

SHEET INDEX	
SHEET NO.	DESCRIPTION
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4	SITE DEVELOPMENT PLAN
5	SEDIMENT AND EROSION CONTROL PLAN
6-7	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
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ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ELIJAH CUMMINGS COURT	PRIVATE ALLEY	25 M.P.H.	N/A
DANIEL JOHN DRIVE	PRIVATE ROAD	25 M.P.H.	N/A
ELKRIDGE CROSSING WAY	PRIVATE ROAD	25 M.P.H.	N/A
DOCTOR PATEL DRIVE	PRIVATE ROAD	25 M.P.H.	N/A
CALVIN COURT	PRIVATE ROAD	25 M.P.H.	N/A
MAHANT WAY	PRIVATE ROAD	25 M.P.H.	N/A

RESIDENTIAL PARKING TABULATION (Per 5-19-005)	
TOTAL RESIDENTIAL PARKING REQUIRED: 484 PARKING SPACES	
TOWNHOUSES: 2 SPACES PER UNIT	
150 UNITS X 2 = 316 PARKING SPACES	
OVERFLOW PARKING 0.5 PER UNIT	
114 UNITS X 0.5 = 57 PARKING SPACES	
CONDOMINIUMS: 2 SPACES PER UNIT	
48 UNITS X 2 = 96 PARKING SPACES	
OVERFLOW PARKING 0.3 PER UNIT	
48 UNITS X 0.3 = 14 PARKING SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED: 528 PARKING SPACES	
TOWNHOUSES:	
GARAGES (114 SINGLE) = 114 PARKING SPACES	
GARAGES (44 DOUBLE) = 88 PARKING SPACES	
DRIVEWAY (150 SINGLE) = 150 PARKING SPACES	
OVERFLOW PARKING = 160 PARKING SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED FOR ENTIRE ELKRIDGE CROSSING COMMUNITY: 1,142 SPACES (ELKRIDGE CROSSING 50P-06-07B: 544 SPACES) + (ELKRIDGE CROSSING II: 598 SPACES)	

PARKING TABULATION (PROVIDED) FOR SECTION ONE (50P-20-007)	
TOWNHOUSES:	
SINGLE CAR GARAGE = 14 PARKING SPACES	
TWO CAR (TANDEN) GARAGE (22) = 44 PARKING SPACES	
DRIVEWAY (36 SINGLE) = 36 PARKING SPACES	
OVERFLOW PARKING = 27 PARKING SPACES	
TOTAL (THIS SECTION) = 121 PARKING SPACES	

NOTE: TOWNHOUSE LOTS 15-36 HAVE THE OPTION FOR A ONE CAR (SINGLE) GARAGE. FINAL PARKING COUNT TO BE REDECLINED AT BUILD OUT.

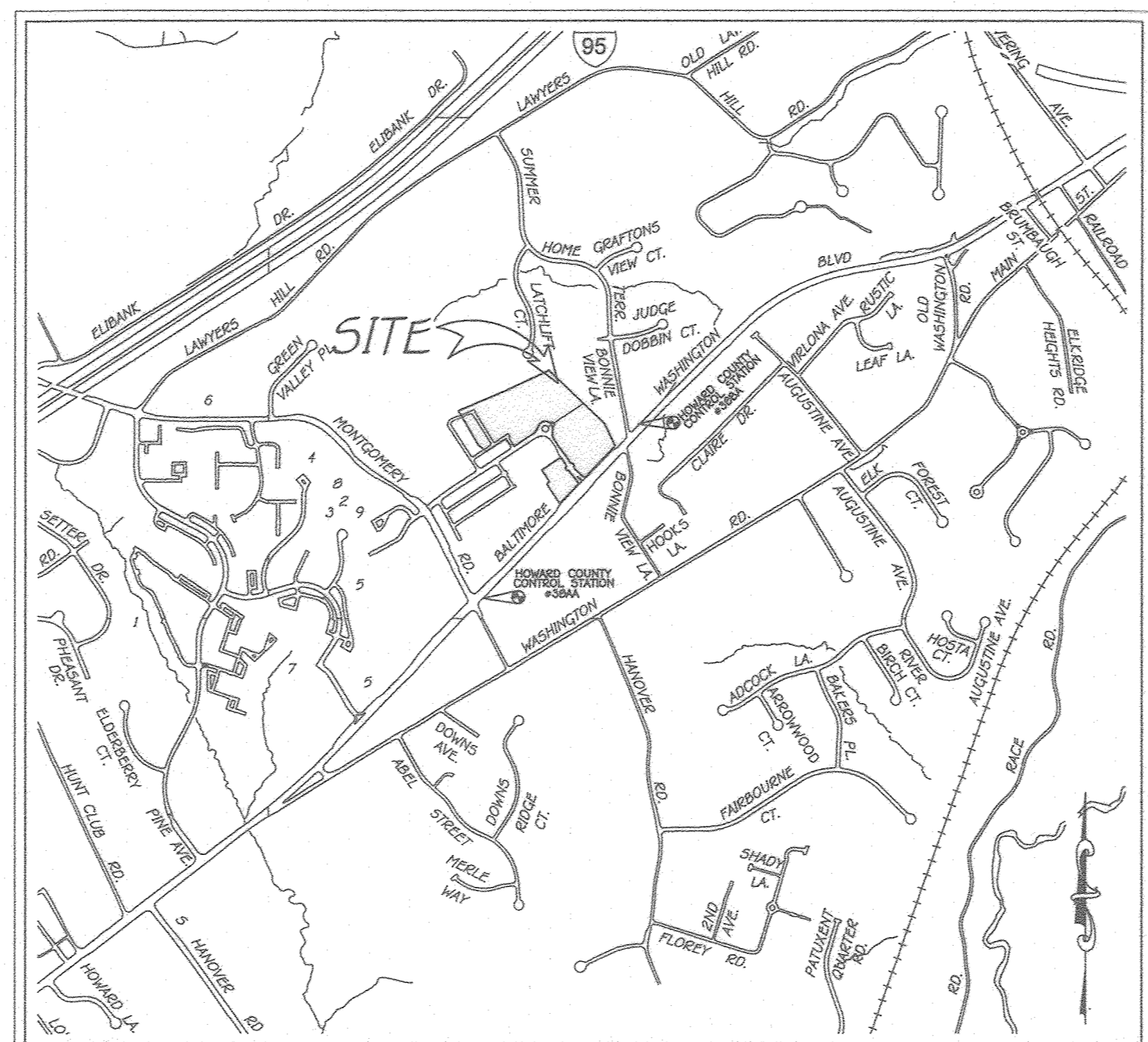
STREET ADDRESS CHART			
LOT No.	STREET ADDRESS	SINGLE GARAGE	TANDEN GARAGE
1	7201 CALVIN COURT	Y	
2	7203 CALVIN COURT	Y	
3	7205 CALVIN COURT	Y	
4	7207 CALVIN COURT	Y	
5	7209 CALVIN COURT	Y	
6	7211 CALVIN COURT	Y	
7	7213 CALVIN COURT	Y	
8	7215 CALVIN COURT	Y	
9	7217 CALVIN COURT	Y	
10	7219 CALVIN COURT	Y	
11	7221 CALVIN COURT	Y	
12	7223 CALVIN COURT	Y	
13	7225 CALVIN COURT	Y	
14	7227 CALVIN COURT	Y	
15	7229 CALVIN COURT	Y	
16	7231 CALVIN COURT	Y	
17	7233 CALVIN COURT	Y	
18	7235 CALVIN COURT	Y	
19	7237 CALVIN COURT	Y	
20	7239 CALVIN COURT	Y	
21	7241 CALVIN COURT	Y	
22	7243 CALVIN COURT	Y	
23	7245 CALVIN COURT	Y	
24	7247 CALVIN COURT	Y	
25	7249 CALVIN COURT	Y	
26	7251 CALVIN COURT	Y	
27	7253 CALVIN COURT	Y	
28	7255 CALVIN COURT	Y	
29	7257 CALVIN COURT	Y	
30	7259 CALVIN COURT	Y	
31	7261 CALVIN COURT	Y	
32	7263 CALVIN COURT	Y	
33	7265 CALVIN COURT	Y	
34	7267 CALVIN COURT	Y	
35	7269 CALVIN COURT	Y	
36	7271 CALVIN COURT	Y	

SITE DEVELOPMENT PLAN ELKRIDGE CROSSING II SECTION ONE

LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT TAX MAP No. 38 GRID No. 20 PARCEL No. 38

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "F" Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 388A N 561,150.815 E 1,389,726.426 ELEVATION: 220.036'
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 388A N 562,553.314 E 1,390,967.956 ELEVATION: 166.174'
 REFER TO HOWARD CO. ADC MAP 35-E-1

VICINITY MAP
SCALE: 1" = 1200'

Deck Note: A Design Manual Waiver (DMVZ-21-013) Has Been Approved On March 26, 2021, Allowing Decks Within 4-Feet of A Public Utility Easement. See Sheet 3 For Conditions.

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES CONTINUED:

- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER, REQUESTING A WAIVER TO DESIGN MANUAL VOLUME II, SECTION 2.3 (A)(1)(A), TO ALLOW 45' AND 37' CURVE RADIUS INSTEAD OF THE REQUIRED 210'. THIS HAS BEEN APPROVED ON MARCH 15, 2019 BASED ON JUSTIFICATION THAT APPROPRIATE FLOW OF TRAFFIC AND AESTHETICS OF THE SURROUNDING HOMES WILL BE MAINTAINED.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER, REQUESTING A WAIVER TO DESIGN MANUAL VOLUME II, SECTION 2.4 (B)(1), TO REDUCE PAVEMENT WIDTH FROM 26' TO 24'. THIS HAS BEEN APPROVED ON MARCH 15, 2019 FOR ROADS C, D, E, F, G, H AND I BASED ON JUSTIFICATION THAT APPROPRIATE FLOW OF TRAFFIC AND AESTHETICS OF THE SURROUNDING HOMES WILL BE MAINTAINED. THIS REQUEST FOR ROADS A AND B HAVE BEEN DENIED BASED ON AMOUNT OF TRAFFIC AND PARKING ON THESE TWO STREETS.

M.I.H.U. Note: This Subdivision Creates Thirty-Six (36) New Residential Building Lots, Six (6) M.I.H.U. Units Are Required. See General Note No. 30.

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 THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MESS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES:
 - THE B-1 (STOP) SIGN AND THE STREET SIGN (S86) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL, SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PREPARED (POLE, PUNCH?), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PREPARED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG, THE ANCHOR SHALL NOT EXTEND MORE THAN TWO (2) "QUICK PUNCH" HOLES ABOVE LEVEL. A GALVANIZED STEEL BOLT SHALL BE MOUNTED TOP OF EACH POST.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO. 388A	N 561,150.815 FT
	E 1,389,726.426 FT
HOWARD COUNTY MONUMENT NO. 388A	N 562,553.314 FT
	E 1,390,967.956 FT
- BACKGROUND INFORMATION:
 - SUBMISSION NUMBER: ELKRIDGE CROSSING II
 - TAX MAP NO.: 38
 - PARCEL NO.: 38
 - ZONING: CAC-CLI
 - ELECTION DISTRICT: FIRST
 - TOTAL AREA OF THIS SUBMISSION: 15,015 AC.
 - NET AREA OF THIS SUBMISSION = 13,215 AC.
 - AREA OF STEEP SLOPES 25% AND GREATER = 1.80 AC.
 - NO. OF BUILDABLE LOTS: 36 (SECTION ONE)
 - NO. OF OPEN SPACE LOTS: 4
 - NO. OF NON-BUILDABLE BULK PARCELS: 1
 - AREA OF BUILDABLE LOTS: 0.925 AC.
 - AREA OF OPEN SPACE LOTS: 1.538 AC.
 - NET AREA OF NON-BUILDABLE BULK PARCELS: 12.792 AC.
 - TOTAL AREA OF ROADWAY TO BE LOCATED: 0.20 AC.
 - AREA OF FLOODPLAIN: 0.00 AC.
 - PREVIOUS DPZ FILE NUMBERS = 5-04-011, 50P-04-017, WP-04-043, F-04-187, WP-04-150, F-06-013, F-06-005, F-05-188, F-07-132, F-08-067, 50P-07-055, F-08-192, 50P-06-078, WP-11-042, WP-13-010, WP-14-062, F-12-001, F-19-075, ECP-19-032, 5-19-005, WP-20-001, F-20-025.
- OPEN SPACE TABULATION (AMENITY AREA)
 - AREA OF AMENITY AREA REQUIRED: 128,428 AC. X 100% = 2.64 AC. (BASED ON 5-04-011)
 - AREA OF AMENITY AREA PROVIDED WITH THIS SUBMISSION: 0.365 AC. (2.64 - 0.365 = 2.275 AC. Remaining)
- THE MODERATE INCOME HOUSING UNIT (MIHU) DECLARATION OF COVENANTS AND AGREEMENT WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS IN LIBER 17116, FOLIO 171. THE MIHU AGREEMENT WAS SIGNED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON 3/11/2020 AND IDENTIFIES THE SIX (6) MIHU UNITS PROVIDED.
- SUBJECT PROPERTY ZONED CAC-CLI PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- PERIMETER LANDSCAPING FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBMISSION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$10,000.00 (SECTION ONE LANDSCAPING) FOR 13 SHADE TREES, 22 ORNAMENTAL TREES & 120 SHRUBS HAVE BEEN PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT.
- TOPOGRAPHIC CONTOURS ARE BASED ON A FIELD SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED ON OR ABOUT AUGUST, 2018.
- BOUNDARY OUTLINE BASED ON PLATS ENTITLED "RESUBDIVISION PLAT, ELKRIDGE CROSSING, PARCELS A-1, B-1, C-1 & D-1" PLAT NOS. 19565 AND 19566, AND PLATS ENTITLED "ELKRIDGE CROSSING, LOTS 1-36, OPEN SPACE LOT 37 AND BULK PARCEL "F" PLAT NOS. 23060 THRU 23062.
- PROPERTY DEED REFERENCE LIBER 10059 AT FOLIO 963.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- PUBLIC WATER AND SEWER WILL BE PROVIDED BY CONTRACT N04P-105C/3312.
- EXISTING UTILITIES ARE BASED ON A FIELD SURVEY AND SUPPLEMENTED BY SITE DEVELOPMENT PLANS, 50P-04-017, 50P-06-078 AND 50P-07-055.
- SOIL INFORMATION TAKEN FROM SOIL MAP NO. 36, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THE STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH R.E.D. DESIGN MANUAL VOLUMES 1 & 2 REVISED 2009. THE PROPOSED SSM SYSTEMS FOR THIS PROJECT WERE ESTABLISHED UNDER THE SKECH PLAN 5-19-005 IN WHICH A COMBINATION OF METHODS AND EXISTING FACILITIES WERE PROPOSED. THIS SITE DEVELOPMENT PLAN SUBMISSION WILL UTILIZE THE EXISTING PLAN 5-19-005 IN WHICH A COMBINATION OF METHODS AND EXISTING FACILITIES WERE PROPOSED. THIS SITE DEVELOPMENT PLAN SUBMISSION WILL UTILIZE THE EXISTING PLAN 5-19-005 IN WHICH A COMBINATION OF METHODS AND EXISTING FACILITIES WERE PROPOSED. THE PROPOSED STORM DRAIN DESIGN FOR THIS PLAN CONVEYS ALL RUNOFF TO THIS FACILITY. STORMWATER QUANTITY MANAGEMENT FOR A PORTION OF THE ELKRIDGE CROSSING II PROJECT WAS PROVIDED AS PART OF SEPARATE 50P-06-078. THE EXISTING PERFORMANCE CASH BOND OF \$517,160.00 PLACED BY ELKRIDGE DEVELOPERS, LLC WILL REMAIN WITH HOWARD COUNTY AND WILL BE RELEASED AFTER COMPLETION OF BOTH PREVIOUS QUALITY AND QUANTITY STORMWATER MANAGEMENT FACILITIES OBLIGATIONS HAVE BEEN COMPLETED.
- AN INTERIM TRAFFIC STUDY DATED FEBRUARY 6, 2019 PREPARED BY HEJHA CONSULTING AND APPROVED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION ON AUGUST 5, 2019.
- THERE IS NO FLOODPLAIN LOCATED ON THIS PROPERTY.
- A NRI WETLANDS INVESTIGATION AND FOREST STAND DELINEATION REPORT HAS BEEN PROVIDED BY FOREMANN, DATED JULY 13, 2018 AND WAS FOLLOW BY A PRE APPLICATION MEETING WHERE BASED ON A FIELD INSPECTION BY THE MARYLAND DEPARTMENT OF ENVIRONMENT ON MARCH 1, 2019. A DETERMINATION WAS MADE THAT THERE WERE NO REGULATED WETLANDS EXISTING ON-SITE. HOWEVER AN INTERMITTENT STREAM WAS DISCOVERED ON SITE AND WILL BE REMOVED BY MDE PERMIT NUMBER 19-NT-3066, TRACKING NUMBER 201905053.
- REUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE FOR PRIVATE STREETS AND ALLEYS IS PROVIDED BY THE Elkridge Crossing Master Community Assoc., Inc. NO CEMETERIES EXIST WITHIN THIS SUBMISSION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM REQUIREMENTS):
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHED RUN BASE WITH T&E AND CHIP COATING
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADII.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE AND MAINTAINED BY Elkridge Crossing Master Community Assoc., Inc.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
- FORHER SITE OF 10-388 - "CROSSINGS" THAT NO LONGER EXISTS.
- FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER 50P-04-017 BY OFF-SITE REFORESTATION AT BRANTWOOD AND OFF-SITE RETENTION ELIJOTT MEADOWS.
- AN ALTERNATIVE COMPLIANCE TO THE SUBMISSION REGULATIONS FOR SECTION 16.116(a)(2)(i) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN FIFTY FEET OF AN INTERMITTENT STREAM BANK, AND SECTION 16.116(a)(1) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES, AND PAVING WITHIN EXISTING STREET SLOPES HAS BEEN SUBMITTED UNDER SEPARATE COVER.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON SEPTEMBER 4, 2018 FOR THIS PROJECT.
- THIS PROJECT RECEIVED AN ENDORSEMENT FROM THE DIRECTOR OF PLANNING AND ZONING ON FEBRUARY 6, 2019 IN RESPONSE TO A DESIGN ADVISORY MEETING HELD ON DECEMBER 5, 2018.
- THIS PLAN IS SUBJECT TO AN ALTERNATIVE COMPLIANCE (WP-20-001) OF SECTION 16.120(a)(1) PRELIMINARY PLAN AND SECTION 16.120(a)(1) MINIMUM FRONTAGES. THIS ALTERNATIVE COMPLIANCE REQUESTS FOR THE PLANS TO STATE PLANE AND TO ALLOW THE PROPOSED 158 SINGLE FAMILY ATTACHED LOTS ACCESS TO PRIVATE ROAD. THIS ALTERNATIVE COMPLIANCE HAS BEEN APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON AUGUST 8, 2019 SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 9 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTERS.
 - ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT MUST BE SHOWN AND BONDED THROUGH A DEVELOPER'S AGREEMENT WITH THE SUBDIVISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS.
 - THE PRIVATE ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE, THE WORK MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF FIRE RESCUE SERVICES AS PART OF THE FINAL PLAN PROCESS.
 - THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE H.O.A. THE H.O.A. WILL ALSO BE RESPONSIBLE FOR TRASH COLLECTION, SNOW REMOVAL, PARKING ENFORCEMENT, ETC.
 - A USE-IN-COMMON ACCESS EASEMENT FOR THE PRIVATE ROADWAYS AND MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED FOR ALL THE PROPOSED HOUSING LOTS AND OPEN SPACE LOTS.
 - INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST FILE NUMBER, DESCRIPTION AND ACTION ON ALL SUBSEQUENT PLAN AND PERMIT SUBMISSIONS.
- LOTS 1 THRU 36 ARE SUBJECT TO SECTION 127.5.E.3.e.1 OF THE ZONING REGULATIONS. AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR IN AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE AN MIHU AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE MIHU REQUIREMENTS WILL BE MET. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE OFFICE OF HOWARD COUNTY, MARYLAND.

MODERATE INCOME HOUSING UNITS (MIHU) FOR SECTION ONE TABULATION:

1988 Units Proposed in Elkridge Crossing II Project = 206 Units
(1978 Townhomes + 48 Condominiums)
Total Project MIHU Requirement = 31 Units
(205 Units x 15%)
MIHU for Section One Provided = 6 Units
(36 Townhomes x 15%)
MIHU Required for Remaining Development = 25 Units
(31 Units - 6 Units)

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING OVERALL ELKRIDGE CROSSING II PROJECT						
Section	1	2	3	4	5	TOTALS
Total Number of Lots/Units Proposed	36	35	31	56	48	206
Number of MIHU Provided Onsite (exempt from AFPO allocations)	6	5	5	8	7	31
Number of AFPO Allocations Required (remaining lots/units)	0	0	0	0	0	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	0	0	0	0	0	0

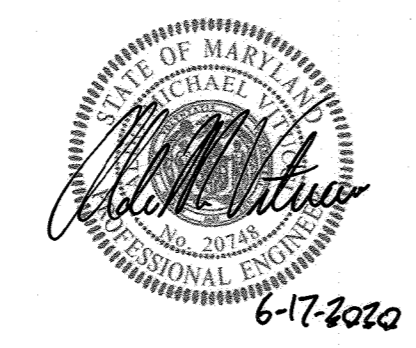
MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING TABULATION FOR SECTION ONE (50P-20-007)						
Section	1	2	3	4	5	TOTALS
Total Number of Lots/Units Proposed						36
Number of MIHU Provided Onsite (exempt from AFPO allocations)						6
Number of AFPO Allocations Required (remaining lots/units)						0
MIHU Fee-in-Lieu (indicate lot/unit numbers)						0

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/23/20 Date

Chief, Development Engineering Division *[Signature]* 10-16-20 Date

Director, Department of Planning and Zoning *[Signature]* 11-23-20 Date



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDROCK NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2959

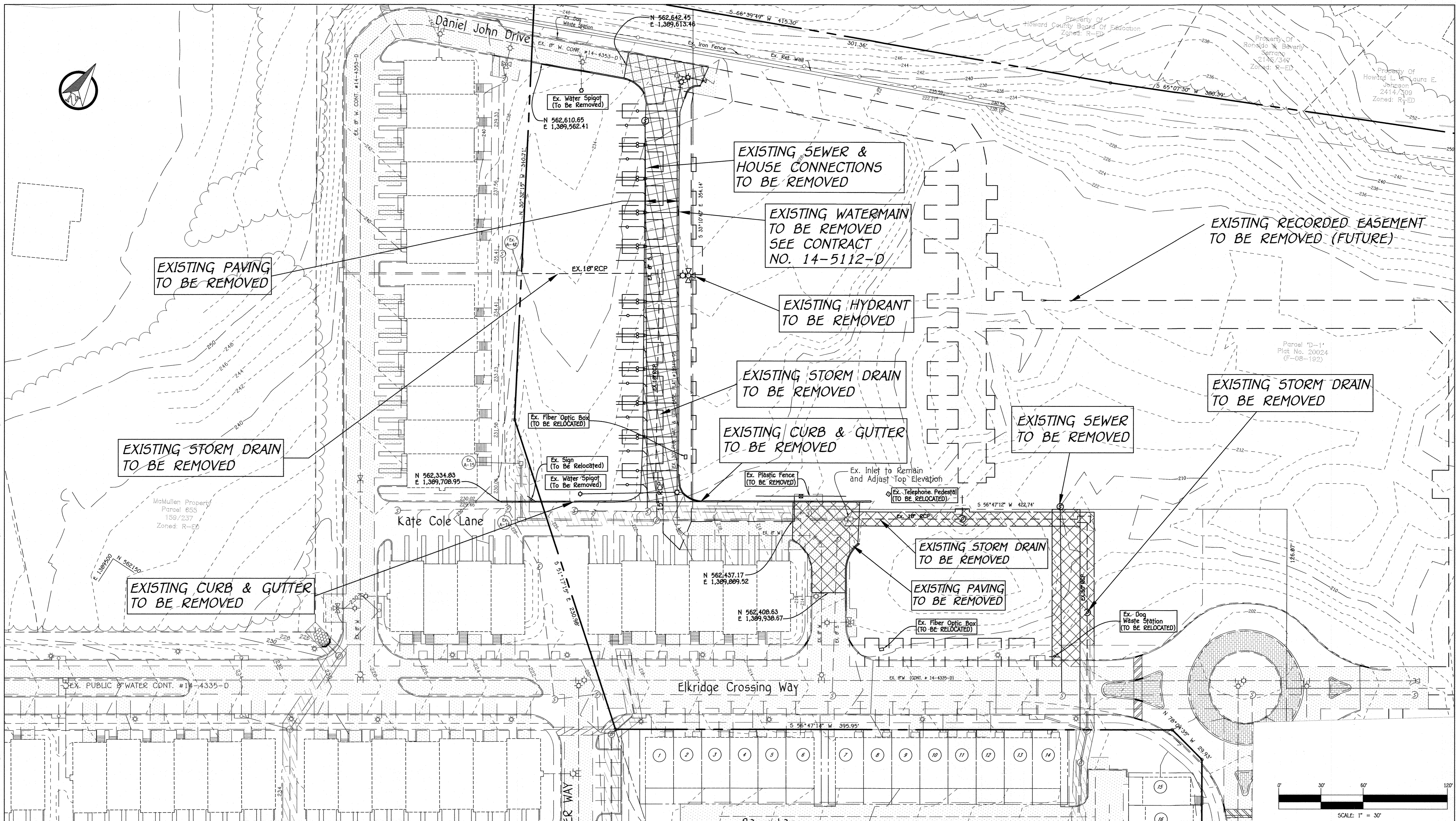
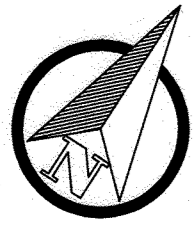
Owner
 CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
 5192 TALBOTS LANDING
 ELICOTT CITY, MARYLAND 21046
 443-295-3802

Developer
 ELKRIDGE DEVELOPERS, LLC
 5192 TALBOTS LANDING
 ELICOTT CITY, MD 21046
 443-295-9563

TITLE SHEET					
ELKRIDGE CROSSING II SECTION ONE					
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'					
(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "F" Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)					
SUBDIVISION		SECTION	LOT Nos.	Zoned: CAC-CLI	
ELKRIDGE CROSSING II		ONE	1 - 36	Parcel No.: 38	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
N/A		CAC-CLI	38	1st	601101

Added Deck Note 4-7-21

Scale: As Shown
 Date: June 17, 2020
 Sheet 1 Of 14



EXISTING RECORDED EASEMENT
TO BE REMOVED (FUTURE)

EXISTING PAVING
TO BE REMOVED

EXISTING SEWER &
HOUSE CONNECTIONS
TO BE REMOVED

EXISTING WATERMAIN
TO BE REMOVED
SEE CONTRACT
NO. 14-5112-D

EXISTING HYDRANT
TO BE REMOVED

EXISTING STORM DRAIN
TO BE REMOVED

EXISTING STORM DRAIN
TO BE REMOVED

EXISTING CURB & GUTTER
TO BE REMOVED

EXISTING SEWER
TO BE REMOVED

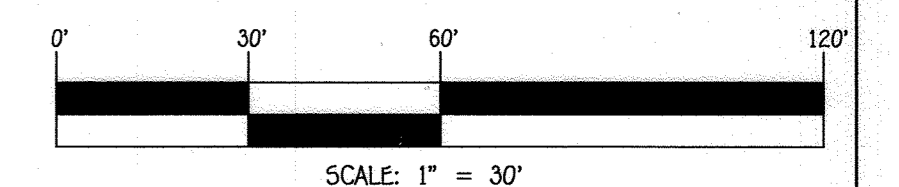
EXISTING STORM DRAIN
TO BE REMOVED

EXISTING CURB & GUTTER
TO BE REMOVED

EXISTING STORM DRAIN
TO BE REMOVED

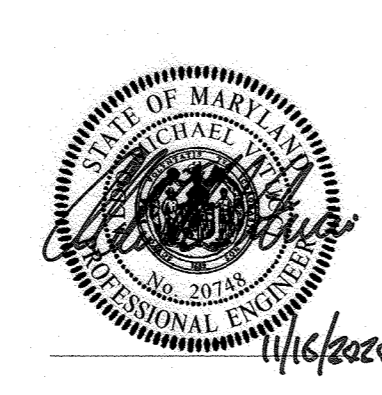
EXISTING PAVING
TO BE REMOVED

Ex. Dog
Waste Station
(TO BE RELOCATED)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
11/23/20
Date
11-20-20
Date
11-23-20
Date



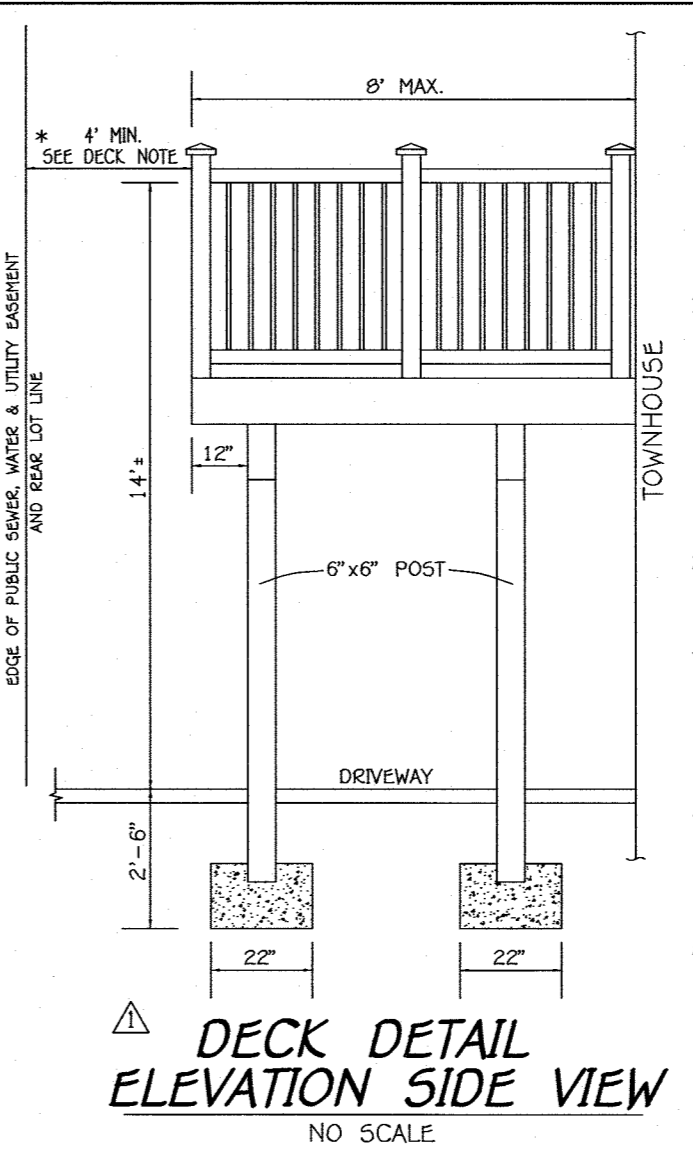
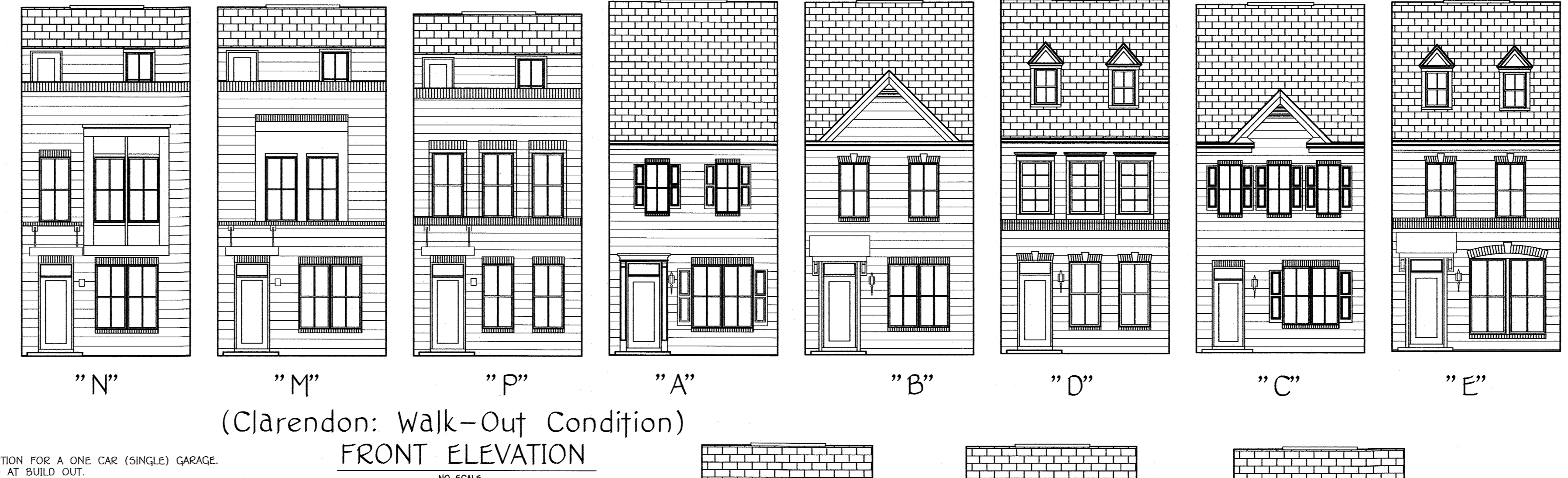
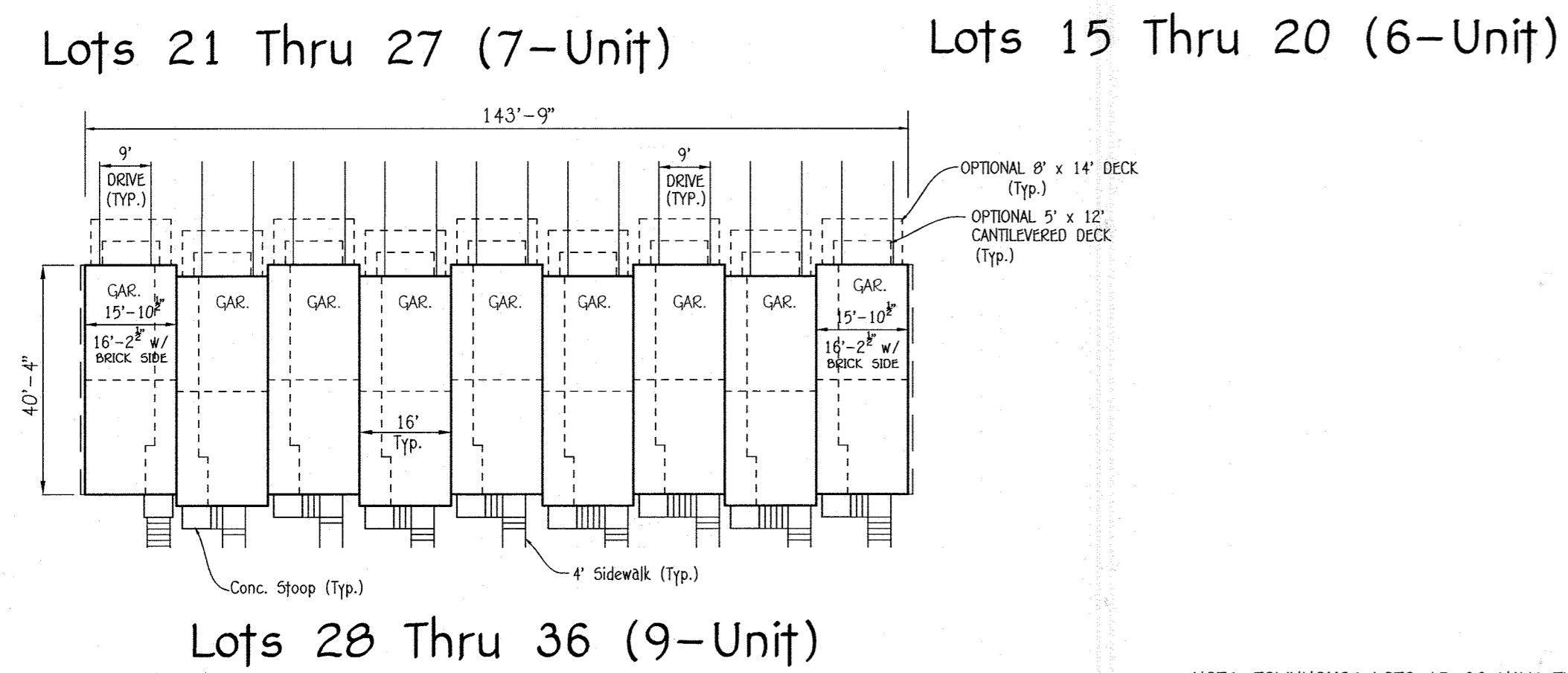
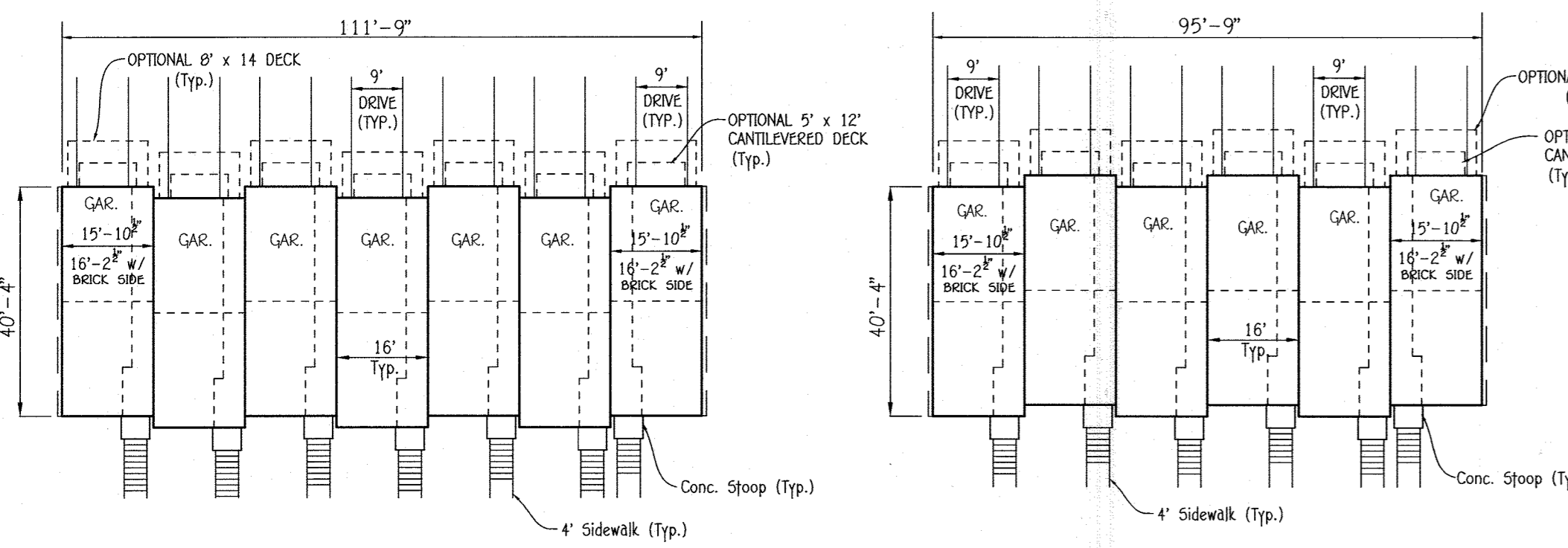
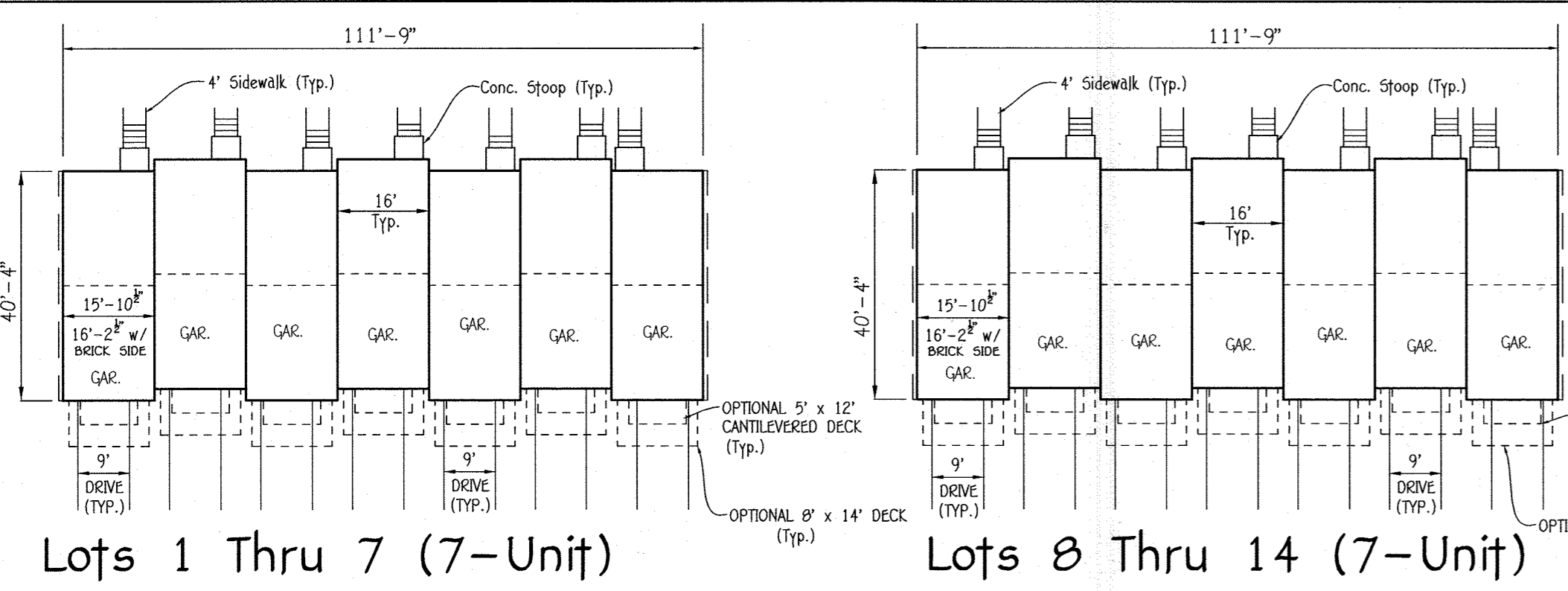
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-1000

Owner
CHETAN B. MEHTA, BENEFICIARY OF
THE CHETAN MEHTA IRREVOCABLE TRUST
5192 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21046
443-285-3802

Developer
ELKRIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELICOTT CITY, MD 21046
443-285-9563

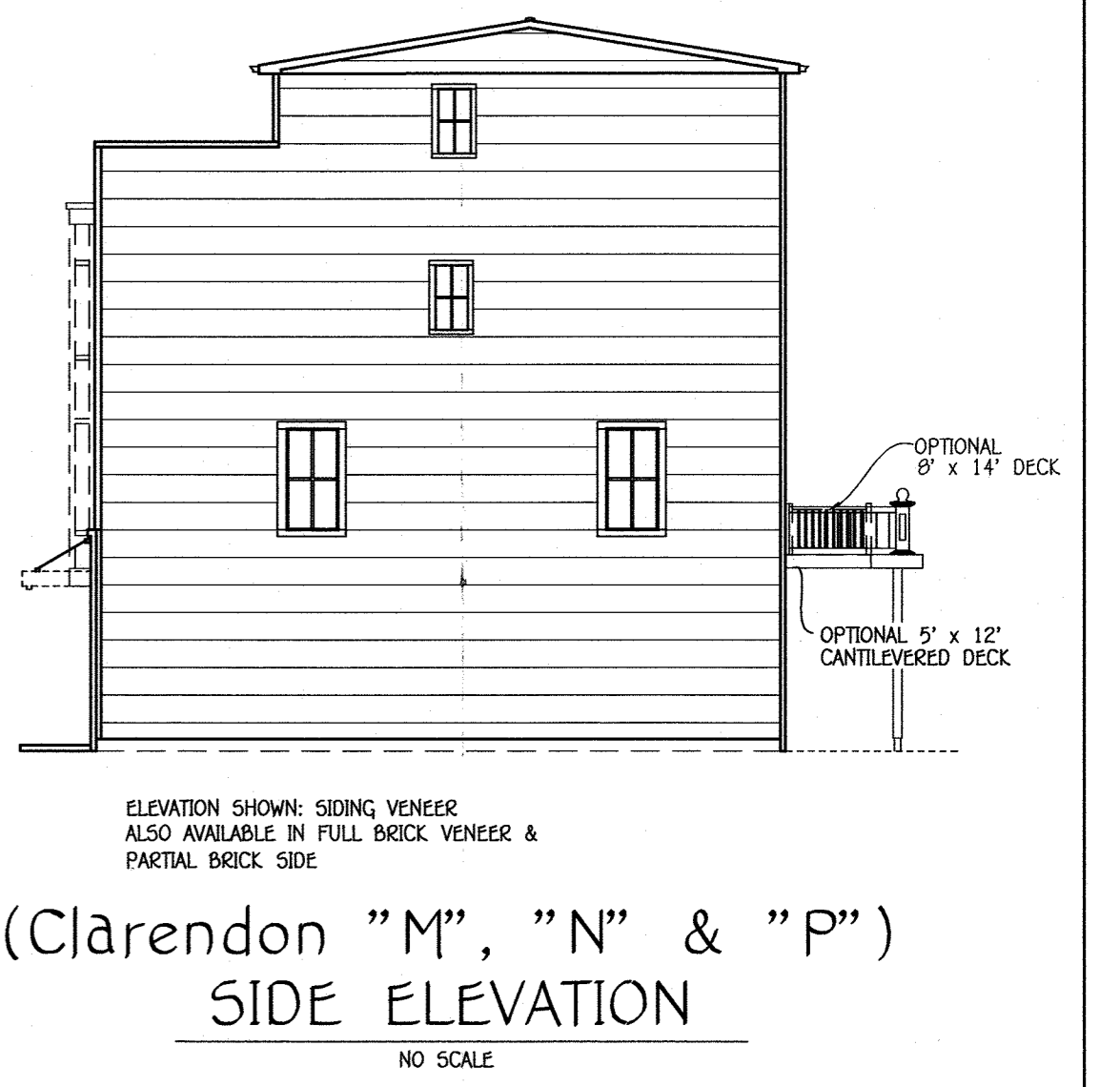
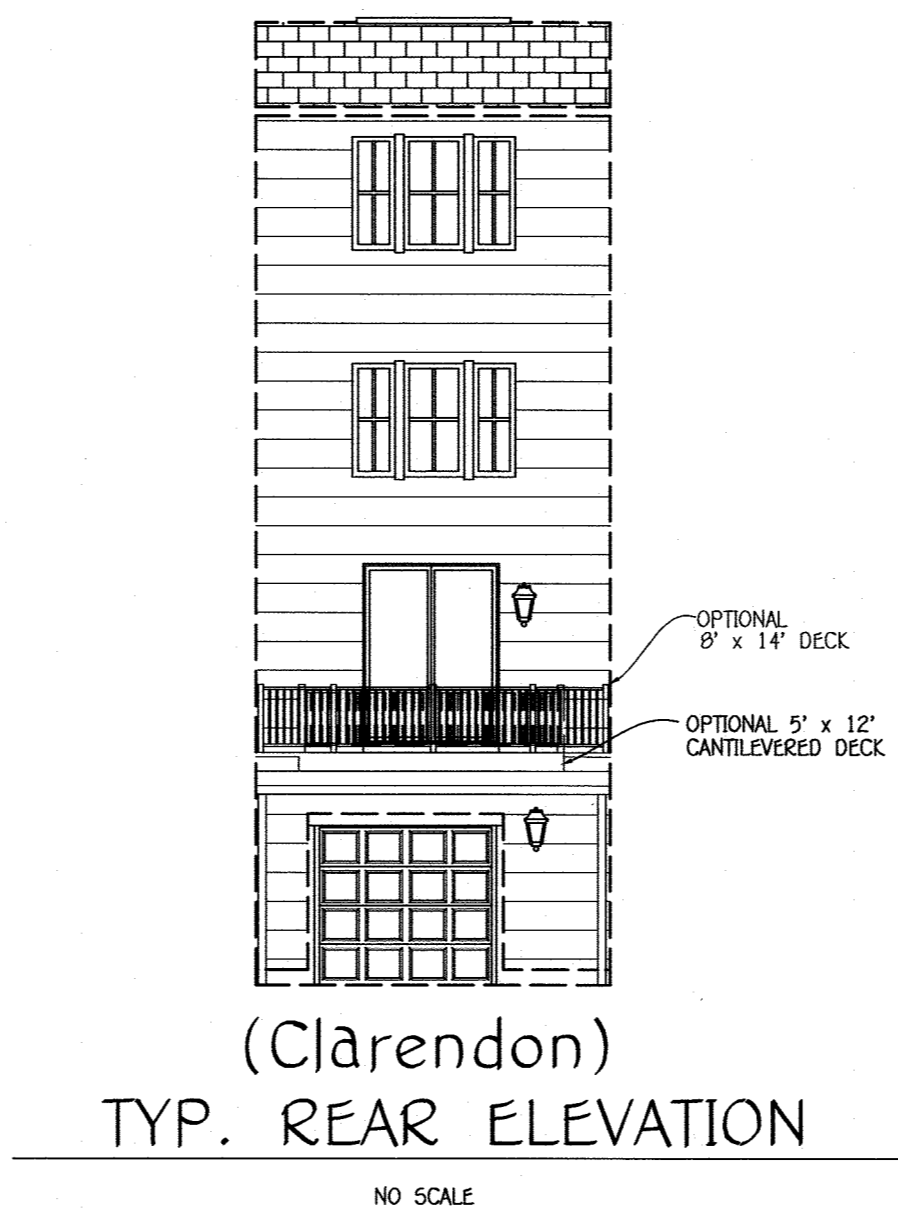
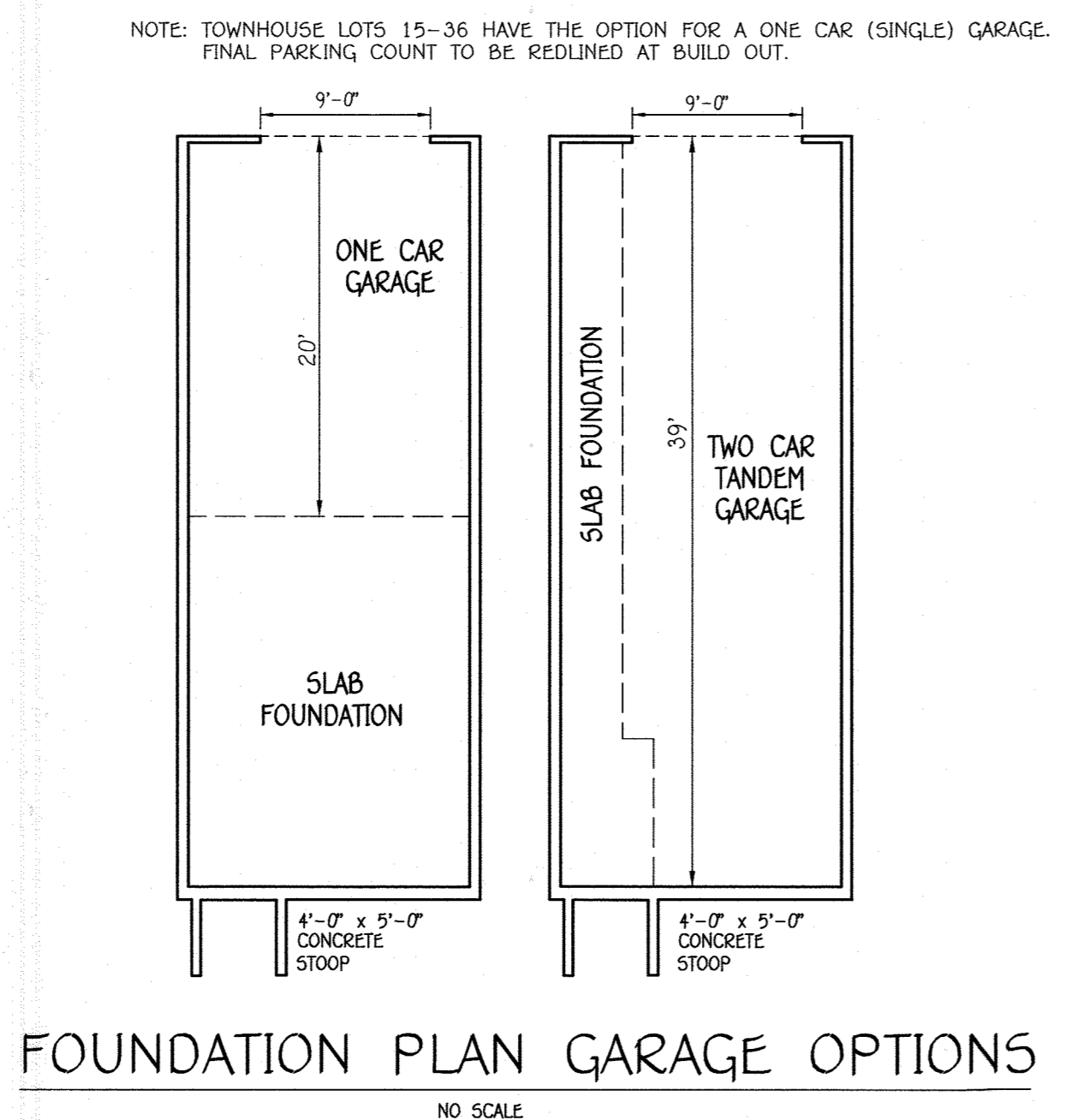
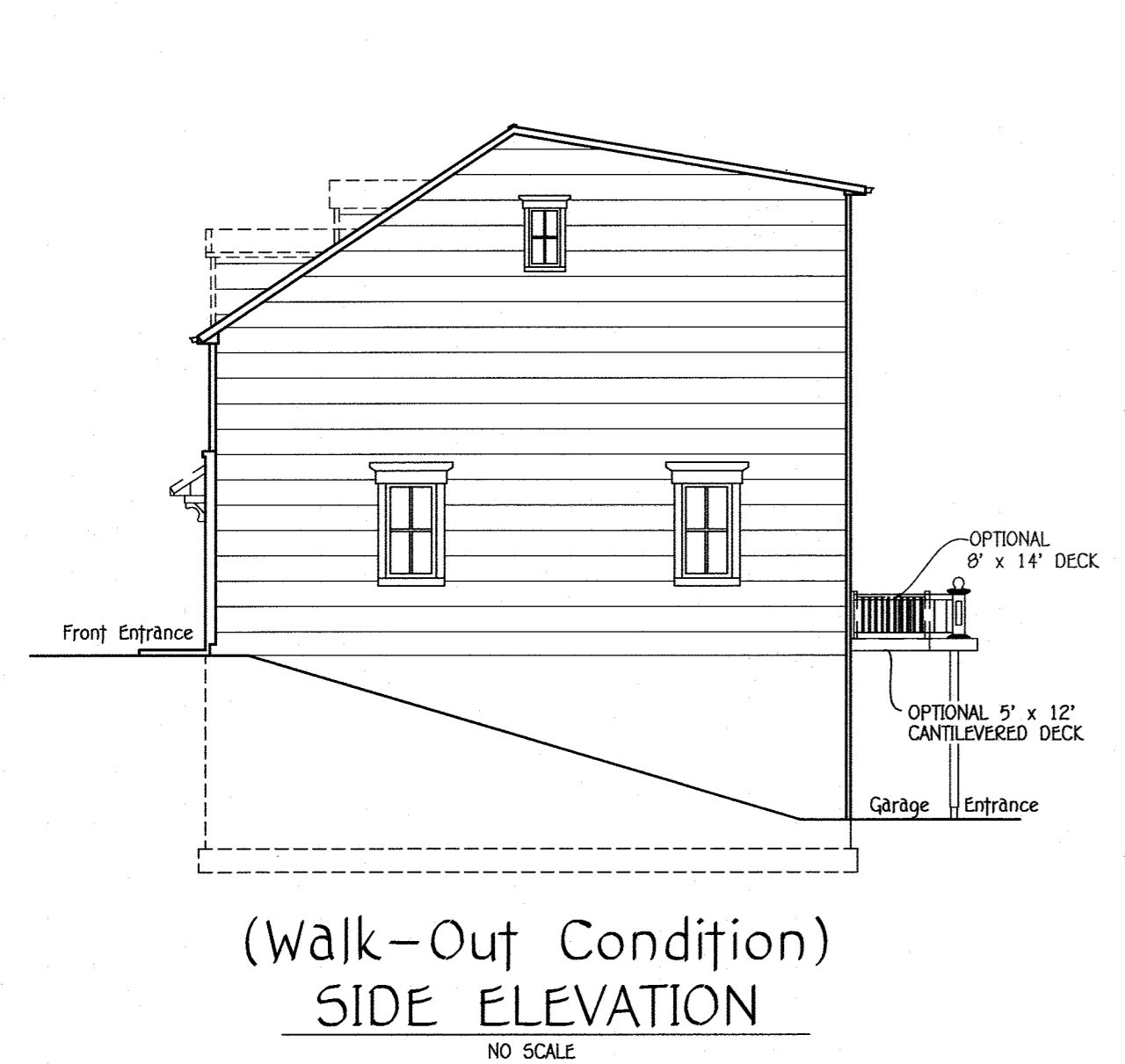
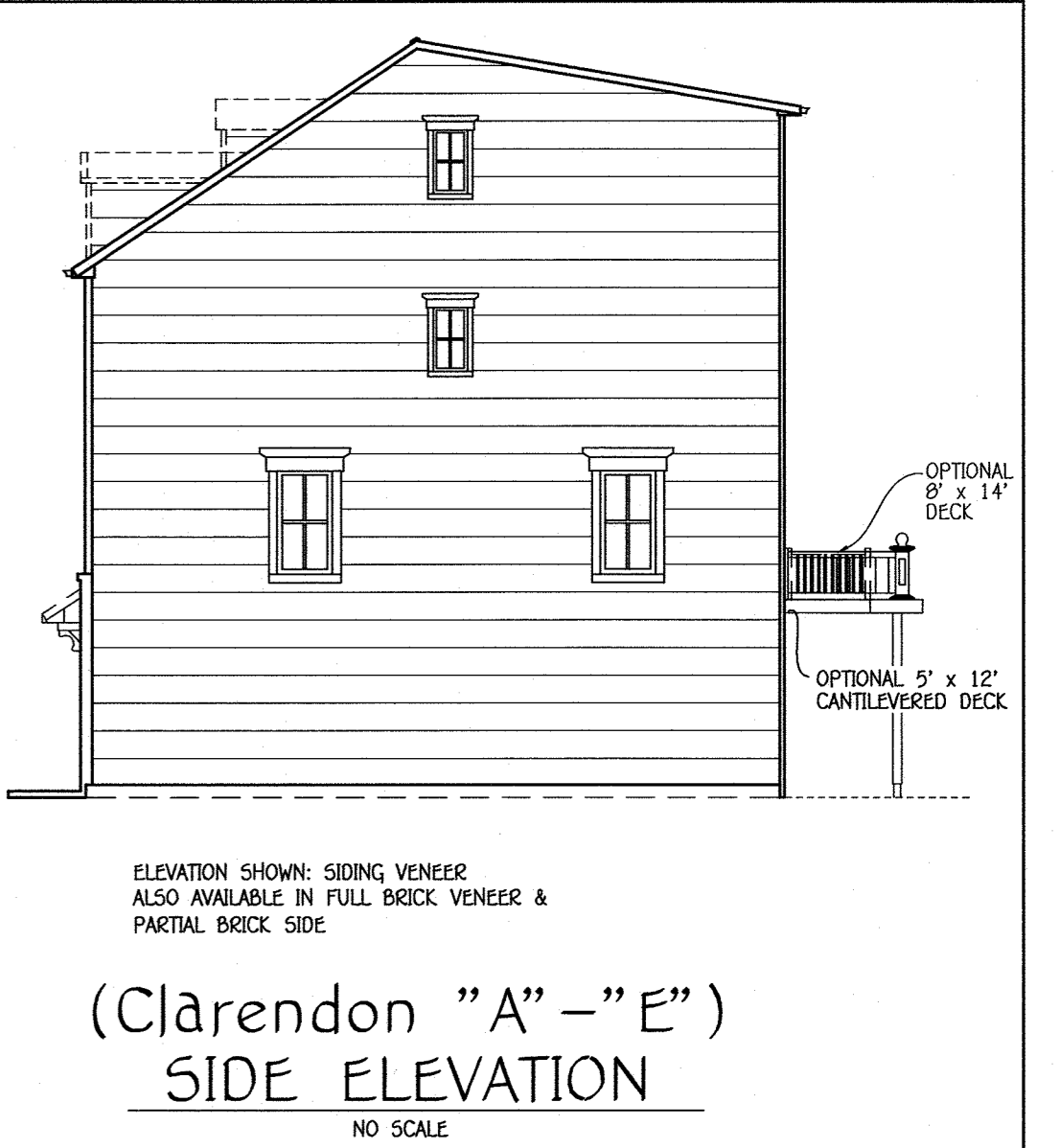
SUBDIVISION		REVISION		DATE	
ELKRIDGE CROSSING II		SECTION ONE		LOT Nos. 1 - 36	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
N/A		CAC-CL1	3B	1st.	601101

DEMOLITION PLAN
ELKRIDGE CROSSING II
SECTION ONE
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40
& NON-BUILDABLE BULK PARCEL 'A'
(Being A Resubdivision of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkrige Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkrige Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkrige Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "F" Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)
Zoned: CAC-CL1
Grid No.: 20 Parcel No.: 3B
Tax Map No.: 3B First Election District: Howard County, Maryland
Scale: As Shown
Date: April 24, 2020
Sheet 2 of 14



*DECK NOTE: A DESIGN MANUAL WAIVER (DMV2-21-013) IS APPROVED, DATED MARCH 25, 2021, ALLOWING DECKS WITHIN 4'-FEET OF A PUBLIC UTILITY EASEMENT PER THE FOLLOWING CONDITIONS:

1. The water and sewer drawings and SDP must be redlined to show the location of the proposed deck, along with a blow-up detail of a typical deck detail, notes 2 thru 5 below, and the approved WP number.
2. Proposed deck shall be a maximum depth of 8 feet from the unit.
3. The foundation for each deck post shall be a minimum of 5 feet from any water meter, or sewer cleanout, or public water/sewer appurtenance.
4. The construction of access steps, from/to exterior grade, for the decks shall not be permitted.
5. The approval provided herein is limited only to Lots 1 thru 36. A separate waiver shall be required for proposed decks on townhome groupings elsewhere within the development, should the proposed decks not meet the Howard County Water and Sewer Design Manual, Volume II requirements.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *11/3/21* Date

5-26-21 Date

Chief, Development Engineering Division *JP*

Director, Department of Planning and Zoning *7-13-21* Date

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461.8995

STATE OF MARYLAND
DEPARTMENT OF PLANNING AND ZONING
PROFESSIONAL ENGINEER
5/19/21

Owner
CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
5192 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21046
443-295-3802

Developer
ELKRIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELICOTT CITY, MD 21046
443-295-9563

ADD '08' DECK OPTION AND DECK NOTES & DETAIL		4/7/21
REVISION		DATE
SUBDIVISION	SECTION	LOT Nos.
ELKRIDGE CROSSING II	ONE	1 - 36
PLAT NO.	BLOCK NO.	ZONE
	N/A	CAC-CL1
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st.	601101

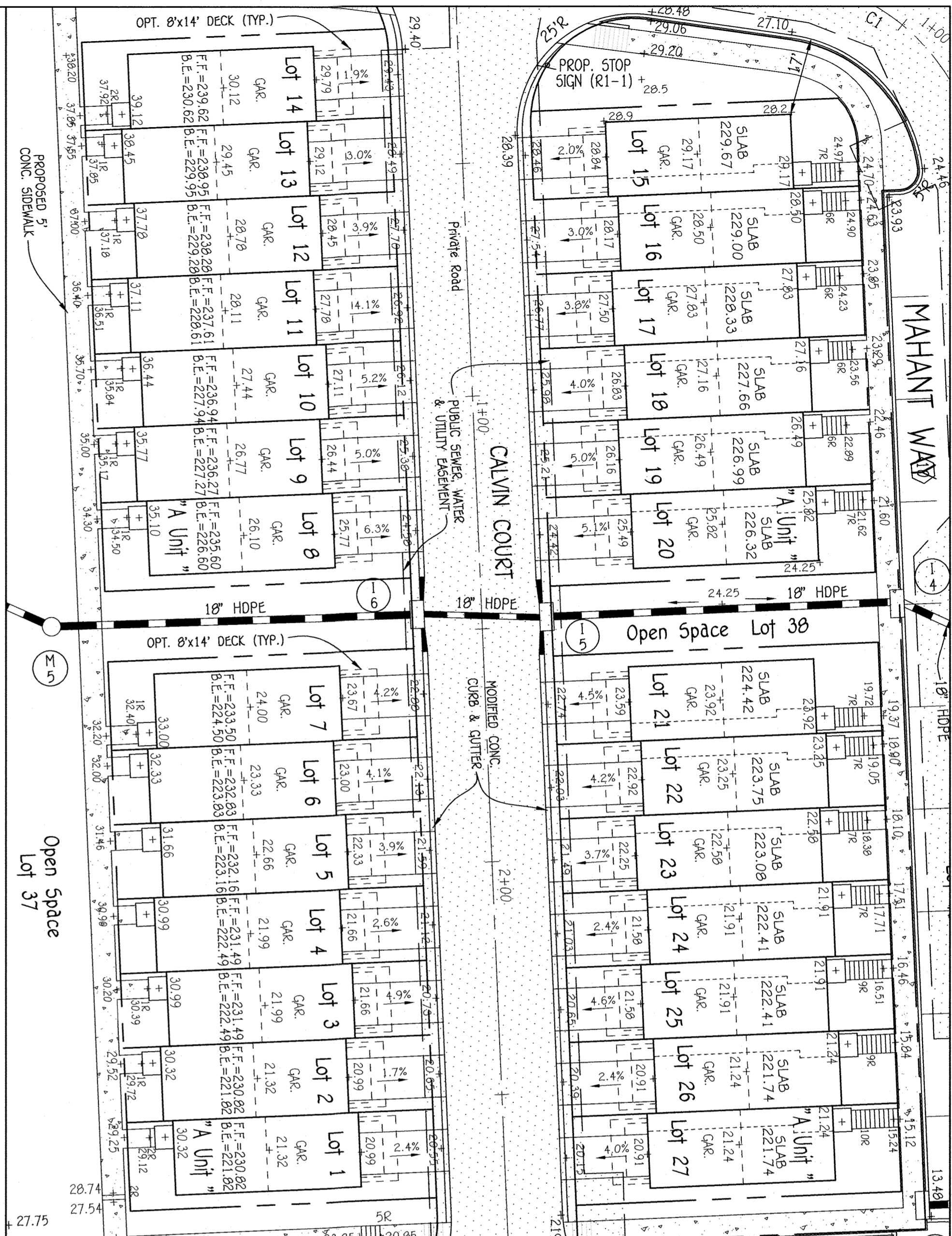
REVISED BUILDING ELEVATIONS
ELKRIDGE CROSSING II
SECTION ONE
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40
& NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Of Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing-Parcels A-D", Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "M" Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)

Zoned: CAC-CL1
Tax Map No.: 36
Grid No.: 20
Parcel No.: 38
First Election District: Howard County, Maryland
Scale: As Shown
REVISED DATE: APRIL 7, 2021
Sheet 3 Of 14

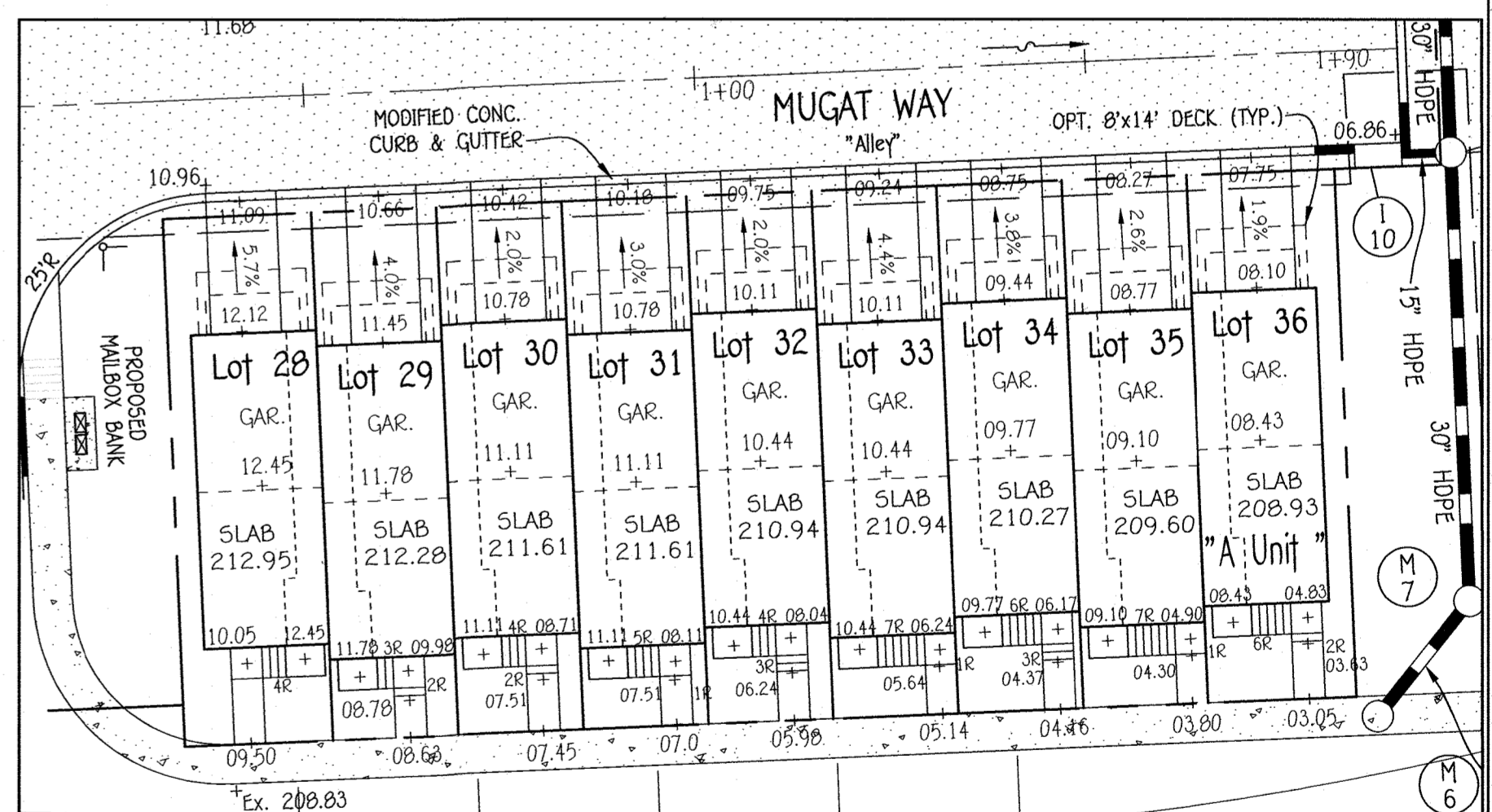


Curve	Radius	Arc Length	Delta	Tangent	Bearing & Dist
C1	45.38'	59.05'	74°33'10"	34.54'	N 75°18'23" W 54.97'



SWM NOTE:
 PROPOSED STORM DRAIN OUTFALL TO EXISTING SEDIMENT BASIN/SWM FACILITY PROPOSED UNDER SDP-06-070 AND SDP-04-017 (BASIN). SEE GENERAL NOTE #15.

LEGEND	
SYMBOL	DESCRIPTION
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
+	PROPOSED SPOT SHOT
---	EXISTING TREELINE
---	65 DBA NOISE LINE (Unmitigated)
---	ZONING LINE
---	STORM DRAIN
---	STREET LIGHT (existing)
---	STREET LIGHT (proposed)
---	PROPOSED BENCH
---	TREE (proposed)
---	TREE (existing)
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED 1-1/2" TWIN WHC
---	PROPOSED 4" SHC



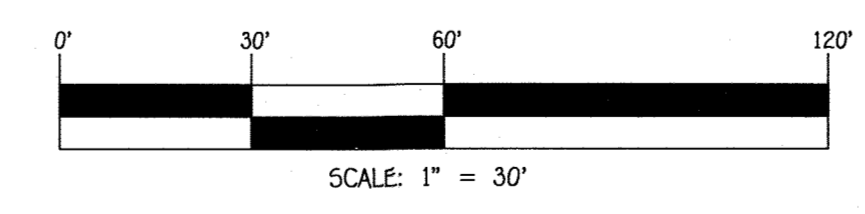
LOT ENLARGEMENTS
 SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *AW* 7/13/24 Date

Chief, Development Engineering Division *JP* 5/26/24 Date

Director - Department of Planning and Zoning *AW* 7-13-24 Date



Owner
 CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
 5192 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21046
 443-285-3802

Developer
 ELKRIDGE DEVELOPERS, LLC
 5192 TALBOTS LANDING
 ELLICOTT CITY, MD 21046
 443-285-9563

NO.	REVISION	DATE
1	ADDED 8' DECK OPTION	4/7/21

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	N/A	CAC-CL1	30	1st.	601101

REVISED SITE DEVELOPMENT PLAN
ELKRIDGE CROSSING II
SECTION ONE
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

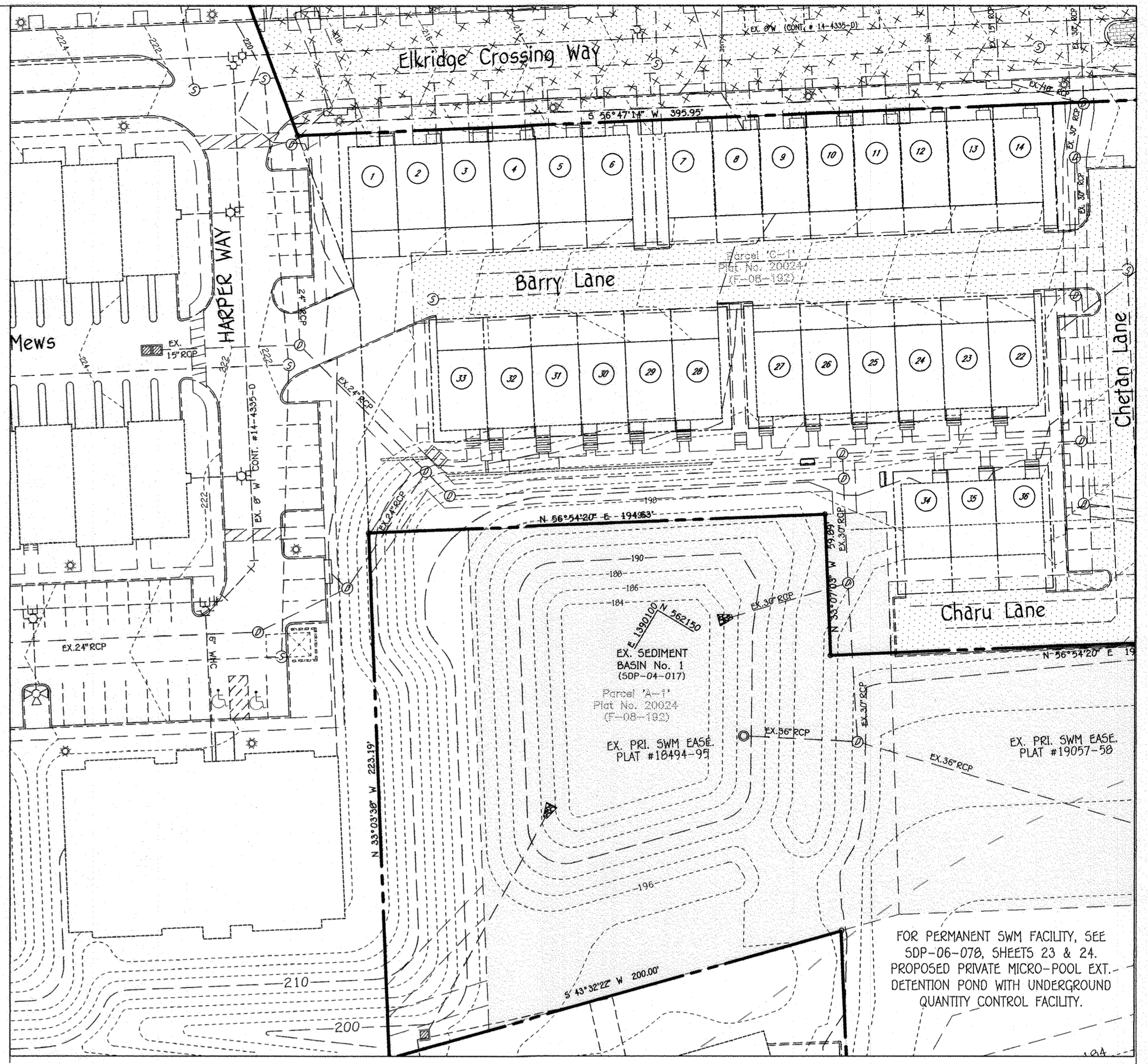
(Being A Resubdivision of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat of Resubdivision Plat, Elkrige Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision of Elkrige Crossing, Parcels A-7, Recorded Among The Aforesaid Land Records As Plat No. 20022 And 20024, And A Resubdivision of Part of Bulk Parcel 'A', As Shown On Plats Entitled "Elkrige Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel 'A', Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23068)

Zone: CAC-CL1
 Grid No: 20
 Parcel No: 38
 First Election District: Howard County, Maryland
 Scale: As Shown
 REVISED DATE: APRIL 7, 2021
 Sheet 4 Of 14



SEDIMENT CONTROL LEGEND

SSF	SSF	SSF	SUPER-SILT FENCE
SF	SF	SF	SILT FENCE
[Hatched Box]			STABILIZED CONSTRUCTION ENTRANCE
[Square]	S.I.P.		STANDARD INLET PROTECTION
[Dashed Line]	L.O.D.		LIMIT OF DISTURBANCE

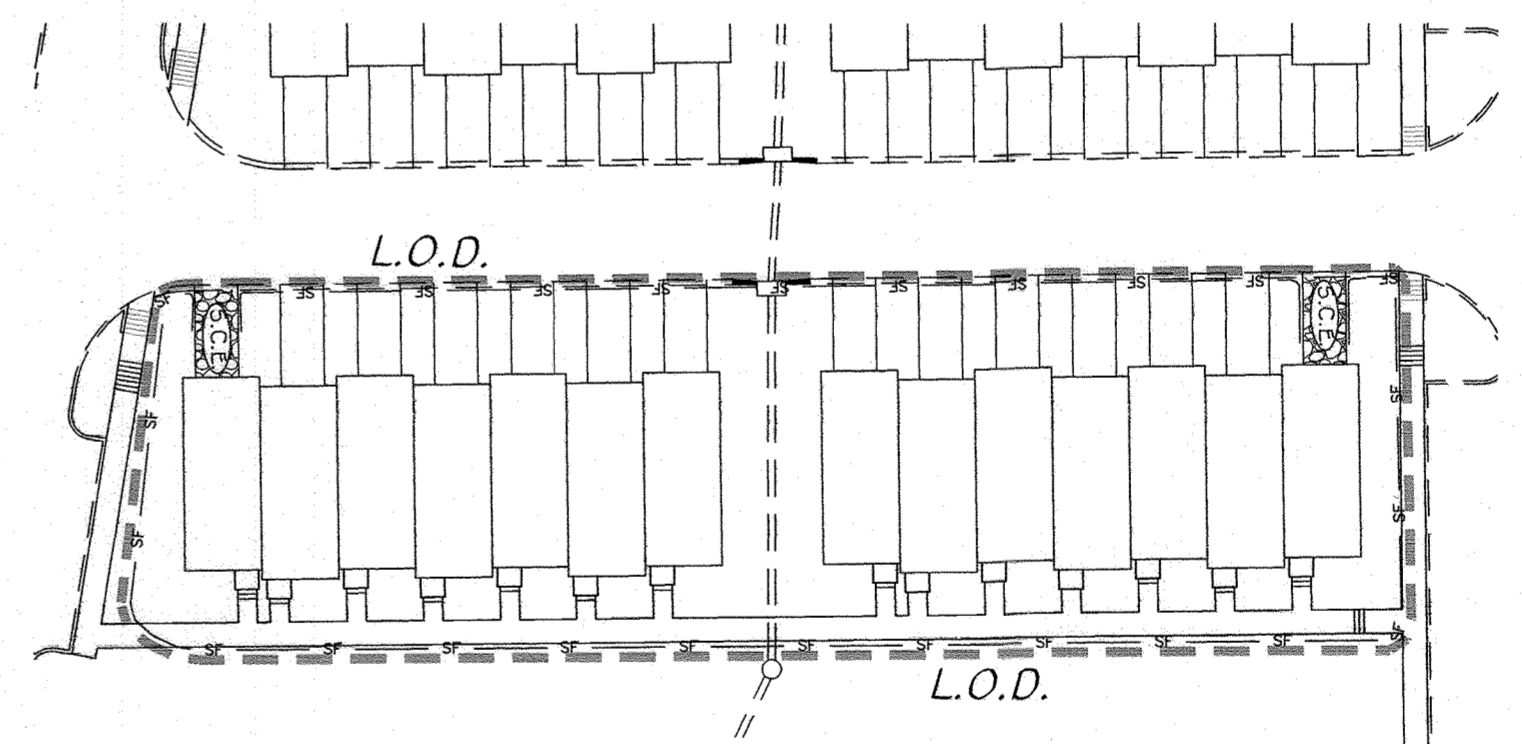


EXISTING BASIN No. 1 LOCATION PLAN

SCALE: 1" = 40'

EX. SEDIMENT BASIN No. 1 (SDP-04-017)

STORAGE AREA - PROPOSED	21.88 AC.
STORAGE AREA - EXISTING	23.00 AC.
TOTAL STORAGE REQUIRED	78,768 C.F.
TOTAL STORAGE PROVIDED	82,000 C.F.
WET STORAGE REQUIRED	39,384 C.F.
WET STORAGE PROVIDED	39,384 C.F.
DRY STORAGE REQUIRED	39,384 C.F.
DRY STORAGE PROVIDED	42,616 C.F.
WET STORAGE ELEVATION	189.10
DRY STORAGE ELEVATION	192.75 (DWR CREST)
CLEANOUT REQUIRED	19,692 C.F.
CLEANOUT PROVIDED	19,692 C.F.
CLEANOUT ELEVATION	187.00
SIDE SLOPE	3:1
BARREL PIPE SIZE	36"
BARREL INV.	185.56
STORAGE DEPTH	6.50'
TOP OF FINISHMENT ELEVATION	194.00
EX. GROUND AT SPILLWAY	194
BOTTOM ELEVATION	184.00

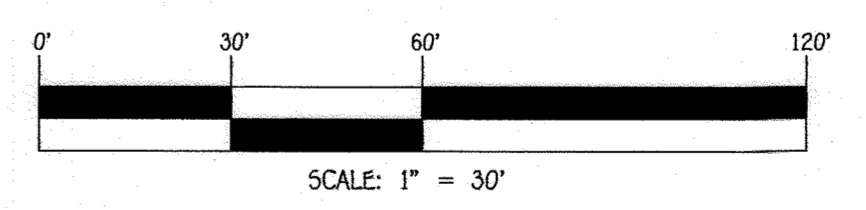


TYPICAL SEDIMENT & EROSION CONTROL FOR TOWNHOUSE CONSTRUCTION

SCALE: 1" = 30'

LEGEND

SYMBOL	DESCRIPTION
100	EXISTING CONTOUR 10' INTERVAL
102	EXISTING CONTOUR 2' INTERVAL
100	PROPOSED CONTOUR 10' INTERVAL
102	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
[Wavy Line]	EXISTING TREELINE
[Dashed Line]	65 DBA NOISE LINE (Unmitigated)
[Dotted Line]	ZONING LINE
[Circle]	STORM DRAIN
[Star]	STREET LIGHT (existing)
[Star]	STREET LIGHT (proposed)
[Square]	PROPOSED BENCH
[Circle]	TREE (proposed)
[Circle]	TREE (existing)
[Circle]	PROPOSED MAILBOX BANK
[Circle]	BORING LOCATION
[Circle]	PROPOSED 1-1/2" TWIN WHC
[Circle]	PROPOSED 4" SHC



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning



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 requirements of the Howard Soil Conservation District."

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan for sediment and erosion 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."

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Owner: CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
 Developer: ELKRIDGE DEVELOPERS, LLC

SEDIMENT & EROSION CONTROL PLAN

ELKRIDGE CROSSING II SECTION ONE
 LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

(Being A Re subdivision of Parcels B-1 And D-1, As Shown On Plans Entitled "Revision Plat Of Re subdivision Plat, ElkrIDGE Crossing, Parcels A-1, B-1, C-1 And D-1, Re subdivision Of ElkrIDGE Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Re subdivision Of Part Of Bulk Parcel "A", As Shown On Plans Entitled "ElkrIDGE Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "A" Recorded Among The Aforesaid Land Records As Plat Nos. 20060 Thru 20062)
 Zoned: CAC-CL1
 Tax Map No. 36 Grid No. 20 Parcel No. 36
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: April 24, 2020
 Sheet 5 Of 14

NO.	REVISION	SECTION	LOT Nos.	DATE	
		ONE	1 - 36		
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	N/A	CAC-CL1	36	1st	601101

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

- A. Soil Preparation**
- Temporary stabilization
 - Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable permanent stabilization
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lowgrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plans or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Make lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seeded preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seeded loosening may be unnecessary on newly disturbed areas.

- B. Topsoiling**
- Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is 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.
 - Topsoil salvaged from an existing site may be used provided 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-NRCS.
 - Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish confining supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material not fit for growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design.
 - Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2 inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

- C. Soil Amendments (Fertilizer and Lime Specifications)**
- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
 - Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
 - Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
 - Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

TEMPORARY SEEDING NOTES (B-4-4)

Definition
To stabilize disturbed soils with vegetation for up to 6 months.

Purpose
To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3A.1.b and maintain until the next seeding season.

Temporary Seeding Summary				Fertilizer Rate (10-20-20)	Lime Rate
Hardness Zone (from Figure B.3):	Seed Mixture (from Table B.1):	Application Rate (lb/ac)	Seeding Dates	N	P ₂ O ₅
				45 lb/ac (10 lb/1000 sq ft)	90 lb/ac (20 lb/1000 sq ft)
				10 lb/1000 sq ft	2 tons/acre (90 lb/1000 sq ft)

STANDARD STABILIZATION NOTE			
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:			
a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND			
b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.			

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

STANDARD STABILIZATION NOTE			
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:			
a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND			
b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.			

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition
The application of seed and mulch to establish vegetative cover.

Purpose
To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

- Seeding
 - All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tests must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package.
 - Seed or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P O (phosphorus), 200 pounds per acre; K O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately on site without interruption.
 - When hydroseeding do not incorporate seed into the soil.
- Mulching
 - Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, coked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical slote.
 - WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

TEMPORARY SEEDING NOTES (B-4-4)

Definition
To stabilize disturbed soils with vegetation for up to 6 months.

Purpose
To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3A.1.b and maintain until the next seeding season.

Temporary Seeding Summary				Fertilizer Rate (10-20-20)	Lime Rate
Hardness Zone (from Figure B.3):	Seed Mixture (from Table B.1):	Application Rate (lb/ac)	Seeding Dates	N	P ₂ O ₅
				436 lb/ac (10 lb/1000 sq ft)	2 tons/acre (90 lb/1000 sq ft)
				10 lb/1000 sq ft	2 tons/acre (90 lb/1000 sq ft)

STANDARD STABILIZATION NOTE			
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:			
a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND			
b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
Chief, Division of Land Development

[Signature]
Chief, Development Engineering Division

[Signature]
Director, Department of Planning and Zoning

11-23-20
Date

PERMANENT SEEDING NOTES (B-4-5)

- A. Seed Mixtures**
- General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed areas over 5 acres, use and show the rates recommended by the soil testing agency. For areas receiving low maintenance, apply seed form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management, irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland".
Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.

- Criteria**
- Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardness Zones: 7a, 7b)
 - Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.
 - If soil moisture is deficient, supply new seedlings with adequate water for planting (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary				Fertilizer Rate (10-20-20)	Lime Rate
Hardness Zone (from Figure B.3):	Seed Mixture (from Table B.3):	Application Rate (lb/ac)	Seeding Dates	N	P ₂ O ₅
				45 lb/ac (10 lb/1000 sq ft)	90 lb/ac (20 lb/1000 sq ft)
				10 lb/1000 sq ft	2 tons/acre (90 lb/1000 sq ft)

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition
The application of seed and mulch to establish vegetative cover.

Purpose
To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

- Seeding
 - All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tests must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package.
 - Seed or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P O (phosphorus), 200 pounds per acre; K O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately on site without interruption.
 - When hydroseeding do not incorporate seed into the soil.
- Mulching
 - Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, coked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical slote.
 - WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

TEMPORARY SEEDING NOTES (B-4-4)

Definition
To stabilize disturbed soils with vegetation for up to 6 months.

Purpose
To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3A.1.b and maintain until the next seeding season.

Temporary Seeding Summary				Fertilizer Rate (10-20-20)	Lime Rate
Hardness Zone (from Figure B.3):	Seed Mixture (from Table B.1):	Application Rate (lb/ac)	Seeding Dates	N	P ₂ O ₅
				436 lb/ac (10 lb/1000 sq ft)	2 tons/acre (90 lb/1000 sq ft)
				10 lb/1000 sq ft	2 tons/acre (90 lb/1000 sq ft)

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition
The application of seed and mulch to establish vegetative cover.

Purpose
To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

- Seeding
 - All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tests must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package.
 - Seed or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P O (phosphorus), 200 pounds per acre; K O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately on site without interruption.
 - When hydroseeding do not incorporate seed into the soil.
- Mulching
 - Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, coked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
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 - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
Chief, Division of Land Development

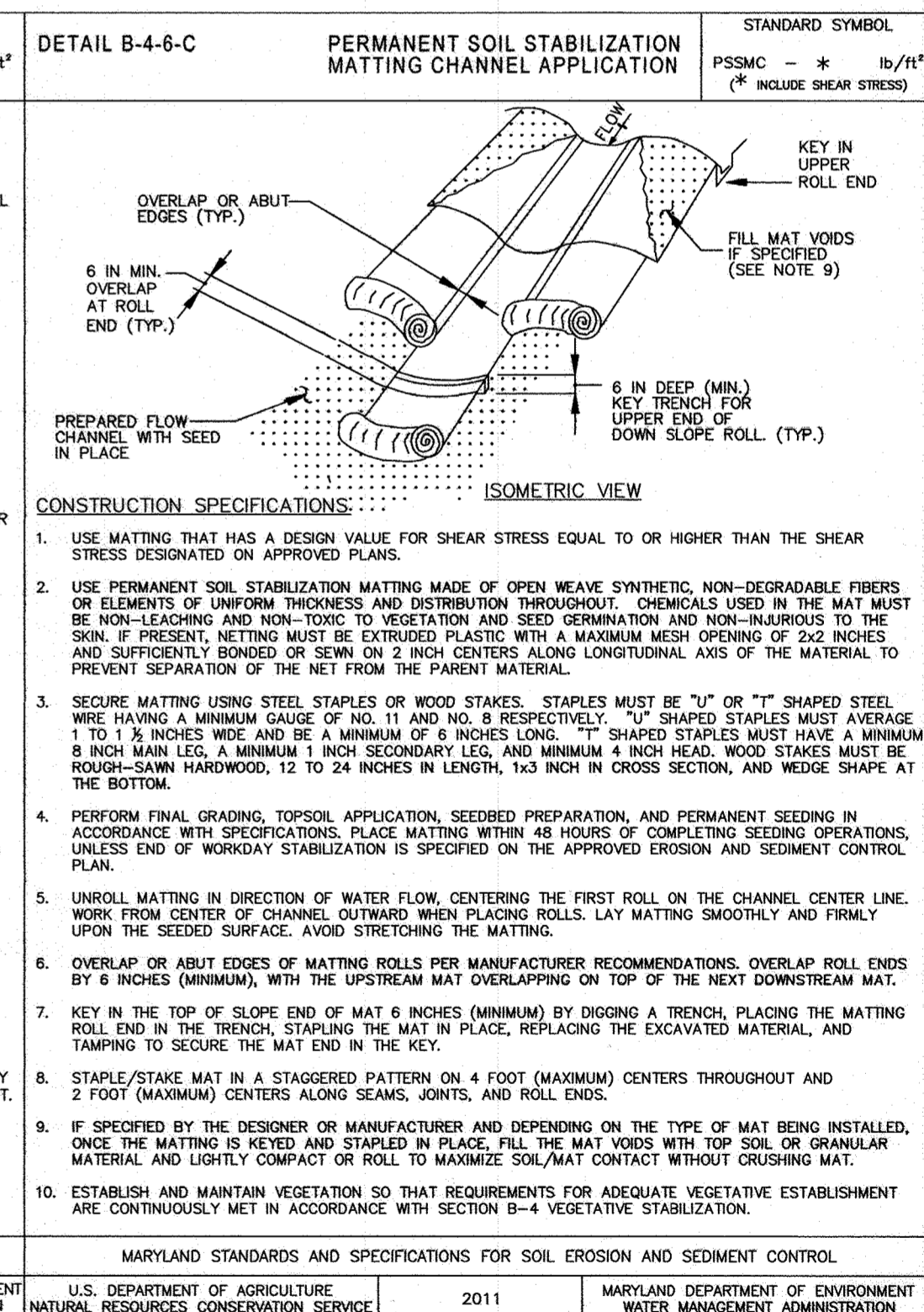
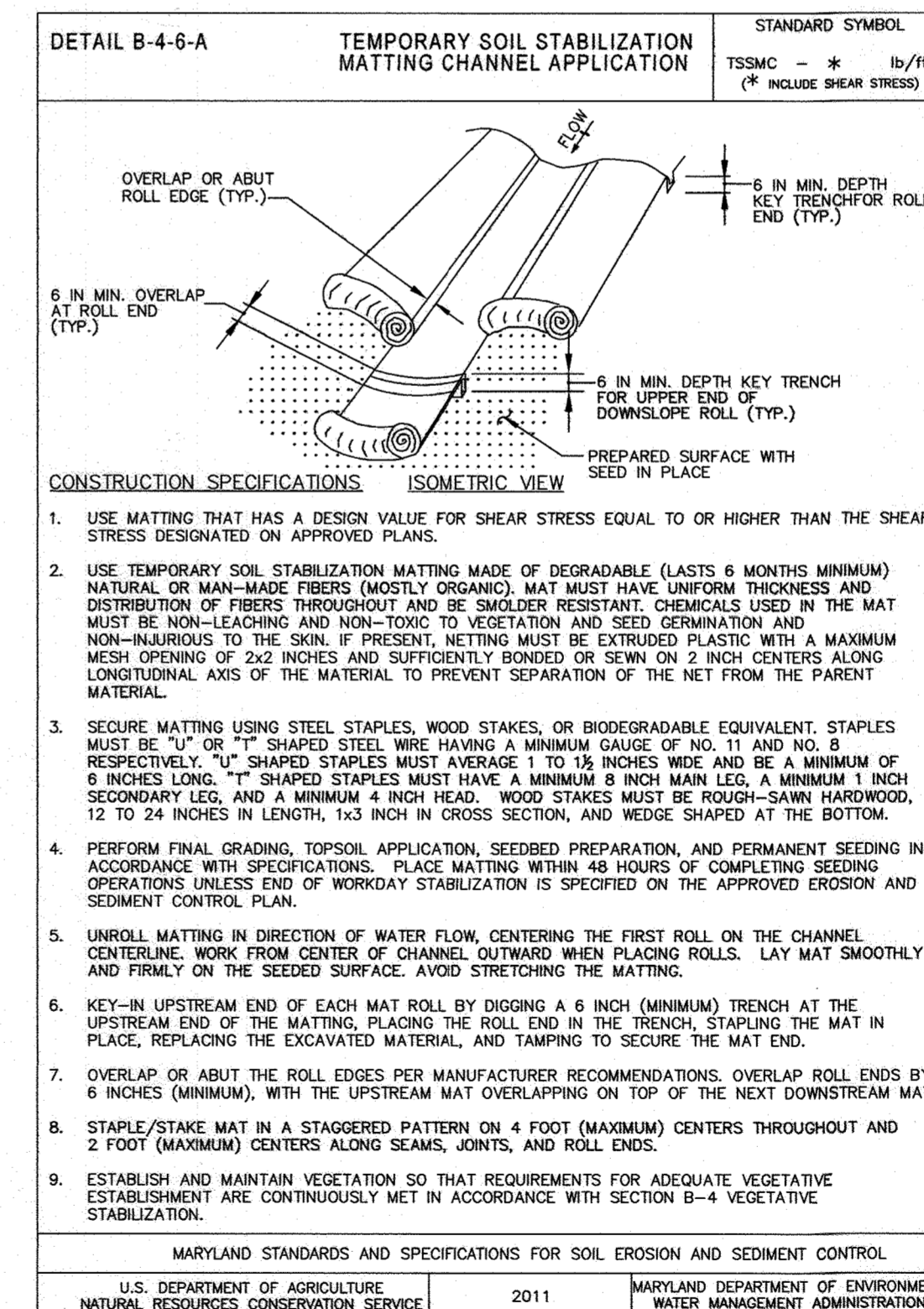
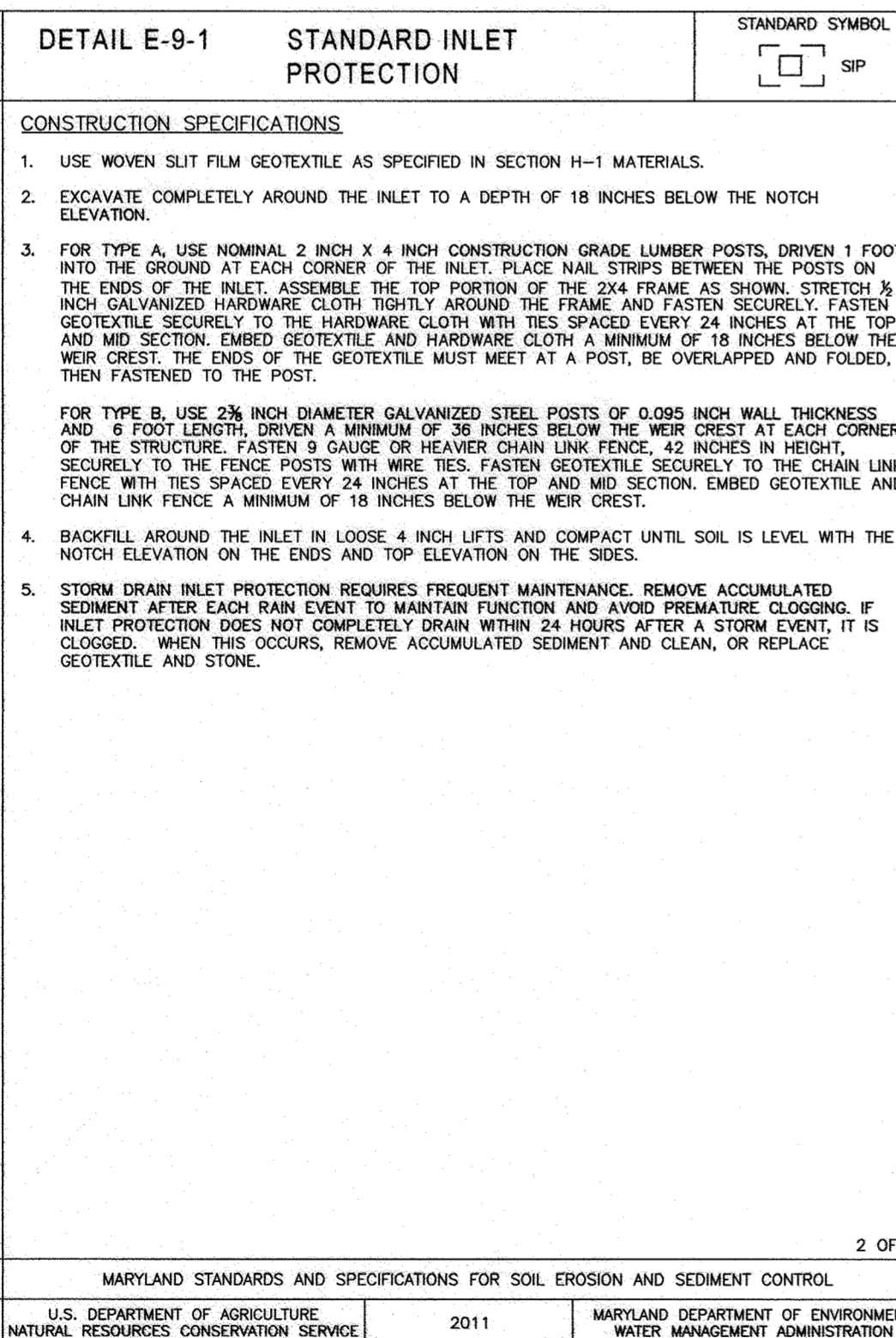
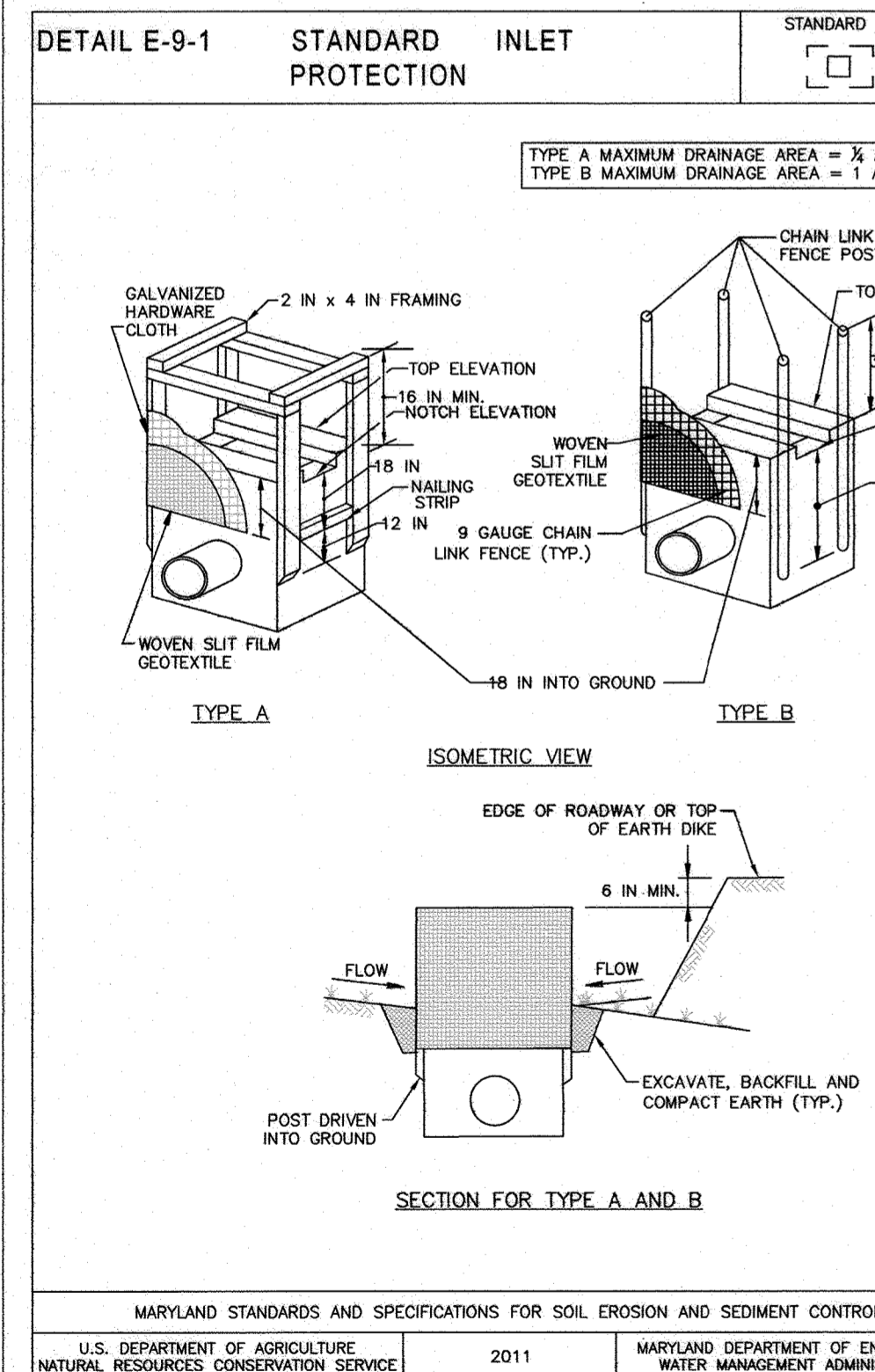
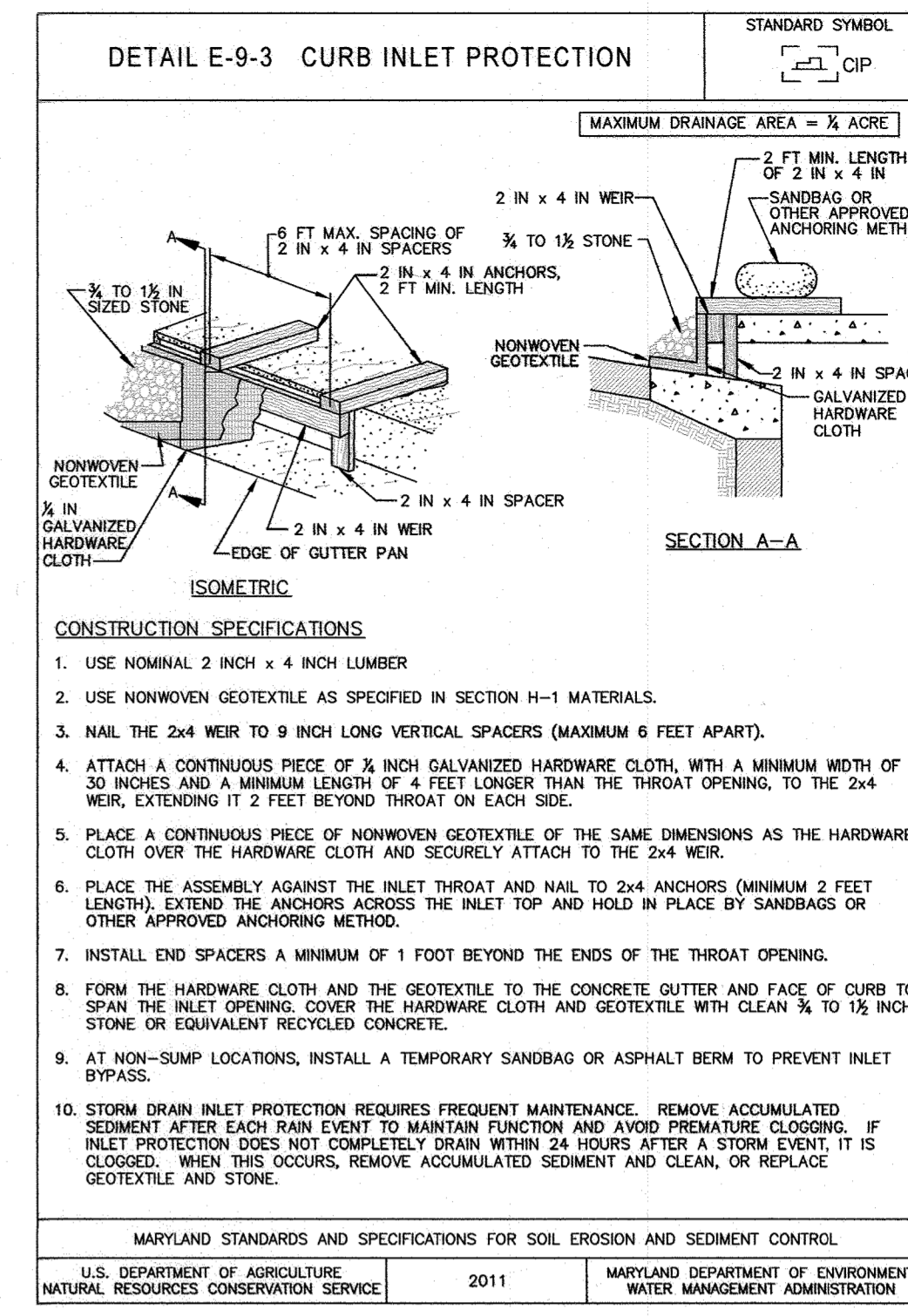
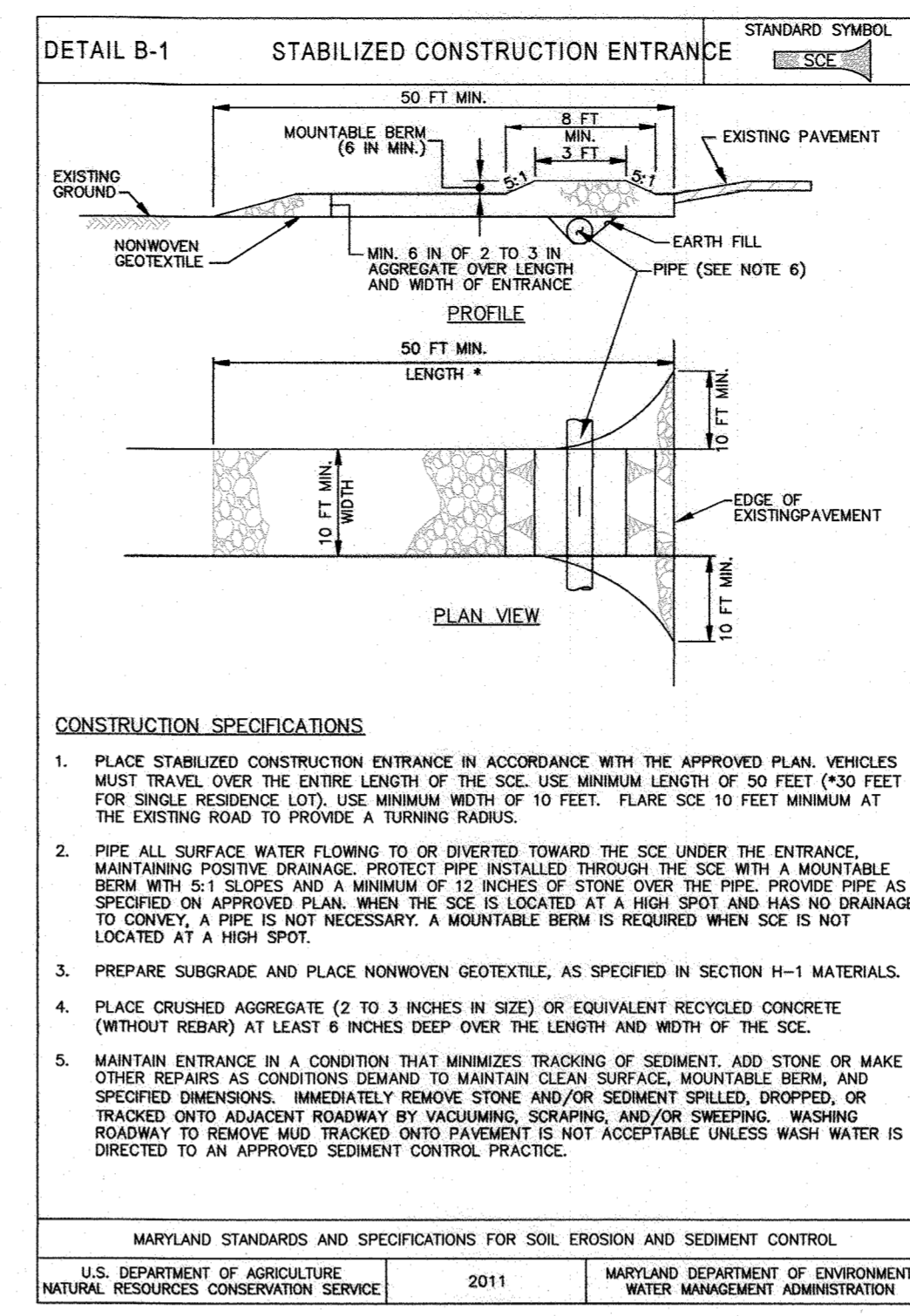
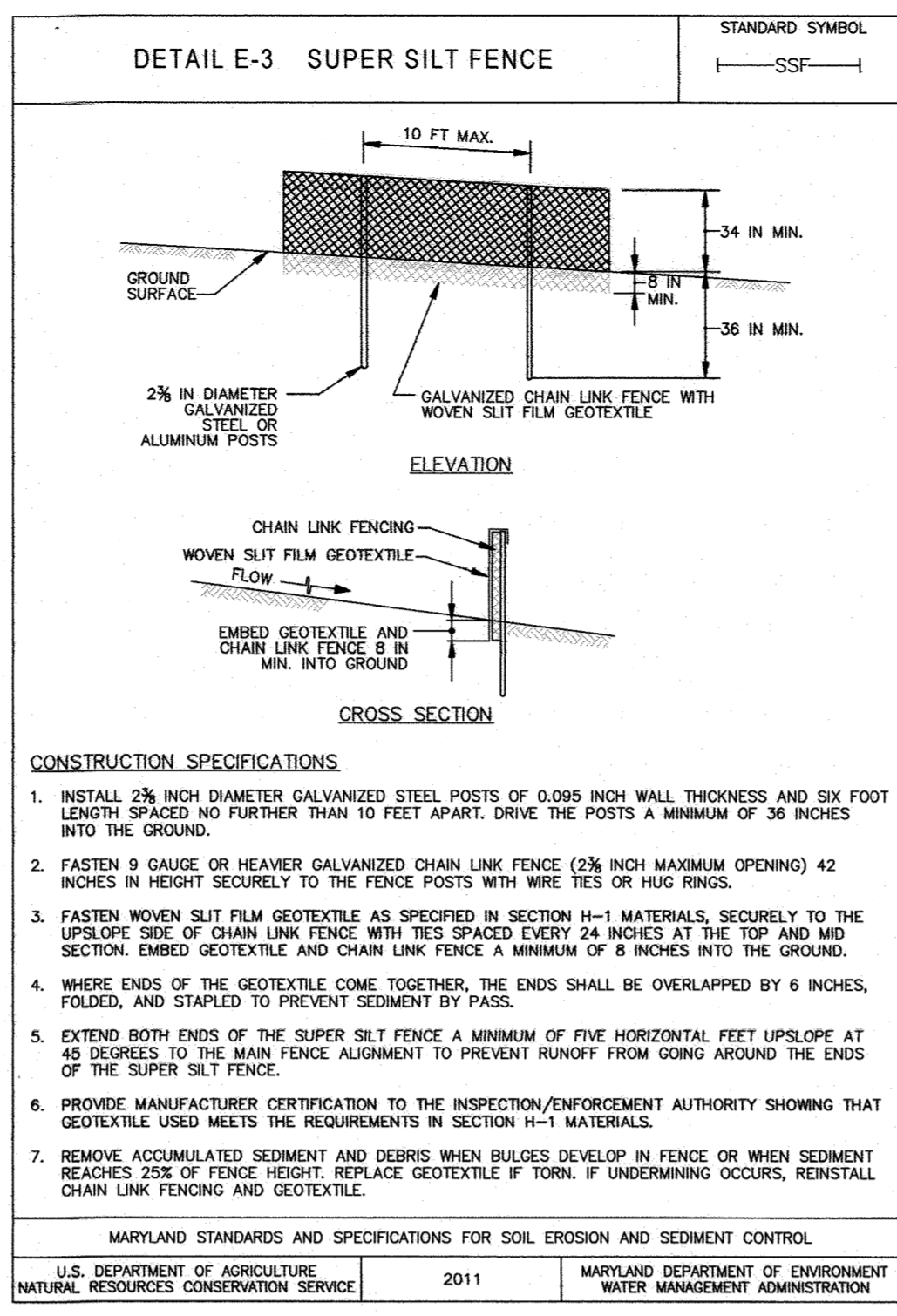
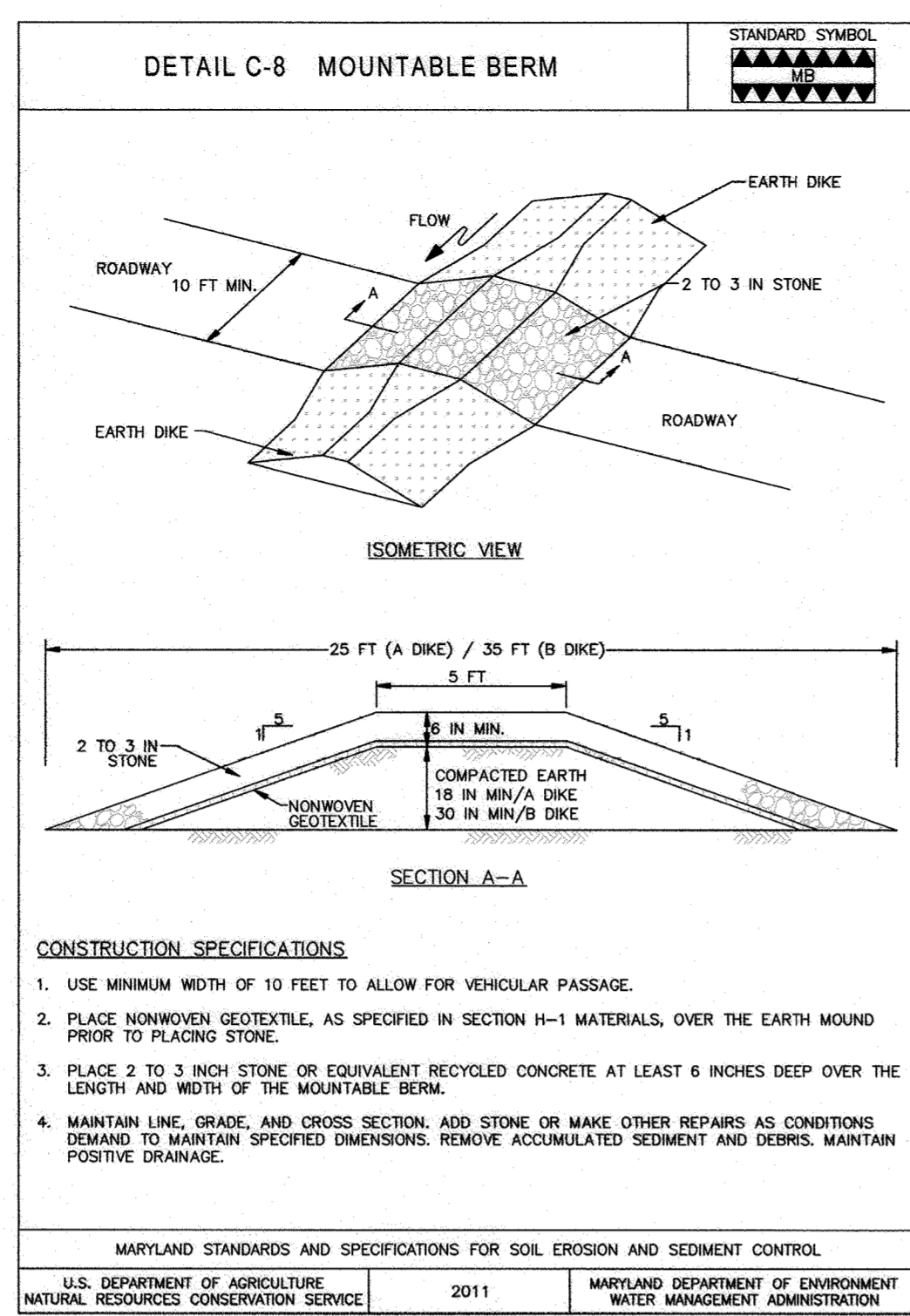
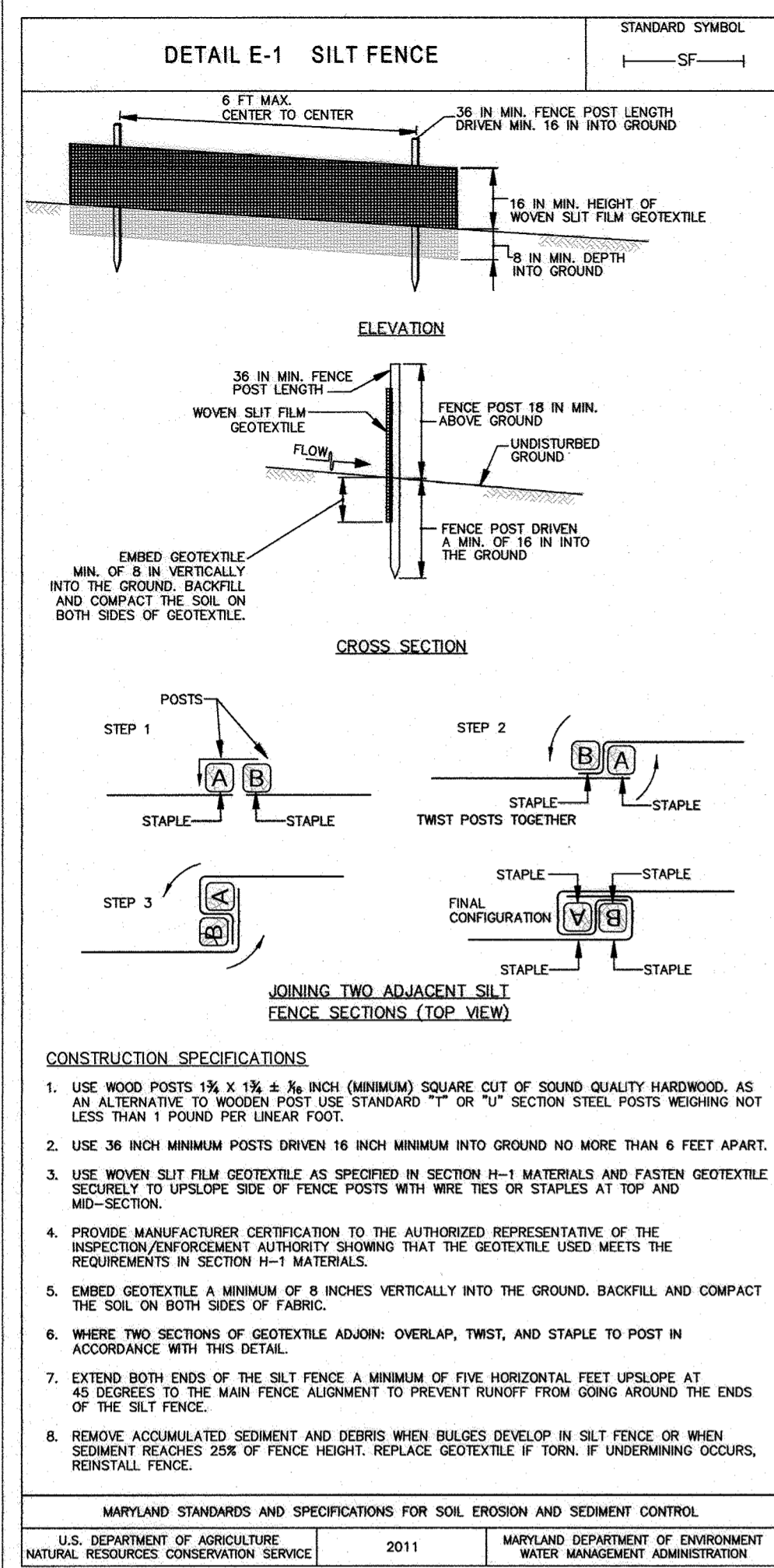
[Signature]
Chief, Development Engineering Division

[Signature]
Director, Department of Planning and Zoning

10-16-20
Date

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

- Definition**
The application of seed and mulch to establish vegetative cover.
- Purpose**
To protect disturbed soils from erosion during and at the end of construction.
- Conditions Where Practice Applies**
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.
- Criteria**
- Seeding
 - All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning
Chief, Division of Land Development *mw* 11/23/20
Date

FISHER, COLLINS & CARTER, INC.
CONSULTING ENGINEERS, ARCHITECTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 461-2295

Chet Mait
Chief, Development Engineering Division *SR* 10-16-20
Date

Howard County Department of Planning and Zoning
Director - Department of Planning and Zoning 11-23-20
Date

ENGINEER'S CERTIFICATE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John P. Rector 6/17/20
Howard SCD

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan for sediment and erosion 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."

Chet Mait 6/17/2020
Signature of Developer (print name below signature) Date

OWNER

CHETAN B. MEHTA, BENEFICIARY OF
THE CHETAN MEHTA IRREVOCABLE TRUST
5192 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21046
443-295-3902

DEVELOPER

ELKRIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELICOTT CITY, MD 21046
443-295-9563

NO.	REVISION	SECTION	LOT Nos.
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
N/A	CAC-CL1	30	1st.
ELEC. DIST.		CENSUS TR.	
601101			

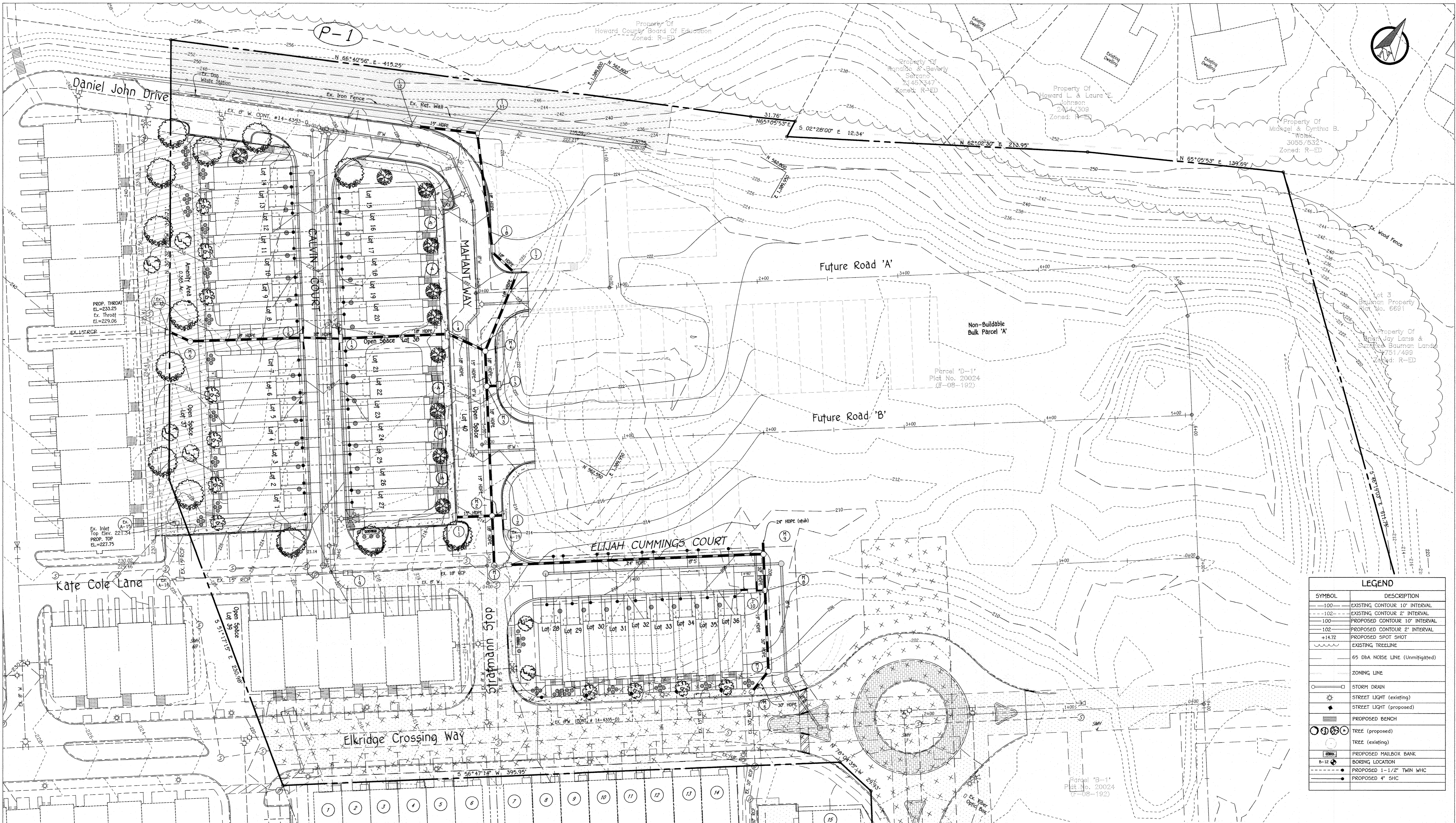
SEDIMENT AND EROSION CONTROL NOTES & DETAILS

ELKRIDGE CROSSING II SECTION ONE

LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision of Parcels B-1 and D-1, As Shown on Plans Entitled "Revision Plans of Resubdivision Plan, ElkrIDGE CROSSING, PARCELS A-1, B-1, C-1, D-1, and D-2, Resubdivision of ElkrIDGE Crossing - Parcel A-D" Recorded Among the Available Land Records as Plan Nos. 20023 AND 20024, A Resubdivision of Part of Bulk Parcel "P", As Shown on Plans Entitled "ElkrIDGE Crossing, Lots 1-36, Open Space Lot 37 and Bulk Parcel "P" Recorded Among the Available Land Records as Plan Nos. 23060 Thru 23062)

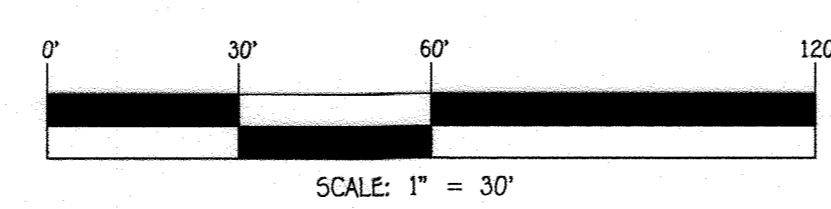
Zone(s): CAC-CL1
Tax Map No.: 30 Grid No.: 20 Parcel No.: 30
First Election District: Howard County, Maryland
Scale: As Shown
Date: April 24, 2020
Sheet 7 of 14



LEGEND	
SYMBOL	DESCRIPTION
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
---	EXISTING TREELINE
---	65 DBA NOISE LINE (Unmitigated)
---	ZONING LINE
---	STORM DRAIN
---	STREET LIGHT (existing)
---	STREET LIGHT (proposed)
---	PROPOSED BENCH
---	TREE (proposed)
---	TREE (existing)
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED 1-1/2" TWIN WHC
---	PROPOSED 4" SHC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *11/13/20*
 Date
 Chief, Development Engineering Division *10-16-20*
 Date
 Director - Department of Planning and Zoning *11-23-20*
 Date



LANDSCAPE DEVELOPER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Chetan Mehta Name *6/17/2020* Date

Owner
 CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
 5192 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21046
 443-295-3802

Developer
 ELKRIDGE DEVELOPERS, LLC
 5192 TALBOTS LANDING
 ELLICOTT CITY, MD 21046
 443-295-9563

NO.		REVISION		DATE
SUBDIVISION	ELKRIDGE CROSSING II	SECTION	ONE	LOT Nos. 1 - 36
PLAT NO.	N/A	ZONE	CAC-CL1	CENSUS TR. 601101
TAX/ZONE	30	ELEC. DIST.	1st.	

LANDSCAPE PLAN
ELKRIDGE CROSSING II
SECTION ONE
 LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'
 (Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkrige Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkrige Crossing-Parcels A-C" Recorded Among The Aforesaid Land Records As Plat No. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "P" As Shown On Plats Entitled "Elkrige Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "P" Recorded Among The Aforesaid Land Records As Plat No. 23060 Thru 23062)
 Zoned: CAC-CL1
 Tax Map No.: 30
 Grid No.: 20
 Parcel No.: 30
 First Election District
 Howard County, Maryland
 Scale: As Shown
 Date: April 24, 2020
 Sheet 8 Of 14

1/2018/1807/Engineering/Design/Residential/SDP_118007_Sheet 8 of 14 LANDSCAPE PLANS.dwg, C:\8_SDP_20-007_11

PLANTING SPECIFICATIONS

- CLEAR & GRUB ALL PLANTING AREAS AS INDICATED ON THE DRAWINGS.
- PROVIDE PROTECTION FOR TREES, SHRUBS, AND PERENNIALS/GROUND COVERS THAT ARE TO BE PRESERVED.
- CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, THE CONTRACTOR SHALL STAKE OUT PLANTING BED LINES IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANTING BED LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
- INSTALL ALL REQUIRED PLANTING AND LAWN SOILS AS PER DETAILS AND SPECIFICATIONS, AND ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS AND SPECIFICATIONS.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE AND MAINTAIN POSITIVE DRAINAGE OF ALL LAWN AREAS, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
- IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL APPLY. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.
- ALL PLANTS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION.
- PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PRIOR TO PLANTING, THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PLANTS IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANT LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SOODED; SEE PLAN FOR LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANTS DURING THE WARRANTY PERIOD; REFER TO SPECIFICATIONS.

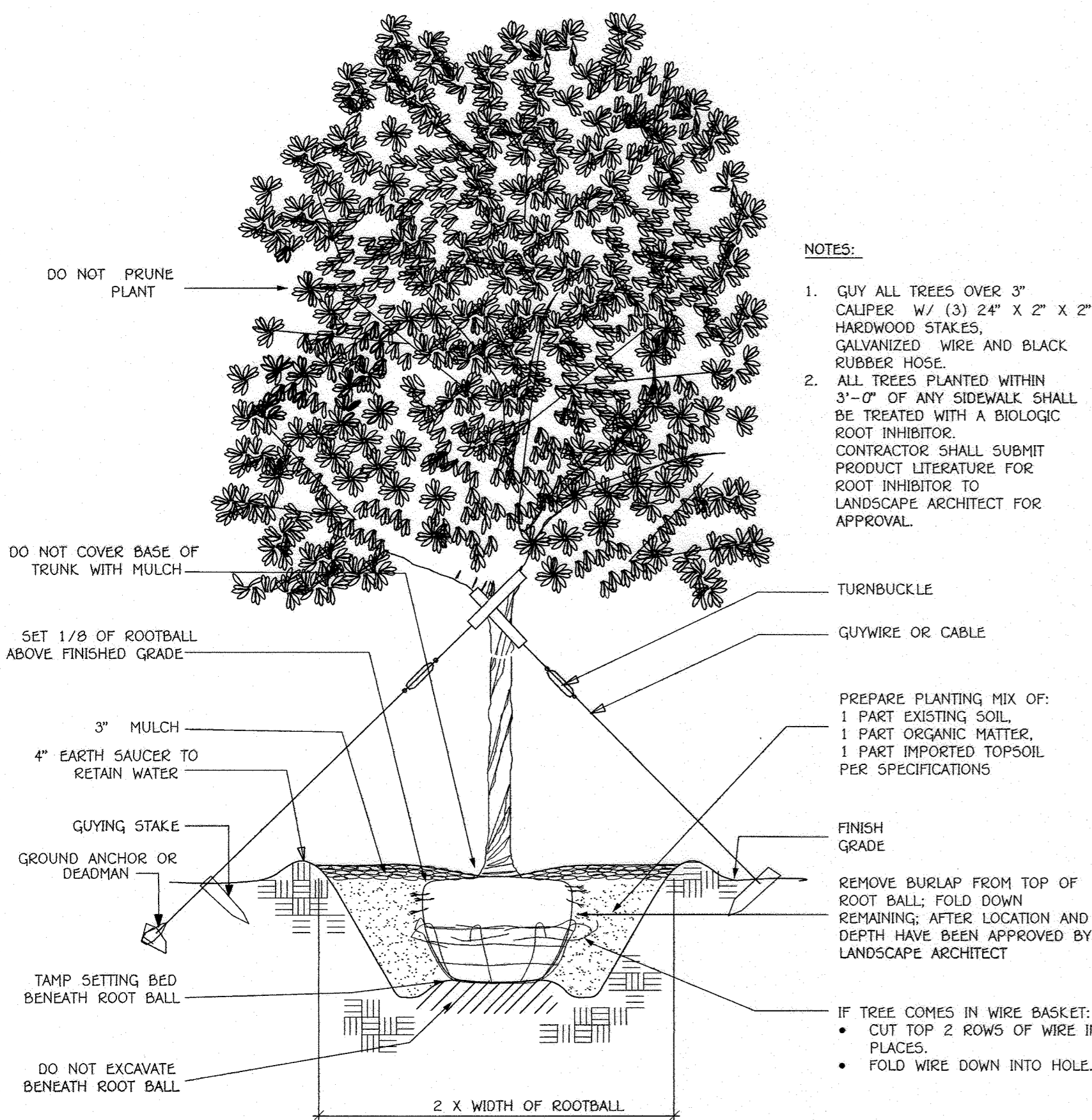
NOTES:

- GUY ALL TREES OVER 3" CALIPER W/ (3) 24" X 2" X 2" HARDWOOD STAKES, GALVANIZED WIRE AND BLACK RUBBER HOSE.
- ALL TREES PLANTED WITHIN 3'-0" OF ANY SIDEWALK SHALL BE TREATED WITH A BIOLOGIC ROOT INHIBITOR. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE FOR ROOT INHIBITOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

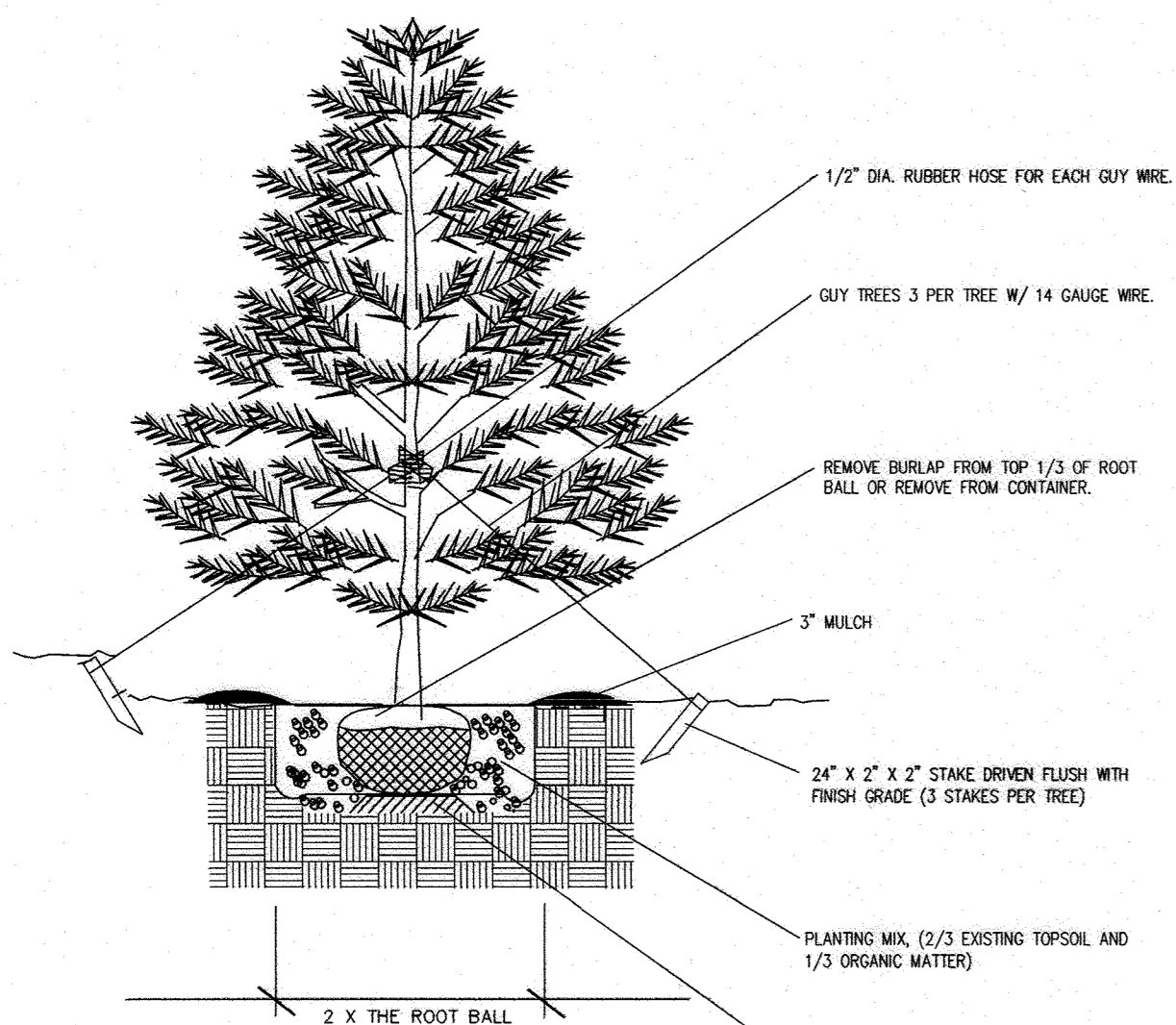
PREPARE PLANTING MIX OF:
1 PART EXISTING SOIL,
1 PART ORGANIC MATTER,
1 PART IMPORTED TOPSOIL
PER SPECIFICATIONS

REMOVE BURLAP FROM TOP OF ROOT BALL; FOLD DOWN REMAINING; AFTER LOCATION AND DEPTH HAVE BEEN APPROVED BY LANDSCAPE ARCHITECT

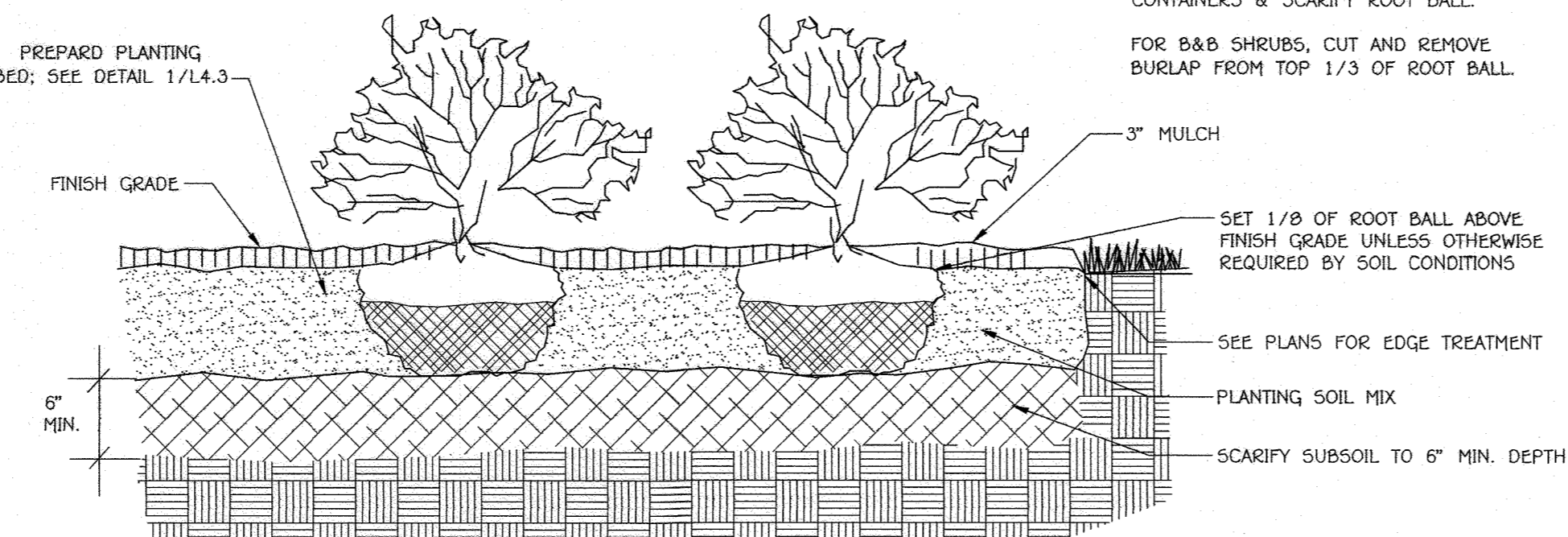
IF TREE COMES IN WIRE BASKET:
• CUT TOP 2 ROWS OF WIRE IN 4 PLACES.
• FOLD WIRE DOWN INTO HOLE.



3 DECIDUOUS TREE PLANTING - TYPICAL



5 EVERGREEN TREE - TYPICAL PLANTING DETAIL



2 SHRUB PLANTING - TYPICAL

STREET TREE SCHEDULE					
QTY. REQ'D.	QTY. PROV'D.	SIZE	BOTANICAL AND COMMON NAME	COMMENTS	
ROAD LENGTH = 393' 393'/40 = 9.82 10 TREES	10 TREES	2 1/2" - 3" CAL.	CLADRASTIS LUTEA YELLOWWOOD	40' APART ON ROADWAY (1/2 OF MAHANT WAY)	

NOTE: FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, BE LOCATED WITHIN CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET AWAY FROM A DRIVEWAY.

SECTION ONE PLANT LIST			
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE
	13	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.
	6	CERCIS CANADENSIS EASTERN REDBUD	2 1/2" - 3" CAL.
	11	CARPINUS BETULUS EUROPEAN HORNBEAM	2 1/2" - 3" CAL.
	5	CORNUS KOUSA KOUSA DOGWOOD	8' - 10' HT.
	120	'GUMPO PINK' GUMPO PINK AZALEA 'GUMPO WHITE' GUMPO WHITE AZALEA	18" - 24" Spread

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING - SECTION ONE

NUMBER OF DWELLING UNITS	36
NUMBER OF TREES REQUIRED (1 TREE PER SFA)	36
NUMBER OF TREES PROVIDED	
SHADE TREES	13
EVERGREEN TREES (2:1)	-
ORNAMENTAL (2:1)	22
SHRUBS (10:1)	120

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1
CATEGORY	Res. Adjacent to Non-Res.
LANDSCAPE TYPE	C
LINEAR FEET OF PERIMETER (THIS SOP)	222.9'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES (222.9' EX. WALL)
NUMBER OF PLANTS REQUIRED (THIS SOP)	
SHADE TREES	0
EVERGREEN TREES	0
SHRUBS	-
NUMBER OF PLANTS PROVIDED (THIS SOP)	
SHADE TREES	0
EVERGREEN TREES	0
OTHER TREES (2:1 SUBSTITUTION)	-
SHRUBS (10:1 SUBSTITUTION)	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT.

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Chetan Mehta
Name
6/17/2020
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
Chief, Division of Land Development
Date: 6/17/20

[Signature]
Chief, Development Engineering Division
Date: 10-16-20

[Signature]
Director
Department of Planning and Zoning
Date: 11-23-20



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

Owner
CHETAN B. MEHTA, BENEFICIARY OF
THE CHETAN MEHTA IRREVOCABLE TRUST
5192 TALBOTS LANDING
ELLCOTT CITY, MARYLAND 21046
443-205-3802

Developer
ELKRIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELLCOTT CITY, MD 21046
443-205-9563

NO.		REVISION		DATE
SUBDIVISION	ELKRIDGE CROSSING II	SECTION	ONE	LOT Nos. 1 - 36
PLAT NO.	N/A	ZONE	CAC-CLJ	ELEC. DIST. 38
		TAX/ZONE	38	CENSUS TR. 1st, 601101

LANDSCAPE DETAILS

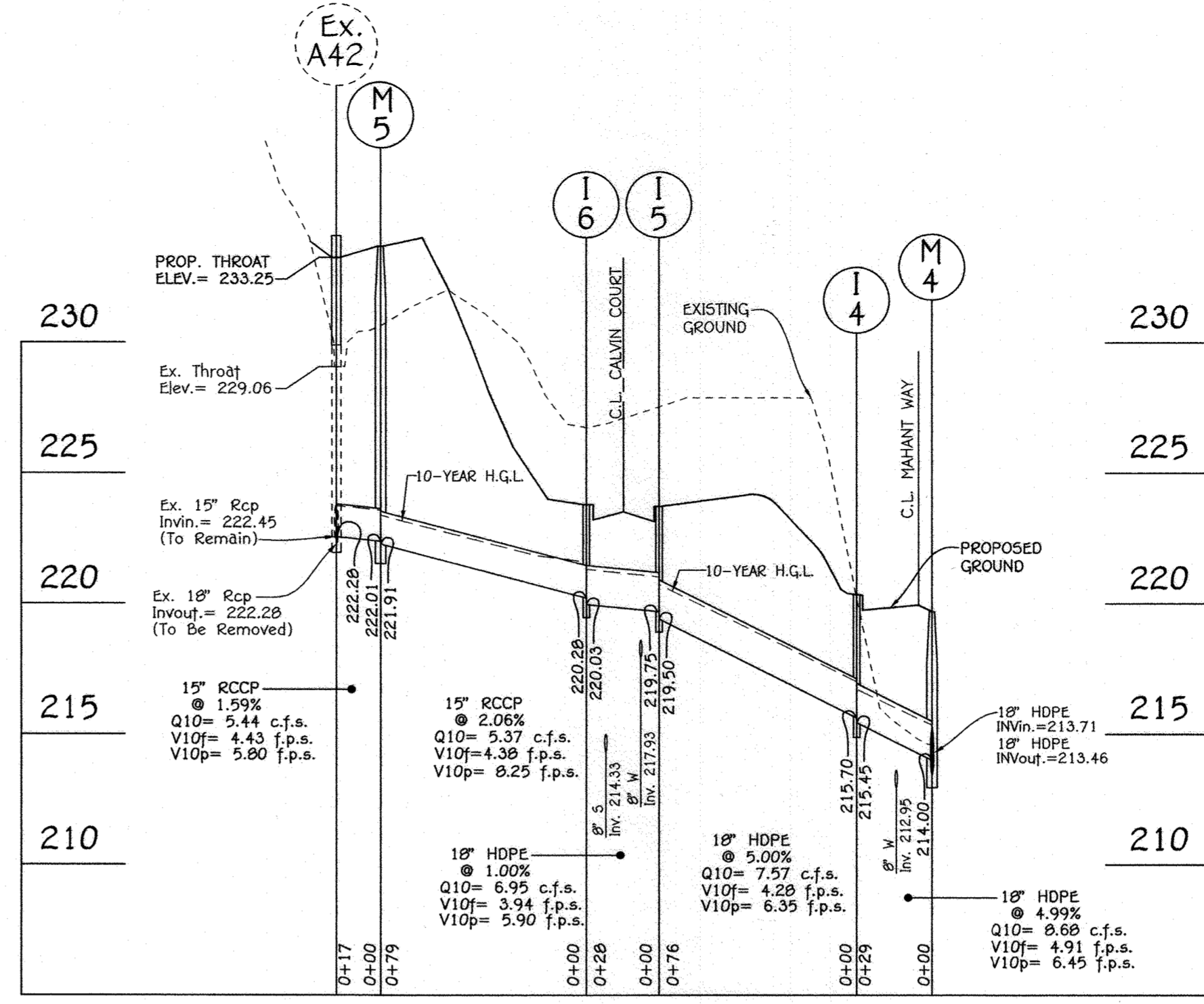
ELKRIDGE CROSSING II
SECTION ONE
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40
& NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "F" Recorded Among The Aforesaid Land Records As Plat Nos. 20026 Thru 20062)
Zoned: CAC-CLJ
Tax Map No.: 38 Grid No.: 20 Parcel No.: 38
First Election District: Howard County, Maryland
Scale: As Shown
Date: April 24, 2020
Sheet 9 Of 14

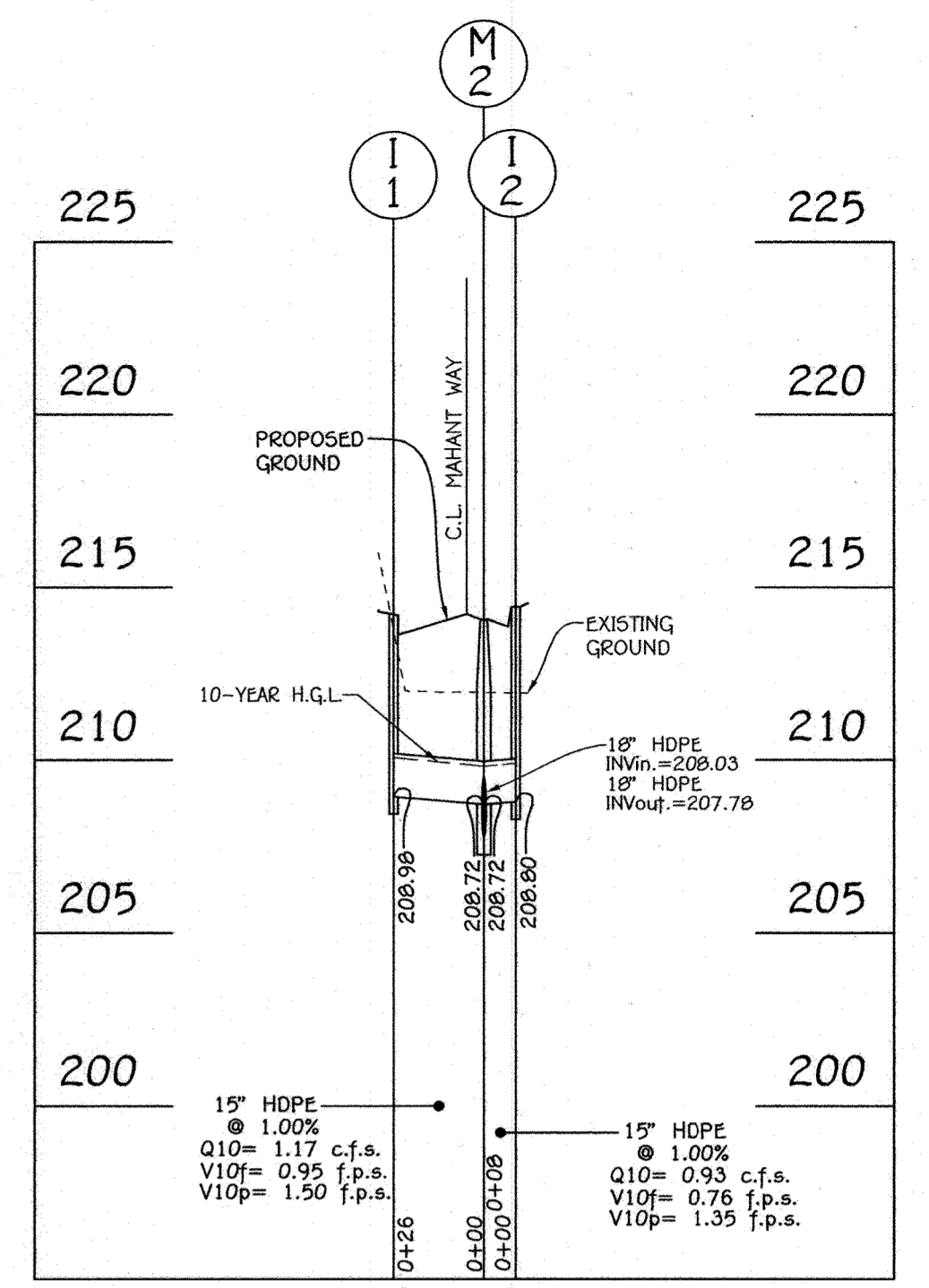
STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION	ROAD STA.	OFFSET	TYPE AND WIDTH	REMARKS
I-1	214.20	-----	208.98 (15")	MAHANT WAY	3+57.66	20.0' R	'A'-5" INLET	D-4.02
I-2	214.58	-----	208.80 (15")	MAHANT WAY	3+57.66	12.0' L	'A'-5" INLET	D-4.02
I-3	218.83	-----	212.40 (15")	MAHANT WAY	2+69.03	12.0' L	'A'-5" INLET	D-4.02
I-4	220.45	215.70 (18")	215.45 (18")	MAHANT WAY	2+31.04	20.0' R	'A'-5" INLET	D-4.02
I-5	223.87	219.75 (18")	219.50 (18")	CALVIN COURT	1+50.98	12.43' L	'A'-5" INLET	D-4.02
I-6	223.94	220.28 (18")	220.03 (18")	CALVIN COURT	1+49.32	12.43' R	'A'-5" INLET	D-4.02
I-7	222.36	217.62 (18")	217.37 (18")	FUTURE ROAD 'A'	0+25.00	13.0' L	'A'-5" INLET	D-4.02
I-8	223.51	218.25 (18")	218.10 (18")	MAHANT WAY	1+77.02	12.0' L	'A'-5" INLET	D-4.02
I-9	219.15	212.08 (18")	211.83 (18")	N 562,397.18 E 1,389,827.46	-----	-----	DOUBLE 'S' INLET	D-4.25
I-10	208.07	-----	201.20 (15")	KATE COLE LANE	1+87.00	12.0' R	'A'-10" INLET	D-4.41
I-11	225.50	222.25 (18")	222.00 (18")	MAHANT WAY	1+06.32	31.85' L	YARD INLET	D-4.14
I-12	227.81	-----	224.20 (18")	MAHANT WAY	0+22.50	12.0' L	'A'-5" INLET	D-4.02
M-9*	208.23	203.63 (24"), 196.00 (24")	195.50 (30")	N 562,599.99 E 1,390,074.00	-----	-----	24" DOME INLET	G-5.13
M-1	212.58	206.08 (18"), 207.05 (18")	205.83 (18")	MAHANT WAY	3+92.54	5.0' L	5' DIA. MANHOLE	G-5.13
M-2	214.07	208.72 (15"), 208.72 (15"), 208.03 (18")	207.78 (18")	MAHANT WAY	3+57.66	5.0' L	5' DIA. MANHOLE	G-5.13
M-3	218.31	212.31 (15"), 211.96 (18")	211.71 (18")	MAHANT WAY	2+69.03	5.0' L	5' DIA. MANHOLE	G-5.13
M-4	219.69	215.00 (18"), 214.00 (18")	213.75 (18")	MAHANT WAY	2+41.14	5.0' L	5' DIA. MANHOLE	G-5.13
M-5	233.45	222.01 (15")	221.91 (15")	N 562,490.52 E 1,389,647.78	-----	-----	4' DIA. MANHOLE	G-5.12
M-6	203.25	194.28 (30")	194.18 (30")	N 562,471.77 E 1,390,117.08	-----	-----	5' DIA. MANHOLE	G-5.13
M-7	205.90	194.57 (30")	194.47 (30")	N 562,490.42 E 1,390,119.62	-----	-----	5' DIA. MANHOLE	G-5.13
M-8	207.01	195.24 (30"), 201.11 (18")	195.14 (30")	N 562,535.75 E 1,390,089.94	-----	-----	5' DIA. MANHOLE	G-5.13

* - MANHOLE M-9 WILL CONTAIN A TEMPORARY 24" DOME INLET.

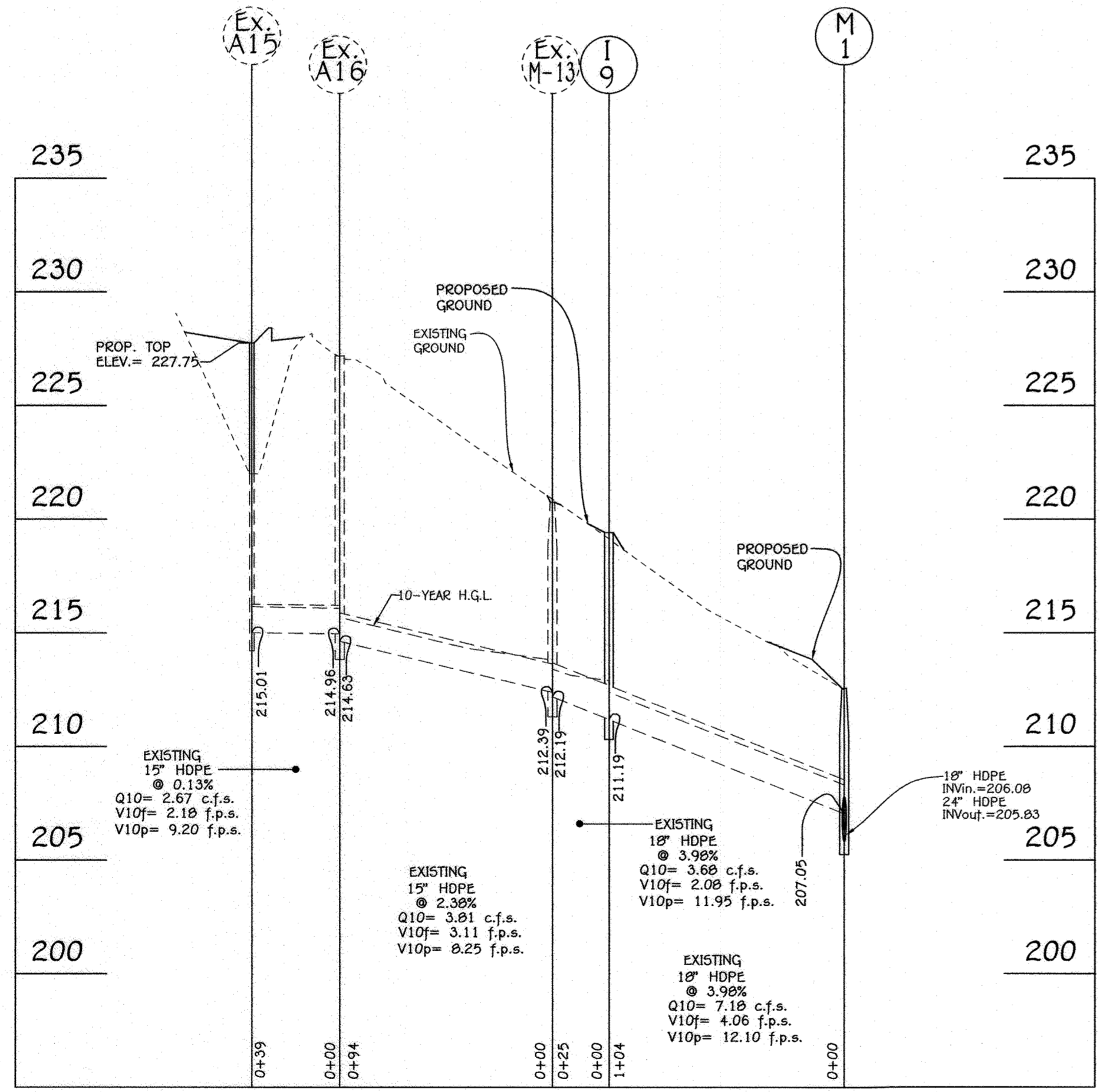
PIPE SCHEDULE		
SIZE	CLASS	LENGTH
15"	HDPE	192'
18"	HDPE	452'
24"	HDPE	35'
30"	HDPE	102'



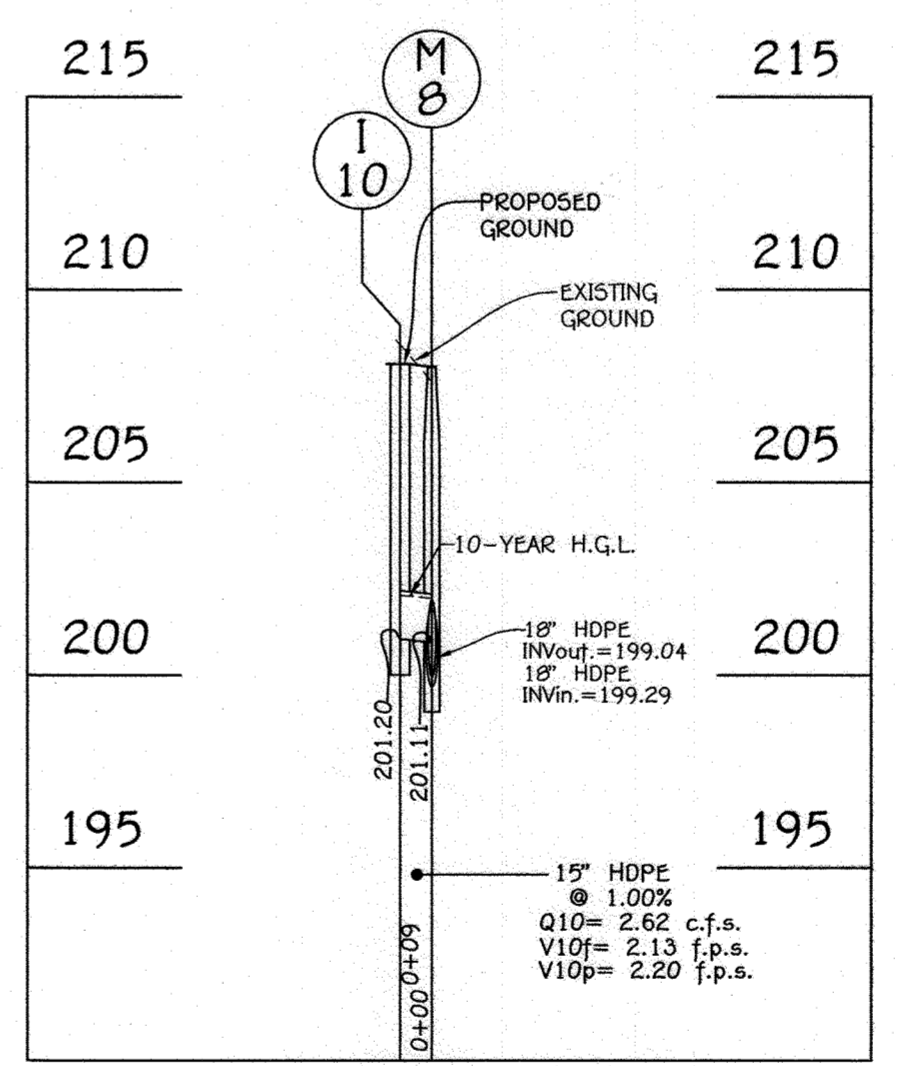
PROFILE
SCALE: HOR. : 1" = 50'
VER. : 1" = 5'



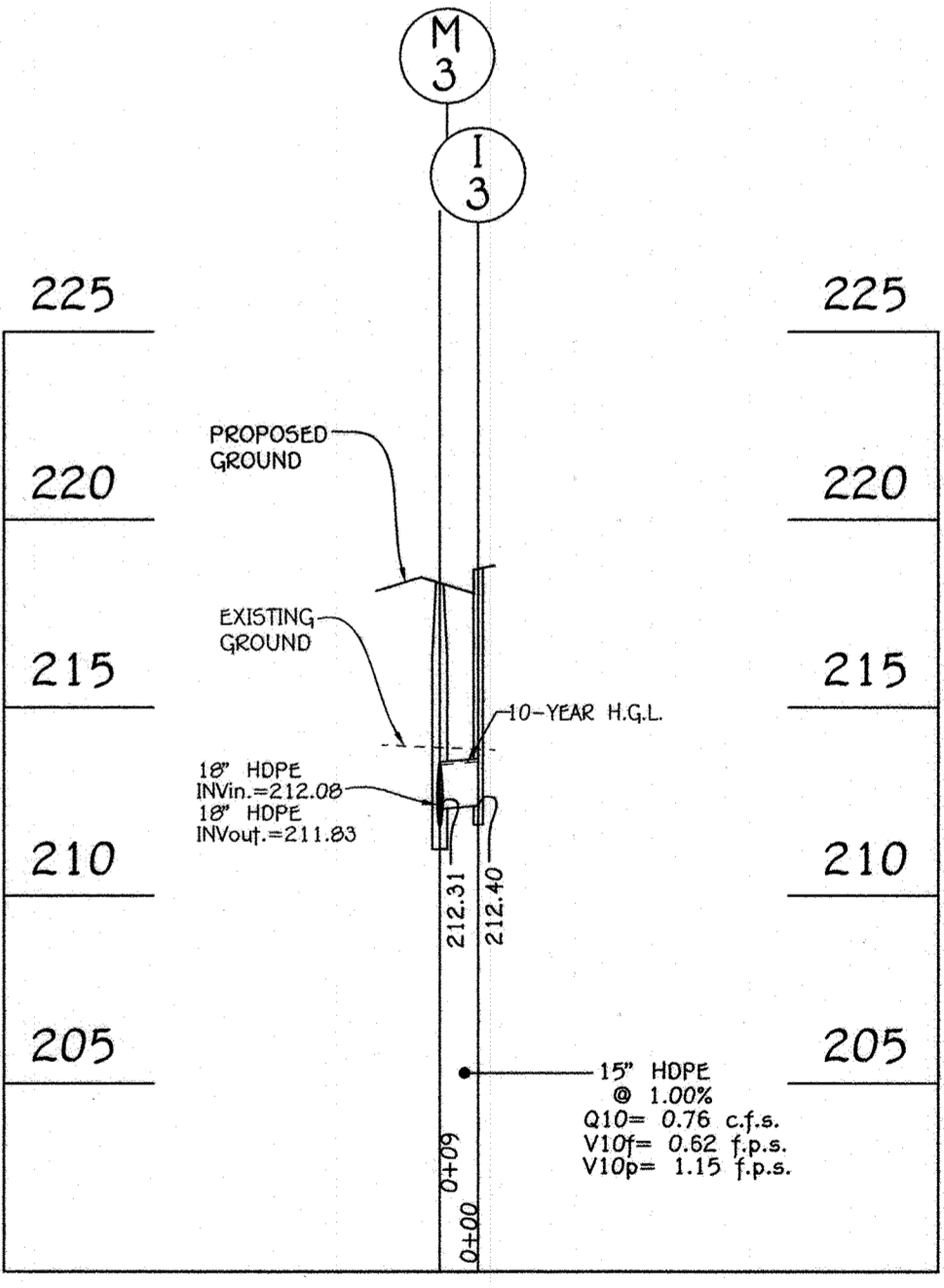
PROFILE
SCALE: HOR. : 1" = 50'
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PROFILE
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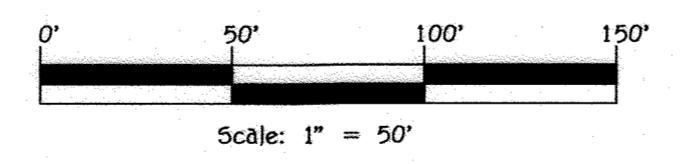
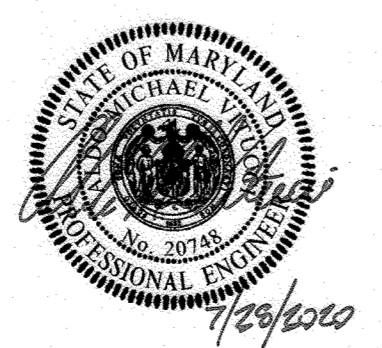
PROFILE
SCALE: HOR. : 1" = 50'
VER. : 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 10-16-20

Chief, Development Engineering Division: *[Signature]* Date: 11-23-20

Director - Department of Planning and Zoning: *[Signature]* Date: 11-23-20



Owner: CHITAN B. MEHTA, BENEFICIARY OF THE CHITAN MEHTA IRREVOCABLE TRUST, 5192 TALBOTS LANDING, ELLICOTT CITY, MARYLAND 21046, 443-295-3802

Developer: ELK RIDGE DEVELOPERS, LLC, 5192 TALBOTS LANDING, ELLICOTT CITY, MD 21046, 443-295-9563

NO.		REVISION		DATE
SUBDIVISION	ELK RIDGE CROSSING II	SECTION	ONE	LOT Nos. 1 - 36
PLAT NO.	N/A	BLOCK NO.	CAC-CL1	ZONE, TAX/ZONE, ELEC. DIST., CENSUS TR. 30, 1st, 601101

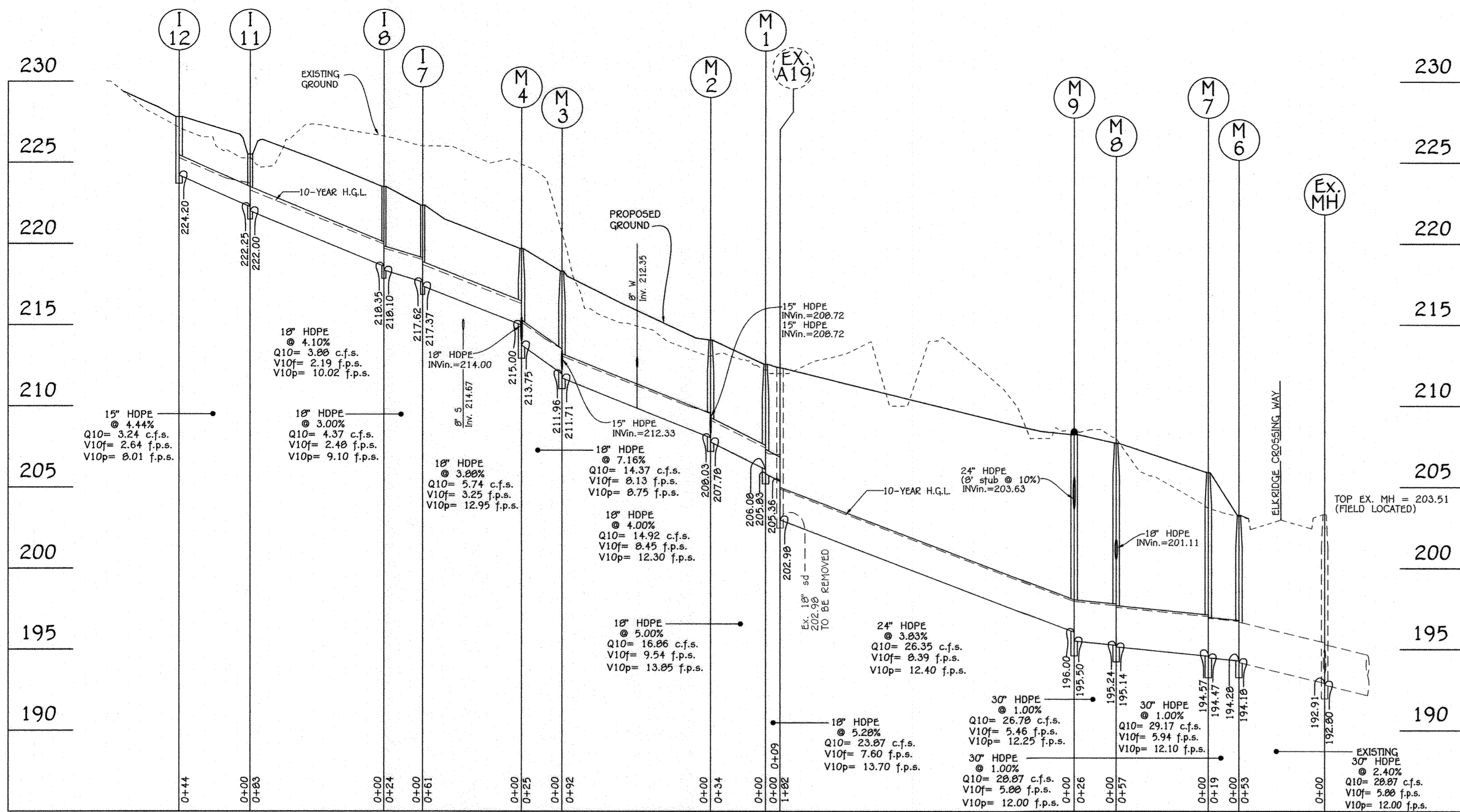
STORM DRAIN PROFILES

ELK RIDGE CROSSING II SECTION ONE

LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing, Parcels A-7 Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel 'A' As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel 'A' Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)

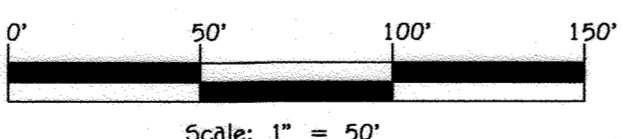
Zoned: CAC-CL1
Tax Map No.: 38 Grid No.: 20 Parcel No.: 38
First Election District: Howard County, Maryland
Scale: As Shown
Date: April 24, 2020
Sheet 10 Of 14



PROFILE
 SCALE: HOR. : 1" = 50'
 VER. : 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *MH* 11/23/20
 Date
 Chief, Development Engineering Division *SR* 10-16-20
 Date
 Director - Department of Planning and Zoning *DR* 11-23-20
 Date



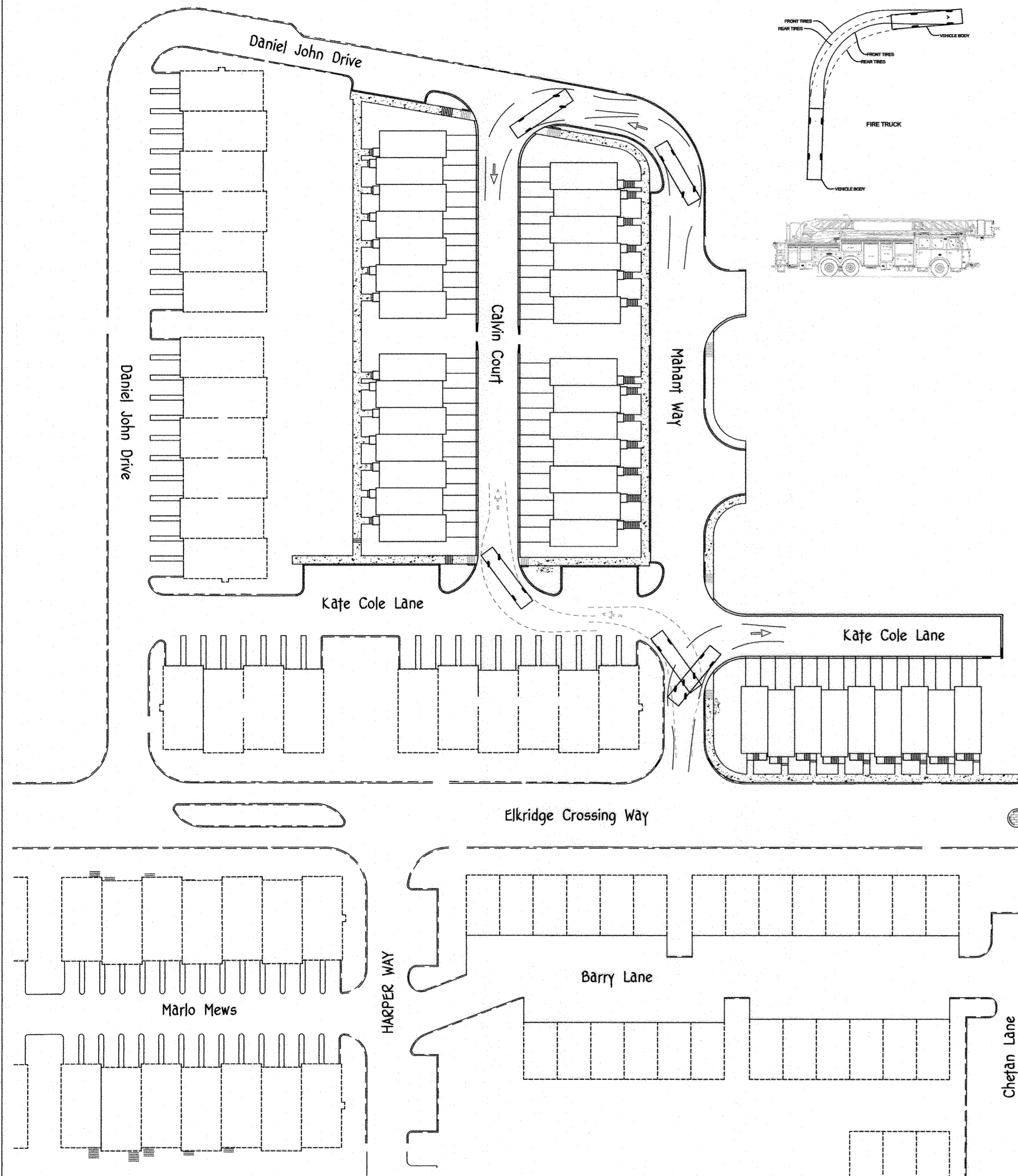
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 5192 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21046
 443-285-3902

Developer
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 5192 TALBOTS LANDING
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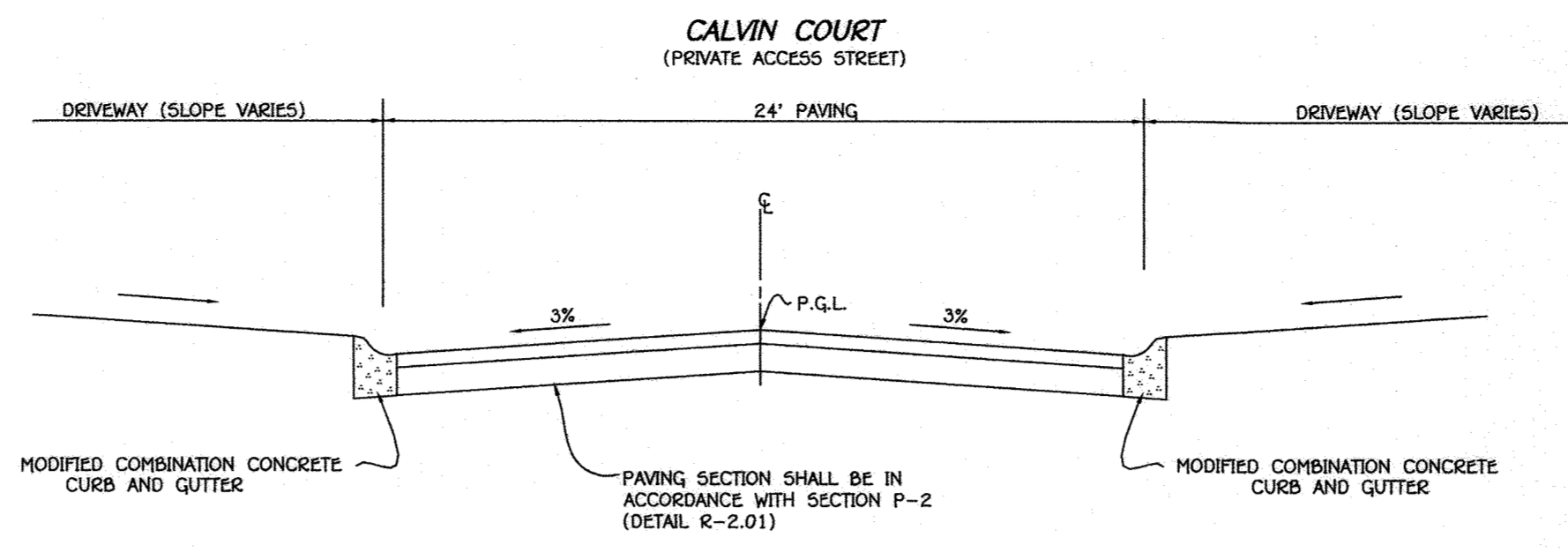
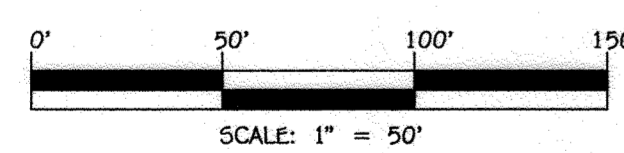
NO.		REVISION		DATE
SUBDIVISION ELKRIDGE CROSSING II SECTION ONE LOT Nos. 1 - 36				
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.
	N/A	CAC-CLJ	3B	1st.
CENSUS TR.		601101		

STORM DRAIN PROFILES
ELKRIDGE CROSSING II SECTION ONE
LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'
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 Zoned: CAC-CLJ
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 3B
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: April 24, 2020
 Sheet 11 Of 14

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7
P-2	PARKING DRIVE ASILES, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)					
		MIN HMA WITH GAB	MIN HMA WITH GAB	MIN HMA WITH GAB	MIN HMA WITH GAB	MIN HMA WITH GAB	MIN HMA WITH GAB
		8.0	4.0	3.0	4.0	4.0	4.0

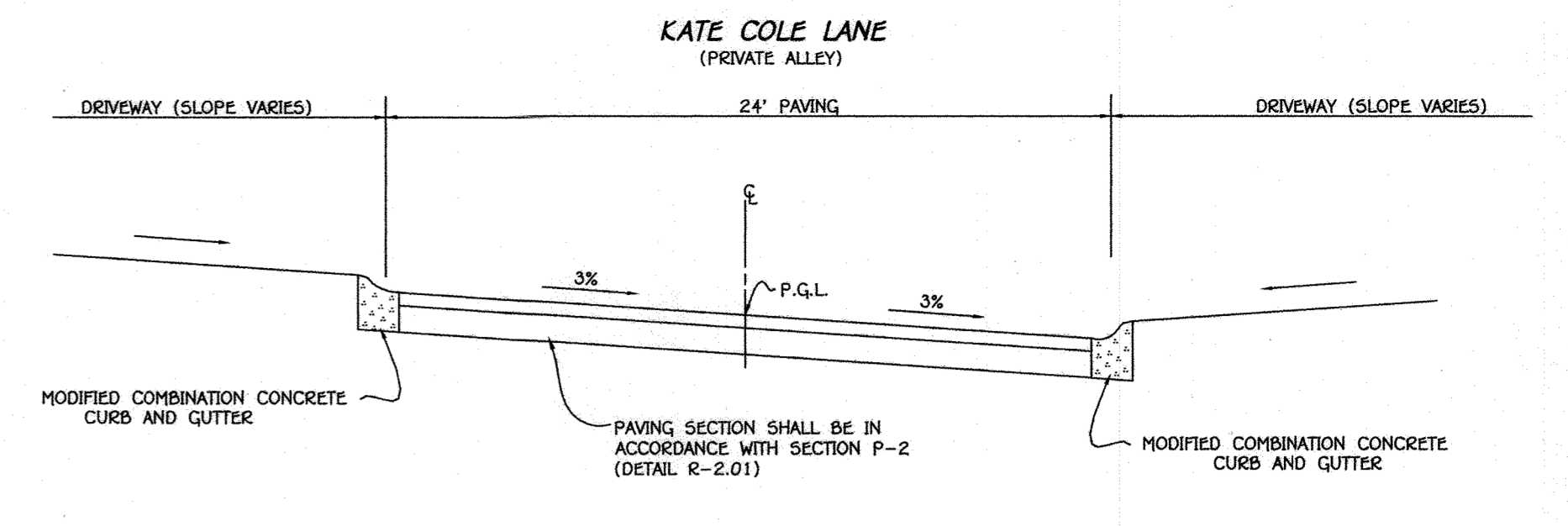


FIRE TRUCK TURNING RADIUS DETAIL



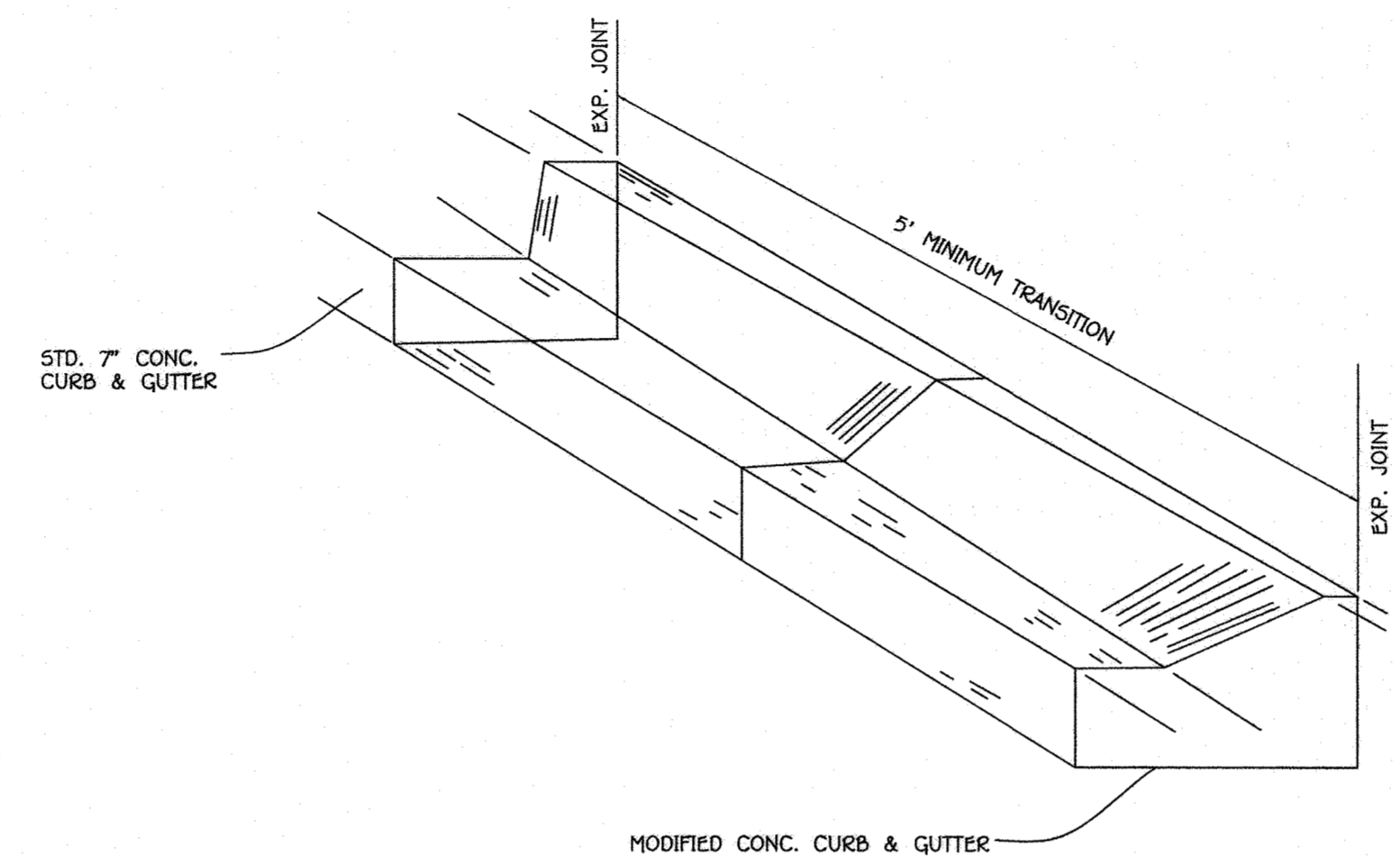
TYPICAL ROADWAY SECTION

NO SCALE



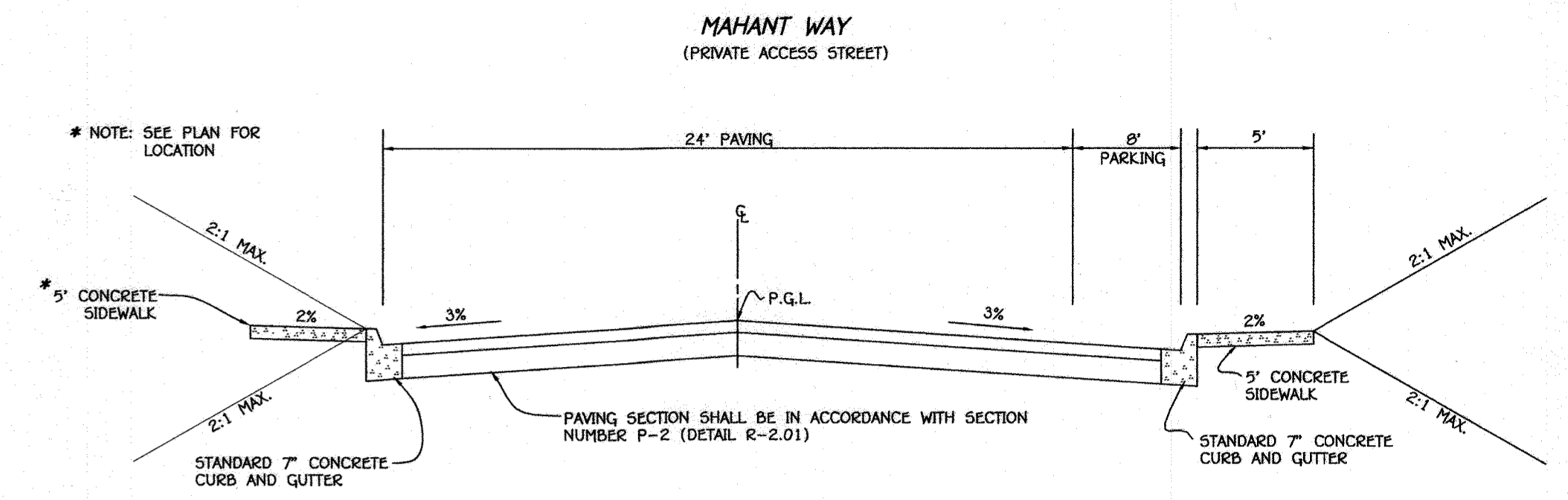
TYPICAL ROADWAY SECTION

NO SCALE



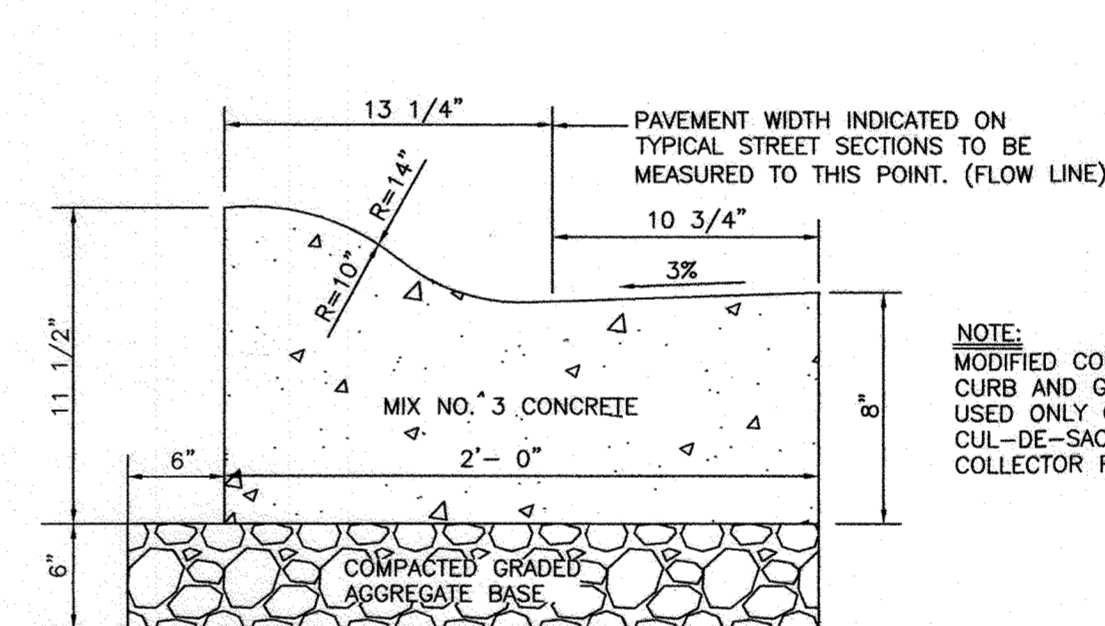
CONCRETE CURB & GUTTER TRANSITION

NO SCALE



TYPICAL ROADWAY SECTION

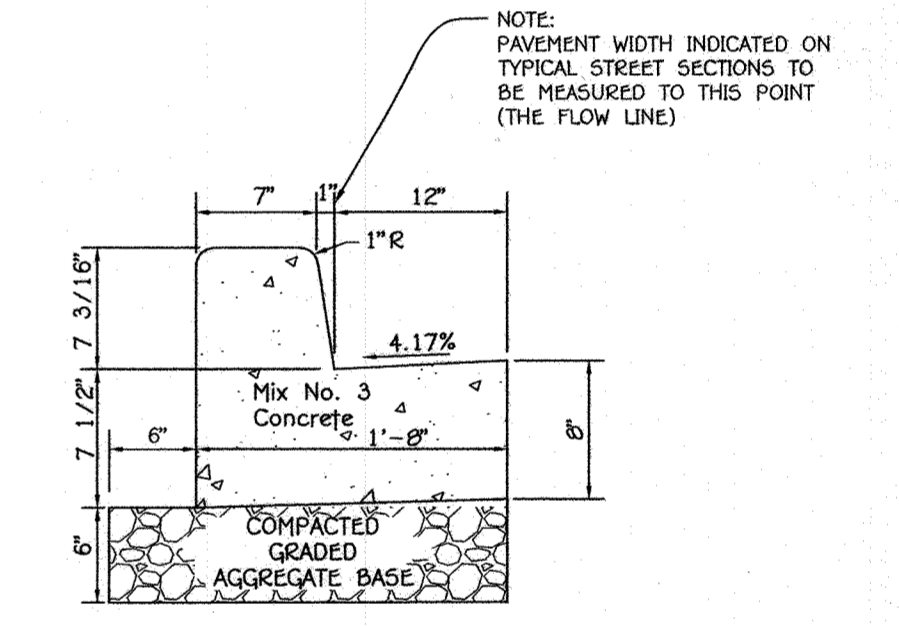
NO SCALE



MODIFIED COMBINATION CURB AND GUTTER

NO SCALE

(R-3.01)

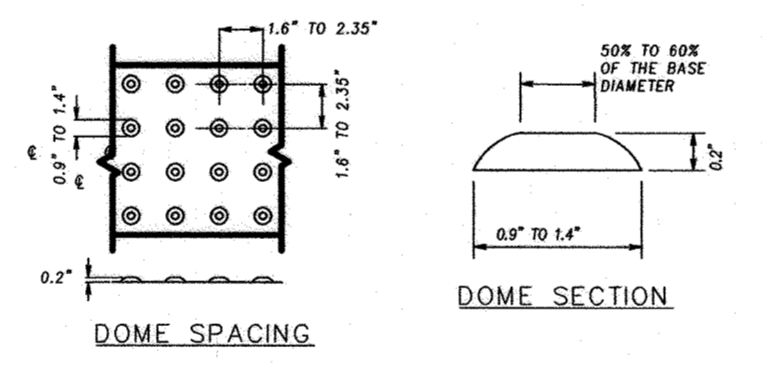


7' COMBINATION CONCRETE CURB AND GUTTER

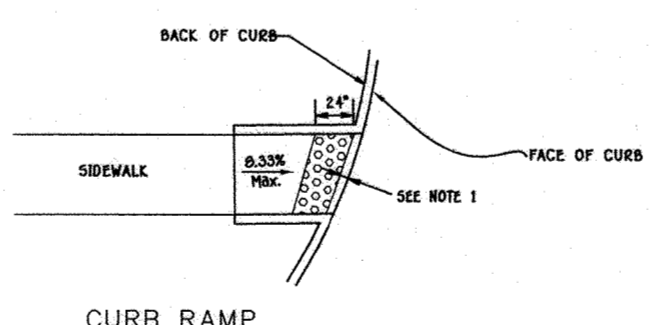
NO SCALE

(R-3.01)

(MATT DETAILS OR OPTIONAL 12"x12" TILE TECH PAVERS(RED))



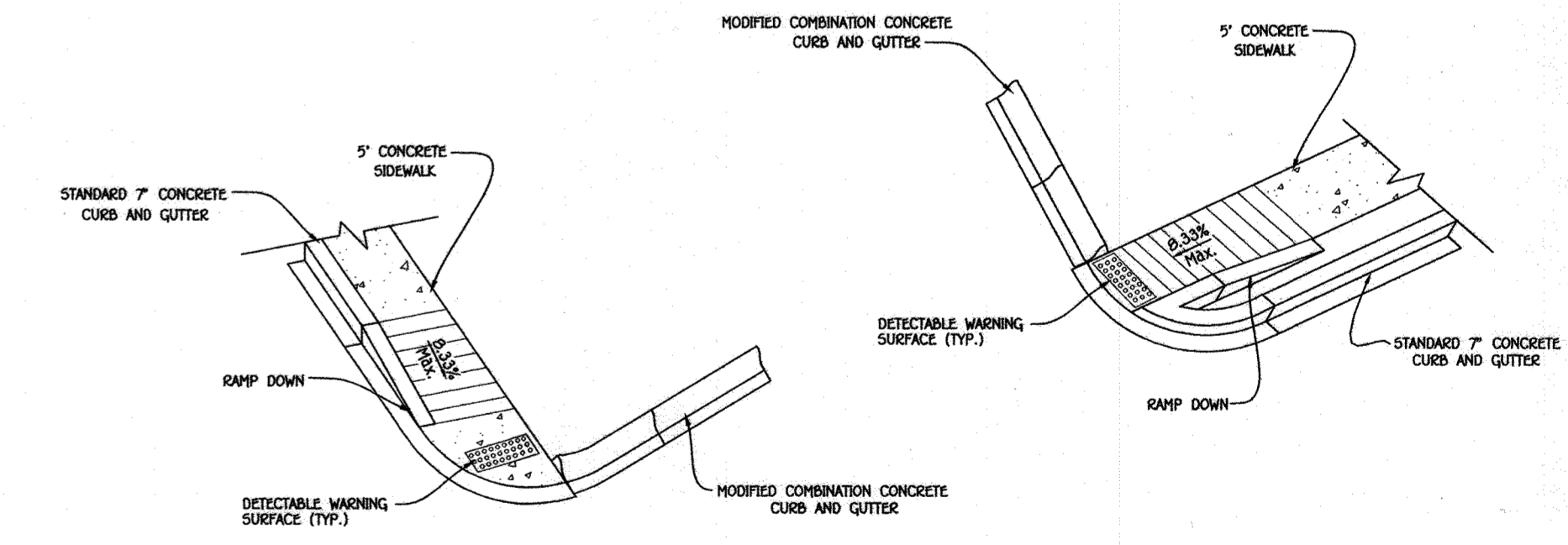
PLACEMENT GUIDELINES



CURB RAMP

- NOTES
1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
 2. FOR SLOVED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
 3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
 4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

DETECTABLE WARNING SURFACE GUIDELINES



SIDEWALK RAMP DETAILS

NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* Date: 10-16-20

Chief, Development Engineering Division *[Signature]* Date: 11-23-20

Director - Department of Planning and Zoning *[Signature]* Date: 11-23-20



Owner
CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
5192 TALBOTS LANDING
ELLCOTT CITY, MARYLAND 21046
443-295-3802

Developer
ELK RIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELLCOTT CITY, MD 21046
443-295-9563

SUBDIVISION		SECTION		LOT Nos.	
ELK RIDGE CROSSING II		ONE		1 - 36	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	N/A	CAC-CL1	30	1st	601101

ROADWAY DETAILS

ELK RIDGE CROSSING II SECTION ONE

LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkrige Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkrige Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 20023 And 20024, And A Resubdivision Of Part Of Bulk Parcel "F", As Shown On Plats Entitled "Elkrige Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "F" Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062)

Zone: CAC-CL1
Grid No: 20 Parcel No: 30
First Election District: Howard County, Maryland
Scale: As Shown
Date: April 24, 2020
Sheet 12 of 14

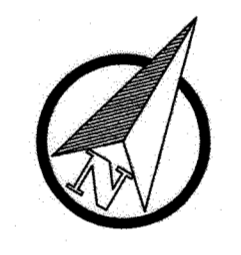


SOILS LEGEND		
SOIL	NAME	CLASS
Fa	Fallsington sandy loam, 0 to 2 percent slopes	B
RaD	Russett fine sandy loam, 10 to 15 percent slopes	C
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	C
U1D	Urban land-Udorthents complex, 0 to 15 percent slopes	A

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

DRAINAGE AREA DATA						
STRUCTURE NO.	DRAINAGE AREA	AREA (Sq.Ft.)	AREA (Acres)	C'	ZONED	% IMP.
I-1	A	7,542	0.17	0.80	CAC-CL1	78%
I-2	B	9,005	0.21	0.78	CAC-CL1	75%
I-3	C	4,733	0.11	0.82	CAC-CL1	82%
I-4	D	9,041	0.21	0.78	CAC-CL1	76%
I-5	E	6,296	0.14	0.80	CAC-CL1	79%
I-6	F	8,067	0.19	0.75	CAC-CL1	72%
I-7	G	14,585	0.33	0.53	CAC-CL1	40%
I-8	H	4,004	0.09	0.85	CAC-CL1	86%
I-9	I	23,301	0.53	0.80	CAC-CL1	90%
I-10	J	16,267	0.37	0.82	CAC-CL1	82%
Ex. A-15	K	16,260	0.37	0.73	CAC-CL1	69%
Ex. A-42	L	14,696	0.34	0.40	CAC-CL1	21%
I-11	M	9,700	0.22	0.26	CAC-CL1	1%
I-12	N	41,806	0.96	0.40	CAC-CL1	21%
Ex. A-19	O	9,794	0.42	0.76	CAC-CL1	73%
Ex. A-16	P	6,601	0.16	0.76	CAC-CL1	73%
Ex. A-43	Q	63,277	1.23	0.36	CAC-CL1	15%
M-9*	R	33,004	0.76	0.50	CAC-CL1	35%

* - MANHOLE M-9 WILL CONTAIN A TEMPORARY 24" DOME INLET.



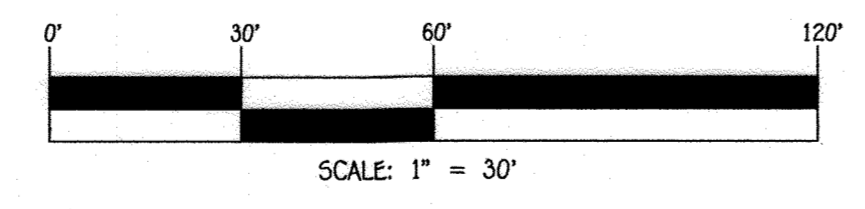
LEGEND	
SYMBOL	DESCRIPTION
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	EXISTING CONTOUR 2' INTERVAL
100	PROPOSED CONTOUR 10' INTERVAL
102	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
~~~~~	EXISTING TREELINE
~~~~~	65 DBA NOISE LINE (Unmitigated)
---	ZONING LINE
○	STORM DRAIN
☼	STREET LIGHT (existing)
☼	STREET LIGHT (proposed)
■	PROPOSED BENCH
○	TREE (proposed)
○	TREE (existing)
□	PROPOSED MAILBOX BANK
6-12	BORING LOCATION
○	PROPOSED 1-1/2" TWIN WHC
○	PROPOSED 4" SHC

I:\2018\1807\Engineering\Drawings\SDP\118807\Sheet 13.DWG MAP.Avg. C-13_sub-20-007.11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

Chief, Division of Land Development *[Signature]* 11/28/20
 Chief, Development Engineering Division *[Signature]* 10-16-20
 Director - Department of Planning and Zoning *[Signature]* 11-23-20



Owner
 CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
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Developer
 ELKRIDGE DEVELOPERS, LLC
 5192 TALBOTS LANDING
 ELLICOTT CITY, MD 21046
 443-285-9563

NO.	REVISION	DATE

SUBDIVISION	SECTION	LOT Nos.
ELKRIDGE CROSSING II	ONE	1 - 36

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	N/A	CAC-CL1	3B	1st	601101

STORM DRAIN DRAINAGE AREA MAP
ELKRIDGE CROSSING II
SECTION ONE
 LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 & NON-BUILDABLE BULK PARCEL 'A'

(Being A Resubdivision Of Parcels B-1 And D-1, As Shown On Plats Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels A-1, B-1, C-1 And D-1, Resubdivision Of Elkridge Crossing-Parcels A-D" Recorded Among The Aforesaid Land Records As Plat Nos. 2002B And 2002A, And A Resubdivision Of Part Of Bulk Parcel "P", As Shown On Plats Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel "P" Recorded Among The Aforesaid Land Records As Plat Nos. 23050 Thru 23055)

Zone: CAC-CL1
 Tax Map No: 3B Grid No: 20 Parcel No: 3B
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: April 24, 2020
 Sheet 13 of 14

