

SHEET INDEX	
NO.	DESCRIPTION
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2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
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MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
38	17,307 S.F.	797 S.F.	16,510 S.F.
39	16,778 S.F.	748 S.F.	16,030 S.F.
40	18,854 S.F.	2,854 S.F.	16,000 S.F.
54	18,173 S.F.	2,173 S.F.	16,000 S.F.
55	18,244 S.F.	2,244 S.F.	16,000 S.F.
57	19,826 S.F.	3,772 S.F.	16,054 S.F.
73	19,166 S.F.	2,492 S.F.	16,674 S.F.
74	18,081 S.F.	1,799 S.F.	16,282 S.F.
75	17,236 S.F.	1,208 S.F.	16,030 S.F.
76	17,297 S.F.	1,088 S.F.	16,208 S.F.
84	18,360 S.F.	2,025 S.F.	16,335 S.F.
85	17,395 S.F.	1,287 S.F.	16,108 S.F.
86	17,288 S.F.	1,284 S.F.	16,004 S.F.
92	17,680 S.F.	1,641 S.F.	16,039 S.F.
93	18,382 S.F.	1,412 S.F.	16,970 S.F.
94	21,111 S.F.	1,707 S.F.	19,404 S.F.

SITE DEVELOPMENT PLAN

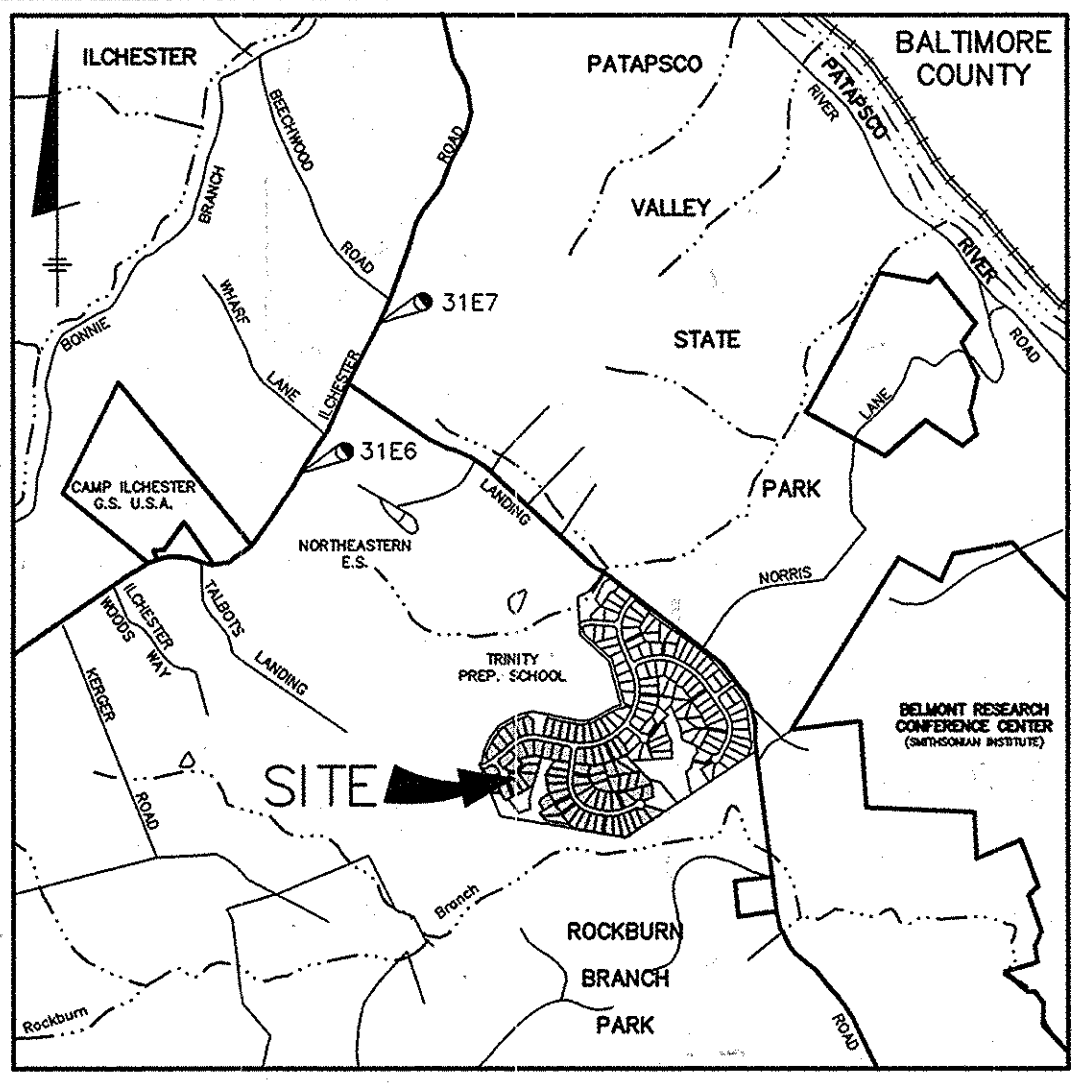
GROVEMONT

LOTS 19 - 96

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

BENCH MARKS NAD'83	
HO. CO. #3166	3/4" REBAR 0.5' BELOW SURFACE
	5' SOUTHWEST OF ILCHESTER ROAD PAVING
	500'± WEST OF HARF LANE
	E 1376700.6467'
HO. CO. #317	3/4" REBAR 0.5' BELOW SURFACE
	9' SOUTHWEST OF ILCHESTER ROAD PAVING
	250'± WEST OF BEECHWOOD ROAD
	N 572335.3503'
	E 1375504.0332'
HO. CO. BM#2745004	ELEV. 364.78'
USED FOR VERTICAL CONTROL.	



SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROP.
LOT NO.	33	42	48	88	N/A
LANDSCAPE TYPE	B	B	B	B	(1) A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	127'	104'	174'	177'	952'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES	3	4	3	4	16
EVERGREEN TREES	3	5	4	4	
OTHER TREES (2-1 SUBSTITUTE)					
SHRUBS					
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	0	0	0	116
EVERGREEN TREES	0	12	0	0	
OTHER TREES (2-1 SUBSTITUTE)	0	0	0	0	
SHRUBS (10-1 SUBSTITUTE)	0	0	0	0	
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					
SURETY BREAKDOWN	1350	1950	1500	1800	LOT 19-96 19-1200 LOT 97-98 2000



- ### 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 31E6, 31E7 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 (O)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
 - PREVIOUS HOWARD COUNTY FILE NOS. S-98-08, P-97-003, WP-98-78, F-98-166, F-99-22, F-00-51, F-00-52.
 - 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, 14011 & 14020.
 - 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 WOODS (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 (H25 LOADING).
 - GRAVING 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 39-40 WERE RECORDED IN LIBER 4822 AT FOLIO 56; LOTS 54-55 IN LIBER 4822 AT FOLIO 32; LOTS 73-78 IN LIBER 4822 AT FOLIO 26; LOTS 84-86 IN LIBER 4822 AT FOLIO 38 AND LOTS 92-94 IN LIBER 4822 AT FOLIO 44 ON JUNE 11, 1999 AMONG THE LAND RECORDS OF HOWARD COUNTY, AND FOR LOTS 37-40 IN L. 4444, F. 482.

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(*)	20	CORNUS FLORIDA/WHITE (Flowering Dogwood)	8'-10' HT.
(*)	24	PINUS STROBUS (Eastern White Pine)	8'-8' ht. UNSHEARED
(*)	6	PLANTANUS AGERATIA "Windspire"	2 1/2" MIN. CAL. 4 1/2" PUL. HEAD

SHC TABLE					
NO.	MIN. CELLAR	SHC INV.	NO. MIN. CELLAR	SHC INV.	
19	331.1	326.9	58	310.7	305.4
20	332.8	328.0	59	310.4	305.1
21	337.3	333.1	60	308.9	304.2
22	339.4	334.9	61	306.2	301.2
23	338.9	334.6	62	302.1	297.4
24	337.5	333.3	63	297.6	292.9
25	335.7	331.5	64	296.2	291.3
26	333.8	329.6	65	295.1	290.5
27	338.0	333.8 *	66	293.7	289.4
28	340.2	336.6	67	293.1	289.1
29	342.4	337.7 *	68	293.4	289.1
30	341.3	337.0	69	292.3	288.0 *
31	345.2	341.0 *	70	293.7	289.0
32	344.5	339.8 *	71	293.5	289.3
33	340.7	336.3 *	72	293.8	289.4
34	332.4	328.1	73	305.2	301.2
35	333.1	328.7	74	304.6	300.5
36	333.7	328.3 *	75	309.3	305.0 *
37	332.5	328.0 *	76	313.7	309.6
38	327.0	322.5 *	77	295.0	290.8
39	329.4	324.1 *	78	299.0	294.8
40	330.7	324.6	79	303.4	299.3
41	338.7	334.5 *	80	308.4	304.3
42	340.9	336.7 *	81	321.1	317.0 *
43	335.4	322.0 *	82	329.7	325.5 *
44	335.5	331.3 *	83	334.2	330.0 *
45	331.8	327.7 *	84	316.4	312.1 *
46	334.4	330.2	85	320.7	316.1 *
47	336.3	332.1	86	319.4	314.1
48	338.8	334.6	87	335.1	330.9
49	335.4	330.5	88	339.3	334.7
50	331.2	326.8	89	338.0	333.5
51	327.0	321.9	90	334.7	330.2
52	326.7	321.6	91	332.0	327.7
53	329.1	321.1	92	318.3	313.7
54	298.9	294.5	93	318.5	314.7
55	295.8	291.3	94	318.0	314.2
56	324.7	319.8 *	95	330.6	326.4
57	292.0	287.5	96	329.7	325.4

- NOTES:
- SURETY IN THE AMOUNT OF \$840,000 FOR 6 SHADE TREES AND 28 ORNAMENTAL TREES & 16 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
 - STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-99-22.
- * 28 SMALL ORNAMENTAL TREES HAVE BEEN SUBSTITUTED FOR THE REQUIRED 14 SHADE TREES AT A 2:1 RATIO.
- | NUMBER OF PLANTS RELOCATED TO OPEN SPACE LOT 176 | | | |
|--|-----------------|------------------------------|------------------|
| SHADE TREES | EVERGREEN TREES | OTHER TREES (2-1 SUBSTITUTE) | (2-1 SUBSTITUTE) |
| 0 | 3 | 0 | 0 |
| 0 | 1 | 4 | 0 |
| 0 | 6 | 1 | 3 |

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

- PRESENT ZONING: R-20
- APPLICABLE DPZ FILE REFERENCES: S-96-08 P-97-003 WP-98-78 F-98-166 F-99-22
- PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
- PROPOSED WATER AND SEWER SYSTEMS: X PUBLIC PRIVATE

AREA TABULATION

- TOTAL PROJECT AREA: 95.99 AC.
- AREA OF THIS PLAN SUBMISSION: 29.87 AC.
- APPROXIMATE LIMIT OF DISTURBANCE: 28.74 AC.
- TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S): 174
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 78
- OPEN SPACE ON-TOTAL SITE: 19.73 AC. PERCENTAGE OF GROSS AREA: 20.6%
- AREA OF RECREATIONAL OPEN SPACE REQUIRED: 0.80 AC.
- AREA OF RECREATIONAL OPEN SPACE PROVIDED: 0.88 AC.

ADDRESS CHART					
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
19	5272 GROVEMONT DRIVE	39	7113 LAYTON COURT	59	7144 MILLBURY COURT
20	5278 GROVEMONT DRIVE	40	7109 LAYTON COURT	60	7148 MILLBURY COURT
21	5284 GROVEMONT DRIVE	41	7105 LAYTON COURT	61	7152 MILLBURY COURT
22	5290 GROVEMONT DRIVE	42	7101 GROVEMONT DRIVE	62	7156 MILLBURY COURT
23	5296 GROVEMONT DRIVE	43	5339 GROVEMONT DRIVE	63	7160 MILLBURY COURT
24	5302 GROVEMONT DRIVE	44	5335 GROVEMONT DRIVE	64	7164 MILLBURY COURT
25	5308 GROVEMONT DRIVE	45	5331 GROVEMONT DRIVE	65	7168 MILLBURY COURT
26	5314 GROVEMONT DRIVE	46	5327 GROVEMONT DRIVE	66	7172 MILLBURY COURT
27	5320 GROVEMONT DRIVE	47	5323 GROVEMONT DRIVE	67	7176 MILLBURY COURT
28	5326 GROVEMONT DRIVE	48	7100 MILLBURY COURT	68	7180 MILLBURY COURT
29	5332 GROVEMONT DRIVE	49	7104 MILLBURY COURT	69	7184 MILLBURY COURT
30	5338 GROVEMONT DRIVE	50	7108 MILLBURY COURT	70	7173 MILLBURY COURT
31	5344 GROVEMONT DRIVE	51	7112 MILLBURY COURT	71	7169 MILLBURY COURT
32	5350 GROVEMONT DRIVE	52	7116 MILLBURY COURT	72	7165 MILLBURY COURT
33	7100 LAYTON COURT	53	7120 MILLBURY COURT	73	7161 MILLBURY COURT
34	7104 LAYTON COURT	54	7124 MILLBURY COURT	74	7157 MILLBURY COURT
35	7108 LAYTON COURT	55	7128 MILLBURY COURT	75	7153 MILLBURY COURT
36	7112 LAYTON COURT	56	7132 MILLBURY COURT	76	7149 MILLBURY COURT
37	7116 LAYTON COURT	57	7136 MILLBURY COURT	77	7145 MILLBURY COURT
38	7120 LAYTON COURT	58	7140 MILLBURY COURT	78	7141 MILLBURY COURT

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #			
GROVEMONT	N/A	LOTS 19-96	P/O 232		
PLAT Nos. 13809 thru 14020	BLOCK No. 17 & 23	ZONE R-20	TAX MAP 31	ELECTION DISTRICT 3rd	CENSUS TRACT 6011.01
WATER CODE D-03	SEWER CODE 1254550				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

[Signature] 12/8/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 12/8/99
 DIRECTOR

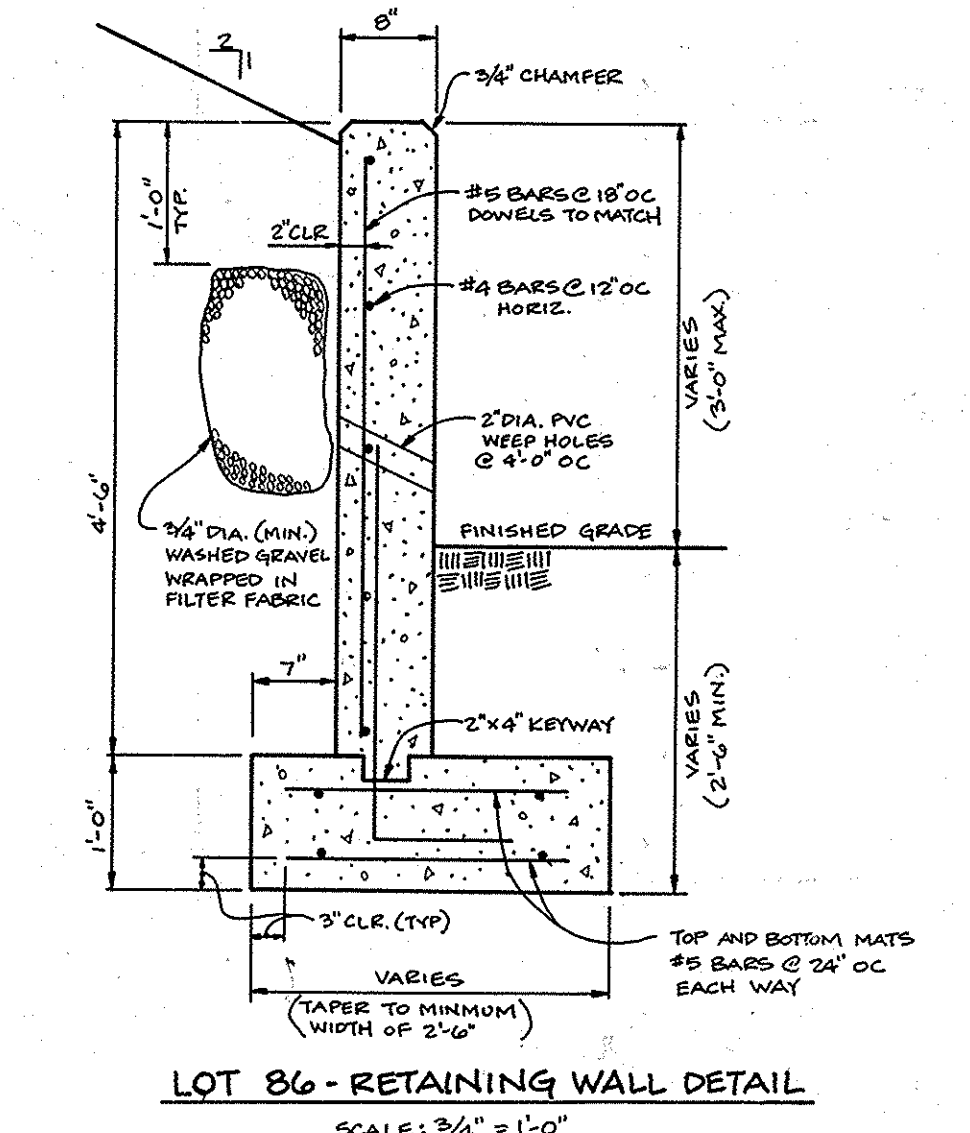
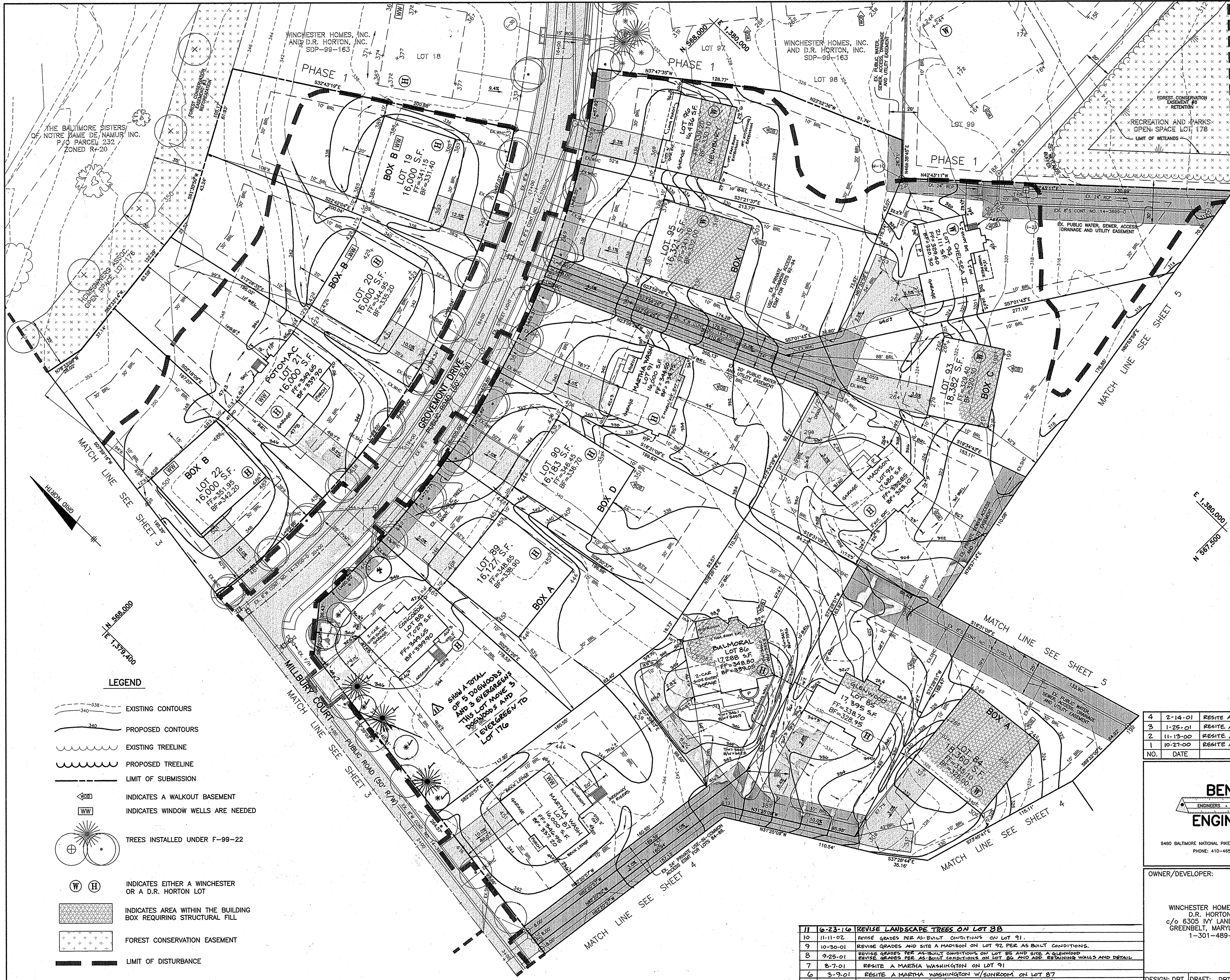
3	6-23-16	REVISE LANDSCAPE CHART
2	2-26-01	REVISE STREET ADDRESS FOR LOT 88 PER RESITE
1	1-02-01	REVISE STREET ADDRESS FOR LOT 48 PER RESITE
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS & LAND SURVEYORS - PLANNERS

8490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6444

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 19-96
LOCATION:	TITLE:
TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SITE DEVELOPMENT PLAN
DATE: MAY 1999	PROJECT NO. 1208
DATE: SEPTEMBER, 1999	SHEET 1 OF 13
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN



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.

Grovenom Development LLC

DATE: 9-20-99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 10/1/99

Chief, Division of Land Development 12/2/99

Director 12/15/99

NO.	DATE	REVISION
4	2-14-01	RESITE A BALMORAL WITH SIDE LOAD GARAGE ON LOT 86
3	1-25-01	RESITE A CHELSEA II ON LOT 94
2	11-13-00	RESITE A POTOMAC ON LOT 21
1	10-27-00	RESITE A NEWBURY W/ 3 GAR. EXT., FAM. ROOM EXT., KITCHEN EXT. ON LOT 96

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

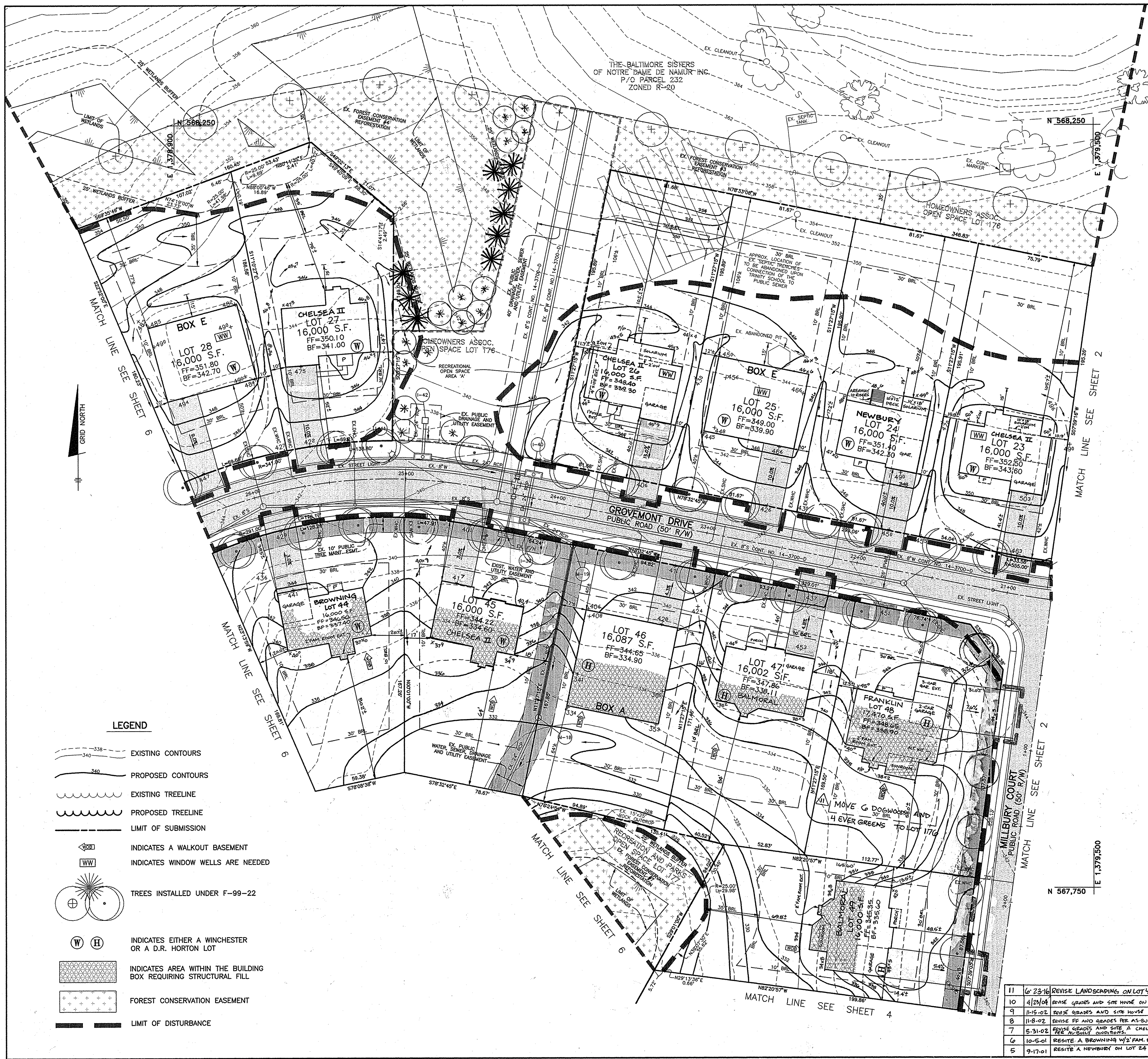
6490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21103
PHONE: 410-465-6105 FAX: 410-465-6844

Donald Mean

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 19-96
LOCATION:	TAX MAP 31 - P/O PARCEL 232 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE:	SITE DEVELOPMENT PLAN
DATE:	MAY, 1999	PROJECT NO.:	1208
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: 1" = 30'
		SHEET 2 OF 13	

NO.	DATE	REVISION
11	6-23-16	REVISE LANDSCAPE TREES ON LOT 88
10	11-11-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 91
9	10-30-01	REVISE GRADES AND SITE A MADISON ON LOT 92 PER AS BUILT CONDITIONS.
8	9-25-01	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 86 AND SITE A GLENWOOD
7	8-7-01	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 86 AND ADD RETAINING WALLS AND DETAIL
6	3-9-01	RESITE A MAETHA WASHINGTON W/SUNROOM ON LOT 91
5	2-26-01	RESITE A CONCORDE W/SIDE ENTRY GARAGE ON LOT 88

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CONSTRUCTION OF THE HOUSES ON LOTS 25, 26 AND 28 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO ABANDON EXISTING SEPTIC TRENCHES.

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

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 DEVELOPMENT LLC
 BY: *David M. Mena* 9-20-99
 DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David M. Mena 10/1/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carly Hamilton 1/2/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Leon S. Butler 12/1/99
 DIRECTOR DATE

NO.	DATE	REVISION
4	8-28-01	RESITE A CHELSEA II W/10'x10' SOLARIUM ON LOT 23
3	8-17-01	RESITE A CHELSEA II W/4' SIDE EXT SOLARIUM, FOYER EXT ON LOT 26
2	4-3-01	RESITE A BALMORAL W/REVERSE GARAGE AND D/W ON LOT 49
1	1-03-01	RESITE A FRANKLIN W/3-CAR SIDE LOAD GARAGE ON LOT 48

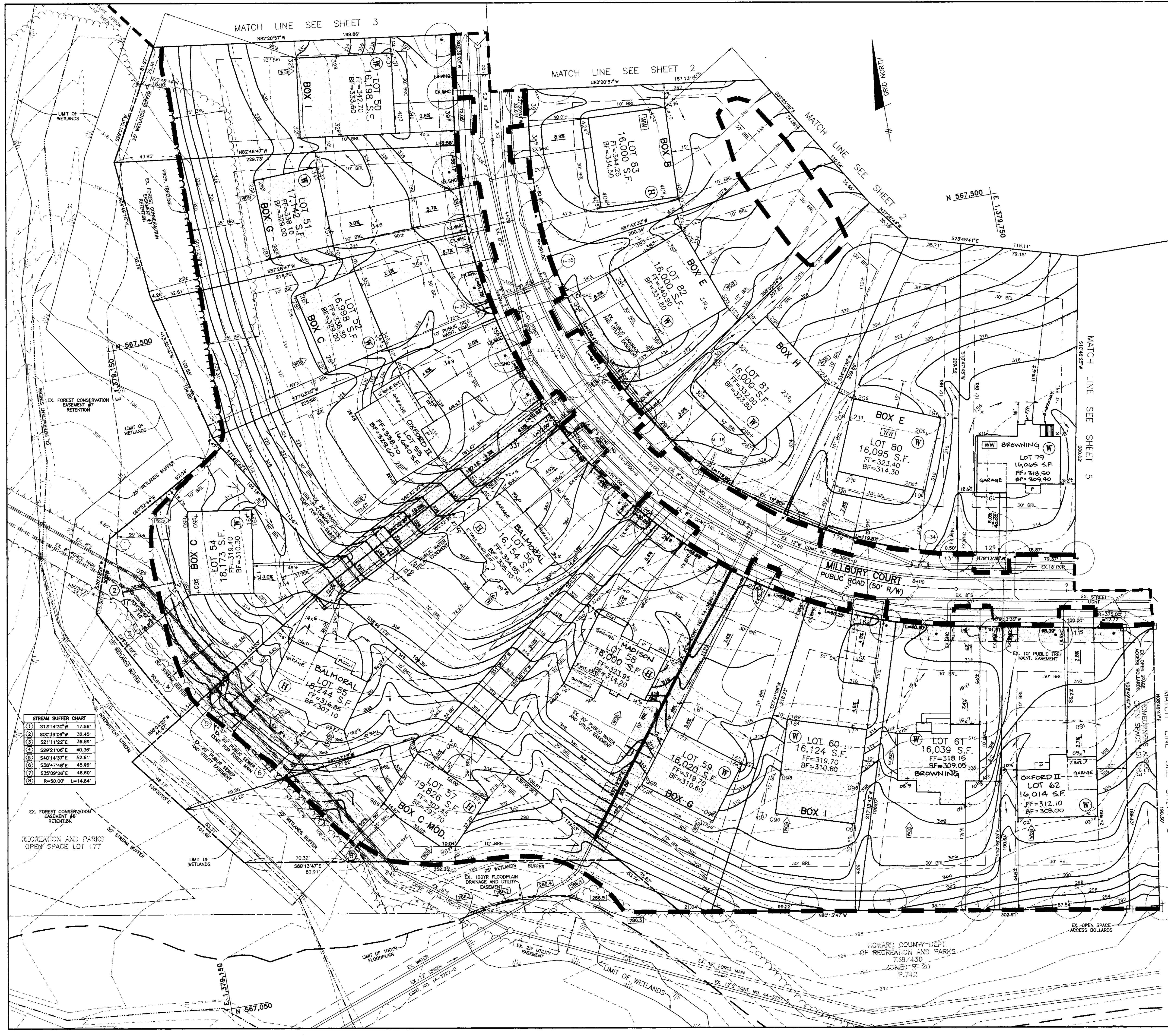
BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8400 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald M. 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 19-96
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 3 OF 13



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
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- LIMIT OF SUBMISSION
- 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

STREAM BUFFER CHART

1	S13°14'32"W	17.56'
2	S00°39'09"E	32.45'
3	S2°11'22"E	36.89'
4	S2°21'06"E	40.38'
5	S4°14'37"E	52.61'
6	S3°47'46"E	45.89'
7	S3°09'26"E	46.80'
8	R=50.00'	L=14.84'

6	2-28-02	RESITE AN OXFORD II WITH 2' FRONT GARAGE EXT ON LOT 62
5	11-5-01	RESITE A BALMORAL ON LOT 55 AND REVISE GRADES RESITE A BALMORAL W/ FLIPPED GARAGE ON LOT 54 AND REVISE GRADES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 10/1/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Cinda ... 1/4/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

Paul ... 12/8/99
 DIRECTOR
 DATE

4	10-29-01	RESITE A MADISON W/ SUNROOM (2' KIT EXT ON LOT 58)
3	6-1-01	RESITE A BROWNING AND REVISE GRADES PER AS-BUILT CONDITION ON LOT 61
2	4-19-01	RESITE AN OXFORD II W/ 6' SIDE GAR. EXT. AND 2' FRONT GAR. EXT. ON LOT 53.
1	1-25-01	RESITE A BROWNING ON LOT 79
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

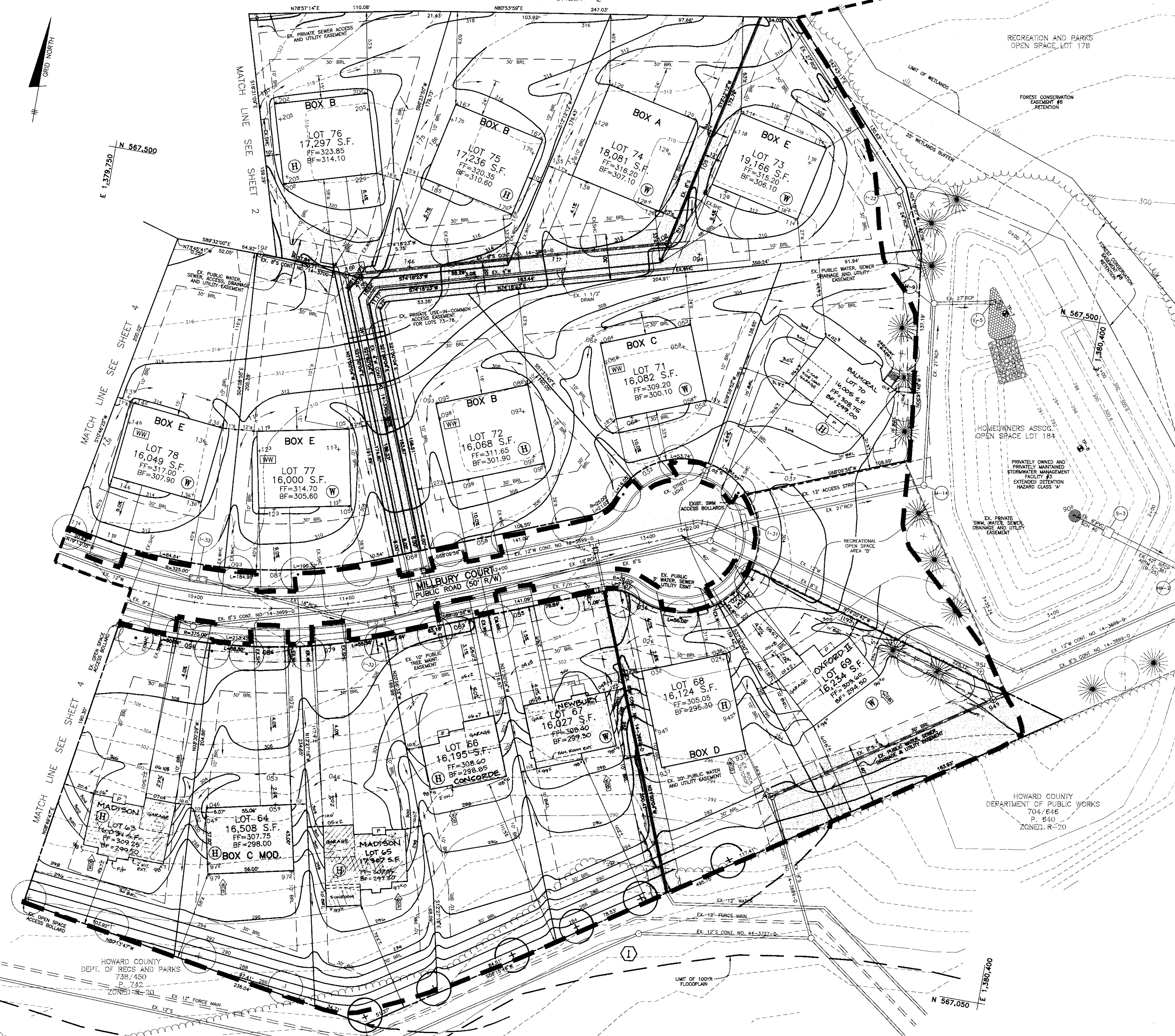
Donald Maan

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELK COTT, MARYLAND 21043
 PHONE: 410-465-8105 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 19-96	
LOCATION:		TITLE:	
TAX MAP 31 - P/O PARCEL 232 18 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		SITE DEVELOPMENT PLAN	
DATE:		SCALE:	
MAY, 1999 SEPTEMBER, 1999		1" = 30'	
DESIGN: DBT DRAFT: DBT CHECK: DAM		SHEET 4 OF 13	

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



6	2-22-02	RESITE A CONCORDE AND REVISE FF ELEV. PER WALLCHECK ON LOT 64
5	12-20-01	RESITE A MADISON W/SUNROOM AND 2' KIT EXT. ON LOT 65

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/1/99 DATE

Cindy ...
 CHIEF, DIVISION OF LAND DEVELOPMENT 12/2/99 DATE

...
 DIRECTOR 12/18/99 DATE

4	9-14-01	RESITE A NEWBURY AND REVISE GRADES ON LOT 67 PER AS-BUILT CONDITIONS
3	8-03-01	RESITE AN OXFORD II ON LOT 69
2	3-29-01	RESITE A MADISON W/2 KITCHEN EXT. ON LOT 63
1	1-03-01	RESITE A BALMORAL W/ 2-CAR SIDE LOAD GARAGE ON LOT 70

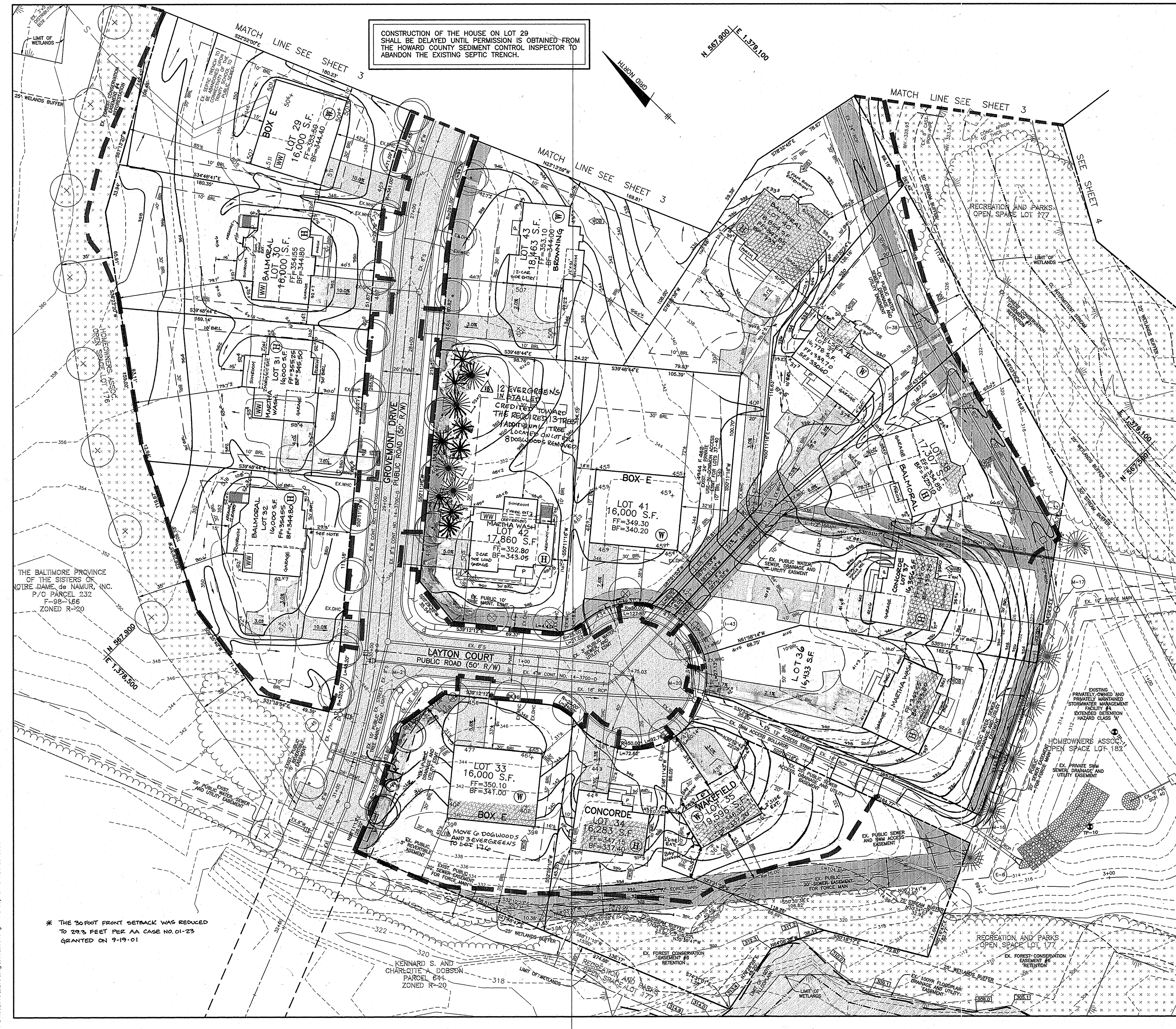
NO. DATE REVISION

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 Mean

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 19-96
LOCATION:	TITLE:
TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SITE DEVELOPMENT PLAN
DATE: MAY, 1999	PROJECT NO. 1208
DATE: SEPTEMBER, 1999	SHEET 5 OF 13
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'



CONSTRUCTION OF THE HOUSE ON LOT 29 SHALL BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO ABANDON THE EXISTING SEPTIC TRENCH.

LEGEND

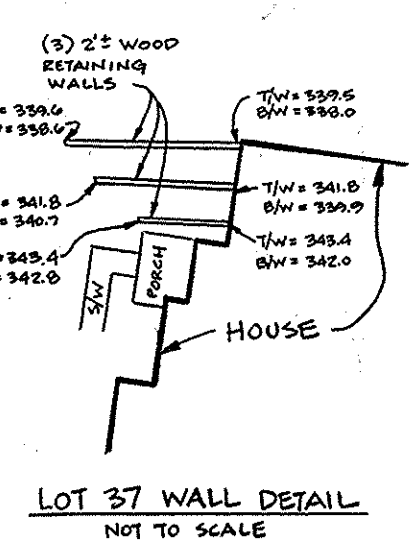
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- INDICATES A WALKOUT BASEMENT
- INDICATES WINDOW WELLS ARE NEEDED
- TREES INSTALLED UNDER F-99-22
- INDICATES EITHER A WINCHESTER OR A D.R. HORTON LOT
- INDICATES AREA WITHIN THE BUILDING BOX REQUIRING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

18	6-23-16	REVISE LANDSCAPING ON LOTS 33 AND 42
17	11-19-02	REVISE GRADES ON LOTS 34, 37, 38 PER AS-BUILT CONDITIONS AND SITE HOUSE ON LOT 38 PER AS-BUILT
16	11-11-02	REVISE GRADES AND SITE MARTHA WASHINGTON ON LOT 42 PER AS-BUILT CONDITIONS
15	11-11-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 40
14	11-11-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 34
13	11-11-02	REVISE GRADES AND SITE BALMORAL PER AS-BUILT CONDITIONS ON LOT 30
12	8-6-02	REVISE GRADES ON LOT 39 PER AS-BUILT CONDITIONS
11	2-22-02	REVISE FF ELEVATION AND GRADES PER WALLCHECK ON LOT 37
10	1-14-02	RESITE A CHELSEA II W/4' SIDE GARAGE EXT. ON LOT 39
9	12-11-01	RESITE A BROWNING W/SOLARUM ON LOT 43.
8	11-9-01	REVISE GRADES AND FF ELEV ON LOT 37 AND MOVE HOUSE BACK 9 FEET.
7	10-10-01	RESITE A MARTHA WASHINGTON W/SUNROOM AND SIDE ENTRY GARAGE ON LOT 31
6	9-28-01	RESITE A BALMORAL ON LOT 32 PER WALLCHECK (AS-BUILT)
5	8-7-01	RESITE A CONCORDE W/SUNROOM ON LOT 37

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
 BY: *John R. Merman*
 DEVELOPER
 9-20-99
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Merman
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 10/1/99
 DATE
Cindy Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT
 12/3/99
 DATE
James S. Hunter
 DIRECTOR
 12/8/99
 DATE



4	7-12-00	RESITE A WAKEFIELD WITH 2' SIDE EXTENSION ON LOT 35
3	7-12-01	RESITE A MARTHA WASH. ON LOT 36
2	6-26-01	RESITE A BALMORAL ON LOT 40
1	6-5-01	RESITE A BALMORAL ON LOT 38
NO.	DATE	REVISION

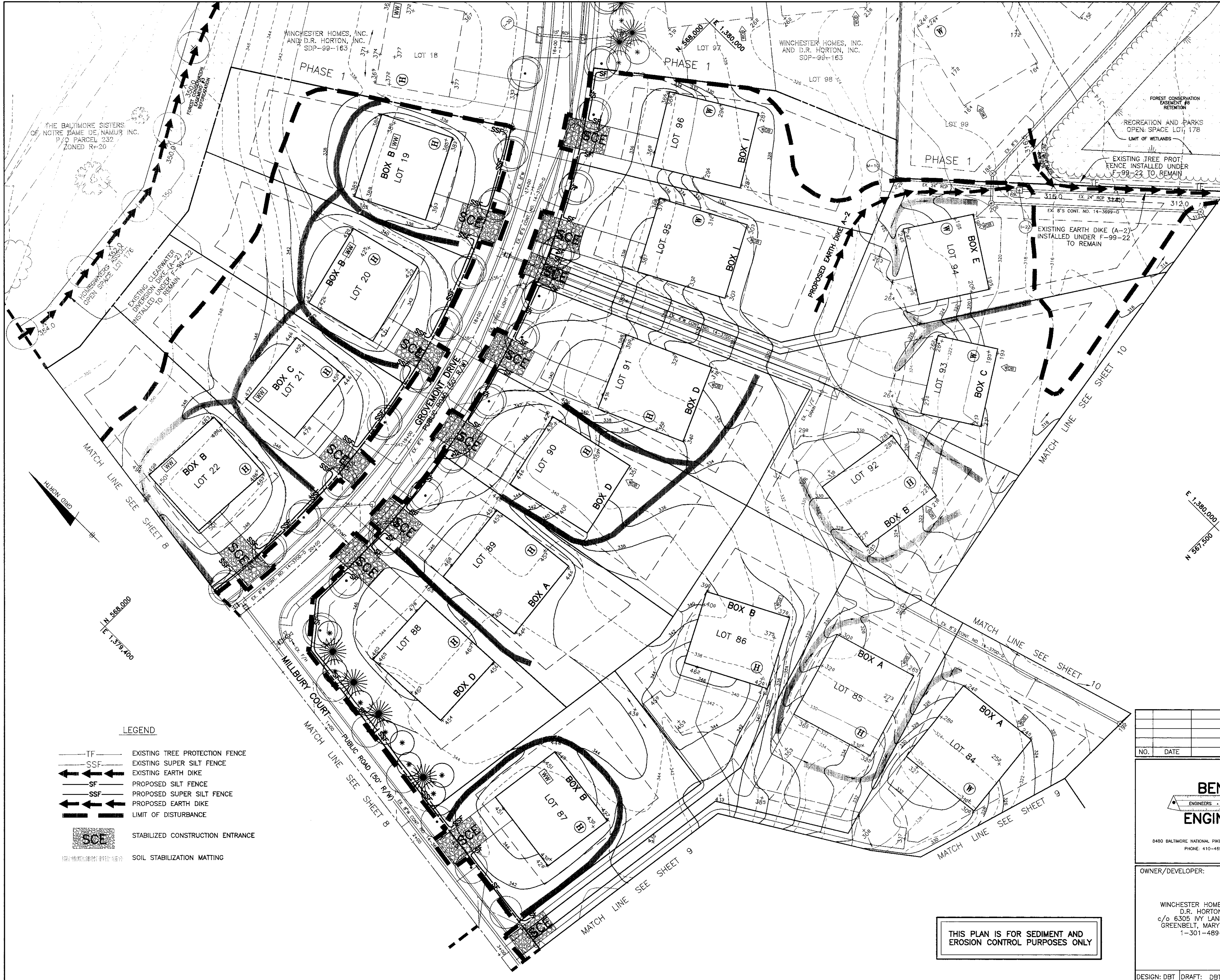
BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21103
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Merman

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 19-96
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
DATE: SEPTEMBER, 1999	SHEET 6 OF 13
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: 1" = 30'

P:\PROJECTS\1208.dwg 8/20/99 10:28:23 1999

* THE 30 FOOT FRONT SETBACK WAS REDUCED TO 29.3 FEET PER AA CASE NO. 01-23 GRANTED ON 9-19-01



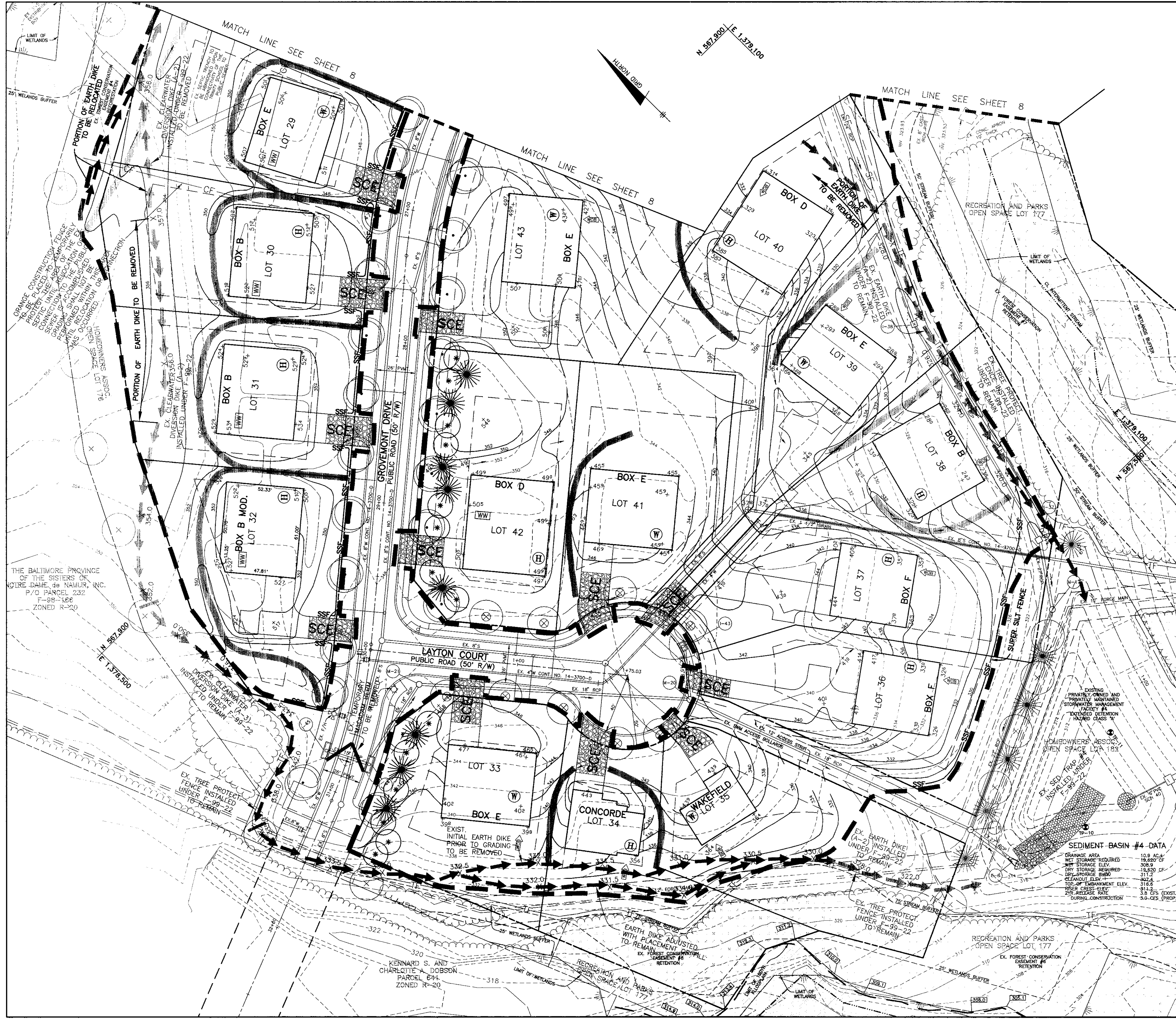
LEGEND

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

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

BY THE DEVELOPER:	
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
GROVEMONT DEVELOPMENTS LLC BY: <i>Richard Mendenhall</i>	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.	
<i>Donald Mason</i>	9/20/99 DATE
ENGINEER - DONALD A. MASON, P.E. # 21443	
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT:	
<i>Chief Simmons</i>	9/30/99 DATE
NATURAL RESOURCES CONSERVATION SERVICE	
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS:	
<i>John R. Robertson</i>	9/30/99 DATE
HOWARD SOIL CONSERVATION DISTRICT	
APPROVED, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Mr. [Signature]</i>	10/1/99 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	
<i>Clive Hamilton</i>	12/3/99 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	
<i>Paul [Signature]</i>	12/9/99 DATE
DIRECTOR	

NO.		DATE		REVISION	
BENCHMARK ENGINEERING, INC. <small>ENGINEERS • LAND SURVEYORS • PLANNERS</small> 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLCOTT CITY, MARYLAND 21043 PHONE: 410-485-6105 FAX: 410-485-6644					
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 19-96		
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			PROJECT NO. 1208		
DATE: SEPTEMBER, 1999			PROJECT NO. 1208		
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: 1" = 30'	SHEET 7	OF 13



- 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
 - [SCE] STABILIZED CONSTRUCTION ENTRANCE
 - [Hatched Box] SOIL STABILIZATION MATTING

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. P/O PARCEL 232 F-98-166 ZONED R-20

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 341 DEVELOPER: <i>John R. Mendenhall</i>	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 Maan ENGINEER - DONALD A. MAAN, P.E. # 21443	9/20/99 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>Cheryl Simmons</i> NATURAL RESOURCES CONSERVATION SERVICE	9/23/99 DATE
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.	
<i>John R. Horton</i> HOWARD SOIL CONSERVATION DISTRICT	9/24/99 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>John R. Horton</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/1/99 DATE
<i>David Stewart</i> CHIEF, DIVISION OF LAND DEVELOPMENT	10/2/99 DATE
<i>John R. Horton</i> DIRECTOR	12/8/95 DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Maan

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLECIOTT 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 MY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	GROVEMONT LOTS 19-96
LOCATION:	TITLE:
TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SEDIMENT AND EROSION CONTROL PLAN
DATE:	PROJECT NO.:
MAY, 1999 SEPTEMBER, 1999	1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30'
	SHEET 11 OF 13

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION... 4. ALL SEDIMENT TRAPS/BASINS MUST BE FENCED AND WARNING SIGNS POSTED... 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED... 6. ANY SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION... 7. SITE ANALYSIS: TOTAL AREA OF SITE (THIS SUBMISSION) 29.87 ACRES... 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY... 9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY... 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES... 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PILE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY...

TOPSOIL SPECIFICATIONS

- 1. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications... 2. Topsoil Specifications - Soil to be used as topsoil must meet the following: a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand... b. Where the subsoil is either highly acidic or composed of heavy clays... 3. For sites having disturbed areas under 5 acres: a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization... 4. For sites having disturbed areas over 5 acres: a. pH for topsoil shall be between 6.0 and 7.5... b. Organic content or topsoil shall be not less than 1.5 percent by weight... 5. Topsoil Application: a. When topsoiling, maintain needed erosion and sediment control practices... b. Grades on the areas to be topsoiled... c. Topsoil shall be uniformly distributed... d. Topsoil shall not be placed where the topsoil or subsoil is in a frozen or muddy condition... 6. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer...

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... SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15... MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE... SEQUENCE OF CONSTRUCTION: DAY 1-1) OBTAIN GRADING PERMIT... DAY 2-8 2) INSTALL SEDIMENT CONTROLS... DAY 9-12 3) EXCAVATE FOR FOUNDATIONS... DAY 13-82 4) CONSTRUCT HOUSES... DAY 83-87 5) FINAL GRADE AND STABILIZE... DAY 88-91 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...

OPTIONS CHART

Table with columns for Lot/Box (e.g., BOX A, BOX B) and various home models (e.g., WINCHESTER HOMES, D.R. HORTON HOMES). Includes a legend for options like SUNROOM, EXT. FAMILY ROOM, etc.

PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING... SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS... 1. PREFERRED - APPLY 2 TONS PER ACRE... 2. ACCEPTABLE - APPLY 2 TONS PER ACRE... SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15... MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE... MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS...

NOTE:

THE MODIFIED BOX B ON LOT 32 WILL ACCEPT ALL THE HOUSES AND OPTIONS THAT THE STANDARD B BOX ACCEPTS. THE MODIFIED BOX C ON LOT 57 WILL NOT ACCEPT A BENFIELD, OXFORD II, MADISON, MARATHA WASH., OR OPT. 2 ON THE NEWBURY. THE MODIFIED BOX C ON LOT 64 WILL NOT ACCEPT A BENFIELD.

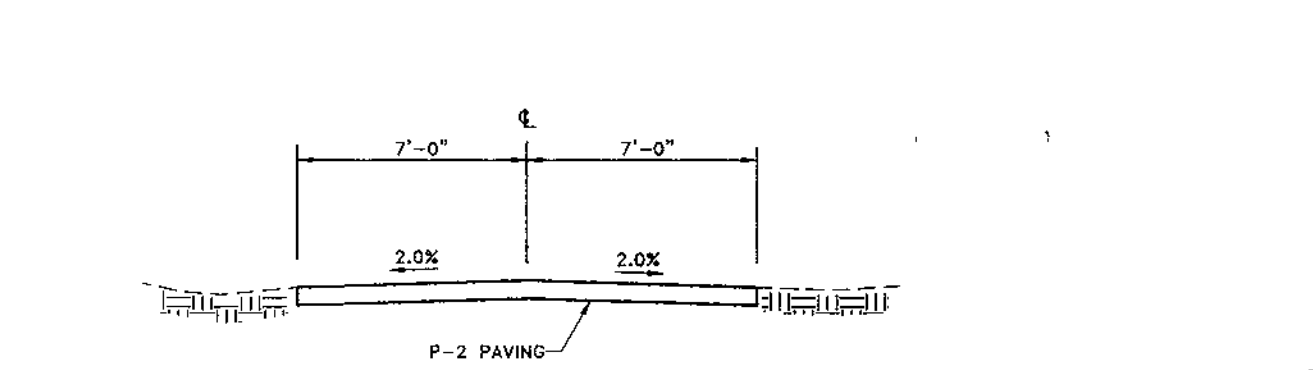
NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

- * 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. *** EITHER FAMILY AND KITCHEN EXT. OR GARAGE EXT., BOTH 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 = GARAGE EXTENSION (SIDE)

LOT/BOX CHART

Table mapping Lot # to Box # for various lots (e.g., LOT 19 B, LOT 20 B, LOT 21 POTOMAC, etc.).

USE IN COMMON DRIVEWAY TYPICAL SECTION



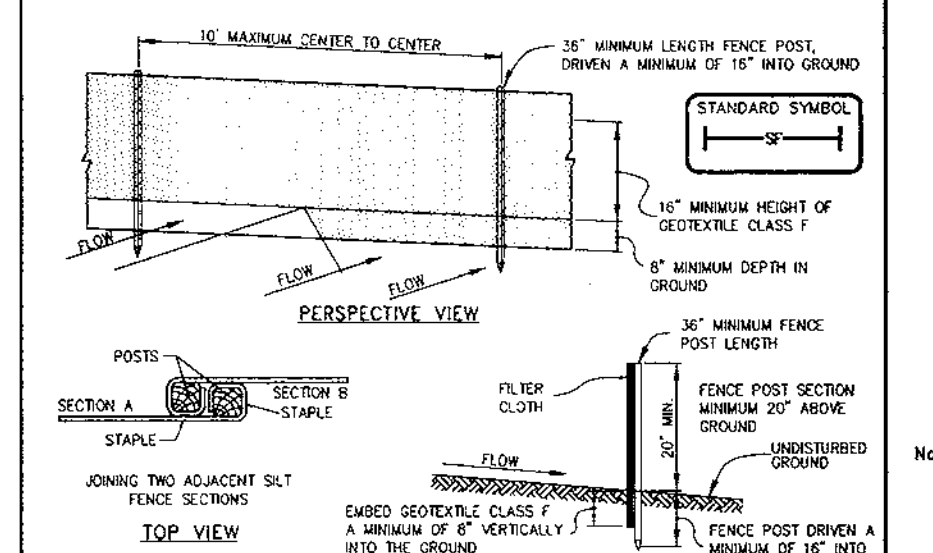
CONSTRUCTION SPECIFICATIONS

- 1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH... 2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN "H" SPACING BETWEEN STAPLES... 3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL... 4. STAPLES SHALL BE PLACED 2' APART WITH 4 BOWS FOR EACH STRIP... 5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4"...

SOIL STABILIZATION MATTING

NOT TO SCALE

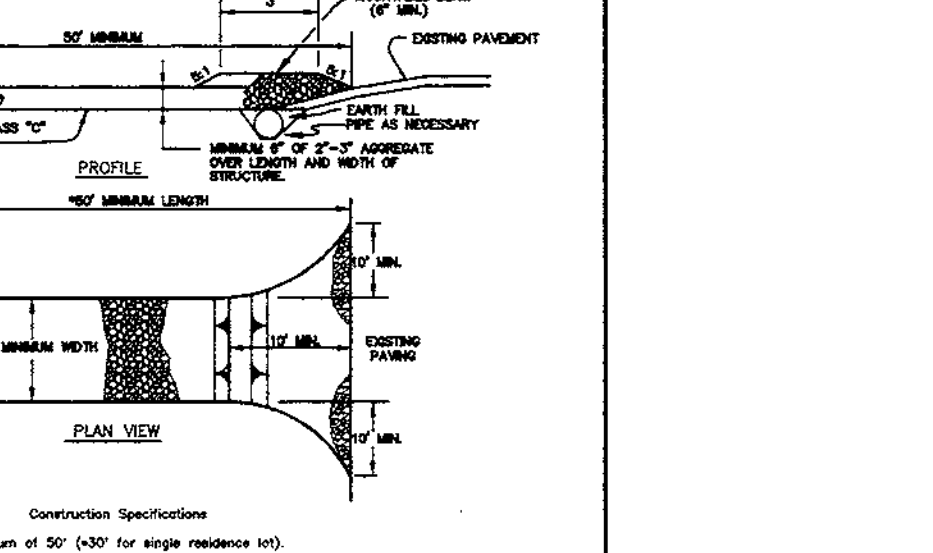
DETAIL 22 - SILT FENCE



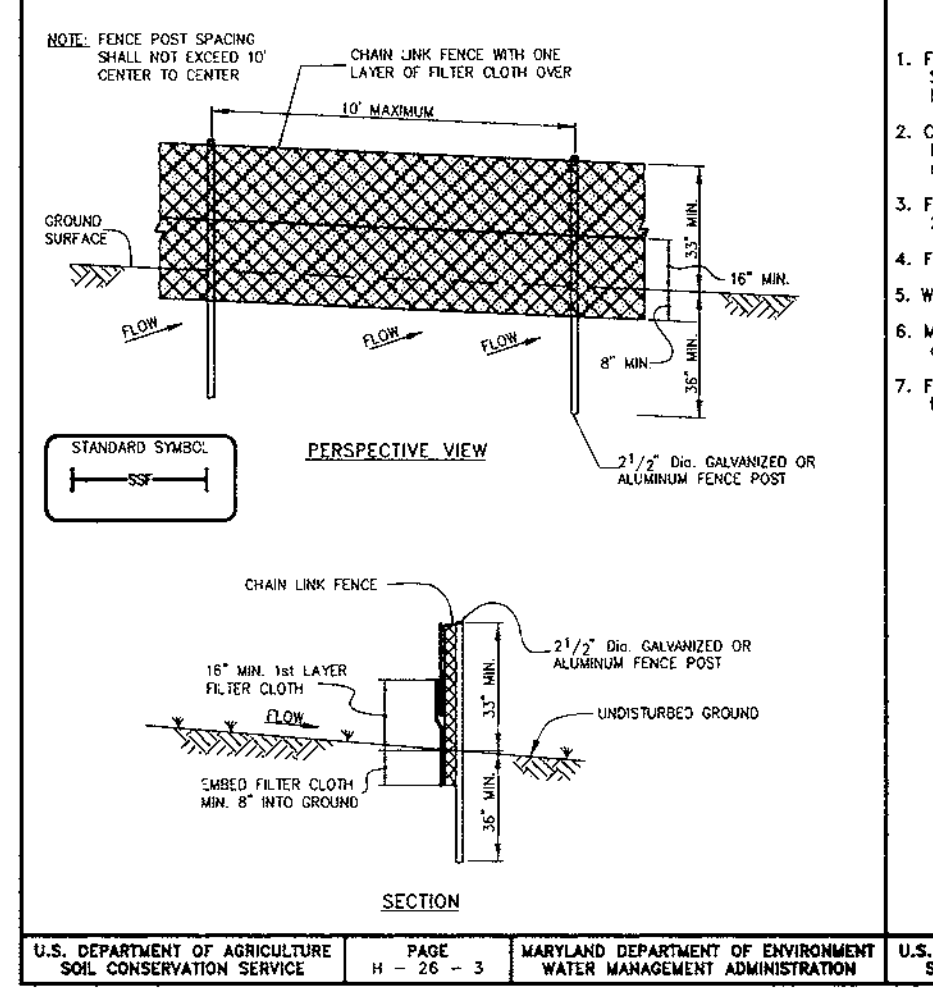
SILT FENCE

Table with columns: Slope, Slope Length, Silt Fence Length. Includes design criteria and construction notes.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 33 - SUPER SILT FENCE



SUPER SILT FENCE

Table with columns: Slope, Slope Length, Silt Fence Length. Includes design criteria and construction specifications.

DETAIL 1 - EARTH DIKE

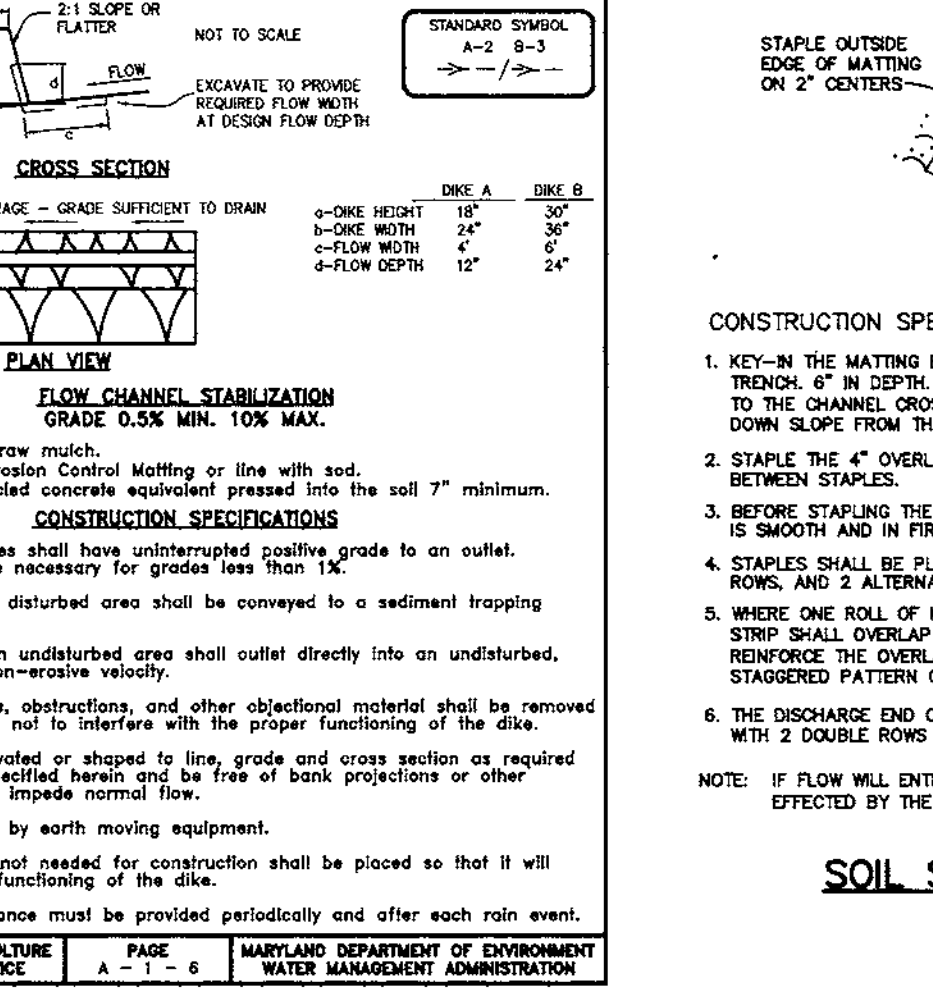
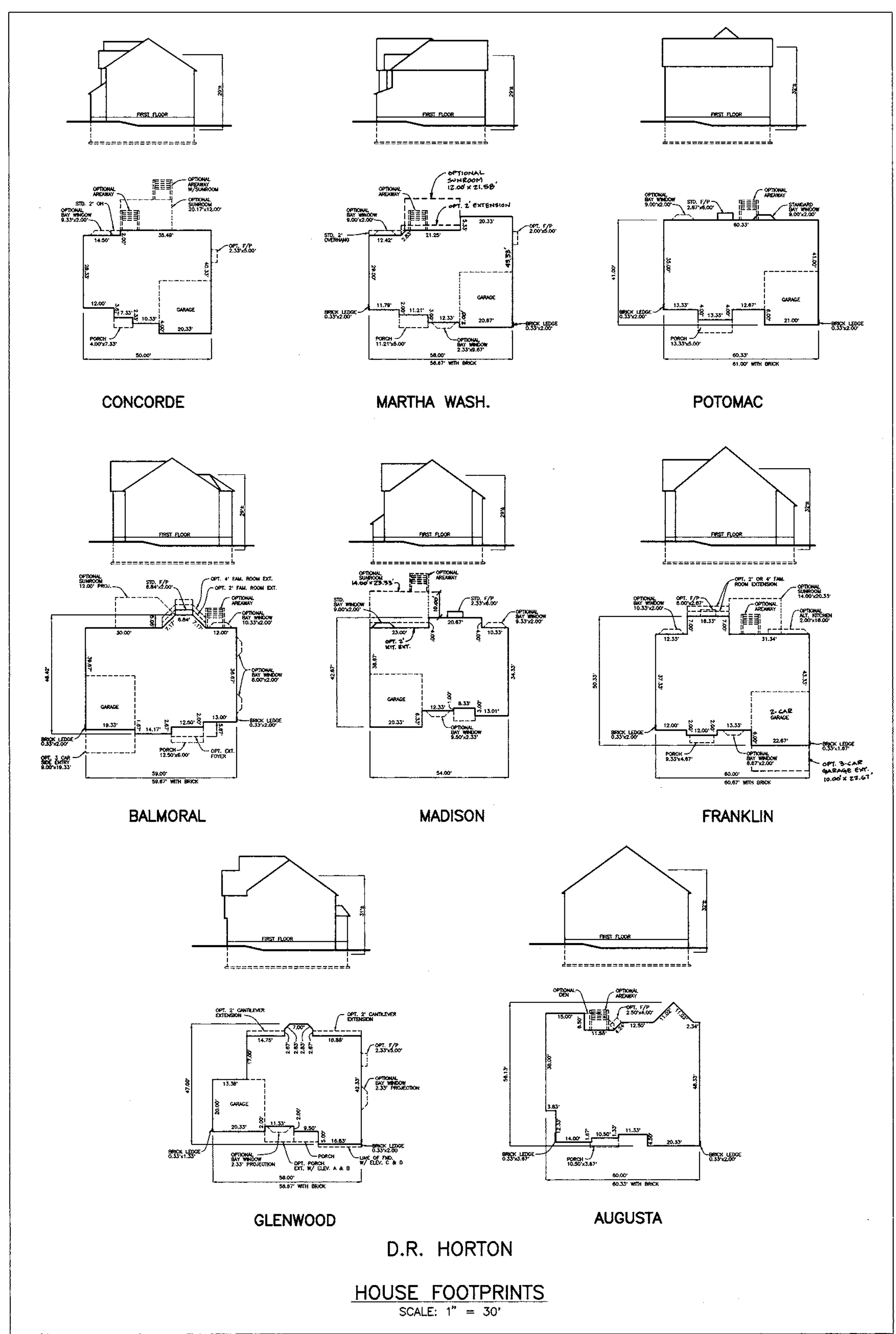


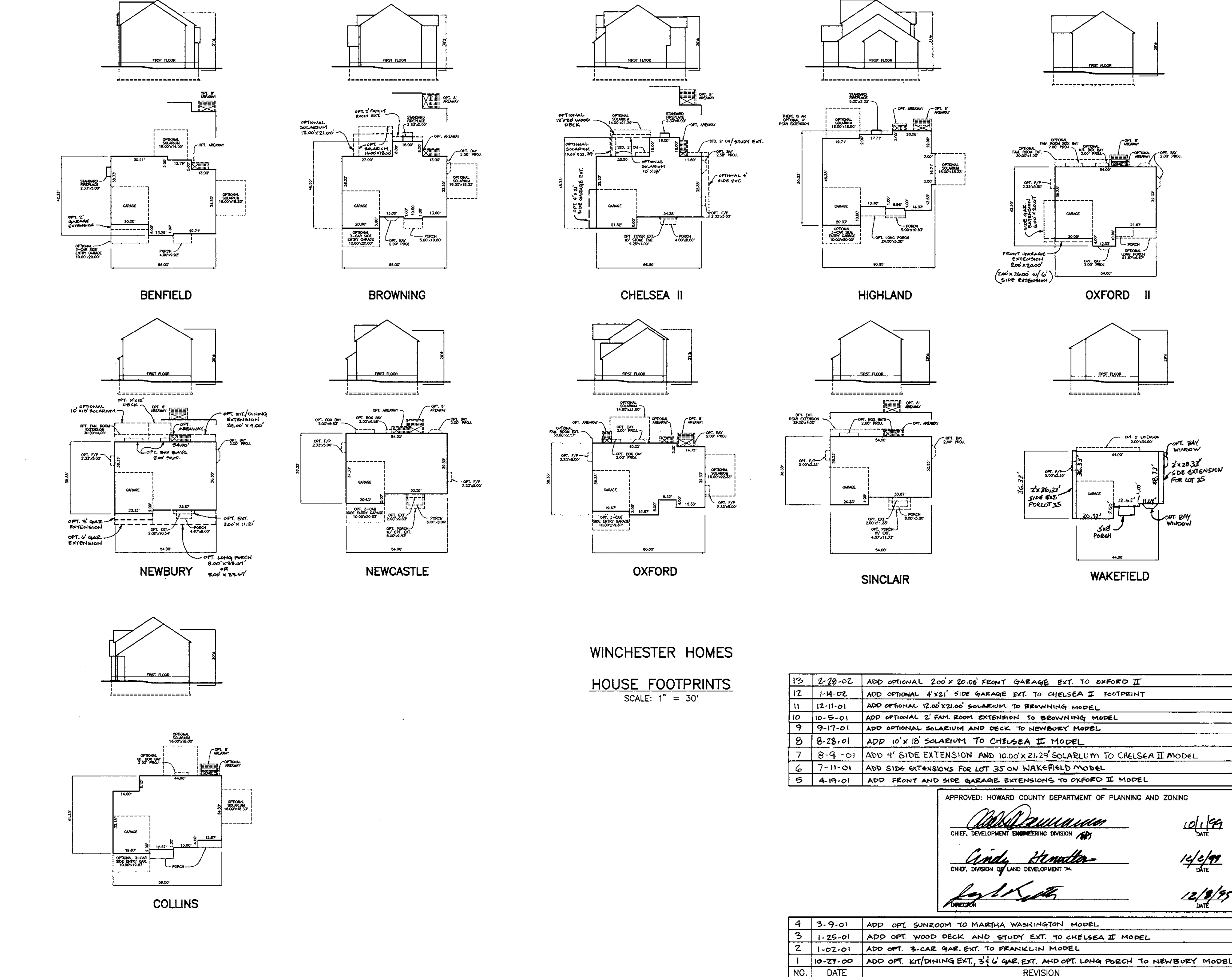
Table with columns: NO., DATE, REVISION. Includes entries for 10-27-00 and 4-19-01.

BENCHMARK ENGINEERING, INC. logo and contact information: 8480 BALTIMORE NATIONAL PIKE... PHONE: 410-455-6105

OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. PROJECT: GROVEMONT LOTS 19-96. LOCATION: TAX MAP 31 - P/O PARCEL 232... DATE: MAY 1999



HOUSE FOOTPRINTS
SCALE: 1" = 30'



WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

13	2-28-02	ADD OPTIONAL 20' x 20' FRONT GARAGE EXT. TO OXFORD II
12	1-14-02	ADD OPTIONAL 4' x 21' SIDE GARAGE EXT. TO CHELSEA II FOOTPRINT
11	12-11-01	ADD OPTIONAL 12.00' x 21.00' SOLARIUM TO BROWNING MODEL
10	10-5-01	ADD OPTIONAL 2' FAM. ROOM EXTENSION TO BROWNING MODEL
9	9-17-01	ADD OPTIONAL SOLARIUM AND DECK TO NEWBURY MODEL
8	8-28-01	ADD 10' x 18' SOLARIUM TO CHELSEA II MODEL
7	8-9-01	ADD 4' SIDE EXTENSION AND 10.00' x 21.29' SOLARIUM TO CHELSEA II MODEL
6	7-11-01	ADD SIDE EXTENSIONS FOR LOT 35 ON WAKEFIELD MODEL
5	4-19-01	ADD FRONT AND SIDE GARAGE EXTENSIONS TO OXFORD II MODEL

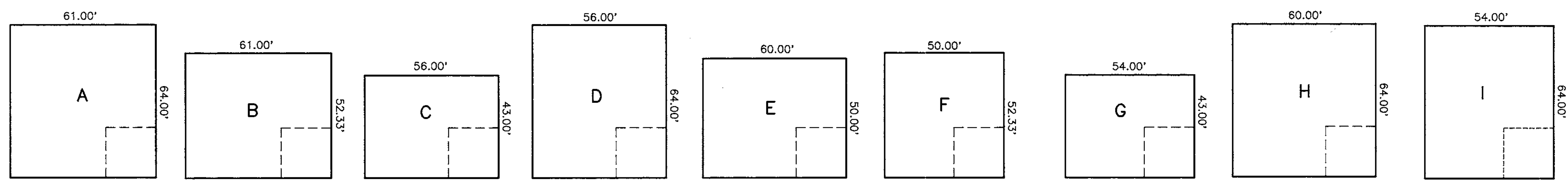
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION *RB* 10/1/99 DATE

Andy ...
CHIEF, DIVISION OF LAND DEVELOPMENT *JA* 1/4/99 DATE

...
12/18/99 DATE

4	3-9-01	ADD OPT. SUNROOM TO MARTHA WASHINGTON MODEL
3	1-25-01	ADD OPT. WOOD DECK AND STUDY EXT. TO CHELSEA II MODEL
2	1-02-01	ADD OPT. 3-CAR GAR. EXT. TO FRANKLIN MODEL
1	10-27-00	ADD OPT. KIT/DINING EXT., 3 1/2' GAR. EXT. AND OPT. LONG PORCH TO NEWBURY MODEL
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.
ENGINEERS • LAND SURVEYORS • PLANNERS

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

Donald Mean

OWNER/DEVELOPER:	PROJECT:	GROVEMONT LOTS 19-96
WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	LOCATION:	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT DRAFT: DBT CHECK: DAM	TITLE:	BOX AND MODEL FOOTPRINTS
	DATE:	WP-98-78 S-98-08 P-97-003 F-98-166 F-98-22 MAY, 1999 SEPTEMBER, 1999 PROJECT NO. 1208
	SCALE:	AS SHOWN SHEET 13 OF 13