

# SITE DEVELOPMENT PLANS

## THE BLUFFS AT ELLICOTT MILLS

### SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

36	8G17	JOSEPH ELLICOTT CT.
35	8G15	" " " "
34	8G13	" " " "
33	8G11	" " " "
32	8G07	" " " "
31	8G06	" " " "
30	8G03	" " " "
29	8G01	JOSEPH ELLICOTT CT.
28	8G20	QUAKER BROTHERS CT.
27	8G22	" " " "
26	8G24	" " " "
25	8G26	" " " "
24	8G27	" " " "
23	8G25	" " " "
22	8G23	" " " "
21	8G21	QUAKER BROTHERS CT.
20	8G00	ANDREW ELLICOTT CT.
19	8G02	" " " "
18	8G04	" " " "
17	8G06	" " " "
16	8G05	" " " "
15	8G07	" " " "
14	8G09	" " " "
13	8G11	" " " "
12	8G15	" " " "
11	8G17	" " " "
10	8G19	" " " "
9	8G21	" " " "
8	8G25	" " " "
7	8G27	" " " "
6	8G29	" " " "
5	8G31	ANDREW ELLICOTT CT.
4	8G10	JOHN ELLICOTT CT.
3	8G08	JOHN ELLICOTT CT.
2	8G06	JOHN ELLICOTT CT.
1	8G04	JOHN ELLICOTT CT.
UNIT NO.	STREET ADDRESS	ADDRESS CHART

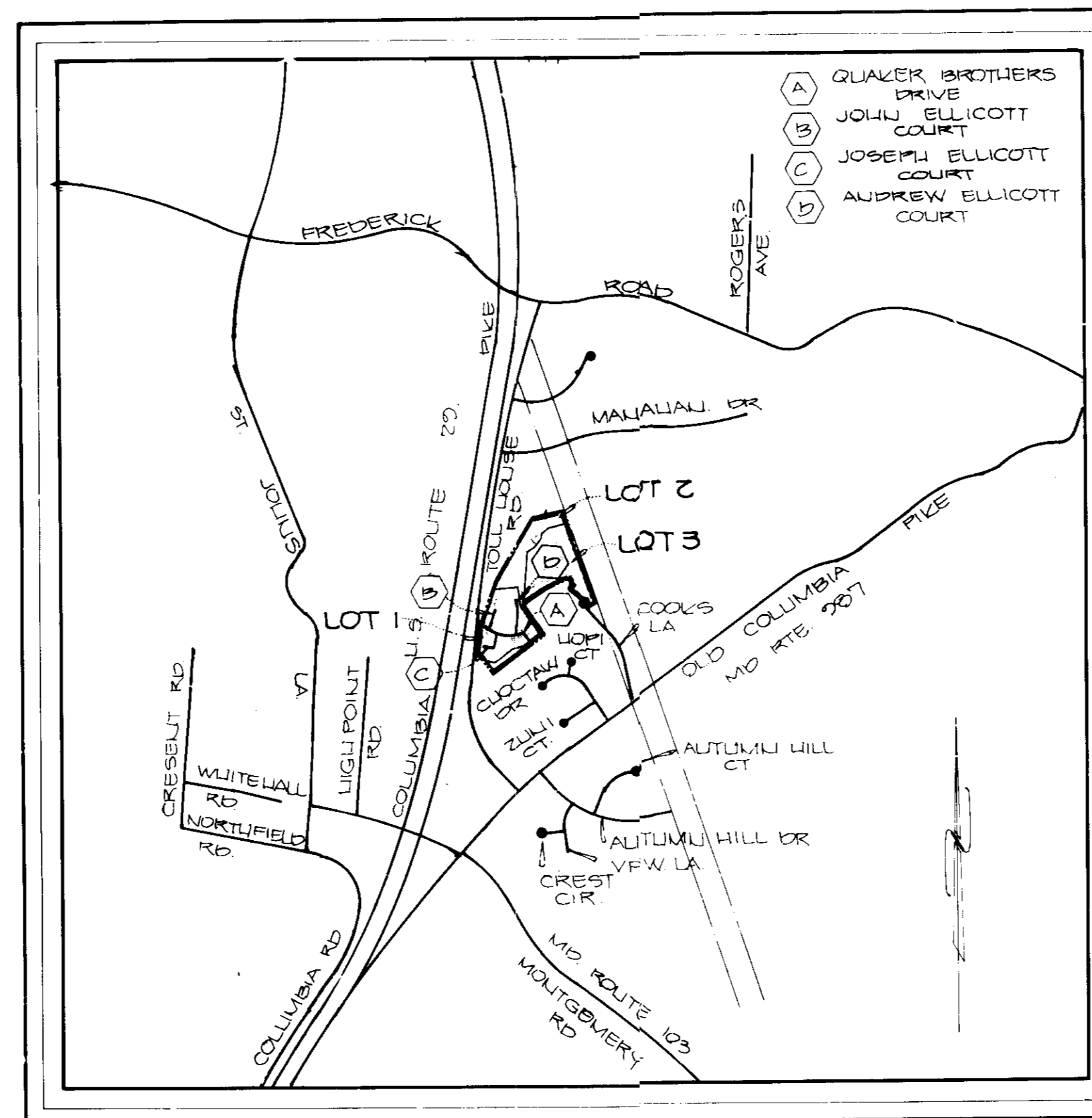
**BENCH MARKS:**

BM #1 ELEVATION 343.27  
TRAVERSE STA "T-4", 1/2" REBAR WITH  
RED CAP LOCATED 4' OFF EDGE OF PAVING  
AT STA 2+42 ALONG TOLL HOUSE ROAD

BM #2 ELEVATION 337.04  
TRAVERSE STA "T-3", 1/2" REBAR WITH  
RED CAP LOCATED ALONG TOLL HOUSE ROAD  
APPROXIMATELY 400' NORTH OF PROPOSED  
INTERSECTION OF QUAKER BROTHER DRIVE  
AND TOLL HOUSE ROAD

6-21-89

REVISED ADDRESS CHART  
APRIL 17, 1991



VICINITY MAP  
SCALE 1" = 1200'

**SHEET INDEX:**

- 1 TITLE SHEET
- 2 SITE DEVELOPMENT PLAN
- 3 SITE DEVELOPMENT PLAN
- 4 SEDIMENT CONTROL PLAN
- 5 SEDIMENT CONTROL PLAN
- 6 LANDSCAPE PLAN
- 7 DETAIL SHEET
- 8 PRIVATE SEWER PROFILES
- 9 PRIVATE SEWER PROFILES

**GENERAL NOTES**

1. SUBJECT PROPERTY ZONED R-ED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT) PER 8/3/85 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF 18.5 ACRES ±.
3. TOTAL NUMBER OF UNITS PROPOSED 37: (2 UNITS/GROSS AREA 2X18.5 ACRES = 37).
4. TOTAL NUMBER OF UNITS PROPOSED = 37 (FOR PROJECT AREA ONLY)
  - a) SINGLE FAMILY ATTACHED: 36
  - b) SINGLE FAMILY DETACHED: 1
 SINGLE FAMILY DETACHED LOCATED ON LOT NO. 3 OF THIS SUBDIVISION AND IS NOT PART OF THIS SITE DEVELOPMENT PLAN.
5. TOTAL AREA OF LIMIT OF SUBMISSION 8.10 AC. ±.
6. TOTAL NUMBER PARKING SPACES REQUIRED: 72 (2 SPACES/ UNITS = 2 X 36 = 72 SPACES). (FOR PROJECT AREA ONLY)
7. TOTAL NUMBER OF PARKING SPACES PROVIDED: 24.
8. PROPERTY COVERAGE FOR STRUCTURES 40% PER ZONING REGULATION. PROPOSED COVERAGE 3.90%.
9. STORMWATER MANAGEMENT FOR THIS PROJECT IS ON LOT NO. 2 OF THIS SUBDIVISION AND HAS BEEN CONSTRUCTED SEE F 89-158.
10. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SUBDIVISION.
11. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 301-992-2437.
12. EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
13. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE (3) DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
14. ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
15. ALL INTERIOR ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.
16. THIS PLAN IS SUBJECT TO P. B. CASE NO. 246, S 89-14, P 89-40 AND F 89-158 AND WP 90-011 (WALKER FOR WALKS ALONG ROAD)
17. THE PROPERTY IS RECORDED IN THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 8801.
18. TYPICAL HOUSE DIMENSIONS, SCHEMATIC PROFILES ARE SHOWN ON SHEET NO. 4.
19. UNITS 4, 5, 9, 12 THRU 17, 21, 24 THRU 29 AND 32 THRU 36 WILL NOT BE PERMITTED TO PARK IN DRIVEWAY OUTSIDE OF GARAGE.
20. SUBJECT PROPERTY IS LOCATED ON TAX MAP NO. 24 GRID 18 PARCEL NO. 904.
21. PARKING SPACE BREAKDOWN:
  - A) GARAGES: 51
  - B) DRIVEWAYS: 18
  - C) COMMON PARKING AREAS: 25
  - D) TOTAL NUMBER OF PARKING SPACES: 94.
22. AREA OF OPEN SPACE TO REMAIN ON SITE: 4.445 AC.
23. PERCENTAGE OF OPEN SPACE TO REMAIN ON SITE: 100%  
\* WP-90-11 APPROVED 11-2-89

THE BLUFFS AT ELLICOTT MILLS  
GENERAL PARTNERSHIP  
C/O LAND DESIGN AND DEVELOPMENT  
8307 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043  
TELEPHONE NO. 301-461-7100

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
8388 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043  
(301) 461-2855

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

*Christina J. Roberts*  
SIGNATURE OF ENGINEER  
5/22/89  
DATE

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

*Christina J. Roberts*  
SIGNATURE OF DEVELOPER  
5/22/89  
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
*James M. Miller* 9/24/89  
DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Robertson* 9/24/89  
DATE  
HOWARD SOIL CONSERVATION DISTRICT

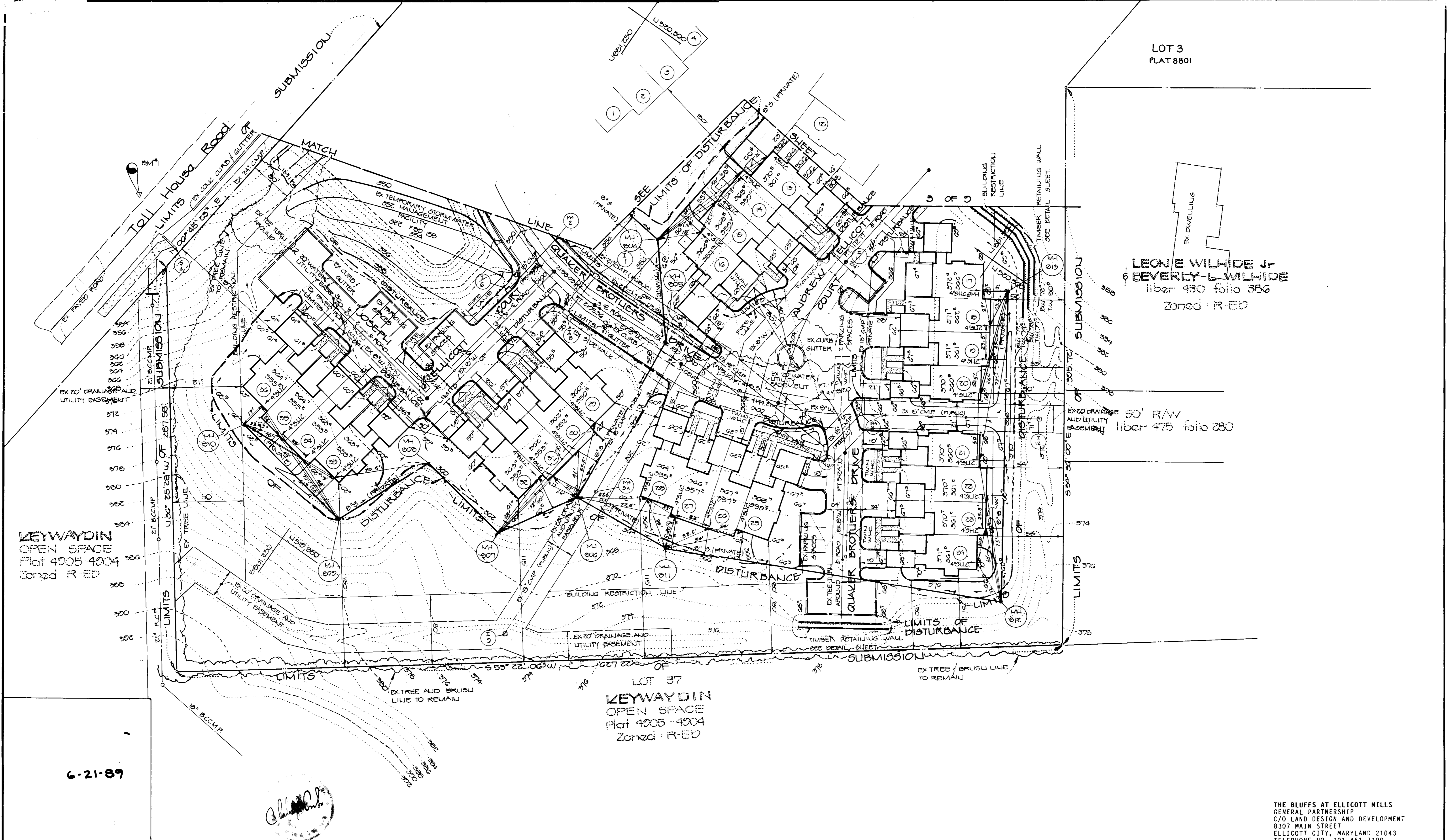
APPROVED: DEPT. OF PLANNING AND ZONING  
*Joseph S. Smith* 11/19/89  
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.  
*Robert S. Smith* 12-6-89  
DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS  
*John R. Robertson* 10-7-89  
DATE

PROPERTY/SUBDIVISION		SECTION/AREA	PARCEL/LOT NO.
THE BLUFFS AT ELLICOTT MILLS			1A402
PLAT NO./L.F.	BLOCK NO.	ZONE	TAX/ZONE
8801	18	R-ED	29
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
F-04	M-100	BE02JD	TR 0025

**SITE DEVELOPMENT PLAN**  
**THE BLUFFS AT ELLICOTT MILLS**  
UNITS 1-36  
2nd ELECTION DISTRICT  
24 GRID 18 PARCEL 904  
HOWARD COUNTY, MARYLAND  
5-1-89



KEYWAYDIN  
OPEN SPACE  
Plot 4005-4004  
Zoned R-ED

LOT 37  
KEYWAYDIN  
OPEN SPACE  
Plot 4005-4004  
Zoned R-ED

LEONE WILHIDE &  
BEVERLY L. WILHIDE  
liber #30 folio 386  
Zoned R-ED

6-21-89

<p>FISHER, COLLINS &amp; CARTER, INC. CIVIL ENGINEERS &amp; LAND SURVEYORS 8388 COURT AVENUE ELLICOTT CITY, MARYLAND 21043 (301) 461-2855</p>	<p>ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p><i>Charles P. Fisher</i> SIGNATURE OF ENGINEER 5/22/89 DATE</p>	<p>DEVELOPER'S CERTIFICATE "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."</p> <p><i>Christine A. Roberts</i> SIGNATURE OF DEVELOPER 5/22/89 DATE</p>	<p>REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS <i>John R. Robertson</i> 9/23/89 DATE U.S. SOIL CONSERVATION SERVICE</p> <p>THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. APPROVED: <i>John R. Robertson</i> 9/23/89 DATE HOWARD SOIL CONSERVATION DISTRICT</p>	<p>APPROVED: DEPT. OF PLANNING AND ZONING <i>Joseph R. Keith</i> 11/19/89 DATE DIRECTOR</p> <p><i>Frank J. DeAngelis</i> 4/2/89 DATE CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.</p> <p>APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS <i>John W. Smith</i> 11-11-89 DATE HEALTH OFFICER</p>	<p>APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER &amp; SEWER AND STORM DRAINAGE SYSTEMS AND ROADS. <i>Robert W. Bennett</i> 10-6-89 DATE DIRECTOR, PUBLIC WORKS</p> <p><i>John S. Kelly</i> 10-5-89 DATE CHIEF, BUREAU OF ENGINEERING</p>	<p>SITE DEVELOPMENT PLAN <b>THE BLUFFS AT ELLICOTT MILLS</b> UNITS 1-36 2nd ELECTION DISTRICT TAX MAP 21 GRID 18 PARCEL 204 HOWARD COUNTY, MARYLAND SCALE: 1" = 30' MAY 15, 1988 SHEET 2 OF 3</p>
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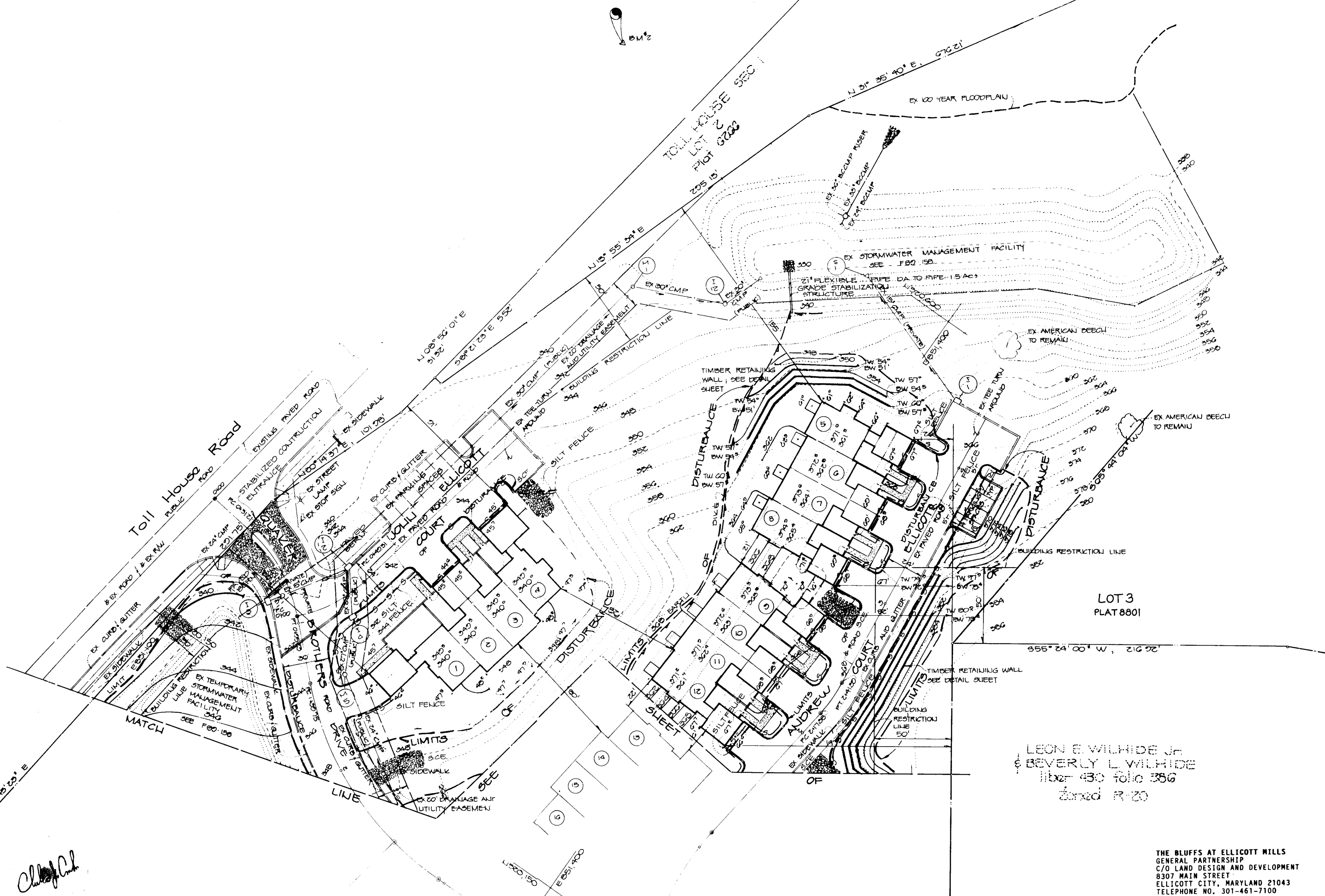
AC PERMIT 11/21/91

SDF 89-237



CONSTRUCTION ENTRANCE

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



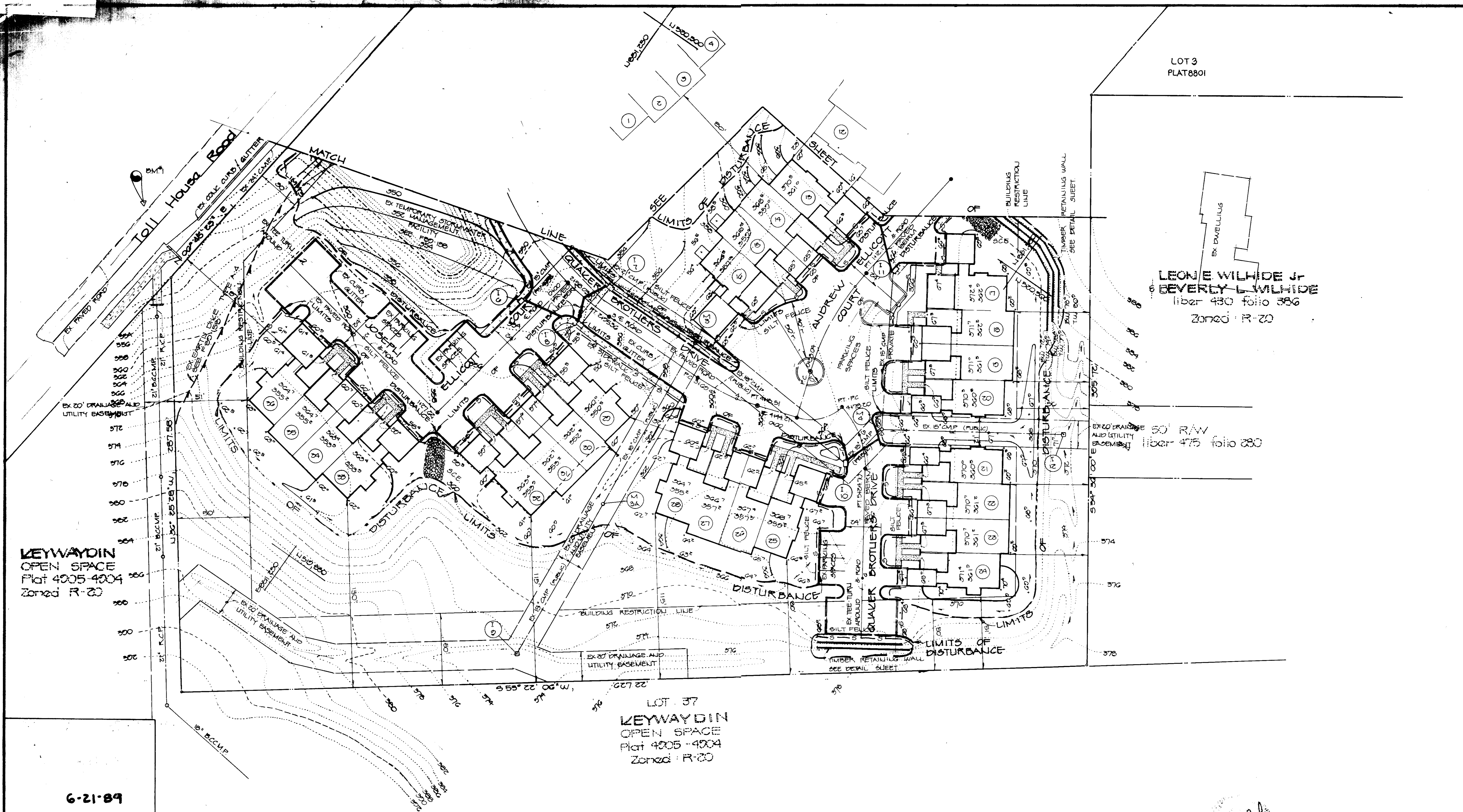
6-21-89

*Chris A. Richards*

LEON E. WILHIDE Jr.  
 & BEVERLY L. WILHIDE  
 Liber 430 folio 356  
 Zoned R-20

THE BLUFFS AT ELLICOTT MILLS  
 GENERAL PARTNERSHIP  
 C/O LAND DESIGN AND DEVELOPMENT  
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FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS 8388 COURT AVENUE ELLICOTT CITY, MARYLAND 21043 (301)461-2855	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT DATE: 5/22/89 SIGNATURE OF ENGINEER: <i>Chris A. Richards</i>	DEVELOPER'S CERTIFICATE I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DATE: 5/22/89 SIGNATURE OF DEVELOPER: <i>Christie A. Richards</i>	REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS DATE: 7/22/89 SIGNATURE: <i>John R. Robertson</i> HOWARD SOIL CONSERVATION DISTRICT	APPROVED DEPT. OF PLANNING AND ZONING DATE: 11/9/89 SIGNATURE: <i>James H. Hutto</i> DIRECTOR	APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS DATE: 10-4-89 SIGNATURE: <i>R. L. Bump</i> DIRECTOR, PUBLIC WORKS	SEDIMENT CONTROL PLAN <b>THE BLUFFS AT ELLICOTT MILLS</b> UNITS 1-30 2nd ELECTION DISTRICT 100' WIDE 20' DEEP PARCEL: 900 HOWARD COUNTY, MARYLAND SCALE: 1"=20' MAY 15, 1980 SHEET 4 OF 9
	APPROVED HOWARD COUNTY HEALTH DEPT FOR PUBLIC WATER AND SEWERAGE SYSTEMS DATE: 10-11-89 SIGNATURE: <i>John W. Zolner</i> HEALTH OFFICER	APPROVED DEPARTMENT OF ENGINEERING DATE: 10-5-89 SIGNATURE: <i>William S. Reed</i> CHIEF, BUREAU OF ENGINEERING	PROPERTY/SUBDIVISION: THE BLUFFS AT ELLICOTT MILLS SECTION/AREA: 1A/D/C LOT NO: 2 PLAT NO./L.F. BLOCK NO. ZONE TAX/ZONE ELEC. DIST CENSUS TR 8801 10 R-20 24 BECOLD 0025 WATER CODE: F-04 SEWER CODE: 140100			



LOT 3  
PLAT 8801

LEONE WILHIDE JR  
BEVERLY L WILHIDE  
liber 430 folio 356  
Zoned R-20

50' R/W  
liber 475 folio 280

KEYWAYDIN  
OPEN SPACE  
Plat 4005-4004  
Zoned R-20

LOT 37  
KEYWAYDIN  
OPEN SPACE  
Plat 4005-4004  
Zoned R-20

6-21-89

*Christina A. Roland*

THE BLUFFS AT ELLICOTT MILLS  
GENERAL PARTNERSHIP  
C/O LAND DESIGN AND DEVELOPMENT  
8307 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043  
TELEPHONE NO. 301-461-7100

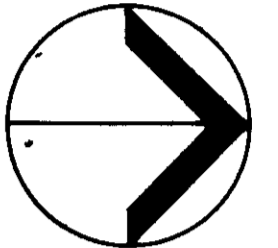
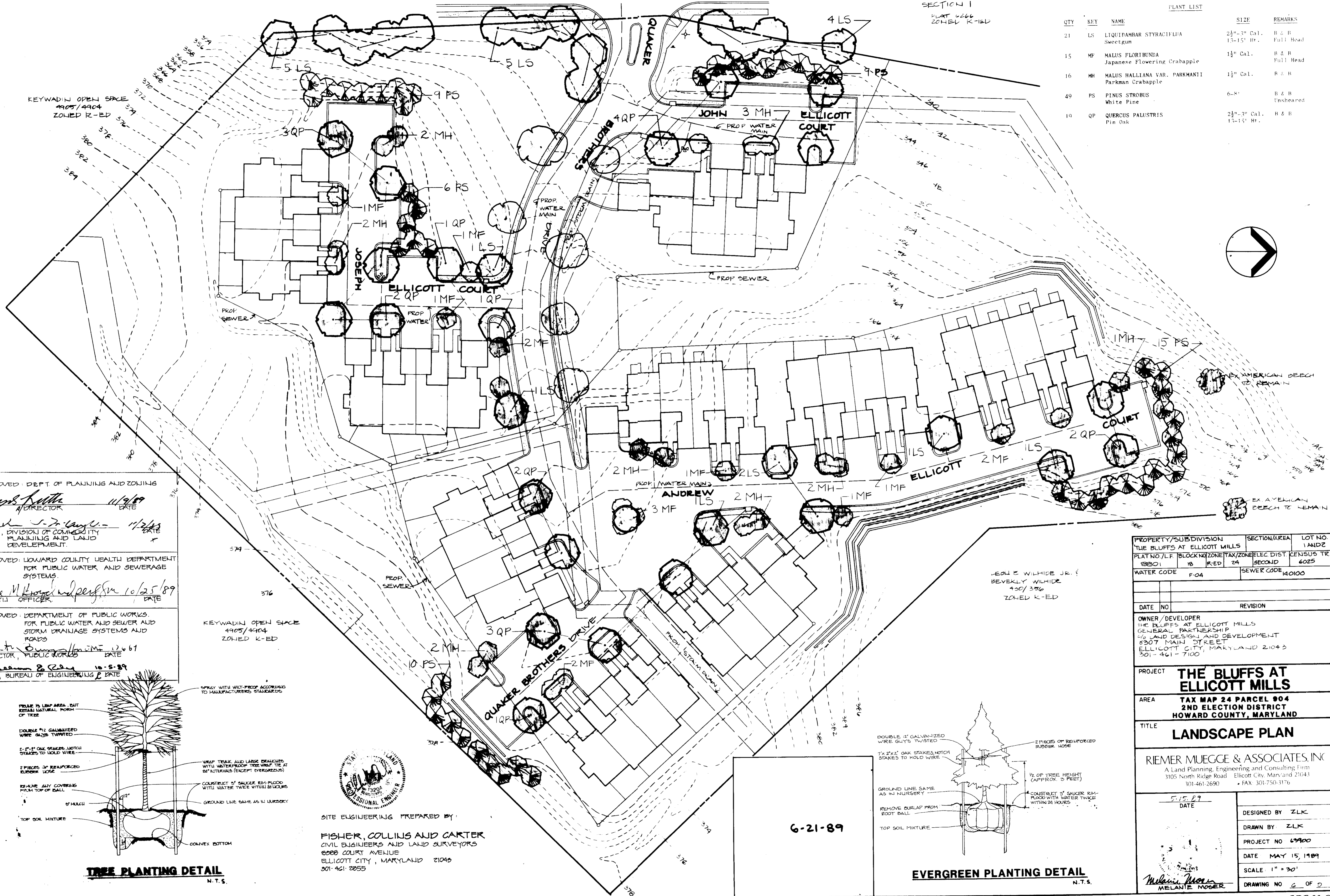
<p>FISHER, COLLINS &amp; CARTER, INC. CIVIL ENGINEERS &amp; LAND SURVEYORS 8388 COURT AVENUE ELLICOTT CITY, MARYLAND 21043 301-461-2855</p>	<p><b>ENGINEER'S CERTIFICATE</b> I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p><i>Christina A. Roland</i> SIGNATURE OF ENGINEER 5/22/89 DATE</p>	<p><b>DEVELOPER'S CERTIFICATE</b> "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."</p> <p><i>Christina A. Roland</i> SIGNATURE OF DEVELOPER May 22, 1989 DATE</p>	<p>REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS</p> <p><i>John H. Robertson</i> SOIL CONSERVATION SERVICE 9/22/89 DATE</p> <p>THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p>APPROVED: <i>John H. Robertson</i> HOWARD SOIL CONSERVATION DISTRICT 9/2/89 DATE</p>	<p>APPROVED: DEPT. OF PLANNING AND ZONING</p> <p><i>Joseph J. Kelly</i> DIRECTOR 11/9/87 DATE</p> <p><i>Mark J. Z. Kelly</i> CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 11/2/89 DATE</p> <p>APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS</p> <p><i>James J. Zupka</i> HEALTH OFFICER 10-14-87 DATE</p>	<p>APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER &amp; SEWER AND STORM DRAINAGE SYSTEMS AND ROADS</p> <p><i>Robert B. ...</i> DIRECTOR, PUBLIC WORKS 12-6-87 DATE</p> <p><i>William B. ...</i> CHIEF, BUREAU OF ENGINEERING 10-5-88 DATE</p> <p>PROPERTY/SUBDIVISION: THE BLUFFS AT ELLICOTT MILLS SECTION/AREA: 1A102 LOT NO: 37</p> <p>PLAT NO./L.F.: 8801 BLOCK NO.: 18 ZONE: R20 TAX/ZONE: 24 ELEC. DIST.: SECOND CENSUS TR.: 0025</p> <p>WATER CODE: F04 SEWER CODE: 140100</p>	<p><b>SEDIMENT CONTROL PLAN</b> <b>THE BLUFFS AT ELLICOTT MILLS</b> UNITS 1-36 2ND ELECTION DISTRICT 12X 1/2" = 24' GRID 10' PERCEL 20X HOWARD COUNTY, MARYLAND SCALE: 1" = 40' MAY 15, 1989 SHEET 5 OF 7</p>
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TOLL HOUSE ROAD

TOLL HOUSE SECTION I  
PLAT 0266  
ZONED R-ED

PLANT LIST

QTY	KEY	NAME	SIZE	REMARKS
21	LS	LIQUIDAMBAR STYRACIFLUA Sweetgum	2 1/2"-3" Cal. 13-15' Ht.	B & B Full Head
15	MF	MALUS FLORIBUNDA Japanese Flowering Crabapple	1 1/2" Cal.	B & B Full Head
16	MH	MALUS HALLIANA VAR. PARKMANTI Parkman Crabapple	1 1/2" Cal.	B & B
49	PS	PINUS STROBUS White Pine	6-8"	B & B Unsheared
10	QP	QUERCUS PALUSTRIS Pin Oak	2 1/2"-3" Cal. 13-15' Ht.	B & B



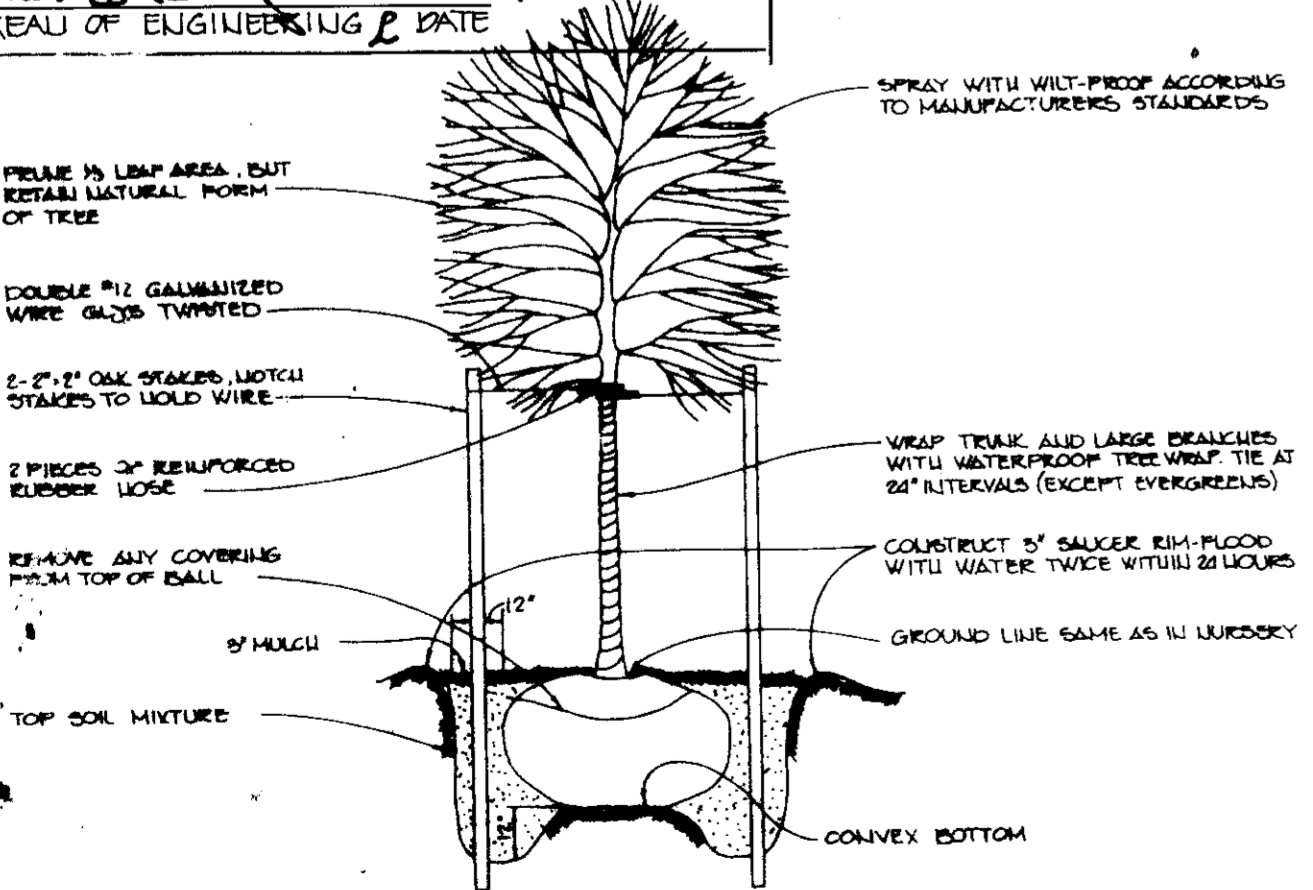
APPROVED: DEPT. OF PLANNING AND ZONING  
*Joseph R. Little* 11/9/89  
DIRECTOR

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT  
FOR PUBLIC WATER AND SEWERAGE SYSTEMS.  
*Joyce M. Howard* 10/25/89  
HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS  
FOR PUBLIC WATER AND SEWER AND  
STORM DRAINAGE SYSTEMS AND  
ROADS.  
*R. H. Dunning* 12/6/89  
DIRECTOR, PUBLIC WORKS

*W. S. Abraham* 10-5-89  
CHIEF, BUREAU OF ENGINEERING

KEYWADIN OPEN SPACE  
4905/4904  
ZONED K-ED

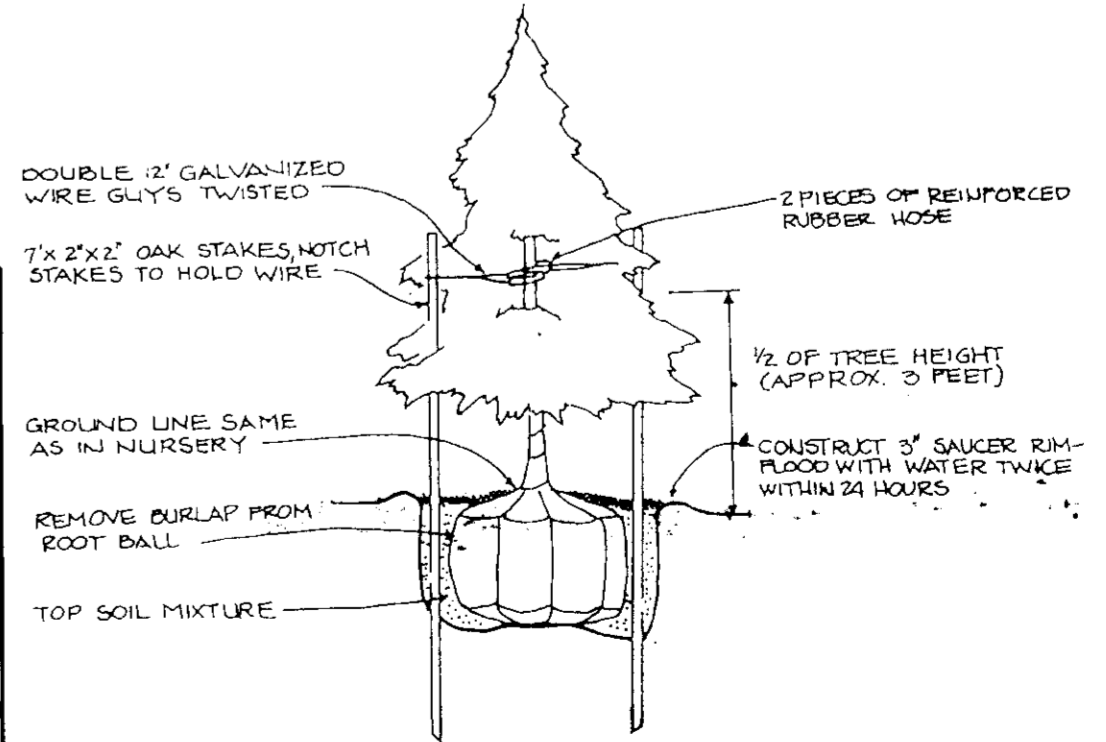


**TREE PLANTING DETAIL**  
N.T.S.



SITE ENGINEERING PREPARED BY:  
**FISHER, COLLINS AND CARTER**  
CIVIL ENGINEERS AND LAND SURVEYORS  
8288 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043  
301-461-2855

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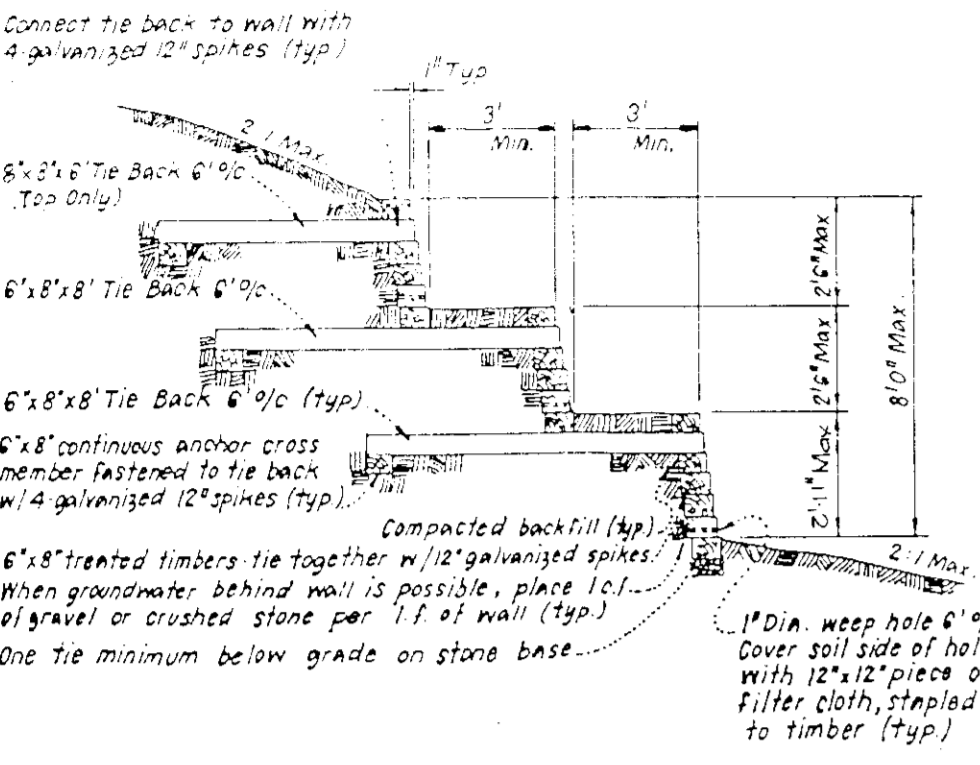


**EVERGREEN PLANTING DETAIL**  
N.T.S.

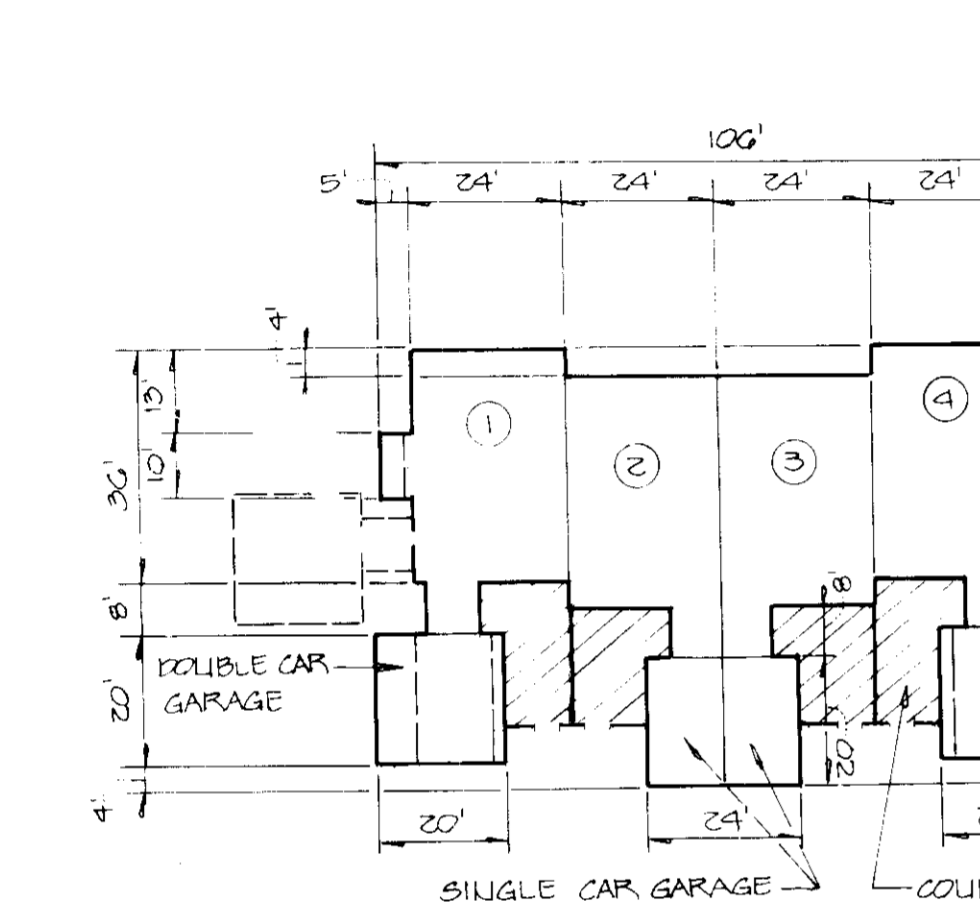
PROPERTY/SUBDIVISION THE BLUFFS AT ELLICOTT MILLS	SECTION/AREA 24	LOT NO. 904
PLAT NO./L.F. (BLOCK) ZONE/TAX ZONE/ELEC. DIST. CENSUS TR. 2007/18 R-ED 24 SECOND 6025		
WATER CODE F-04	SEWER CODE 140100	
DATE	NO.	REVISION
OWNER/DEVELOPER THE BLUFFS AT ELLICOTT MILLS GENERAL PARTNERSHIP 50% LAND DESIGN AND DEVELOPMENT 8307 MAIN STREET ELLICOTT CITY, MARYLAND 21043 301-461-7100		
PROJECT <b>THE BLUFFS AT ELLICOTT MILLS</b>		
AREA <b>TAX MAP 24 PARCEL 904 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND</b>		
TITLE <b>LANDSCAPE PLAN</b>		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering, and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 • FAX: 301-750-3176		
DATE 5-15-89	DESIGNED BY ZLK	
	DRAWN BY ZLK	
	PROJECT NO 6900	
	DATE MAY 15, 1989	
	SCALE 1" = 30'	
	DRAWING NO 6 OF 9	

*Melanie Moser*  
MELANIE MOSER

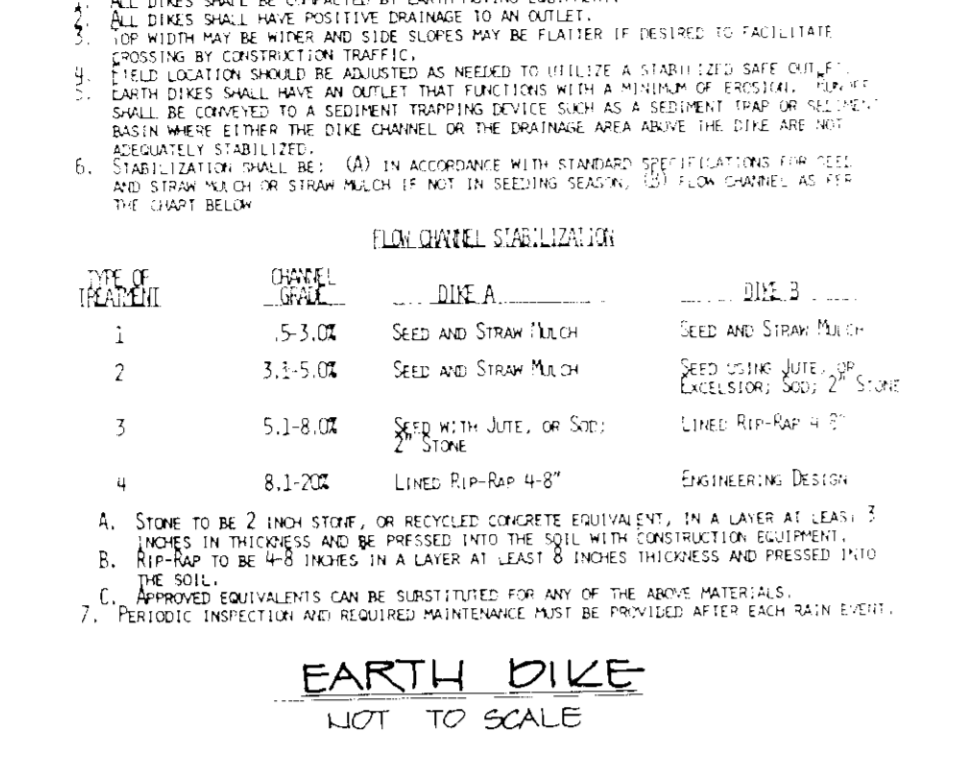
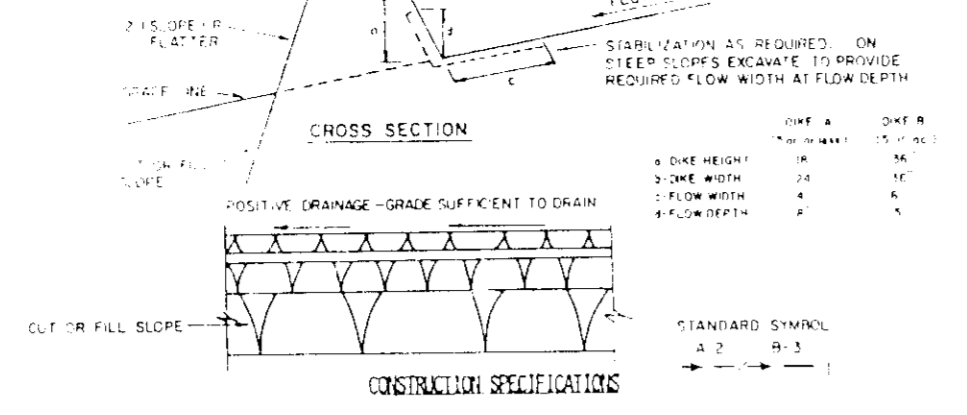
- NOTE
- Timbers shall be either
    - Cresote treated railroad ties
    - CCA treated landscaping timbers (40% retention)
  - Hardware shall be hot dipped galvanized
  - Weepholes with or without gravel drain are minimum measures for groundwater. For any substantial amount of groundwater, a drain system should be designed and utilized by a Professional Geotechnical Engineer
  - Design shall be verified for site specific soil condition by a Professional Geotechnical Engineer



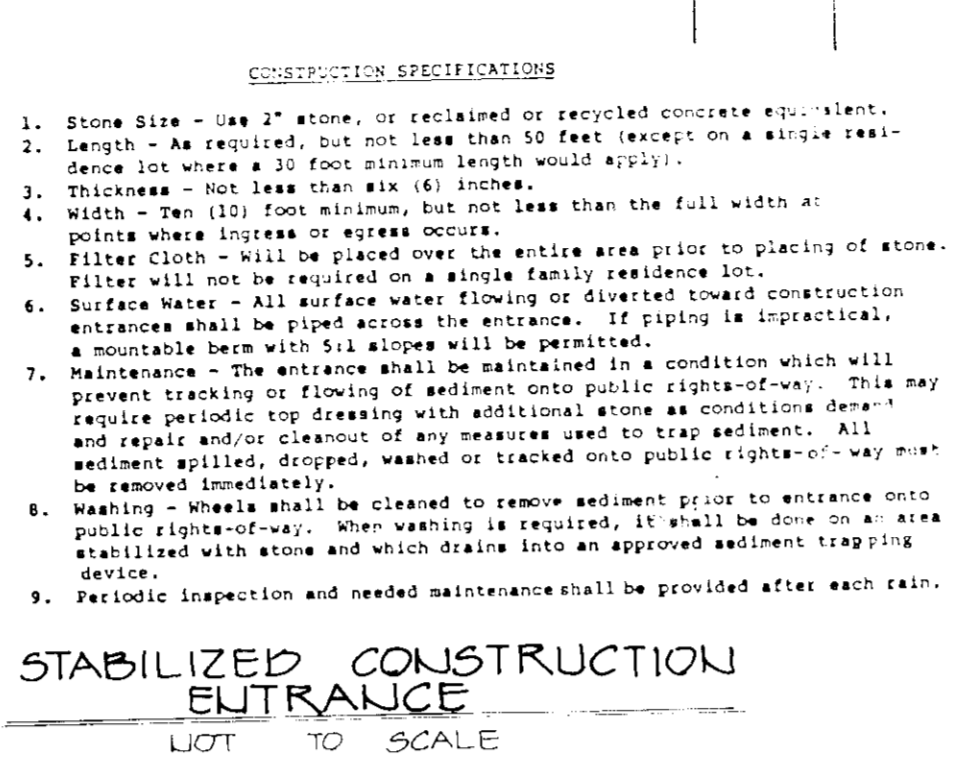
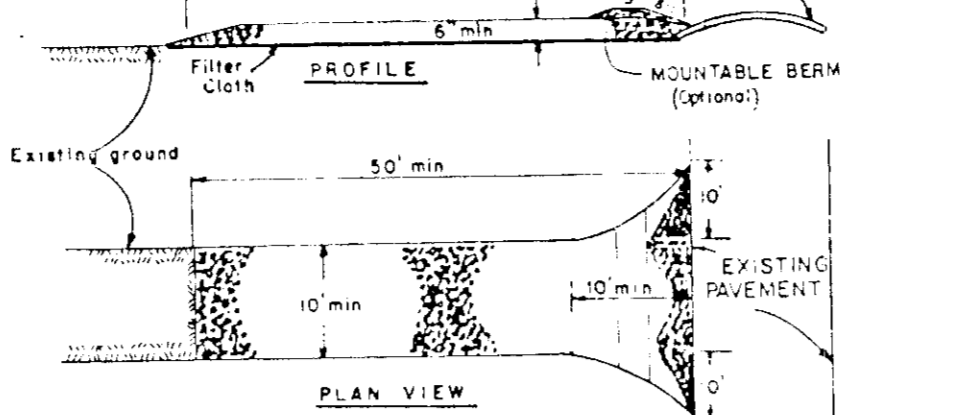
WOOD RETAINING WALL  
TYPICAL DETAIL  
LOT TO SCALE



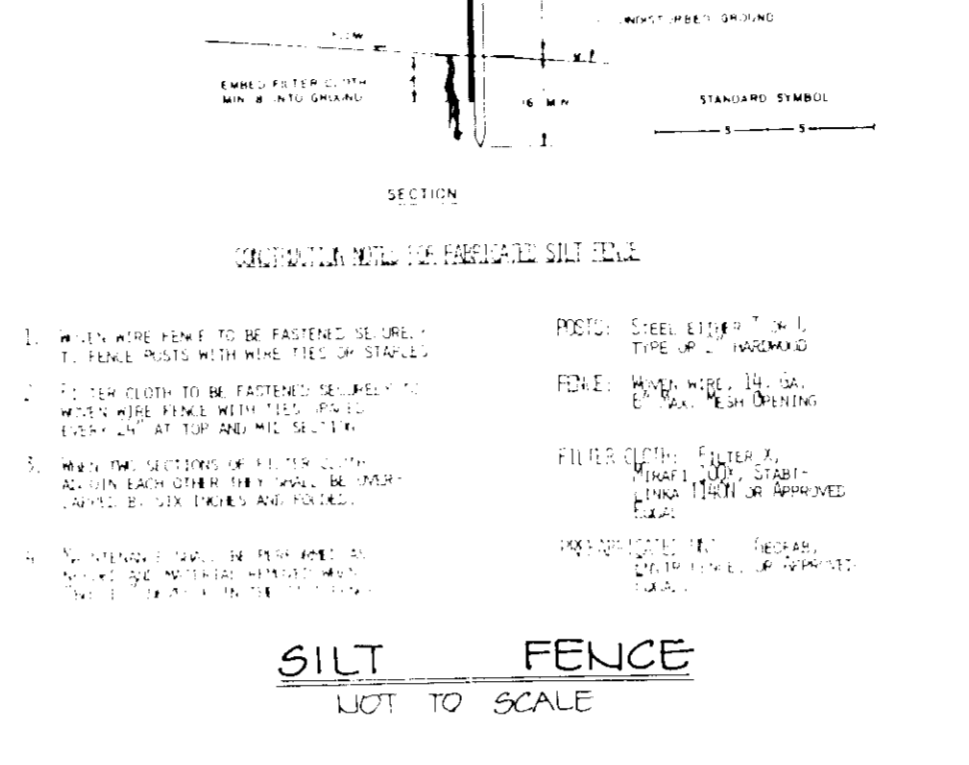
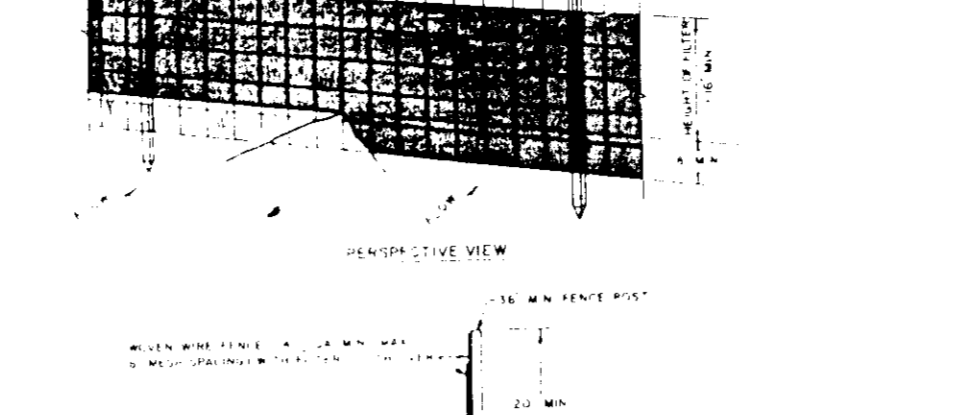
TYPICAL FOOTPRINT  
LOT TO SCALE



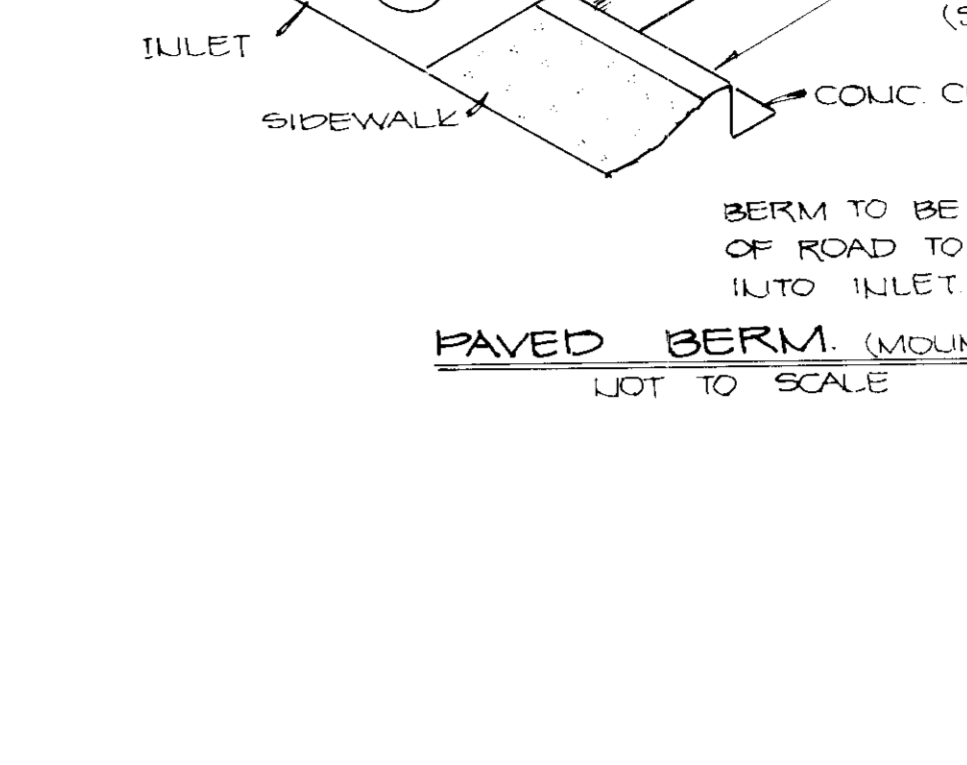
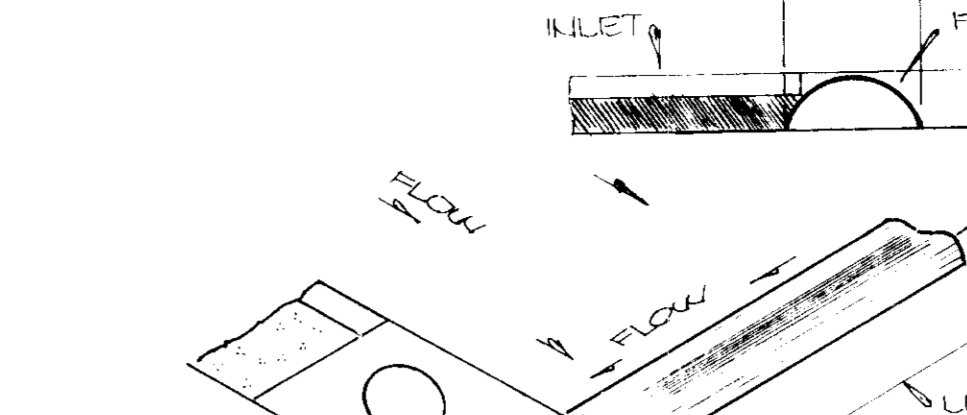
EARTH DIKE  
LOT TO SCALE



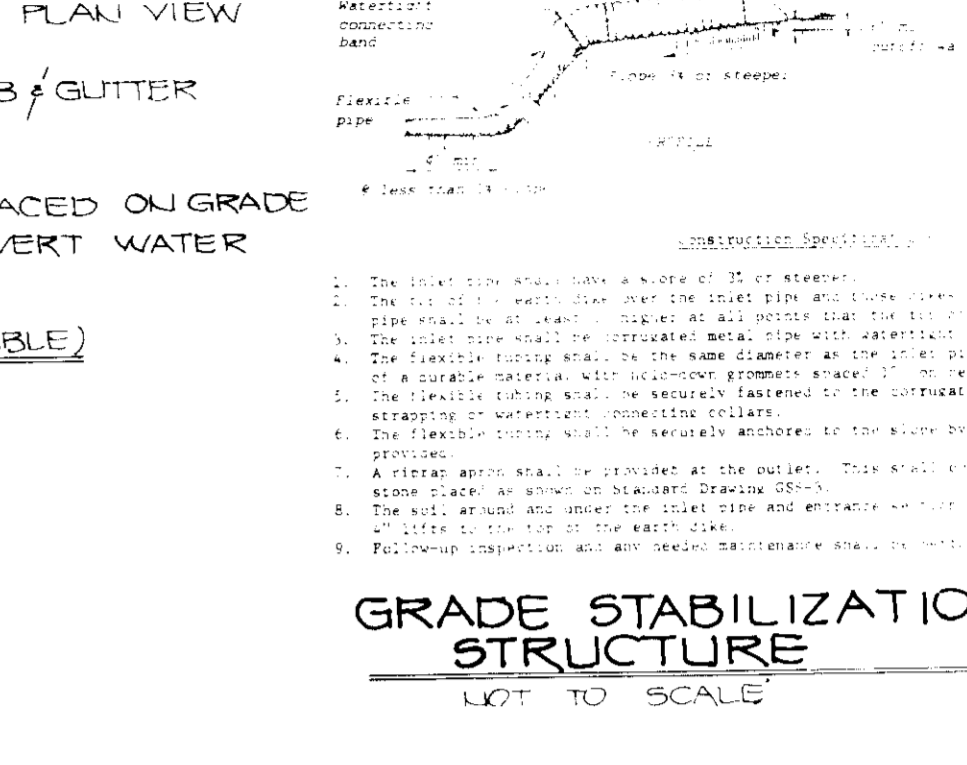
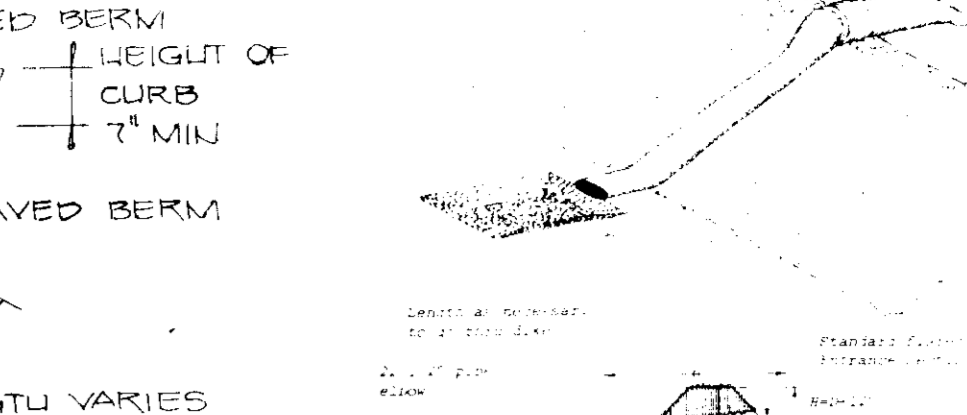
STABILIZED CONSTRUCTION ENTRANCE  
LOT TO SCALE



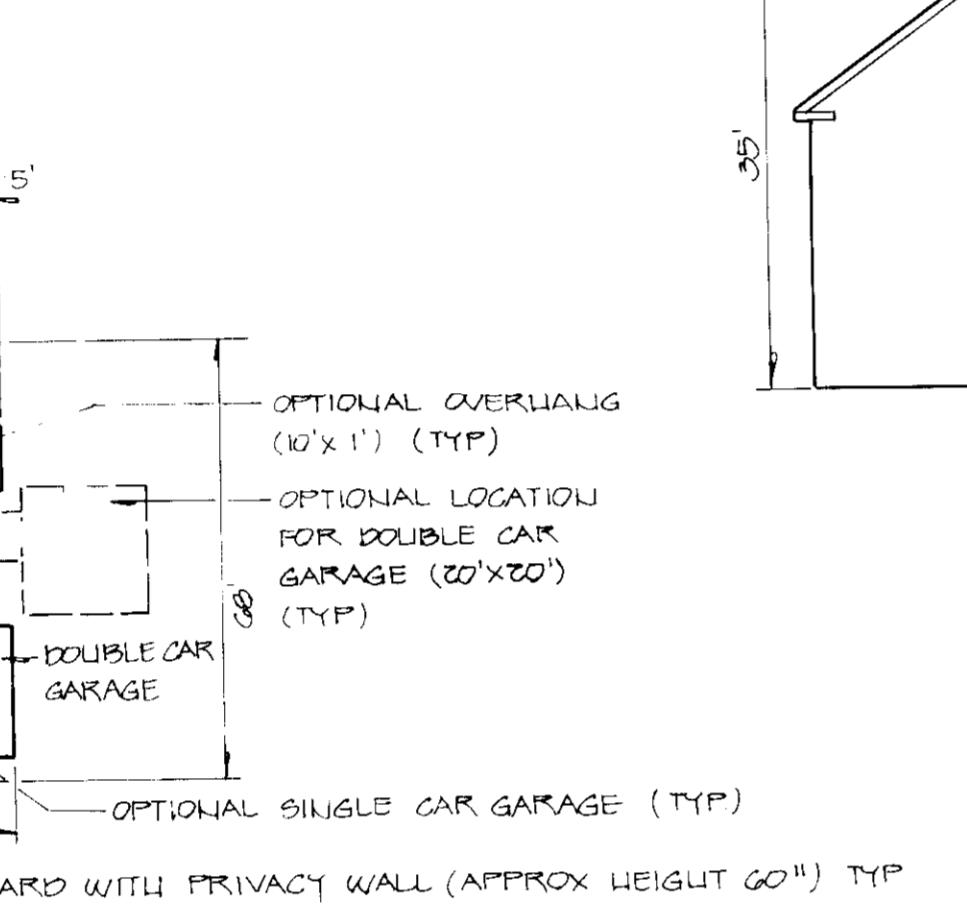
PAVED BERM (MOUNTABLE)  
LOT TO SCALE



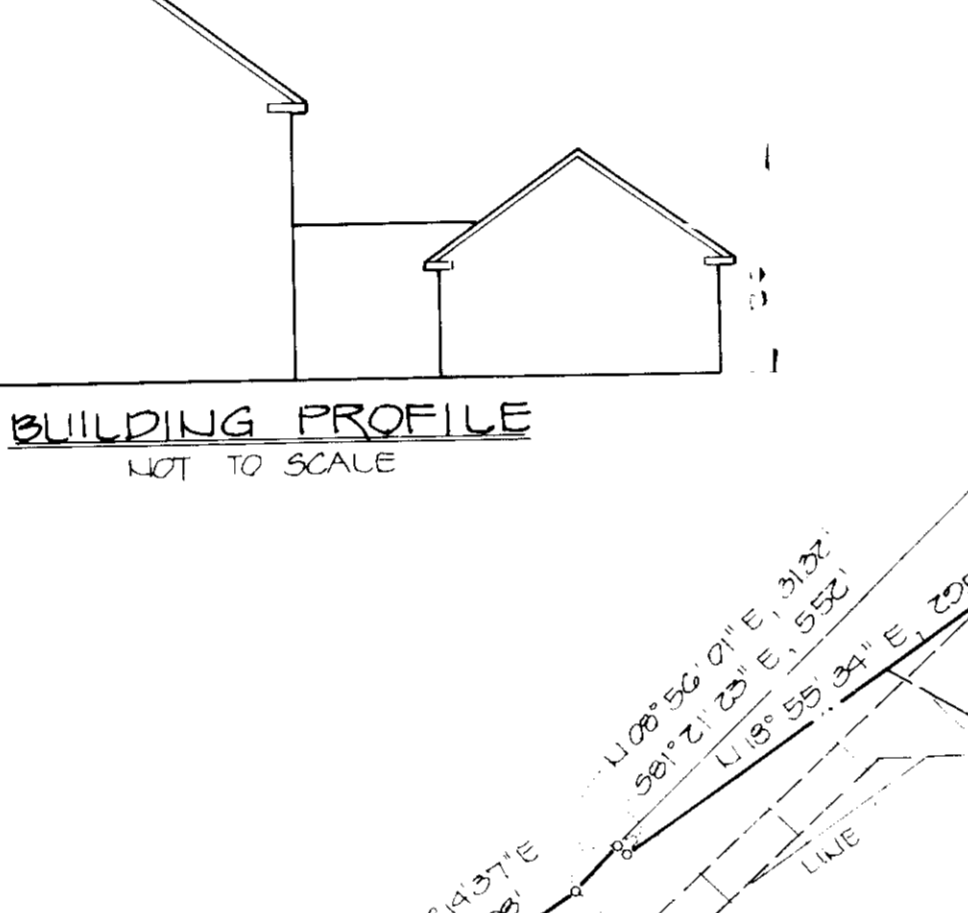
PAVED BERM (MOUNTABLE)  
LOT TO SCALE



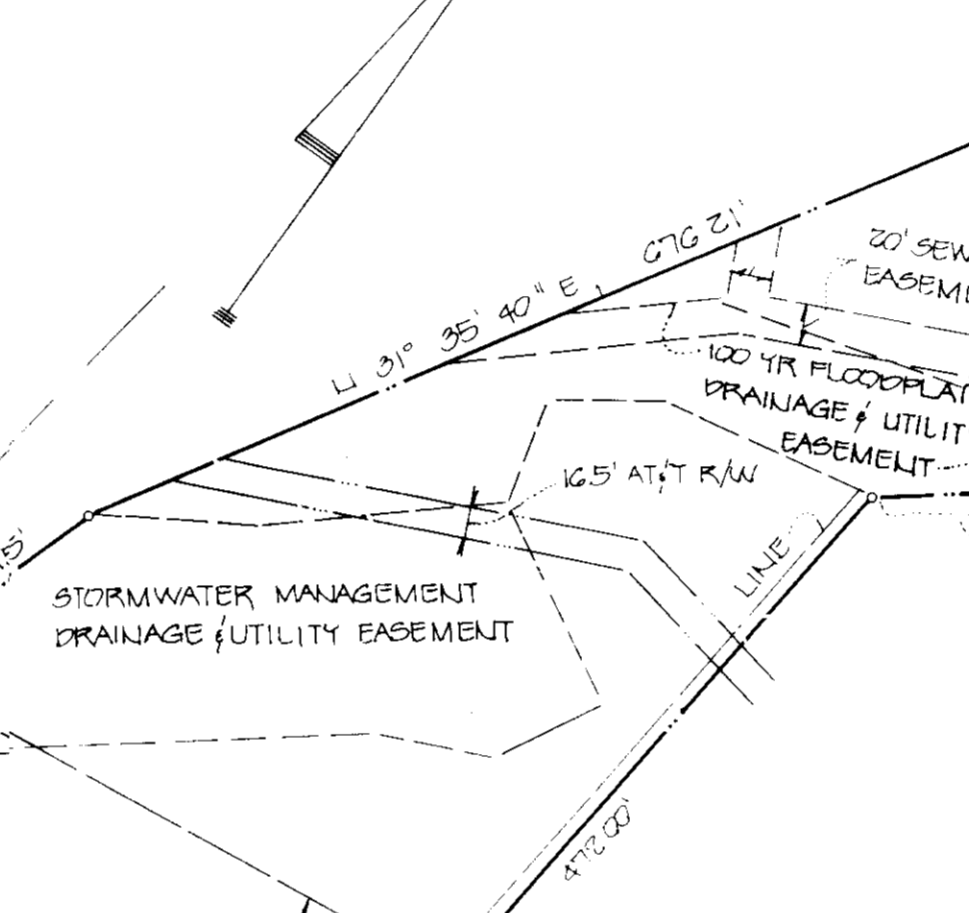
GRADE STABILIZATION STRUCTURE  
LOT TO SCALE



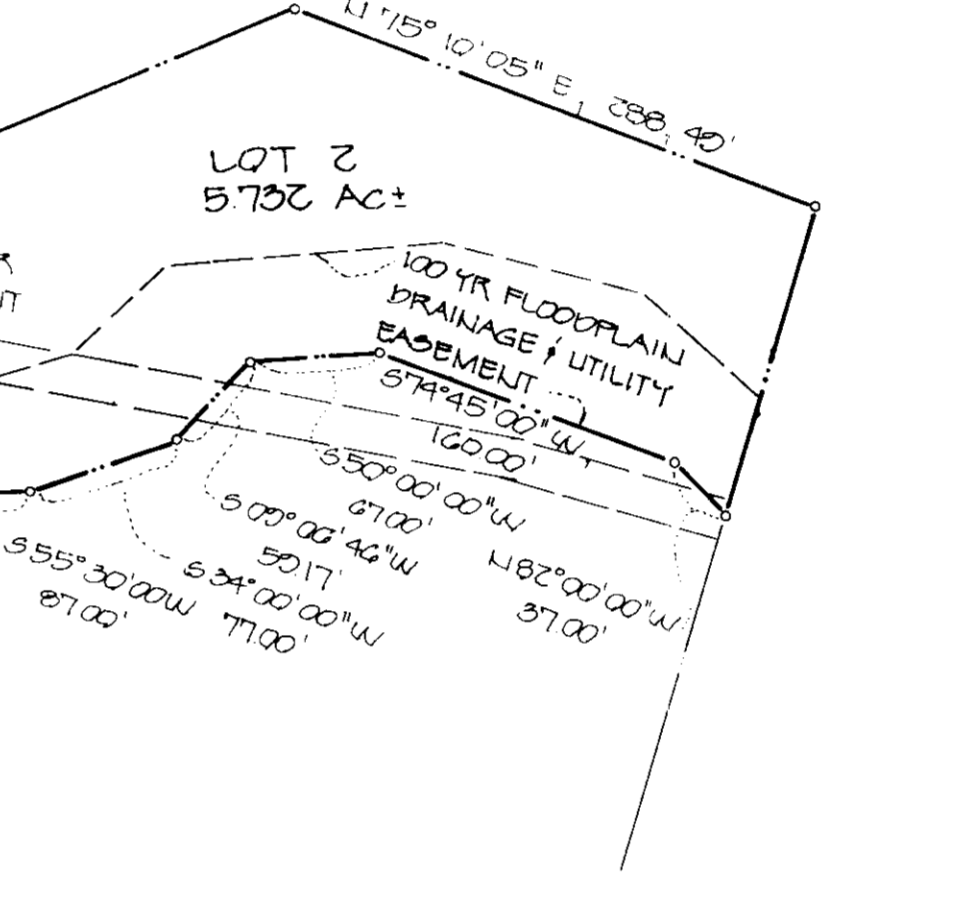
BUILDING PROFILE  
LOT TO SCALE



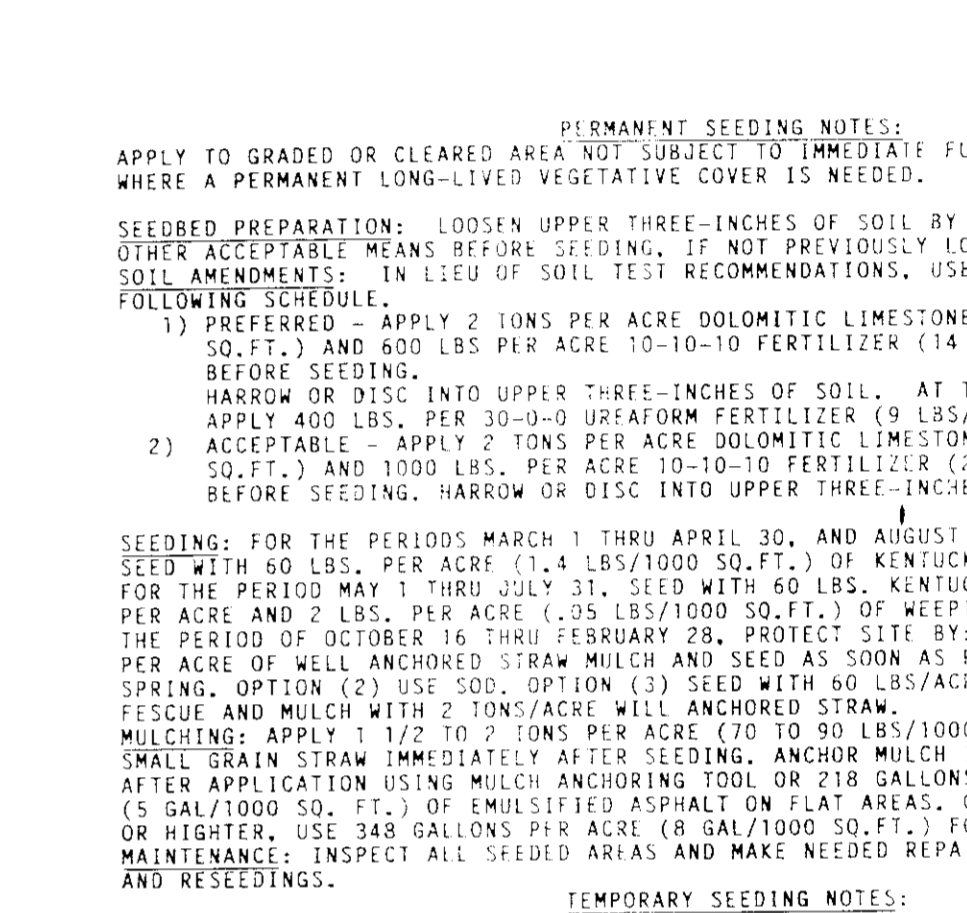
PROPERTY DETAIL  
SCALE 1" = 100'



SEDIMENT CONTROL NOTES



TEMPORARY SEEDING NOTES



FULL DEPTH BIT CONIC ALTERNATE

6-21-89

*Signature*

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
8388 COURT AVENUE  
ELLCOTT CITY, MARYLAND 21043  
(301) 461-2855

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*Signature*  
5/22/89  
SIGNATURE OF ENGINEER

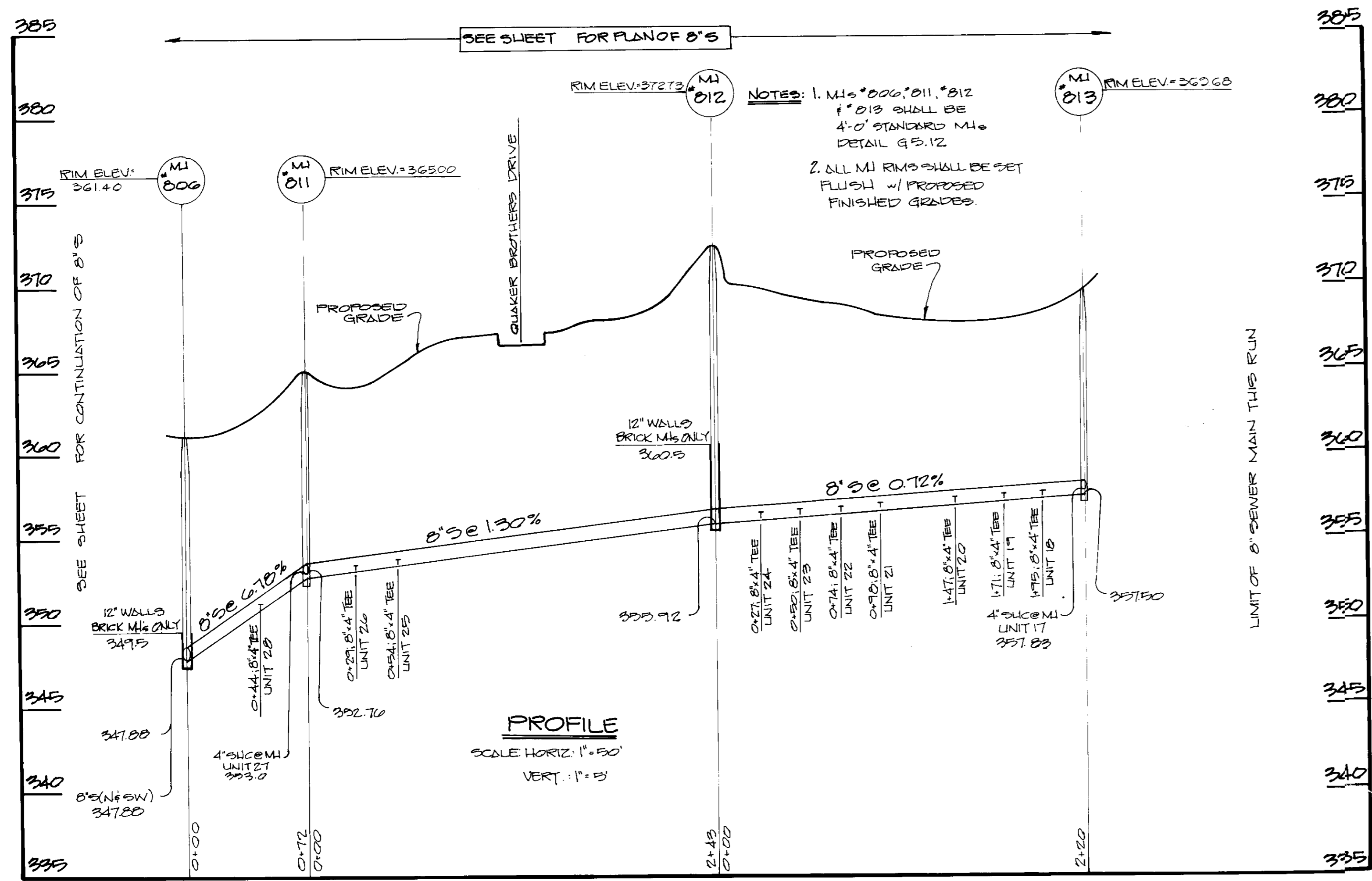
DEVELOPER'S CERTIFICATE  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.  
*Signature*  
5/22/89  
SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
*Signature* 9/22/89  
SOIL CONSERVATION SERVICE  
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Signature* 9/21/89  
HOWARD SOIL CONSERVATION DISTRICT

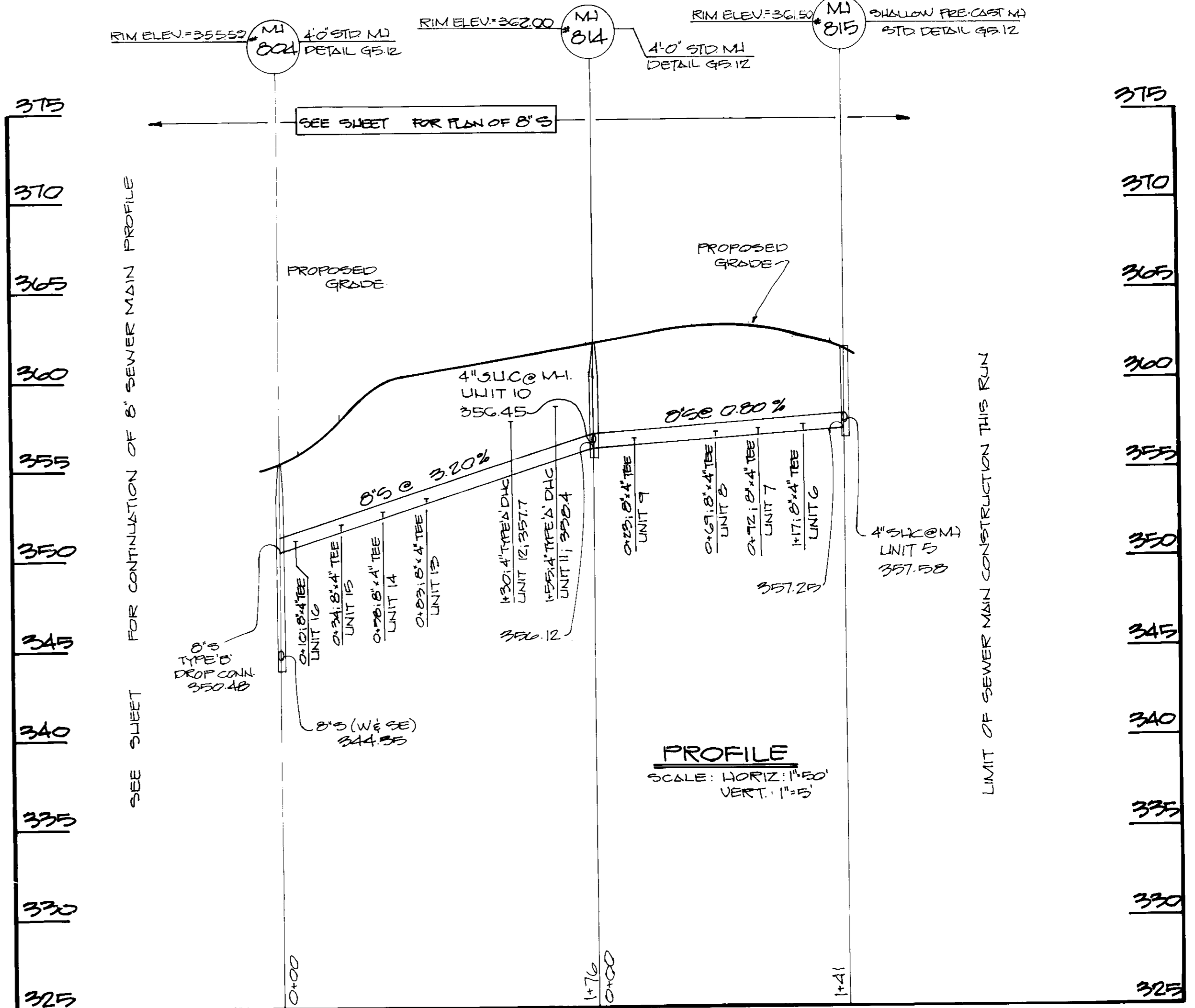
APPROVED DEPT. OF PLANNING AND ZONING  
*Signature* 11/9/89  
DIRECTOR  
*Signature* 11/7/89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.  
*Signature* 10/11/89  
HEALTH OFFICER

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.  
*Signature* 12/6/89  
DIRECTOR, PUBLIC WORKS  
*Signature* 10/5/89  
CHIEF, BUREAU OF ENGINEERING  
PROPERTY/SUBDIVISION  
TUE BLUFFS AT ELLICOTT MILLS  
PLAT NO./L.F. BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENTER  
8801 18 RECD. 01 SECOND 600  
WATER CODE F.04 SEWER CODE 140100

NOTES AND DETAILS  
TUE BLUFFS AT ELLICOTT MILLS  
UNITS 1-36  
SECOND ELECTION DISTRICT  
TAX MAP 04 GRID 18 PARCEL 004  
HOWARD COUNTY MARYLAND  
SCALE AS SHOWN MAY 15, 1989  
SHEET 7 OF 9  
SDP 89-237



PROFILE: 8" PRIVATE SEWER



PROFILE: 8" PRIVATE SEWER

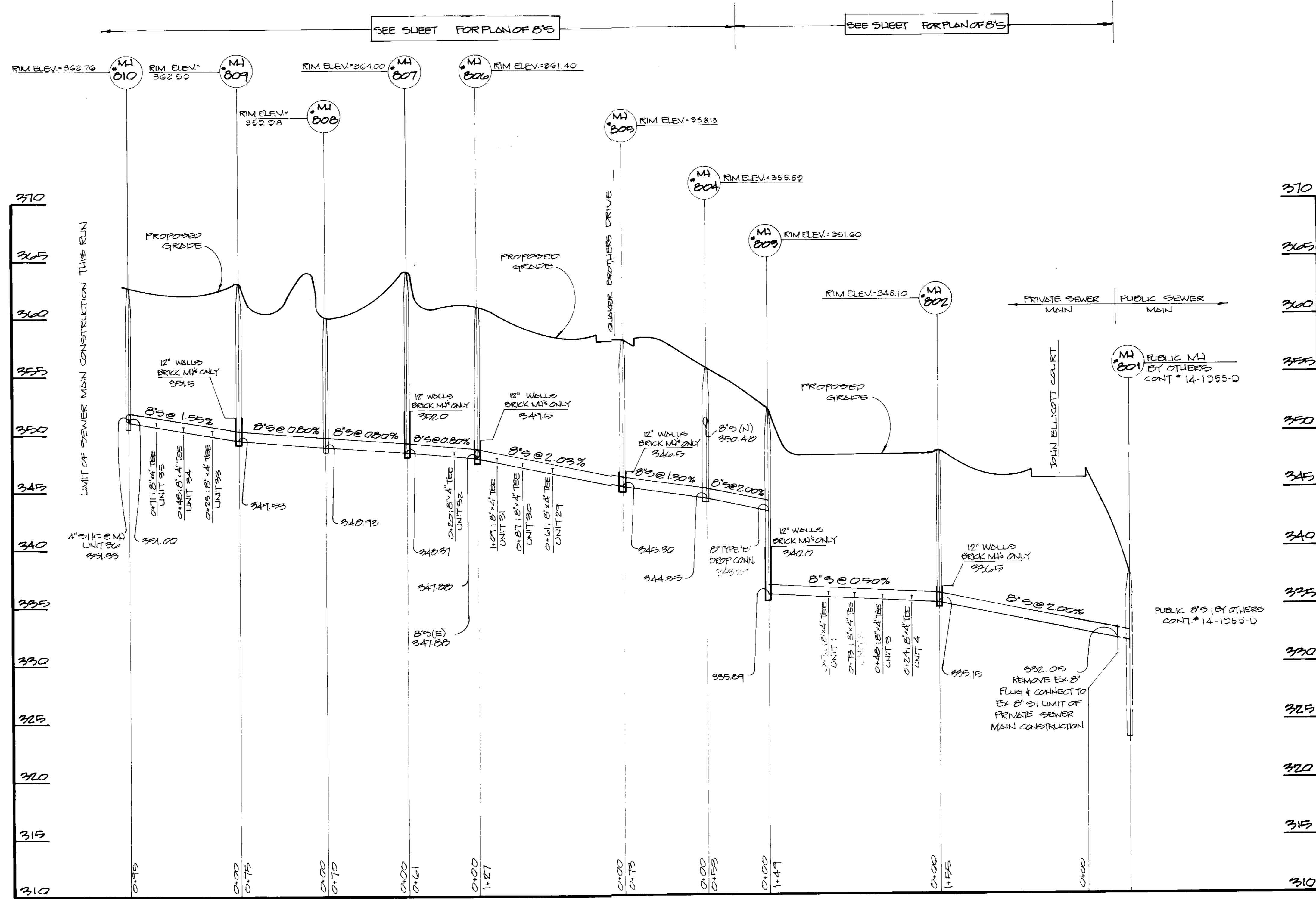
6-21-89

*Charles C. Carter*

OWNER AND DEVELOPER  
 THE BLUFFS AT ELLICOTT MILLS  
 GENERAL PARTNERSHIP  
 % LAND DESIGN & DEVELOPMENT  
 8307 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 (301) 461-7100

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS 8388 COURT AVENUE ELLICOTT CITY, MARYLAND 21043 (301) 461-2855	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. <i>Charles C. Carter</i> SIGNATURE OF ENGINEER 5/22/89 DATE	DEVELOPER'S CERTIFICATE "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY." <i>Christine A. Roberts</i> SIGNATURE OF DEVELOPER May 22, 1989 DATE	REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS <i>J. Helms</i> U.S. SOIL CONSERVATION SERVICE 10/25/89 DATE THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. <i>John R. Roberts</i> HOWARD SOIL CONSERVATION DISTRICT 9/21/89 DATE	APPROVED: DEPT. OF PLANNING AND ZONING <i>Joseph K. Keith</i> DIRECTOR 11/9/89 DATE <i>Frank J. Kelly</i> CLERK, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 11/2/89 DATE APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS <i>John J. Kelly</i> HEALTH OFFICER 10/1/89 DATE	APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS. <i>R. J. Kelly</i> DIRECTOR, PUBLIC WORKS 12/6/87 DATE <i>Gregory B. Kelly</i> CHIEF, BUREAU OF ENGINEERING 10-5-89 DATE PROPERTY/SUBDIVISION: THE BLUFFS AT ELLICOTT MILLS SECTION/AREA: - LOT NO.: 1A AND C PLAT NO./L.F.: 8201 18 BLOCK NO.: 18 ZONE: REB TAX/ZONE: 2A ELEC. DIST.: 2 CENSUS TR.: 0025 WATER CODE: F04 SEWER CODE: 140100	SITE DEVELOPMENT PLAN THE BLUFFS AT ELLICOTT MILLS UNITS 1-26 2ND ELECTION DISTRICT TAX MAP 24 GRID 18 PARCEL 704 HOWARD COUNTY, MD. SCALE: 1"=30' MAY 15, 1989 SHEET 8 OF 9
	S.D.P. 89-237					





PROFILE: 8" PRIVATE SEWER

PROFILES  
SCALE: 1"=50' HORIZ  
1"=5' VERT.

6-21-89

*Charles Carter*

OWNER AND DEVELOPER  
THE BLUFFS AT ELLICOTT MILLS  
GENERAL PARTNERSHIP  
56 LAND DESIGN & DEVELOPMENT  
8307 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043  
(301) 461-7100

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
8388 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043  
(301) 461-2855

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*Charles Carter*  
SIGNATURE OF ENGINEER  
5/22/89  
DATE

DEVELOPER'S CERTIFICATE  
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."  
*Christina A. Richards*  
SIGNATURE OF DEVELOPER  
May 22, 1989  
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
*J. Helms*  
U.S. SOIL CONSERVATION SERVICE  
10/25/89  
DATE  
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Robertson*  
HOWARD SOIL CONSERVATION DISTRICT  
9/21/89  
DATE

APPROVED: DEPT OF PLANNING AND ZONING  
*Joseph B. Batta*  
DIRECTOR  
11/9/89  
DATE  
*Paul S. J. Langley*  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
11/2/89  
DATE  
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS  
*John J. Zeman*  
HEALTH OFFICER  
10-11-89  
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.  
*Randy B. Bunn*  
DIRECTOR, PUBLIC WORKS  
12-4-89  
DATE  
*William B. Kelly*  
CHIEF, BUREAU OF ENGINEERING  
10-5-89  
DATE  
PROPERTY/SUBDIVISION: THE BLUFFS AT ELLICOTT MILLS  
SECTION/AREA: 1 AND 2  
LOT NO: 2  
PLAT NO./LF: 8801/10  
BLOCK NO: 10  
ZONE: REB  
TAX/ZONE: 2A  
ELEC. DIST.: 2  
CENSUS TR.: 0025  
WATER CODE: F-04  
SEWER CODE: 140100

SITE DEVELOPMENT PLAN  
THE BLUFFS AT ELLICOTT MILLS  
UNITS 1-36  
2ND ELECTION DISTRICT  
TAX MAP 24 GRID 18 PARCEL 704  
HOWARD COUNTY, MARYLAND  
SCALE 1"=20'  
MAY 15, 1989  
SHT. 9 OF 9