

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS.
C & P TELEPHONE COMPANY 725-9976
HOWARD COUNTY BUREAU OF UTILITIES 313-2366
AT&T CABLE LOCATION DIVISION 393-3553
BG&E CO. CONTRACTOR SERVICES 850-4620
BG&E CO. UNDERGROUND DAMAGE CONTROL 787-4620
STATE HIGHWAY ADMINISTRATION 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- ALL STORM DRAIN BEDDING SHALL BE CLASS 'C', VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL.
- COORDINATES AND ELEVATION ARE BASED ON THE FOLLOWING HOWARD COUNTY MONUMENTS:
38A9 N 561,056.341 E 1,399,634.145
38BA N 562,553.293 E 1,390,967.941
- A NOISE STUDY PREPARED BY MARS GROUP WAS SUBMITTED AND APPROVED WITH THE SKETCH PLAN SUBMITTAL (S-04-011)
- FOR PAVING SECTIONS DETAIL SEE SHEET 6
- CONC. CURB AND GUTTER TO BE AS PER HC STD. PLATE R-3.01
- CONC. BARRIER CURBS TO BE AS PER HC STANDARD PLATE R-3.03
- PAVING SECTIONS TO BE CONFIRMED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- PUBLIC WATER METERS ARE SHOWN ON SITE DEVELOPMENT PLANS
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP PARKING AND HANDICAP ACCESS ROUTES IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM THE CURB, CONTRACTOR TO USE CONCRETE BARRIER CURBS(HC PLATE R-3.03)
- EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS MAPPING DATED DECEMBER, 2002 AND SUPPLEMENTED BY FIELD SURVEY BY NILDENBERG-BOENDER ASSOC. IN APRIL, 2004
- THIS PROJECT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER (CONTRACT NO.MD-105C3312.
- THE CONTRACTOR WILL REMOVE EX. CURB AND GUTTER AS NOTED ON THE SITE PLAN. THE CONTRACTOR WILL LEAVE A CLEAN EDGE AT EXISTING PAVING FOR TIE-IN OF PROPOSED PAVING.
- THE CONTRACTOR WILL CONSTRUCT ALL CONCRETE CURB AND GUTTER NOTED ON THE SITE PLAN TO BE FULLY DEPRESSED SO THAT THERE IS NOT A LIP.
- OUTDOOR LIGHTING TO BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- ALL 2:1 SLOPES TO BE STABILIZED WITH SEDIMENT AND EROSION CONTROL MATTING
- ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION(95%) PER AASHTO SPECIFICATIONS.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
- THIS PLAN IS SUBJECT TO THE AMENDED 5-TH EDITION OF THE SUBDIVISION REGULATIONS
- STORMWATER QUALITY & CHANNEL PROTECTION WILL BE PROVIDED FOR PHASE 3/4 IS PROVIDED BY UNDERGROUND STORAGE FACILITIES SWM FACILITIES 1 AND 2 INSTALLED IN CONJUNCTION WITH PHASE 2.
- REQUIRED NO. OF MIH UNITS=362X15% = 55 MIH UNITS; PROVIDED=55
- MIH DOCUMENTS PROVIDED AS FOLLOWS:
DECLARATION OF COVENANTS AND RESTRICTIONS-RECORDED IN LIBER 11290 FOLIO 423 AMENDED AND RESTATED MODERATE INCOME HOUSING UNIT AGREEMENT-RECORDED IN LIBER 11290 FOLIO 438
DECLARATION OF COVENANTS AND RESTRICTIONS-RECORDED IN LIBER 11290 FOLIO 450
- MDE WILL ISSUE A LETTER OF AUTHORIZATION TO ALLOW CONSTRUCTION ACTIVITY IN THE TWO WETLAND AND BUFFER AREAS IDENTIFIED AND SHOWN ON THESE DRAWINGS. IN THE TWO ISOLATED NONTIDAL WETLAND AND BUFFER AREAS IDENTIFIED AND SHOWN ON THESE DRAWINGS.(#98-NT-0482, TRACKING #19985413)
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN AND ALL OTHER PHASES OF ELKCRIDGE CROSSING HAS BEEN MET AND PROVIDED BY SDP-04-017 BY PROVIDING 5.27 ACRES OF OFFSITE REFORESTATION AT BRANTWOOD, 2/1, PRES. PARCEL F AND 2.52 ACRES OF OFFSITE RETENTION (ONLY 50% ACREAGE CREDIT) AND 3.83 ACRES OF OFFSITE REFORESTATION AT ELLICOTT MEADOWS, TM 16, BLK. 22, TM PARCEL 99.
- THE TOWNHOUSE UNITS ARE REQUIRED TO DISPLAY THEIR ADDRESSES ON THE FRONT AND REAR OF EACH UNIT.
- LANDSCAPE SURETY FOR THIS PLAN IN THE AMOUNT OF \$50,760.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT
- TRASH COLLECTION FOR THIS PROJECT WILL BE PROVIDED BY A PRIVATE CONTRACTOR. TRASH PICKUP WILL BE FROM DUMPSTERS AS LOCATED AND SHOWN ON PLANS.

BENCH MARKS

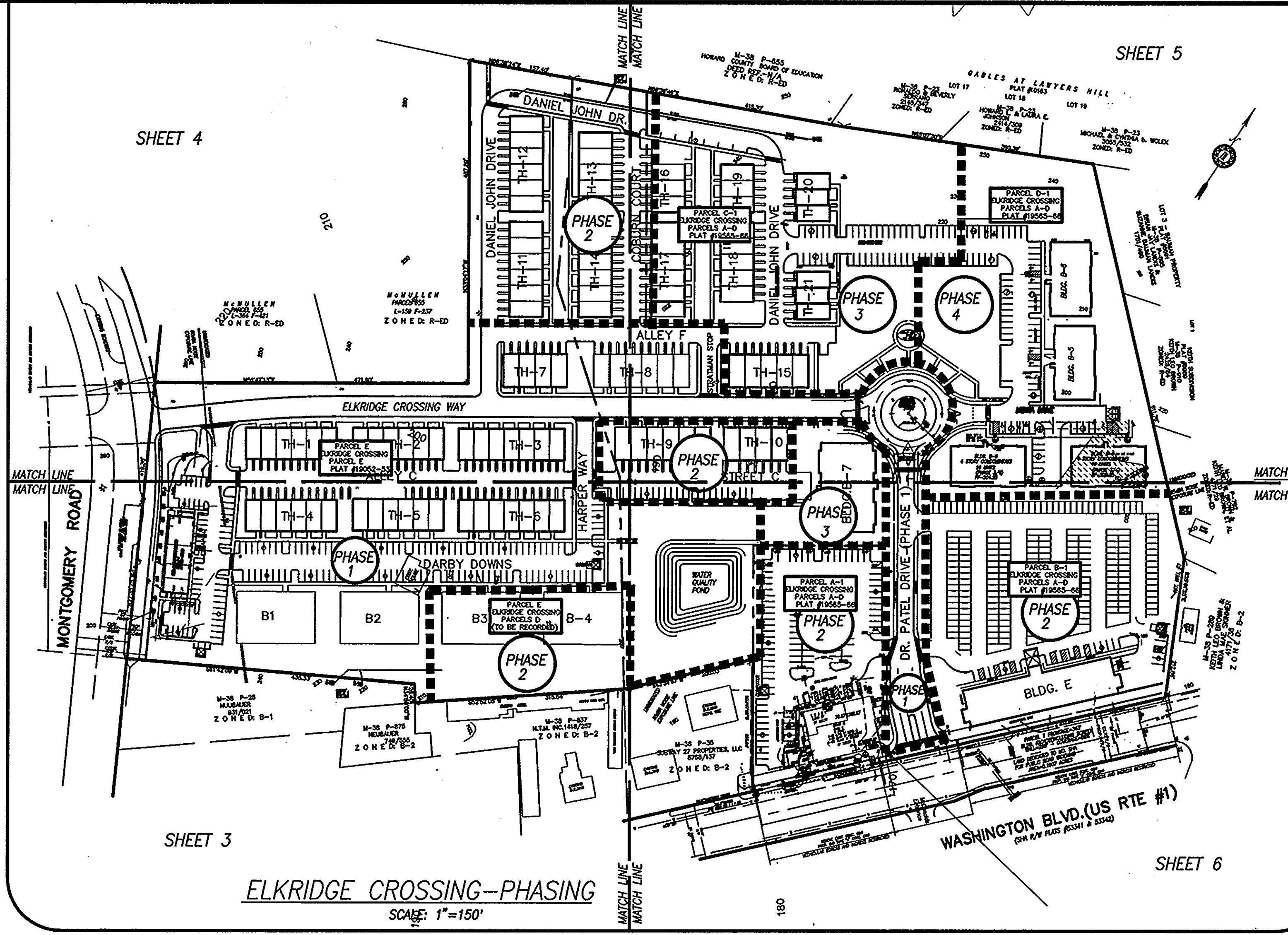
HOWARD COUNTY MON. #38A9 HOWARD COUNTY MON. #38BA
ELEV. 223.417 ELEV. 166.939
BRASS DISK ON CONC. MONUMENT BRASS DISK ON CONC. MONUMENT
IN RATE PLOT ON SE SIDE OF ON WEST SIDE OF US RTE.1 APPROX.
US RTE 1 AND MONTGOMERY RD. 100' N OF BONNIE VIEW LA.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 7/25/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 7/30/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 8/2/08
DIRECTOR DATE

NOTE:

BOUNDARY SURVEY PREPARED BY:
APR ASSOCIATES, INC.
7427 HARFORD ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-444-4312

TOPOGRAPHICAL SURVEY PREPARED BY:
WINGS AERIAL MAPPING CO., INC.
919 BEYDA HARBOUR
PASADENA, MARYLAND 21122
PHONE: 410-255-2053



SITE DEVELOPMENT PLANS PHASES 3 & 4 ELKCRIDGE-CROSSING FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PHASE NO.	TOTAL UNITS	MIH UNITS PROVIDED	SDP NO.
1 - 2007	128	7	04-017
2 - 2008	98	18	06-078
3 - 2009	136	30	07-055
4 - 2010	362	55	
TOTAL	362	108	

MINIMUM MIH REQUIRED: 15% OF TOTAL UNITS

PHASE NO.	UNITS PROPOSED	AREA REQUIRED	AREA PROVIDED	SDP NO.
1 - 2007	128	38,400 SF	19,320 SF	04-017
2 - 2008	98	29,400 SF	98,080 SF	06-078
3 - 2009	136	40,800 SF	0	07-055
4 - 2010	362	108,600 SF	117,400 SF	

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

PHASE NO.	UNITS PROPOSED	UNITS TYPE & NO. OF UNITS	COMMERCIAL	AREA
1 - 2007	128	96 * 32(BLDGS.B1-B2)	* 12,880 SF	* 6,440 SF
2 - 2008	98	68 ** 32(BLDGS.B3-B4)	** 27,480 SF	** 6,700 SF
3 - 2009	136	56 *** 32(BLDGS.B5-B9)	---	---
4 - 2010	362	218 144	40,360 SF	13,140 SF
TOTAL	362	218 144	40,360 SF	13,140 SF

* BLDGS. TH 1-8 *** BLDGS. THIS-21
** BLDGS. TH 9-14

OVERALL SITE

- SITE ANALYSIS
 - TAX MAP 38, PARCELS 30 AND 38
 - ZONING: CAC
 - DENSITY TABULATION:
 - GROSS AREA=26,458 ACRES
 - AREA OF STEEP SLOPES=0.29 ACRES
 - NET AREA=26,168 ACRES
 - UNITS ALLOWED: 458 X 25 = 653 UNITS
 - UNITS PROPOSED=362 (144 CONDOMINIUMS & 218 TOWNHOUSES)
 - PHASING:
 - PHASE 1: 128 UNITS & BLDG.A1 (2007 ALLOCATION)
 - 32 CONDOMINIUM UNITS & 96 TOWNHOUSES (BLDG.S.B1-B2, & TH 1 - TH 8 (INCLUDES 7 MODERATE INCOME UNITS))
 - PHASE 2: 98 UNITS & BLDGS D & E (2008 ALLOCATION)
 - 32 CONDOMINIUM UNITS & 66 TOWNHOUSES (BLDG.S.B3-B4, & TH 9-14 (INCLUDES 18 MODERATE INCOME UNITS))
 - PHASE 3: 136 UNITS (2009 ALLOCATION)
 - 56 TOWNHOUSES & 80 UNITS (INCLUDES 21 MODERATE INCOME UNITS)
 - BLDG.S. THIS-21 * BLDGS. B5-B9 & BLDGS. B5-B9 (INCLUDES 50 MODERATE INCOME UNITS)
 - AREA OF ROADWAY DEDICATION:
 - US RTE 1: 0.1760 ACRES (2010 ALLOCATION)
 - MONTGOMERY ROAD: 0.2334 ACRES (ALLOCATION)
 - TOTAL ROAD DEDICATION: 0.3994 ACRES
 - AREA OF COMMERCIAL PROVIDED:
 - BLDGING A1= 19,320 SF (PHASE 1)
 - BLDGING D @ 8,260 SF/FLOOR@= 34,240 SF (PHASE 2)
 - BLDGING E @ 12,768 SF/FLOOR@= 54,624 SF (PHASE 3)
 - TOTAL AREA OF COMMERCIAL PROVIDED=117,400 SQ.FT.
 - AMENITY AREA PROVIDED=26.45 AC. X 10% = 2.65 AC.
 - PHASE 1: 1.0 ACRES
 - PHASE 2: 0.63 ACRES
 - PHASE 3: 1.0 ACRES
 - AMENITY AREA PROVIDED=3.03AC
- PREVIOUS DEVELOPMENT HISTORY:
 - SDP-04-017 APPROVED ON 9/18/08
 - SDP-04-017 REQUEST W/AVER TO SECTION 16.115(6)(i) TO PERMIT THE REMOVAL OF EXISTING CONCR. GRADING, PAVEMENT AND PERMANENT STRUCTURE WITHIN THE 25' WETLAND BUFFERS LOCATED ON THE SITE (W/AVER REQUEST APPROVED NOV. 18, 2003)
 - SDP-04-017 REQUEST W/AVER TO SECTION 16.112(1)(A)(ii) TO PERMIT THE 400 SQUARE FEET OF RESERVATION OPEN SPACE REQUIRED FOR APPOINTMENT UNIT TO BE REDUCED TO 205 SQUARE FEET FOR APPOINTMENT UNIT (APPROVED NOV.18, 2003)
 - SDP-04-017 REQUEST W/AVER TO SECTION 16.112(1)(A)(ii) TO PERMIT 2 SEPARATE VEHICULAR ACCESS POINTS TO A RESTRICTED ACCESS ROAD (US RTE.1) (REQUEST DENIED NOV.18, 2003)
 - SDP-04-017 REQUEST W/AVER TO SECTION 16.112(1)(A)(ii) TO PERMIT RESERVATION OPEN SPACE TO BE LOCATED ON LAND WITH BUREAU OF EROSION CONTROL (REQUEST DENIED NOV.18, 2003)
 - F-04-187 FINAL PLAT OF ELKCRIDGE CROSSING, PARCELS A-D; HC PN 17347 & 17348
 - SDP-04-150 REQUEST W/AVER TO SECTION 16.114(4) AND (i) TO NOT BE REQUIRED TO SUBMIT SECTION AND PRELIMINARY PLANS FOR A MAJOR (NON-RESIDENTIAL) SUBDIVISION
 - APPROVED AUGUST 3, 2004 WITH FOLLOWING CONDITIONS:
 - 1) THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING IN ACCORDANCE WITH SUBDIVISION SECTION 16.114(4) AND THE SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE NOTED ON THE FINAL PLAT (F-04-187)
 - 2) WITH THE CONDITION OF THE ONE APPROVED VEHICULAR ACCESS POINT (SHARED ACCESS EASEMENT AT US RTE.1) SPECIAL ACCESS AND EGRESS RESTRICTIONS AND THEIR LIMITS SHALL BE NOTED AND NOTED ON THE US RTE.1 FRONTAGE OF THE PARCELS ON FINAL PLAT F-04-187, IN ACCORDANCE WITH SUBDIVISION SECTION 16.114(4)
 - 3) ANY EXISTING STRIP ON THE SITE SHALL BE NOTED WITH ITS REQUIRED STRIP BUFFERS (SEE SUBDIVISION SECTION 16.114 FOR THE REQUIRED STRIP BUFFER WITH DIMENSIONS) ON FINAL PLAT F-04-187. SEE SDP COMMENTS DATED 7/14/04.
 - SDP-04-150 REQUEST TO W/AVER SECTIONS 16.114(4) TO PERMIT THE PROJECT ELKCRIDGE CROSSING(04-011) TO HAVE VEHICULAR ACCESS TO TWO RESTRICTED ACCESS ROADS (US ROUTE 1 & MONTGOMERY ROAD) AND 16,120(SQ) TO FRONT COMMERCIAL AND PARKING ACCESS ROADS AND FRONTS WITH SHARED ACCESS AND WITHOUT SHARED PARKING.
 - APPROVED OCTOBER 7, 2004 WITH FOLLOWING CONDITIONS:
 - 1. THE PROPOSED PARCELS AND EXISTING PARCELS 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.
 - 2. THE EXTENSION OF THE SHARED VEHICULAR ACCESS POINTS, SHARED RESTRICTION LINES AND NOTATION SHALL BE NOTED ON F-04-187, S 04-011 AND ALL FURTHER RELATED PLANS AND PLATS PER SUBDIVISION SECTION 16.114(4).
 - FORSEER SITE OF MD-338 - "GROSSVORN" THAT NO LONGER EXISTS
 - F-06-013 AMENDED PLAT OF ELKCRIDGE CROSSING, PARCEL A-D - PN 16490-91
 - DESIGN MANUAL W/AVER REQUEST DATED 3/07/08:
 - 1. TO PROVIDE A SEPARATE OFF FROM THE USE OF STORMWATER MANAGEMENT DEDICATION TO A PARCEL LINEAR USE OF THE STRIP OF 45 PER CHAPTER 6, SECTION 8.2.4.4
 - 2. REQUEST NOT TO PROVIDE EASEMENTS FOR THE PRIVATE DRAINAGE SYSTEMS ON SDP-04-017 PLANS AND ON THE FINAL PLANS F-05-120 AND F-06-013.
 - DESIGN MANUAL W/AVER REQUEST DATED 8/07/08:
 - 1. TO REQUEST A W/AVER OF SECTION 8.4.15 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME 8 REGARDING A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT.
 - APPROVED ON 8/31/08 WITH THE FOLLOWING CONDITIONS:
 - 1. REMOVAL OF THE SETBACK WALL MAINTENANCE EASEMENT FROM THE AREA OF THE PUBLIC WATER AND UTILITY EASEMENT.
 - 2. THE RETAINING WALL SHALL BE LOCATED A MINIMUM OF 5' FROM THE PUBLIC WATER AND UTILITY EASEMENT.

CONSTRUCTION PHASING

PHASE NO.	YEAR	UNITS PROPOSED	UNITS TYPE & NO. OF UNITS	COMMERCIAL	AREA
1	2007	128	96 * 32(BLDGS.B1-B2)	* 12,880 SF	* 6,440 SF
2	2008	98	68 ** 32(BLDGS.B3-B4)	** 27,480 SF	** 6,700 SF
3	2009	136	56 *** 32(BLDGS.B5-B9)	---	---
4	2010	362	218 144	40,360 SF	13,140 SF
TOTAL		362	218 144	40,360 SF	13,140 SF

* BLDGS. TH 1-8 *** BLDGS. THIS-21
** BLDGS. TH 9-14

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	VICINAL PROPERTIES MAP
3-4	SITE DEVELOPMENT PLANS
5	BUILDING ELEVATIONS
6	SITE CONSTRUCTION DETAILS
7-8	ROAD SECTIONS AND PROFILES
9	DRAINAGE AREA MAP
10-11	STORM DRAIN PROFILES
12-14	LANDSCAPE PLANS
15-17	SEDIMENT & EROSION CONTROL PLANS
18	UTILITY PLAN
19	PRIVATE SEWER PROFILES

OWNER

PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

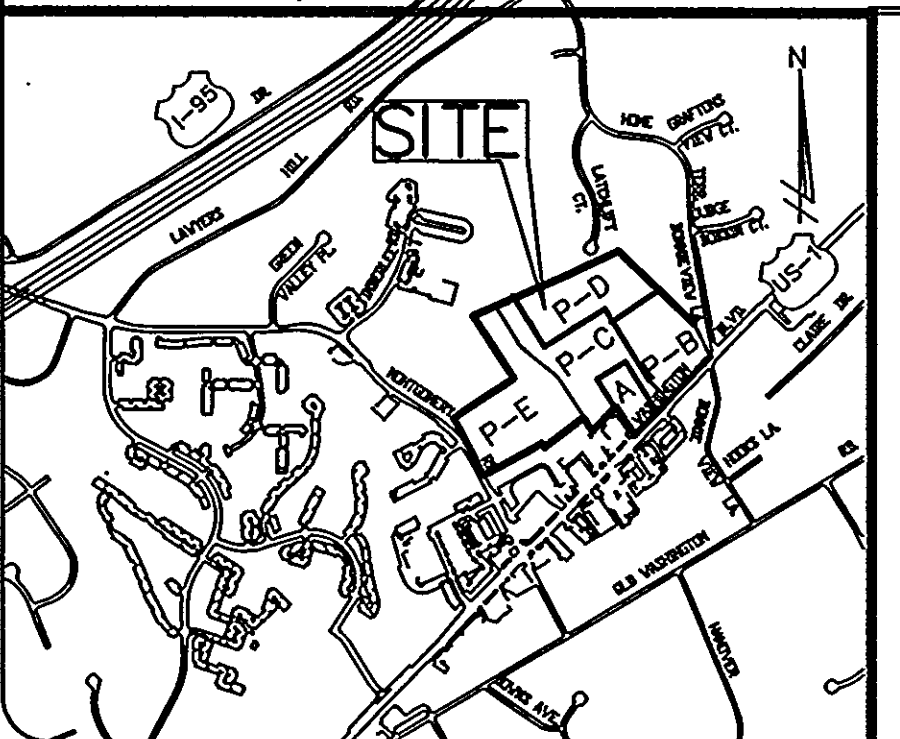
DEVELOPER

BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PLANS PREPARED BY:

JURI MAISTE - SITE DESIGN CONSULTANT
2823 CHEWACK AVENUE, BALTIMORE, MARYLAND 21284
PHONE: 410-661-8752 FAX: 410-661-8752

RICHARDSON ENGINEERING, LLC
730 W. Potosi Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-560-1602 Fax: 410-560-0827



VICINITY MAP SITE ANALYSIS - PHASES 3 & 4

PARKING DATA:
TOWNHOUSE BUILDINGS THIS-21
TOTAL 56 UNITS
TOTAL PARKING REQUIRED @ 2/UNIT = 112 SPACES
PARKING PROVIDED @ 2/UNIT = 112 SPACES
1 SPACE IN GARAGE UNDER BLDG.# 1 SPACE IN REAR OF EACH UNIT ON AN DRIVEWAY
NOTE: THE GARAGES SHALL BE USED FOR PARKING ONLY IN ACCORDANCE WITH ZONING SECTION 13.3D.2.0
CONDOMINIUM BUILDINGS B5, B6, B7, B8 & B9
NO. OF UNITS PER BUILDING: 16
TOTAL NO. OF UNITS: 80
PARKING REQUIRED: 80 @ 2/UNIT = 160 SPACES
TOTAL PARKING PROVIDED 160 SPACES INCLUDING 14 SPACES IN BLDG. B-7 GARAGE WHICH SPACES SHALL BE AVAILABLE FOR PARKING AT ALL TIMES
OVERFLOW PARKING NOTE:
IN ACCORDANCE WITH SECTION 16.120(b)(12) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS OVERFLOW PARKING FOR THE 130 UNITS IN PHASE 3/4 IS REQUIRED TO BE 0.31316x(141) PARKING SPACES
8 SPACES ON DANIEL JOHN DRIVE
33 SPACES ON KATE COLE DRIVE

SITE DATA - PHASES 3 & 4

- TOTAL AREA: 8.070 ACRES
- TOTAL BUILDING AREAS: 1.74 ACRES
- SITE BUILDING COVERAGE: 1.794/8.320 = 21.6%
- PAVED AREA/AREA OF SITE: 2.18 AC./8.07 AC. = 27.0%
- TOTAL DISTURBED AREA: 8.07 ACRES
- COMMERCIAL DISTURBED AREA: 0 ACRES
- PROJECT BACKGROUND:
LOCATION: ELKCRIDGE, HOWARD COUNTY, MD.
TAX MAP: 38, PARCEL 30 PROPERTY NO.01-168150
TAX MAP: 38, PARCEL 38 PROPERTY NO.01-164465
ZONED: CAC
- AMENITY OPEN SPACE PROVIDED: 1.40 ACRES
AREA #6=0.25 AC.
AREA #7=0.20 AC.
AREA #8=0.95 AC.
- TOTAL AREA =1.40 AC.
- DEVELOPER/OWNER WILL EXECUTE A COVENANT WITH DEPARTMENT OF HOUSING WITH REGARD TO PROVIDING MODERATE INCOME HOUSING

DATE	
BY	
REVISION	

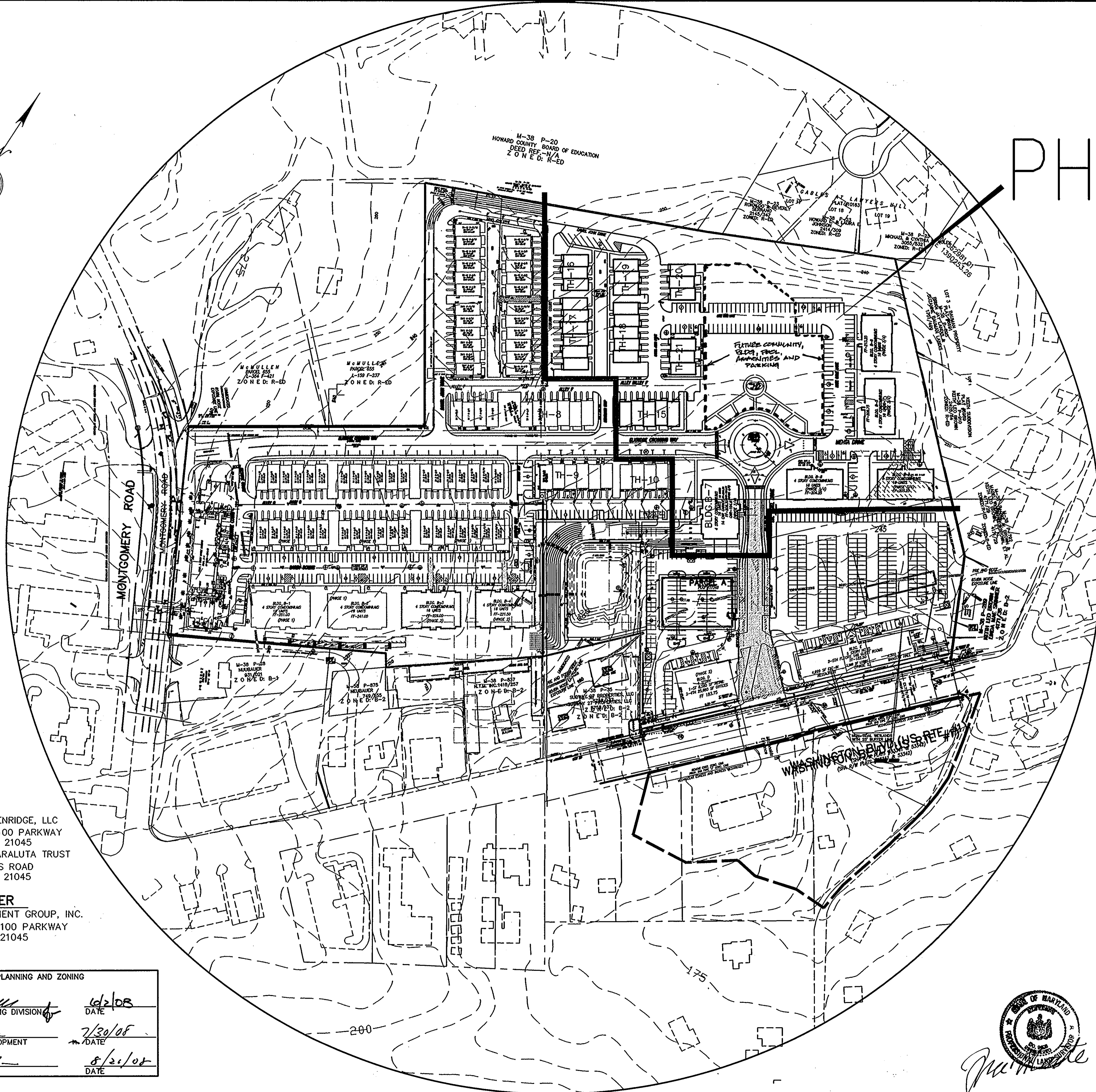
ELKRIDGE - CROSSING - PHASES - 3 & 4
 PARCELS A-D
 TAX MAP 38, GRID 2, PARCELS 30 & 38
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
EXISTING FEATURES WITHIN 200' OF SITE

JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Chesapeake Avenue, Baltimore, Maryland 21224
 Phone: 410-661-8752 Fax: 410-661-8753
RICHARDSON ENGINEERING, LLC
 730 W. Padonia Road, Suite 101, Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827

PHASE 3/4

ADDRESS CHART

BLDG. #	ADDRESS
B-5	7485 KATE COLE LANE
B-6	7445 KATE COLE LANE
B-7	6255 DOCTOR PATEL DRIVE
B-8	7510 MEHTA DRIVE
B-9	7520 MEHTA DRIVE
TH15	
U1/2	7311/7313 ELKRIDGE CROSSING WAY
U3/4	7315/7317 ELKRIDGE CROSSING WAY
U5/6	7319/7321 ELKRIDGE CROSSING WAY
U7/8	7323/7325 ELKRIDGE CROSSING WAY
U9/10	7327/7329 ELKRIDGE CROSSING WAY
TH16	
U1/2	7136/7138 COBURN COURT
U3/4	7132/7134 COBURN COURT
U5/6	7128/7130 COBURN COURT
TH17	
U1/2	7122/7124 COBURN COURT
U3/4	7118/7120 COBURN COURT
U5/6	7114/7116 COBURN COURT
U7/8	7110/7112 COBURN COURT
U9/10	7106/7108 COBURN COURT
U11/12	7102/7104 COBURN COURT
TH18	
U1/2	7215/7217 DANIEL JOHN DRIVE
U3/4	7219/7221 DANIEL JOHN DRIVE
U5/6	7223/7225 DANIEL JOHN DRIVE
U7/8	7227/7229 DANIEL JOHN DRIVE
U9/10	7231/7233 DANIEL JOHN DRIVE
TH19	
U1/2	7201/7203 DANIEL JOHN DRIVE
U3/4	7205/7207 DANIEL JOHN DRIVE
U5/6	7209/7211 DANIEL JOHN DRIVE
TH20	
U7/8	7202/7204 DANIEL JOHN DRIVE
U9/10	7206/7208 DANIEL JOHN DRIVE
U11/12	7210/7212 DANIEL JOHN DRIVE
TH21	
U7/8	7228/7230 DANIEL JOHN DRIVE
U9/10	7232/7234 DANIEL JOHN DRIVE
U11/12	7236/7238 DANIEL JOHN DRIVE



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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	6/2/08 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/30/08 DATE
<i>[Signature]</i> DIRECTOR	8/20/08 DATE



PHASE 3
84 UNITS
 HOWARD COUNTY BOARD OF EDUCATION
 DEED REF. N/A
 ZONED: R-ED

BENCH MARKS

HOWARD COUNTY MON. #38A9
 ELEV. 223.417
 BRASS DISC ON CONG. MONUMENT
 IN GRASS PLOT ON SE SIDE OF
 US RTE. 1 AND MONTGOMERY RD.
 HOWARD COUNTY MON. #38BA
 ELEV. 166.939
 BRASS DISC ON CONG. MONUMENT
 ON WEST SIDE OF RTE. 1 APPROX.
 100' N OF BONNIE VIEW LA.

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
R2	28	R2	SINGLE	14000	0.720	175V MH 15' Semi-Cutoff/Reflector
CI	0	CI	SINGLE	14000	0.720	250 WATT HPR (VAPOR) MOUNTED ON 30' POLES WITH 12' ARMS
S2	0	S2	BACK-BACK	36000	0.720	Twin ECA 400 watt MH 32' Full Cutoff/Reflector
S2T	0	S2T	TWIN	36000	0.720	Twin ECA 400 watt MH 32' Full Cutoff/Reflector

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 7/25/08 DATE

Chief, Division of Land Development: *[Signature]* 7/30/08 DATE

Director: *[Signature]* 8/1/08 DATE

DEVELOPER
 BRANTLY DEVELOPMENT GROUP, INC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045
 TEL: 410-730-0810

OWNER
 PARCEL 30 - GWENRIDGE, LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045
 TEL: 410-730-0810

PARCEL 38 - MEHTA CHARARITA TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA MD 21045
 TEL: 410-730-3961

HANDICAPPED ACCESS NOTE:
 SIDEWALK RAMPS HAVE BEEN PROVIDED UNDER PHASE 1
 AT ALL INTERSECTIONS PER HOWARD COUNTY
 STD. PLATES R-4.01, R-4.02, OR R-4.03.

DRIVEWAY NOTE:
 THE INDIVIDUAL DRIVEWAYS IN FRONT OF
 THE TOWNHOME GARAGES SHALL BE A
 MINIMUM LENGTH OF 18 FEET.

LEGEND

- 0 - EXISTING STORM DRAIN
- 1 - EXISTING GAS MAIN
- 2 - EXISTING SANITARY SEWER
- 3 - EXISTING WATER MAIN
- 4 - PROPOSED CONTOUR LINES
- 5 - PROPOSED WATER MAIN
- 6 - PROPOSED STORM DRAIN
- 7 - PROPOSED SANITARY SEWER
- 8 - EXISTING CONC. CURB & GUTTER
- 9 - PROPOSED CONC. CURB & GUTTER
- 10 - DESIGNATES NUMBER OF PARKING SPACES
- 11 - CONCRETE WALK

EASEMENT LEGEND

- 1 - DENOTES PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- 2 - DENOTES PRIVATE ACCESS EASEMENT
- 3 - DENOTES PUBLIC WATER AND UTILITY EASEMENT
- 4 - PRIVATE STORM DRAIN EASEMENT
- 5 - PROP. 6' WIDE CROSSWALK STAMPED CONC. OR PAVR BLOCKS
- 6 - PROP. DUMPSTERS W/ ENCLOSURE
- 7 - PROP. WATER METEVALVE
- 8 - PROP. FIRE HYDRANTS
- 9 - PHASING LINES

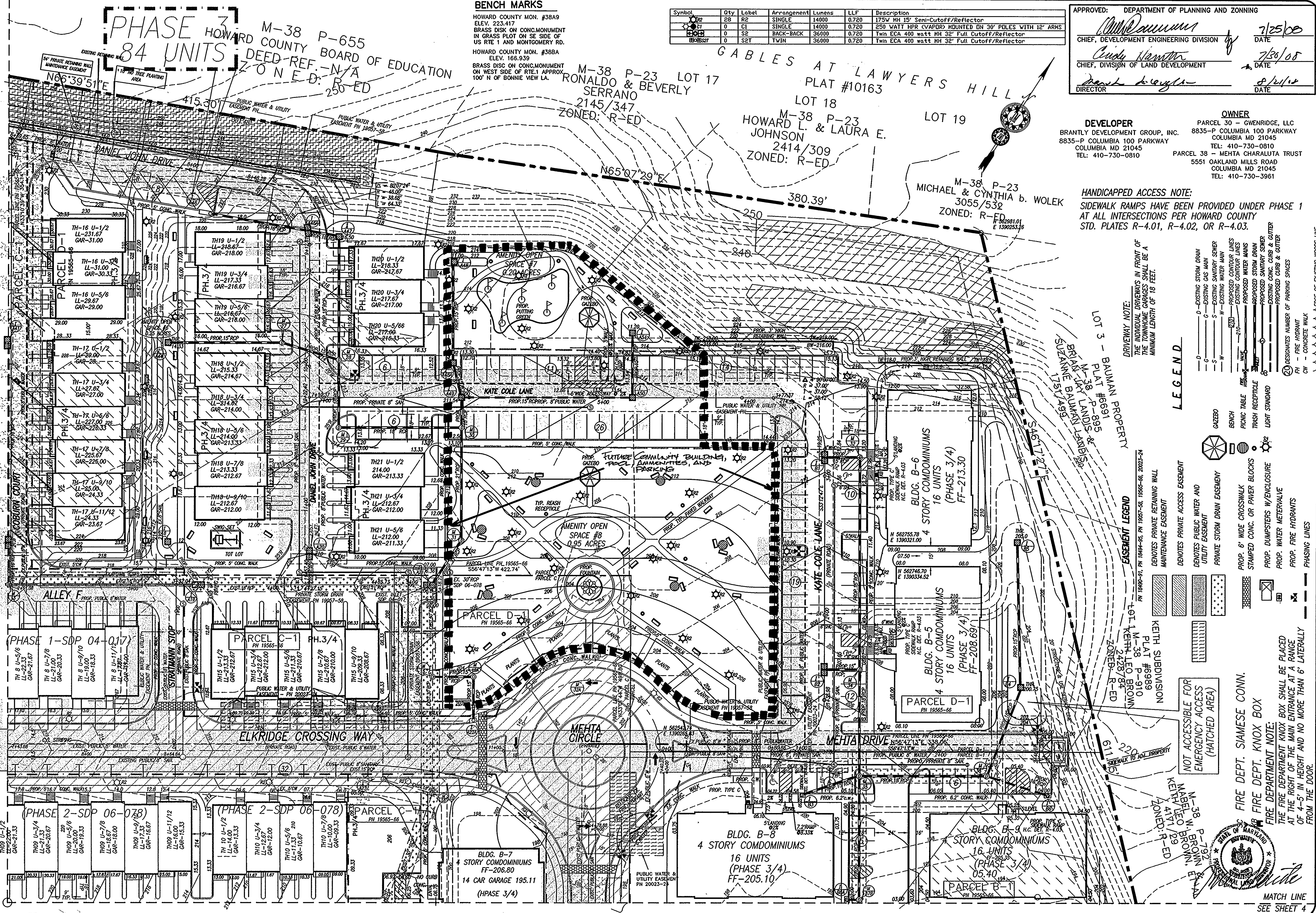
NOT ACCESSIBLE FOR EMERGENCY ACCESS (HATCHED AREA)

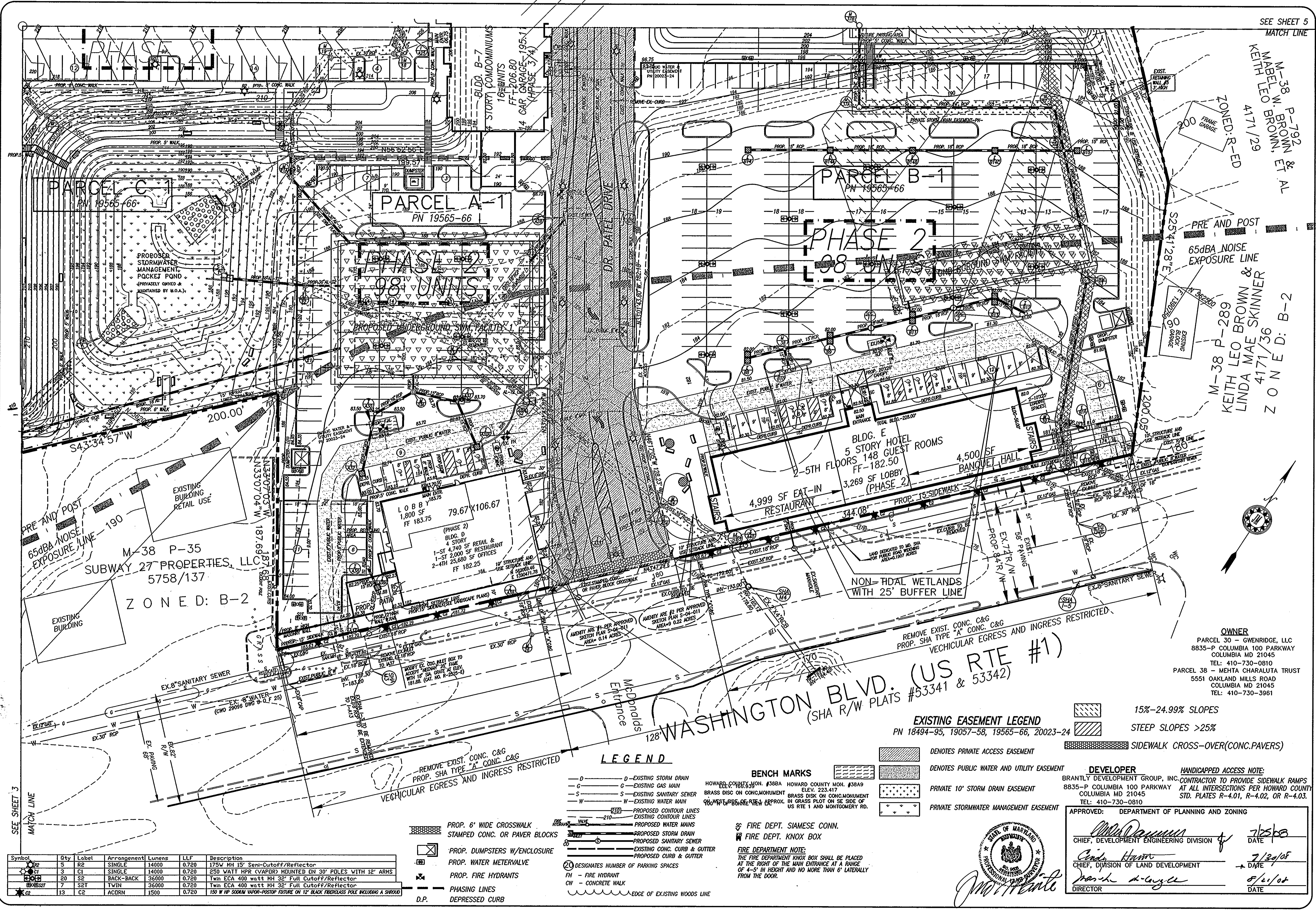
FIRE DEPT. SIAMESE CONN.
 FIRE DEPT. KNOX BOX
 FIRE DEPARTMENT NOTE:
 THE FIRE DEPARTMENT KNOX BOX SHALL BE PLACED AT THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATEROALLY FROM THE DOOR.

ELKRIDGE-CROSSING-PHASES-THREE/FOUR
 PARCELS 4-D
 TAX MAP 38, GRID 2, PARCEL 38
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SITE*DEVELOPMENT*PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Chemoak 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: 410-560-1602 Fax: 410-560-0827

SHEET 3 OF 19
 SDP-07-055





M-38 P-792
MABEL W. BROWN, ET AL
4171/29
ZONED: R-ED
PRE AND POST
65dBA NOISE
EXPOSURE LINE
S2541.28"E
M-38 P-289
KEITH LEO BROWN &
LINDA MAE SKINNER
4171/36
ZONED: B-2

M-38 P-35
SUBWAY 27 PROPERTIES, LLC
5758/137
ZONED: B-2

ELKRIDGE*CEOSSING*PHASES-3&4
PARCELS A-E
TAX MAP 38, GRID 2, PARCELS 30 & 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SITE*DEVELOPMENT*PLAN

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810
PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

REMOVE EXIST. CONC. C&G
PROP. SHA TYPE "A" CONC. C&G
VEHICULAR EGRESS AND INGRESS RESTRICTED.

EXISTING EASEMENT LEGEND
PN 18494-95, 19057-58, 19565-66, 20023-24

- 15%-24.99% SLOPES
- STEEP SLOPES >25%
- SIDEWALK CROSS-OVER (CONC. PAVERS)
- DENOTES PRIVATE ACCESS EASEMENT
- DENOTES PUBLIC WATER AND UTILITY EASEMENT
- PRIVATE 10' STORM DRAIN EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT

LEGEND

- D - EXISTING STORM DRAIN
- G - EXISTING GAS MAIN
- S - EXISTING SANITARY SEWER
- W - EXISTING WATER MAIN
- PROPOSED CONTOUR LINES
- PROPOSED WATER MAINS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING CONC. CURB & GUTTER
- PROPOSED CURB & GUTTER
- DESIGNATES NUMBER OF PARKING SPACES
- FH - FIRE HYDRANT
- CW - CONCRETE WALK
- EDGE OF EXISTING WOODS LINE

BENCH MARKS
HOWARD COUNTY MON. #388A HOWARD COUNTY MON. #3889
ELEV. 168.939 ELEV. 223.417
BRASS DISC ON CONCREMENT
BRASS DISC ON CONCREMENT
IN GRASS PLOT ON SE SIDE OF
US RTE 1 AND MONTGOMERY RD.

FIRE DEPT. SIAMESE CONN.
FIRE DEPT. KNOX BOX
FIRE DEPARTMENT NOTE:
THE FIRE DEPARTMENT KNOX BOX SHALL BE PLACED
AT THE RIGHT OF THE MAIN ENTRANCE AT A RANGE
OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY
FROM THE DOOR.

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810
HANDICAPPED ACCESS NOTE:
CONTRACTOR TO PROVIDE SIDEWALK RAMPS
AT ALL INTERSECTIONS PER HOWARD COUNTY
STD. PLATES R-4.01, R-4.02, OR R-4.03.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
M. Dammus
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Ham
CHIEF, DIVISION OF LAND DEVELOPMENT
D. A. Gaylor
DIRECTOR
DATE: 7/29/08
DATE: 8/21/08



Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
R2	5	R2	SINGLE	14000	0.720	175V MH 15' Semi-Cutoff/Reflector
C1	3	C1	SINGLE	14000	0.720	250 WATT HPR (VAPDR) MOUNTED ON 30' POLES WITH 12' ARMS
S2	20	S2	BACK-BACK	36000	0.720	Twin ECA 400 watt MH 32' Full Cutoff/Reflector
S2T	7	S2T	TWIN	36000	0.720	Twin ECA 400 watt MH 32' Full Cutoff/Reflector
C2	13	C2	ACORN	1500	0.720	150 W HP SODIUM VAPOR-POSTOP FEATURE ON 12' BLACK FIBERGLASS POLE INCLUDING A SHROUD

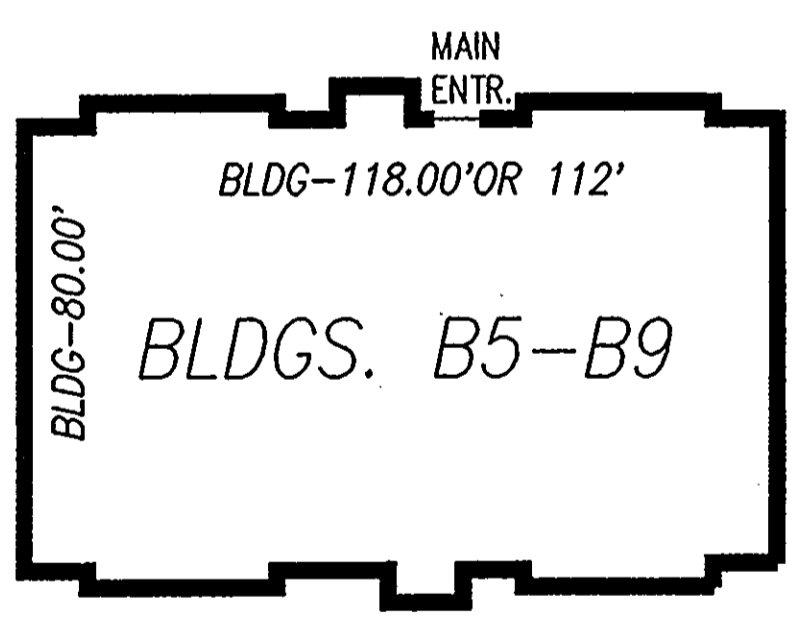
JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenook Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
730 W. Patuxent Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-380-1502 Fax: 410-380-0627



118'
OR 112'

TYPICAL ELEVATION
BUILDINGS B5-B9

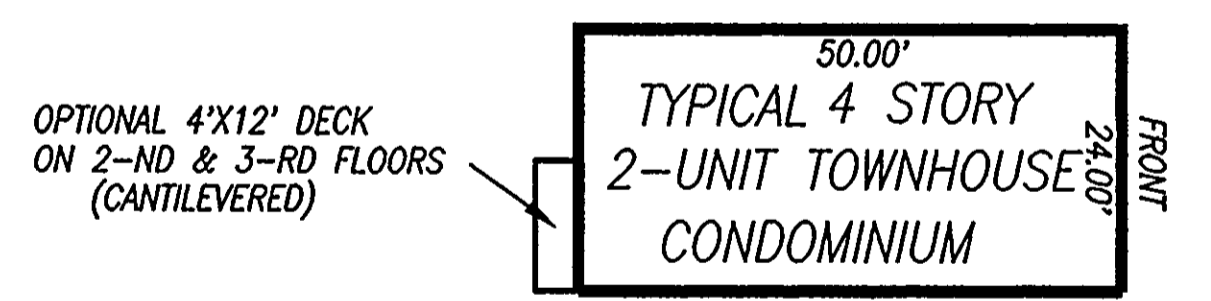
NTS



VARIES
48'-240'

TYPICAL ELEVATIONS
TOWNHOUSE BUILDINGS 15-21

NTS



OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810
PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

DEVELOPER
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

8' HIGH BRICK WALL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Michael D. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	6/2/08 DATE
<i>David ...</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/29/08 DATE
<i>Paul ...</i> DIRECTOR	8/2/08 DATE

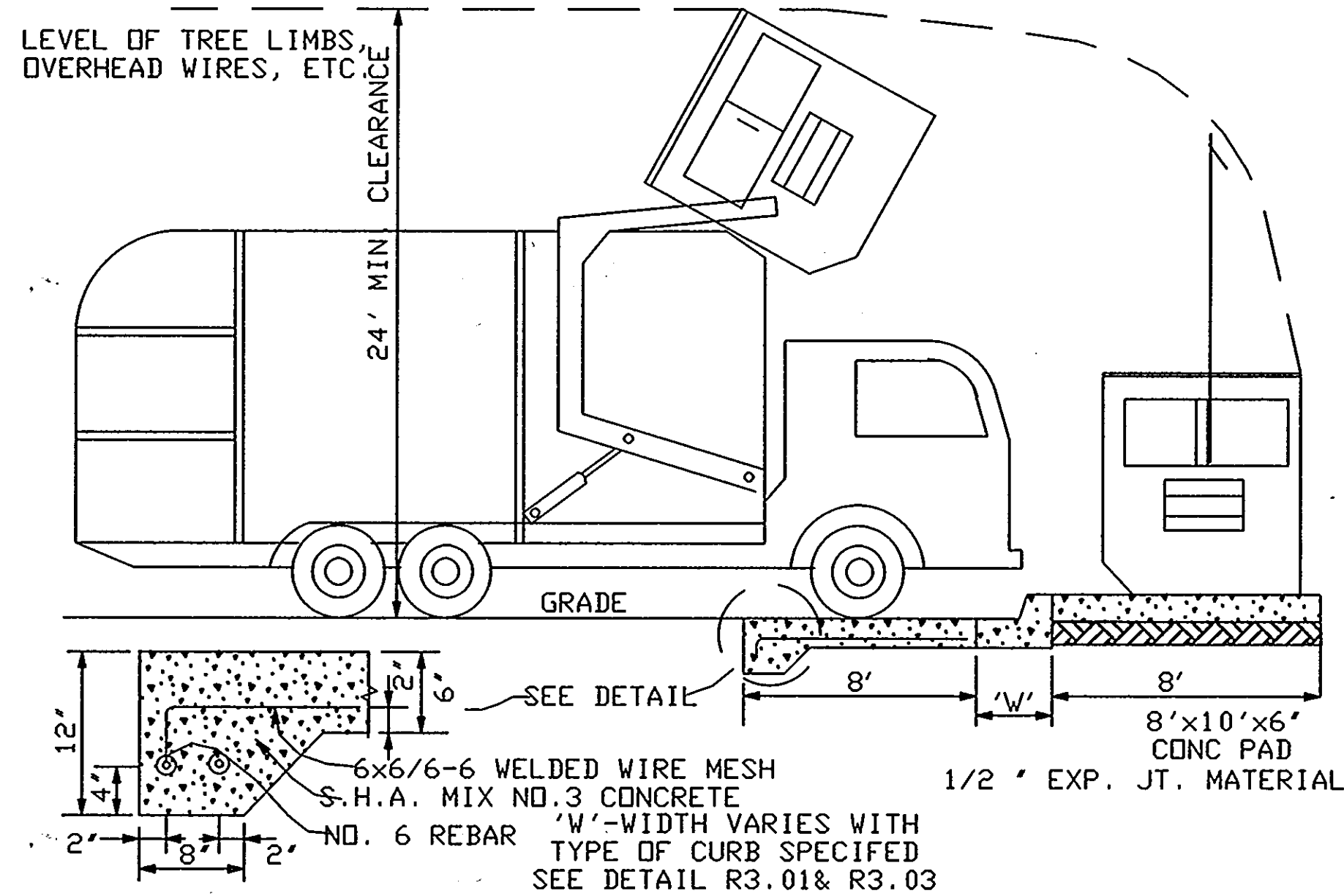


DRAWN: J.M.
DATE: AUG. 20, 2007
SCALE: 1"=30'

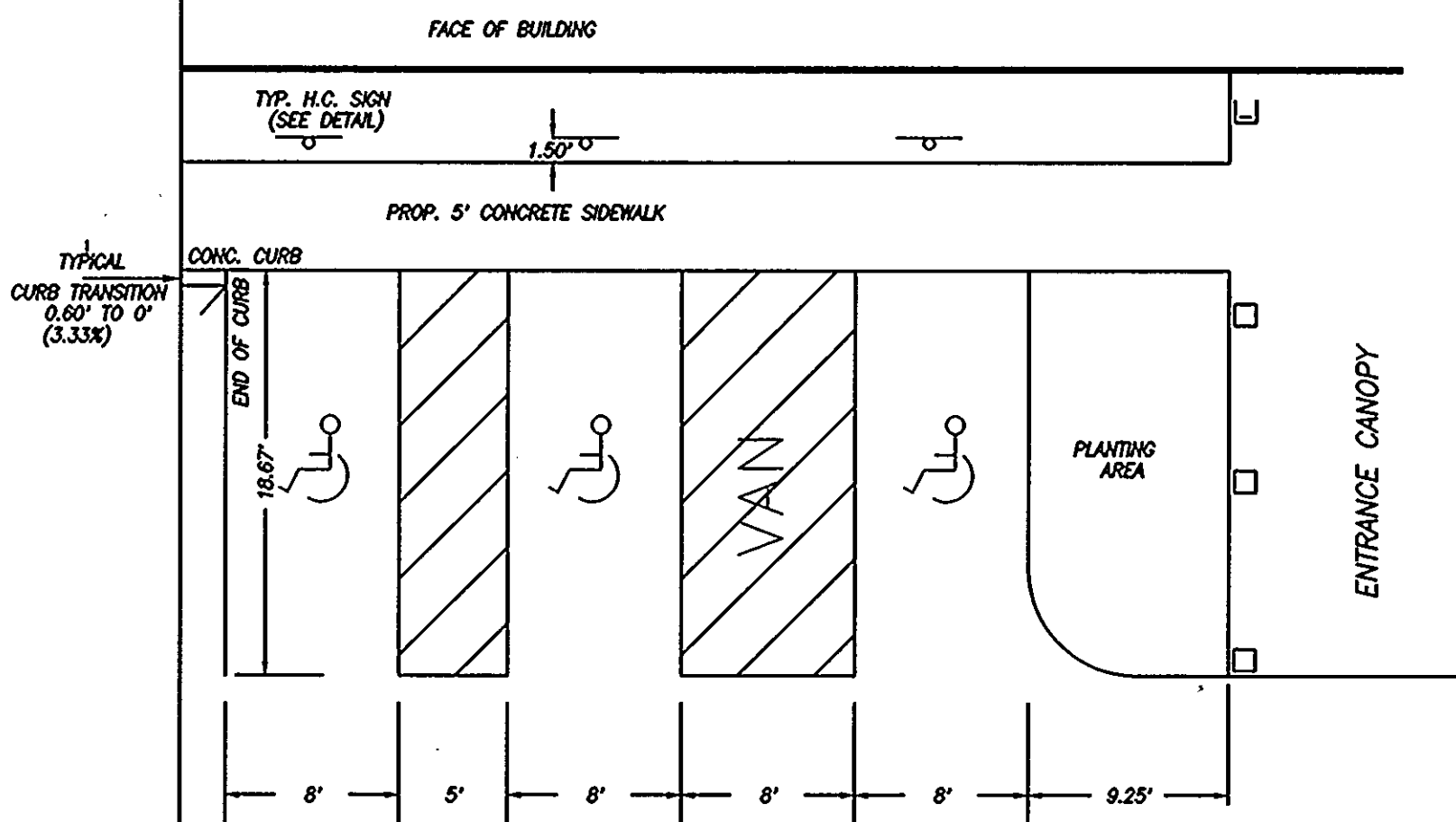
DATE	REVISION	BY

ELKRIDGE-CROSSING - PHASE 3&4
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
BUILDING*ELEVATIONS

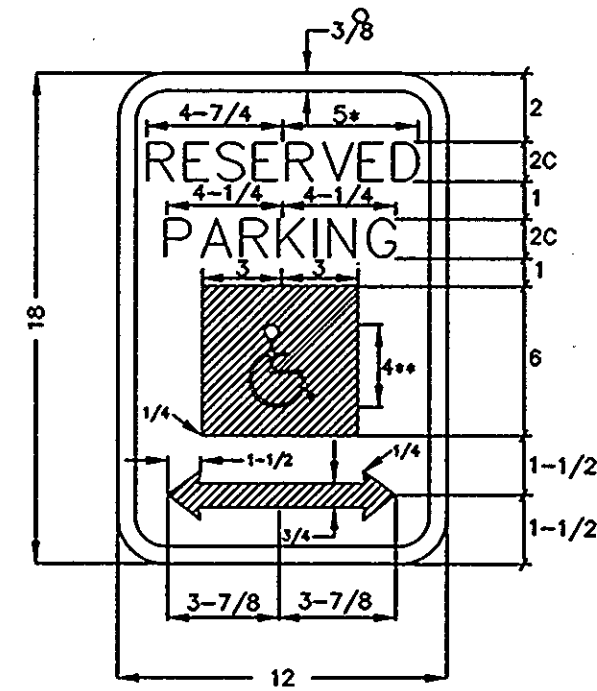
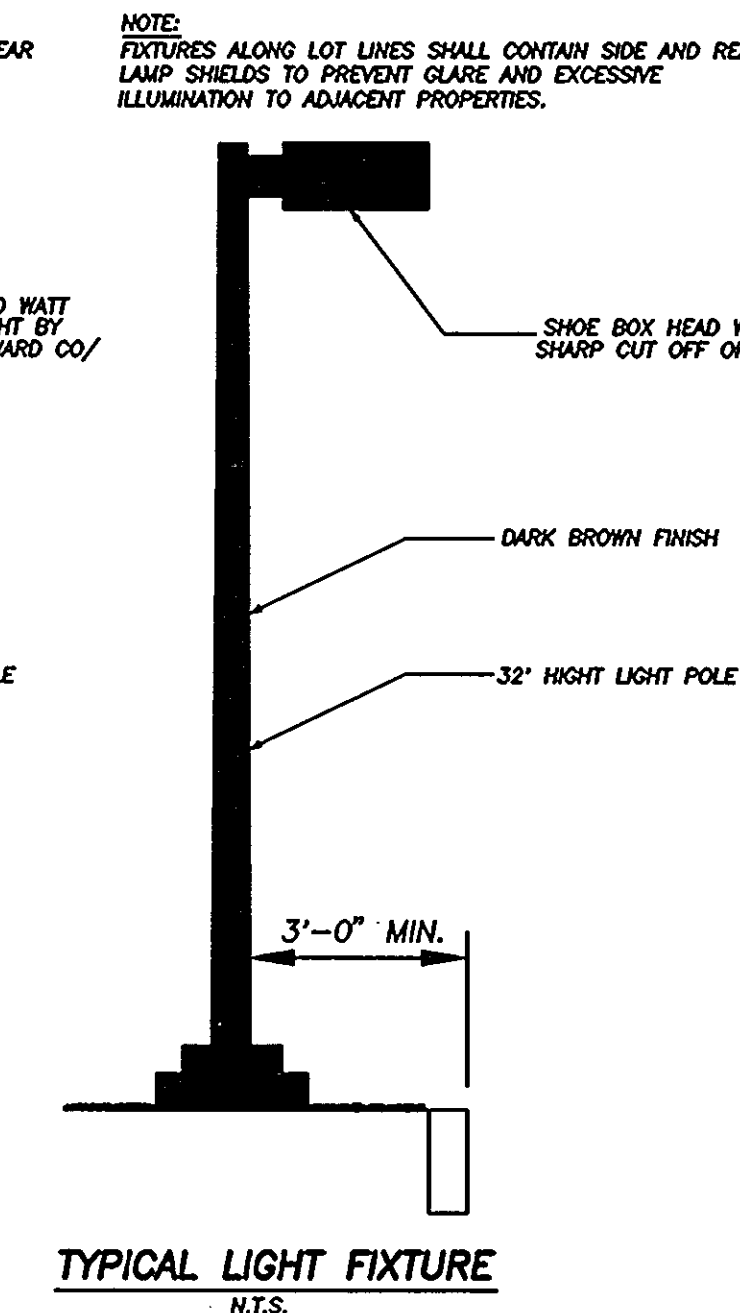
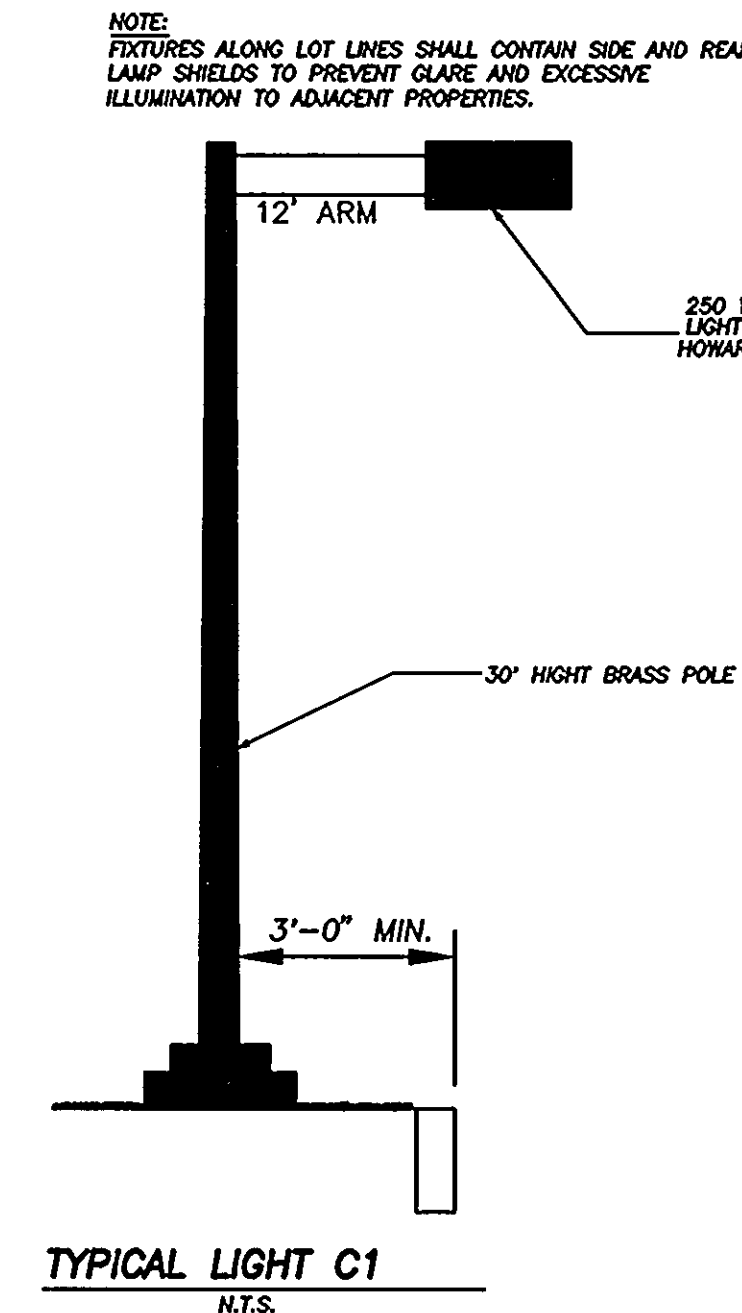
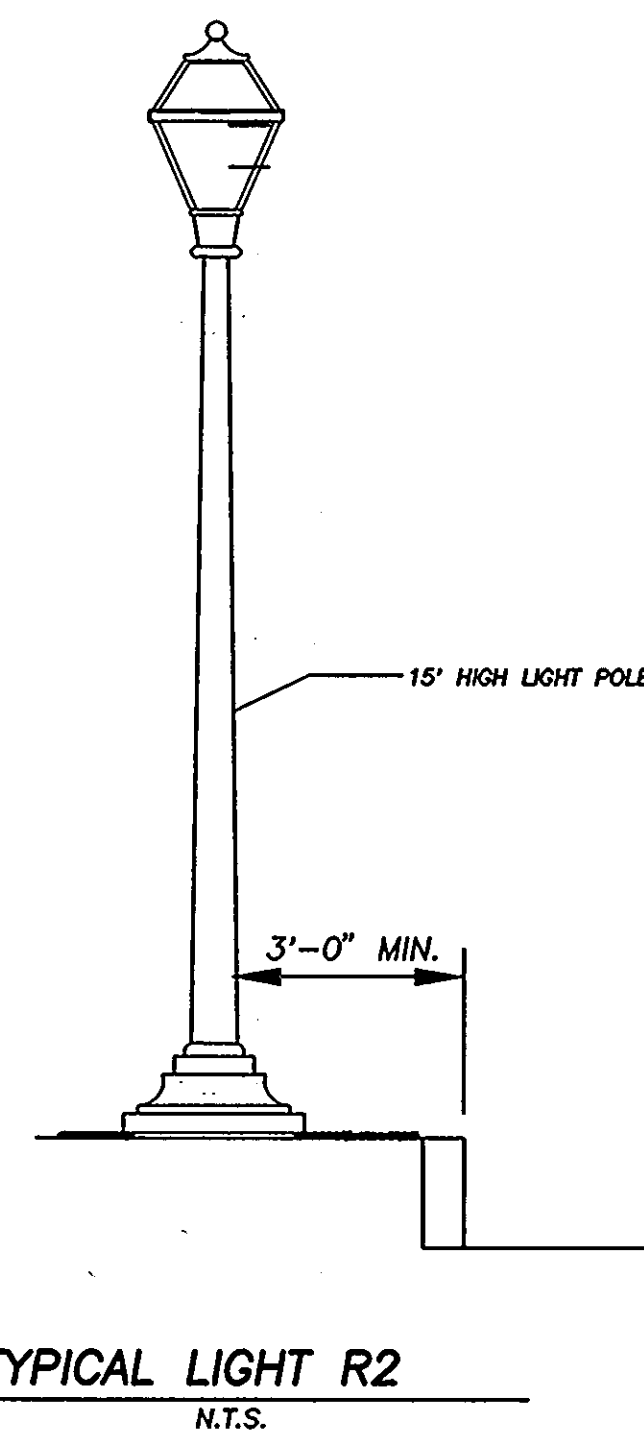
JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chesock Avenue, Baltimore, Maryland, 21284
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
730 W. Padonia Road, Suite 101, Cockeysville, Maryland, 21030
Phone: 410-560-1502 Fax: 410-560-0827



SOLID WASTE SERVICE PAD
N.T.S.



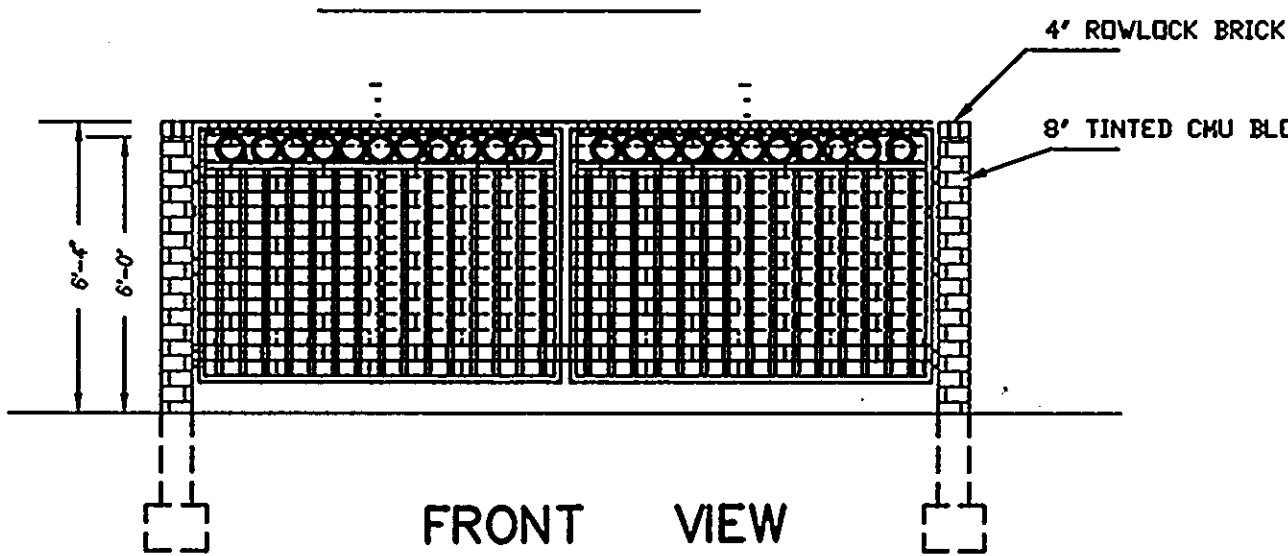
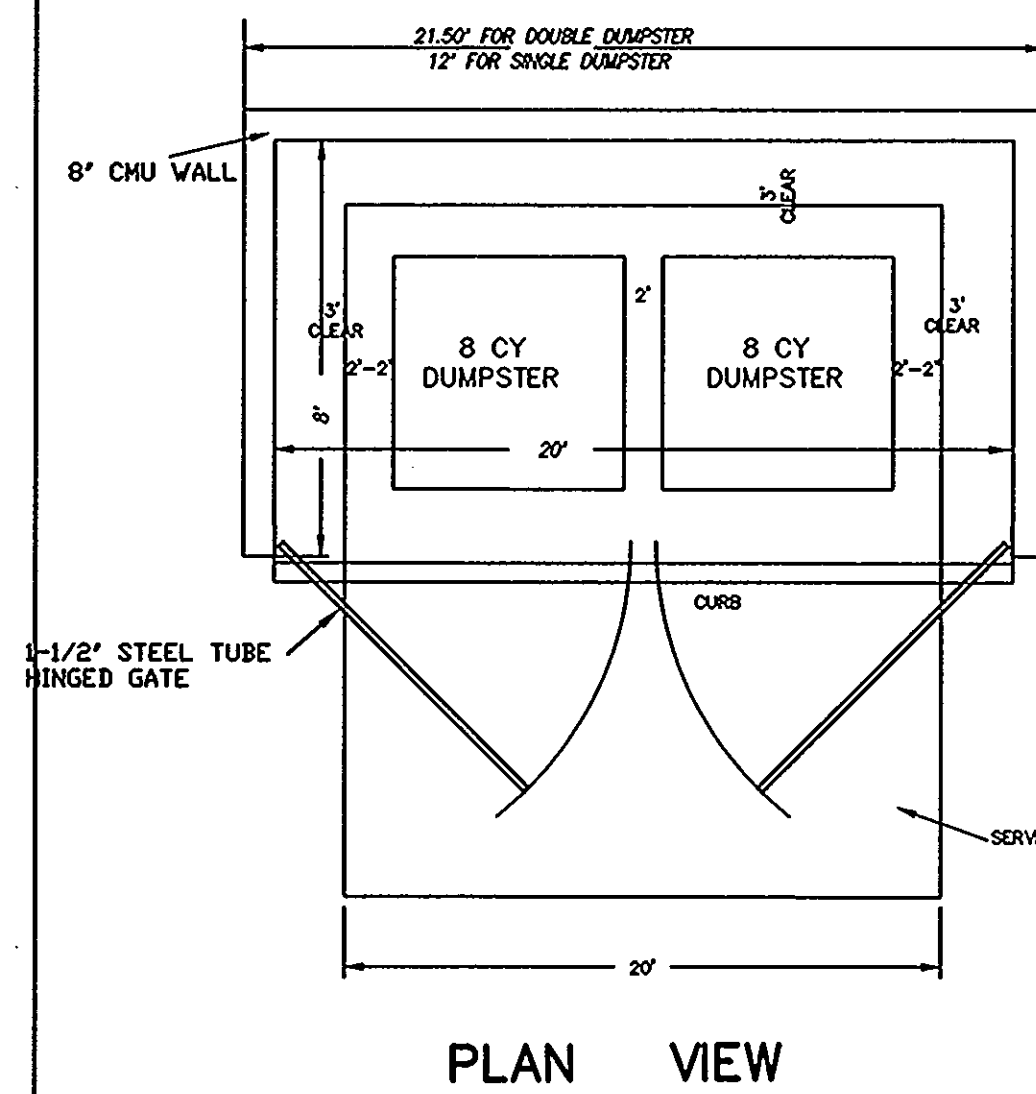
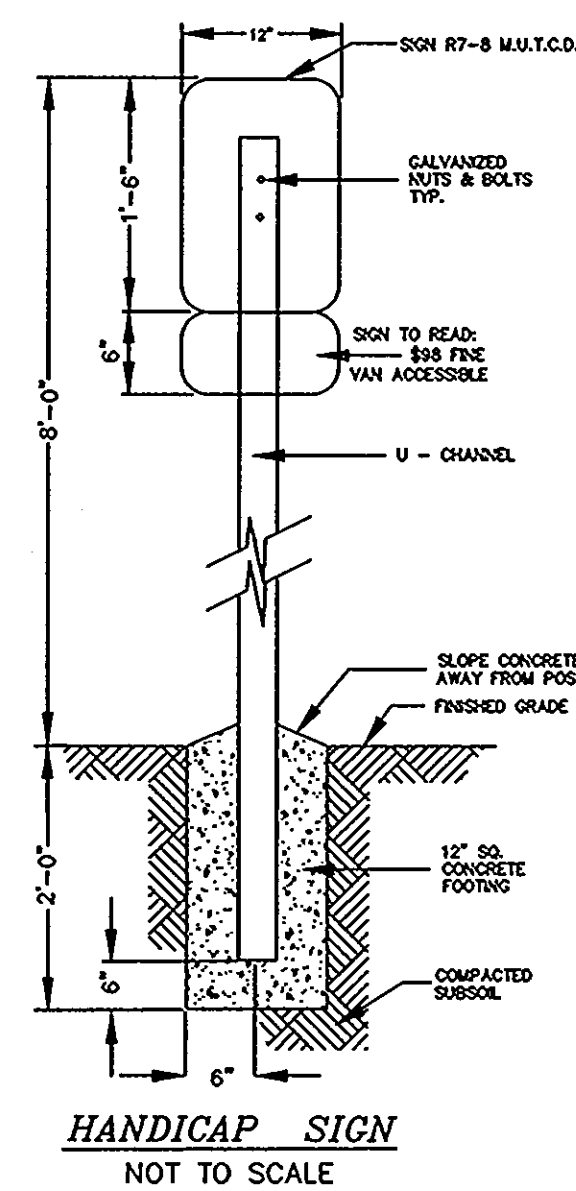
HANDICAPPED PARKING LAYOUT DETAILS
BLDGS. C, D, E & F



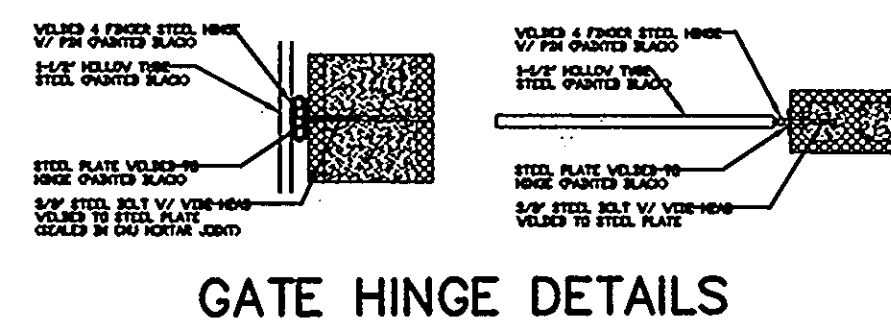
• REDUCE SPACING 50%
** SEE SYMBOL 1850 FOR SYMBOL DESIGN (ALL DIMENSIONS FOR SIGN IN INCHES)

COLORS:
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

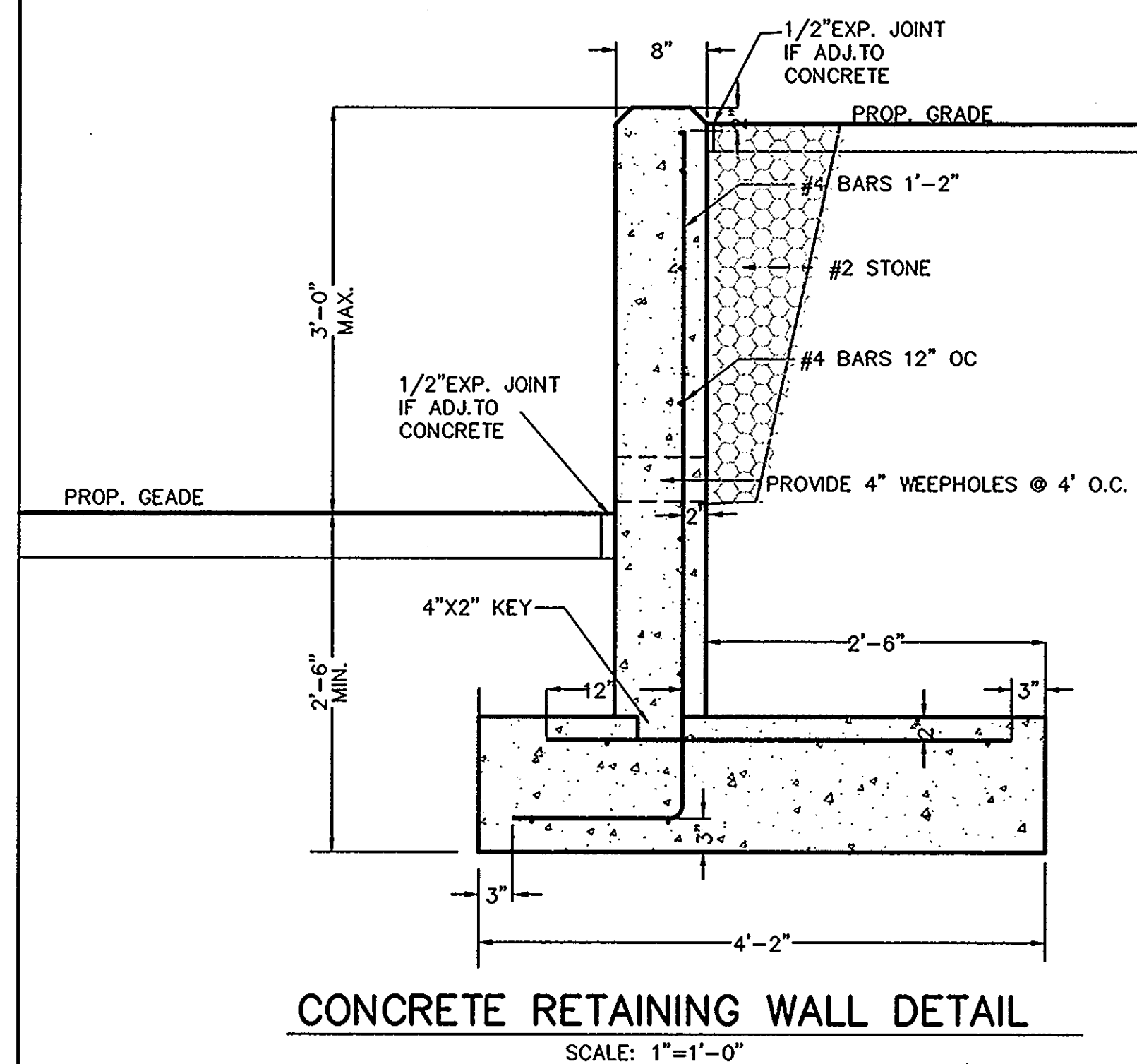
REFERENCE: STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET MARYLAND DEPARTMENT OF TRANSPORTATION



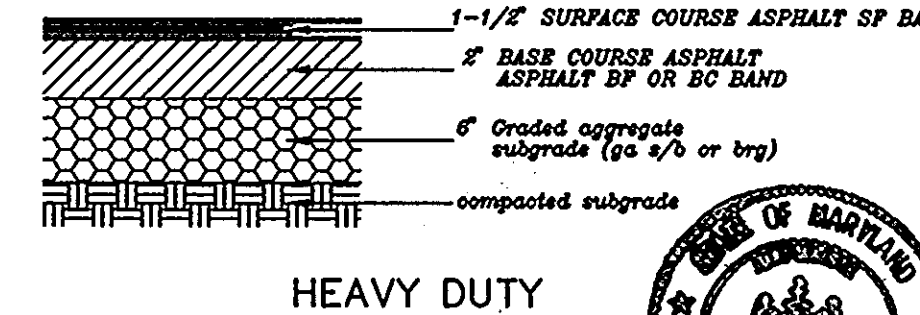
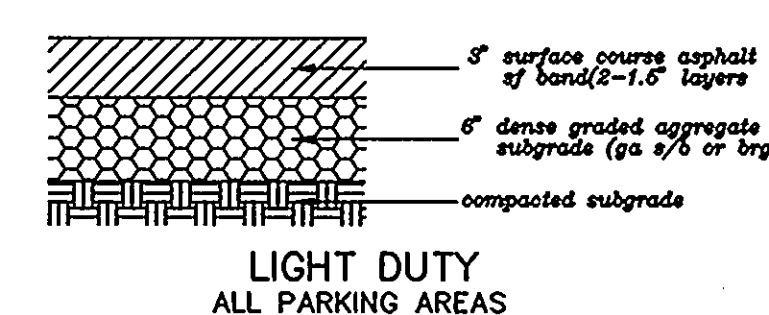
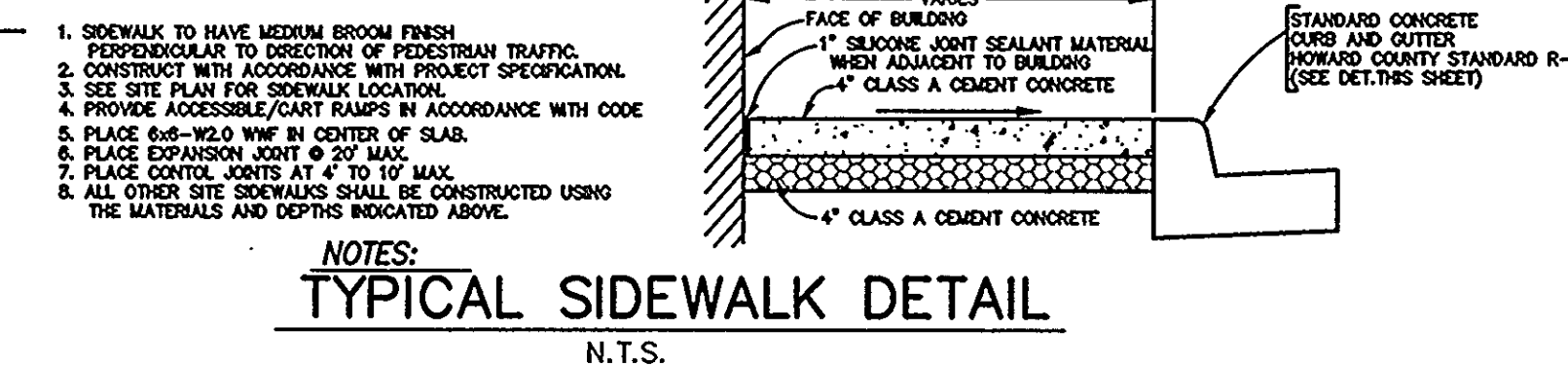
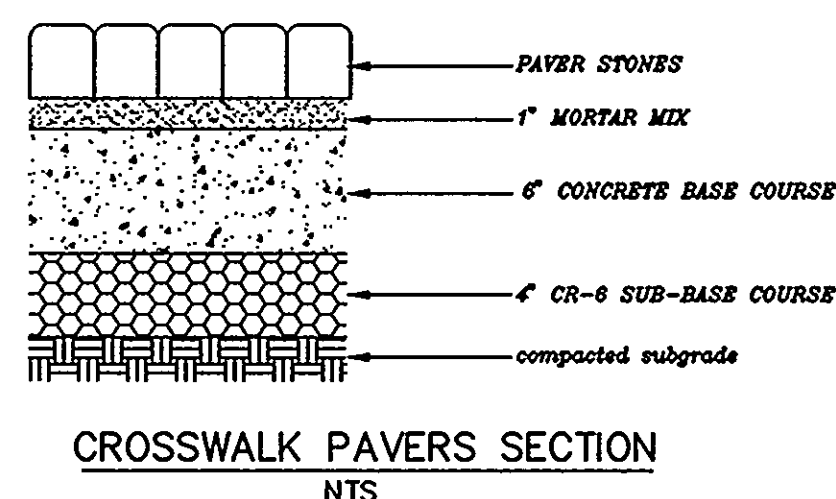
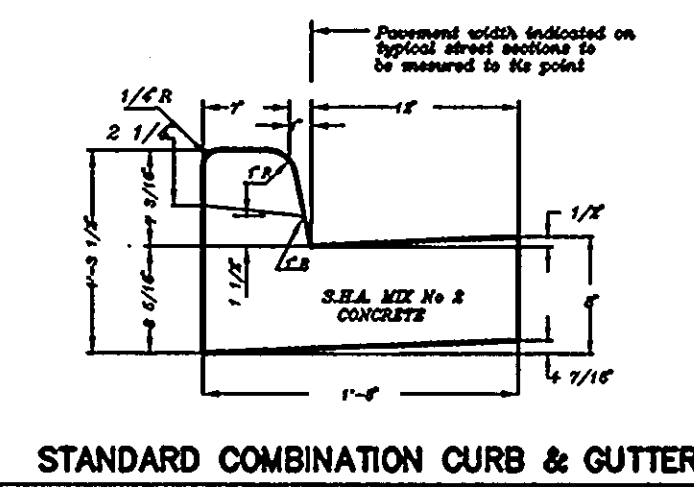
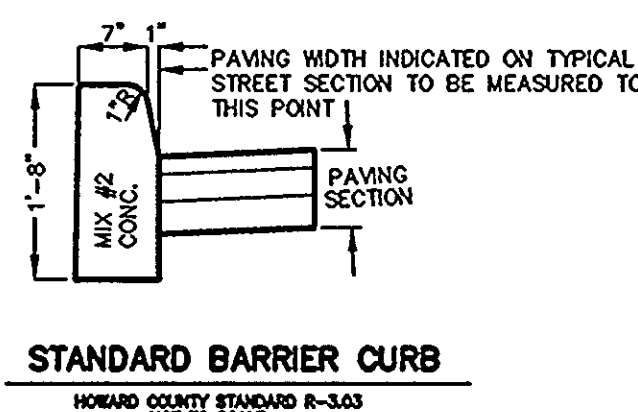
DUMPSTER ENCLOSURE DETAIL
N.T.S.



GATE HINGE DETAILS



CONCRETE RETAINING WALL DETAIL
SCALE: 1"=1'-0"



TYPICAL PAVEMENT SECTIONS
NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/2/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/30/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/24/08
DIRECTOR DATE

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

DRAWN: J.M.
DATE: AUG. 20, 2007
SCALE: 1"=30'

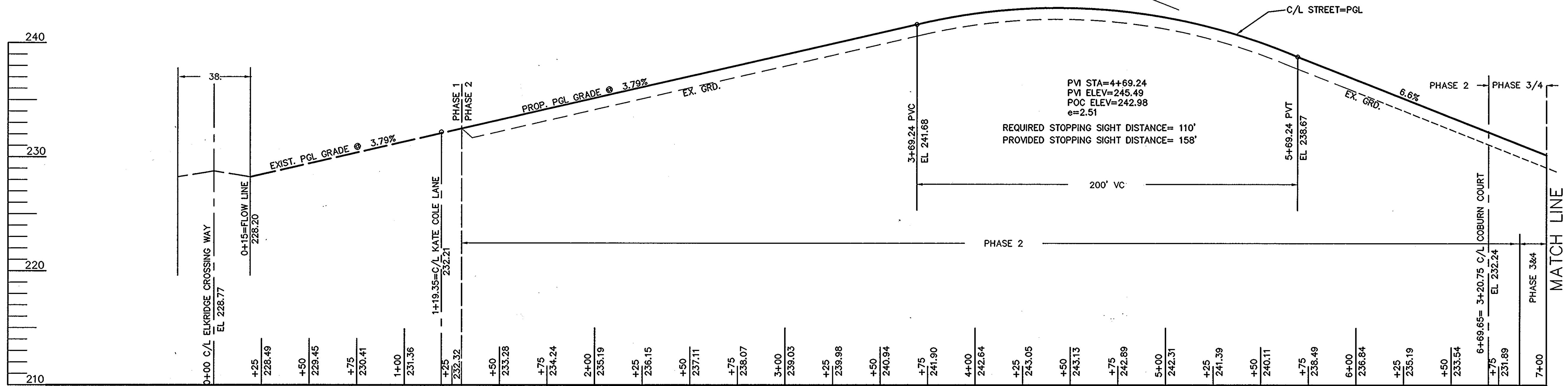
DATE	REVISION	BY

ELKBRIDGE - CROSSING - PHASE 3&4
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
CONSTRUCTION - DETAILS

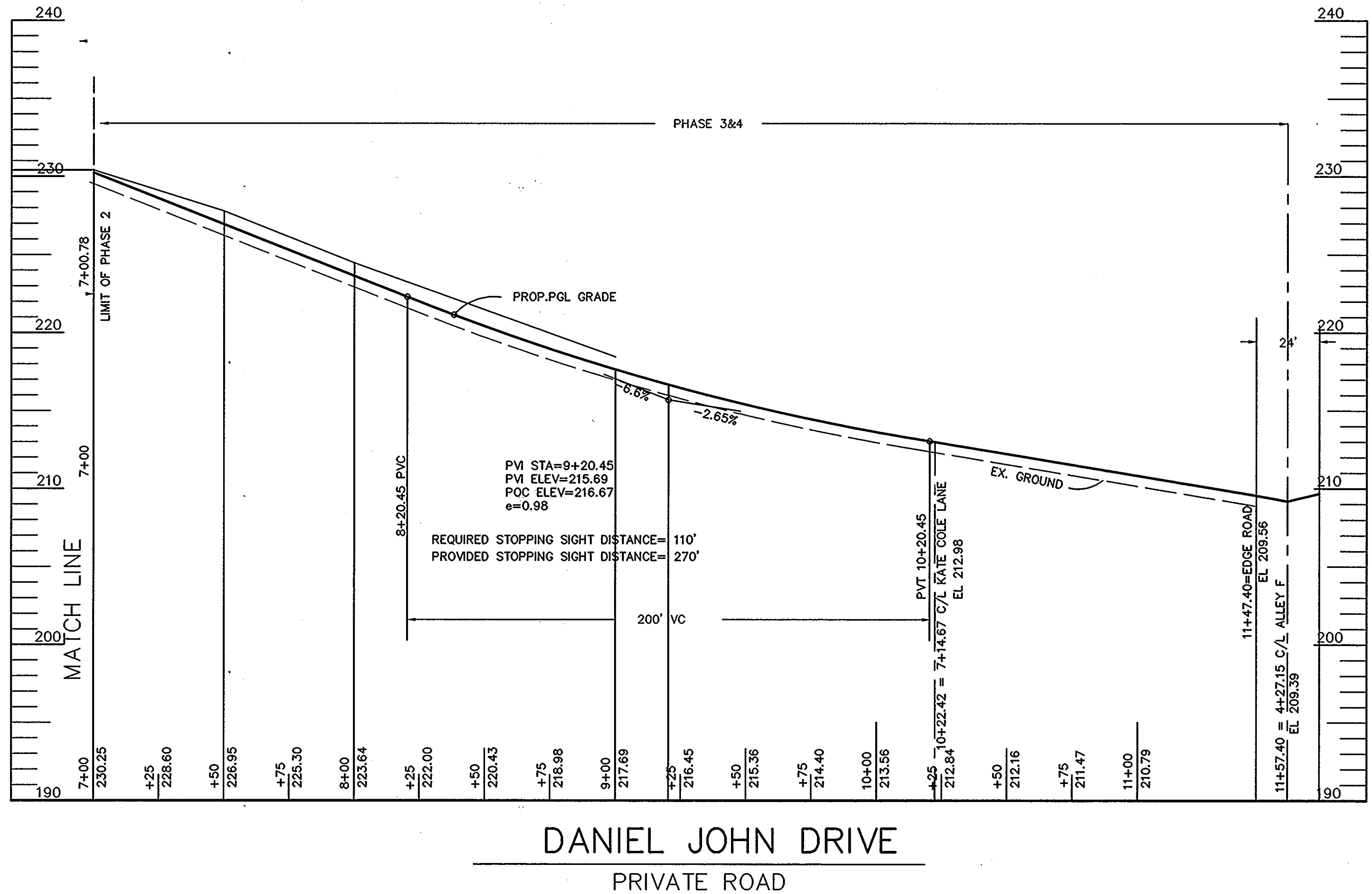
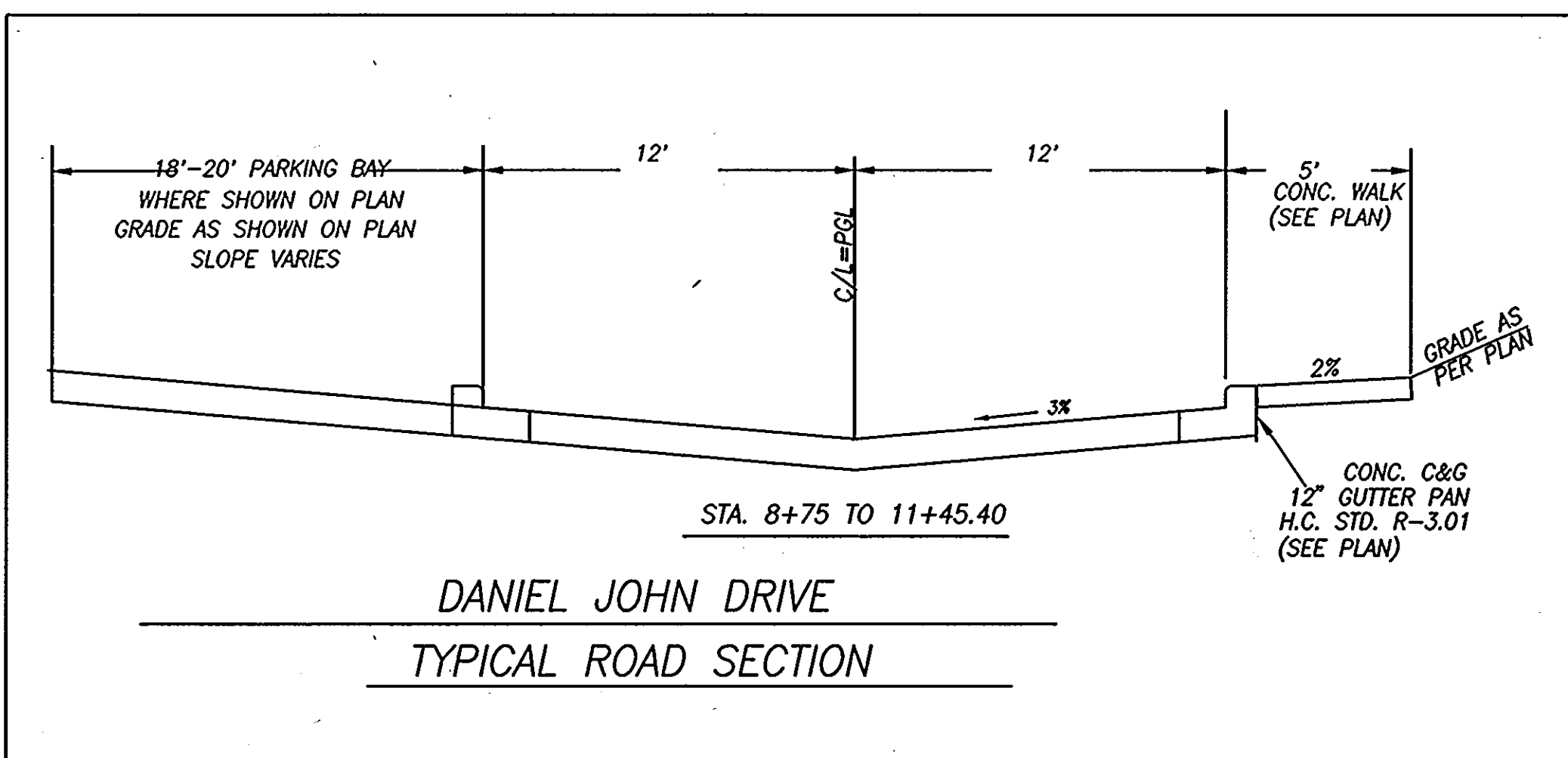
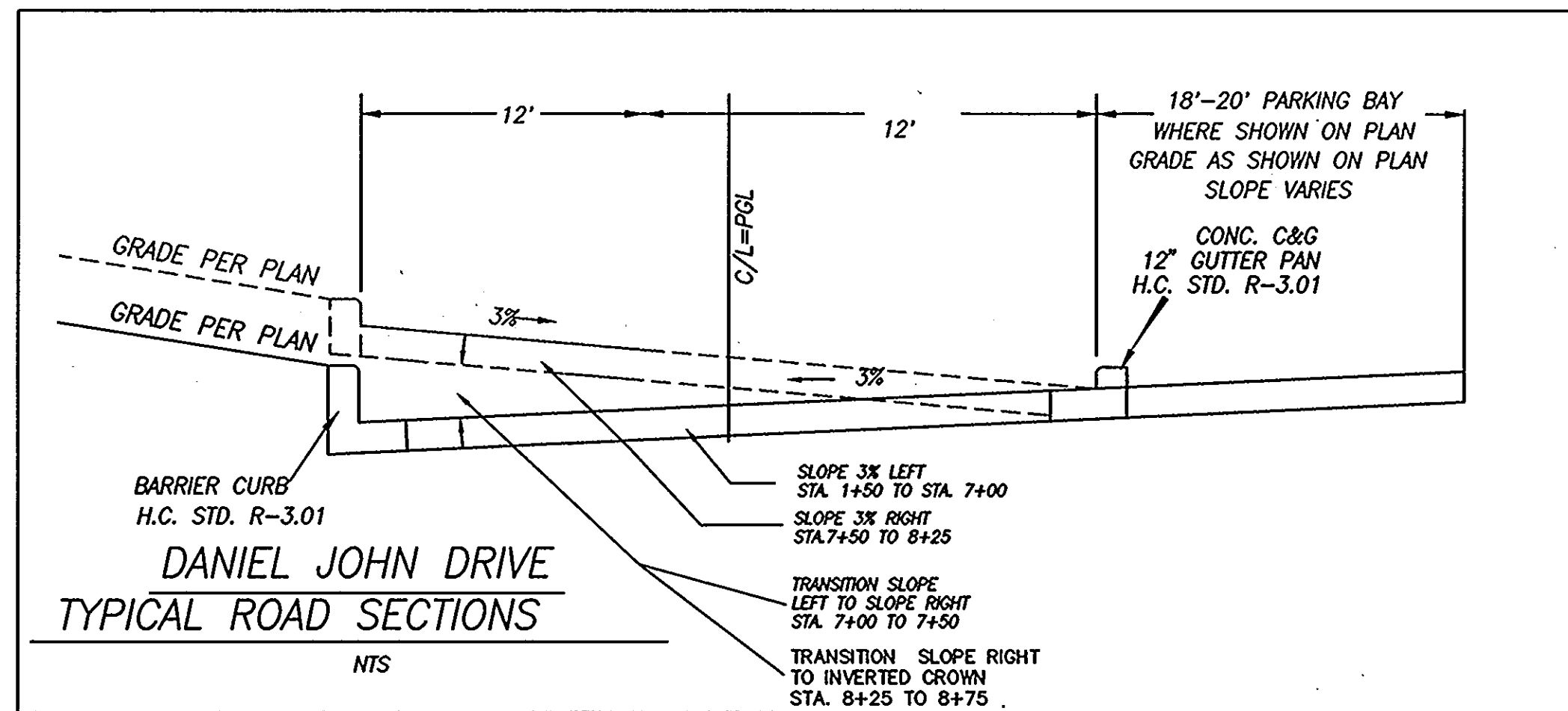
JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenoweth Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752

RICHARDSON ENGINEERING, LLC
700 W. Padonia Road, Suite 401, Cockeysville, Maryland 21030
Phone: 410-500-1002 Fax: 410-500-0827

SHEET 6 OF 19
SDP-07-055



DANIEL JOHN DRIVE
PRIVATE ROAD



DANIEL JOHN DRIVE
PRIVATE ROAD

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/25/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/24/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/21/08
DIRECTOR DATE

BENCH MARKS

HOWARD COUNTY MON. #38A9 ELEV. 223.417
BRASS DISK ON CONC. MONUMENT IN GRASS PLOT ON SE SIDE OF US RTE 1 AND MONTGOMERY RD.

HOWARD COUNTY MON. #38BA ELEV. 166.939
BRASS DISC ON CONC. MONUMENT ON WEST SIDE OF RTE.1 APPROX. 100' N OF BONNIE VIEW LA.

OWNER

PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

DEVELOPER

BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

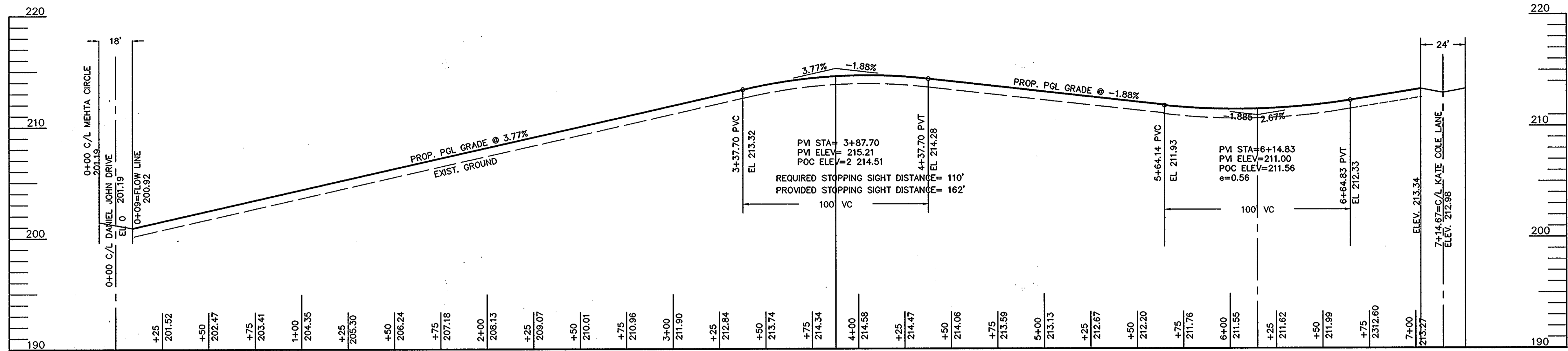


DRAWN: J.M.
DATE: AUG. 20, 2007
SCALE: 1"=30'-HOR.
1"=5' - VERT.

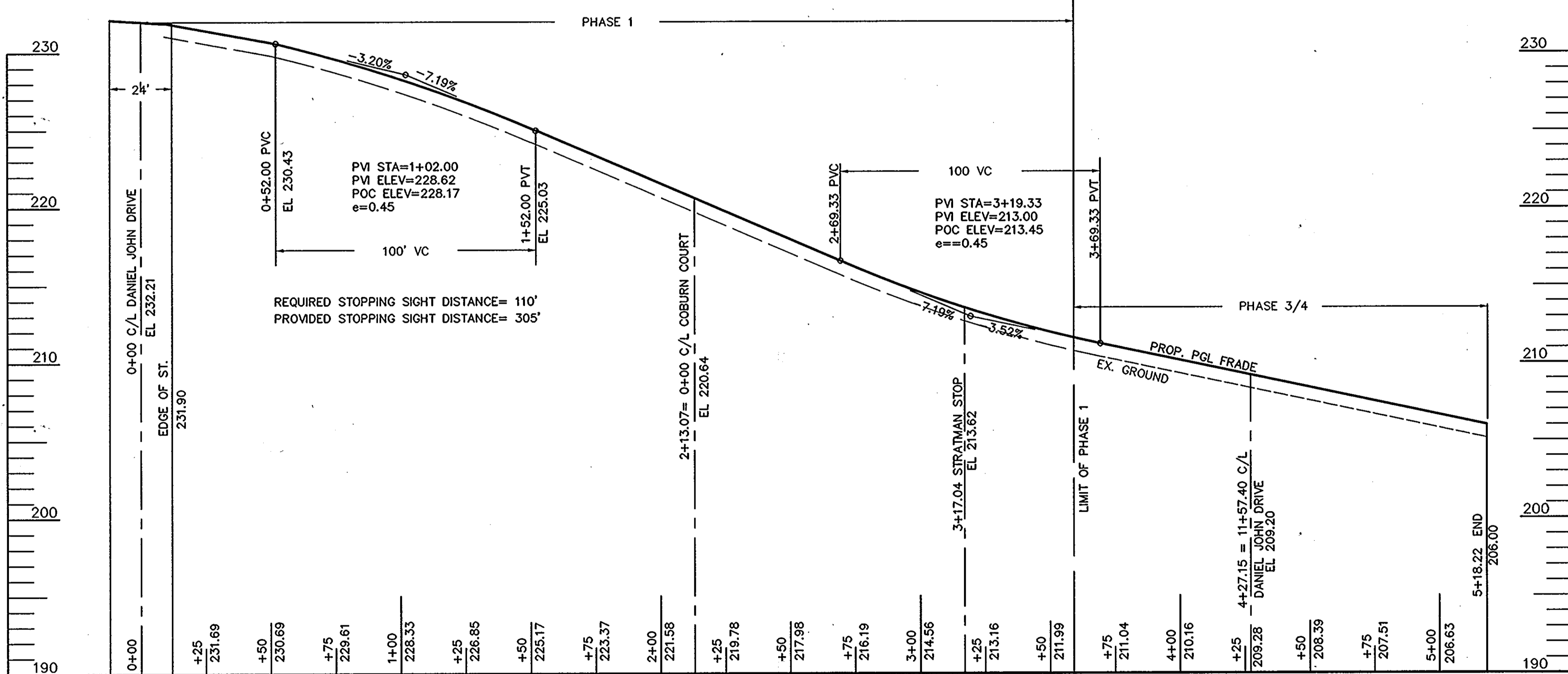
DATE	REVISION

ELKRIDGE - CROSSING - PHASES - 3&4
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PRIVATE ROAD PROFILES

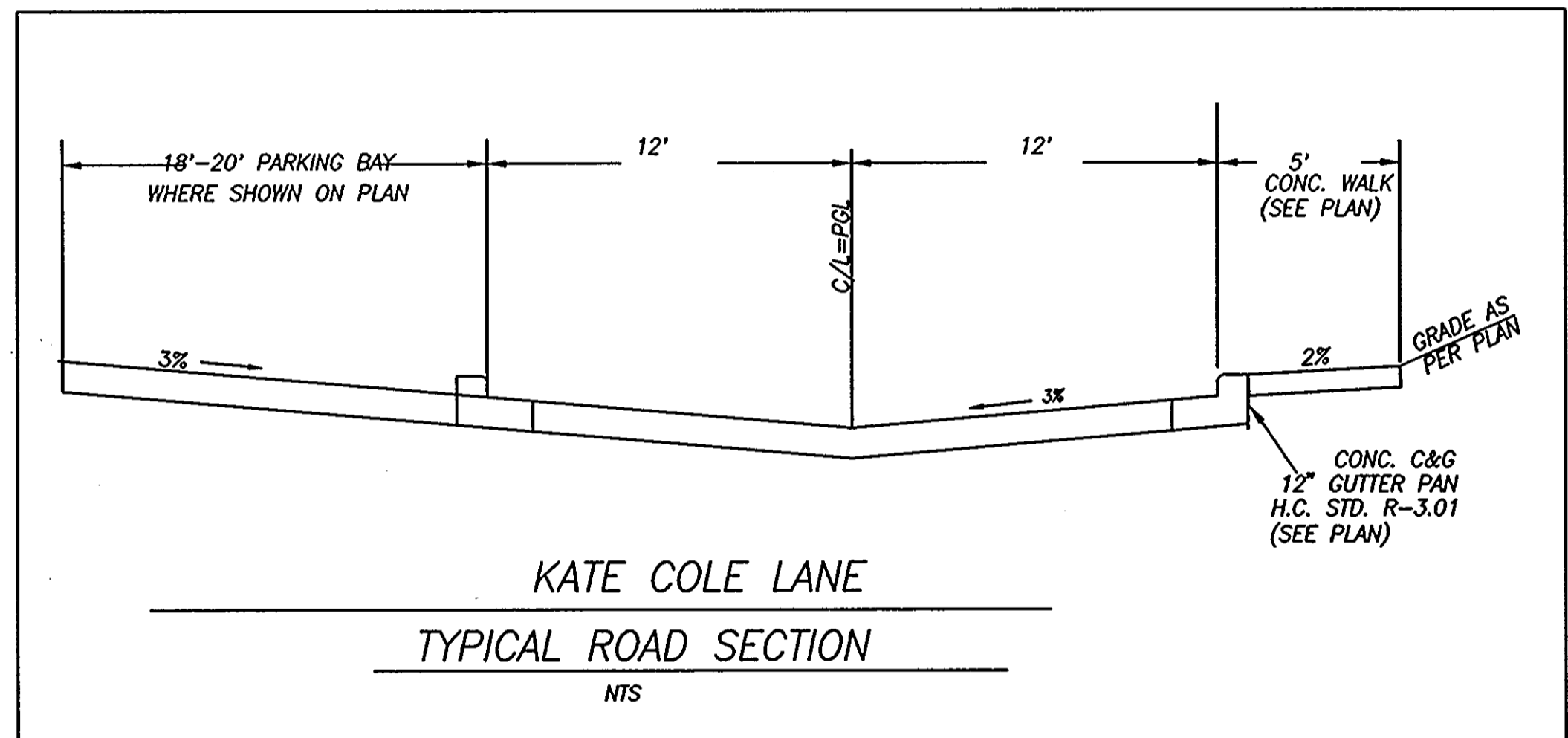
JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenook Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
730 N. Fiddlers Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-660-1682 Fax: 410-660-1687



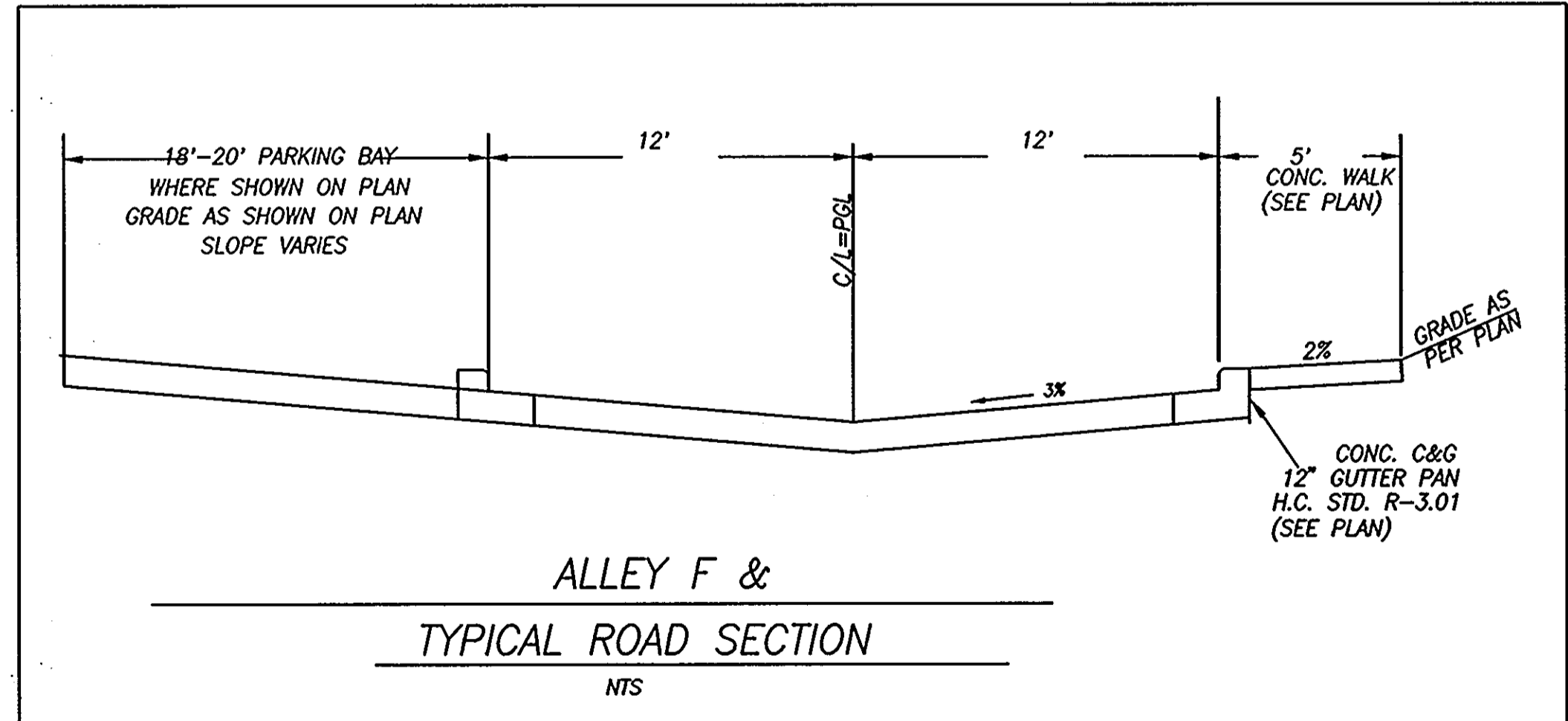
KATE COLE LANE
PRIVATE ROAD



ALLEY F
PRIVATE ROAD



KATE COLE LANE
TYPICAL ROAD SECTION



ALLEY F &
TYPICAL ROAD SECTION

BENCH MARKS

HOWARD COUNTY MON. #38A9
ELEV. 223.417
BRASS DISK ON CONC. MONUMENT
IN GRASS PLOT ON SE SIDE OF
US RTE 1 AND MONTGOMERY RD.
HOWARD COUNTY MON. #38BA
ELEV. 166.939
BRASS DISK ON CONC. MONUMENT
ON WEST SIDE OF RTE.1 APPROX.
100' N OF BONNIE VIEW LA.

OWNER

PARCEL 38 - MEHTA, CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

DEVELOPER

BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/2/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/2/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/2/08
DIRECTOR DATE



DRAINAGE AREA DATA

D.A. NO.	AREA (ACRES)	"C"	SOILS TYPE
A1	4.03	0.27	C
A2	0.33	0.79	C
A3	0.22	0.79	C
A4	0.28	0.76	C
A5	0.38	0.79	C
A6	0.84	0.76	C
A7	0.54	0.79	C
A8	0.33	0.76	C
A9	0.16	0.73	C
A10	0.68	0.70	C
A11	0.14	0.83	C
A12	0.31	0.76	C
A13	0.56	0.79	C
A15	0.37	0.49	C
A16	0.16	0.76	C
A17	0.38	0.79	C
A18	0.42	0.76	C
A19	0.44	0.49	C
A20	0.070	0.79	C
A21	0.23	0.60	C
A21A	0.25	0.60	C
A22	0.32	0.76	C
A23	0.46	0.73	C
A24	0.19	0.39	C
A25	0.78	0.76	C
A26	1.25	0.60	C
A27	1.56	0.32	C
A28	0.76	0.73	C
A29	0.98	0.73	C
A30	0.33	0.79	C
A31	0.55	0.76	C
A32	0.42	0.79	C
A33	0.21	0.66	C
A34	0.20	0.70	C
A35	0.28	0.76	C
A36	2.49	0.60	C
A37	5.22	0.57	C
A38	0.17	0.79	C
A39	0.27	0.76	C
A40	0.35	0.73	C
A41	1.23	0.36	C
A42	0.46	0.60	C
A43	0.33	0.73	C
A44	0.25	0.60	C
A45	0.85	0.70	C
A46	0.35	0.32	C
A46A	0.27	0.28	C
A47	0.18	0.28	C
A48	0.29	0.28	C
A48A	0.48	0.60	C
A49	0.86	0.86	C
A50	0.15	0.86	C
A51	0.81	0.30	C
A52	0.62	0.76	C
A53	0.42	0.76	C
A54	0.22	0.76	C
A55	0.10	0.76	C
B1	0.29	0.48	C
B2	0.47	0.78	C
B3	0.14	0.40	C
B4	0.57	0.62	C
B5	0.73	0.62	C
B6	0.42	0.39	C
B7	0.10	0.79	C
B10	0.17	0.78	C
B11	0.40	0.79	C
B12	0.25	0.79	C
B13	0.25	0.79	C
B14	0.42	0.79	C
B15	0.36	0.79	C
B16	0.52	0.79	C
B17	0.51	0.79	C



PLAN

SCALE: 1"=100'

LEGEND:

- (A11) AREA NUMBER
- EXISTING CONTOURS
- - - - - ZONING DIVIDE
- DRAINAGE AREAS
- PROPERTY LINES

EX-SHA-13 TO BE REMOVED & 18" RCP EXTENDED TO NEW I-A13

EX-SHA-14 TO BE REMOVED & 18" RCP EXTENDED TO NEW I-B21

EX-30" RCP OUTFALL FOR D.A. B1

OWNER
 PARCEL 30 - GWENRIDGE, LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045
 TEL: 410-730-0810
 PARCEL 38 - MEHTA CHARALUTA TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA MD 21045
 TEL: 410-730-3961

DEVELOPER
 BRANTLY DEVELOPMENT GROUP, INC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA MD 21045
 TEL: 410-730-0810

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/21/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/16/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/21/08
 DIRECTOR DATE



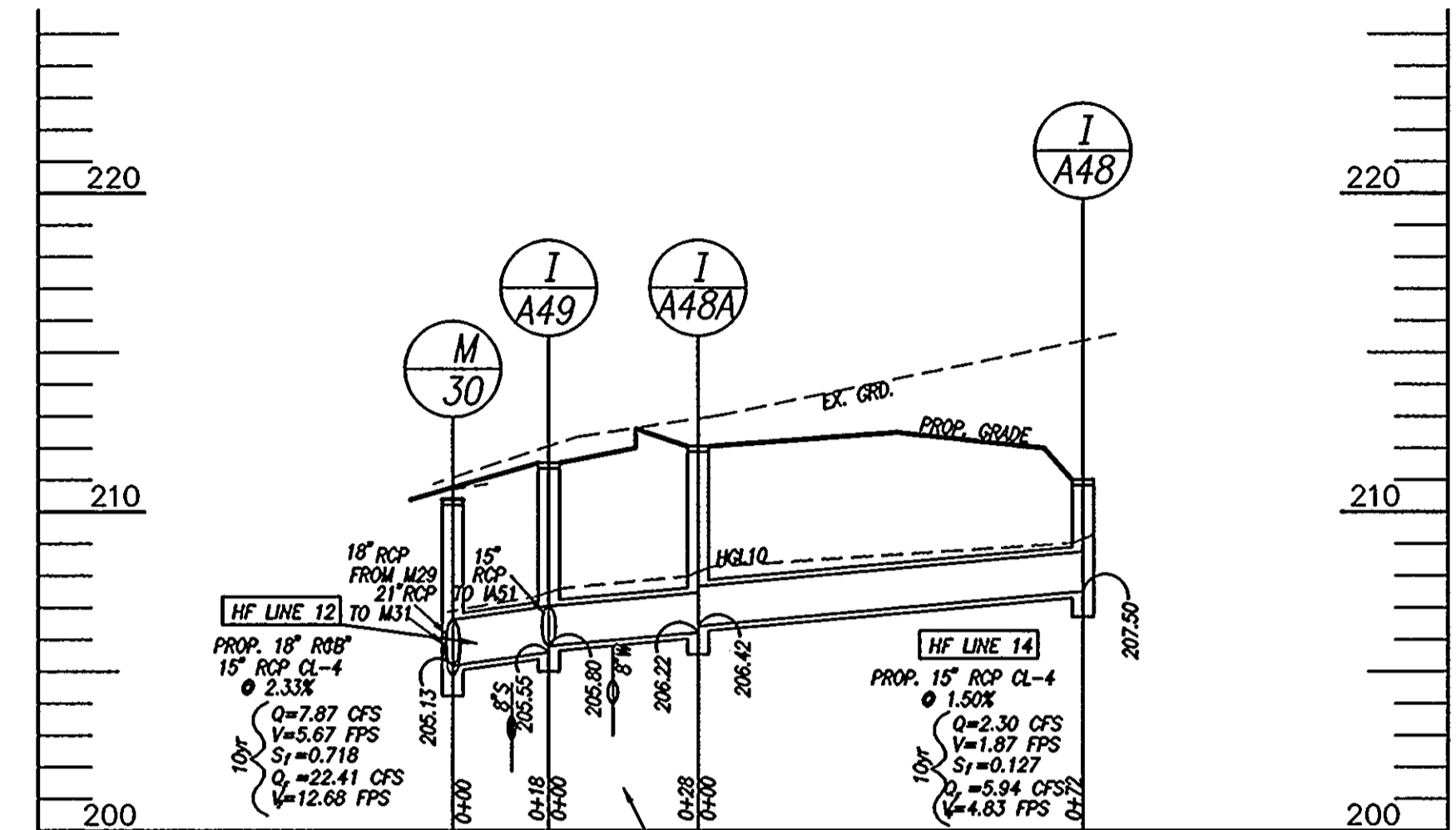
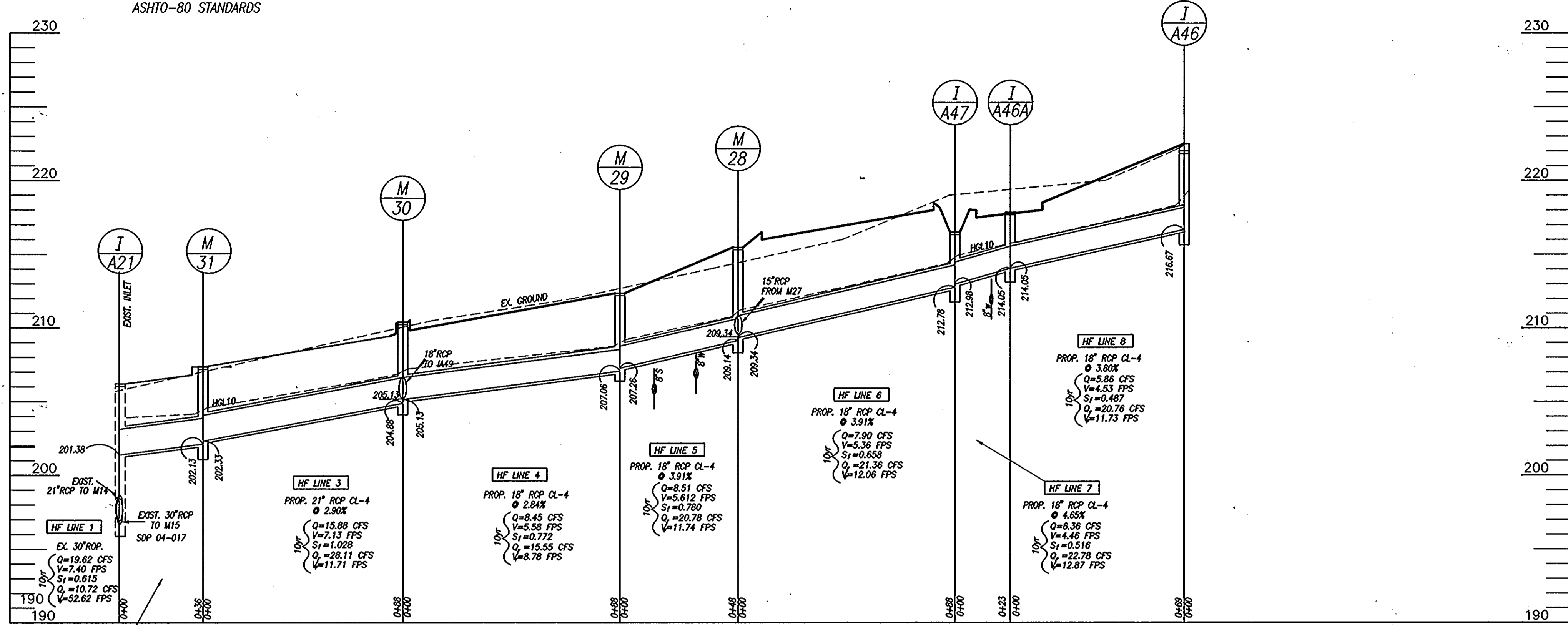
DRAWN: J.M.
 DATE: AUG. 20, 2007
 SCALE: 1"=30'

DATE	REVISION	BY

ELKRIDGE - CROSSING - PHASE 3&4
 PARCELS A-D
 TAX MAP 38, GRID 2, PARCEL 38
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

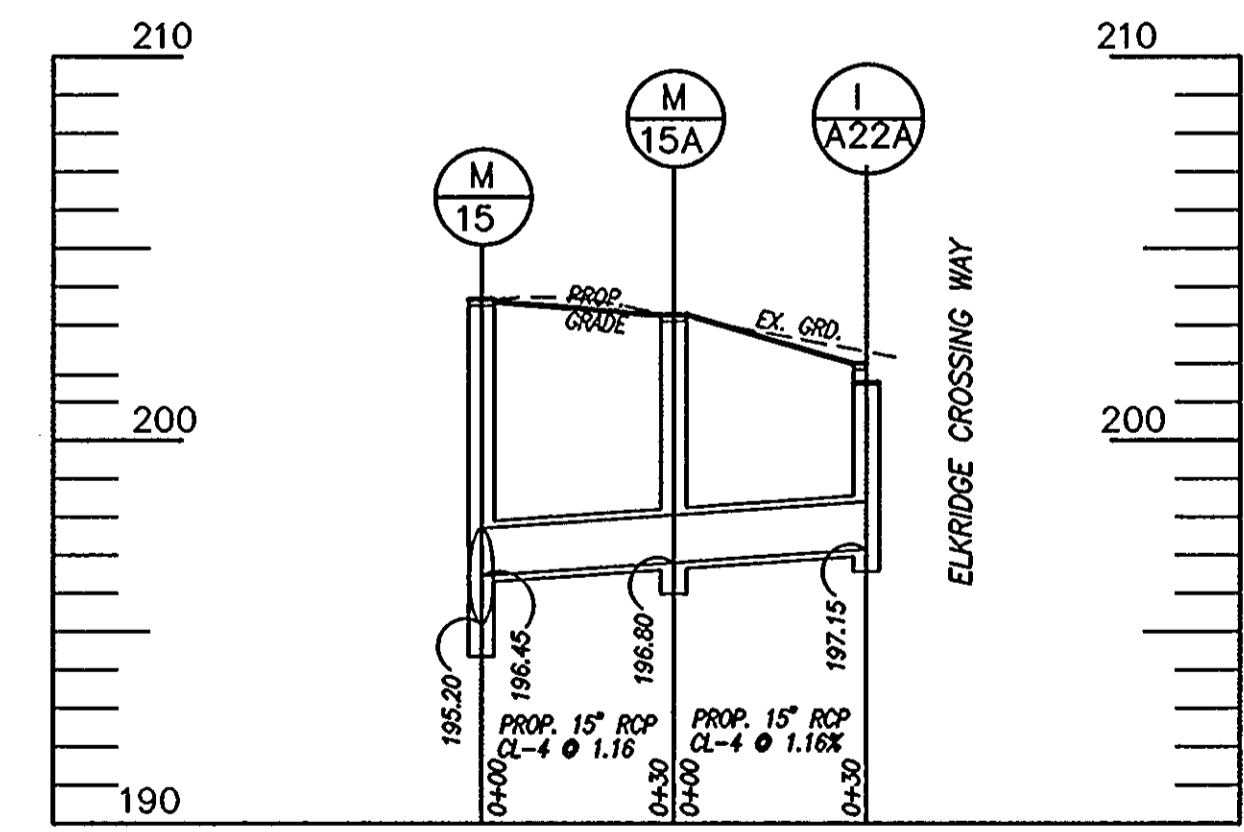
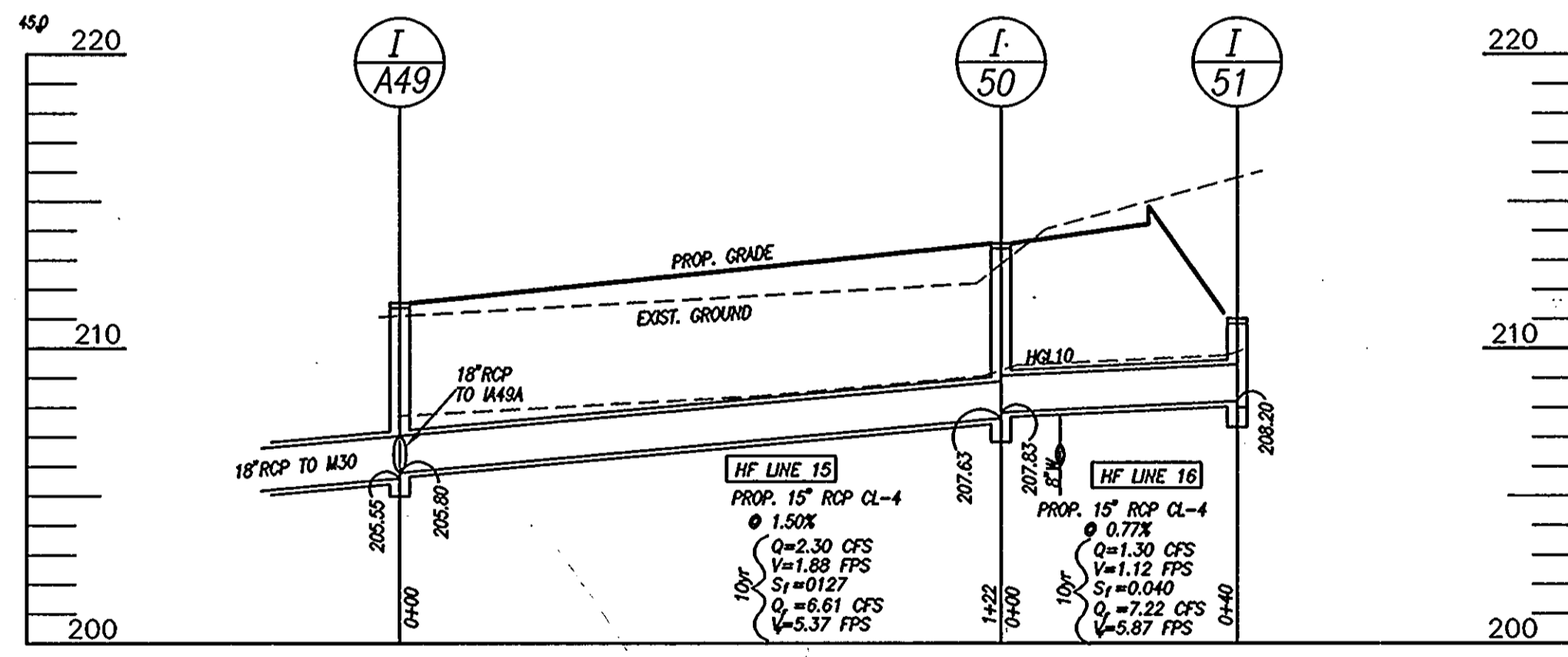
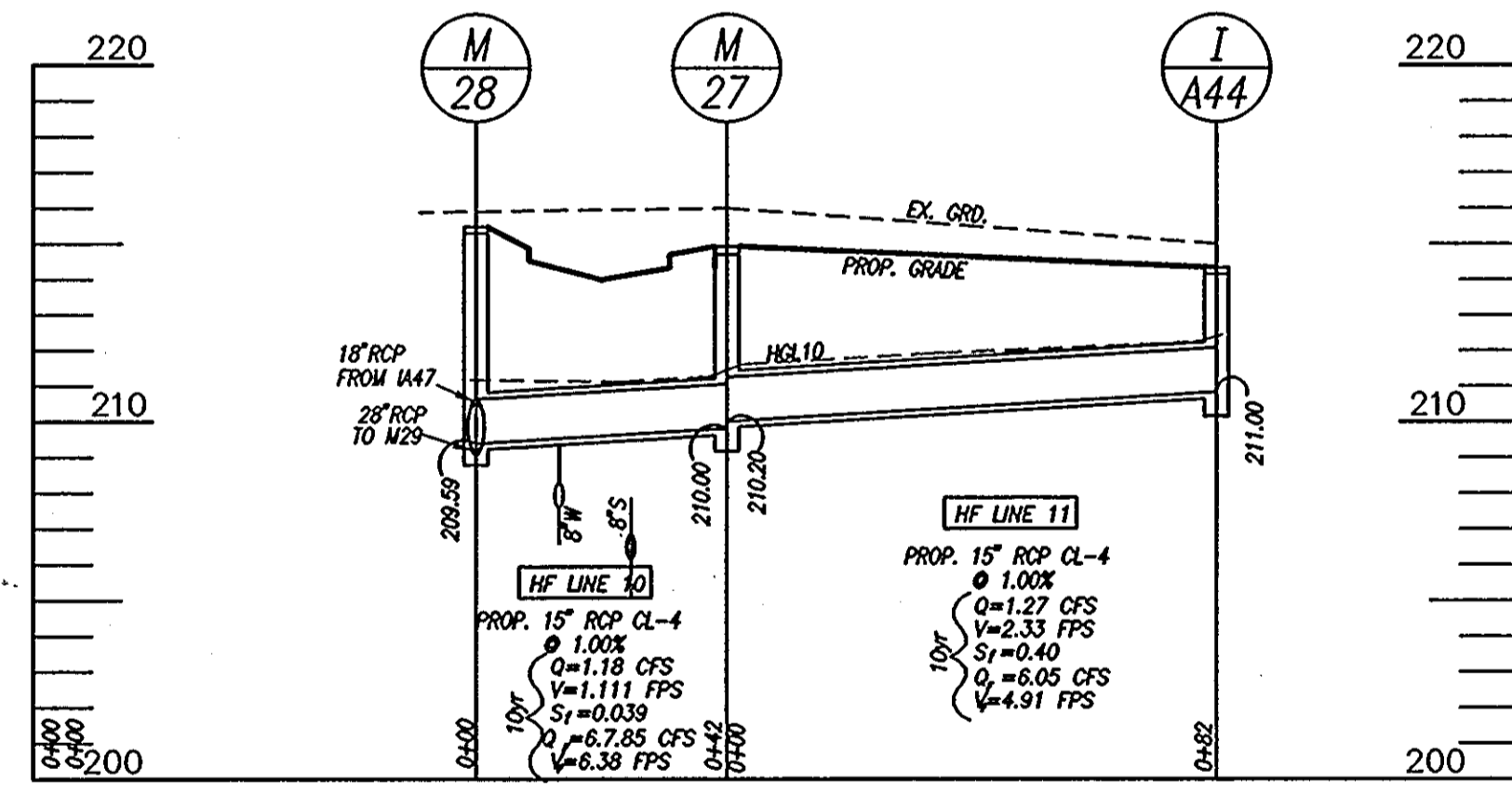
JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Chenook Avenue, Baltimore, Maryland 21284
 Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
 730 W. Fawcette Road, Suite 101, Cockeysville, Maryland 21030
 Phone: 410-560-1602 Fax: 410-560-0827

NOTE:
USE COMPACTED FILL TO
ASHTO-80 STANDARDS



HF LINE 2
PROP. 21" RCP CL-4
@ 2.08%
Q=15.72 CFS
V=7.28 FPS
S₁=1.013
Q₂= 63.09 CFS
V=28.27 FPS

HF LINE 13
PROP. 15" RCP
15" RCP CL-4
@ 1.50%
Q=4.56 CFS
V=4.41 FPS
S₁=0.648
Q₂=12.02 CFS
V=9.77 FPS



NOTE:
PROVIDE 95%
FULL TRENCH COMPACTION
FILL AREAS-PROVIDE COMPACTION
PER ASHTO T-80 STANDARDS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature]
DIRECTOR

DATE: 8/2/08
DATE: 7/30/05
DATE: 2/2/04

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PROFILES
SCALE: HOR: 1"=30'
VERT: 1"=5'



DRAWN: JLM
DATE: AUG. 20, 2007
SCALE: 1"=30'-HOR.
1"=5'-VERT.

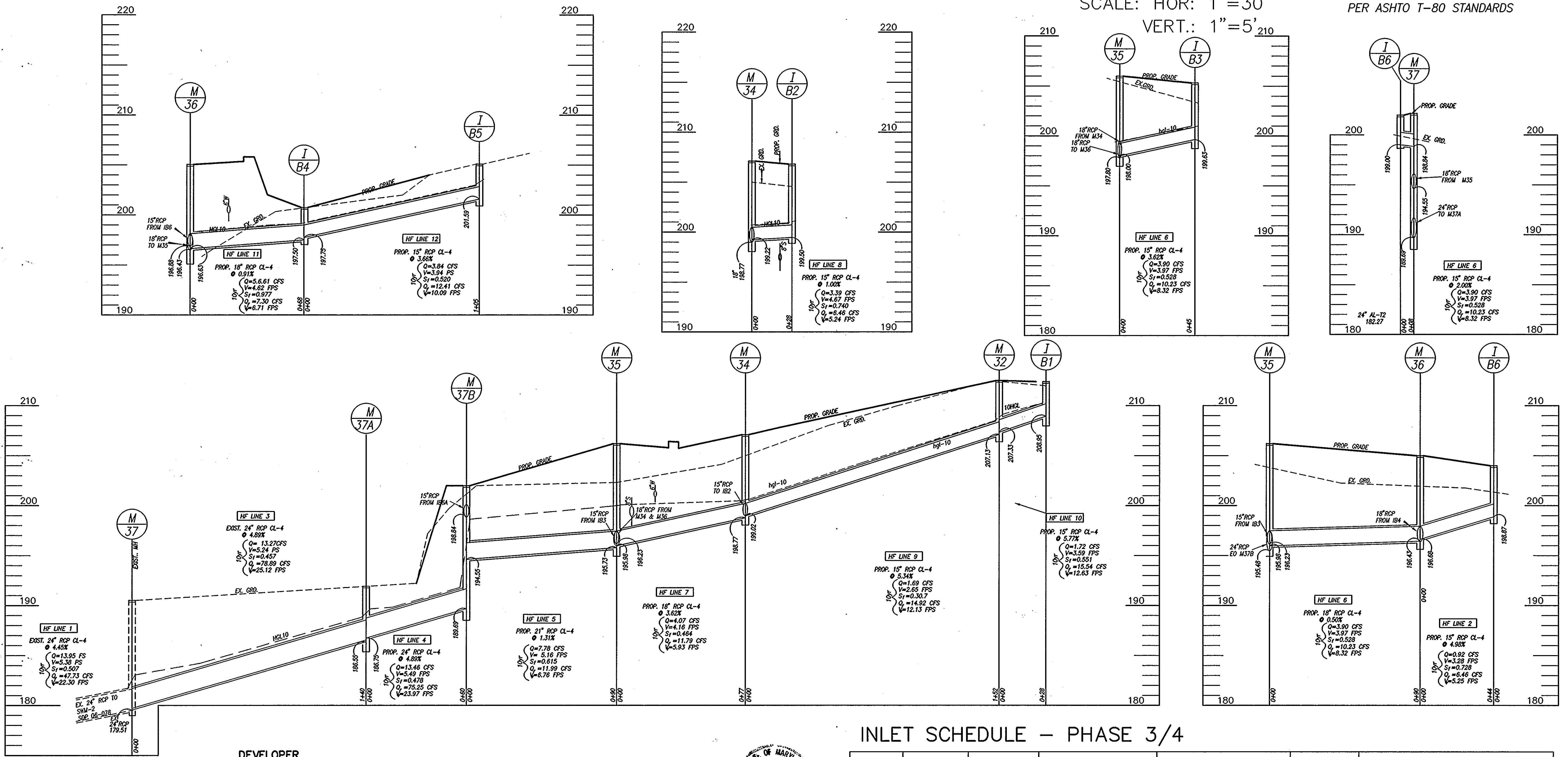
BY	DATE

ELKRIDGE-CROSSING-PHASES-3&4
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
STORM*RAIN*PROFILES

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenook Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
790 W. Padonia Road, Suite 101, Colesville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0627

SHEET
10 OF 19
SDP-07-055

NOTE:
USE COMPACTED FILL TO
ASHTO-80 STANDARDS



PROFILES

SCALE: HOR: 1"=30'
VERT.: 1"=5'

NOTE:
FILL AREAS-PROVIDE COMPACTION
PER ASHTO T-80 STANDARDS

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810
PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

STRUCTURE SCHEDULE - PHASE 3/4

NO.	TYPE	RIM /TOP	INV. IN	INV. IN	INV. IN	INV. OUT	H.C. DETAIL
			1	2	3		
M-15A	STD. MH		15"-196.80			15"-196.80	G5.12
M-27	STD. MH	215.50	15"-210.20			15"-210.00	G5.12
M-28	STD. MH	215.00	18"-209.34			18"-209.14	G5.12
M-29	STD. MH	214.20	18"-207.26			18"-207.06	G5.12
M-30	STD. MH	212.30	18"-205.13	18"-205.13		21"-204.88	G5.12
M-31	STD. MH	210.00	21"-202.33			21"-202.13	G5.12
M-32	STD. MH	213.24	15"-207.33			15"-207.13	G5.12
M-34	STD. MH	207.48	15"-199.02			18"-198.77	G5.12
M-35	STD. MH	206.00	15"-196.23	18"-195.98	18"-195.98	21"-195.73	G5.12
M-36	STD. MH	205.07	15"-196.88	18"-196.63		18"-196.43	G5.12



INLET SCHEDULE - PHASE 3/4

NO.	TYPE	H.C. DETAIL	TOP ELEV. UPPER/LOWER	INV. IN		INV. OUT	REMARKS	NO.
IA-21A	EX.SS INLET	-----	TC-206.39	30"-191.01	21"-201.38	30"-190.81	CUT-IN TO EX. INLET	IA-21A
IA-22A	A-5	SD 4.40	TC-201.96	-----	-----	15"-197.15	SUMP	
IA-44	D	SD 4.11	THROAT-211.20	-----	-----	15"-211.00	SUMP	IA-44
IA-46	A-10	SD 4.41	TC-222.04	15"-216.92	-----	18"-216.67		IA-46
IA-46A	S	SD 4.22	TC-217.55	18"-214.05	-----	18"-214.05		IA-46A
IA-47	D	SD 4.11	THROAT-216.50	18"-212.98	-----	18"-212.78	SUMP	IA-47
IA-48	D	SD 4.11	THROAT-211.50	-----	-----	15"-207.50	SUMP	IA-48
IA-48A	D	SD 4.11	THROAT-212.00	15"-206.42	-----	15"-206.22	SUMP	IA-48A
IA-49	S	SD 4.22	TG-211.54	15"-205.80	15"-205.80	18"-205.55	SUMP	IA-49
IA-50	S	SD 4.22	TG-213.45	15"-207.83	-----	15"-207.63		IA-50
IA-51	D	SD 4.11	THROAT-211.20	-----	-----	15"-208.20	SUMP	IA-51
IB-1	SS	SD 4.23	TG-212.40	-----	-----	15"-208.95		IB-1
IB-2	SS	SD 4.23	TG-206.64	-----	-----	15"-199.50		IB-2
IB-3	A-5	SD 4.40	TC-205.22	-----	-----	15"-199.63	SUMP	IB-3
IB-4	D	SD 4.11	THROAT-200.75	15"-197.75	-----	15"-197.50		IB-4
IB-5	D	SD 4.11	THROAT-205.00	-----	-----	15"-201.59	SUMP	IB-5
IB-6	A-5	SD 4.40	THROAT-204.60	-----	-----	15"-198.87	SUMP	IB-6
IB-7	A-5	SD 4.40	TC-202.60	-----	-----	15"-199.00	SUMP	IB-6A

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/25/08

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/29/08

DIRECTOR
 DATE: 8/21/08

DRAWN: J.M.
DATE: AUG. 20, 2007
SCALE: 1"=30' HOR.
1"=5' VERT.

DATE	REVISION

ELKRIDGE-CROSSING-PHASE-TWO
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
STORM DRAIN PROFILES

JURI MAISTE - SITE DESIGN CONSULTANT
2932 Chesapeake Avenue, Beltsville, Maryland 20834
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

Perimeter 2: ADJACENT TO HOWARD CO. BD. OF ED. : 308 FEET

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
28	28	R2	SINGLE	14000	0.720	175W MH 15' Semi-Cutoff Reflector
01	0	C1	SINGLE	14000	0.720	250 WATT HPS CHANDED MOUNTED ON 30' POLES WITH 12' ARMS
32	0	S2	BACK-BACK	36000	0.720	Two ECA 400 watt MH 32' Full Cutoff Reflector
327	0	SET	TWIN	36000	0.720	Two ECA 400 watt MH 32' Full Cutoff Reflector

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Will Damm
CHIEF, DEVELOPMENT ENGINEERING DIVISION *6/2/08*
DATE

Chris Hamula
CHIEF, DIVISION OF LAND DEVELOPMENT *7/30/08*
DATE

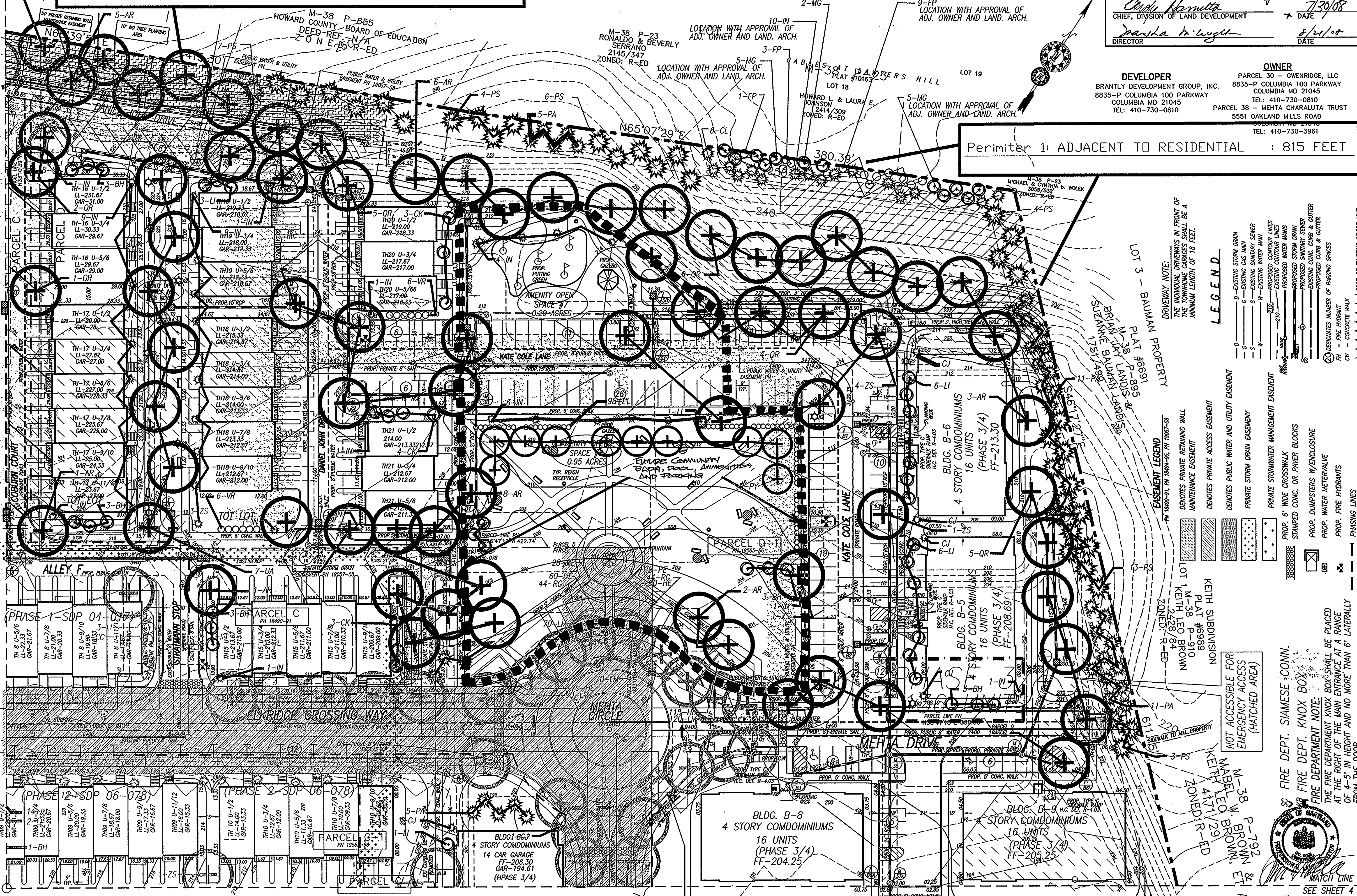
Wanda H. Light
DIRECTOR *8/21/08*
DATE

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

Perimeter 1: ADJACENT TO RESIDENTIAL : 815 FEET



- LEGEND**
- D - EXISTING STORM DRAIN
 - G - EXISTING GAS MAIN
 - S - EXISTING SANITARY SEWER
 - W - EXISTING WATER MAIN
 - PROPOSED CONTOUR LINES
 - PROPOSED WATER MAIN
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED CONC. CURB & GUTTER
 - PROPOSED PARKING SPACES
 - DESIGNATES NUMBER OF PARKING SPACES
 - FI - FIRE HYDRANT
 - CW - CONCRETE WALK
 - EDGE OF EXISTING WOODS LINE

- EASEMENT LEGEND**
- DENOTES PRIVATE RETAINING WALL MAINTENANCE EASEMENT
 - DENOTES PRIVATE ACCESS EASEMENT
 - DENOTES PUBLIC WATER AND UTILITY EASEMENT
 - PRIVATE STORM DRAIN EASEMENT
 - PRIVATE STORMWATER MANAGEMENT EASEMENT
 - PROP. 6' WIDE CROSSWALK STAMPED CONC. OR PAVEMENT BLOCKS
 - PROP. DUMPSTERS W/ ENCLOSURE
 - PROP. WATER METERS/VALVE
 - PROP. FIRE HYDRANTS
 - PHASING LINES

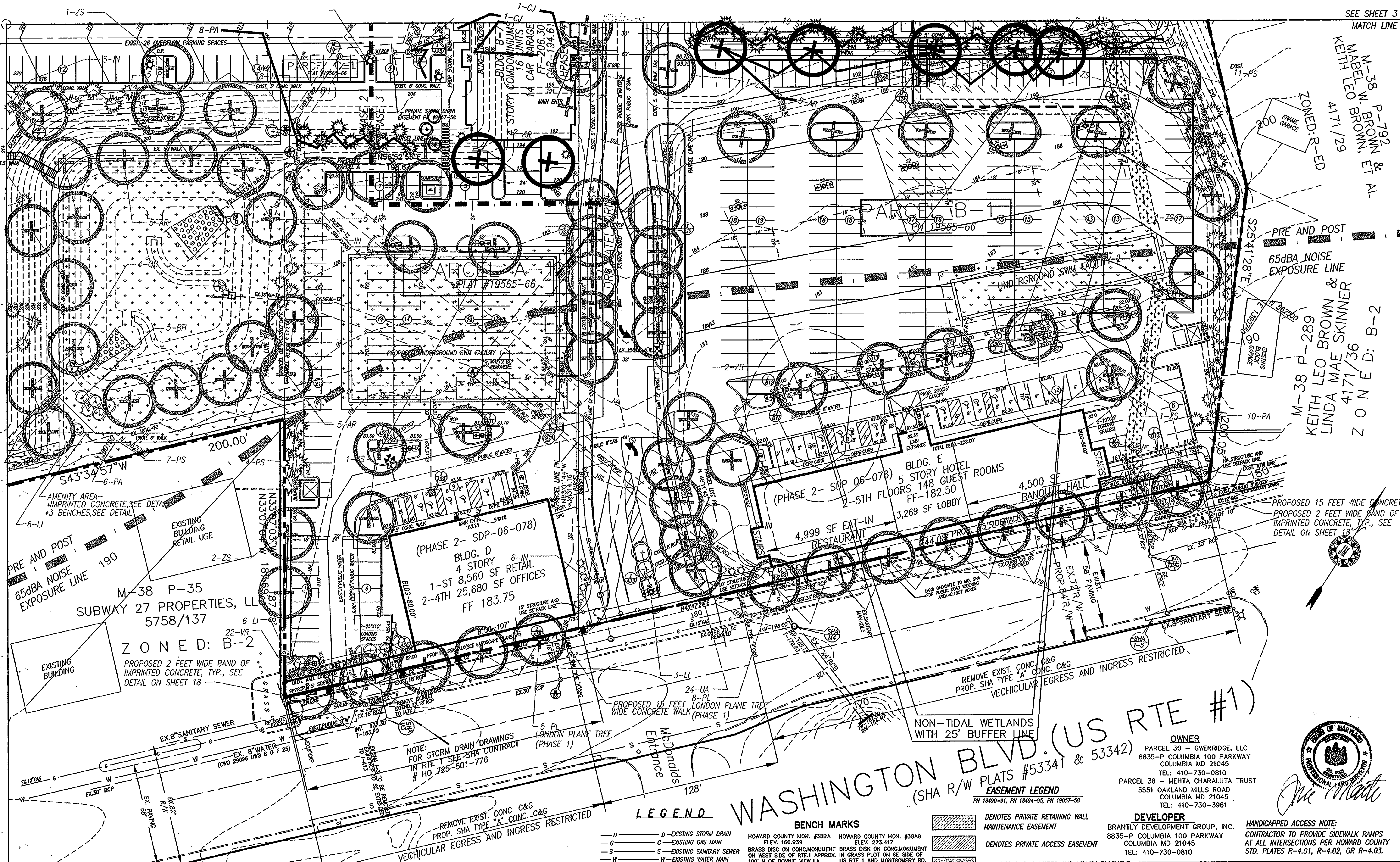
DRIVEWAY NOTE:
THE NORMAL DRIVEWAYS IN FRONT OF THE TOWNHOME COURSES SHALL BE A MINIMUM LENGTH OF 18 FEET.

NOT ACCESSIBLE FOR EMERGENCY ACCESS (HATCHED AREA)

FIRE DEPT. SIAMESE CONN.
FIRE DEPT. KNOX BOX
FIRE DEPARTMENT NOTE:
THE FIRE DEPARTMENT KNOX BOX SHALL BE PLACED AT THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR.

ELKRIDGE-CROSSING-PHASES-THREE/FOUR
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chenock Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
730 W. Patuxent Road, Suite 101, Cockeysville, Maryland 21030
Phone: 410-580-1902 Fax: 410-580-0827



SEE SHEET 3
MATCH LINE

M-38 P-792
MABEL W. BROWN & AL
KEITH LEO BROWN ET AL
4171/29
ZONED: R-ED

PRE AND POST
65dBA NOISE
EXPOSURE LINE
M-38 P-289
KEITH LEO BROWN &
LINDA MAE SKINNER
4171/36
ZONED: B-2

M-38 P-35
SUBWAY 27 PROPERTIES, LL
5758/137
ZONED: B-2

WASHINGTON BLVD. (US RTE #1)
(SHA R/W PLATS #53341 & 53342)

OWNER
PARCEL 30 - GWENRIDGE, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810
PARCEL 38 - MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA MD 21045
TEL: 410-730-3961

DEVELOPER
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045
TEL: 410-730-0810

HANDICAPPED ACCESS NOTE:
CONTRACTOR TO PROVIDE SIDEWALK RAMPS
AT ALL INTERSECTIONS PER HOWARD COUNTY
STD. PLATES R-4.01, R-4.02, OR R-4.03.



Jim Mehta

LEGEND

- D - EXISTING STORM DRAIN
- G - EXISTING GAS MAIN
- S - EXISTING SANITARY SEWER
- W - EXISTING WATER MAIN
- PROPOSED CONTOUR LINES
- PROPOSED WATER MAINS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING CONC. CURB & GUTTER
- PROPOSED CURB & GUTTER
- DESIGNATES NUMBER OF PARKING SPACES
- FIRE HYDRANT
- CH - CONCRETE WALK
- EDGE OF EXISTING WOODS LINE

BENCH MARKS

HOWARD COUNTY MON. #388A HOWARD COUNTY MON. #389A
ELEV. 166.939 ELEV. 223.417
BRASS DISK ON CONG. MONUMENT BRASS DISK ON CONG. MONUMENT
ON WEST SIDE OF RTE 1 APPROX. IN GRASS PLOT ON SE SIDE OF
100' N OF BONNIE VIEW LA. US RTE 1 AND MONTGOMERY RD.

FIRE DEPT. SIAMESE CONN.
FIRE DEPT. KNOX BOX

FIRE DEPARTMENT NOTE:
THE FIRE DEPARTMENT KNOX BOX SHALL BE PLACED
AT THE RIGHT OF THE MAIN ENTRANCE AT A RANGE
OF 4'-5' IN HEIGHT AND NO MORE THAN 6' Laterally
FROM THE DOOR.

- DENOTES PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- DENOTES PRIVATE ACCESS EASEMENT
- DENOTES PUBLIC WATER AND UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT
- 15%-24.99% SLOPES
- STEEP SLOPES >25%

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
1	4	R2	SINGLE	14000	0.720	175W MH 18" Semi-Cutoff/Reflector
2	0	C1	SINGLE	14000	0.720	250 WATT HPR (VAPOR) MOUNTED ON 30" POLES WITH 12" ARMS
3	0	S2	BACK-BACK	36000	0.720	Twin ECA 400 watt MH 32" Full Cutoff/Reflector
4	0	S2T	TWIN	36000	0.720	Twin ECA 400 watt MH 32" Full Cutoff/Reflector

- PROP. 6' WIDE CROSSWALK STAMPED CONC. OR PAVEN BLOCKS
- PROP. DUMPSTERS W/ENCLOSURE
- PROP. WATER METERVALE
- PROP. FIRE HYDRANTS
- PHASING LINES
- DEPRESSED CURB

DRAWN: J.M.
DATE: AUG. 20, 2007
SCALE: 1"=30'

BY	DATE	REVISION

ELKRIEGE-CROSSING-PHASE TWO
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chermak Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
780 W. Padonia Road, State 101, Cockeysville, Maryland 21030
Phone: 410-660-1602 Fax: 410-660-0827

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Jim Mehta
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6/2/08

Chris Hunter
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/30/08

Frank J. Ugel
DIRECTOR DATE: 8/2/08

SCHEDULE 'A'					PERIMETER	PERIMETER
PERIMETER LANDSCAPE EDGE					NO.	NO.
CATAGORY	ADJACENT TO PERIMETER PROPERTIES				1	2
LANDSCAPE TYPE:	A	B	C	E	C	A
LINEAR FEET OF ROADWAY, FRONTAGE/PERIMETER	308 FEET	0 FEET	815 FEET	0 FEET	815 FEET	308 FEET
CREDIT FOR EXISTING VEGETATION	NO		ND			
CREDIT FOR EXISTING WALL: NONE	NO		ND			
NUMBER OF PLANTS REQUIRED:						
LARGE TREES	6 (1:60)		21 (1:40)		21 (1:40)	6 (1:60)
EVERGREEN TREES			41 (1:20)		41 (1:20)	
SHRUBS						
NUMBER OF PLANTS PROVIDED:						
LARGE TREES	6		21		21	6
EVERGREEN TREES			41		41	
OTHER TREES (2:1 SUBSTITUTION)						
SHRUBS						

SCHEDULE 'C'		
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING		
CATAGORY	SINGLE FAMILY ATTACHED (1 TREE PER UNIT)	APARTMENT TYPE (CONDO, BLDG.) (1 TREE PER 3 UNITS)
NUMBER OF DWELLING UNITS	44	46
NUMBER OF TREES REQUIRED	44	16
NUMBER OF TREES PROVIDED:		
SHADE TREES	18	2
OTHER TREES (2:1 SUBSTITUTION)	33	36
(THERE ARE 14 ADDITIONAL SCHEDULE 'B', BELOW)		

ENDS OF RESIDENTIAL UNITS ADJACENT TO INTERNAL ROADS	
LANDSCAPE TYPE:	'B'
LENGTH OF INTERNAL ROAD:	571 LIN. FT.
NUMBER OF PLANTS REQUIRED:	
LARGE TREES	12 (1:50)
EVERGREEN TREES	14 (1:40)
NUMBER OF TREES PROVIDED:	
SHADE TREES (1:50)	0
EVERGREEN TREES	14
OTHER TREES (2:1 SUBSTITUTION)	22
SHRUBS	22

SCHEDULE 'B'		
PARKING LOT INTERNAL LANDSCAPING		
CATAGORY	RESIDENTIAL (1:10) 14 ISLANDS	NON-RESIDENTIAL (1:20) 22 ISLANDS
NUMBER OF PARKING SPACES	203	0
NUMBER OF ISLANDS REQUIRED	21	0
NUMBER OF TREES REQUIRED	21	0
NUMBER OF TREES PROVIDED:		
SHADE TREES	21	0
OTHER TREES (2:1 SUBSTITUTION)		

TYPE 'D' SCREEN BETWEEN COMMERCIAL (HOTEL) & RESIDENTIAL USE	
LANDSCAPE TYPE:	D
LINEAR FEET OF PERIMETER	300'
CREDIT FOR EXISTING VEGETATION	0
CREDIT FOR EXISTING WALL: NONE	0
NUMBER OF PLANTS REQUIRED:	
LARGE TREES (1/60)	5
EVERGREEN TREES (1/10)	30
SHRUBS	0
NUMBER OF PLANTS PROVIDED:	
LARGE TREES	5
EVERGREEN TREES	30
OTHER TREES (2:1 SUBSTITUTION)	
SHRUBS	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/2/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

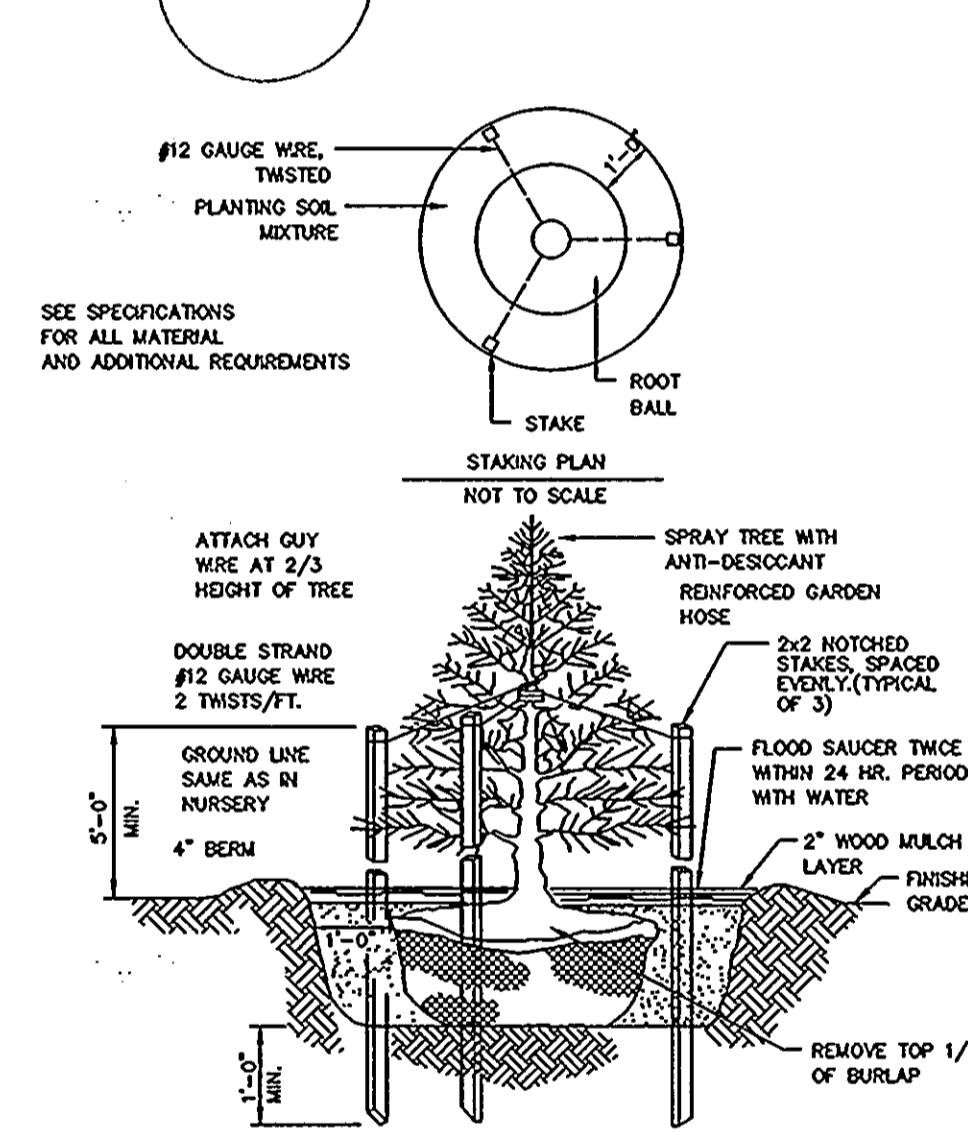
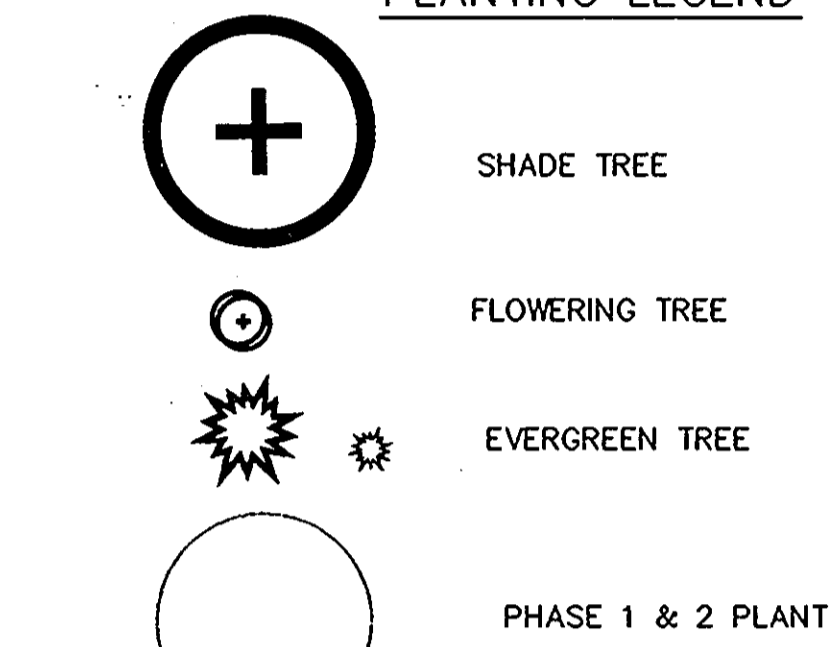
[Signature] 7/20/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/21/08
 DIRECTOR DATE

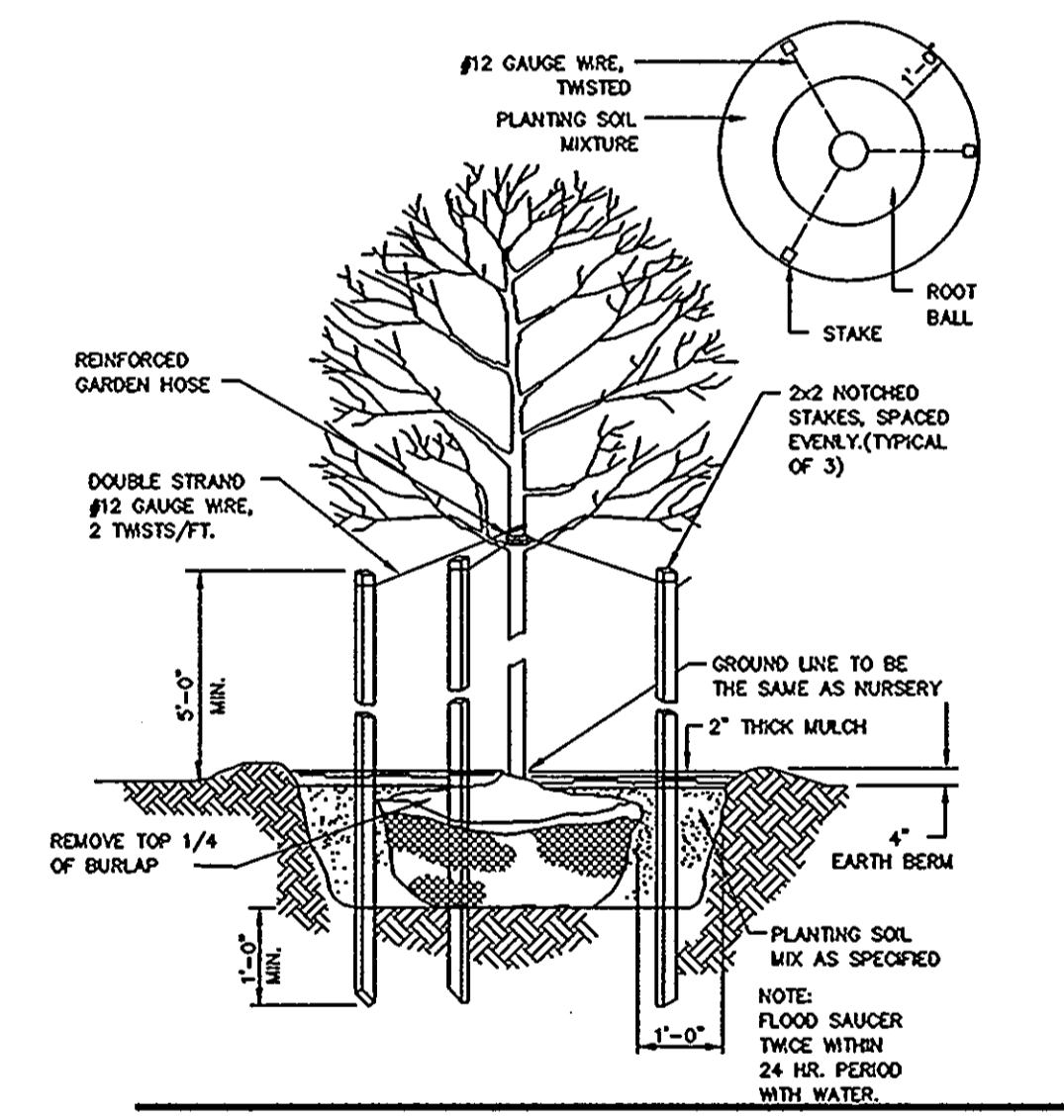
PLANTING NOTES

- PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1986, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.
- UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREIN-AFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANTING MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
- PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
- ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. PLANTING MIX SHALL BE DONE AS FOLLOWS:
 DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSEMANURE. ADD 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX.
 EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX.
- TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
- THIS PLAN IS INTENDED FOR LANDSCAPE PLA ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SIDEMENT CONTROL, LAYOUT, ETC.
- CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. THE BUILDING AREA PLANTS SHALL BE ADJUSTED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ANY CHANGES TO THE SITE LAYOUT SHALL REQUIRE THE REDESIGN OF THE PLANTING BY THE LANDSCAPE ARCHITECT.
- THE CENTER OF MEHTA CIRCLE SHALL BE PLANTED WITH ANNUALS AS FOLLOWS: 200 WAVE PETUNIA IN SPRING AND 200 PANSEYS IN THE FALL AND MAINTAINED BY THE HOME OWNER'S ASSOC.
- LANDSCAPE SURETY FOR THIS PLAN IN THE AMOUNT OF \$50,760.00 BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.
- PROPOSED PLANTS ADJACENT TO THE FOUNDATION OF BUILDINGS NEED TO BE RELOCATED AWAY FROM WINDOWS AND APPROVED BY THE LANDSCAPE ARCHITECT.

PLANTING LEGEND



EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME/COMMON NAME	MINIMUM SIZE	ROOT	REMARKS
AR	33	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2 1/2 - 3" CAL.	B&B	
QR	24	QUERCUS RUBRA / RED OAK	2 1/2 - 3" CAL.	B&B	
UA	7	ULMUS AMER. 'VALLEY FORGE' / VALLEY FORGE AMER. ELM	2 1/2 - 3" CAL.	B&B	
ZS	21	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	2 1/2 - 3" CAL.	B&B	
BH	15	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	8-10' HGT.	B&B	MULTI-STEM
CK	10	CORNUS KOUSA / KOUSA DOGWOOD	6-7' HGT.	B&B	
LI	23	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ Crape Myrtle	9-10' HGT.	B&B	MULTI-STEM
MG	10	MAGNOLIA GRANDIFLORA 'BRACKENS 'BROWN BEAUTY'	7-8' HGT.	B&B	COMPACT
PY	10	PRUNUS S. 'YOSHINO' / YOSHINO CHERRY	8-10' HGT.	B&B	
CL	6	CUPRESSOCYPARIS X LELANDII	6-8' HGT.	B&B	
CJ	8	CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA	6-8' HGT.	B&B	
IN	44	ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY	6-8' HGT.	B&B	
PS	37	PINUS STROBUS / EASTERN WHITE PINE	6-8' HGT.	B&B	
PA	69	PICEA ABIES / NORWAY SPRUCE	6-8' HGT.	B&B	
PF	5	PHOTINIA FRASERI / RED TIPPED PHOTINIA	24-30"	CONTAINER	
PL	98	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SKIP LAUREL	24-30"	CONTAINER	
VR	12	VIBURNUM RHYTIDOPHYLLOIDES 'WILLOWOOD' / WILLOWOOD VIBURNUM	24-30"	B&B	
HE	310	HEMEROCALLIS 'STELLA D'ORO' / STELLA DAYLILY	1 QT. POT	18" O.C.	
LM	350	ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY	4" POT	15" O.C.	
PE	56	PENNISSETUM ALOPECUROIDES	1 GAL. POT	30" O.C.	
RG	88	RUDBECKIA FULDIGA 'GOLDSTURM' / BLACK EYED SUSAN	1 QT. POT	30" O.C.	

DRAWN: P.W.
 DATE: AUG. 20, 2007
 SCALE: AS SHOWN

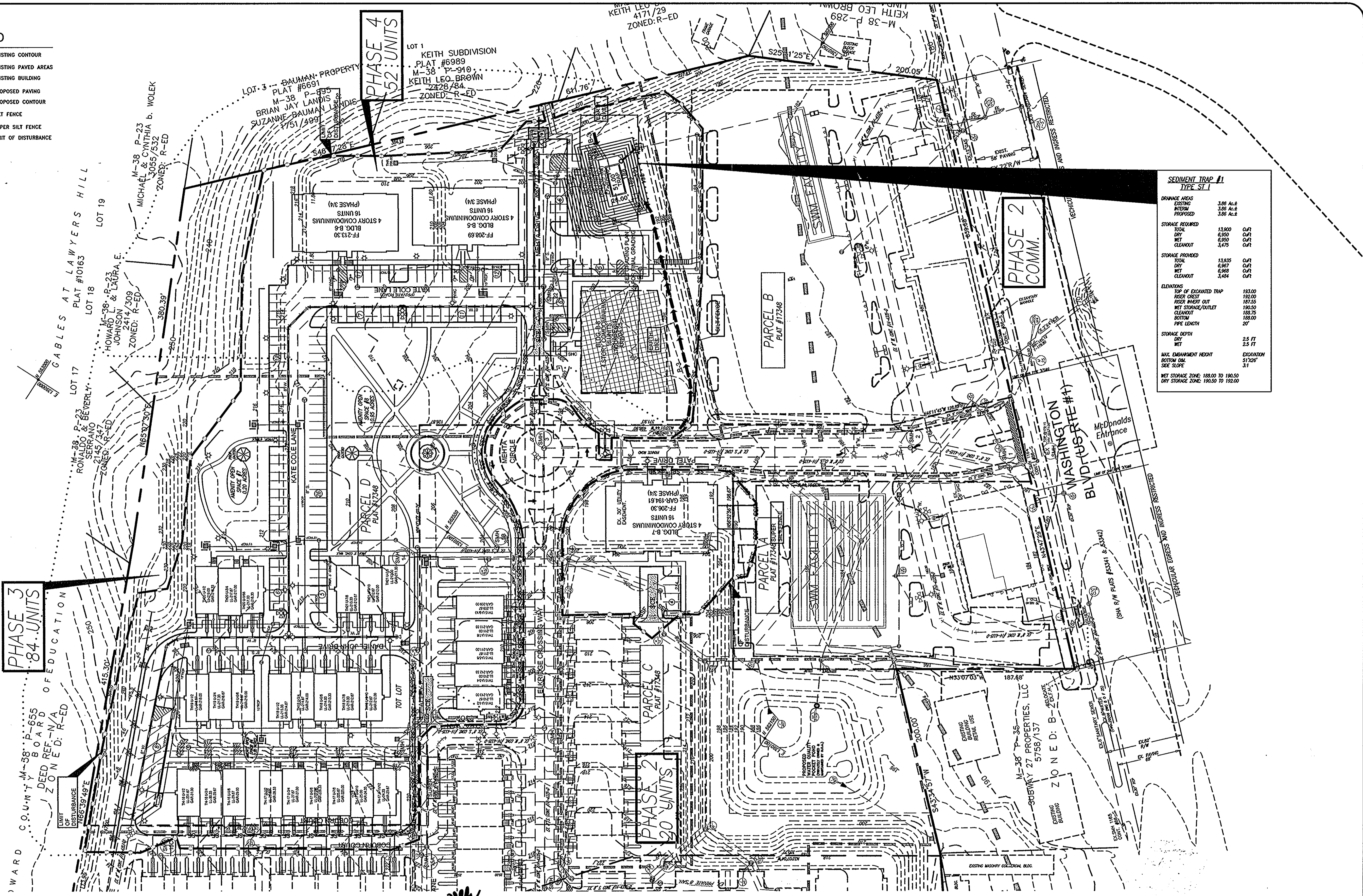
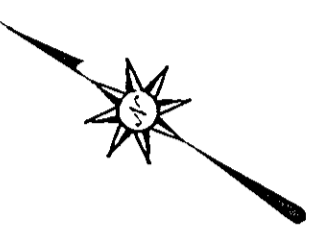
DATE	REVISION

ELKRIDGE - CROSSING - PHASES - 3 - AND - 4
 PARCELS A-D
 TAX MAP 38, GRID 2, PARCEL 38
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 LANDSCAPE PLAN - DETAILS

JURI MAISTE - SITE DESIGN CONSULTANT
 2823 Chesapeake Avenue, Baltimore, Maryland 21234
 Phone: 410-661-8752 Fax: 410-661-8752
 RICHARDSON ENGINEERING, LLC
 730 N. Padonia Road, Suite 101, Cockeysville, Maryland 21030
 Phone: 410-660-1602 Fax: 410-660-0827

LEGEND

- 100 EXISTING CONTOUR
- EXISTING PAVED AREAS
- EXISTING BUILDING
- PROPOSED PAVING
- PROPOSED CONTOUR
- SF SF SF SILT FENCE
- SSF SSF SSF SUPER SILT FENCE
- ○ ○ ○ ○ ○ LIMIT OF DISTURBANCE



SEDIMENT TRAP #1 TYPE ST-1	
DRAINAGE AREAS	
EXISTING	3.86 A.C.
BOTTOM	3.86 A.C.
PROPOSED	3.86 A.C.
STORAGE REQUIRED	
TOTAL	13,900 C.U.F.
DRY	6,950 C.U.F.
WET	6,950 C.U.F.
CLEANOUT	3,475 C.U.F.
STORAGE PROVIDED	
TOTAL	13,935 C.U.F.
DRY	6,967 C.U.F.
WET	6,968 C.U.F.
CLEANOUT	3,464 C.U.F.
ELEVATIONS	
TOP OF EXCAVATED TRAP	183.00
RISER CREST	182.00
RISER INLET OUT	187.25
NET STORAGE/OUTLET	190.50
CLEANOUT/OUTLET	188.75
BOTTOM	188.00
PIPE LENGTH	20'
STORAGE DEPTH	
DRY	2.5 FT
WET	2.5 FT
MAX. EMBANKMENT HEIGHT	EXCAVATION
BOTTOM MAX. SLOPE	3:1
NET STORAGE ZONE:	188.00 TO 190.50
DRY STORAGE ZONE:	190.50 TO 192.00

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/2/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/20/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/1/08
 DIRECTOR DATE

Reviewed for Howard SCD and meets Technical Requirements

USDA - Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

[Signature] 5/29/08
 USA - Natural Resources Conservation Service Date

OWNERS/DEVELOPERS

PARCEL 38 -
 MEHTA CHARALUTA TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MD 21045

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



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LIC. EXP. 8-15-2009

C:\webb\webb2004_040337-Washington Blvd Drawings\Phase3\SWIET7.dwg, layout1, 4/17/2008 10:45:48 AM

DRAWN: CND
 DATE: MARCH 17, 2008
 SCALE: 1"=50'

DATE	REVISION

ELKRIDGE - CROSSING - PHASE III & IV
 PARCELS A-D
 TAX MAP 38, GRID 2, PARCEL 38
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SED. & EROSION CONTROL PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Cheroke Avenue, Baltimore, Maryland 21234
 Phone: 410-661-9752 Fax: 410-661-9752

RICHARDSON ENGINEERING, LLC
 30 East Padonia Road, Suite 500, Timonium, Maryland 21093
 Phone: 410-560-5502 Fax: 410-560-7208

SEDIMENT CONTROL NOTES

1. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. NO FURTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
2. THE LIMITS OF DISTURBANCE SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO GRADING OF THE SITE TO ENSURE COMPLIANCE WITH APPROVED PLANS. ANY WORK BEYOND LIMITS OF DISTURBANCE IS CONSIDERED TO BE A VIOLATION OF THIS PLAN.
3. ALL SEDIMENT CONTROL PRACTICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. UPON COMPLETION OF INSTALLATION OF PERIMETER SEDIMENT CONTROL PRACTICES, THE SITE MUST BE INSPECTED BY DPW. NO ADDITIONAL CONSTRUCTION ACTIVITY WILL BE AUTHORIZED WITHOUT THE APPROVAL OF DPW.
4. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD INTO PUBLIC WAYS. DURING CONSTRUCTION, EVERY MEANS WILL BE TAKEN TO CONTROL SOIL EROSION AND SILTATION. IF NECESSARY, A WASH RACK MAY NEED TO BE ESTABLISHED.
5. EARTH DIKES, SEDIMENT TRAPS, ETC. WILL BE LOCATED AS SHOWN ON THESE DRAWINGS. FIELD CHANGES AND MINOR ADJUSTMENTS ARE PERMISSIBLE AS LONG AS THE INSTALLATION FUNCTIONS AND CONFORMS TO SPECIFICATIONS. ALL SUCH CHANGES MUST BE APPROVED BY THE SITE INSPECTOR PRIOR TO INSTALLATION. MAJOR CHANGES TO THE APPROVED PLAN WILL REQUIRE REAPPROVAL BY THE HOWARD SOIL CONSERVATION DISTRICT.
6. FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A: SEVEN CALENDAR DAYS ON SLOPES GREATER THAN 3:1 AND ALL WATERWAYS, AND TO THE SURFACE OF ALL PERIMETER CONTROLS.
 - B: FOURTEEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT SITE.
7. SEDIMENT BASINS MUST BE BUILT TO DESIGN SPECIFICATIONS SHOWN. IF THE BASIN IS TO BE USED AS A FUTURE SWAMP POND, THE BASIN WILL BE BUILT IN ACCORDANCE WITH THE LATEST MD-378 SPECIFICATIONS. SPECIFIED MATERIALS MUST BE USED. NO CHANGES OR MODIFICATIONS WILL BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE HOWARD SOIL CONSERVATION DISTRICT.
8. TEMPORARY FENCING SHALL BE PLACED AROUND ALL SEDIMENT BASINS, TRAPS, AND PONDS DURING CONSTRUCTION AND SITE GRADING.
9. AT THE END OF EACH WORKING DAY ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT OPERATIONAL. A WEEKLY LOG WILL BE KEPT IN ACCORDANCE WITH NPDES REGULATIONS. A COPY OF THE APPROVED SEDIMENT CONTROL PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
10. CUT AND/OR FILL SHALL BE DONE IN CONFORMANCE WITH 1994 EROSION AND SEDIMENT CONTROL STANDARD AND SPECIFICATIONS FOR LAND GRADING.
11. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY CONVEY WATER DOWN SLOPES WITHOUT CAUSING EROSION.
12. OFF-SITE WASTE OR BORROW AREAS SHALL HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE IMPORT OR EXPORT OF MATERIAL TO THE PROJECT SITE.
13. ALL MATERIAL ORIGINATING FROM THE DEVELOPMENT OF THE PROPERTY AND DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE IMMEDIATELY REMOVED.
14. STORM DRAIN INLETS AND OUTLETS SHALL BE PROTECTED PER 1994 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
15. TOPSOILING, LIMING, FERTILIZING, SEEDING, MULCHING, SADDLING, ETC. ARE ALL ESSENTIAL PARTS OF SEDIMENT CONTROL AND MUST BE COMPLETED ALONG WITH ALL OTHER PRACTICES.
16. TRAPS TO BE REMOVED SHALL BE DEWATERED AS PER THE 1994 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
17. PRIOR TO REMOVAL OR CONVERSION OF SEDIMENT BASINS TO SWM FACILITIES, THE STORM DRAINS WILL BE FLUSHED.
18. SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS FOR WHICH PRACTICES WERE INSTALLED HAVE BEEN STABILIZED. SEDIMENT CONTROL PRACTICES MAY BE REMOVED ONLY WITH THE AUTHORIZATION OF DPW. ALL DISTURBED AREAS RESULTING FROM THE REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE STABILIZED IMMEDIATELY. REMOVAL PRIOR TO INSPECTOR APPROVAL CONSTITUTES A VIOLATION.

TOPSOIL SPECIFICATIONS

- 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**
I. 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 SUPPLIES 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.
- II. 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**
- I. 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 REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
- A. 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 CINDELS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - C. 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/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.
- III. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS & MATERIALS.

SEQUENCE OF OPERATIONS

1. OBTAIN GRADING PERMIT. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE
☎ 410-313-2455.
 2. INSPECT SEDIMENT CONTROLS INSTALLED AS PART OF PHASE 1 (SDP 04-17) TO ASSURE THEY ARE IN GOOD WORKING ORDER AND INSTALLED AT LOCATION SHOWN ON PLAN. (2 DAYS)
 - BEGIN CONSTRUCTION OF PHASE 3 WORK AS SHOWN ON THE PLANS. EACH AREA CAN BE WORKED INDEPENDENTLY EXCEPT AS NOTED IN THE SEQUENCE(S).
 3. BUILDING B-5 & B-6 (150 DAYS)
 - A) INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE PER PHASE 3 PLAN.
 - B) CONSTRUCT PROPOSED UTILITY CONNECTIONS. INSTALL SEDIMENT TRAP INSPECT EARTH DIKE TO TRAP LOCATION AND MAKE ANY REPAIRS AS NECESSARY.
 - C) BEGIN BUILDING CONSTRUCTION.
 - D) FINE GRADE AND STABILIZE ALL AREAS.
 - E) INSTALL PAVING SUBGRADE FOR PARKING LOT.
 - F) PAVE ROADS AND PARKING AREAS AND INSTALL SIDEWALKS.
 - G) SEED AND MULCH ALL DISTURBED AREAS.
 4. TOWNHOUSES 16-19. (120 DAYS)
 - A) INSTALL PROPOSED SUPER SILT FENCE PER PHASE 3 PLAN.
 - B) CONSTRUCT PROPOSED UTILITY CONNECTIONS.
 - C) INSTALL STORM DRAINS AND BEGIN HOUSE CONSTRUCTION.
 - D) FINE GRADE AND STABILIZE ALL AREAS.
 - E) INSTALL SUBBASE IN PAVED AREAS.
 - F) PAVE ROADS AND PARKING AREAS AND INSTALL SIDEWALKS.
 - G) SEED AND MULCH ALL DISTURBED AREAS.
 5. TOWNHOUSES 10, 15, 20 & 21. (150 DAYS)
 - A) INSTALL PROPOSED SUPER SILT FENCE PER PHASE 3 PLAN.
 - B) CONSTRUCT PROPOSED UTILITY CONNECTIONS.
 - C) INSTALL STORM DRAINS AND BEGIN HOUSE CONSTRUCTION.
 - D) FINE GRADE AND STABILIZE ALL AREAS.
 - E) INSTALL SUBBASE IN PAVED AREAS.
 - F) PAVE ROADS AND PARKING AREAS AND INSTALL SIDEWALKS.
 - G) SEED AND MULCH ALL DISTURBED AREAS.
 6. BUILDINGS B-7 & B-8 (150 DAYS)
 - A) INSTALL CONSTRUCTION ENTRANCE AND SUPER SILT FENCE PER PLAN.
 - B) CONSTRUCT PROPOSED UTILITY CONNECTIONS.
 - C) BEGIN BUILDING CONSTRUCTION.
 - D) FINE GRADE AND STABILIZE ALL AREAS.
 - E) INSTALL SIDEWALKS.
 - F) SEED AND MULCH ALL DISTURBED AREAS.
 7. BUILDING B-9 (120 DAYS)
 - A) INSTALL CONSTRUCTION ENTRANCE AND SUPER SILT FENCE PER PLAN.
 - B) FILL TRAP AND REMOVE STORM DRAINS PER PLAN.
 - C) CONSTRUCT PROPOSED UTILITY CONNECTIONS.
 - D) BEGIN BUILDING AND PARKING CONSTRUCTION.
 - E) FINE GRADE AND STABILIZE ALL AREAS.
 - F) INSTALL SIDEWALKS.
 - G) SEED AND MULCH ALL DISTURBED AREAS.
 8. FINE GRADE REMAINING AREAS AND PROVIDE PERMANENT STABILIZATION. (8 DAYS)
 9. REMOVE SEDIMENT CONTROL MEASURES WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR. (SEE NOTE)
 10. STABILIZE AREAS DISTURBED AS A RESULT OF SEDIMENT CONTROL MEASURE REMOVAL.
- NOTE: MAINTAIN EXISTING ROADWAYS CONSTRUCTED IN PHASES 1 AND 2 IN A CLEAN CONDITION AND SWEEP UP USING MECHANICAL MEANS ANY SEDIMENT THAT GETS ON THEM.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION 313-1855 .
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 AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, 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 7, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING SEC. 6 . 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 1,152,550 SF / 26.459 AC.
AREA DISTURBED 1,118,532 SF / 25.678 AC.
AREA TO BE:
ROOFED OR PAVED 349,135 SF / 8.038 AC.
VEGETATIVELY STABILIZED 803,415 SF / 18.421 AC.
TOTAL CUT 148,000 CU. YDS
TOTAL FILL 148,000 CU. YDS
OFFSITE 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 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 THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

Permanent Seeding Summary Temporary Seeding Summary

No.	Seed Mixture (For Hardness Zone 6.B.)			Fertilizer Rate (10-20-20)			Lime Rate
	Species	Seeding Rate (lb/ac)	Seeding Date	N	P2O5	K2O	
1	15% KY31, 15% KY58, 15% KY90, 15% KY318, 15% KY58, 15% KY90, 15% KY318	150	3/1 - 3/31 4/15 - 4/31	80 lb/ac (1000 lb)	175 lb/ac (1000 lb)	175 lb/ac (1000 lb)	2 tons/ac (1000 lb)
2	15% KY31, 15% KY58, 15% KY90, 15% KY318, 15% KY58, 15% KY90, 15% KY318	110	3/1 - 3/31 4/15 - 4/31	80 lb/ac (1000 lb)	175 lb/ac (1000 lb)	175 lb/ac (1000 lb)	2 tons/ac (1000 lb)

* FOR HYDROSEEDING OR DRY SEEDING, APPLY AT SURFACE FOR DRILL OR CULTIPACKER SEEDING DEPTH = 1/4" MIN.

SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

- SITE PREPARATION**
1. STABILIZE AS PER STANDARD RESPONSIBILITY NOTE #3.
 2. TEMPORARY PERIMETER DIKES AND SILT TRAPS, ETC., ARE TO BE PROVIDED AS PER THIS PLAN PRIOR TO GRADING OPERATIONS WITH LOCATION ADJUSTMENTS TO BE MADE IN THE FIELD AS NECESSARY AND TO BE MAINTAINED AT THE END OF THE WORKING DAY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM AMOUNT OF TIME POSSIBLE.
 3. PERMANENT SEEDING:
 - A. SEEDBED PREPARATION: AREA TO BE SEEDED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSEENED BY RAKING, DISCOING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. APPLY 2 TONS OF DOLOMITIC LIMESTONE AND 1,000 POUNDS OF 10-20-20 FERTILIZER PER ACRE; HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1. NO ATTEMPT SHOULD BE MADE TO DRAG ANY DISKED AREA TO MAKE THE SOIL SURFACE SMOOTH AFTER DISKING.
 - B. SEEDING: APPLY THE FOLLOWING SEED MIXTURES BETWEEN 1 FEBRUARY AND 31 OCTOBER: KENTUCKY 31 TALL FESCUE 100 POUNDS PER ACRE RED TOP 15 POUNDS PER ACRE SERICA LESPEDEZA 30 POUNDS PER ACRE ANNUAL RYE GRASS 25 POUNDS PER ACRE OR GERMAN MILLET 20 POUNDS PER ACRE TOTAL 165 TO 175 POUNDS PER ACRE USE GERMAN MILLET BETWEEN 1 JUNE AND 15 AUGUST. APPLY SEED UNIFORMLY ON A MOIST, FIRM SEEDBED WITH A CYCLONE SEED DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4" IN CLAYEY SOILS AND 1/2" IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH, UNTIL VEGETATION IS FIRMLY ESTABLISHED.
 - C. MULCHING: MULCH SHALL BE UNCHOPPED, UNROTTED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS.
 - D. GUARANTEED PERMANENT VEGETATIVE STABILIZATION OF ALL AREAS AFFECTED BY THE EXECUTION OF THIS CONTRACT IS REQUIRED. AREAS NOT STABILIZED WITH A VIABLE STAND OF PERMANENT VEGETATIVE COVER MUST BE OVERSEEDDED, LIMED AND FERTILIZED AND, IF NECESSARY, STRAW MULCHED AND TACKED BY NO LATER THAN THE FOLLOWING GROWING SEASON FOLLOWING INITIAL STABILIZATION EFFORTS.
 4. TEMPORARY SEEDING:
 - LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET
 - FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET
 - SEED: PERENNIAL RYE, ITALIAN RYE - 0.92 POUNDS PER 1,000 SQUARE FEET (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH NOVEMBER 1)
 - MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1 THROUGH AUGUST 15)
 5. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8". ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE COMPACTED TO 90% DENSITY; COMPACTON TO BE DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY FILL WITHIN BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.
 6. PERMANENT SOD: PERMANENT SOD IS TO BE KENTUCKY 31 TALL FESCUE, STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY SHUTTING, JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

OWNERS/DEVELOPERS
PARCEL 38 - MEHTA CHARALUTA TRUST 5551 OAKLAND MILLS ROAD COLUMBIA, MD 21045
BRANTLY DEVELOPMENT GROUP, INC. 8835-P COLUMBIA 100 PARKWAY COLUMBIA, MD 21045

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
	6/2/08 DATE
	7/30/08 DATE
	8/20/08 DATE

Reviewed for Howard SCD and meets Technical Requirements

USDA - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

USDA - Natural Resources Conservation Service

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 REGULATIONS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER (Print name below signature) 3/24/08
DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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 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 HOWARD SOIL CONSERVATION DISTRICT."

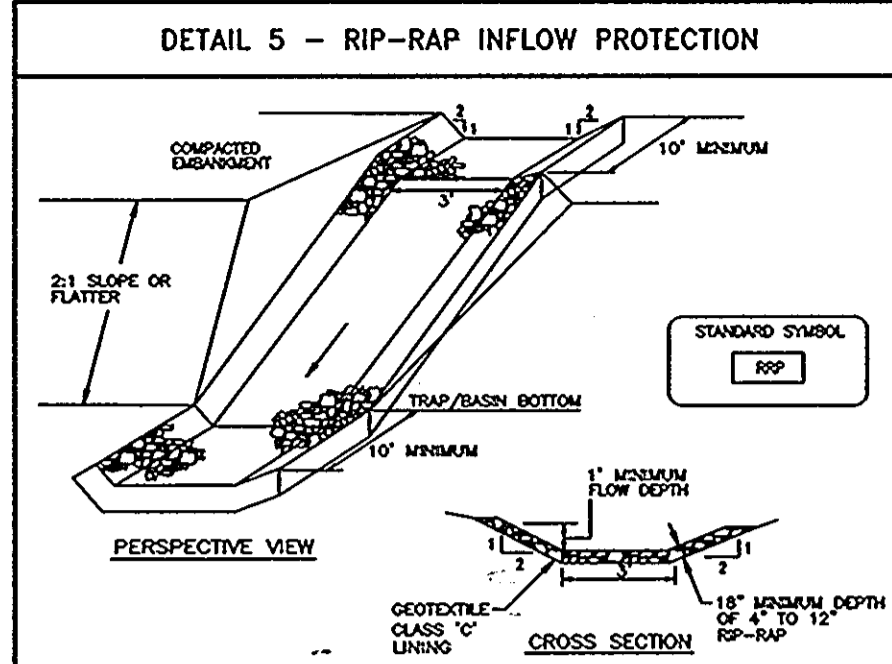
SIGNATURE OF DEVELOPER (Print name below signature) 5/20/08
DATE

DRAWN: CND
DATE: MARCH 17, 2008
SCALE: NTS

REVISION

ELKRIDGE-CROSSING-PHASE III & IV
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SED. & EROSION CONTROL NOTES

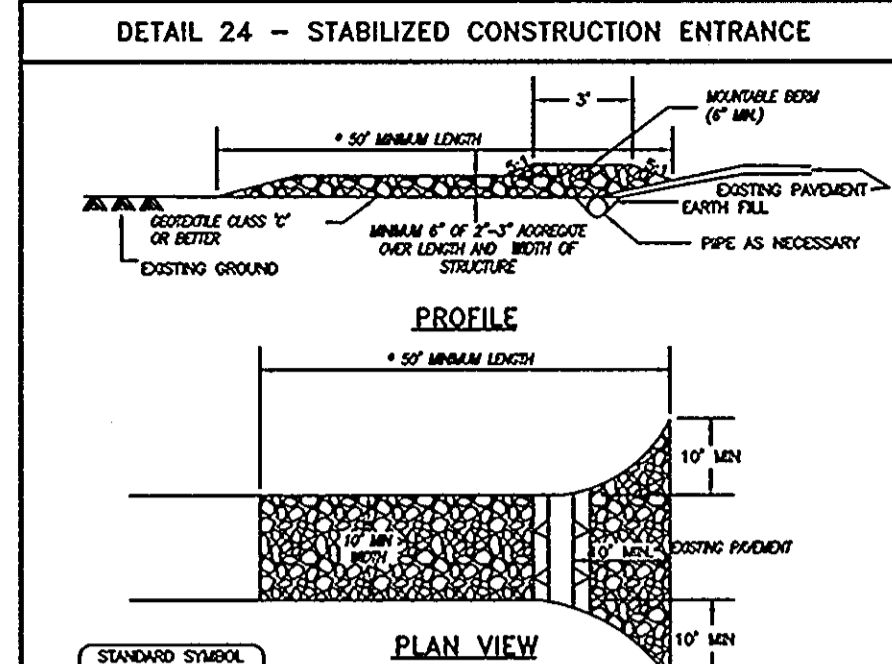
JURI MAISTE - SITE DESIGN CONSULTANT
2923 Cheroke Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
30 East Padonia Road, Suite 500, Timonium, Maryland 21083
Phone: 410-560-6502 Fax: 443-901-1208



Construction Specifications

- Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min.) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 18".
- Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.
- Entrance and exit sections shall be installed as shown on the detail section.
- Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be connected to a stormwater management facility.
- Geotextile Inflow Protection may be used in lieu of Rip-rap Inflow Protection.
- Rip-rap should blend into existing ground.
- Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1. For slopes flatter than 10:1 use Earth Dike or Temporary Grade Lining criteria.

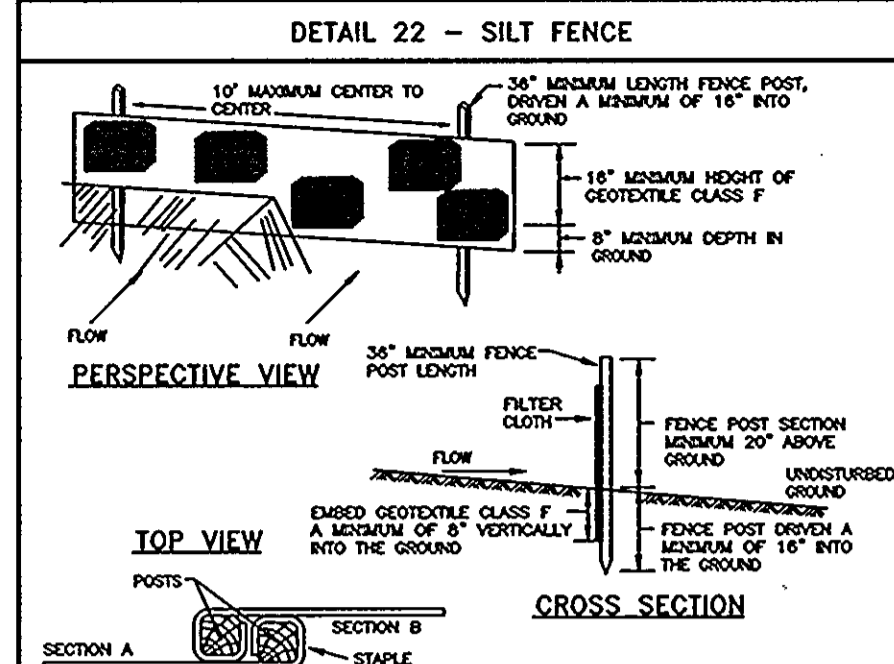
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-2-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- LENGTH - Minimum of 50' (10' for slope reduction)
- WIDTH - 10' minimum, shall be based on the existing road to provide a turning radius.
- Geotextile fabric (non-woven) shall be placed over the existing ground prior to placing stone. The pile spread width may not require single length reduction in use.
- STONE - Crushed aggregate (2"-3") or natural or recycled concrete equivalent shall be placed at least 6" deep over the geotextile fabric.
- SURFACE WIDTH - All surface water flowing to or created from construction entrance shall be placed through the entrance, avoiding splash erosion. Pipe installed through the geotextile construction entrance shall be protected with a minimum 18" x 12" (minimum) round and shall be of sound quality hardwood. Steel pipes will be standard T or U section weighing not less than 1,000 pound per linear foot.
- STONE - Crushed aggregate (2"-3") or natural or recycled concrete equivalent shall be placed at least 6" deep over the geotextile fabric.
- LOCATION - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Where having the site must travel over the width length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 7-11-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

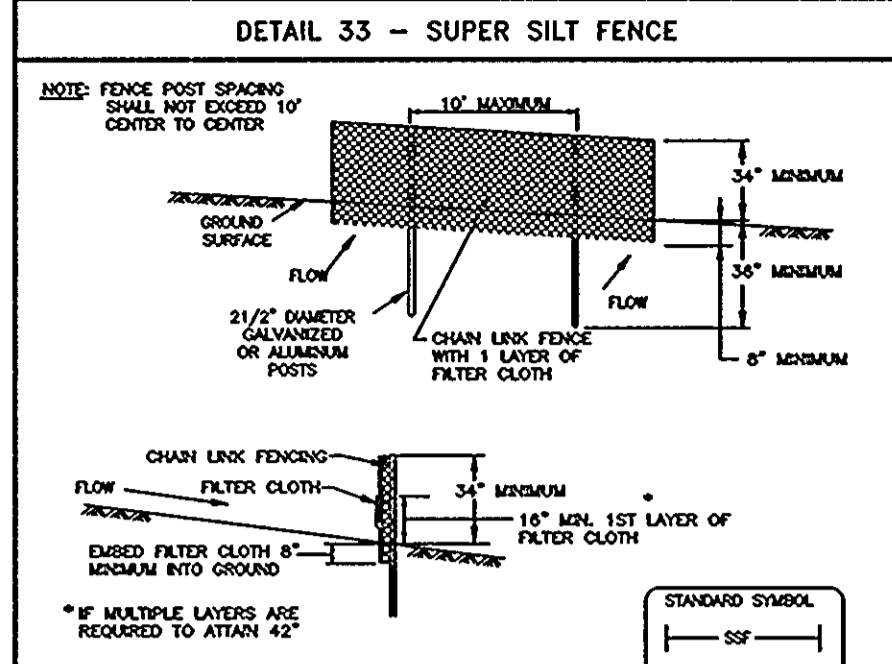


Construction Specifications

- Fence posts shall be a minimum of 36" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1,000 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/ft (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/ft (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-11-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

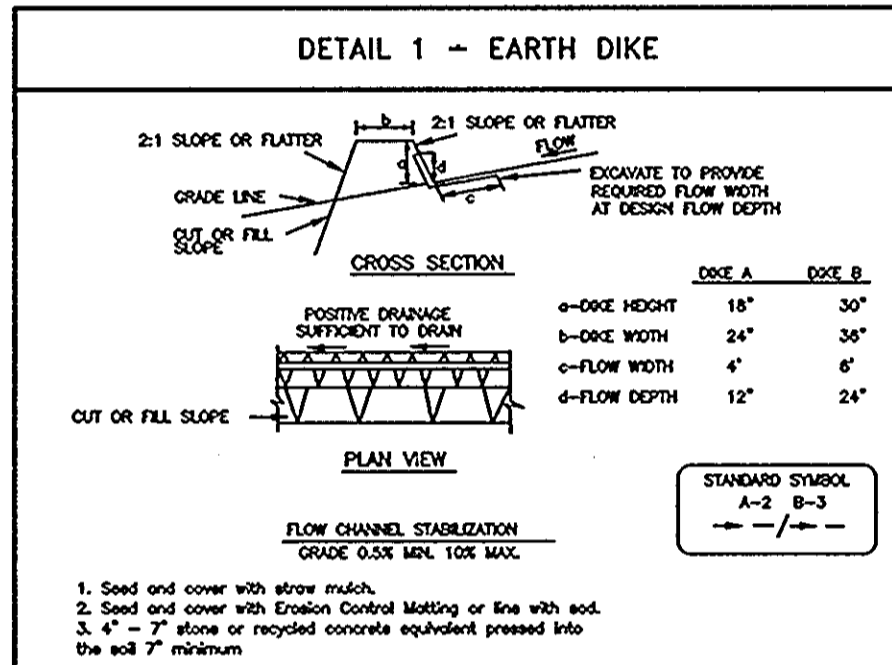


Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and base rock, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth overlap each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt bulges removed when "bulges" develop in the filter fabric, or when silt reaches 50% of the fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/ft (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/ft (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322

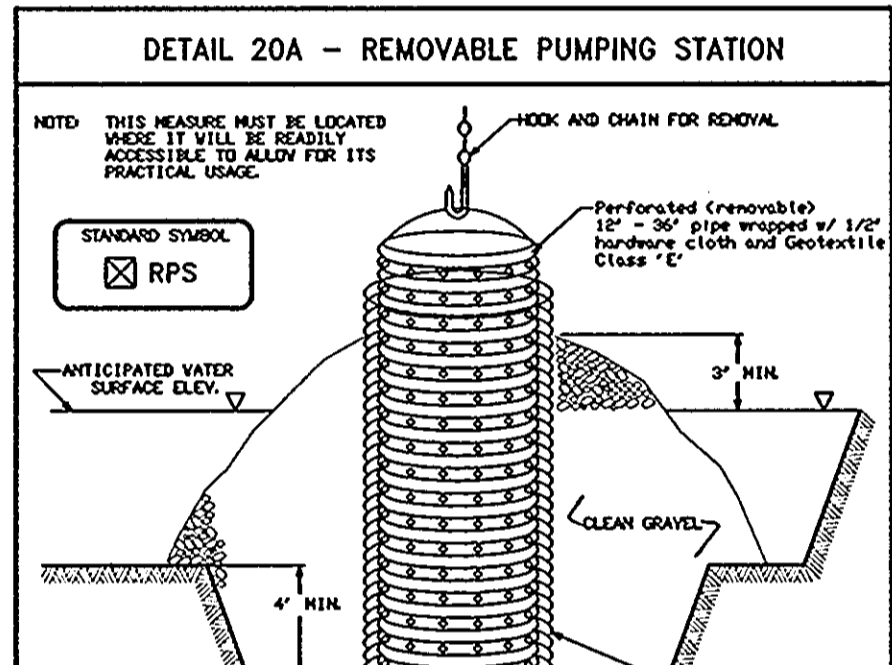
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-11-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- All temporary earth dikes shall have unimproved positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area of a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be constructed or placed to flow, grade and cross section as required to meet the criteria specified herein and be free of back projection or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

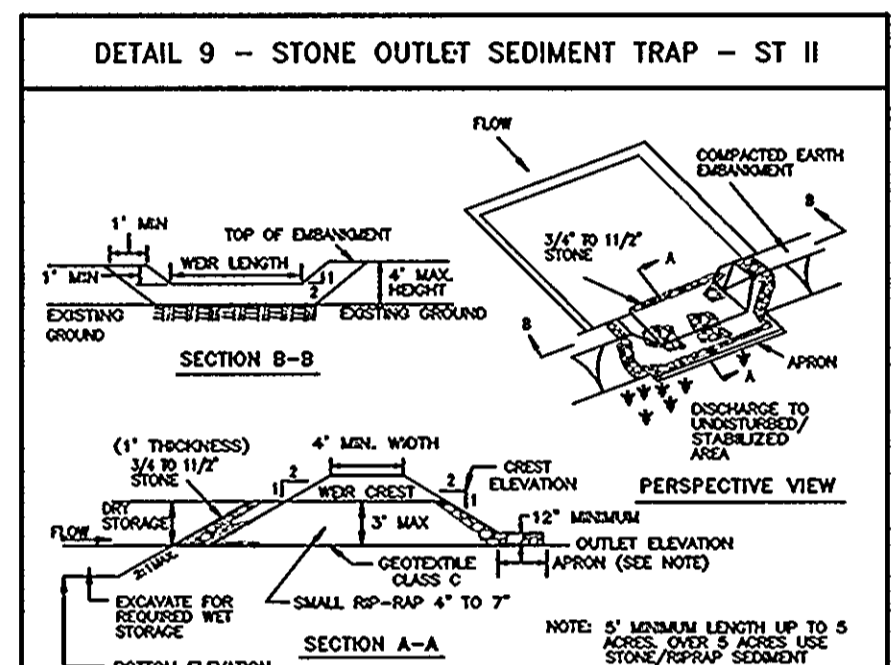
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A-1-6 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- The outer pipe should be 48" dia. or shall, in any case, be at least 4" greater in diameter than the center pipe. The outer pipe shall be wrapped with 1/2" hardware cloth to prevent backfill material from entering the perforations.
- After installing the outer pipe, backfill around outer pipe with 2" aggregate or clean gravel.
- The inside stand pipe (center pipe) should be constructed by perforating a corrugated pipe between 18" and 20" in diameter. The perforations shall be 1/2" x 3/4" slots or 1" diameter holes 8" on center. The center pipe shall be wrapped with 1/2" hardware cloth first, then wrapped again with Geotextile Class C.
- The center pipe should extend 12" to 18" above the anticipated water surface elevation or rise crest elevation when dewatering a basin.

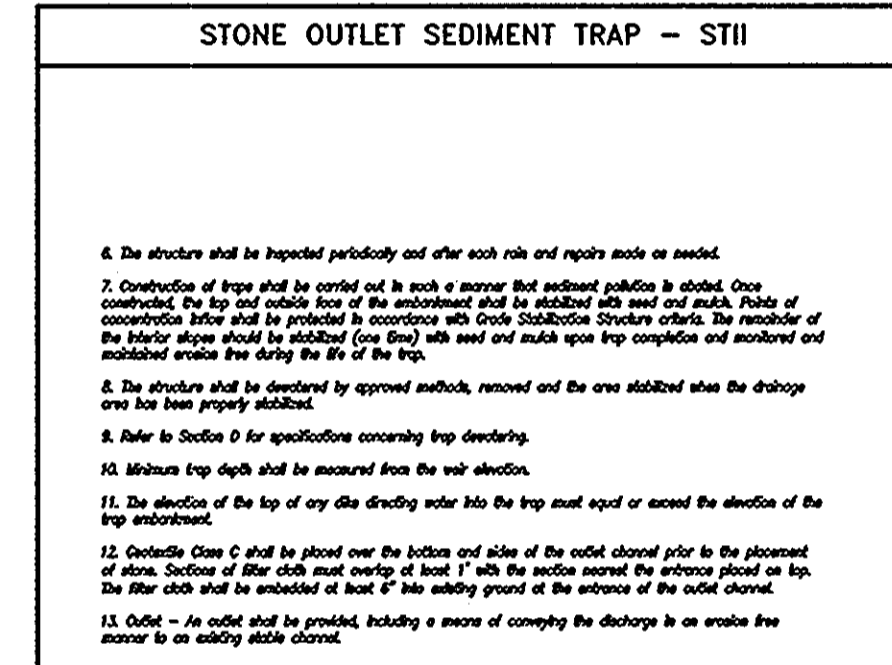
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE MODIFIED MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by tamping with equipment while it is being constructed.
- All cut and fill slopes shall be 2:1 or flatter.
- The stone used in the outlet shall be small rip-rap 4" to 7" in size with a 1" thick layer of 3/4" to 1 1/2" washed aggregate placed on the upstream face of the outlet. Stone facing shall be as necessary to prevent clogging. Geotextile Class C may be substituted for the stone facing by placing it on the inside face of the stone outlet.
- Sediment shall be removed and trap restored to its original dimensions when the sediment trap accumulated to one half of the wet storage depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-1-19 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- The structure shall be inspected periodically and after each rain event as needed.
- Construction of traps shall be carried out in such a manner that sediment pollution is avoided. Once constructed the top and outlet face of the embankment shall be stabilized with seed and mulch. Piles of construction debris shall be prohibited in accordance with Erosion Control Structure criteria. The remainder of the interior slopes shall be stabilized (see DTM) with seed and mulch upon trap completion and monitored and maintained during the life of the trap.
- The structure shall be dewatered by approved methods, removed and the area stabilized when the structure area has been properly stabilized.
- Refer to Section 8 for specifications concerning trap dewatering.
- Minimum trap depth shall be measured from the wet elevation.
- The elevation of the top of any dike directing water into the trap must equal or exceed the elevation of the trap embankment.
- Concrete Stone C shall be placed over the bottom and sides of the outlet channel prior to the placement of stone. Section of filter cloth must overlap at least 1" with the section nearest the apron placed on top. The filter cloth shall be embedded at least 6" into existing ground at the entrance of the outlet channel.
- Outlet - No outlet shall be provided, having a source of conveying the discharge in an erode free manner to an existing outlet channel.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-1-19 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/2/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/30/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/2/08
DIRECTOR DATE

Reviewed for Howard SCD and meets Technical requirements

USDA - Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the Howard County Planning Board

[Signature] 5/29/08
USDA - Natural Resources Conservation Service Date



OWNERS/DEVELOPERS

PARCEL 38 -
MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA, MD 21045

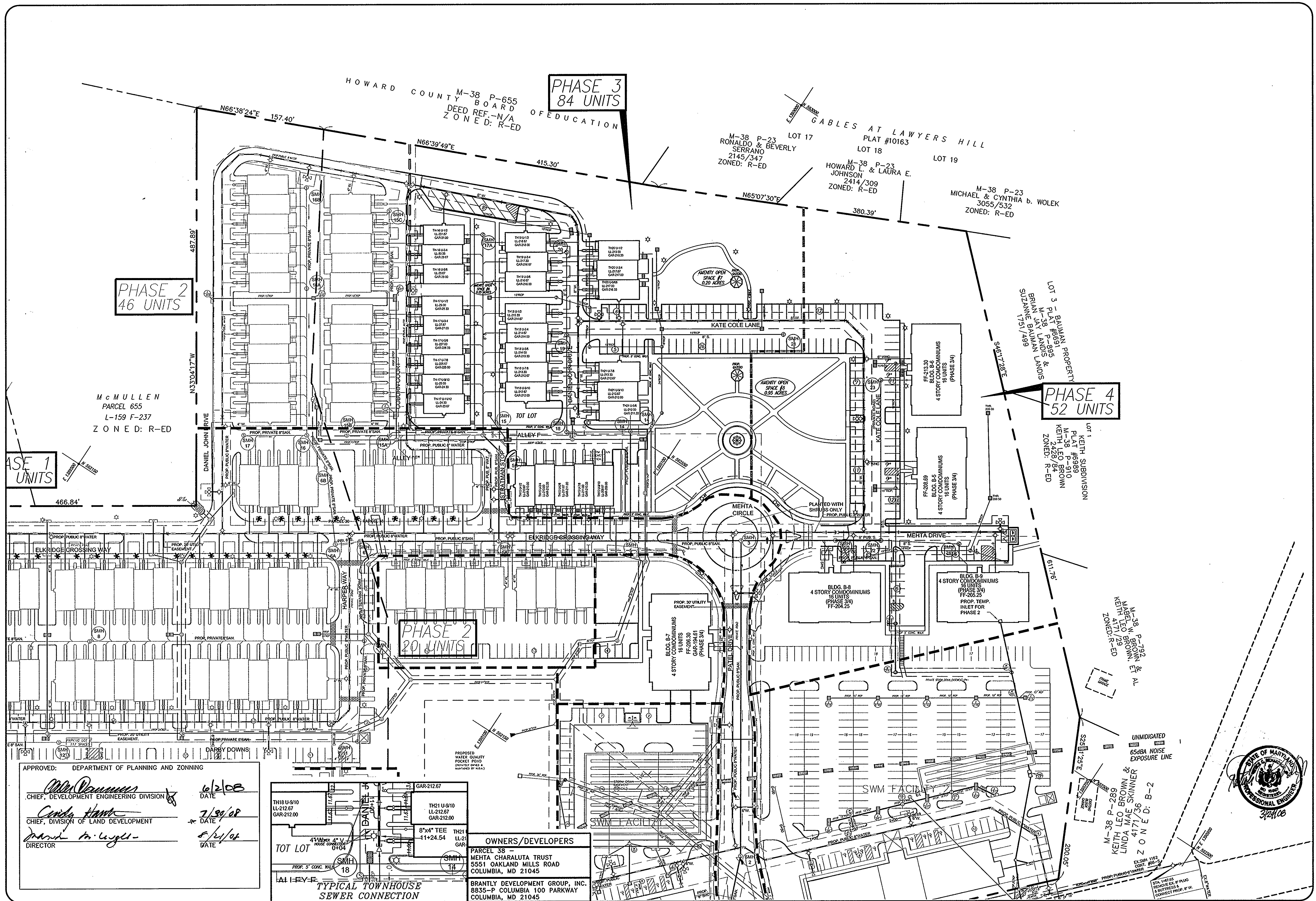
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD 21045

DATE	REVISION

ELKRIDGE-CROSSING-PHASE, III & IV
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SED. & EROSION CONTROL DETAILS

JURI MAISTE - SITE DESIGN CONSULTANT
2823 Chenook Avenue, Baltimore, Maryland 21234
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
30 East Palmdale Road, Suite 500, Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 410-560-7208



**PHASE 3
84 UNITS**

**PHASE 2
46 UNITS**

**PHASE 4
52 UNITS**

**PHASE 1
1 UNIT**

HOWARD COUNTY BOARD OF EDUCATION
M-38 P-655
DEED REF. N/A
ZONED: R-ED

M-38 P-23
RONALDO & BEVERLY
SERRANO
2145/347
ZONED: R-ED

M-38 P-23
HOWARD L. & LAURA E.
JOHNSON
2414/309
ZONED: R-ED

M-38 P-23
MICHAEL & CYNTHIA D. WOLEK
3055/532
ZONED: R-ED

LOT 3 - BAUMAN PROPERTY
PL. 38 P-895
M-LAY LANDS & LINDS
BRIAN E. BAUMAN LANDS
SIZANNE BAUMAN
1/51/499

LOT 1
KEITH SUBDIVISION
PLAT #6689
M-38 P-910
KEITH LEO BROWN
2428/84
ZONED: R-ED

M-38 P-798
KEITH LEO BROWN & AL
MEHTA DRIVE
4171/252
ZONED: R-ED

M-38 P-289
KEITH LEO BROWN &
LINDA MAE SKINNER
4171/736
ZONED: B-2

McMULLEN
PARCEL 655
L-159 F-237
ZONED: R-ED

DRAWN: CND
DATE: MARCH 17, 2008
SCALE: 1"=50'

REVISION	DATE

ELKRIDGE-CROSSING-PHASE III & IV
PARCELS A-D
TAX MAP 38, GRID 2, PARCEL 38
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
UTILITY PLAN

JURI MAISTE - SITE DESIGN CONSULTANT
2923 Chesaok Avenue, Baltimore, Maryland 21284
Phone: 410-661-8752 Fax: 410-661-8752
RICHARDSON ENGINEERING, LLC
30 East Potomac Road, Suite 500, Timonium, Maryland 21083
Phone: 410-660-6502 Fax: 410-660-1208

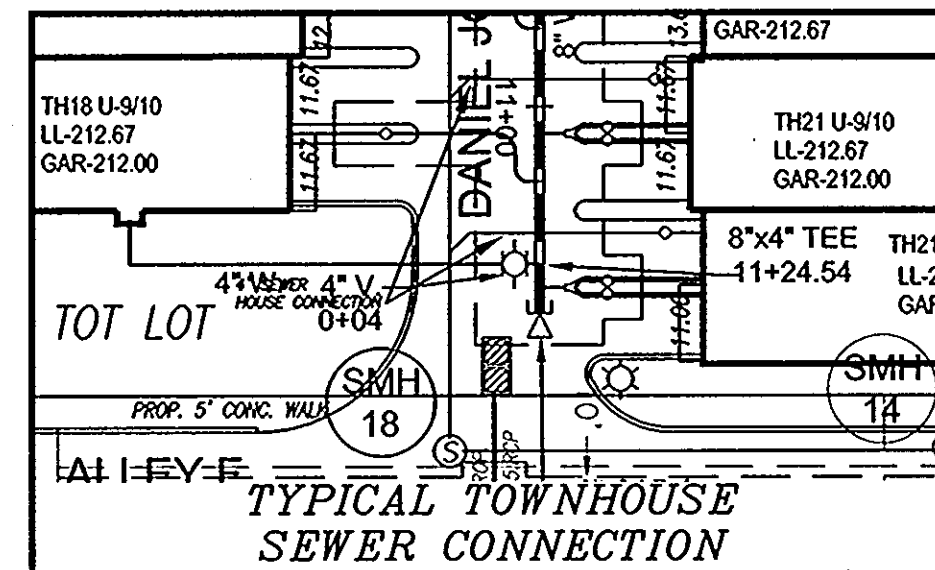


APPROVED: DEPARTMENT OF PLANNING AND ZONING

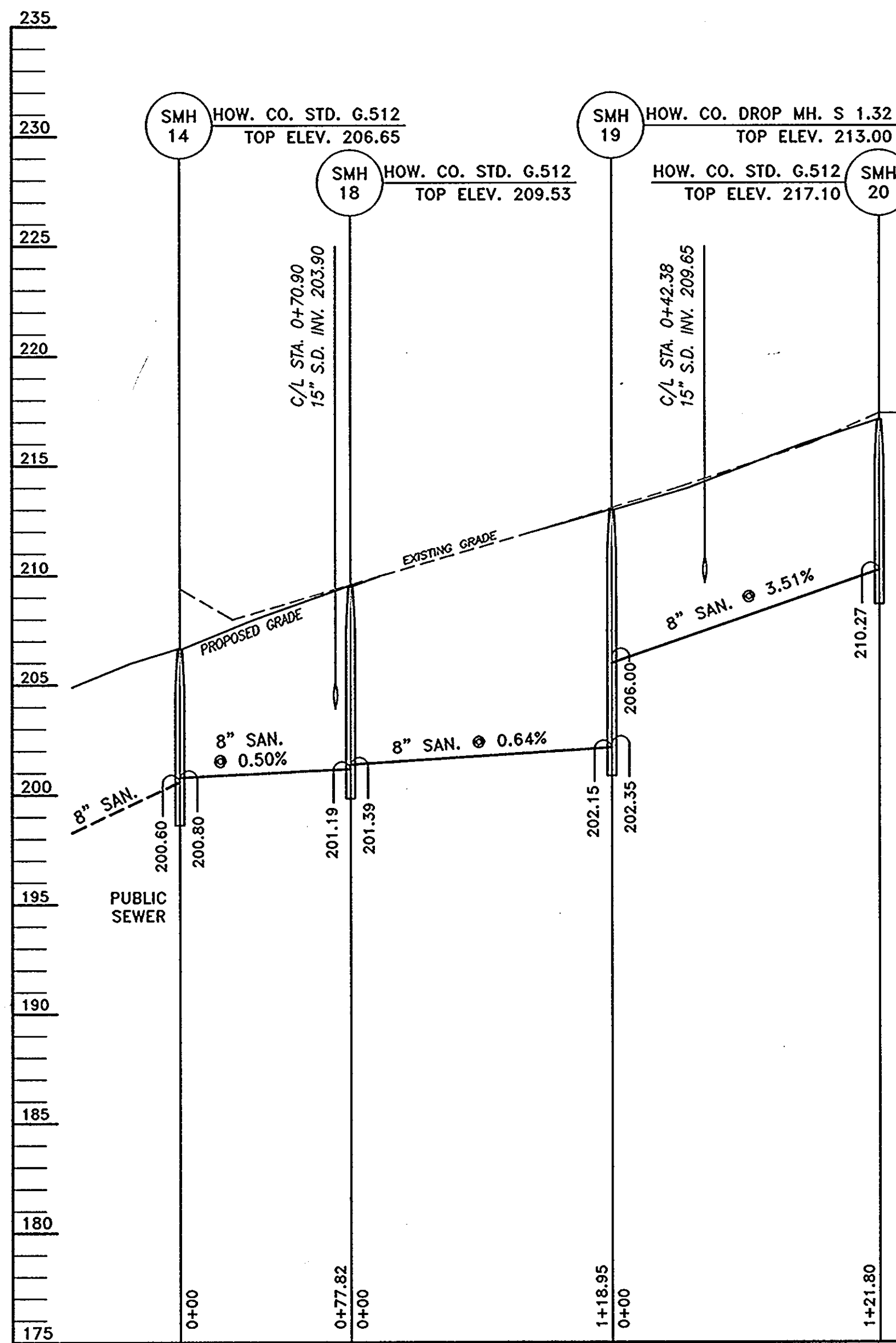
Juri Maiste
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/2/08

Candy Hank
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/29/08

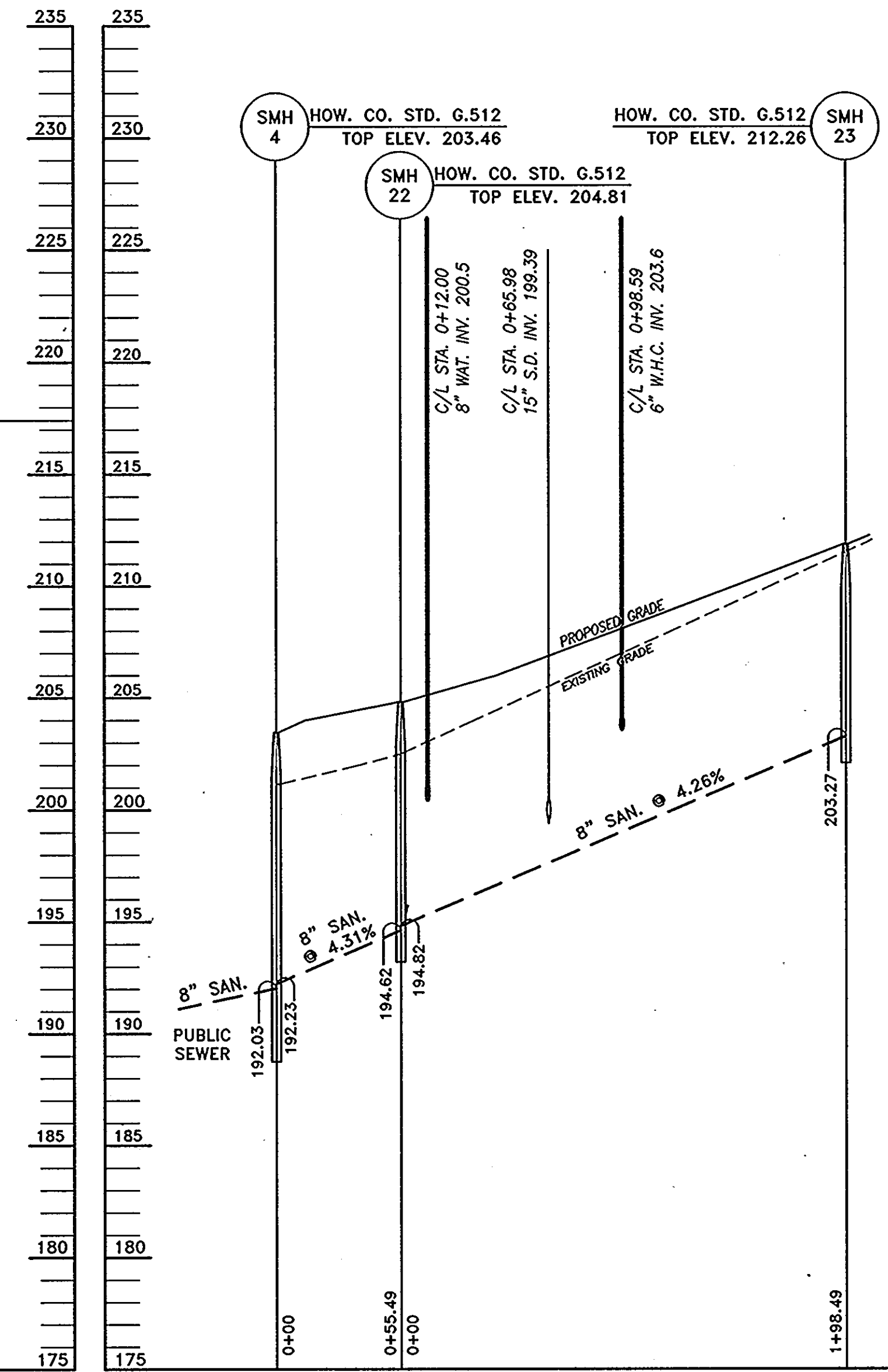
David M. Leigh
DIRECTOR
DATE: 8/21/08



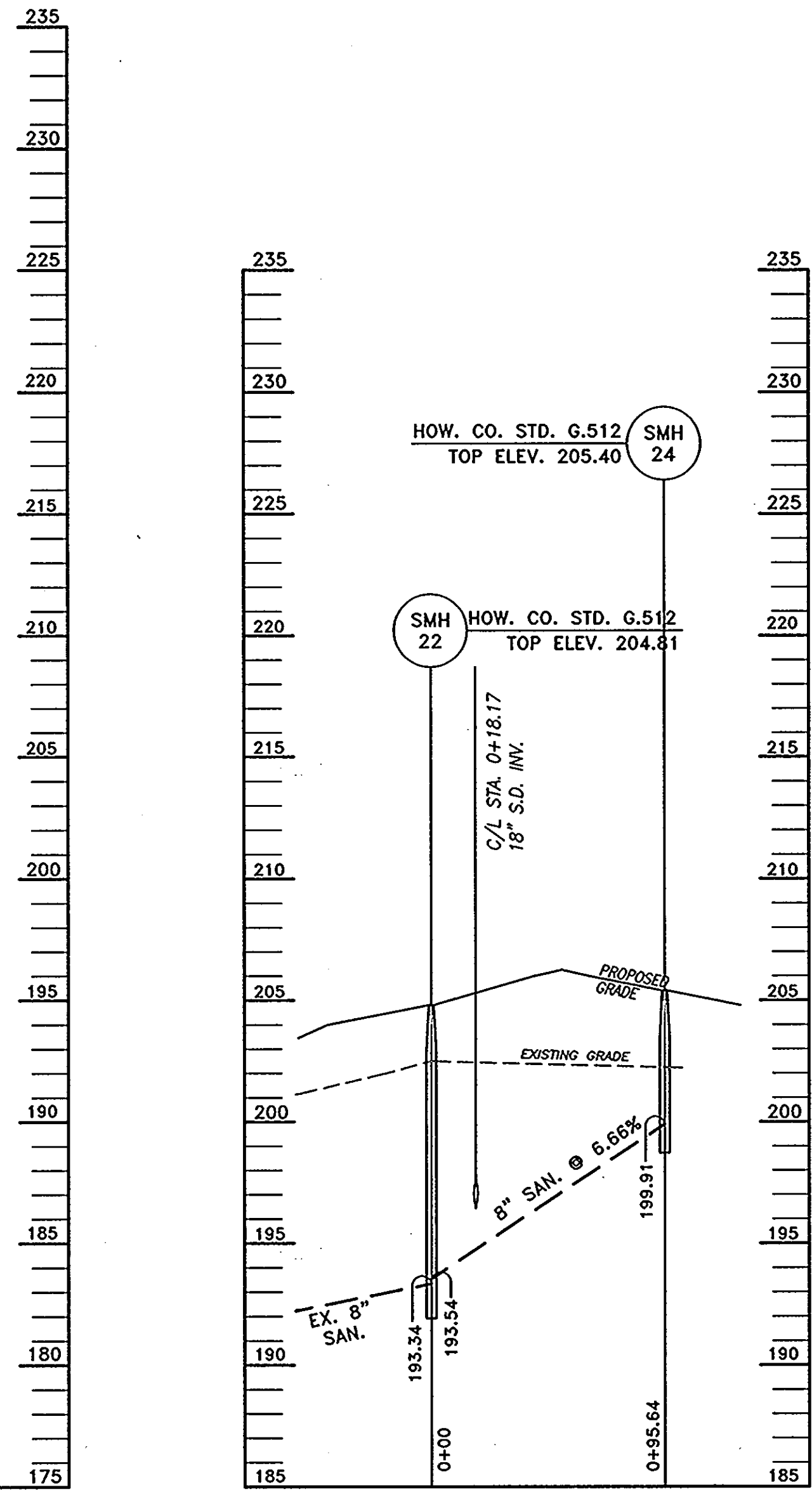
OWNERS/DEVELOPERS
PARCEL 38 -
MEHTA CHARALUTA TRUST
5551 OAKLAND MILLS ROAD
COLUMBIA, MD 21045
BRANTLY DEVELOPMENT GROUP, INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD 21045



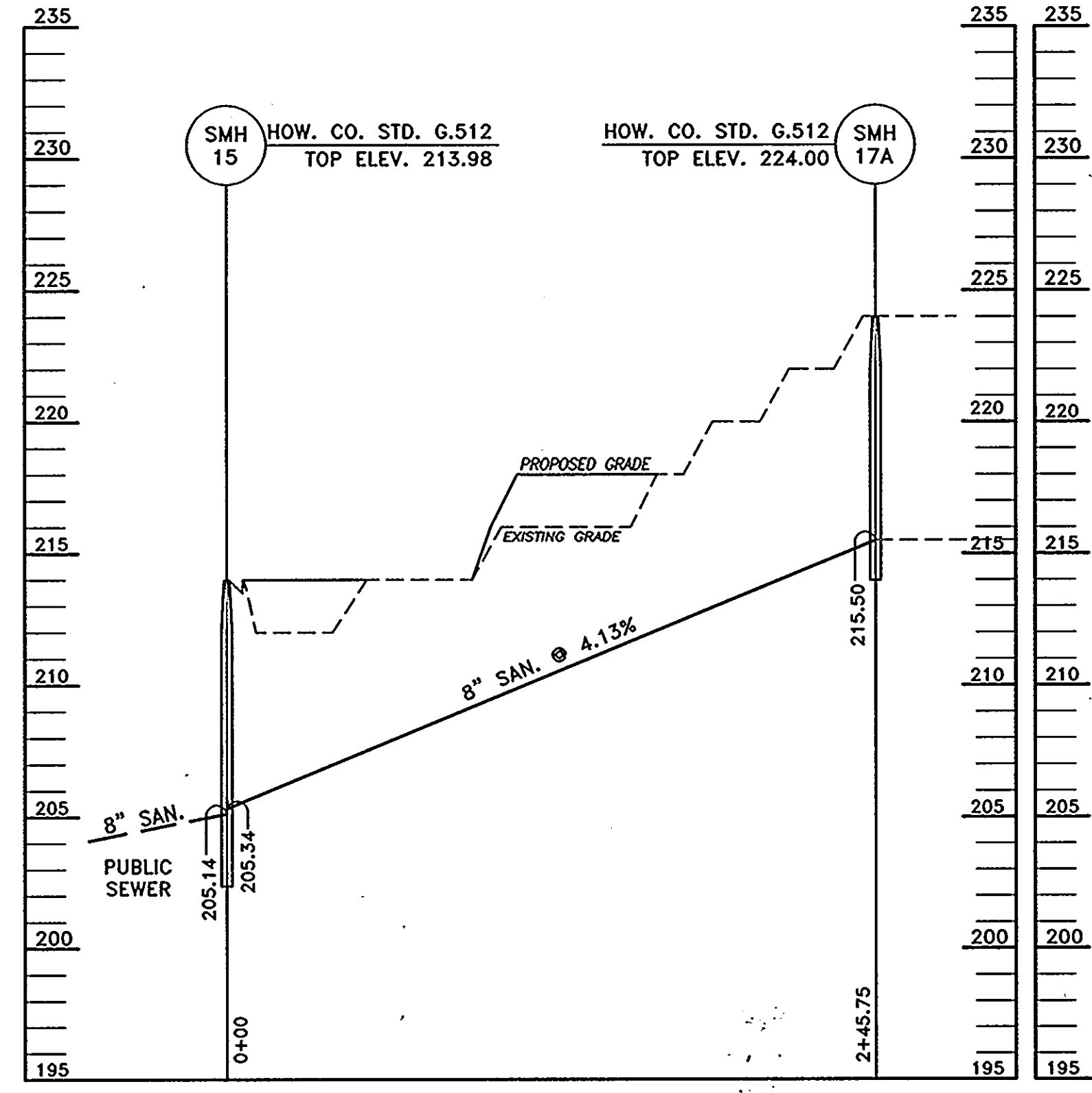
SMH 14 TO SMH 20



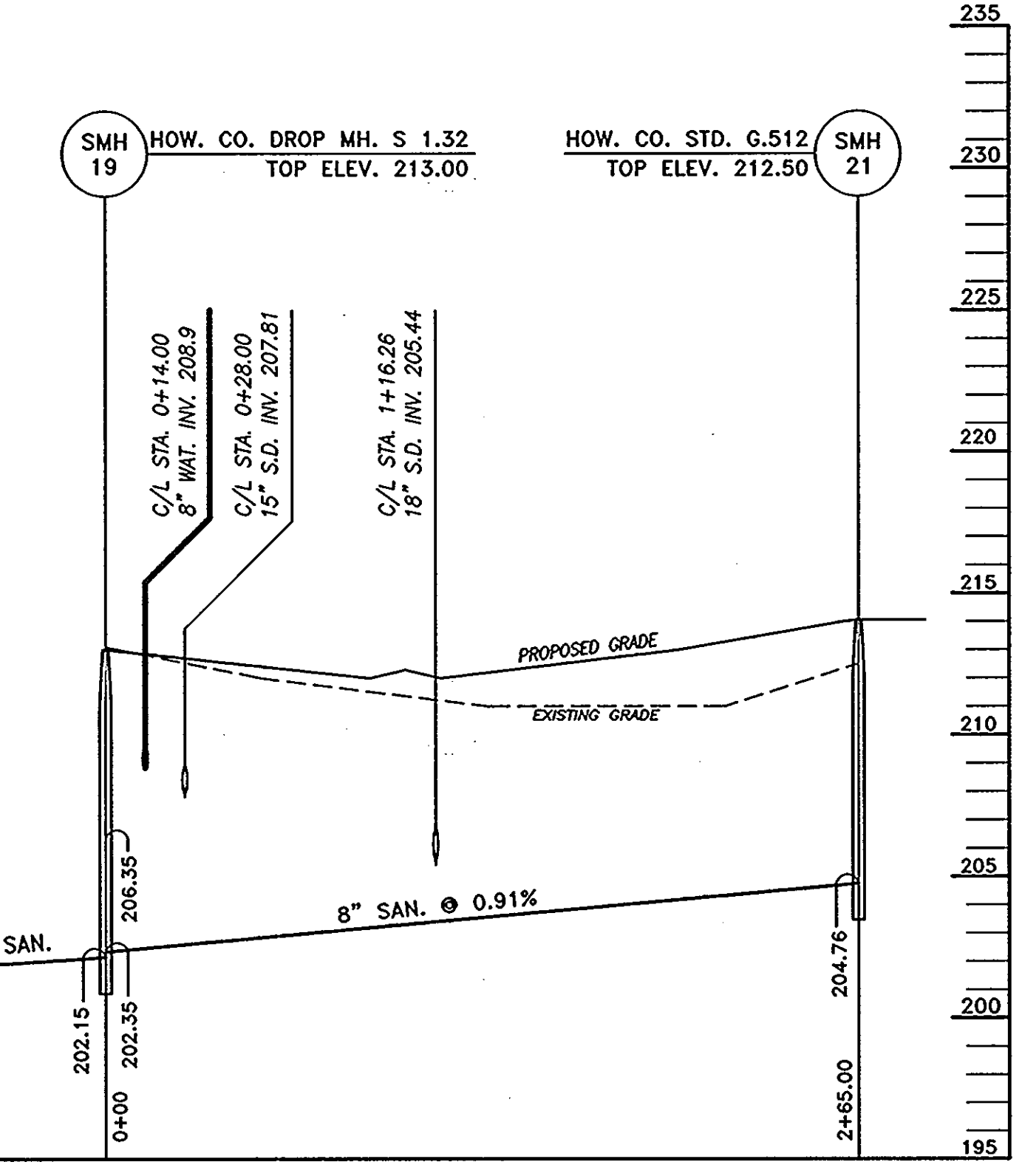
SMH 4 TO SMH 23



SMH 22 TO SMH 24

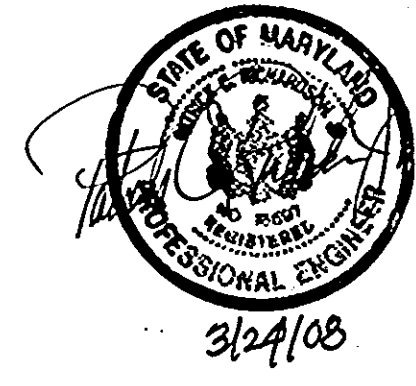


SMH 15 TO SMH 17A



SMH 19 TO SMH 21

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10/2/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 7/23/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 8/21/08
 DIRECTOR DATE



OWNERS/DEVELOPERS
 PARCEL 38 -
 MEHTA CHARALUTA TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MD 21045
 BRANTLY DEVELOPMENT GROUP, INC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MD 21045

DRAWN: CND
 DATE: MARCH 17, 2008
 SCALE: HORIZ. = 1"=50'
 VERT. = 1"=5'

DATE	REVISION	BY

ELKRIDGE-CROSSING-PHASE, III & IV
 PARCELS A-D
 TAX MAP 38, GRID 2, PARCEL 38
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 PROFILES-SEWER

JURI MAISTE - SITE DESIGN CONSULTANT
 2923 Chennock Avenue, Baltimore, Maryland 21234
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 RICHARDSON ENGINEERING, LLC
 30 East Potomac Road, Suite 500, Timonium, Maryland 21083
 Phone: 410-660-6502 Fax: 410-660-1208

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