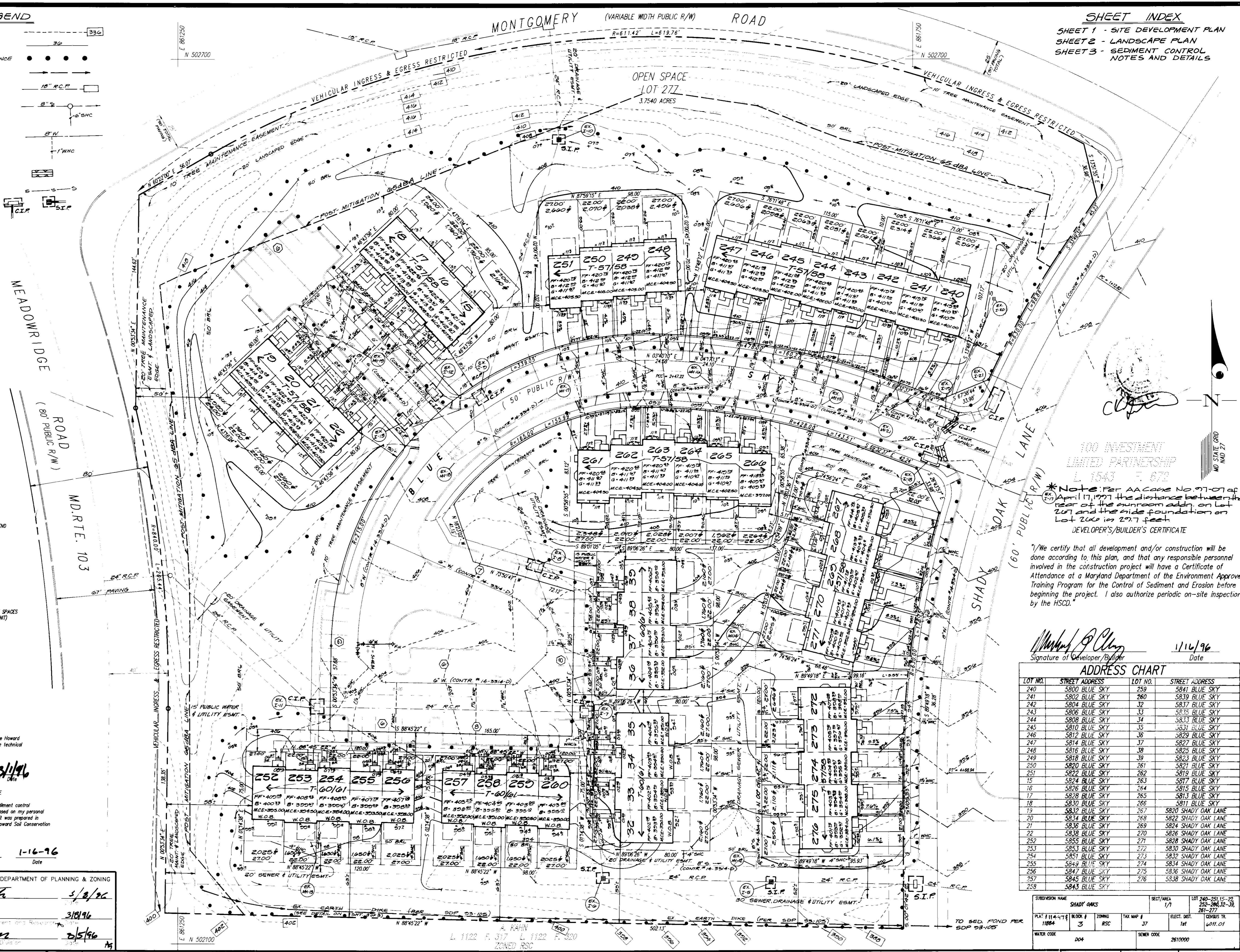


- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT DEVELOPER'S/BUILDER'S EXPENSE.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.
  - EXISTING CONDITIONS SHOWN ARE BASED ON F-94-27 AND FIELD RUN TOPO BY GUTSCHICK, LITTLE & WEBER, P.A. FROM 12/95.
  - LOTS SHOWN ARE RECORDED AT PLAT NOS.: 11495, 11497, 11883 AND 11884 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
  - ALL PARKING SPACES AND ISLANDS WITHIN PUBLIC R/W TO BE PRIVATELY MAINTAINED BY THE HOA.
  - COORDINATES BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2644004 AND NO. 2644005.
  - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-94-27 AND CONTRACT NO. 14-3314-D. BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
  - THE OWNER/DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE DEVELOPER/BUILDER AGREES TO WORK WITH THE DEPARTMENT OF LICENSES AND INSPECTIONS TO RESOLVE ANY PROBLEMS CAUSED BY ROOF WATER DISCHARGE.
  - FOR PUBLIC WATER AND SEWER, SEE F-94-27 AND CONTRACT NO. 14-3314-D.
  - STORMWATER MANAGEMENT AND WATER QUALITY FOR THIS SITE ARE TO BE PROVIDED BY A PRIVATE FACILITY UNDER F-95-25 AND F-96-68.
  - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-94-27, SDP-93-105, F-95-184, MP 91-93, F 91-105, S 93-02, P 93-11, MP 93-99 & MP 93-96.
  - WHERE PROPOSED CURB IS ALONG A DESIGNATED FIRE LANE, COMMON "YED" TRAFFIC PAINT SHALL BE USED TO PAINT THE ENTIRE TOP AND VERTICAL SURFACE OF THE CURB. THE PAINTED SURFACE SHALL EXTEND FOR THE FULL LENGTH OF THE DESIGNATED FIRE LANE. THIS TYPE OF PAINT IS READILY OBTAINABLE FROM THE BALTIMORE PAINT AND CHEMICAL COMPANY OR ANY SIMILAR SOURCE. DESIGNING SPECIAL-USE PAINTS. PAINT MAY BE APPLIED BY EITHER BRUSH OR SPRAY.
  - NO WETLAND ON LOTS SHOWN HEREON.
  - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS.
    - MSD UTILITY 1-800-257-7777
    - C & P TELEPHONE COMPANY 735-8976
    - HOWARD COUNTY BUREAU OF UTILITIES 331-4900
    - A T & T CABLE LOCATION DIVISION 363-3553
    - BALTIMORE GAS & ELECTRIC COMPANY 685-0123
    - STATE HIGHWAY ADMINISTRATION 531-5533
  - SEE F-94-27 AND F-95-184 FOR OPEN SPACES.
  - ALL DRIVEWAY APPROX SHALL BE PER HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL NO. R-6-03.
  - RESIDENTS WITH PRIVATE DRIVEWAYS MAY PLACE THEIR TRASH AND RECYCLES AT CURBSIDE FOR COLLECTION. RESIDENTS WITH COMMON PARKING AREA MUST GROUP TRASH AT COMMON PARKING AREA SUCH AS THE CURB END OR GRASS ISLAND FOR COLLECTION. COLLECTION WILL NOT BEGIN UNTIL CONSTRUCTION TRAFFIC HAS CLEARED SUFFICIENTLY FOR EASY PASSAGE BY COLLECTION TRUCKS. THE BUILDER WILL BE RESPONSIBLE OTHERWISE.
  - PROJECT BACKGROUND/SITE ANALYSIS:
    - LOCATION: ELKRDGE
    - TAX MAP: 37
    - ELECTION DISTRICT: 151
    - PARCEL: 643
    - ZONING: RSC
    - SECTION/AREA: 1/1
    - TOTAL TRACT AREA: 5.5831 AC.± (FOR 53 BUILDABLE LOTS SHOWN AND OPEN SPACE LOT 277)
    - NUMBER OF LOTS: 53 BUILDABLE AND 1 OPEN SPACE
    - PARKING REQUIRED: 106 (5302) PARKING PROVIDED: 36 GARAGE SPACES, 36 DRIVEWAY SPACES, 51 9' X 18' COMMON SURFACE SPACES, 123 SPACES TOTAL (2,3 SP/UNIT)
  - BUILDING COVERAGE: 858 SF (INTERIOR UNIT W/ALMOST OPT. WINDOW), 865 SF (END UNIT W/ALL OPT. WINDOWS AND FIRE PLACE). THE MINIMUM LOT SIZE REQUIRED TO MAINTAIN A BOX MAXIMUM LOT COVERAGE BY STRUCTURES IN THE WORST CASE SCENARIO IS 1760 SF. THE SMALLEST BUILDABLE LOT SHOWN IS 1760 SF.



\*NOTE: Per A/C Case No. 97-07 of April 17, 1997 the distance between the rear of the sunroom addition on Lot 261 and the side foundation on Lot 260 is 29.7 feet.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I, We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD."

Signature of Developer/Builder: *Michael J. Clay*  
 Date: 11/16/96

**ADDRESS CHART**

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
240	5800 BLUE SKY	259	5841 BLUE SKY
241	5802 BLUE SKY	260	5839 BLUE SKY
242	5804 BLUE SKY	32	5837 BLUE SKY
243	5806 BLUE SKY	33	5835 BLUE SKY
244	5808 BLUE SKY	34	5833 BLUE SKY
245	5810 BLUE SKY	35	5831 BLUE SKY
246	5812 BLUE SKY	36	5829 BLUE SKY
247	5814 BLUE SKY	37	5827 BLUE SKY
248	5816 BLUE SKY	38	5825 BLUE SKY
249	5818 BLUE SKY	39	5823 BLUE SKY
250	5820 BLUE SKY	261	5821 BLUE SKY
251	5822 BLUE SKY	262	5819 BLUE SKY
15	5824 BLUE SKY	263	5817 BLUE SKY
16	5826 BLUE SKY	264	5815 BLUE SKY
17	5828 BLUE SKY	265	5813 BLUE SKY
18	5830 BLUE SKY	266	5811 BLUE SKY
19	5832 BLUE SKY	267	5820 SHADY OAK LANE
20	5834 BLUE SKY	268	5822 SHADY OAK LANE
21	5836 BLUE SKY	269	5824 SHADY OAK LANE
22	5838 BLUE SKY	270	5826 SHADY OAK LANE
23	5840 BLUE SKY	271	5828 SHADY OAK LANE
24	5842 BLUE SKY	272	5830 SHADY OAK LANE
25	5844 BLUE SKY	273	5832 SHADY OAK LANE
255	5844 SHADY OAK LANE	274	5834 SHADY OAK LANE
256	5847 BLUE SKY	275	5836 SHADY OAK LANE
257	5845 BLUE SKY	276	5838 SHADY OAK LANE
258	5843 BLUE SKY		

SECTION NAME	SHADY OAKS	SECTION/AREA	1/1	LOT 240-251, 15-22, 252-260, 32-39, 261-277							
PLAT #	11884	BLOCK #	3	ZONING	RSC	TAX MAP #	37	ELECT. DIST.	1st	ORIG. TR.	6011.01
WATER CODE	004	SEWER CODE	2610000								

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Signature: *Heather Schrimm* 3/1/96  
 Signature: *John Winkler* 3/1/96  
 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: *Clay* 1-16-96  
 Date: 1-16-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: *Joseph R. Smith* 3/3/96  
 Signature: *Anna Summery* 3/18/96  
 Signature: *Chris Peterson* 2/5/96

<p><b>GW GUTSCHICK LITTLE &amp; WEBER, P.A.</b>                  CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS                  3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866                  TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186</p>	<p>PREPARED FOR: OWNER                  100 INVESTMENT PARTNERSHIP                  8835-P COLUMBIA 100 PARKWAY                  COLUMBIA, MARYLAND 21045                  (410) 730-0810</p>	<p>CONTRACT PURCHASER                  TRAFALGAR HOUSE PROPERTY                  8965 GULFORD ROAD SUITE 290                  COLUMBIA, MARYLAND 21046                  (410) 720-5071                  ATTN: MICHAEL CLAY</p>	<p><b>SITE DEVELOPMENT PLAN</b>  <b>SHADY OAKS</b>                  SECTION ONE AREA ONE                  LOTS 240 THRU 251, 15 THRU 22, 252 THRU 260, 32 THRU 39, AND 261 THRU 277                  1ST ELECTION DISTRICT                  HOWARD COUNTY, MARYLAND</p>	SCALE 1" = 30'	ZONING R-SC	G. L. W. FILE NO. 95-104
				DATE DEC. 1995	TAX MAP No. 37	SHEET 1 OF 3

**PLANT LIST**

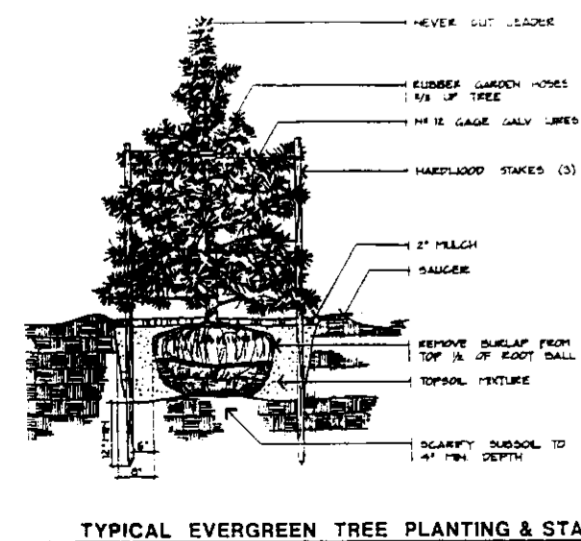
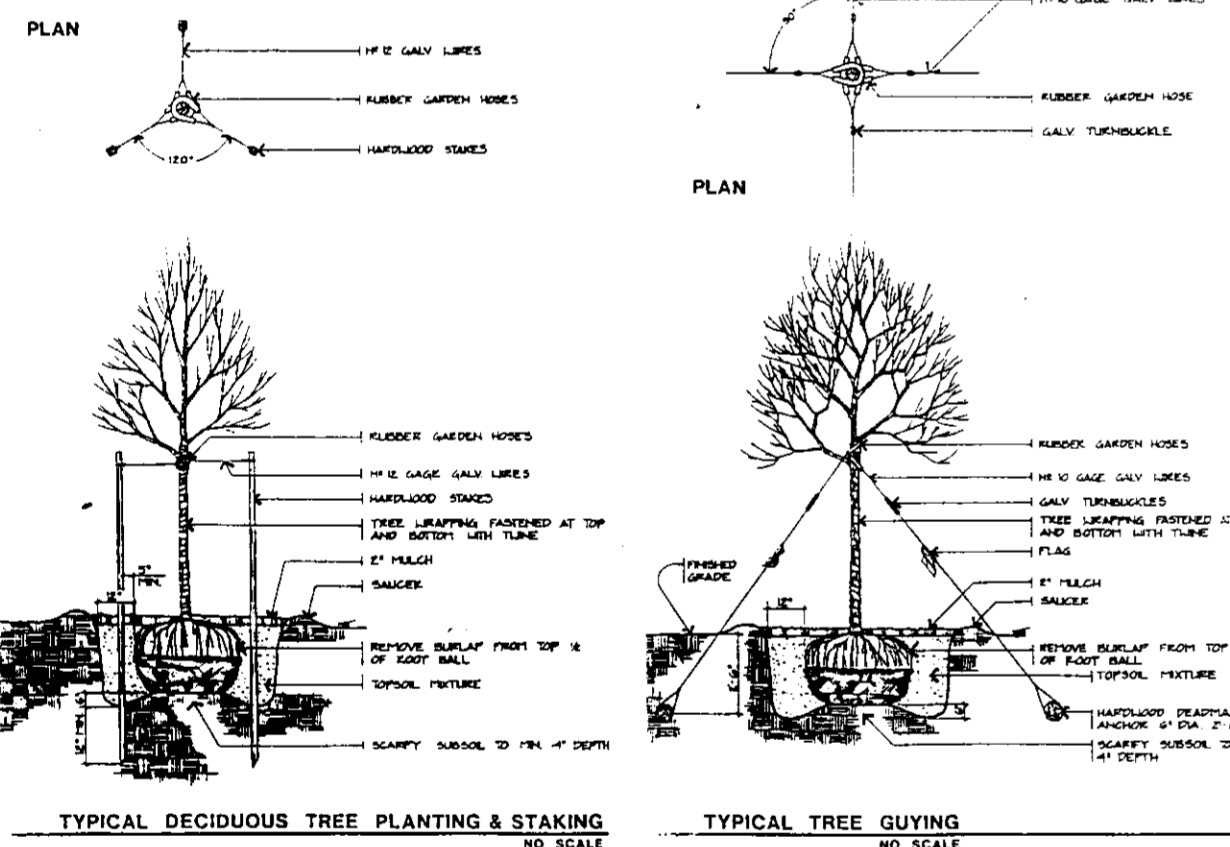
SYMBOL	NAME BOTANICAL/COMMON	SIZE	QUANT.	REMARKS
AR	Acer rubrum "Autumn Flame"/ Autumn Flame Red Maple	2 1/2" Cal. 12-14" HT.	8	B&B, Central Leader Symmetrical Form, Plant Patent # 2397
PA	Plantanus x acerifolia "Bloodgood"/ London Plane Tree	2 1/2" Cal. 12-14" HT.	12	B&B, Central Leader Symmetrical Form, Plant Patent # 2397
QA	Quercus acutissima/ Sawtooth Oak	2 1/2" Cal. 12-14" HT.	8	B&B, Central Leader Symmetrical Form, Plant Patent # 2397
SJ	Sophora japonica/ Japanese Pagoda Tree	2 1/2" Cal. 12-14" HT.	13	B&B, Well Branched/Form Use "Regent" (Plant Patent # 2138) or "Princeton Upright" (Plant Patent # 5524)
<b>ORNAMENTAL TREES</b>				
KP	Koeleruteria paniculata/ Goldenrain Tree	1 1/2" Cal. 8-10 HT.	10	B&B Well Branched/Form
PS	Prunus serrulata "Kwanzan"/ Kwanzan Cherry	1 1/2" Cal. 8-10 HT.	6	B&B Well Branched/Form
<b>EVERGREEN TREES</b>				
PN	Pinus nigra/Austrian Pine	6-8" HT.	14	B&B Central Leader
PS	Pinus strobus/Eastern White Pine	6-8" HT.	16	B&B Central Leader

**LEGEND**

- TREE PER F-94-27
- TREE PER F-94-27 TO BE PLANTED UNDER THIS PLAN TO FULFILL SCHEDULE B
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

**SCHEDULE C  
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

Number of Dwelling Units	53
Number of Trees Required (1:100 SFA: 1:3 DU: APTS)	53
Number of Trees Provided Shade Trees	32 SHADE TREES
Other Trees (2:1 substitution)	42 ORNAMENTAL/EVERGREEN

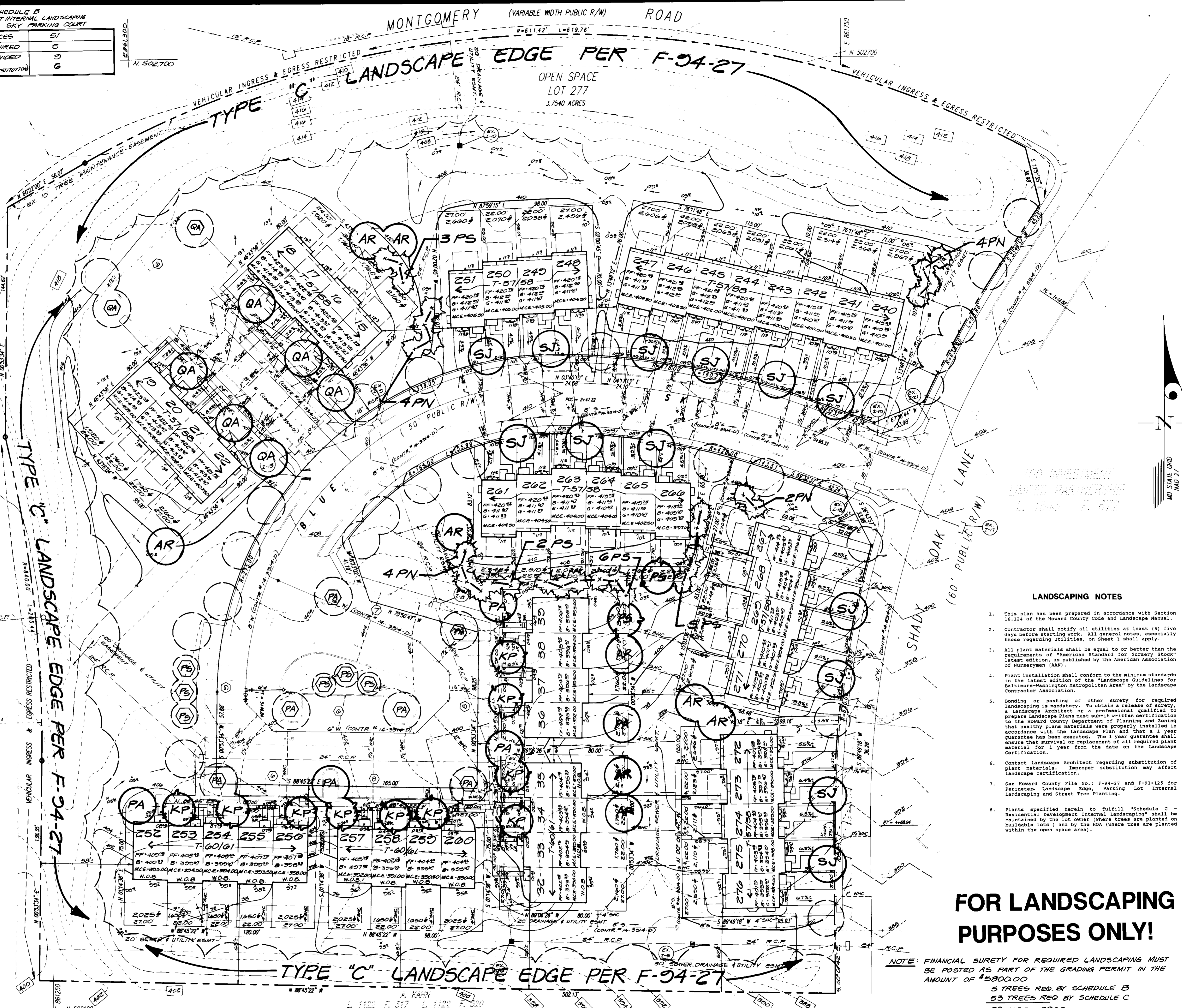


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Janet R. Little* 3/8/96  
*John J. Summers* 3/8/96  
*Michael J. Weber* 3/15/96

**SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING  
FOR BLUE SKY PARKING COURT**

NUMBER OF PARKING SPACES	51
NUMBER OF TREES REQUIRED	5
NUMBER OF TREES PROVIDED	9
SHADE TREES	6
OTHER TREES (1:1 SUBSTITUTION)	3



**LANDSCAPING NOTES**

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All general notes, especially those regarding utilities, on sheet 1 shall apply.
- All plant materials shall be equal to or better than the requirements of "American Standards for Nursery Stock" latest edition, as published by the American Association of Nurserymen (AAN).
- Plant installation shall conform to the minimum standards in the latest edition of the "Landscape Guidelines for Baltimore-Washington Metropolitan Area" by the Landscape Contractor Association.
- Bonding or posting of other surety for required landscaping is mandatory. To obtain a release of surety, a Landscape Architect or a professional qualified to prepare Landscape Plans must submit written certification to the Howard County Department of Planning and Zoning that healthy plant materials were properly installed in accordance with the Landscape Plan and that a 1 year guarantee has been executed. The 1 year guarantee shall ensure that survival or replacement of all required plant material for 1 year from the date on the Landscape Certification.
- Contact Landscape Architect regarding substitution of plant materials. Improper substitution may affect landscape certification.
- See Howard County File No.: F-94-27 and F-91-125 for Permitting - Landscaping - Parking Lot - Internal Landscaping and Street Tree Planting.
- Plants specified herein to fulfill "Schedule C - Residential Development Internal Landscaping" shall be maintained by the lot owner (where trees are planted on buildable lots) and by the HOA (where tree are planted within the open space area).

**FOR LANDSCAPING PURPOSES ONLY!**

NOTE: FINANCIAL SURETY FOR REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2800.00  
 5 TREES REQ BY SCHEDULE B  
 53 TREES REQ BY SCHEDULE C  
 58 X 100 = 5800

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA.: (301) 969-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. S&G CHK.

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 OWNER: 100 INVESTMENT LIMITED PARTNERSHIP  
 8835-P COLUMBIA 100 PARKWAY  
 COLUMBIA, MARYLAND 21045  
 (410) 730-0810  
 CONTRACT PURCHASER:  
 TRAFALGAR HOUSE  
 PROPERTY INC.  
 8965 GULFORD ROAD SUITE 290  
 COLUMBIA, MARYLAND 21046  
 (410) 720-5071  
 ATTN: MICHAEL CLAY

**LANDSCAPE PLAN**  
**SHADY OAKS**  
 SECTION ONE AREA ONE  
 LOTS 240 THRU 251, 15 THRU 22, 252 THRU 260, 32 THRU 39, AND 261 THRU 277  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-SC	95-104
DATE	TAX MAP No.	SHEET
DEC. 1995	37	2 of 3

