

GENERAL NOTES

1. SITE ANALYSIS
 - a. TOTAL AREA OF PARCEL = 10.00 AC. ±
 - TOTAL AREA DEDICATED TO HOWARD COUNTY, MARYLAND = 0.12 AC. ±
 - TOTAL AREA FOR APTS. = 9.88 AC. ±
- b. PRESENT ZONING = R-A-1
- c. TOTAL NUMBER OF APARTMENT UNITS ALLOWED = 2,800
- d. TOTAL NUMBER OF APARTMENT UNITS PROVIDED = 22 EXISTING UNITS + 132 PROPOSED UNITS = 154 UNITS
- TWO BEDROOM UNIT (924 S.F.) = 127 UNITS
- TWO BEDROOM HANDICAPPED UNIT (924 S.F.) = 5 UNITS
- e. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- f. BUILDING COVERAGE = 0.14 (FLOOR AREA RATIO)

2. PARKING REQUIREMENTS

- a. TOTAL NUMBER OF PARKING SPACES REQUIRED IN ACCORDANCE WITH SECTION 23 OF THE HOWARD COUNTY ZONING REGULATIONS = 231 SPACES
- b. TOTAL NUMBER OF SPACES PROVIDED = 33 EX. SPACES + 198 PROPOSED = 231 TOTAL
- c. ALL PARKING SPACES TO BE 10' x 20', HANDICAPPED PARKING SPACES TO BE 12' x 20'

3. SEE SHEET NO. 1 OF 5 FOR REMAINING GENERAL NOTES AND DETAILS.

4. BENCH MARKS

- a. BENCH MARK 'D1' R.R. SPIKE IN UTILITY POLE ON NORTH SIDE OF FREDERICK ROAD ELEV. 368.70
- b. BENCH MARK 'F1' NORTHWEST CORNER OF STORM DRAIN GRATE ON EAST SIDE OF PLUMTREE DRIVE ELEV. 378.62

5. ALL CURBS TO BE STANDARD 7" COMBINATION CURB & GUTTER HOWARD COUNTY DRAWING D-40 PG. 95.

6. ALL OTHER CONSTRUCTION DETAILS SHALL CONFORM TO SHEETS 1 THROUGH 5 OF APPROVED SITE DEVELOPMENT PLAN NO. SDP 75-05 DATED 6/25/74.

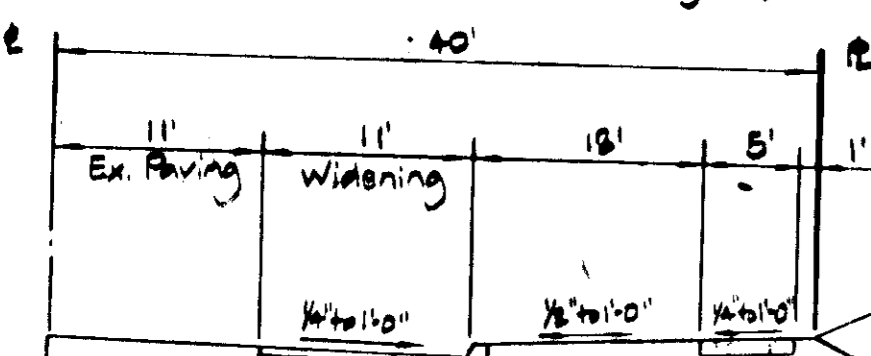
7. GRADIENTS ON ALL SIDEWALKS TO AND FROM HANDICAPPED APT. UNITS TO PARKING AREAS NOT TO EXCEED 3%. ALL RAMPS AT CURB SHALL BE PLACED ON SLOPES NOT EXCEEDING 12:1.

8. SEDIMENT AND EROSION CONTROL INSTALLATIONS SHOWN ON THE ORIGINAL SDP 74-05 SHEET 5 OF 5 SHALL BE REPAIRED OR REPLACED AS NECESSARY TO RESTORE THEM TO THEIR ORIGINAL CONDITION. SEDIMENT TRAPS SHALL BE CLEANED OF SEDIMENT AND THEIR CAPACITIES EXPANDED TO THE VOLUMES REQUIRED. PHASE 1 IN ESTIMATED SCHEDULE AND PHASING OF DEVELOPMENT SHOULD BE AMENDED TO THE FOLLOWING: "PURGRADE EXISTING SEDIMENT BASIN, IF NECESSARY, TO PROVIDE ADEQUATE VOLUME".

9. ALL OTHER CONSTRUCTION DETAILS SHALL CONFORM TO SHEETS 1 THROUGH 5 OF APPROVED SITE PLAN NO. SDP-74-05 DATED 6/25/74.

10. DENOTES LOCATION OF DOWNSPOUTS. POOR DRAINAGE SHALL BE DISCHARGED ON SURFACE USING CONCRETE SPLASH BLOCKS TO PREVENT EROSION AT OUTLET.

Pavement Section (D-5, Pg 60)



- 1/2" Bituminous Concrete Surface (Band C-3)
- 5" Bituminous Concrete Base-Grauel Mix (Band C-2) Placed in One Course
- Note: 1. Tack Coat in accordance with Section C-31-4 of the Howard County Road Construction Code and Standard Specifications.
2. Base will be primed in accordance with Section C-30-3 as provided in the Howard County Road Construction Code and Standard Specifications.
- 4" Concrete 5 inch Walk (D-116, Pg 125F) Standard 7" Combination Curb & Gutter (D-116, Pg 125F)
- Landscape Screening - 222 Plants Double staggered row of Evergreens 10' o/c, 6' min. height at planting

TYPICAL ROAD WIDENING FREDERICK ROAD

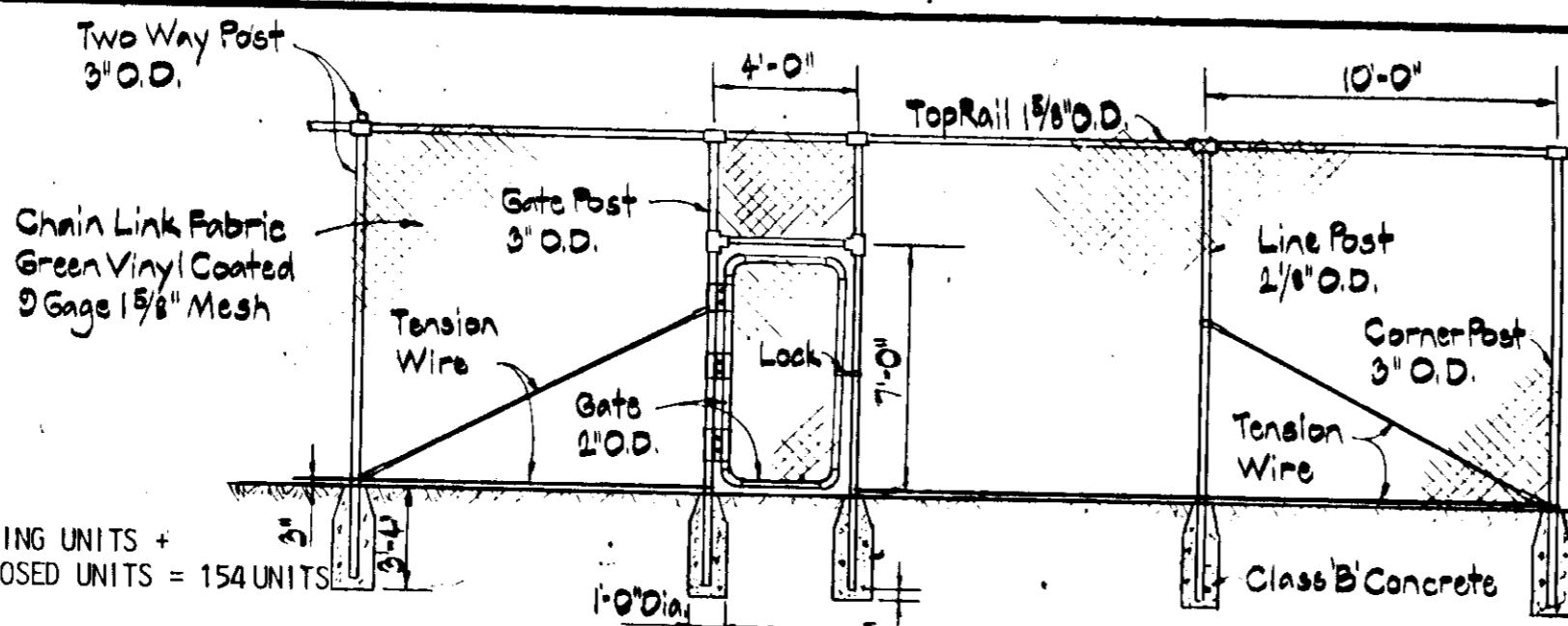
Not to Scale

SPECIAL NOTES:

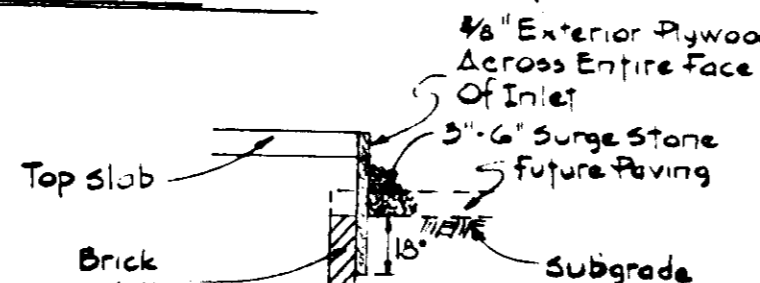
1. [Symbol] DENOTES HANDICAPPED PARKING SPACES TYPICAL DIMENSIONS = 12'-0" WIDE x 10'-0" DEEP
2. [Symbol] DENOTES WALKWAYS TO HANDICAPPED UNITS - MAXIMUM GRADIENT = 3%
3. [Symbol] DENOTES RAMP AT CURB MAXIMUM GRADIENT TO BE 1" IN 12" (8.33%).

SEDIMENT CONTROL NOTES:

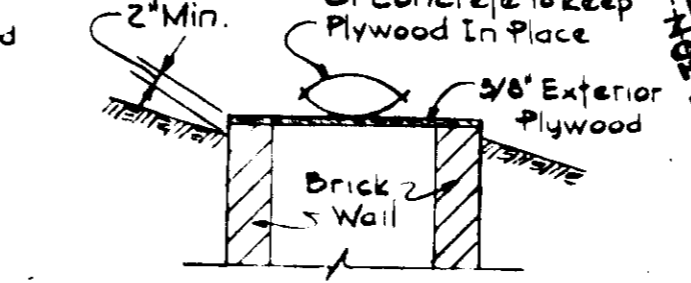
1. ALL DISTURBED AREAS WHICH ARE NOT TO BE IMPROVED BY PAVING, BUILDING CONSTRUCTION OR PERMANENT SEEDING SHALL BE PREPARED IN ACCORDANCE WITH SEDIMENT CONTROL NOTE #5 AND SEEDED USING THE FOLLOWING TEMPORARY SEED MIXTURE: ITALIAN OR PERENNIAL RYEGRASS @ 40#/ACRE.



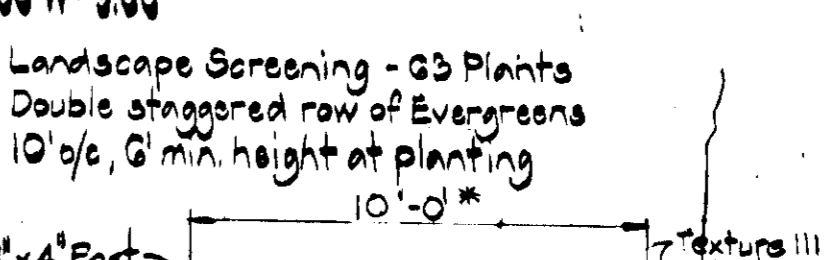
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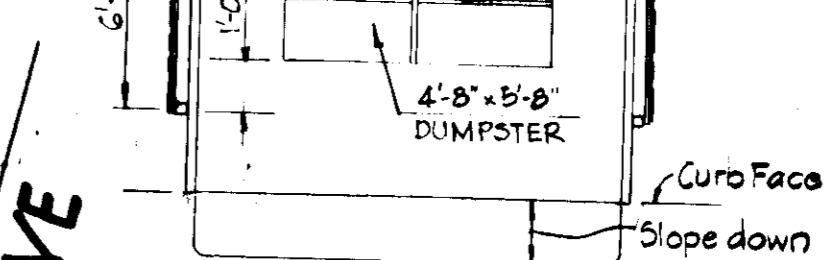
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No Scale



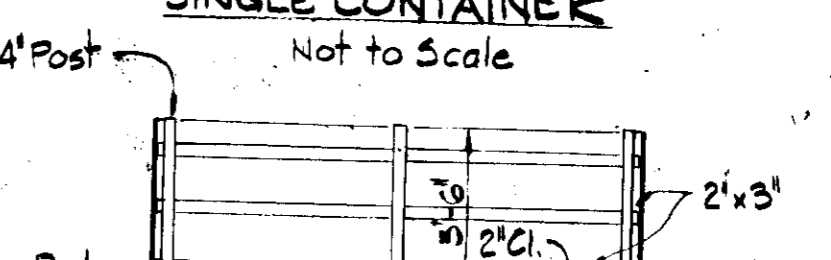
TYPE 'C' & 'S' GRATE INLET PROTECTION DETAIL
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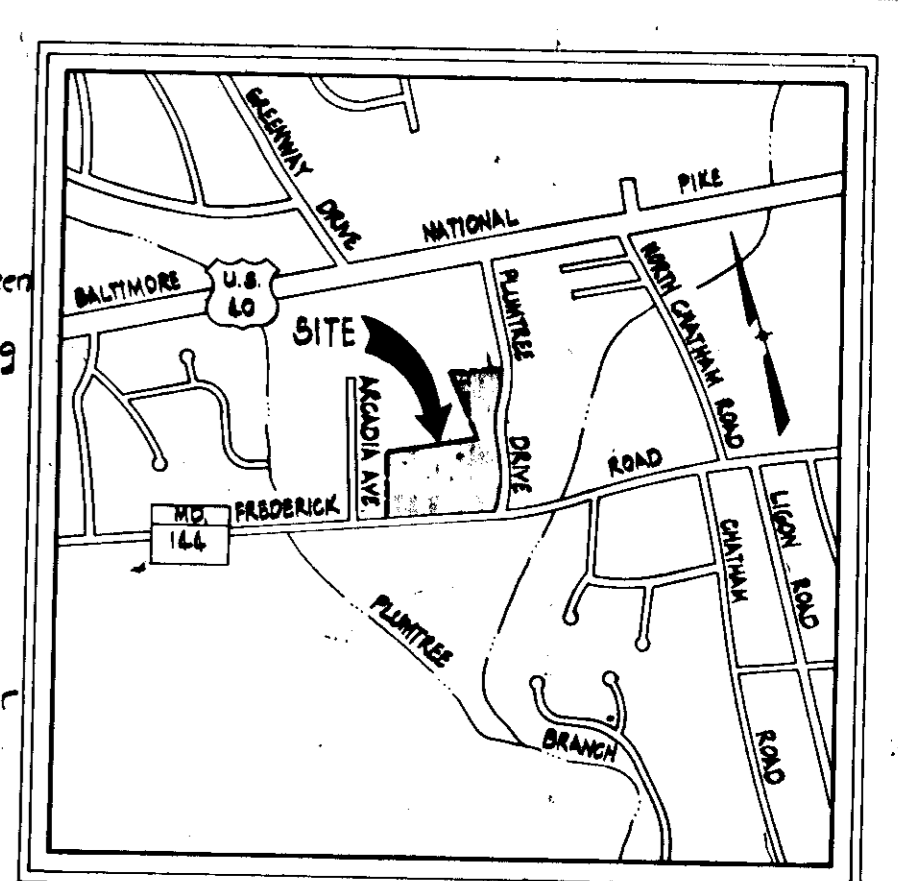
REFUSE COLLECTION AREA DETAIL
Not to Scale



SINGLE CONTAINER DETAIL
Not to Scale



PROFILE
Not to Scale



VICINITY MAP
Scale: 1"=1200'

HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS:

Signature: *John D. Myers* DATE: 7-27-77

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

APPROVED: *John D. Myers* DATE: 7-27-77

DEVELOPER:

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

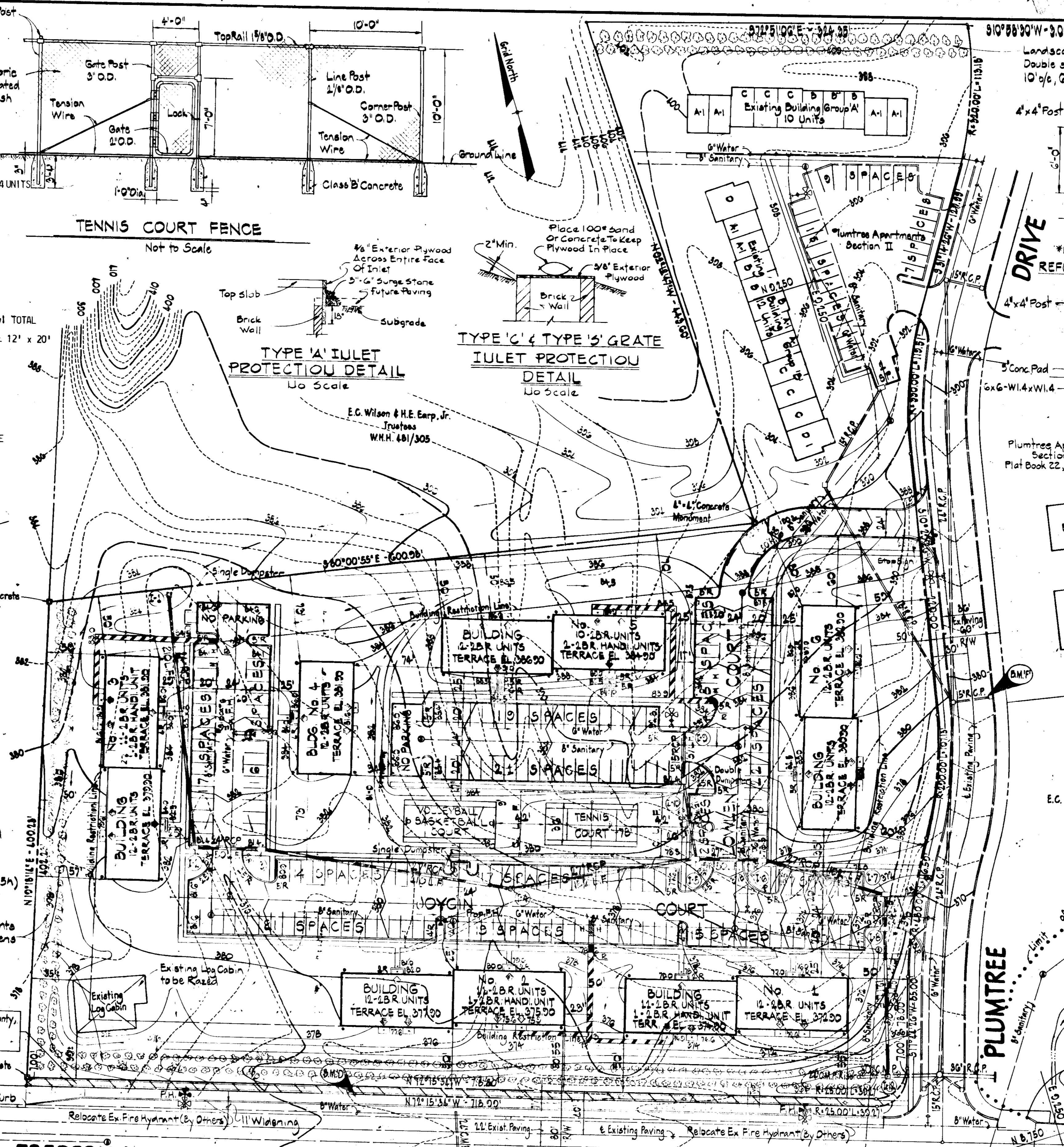
Signature: *Ronald R. Klop* DATE: 7-1-77

PROFESSIONAL ENGINEER:

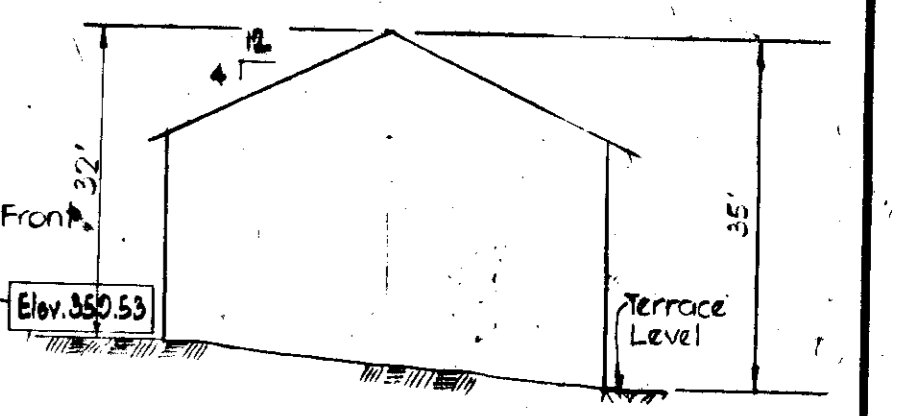
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Ray S. Weinel, Jr.* DATE: 7-1-77

RAY S. WEINEL, JR., REG. NO. 4182



PLAN
Scale: 1"=50'



SCHEMATIC BUILDING PROFILE
Not to Scale

APPROVED: For public water, public sewerage, storm drainage systems & roads.

Howard County Department of Public Works

Signature: *R. H. McCreland* DATE: 8/1/77

Chief, Bureau of Highways

APPROVED: Howard County Office of Planning and Zoning

Signature: *[Signature]* DATE: 8/1/77

Chief, Division of Land Development & Transportation Planning

APPROVED: For public water and public sewerage systems. Howard County Health Department.

Signature: *[Signature]* DATE: 8-8-77

County Health Officer

Signature: *[Signature]* DATE: 8-8-77

REG. NO. 8182

PURDUM & JESCHKE

CONSULTING ENGINEERS

LAND SURVEYORS

1023 North Calvert Street
Baltimore, Maryland 21202 301/837-0184

| NO. | DATE | BY | DESCRIPTION |
|-----|---------|--------|------------------------------|
| 1 | 4/25/77 | B.D.B. | County Comments dated 4/6/77 |
| 2 | 5/23/77 | B.D.B. | Relocate Fire Hydrant |

DESIGNED: R.D. BURTON

DRAWN: B.D. BURTON

CHECKED: R.R. GARTER

SCALE: AS NOTED

DATE: JAN., 1977

REVISION TO APPROVED SDP-74-05

PLUMTREE APARTMENTS

SECTION II

REVISED SITE DEVELOPMENT PLAN

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP NO. 24 PART OF PARCEL NO. 1045

OWNER & DEVELOPER:
Glenwood Realty Company
7778 New York Lane
Glen Burnie, Maryland 21061 301/766-8366

SHEET NO.
1 of 1

1-A of 5