

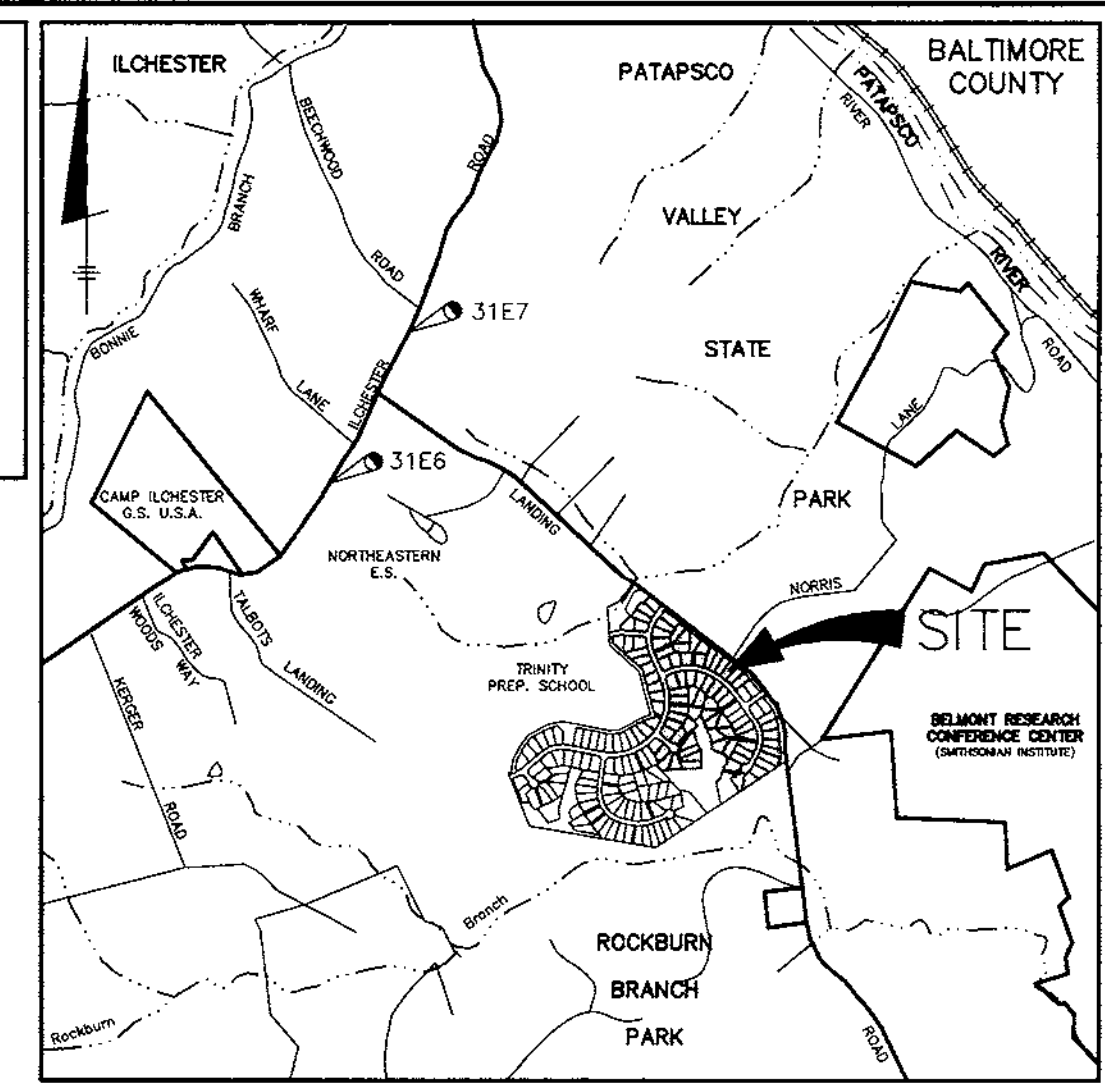
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
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9	GRADING, SEDIMENT AND EROSION CONTROL PLAN
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13	GRADING, SEDIMENT AND EROSION CONTROL PLAN
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15	GRADING, SEDIMENT AND EROSION CONTROL PLAN
16	SEDIMENT CONTROL NOTES & DETAILS AND OPTIONS CHART
17	BOX AND MODEL FOOTPRINTS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
101	16,840 S.F.	840 S.F.	16,000 S.F.
102	16,612 S.F.	612 S.F.	16,000 S.F.
103	16,074 S.F.	74 S.F.	16,000 S.F.
105	19,053 S.F.	3,053 S.F.	16,000 S.F.
111	18,488 S.F.	1,623 S.F.	16,865 S.F.
112	19,289 S.F.	2,219 S.F.	17,070 S.F.
113	17,712 S.F.	1,592 S.F.	16,120 S.F.
124	18,231 S.F.	1,166 S.F.	17,075 S.F.
125	17,314 S.F.	1,186 S.F.	16,128 S.F.
126	18,399 S.F.	1,186 S.F.	17,213 S.F.
127	17,241 S.F.	1,156 S.F.	16,085 S.F.
133	17,490 S.F.	1,331 S.F.	16,159 S.F.
134	19,234 S.F.	1,937 S.F.	17,297 S.F.
135	19,544 S.F.	1,687 S.F.	17,857 S.F.
136	18,822 S.F.	1,166 S.F.	17,656 S.F.
162	17,718 S.F.	1,824 S.F.	16,094 S.F.
163	17,945 S.F.	1,554 S.F.	16,391 S.F.
168	17,624 S.F.	1,624 S.F.	16,000 S.F.
169	17,840 S.F.	1,840 S.F.	16,000 S.F.
170	17,895 S.F.	1,622 S.F.	16,273 S.F.

SITE DEVELOPMENT PLAN GROVEMONT

LOTS 1-18, 97-122, 124-127, 131-150, 155-174 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BENCH MARKS NAD'83
 HO. CO. #31E6
 3/4" REBAR 0.5' BELOW SURFACE
 9' SOUTHWEST OF ILOHESTER 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 ILOHESTER ROAD PAVING
 250'± WEST OF BEECHWOOD ROAD
 N 572335.3503' E 1377504.0332'
 HO. CO. BM#2745004 ELEV. 364.78'
 USED FOR VERTICAL CONTROL.



VICINITY MAP
SCALE: 1" = 2000'

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	15	CORNUS FLORIDA/WHITE (Flowering Dogwood)	8'-10' HT.
(Symbol)	21	PINUS STROBUS (Eastern White Pine)	6'-8' ht. UNSHEARED

SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS						
LOT NO.	4	8	97	107	116	168
LANDSCAPE TYPE	B	B	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104'	118'	136'	146'	154'	123'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	2	2	3	3	3	2
EVERGREEN TREES	3	3	4	4	4	3
OTHER TREES (2:1 SUBSTITUTE)						
SHRUBS						
NUMBER OF PLANTS PROVIDED						
SHADE TREES	0	0	0	0	0	0
EVERGREEN TREES	3	3	4	4	4	3
OTHER TREES (2:1 SUBSTITUTE)						
SHRUBS (10:1 SUBSTITUTE)	4	4	6	6	6	4
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						
SURETY AMOUNT	#1050	#1050	#1600	#1500	#1350	#1200

30 SMALL ORNAMENTAL TREES HAVE BEEN PROVIDED FOR THE REQUIRED 15 SHADE TREES AT A 2:1 RATIO.
 NOTES:
 1. SURETY IN THE AMOUNT OF \$7,650.00 FOR 15 SHADE TREES AND 21 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
 2. STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-99-22.

SHC TABLE					
NO.	MIN. CELLAR	SHC INV.	NO.	MIN. CELLAR	SHC INV.
1	335.8	331.6	124	323.3	318.4
2	342.7	338.5	125	318.6	314.8
3	345.1	340.8	126	314.1	309.7
4	359.2	352.0	127	315.1	310.4
5	348.8	344.3	131	328.3	322.1
6	349.5	345.0	132	316.5	312.3
7	354.3	350.0	133	316.0	310.4
8	356.4	352.1	134	310.4	306.6
9	361.5	357.1	135	307.1	303.3
10	364.9	360.8	136	303.9	299.4
11	363.9	359.8	137	316.0	311.7
12	359.4	355.2	138	308.8	304.5
13	348.1	343.4	139	307.0	302.3
14	343.7	330.5	140	302.5	298.2
15	339.1	332.8	141	302.1	297.8
16	339.7	325.3	142	304.1	301.8
17	329.1	324.9	143	307.7	303.4
18	329.6	325.4	144	308.1	304.0
97	322.7	318.6	145	310.2	305.0
98	324.3	320.0	146	310.5	305.4
99	308.0	303.5	147	310.6	305.7
100	308.0	304.0	148	315.5	310.8
101	308.0	304.8	149	319.2	314.7
102	315.7	310.8	150	326.5	322.0
103	319.7	314.9	155	337.9	332.9
104	314.3	309.8	156	335.6	330.5
105	315.3	307.8	157	340.0	334.8
106	322.2	317.4	158	338.0	332.5
107	322.7	318.0	159	339.2	335.0
108	329.9	325.7	160	343.0	337.5
109	330.7	326.0	161	343.3	339.2
110	332.8	327.9	162	344.6	339.7
111	332.0	317.9	163	344.5	339.0
112	323.0	318.4	164	345.9	341.7
113	328.3	318.4	165	347.0	342.9
114	340.1	336.0	166	353.9	348.7
115	346.0	341.8	167	362.8	358.8
116	353.9	349.8	168	348.8	340.2
117	347.1	343.0	169	345.4	340.4
118	345.1	341.0	170	350.0	345.0
119	342.0	337.9	171	361.9	357.1
120	337.8	333.7	172	355.9	351.4
121	337.8	333.7	173	344.2	339.6
122	337.4	333.3	174	333.8	334.3

SITE ANALYSIS DATA CHART

GENERAL SITE DATA	
1.) PRESENT ZONING:	R-20
2.) APPLICABLE DPZ 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	33.93 AC.
3.) APPROXIMATE LIMIT OF DISTURBANCE	32.08 AC.
4.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S)	174
5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	88
6.) OPEN SPACE ON-TOTAL SITE PERCENTAGE OF GROSS AREA	19.73 AC. 20.6%
7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.80 AC.
8.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.88 AC.

* 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.

ADDRESS CHART					
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	5200 GROVEMONT DRIVE	101	7116 ALTFORD COURT	124	7132 COLLINGWOOD COURT
2	5204 GROVEMONT DRIVE	102	7120 ALTFORD COURT	125	7136 COLLINGWOOD COURT
3	5208 GROVEMONT DRIVE	103	7124 ALTFORD COURT	126	7140 COLLINGWOOD COURT
4	5212 GROVEMONT DRIVE	104	7113 ALTFORD COURT	127	7144 COLLINGWOOD COURT
5	7204 HATTERBY COURT	105	7109 ALTFORD COURT	131	7180 COLLINGWOOD COURT
6	7209 HATTERBY COURT	106	7105 ALTFORD COURT	132	7184 COLLINGWOOD COURT
7	7205 HATTERBY COURT	107	5275 GROVEMONT DRIVE	133	7188 COLLINGWOOD COURT
8	5220 GROVEMONT DRIVE	108	5271 GROVEMONT DRIVE	134	7172 COLLINGWOOD COURT
9	5224 GROVEMONT DRIVE	109	5267 GROVEMONT DRIVE	135	7176 COLLINGWOOD COURT
10	5228 GROVEMONT DRIVE	110	5263 GROVEMONT DRIVE	136	7180 COLLINGWOOD COURT
11	5232 GROVEMONT DRIVE	111	5259 GROVEMONT DRIVE	137	7184 COLLINGWOOD COURT
12	5236 GROVEMONT DRIVE	112	5255 GROVEMONT DRIVE	138	7188 COLLINGWOOD COURT
13	5240 GROVEMONT DRIVE	113	5251 GROVEMONT DRIVE	139	7192 COLLINGWOOD COURT
14	5244 GROVEMONT DRIVE	114	5247 GROVEMONT DRIVE	140	7196 COLLINGWOOD COURT
15	5248 GROVEMONT DRIVE	115	5243 GROVEMONT DRIVE	141	7193 COLLINGWOOD COURT
16	5254 GROVEMONT DRIVE	116	5239 GROVEMONT DRIVE	142	7189 COLLINGWOOD COURT
17	5260 GROVEMONT DRIVE	117	7104 COLLINGWOOD COURT	143	7185 COLLINGWOOD COURT
18	5266 GROVEMONT DRIVE	118	7108 COLLINGWOOD COURT	144	7181 COLLINGWOOD COURT
97	5279 GROVEMONT DRIVE	119	7112 COLLINGWOOD COURT	145	7177 COLLINGWOOD COURT
98	7104 ALTFORD COURT	120	7116 COLLINGWOOD COURT	146	7173 COLLINGWOOD COURT
99	7108 ALTFORD COURT	121	7120 COLLINGWOOD COURT	147	7169 COLLINGWOOD COURT
100	7112 ALTFORD COURT	122	7124 COLLINGWOOD COURT	148	7165 COLLINGWOOD COURT



PLAN
SCALE: 1" = 200'

PERMIT INFORMATION CHART				
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #	TAX MAP	ELECTION DISTRICT
GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150 AND 155-174	N/A	P/O 232	31	1st
PLAT Nos. 13089 thru 13093	BLOCK No. 17 & 23	ZONE R-20	CENSUS TRACT 6011.01	
WATER CODE D-03	SEWER CODE 1254550			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signatures and Dates]
 10/12/99
 10/19/99
 10/19/99

GENERAL NOTES

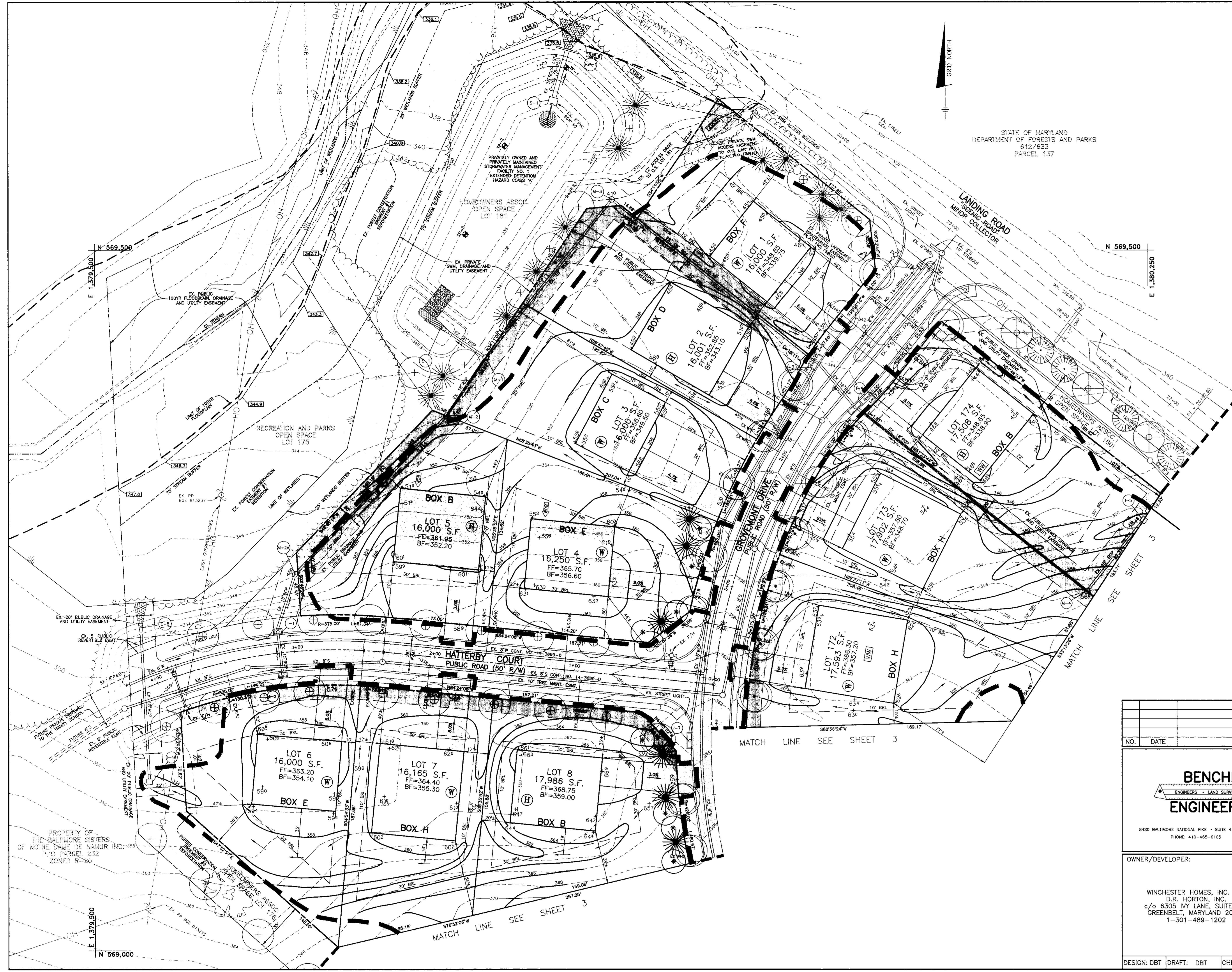
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-98-22. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 31E6, 31E7 AND BM#2745004.
- ALL ROADWAYS ARE PUBLIC.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 14-3699-9 & 14-3700-D AND ROAD CONSTRUCTION PLANS F-98-22. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
- STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-99-22 BY MEANS OF EXTENDED DETENTION.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 12B (a)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
- PREVIOUS HOWARD COUNTY FILE NOS. S-96-08, P-97-003, WP-98-78, F-98-166, F-99-22
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
- FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 13809 - 13823.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON DRIVEWAY.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT HAS BEEN MET BY RETAINING 7.1 ACRES OF FOREST ON-SITE AND BY REFORESTING 6.4 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 101-103 WERE RECORDED IN LIBER 4822 AT FOLIO 50; LOTS 111-113 IN LIBER 4822 AT FOLIO 82; LOTS 124-127 IN LIBER 4822 AT FOLIO 8; LOTS 133-136 IN LIBER 4822 AT FOLIO 14; LOTS 152-163 IN LIBER 4822 AT FOLIO 2 AND LOTS 168-170 IN LIBER 4822 AT FOLIO 20 ON JUNE 11, 1999 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-6644

Donald Moan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

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.
GROVEMONT DEVELOPMENTS LLC
DEVELOPER 9/20/99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/07/99
DATE
[Signature] 10/14/99
DATE
[Signature] 10/19/99
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: <u>MAY 1999</u> SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 17

LEGEND

- EXISTING CONTOURS
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STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

THE BALTIMORE PROVINCE OF
THE SISTERS OF NOIRE DAME
de NABUR, INC.
F-99-186
PLAT NOS. 13483-13485

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/26/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James S. Smith 12/12/99
DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

6480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE 410-485-6105 FAX 410-485-8644

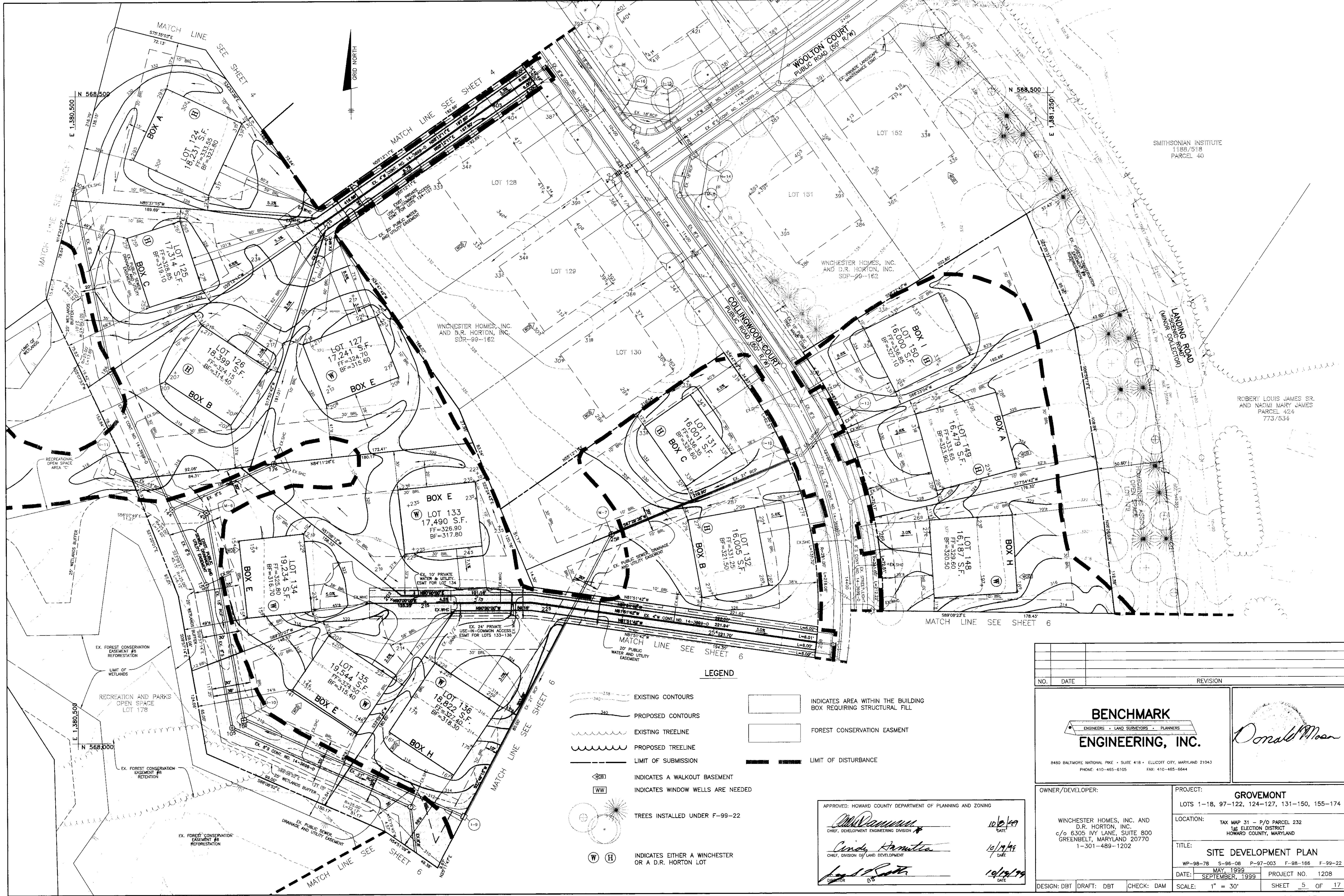
Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 DATE: SEPTEMBER, 1999 SHEET 3 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

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.

Georgetown Development LLC
DATE: 9-20-99



SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

ROBERT LOUIS JAMES SR.
AND NAOMI MARY JAMES
PARCEL 42A
773/534

LEGEND

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- FOREST CONSERVATION EASEMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 10/10/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Cindy ... 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

... 10/19/99
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

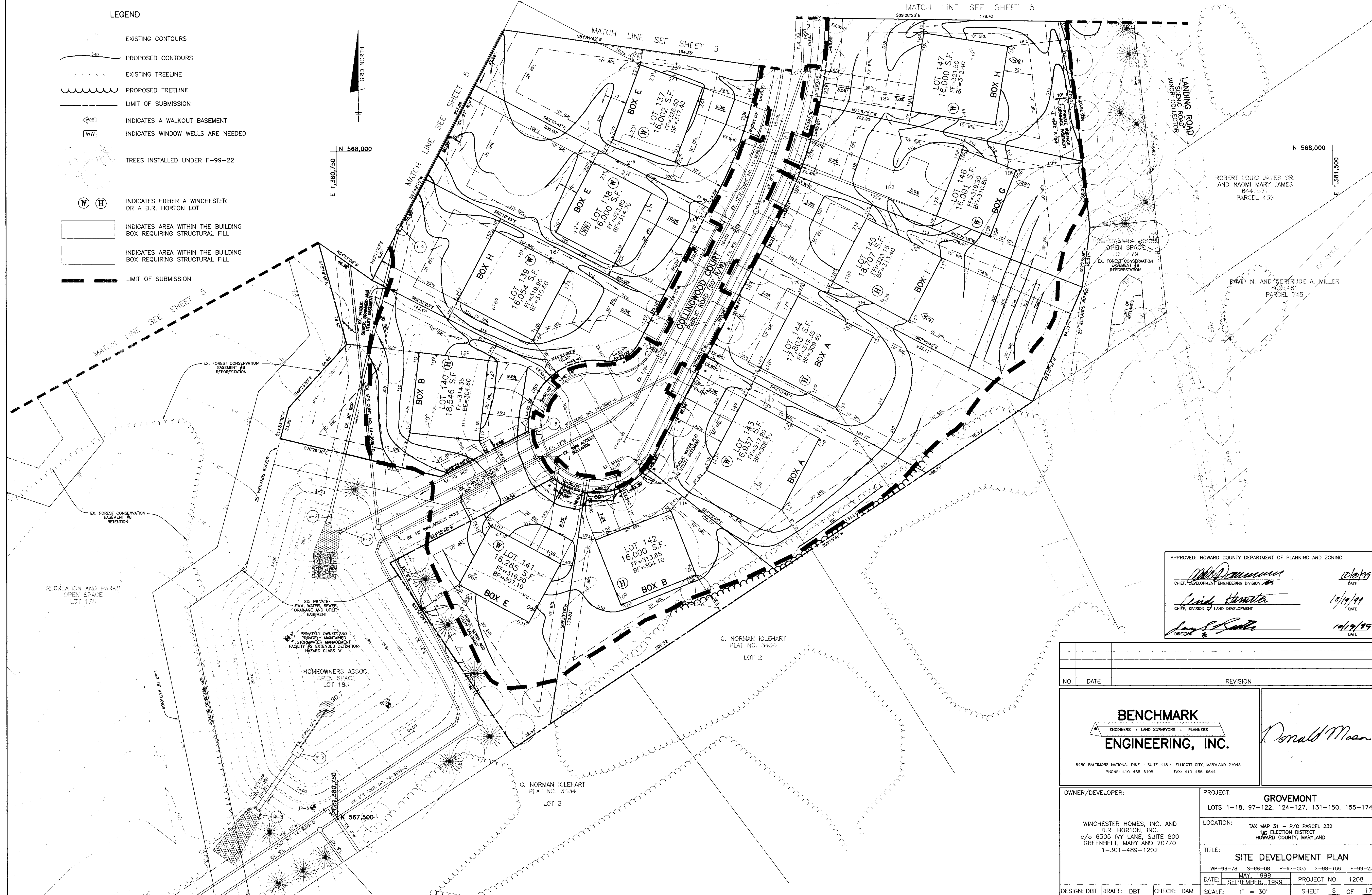
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DATE: MAY 1999 SEPTEMBER, 1999	PROJECT NO. 1208 SHEET 5 OF 17

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 30'

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- INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
- LIMIT OF SUBMISSION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/1/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/1/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/99
 DIRECTOR DATE

NO.	DATE	REVISION

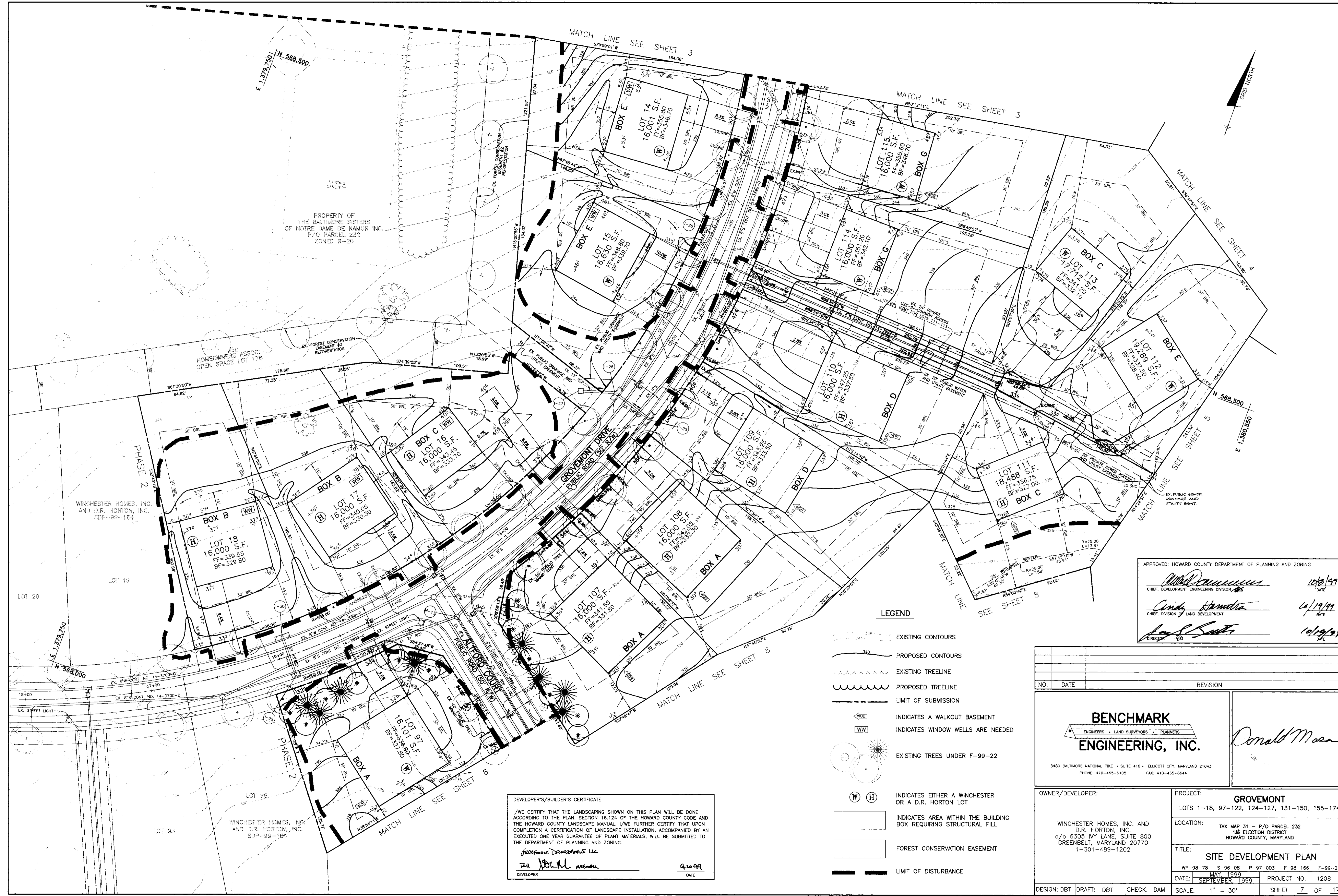
BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Man

ENGINEERING, INC.

8480 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
	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
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 6 OF 17



PROPERTY OF THE BALTIMORE SISTERS OF NOTRE DAME DE NAMUR INC. P/O PARCEL 232 ZONED R-20

HOMEOWNERS ASSOC. OPEN SPACE LOT 176

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-184

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 M. Moran
 DEVELOPER DATE 9-20-99

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald M. Moran 10/8/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamstra 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph S. Smith 10/29/99
 DIRECTOR DATE

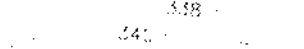
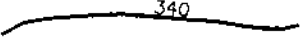
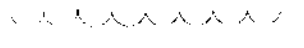

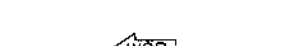
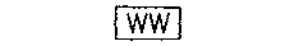
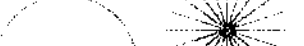


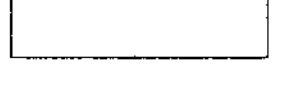


NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Moran

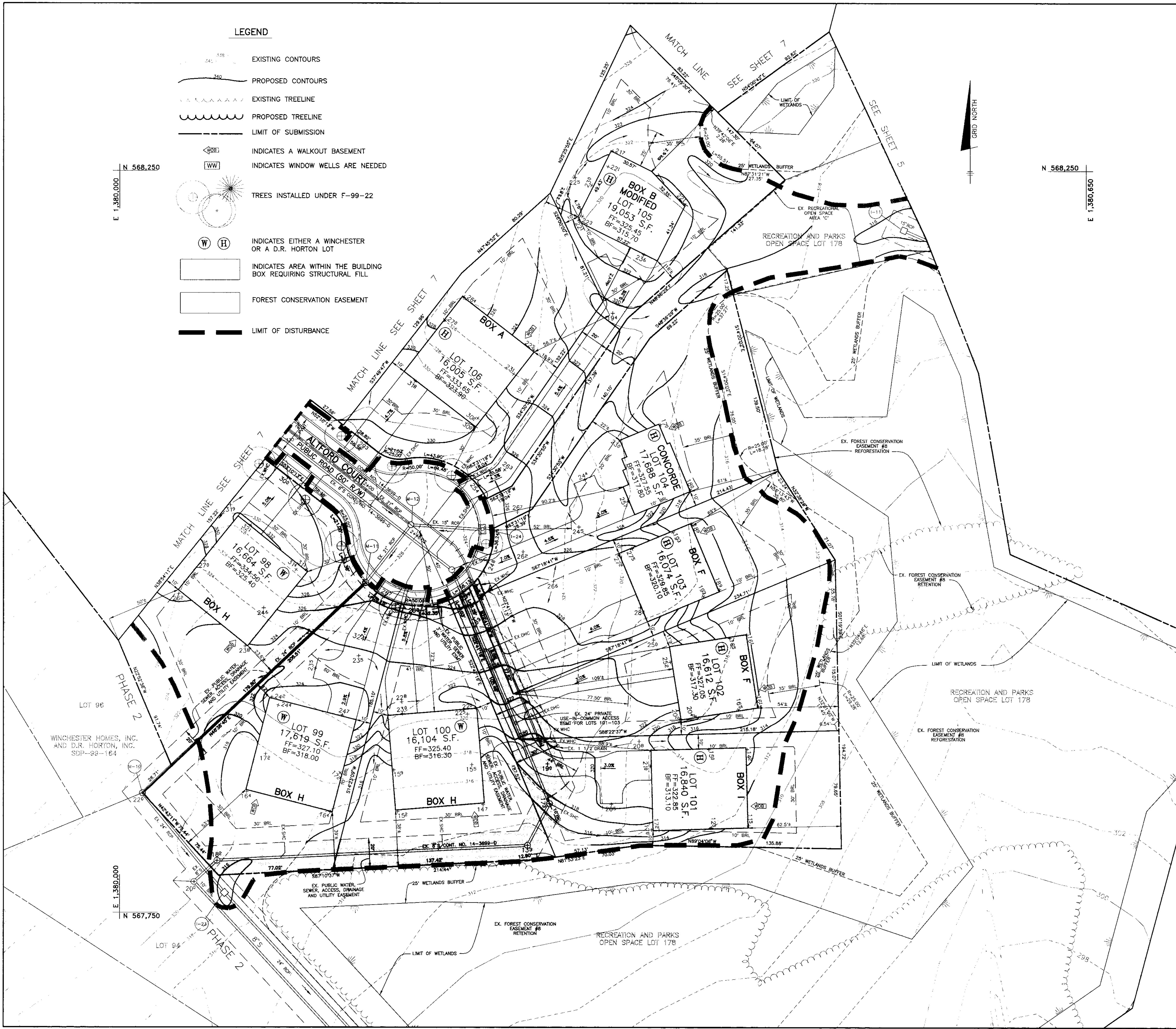
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 SEPTEMBER, 1999 SHEET 7 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

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
-  FOREST CONSERVATION EASEMENT
-  LIMIT OF DISTURBANCE

N 568,250
E 1,380,000

N 568,250
E 1,380,650



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Moore 12/6/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/19/99
DIRECTOR DATE

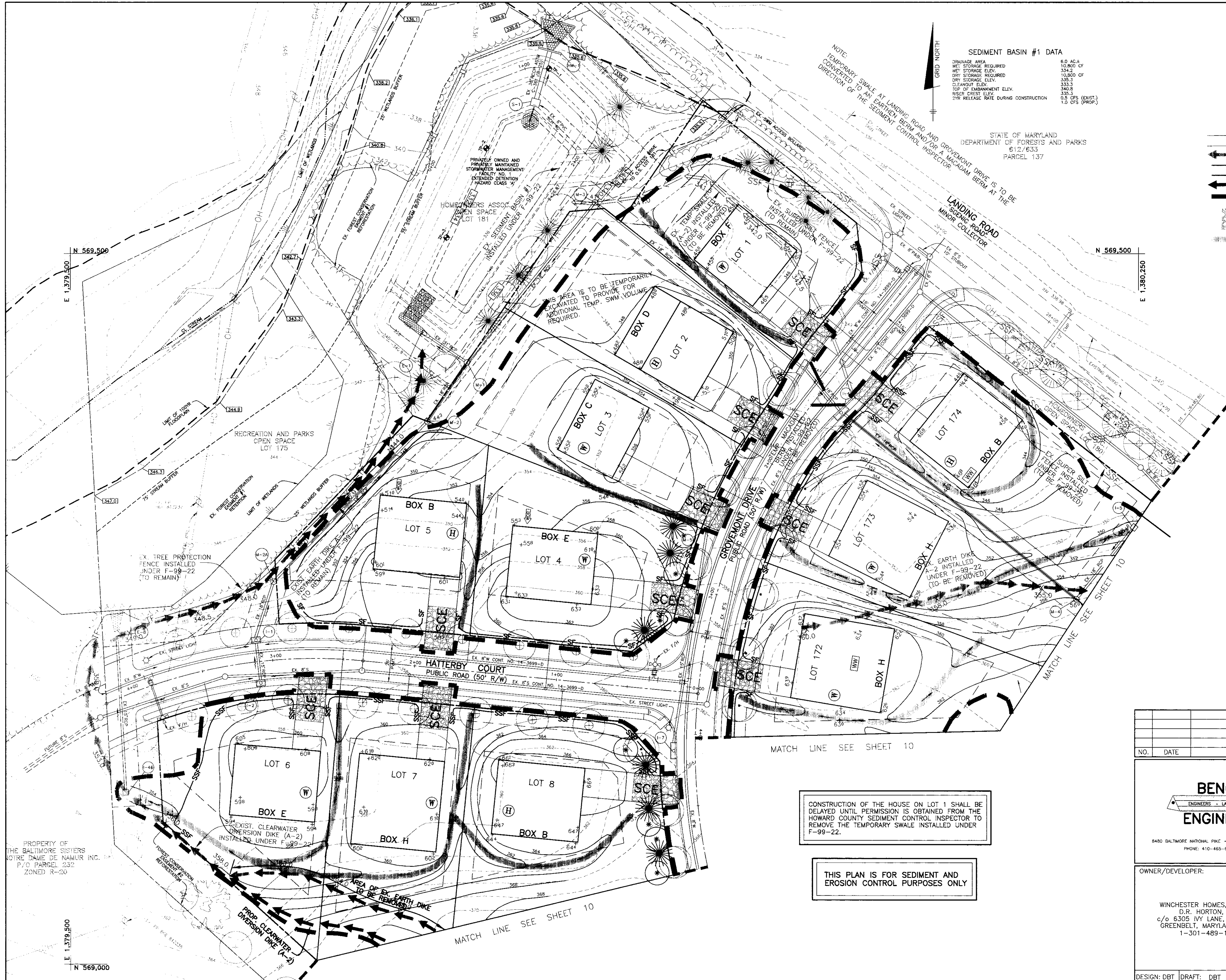
NO.	DATE	REVISION

BENCHMARK
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Donald Moore

8480 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 8 OF 17



SEDIMENT BASIN #1 DATA

DRAINAGE AREA	6.0 AC±
WET STORAGE REQUIRED	10,800 CF
WET STORAGE ELEV.	332.2
DRY STORAGE REQUIRED	10,800 CF
DRY STORAGE ELEV.	335.1
CLEANOUT ELEV.	333.3
TOP OF EMBANKMENT ELEV.	340.8
RISER CREST ELEV.	336.3
2% RELEASE RATE DURING CONSTRUCTION	0.5 CFS (EXIST.) 1.0 CFS (PROP.)

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

- LEGEND**
- TF — EXISTING TREE PROTECTION FENCE
 - SSF — EXISTING SUPER SILT FENCE
 - ← SF ← EXISTING EARTH DIKE
 - SF — PROPOSED SILT FENCE
 - ← SSF ← PROPOSED SUPER SILT FENCE
 - ← EARTH DIKE ← PROPOSED EARTH DIKE
 - — — — — LIMIT OF DISTURBANCE
 - SCF STABILIZED CONSTRUCTION ENTRANCE
 - SOIL STABILIZATION MATTING

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 AS 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.

Grovemont Development LLC
34' NSLMA member
DEVELOPER
9/20/99 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 Mason
ENGINEER - DONALD A. MASON, P.E. # 21443
9/20/99 DATE

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

Cheryl Scimmone 10/6/99
NATURAL RESOURCE CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT TECHNICAL REQUIREMENTS.

John R. Robertson 10/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William D. ... 10/6/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David ... 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul ... 10/19/99
DIRECTOR 65 DATE

CONSTRUCTION OF THE HOUSE ON LOT 1 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE THE TEMPORARY SWALE INSTALLED UNDER F-99-22.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

NO.	DATE	REVISION

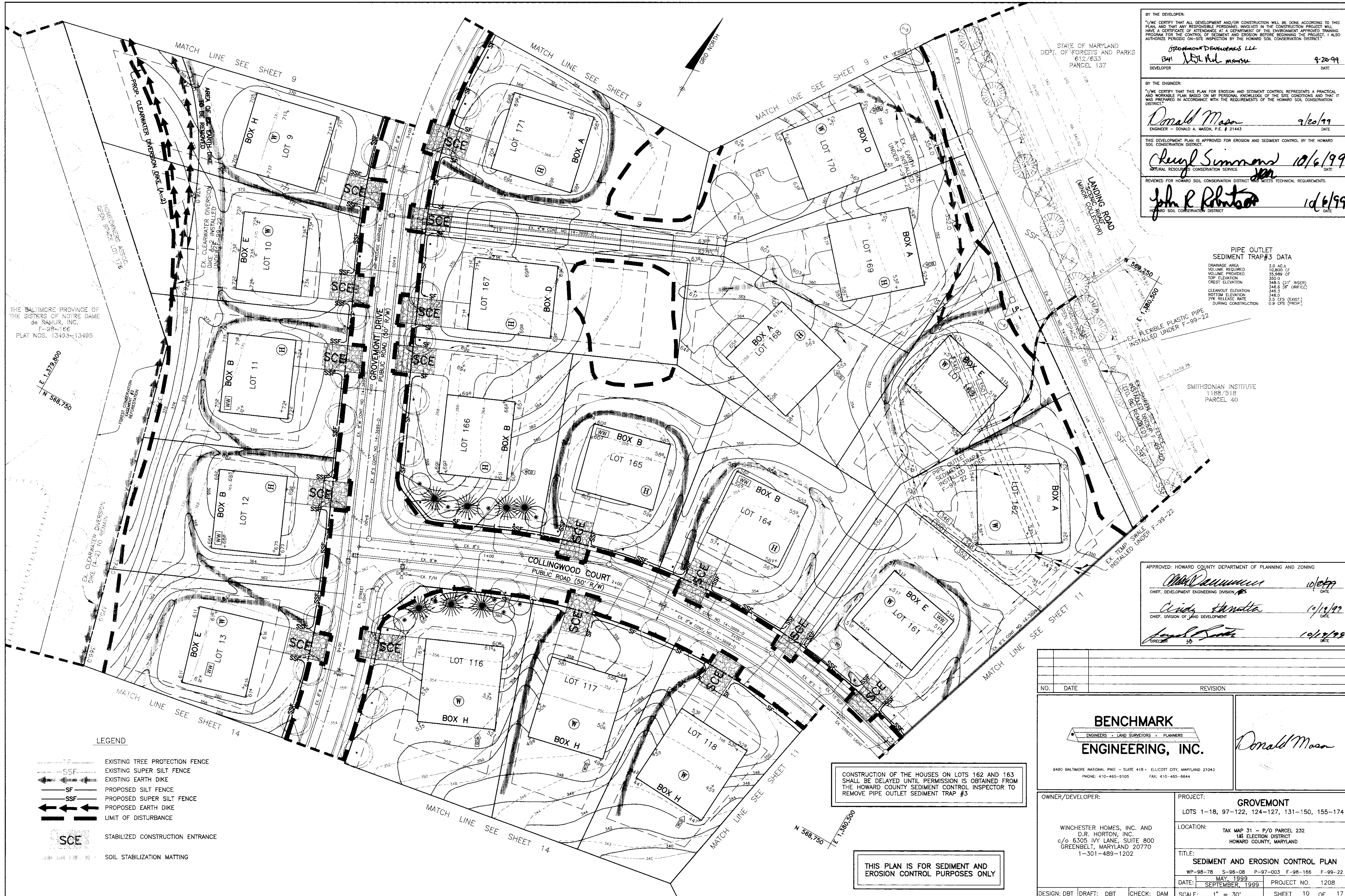
BENCHMARK
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ENGINEERING, INC.

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

Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 131 ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 DATE: MAY, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 9 OF 17



THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC.
 T-88-188
 PLAT NOS. 13483-13485

STATE OF MARYLAND
 DEPT. OF FORESTS AND PARKS
 612/633
 PARCEL 137

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."
 Grovemont Developments LLC
 Developer: [Signature] DATE: 9/20/99

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 Mason
 Engineer - DONALD A. MASON, P.E. # 21443 DATE: 9/20/99

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Cheryl Simmons 10/6/99
 Natural Resources Conservation Service DATE: 10/6/99

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 John R. Roberts 10/6/99
 Howard Soil Conservation District DATE: 10/6/99

PIPE OUTLET SEDIMENT TRAP #3 DATA

DRAINAGE AREA	3.0 AC ±
VOLUME REQUIRED	19,800 CF
VOLUME PROVIDED	35,989 CF
TOP ELEVATION	350.0
CREST ELEVATION	348.5 (2" RISER)
CLEANOUT ELEVATION	346.6 (6" ORIFICE)
BOTTOM ELEVATION	346.3
2% RELEASE RATE	2.5 CFS (EXIST.)
DURING CONSTRUCTION	0.9 CFS (PROP.)

SMITHSONIAN INSTITUTE
 1188/518
 PARCEL 40

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/20/99
 Chief, Development Engineering Division DATE: 10/20/99

[Signature] 10/19/99
 Chief, Division of Land Development DATE: 10/19/99

[Signature] 10/19/99
 Director DATE: 10/19/99

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: 410-465-6644

[Signature] Donald Mason

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
 LOTS 1-18, 97-122, 124-127, 131-150, 155-174

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

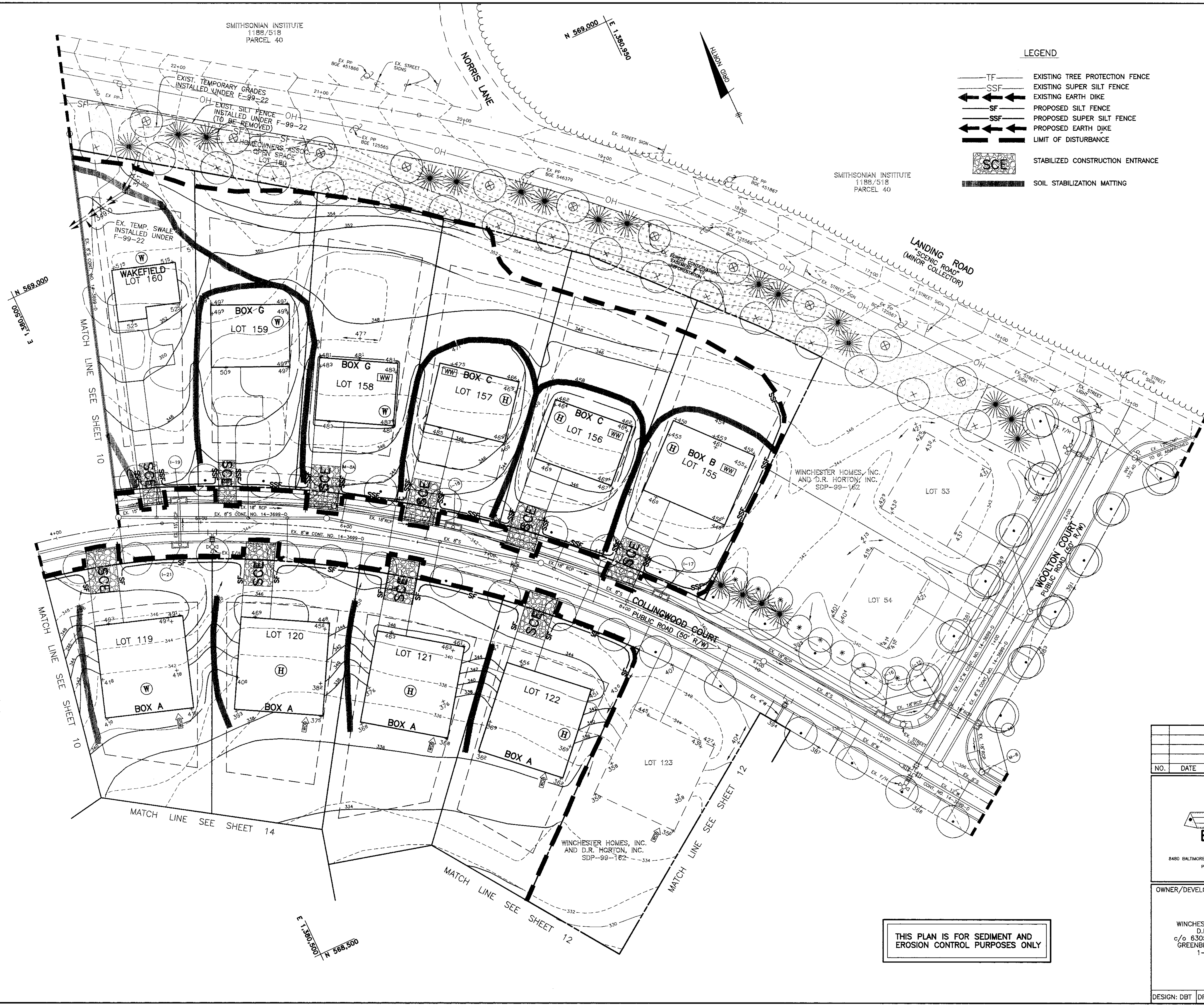
TITLE: SEDIMENT AND EROSION CONTROL PLAN
 WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22
 DATE: MAY, 1999
 SEPTEMBER, 1999 PROJECT NO. 1208

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 10 OF 17

CONSTRUCTION OF THE HOUSES ON LOTS 162 AND 163 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE PIPE OUTLET SEDIMENT TRAP #3

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

- LEGEND
- EXISTING TREE PROTECTION FENCE
 - EXISTING SUPER SILT FENCE
 - EXISTING EARTH DIKE
 - - - - - PROPOSED SILT FENCE
 - - - - - PROPOSED SUPER SILT FENCE
 - PROPOSED EARTH DIKE
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - SOIL STABILIZATION MATTING



LEGEND

- TF— EXISTING TREE PROTECTION FENCE
- SSF— EXISTING SUPER SILT FENCE
- ←←← EXISTING EARTH DIKE
- SF— PROPOSED SILT FENCE
- SSF— PROPOSED SUPER SILT FENCE
- ←←← PROPOSED EARTH DIKE
- — — — — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL STABILIZATION MATTING

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.
GROVEMONT DEVELOPMENT LLC
 BY: *Donal M. Mason* MEMBER DATE: 9-20-99
 DEVELOPER

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 Maer 9/20/99
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Clayton Simmons 10/6/99
 NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT TECHNICAL REQUIREMENTS.
John R. Robinson 10/6/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Donald Maer 10/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Hamilton 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph B. Smith 10/19/99
 DIRECTOR 06 DATE

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

Donald Maer

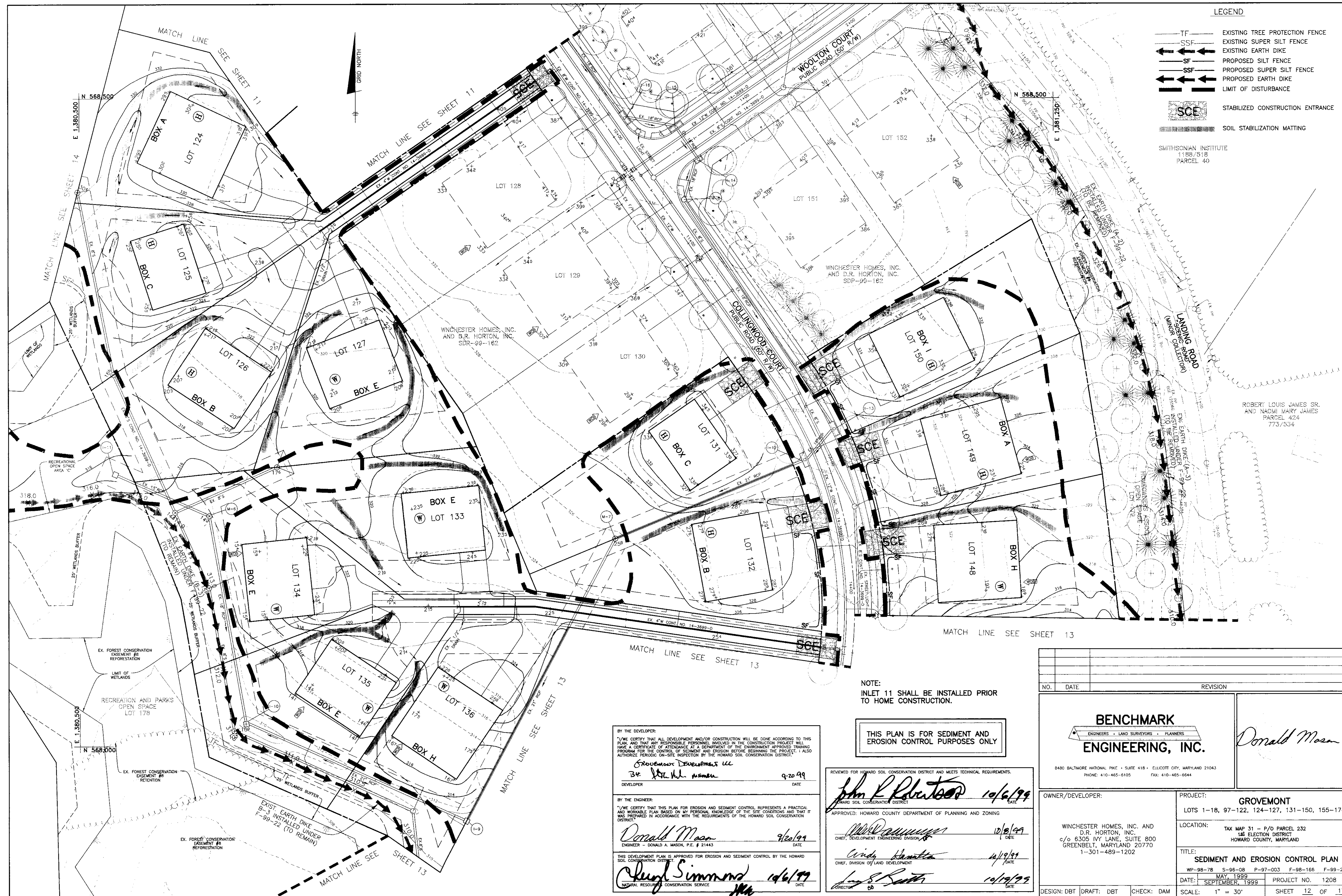
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-6644

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
TITLE: SEDIEMNT AND EROSION CONTROL PLAN WP-98-78 S-96-08 P-97-003 F-98-16 F-99-22 DATE: MAY, 1999 SEPTEMBER, 1999 PROJECT NO. 1208	LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 11 OF 17

LEGEND

- TF EXISTING TREE PROTECTION FENCE
- SSF EXISTING SUPER SILT FENCE
- SF EXISTING EARTH DIKE
- SF PROPOSED SILT FENCE
- SSF PROPOSED SUPER SILT FENCE
- SF PROPOSED EARTH DIKE
- Limit of Disturbance
- SCF STABILIZED CONSTRUCTION ENTRANCE
- Soil Stabilization Matting

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40



NOTE:
INLET 11 SHALL BE INSTALLED PRIOR
TO HOME CONSTRUCTION.

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."
Groovemont Developments LLC
BY: *John M. Norman* DATE: 9/20/99
DEVELOPER

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 Mason DATE: 9/20/99
ENGINEER - DONALD A. MASON, P.E. # 21443

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Carol Simmons DATE: 10/6/99
NATURAL RESOURCES CONSERVATION SERVICE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
John F. Robertson DATE: 10/6/99
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
W. D. ... DATE: 10/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Windy Hamilton DATE: 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT

Angie S. Smith DATE: 10/19/99
DIRECTOR

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

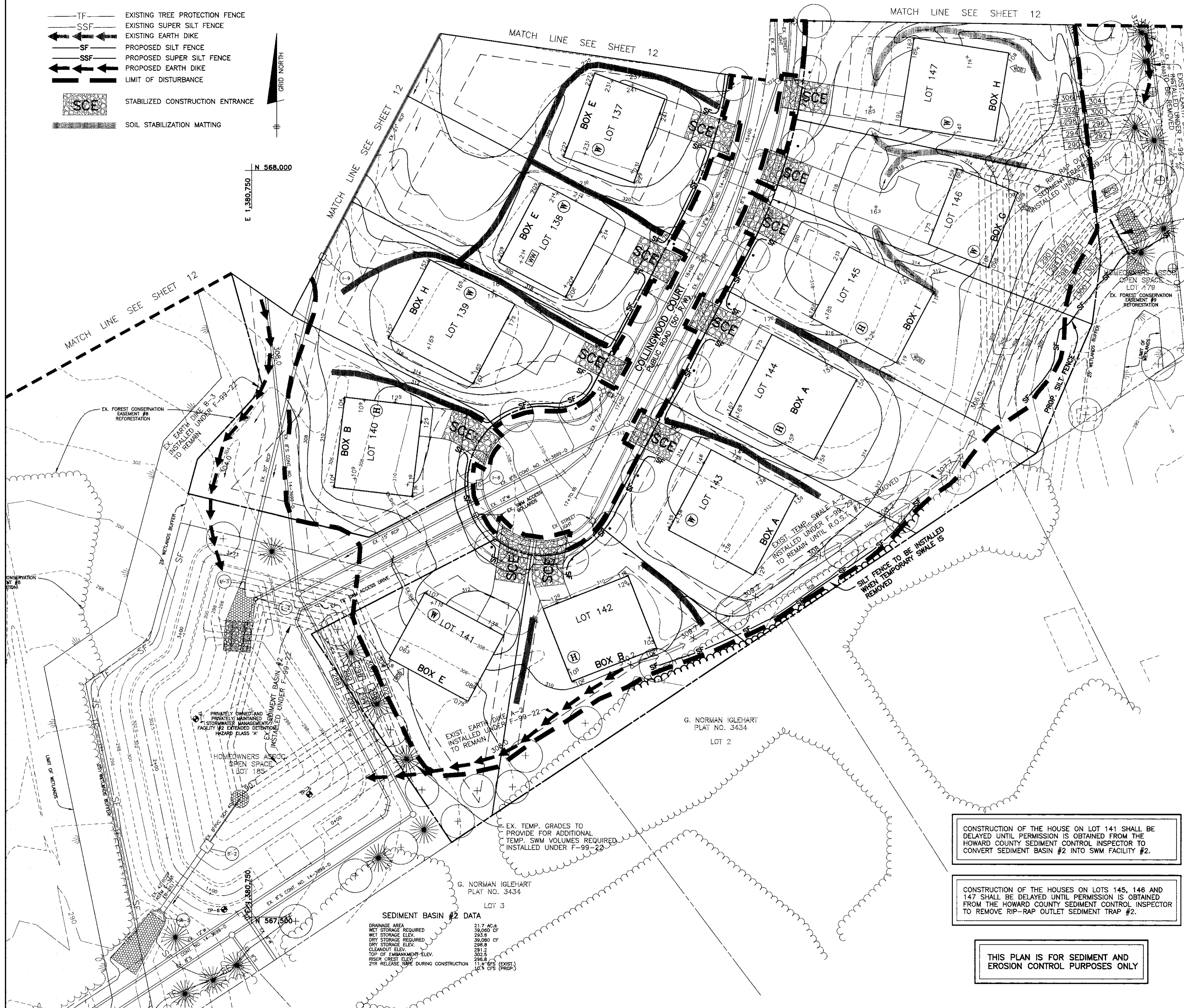
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 8305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 DATE: SEPTEMBER, 1999 SHEET 12 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

LEGEND

- TF EXISTING TREE PROTECTION FENCE
- SSF EXISTING SUPER SILT FENCE
- ← EXISTING EARTH DIKE
- SF PROPOSED SILT FENCE
- ← PROPOSED SUPER SILT FENCE
- ← PROPOSED EARTH DIKE
- LIMIT OF DISTURBANCE
- SCF STABILIZED CONSTRUCTION ENTRANCE
- SOIL STABILIZATION MATTING



N 568,000
E 1,380,750



SEDIMENT TRAP #2 DATA
 RIP-RAP OUTLET
 DRAINAGE AREA 8.0 AC.
 VOLUME REQUIRED 43200 C.F.
 VOLUME PROVIDED 43200 C.F.
 TOP ELEVATION 302.0
 CREST ELEVATION 307.3 @ 0.5%
 259.0 WEIR
 CLEANOUT ELEVATION 292.8
 BOTTOM ELEVATION 290.0
 2% RELEASE RATE 2.9 CFS (EXIST.)
 DURING CONSTR. 1.6 CFS (PROP.)

ROBERT LOUIS JAMES SR.
 AND MARY MARY JAMES
 644/571
 PARCEL 459

DAVID N. AND GERTRUDE A. MILLER
 802/481
 PARCEL 745

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.

GROVEMONT DEVELOPMENT LLC
 BY: *John A. Mendenhall* 9-20-99
 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 Mason 9/20/99
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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

Cheyl Simmons 10/6/99
 NATURAL RESOURCE CONSERVATION SERVICE DATE

Reviewed for HOWARD SOIL CONSERVATION DISTRICT TECHNICAL REQUIREMENTS.
 John R. Roberts 10/6/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. Williams 10/8/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Janice Hamilton 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Ray S. Smith 10/19/99
 DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
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ENGINEERING, INC.

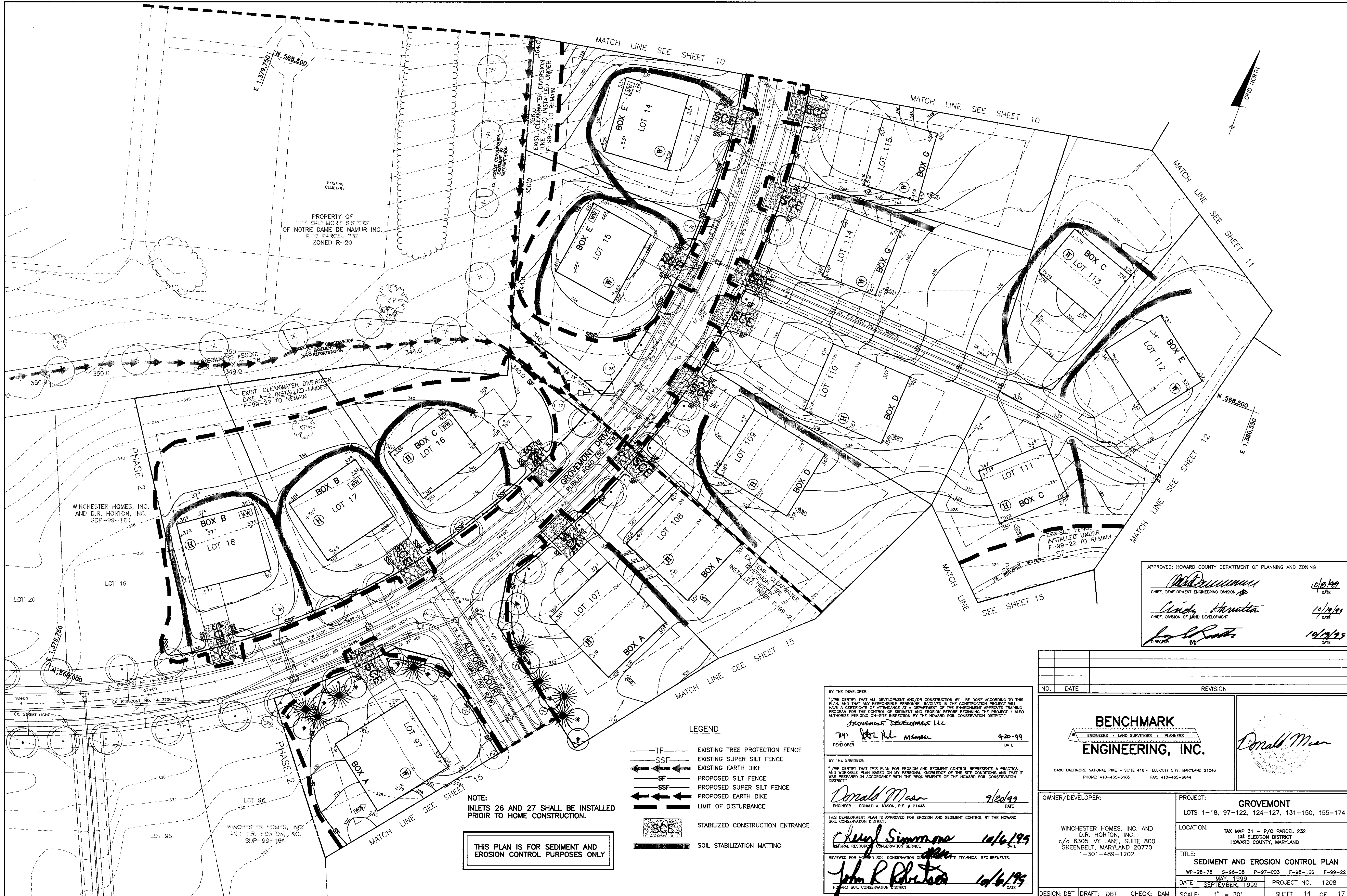
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

CONSTRUCTION OF THE HOUSE ON LOT 141 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO CONVERT SEDIMENT BASIN #2 INTO SWM FACILITY #2.

CONSTRUCTION OF THE HOUSES ON LOTS 145, 146 AND 147 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE RIP-RAP OUTLET SEDIMENT TRAP #2.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

SEDIMENT BASIN #2 DATA
 DRAINAGE AREA 21.7 AC±
 WET STORAGE REQUIRED 39,060 CF
 WET STORAGE ELEV. 293.5
 DRY STORAGE REQUIRED 39,060 CF
 DRY STORAGE ELEV. 296.8
 CLEANOUT ELEV. 291.2
 TOP OF EMBANKMENT ELEV. 302.5
 RIP-RAP CREST ELEV. 296.8
 2% RELEASE RATE DURING CONSTRUCTION 11.4 CFS (EXIST.)
 1.6 CFS (PROP.)



PROPERTY OF THE BALTIMORE SISTERS OF NOTRE DAME DE NAMUR INC. P/O PARCEL 232 ZONED R-20

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

NOTE: INLETS 26 AND 27 SHALL BE INSTALLED PRIOR TO HOME CONSTRUCTION.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

- LEGEND**
- TF — EXISTING TREE PROTECTION FENCE
 - SSF — EXISTING SUPER SILT FENCE
 - ← ← ← EXISTING EARTH DIKE
 - SF — PROPOSED SILT FENCE
 - SSF — PROPOSED SUPER SILT FENCE
 - ← ← ← PROPOSED EARTH DIKE
 - — — LIMIT OF DISTURBANCE
 - SCS STABILIZED CONSTRUCTION ENTRANCE
 - — — SOIL STABILIZATION MATTING

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.
 GROVEMONT DEVELOPMENTS LLC
 BY: *John R. Roberts* 9-20-99
 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 MAAS
 ENGINEER - DONALD A. MAAS, P.E. # 21443 9/20/99
 ENGINEER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Cheryl Simmons 10/6/99
 NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT'S TECHNICAL REQUIREMENTS.
John R. Roberts 10/6/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/6/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cecilia Hanotta 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John R. Roberts 10/19/99
 DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

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 PHONE: 410-455-6105 FAX: 410-455-6644

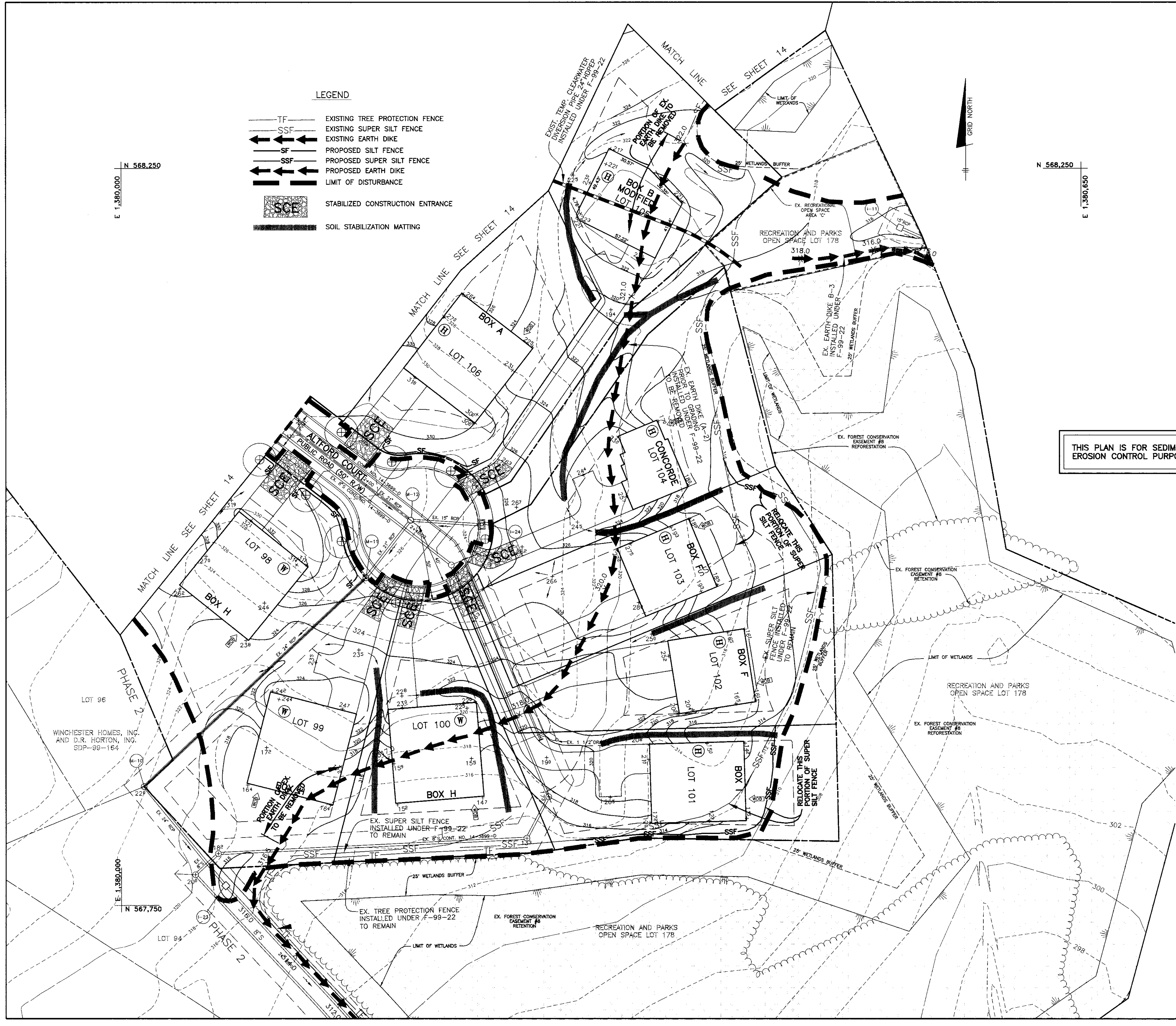
Donald Maas

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 18 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 14 OF 17

- LEGEND**
- TF EXISTING TREE PROTECTION FENCE
 - SSF EXISTING SUPER SILT FENCE
 - ← EXISTING EARTH DIKE
 - SF PROPOSED SILT FENCE
 - SSF PROPOSED SUPER SILT FENCE
 - ← PROPOSED EARTH DIKE
 - LIMIT OF DISTURBANCE
 - SCF STABILIZED CONSTRUCTION ENTRANCE
 - SOIL STABILIZATION MATTING

E 1,380,000
N 568,250

N 568,250
E 1,380,650



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 AS 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.
GROVEMONT DEVELOPMENTS LLC
 BY: *Don Mempel* MEMBER 9/20/99
 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 Maan 9/20/99
 ENGINEER - DONALD A. MAAN, P.E. # 21443 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Cheyl Simmons 10/6/99
 NATURAL RESOURCE CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT TECHNICAL REQUIREMENTS.
John R. Robertson 10/6/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
William D. Williams 10/25/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Hamilton 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul J. Smith 10/19/99
 DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 6480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Maan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 15 OF 17

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSING 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 SPECIFICATIONS 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 THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
4. ALL SEDIMENT TRAPS, BASINS SHOW 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 SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDINGS (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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
7. SITE ANALYSIS:
TOTAL AREA OF SITE (THIS SUBMISSION) 33.93 ACRES
AREA DISTURBED 32.08 ACRES
AREA TO BE ROOFED OR PAVED 9.65 ACRES
AREA TO BE VEGETATIVELY STABILIZED 22.43 ACRES
TOTAL CUT 64,800 CY
TOTAL FILL 64,800 CY
OFFSITE WASTE/BORROW AREA LOCATION N/A
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 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 PERMITTED 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. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

TOPSOIL SPECIFICATIONS

- 1. 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-SSC 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, nutmeg, poison ivy, 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 slope operations as described in the following procedures.
iii. For sites having disturbed areas under 5 acres:
i. Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
iv. 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 not be 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 sod or seed shall be placed on 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.
ii. 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.
i. Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
v. Topsoil Application
i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope sit fence and sediment traps and basins.
ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
iii. 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 sodding or seeding and sodding 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.
iv. 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.
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.
i. Composted Sludge Material for use as a soil conditioner for sites having disturbed 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 26.04.06.
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 ton/1,000 square feet.
ii. 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 Sodding, 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, DISCOING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 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 WHEAT 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GALLONS PER ACRE (8 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT OR HIGHER, USE 3/8 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 SPP THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-99-22 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-99-22 THAT WILL NOT BE UTILIZED UNDER THIS SPP SHALL BE REMOVED BY THE DEVELOPER.
DAY 9-12 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 PERMISSIBLE DRAIN SYSTEMS, ACCUMULATED SEDIMENT IN SWIMPS, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-99-22.
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 SOLO SOD SHOULD BE USED.

OPTIONS CHART

Table with columns for various home models (NEWCASTLE, NEWBURY, SINCLAIR, BENFIELD, BROWNING, HIGHLAND, CHELSEA II, OXFORD II, WAKEFIELD, COLLINS, CONCORDE, BALMORAL, FRANKLIN, MADISON, POTOMAC, MARTHA WASHINGTON, AUGUSTA, GLENWOOD) and rows for different options (BOX A, BOX B, BOX C, BOX D, BOX E, BOX F, BOX G, BOX H, BOX I). Includes a note: 'THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL" FIT WITHIN THE GENERIC BOX FOOTPRINT.'

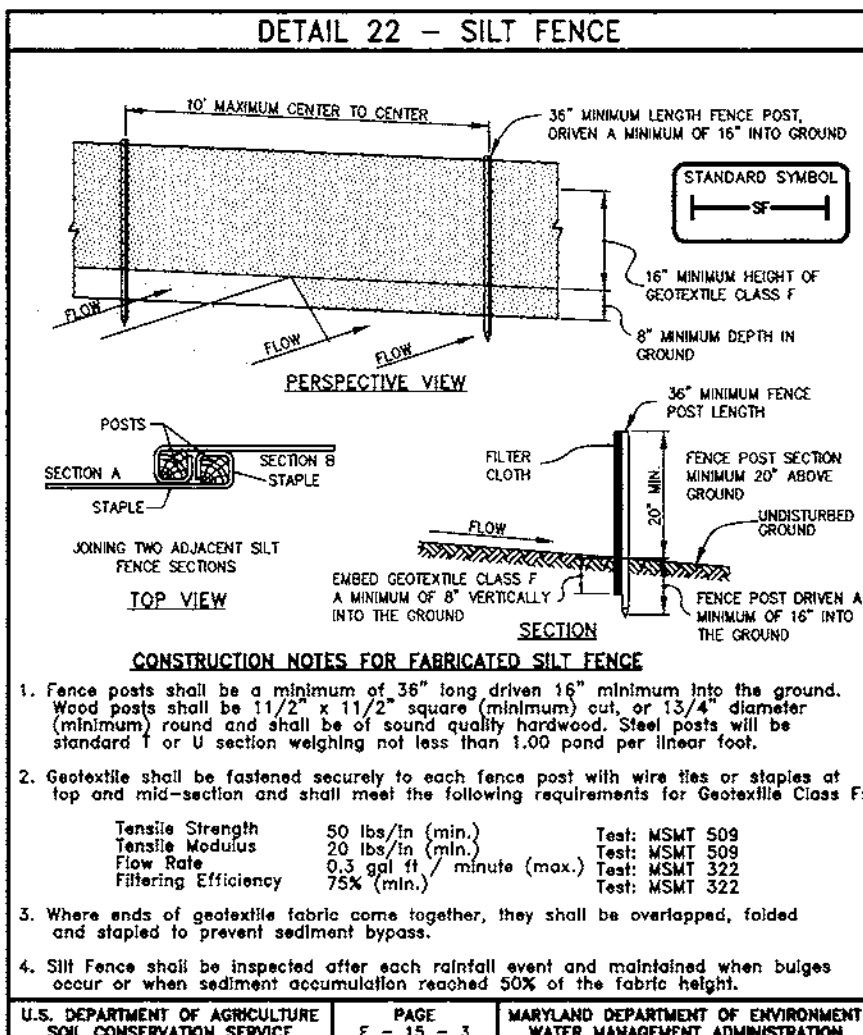
NOTE: THE MODIFIED BOX B ON LOT 105 WILL NOT ACCEPT A BENFIELD, HIGHLAND, FRANKLIN OR OPT. 4 WITH CHELSEA II, OPT. 2 WITH OXFORD II, OPT. 5 WITH COLLINS, OPT. 1 WITH CONCORDE OR OPTION 8 WITH GLENWOOD (ELEV'S C&D).

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.

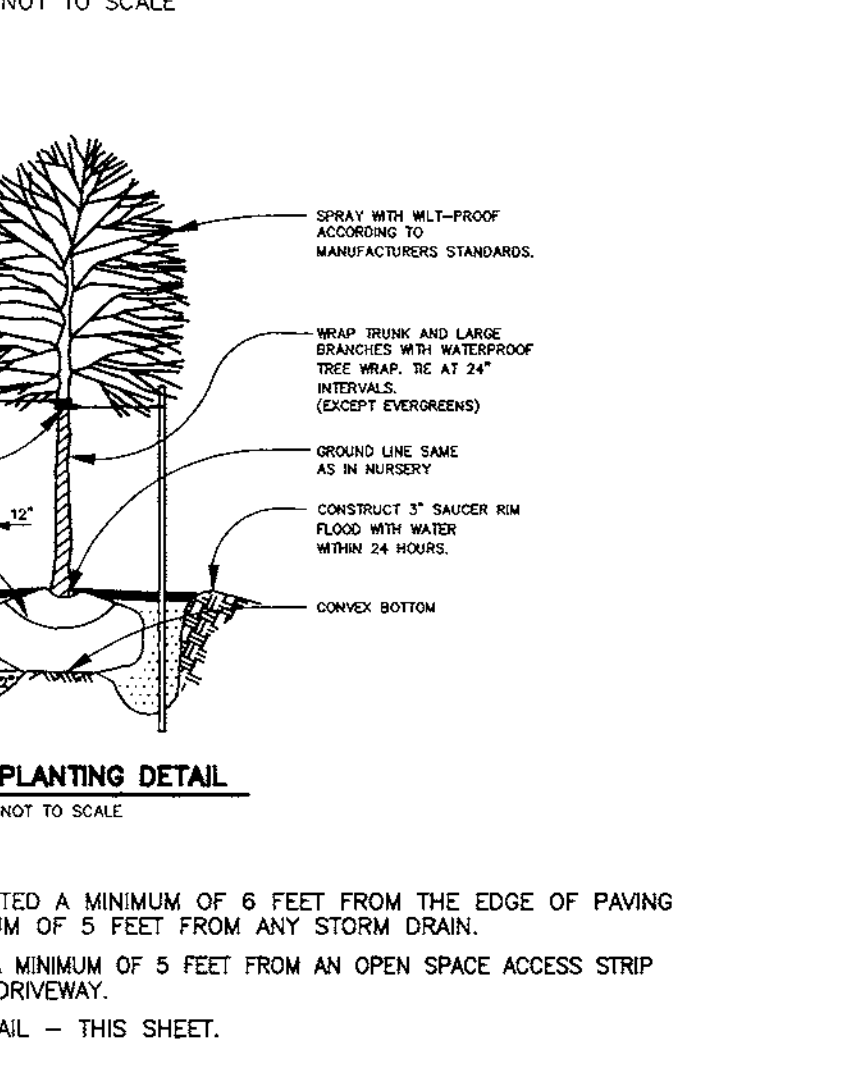
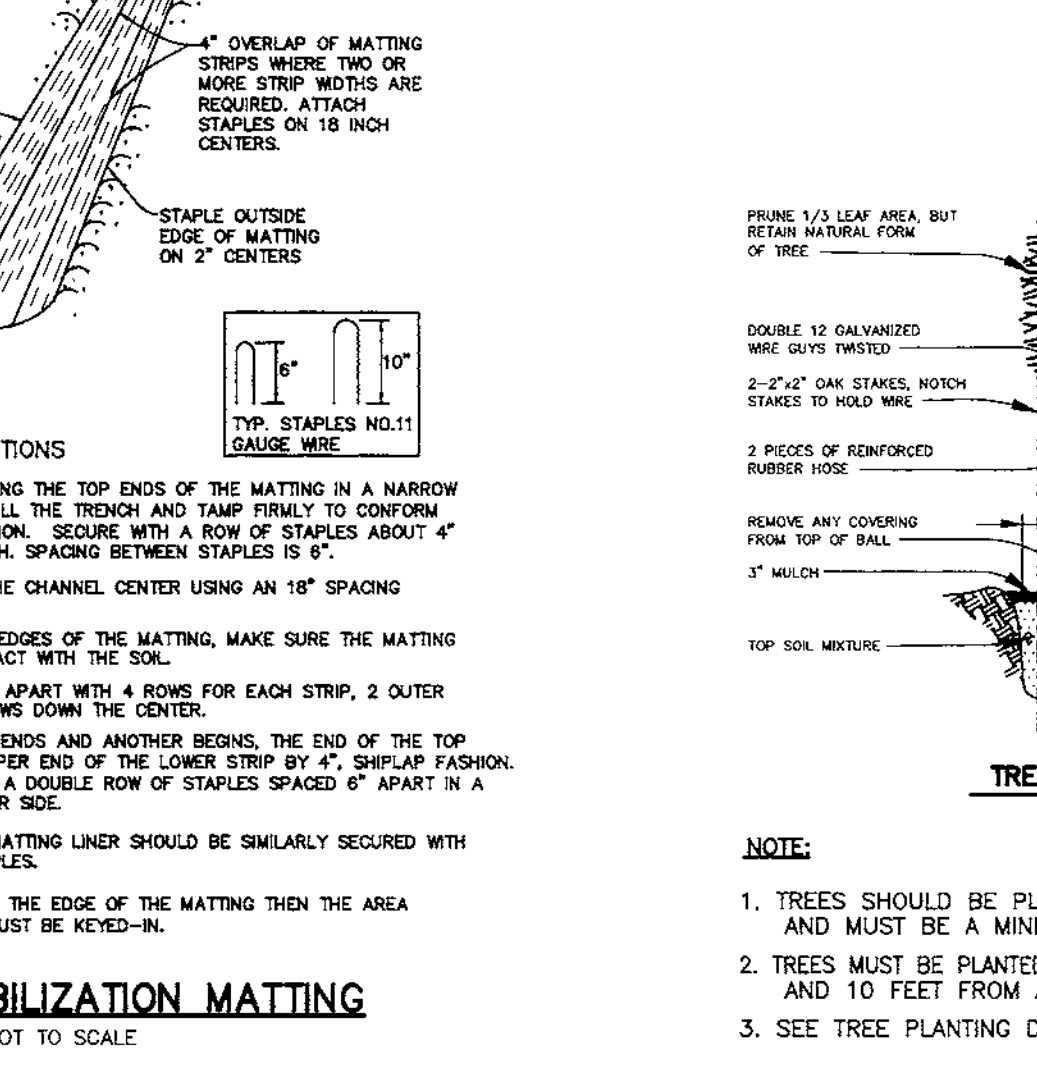
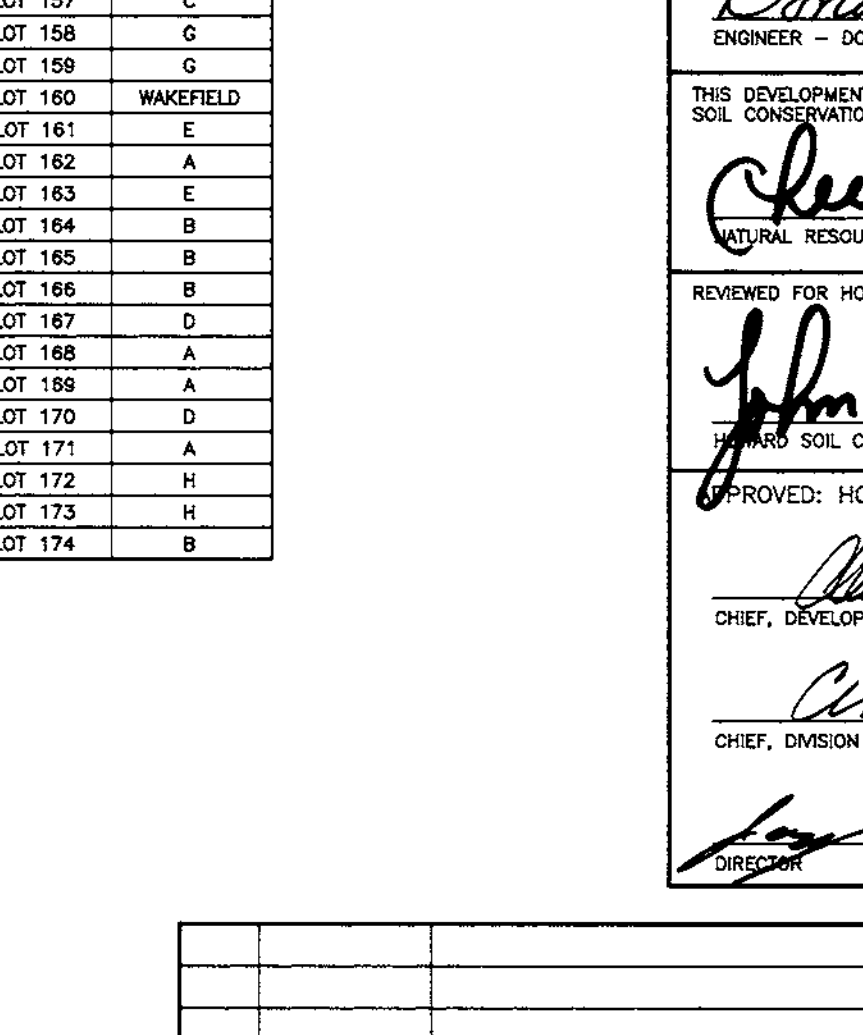
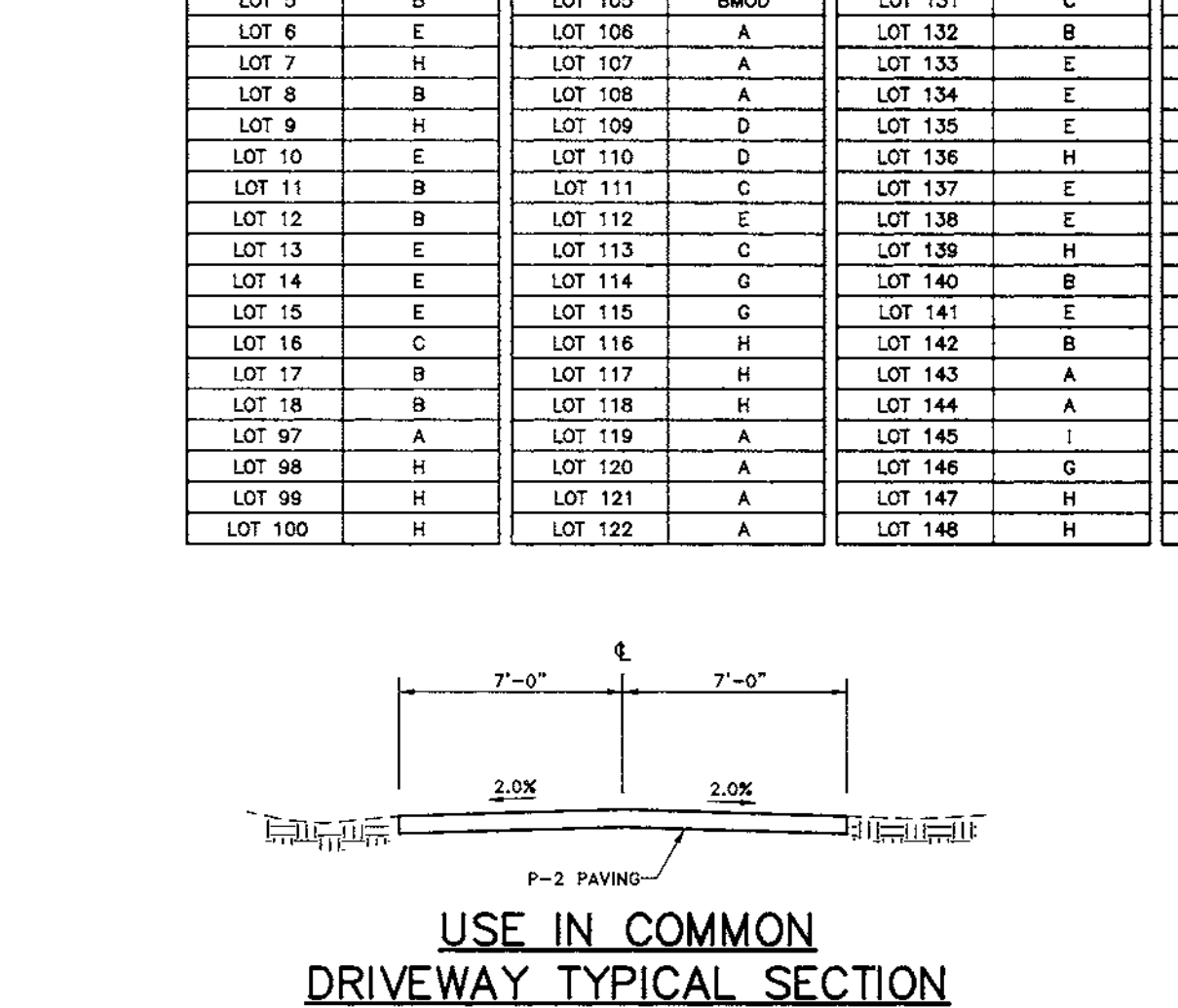
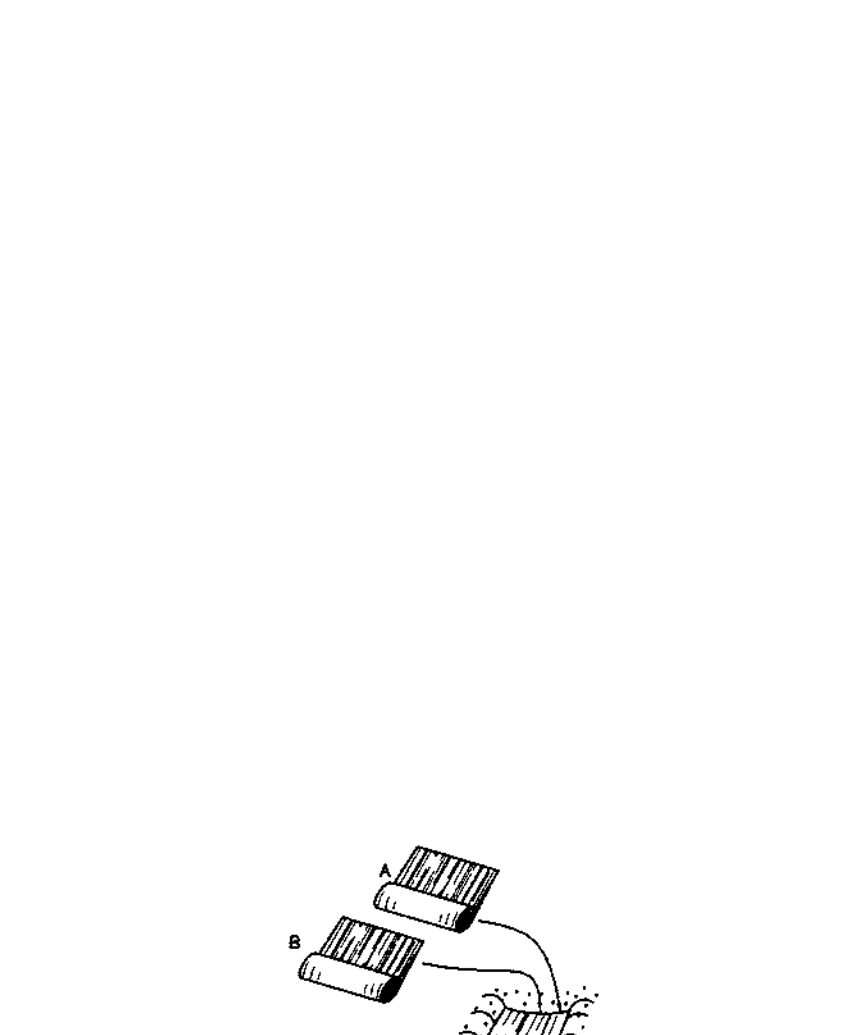
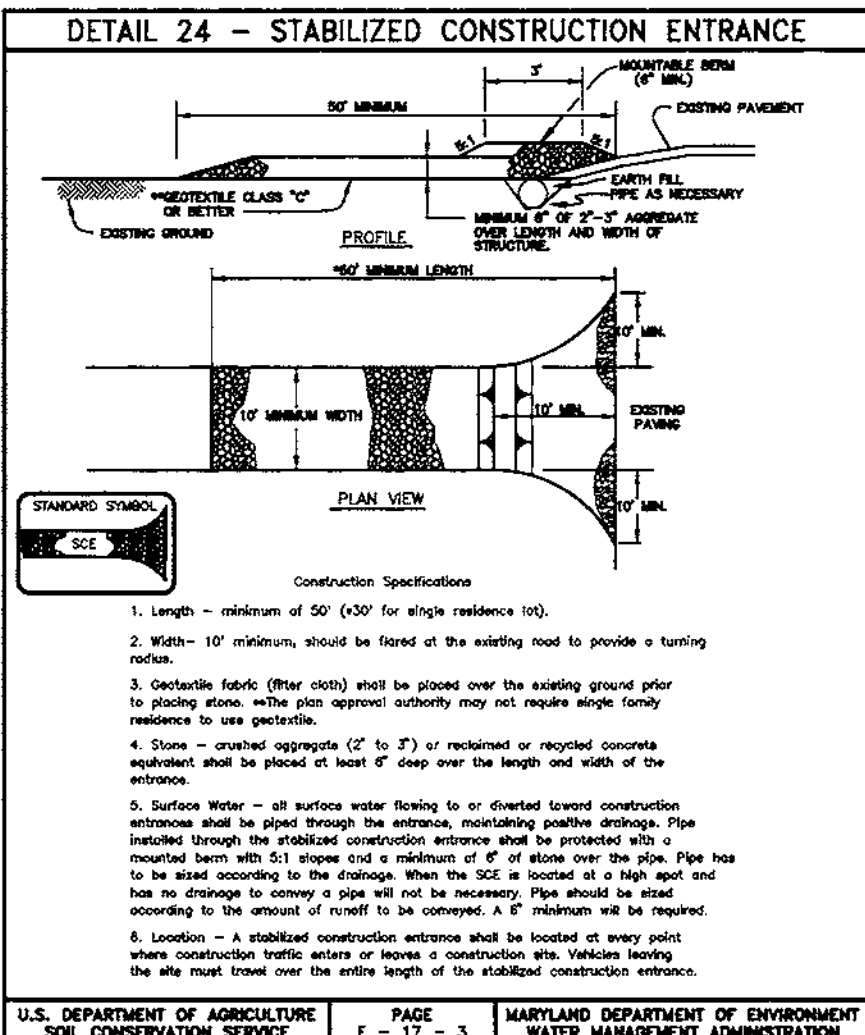
- OPTIONS LEGEND: 1 = SUNROOM, 2 = EXT. FAMILY ROOM, 3 = SIDE SOLARIUM, 4 = REAR SOLARIUM, 5 = 3-CAR SIDE ENTRY GARAGE, 6 = EXT. FOYER, 7 = EXT. KITCHEN, 8 = REAR EXTENSION, 9 = OPTIONAL DEN

PERMANENT SEEDBED PREPARATIONS

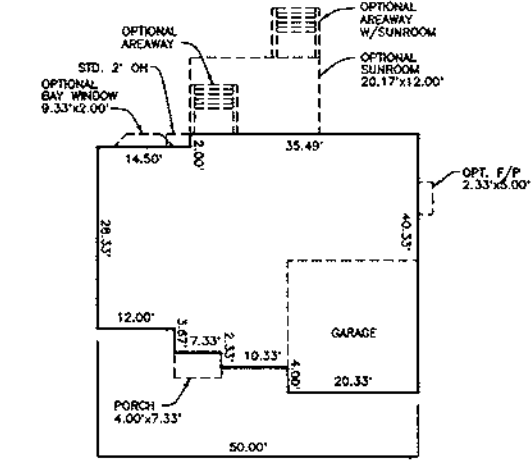
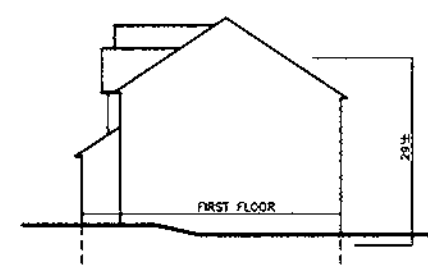
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCOING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1. PREFERRED - APPLY 2 TONS PER ACRE OF CALCIUM LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC UNDER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0-U UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE - APPLY 2 TONS PER ACRE OF CALCIUM 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 UNDER THREE INCHES OF SOIL.
SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 40 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WHEAT LOVEGRASS DURING THE PERIOD OF OCTOBER 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. OPTION (2) SEED SOD, OPTION (3) SEED WITH 60 LBS PER ACRE OF TUFFOCK 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GALLONS PER ACRE (8 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 3/8 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



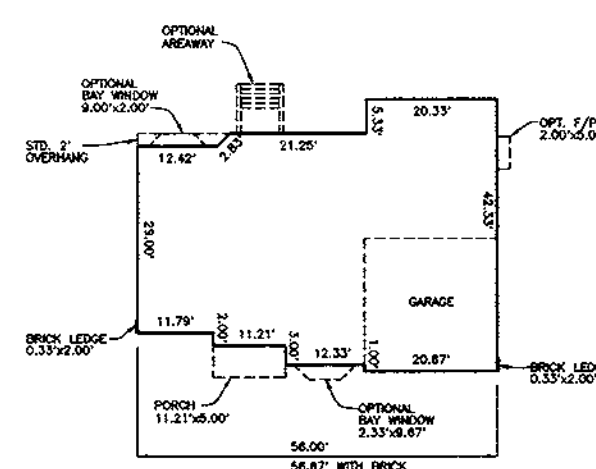
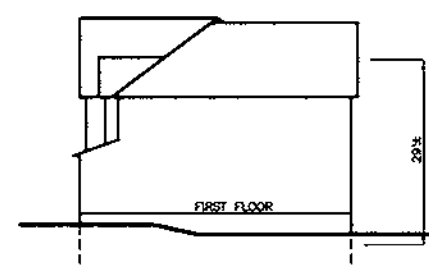
SILT FENCE DESIGN CRITERIA table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note: 'Note: in areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.'



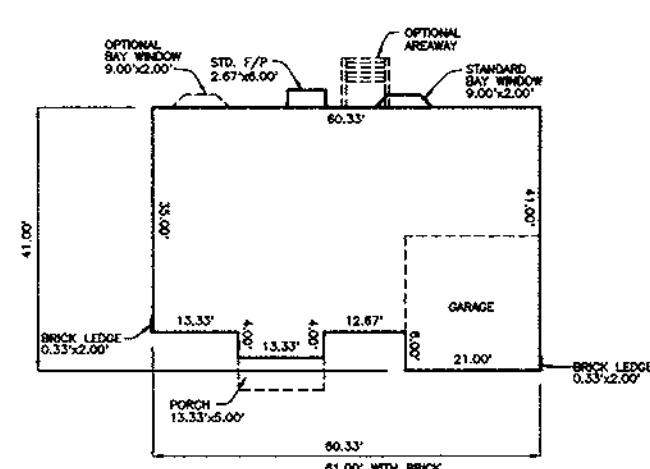
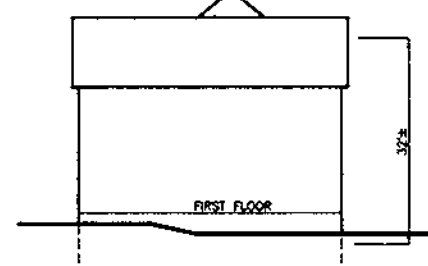
REVISION table, BENCHMARK ENGINEERING, INC. logo and contact information, OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC., PROJECT: GROVEMONT, LOTS 1-18, 97-122, 124-127, 131-150, 155-174, LOCATION: TAX MAP 31 - P/O PARCEL 232, 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, TITLE: SEDIMENT CONTROL NOTES & DETAILS AND OPTIONS CHART, DATE: MAY 1999, PROJECT NO. 1208, SHEET 16 OF 17.



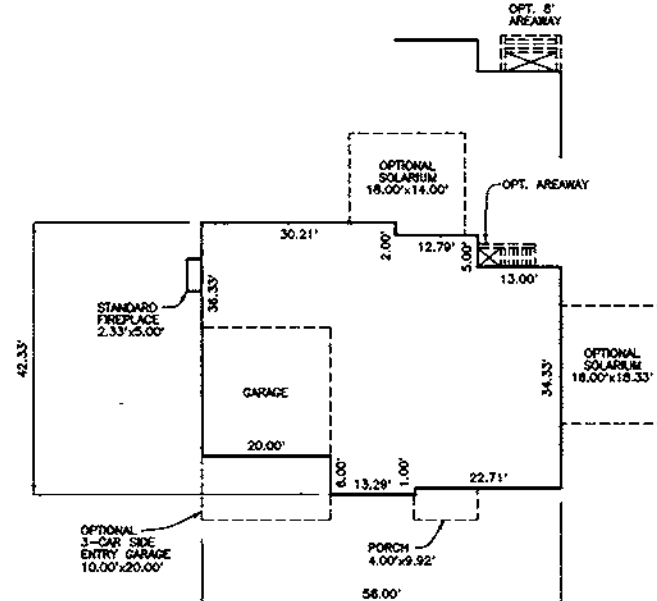
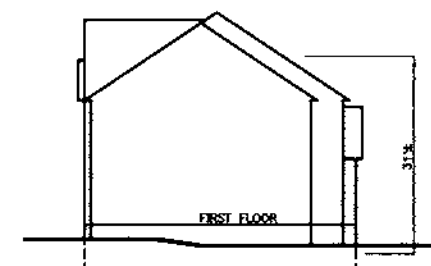
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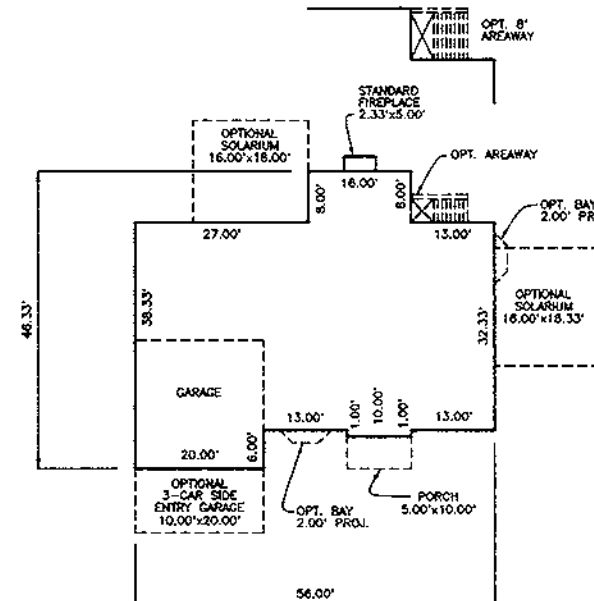
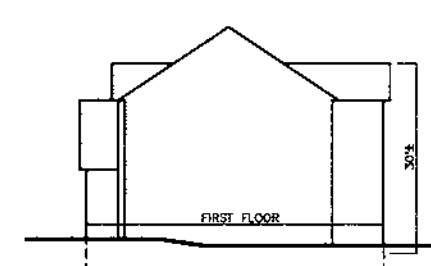
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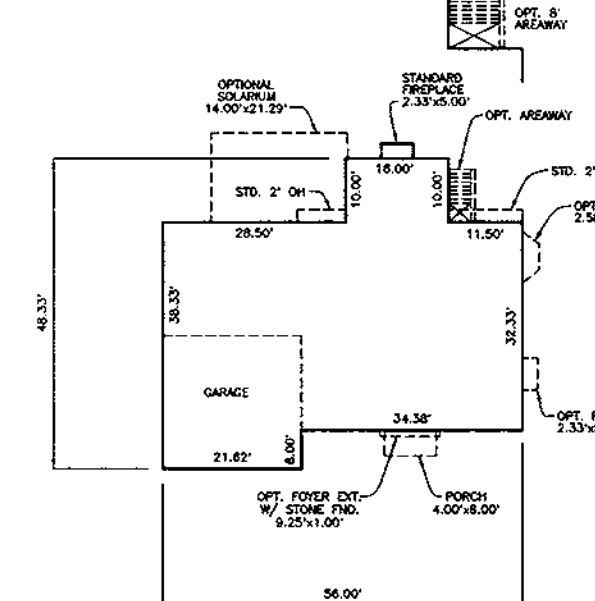
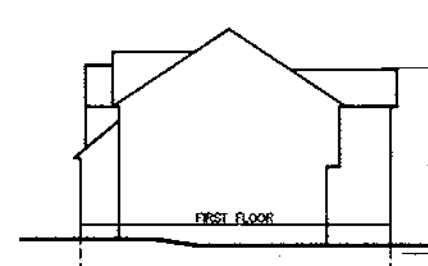
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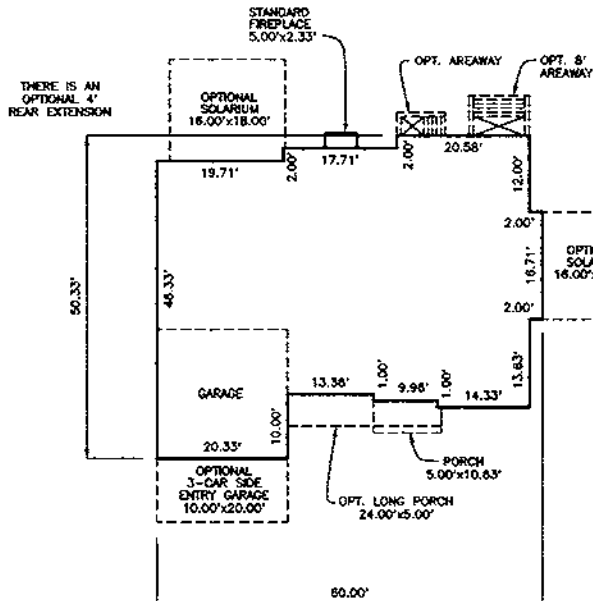
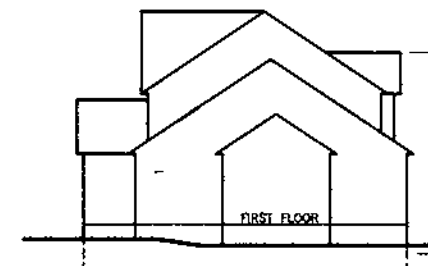
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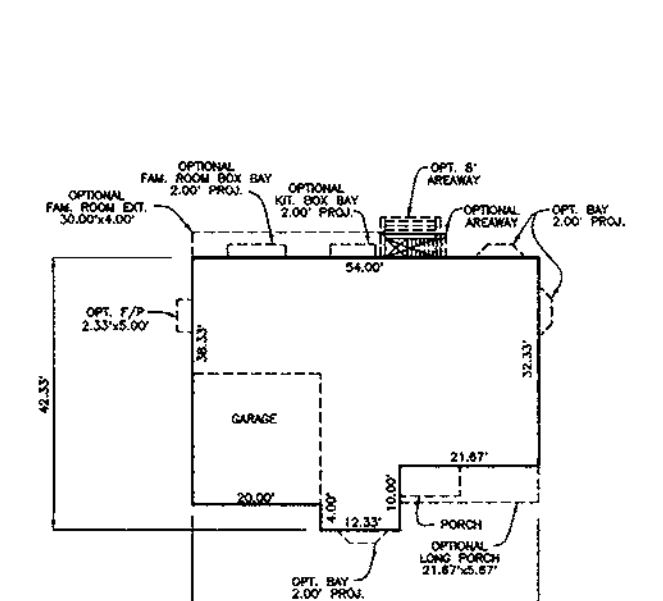
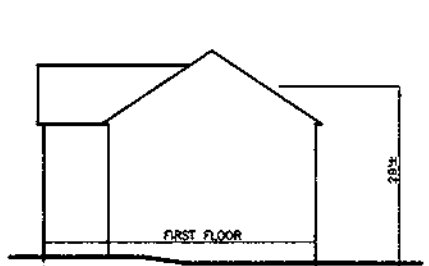
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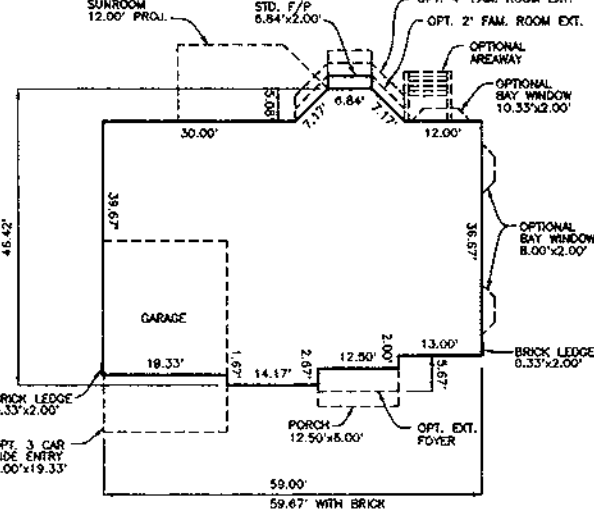
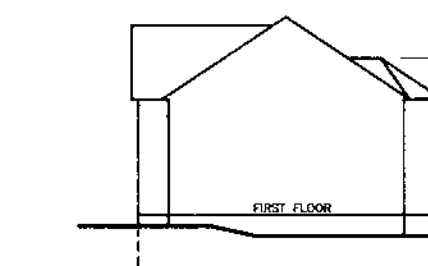
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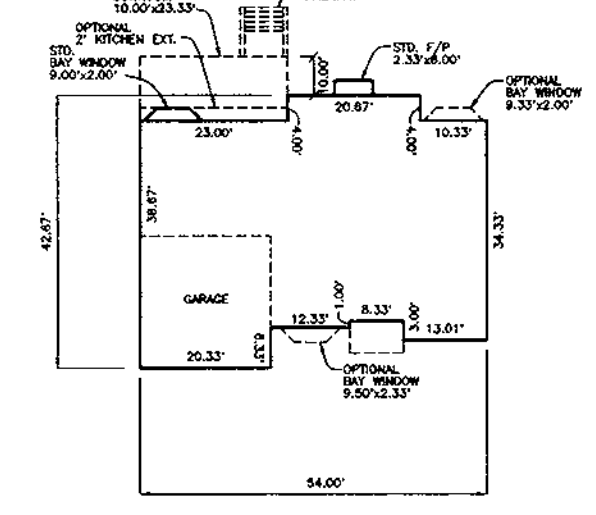
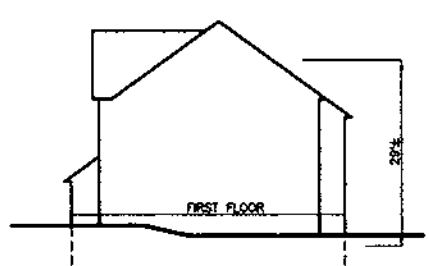
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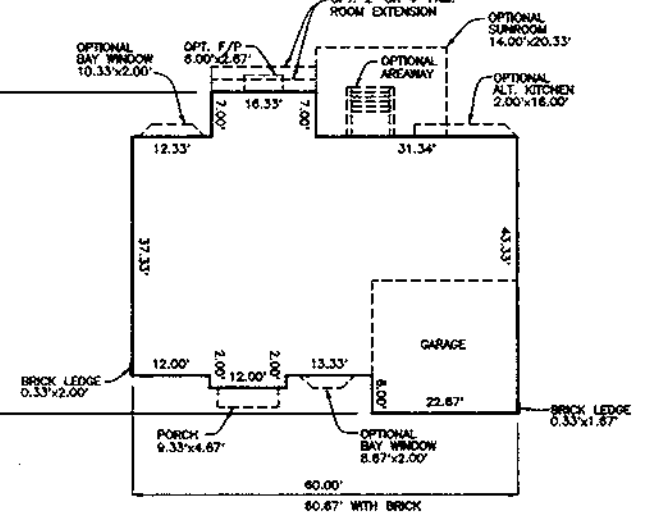
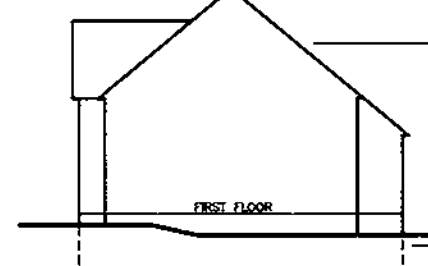
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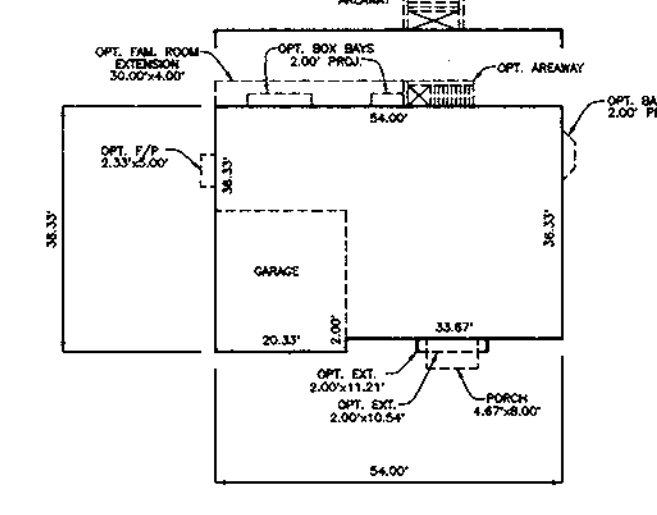
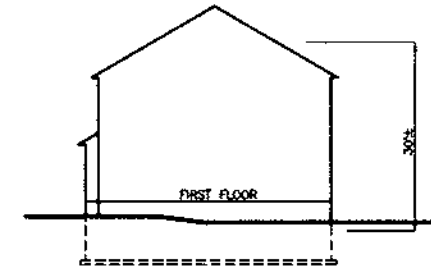
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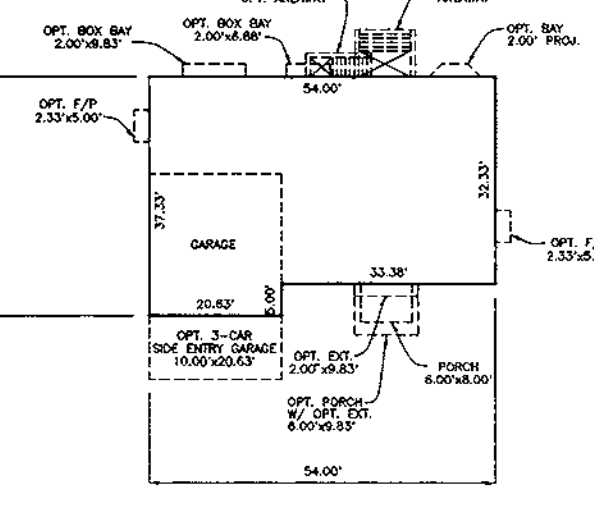
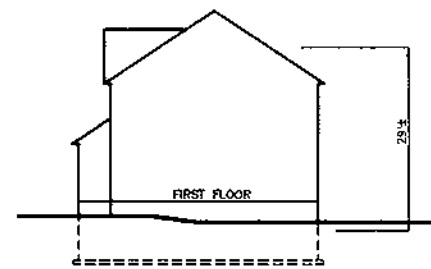
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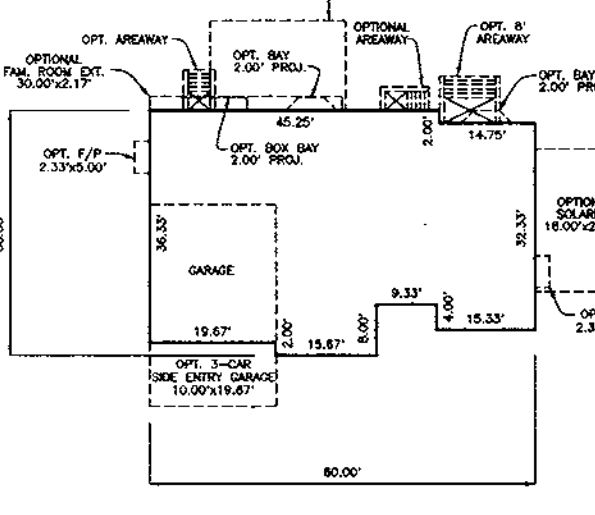
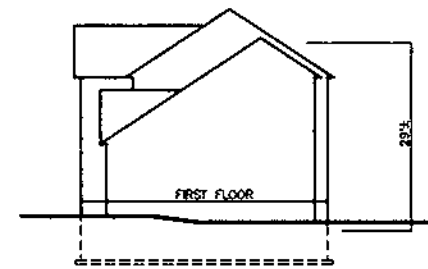
FRANKLIN



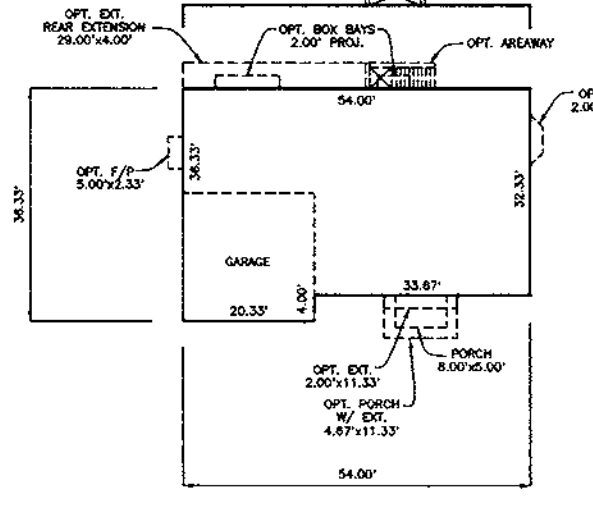
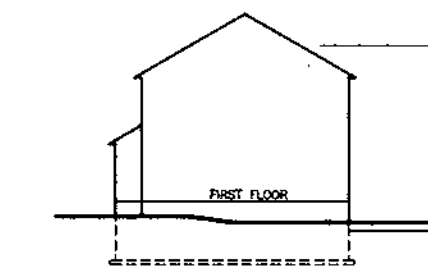
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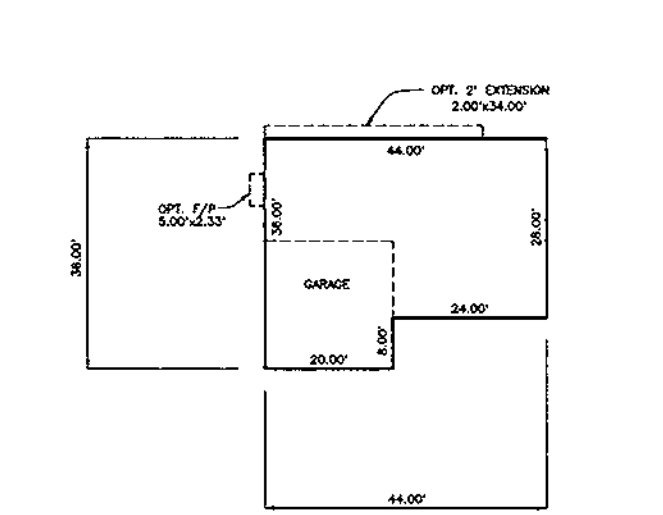
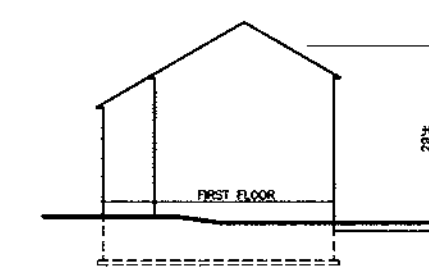
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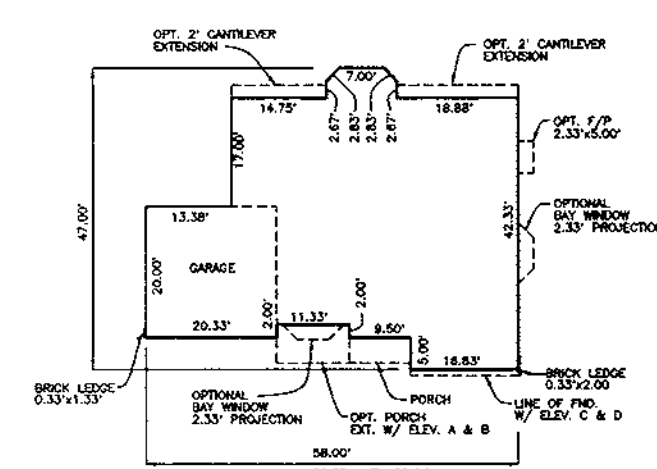
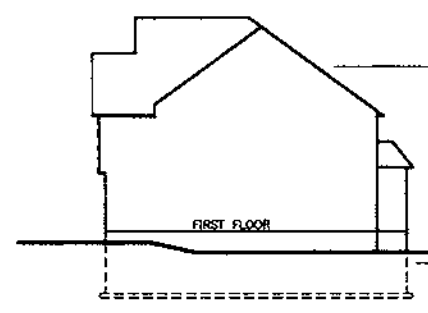
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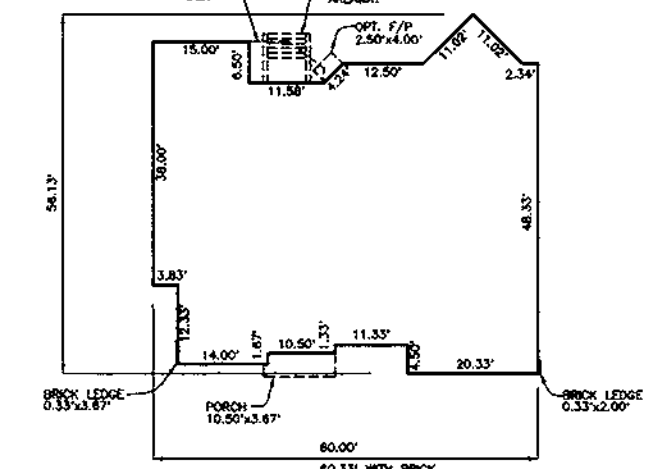
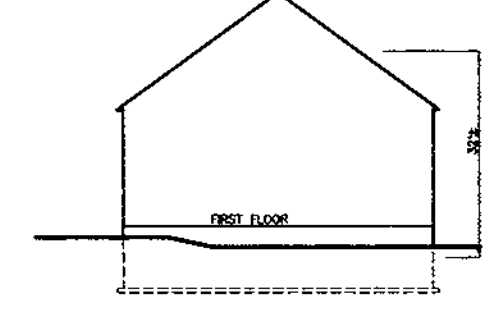
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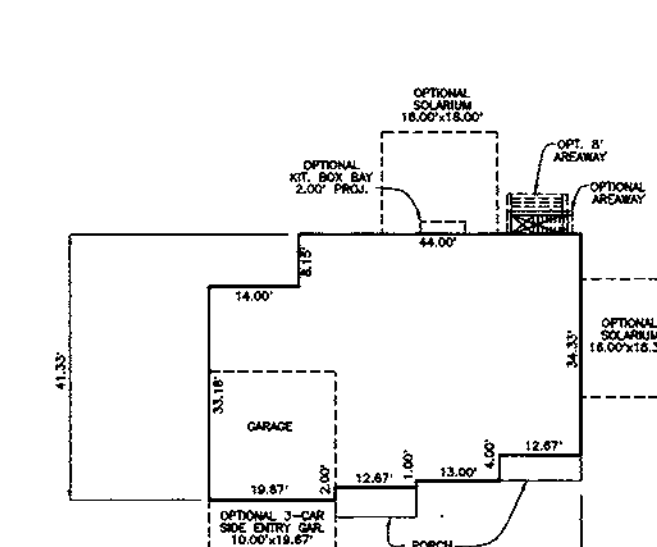
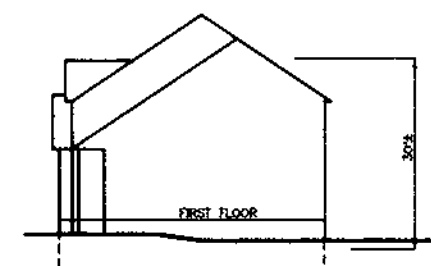
WAKEFIELD



GLENWOOD



AUGUSTA



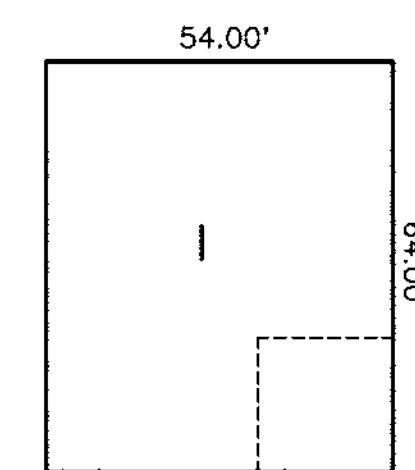
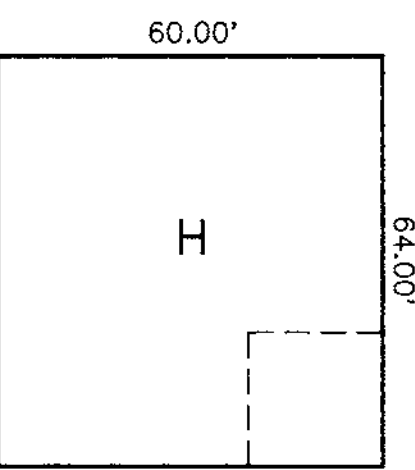
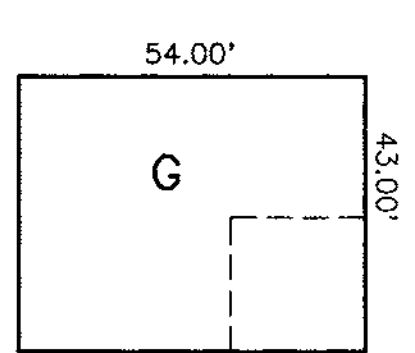
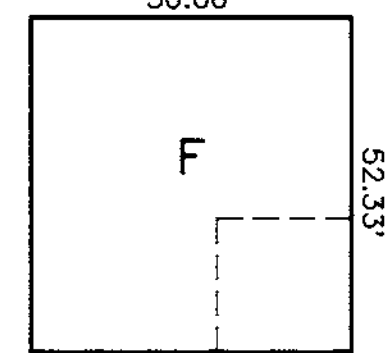
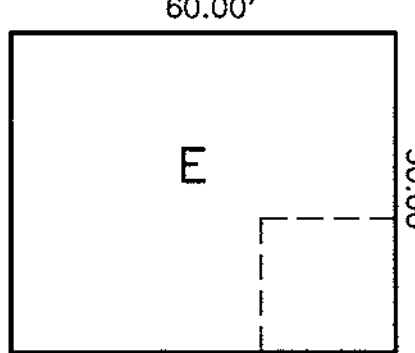
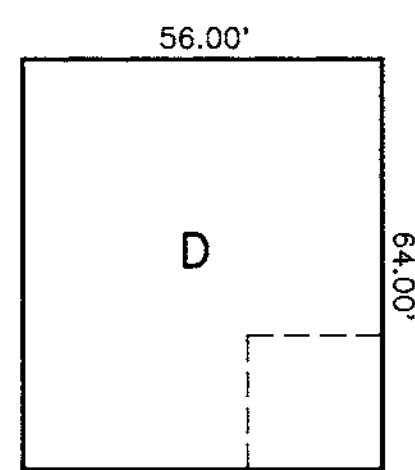
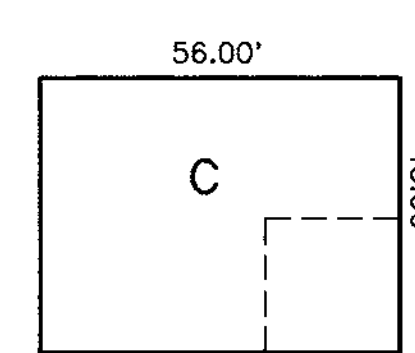
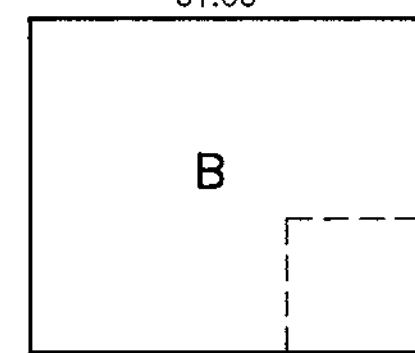
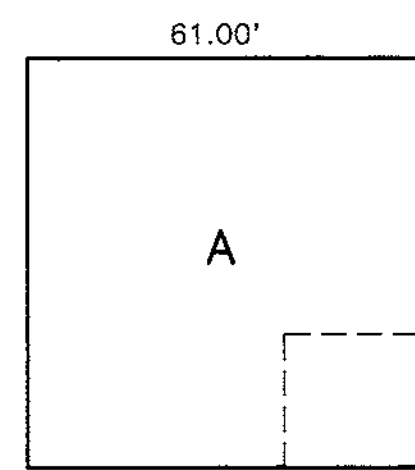
COLLINS

WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

D.R. HORTON

HOUSE FOOTPRINTS
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature]
DIRECTOR



GENERIC BOXES
SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

- 1. ADD OR DELETE A HOUSE TYPE.
- 2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
- 3. *FLIP* THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
- 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
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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

[Signature]
Small 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
SCALE: AS SHOWN	SHEET 17 OF 17

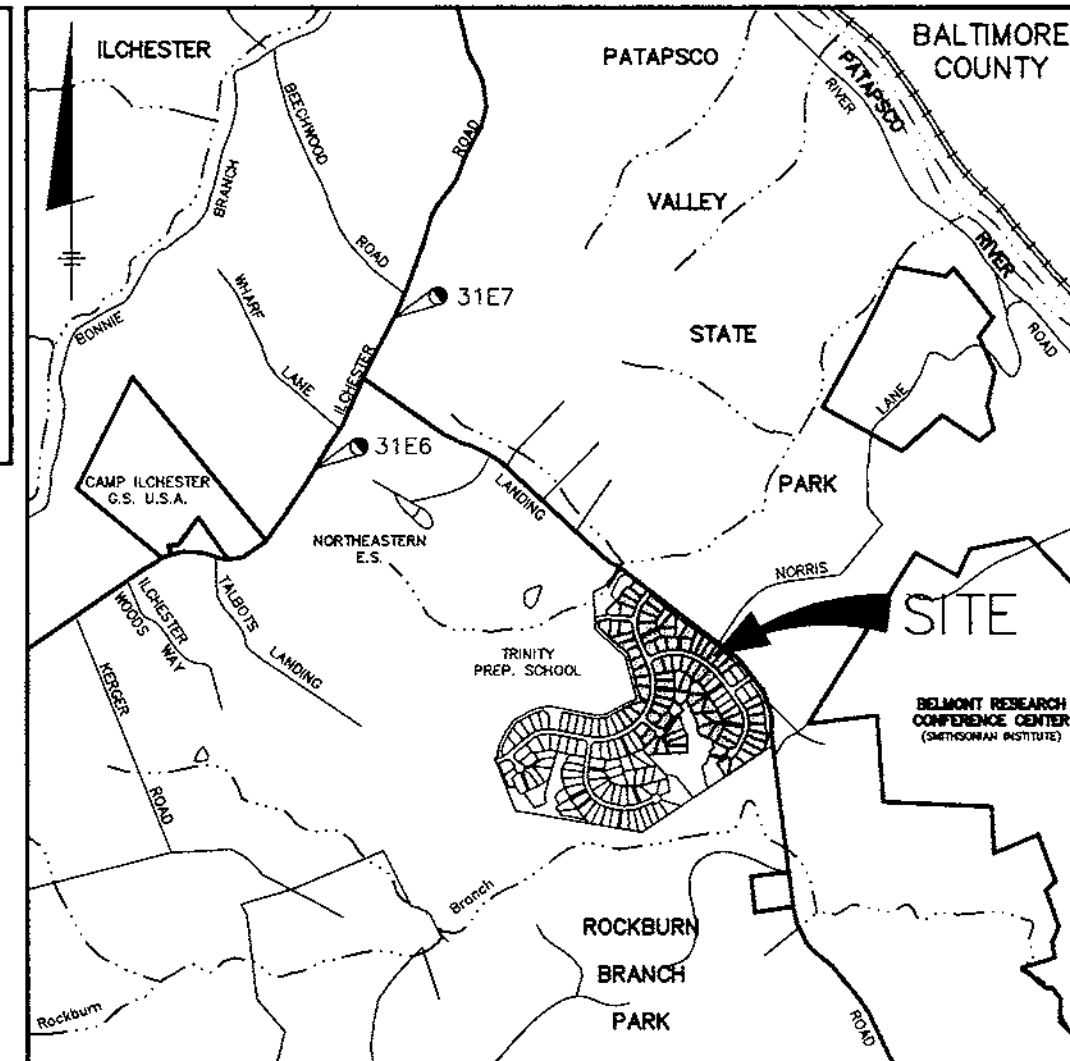
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SITE DEVELOPMENT PLAN
6	SITE DEVELOPMENT PLAN
7	SITE DEVELOPMENT PLAN
8	SITE DEVELOPMENT PLAN
9	GRADING, SEDIMENT AND EROSION CONTROL PLAN
10	GRADING, SEDIMENT AND EROSION CONTROL PLAN
11	GRADING, SEDIMENT AND EROSION CONTROL PLAN
12	GRADING, SEDIMENT AND EROSION CONTROL PLAN
13	GRADING, SEDIMENT AND EROSION CONTROL PLAN
14	GRADING, SEDIMENT AND EROSION CONTROL PLAN
15	GRADING, SEDIMENT AND EROSION CONTROL PLAN
16	SEDIMENT CONTROL NOTES & DETAILS AND OPTIONS CHART
17	BOX AND MODEL FOOTPRINTS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
101	16,840 S.F.	840 S.F.	16,000 S.F.
102	16,612 S.F.	612 S.F.	16,000 S.F.
103	16,074 S.F.	74 S.F.	16,000 S.F.
105	19,053 S.F.	3,053 S.F.	16,000 S.F.
111	18,488 S.F.	1,623 S.F.	16,865 S.F.
112	19,289 S.F.	2,219 S.F.	17,070 S.F.
113	17,712 S.F.	1,582 S.F.	16,120 S.F.
124	18,231 S.F.	1,156 S.F.	17,075 S.F.
125	17,314 S.F.	1,186 S.F.	16,128 S.F.
126	18,399 S.F.	1,186 S.F.	17,213 S.F.
127	17,241 S.F.	1,156 S.F.	16,085 S.F.
133	17,490 S.F.	1,331 S.F.	16,159 S.F.
134	19,234 S.F.	1,937 S.F.	17,297 S.F.
135	19,544 S.F.	1,687 S.F.	17,857 S.F.
136	18,822 S.F.	1,166 S.F.	17,656 S.F.
162	17,718 S.F.	1,624 S.F.	16,094 S.F.
163	17,945 S.F.	1,554 S.F.	16,391 S.F.
168	17,624 S.F.	1,624 S.F.	16,000 S.F.
169	17,840 S.F.	1,840 S.F.	16,000 S.F.
170	17,895 S.F.	1,622 S.F.	16,273 S.F.

SITE DEVELOPMENT PLAN GROVEMONT

LOTS 1-18, 97-122, 124-127, 131-150, 155-174
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

BENCH MARKS NAD'83	
HO. CO. #316E	3/4" REBAR 0.5' BELOW SURFACE
	9' SOUTHWEST OF ILCHESTER ROAD PAVING
	500'± WEST OF WHARF LANE.
	N 570852.3717' E 1376700.6467'
HO. CO. #3167	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	ELEV. 364.78'
	USED FOR VERTICAL CONTROL.



SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS						
LOT NO	4	8	97	107	116	166
LANDSCAPE TYPE	B	B	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104'	118'	136'	148'	154'	123'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	2	2	3	3	3	2
EVERGREEN TREES	3	3	4	4	4	3
OTHER TREES (≥1 SUBSTITUTED)						
SHRUBS						
NUMBER OF PLANTS PROVIDED						
SHADE TREES	0	3	0	0	4	0
EVERGREEN TREES	3	4	4	4	6	4
OTHER TREES (≥1 SUBSTITUTED)						
SHRUBS (10:1 SUBSTITUTED)						
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						
SUBTOTAL AMOUNT	1050	1050	1600	1600	1850	1200

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	15	CORNUS FLORIDA/WHITE (Flowering Dogwood)	8"-10" HT.
(Symbol)	21	PINUS STROBUS (Eastern White Pine)	6"-8" ht. UNSHEARED

SHC TABLE			
NO.	MIN. CELLAR	SHC INV.	SHC INV.
1	335.8	331.6	318.4
2	342.7	338.5	314.8
3	345.1	340.8	309.7
4	358.2	352.0	310.4
5	348.8	344.3	322.1
6	349.5	345.0	312.3
7	354.3	350.0	310.4
8	356.4	352.1	306.6
9	361.5	357.1	303.3
10	364.9	360.8	299.4
11	363.9	359.8	311.7
12	359.4	355.2	304.5
13	348.1	343.4	302.3
14	343.7	330.5	298.2
15	339.1	328.6	297.8
16	329.7	325.3	301.8
17	329.1	324.0	303.4
18	329.8	325.4	304.0
97	322.7	318.6	305.0
98	324.3	320.0	305.4
99	308.0	303.5	305.7
100	308.0	304.0	310.8
101	308.0	304.8	314.7
102	315.7	310.8	322.0
103	319.7	314.9	323.9
104	314.3	309.6	325.6
105	315.3	307.8	334.6
106	322.2	317.4	332.5
107	322.7	318.0	335.0
108	329.9	325.7	337.5
109	330.7	326.0	339.2
110	332.8	327.9	339.7
111	323.0	317.9	339.0
112	323.0	318.4	341.7
113	326.3	318.4	342.9
114	340.1	336.0	348.7
115	348.0	341.9	358.9
116	353.8	349.6	342.0
117	347.1	343.0	340.4
118	345.1	341.0	345.0
119	342.0	337.9	357.1
120	337.8	333.7	351.4
121	337.8	333.7	339.6
122	337.4	333.3	334.3

30 SMALL ORNAMENTAL TREES HAVE BEEN SUBSTITUTED FOR THE REQUIRED 15 SHADE TREES AT A 2:1 RATIO.

NOTES:
1. SURETY IN THE AMOUNT OF \$7,650.00 FOR 15 SHADE TREES AND 21 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
2. STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-99-22.

SITE ANALYSIS DATA CHART	
GENERAL SITE DATA	R-20
1. PRESENT ZONING:	R-20
2. APPLICABLE DPZ FILE REFERENCES:	S-98-08 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	33.93 AC.
3. APPROXIMATE LIMIT OF DISTURBANCE	32.08 AC.
4. TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLATS	174
5. TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	88
6. OPEN SPACE ON-TOTAL SITE PERCENTAGE OF GROSS AREA	19.73 AC. 20.6%
7. AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.80 AC.
8. AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.88 AC.



- ### GENERAL NOTES
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION 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 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-99-22. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 316E, 3167 AND BM#2745004.
 - ALL ROADWAYS ARE PUBLIC.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 14-3699-D & 14-3700-D AND ROAD CONSTRUCTION PLANS F-99-22. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-99-22 BY MEANS OF EXTENDED DETENTION.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
 - PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 128 (a)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
 - PREVIOUS HOWARD COUNTY FILE NOS. S-98-06, P-97-003, WP-98-78, F-98-166, F-99-22
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
 - FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 13809 - 13823.
 - 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.
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT HAS BEEN MET BY RETAINING 7.1 ACRES OF FOREST ON-SITE AND BY REFORESTING 6.4 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.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (±25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 101-103 WERE RECORDED IN LIBER 4822 AT FOLIO 50; LOTS 111-113 IN LIBER 4822 AT FOLIO 52; LOTS 124-127 IN LIBER 4822 AT FOLIO 8; LOTS 133-136 IN LIBER 4822 AT FOLIO 14; LOTS 162-163 IN LIBER 4822 AT FOLIO 2 AND LOTS 168-170 IN LIBER 4822 AT FOLIO 20 ON JUNE 11, 1999 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

* 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.

ADDRESS CHART					
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	5200 GROVEMONT DRIVE	101	7116 ALTFORD COURT	124	7132 COLLINGWOOD COURT
2	5204 GROVEMONT DRIVE	102	7120 ALTFORD COURT	125	7136 COLLINGWOOD COURT
3	5208 GROVEMONT DRIVE	103	7124 ALTFORD COURT	126	7140 COLLINGWOOD COURT
4	5212 GROVEMONT DRIVE	104	7113 ALTFORD COURT	127	7144 COLLINGWOOD COURT
5	7204 HATTERBY COURT	105	7109 ALTFORD COURT	131	7160 COLLINGWOOD COURT
6	7209 HATTERBY COURT	106	7105 ALTFORD COURT	132	7164 COLLINGWOOD COURT
7	7205 HATTERBY COURT	107	7101 ALTFORD COURT	133	7168 COLLINGWOOD COURT
8	5220 GROVEMONT DRIVE	108	5271 GROVEMONT DRIVE	134	7172 COLLINGWOOD COURT
9	5224 GROVEMONT DRIVE	109	5267 GROVEMONT DRIVE	135	7176 COLLINGWOOD COURT
10	5228 GROVEMONT DRIVE	110	5263 GROVEMONT DRIVE	136	7180 COLLINGWOOD COURT
11	5232 GROVEMONT DRIVE	111	5259 GROVEMONT DRIVE	137	7184 COLLINGWOOD COURT
12	5236 GROVEMONT DRIVE	112	5255 GROVEMONT DRIVE	138	7188 COLLINGWOOD COURT
13	5240 GROVEMONT DRIVE	113	5251 GROVEMONT DRIVE	139	7192 COLLINGWOOD COURT
14	5244 GROVEMONT DRIVE	114	5247 GROVEMONT DRIVE	140	7196 COLLINGWOOD COURT
15	5248 GROVEMONT DRIVE	115	5243 GROVEMONT DRIVE	141	7193 COLLINGWOOD COURT
16	5254 GROVEMONT DRIVE	116	5239 GROVEMONT DRIVE	142	7189 COLLINGWOOD COURT
17	5260 GROVEMONT DRIVE	117	7104 COLLINGWOOD COURT	143	7185 COLLINGWOOD COURT
18	5266 GROVEMONT DRIVE	118	7108 COLLINGWOOD COURT	144	7181 COLLINGWOOD COURT
97	5279 GROVEMONT DRIVE	119	7112 COLLINGWOOD COURT	145	7177 COLLINGWOOD COURT
98	7104 ALTFORD COURT	120	7116 COLLINGWOOD COURT	146	7173 COLLINGWOOD COURT
99	7108 ALTFORD COURT	121	7120 COLLINGWOOD COURT	147	7169 COLLINGWOOD COURT
100	7112 ALTFORD COURT	122	7124 COLLINGWOOD COURT	148	7165 COLLINGWOOD COURT

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
GROVEMONT	N/A	P/O 232			
LOTS 1-18, 97-122, 124-127, 131-150, AND 155-174					
PLAT Nos.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
13808 thru 13853	17 & 23	R-20	31	1st	6011.01
WATER CODE	D-03	SEWER CODE	1254550		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Hamilton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/16/99

David M. Miller
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

James S. Smith
DIRECTOR
DATE: 10/19/99

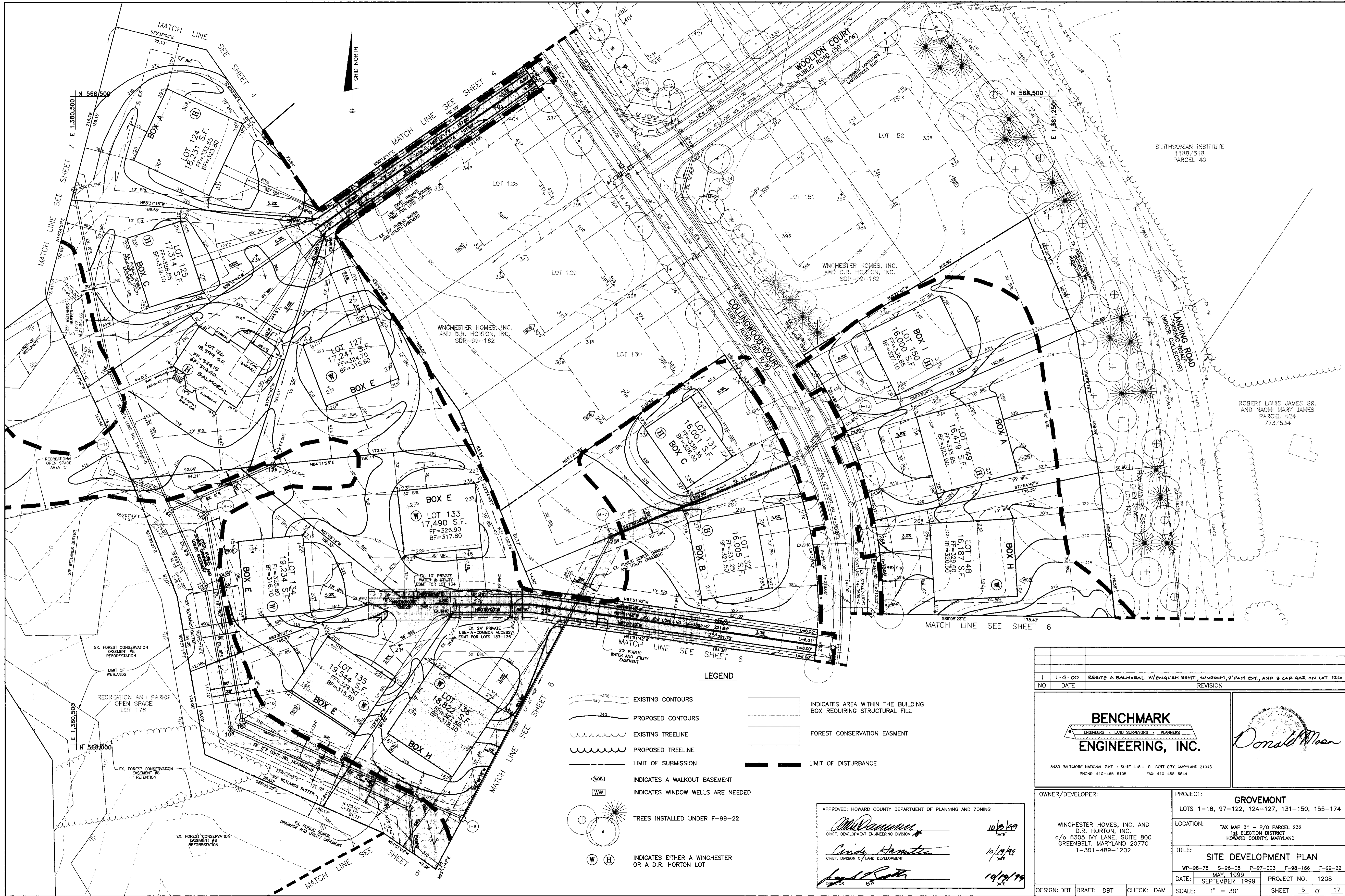
5-18-00 REVISE ADDRESS FOR LOT 107 PER RESITE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald M. Man

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION:	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT PLAN
DATE:	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 MAY, 1999 SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 17



SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

ROBERT LOUIS JAMES SR.
AND MARGI MARY JAMES
PARCEL 424
773/534

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- LIMIT OF DISTURBANCE
- 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.
- FOREST CONSERVATION EASMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/12/99

Candy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

Greg S. Roper
DIRECTOR
DATE: 10/19/99

NO.	DATE	REVISION
1	1-4-00	RESITE A BALMORAL W/ENGLISH BSMT, SUNROOM, 2' FAM. EXT. AND 3 CAR GAR. ON LOT 126

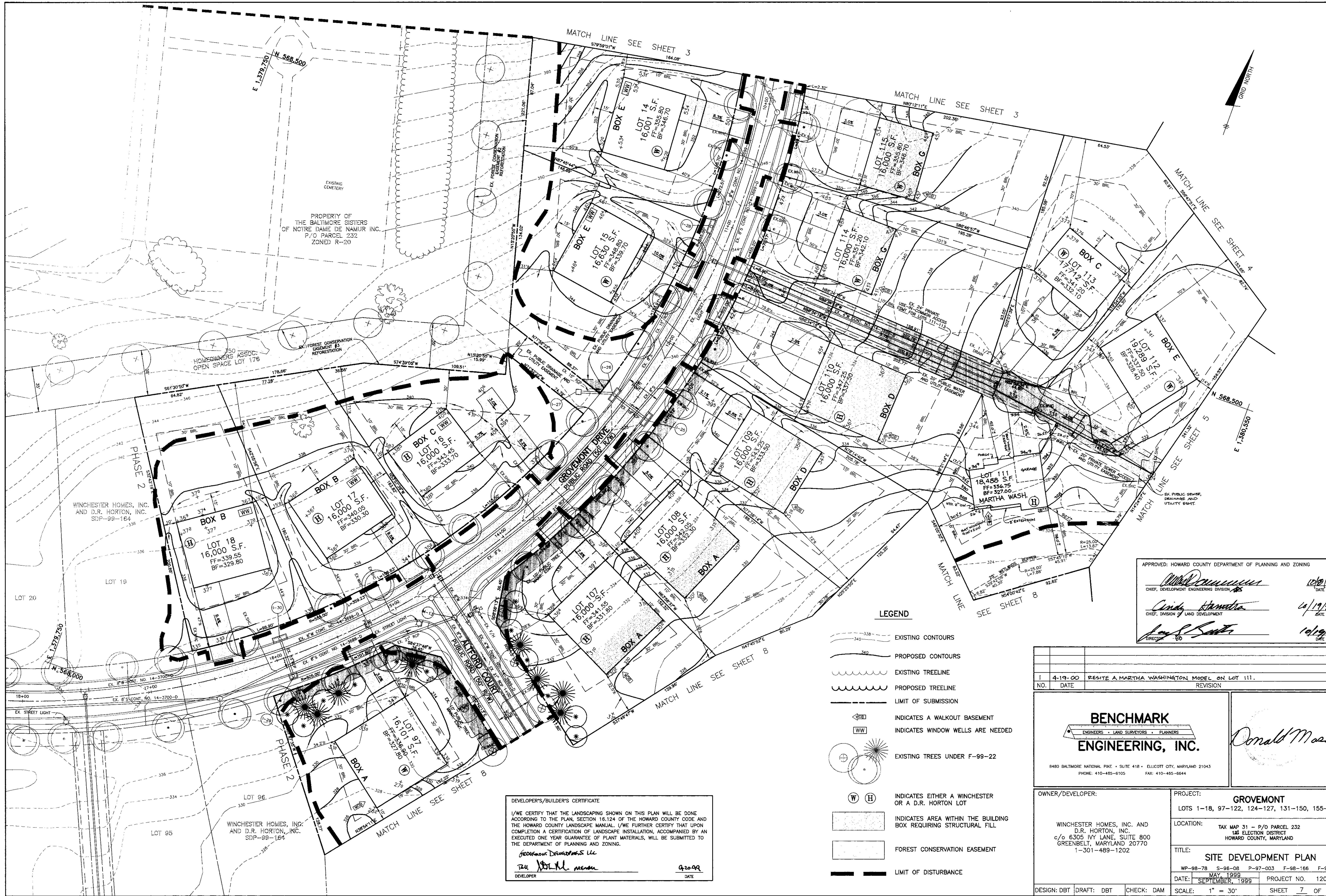
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

Donald Moan

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVOMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION:	TITLE:
TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SITE DEVELOPMENT PLAN
DATE:	SCALE:
WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 MAY, 1999 SEPTEMBER, 1999	1" = 30'
DESIGN: DBT DRAFT: DBT CHECK: DAM	PROJECT NO. 1208 SHEET 5 OF 17



P:\PROJECTS\1208\dwg\SDP1507.dwg Thu Sep 15 15:43:37 1999

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.
 Frederick Development, LLC
 [Signature]
 DEVELOPER DATE 9/20/99

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10/19/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 11/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/19/99
 DIRECTOR

NO.	DATE	REVISION
1	4-19-00	RESITE A MARTHA WASHINGTON MODEL ON LOT 111.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6644

Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 7 OF 17

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. (313-1850).
- 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 MARSHLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THERE TO.
- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERMITS. PERMANENT SEDIMENT CONTROL STRUCTURES, DICES, FENCEPOSTS, SLOPES AND ALL SLOPES GREATER THAN 3:1, 10:14 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 SEEDINGS (SEC. 51) SO (SEC. 5A), 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) 33.93 ACRES
AREA DISTURBED 32.08 ACRES
AREA TO BE REFOOD OR PAVED 9.65 ACRES
AREA TO BE VEGETATIVELY STABILIZED 22.43 ACRES
TOTAL CUT 64,800 CY
TOTAL FILL 64,800 CY
OFFSITE WASTE/BORROW AREA LOCATION N/A
- 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 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 PERMITS EROSION AND SEDIMENT CONTROL. 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. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PEE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCO 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 400 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC UNDER 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 UNDER UPPER THREE INCHES OF SOIL.
- SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 50 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.03 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF SEEDING IN FEBRUARY 28, PROJECT SITE OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING WELLS ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

- 1. Topsoil salvaged from the existing site may be used provided that it meets standards 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. Replenish topsoil not to 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, nutcase, poison ivy, 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 4-6 tons/acre (500-600 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 slope operations as described in the following procedures:
1. For sites having disturbed areas under 5 acres:
i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
ii. For sites having disturbed areas over 5 acres:
1. 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 sod or seed shall be placed on 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.
2. 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.

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, DISCO 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 (.07 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28. PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING WELLS ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT 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. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-99-22 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-99-22 THAT WILL NOT BE UTILIZED UNDER THIS SOP SHALL BE REMOVED BY THE DEVELOPER.
- DAY 9-12) 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. FLUSH STORM DRAIN SYSTEMS, ACCUMULATE SEDIMENT IN SWAPS, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-99-22.
- 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 SOO SHOULD BE USED.

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	SINCLAR	BENFIELD	BROWNING	HIGHLAND	CHELSEA II	OXFORD	OXFORD II	WAKEFIELD	COLLINS	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'	58.00'x41.33'	50.00'x40.33'	59.67'x46.42'	60.67'x50.33'	54.00'x42.67'	61.00'x41.00'	56.67'x45.33'	60.33'x56.13'	58.67'x47.00'	
BOX A 61'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX B 61'x52.33'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX C 56'x43'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX D 56'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX E 60'x50'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX F 50'x52.33'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX G 54'x43'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX H 60'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
BOX I 54'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

NOTE:

THE MODIFIED BOX B ON LOT 105 WILL NOT ACCEPT A BENFIELD, HIGHLAND, FRANKLIN OR OPT. 4 WITH CHELSEA II, OPT. 2 WITH OXFORD II, OPT. 5 WITH COLLINS, OPT. 1 WITH CONCORDE OR OPTION 8 WITH GLENWOOD (ELEV'S CON&D).

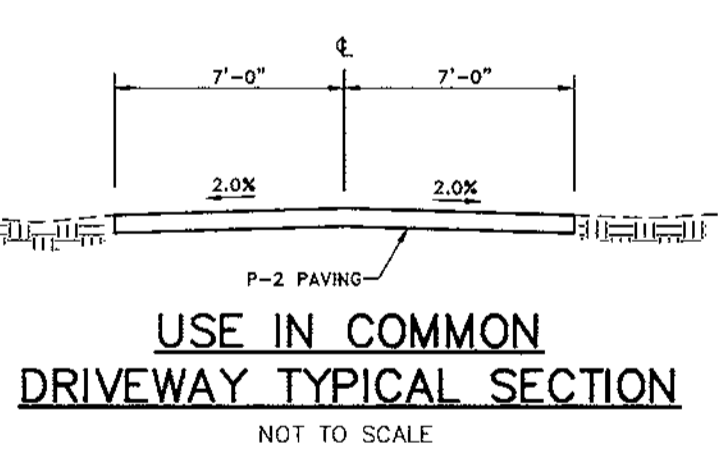
NOTE:

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

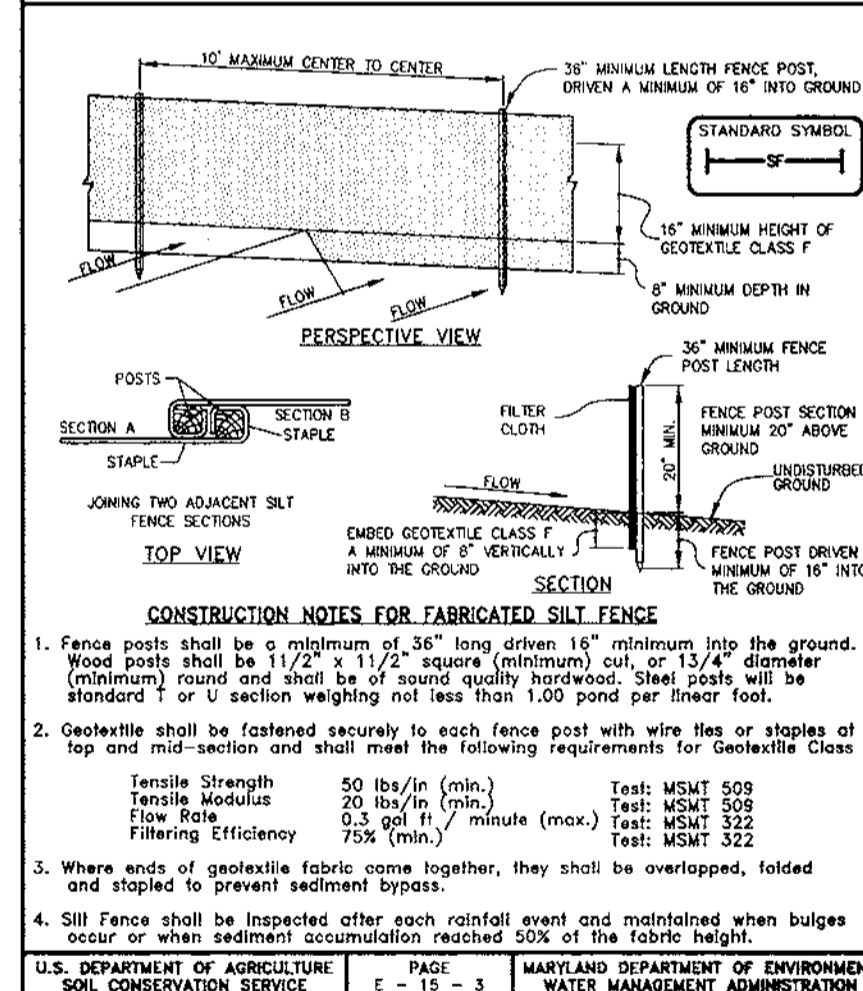
- * WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THE OPTIONAL REAR SOLARIUM WILL NOT FIT IN GENERIC BOX.
- ** 2' EXTENSION ONLY, 4' EXTENSION WILL NOT FIT IN GENERIC BOX.
- OPTIONS LEGEND: 1 = SUNROOM 5 = 3-CAR SIDE ENTRY GARAGE
2 = EXT. FAMILY ROOM 6 = EXT. FOYER
3 = SIDE SOLARIUM 7 = EXT. KITCHEN
4 = REAR SOLARIUM 8 = REAR EXTENSION
9 = OPTIONAL DEN

LOT/BOX CHART

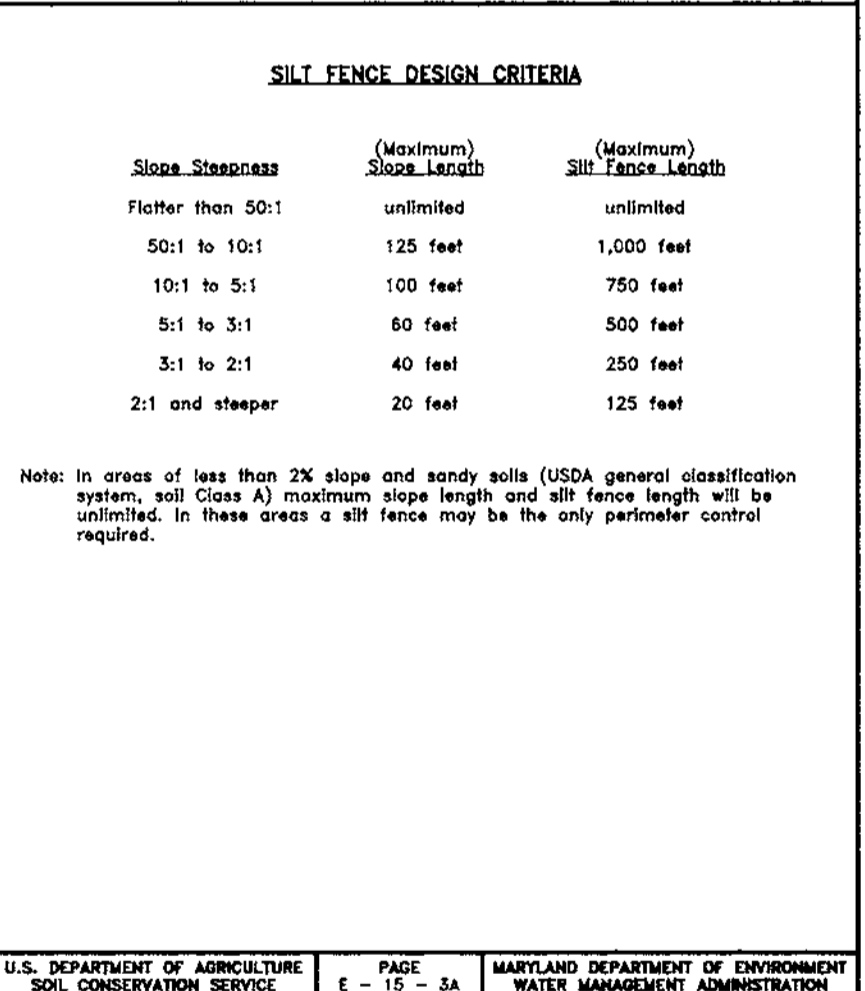
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	F	LOT 101	I	LOT 124	A	LOT 149	A
LOT 2	D	LOT 102	F	LOT 125	C	LOT 150	I
LOT 3	C	LOT 103	F	LOT 126	B	LOT 155	B
LOT 4	E	LOT 104	CONCORDE	LOT 127	E	LOT 156	C
LOT 5	B	LOT 105	BMOD	LOT 131	G	LOT 157	C
LOT 6	E	LOT 106	A	LOT 132	B	LOT 158	C
LOT 7	H	LOT 107	H	LOT 133	E	LOT 159	G
LOT 8	B	LOT 108	A	LOT 134	E	LOT 160	WAKEFIELD
LOT 9	H	LOT 109	D	LOT 135	E	LOT 161	E
LOT 10	E	LOT 110	D	LOT 136	H	LOT 162	A
LOT 11	B	LOT 111	C	LOT 137	E	LOT 163	E
LOT 12	B	LOT 112	E	LOT 138	E	LOT 164	B
LOT 13	E	LOT 113	C	LOT 139	H	LOT 165	B
LOT 14	E	LOT 114	G	LOT 140	B	LOT 166	B
LOT 15	E	LOT 115	G	LOT 141	E	LOT 167	D
LOT 16	C	LOT 116	H	LOT 142	B	LOT 168	A
LOT 17	B	LOT 117	H	LOT 143	A	LOT 169	A
LOT 18	B	LOT 118	H	LOT 144	A	LOT 170	D
LOT 19	A	LOT 119	A	LOT 145	I	LOT 171	A
LOT 20	H	LOT 120	A	LOT 146	G	LOT 172	H
LOT 21	H	LOT 121	A	LOT 147	H	LOT 173	H
LOT 22	H	LOT 122	A	LOT 148	H	LOT 174	B



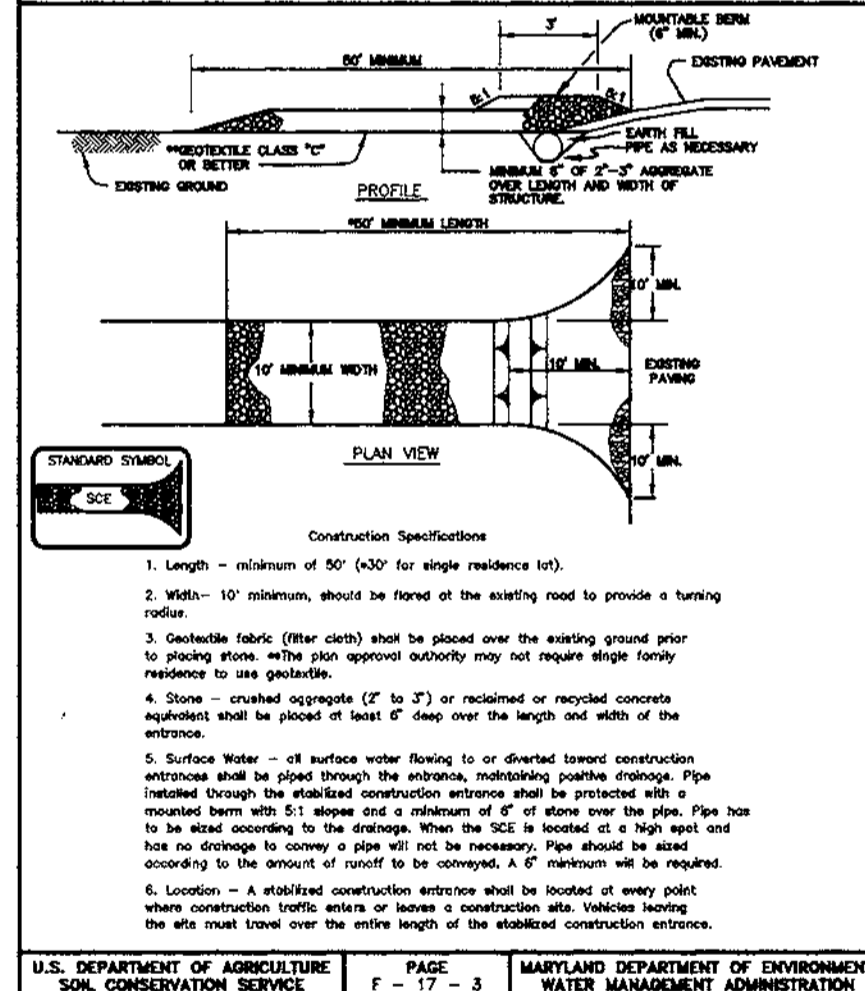
DETAIL 22 - SILT FENCE



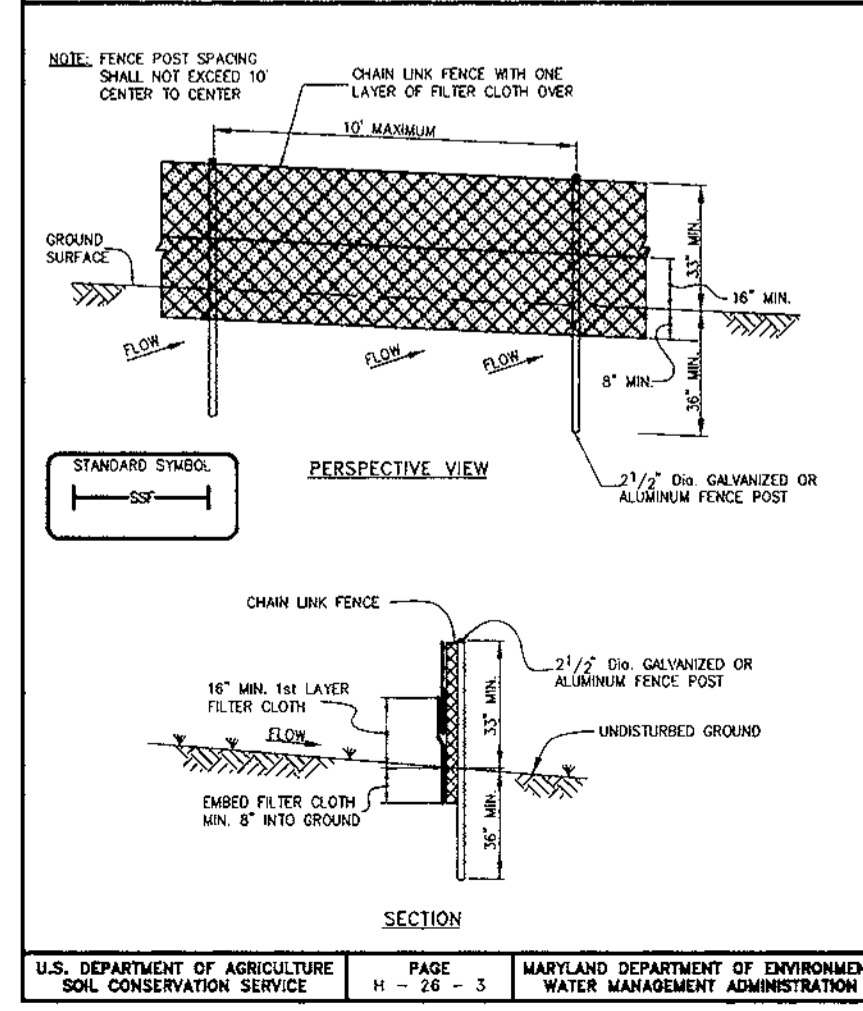
SILT FENCE



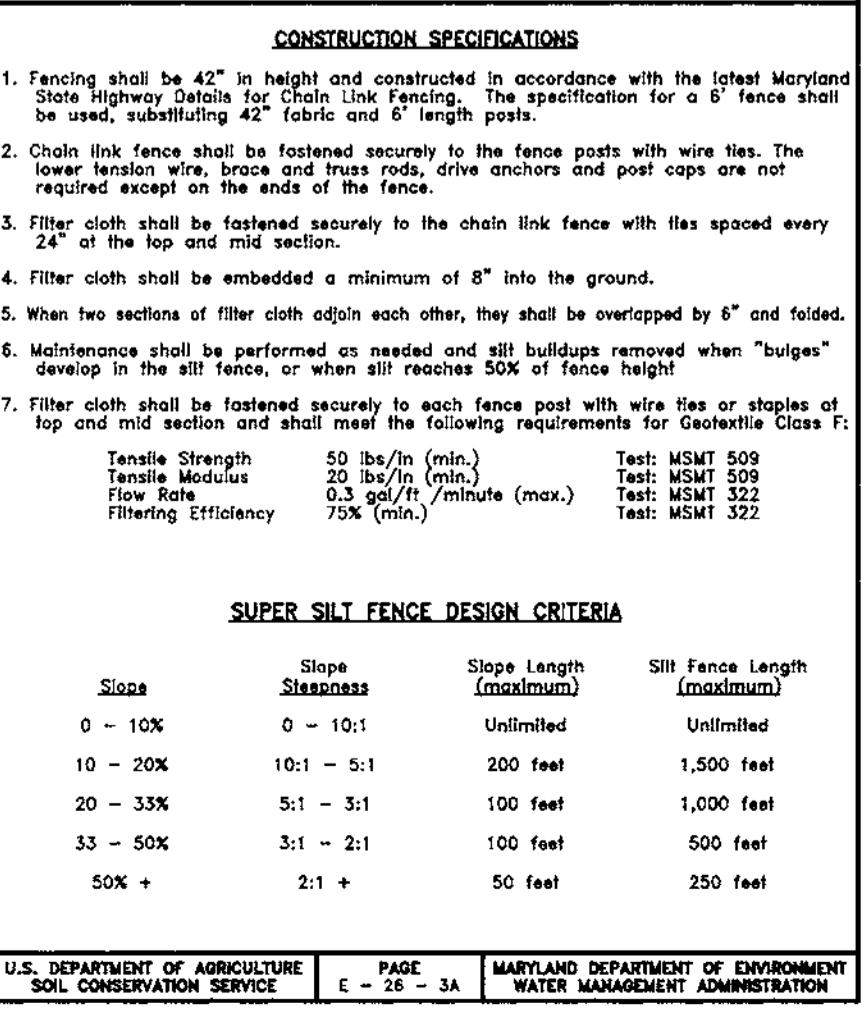
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



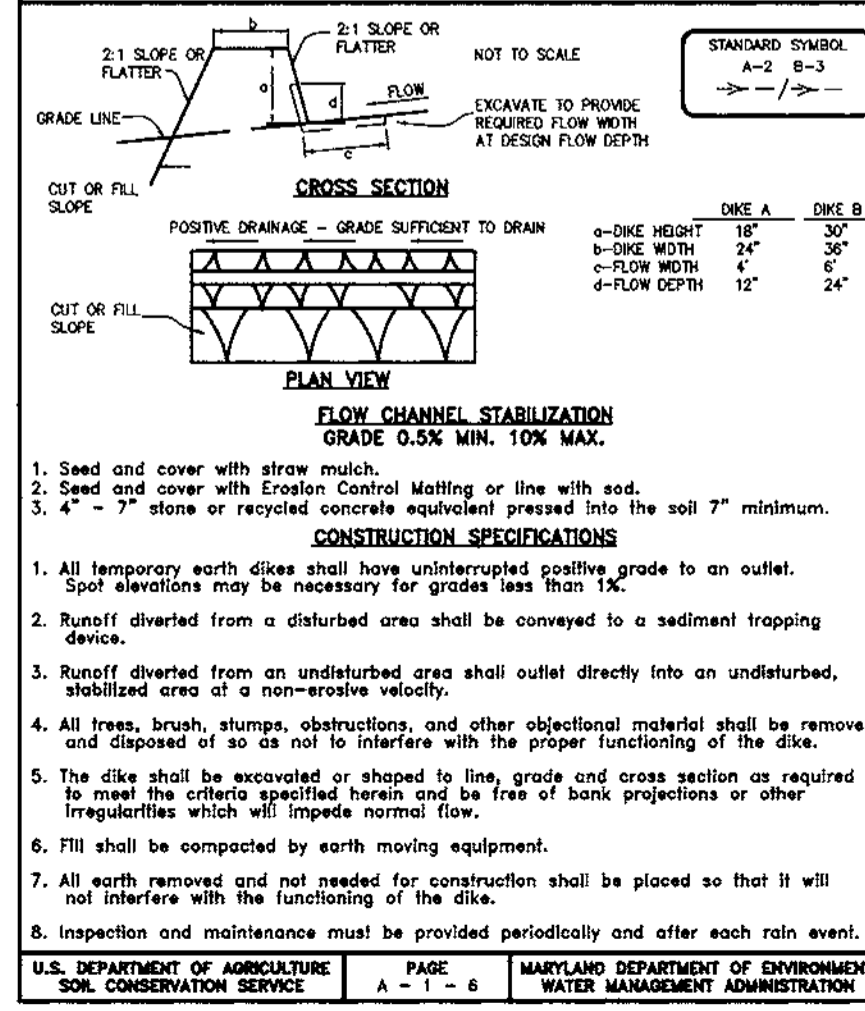
DETAIL 33 - SUPER SILT FENCE



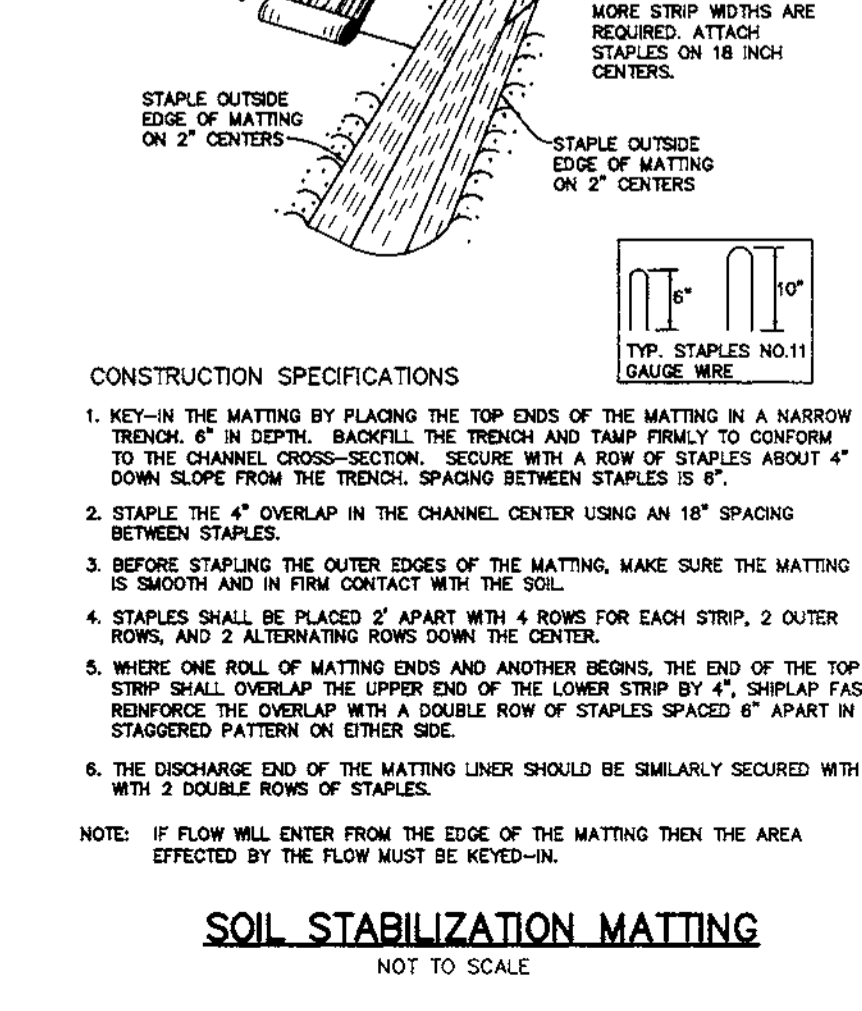
SUPER SILT FENCE



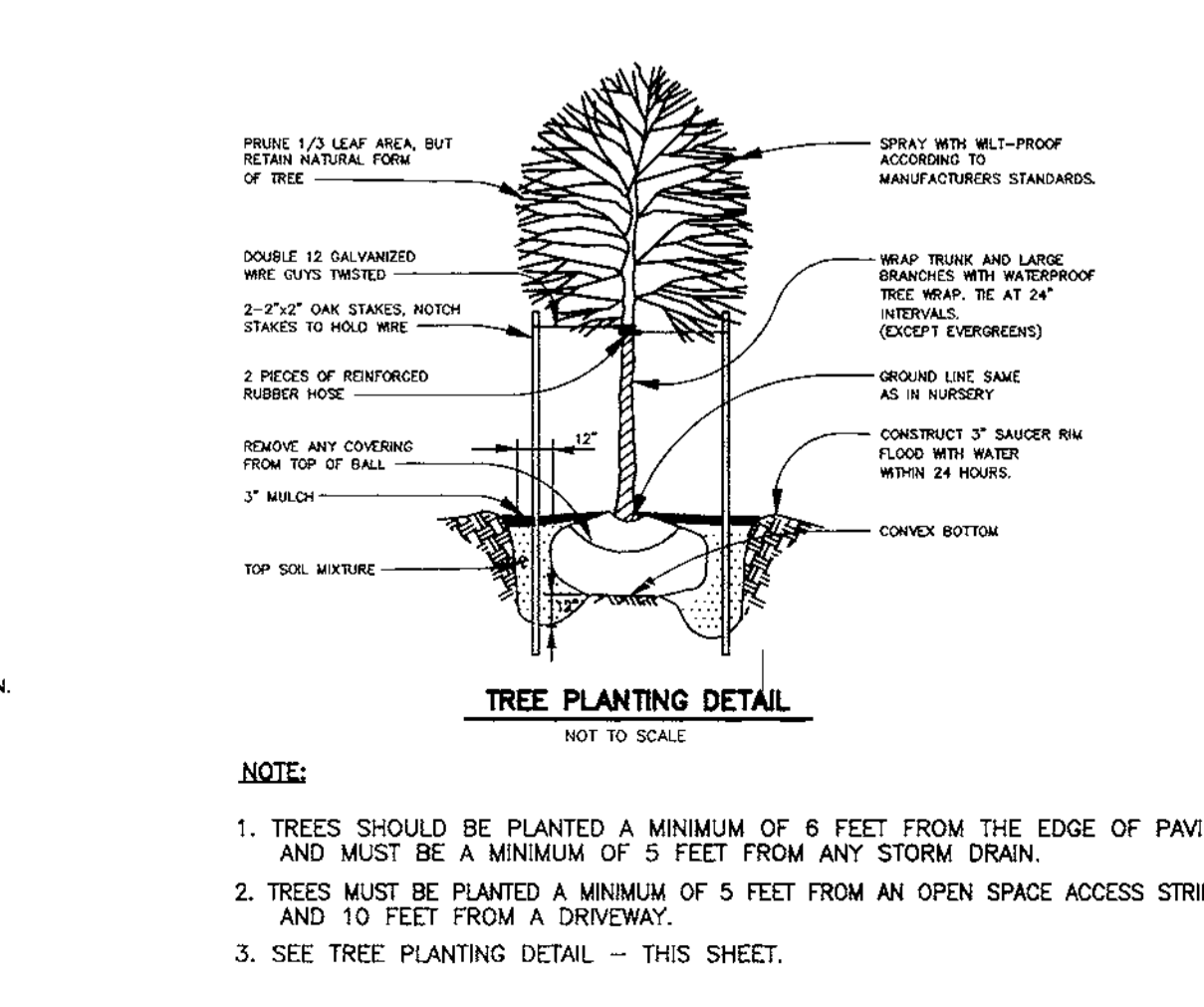
DETAIL 1 - EARTH DIKE



SOIL STABILIZATION MATTING

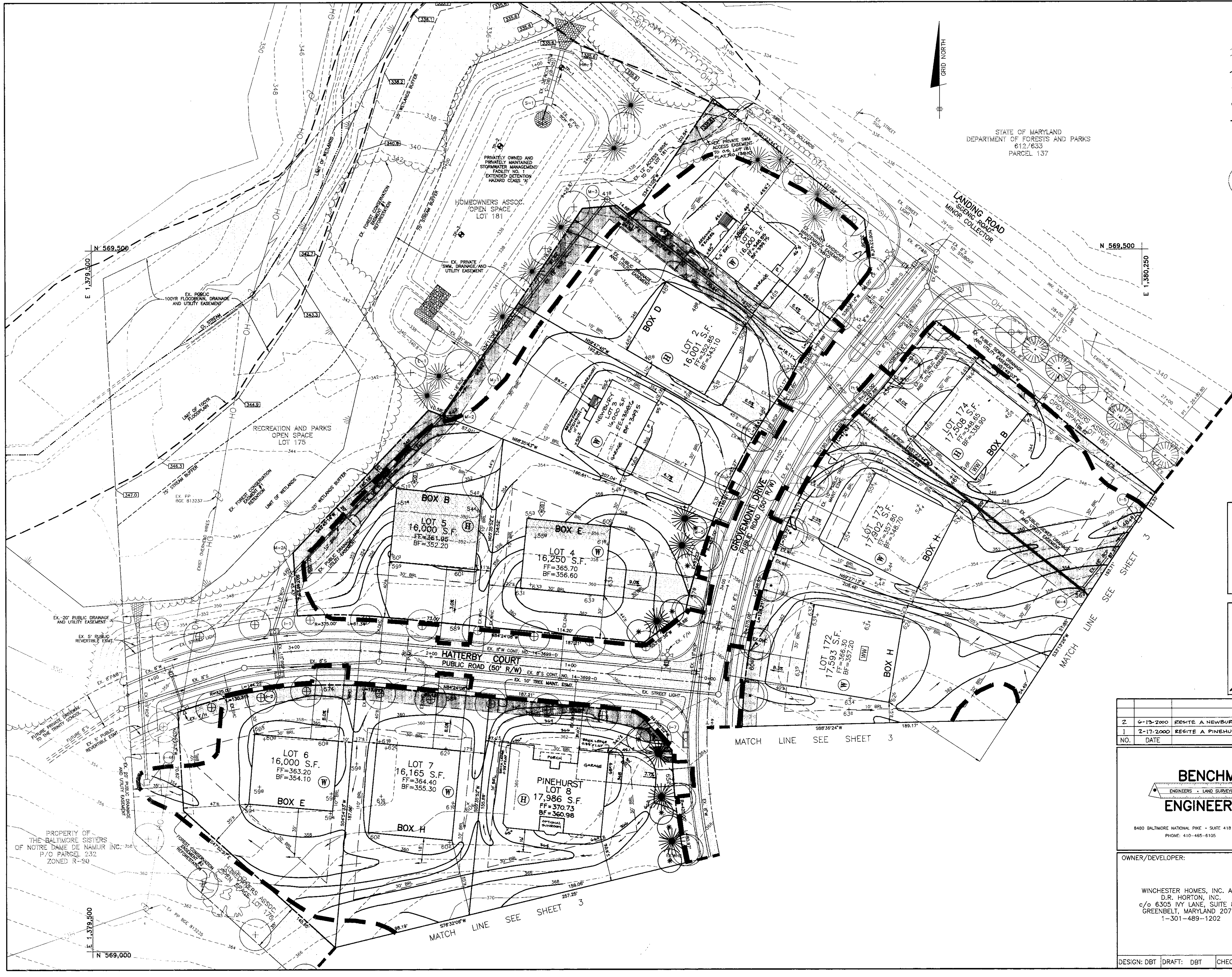


TREE PLANTING DETAIL



Professional engineering stamps and signatures for Donald Maan, Cheryl Simmons, and John R. Blanton, dated 9/20/99, 10/6/99, and 10/6/99 respectively. The stamps include the text 'I/VE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...' and 'I/VE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN...'.

Project information for Grovemont, including owner/developer (Winchester Homes, Inc. and D.R. Horton, Inc.), location (Tax Map 31 - P/O Parcel 232), title (Sediment Control Notes & Details and Options Chart), date (September 1999), project no. (1208), and scale (None). It also includes a revision table with one revision: 'DELETE MARtha WASHINGTON FROM BOX C IN OPTIONS CHART'.



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

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.

GROVEMONT DEVELOPERS LLC
John L. Mense
DEVELOPER
9/20/99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/19/99
DATE

Cindy Hamstra
CHIEF, DIVISION OF LAND DEVELOPMENT
10/19/99
DATE

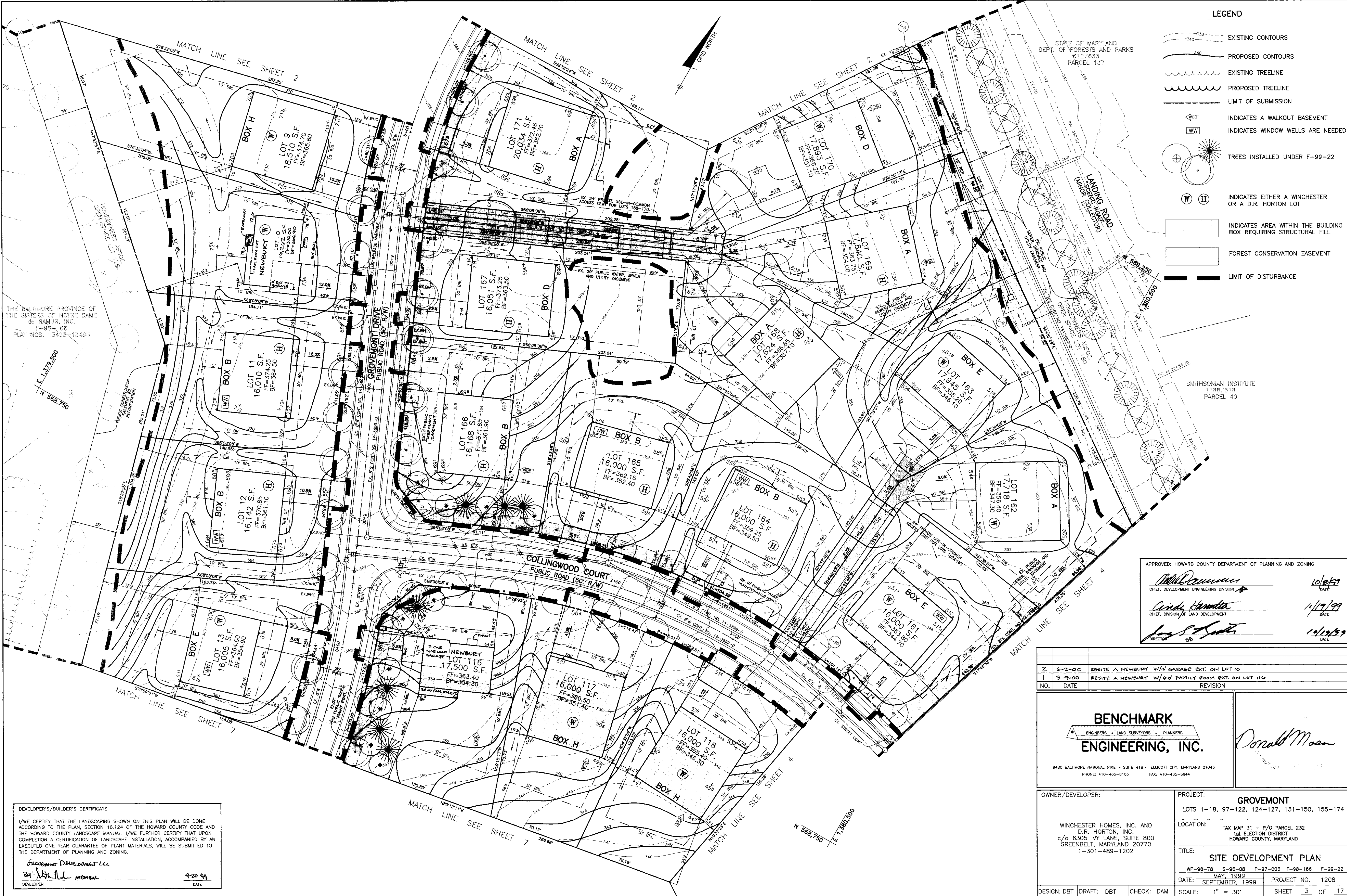
John S. Suter
DIRECTOR
10/19/99
DATE

NO.	DATE	REVISION
2	6-13-2000	RESITE A NEWBURY W/10'X5' BREAKFAST EXT. ON LOT 3
1	2-17-2000	RESITE A PINEHURST ON LOT 8

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 SEPTEMBER, 1999
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

THE BALTIMORE PROVINCE OF
THE SISTERS OF NOTRE DAME
de NABUIR, INC.
F-98-166
PLAT NOS. 13463-13495

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James S. ... 11/19/99
DIRECTOR DATE

NO.	DATE	REVISION
2	6-2-00	RESITE A NEWBURY W/ GARAGE EXT. ON LOT 10
1	3-9-00	RESITE A NEWBURY W/ 60' FAMILY ROOM EXT. ON LOT 116

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

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PHONE: 410-465-6105 FAX: 410-465-6644

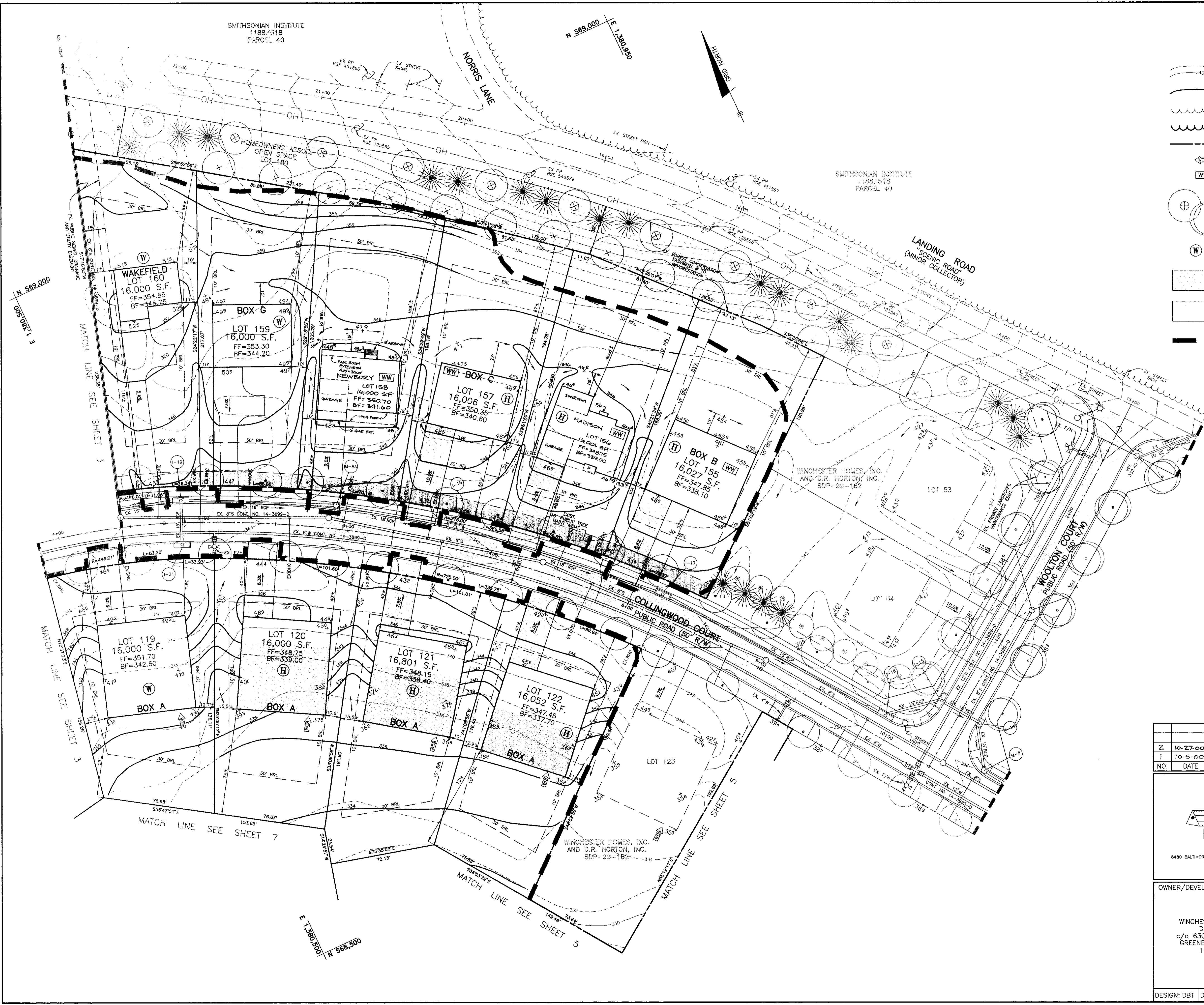
Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY, 1999 PROJECT NO. 1208 SEPTEMBER, 1999 SHEET 3 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

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.

Groves Development LLC
24 ... 9-20-99
DEVELOPER DATE



- 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
 - FOREST CONSERVATION EASMENT
 - LIMIT OF DISTURBANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ... 10/19/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Condy ... 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James ... 10/19/99
 DIRECTOR DATE

NO.	DATE	REVISION
2	10-27-00	RESITE A NEWBURY W/G GAR EXT. FAM. ROOM EXT. ON LOT 158
1	10-5-00	RESITE A MADISON W/SUNROOM ON LOT 156

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.






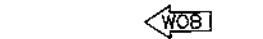
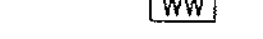



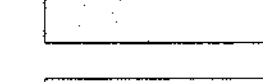
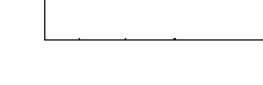
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6544

Donald Moan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-96-08 P-97-003 F-98-16 F-99-22	LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 4 OF 17

P:\PROJECTS\1208\dwg\001501.dwg Thu Sep 16 14:04:56 1999

LEGEND

-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  LIMIT OF SUBMISSION
-  INDICATES A WALKOUT BASEMENT
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-  INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
-  INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
-  LIMIT OF SUBMISSION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/19/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/19/99
 DIRECTOR DATE

NO.	DATE	REVISION
1	11-2-99	RESITE A BALMORAL W/ SIDE ENTRY GARAGE ON LOT 140.

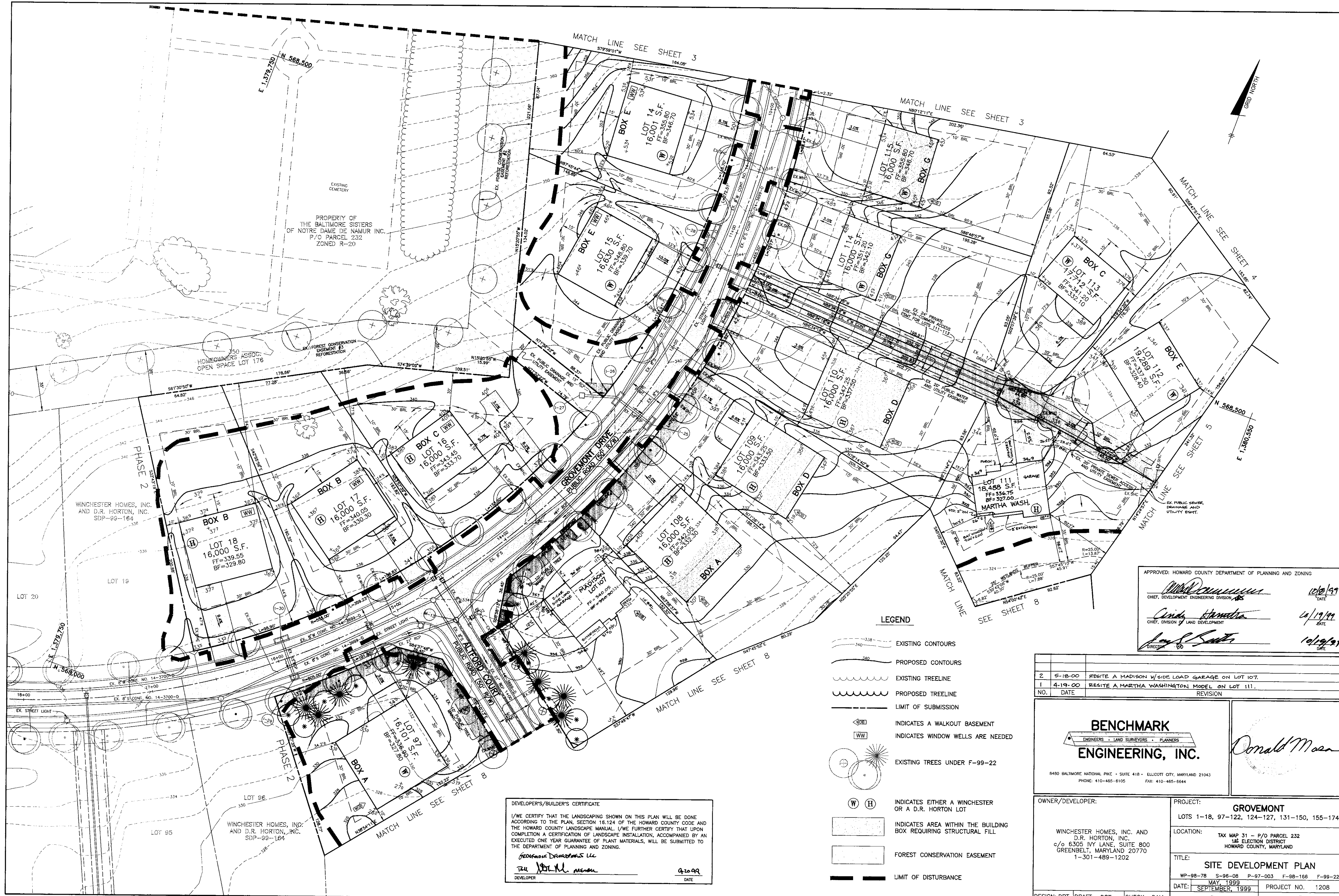
BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

Donald Moan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
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 SEPTEMBER, 1999
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 6 OF 17



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/8/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Cindy ... 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

... 10/19/99
 DIRECTOR
 DATE

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
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 - INDICATES A WALKOUT BASEMENT
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 - INDICATES EITHER A WINCHESTER OR A D.R. HORTON LOT
 - INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
 - FOREST CONSERVATION EASEMENT
 - 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.

Frederick Development LLC
 DEVELOPER
 DATE: 4/20/99

NO.	DATE	REVISION
2	5-18-00	RESITE A MADISON W/SIDE LOAD GARAGE ON LOT 107.
1	4-19-00	RESITE A MARTHA WASHINGTON MODEL ON LOT 111.

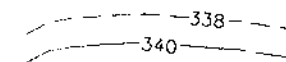
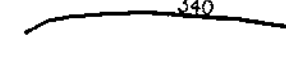



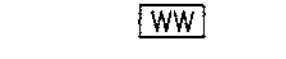

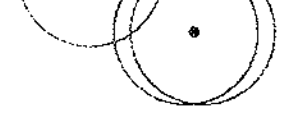
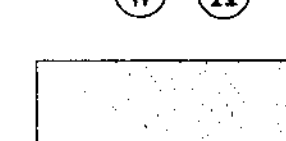
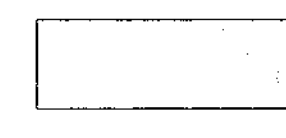


BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-455-8105 FAX: 410-465-8644

Donald Mason

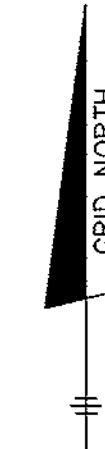
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO.: 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 7 OF 17

LEGEND

-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  LIMIT OF SUBMISSION
-  INDICATES A WALKOUT BASEMENT
-  INDICATES WINDOW WELLS ARE NEEDED
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-  INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
-  FOREST CONSERVATION EASEMENT
-  LIMIT OF DISTURBANCE

N 568,250
E 1,380,000

N 568,250
E 1,380,650



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/16/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/29/99
DIRECTOR DATE

NO.	DATE	REVISION
2	11-27-00	RESITE A MADISON W/ SOLARIUM ON LOT 105 AND REVISE RIGHT BRL FROM 10' TO 20'
1	8-3-00	RESITE LOT 102 WITH A MARTHA WASHINGTON

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Moan

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8644

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LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 8 OF 17

SEDIMENT CONTROL NOTES

- 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. (313-1850)
- ALL VEGETATIVE AND STRUCTURAL PREPARATIONS ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS THERE TO:
- 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. 8) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS (SEC. 51) SOO (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES CANNOT 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF INSPECTION.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	33.93	ACRES
AREA DISTURBED	32.08	ACRES
AREA TO BE ROOFED OR PAVED	9.65	ACRES
AREA TO BE VEGETATIVELY STABILIZED	22.43	ACRES
TOTAL CUT	64,800	CY
TOTAL FILL	64,800	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	
- 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 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, INCLUDING OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOL 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 600 LBS PER ACRE 10-10-10 FERTILIZER (23 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 UREAFORM FERTILIZER (2 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 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 50 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 KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/8 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

- 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.
 - Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silty 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 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.
 - Topsoil must be free of plants or plant parts, such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, yucca, 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 4-6 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 slope 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 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - 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.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or seed shall be placed on 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.
 - Place topsoil (if required) and apply soil amendments as specified in 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, grass stabilization structures, earth dikes, slope stit fence and sediment traps and basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" 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 seeding or seeding operations 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.
 - 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:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed 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:
 - Composted sludge shall be supplied by, or originate from, a person or persons that one permitted (at the time of occupation of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - 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.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/2 the normal lime application rate.
- References: Guidelines Specifications, Soil Preparation and Sodding, MD-WA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, 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, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND 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 KEEPING 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 SOO.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 3/8 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 PLAN. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-99-22 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-99-22 THAT WILL NOT BE UTILIZED UNDER THIS SPP SHALL BE REMOVED BY THE DEVELOPER.
- DAY 9-12) 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. ELUSTRATE GRASS SEEDING, MULCHING, ACCUMULATED SEDIMENT IN SWAMPS, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-99-22.
- 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 SOO SHOULD BE USED.

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	COLLINS	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'	58.00'x48.33'	60.00'x38.33'	54.00'x42.33'	44.00'x36.00'	58.00'x41.33'	50.00'x40.33'	59.67'x46.42'	60.67'x50.33'	54.00'x42.67'	61.00'x41.00'	56.67'x45.33'	60.33'x56.13'	58.67'x47.00'	
BOX A	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
61'x64'		2,10	2	4,5	4,5 *	4,5 *	4	2,4	2	8	4,5 *	1	2	1,2	1,7	1	1	9	8	
BOX B	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
61'x52.33'		2,10	2	5	5	5	4	2	2	8	5	1	2	2**	7	7	7	7	8	
BOX C	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
56'x43'		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
BOX D	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
56'x64'		2,10	2	4,5	4,5 *	4,5 *	4	2	2	8	1	1	1	1,7	1,7	1	1	1	1	
BOX E	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
60'x50'		2,10	2	5	5	5	4	2	2	8	2**	1	2	NO BRICK	7	7	7	7	8	
BOX F	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
50'x52.33'		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
BOX G	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
54'x43'		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
BOX H	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
60'x64'		2,10	2	4,5	4,5 *	4,5 *	4	2,4	2	8	4,5 *	1	2	1,2 NO BRICK	1,7	1	1	1	8	
BOX I	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
54'x64'		2,10	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

NOTE:

THE MODIFIED BOX B ON LOT 105 WILL NOT ACCEPT A BENFIELD, HIGHLAND, FRANKLIN OR OPT. 4 WITH CHELSEA II, OPT. 2 WITH OXFORD II, OPT. 5 WITH COLLINS, OPT. 1 WITH CONCORDE OR OPTION 8 WITH GLENWOOD (ELEV'S C&D).

NOTE:

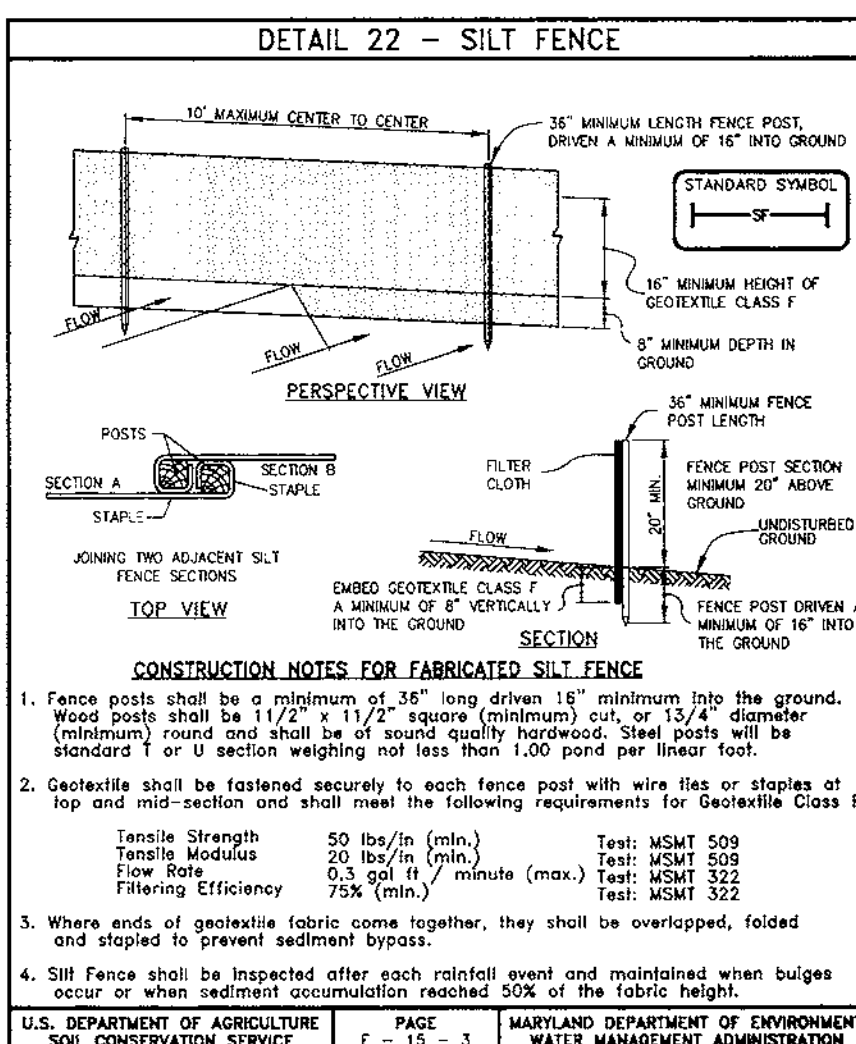
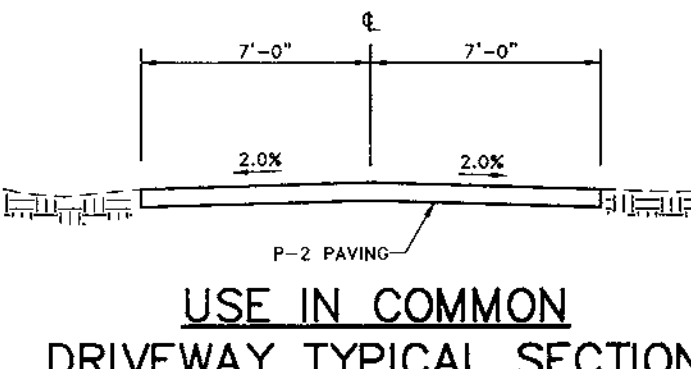
SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION. * WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THE OPTIONAL REAR SOLARIUM WILL NOT FIT IN GENERIC BOX. ** 2' EXTENSION ONLY, 4' EXTENSION WILL NOT FIT IN GENERIC BOX.

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
- 10 = G GARAGE EXTENSION

LOT/BOX CHART

LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	F	LOT 101	I	LOT 124	A	LOT 146	A
LOT 2	D	LOT 102	F	LOT 125	C	LOT 150	I
LOT 3	C	LOT 103	F	LOT 126	B	LOT 155	B
LOT 4	E	LOT 104	CONCORDE	LOT 127	E	LOT 156	C
LOT 5	B	LOT 105	BMOD	LOT 131	C	LOT 157	C
LOT 6	E	LOT 106	A	LOT 132	B	LOT 158	B
LOT 7	H	LOT 107	A	LOT 133	E	LOT 159	G
LOT 8	B	LOT 108	A	LOT 134	E	LOT 160	WAKEFIELD
LOT 9	H	LOT 109	D	LOT 135	E	LOT 161	E
LOT 10	E	LOT 110	D	LOT 136	H	LOT 162	A
LOT 11	B	LOT 111	C	LOT 137	E	LOT 163	E
LOT 12	B	LOT 112	E	LOT 138	E	LOT 164	B
LOT 13	E	LOT 113	C	LOT 139	H	LOT 165	B
LOT 14	E	LOT 114	G	LOT 140	B	LOT 166	B
LOT 15	C	LOT 115	G	LOT 141	E	LOT 167	D
LOT 16	C	LOT 116	H	LOT 142	B	LOT 168	A
LOT 17	B	LOT 117	H	LOT 143	A	LOT 169	A
LOT 18	B	LOT 118	H	LOT 144	A	LOT 170	D
LOT 19	A	LOT 119	A	LOT 145	I	LOT 171	A
LOT 20	H	LOT 120	A	LOT 146	G	LOT 172	H
LOT 21	H	LOT 121	A	LOT 147	H	LOT 173	H
LOT 22	H	LOT 122	A	LOT 148	H	LOT 174	B



SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

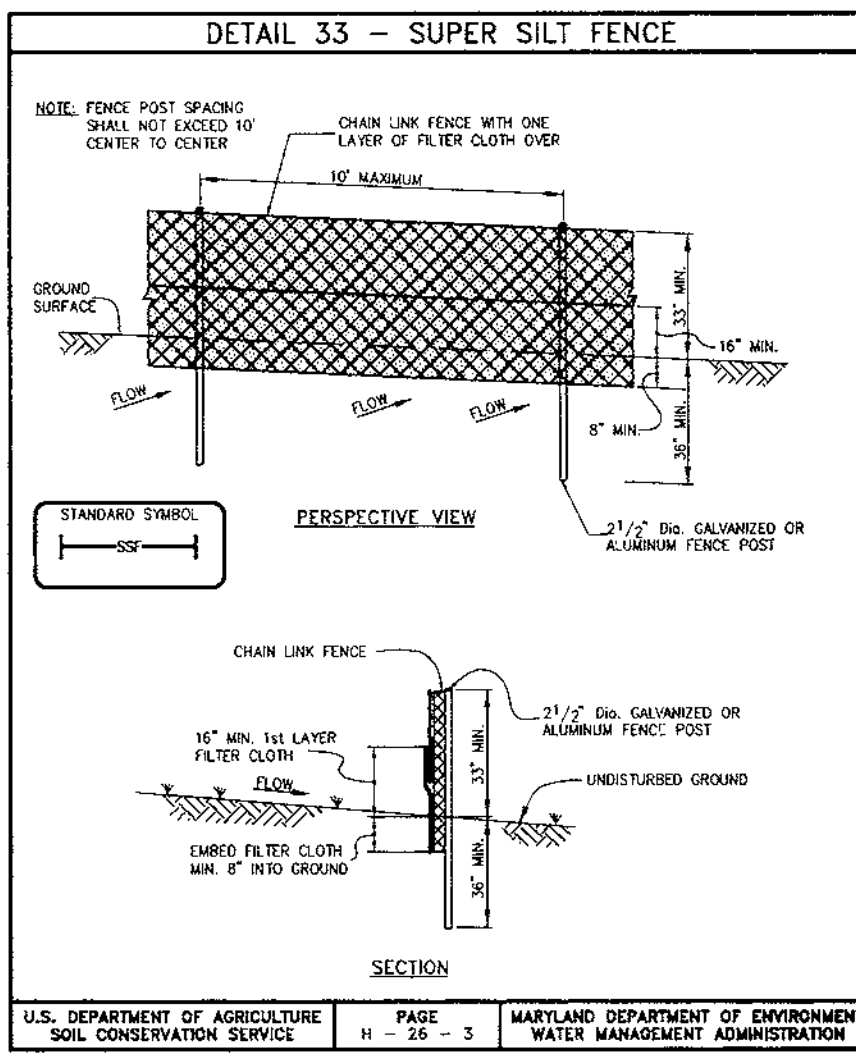
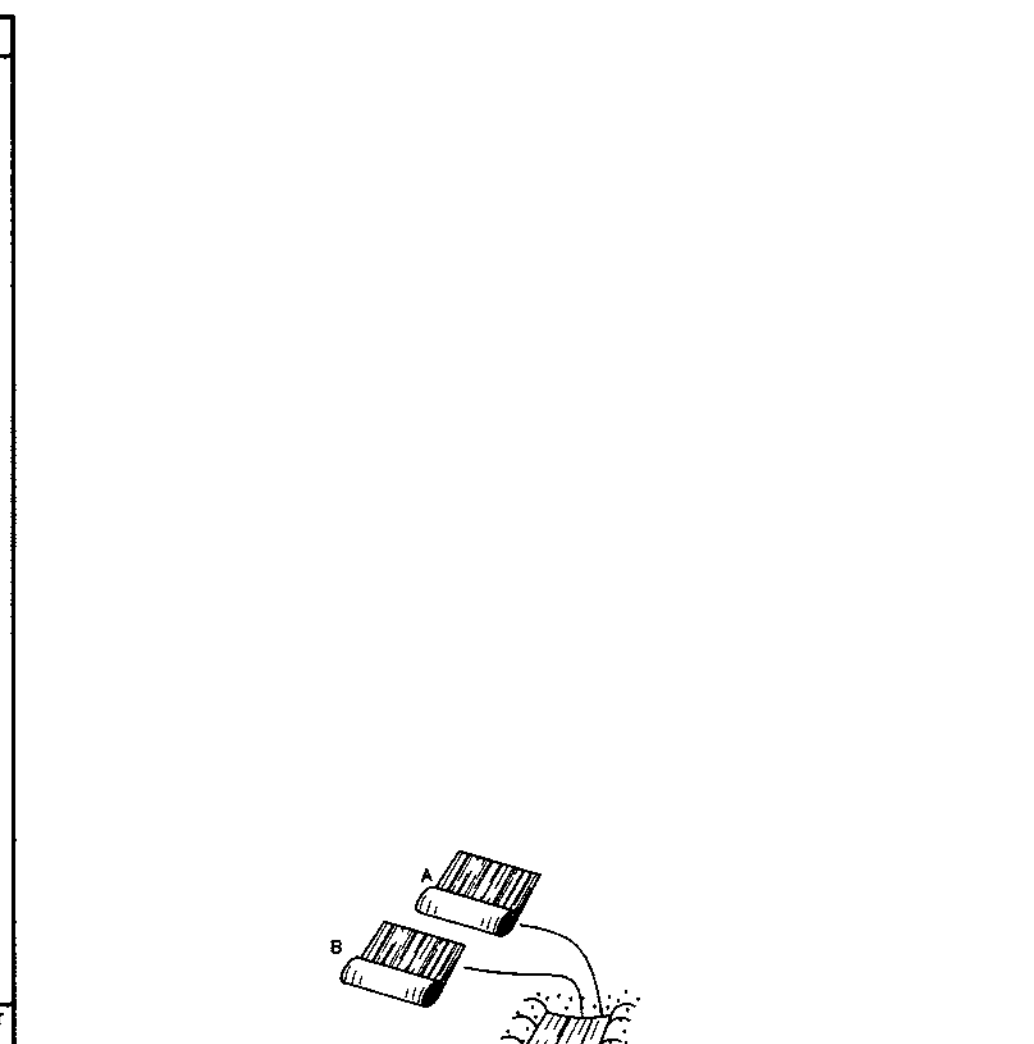
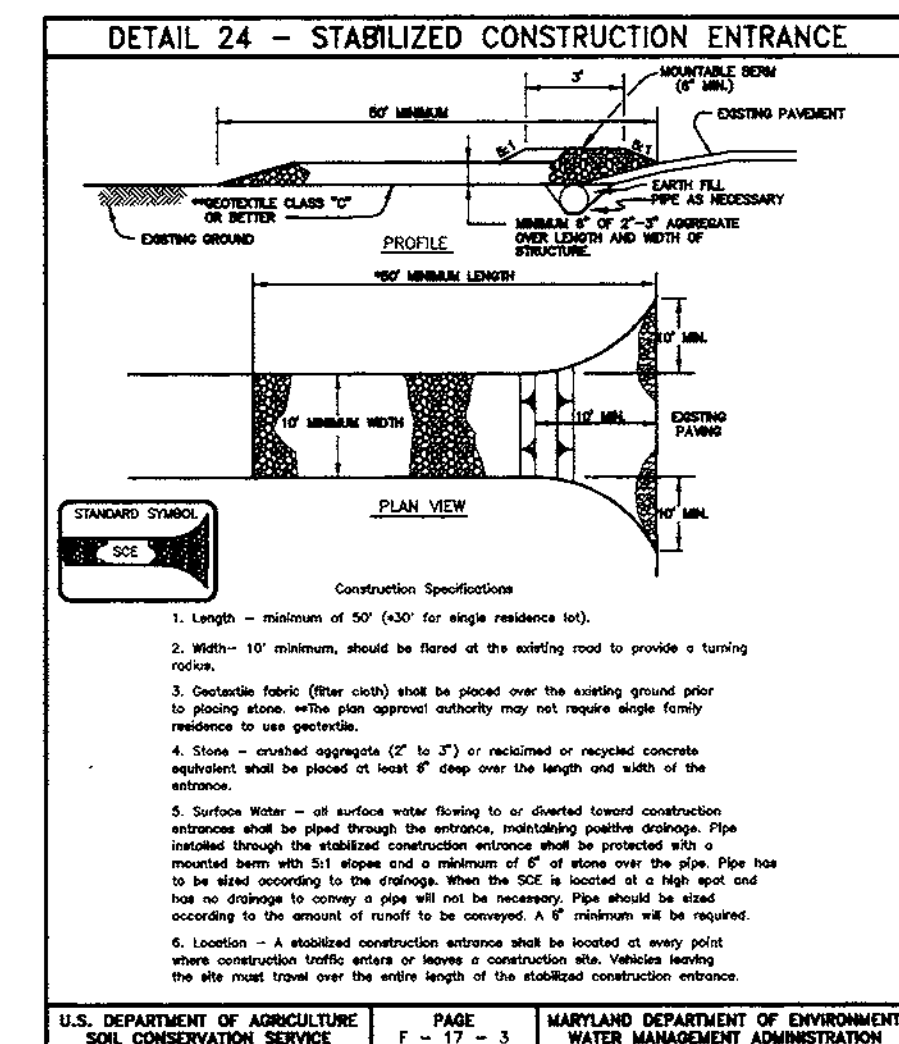
Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- Fence posts shall be a minimum of 3/4" long 1 1/2" diameter 18" minimum into the ground. Wood posts shall be 1 1/2" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be 1 1/2" diameter 1/2" wall thickness galvanized steel pipe. Posts shall be spaced 10' on center.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/in. (min.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation exceeds 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SUPER SILT FENCE DESIGN CRITERIA

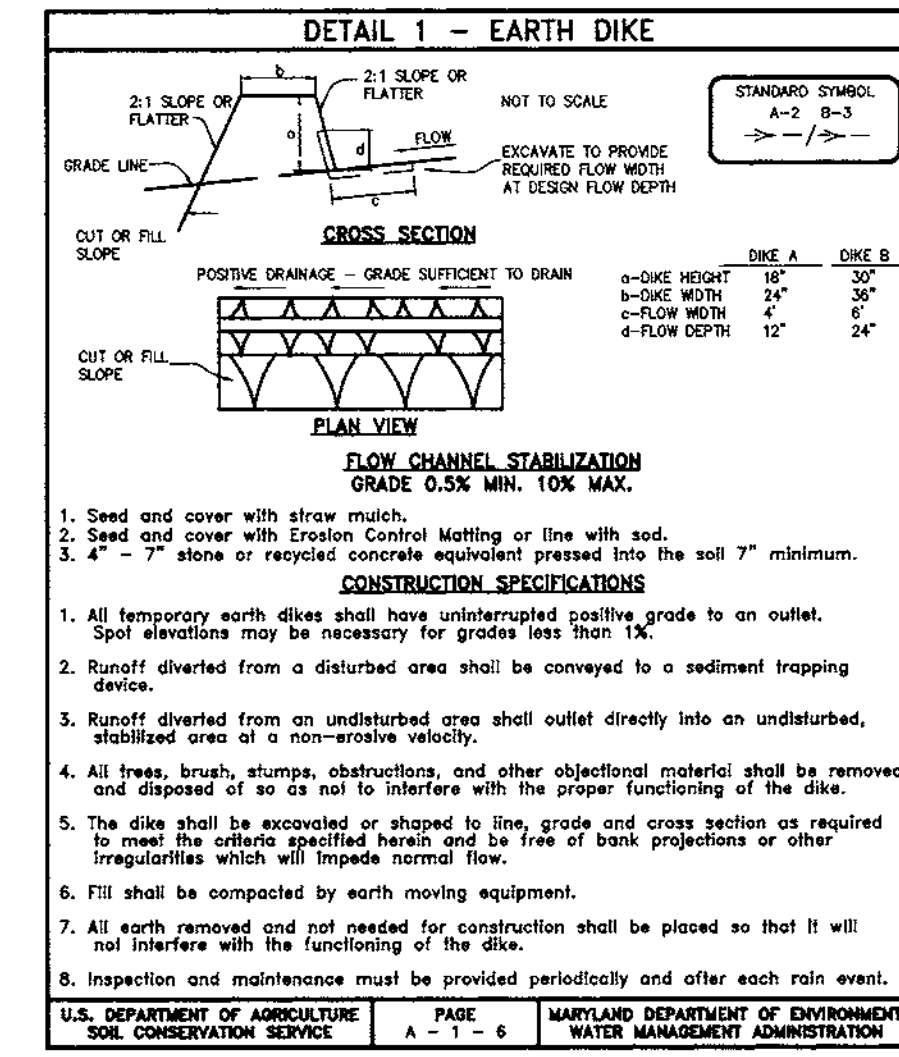
Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

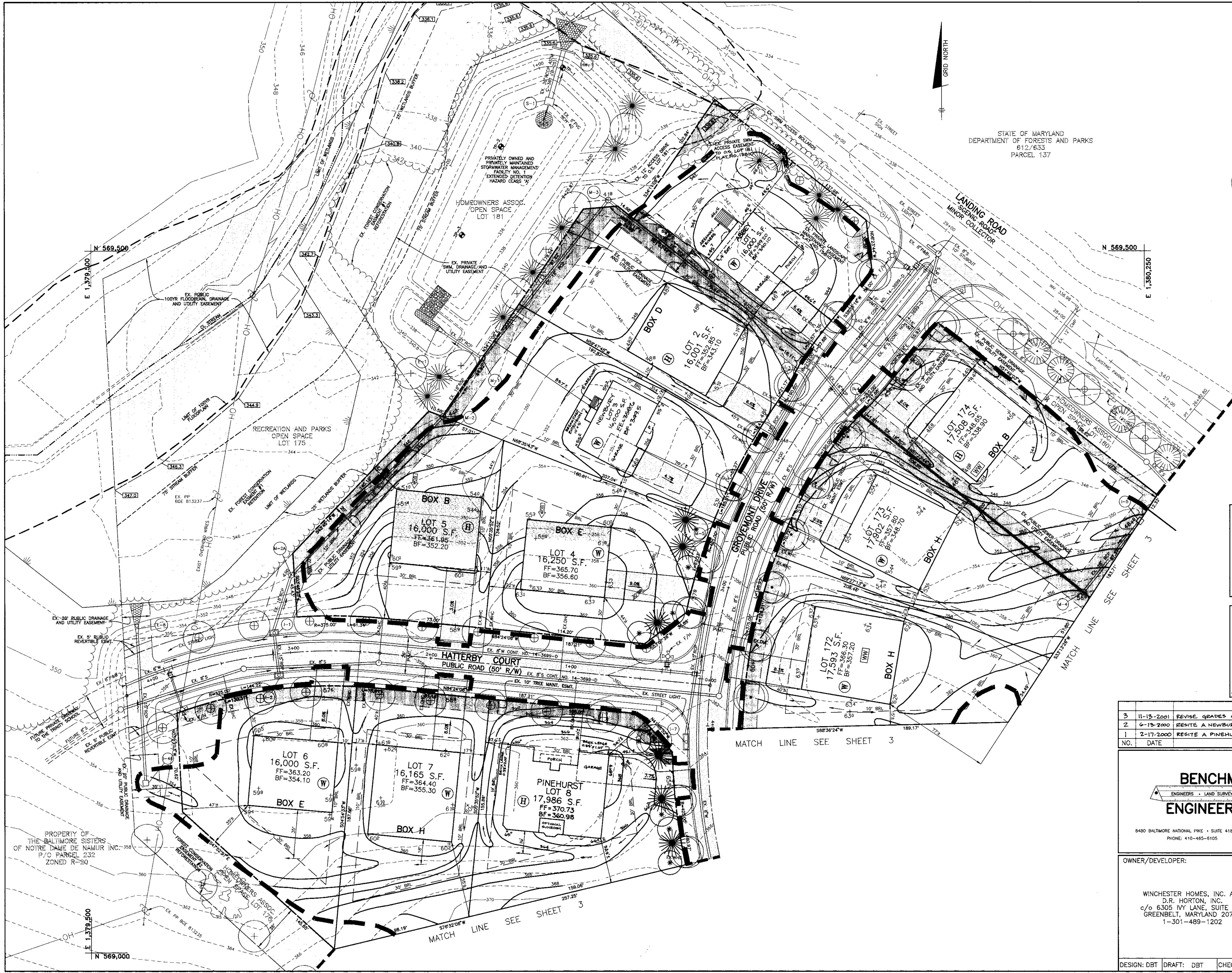
CONSTRUCTION SPECIFICATIONS

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Design for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trust rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid-section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 8" and folded.
- Maintenance shall be performed as needed and all bulges removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/in. (min.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 15-3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION





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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

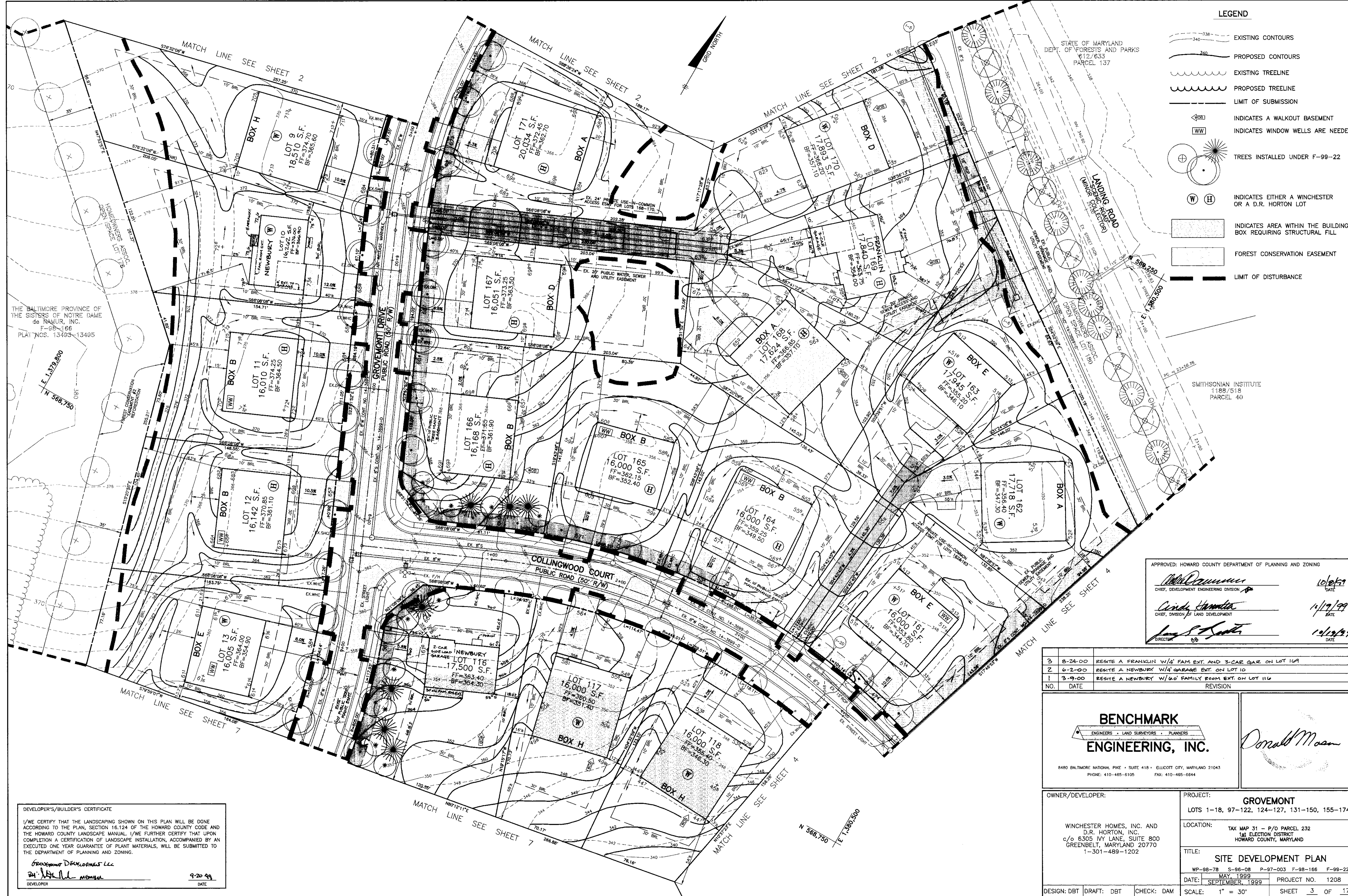
DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
GroveMark Developers LLC
DEVELOPER
9/20/99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John P. Smith 10/19/99
DIRECTOR
Cindy Hamstra 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT
John P. Smith 10/19/99
DATE

NO.	DATE	REVISION
3	11-13-2001	REVISE GRADES ON LOT 1 PER AS-BUILT CONDITIONS
2	6-13-2000	RESITE A NEWBURY W/10' VS BREAKFAST EXT. ON LOT 3
1	2-17-2000	RESITE A PINEHURST ON LOT 8

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 Moan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

THE BALTIMORE PROVINCE OF
THE SISTERS OF NOTRE DAME
OF NEWBURY, INC.
F-99-166
PLAT NOS. 13489-13495

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/26/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James S. Smith 10/26/99
DIRECTOR DATE

NO.	DATE	REVISION
3	8-24-00	RESITE A FRANKLIN W/4' FAM EXT. AND 3-CAR GAR ON LOT 169
2	6-2-00	RESITE A NEWBURY W/4' GARAGE EXT. ON LOT 10
1	3-9-00	RESITE A NEWBURY W/60' FAMILY ROOM EXT. ON LOT 116

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 SEPTMBER, 1999
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 3 OF 17

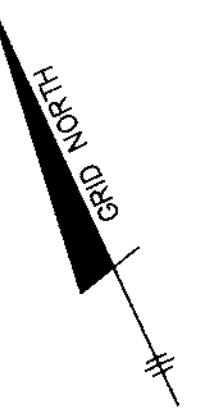
DEVELOPER'S/BUILDER'S CERTIFICATE

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.

Grovemont Developments LLC
9-20-99
DATE

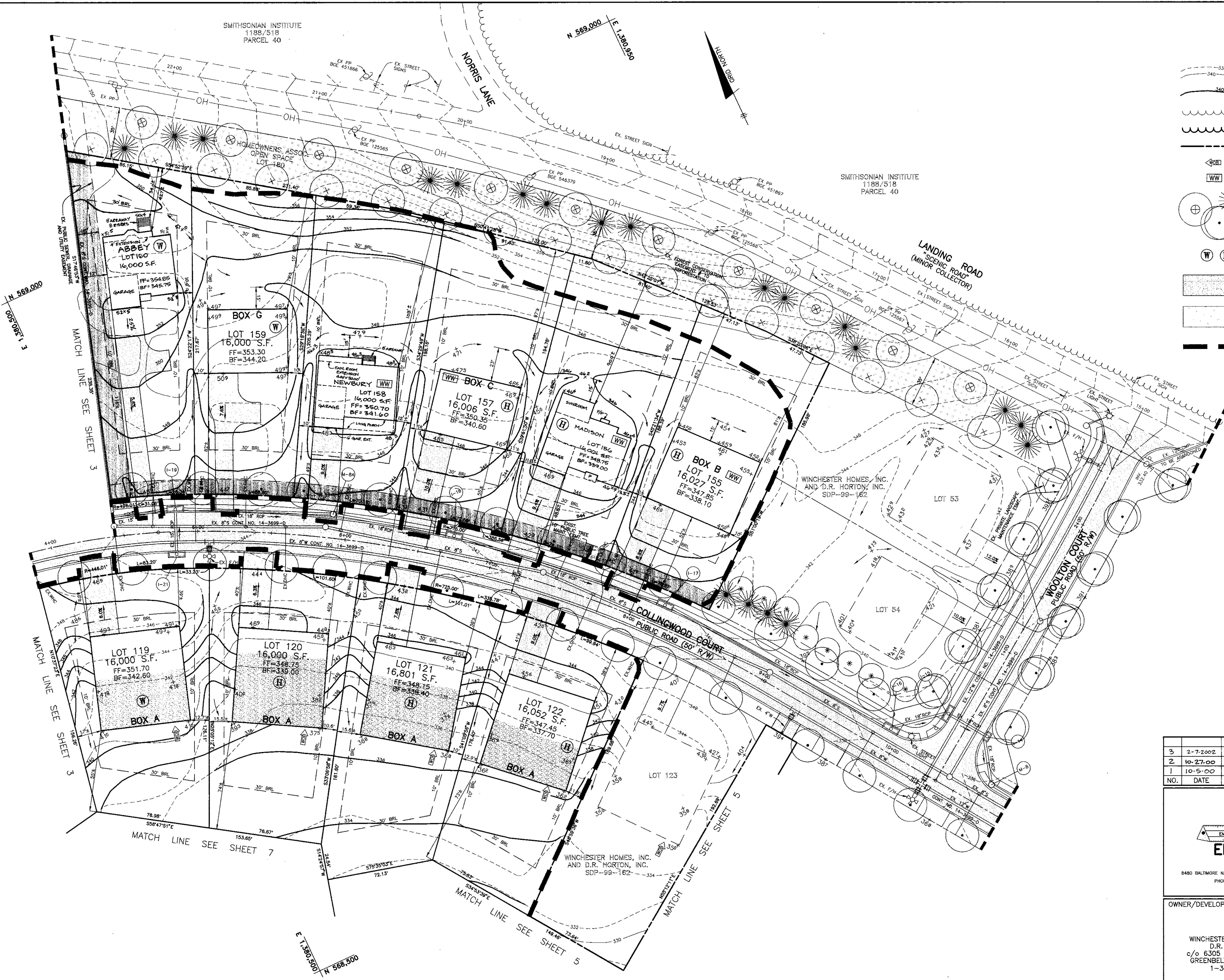
SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

N 569.000
E 1,380.500



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/19/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/19/99
DIRECTOR DATE

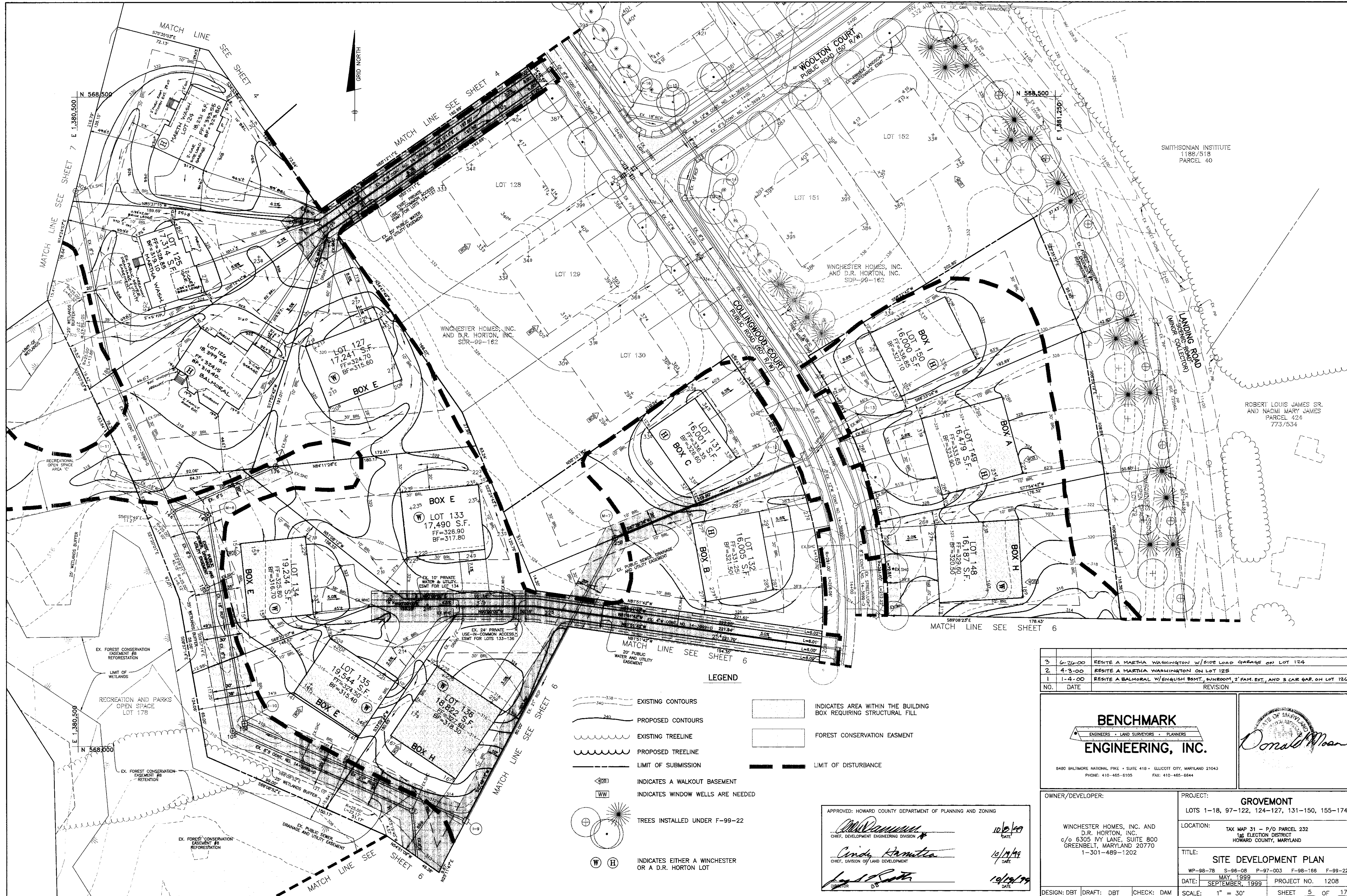
NO.	DATE	REVISION
3	2-7-2002	RESITE AN ABBEY ON LOT 160
2	10-27-00	RESITE A NEWBURY W/16 GAR EXT. & FAM. ROOM EXT. ON LOT 158
1	10-5-00	RESITE A MADISON W/ SUNROOM ON LOT 156

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
DESIGN: DBT DRAFT: DBT CHECK: DAM	LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MAY, 1999 SEPTEMBER, 1999	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-16 F-99-22 MAY, 1999 PROJECT NO. 1208
SCALE: 1" = 30'	SHEET 4 OF 17



SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

ROBERT LOUIS JAMES SR.
AND NAOMI MARY JAMES
PARCEL 424
773/534

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- LIMIT OF DISTURBANCE
- 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
- FOREST CONSERVATION EASEMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/2/99

Cindy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

John R. Smith
DIRECTOR
DATE: 10/19/99

NO.	DATE	REVISION
3	6-20-00	RESITE A MARTHA WASHINGTON W/SIDE LOAD GARAGE ON LOT 124
2	4-3-00	RESITE A MARTHA WASHINGTON ON LOT 125
1	1-4-00	RESITE A BALMORAL W/ENGLISH BSMT, SUNROOM, 2' FAM. EXT., AND 3 CAR GAR. ON LOT 126

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

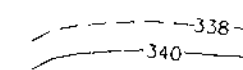
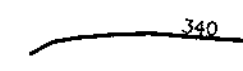



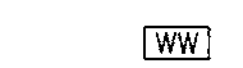
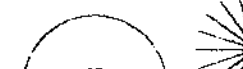




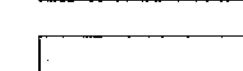
ENGINEERING, INC.

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

Donald Moan

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 NY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
TITLE:	LOCATION:
SITE DEVELOPMENT PLAN	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
MAY, 1999 SEPTEMBER, 1999	1208
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: 1" = 30'
SHEET 5 OF 17	

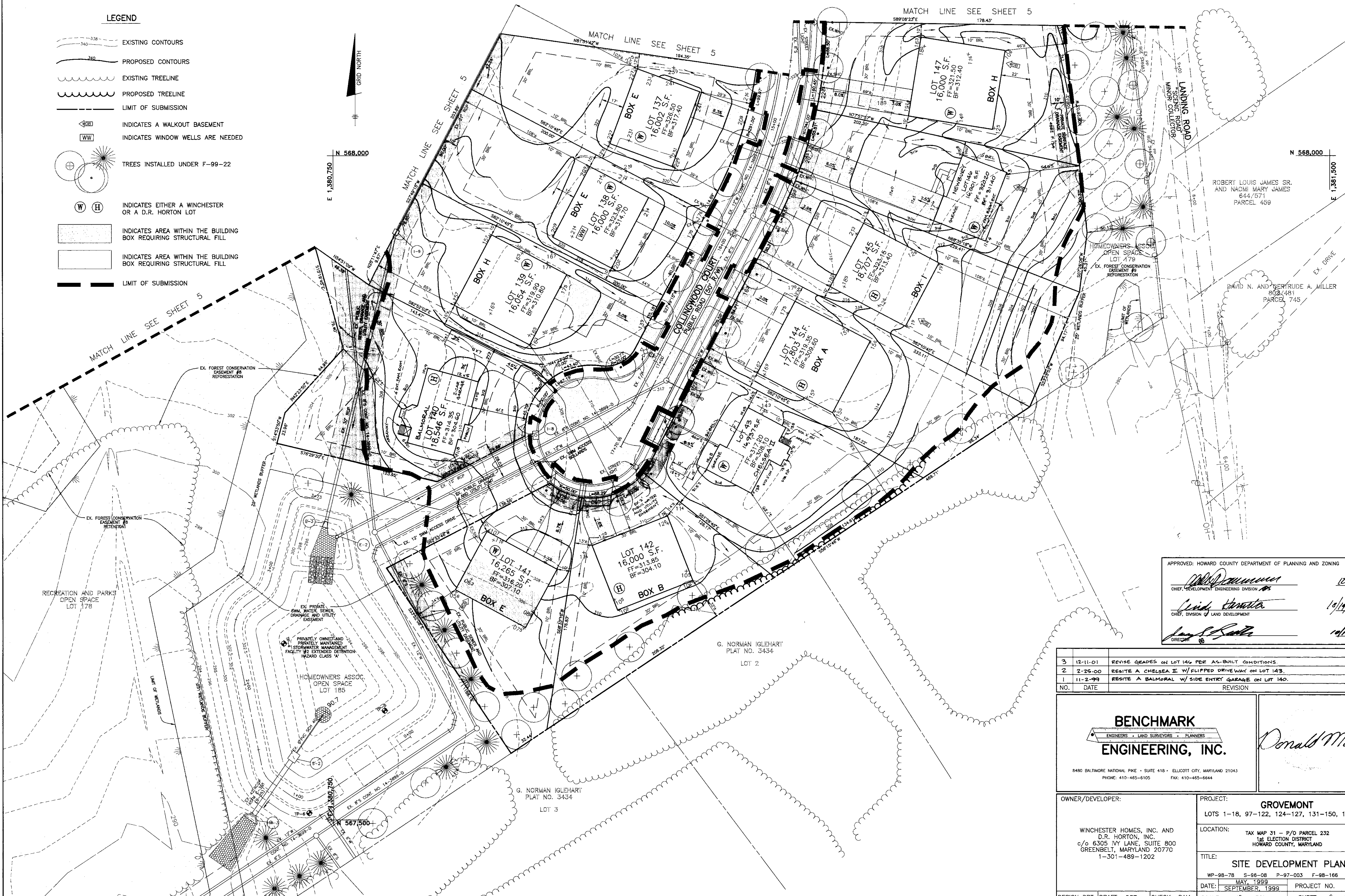
LEGEND

-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  EXISTING TREELINE
-  PROPOSED TREELINE
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-  INDICATES A WALKOUT BASEMENT
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-  INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
-  INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
-  LIMIT OF SUBMISSION



N 568,000
E 1,380,750

N 568,000
E 1,381,500



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/19/99
 DATE

David Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT 10/19/99
 DATE

James C. Smith
 DIRECTOR 10/19/99
 DATE

NO.	DATE	REVISION
3	12-11-01	REVISE GRADES ON LOT 146 PER AS-BUILT CONDITIONS.
2	2-25-00	RESITE A CHELSEA II W/ FLIPPED DRIVEWAY ON LOT 143.
1	11-2-99	RESITE A BALMORAL W/ SIDE ENTRY GARAGE ON LOT 140.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Maas

8480 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 8305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 6 OF 17

SEDIMENT CONTROL NOTES

- 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. (313-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS HEREIN.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REINSTATEMENT, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL DEVICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, BY 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 PERIMETER IN ACCORDANCE WITH VOL. 1, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS (SEC. 51) SO2 (SEC. 54), TEMPORARY SEEDINGS (SEC. 52) AND MULCHING OR GRASSING (SEC. 53). TEMPORARY STABILIZATION WITH MULCH 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	33.93	ACRES
AREA DISTURBED	32.08	ACRES
AREA TO BE ROOFED OR PAVED	9.65	ACRES
AREA TO BE VEGETATIVELY STABILIZED	22.43	ACRES
TOTAL CUT	64,800	CY
TOTAL FILL	64,800	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	
- 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 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 CONTROL, 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

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:
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 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 LOWGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROJECT SITE TO BE SEEDING PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE 500 LBS PER ACRE (125 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
 - ACCEPTABLE - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (50 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GALLON/1000 SQ FT) FOR ANCHORING.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (50 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GALLON/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

- 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-NRCS 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 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, coarse fragments, roots, sticks, rocks, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plant parts such as Bermuda grass, quack grass, Johnson grass, 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 to 5 tons/acre (900-1000 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 1 - Vegetative Stabilization Methods and Materials.
 - On soil meeting Topsoil specifications, obtain test results disclosing fertilizer and lime amendments required to bring the soil into compliance with the following:
 - 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.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on 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.
 - For sites having disturbed areas over 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - 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 fill and sediment traps and basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 6" 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 where 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.
 - 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:
 - Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to determine amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - 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 26.04.06.
 - 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.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - 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 RESTORATIVE 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 4, SEED WITH 5 LBS PER ACRE OF WEEPING LOWGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SO2.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (50 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GALLON/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
- 1.) OBTAIN GRADING PERMIT.
 - 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SOP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-99-22 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-99-22 THAT WILL NOT BE UTILIZED UNDER THIS SOP SHALL BE REMOVED BY THE DEVELOPER.
 - 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
 - 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
 - 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES. FLUSH STORM DRAIN SYSTEM, ACCUMULATED SEDIMENT IN SWALES, REFURBISH AND CONVERT POND TO PERMANENT DESIGN AS SHOWN ON F-99-22.
 - 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 SOIL SHOULD BE USED.

Lot #	Box	WINCHESTER HOMES										D.R. HORTON HOMES									
		NEWCASTLE	NEWBURY	SINCLAIR	BENFIELD	BROWNING	HIGHLAND	CHELSEA II	OXFORD	OXFORD II	WAKEFIELD	COLLINS	CONCORDE	BALMORAL	FRANKLIN	MADISON	POTOMAC	MARTHA WASHINGTON	AUGUSTA	GLENWOOD	
4898																					
4899		54.00'x37.33'	54.00'x38.33'	54.00'x36.33'	56.00'x42.33'	56.00'x48.33'	60.00'x50.33'	56.00'x48.33'	60.00x38.33'	54.00'x42.33'	44.00'x38.00'	58.00'x41.33'	50.00'x40.33'	59.67'x46.42'	60.67'x50.33'	54.00'x42.67'	61.00'x41.00'	56.67'x43.33'	60.33'x56.13'	58.67'x47.00'	
Yes 2	BOX A	61'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes 2	BOX B	61'x52.33'	YES	2,10	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
X	BOX C	56'x43'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes 2	BOX D	56'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes	BOX E	60'x52'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes 2	BOX F	50'x52.33'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
X	BOX G	54'x43'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes 2	BOX H	60'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Yes 2	BOX I	54'x64'	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

NOTE:

THE MODIFIED BOX B ON LOT 105 WILL NOT ACCEPT A BENFIELD, HIGHLAND, FRANKLIN OR OPT. 4 WITH CHELSEA II, OPT. 2 WITH OXFORD II, OPT. 5 WITH COLLINS, OPT. 1 WITH CONCORDE OR OPTION B WITH GLENWOOD (ELEVY'S C&D).

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 CHART

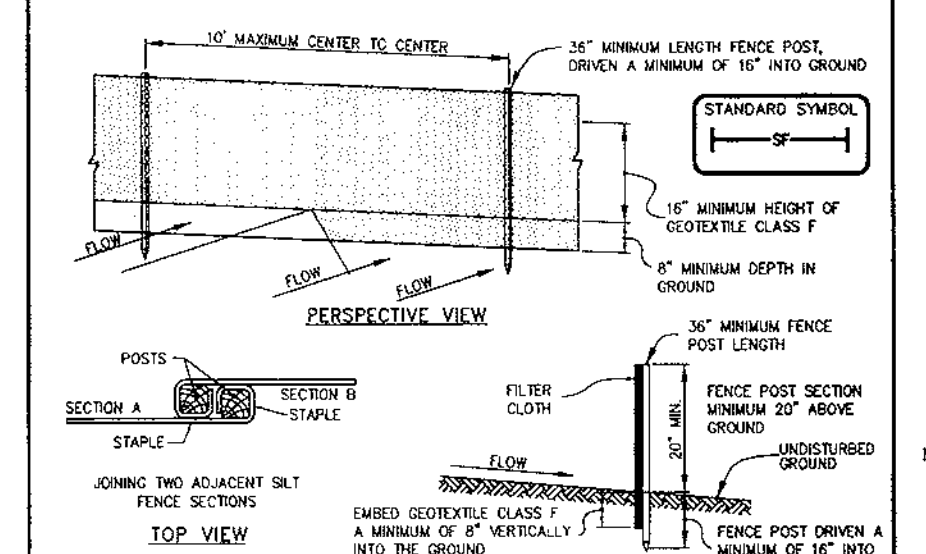
NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL" FIT WITHIN THE GENERIC BOX FOOTPRINT.

Options	NEWCASTLE	NEWBURY	SINCLAIR	BENFIELD	BROWNING	HIGHLAND	CHELSEA II	OXFORD	OXFORD II	WAKEFIELD	COLLINS	CONCORDE	BALMORAL	FRANKLIN	MADISON	POTOMAC	MARTHA WASHINGTON	AUGUSTA	GLENWOOD	
1 = SUNROOM	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
2 = EXT. FAMILY ROOM	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3 = SIDE SOLARIUM	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4 = REAR SOLARIUM	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
5 = 3-CAR SIDE ENTRY GARAGE	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
6 = EXT. FOYER	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
7 = EXT. KITCHEN	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
8 = REAR EXTENSION	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
9 = OPTIONAL DEN	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
10 = 6' GARAGE EXTENSION	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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
- 10 = 6' GARAGE EXTENSION

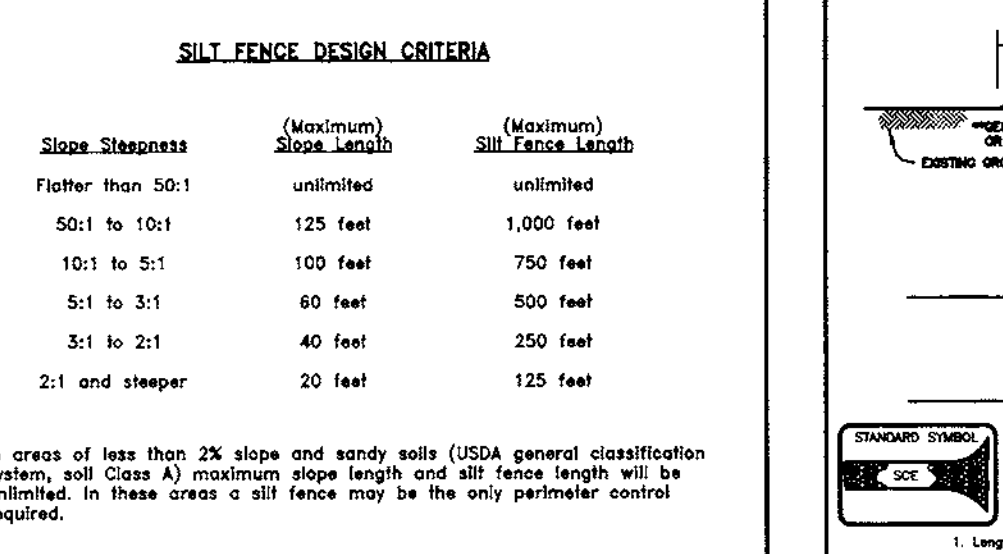
DETAIL 22 - SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- Fence posts shall be a minimum of 3/4" long driven 16" minimum into the ground. Wood posts shall be of sound quality hardwood. Steel posts will be standard 1" or 1 1/2" section weighing not less than 1.50 pounds per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

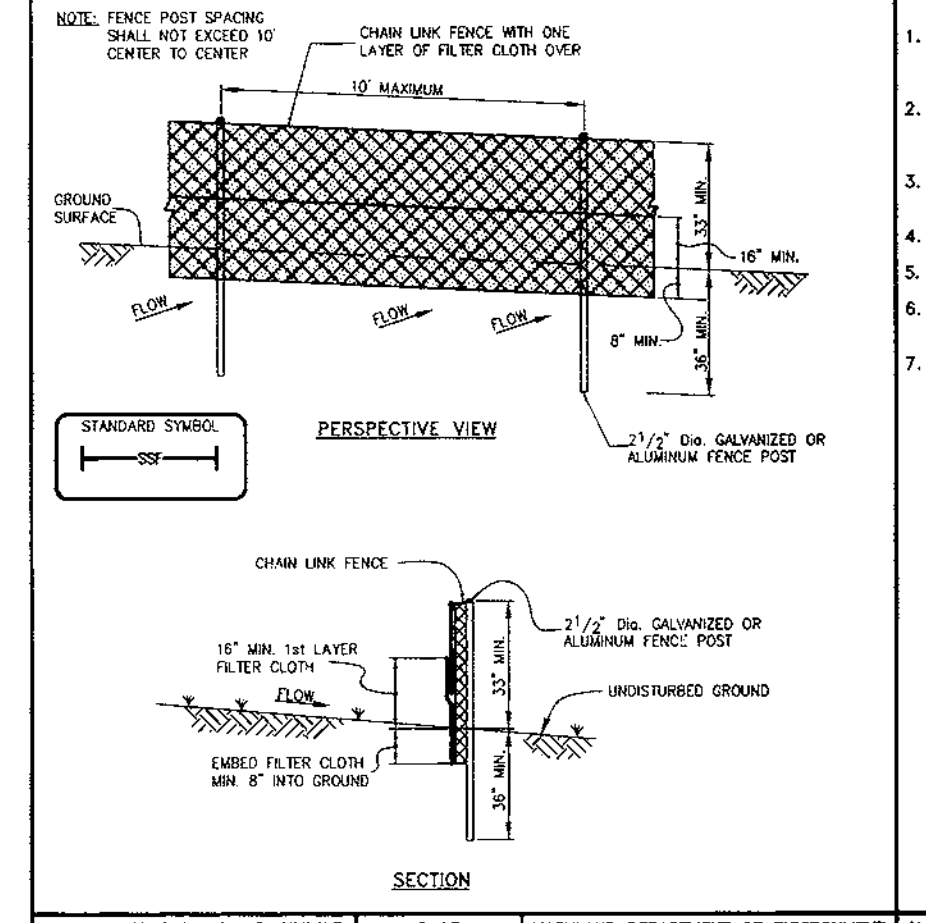
Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 508
Flow Rate	0.5 gal/ft./minute (max.)	Test: MSMT 522
Filtration Efficiency	75% (min.)	Test: MSMT 522
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-33 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION PAGE 2-26-34

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS
- Length - minimum of 50' (400' for single residence lots).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Grade - 2% maximum, should be flared at the existing road to provide a turning radius to the grade.
 - Staples - spaced approx. (2' to 3') or maximum of 10' maximum concrete equipment shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or downed toward construction entrance shall be spread through the entrance, stabilizing material shall be placed through the stabilized construction entrance with a minimum of 2" depth of 2" diameter or a minimum of 4" diameter of 1/2" diameter. The matting shall be stapled according to the entrance when the SEE is installed at a high level and has the means to ensure the matting is secured to the entrance. The matting shall be secured to the entrance with a minimum of 2" depth of 2" diameter or a minimum of 4" diameter of 1/2" diameter.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-33 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION PAGE 2-26-34

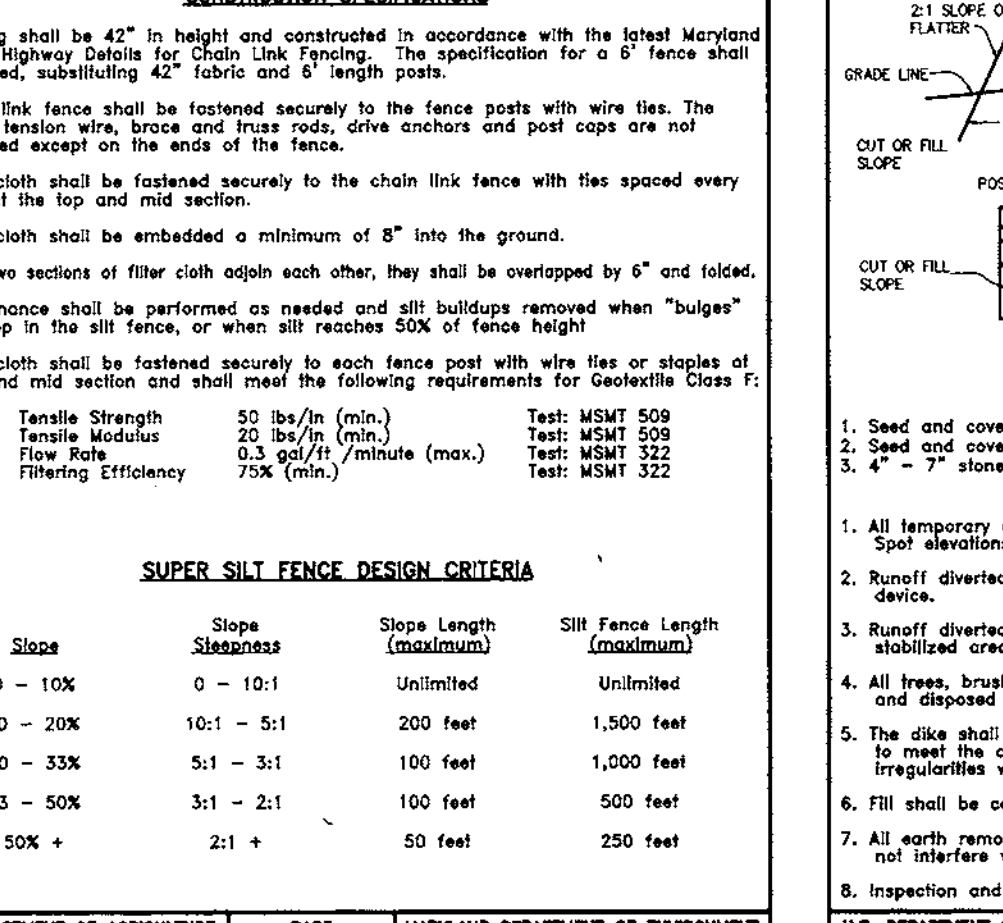
DETAIL 33 - SUPER SILT FENCE



- CONSTRUCTION SPECIFICATIONS
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Design for Chain Link Fencing. The specification for a 6" fence will be used, substituting 42" fabric and 8" anchors.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trim rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 8" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and all ballpicks removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

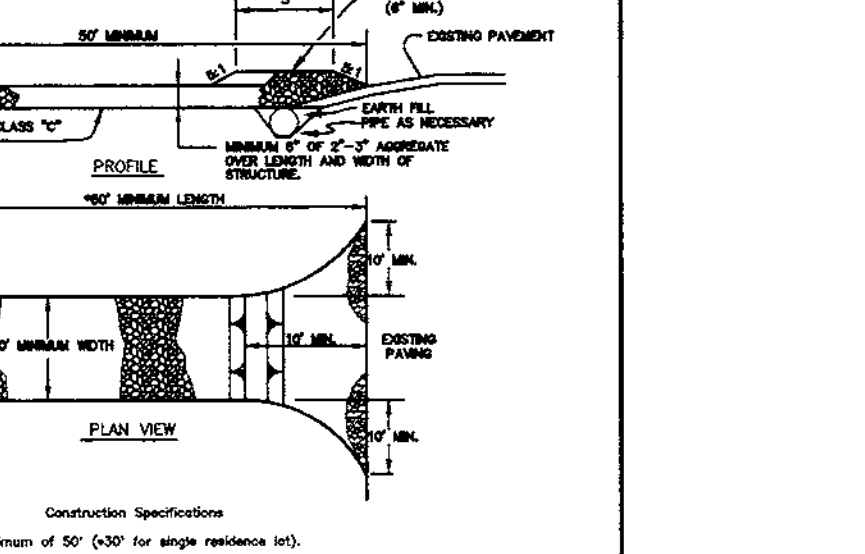
Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 508
Flow Rate	0.5 gal/ft./minute (max.)	Test: MSMT 522
Filtration Efficiency	75% (min.)	Test: MSMT 522
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-33 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION PAGE 2-26-34

DETAIL 1 - EARTH DIKE



- CONSTRUCTION SPECIFICATIONS
- Seed and cover with straw mulch.
 - Seed and cover with Erosion Control Matting or lime with sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
 - Seed and cover with straw mulch and sod.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-33 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION PAGE 2-26-34

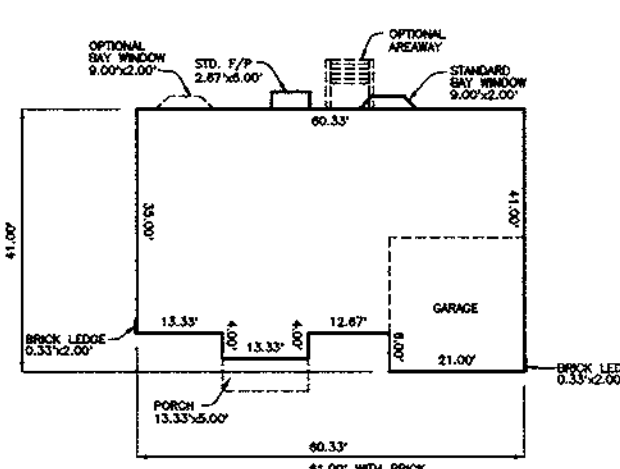
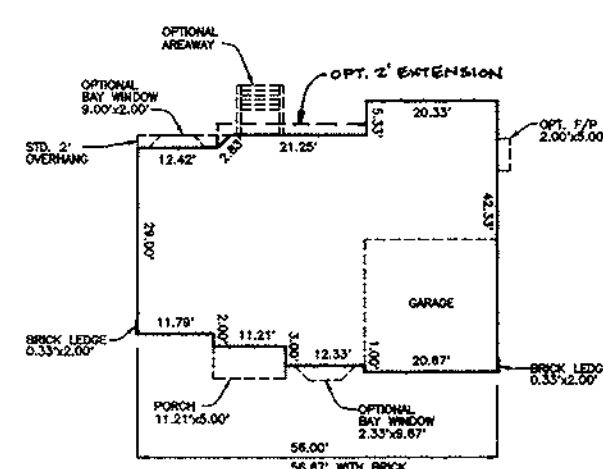
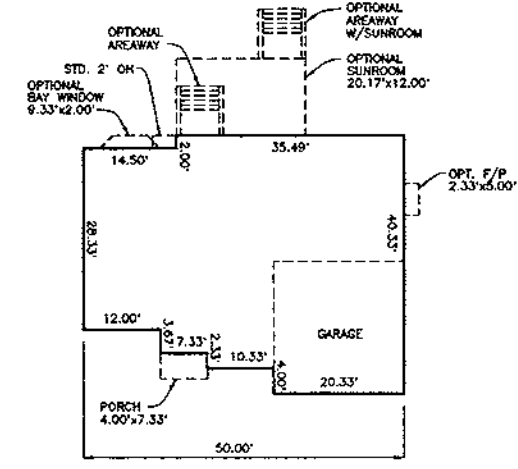
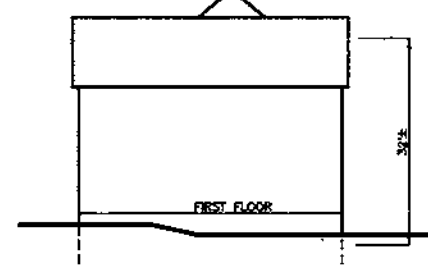
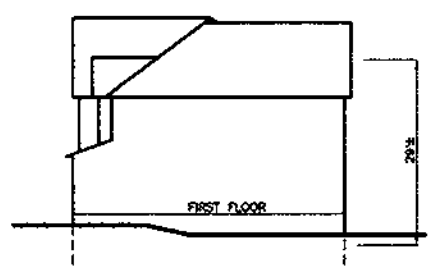
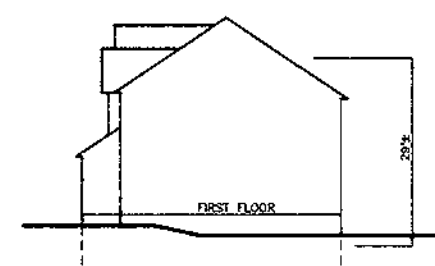
DETAIL 1 - EARTH DIKE



- CONSTRUCTION SPECIFICATIONS
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 - Seed and cover with Erosion Control Matting or lime with sod.
 - Seed and cover with straw mulch and sod.
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- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-33 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION PAGE 2-26-34

LOT/BOX CHART

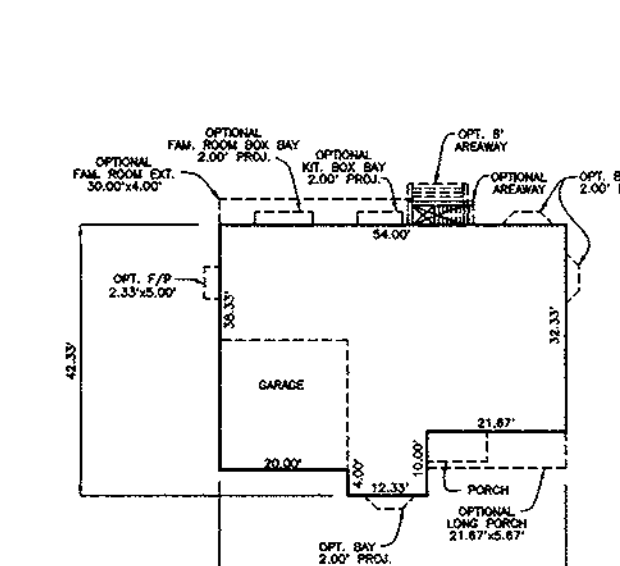
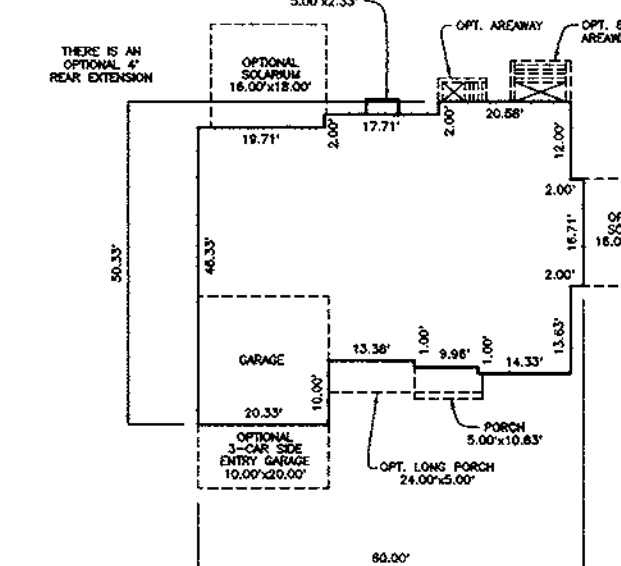
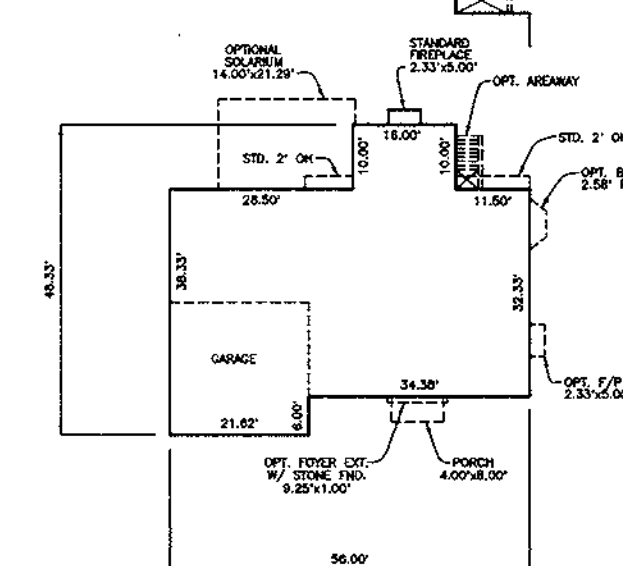
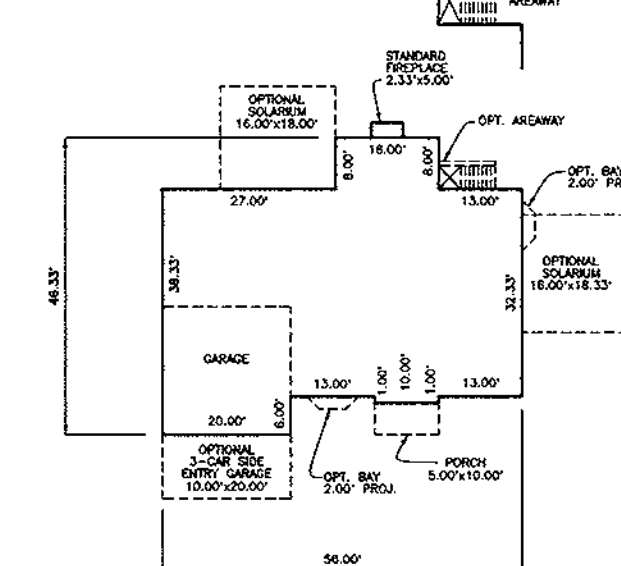
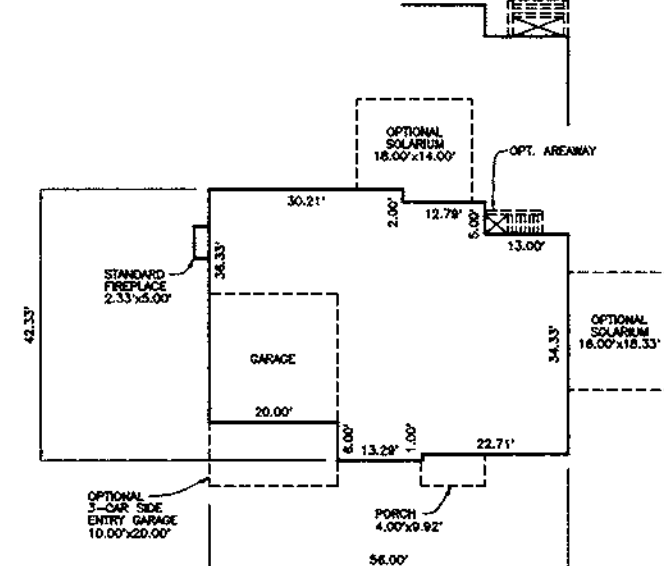
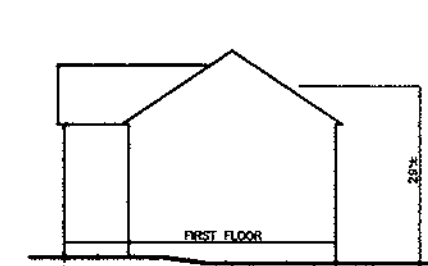
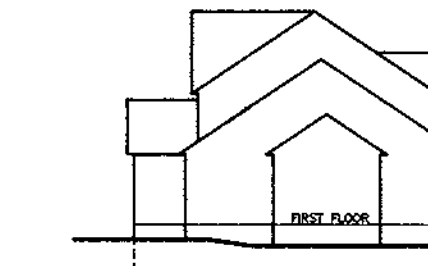
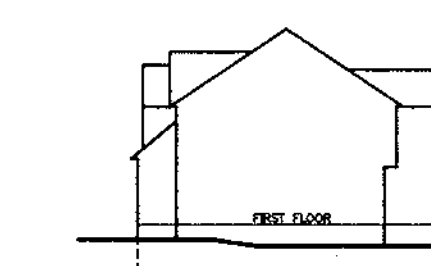
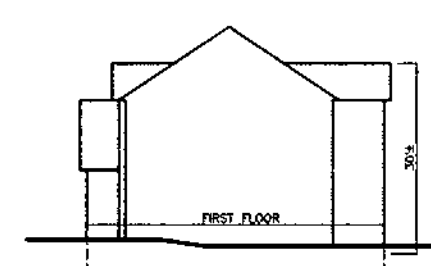
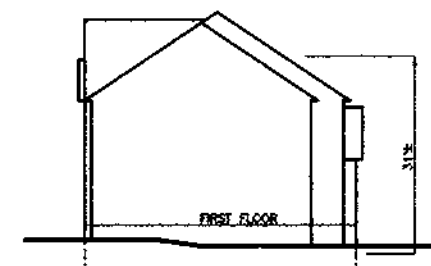
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	F	LOT 101	I	LOT 124	A	LOT 149	A
LOT 2	D	LOT 102	F	LOT 125	C	LOT 150	I
LOT 3	C	LOT 103	F	LOT 126	B	LOT 151	B
LOT 4	E	LOT 104	CONCORDE	LOT 127	E	LOT 152	C
LOT 5	B	LOT 105	BMD	LOT 131	C	LOT 157	C
LOT 6	E	LOT 106	A	LOT 132	B	LOT 158	G
LOT 7	H	LOT 107	A	LOT 133	E	LOT 159	G
LOT 8	B	LOT 108	A	LOT 134	E	LOT 160	WAKEFIELD
LOT 9	H	LOT 109	D	LOT 135	E	LOT 161	E
LOT 10	E	LOT 110	D	LOT 136	H	LOT 162	A
LOT 11	B	LOT 111	C	LOT 137	E	LOT 163	E
LOT 12	B	LOT 112	E				



CONCORDE

MARTHA WASH.

POTOMAC



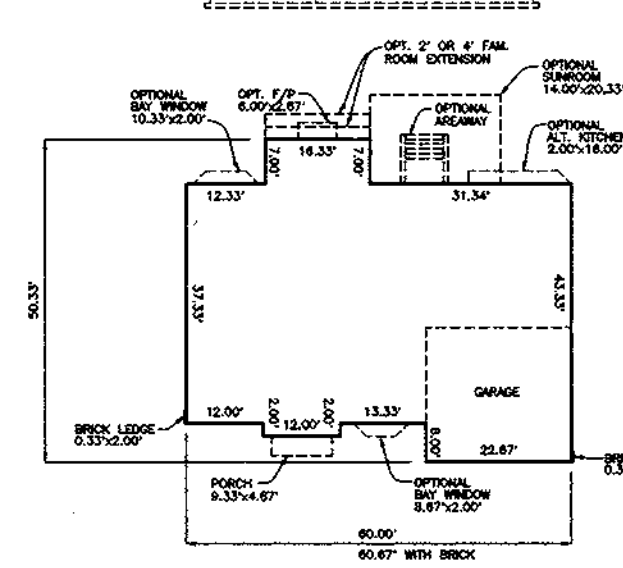
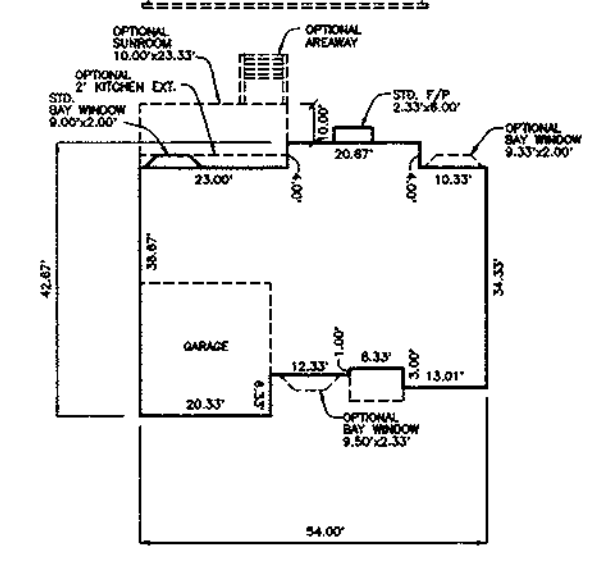
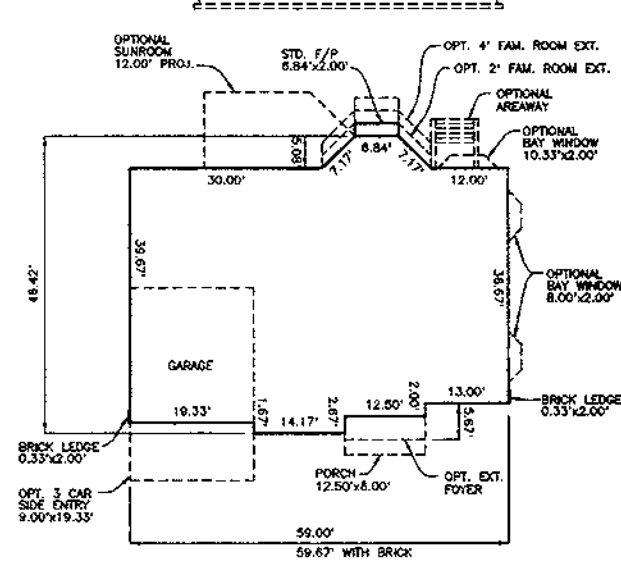
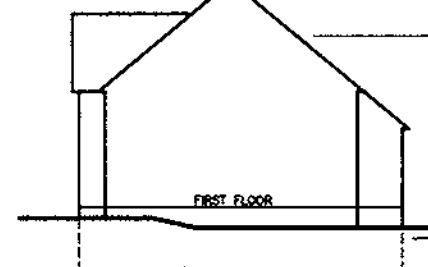
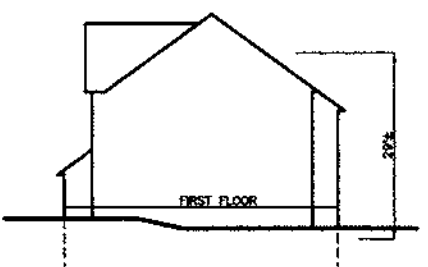
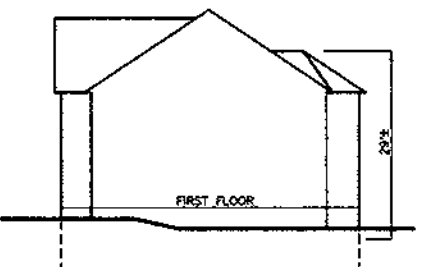
BENFIELD

BROWNING

CHELSEA II

HIGHLAND

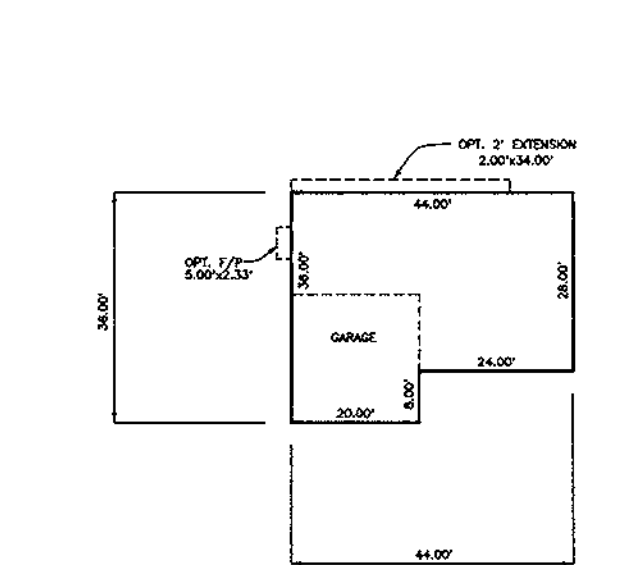
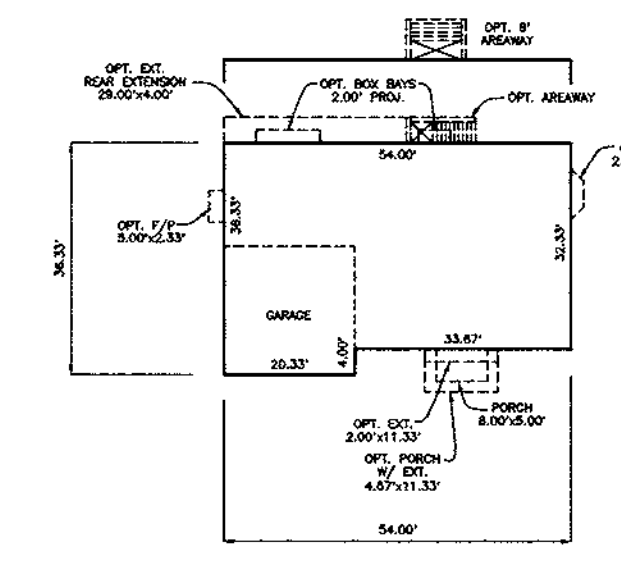
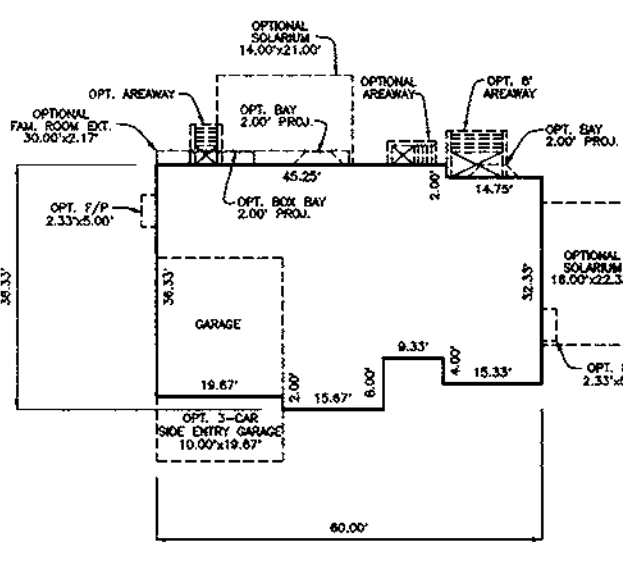
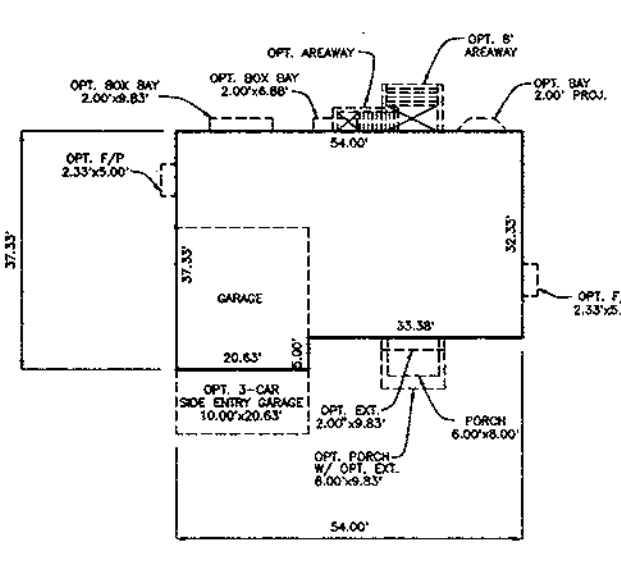
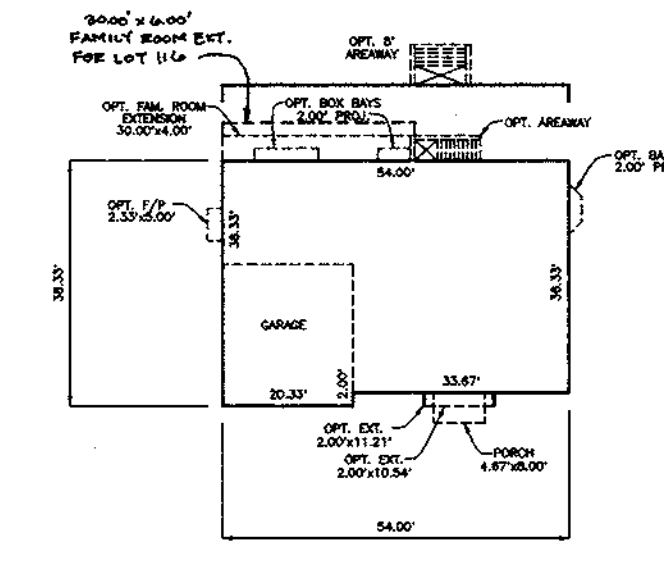
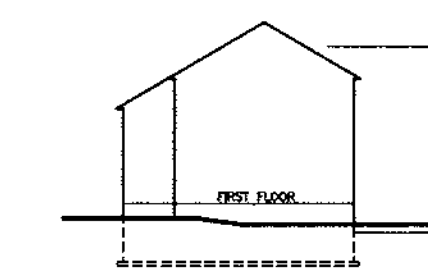
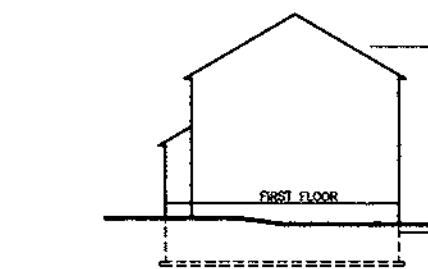
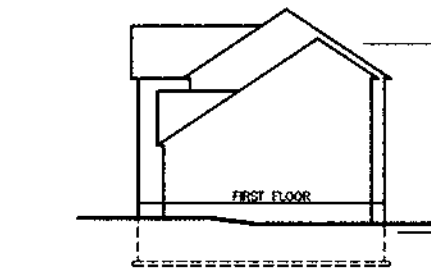
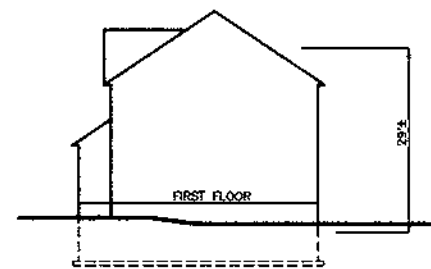
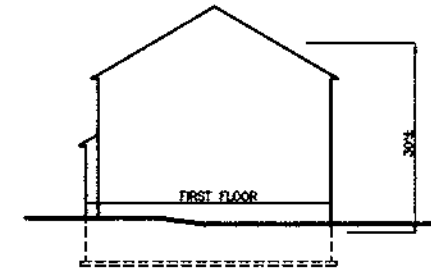
OXFORD II



BALMORAL

MADISON

FRANKLIN



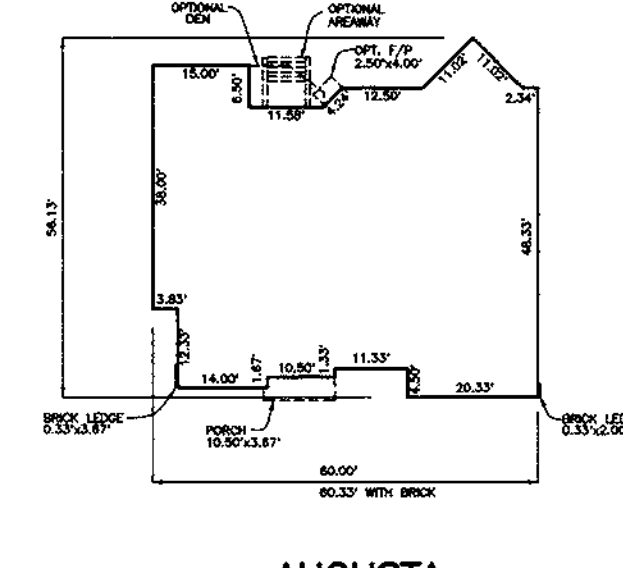
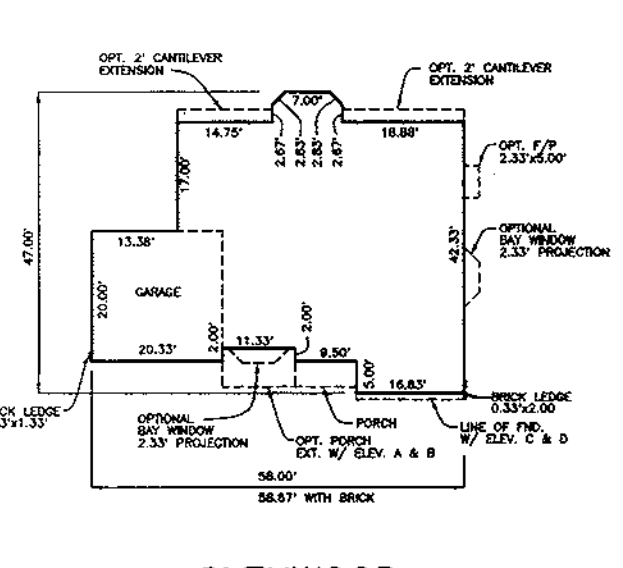
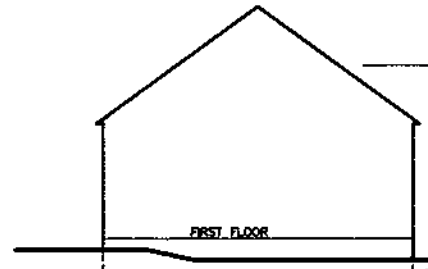
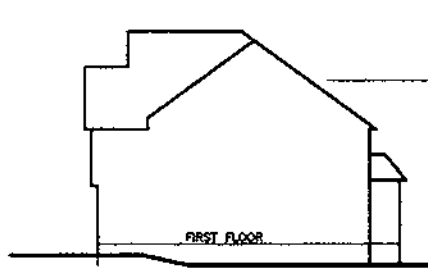
NEWBURY

NEWCASTLE

OXFORD

SINCLAIR

WAKEFIELD

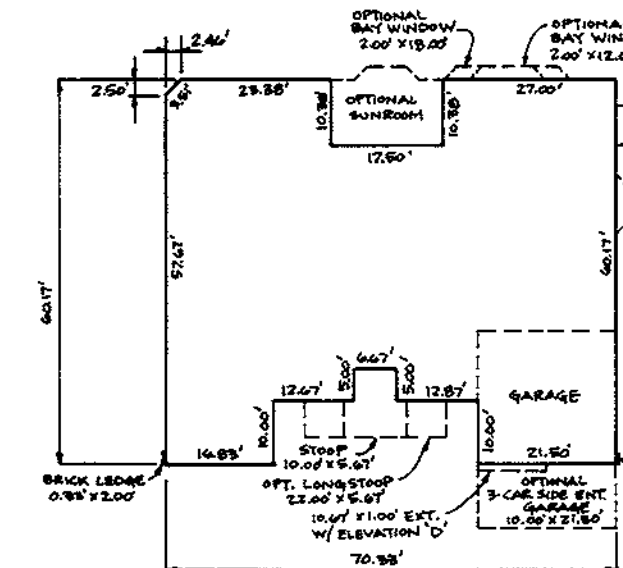
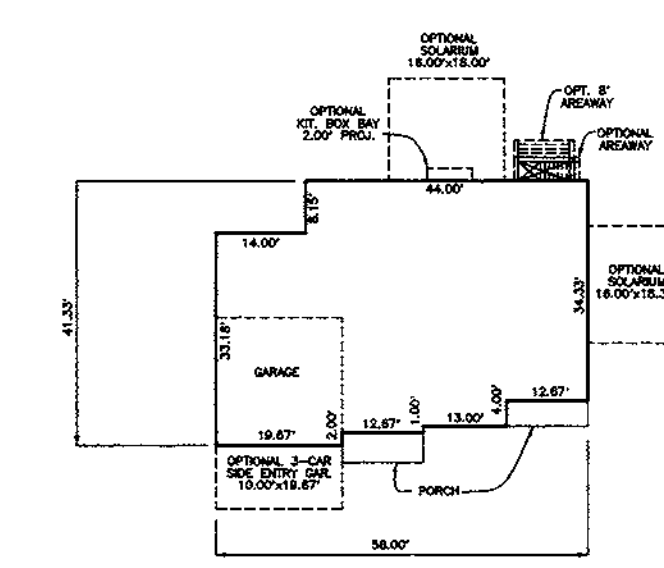
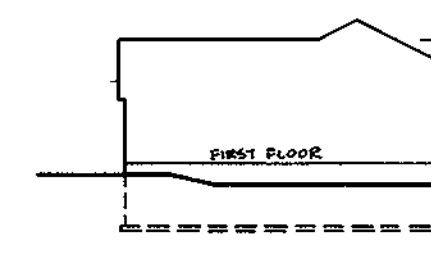
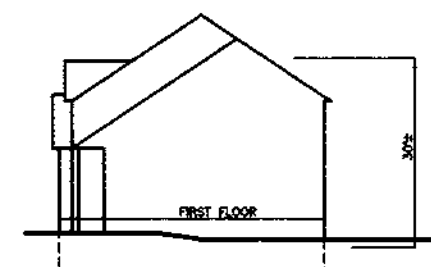


GLENWOOD

AUGUSTA

D.R. HORTON

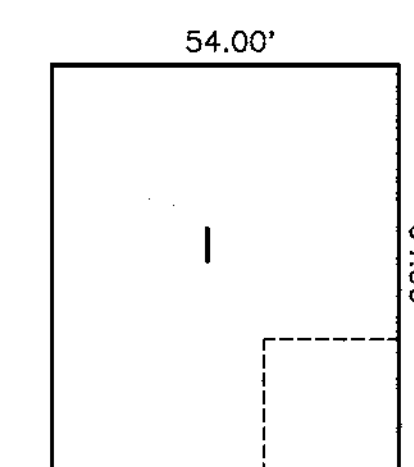
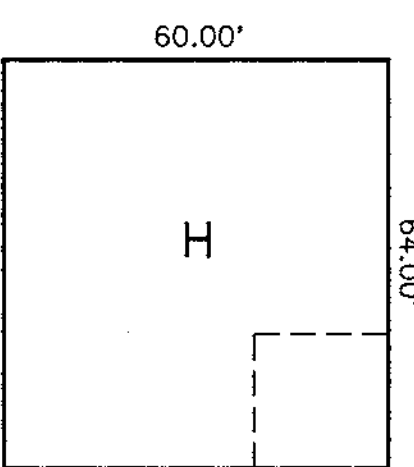
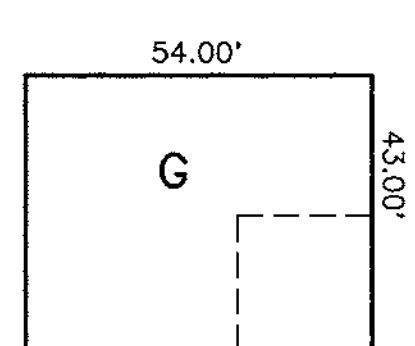
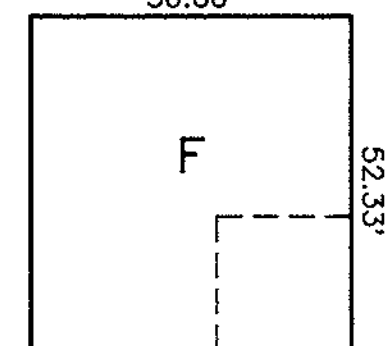
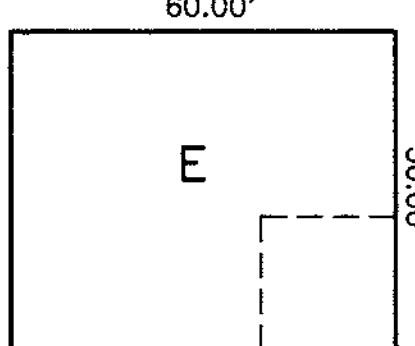
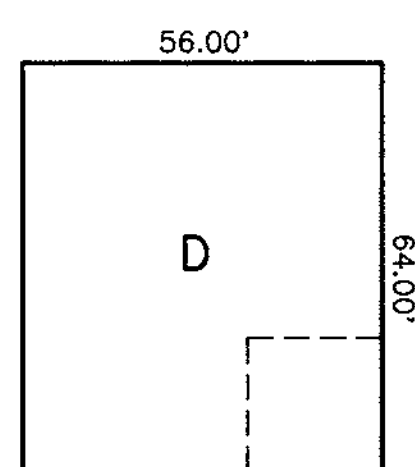
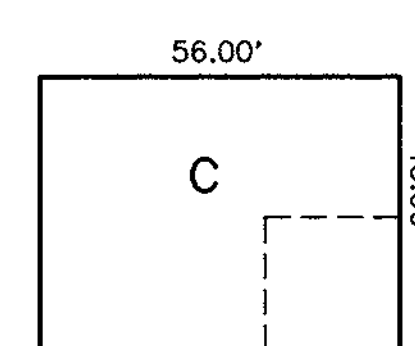
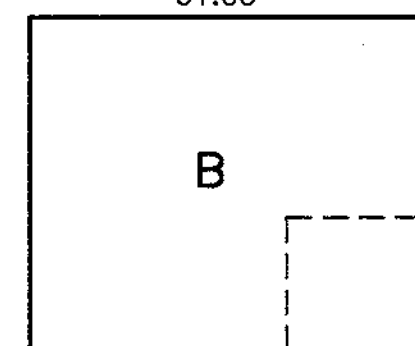
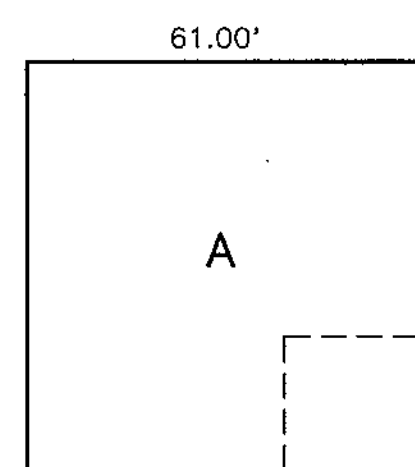
HOUSE FOOTPRINTS
SCALE: 1" = 30'



COLLINS
(WINCHESTER)

PINEHURST
(D.R. HORTON)

WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. FLIP THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/16/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/19/99
DIRECTOR DATE

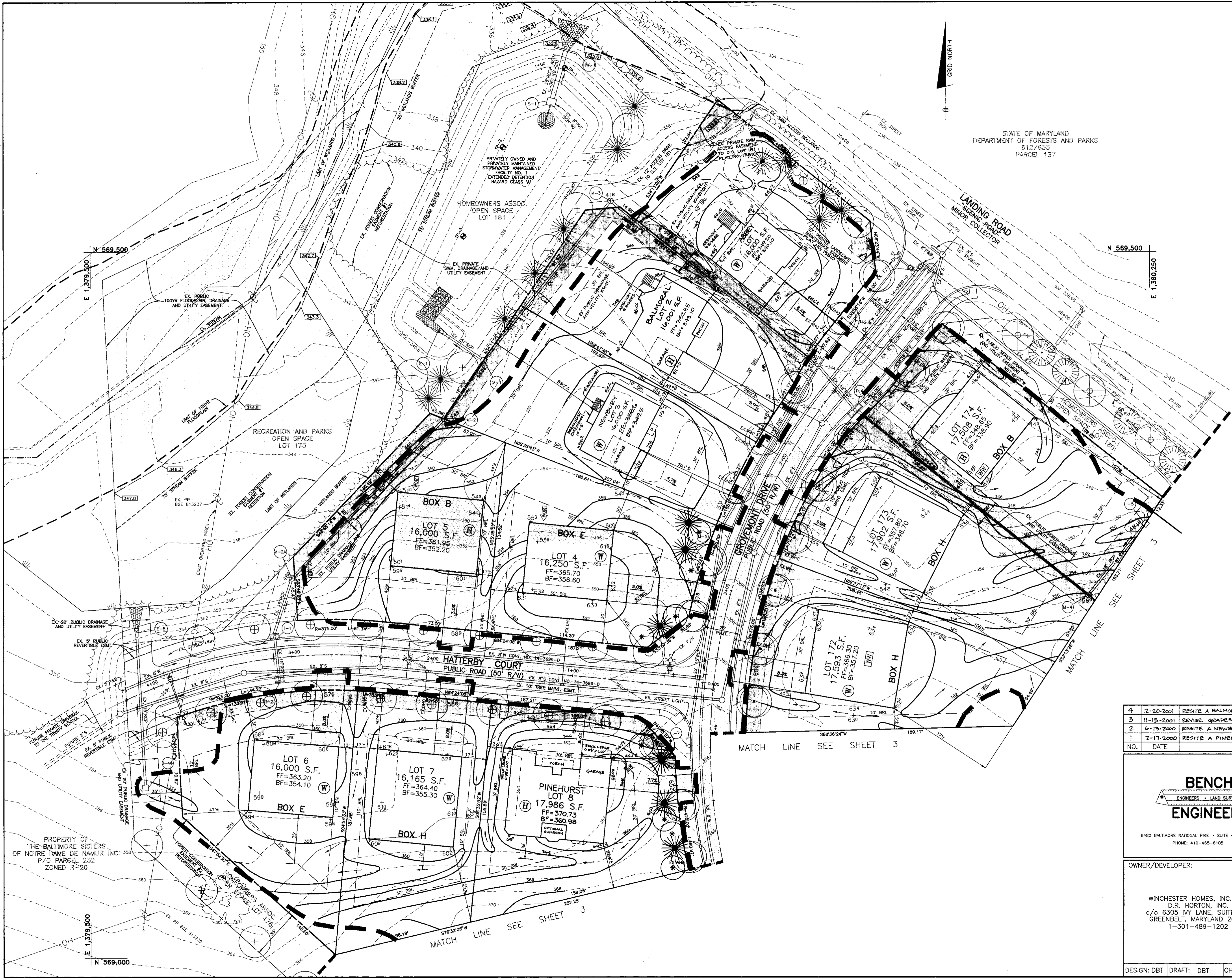
NO.	DATE	REVISION
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 60' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

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

[Signature]
D. R. HORTON, INC.

OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 NY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

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.

GROVEMONT DEVELOPERS LLC
John H. Mena
DEVELOPER
9/20/99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Mena
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/07/99
DATE
Cindy Hammit
CHIEF, DIVISION OF LAND DEVELOPMENT
10/19/99
DATE
John P. Smith
DIRECTOR
10/19/99
DATE

4	12-20-2001	RESITE A BALMORAL ON LOT 2.
3	11-13-2001	REVISE GRADES ON LOT 1 PER AS-BUILT CONDITIONS
2	6-13-2000	RESITE A NEWBURY W/10'x5' BREAKFAST EXT. ON LOT 3
1	2-17-2000	RESITE A PINEHURST ON LOT 8.
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8450 BALTIMORE NATIONAL PKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6644

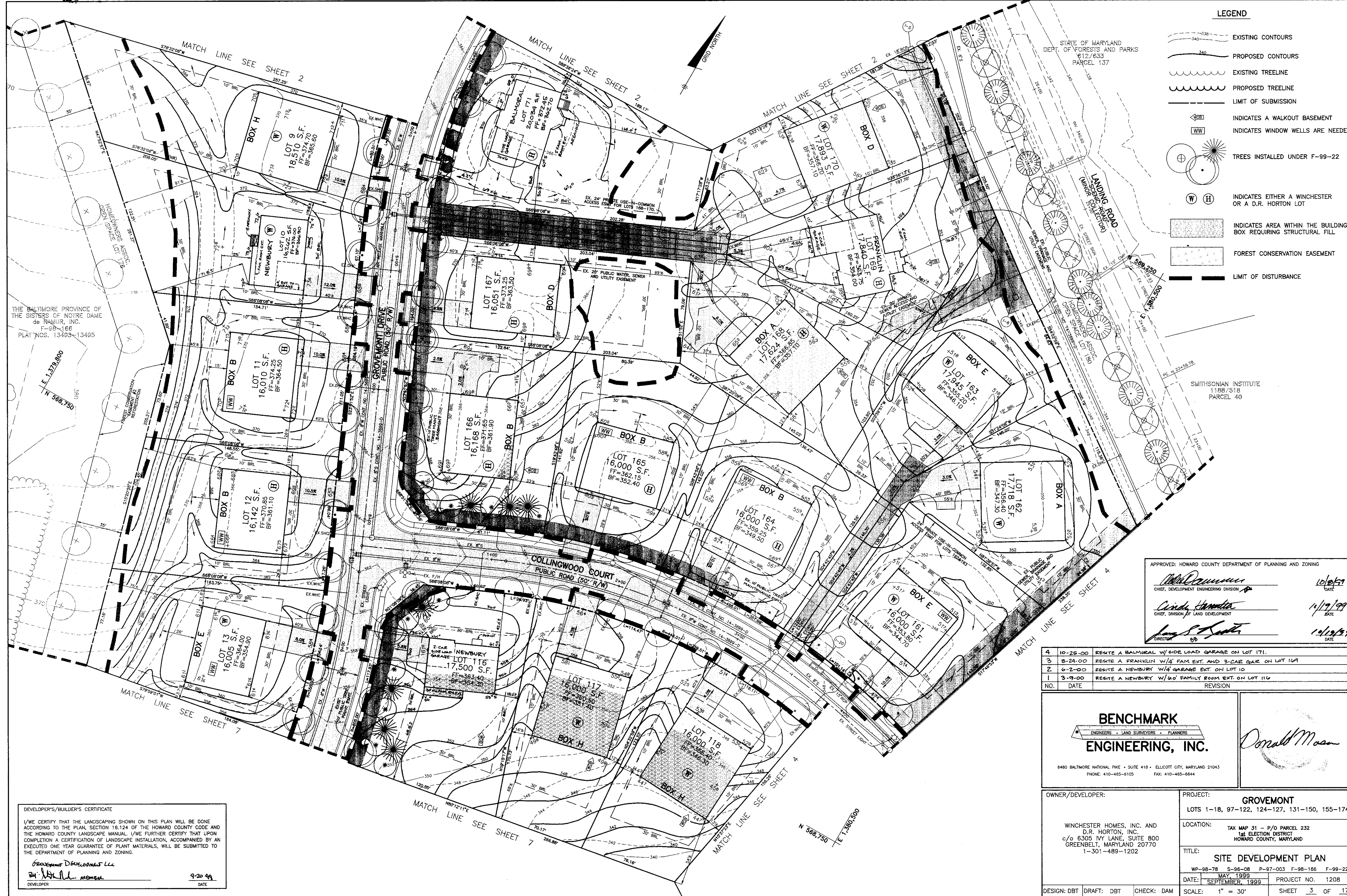
Donald Mena

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 17

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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137



THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NEWBURY, INC.
F-99-166
PLAT NOS. 13483-13485

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/26/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy... 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 11/19/99
DIRECTOR DATE

NO.	DATE	REVISION
4	10-25-00	RESITE A BALMOREAL W/ SIDE LOAD GARAGE ON LOT 171.
3	8-24-00	RESITE A FRANKLIN W/4' FAM EXT. AND 3-CAR GAR ON LOT 169
2	6-2-00	RESITE A NEWBURY W/4' GARAGE EXT. ON LOT 110
1	3-9-00	RESITE A NEWBURY W/6' FAMILY ROOM EXT. ON LOT 116

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

6480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-455-6105 FAX: 410-455-6644

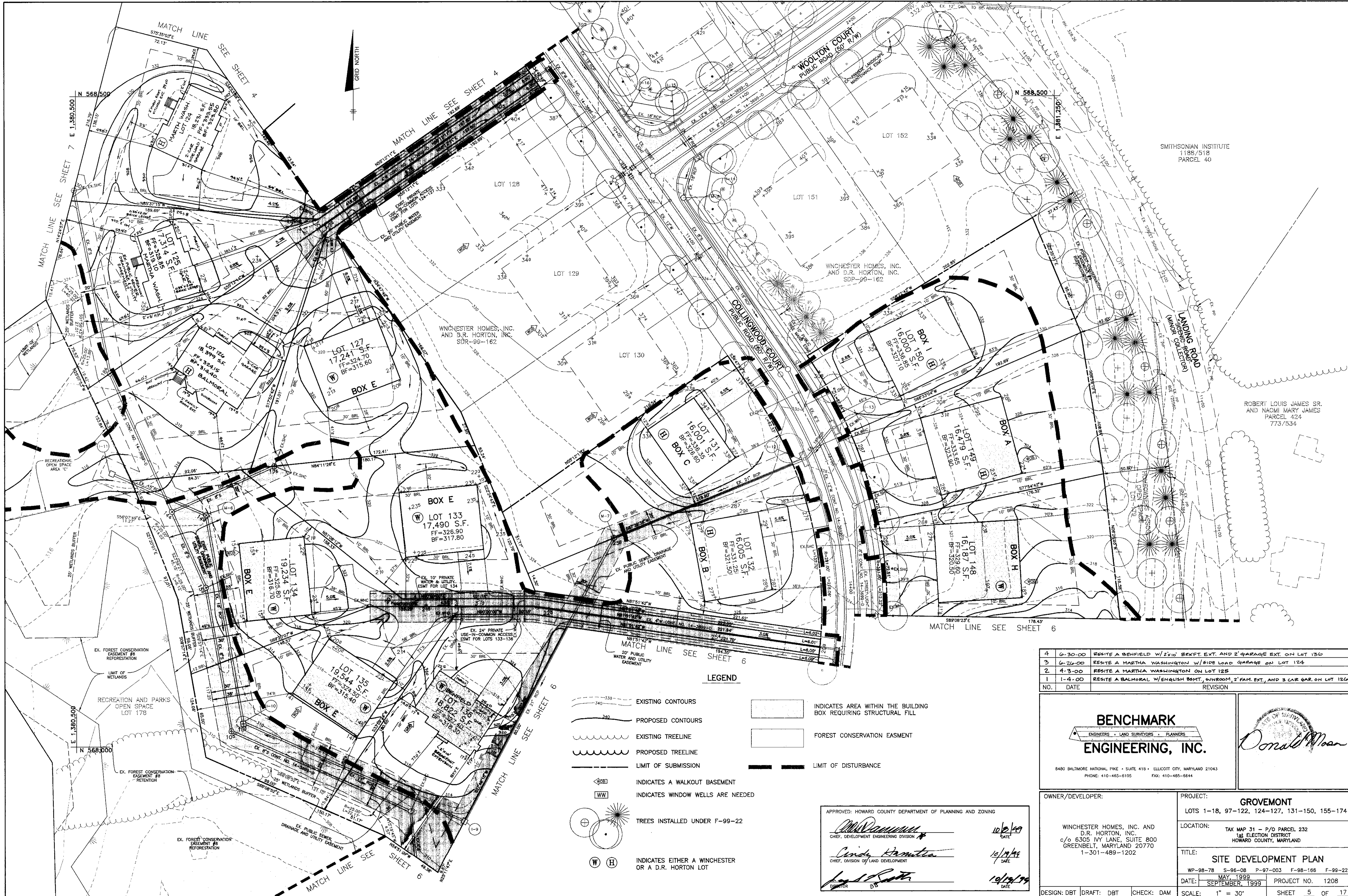
Donald Moan

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 DATE: SEPTEMBER, 1999 SHEET 3 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

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.

Greystone Developments LLC
9-20-99
DATE



SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

ROBERT LOUIS JAMES SR.
AND NACHI MARY JAMES
PARCEL #24
773/534

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- LIMIT OF DISTURBANCE
- 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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/2/99

Candy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

John P. Smith
DIRECTOR
DATE: 10/19/99

4	6-30-00	RESITE A BENFIELD W/2'x10' BKFT. EXT. AND 2' GARAGE EXT. ON LOT 130
3	6-26-00	RESITE A MARTHA WASHINGTON W/SIDE LOAD GARAGE ON LOT 124
2	4-3-00	RESITE A MARTHA WASHINGTON ON LOT 125
1	1-4-00	RESITE A BALMORAL W/ENGLISH BSMT, SUNROOM, 2' FAM. EXT. AND 3 CAR GAR. ON LOT 126
NO.	DATE	REVISION

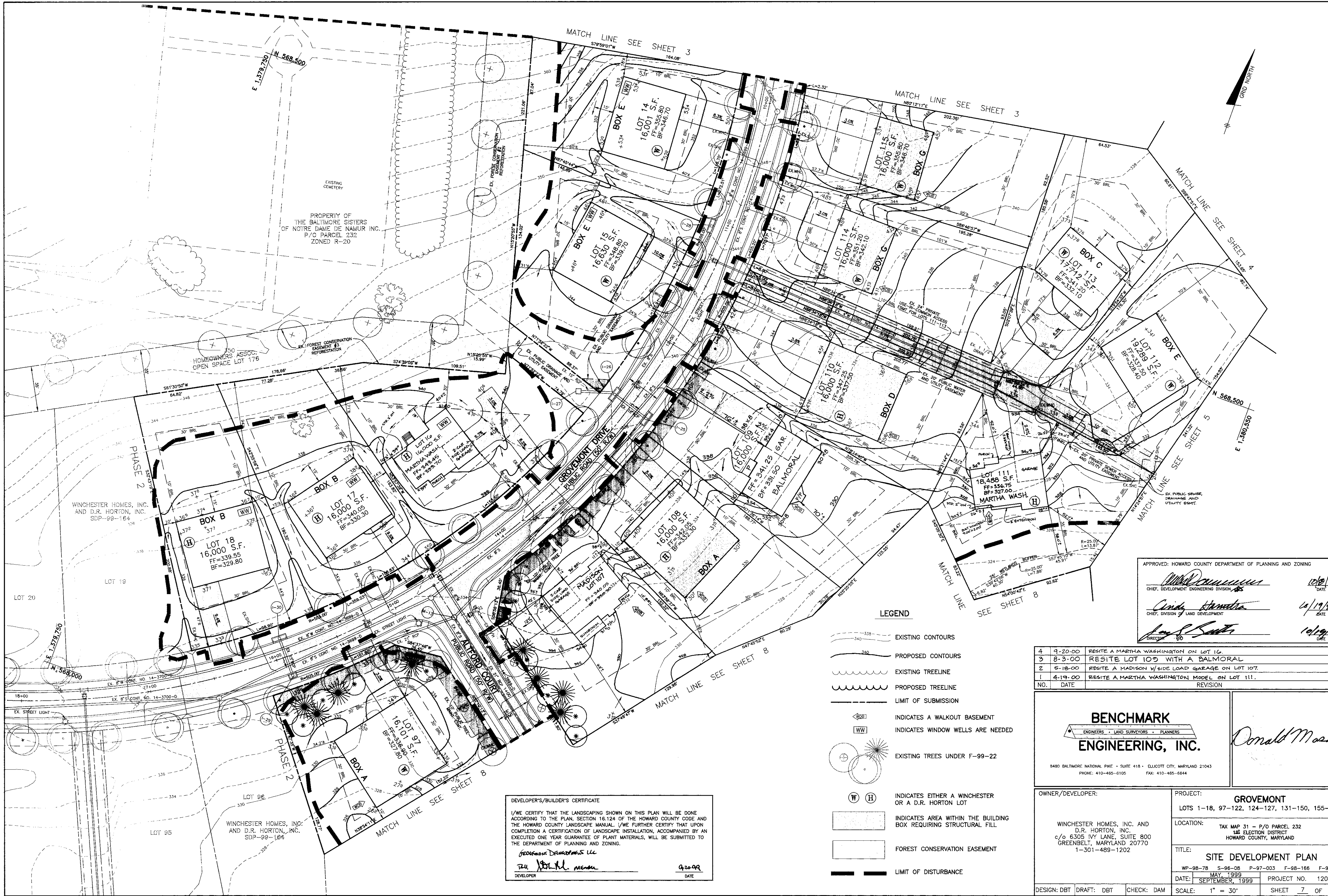
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

Donald Moan

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION:	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT PLAN
DATE:	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 MAY, 1999 SEPTEMBER, 1999
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: 1" = 30'
	PROJECT NO. 1208
	SHEET 5 OF 17



PROPERTY OF THE BALTIMORE SISTERS OF NOTRE DAME DE NAMUR INC. P/O PARCEL 232 ZONED R-20

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

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.
John M. Menden
 DEVELOPER DATE 9/20/99

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamstra 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

John S. ... 10/20/99
 DIRECTOR

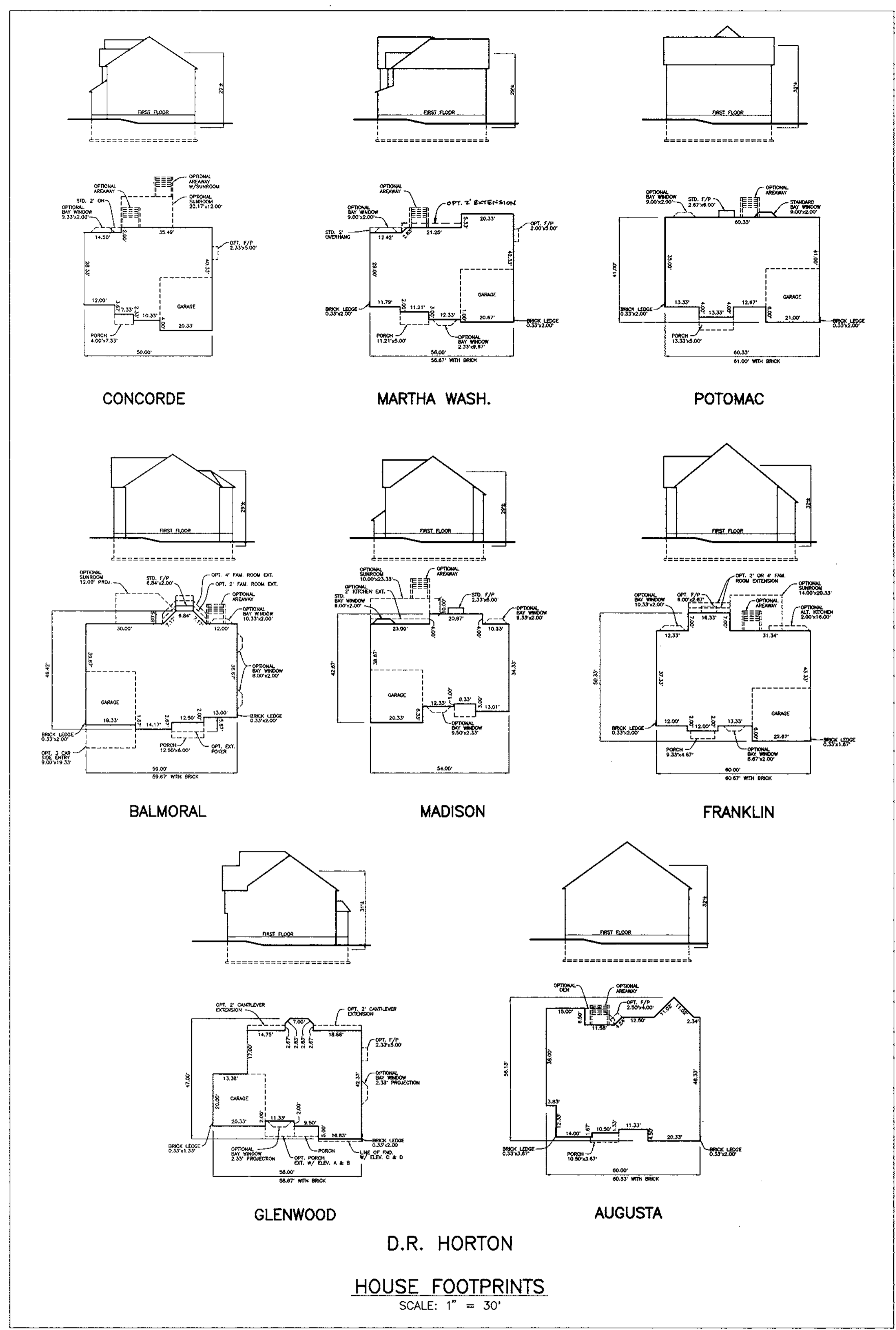
NO.	DATE	REVISION
4	9-20-00	RESITE A MARTHA WASHINGTON ON LOT 16.
3	8-3-00	RESITE LOT 107 WITH A BALMORAL
2	5-18-00	RESITE A MADISON W/SIDE LOAD GARAGE ON LOT 107.
1	4-19-00	RESITE A MARTHA WASHINGTON MODEL ON LOT 111.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

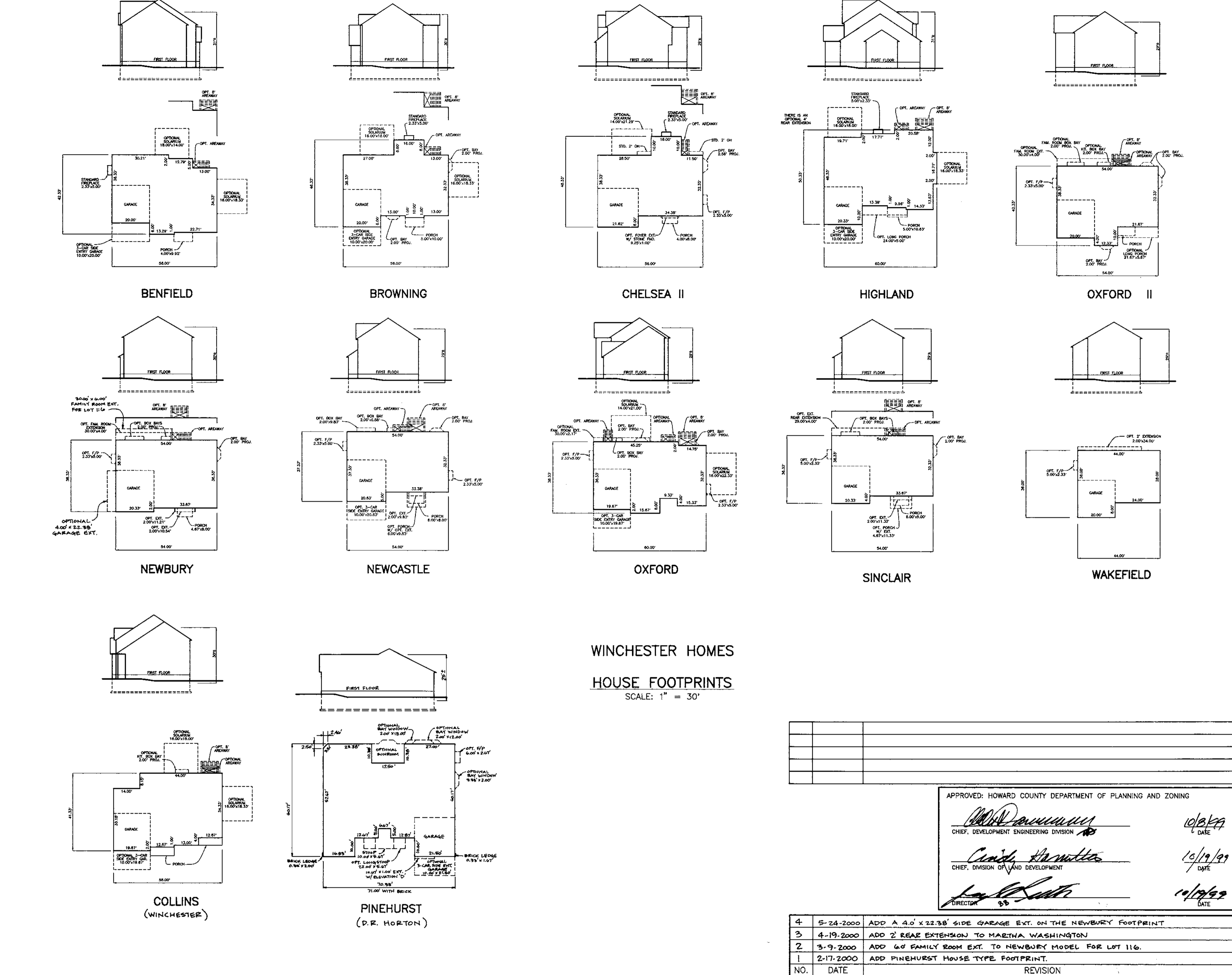
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6844

Donald Mason

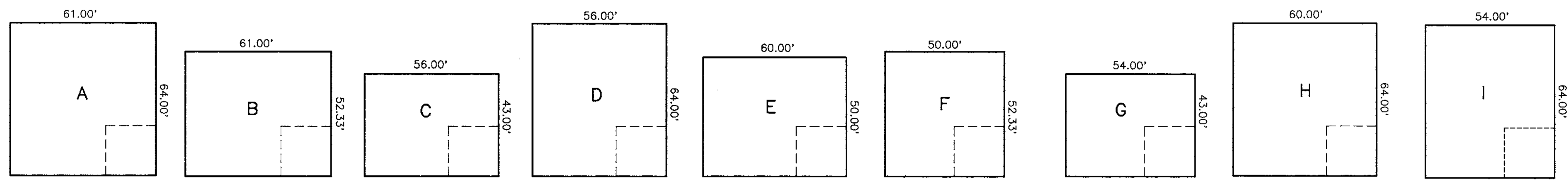
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208 SHEET 7 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'



HOUSE FOOTPRINTS
SCALE: 1" = 30'



WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

SEE SHEET 16 FOR INFO.
ON MODIFIED BOX ON
LOT 105.

- HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:
1. ADD OR DELETE A HOUSE TYPE.
 2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
 3. *FLIP* THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
 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.

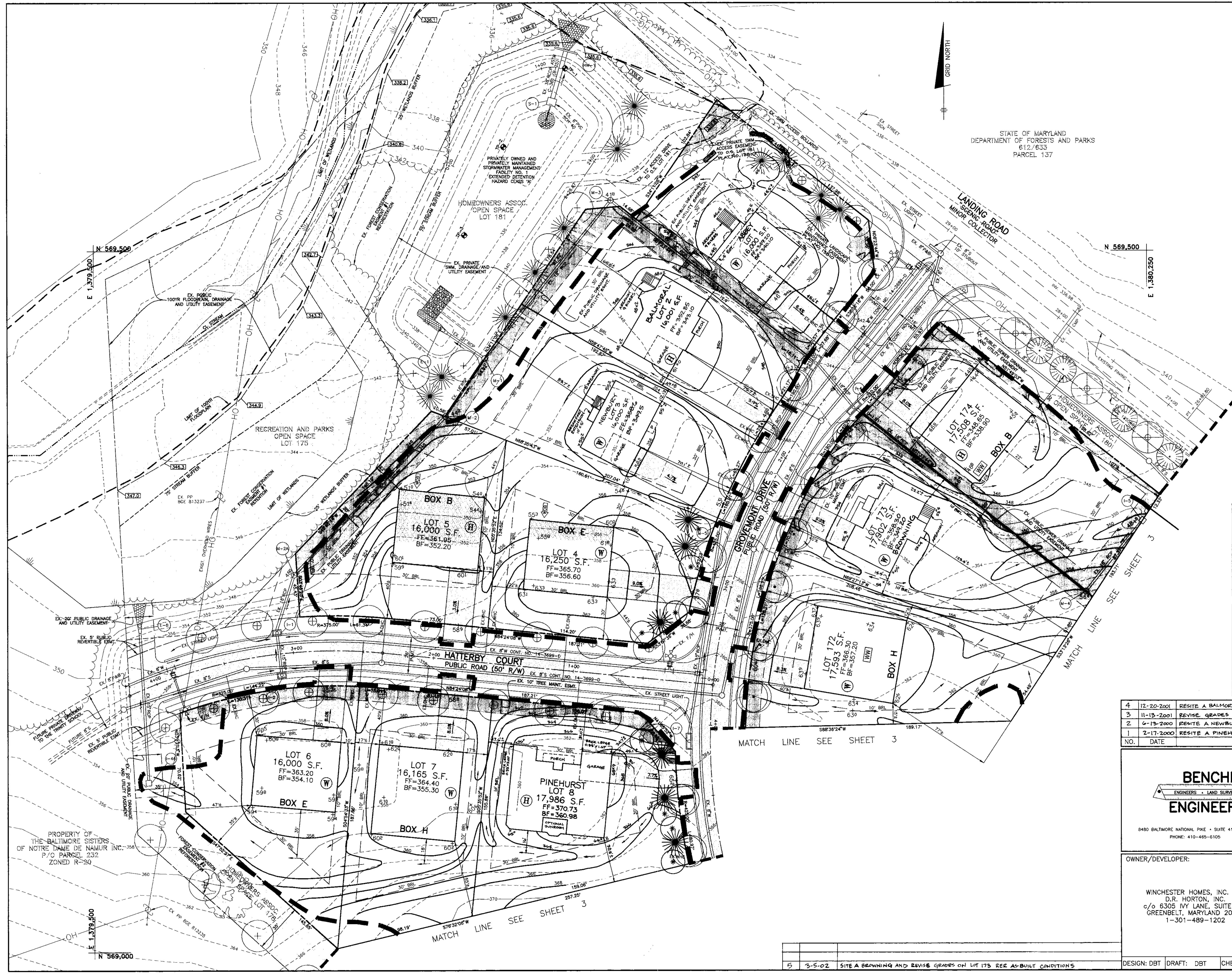
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/18/99 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	10/19/99 DATE
<i>[Signature]</i> DIRECTOR	10/19/99 DATE

NO.	DATE	REVISION
4	5-24-2000	ADD A 4.0 X 22.38' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2 REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 40 FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

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

[Signature]
Small 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPARTMENT OF FORESTS AND PARKS
612/633
PARCEL 137

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.

GROVEMONT DEVELOPERS LLC
DEVELOPER
12/20/99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/27/99
DATE

[Signature]
CHIEF, DIVISION OF ROAD DEVELOPMENT
10/19/99
DATE

NO.	DATE	REVISION
4	12-20-2001	RESITE A BALMORAL ON LOT 2
3	11-13-2001	REVISE GRADES ON LOT 1 PER AS-BUILT CONDITIONS
2	6-13-2000	RESITE A NEWBURY W/10' VS BREAKFAST EXT. ON LOT 3
1	2-17-2000	RESITE A PINEHURST ON LOT 8

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

[Signature]
DONALD MOON

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
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 MAY 1999 DATE: SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 17

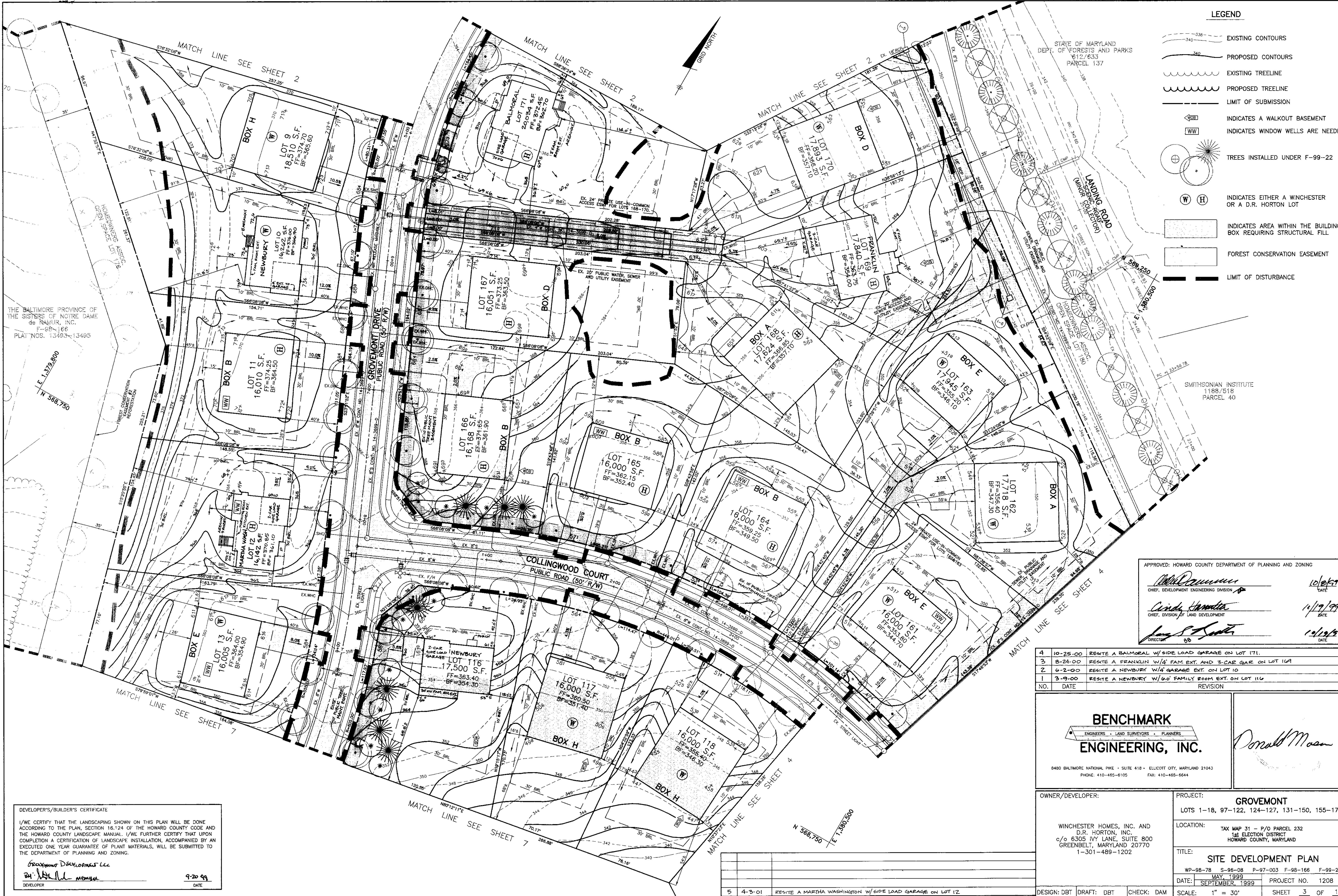
P:\PROJECTS\1208\Map\001502.dwg Thu Sep 16 14:00:42 1999

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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40



THE BALTIMORE PROVINCE OF
THE SISTERS OF NOTRE DAME
de NAMUR, INC.
F-99-168
PLAT NOS. 13483-13485

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/25/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy... 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 12/12/99
DIRECTOR DATE

NO.	DATE	REVISION
4	10-25-00	RESITE A BALMORAL W/SIDE LOAD GARAGE ON LOT 171.
3	8-24-00	RESITE A FRANKLIN W/4' FAM EXT. AND 3-CAR GAR ON LOT 169
2	6-2-00	RESITE A NEWBURY W/GARAGE EXT. ON LOT 10
1	3-9-00	RESITE A NEWBURY W/60' FAMILY ROOM EXT. ON LOT 116

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Mason

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6644

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-98-08 P-97-003 F-98-168 F-99-22
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 3 OF 17

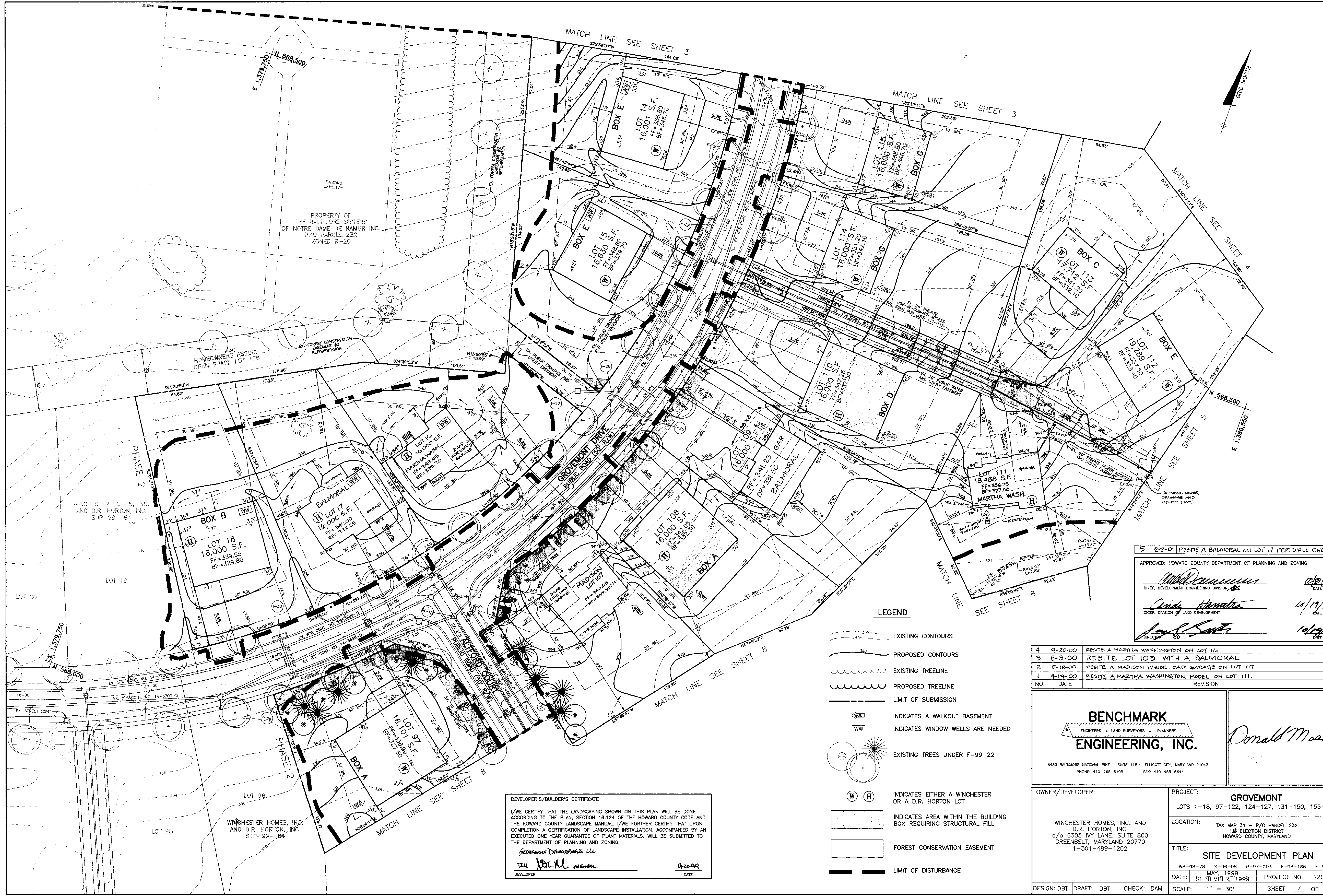
DEVELOPER'S/BUILDER'S CERTIFICATE

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.

Greg...
DEVELOPER

9-20-99
DATE

5	4-3-01	RESITE A MARTHA WASHINGTON W/SIDE LOAD GARAGE ON LOT 12
---	--------	---



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 8

5 2-2-01 RESITE A BALMORAL ON LOT 17 PER WALL CHECK

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/19/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Chris ... 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

Joseph ... 10/19/99
 DIRECTOR

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
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- INDICATES A WALKOUT BASEMENT
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Jed ...
 DEVELOPER

9/20/99
 DATE

NO.	DATE	REVISION
4	9-20-00	RESITE A MARTHA WASHINGTON ON LOT 16.
3	8-3-00	RESITE LOT 109 WITH A BALMORAL
2	5-18-00	RESITE A MADISON W/SIDE LOAD GARAGE ON LOT 107.
1	4-19-00	RESITE A MARTHA WASHINGTON MODEL ON LOT 111.

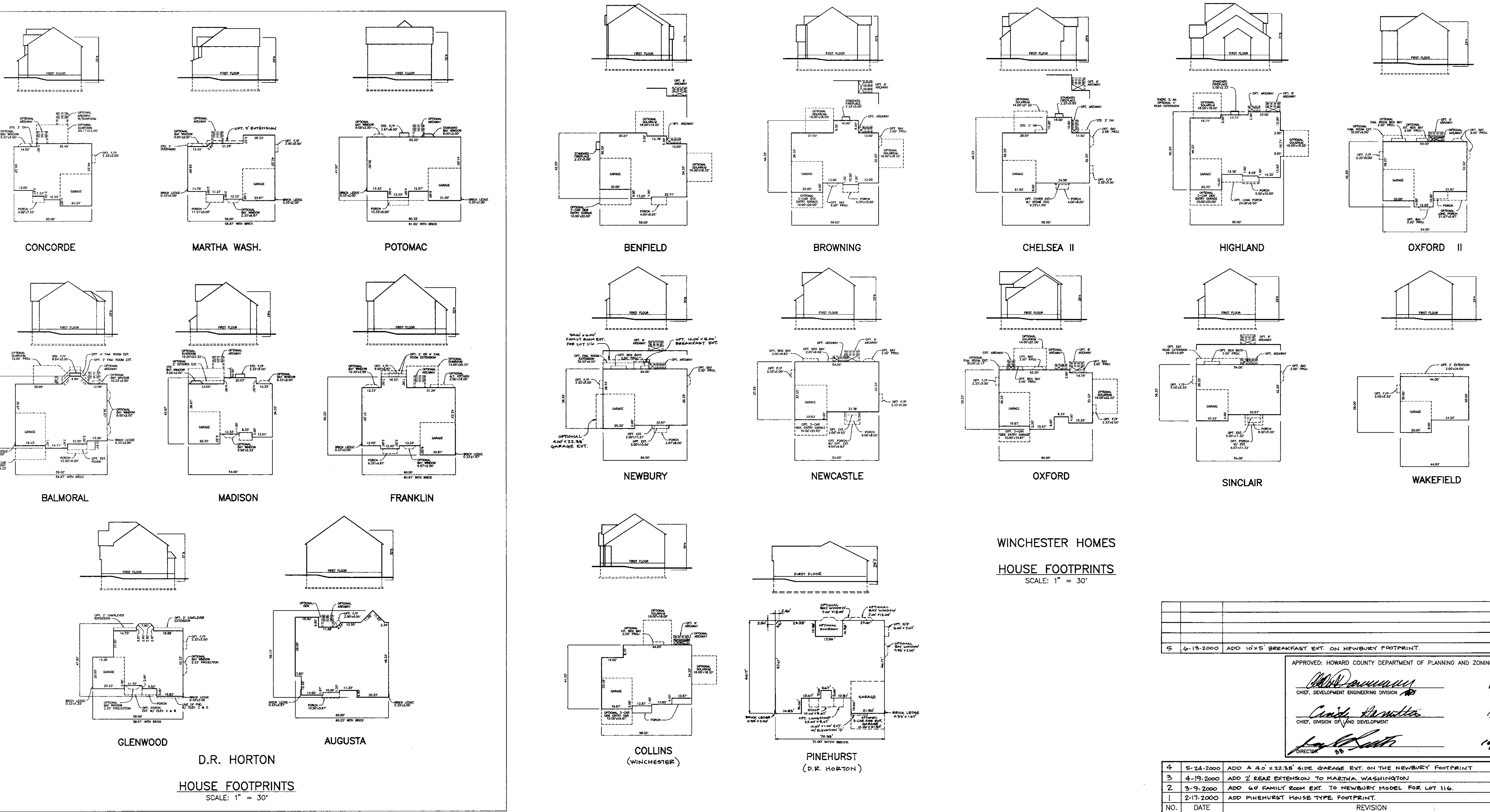
BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6644

Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174	
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		TITLE: SITE DEVELOPMENT PLAN	
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO.: 1208	SCALE: 1" = 30'	SHEET 7 OF 17
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	



WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

NO.	DATE	REVISION
15	6-19-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

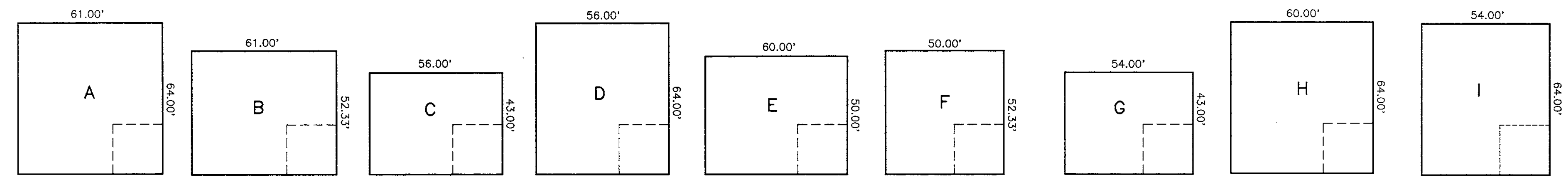
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/16/99

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

[Signature]
DIRECTOR
DATE: 10/19/99

4	5-24-2000	ADD A 4.0' X 22.38' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6.0' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.



GENERIC BOXES
SCALE: 1" = 30'

SEE SHEET 16 FOR INFO.
ON MODIFIED BOX ON
LOT 105.

- HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:
1. ADD OR DELETE A HOUSE TYPE.
 2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
 3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
 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.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8450 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844

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
LOTS 1-18, 97-122, 124-127, 131-150, 155-174

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

TITLE: BOX AND MODEL FOOTPRINTS

WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22

DATE: MAY, 1999 PROJECT NO. 1208
SEPTEMBER, 1999

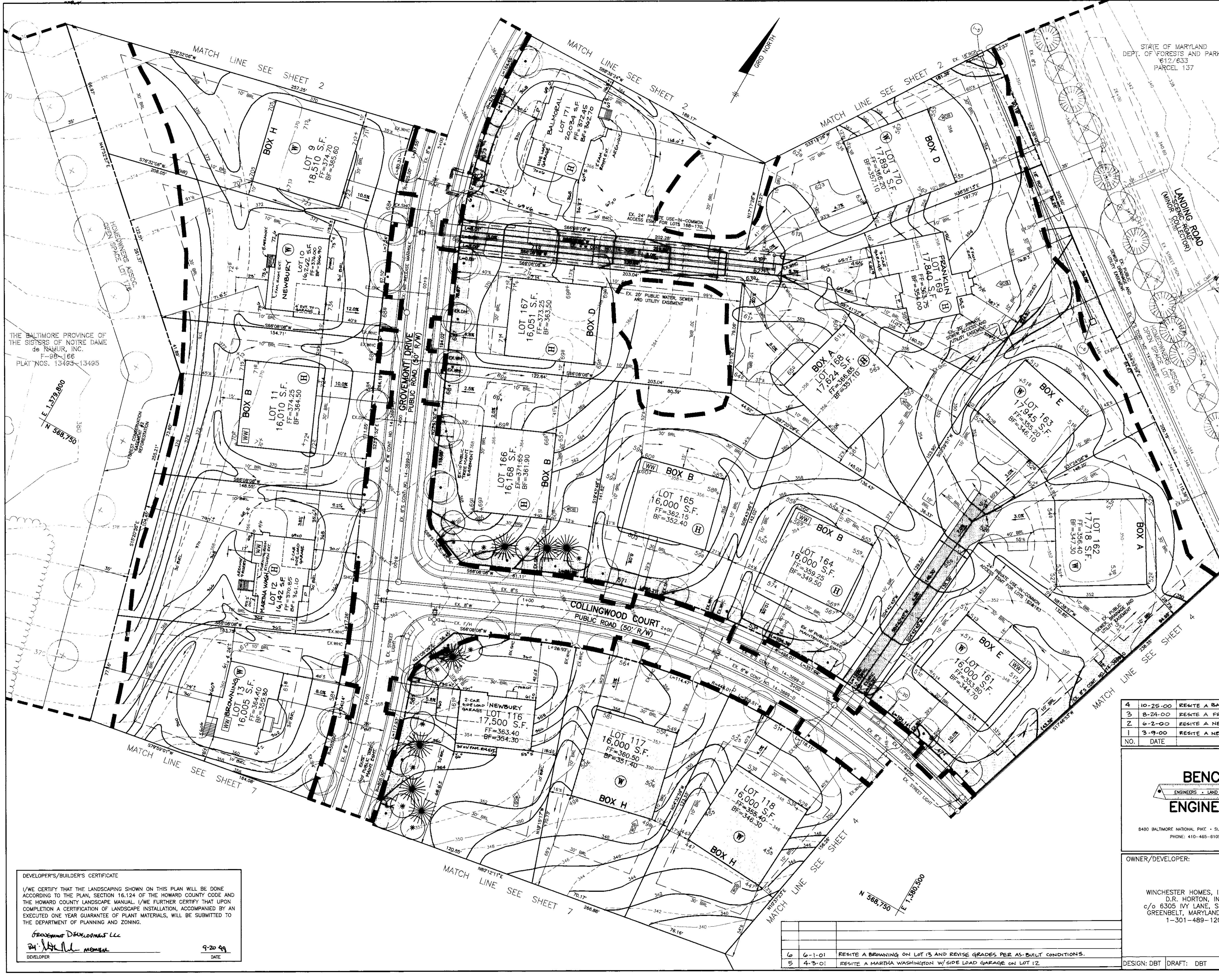
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 17 OF 17

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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

SMITHSONIAN INSTITUTION
1188/516
PARCEL 40



THE BALTIMORE PROVINCE OF
THE SISTERS OF NOIRE DAME
de NAPIER, INC.
F-99-166
PLAT NOS. 13483-13495

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. D. ... 10/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

C. ... 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

J. ... 12/12/99
DIRECTOR DATE

NO.	DATE	REVISION
4	10-25-00	RESITE A BALMORAL W/ SIDE LOAD GARAGE ON LOT 171.
3	8-24-00	RESITE A FRANKLIN W/ 3' FAM EXT AND 3-CAR GAR. ON LOT 169
2	6-2-00	RESITE A NEWBURY W/ 4' GARAGE EXT. ON LOT 10
1	3-9-00	RESITE A NEWBURY W/ 6'0" FAMILY ROOM EXT. ON LOT 116

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

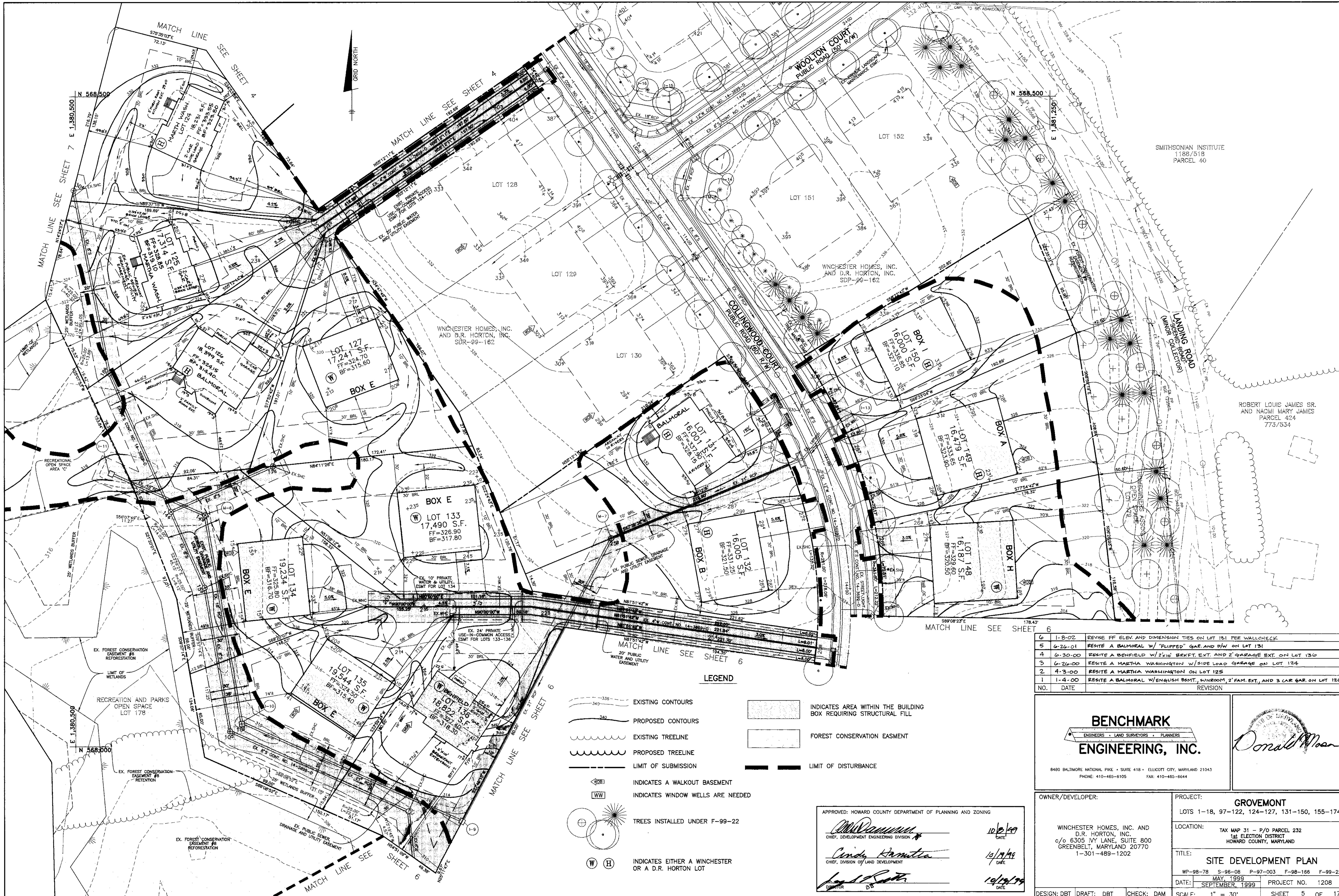
Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
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 MAY 1999 PROJECT NO. 1208 DATE: SEPTEMBER, 1999 SHEET 3 OF 17
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'

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.

Grovenmont Development LLC
DEVELOPER
9-20-99
DATE



NO.	DATE	REVISION
6	1-8-02	REVISE FF ELEV. AND DIMENSION TIES ON LOT 131 PER WALLCHECK
5	6-26-01	RESITE A BALMORAL W/ "PLIPPED" GAR. AND D/W ON LOT 131
4	6-30-00	RESITE A BENFIELD W/ 2'X10' BKFT. EXT. AND 2' GARAGE EXT. ON LOT 130
3	6-26-00	RESITE A MARTHA WASHINGTON W/ SIDE LOAG GARAGE ON LOT 124
2	4-3-00	RESITE A MARTHA WASHINGTON ON LOT 125
1	1-4-00	RESITE A BALMORAL W/ ENGLISH BOMT., SUNROOM, 2' FAM. EXT. AND 3 CAR GAR. ON LOT 126

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 5 OF 17

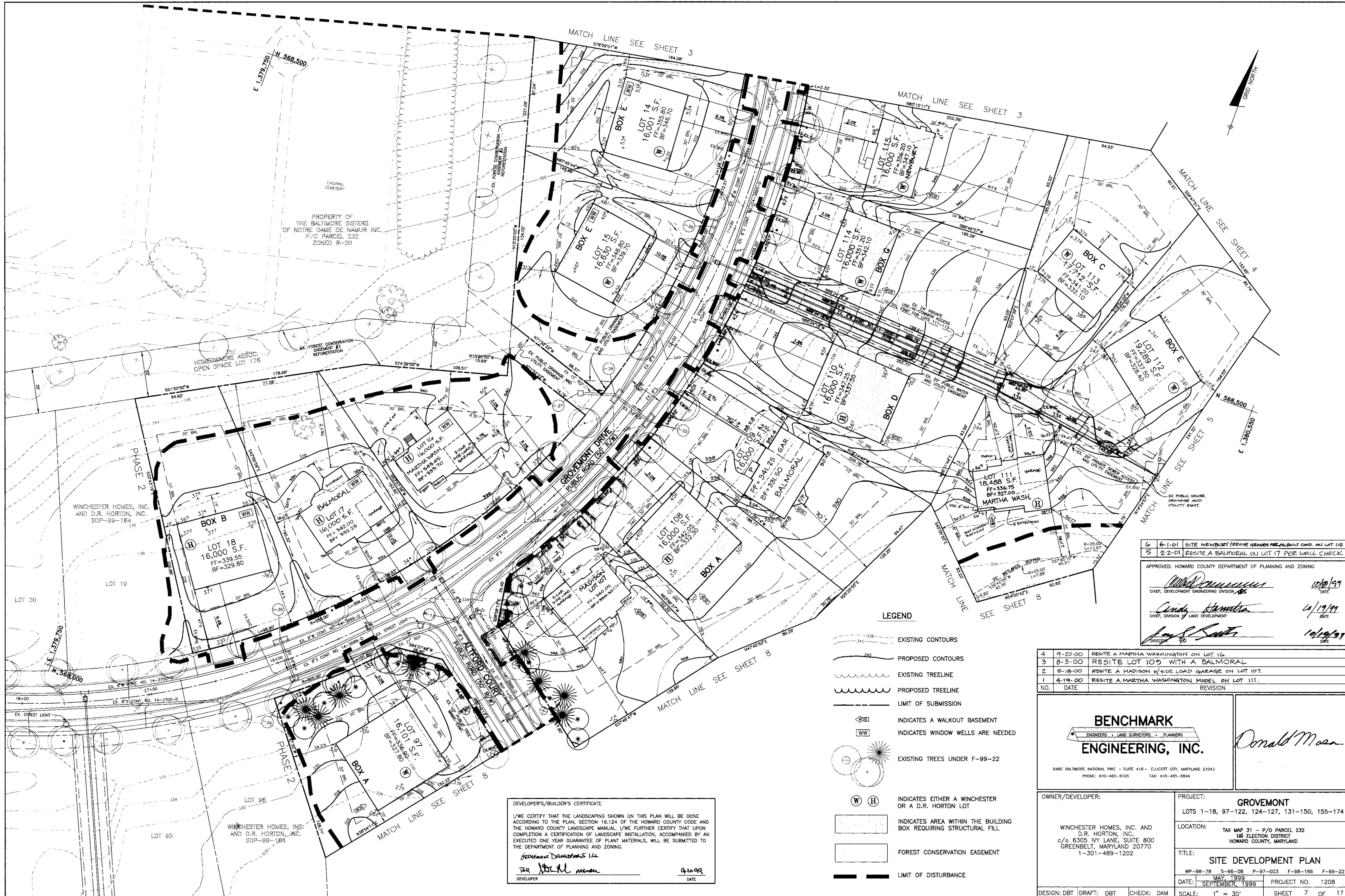
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/2/99

Cindy Hamata
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/19/99

James R. Rutter
DIRECTOR
DATE: 10/15/99

P:\PROJECTS\1208\Map\18001505.dwg Thu Sep 16 14:07:28 1999



PROPERTY OF THE BALTIMORE SISTERS OF NOIRE DAME DE NAMUR INC. P/O PARCEL 232 ZONED R-20

EXISTING CEMETERY

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. SDP-99-164

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.
 J. Edward D. ...
 DATE 9/20/99

LEGEND

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

6	6-1-01	SITE NEWBURY (REVISE GRADES PER AS-BUILT COND. ON LOT 115)
5	2-2-01	RESITE A BALMORAL ON LOT 17 PER WALL CHECK

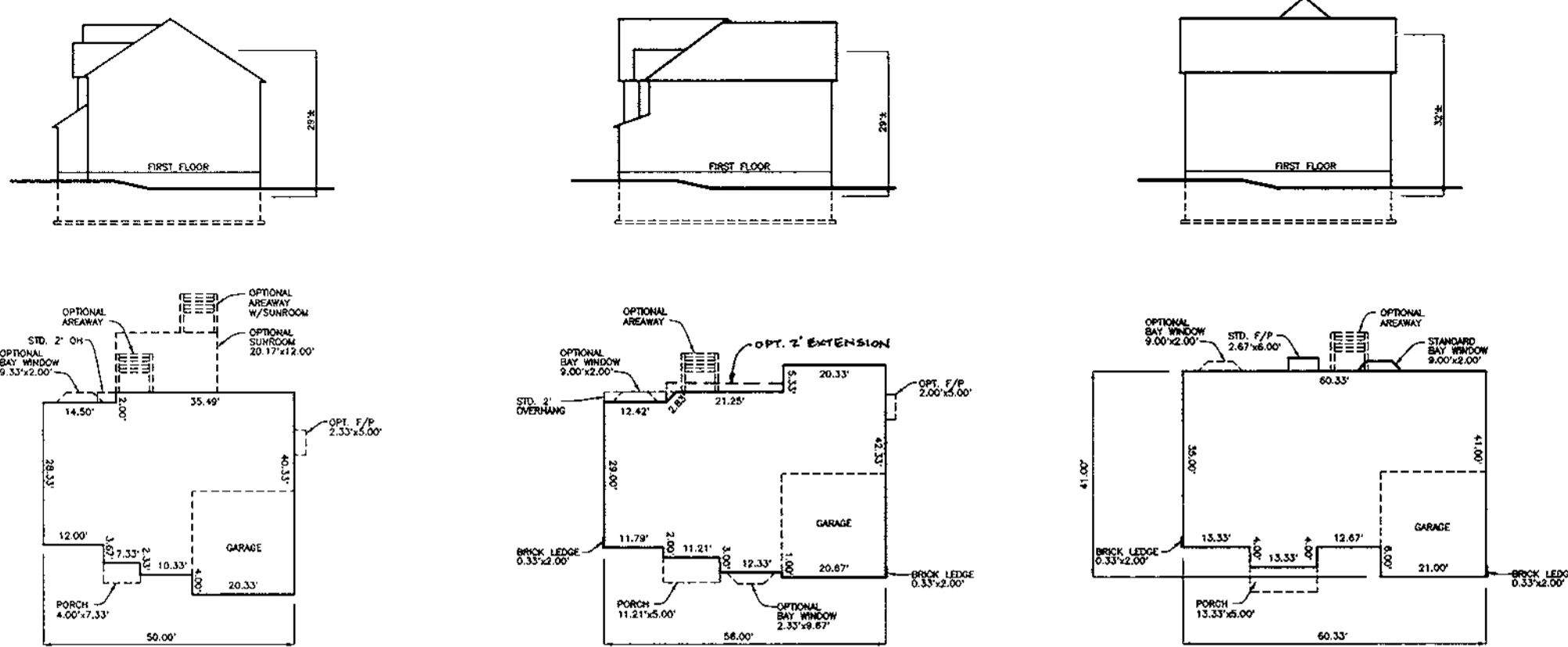
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signatures and Dates]

4	9-20-00	RESITE A MARTHA WASHINGTON ON LOT 16.
3	8-3-00	RESITE LOT 109 WITH A BALMORAL
2	5-18-00	RESITE A MADISON W/SIDE LOAD GARAGE ON LOT 107.
1	4-19-00	RESITE A MARTHA WASHINGTON MODEL ON LOT 111.
NO.	DATE	REVISION

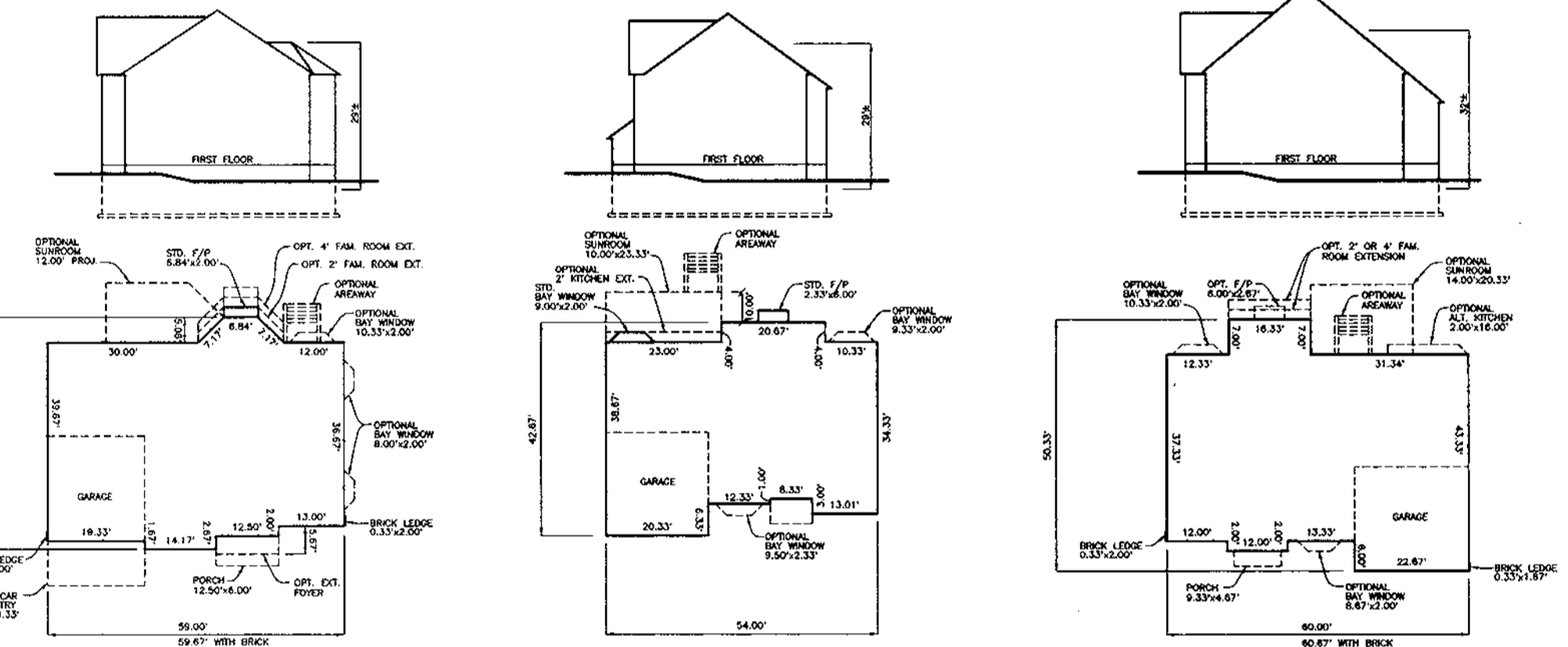
BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-8644

Donald Mason

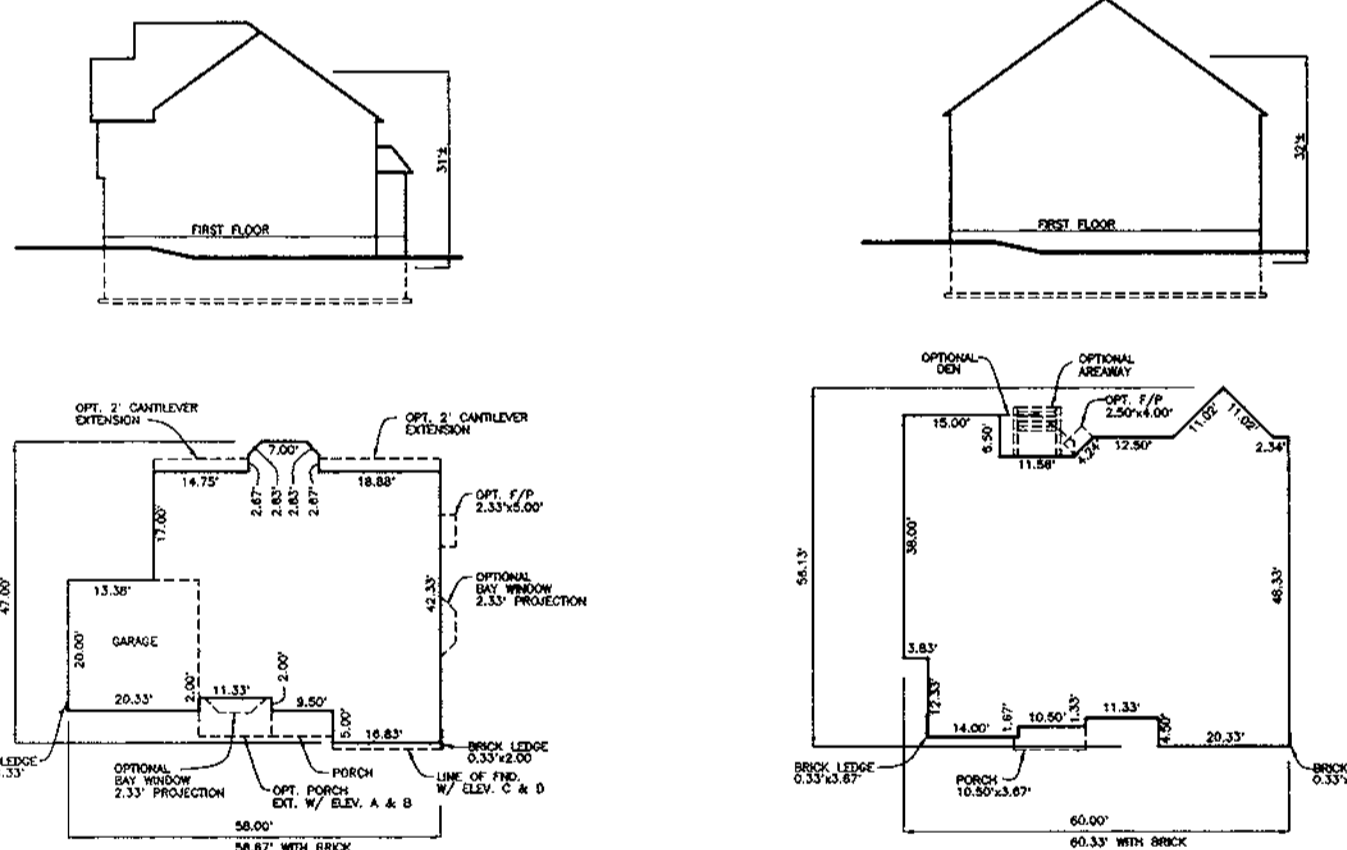
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 7 OF 17



CONCORDE MARTHA WASH. POTOMAC



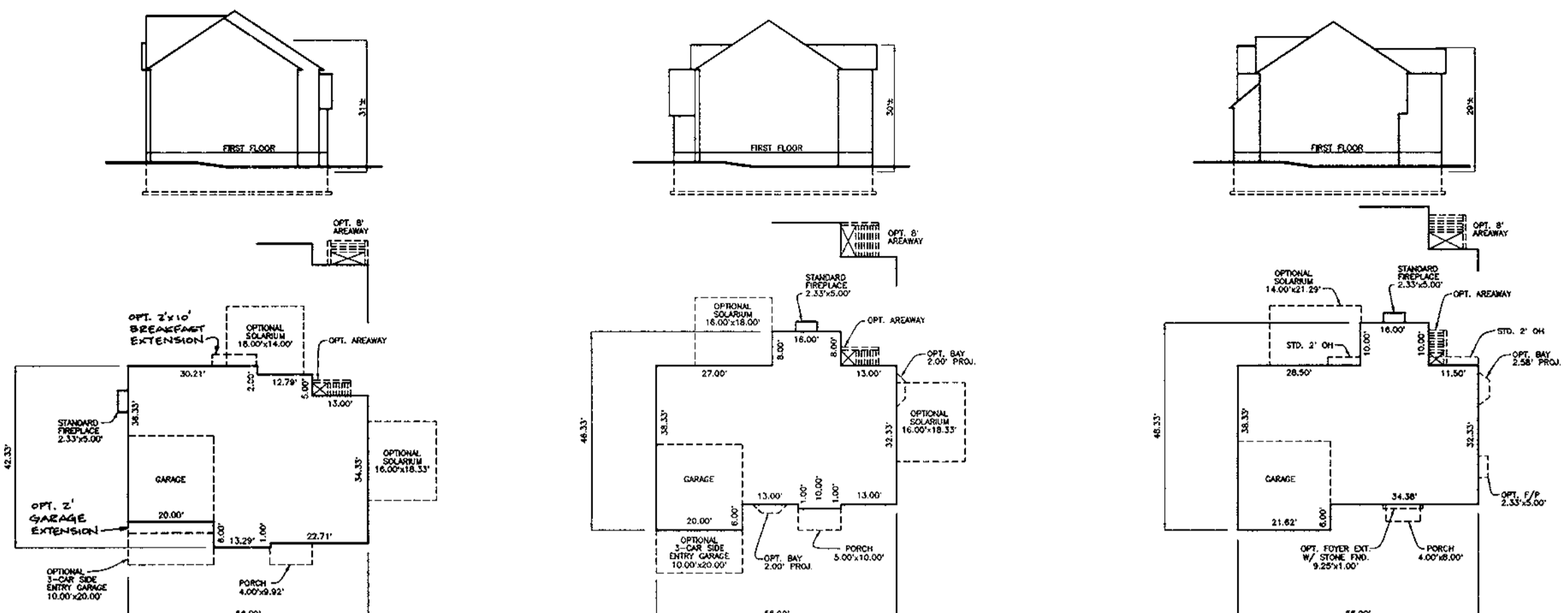
BALMORAL MADISON FRANKLIN



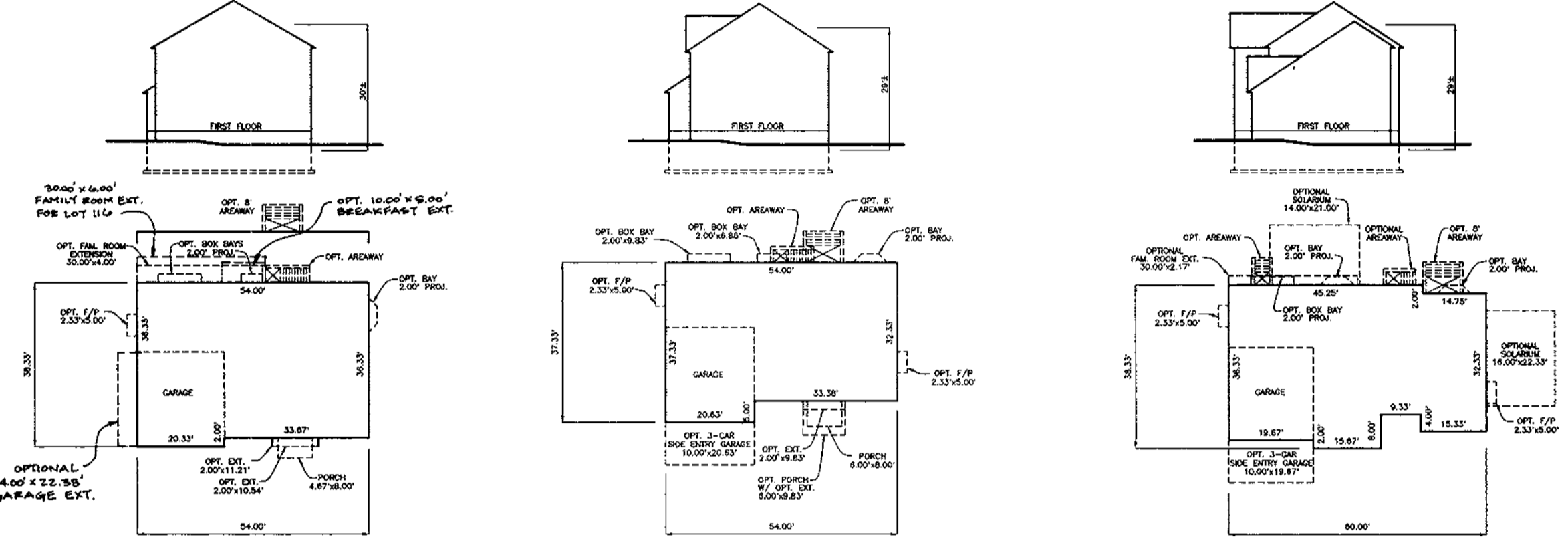
GLENWOOD AUGUSTA

D.R. HORTON

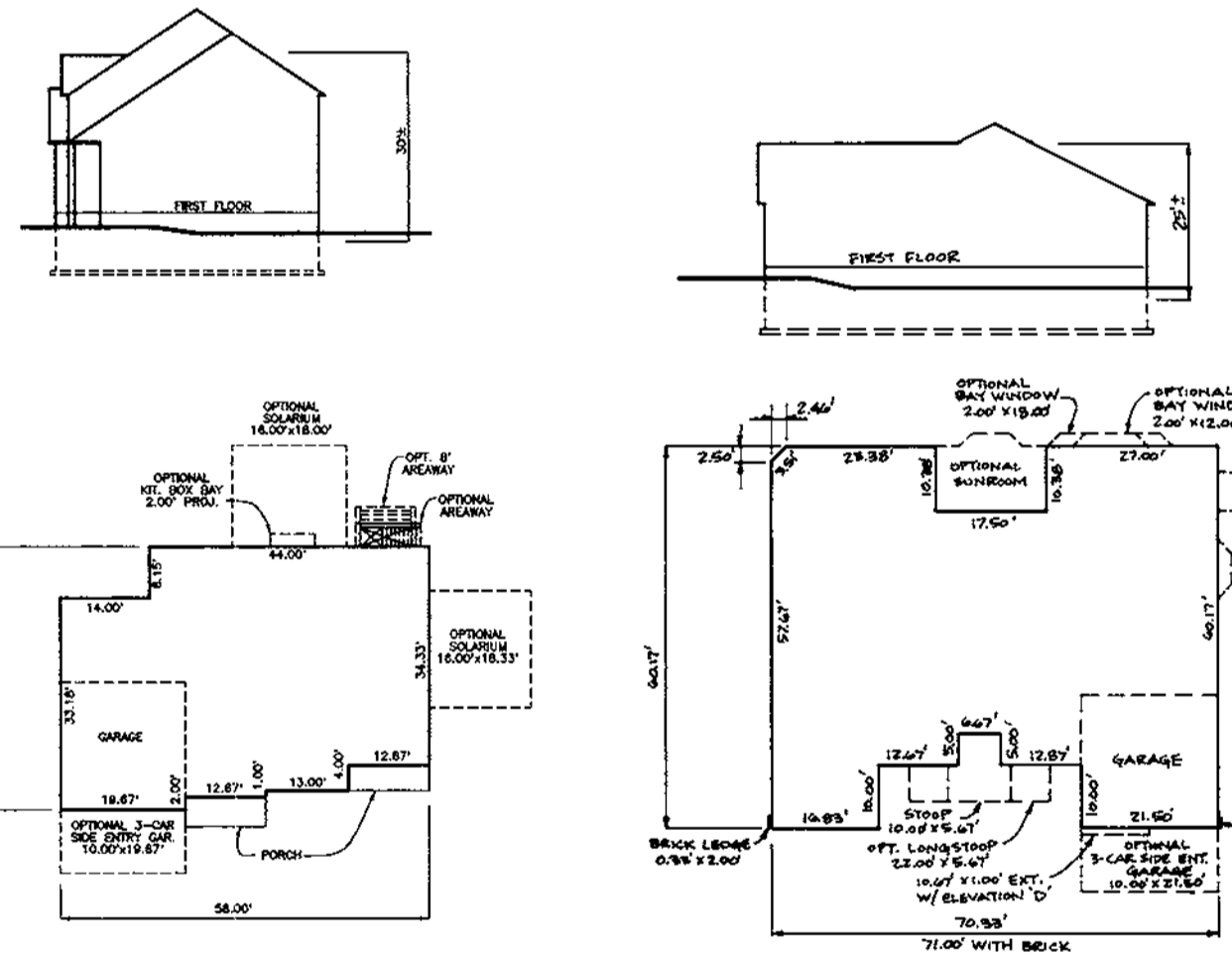
HOUSE FOOTPRINTS
SCALE: 1" = 30'



BENFIELD BROWNING CHELSEA II

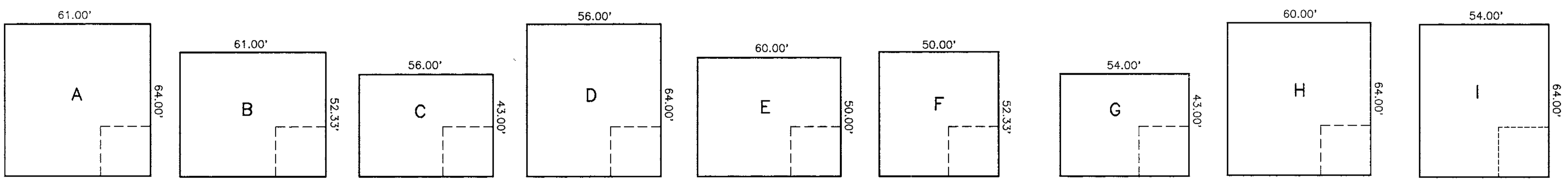


NEWBURY NEWCASTLE OXFORD



COLLINS (WINCHESTER) PINEHURST (D.R. HORTON)

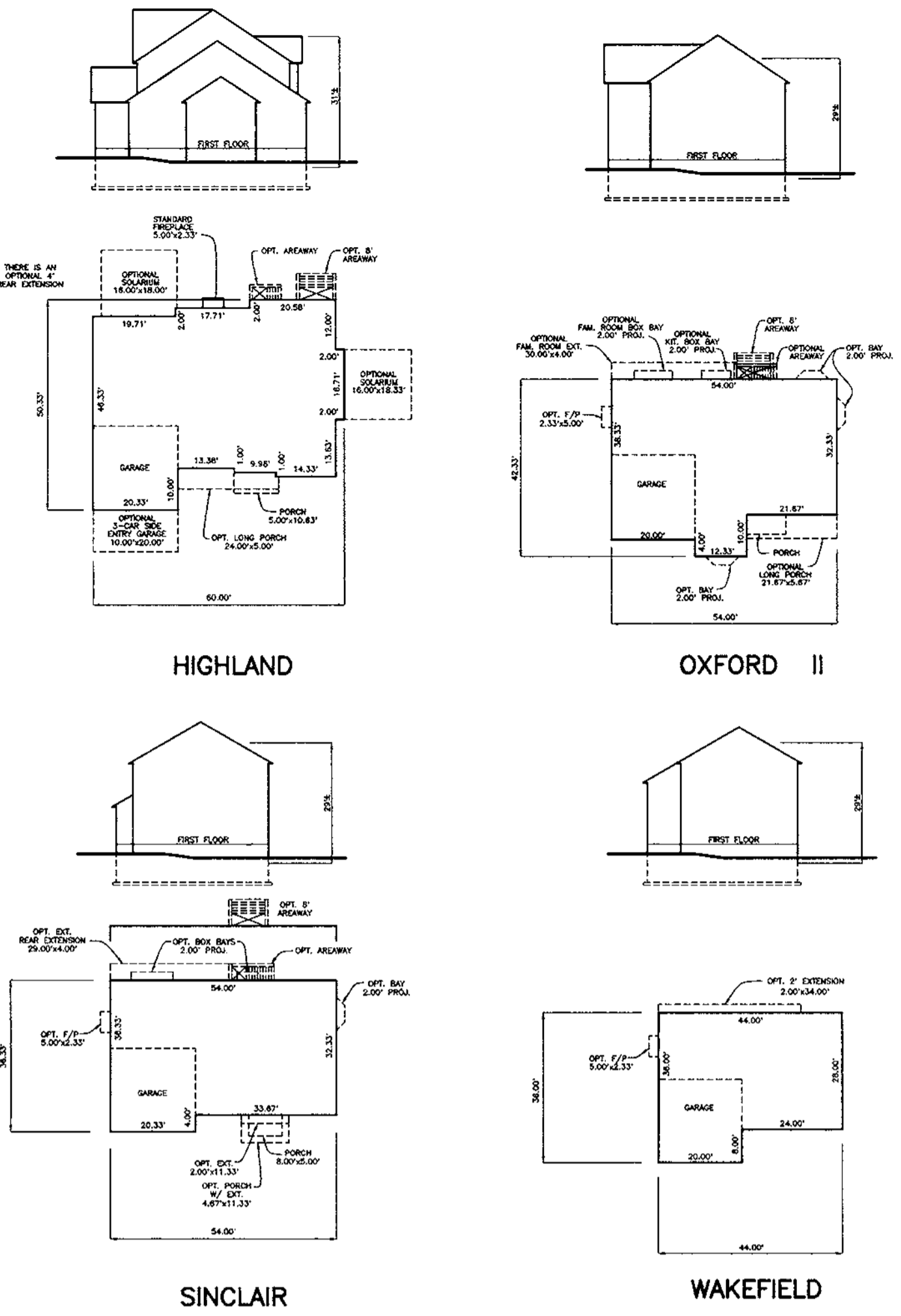
WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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.



HIGHLAND OXFORD II SINCLAIR WAKEFIELD

4	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-15-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/26/99
DATE

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT 10/19/99
DATE

[Signature]
DIRECTOR 10/26/99
DATE

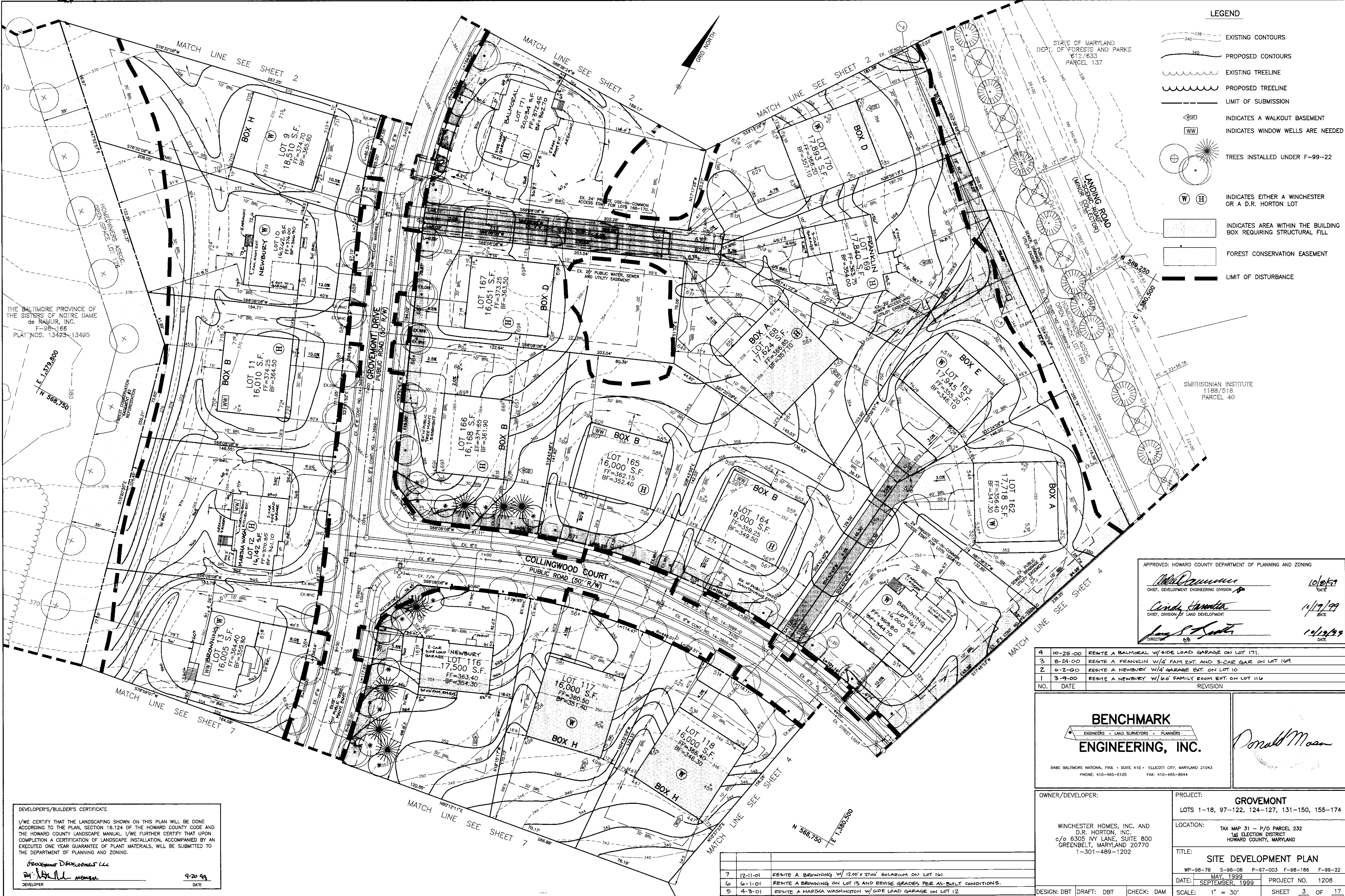
4	5-24-2000	ADD A 4.0' X 22.75' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

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

[Signature]
DONALD MOON

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
DESIGN: DBT DRAFT: DBT CHECK: DAM	LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE: BOX AND MODEL FOOTPRINTS
	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22
	DATE: MAY 1999 PROJECT NO. 1208
	DATE: SEPTEMBER, 1999 SHEET 17 OF 17



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
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAUJUIR, INC.
F-99-166
PLAT NOS. 13493-13495

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 10/5/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy... 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James... 12/19/99
DIRECTOR DATE

NO.	DATE	REVISION
4	10-25-00	RESITE A BALMOREAL W/SIDE LOAD GARAGE ON LOT 171.
3	8-24-00	RESITE A FRANKLIN W/A FAM EXT. AND 3-CAR GAR ON LOT 109
2	6-2-00	RESITE A NEWBURY W/A GARAGE EXT. ON LOT 110
1	3-9-00	RESITE A NEWBURY W/GO FAMILY ROOM EXT. ON LOT 116

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844

Donald Maan

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
LOTS 1-18, 97-122, 124-127, 131-150, 155-174

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

TITLE: SITE DEVELOPMENT PLAN
WP-98-78 S-98-08 P-97-003 F-98-186 F-99-22
DATE: MAY 1999 PROJECT NO. 1208
SEPTEMBER 1999 SHEET 3 OF 17

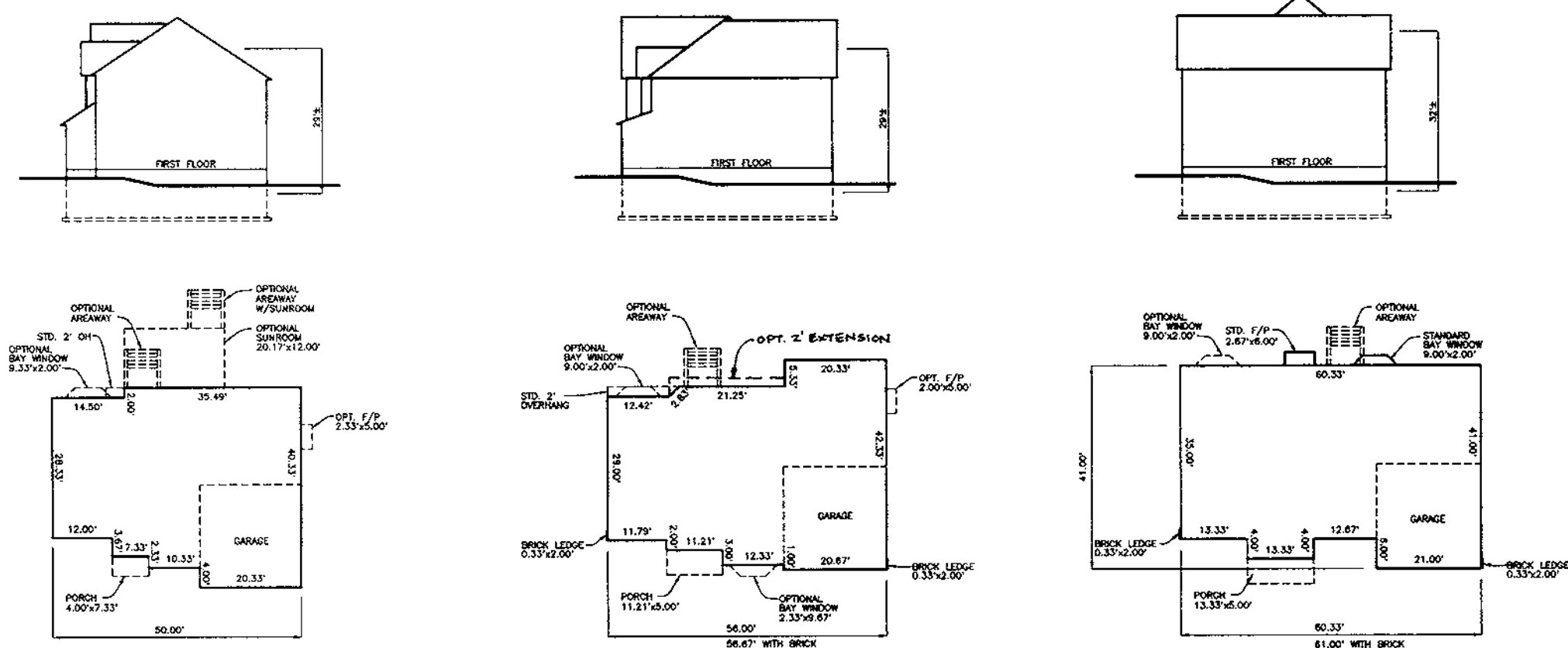
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 30'

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.

Browning Developments LLC
DEVELOPER
9-20-99 DATE

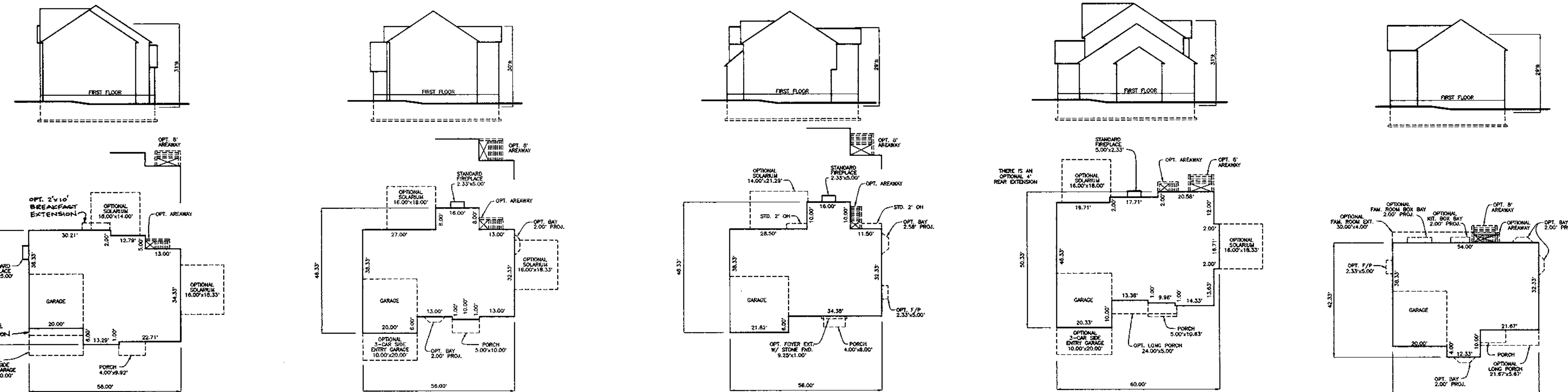
7	12-11-01	RESITE A BROWNING W/ 12.00' X 27.00' SOLARIUM ON LOT 161
6	6-1-01	RESITE A BROWNING ON LOT 13 AND REVISE GRADES PER AS-BUILT CONDITIONS.
5	4-3-01	RESITE A MARTHA WASHINGTON W/SIDE LOAD GARAGE ON LOT 12



CONCORDE

MARTHA WASH.

POTOMAC



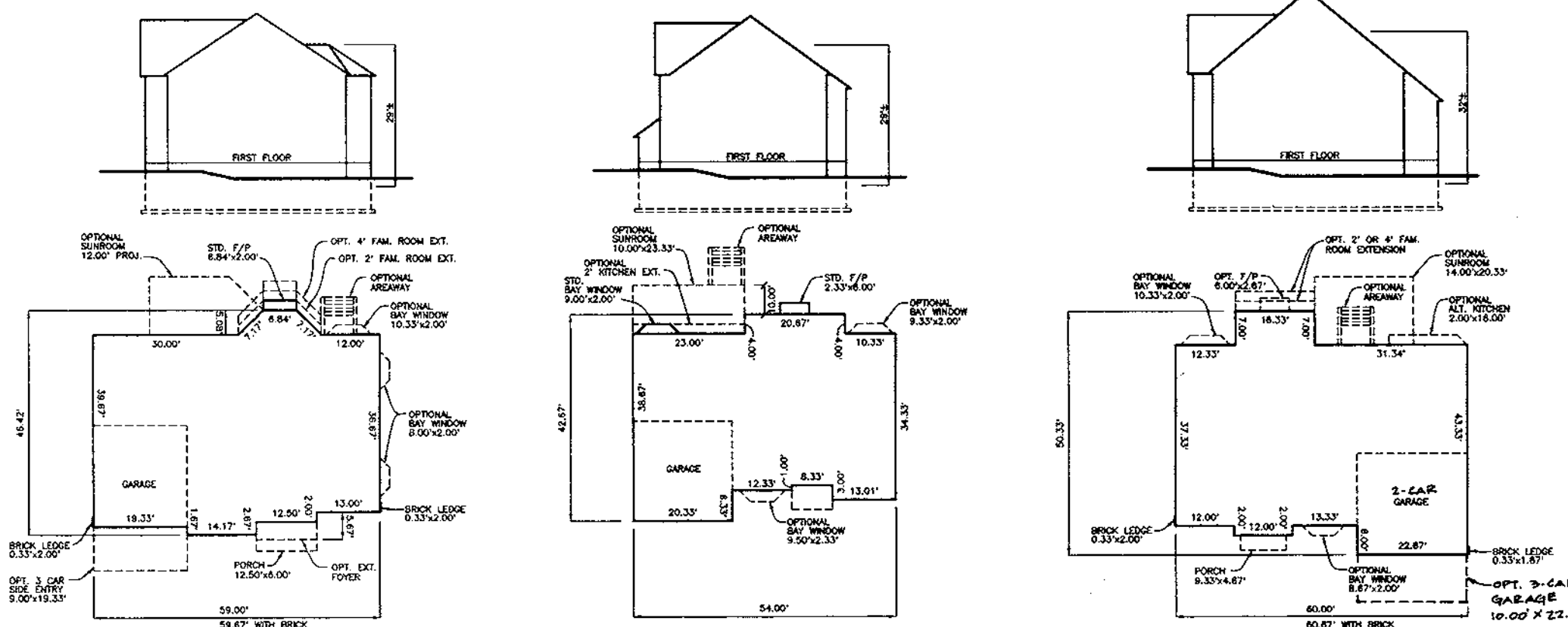
BENFIELD

BROWNING

CHELSEA II

HIGHLAND

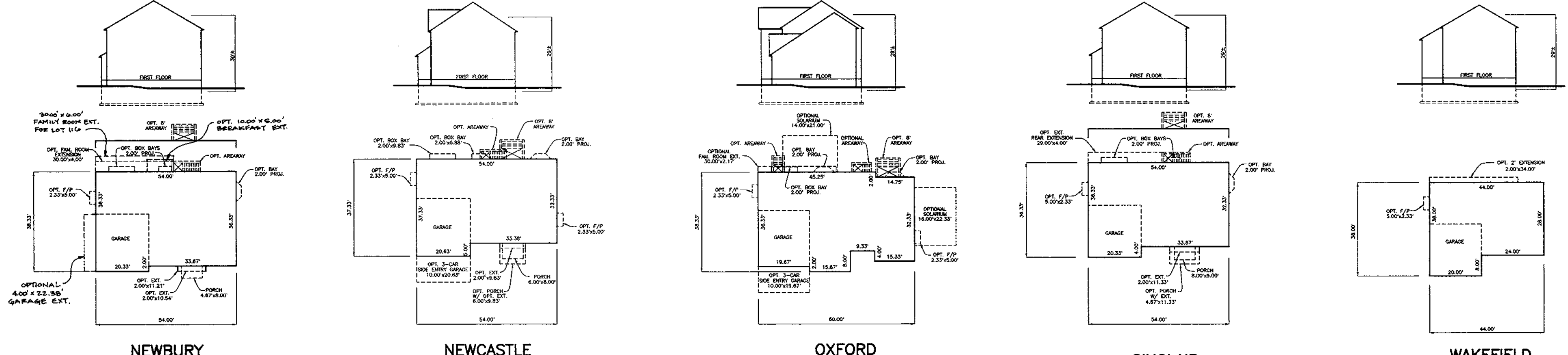
OXFORD II



BALMORAL

MADISON

FRANKLIN



NEWBURY

NEWCASTLE

OXFORD

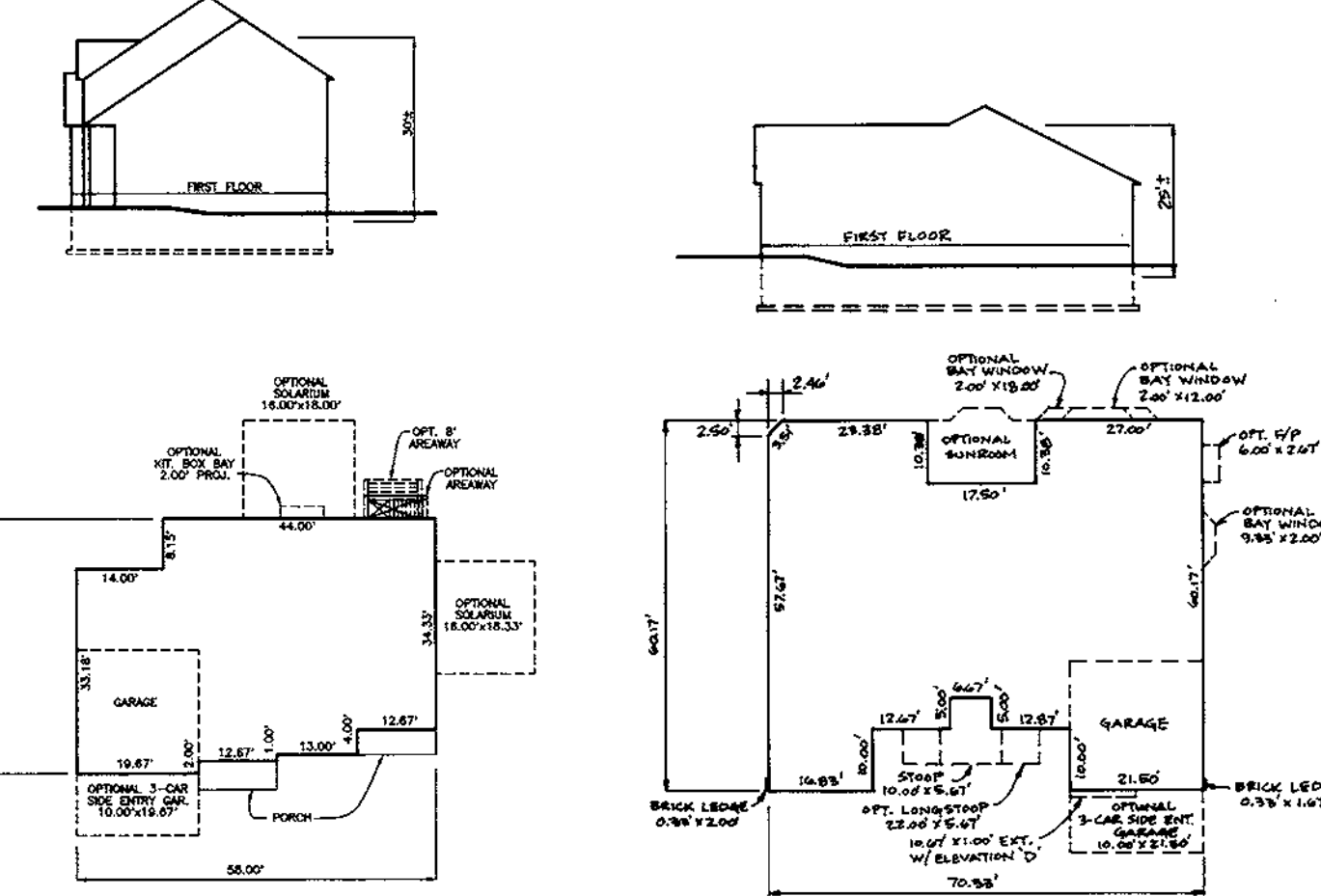
SINCLAIR

WAKEFIELD



GLENWOOD

AUGUSTA



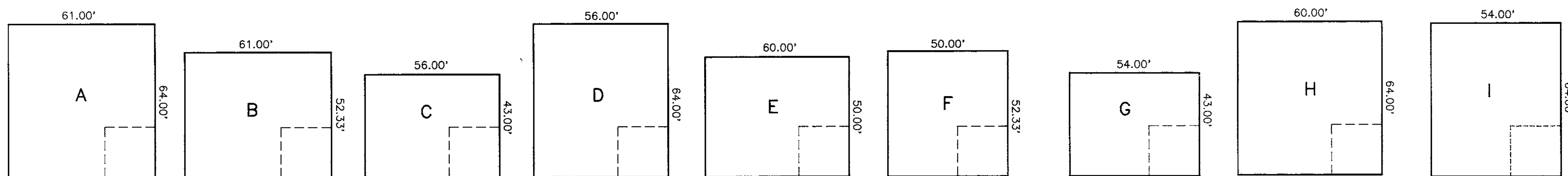
COLLINS
(WINCHESTER)

PINEHURST
(D.R. HORTON)

D.R. HORTON

HOUSE FOOTPRINTS
SCALE: 1" = 30'

WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-13-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/18/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 10/19/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 10/19/99
 DIRECTOR
 DATE

4	5-24-2000	ADD A 4.0' x 22.33' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

NO.	DATE	REVISION
-----	------	----------

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

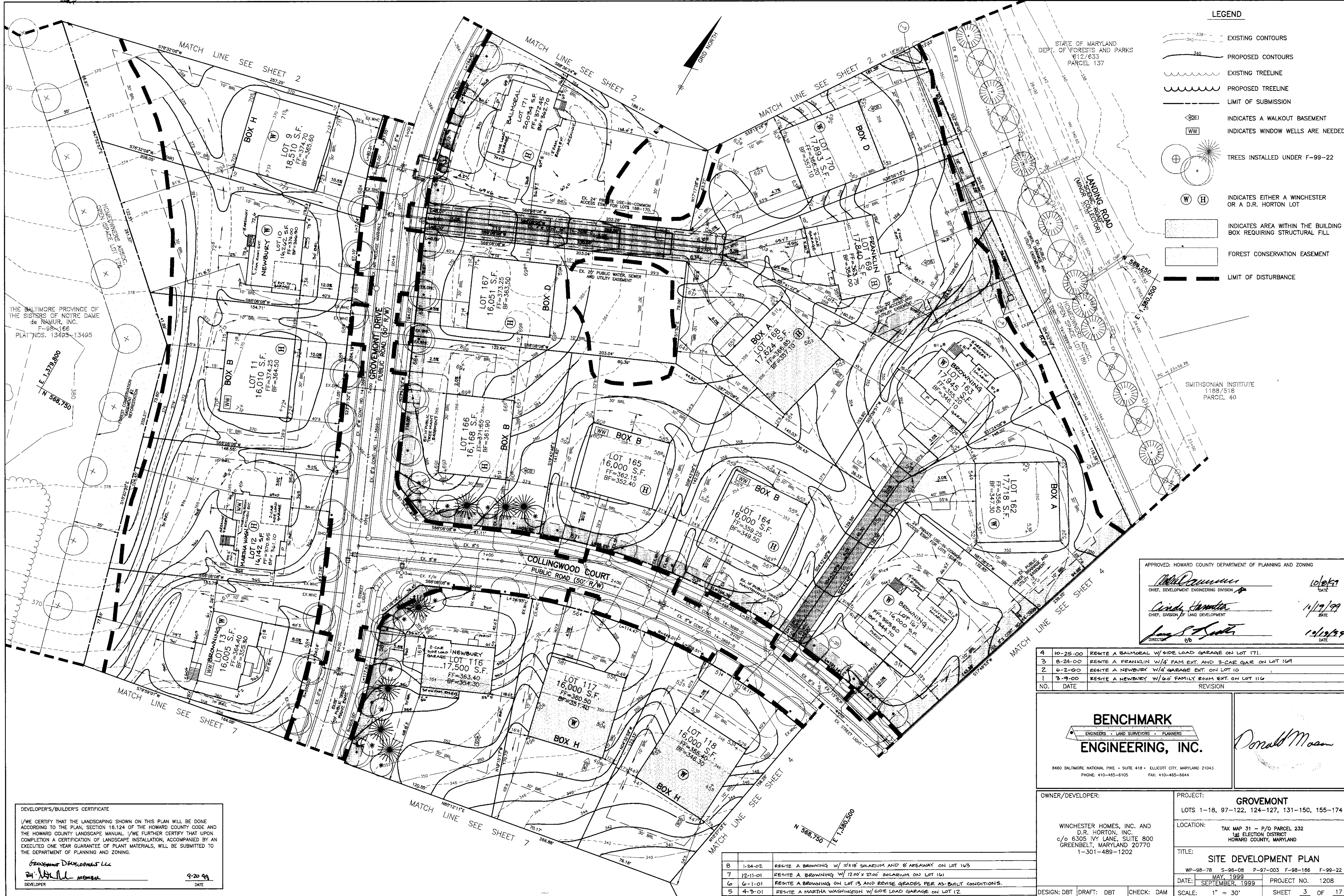
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-8844

[Signature]
 Donald Mason

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 LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY 1999 SEPTEMBER 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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LEGEND

- EXISTING CONTOURS
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- INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE

STATE OF MARYLAND
DEPT. OF FORESTS AND PARKS
612/633
PARCEL 137

SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

THE BALTIMORE PROVINCE OF
THE SISTERS OF NOIRE DAME
de NABUR, INC.
F-99-166
PLAT NOS. 13485-13486

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/25/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy ... 11/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT

James S. ... 12/12/99
DIRECTOR

NO.	DATE	REVISION
4	10-25-00	RESITE A BALMORAL W/ SIDE LOAD GARAGE ON LOT 171.
3	8-24-00	RESITE A FRANKLIN W/4' FAM EXT. AND 3-CAR GAR ON LOT 164
2	6-2-00	RESITE A NEWBURY W/4' GARAGE EXT. ON LOT 10
1	3-9-00	RESITE A NEWBURY W/60' FAMILY ROOM EXT. ON LOT 116

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Mason

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8644

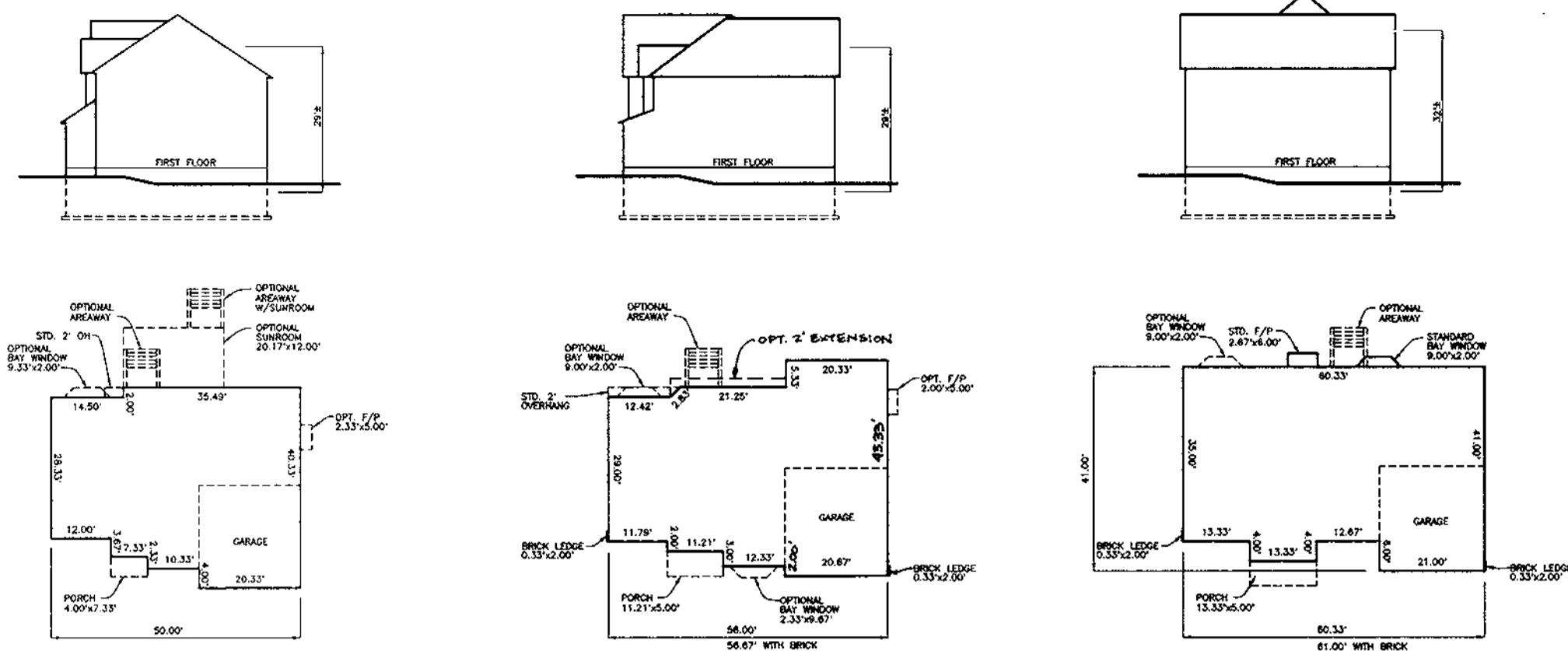
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 MAY, 1999 DATE: SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 3 OF 17

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.

Groves Development LLC
DEVELOPER
9-20-99
DATE

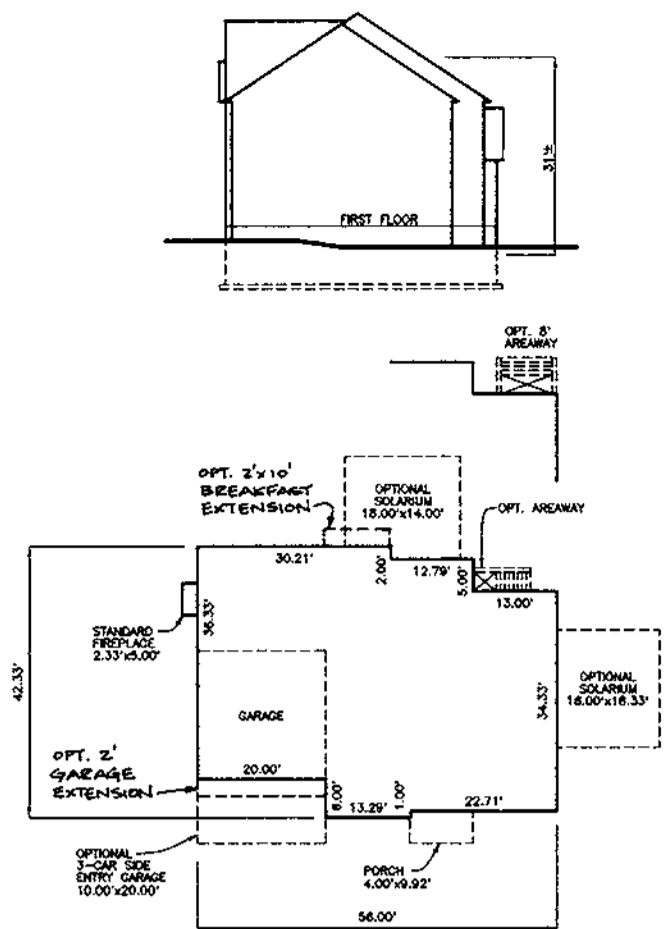
8	1-24-02	RESITE A BROWNING W/ 10'x18' SOLARIUM AND 8' AREAWAY ON LOT 163
7	12-11-01	RESITE A BROWNING W/ 12.00'x 27.00' SOLARIUM ON LOT 161
6	6-1-01	RESITE A BROWNING ON LOT 13 AND REVERSE GRADES PER AS-BUILT CONDITIONS.
5	4-3-01	RESITE A MARTHA WASHINGTON W/ SIDE LOAD GARAGE ON LOT 12



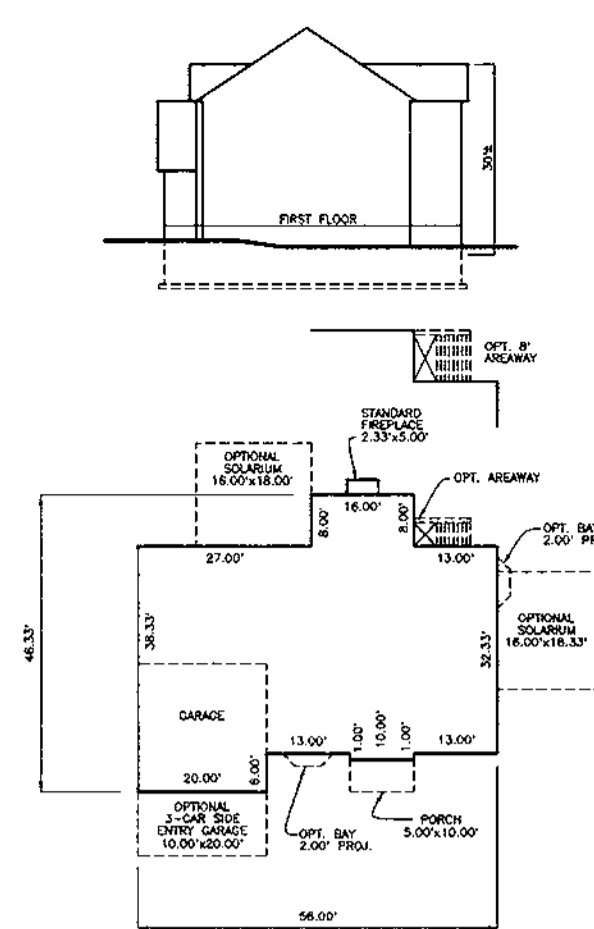
CONCORDE

MARTHA WASH.

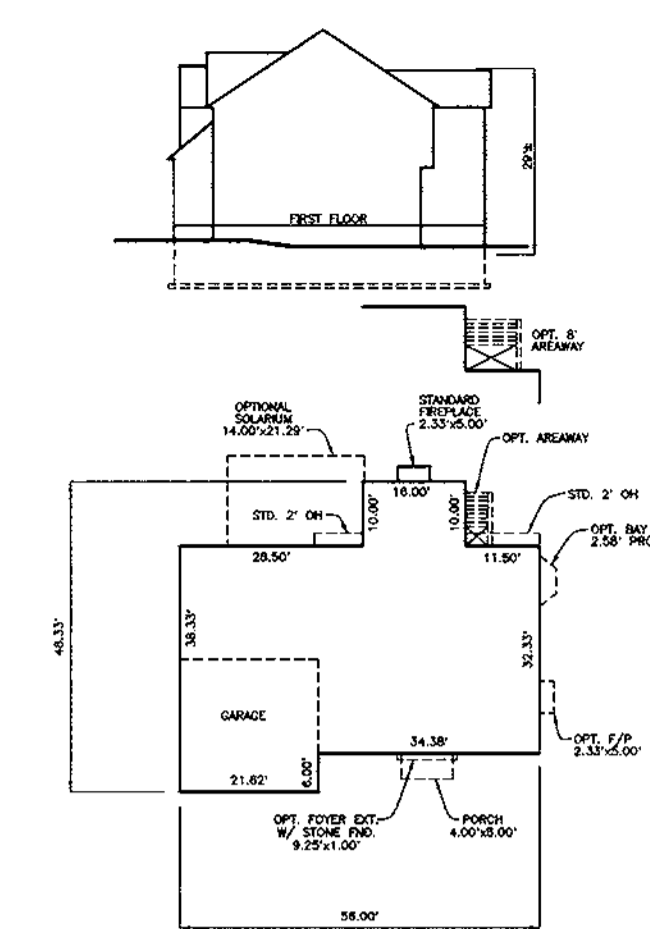
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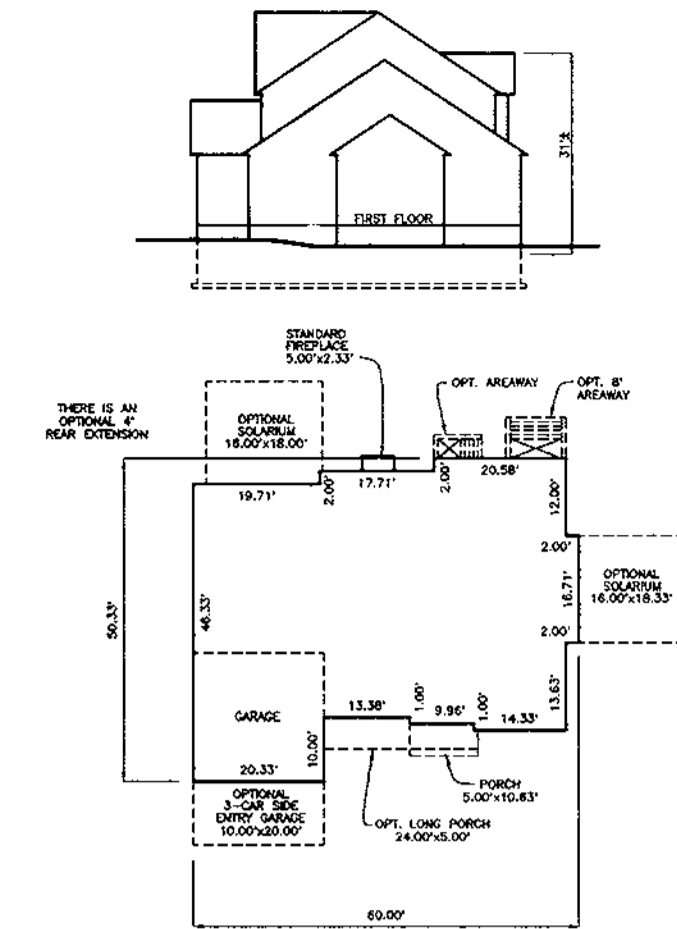
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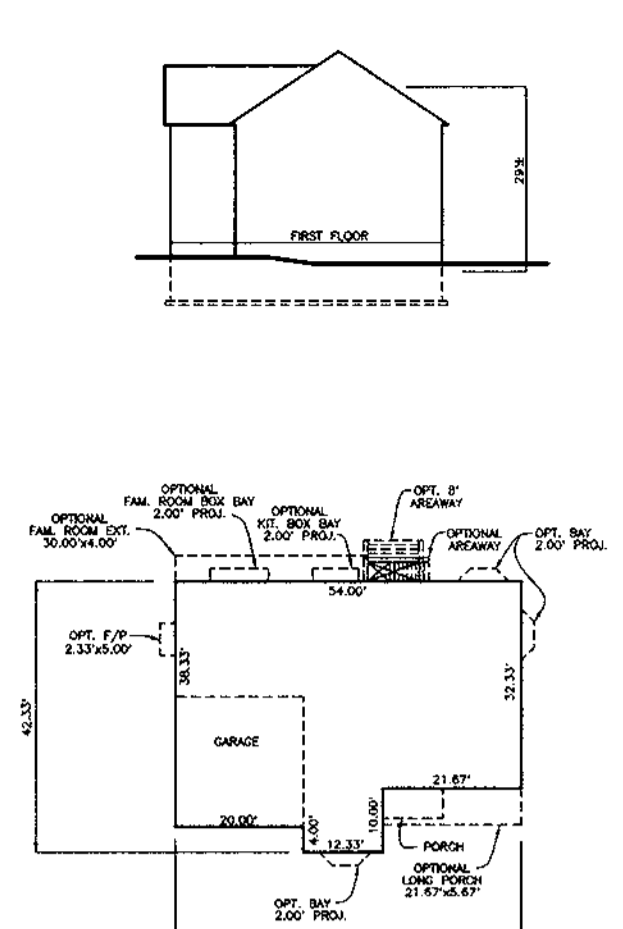
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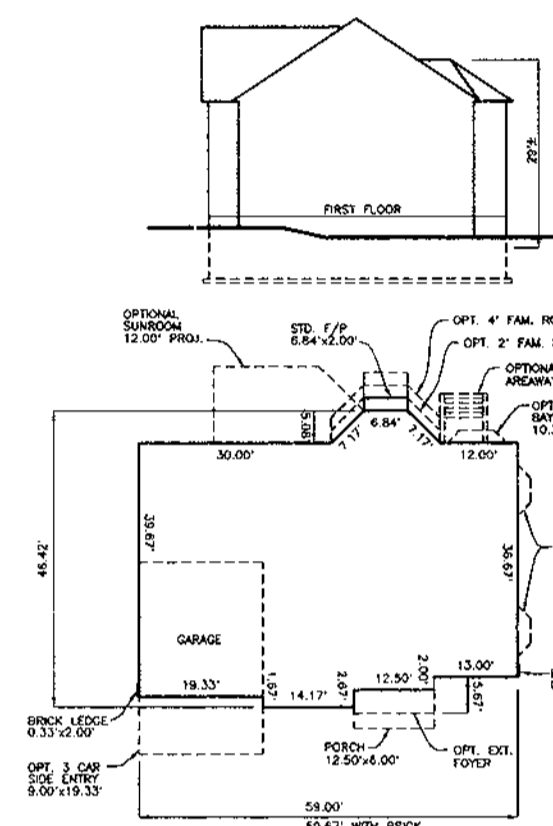
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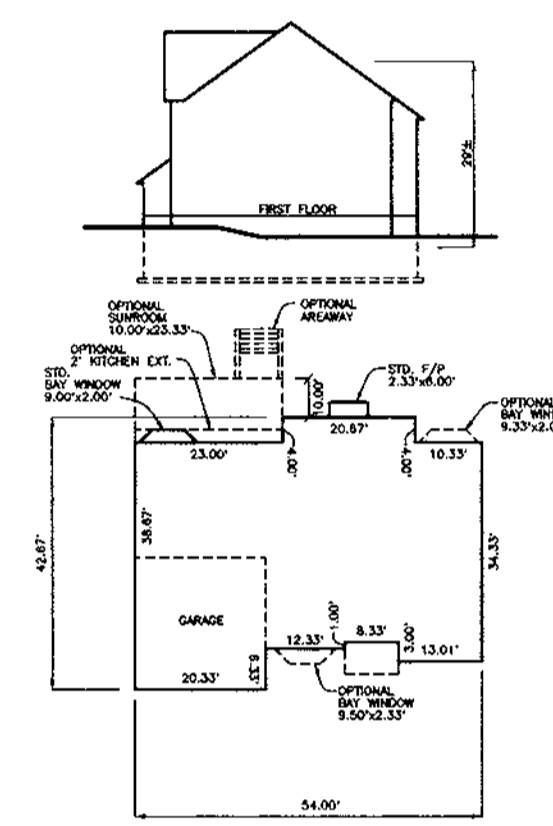
HIGHLAND



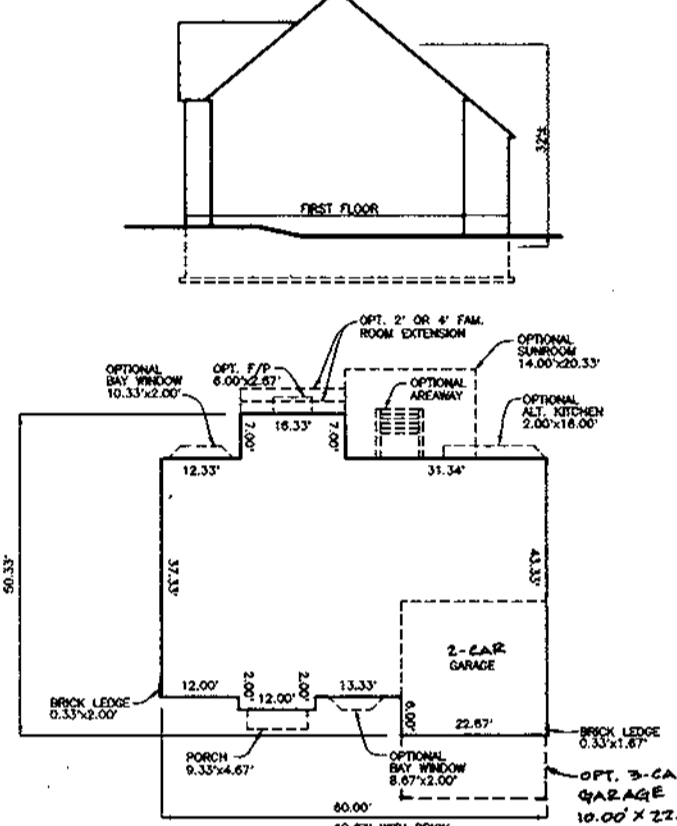
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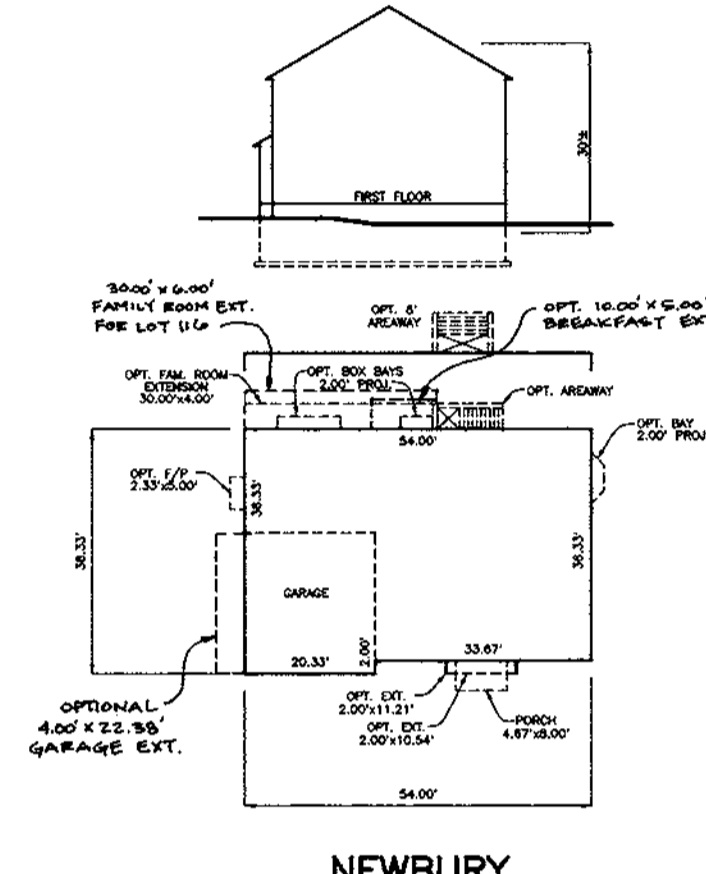
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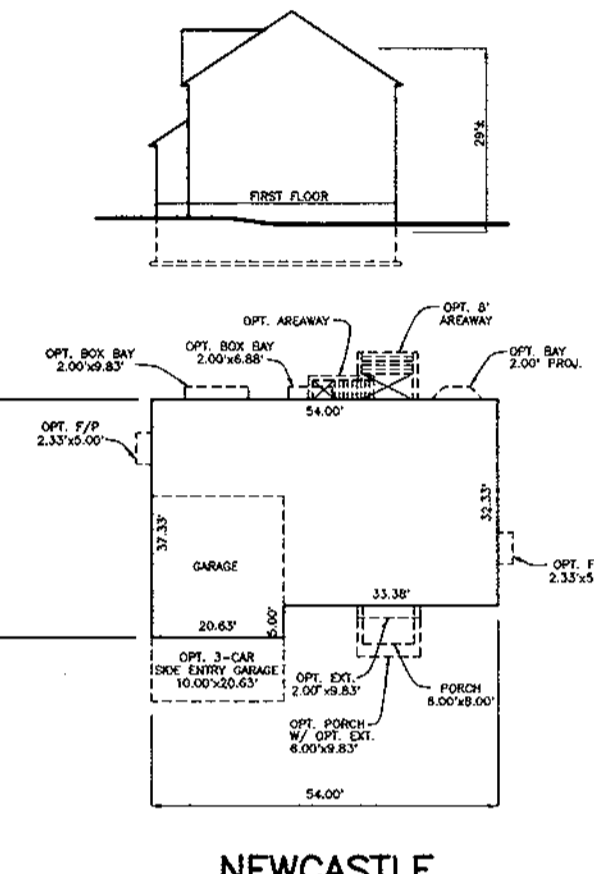
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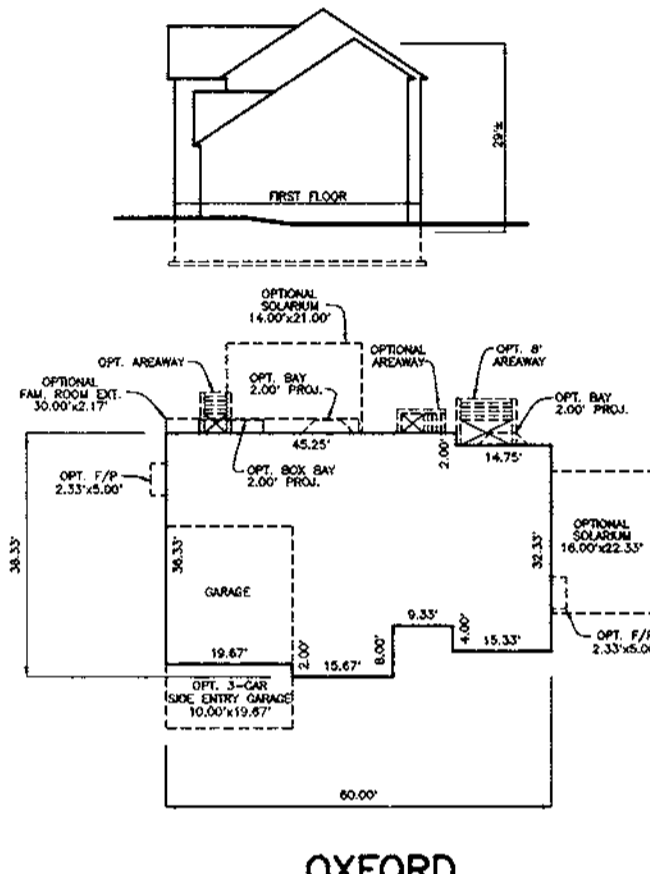
FRANKLIN



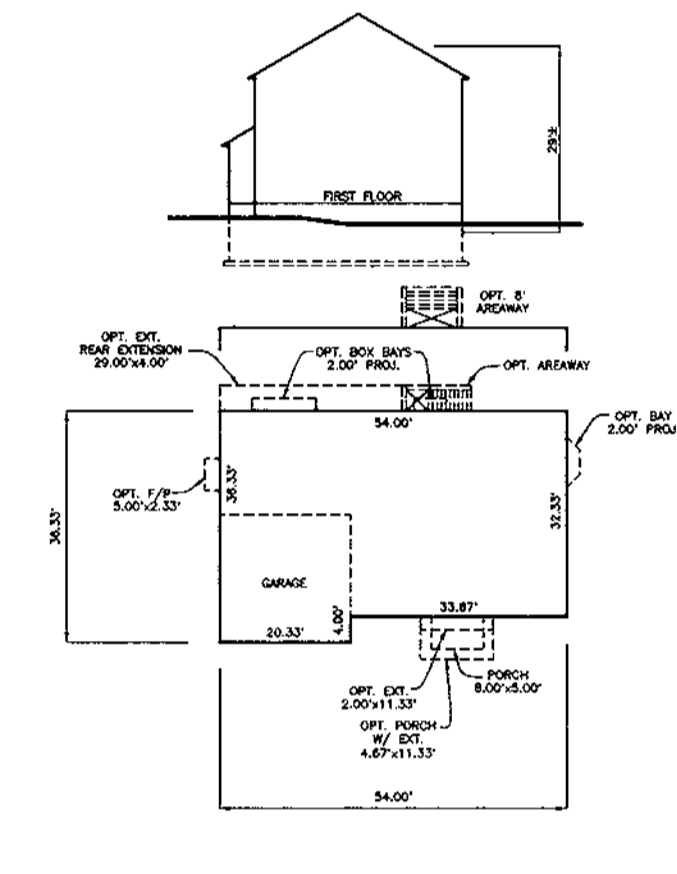
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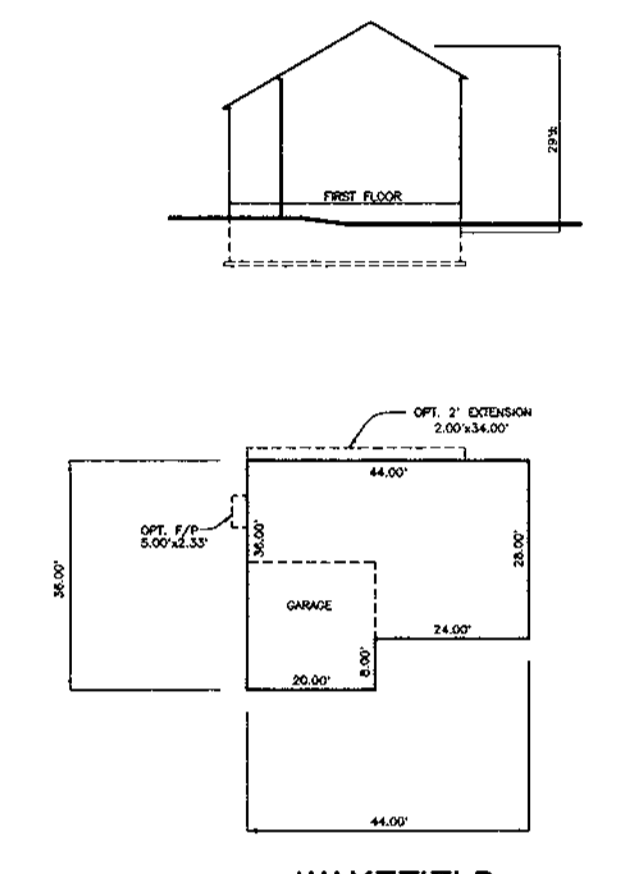
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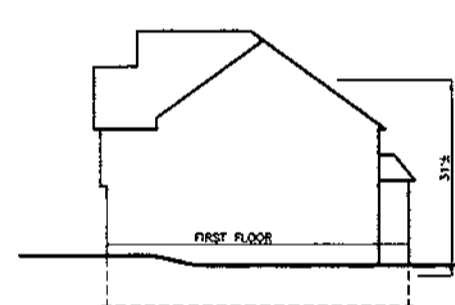
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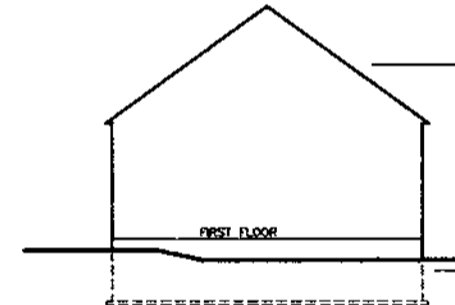
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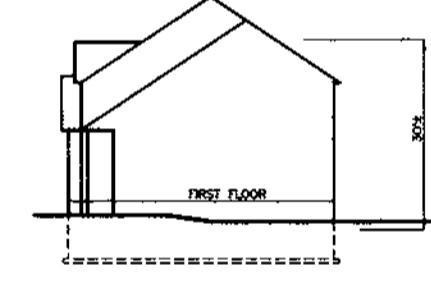
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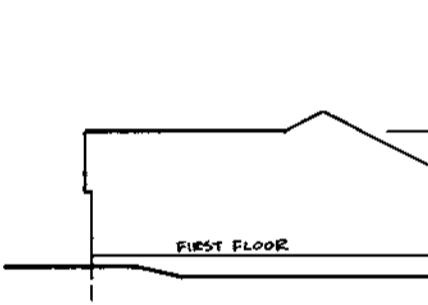
GLENWOOD



AUGUSTA

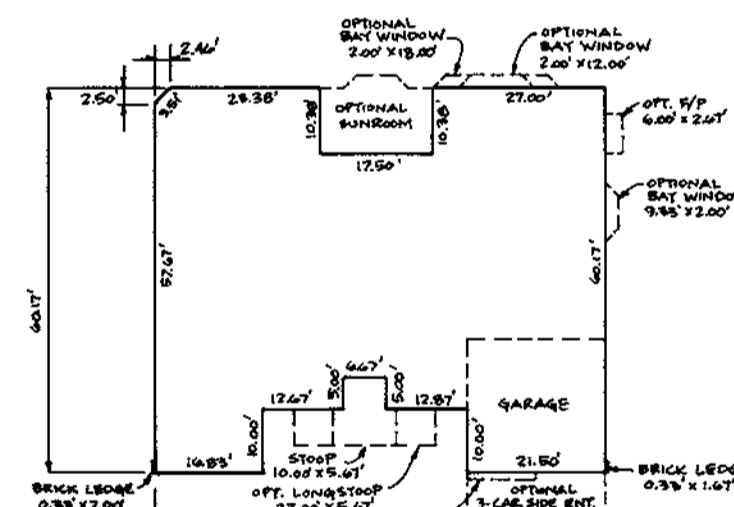
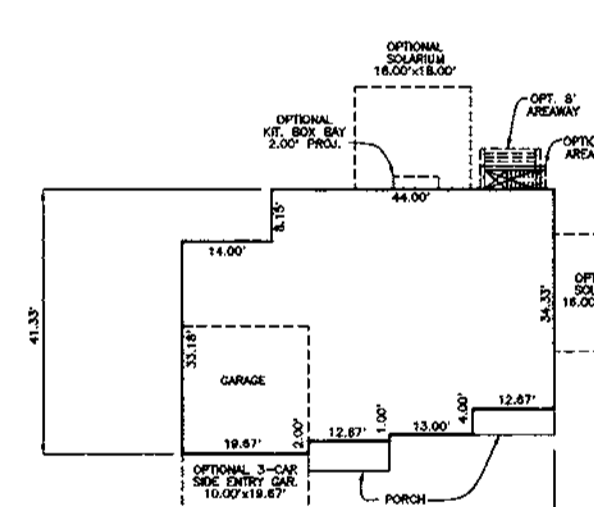
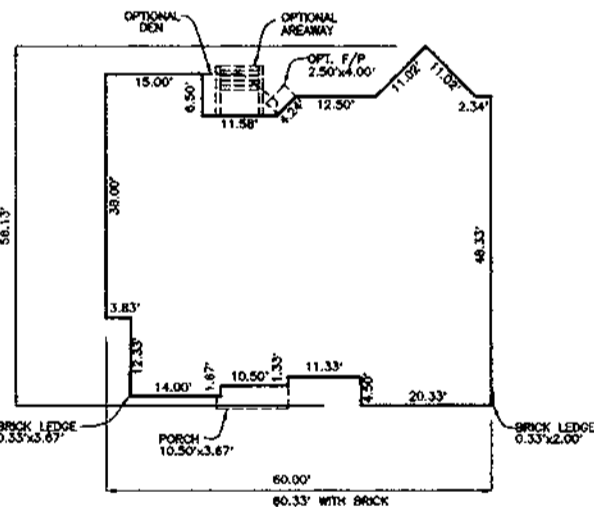
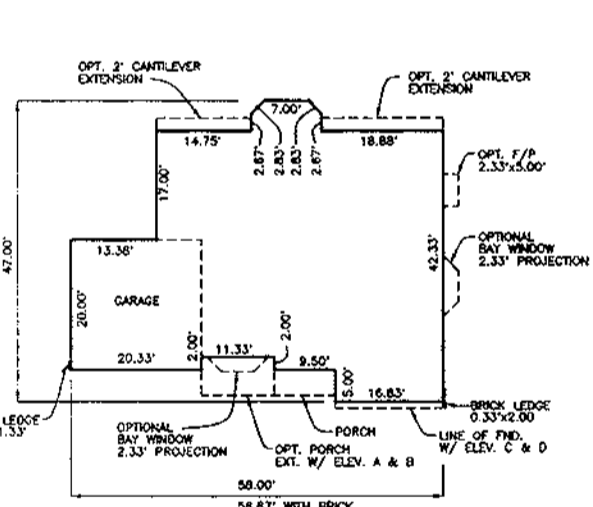


COLLINS
(WINCHESTER)

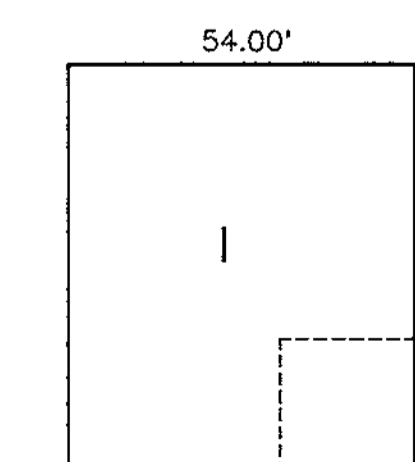
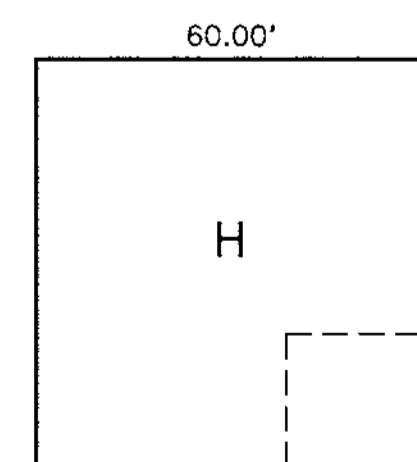
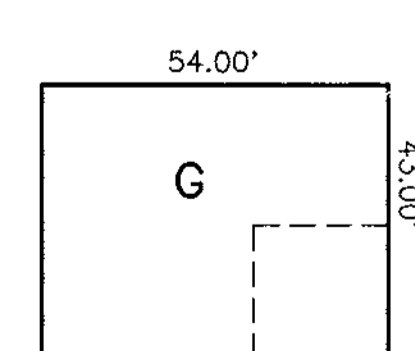
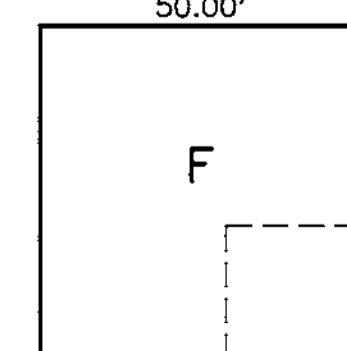
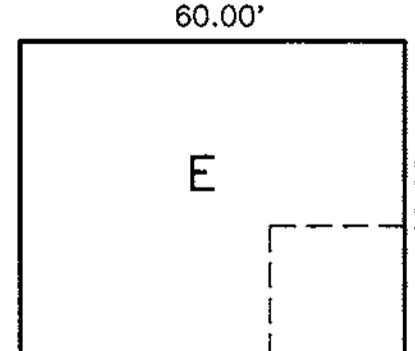
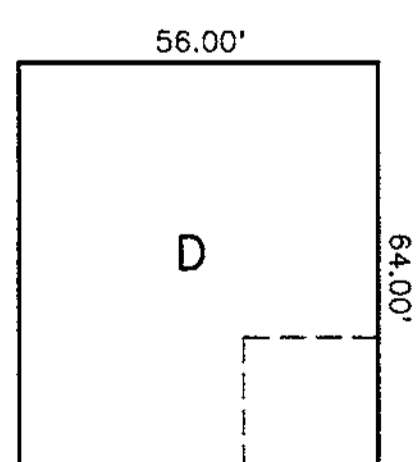
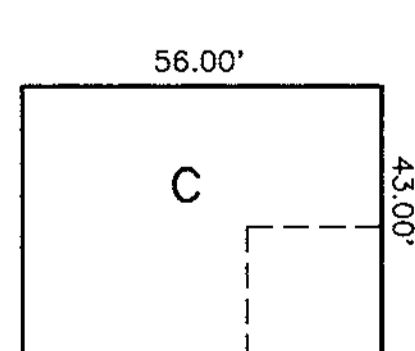
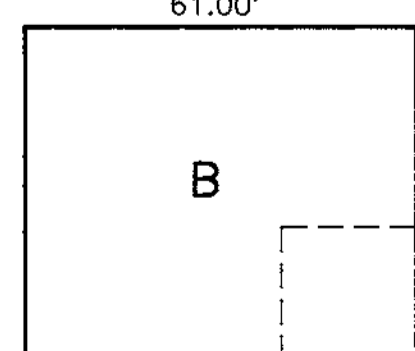
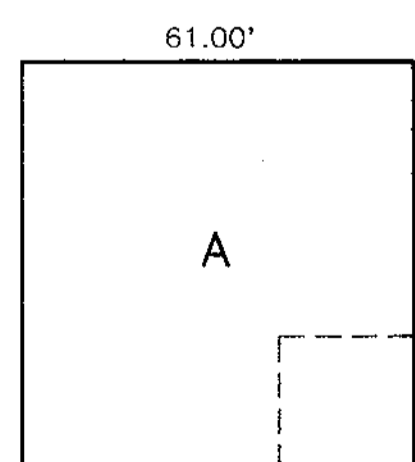


PINEHURST
(D.R. HORTON)

WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'



D.R. HORTON
HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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.

8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMPOUT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-13-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Chris Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT

John Smith
DIRECTOR

10/2/99 DATE
10/19/99 DATE
10/19/99 DATE

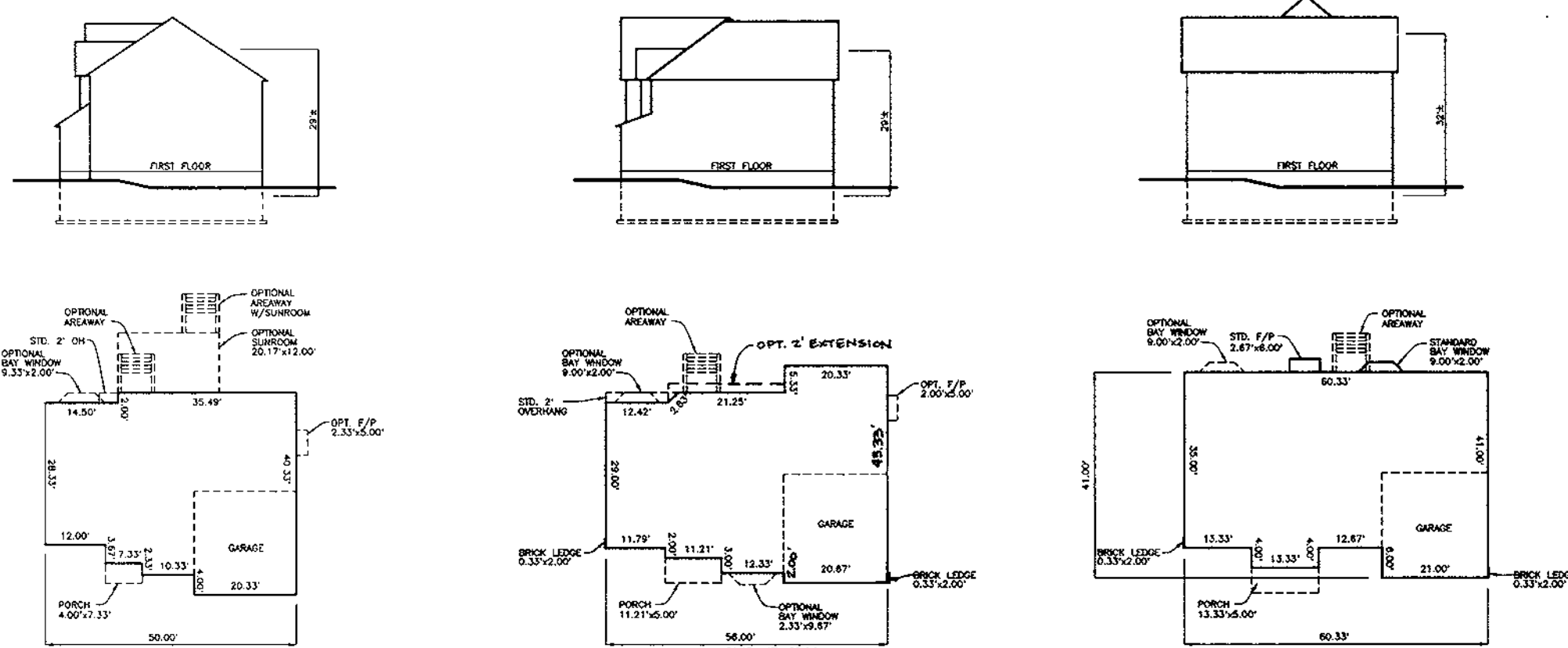
4	5-24-2000	ADD A 4.0' X 22.33' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

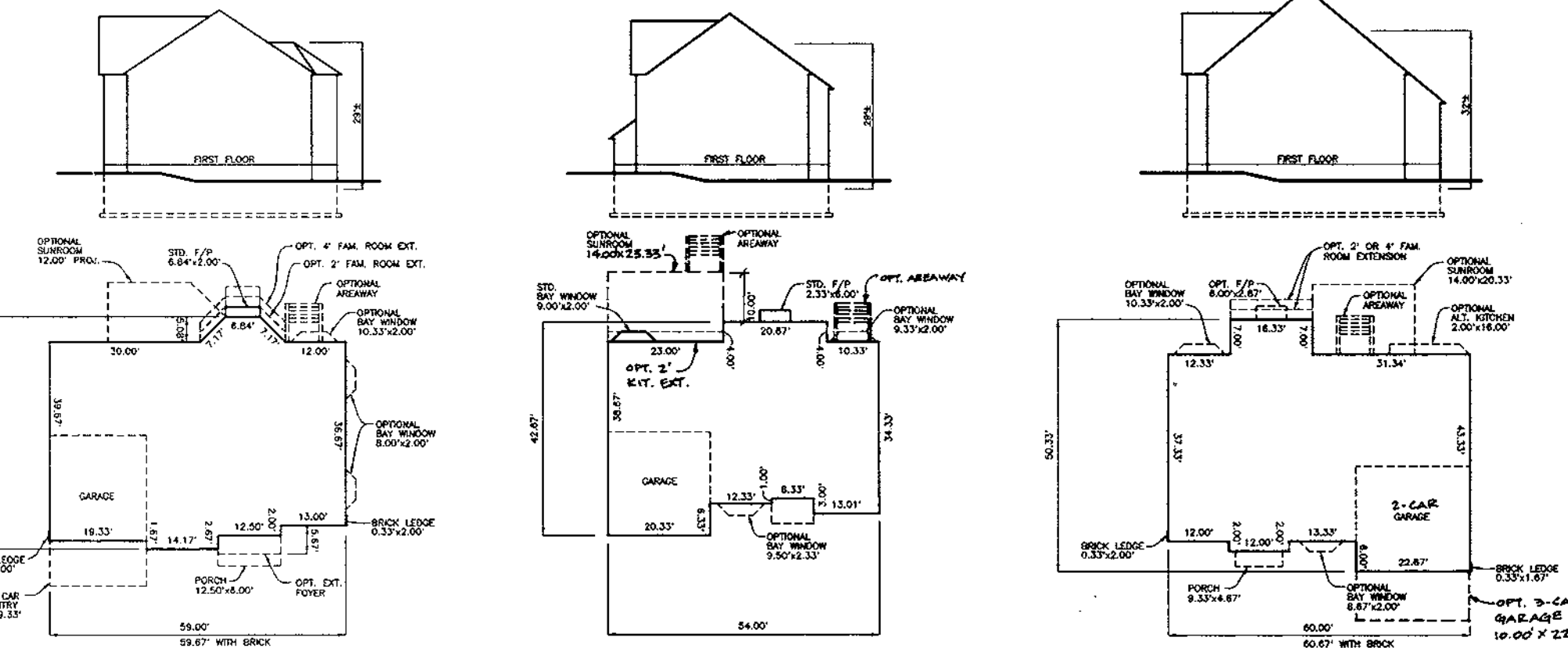
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

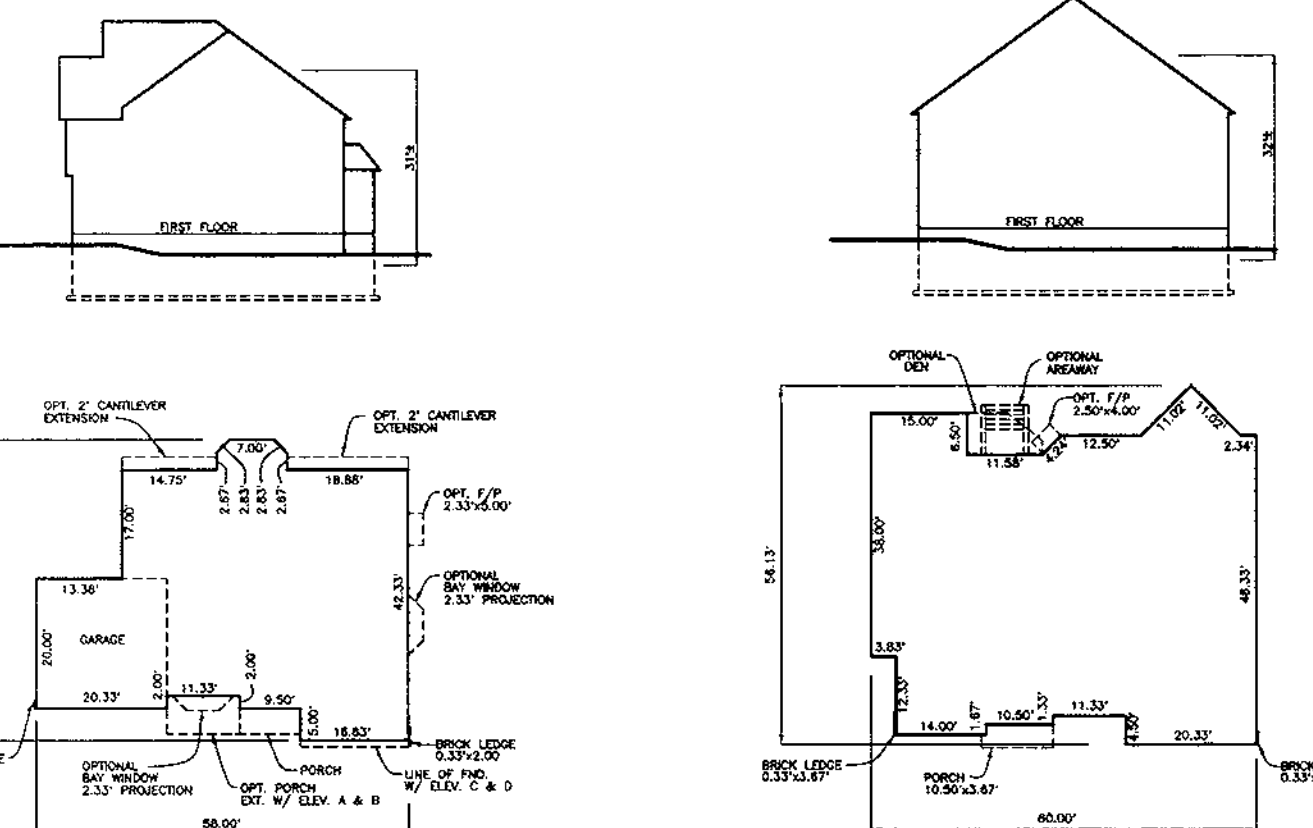
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 DATE: MAY, 1999 SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



CONCORDE MARTHA WASH. POTOMAC



BALMOREAL MADISON FRANKLIN

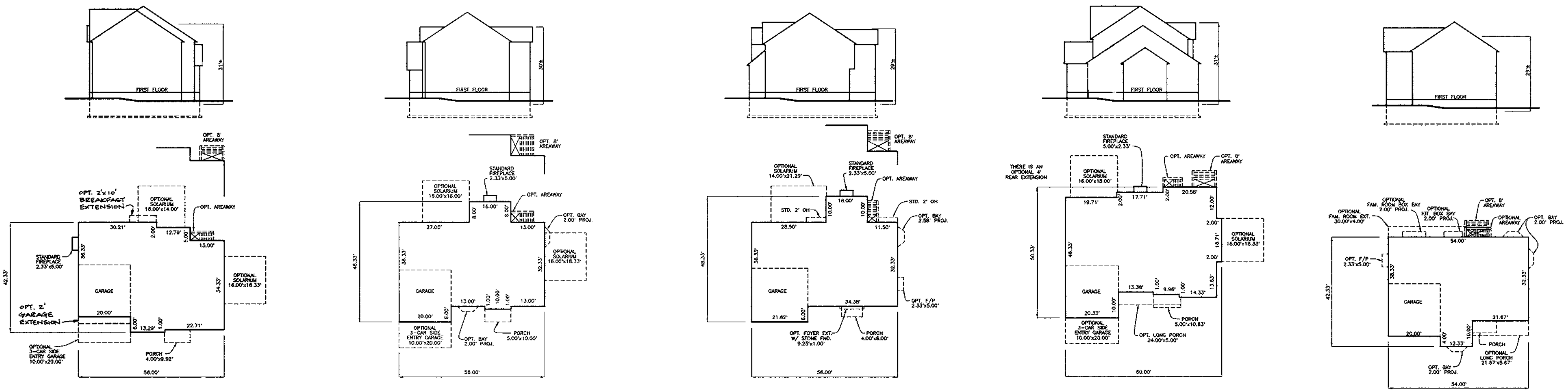


GLENWOOD AUGUSTA

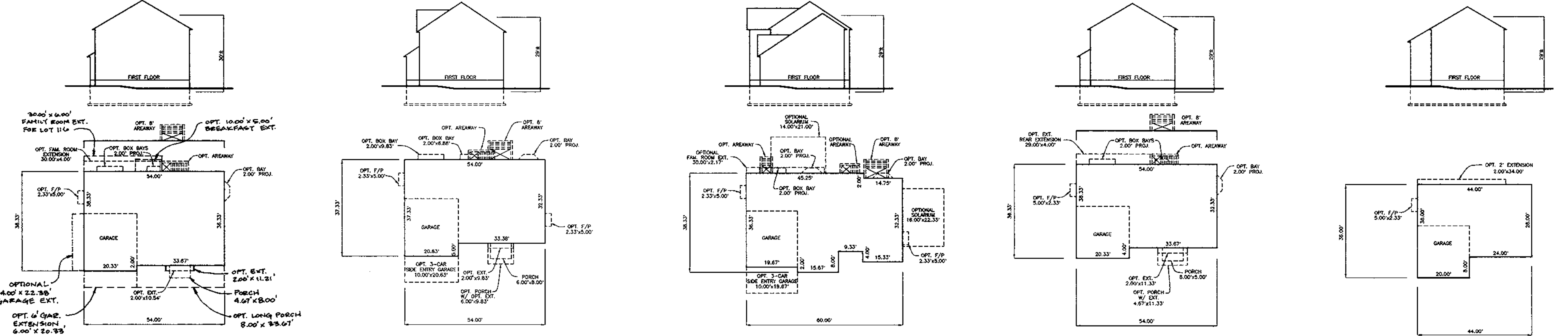
D.R. HORTON

HOUSE FOOTPRINTS

SCALE: 1" = 30'



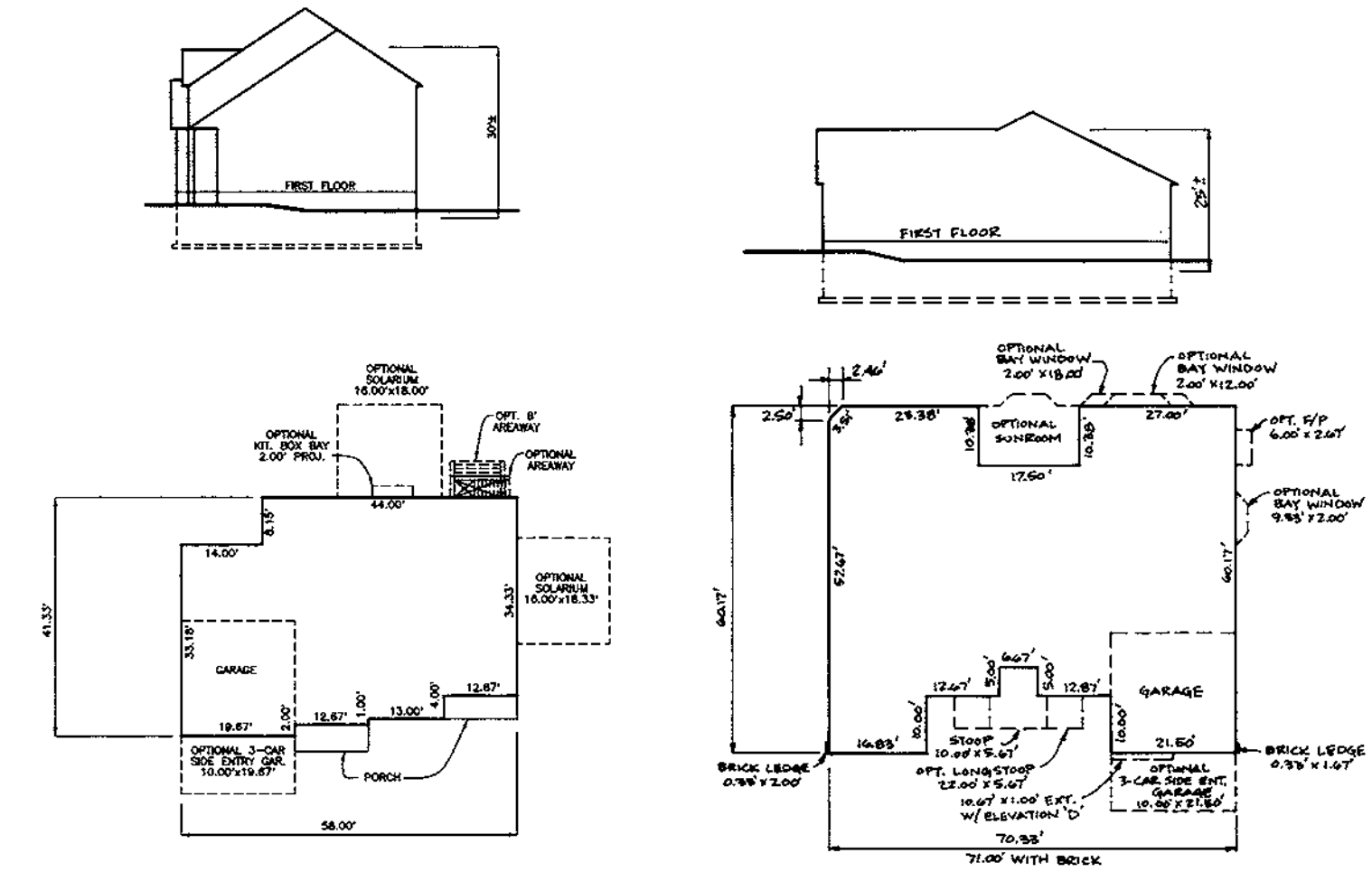
BENFIELD BROWNING CHELSEA II HIGHLAND OXFORD II



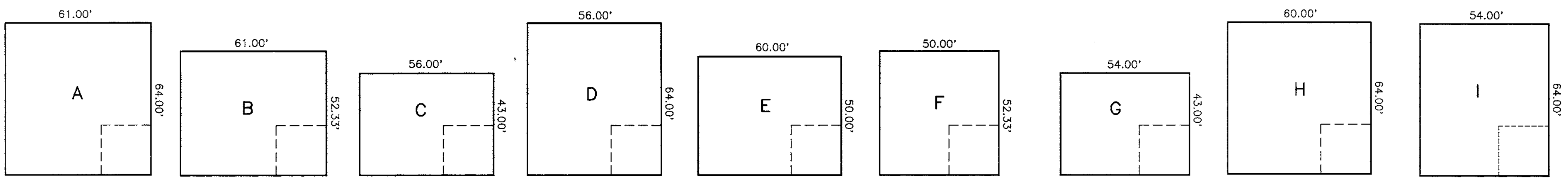
NEWBURY NEWCASTLE OXFORD SINCLAIR WAKEFIELD

**WINCHESTER HOMES
HOUSE FOOTPRINTS**

SCALE: 1" = 30'



COLLINS (WINCHESTER) PINEHURST (D.R. HORTON)



GENERIC BOXES

SCALE: 1" = 30'

SEE SHEET 16 FOR INFO. ON MODIFIED BOX ON LOT 105.

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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.

10	10-27-00	ADD OPT. 4' GAR. EXT. AND OPT. LONG PORCH TO NEWBURY.
9	10-6-00	ADD OPT. AREAWAY AND CORRECT DIMENSION OF SUNROOM.
8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMP-OUT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-19-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/26/99
DATE

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT 10/19/99
DATE

[Signature]
DIRECTOR 10/19/99
DATE

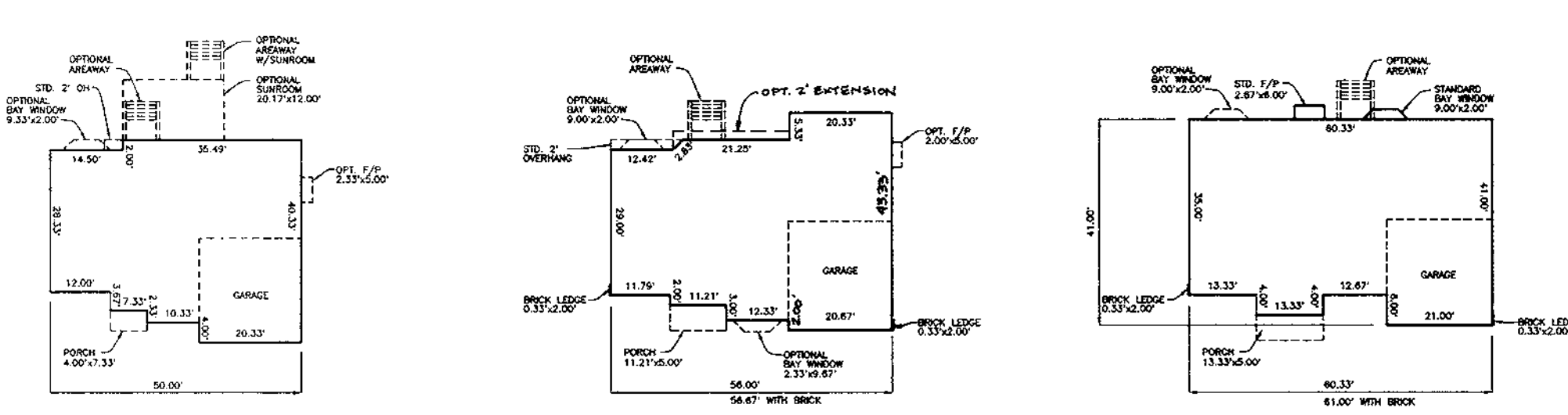
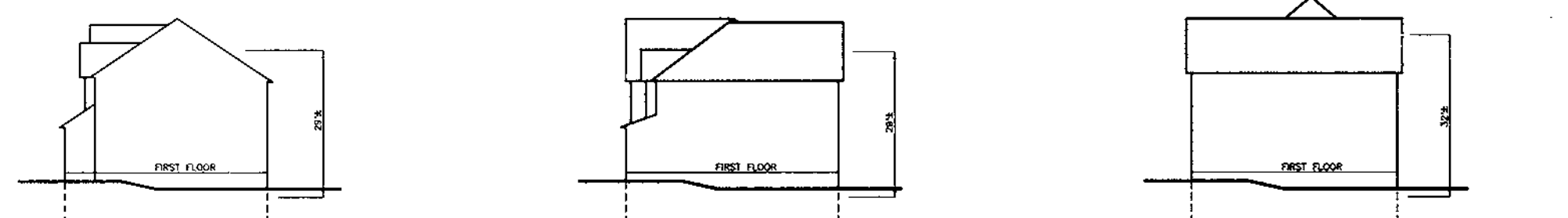
4	5-24-2000	ADD A 4.0' x 22.38' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6'9" FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

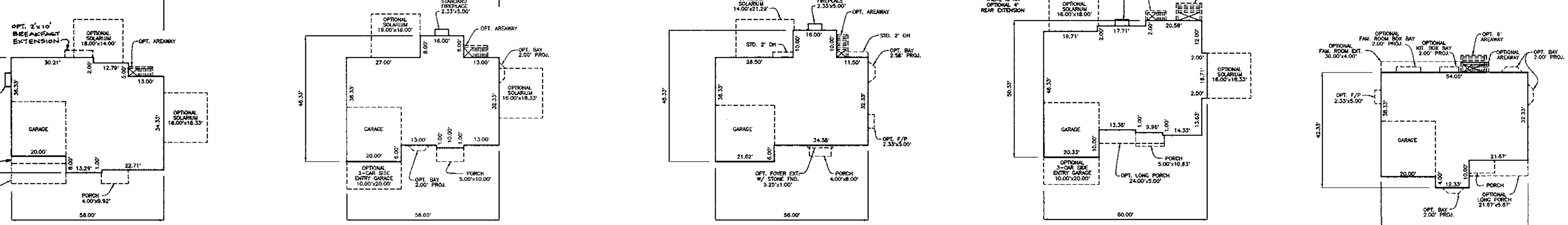
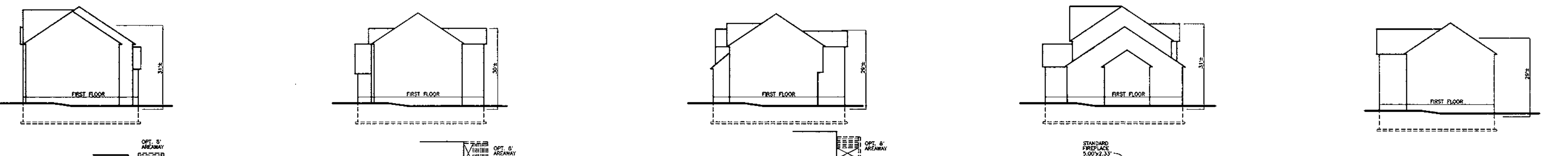
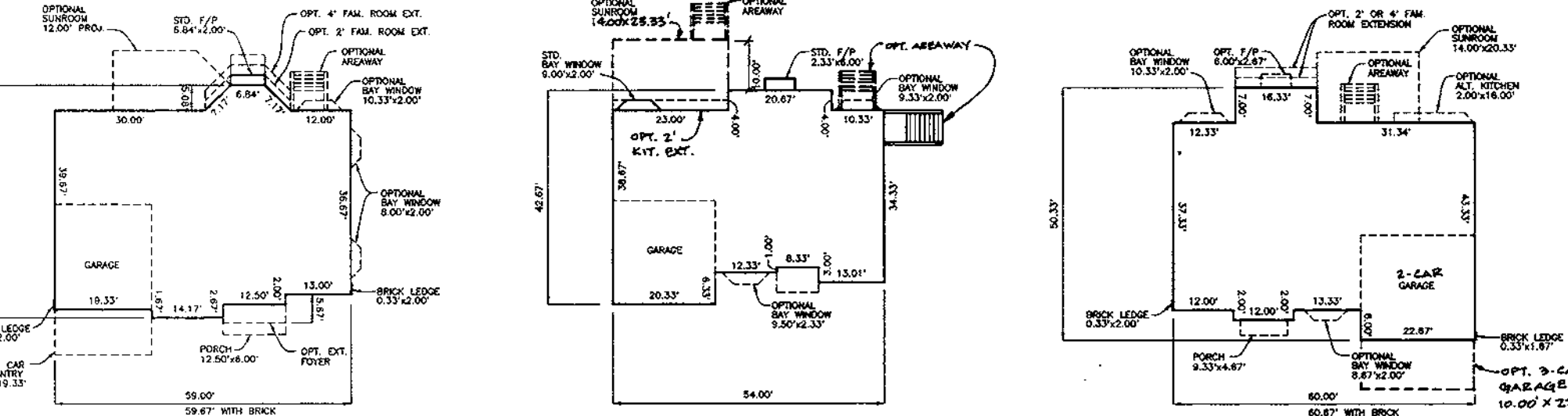
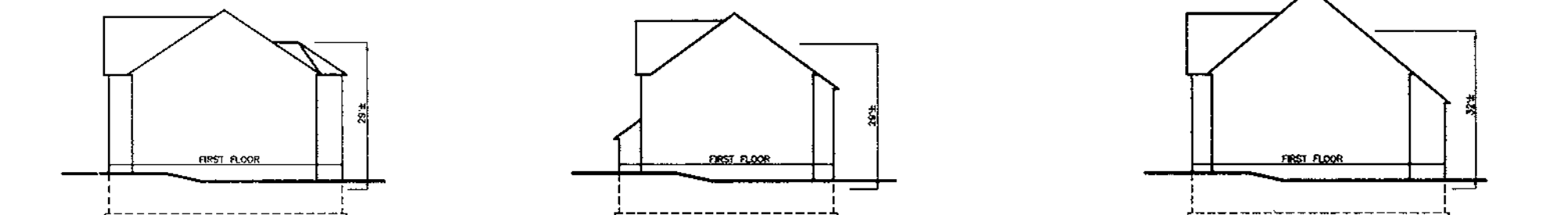
8450 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6644

[Signature]
Donald Mason

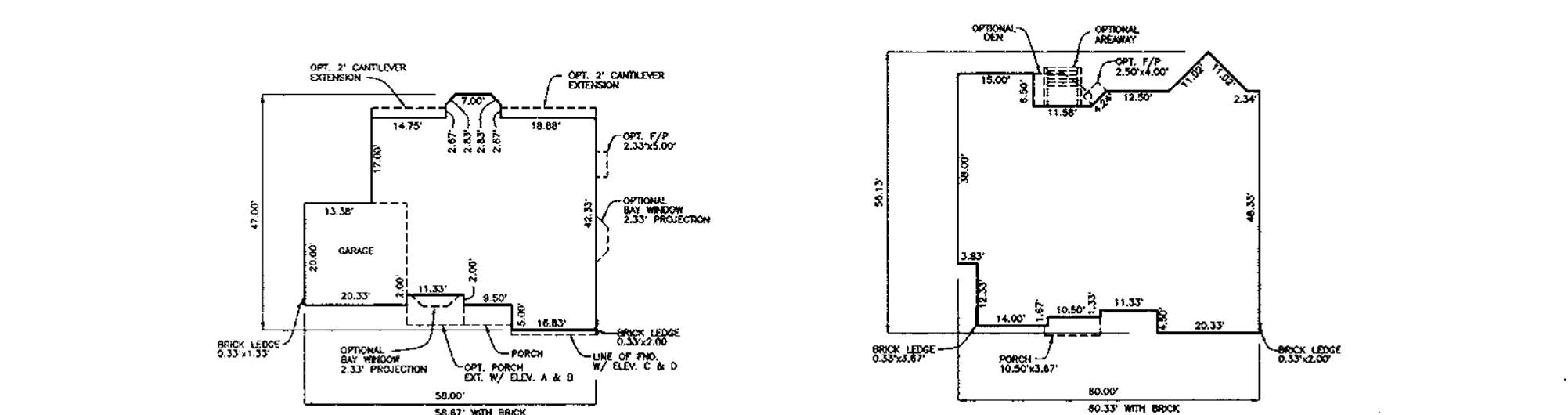
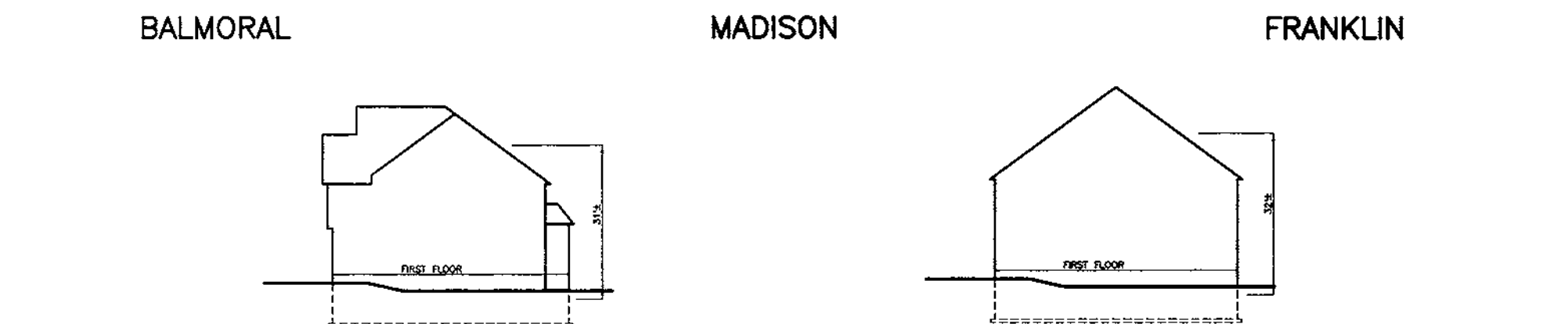
OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
DESIGN: DBT DRAFT: DBT CHECK: DAM	LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE: BOX AND MODEL FOOTPRINTS
	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22
	DATE: MAY, 1999 PROJECT NO. 1208
	DATE: SEPTEMBER, 1999 SHEET 17 OF 17



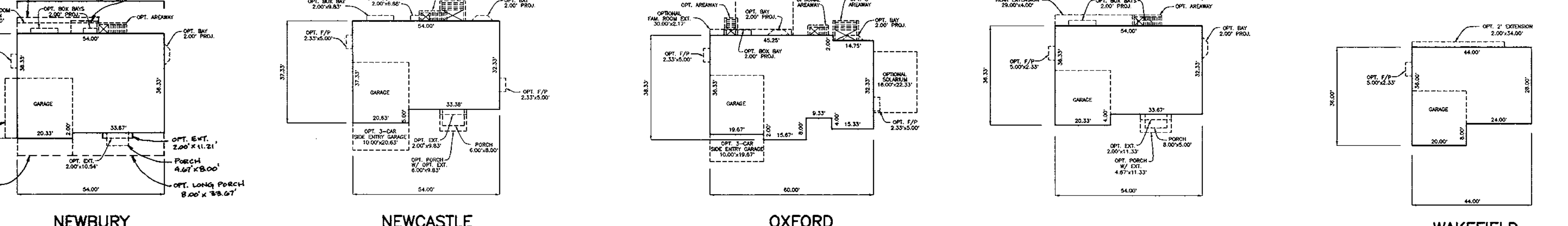
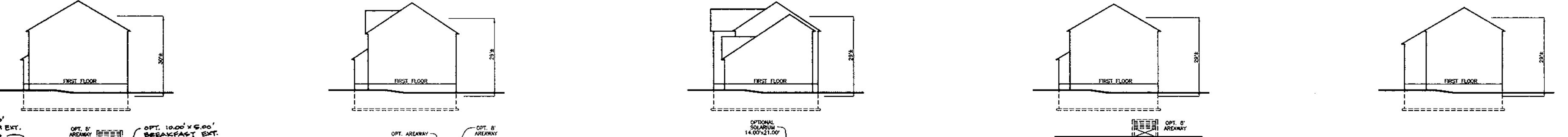
CONCORDE MARTHA WASH. POTOMAC



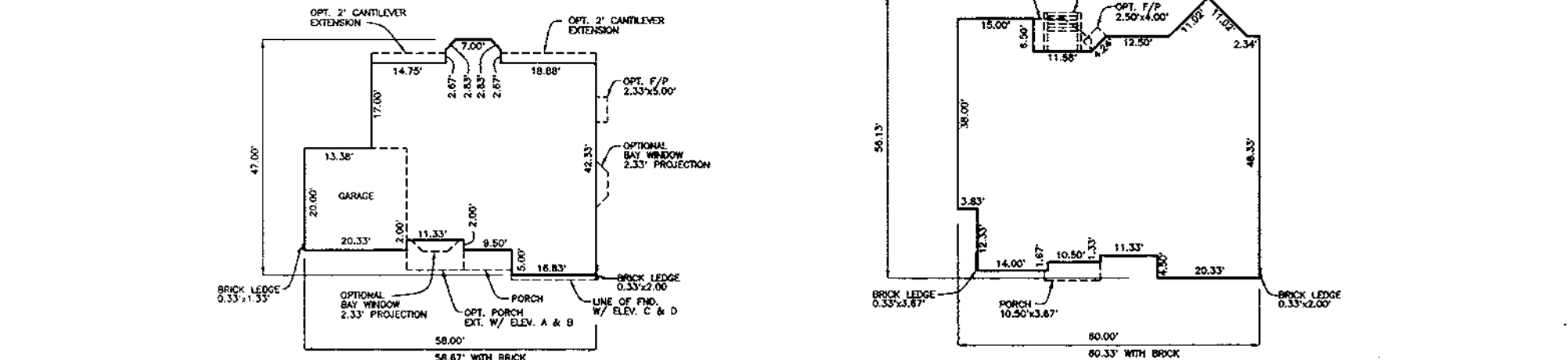
BENFIELD BROWNING CHELSEA II HIGHLAND OXFORD II



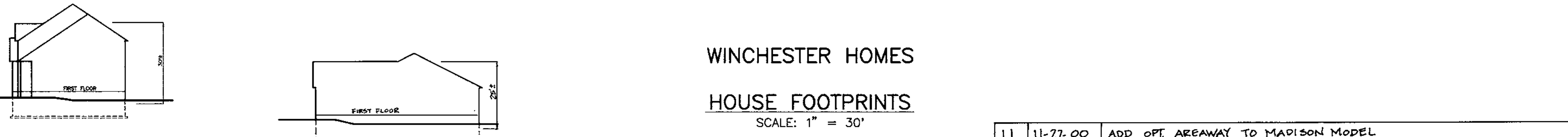
BALMORAL MADISON FRANKLIN



NEWBURY NEWCASTLE OXFORD SINCLAIR



GLENWOOD AUGUSTA



COLLINS (WINCHESTER) PINEHURST (D.R. HORTON)

WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

11	11-27-00	ADD OPT AREAWAY TO MADISON MODEL
10	10-27-00	ADD OPT GAR EXT AND OPT LONG PORCH TO NEWBURY.
9	10-6-00	ADD OPT AREAWAY AND CORRECT DIMENSION OF SUNROOM.
8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMPOUT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x16' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-13-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

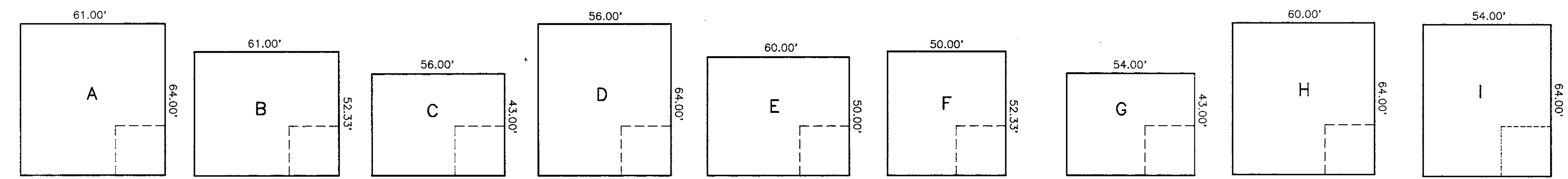
[Signature] 10/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/2/99
DIRECTOR DATE

4	5-24-2000	ADD A 4.0' X 22.38' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' BEAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

NO.	DATE	REVISION
-----	------	----------



SEE SHEET 16 FOR INFO. ON MODIFIED BOX ON LOT 105.

GENERIC BOXES
SCALE: 1" = 30'

- HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:
1. ADD OR DELETE A HOUSE TYPE.
 2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
 3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
 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.

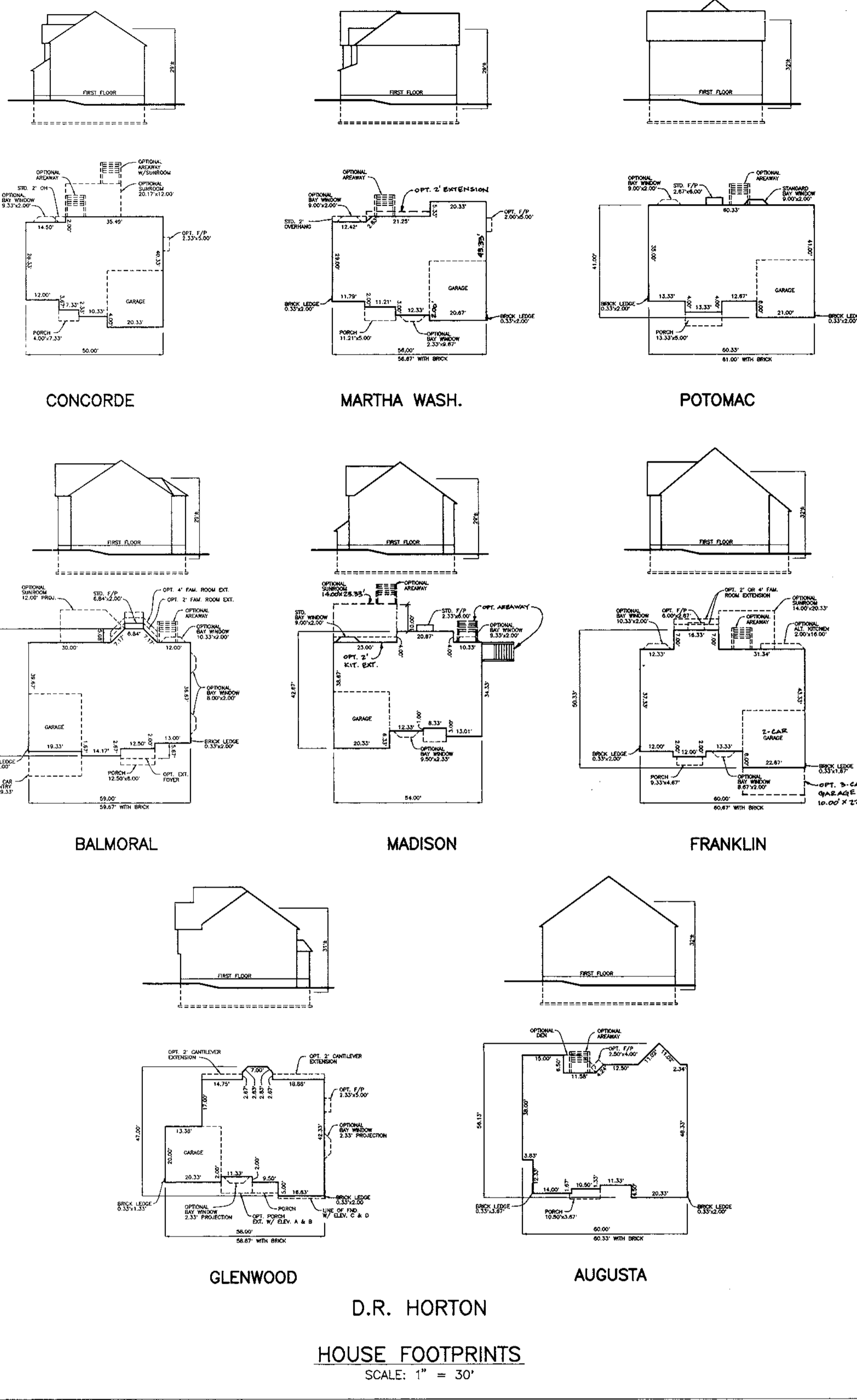
BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

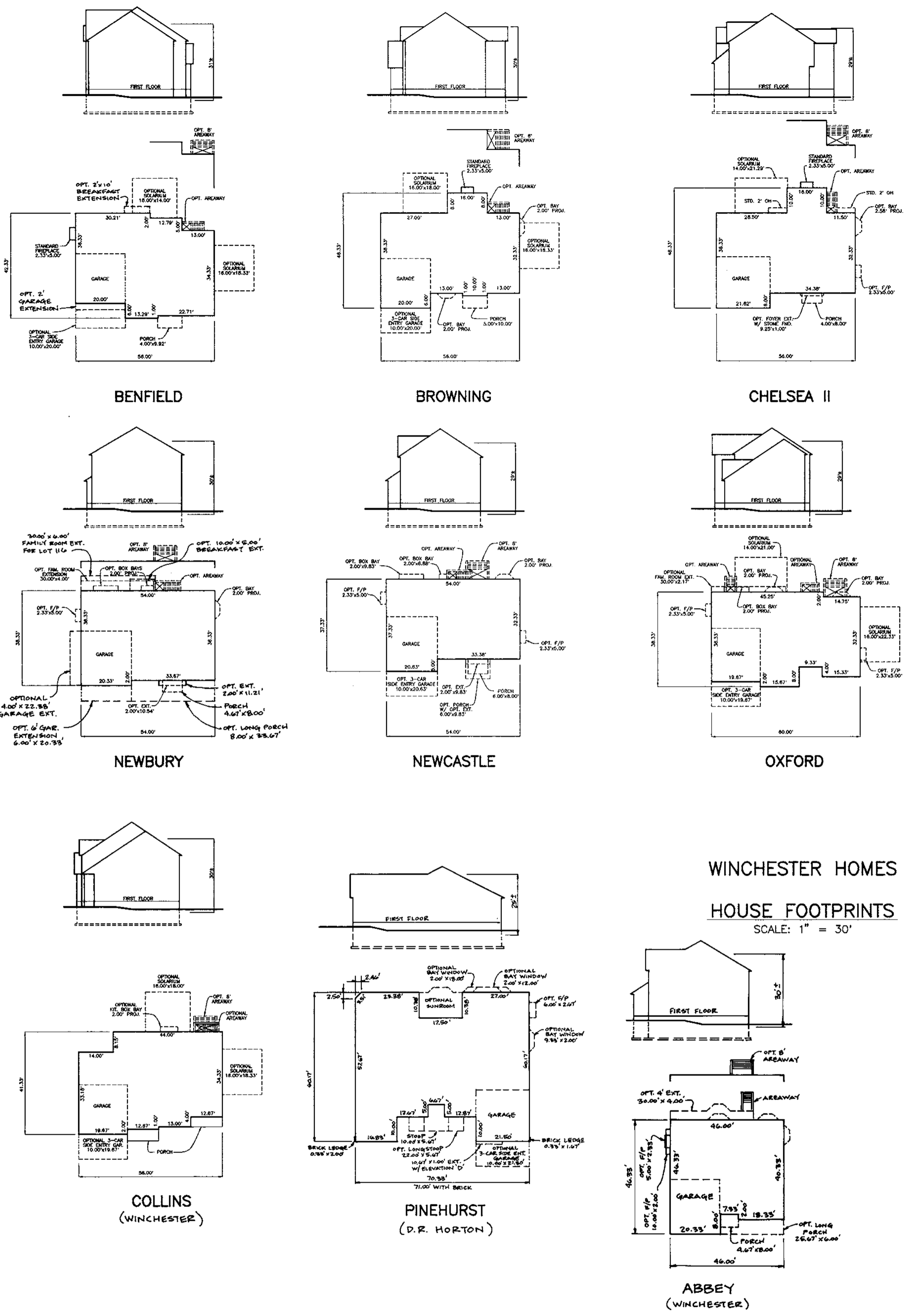
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

[Signature]
Donald Mason

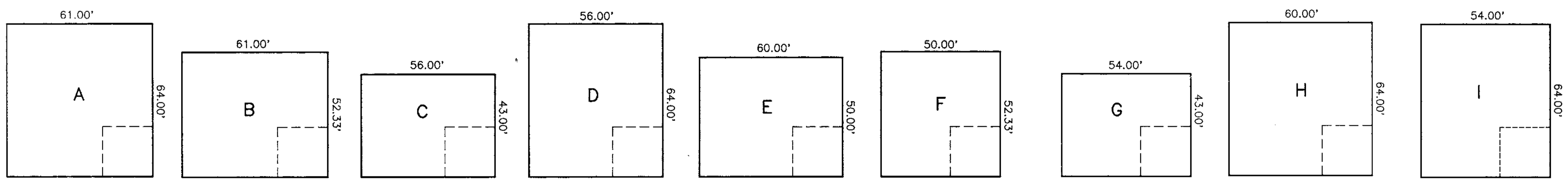
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY, 1999 SEPTEMBER, 1999	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



HOUSE FOOTPRINTS
SCALE: 1" = 30'



WINCHESTER HOMES HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOXES
SCALE: 1" = 30'

- HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:**
1. ADD OR DELETE A HOUSE TYPE.
 2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
 3. FLIP THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
 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
12	1-25-01	ADD ABBEY FOOTPRINT TO PLAN
11	11-27-00	ADD OPT. AREAWAY TO MADISON MODEL
10	10-27-00	ADD OPT. GAR. EXT. AND OPT. LONG PORCH TO NEWBURY.
9	10-6-00	ADD OPT. AREAWAY AND CORRECT DIMENSION OF SUNROOM.
8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMPOUT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	4-19-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/28/99
DATE

Chris ...
CHIEF, DIVISION OF LAND DEVELOPMENT
10/19/99
DATE

...
DIRECTOR
10/28/99
DATE

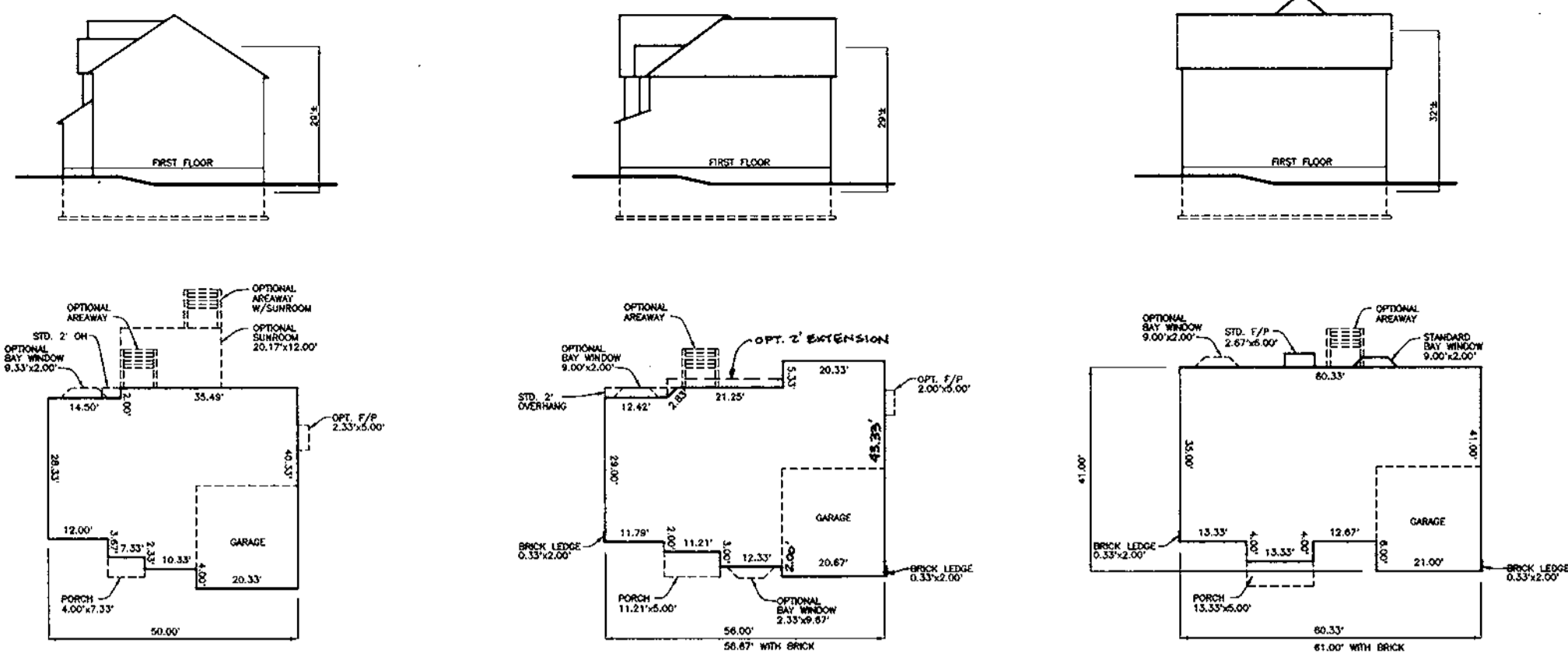
NO.	DATE	REVISION
4	5-24-2000	ADD A 4.0' X 22.33' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' BESE EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-6644

Donald Mason

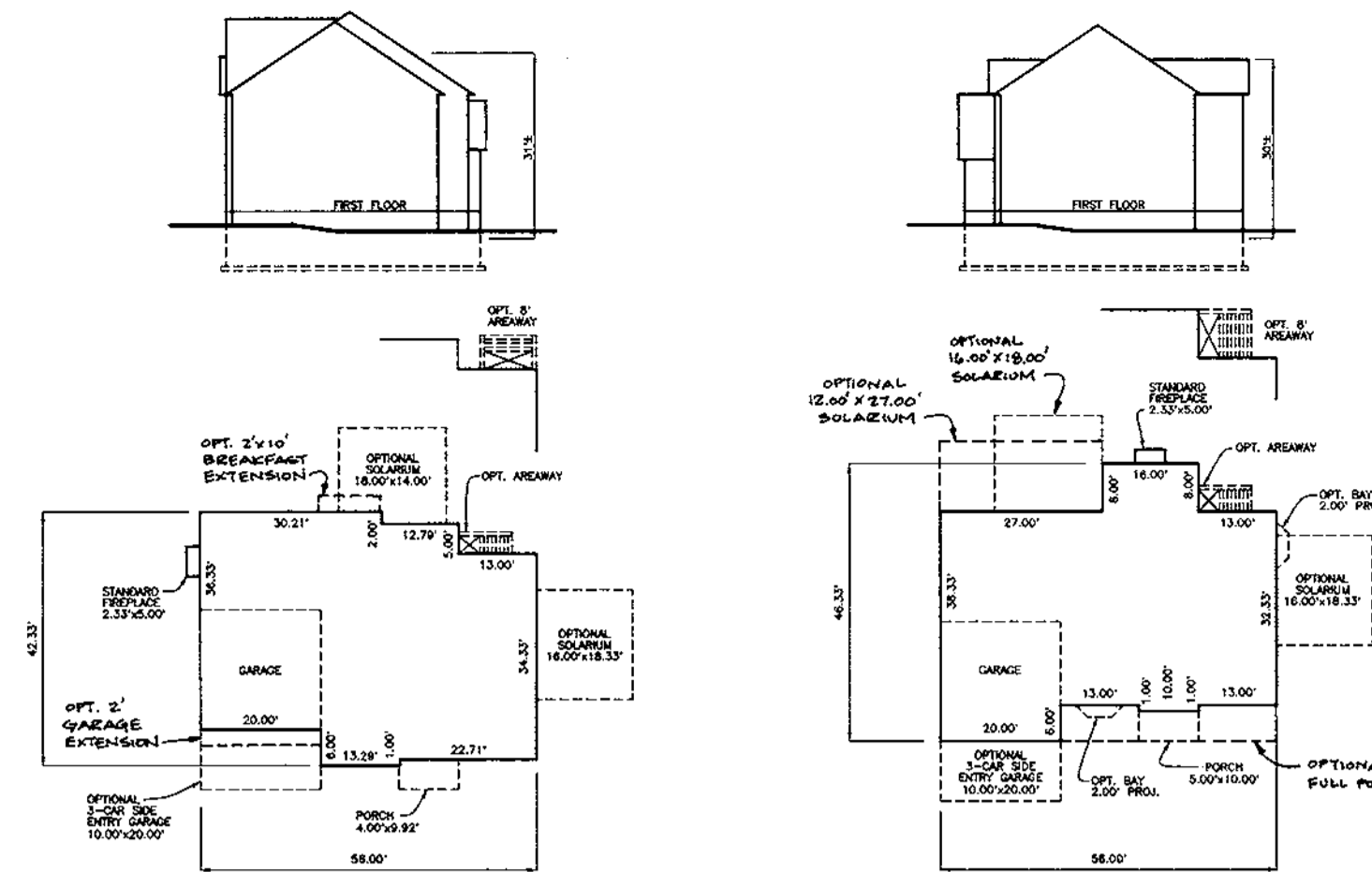
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: BOX AND MODEL FOOTPRINTS
DATE: MAY, 1999 SEPTEMBER, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



CONCORDE

MARTHA WASH.

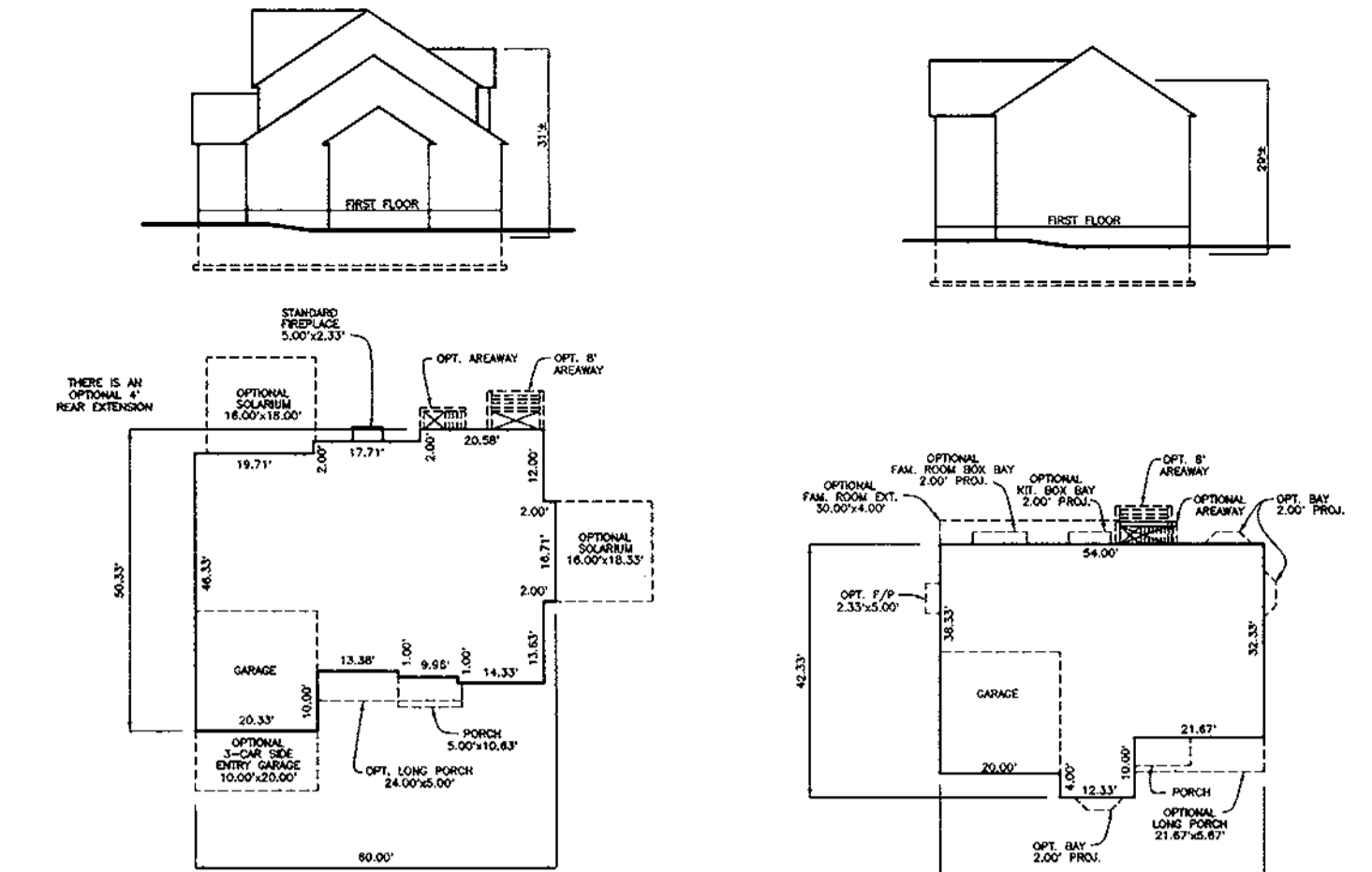
POTOMAC



BENFIELD

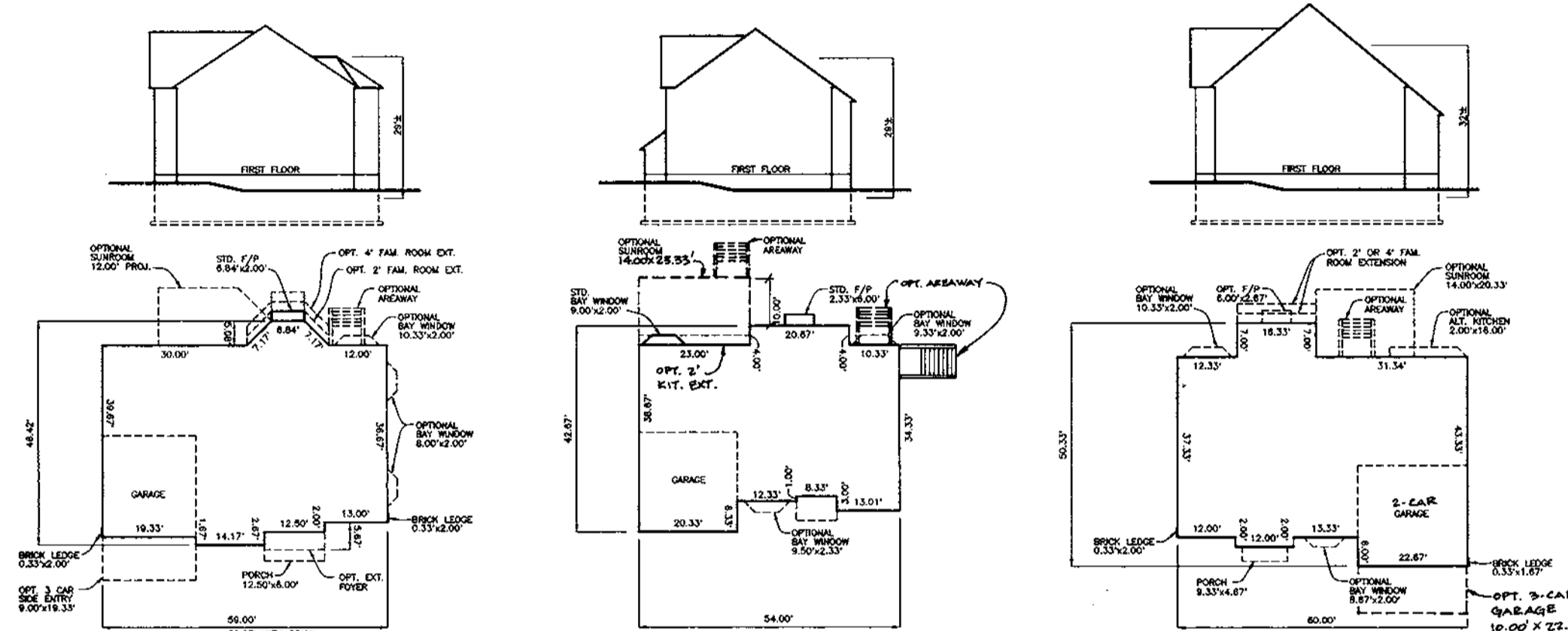
BROWNING

CHELSEA II



HIGHLAND

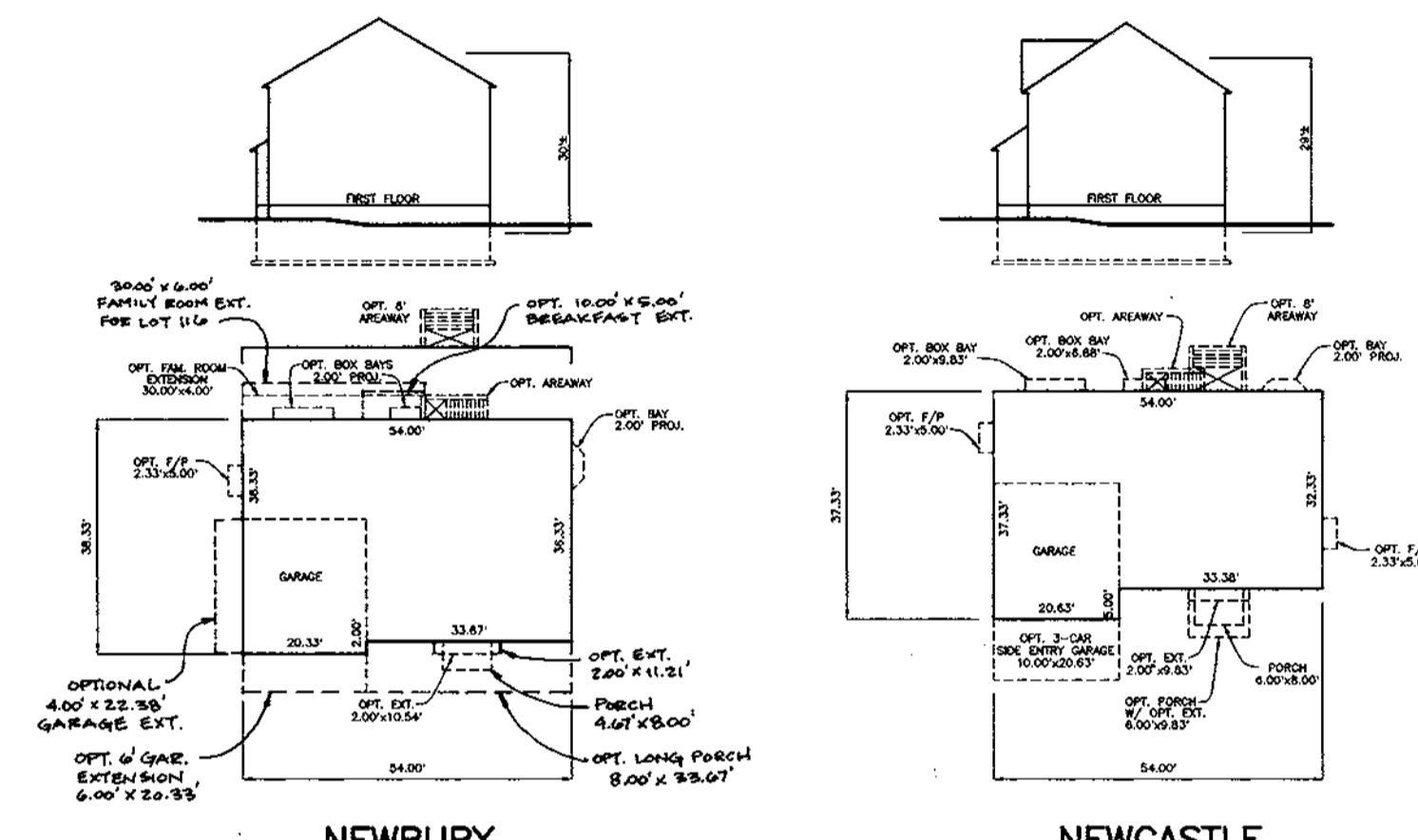
OXFORD II



BALMORAL

MADISON

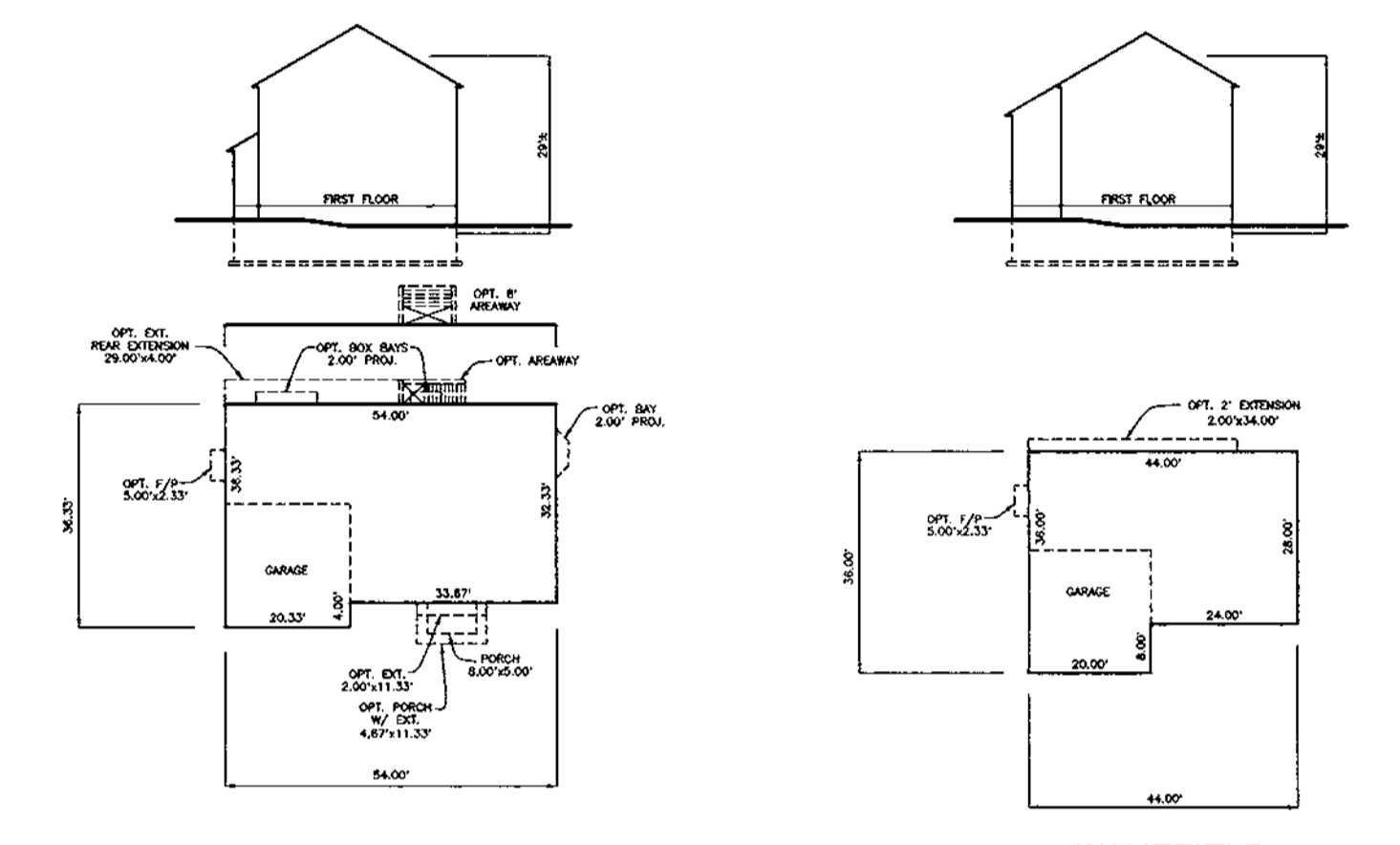
FRANKLIN



NEWBURY

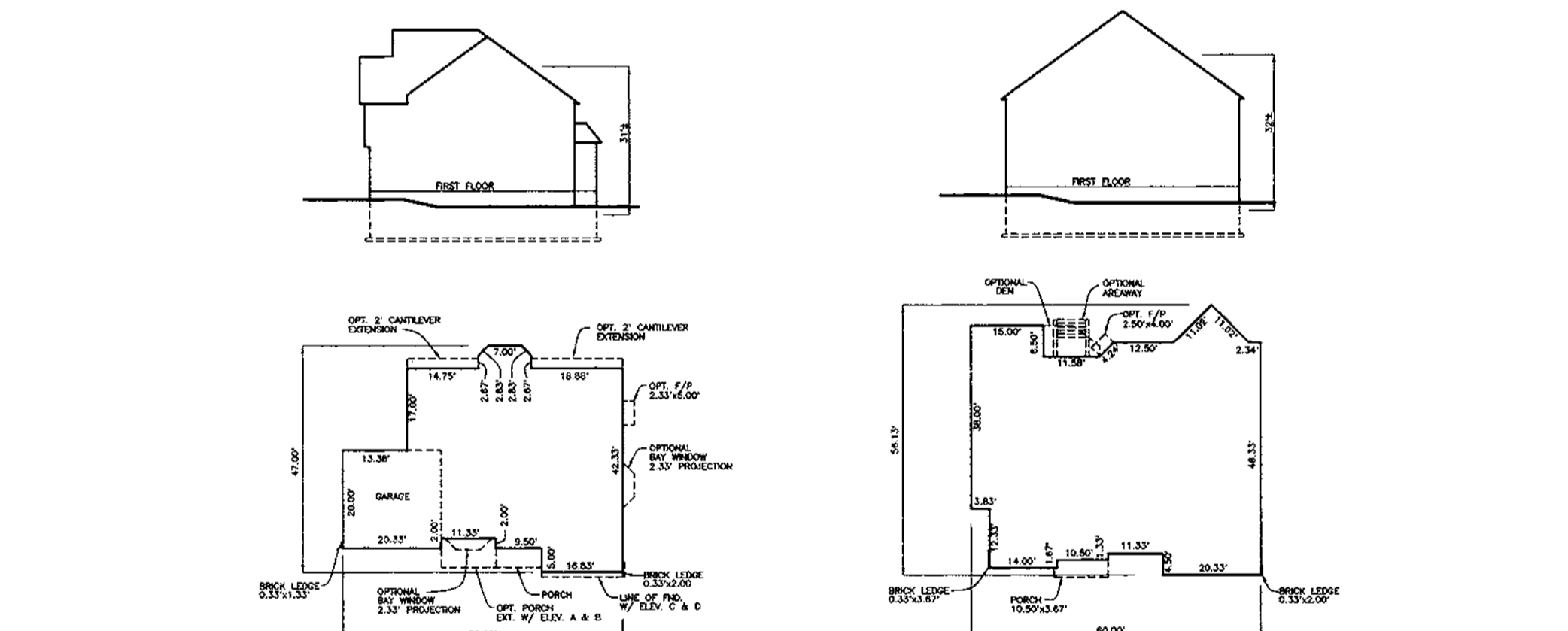
NEWCASTLE

OXFORD



SINCLAIR

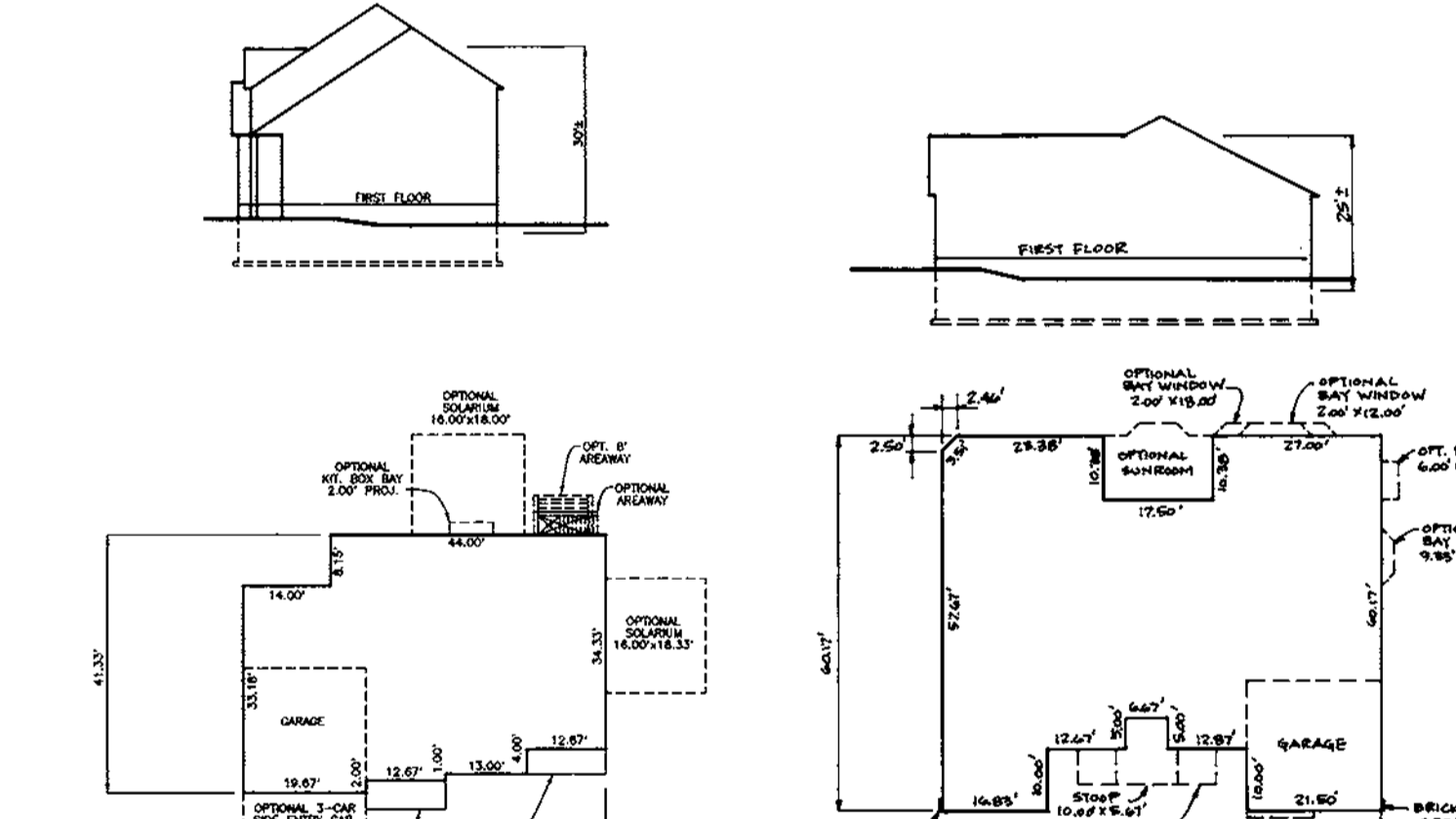
WAKEFIELD



GLENWOOD

D.R. HORTON

AUGUSTA



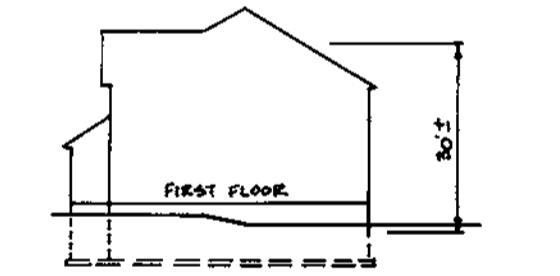
COLLINS (WINCHESTER)

PINEHURST (D.R. HORTON)

WINCHESTER HOMES

HOUSE FOOTPRINTS

SCALE: 1" = 30'



ABBNEY (WINCHESTER)

13	12-11-01	ADD OPTIONAL 12.00'x27.00' SOLARIUM AND FULL PORCH TO BROWNING MODEL
12	1-25-01	ADD ABBNEY FOOTPRINT TO PLAN
11	11-27-00	ADD OPT. AREAWAY TO MADISON MODEL
10	10-27-00	ADD OPT. GAR. EXT. AND OPT. LONG PORCH TO NEWBURY.
9	10-6-00	ADD OPT. AREAWAY AND CORRECT DIMENSION OF SUNROOM.
8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMPUOT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'x10' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-13-2000	ADD 10'x5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

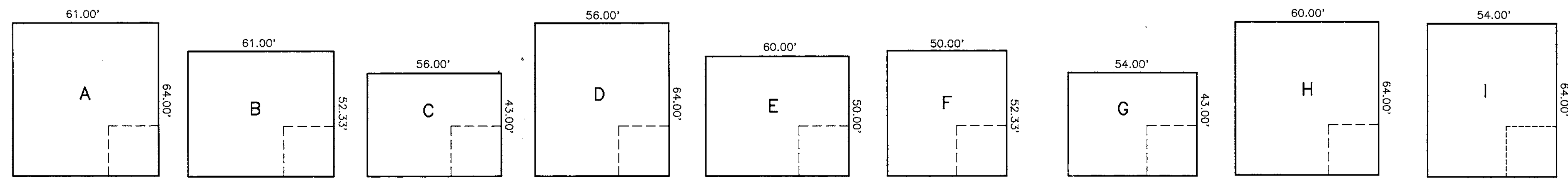
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/18/99

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/19/99

[Signature]
 DIRECTOR
 DATE: 10/19/99

4	5-24-2000	ADD A 4.0' X 22.38' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' REAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 4.0' FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

NO.	DATE	REVISION
-----	------	----------



GENERIC BOXES

SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

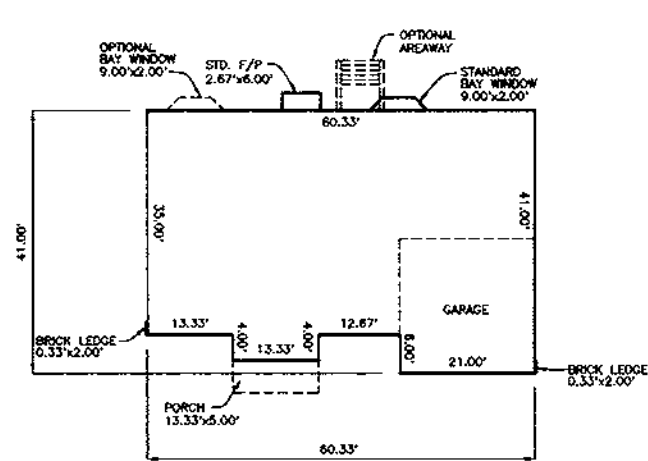
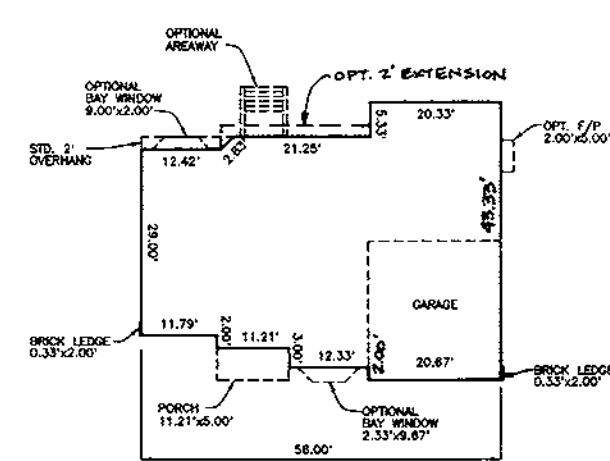
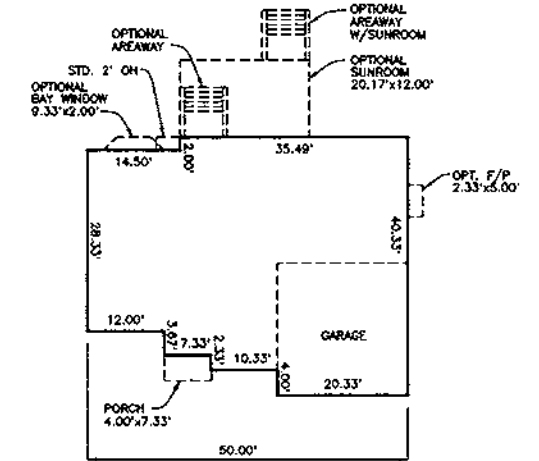
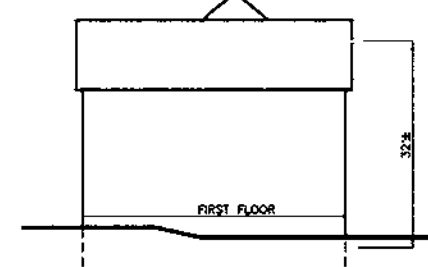
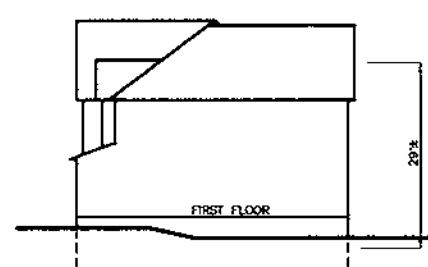
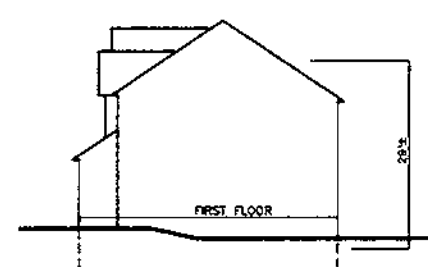
1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. FLIP THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
4. CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
5. TO CHANGE THE GRADING FROM IN-GROUND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

BENCHMARK ENGINEERING, INC.

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



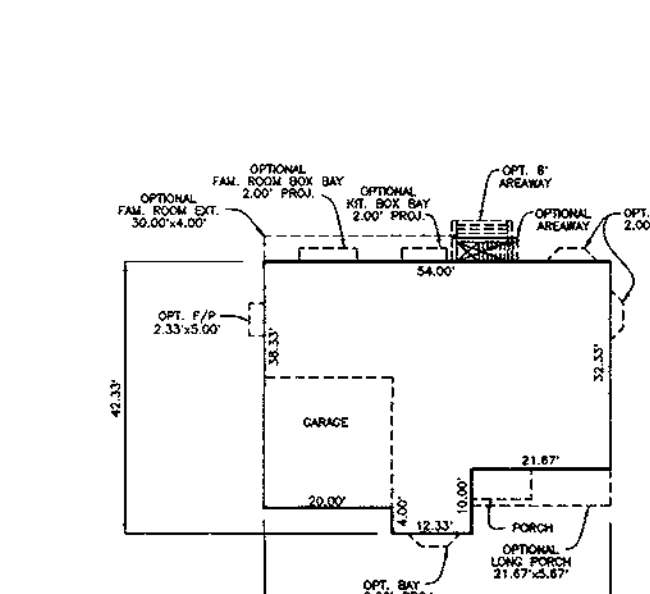
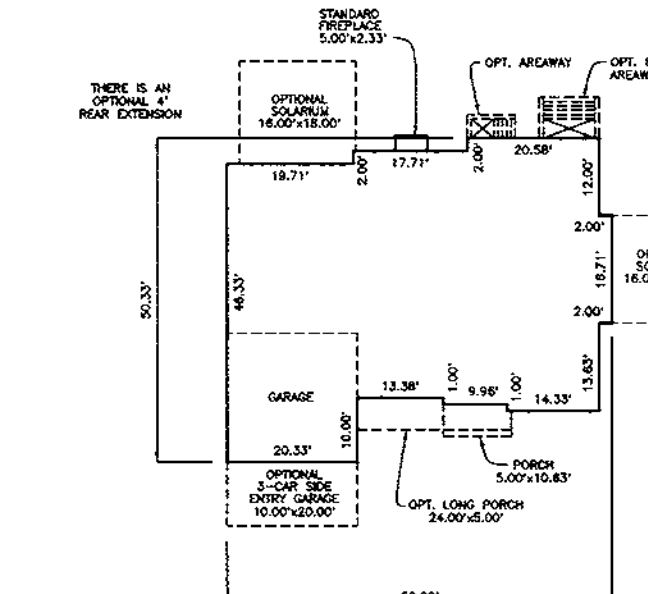
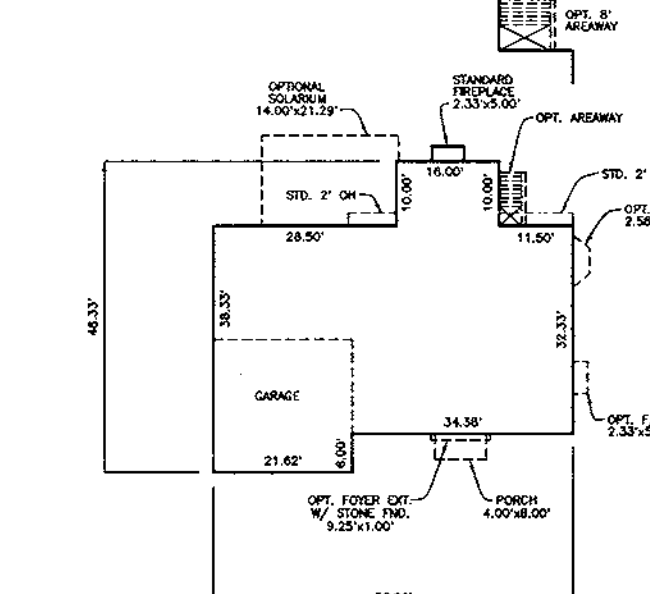
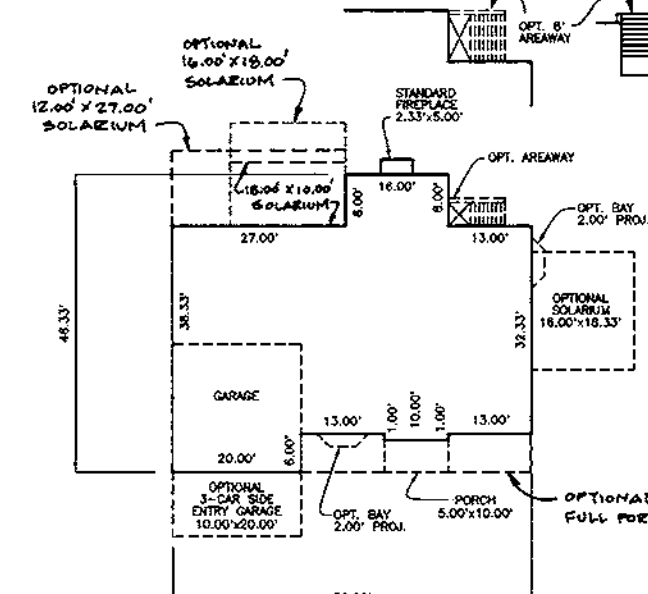
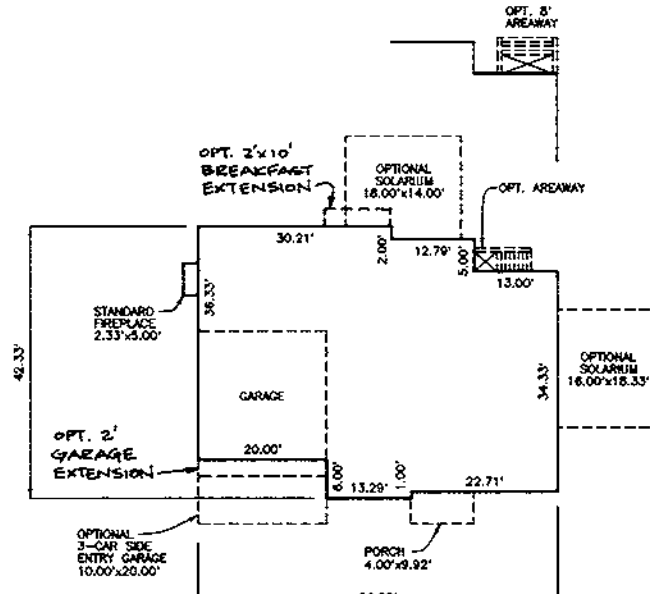
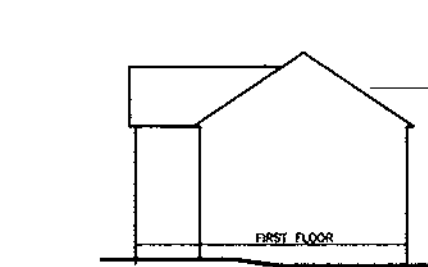
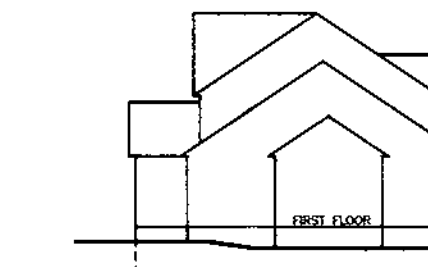
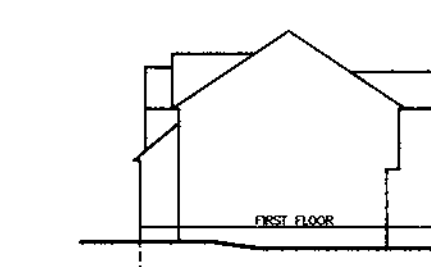
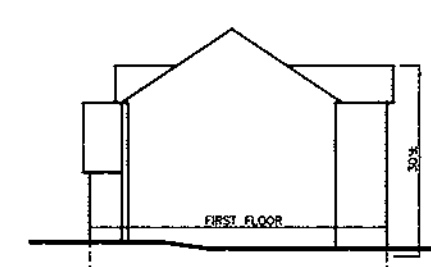
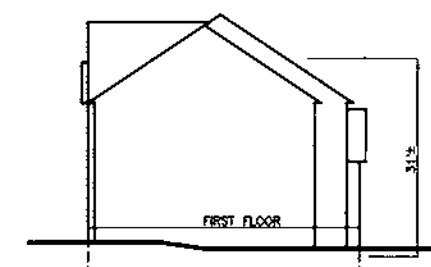
OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION:	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	BOX AND MODEL FOOTPRINTS
DATE:	WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 MAY, 1999 SEPTEMBER, 1999 PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17



CONCORDE

MARTHA WASH.

POTOMAC



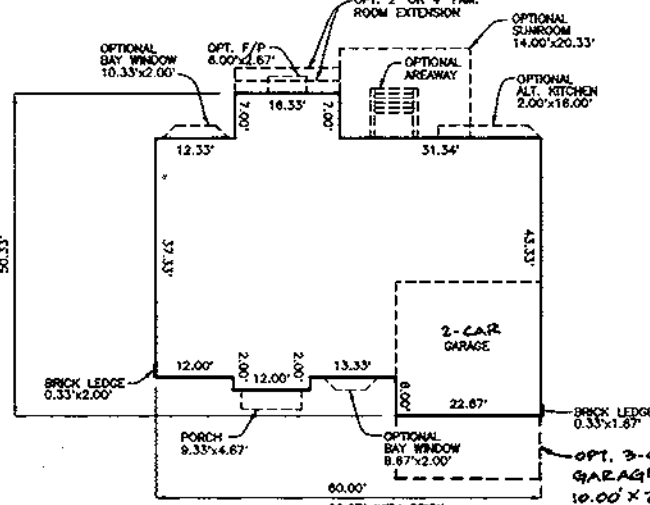
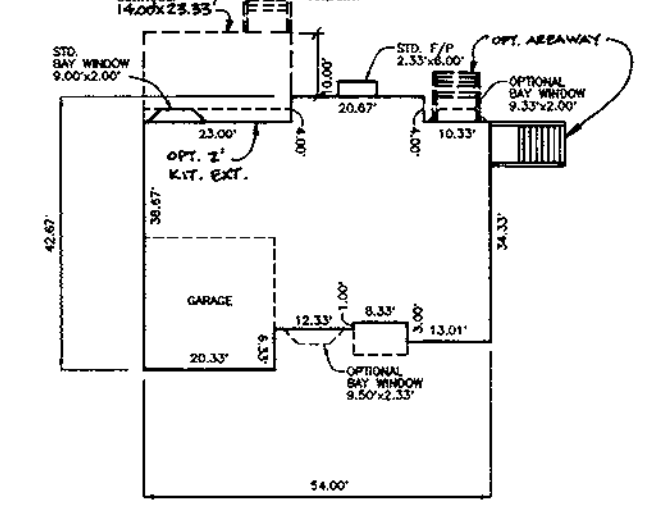
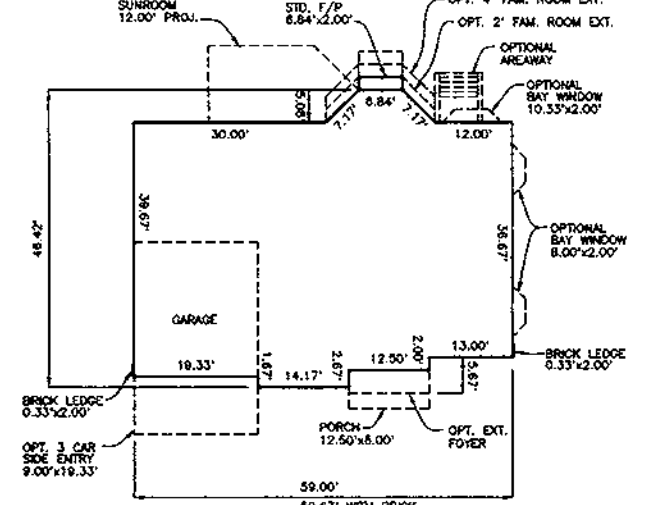
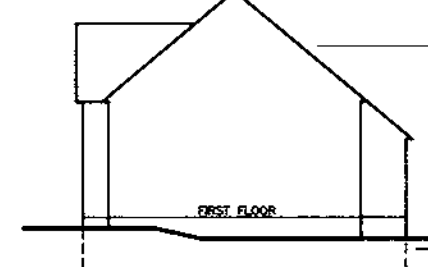
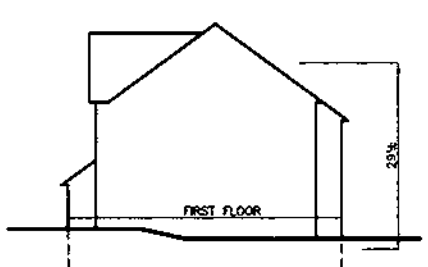
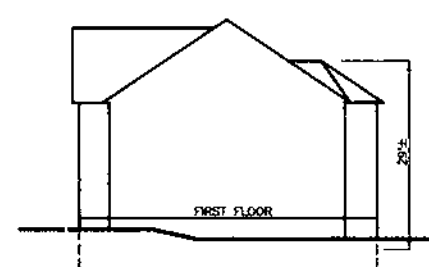
BENFIELD

BROWNING

CHELSEA II

HIGHLAND

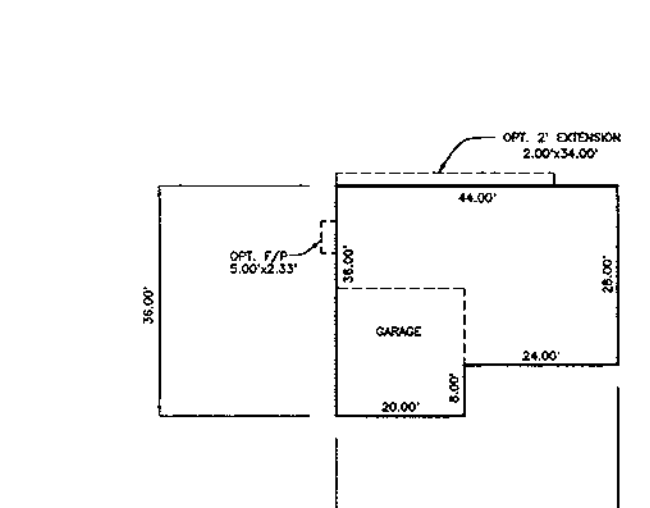
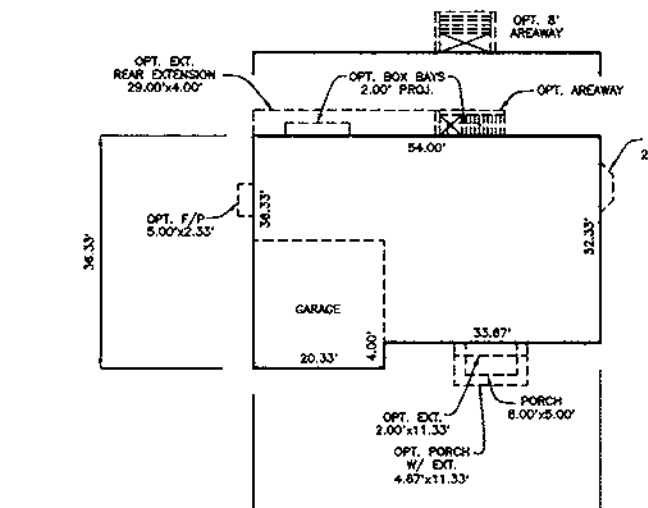
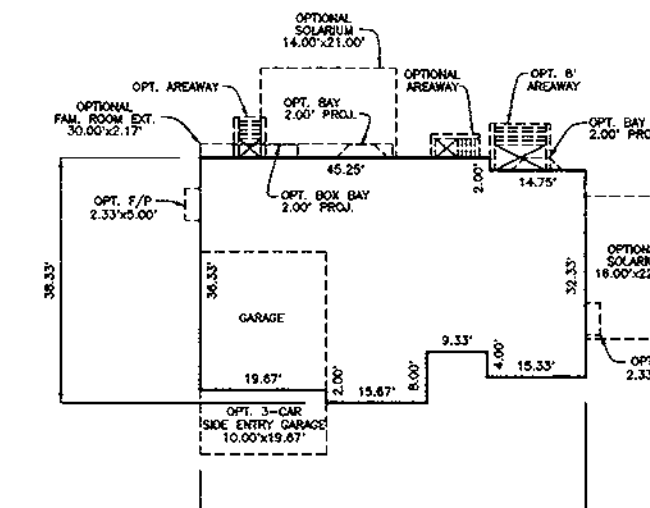
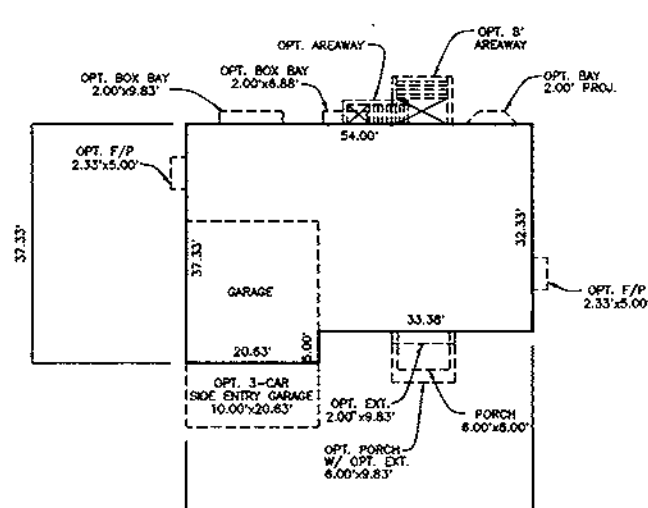
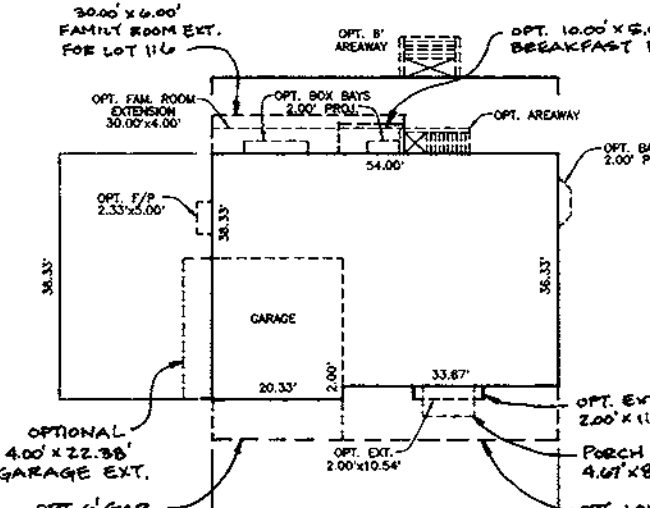
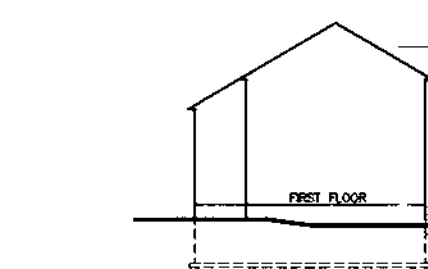
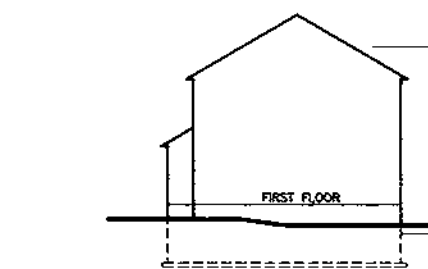
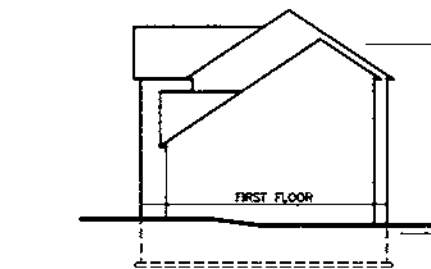
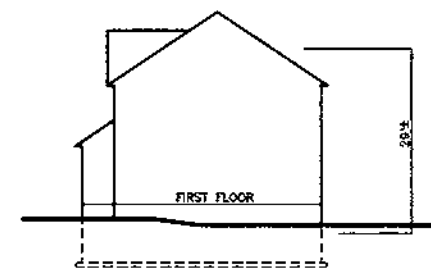
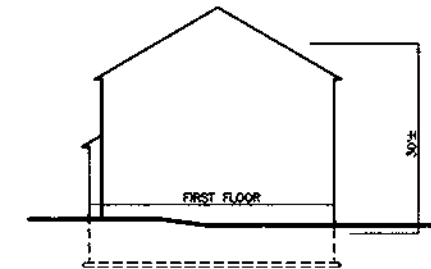
OXFORD II



BALMORAL

MADISON

FRANKLIN



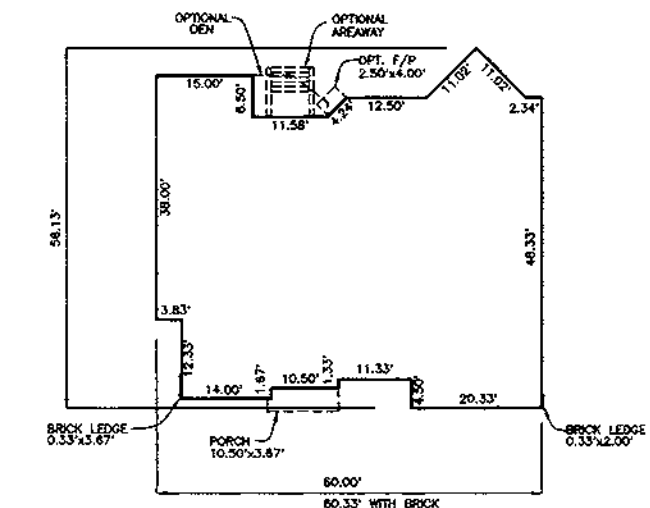
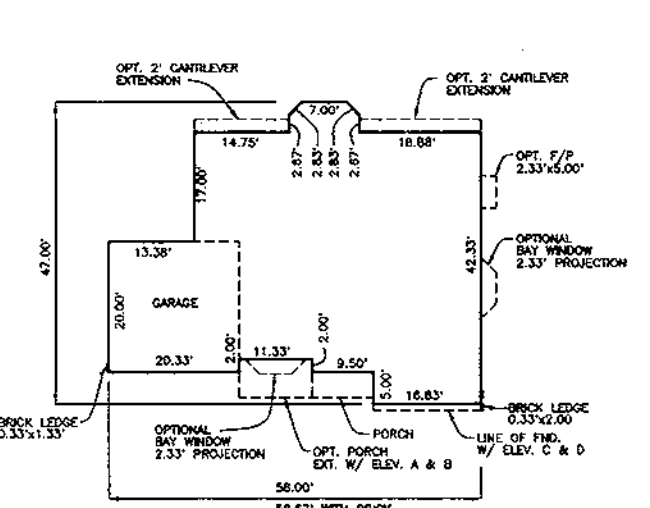
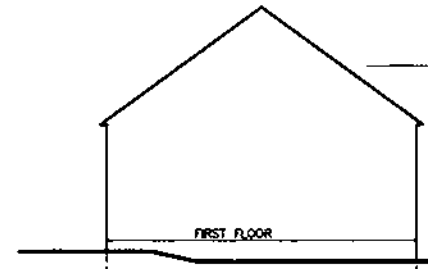
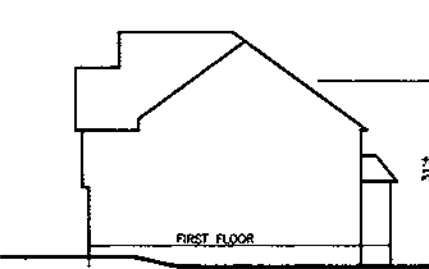
NEWBURY

NEWCASTLE

OXFORD

SINCLAIR

WAKEFIELD



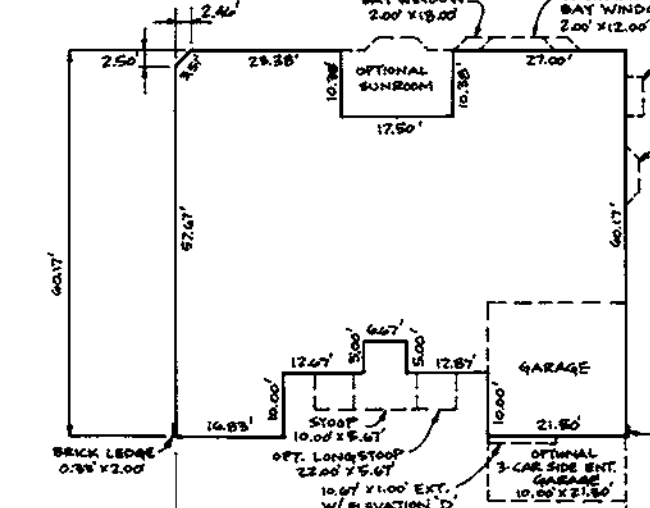
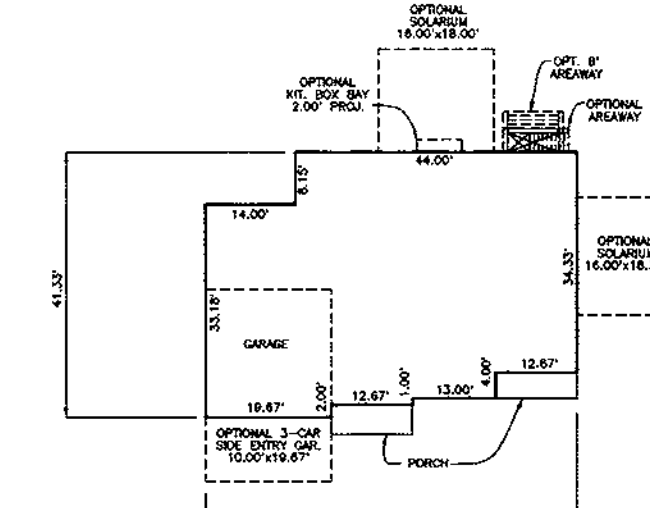
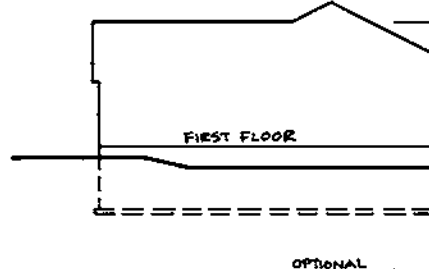
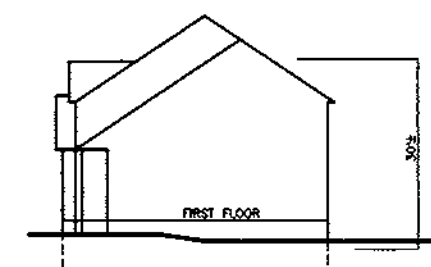
GLENWOOD

AUGUSTA

D.R. HORTON

HOUSE FOOTPRINTS

SCALE: 1" = 30'



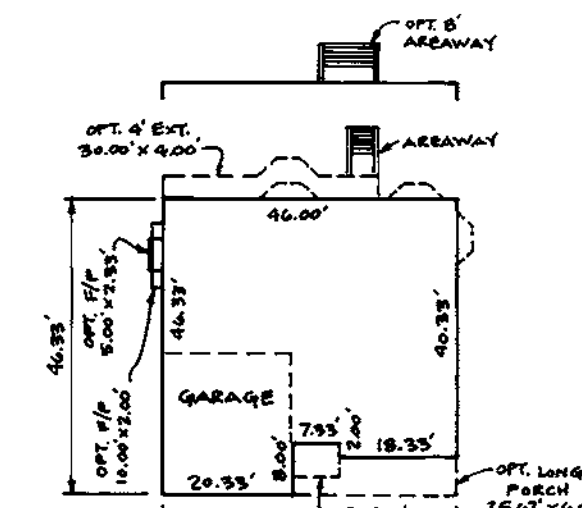
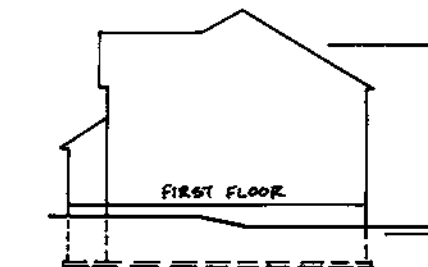
COLLINS (WINCHESTER)

PINEHURST (D.R. HORTON)

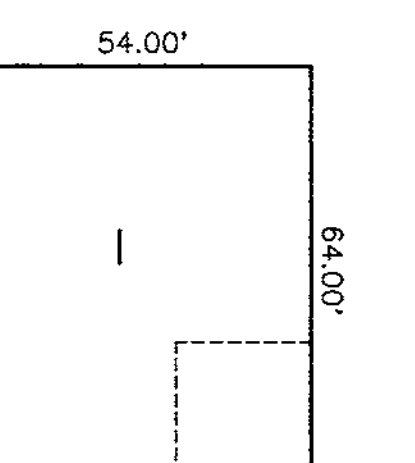
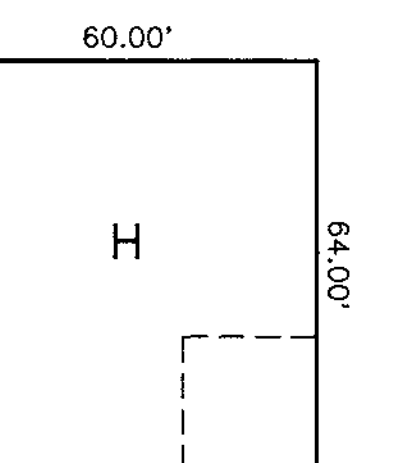
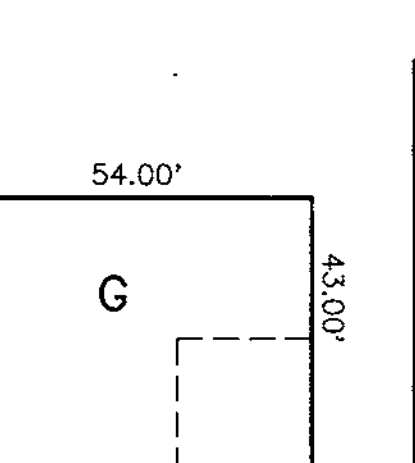
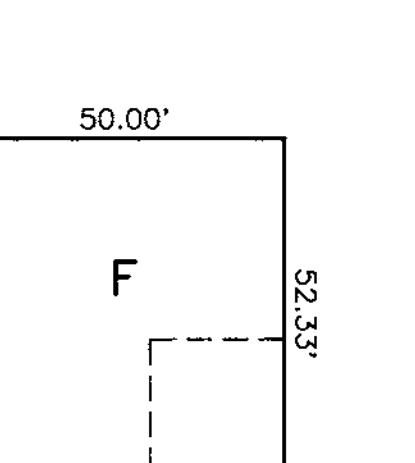
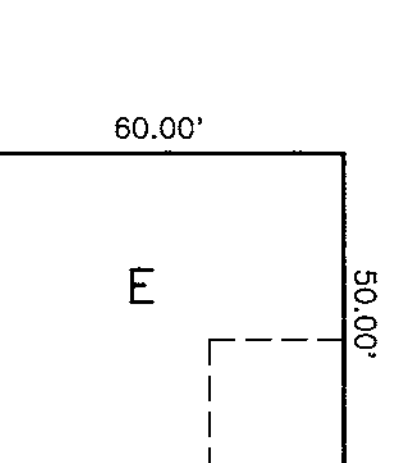
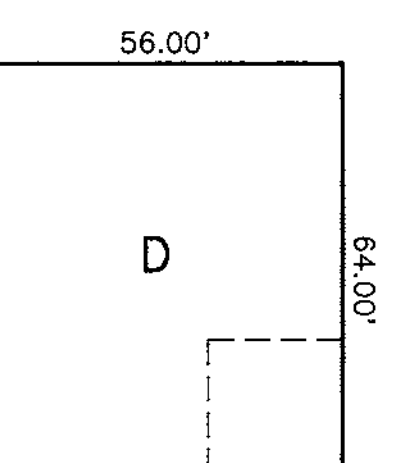
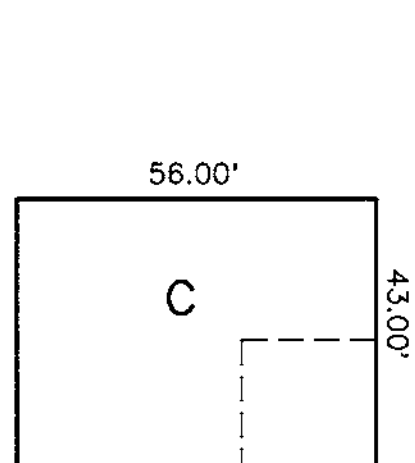
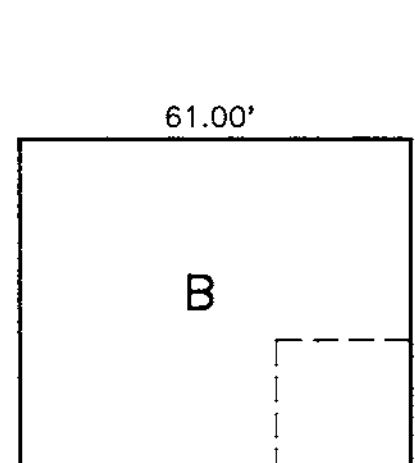
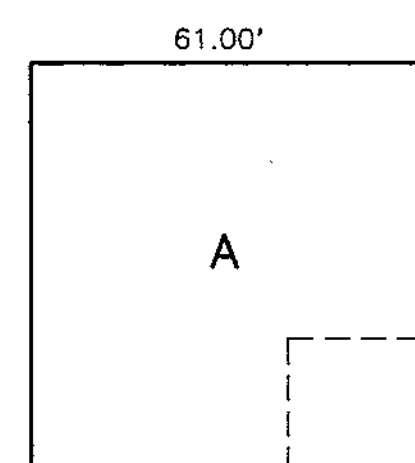
WINCHESTER HOMES

HOUSE FOOTPRINTS

SCALE: 1" = 30'



ABBNEY (WINCHESTER)



GENERIC BOXES

SCALE: 1" = 30'

SEE SHEET 16 FOR INFO. ON MODIFIED BOX ON LOT 105.

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. FLIP THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
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.

14	1-24-02	ADD 18'00" X 10'00" SOLARIUM AND 8' AREAWAY TO THE BROWNING MODEL
13	12-11-01	ADD OPTIONAL 12'00" X 27'00" SOLARIUM AND FULL PORCH TO BROWNING MODEL
12	1-25-01	ADD ABBEY FOOTPRINT TO PLAN
11	11-27-00	ADD OPT. AREAWAY TO MADISON MODEL
10	10-27-00	ADD OPT. 6' GAR. EXT. AND OPT. LONG PORCH TO NEWBURY.
9	10-6-00	ADD OPT. AREAWAY AND CORRECT DIMENSION OF SUNROOM.
8	9-20-00	REVISE MARTHA WASHINGTON FOOTPRINT TO SHOW 2' BUMPOUT @ GARAGE
7	8-24-00	ADD 3-CAR GARAGE OPTION TO FRANKLIN MODEL.
6	6-30-2000	ADD 2'1/2' BREAKFAST EXT. AND A 2' GARAGE EXTENSION TO THE BENFIELD
5	6-13-2000	ADD 10' X 5' BREAKFAST EXT. ON NEWBURY FOOTPRINT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/19/99

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/19/99

4	5-24-2000	ADD A 4.0' X 22.33' SIDE GARAGE EXT. ON THE NEWBURY FOOTPRINT
3	4-19-2000	ADD 2' BEAR EXTENSION TO MARTHA WASHINGTON
2	3-9-2000	ADD 6'0" FAMILY ROOM EXT. TO NEWBURY MODEL FOR LOT 116.
1	2-17-2000	ADD PINEHURST HOUSE TYPE FOOTPRINT.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-8105 FAX: 410-485-6844

[Signature]
 Donald Maer

OWNER/DEVELOPER:	PROJECT:
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 MY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 1-18, 97-122, 124-127, 131-150, 155-174
LOCATION:	TITLE:
TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	BOX AND MODEL FOOTPRINTS
DATE:	PROJECT NO.:
MAY, 1999 SEPTEMBER, 1999	1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 17 OF 17