

PRELIMINARY EQUIVALENT SKETCH PLAN

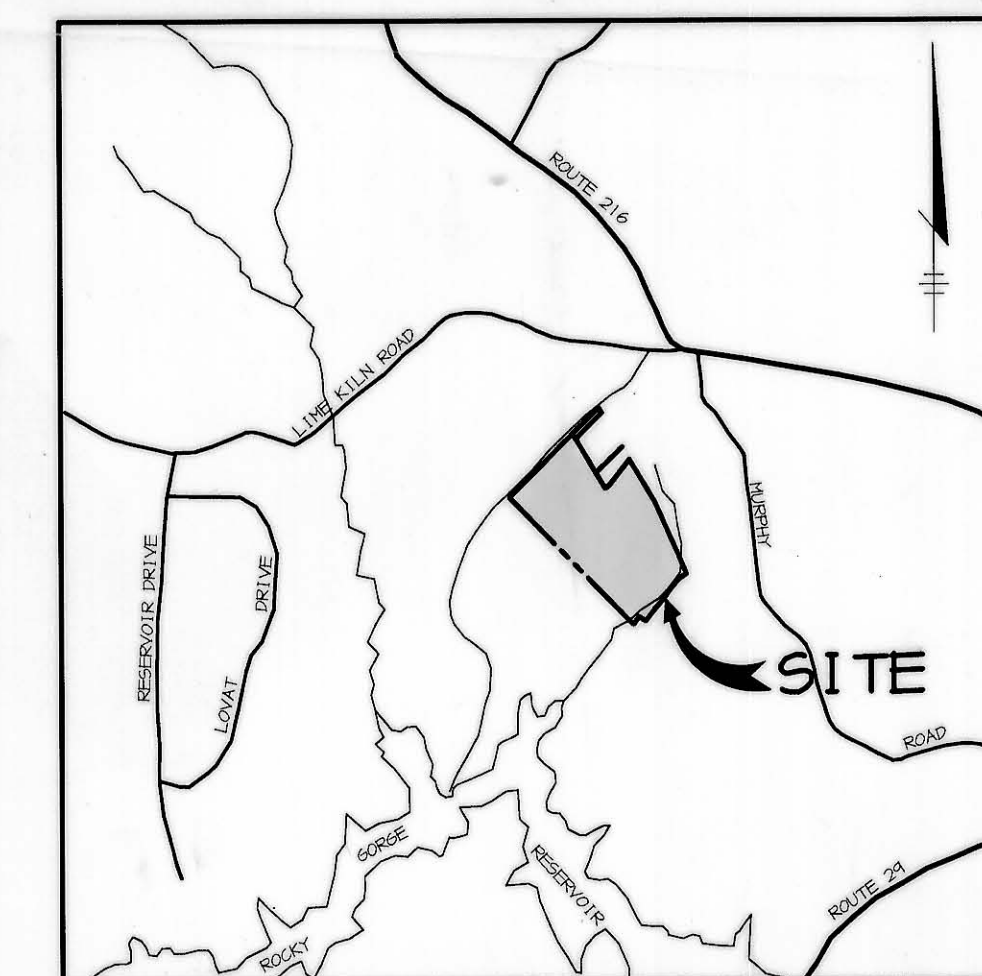
PRINCE PROPERTY

LOTS 1 - 21, PARCELS A, B, C & D

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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NO	DESCRIPTION
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10	PRELIMINARY LANDSCAPE PLAN AND DETAIL SHEET



VICINITY MAP
SCALE 1" = 2000'

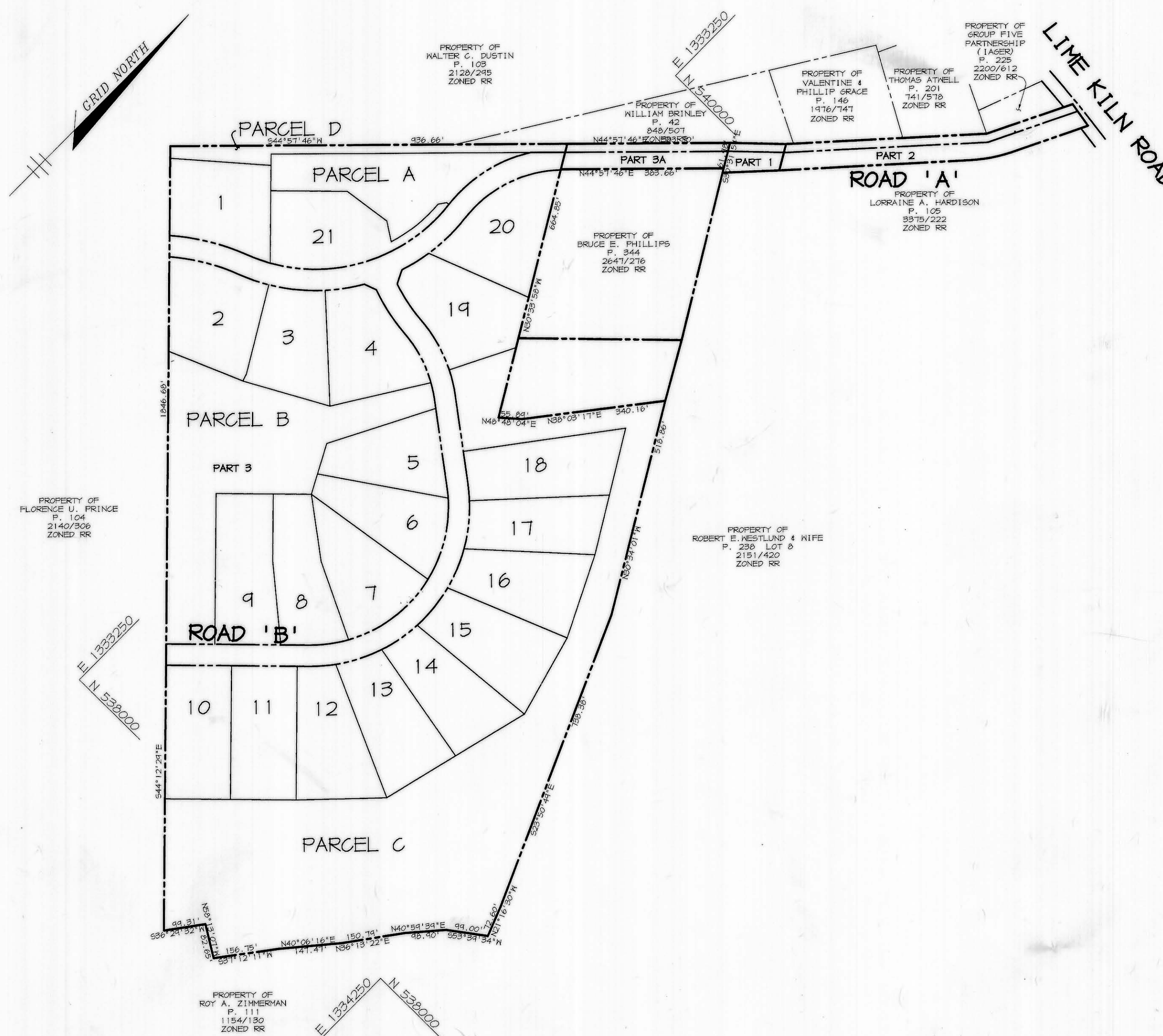
GENERAL NOTES

- THE AREA SHOWN THUS INDICATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL DISPOSAL. IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES ON THIS SITE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN: ● DARK DOT APPROVED AND ○ DISAPPROVED.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS ARE SHOWN WHERE PERTINENT.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-97-08.
- ZONING
RR-DEO
TOTAL NUMBER OF LOTS 21 + 3 PRESERVATION PARCELS + 1 NON-BUILDABLE PARCEL
TOTAL AREA OF LOTS 22.52 ACRES
TOTAL AREA OF ROAD RIGHT OF WAY 4.13 ACRES
TOTAL AREA OF PARCEL A, B, C, D 15.78 ACRES
TOTAL AREA OF FLOODPLAIN 0.00 ACRES
TOTAL AREA OF SUBMISSION 42.23 ACRES
WATER SYSTEM PRIVATE
SEWER SYSTEM PRIVATE
OPEN SPACE REQUIRED 0
- STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT THE FINAL PLAN STAGE.
- TOPOGRAPHY SHOWN HEREON IS AERIAL MAPS FLOWN IN MAY 1997 BY KINGS MAPPINGS, INC.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY 2 EXTENDED DETENTION FACILITIES.
- BOUNDARY SURVEY WAS PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC., JULY, 1997.
- GRADING, CONSTRUCTION AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL STREAMBANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE DEVELOPER IS RESPONSIBLE FOR THE PLANTING OF STREET TREES AND THE INSTALLATION OF ALL PROPOSED LANDSCAPING SHOWN ON THESE PLANS.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PART 3A WILL BE OBTAINED VIA DEED.
- PRESERVATION PARCELS A, B, C ARE TO BE SET ASIDE TO MEET STORMWATER MANAGEMENT AND FOREST CONSERVATION REQUIREMENTS. THE PROPOSED LAYOUT PRIMARILY PROTECTS THE STEEPER SLOPED AREAS, DRAINAGE SNAKES AND WOODED AREAS WHILE TAKING ADVANTAGE OF THE OPEN FIELDS AND RIDGELINES FOR ROADS AND RESIDENTIAL LOTS. PRESERVATION PARCELS A, B, C SHALL BE DEDICATED TO EITHER HOWARD COUNTY OR A HOMEOWNERS ASSOCIATION.
- PARCELS USING COMMON DRIVE: 237, 89, 104, 360, 344, 42, 146, 201 AND 225.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAN RECORDATION.
- GROUND WATER APPROPRIATIONS PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAN SUBMITTAL.

BENCHMARKS

HOWARD COUNTY SURVEY CONTROL STATION: 416A
N 541,399.096 E 1,333,808.252

HOWARD COUNTY SURVEY CONTROL STATION: 416C
N 543,240.643 E 1,331,697.835



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Angela Smith 1/28/98
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.
Joan M. Boyle 1-14-98
COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION
DEVELOPER WINCHESTER HOMES 6305 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 484-1205		
OWNER EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759		
PROJECT PRINCE PROPERTY LOTS 1 - 21		
AREA Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland		
TITLE TITLE SHEET		

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE	12.22.97
DESIGNED BY :	C.J.R.
DRAWN BY :	DAM
PROJECT NO :	97150 PRELIM.DWG
DATE :	DECEMBER 22, 1997
SCALE :	1" = 200'
DRAWING NO. :	1 OF 10

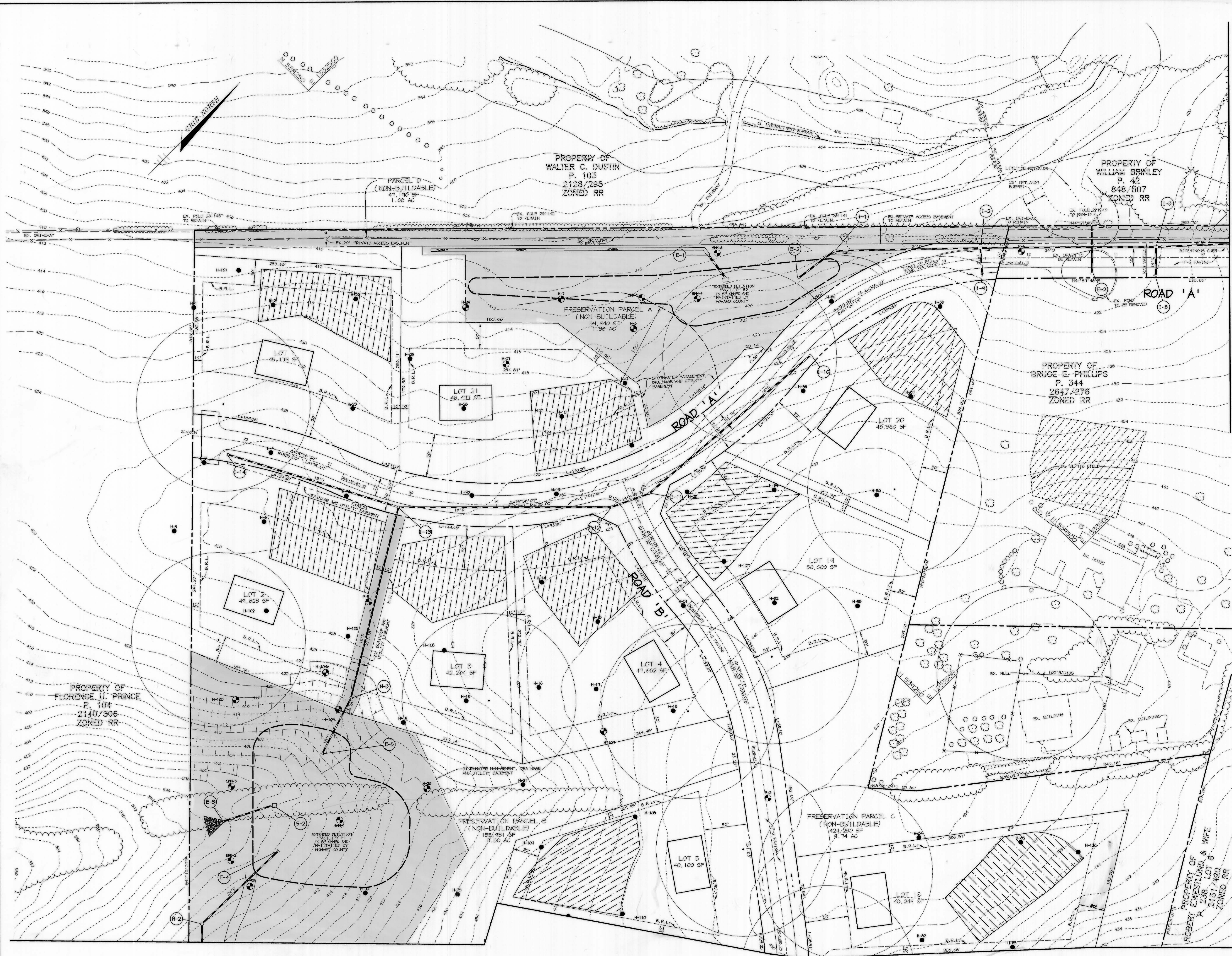
SITE TABULATION

AREA TABULATION	
PARCEL 360	PART 1 0.91 ACRES
	PART 2 0.20 ACRES
	PART 3 40.51 ACRES
	PART 3A 0.53 ACRES
TOTAL AREA OF PARCEL 360	42.23 ACRES

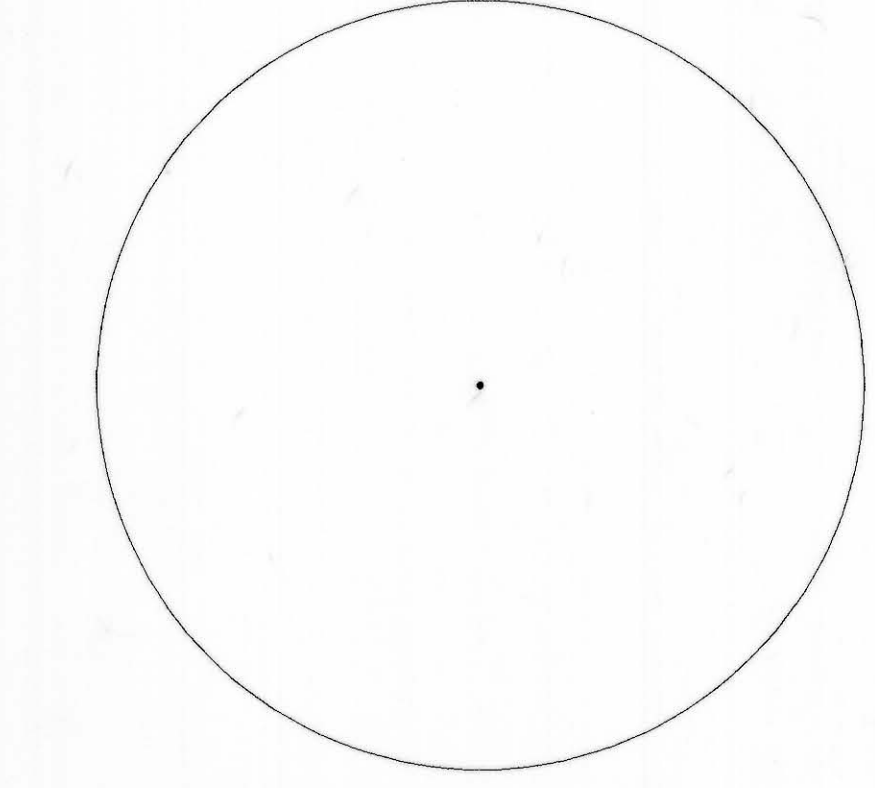
MAXIMUM DENSITY ALLOWED

CLUSTER OPTION (1 D.U./4.25 GROSS ACRE)	9 RESIDENTIAL UNITS
DEO OPTION (1 D.U./2.0 GROSS ACRE)	21
NO. OF D.U. PROVIDED	21

12 DEVELOPMENT RIGHTS WILL NEED TO BE ACQUIRED VIA THE EXCHANGE OPTION AS THE 42.23 ACRE PARCEL CAN ONLY SUPPORT 9 RESIDENTIAL UNITS.



- LEGEND**
- PERC TEST PASSED ●
 - PERC TEST FAILED ○
 - SEPTIC AREA [diagonal hatching]
 - 30' OR GREATER TREE TO REMAIN [circle with cross]
 - HOUSE [rectangle]
 - DRAINAGE DIVIDE [dashed line]
 - SOILS [horizontal hatching]
 - SLOPES GREATER THAN 25% [diagonal hatching]
 - SLOPES 15% - 24.9% [vertical hatching]
 - FOREST CONSERVATION EASEMENT - FC [dashed line]
 - WELL WITH 100' RADIUS [circle]



B.R.L. DENOTES BUILDING RESTRICTION LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

J. Parekh 1/28/98
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
J. Parekh 1-14-98
COUNTY HEALTH OFFICER ALM DATE

DATE	NO.	REVISION

DEVELOPER WINCHESTER HOMES
6305 Ivy Lane, Suite 700
Greenbelt, Maryland 20770
(301) 484-1205

OWNER EDWARD ROBERT PRINCE
P.O. Box 381
Fulton, Maryland 20759

PROJECT PRINCE PROPERTY
LOTS 1 - 21

AREA Parcel 360 & P/O 344
Tax Map 46 Zoned RR-DEO
5th Election District
Howard County, Maryland

TITLE PRELIMINARY EQUIVALENT
SKETCH PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

12-22-97
DATE

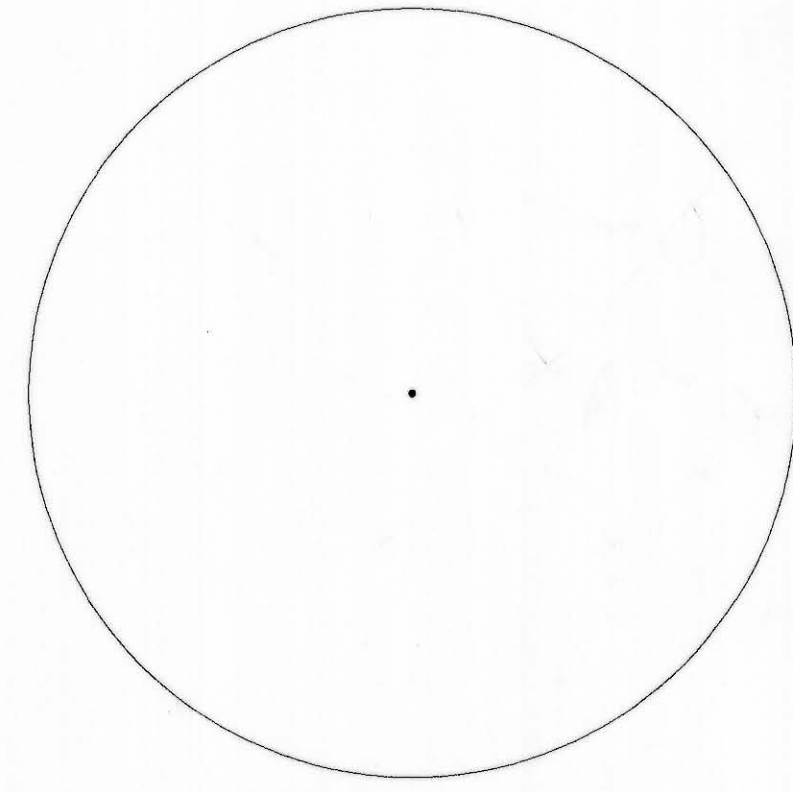
DESIGNED BY : C.J.R.
DRAWN BY : DAM
PROJECT NO : 97150
PRELIM2.DWG
DATE : DECEMBER 22, 1997
SCALE : 1" = 50'
DRAWING NO. 2 OF 10

JAYKANT D. PAREKH #19148
SP-98-01



LEGEND

- PERC TEST PASSED ●
- PERC TEST FAILED ○
- SEPTIC AREA [diagonal hatching]
- 30' OR GREATER TREE TO REMAIN [circle with cross]
- HOUSE [rectangle]
- DRAINAGE DIVIDE [dashed line]
- SOILS [horizontal hatching]
- SLOPES GREATER THAN 25% [diagonal hatching]
- SLOPES 15% - 24.9% [vertical hatching]
- FOREST CONSERVATION EASEMENT FC [dashed line]
- WELL WITH 100' RADIUS [circle]



B.R.L. DENOTES BUILDING RESTRICTION LINE

TENTATIVELY ADOPTED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Joginder Singh 1/28/98
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

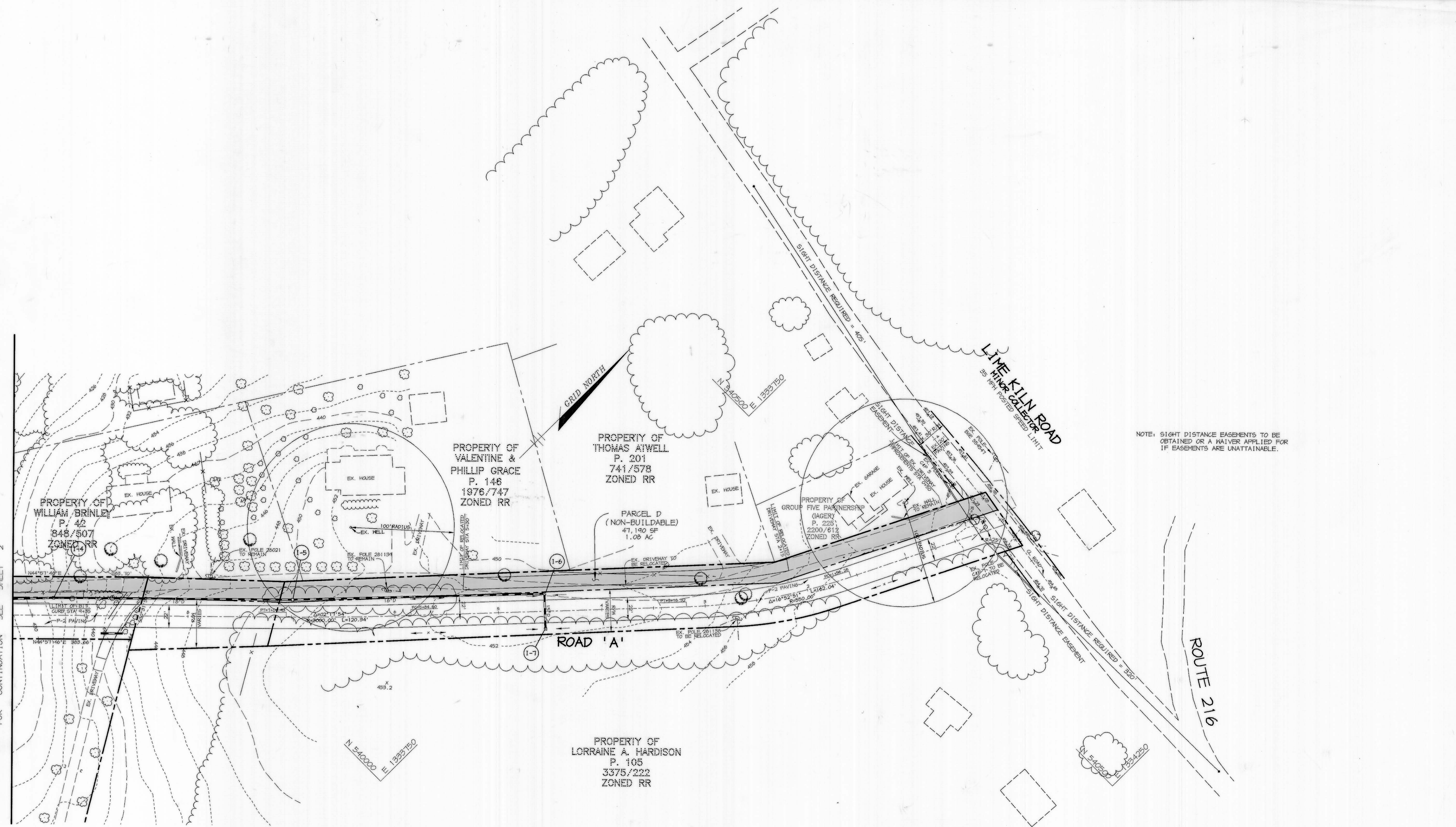
Joginder Singh 1-14-98
COUNTY HEALTH OFFICER DATE

DATE NO.	REVISION
DEVELOPER	WINCHESTER HOMES 6505 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 489-1205
OWNER	EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759
PROJECT	PRINCE PROPERTY LOTS 1 - 21
AREA	Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland
TITLE	PRELIMINARY EQUIVALENT SKETCH PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

12-22-97 DATE	DESIGNED BY : C.J.R.
	DRAWN BY : DAM
	PROJECT NO : 97150 PRELIM3.DWG
	DATE : DECEMBER 22, 1997
	SCALE : 1" = 50'
<i>J. Sorell</i> JAYKANT D. PAREKH #19148	DRAWING NO. 3 OF 10

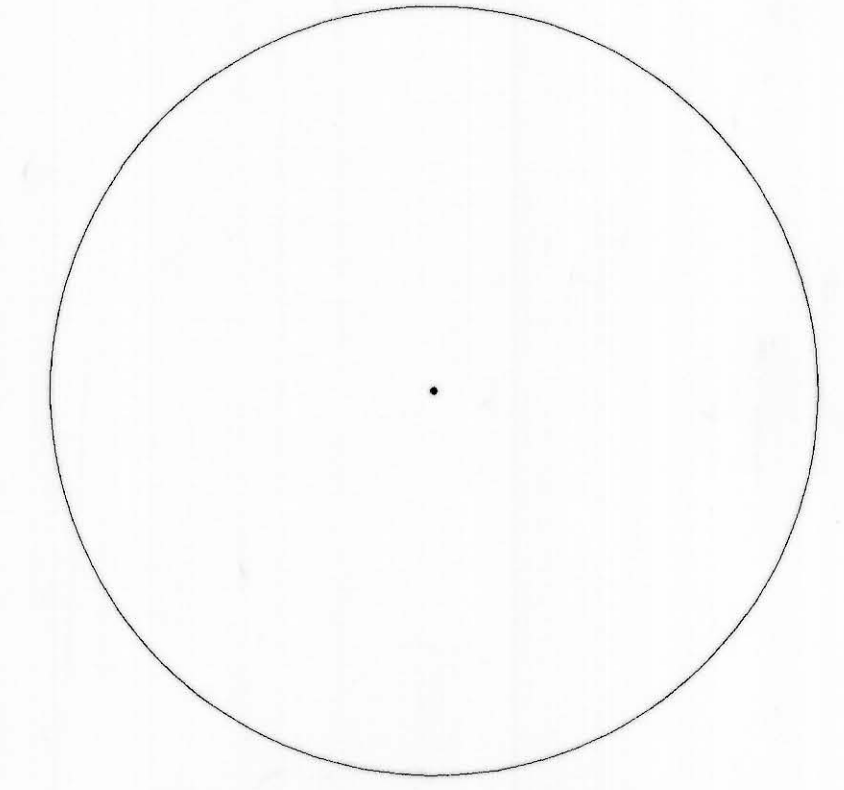
FOR CONTINUATION SEE SHEET 2



LEGEND

- PERC TEST PASSED
- PERC TEST FAILED
- SEPTIC AREA
- 30' OR GREATER TREE TO REMAIN
- HOUSE
- DRAINAGE DIVIDE
- SOILS
- SLOPES GREATER THAN 25%
- SLOPES 15% - 24.9%
- FOREST CONSERVATION EASEMENT
- WELL WITH 100' RADIUS

NOTE: SIGHT DISTANCE EASEMENTS TO BE OBTAINED OR A WAIVER APPLIED FOR IF EASEMENTS ARE UNATTAINABLE.



B.R.L. DENOTES BUILDING RESTRICTION LINE
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

APPROVED: *[Signature]* 1/28/98
PLANNING DIRECTOR DATE

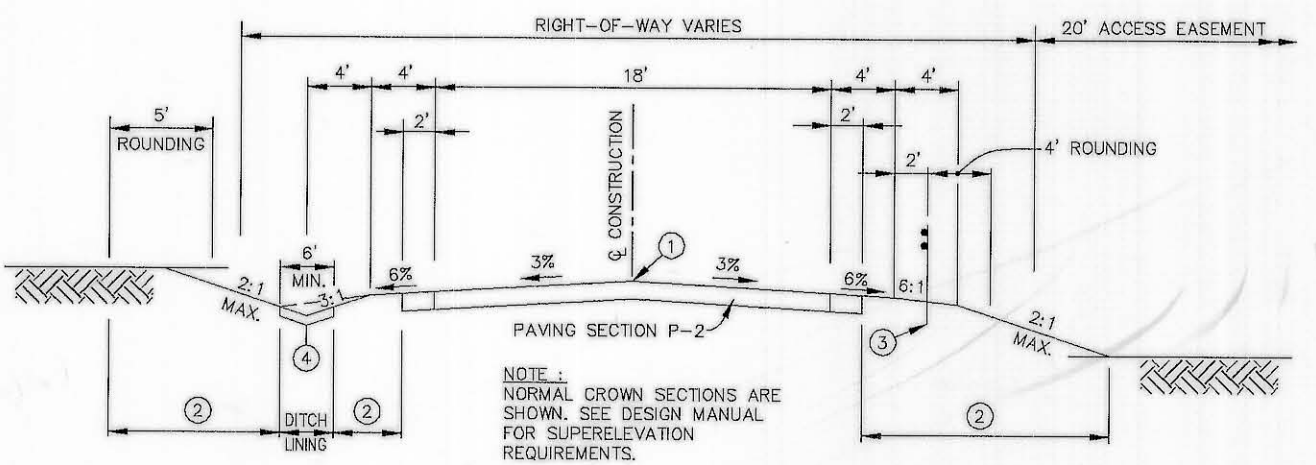
APPROVED: *[Signature]* 1-14-98
COUNTY HEALTH OFFICE DATE

DATE NO.	REVISION
DEVELOPER WINCHESTER HOMES 6305 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 489-1205	
OWNER EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759	
PROJECT PRINCE PROPERTY LOTS 1 - 21	
AREA Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland	

TITLE
PRELIMINARY EQUIVALENT
SKETCH PLAN AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE 12-22-97	DESIGNED BY : C.J.R.
	DRAWN BY : DAM
	PROJECT NO : 97150 PRELIM4.DWG
	DATE : DECEMBER 22, 1997
	SCALE : 1" = 50'
	DRAWING NO. 4 OF 10

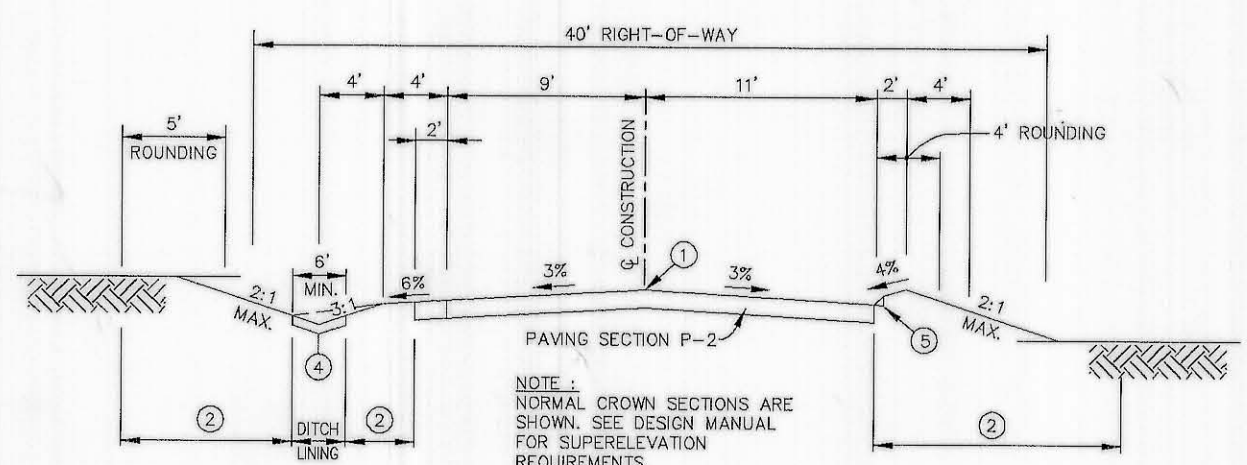


OPEN SECTION
30 MPH DESIGN SPEED

- ① PROFILE GRADE LINE (PGL), SEE DESIGN MANUAL.
- ② INDICATES 2" TOPSOIL, SEED AND MULCH.
- ③ GUARDRAIL WHERE REQUIRED BY THE DESIGN MANUAL.
- ④ DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SWALE FLOW IS SMALL, AS APPROVED BY DPW.
- ⑤ BITUMINOUS CURB - SEE DESIGN MANUAL.

TYPICAL SECTION ROAD 'A'
NO SCALE

ROAD 'A' FROM CL STA 0+00 TO CL STA 9+50
R/W WIDTH VARIES

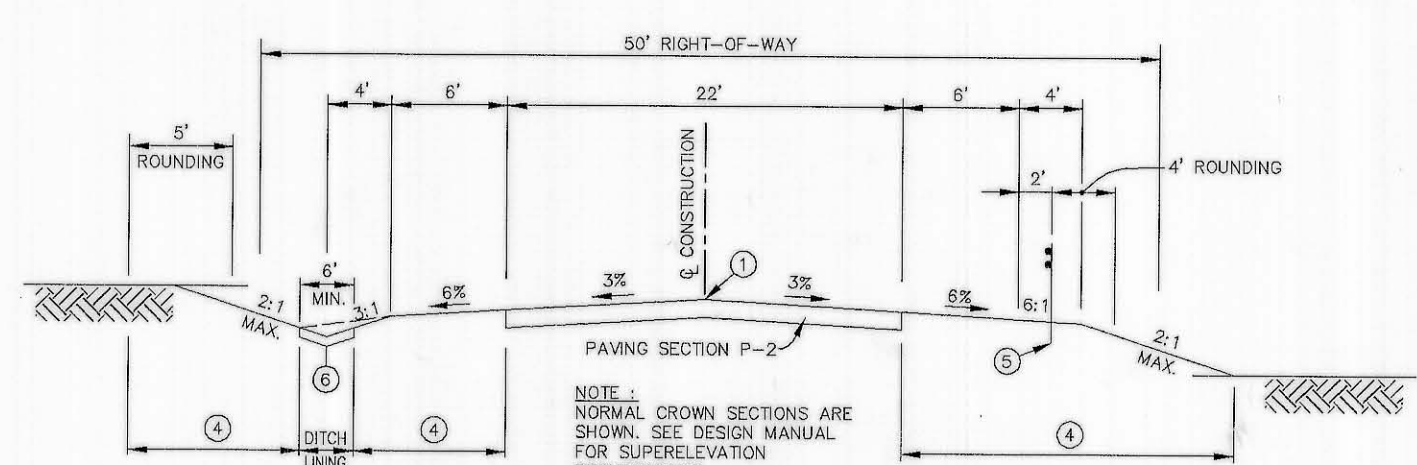


OPEN SECTION
30 MPH DESIGN SPEED

- ① PROFILE GRADE LINE (PGL), SEE DESIGN MANUAL.
- ② INDICATES 2" TOPSOIL, SEED AND MULCH.
- ③ GUARDRAIL WHERE REQUIRED BY THE DESIGN MANUAL.
- ④ DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SWALE FLOW IS SMALL, AS APPROVED BY DPW.
- ⑤ BITUMINOUS CURB - SEE DESIGN MANUAL.

TYPICAL SECTION ROAD 'A'
NO SCALE

ROAD 'A' FROM CL STA 9+50 TO CL STA 13+00



OPEN SECTION
30 MPH DESIGN SPEED

- ① PROFILE GRADE LINE (PGL), SEE DESIGN MANUAL.
- ② INDICATES 2" TOPSOIL, SEED AND MULCH.
- ③ GUARDRAIL WHERE REQUIRED BY THE DESIGN MANUAL.
- ④ DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SWALE FLOW IS SMALL, AS APPROVED BY DPW.

TYPICAL SECTION
NO SCALE

ROAD 'A' FROM CL STA 13+00 TO CL STA 22+50
ROAD 'B' FROM CL STA 0+00 TO CL STA 14+80

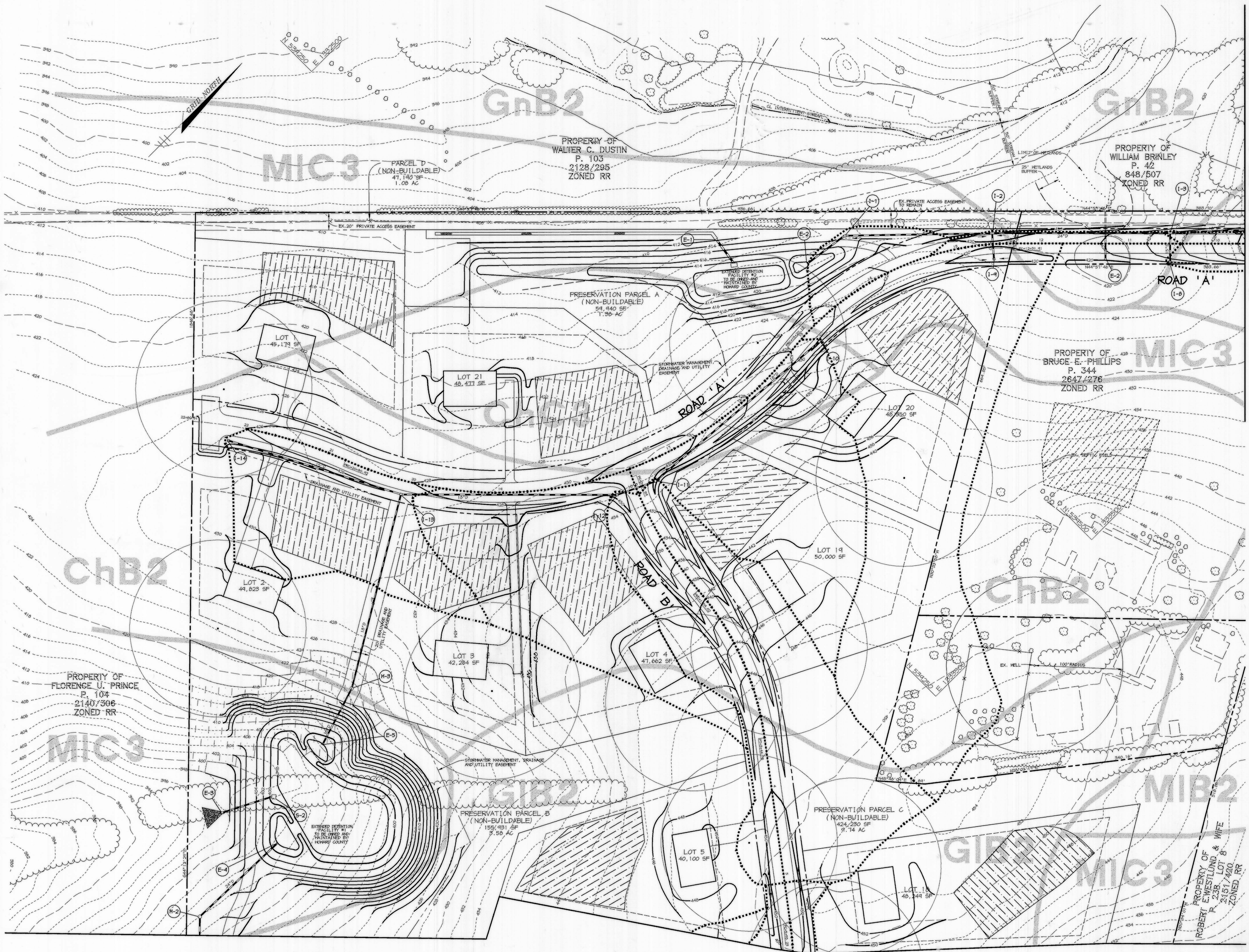
Joseph K. Kuter 1/25/98
PLANNING DIRECTOR DATE
CKA

LEGEND

- PERC TEST PASSED ●
- PERC TEST FAILED ○
- SEPTIC AREA [diagonal hatching]
- 30' OR GREATER TREE TO REMAIN [circle with tree symbol]
- HOUSE [rectangle]
- DRAINAGE DIVIDE [dashed line]
- SOILS [various hatching patterns]
- SLOPES GREATER THAN 25% [diagonal hatching]
- SLOPES 15% - 24.9% [horizontal hatching]
- FOREST CONSERVATION EASEMENT FC [line with 'FC' label]
- WELL WITH 100' RADIUS [circle]

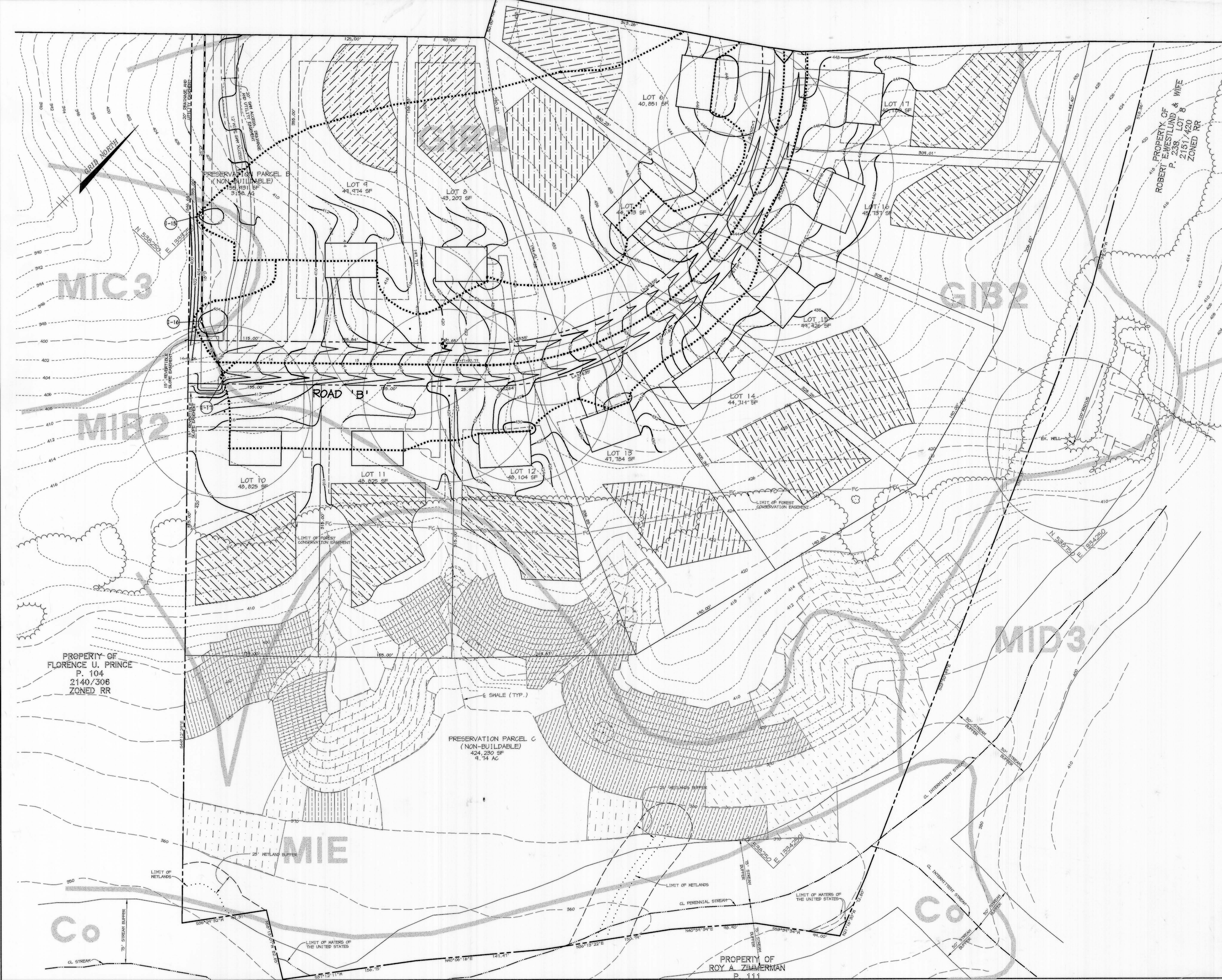
B.R.L. DENOTES BUILDING RESTRICTION LINE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.	
<i>Joseph B. Bohn</i>	1-14-98
COUNTY HEALTH OFFICER	DATE
DATE NO.	REVISION
DEVELOPER	WINCHESTER HOMES 6305 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 489-1205
OWNER	EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759
PROJECT	PRINCE PROPERTY LOTS 1 - 21
AREA	Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland
TITLE PRELIMINARY GRADING PLAN DRAINAGE AREA MAP AND SOILS PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
12.22.97	DATE
	DESIGNED BY : C.J.R.
<i>J. Parekh</i>	DRAWN BY : DAM
JAYKANT D. PAREKH #19148	PROJECT NO : 97150 PRELIM5.DWG
	DATE : DECEMBER 22, 1997
	SCALE : 1" = 50'
	DRAWING NO. 5 OF 10

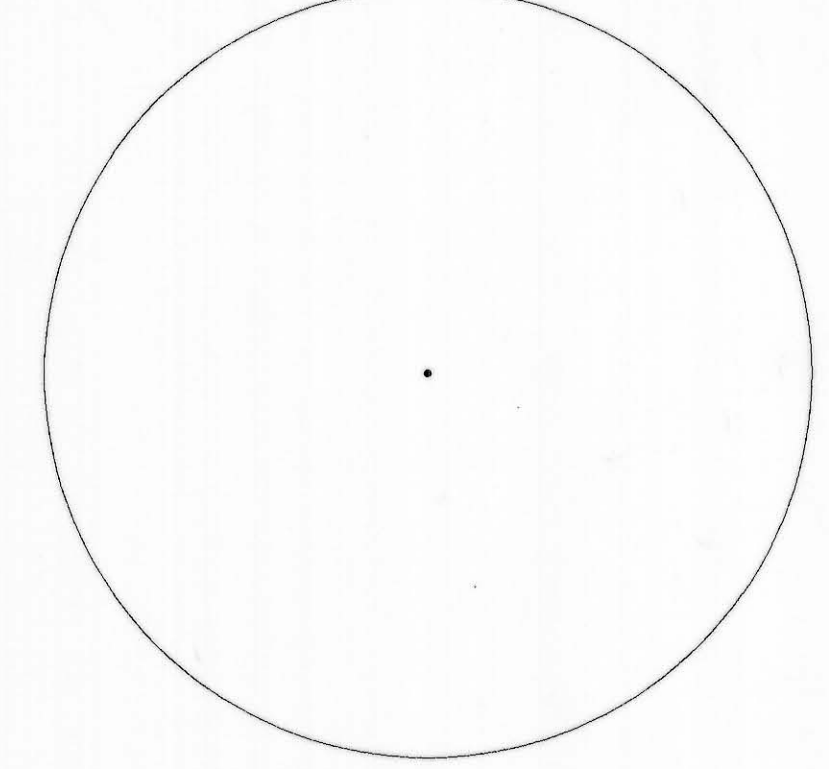


FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7



- LEGEND**
- PERC TEST PASSED
 - PERC TEST FAILED
 - SEPTIC AREA
 - 30' OR GREATER TREE TO REMAIN
 - HOUSE
 - DRAINAGE DIVIDE
 - SOILS
 - SLOPES GREATER THAN 25%
 - SLOPES 15% - 24.9%
 - FOREST CONSERVATION EASEMENT FC
 - WELL WITH 100' RADIUS



B.R.L. DENOTES BUILDING RESTRICTION LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Angela Sauter 1/28/98
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

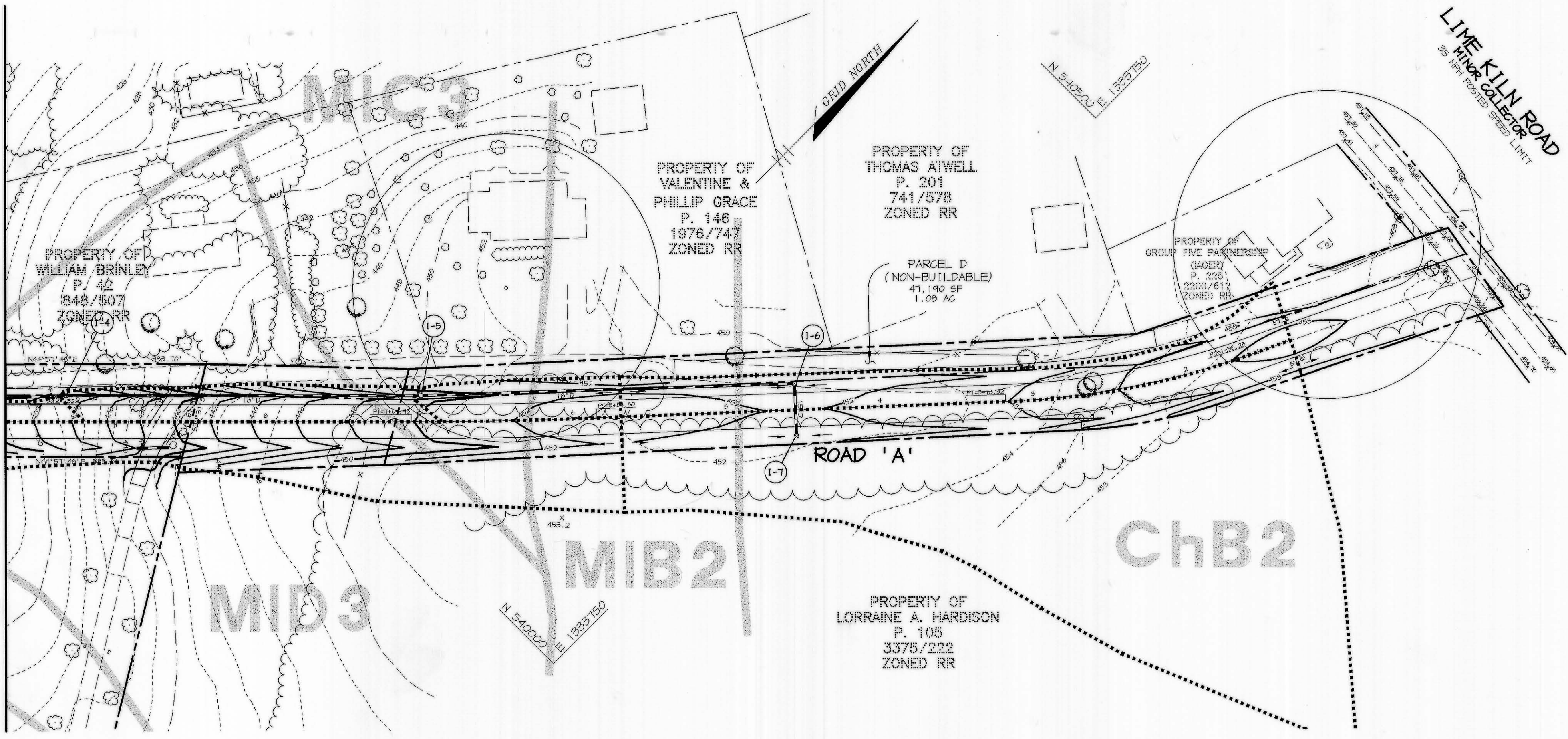
Joyanna Boyd 1-14-98
COUNTY HEALTH OFFICER DATE

DATE NO.	REVISION
DEVELOPER	MINCHESTER HOMES 6305 Ivy Lane, Suite 100 Greenbelt, Maryland 20770 (301) 484-1205
OWNER	EDWARD ROBERT PRINCE P.O. Box 361 Fulton, Maryland 20759
PROJECT	PRINCE PROPERTY LOTS 1 - 21
AREA	Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland
TITLE	PRELIMINARY GRADING PLAN DRAINAGE AREA MAP AND SOILS PLAN
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
12.22.97	DATE

DESIGNED BY : C.J.R.
DRAWN BY : DAM
PROJECT NO : 97150
PRELIM6.DWG
DATE : DECEMBER 22, 1997
SCALE : 1" = 50'
DRAWING NO. 6 OF 10

J. Parekh
JAYKANT D. PAREKH #19145

FOR CONTINUATION SEE SHEET 5



SOILS CLASSIFICATION CHART

TYPE	DESCRIPTION
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC3	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
Co	CODORUS SILT LOAM
G1B2	GLENSIDE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1B2	GLENSIDE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1B2	GLENSIDE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1E	MANOR LOAM, 25 TO 45 PERCENT SLOPES
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Joyce Kauter 1/22/98
 PLANNING DIRECTOR DATE
 CAH

LEGEND

- PERC TEST PASSED ●
- PERC TEST FAILED ●
- SEPTIC AREA
- 30' OR GREATER TREE TO REMAIN
- HOUSE
- DRAINAGE DIVIDE
- SOILS
- SLOPES GREATER THAN 25%
- SLOPES 15% - 24.9%
- FOREST CONSERVATION EASEMENT FC
- WELL WITH 100' RADIUS

B.R.L. DEVOTES BUILDING RESTRICTION LINE

DRAINAGE DATA

INLET NOS.	AREA IN ACRES	'C' FACTOR	PERCENT IMPERVIOUS
1	0.20	0.40	20%
2	0.08	0.88	100%
3	0.04	0.75	100%
4	0.12	0.58	50%
5	0.08	0.63	38%
6	0.24	0.54	46%
7	1.34	0.35	8%
8	0.45	0.44	27%
9	2.13	0.33	4%
10	1.08	0.30	6%
11	1.06	0.37	11%
12	0.49	0.43	24%
13	1.01	0.35	7%
14	0.61	0.34	6%
15	2.64	0.31	0%
16	1.60	0.40	16%
17	1.38	0.41	18%

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Joyce Kauter 1-14-98
 COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION

DEVELOPER WINCHESTER HOMES
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 484-1205

OWNER EDWARD ROBERT PRINCE
 P.O. Box 381
 Fulton, Maryland 20759

PROJECT PRINCE PROPERTY
 LOTS 1 - 21

AREA Parcel 360 & P/O 344
 Tax Map 46 Zoned RR-DEO
 5th Election District
 Howard County, Maryland

TITLE PRELIMINARY GRADING PLAN
 DRAINAGE AREA MAP
 AND SOILS PLAN

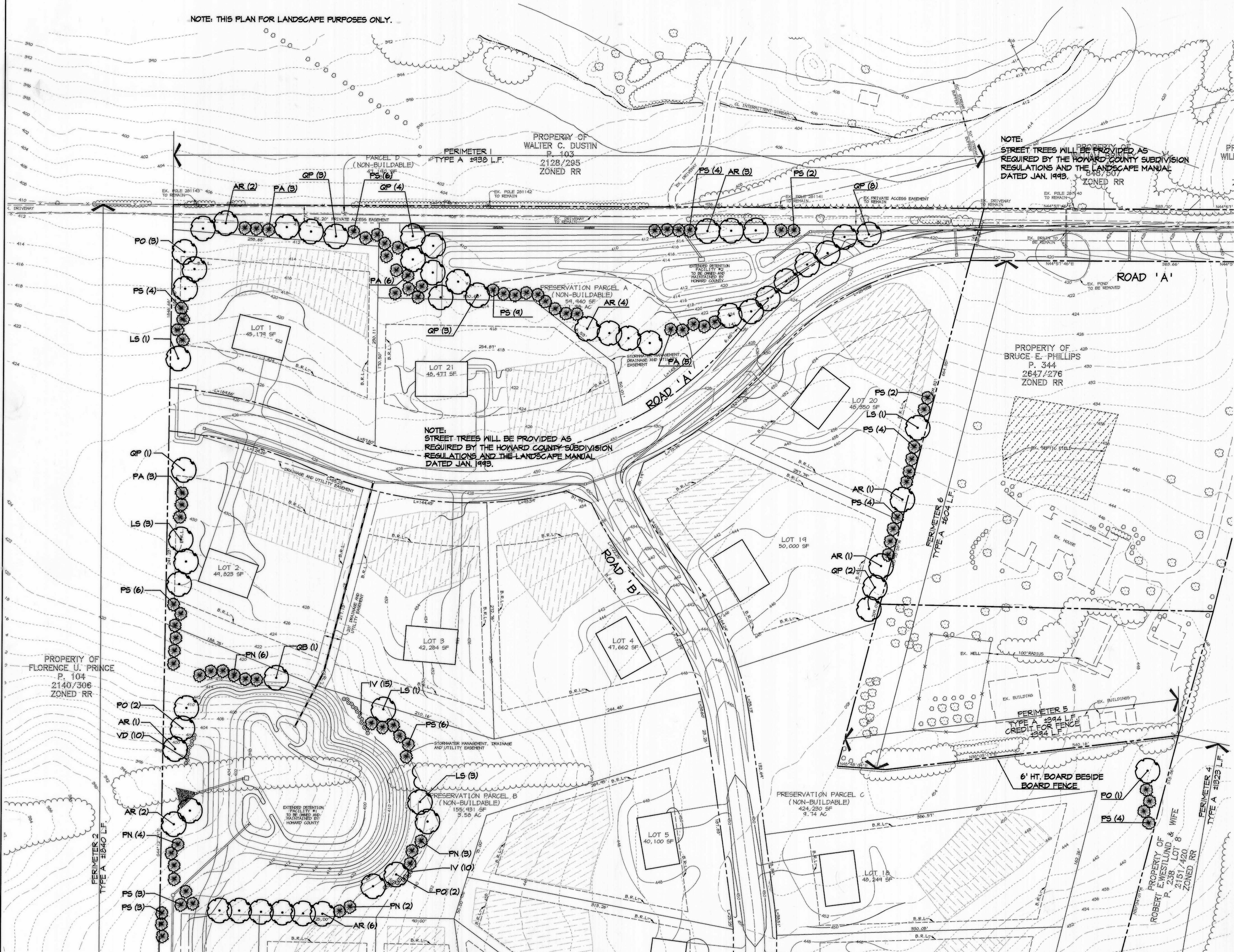
RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

12.22.97
 DATE

J. Parekh
 JAYKANT D. PAREKH #19148

DESIGNED BY: C.J.R.
 DRAWN BY: DAM /CAK
 PROJECT NO: 97150
 PRELIMT.DWG
 DATE: DECEMBER 22, 1997
 SCALE: 1" = 50'
 DRAWING NO. 7 OF 10

NOTE: THIS PLAN FOR LANDSCAPE PURPOSES ONLY.



NOTE: STREET TREES WILL BE PROVIDED AS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL DATED JAN. 1993.

NOTE: STREET TREES WILL BE PROVIDED AS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL DATED JAN. 1993.

FOR CONTINUATION SEE SHEET 10

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Joyce K. Smith 1/28/98
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
Joyce K. Smith 1-14-98
COUNTY HEALTH OFFICER DATE

DATE NO.	REVISION
DEVELOPER	KINGHESTER HOMES 6305 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 489-1205
OWNER	EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759
PROJECT	PRINCE PROPERTY LOTS 1 - 21
AREA	Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland

TITLE
PRELIMINARY LANDSCAPE PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

12-23-97 DATE

DESIGNED BY : C.J.R.
DRAWN BY : DAM /CAK
PROJECT NO : 97150
"LSCP2.DWG"
DATE : DECEMBER 22, 1997
SCALE : 1" = 50'
DRAWING NO. 8 OF 10

David T. Dows
DAVID T. DOWS #830

SP-98-01

FOR CONTINUATION SEE SHEET 9

SEE SHEET 10 OF 10 FOR PLANT SPECIFICATIONS AND SCHEDULES



NOTE: STREET TREES WILL BE PROVIDED AS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL DATED JAN. 1993.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Joseph S. Smith 1/28/98
 PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
Joselyn Bell 1-14-98
 HEALTH OFFICER DATE

DATE	NO.	REVISION

DEVELOPER: WINCHESTER HOMES
 6305 Ivy Lane, Suite 100
 Greenbelt, Maryland 20770
 (301) 489-1205

OWNER: EDWARD ROBERT PRINCE
 P.O. Box 381
 Fulton, Maryland 20754

PROJECT: PRINCE PROPERTY
 LOTS 1 - 21

AREA: Parcel 360 & P/O 344
 Tax Map 46 Zoned RR-DEO
 5th Election District
 Howard County, Maryland

TITLE: PRELIMINARY LANDSCAPE PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

12.23.91
 DATE

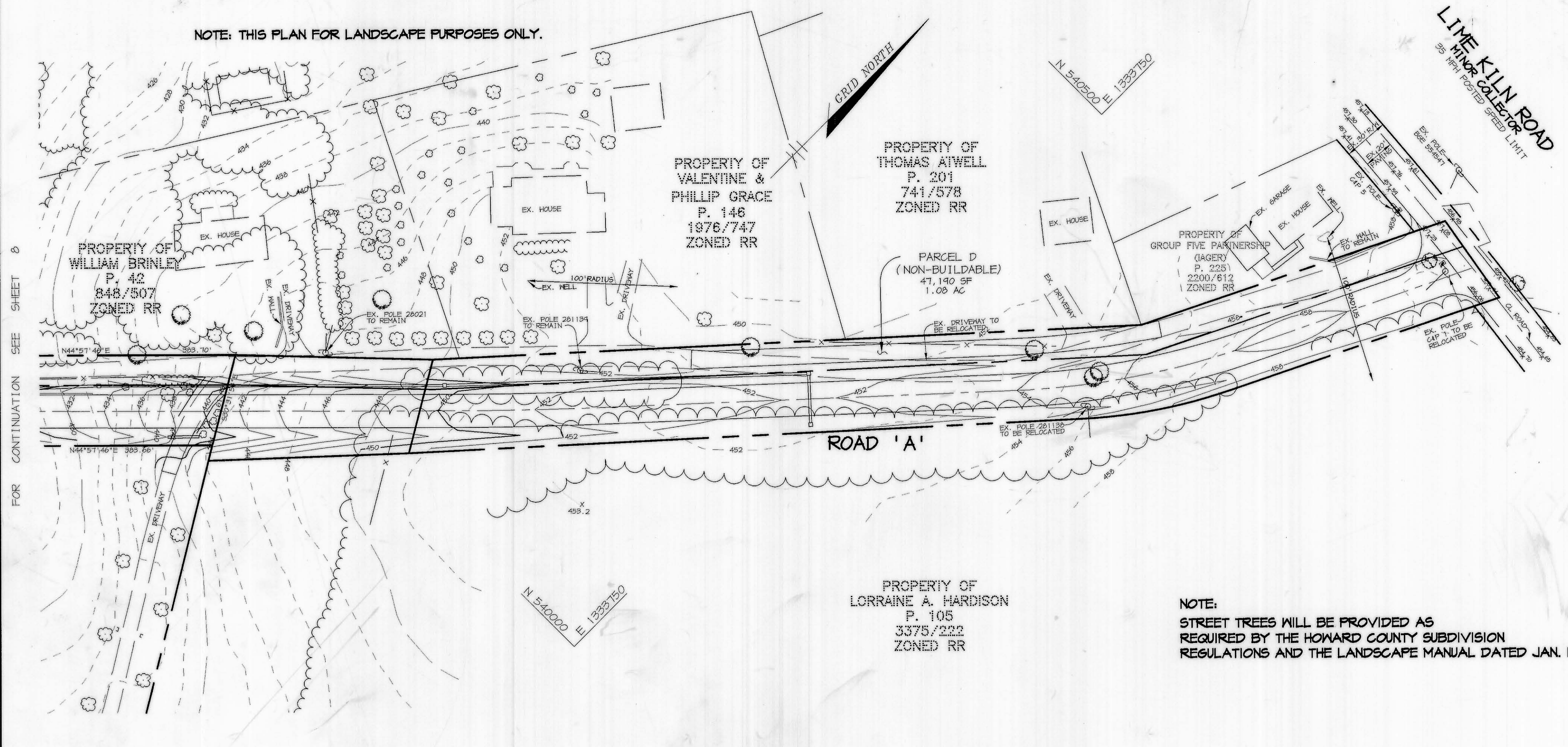
DESIGNED BY: C.J.R.
 DRAWN BY: DAM /CAK
 PROJECT NO: 97150
 LSCP3.DWG
 DATE: DECEMBER 22, 1997
 SCALE: 1" = 50'
 DRAWING NO. 9 OF 10

DAVID F. DOWS #830

SEE SHEET 10 OF 10 FOR PLANT SPECIFICATIONS AND SCHEDULES

NOTE: THIS PLAN FOR LANDSCAPE PURPOSES ONLY.

NOTE: THIS PLAN FOR LANDSCAPE PURPOSES ONLY.



LANDSCAPE SCHEDULES

PERIMETER	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	1	2	3	4	5	6
LANDSCAPE TYPE	A	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	± 138'	± 184'	± 171'	± 152'	± 194'	± 604'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 454'	YES 171'	YES 152'	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	YES 154'	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	15	24	0	8	0	10
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED						
SHADE TREES	15	24	0	8	0	10
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0
SMALL FLOWERING TREES	0	0	0	0	0	0

SUBSTITUTION NOTES:
PERIMETER LANDSCAPE EDGE, SCHEDULE A
PERIMETER 1:
 (15) EVERGREEN TREES WERE SUBSTITUTED FOR (15) SHADE TREES.
PERIMETER 2:
 (24) EVERGREEN TREES WERE SUBSTITUTED FOR (12) SHADE TREES.
PERIMETER 3:
 CREDIT IS TAKEN FOR EXISTING FOREST ALONG THE ENTIRE PERIMETER. NO PLANTING IS REQUIRED.
PERIMETER 4:
 (8) EVERGREEN TREES WERE SUBSTITUTED FOR (4) SHADE TREES.
PERIMETER 5:
 CREDIT IS TAKEN FOR A PROPOSED 6' PRIVACY FENCE ALONG THE ENTIRE PERIMETER.
PERIMETER 6:
 (10) EVERGREEN TREES WERE SUBSTITUTED FOR (5) SHADE TREES.

SWM POND #1 SCHEDULE
 SWM POND REQUIREMENTS:
 1900 L.F. SWM PERIMETER
 TYPE 'B' BUFFER REQUIRED
 REQUIREMENTS:
 SHADE TREE 1 @ 50 L.F. = 20
 EVERGREEN TREE 1 @ 40 L.F. = 24.5
 PROVIDED:
 SHADE TREES: 17
 EVERGREEN TREES: 24
 SHRUBS: 35

SWM POND #2 SCHEDULE
 SWM POND REQUIREMENTS:
 1920 L.F. SWM PERIMETER
 TYPE 'B' BUFFER REQUIRED
 REQUIREMENTS:
 SHADE TREE 1 @ 50 L.F. = 19
 EVERGREEN TREE 1 @ 40 L.F. = 28
 PROVIDED:
 SHADE TREES: 19
 EVERGREEN TREES: 28

SUBSTITUTION NOTES:
SWM POND #1
 (30) SHRUBS WERE SUBSTITUTED FOR (5) SHADE TREES.
 (5) SHRUBS WERE SUBSTITUTED FOR (0.5) EVERGREEN TREE.

NOTES: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

NOTE:
 STREET TREES WILL BE PROVIDED AS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL DATED JAN. 1993.

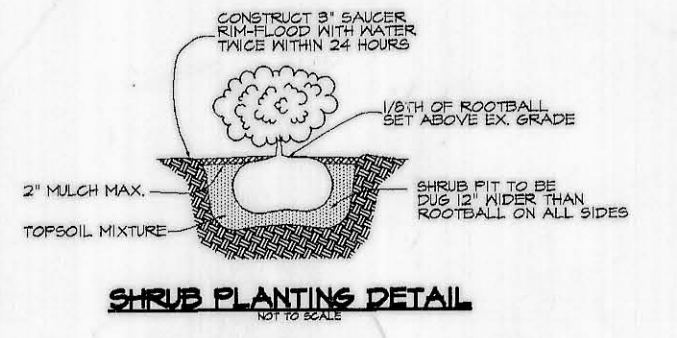
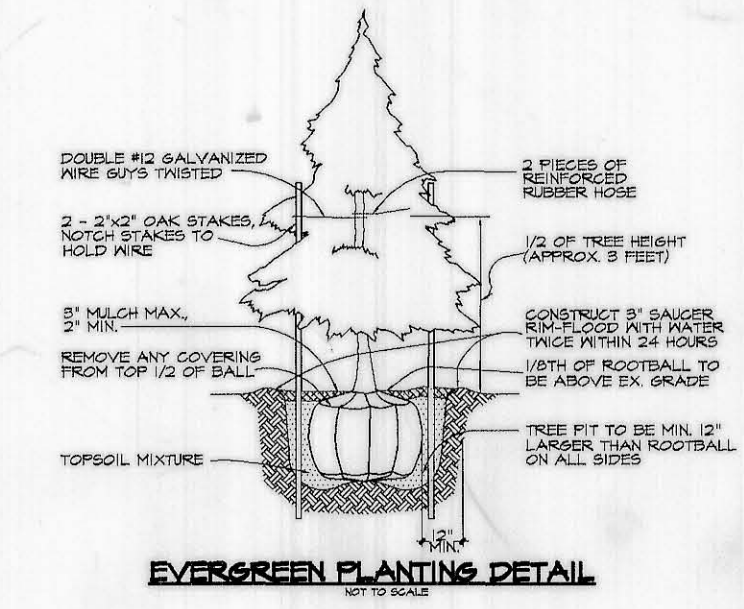
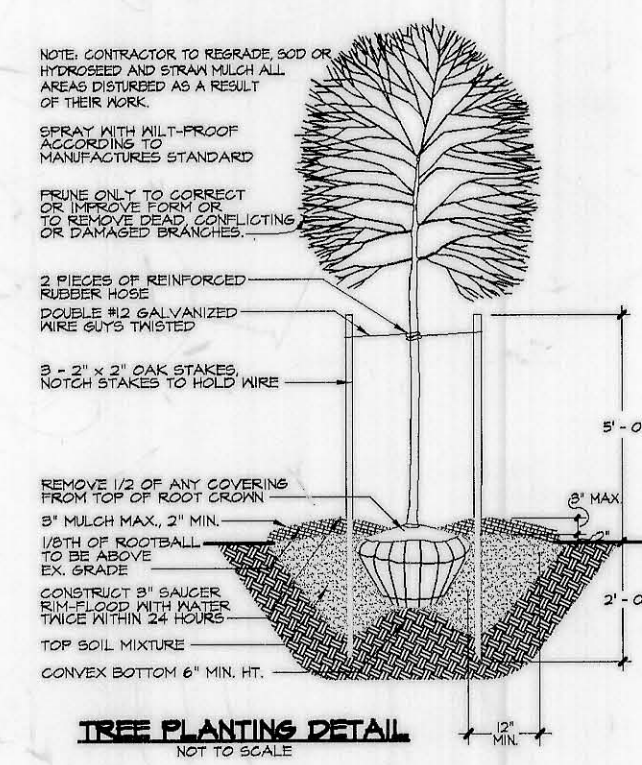
PLANT MATERIAL LIST

KEY	QTY	BOTANICAL + COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR	21	Acer rubrum Red Maple	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
LS	7	Liquidambar styraciflua Sweet Gum	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
PO	8	Platanus occidentalis Sycamore	2 1/2" - 3" Cal.	B & B	Full Crown
OB	1	Quercus borealis Northern Red Oak	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
OF	26	Quercus palustris Pin Oak	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
EVERGREEN TREES					
PA	20	Picea abies Norway Spruce	6'-8" Ht.	B & B	Full Form Central Leader
PN	15	Pinus nigra Austrian Pine	6'-8" Ht.	B & B	Full Form Central Leader
PS	69	Pinus strobus White Pine	6'-8" Ht.	B & B	Full Form Central Leader
SHRUBS					
IV	15	Ilex verticillata Winterberry	30"-36" Ht.	B & B	Full Form 4" O.C.
VD	10	Viburnum dentatum Arrowwood Viburnum	30"-36" Ht.	B & B	Full Form 4" O.C.

PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.
- All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all agenda.
- Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.
- All shrubs and groundcover areas shall be planted in continuous prepared planting beds mulched with composted hardwood mulch as detailed and specified except where noted on plans.
- Positive drainage shall be maintained in planting beds (minimum 2 percent slope).
- Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Contractors Association Guidelines.
- Seed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be sated.
- Mulch: Groundcover beds should be mulched with minimum 2 inches of shredded composted hardwood, or as specified on the details, whichever is greater.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.
- This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

PLANTING DETAILS



DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

APPROVED: *[Signature]* 1/28/98
 PLANNING DIRECTOR DATE

APPROVED: *[Signature]* 1-14-98
 COUNTY HEALTH OFFICER ALM DATE

DATE	NO.	REVISION
		DEVELOPER WINGCHESTER HOMES 6305 Ivy Lane, Suite 700 Greenbelt, Maryland 20770 (301) 489-1205
		OWNER EDWARD ROBERT PRINCE P.O. Box 381 Fulton, Maryland 20759
		PROJECT PRINCE PROPERTY LOTS 1 - 21
		AREA Parcel 360 & P/O 344 Tax Map 46 Zoned RR-DEO 5th Election District Howard County, Maryland
TITLE PRELIMINARY LANDSCAPE PLAN AND DETAIL SHEET		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
12-23-97 DATE		DESIGNED BY: C.J.R.
		DRAWN BY: DAM /CAK
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		DRAWING NO.: 10 OF 10

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