

SITE DEVELOPMENT PLANS

THE BLUFFS AT ELLICOTT MILLS

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

A REVISION TO SDP 89-237

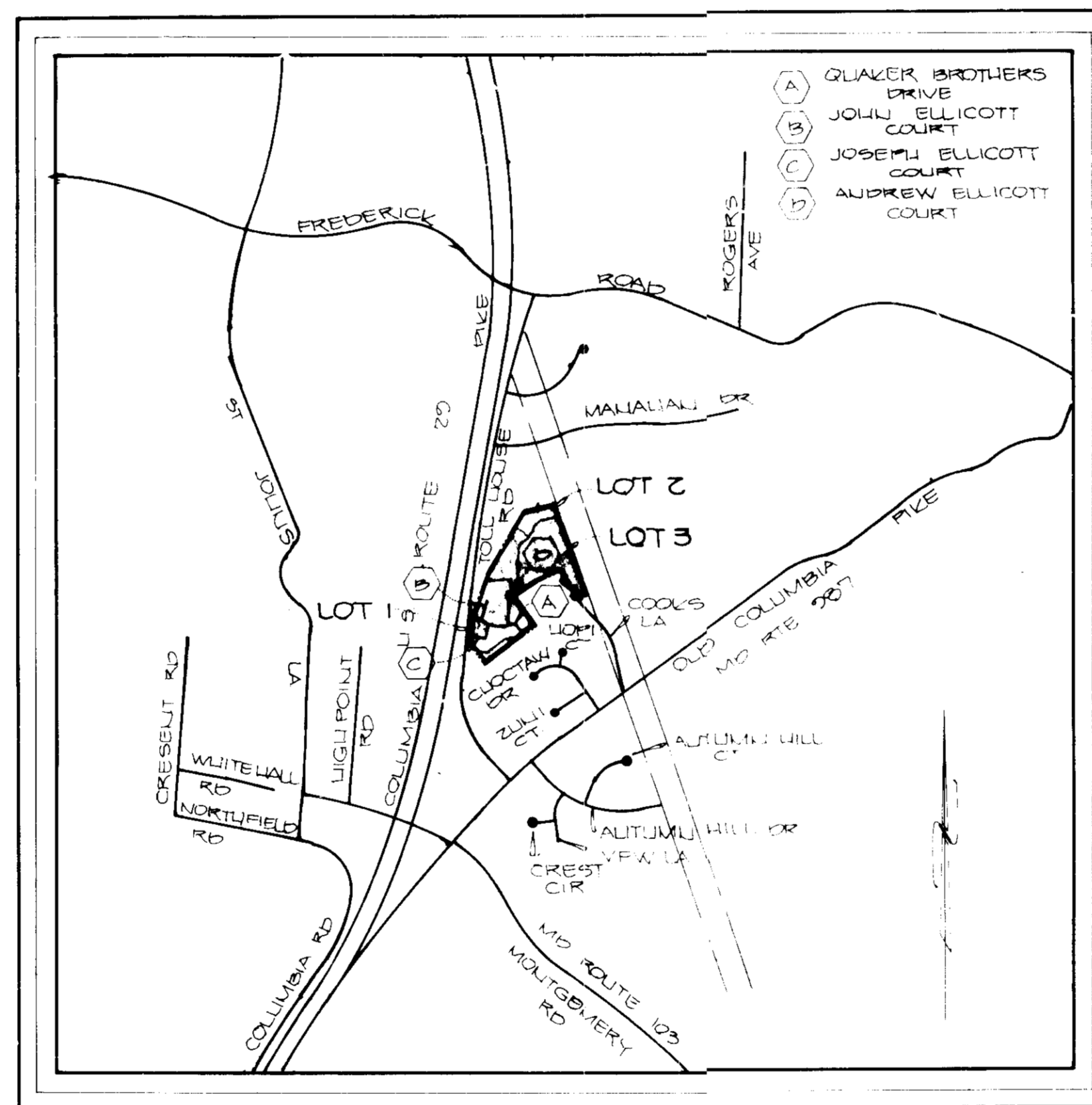
36	8617	"	"
35	8615	"	"
34	8613	"	"
33	8611	"	"
32	8607	"	"
31	8605	"	"
30	8603	"	"
29	8601	JOSEPH ELLICOTT DR.	"
28	8620	"	"
27	8622	"	"
26	8624	"	"
25	8626	"	"
24	8627	"	"
23	8625	"	"
22	8623	"	"
21	8621	QUAKER BROTHERS DR.	"
20	8600	"	"
19	8602	"	"
18	8604	"	"
17	8606	"	"
16	8605	"	"
15	8607	"	"
14	8609	"	"
13	8611	"	"
12	8615	"	"
11	8617	"	"
10	8619	"	"
9	8621	"	"
8	8625	"	"
7	8627	"	"
6	8629	"	"
5	8631	ANDREW ELLICOTT DR.	"
4	8608	"	"
3	8606	"	"
2	8604	JOHN ELLICOTT CT.	"
1	8609	QUAKER BROTHERS DR.	"

BENCH MARKS:

BM #1 ELEVATION 340.27
TRAVERSE STA "T-4" 1/2" REBAR WITH
RED CAP LOCATED 4' OFF EDGE OF PAVING
AT & STA 2+42 ALONG TOLL HOUSE ROAD

BM #2 ELEVATION 330.04
TRAVERSE STA "T-3" 1/2" REBAR WITH
RED CAP LOCATED ALONG TOLL HOUSE ROAD
APPROXIMATELY 100' NORTH OF PROPOSED
INTERSECTION OF QUAKER BROTHER DRIVE
AND TOLL HOUSE ROAD

2-5-91



VICINITY MAP
SCALE 1" = 1200'

SHEET INDEX

1. TITLE SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. NOTES AND DETAILS
5. LANDSCAPE PLAN
6. LANDSCAPE PLAN

GENERAL NOTES

1. THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO REVISE THE TYPICAL BUILDING FOOTPRINT. CONSTRUCTION OF ALL IMPROVEMENTS EXCEPT BUILDINGS AND LANDSCAPING HAVE BEEN COMPLETED SEE S.D.P. 89-237, F 89-158 AND CONTRACT NO. 14-1955-D-W-S.
2. SUBJECT PROPERTY ZONED R-ED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT) PER 8/3/85 COMPREHENSIVE ZONING PLAN.
3. TOTAL AREA OF 18.5 ACRES ±.
4. TOTAL NUMBER OF UNITS ALLOWED: 37 (2 UNITS/GROSS AREA 2X18.5 ACRE = 37.) FOR LOTS 1, 2, 3 LOT 3 NOT PART OF SUBMISSION
5. TOTAL NUMBER OF UNITS PROPOSED = 36 (FOR PROJECT AREA ONLY) LOTS 1, 2
 - A. TOTAL AREA OF LOTS 1 AND 2 = 8.10 AC. ±.
 - B. TOTAL AREA OF LOTS 1 AND 2 = 12.10 AC. ±.
 1. LOT 1 = 6.37 AC. ±.
 2. LOT 2 = 5.73 AC. ±.
7. PROPERTY COVERAGE FOR STRUCTURES 40% PER ZONING REGULATION.
 - A. SQUARE FOOTAGE OF TYPICAL BUILDING FOOTPRINT IS 680 SQ.FT.*
 - B. TOTAL BUILDING COVERAGE IS 24,480 SQ.FT. OR 0.56 AC. ±.
 - C. PERCENTAGE OF COVERAGE IS 6.91% (0.56 AC. ± - 8.10 AC. ± = 6.91%)
8. TOTAL NUMBER PARKING SPACES REQUIRED: 72 (2 SPACES/ UNITS = 2 X 36 = 72 SPACES). (FOR PROJECT AREA ONLY).
9. TOTAL NUMBER OF PARKING SPACES PROVIDED: 85.
10. STORMWATER MANAGEMENT FOR THIS PROJECT IS ON LOT NO. 2 OF THIS SUBDIVISION AND HAS BEEN CONSTRUCTED SEE F 89-158, PLAT 8801
11. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SUBDIVISION
12. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 301-313-2455.
13. EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
14. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE (3) DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
15. ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
16. ALL INTERIOR ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.
17. THIS PLAN IS SUBJECT TO P.B. CASE NO. 246, S 89-14, P 89-40, SDP 89-237, F 89-158, CONTRACT NO. 14-1955-D AND WP 90-11 (WAIVER FOR SIDEWALKS ALONG ROAD APPROVED - NOVEMBER 2, 1989).
18. THE PROPERTY IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 8801.
19. TYPICAL HOUSE DIMENSIONS, SCHEMATIC PROFILES ARE SHOWN ON SHEET NO. 4
20. SUBJECT PROPERTY IS LOCATED ON TAX MAP NO. 24 GRID 18 PARCEL NO. 904.

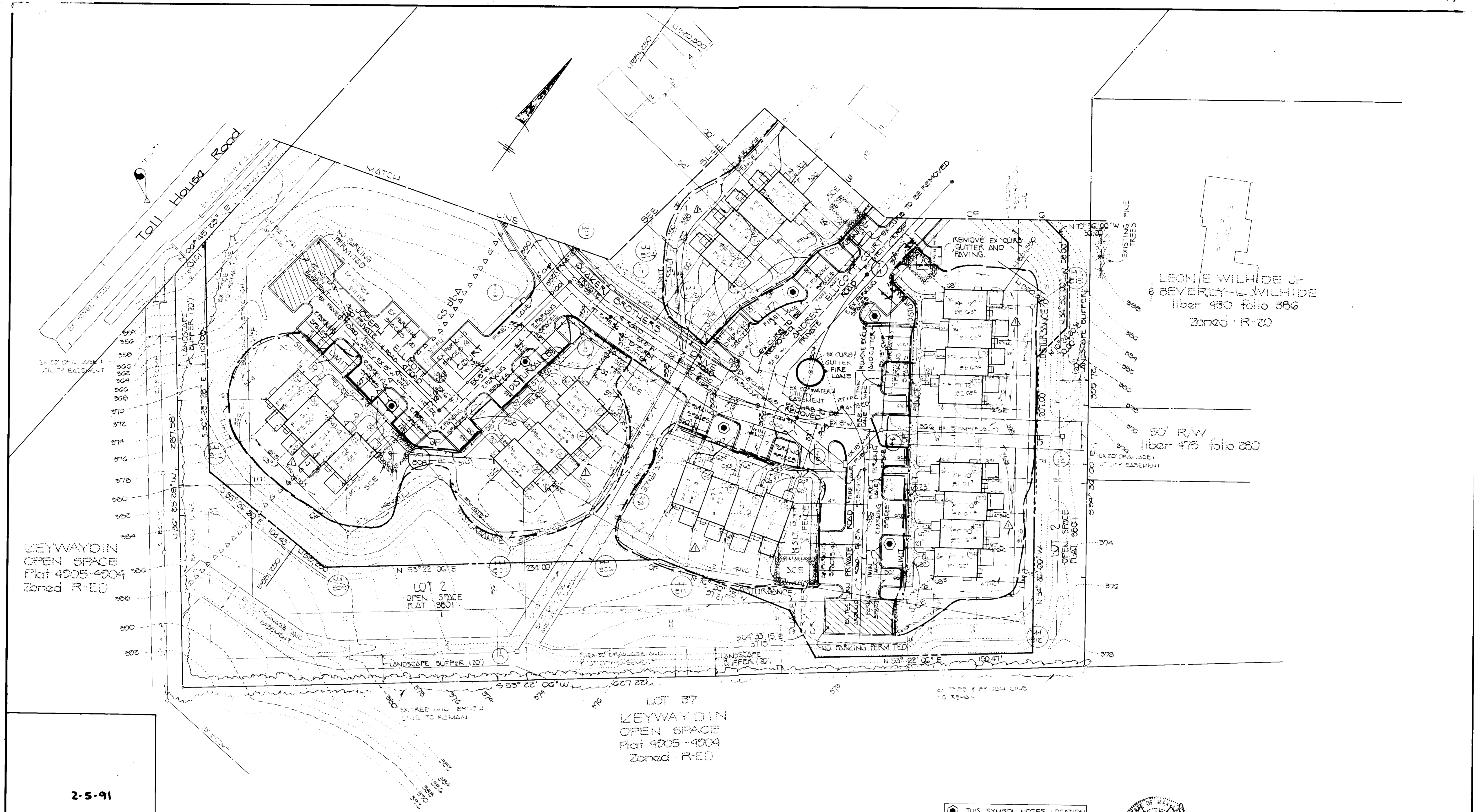
GEN03.BLU D-15 1/91

* INCLUDED ARE ALL OVERHANGS (ROOF AND SECOND FLOOR)



OWNER AND DEVELOPER
THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP
C/O LAND DESIGN AND DEVELOPMENT
SUITE 210 10005 HICKORY RIDGE ROAD
COLUMBIA MD 21044

<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS SUITE 100, 9171 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (301)461-2855</p>	<p>ENGINEER'S CERTIFICATE I HEREBY 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.</p> <p><i>Chad Cole</i> SIGNATURE OF ENGINEER 2/18/91 DATE</p>	<p>DEVELOPER'S CERTIFICATE "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."</p> <p><i>James M. Heltz</i> SIGNATURE OF DEVELOPER 2/18/91 DATE</p>	<p>REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS</p> <p><i>James M. Heltz</i> 2/22/91 SOIL CONSERVATION SERVICE DATE</p> <p>THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT</p> <p><i>John L. Phetaro</i> 2/21/91 HOWARD SOIL CONSERVATION DISTRICT DATE</p>	<p>APPROVED: DEPT. OF PLANNING AND ZONING</p> <p><i>James B. Heltz</i> 4/1/91 PLANNING DIRECTOR DATE</p> <p><i>James B. Heltz</i> 3/28/91 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE</p> <p>APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS</p> <p><i>James B. Heltz</i> 3/21/91 HEALTH OFFICER DATE</p>	<p>APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.</p> <p><i>James B. Heltz</i> 3/2/91 DIRECTOR, PUBLIC WORKS DATE</p> <p><i>James B. Heltz</i> 3-11-91 CHIEF, BUREAU OF ENGINEERING DATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">PROPERTY/SUBDIVISION</td> <td colspan="2">SECTION/AREA</td> <td>LOT NO</td> </tr> <tr> <td colspan="2">THE BLUFFS AT ELLICOTT MILLS</td> <td colspan="2">1 and 2</td> <td>1 and 2</td> </tr> <tr> <td>PLAT NO / L.F.</td> <td>BLOCK NO.</td> <td>ZONE</td> <td>TAX / ZONE</td> <td>ELEC. DIST.</td> </tr> <tr> <td>8801</td> <td>18</td> <td>R-ED</td> <td>24</td> <td>SECOND</td> </tr> <tr> <td colspan="2">WATER CODE</td> <td>F 04</td> <td colspan="2">SEWER CODE 14D100</td> </tr> </table>	PROPERTY/SUBDIVISION		SECTION/AREA		LOT NO	THE BLUFFS AT ELLICOTT MILLS		1 and 2		1 and 2	PLAT NO / L.F.	BLOCK NO.	ZONE	TAX / ZONE	ELEC. DIST.	8801	18	R-ED	24	SECOND	WATER CODE		F 04	SEWER CODE 14D100		<p>Δ REVISION TO SDP 89-237 LOTS 1 AND 2 SITE DEVELOPMENT PLAN THE BLUFFS AT ELLICOTT MILLS UNITS 1, 36 2nd ELECTION DISTRICT TAX MAP NO. 24 GRID 18 PARCEL 904 HOWARD COUNTY, MARYLAND DECEMBER 12, 1990 SHEET 1 OF 6</p>
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WATER CODE		F 04	SEWER CODE 14D100																												



LEONIE WILHIDE JR
BEVERLY G. WILHIDE
liber 430 folio 386
Zoned R-20

50' RAW
liber 475 folio 280

KEYWAY 'DIN'
OPEN SPACE
Plat 4905-4904
Zoned R-ED

LOT 2
OPEN SPACE
PLAT 8801

LOT 37
KEYWAY 'DIN'
OPEN SPACE
Plat 4905-4904
Zoned R-ED

2-5-91

NUMBER	DATE	REVISION
1	7-30-91	ADD REAR WOOD DECK FIRST FLOOR

THIS SYMBOL NOTES LOCATION OF RESIDENTIAL REFUSE COLLECTION.



OWNER AND DEVELOPER
THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP
C/O LAND DESIGN AND DEVELOPMENT
SUITE 210 10005 WICKORY RIDGE ROAD
COLUMBIA MD. 21044

REVISION TO SDP 59-237

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS SUITE 100, 9171 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (301) 461-2855	ENGINEER'S CERTIFICATE I HEREBY 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: <i>James P. Collins</i> DATE: 2/18/91	DEVELOPER'S CERTIFICATE I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. SIGNATURE OF DEVELOPER: <i>James P. Collins</i> DATE: 2/18/91	REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS <i>James P. Collins</i> 2/22/91 DATE: 2/22/91 SOIL CONSERVATION SERVICE	APPROVED DEPT. OF PLANNING AND ZONING <i>James P. Collins</i> 4/11/91 DATE: 4/11/91 PLANNING DIRECTOR <i>James P. Collins</i> 4/11/91 DATE: 4/11/91 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS. <i>James P. Collins</i> 2/12/91 DATE: 2/12/91 DIRECTOR, PUBLIC WORKS <i>James P. Collins</i> 3-11-91 DATE: 3-11-91 CHIEF, BUREAU OF ENGINEERING	PROPERTY/SUBDIVISION THE BLUFFS AT ELLICOTT MILLS PLAT NO./L.F. 8801/1 BLOCK NO. 18 ZONE R-20 TAX/ZONE ELEC. DIST. 2 CENSUS TR. 2025 WATER CODE F-04 SEWER CODE 140100	LOTS 1 AND 2 SITE DEVELOPMENT PLAN THE BLUFFS AT ELLICOTT MILLS UNITS 1-30 2nd ELECTION DISTRICT TAX MAP 24 GRID 10 PARCEL 20A HOWARD COUNTY, MARYLAND SHEET 7 OF 8 DECEMBER 12, 1990
	APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS <i>James P. Collins</i> 2/21/91 DATE: 2/21/91 HEALTH OFFICER						

- CONSTRUCTION SEQUENCE**
- OBTAIN GRADING PERMIT.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN.
 - CONSTRUCT SILT FENCE AS SHOWN ON PLAN.
 - EXISTING SEDIMENT CONTROL MEASURES AS CONSTRUCTED BY F 89-158 AND UTILIZED ON THIS PLAN SHALL BE REGRADED AND RESEDED WITH TEMPORARY SEEDING MEASURES AS NECESSARY.
 - THIS PLAN WILL UTILIZED EXISTING TEMPORARY STORM WATER MANAGEMENT FACILITY. THE CONTRACTOR SHALL RECONSTRUCT FACILITY AS PER DESIGN BY F 89-158.
 - CONSTRUCT BUILDINGS.
 - FINE GRADE SITE TO ELEVATION AS SHOWN ON PLAN.
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON, AFTER EACH RAINFALL AND ON A DAILY BASIS. SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY STORM WATER MANAGEMENT FACILITY WHEN THE CLEANOUT ELEVATION HAVE BEEN REACHED. CLEANOUT ELEVATION = 334.68.
 - THE TEMPORARY STORM WATER MANAGEMENT FACILITY AND POND SHALL BE DEMATERED BY PUMPING.
 - REMOVE SEDIMENT FROM ROADWAYS AND DRESS STONE CONSTRUCTION ENTRANCE AS REQUIRED.
 - FLUSH STORM DRAIN SYSTEM TO REMOVE ANY TRAPPED SEDIMENT.
 - REMOVE STONE CONSTRUCTION ENTRANCES.
 - ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED BY PERMANENT SEEDING.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAY FOR PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1;
 - 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - TEMPORARY STORM WATER MANAGEMENT FACILITY SHALL BE CONVERTED TO PERMANENT FACILITY WHEN UPLAND AREAS HAVE BEEN STABILIZED WITH PERMANENT SEEDING AND WITH THE PERMISSION OF THE SEDIMENT AND EROSION CONTROL INSPECTOR.

2-5-91

NUMBER	DATE	REVISION
1	7-30-91	ADD NEAR WOOD DECK FIRST FLOOR

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY 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.

Charles
 SIGNATURE OF ENGINEER
 2/18/91
 DATE

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

James
 SIGNATURE OF DEVELOPER
 2/18/91
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James
 SIGNATURE
 2/12/91
 DATE

SOIL CONSERVATION SERVICE

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

John
 SIGNATURE
 2/18/91
 DATE

DISTRICT HOWARD SOIL CONSERVATION DISTRICT

APPROVED DEPT. OF PLANNING AND ZONING

James
 SIGNATURE
 4/1/91
 DATE

PLANNING DIRECTOR

Mark
 SIGNATURE
 2/21/91
 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

James
 SIGNATURE
 3/21/91
 DATE

HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

James
 SIGNATURE
 3/4/91
 DATE

DIRECTOR, PUBLIC WORKS

Michael
 SIGNATURE
 3-11-91
 DATE

CHIEF, BUREAU OF ENGINEERING

PROPERTY/SUBDIVISION
 THE BLUFFS AT ELLICOTT MILLS

SECTION/AREA
 1 AND 2

LOT NO
 2

PLAT NO./L/E
 8001

BLOCK NO.
 10

TAX/ZONE
 RED 24

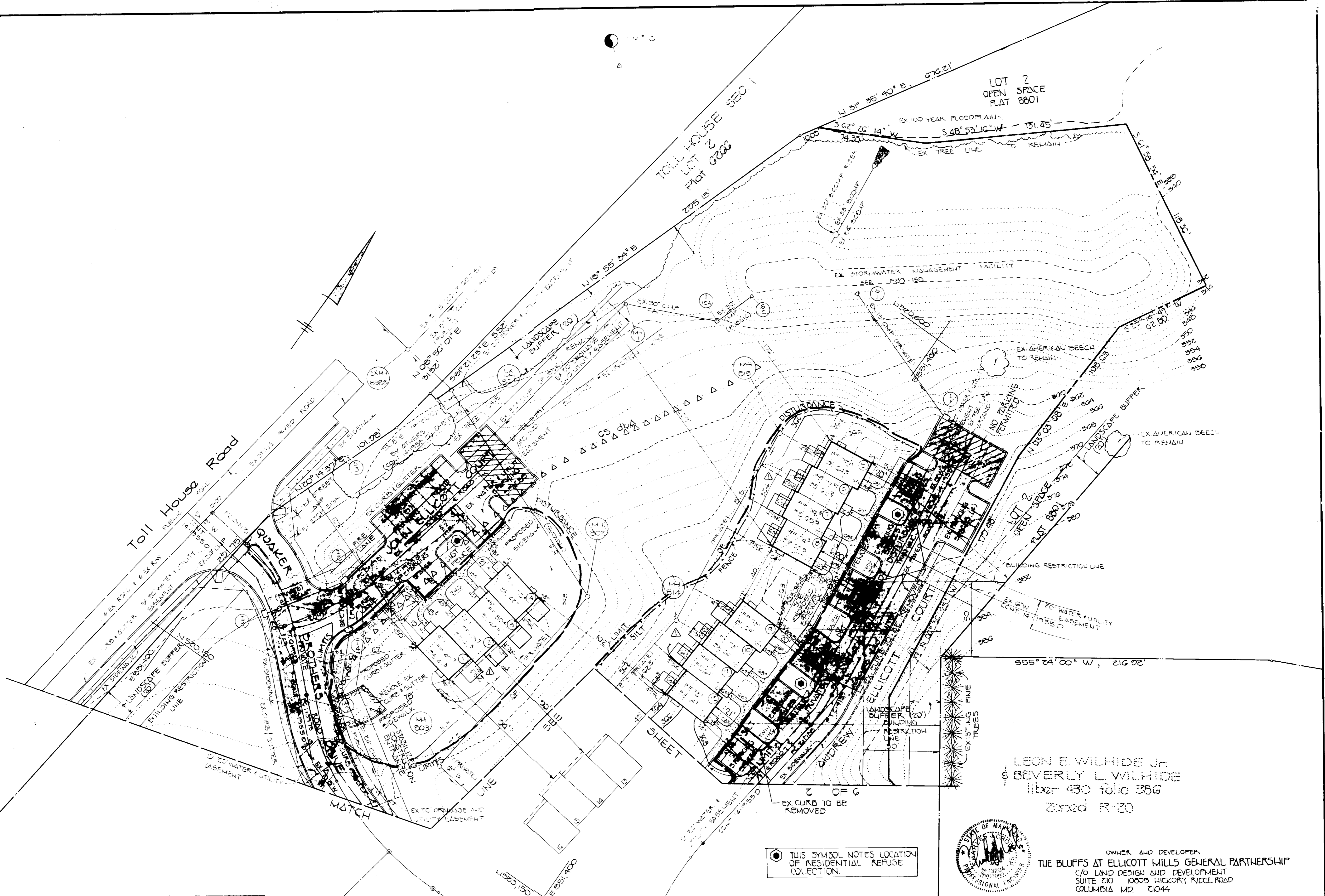
ELEC. DIST.
 2nd

CENSUS TR.
 6025

WATER CODE
 F-04

SEWER CODE
 1401C0

2 REVISION TO SDP 89-237
 LOTS 1 AND 2
SITE DEVELOPMENT PLAN
THE BLUFFS AT ELLICOTT MILLS
 UNITS 1-30
 2nd ELECTION DISTRICT
 TAX MAP: 21 810-10 PARCEL: 904
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=50'
 SUBSET 3 OF 6
 DECEMBER 12, 1990
 SDP 91-70



LEON E. WILHIDE JR.
 & BEVERLY L. WILHIDE
 LIBER 430 FOLIO 356
 Zoned R-20

THIS SYMBOL NOTES LOCATION OF RESIDENTIAL REFUSE COLLECTION.

POSTING OF FIRE LANES ON COMMERCIAL PRIVATE PROPERTY
MARKING - METHOD 1

Where a curb exists along a designated Fire Lane, common "Red Traffic Paint" will be used to paint the entire top and vertical surface of the curb. The painted surface will extend for the full length of the designated Fire Lane. This type of paint is readily obtainable from the Baltimore Paint and Chemical Company or any similar source dispensing special-use paints. Paint may be applied by either brush or spray application. Roll-on applications are not recommended.

At each end of the Fire Lane, within the red painted area, the legend, NO PARKING - FIRE LANE, will be painted in white letters no less than three inches (3") high on top of the curb. This legend will also be repeatedly placed at approximately equal spacing along the entire painted curb top surface at a separation distance of twenty (20') (20' ± 3'). This legend shall also be placed on the vertical face of the curb on 20-foot centers offset by 10 feet with respect to the above markings on the top surface. However, in no event shall there be less than two such markings on the top of curb and one on vertical face.

To aid in the "first time" placement of the NO PARKING - FIRE LANE legend on the curb, the Department of Public Works will make stencils available for use at the location noted below. A returnable for use of \$10.00 will be required when stencil deposit.

DEPARTMENT OF PUBLIC WORKS
 TRAFFIC DIVISION
 GEORGE HOWARD BUILDING
 1430 COURT HOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043

- NOTE: 1. Deposits will be held for a maximum of three (3) months before depositing.
 2. Since the painting and stenciling will require annual renewal and since the Department cannot make stencils available for repeat use, the Company is advised to arrange for the acquisition of their own permanent use stencils.
 3. Because of past experiences in obtaining timely annual repainting and stenciling of Fire Lane curbs and therefore effective enforcement, it is strongly recommended that Marking Method 2 be used to ensure the presence of adequate full time Public Works.

MARKING - METHOD 2

Unless specifically directed by the Fire Administrator, the erection of Fire Lane signs and Tow Away Zone signs shall be at the option of the property owner. In the event signs are erected, they must meet the following criteria:

- A. SPECIFICATIONS
 1) Fire Lane Signs
 a) Size - 12" wide x 18" high
 b) Alternance when specified: 24" wide x 30" high
 c) Thickness - .080"
 d) Material - Aluminum
 e) Color - Reflective red letters and border on a reflective white background
 f) Lettering - NO PARKING (3") FIRE LANE (2") DIRECTIONAL ARROW (1 1/2")

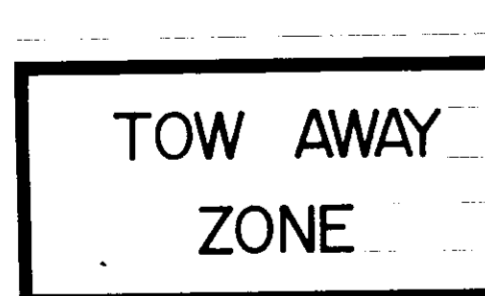
NOTE: The use of international symbol type signs is not authorized.

2) Tow Away Zone Signs

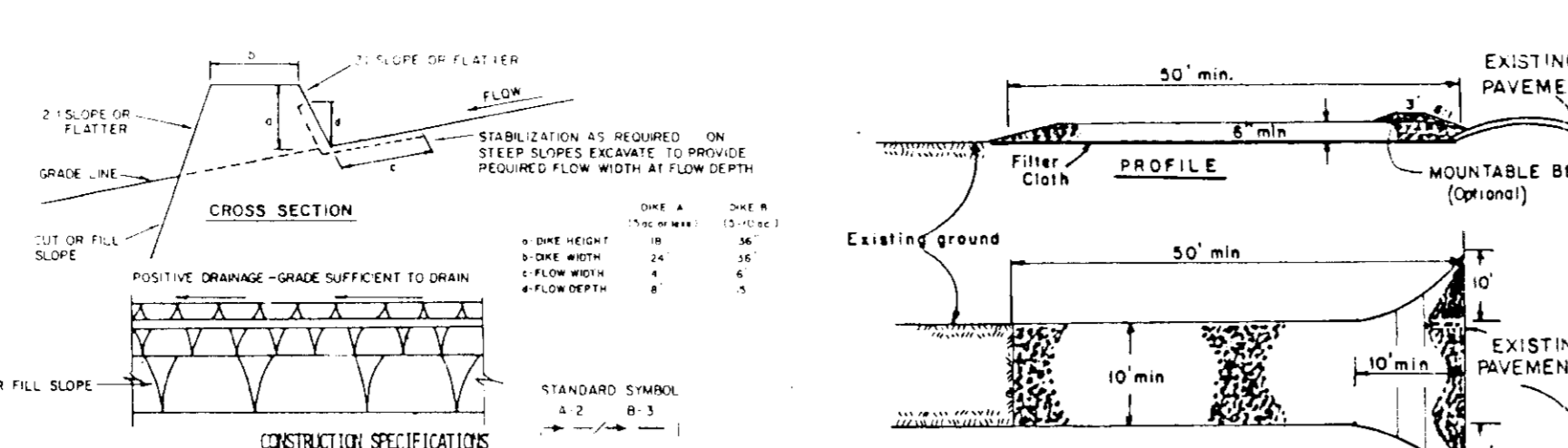
- The authorized sign is designated R7-201 in the Manual on Uniform Traffic Control Devices
 a) Size - 12" wide x 6" high
 b) Materials type and thickness to be same as Fire Lane sign
 c) Color - Red letters and border on reflective white background
 d) Lettering - 2 line text using 1 inch letters

B. PLACEMENT OF SIGNS

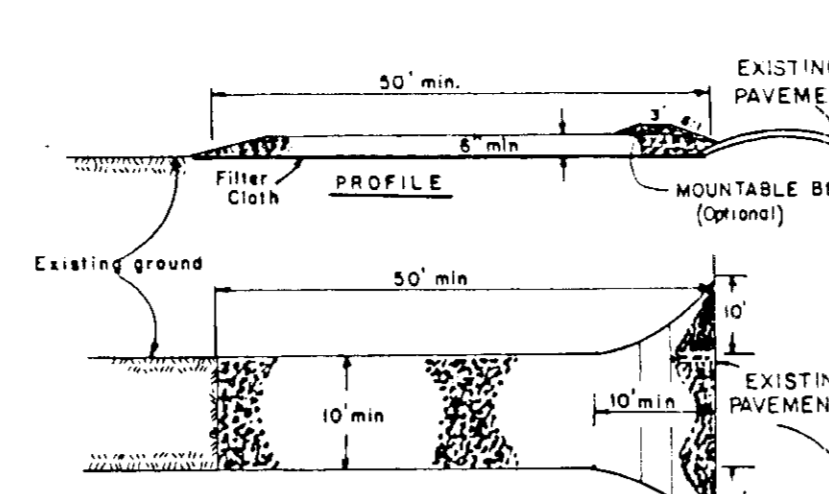
- 1) Limits of zones - The enforceable limits of any Fire Lane shall be delineated by the placement of Fire Lane signs at both termination points. If signs are installed, all Fire Lane will require a minimum of two signs.
 a) Short Zones (200 feet or less)
 Fire Lane signs shall be placed at each end of the marked lane with opposing arrows.
 b) Long Zones (in excess of 200 feet)
 Fire Lane signs should be spaced approximately 100-150 feet apart, but in no case will they be spaced more than a distance of 200 feet apart. All long lanes will require a minimum of three signs. When signing "Long Zones", it is necessary to incorporate a double pointing arrow on the middle sign (s) and a single pointing arrow on the end signs indicating the limits of the regulation.



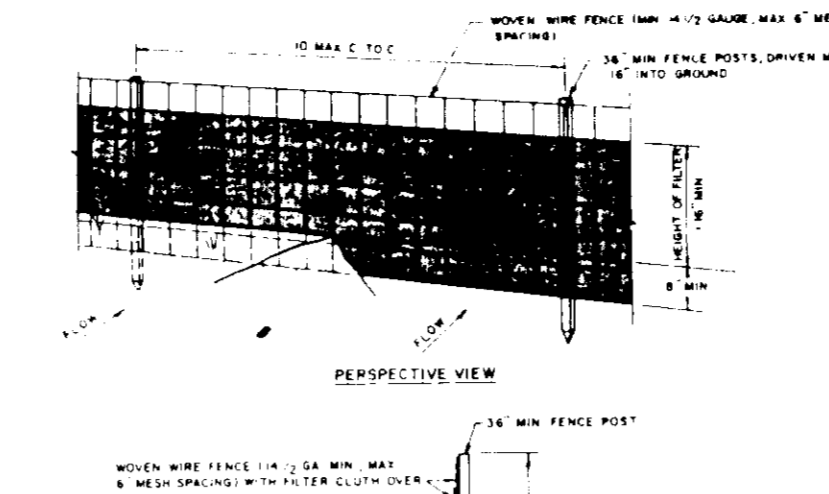
2-5-91



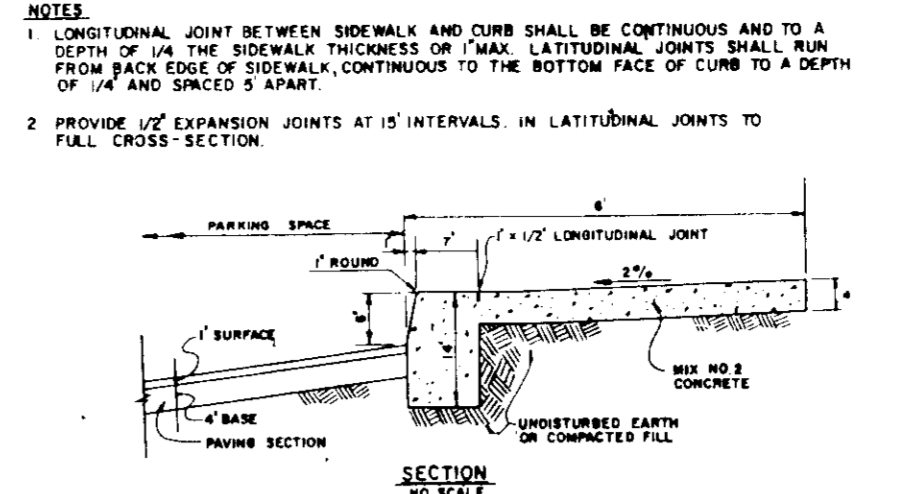
EARTH DIKE
 LOT TO SCALE



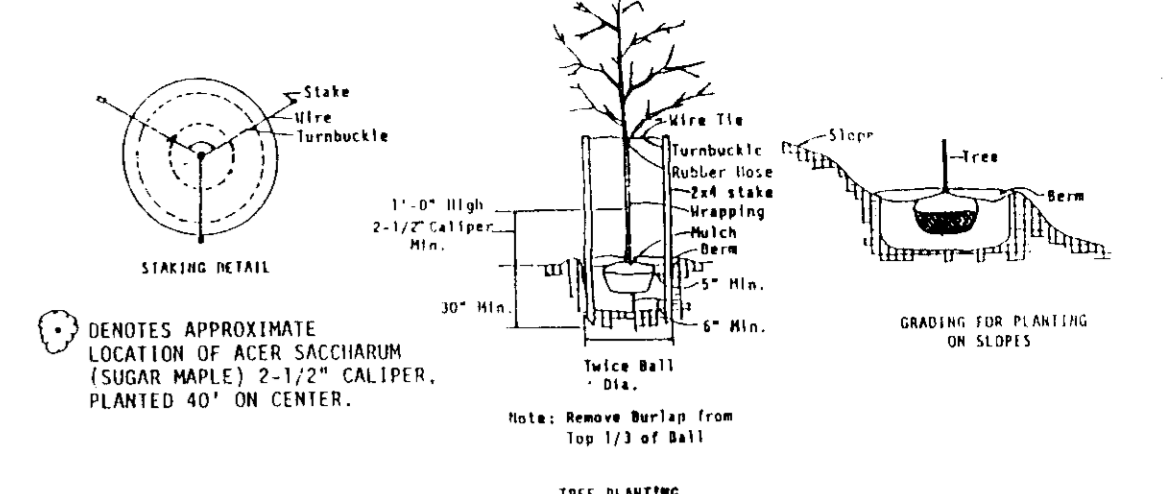
STABILIZED CONSTRUCTION ENTRANCE
 LOT TO SCALE



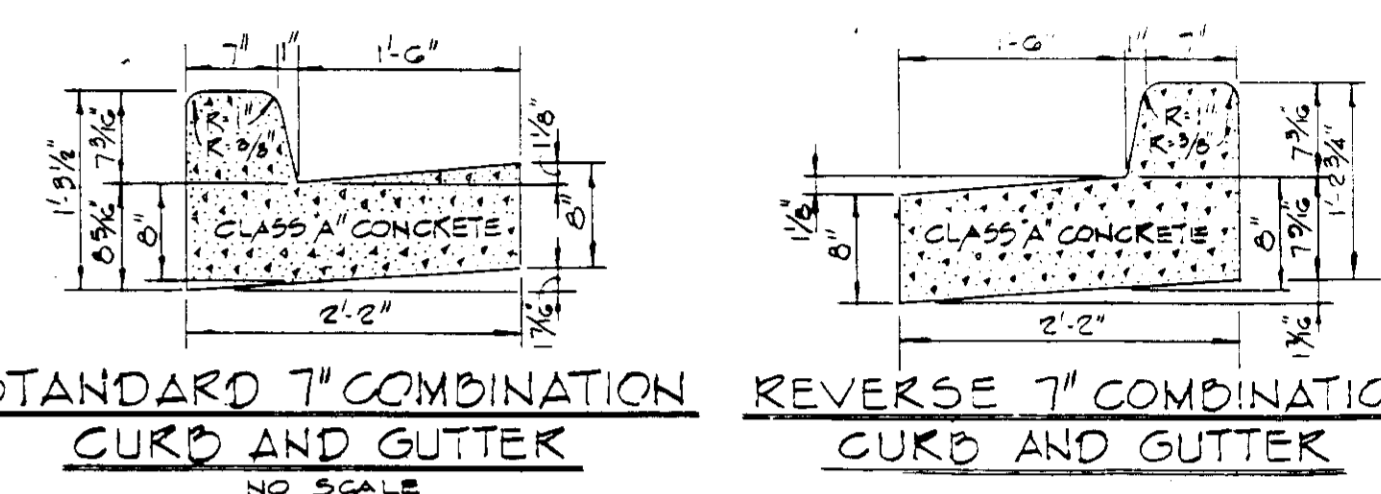
SILT FENCE
 LOT TO SCALE



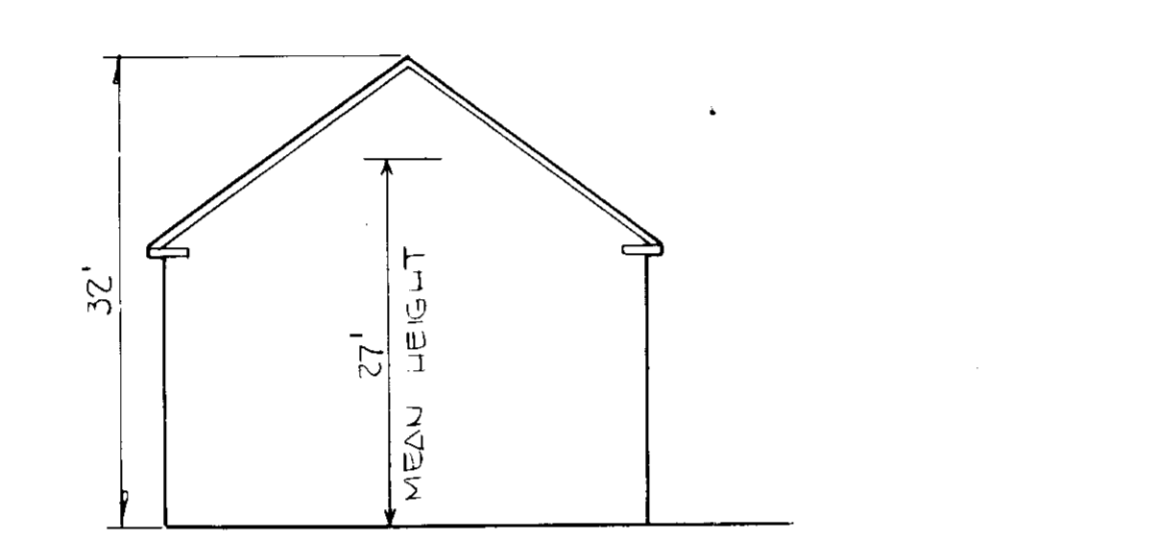
MONOLITHIC CURB & SIDEWALK
 DETAIL NOT TO SCALE



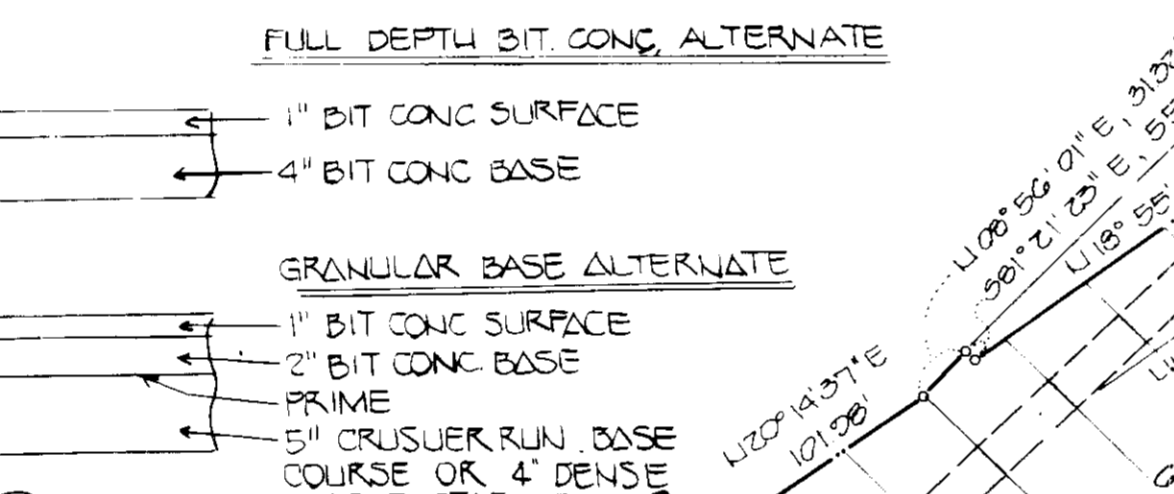
TREE PLANTING DETAIL
 NOT TO SCALE



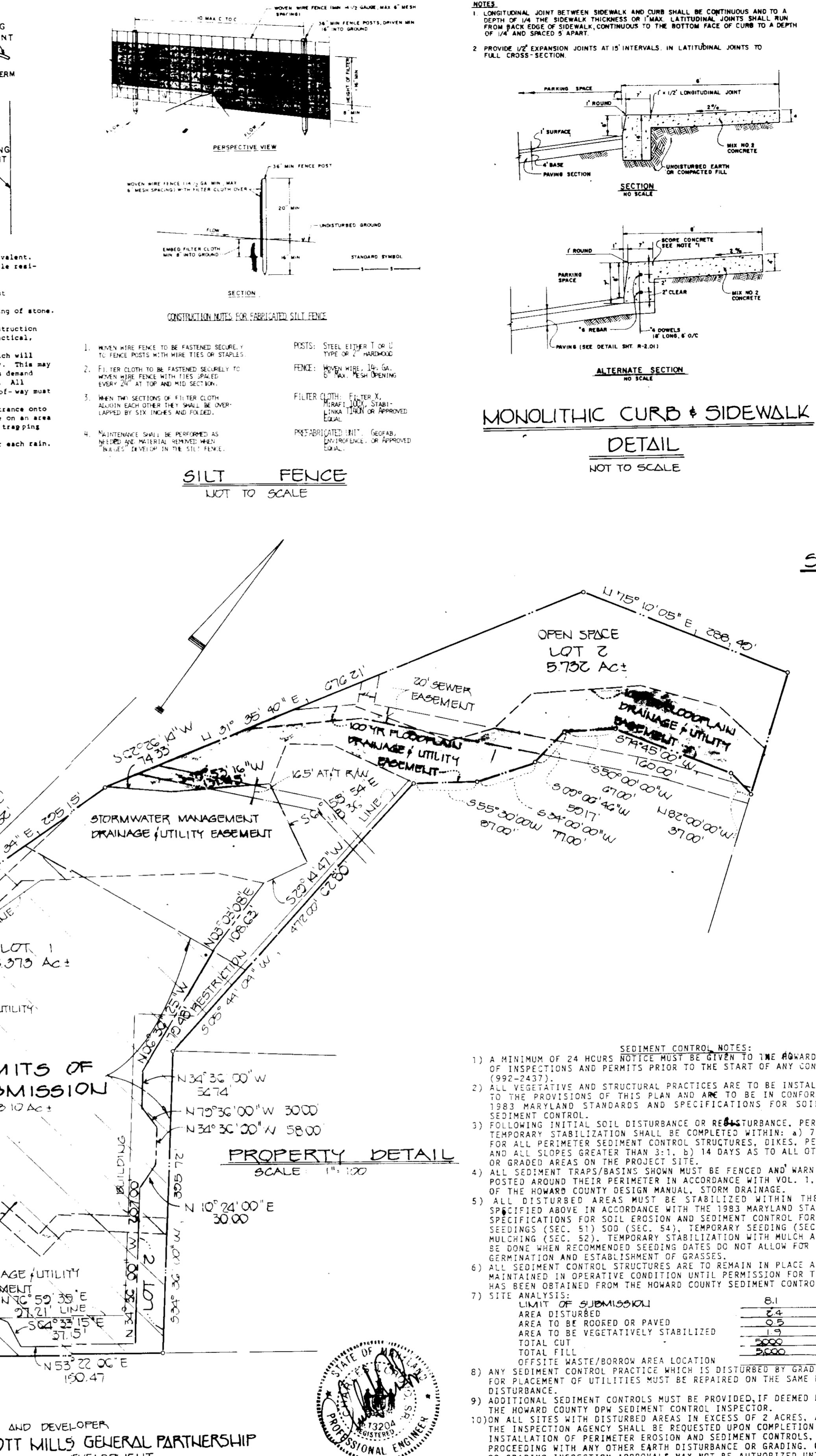
STANDARD 7\"/>



BUILDING PROFILE
 LOT TO SCALE



TYPICAL PAVING SECTION
 NOT TO SCALE



OWNER AND DEVELOPER: THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP
 C/O LAND DESIGN AND DEVELOPMENT
 SUITE 210 10005 WICKORY RIDGE ROAD
 COLUMBIA MD 21044

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 CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY 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] DATE: 2/18/91

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
 SIGNATURE OF DEVELOPER: [Signature] DATE: 2/18/91

APPROVED: DEPT. OF PLANNING AND ZONING
 PLANNING DIRECTOR: [Signature] DATE: 4/1/91
 CLERK: [Signature] DATE: 3/22/91

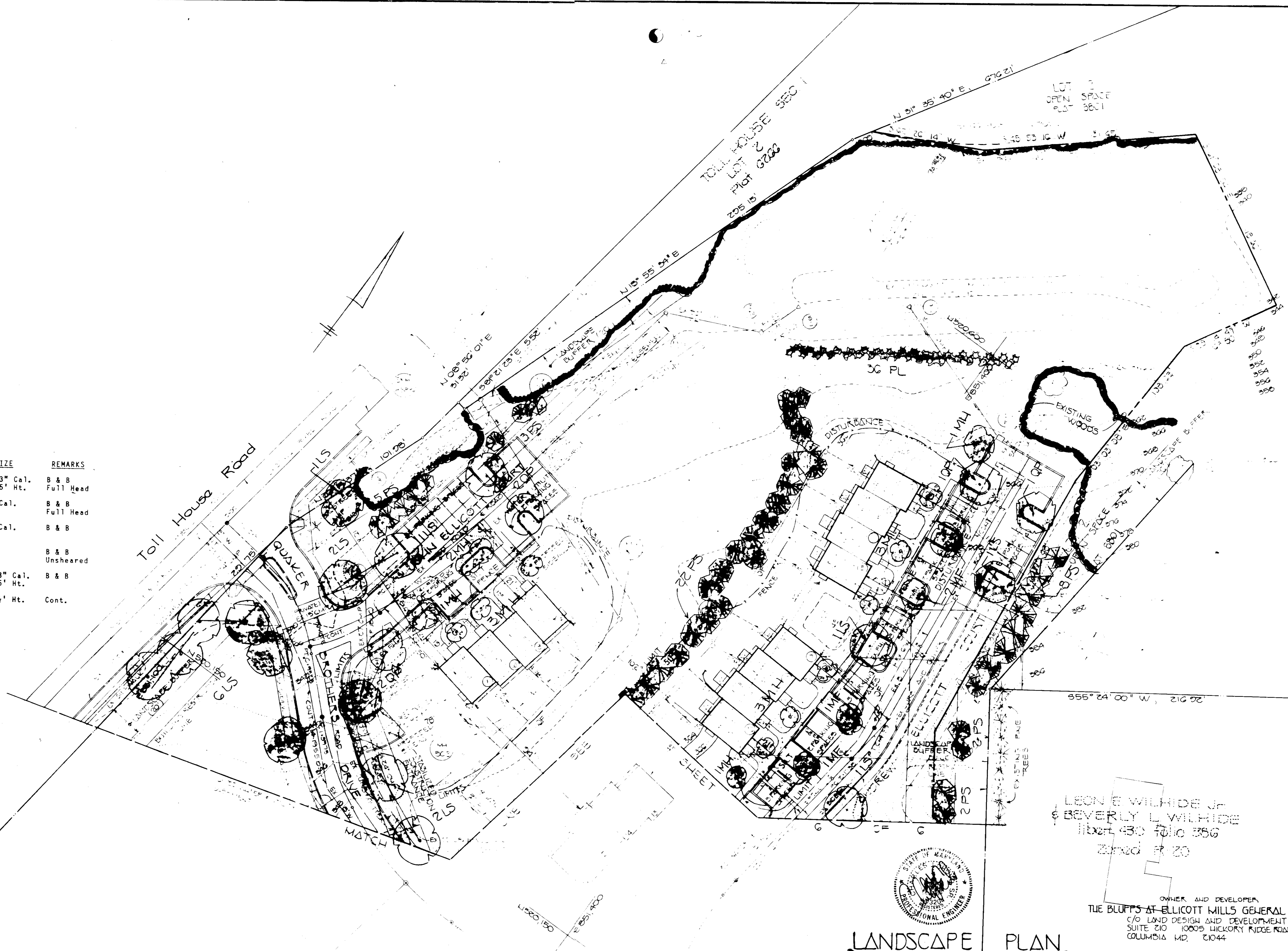
APPROVED: DEPARTMENT OF PUBLIC WORKS
 FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DIRECTOR, PUBLIC WORKS: [Signature] DATE: 3-24-91
 CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 3-11-91

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT
 FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 HEALTH OFFICER: [Signature] DATE: 2/21/91

NOTES AND DETAILS
 TUE BLUFFS AT ELLICOTT MILLS
 UNITS: 1-06
 SECOND ELECTION DISTRICT
 TAX MAP 04 GRID 10 PARCEL 004
 HOWARD COUNTY MARYLAND
 SCALE: AS SHOWN
 DECEMBER 12, 1990
 SHEET 4 OF 6

PLANT LIST

QTY	KEY	NAME	SIZE	REMARKS
20	LS	LIQUIDAMBAR STYRACTFLUA Sweetgum	2 1/2"-3" Cal. 13-15' Ht.	B & B Full Head
12	MF	MALUS FLORIBUNDA Japanese Flowering Crabapple	1 1/2" Cal.	B & B Full Head
42	MH	MALUS HALLIANA VAR. PARKMANII Parkman Crabapple	1 1/2" Cal.	B & B
121	PS	PINUS STROBUS White Pine	6-8'	B & B Unsheared
18	QP	QUERCUS PALUSTRIS Pin Oak	2 1/2"-3" Cal. 13-15' Ht.	B & B
36	PL	PRUNUS LAUROCERASUS	2'-2 1/2' Ht.	Cont.



2-5-91



LANDSCAPE PLAN

LEON E. WILHIDE JR.
& BEVERLY L. WILHIDE
libert 430 folio 356
Zoned R-20

OWNER AND DEVELOPER:
THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP
C/O LAND DESIGN AND DEVELOPMENT
SUITE 210 10005 HICKORY RIDGE ROAD
COLUMBIA, MD. 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
SUITE 100, 9171 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

(301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY 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

Charles C. Fisher
SIGNATURE OF ENGINEER
2/18/91
DATE

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Donald J. Fisher
SIGNATURE OF DEVELOPER
2/18/91
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
James W. Hilde
SOIL CONSERVATION SERVICE
2/22/91
DATE
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT APPROVED

James W. Hilde
SIGNATURE OF SOIL CONSERVATION SERVICE
2/21/91
DATE
DISTRICT HOWARD SOIL CONSERVATION DISTRICT

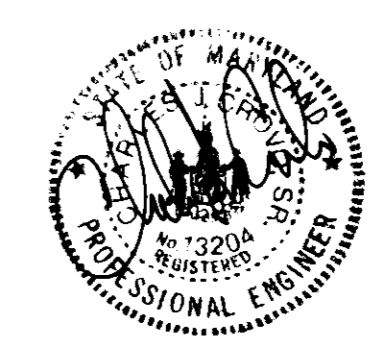
APPROVED, CHIEF OF PLANNING AND ZONING
James J. Hilde
DIRECTOR
4/1/91
DATE
James J. Hilde
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
3/20/91
DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
James J. Hilde
HEALTH OFFICER
3/21/91
DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
James J. Hilde
DIRECTOR, PUBLIC WORKS
3/4/91
DATE
James J. Hilde
CHIEF, BUREAU OF ENGINEERING
3-11-91
DATE

PROPERTY/SUBDIVISION
THE BLUFFS AT ELLICOTT MILLS
SECTION/AREA
LOT NO.
PLAT NO./LF BLOCK NO. ZONE TAX/ZONE ELEC. DIST CENSUS TR
WATER CODE = 04 SEWER CODE 40112

LOTS 1 AND 2
SITE DEVELOPMENT PLAN
THE BLUFFS AT ELLICOTT MILLS
UNITS 1-30
2nd ELECTION DISTRICT
TAX MAP 21 GRID 10 PARCEL 908
HOWARD COUNTY, MARYLAND
SCALE: 1"=20'
DECEMBER 12, 1990
SDP 21-76



LANDSCAPE PLAN

OWNER AND DEVELOPER
 THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP
 C/O LAND DESIGN AND DEVELOPMENT
 SUITE 210 10005 HICKORY RIDGE ROAD
 COLUMBIA MD 21044

2-5-91

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS SUITE 100, 9171 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (301) 461-2855	ENGINEER'S CERTIFICATE I HEREBY 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: <i>John C. Fisher</i> DATE: 2/12/91	DEVELOPER'S CERTIFICATE I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. Signature: <i>James W. Little</i> DATE: 2/12/91	REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MET TECHNICAL REQUIREMENTS Signature: <i>James W. Little</i> DATE: 2/22/91 U.S. SOIL CONSERVATION SERVICE	APPROVED DEPT. OF PLANNING AND ZONING Signature: <i>James W. Little</i> DATE: 4/11/91 PLANNING DIRECTOR Signature: <i>James W. Little</i> DATE: 3/22/91 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS Signature: <i>James W. Little</i> DATE: 3/14/91 DIRECTOR, PUBLIC WORKS Signature: <i>James W. Little</i> DATE: 3-11-91 CHIEF, BUREAU OF ENGINEERING	LOTS 1 AND 2 SITE DEVELOPMENT PLAN THE BLUFFS AT ELLICOTT MILLS UNITS 1-32 2nd ELECTION DISTRICT TAX MAP 24 GRID 10 PARCEL 204 HOWARD COUNTY, MARYLAND SHEET 11 OF 30 DECEMBER 12, 1990 SDP 21-70
	APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS Signature: <i>John L. Rhett</i> DATE: 2/21/91 HEALTH OFFICER	PROPERTY/SUBDIVISION: THE BLUFFS AT ELLICOTT MILLS PLAT NO./L.F.: 205/18 BLOCK NO./ZONE: 18 R-ED TAX/ZONE: 18 R-ED WATER CODE: R-04 SEWER CODE: 14075				