

SITE DEVELOPMENT PLAN

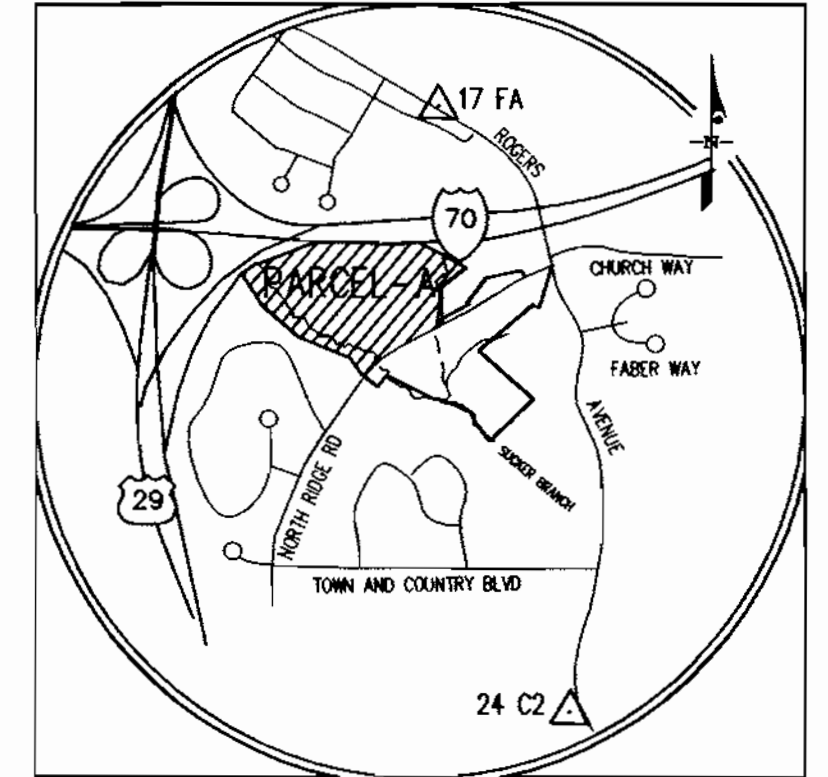
The ENCLAVE at ELLICOTT HILLS

PARCEL 'A' -- COMMUNITY CENTER

GENERAL NOTES

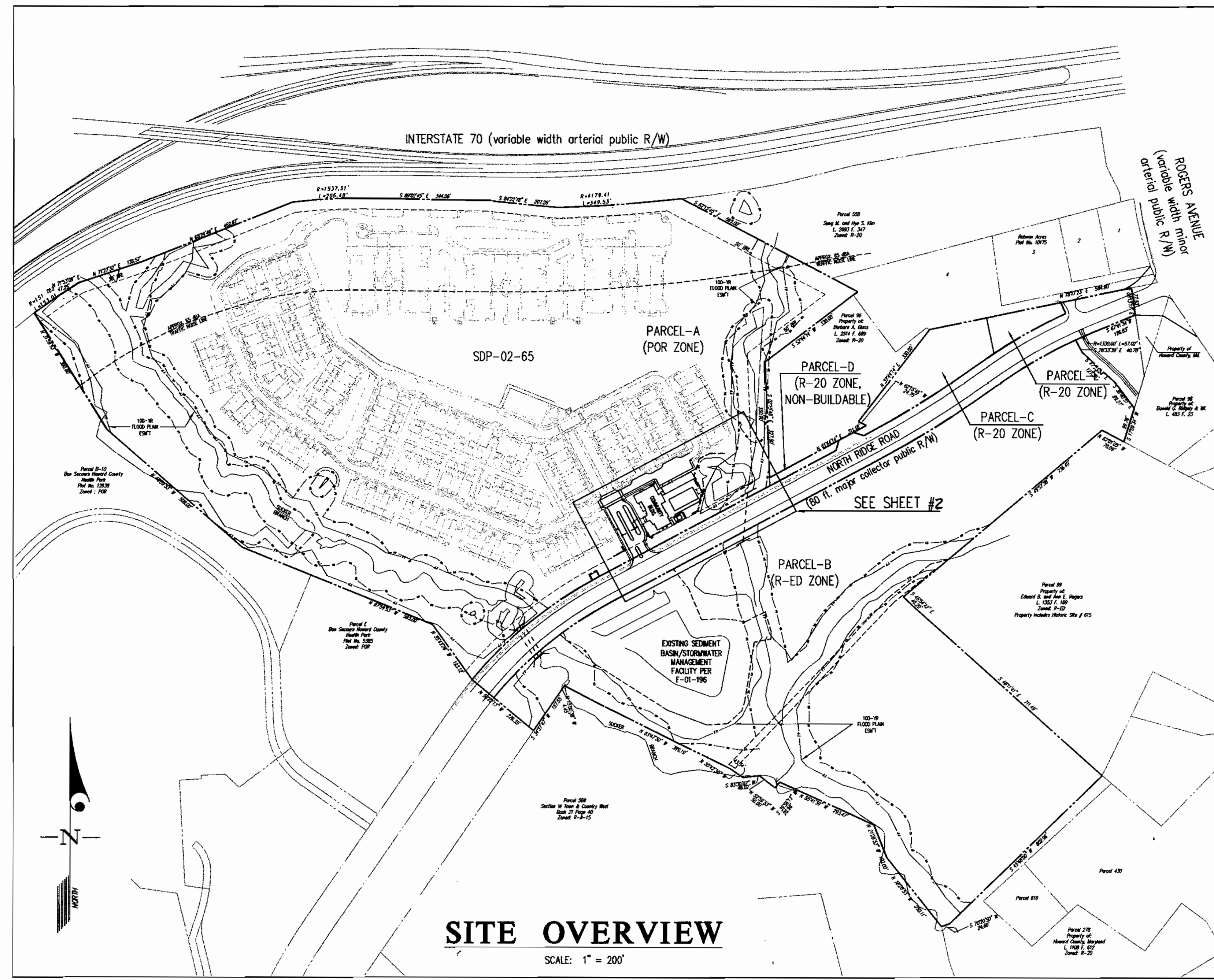
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:
 LOCATION: ON THE NORTHWEST SIDE RIDGE ROAD (BETWEEN STA. 28+00 AND 30+00)
 TAX MAP: 17 (BLOCK 18)
 ZONING: PARCEL-A IS ZONED POR
 ELECTION DISTRICT: 2
 GROSS AREA: PARCEL-A = 44.55± ACRES

 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY FILE NOS.:
 S-01-10 (SKETCH PLAN) AND ASSOCIATED PB-350 DRG SIGNED ON MAY 03, 2001. AMENDMENT FOR 2 ADDITIONAL HOUSING UNITS (FOR A TOTAL OF 286 UNITS) APPROVED ON 11/20/01.
 MF-01-79 THAT WAS GRANTED ON MARCH 06, 2001 TO WAIVE SECTION 16.121 WHICH REQUIRES THE PROVISIONS OF OPEN SPACE AND RECREATIONAL OPEN SPACE IN THE R-ED & R-20 ZONING DISTRICTS (PARCELS 27 THRU 31) AND DEFERRING THESE OPEN SPACE OBLIGATIONS UNTIL THE R-ED AND R-20 PORTIONS ARE RESIGNED. THE FUTURE PROVISIONS OF OPEN SPACE ACRES MUST BE BASED ON THE GROSS ACRES OF THE R-ED AND R-20 ZONED LAND, INCLUDING THE ROAD R.O.W. AND SWIM POND AND MUST BE SO NOTED IN PLAT TABULATIONS.
 MF-01-122 THAT WAS GRANTED ON JUNE 01, 2001 TO WAIVE SECTION 16.144(F)(1) AND 16.146 REQUIRING SUBMISSION OF A PRELIMINARY PLAN FOR THE NORTH RIDGE ROAD EXTENSION AND THE SWIM POND ON THE R-ED ZONED LAND IN ACCORDANCE WITH THE APPROVED SKETCH PLAN.
 F-01-196 FOR THE CONSTRUCTION OF THE SWIM FACILITY AND THE EXTENSION OF NORTH RIDGE ROAD TO ROGERS AVENUE.
 P-02-03 FOR THE PRELIMINARY LAYOUT FOR THE DEVELOPMENT OF PARCEL-A AND THE PRELIMINARY FOREST CONSERVATION PLAN FOR THE ENTIRE SUBDIVISION ("THE ENCLAVE @ ELLICOTT HILLS, PARCEL 'A'").
 SDP-02-65 FOR THE RESIDENTIAL PORTION ON PARCEL 'A'.
 5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 6. EXCEPT FOR SIDEWALKS, ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. SIDEWALKS ARE DIMENSIONED TO THE BACK OF CURB. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 7. EXISTING TOPOGRAPHY AND FEATURES WERE SURVEYED BY GREENHORN-PEDERSON, INC. (VA AERIAL PHOTOGRAPHY) ON 4/06/2001 AND SUPPLEMENTED BY G/LW FIELD RUN (TOPO DONE ON 11/21/2000) AND F-01-196.
 8. COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 17 FA AND 24 C2.
 9. STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING RETENTION FACILITY (PER F-01-196) ON PARCEL-B.
 10. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY WBS CONTRACT NOS. 14-1063-D, 117-S, 10-1129 AND 44-4006-D). HOWEVER, ALL SEWER AND STORMDRAIN LINES AND STRUCTURES PROPOSED WITHIN PARCEL-A ARE PRIVATELY (NOT PUBLICLY) MAINTAINED. WITHIN PARCEL-A, ONLY THE WATER LINE AND FIRE HYDRANTS WITHIN THE EASEMENT FOR CONTRACT NO.44-4006-D IS PUBLICLY MAINTAINED.
 11. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
 12. ALL ON-SITE DRIVEWAYS AND PARKING ARE PRIVATELY OWNED AND MAINTAINED.
 13. ANY DAMAGE TO COUNTY & STATE OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 14. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS (2%) TWO PERCENT. PROVIDE A (5'x5') FIVE FOOT BY FIVE FOOT LEVEL (2% MAX.) LANDING AREA SLOPE SHALL BE AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCE/EXIT POINTS.
 15. TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD 02.01. CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
 16. GUTTER PAN OF CURBS SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERNS OF THE ADJOINING PARKING FOR VEHICULAR USE. SPOT ELEVATIONS ALONG THE CURB ARE TO THE FLOW LINE (BOTTOM OF CURB), UNLESS NOTED OTHERWISE. ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE.
 17. THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.
 18. OTHER TOPICS RELATED TO THE DEVELOPMENT OF THIS SITE:
 - S-01-01 (BY 08/18/01) AND AMENDMENT APPROVED ON 11/20/01). SDP-02-61 (COMMUNITY CENTER).
 - WETLAND DELINEATION BY EXPLORATION RESEARCH ON 11/3/2000 AND SUBMITTED WITH S-01-10.
 - WIDE PERMIT #01-NI-0260/2001-64588.
 - TRAFFIC STUDY BY THE TRAFFIC GROUP AND SUBMITTED WITH S-01-10.
 - GEOTECH REPORTS BY HILLS-CARLES (APRIL 2, 2001) AND SUBMITTED WITH F-01-196.
 - THE 100-YEAR FLOODPLAIN STUDY AND EASEMENT PREPARED UNDER F-01-196.
 - FOREST STAND DELINEATION PREPARED UNDER S-01-10 AND FOREST CONSERVATION PLANS FILED UNDER F-01-196, P-02-03, AND SDP-02-65. FOR RECORDED FOREST CONSERVATION EASEMENTS, SEE PLAT NOS. 15219 - 15223.
 - AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW AFTER NOVEMBER 15, 2001, THIS SDP IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
 19. ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS.
 20. THE LIMIT OF DISTURBANCE FOR THE DEVELOPMENT OF THE COMMUNITY CENTER IS WITHIN THE BORROW AREA SHOWN ON F-01-196 CONSTRUCTION DRAWING SHEET B. THE DEVELOPMENT OF THE COMMUNITY CENTER DOES NOT REQUIRE FOREST CLEARING. FOREST CONSERVATION EASEMENT NOS. 1-11 ARE RECORDED UNDER F-01-196, AS PLAT NOS. 15219 - 15223. TO FULFILL FOREST CONSERVATION OBLIGATION FOR THE ENTIRE 76.68 ACRE SITE OF THE ENCLAVE AT ELLICOTT HILLS, WHICH INCLUDES THE DEVELOPMENT OF PARCEL 'A' UNDER SDP-02-61 AND SDP-02-65, AS REQUIRED BY SECTION 16.200 OF THE HOWARD COUNTY CODE NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, WHICH ARE ALL RETENTION AREAS. SEE SDP-02-65 (PARCEL 'A' RESIDENCES) FOR ALL THE FOREST CONSERVATION PLAN FOR THE ENTIRE SITE LOCATED ON THE WEST SIDE OF NORTH RIDGE ROAD (FOR SDP-02-61 & SDP-02-65).
 21. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS FOR THE PARCEL-A COMMUNITY CENTER DEVELOPMENT WORK PROPOSED UNDER THIS SDP.
 22. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TO DEVELOPE THE COMMUNITY CENTER (AS SHOWN ON SHEET #7) TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) HAS BEEN POSTED AS PART OF THE DRW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7350.00 (SEE SHEET #7 FOR THE BREAK DOWN OF THIS AMOUNT).
 23. TRASH COLLECTION WILL BE CURB SIDE PICK-UP AS THE COMMUNITY CENTER WOULD NOT GENERATE A SIGNIFICANT AMOUNT OF REFUSE. TRASH SHALL BE PLACED BY THE CURB FOR PICK-UP ON COLLECTION DAYS.



VICINITY MAP
SCALE: 1" = 2000'

HO. CO. MONUMENT 17FA	N. 594948.25	E. 1364626.77
	ELEV. 476.80	
HO. CO. MONUMENT 24C2	N. 588648.31	E. 1366038.20
	ELEV. 354.08	



SITE DATA

1. GENERAL SITE DATA
 - A. PRESENT ZONING: POR (PARCEL 'A', THIS SUBMISSION)
 - B. PROPOSED USE OF SITE: ELDERLY HOUSING W/ A COMMUNITY CENTER
2. AREA TABULATION FOR PARCEL-A

GROSS ACRE	44.55 AC.
100-YR FLOOD PLAIN ESM'T	8.72
STEEP SLOPE 25% OR GREATER*	1.00
NET ACRE	34.83 AC.

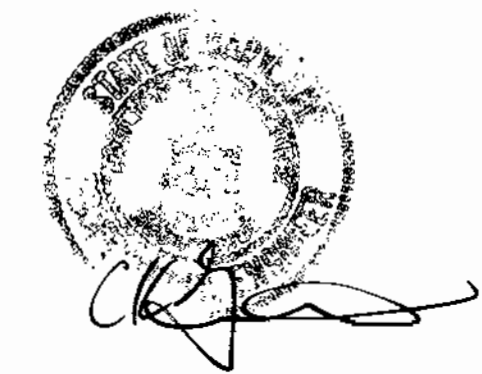
* FOR NATURAL STEEP SLOPE OF 25% AND GREATER LOCATED OUTSIDE THE 100-YR FLOOD PLAIN EASEMENT.
3. AREA OF THIS SDP SUBMISSION (LIMIT OF GRADING DISTURBANCE): 1.5± AC.
4. PARCEL 'A' DEVELOPMENT DATA
 - A. PROPOSED NUMBER OF UNITS PER SDP-02-65: 116 SFA + 170 APT = 286 UNITS
 - B. PARKING REQUIRED:

170 APT. UNITS @ 2 SPACES PER FIVE UNITS	= 68 SPACES REQUIRED FOR CONDO APTS.
116 SFA CONDO UNITS @ 2 PER UNIT	= 232 SPACES
6191 SF COMMUNITY CENTER @	
10 SPACES/1000 SF PLUS	
1 SPACE/EMPLOYEE @ 2 EMPLOYEE	= 64 SPACES
ONE TENNIS COURT @ 6 SPACES/COURT	= 6 SPACES
	370 TOTAL SPACES REQUIRED
 - C. PARKING PROVIDED:

APT. CONDO AREA: 151 SURFACE + 105 GAR. SPACES	= 256 SPACES (SDP-02-65)
SFA CONDO UNITS: 201 GAR SPACES	
+ 55 DRIVEWAY SPACES	= 256 SPACES (SDP-02-65)
COMMON SURFACE SPACES IN SFA CONDO AREA	= 113 SPACES (15 OF WHICH ARE ON THIS SDP)
	625 TOTAL SPACES PROVIDED
 - D. OPEN SPACE IS NOT APPLICABLE.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE DEVELOPMENT PLAN
- 3 SITE DETAILS
- 4 UTILITY & ROAD PROFILES
- 5 SEDIMENT CONTROL PLAN
- 6 SEDIMENT CONTROL NOTES AND DETAILS
- 7 LANDSCAPE PLAN AND DETAILS



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *[Signature]* Date: 3-20-02
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 3/20/02
 Chief, Planning and Development: *[Signature]* Date: 3/20/02
 Chief, Development Engineering Division: *[Signature]* Date: 3/20/02

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4196

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 (Owner/Developer)
 ENVI SEVEN LLC
 c/o Greenhorn & Rose Assoc., Inc.
 Suite 410, Woodhome Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Phone: 410-484-6400
 Attn: Mark Bennett or Charles O'Donovan

COVER SHEET

THE ENCLAVE AT ELLICOTT HILLS
PARCEL 'A' -- COMMUNITY CENTER
 PLAT Nos. 15219 - 15223

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	POR	00-050
DATE	TAX MAP - GRID	SHEET
26/FEB/02	17-17,18,24	1 of 7

HOWARD COUNTY, MARYLAND

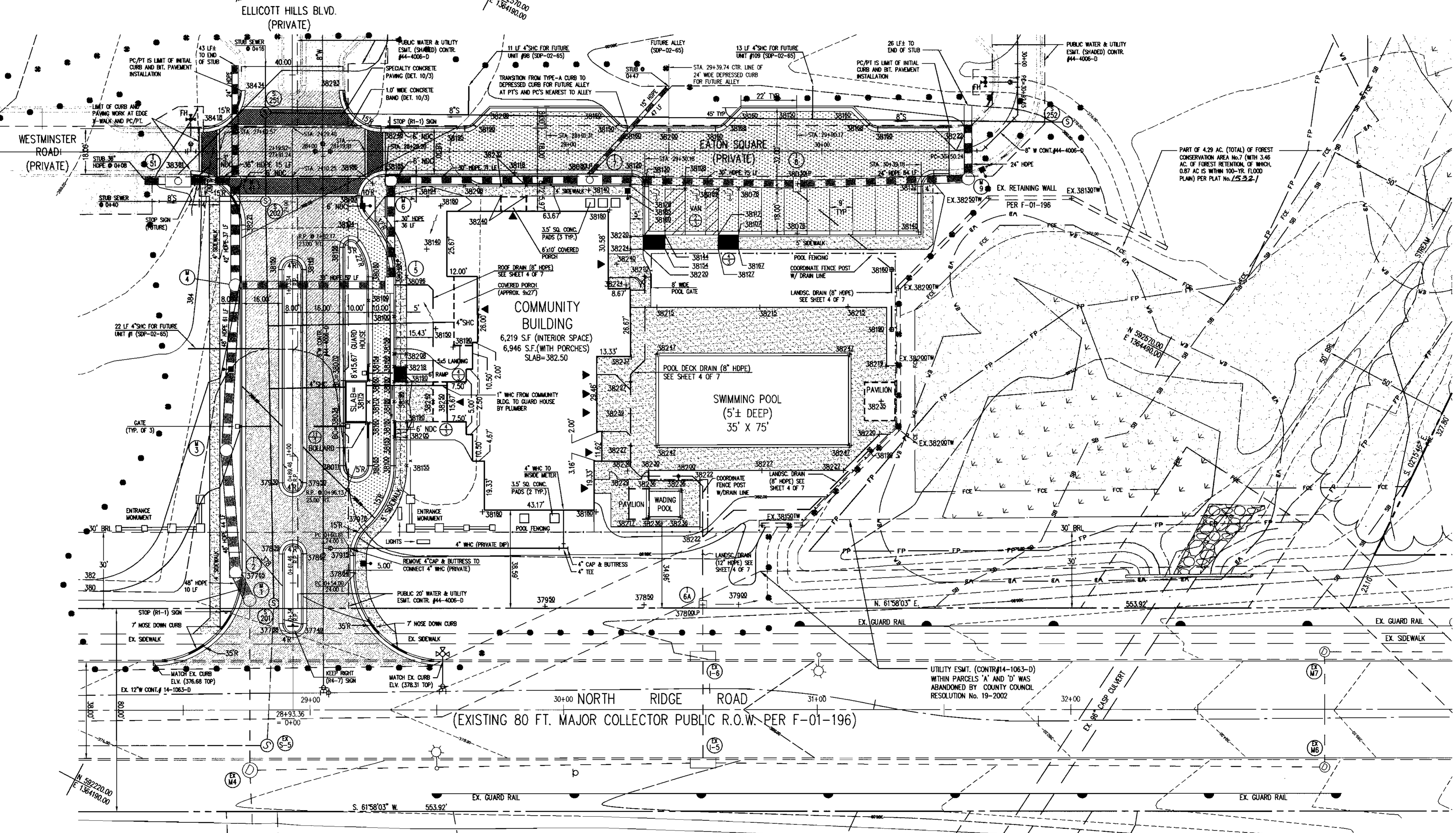
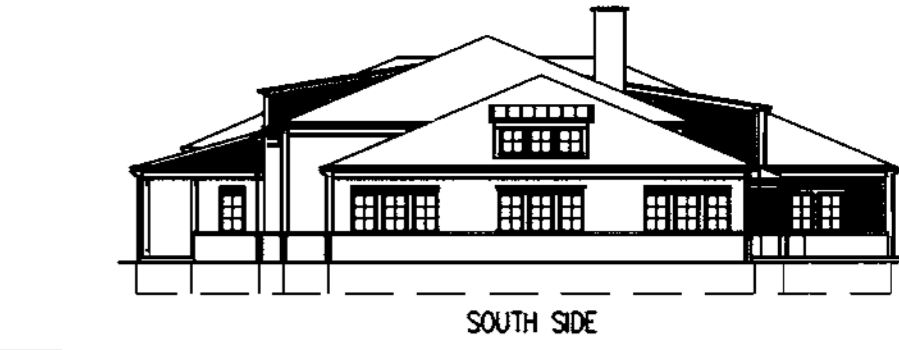
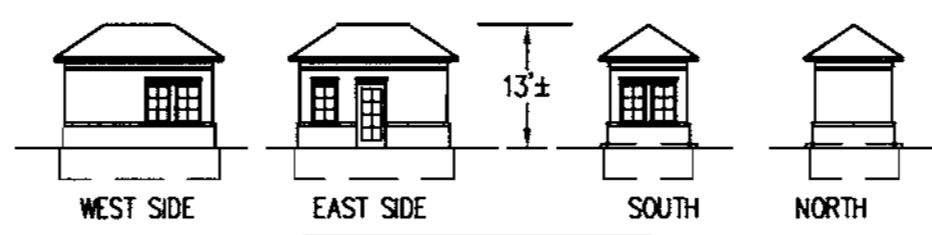
WATER CODE:	SEWER CODE:	STREET ADDRESS:
H02	1454000	3000 ELLICOTT HILLS BLVD.
SUBDIVISION NAME:	SECTION/AREA	PARCEL
THE ENCLAVE @ ELLICOTT HILLS -- PARCEL 'A' (COMMUNITY CENTER)	N/A	PART OF PARCEL 10
PLAT#	ZONE	TAX MAP
19219 - 15223	POR	17
	BLOCK	ELEC. DIST.
	18	2
	CENSUS TRACT	
	6029	

SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- EXISTING SLOPE 25% & GREATER
- EXISTING SLOPE 15% - 25%
- 600 --- PROPOSED CONTOUR
- + 3860EX SPOT ELEV. (EXISTING)
- + 3860 SPOT ELEV. (PROPOSED)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- WETLANDS
- WB --- 25' WETLAND BUFFER
- SB --- STREAM BUFFER
- FP --- FLOODPLAIN EASEMENT
- EOP --- EDGE OF PAVING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- NOSE DOWN CURB (NDC)
- PROPOSED STORM DRAIN LINE
- SEWER LINE
- WATER LINE
- EXISTING UTILITY/LIGHT POLE
- PROPOSED SITE LIGHTING
- NUMBER OF PARKING SPACES
- TRANSFORMER PAD
- EX. RETAINING WALL (TW=TOP ELV.; BW=BOTTOM)
- PROPOSED SIDEWALK (SEE DET. 5/3)
- PROPOSED FOREST CONSERVATION ESMT.
- PROPOSED P-2 PAVING
- PROPOSED P-3 PAVING
- PROPOSED SPECIALTY PAVING

NOTES:

1. BUILDING INGRESS/EGRESS POINTS ARE DENOTED BY THE SYMBOL WITH THE SAME FINISHED GRADE ELEVATION AS THE BUILDING SLAB (382.50). FIVE (5) FEET FROM THE INGRESS/EGRESS POINTS, THE OUTSIDE FINISHED GRADE IS 382.4 (FOR A 2% MAX. SLOPE). CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2%.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALLS.
3. THE COMMUNITY BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM AND AN METER SHALL BE LOCATED INSIDE THE BUILDING.
4. ALSO SEE ARCHITECTURAL DRAWINGS FOR POOL DECK AMENITIES, PAVING, SCORING PATTERN, FENCING & ENTRANCE MONUMENTS.
5. SPOT ELEVATIONS ALONG CURB LINE ARE AT THE FLOW LINE UNLESS NOTED OTHERWISE. CURB RADII ARE TO THE FACE OF CURB.
6. SEE SHEET 4 FOR INFO ON ROOF DRAIN, POOL DECK DRAIN & LANDSCAPE DRAIN.
7. UNLESS NOTED OTHERWISE, ALL CURB AND GUTTER ARE TYPE-A (SEE DET. 6/3).
8. ALL STORM DRAIN AND SEWER WITHIN PARCEL 'A' ARE PRIVATELY OWNED AND MAINTAINED.



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer *Danny Bowman* M.D. Date: 3-20-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director *Joseph R. ...* Date: 3/22/02
Chief, Division of Land Development *Cindy Hamrick* Date: 4/22/02
Chief, Development Engineering Division *W. ...* Date: 3/12/02

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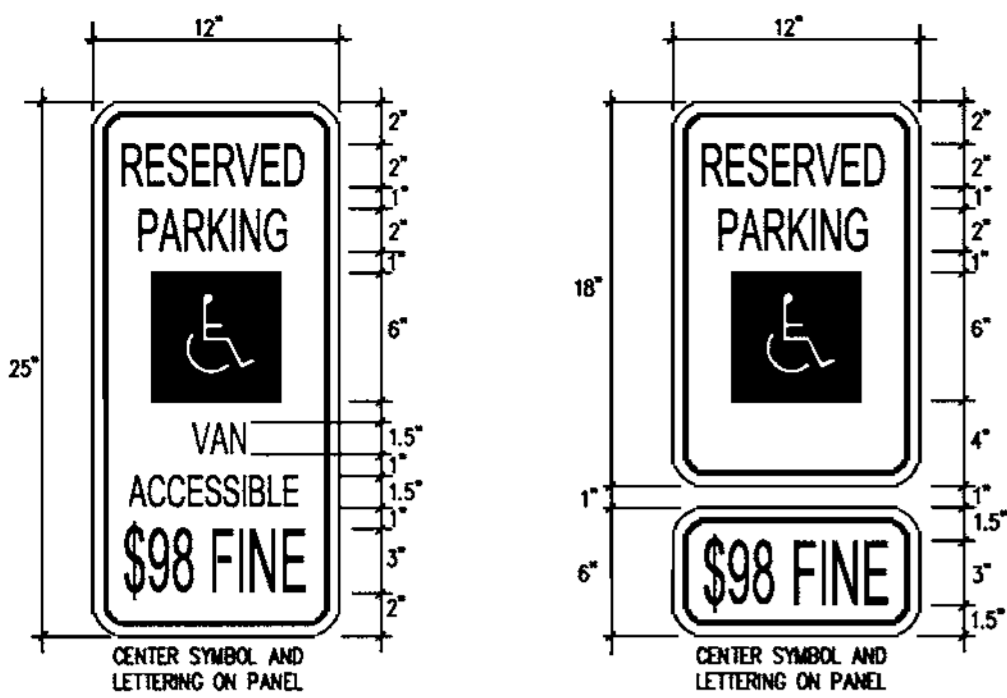
NO.	DATE	REVISION	BY	APPR.

PREPARED FOR:
ENT SEVEN LLC
(Owner/Developer)
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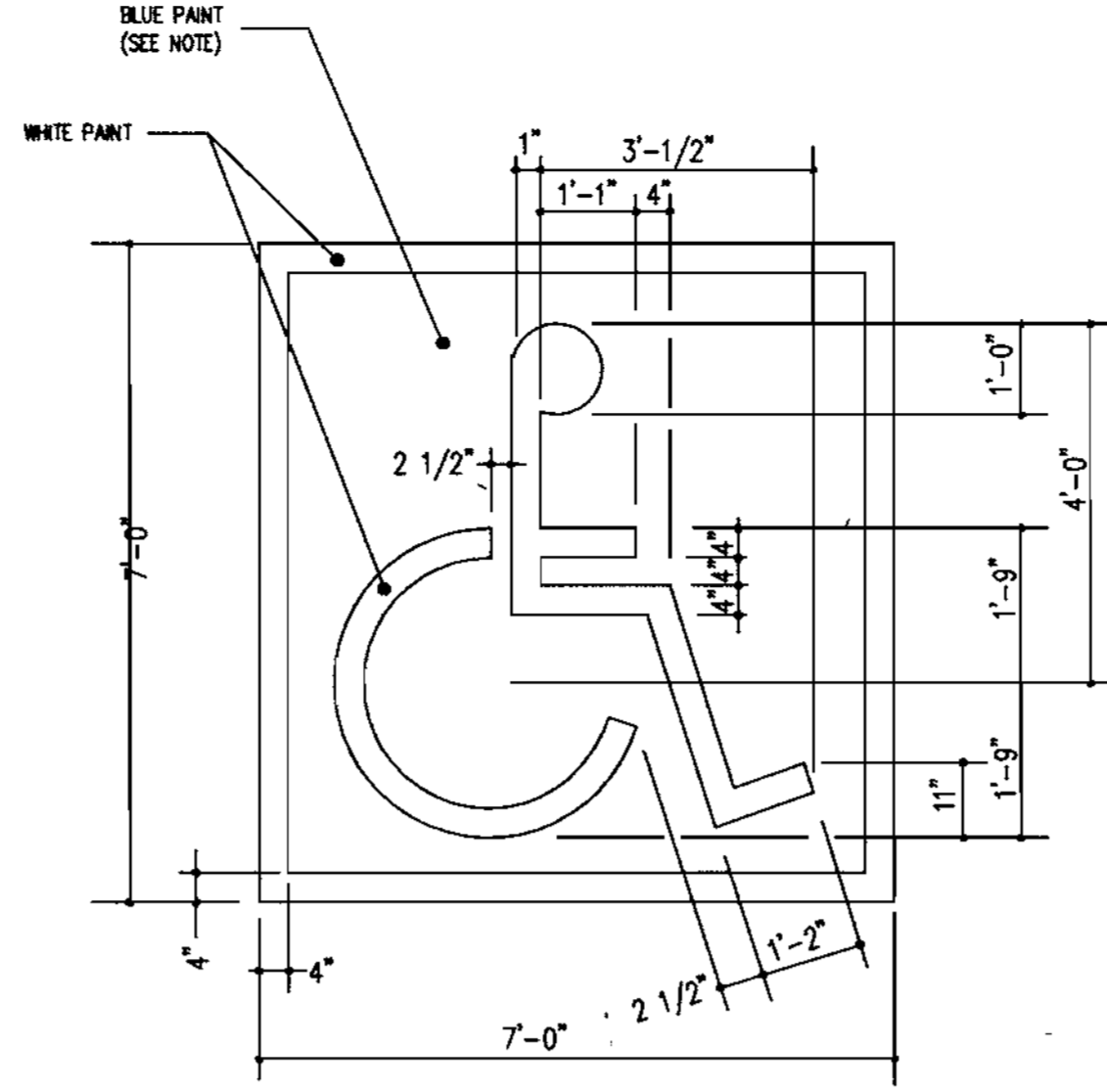
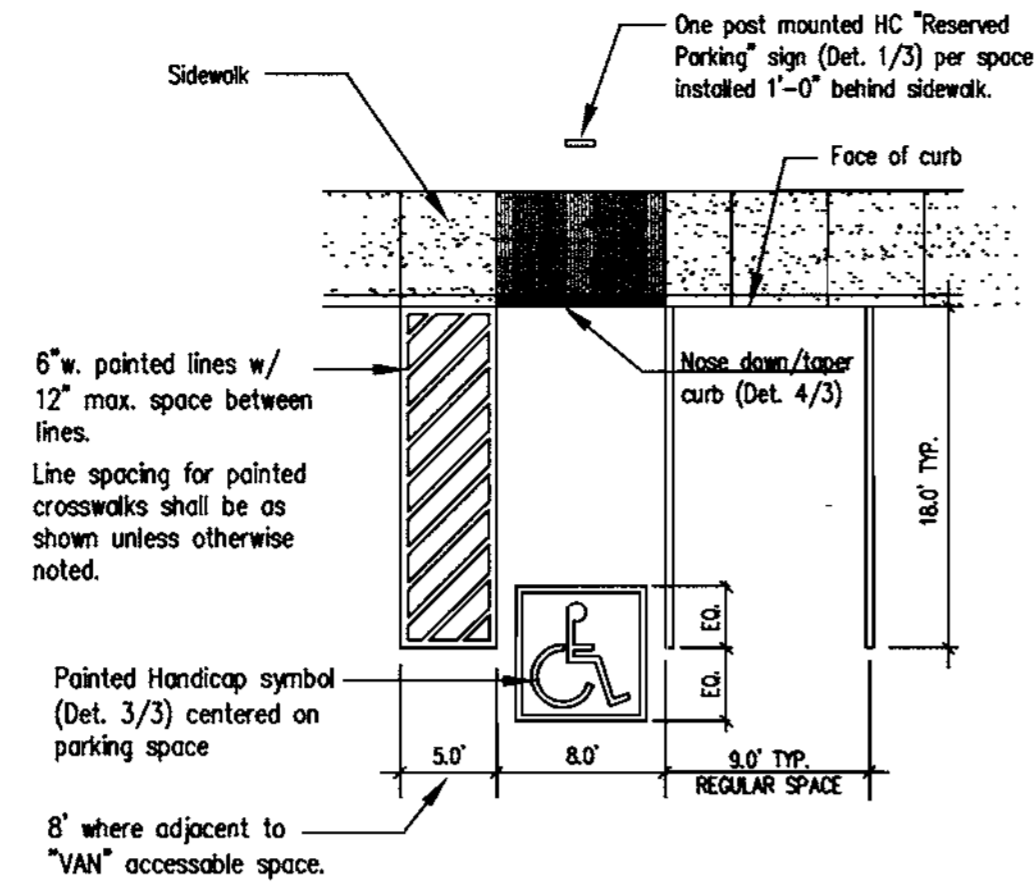
SITE DEVELOPMENT PLAN
THE ENCLAVE AT ELLICOTT HILLS
PARCEL 'A' - COMMUNITY CENTER
PLAT No. 15317-15223

ELLICOTT CITY ELECTION DISTRICT No. 2

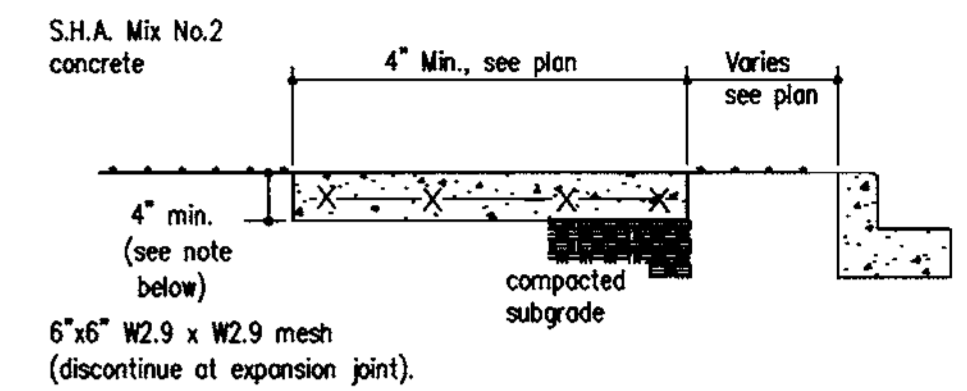
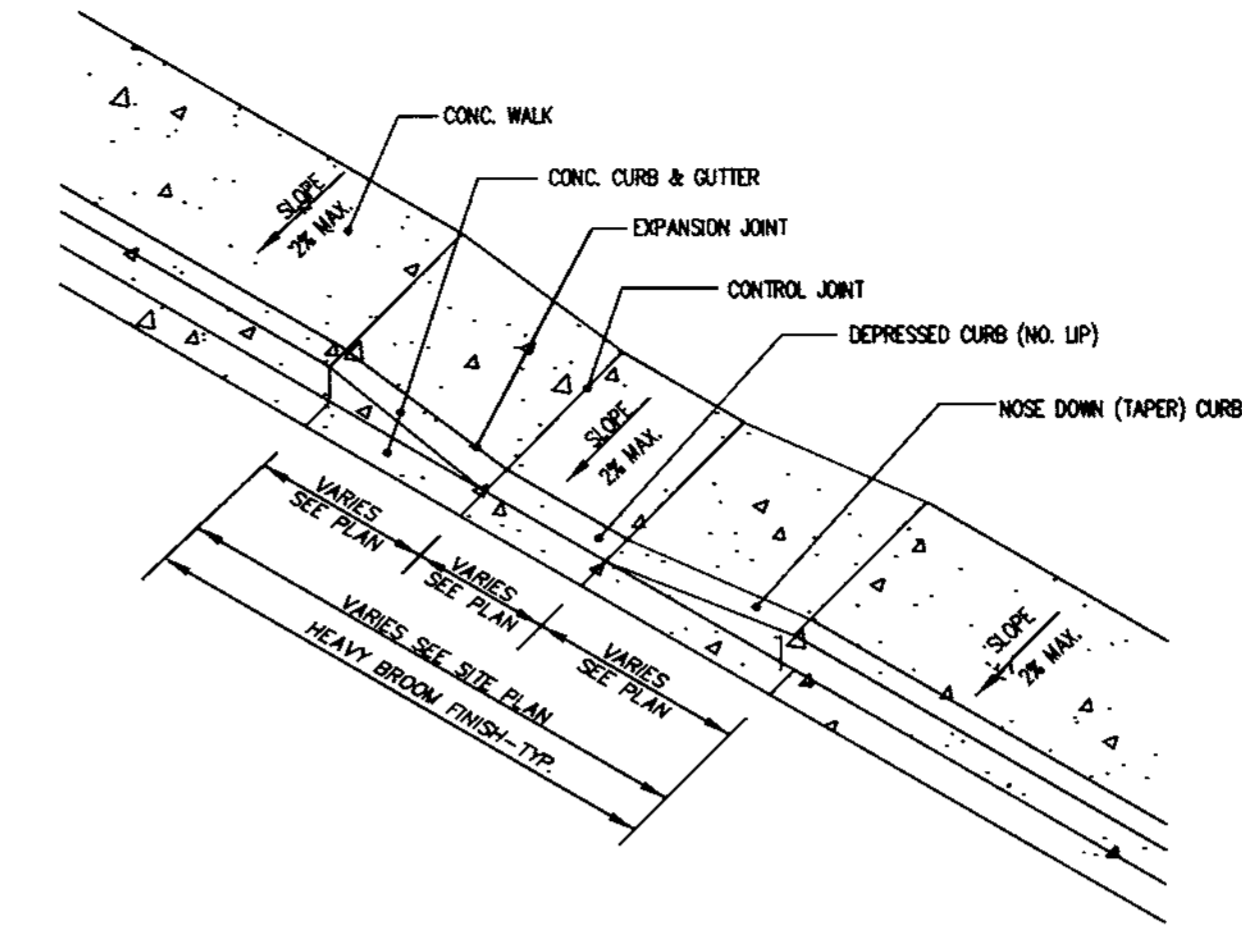
SCALE	ZONING	G. L. W. FILE No.
1" = 20'	POR	00-050
DATE	TAX MAP - GRID	SHEET
26/FEB/02	17-17,18,24	2 of 7



- GENERAL NOTES:**
- Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R7-8.
 - One sign is required per space placed as shown on site plan.
 - Spaces indicated on site plan as "VAN" accessible shall be signed accordingly.
 - Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/ the top of the sign 9'-1" above finished grade or as indicated on site drawings.
 - Sign shall be attached to flanged side of post. Post shall extend into ground 2'-6" min.
 - Colors: Legend and Border - green
Symbol - white on blue background
background - white



Note: Symbol is required to contrast with background (white on blue, color No. 105090 in fed. standard 5952-double coat typ.)



- Note:**
- Unless shown otherwise, install expansion joints at max. 20'-0" o.c. and scoring joints at max. 5'-0" o.c.
 - Concrete thickness shall be 7" at driveway locations.
 - Provide 1/2" preformed bituminous expansion joint where sidewalk abuts against curb and set sidewalk 1/4" above curb.

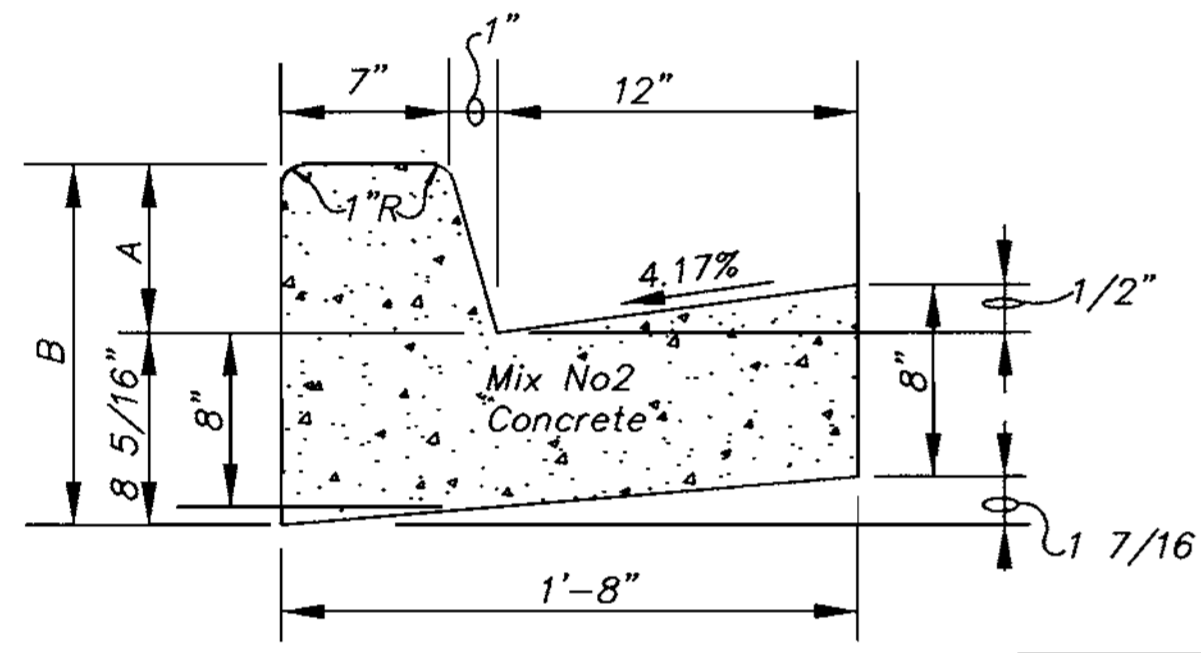
1 HANDICAP PARKING SIGNS DETAIL NO SCALE

2 PARKING SPACE LAYOUT NO SCALE

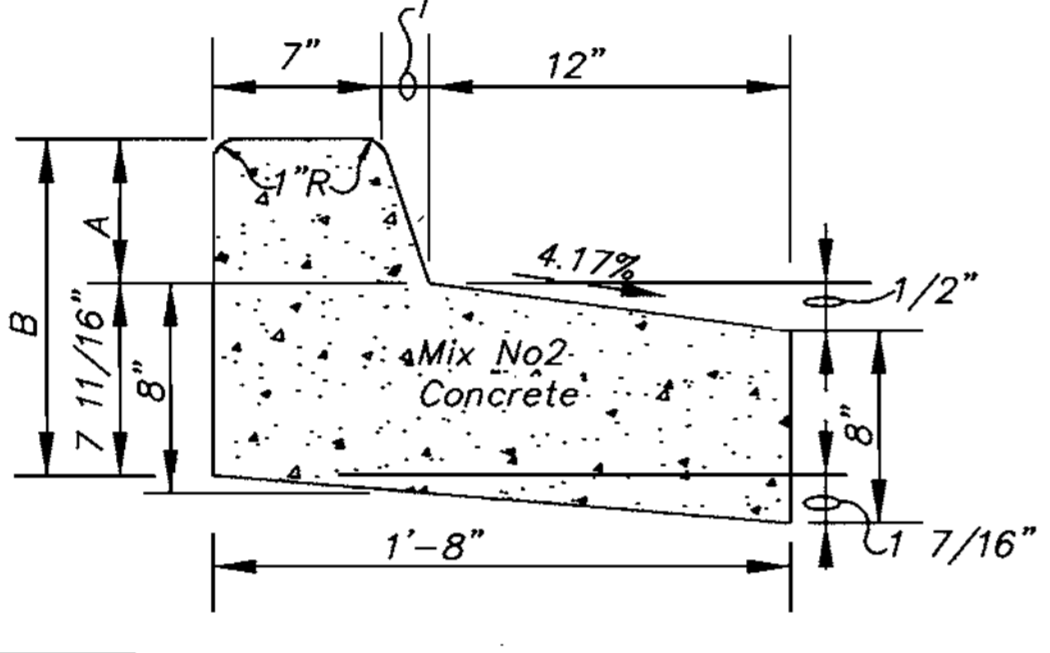
3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

4 TYPE-A HANDICAP RAMP DETAIL NO SCALE

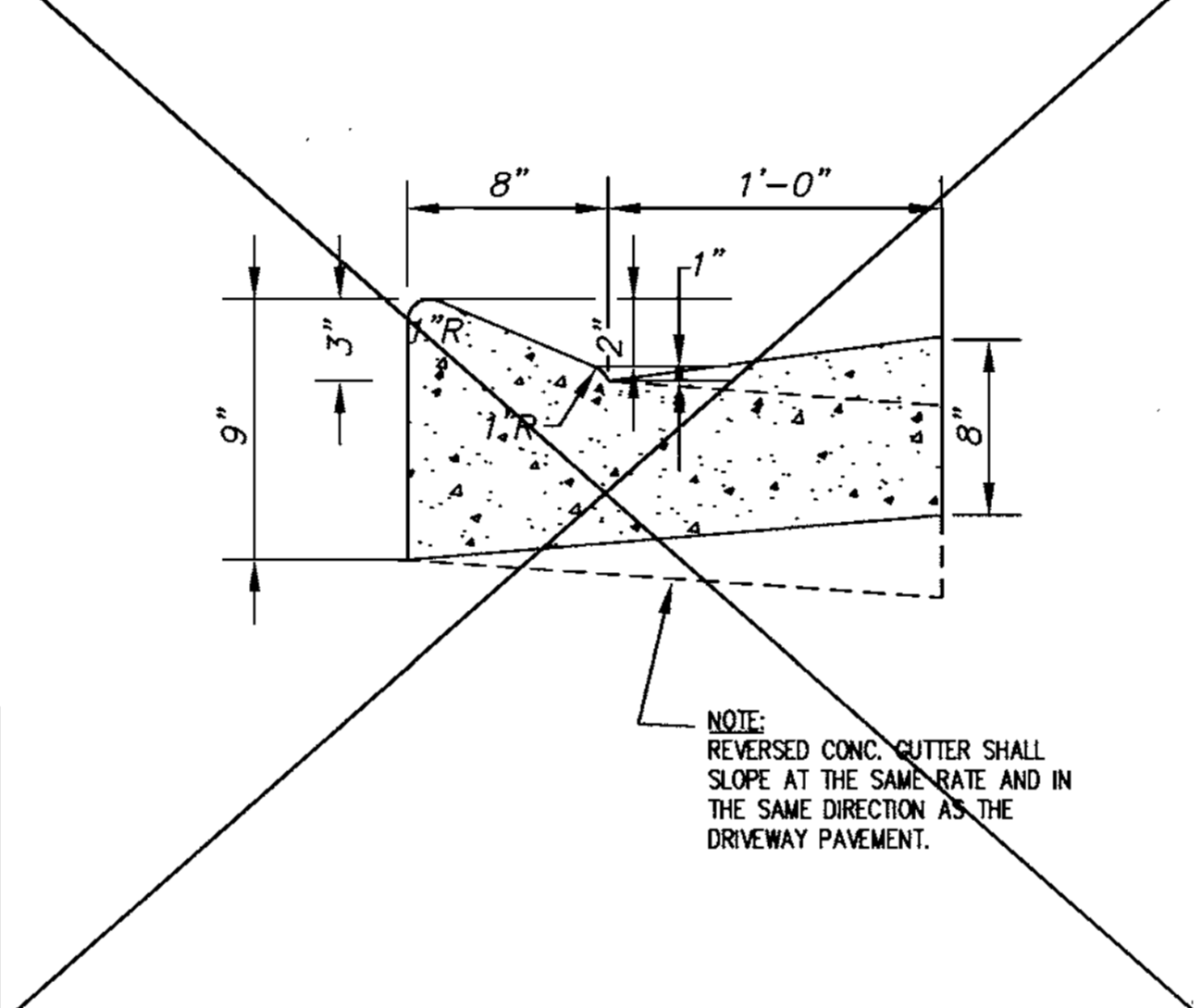
5 TYPICAL SIDEWALK SECTION NO SCALE



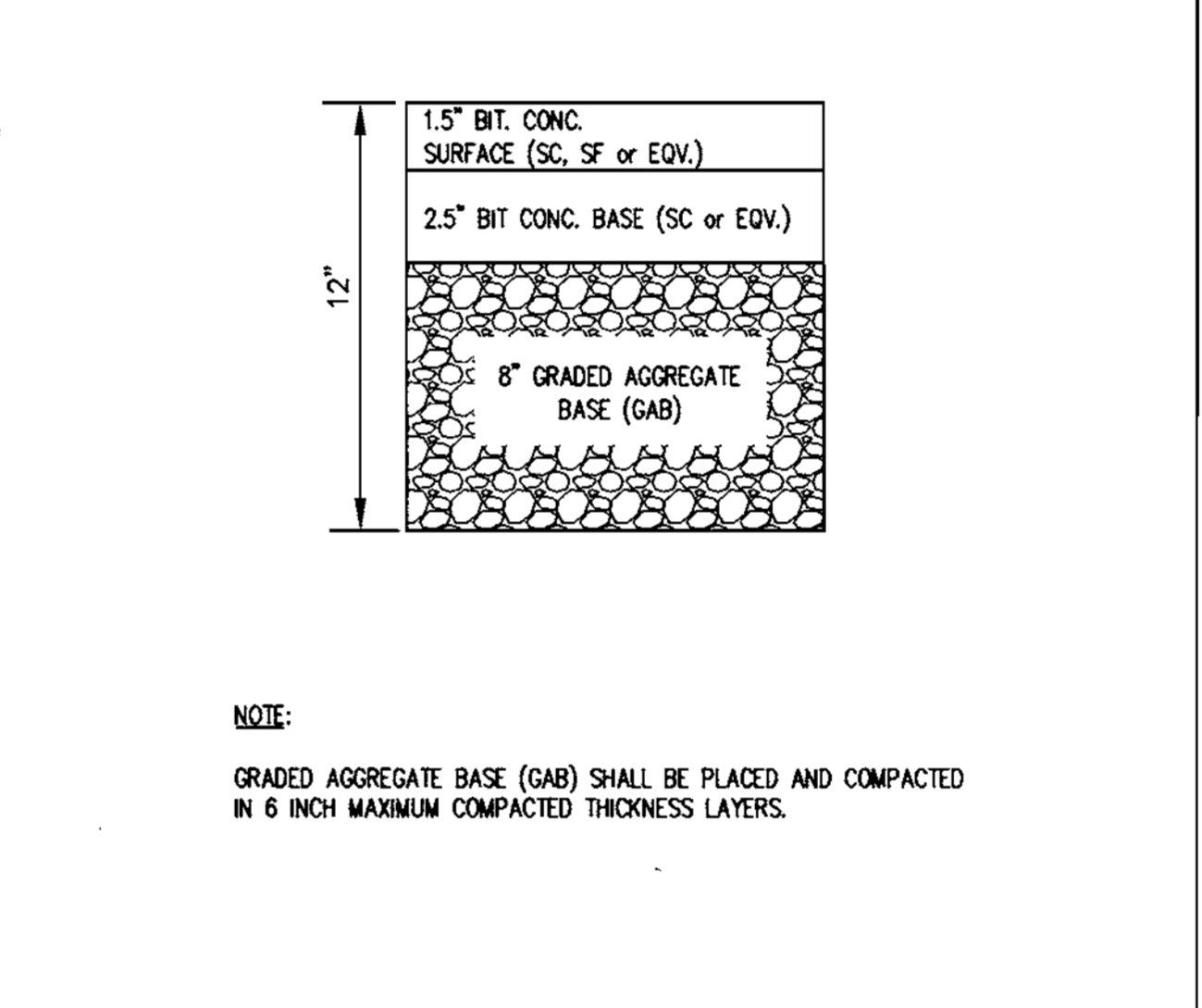
CURB HEIGHT	A	B
6"	6"	1'-2 5/16"
7"	7 3/16"	1'-3 1/2"



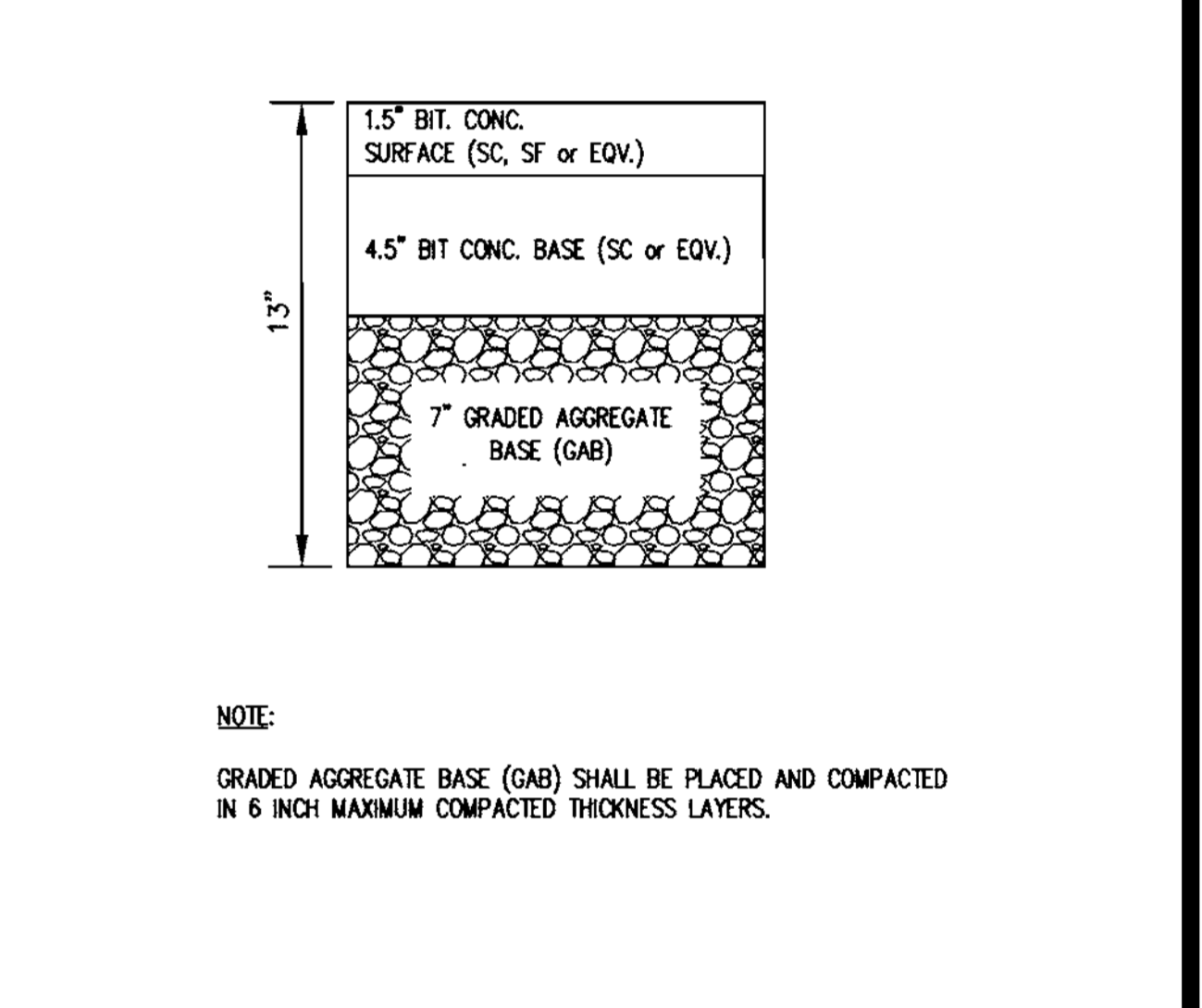
- NOTES:**
- 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
 - ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH. CURB & GUTTER IN NORTH RIDGE ROAD R.O.W. SHALL BE 7" HIGH.
 - STANDARD CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES TOWARDS THE CURB & GUTTER. REVERSE CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES AWAY FROM THE CURB & GUTTER.



NOTE: REVERSED CONC. GUTTER SHALL SLOPE AT THE SAME RATE AND IN THE SAME DIRECTION AS THE DRIVEWAY PAVEMENT.



NOTE: GRADED AGGREGATE BASE (GAB) SHALL BE PLACED AND COMPACTED IN 6 INCH MAXIMUM COMPACTED THICKNESS LAYERS.



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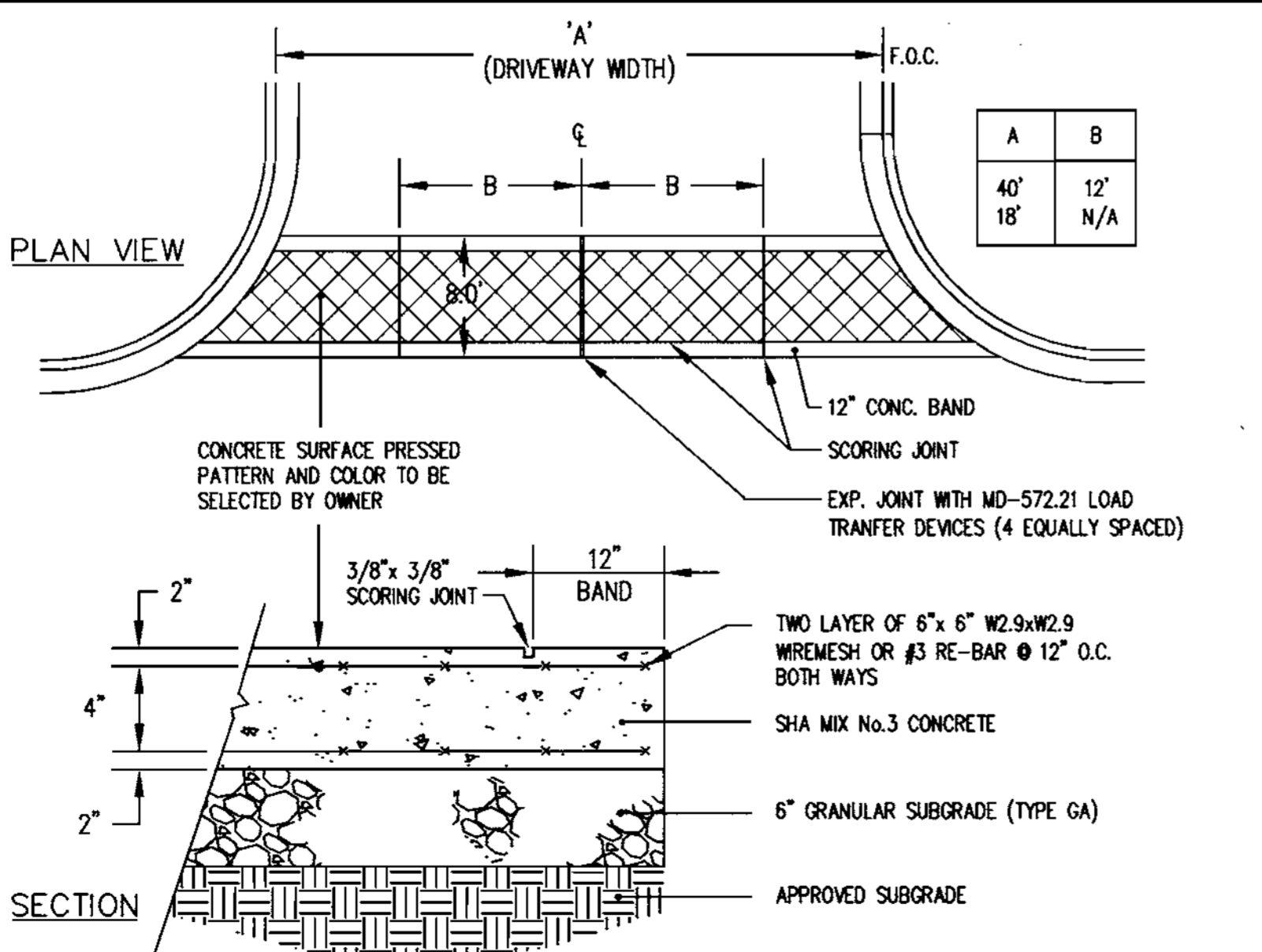
6 TYPE-A CONCRETE CURB AND GUTTER (STANDARD & REVERSE) NO SCALE

7 TYPE 'C' COMBINATION CURB & GUTTER NO SCALE

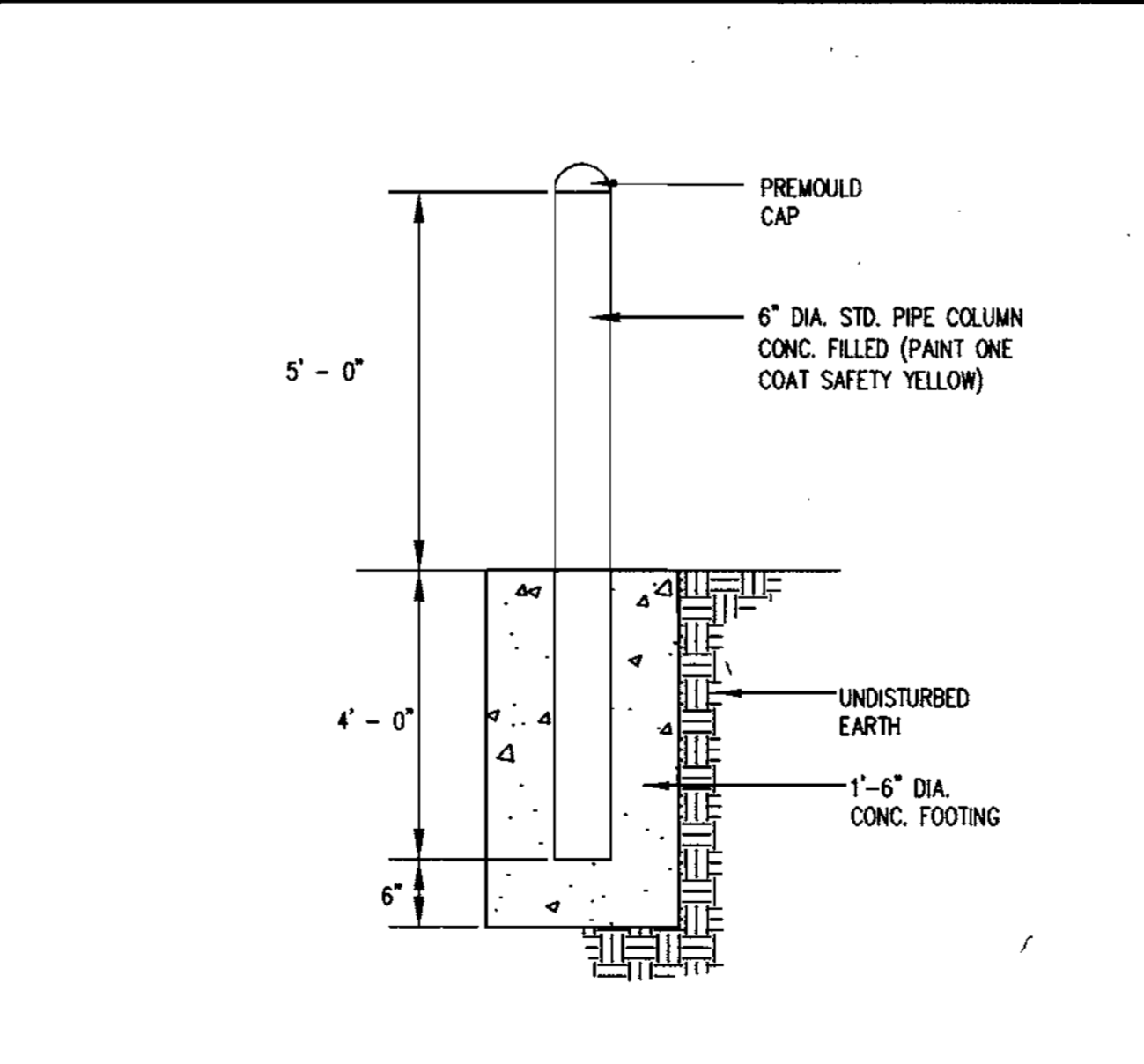
8 P-2 LIGHT DUTY PAVING NO SCALE

9 P-3 HEAVY DUTY PAVING NO SCALE

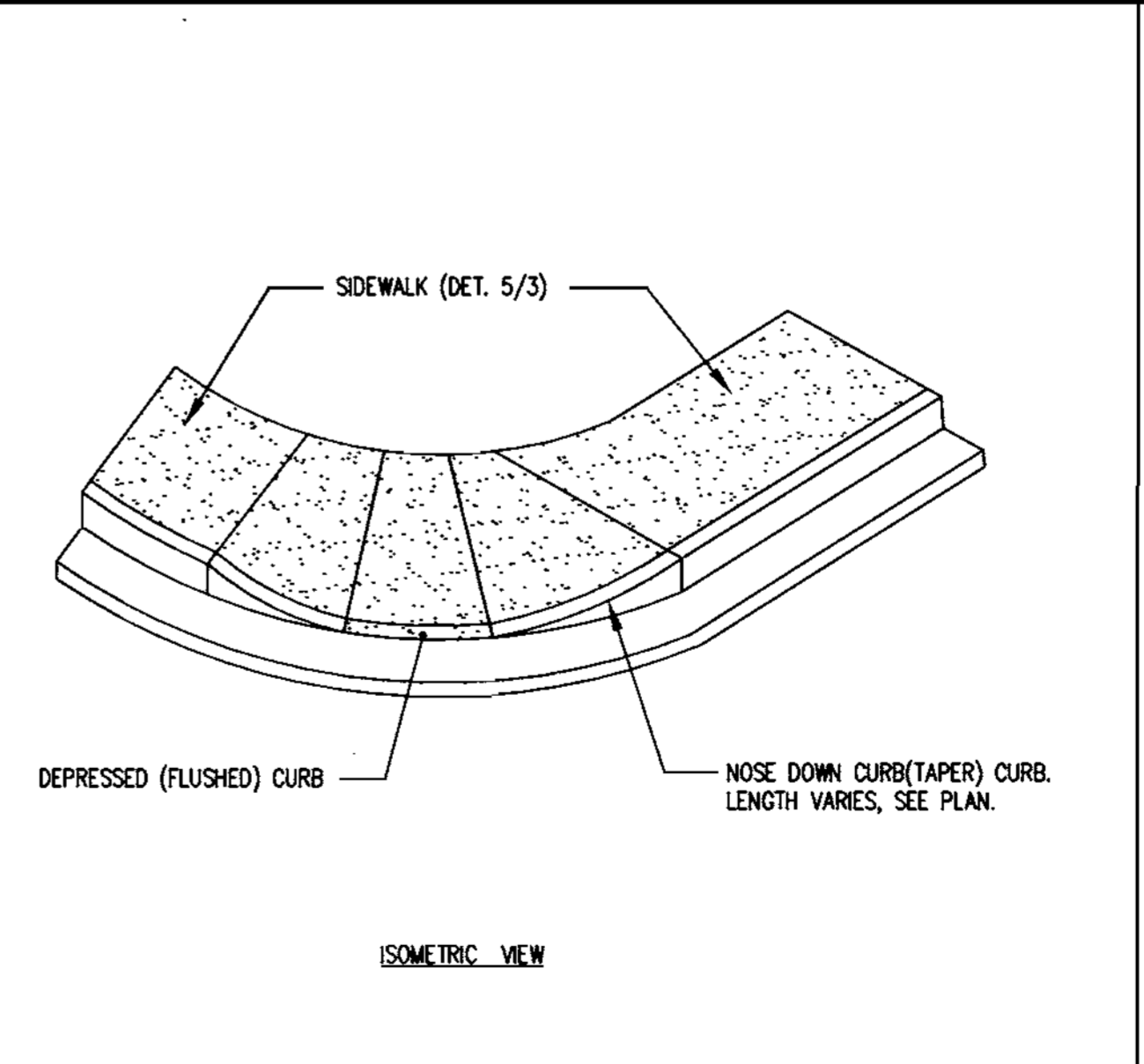
APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Denny Dorester County Health Officer 3/28/02
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David Davis Director 3/22/02
Cindy Hamrick Chief, Design and Development 3/22/02
Chris Williams Chief, Development Engineering Division 3/12/02



10 SPECIALTY PAVING CROSS WALK NO SCALE



11 BOLLARD DETAIL NO SCALE



12 TYPICAL CURB/NOSE DOWN TAPER @ INTERSECTION NO SCALE

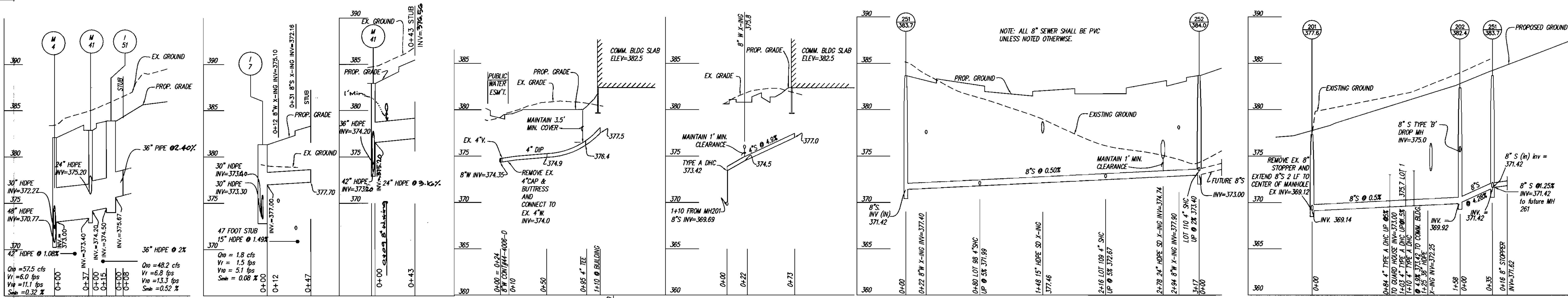
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 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-969-2524 FAX: 301-421-4185

DATE	REVISION	BY	APP'R

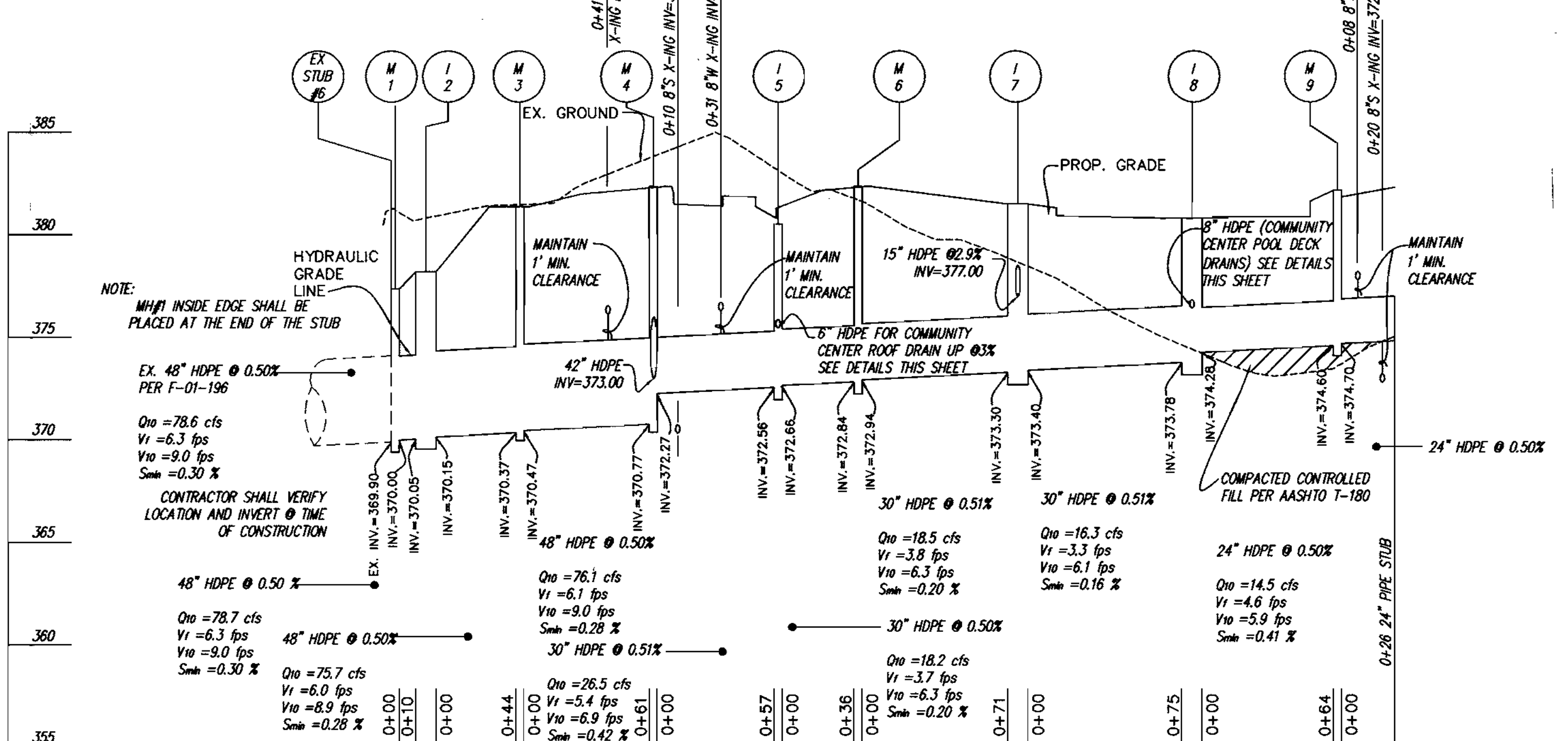
PREPARED FOR:
 (Owner/Developer)
 EXIT SEVEN LLC
 c/o Greenbaum & Rose Assoc., Inc.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Phone: 410-484-8400
 Attn: Mark Bennett or Charles O'Donovan

SITE DETAILS
THE ENCLAVE AT ELLICOTT HILLS
PARCEL 'A' - COMMUNITY CENTER
 PLAT No.s. 15317-15322
 ELLICOTT CITY ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	POR	00-050
DATE	TAX MAP - GRID	SHEET
26/FEB/02	17-17,18,24	3 of 7



NOTE: STORM DRAIN FLOW RATE, HYDRAULIC GRADIENT, VELOCITY, AND RELATED VALUES SHOWN HEREON ARE BASED ON COMPLETE DEVELOPMENT OF PARCEL A. SEE SITE DEVELOPMENT PLAN FOR PARCEL A (RESIDENCES) SDP-02-65 FOR FURTHER DETAILS.

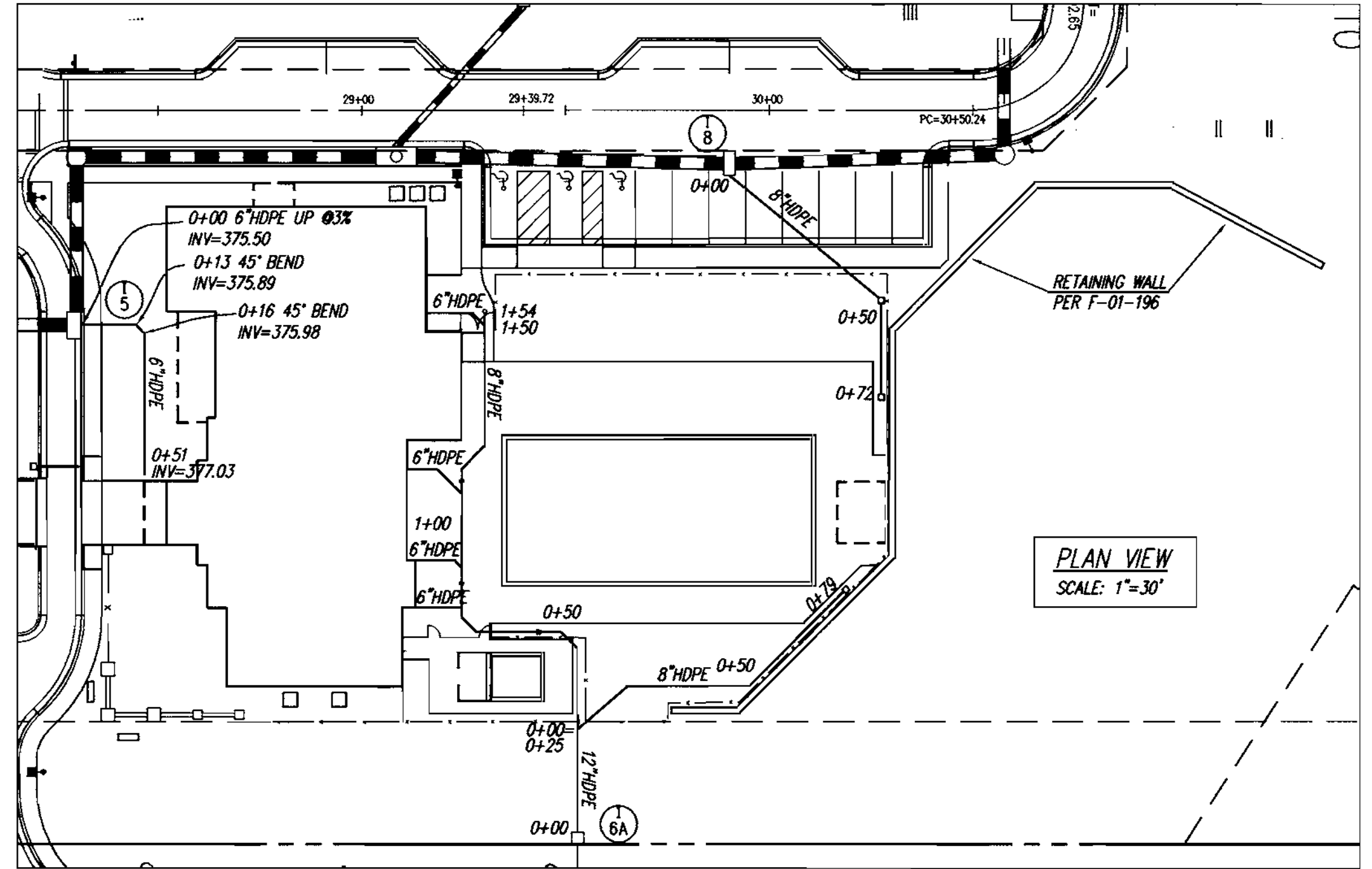


NOTE ALL PROFILE SCALES:
1" = 5' VERT.
1" = 50' HORIZ.

STRUCTURE SCHEDULE B

STATION	STRUCTURE TYPE	TOP GRADE	INVERT	SLOPE
04:00	EDGE OF S INLET 1-6A	378.00	378.55	
04:25	12" 45 DEGREE WYE	378.07	0.75%	
04:45	8" 45 DEGREE BEND	378.61	2.72%	
04:51	8" 45 DEGREE BEND	378.78	2.72%	
04:56	INLINE DRAIN	382.00	378.91	2.72%
04:71	8" 45 DEGREE BEND	377.32	2.72%	
04:77	8" 45 DEGREE BEND	377.48	2.72%	
04:79	8" 45 DEGREE BEND	377.54	2.72%	
04:85	8" 45 DEGREE BEND	382.27	377.70	2.72%
04:89	8" 45 DEGREE BEND	377.81	2.72%	
14:07	8" 45 DEGREE BEND	378.30	2.72%	
14:10	PATIO DRAIN	382.27	378.89	2.72%
14:13	8" 45 DEGREE BEND	378.46	2.72%	
14:21	8" 45 DEGREE BEND	378.68	2.72%	
14:48	8" 45 DEGREE BEND	378.41	2.75%	
14:50	8" 45 DEGREE BEND	379.47	2.72%	
14:54	CLEANOUT	382.10	379.58	2.72%
	FROM 12" 45 DEGREE WYE			
04:00	12" 45 DEGREE WYE	TOP GRADE	378.55	
04:01	12" 45 DEGREE WYE	378.08	0.75%	
04:16	8" 45 DEGREE BEND	378.19	0.75%	
04:46	8" 45 DEGREE BEND	378.41	0.75%	
04:79	INLINE DRAIN	381.90	378.61	0.50%

NOTES:
1. "PATIO DRAIN" TO BE NOS PART NO. 510R WITH SATIN BRASS 4" GRATE. ATTACH 4" PIPE FROM GRATE TO 8" PIPE PER ABOVE SCHEDULE WITH 4" 8" TEE. ALTERNATE APPROVED MANUFACTURER PERMITTED.
2. "WYE DRAIN" TO BE 8" STANDARD GRATE AND 8" WYE DRAIN BY WYLOFAST. 8" PIPE FROM GRATE TO TEE. TEE AT DISJOINTED INVERT OF DRAIN PIPE PER ABOVE SCHEDULE. ALTERNATE APPROVED MANUFACTURER PERMITTED.
3. "DRAIN BASIN" TO BE 12" STANDARD (SQUARE) 11-20 RATED GRATE AND DRAIN BASIN BY WYLOFAST. BODY TO HAVE 45 DEGREE CHANGE IN DIRECTION BETWEEN UPPER INVERT AND LOWER INVERT AS SHOWN ON PLAN. INVERT OF DRAIN PIPE PER ABOVE SCHEDULE. ALTERNATE APPROVED MANUFACTURER PERMITTED.



STRUCTURE SCHEDULE A

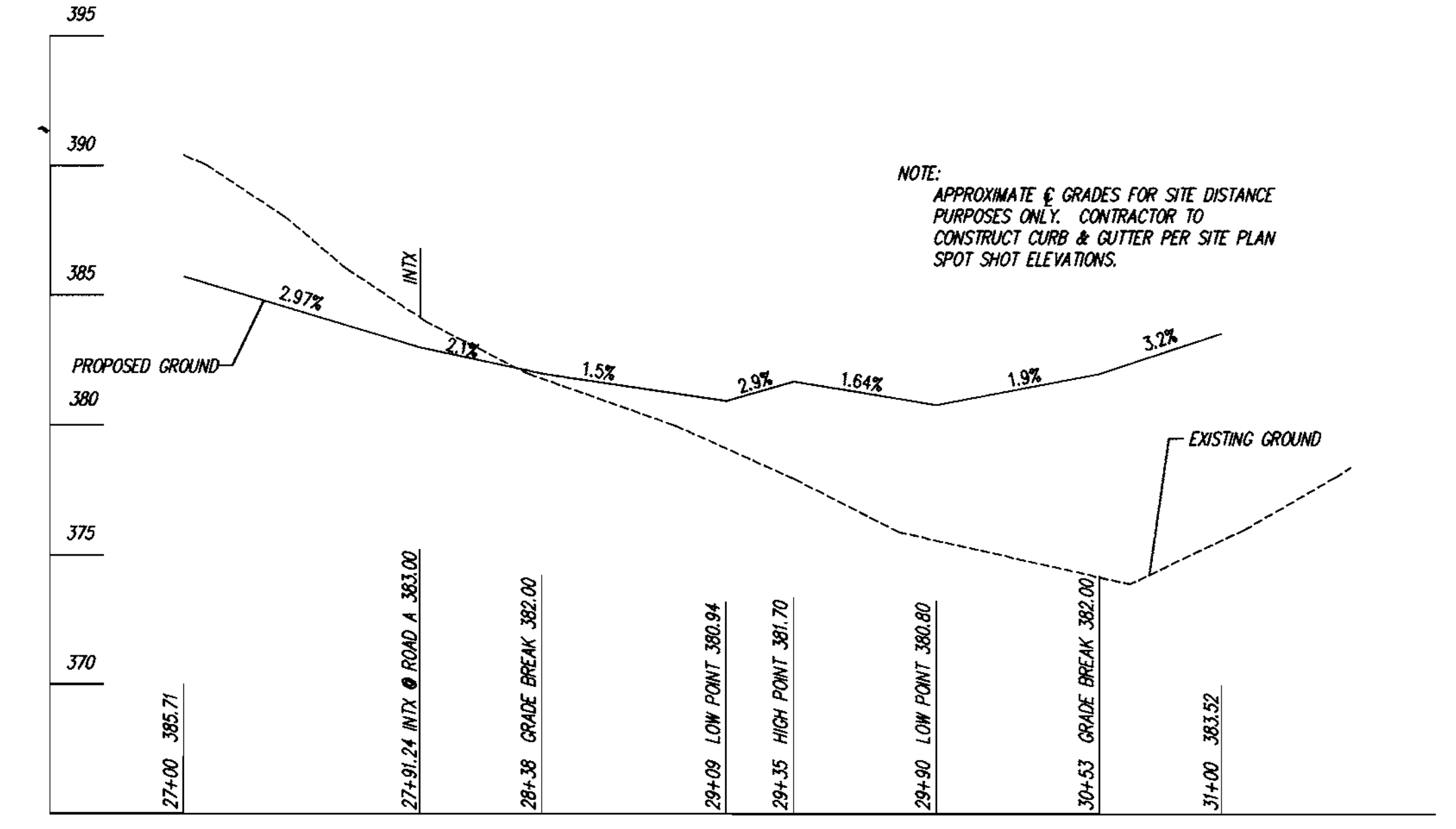
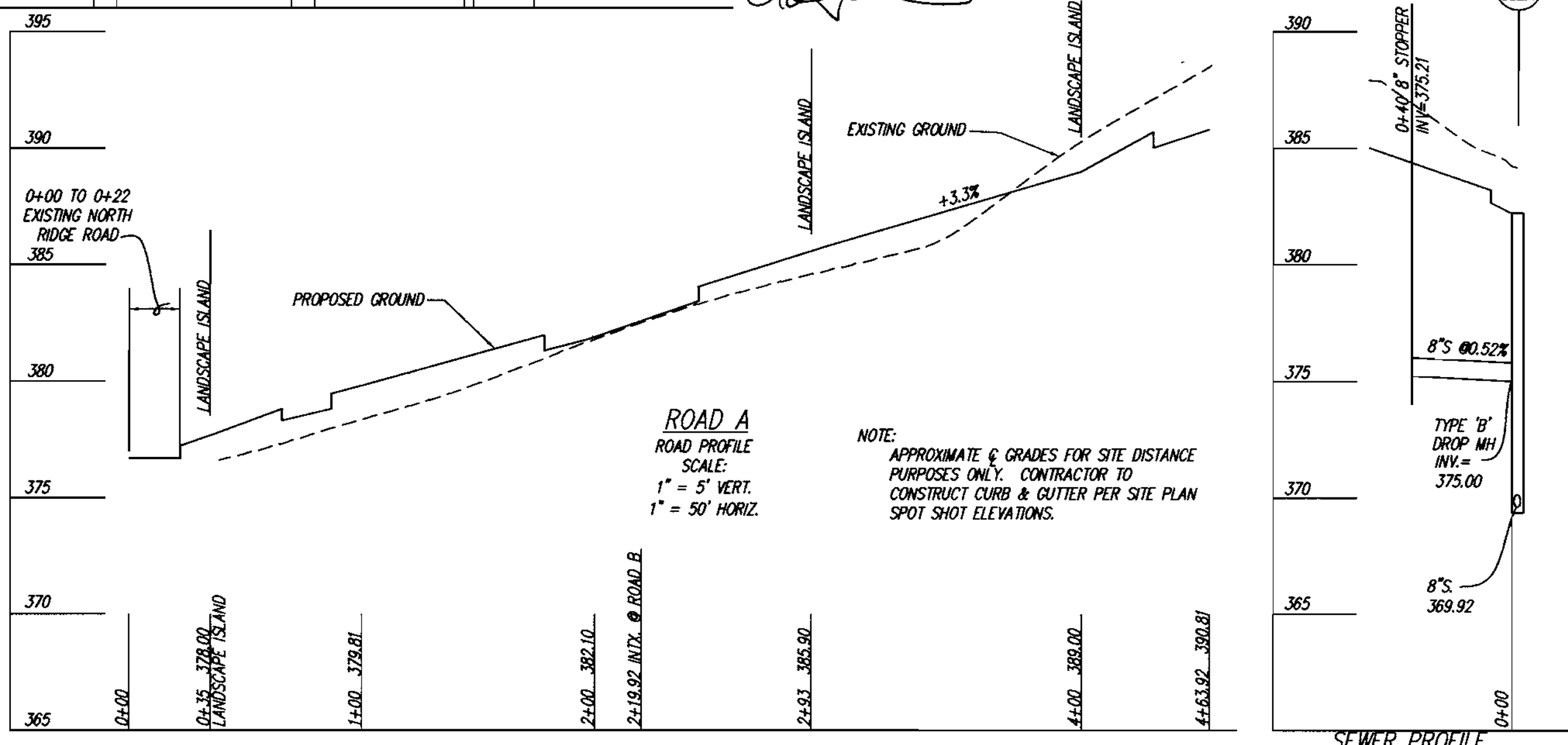
NO.	TYPE	INVERT ELEVATION		STD. DETAIL	LOCATION TO CENTERLINE OF STR. OR CENTERLINE OF INLET @ FACE OF CURB
		UPPER	LOWER		
1	PRECAST MH	6'-0"	377.45		EX 369.90 MD 384.05 0+43.31 17.00'LT
2	COS-10	6'-0"	378.40	378.15	370.15 370.05 MD-374.62 0+59.01 20.00'LT
3	PRECAST MH	6'-0"	380.30		370.47 370.37 MD 384.05 1+02.34 26.17'LT
4	PRECAST MH	6'-0"	382.00		372.27 370.77 MD 384.05 1+67.26 22.50'LT
5	DBL S INLET	3'-3"	381.00		372.68 372.58 SD 4.34 1+67.26 40.00'LT
6	PRECAST MH	5'-0"	382.35		372.94 372.84 G.5.13 28+30.07 11.45'RT
7	A-10	3'-6"	381.30		373.40 373.30 SD 4.02 29+08.50 9.00'RT
8	DBL S INLET	2'-7 1/2"	380.30		374.28 373.78 SD 4.23 29+90.17 13.00'RT
9	PRECAST MH	4'-0"	382.40		374.70 374.60 G.5.12 30+55.50 11.63'RT
41	PRECAST MH	6'-0"	383.20		374.20 373.40 MD 384.05 27+68.74 11.50'RT
51	A-10	4'-0"	384.63		384.38 375.67 374.50 SD 4.02 27+46.24 9.00'RT
6A	TYPE S INLET	2'-7"	378.00		375.55 EX 375.30 SD 4.22 30+55.00 42.00'LT

* NOTE: PRE-CAST ALTERNATIVES ARE ACCEPTABLE.*

PIPE SCHEDULE

SIZE	TYPE	LENGTH
6"	HDPE	103 LF
8"	HDPE	255 LF
12"	HDPE	25 LF
15"	HDPE	47 LF
24"	HDPE	133 LF
30"	HDPE	239 LF
36"	HDPE	23 LF
42"	HDPE	37 LF
48"	HDPE	172 LF

NOTE: ALL HDPE 8" AND LARGER SHALL BE AASHTO M 294-90 TYPE "S" (SMOOTH LINED).



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Date: 3/20/02
County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 3/22/02
Director

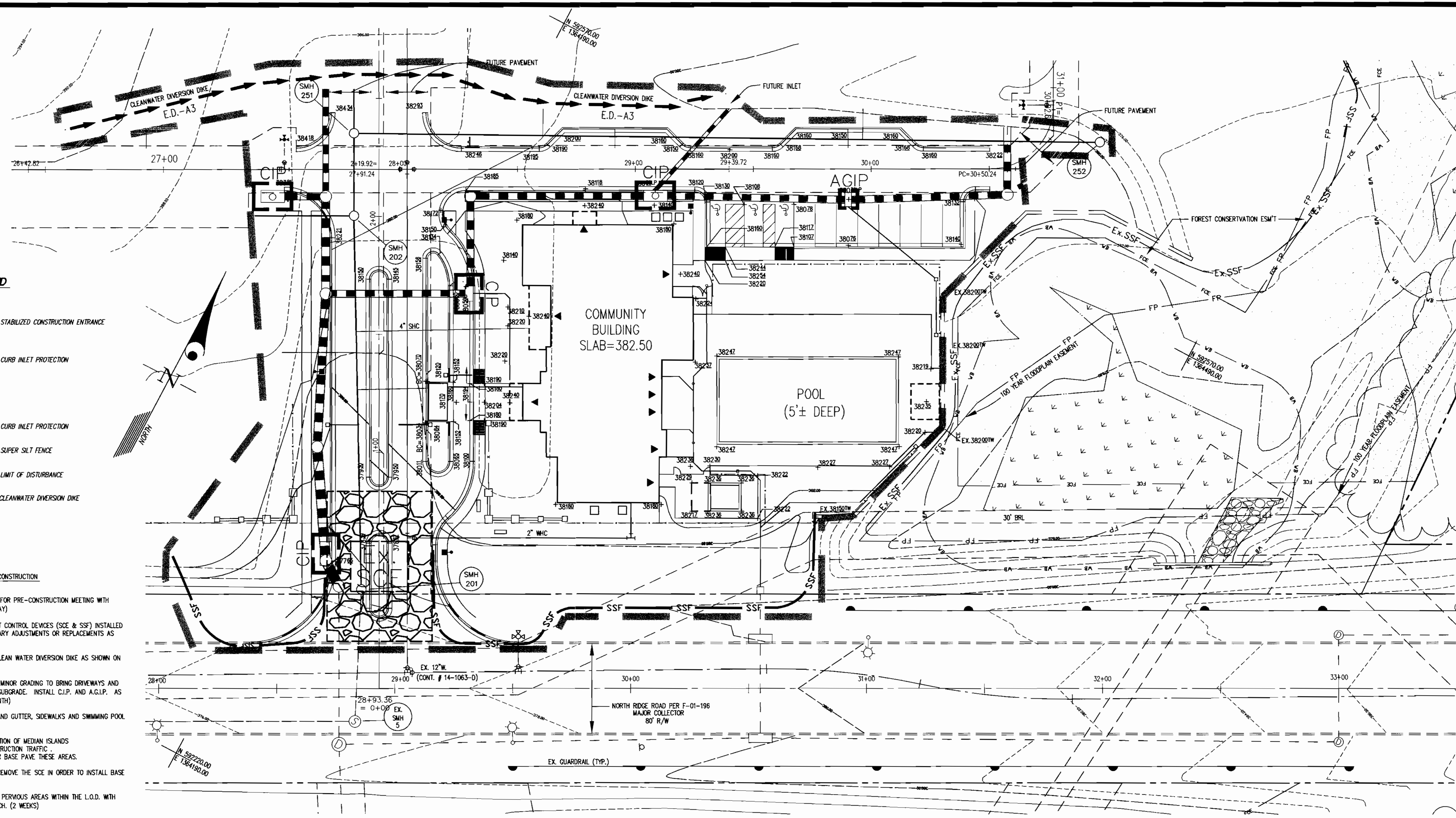
APPROVED: Chief, Division of Land Development
Date: 5/20/02
Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

THE ENCLAVE AT ELLICOTT HILLS
PARCEL 'A' - COMMUNITY CENTER
PLAT Nos. 15319 - 15323

SCALE: AS SHOWN
ZONING: POR
DATE: 26/FEB/02
TAX MAP - GRID: 17-17,18,24
G. L. W. FILE No.: 00-050
SHEET: 4 of 7

ELLICOTT CITY ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- CURB INLET PROTECTION
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CLEANWATER DIVERSION DIKE

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ARRANGE FOR PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR (SCI). (1 DAY)
 2. INSPECT AND REPAIR EXISTING SEDIMENT CONTROL DEVICES (SCE & SSF) INSTALLED UNDER F-01-196 AND MAKE ANY NECESSARY ADJUSTMENTS OR REPLACEMENTS AS NEEDED. (1 WEEK)
 3. INSTALL NEW SUPER SILT FENCE AND CLEAN WATER DIVERSION DIKE AS SHOWN ON THE PLANS. (1 WEEK)
 4. COORDINATE UTILITY INSTALLATIONS W/ MINOR GRADING TO BRING DRIVEWAYS AND BUILDING / POOL AREA TO APPROPRIATE SUBGRADE. INSTALL C.I.P. AND A.G.I.P. AS EACH INLET INLETS ARE INSTALLED. (1 MONTH)
 5. CONSTRUCT BUILDING, UTILITIES, CURB AND GUTTER, SIDEWALKS AND SWIMMING POOL FACILITY. (4 MONTHS)
- NOTE: DELAY THE INSTALLATION OF MEDIAN ISLANDS TO FACILITATE CONSTRUCTION TRAFFIC. TEMPORARILY SOD OR BASE PAVE THESE AREAS.
6. OBTAIN PERMISSION FROM THE SCI TO REMOVE THE SCE IN ORDER TO INSTALL BASE PAVING AT THE ENTRANCE. (2 WEEKS)
 7. VEGETATIVELY STABILIZE ALL REMAINING PEROUS AREAS WITHIN THE L.O.D. WITH SEEDING, LANDSCAPE PLANTINGS AND MULCH. (2 WEEKS)
 8. OBTAIN PERMISSION FROM THE SCI TO REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. (1 WEEK)
 9. INSTALL MEDIAN ISLAND (DELAYED IN #5 ABOVE), SURFACE COURSE PAVING AND STRIPE THE PARKING SPACES. (2 WEEKS)

NORTH RIDGE ROAD

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
Denny Boynton 3-28-02
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John Smith 3/22/02
 Director Date

Sandy Hamrick 3/22/02
 Chief, Division of Land Development Date

Mark Williams 3/12/02
 Chief, Development Engineering Division Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Jim Meyer 3/5/02
 Natural Resources Conservation Service Date

John K. Blanton 3/5/02
 Howard S.C.D. Date

ENGINEER'S CERTIFICATE

"I 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."

CKJ 2/28/02
 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"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 Maryland 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 HSCD."

Mark Williams 2-28-02
 Signature of Developer/Builder Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 (Owner/Developer)
 EXIT SEVEN LLC
 c/o Greenbaum & Rose Assoc., Inc.
 Suite 410, Woodbine Center
 1823 Reisterstown Road
 Baltimore, MD 21208
 Phone: 410-484-8400
 Attn: Mark Bennett or Charles O'Donovan

SEDIMENT & EROSION CONTROL PLAN
THE ENCLAVE AT ELLICOTT HILLS
PARCEL 'A' - COMMUNITY CENTER
 PLAT No. 15319-16223

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	POR	00-050
DATE	TAX MAP - GRID	SHEET
26/FEB/02	17-17,18,24	5 of 7

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES

- 1. This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplied of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.
2. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL 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 respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
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 textured 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 plant parts such as bermuda grass, quackgrass, Johnsongrass, nutedge, 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 tillage operations as described in the following procedures.
2. 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.
3. 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 of topsoil shall be not less than 1.5 percent by weight.
c. Topsoil having soluble salt greater than 500 parts per mill shall not be used.
d. No sod or seed shall be placed on soil which has been with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
VI. Topsoil Application
i. When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt 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 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.
iv. Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.
VII. 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.
d. Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding, MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

SEDIMENT CONTROL NOTES

- 1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 131-1880
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1,
b) 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 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 5), 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 permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
Total Area of Site (Parcel - A) : 44.55 ± Acres (Gross)
Area Disturbed : 1.46 ± Acres
Area to be seeded or paved : 0.89 ± Acres
Area to be vegetatively stabilized : 0.57 ± Acres
Total Cut : 600 ± Cu. Yds.
Total Fill : 600 ± Cu. Yds.
Off-site waste/borrow area location:
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 DPM 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 perimeter 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 3 pipe lengths or that which shall be backfilled and stabilized within one working day whichever is shorter.

** The area of disturbance for this SDP is within the L.O.D. of F-01-196 borrow area.

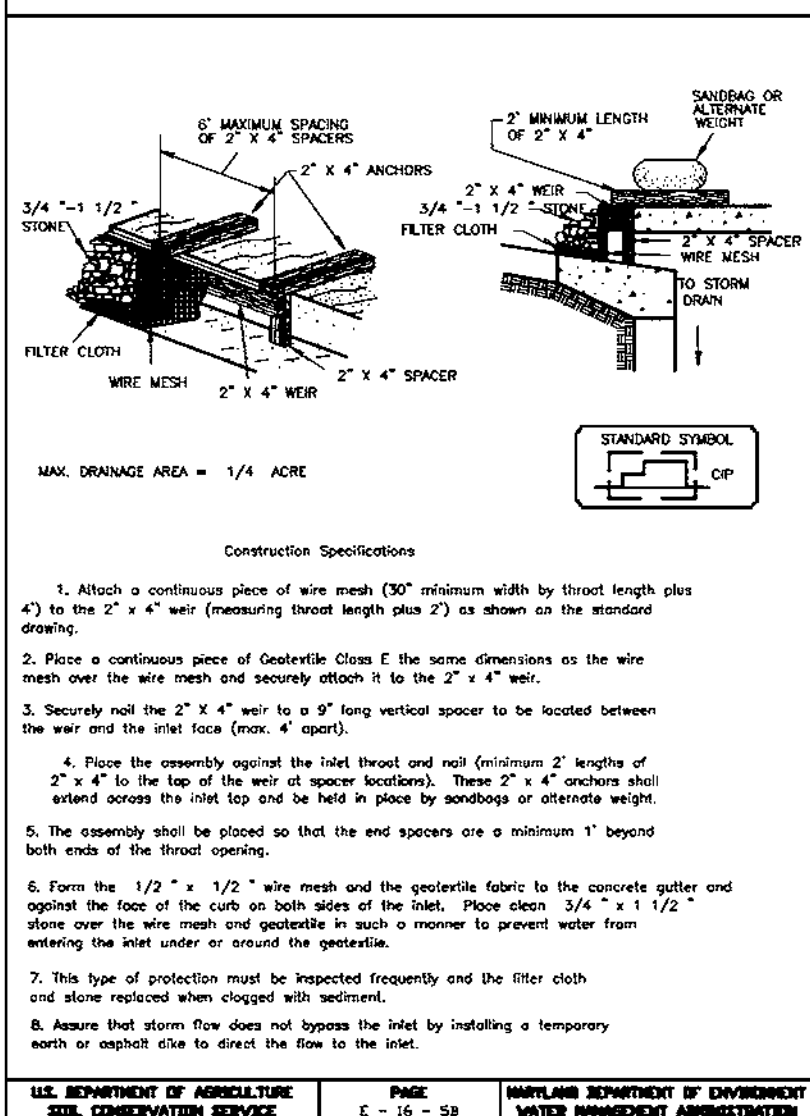
PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless 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 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaformal fertilizer (9 lbs/1000 sq ft).
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 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 seeded areas and make needed repairs, replacements and reseedings.

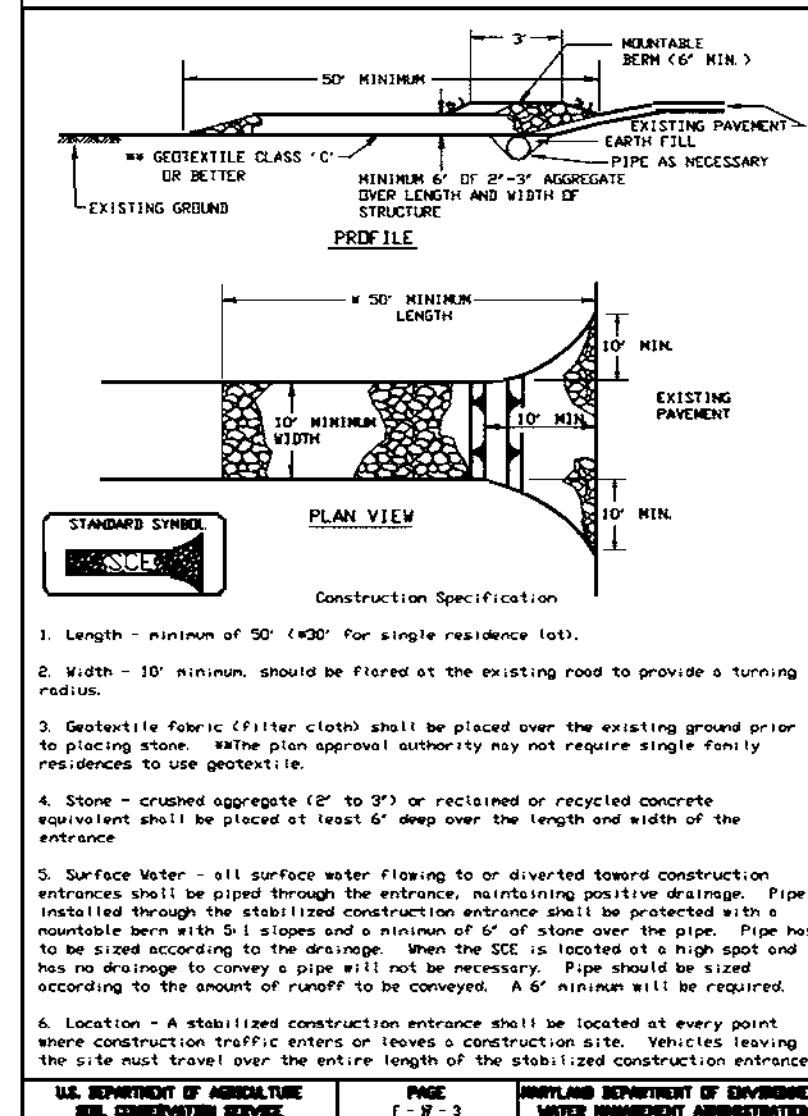
TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru 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 grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal 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.

DETAIL 23C - CURB INLET PROTECTION (ODG DR CDS INLETS)



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



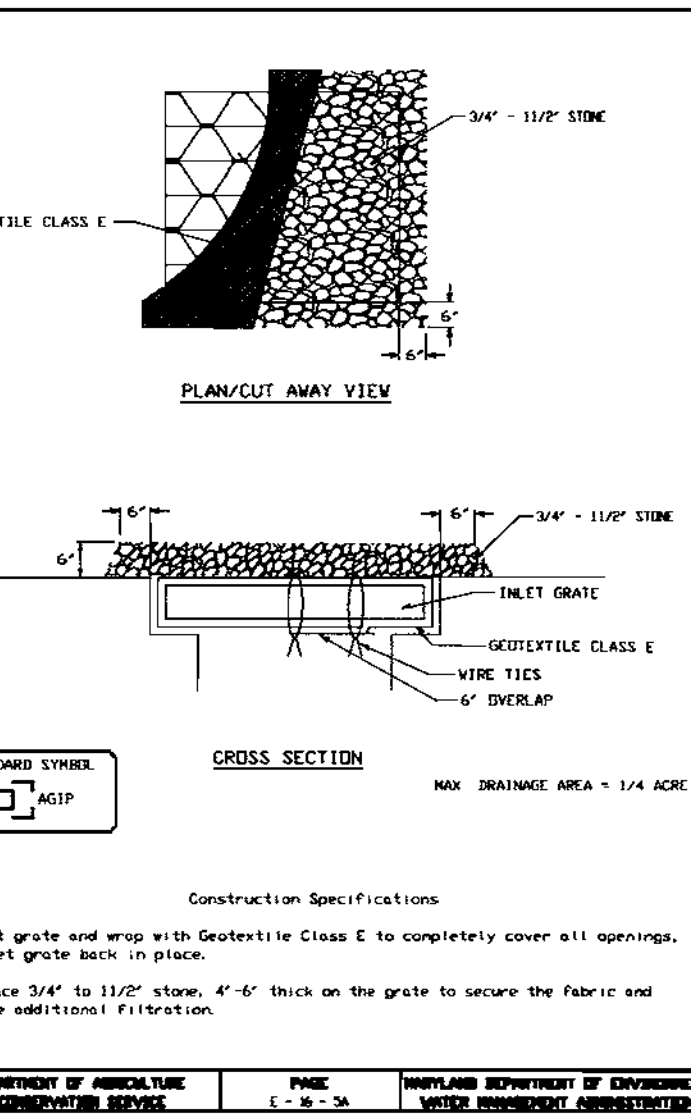
STABILIZED CONSTRUCTION ENTRANCE

Construction Specification
1. Length - minimum of 50' x 50' for single residence lots.
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric filter cloth shall be placed over the existing ground prior to placing stone. After plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 3:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the S.E.E. is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. 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.

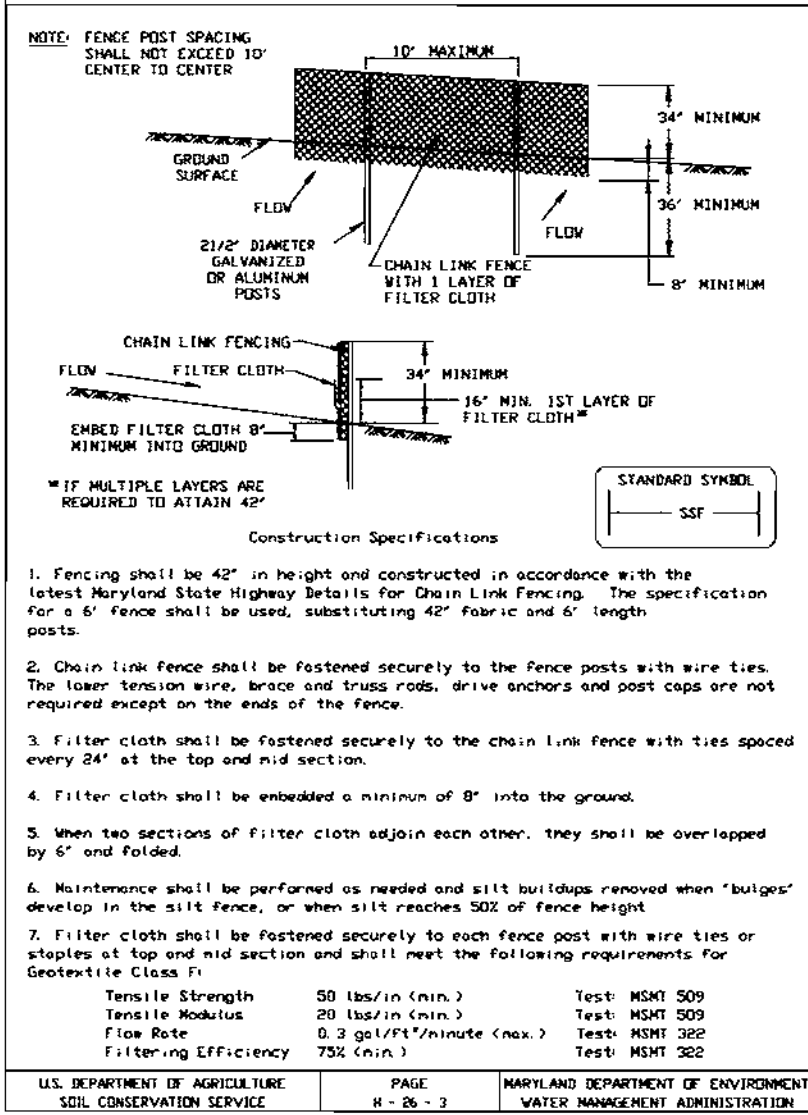
DUST CONTROL

Definition: Controlling dust blowing and movement on construction sites and roads.
Purpose: To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.
Conditions Where Practice Applies: This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.
Temporary Methods:
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be compacted or locked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Slope - To roughen surface and help hold it to the surface. This is an emergency measure which should be used before soil blowing starts. Begin placing on windward side of site. Chain-type pavers spaced about 12' apart, spring-loaded harrows, and similar pieces are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, tall fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.
Permanent Methods:
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Establish trees or large shrubs may afford adequate protection of full in areas.
2. Topsoiling - Covering with less erodible soil materials. See standards for topsoiling.
3. Stone - Cover surface with crushed stone or coarse gravel.

DETAIL 23B - AT GRADE INLET PROTECTION



DETAIL 33 - SUPER SILT FENCE



DEVELOPER'S/BUILDER'S CERTIFICATE

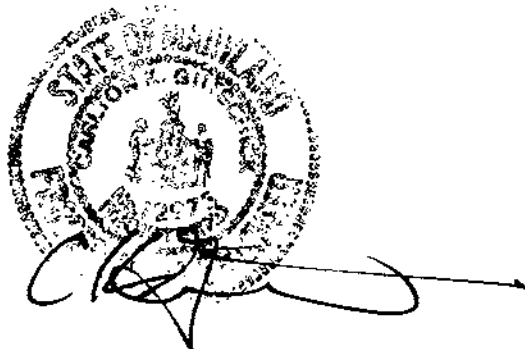
"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder: [Signature] 2-28-02 Date

ENGINEER'S CERTIFICATE

"I 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."

Signature of Engineer: [Signature] 2/28/02 Date



These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Signature of Reviewer: [Signature] 2/27/02 Date

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. County Health Officer: [Signature] 3-20-02 Date. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 3/22/02 Date. Chief, Division of Land Development: [Signature] 3/22/02 Date. Chief, Development Engineering Division: [Signature] 3/21/02 Date.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District. Signature: [Signature] 3/5/02 Date, Howard S.C.D.

GLW GUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK. BURTNSVILLE, MARYLAND 20866. TEL: 301-421-4024 BALTO: 410-885-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

PREPARED FOR:

(Owner/Developer) EXIT SEVEN LLC c/o Greenbush & Rose Assoc., Inc. Suite 410, Woodbine Center 1829 Redlands Road Baltimore, MD 21208 Phone: 410-481-5400 Attn: Mark Bennett or Charles O'Donovan

SEDIMENT & EROSION CONTROL NOTES

THE ENCLAVE AT ELLICOTT HILLS PARCEL 'A' - COMMUNITY CENTER PLAT No. 15319 - 15323

SCALE: Not To Scale ZONING: POB G. L. W. FILE No.: 00-050

DATE: 26/FEB/02 TAX MAP - GRID: 17-17, 18, 24 SHEET: 6 of 7

ELICOTT CITY ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

