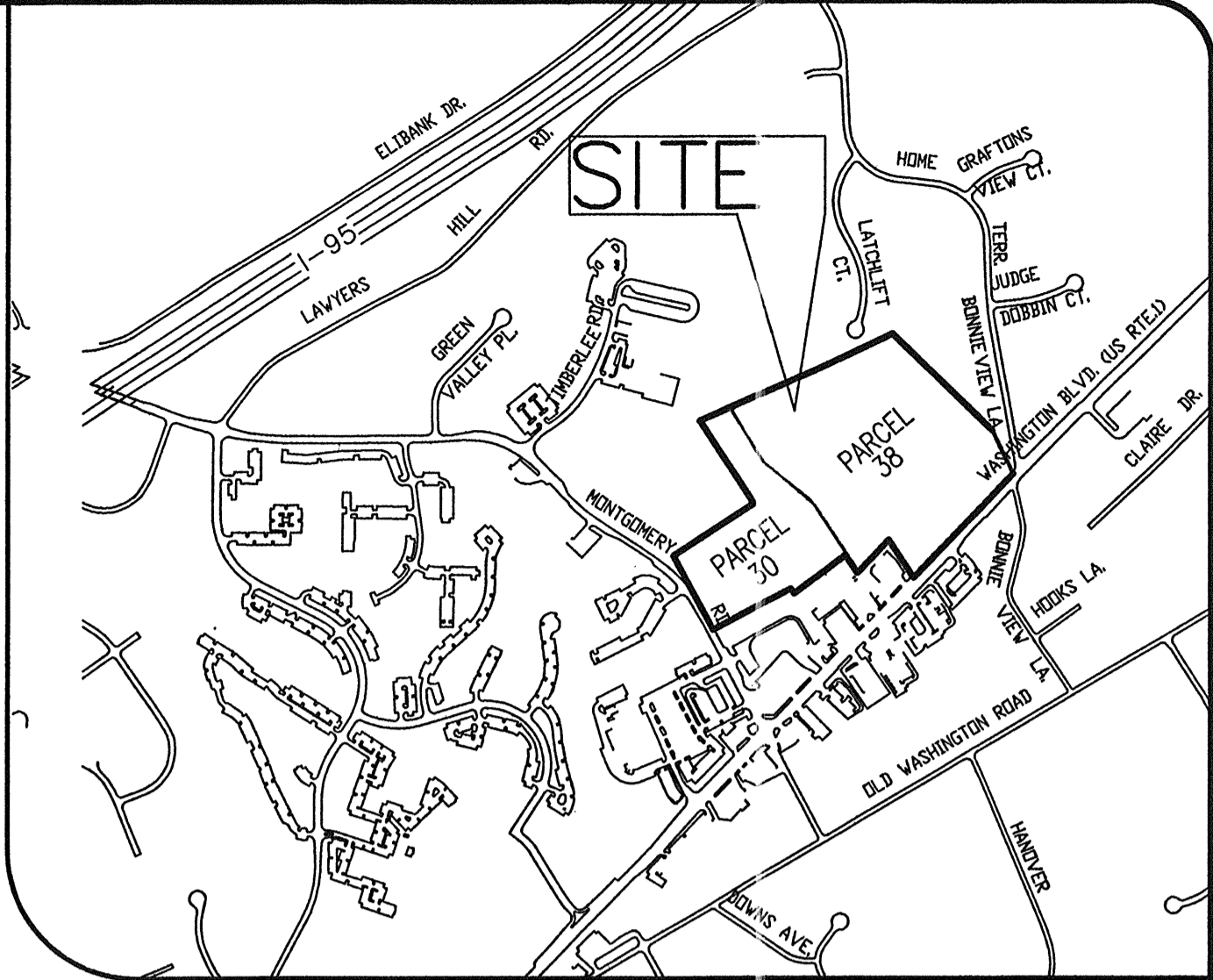


GENERAL NOTES:

- SITE ANALYSIS
 - TAX MAP 38, PARCELS 30 AND 38
 - ZONING: CAC
 - DENSITY TABULATION:
 - GROSS AREA=26.428 ACRES
 - NET AREA=26.138 ACRES
 - UNITS ALLOWED: 26,138 X 25 = 653 UNITS
 - UNITS PROPOSED=362 (96 CONDOMINIUMS & 266 TOWNHOUSES)
 - PHASING:
 - PHASE 1: 128 UNITS & BLDGS. A1, A2, A3 (2007 ALLOCATION)
 - 32 CONDOMINIUM UNITS & 96 TOWNHOUSES
 - BLDGS. B1, B2, & TH1, TH2, & TH15-18 (INCLUDES 20 MODERATE INCOME UNITS)
 - PHASE 2: 98 UNITS & BLDGS. D & E (2008 ALLOCATION)
 - 32 CONDOMINIUM UNITS & 66 TOWNHOUSES
 - BLDGS. B3, B4, TH3, & TH10-13 (INCLUDES 15 MODERATE INCOME UNITS)
 - PHASE 3: 84 UNITS (2009 ALLOCATION)
 - 84 TOWNHOUSES & BLDG. F
 - BLDGS. TH4, TH9, & TH14-20 (INCLUDES 13 MODERATE INCOME UNITS)
 - PHASE 4: 52 UNITS (2010 ALLOCATION)
 - 32 CONDOMINIUMS & 20 TOWNHOUSES
 - BLDGS. C1, C2, TH21 & TH22 (INCLUDES 8 MODERATE INCOME UNITS)
 - AREA OF ROADWAY DEDICATION:
 - US RTE 1: 0.1 ACRES
 - MONTGOMERY ROAD: 0.2234 ACRES
 - TOTAL ROAD DEDICATION: 0.3994 ACRES
 - AREA OF COMMERCIAL REQUIRED=362 UNITS X 300 SQ.FT./UNIT=108,600 SF
 - AREA OF COMMERCIAL PROVIDED:
 - BUILDINGS A1-A3 @ 7,200 SF EACH=21,600 SF (PHASE 1)
 - BUILDING D @ 8,800 SF/FLOOR X 4= 35,200 SF (PHASE 2)
 - BUILDING E @ 12,768 SF/FLOOR X 5= 63,840 SF (PHASE 2)
 - TOTAL AREA OF COMMERCIAL PROVIDED=120,640 SQ.FT.
 - 2) AMENITY AREA REQUIRED=26.45 AC. X 10%=2.645 AC.
 - AMENITY AREA PROVIDED=2.80± AC.
 - PREVIOUS DEVELOPMENT HISTORY:
 - PARCEL 30
 - WP-04-08 REQUEST WAYER TO SECTION 16.155(G)-TO ALLOW GRADING FOR A DEVELOPMENT PRIOR TO SITE DEVELOPMENT PLAN APPROVAL (WAYER REQUEST DENIED APRIL 12, 2004)
 - SOP-04-17 PROCESSED THRU FEB.2004 (NOT APPROVED)
 - WP-04-43 REQUEST WAYER TO SECTION 16.116(O)(1)-TO PERMIT THE REMOVAL OF VEGETATIVE COVER, GRADING, PAVEMENT AND PERMANENT STRUCTURE WITHIN THE 2'± WETLAND BUFFERS LOCATED ON THE SITE (WAYER REQUEST APPROVED NOV. 18, 2003)
 - WP-04-43 REQUEST WAYER TO SECTION 16.121(C)(4)(a)-TO PERMIT THE 400 SQUARE FEET OF RECREATION OPEN SPACE REQUIRED PER APARTMENT UNIT TO BE REDUCED TO 205 SQUARE FEET PER APARTMENT UNIT (APPROVED NOV.18, 2003)
 - WP-04-43 REQUEST WAYER TO SECTION 16.119(I)(3)-TO PERMIT 2 SEPARATE VEHICULAR ACCESS POINTS TO A RESTRICTED ACCESS ROAD (US RTE 1)- (REQUEST DENIED NOV.18, 2003)
 - WP-04-43 REQUEST WAYER TO SECTION 16.121(C)(4)(b)-TO PERMIT RECREATION OPEN SPACE TO BE LOCATED ON LAND WITH SLOPES EXCEEDING 10 PERCENT. (REQUEST DENIED NOV.18, 2003)
 - F-04-187 FINAL PLAN OF ELKBRIDGE CROSSING, PARCELS A-D (TO BE RECORDED)
 - WP-04-150 REQUEST WAYER TO SECTION 16.144(C) AND (F) TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR A MAJOR (NON-RESIDENTIAL) SUBDIVISION APPROVED AUGUST 5, 2004-WITH FOLLOWING CONDITIONS:
 - THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING IN ACCORDANCE WITH SUBDIVISION SECTION 16.120(C)(1) AND THE SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE INDICATED ON THE FINAL PLAN F-04-187
 - WITH THE EXCEPTION OF THE ONE APPROVED VEHICULAR ACCESS POINT (SHARED ACCESS EASEMENT AT US RTE 1) VEHICULAR INGRESS AND EGRESS RESTRICTIONS AND THEIR LIMITS SHALL BE INDICATED AND NOTED ALONG THE US RTE 1 FRONTAGE OF THE PARCELS ON FINAL PLAN F-04-187, IN ACCORDANCE WITH SUBDIVISION SECTION 16.119(I)
 - ANY EXISTING STREAM ON THE SITE SHALL BE INDICATED WITH ITS REQUIRED STREAM BUFFERS (SEE SUBDIVISION SECTION 16.116 FOR THE REQUIRED STREAM BUFFER WIDTH DIMENSIONS) ON FINAL PLAN F-04-187 SEE COMMENTS DATED 7/14/04.
 - WP-04-150 REQUEST TO WAIVE SECTIONS 16.119(I)(1) TO PERMIT THE PROJECT ELKBRIDGE CROSSING(04-011), TO HAVE VEHICULAR ACCESS TO TWO RESTRICTED ACCESS ROADS (US ROUTE 1 & MONTGOMERY ROAD), AND 16.120(C)(1) TO PERMIT COMMERCIAL AND APARTMENT LOTS WITHOUT PUBLIC ROAD FRONTAGE WITH SHARED ACCESS AND WITHOUT SHARED PARKING. APPROVED OCTOBER 7, 2004-WITH FOLLOWING CONDITIONS:
 - THE PROPOSED PARCELS AND EXISTING PARCEL 30 SHALL HAVE SHARED ACCESS, AND THE SHARED ACCESS EASEMENT SHALL BE SHOWN ON F-04-187, S 04-011 AND ALL FURTHER RELATED PLANS & PLATS.
 - WITH THE EXCEPTION OF THE TWO VEHICULAR ACCESS POINTS, VEHICULAR ACCESS RESTRICTION LINES AND NOTATION SHALL BE INDICATED ON F-04-187, S 04-011 AND ALL FUTURE RELATED PLANS AND PLATS PER SUBDIVISION SECTION 16.119(I).
 - FORMER SITE OF HO-388 - "CROSSWINDS" THAT NO LONGER EXISTS
 - 2'± TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON A FIELD SURVEY BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JUNE 2003, AND BY WINGS AERIAL MAPPING IN JANUARY, 2003. OFFSITE TOP IS SUPPLEMENTED WITH HOWARD COUNTY AERIAL TOPOGRAPHY.
 - BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT JUNE 2003, AND BY APR ASSOCIATES, INC. IN DECEMBER, 2002.
 - BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
 - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 25.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
 - ALL AREAS ARE MORE OR LESS.
 - THIS PLAN IS SUBJECT TO COUNCIL BILL 45-2003, THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE FEBRUARY 2, 2004, ZONING REGULATIONS.
 - NO STREAMS EXIST ON SITE.
 - FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADII.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - TRAFFIC STUDY WAS PREPARED BY MARS GROUP ON OR ABOUT APRIL 2004.
 - FOR DRIVEWAY INTERSECTION DETAIL USE HOWARD COUNTY STANDARD DETAILS R-8-05
 - STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF A BIO-RETENTION WET POND, WATER QUALITY MANHOLES, AND GRASS SWALES, AND TWO UNDERGROUND STORAGE FACILITIES FOR CHANNEL PROTECTION
 - ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN APRIL 2004.
 - PUBLIC WATER AND SEWER ARE AVAILABLE AND OF ADEQUATE CAPACITY TO SERVE THIS SITE.
 - ALL ON SITE SEWERS WILL BE PRIVATE.
 - ON SITE WATER MAINS WILL BE PUBLIC AND PRIVATE. BUILDING SERVICES WILL BE PRIVATE.
- ROAD IMPROVEMENTS MUST MEET THE FOLLOWING CONDITIONS:
 - THE APPLICANT MUST PROVIDE ROAD FRONTAGE IMPROVEMENTS ALONG US RTE 1 AS PER THE STATE HIGHWAY ADMINISTRATION, AND ALONG MONTGOMERY ROAD AS REQUIRED BY HOWARD COUNTY.
 - THE APPLICANT SHALL ENSURE THAT ALL STORMWATER RUNOFF FROM THIS PROPERTY IS ADEQUATELY DISCHARGED TO A DOWNSTREAM OUTFALL WITH NO DELETERIOUS IMPACTS ON DOWNSTREAM PROPERTIES. TO THIS END THE APPLICANT MUST VERIFY THAT EXISTING CONVEYANCE SYSTEMS ALONG AND ACROSS US ROUTE 1 ARE ADEQUATELY SIZED TO CONVEY THE 10-YEAR STORMWATER DISCHARGE FROM THIS PROPERTY.
 - ALL ROAD FRONTAGE IMPROVEMENTS SHALL BE COORDINATED WITH ANY REQUIRED IMPROVEMENTS NECESSARY FOR STORMWATER RUNOFF CONVEYANCE.
 - THE APPLICANT SHALL PROVIDE A SIGNALS ALONG THE ENTIRE AREA OF ROAD FRONTAGE IMPROVEMENTS REQUIRED BY THE ROUTE 1 MANUAL, SUBJECT TO SHA APPROVAL.
- ALL EXISTING STRUCTURES TO BE REMOVED-UNLESS OTHERWISE SHOWN

AREA OF PARCEL A (F-04-187) 1.544 ACRES
 AREA OF PARCEL B (F-04-187) 2.667 ACRES
 AREA OF PARCEL C (F-04-187) 6.810 ACRES
 AREA OF PARCEL D (F-04-187) 6.286 ACRES
 AREA OF US RTE 1 WIDENING: 0.176 ACRES
 HARPER PROPERTY(PARCEL 30) 8.9216 ACRES
 AREA OF MONTGOMERY RD. WIDENING: 0.2234 ACRES



**VICINITY MAP
PARKING & RTE 1 COMPLIANCE NOTES**

BUILDINGS A1, A2, & A3
 BUILDING SIZE: 2 STORY-40'X90'=3,600 SF EACH
 PROPOSED USE: 21,600 SF OF OFFICES
 PARKING REQUIRED: 21,600 SF @ 3.3/1000 SF = 72 SPACES

CONDOMINIUM BUILDINGS B1-B4
 NO. OF UNITS PER BUILDING: 16
 TOTAL NO. OF UNITS FOR BLDGS. B1-B4: 64 UNITS
 PARKING REQUIRED: 64 @ 2/UNIT = 128 SPACES
 TOTAL PARKING REQUIRED FOR BLDGS. A & B BEFORE REDUCTION= 200 SPACES
 SHARED PARKING ADJUSTMENT PER SECTION 13.3.E.1.a - USING MORNING
 200 SPACES REQUIRED X 80% = 160 SPACES
 PARKING PROVIDED IN PARKING LOTS A & B = 160 SPACES (SHARED PARKING)

CONDOMINIUM BUILDING C1 & C2
 NO. OF UNITS PER BUILDING: 16
 TOTAL NO. OF UNITS FOR BLDGS. C1 & C2= 32 UNITS
 PARKING REQUIRED: 32 @ 2/UNIT = 64 SPACES
 PARKING PROVIDED IN PARKING LOT B = 65 SF SPACES

BUILDING D
 BUILDING SIZE: 4 STORY-80'X110'=8,800 SF PER FLOOR
 1-ST FLOOR - 8,800 SF RETAIL
 2-ND THRU 4-TH FLOORS: 5/1000 SF=8.8X5=44 SPACES
 PARKING REQUIRED: 33/1000 SF=24.6X3.5=82 SPACES
 TOTAL PARKING REQUIRED: 44+82= 126 SPACES
 PARKING PROVIDED IN PARKING LOT D = 127 SPACES

BUILDING E - 5 STORY HOTEL BUILDING-TOTAL OF 148 GUEST ROOMS
 BUILDING SIZE: 56'X228'= 12,768 SF/FLOOR
 1-ST FLOOR
 2,768 SF LOBBY (NO PARKING REQUIRED)
 5,000 SF RESTAURANT (NO PARKING REQUIRED-PER SECTION 133.0.4.h)
 5,000 SF BANQUET HALL
 PARKING REQUIRED @ 10/1000 SF = 5X10= 50 SPACES

2-ND THRU 5-TH FLOORS
 148 GUEST ROOMS
 PARKING REQUIRED @ 1/ROOM=148 SPACES
 TOTAL PARKING REQUIRED FOR BUILDING E: 50+148=198 SPACES
 PARKING PROVIDED: 198 SPACES (PARKING LOT E)

TOWNHOUSE BUILDINGS TH1-TH22
 TOTAL 266 UNITS
 TOTAL PARKING REQUIRED @ 2/UNIT= 532 SPACES
 PARKING PROVIDED @ 2/UNIT= 532 SPACES:
 1 SPACE IN GARAGE UNDER BLDG. & 1 SPACE IN REAR OF EACH UNIT ON A DRIVEWAY
 CLUBHOUSE BUILDING F & SWIMMING POOL(PRIVATE-FOR RESIDENTS)
 BUILDING SIZE: 50'X80' 2 STORY BUILDING, 4,000 SF/FLOOR
 PARKING REQUIRED(P.O.O.L.): @ 1 SPACE PER 10 PERSONS ALLOWED
 IN POOL FOR 20 PERSON POOL=2 SPACES
 PARKING REQUIRED(BLDG.): NONE REQUIRED FOR PRIVATE USE BY RESIDENTS
 PARKING PROVIDED IN LOT F = 25 SPACES

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Mark A. Wolfe
 PLANNING DIRECTOR
 DATE: 12/14/04

DRAWN: [Signature]
 DATE: MAY 26, 2004
 SCALE: 1"=133'

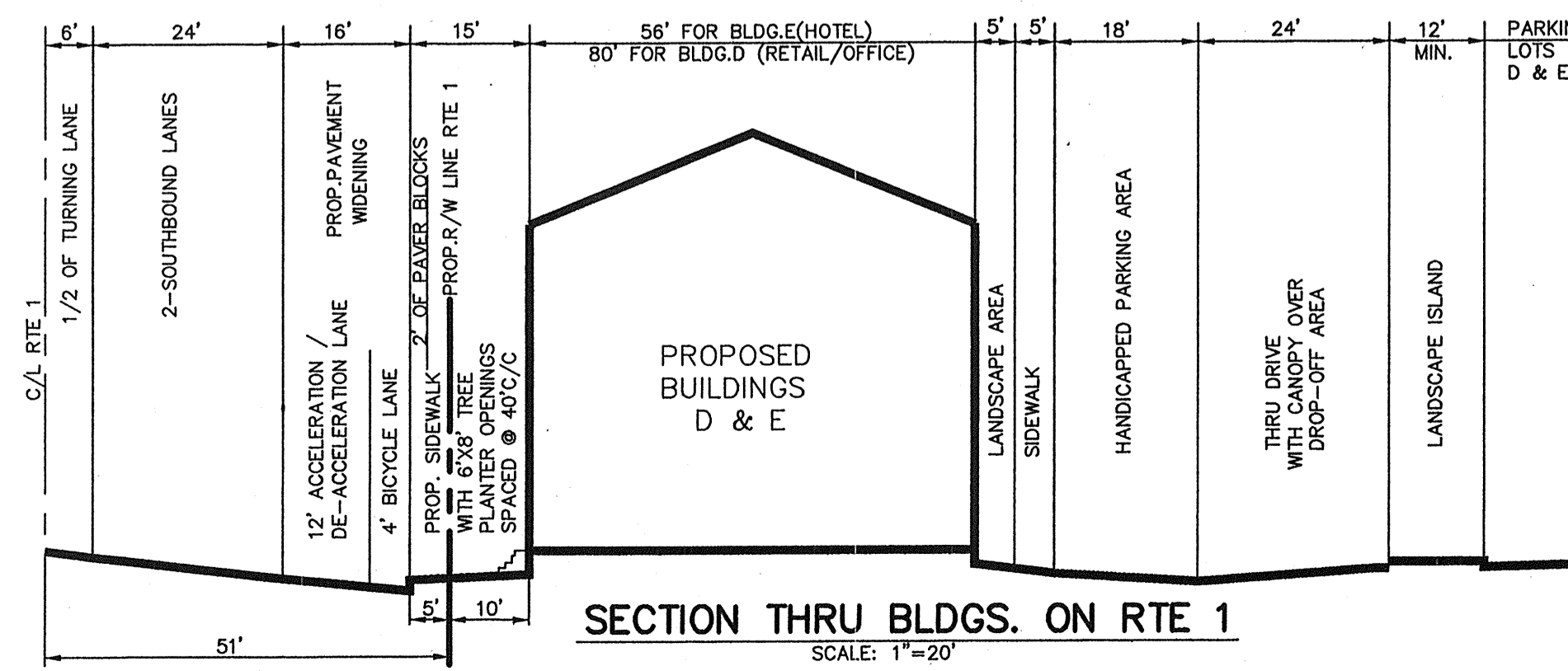
DATE	REVISION	BY
10/07/04	per comments of 9/24/04	JM
12/07/04	per comments of 10/26/04	JM

ELKBRIDGE - CROSSING
 PARCELS A-D AND HARPER PROPERTY
 TAX MAP 38, GRID 2, PARCELS 30 & 38
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SKETCH PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Cheapeake Avenue, Baltimore, Maryland 21234
 Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
 730 W. Padonia Road, Suite 101, Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827

OWNER
 PARCEL 30 - GWENRIDGE, LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045
 PARCEL 38 - MEHTA CHARALUTA TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA MD 21045

VICINAL PROPERTIES WITHIN 200'



COMMERCIAL AREA REQUIREMENTS

PHASE NO.	UNITS PROPOSED	AREA REQUIRED	AREA PROVIDED
1 - 2007	128	38,400 SF	21,600 SF
2 - 2008	98	29,400 SF	99,040 SF
3 - 2009	84	25,200 SF	---
4 - 2010	52	15,600 SF	---
TOTAL	362	108,600 SF	120,640 SF

(A MINIMUM OF 300 SQ.FT. OF COMMERCIAL AREA IS REQUIRED PER EACH RESIDENTIAL UNIT)

DEVELOPER
 BRANTLY DEVELOPMENT GROUP, INC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045

SWM PROPOSAL SUMMARY TABLE

PROPOSAL	DRAINAGE SUB-AREA	DRAINAGE AREA	PHASE
WQ-A	15.50 AC.	A	1
WQ-B	16.48 AC.	A	2
WQ-MH A	0.98 AC.	A	2
WQ-B	5.24 AC.	B	2
WQ-B	7.63 AC.	B	2
WQ-MH B	0.69 AC.	B	2

- TRAFFIC STUDY WAS PREPARED BY MARS GROUP ON OR ABOUT APRIL 2004.
- FOR DRIVEWAY INTERSECTION DETAIL USE HOWARD COUNTY STANDARD DETAILS R-8-05
- STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF A BIO-RETENTION WET POND, WATER QUALITY MANHOLES, AND GRASS SWALES, AND TWO UNDERGROUND STORAGE FACILITIES FOR CHANNEL PROTECTION
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN APRIL 2004.
- PUBLIC WATER AND SEWER ARE AVAILABLE AND OF ADEQUATE CAPACITY TO SERVE THIS SITE.
- ALL ON SITE SEWERS WILL BE PRIVATE.
- ON SITE WATER MAINS WILL BE PUBLIC AND PRIVATE. BUILDING SERVICES WILL BE PRIVATE.
- ROAD IMPROVEMENTS MUST MEET THE FOLLOWING CONDITIONS:
 - THE APPLICANT MUST PROVIDE ROAD FRONTAGE IMPROVEMENTS ALONG US RTE 1 AS PER THE STATE HIGHWAY ADMINISTRATION, AND ALONG MONTGOMERY ROAD AS REQUIRED BY HOWARD COUNTY.
 - THE APPLICANT SHALL ENSURE THAT ALL STORMWATER RUNOFF FROM THIS PROPERTY IS ADEQUATELY DISCHARGED TO A DOWNSTREAM OUTFALL WITH NO DELETERIOUS IMPACTS ON DOWNSTREAM PROPERTIES. TO THIS END THE APPLICANT MUST VERIFY THAT EXISTING CONVEYANCE SYSTEMS ALONG AND ACROSS US ROUTE 1 ARE ADEQUATELY SIZED TO CONVEY THE 10-YEAR STORMWATER DISCHARGE FROM THIS PROPERTY.
 - ALL ROAD FRONTAGE IMPROVEMENTS SHALL BE COORDINATED WITH ANY REQUIRED IMPROVEMENTS NECESSARY FOR STORMWATER RUNOFF CONVEYANCE.
 - THE APPLICANT SHALL PROVIDE A SIGNALS ALONG THE ENTIRE AREA OF ROAD FRONTAGE IMPROVEMENTS REQUIRED BY THE ROUTE 1 MANUAL, SUBJECT TO SHA APPROVAL.
- ALL EXISTING STRUCTURES TO BE REMOVED-UNLESS OTHERWISE SHOWN

PARKING REQUIREMENTS SUMMARY TABLE

BUILDING(S) NUMBER	RESIDENTIAL	OFFICES	RETAIL	HOTEL	BANQUET HALL	RESTAURANT	RECREATION	PARKING REQUIRED	PARKING PROVIDED	NO. OF H.C. SPACES	PARKING LOT DESIGNATION	LANDSCAPE ISLANDS REQUIRED	LANDSCAPE ISLANDS PROVIDED	REMARKS
A1, A2, A3								72	47	6				
B1, B2, B3, B4	64 UNITS							128	113	160	A & B PARKING	8	8	
C1, C2	32 UNITS							64	65		C			
D		26,400 SF	8,800 SF					126	127	6	D	7	7	
E				148 ROOMS	5,000 SF	5,000 SF*		198	198	11	E	10	10	
F							8,000 SF	0	20	1	F	1	1	
TH1-TH22	266							532	532		@UNITS			
SWIMMING POOL								20	5	1	F	1	1	

SWM SUMMARY TABLE

Required DA#	Wqv	Rev	Cpv	Qp	QF
Wet Pond Facility No. 1	32,343 cf	4,787 cf	50,808 cf	Not Req.	Not Req.
	38,000 cf	38,000 cf	N/A	N/A	N/A
	(GRASS CHANNEL)				
Channel Protection No.2	N/A	N/A	50,808 cf	N/A	N/A
Required DA#2	11,108 cf	5,492 cf	16,221 cf	Not Req.	Not Req.
ED Pond Facility No. 3	38,000 cf	1,444 cf	N/A	N/A	N/A
Channel Protection No.4	N/A	N/A	16,221 cf	N/A	N/A

CONSTRUCTION PHASING

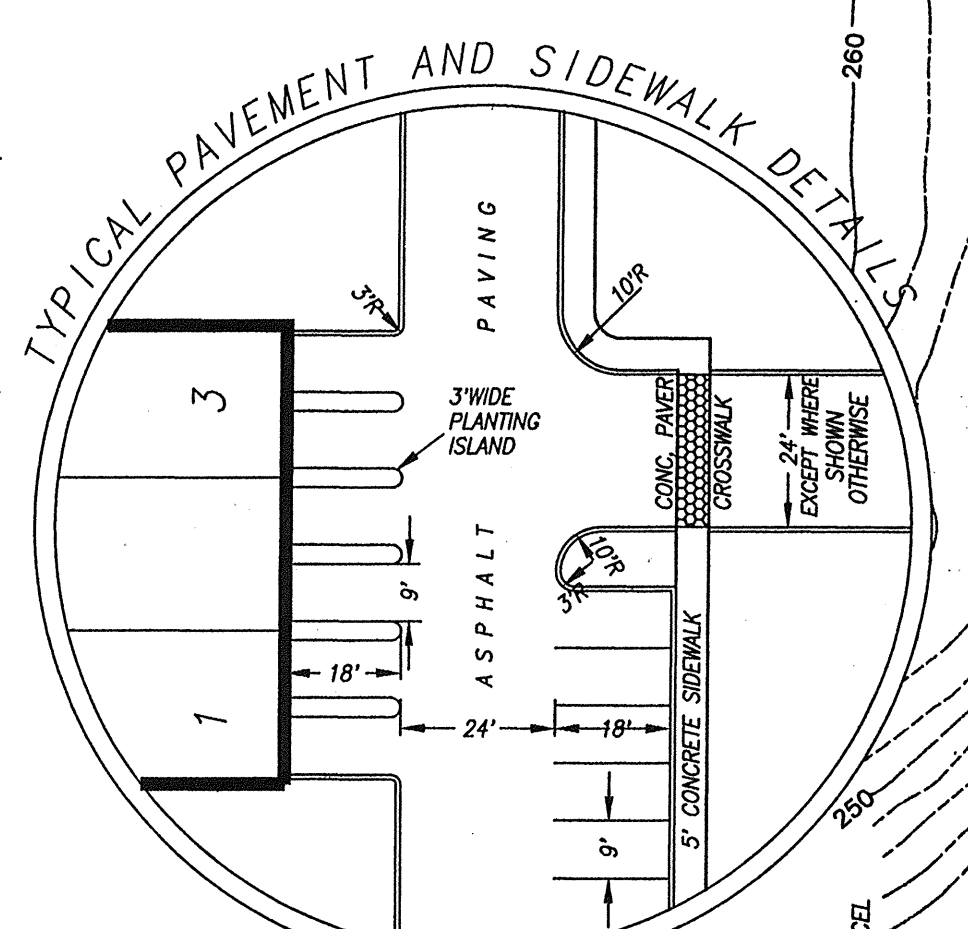
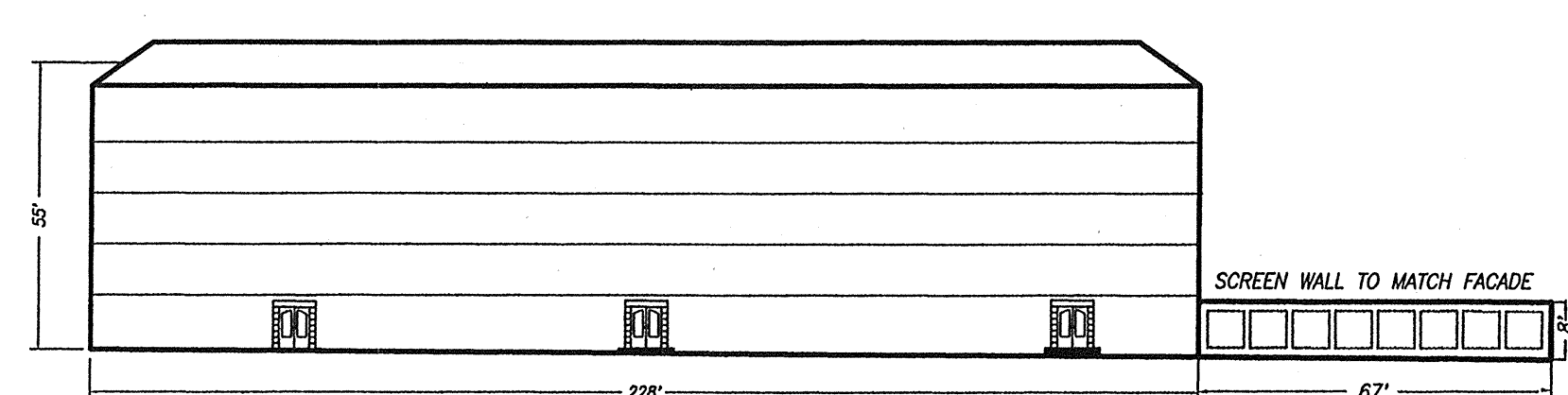
PHASE NO.	YEAR	UNITS PROPOSED	TOWNHOUSES	CONDOMINIUMS	OFFICES	RETAIL	RESTAURANT	BANQUET	HOTEL GUEST ROOMS	RECREATION CLUBHOUSE
1 - 2007	128	96 *	32(BLDGS.B1-B2)	*21,600 SF						
2 - 2008	98	66 **	32(BLDGS.B3-B4)	*26,400 SF	8,800 SF	5,000 SF	5,000 SF	148		
3 - 2009	84	84 ***								8,000 SF
4 - 2010	52	20 ****	32(BLDGS.C1&C2)							
TOTAL	362	266	96	48,000 SF	8,800 SF	5,000 SF	5,000 SF	148	8,000 SF	

* BLDGS. TH1, TH2, TH5-TH8
 ** BLDGS. TH3, TH10-TH13
 *** BLDGS. TH4, TH9, TH14-TH20
 **** BLDGS. TH21 & TH22

MODERATE INCOME HOUSING UNITS SUMMARY

PHASE NO.	TOTAL UNITS	REQUIRED MHU UNITS	MHU UNITS PROVIDED
1 - 2007	128	20	20
2 - 2008	98	15	15
3 - 2009	84	13	13
4 - 2010	52	8	8
TOTAL	362	56	56

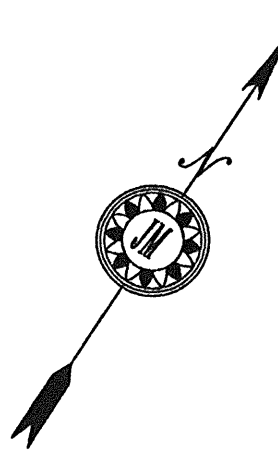
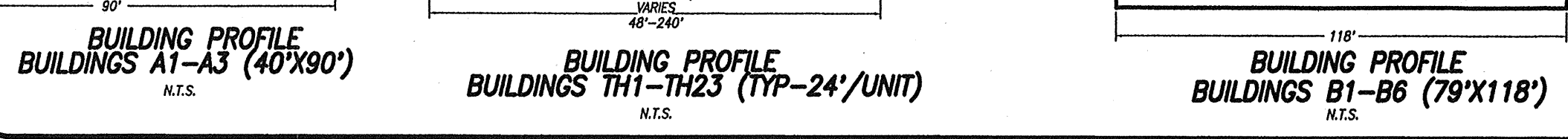
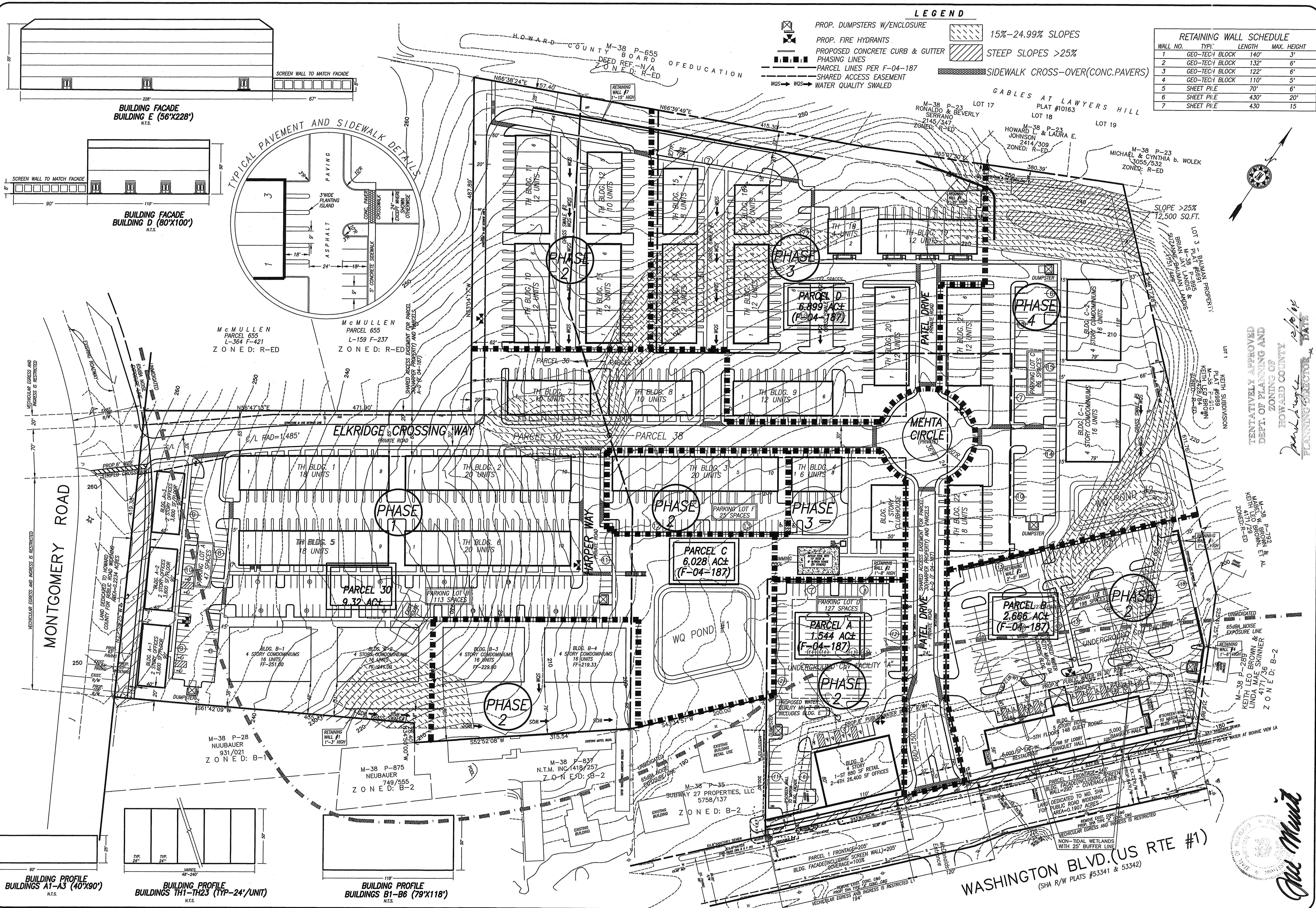
MINIMUM MHU REQUIRED: 15% OF TOTAL UNITS



- LEGEND**
- PROP. DUMPSTERS W/ENCLOSURE
 - PROP. FIRE HYDRANTS
 - PROPOSED CONCRETE CURB & GUTTER
 - PHASING LINES
 - PARCEL LINES PER F-04-187
 - SHARED ACCESS EASEMENT
 - WATER QUALITY SWALED
 - 15%-24.99% SLOPES
 - STEEP SLOPES >25%
 - SIDEWALK CROSS-OVER (CONC. PAVERS)

RETAINING WALL SCHEDULE

WALL NO.	TYP.	LENGTH	MAX. HEIGHT
1	GEO-TECH BLOCK	140'	3'
2	GEO-TECH BLOCK	132'	6'
3	GEO-TECH BLOCK	122'	6'
4	GEO-TECH BLOCK	110'	5'
5	SHEET PILE	70'	6'
6	SHEET PILE	430'	20'
7	SHEET PILE	430'	15'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR

DRAWN: J.M.
DATE: MAY 28, 2004
SCALE: 1"=60'

REVISION
DATE
BY
PER COMMENTS OF
DATE

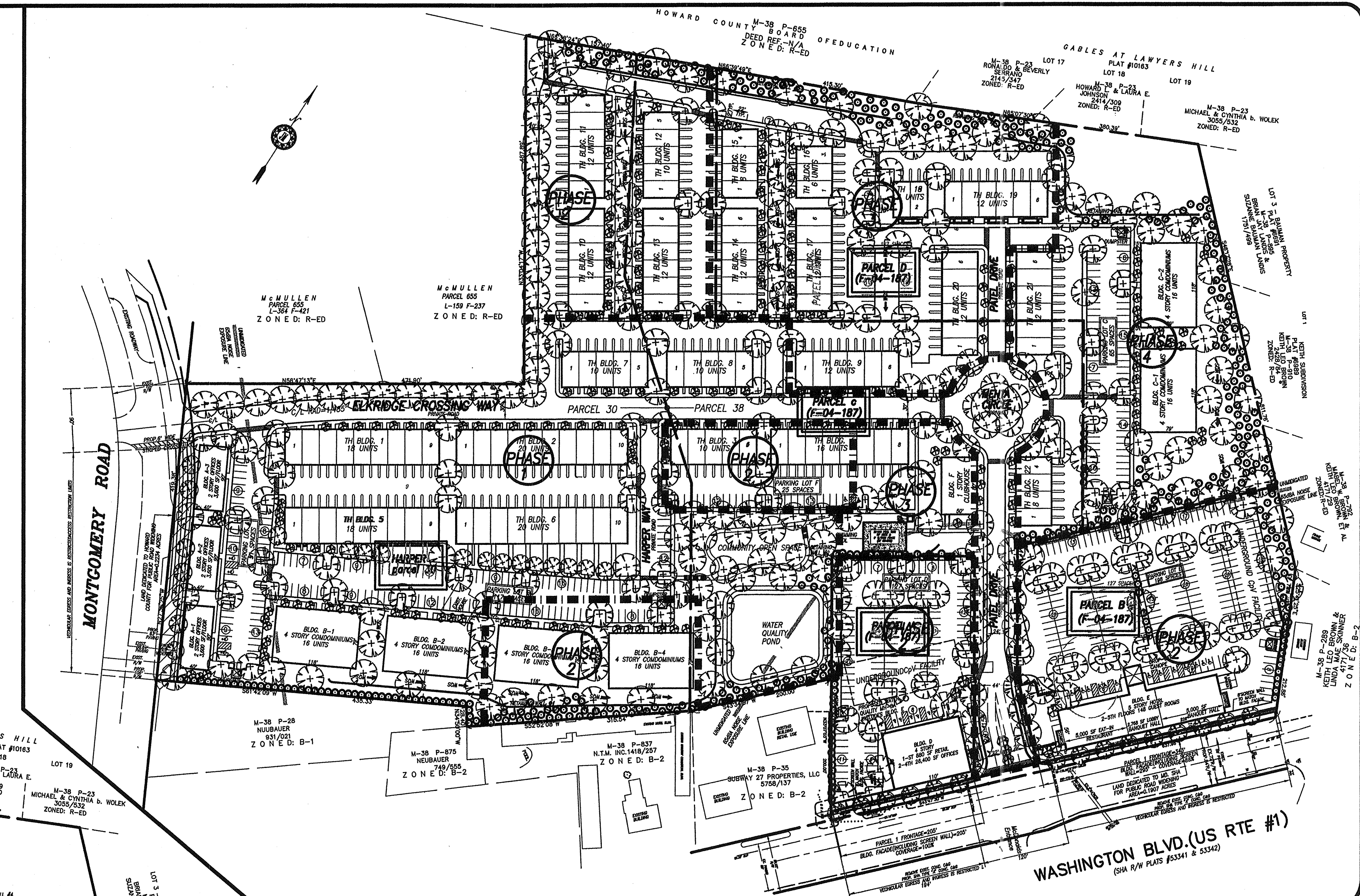
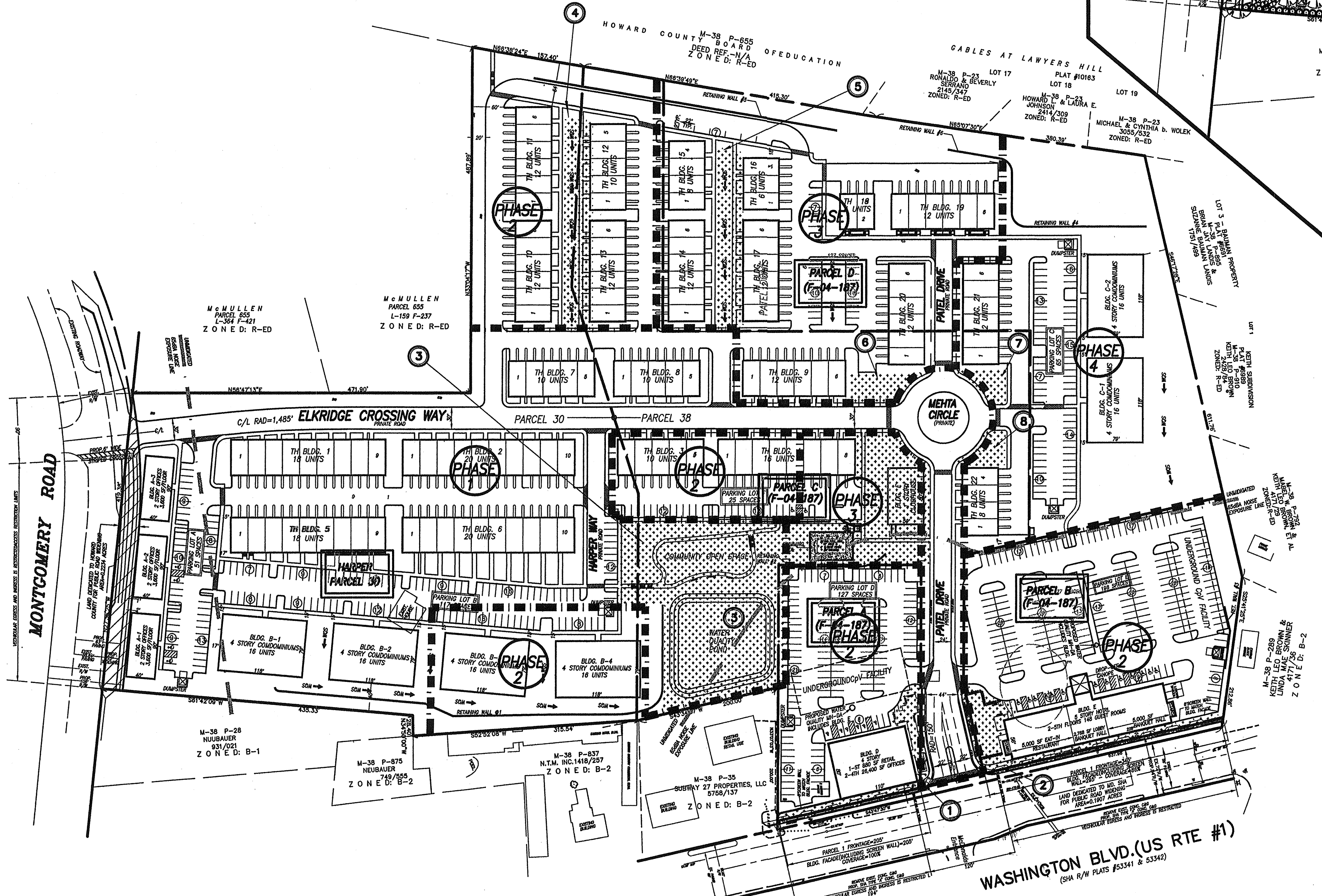
ELKRIDGE - CROSSING
PARCELS A-D AND HARPER PROPERTY
TAX MAP 38, GRID 2, PARCELS 30 & 38
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SKETCH - PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Cheapeake Avenue, Baltimore, Maryland 21234
Phone: 410-661-8762 Fax: 410-661-8762
RICHARDSON ENGINEERING, LLC
730 W. Padonia Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

SHEET 2 OF 4
S-04-011

SCHEMATIC AMENITY AREAS

- LEGEND**
- DENOTES AMENITY AREAS
 - BENCH
 - DENOTES PROPOSED TRASH DUMPSTER AND ENCLOSURE
 - PHASE LINES
 - PARCEL A-D(F 04-187)
- ① 0.14 AC.
 - ② 0.22 AC.
 - ③ 1.75 AC.
 - ④ 0.27 AC.
 - ⑤ 0.21 AC.
 - ⑥ 0.08 AC.
 - ⑦ 0.06 AC.
 - ⑧ 0.07 AC.
- TOTAL: 2.80 AC.



- MATERIALS**
- SIDEWALK EDGING, CROSSWALKS AND SCREENWALLS WHERE APPROPRIATE TO BE A GRAY STONE-LIKE MATERIAL
 - STREET FURNITURE TO BE STEEL PAINTED RED PER THE BOLLMAN BRIDGE.
 - STREET TREES TO BE PER THE ROUTE 1 MANUAL RECOMMENDATIONS.

- LEGEND**
- PHASE LINES
 - PARCEL A-D(F 04-187)
 - LARGE DECIDUOUS SHADE TREE
 - FLOWERING TREE
 - EVERGREEN TREE
 - SHRUB MASS
 - BENCH
 - RTE. 1 STREETSCAPE AREA WITH TREE GRATE AROUND TREE
 - DENOTES SIDEWALKS
 - DENOTES AMENITY AREA
 - DENOTES PROPOSED TRASH DUMPSTER AND ENCLOSURE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY.
PLANNING DIRECTOR: [Signature]

SCHEMATIC LANDSCAPE PLAN

SKETCH PLAN

ELKRIDGE-CROSSING
PARCELS A-D AND HARPER PROPERTY
TAX MAP 38, GRID 2, PARCELS 30 * 38
6-TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE	DESCRIPTION	BY
12/07/04	PER COMMENTS OF 12/05/04	JM

DRAWN BY: JM
DATE: OCT. 7, 2004
SCALE: 1"=100'

JURI MAISTE - SITE DESIGN CONSULTANT
2928 Chenaok Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752

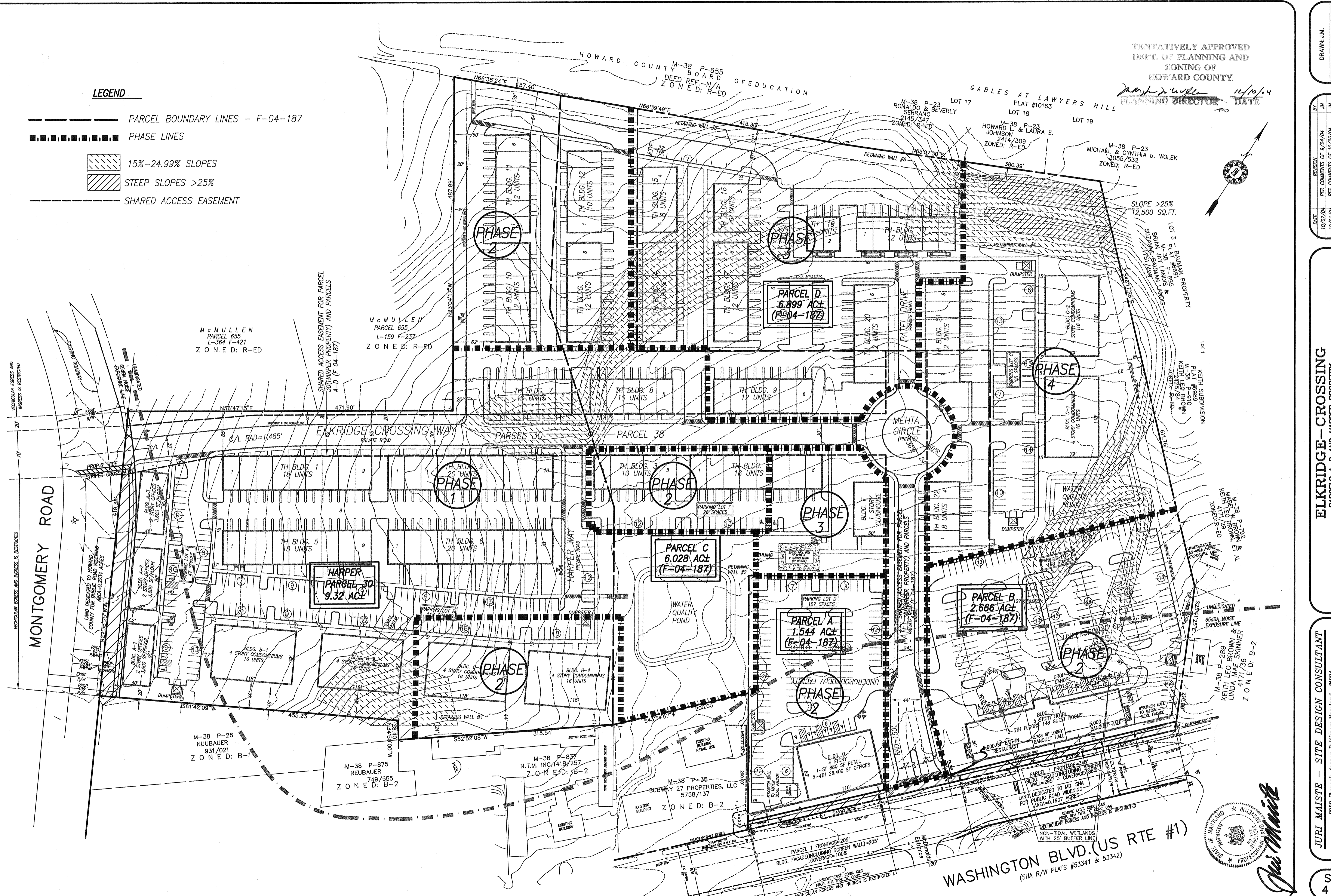
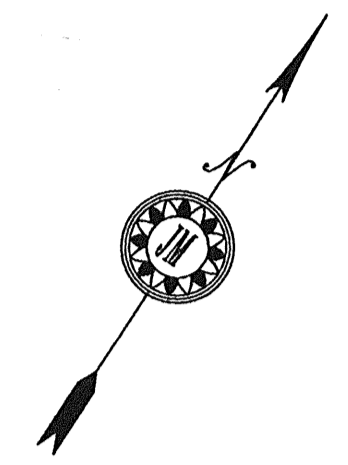
RICHARDSON ENGINEERING, LLC
730 W. Padonia Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

LEGEND

- PARCEL BOUNDARY LINES - F-04-187
- PHASE LINES
- 15%-24.99% SLOPES
- STEEP SLOPES >25%
- SHARED ACCESS EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE
12/10/14



DRAWN: J.M.
DATE: MAY 28, 2004
SCALE: 1"=60'

DATE	REVISION	BY
10/07/04	PER COMMENTS OF 9/29/04	JM
12/01/04	PER COMMENTS OF 10/29/04	JM

ELKRIDGE - CROSSING
PARCELS A-D AND HARPER PROPERTY
TAX MAP 38, GRID 2, PARCELS 30 & 38
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SKETCH - PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenoweth Avenue, Baltimore, Maryland 21284
Phone: 410-661-8762 Fax: 410-661-8762
RICHARDSON ENGINEERING, LLC
730 W. Falmouth Road, Suite 101, Cockeysville, Maryland 21030
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SHEET
4 OF 4

5-04-11