SITE DEVELOPMENT PLAN
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET INDEX	
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1	TITLE SHEET
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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.

2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

4. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

6. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY GUTSCHICK LITTLE & WEBER,P.A., DATED 2004.

7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 2243002 AND 2243003 WERE USED FOR THIS PROJECT.

8. WATER IS PUBLIC. CONTRACT NO. 24-4254-D

9. SEWER IS PUBLIC. SEWER DRAINAGE AREA: CONTRACT NO. 24-4254-D

10. THE STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY REGIONAL FACILITY UNDER F-00-74.

11. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.

12. A 100- YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED.

13. NO WETLANDS IMPACT THIS PROJECT.

14. A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JULY 2004.

15. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

16. THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST & ASSOCIATES, PC DATED MARCH 2004.

17. SUBJECT PROPERTY ZONED NT PER 02-02-04 COMPREHENSIVE ZONING PLAN, AMENDED PER ZB-969-M, FDP-236-A-1 EMPLOYMENT CENTER INDUSTRIAL LAND USE.

18. ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.

19. SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. P-86-22, S-84-44, S-85-28, F-86-127, F-86-182, F-87-63, WP-98-130, F-99-34, WP-99-113, WP-00-18, S-85-55, ZB-969M, WP-93-48, F-95-177, F-96-76, F-98-69, F-99-34, F-00-74, FDP 236-A-1, F-01-189, F-01-200, WP-05-03, F-04-164, SDP-05-58, F-05-39

20. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

21. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.

22. PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.

23. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE

24. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.

25. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.

26. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.

27. ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.

28. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER CB-45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 75-2003.

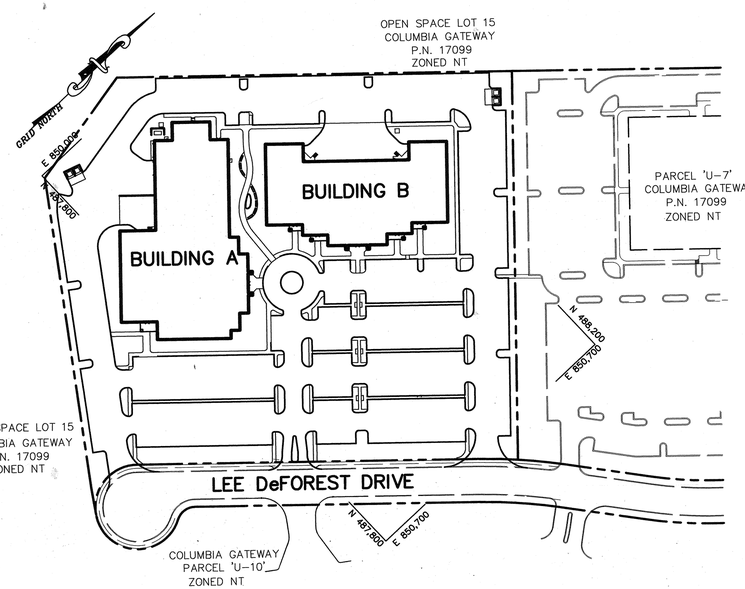
29. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.

30. THE MINIMUM SPACING BETWEEN TREES AND STREET LIGHTS IS 20'.

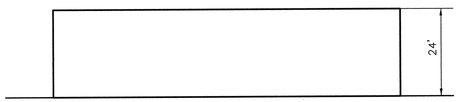
31. SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GA.) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GA.) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

32. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(i)(iv) OF THE HOWARD COUNTY CODE FOR PLANNED UNIT DEVELOPMENT (NEW TOWN) THAT WAS MORE THAN 50% DEVELOPED BEFORE DECEMBER 31, 1992.

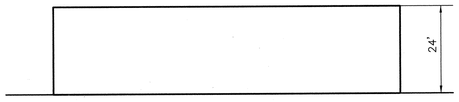
33. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL. A SURETY IN THE AMOUNT OF $13,380 IS POSTED WITH THE DPW DEVELOPER'S AGREEMENT.



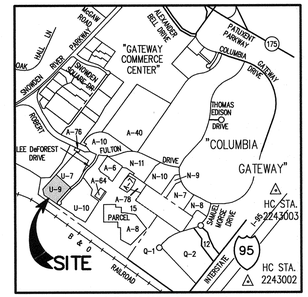
PLAN
SCALE : 1"=100'



BUILDING A ELEVATION
NO SCALE



BUILDING B ELEVATION
NO SCALE



VICINITY MAP
SCALE: 1"=2000'

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PERMITTED USE NO. 20894285

AREA TABULATION CHART

AREA OF PARCEL U-9	7.71 ACRES
LIMIT OF DISTURBED AREA	8.5 ACRES
PRESENT ZONING	NT EMPLOYMENT CENTER INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING A	FIRST FLOOR OFFICE - 33,750 SF FIRST FLOOR WAREHOUSE - 3,750 SF SECOND FLOOR OFFICE - 37,500 SF
BUILDING B	FIRST FLOOR OFFICE - 24,750 SF FIRST FLOOR WAREHOUSE - 2,750 SF SECOND FLOOR OFFICE - 27,500 SF
TOTAL OFFICE SPACE	123,500 SF
TOTAL WAREHOUSE SPACE	6500 SF
BUILDING COVERAGE	65,390 SF (19% OF SITE)
REQUIRED PARKING	
*OFFICE-2 SPACES/1000 SF=247 **WAREHOUSE-0.5 SPACES/1000 SF=4 TOTAL REQUIRED	251 SPACES
PROVIDED PARKING	422 SPACES (INCL. 13 HC SPACES***)

*PER FDP PHASE 236-A-1
**PER HOWARD COUNTY ZONING REGULATIONS
***HANDICAP PARKING REQUIRED PER BUILDING PER FOLLOWING:
BUILDING A: 75,000/130,000 x 424=245 SP. = 7 REQUIRED HC SPACES
BUILDING B: 55,000/130,000 x 424=180 SP. = 6 REQUIRED HC SPACES

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/23/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

DATE	NO.	REVISION
08-31-05	1	MODIFIED BUILDING FOOTPRINT, DEV AREA SIDEWALKS and PARKING

OWNER	DEVELOPER
GEAPE LAND HOLDING II, INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6370	GATEWAY CENTRE LLC c/o BAXLEY DEVELOPMENT, INC. 8600 SNOWDEN RIVER PARKWAY SUITE 200 COLUMBIA, MARYLAND 21045 410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED TITLE SHEET

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

Replacement Sheet

ADDRESS CHART

BUILDING	STREET ADDRESS
A	7730 LEE DeFOREST DRIVE
B	7726 LEE DeFOREST DRIVE

SUBDIVISION NAME			SECT.		PARCEL
COLUMBIA GATEWAY			2		U-9
PLAT NO.	BLOCK #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
17336-57	8	NT	42	6	6012.02
WATER CODE			SEWER CODE		
E06			4900000		

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

9-6-05
DATE

STATE OF MARYLAND
AIMEE C. REMINGTON
No. 29923
PROFESSIONAL ENGINEER

AIMEE C. REMINGTON #29923

DESIGNED BY : C.J.R.
DRAWN BY: MAD
PROJECT NO : 12976-1-0 'PLANS/C000COV
DATE : JUNE 28, 2005
SCALE : AS SHOWN
DRAWING NO. 1 OF 9

SDP-05-087

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
3. ALL ON-SITE ROADS ARE PRIVATE.
4. STD/REV/BARR.CURB ⁎- DENOTES TRANSITION BETWEEN STANDARD, REVERSE & BARRIER CURB
5. PUBLIC STREET LIGHT, 250 WATT HPS (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
6. PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. THERE SHALL BE NO LANDSCAPING WITHIN 7.5' OF THE FIRE DEPARTMENT CONNECTION.
7. A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4 - 5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE LOCK SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-1 10.12.1.

LEGEND

- 450 — EXISTING 10' CONTOURS
- 448 — EXISTING 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- LD PAVING (LIGHT DUTY)
- HD PAVING (HEAVY DUTY)
- WHITE CONCRETE SIDEWALK (HO.CO. DETAIL R-3.05)
- EASEMENTS
- SEEDED CONCRETE
- FIRE DEPARTMENT CONNECTION

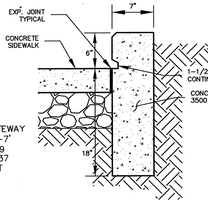
STREET LIGHT CHART

NO.	LOCATION	DESCRIPTION
STREET LIGHT #1	21' LT. CL STA. 13+68 LEE DeFOREST DRIVE	250 WATT HPS (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
STREET LIGHT #2	21' LT. CL STA. 16+13 LEE DeFOREST DRIVE	
STREET LIGHT #3	EXISTING LIGHT TO BE RELOCATED BY HO.CO.	

PARKING LIGHT FIXTURE SCHEDULE

TYPE	LAMPS	MOUNTING	DESCRIPTION	VOLTAGE
	250W MH	25' ROUND STRAIGHT ALUMINUM POLE	TYPE 3 CUT OFF PARKING LUMINAIRE (BLACK FINISH) WITH MATCHING POLE	208V
DOUBLE	250W MH	25' ROUND STRAIGHT ALUMINUM POLE	TYPE 3 CUT OFF PARKING LUMINAIRE (BLACK FINISH) WITH MATCHING POLE	208V

PLANTER CURB SECTION



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 3/16/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

DATE	NO.	REVISION
08-31-05	1	MODIFIED BLDG. FOOTPRINT, DOCK AREA, SIDEWALK AND PARKING, MODIFIED GRADING at DOCK and ENTRANCE

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

9-06-05
DATE

AIMEE C. REMINGTON #29923

DESIGNED BY :	C.J.R.
DRAWN BY:	MAD
PROJECT NO :	12976-1-0 PLANS/C400SIT
DATE :	JUNE 28, 2005
SCALE :	1"=40'
DRAWING NO.	2 OF 9

REPLACEMENT SHEET

SDP-05-087

INLET TRAP FOR I-9

DRAINAGE AREA	0.56 ACRES
STOR. REQ'D (WET STOR.)	1008 CF
STOR. REQ'D (DRY STOR.)	1008 CF
STOR. PROV. (WET STOR.)	1612 CF @ 354.3
STOR. PROV. (DRY STOR.)	1612 CF @ 355.8
WEIR CREST ELEVATION	355.8
CLEANOUT ELEVATION	353.55
BOTTOM ELEVATION	352.8
SIDE SLOPES	2:1
BOTTOM DIMENSIONS	18'x38'

DRAINAGE DATA

INLET NOS.	AREA IN ACRES	'C' FACTOR	PERCENT IMPERVIOUS
I-1	0.80	0.57	56
I-2	0.40	0.78	87
I-3	0.15	0.68	73
I-4	0.17	0.74	82
I-5	0.21	0.83	97
I-6	0.14	0.76	86
I-6A	0.10	0.73	80
I-7	0.20	0.69	75
I-8	0.14	0.72	80
I-9	0.29	0.79	79
I-10	0.20	0.79	90
I-11	1.00	0.61	63
I-12	0.30	0.53	50
I-13	0.10	0.46	40
I-14	0.55	0.69	75
I-15	0.40	0.69	75
I-16	0.16	0.78	87
I-17	0.05	0.46	40
I-18	0.02	0.53	50
I-19	0.64	0.19	0
I-20	0.20	0.79	90
I-21	0.23	0.80	91
I-22	0.17	0.70	77
I-23	0.27	0.71	78
I-24	0.15	0.73	80
I-25	0.26	0.76	85

BUILDING B
2 STORY OFFICE/WAREHOUSE
FF=357.8

BUILDING A
2 STORY OFFICE/WAREHOUSE
FF=358.8

INLET TRAP

LEE DeFOREST DRIVE
HOWARD COUNTY PUBLIC ROAD
LOCAL ROAD
F-05-39

LIMIT OF DISTURBANCE

OPEN SPACE LOT 15
COLUMBIA GATEWAY
P.N. 17099
ZONED NT

COLUMBIA GATE
PARCEL 'U-7
P.N. 17099
SDP-04-137
ZONED NT

COLUMBIA GATEWAY
PARCEL 'U-10'
ZONED NT

FOREST CONSERVATION EASEMENT
PLAT NO. 11959

R-A-15 ZONE
NEW TOWN ZONE

STOCKPILE AREA

SILT FENCE

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER — DATE 9-2-05

BY THE ENGINEER :

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.

ENGINEER Aimee C Remington — DATE 9-06-05

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

NATURAL RESOURCES CONSERVATION SERVICE — DATE 9-15-05

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 9-15-05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/20/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT m. W. Orsted acting — DATE 09/23/05

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

DATE	NO.	REVISION
08-31-05	1	MODIFIED BLDG. FOOTPRINT, DOCK AREA, SIDEWALKS and PARKING, MODIFIED GRADING at DOCK + ENTRANCE

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
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COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

9-06-05
DATE

STATE OF MARYLAND
AIMEE C. REMINGTON
No. 29923
PROFESSIONAL ENGINEER

AIMEE C. REMINGTON, #29923

DESIGNED BY :	C.J.R.
DRAWN BY:	MAD
PROJECT NO :	12976-1-0
	'PLANS/C200ESC
DATE :	JUNE 28, 2005
SCALE :	1"=40'
DRAWING NO.	3 OF 9

REPLACEMENT SHEET

SDP-05-087

INLET TRAP FOR I-9

DRAINAGE AREA	0.56 ACRES
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I-17	0.05	0.46	40
I-18	0.02	0.53	50
I-19	0.64	0.19	0
I-20	0.20	0.79	90
I-21	0.23	0.80	91
I-22	0.17	0.70	77
I-23	0.27	0.71	78
I-24	0.15	0.73	80
I-25	0.26	0.76	85

BUILDING B
2 STORY OFFICE/WAREHOUSE
FF=357.8

BUILDING A
2 STORY OFFICE/WAREHOUSE
FF=358.8

LEE DeFOREST DRIVE
HOWARD COUNTY PUBLIC ROAD
LOCAL ROAD
F-05-39

LIMIT OF DISTURBANCE

SILT FENCE

INLET TRAP

STOCKPILE AREA

R-A-15 ZONE
NEW TOWN ZONE

FOREST CONSERVATION EASEMENT PLAT NO. 11959

OPEN SPACE LOT 15
COLUMBIA GATEWAY
P.N. 17099
ZONED NT

COLUMBIA GATE
PARCEL 'U-7
P.N. 17099
SDP-04-137
ZONED NT

COLUMBIA GATEWAY
PARCEL 'U-10'
ZONED NT

APPROVED
HOWARD COUNTY
DEPARTMENT OF PLANNING AND ZONING
DATE 03/16/05

REPLACEMENT SHEET

DATE	NO.	REVISION
02-28-06	4	REVISED LOADING AREA BEHIND BLDG. B AND GRADING, ADDED BOLLARDS TO LOADING AREA FOR BLDG A
1-10-06	3	REVISED LOADING AREA FOR BLDG B, ADDED SOME STORM DRAIN PIPES
08-31-05	2	MODIFIED BLDG. FOOTPRINT, DOCK AREA, SIDEWALK AND PARKING, MODIFIED GRADING AT DOCK + ENTRANCE
1-10-06	1	REVISED LOADING AREA FOR BLDG B, ADDED SOME STORM DRAIN PIPES

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER — DATE 9-2-05

BY THE ENGINEER :

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.

ENGINEER Aimée C Remington — DATE 9-06-05

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

NATURAL RESOURCES CONSERVATION SERVICE — DATE 9-15-05

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 9-15-05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/23/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/22/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

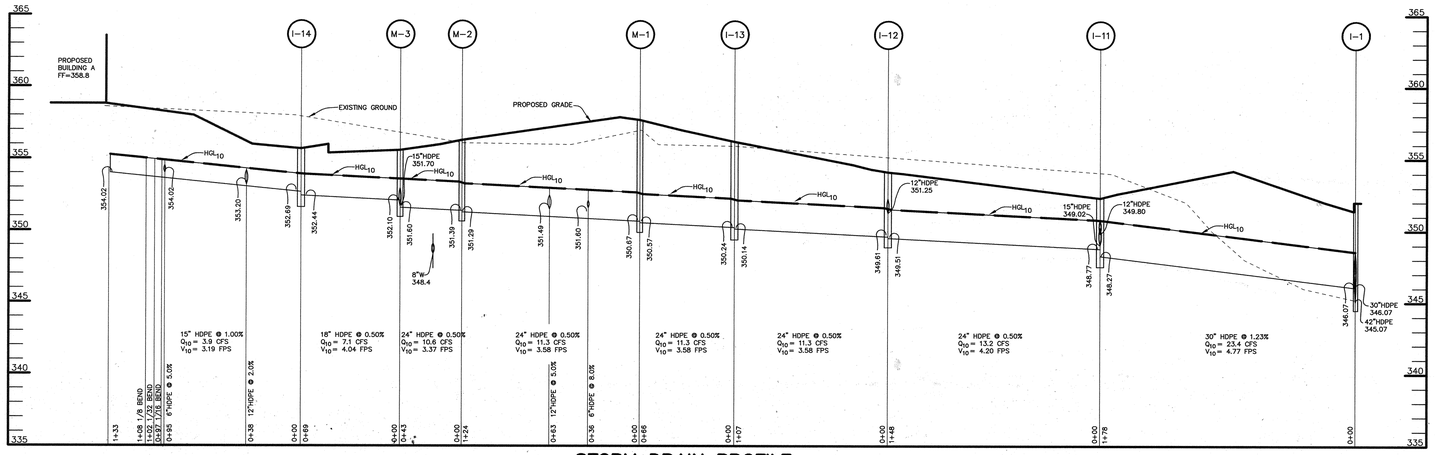
9-06-05 DATE

STATE OF MARYLAND — AIMEE C. REMINGTON — No. 29923 — PROFESSIONAL ENGINEER

AIMEE C. REMINGTON #29923

DESIGNED BY :	C.J.R.
DRAWN BY:	MAD
PROJECT NO	12976-1-0 'PLANS/C200ESC
DATE :	JUNE 28, 2005
SCALE :	1"=40'
DRAWING NO.	3 OF 9

SDP-05-087



STORM DRAIN PROFILE

SCALE :
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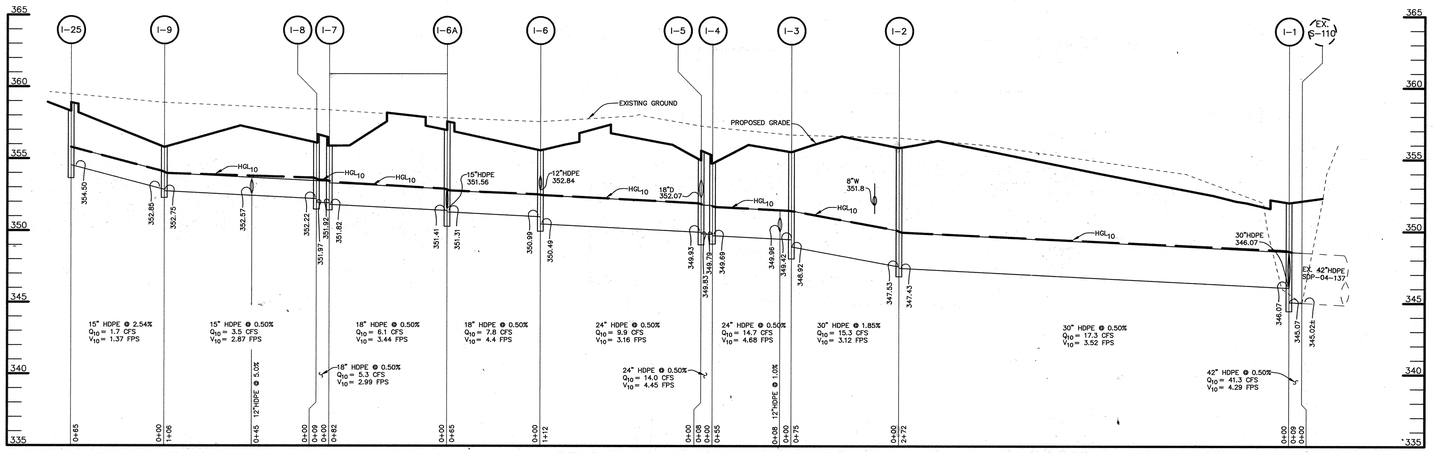
VERT.-1"=5'



STORM DRAIN PROFILE

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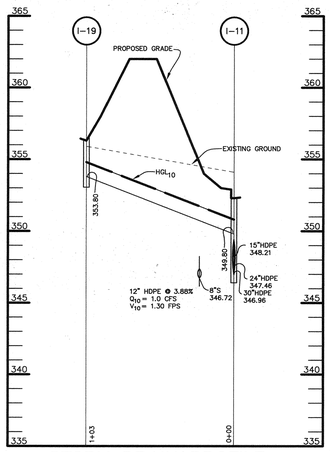

STORM DRAIN PROFILE

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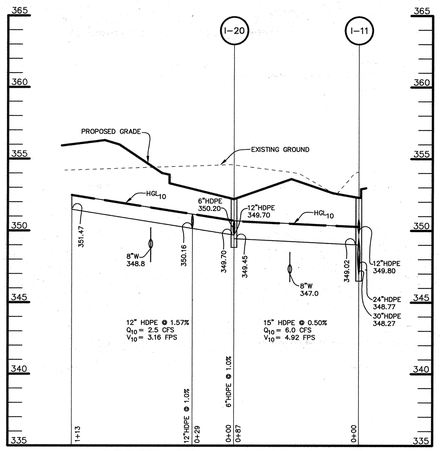

STORM DRAIN PROFILE

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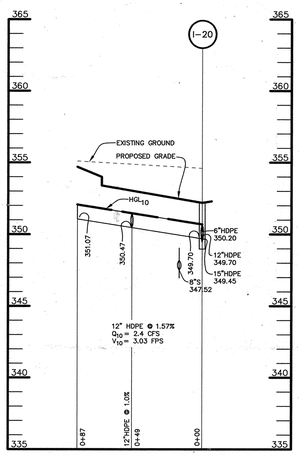

STORM DRAIN PROFILE

SCALE :
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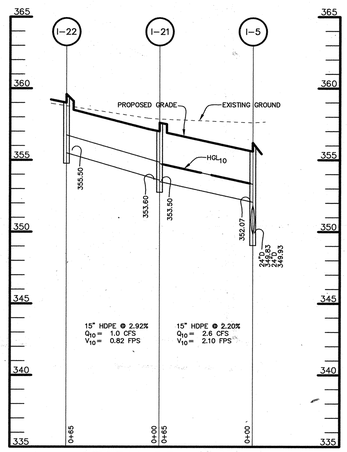
VERT.-1"=5'



STORM DRAIN PROFILE

SCALE :
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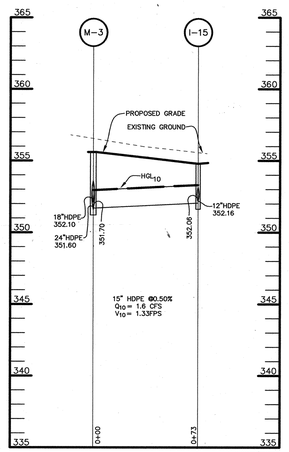
VERT.-1"=5'



STORM DRAIN PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'

STRUCTURE SCHEDULE

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	A-10	N 488346.45 E 850328.27	346.07 (30") 346.07 (30")	345.07 (42")	352.0	HOCO STD. DETAIL SD-4.41
I-2	S COMB	N 488166.64 E 850531.91	347.53 (30")	347.43 (30")	356.2	HOCO STD. DETAIL SD-4.32
I-3	S 3' WIDE	N 488110.28 E 850480.49	349.42 (24")	348.92 (30")	355.5	HOCO STD. DETAIL SD-4.22
I-4	S COMB	N 488054.07 E 850481.74	349.79 (24")	349.69 (24")	355.3	HOCO STD. DETAIL SD-4.32
I-5	S COMB	N 488050.70 E 850485.44	352.07 (15") 349.83 (24")	349.93 (24")	356.2	HOCO STD. DETAIL SD-4.32
I-6	S COMB	N 487967.91 E 850410.02	352.84 (12") 350.99 (18")	350.49 (24")	356.2	HOCO STD. DETAIL SD-4.32
I-6A	S COMB	N 487924.13 E 850458.07	351.41 (18")	351.31 (18")	357.6	HOCO STD. DETAIL SD-4.32
I-7	S COMB	N 487867.68 E 850398.53	351.56 (15") 351.92 (18")	351.82 (18")	356.5	HOCO STD. DETAIL SD-4.32
I-8	S COMB	N 487862.16 E 850401.62	352.22 (15") 352.22 (15")	351.97 (18")	356.7	HOCO STD. DETAIL SD-4.32
I-9	S COMB	N 487784.17 E 850330.58	352.85 (15")	352.75 (15")	356.4	HOCO STD. DETAIL SD-4.32
I-10	S COMB	N 487971.27 E 850406.32	330.05 (18")	329.95 (18")	355.9	HOCO STD. DETAIL SD-4.32
I-11	S COMB	N 488220.79 E 850204.13	349.80 (12") 349.02 (15") 348.77 (24")	348.27 (30")	352.9	HOCO STD. DETAIL SD-4.32
I-12	S COMB	N 488111.93 E 850104.97	351.25 (12") 349.61 (24")	349.51 (24")	354.7	HOCO STD. DETAIL SD-4.32
I-13	S COMB	N 488033.01 E 850033.08	350.24 (24")	350.14 (24")	356.8	HOCO STD. DETAIL SD-4.32
I-14	A-5	N 487780.27 E 850136.47	352.69 (15")	352.44 (18")	355.7	HOCO STD. DETAIL SD-4.40
I-15	S	N 487870 E 850134	352.16 (12")	352.06 (15")	354.5	HOCO STD. DETAIL SD-4.22
I-16	YARD	N 488016 E 850210	352.15 (12")	352.05 (12")	357.1	HOCO STD. DETAIL SD-4.14
I-17	YARD	N 487981.23 E 850296.57	353.27 (12")	353.17 (12")	356.5	HOCO STD. DETAIL SD-4.14
I-18	YARD	N 488001 E 850322	354.20 (6")	353.70 (12")	356.5	HOCO STD. DETAIL SD-4.14
I-19	YARD	N 488212.96 E 850106.54	–	353.80 (12")	356.3	HOCO STD. DETAIL SD-4.14
I-20	S	N 488160.34 E 850270.41	350.20 (6") 349.70 (12") 349.70 (12")	349.45 (15")	352.8	HOCO STD. DETAIL SD-4.22
I-21	S COMB	N 488006.93 E 850533.49	353.60 (15")	353.50 (15")	357.6	HOCO STD. DETAIL SD-4.32
I-22	S COMB	N 487963.16 E 850581.54	–	355.50 (15")	359.6	HOCO STD. DETAIL SD-4.32
I-23	S COMB	N 487880.36 E 850506.12	–	355.00 (15")	359.6	HOCO STD. DETAIL SD-4.32
I-24	S COMB	N 487818.39 E 850449.67	–	355.00 (15")	359.3	HOCO STD. DETAIL SD-4.32
I-25	S COMB	N 487740.40 E 850378.63	–	354.50 (15")	358.9	HOCO STD. DETAIL SD-4.32
M-1	4'-0" DIA.	N 487967.07 E 850021.29	350.67 (24")	350.57(24")	357.6	HOCO STD. DETAIL G-5.11
M-2	4'-0" DIA.	N 487845.13 E 850045.12	351.39 (24")	351.29 (24")	356.3	HOCO STD. DETAIL G-5.11
M-3	4'-0" DIA.	N 487820.65 E 850080.42	351.70 (15") 352.10 (18")	351.60 (24")	355.6	HOCO STD. DETAIL G-5.11
M-4	4'-0" DIA.	N 487962.96 E 850268.50	352.84 (12") 352.84 (12")	352.74 (12")	357.9	HOCO STD. DETAIL G-5.11

NOTES:

FOR END SECTIONS AND HEADWALLS THE LOCATION IS CENTER OF THROAT OPENING AT FACE OF STRUCTURE.
LOCATION OF INLETS AND MANHOLES IS AT CENTER OF TOP COVER; FOR "A" INLETS LOCATION IS GIVEN FOR CENTER OF THROAT OPENING AT FACE OF CURB;

PIPE SCHEDULE

PIPE LENGTH	SIZE	TYPE
800	12"	HDPE
648	15"	HDPE
225	18"	HDPE
663	24"	HDPE
525	30"	HDPE
9	42"	HDPE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/20/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

DATE	NO.	REVISION
08-31-05	1	REVISED PROFILES and DETAILS

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED PROFILES

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

9-06-05
DATE

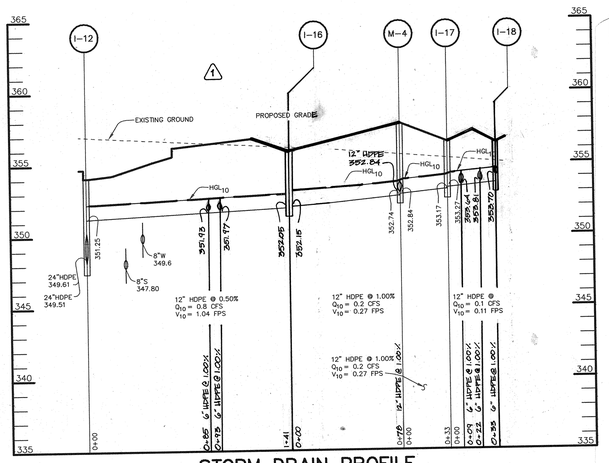
STATE OF MARYLAND
AIMEE C. REMINGTON
No. 29923
PROFESSIONAL ENGINEER

AIMEE C. REMINGTON #29923

DESIGNED BY :	C.J.R.
DRAWN BY:	MAD
PROJECT NO	12976-1-0 'PLANS/C700PRO
DATE :	JUNE 28, 2005
SCALE :	AS SHOWN
DRAWING NO.	5 OF 9

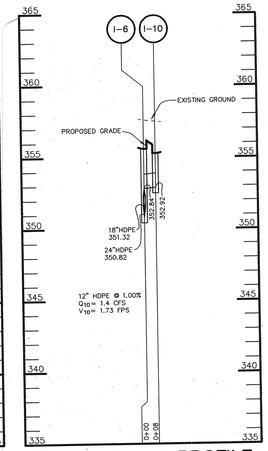
REPLACEMENT SHEET

SDP-05-087



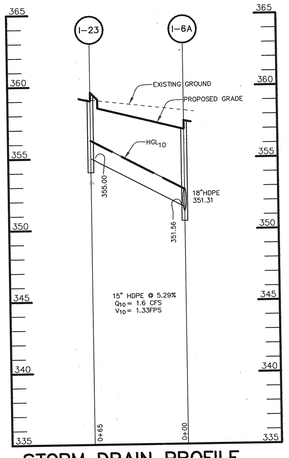
STORM DRAIN PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'



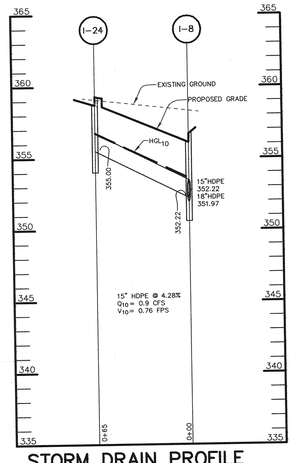
STORM DRAIN PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'



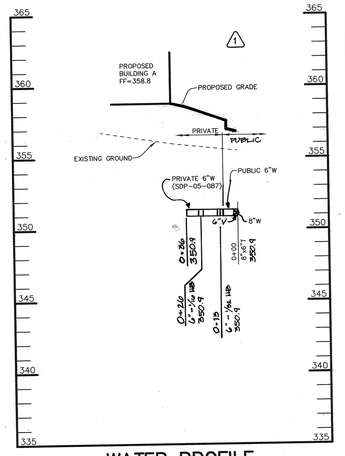
STORM DRAIN PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'



STORM DRAIN PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'



WATER PROFILE

SCALE :
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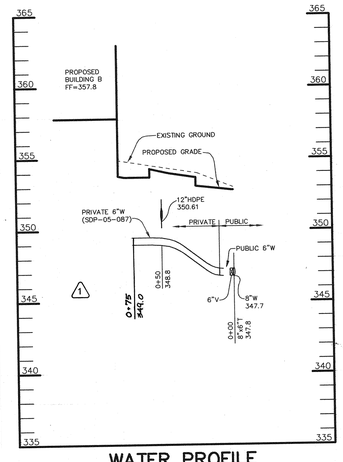
VERT.-1"=5'



WATER PROFILE

SCALE :
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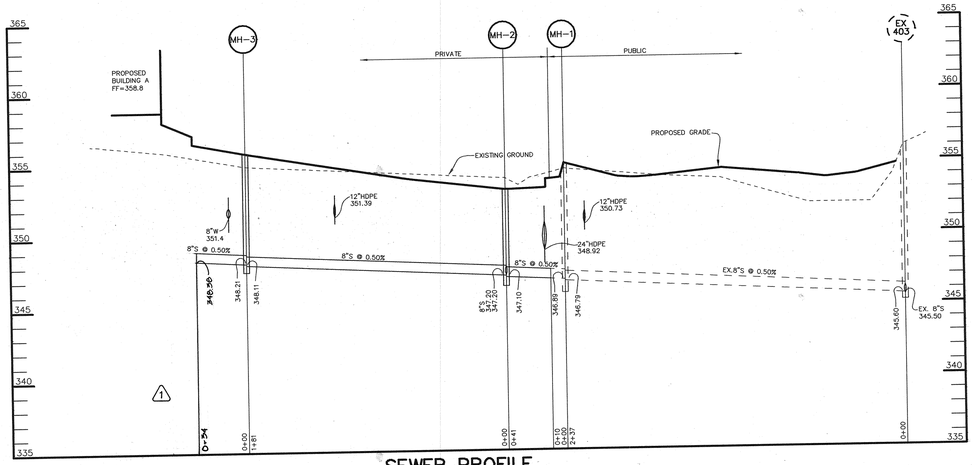

SEWER PROFILE

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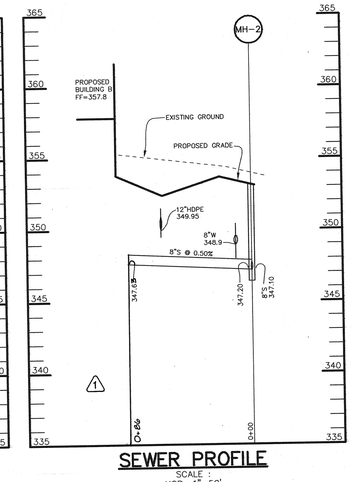


SEWER PROFILE

SCALE :
HOR.-1"=50'
VERT.-1"=5'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 6/14/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 6/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6/14/05

DATE	NO.	REVISION
8-31-05	1	REVISED WATER, SEWER & STORM DRAIN PROFILES

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
PROFILES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

5.25.05
DATE

STATE OF MARYLAND
AIMEE C. REMINGTON
No. 29923
PROFESSIONAL ENGINEER

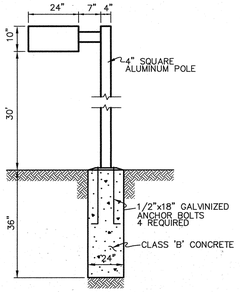
AIMEE C. REMINGTON #29923

DESIGNED BY : C.J.R.	
DRAWN BY: M.A.D.	
PROJECT NO :	12976-1-0 'PLANS/C701PRO
DATE :	MAY 26, 2005
SCALE :	AS SHOWN
DRAWING NO.	6 OF 9

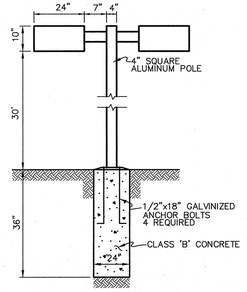
SDP-05-087

P:\projects\12976\1-0\Plans\C701PRO.dwg, Layout1, 05/24/2005 04:10:01 PM, HP750C(36).pc3, 1:1

1. ALL LIGHT FIXTURES TO BE SINGLE LUMINARE 400 WATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWN-WARD
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS:
3. LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
4. POLE AND FIXTURE TO HAVE BLACK POLYESTER ENAMEL FINISH.
5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



LIGHT POLE DETAIL
NO SCALE



DUAL LIGHT POLE DETAIL
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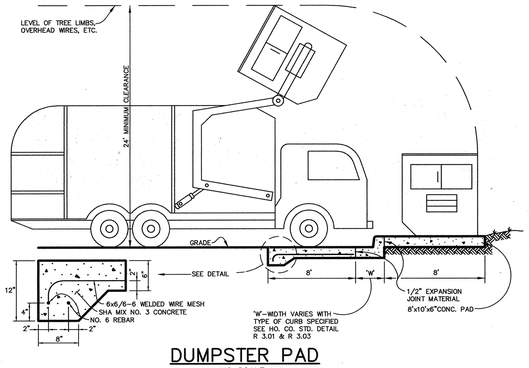
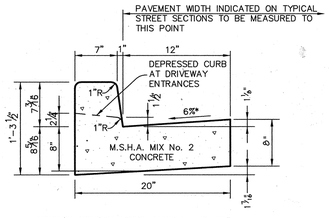


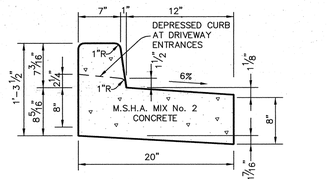
DUMPSTER PAD
NO SCALE



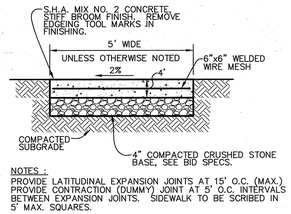
HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01).

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE

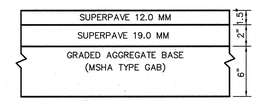


REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



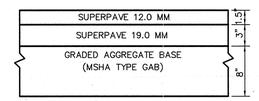
NOTES :
PROVIDE LATITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.) PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS. SIDEWALK TO BE SCRIBED IN 5' MAX. SQUARES.

SIDEWALK w/ REINFORCING
NO SCALE



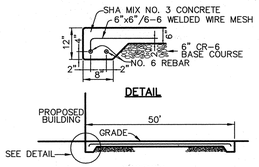
BASED ON GEOTECHNICAL ENGINEER RECOMMENDATION

LIGHT DUTY PAVING
NO SCALE

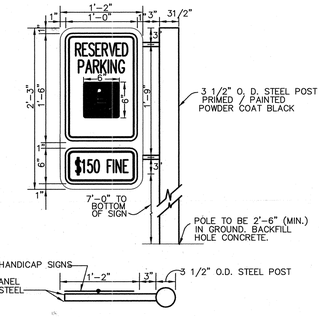


BASED ON GEOTECHNICAL ENGINEER RECOMMENDATION

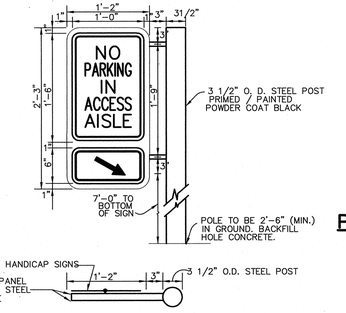
HEAVY DUTY PAVING
NO SCALE



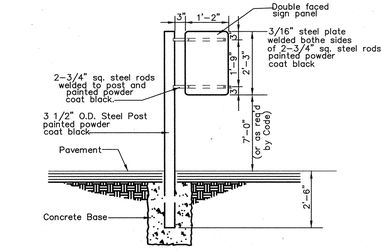
TRAILER DOLLEY SETDOWN PAD DETAIL
NO SCALE



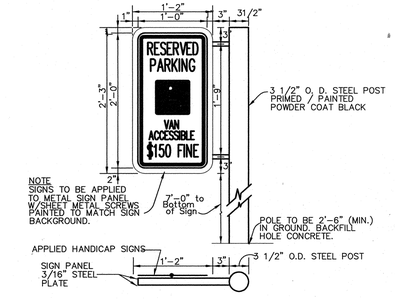
HANDICAP SIGN DETAIL
NO SCALE



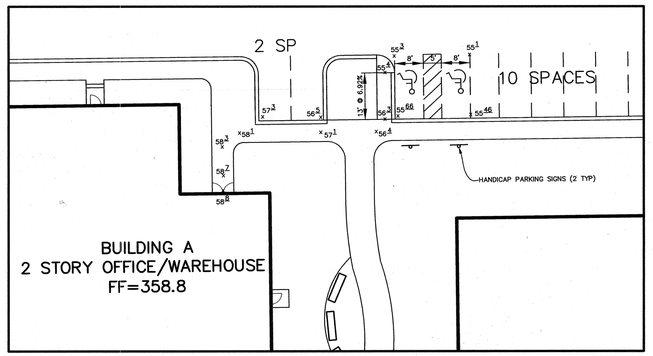
ACCESS AISLE SIGN DETAIL
NO SCALE



POST & SIGN PANEL DETAIL FOR HANDICAP SIGNS
NO SCALE

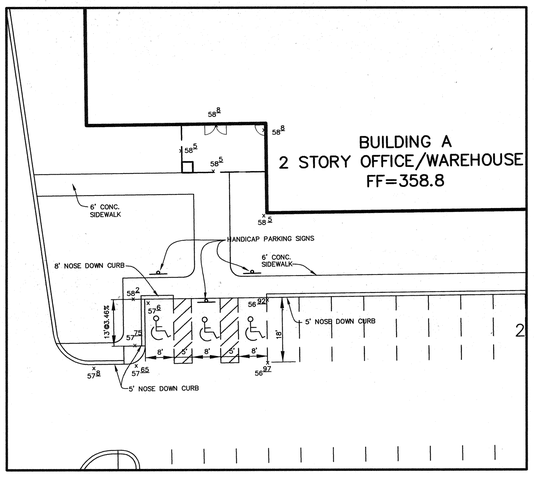


VAN ACCESSIBLE HANDICAP SIGN DETAIL
NO SCALE

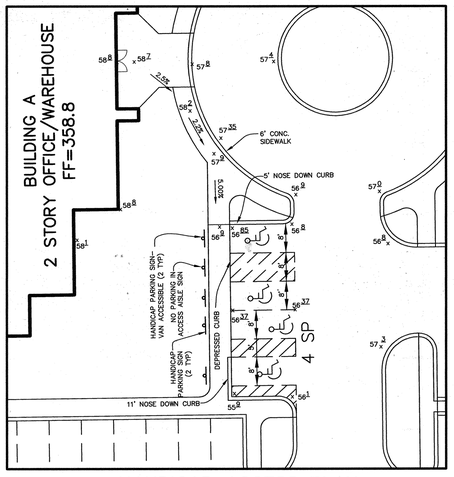


* FOR VAN ACCESSIBLE SPACES ONLY, SEE PLAN FOR LOCATION.

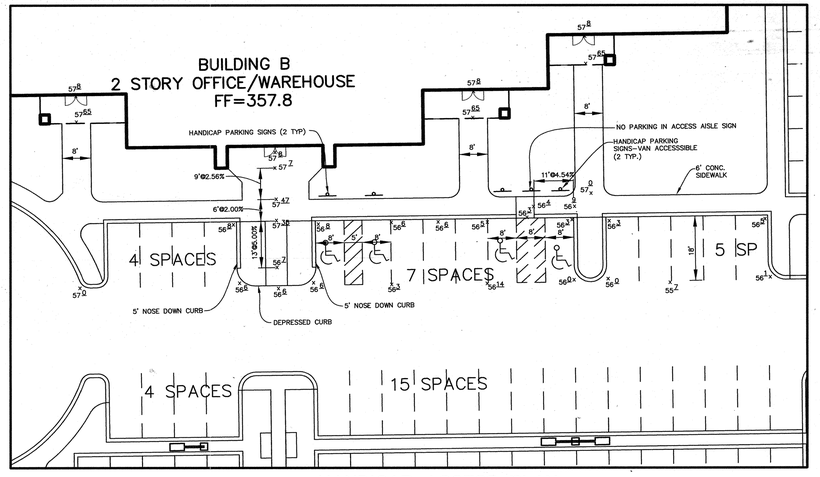
HANDICAP ACCESS PLAN
SCALE: 1"=20'



HANDICAP ACCESS PLAN
SCALE: 1"=20'



HANDICAP ACCESS PLAN
SCALE: 1"=20'



HANDICAP ACCESS PLAN
SCALE: 1"=20'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

REPLACEMENT SHEET

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/22/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

DATE	NO.	REVISION
08-31-05	1	MODIFIED HANDICAPPED PARKING DETAILS and PAVING DETAILS

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED DETAILS

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

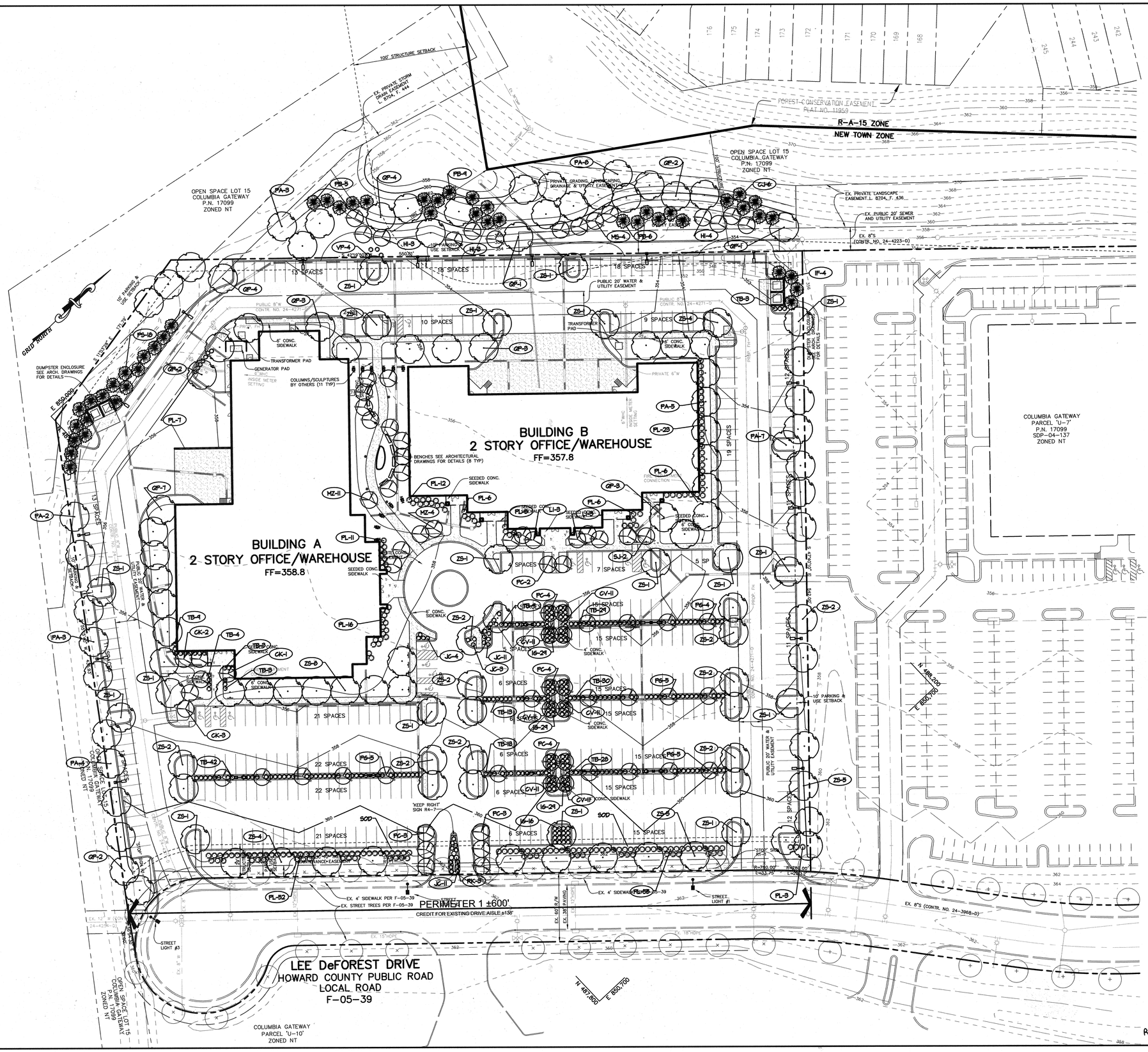
DATE

STATE OF MARYLAND — AMEE C. REMINGTON — No. 29923 — PROFESSIONAL ENGINEER

AMEE C. REMINGTON 29923

DESIGNED BY :	C.J.R.
DRAWN BY:	MAD
PROJECT NO :	12976-1-0 PLANS/C901DET
DATE :	JUNE 28, 2005
SCALE :	AS SHOWN
DRAWING NO.	7 OF 9

SDP-05-087



LEGEND

- EX. TREELINE
- PROP. TREELINE
- PROPERTY LINE
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- EX. BUILDING
- PROPOSED BUILDING
- PROP. SHADE TREE
- PROP. ORNAMENTAL TREE
- PROP. SHRUBS
- PERIMETER LANDSCAPE REQUIREMENT — AR-3

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/20/05

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/20/05

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 09/23/05

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

DATE	NO.	REVISION
08-31-05	1.	REVISED LANDSCAPING BETWEEN BUILDINGS AND IN FRONT OF BUILDING B

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DATE

STATE OF MARYLAND — 797 — SCOTT R. WOLFORD — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

Scott R. Wolford

SCOTT R. WOLFORD #797

DESIGNED BY :	PJS
DRAWN BY:	KLM
PROJECT NO :	12976-1-0 PLANS/
DATE :	JUNE 28, 2005
SCALE :	1"=40'
DRAWING NO.	8 OF 9

REPLACEMENT SHEET

SDP-05-087

PLANTING SPECIFICATIONS

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.

2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no healed-in plants or plants from cold storage will be accepted.

3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.

4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.

7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or XCupressacyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.

8. Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.

9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.

10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.

11. All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.

12. Positive drainage shall be maintained on planting beds (minimum 2 percent slope).

13. Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.): top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yews): Top dress after planting with 1/4 to 1/2 cup lime each.

14. Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.

15. Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.

16. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid dessication.

17. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.

18. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

PLANT LIST

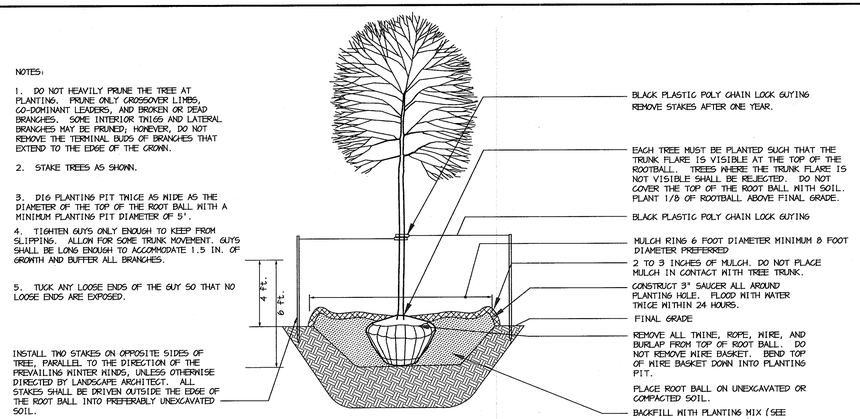
SYMBOL	QTY.	SCIENTIFIC / COMMON NAME	SIZE	ROOT	SPACING
PA	32	PLANTANUS x ACERFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2.5"-3" CAL., 12'-14' HT. MIN.	B&B	PLANT AS SHOWN
QP	35	(1) 36 (3) QUERCUS PHELLOS WILLOW OAK	2.5"-3" CAL., 12'-14' HT. MIN.	B&B	PLANT AS SHOWN
ZS	62	(3) ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	2.5"-3" CAL., 12'-14' HT. MIN.	B&B	PLANT AS SHOWN
CK	6	CORNUS KOUSA KOUSA DOGWOOD	8'-10' HT.	B&B	SINGLE STEM
HI	10	HAMAMELIS xINTERMEDIA 'ARNOLD PROMISE' ARNOLD PROMISE WITCHHAZEL	2"-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
MS	5	(2) MAGNOLIA x SOULANGIANA SAUCER MAGNOLIA	2"-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
PC	20	PRUNUS CERASIFERA ATROPURPUREA 'THUNDERCLOUD' THUNDERCLOUD PURPLELEAF PLUM	2"-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
PG	19	PRUNUS SARGENTII 'HILLIER SPIRE' HILLIER SPIRE CHERRY	2"-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
SJ	2	STYRAX JAPONICUS JAPANESE SNOWBELL	2"-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
CJ	6	CRYPTOMERIA JAPONICA JAPANESE CRYPTOMERIA	2"-2.5" CAL., 6'-8' HT. MIN.	B&B	PLANT AS SHOWN
IF	4	ILEX X ATTENUATA 'FOSTERI' FOSTER'S HOLLY	5'-6' HT.	B&B	PLANT AS SHOWN
PB	20	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B&B	PLANT AS SHOWN
PS	18	PINUS STROBUS EASTERN WHITE PINE	6'-8' HT.	B&B	PLANT AS SHOWN
IG	103	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY	2.5'-3' HT.	CONT.	PLANT AS SHOWN
JC	30	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	3 GAL.	CONT.	PLANT AS SHOWN
PL	202	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN CHERRY LAUREL	2'-2.5' HT.	B&B	PLANT AS SHOWN
RK	3	ROSA 'KNOCK OUT' KNOCK OUT ROSE	3 GAL.	CONT.	PLANT AS SHOWN
TB	186	TAXUS BACCATA 'REPANDENS' SPREADING ENGLISH YEW	18"-24" HT.	CONT.	PLANT AS SHOWN
CV	66	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS	1 GAL.	CONT.	18" O.C.
MZ	15	MALUS x ZUMI 'CALOCARPA' CALOCARPA CRABAPPLE	2'-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN

PROPOSED PLANTINGS ARE BASED ON THE FOLLOWING COLUMBIA GATEWAY DESIGN REQUIREMENT:
22 SHADE TREES / GROSS ACRE

22 SHADE TREES X 7.71 ACRES = 169 SHADE TREES REQUIRED

PROPOSED PLANTINGS INCLUDE: (1)
127 SHADE TREES
48 EVERGREEN TREES
82 ORNAMENTAL TREES

LI	6	LAGERSTROEMIA INDICA x 'BILOXI' BILOXI CRAPEMYRTLE	2'-2.5" CAL., 8'-10' HT. MIN.	B&B	PLANT AS SHOWN
VP	4	VIBURNUM PLICATUM TOMENTOSUM 'DOUBLEFILE VIBURNUM	2.5'-3' HT.	CONT.	PLANT AS SHOWN



NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES AS SHOWN.
3. DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.
4. TIGHTEN GUYS ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUYS SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND BUFFER ALL BRANCHES.
5. TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.

INSTALL TWO STAKES ON OPPOSITE SIDES OF TREE, PARALLEL TO THE DIRECTION OF THE PREVAILING WINTER WINDS, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOIL.

- BLACK PLASTIC POLY CHAIN LOCK GUYING REMOVE STAKES AFTER ONE YEAR.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE RELEGTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- BLACK PLASTIC POLY CHAIN LOCK GUYING
- MULCH RING 6 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.
- FINAL GRADE
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
- BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)
NOT TO SCALE

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES AS SHOWN.
3. DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.
4. PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
5. TIGHTEN GUY ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUY SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND ALL BRANCHES SHALL BE BUFFERED FROM THE GUY.
6. TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.
7. INSTALL THREE GUYS PER TREE, SPACED EVENLY AROUND THE TRUNK.
8. REMOVE STAKES AFTER ONE YEAR.

CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.

BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

- PLASTIC FLAGGING OR OTHER VISUAL MARKER ON EACH GUY.
- BLACK PLASTIC POLY CHAIN GUY LOCKING OR APPROVED EQUAL.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE RELEGTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING 6 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- FINAL GRADE
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
- 2"x2" BY 30" LONG WOOD STAKE. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOIL. DRIVE INTO GROUND AND EXPOSE ONLY 6"-8" OF STAKE.

DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR LARGER)
NOT TO SCALE

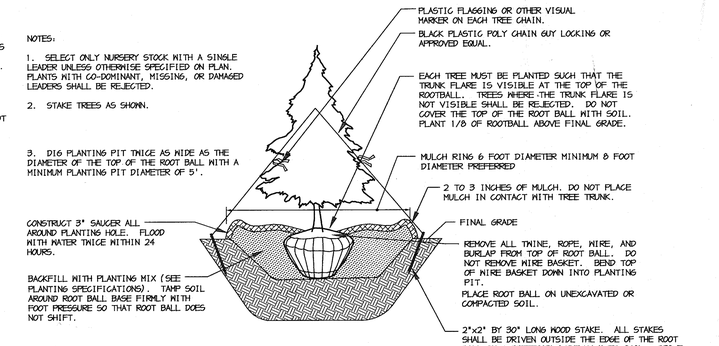
SCHEDULE A - PERIMETER LANDSCAPE EDGE

	ADJACENT TO ROADWAYS
PERIMETER	1
LANDSCAPE TYPE	E
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±600'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	YES 138'
LINEAR FEET REMAINING	±462'
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 12 0 116
NUMBER OF PLANTS PROVIDED SHADE TREES ORNAMENTAL TREES EVERGREEN TREES SHRUBS	 12 2 0 116

NOTE:
REMAINDER OF PERIMETERS ABUT SAME SUBDIVISION AND THEREFORE HAVE NO PLANTING REQUIREMENT.

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

PARKING LOT	1
NUMBER OF PARKING SPACES	422
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	21
NUMBER OF TREES PROVIDED SHADE ORNAMENTAL	 28 14
NUMBER OF LANDSCAPED ISLANDS PROVIDED	35



NOTES:

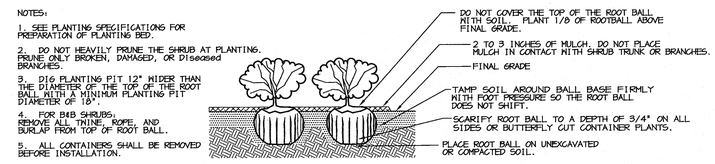
1. SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE RELEGTED.
2. STAKE TREES AS SHOWN.
3. DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.

CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.

BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

- PLASTIC FLAGGING OR OTHER VISUAL MARKER ON EACH TREE CHAIN.
- BLACK PLASTIC POLY CHAIN GUY LOCKING OR APPROVED EQUAL.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE RELEGTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING 6 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- FINAL GRADE
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
- 2"x2" BY 30" LONG WOOD STAKE. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOIL. DRIVE INTO GROUND AND EXPOSE ONLY 6"-8" OF STAKE.

EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE



NOTES:

1. SEE PLANTING SPECIFICATIONS FOR PREPARATION OF PLANTING BED.
2. DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.
3. DIG PLANTING PIT 12" WIDER THAN THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 18".
4. FOR B&B SHRUBS: REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP OF ROOT BALL.
5. ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.

- DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB TRUNK OR BRANCHES.
- FINAL GRADE
- TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THE ROOT BALL DOES NOT SHIFT.
- SCARIFY ROOT BALL TO A DEPTH OF 3/4" ON ALL SIDES OR BUTTERFLY CUT CONTAINER PLANTS.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS
NOT TO SCALE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/16/05

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $13,380.
33 SHADE TREES @ $300 = $9,900
0 ORNAMENTAL TREES @ $150 = $0
0 EVERGREEN TREES @ $150 = $0
116 SHRUBS @ $30 = $3,480
3. THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
5. ALL MATERIAL SELECTED 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.
6. ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
7. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
8. NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

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. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

PARCEL G-18, LLC
G-18, Manager — 5/25/05
SIGNATURE — DATE

DATE	NO.	REVISION
02-28-06	2	REVISED PLANT LIST PER SITE REVISIONS

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 6/14/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/9/05
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6/14/05

DATE	NO.	REVISION
1-10-06	2	ADDED TO PLANT LIST
8-31-05	1	REVISED PLANT LIST

OWNER
GEAPE LAND HOLDING II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6370

DEVELOPER
GATEWAY CENTRE LLC
c/o BAXLEY DEVELOPMENT, INC.
8600 SNOWDEN RIVER PARKWAY
SUITE 200
COLUMBIA, MARYLAND 21045
410-953-0050

PROJECT
GATEWAY CENTRE
COLUMBIA GATEWAY PARCEL U-9

AREA TAX MAP 42 P/O PARCEL 513 & P/O PARCEL 671
ZONED NEW TOWN
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE NOTES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DATE
STATE OF MARYLAND — 797 — SCOTT R. WOLFORD — REGISTERED LANDSCAPE ARCHITECT
SCOTT R. WOLFORD #797

DESIGNED BY :	PJS
DRAWN BY:	KLM
PROJECT NO :	12976-1-0 'PLANS/
DATE :	MAY 26, 2005
SCALE :	AS SHOWN
DRAWING NO.	9 OF 9

SDP-05-087

P:\project\12976\1-0\Plans\L201LND.dwg, Layout1, 05/25/2005 08:44:02 AM, HP750C(36).pc3, 1:1

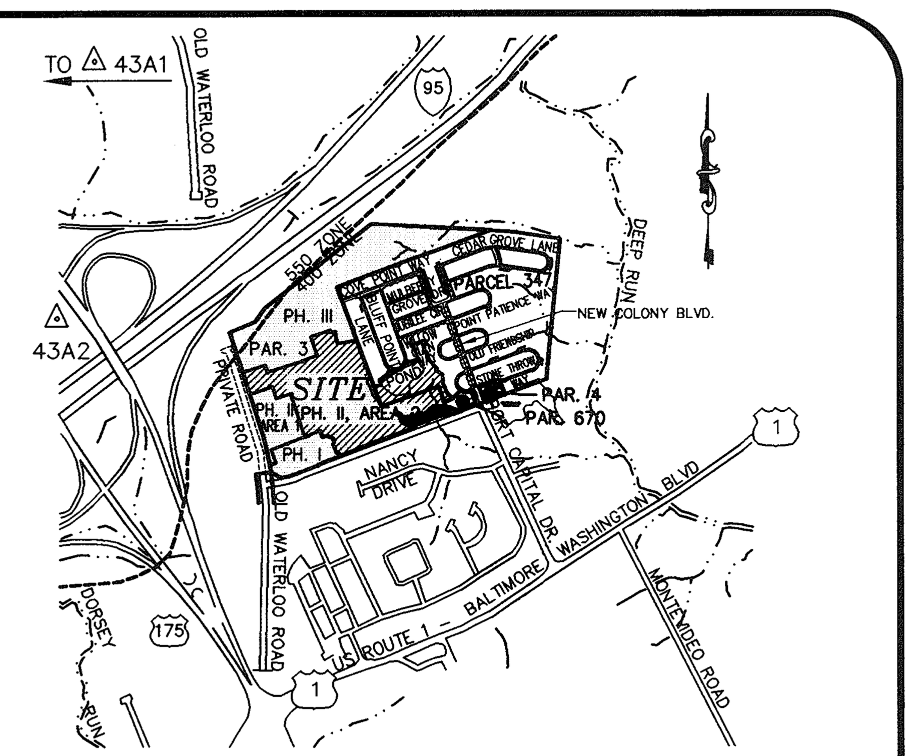
SITE DEVELOPMENT PLAN
VILLAGE TOWNS
PHASE II, AREA 2,
UNITS 21 THRU 82 & 113 THRU 177
& NEW COLONY VILLAGE ,OPEN SPACE PARCEL E
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	GRADING & SEDIMENT CONTROL PLAN
3	GRADING & SEDIMENT CONTROL PLAN
4	GRADING AND SEDIMENT CONTROL PLAN & SWM DETAILS
5	SWM POND PLAN AND PROFILES
6	FOREBAY & SEDIMENT BASIN DETAILS
7	SWM POND WEIR WALL CONSTRUCTION DETAILS
8	SEDIMENT CONTROL NOTES AND DETAILS
9	SWM DETAILS & BORINGS
10	STORMWATER MANAGEMENT SPECIFICATIONS & BORINGS
11	INLET DRAINAGE AREA MAP
12	STORM DRAIN PROFILES
13	STORM DRAIN PROFILES
14	STORM DRAIN PROFILES
15	ROAD PROFILES
16	ROAD PROFILES AND BUILDING & OPEN SPACE DETAILS
17	PRIVATE SEWER PROFILES
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN

WETLANDS

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
W1	S29°25'30"E 42.43'	W47	S12°56'04"E 30.27'
W2	S49°02'27"E 64.49'	W48	S63°48'34"E 37.45'
W3	N44°32'06"W 58.98'	W49	N85°49'47"E 66.37'
W4	N57°29'01"W 27.85'	W50	S21°15'16"W 26.43'
W5	N63°39'51"W 41.00'	W51	N67°33'31"E 58.60'
W6	S87°24'22"W 38.46'	W52	N03°19'06"W 56.61'
W7	N63°36'17"W 47.69'	W53	N70°51'56"E 11.29'
W8	N10°46'59"W 18.11'	W54	S03°12'31"E 45.31'
W9	N23°43'48"W 40.70'	W55	S26°12'25"E 21.61'
W10	N68°37'19"W 66.66'	W56	S88°25'09"E 40.71'
W11	N07°03'50"W 54.70'	W57	S33°29'47"E 47.06'
W12	S71°14'42"W 11.17'	W58	N46°38'35"E 59.52'
W13	N18°45'18"W 40.65'	W59	N18°45'18"W 11.46'
W14	N36°12'24"W 33.44'	W176	N86°48'28"E 6.42'
W15	N32°15'17"W 46.50'	W177	N56°19'49"W 6.41'
W16	N01°04'54"E 42.42'	W178	N31°36'07"W 7.21'
W17	N11°53'49"W 55.26'	W179	N12°40'59"W 7.14'
W18	N12°55'40"W 43.32'	W180	N20°17'02"W 5.66'
W19	N04°35'00"E 29.70'	W181	N00°17'21"W 5.52'
W20	N10°45'53"W 22.80'	W182	N01°31'50"E 7.62'
W21	S80°21'38"E 7.25'	W183	N06°17'52"E 6.33'
W22	S17°51'58"E 65.99'	W184	N45°46'03"E 4.65'
W23	S16°48'50"E 56.62'	W185	N60°58'32"E 6.21'
W24	N81°46'52"E 30.39'	W186	N49°10'25"E 4.03'
W25	S21°22'03"E 43.10'	W187	N61°57'22"E 10.48'
W26	S10°47'34"E 28.38'	W188	N64°31'30"E 10.42'
W27	S00°07'43"W 38.36'	W189	N69°42'58"E 6.13'
W28	S00°22'44"W 40.11'	W190	N73°31'38"E 7.09'
W29	S07°27'02"W 31.83'	W191	N75°09'10"E 9.95'
W30	S43°29'35"W 37.52'	W192	S81°59'57"E 6.97'
W31	N89°29'22"W 43.14'	W193	S76°36'40"E 5.10'
W32	N88°47'40"W 19.10'	W194	S61°29'23"E 5.01'
W33	S23°56'50"W 19.46'	W195	S30°35'43"E 5.27'
W34	S58°30'42"W 28.95'	W196	S24°41'11"E 6.15'
W35	S01°23'17"E 21.27'	W197	S15°30'59"E 5.68'
W36	S14°27'37"E 48.42'	W198	S12°08'55"E 6.67'
W37	S86°30'44"W 40.90'	W199	S00°17'05"W 8.06'
W38	S32°40'41"W 28.98'	W200	S21°43'18"W 6.35'
W39	N42°08'34"W 38.67'	W201	S48°41'31"W 6.57'
W40	N54°59'58"W 36.49'	W202	S62°07'34"W 7.14'
W41	N11°11'28"W 59.50'	W203	S69°42'58"W 11.32'
W42	N74°20'11"W 19.79'	W204	S62°35'45"W 11.41'
W43	N08°16'48"W 38.00'	W205	S65°19'13"W 12.30'
W44	N09°29'29"E 25.94'	W206	S64°16'45"W 9.95'
W45	N02°47'27"E 66.42'	W207	S70°00'05"E 9.45'
W46	S88°54'49"E 11.61'		



PARCEL 3 – 6254/674 & 6239/679 – 26.76 AC PARCEL 347 – 3328/634 & 4227/171 – 28.31 AC
PARCEL 4 – 4227/152 & 3328/634 – 0.31 AC PARCEL 670 – 4227/152 & 3328/634 – 0.46 AC
* NEW COLONY VILLAGE CONSISTS OF PARCELS 4, 347, & 670

VICINITY MAP

SCALE: 1'=1000'

SITE TABULATION

	PHASE I (SDP-01-121)	PHASE II AREA 1 (SDP-04-54)	PHASE II AREA 2 (SDP-03-102)	PHASES I & II
AREA	1.91 Ac.	2.16 Ac.	10.81 Ac.	14.88 Ac.
ZONING	R-MH	R-MH	R-MH	R-MH
PROPOSED USE	SFA	SFA	SFA	SFA
AREA OF 100 YEAR FLOODPLAIN	0	0 Ac.	0.49 Ac.	0.49 Ac.
AREA OF 25% OR GREATER SLOPES	0	0 Ac.	0	0.00 Ac.
NET AREA	1.91 Ac.	2.16 Ac.	10.32 Ac.	14.39 Ac.
NO. OF UNITS ALLOWED (15 UNITS PER NET ACRE)	28	32	154	214
NO. OF UNITS PROPOSED	20	30	127	177
OPEN SPACE REQUIRED	0.48 Ac.	0.54 Ac.	2.70 Ac.	3.72 Ac.
OPEN SPACE PROVIDED	0.50 Ac.	0.52 Ac.	4.17 Ac.	5.19 Ac.
RECREATION OPEN SPACE REQUIRED – PASSIVE (125 SF PER UNIT FOR PH I & 400 SF PER UNIT FOR PH II) – ACTIVE (10 SF PER UNIT)	3,500 SF PASSIVE (200 SF ACTIVE) *SEE NOTE BELOW.	12,000 SF PASSIVE (300 SF ACTIVE) *SEE NOTE BELOW.	50,800 SF PASSIVE (1,270 SF ACTIVE) *SEE NOTE BELOW.	66,300 SF PASSIVE (1,770 SF ACTIVE) *SEE NOTE BELOW.
RECREATION OPEN SPACE PROVIDED	0	0**	4,200 SF ACTIVE	4,200 SF ACTIVE
RESIDENTIAL PARKING SPACES REQUIRED	40	60	254	354
RESIDENTIAL PARKING SPACES PROVIDED	42***	63***	281***	386***

* ACTIVE RECREATION REFERS TO INDIVIDUAL SPORT RELATED ACTIVITIES INCLUDING BASKETBALL, TENNIS, OR OTHER SPORTS COURTS OR FIELDS. PASSIVE RECREATION REFERS TO PARKS, SQUARES, OR OPEN GRASSED SPACES.

** A SPORTS COURT WILL BE PROVIDED UNDER THE FUTURE SITE DEVELOPMENT PLAN FOR THE REMAINDER OF PHASE II.

*** PARKING PROVIDED INCLUDES PARKING IN GARAGES, DRIVEWAYS, COMMON PARKING AREAS, AND SINGLE PARKING SPACES.
PHASE I – 20 GARAGE SPACES, 11 DRIVEWAY SPACES, 10 COMMON PARKING SPACES, AND 1 SINGLE PARKING SPACE.
PHASE II, AREA 1 – 17 GARAGE SPACES, 17 DRIVEWAY SPACES, 27 COMMON PARKING SPACES, AND 2 SINGLE PARKING SPACES.
PHASE II, AREA 2 – 83 GARAGE SPACES, 83 DRIVEWAY SPACES, 103 COMMON PARKING SPACES, AND 12 SINGLE PARKING SPACES.

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	LOT/PARCEL NO.	
VILLAGE TOWNS			PHASE II, AREA 2	PARCEL 3 & NEW COLONY VILLAGE, O/S PARECL E	
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
6254/674 ✱	3	R-MH	43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2420000		

✱ P.N. 17137, 17138, 17140 (O.S. PAR. E)

ADDRESS CHART

UNIT NO.	STREET ADDRESS	UNIT NO.	STREET ADDRESS	UNIT NO.	STREET ADDRESS	UNIT NO.	STREET ADDRESS
21	7096 MAIDEN POINT PLACE	53	7032 HOLLY SPRINGS LANE	115	7047 OAK GROVE WAY	147	7152 DEEP FALLS WAY
22	7094 MAIDEN POINT PLACE	54	7030 HOLLY SPRINGS LANE	116	7049 OAK GROVE WAY	148	7148 DEEP FALLS WAY
23	7092 MAIDEN POINT PLACE	55	7028 HOLLY SPRINGS LANE	117	7051 OAK GROVE WAY	149	7146 DEEP FALLS WAY
24	7090 MAIDEN POINT PLACE	56	7024 HOLLY SPRINGS LANE	118	7053 OAK GROVE WAY	150	7144 DEEP FALLS WAY
25	7088 MAIDEN POINT PLACE	57	7022 HOLLY SPRINGS LANE	119	7055 OAK GROVE WAY	151	7142 DEEP FALLS WAY
26	7086 MAIDEN POINT PLACE	58	7020 HOLLY SPRINGS LANE	120	7142 FOX HARBOR WAY	152	7140 DEEP FALLS WAY
27	7084 MAIDEN POINT PLACE	59	7018 HOLLY SPRINGS LANE	121	7140 FOX HARBOR WAY	153	7138 DEEP FALLS WAY
28	7082 MAIDEN POINT PLACE	60	7016 HOLLY SPRINGS LANE	122	7138 FOX HARBOR WAY	154	7136 DEEP FALLS WAY
29	7115 DEEP FALLS WAY	61	7015 HOLLY SPRINGS LANE	123	7136 FOX HARBOR WAY	155	7134 DEEP FALLS WAY
30	7117 DEEP FALLS WAY	62	7017 HOLLY SPRINGS LANE	124	7132 FOX HARBOR WAY	156	7130 DEEP FALLS WAY
31	7119 DEEP FALLS WAY	63	7019 HOLLY SPRINGS LANE	125	7130 FOX HARBOR WAY	157	7128 DEEP FALLS WAY
32	7121 DEEP FALLS WAY	64	7021 HOLLY SPRINGS LANE	126	7128 FOX HARBOR WAY	158	7126 DEEP FALLS WAY
33	7123 DEEP FALLS WAY	65	7023 HOLLY SPRINGS LANE	127	7126 FOX HARBOR WAY	159	7124 DEEP FALLS WAY
34	7125 DEEP FALLS WAY	66	7025 HOLLY SPRINGS LANE	128	7124 FOX HARBOR WAY	160	7122 DEEP FALLS WAY
35	7127 DEEP FALLS WAY	67	7027 HOLLY SPRINGS LANE	129	7120 FOX HARBOR WAY	161	7120 DEEP FALLS WAY
36	7129 DEEP FALLS WAY	68	7031 HOLLY SPRINGS LANE	130	7118 FOX HARBOR WAY	162	7118 DEEP FALLS WAY
37	7133 DEEP FALLS WAY	69	7033 HOLLY SPRINGS LANE	131	7116 FOX HARBOR WAY	163	7116 DEEP FALLS WAY
38	7135 DEEP FALLS WAY	70	7035 HOLLY SPRINGS LANE	132	7114 FOX HARBOR WAY	164	7074 MAIDEN POINT PLACE
39	7137 DEEP FALLS WAY	71	7037 HOLLY SPRINGS LANE	133	7112 FOX HARBOR WAY	165	7072 MAIDEN POINT PLACE
40	7139 DEEP FALLS WAY	72	7039 HOLLY SPRINGS LANE	134	7108 FOX HARBOR WAY	166	7070 MAIDEN POINT PLACE
41	7103 FOX HARBOR WAY	73	7041 HOLLY SPRINGS LANE	135	7106 FOX HARBOR WAY	167	7073 MAIDEN POINT PLACE
42	7105 FOX HARBOR WAY	74	7123 FOX HARBOR WAY	136	7104 FOX HARBOR WAY	168	7075 MAIDEN POINT PLACE
43	7107 FOX HARBOR WAY	75	7125 FOX HARBOR WAY	137	7102 FOX HARBOR WAY	169	7077 MAIDEN POINT PLACE
44	7111 FOX HARBOR WAY	76	7127 FOX HARBOR WAY	138	7161 DEEP FALLS WAY	170	7079 MAIDEN POINT PLACE
45	7113 FOX HARBOR WAY	77	7129 FOX HARBOR WAY	139	7163 DEEP FALLS WAY	171	7083 MAIDEN POINT PLACE
46	7115 FOX HARBOR WAY	78	7131 FOX HARBOR WAY	140	7165 DEEP FALLS WAY	172	7085 MAIDEN POINT PLACE
47	7117 FOX HARBOR WAY	79	7135 FOX HARBOR WAY	141	7167 DEEP FALLS WAY	173	7087 MAIDEN POINT PLACE
48	7119 FOX HARBOR WAY	80	7137 FOX HARBOR WAY	142	7169 DEEP FALLS WAY	174	7089 MAIDEN POINT PLACE
49	7040 HOLLY SPRINGS LANE	81	7139 FOX HARBOR WAY	143	7160 DEEP FALLS WAY	175	7091 MAIDEN POINT PLACE
50	7038 HOLLY SPRINGS LANE	82	7141 FOX HARBOR WAY	144	7158 DEEP FALLS WAY	176	7093 MAIDEN POINT PLACE
51	7036 HOLLY SPRINGS LANE	113	7043 OAK GROVE WAY	145	7156 DEEP FALLS WAY	177	7095 MAIDEN POINT PLACE
52	7034 HOLLY SPRINGS LANE	114	7045 OAK GROVE WAY	146	7154 DEEP FALLS WAY		

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER 1/13/05 DATE

MARK L LEVY
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JOHN B. MILDENBERG — No. 10029 — PROFESSIONAL ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA – NATURAL RESOURCE CONSERVATION SERVICE 1/19/05 DATE

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

HOWARD SOIL CONSERVATION DISTRICT 1/19/05 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/24/05 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 7/8/05 DATE

DIRECTOR 7/10/05 DATE

02-056\dwg\phase056-sdp-cover.dwg 10-13-04 12:51:57 pm EST

OWNER
VILLA ASSOCIATES, LLC
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030

BUILDER
RYAN HOMES
11460 CRONRIDGE DRIVE, SUITE 128
OWINGS MILLS, MARYLAND 21117
(410) 654-0501

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-MH PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

5. PROJECT BACKGROUND:
   LOCATION : TAX MAP 43 – PARCEL 3 – FIRST ELECTION DISTRICT.
   ZONING : R-MH (DEVELOPED AS R-A-15)
   GROSS AREA OF TRACT : 26.76 AC. (INCLUDES PHASE II, AREA 1 & FUTURE PHASE III)
   AREA OF PLAN SUBMISSION : 10.81 AC. OR 474,055 SQ. FT. (PHASE II, AREA 2)
   PROPOSED USE FOR SITE : RESIDENTIAL (SINGLE FAMILY ATTACHED).
   OPEN SPACE REQUIRED : 2.70 ACRES OR 25%.
   OPEN SPACE PROVIDED : 4.17 ACRES (181,850 SQ.FT.) OR 38.6%
   RECREATIONAL OPEN SPACE REQUIRED : 1,570 SQ. FT. ACTIVE OR 62,800 SQ. FT. PASSIVE.
   RECREATIONAL OPEN SPACE PROVIDED : 4,200 SQ. FT. ACTIVE.
   DPZ FILE NOS. : S-94-39; WP-96-32; SDP-96-20; SDP-97-03; SDP-97-88; SDP-97-114; SDP-97-115 SDP-01-121; SDP-02-044; WP-03-89; SDP-04-54; F-00-168; PLAT#14327-14328: F-01-011; PLAT #14344-14345; F-05-001: PLAT # 17135-17144; F-04-066: PLAT # 17327-17345
6. BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY ON OR ABOUT MARCH 1995 AND SUPPLEMENTED BY TOPOGRAPHIC SURVEY ON OR ABOUT SEPTEMBER 2002 AND STREAM INVERT VERIFICATION IN OCTOBER 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
7. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43A1 & 43A2

STA. No. 43A1	N 552,081.811 E 1,370,625.810	ELEV. 306.79	* STD. CONC. MON. SET FLUSH WITH SURFACE, IN MEDIAN OF RT 175
STA. No. 43A2	N 550,784.343 E 1,372,040.182	ELEV. 292.55	* STD. CONC. MON. SET FLUSH WITH SURFACE, SOUTH OF WEST BOUND LANE OF RT 175 WEST OF I-95

8. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. LOCAL TRAVELWAY PAVING IS TO BE TYPE P-2 OR P-3 PAVING, SEE DETAILS ON SHEET 4.
9. HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
10. ALL ROADS AND STORM DRAIN SYSTEMS IN THIS DEVELOPMENT ARE PRIVATE.
11. STORMWATER MANAGEMENT FOR THIS PHASE, AREAS 1 & 2, AND FUTURE PHASE III ARE PROVIDED BY A P-3 WET POND (POND #2). WATER QUALITY IS BEING PROVIDED BY EXTENDED DETENTION IN THE WET POND. Rev IS BEING PROVIDED BY GRASS SWALES FOR AREA 2 & PHASE III. IF STORM WATER MANAGEMENT CREDITS FOR AREA 2, PHASE 3 CANNOT BE ACCOMPLISHED AS SHOWN ON THE SUPPLEMENTAL DRAINAGE AREA MAP, ADDITIONAL STORM WATER MANAGEMENT MEASURES MAY BE REQUIRED.
    POND # 2 IS TO BE PRIVATELY OWNED AND MAINTAINED.
12. COMPACTION IN FILL AREAS TO BE 95% STANDARD PROCTOR AS DETERMINED PER AASHTO T-180.
13. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
14. THERE ARE NO EXISTING STRUCTURES ON-SITE.
15. NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994. TO THE BEST OF THE KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON-SITE.
16. FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995, APPROVED UNDER SDP 96-20.
17. WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS OF ENGINEERS. REF. NO. 1996-01042-3.
18. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
19. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995, APPROVED UNDER S-94-39. AN UPDATED TRAFFIC STUDY WAS PREPARED ON JUNE 9, 1998 BY THE TRAFFIC GROUP, INC. AND APPROVED UNDER NEW COLONY VILLAGE, PHASE 4, SDP-97-115.
20. NOISE STUDY AND MITIGATION WAS APPROVED AS PART OF THE NEW COLONY VILLAGE, PHASE 3 THRU 6, SDP-97-114, SDP-97-115, SDP-00-07, AND SDP-01-121.
21. ON SITE FOREST CONSERVATION EASEMENT 6.52 AC.(RETENTION) HAS BEEN PROVIDED UNDER VEW COLONY VILLAGE, PHASE 4 (SDP-97-115). A THIRD OF THE 20.67 ACRES REFORESTATION REQUIRED (6.89 ACRES) HAS BEEN SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A UNDER NEW COLONY VILLAGE, PHASE 4. THE REMAINING 13.78 ACREAS OF REFORESTATION REQUIRED HAS BEEN DIVIDED BETWEEN THE REMAINING PHASES OF THE PROJECT. ONE-THIRD OR 4.593 ACRES OF REFORESTATION WAS REQUIRED AS PART OF EACH PHASE. THIS REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF $60,021.33 FOR PHASE 5 (SDP-00-70), PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF $100,035.54 FOR PHASE 6 (SDP-01-121), AND OFF-SITE REFORESTATION OF 4.543 ACRES ON ROMITI FARM,TAX MAP 2, PARCEL 61 SEE P.O.F.C.E. PLAT 3 15440 FOR PHASE 7 (SDP-02-044).
22. PLAT OF FOREST CONSERVATION (FOR ON-SITE RETENTION) AND PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT FOR NEW COLONY VILLAGE WAS RECORDED AS PLAT #14327-14328 (F-00-168). THE OFF-SITE REFORESTATION HAS BEEN RECORED AS REVISION PLAT FOR ROSEBAR PROPERTY, PRESERVATION PARCEL A, UNDER PLAT # 14344-14345 (F-01-11).
23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS :
    A) WIDTH – 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES – MINIMUM 12 FEET
    G) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.
24. IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
25. PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
26. ZONING AND SETBACK CRITERIA BASED ON R-A-15 AS ALLOWED UNDER R-MH ZONING SECTION 128.G.
27. THE INDIVIDUAL HOUSES ARE RESTRICTED TO A MAXIMUM 36 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE.
28. NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION, OTHER THAN THAT WHICH WAS APPROVED UNDER WP-03-89.
29. THE ENTIRE DEVELOPMENT EXCLUDING THE UNITS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY, VILLAGE TOWNS CONDOMINIUM ASSOCIATION.
30. PROPOSED WATER IS PUBLIC. CONNECTION WILL BE MADE TO CONTRACT #14-4125-D. SEWER WILL BE PRIVATE, SEE SHEET 16 OF 18 AND SDP-04-54, SHEET 5 OF 7.
31. WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
32. PLANS FOR PUBLIC WATER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL UNITS OFFERED FOR SALE.
33. EXISTING SEDIMENT CONTROL APPROVED UNDER SDP-96-20 AND SUPPLEMENTED BY PROPOSED ON-SITE CONTROLS UNDER THIS PLAN ARE TO BE UTILIZED.
34. ALL PLAN DIMENSIONS ARE TO THE BOTTOM FACE OF CURB, UNLESS OTHERWISE NOTED.
35. THIS PROJECT IS SUBJECT TO WP-03-89, APPROVED ON OCTOBER 23, 2003, WAIVING SECTION 16.116(a)(1) AND 16.116(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE REMOVAL OF VEGETATIVE COVER AND GRADING IN FORESTED 25' WETLAND BUFFERS AND FORESTED 50' AND 75' STREAM BUFFERS FOR THE INSTALLATION OF A 48" CARRIER PIPE FOR A STORM DRAIN PIPE WHICH WILL DIRECT DRAINAGE FROM THE VILLAGE TOWNS, PHASE 2 PROJECT AREA TO EXISTING SWM #2 IN NEW COLONY VILLAGE, PHASE 4. APPROVAL SUBJECT TO :
    1. COMPLIANCE WITH THE DED COMMENTS OF 10/21/03.
    2. ANY REQUIRED 404/401 PERMITS/CERTIFICATES AND/OR MDE LETTER OF AUTHORIZATION MUST BE OBTAINED OR THE WAIVER PETITION APPROVAL SHALL BECOME NULL AND VOID.
    3. NO WAIVERS TO THE SUBDIVISION REGULATIONS AND/OR DESIGN MANUAL WILL BE GRANTED FOR THE REDESIGN OR REVISION TO SWMF #2.
    4. THE 48" CARRIER PIPE FOR THE STORM DRAIN PIPE SHALL BE INSTALLED UNDER THE WETLAND AND STREAM BY UTILIZATION OF THE 'JACK AND BORE' INSTALLATION METHOD/PROCEDURE. THE WAIVER APPLIES ONLY TO THE DISTURBANCES ASSOCIATED WITH THE INSTALLATION OF THAT PIPE.
36. PARCEL 3 IS SUBJECT TO MODERATE INCOME HOUSING UNIT DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TWENTY (20) UNITS PROPOSED UNDER SDP-01-121 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 6725, FOLIO 0532. THESE DOCUMENTS STATE THAT VILLAGE TOWNS, PHASE I, UNITS 390, 391, AND 392, THE THREE (3) REQUIRED MODERATE INCOME HOUSING UNITS, ARE SUBJECT TO THESE COVENANTS AND RESTRICTIONS. ADDITIONAL DOCUMENTS FOR VILLAGE TOWNS, PHASE II, AREA 1, SDP-04-54, WHICH REQUIRES FIVE (5) REQUIRED MODERATE INCOME HOUSING UNITS (UNITS 162 THRU 166) FOR THE THIRTY (30) UNITS, HAVE BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 8598, FOLIO 330. ADDITIONAL DOCUMENTS FOR VILLAGE TOWNS, PHASE II, AREA 2, WHICH REQUIRES TWENTY (20) REQUIRED MODERATE INCOME HOUSING UNITS (UNITS 134 THRU 142 AND UNITS 167 THRU 177) FOR THE ONE HUNDRED TWENTY-SEVEN (127) UNITS, HAVE BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 9101, FOLIO 409. & COVENANTS AT L.9101 F.396
37. ALL SINGLE FAMILY ATTACHED UNIT GARAGES TO BE USED FOR THE PARKING OF MOTOR VEHICLES ONLY, IN ACCORDANCE WITH ZONING SECTION 133.D2a.
38. APPLICATION WAS APPROVED ON AUGUST 7, 2002, BY THE MDE NON-TIDAL WETLANDS & WATERWAYS DIVISION FOR THE UTILITY CROSSING OF THE WETLANDS AND STREAM BUFFERS FOR THE INSTALLATION OF A STORM DRAIN PIPE UNDER TRACKING # 02-NT-0307/200264943.
39. ALL STORM DRAINS ARE PRIVATE.
40. THE SINGLE PARKING SPACES SHOWN ON THESE PLANS ARE FOR UNITS 29, 36, 40, 44, 67, 73, 78, 113, 124, 133, 138, & 171.
41. TRASH AND RECYCLING SERVICES WILL BE PROVIDED PRIVATELY AND NOT BY HOWARD COUNTY.
42. STREET LIGHTS SHOWN AT PORT CAPITAL DRIVE, STA 19+74 AND STA 20+85 O/S 17' RIGHT ARE TO BE 250 WATT HPS VAPOR FIXTURE WITH A 30' POLE AND A 12' ARM.
43. DEWATERING PUMPS AND PIPING FOR THE SWMF WILL BE STORED IN THE NEW COLONY VILLAGE RECREATION CENTER.

project	date
2002-056	APRIL 05
illustration	engineering
SJD	SJD
scale	approval
AS SHOWN	JBM

no.	description	date
	revisions	

VILLAGE TOWNS, PHASE II, AREA 2
UNITS 21 THRU 82 & 113 THRU 177 AND NEW COLONY VILLAGE OPEN SPACE PARCEL E
TAX MAP 43 – PARCEL 3 – GRID 3
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

COVER SHEET

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SDP-03-102