

GENERAL NOTES

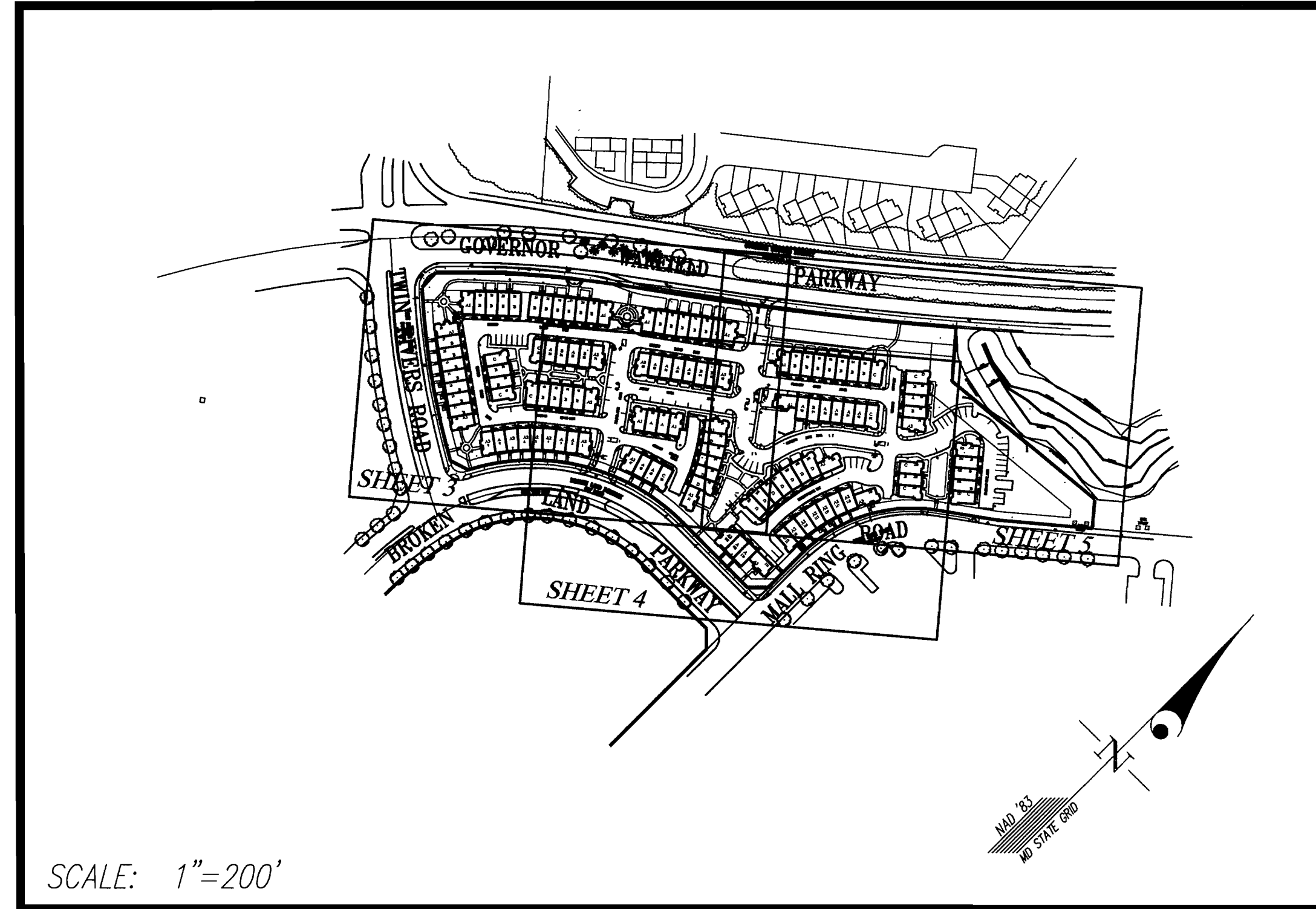
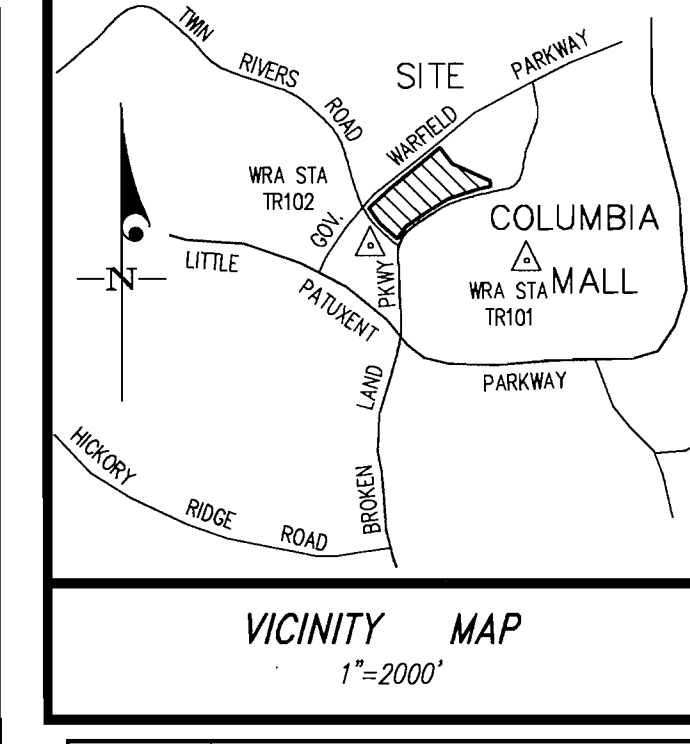
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48-hours prior to any excavation work.
- Dept. of Planning & Zoning Ref. File Nos.: S-90-31, F-91-01, F-98-47, S-98-17, Rev. Plat No. 146.39 FDP Phase 217-A, WP-99-91(*), WP-00-01(**), F-91-57, F-85-131, WP-98-142(***)
 *On April 12, 1999, WP-99-91, Waiver of sections 16.144(f) and 16.146, requirement for Preliminary Plan was approved, subject to various conditions as defined in the approval letter.
 **On August 25, 1999, WP-00-01, Waiver of section 16.119(j)(1), to modify the approved direct access permitted along Governor Warfield Parkway for Parcel "B" was approved, subject to various conditions as defined in the approval letter.
 ***On July 23, 1998, WP-98-142, Waiver of section 16.120(a)(1), to allow direct access to Governor Warfield Parkway for Parcel "B" was approved, subject to various conditions as defined in the approval letter.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- All plan dimensions are to the face of curb or face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
- Existing topography and features were derived from available public records and from surveys by Gutschick, Little & Weber, P.A. done in July, 2000 and Daft, McCune, Walker done in 1995.
- The existing utilities shown herein were derived from available public records. The contractor must hand dig test pits at all utility crossings and connection points to verify exact location.
- All proposed ramps shall be in accordance with current A.D.A. Standards. Maximum sidewalk cross slope shall be (2%) two percent. Provide a minimum of (5x5) five by five foot landing (2% max.) at the top and bottom of all ramps.
- All on-site driveways, parking, streets and alleys are privately owned and maintained.
- Any damage to County owned right-of-way to be corrected at the contractor's expense.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard G2.01, Class "C" bedding, unless otherwise noted.
- All curb filets are S' radius unless noted otherwise. Spot elevations along curb line are for the FLOW LINE, unless noted otherwise.
- There are no known grave sites or cemeteries on this site.
- All outside lighting shall comply with Zoning Regulation Section 134 which requires lights to be installed to direct/reflect light downwards and inwards on site away from all adjoining public streets.
- All buildings shall have outside water meters. All buildings shall be equipped with an automatic Fire Prevention Sprinkler System. All water house connections shall be built within 48" of cover to proposed grade.
- Trash removal will be provided by private contractor. Individual trash receptacles will be kept at each unit.
- Coordinates and bearings shown hereon are based on the NAD'83 Maryland Coordinate System as projected by Howard County Geodetic Control starting in this area which were utilized by Whitman, Regardt Associates, Inc.
 TR101 N 503690.8580 E 839102.2760
 TR102 N 503690.7010 E 838314.2860
- Existing public water and sewer service is per Contract #24-3632-D.
- The on-site water will be a combination of public and private water. The public On-site Contract #24-3926D to be constructed under a Developer's Agreement.
- The on-site sewer and storm drains will be private.
- All existing public storm drain is per F-97-159.
- Stormwater Quantity Management will be provided by a regional facility located on the west side of Broken Land Parkway, south of Little Patuxent Parkway, See F-85-131.
- Stormwater Quality Management is provided by on-site, privately maintained stormceptors.
- APFO traffic and noise studies were prepared and approved under F-99-176.
- There are no known wetlands or 100-Year Floodplains on this site as approved under F-99-176.
- Subsurface exploration and geotechnical evaluation by Geo-Technology Associates, Inc., June, 2000.
- Traffic Study prepared by Wells and Associates, LLC., August 2000
- All down spout drains shall be handled by one of these methods:
 a. Down spouts to splash block and discharge;
 b. Down spouts in front of units pipes to curb;
 c. down spouts connected to storm drain.
- The subject property is zoned "New Town" per the 10-18-93 Comprehensive Zoning Plan.
- In accordance with FDP Phase 217-A, bay windows or chimneys not more than 10 feet in width may project not more than four feet into any setback, porches or decks may project not more than three feet into the front or rear yard setbacks. Exterior basement areaways/stairways may not encroach into any BRL.
- In accordance with FDP 217-A, the two car garage in each unit shall be used for parking only.
- Street Addresses to be displayed on both front & back of each unit.

COLUMBIA TOWN CENTER

SECTION 2 AREA 8 PARCEL "B" FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

UNIT	STREET ADDRESS
1	10284 Rutland Round Road
2	10282 Rutland Round Road
3	10280 Rutland Round Road
4	10278 Rutland Round Road
5	10276 Rutland Round Road
6	10274 Rutland Round Road
7	10272 Rutland Round Road
8	10270 Rutland Round Road

UNIT	STREET ADDRESS
9	10268 Rutland Round Road
10	10264 Rutland Round Road
11	10262 Rutland Round Road
12	10260 Rutland Round Road
13	10258 Rutland Round Road
14	10256 Rutland Round Road
15	10254 Rutland Round Road
16	10252 Rutland Round Road
17	10250 Rutland Round Road
18	10248 Rutland Round Road
19	10244 Rutland Round Road
20	10242 Rutland Round Road
21	10240 Rutland Round Road
22	10238 Rutland Round Road
23	10236 Rutland Round Road
24	10232 Rutland Round Road
25	10230 Rutland Round Road
26	10228 Rutland Round Road
27	10226 Rutland Round Road
28	10224 Rutland Round Road
29	10222 Rutland Round Road
30	10220 Rutland Round Road
31	10221 Rutland Round Road
32	10223 Rutland Round Road
33	10225 Rutland Round Road
34	10227 Rutland Round Road
35	10229 Rutland Round Road
36	10231 Rutland Round Road
37	10255 Rutland Round Road
38	10257 Rutland Round Road
39	10259 Rutland Round Road
40	10261 Rutland Round Road
41	10275 Rutland Round Road
42	10277 Rutland Round Road
43	10279 Rutland Round Road
44	10281 Rutland Round Road
45	10283 Rutland Round Road
46	10285 Rutland Round Road
47	10200 Sherman Heights Place
48	10202 Sherman Heights Place
49	10204 Sherman Heights Place
50	10206 Sherman Heights Place
51	10210 Sherman Heights Place
52	10212 Sherman Heights Place
53	10214 Sherman Heights Place
54	10216 Sherman Heights Place
55	10215 Sherman Heights Place
56	10213 Sherman Heights Place
57	10211 Sherman Heights Place
58	10207 Sherman Heights Place
59	10205 Sherman Heights Place
60	10203 Sherman Heights Place
61	10201 Sherman Heights Place
62	10201 Rutland Round Road
63	10203 Rutland Round Road
64	10205 Rutland Round Road
65	10207 Rutland Round Road
66	10209 Rutland Round Road
67	10211 Rutland Round Road
68	10213 Rutland Round Road
69	10215 Rutland Round Road

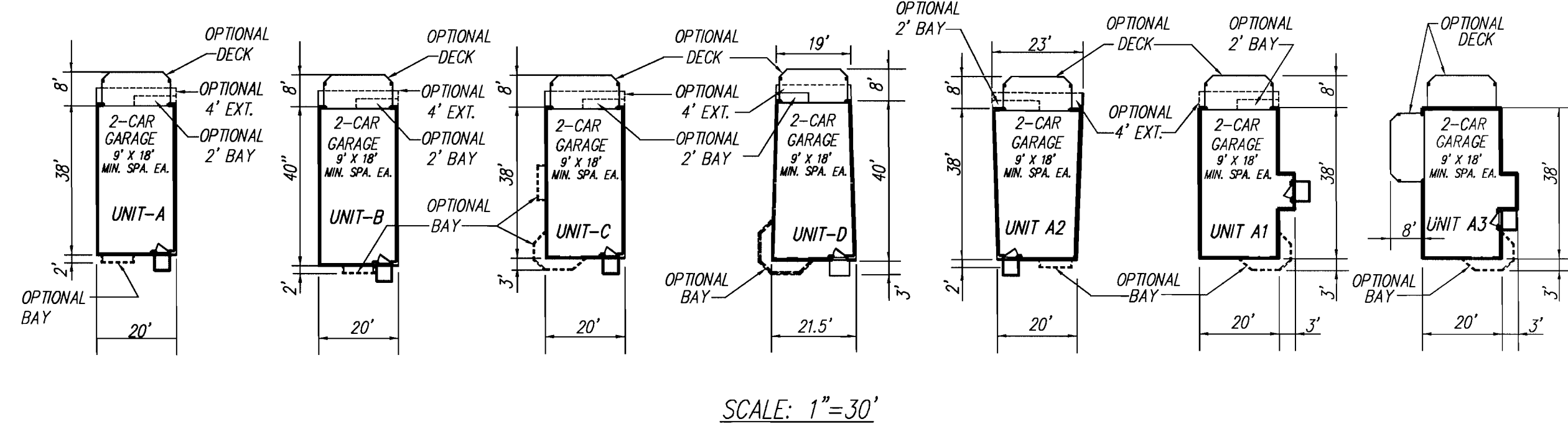


SHEET INDEX

No.	TITLE
1	COVER SHEET
2	COMPOSITE PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SITE DEVELOPMENT PLAN
6	SEDIMENT CONTROL PLAN
7	SEDIMENT CONTROL PLAN
8	SEDIMENT CONTROL DETAILS & NOTES
9	SEDIMENT CONTROL DETAILS & NOTES
10	STORM DRAIN PROFILES
11	STORM DRAIN PROFILES
12	PRIVATE WATER PROFILES
13	PRIVATE SEWER PROFILES
14	SITE DETAILS
15	SITE DETAILS
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE DETAILS
19	LANDSCAPE DETAILS

SITE ANALYSIS DATA CHART

- General Site Data
 - Present Zoning: NT; Attached Land Use, FDP 217-A
 - Proposed Use of Site or Structures: Attached Residential (Condominium Townhouses)
 - Density Allowed: 127 units (FDP Phase 217-A)
 - Disturbed Density: 127 Units
- Area Tabulation
 - Total Project Area: 8.235 acres (gross)
 - Building Coverage Allowed: N/A
 - Building Coverage Shown: 28.9% or ±2.38 acres (103,700 SF)
 - Disturbed Area: 7.6 AC
- Parking Calculations:
 - Parking Required: 2 spaces/Unit (2x127) = 254 spaces
 Guest parking .3 spaces/Unit (.3x127) = 39 spaces
 Total Required Spaces 293 spaces
 - Parking Provided: Garage Spaces: 254 Spaces
 Surface Spaces: 61 Spaces
 Total Provided 315 Spaces



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 5/14/01
 Chief, Division of Land Development: [Signature] Date: 5/3/01
 Chief, Development Engineering Division: [Signature] Date: 5/1/01



WATER CODE: E-31	SEWER CODE: 5521000
PROJ. NAME: COLUMBIA TOWN CENTER	SECTION/AREA: 2/8
PLAT: 146.39	PARCEL(S): B
ZONE: NEWTOWN	TAX MAP: 36
BLOCK: 1	ELEC. DIST.: 5
	CENSUS TRACT: 6054

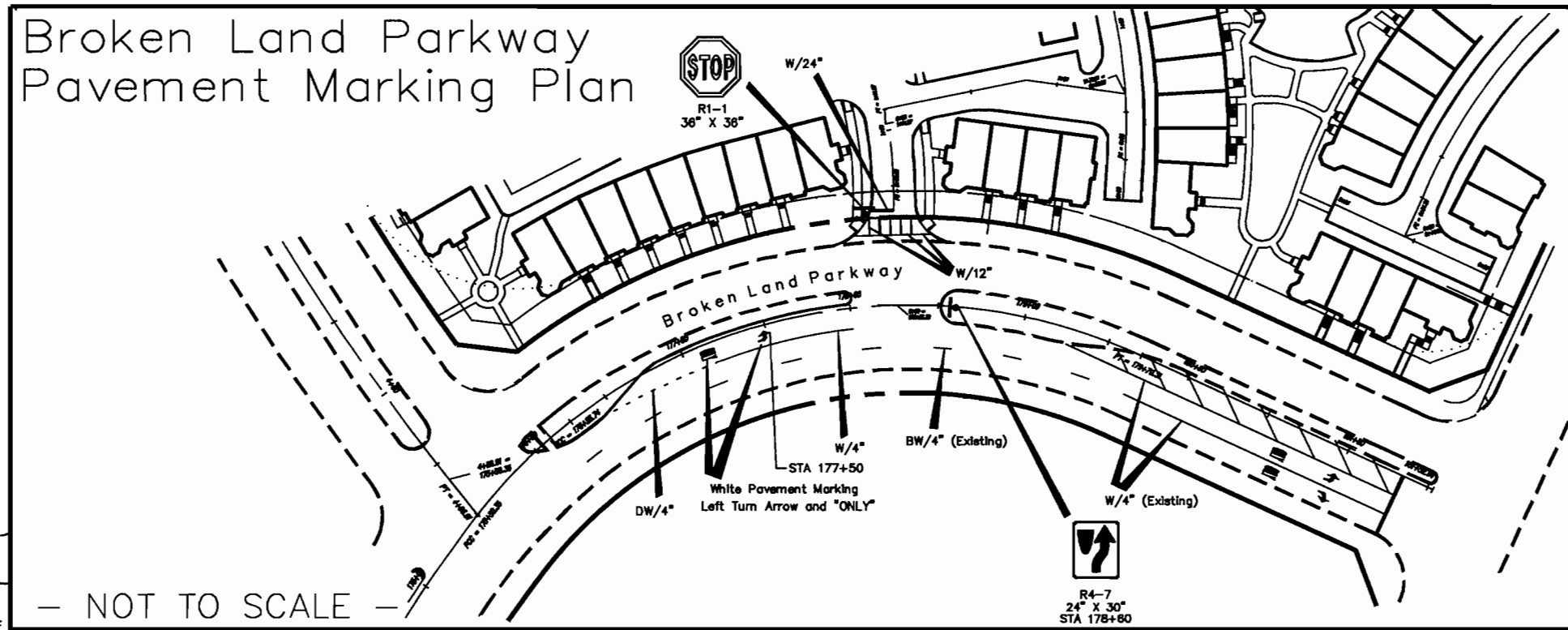
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-993-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12/13/00	ADDRESS 12/6/00 HOWARD COUNTY COMMENTS	KMD/KAF	
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

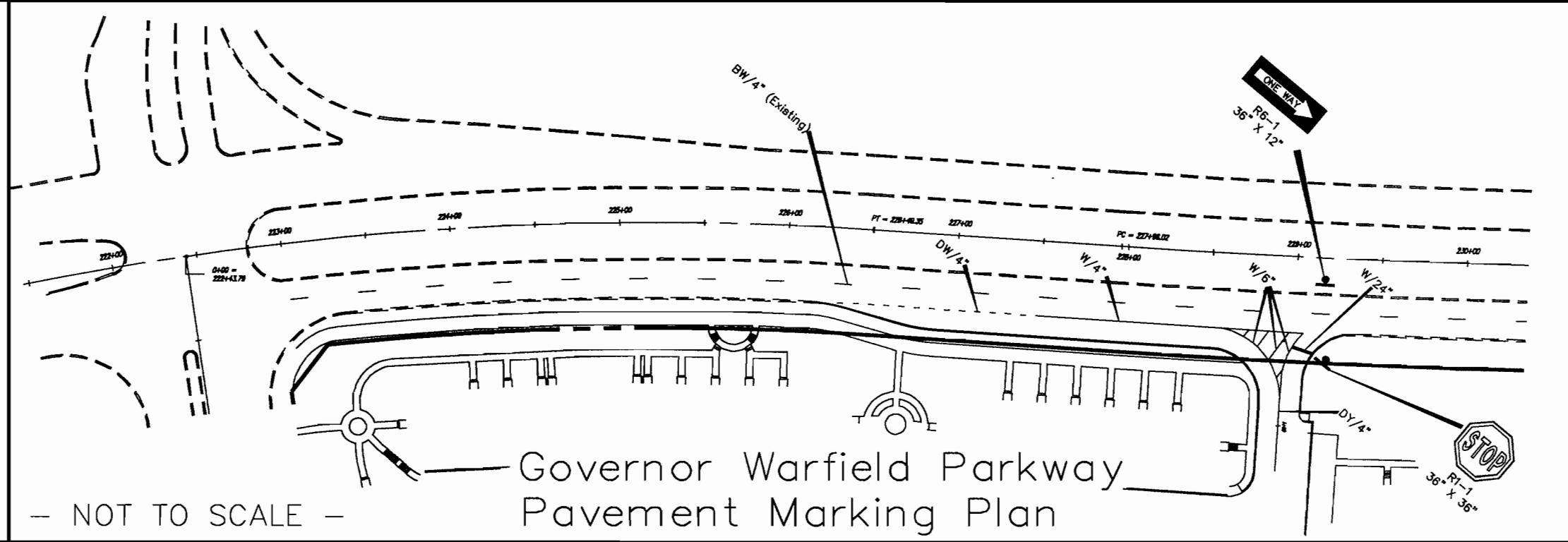
OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER L.L.C.
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-8900

COVER SHEET
COLUMBIA TOWN CENTER
 SECTION 2 AREA 8
 PARCEL "B"
 CLARKSVILLE ELECTION DISTRICT No. 5
 PLAT No. 146.39
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN (plot at 1"=200')	ZONING: NT	G. L. W. FILE No.: 00110
DATE: AUGUST 2000	TAX MAP - GRID: 36-1	SHEET: 1 OF 19



- LEGEND:**
- Proposed Sign and Support
 - BW/4" — Broken White Lane Line/Width (10' Line/30' Gap)
 - DW/4" — Dashed White Lane Line/Width (2' Line/6' Gap)
 - W/4" — Solid White Lane Line/Width
 - DY/4" — Double Yellow Lane Line/Width



APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Scott Smith 5/14/01
Director Date

Kurt Shelton / p. ch 5/21/01
Chief, Division of Land Development Date

Michael Morrison 5/14/01
Chief, Development Engineering Division MK Date

**NOTE: THIS PLAN IS FOR OVERALL AREA INFORMATION ONLY.
SEE SHEETS 3 THRU 5 FOR ALL SITE PLAN INFORMATION.**

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
OWNER/DEVELOPER
K. HOIWANAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
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COMPOSITE PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL "B"
PLAT No. 14639

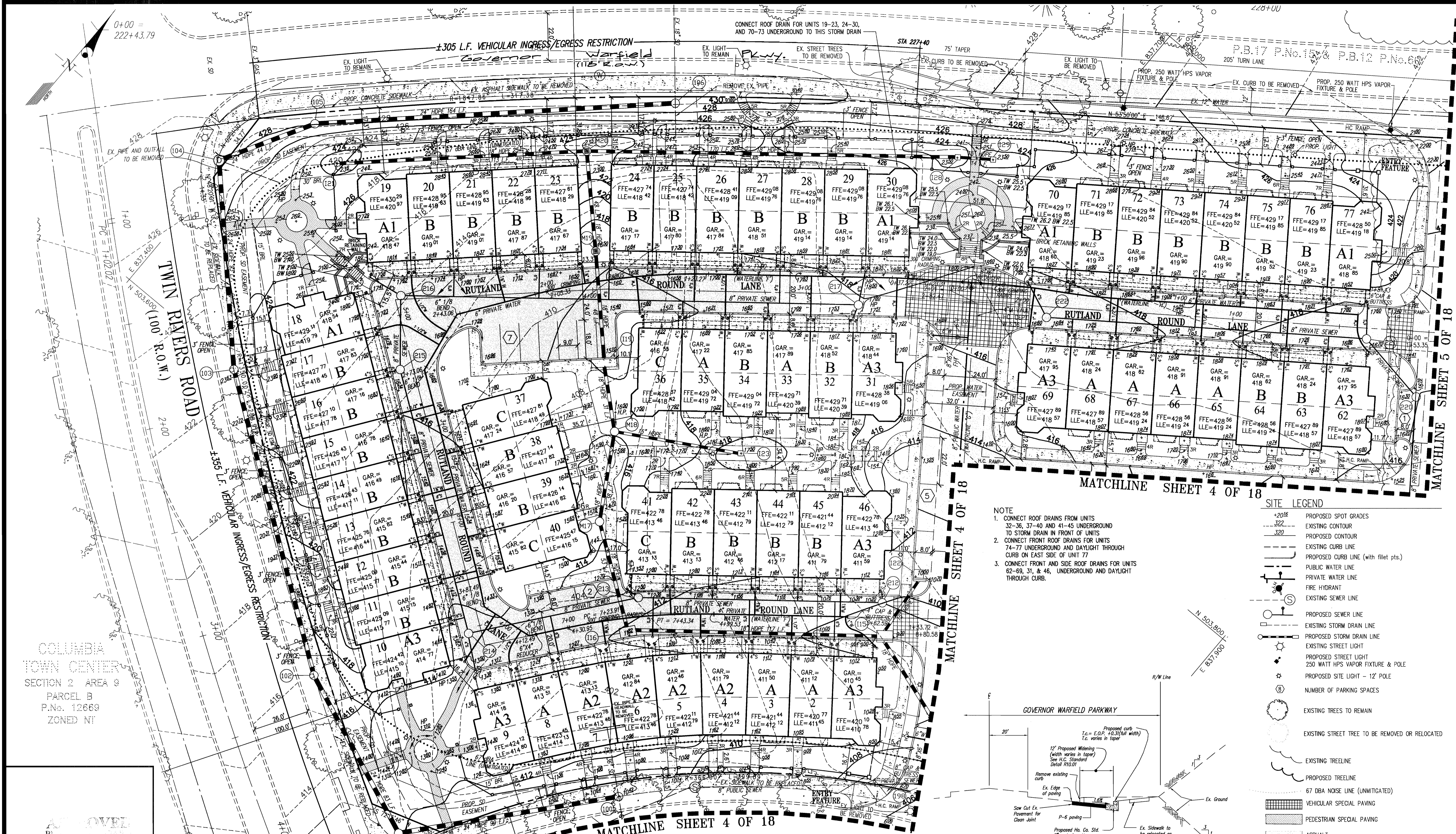
CLARKSVILLE ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST, 2000	36 - 1	2 OF 19



HOWARD COUNTY, MARYLAND
SDP-01-31

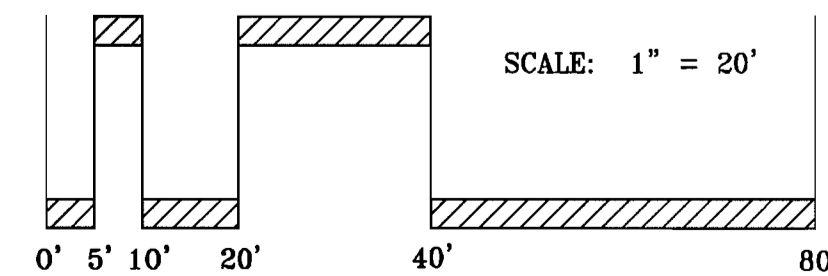
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COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL B
P.No. 12669
ZONED NT

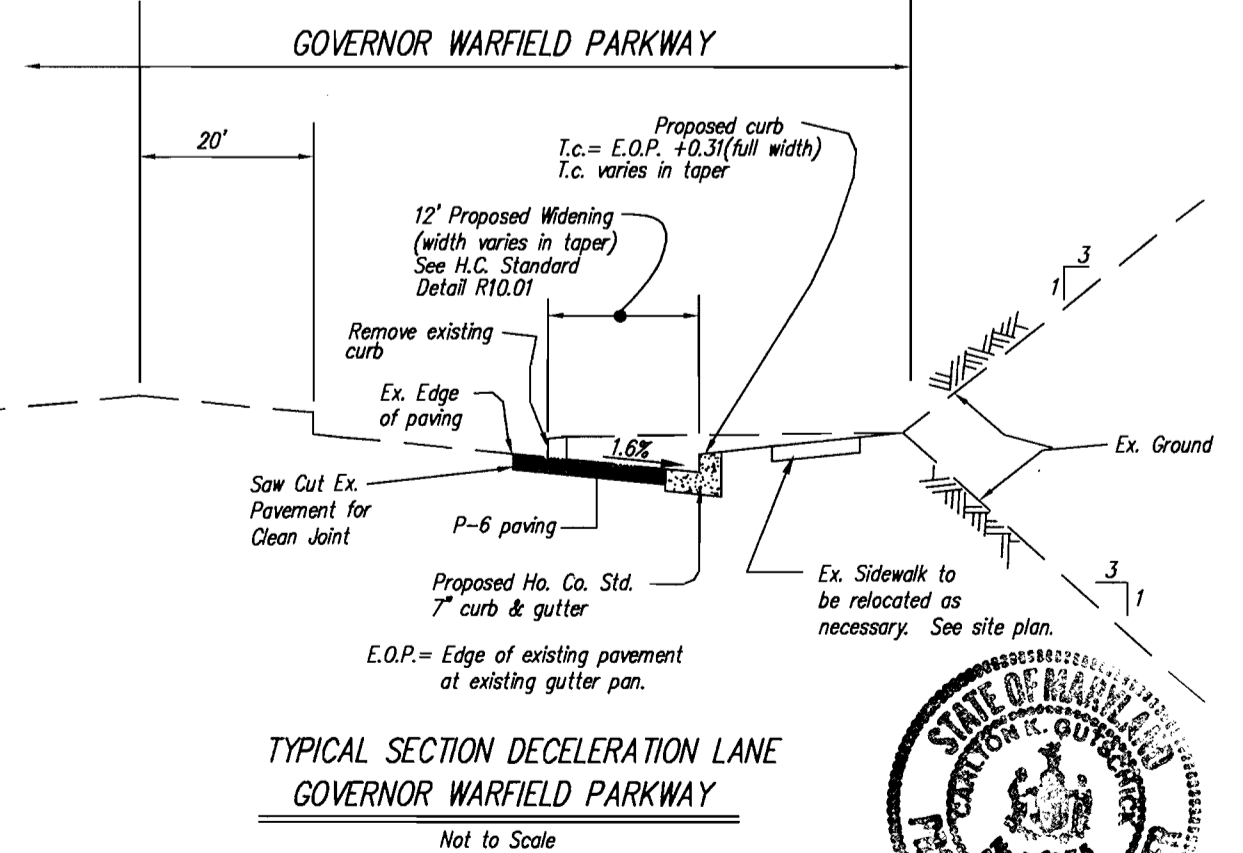
APPROVED
of Planning & Zoning
Date: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Paul P. Potts* Date: 5/14/01
 Chief, Division of Land Development: *Kent Fleckman* Date: 5/9/01
 Chief, Development Engineering Division: *Michael M. ...* Date: 5/1/01



- NOTE
- CONNECT ROOF DRAINS FROM UNITS 32-36, 37-40 AND 41-45 UNDERGROUND TO STORM DRAIN IN FRONT OF UNITS
 - CONNECT FRONT ROOF DRAINS FOR UNITS 74-77 UNDERGROUND AND DAYLIGHT THROUGH CURB ON EAST SIDE OF UNIT 77
 - CONNECT FRONT AND SIDE ROOF DRAINS FOR UNITS 62-69, 31, & 46, UNDERGROUND AND DAYLIGHT THROUGH CURB.

- SITE LEGEND
- +20.00 PROPOSED SPOT GRADES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT
 - CONCRETE SIDEWALKS & DRIVEWAYS
 - RETAINING WALL
 - SCREEN FENCE
 - FENCE AND BRICK PIERS



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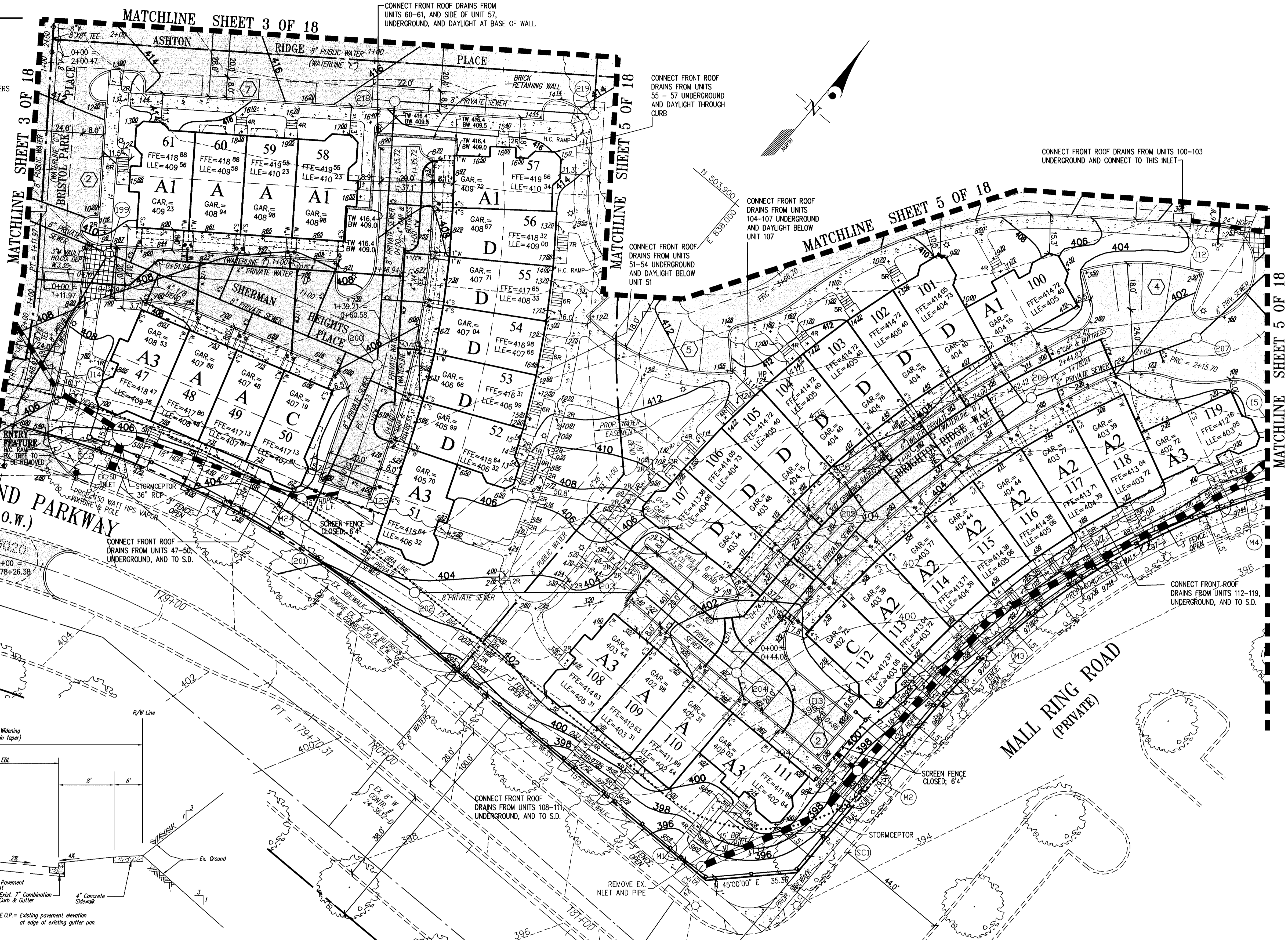
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10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOYMANIAN AT COLUMBIA TOWN CENTER L.L.C.
 270 WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH. 301-772-8800

SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
 SECTION 2, AREA 8
 PARCEL "B"
 PLAT No. 14639
 CLARKSVILLE ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	3 OF 19

- SITE LEGEND**
- 2018 PROPOSED SPOT GRADES
 - - - 322 EXISTING CONTOUR
 - - - 320 PROPOSED CONTOUR
 - - - EXISTING CURB LINE
 - - - PROPOSED CURB LINE (with fillet pts.)
 - - - PUBLIC WATER LINE
 - - - PRIVATE WATER LINE
 - FIRE HYDRANT
 - - - EXISTING SEWER LINE
 - - - PROPOSED SEWER LINE
 - - - EXISTING STORM DRAIN LINE
 - - - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
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 - ▨ ASPHALT

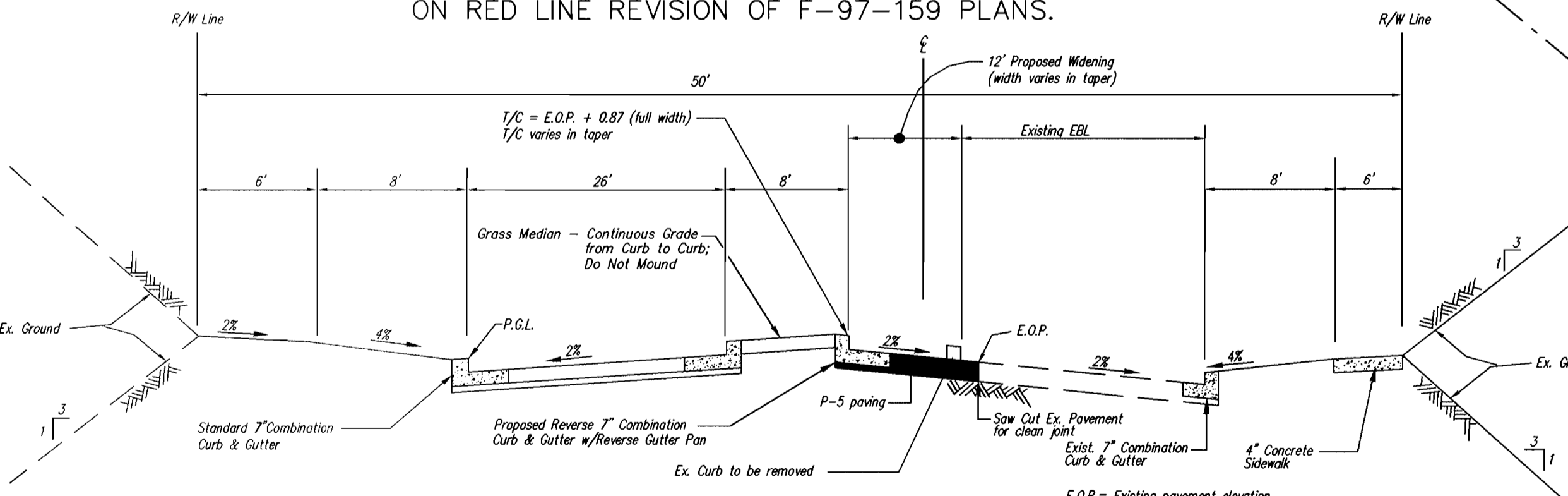


MATCHLINE SHEET 3 OF 18

BROKEN LAND PARKWAY
(100' R.O.W.)

PROP. TURN LANE

NOTE: ALL WORK FOR PROP. TURN LANE IN BROKEN LAND PARKWAY SHALL BE SHOWN ON RED LINE REVISION OF F-97-159 PLANS.



TYPICAL SECTION LEFT TURN LANE
BROKEN LAND PARKWAY
DESIGN SPEED = 35 M.P.H.
Not to Scale

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL C
ZONED NT

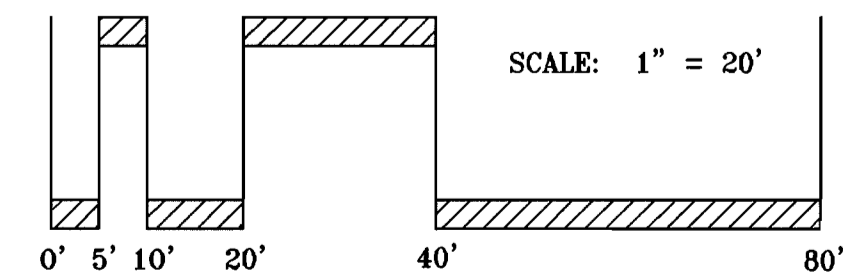
COLUMBIA TOWN CENTER
SECTION 2 AREA 1
LOT 42
P.No. 13191 & 13192
ZONED NT

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/14/01
 Chief, Division of Land Development: *[Signature]* Date: 5/3/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/1/01



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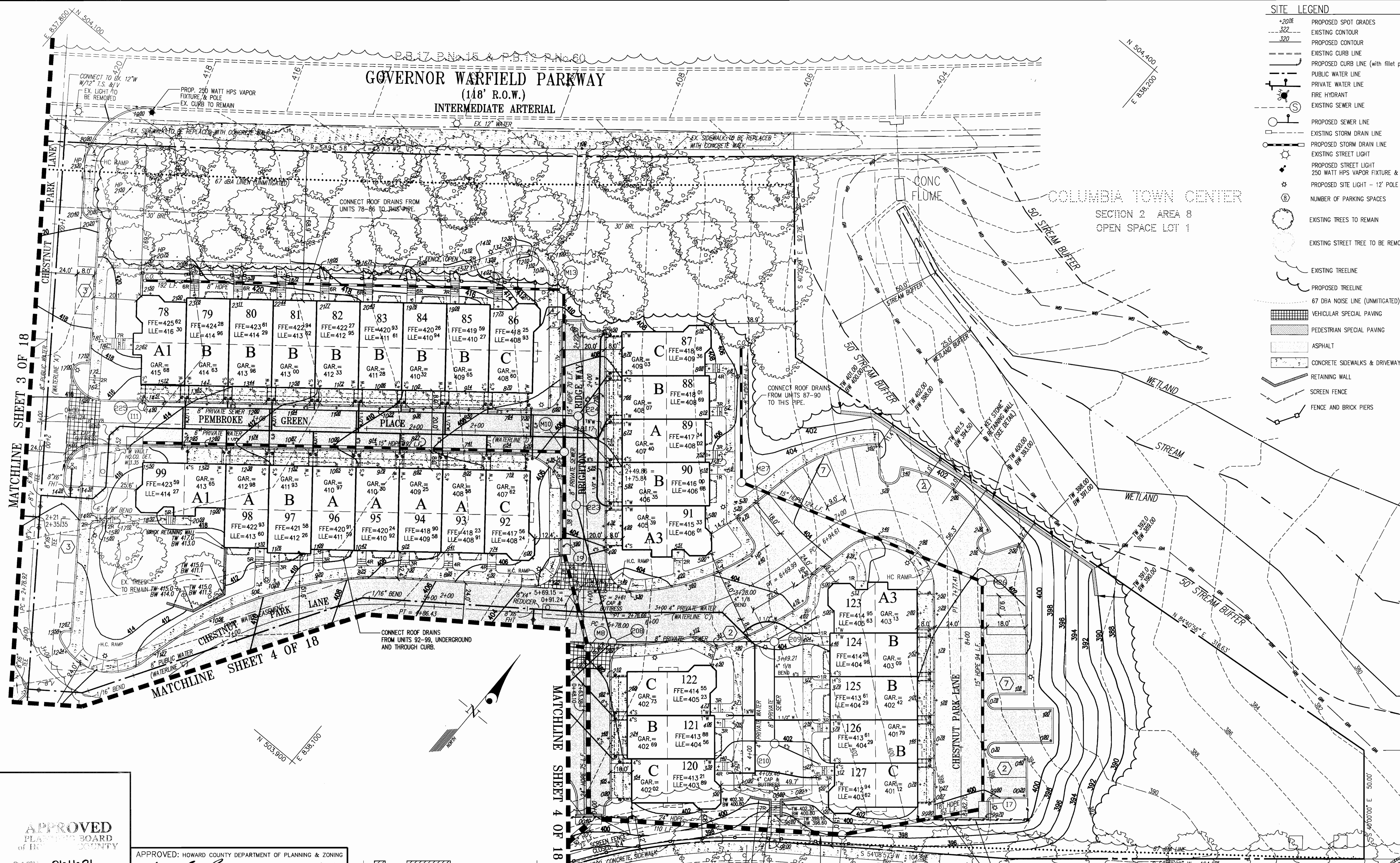
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1005 BRIGHT SEAT ROAD, 5TH FLOOR
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SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639

SCALE	ZONING	G. L. W. FILE No.
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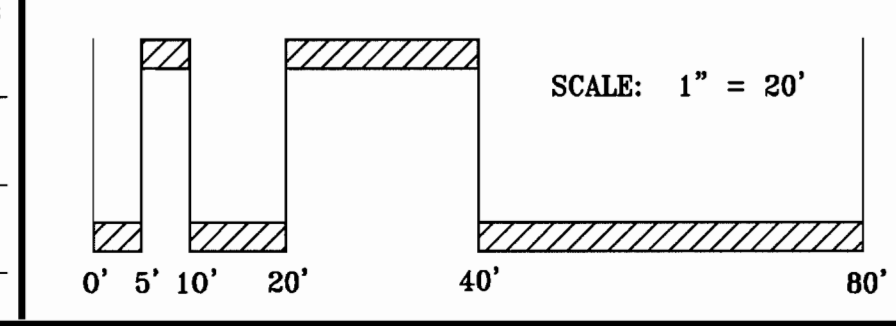
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APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director
Chief, Division of Land Development
Chief, Development Engineering Division MK

1/9/01
5/9/01
5/1/01



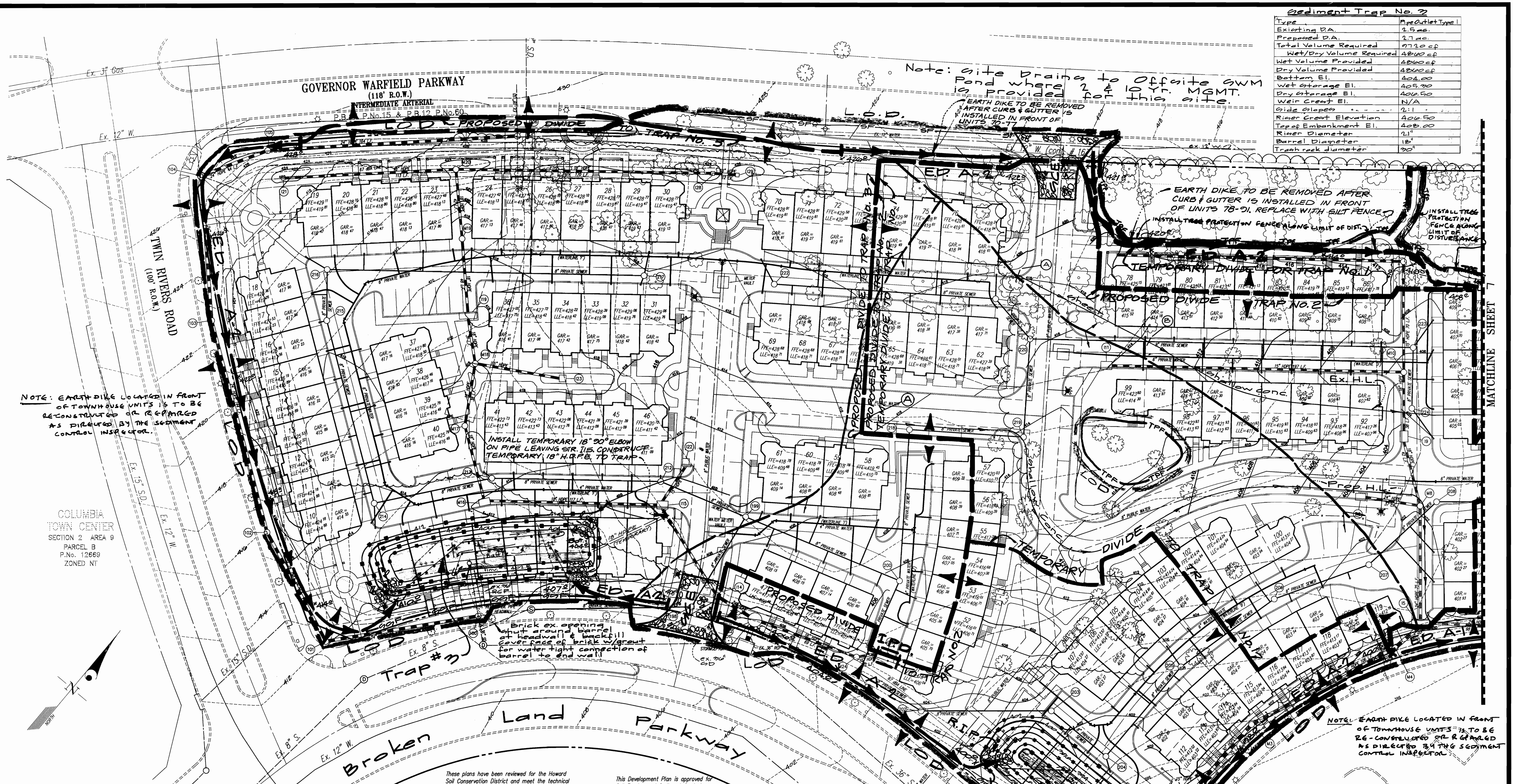
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SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
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AUGUST 2000	36 - 1	5 OF 19



Sediment Trap No. 2

Type	Asp. Outlet Type I
Existing D.A.	2.5 ac.
Proposed D.A.	2.7 ac.
Total Volume Required	9720 cf
Wet/Dry Volume Required	4860 cf
Wet Volume Provided	4860 cf
Dry Volume Provided	4860 cf
Bottom El.	404.00
Wet Storage El.	405.90
Dry Storage El.	409.90
Weir Crest El.	N/A
Side Slopes	2:1
Riser Crest Elevation	404.50
Top of Embankment El.	408.00
Riser Diameter	21"
Barrel Diameter	18"
Trash rack diameter	90"

Sediment Trap No. 2

Type	Pipe Outlet Type I
Existing D.A.	2.5 ac.
Proposed D.A.	3.2 ac.
Total Volume Req'd	11,520 cf
Wet/Dry Volume Req'd	5760 cf
Wet Volume Provided	5760 cf
Dry Volume Provided	5760 cf
Bottom El.	390.00
Wet Storage El.	399.80
Dry Storage El.	405.00
Weir Crest El.	N/A
Side Slopes	2:1
Riser Crest El.	395.00
Top of Embankment El.	398.00
Riser Diameter	21"
Barrel Diameter	21"
Trash Rack Diameter	42"

NOTE: EARTH DIKE LOCATED IN FRONT OF TOWNHOUSE UNITS IS TO BE RECONSTRUCTED OR REPAIRED AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

Note: site drains to offsite GWM pond where 2' & 10' Yr. MGMT. is provided for this site.

EARTH DIKE TO BE REMOVED AFTER CURB & GUTTER IS INSTALLED IN FRONT OF UNITS 78-91. REPLACE WITH SILT FENCE. INSTALL TREE PROTECTION FENCE ALONG LIMIT OF DISTURBANCE.

INSTALL TEMPORARY 18" 90° ELBOW ON PIPE LEAVING STR. I.E. CONSTRUCTION TEMPORARY 18" H.R.F.E. TO TRAP.

NOTE: EARTH DIKE LOCATED IN FRONT OF TOWNHOUSE UNITS IS TO BE RECONSTRUCTED OR REPAIRED AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

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

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

Jim Mayo 4/23/01
Natural Resources Conservation Service Date

John R. Robertson 4/23/01
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE
I 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.

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.

Timothy J. Bishop 1/17/01
Signature of Developer/Builder Date

CKG 1/16/01
Date



APPROVED
PLANNING & ZONING
COMMISSION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Paul R. Butler 5/14/01
Director Date
Kat Shulman 5/3/01
Chief, Division of Land Development Date
Michael J. ... 5/1/01
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12-20-00	Revised per HSCD Comments		
10-17-00	Revised per HSCD Comments		

PREPARED FOR:
DEVELOPER/CONTRACT PURCHASER: K. HODMAN COMPANIES, 4001 POWER MILL RD., SUITE 200, CALVERTON, MD 20705, PH: 301-586-0106
OWNER: HOWARD RESEARCH & DEVELOPMENT CORP., 10275 LITTLE PATRIOT HWY, COLUMBIA, MD 21044, PH: 410-992-6600

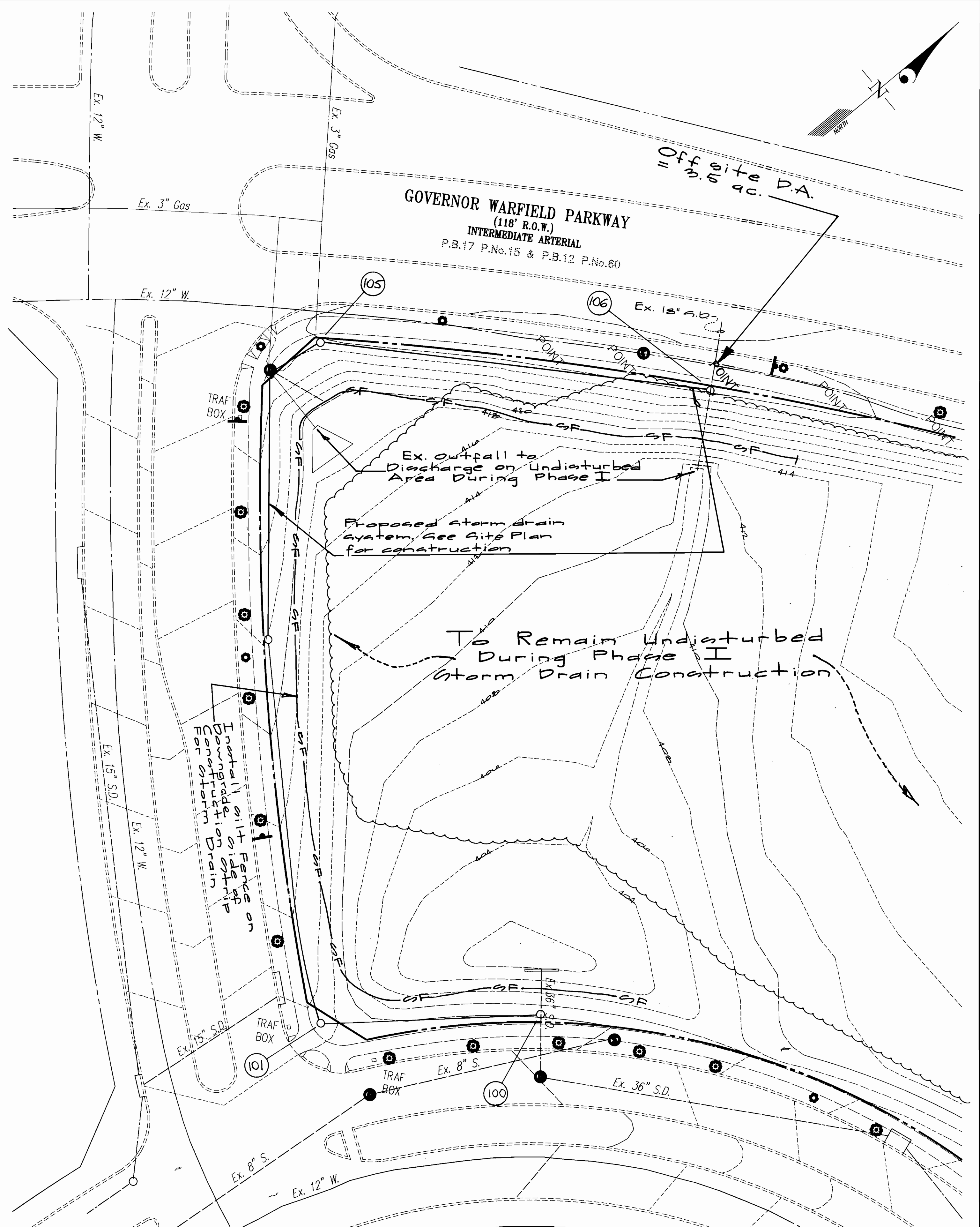
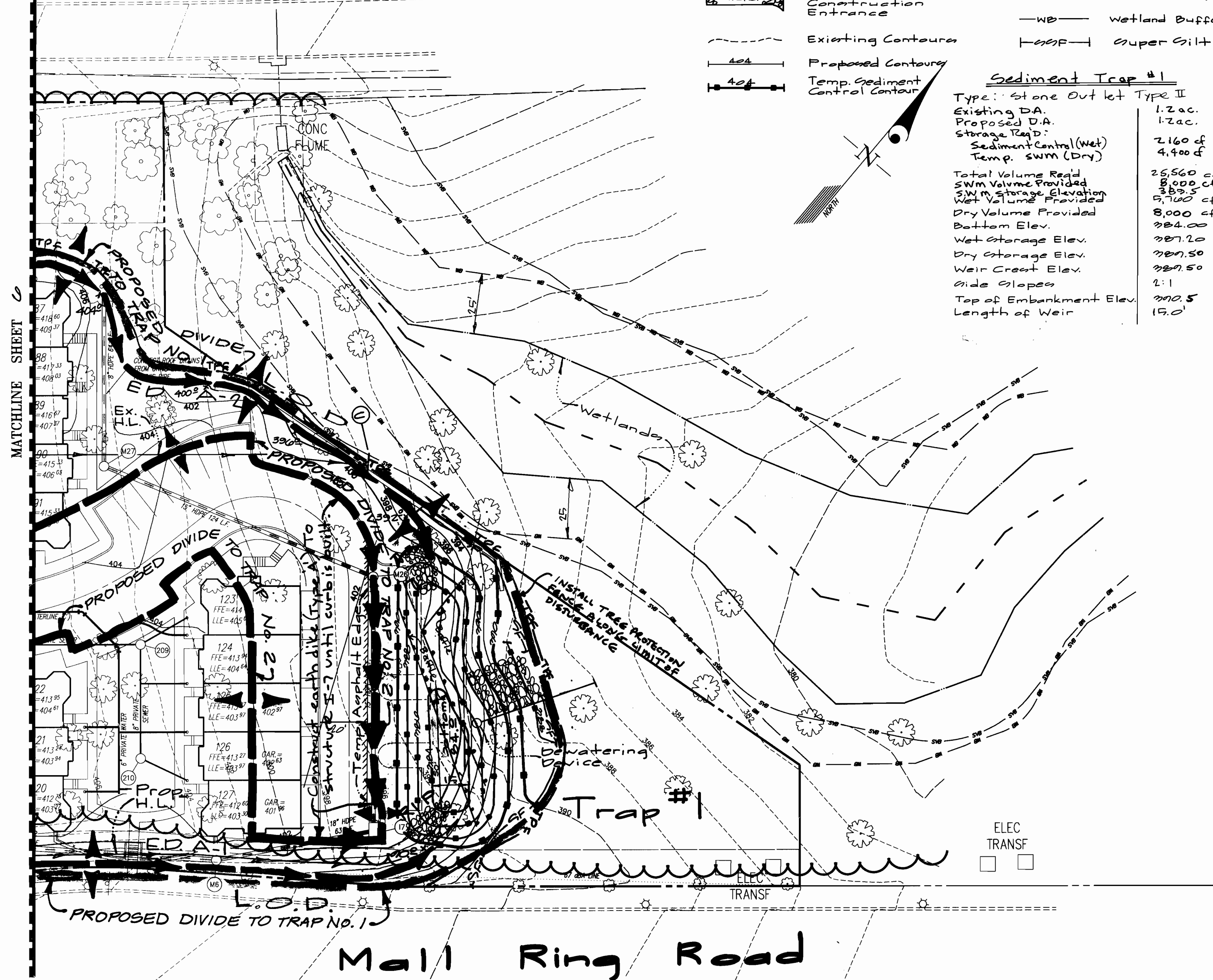
CLARKSVILLE ELECTION DISTRICT No. 5
SEDIMENT CONTROL PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14699

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST, 2000	36 - 1	6 OF 19

GOVERNOR WARFIELD PARKWAY
(118' R.O.W.)
INTERMEDIATE ARTERIAL
P.B.17 P.No.15 & P.B.12 P.No.60

- Legend**
- Existing Drainage Divide
 - Proposed Drainage Divide
 - Earth Dike
 - Stabilized Construction Entrance
 - Existing Contours
 - Proposed Contours
 - Temp. Sediment Control Contour
 - Rip-Rap Inflow Protection
 - Limit of Disturbance
 - Silt Fence
 - Stream Valley Buffer
 - Wetland Buffer
 - Super Silt Fence

Sediment Trap #1
Type: Stone Out let Type II
Existing D.A. 1.2 ac.
Proposed D.A. 1.2 ac.
Storage Trap:
Sediment Control (Wet) 2,160 cf
Temp. SWM (Dry) 4,400 cf
Total Volume Ret. 26,660 cf
SWM Volume Provided 8,000 cf
SWM Storage Elevation 389.5
Wet Volume Provided 9,700 cf
Dry Volume Provided 8,000 cf
Bottom Elev. 384.00
Wet Storage Elev. 387.20
Dry Storage Elev. 389.50
Weir Crest Elev. 389.50
Side Slopes 2:1
Top of Embankment Elev. 390.5
Length of Weir 19.0'



These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Jim Moore 4/25/01
Natural Resources Conservation Service Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John P. Robinson 4/25/01
Howard S.C.D. Date

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.
Timothy J. Bishop 4/10/01
Signature of Developer/Builder Date

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.
CK 1/16/01
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph Banta 5/18/01
Date
Carl Sheppard 5/3/01
Chief, Division of Land Development Date
Michael Williams 5/16/01
Chief, Development Engineering Division MK Date

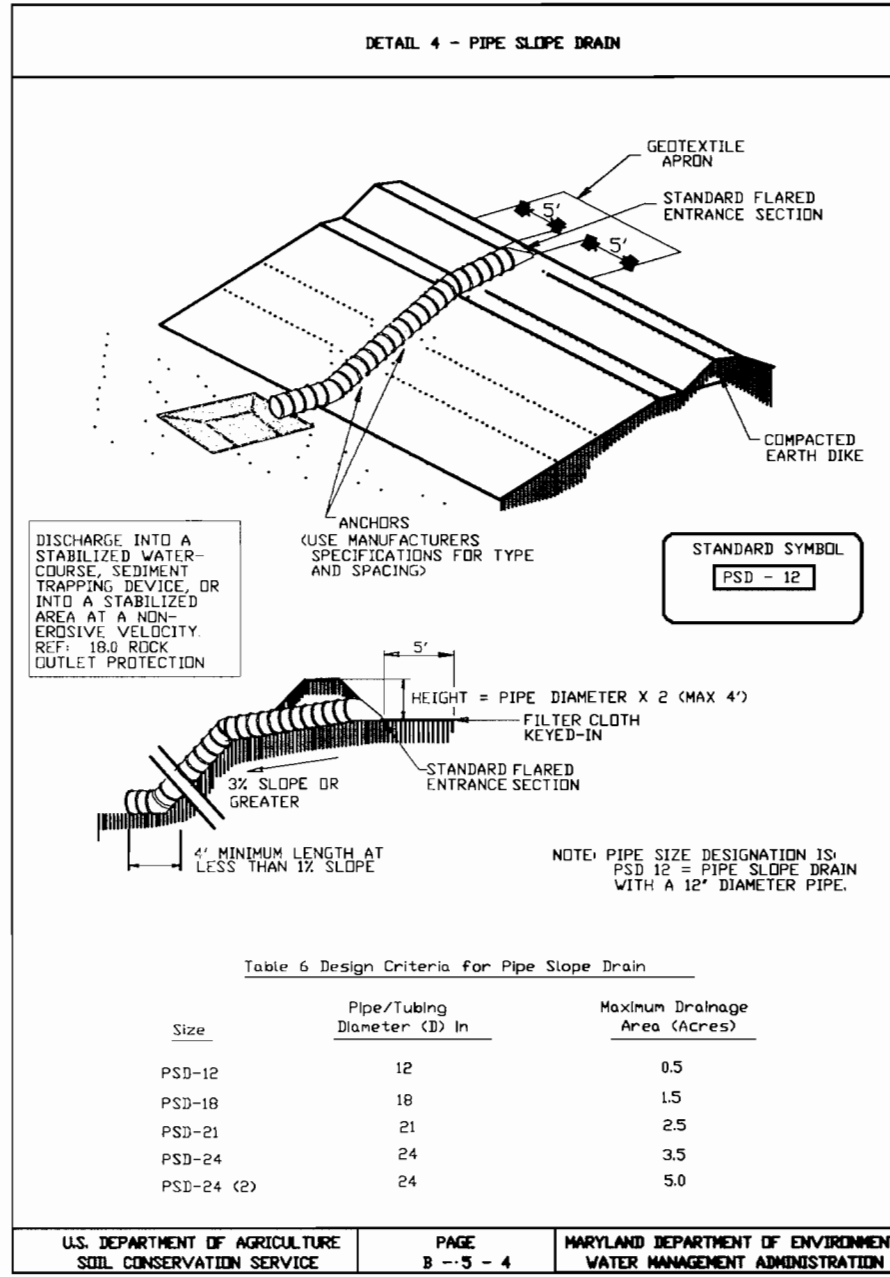
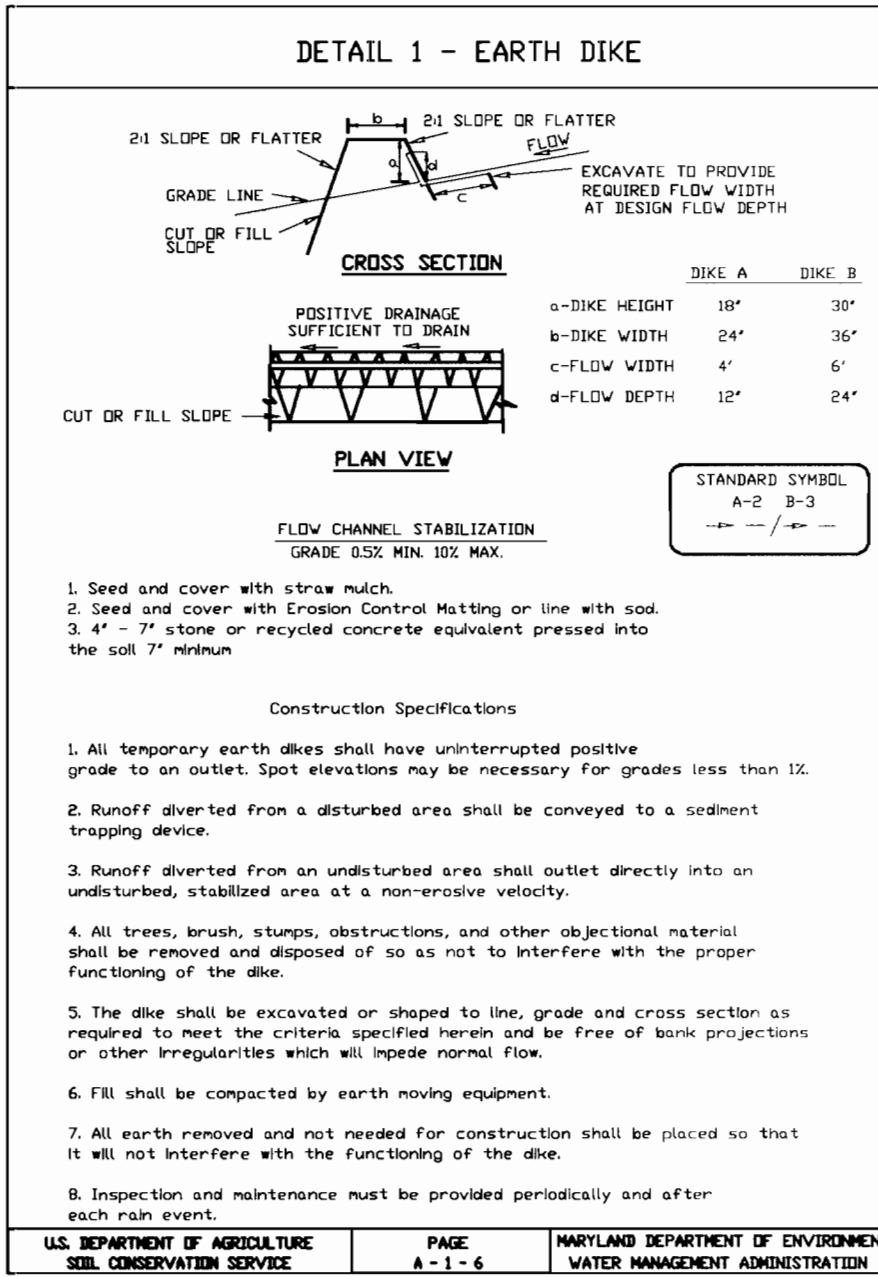
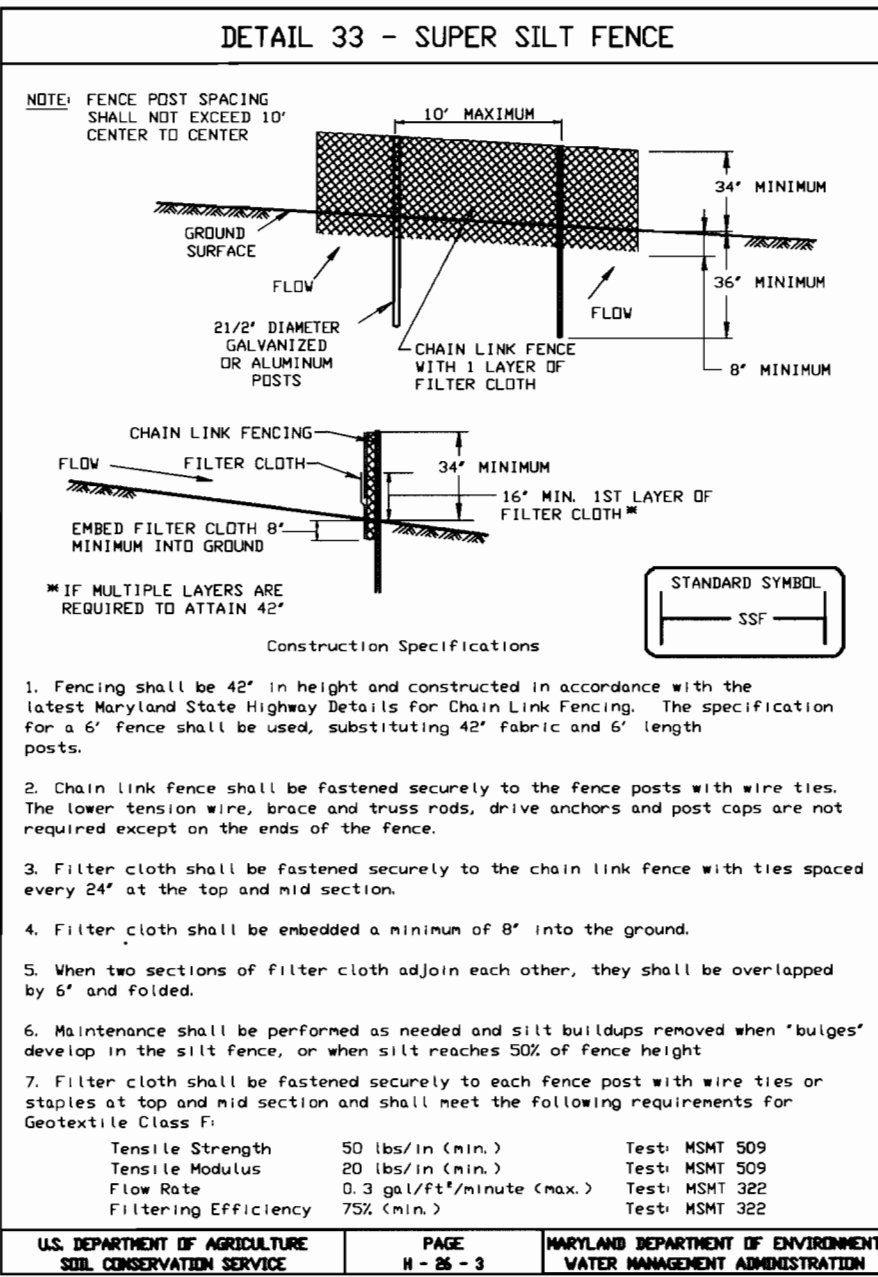
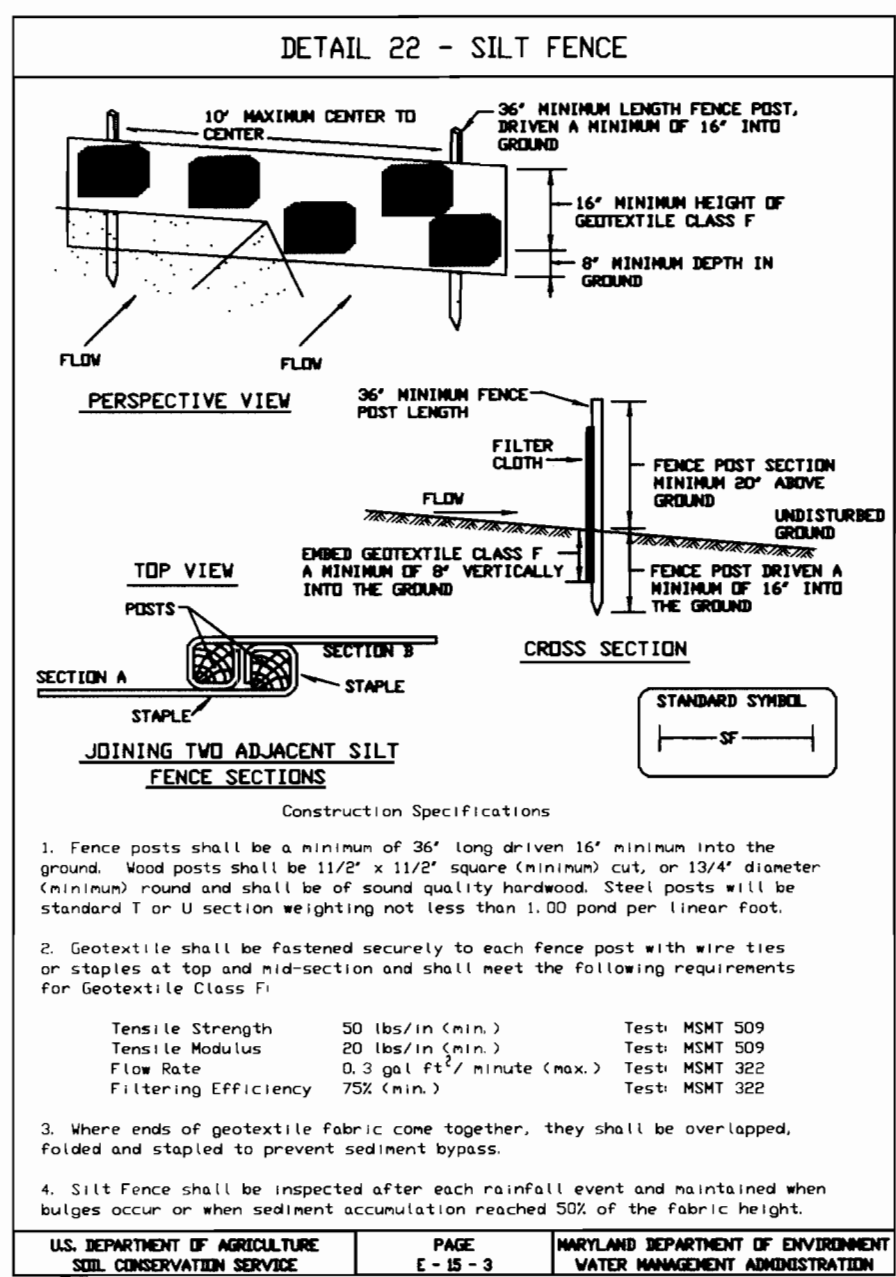
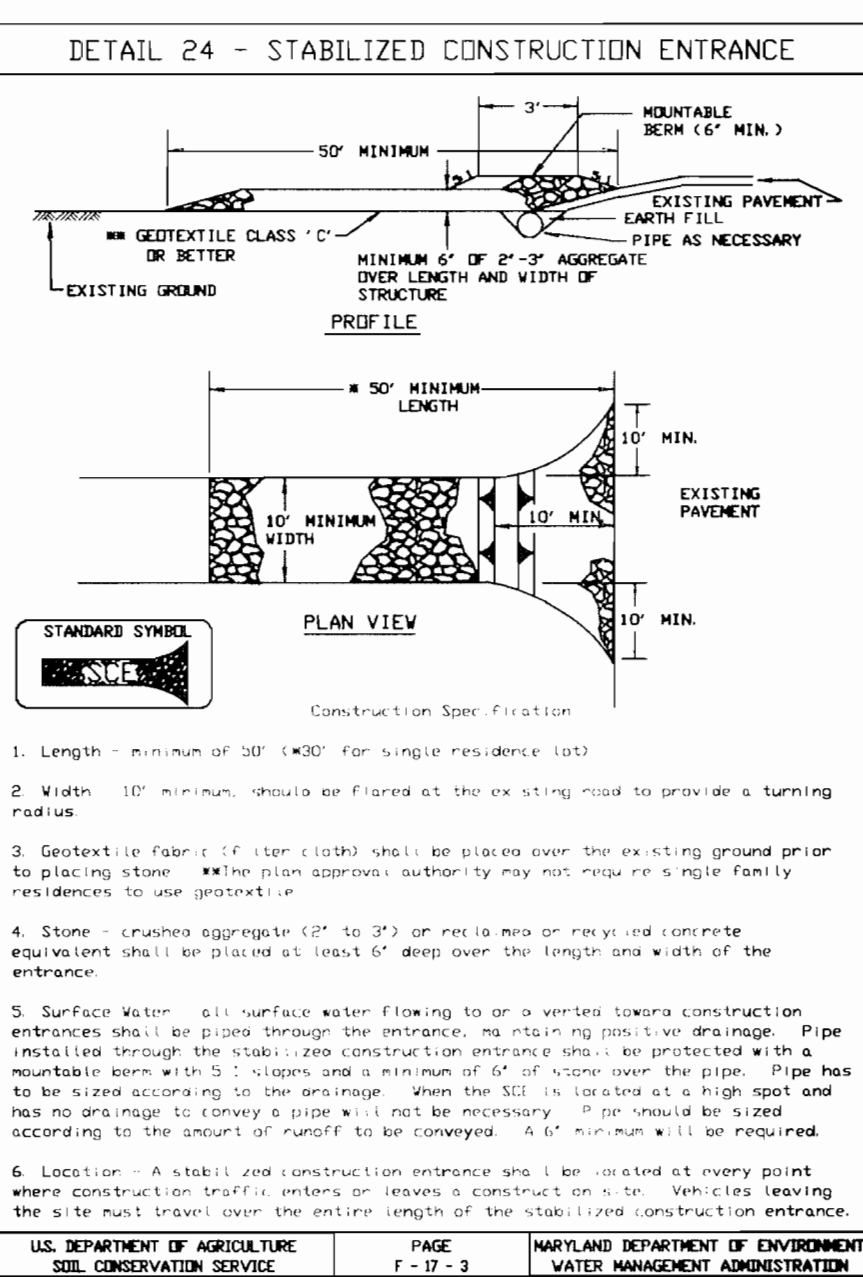
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CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12.20.00	REVISED PER HSCD COMMENTS, INCLUDING ADDING TRAP #A, EXAMINATE 3A		
10.17.00	REVISED PER HSCD		

PREPARED FOR:
DEVELOPER/CONTRACT PURCHASER
K. HOVANIAN COMPANIES
4061 POWDER MILL RD., SUITE 200
COLUMBIA, MD 21045
PH: 301-582-0106
OWNER
HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
PH: 410-582-6500

Phase I
Installation of Storm Drain
Around Perimeter of Site
SEDIMENT CONTROL PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14699

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST, 2000	36 - 1	7 OF 19



Dust Control
Controlling dust blowing and movement on construction sites and roads.
Purpose
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications

Temporary Methods

- Mulches - See standards for vegetative stabilization with mulches only which should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Illage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-tipped harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed all no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, tall fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents of interest or about lines that height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topping - Covering with less erosive soil material. See standards for top soil.
- Stave - Cover surface with crushed stone or gravel.

References

1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoil - Covering with less erosive soil material. See standards for top soil.
3. Stave - Cover surface with crushed stone or gravel.
4. Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
5. Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, ARS.

SEDIMENT CONTROL NOTES

Definition
A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855.

Standards
All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:

- 1) calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1. b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. C).

6. Temporary stabilization with mulch alone, can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.

7. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

8. Site Analysis:

Total Area of Site (Drain) : 8.2 ± AC.
 Total Area of Site (Grading) : 7.6 ± AC.
 Area to be seeded or sodded : 5.1 ± AC.
 Area to be vegetatively stabilized : 2.5 ± AC.
 Total Mulch : 22,000 CY.
 Total Seed : 22,000 CY.

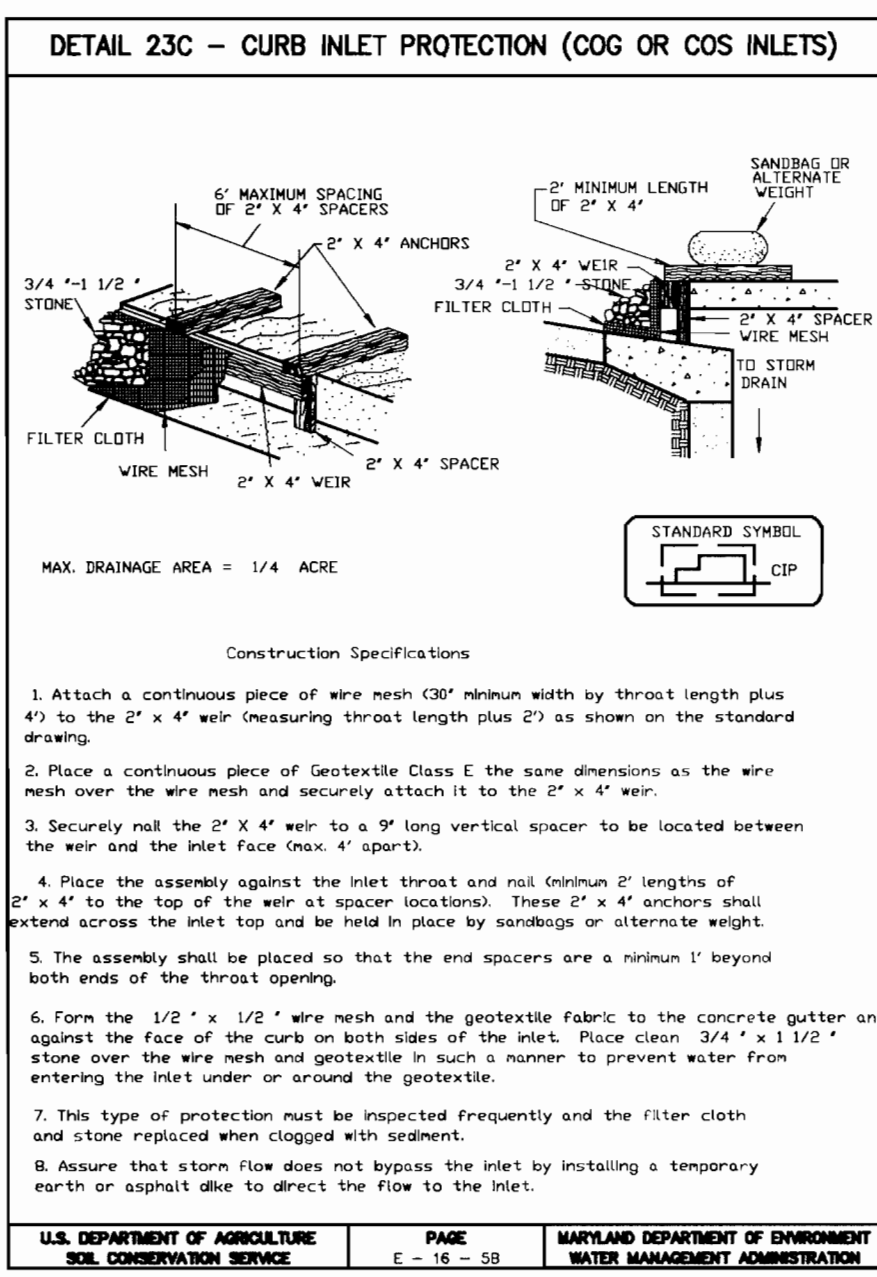
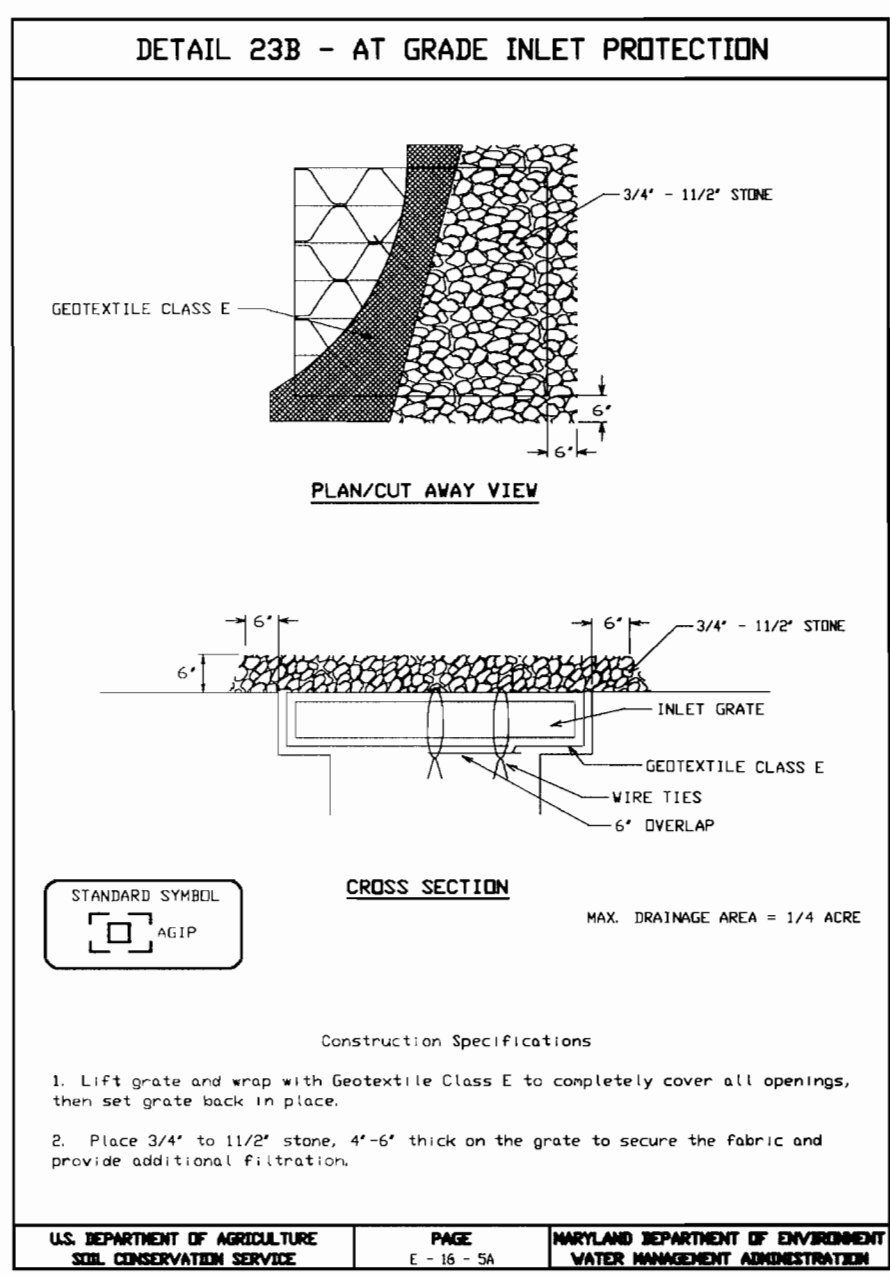
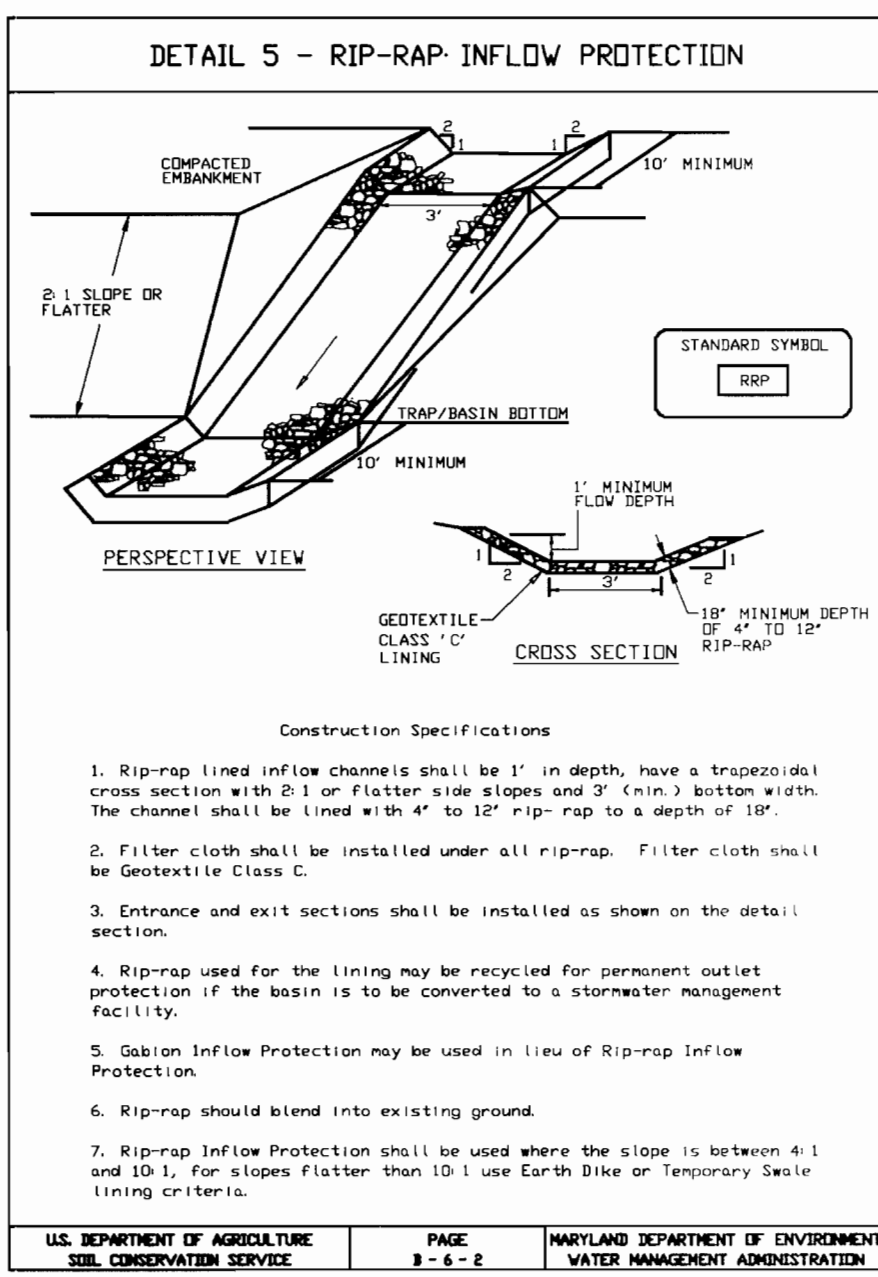
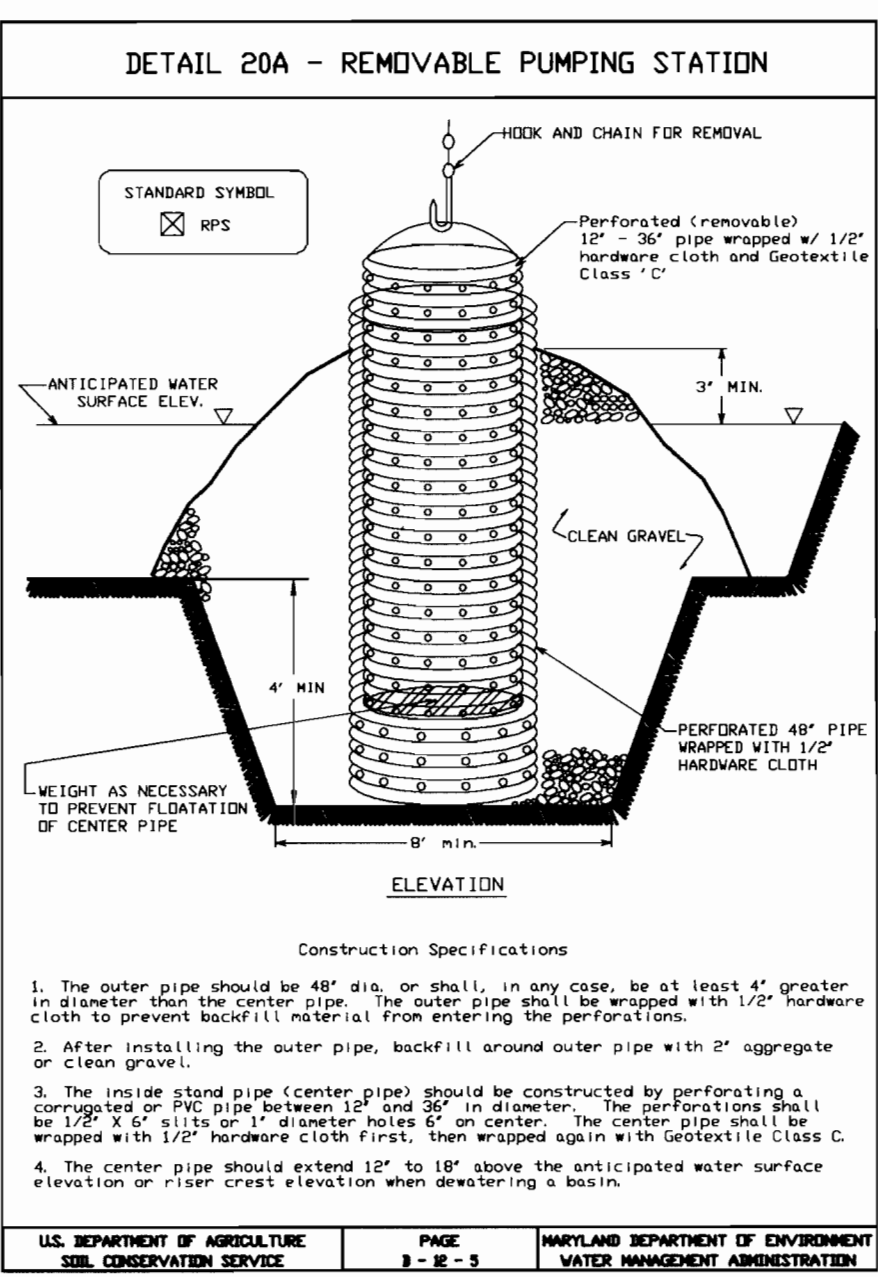
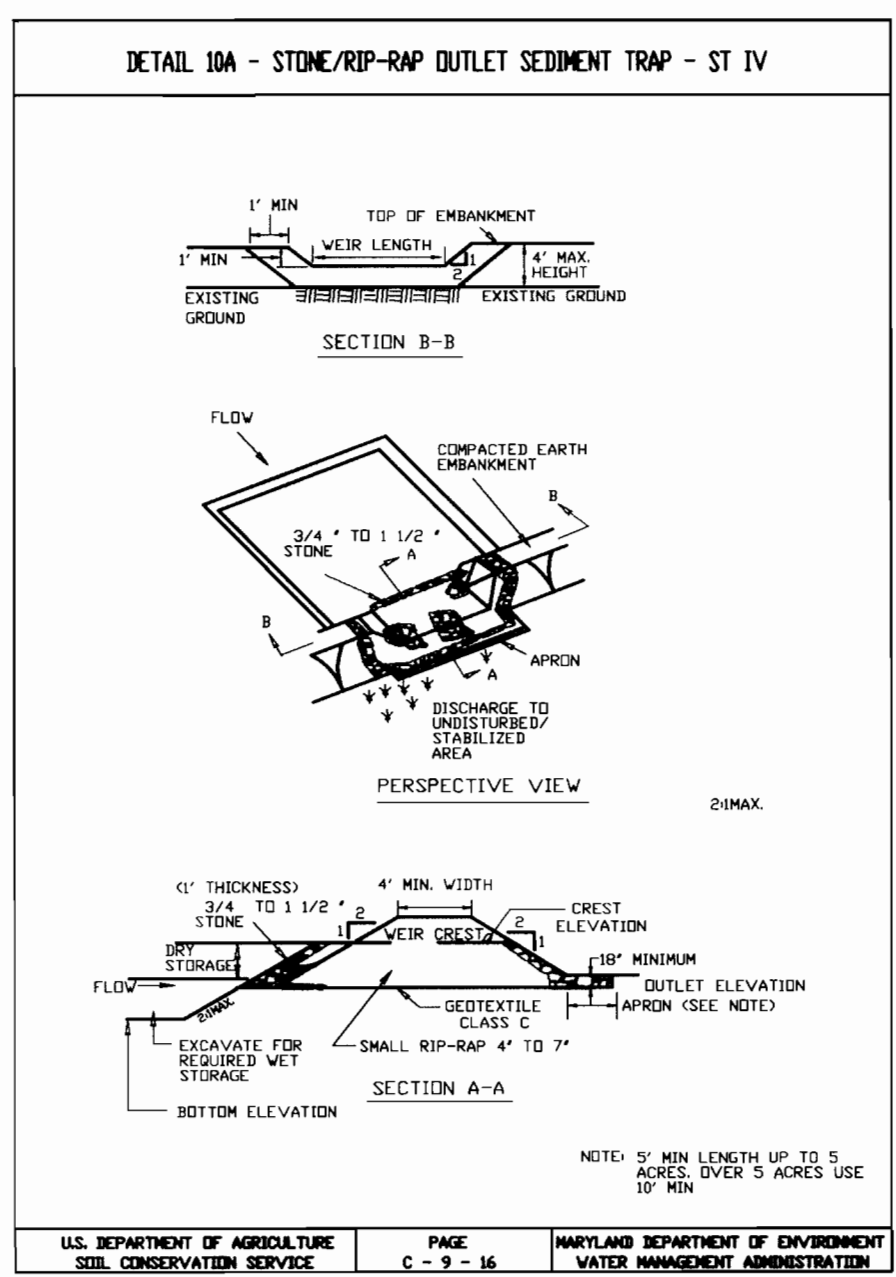
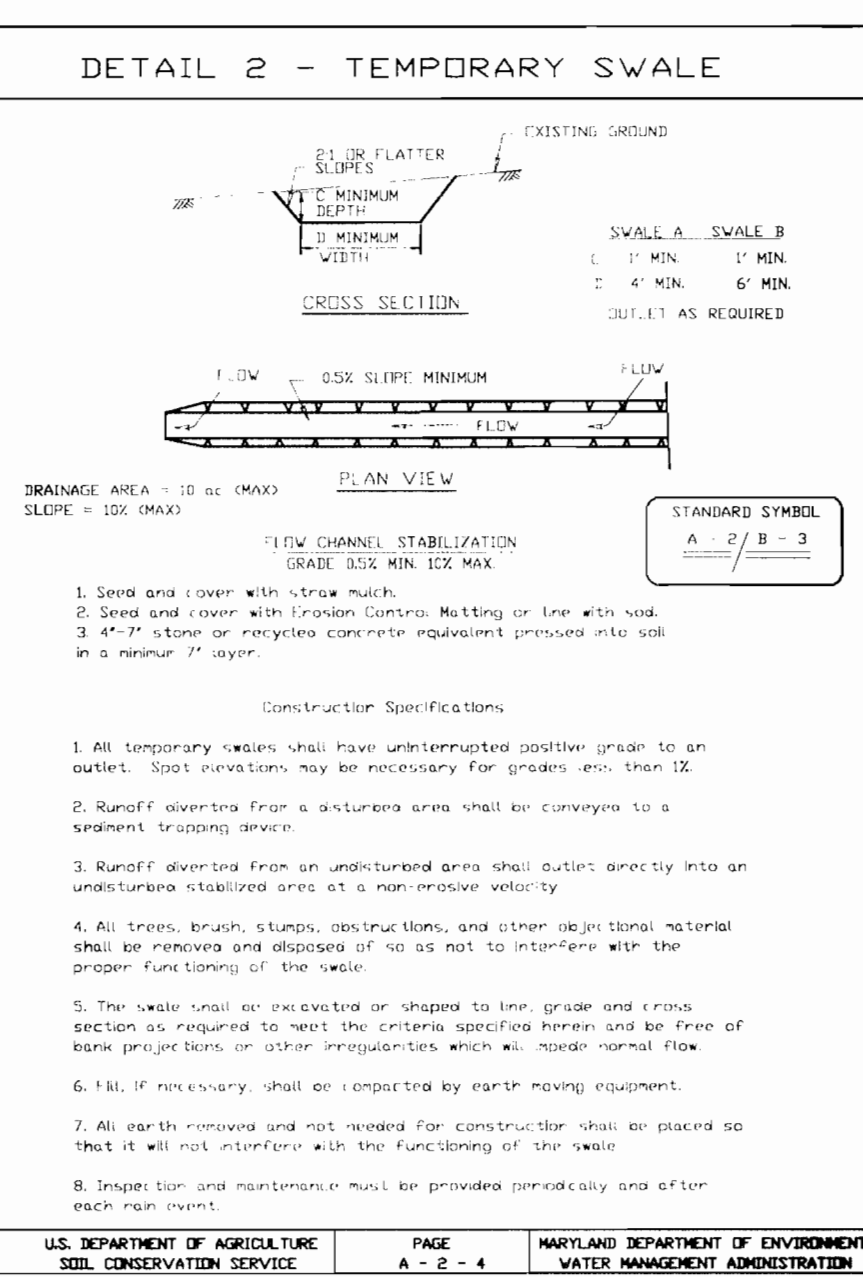
Off-site waste/barrow not applicable.

9. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

10. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

11. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

12. Tranches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.



PERMANENT SEEDING NOTES

Apply to graded or cleared land not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 800 lbs per acre 10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureamform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 800 lbs per acre 10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureamform fertilizer (9 lbs/1000 sq ft).

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed by broadcast 1.4 lbs/1000 sq ft of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed by broadcast 1.4 lbs/1000 sq ft of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (40 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 800 lbs per acre 10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For the periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (52 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (107 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

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

John R. Platon 4/25/01
Howard S.C.D. Date

Jim Mayne 4/25/01
Soil Resources Conservation District Date

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

APPROVED BOARD OF SUPERVISORS
DATE: 01-11-01

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.

1/16/01
Date

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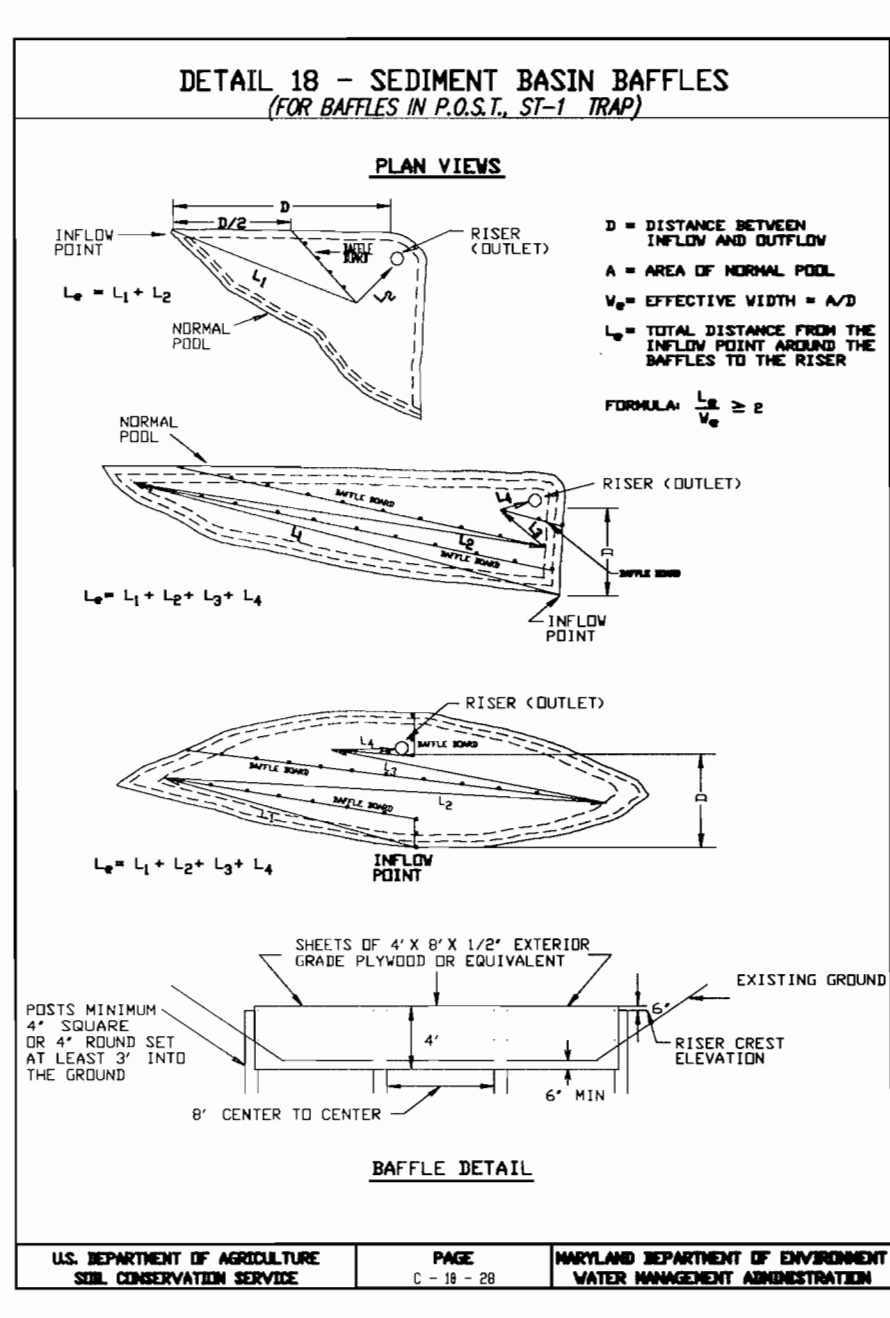
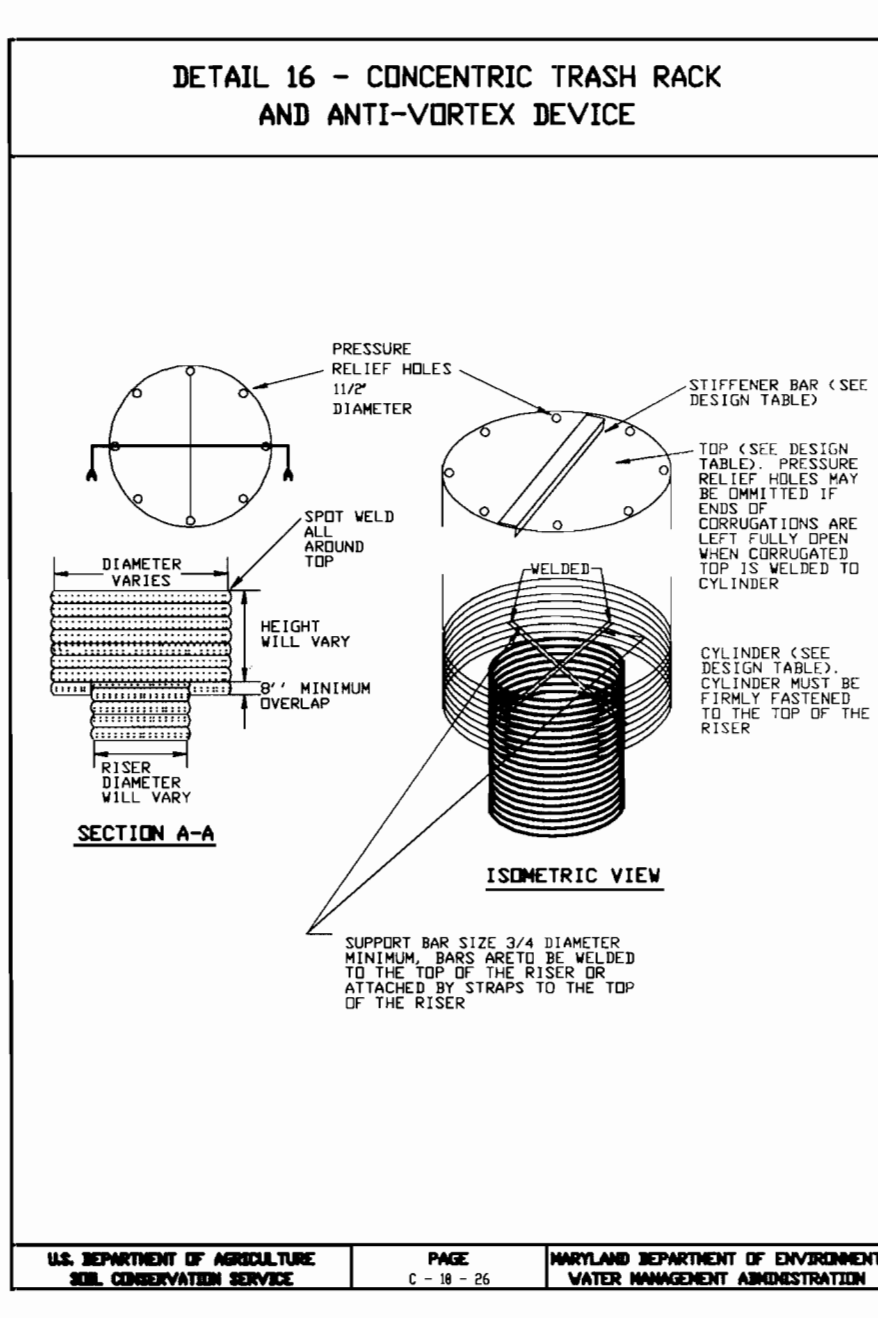
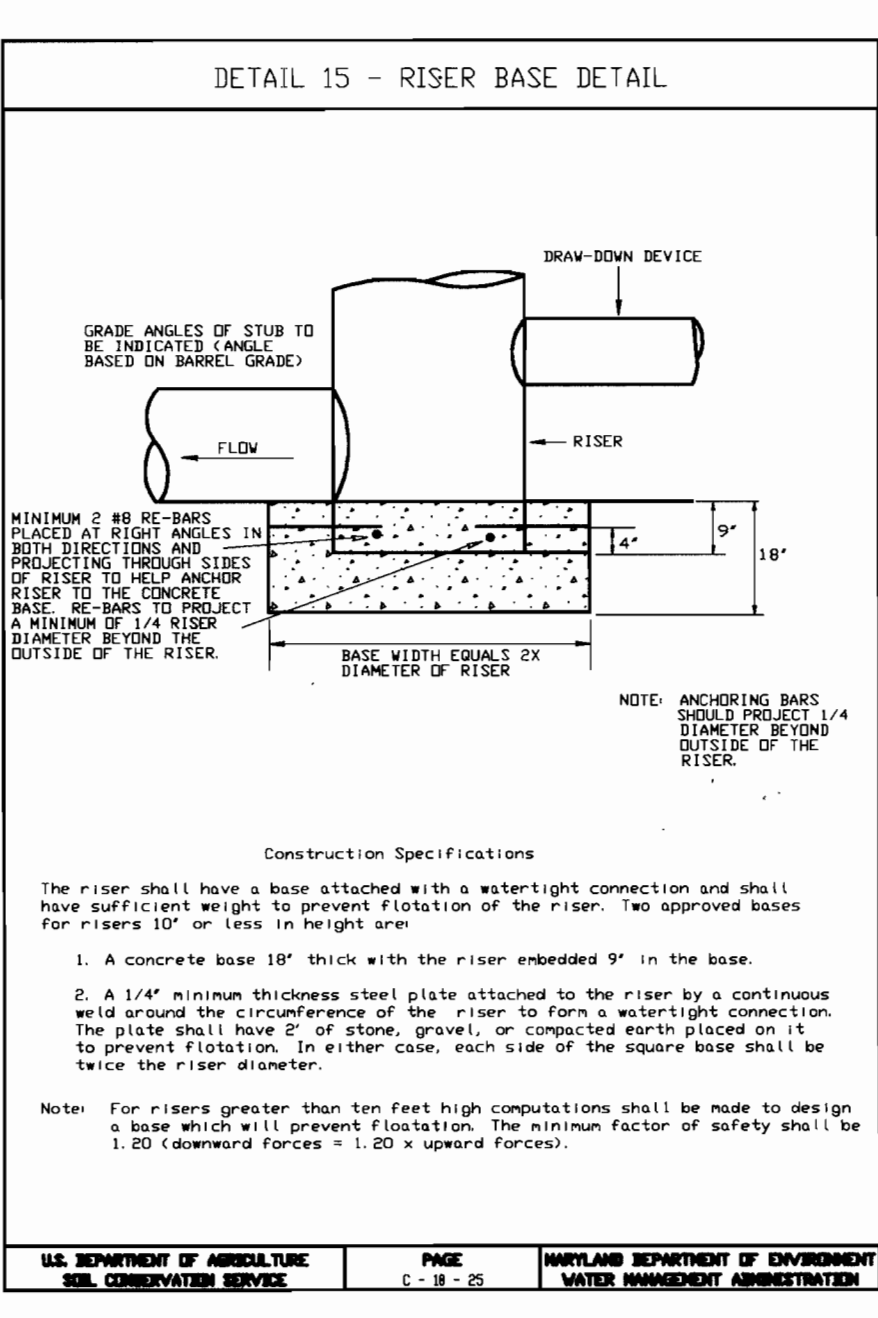
4/17/01
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

5/14/01
Date

5/3/01
Date

5/1/01
Date



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-889-2524 FAX: 301-421-4186

CADD DRAWINGS\DOT\CDESIGN\001010SD

DESIGNER	DRN.	CHK.	DATE

REVISION	BY	APP'R.

DEVELOPER:
K. HONNANIAN COMPANIES
4061 POWDER MILL RD., SUITE 200
CALVERTON, MD. 21044
PH: 301-586-0106

OWNER:
HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PKWY
CUMMERS, MD. 21044
ATTN: N.R. AL EDWARDS
PH: 410-992-6034

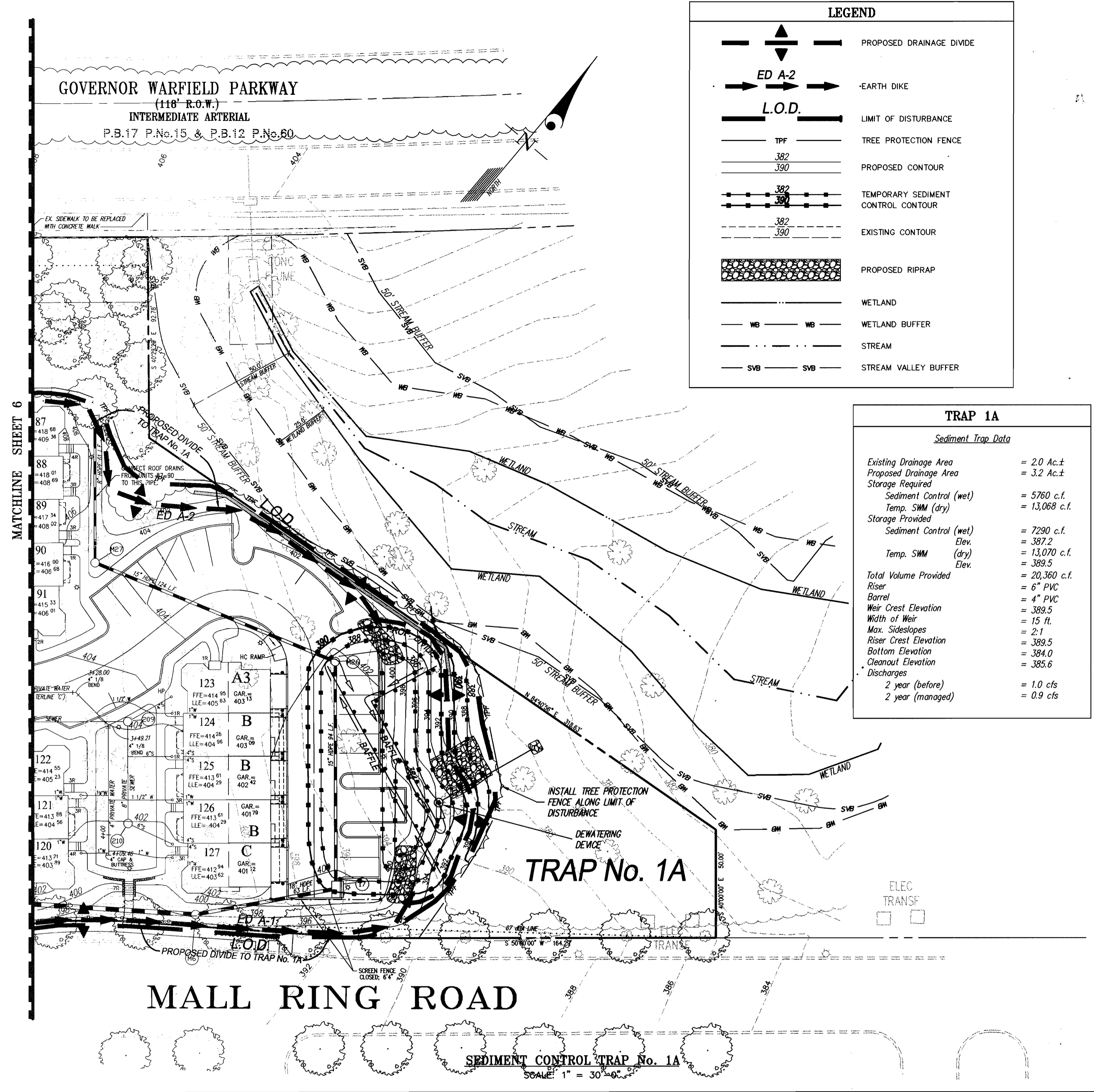
SEDIMENT CONTROL NOTES & DETAILS

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL 'B'
PLAT NO. 146977

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
NO SCALE	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36-1	8 OF 19

SDP-01-21



TRAP 1A

Sediment Trap Data

Existing Drainage Area	= 2.0 Ac.±
Proposed Drainage Area	= 3.2 Ac.±
Storage Required	
Sediment Control (wet)	= 5760 c.f.
Temp. SWM (dry)	= 13,068 c.f.
Storage Provided	
Sediment Control (wet)	= 7290 c.f.
Temp. SWM (dry)	= 13,070 c.f.
Elev.	= 389.5
Total Volume Provided	= 20,360 c.f.
Barrel	= 6" PVC
Weir Crest Elevation	= 389.5
Width of Weir	= 15 ft.
Max. Sideslopes	= 2:1
Riser Crest Elevation	= 389.5
Bottom Elevation	= 384.0
Cleanout Elevation	= 385.6
Discharges	
2 year (before)	= 1.0 cfs
2 year (managed)	= 0.9 cfs

BUST CONTROL

Definition
Controlling dust blowing and movement on construction sites and roads.

Purpose
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

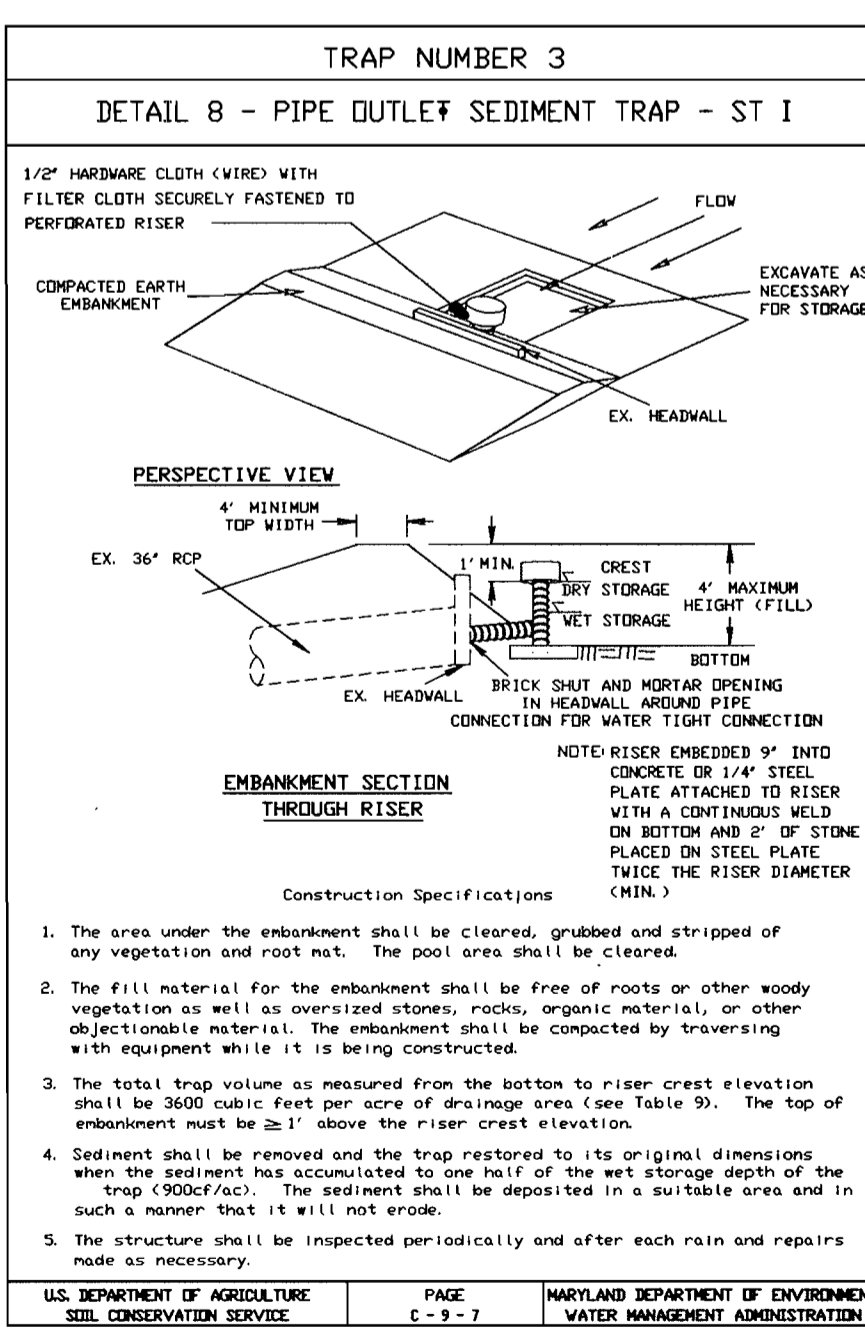
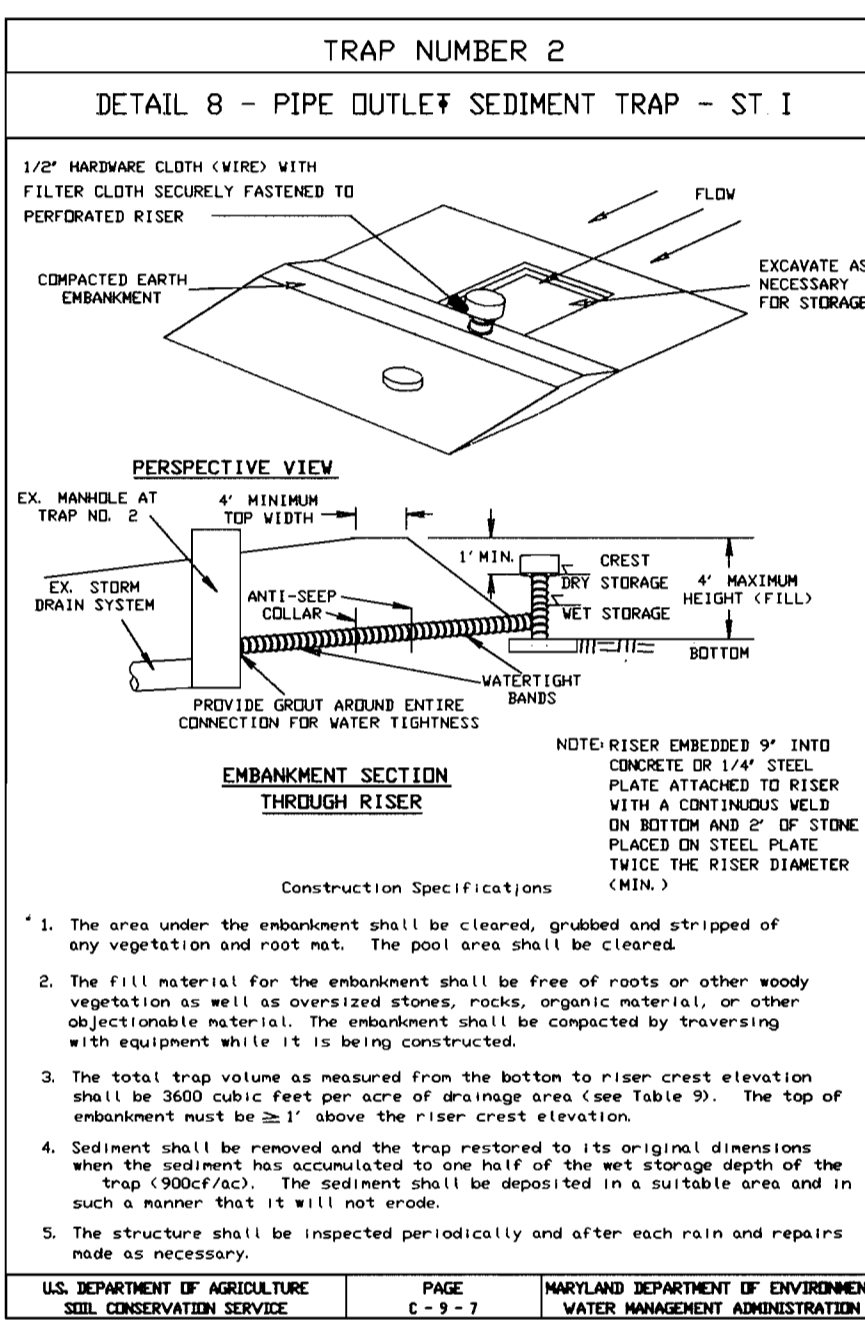
Conditions Where Practice Applies
This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.

Temporary Methods

1. **Mulches** - See standards for vegetative stabilization with mulches only. Mulch should be applied or topped to prevent blowing.
2. **Vegetative Cover** - See standards for temporary vegetative cover.
3. **Flags** - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin blowing on windward side of site. Clod-type flags spaced about 12' apart, spring-tooth harrows, and similar tools are examples of equipment which may produce the desired effect.
4. **Irrigation** - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Irrigation ceases. At no time should the site be irrigated to the point that runoff begins to flow.
5. **Barriers** - Solid board fences, tall fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents of winds at about 10 times their height are effective in controlling soil blowing.
6. **Calcium Chloride** - Apply at rates that will keep surface moist. May need re-treatment.

Permanent Methods

1. **Permanent Vegetation** - See standards for permanent vegetative cover, and permanent stabilization with soil. Existing trees or large shrubs may afford valuable protection if left in place.
2. **Topsoiling** - Covering with less erodible soil materials. See standards for topsoiling.
3. **Stone** - Cover surface with crushed stone or coarse gravel.



FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soil of concern has low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

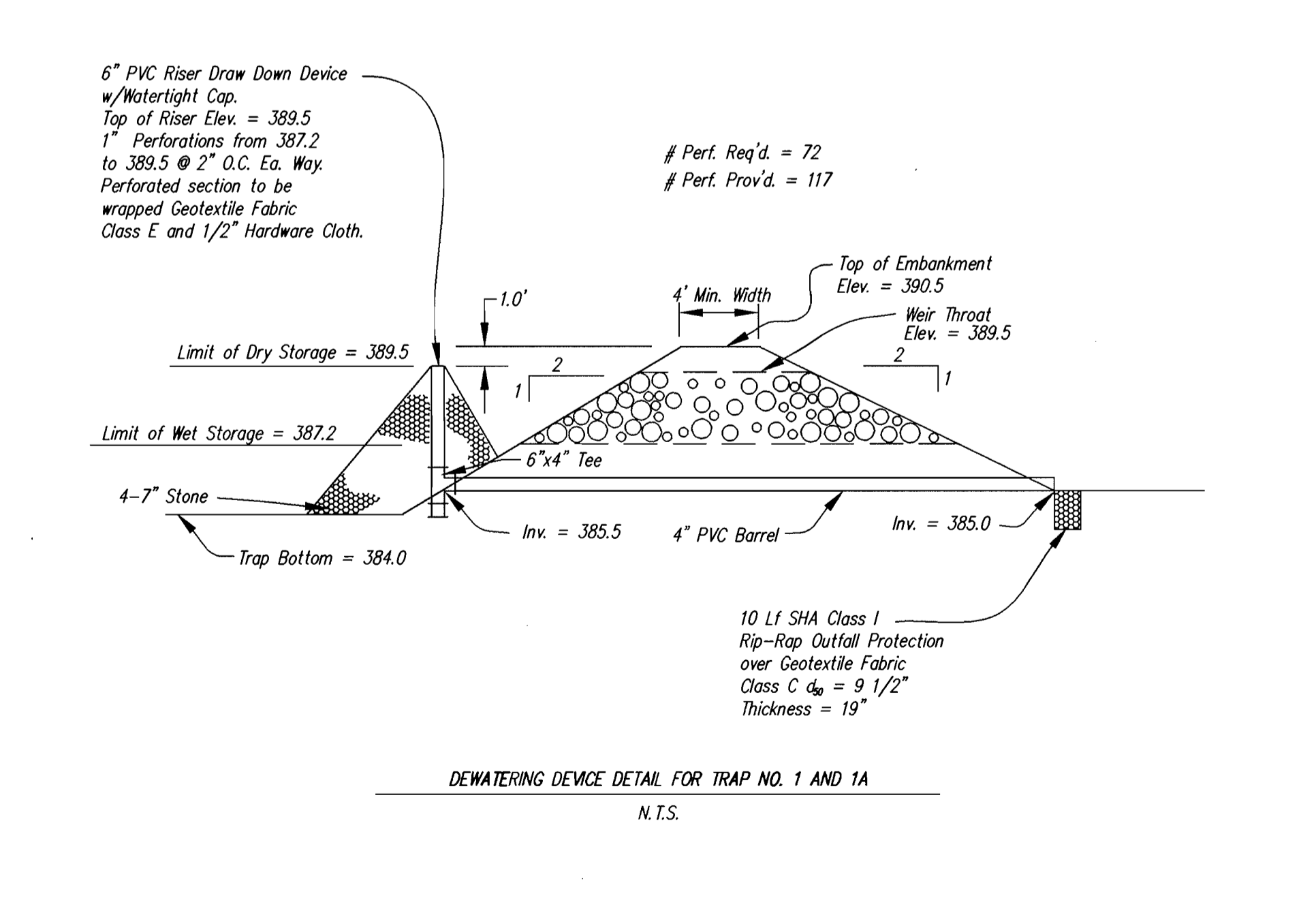
Conditions Where Practice Applies
This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- c. The original soil to be vegetated contains materials toxic to plant growth.
- d. The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

1. Topsoil salvaged from the existing site may be used provided that it meets the standard as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other materials larger than 1/2" in diameter.
 - ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - iii. Where the soil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Limestone shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedure.
 - iv. For sites having disturbed areas under 5 acres:
 - I. Place topsoil (if required) and apply soil amendments as specified in 200.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - v. For sites having disturbed areas over 5 acres:
 - I. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfuric lime shall be purchased to raise the pH to 6.5 or higher.
 - b. Organic content of topsoil shall be not less than 1.5 percent by weight.
 - c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - d. No soil or sand shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - ii. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - iii. Place topsoil (if required) and apply soil amendments as specified in 200.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
3. Topsoil Application
 - i. When topsoiling, multiple needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Stiff Fences and Sediment Traps and Basins.
 - ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, shall 4"-8" higher in elevation.
 - iii. Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water ponds.
 - iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
 - v. Alternative for Permanent Seeding - Instead of applying the full amount of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - I. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - d. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 46/1,000 square feet, and 1/3 the normal lime application rate.



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

Jim Myers 4/25/01
Natural Resources Conservation Service

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

John R. Johnston 4/25/01
Howard S.C.D.

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.

Trinity Bishop 4/17/01
Signature of Developer/Builder

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.

Cliff 1/16/01
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Anthony Rauter 5/14/01
Date

Kevin Sheehy 4/30/01
Date

Mike Dammann 5/1/01
Date

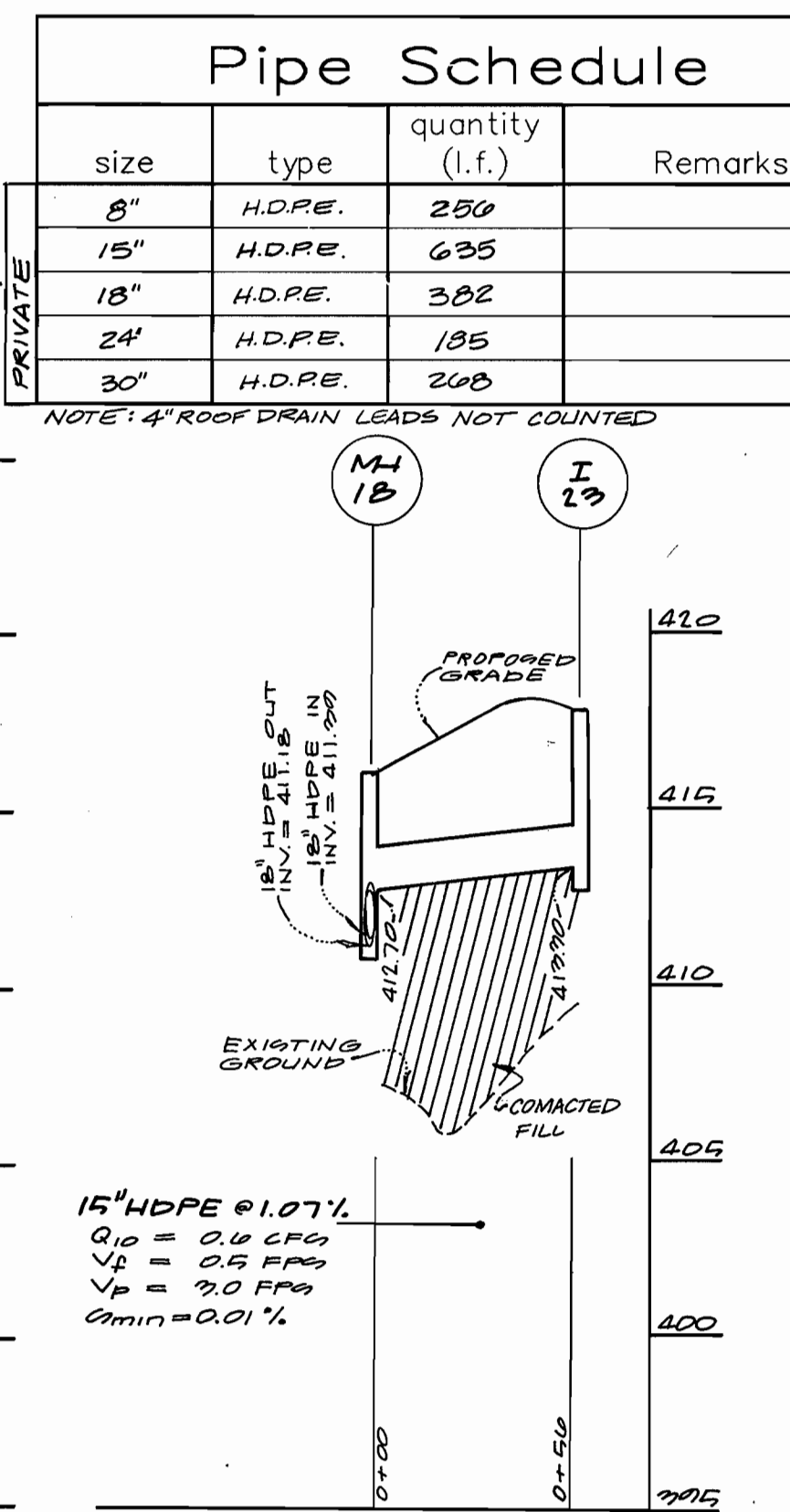
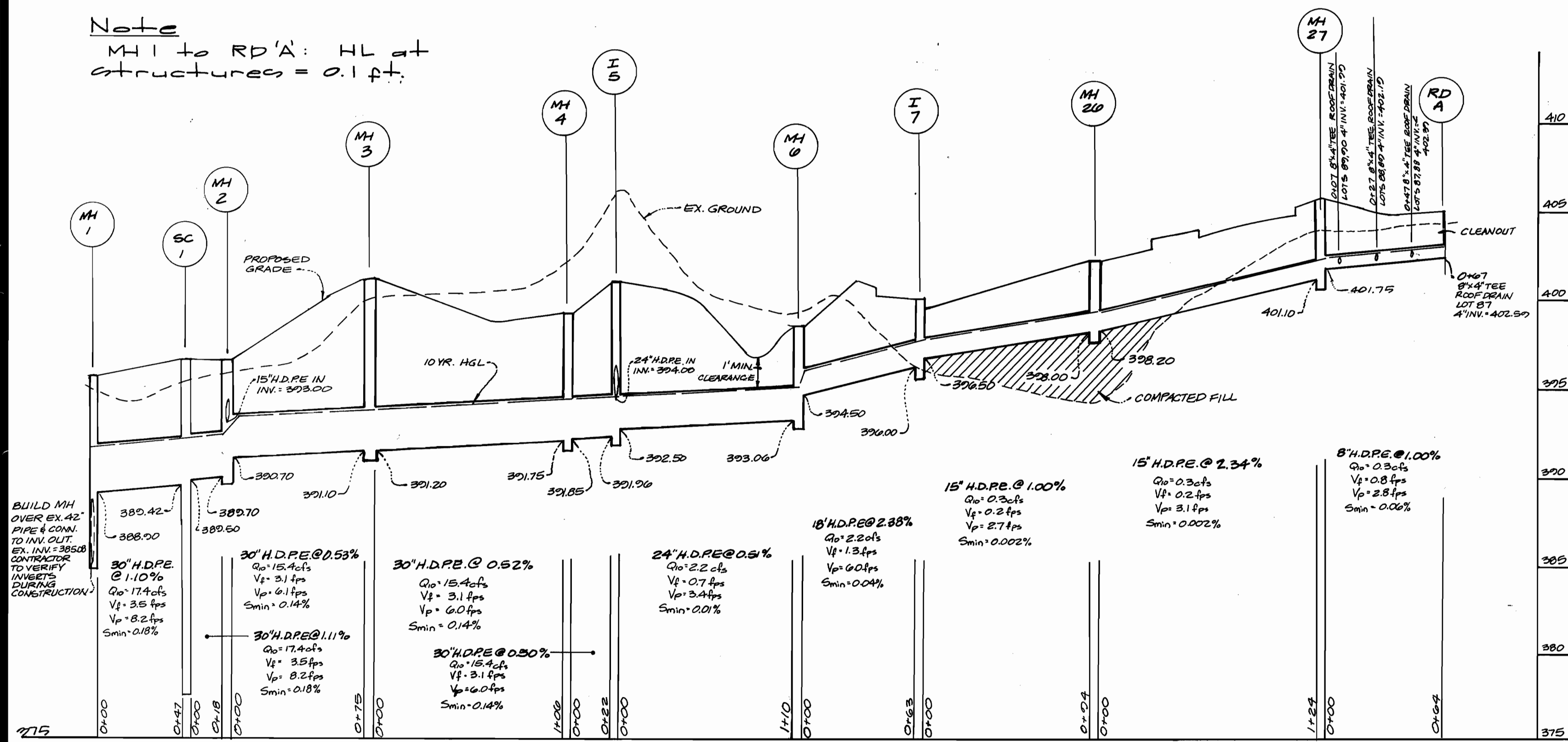
GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 - BURTONVILLE OFFICE PARK BURTONVILLE, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4188	DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.	PREPARED FOR:	OWNER:	SEDIMENT CONTROL NOTES & DETAILS COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL "B" PLAT No. 146299	SCALE	ZONING	G. L. W. FILE No.
								DEVELOPER/CONTRACT PURCHASER:	HOWARD RESEARCH & DEVELOPMENT CORP.		AS SHOWN	NT	00110
								K. HONANIAN COMPANIES	10275 LITTLE PATENT PKWY	DATE	TAX MAP - GRID	SHEET	
								4061 POWDER MILL RD., SUITE 200	COLUMBIA, MD. 21044	AUGUST 2000	36 - 1	9 OF 19	
								PH: 301-586-0106	PH: 410-992-6600				

CLARKSVILLE ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

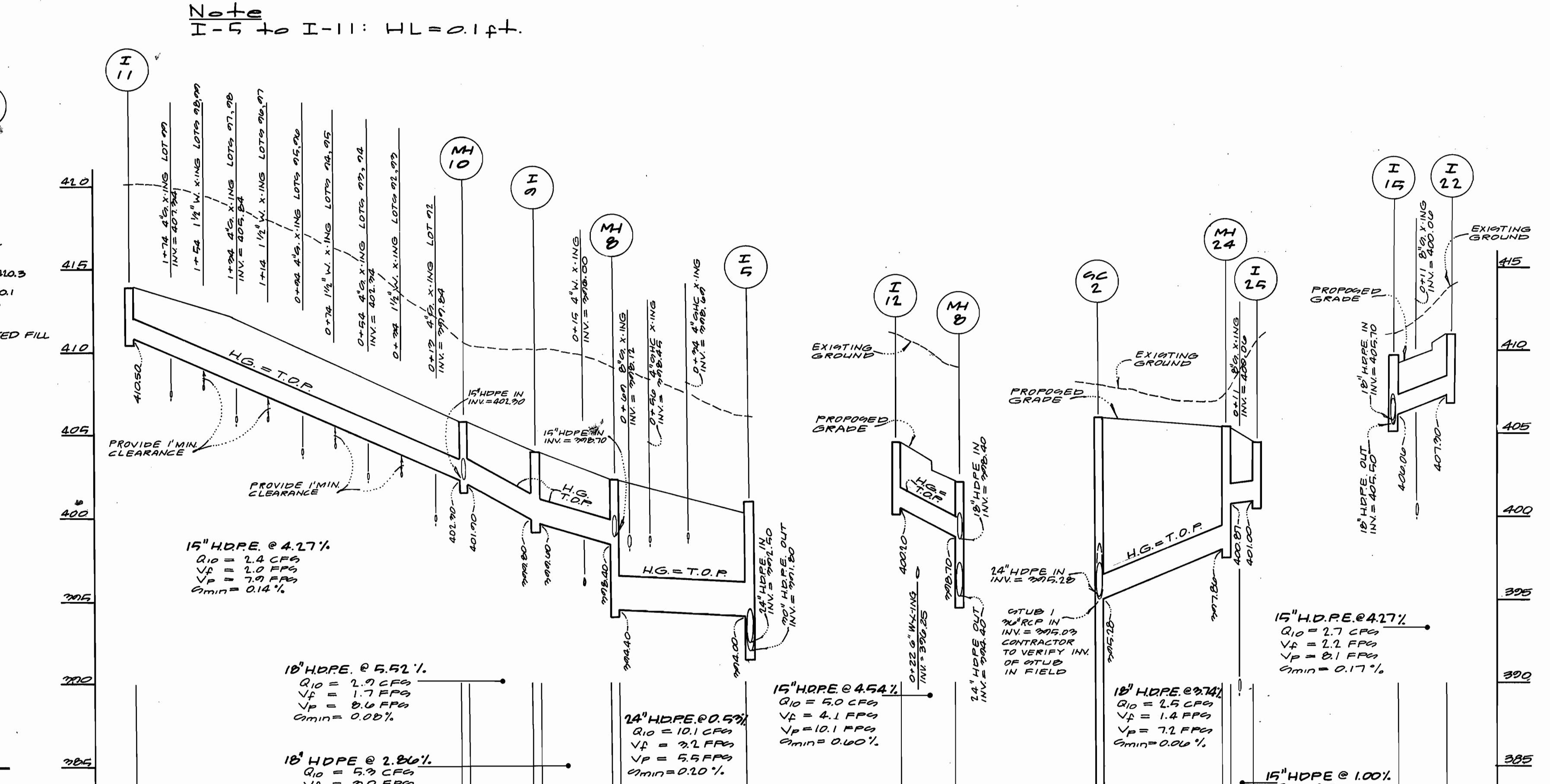
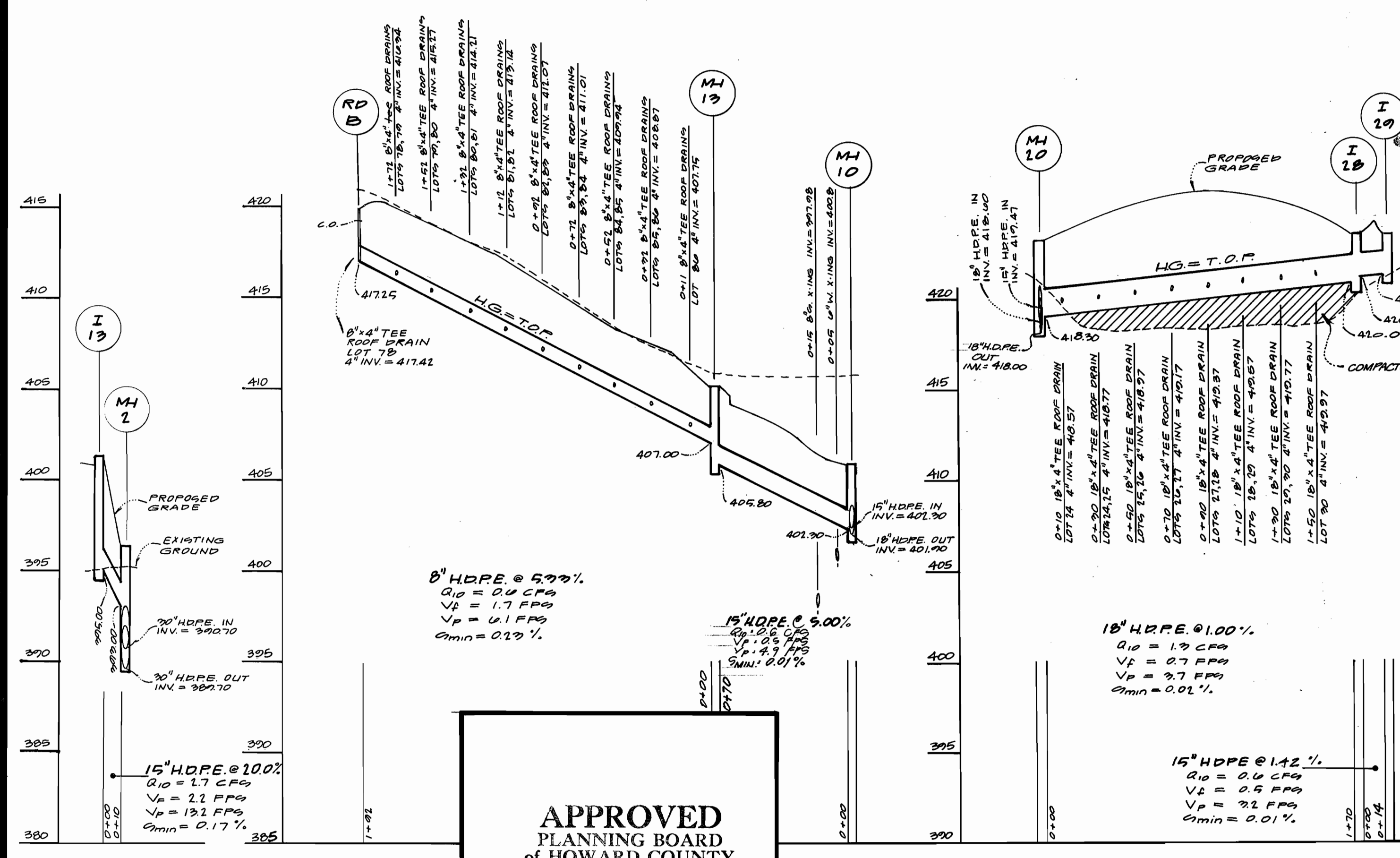
SDP-01-21

Note
MH1 to RD'A: HL at
structures = 0.1 ft.



Structure Schedule		Width (inside)		Top Elevation		Invert Elevation		St'd Detail	Locations	Remarks
No.	Type			Upper	Lower	Upper	Lower			
SC1	STORMCEPTOR STC 3600	6'	300.40	300.50	300.40	300.42	300.42	STC 3600	ADJ. LOT 111, SEE PLAN	SEE CSR HYDRO CONDUIT (CHECK FROM SHEET 11 OF 12)
I5	PRECAST A-10 INLET	3'	400.90	400.00	391.90	391.90	391.90	SD 4.41	ADJ. LOTS 110, 120, SEE PLAN	
I7	DOUBLE S COMB.	3'-5"	400.20	400.00	396.50	396.00	396.00	SD 4.34	ADJ. LOT 127, SEE PLAN	
I9	DOUBLE S COMB.	3'-5"	404.35	404.00	399.80	399.00	399.00	SD 4.34	ADJ. LOTS 91, 92, SEE PLAN	
I11	DOUBLE S COMB.	3'-5"	414.54	414.31	410.50	410.50	410.50	SD 4.34	ADJ. LOT 99, SEE PLAN	
I12	DOUBLE S COMB.	3'-5"	404.20	403.95	400.20	400.20	400.20	SD 4.34	ADJ. LOT 100, SEE PLAN	
I13	PRECAST A-10 INLET	2'-6"	401.30	401.30	395.00	395.00	395.00	SD 4.41	ADJ. LOT 111, SEE PLAN	
I22	TYPE S COMB. INLET	3'-5"	411.00	407.30	407.30	407.30	407.30	SD 4.32	ADJ. LOT 46, SEE PLAN	
I23	TYPE S INLET	2'-7 1/2"	417.50	413.30	413.30	413.30	413.30	SD 4.22	ADJ. LOTS 94, 43, SEE PLAN	
I25	PRECAST A-10 INLET	2'-6"	405.00	401.00	401.00	401.00	401.00	SD 4.41	ADJ. LOTS 80, 51, SEE PLAN	
I28	TYPE S INLET	2'-7 1/2"	423.50	423.50	420.00	420.00	420.00	SD 4.22	ADJ. LOT 30, SEE PLAN	
I29	TYPE S INLET	2'-7 1/2"	423.80	423.80	420.00	420.00	420.00	SD 4.22	ADJ. LOT 70, SEE PLAN	
MH1	STD. PRECAST MH	5'-0"	395.30	388.50	388.50	388.08	388.08	G 5.11	ADJ. LOT 111, SEE PLAN	
MH2	SHALLOW PRECAST MH	4'-0"	396.40	389.70	389.70	389.70	389.70	G 5.12	ADJ. LOT 111, SEE PLAN	
MH3	STD. PRECAST MH	4'-0"	401.00	391.20	391.10	391.10	391.10	G 5.11	ADJ. LOT 114, SEE PLAN	
MH4	STD. PRECAST MH	4'-0"	399.00	391.85	391.75	391.75	391.75	G 5.11	ADJ. LOT 119, SEE PLAN	
MH6	SHALLOW PRECAST MH	4'-0"	398.30	393.50	393.00	393.00	393.00	G 5.12	ADJ. LOT 119, SEE PLAN	
MH8	STD. PRECAST MH	4'-0"	402.25	398.70	398.40	398.40	398.40	G 5.11	ADJ. LOT 122, SEE PLAN	
MH10	SHALLOW PRECAST MH	4'-0"	405.75	402.30	402.30	401.90	401.90	G 5.12	ADJ. LOT 92, SEE PLAN	
MH13	SHALLOW PRECAST MH	4'-0"	410.20	407.00	405.80	405.80	405.80	G 5.12	ADJ. LOT 86, SEE PLAN	
MH24	STD. PRECAST MH	4'-0"	405.40	400.87	397.80	397.80	397.80	G 5.11		
MH26	SHALLOW PRECAST MH	4'-0"	401.80	393.00	393.20	393.20	393.20	G 5.12		
MH27	SHALLOW PRECAST MH	4'-0"	405.40	401.10	401.75	401.75	401.75	G 5.12		

Note
I-5 to I-11: HL = 0.1 ft.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 5/14/01
 Chief, Division of Land Development: *[Signature]* Date: 5/3/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/1/01

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 01-11-01



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

DEVELOPER: K. HOWAMAN COMPANIES
 4061 POWDER MILL ROAD, SUITE 200
 CALVERTON, MD. 20705
 ATTN: MR. TIMOTHY L. BISHOP
 PH: 301-586-0106

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD. 21044
 ATTN: MR. AL EDWARDS
 PH: 410-992-6034

STORM DRAIN PROFILES
COLUMBIA TOWN CENTER
 SECTION 2 AREA 8
 PARCEL 'B'
 PLAT No. 14699

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

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

ZONING: NT

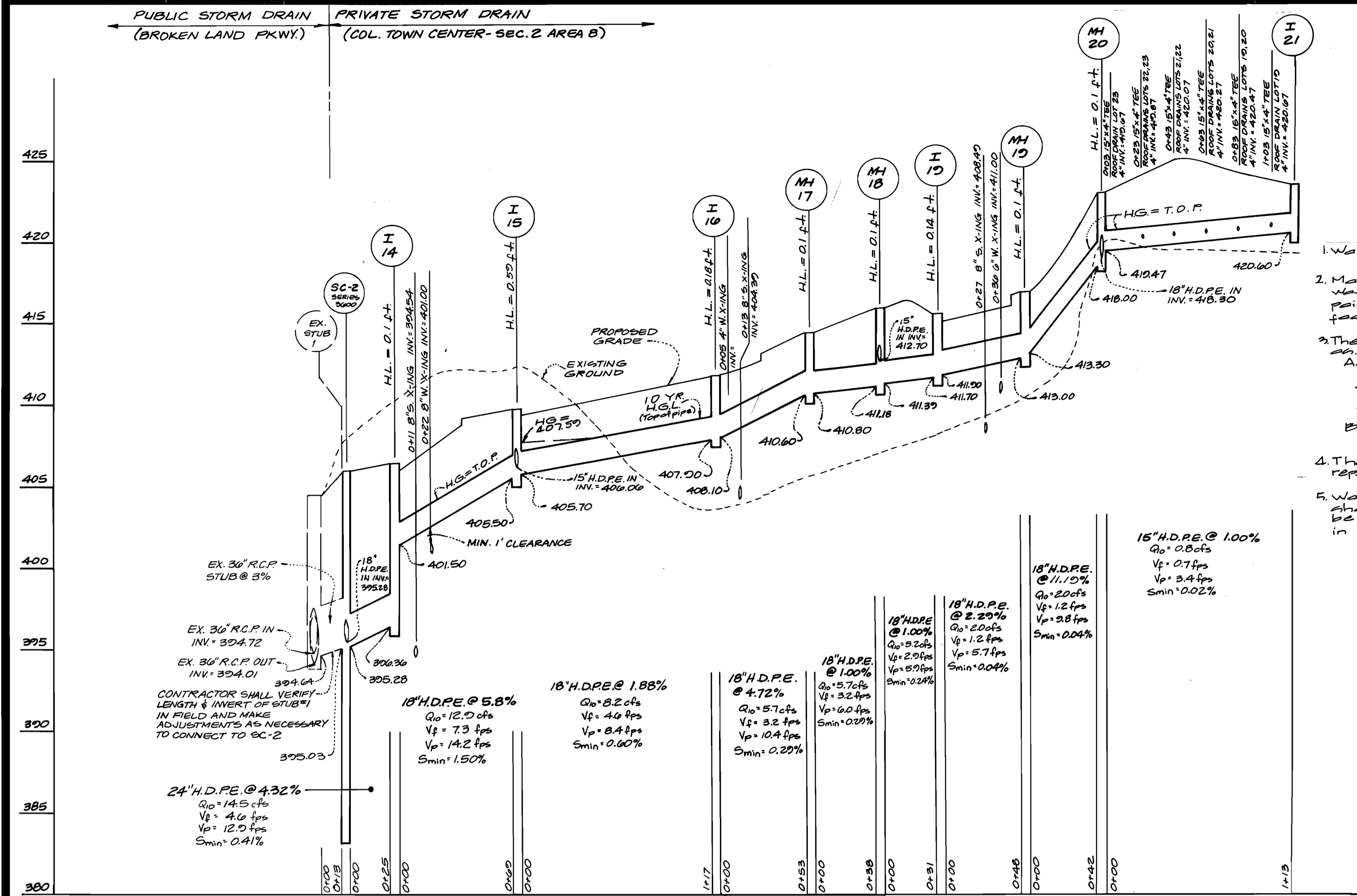
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DATE: August, 2000

TAX MAP - GRID: 36-1

SHEET: 10 OF 19

SDP-01-31



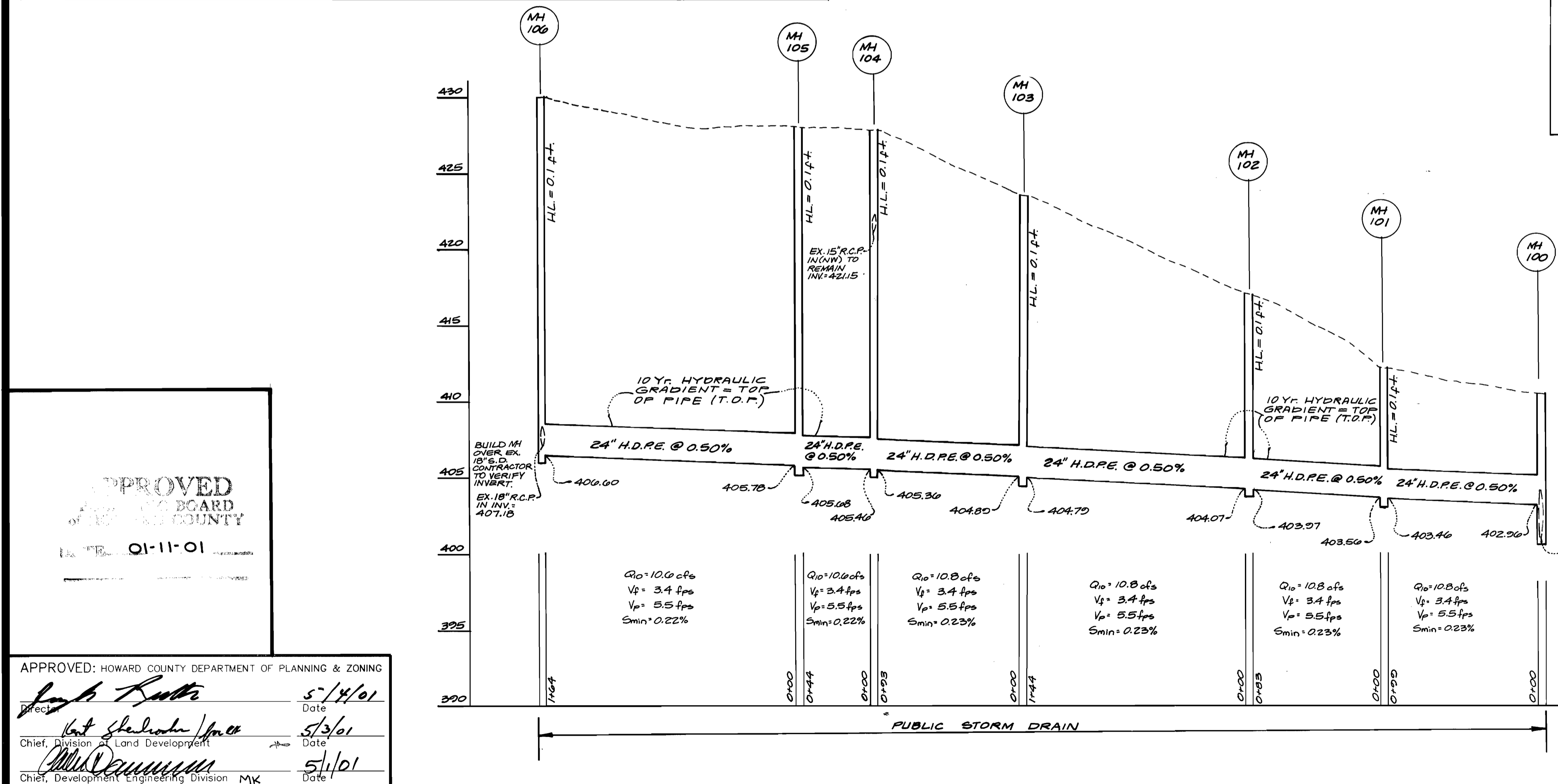
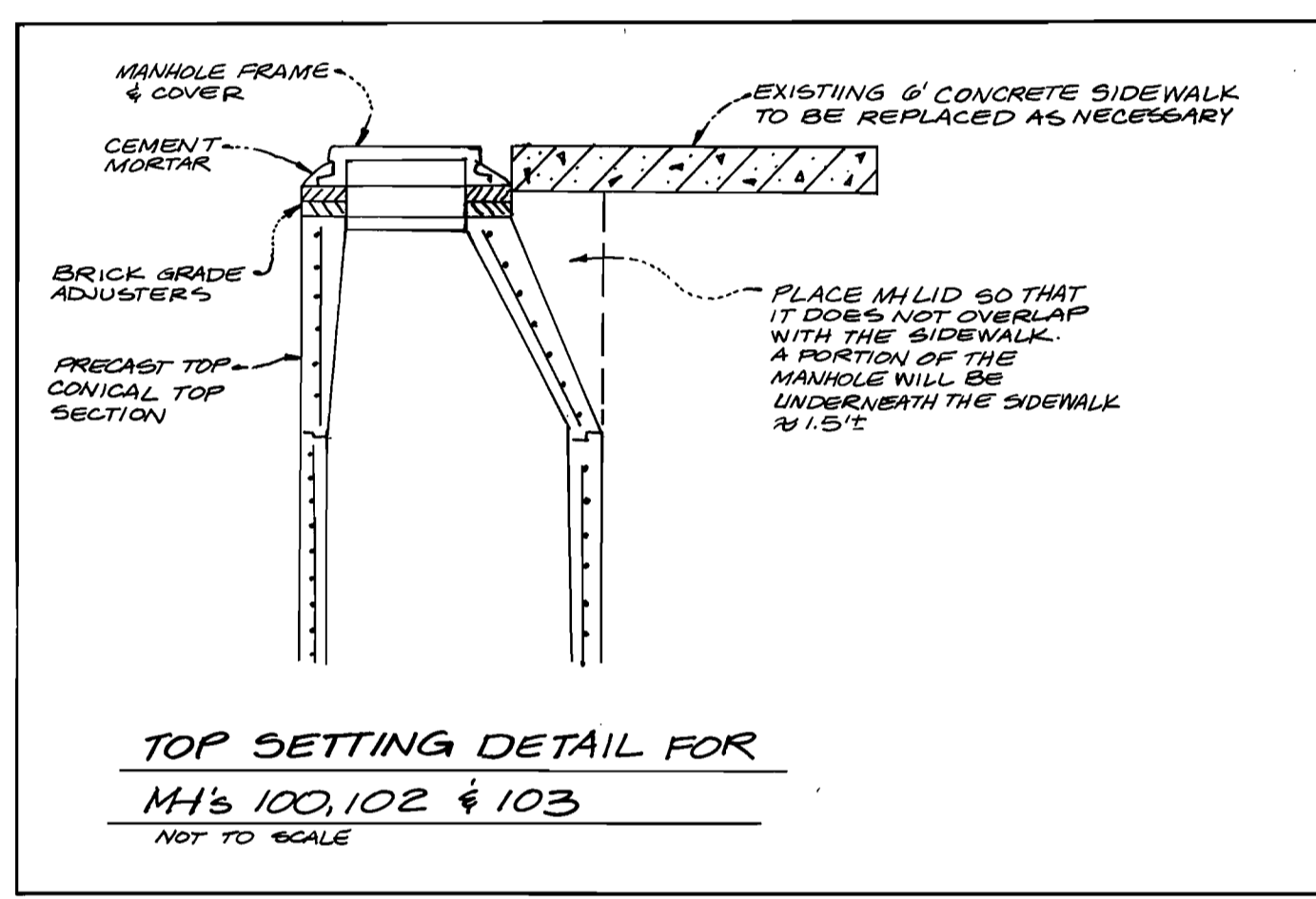
Pipe Schedule				
	size	type	quantity (l.f.)	Remarks
PRIVATE	15"	H.D.P.E.	113	
PRIVATE	18"	H.D.P.E.	328	
PRIVATE	24"	H.D.P.E.	25	
PUBLIC	24"	H.D.P.E.	627	

NOTE: 4" ROOF DRAIN LEADS NOT COUNTED.

Structure Schedule									
No.	Type	Width (inside)	Top Elevation		Invert Elevation		St'd Detail	Locations	Remarks
			Upper	Lower	Upper	Lower			
SC2	STORMCEPTOR STC-3000	6"	406.00	---	395.11	395.03	STC 8600	ADJ. LOT 47, SEE PLAN	DETAIL REQUEST FROM ON SHEET 11 & 12
I 14	PRECAST CONCRETE INLET	4'-0"	407.07	406.50	401.50	399.36	MD 374.02	ADJ. LOT 47, SEE PLAN	
I 15	DOUBLE 6 COMB	3'-5"	400.97	400.81	405.70	405.50	SD 4.34	ADJ. LOT 1, SEE PLAN	
I 16	DOUBLE 6 INLET	2'-7 1/2"	411.92	411.74	408.10	407.90	SD 4.23	ADJ. LOT 7, SEE PLAN	
MH 17	SHALLOW MANHOLE	4'-0"	414.50	---	410.80	410.60	G 5.12	ADJ. LOT 40, 41, SEE PLAN	
MH 18	SHALLOW MANHOLE	4'-0"	416.00	---	411.30	411.10	G 5.12	ADJ. LOT 36, 38, SEE PLAN	
I 19	PRECAST A-10 INLET	2'-6"	415.00	---	411.00	411.00	SD 4.41	ADJ. LOT 30, SEE PLAN	
MH 10	SHALLOW PRECAST MH	4'-0"	417.00	---	413.30	413.00	G 5.12	ADJ. LOTS 23, 24, SEE PLAN	PROVIDE YARD INLET GRATE TOP PER SD 4.14
MH 20	SHALLOW PRECAST MH	4'-0"	423.20	---	419.47	418.30	G 5.12	ADJ. LOTS 23, 24, SEE PLAN	
I 21	TYPE S INLET	2'-7 1/2"	423.60	---	420.60	---	SD 4.22	ADJ. LOT 19, SEE PLAN	
MH 100	STD. PRECAST MH	4'-0"	430.00	---	407.18	406.60	G 5.12	TWIN RIVERS RD., SEE PLAN	
MH 105	STD. PRECAST MH	4'-0"	428.00	---	405.78	405.68	G 5.12	TWIN RIVERS RD., SEE PLAN	
MH 104	STD. PRECAST MH	4'-0"	428.00	---	421.15	408.30	G 5.12	TWIN RIVERS RD., SEE PLAN	
MH 103	STD. PRECAST MH	4'-0"	423.50	---	404.89	404.79	G 5.12	TWIN RIVERS RD., SEE PLAN	SEE TOP DETAIL
MH 102	STD. PRECAST MH	4'-0"	416.20	---	404.07	403.97	G 5.12	TWIN RIVERS RD., SEE PLAN	SEE TOP DETAIL
MH 101	STD. PRECAST MH	4'-0"	412.20	---	403.56	403.46	G 5.12	INTX. BROKEN LAND PKWY, SEE PLAN	
MH 100	STD. PRECAST MH	5'-0"	410.40	---	402.90	401.00	G 5.12	BROKEN LAND PKWY, SEE PLAN	SEE TOP DETAIL

Maintenance Notes
(Water Quality Structure Vents)

- Water quality structure will require periodic cleaning.
- Maintenance of the facility will consist of cleaning the water quality device and disposal of the waste and repair of the facility as needed. Periodic inspection of the facility will be made by the owner.
- The disposal of the liquid and solid matter shall be as follows:
 - All liquid material in the water quality device shall be pumped into a suitable tank, truck, disposal at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
 - The solid material shall be landfilled in an approved sanitary landfill.
- The inlet pipes and structural parts shall be repaired as needed.
- Water quality device inlet and outlet assembly shall be periodically inspected. Blockages shall be removed and disposed of as required in 2B above.



Precast Concrete Stormceptor Order Request Form
* TO BE INCLUDED ON SMM PLAN BY DESIGNER

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip Code _____
Contact _____
Phone _____
Fax _____

OWNER INFORMATION

Name _____
Phone _____
Fax _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT: 2.42 AC.

Stormceptor Model	Insert Size	Manhole Number
STC 900 <input type="checkbox"/> 3600 <input checked="" type="checkbox"/>	DISC <input checked="" type="checkbox"/>	SC-1
1200 <input type="checkbox"/> 4800 <input type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) 396.40
1800 <input type="checkbox"/> 6000 <input type="checkbox"/>	32" <input type="checkbox"/>	Inlet Pipe Invert (ft) 395.50
2400 <input type="checkbox"/> 7200 <input type="checkbox"/>	CUSTOM <input type="checkbox"/>	Outlet Pipe Invert (ft) 395.42
		Pipe Type (1) 30" H.D.P.E. IN (1) 30" H.D.P.E. OUT
		Inlet Pipe Inside Diameter (ID) 30"
		Inlet Pipe Outside Diameter (OD) 36.10"
		Outlet Pipe Inside Diameter (ID) 30"
		Outlet Pipe Outside Diameter (OD) 36.10"

Project Name: COLUMBIA TOWN CENTER SEC. 2 AREA B
Approximate time frame of delivery (weeks): _____
Delivery Address: Street _____
City: _____ State: _____ Zip Code: _____
Designer Company: _____ Phone: _____ Fax: _____
Designer Contact: _____

PLEASE FILL OUT COMPLETELY AND FAX TO: [Redacted] Hydro Conduit
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-9100
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG,
PHONE (703)971-9100

Precast Concrete Stormceptor Order Request Form
* TO BE INCLUDED ON SMM PLAN BY DESIGNER

CONTRACTOR INFORMATION

Name _____
Address _____
City _____
State _____
Zip Code _____
Contact _____
Phone _____
Fax _____

OWNER INFORMATION

Name _____
Phone _____
Fax _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT: 2.35 AC.

Stormceptor Model	Insert Size	Manhole Number
STC 900 <input type="checkbox"/> 3600 <input checked="" type="checkbox"/>	DISC <input checked="" type="checkbox"/>	SC-2
1200 <input type="checkbox"/> 4800 <input type="checkbox"/>	22" <input type="checkbox"/>	Top Elevation (ft) 423.20
1800 <input type="checkbox"/> 6000 <input type="checkbox"/>	32" <input type="checkbox"/>	Inlet Pipe Invert (ft) 395.28
2400 <input type="checkbox"/> 7200 <input type="checkbox"/>	CUSTOM <input type="checkbox"/>	Outlet Pipe Invert (ft) 395.03
		Pipe Type (2) 24" H.D.P.E. IN (1) 30" H.D.P.E. OUT
		Inlet Pipe Inside Diameter (ID) 24"
		Inlet Pipe Outside Diameter (OD) 30.10"
		Outlet Pipe Inside Diameter (ID) 30"
		Outlet Pipe Outside Diameter (OD) 36.10"

Project Name: COLUMBIA TOWN CENTER SEC. 2 AREA B
Approximate time frame of delivery (weeks): _____
Delivery Address: Street _____
City: _____ State: _____ Zip Code: _____
Designer Company: _____ Phone: _____ Fax: _____
Designer Contact: _____

PLEASE FILL OUT COMPLETELY AND FAX TO: [Redacted] Hydro Conduit
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-9100
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG,
PHONE (703)971-9100

APPROVED
BOARD OF ZONING
HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

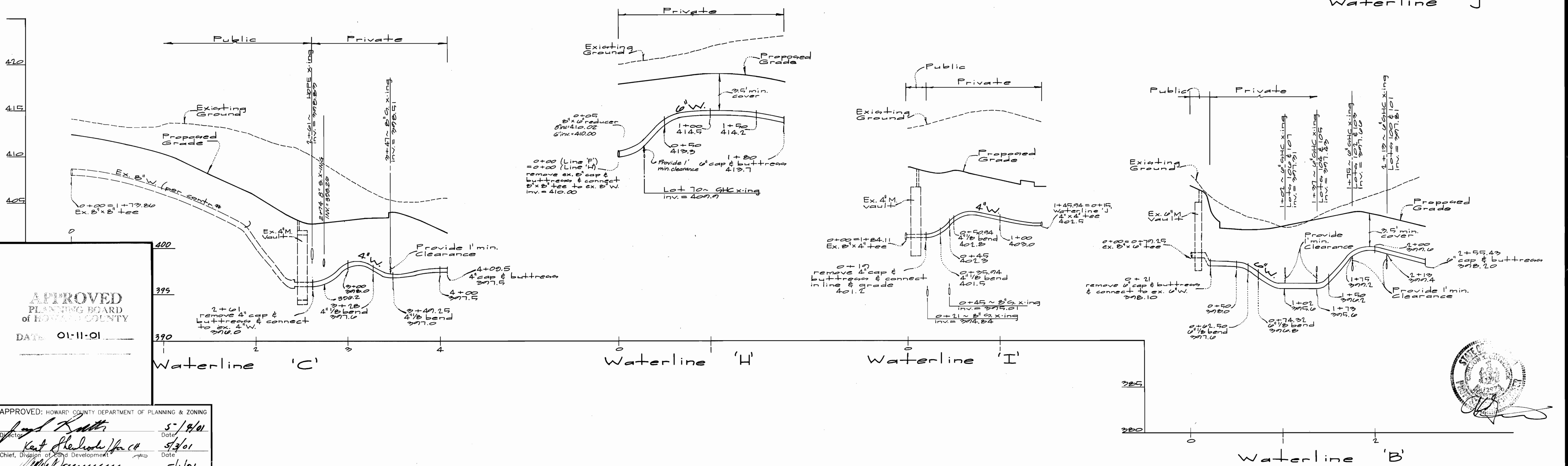
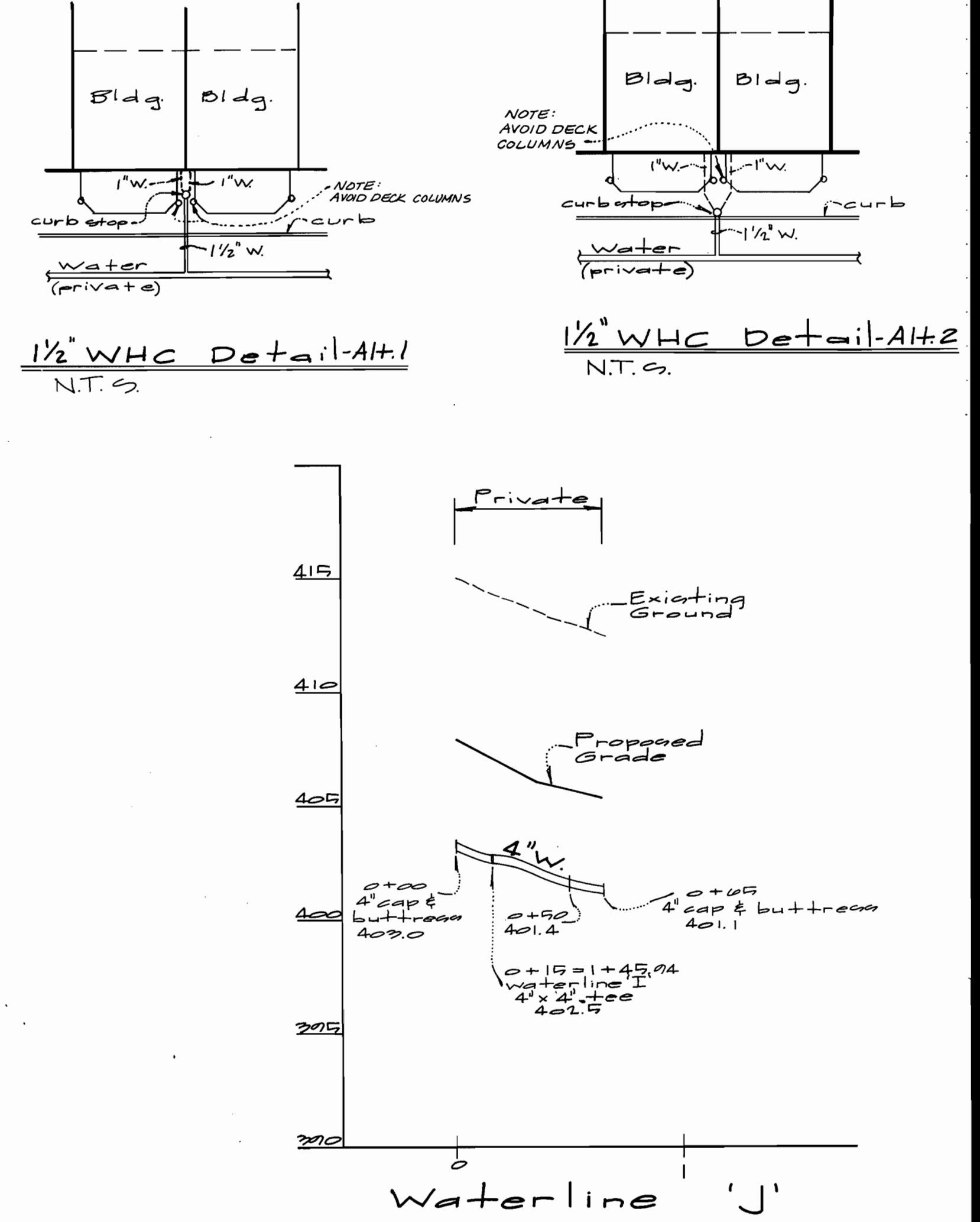
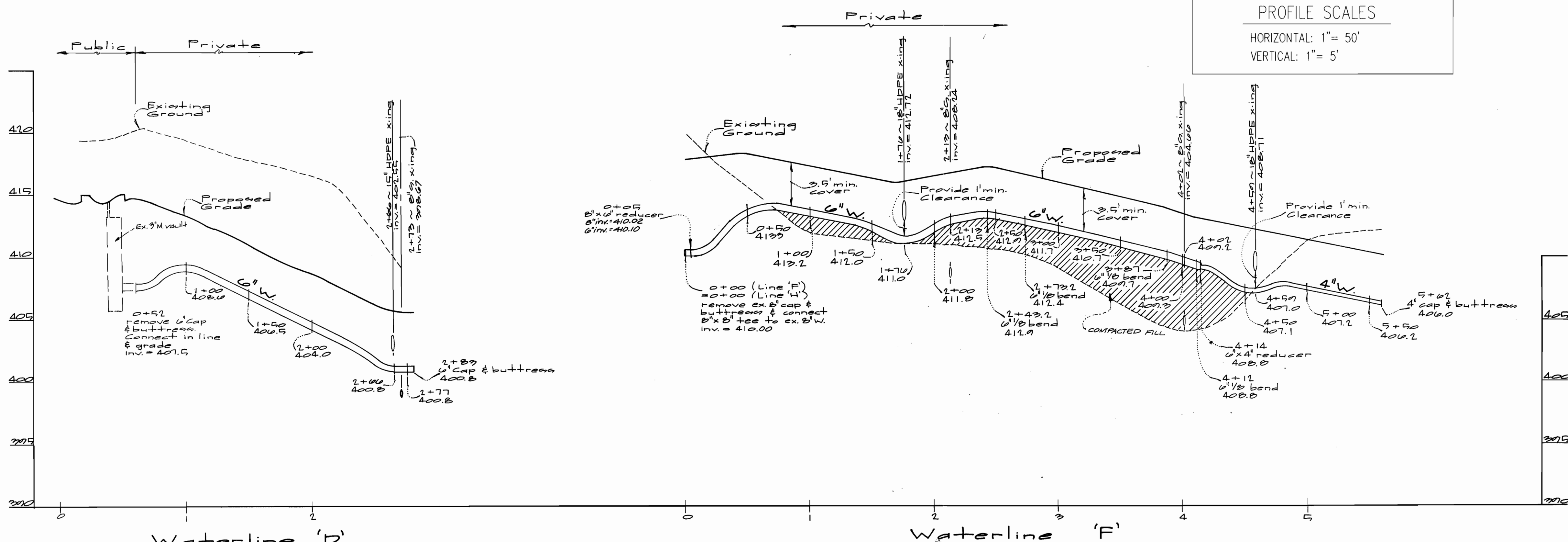
John Kuttz 5/14/01
Date

Chief, Division of Land Development

5/3/01
Date

Chief, Development Engineering Division MK

5/1/01
Date



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 5/14/01
Chief, Division of Land Development: *[Signature]* Date: 5/13/01
Chief, Development Engineering Division: *[Signature]* Date: 5/11/01

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186

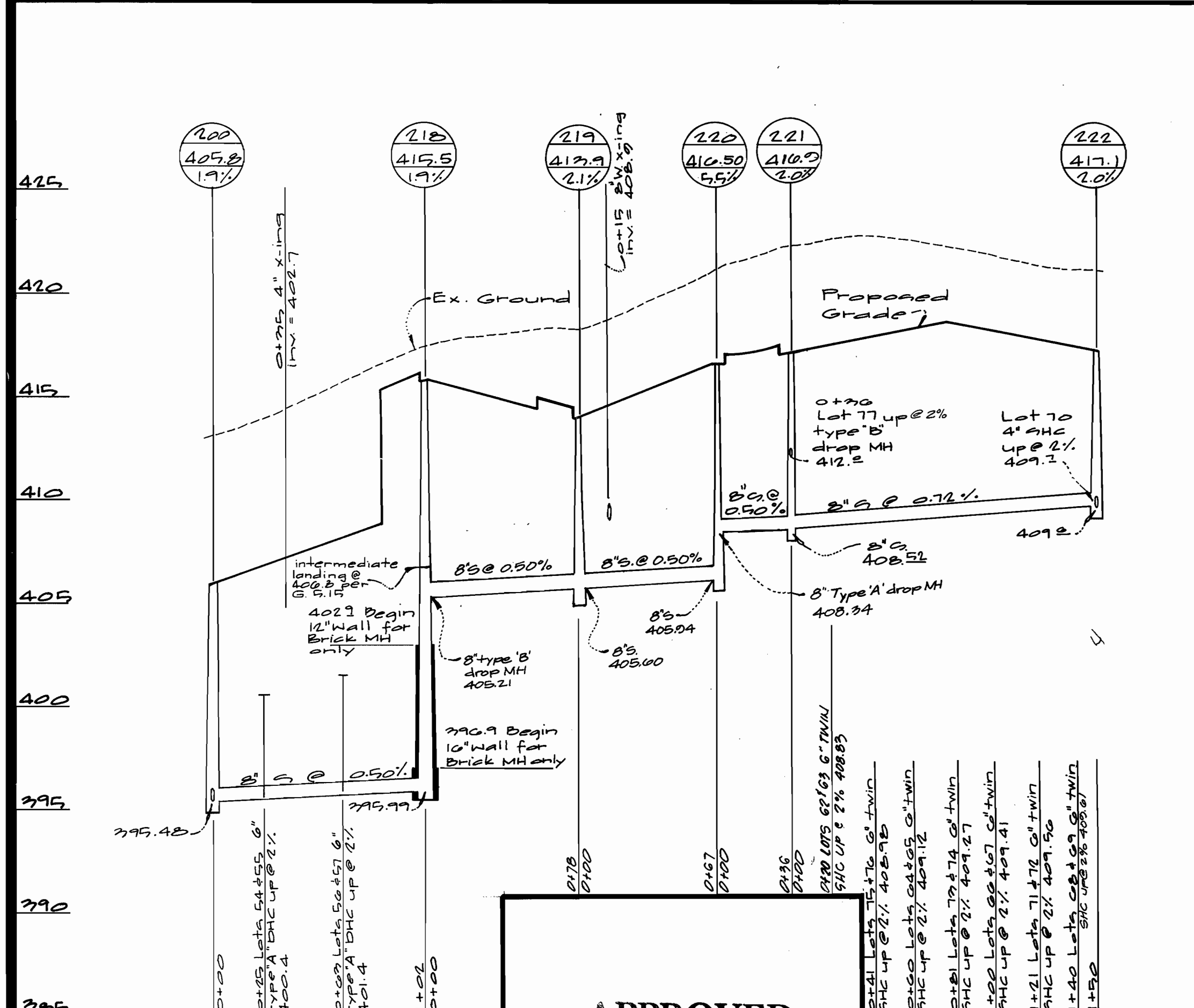
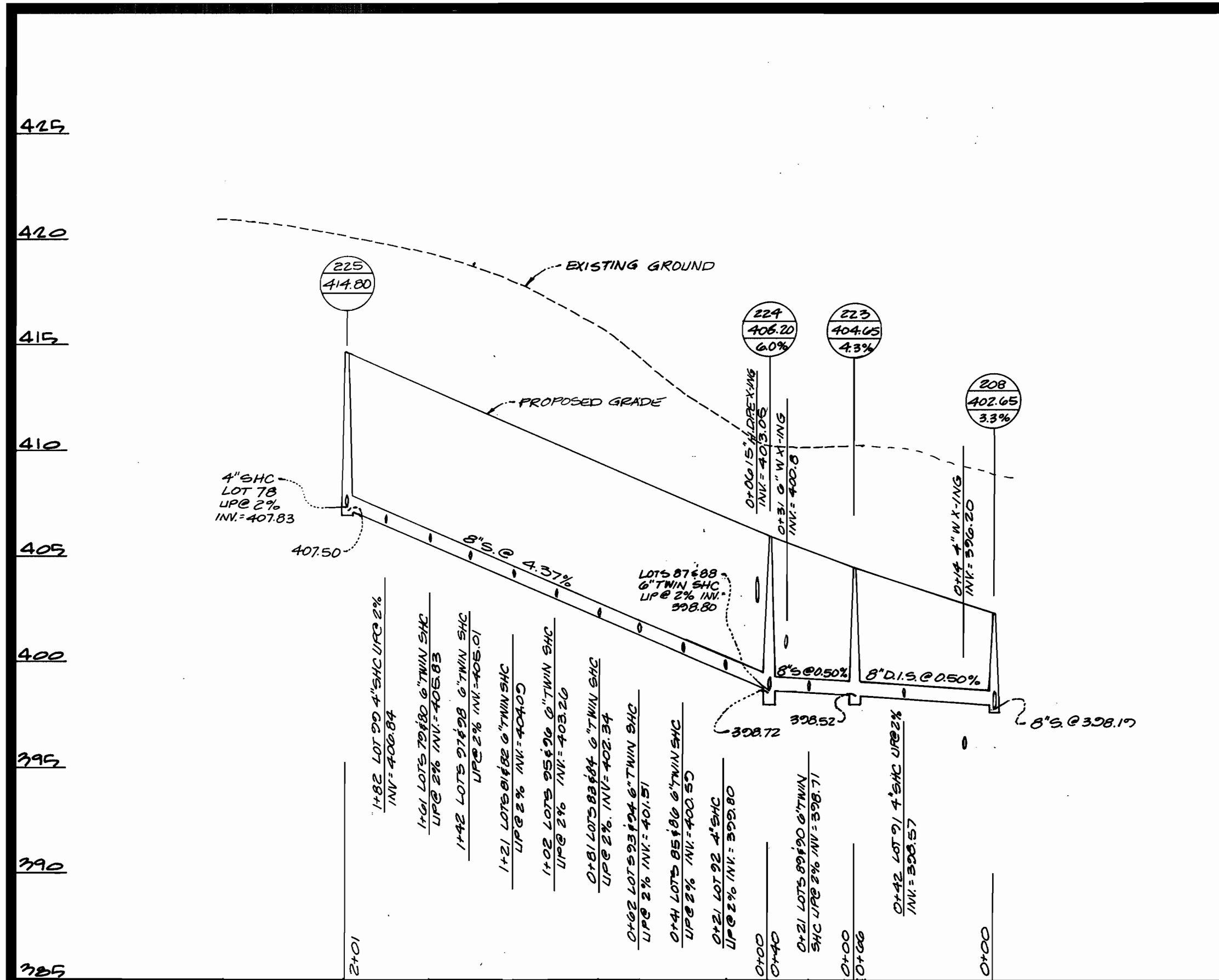
DATE	REVISION	BY	APPR.

DEVELOPER: K. HOWANIAN COMPANIES
4601 POWDER MILL ROAD, SUITE 200
CALVERTON, MD. 20705
ATTN: MR. TIMOTHY BISHOP
PH: 301-586-0106

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD. 21044
ATTN: MR. AL EDWARDS
PH: 410-992-6034

UTILITY PROFILES (private water)
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL 'B'
PLAT No. 14629
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	00110
DATE	TAX MAP - GRID	SHEET
August, 2000	36 - 1	12 OF 19



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph Smith 5/14/01
Director Date

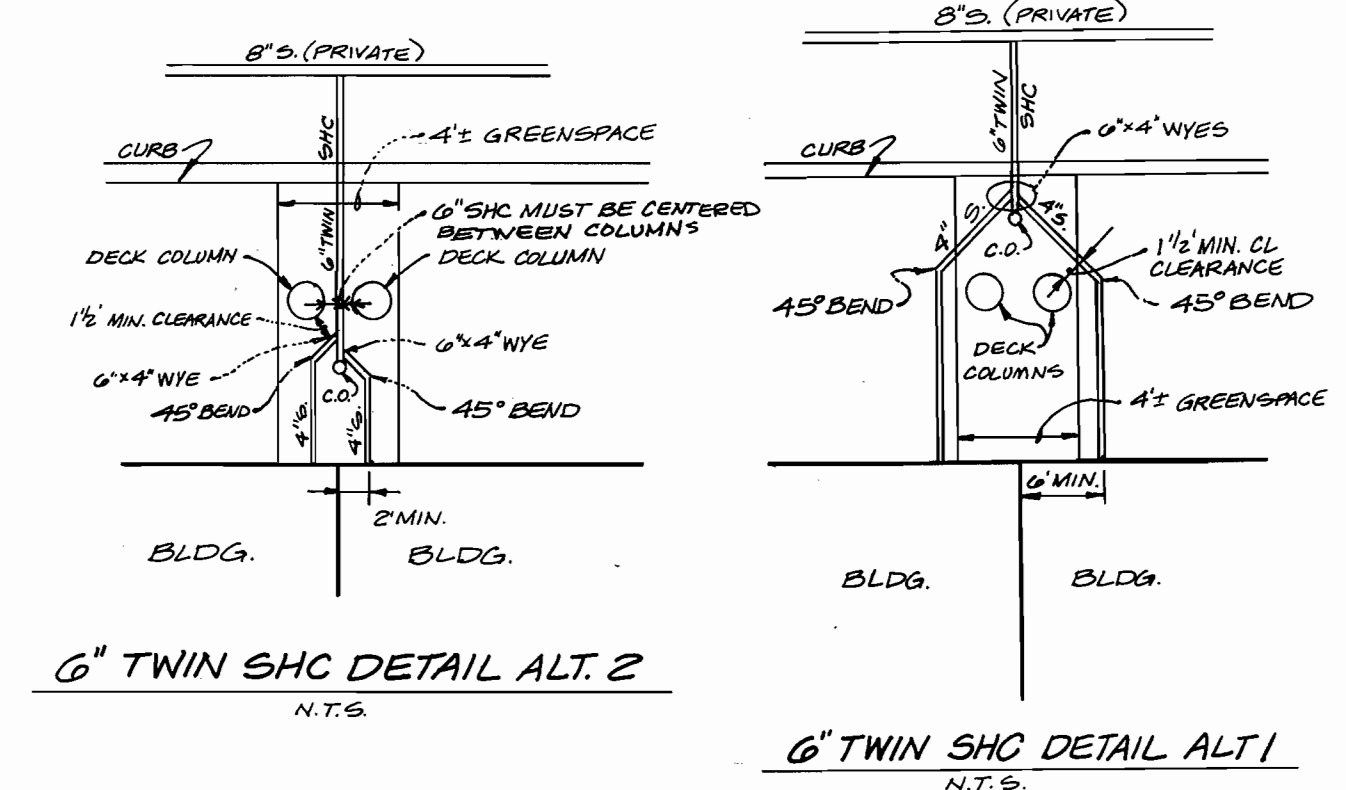
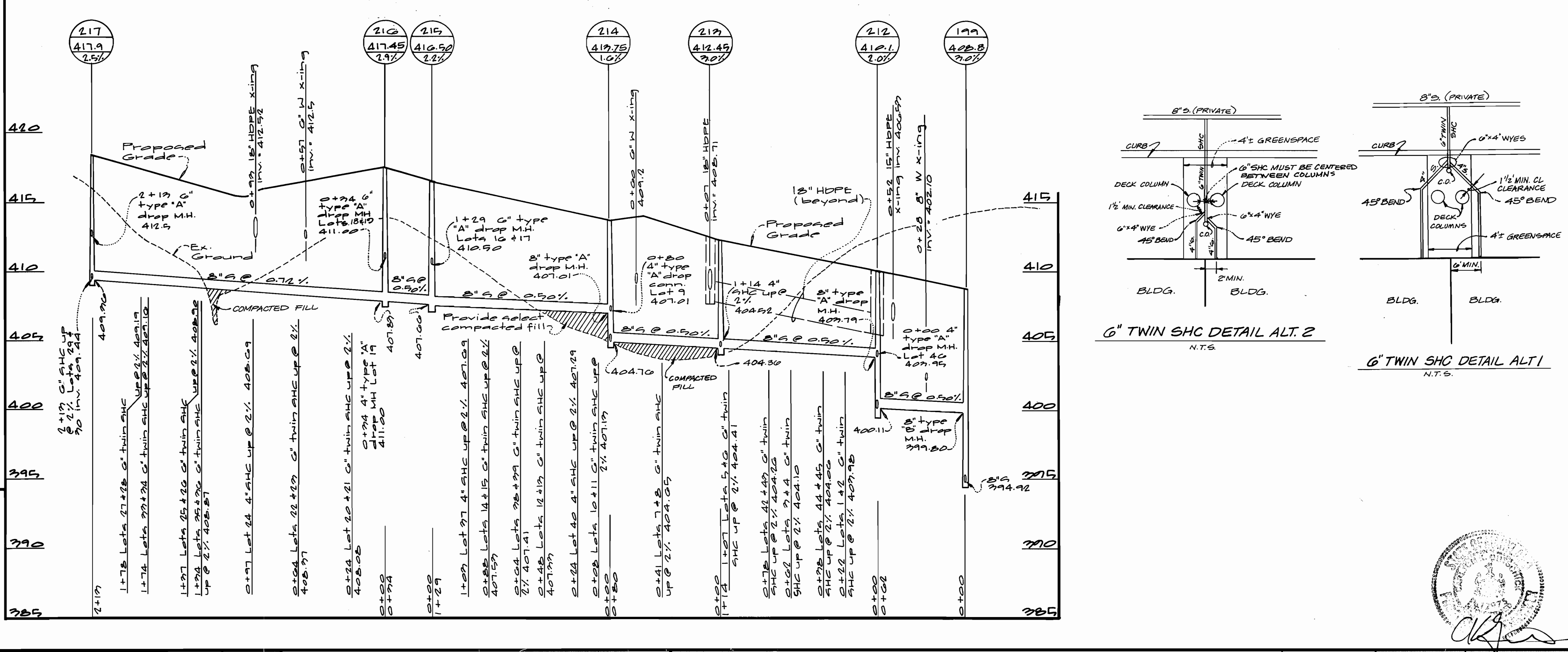
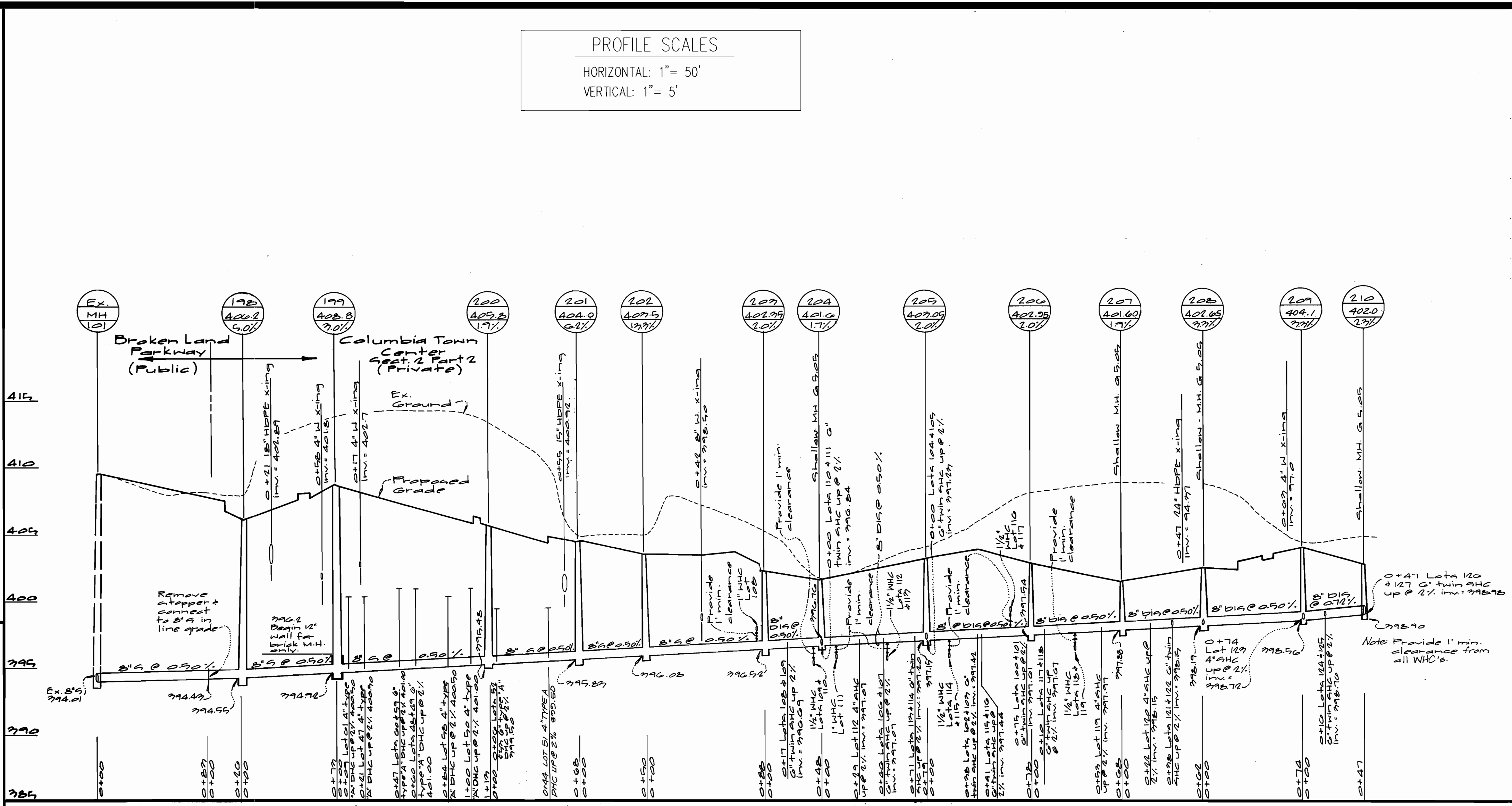
Keith Shabazz 5/3/01
Chief, Division of Land Development Date

Mike Cummings 5/1/01
Chief, Development Engineering Division MK Date

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 01-11-01

PROFILE SCALES
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. BSL	DRN. CAD/MLK	CHK. SCC	DATE	REVISION	BY	APPR.

DEVELOPER:
K. HOUMANIAN COMPANIES
4601 POWDER MILL ROAD, SUITE 200
CALVERTON, MD. 20705
ATTN: MR. TIMOTHY BISHOP
PH: 301-586-0106

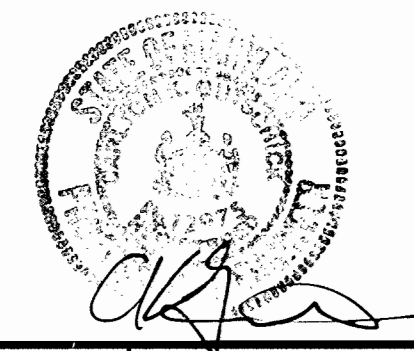
OWNER:
HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATIENT PKWY
COLUMBIA, MD. 21044
ATTN: MR. AL EDWARDS
PH: 410-992-6034

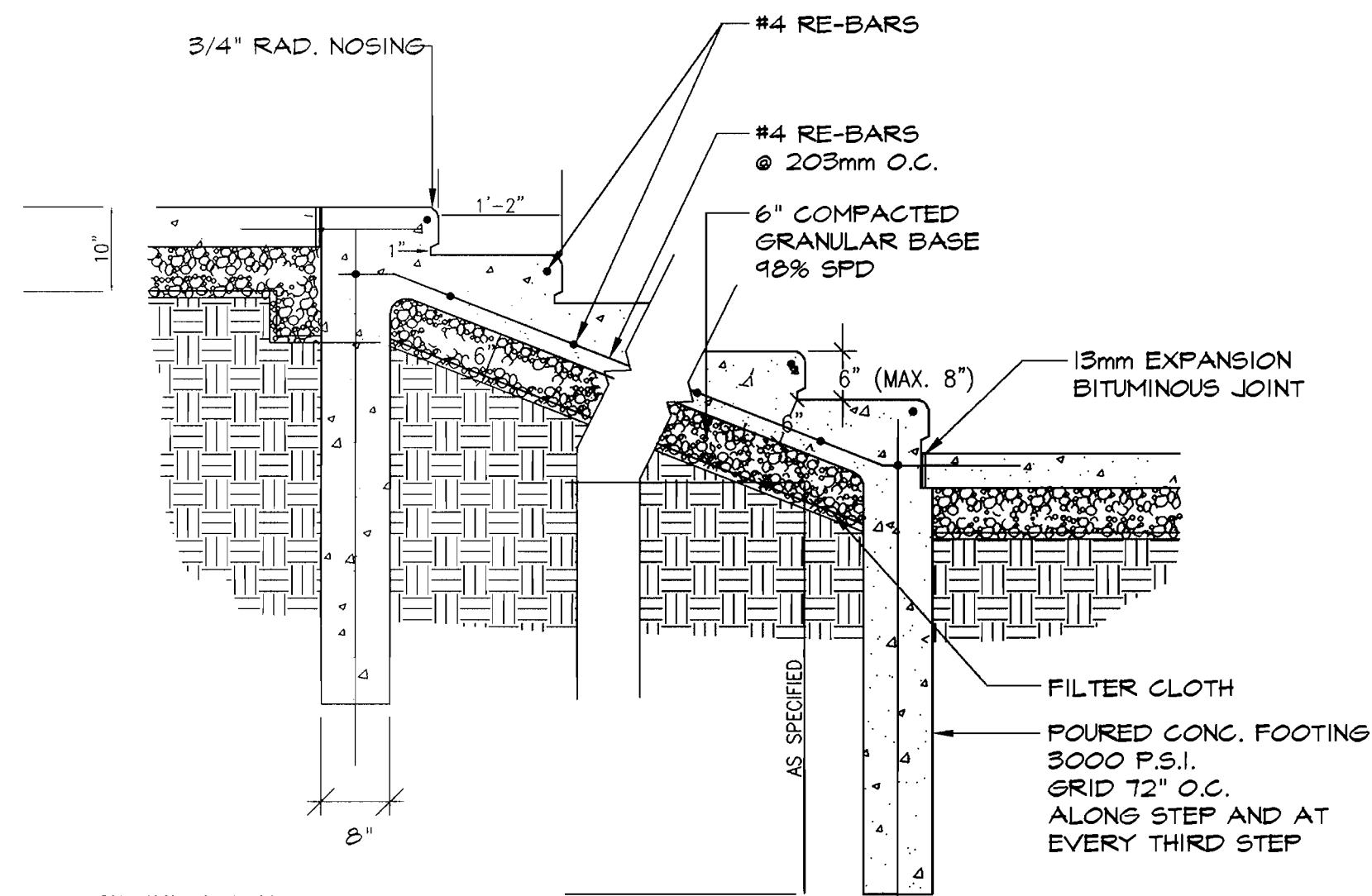
UTILITY PROFILES (private sewer)
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL B7
PLAT NO. 14699

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	00110
DATE	TAX MAP - GRID	SHEET
August 2000	36 - 1	13 OF 19

HOWARD COUNTY, MARYLAND



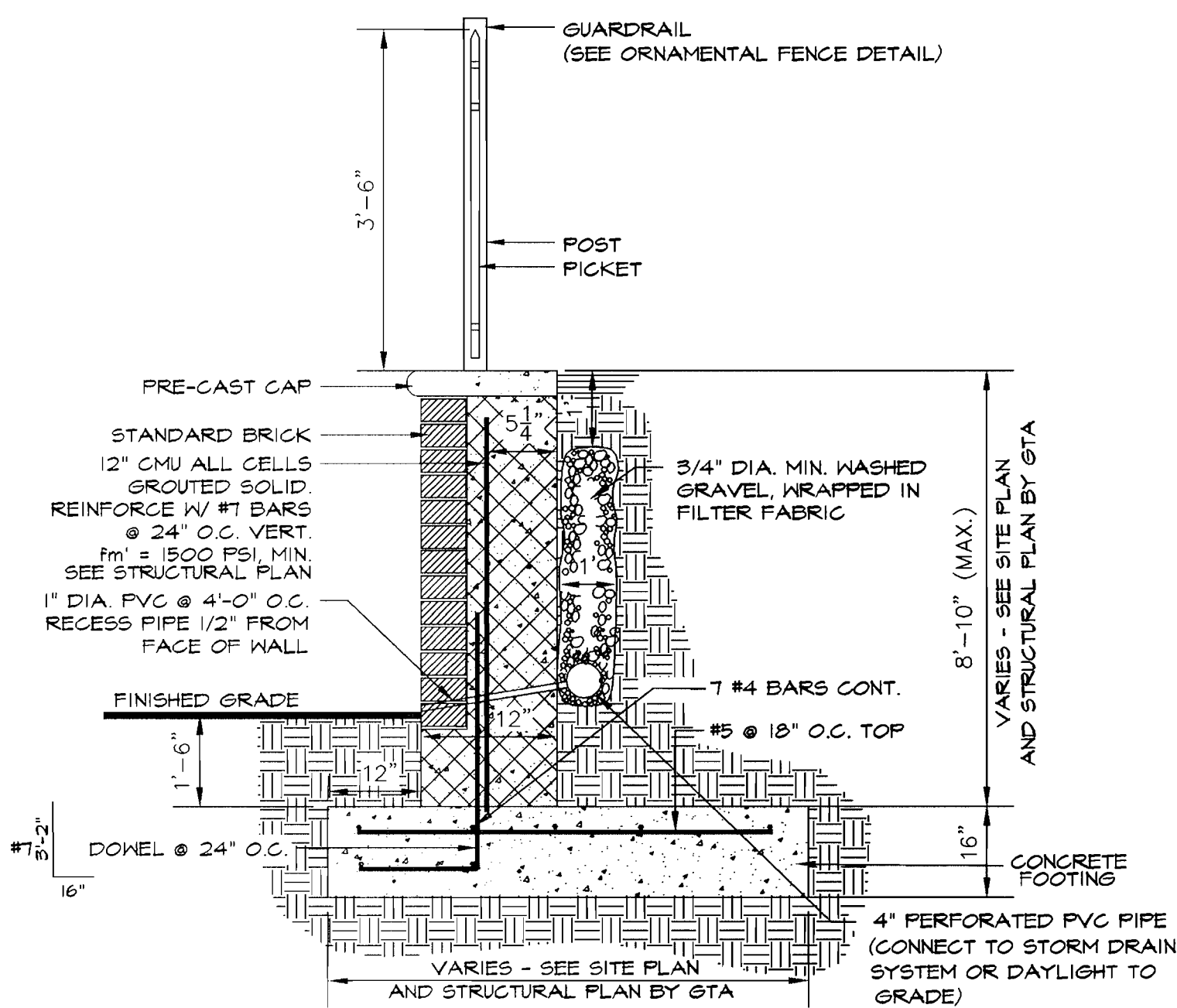


SPECIFICATIONS

1. ALL GRANULAR BASE MATERIAL SHALL COMPLY WITH ASTM SPECIFICATIONS 2440 OR EQUIVALENT FOR BASE MATERIAL.
2. GRANULAR BASE THICKNESS SHALL BE IN ACCORDANCE WITH SPECIFICATION NOTED ON PLANS.
3. ALL SURFACE AND PAVEMENT STRUCTURES SHALL BE TRUE TO THE LINES, LEVELS, GRADES, THICKNESS AND CROSS SECTION AS SHOWN ON THE DRAWINGS.
4. NOTIFY ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAIL.

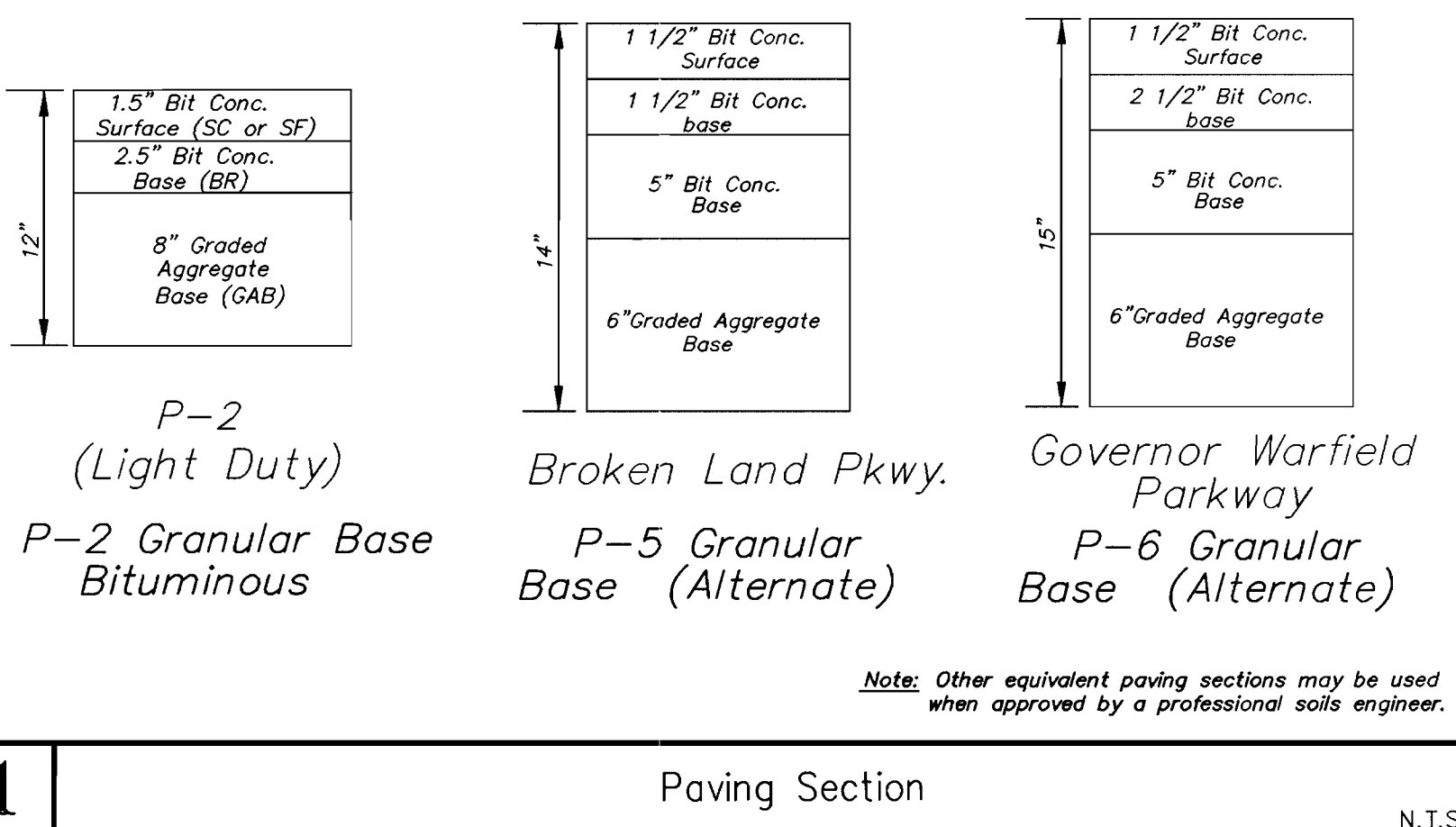
CONCRETE TREADS & RISERS

SCALE: NOT TO SCALE

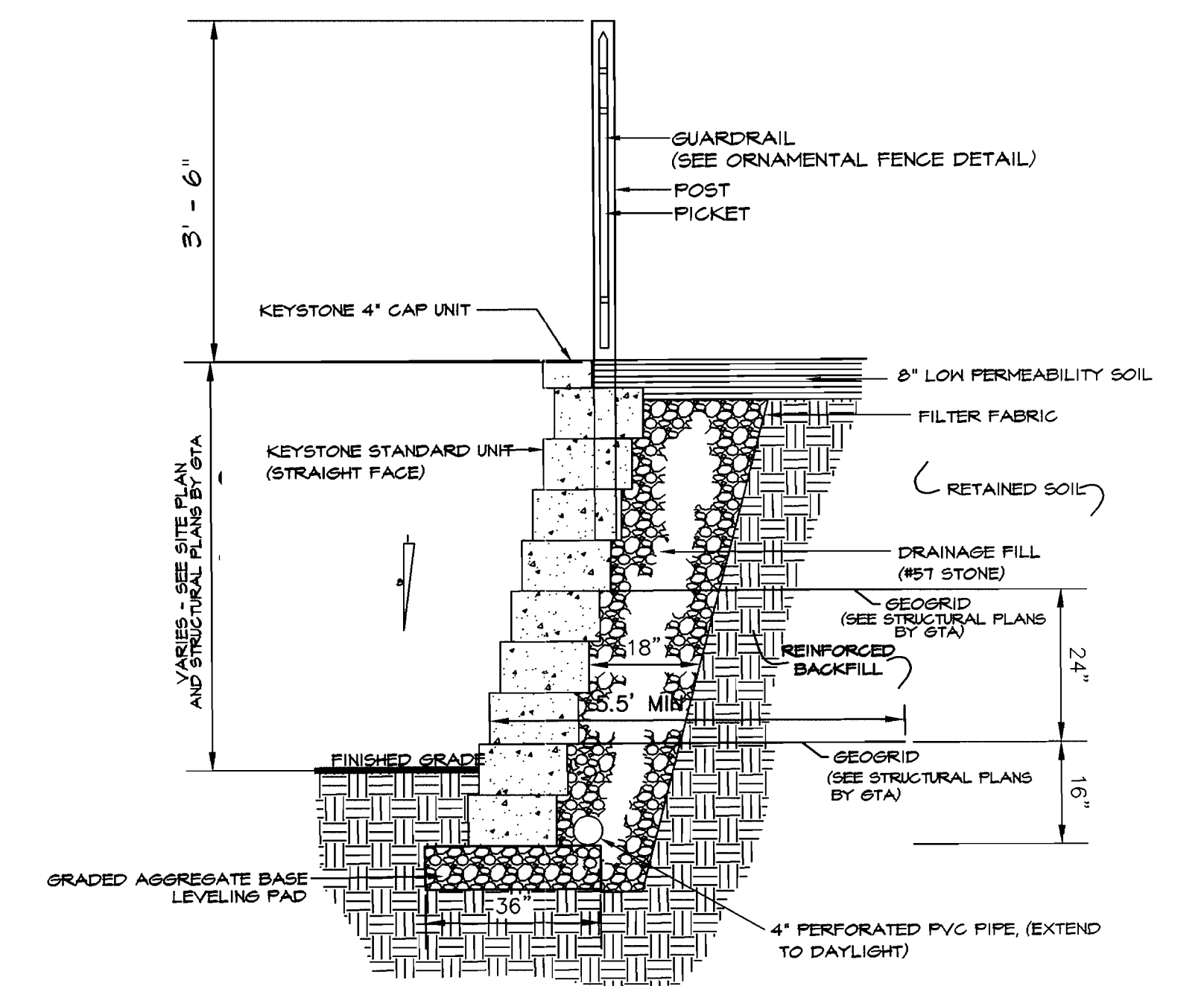


BRICK RETAINING WALL

NOT TO SCALE

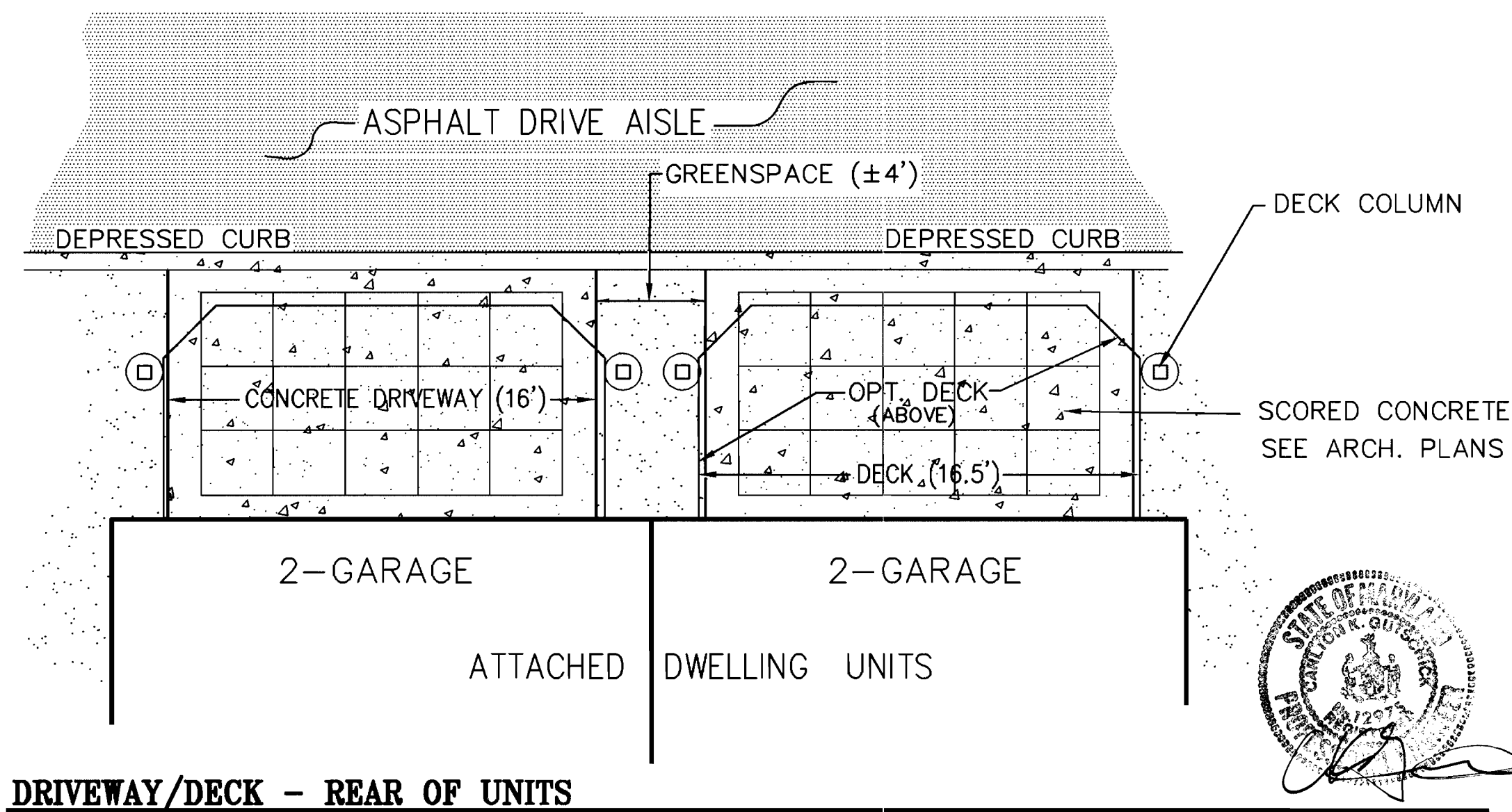


1 Paving Section N.T.S.



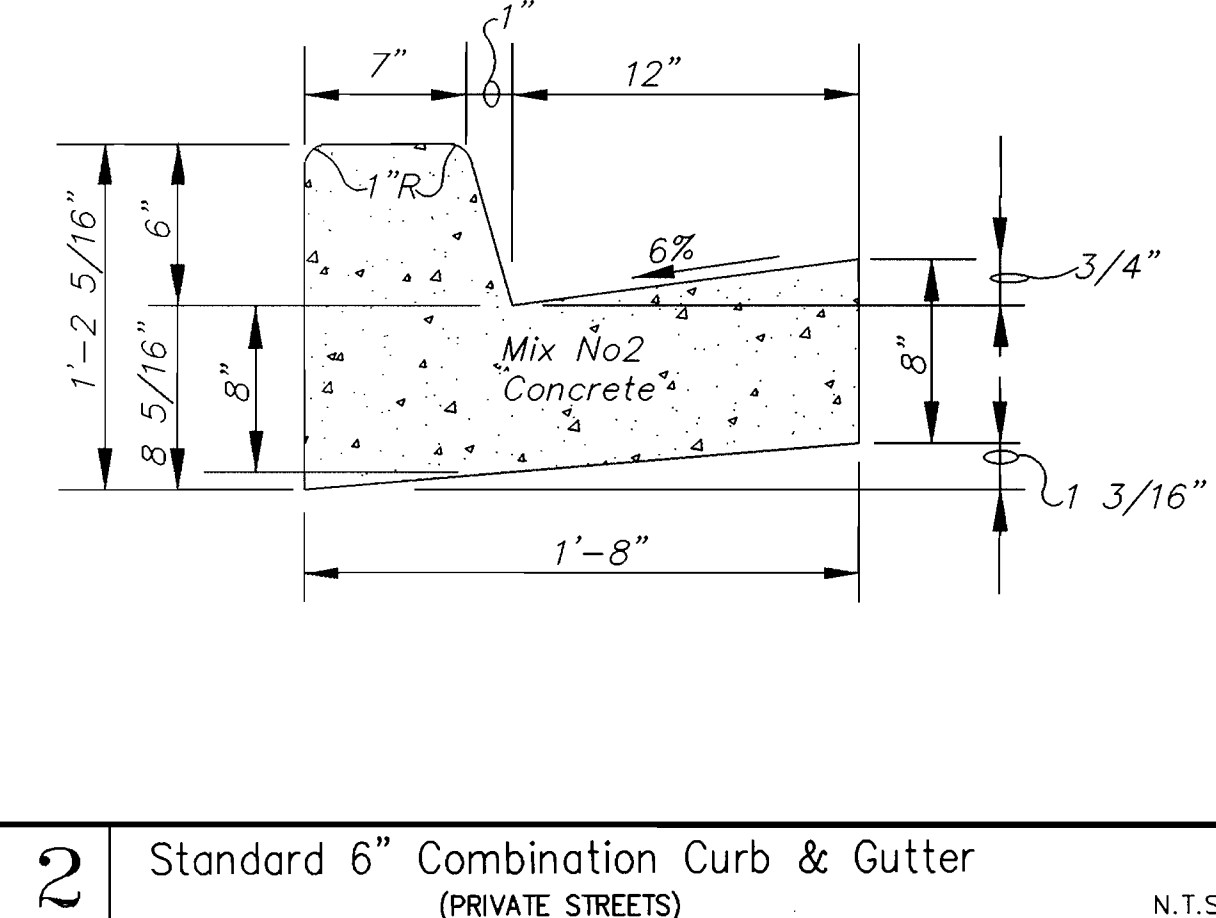
SEGMENTAL RETAINING WALL

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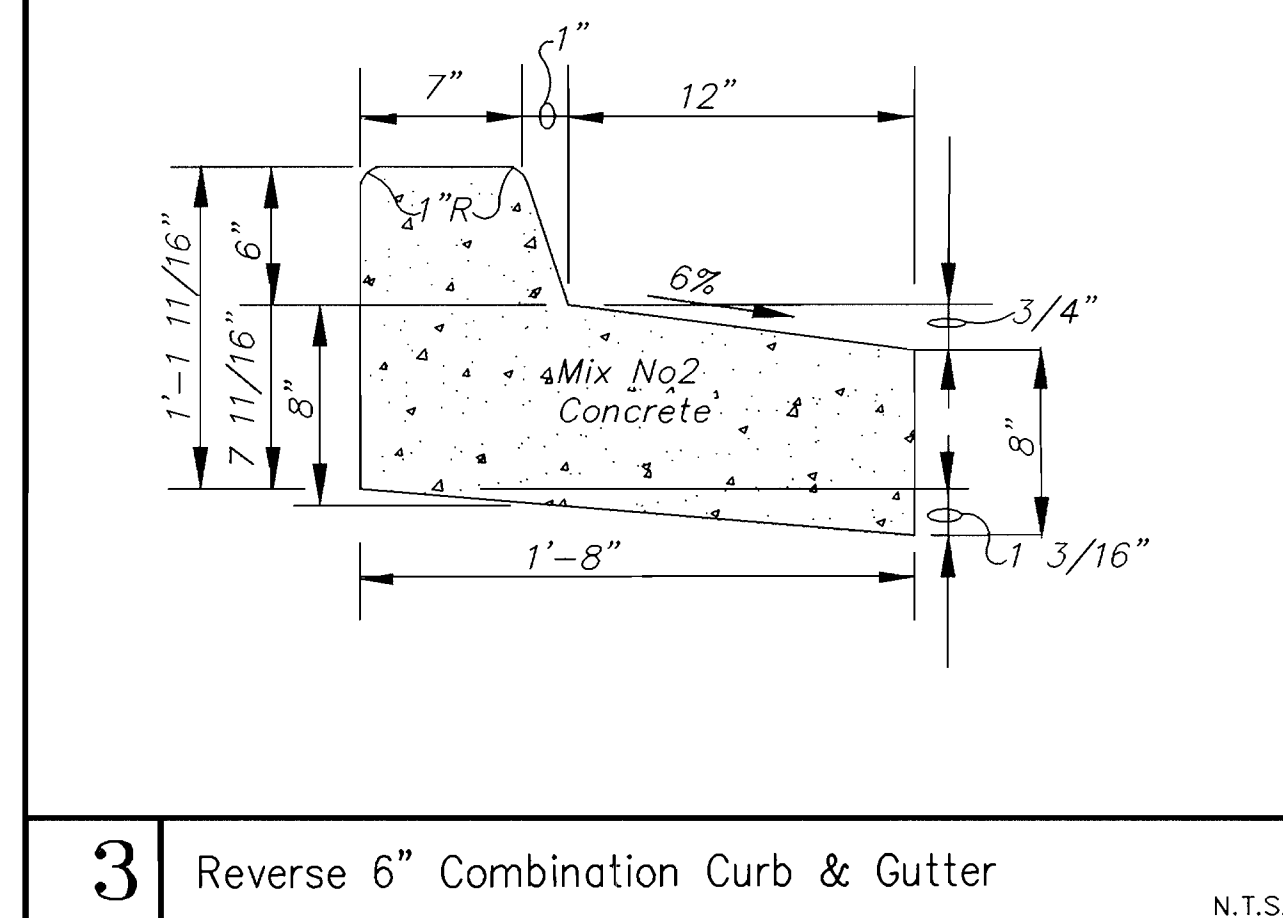


DRIVEWAY/DECK - REAR OF UNITS

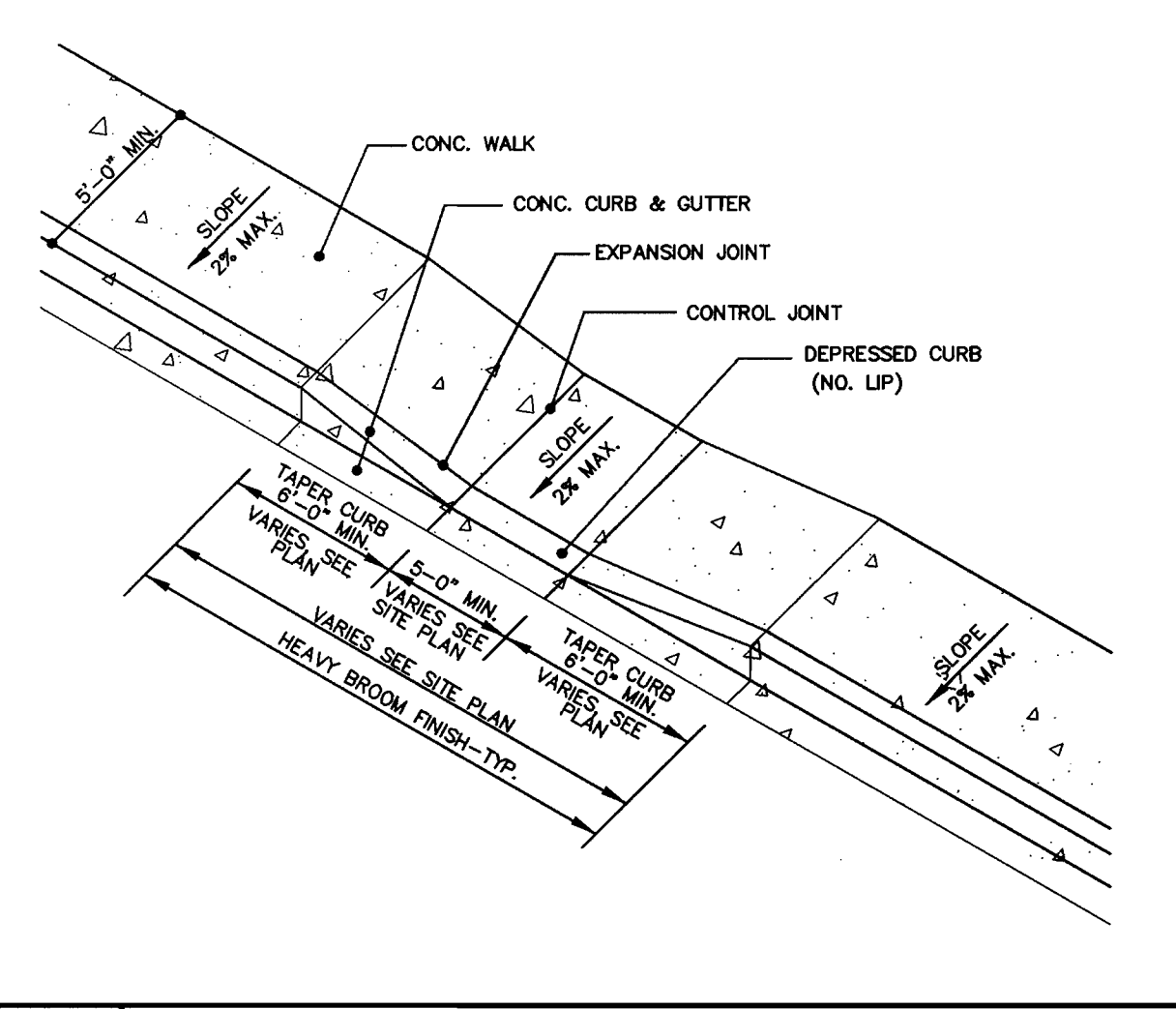
1"=5'



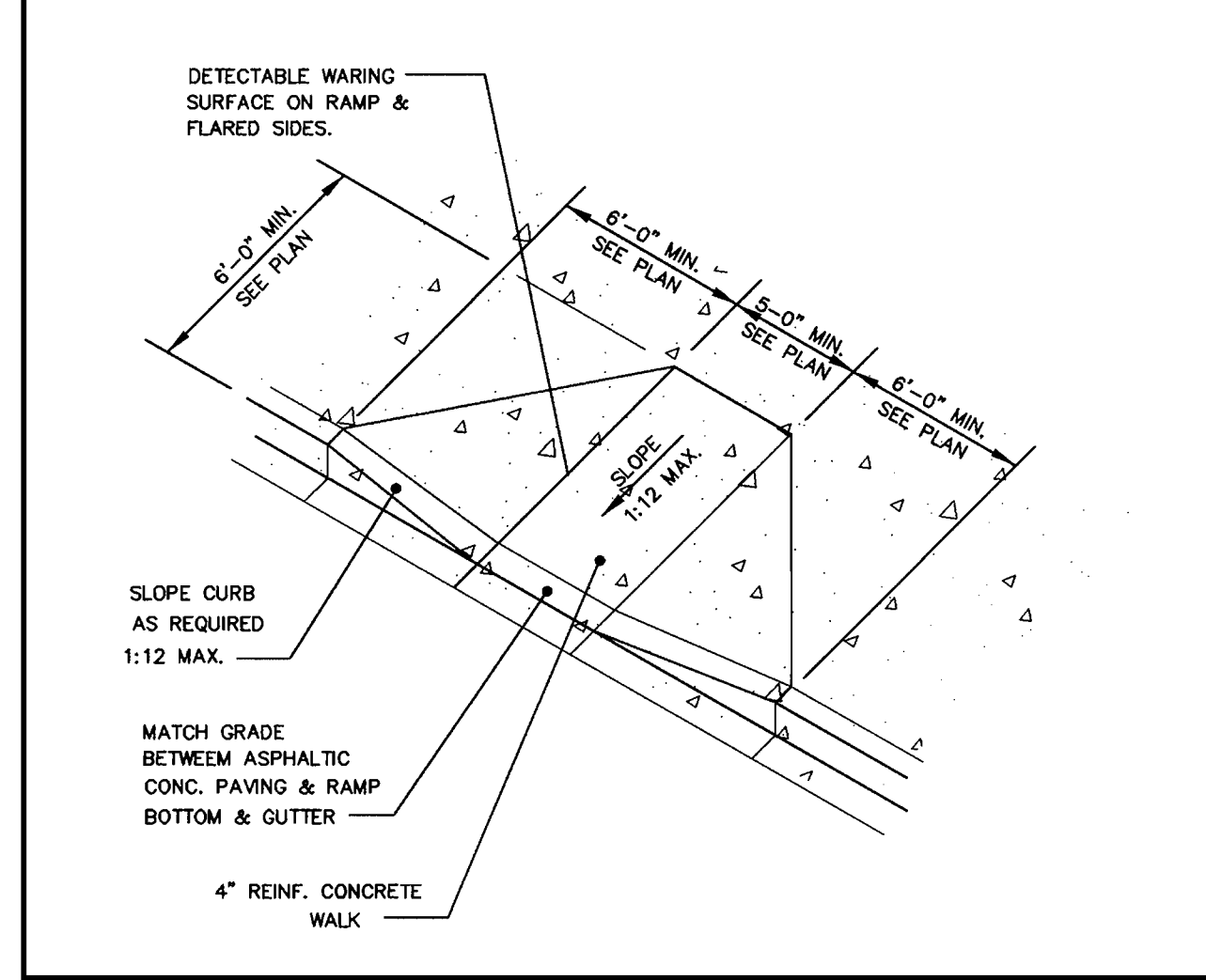
2 Standard 6" Combination Curb & Gutter (PRIVATE STREETS) N.T.S.



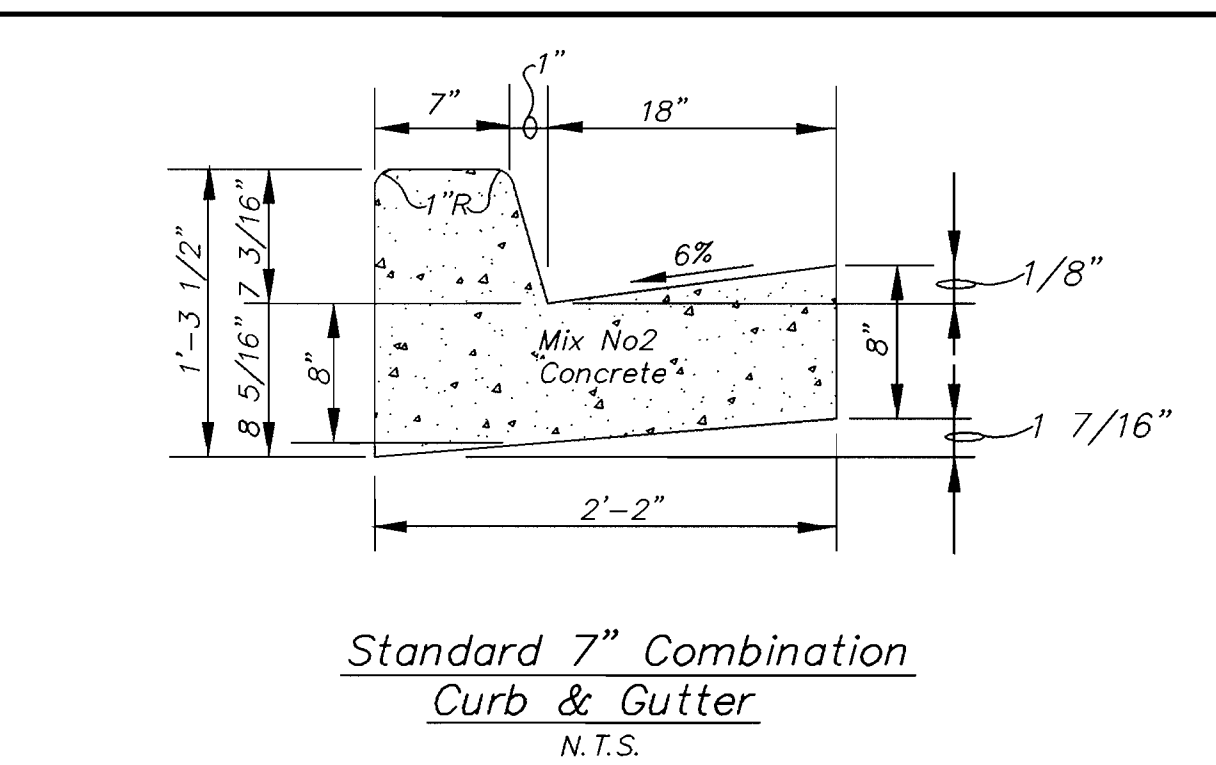
3 Reverse 6" Combination Curb & Gutter N.T.S.



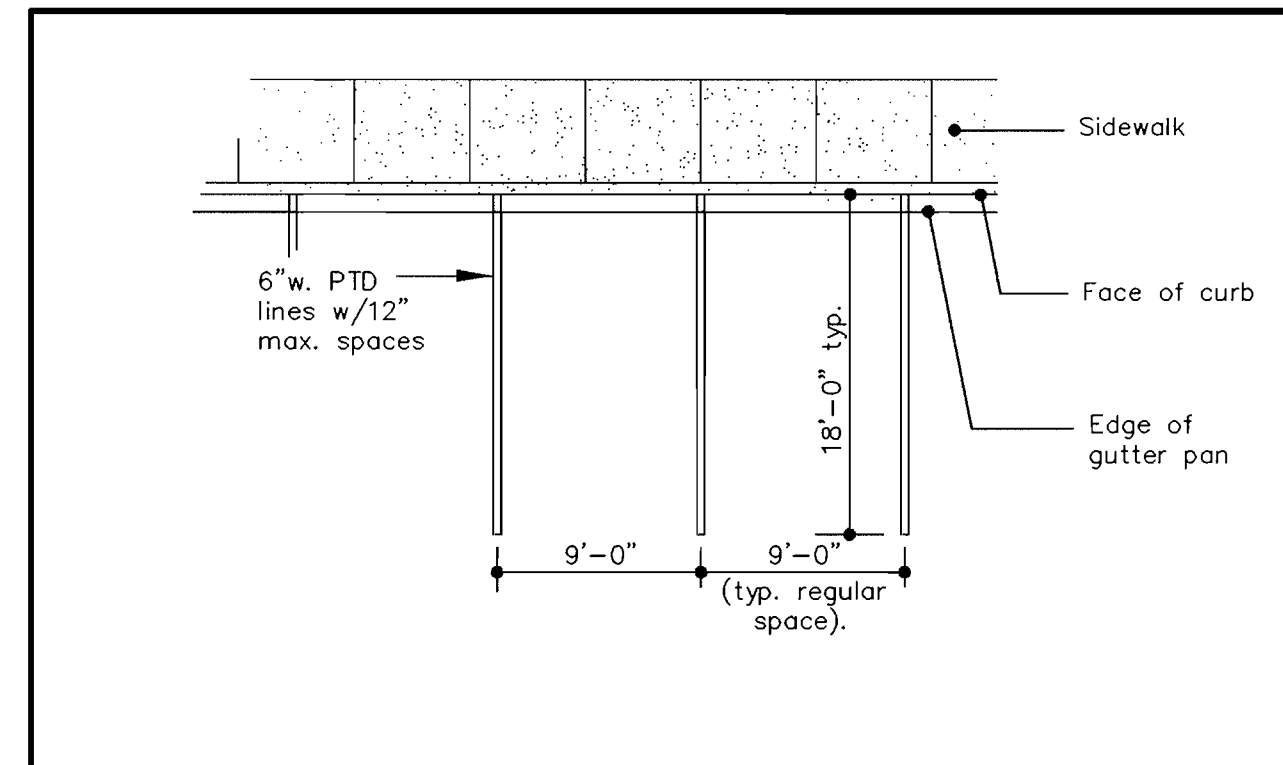
4 Type A Concrete Ramp Detail N.T.S.



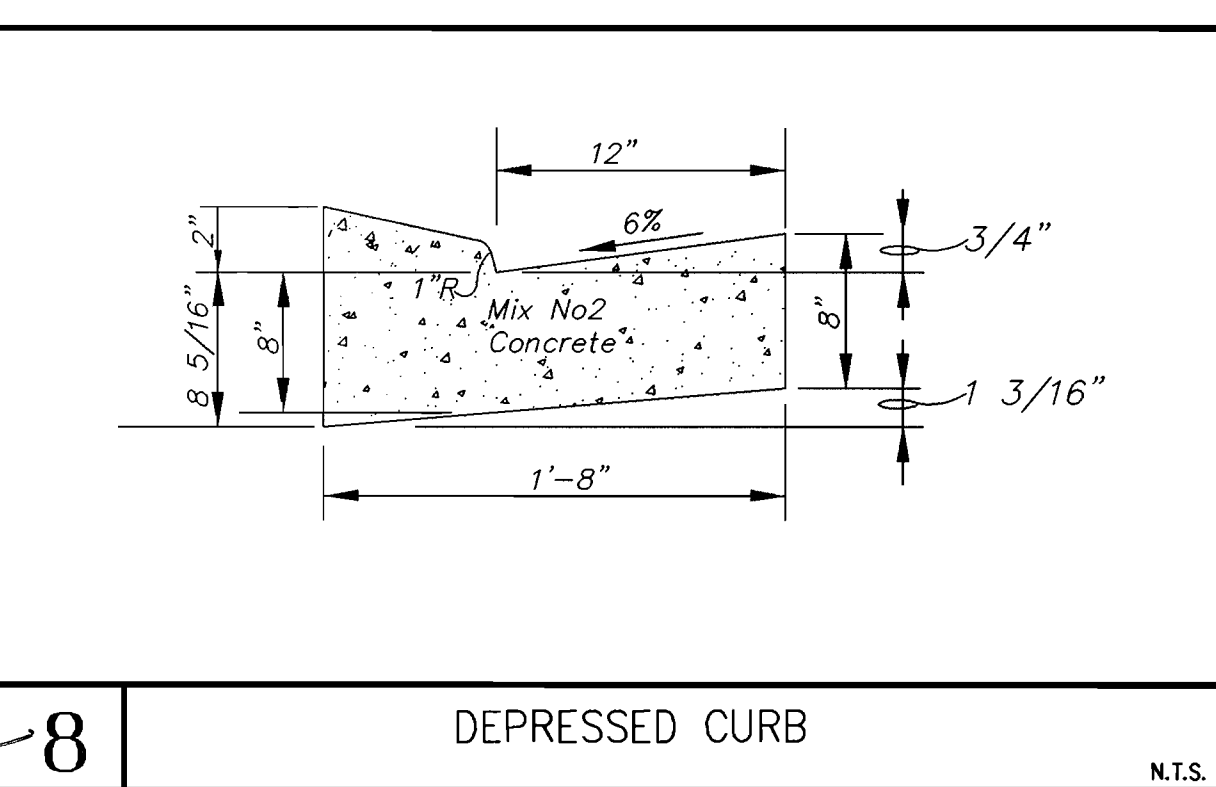
5 Type 1 Curb Ramp Detail N.T.S.



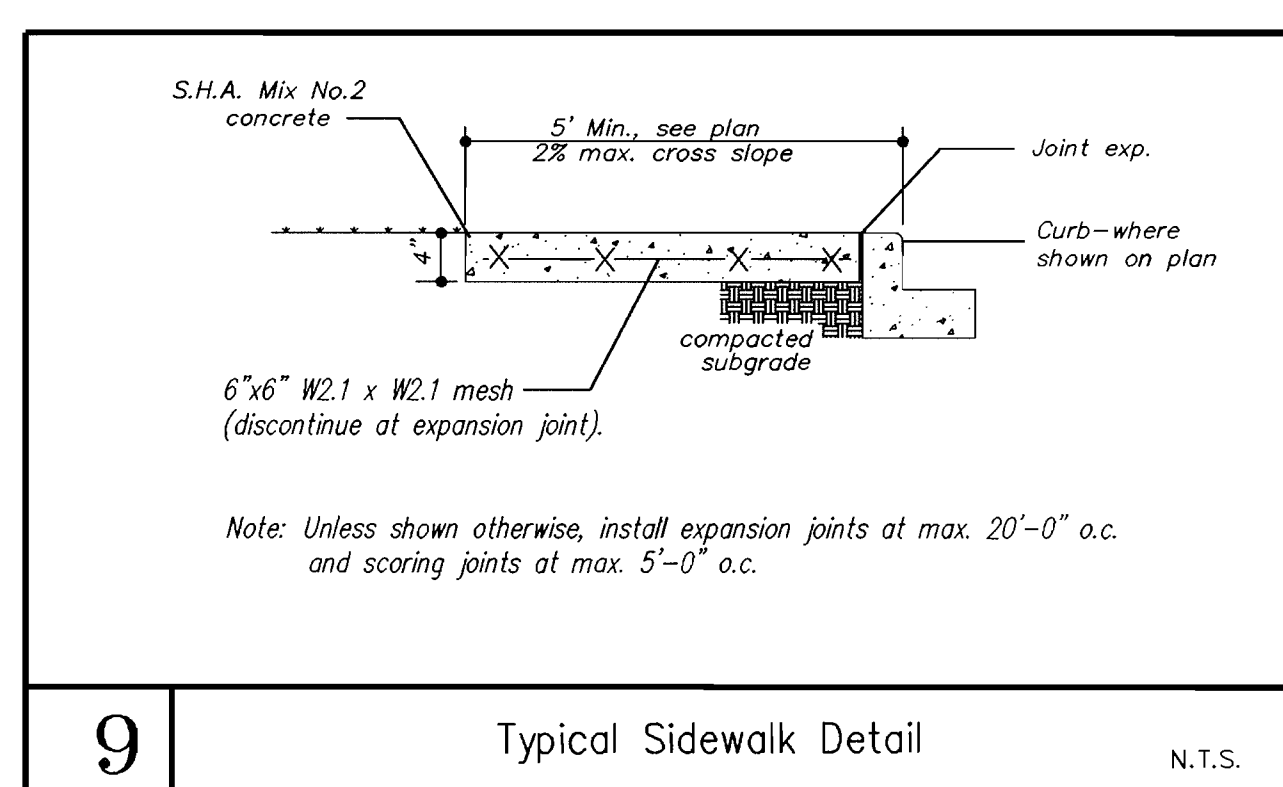
6 HOWARD COUNTY STANDARD 7" CURB & GUTTER (PUBLIC STREETS) N.T.S.



7 Parking Space Layout N.T.S.



8 DEPRESSED CURB N.T.S.



9 Typical Sidewalk Detail N.T.S.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 5/14/01
Chief, Division of Land Development: [Signature] Date: 5/3/01
Chief, Development Engineering Division: [Signature] Date: 5/14/01

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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11/20/00 ADDRESS HOWARD COUNTY COMMENTS

DES. DRN. CHK.

DATE

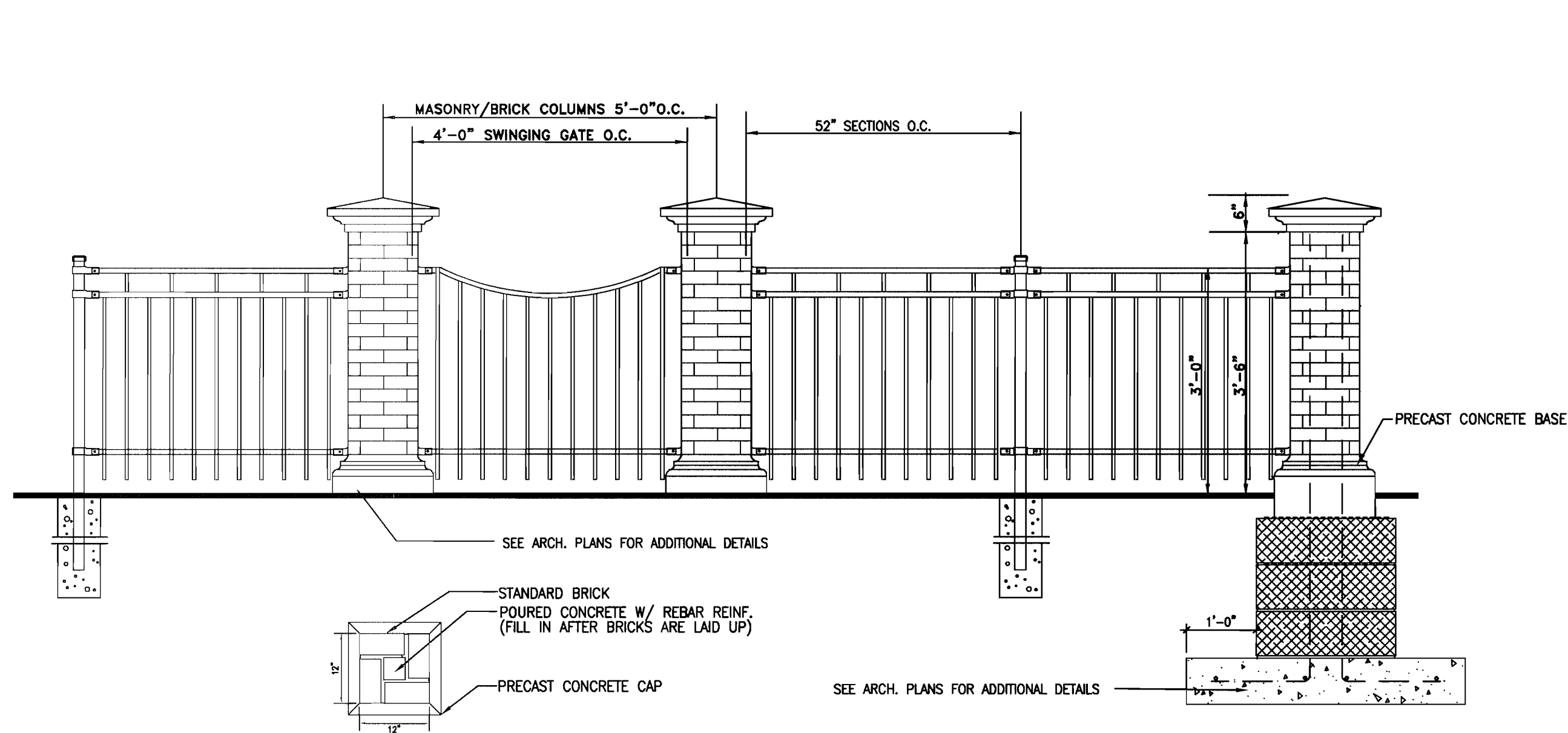
REVISION

KMD/KAF BY APPR.

OWNER/DEVELOPER
K. HOWANIAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

SITE DETAILS
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL 'B'
PLAT No. 14639

SCALE AS SHOWN (PLOT AT 1:1)
DATE AUGUST 2000
ZONING NT
TAX MAP - GRID 36-1
G. L. W. FILE No. 00110
SHEET 14 OF 19

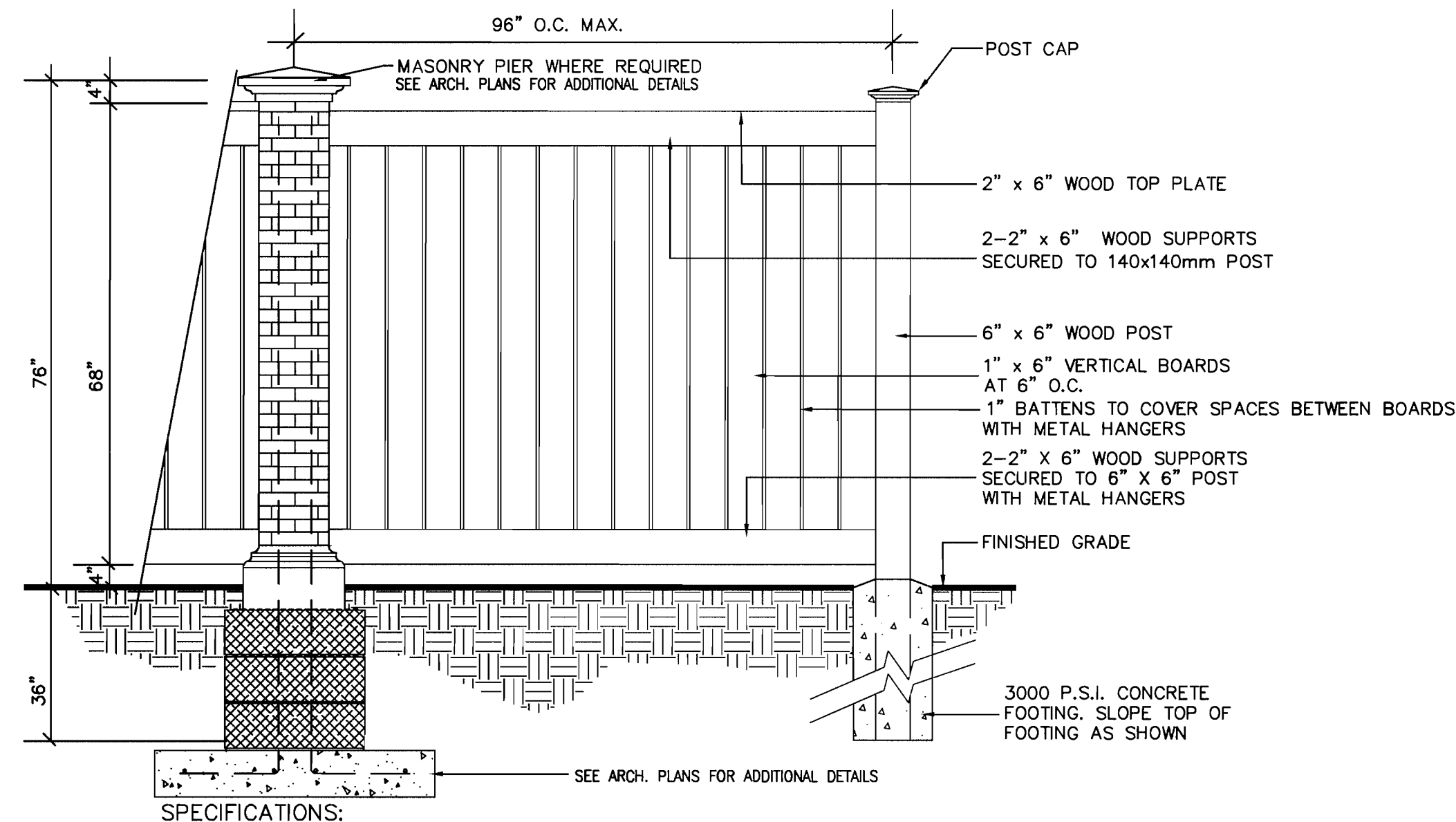


PLAN DETAIL - PIER

NTS

FRONT YARD FENCE (TYP.)

NOT TO SCALE

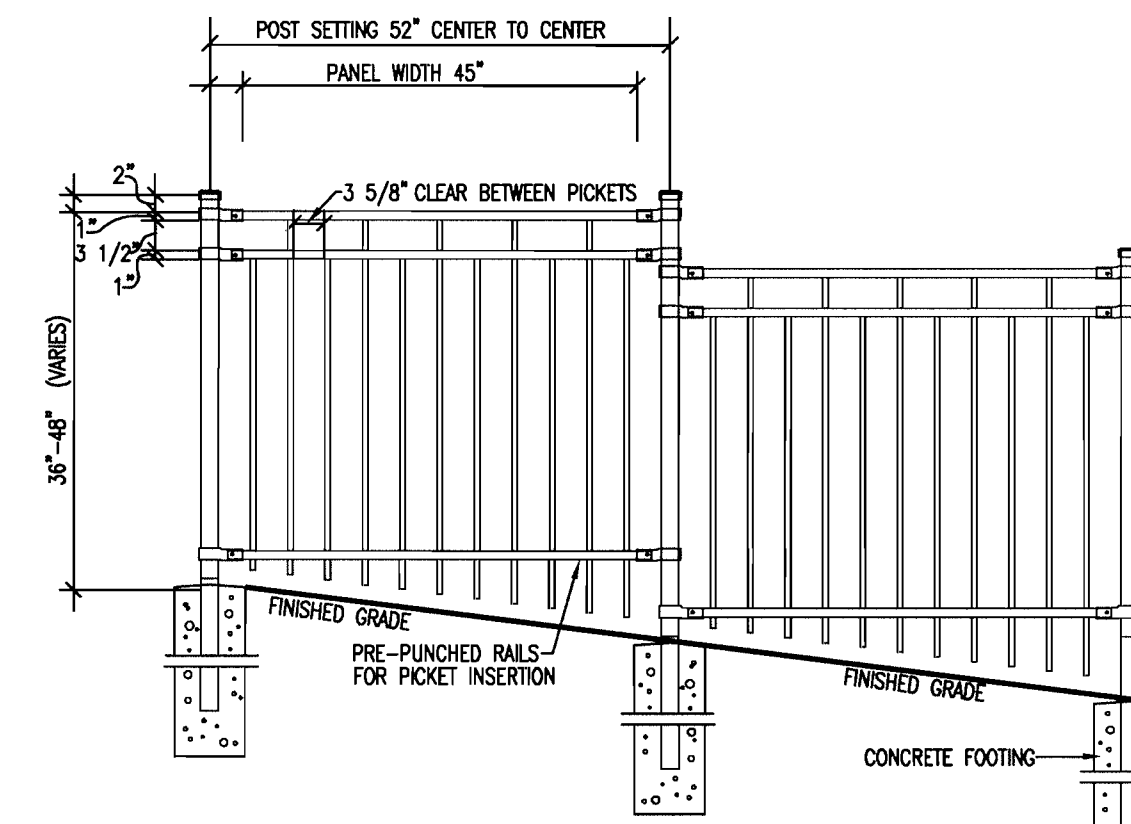


SCREEN FENCE

- SPECIFICATIONS:
1. ALL WOOD TO BE NO. 1 GRADE CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS. UNLESS NOTED OTHERWISE ON DRAWING.
 2. ALL FASTENERS TO BE HOT DIPPED GALVANIZED
 3. ALL WOOD TO BE COATED WITH TWO COATS OF SOLID STAIN. COLOR TO BE APPROVED BY ARCHITECT

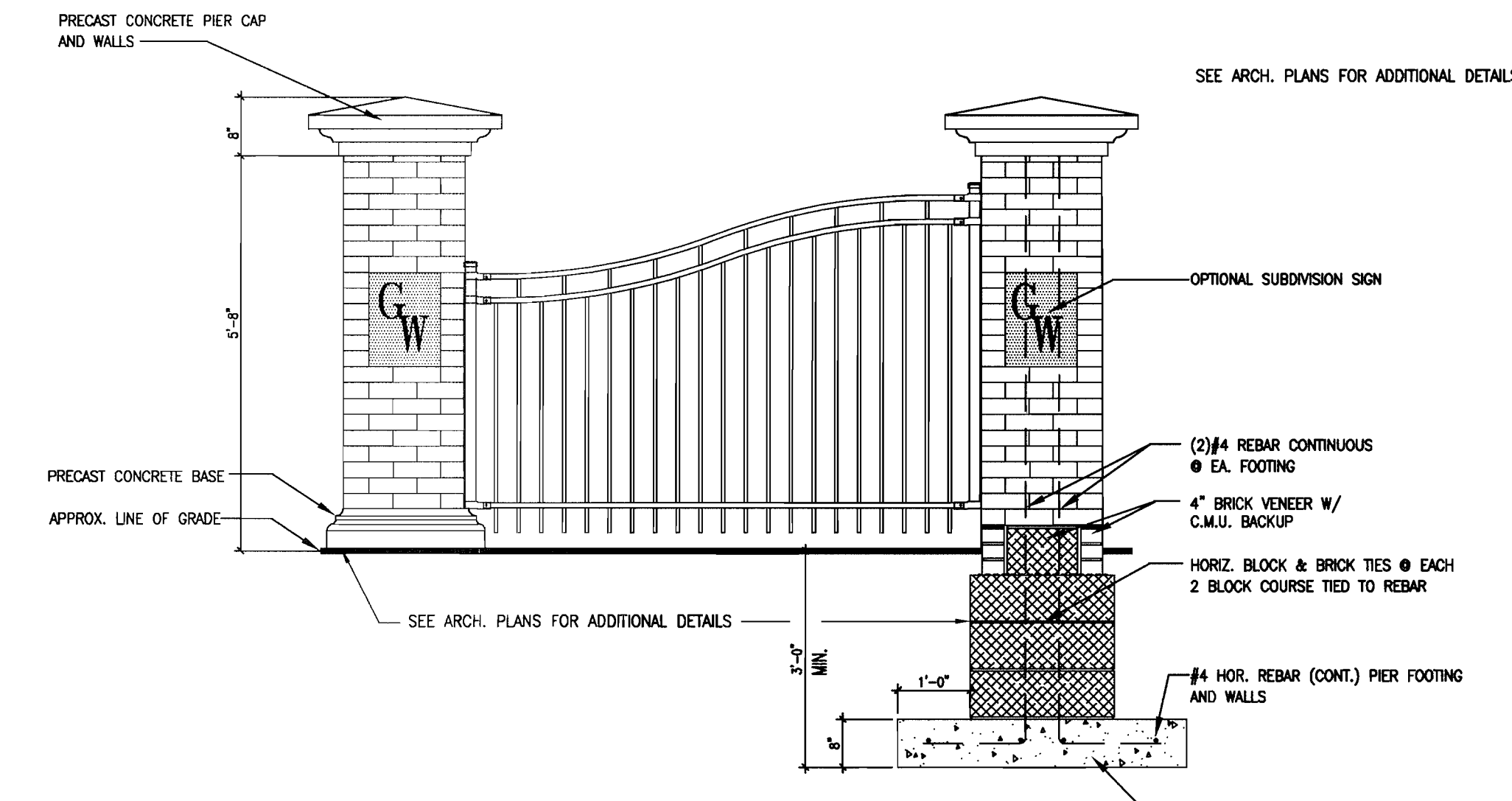
SCREEN FENCE

SCALE: NOT TO SCALE



ORNAMENTAL FENCE

NOT TO SCALE

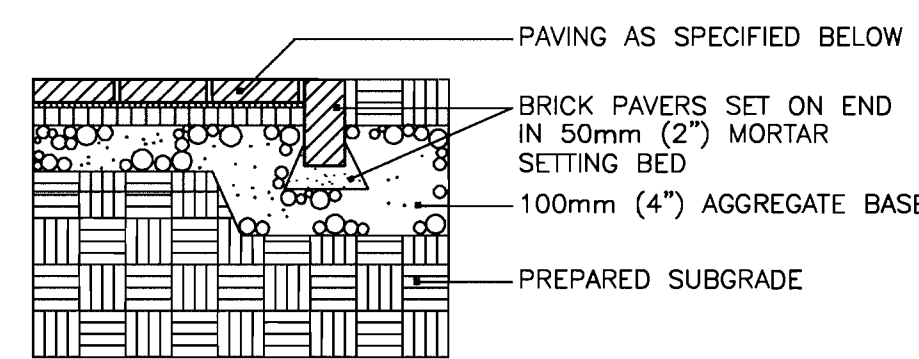


SECTION - COLUMN

NOT TO SCALE

ENTRY MONUMENT

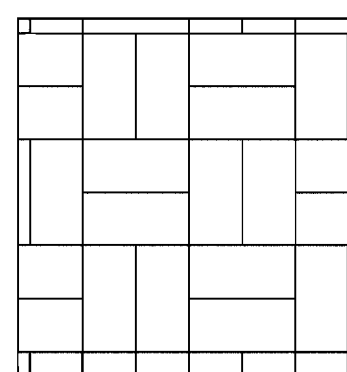
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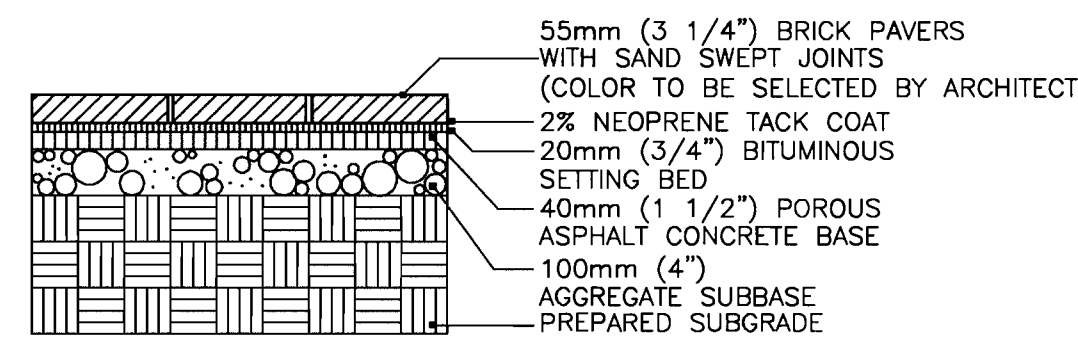
BRICK PAVING EDGE ON MORTAR SETTING BED - FACE TO FACE

LIGHT DUTY

BASKETWEAVE PATTERN



EDGE CONDITION



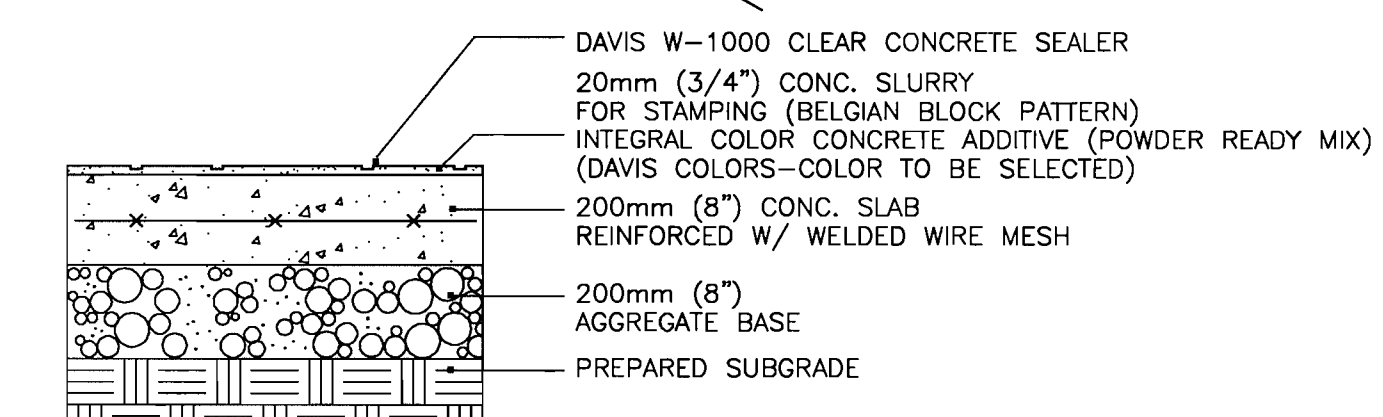
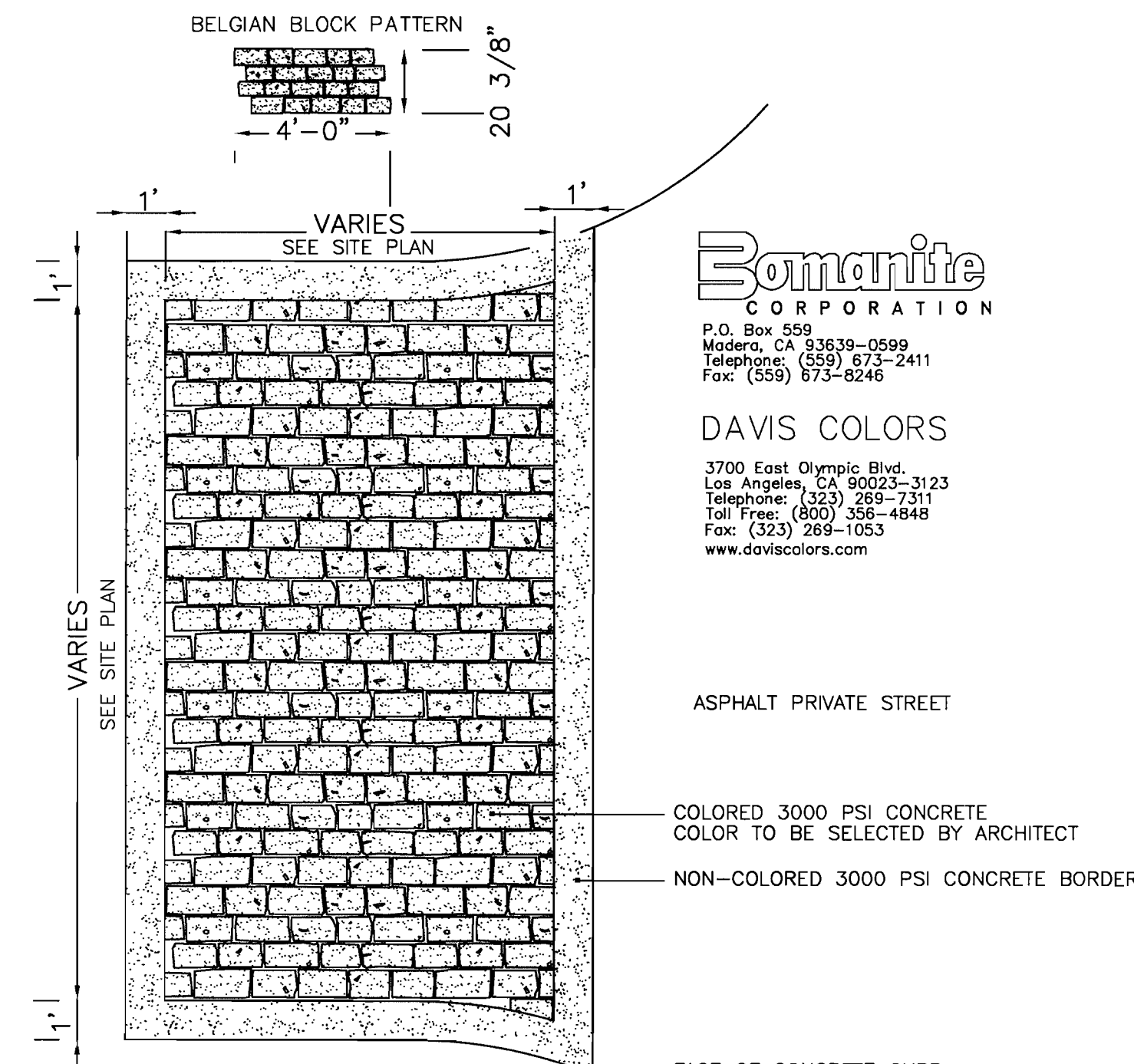
BRICK PAVERS WITH BIT. SETTING BED ON ASPHALT BASE

LIGHT DUTY

NOTE: INSTALLATION TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. EXPANSION MATERIAL TO BE USED BETWEEN OTHER HARDSCAPE ELEMENTS. (CURBS, RISERS, SIDEWALKS, ETC.)

SPECIAL PAVING - PEDESTRIAN
BRICK PAVING OVER RIGID BASE

NOT TO SCALE



STAMPED CONG. PAVING ON AGGREGATE BASE

HEAVY DUTY

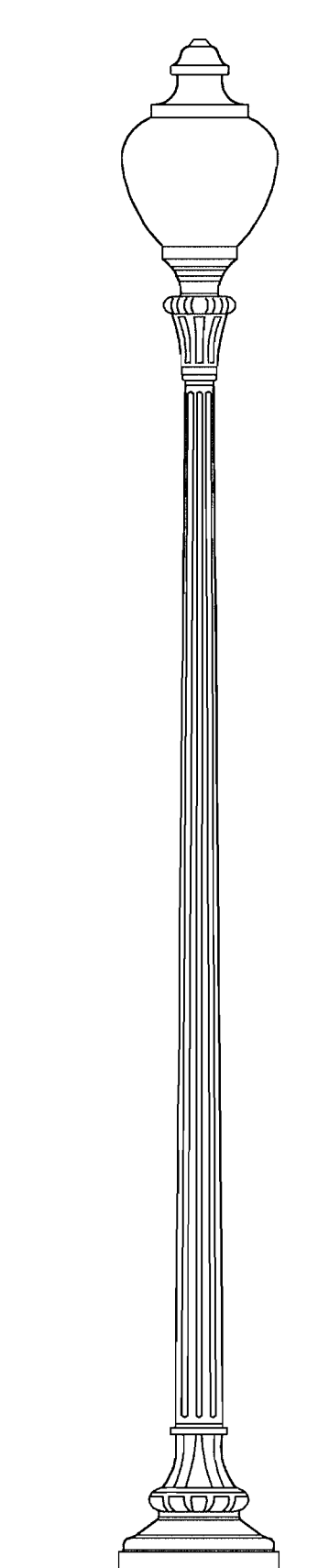
NOTE: - INSTALLATION TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. - FINAL COLORS TO BE SELECTED BY ARCHITECT.

SPECIAL PAVING - VEHICULAR
STAMPED CONCRETE PAVING

NOT TO SCALE

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Los Angeles, CA 90023-3123
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Toll Free: (800) 356-4848
Fax: (323) 269-1053
www.daviscolors.com



CAST ALUMINUM WITH LUMINAIRE ACORN AND FITTER. 3658mm (12') HEIGHT (200 W/ HALOGEN BULB CAN BE MODIFIED TO MEET LIGHTING REQUIREMENTS)

STREET LIGHT

(ON-SITE) NOT TO SCALE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard R. Hunter* Date: 5-14/01

Chief, Division of Land Development: *Walt Sheehan* Date: 5/3/01

Chief, Development Engineering Division: *Chad Williams* Date: 5/1/01

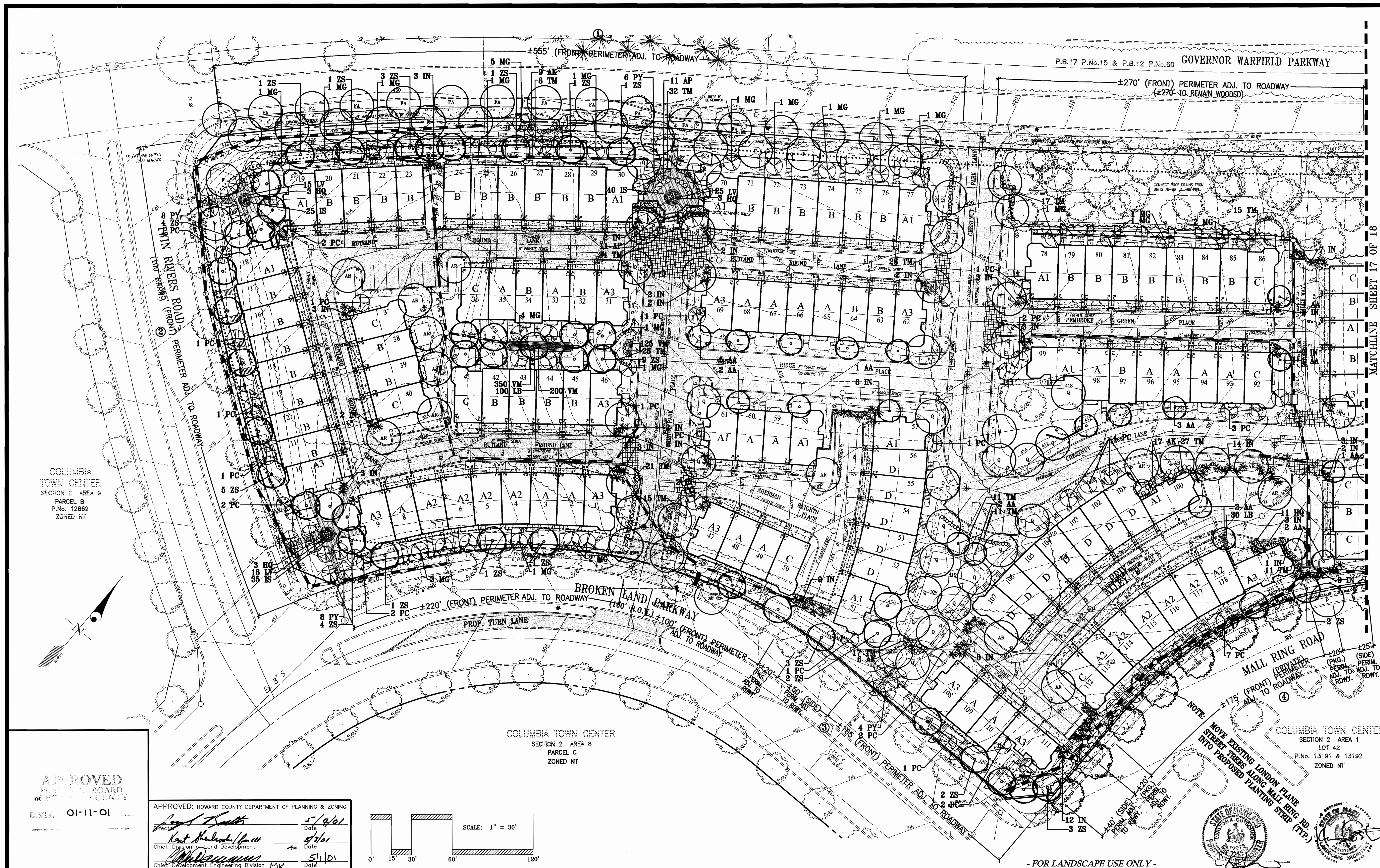
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	ADDRESS HOWARD COUNTY COMMENTS	REVISION	BY	APP'R.
11/20/00			KMD/KAF	

OWNER/DEVELOPER
K. HOVNANIAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

SITE DETAILS
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL 'B'
PLAT No. 14639
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36-1	15 OF 19



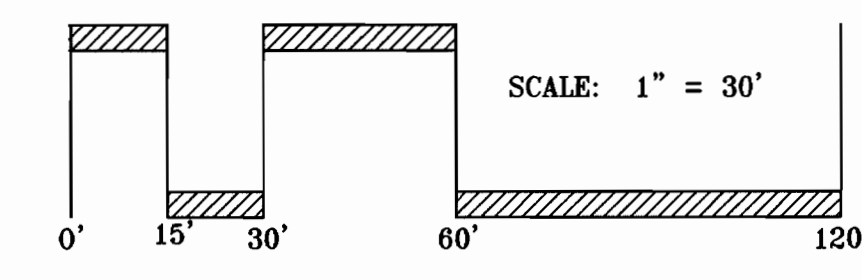
COLUMBIA TOWN CENTER
SECTION 2 AREA 9
PARCEL B
P.No. 12669
ZONED NT

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL C
ZONED NT

COLUMBIA TOWN CENTER
SECTION 2 AREA 1
LOT 42
P.No. 13191 & 13192
ZONED NT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 5/7/01
 Date: 5/3/01
 Date: 5/1/01



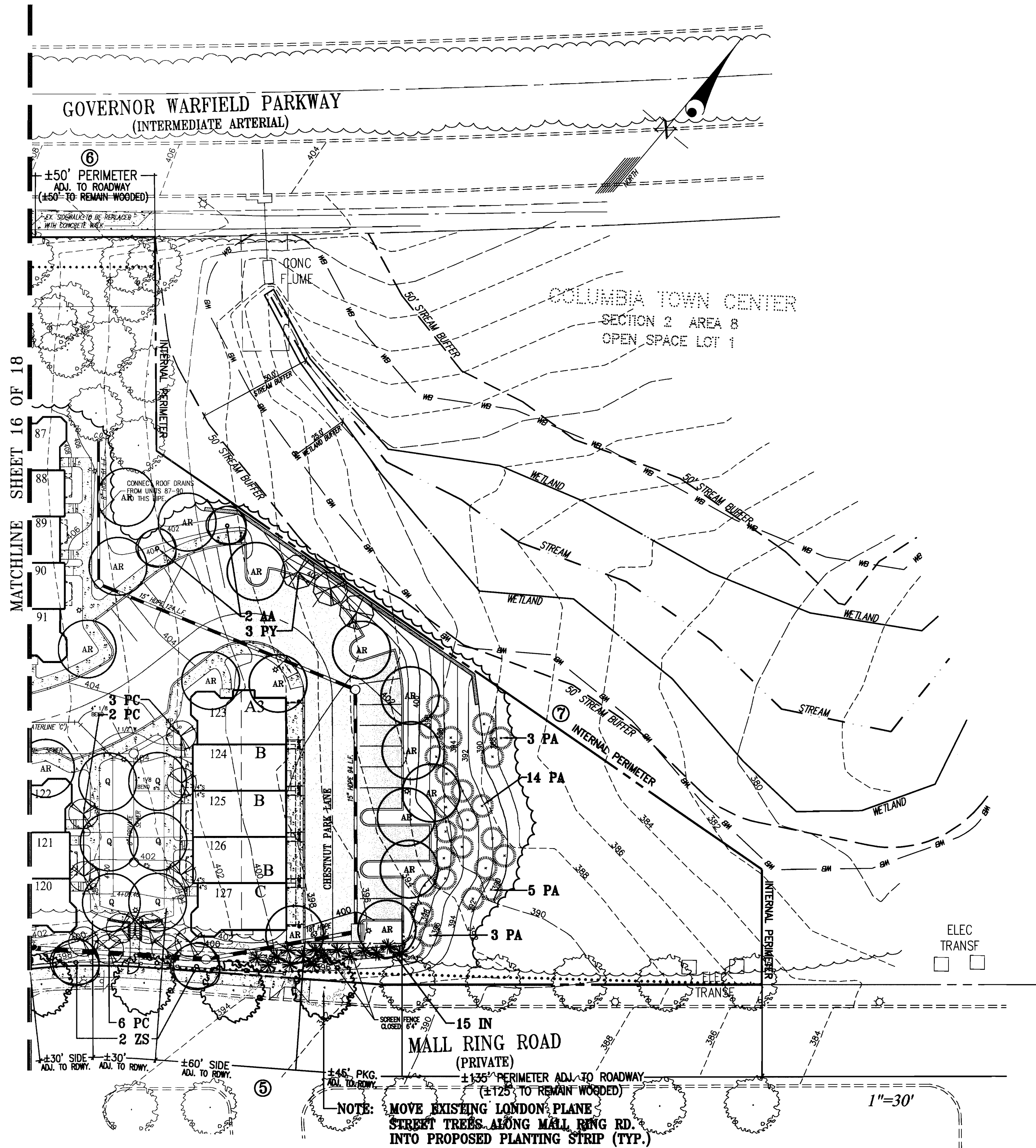
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APP'R.
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/JAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
OWNER/DEVELOPER
K. HOVNIANIAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-9900

LANDSCAPE PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639
CLARKSVILLE ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	16 OF 19

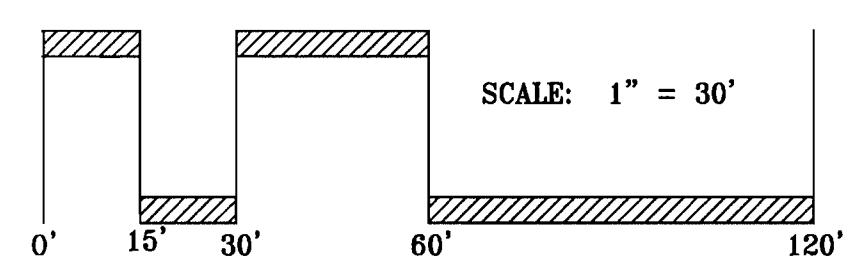


PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
AA	22	Acer rubrum 'Armstrong' / Armstrong Red Maple	3-3 1/2" Cal.	B&B	
AR	32	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	3-3 1/2" Cal.	B&B	
A	1	Acer rubrum / Red Maple (Note: Match existing Street Tree Red Maple Cultivar)	3-3 1/2" Cal.	B&B	Street Tree
FA	16	Fraxinus americana 'Autumn Applause' / Autumn Applause White Ash	3-3 1/2" Cal.	B&B	Street Tree
F	15	Fraxinus americana 'Autumn Applause' / Autumn Applause White Ash	3-3 1/2" Cal.	B&B	
P	1	Platanus x acerifolia 'Bloodgood' / London Plane Tree	3-3 1/2" Cal.	B&B	Street Tree
Q	46	Quercus palustris / Pin Oak	3-3 1/2" Cal.	B&B	
ZS	46	Zelkova serrata 'Village Green' / Village Green Zelkova	3-3 1/2" Cal.	B&B	
EVERGREEN TREES					
IN	131	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	7-8' Ht.	B&B	
PA	25	Picea abies / Norway Spruce	8-10' Ht.	B&B	
ORNAMENTAL TREES					
MC	26	Magnolia x 'Galaxy' / Galaxy Magnolia	6-8' Ht.	B&B	
PC	49	Prunus cerasifera 'Thundercloud' / Thundercloud Purpleleaf Plum	2 1/2-3" Cal.	B&B	
PY	29	Prunus yedoensis / Yoshino Cherry	2 1/2-3" Cal.	B&B	
SHRUBS					
AP	22	Azalea 'Girard Pleasant White' / Girard Pleasant White Azalea	30-36" Ht. /Spr.	Cont.	
AK	32	Azalea 'Hino Crimson' / Hino Crimson Kurume Azalea	30-36" Ht. /Spr.	Cont.	
HQ	20	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	30-36" Ht. /Spr.	Cont. /B&B	
TM	273	Taxus media 'Densiflora' / Densiflora Yew	30-36" Ht. /Spr.	B&B	
GROUNDCOVER & PERENNIALS					
IS	100	Iberis sempervirens / Candytuft	1 Gallon	Cont.	±15" O.C.
LB	130	Liriope muscari 'Big Blue' / Big Blue Liriope	1 Gallon	Cont.	±15-18" O.C.
LV	58	Liriope muscari 'Variegata' / Variegated Liriope	1 Gallon	Cont.	±15-18" O.C.
VM	625	Vinca minor / Evergreen Vinca	2 1/4"	Peat Pots	±6-8" O.C.

- NOTE:
- Existing London Plane Street Trees along Mall Ring Road to be moved into proposed planting strip.
 - Any trees which cannot be moved will need to be replaced with new London Plane Trees (3-3 1/2" Cal.).
 - Any existing street trees along Twin Rivers Road and Broken Land Parkway which are damaged/removed during construction must be replaced with matching species (3-3 1/2" Cal.).
 - Plant quantities to be verified by Landscape Contractor.
 - This plant list contains quantities and species for the Site Landscaping only! See sheet 19 for the individual unit typical planting schemes.

NOTE: MOVE EXISTING LONDON PLANE STREET TREES ALONG MALL RING RD. INTO PROPOSED PLANTING STRIP (TYP.)



APPROVED
PLANNING BOARD
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/4/01

Chief, Division of Land Development: *[Signature]* Date: 5/30/01

Chief, Development Engineering Division: *[Signature]* Date: 5/1/01



- FOR LANDSCAPE USE ONLY -

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	11/20/00 ADDRESS HOWARD COUNTY COMMENTS 10/00 ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD/KAF KMD	PREPARED FOR: OWNER/DEVELOPER K. HOHNANIAN AT COLUMBIA TOWN CENTER L.L.C. C/O WASHINGTON HOMES, INC. 1805 BRIGHT SEAT ROAD, 5TH FLOOR LANDOVER, MARYLAND 20785 PH: 301-772-8900	LANDSCAPE PLAN COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL "B" PLAT No. 14639	SCALE 1"=30' ZONING NT G. L. W. FILE No. 00110
	\DRAWINGS\00110\DESIGN\00110SCI.dwg DES. DRN. CHK.	DATE REVISION	BY APPR.	CLARKSVILLE ELECTION DISTRICT No. 5	HOWARD COUNTY, MARYLAND AUGUST 2000 36 - 1 SHEET 17 OF 19

PLANTING SPECIFICATIONS

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards).

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

Table with 4 columns: CALIPER, HEIGHT, SPREAD, SIZE OF BALL. Rows include 3"-3.5" cal., 4"-4.5" cal., 5"-5.5" cal., 6"-6" cal.

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st.

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

Table with 4 columns: PLANT SIZE, ROOT BALL, PIT DIAMETER, PIT DEPTH. Rows include 3"-3.5" cal., 3.5"-4" cal., 4"-4.5" cal., 4.5"-5" cal., 5"-5.5" cal., 5.5"-6" cal.

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanzolized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Brocs" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

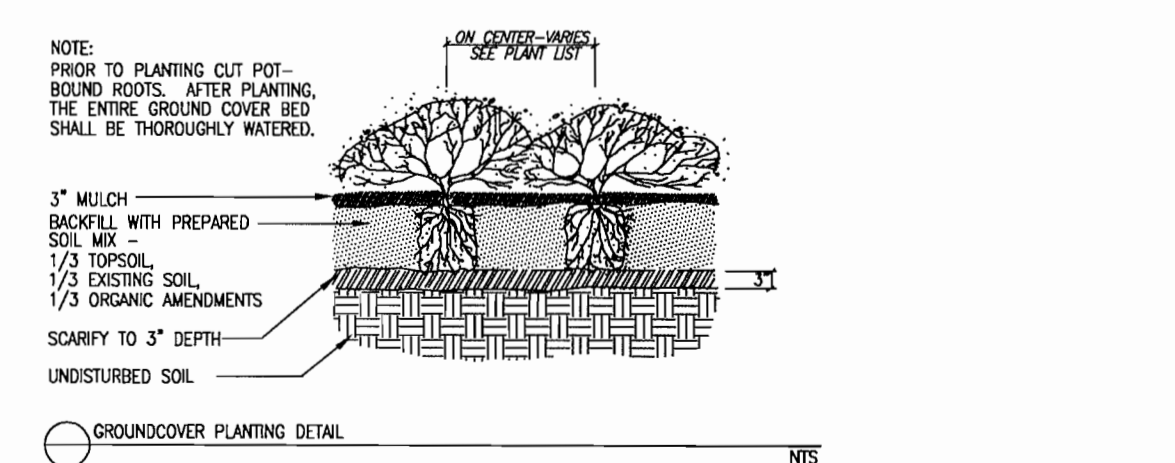
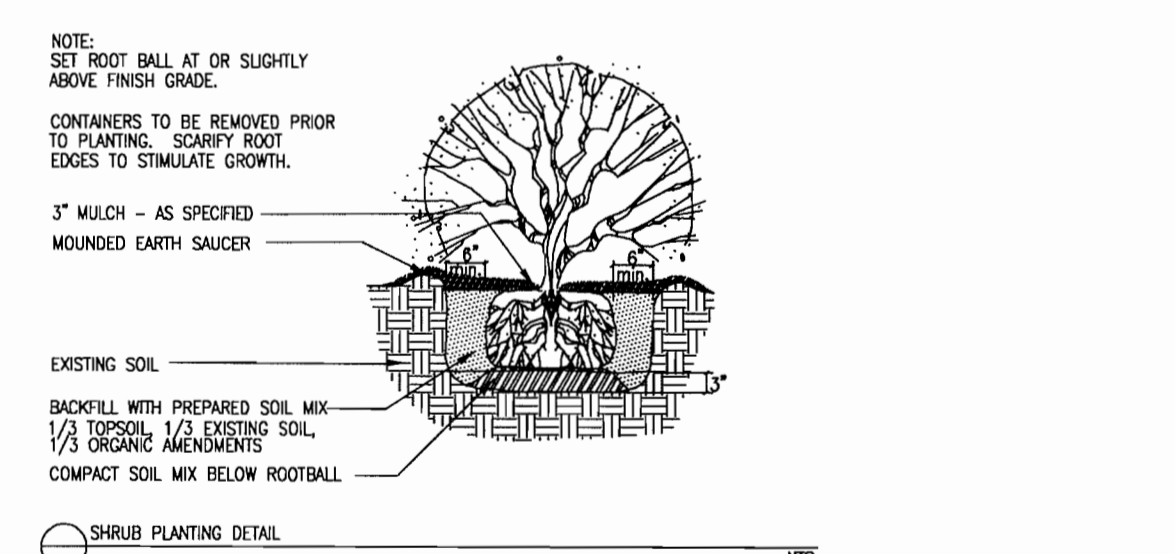
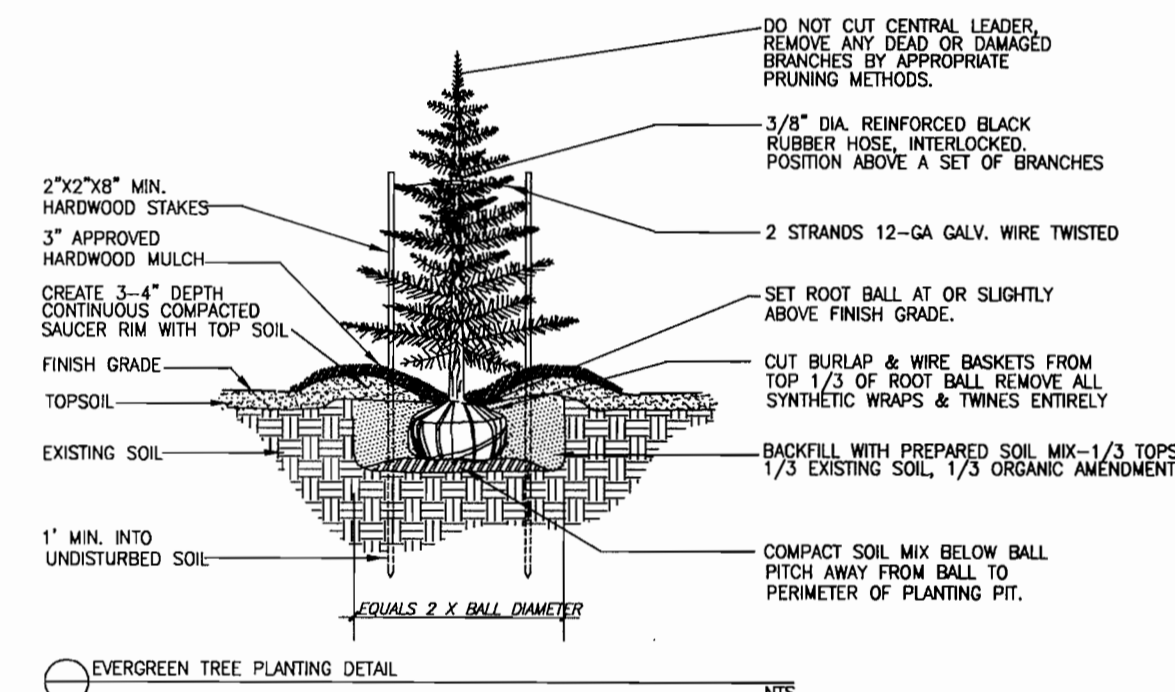
Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

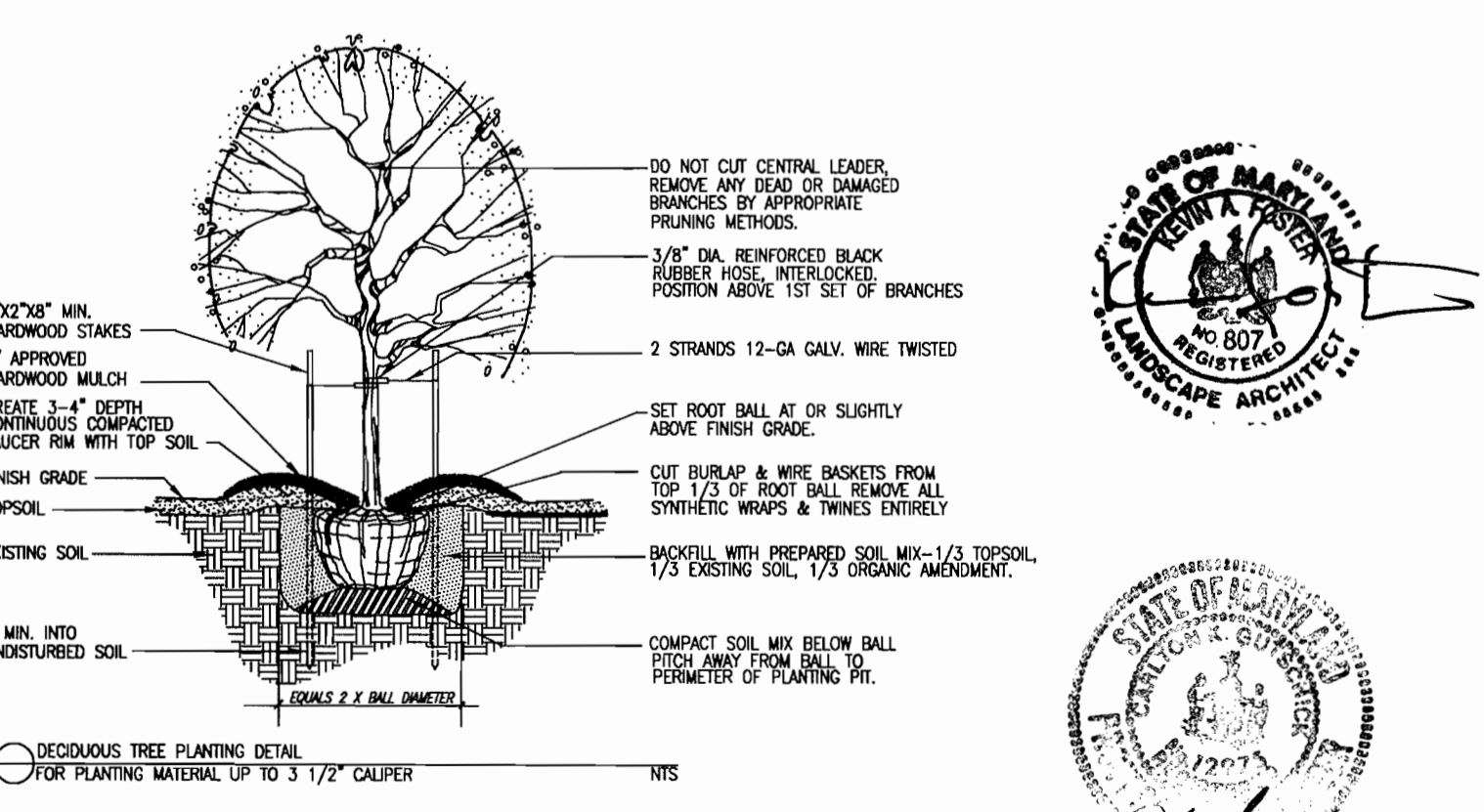
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses.

LANDSCAPING NOTES

- 1. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (New Town Alternative Compliance) of The Howard County Landscape Manual.
2. Contractor shall notify all utilities at least (5) five days before starting work.
3. Field verify underground utility locations and existing conditions before starting planting work.
4. Plant quantities shown on Plant List are provided for the convenience of the contractor only.
5. All plant material shall be full, heavy, well formed, and symmetrical.
6. No substitution shall be made without written consent of the owner or his representative.
7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
10. Schedule A - Perimeter Landscape Edge, Schedule B - Parking Lot Internal Land., and Schedule C Residential Internal Land. are provided for landscape surety calculation purposes only.
11. Tabulation for landscape shown: Required planting by HRD for a 127 unit Townhouse Development 2.1 Trees / 1 S.F.A. D.U. = 268 Shade Trees or eqv.
Planting provided: Shade Trees (plants provided) 161 = 161 E.S.T. @ 1:1 Ornamental Trees 104 = 52 E.S.T. @ 2:1 Evergreen Trees 156 = 78 E.S.T. @ 2:1 Shrubs provided: 347 = 34 E.S.T. @ 10:1
TOTAL EQV. SHADE TREES PROVIDED 325 E.S.T.
E.S.T. = Equivalent Shade Tree



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING: Number of Parking Spaces = 61 Spaces (Provided), Number of Trees Required = 6 Trees @ 1 per 10 spaces, Number of Trees Provided = 7 E.S.T.
SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING: Number of Dwelling Units = 127, Number of Trees Required = 127 (1:1 DU SFA; 1:3 DU APTS), Number of Trees Provided = 160 E.S.T. + shrubs
SURETY CALCULATION FOR THE REQUIRED HOWARD COUNTY LANDSCAPING: Schedule 'A' Number of Shade Trees 7 X \$300 EA = \$ 2,100 Schedule 'A' Number of Evergreen Trees 8 X \$150 EA = \$ 1,200 Schedule 'A' Number of Shrubs 0 X \$30 EA = \$ 0 Schedule 'A' Number of Ornamental Trees 0 X \$150 EA = \$ 0 Schedule 'B' Number of required Shade 6 X \$300 EA = \$ 1,800 Schedule 'C' Number of required Shade 127 X \$300 EA = \$38,100
TOTAL LANDSCAPE SURETY REQUIRED WITH DEVELOPER'S AGREEMENT: \$43,200.00



APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Date 5/14/01

DEVELOPER'S / BUILDER'S CERTIFICATE I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

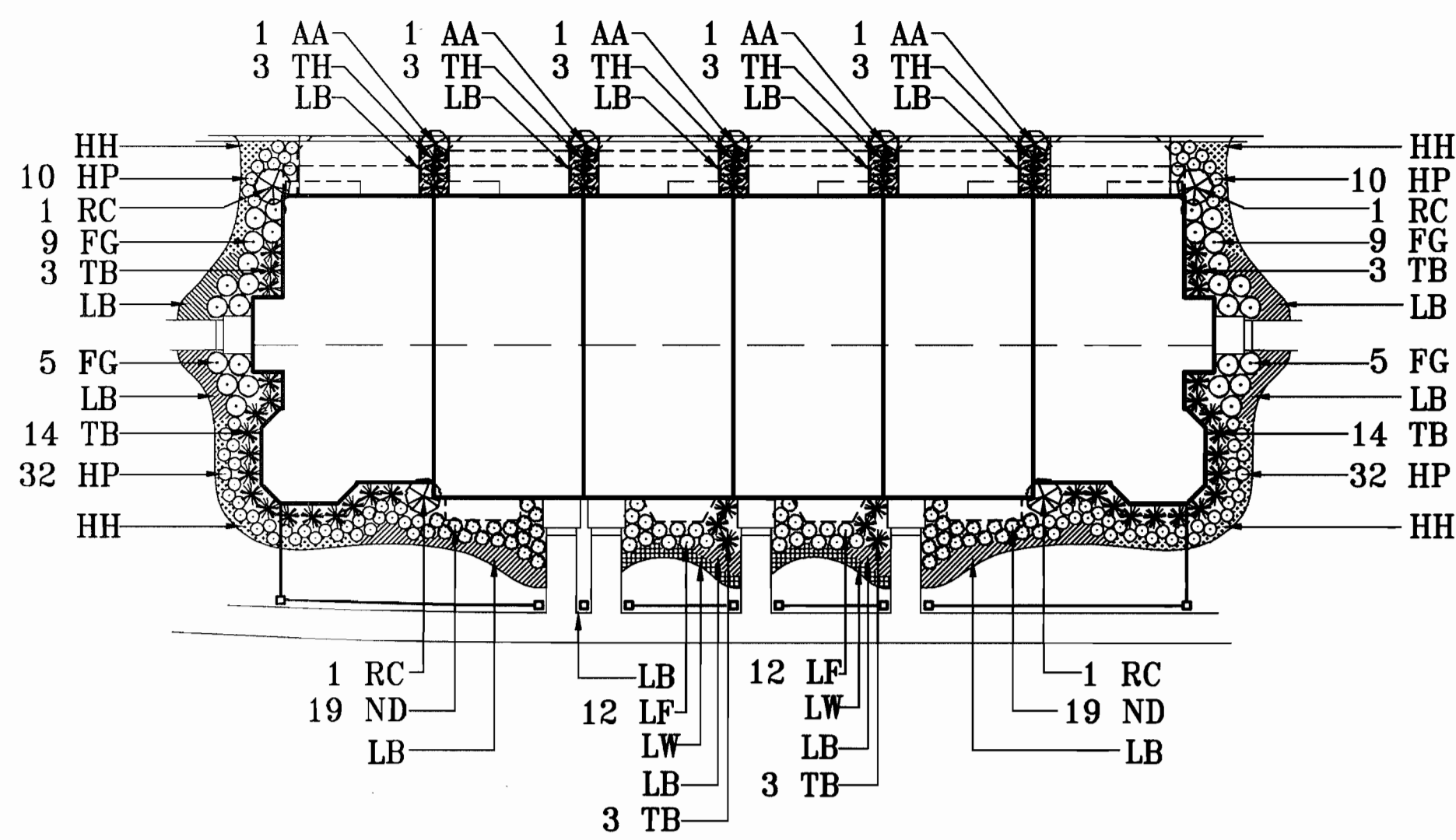
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

Table with columns: DATE, ADDRESS, COMMENTS, REVISION, BY, APPR.

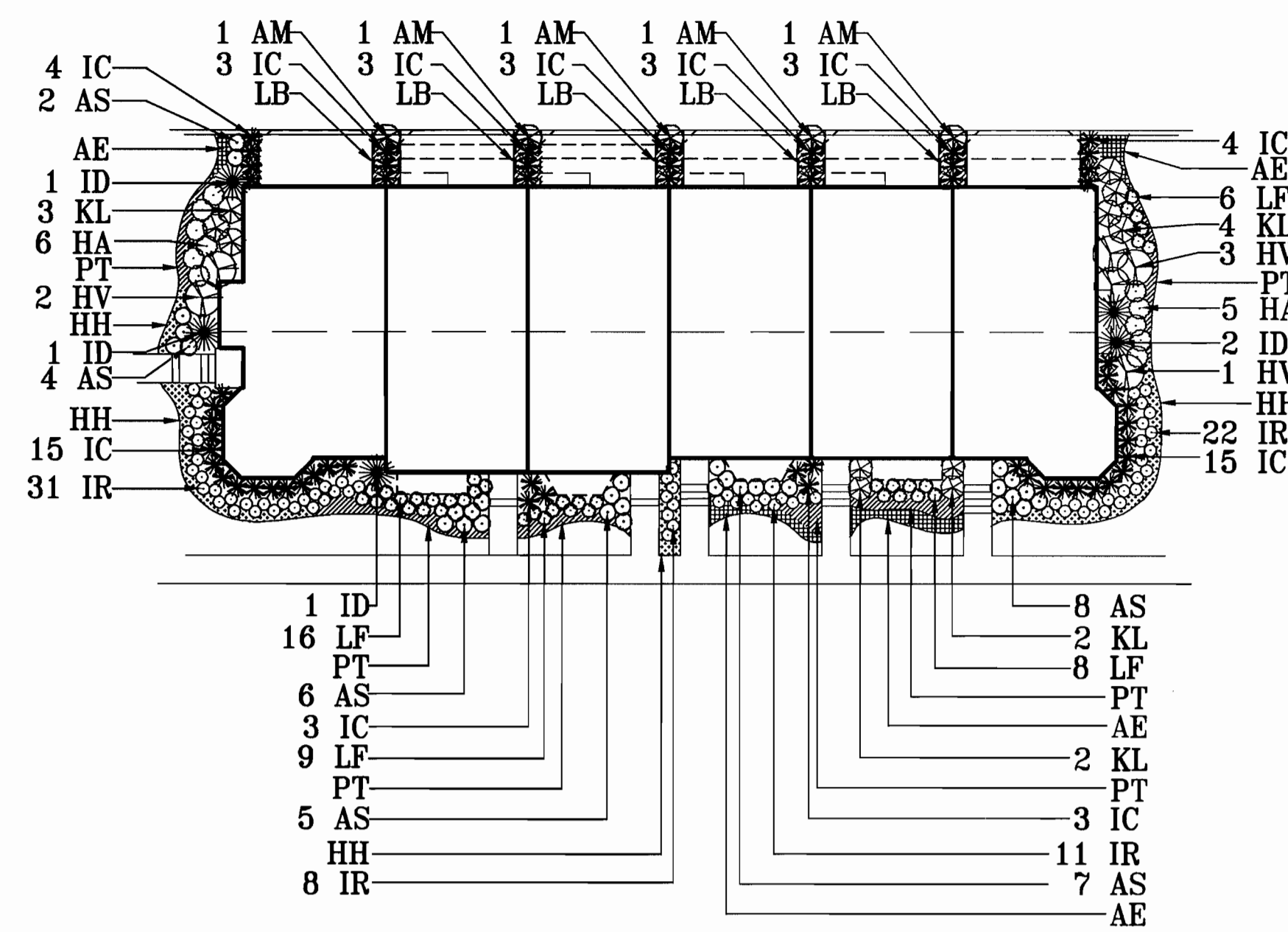
OWNER/DEVELOPER K. HOVNANIAN AT COLUMBIA TOWN CENTER L.L.C. C/O WASHINGTON HOMES, INC.

LANDSCAPE NOTES & DETAILS COLUMBIA TOWN CENTER SECTION 2 AREA 8 PARCEL 'B' PLAT No. 14639

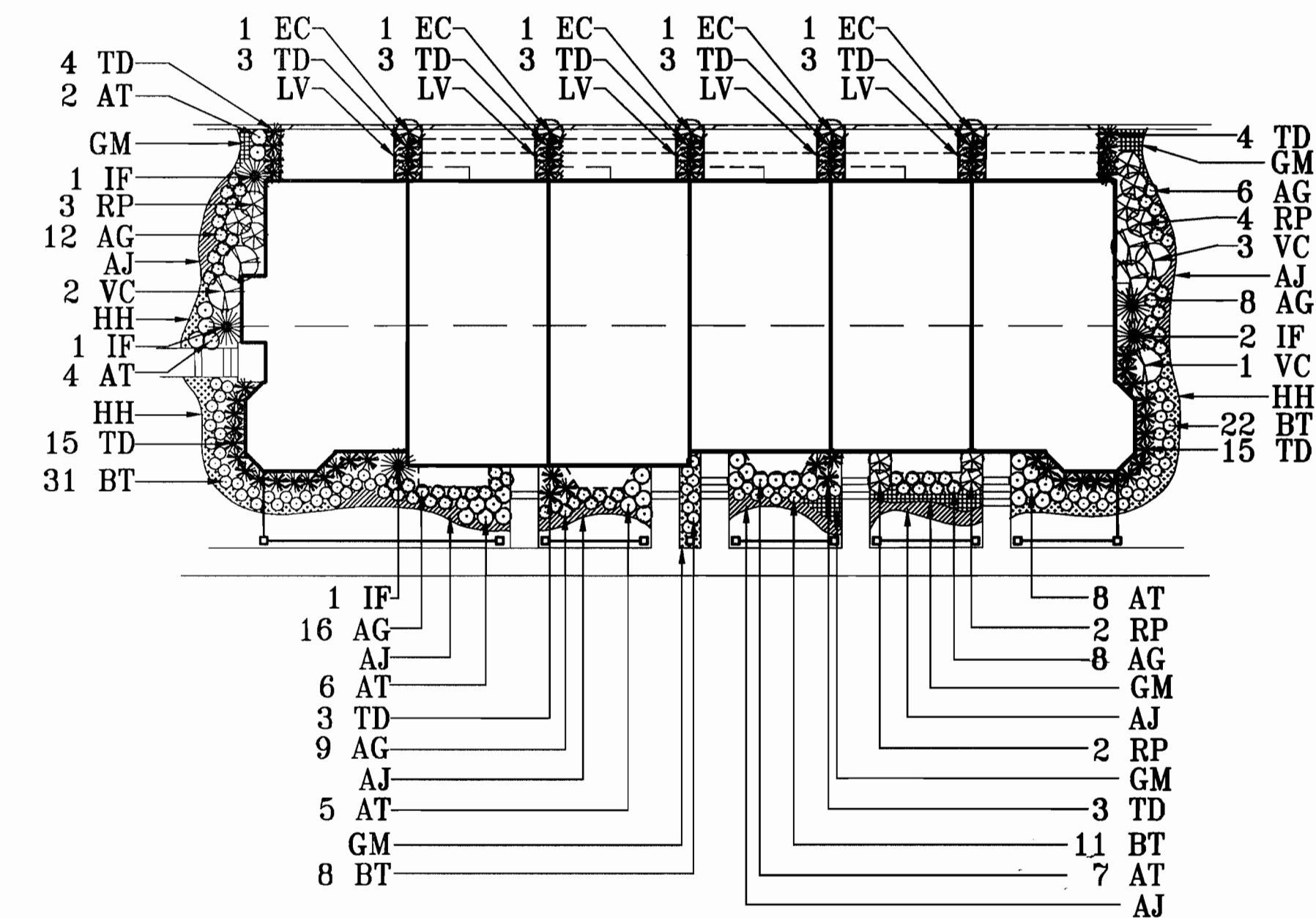
SCALE N.T.S. (PLOT 1:1) ZONING NT G. L. W. FILE No. 00110 DATE AUGUST 2000 TAX MAP - GRID 36-1 SHEET 18 OF 19



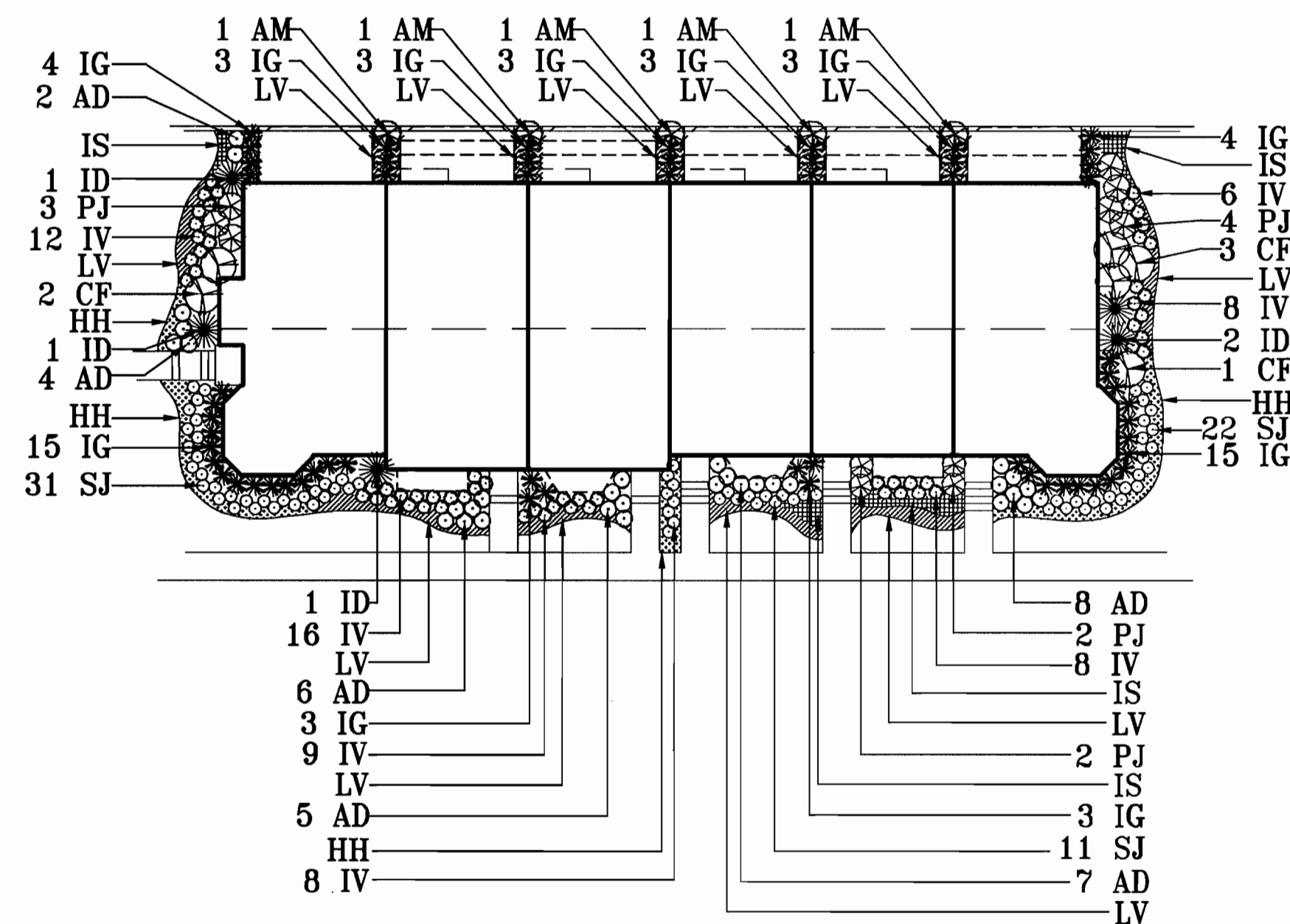
PLANTING DETAIL - TYPICAL UNIT LANDSCAPING
UNITS FACING GOVERNOR WARFIELD PARKWAY



PLANTING DETAIL - TYPICAL UNIT LANDSCAPING
INTERIOR UNITS WITH SHADE



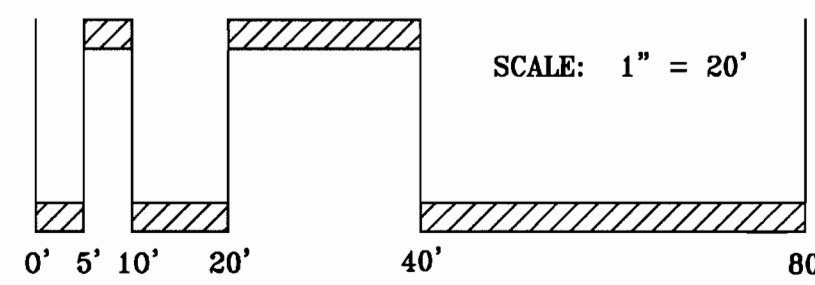
PLANTING DETAIL - TYPICAL UNIT LANDSCAPING
UNITS FACING TWIN RIVERS RD., BROKEN LAND PARKWAY, & MALL RING RD.



PLANTING DETAIL - TYPICAL UNIT LANDSCAPING
INTERIOR UNITS WITH SUN/PARTIAL SHADE

SYMBOL	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
GOVERNOR WARFIELD				
SHRUBS				
AA	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	3-3 1/2' HT.	Cont.	
FG	Fothergilla gardenii / Dwarf Fothergilla	24-30" HT.	Cont.	
HP	Hypericum x 'Hidcote' / Hidcote St. Johnswort	12-15" Spr.	Cont.	
LF	Leucothoe axillaris / Coast Leucothoe	15-18" HT.	Cont.	
ND	Nandina domestica 'Fire Power' / Fire Power Dwarf Nandina	15-18" HT.	Cont.	
RC	Rhododendron catawbiense var. album / Catawba Rhododendron	30-36" HT./Spr.	B&B	
TB	Taxus baccata 'Repondens' / Spreading English Yew	30-36" HT./Spr.	B&B	
TH	Taxus x media 'Hicksii' / Hicks Yew	2 1/2-3' HT.	B&B	
GROUND COVER & PERENNIALS				
HH	Hedera helix / English Ivy	2 1/4"	Peat Pots	#6-8" O.C.
LW	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle	1 Quart	Cont.	#8-10" O.C.
LB	Liriope muscari 'Big Blue' / Big Blue Liriope	1 Gallon	Cont.	#15-18" O.C.
TWIN RIVERS ROAD, BROKENLAND PARKWAY, MALL RING ROAD				
SHRUBS				
AG	Abelia x 'Edward Goucher' / Edward Goucher Glossy Abelia	24-30" Spr.	Cont.	
AT	Azalea (Kurume) 'Tradition' / Tradition Azalea	24-30" HT./Spr.	Cont.	
BT	Berberis thunb. var. atropur. 'Crimson Pygmy' / Crimson Pygmy Barberry	15-18" Spr.	Cont.	
EC	Enkianthus campanulatus / Redvein Enkianthus	3-3 1/2' HT.	B&B	
IF	Ilex crenata 'Fastigiata' / Fastigiata Japanese Holly	4 1/2-5' HT.	Cont./B&B	
RP	Rhododendron P.J.M. / P.J.M. Rhododendron	30-36" HT./Spr.	B&B	
TM	Taxus media 'Densiflora' / Densiflora Yew	30-36" HT./Spr.	B&B	
VC	Viburnum Carlesii / Koreanspice Viburnum	30-36" HT.	B&B	
GROUND COVER & PERENNIALS				
AJ	Ajuga reptans / Ajuga	1 Quart	Cont.	#8-10" O.C.
HH	Hedera helix / English Ivy	2 1/4"	Peat Pots	#6-8" O.C.
GM	Geranium macrorrhizum 'Ingwersens's Variety' / Ingwersens's Variety Hardy Geranium	1 Gal.	Cont.	#12" O.C.
LV	Liriope muscari 'Variegata' / Variegated Liriope	1 Gallon	Cont.	#15-18" O.C.
INTERNAL - SHADE				
SHRUBS				
AM	Amelanchier arborea 'Prince William' / Prince William Serviceberry	3-3 1/2' HT.	Cont./B&B	
AS	Azalea schlippenbachii / Royal Azalea	24-30" HT./Spr.	Cont.	
HV	Hamamelis virginiana / Common Witchhazel	30-36" HT.	Cont.	
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	24-30" Spr.	Cont.	
IC	Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly	30-36" Spr.	Cont./B&B	
IR	Ilex verticillata 'Red Sprite' / Red Sprite Dwarf Winterberry Holly	15-18" HT.	Cont.	
ID	Ilex x aquipernyi 'Dragon Lady' / Dragon Lady Holly	4 1/2-5' HT.	Cont./B&B	
KL	Kalmia latifolia 'Pink Sunrise' / Pink Sunrise Mountain Laurel	30-36" HT.	Cont./B&B	
LF	Leucothoe axillaris / Coast Leucothoe	15-18" Spr.	Cont.	
GROUND COVER & PERENNIALS				
AE	Asarum europaeum / European Ginger	1 Quart	Cont.	#8-10" O.C.
HH	Hedera helix / English Ivy	2 1/4"	Peat Pots	#6-8" O.C.
LB	Liriope muscari 'Big Blue' / Big Blue Liriope	1 Gallon	Cont.	#15-18" O.C.
PT	Pachysandra terminalis / Pachysandra	2 1/4"	Peat Pots	#6-8" O.C.
INTERNAL - SUN/PARTIAL SHADE				
SHRUBS				
AD	Azalea (Kurume) Delaware Valley White / Delaware Valley White Azalea	24-30" Spr.	Cont.	
AM	Amelanchier arborea 'Prince William' / Prince William Serviceberry	3-3 1/2' HT.	Cont./B&B	
CF	Corydalis floriola / Carolina Allspice	30-36" HT.	B&B	
IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	30-36" HT./Spr.	Cont./B&B	
ID	Ilex x aquipernyi 'Dragon Lady' / Dragon Lady Holly	4 1/2-5' HT.	Cont./B&B	
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	24-30" Spr.	Cont.	
PJ	Pieris japonica 'Mountain Fire' / Mountain Fire Japanese Pieris	30-36" HT.	Cont./B&B	
SJ	Spiroea japonica 'Little Princess' / Little Princess Spirea	15-18" Spr.	Cont.	
GROUND COVER & PERENNIALS				
HH	Hedera helix / English Ivy	2 1/4"	Peat Pots	#6-8" O.C.
IS	Iberis sempervirens / Candytuft	1 Gallon	Cont.	#15" O.C.
LV	Liriope muscari 'Variegata' / Variegated Liriope	1 Gallon	Cont.	#15-18" O.C.

Note: All typical unit landscaping shown will require field adjustment to allow for actual individual unit site conditions. Any revisions to the typical plans must be approved by the Landscape Architect.



APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 5/14/01
Chief, Division of Land Development: [Signature] Date: 5/3/01
Chief, Development Engineering Division: [Signature] Date: 5/1/01

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11/20/00 ADDRESS HOWARD COUNTY COMMENTS

KMD

PREPARED FOR:

OWNER/DEVELOPER
K. HOWANIAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

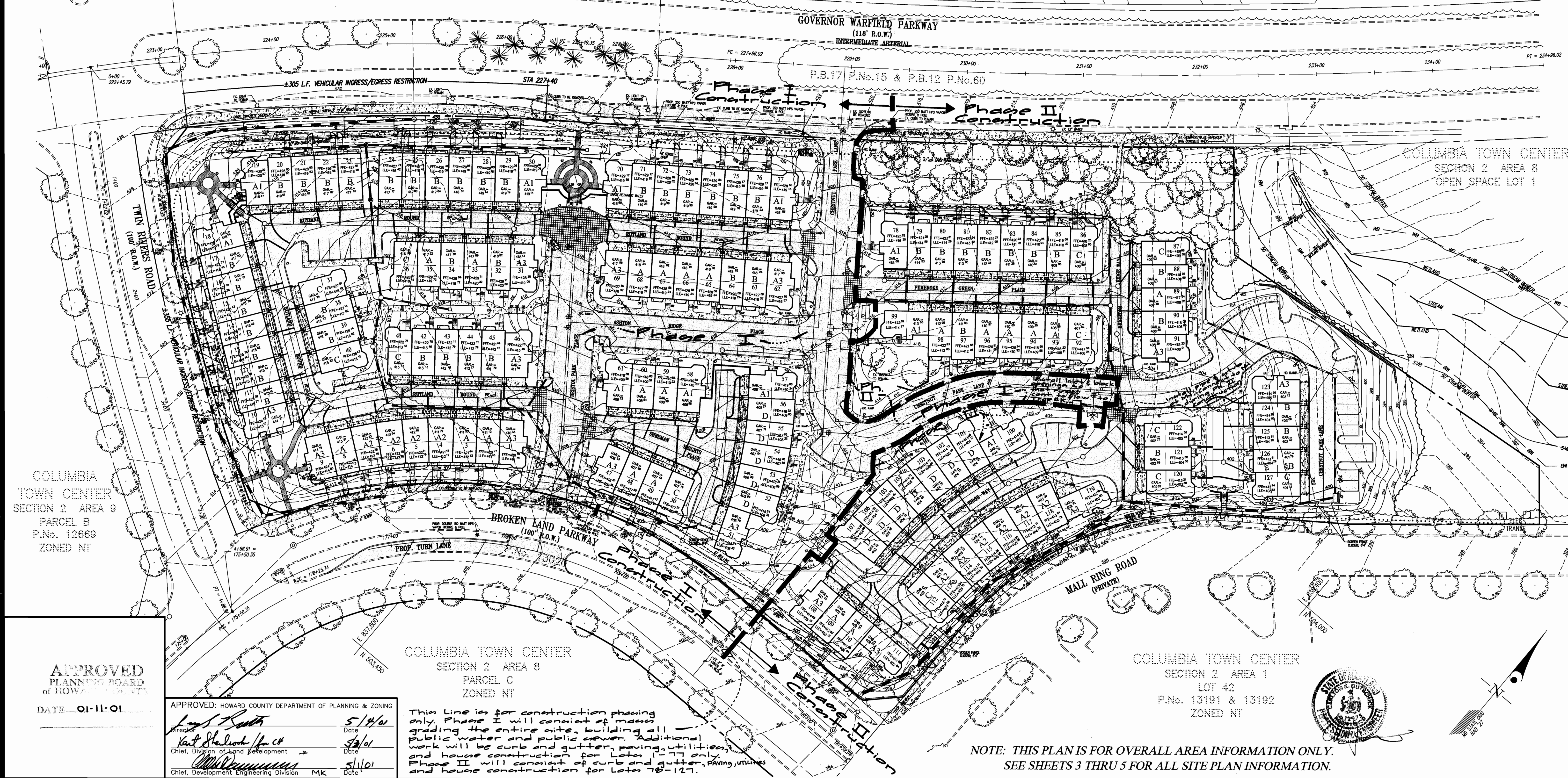
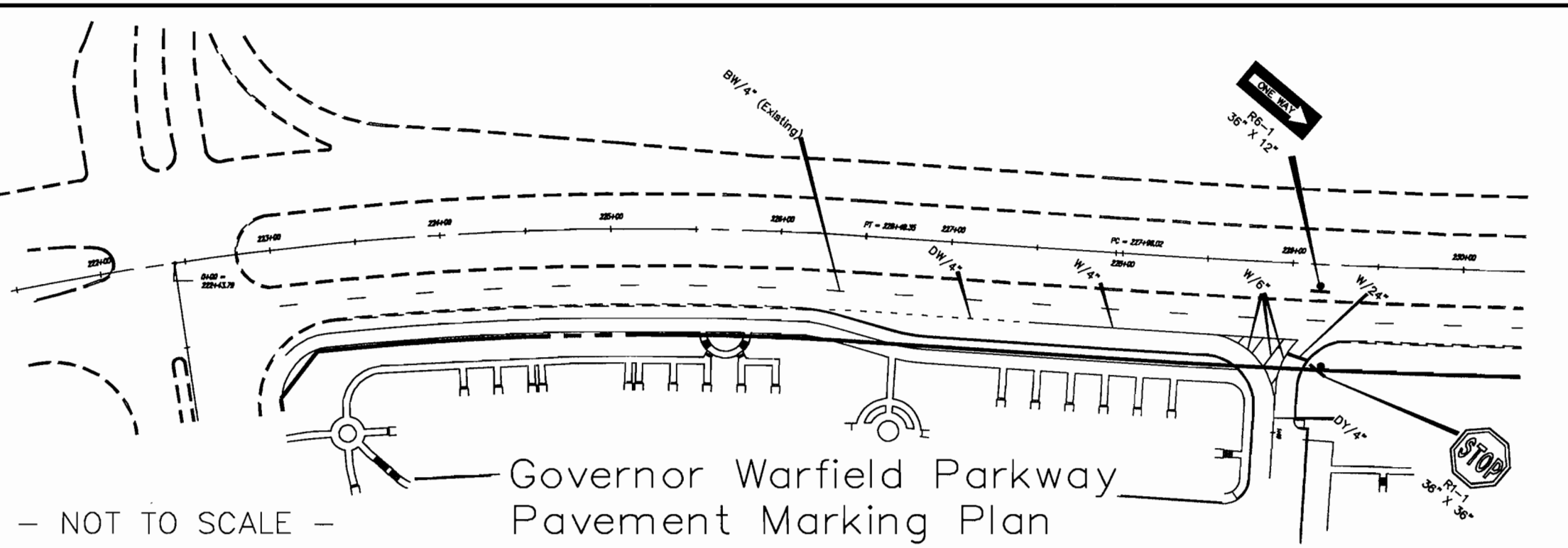
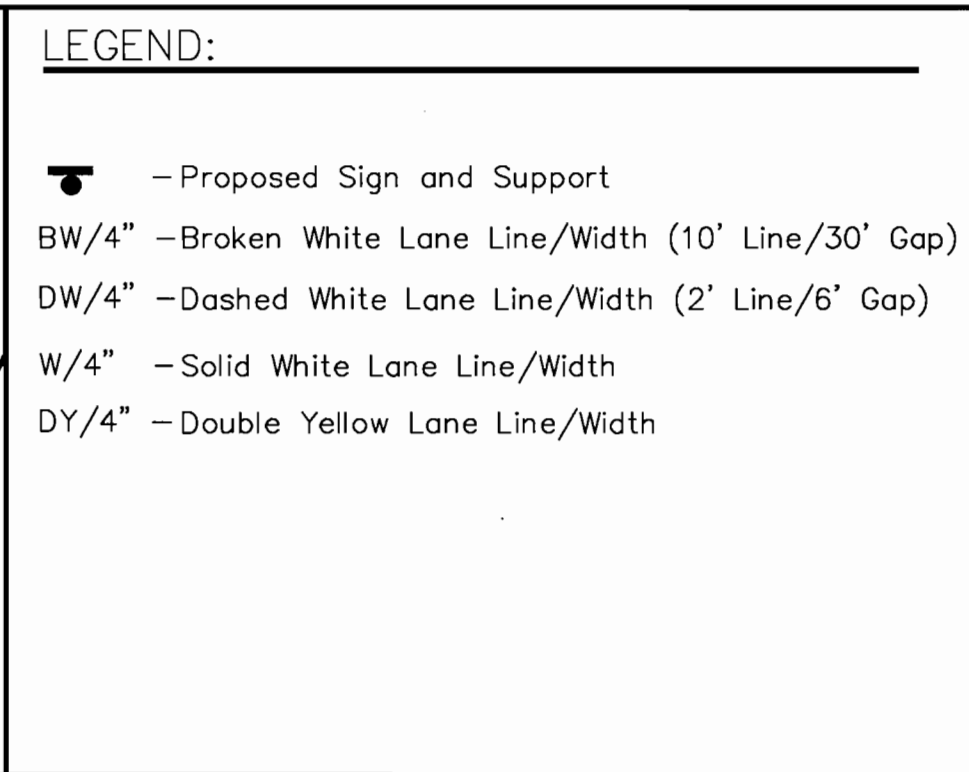
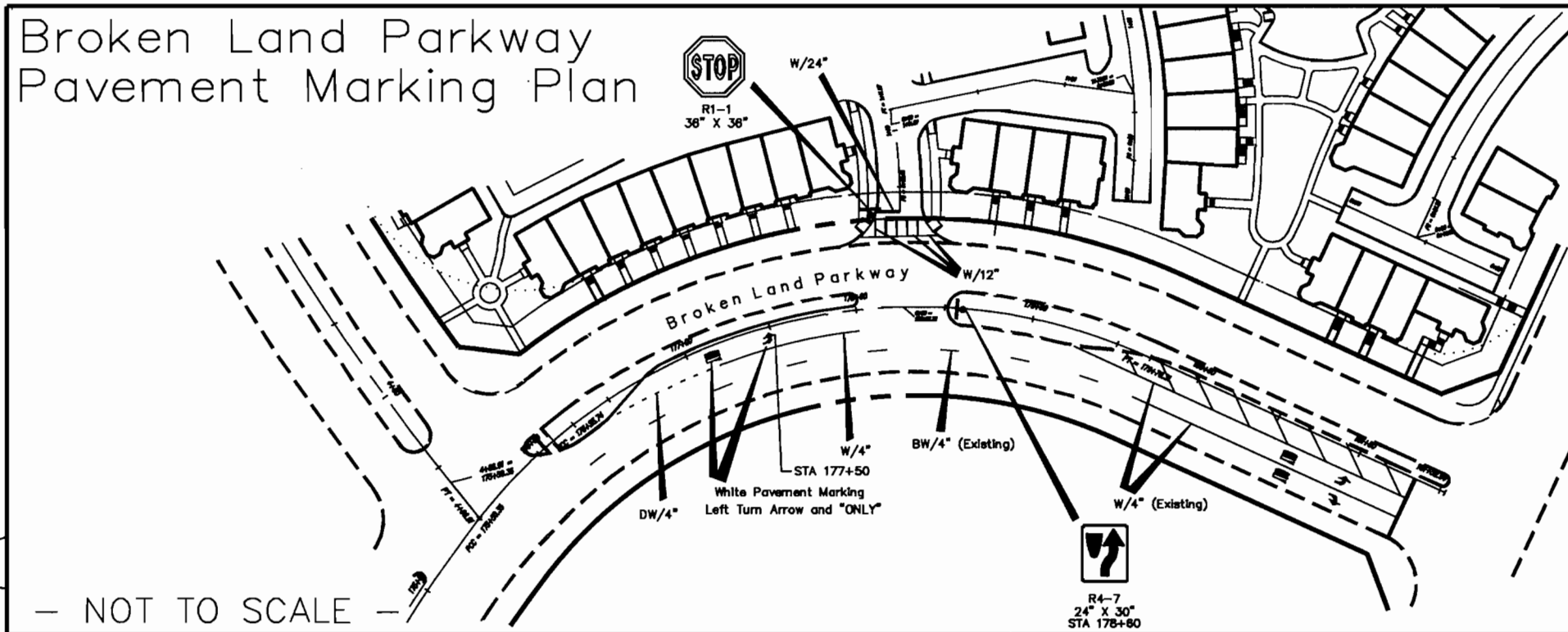
LANDSCAPE PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639

CLARKSVILLE ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
NOV. 2000	36 - 1	19 OF 19





APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Karl Shelton* Date: 5/14/01

Chief, Division of Land Development: *Karl Shelton* Date: 5/14/01

Chief, Development Engineering Division: *MK* Date: 5/14/01

This line is for construction phasing only. Phase I will consist of mass grading the entire site, building all public water and public sewer. Additional work will be curb and gutter, paving, utilities, and house construction for Lots 77 only. Phase II will consist of curb and gutter, paving, utilities and house construction for Lots 78-127.

NOTE: THIS PLAN IS FOR OVERALL AREA INFORMATION ONLY. SEE SHEETS 3 THRU 5 FOR ALL SITE PLAN INFORMATION.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
11/20/00	Add construction phasing line	lgl	lgl
10/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	KMD
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	KMD

PREPARED FOR:
OWNER/DEVELOPER
K. HOIVANIAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

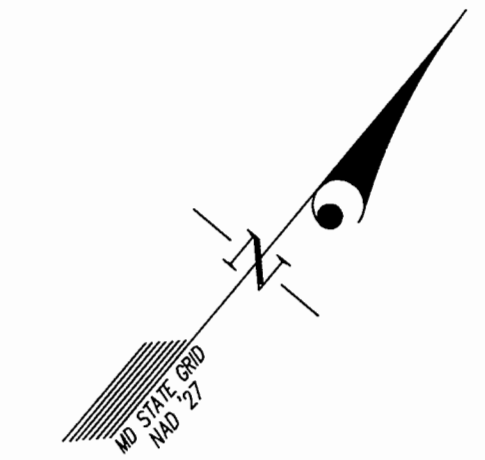
COMPOSITE PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL "B"
PLAT No. 14639

CLARKSVILLE ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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DATE	TAX MAP - GRID	SHEET
AUGUST, 2000	36 - 1	2 OF 19

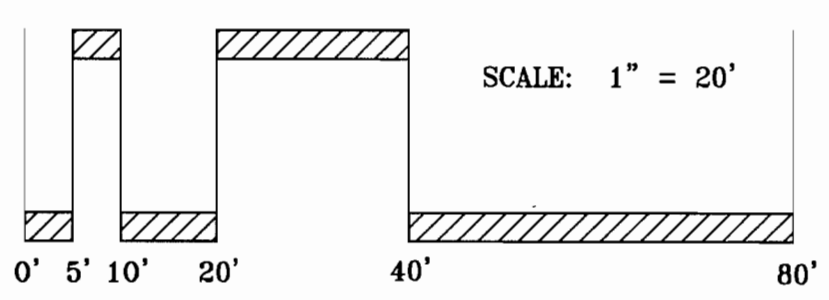
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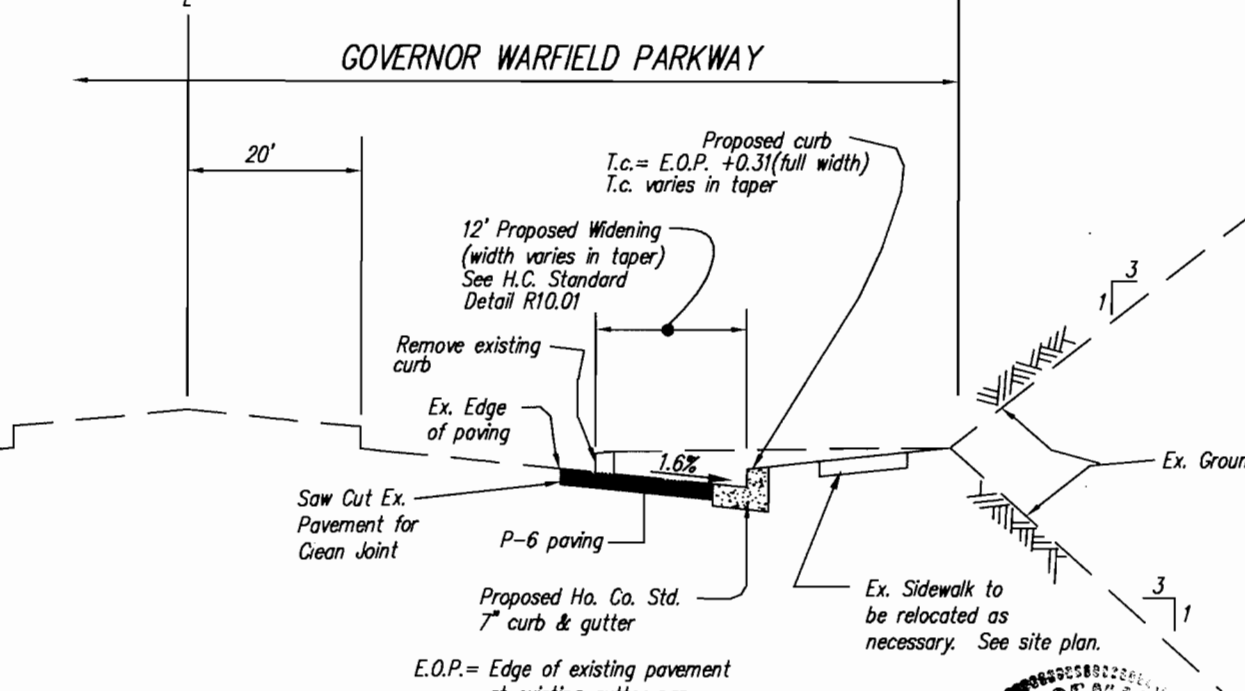
COLUMBIA TOWN CENTER SECTION 2 AREA 8 PARCEL B P.No. 12669 ZONED NT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 5/14/01
 Chief, Division of Land Development: *[Signature]* Date: 5/8/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/11/01



- NOTE
- CONNECT ROOF DRAINS FROM UNITS 32-36, 37-40 AND 41-45 UNDERGROUND TO STORM DRAIN IN FRONT OF UNITS
 - CONNECT FRONT ROOF DRAINS FOR UNITS 74-77 UNDERGROUND AND DAYLIGHT THROUGH CURB ON EAST SIDE OF UNIT 77
 - CONNECT FRONT AND SIDE ROOF DRAINS FOR UNITS 62-69, 31, & 46, UNDERGROUND AND DAYLIGHT THROUGH CURB.

- SITE LEGEND
- +20.16 PROPOSED SPOT GRADES
 - 322--- EXISTING CONTOUR
 - 320--- PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT
 - CONCRETE SIDEWALKS & DRIVEWAYS
 - RETAINING WALL
 - SCREEN FENCE
 - FENCE AND BRICK PIERS



SITE DEVELOPMENT PLAN
 COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL "B" PLAT No. 14639

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	3 OF 19

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

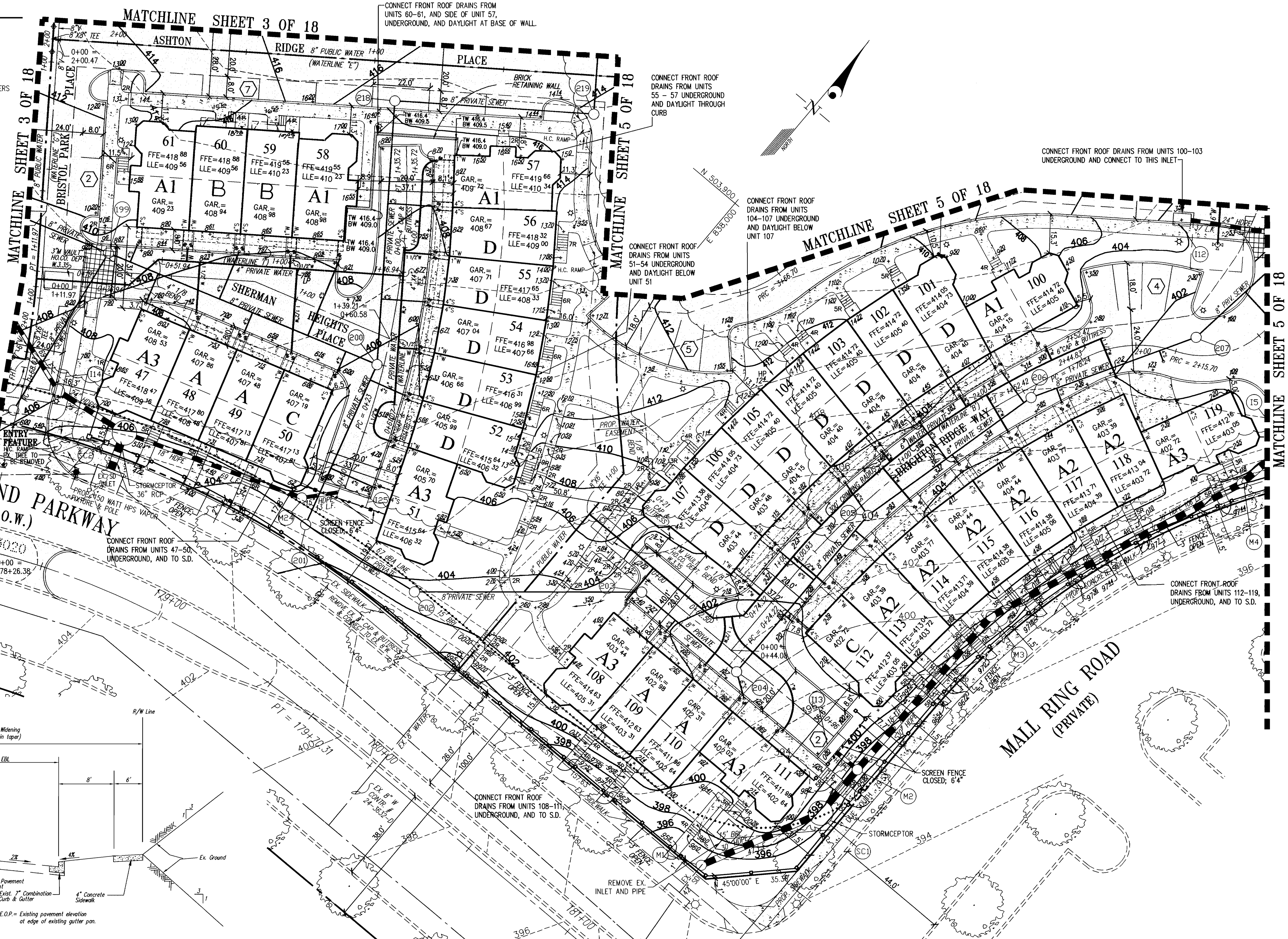
11/20/00	Rev units on site to units. Relocate 1 Light, Add 5 Lights	ET
10/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF
	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD
DATE	REVISION	BY
		APP'R.

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER L.L.C.
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20705
 PH: 301-772-8900

CLARKSVILLE ELECTION DISTRICT No. 5



- SITE LEGEND**
- PROPOSED SPOT GRADES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT



MATCHLINE SHEET 3 OF 18

MATCHLINE SHEET 5 OF 18

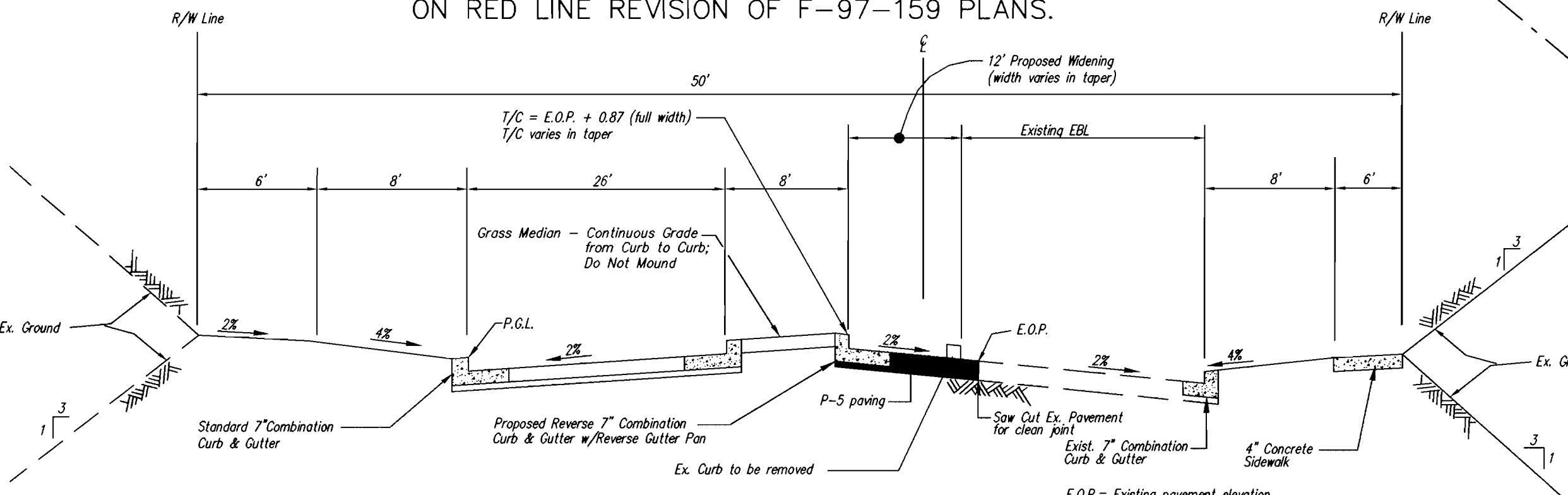
MATCHLINE SHEET 5 OF 18

MATCHLINE SHEET 3 OF 18

BROKEN LAND PARKWAY
(100' R.O.W.)

PROP. TURN LANE

NOTE: ALL WORK FOR PROP. TURN LANE IN BROKEN LAND PARKWAY SHALL BE SHOWN ON RED LINE REVISION OF F-97-159 PLANS.



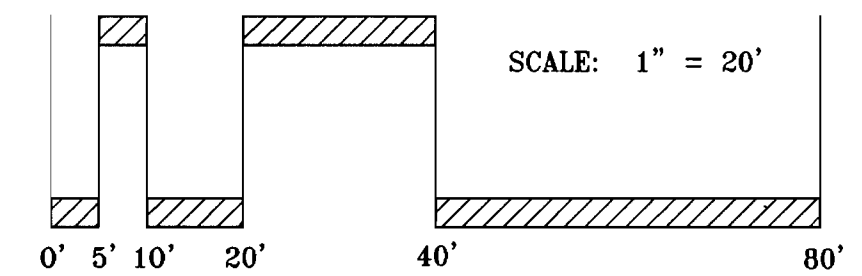
TYPICAL SECTION LEFT TURN LANE
BROKEN LAND PARKWAY
DESIGN SPEED = 35 M.P.H.
Not to Scale

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL C
ZONED NT

COLUMBIA TOWN CENTER
SECTION 2 AREA 1
LOT 42
P.No. 13191 & 13192
ZONED NT

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 5/14/01
Chief, Division of Land Development: *[Signature]* Date: 5/3/01
Chief, Development Engineering Division: *[Signature]* Date: 5/1/01



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
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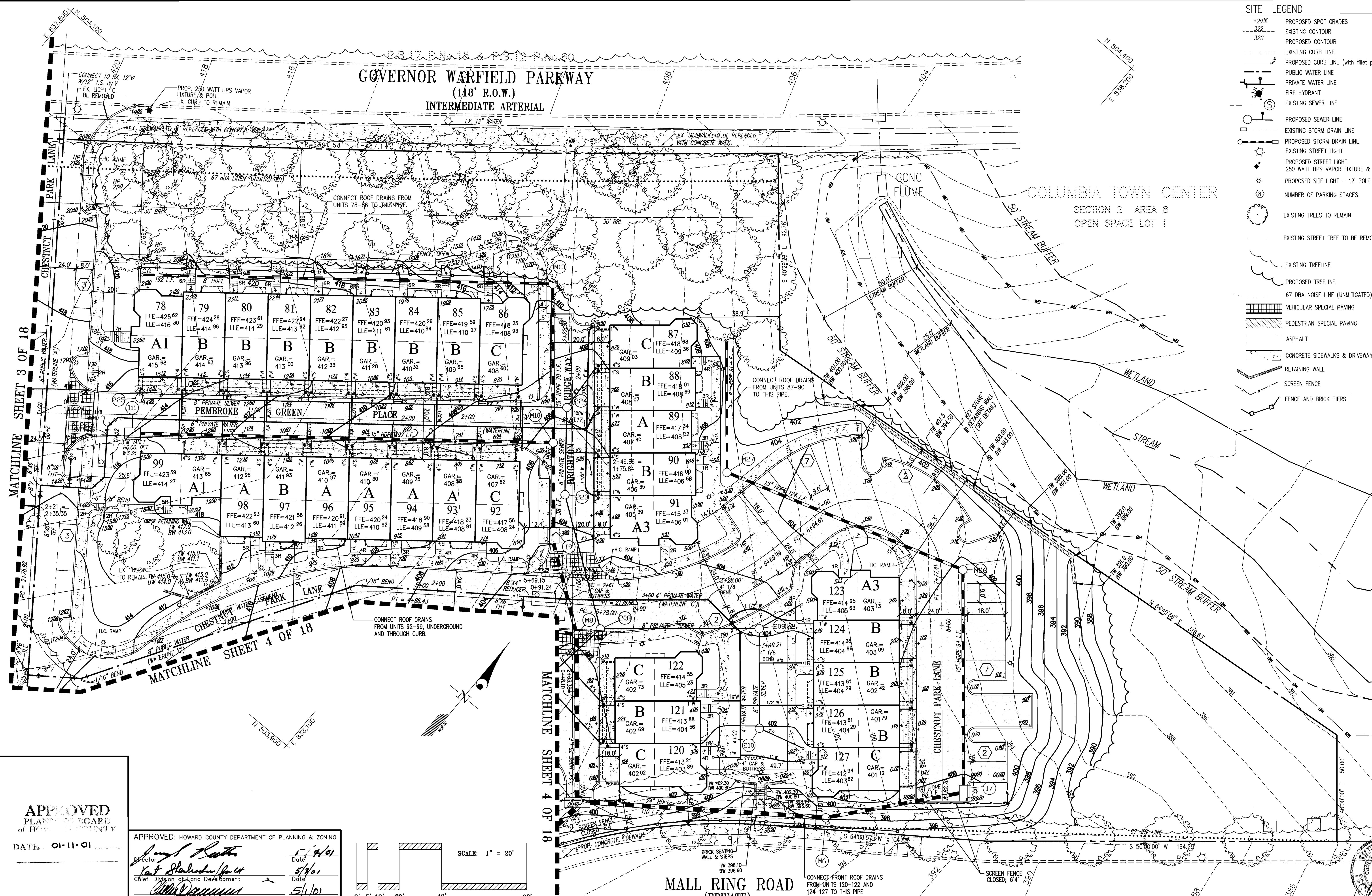
DATE	REVISION	BY	APP'R.
11-02-01	Rev. Units 59-60 to 'B' unit. Remove 1 light & add 2 new lights.	GT	
11/20/01	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
OWNER/DEVELOPER
K. HOWANAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639

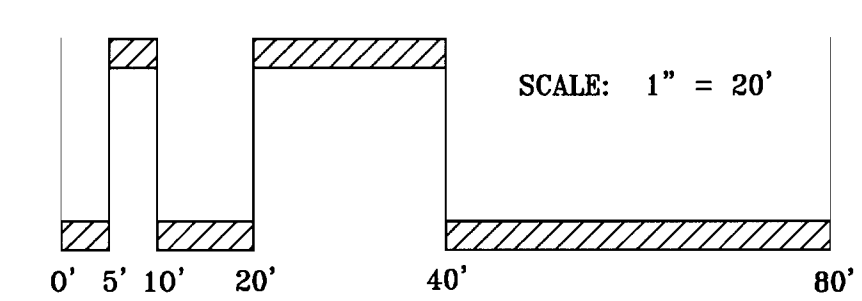
SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	4 OF 19

- SITE LEGEND**
- 201E PROPOSED SPOT GRADES
 - 322--- EXISTING CONTOUR
 - 320--- PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
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 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
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 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT
 - CONCRETE SIDEWALKS & DRIVEWAYS
 - RETAINING WALL
 - SCREEN FENCE
 - FENCE AND BRICK PIERS



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1/9/01
 Chief, Division of Land Development: *[Signature]* Date: 5/3/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/1/01



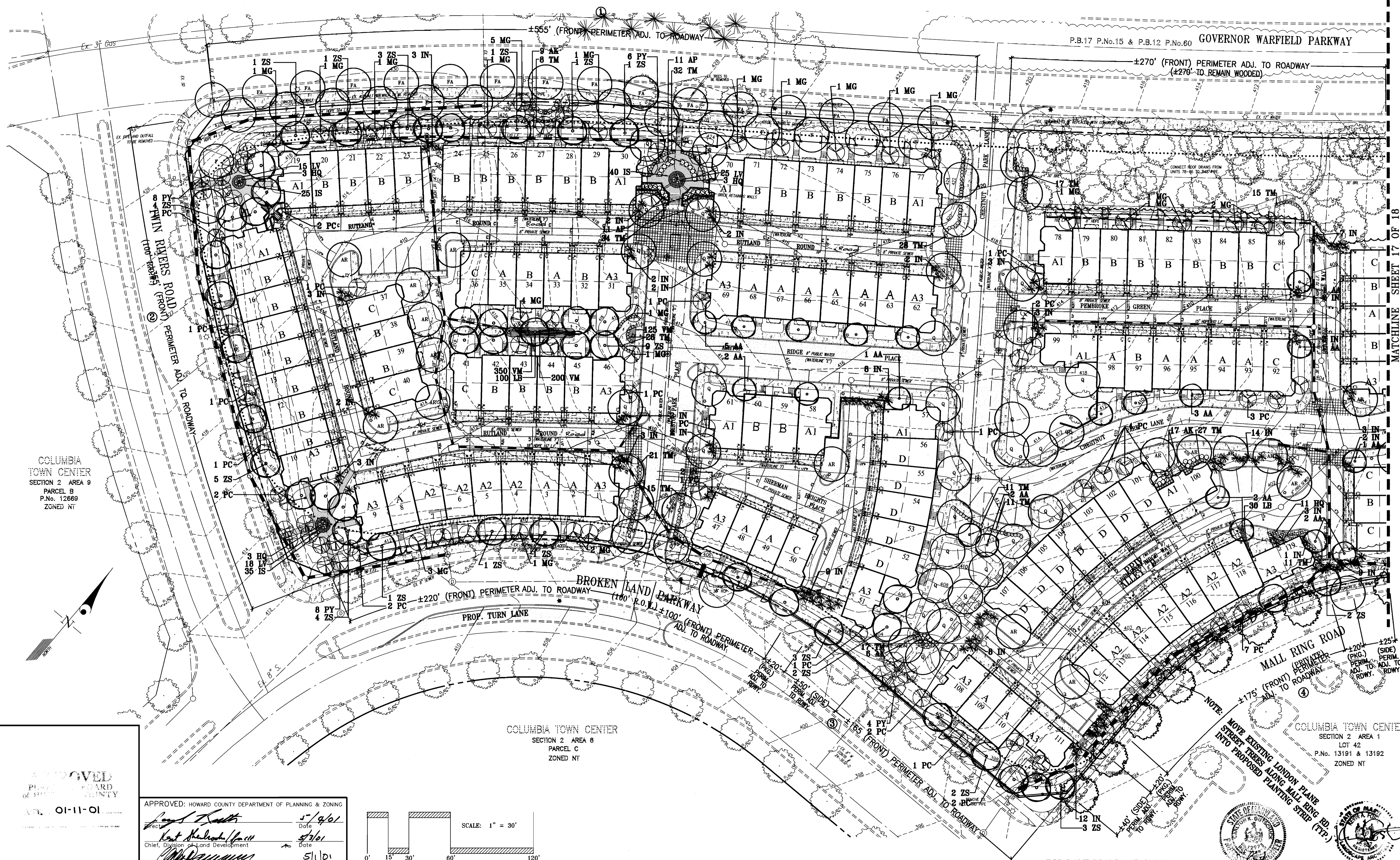
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-883-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
11-02-01	Add 3 Floor Volumes	KMD/KAF	
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD	
10/00	ADDRESS HOWARD COUNTY COMMENTS		

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER L.L.C.
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
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SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
 SECTION 2, AREA 8
 PARCEL "B"
 PLAT No. 14639

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	5 OF 19

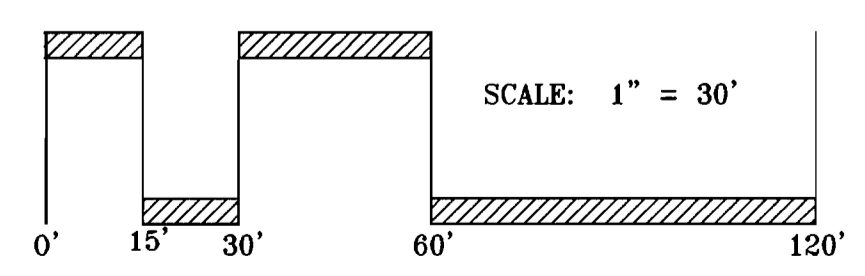


COLUMBIA TOWN CENTER
SECTION 2 AREA 9
PARCEL B
P.No. 12669
ZONED NT

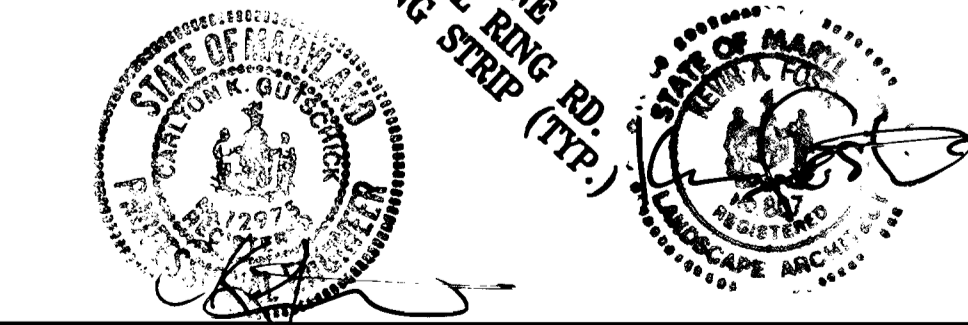
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCEL C
ZONED NT

COLUMBIA TOWN CENTER
SECTION 2 AREA 1
LOT 42
P.No. 13191 & 13192
ZONED NT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/14/01
 Date
 [Signature] 5/16/01
 Date
 [Signature] 5/11/01
 Date



- FOR LANDSCAPE USE ONLY -



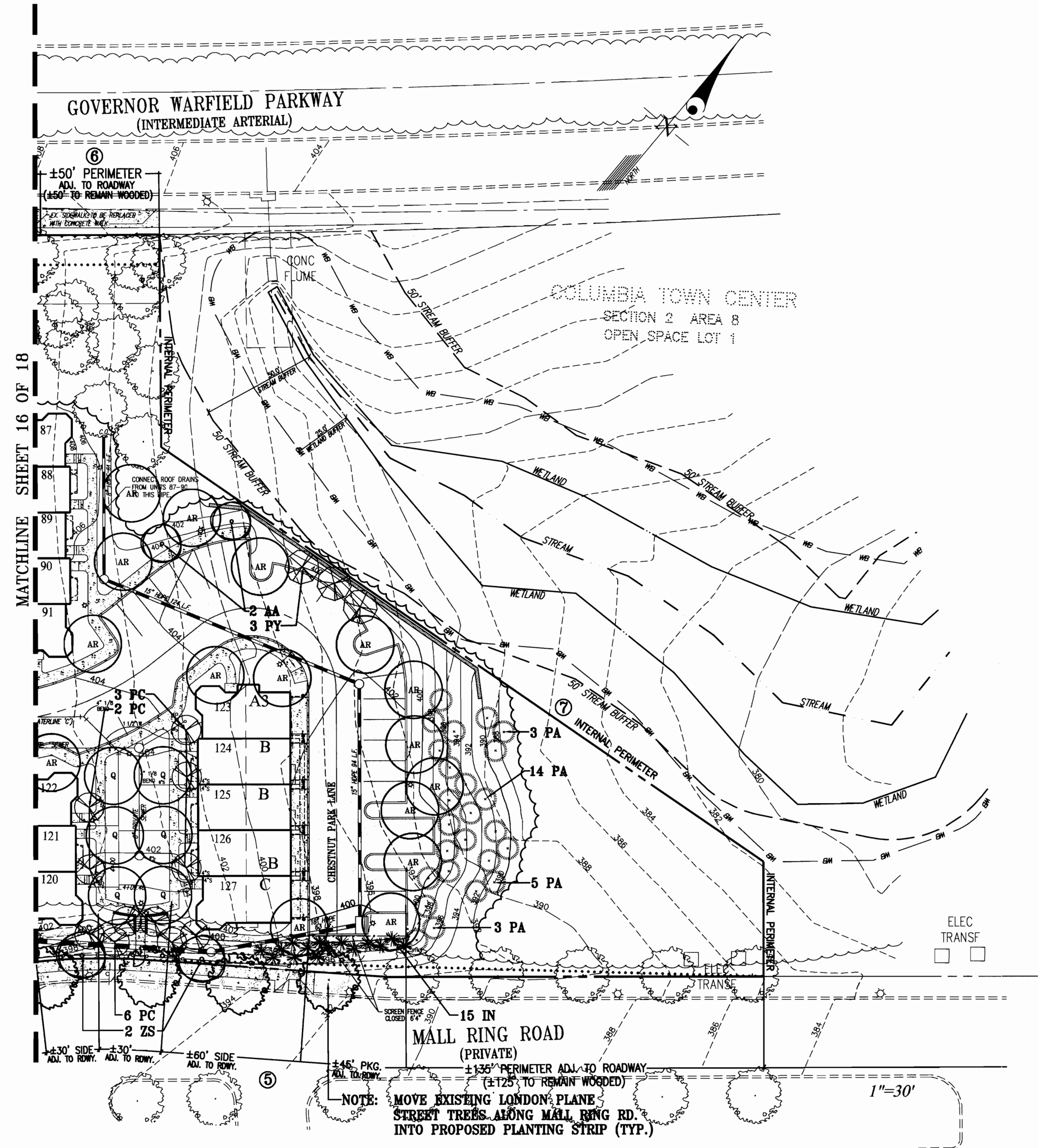
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONGVILLE OFFICE PARK
 BURTONGVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
11-02-01	Rev. units, signs to 1' units, units added, lights, relocated 1 light	GM	
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER LLC
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-8900

LANDSCAPE PLAN
COLUMBIA TOWN CENTER
 SECTION 2, AREA 8
 PARCEL "B"
 PLAT No. 14639
 CLARKSVILLE ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	16 OF 19

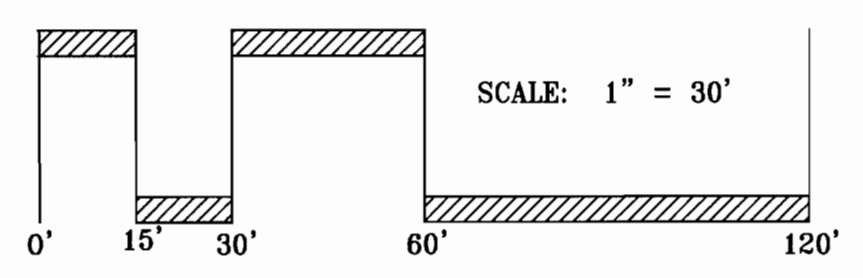


PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
AA	22	Acer rubrum 'Armstrong' / Armstrong Red Maple	3-3 1/2" Cal.	B&B	
AR	32	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	3-3 1/2" Cal.	B&B	
A	1	Acer rubrum / Red Maple (Note: Match existing Street Tree Red Maple Cultivar)	3-3 1/2" Cal.	B&B	Street Tree
FA	16	Fraxinus americana 'Autumn Applause' / Autumn Applause White Ash	3-3 1/2" Cal.	B&B	Street Tree
F	15	Fraxinus americana 'Autumn Applause' / Autumn Applause White Ash	3-3 1/2" Cal.	B&B	
P	1	Platanus x acerifolia 'Bloodgood' / London Plane Tree	3-3 1/2" Cal.	B&B	Street Tree
Q	46	Quercus palustris / Pin Oak	3-3 1/2" Cal.	B&B	
ZS	46	Zelkova serrata 'Village Green' / Village Green Zelkova	3-3 1/2" Cal.	B&B	
EVERGREEN TREES					
IN	131	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	7-8' Ht.	B&B	
PA	25	Picea abies / Norway Spruce	8-10' Ht.	B&B	
ORNAMENTAL TREES					
MG	26	Magnolia x 'Galaxy' / Galaxy Magnolia	6-8' Ht.	B&B	
PC	49	Prunus cerasifera 'Thundercloud' / Thundercloud Purpleleaf Plum	2 1/2-3" Cal.	B&B	
PY	29	Prunus yedoensis / Yoshino Cherry	2 1/2-3" Cal.	B&B	
SHRUBS					
AP	22	Azalea 'Girard Pleasant White' / Girard Pleasant White Azalea	30-36" Ht. /Spr.	Cont.	
AK	32	Azalea 'Hino Crimson' / Hino Crimson Kurume Azalea	30-36" Ht. /Spr.	Cont.	
HQ	20	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	30-36" Ht. /Spr.	Cont. /B&B	
TM	273	Taxus media 'Densiformis' / Densiformis Yew	30-36" Ht. /Spr.	B&B	
GROUNDCOVER & PERENNIALS					
IS	100	Iberis sempervirens / Candytuft	1 Gallon	Cont.	±15" O.C.
LB	130	Liriope muscari 'Big Blue' / Big Blue Liriope	1 Gallon	Cont.	±15-18" O.C.
LV	58	Liriope muscari 'Variegata' / Variegated Liriope	1 Gallon	Cont.	±15-18" O.C.
VM	625	Vinca minor / Evergreen Vinca	2 1/4"	Peat Pots	±6-8" O.C.

- NOTE:
- Existing London Plane Street Trees along Mall Ring Road to be moved into proposed planting strip. Any trees which cannot be moved will need to be replaced with new London Plane Trees (3-3 1/2" Cal.).
 - Any existing street trees along Twin Rivers Road and Broken Land Parkway which are damaged/removed during construction must be replaced with matching species (3-3 1/2" Cal.).
 - Plant quantities to be verified by Landscape Contractor.
 - This plant list contains quantities and species for the Site Landscaping only! See sheet 19 for the individual unit typical planting schemes.

NOTE: MOVE EXISTING LONDON PLANE STREET TREES ALONG MALL RING RD. INTO PROPOSED PLANTING STRIP (TYP.)



APPROVED
HOWARD COUNTY
DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 5/14/01
 Chief, Division of Land Development: [Signature] Date: 5/30/01
 Chief, Development Engineering Division: [Signature] Date: 5/11/01

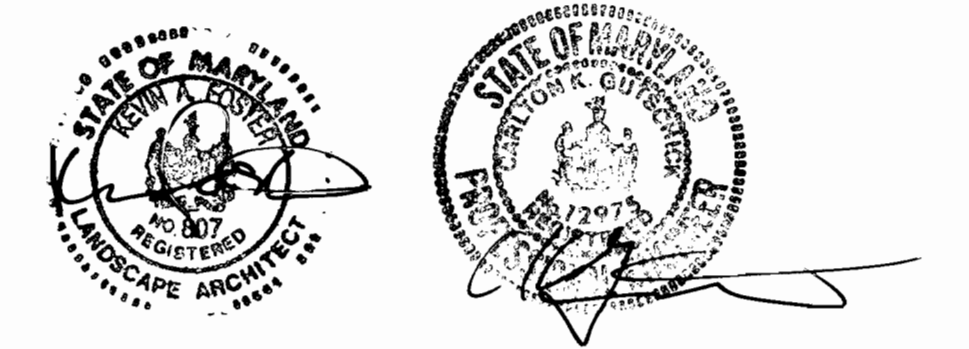
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-883-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
11-02-01	Added 11 trees		
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

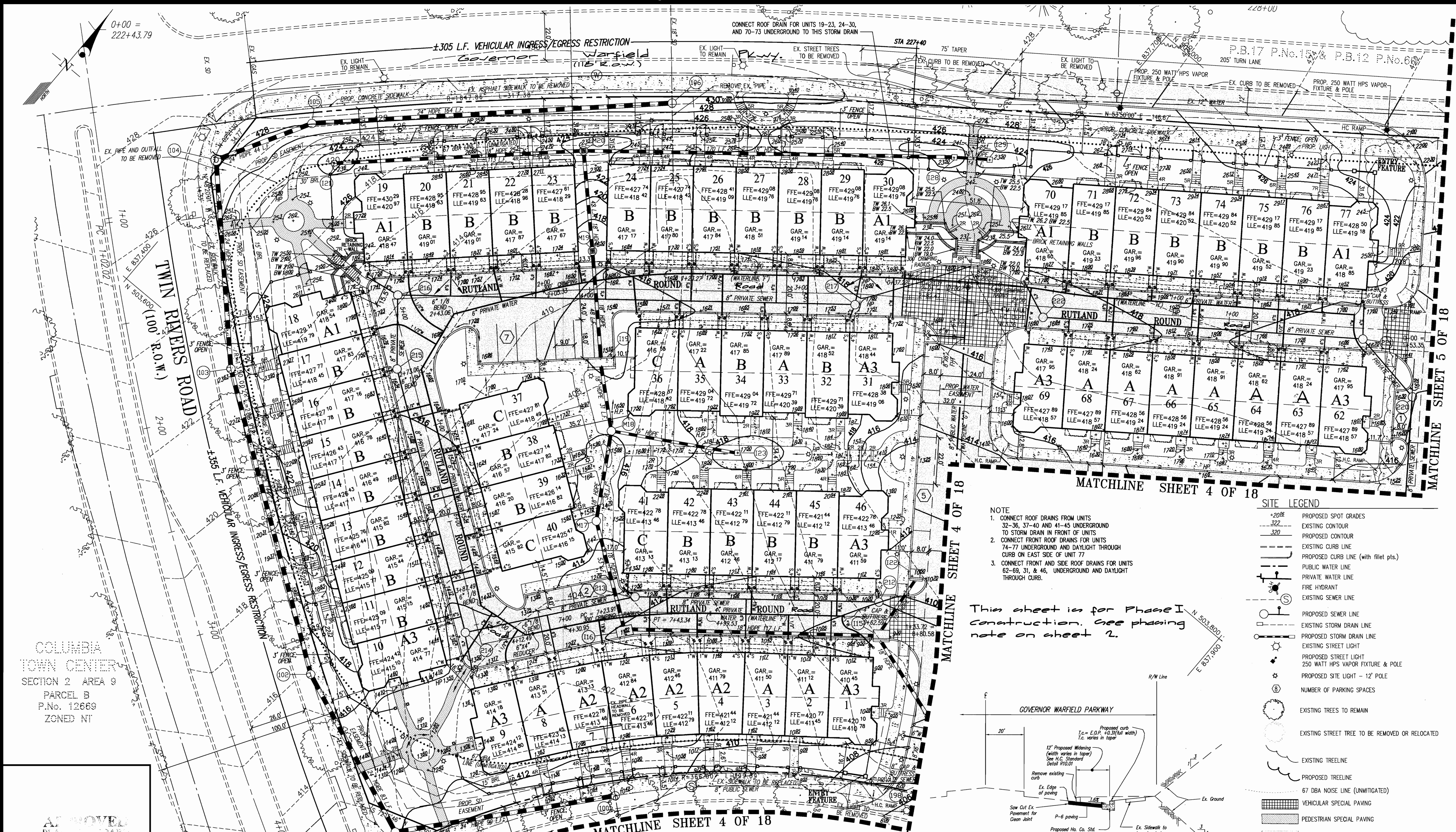
PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWNANIAN AT COLUMBIA TOWN CENTER L.L.C.
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-8900

LANDSCAPE PLAN
COLUMBIA TOWN CENTER
 SECTION 2, AREA 8
 PARCEL "B"
 PLAT No. 14639
 CLARKSVILLE ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	17 OF 19



- FOR LANDSCAPE USE ONLY -



COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL B P.No. 12669 ZONED NT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 5/14/01
 Chief, Division of Land Development: *[Signature]* Date: 5/16/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/16/01

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12-7-01	Add construction phase note	KMD	038
11-02-01	Re-write construction notes, Relocate Light, Add Lights	KMD/KAF	G-T
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS		

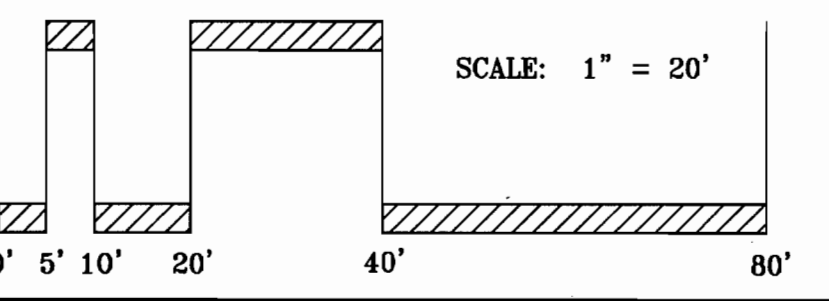
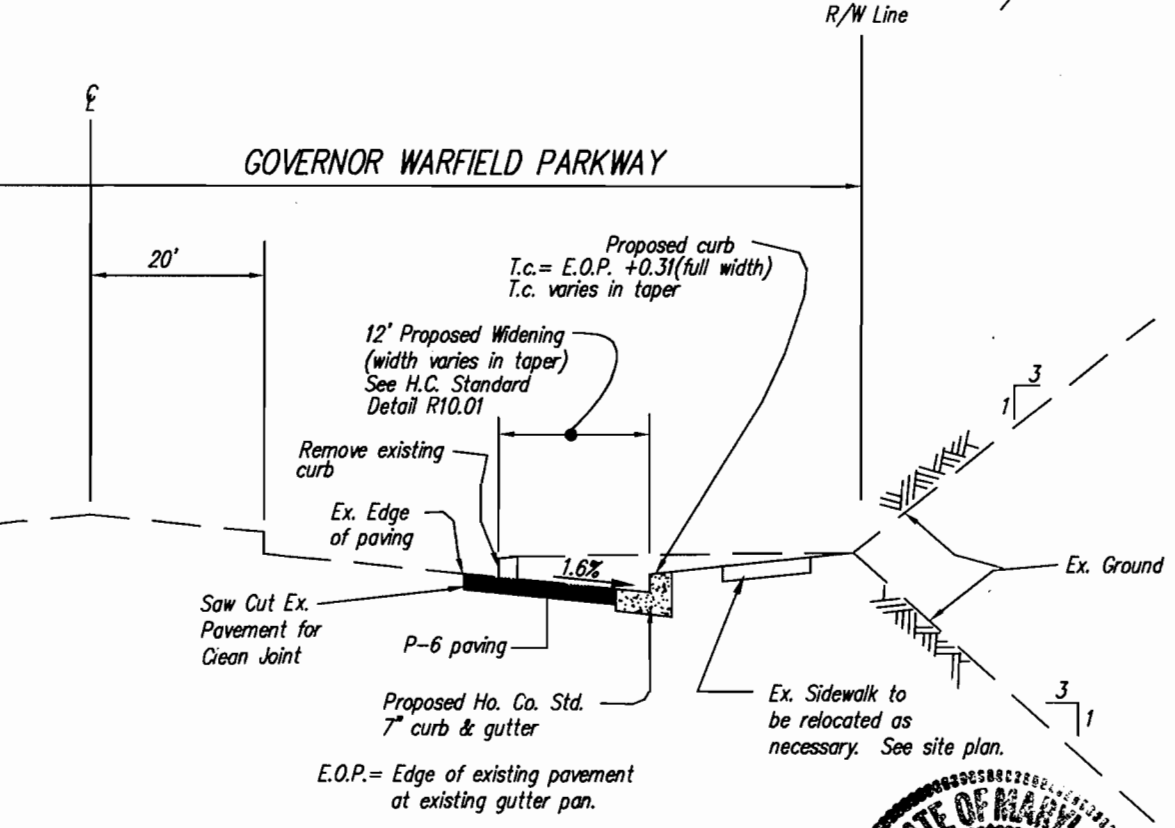
PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER LLC
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-8900

SITE DEVELOPMENT PLAN
 COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL "B"
 PLAT No. 14639
 CLARKSVILLE ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

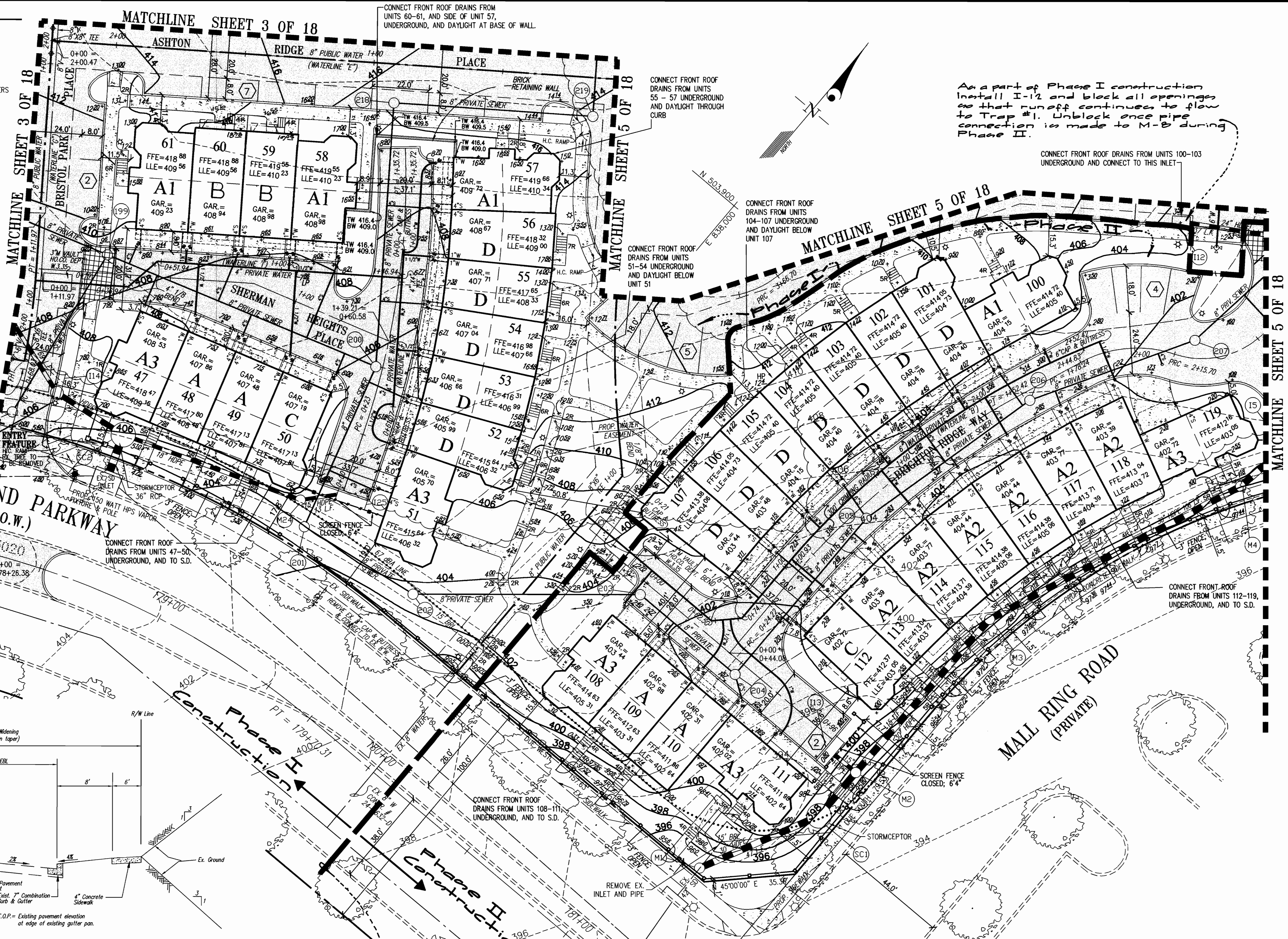
- NOTE
- CONNECT ROOF DRAINS FROM UNITS 32-36, 37-40 AND 41-45 UNDERGROUND TO STORM DRAIN IN FRONT OF UNITS
 - CONNECT FRONT ROOF DRAINS FOR UNITS 74-77 UNDERGROUND AND DAYLIGHT THROUGH CURB ON EAST SIDE OF UNIT 77
 - CONNECT FRONT AND SIDE ROOF DRAINS FOR UNITS 62-69, 31, & 46, UNDERGROUND AND DAYLIGHT THROUGH CURB.

- SITE LEGEND
- PROPOSED SPOT GRADES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT
 - CONCRETE SIDEWALKS & DRIVEWAYS
 - RETAINING WALL
 - SCREEN FENCE
 - FENCE AND BRICK PIERS

This sheet is for Phase I construction. See phasing note on sheet 2.



- SITE LEGEND**
- 20'± PROPOSED SPOT GRADES
 - 322 EXISTING CONTOUR
 - 320 PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT



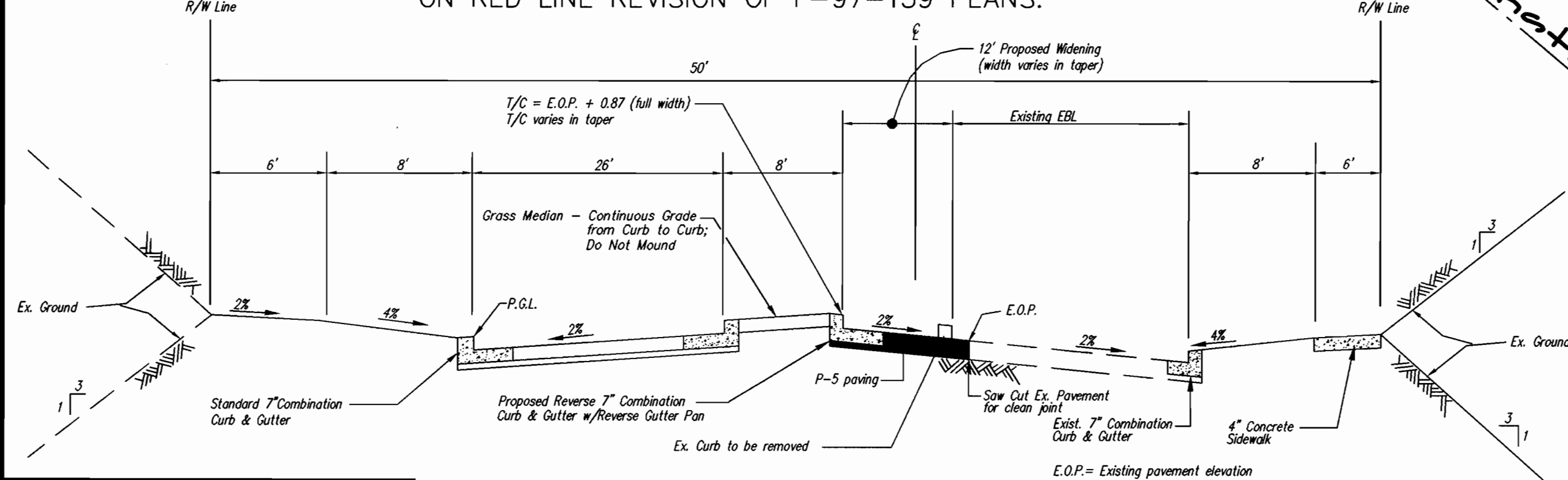
As a part of Phase I construction install I-12 and block all openings so that runoff continues to flow to Trap #1. Unblock once pipe connection is made to M-2 during Phase II.

MATCHLINE SHEET 3 OF 18

BROKEN LAND PARKWAY
(100' R.O.W.)

PROP. TURN LANE
140' TURN LANE

NOTE: ALL WORK FOR PROP. TURN LANE IN BROKEN LAND PARKWAY SHALL BE SHOWN ON RED LINE REVISION OF F-97-159 PLANS.

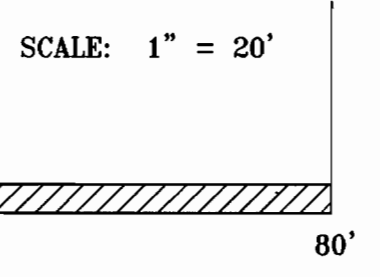


TYPICAL SECTION LEFT TURN LANE
BROKEN LAND PARKWAY
DESIGN SPEED = 35 MPH
Not to Scale

COLUMBIA TOWN CENTER
SECTION 2 AREA B
PARCEL C
ZONED NT

COLUMBIA TOWN CENTER
SECTION 2 AREA 1
LOT 42
P.No. 13191 & 13192
ZONED NT

Construction Phasing Line. See Phasing Note on sheet 2.



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Scott Smith* Date: 5/14/01
 Chief, Division of Land Development: *Paul Shulbrook* Date: 5/3/01
 Chief, Development Engineering Division: *MK* Date: 5/1/01

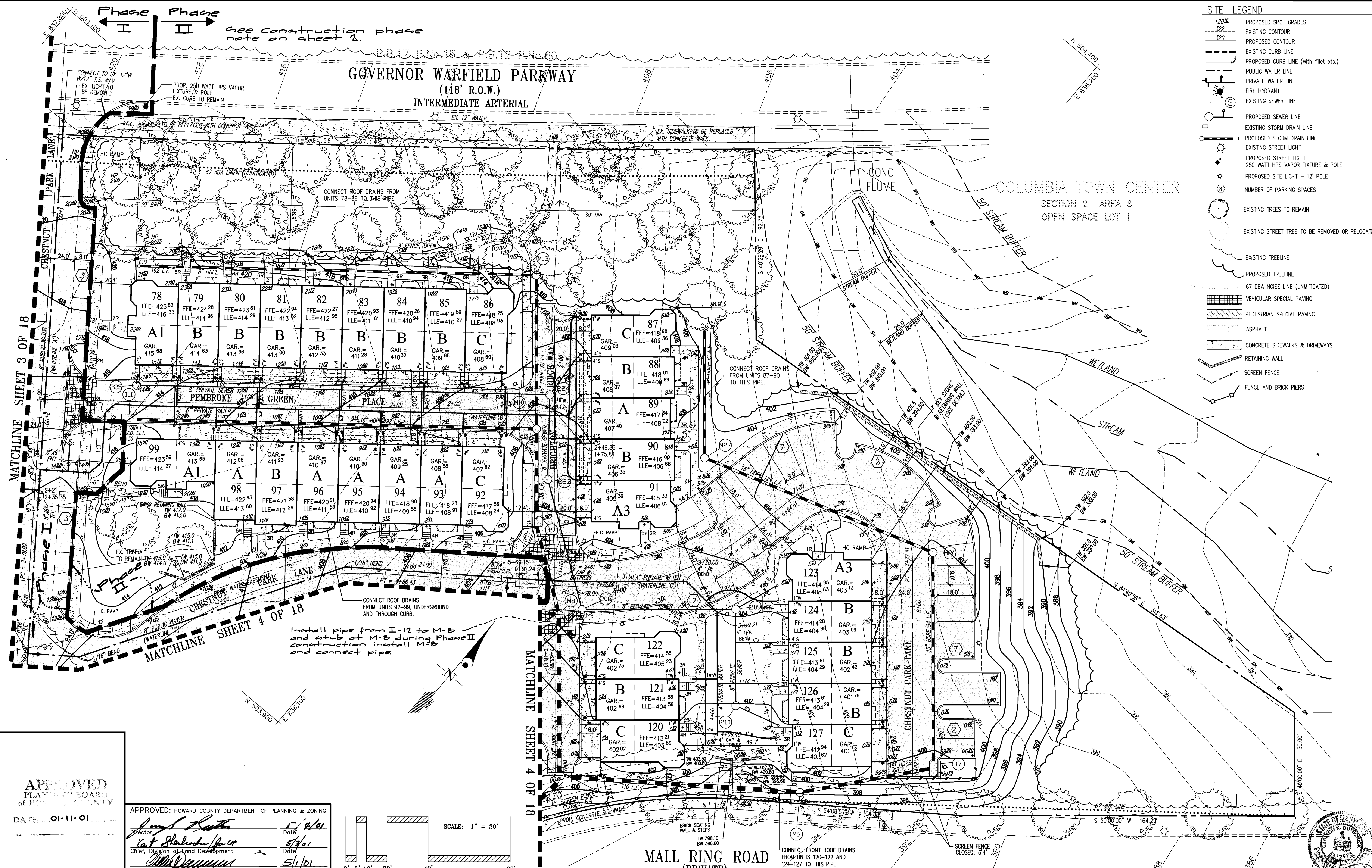
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	DESCRIPTION	BY	APP'R.
11-7-01		Add construction phase line & note for I-12	KLP	BZL
11-02-01		Rev. units 51, 52 to 'B' unit. Remove 1 light & add 2 new lights.	GT	
11/20/00		ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00		ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	
		REVISION		

PREPARED FOR:
OWNER/DEVELOPER
K. HOYMAN AT COLUMBIA TOWN CENTER L.L.C.
C/O WASHINGTON HOMES, INC.
1805 BRIGHT SEAT ROAD, 5TH FLOOR
LANDOVER, MARYLAND 20785
PH: 301-772-8900

SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL "B"
PLAT No. 14639

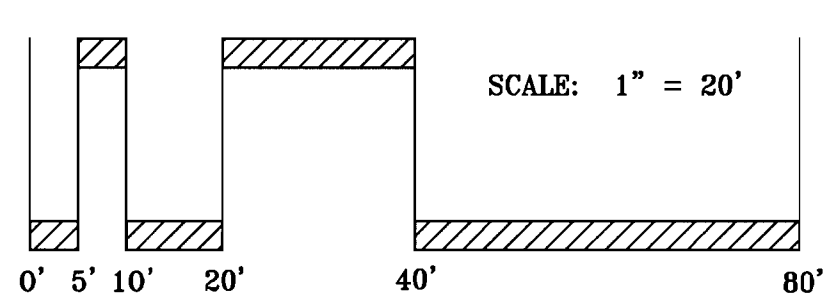
SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	4 OF 19



- SITE LEGEND**
- +2018--- PROPOSED SPOT GRADES
 - 322--- EXISTING CONTOUR
 - 320--- PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - 250 WATT HPS VAPOR FIXTURE & POLE
 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
 - EXISTING TREELINE
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 - 67 DBA NOISE LINE (UNMITIGATED)
 - VEHICULAR SPECIAL PAVING
 - PEDESTRIAN SPECIAL PAVING
 - ASPHALT
 - CONCRETE SIDEWALKS & DRIVEWAYS
 - RETAINING WALL
 - SCREEN FENCE
 - FENCE AND BRICK PIERS

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1/4/01
 Chief, Division of Land Development: *[Signature]* Date: 5/3/01
 Chief, Development Engineering Division: *[Signature]* Date: 5/1/01



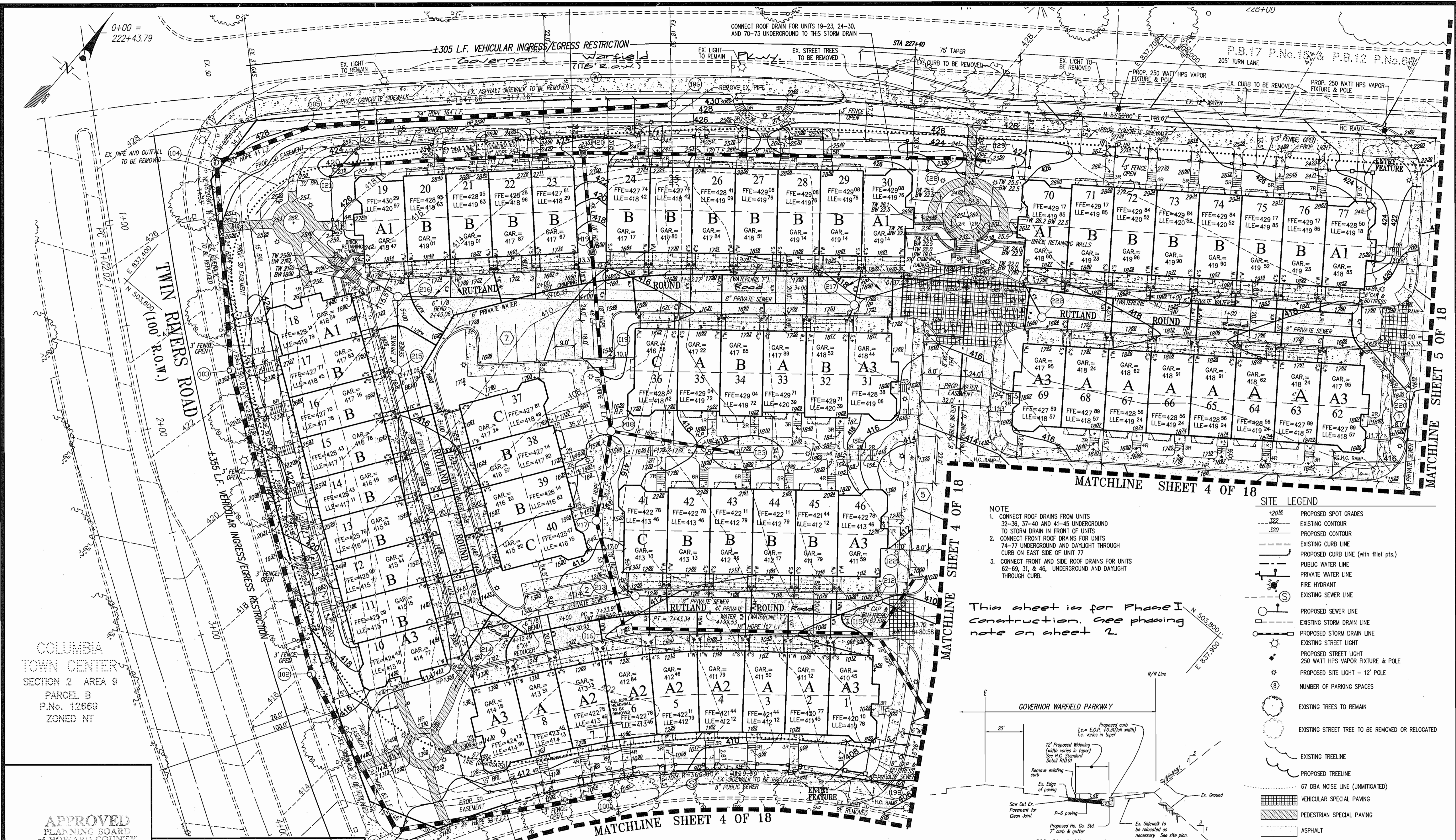
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 FAX: 301-421-4186
 \DRAWINGS\00110\DESIGN\00110sp5.dwg DES. DRN. CHK.

DATE	REVISION	BY	APP'R.
12-7-01	Add construction phase line & pipe note I-12 to M-B	KIM	LSR
11-02-01	Add 3' Footing	KMD/KAF	
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD	
10/00	ADDRESS HOWARD COUNTY COMMENTS		

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER LLC
 C/O WASHINGTON HOMES, INC.
 1802 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-8900

SITE DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
 SECTION 2, AREA 8
 PARCEL "B"
 PLAT No. 14639
 CLARKSVILLE ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

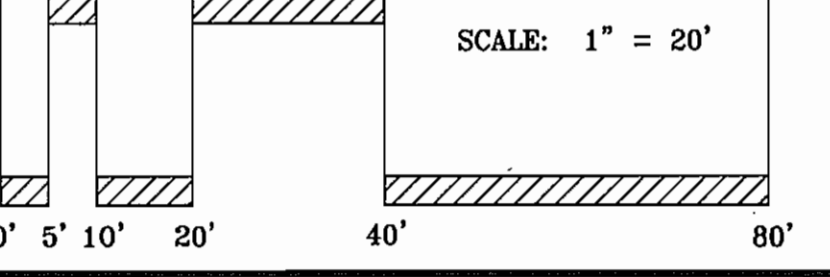
SCALE	ZONING	G. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	5 OF 19



COLUMBIA TOWN CENTER SECTION 2 AREA 8 PARCEL B P.No. 12668 ZONED NT

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 01-11-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Kent Schroeder* Date: 5/16/01
 Chief, Division of Land Development: *Mike Damann* Date: 5/16/01
 Chief, Development Engineering Division: *MK* Date:



- NOTE
- CONNECT ROOF DRAINS FROM UNITS 32-36, 37-40 AND 41-45 UNDERGROUND TO STORM DRAIN IN FRONT OF UNITS
 - CONNECT FRONT ROOF DRAINS FOR UNITS 74-77 UNDERGROUND AND DAYLIGHT THROUGH CURB ON EAST SIDE OF UNIT 77
 - CONNECT FRONT AND SIDE ROOF DRAINS FOR UNITS 62-69, 31, & 46, UNDERGROUND AND DAYLIGHT THROUGH CURB.

This sheet is for Phase I construction. See phasing note on sheet 2.

- SITE LEGEND
- PROPOSED SPOT GRADES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB LINE
 - PROPOSED CURB LINE (with fillet pts.)
 - PUBLIC WATER LINE
 - PRIVATE WATER LINE
 - FIRE HYDRANT
 - EXISTING SEWER LINE
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 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STREET LIGHT
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 - PROPOSED SITE LIGHT - 12' POLE
 - NUMBER OF PARKING SPACES
 - EXISTING TREES TO REMAIN
 - EXISTING STREET TREE TO BE REMOVED OR RELOCATED
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 - FENCE AND BRICK PIERS

SITE DEVELOPMENT PLAN
 COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL "B"
 PLAT No. 14639

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	00110
DATE	TAX MAP - GRID	SHEET
AUGUST 2000	36 - 1	3 OF 19

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 5909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
01-11-01	Let in Rev. No. of Risers and Rev. spot grades for final grade certification	WJ	
12-7-01	Add construction phase note	WJ	
11-02-01	Rev. units to match units. Relocate 1 light, Add 3 lights	WJ	
11/20/00	ADDRESS HOWARD COUNTY COMMENTS	KMD/KAF	
10/00	ADDRESS 9/19/00 HOWARD COUNTY COMMENTS	KMD	

PREPARED FOR:
 OWNER/DEVELOPER
 K. HOWANIAN AT COLUMBIA TOWN CENTER LLC
 C/O WASHINGTON HOMES, INC.
 1805 BRIGHT SEAT ROAD, 5TH FLOOR
 LANDOVER, MARYLAND 20785
 PH: 301-772-5800

CLARKSVILLE ELECTION DISTRICT No. 5