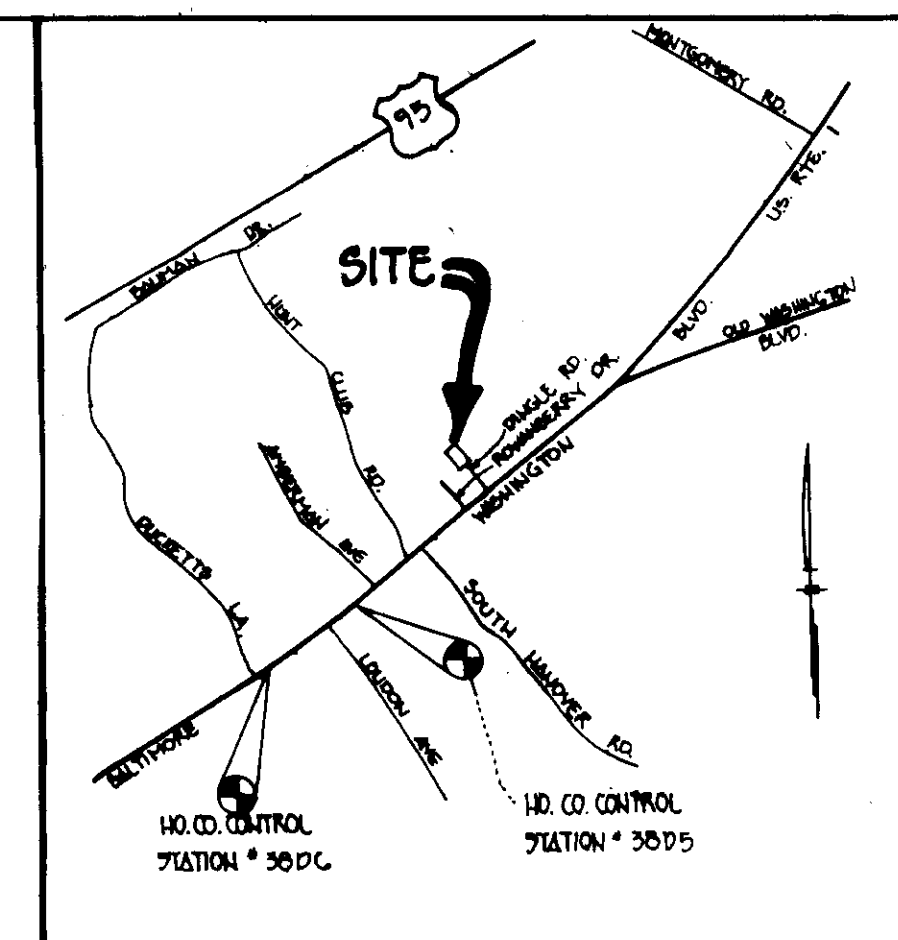
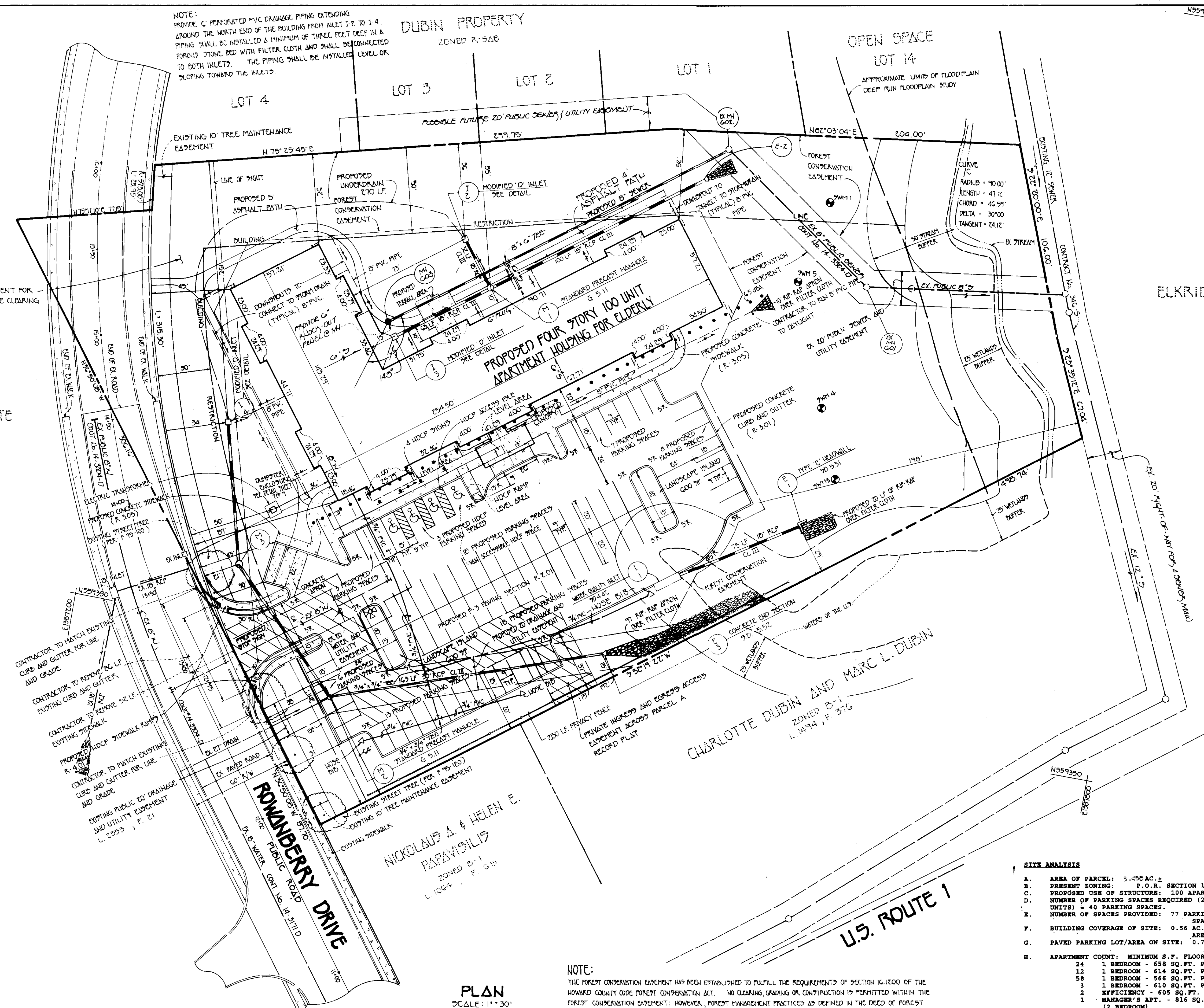


NOTE: PERFORATED PVC DRAINAGE PIPING EXTENDING AROUND THE NORTH END OF THE BUILDING FROM INLET 1 TO 1-4 SHOULD BE INSTALLED AT A MINIMUM OF THREE FEET DEEP IN A PIPING STONE BED WITH FILTER CLOTH AND SHALL BE CONNECTED TO BOTH INLETS. THE PIPING SHALL BE INSTALLED LEVEL OR SLOPING TOWARD THE INLETS.



ELKRIDGE TOWN CENTER
ZONED - SC
P.D. 9742, PARCELS 7

- GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - LOCATION: U.S. ROUTE 1 AND ROWANDERRY DRIVE
TAX MAP 18, PARCELS A
 - ZONING: P.O.R. SECTION 115
 - SITE AREA: 3.458 AC.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. FEBRUARY, 1993.
 - THIS SITE TO UTILIZE PUBLIC WATER AND SEWER.
 - EXISTING UTILITIES WERE LOCATED BY FIELD SURVEY.
 - COORDINATES BASED ON M.D. 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 3826 AND 3825.
STA. NO. 3826 N 557149.80 E 1384978.28
STA. NO. 3825 N 558372.90 E 1386510.15
 - THIS PLAN IS SUBJECT TO 18-956-M AND WP 94-305 HALVER REQUEST SECTION 16.116 PROTECTION OF WETLANDS, STREAM AND STEEP SLOPES.
1) STREAMS AND WETLANDS
2) GRADING REMOVAL OF VEGETATIVE COVER AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN:
(1) 50 FEET OF AN INTERMITTENT STREAM.
(2) 75 FEET OF PERENNIAL STREAM IN RESIDENTIAL ZONING DISTRICT.
SECTION 16.144(f) IF THE SKETCH PLAN IS APPROVED OR APPROVED WITH MODIFICATIONS, THE DEVELOPER SHALL SUBMIT TO D.P.S. A PRELIMINARY PLAN.
APPROVED JANUARY 6, 1995
INDICATE A 50 FOOT STREAM BUFFER AND DELETE THE 75 FOOT STREAM BUFFER PER SECTION 16.116 (a) (2) (1) AND THE DEVELOPER IS NOT REQUIRED TO SUBMIT A PRELIMINARY PLAN PER SECTION 16.144(f) ZONING BOARD CASE TO RECLASSIFY 3.26 AC. OF B-1 ZONED LAND AND 0.25 AC. OF R-8A-8 ZONED LAND TO RES ZONING DISTRICT. ZONING BOARD OF HOWARD COUNTY MARYLAND APPROVAL ON SEPTEMBER 1, 1994
THIS PLAN IS SUBJECT TO WATER AND SEWER CONTRACT NO. 14-3304-D.
 - THE D.N.R. PERMIT TRACKING NO. IS 1994-70493 AND NON TIDAL WETLANDS NO. 94 N TO 784.

ELKRIDGE LIBRARY SITE
ZONED B-1
L. 2029, P. 60

ADDRESS CHART

PARCEL	STREET ADDRESS
A	6391 ROWANDERRY DRIVE

PLAN
SCALE: 1" = 30'

NOTE: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEANING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

SITE ANALYSIS

- AREA OF PARCEL: 3.458 AC.
- PRESENT ZONING: P.O.R. SECTION 115
- PROPOSED USE OF STRUCTURE: 100 APARTMENTS OF ELDERLY HOUSING.
- NUMBER OF PARKING SPACES REQUIRED (2 SPACES PER 5 DWELLING UNITS) = 40 PARKING SPACES.
- NUMBER OF SPACES PROVIDED: 77 PARKING SPACES (73 STANDARD SPACES AND 4 HANDICAPPED SPACES).
- BUILDING COVERAGE OF SITE: 0.56 AC. AND 16.2% OF GROSS AREA.
- PAVED PARKING LOT/AREA ON SITE: 0.70 AC. AND 20.2% OF GROSS AREA.
- APARTMENT COUNT: MINIMUM S.F. FLOOR AREA OF APARTMENT
24 1 BEDROOM - 658 SQ. FT. PER APT.
12 1 BEDROOM - 614 SQ. FT. PER APT.
58 1 BEDROOM - 566 SQ. FT. PER APT.
3 1 BEDROOM - 610 SQ. FT. PER APT.
2 EFFICIENCY - 605 SQ. FT. PER APT.
1 MANAGER'S APT. - 816 SQ. FT. PER APT.
(2 BEDROOM)

SHEET INDEX

- SITE IMPROVEMENT PLAN
- DEMOLITION PLAN AND DOLD MAP
- GRADING PLAN
- DRAINAGE AREA MAP
- NOTES AND DETAILS
- STORMDRAIN PROFILES
- NOTES AND DETAILS
- PERMITS/ EROSION CONTROL PLAN
- LANDSCAPING PLAN AND FOREST CONSERVATION PLAN

DEVELOPER

ELKRIDGE APARTMENT LIMITED PARTNERSHIP
SHELTER DEVELOPMENT CORP.
SUITE 500 PARK CHARLES
210 N CHARLES STREET
BALTIMORE, MARYLAND 21201

OWNER
DOROTHY H. NEAL
6432 WASHINGTON BLVD
BALTIMORE, MARYLAND
CHARLOTTE AND MARC DUBIN
NANCY D. LEVINE
2615 STEVENSON ROAD
BETHESDA, MARYLAND 20815

SITE IMPROVEMENT PLAN
ELKRIDGE ELDERLY

TAX MAP 38 GRID B PARCEL A
FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 20, 1995
SHEET 1 OF 9

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

Signature of Engineer: *[Signature]* DATE: 6/24/95

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.

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 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature of Developer: *[Signature]* DATE: 1-26-95

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
[Signature] Patricia Engler 7/24/95
DATE: 7/24/95
DISTRICT: HOWARD SOIL CONSERVATION DISTRICT

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 7/24/95
DATE: 7/24/95

APPROVED: DEPT. OF PLANNING AND ZONING
[Signature] 7/24/95
DATE: 7/24/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/2/95
DATE: 8/2/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

[Signature] 8/3/95
DATE: 8/3/95
DIRECTOR

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEMS.
N.A.

HEALTH OFFICER	DATE
PROPERTY/SUBDIVISION ELKRIDGE ELDERLY	
SECTION/AREA	PARCEL/LOT NO.
PLAT NO. 11821	BLOCK NO. B
ZONE POR	TAX/ZONE 38
ELEC. DIST. FIRST	CENSUS TR. 6012
WATER CODE A 01	SEWER CODE 215053

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties
Landscape Type	B	C	A
Linear Feet of Roadway Frontage/Perimeter	405 LF	500 LF	500 LF
Credit for Existing Vegetation	0	0	0
Credit for Wall, Fence or Berm	0	0	0
Number of Plants Required			
Shade Trees	8	12	8
Evergreen Trees	10	25	0
Shrubs	0	0	0
Number of Plants Provided			
Shade Trees	9	12	8
Evergreen Trees	12	25	0
Other Trees (2:1 substitution)	0	0	0
Shrubs (10:1 substitution)	0	0	0

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	77
Number of Trees Required	7
Number of Trees Provided	7
Shade Trees	12
Islands required @ 1:10 spaces	7
Islands provided	7

FOREST CONSERVATION SUPPLEMENTAL PLANTING PLAN

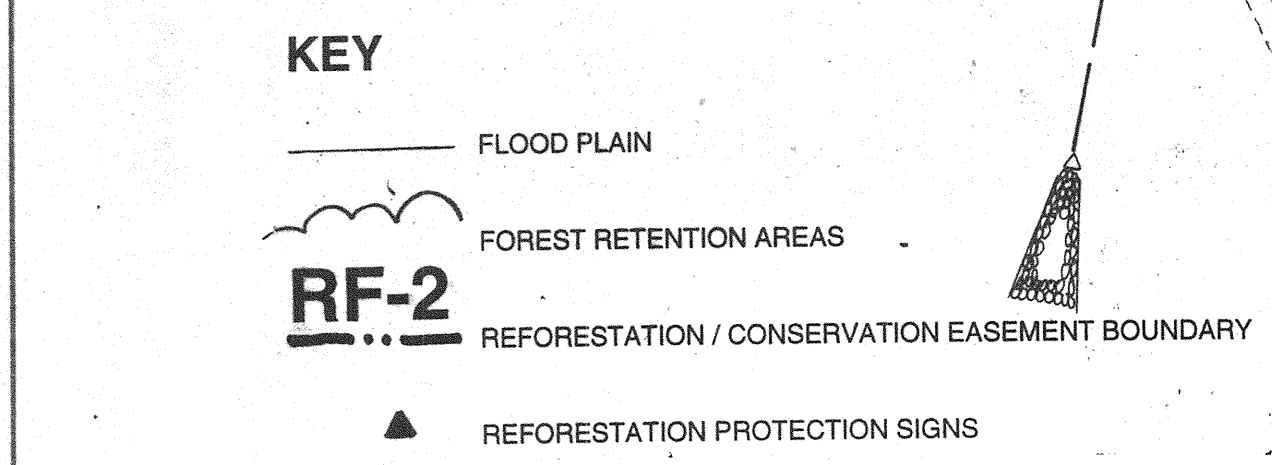
Qty	Species	Size	Species	Total Credits
10	Acer rubrum - Red Maple	2" Col	10 ac	210
10	Liriodendron tulipifera Tulip Poplar	2" Col	10 ac	210
5	Quercus Alba - White Oak	2" Col	10 ac	210
5	Quercus Rubra - Red Oak	2" Col	10 ac	210
20	Tot. 2" Col. trees (7 plant units/tree unit)			210
Total Unit Credits				210

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	100
Number of Trees Required (1 DU SFA: 1:3 DU APTS)	33
Number of Trees Provided	35 (Equal)
Shade Trees	16
Other Trees (2:1 substitution)	38

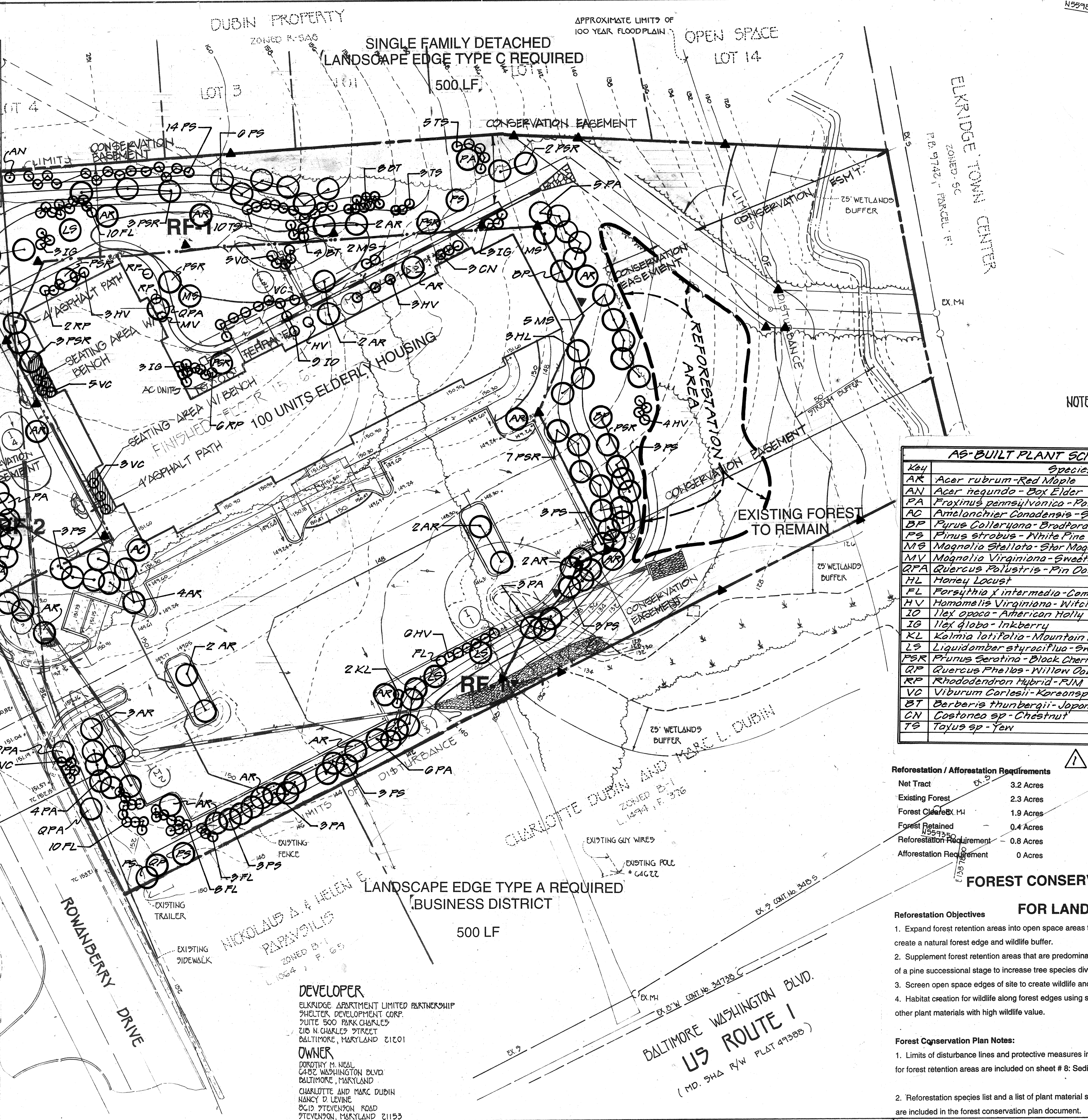
DUMPSTER AREA

Linear Feet	45 LF
Evergreen trees required	5
Evergreen trees provided	6



SITE	AREA	OBJECTIVE	STOCK SIZE	PLANTING AREA	REQUIRED DENSITY	PROPOSED PLANTING DENSITY	SPECIES MIXED
RF-1	0.75	Expand Supplement Habitat Creation	2" Cont. W/S	0.45 0.1 0.2	(100/AC) 45 (200/AC) 20 (350/AC) 70	90 (200 AC) 40 (400 AC) 100 (500 AC)	≥ 5 ≥ 4 ≥ 4
RF-2	0.15	Screen Habitat Creation	2" W/S	0.07 0.08	(100/AC) 7 (350/AC) 28	14 (200 AC) 50 (625 AC)	≥ 3 ≥ 4

1.) Stock size: 2" = 2 1/2" - 3" B & B (5'-6" evergreen) Container = 2 1/2" sapling, W/S = Whip (bareroot) or 2 Gal. Shrub (container).
2.) See appendix of the Forest Conservation Plan document for recommended indigenous plant species. Actual plant species to be used will be determined at the time of planting based on species available at that time.



No.	Revision	Date
1	Update landscaping to reflect 'as-built' field conditions & replanting of forest retention area.	6-10-95

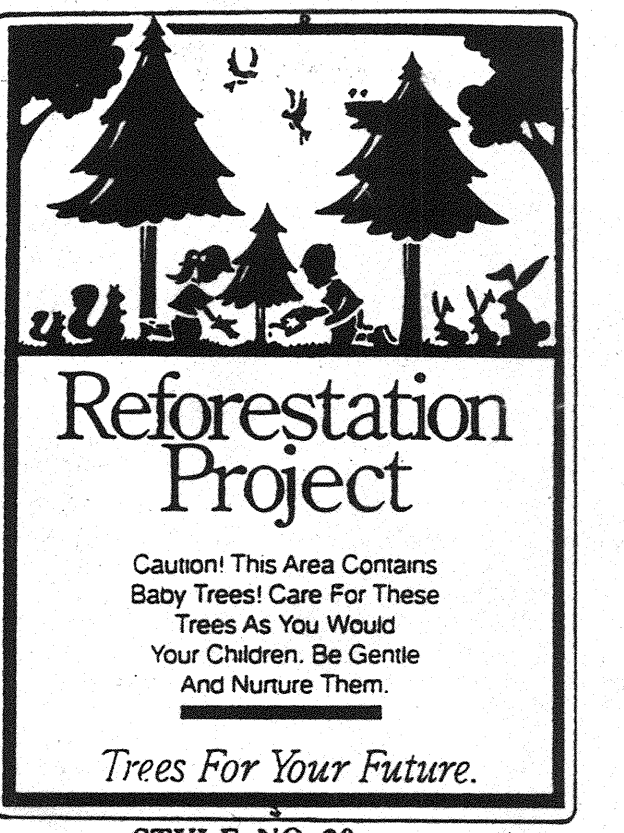
PLANT LIST

QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	REMARKS
17	AR	Acer rubrum, Red Maple	3 - 3 1/2" cal.	Specimen
5	AC	Ameiobacter canadensis, Serviceberry	7-8' ht.	Specimen
26	AC	Comus racosa, Rowing Dogwood	2 - 2 1/2" cal.	Specimen
55	FL	Forsythia x intermedia, Common Forsythia	2 - 2 1/2" cal.	
26	HV	Homalis virginiana, Common Witchhazel	3 - 2" ht.	
8	IG	Inkberry	2 - 2 1/2" ht.	
37	KL	Kalmia latifolia, Mountain Laurel	2 - 2 1/2" ht.	
7	LS	Liquidambar styraciflua, Sweetgum	3 - 3 1/2" cal.	
12	NS	Nyssa sylvatica, Blackgum	5 - 6" ht.	
36	PA	Picea abies, Norway Spruce	6 - 7" ht.	
31	PS	Pinus strobus, White Pine	1 - 1 1/2" cal.	
33	PSR	Prunus serotina, Black Cherry	6 - 7" ht.	
5	QPA	Quercus palustris, Pin Oak	3 - 3 1/2" cal.	Specimen
9	QP	Quercus phellos, Willow Oak	3 - 3 1/2" cal.	Specimen
12	RP	Rhododendron hybrid, P.J. Red	2 - 2 1/2" cal.	
20	VC	Viburnum coccineum, Viburnum	2 - 2 1/2" ht.	pink
Ground Covers & Perennials				
48	CV	Corynephorus verticillatus, Moonbeam	1 gal.	12" OC
80	HF	Hieracium sibiricum, Starwort	1 gal.	18" OC
225	NA	Narcissus 'Fringilla', Daffodil	bulbs	12" OC
70	PAT	Perovskia atriplicifolia, Russian Sage	1 gal.	18" OC
Alternate Forest Conservation Plant Material				
		Corylus glabra, Pignut Hickory	2 - 2 1/2" ht.	
		Lindera benzoin, Spicebush	2 - 2 1/2" ht.	
		Myrica pensylvanica, Northern Bayberry	2 - 2 1/2" ht.	
		Picea pungens, Colorado Spruce	4" - 5" ht.	
		Quercus alba, White Oak	2 - 2 1/2" cal.	
		Rubus pseudoacacia, Black Locust	2 - 2 1/2" ht.	
		Sassafras albidum, Common Sassafras	2 - 2 1/2" ht.	

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,000.00.

AS-BUILT PLANT SCHEDULE 6-28-05

Key	Species	Count
AR	Acer rubrum - Red Maple	31
AN	Acer negundo - Box Elder	1
PA	Prunus pennsylvanica - Potomac Ash	25
AC	Ameiobacter canadensis - Shadbush	1
BP	Betula papyrifera - Bradford Pear	2
PS	Pinus strobus - White Pine	48
MB	Magnolia stellata - Star Magnolia	2
MV	Magnolia virginiana - Sweetbay Magnolia	7
QPA	Quercus palustris - Pin Oak	5
HL	Honey Locust	3
FL	Forsythia x intermedia - Common Forsythia	37
HV	Hamamelis virginiana - Witch Hazel	17
IO	Ilex opaca - American Holly	2
IG	Ilex glabra - Inkberry	2
KL	Kalmia latifolia - Mountain Laurel	2
LS	Liquidambar styraciflua - Sweet Gum	2
PSR	Prunus serotina - Black Cherry	2
QP	Quercus phellos - Willow Oak	2
RP	Rhododendron hybrid - P.J. Red	2
VC	Viburnum coccineum - Common Spicebush	10
BT	Berberis thunbergii - Japanese Barberry	12
CN	Cornus sp - Chestnut	2
TS	Taxus sp - Yew	1
Total Count		225



Reforestation / Afforestation Requirements

Net Tract	3.2 Acres
Existing Forest	2.3 Acres
Forest Cleared	1.9 Acres
Forest Retained	0.4 Acres
Reforestation Requirement	0.8 Acres
Afforestation Requirement	0 Acres

FOREST CONSERVATION AND LANDSCAPE PLAN FOR LANDSCAPE PURPOSES ONLY

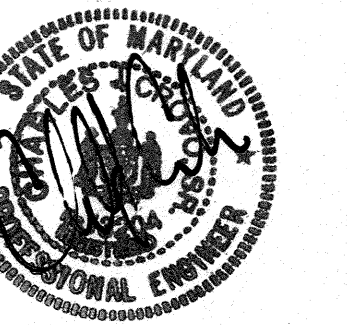
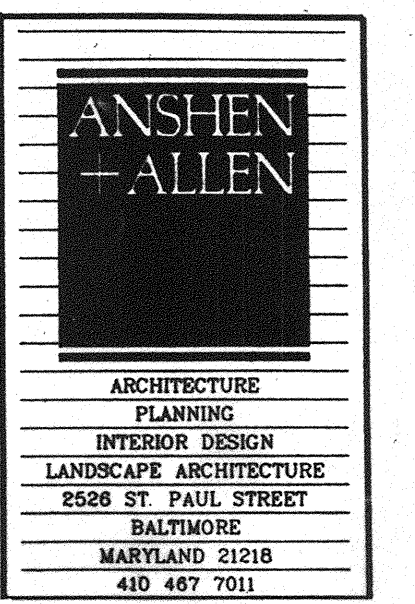
Reforestation Objectives

- Expand forest retention areas into open space areas to create a natural forest edge and wildlife buffer.
- Supplement forest retention areas that are predominately of a pine successional stage to increase tree species diversity.
- Screen open space edges of site to create wildlife and aesthetic buffers.
- Habitat creation for wildlife along forest edges using shrubs and other plant materials with high wildlife value.

Forest Conservation Plan Notes:

- Limits of disturbance lines and protective measures including fencing and signs for forest retention areas are included on sheet # 8: Sediment and Erosion Control Plan.
- Reforestation species list and a list of plant material suppliers are included in the forest conservation plan document.

LANDSCAPE PLAN PREPARED BY:



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21042
410 481 - 2255

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.
Chiff
SIGNATURE OF ENGINEER
6/20/95
DATE

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 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
Barbara Kim
SIGNATURE OF DEVELOPER
1-26-95
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS
Patricia Gu 7/24/95
DATE
UPPA NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Roberts 7/24/95
DATE
HOWARD SOIL CONSERVATION DISTRICT

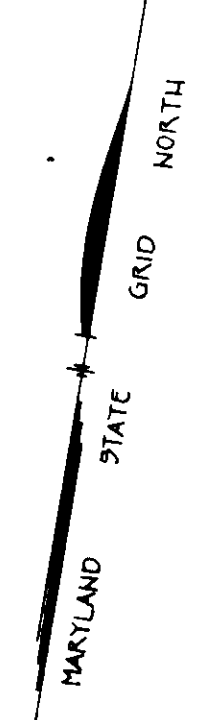
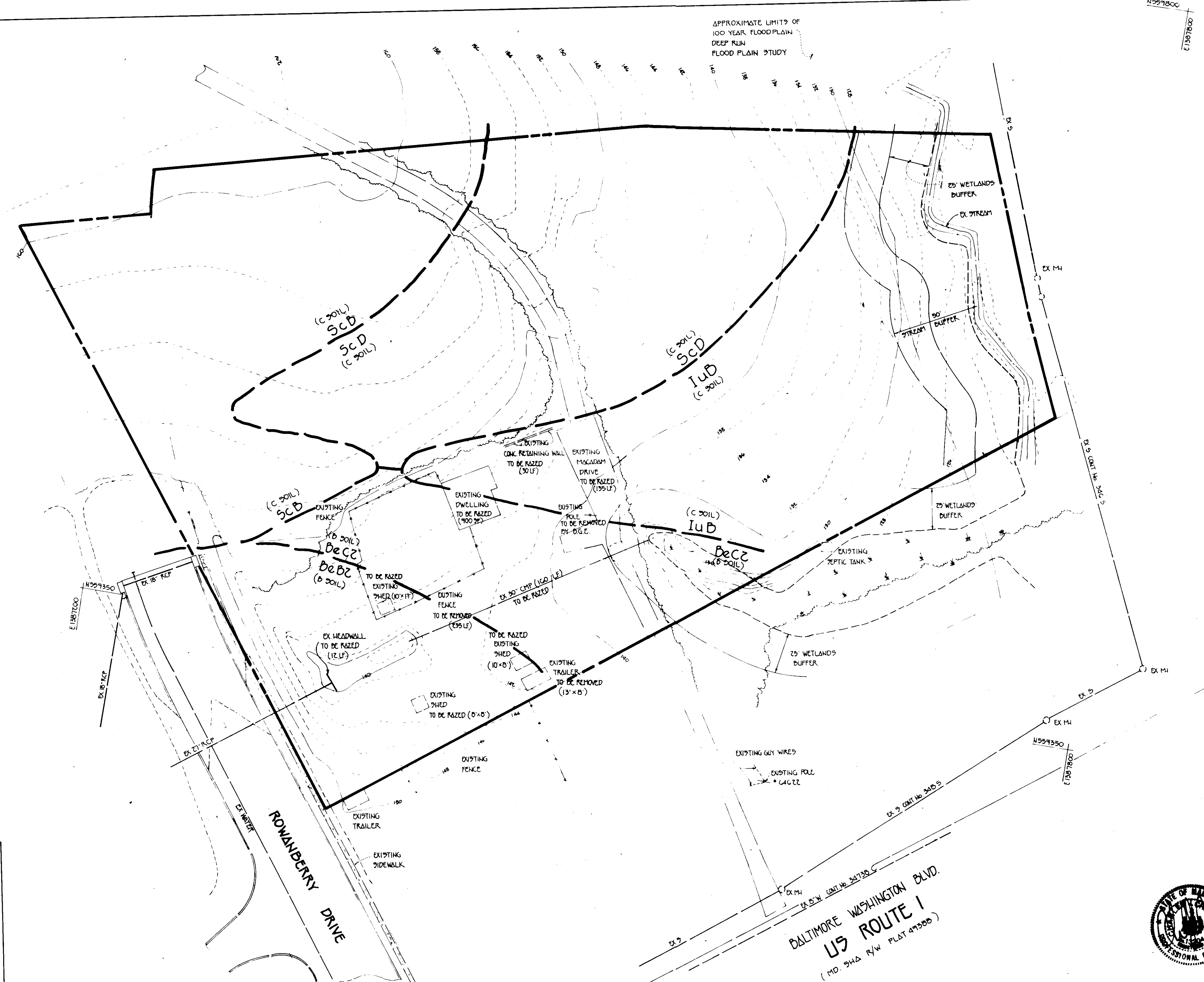
APPROVED: DEPT. OF PLANNING AND ZONING
Richard Blood 7/26/95
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Richard Blood 8/3/95
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT OF PUBLIC WATER AND SEWERAGE SYSTEMS
HEALTH OFFICER: _____ DATE: N.A.
PROPERTY/SUBDIVISION: ELK RIDGE ELDERLY
SECTION/AREA: _____ PARCEL/LOT NO.: _____
PLAT NO./LF.: 11821 BLOCK NO.: 8 ZONE: P.O.P. TAX/ZONE: 35 ELEC. DIST.: 197 CENSUS TR.: G012
WATER CODE: A 01 SEWER CODE: 2150533

LANDSCAPING PLAN AND FOREST CONSERVATION PLAN
ELK RIDGE ELDERLY
TAX MAP 38 GRID 8 PARCEL A
FIRST ELECTION DIST.: HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: JUNE 20, 1995
SHEET 7 OF 9
SDP 95-06

SOILS CHART	
TYPE	DESCRIPTION
DeBz	DELTAVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES
DeCz	DELTAVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES
IuB	LUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
ScD	SANDY AND CLAYEY LAND, GENTLY SLOPING
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING

SOILS MAP 26



DEVELOPER
 ELKRIDGE APARTMENT LIMITED PARTNERSHIP
 PHILTER DEVELOPMENT CORP.
 SUITE 500 PARK CHARLES
 210 N CHARLES STREET
 BALTIMORE, MARYLAND 21201

OWNER
 DOROTHY M. NEAL
 2402 WASHINGTON BLVD
 BALTIMORE, MARYLAND
 CHARLOTTE AND MARK RUBIN
 HUNNY D LEVINE
 8612 STEVENSON ROAD
 STEVENSON, MARYLAND 21155



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9771 BALTIMORE NATIONAL PIKE, SUITE 100
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

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Chief Ch
 SIGNATURE OF ENGINEER

Gloths
 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 THE ENVIRONMENT 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.

Barbara Kim
 SIGNATURE OF DEVELOPER

1-26-95
 DATE

APPROVED: DEPT. OF PLANNING AND ZONING AND MEETS TECHNICAL REQUIREMENTS

Patricia Engler 7/24/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

John R. Rhoades 7/24/95
 DISTRICT

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: DEPT. OF PLANNING AND ZONING

Richard Blood 8/3/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

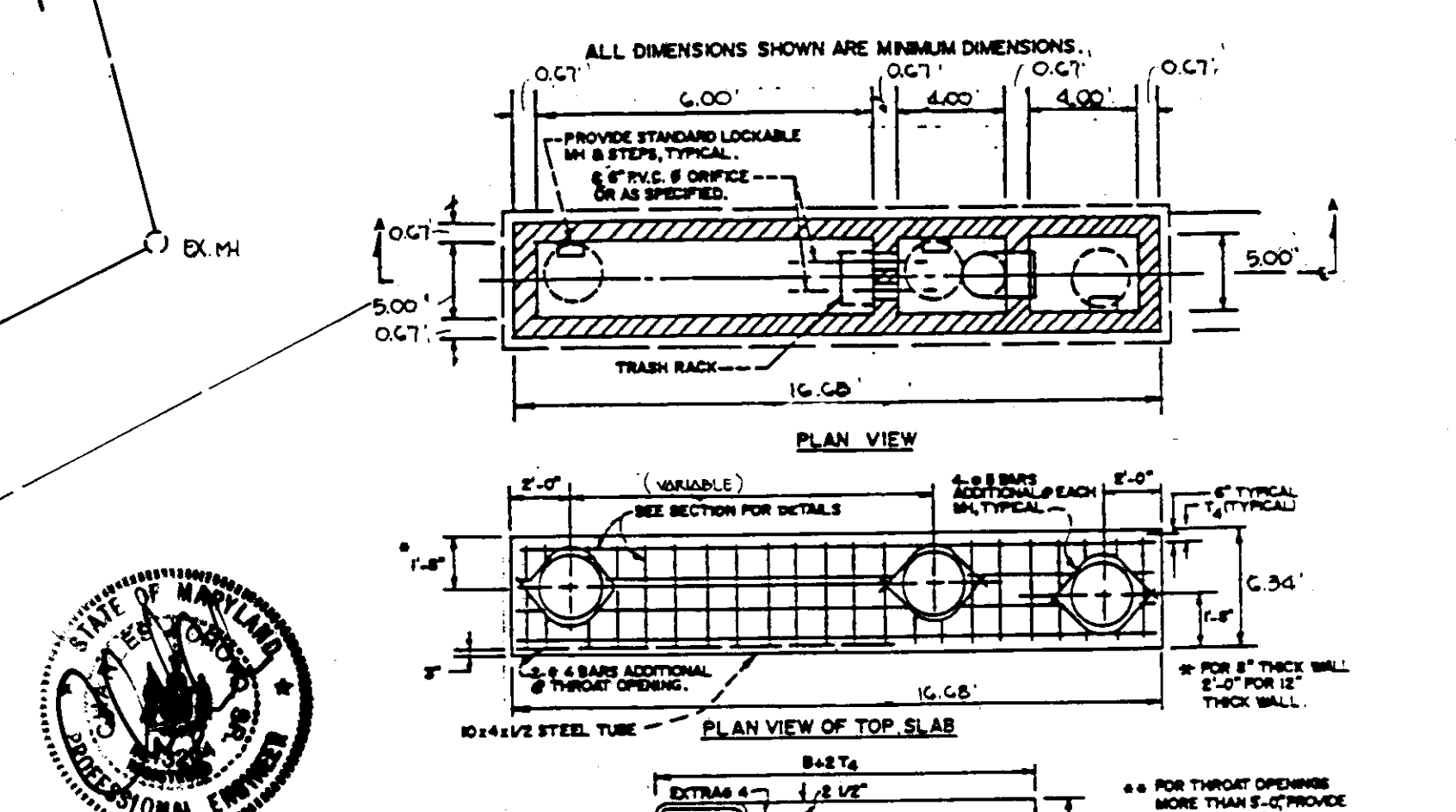
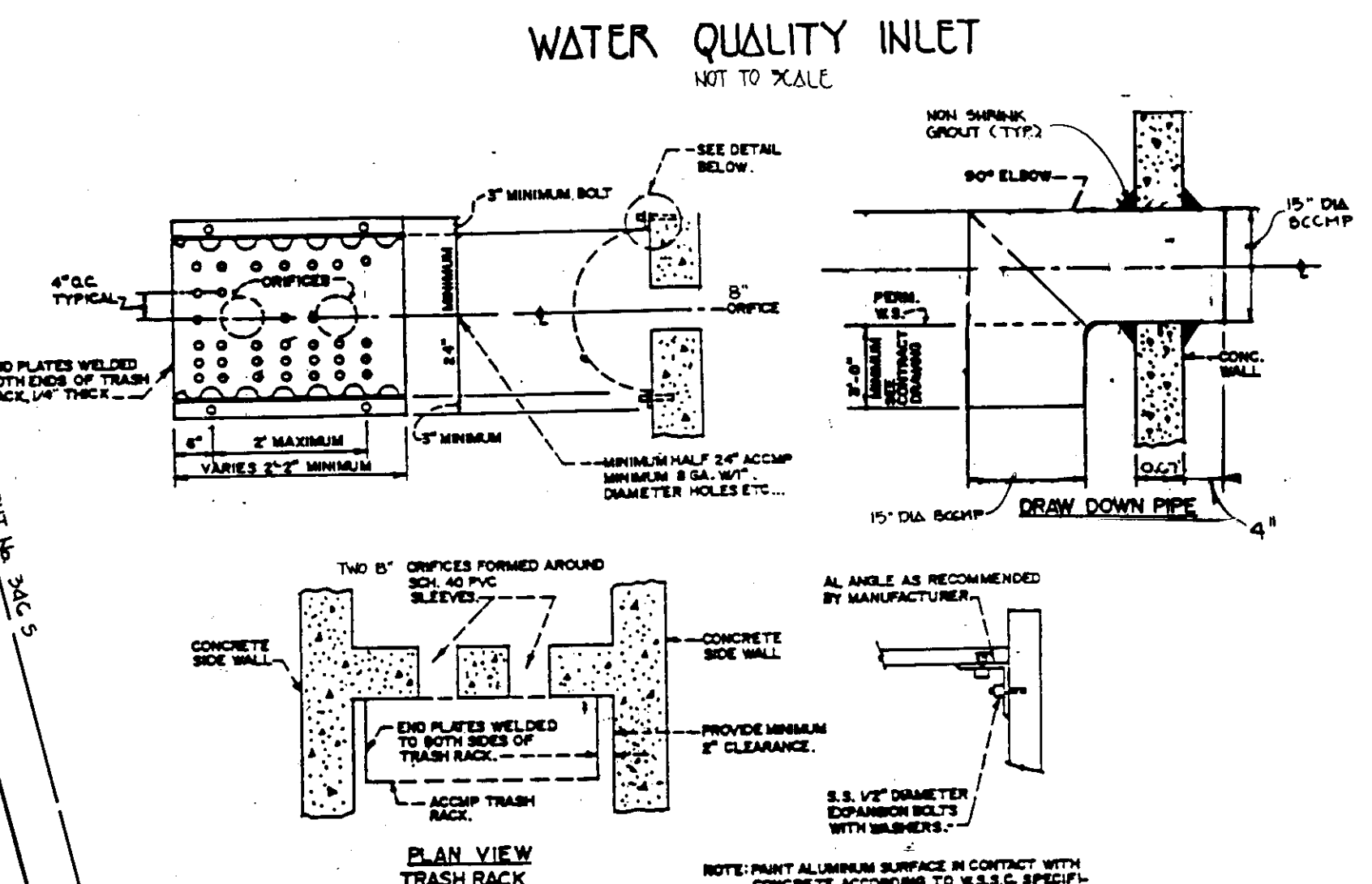
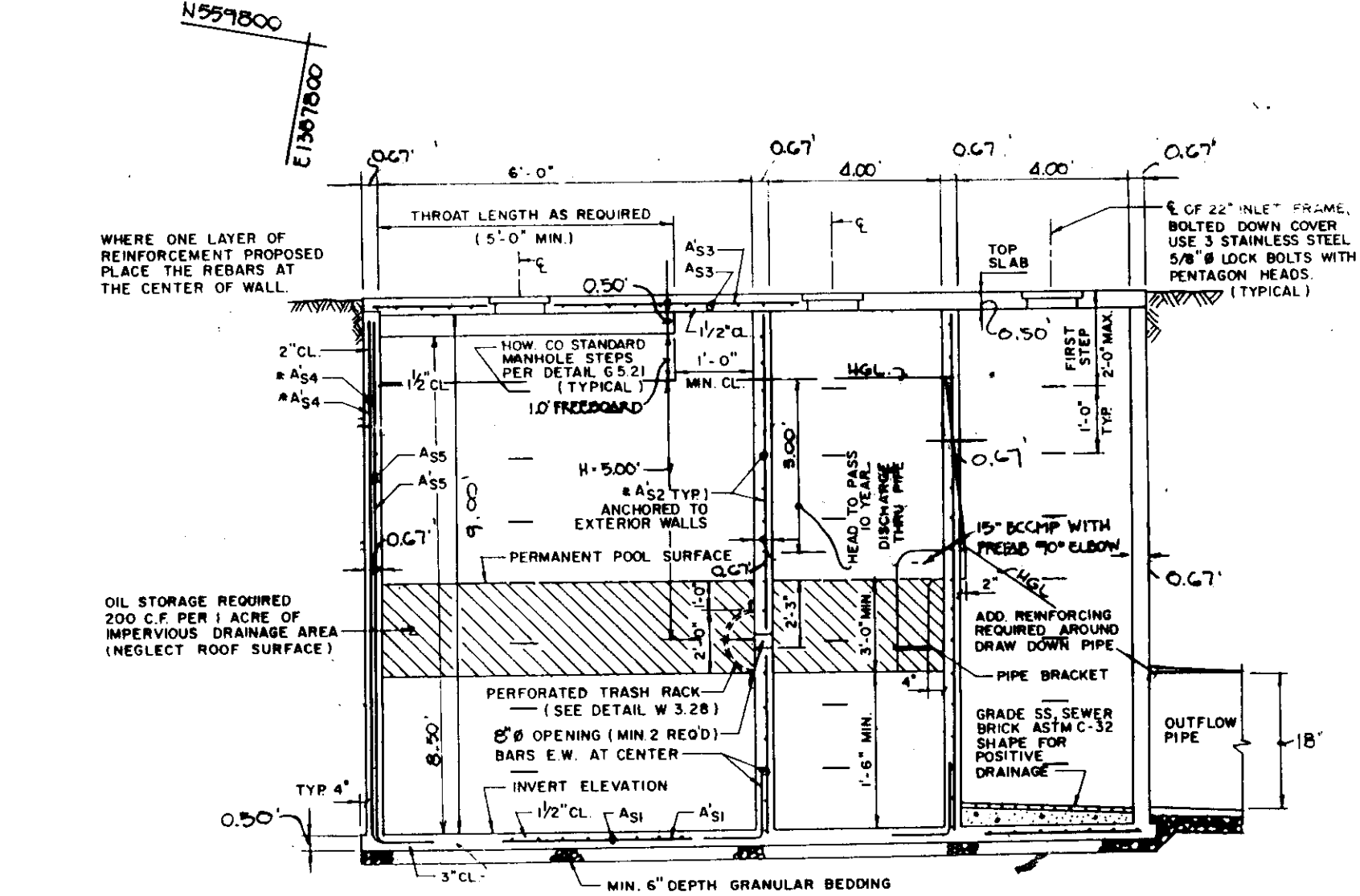
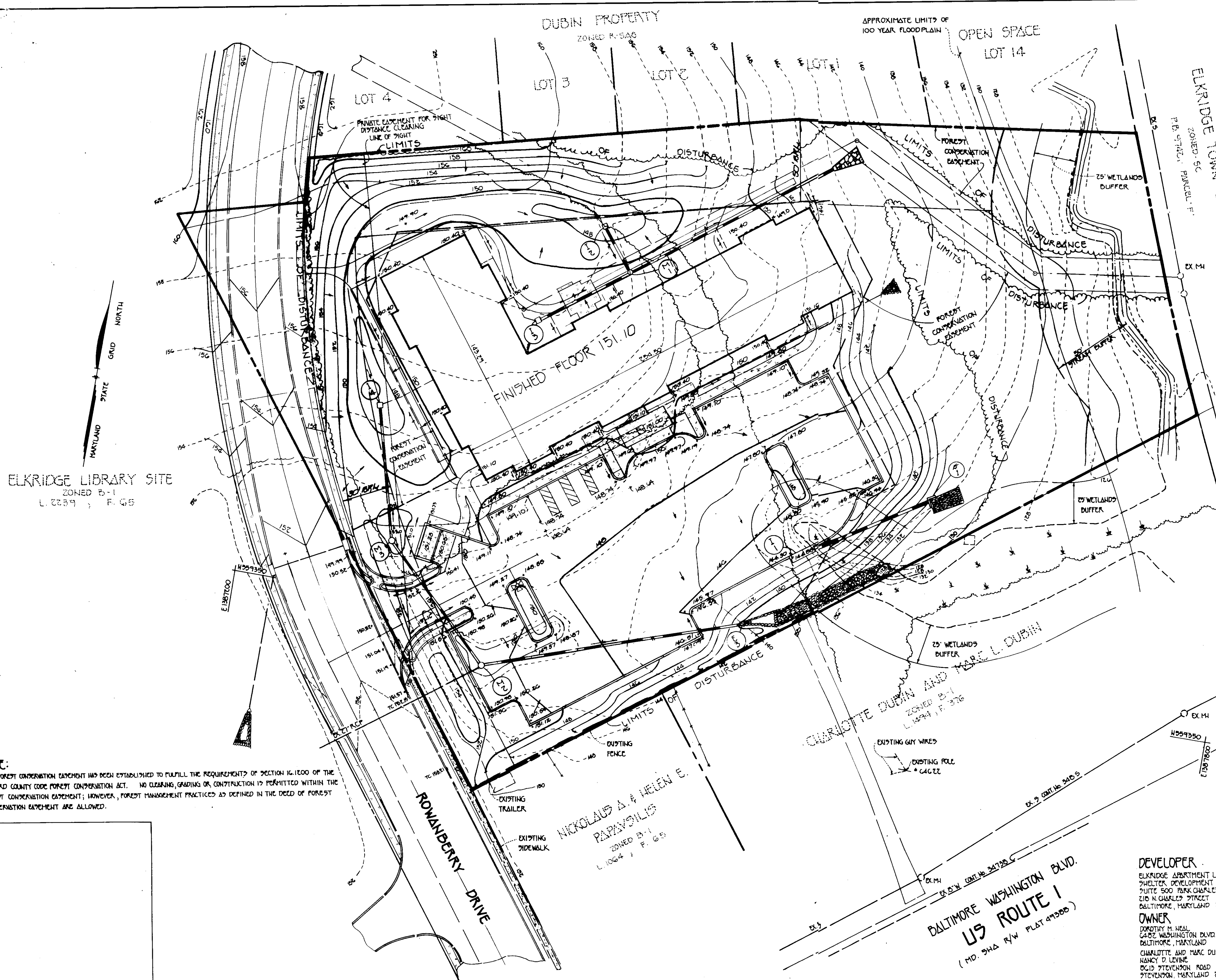
James S. Smith 8/3/95
 DIRECTOR

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

HEALTH OFFICER: *N.A.* DATE: *N.A.*

PROPERTY/SUBDIVISION	SECTION/AREA	PARCEL/LOT NO.
ELKRIDGE ELDERLY		A
PLAT NO./LF.	BLOCK NO.	ZONE
1182.1	0	D-1
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1ST	CO12
WATER CODE	SEWER CODE	
A 01	2150533	

DEMOLITION PLAN AND SOILS MAP
ELKRIDGE ELDERLY
 94-40
 TAX MAP 3B GRID B PARCEL A
 FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: JUNE 20, 1995
 SHEET 2 OF 9



DEVELOPER: ELKRIDGE APARTMENT LIMITED PARTNERSHIP
 SHELTER DEVELOPMENT CORP.
 SUITE 500 PARK CHARLES
 210 N. CHARLES STREET
 BALTIMORE, MARYLAND 21201

OWNER: DOROTHY M. NEAL
 6402 WASHINGTON BLVD.
 BALTIMORE, MARYLAND
 CHARLOTTE AND MARK DUBIN
 HANCOCK LEVINE
 8012 STEVENSON ROAD
 STEVENSON, MARYLAND 21153

LIMITS	BASE SLAB	PARTITION WALLS	TOP SLAB	OUTER WALLS								
B	H	L	T ₁	A ₁₁	T ₂	A ₂₂	T ₃	A ₃₃	T ₄	A ₄₄	A ₅₅	A ₆₆
8	10	6"	4.0"	4.0"	8"	4.0"	4.0"	4.0"	4.0"	4.0"	4.0"	4.0"

CAST IN PLACE CONCRETE f'c = 4000 PSI @ 28 DAYS. REINFORCING STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60

NOTE: FOR SECTION AND DETAILS REFER TO SD/7.06 AND SD/7.06.

NOTE: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12.00 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELKLOTT CITY, MARYLAND 21042
 (410) 461-2955

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.

Chad Clark
 SIGNATURE OF ENGINEER

clark
 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 THE ENVIRONMENT 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.

Barbara King
 SIGNATURE OF DEVELOPER

1-26-95
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Patricia Edge
 URBAN NATURE REQUIRED FORESTATION SERVICE

7/24/95
 DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Rhubert
 DIRECTOR

7/24/95
 DATE

APPROVED: DEPT. OF PLANNING AND ZONING

Michael Blood
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

7/24/95
 DATE

James J. Smith
 DIRECTOR

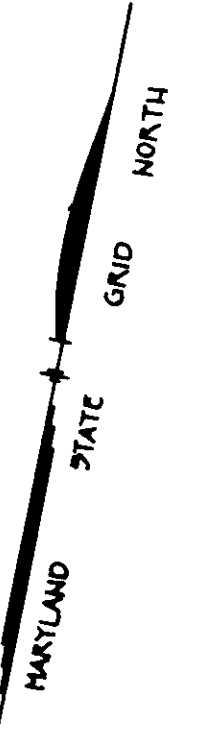
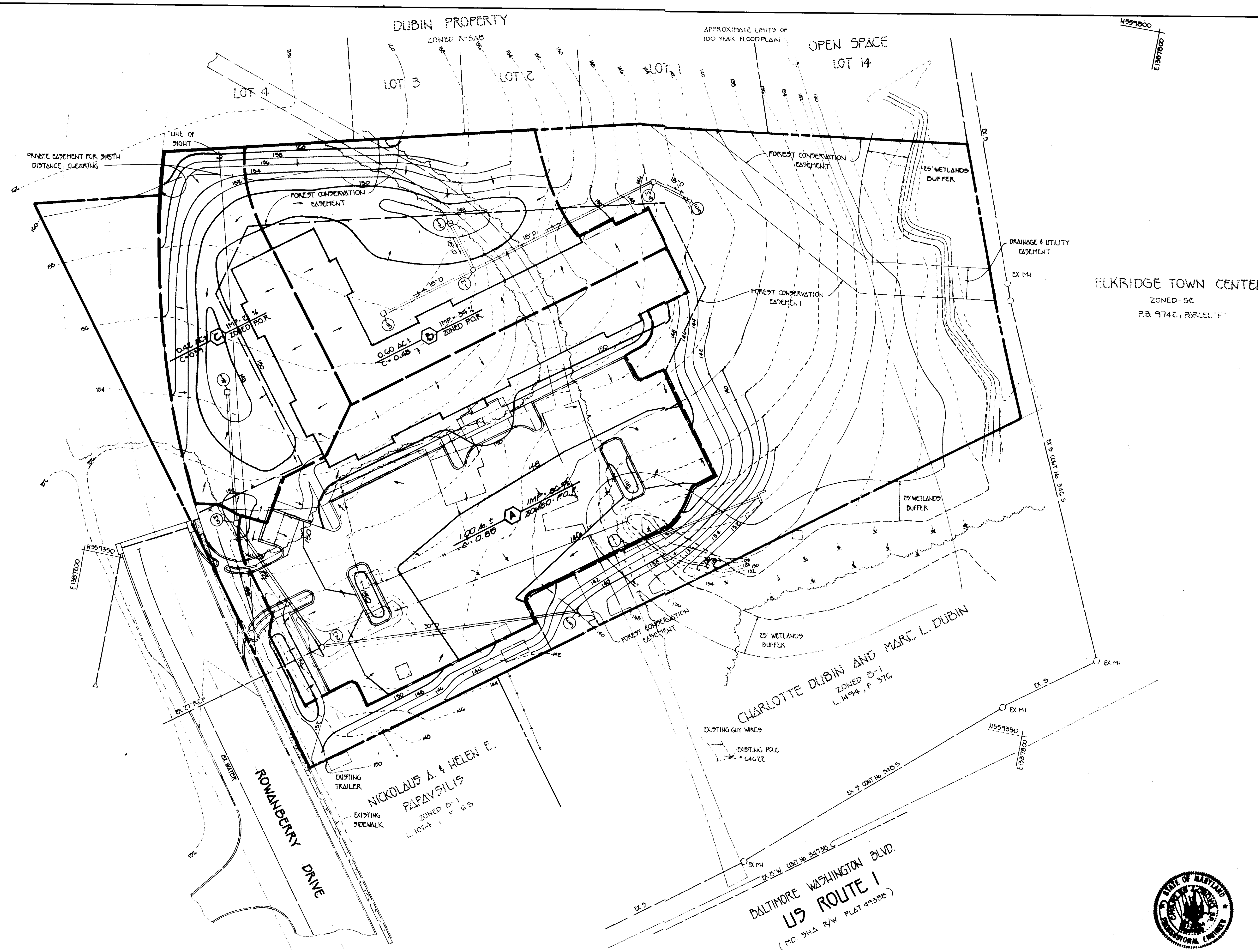
8/3/95
 DATE

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

HEALTH OFFICER: N/A
 DATE: N/A

PROPERTY/SUBDIVISION ELKRIDGE ELDERLY	SECTION/AREA A	PARCEL/LOT NO. A
PLAT NO./LF. 11821	BLOCK NO. 0	ZONE D-1
TAX/ZONE 3B	ELEC. DIST. 197	CENSUS TR. 6012
WATER CODE A 01	SEWER CODE 2150533	

GRADING PLAN & DETAILS
ELKRIDGE ELDERLY
 5' 74'-40" F 75'-120"
 TAX MAP 3B GRID 0 PARCEL A
 FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE 20, 1995
 SHEET 3 OF 9



ELKRIDGE TOWN CENTER
 ZONED - SC
 P.B. 9742, PARCEL 1F

CHARLOTTE DUBIN AND MARC L. DUBIN
 ZONED B-1
 L. 1494, F. 376

NICKOLAUS A. & HELEN E. PAPAVSILIS
 ZONED B-1
 L. 1064, F. 655

BALTIMORE WASHINGTON BLVD.
 US ROUTE 1
 (MD. SHA R/W PLAT 47388)



DEVELOPER
 ELKRIDGE APARTMENT LIMITED PARTNERSHIP
 SHELTER DEVELOPMENT CORP.
 SUITE 500 PARK CHARLES
 210 N CHARLES STREET
 BALTIMORE, MARYLAND 21201

OWNER
 DOROTHY M. NEAL
 6202 WASHINGTON BLVD
 BALTIMORE, MARYLAND 2
 CHARLOTTE AND MARC DUBIN
 NANCY D LEVINE
 8012 STEVENSON ROAD
 STEVENSON, MARYLAND 21153

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2855

ENGINEER'S CERTIFICATE
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Clarence
 SIGNATURE OF ENGINEER
 6/24/95
 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 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Barbara King
 SIGNATURE OF DEVELOPER
 1-26-95
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

John P. Roberts 7/24/95
 DATE

APPROVED: NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Roberts 7/24/95
 DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

Richard Blumel 8/3/95
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Richard Blumel 8/3/95
 DATE

ADJUTANT, DIVISION OF LAND DEVELOPMENT AND RESEARCH

James T. Smith 8/3/95
 DATE

DIRECTOR

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

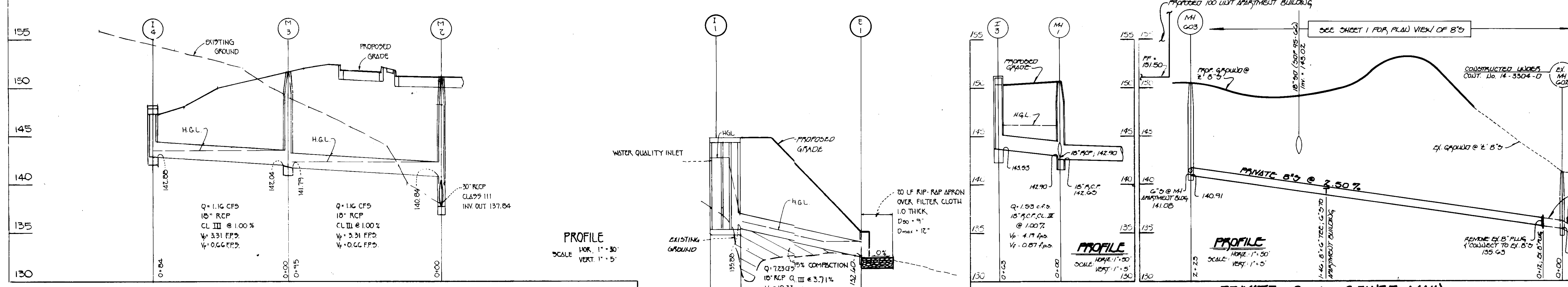
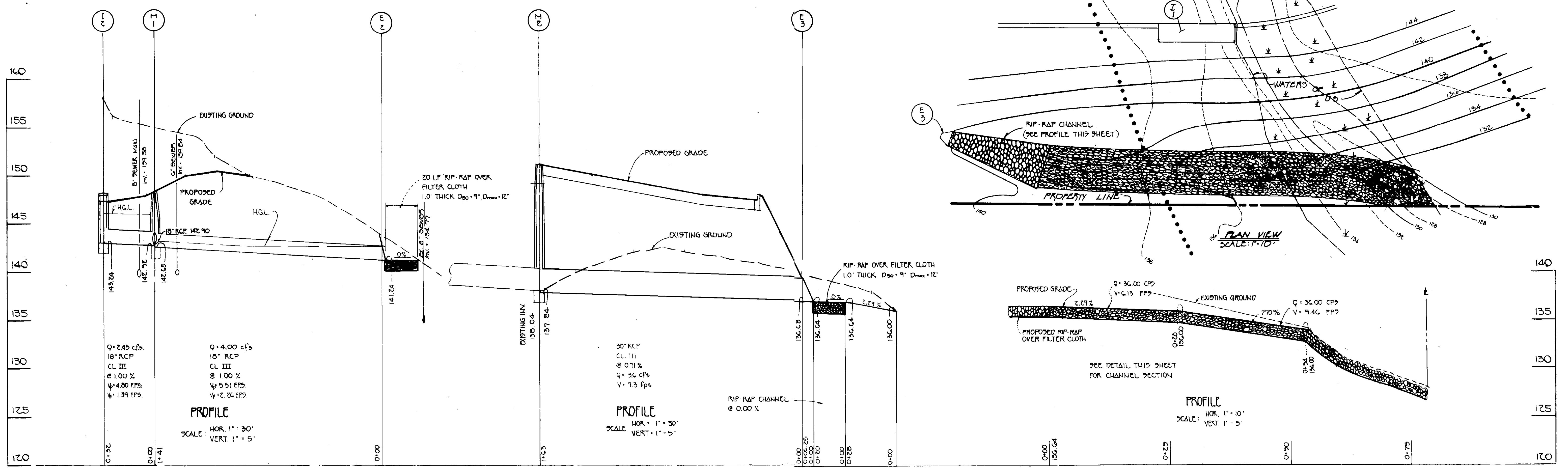
HEALTH OFFICER: *N.A.* DATE: *N.A.*

PROPERTY/SUBDIVISION ELKRIDGE ELDERLY	SECTION/AREA 4	PARCEL/LOT NO. A
PLAT NO./L.F. 11821	BLOCK NO. 0	ZONE B-1
TAX/ZONE 30	ELEC. DIST. 1ST	CENSUS TR. G01Z
WATER CODE Δ 01	SEWER CODE 2150533	

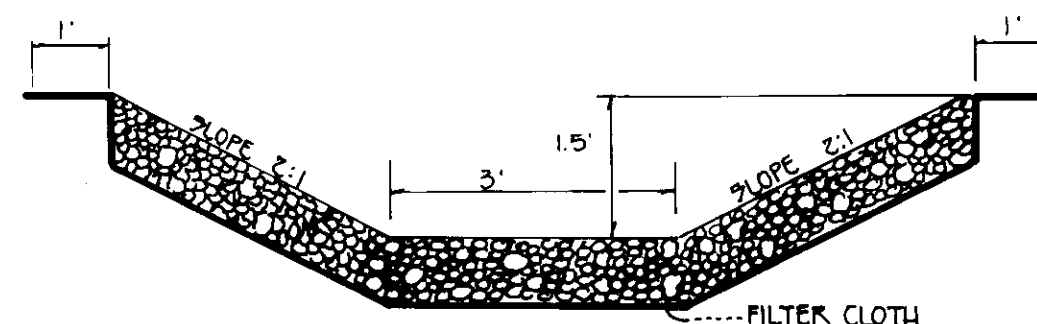
DRAINAGE AREA MAP
ELKRIDGE ELDERLY

594-40 195-120
 TAX MAP 30 GRID 0 PARCEL A

FIRST ELECTION DIST: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: JUNE 20, 1995
 SHEET 4 OF 9



STORM DRAIN PROFILES



CHANNEL DESIGN DATA
 SLOPE: 2.21% SLOPE: 7.70%
 CHANNEL DEPTH 1.20' CHANNEL DEPTH 0.82'
 Q = 36.00 CFS Q = 36.00 CFS
 V = 6.15 FPS V = 9.46 FPS



DEVELOPER
 ELKRIDGE APARTMENT LIMITED PARTNERSHIP
 SHELTER DEVELOPMENT CORP.
 SUITE 500 PINK CHARLES
 210 N. CHARLES STREET
 BALTIMORE, MARYLAND 21201

OWNER
 DOROTHY H. NEAL
 6422 WASHINGTON BLVD
 BALTIMORE, MARYLAND
 CHARLOTTE AND MARC DUBIN
 NANCY D. LEVINE
 8612 STEVENSON ROAD
 STEVENSON, MARYLAND 21153

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PKWY, SUITE 100
 ELLICOTT CITY, MARYLAND 21114
 (301) 461-2255

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]
 SIGNATURE OF ENGINEER

[Date]
 DATE

DEVELOPER'S CERTIFICATE
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[Signature]
 SIGNATURE OF DEVELOPER

[Date]
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

[Signature] *[Date]*
 U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] *[Date]*
 DISTRICT APPROVED
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

[Signature] *[Date]*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] *[Date]*
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

[Signature] *[Date]*
 DIRECTOR

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

HEALTH OFFICER: _____ DATE: N.A.

PROPERTY/SUBDIVISION	SECTION/AREA	PARCEL/LOT NO.
ELKRIDGE ELDERLY		A
PLAT NO./LF.	BLOCK NO.	ZONE
1182-1	0	POR
TAX/ZONE	ELEC. DIST.	CENSUS TR.
30	30	FIRST
WATER CODE	SEWER CODE	
A 01	2150533	

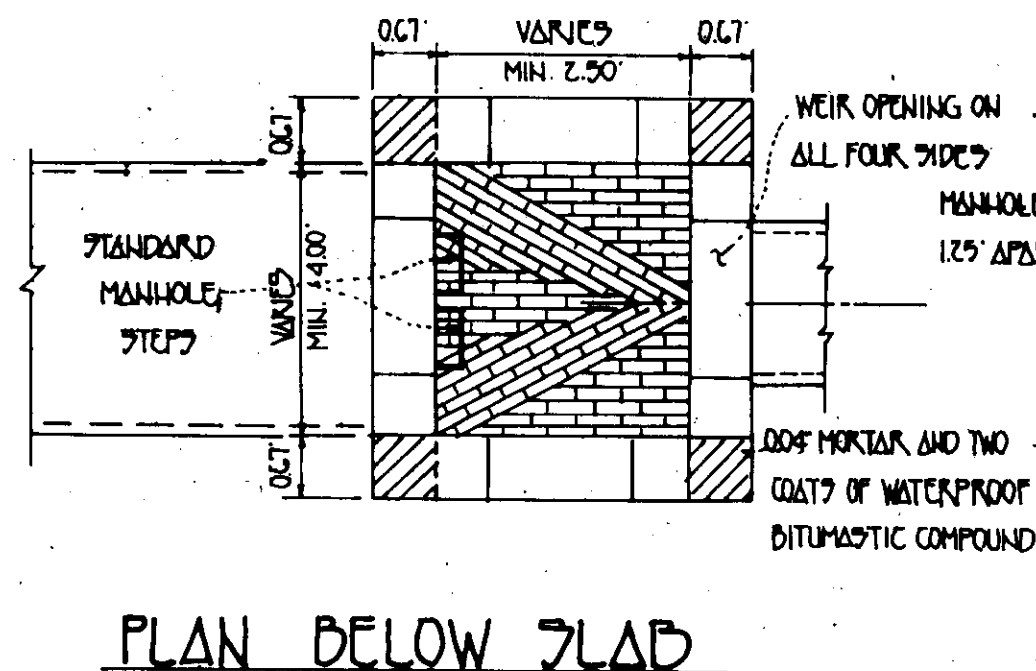
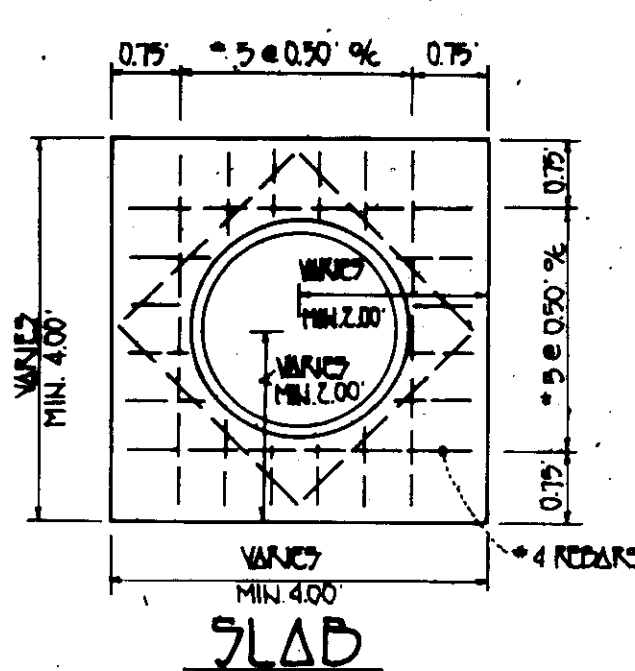
STORM DRAIN PROFILES

ELKRIDGE ELDERLY

9 94-40 F 70-100
 TAX MAP 30 GRID 0 PARCEL A
 FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE 20, 1995
 SHEET 6 OF 9

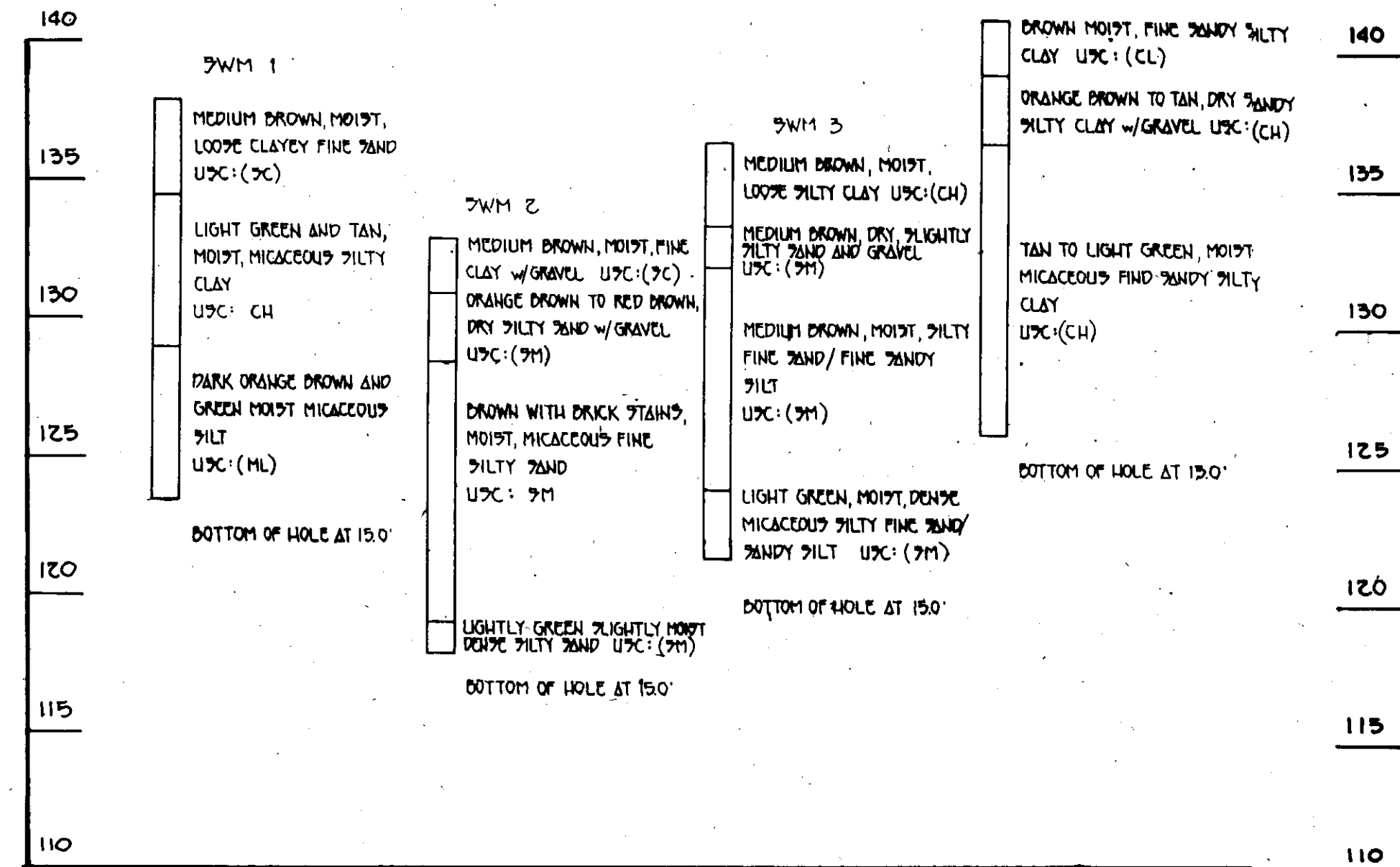
STRUCTURE		SCHEDULE			
STRUCTURE No.	TOP ELEVATION	INV. IN.	INV. OUT.	TYPE	REMARKS
I-1	144.88		137.50	WATER QUALITY INLET	SEE DETAIL (SHEET D)
I-2	148.21		143.84	SEE DETAIL	
I-3	146.46		143.53	SEE DETAIL	
I-4	148.21		142.88	SEE DETAIL	
M-1	150.60	142.92	142.65	M-I	G-5.11
M-2	150.66	138.04	137.84	M-I	G-5.11
M-3	153.00	142.02	141.79	M-I	G-5.11
E-1	132.05		132.60	EW	7D 5.31
E-2	142.74		141.24	EW	7D 5.52
E-3	139.15		136.65	EW	7D 5.52

- NOTES:
- FOR INVERT DEVELOPMENT SEE CONSTRUCTION PLANS.
 - INVERTS TO BE BRICK, GRADE 7M (ASTM C-38) AND DEPTH TO BE CLASS 'A' CONCRETE.
 - TOP 0.35" OF WALLS SHALL BE BRICK MASONRY.



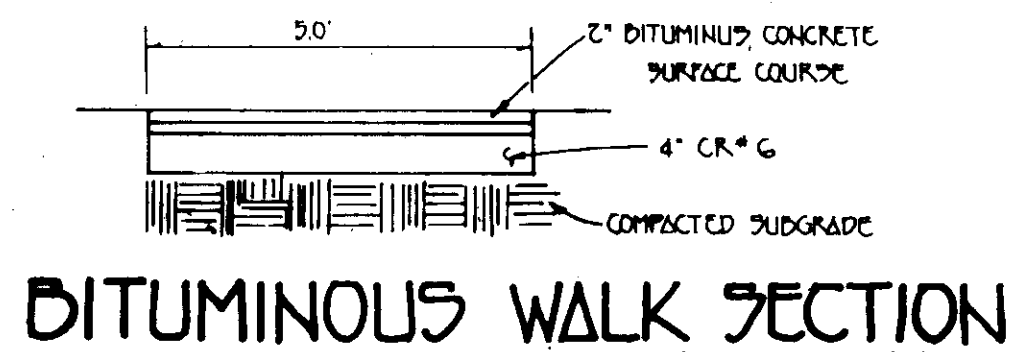
"MODIFIED" TYPE 'D' INLET GRATE

NOT TO SCALE

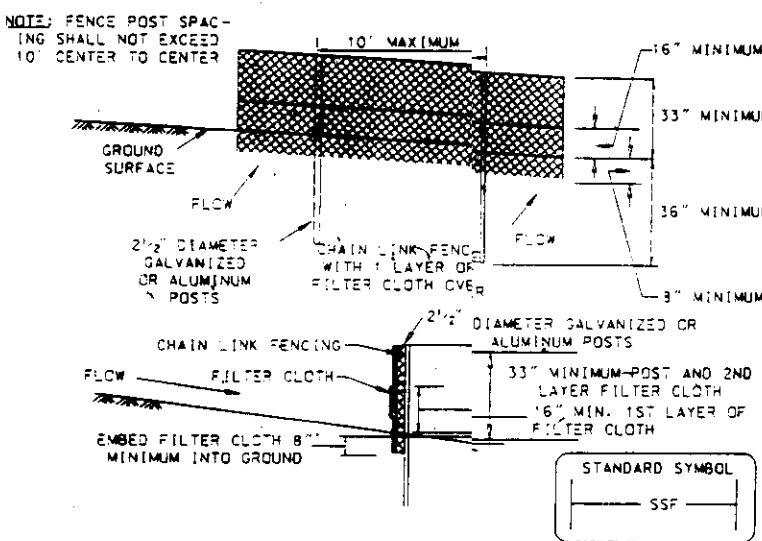


SOIL BORINGS

SCALE: VERT. 1" = 5'

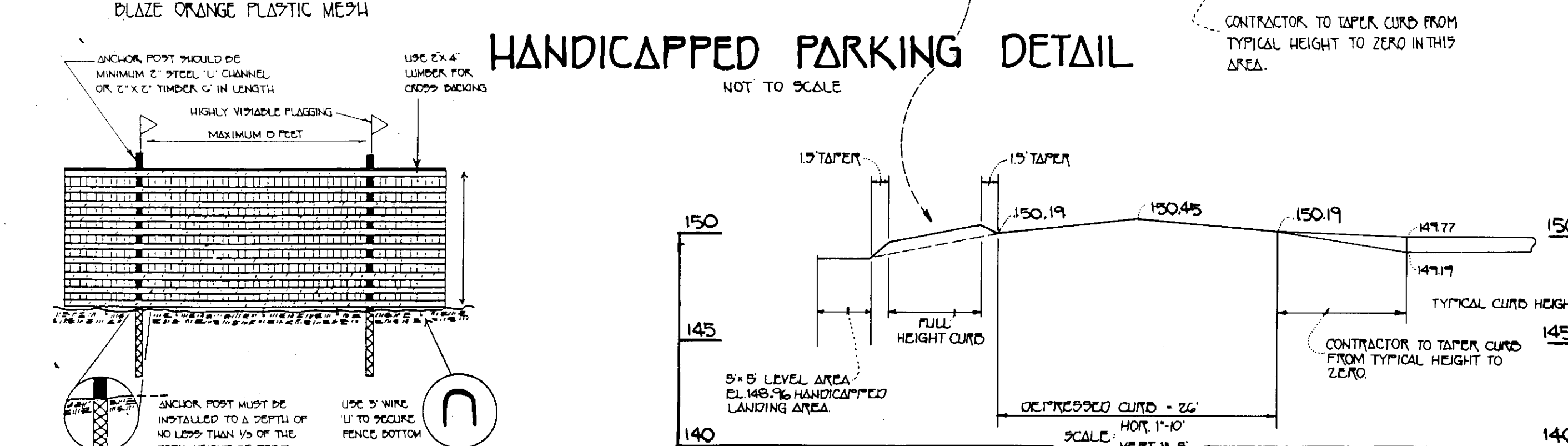
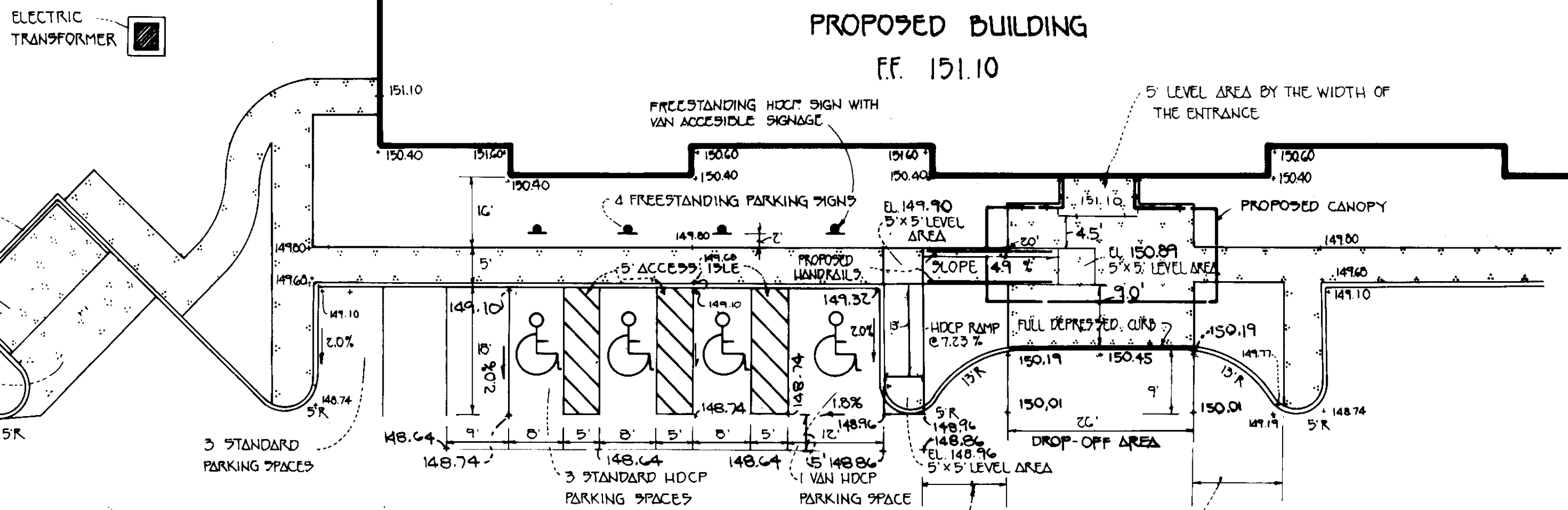


BITUMINOUS WALK SECTION

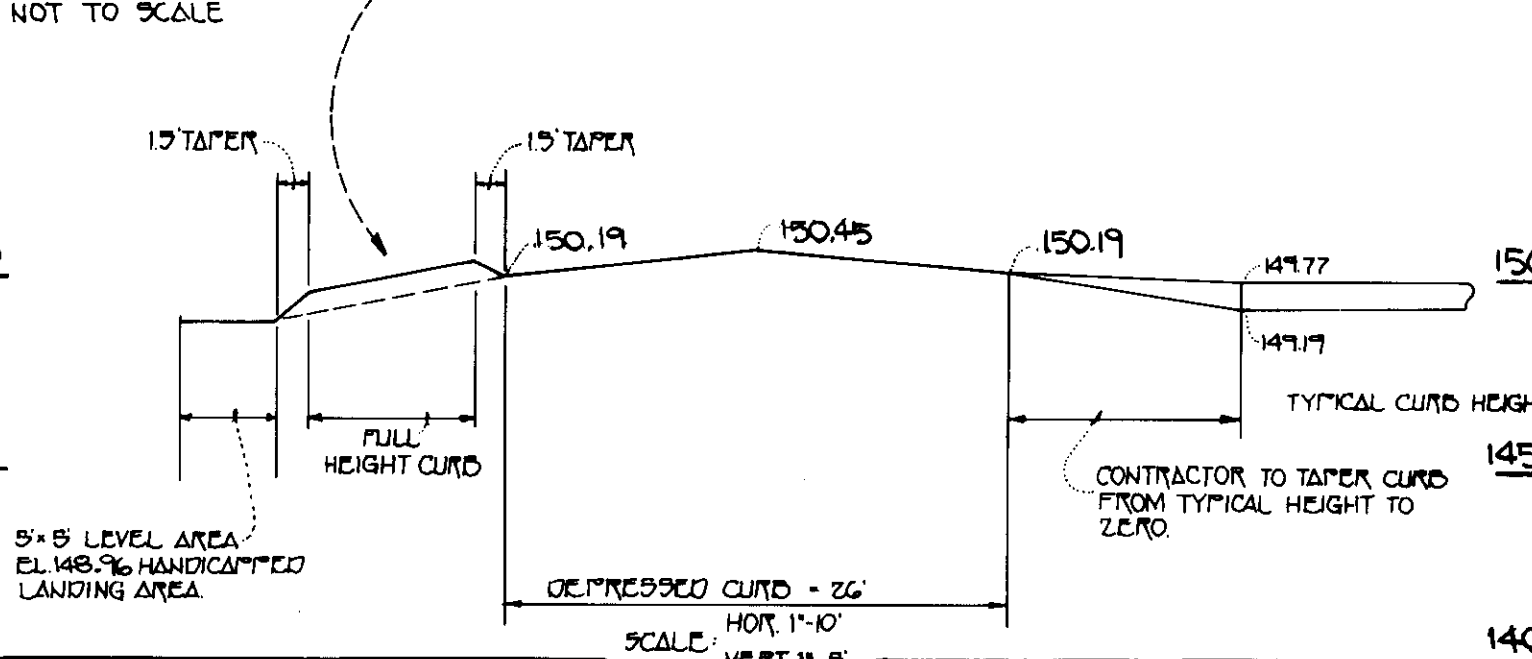


SUPER SILT FENCE

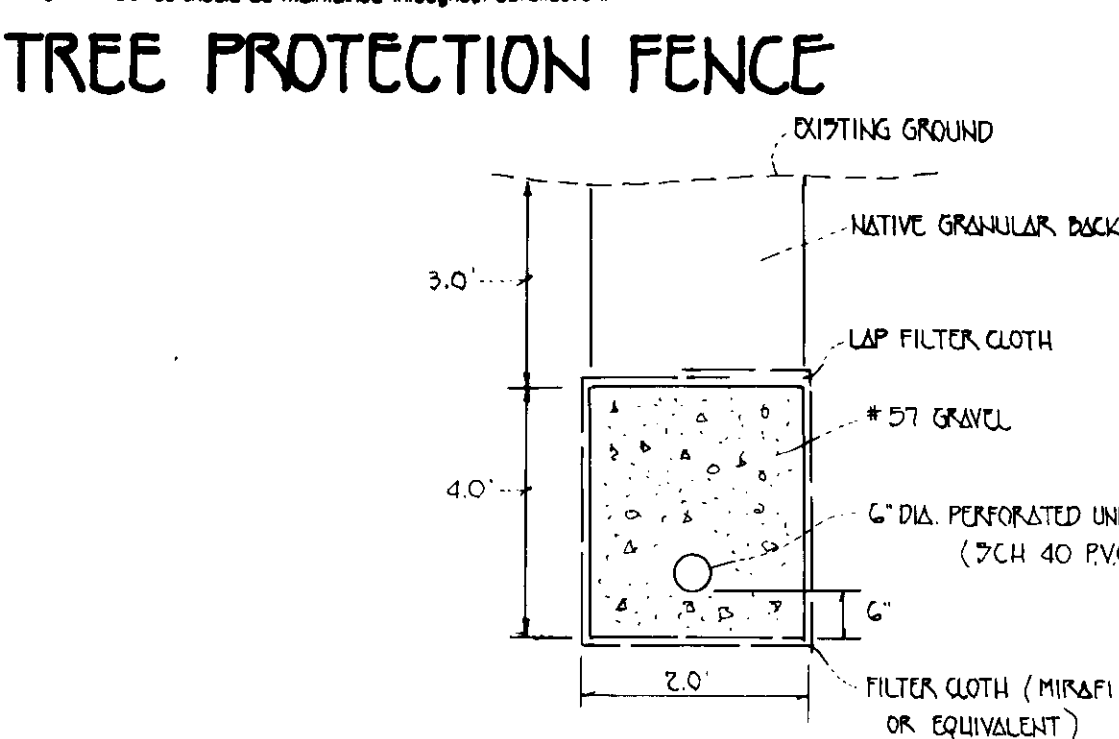
- CONSTRUCTION SPECIFICATION:
- Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 4-foot fence shall be used, substituting 42 inch fabric and 4 foot chain link posts.
 - The posts do not need to set in concrete.
 - Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 2" into the ground.
 - When two sections of filter cloth abut each other, they shall be overlapped by 6" and fastened.
 - Maintenance shall be performed as needed and silt buildup removed when "bushes" develop in the silt fence.



HANDICAPPED PARKING DETAIL



DROP OFF CURB DETAIL

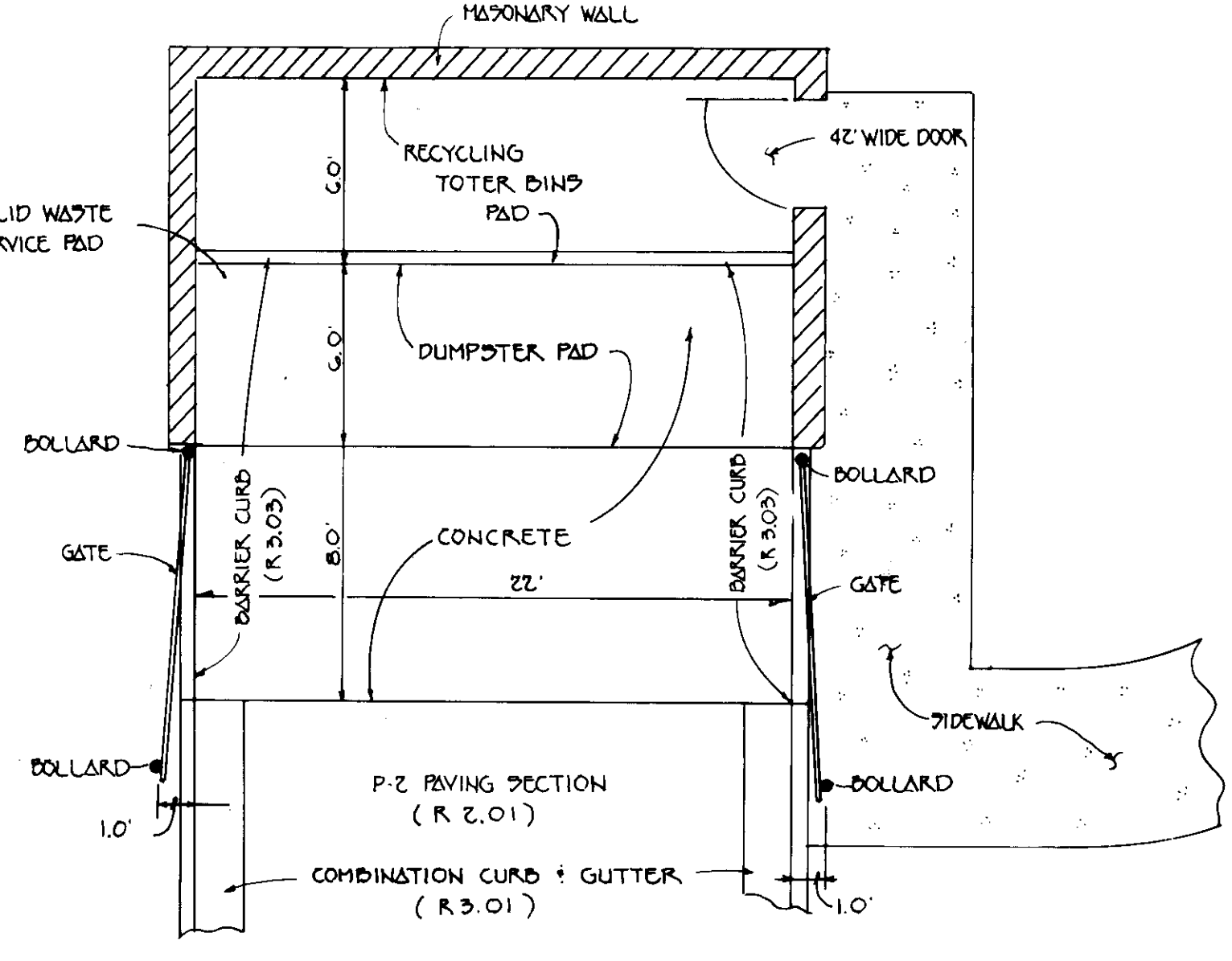


UNDERDRAIN TYPICAL CROSS SECTION

NOT TO SCALE

DEVELOPER
ELKRIDGE APARTMENT LIMITED PARTNERSHIP
SHELTER DEVELOPMENT CORP.
SUITE 500 PARK CHARLES
210 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

OWNER
DOROTHY H. NEAL
CARE WASHINGTON BLVD.
BALTIMORE, MARYLAND
CHARLOTTE AND MARK DUBIN
NANCY D. LEVINE
8615 STEVENSON ROAD
STEVENSON, MARYLAND 21153



DUMPSTER DETAIL

NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2955

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: *Chad C. Carter*
DATE: 7/24/95

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 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature: *Barbara Kuy*
DATE: 1-26-95

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Signature: *Patricia York*
DATE: 7/24/95

Signature: *John R. Plutner*
DATE: 7/24/95

Signature: *James S. Boster*
DATE: 8/2/95

APPROVED: DEPT. OF PLANNING AND ZONING

Signature: *Michael B. Reed*
DATE: 8/3/95

Signature: *James S. Boster*
DATE: 8/2/95

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

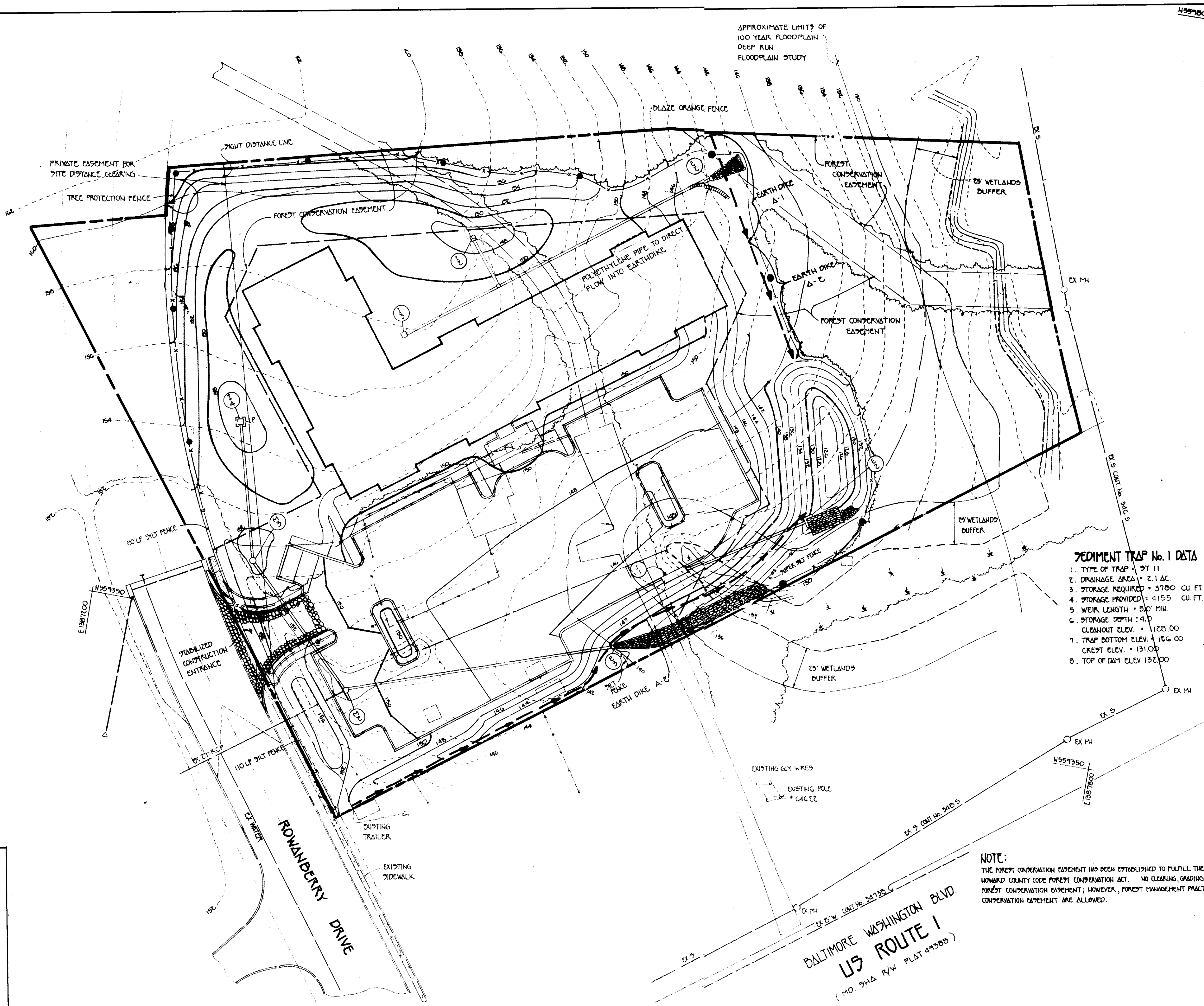
Signature: *N.A.*
DATE: N.A.

PROPERTY/SUBDIVISION: ELKRIDGE ELDERLY
SECTION/AREA: 8
PARCEL/LOT NO.: 30
TAX/ZONE: 30
ELEC. DIST. FIRST
CENSUS TR. 6012
WATER CODE: A01
SEWER CODE: 2150553

NOTES AND DETAILS
ELKRIDGE ELDERLY

394-40 F 75-20
TAX MAP 38 GRID B PARCEL A
FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 20, 1995
SHEET 7 OF 9





- SEQUENCE OF CONSTRUCTION**
- | | | |
|----------|-----|---|
| 1 DAY | 1. | OBTAIN GRADING PERMIT. |
| 2 DAYS | 2. | INSTALL TREE PROTECTION FENCE AND SIGNAGE FOR FOREST RETENTION AREA. |
| 3 DAYS | 3. | CLEAR AND GRID SITE FOR AREAS WHERE SEDIMENT CONTROL IS TO BE INSTALLED AND STORM DRAIN FROM M-2 TO E-3. THE FILL SLOPE ACROSS THE WETLANDS BUFFER SHALL BE CONSTRUCTED IN ORDER TO INSTALL THE EARTH DIKE TO PROVIDE POSITIVE DRAINAGE TO THE SEDIMENT TRAP. |
| 2 DAYS | 4. | INSTALL STORM DRAIN STRUCTURES M-2 AND E-3 AND PIPING. |
| 14 DAYS | 5. | CLEAR AND GRID REMAINING AREAS ONSITE. INSTALL SEDIMENT CONTROL DEVICES AS SHOWN ON PLAN. INSTALL TEMPORARY SEEDING. |
| 10 DAYS | 6. | ROUGH GRADE SITE. |
| 120 DAYS | 7. | CONSTRUCT BUILDING. |
| 5 DAYS | 8. | CONSTRUCT CURB, UTILITIES AND STORM DRAINS. |
| 5 DAYS | 9. | FINE GRADE SITE, INSTALL SUB-BASE PAVING, SIDEWALKS AND DUMPSTER ENCLOSURE. |
| 2 DAYS | 10. | INSTALL LANDSCAPING, PERMANENT SEEDING AND SIGNAGE. |
| 3 DAYS | 11. | REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY E/S INSPECTOR. |
| 2 DAYS | 12. | INSTALL TACK COAT AND FINISHED PAVING FLUSH ALL STORM DRAIN SYSTEMS TO CLEAR SEDIMENT. |

NOTE: THE DNR PERMIT APPLICATION TRACKING No. 17 199470493 AND NATIONAL WETLANDS No. 94-N-724.



- SEDIMENT TRAP No. 1 DATA**
1. TYPE OF TRAP: ST 11
 2. DRAINAGE AREA: 2.1 AC.
 3. STORAGE REQUIRED: 3750 CU. FT.
 4. STORAGE PROVIDED: 4155 CU. FT.
 5. WEIR LENGTH: 30' MIN.
 6. STORAGE DEPTH: 4.0'
 7. CLEANOUT ELEV.: 123.00
 8. TRAP BOTTOM ELEV.: 126.00
 9. CREST ELEV.: 131.00
 10. TOP OF DAM ELEV. 132.00

NOTE: SIGN TO BE PLACED 80 FOOT ON CENTER. SIGNAGE TO BE PLACED ON BLAZE ORANGE FENCE.

FOREST RETENTION AREA SIGNAGE
NOT TO SCALE

NOTE: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

DEVELOPER
ELKRIDGE APARTMENT LIMITED PARTNERSHIP
SHELTER DEVELOPMENT CORP.
SUITE 500 PARK GARLES
215 N CHARLES STREET
BALTIMORE, MARYLAND 21201

OWNER
DOROTHY M. NEAL
6832 WASHINGTON BLVD
BALTIMORE, MARYLAND
CHARLOTTE AND MARK DUBIN
NANCY D. LEVINE
8015 STEVENSON ROAD
STEVENSON, MARYLAND 21153



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
571 BALTIMORE NATIONAL PIKE, SUITE 100
ELKOTT CITY, MARYLAND 21042
(410) 481-2295

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.

Chaf A.
SIGNATURE OF ENGINEER
DATE: 6/24/95

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 THE ENVIRONMENT 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.

Barbara Kim
SIGNATURE OF DEVELOPER
DATE: 1-26-95

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Patricia Lef 7/24/95
DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 7/24/95
DATE

DISTRICT
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

Richard Blood 7/24/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 8/3/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

James R. Smith 8/3/95
DIRECTOR DATE

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

HEALTH OFFICER: N/A DATE: N/A

PROPERTY/SUBDIVISION ELKRIDGE ELDERLY	SECTION/AREA -	PARCEL/LOT NO. A
PLAT NO./LF. 11821	BLOCK NO. B	TAX/ZONE D-1
WATER CODE A01	ELEC. DIST. 17	CENSUS TR. G01Z
	SEWER CODE 2150533	

SEDIMENT AND EROSION CONTROL PLAN
ELKRIDGE ELDERLY

994-40 F 91-120
TAX MAP 38 GRID B PARCEL A

FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE 20, 1995
SHEET 8 OF 9

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties
Landscape Type	B	C	500 LF
Linear Feet of Roadway Frontage/Perimeter	405 LF	500 LF	500 LF
Credit for Existing Vegetation	0	0	0
Credit for Wall, Fence or Berm	0	0	0
Number of Plants Required			
Shade Trees	8	12	8
Evergreen Trees	10	25	0
Shrubs	0	0	0
Number of Plants Provided			
Shade Trees	9	12	15
Evergreen Trees	12	12	0
Other Trees (2:1 substitution)			
Shrubs (10:1 substitution)			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	77
Number of Trees Required	7
Number of Trees Provided	12
Shade Trees	7
Shrubs required @ 1:10 spaces	
Shrubs provided	

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	100
Number of Trees Required (1 DU SFA; 1.3 DU APTS)	33
Number of Trees Provided	35 (Equivalent)
Shade Trees	16
Other Trees (2:1 substitution)	38

DUMPSTER AREA

Linear Feet	45 LF
Evergreen trees required	5
Evergreen trees provided	6

KEY

- FLOOD PLAIN
- FOREST RETENTION AREAS
- RF-1, RF-2 REFORESTATION / CONSERVATION EASEMENT BOUNDARY
- REFORESTATION PROTECTION SIGNS

SITE	AREA	OBJECTIVE	STOCK SIZE	PLANTING AREA	REQUIRED DENSITY	PROPOSED PLANTING DENSITY	SPECIES MIXED
RF-1	0.75	Expand Supplement Habitat Creation	2"	0.45	(100/AC) 45	90 (200/AC)	≥ 5
			3"	0.1	(200/AC) 20	40 (400/AC)	≥ 4
			W/S	0.2	(350/AC) 70	100 (500/AC)	≥ 4
RF-2	0.15	Screen Habitat Creation	2"	0.07	(100/AC) 7	14 (200/AC)	≥ 3
			W/S	0.08	(350/AC) 28	50 (625/AC)	≥ 4

1) Stock size: 2" = 2 1/2" - 3" B & B (5'-6" evergreen) Container = 2 1/2" sapling, W/S = Whip (bareroot) or 2 Gal. Shrub (container).

2) See appendix of the Forest Conservation Plan document for recommended indigenous plant species. Actual plant species to be used will be determined at the time of planting based on species available at that time.

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.

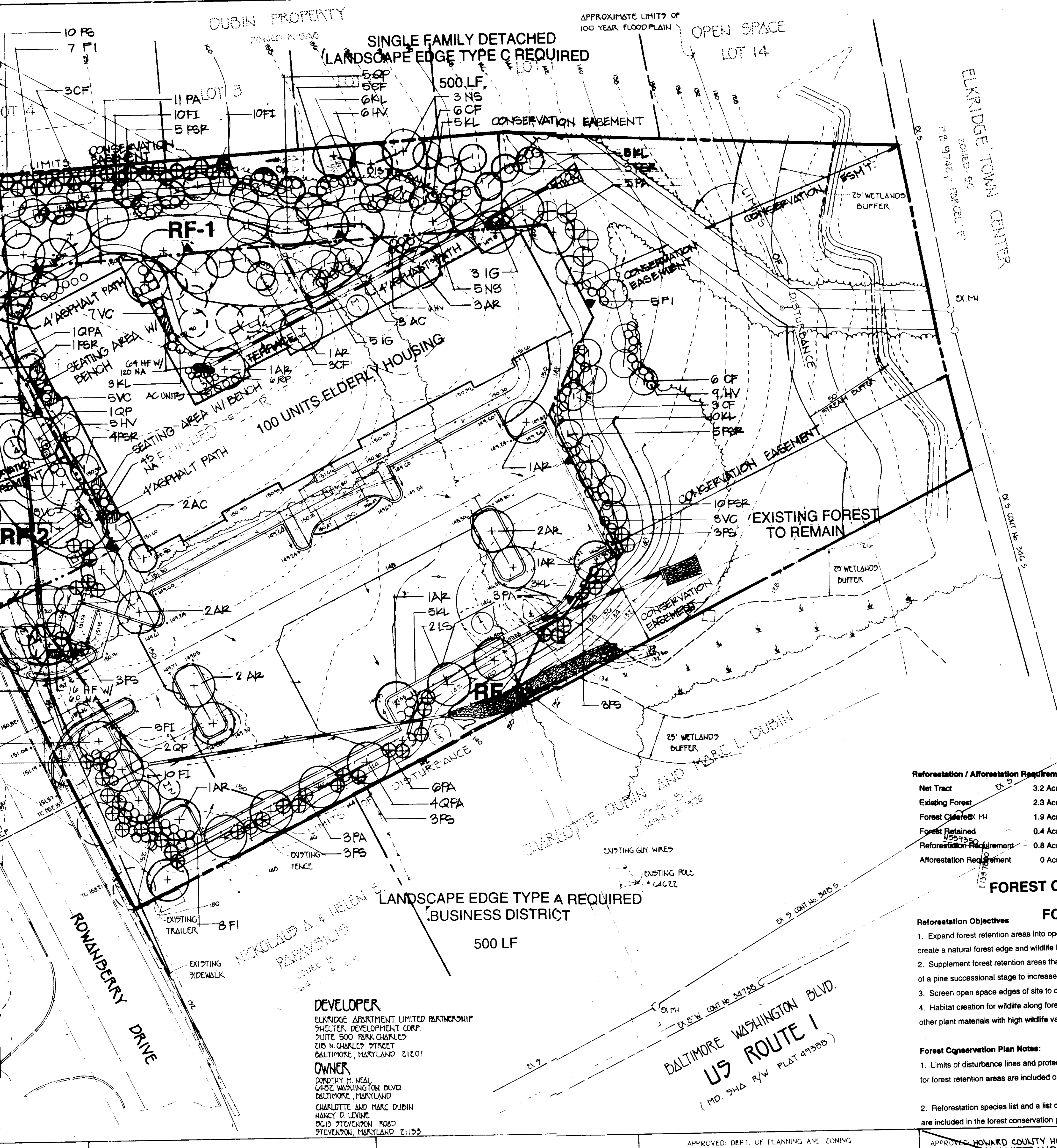
Cheryl C. Fisher 6/24/95
SIGNATURE OF ENGINEER DATE

Barbara Kim 1-26-95
SIGNATURE OF DEVELOPER DATE

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 OF THIS 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 CERTIFIED AGENTS INSPECTED BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

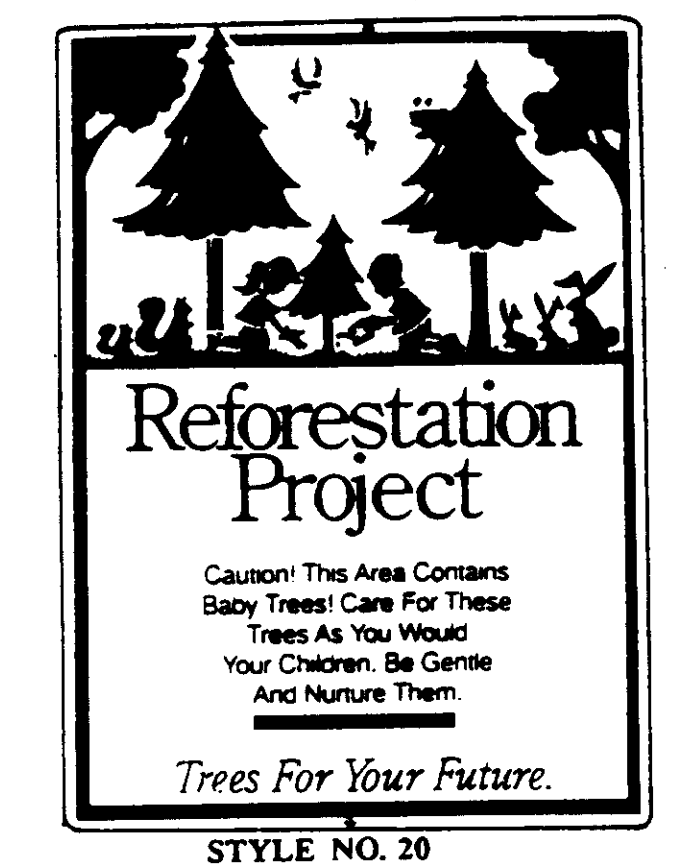
John R. Blanton 7/24/95
SIGNATURE OF DEVELOPER DATE



PLANT LIST

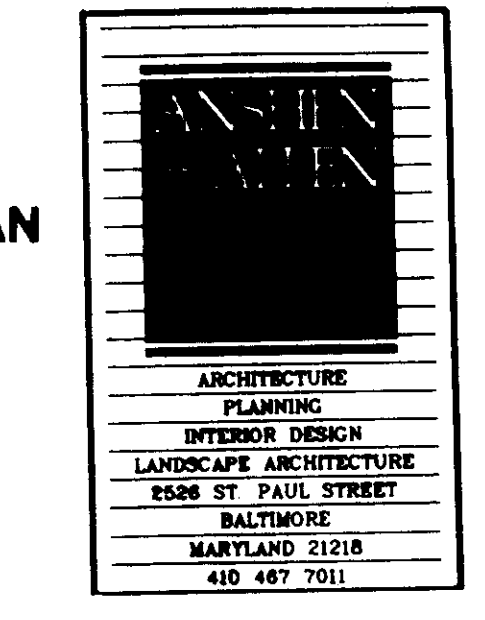
PLANT LIST	SYMBOL	SCIENTIFIC / COMMON NAME	SIZE	REMARKS
17	AR	Acer rubrum, Red Maple	3 - 3 1/2" cal.	Specimen
5	AC	Amelanchier canadensis, Serviceberry	7 - 8" H	Specimen
25	CF	Cornus florida, Flowering Dogwood	2 - 2 1/2" H	Specimen
55	FR	Forsythia x intermedia, Common Forsythia	2 - 2 1/2" H	
26	HV	Hammamelis virginiana, Common Witchhazel	3 - 4" H	
8	IS	Ilex glabra, Holly	2 - 2 1/2" H	
37	KL	Kalmia latifolia, Mountain Laurel	2 - 2 1/2" H	
7	LS	Liquidambar styraciflua, Sweetgum	3 - 3 1/2" cal.	
12	NS	Nyssa sylvatica, Blackgum	5 - 6" H	
35	PA	Pinus strobus, Norway Spruce	6 - 7" H	
31	PS	Pinus serotina, White Pine	1 - 1 1/2" cal.	
5	QA	Quercus prinus, Pin Oak	3 - 3 1/2" cal.	Specimen
9	QP	Quercus phellos, Willow Oak	3 - 3 1/2" cal.	Specimen
12	RP	Rhododendron hybrid, P.J.M.	2 - 2 1/2" H	pink
20	VC	Viburnum coccineum, Koenigsegg Viburnum	2 - 2 1/2" H	
Ground Covers & Perennials				
46	CV	Corydalis verticillata "Moonbeam", Released	1 gal.	12" OC
80	HF	Hosta heterocoma, Plantain Lily	1 gal.	18" OC
225	NA	Narcissus "Throckmold", Daffodil	1 gal.	12" OC
70	PAI	Perovskia atriplicata, Russian Sage	1 gal.	18" OC
Alternate Forest Conservation Plant Material				
		Carya glabra, Bitter Sweet	2 - 2 1/2" H	
		Ulmus americana, Spicewood	2 - 2 1/2" H	
		Myrica pensylvanica, Northern Bayberry	4 - 5" H	
		Picea pungens, Colorado Spruce	2 - 2 1/2" cal.	
		Quercus alba, White Oak	2 - 2 1/2" H	
		Rubus pseudacacia, Black Locust	2 - 2 1/2" H	
		Scabiosa oblongifolia, Common Scabiosa	2 - 2 1/2" H	

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,100.00.



Reforestation sign to be mounted on 2" x 3" timber posts, 3' ht. Contact the Tree Company @ 1-800-880-6295

LANDSCAPE PLAN PREPARED BY:



Reforestation / Afforestation Requirements

Net Tract	3.2 Acres
Existing Forest	2.3 Acres
Forest Cleared	1.9 Acres
Forest Retained	0.4 Acres
Reforestation Requirement	0.8 Acres
Afforestation Requirement	0 Acres

FOREST CONSERVATION AND LANDSCAPE PLAN FOR LANDSCAPE PURPOSES ONLY

- Reforestation Objectives**
- Expand forest retention areas into open space areas to create a natural forest edge and wildlife buffer.
 - Supplement forest retention areas that are predominately of a pine successional stage to increase tree species diversity.
 - Screen open space edges of site to create wildlife and aesthetic buffers.
 - Habitat creation for wildlife along forest edges using shrubs and other plant materials with high wildlife value.

- Forest Conservation Plan Notes:**
- Limits of disturbance lines and protective measures including fencing and signs for forest retention areas are included on sheet # 8: Sediment and Erosion Control Plan.
 - Reforestation species list and a list of plant material suppliers are included in the forest conservation plan document.

APPROVED DEPT. OF PLANNING AND ZONING

Richard Blod 8/3/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED HOWARD COUNTY HEALTH DEPARTMENT OF PUBLIC WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER DATE N.A.

PROPERTY/SUBDIVISION: ELKCRIDGE ELDERLY
PLAT NO./BLK. NO./ZONE: 1182 / 0 / P.O.P.
WATER CODE: Δ 01 SEWER CODE: 2150533

LANDSCAPING PLAN AND FOREST CONSERVATION PLAN
ELKCRIDGE ELDERLY

9 74-40 TAX MAP 3B GRID B PARCEL A
FIRST ELECTION DIST: HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE 20, 1995
SHEET 7 OF 7

9DP 95-66