

# SITE DEVELOPMENT PLAN FOR ELKRIDGE TOWN CENTER SECTION 1

1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**SHEET INDEX :**

NO.	TITLE
1	Title Sheet
2, 3, 4	Site Development Plan
5	Street Grade Profiles
6	Storm Drain Profiles
7	Storm Drain & Sewer Profiles
8	Sanitary Sewer Profiles
9, 10, 11	Drainage Area Map
12, 13, 14	Sediment Control Plan
15	Erosion Control Details
16, 17, 18	Landscape Plan
19, 20	Landscape Details
21	Standard Details

**LEGEND :**

**UTILITIES**

**EXISTING WORK**

- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER TERMINAL MANHOLE
- STORM DRAINS & CULVERTS
- STORM DRAIN MANHOLE
- STORM DRAIN JUNCTION CHAMBER
- INLET, CURB TYPE
- INLET, GRATING TYPE
- INLET, CURB & GRATING TYPE
- WATER MAIN
- WATER MAIN VALVE VAULT
- WATER METER BOX
- WATER VALVE, TEE & CROSS
- WATER REDUCER, Y-BRANCH & BEND
- WATER BLOW OFF & AIR RELEASE
- WATER FIRE HYDRANT
- ELEVATED WATER TANK
- FIRE CISTERN
- CONDUITS (ELECTRIC & TELEPHONE)
- GAS MAINS
- GAS METER
- GAS DRIP STOP OR PLUG

**PROPOSED WORK**

- WATER MAIN
- SANITARY SEWER OR STORM DRAIN
- SANITARY SEWER OR STORM DRAIN MANHOLE
- SANITARY SEWER TERMINAL MANHOLE
- SANITARY SEWER HOUSE CONNECTION
- STORM DRAIN JUNCTION CHAMBER
- WATER HOUSE SERVICE & METER BOX
- WATER VALVE, TEE & CROSS
- WATER REDUCER, Y-BRANCH & BEND
- WATER BLOW OFF, AIR RELEASE & FIRE HYDRANT

**GENERAL NOTES**

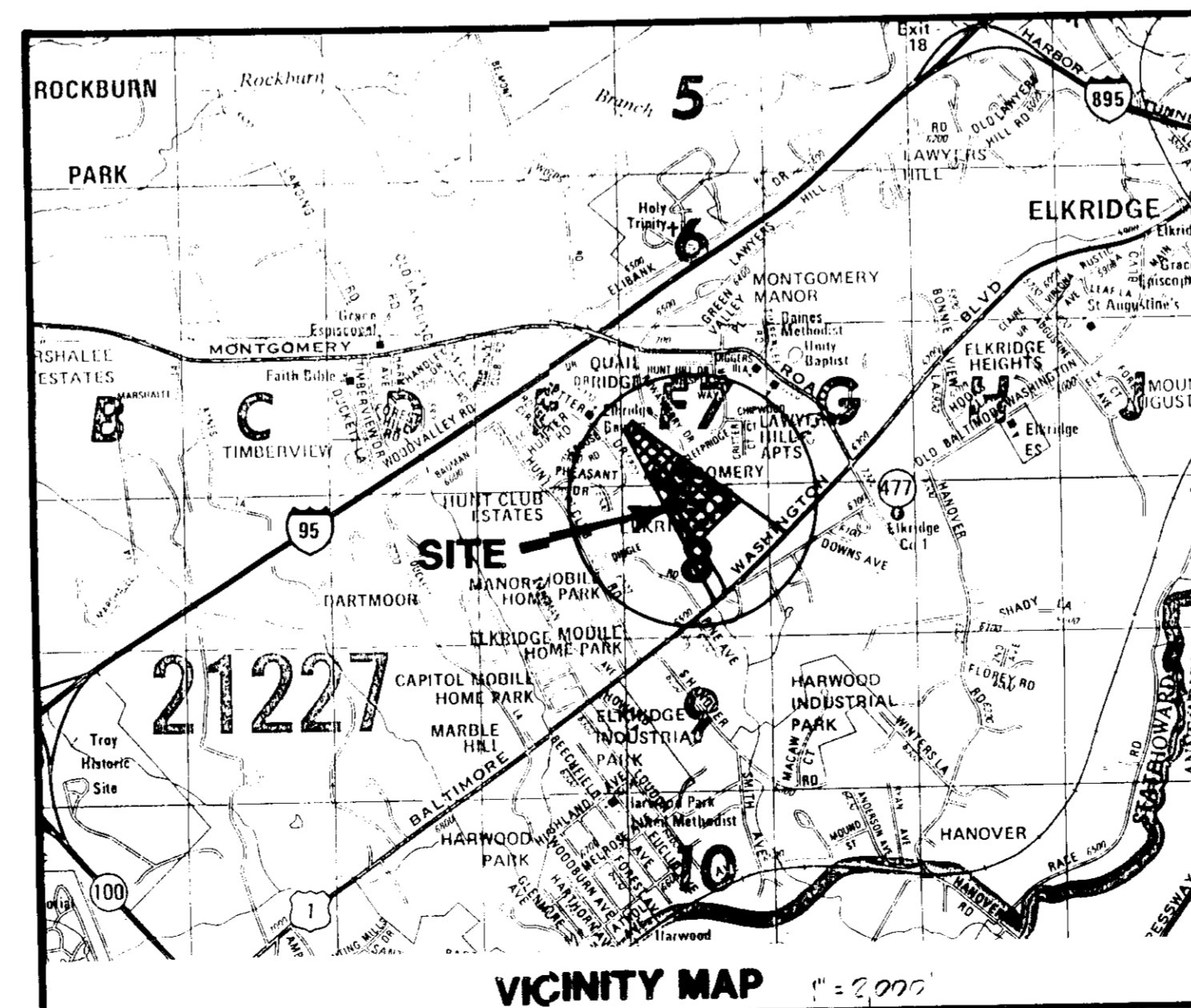
- All materials and construction to be in accordance with Howard County Road Construction Code and specifications.
- Any damage to county owned rights-of-way to be corrected at the developer's expense.
- Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control".
- Topography was compiled from actual field survey and Aerial Photography.
- The area shown is located on Tax Map No. 38 Parcel 52b.
- All driveways and parking to be privately owned and maintained.
- All coordinates are based on the Howard County Geodetic Control Survey Traverse which is based on the Maryland State Plane Coordinate System.
- Class "C" Trench bedding shall be used under all storm drains unless shown otherwise.
- Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location by digger test pitting-hand at all utility crossings well in advance of construction.
- The contractor/developer shall contact the Construction Inspection Division 24 hours in advance of work (301) 992-2417 or 792-7272.
- The developer agrees to work with the Department of Licenses and Inspections to resolve any problems caused by roof water discharges.
- All downspout drains shall be handled by one of those methods:
  - Downspout to splash blocks and discharge onto ground having good permeation.
  - Downspout in front of units piped to curb.
  - Downspout connected to storm drain.
- Handicap parking details to be in accordance with the "Maryland Building Code for the Handicapped" Section 5.01-7.05 and details on sheet 2c.
- Stormwater Management is to be provided by a central facility.
- See Office of Planning and Zoning Files:
  - SOP-90-06 / P-90-09, EA-12, P-90-12, F-90-09
  - WP-8A-10 (Preliminary Plan Submission Requirement Sect. 16.12D) Granted 2/3/89
  - AA-8A-27 (From section 110 D.1(a) of Zoning Regulations under AA Procedure Section 100.F.1 to increase the height from 64 feet to 76 feet. The notes granted Oct. 1989)

PREPARED BY

**CB ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
9200 WIGHTMAN ROAD, SUITE 400 FREDERICK, MD 21701  
GATHERSBURG, MD 20870 201-B BROADWAY STREET  
301-590-0525 WASH. 948-3439 83145 10-695-9722  
FAX: 869-9152 FAX: 831-4801

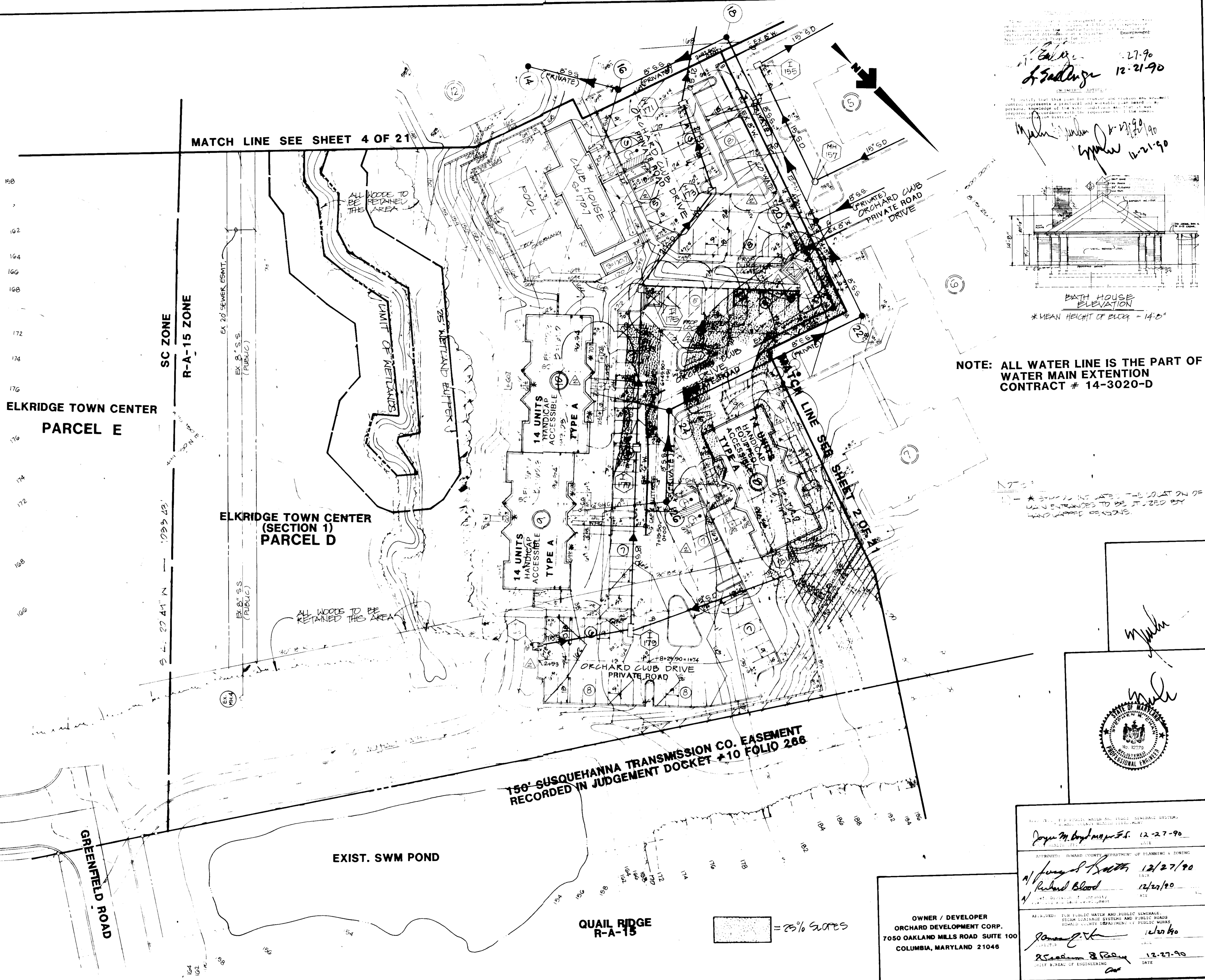
PREPARED FOR

**OWNER / DEVELOPER**  
ORCHARD DEVELOPMENT CORPORATION  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046



<p><b>DEVELOPER'S/BUILDER'S CERTIFICATE</b></p> <p>"I/We certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project."</p> <p>Signature: <i>[Signature]</i> Date: 4-27-90 Signature: <i>[Signature]</i> Date: 12-21-90</p>		
<p><b>ENGINEER'S CERTIFICATE</b></p> <p>"I 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 County Soil Conservation District."</p> <p>Signature: <i>[Signature]</i> Date: 12-21-90 Signature: <i>[Signature]</i> Date: 12-21-90</p>		
<p>PROJECT: ELKRIDGE TOWN CENTER</p> <p>NO. 9742/9743 748 RA-13 33 1 6012</p> <p>D-09 2150533</p>		
<p>APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT</p> <p>Signature: <i>[Signature]</i> Date: 12-27-90 COUNTY HEALTH OFFICER</p>		
<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING &amp; ZONING</p> <p>Signature: <i>[Signature]</i> Date: 12/27/90 DIRECTOR</p> <p>Signature: <i>[Signature]</i> Date: 12/27/90 Chief, Division of Community Planning and Land Development</p>		
<p>APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p>Signature: <i>[Signature]</i> Date: 12/27/90 DIRECTOR</p> <p>Signature: <i>[Signature]</i> Date: 12-27-90 CHIEF BUREAU OF ENGINEERING</p>		





MATCH LINE SEE SHEET 4 OF 21

SC ZONE  
R-A-15 ZONE

ELKRIDGE TOWN CENTER  
PARCEL E

ELKRIDGE TOWN CENTER  
(SECTION 1)  
PARCEL D

150' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
RECORDED IN JUDGEMENT DOCKET #10 FOLIO 266

EXIST. SWM POND

QUAIL RIDGE  
R-A-15

[Stippled Box] = 75% SLOPES

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

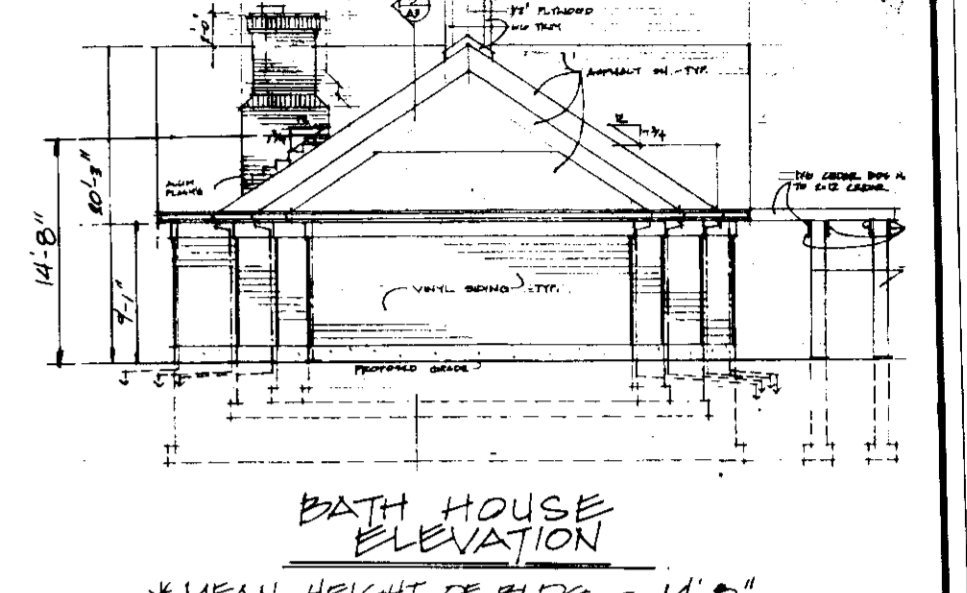
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*James M. Boyd* 12-27-90  
DATE

*Richard Blood* 12/27/90  
DATE

*James M. Boyd* 12/27/90  
DATE

*Richard Blood* 12-27-90  
DATE



NOTE: ALL WATER LINE IS THE PART OF  
WATER MAIN EXTENSION  
CONTRACT # 14-3020-D

\* SHOWS IN DATE THE COLAT OF  
LAND EXTENDS TO BE TRAZED BY  
LAND RECORD RECORDS.

12-27-90  
12-21-90

DATE	12-27-90
SCALE	1" = 20'

DATE	12-27-90
SCALE	1" = 20'

ASSOCIATES, INC.

SITE DEVELOPMENT PLAN  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

3 OF 21

BUILDING NO.	INV. ELEV.	@ 5HC INV @ SEWER MAIN
1	180.00	180.10
2	176.97	177.05
3	171.85	174.40
4	171.85	172.20
5	169.17	169.25
6	176.01	176.09
7	153.96	175.30
8	155.17	155.25
9	155.25	155.50
10	154.80	155.75
11	147.96	147.44
12	148.11	148.19
13	144.99	145.07
14	149.90	150.00
BATH HOUSE	149.49	154.20

SEWER HOUSE CONNECTION SCHEDULE

**CHARLOTTE DUBIN**  
**L1494 F.375**  
**PARCEL 100**  
**22.94 AC.**  
**R-12**

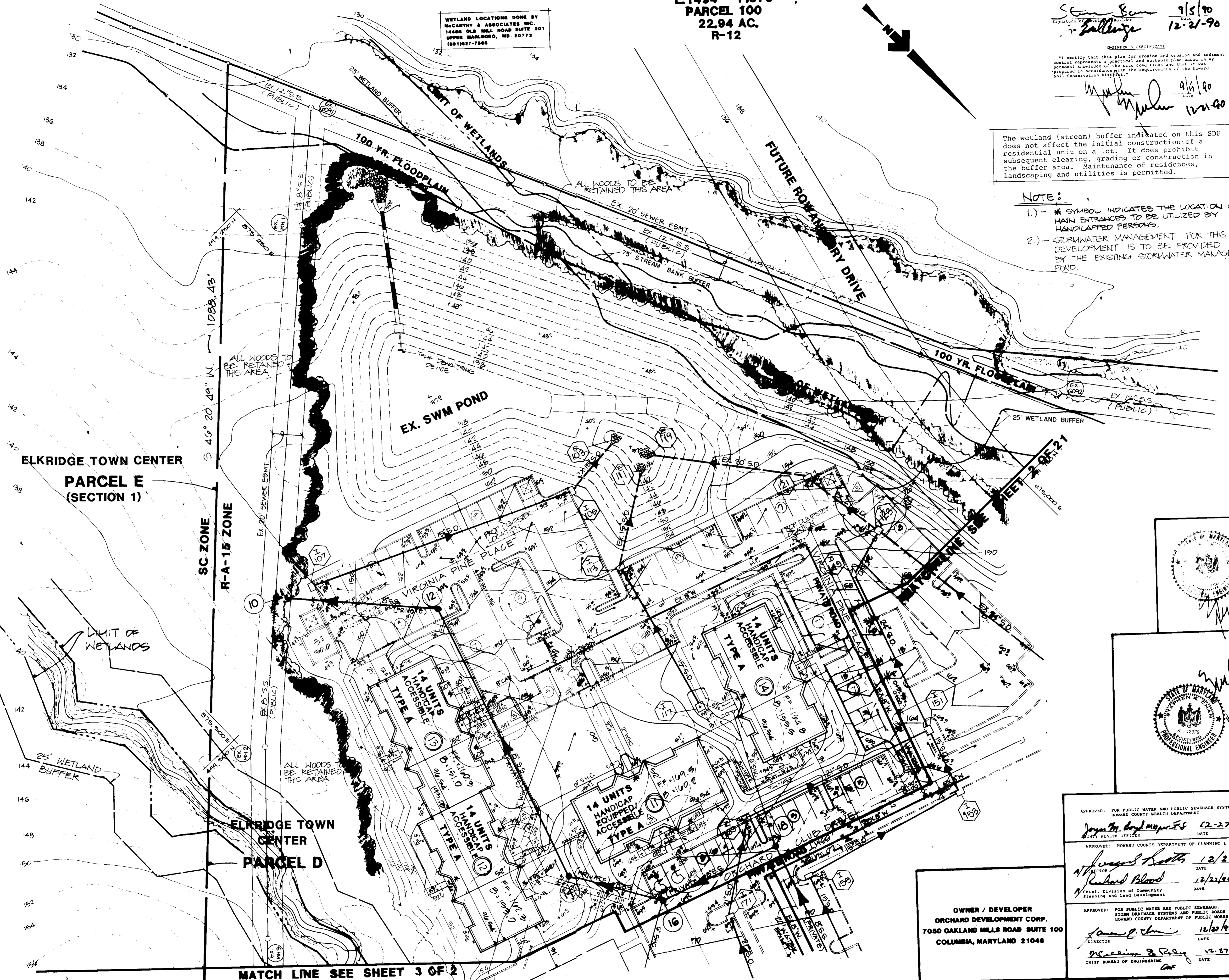
**NOTE: ALL WATER LINE IS THE PART OF WATER MAIN EXTENSION CONTRACT # 14-3020-D**

**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Accreditation as a requirement of the Howard County Approved Training Program for the Control of Sediment and Erosion before beginning the project.  
*Signature: Steve Egan* Date: 9/5/90  
*Signature: J. Ballinger* Date: 12-21-90

**ENGINEER'S CERTIFICATE**  
 I 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 County Conservation District Act.  
*Signature: [illegible]* Date: 9/6/90  
*Signature: [illegible]* Date: 12/21/90

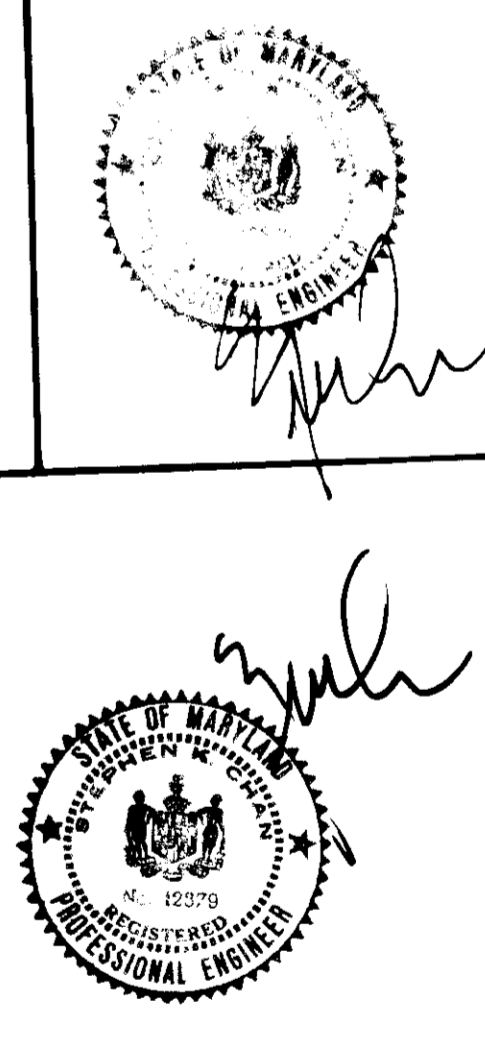
The wetland (stream) buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

- NOTE:**
- 1.) - \* SYMBOL INDICATES THE LOCATION OF MAIN ENTRANCES TO BE UTILIZED BY HANDICAPPED PERSONS.
  - 2.) - STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS TO BE PROVIDED BY THE EXISTING STORMWATER MANAGEMENT POND.



NO.	REVISION	DATE	BY
1	PER PLAN AS PER HOWARD CO COMMENTS	4-20-90	JED
2	REV. PARKING LOT & SWM COMPARTMENT	9-9-90	JED
3	REV. PLANS AS PER HOWARD COUNTY COMMENTS	5-24-91	TKL
4	REV. STREET NAMES	10-05-91	TKL

**ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 9200 WIGHTMAN ROAD, SUITE 400 • GAITHERSBURG, MD 20878  
 301-451-0100 • 301-451-9122  
 301-451-9055 • 301-451-9122  
 FAX: 831-4801



**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Joseph M. Boyd* 12-27-90  
 HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James D. Butler* 12/27/90  
 DIRECTOR DATE

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 STORM DRAINAGE SYSTEMS AND PUBLIC WORKS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. [illegible]* 12/27/90  
 DIRECTOR DATE

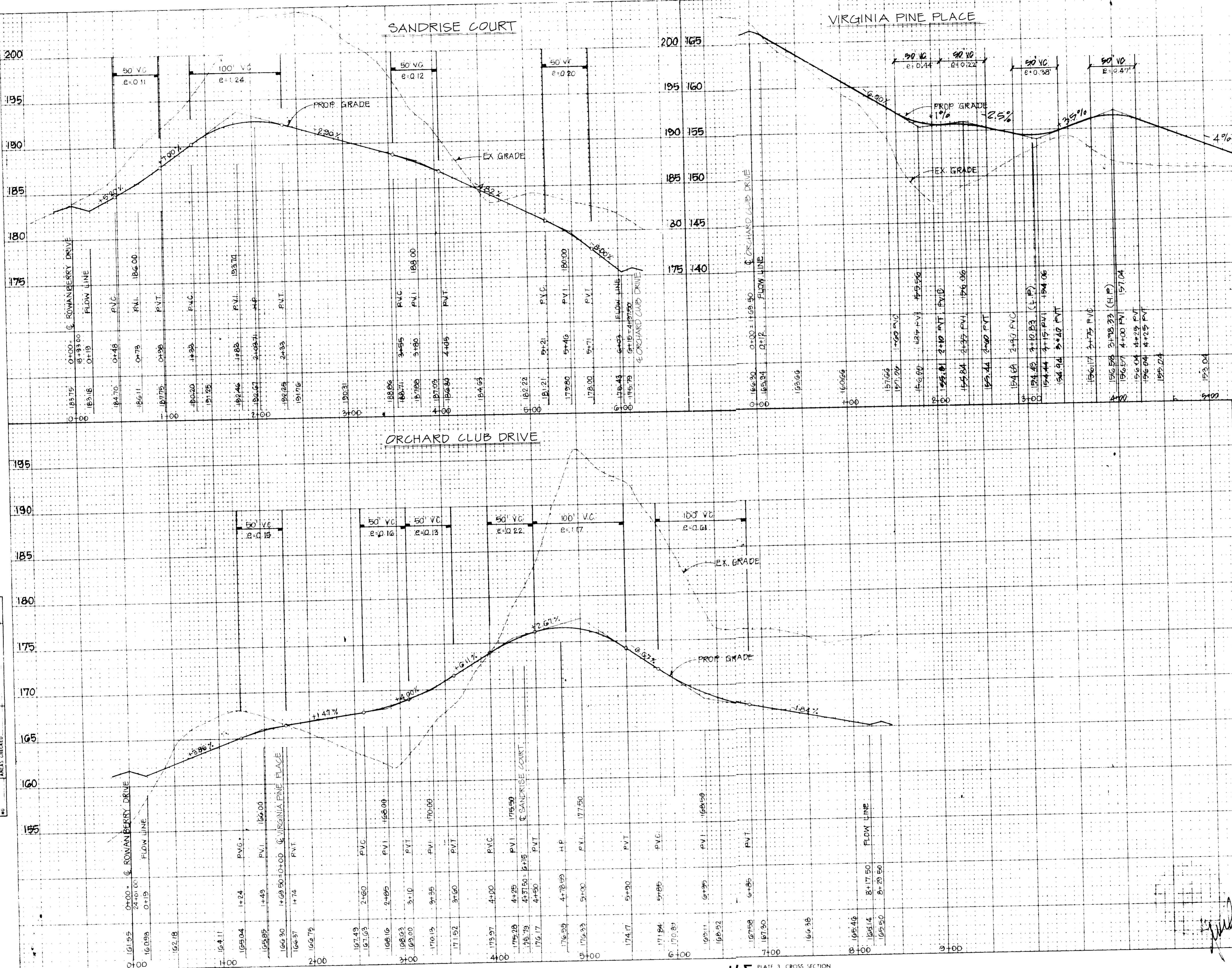
**APPROVED:** CHIEF BUREAU OF ENGINEERING  
*William S. [illegible]* 12-27-90  
 CHIEF BUREAU OF ENGINEERING DATE

**OWNER / DEVELOPER**  
**ORCHARD DEVELOPMENT CORP.**  
 7080 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

**SITE DEVELOPMENT PLAN**  
**PARCEL 'D' - SECTION ONE**  
**ELKRIDGE TOWN CENTER**  
 TAX MAP 38 PARCEL NO. 526  
 1st. ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DATE	
BY	
FINAL SURVEY	SURVEYED
NOTE BOOK	PLOTTED
NO.	AREAS CHECKED

DATE	
BY	
ORIGINAL SURVEY	SURVEYED
NOTE BOOK	PLOTTED
NO.	AREAS CHECKED



**OWNER / DEVELOPER**  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

*Stuart Berman* 7/5/90  
*J. Ballinger* 12-21-90

*Michael S. ...* 12-21-90

*James M. ...* 12-27-90  
*Richard Blood* 12/27/90

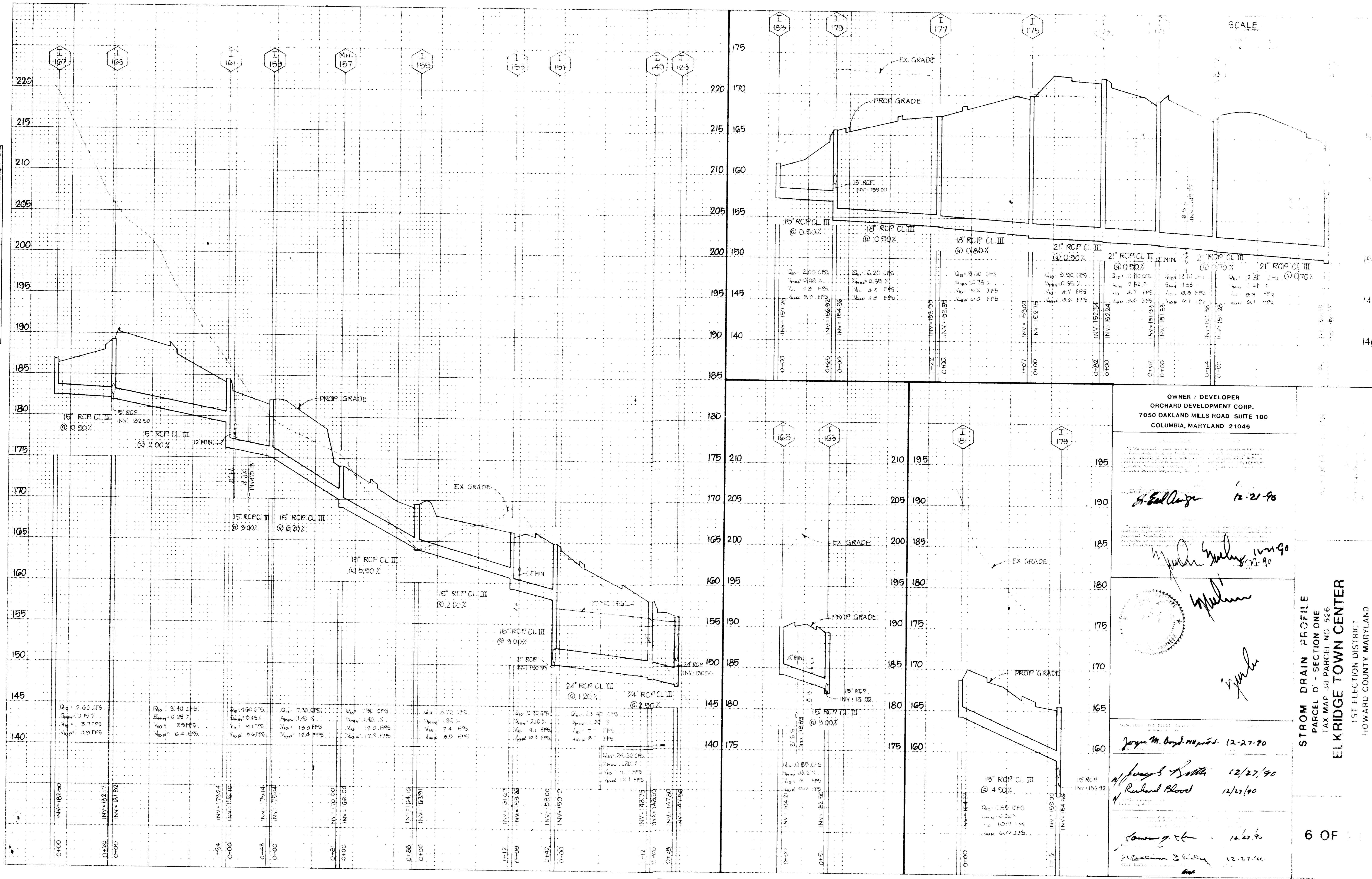
*Thomas J. ...* 12-27-90  
*...* 12-27-90

**STREET GRADE PROFILE**  
PARCEL D - SECTION ONE  
TAX MAP 33 PARCEL NO 526  
**ELKRIDGE TOWN CENTER**  
1ST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

5 OF 21

DATE	
BY	
ORIGINAL SURVEY	SURVEYED
PLOTTED	PLOTTED
NOTE BOOK	NOTE BOOK
AREAS CHECKED	AREAS CHECKED
NO	NO

DATE	
BY	
ORIGINAL SURVEY	SURVEYED
PLOTTED	PLOTTED
NOTE BOOK	NOTE BOOK
AREAS CHECKED	AREAS CHECKED
NO	NO



OWNER / DEVELOPER  
 ORCHARD DEVELOPMENT CORP.  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

*Handwritten signature* 12-21-90

*Handwritten signature* 12-21-90

*Handwritten signature*

*Handwritten signature*

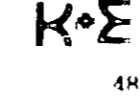
*Handwritten signature* 12-27-90

*Handwritten signature* 12/27/90

*Handwritten signature* 12-27-90

*Handwritten signature* 12-27-90

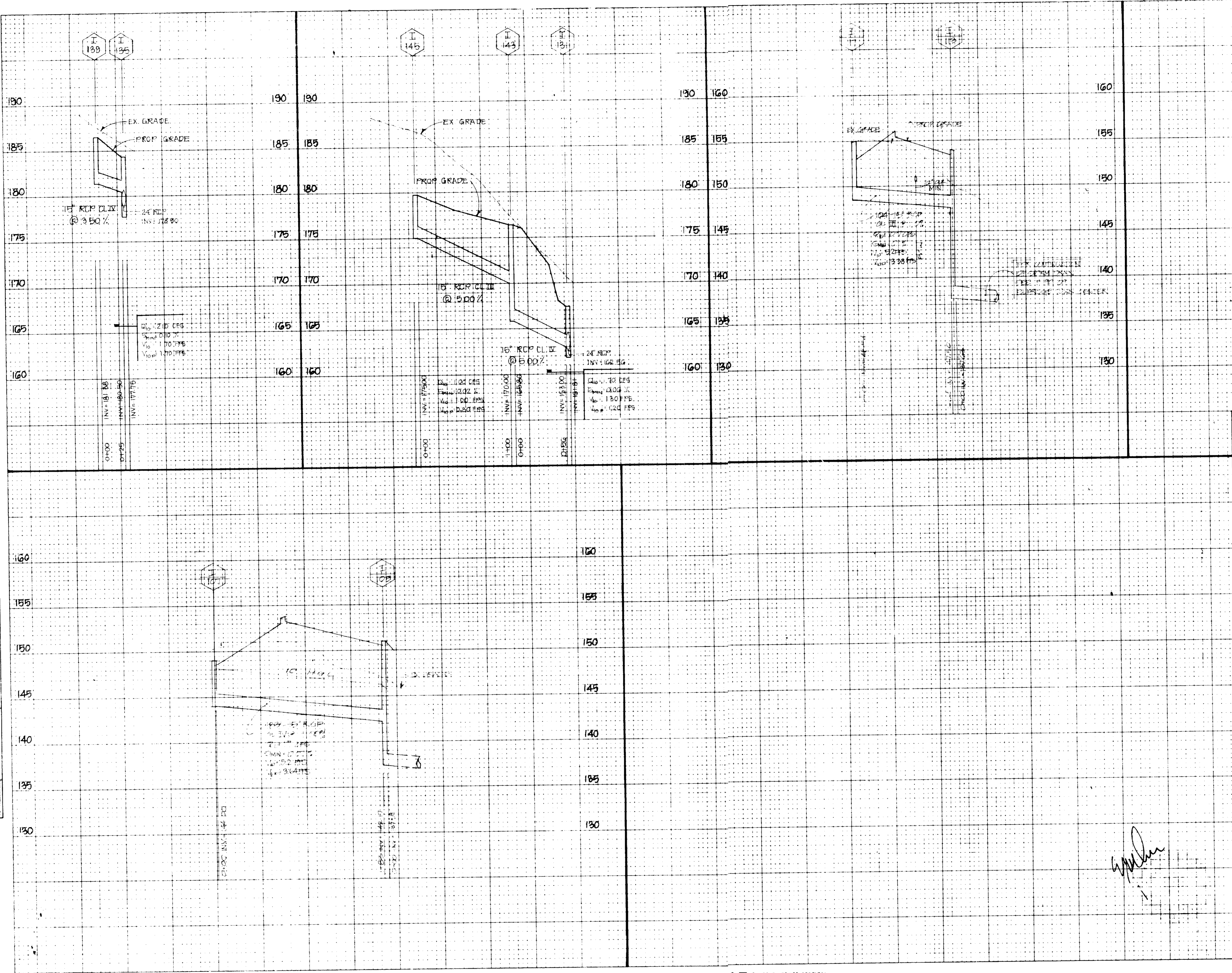
STORM DRAIN PROFILE  
 PARCEL D - SECTION ONE  
 TAX MAP 38 PARCEL NO 526  
 ELK RIDGE TOWN CENTER  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND



SCALE

DATE	
BY	
FINAL SURVEY	
SURVEY	
NOTE BOOK	
TEMPLE	
AREAS	
AREAS CHECKED	

DATE	
BY	
ORIGINAL SURVEY	
SURVEY	
NOTE BOOK	
TEMPLE	
AREAS	
AREAS CHECKED	



**OWNER / DEVELOPER**  
**ORCHARD DEVELOPMENT CORP.**  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

I/We certify that all development and construction will be done according to this plan and that the responsible person approved in the construction permit will have a Certificate of Attainment of a minimum "B" Environment Approved Training Program for the duration of the construction before beginning the project.

*Stacy Ben* 9/5/90  
*7. E. Kelly* 12-21-90

I certify that this plan was prepared by me or under my direct supervision and that I am a duly registered professional engineer in the State of Maryland. I am not a salaried employee of the State of Maryland.

*Michael J. Kelly* 9/5/90  
*Michael J. Kelly* 12/21/90

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

*John M. Boyd* 12-27-90  
 HEALTH OFFICER

APPROVED: TOWNSHIP ENGINEER

*James S. Reuther* 12/27/90  
 DIRECTOR

*Richard Blood* 12/27/90  
 Chief, Division of Community Planning and Land Development

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

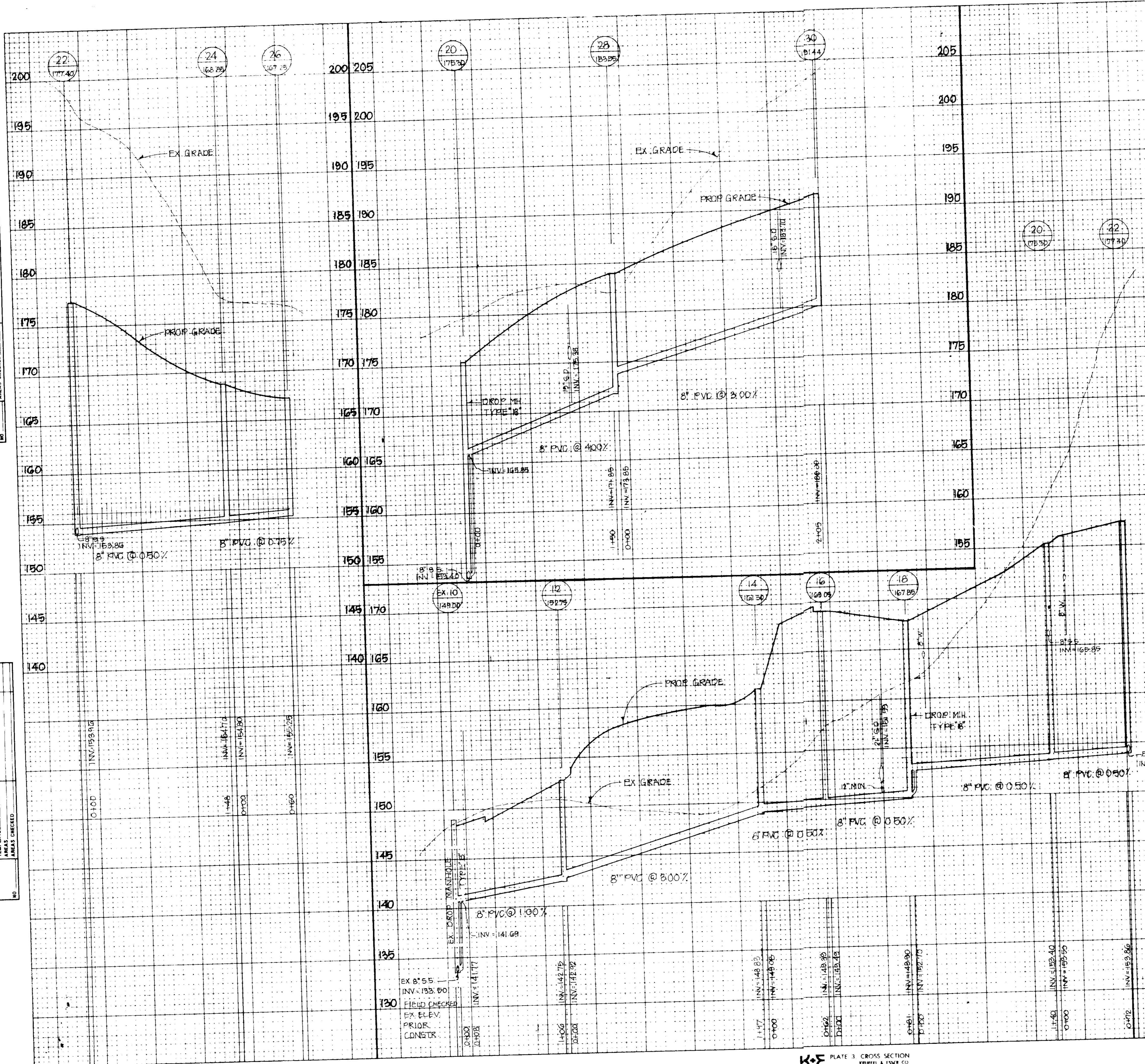
*James S. Reuther* 12/27/90  
 DIRECTOR

*James S. Reuther* 12-27-90  
 TOWNSHIP ENGINEER

**STORM DRAIN PROFILE**  
 PARCEL D - SECTION ONE  
 TAX MAP 33 PARCEL NO 526  
**ELK RIDGE TOWN CENTER**  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND

DATE	
BY	
NO.	
FINAL SURVEY	
SWAYED	
TEMPERATURE	
WIND DIRECTION	
WIND VELOCITY	
AREAS CHECKED	

DATE	
BY	
NO.	
ORIGINAL SURVEY	
SWAYED	
TEMPERATURE	
WIND DIRECTION	
WIND VELOCITY	
AREAS CHECKED	



**OWNER / DEVELOPER**  
**ORCHARD DEVELOPMENT CORP.**  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

*Signature* 7/5/90  
 12-21-90

9/5/90  
 12-21-90

*Signature*

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SERVICE  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Signature* 12-27-90  
 HEALTH OFFICER

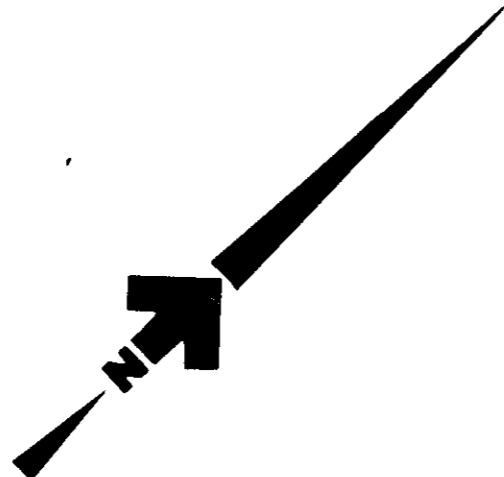
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SERVICE  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Signature* 12/27/90  
 DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SERVICE  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Signature* 12-27-90  
 CHIEF BUREAU OF ENGINEERING

ASSOCIATES, INC.

**SANITARY SEWER PROFILE**  
 PARCEL D - SECTION ONE  
 TAX MAP 38 PARCEL NO 526  
**ELKRIDGE TOWN CENTER**  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND





FUTURE SECTION TWO

DA: CITAC C-0.71 I RA-15 P-68

FUTURE CONNECTION

DA: CITAC C-0.71 I RA-15 P-68

ROWANBERRY DRIVE

GREENFIELD ROAD

DA: CITAC C-0.71 I RA-15 P-68

NOTE: ALL WATER LINE IS THE PART OF WATER MAIN EXTENSION CONTRACT # 14-3020-D

*A. Ballinger* 12-21-90

*W. J. ...* 12/21/90  
*...* 12-21-90

MATCH LINE SEE SHEET 11 OF 21

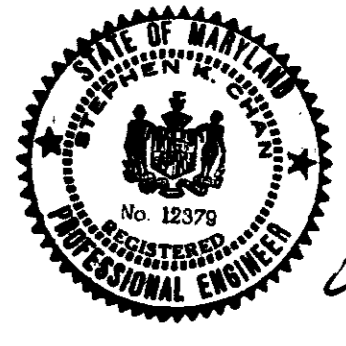
MATCH LINE SEE SHEET 10 OF 21

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC UTILITY SERVICE: *Joyce M. Boyd* 12-27-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James S. ...* 12/27/90  
*Richard Blood* 12/27/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC UTILITY SERVICE: *James ...* 12/27/90  
*Richard ...* 12-27-90

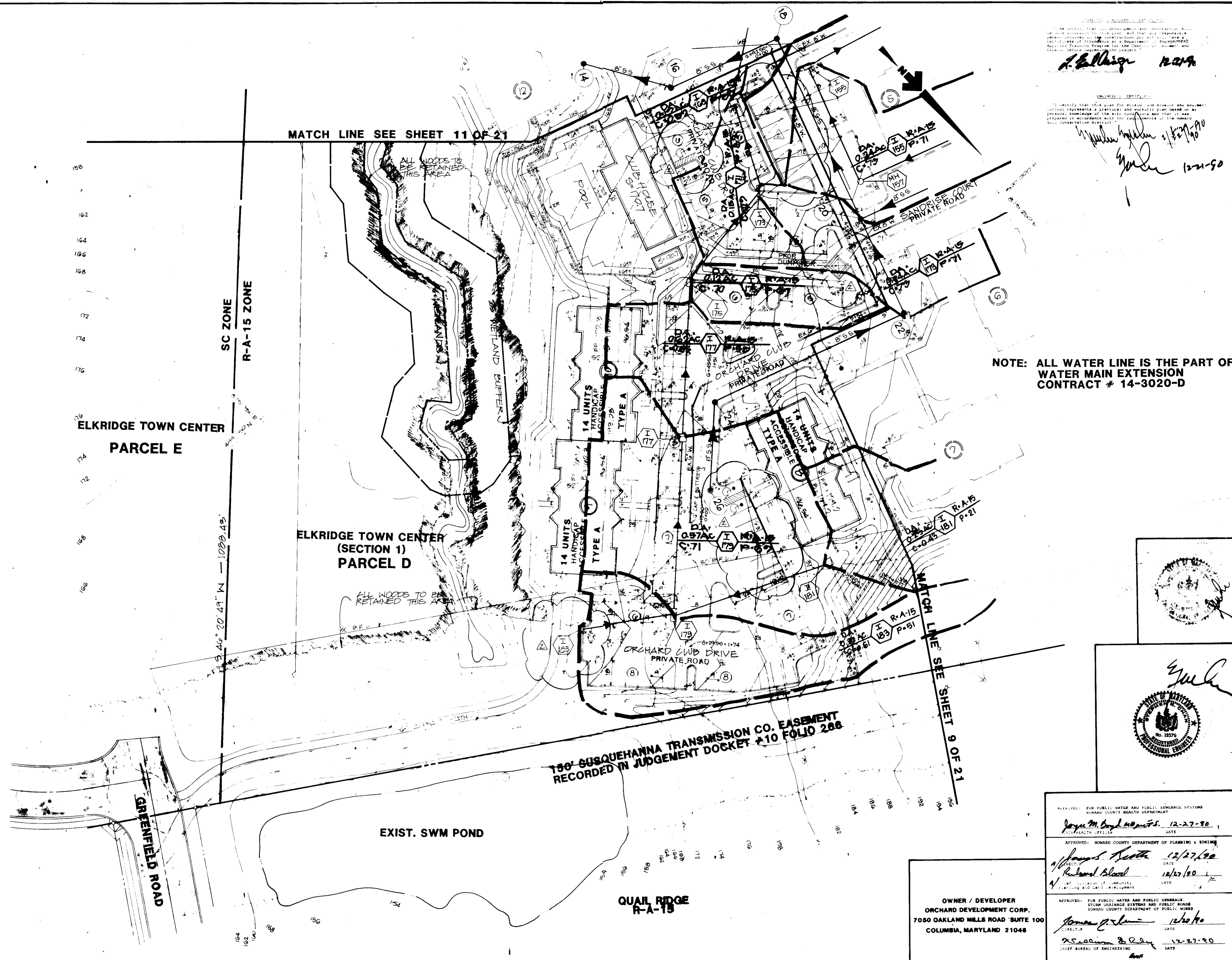


DRAINAGE AREA MAP  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

9 OF 21

ASSOCIATES, INC.

1	REV. PLAN AS PER ...	12/27/90
2	REV. PLAN AS PER ...	12/27/90
3	REV. STREET NAMES	10/25/91



MATCH LINE SEE SHEET 11 OF 21

NOTE: ALL WATER LINE IS THE PART OF WATER MAIN EXTENSION CONTRACT # 14-3020-D

198  
196  
194  
192  
190  
188  
186  
184  
182  
180  
178  
176  
174  
172  
170  
168  
166  
164  
162  
160  
158  
156  
154  
152  
150  
148  
146  
144  
142  
140  
138  
136  
134  
132  
130  
128  
126  
124  
122  
120  
118  
116  
114  
112  
110  
108  
106  
104  
102  
100  
98  
96  
94  
92  
90  
88  
86  
84  
82  
80  
78  
76  
74  
72  
70  
68  
66  
64  
62  
60  
58  
56  
54  
52  
50  
48  
46  
44  
42  
40  
38  
36  
34  
32  
30  
28  
26  
24  
22  
20  
18  
16  
14  
12  
10  
8  
6  
4  
2

SC ZONE  
R-A-15 ZONE

ELKRIDGE TOWN CENTER  
PARCEL E

ELKRIDGE TOWN CENTER  
(SECTION 1)  
PARCEL D

EXIST. SWM POND

QUAIL RIDGE  
R-A-15

150' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
RECORDED IN JUDGEMENT DOCKET #10 FOLIO 266

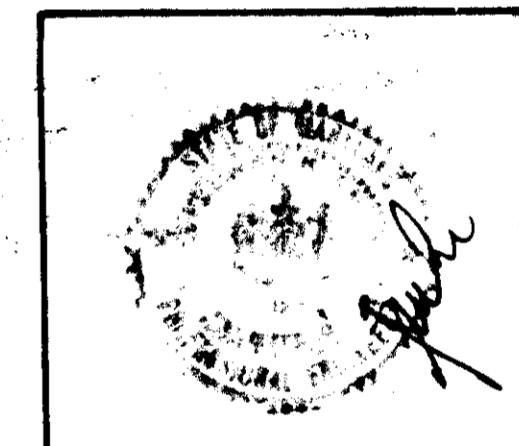
GREENFIELD ROAD

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
12-27-90  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
12/27/90  
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
12-27-90  
DATE



DATE	BY
12-27-90	JK
12-27-90	JK
12-27-90	JK
12-27-90	JK

NO.	REVISION	DATE	BY
1	REV PLAN AS PER HOWARD CO COMMENTS	4-26-90	JK
2	REV PLAN AS PER DISTRICT RELOCATION	5-24-90	JK
3	REV STREET NAMES	10-29-91	JK

ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
9200 WIGHTMAN ROAD, SUITE 400 • FREDERICK, MD 21701  
GAIL 848-9439 • FAX 848-9439

DRAINAGE AREA MAP  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

10 OF 21

CHARLOTTE DUBIN  
L.1494 F.375  
PARCEL 100  
22.94 AC.  
R-12

NOTE: ALL WATER LINE IS THE PART OF  
WATER MAIN EXTENSION  
CONTRACT # 14-3020-D

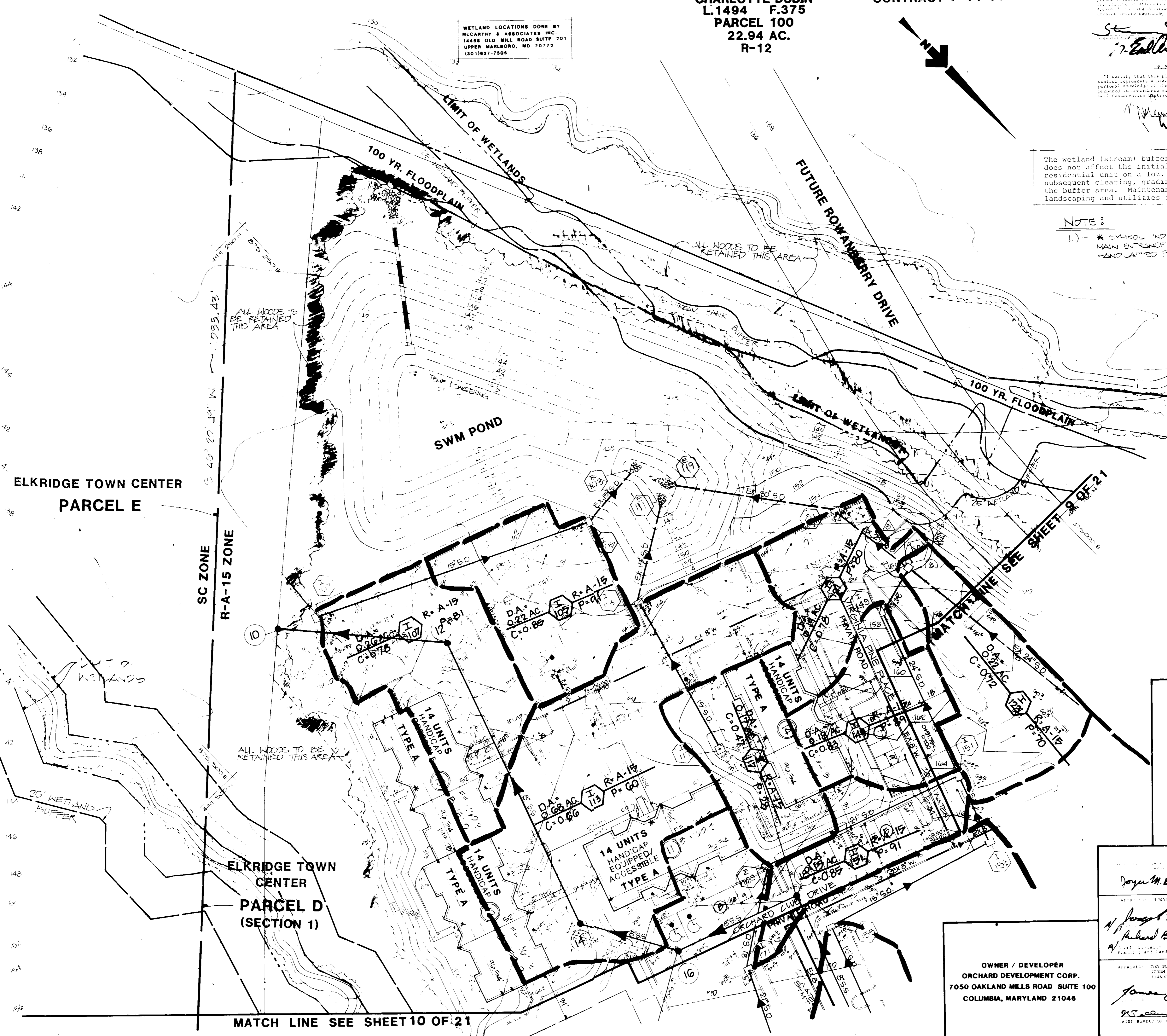
9/5/90  
12-21-90

12-21-90

The wetland (stream) buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

NOTE:  
1) - \* SYMBOL INDICATES THE LOCATION OF MAIN ENTRANCES TO BE VISITED BY HAND LABELED PERSONS.

WETLAND LOCATIONS DONE BY  
MC CARTHY & ASSOCIATES, INC.  
1448 OLD HILL ROAD SUITE 201  
UPPER MARLBORO, MD 20772  
(301)827-7805



JOYCE M. BOYD M.P.S.S. 12-27-90  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
12/27/90  
12/27/90  
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
12/27/90  
12-27-90

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

DESIGN	DATE	BY
REVISION	DATE	BY
1	5-24-91	TK
2	10-29-91	TK
3	5-24-91	TK
4	10-29-91	TK

ASSOCIATES, INC.

DRAINAGE AREA MAP  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

11 OF 21

By the Engineer:  
 "I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."

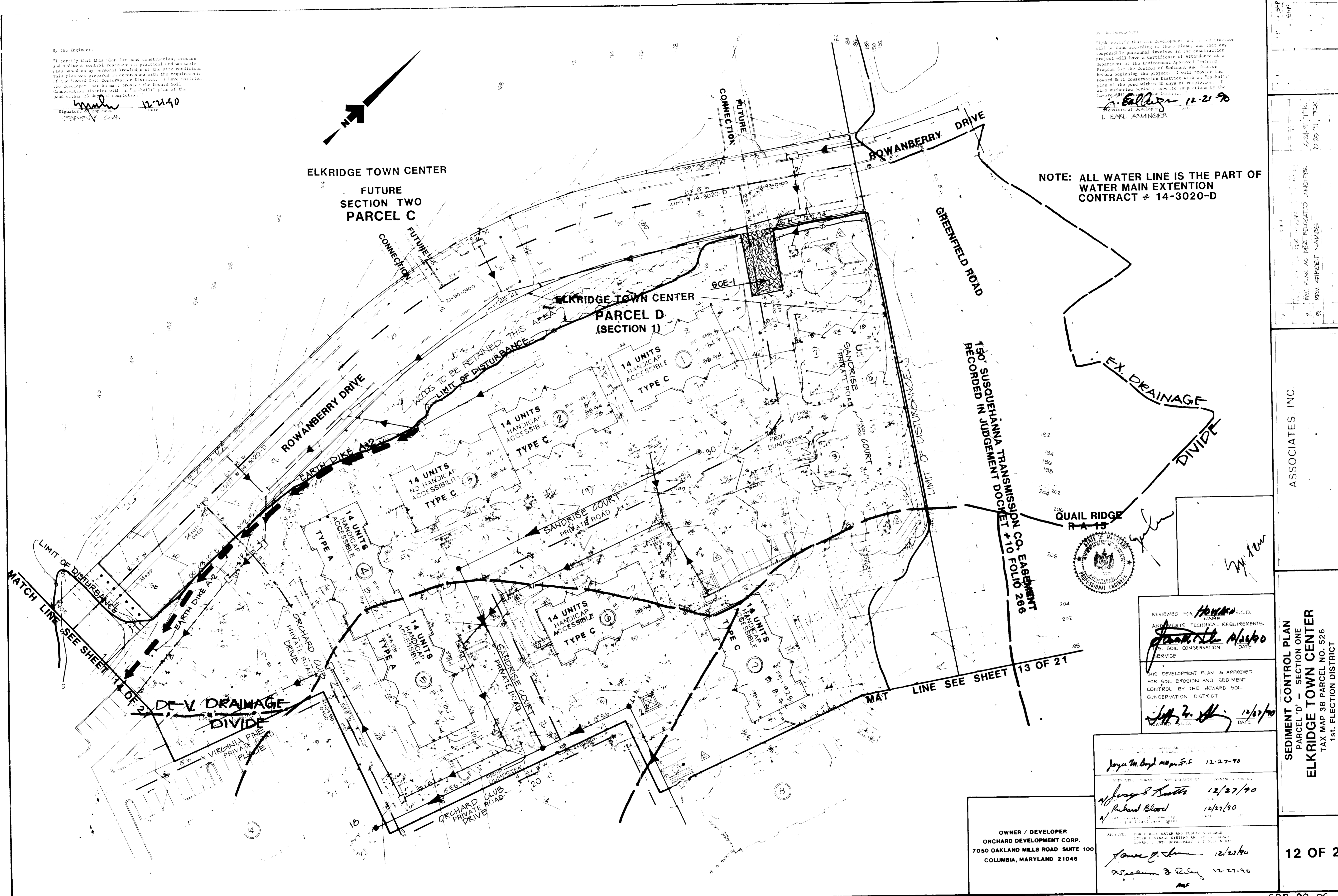
*Signature*  
 12-21-90  
 Signature of Engineer  
 TERESA K. CHAN

By the Developer:  
 "I hereby certify that all development and construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved "Practical" Program for the Control of Sediment and Erosion before beginning the project. I will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic site inspections by the Howard Soil Conservation District."  
*Signature* 12-21-90  
 Signature of Developer  
 L. EARL ARMINGER

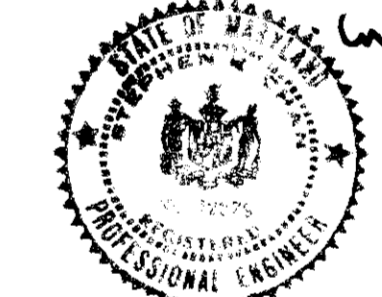
ELKRIDGE TOWN CENTER  
 FUTURE SECTION TWO  
 PARCEL C

ELKRIDGE TOWN CENTER  
 PARCEL D  
 (SECTION 1)

NOTE: ALL WATER LINE IS THE PART OF  
 WATER MAIN EXTENSION  
 CONTRACT # 14-3020-D



150' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
 RECORDED IN JUDGEMENT DOCKET #10 FOLIO 266



REVIEWED FOR *Howard S.C.D.*  
 AND MEETS TECHNICAL REQUIREMENTS.  
*Signature*  
 IS SOIL CONSERVATION SERVICE DATE  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Signature* 12/27/90  
 HOWARD S.C.D. DATE

OWNER / DEVELOPER  
 ORCHARD DEVELOPMENT CORP.  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

*Signature* 12-27-90  
*Signature* 12/27/90  
*Signature* 12/27/90  
*Signature* 12/27/90

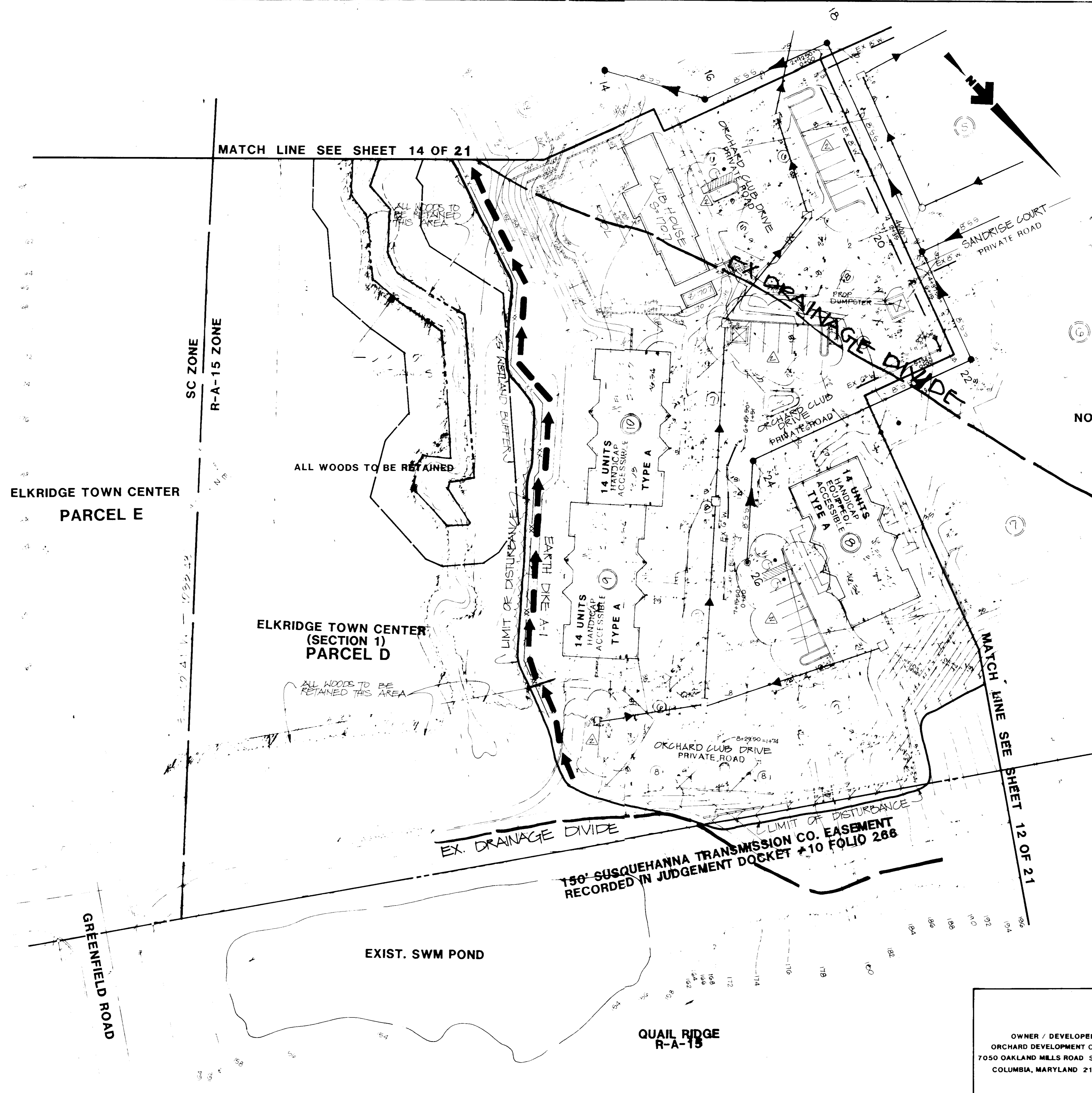
SHR  
 SHP

REV. PLAN AS PER RELOCATED DIMENSIONS  
 12-21-91, T.E.K.  
 12-25-91, T.E.K.

ASSOCIATES, INC.

SEDIMENT CONTROL PLAN  
 PARCEL 'D' - SECTION ONE  
 ELKRIDGE TOWN CENTER  
 TAX MAP 38 PARCEL NO. 526  
 1st. ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

12 OF 21



MATCH LINE SEE SHEET 14 OF 21

SC ZONE  
R-A-15 ZONE

ELK RIDGE TOWN CENTER  
PARCEL E

ELK RIDGE TOWN CENTER  
(SECTION 1)  
PARCEL D

ALL WOODS TO BE RETAINED  
THIS AREA

ALL WOODS TO BE RETAINED  
THIS AREA

LIMIT OF DISTURBANCE

14 UNITS  
HANDICAP  
ACCESSIBLE  
TYPE A

14 UNITS  
HANDICAP  
ACCESSIBLE  
TYPE A

14 UNITS  
HANDICAP  
ACCESSIBLE  
TYPE A

14 UNITS  
HANDICAP  
ACCESSIBLE  
TYPE A

ORCHARD CLUB DRIVE  
PRIVATE ROAD

SANDRISE ROAD  
PRIVATE ROAD

EX. DRAINAGE DIVIDE

150' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
RECORDED IN JUDGEMENT DOCKET #10 FOLIO 288

EXIST. SWM POND

QUAIL RIDGE  
R-A-15

GREENFIELD ROAD

By the Developer:  
"I do certify that all development and/or construction will be done according to these plans, and that any 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 will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic service inspections by the Howard Soil Conservation District."  
*L. Earl Arvinger* 12-21-90  
Signature of Developer Date  
L. EARL ARVINGER

By the Engineer:  
"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."  
*Stephen R. Zeman* 12-21-90  
Signature of Engineer Date  
STEPHEN R. ZEMAN

NOTE: ALL WATER LINE IS THE PART OF  
WATER MAIN EXTENSION  
CONTRACT # 14-3020-D

REVIEWED FOR: *HONIKA* S.C.D.  
NAME  
AN MEETS TECHNICAL REQUIREMENTS  
*James B. Smith*  
DATE  
12/27/90  
SERVICE

THIS DEVELOPMENT PLAN IS APPROVED  
FOR SOIL EROSION AND SEDIMENT  
CONTROL BY THE HOWARD SOIL  
CONSERVATION DISTRICT.  
*James B. Smith* 12/27/90  
HOWARD S.C.D. DATE

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21048

*Jorge M. Boyd* 12-27-90  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James B. Smith* 12/27/90  
*Richard Blood* 12/27/90

*James B. Smith* 12/27/90  
*Richard Blood* 12-27-90

1. SHEET NO.  
2. SHEET TOTAL  
3. REV. PLAN NO. PER REVISED DIMENSION LOCATIONS  
4. REV. STREET NAMES

ASSOCIATES INC.

SEDIMENT CONTROL PLAN  
SECTION ONE  
PARCEL 'D'  
ELK RIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

13 OF 21

By the Engineer:  
 "I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."  
*Stephen K. Zann* 12-21-90  
 Signature of Engineer Date  
 STEPHEN K. ZANN

CHARLOTTE DUBIN  
 L1494 F.375  
 PARCEL 100  
 22.94 AC.  
 R-12

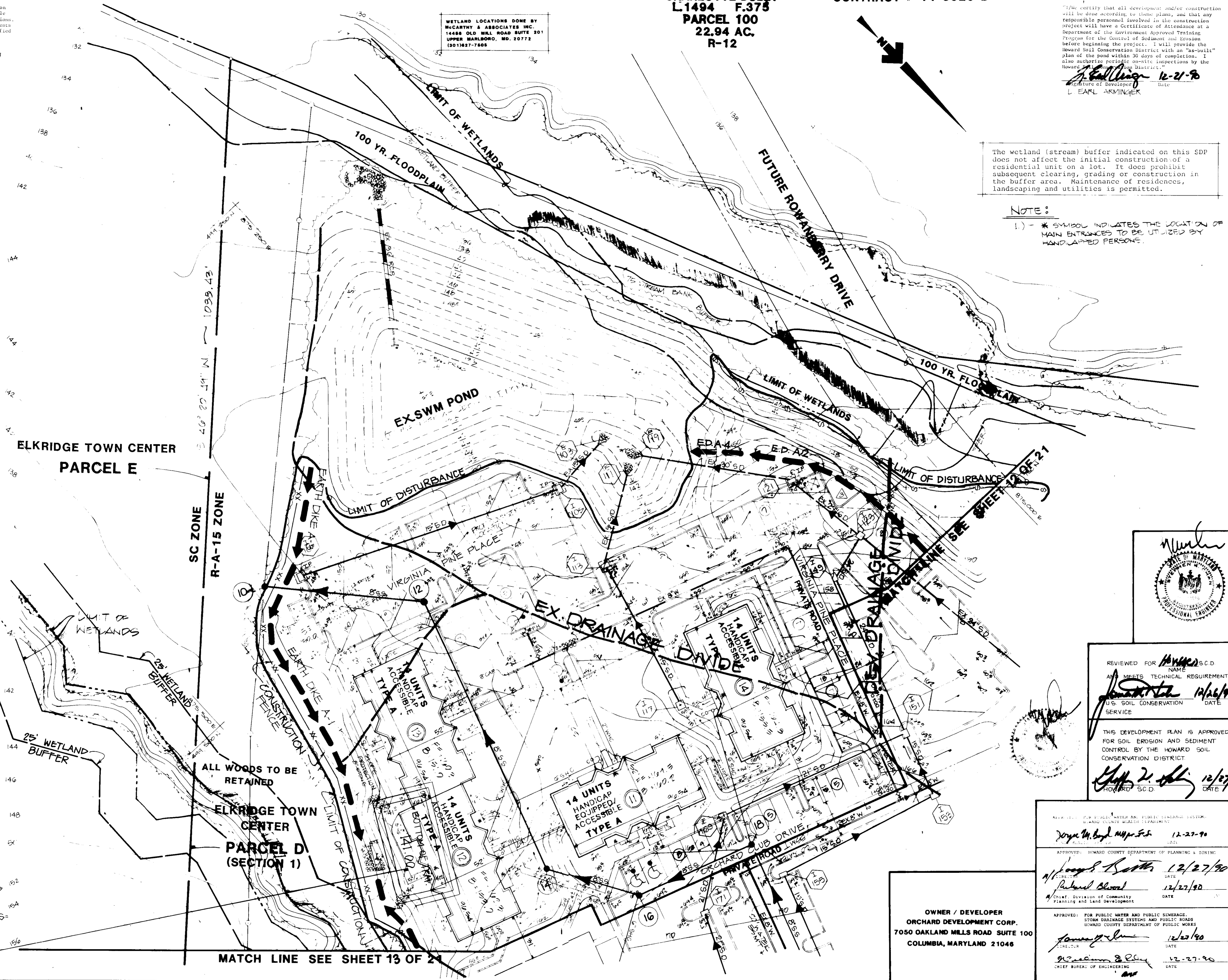
NOTE: ALL WATER LINE IS THE PART OF  
 WATER MAIN EXTENSION  
 CONTRACT # 14-3020-D

By the Developer:  
 "I/We certify that all development and/or construction will be done according to these plans, and that any 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 will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District."  
*Earl Armingier* 12-21-90  
 Signature of Developer Date  
 EARL ARMINGIER

The wetland (stream) buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

NOTE:  
 1) - \* SYMBOL INDICATES THE LOCATION OF MAIN ENTRANCES TO BE UTILIZED BY HANDICAPPED PERSONS.

DESIGN	DATE	BY
DRAFT	12-21-90	SD
CHECKED	12-21-90	SD
DATE	12-21-90	SD
SCALE	1" = 20'	SD



WETLAND LOCATIONS DOME BY  
 MCCARTHY & ASSOCIATES INC.  
 14488 OLD MILL ROAD SUITE 201  
 UPPER MARLBORO, MD. 20772  
 (301)827-7505

ELKRIDGE TOWN CENTER  
 PARCEL E

SC ZONE  
 R-A-15 ZONE

ALL WOODS TO BE  
 RETAINED  
 ELKRIDGE TOWN CENTER  
 PARCEL D  
 (SECTION 1)

TRAP # 2  
 STONE OUTLET TRAP SIZE  
 EX. DA = 2.0 AC.  
 DEV. DA = 4.7 AC.  
 WEIR L = 20 FT  
 STORAGE REQ'D = 84,600 FT<sup>3</sup>  
 STORAGE PROVIDED = 73,200 FT<sup>3</sup>  
 WEIR CREST EL = 14.62  
 BOTTOM EL = 14.12  
 APPROX. BOTTOM DIMENSIONS =  
 27' X 60'  
 DEPTH OF TRAP = 4 FT

MATCH LINE SEE SHEET 13 OF 2



REVIEWED FOR *Howard* S.C.D.  
 NAME  
 ALL MEETS TECHNICAL REQUIREMENTS  
*Stephen K. Zann* 12/26/90  
 U.S. SOIL CONSERVATION DATE  
 SERVICE  
 THIS DEVELOPMENT PLAN IS APPROVED  
 FOR SOIL EROSION AND SEDIMENT  
 CONTROL BY THE HOWARD SOIL  
 CONSERVATION DISTRICT  
*Stephen K. Zann* 12/27/90  
 HOWARD S.C.D. DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. Smith* 12-27-90  
 DATE  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. Smith* 12-27-90  
 DATE  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. Smith* 12-27-90  
 DATE

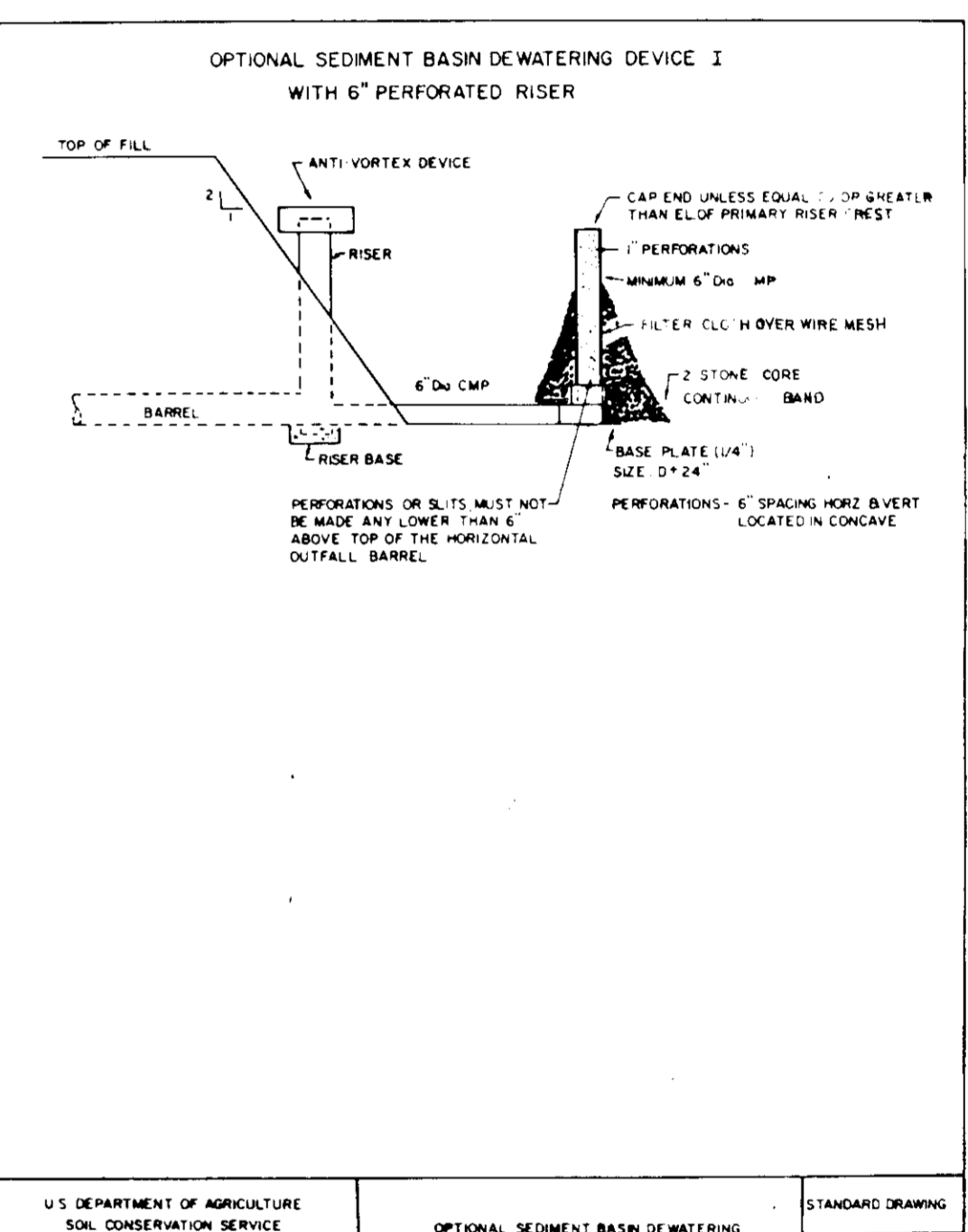
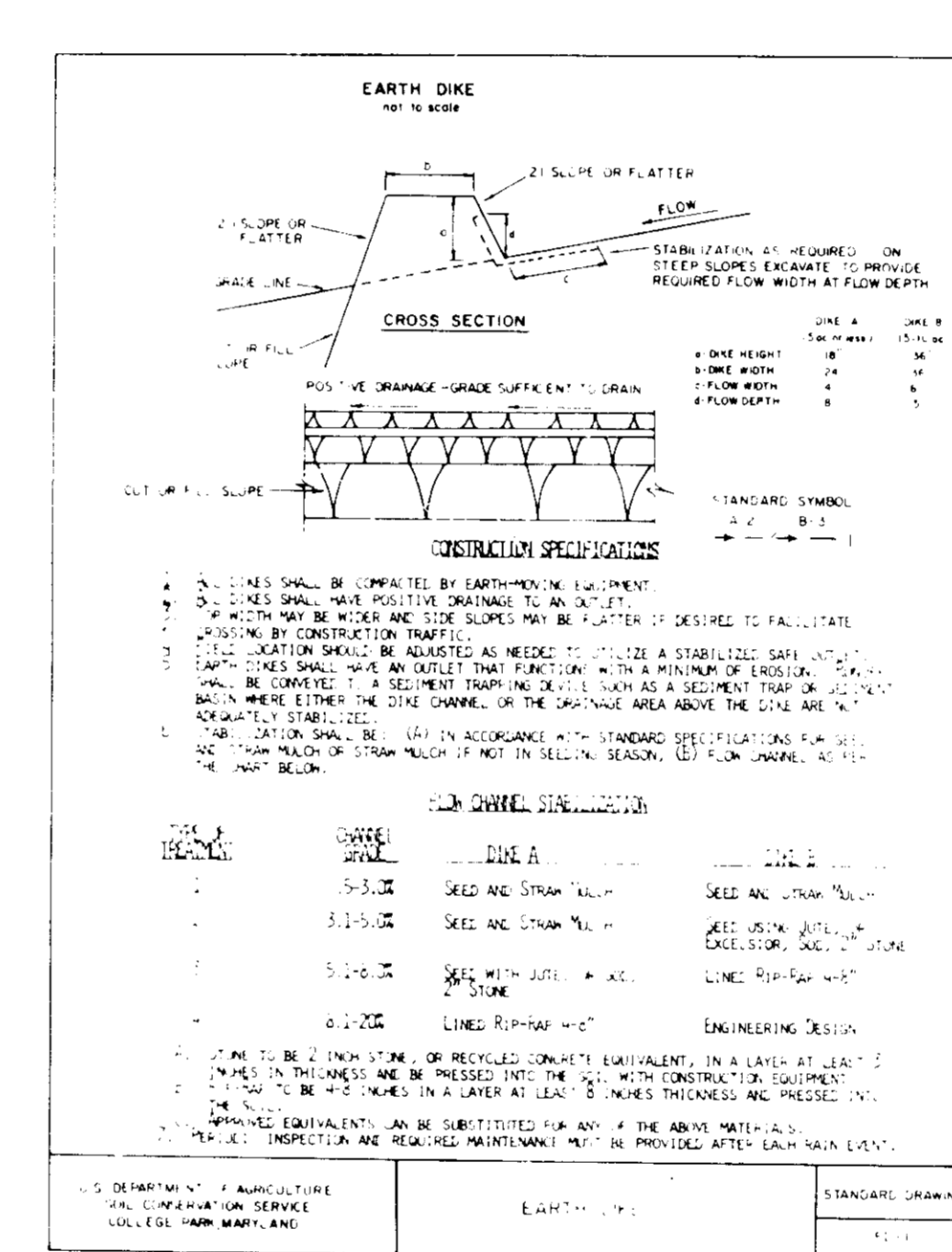
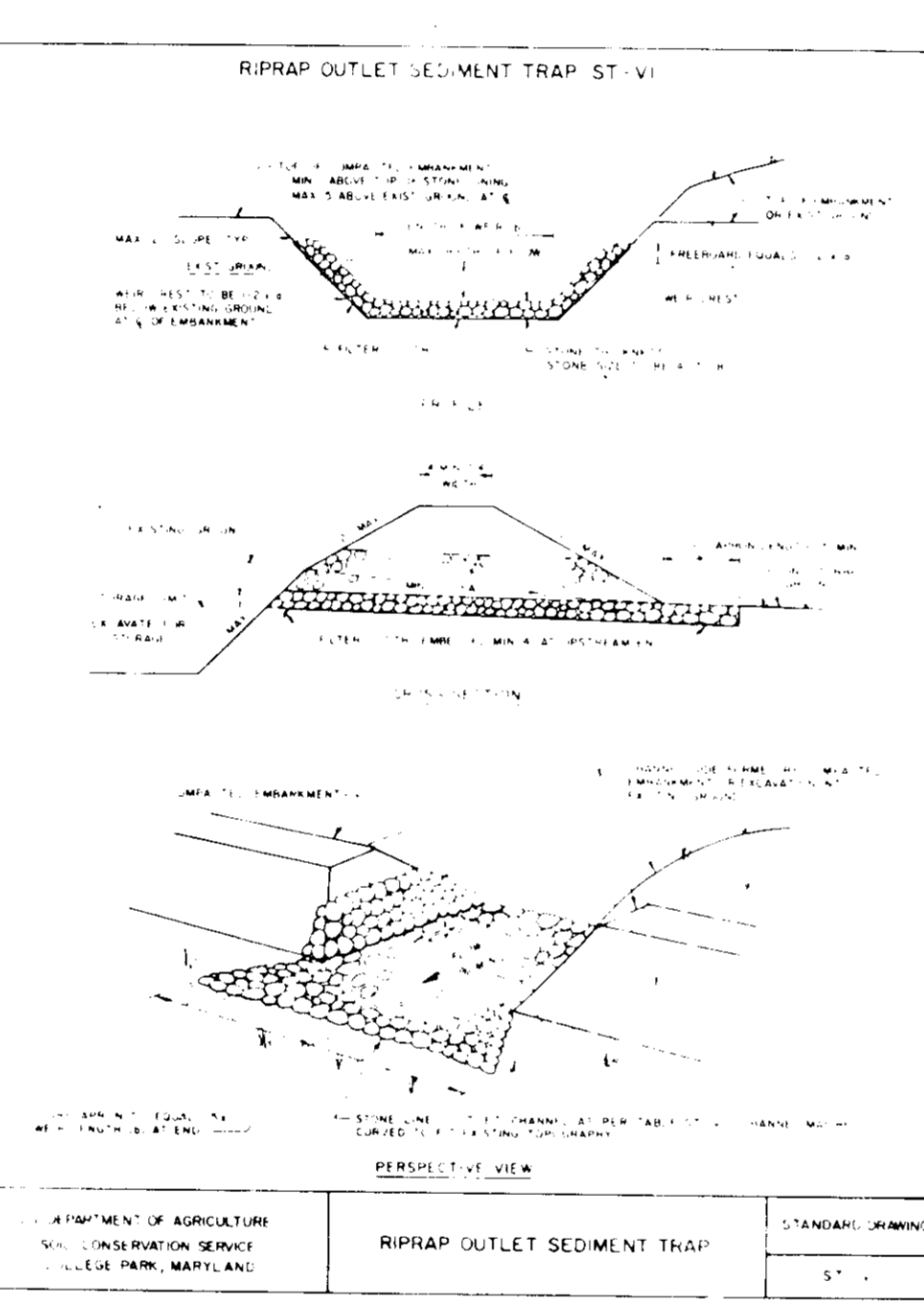
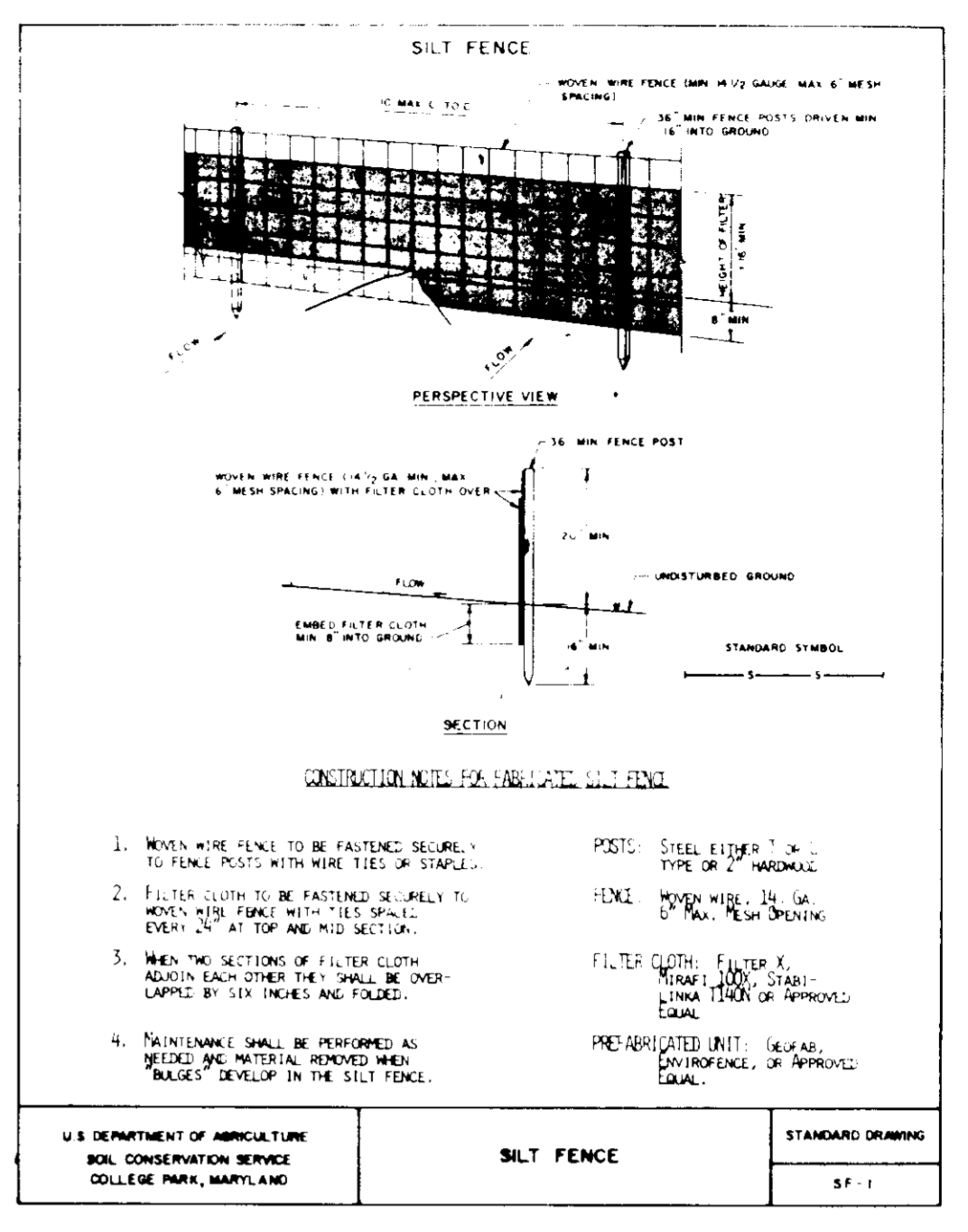
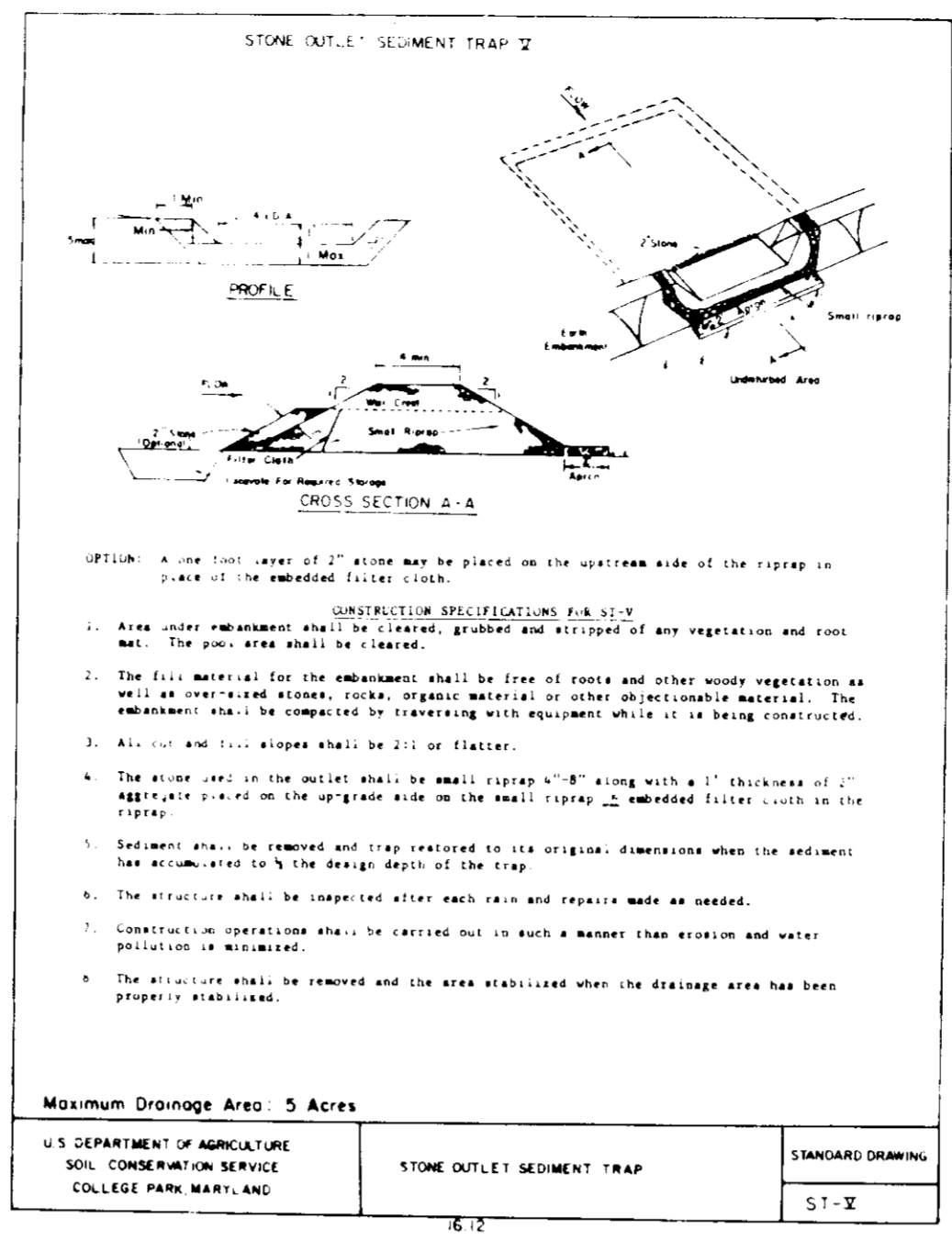
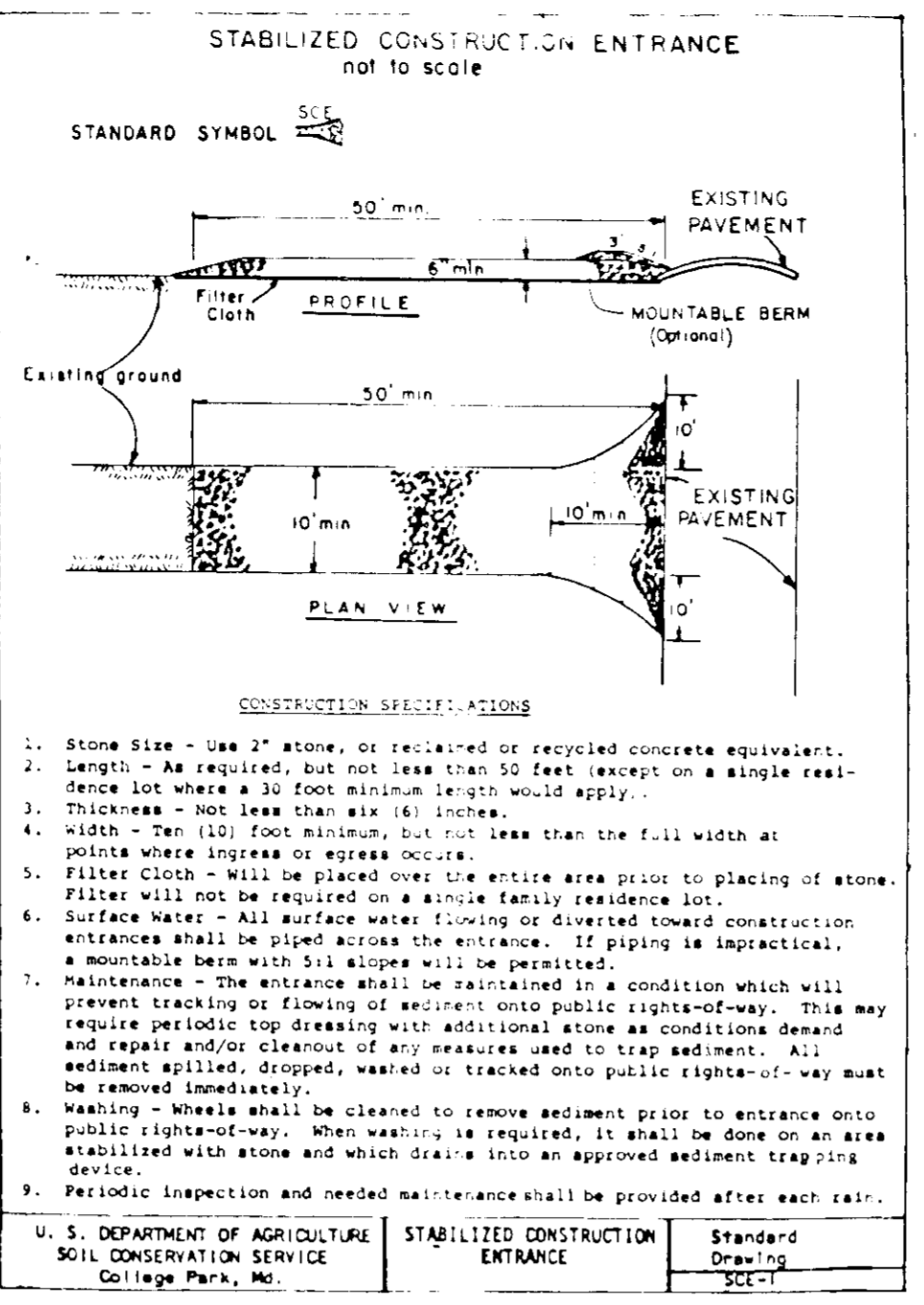
OWNER / DEVELOPER  
 ORCHARD DEVELOPMENT CORP.  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046

ASSOCIATES, INC.  
 ENGINEERS • PLANNERS • ARCHITECTS  
 3200 WASHINGTON AVENUE, SUITE 200  
 WASHINGTON, DC 20007  
 948.9439 • 380.0525  
 FAX 948.9439

SEDIMENT CONTROL PLAN  
 PARCEL 'D' - SECTION ONE  
 ELKRIDGE TOWN CENTER  
 TAX MAP 38 PARCEL NO. 526  
 1st. ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

14 OF 21

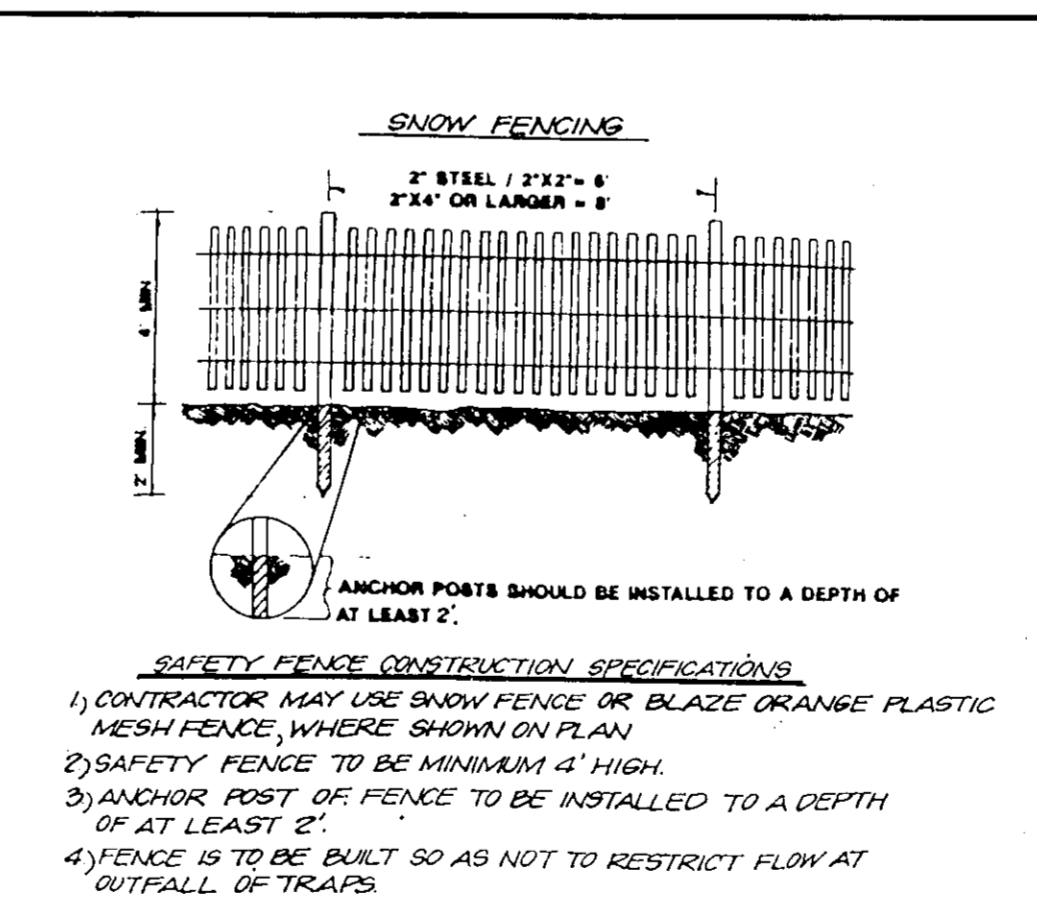
Not to exceed 48 inches in height... (regarding construction entrance details)



SEWERAGE SYSTEMS... (regarding sewerage system requirements)

Table with columns: STRUCTURE, DATE, TYPE, VOLUME, REMARKS. It lists various structures like '1-117' through '1-149' with their respective details.

- SEQUENCE OF CONSTRUCTION... (1. OBTAIN PERMIT... 2. NOTIFY HOWARD COUNTY... 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE... 4. CLEAR GRUB AND ROUGH GRADE... 5. INSTALL UTILITIES AND PAVING... 6. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR... 7. CONSTRUCT BUDG'S #12 & #13... 8. PUSH STORM DRAIN SYSTEM... 9. REMOVE DEBRIS FROM STORMWATER MANAGEMENT FACILITY... 10. REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES...)



Reviewed for HOWARD S.C.D., Name: [Signature], Date: 10/26/90. U.S. Soil Conservation Service. This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

By the Engineer: [Signature] Stephen K. Chan, Date: 10-24-90.

By the Developer: [Signature] L. Earl Armincr, Date: 12-21-90.

OWNER / DEVELOPER ORCHARD DEVELOPMENT CORPORATION 7050 OAKLAND MILLS ROAD SUITE 100 COLUMBIA, MARYLAND 21046

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. [Signature] Richard Blood, Date: 12/27/90. APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. [Signature] [Signature], Date: 12/27/90.

DESIGN SHEET SHEET DRAFT CHECKED DATE SCALE AS SHOWN REVISION NO. ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 9200 WISHTAN ROAD SUITE 400 GAITHERSBURG, MARYLAND 20878 301.990.0325 • Wash. 948.9189 EROSION CONTROL PLAN PARCEL 'D' - SECTION ONE ELK RIDGE TOWN CENTER TAX MAP 38 PARCEL NO. 526 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND 15 OF 21 SDP-90-06



ELKRIDGE TOWN CENTER  
FUTURE  
SECTION TWO  
PARCEL C

ELKRIDGE TOWN CENTER  
PARCEL D  
(SECTION 1)

NOTE: ALL WATER LINE IS THE PART OF  
WATER MAIN EXTENSION  
CONTRACT # 14-3020-D

150' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
RECORDED IN JUDGEMENT BOOK DOCKET #10 FOLD 266

MATCH LINE SEE SHEET 16 OF 21

MATCH LINE SEE SHEET 17 OF 21

NOTE: THIS PLAN FOR LANDSCAPING PURPOSES ONLY

*J. Halling* 12-21-90  
*W. J. ...* 12-21-90



ASSOCIATES, INC.

LANDSCAPE PLAN  
PARCEL D - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



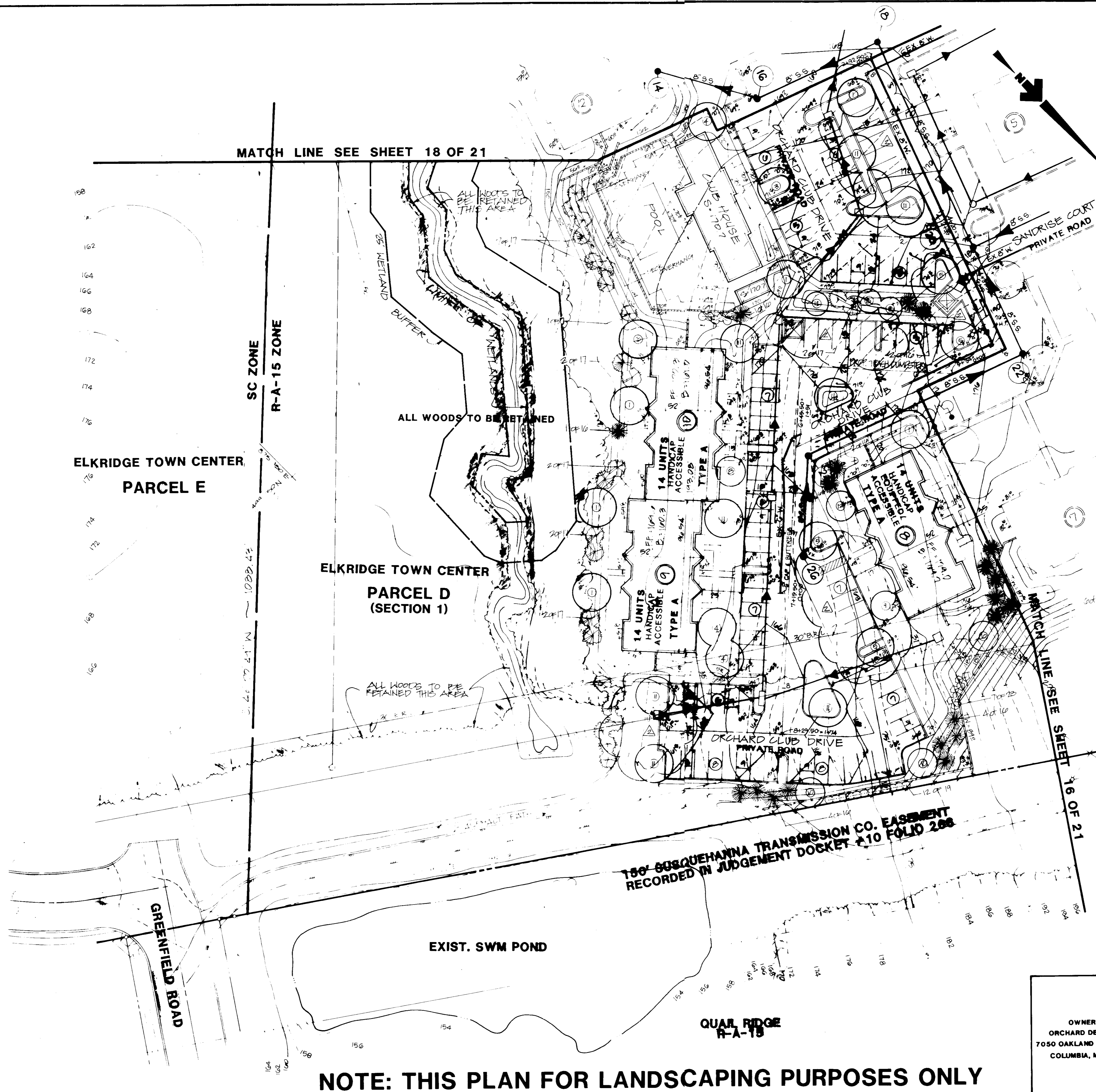
OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*Joyce M. ...* 12-27-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James R. ...* 12/27/90  
*Ronald ...* 12/27/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* 12/27/90  
*W. ...* 12-27-90





MATCH LINE SEE SHEET 18 OF 21

SC ZONE  
R-A-15 ZONE

ELKRIDGE TOWN CENTER  
PARCEL E

ELKRIDGE TOWN CENTER  
PARCEL D  
(SECTION 1)

NOTE: ALL WATER LINE IS THE PART OF  
WATER MAIN EXTENSION  
CONTRACT # 14-3020-D

180' SUSQUEHANNA TRANSMISSION CO. EASEMENT  
RECORDED IN JUDGEMENT DOCKET # 10 FOLIO 288

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

NOTE: THIS PLAN FOR LANDSCAPING PURPOSES ONLY

*J. E. Ealing* 12-21-90  
12-21-90  
12-21-90

DATE	12-21-90
BY	J. E. Ealing
SCALE	AS SHOWN

NO.	DATE	BY	REVISION
1	12-21-90	J. E. Ealing	PRELIMINARY PLAN
2	12-21-90	J. E. Ealing	PLAN AS PER RELOCATED CONSUMER + HOWARD'S 24-91
3	12-21-90	J. E. Ealing	REV. STREET NAMES

ASSOCIATES, INC.  
1000 W. GREENFIELD ROAD  
COLUMBIA, MARYLAND 21046  
TEL: 410-730-1500  
FAX: 410-730-1501



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
J. E. Ealing 12-27-90  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Richard Blood 12/27/90  
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC BIASES  
J. E. Ealing 12-27-90  
DATE

LANDSCAPE PLAN  
PARCEL D - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

17 OF 21

**NOTE: THIS PLAN FOR LANDSCAPING PURPOSES ONLY**

**NOTE: ALL WATER LINE IS THE PART OF WATER MAIN EXTENSION CONTRACT # 14-3020-D**

**CHARLOTTE DUBIN  
L1494 F.375  
PARCEL 100  
22.94 AC.  
R-12**

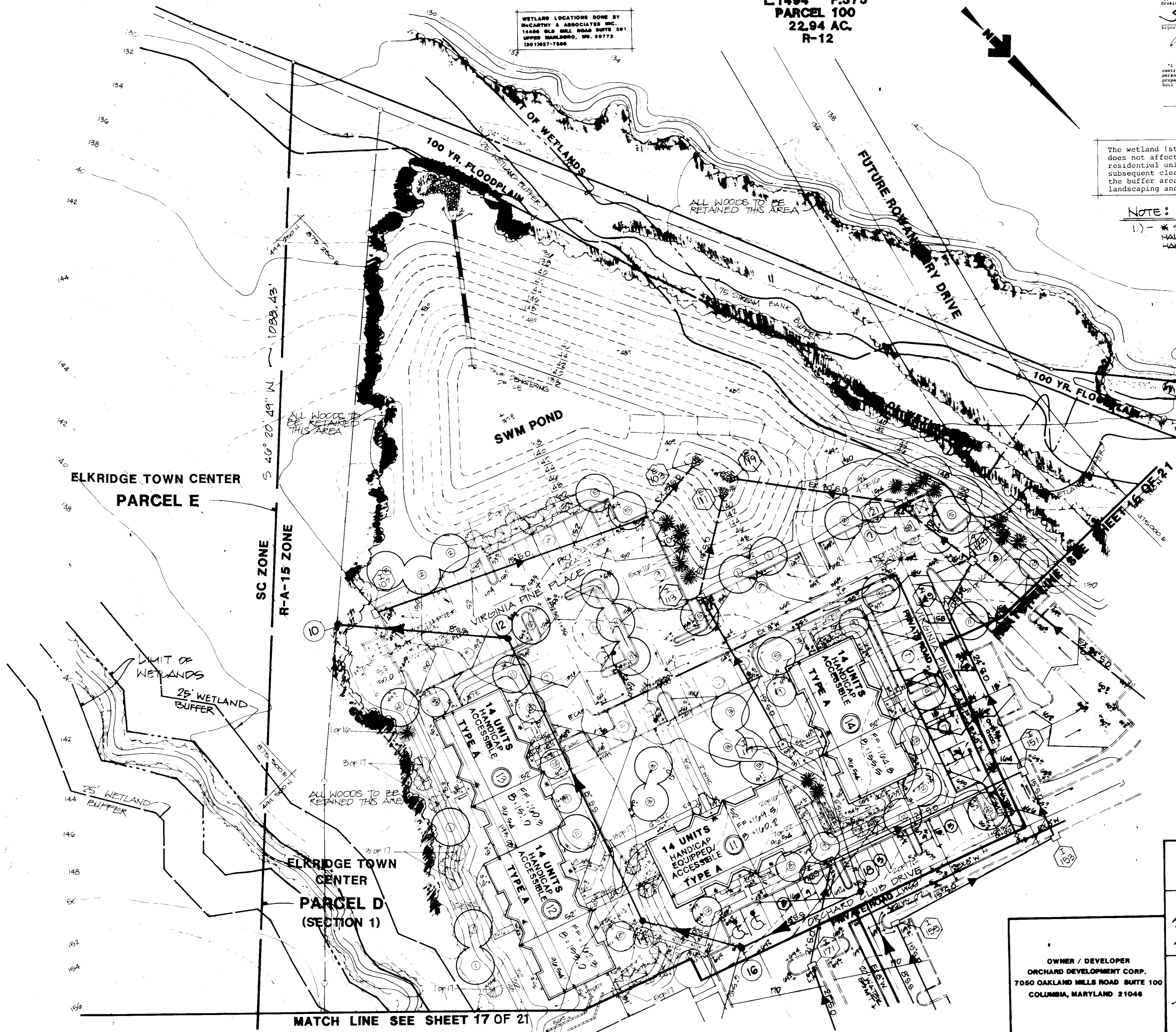
WETLAND LOCATIONS DONE BY  
MC CARTHY & ASSOCIATES INC.  
14488 OLD MILL ROAD SUITE 201  
UPPER MERIDEN, MD. 20779  
(301) 487-7688

DESIGNER'S CERTIFICATE  
I, *Seamus*, certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.  
9/5/90  
12-21-90

ENGINEER'S CERTIFICATE  
I 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.  
9/9/90  
12/21/90

The wetland (stream) buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

**NOTE:**  
1.) - \* SYMBOL INDICATES THE LOCATION OF MAIN ENTRANCES TO BE UTILIZED BY HANDICAPPED PERSONS.



DESIGN	TEK
DRAFT	TEK
CHECKED	TEK
DATE	DEC 09
SCALE	1" = 30'

NO	REVISION	DATE	BY
1	REV PLAN AS PER HOWARD CO COMMENTS	4-20-90	TEK
2	REV PARKING LOT & SWAMP CALCULATION	9-3-90	TEK
3	REV PARKING & LANDSCAPING	5-24-91	TEK
4	REV STREET NAMES	10-25-91	TEK

**CLB ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
9200 WIGHTMAN ROAD, SUITE 400 • P.O. BOX 660, DAVENPORT STREET  
GAITHERSBURG, MD 20878  
831-4510 • 695-9722  
FAX 869-1505



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*James M. Boyd* 12-27-90  
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James M. Boyd* 12/27/90  
DIRECTOR DATE  
*Richard Bloom* 12/27/90  
Chief, Division of Community Planning and Land Development DATE

**OWNER / DEVELOPER**  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. Boyd* 12/27/90  
DIRECTOR DATE  
*James M. Boyd* 12-27-90  
CHIEF BUREAU OF ENGINEERING DATE

**LANDSCAPE PLAN**  
PARCEL 'D' - SECTION ONE  
**ELKRIDGE TOWN CENTER**  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**18 OF 21**

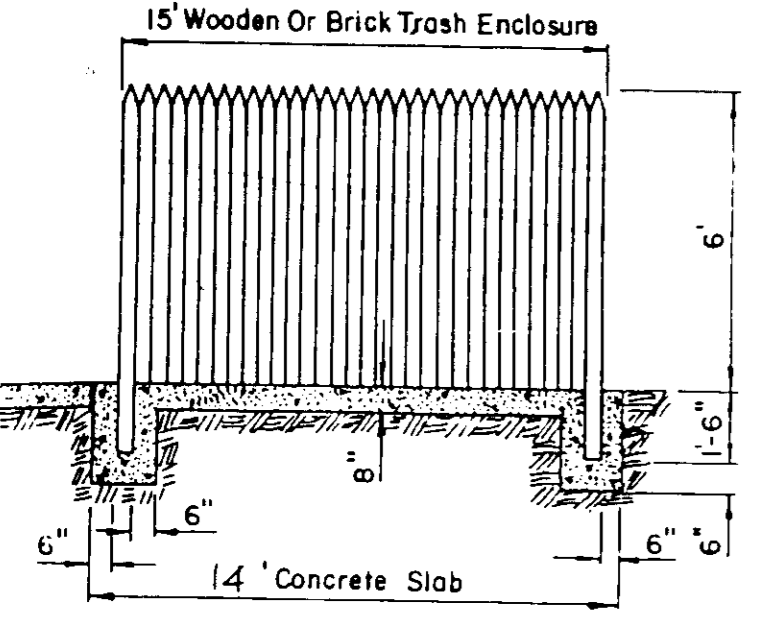
KEY



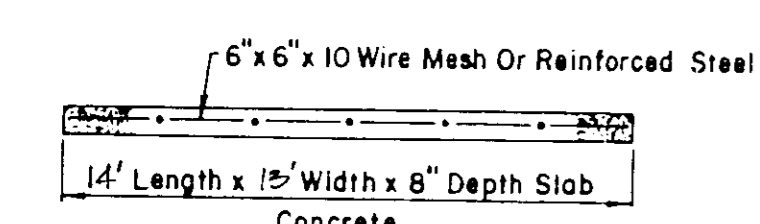
LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL & COMMON NAME	QTY	SIZE	REMARKS
1	ALER RUBY LEAF YEW	23	12" DIA	B & B
2	RED MAPLE	12	12" DIA	HEAVY HEADS
3	KATSURAI TREE	10	12" DIA	
4	WINDSOR ROSE	10	12" DIA	
5	WINDSOR ROSE	10	12" DIA	
6	ALER GREEN	14	12" DIA	B & B
7	WINDSOR ROSE	12	12" DIA	HEAVY HEADS
8	WINDSOR ROSE	12	12" DIA	
9	WINDSOR ROSE	12	12" DIA	
10	WINDSOR ROSE	12	12" DIA	
11	WINDSOR ROSE	12	12" DIA	
12	WINDSOR ROSE	12	12" DIA	
13	WINDSOR ROSE	12	12" DIA	
14	WINDSOR ROSE	12	12" DIA	
15	WINDSOR ROSE	12	12" DIA	
16	WINDSOR ROSE	12	12" DIA	
17	WINDSOR ROSE	12	12" DIA	
18	WINDSOR ROSE	12	12" DIA	
19	WINDSOR ROSE	12	12" DIA	
20	WINDSOR ROSE	12	12" DIA	
21	WINDSOR ROSE	12	12" DIA	
22	WINDSOR ROSE	12	12" DIA	
CM	CHRYSANTHEMUM CHARM	753		CONT. 18" DIA

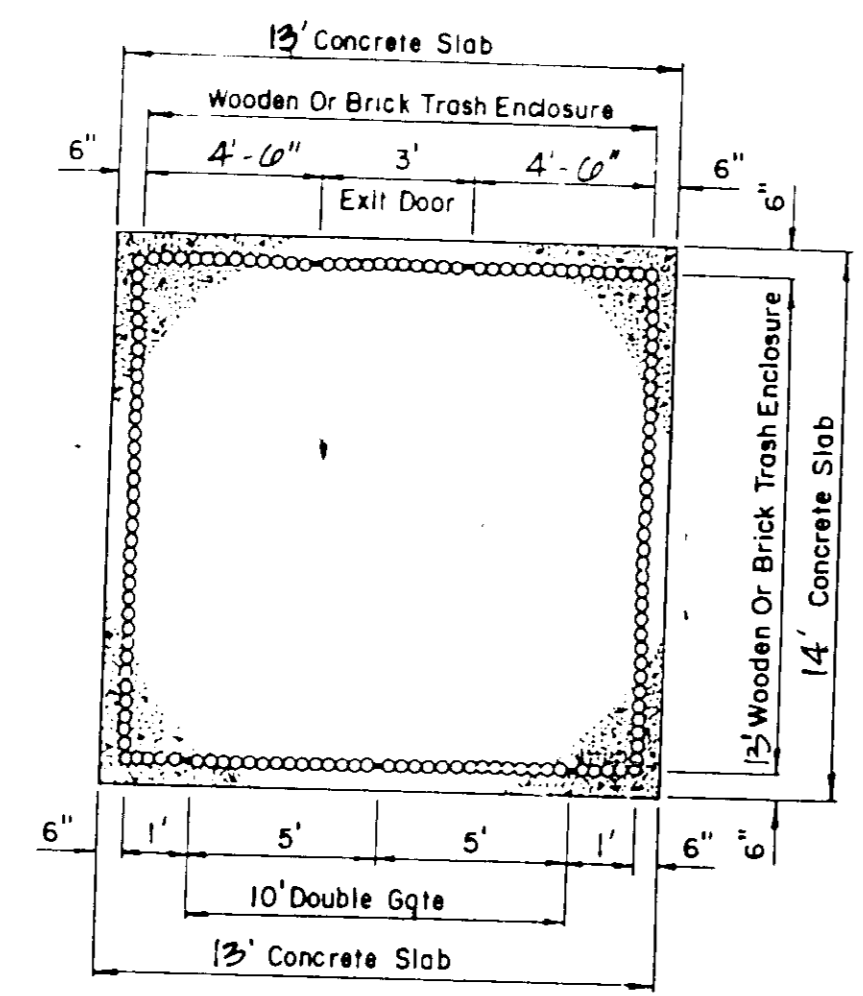
NOTES: CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. PLANTING MATERIAL SHALL BE DELIVERED TO SITE WITH PROTECTIVE FIELD MARKERS.



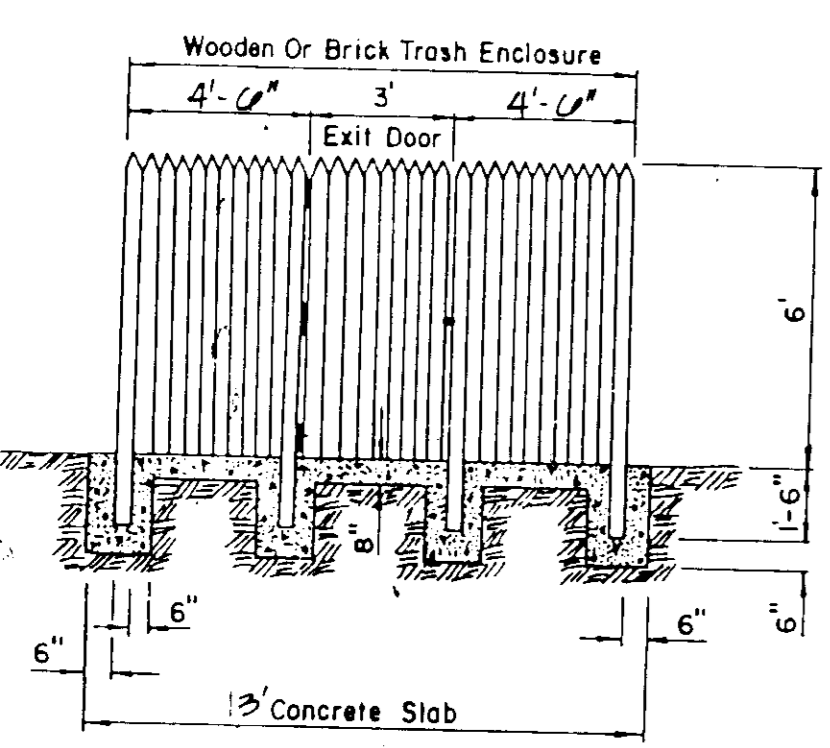
SIDE VIEW



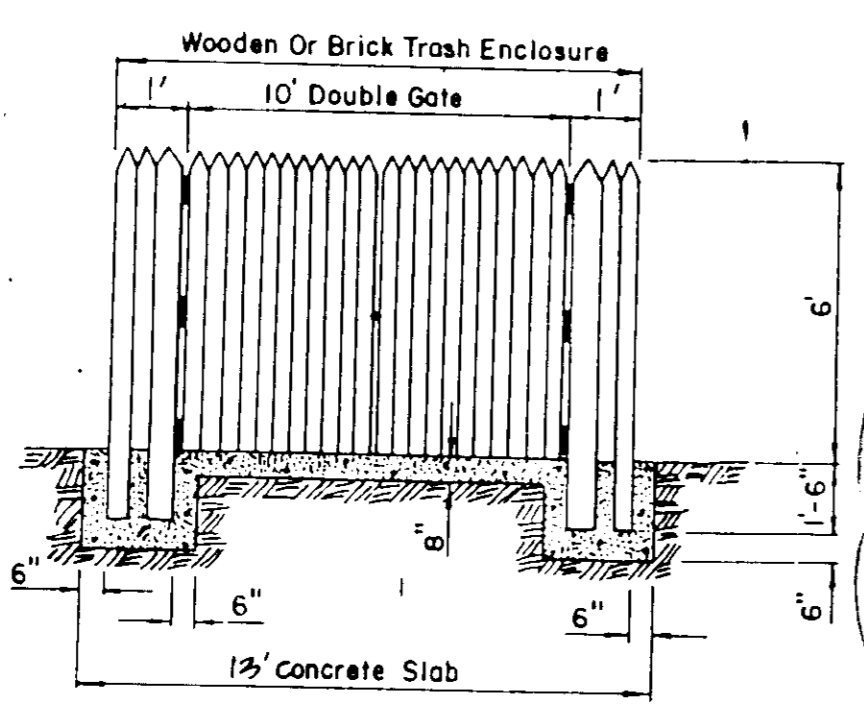
CONCRETE SLAB  
DETAIL



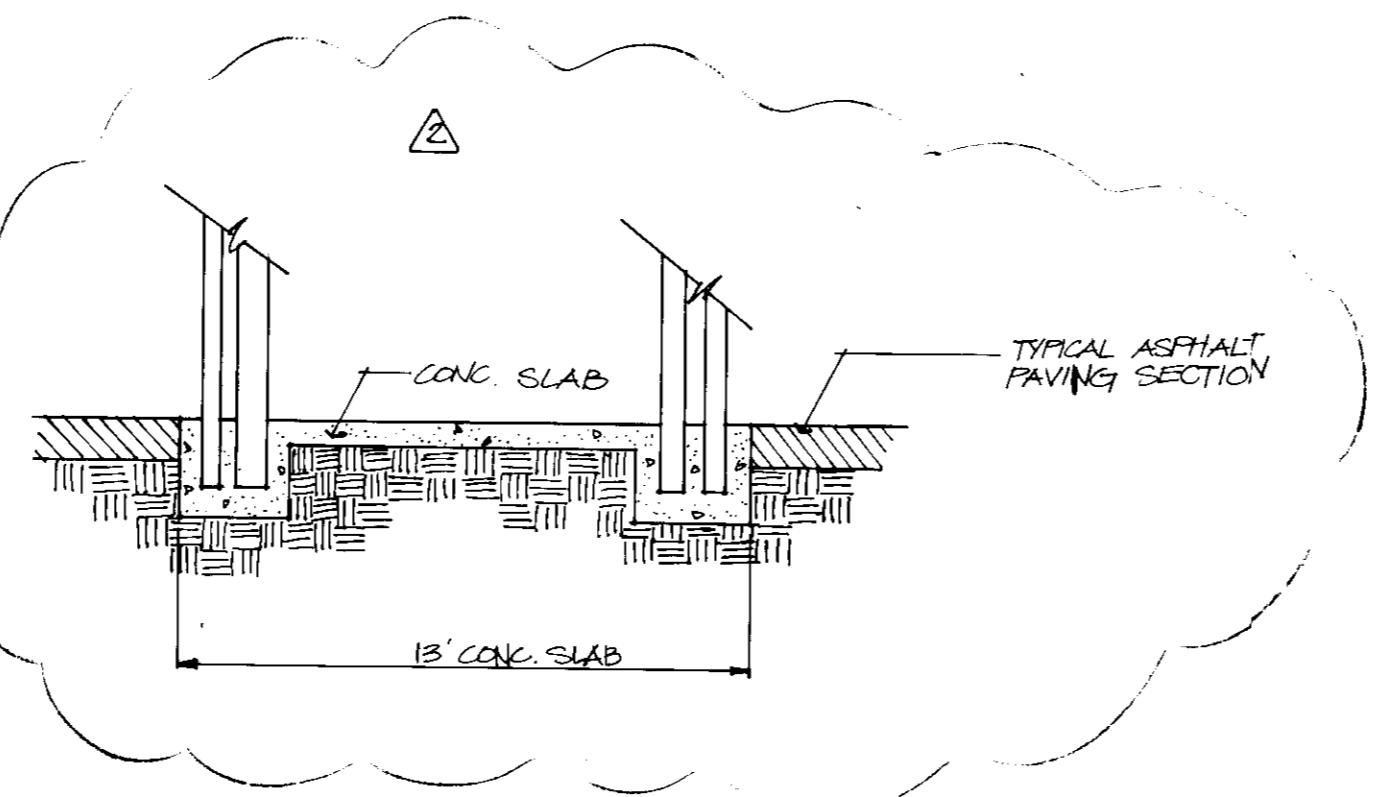
TOP VIEW



BACK VIEW



FRONT VIEW



WOODEN TRASH ENCLOSURE FOR 8 CY. YD CONTAINERS

SPECIFICATIONS FOR PLANTING

**PLANT IDENTIFICATION:** All plants shall be properly marked for identification and checking.

**LIST OF PLANT MATERIAL:** The quantities given in the plant list are approximate only. The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written notice and approval of the landscape architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the plant list.

**PLANT QUALITY:** All shrubs shall be dense, heavy to the ground, and well grown showing evidence of having been sheared regularly, and shall be vigorous, healthy and of good color. All plants shall be disease free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled in stock, nor stock from cold storage. All plants shall be freshly dug, grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to the branching, caliber and height specifications of the American Association of Nurserymen's publication entitled American Standard for Nursery Stock, ANSI A60.1-1980, and shall have a well-shaped, heavy branch structure for the species. Shrubbery trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

**PLANT SPACING:** Plant spacing is to be as shown on plan. No plants except containerized material shall be closer than 30" to buildings.

**SOIL MIX:** Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

**POT SIZE:** The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard for Nursery Stock, ANSI A60.1-1980.

**EXCAVATION:** Holes for all plants shall be 1/2" larger in diameter than size of ball or container and shall have vertical sides. Holes shall be planted in a trench 1/2" wider than ball diameter. Beds for grass planting shall be entirely subsoiled to a depth of 8" and shall be 1/2" beyond the average outside edge of plant ball. Organic material (i.e. leafmold) will be incorporated into plant beds by tilling, again. Proportions of soil to organic material will be 2 parts to 1 part.

**PLANTING:** Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, brown grass, litter, toxic substances or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise such as faulty soil drainage or chemical residues, they should be called to the attention of the landscape architect and Owner for adjustment at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunk and any bark burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

**TRANSPLANTING TREES BY TREE MACHINES:** Trees shall be removed by machines that provide a minimum ball diameter of 7" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transplanting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilizer and pegs as described in these plans and specifications.

**CULTIVATION:** All transplants and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shrouded handweeds. The seven around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

**MAINTENANCE:** The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, rousting and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

**FERTILIZER:** Fertilizer shall be a slow release type contained in polyethylene perforated bags with microspores holes for controlled feeding such as Poly Grow as manufactured by Specialty Fertilizer, Inc., Box 300, Easton, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-16-16 per unit to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 1/2" depth analysis, 50% organic, at the following rates: Tree Plant, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 sq. ft.; Ground Cover, 2-3 lbs. per 100 sq. ft.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the control of sediment and Erosion before beginning the project."

Signature of Developer/Builder: *[Signature]* DATE: 12-27-90

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *[Signature]* DATE: 12-27-90



OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* DATE: 12-27-90  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* DATE: 12/27/90  
DIRECTOR

*[Signature]* DATE: 12/27/90  
Chief, Division of Community Planning and Land Development

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ZONING  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* DATE: 12/27/90  
DIRECTOR

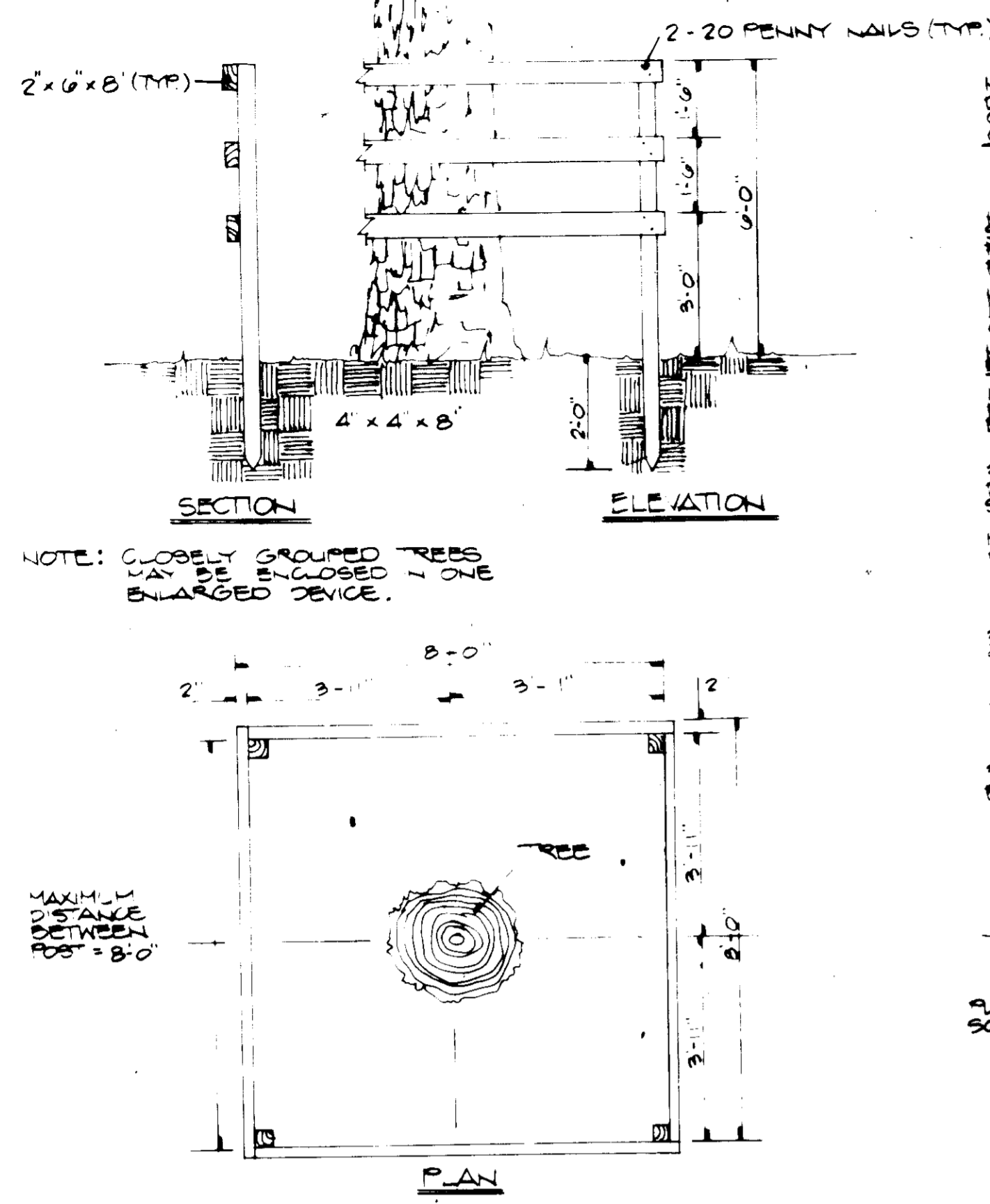
*[Signature]* DATE: 12-27-90  
CHIEF BUREAU OF ENGINEERING

REVISION	DATE	BY
1	4-24-90	PK
2	5-21-91	PK

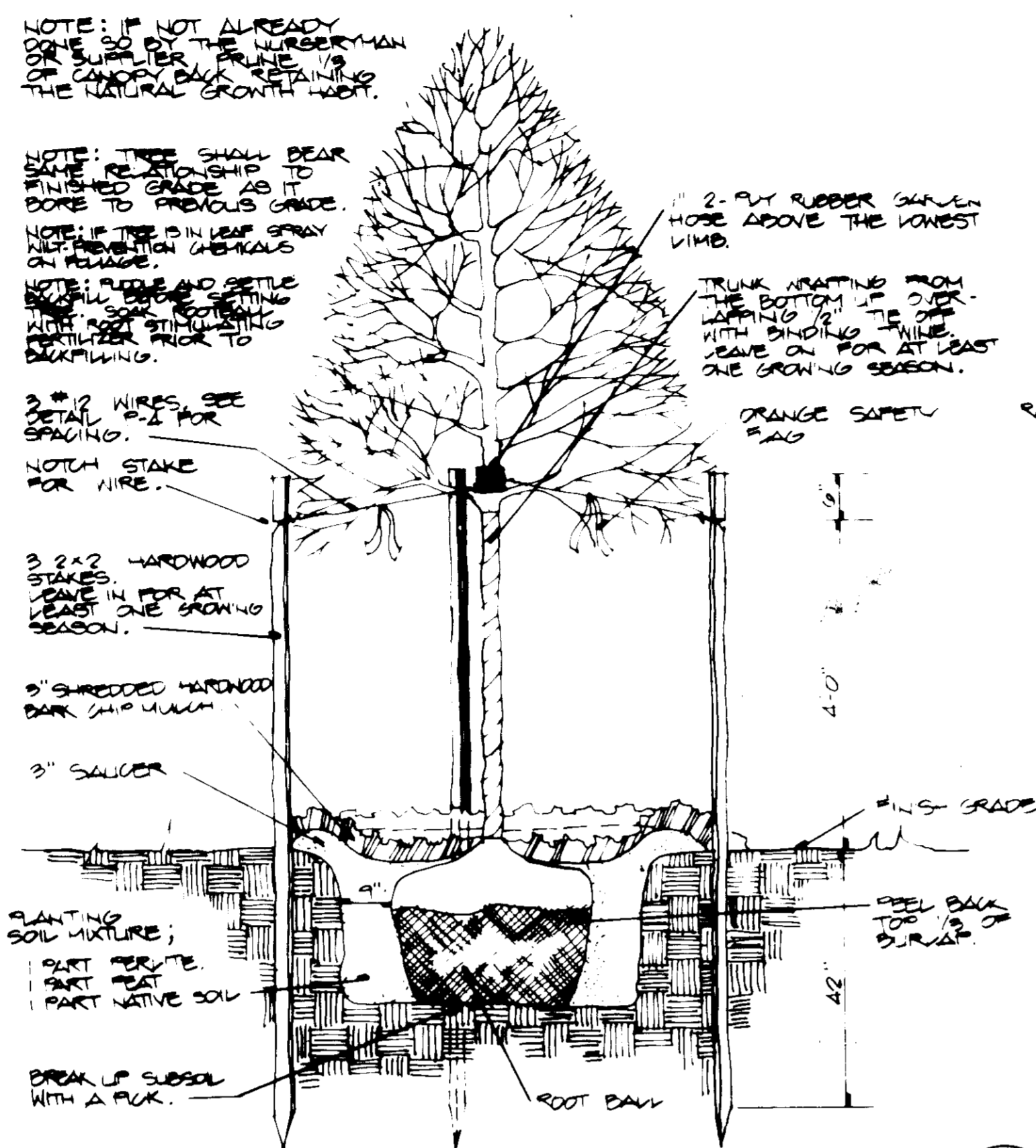
DESIGN CHECKED DATE SCALE  
DATE SCALE

ASSOCIATES, INC.  
SURVEYORS  
ENGINEERS • PLANNERS  
9200 WIGHTMAN ROAD, SUITE 400 • 20118 BROADWAY STREET  
FREDERICK, MD 21701  
948-9439 • 990-0525  
831-4510 • 895-9722  
FAX: 831-4801

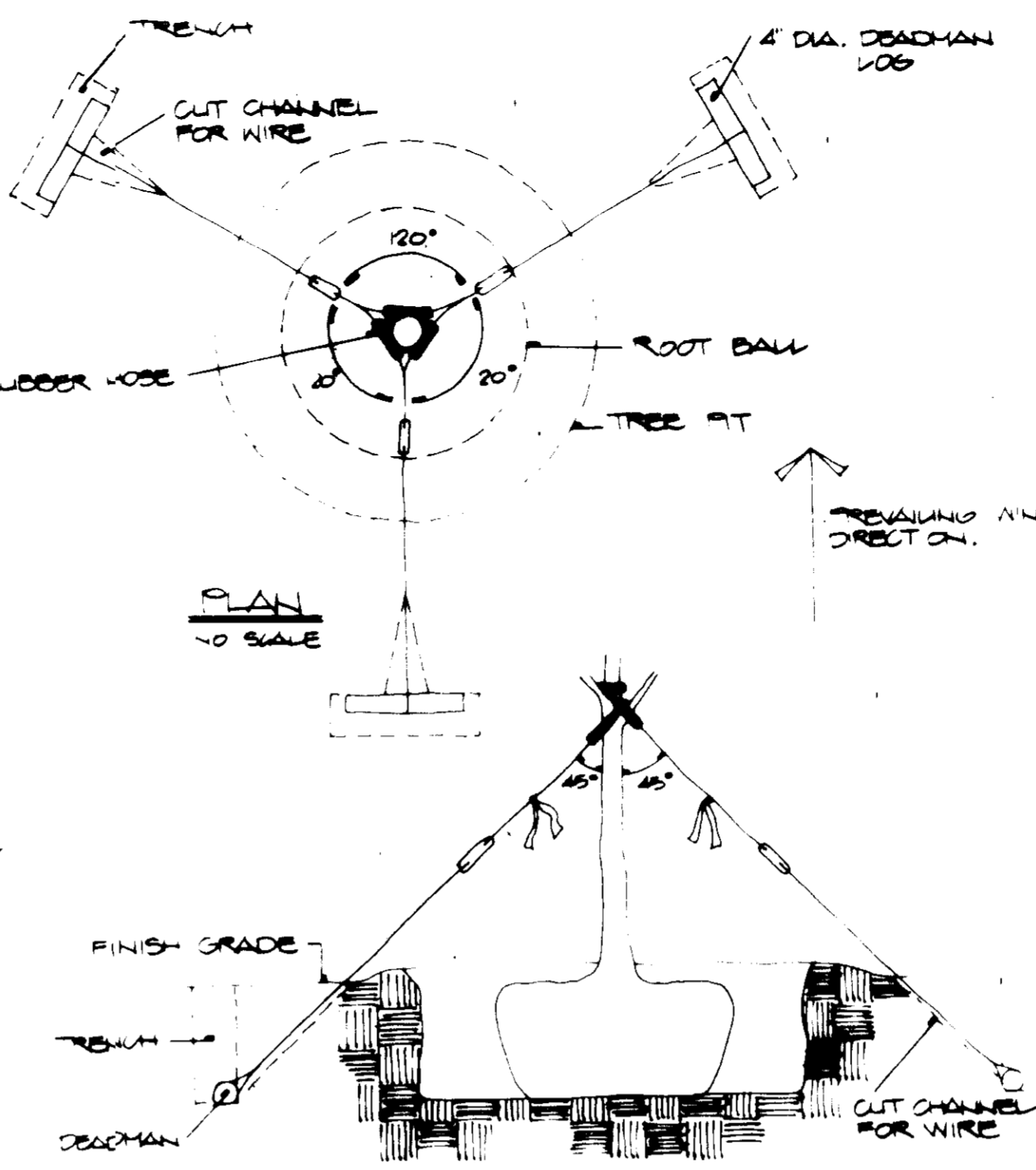
LANDSCAPE PLAN  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



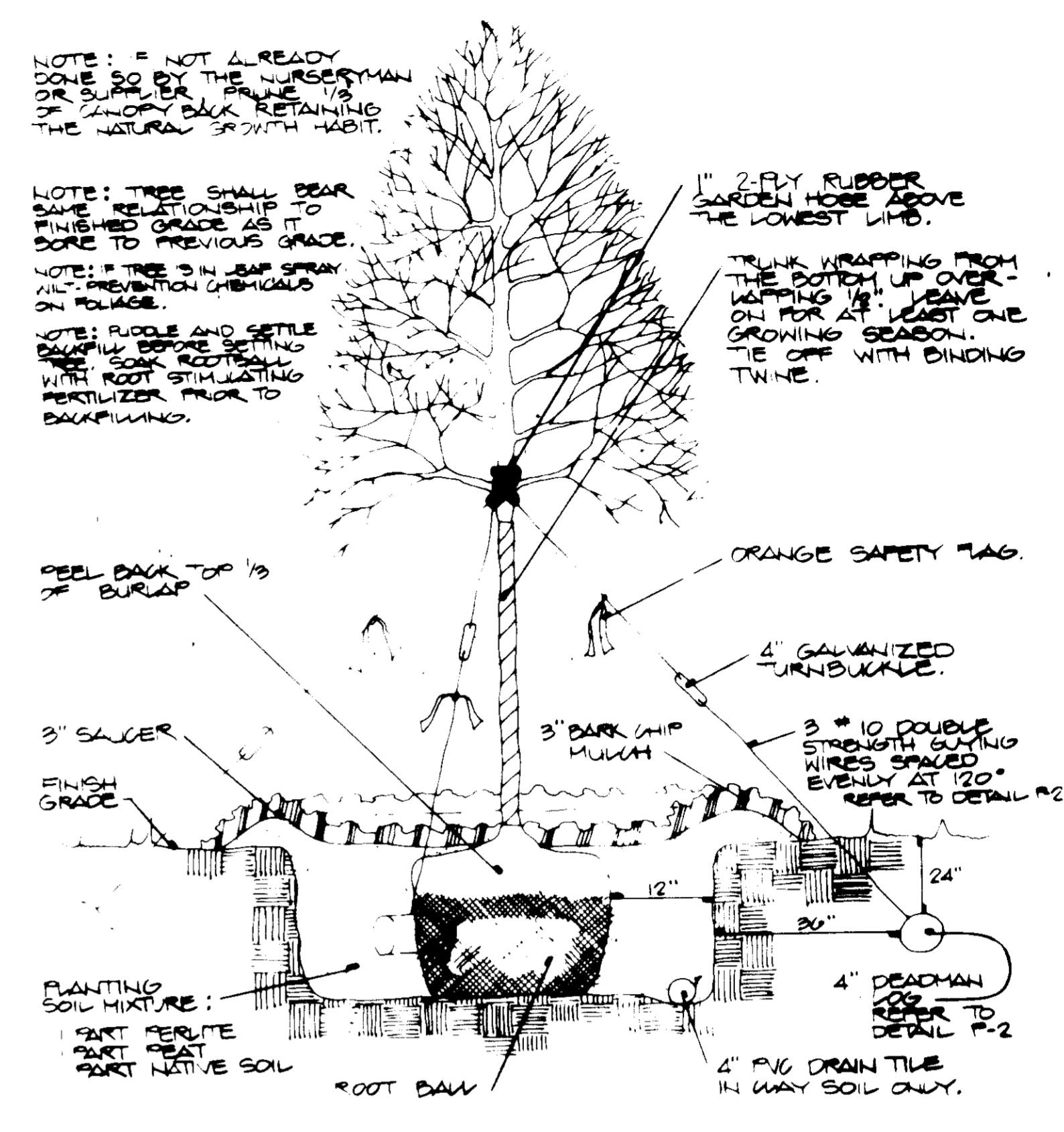
P 4 TYPICAL TREE PROTECTION DEVICE  
NO SCALE



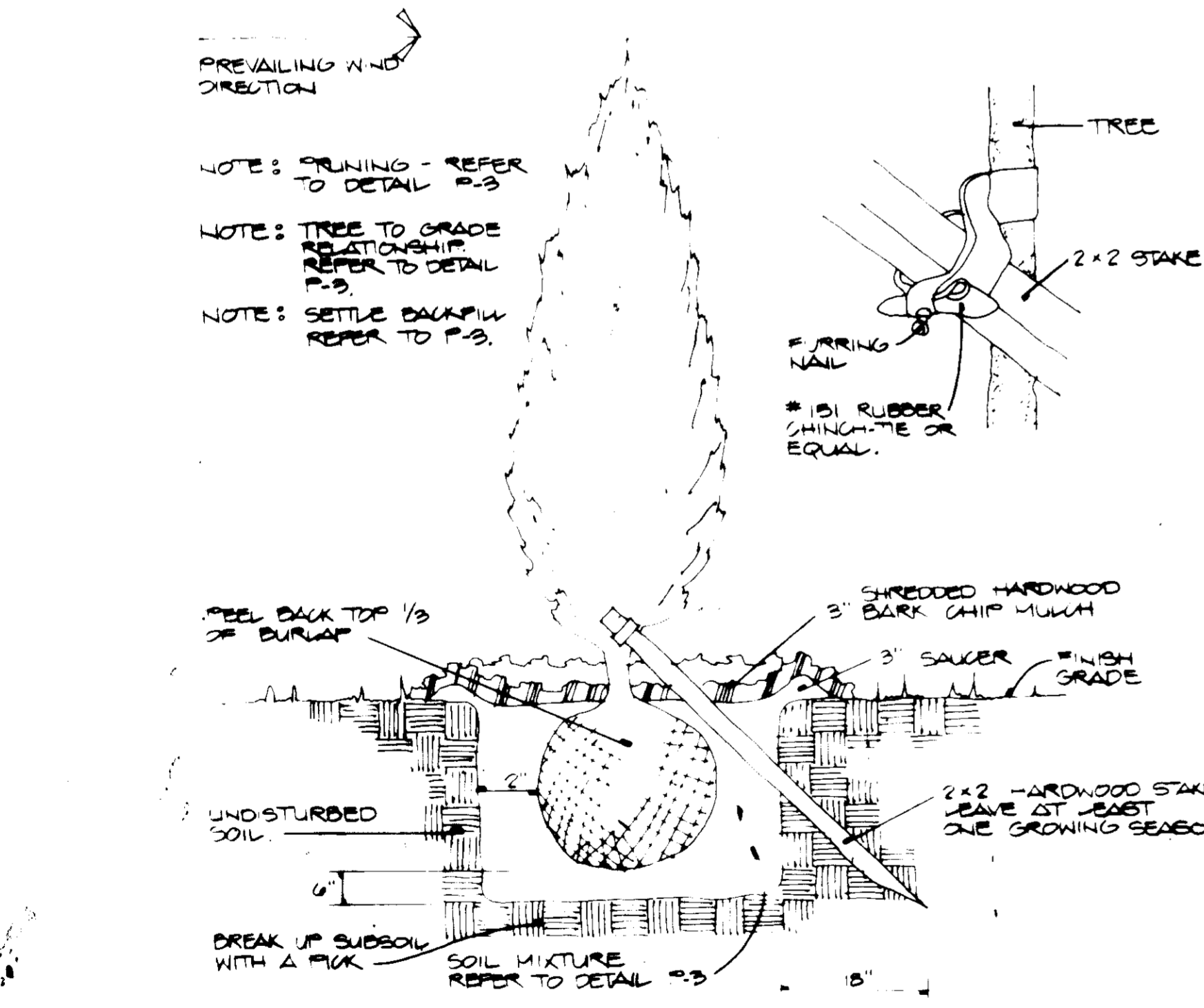
P 3 TYP. PLANTING - DEC. TREE 2-6" CAL. B & B  
NO SCALE



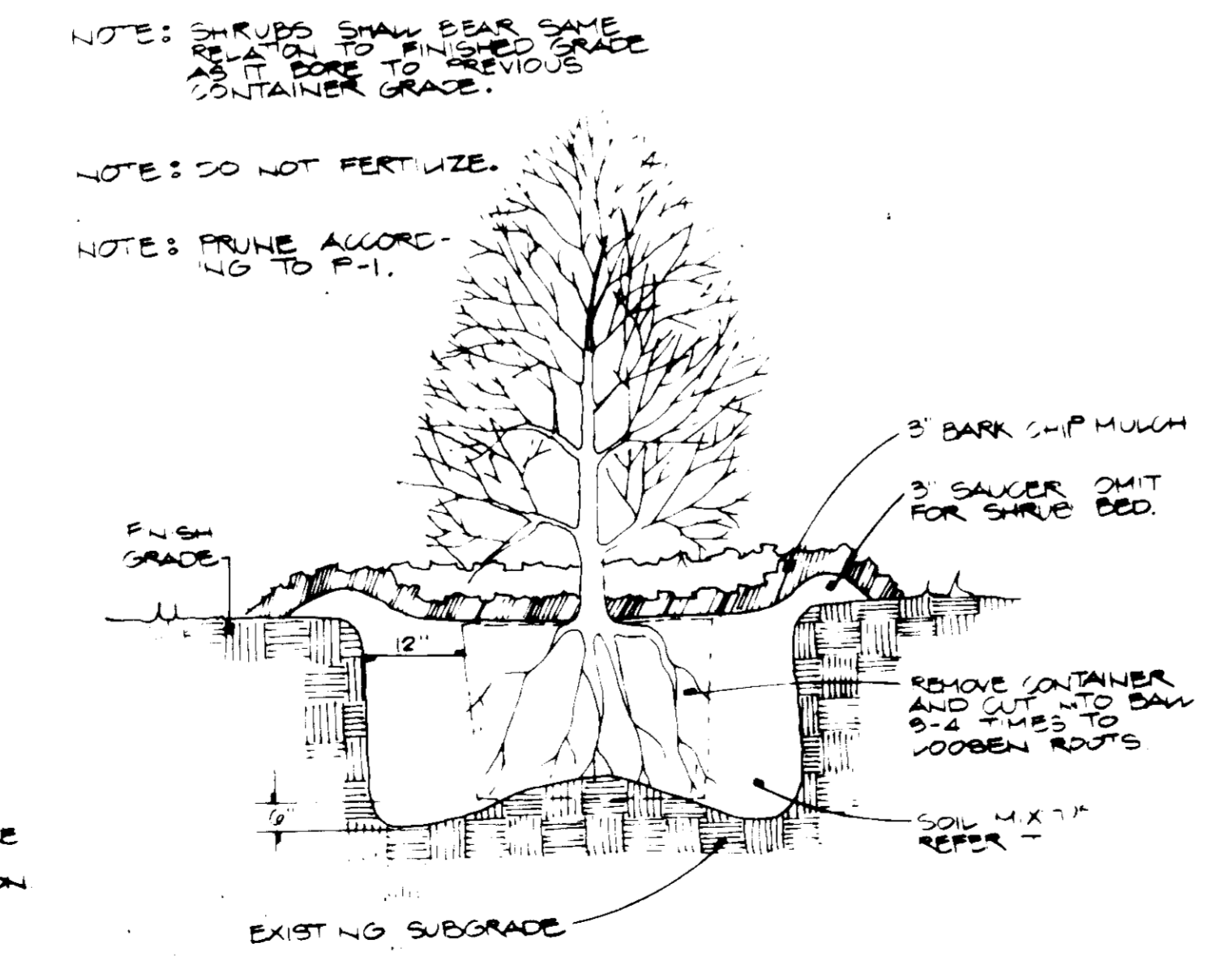
P 2 DETAIL - DEADMAN ANCHOR  
NO SCALE



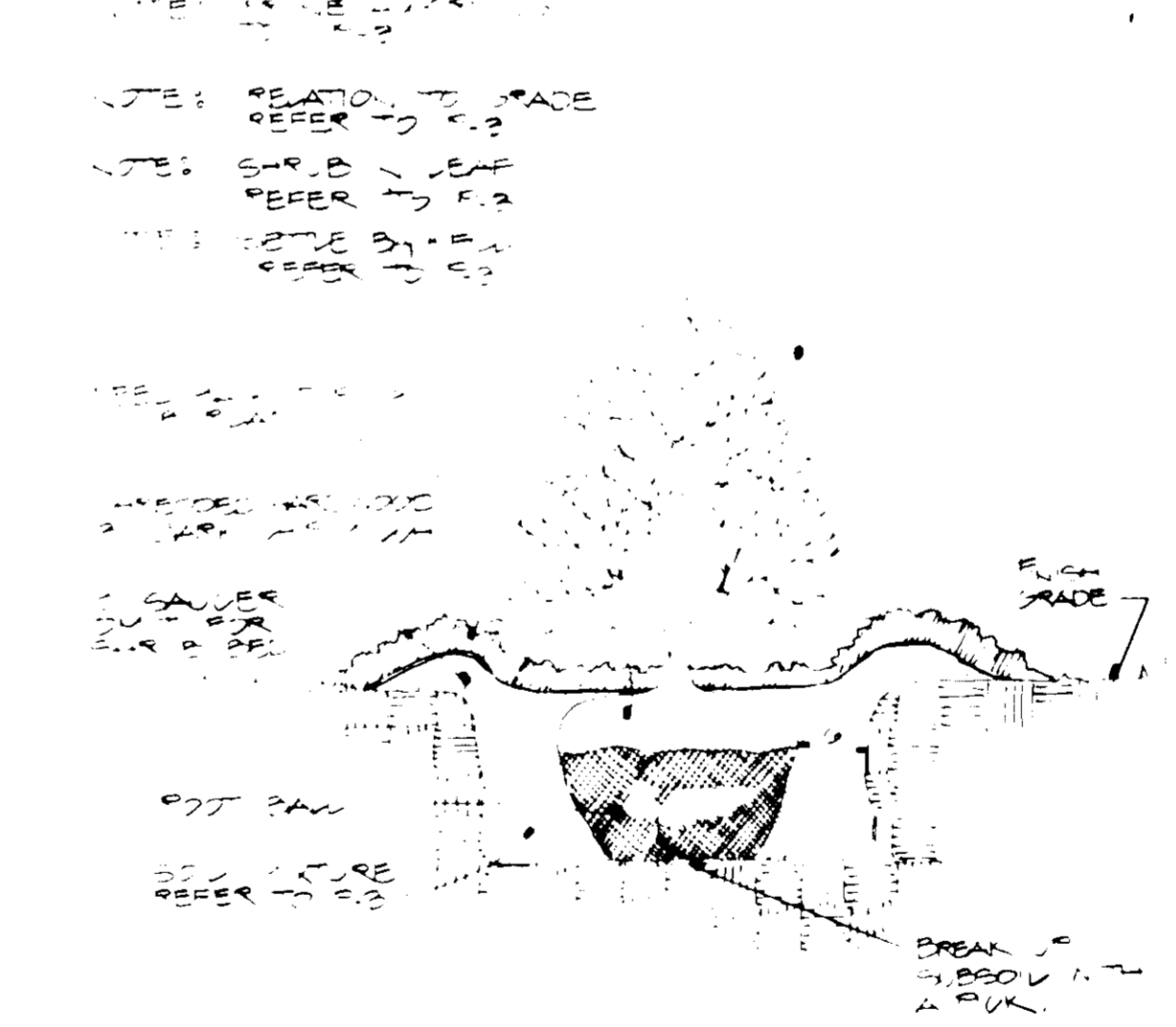
P 1 TYPICAL PLANTING FOR DECIDUOUS TREES OVER 6" CALIPER B & B  
NO SCALE



P 5 TYPICAL PLANTING FOR EVERGREEN TREES & SHRUBS UNDER 3" CALIPER B & B  
NO SCALE



P 6 TYPICAL CONTAINER SHRUB PLANT  
NO SCALE



P 7 TYPICAL PLANTING FOR DECIDUOUS B & B SHRUB  
NO SCALE

OWNER / DEVELOPER  
ORCHARD DEVELOPMENT CORP.  
7050 OAKLAND MILLS ROAD SUITE 100  
COLUMBIA, MARYLAND 21046

NOTE: IF NOT ALREADY DONE BY THE SURVEYOR OR LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL RETAIN THE NATURAL GROWTH HABIT.

NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

NOTE: IF TREE IS IN LEAF SPRAY ALL PREVENTION CHEMICALS ON FOLIAGE.

NOTE: RIGGLE AND SETTLE BACKFILL BEFORE SETTING ROOT BALL WITH ROOT STIMULATING FERTILIZER PRIOR TO BACKFILLING.

2-PLY RUBBER LARDER HOSE ABOVE THE LOWEST LIMB.

TRUNK WRAPPING FROM 18" POSITION UP OVER 1" LEAFER - ON FOR AT LEAST ONE GROWING SEASON. TIE OFF WITH BINDING TWINE.

PEEL BACK TOP 1/3 OF BURLAP

3" SAUCER

FINISH GRADE

PLANTING SOIL MIXTURE: 1 PART PERLITE 1 PART PEAT 1 PART NATIVE SOIL

4" DEADMAN LOG REFER TO DETAIL P-2

4" PVC DRAIN TILE IN 1/2" WAY SOIL ONLY.

ORANGE SAFETY FLAG

4" GALVANIZED TURNBUCKLE

3" BARK CHIP MULCH

3 #10 DOUBLE STRENGTH GALVANIZED WIRES SPACED EVENLY AT 120° REFER TO DETAIL P-2

24"

ROOT BALL

4" FINISH GRADE

4" FINISH GRADE

DEVELOPER'S INTENTIONS CERTIFICATE  
I/We certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.

J. G. Sullivan 4-27-90  
J. G. Sullivan 12-21-90

11/22/90  
12-21-90



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
Dorcas M. Boyd, M.P.H. 12-27-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
James S. Beate 12/27/90

Robert Blood 12/27/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
James S. Beate 12/27/90

William B. Roy 12-27-90

OWNER	DATE	SCALE	REVISION
JED	JED	JED	JED

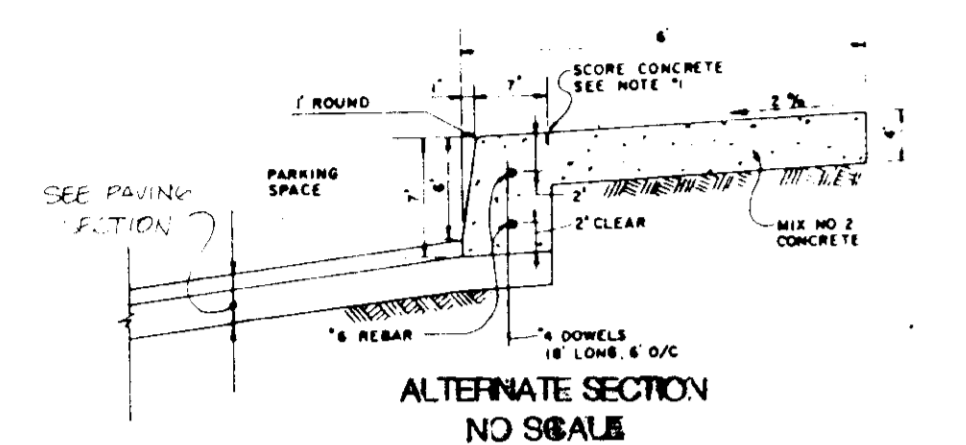
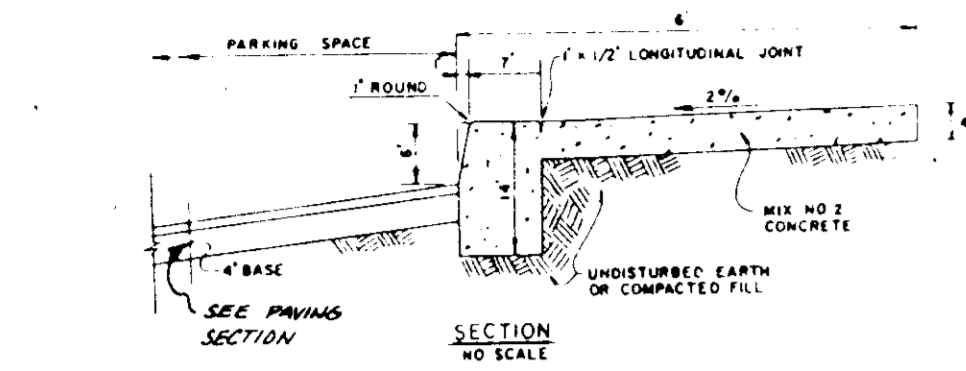
NO.	DATE	BY	DESCRIPTION

ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
9200 WIGHTMAN ROAD SUITE 400  
GAITHERSBURG, MARYLAND 20878  
301-990-0525 • Wash. 948-9439

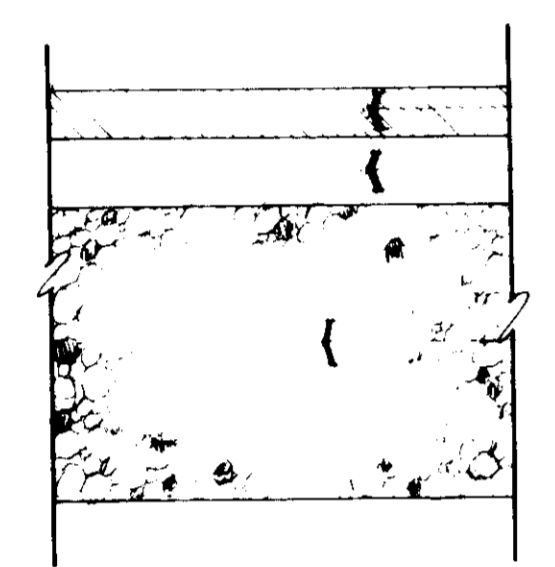
LANDSCAPE DETAIL SHEET  
PARCEL 'D' - SECTION ONE  
ELKRIDGE TOWN CENTER  
TAX MAP 38 PARCEL NO. 526  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

20 OF 21

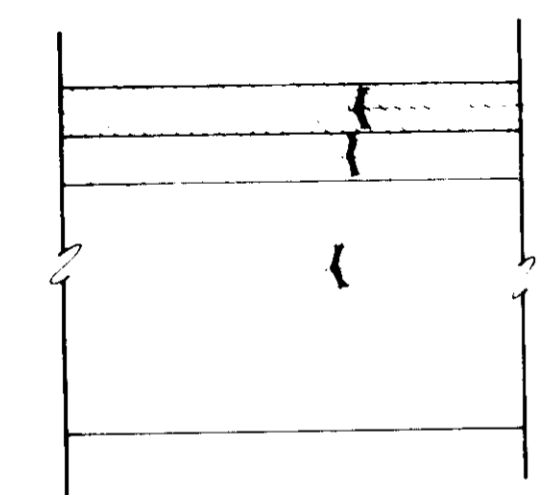
**NOTES**  
 1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4" THE SIDEWALK THICKNESS OR 1" MAX. LATITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4" AND SPACED 5' APART.  
 2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS IN LATITUDINAL JOINTS TO FULL CROSS SECTION.



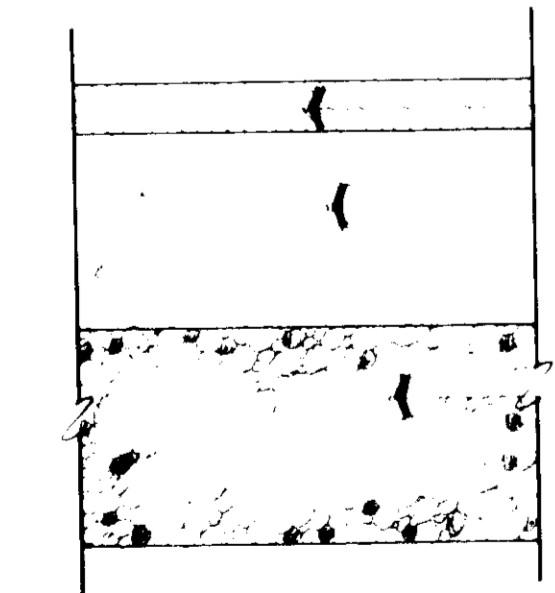
MONOLITHIC CURB & SIDEWALK PRIVATE PARKING AREA



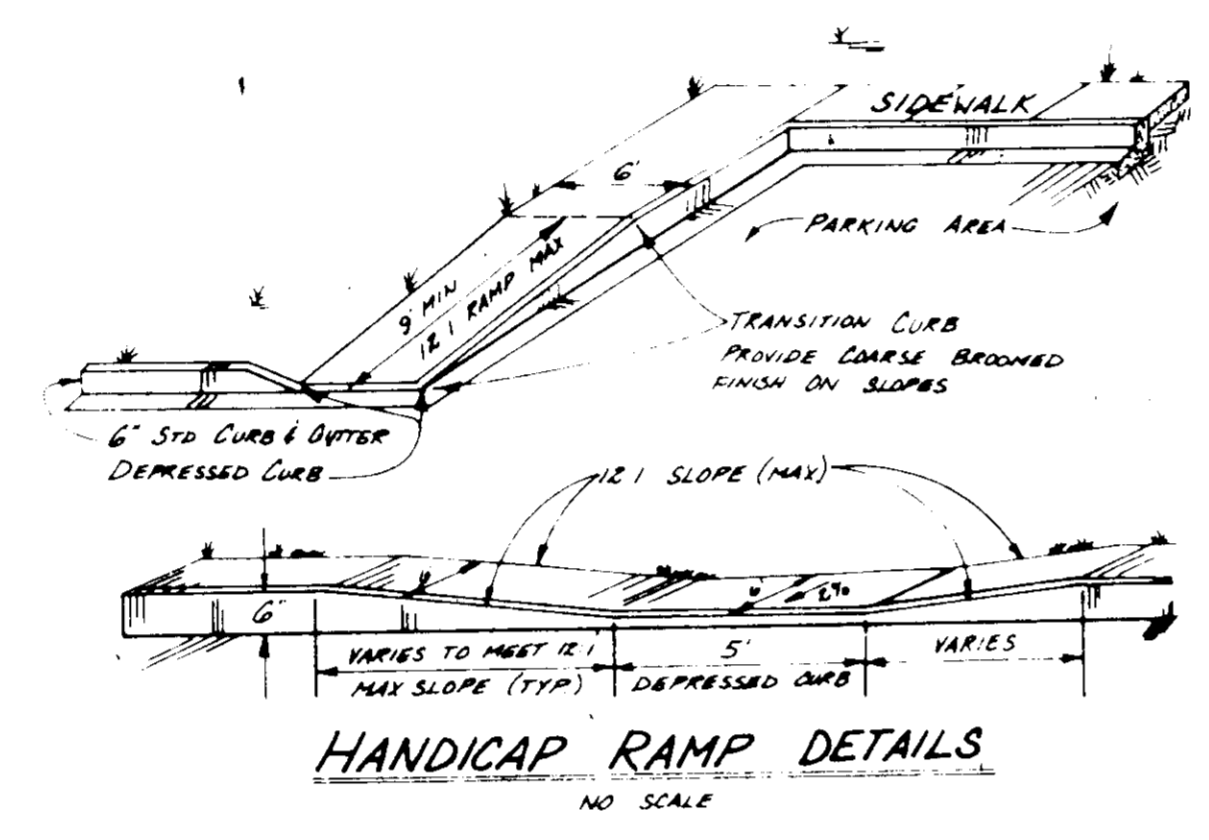
ALTERNATE PAVING SECTION (P-1) FOR PARKING AREAS



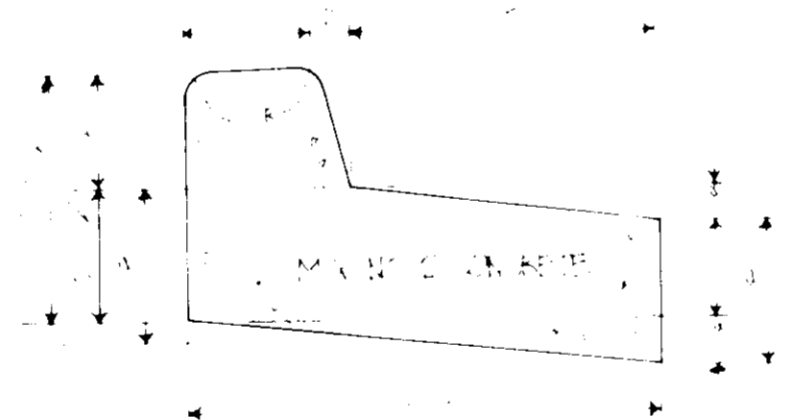
P-2 PAVING SECTION FOR PRIVATE ROADS



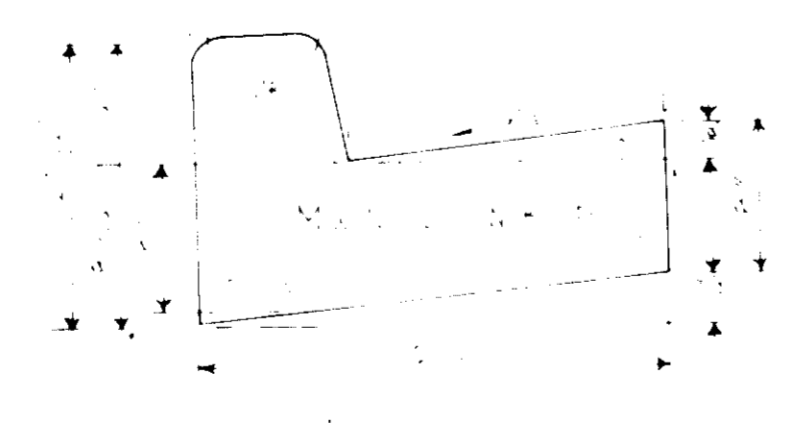
P-2 ALTERNATE PAVING SECTION FOR PRIVATE ROADS



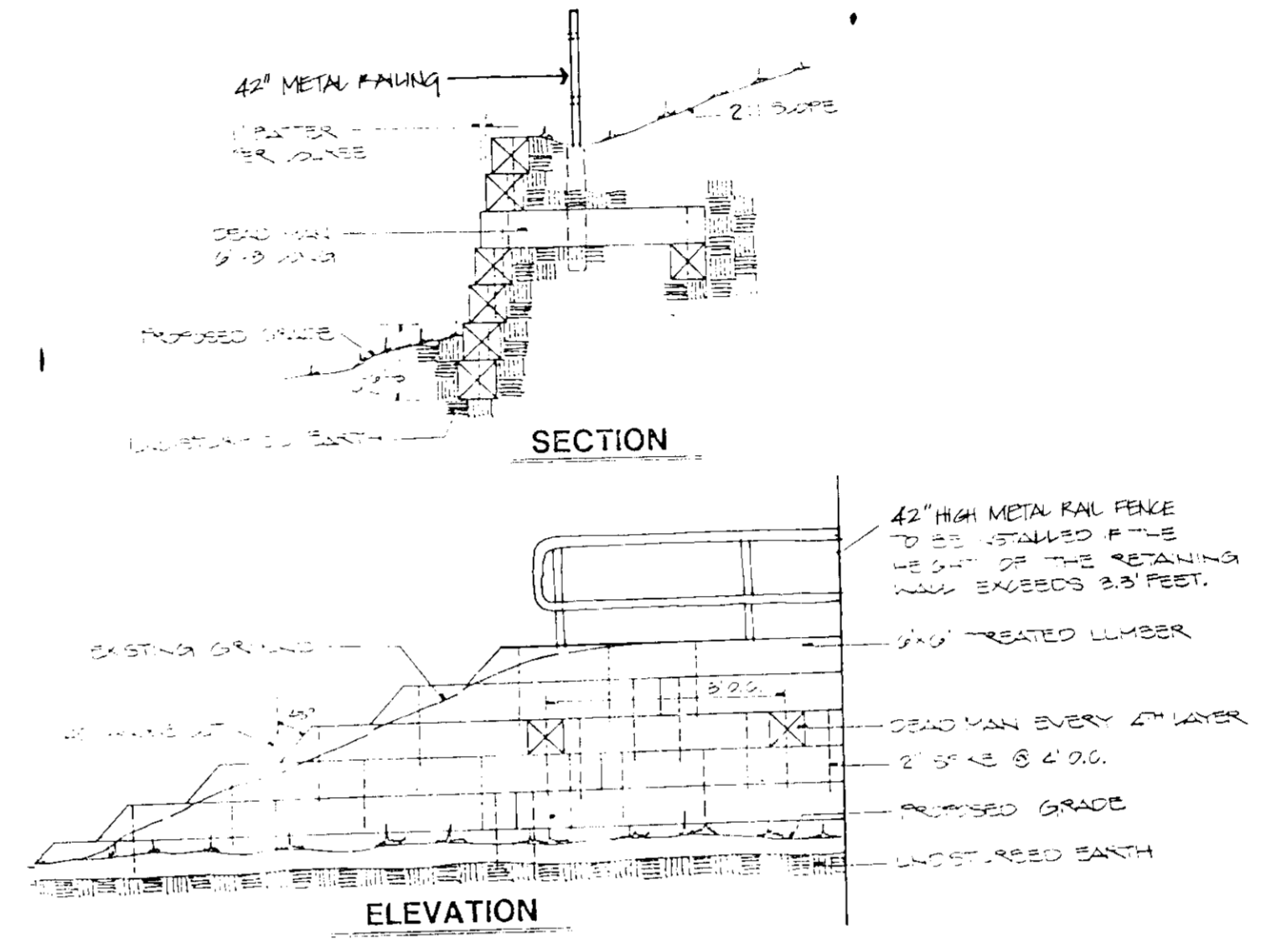
HANDICAP RAMP DETAILS NO SCALE



REVERSE 6" COMBINATION CURB & GUTTER



STANDARD 6" COMBINATION CURB & GUTTER



RETAINING WALL DETAIL NO SCALE

NOTE: FOR HEIGHT OF RETAINING WALL SEE THE GENERAL NOTES

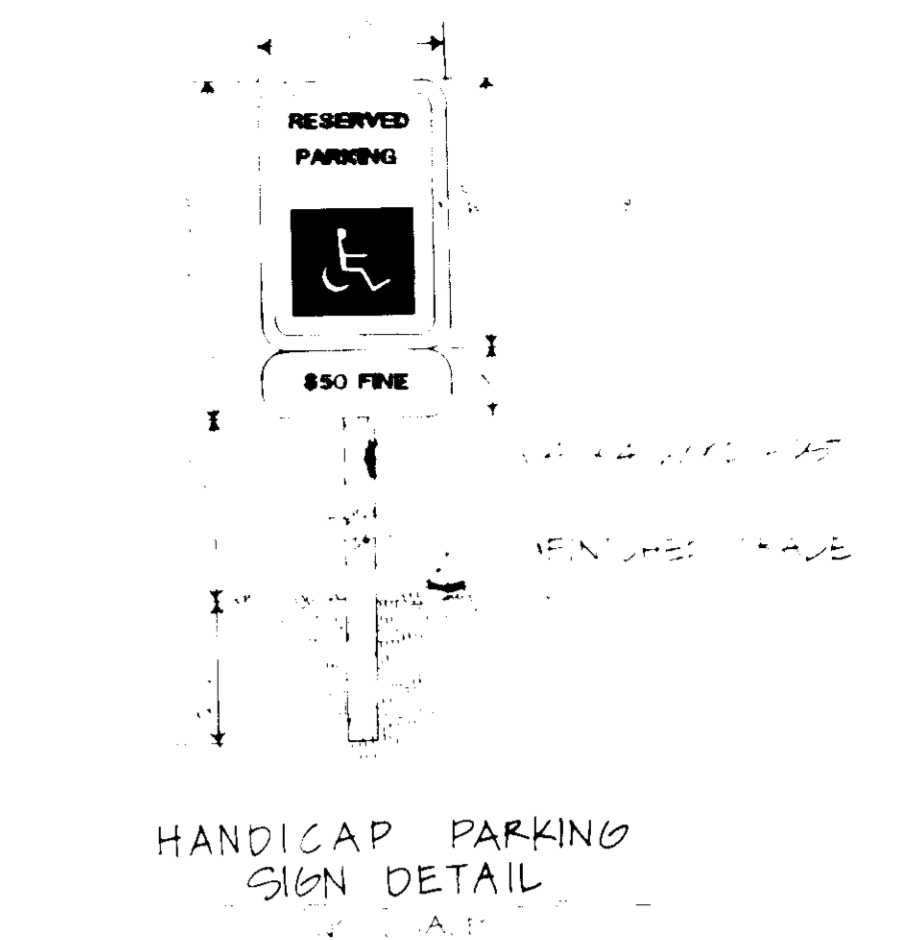
PRIVATE SEWER

M.H. No.	Type	Top Eic.	Lowest Inv.
M.H. - 12	G-5.11 STD. Precast	152.75	142.75
M.H. - 14	G-5.11 STD. Precast	161.50	148.83
M.H. - 16	G-5.11 STD. Precast	169.05	149.39
M.H. - 18	S-1.32 Drop Type "B"	167.85	149.90
M.H. - 20	S-1.32 Drop Type "B"	175.30	158.40
M.H. - 22	G-5.11 STD. Precast	177.40	153.86
M.H. - 24	G-5.11 STD. Precast	168.05	154.70
M.H. - 26	S-1.31 Terminal Manhole	167.25	155.25
M.H. - 28	G-5.11 STD. Precast	183.95	171.85
M.H. - 30	S-1.31 Terminal Manhole	191.44	180.00

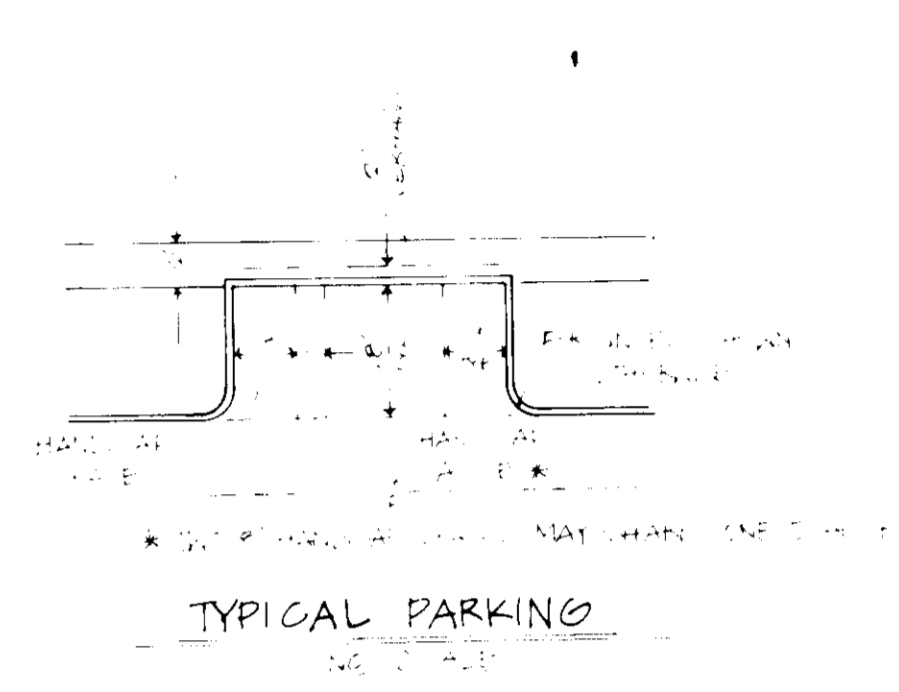
PIPE SCHEDULE

Size	Type	Total Length
8"	P.V.C. DR. 35	1213 L.F.

OWNER / DEVELOPER  
 ORCHARD DEVELOPMENT CORP.  
 7050 OAKLAND MILLS ROAD SUITE 100  
 COLUMBIA, MARYLAND 21046



HANDICAP PARKING SIGN DETAIL



TYPICAL PARKING

DEVELOPER'S/ ENGINEER'S CERTIFICATE  
 I/We certify that all development and construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of Environment Approval Training Program for the Control of Sediment and Erosion before beginning the project.

Signature: *J. E. ...* 12-21-90  
 ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control and sediment control practices and methods were based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Conservation District.

Signature: *W. ...* 12-21-90  
 12-21-90



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Signature: *J. ...* 12-27-90  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Signature: *R. ...* 12/27/90  
 DATE  
 Signature: *R. ...* 12/27/90  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Signature: *J. ...* 12/27/90  
 DATE  
 Signature: *R. ...* 12-27-90  
 DATE

DESIGN	DATE
DRAFT	BY
CHECKED	DATE
DATE	SCALE

NO	REVISION	DATE	BY

**GPB ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 9200 WIGHTMAN ROAD SUITE 400  
 GAITHERSBURG, MARYLAND 20879  
 301.990.0525 • Wash. 948.9439

STANDARD DETAIL SHEET  
 PARCEL 'D' - SECTION ONE  
**ELKDRIDGE TOWN CENTER**  
 TAX MAP 38 PARCEL NO. 526  
 1st. ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

21 OF 21