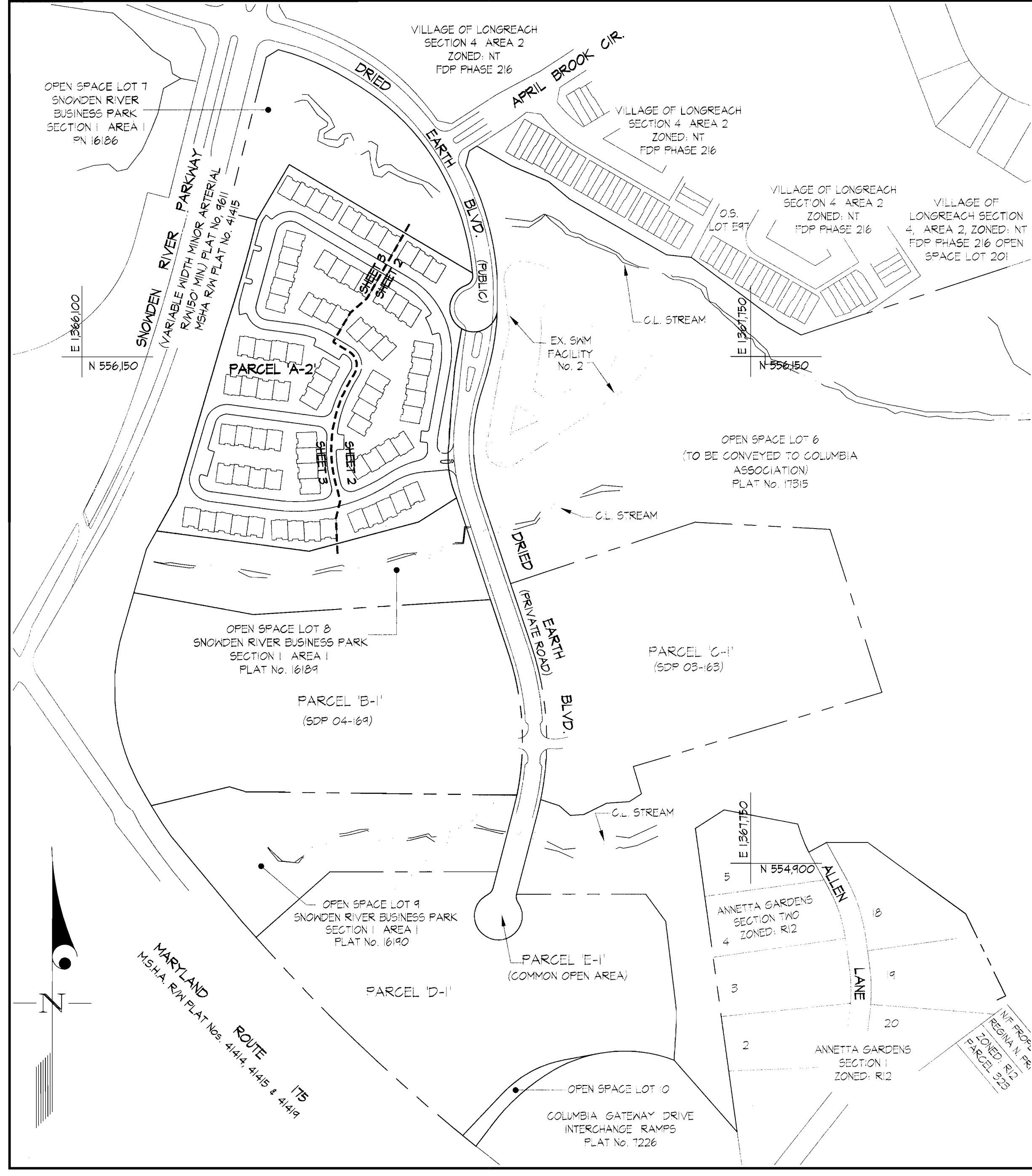


GENERAL NOTES

- 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 48 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7771 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS (BUREAU) OF UTILITIES AT (410) 313-4900 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 51
 - ZONING: NT
 - ELECTION DISTRICT: SIXTH ELECTION DISTRICT
 - AREA OF BUILDABLE PARCELS: 11,066.41 AC.
 - RECORD PLAT No.: 17314-17314
 - DPZ REF. FILE No.: SP 00-05 (PB 342), FDP PHASE 239, F-01-142, NP-00-64, F-04-15, F-04-83, F-04-190 (P.N. 17314-19) and F-06-124 (P.N. 17961-17963).
- 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 AND PUTTING THE ROADWAY INTO SERVICE.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING TOPOGRAPHY IS SHOWN PER GRADING PLANS FOR CONSTRUCTION (F-01-142) PREPARED BY GUTSCHICK LITTLE & WEBER, P.A.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY THE SSM FACILITY THAT WAS DESIGNED FOR THE SNOWDEN RIVER BUSINESS PARK SECTION 1 AREA 1 PARCELS 'A-1' (NOW 'A-2'), 'B-1', 'C-1', 'D-1' & 'E' & LOTS 6 THRU 10 (UNDER F-01-142). WATER QUALITY AND 2 YR. MANAGEMENT IS PROVIDED IN PUBLIC FACILITY No. 2 LOCATED ON OPEN SPACE LOT 6. 10 YR. MANAGEMENT IS PROVIDED IN PRIVATE FACILITIES 1 & 2 LOCATED ON OPEN SPACE LOTS 8 & 9.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 2542001 AND 2542002.
- ALL ROADWAY AND STORM DRAIN WITHIN PARCEL 'A-2' AND THE COMMON OPEN AREA (PARCEL 'E-1') ARE PRIVATELY OWNED & SHALL BE MAINTAINED BY THE H.O.A. UNLESS NOTED OTHERWISE.
- TRENCH BEDDING FOR STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G-2.01, CLASS 'C' BEDDING, UNLESS NOTED OTHERWISE.
- ALL 1 1/2 SFA DWELLING UNITS ON PARCEL 'A-2' SHALL BE SERVED BY PUBLIC WATER MAINS (CONTR. 24-3558-D AND 24-3508-D) AND BY THE ON-SITE PRIVATE SEWER MAINS THAT SHALL BE MAINTAINED BY THE H.O.A. THE PRIVATE SEWER MAINS SHALL BE CONNECTED TO THE HOWARD COUNTY PUBLIC SEWER SYSTEM (CONTR. 824-3558-D) IN DRIED EARTH BOULEVARD. ALL WATER METERS SHALL BE LOCATED INSIDE EACH UNIT.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS AT LEAST FIVE (5) DAY PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS. 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.
- SPOT ELEVATIONS SHOWN FOR CURB ARE FOR THE BOTTOM OF CURB (AT FLOW LINE) UNLESS OTHERWISE NOTED. ALL GUTTER PAN SHALL BE FITTED TO CONFORM WITH THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES, FLOOD PLAINS OR WETLANDS ON PARCEL 'A-2'.
- SEWER CLEANOUTS SHALL BE FLUSH WITH PROPOSED DRIVEWAY SURFACE OR FINISH GRADE. IF A CONCRETE DRIVEWAY IS TO BE UTILIZED, PROVIDE A 12 INCH REINFORCED CONCRETE PANEL AROUND THE CLEANOUT WITH EXPANSION JOINT MATERIAL AS APPROPRIATE. IF IN THE FUTURE, CLEANOUT IS PAVED OVER, DPV WILL NOT BE RESPONSIBLE FOR DAMAGE TO DRIVEWAY WHEN ACCESSING CLEANOUT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH=12' (4' SERVING MORE THAN ONE RESIDENCE);
 - B. SURFACE=6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1/2" MIN). SEE DETAIL ON SHEET No. 4 FOR ALTERNATE CONCRETE DRIVEWAY SECTION.
 - C. SLOPE=1% MAX. 1% GRADE MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - D. STRUCTURES (CULVERTS/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 THE DRIVEWAY SURFACE;
 - F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- THE TRAFFIC STUDY PERFORMED BY WELLS & ASSOCIATES AND APPROVED FOR THE FINAL PLAN (F-01-142) WAS UPDATED FOR THIS PROJECT (ON JUNE 10, 2005) INDICATING THAT AS AN AGE-RESTRICTED HOUSING DEVELOPMENT, THE PROJECT WOULD RESULT IN A REDUCTION IN SITE-GENERATED TRIPS).
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY STAIANO ENGINEERING, INC. DATED 10/28/03 AND THE RESULTING 65DBA NOISE LINE SHOWN ON THESE DRAWINGS. ADDITIONAL STUDY WAS DONE BY POLYSONIC CORP. (8/11/05) CONFIRMING THAT THE NOISE LINE ALONG SNOWDEN RIVER PARKWAY DOES NOT IMPACT PARCEL 'A-2'.
- THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE SECTION 16.1202(b)(1)(V) BECAUSE ITS PART OF A PUD WITH A PDP APPROVED PRIOR TO 12/31/02.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- NOTE: IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANS, THE PLAN SHALL GOVERN.
- NO CLEARING, GRADING OF CONSTRUCTION IS PERMITTED WITHIN ANY WETLAND, WETLAND BUFFER, 50' STREAM BUFFER OR FLOODPLAIN.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- THE LANDSCAPE PLAN WAS PREPARED ACCORDING TO THE ALTERNATIVE COMPLIANCE SECTION OF THE LANDSCAPE MANUAL (FOR NT ZONE). FOR THE REQUIRED LANDSCAPE SURETY OF \$10,000.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT, SEE SHEET 10.
- BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE PER FDP PHASE 239.
- PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND AT L. 9811 F. 028 EACH OCCUPIED UNIT IN THE PROPERTY SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND FOR AGE RESTRICTED ADULT HOUSING, AS THEY MAY BE AMENDED FROM TIME TO TIME. AT THIS TIME, THE ZONING REGULATIONS REQUIRE THAT EACH UNIT SHALL HAVE AT LEAST ONE PERSON WHO IS 55 YEARS OF AGE OR OLDER. THE UNITS SHALL ALSO BE SUBJECT TO ALL APPLICABLE FAIR HOUSING LAWS.
- ARTICLES OF INCORPORATION FOR THE CONDOMINIUM ASSOCIATION (THE VILLAS AT SNOWDEN OVERLOOK CONDOMINIUM II, INC.) WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS ON 5/03/06 (FILING 00036199258599).
- LIGHTING BY BGE CONTRACT. 100 WATT HIGH PRESSURE SODIUM VAPOR, MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.
- PRIVATE TRASH COLLECTION FOR THIS DEVELOPMENT SHALL BE DONE AS CURB SIDE PICK-UP AT THE FRONT OF EACH UNIT.
- SHARED ACCESS ROAD AND MAINTENANCE EASEMENT ON PARCEL 'E' FOR THE USE OF PARCELS 'A-2', 'B-1', 'C-1' AND 'D-1' AND OPEN SPACE LOTS 6, 8 AND 9, IS RECORDED AT LIBER 1584, FOLIO 624.
- THIS PROJECT IS REQUIRED TO COMPLY WITH THE 'UNIVERSAL DESIGN STANDARDS FOR AGE RESTRICTED ADULT HOUSING IN HOWARD COUNTY.'
- IN ACCORDANCE WITH FDP 239, THE REQUIRED STRUCTURE SETBACK FROM A PUBLIC ROAD R/W IS 25 FEET PLUS ONE FOOT OF ADDITIONAL SETBACK FOR EACH FOOT OF BUILDING HEIGHT EXCEEDING 20 FEET.

SNOWDEN RIVER BUSINESS PARK SECTION 1 AREA 1 - PARCEL 'A-2' SITE DEVELOPMENT PLAN



SITE OVERVIEW
SCALE: 1" = 200'

SITE DEVELOPMENT PLAN SHEET INDEX

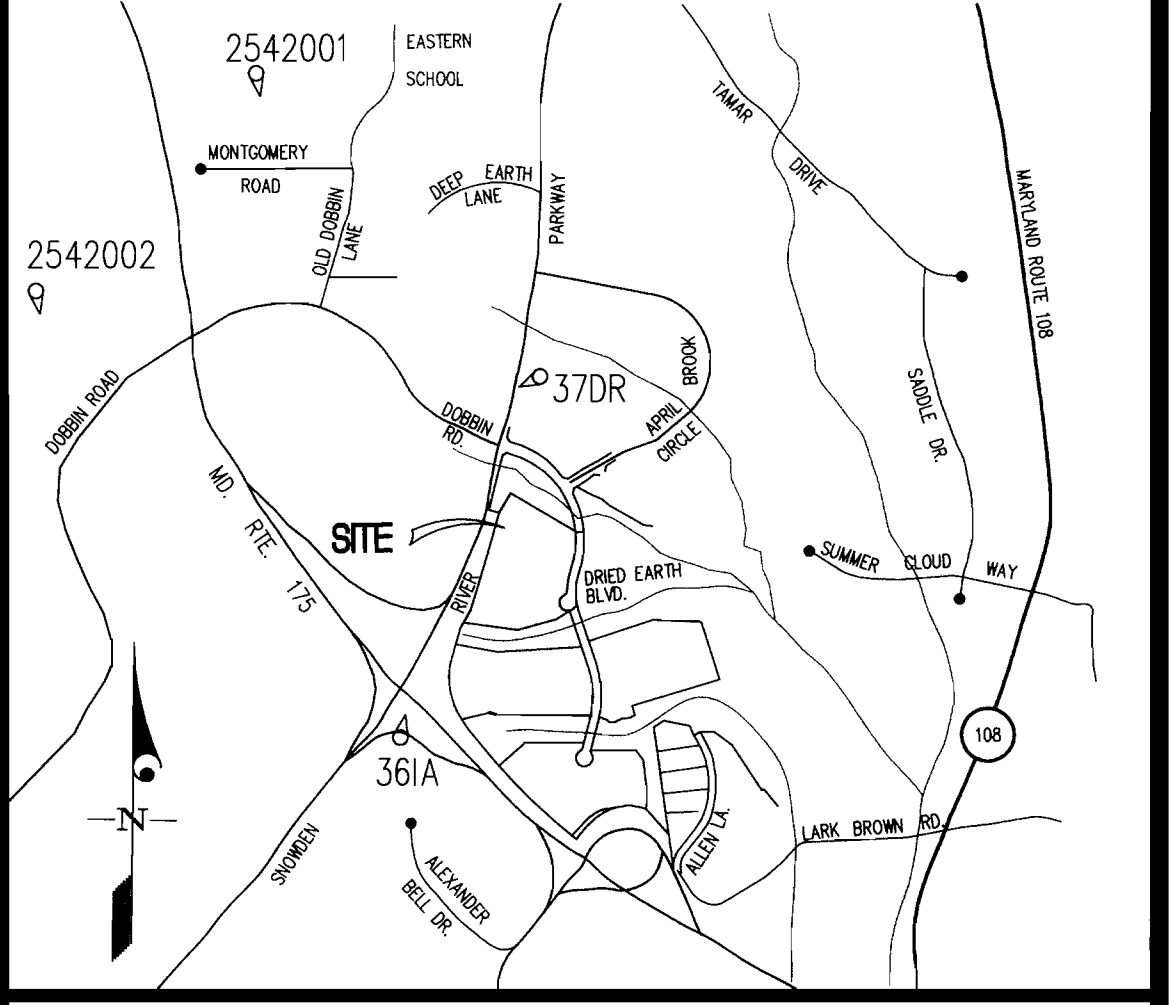
- COVER SHEET
- SITE DEVELOPMENT PLAN (EAST PORTION)
- SITE DEVELOPMENT PLAN (WEST PORTION)
- SITE DETAILS
- PAVING & CURB DELINEATION PLAN
- SEWER PROFILES
- SEWER PROFILES & SMC TABLE
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES & ROOF DRAIN DETAILS
- STORM DRAIN DRAINAGE AREA MAP
- SEDIMENT CONTROL DRAINAGE AREA MAP (EXISTING AND INTERIM CONDITION)
- SEDIMENT CONTROL PLAN - PHASE 1
- SEDIMENT CONTROL PLAN - PHASE 2
- SEDIMENT CONTROL DETAILS
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN (EAST PORTION)
- LANDSCAPE PLAN (WEST PORTION)
- LANDSCAPE NOTES & DETAILS

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
 - A. PRESENT ZONING: NT - EMPLOYMENT CENTER, INDUSTRIAL (FDP 239)
 - B. PROPOSED USE OF SITE: AGE-RESTRICTED ADULT HOUSING
- AREA TABULATION FOR PARCEL 'A-2'
 - A. AREA OF PARCEL A2 (PER P.N. 17314-19): 11,066.41 AC.
 - B. AREA OF THIS SDP SUBMISSION: 11.5± AC.
 - C. LIMIT OF GRADING DISTURBANCE (LOD): 11.5± AC.
- PARCEL 'A-2' DEVELOPMENT DATA
 - A. TOTAL NUMBER OF UNITS PERMITTED (BASED ON 50% COVERAGE) IS 104 UNITS
 - B. PROPOSED NUMBER OF UNITS: 79 SFA CONDOMINIUMS
 - C. MINIMUM NUMBER OF PARKING SPACES REQUIRED AT 2 SPACES/UNIT PER SEC. 133-D.5(B)(1) IS A TOTAL OF 158 SPACES.
 - D. PARKING PROVIDED:
 - 79 UNITS WITH 2-GARAGE SPACES/UNIT = 158 GARAGE SPACES
 - 79 UNITS WITH 2-DRIVEWAY SPACES/UNIT = 158 TANDEM SPACES*
 - COMMON SURFACE PARKING SPACES = 51 SPACES**
 - TOTAL PARKING SPACES PROVIDED = 367 SPACES
 - * ALL THE TANDEM DRIVEWAY SPACES ARE AT LEAST 18 FEET LONG PER SEC. 133-C.4.
 - ** THE COMMON SURFACE SPACES INCLUDES 3 ACCESSIBLE SPACES. THE COMMON ARE NOT ASSIGNED AND THEY ARE ALL AVAILABLE TO THE RESIDENCE AND VISITORS (TO MEET TABLE 2.11 PER DESIGN MANUAL VOLUME III, WHICH REQUIRES 0.5 GUEST PARKING SPACE/UNIT FOR A TOTAL OF 40 GUEST PARKING SPACES.
- THE TOTAL PROPOSED MAXIMUM BUILDING AREA (IF ALL AVAILABLE OPTIONAL BUILDING FEATURES ARE BUILT ON ALL THE UNITS) IS 121,512 SQUARE FEET (OR 4.11± AC.)
- THE MAXIMUM BUILDING COVERAGE (IF ALL AVAILABLE OPTIONAL BUILDING FEATURES ARE BUILT ON ALL THE UNITS) AS A PERCENT OF THE TOTAL SITE AREA OF PARCEL A2 IS 31.1±%.
- THE TOTAL AREA OF OTHER PROPOSED IMPERVIOUS PAVEMENT AREAS (SIDEWALKS, ROADWAYS AND DRIVEWAYS) IS 123,842 SQUARE FEET (2.8± AC. OR 25.1± % OF THE SITE).

UNIVERSAL DESIGN REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

- FOR MULTI-FAMILY APARTMENT CONDO DEVELOPMENTS, AN ACCESSIBLE PATH BETWEEN PARKING, DWELLING UNITS AND COMMON AREAS THAT MEETS ADA STANDARDS.
- FOR SINGLE FAMILY DETACHED AND ATTACHED DEVELOPMENTS, A NO-STEP ACCESS TO THE FRONT ENTRANCE TO THE COMMON BUILDING AND ALL DWELLINGS (A NO-STEP ENTRANCE IS DESIRABLE, BUT NOT REQUIRED TO OTHER ENTRANCES).
- 36" WIDE FRONT DOOR WITH EXTERIOR LIGHTING OF THE ENTRANCE.
- ALL INTERIOR DOORWAYS AT LEAST 32" WIDE (36" IS PREFERABLE).
- HALLWAYS AT LEAST 36" WIDE (40-42" IS PREFERABLE).
- COMPLETE LIVING AREA INCLUDING MASTER BEDROOM AND BATH ON FIRST FLOOR (OR ELEVATOR ACCESS IF MULTI-STORY RENTAL/CONDO APARTMENTS).
- LEVER HANDLES ON INTERIOR AND EXTERIOR DOORS.
- BLOCKING FOR GRAB BARS IN WALLS IN BATHROOM WALLS NEAR TOILET AND SHOWER.



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK DESCRIPTIONS

- STATION 2542001 (CONCRETE MONUMENT)
ELEV. 426.911 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED ON B.G. & E. TRANSMISSION LINES 1060± S.W. OF DOBBIN ROAD
- STATION 37DR (1/2 REBAR)
N164881.714, E416566.715 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED 0.45± MILES NORTH OF RTE. 175 AND 46± EAST OF THE EAST CURB OF SNOWDEN RIVER PARKWAY.
- STATION 2542002 (CONCRETE MONUMENT)
ELEV. 365.638 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED 1000± WEST OF RTE. 175 ON TRANSMISSION LINE 6± E.E. TOYER 19-E.
- STATION 361A (CONCRETE MONUMENT)
N164205.9263, E. 416819.5119 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED @ THE SOUTHEAST CORNER OF THE INTERSECTION OF SNOWDEN RIVER PARKWAY AND RTE. 175 31± FROM CURB AND 5.7± FROM GUARDRAIL END.

ADDRESS CHART

UNIT No.	STREET ADDRESS	UNIT No.	STREET ADDRESS
1	8603 VAST ROSE DRIVE	41	8161 SAGE BRUSH WAY
2	8605	42	8169
3	8601	43	8171
4	8609	44	8175
5	8611	45	8177
6	8615	46	8179
7	8617	47	8181
8	8619	48	8608 VAST ROSE DRIVE
9	8621	49	8606
10	8625	50	8604
11	8627	51	8602
12	8629	52	8153 SAGE BRUSH WAY
13	8631	53	8105
14	8633	54	8107
15	8630	55	8109
16	8628	56	8111
17	8626	57	8115
18	8624	58	8117
19	8190 SAGE BRUSH WAY	59	8119
20	8188	60	8123
21	8186	61	8125
22	8184	62	8127
23	8186 VAST ROSE DRIVE	63	8129
24	8654	64	8149
25	8652	65	8147
26	8650	66	8145
27	8651	67	8143
28	8653	68	8141
29	8655	69	8139
30	8657	70	8136
31	8180 SAGE BRUSH WAY	71	8134
32	8178	72	8132
33	8176	73	8128
34	8175	74	8126
35	8176	75	8124
36	8174	76	8122
37	8172	77	8118
38	8179	78	8116
39	8171	79	8114
40	8165		

PROJECT NAME: SNOWDEN RIVER BUSINESS PARK, PARCEL A-2	SECTION/AREA SECTION 1 AREA 1	PARCEL 'A-2'
PLAT 17315, 17961-17963	TAX MAP NT-EC, IND 31	ELEC. DIST. No. 6
CENSUS TRACT 6061.05	WATER CODE: E06	SEWER CODE: 3450000

APPROVED PLANNING
DATE: 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: Frank P. Louche 6/20/06
 Chief, Division of Land Development: Cindy Krametz 6/27/06
 Chief, Development Engineering Division: [Signature] 6/27/06



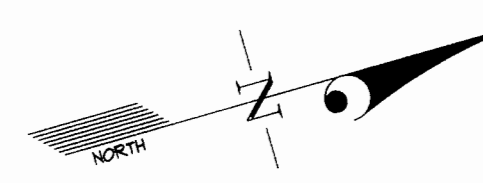
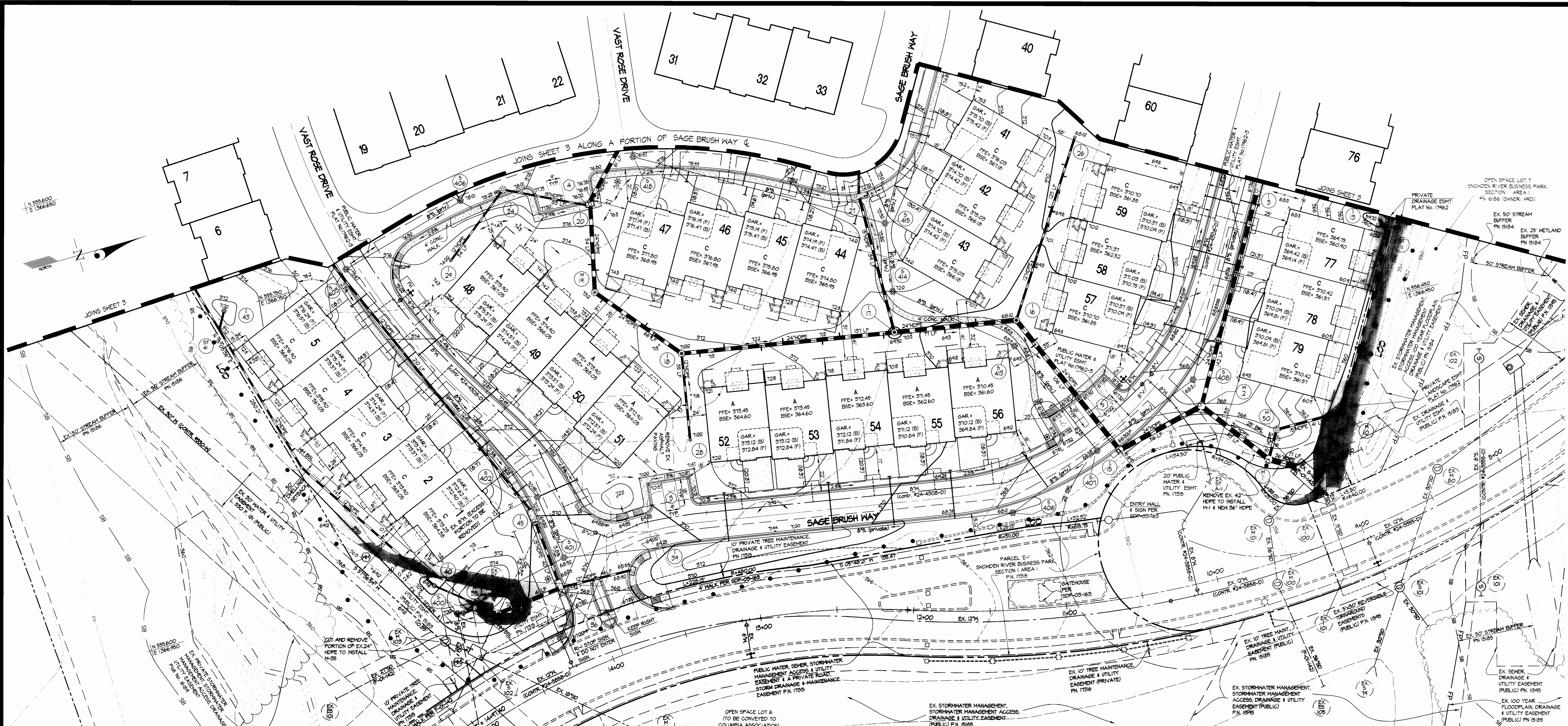
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WNCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

COVER SHEET
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING NT-EC, IND	G. L. W. FILE No. 04065
DATE MAY/06	TAX MAP - GRID 37 - 19	SHEET 1 OF 18

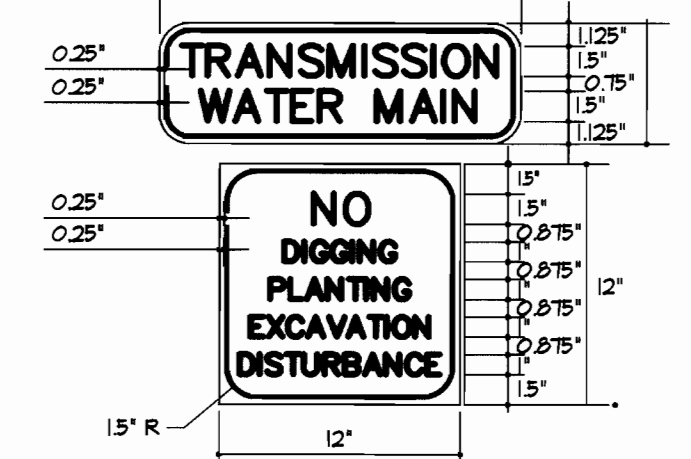


APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark A. Long 6/28/06
 Director
Cindy Hannah 6/27/06
 Chief, Division of Land Development
John Vanman 6/27/06
 Chief, Development Engineering Division



DRIED EARTH BOULEVARD
 PER PLAT 17315 (F-04-190) THIS ROADWAY IS PUBLIC
 TO THE CURB LINE. THE CURB LINE IS THE PROPERTY OF BAYVIEW
 PARCEL. THE WIDTH OF THE PUBLIC ROW IS VARIABLE
 VARIABLE PER PLAT 17315. THE PAVEMENT
 WIDTH IS ALSO VARIABLE. BUT 30' IS THE MIN.



GENERAL NOTES:
 1. SIGNS SHALL MEET DESIGN STANDARDS OF THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET.
 2. ONE SIGN IS REQUIRED PER 100 FEET ALONG THE EASEMENT AS SHOWN ON SITE PLAN. SIGN LOCATIONS INDICATED THIS (⊙) BEHIND UNIT #.
 3. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS BY THE TOP OF THE SIGN 3' ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 4. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 5. COLORS: LEGEND AND BORDER - BLACK BACKGROUND - WHITE (NON-REFLECTORIZED)

NOTES:
 1. FOR EACH UNIT, OPTIONAL BUILDING FEATURES (SUCH AS SUNROOM, EXTENSIONS, ETC.) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THESE SITE DEVELOPMENT PLANS.
 2. FOR CURB TYPE, PAVING DELINEATION DRIVE WAY WIDTH & CENTER LINE GEOMETRY INFORMATION SEE SHEET #5.
 3. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE P/S/P/T'S, CORNERS AND TERMINUSES.
 4. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 5. ALL ON-SITE STORM SYSTEMS ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8" FIRE HYDRANTS AND HMC THAT ARE WITHIN THE 'PUBLIC WATER & UTILITY EASEMENT'.
 6. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER LINE, SEE DPN CONTRACT NO. 24-3858-D AND NO. 24-4308-D. THE PRIVATE PORTION OF ALL HMC ARE 'I' UNLESS NOTED OTHERWISE. ALL WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
 7. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL, BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 8. ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
 9. VEHICULAR ACCESS TO PARCEL A-2 FROM DRIED EARTH BLVD. IS RESTRICTED TO THE PROPOSED LOCATION SHOWN IN THE VICINITY OF ROAD STATION 14000. VEHICULAR ACCESS TO SNOWDEN RIVER PKWY. FROM PARCEL A-2 IS COMPLETELY RESTRICTED.
 10. THE REAR ROOF DRAIN DOWN SPOUTS FOR UNITS 1-31, 41-54 AND 64-74 SHALL BE PIPED TO THE ROOF DRAIN STUBS IN THE STORM SYSTEM LOCATED BEHIND THESE UNITS. ALL OTHER DOWN SPOUTS MAY BE DISCHARGED ON 'SPASH BLOCKS'.
 11. BRICK POINT ALL BLDG. CONSTRUCTION UNLESS NOTED OTHERWISE.
 12. ALL GARAGE DRIVEWAY LENGTHS ARE A MINIMUM OF 18'. (VALUE IN PARENTHESES INDICATE THE LENGTH OF EACH DRIVEWAY'S SHORT SIDE).

SITE DEVELOPMENT PLAN LEGEND

600	EXISTING CONTOUR (FROM MASS GRADING)	PROPOSED CONTOUR	PROPOSED CONCRETE CURB (FACE)
600	PROPOSED CONTOUR	EXISTING SPOT ELEV.	BACK OF CURB (DET. 6/4)
388.89	EXISTING SPOT ELEV.	PROPOSED SPOT ELEV. (1' HIGH PT.)	GUTTER PAN
388.89	PROPOSED SPOT ELEV. (1' HIGH PT.)	LIMIT OF GRADING DISTURBANCE	NOSE DOWN (TAPER) CURB (DET. 12/4)
⊙	LIMIT OF GRADING DISTURBANCE	EXISTING UTILITY/LIGHT POLE	RAMP AND LANDING AREA (DET. 5/4)
⊙	EXISTING UTILITY/LIGHT POLE	PROPOSED LIGHT POLE	CONCRETE SIDEWALK (DET. 10/4)
⊙	PROPOSED LIGHT POLE	PUBLIC WATER & UTILITY EASEMENT	PROPOSED BUILDING
---	PUBLIC WATER & UTILITY EASEMENT	WATER HOUSE CONNECTION (1" HMC, DASHED LINE)	FFE = FINISHED FLOOR ELEVATION
---	WATER HOUSE CONNECTION (1" HMC, DASHED LINE)	WATER LINE (PUBLIC)	BSE = BASEMENT SLAB ELEV.
---	WATER LINE (PUBLIC)	FIRE HYDRANT (FH)	GAR = GARAGE (B-BACK, F-FRONT & LIP AND DRIVEWAY)
---	FIRE HYDRANT (FH)	PROPOSED SENEH MAIN (SOLID LINE)	MASS GRADED STEEP SLOPES 15-25% (PER F-01-42)
---	PROPOSED SENEH MAIN (SOLID LINE)	SENEH HOUSE CONNECTION (4" SMC, SOLID LINE)	MASS GRADED STEEP SLOPES 25% & GREATER (PER F-01-42)
---	SENEH HOUSE CONNECTION (4" SMC, SOLID LINE)	EXISTING STORM DRAIN	WM-BBL = WATER MAIN BUILDING SETBACK LINE
---	EXISTING STORM DRAIN	PROPOSED STORM DRAIN STRUCTURE (4" INLET LABEL)	SB = LIMIT OF STREAM BUFFER
---	PROPOSED STORM DRAIN STRUCTURE (4" INLET LABEL)	STORM DRAIN PIPE	WB = LIMIT OF WETLAND BUFFER
---	STORM DRAIN PIPE	ROOF DRAIN CONNECTION (RDC)	W = LIMIT OF WETLANDS
---	ROOF DRAIN CONNECTION (RDC)	EXISTING CURB & GUTTER	FP = FLOODPLAIN EASEMENT
---	EXISTING CURB & GUTTER	EASEMENTS	○ = REMOVE EXISTING ASPHALT IN THIS AREA
---	EASEMENTS	REMOVE EXISTING ASPHALT IN THIS AREA	○ = NUMBER OF PARKING SPACES

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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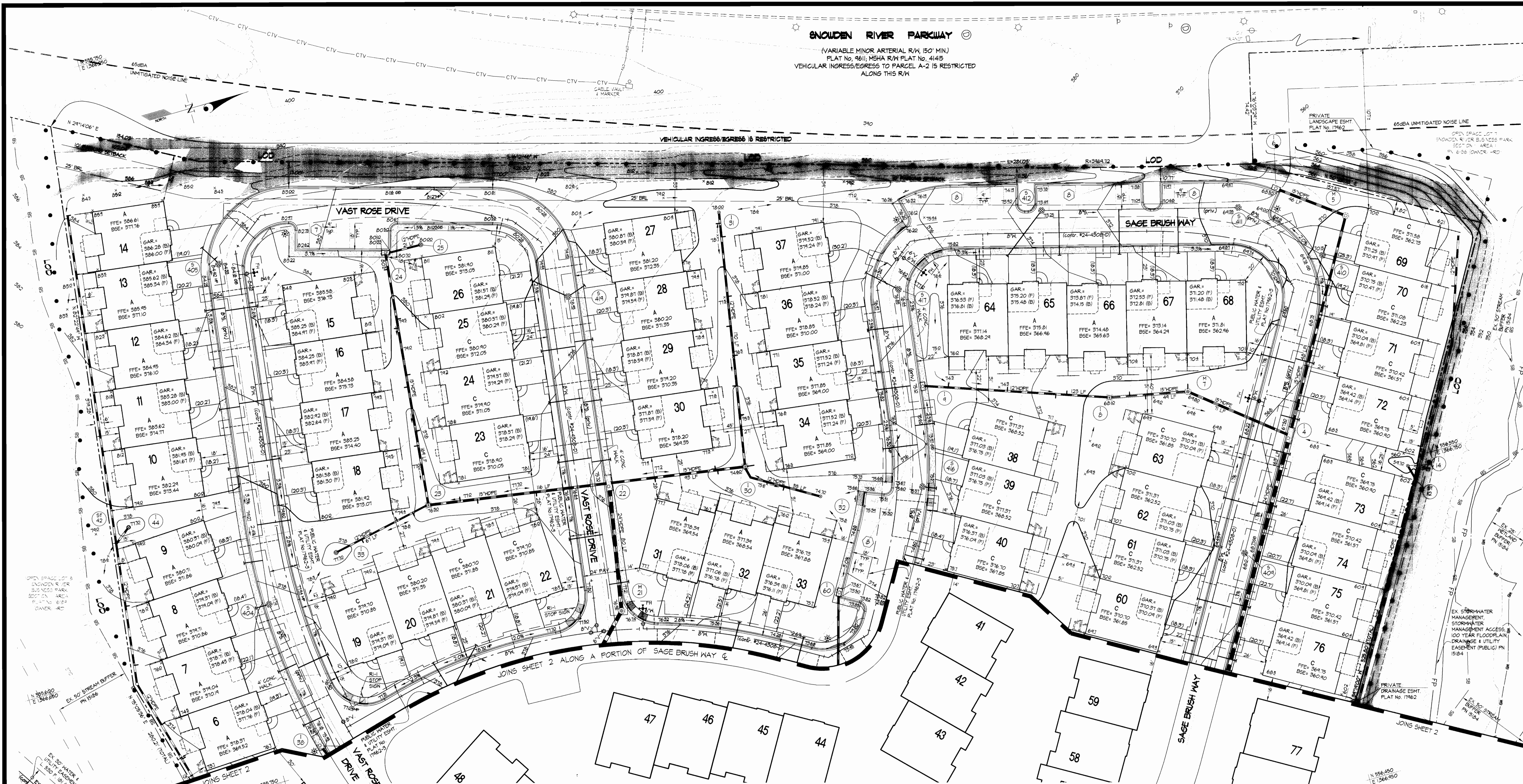
DATE	REVISION	BY	APPR.

OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

SITE DEVELOPMENT PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 P.N. 17315 (F-04-190) AND 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

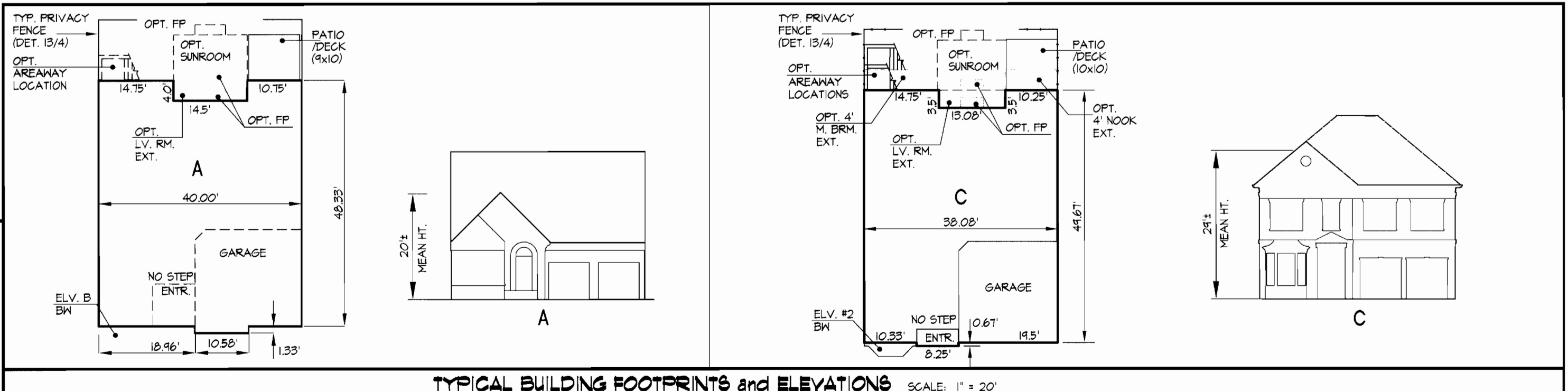
SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	2 OF 18

SNOWDEN RIVER PARKWAY
 (VARIABLE MINOR ARTERIAL R/W, 150' MIN)
 PLAT No. 9611; MSHA R/W PLAT No. 4145
 VEHICULAR INGRESS/EGRESS TO PARCEL A-2 IS RESTRICTED
 ALONG THIS R/W



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Frank A. Taylor* 6/10/06
 Chief, Division of Land Development: *Chris Hamilton* 6/2/06
 Chief, Development Engineering Division: *Chris DeLuca* 6/21/06



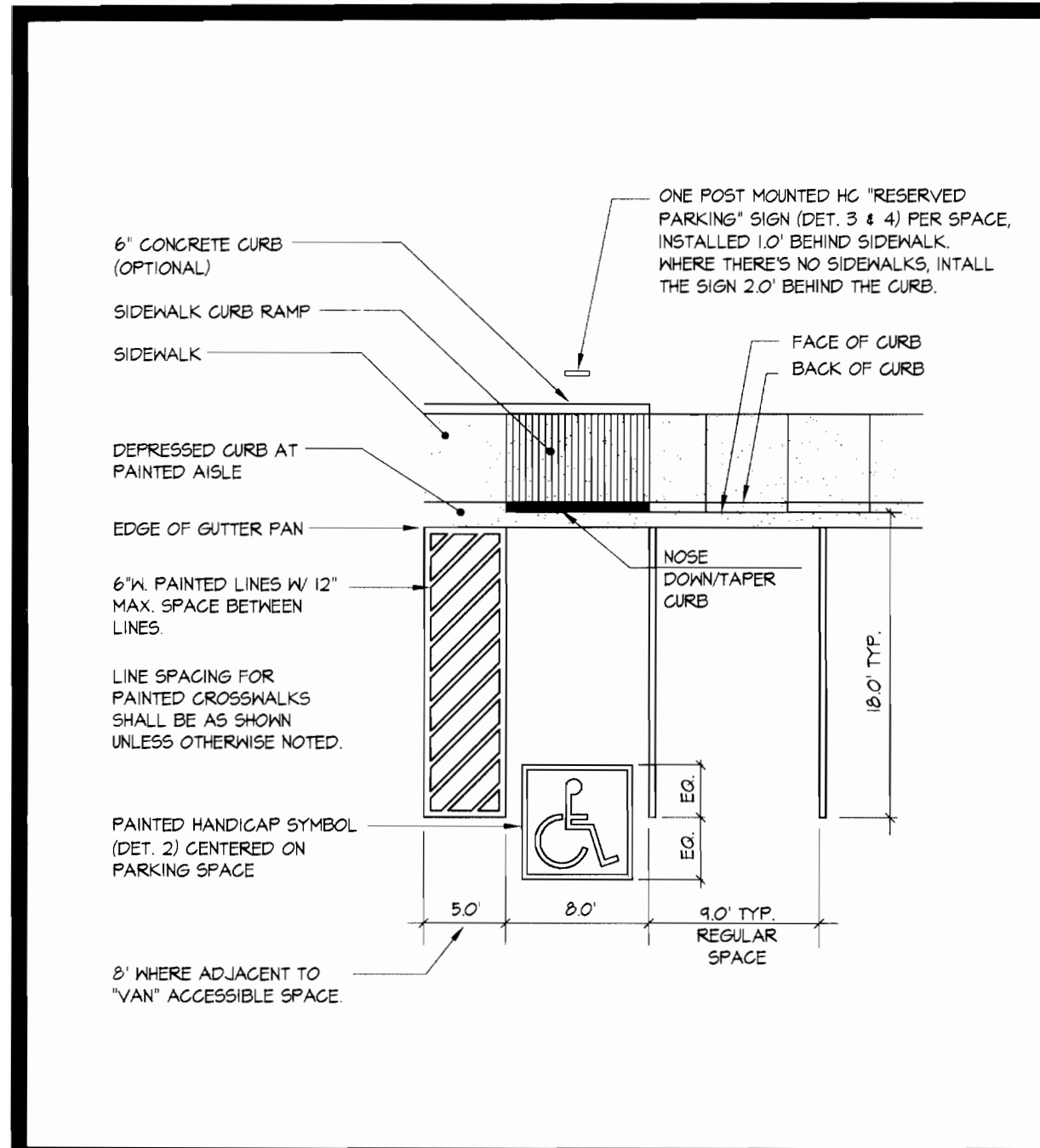
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

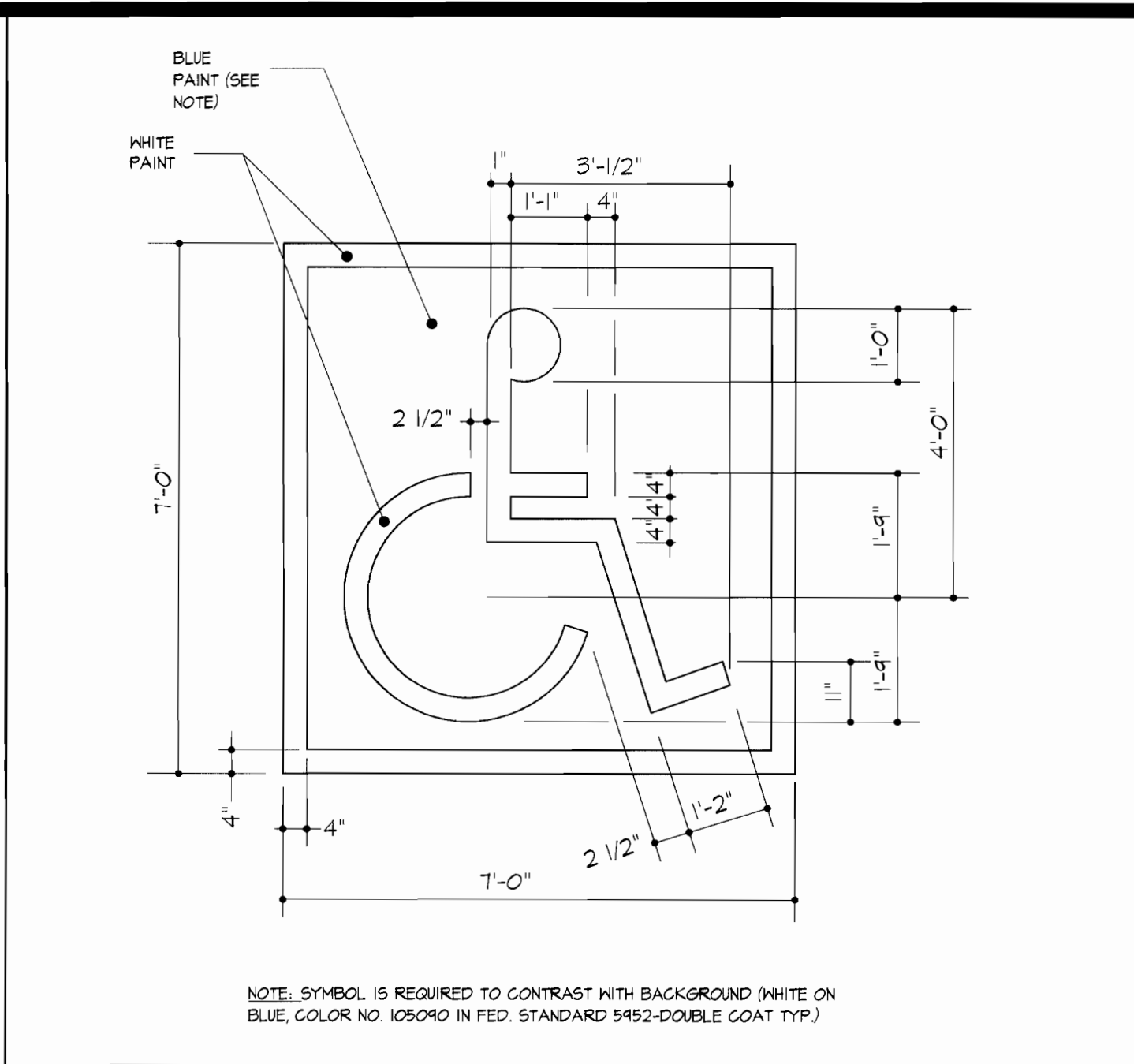
OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

SITE DEVELOPMENT PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL A-2
 ELECTION DISTRICT No. 6
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

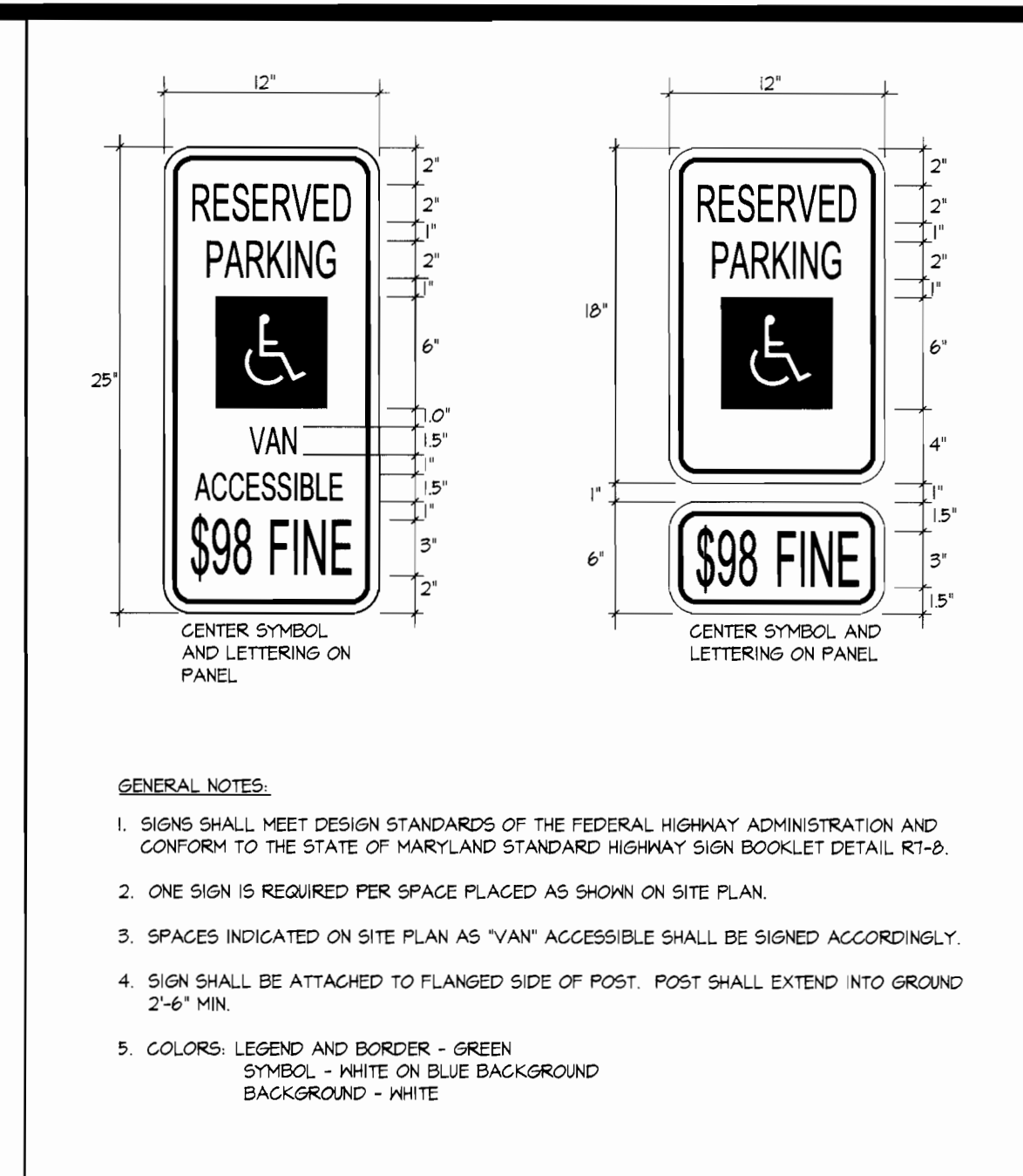
SCALE	ZONING	G. L. W. FILE No.
1" = 30'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	3 OF 18



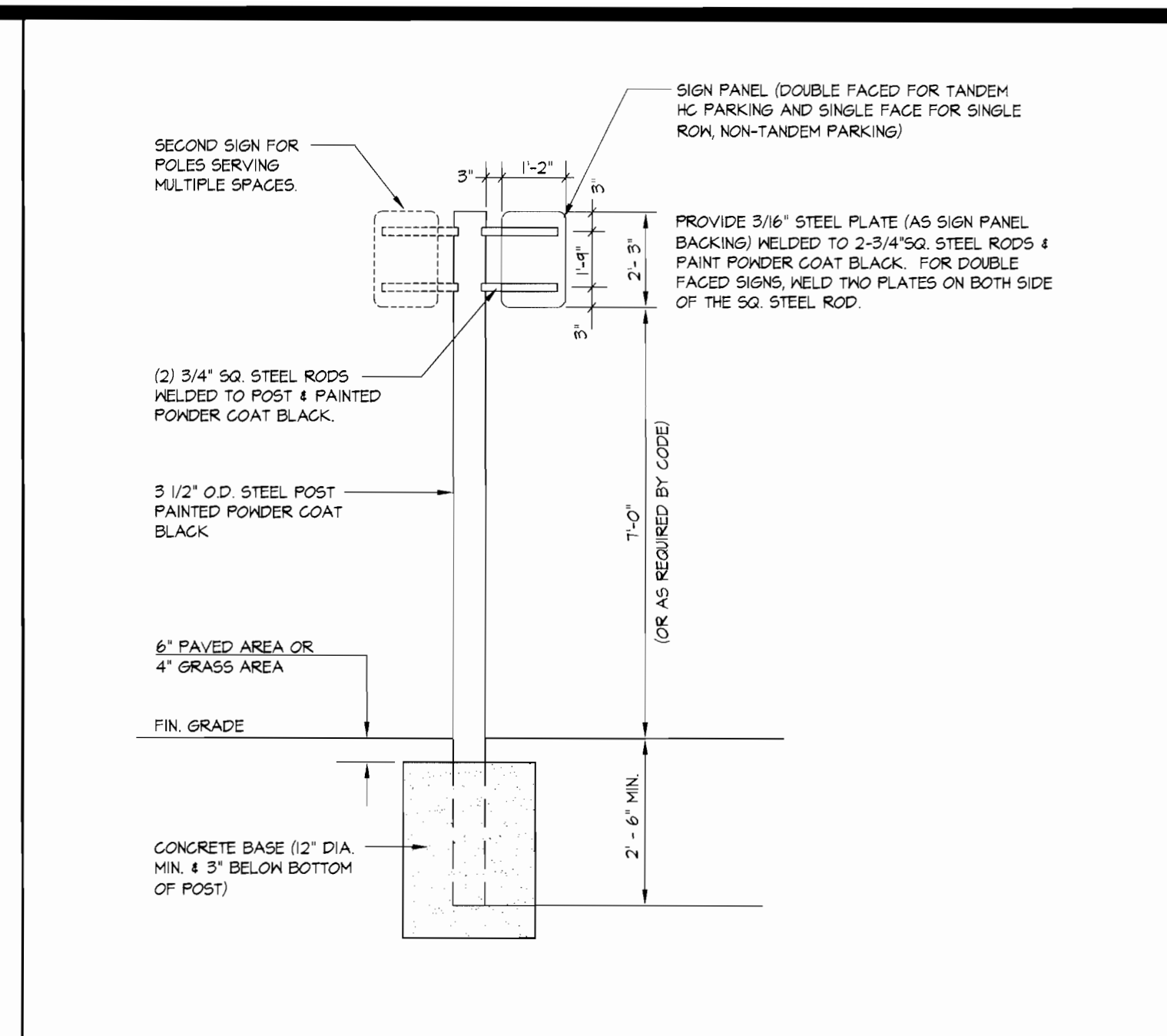
1 PARKING SPACE LAYOUT NO SCALE



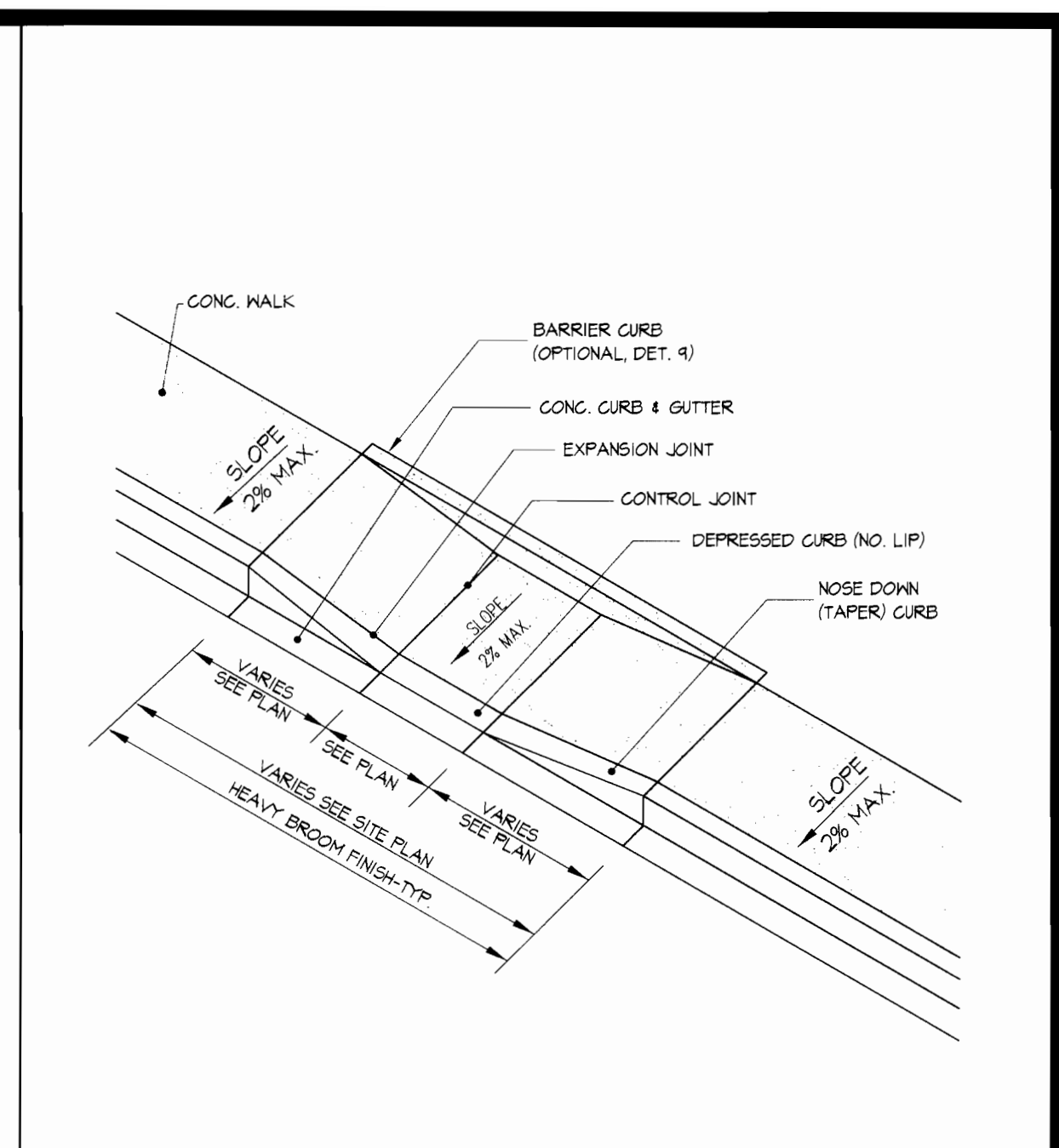
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE



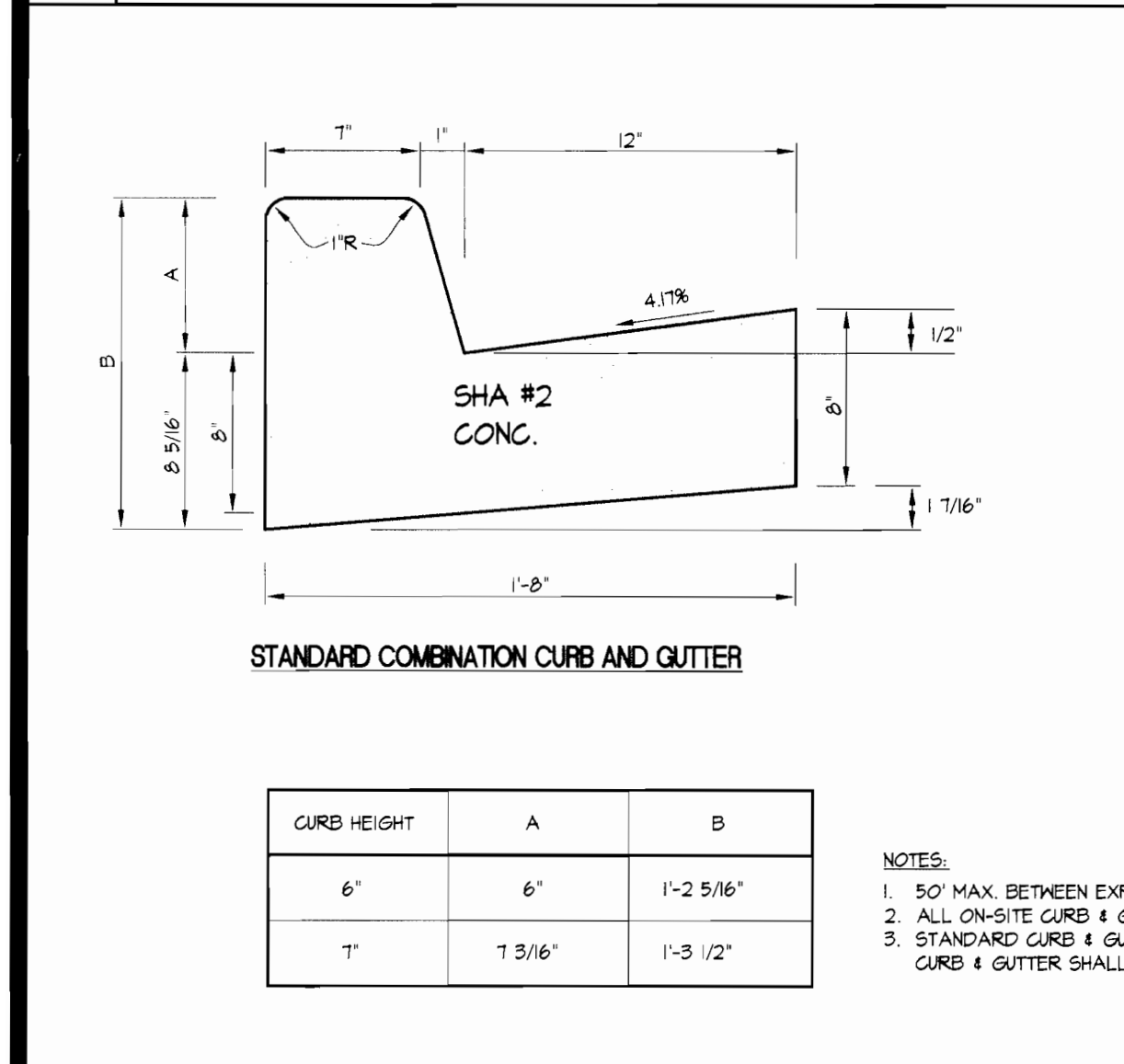
3 HANDICAP PARKING SIGNS DETAIL NO SCALE



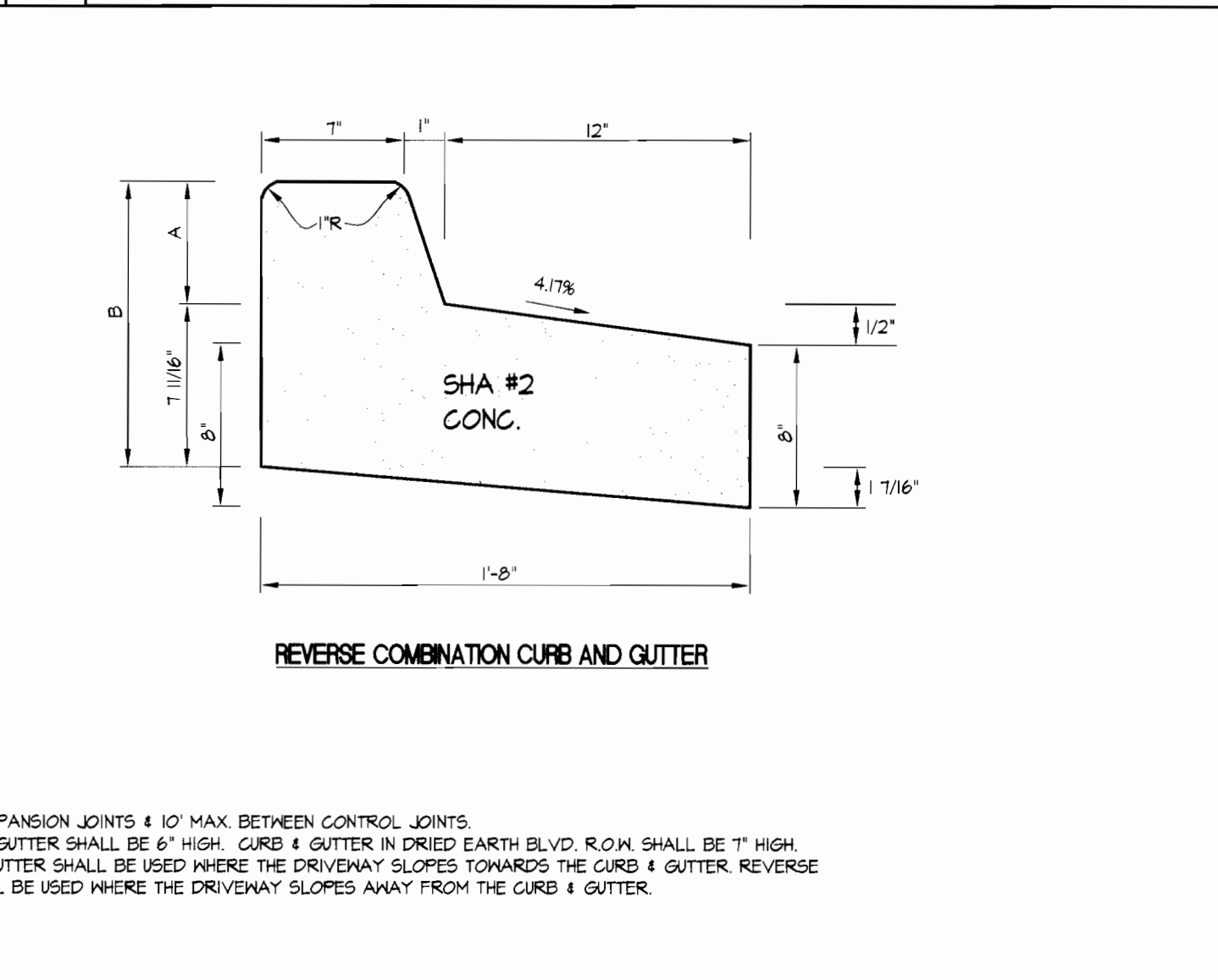
4 POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE



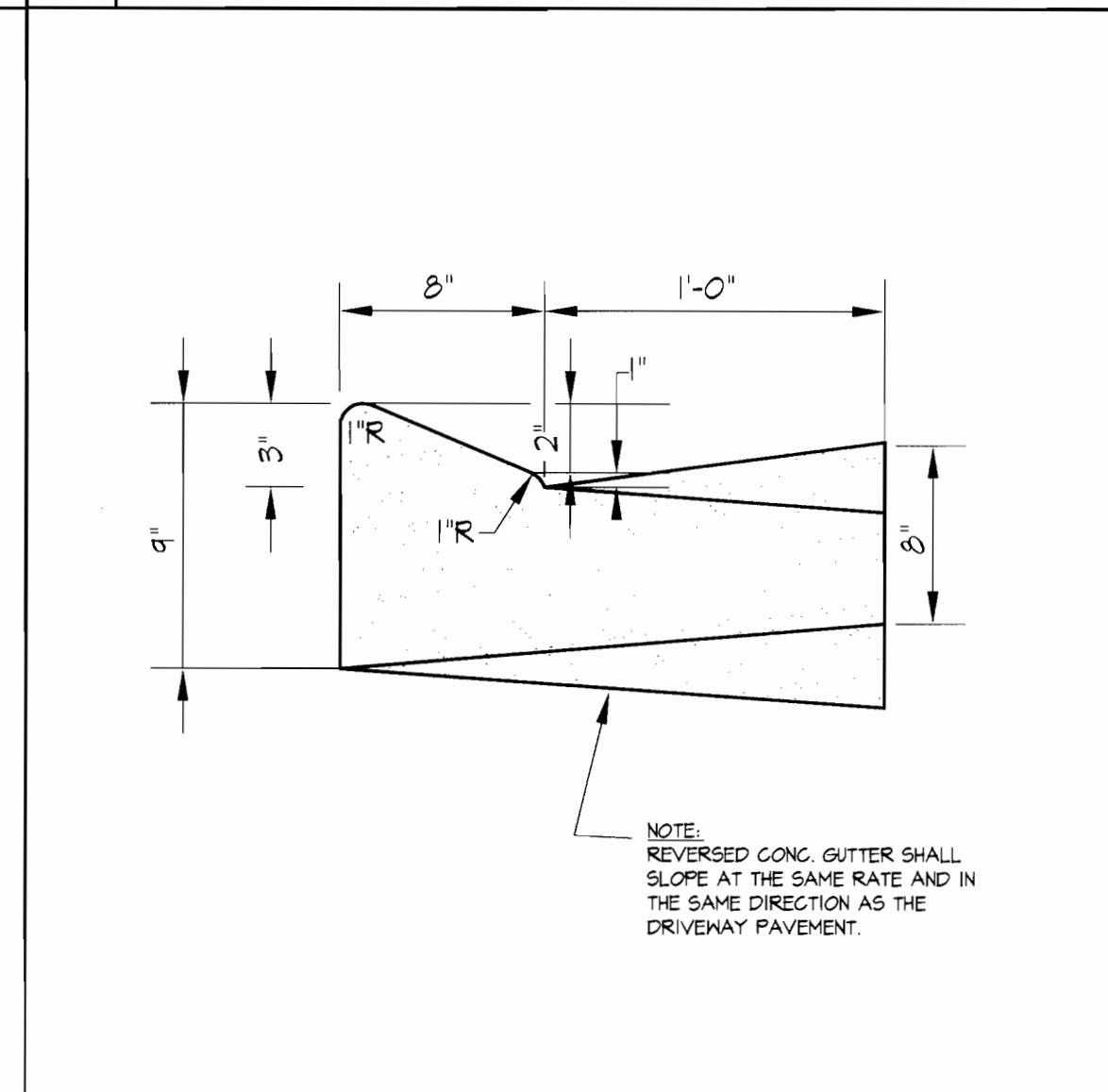
5 TYPE-A HANDICAP RAMP DETAIL NO SCALE



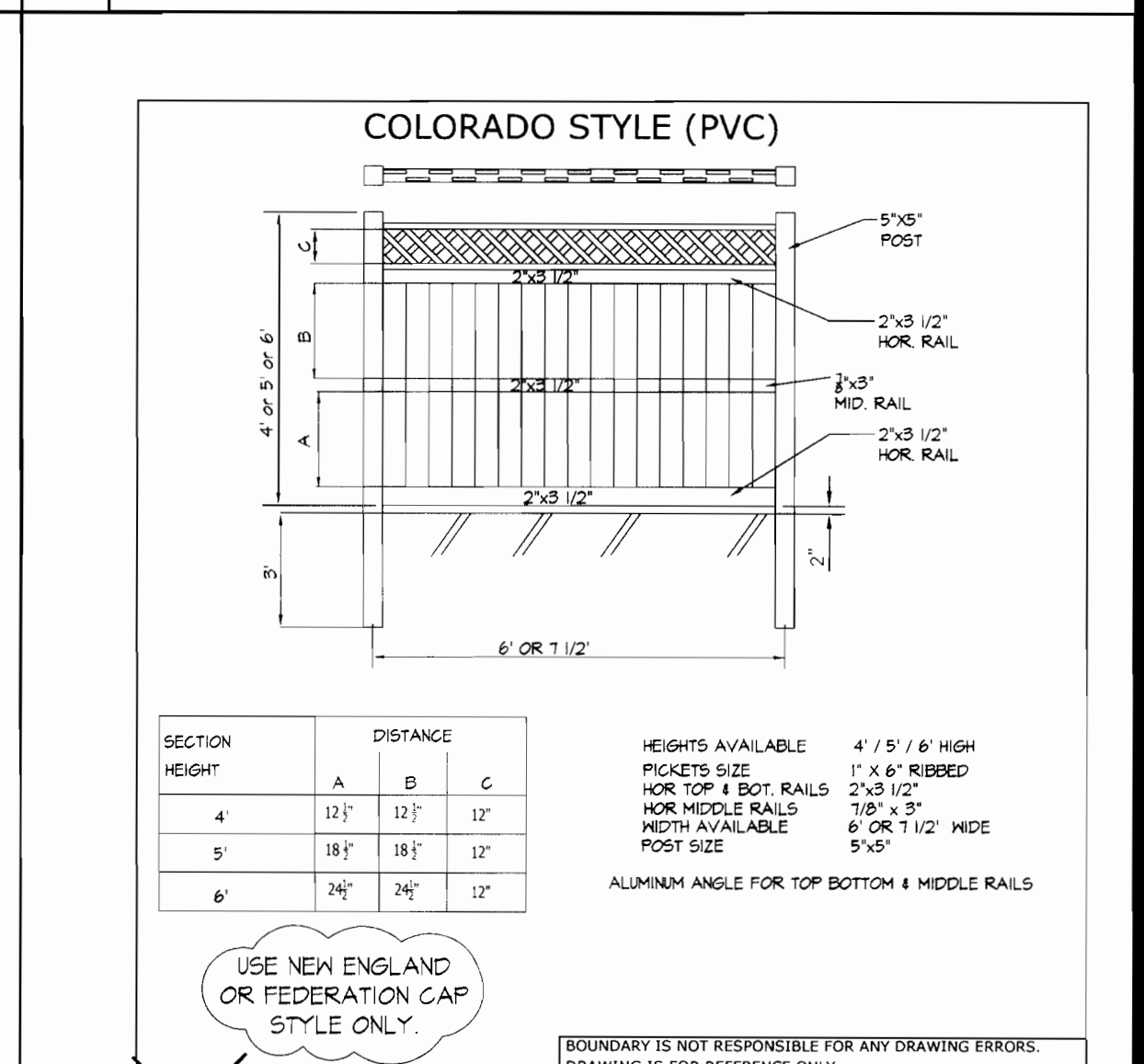
6 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



7 TYPE 'C' COMBINATION CURB AND GUTTER NO SCALE



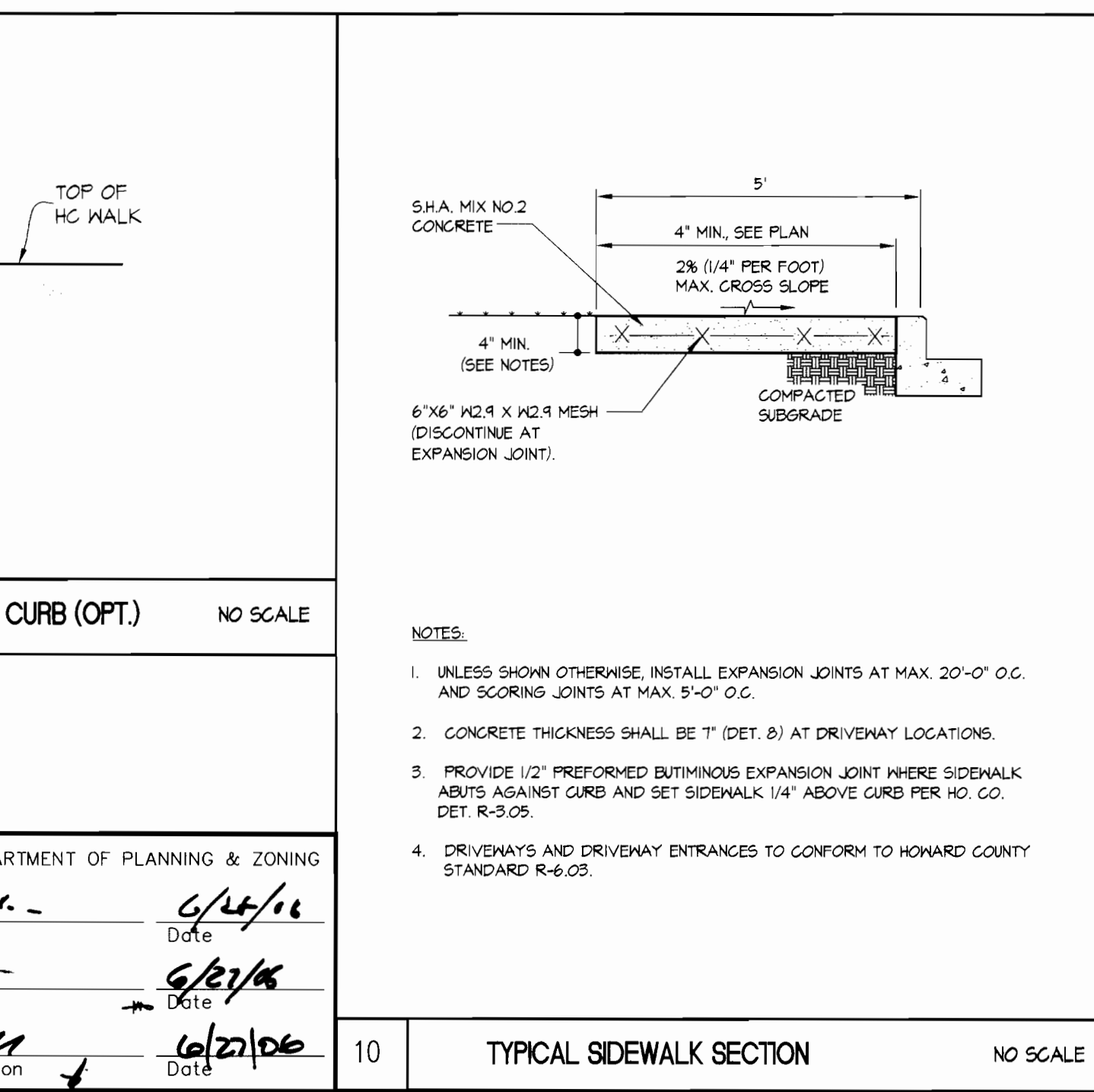
8 PAVING SECTIONS NO SCALE



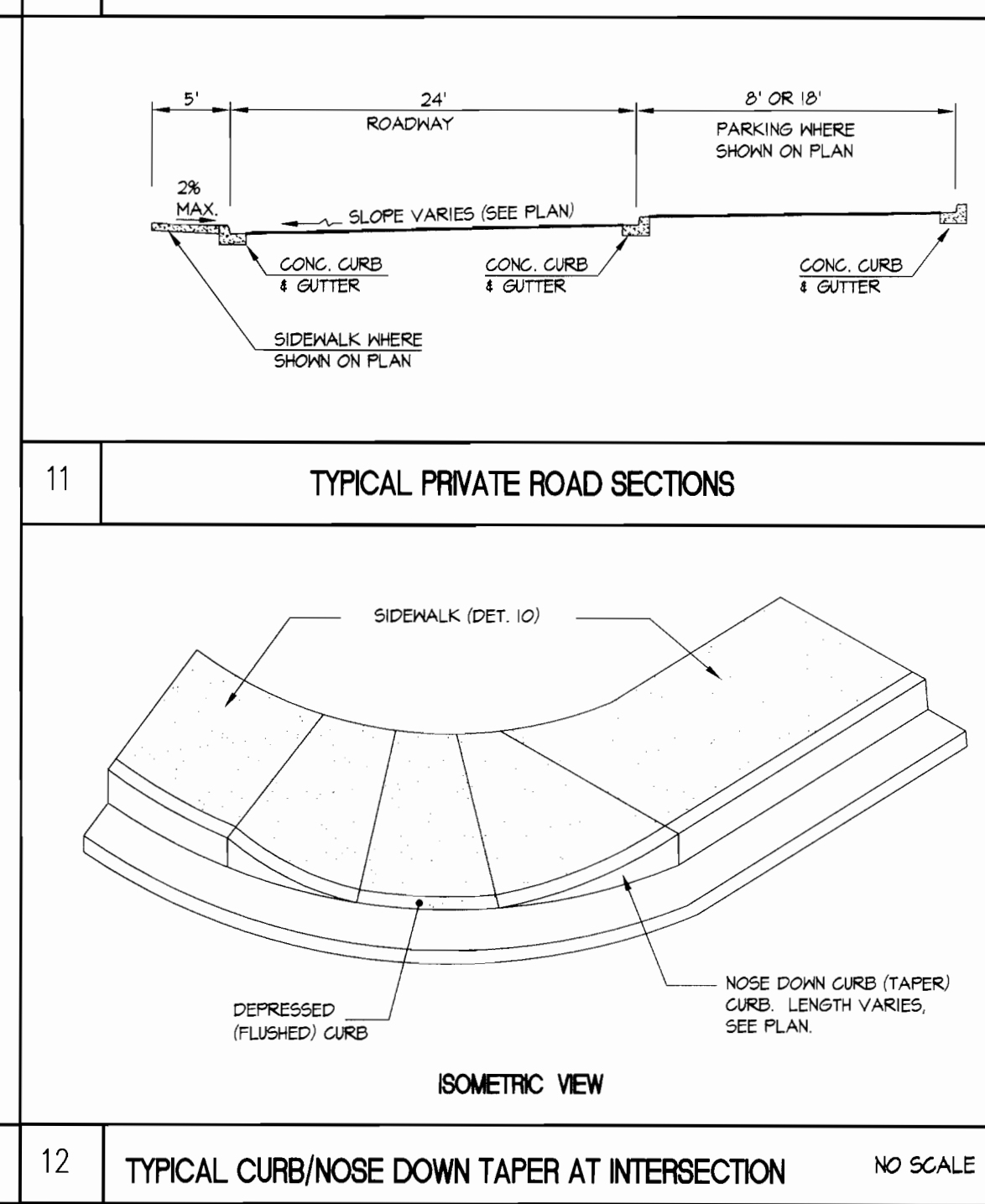
9 COLORADO STYLE (PVC) NO SCALE

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 05/11/06

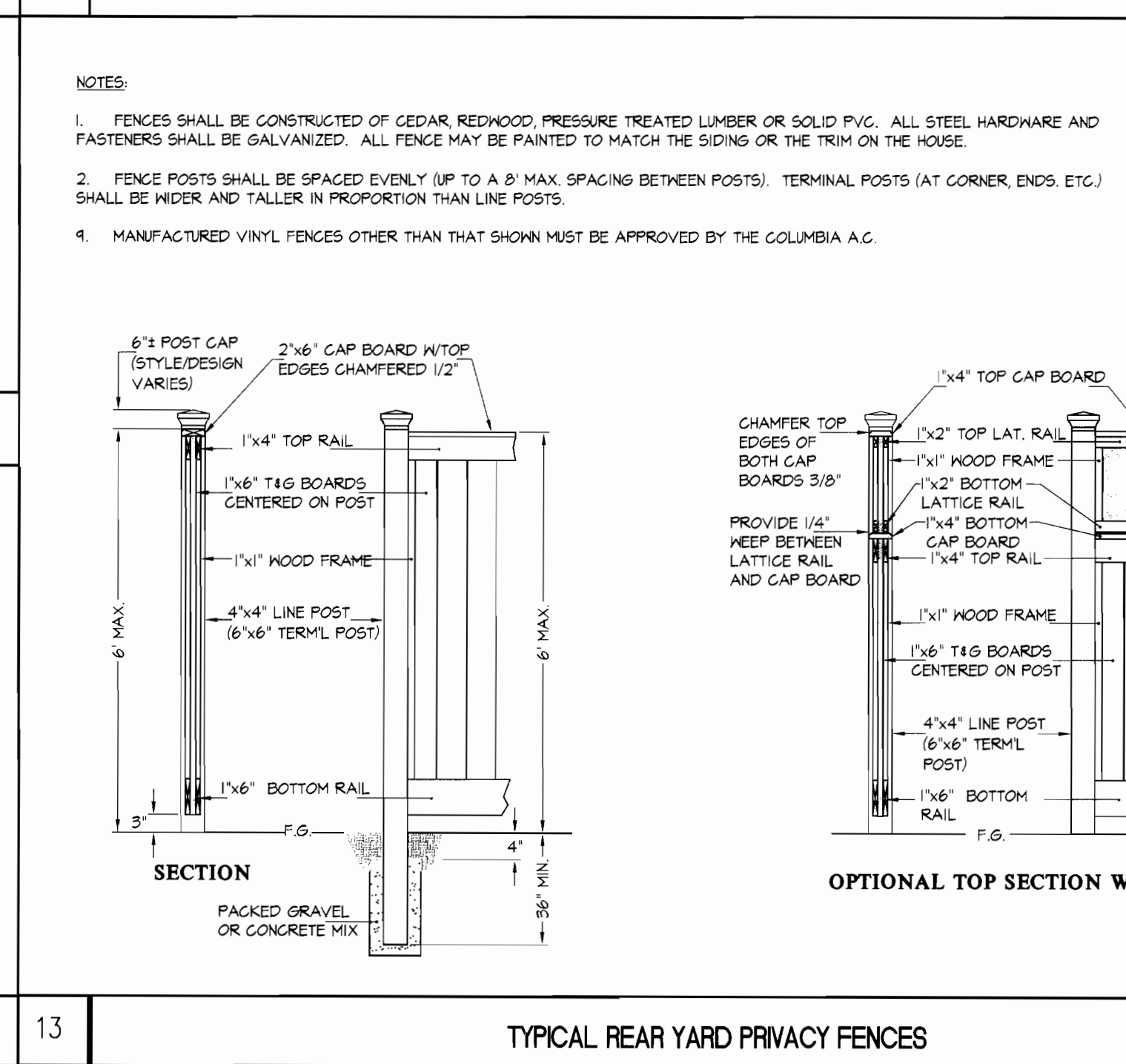
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *M. Le...* Date: 6/2/06
Chief, Division of Land Development: *...* Date: 6/2/06
Chief, Development Engineering Division: *...* Date: 6/2/06



10 TYPICAL SIDEWALK SECTION NO SCALE



12 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



13 TYPICAL REAR YARD PRIVACY FENCES NO SCALE

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DATE	REVISION	BY	APPR.

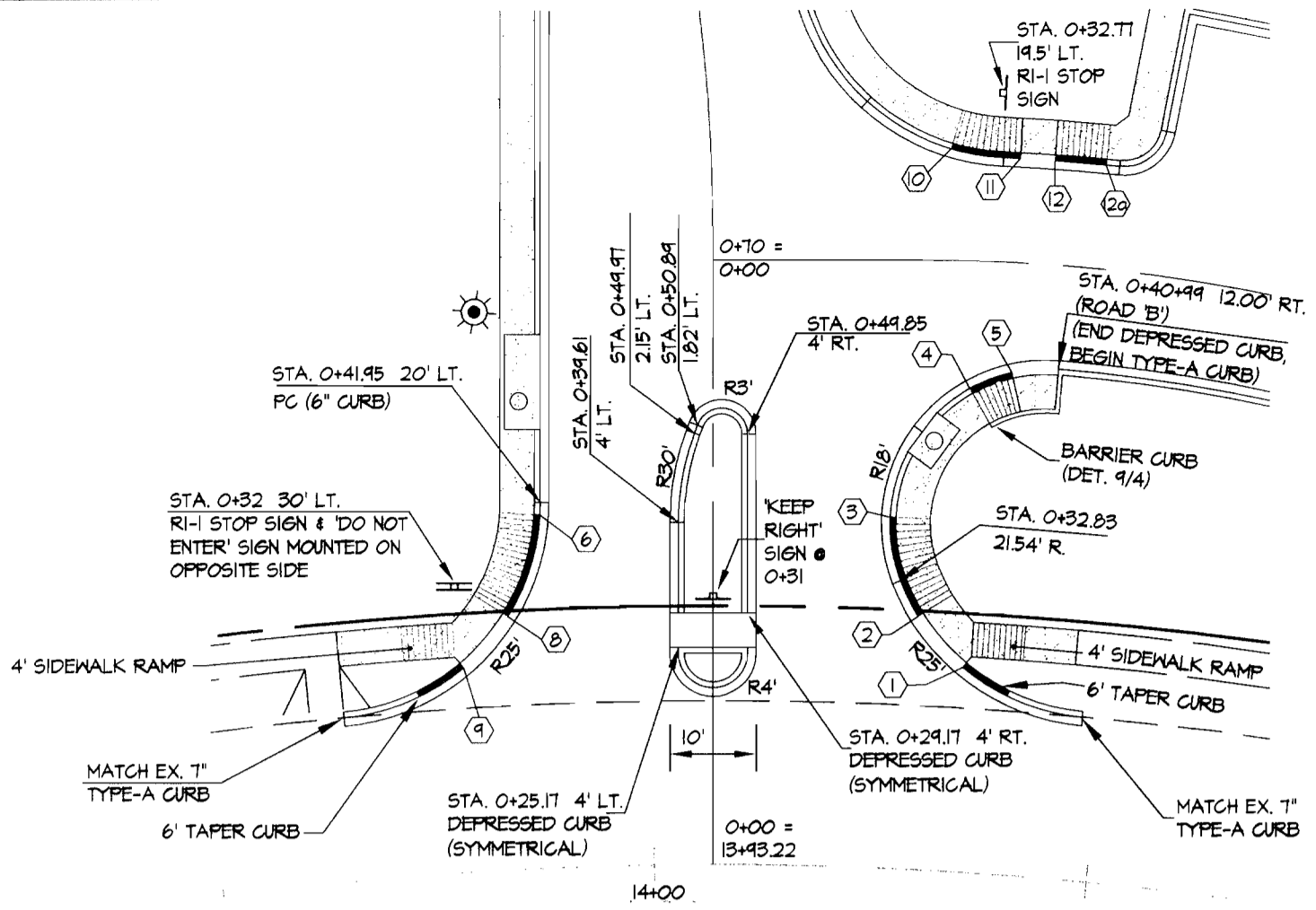
OWNER & PREPARED FOR:
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10211 WINGPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
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SITE DETAILS
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
ELECTION DISTRICT No. 6
P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	4 OF 18

SDP-05-148

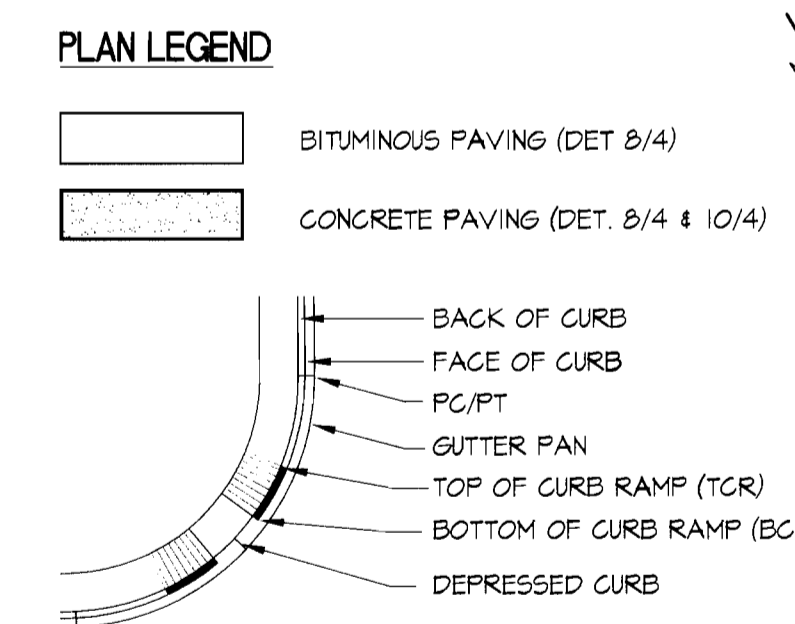
SNOWDEN RIVER PARKWAY
(VARIABLE MINOR ARTERIAL R/W, 150' MIN.)
PLAT No. 4611
MSHA R/W PLAT No. 41415
VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THIS R/W



DETAIL OF ENTRANCE AT DRIED EARTH BLVD. SCALE: 1" = 20'

SIDEWALK CURB RAMP LOCATIONS

PT. No.	BCR/TCR	STATION AND OFFSET	ROAD
1	BCR	0+22.84 28.88' RT.	ROAD A
2	TCR	0+28.76 23.76' RT.	ROAD A
3	TCR	0+40.23 20.44' RT.	ROAD A
4	TCR	0+55.14 24.73' RT.	ROAD A
5	TCR	0+56.18 24.58' RT.	ROAD A
6	TCR	0+40.44 20.24' LT.	ROAD A
7	BCR	0+28.76 23.76' LT.	ROAD A
8	BCR	0+22.84 28.88' LT.	ROAD A
9	TCR	0+20.91 15.91' LT.	ROAD B
10	TCR	0+21.31 12.84' LT.	ROAD B
11	BCR	0+34.41 12.00' LT.	ROAD B
12	BCR	0+38.74 12.00' LT.	ROAD B
13	TGR	0+44.58 12.00' LT.	ROAD B
14	TGR	1+30.44 28.01' LT.	ROAD B
15	BCR	1+21.60 22.60' LT.	ROAD B
16	BCR	1+23.41 18.05' LT.	ROAD B
17	TGR	1+18.31 14.65' LT.	ROAD B
18	TGR	1+18.31 14.65' RT.	ROAD B
19	BCR	1+23.41 18.05' RT.	ROAD B
20	TCR	1+21.60 22.60' RT.	ROAD B
21	TCR	1+18.31 14.65' RT.	ROAD B
22	BCR	1+18.31 14.65' RT.	ROAD A
23	BCR	1+18.31 14.65' RT.	ROAD A
24	TGR	1+18.31 14.65' RT.	ROAD A
25	BCR	1+18.31 14.65' RT.	ROAD A
26	TCR	1+18.31 14.65' RT.	ROAD A
27	BCR	1+18.31 14.65' RT.	ROAD A
28	TCR	1+18.31 14.65' RT.	ROAD A
29	TCR	1+18.31 14.65' RT.	ROAD A
30	TCR	1+18.31 14.65' RT.	ROAD A
31	TCR	1+18.31 14.65' RT.	ROAD A
32	TCR	1+18.31 14.65' RT.	ROAD A
33	TCR	1+18.31 14.65' RT.	ROAD A
34	TCR	1+18.31 14.65' RT.	ROAD A
35	TCR	1+18.31 14.65' RT.	ROAD A
36	TCR	1+18.31 14.65' RT.	ROAD A
37	TCR	1+18.31 14.65' RT.	ROAD A
38	TCR	1+18.31 14.65' RT.	ROAD A
39	TCR	1+18.31 14.65' RT.	ROAD A
40	TCR	1+18.31 14.65' RT.	ROAD A
41	TCR	1+18.31 14.65' RT.	ROAD A
42	TCR	1+18.31 14.65' RT.	ROAD A
43	TCR	1+18.31 14.65' RT.	ROAD A
44	TCR	1+18.31 14.65' RT.	ROAD A
45	TCR	1+18.31 14.65' RT.	ROAD A
46	TCR	1+18.31 14.65' RT.	ROAD A
47	TCR	1+18.31 14.65' RT.	ROAD A
48	TCR	1+18.31 14.65' RT.	ROAD A
49	TCR	1+18.31 14.65' RT.	ROAD A
50	TCR	1+18.31 14.65' RT.	ROAD A
51	TCR	1+18.31 14.65' RT.	ROAD A
52	TCR	1+18.31 14.65' RT.	ROAD A
53	TCR	1+18.31 14.65' RT.	ROAD A
54	TCR	1+18.31 14.65' RT.	ROAD A
55	TCR	1+18.31 14.65' RT.	ROAD A
56	TCR	1+18.31 14.65' RT.	ROAD A
57	TCR	1+18.31 14.65' RT.	ROAD A
58	TCR	1+18.31 14.65' RT.	ROAD A
59	TCR	1+18.31 14.65' RT.	ROAD A
60	TCR	1+18.31 14.65' RT.	ROAD A
61	TCR	1+18.31 14.65' RT.	ROAD A
62	TCR	1+18.31 14.65' RT.	ROAD A
63	TCR	1+18.31 14.65' RT.	ROAD A
64	TCR	1+18.31 14.65' RT.	ROAD A
65	TCR	1+18.31 14.65' RT.	ROAD A
66	TCR	1+18.31 14.65' RT.	ROAD A
67	TCR	1+18.31 14.65' RT.	ROAD A
68	TCR	1+18.31 14.65' RT.	ROAD A
69	TCR	1+18.31 14.65' RT.	ROAD A
70	TCR	1+18.31 14.65' RT.	ROAD A
71	TCR	1+18.31 14.65' RT.	ROAD A
72	TCR	1+18.31 14.65' RT.	ROAD A
73	TCR	1+18.31 14.65' RT.	ROAD A
74	TCR	1+18.31 14.65' RT.	ROAD A
75	TCR	1+18.31 14.65' RT.	ROAD A
76	TCR	1+18.31 14.65' RT.	ROAD A
77	TCR	1+18.31 14.65' RT.	ROAD A
78	TCR	1+18.31 14.65' RT.	ROAD A
79	TCR	1+18.31 14.65' RT.	ROAD A



- NOTES**
- ALL CURB AND GUTTER ARE TYPE-C (DET. 7/4) UNLESS NOTED OTHERWISE ON THIS PLAN.
 - PROVIDE 4' L.F. OF TRANSITION BETWEEN TYPE-A & TYPE-C CURBS.
 - ALL SIDEWALKS ARE 4' WIDE (FROM BACK OF CURB) UNLESS NOTED OTHERWISE.
 - FOR TYPICAL ROAD SECTION, PAVING SECTIONS AND CURB DETAILS, SEE SHEET 4.
 - ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIUM ALKYL TRAFFIC PAINT" BY SHERKIN WILLIAMS OR APPROVED EQUAL. ALL PAVEMENT ARROWS, "ONLY" MARKINGS, STOP BARS, STOP BAR MARKINGS AND CROSSWALK MARKINGS MUST BE INSTALLED IN THERMOPLASTIC.
 - EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT, SHALL BE REMOVED BY GRINDING.
 - 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 AND PUTTING THE ROADWAY INTO SERVICE.

DRIED EARTH BOULEVARD
(PER PLATS 1195 & 17315, THIS ROADWAY IS PUBLIC TO THE CURB-DE-SAC IN THE VICINITY OF STATION 10+64. BEYOND THE CURB-DE-SAC IT IS PRIVATE AS PARCEL 'E-1'. THE WIDTH OF THE PUBLIC ROW IS VARIABLE PER PLAT 1195 & 17315. THE PAVEMENT WIDTH IS ALSO VARIABLE, BUT 38' IS THE MIN.)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
(1)	104.53'	220.00'	53.21'	103.55'	S 71°19'31" W	2°11'31"
(2)	243.24'	420.00'	152.88'	281.52'	N 71°07'06" E	40°10'12"
(3)	12.38'	42.00'	48.45'	63.75'	S 33°00'32" E	48°44'35"
(4)	54.56'	42.00'	36.03'	54.70'	S 56°51'28" E	81°15'25"
(5)	55.66'	200.00'	26.44'	53.93'	S 02°31'31" E	15°22'29"
(6)	242.10'	200.00'	158.82'	228.08'	N 24°19'08" E	64°19'42"
(7)	88.35'	48.00'	63.12'	76.42'	S 61°56'02" W	108°24'54"
(8)	7.52'	42.00'	41.95'	63.14'	S 33°38'52" E	47°13'36"
(9)	80.51'	200.00'	40.81'	74.47'	N 70°50'55" E	23°02'50"
(10)	62.83'	40.00'	40.00'	56.57'	N 14°14'00" E	40°00'00"
(11)	262.58'	330.00'	138.64'	258.71'	S 07°13'18" E	45°35'25"

NOTE: FOR OTHER SITE INFORMATION - SEE SHEETS 2 & 3.

APPROVED PLANNING BOARD
HOWARD COUNTY
DATE: 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *John J. Leung* Date: 6/12/06
Chief, Division of Lead Development: *Clayton Hamilton* Date: 6/23/06
Chief, Development Engineering Division: *John Williams* Date: 6/27/06

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

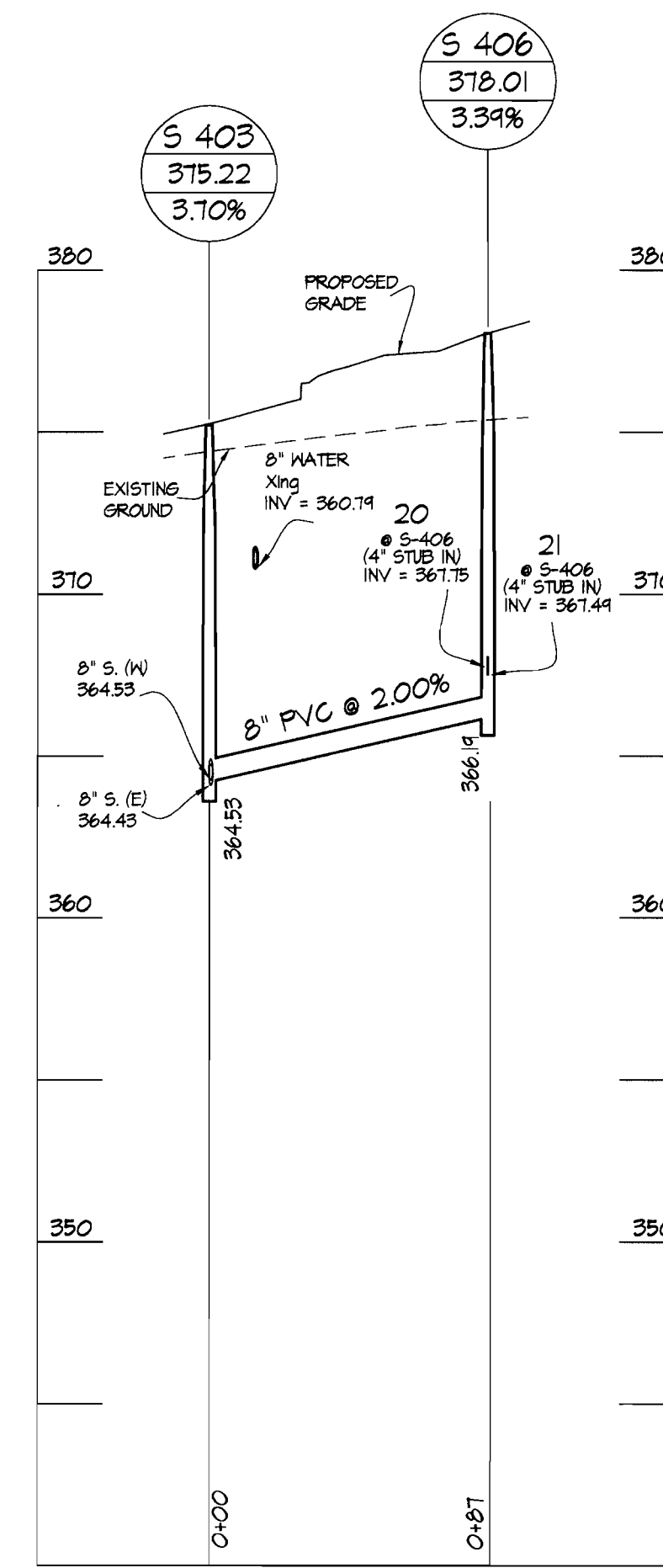
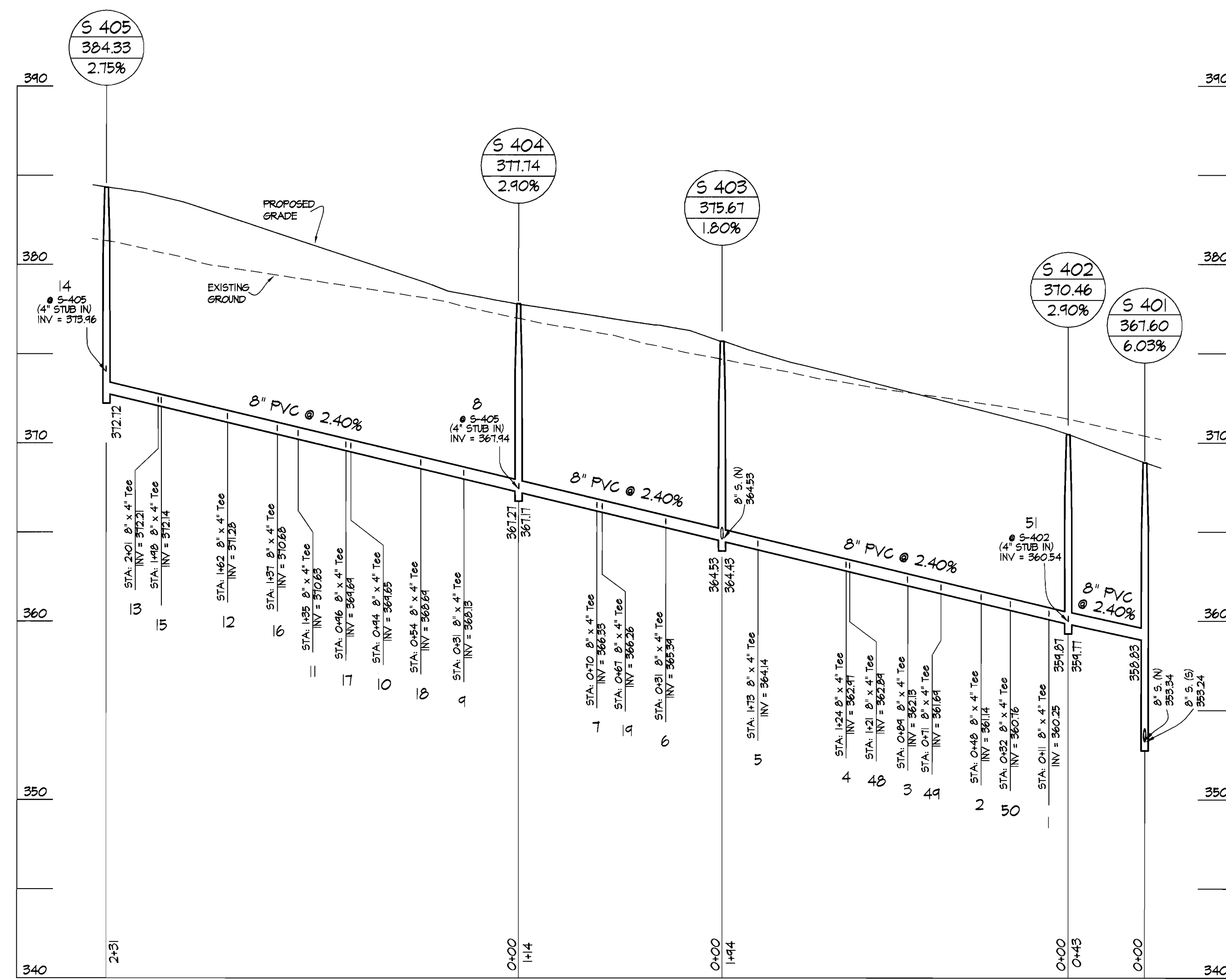
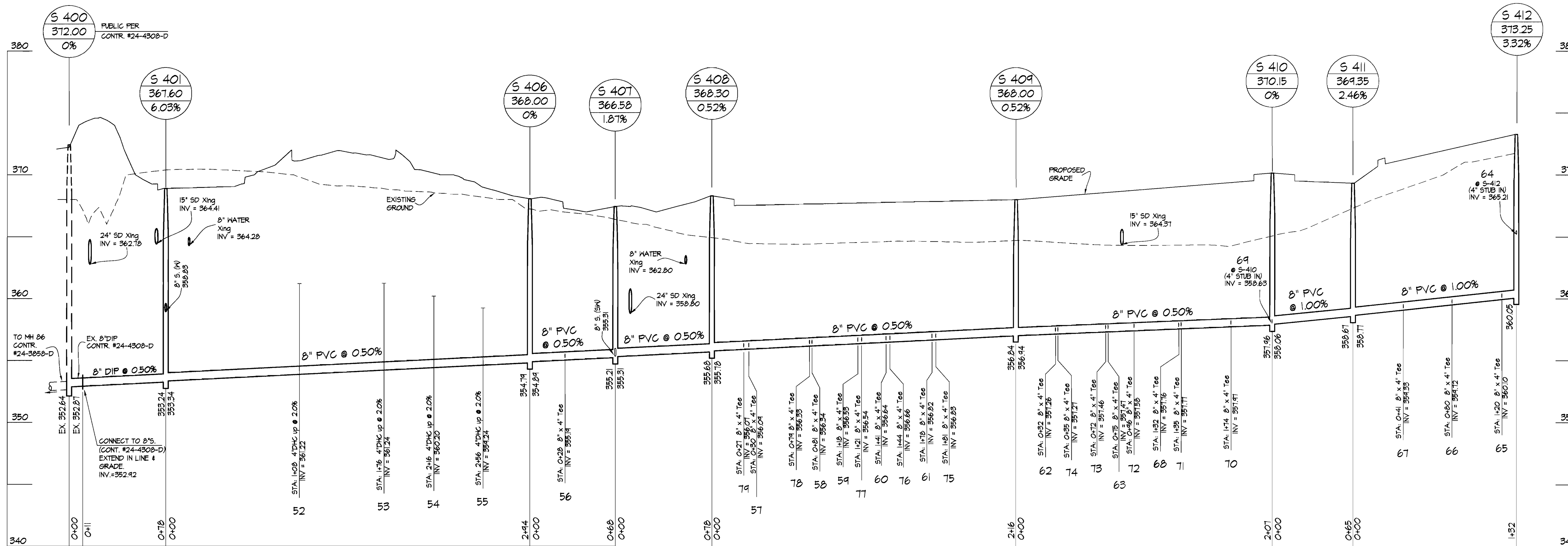
OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

PAVING AND CURB DELINEATION PLAN
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	5 OF 18

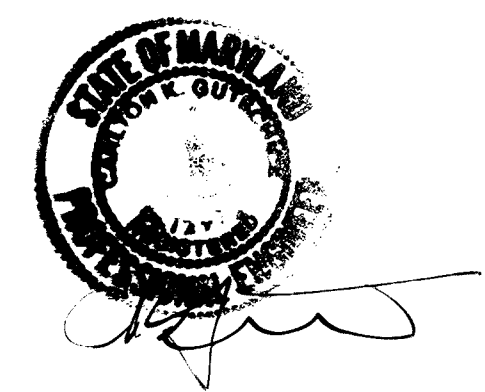
QUANTITY TABLE	
ITEMS	ESTIMATED QUANTITY
SEWER MH	20 - PRIVATE (1 - PUBLIC)
8" PVC	2553
8" DIP	74 LF
TYPE-B DROP MANHOLE	3
4" SHC	1477 LF
4" DHC	4 EA

NOTES:
 1. THE ON-SITE SANITARY SEWER SYSTEM TO EXISTING MH S-400 IS PRIVATE. MANHOLE STRUCTURE S-400 IS PUBLIC.
 2. QUANTITIES ARE FOR THE ENTIRE SEWER SYSTEM SHOWN ON SHEETS 6 & 7.



ALL PROFILES
 SCALES: 1" = 5' VERT.
 1" = 50' HORIZ.

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 05/11/06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark P. Long* Date: 6/24/06
 Chief, Division of Land Development: *Conita Kinnick* Date: 6/27/06
 Chief, Development Engineering Division: *John Williams* Date: 6/27/06

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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SEWER PROFILES
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 SECTION 1 AREA 1
 PARCEL 'A-2'
 ELECTION DISTRICT No. 6
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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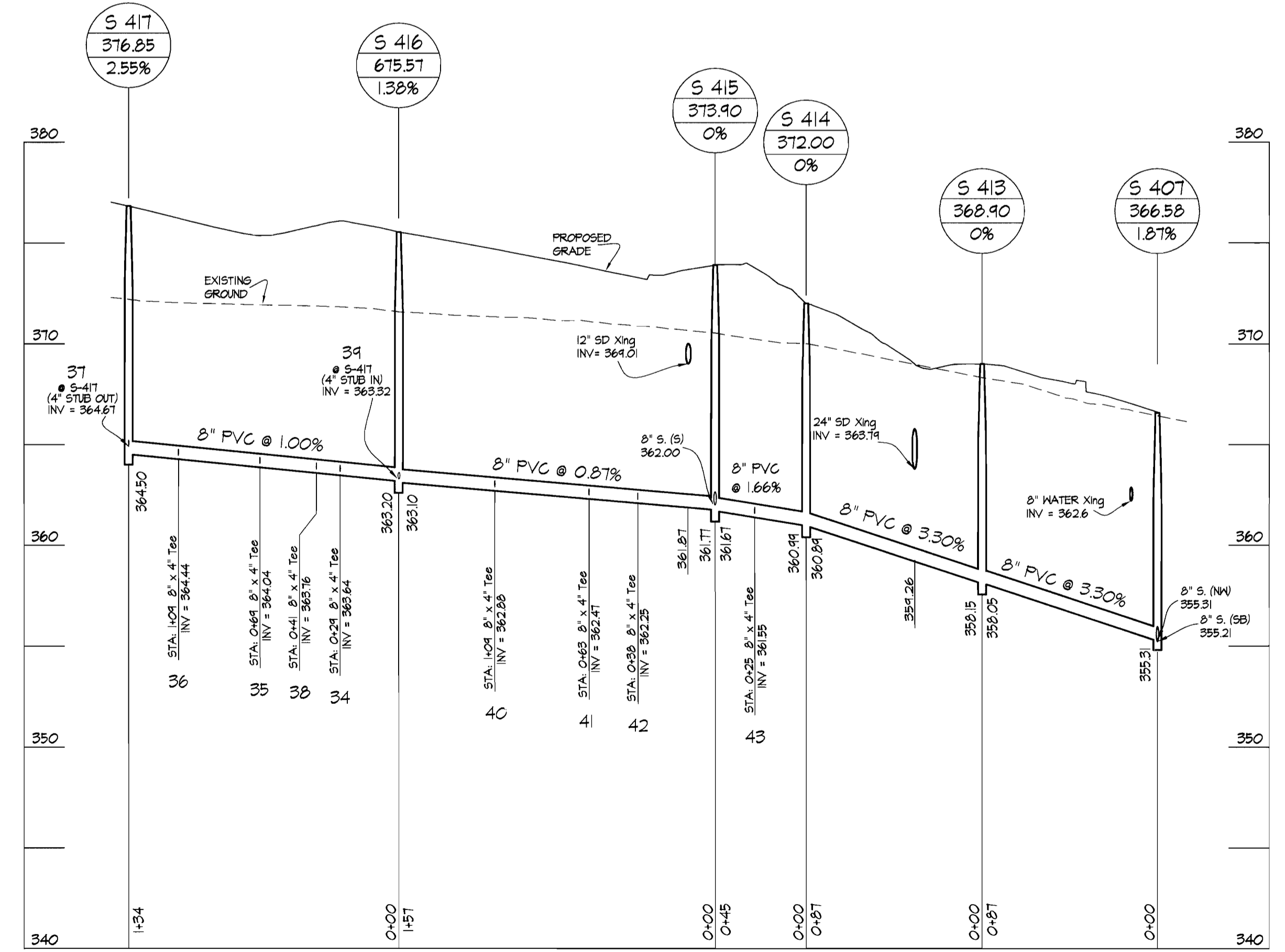
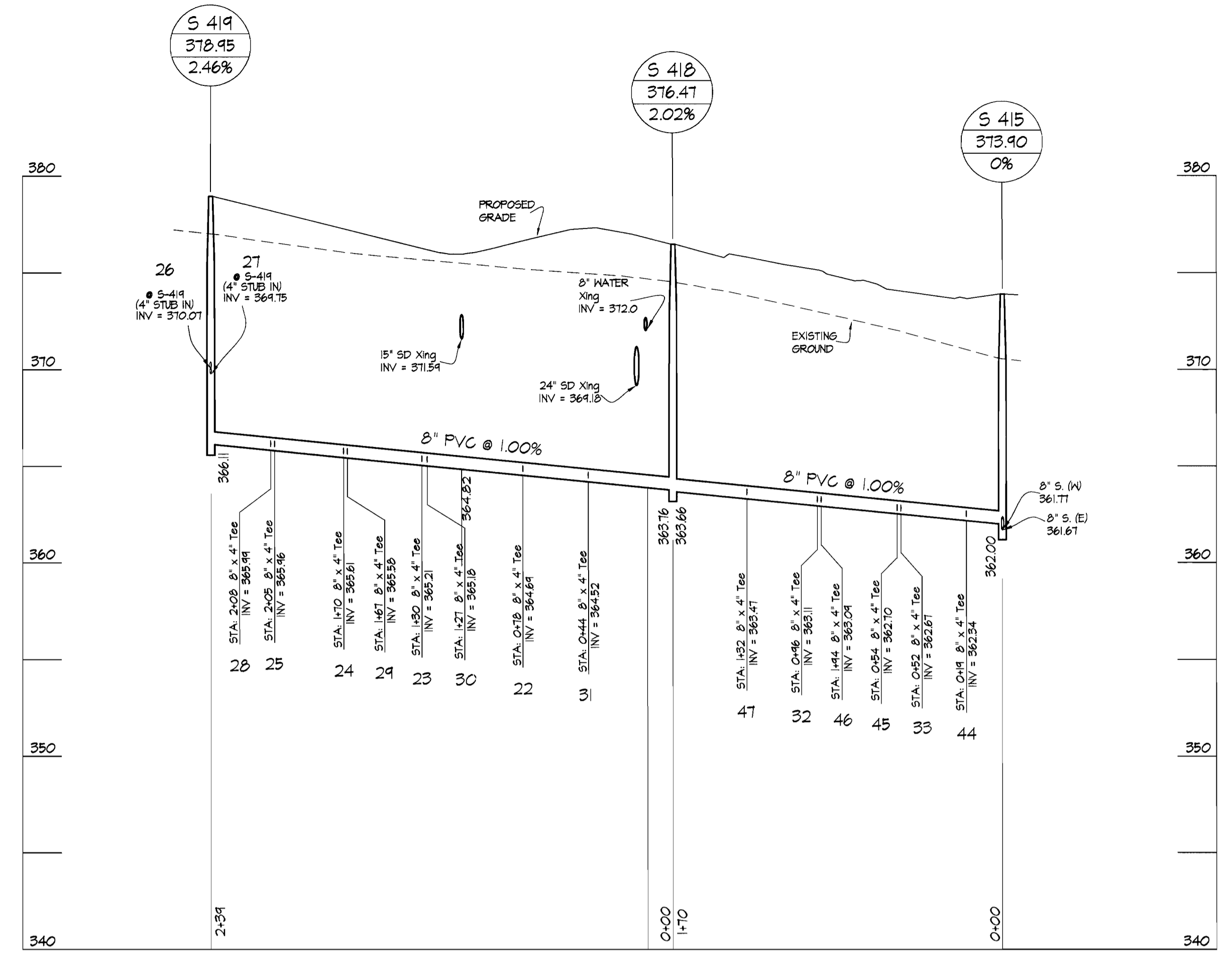
Drawings\04065\SDP\SEWER.dwg DES. DRN. CHK. DATE REVISION BY APPR.

SEWER HOUSE CONNECTION TABLE

UNIT No.	LOCATION (station)	INV. @ 4' (ft.)	Bemt. FFE (ft.)	LENGTH (ft.)	SLOPE (%)	TYPE (-)
1	0+11	360.25	364.38	10	2.0	4x8 inch Tee
2	0+48	361.14	365.05	9	2.0	4x8 inch Tee
3	0+84	362.13	366.05	13	2.0	4x8 inch Tee
4	1+24	362.97	367.05	15	2.0	4x8 inch Tee
5	1+73	364.14	368.05	13	2.0	4x8 inch Tee
6	0+31	365.39	369.52	13	2.0	4x8 inch Tee
7	0+70	366.33	370.19	13	2.0	4x8 inch Tee
8	5-405	367.94	370.86	7	2.0	4x8 inch Tee
9	0+31	368.13	371.86	13	2.0	4x8 inch Tee
10	0+94	369.65	373.44	14	2.0	4x8 inch Tee
11	1+35	370.63	374.71	14	2.0	4x8 inch Tee
12	1+62	371.28	376.1	14	2.0	4x8 inch Tee
13	2+01	372.21	377.1	14	2.0	4x8 inch Tee
14	5-405	373.96	377.76	14	4.0	4x8 inch Tee
15	1+48	372.14	376.73	22	2.0	4x8 inch Tee
16	1+37	370.68	375.73	22	2.0	4x8 inch Tee
17	0+96	369.69	374.4	22	2.0	4x8 inch Tee
18	0+54	368.69	373.07	22	2.0	4x8 inch Tee
19	0+67	366.26	370.85	22	2.0	4x8 inch Tee
20	5-406	367.75	371.35	21	4.0	4x8 inch Tee
21	5-406	367.49	371.85	34	4.0	4x8 inch Tee
22	0+78	364.69	370.85	22	2.0	4x8 inch Tee
23	1+30	365.21	370.05	23	2.0	4x8 inch Tee
24	1+70	365.61	371.05	23	2.0	4x8 inch Tee
25	2+05	365.96	372.05	23	2.0	4x8 inch Tee
26	5-419	370.07	373.05	25	2.0	4x8 inch Tee
27	5-419	369.75	372.35	11	2.0	4x8 inch Tee
28	2+08	365.99	371.35	12	2.0	4x8 inch Tee
29	1+67	365.58	370.35	12	2.0	4x8 inch Tee
30	1+27	365.18	369.35	13	2.0	4x8 inch Tee
31	0+44	364.52	369.54	13	2.0	4x8 inch Tee
32	0+96	363.11	368.54	38	2.0	4x8 inch Tee
33	0+52	362.67	367.88	39	2.0	4x8 inch Tee
34	0+29	363.64	369.00	23	2.0	4x8 inch Tee
35	0+69	364.04	369.00	23	2.0	4x8 inch Tee
36	1+09	364.44	370.00	24	2.0	4x8 inch Tee
37	5-417	364.67	371.00	25	2.0	4x8 inch Tee
38	0+41	363.76	368.52	13	2.0	4x8 inch Tee
39	5-416	363.32	368.52	7	2.0	4x8 inch Tee
40	1+09	362.88	367.85	13	2.0	4x8 inch Tee

UNIT No.	LOCATION (station)	INV. @ 4' (ft.)	Bemt. FFE (ft.)	LENGTH (ft.)	SLOPE (%)	TYPE (-)
41	0+63	362.47	367.18	13	2.0	4x8 inch Tee
42	0+38	362.25	366.18	8	2.0	4x8 inch Tee
43	0+25	361.55	366.18	5	2.0	4x8 inch Tee
44	0+19	362.34	365.95	5	2.0	4x8 inch Tee
45	0+54	362.70	366.95	5	2.0	4x8 inch Tee
46	0+94	363.09	367.95	5	2.0	4x8 inch Tee
47	1+32	363.47	368.95	5	2.0	4x8 inch Tee
48	1+21	362.89	367.05	21	2.0	4x8 inch Tee
49	0+71	361.69	366.05	25	2.0	4x8 inch Tee
50	0+30	360.76	365.05	24	2.0	4x8 inch Tee
51	5-402	360.54	364.05	26	2.0	4x8 inch Tee
52	1+08	361.22	364.6	32	2.0	4 inch DHC
53	1+76	361.24	364.6	32	2.0	4 inch DHC
54	2+16	360.20	363.6	32	2.0	4 inch DHC
55	2+56	359.24	362.6	32	2.0	4 inch DHC
56	0+28	355.19	361.6	28	2.0	4x8 inch Tee
57	0+30	356.09	361.85	28	2.0	4x8 inch Tee
58	0+81	356.34	362.52	23	2.0	4x8 inch Tee
59	1+8	356.53	361.85	23	2.0	4x8 inch Tee
60	1+41	356.64	361.85	23	2.0	4x8 inch Tee
61	1+78	356.82	362.52	23	2.0	4x8 inch Tee
62	0+32	357.26	362.52	23	2.0	4x8 inch Tee
63	0+75	357.47	361.85	23	2.0	4x8 inch Tee
64	5-412	365.21	368.29	36	2.0	4 inch DHC
65	1+20	360.10	366.96	30	2.0	4x8 inch Tee
66	0+80	359.72	365.83	30	2.0	4x8 inch Tee
67	0+41	359.33	364.29	30	2.0	4x8 inch Tee
68	1+32	357.76	362.96	23	2.0	4x8 inch Tee
69	5-410	358.63	362.73	5	2.0	4x8 inch Tee
70	1+74	357.97	362.23	12	2.0	4x8 inch Tee
71	1+35	357.77	361.57	13	2.0	4x8 inch Tee
72	0+96	357.58	360.9	13	2.0	4x8 inch Tee
73	0+72	357.46	360.9	13	2.0	4x8 inch Tee
74	0+35	357.27	361.57	13	2.0	4x8 inch Tee
75	1+81	356.83	361.57	13	2.0	4x8 inch Tee
76	1+44	356.66	360.9	13	2.0	4x8 inch Tee
77	1+21	356.54	360.9	13	2.0	4x8 inch Tee
78	0+79	356.33	361.57	13	2.0	4x8 inch Tee
79	0+27	356.07	361.57	12	2.0	4x8 inch Tee

- NOTES:
- INVERTS LISTED FOR DROP HOUSE CONNECTIONS ARE FOR THE TOP OF JOINT WHERE THE DHC CONNECTS TO THE HORIZONTAL RUN.
 - INVERTS LISTED FOR 4" x 8" Tees ARE FOR THE INVERT OF THE 4" AT THE MAIN.
 - FOR INVERTS OF THE 8" MAIN, SEE SEWER PROFILES.
 - STATION LOCATION OF ALL SHC CONNECTIONS IS FROM THE CENTERLINE OF THE NEXT DOWNSTREAM SEWER STRUCTURE AND ALL SLOPES LISTED ARE FOR THE SLOPE OF THE 4" STUB.
 - ALL SHC'S SLOPES ARE 2.0% EXCEPT FOR UNIT No. 14, 20 AND 21 WHICH ARE 4.0%.



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 05/11/06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 6/20/06
Chief, Division of Land Development: *[Signature]* Date: 6/20/06
Chief, Development Engineering Division: *[Signature]* Date: 4/21/06

ALL PROFILE
SCALES: 1" = 5' VERT.
1" = 50' HORZ.

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

OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

SEWER PROFILES
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	7 OF 18

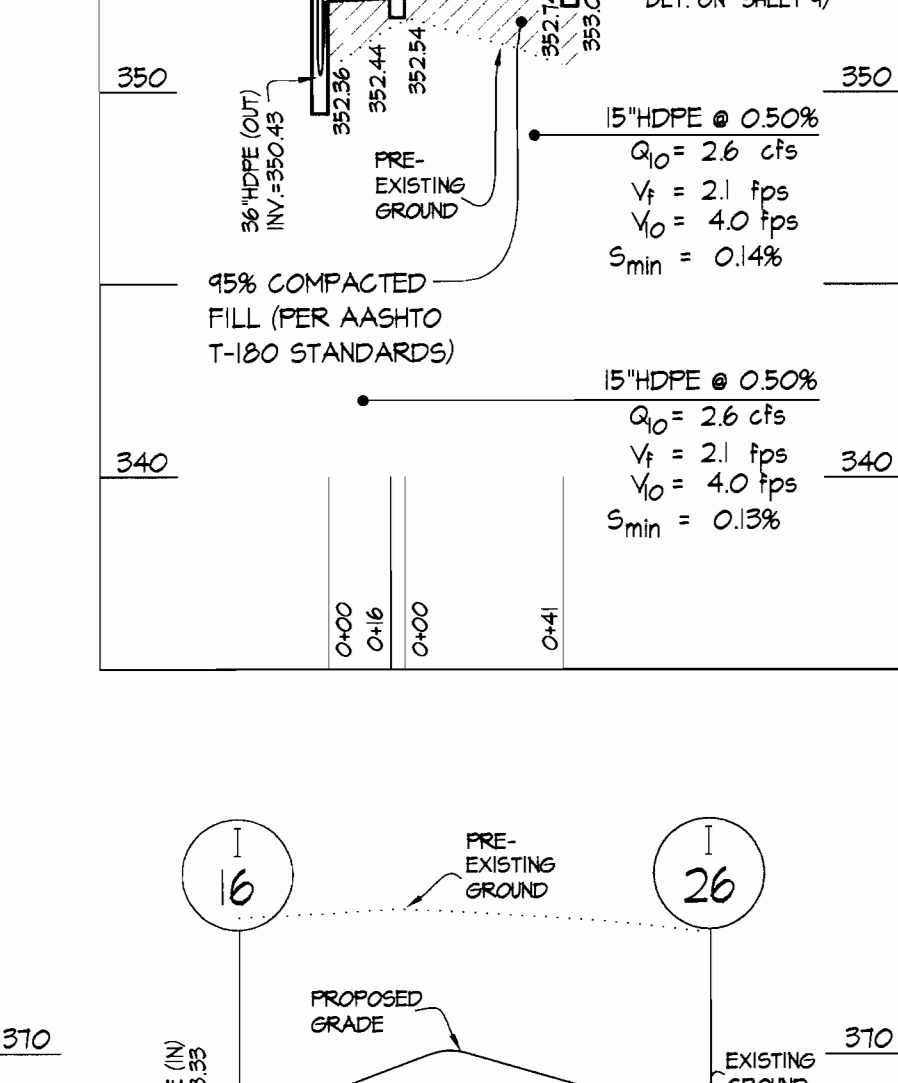
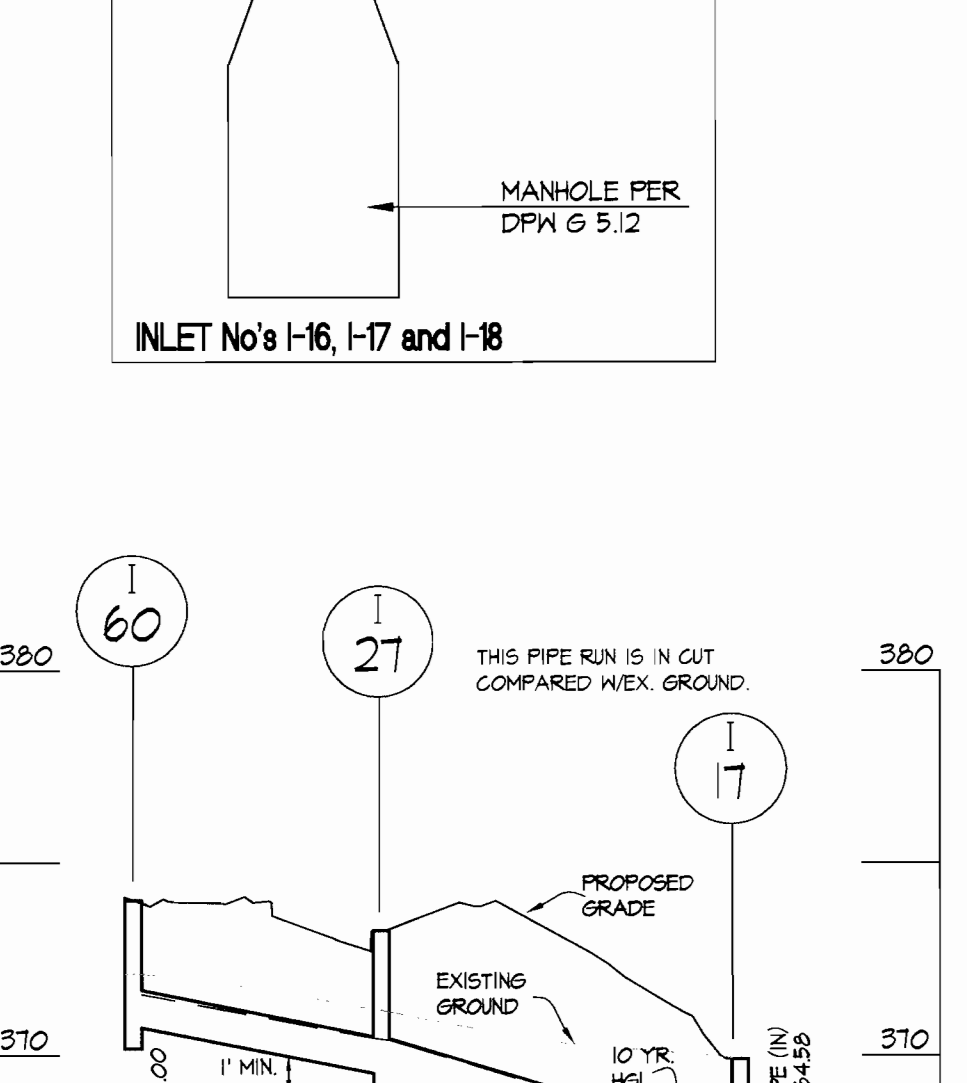
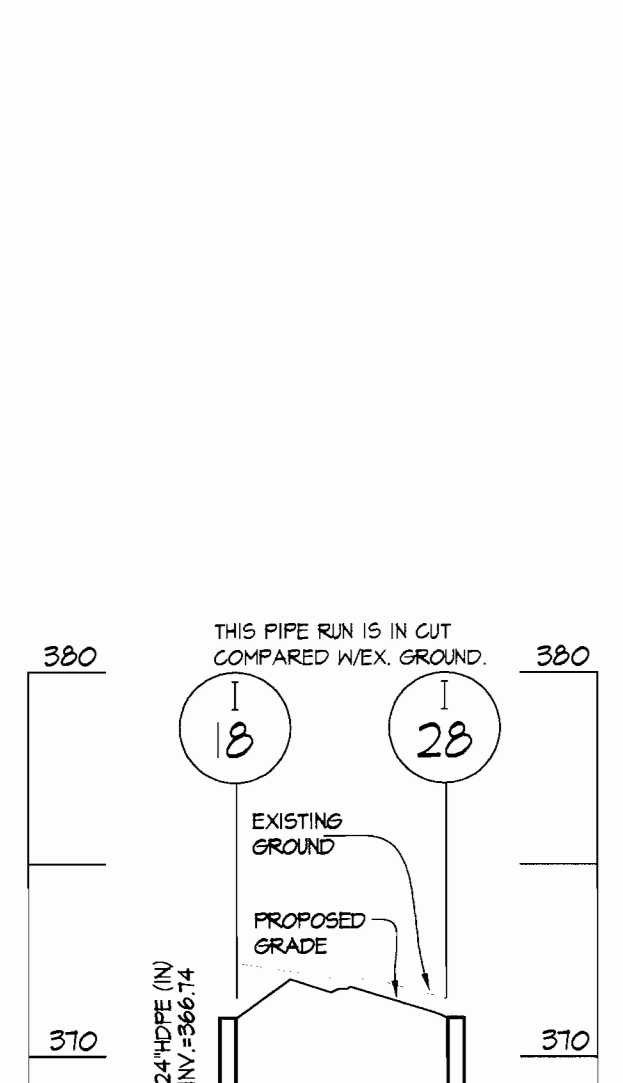
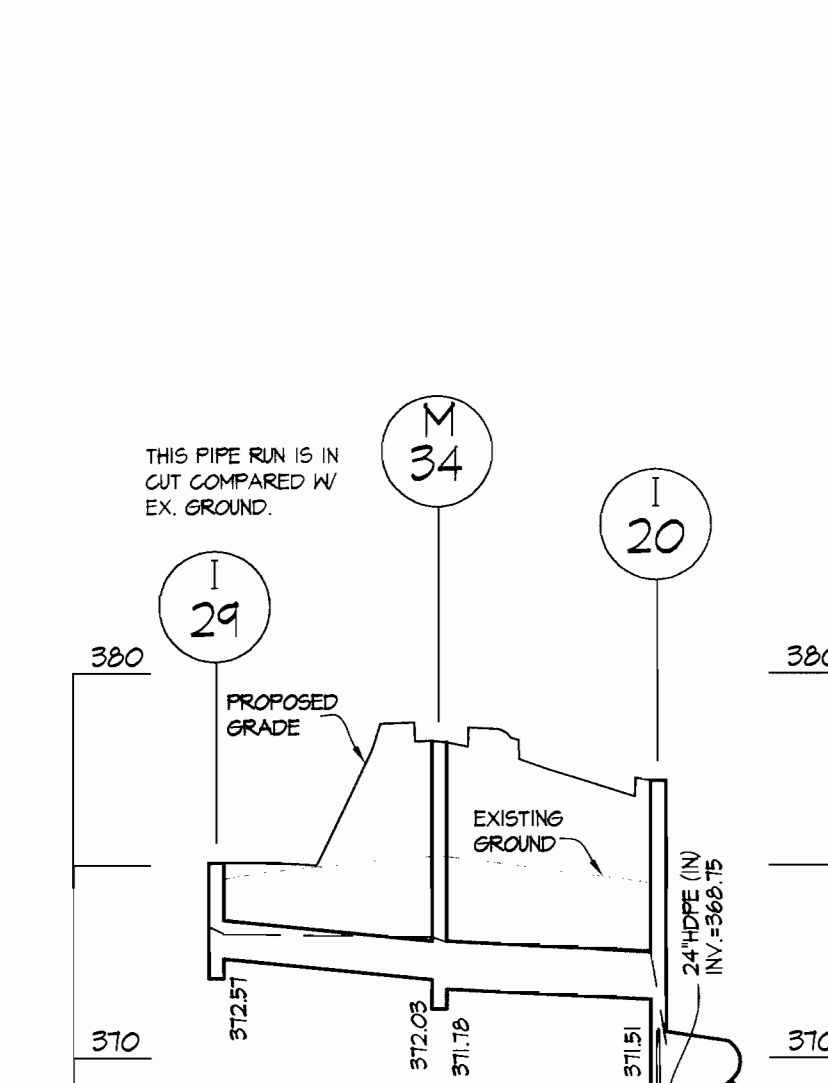
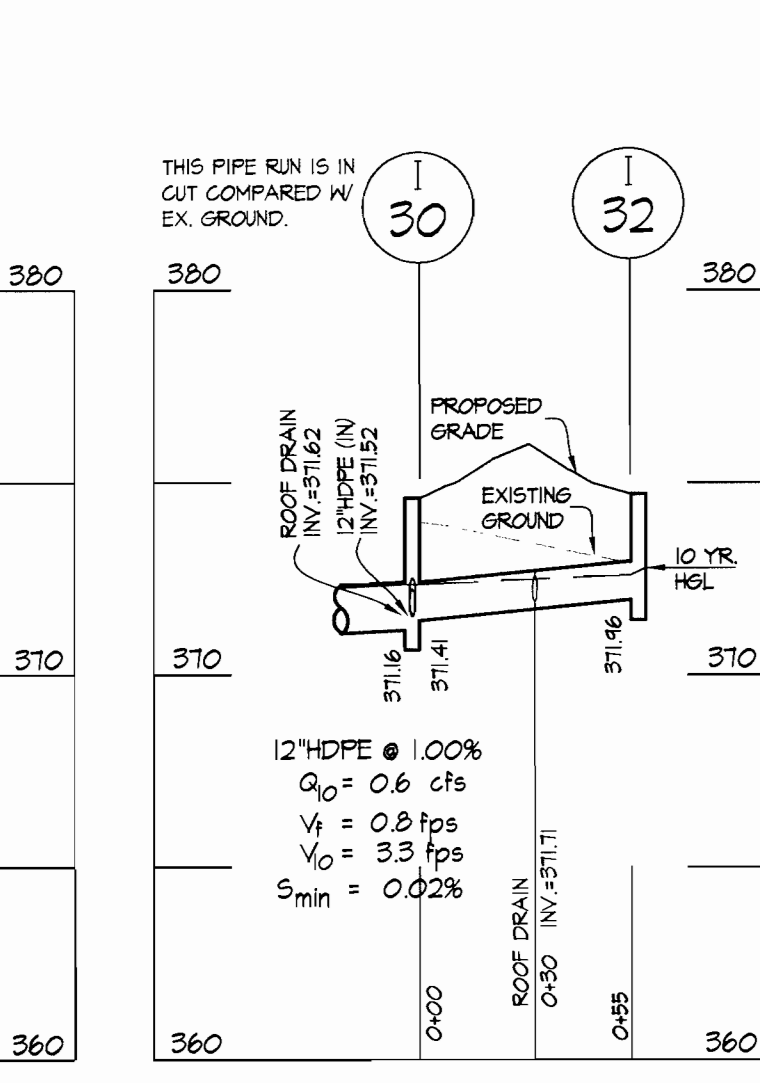
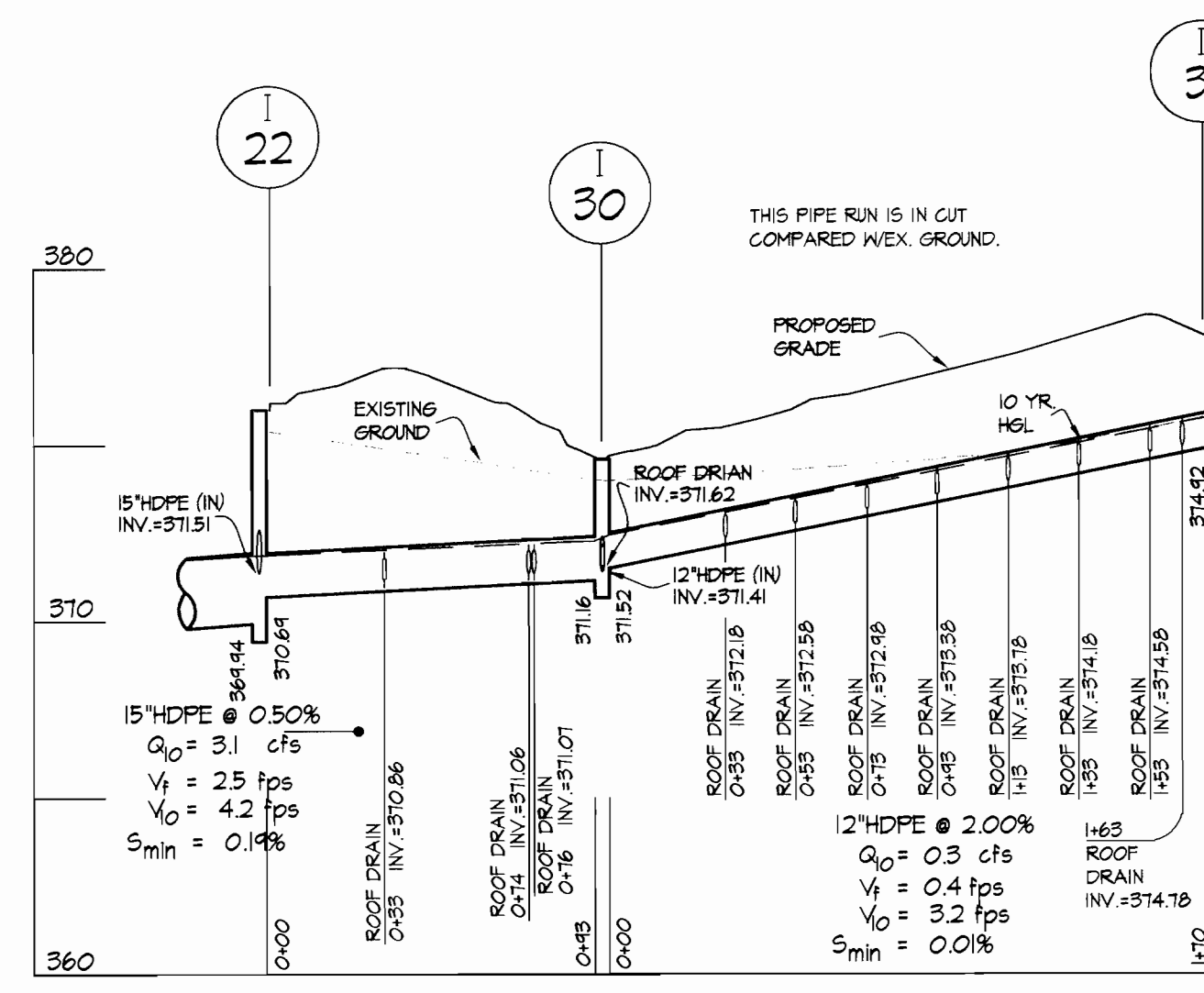
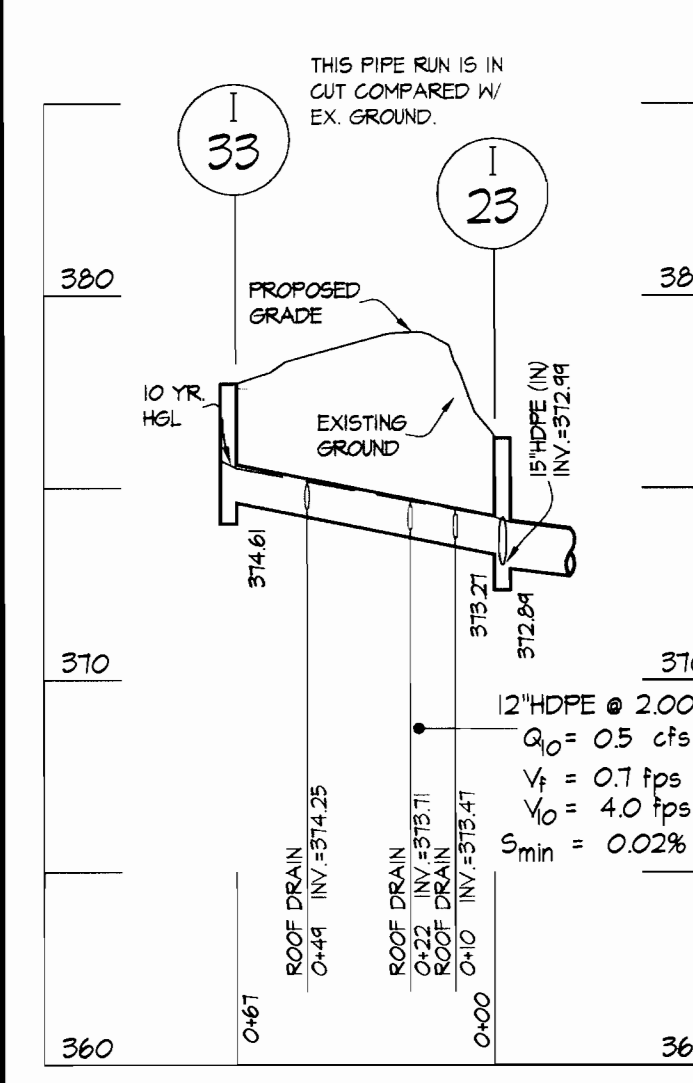
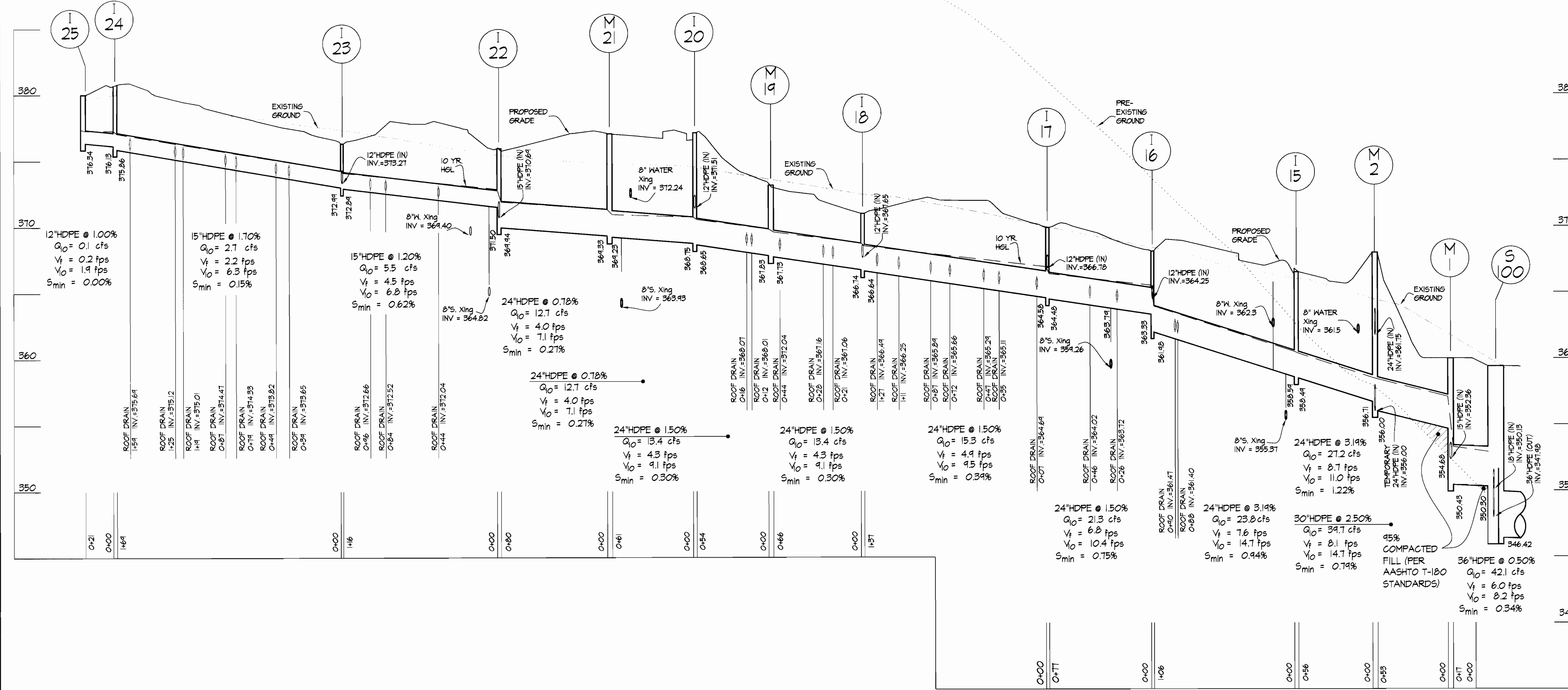
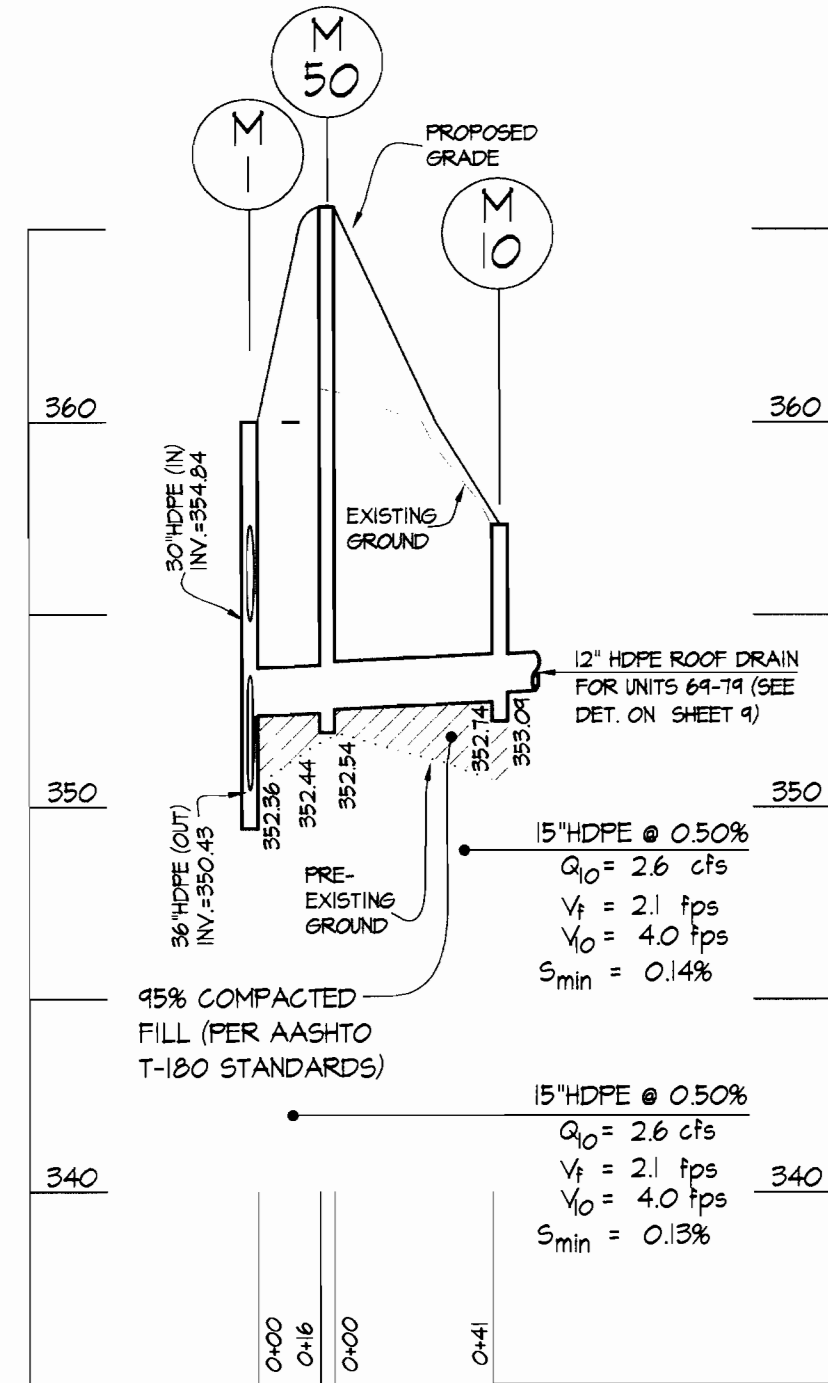
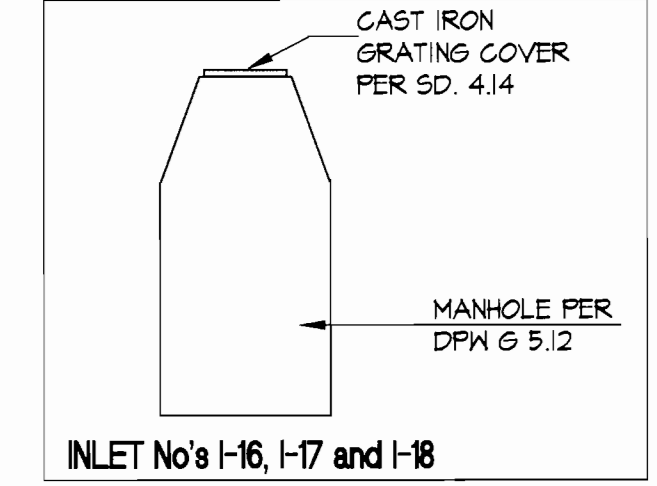
S.D. STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-1	5' MANHOLE	5'-0"	---	360.50	354.84	350.43	HO. CO. G 5.13	
M-2	5' MANHOLE	5'-0"	---	368.00	361.75	356.16	HO. CO. G 5.13	ROAD STA. 4+06.62 R. 31.78
I-15	COS-10	4'-0"	---	366.80	358.59	358.49	MD-374.63	ROAD STA. 3+53.46 R. 13.5
I-16	INLET w/ 4' MH BASE	4'-0"	---	368.10	364.25	361.98	HO. CO. G 5.12	USE GRATING SD-4.14 OR NEENAH EQV. (SEE DETAIL BELOW)
I-17	INLET w/ 4' MH BASE	4'-0"	---	369.40	366.78	364.48	HO. CO. G 5.12	USE GRATING SD-4.14 OR NEENAH EQV. (SEE DETAIL BELOW)
I-18	INLET w/ 4' MH BASE	4'-0"	---	371.00	367.65	366.64	HO. CO. G 5.12	USE GRATING SD-4.14 OR NEENAH EQV. (SEE DETAIL BELOW)
M-19	4' MANHOLE	4'-0"	---	373.00	367.83	367.13	HO. CO. G 5.12	
I-20	A-5	2'-6"	371.20	376.45	371.51	368.33	HO. CO. SD. 4.40	ROAD STA. 15+80.8 L. 31.86
M-21	4' MANHOLE	4'-0"	---	376.46	369.33	369.23	HO. CO. G 5.12	ROAD STA. 11+46.2 L. 8.51
I-22	A-10	3'-0"	---	376.20	371.50	369.94	HO. CO. SD. 4.41	ROAD STA. 10+68.83 L. 12.00
I-23	YARD INLET	2'-0"	---	376.30	373.27	372.84	HO. CO. SD. 4.14	
I-24	A-5	2'-6"	380.83	380.60	375.13	375.86	HO. CO. SD. 4.40	ROAD STA. 7+45.6 R. 31.61
I-25	YARD INLET	2'-0"	---	380.00	376.34	terminal	HO. CO. SD. 4.14	ROAD STA. 8+08.07 R. 26.23
I-26	YARD INLET	2'-0"	---	368.10	365.48	terminal	HO. CO. SD. 4.14	
I-27	A-10	2'-6"	---	373.20	369.80	369.45	HO. CO. SD. 4.41	ROAD STA. 13+99.56 L. 13.61
I-28	YARD INLET	2'-0"	---	371.00	368.20	terminal	HO. CO. SD. 4.14	
I-29	YARD INLET	2'-0"	---	374.00	372.57	terminal	HO. CO. SD. 4.14	ROAD STA. 16+90.16 L. 36.85
I-30	YARD INLET	2'-0"	---	374.60	371.52	371.16	HO. CO. SD. 4.14	
I-31	YARD INLET	2'-0"	---	378.00	374.92	terminal	HO. CO. SD. 4.14	
I-32	YARD INLET	2'-0"	---	374.70	371.96	terminal	HO. CO. SD. 4.14	
I-33	YARD INLET	2'-0"	---	371.70	374.61	terminal	HO. CO. SD. 4.14	
M-34	4' MANHOLE	4'-0"	---	378.23	372.03	371.78	HO. CO. G 5.12	ROAD STA. 16+36.80 L. 8.33
M-10	4' MANHOLE	4'-0"	---	360.00	353.09	352.74	HO. CO. G 5.12	
M-50	4' MANHOLE	4'-0"	---	365.59	352.54	352.44	HO. CO. G 5.12	
I-60	A-5	2'-6"	373.67	373.50	371.00	terminal	HO. CO. SD. 4.40	ROAD STA. 13+43.04 L. 31.67

* LOCATIONS FOR ALL STRUCTURES GIVEN TO THE CL. OF STRUCTURE. FACE TO STRUCTURE AT CURBLINE FOR A INLETS AND CENTER OF STRUCTURE FOR MANHOLES AND D INLETS.

S.D. Pipe Summary Table

Size (in)	Type	Quantity (LF)	Remarks
12	HDPE	605	ADS N12 or equiv.
15	HDPE	571	ADS N12 or equiv.
24	HDPE	637	ADS N12 or equiv.
30	HDPE	53	ADS N12 or equiv.
36	HDPE	17	ADS N12 or equiv.



PROFILES
 SCALES: 1" = 5' VERT.
 1" = 50' HORZ.

- NOTES:
- ALL LATERAL CONNECTIONS FOR "ROOF DRAIN" ARE 8" x HDPE TEES ROTATED UP AT 2% (1/4" PER FOOT). INVERT ELEVATIONS SHOWN AT THE ROOF DRAIN LATERALS ARE THAT OF THE MAIN (LARGER) STORM DRAIN LINE.
 - STUBS FROM THE ROOF DRAIN TEES SHALL BE 8" HDPE (ALSO UP AT 2%), 2 L.F. MINIMUM AND CAPPED WITH MANUFACTURED ENDCAPS. QUANTITY OF 8" HDPE STUBS ARE NOT LISTED IN THE "SD PIPE SUMMARY TABLE".
 - MARK ALL ENDCAP LOCATIONS WITH A 2x3 (BURIED 3" IN THE GROUND AND 5' EXPOSED).
 - ALL ROOF DOWN SPOUTS THAT MUST BE PIPED TO THE STORM DRAIN SYSTEM (AS NOTED ON THE SITE DEVELOPMENT PLAN) SHALL BE DONE WITH HDPE PIPES.

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Hand L. Langer* Date: 6/24/06
 Chief, Division of Land Development: *Cindy Hamrick* Date: 6/23/06
 Chief, Development Engineering Division: *[Signature]* Date: 6/27/06

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OWNER & PREPARED FOR:
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 PH: (410) 997-5522

STORM DRAIN PROFILES
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)

SCALE: AS SHOWN
 ZONING: NT-EC, IND
 G. L. W. FILE NO.: 04065
 DATE: MAY/06
 TAX MAP - GRID: 37 - 19
 SHEET: 8 OF 18

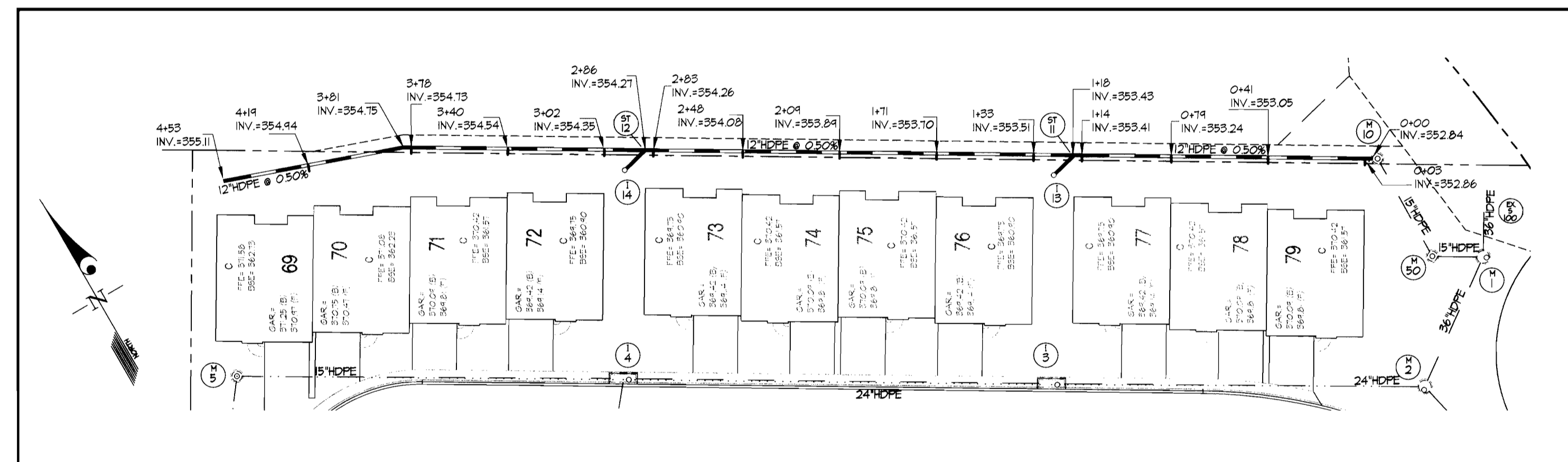
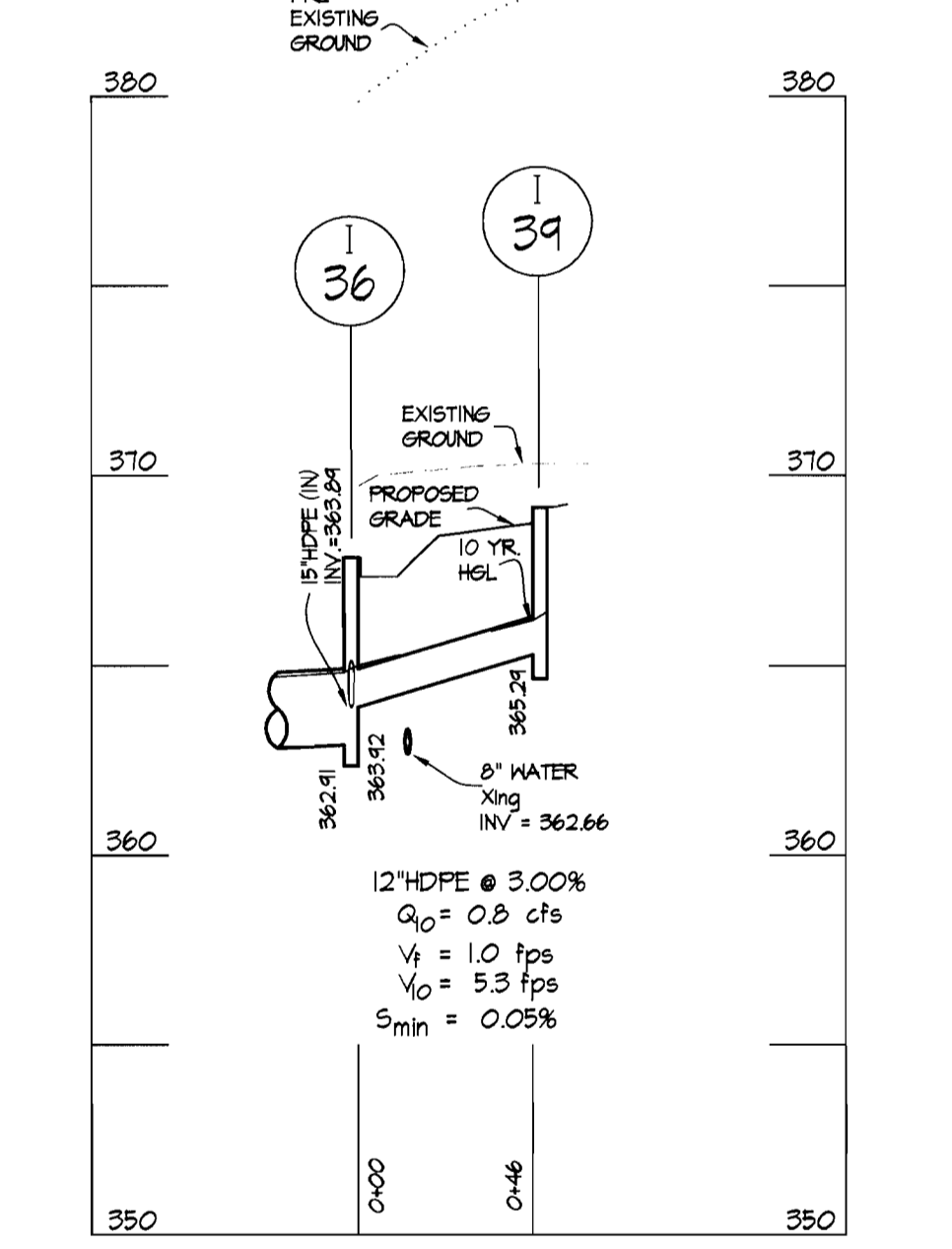
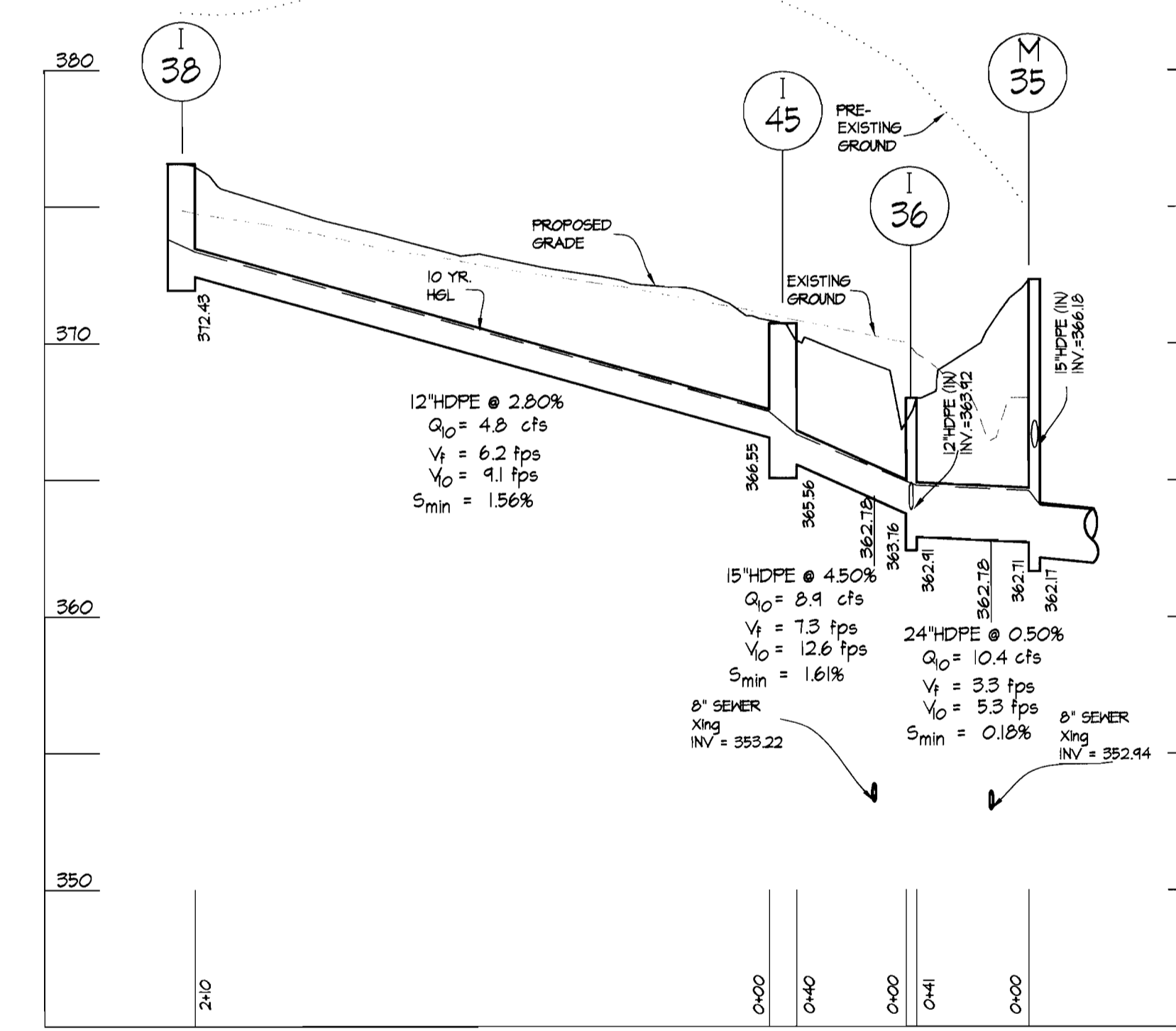
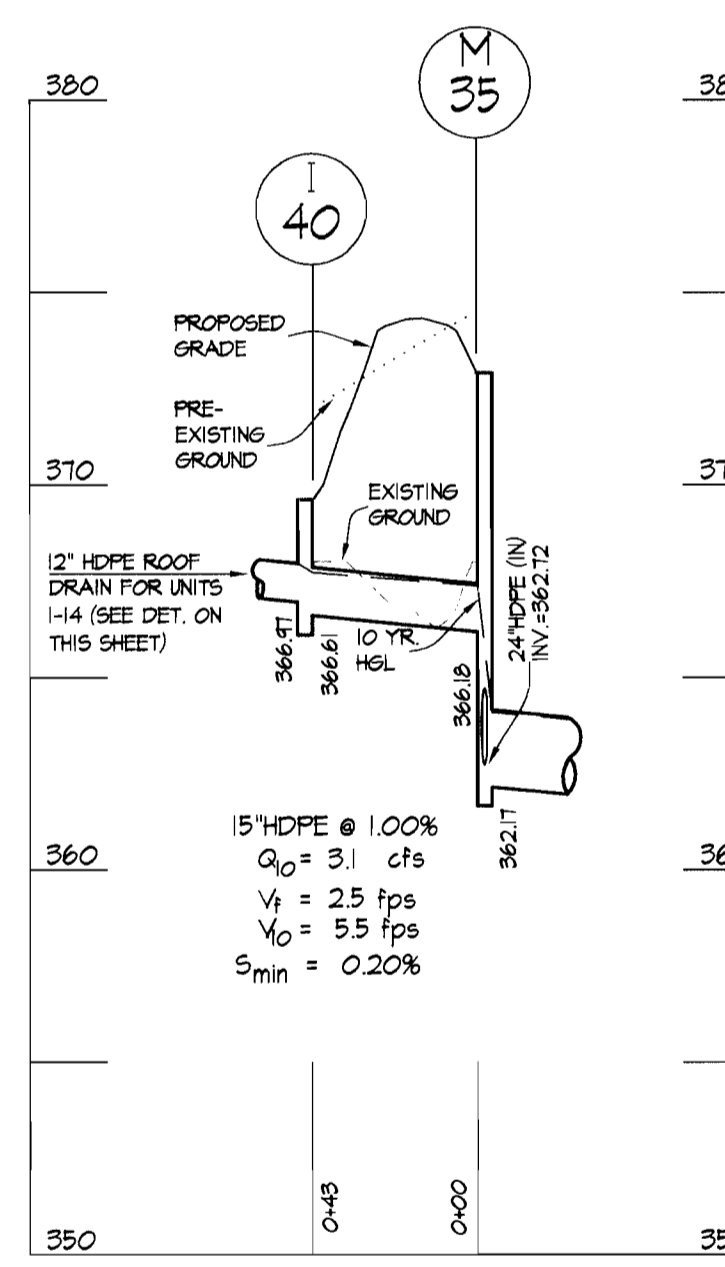
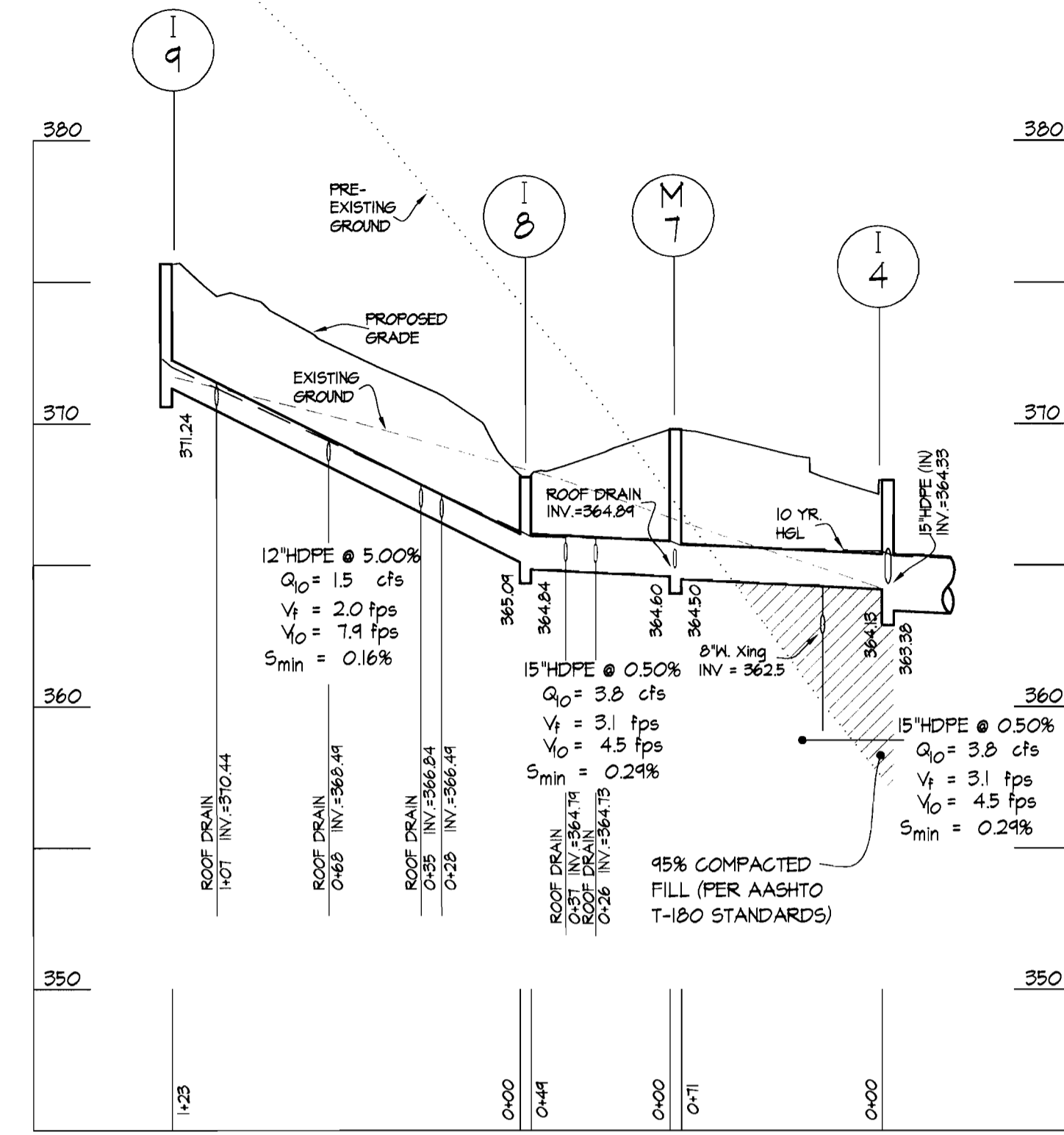
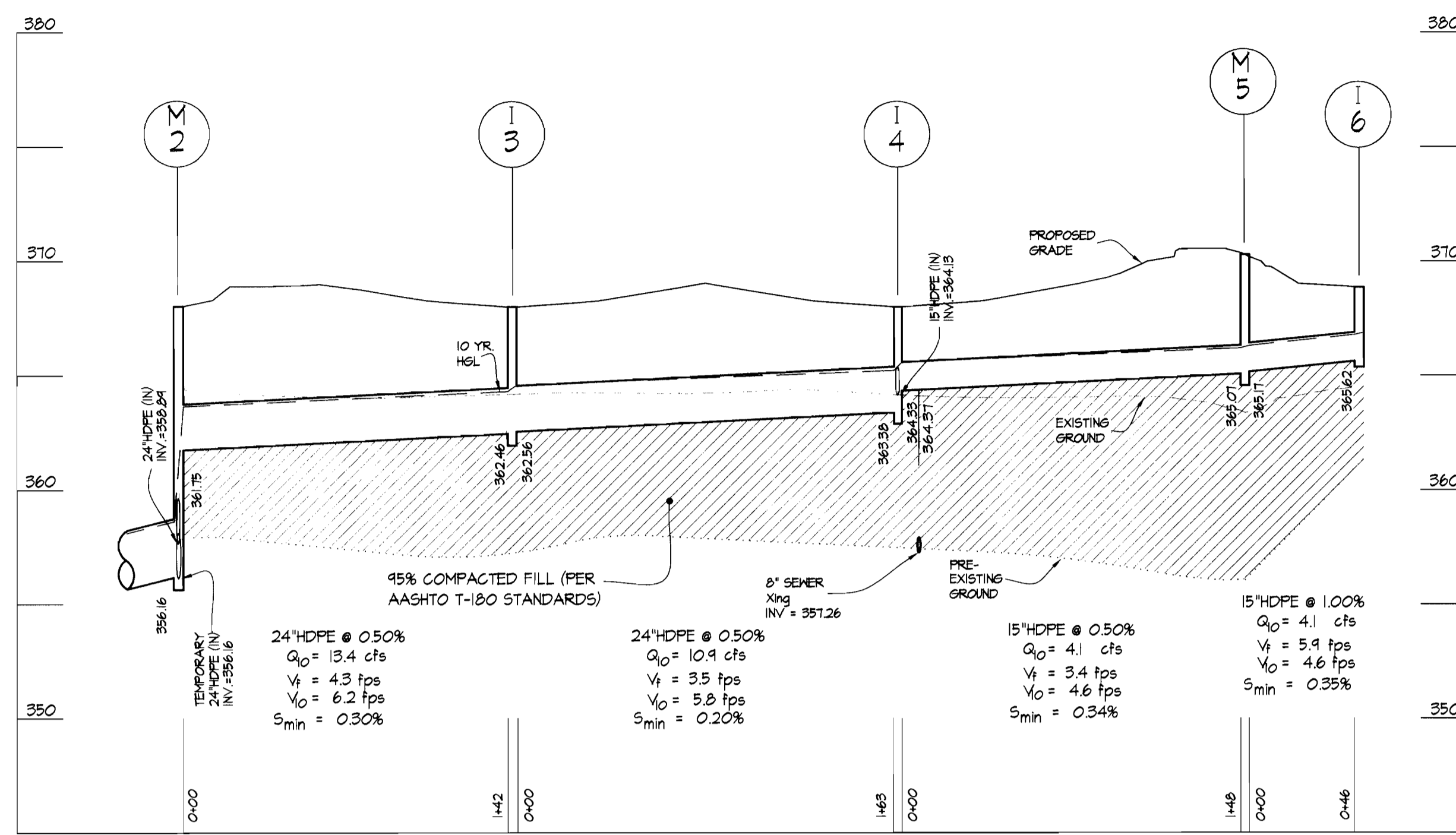
S.D. STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
I-3	A-10	3'-0"	---	368.00	362.56	362.46	HO. CO. SD. 4.41	ROAD STA. 5+43.42 R. 13.61
M-4	A-10	3'-0"	---	368.00	364.33	363.38	HO. CO. SD. 4.41	ROAD STA. 7+11.75 R. 13.61
M-5	4' MANHOLE	4'-0"	335.13	310.20	365.17	365.07	HO. CO. G. 5.12	ROAD STA. 8+32.72 R. 47.26
I-6	A-5	2'-6"	---	369.00	365.62	terminal	HO. CO. SD. 4.40	ROAD STA. 8+54.35 R. 31.62
M-7	4' MANHOLE	4'-0"	---	369.80	364.60	364.50	HO. CO. G. 5.12	
I-8	YARD INLET	2'-0"	---	368.10	365.04	364.84	HO. CO. SD. 4.14	
I-4	A-5	2'-6"	---	375.60	371.24	terminal	HO. CO. SD. 4.40	ROAD STA. 11+46.34 L. 13.61
I-13	YARD INLET	2'-0"	---	368.10	365.53	terminal	HO. CO. SD. 4.14	
I-14	YARD INLET	2'-0"	---	368.10	354.36	terminal	HO. CO. SD. 4.14	
M-35	4' MANHOLE	4'-0"	---	372.80	366.18	362.17	HO. CO. G. 5.12	
I-36	A-10	3'-0"	368.84	368.42	363.42	362.41	HO. CO. SD. 4.41	ROAD STA. 0+55.53 L. 20.06
I-45	A-10	3'-0"	370.66	370.40	365.55	365.56	HO. CO. SD. 4.41	ROAD STA. 1+20.41 L. 24.08
I-38	A-10	3'-0"	376.57	376.19	372.43	terminal	HO. CO. SD. 4.41	ROAD STA. 3+35.55 L. 12.46
I-39	A-10	2'-6"	374.75	374.50	365.24	terminal	HO. CO. SD. 4.41	ROAD STA. 0+44.01 R. 13.61
I-40	YARD INLET	2'-0"	---	369.60	366.97	terminal	HO. CO. SD. 4.14	
I-43	YARD INLET	2'-0"	---	368.10	367.43	terminal	HO. CO. SD. 4.14	
I-44	YARD INLET	2'-0"	---	368.10	368.44	terminal	HO. CO. SD. 4.14	

* LOCATIONS FOR ALL STRUCTURES GIVEN TO THE G.L. OF STRUCTURE FACE FOR STRUCTURE AT CURB LINE FOR A INLETS AND CENTER OF STRUCTURE FOR MANHOLES AND D. INLETS.

S.D. Pipe Summary Table

Size (in)	Type	Quantity (LF)	Remarks
12	HDPE	1360	ADS N12 or equiv.
15	HDPE	397	ADS N12 or equiv.
24	HDPE	346	ADS N12 or equiv.



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 05/11/06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 6/24/06
Chief, Division of Land Development: [Signature] Date: 6/23/06
Chief, Development Engineering Division: [Signature] Date: 10/27/06

PROFILES
SCALES: 1" = 5' VERT.
1" = 50' HORIZ.

- NOTES:
- ALL LATERAL CONNECTIONS FOR "ROOF DRAIN" ARE 8" x HDPE TEES ROTATED UP AT 2% (1/4" PER FOOT). INVERT ELEVATIONS SHOWN AT THE ROOF DRAIN LATERALS ARE THAT OF THE MAIN (LARGER) STORM DRAIN LINE.
 - STUBS FROM THE ROOF DRAIN TEES SHALL BE 8" HDPE (ALSO UP AT 2%), 2 L.F. MINIMUM AND CAPPED WITH MANUFACTURED ENDCAPS. QUANTITY OF 8" HDPE STUBS ARE NOT LISTED IN THE "SD PIPE SUMMARY TABLE".
 - MARK ALL ENDCAP LOCATIONS WITH A 2x3 (BURIED 3/4" IN THE GROUND AND 5' EXPOSED).
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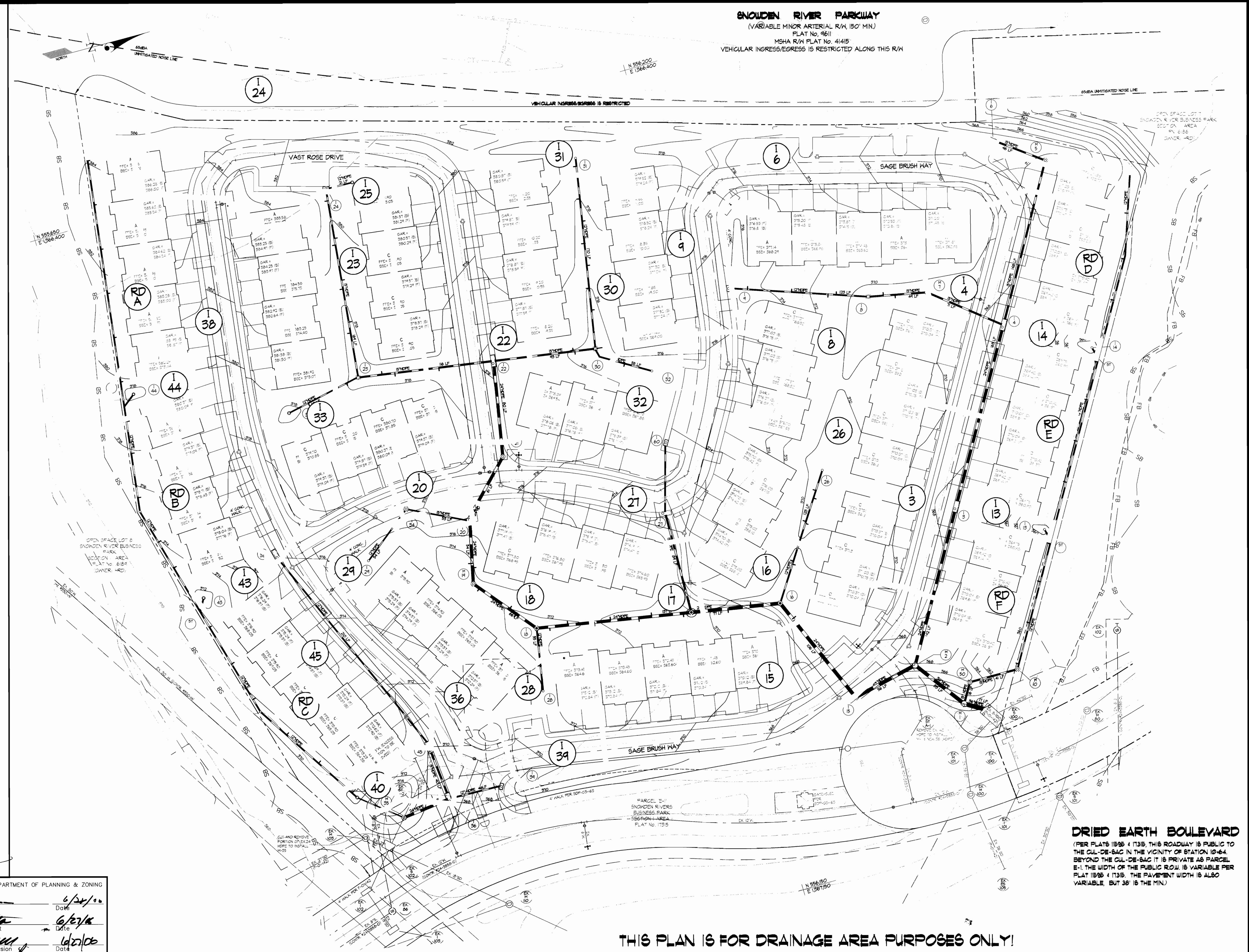
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STORM DRAIN PROFILES
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
P.N. 17315 (F-04190) and 17961-17963 (F-06124)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	9 OF 18

AREA	D.A. (ACRES)	% IMP.	C
I-3	0.45	82	0.73
I-4	0.53	72	0.73
I-6	0.65	75	0.75
I-8	0.46	48	0.54
I-4	0.22	86	0.82
I-15	0.04	50	0.60
I-15	0.60	76	0.71
I-16	0.25	52	0.61
I-17	0.24	50	0.60
I-18	0.42	48	0.54
I-20	0.10	40	0.84
I-22	0.82	60	0.66
I-23	0.44	54	0.65
I-24	0.84	30	0.48
I-25	0.03	33	0.50
I-26	0.37	41	0.54
I-27	0.84	81	0.71
I-28	0.05	40	0.54
I-24	0.07	24	0.47
I-30	0.42	60	0.66
I-31	0.04	11	0.37
I-32	0.11	55	0.63
I-33	0.11	46	0.57
I-36	0.15	62	0.67
I-38	0.73	74	0.78
I-34	0.14	64	0.64
I-40	0.03	0	0.30
I-43	0.03	25	0.45
I-44	0.06	33	0.50
I-45	0.61	87	0.82
RD-A	0.15	100	0.4
RD-B	0.10	100	0.4
RD-C	0.15	100	0.4
RD-D	0.12	100	0.4
RD-E	0.11	100	0.4
RD-F	0.04	100	0.4

NOTE: THIS SITE WAS MASS GRADED UNDER F-01-142.



SNOWDEN RIVER PARKWAY
 (VARIABLE MINOR ARTERIAL R/W, 150' MIN.)
 PLAT No. 9611
 MSHA R/W PLAT No. 4145
 VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THIS R/W

DRIED EARTH BOULEVARD
 (PER PLATS 11996 & 17315, THIS ROADWAY IS PUBLIC TO THE CUL-DE-SAC IN THE VICINITY OF STATION 10+64. BEYOND THE CUL-DE-SAC IT IS PRIVATE AS PARCEL E-1. THE WIDTH OF THE PUBLIC ROW IS VARIABLE PER PLAT 11996 & 17315. THE PAVEMENT WIDTH IS ALSO VARIABLE, BUT 30' IS THE MIN.)

THIS PLAN IS FOR DRAINAGE AREA PURPOSES ONLY!

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 05/11/06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark J. Long* Date: 6/24/06
 Chief, Division of Land Development: *Lucy Hamilton* Date: 6/27/06
 Chief, Development Engineering Division: *Mark Williams* Date: 6/27/06

GLW GUTSCHICK LITTLE & WEBER, P.A.
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WNCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

STORM DRAIN DRAINAGE AREA MAP
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 ELECTION DISTRICT No. 6
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	10 OF 18

DATE	REVISION	BY	APP'R.

DRAINAGE AREA/SEDIMENT CONTROL LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR THIS PHASE
- EXISTING CONTOUR BY PREVIOUS PHASE
- EXISTING SILT FENCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- WORST CASE DRAINAGE DIVIDE
- LIMIT OF DISTURBANCE
- GABION MATTRESS INFLOW PROTECTION
- EXISTING TEMPORARY SHALE
- EXISTING EARTH DIKE
- STANDARD INLET PROTECTION
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EX/INTERIM TIME OF CONCENTRATION PATH

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

Jim Moxley 6/22/06
NATURAL RESOURCES CONSERVATION SERVICE (DATE)

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

John P. Howard 6/22/06
HOWARD S.C.D. (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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Cheryl 6-7-06
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."

David 6/11/06
SIGNATURE OF DEVELOPER/BUILDER DATE

TEMPORARY SWM SUMMARY TABLE

	EXISTING	PROPOSED
STUDY POINT 1	4.44 CFS	4.22 CFS
STUDY POINT 2	1.62 CFS	1.18 CFS

SEE SHEET 10 FOR SEDIMENT TRAP RELATED DATA.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. Leung 6/22/06
Director
Carly Hammett 6/22/06
Chief, Division of Land Development
Chad Dammann 6/27/06
Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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SEDIMENT CONTROL DRAINAGE AREA MAP-EXISTING AND INTERIM CONDITION

SNOWDEN RIVER BUSINESS PARK

AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'

P.N. 17315 (F-04-190) AND 17961-17963 (F-06-124)

SCALE ZONING G. L. W. FILE No.

1"=40' NT-EC, IND 04065

DATE TAX MAP - GRID SHEET

MAY/06 37 - 19 11 OF 18

Drawings\04065\SDP\SNE.dwg DES. DRN. CHK.

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SEDIMENT TRAP A-1 DATA
 TYPE: RIP-RAP OUTLET - ST IV
 EX. DRAINAGE AREA: 0.80 AC
 PROP. DRAINAGE AREA: 0.80 AC
 NET STORAGE VOL. REQUIRED: 0.31 AC-FT
 NET STORAGE VOL. PROVIDED: 0.30 AC-FT
 NET STORAGE ELEV.: 352.50
 DRY STORAGE REQUIRED: 0.21 AC-FT
 DRY STORAGE PROVIDED: 0.20 AC-FT
 DRY STORAGE #SEEL: 354.20
 TEMP. SWM-PROVIDED
 Q-TYPRex = 4.44 cfs
 Q-TYRpp = 4.22 cfs
 1-YR #SEEL: 356.06
 BOTTOM ELEVATION: 344.00
 TOP OF EMBANKMENT: 358.00
 WEIR CREST ELEVATION: 356.10
 WEIR LENGTH: 101 FT
 EMERGENCY SPILLWAY ELEV.: NONE
 CLEANOUT ELEVATION: 351.25
 SIDE SLOPES: 2:1
 OUTFALL CONDITIONS: RIP-RAP OUTLET
 EXISTING SEDIMENT TRAP MODIFIED TO
 ACCOMMODATE THE PROPOSED GRADING.

SEDIMENT TRAP A-2 DATA
 TYPE: RIP-RAP OUTLET - ST IV
 EX. DRAINAGE AREA: 2.73 AC
 PROP. DRAINAGE AREA: 2.73 AC
 NET STORAGE VOL. REQUIRED: 0.11 AC-FT
 NET STORAGE VOL. PROVIDED: 0.12 AC-FT
 NET STORAGE ELEV.: 366.00
 DRY STORAGE REQUIRED: 0.11 AC-FT
 DRY STORAGE PROVIDED: 0.16 AC-FT
 DRY STORAGE #SEEL: 368.00
 TEMP. SWM-PROVIDED
 Q-TYPRex = 1.62 cfs
 Q-TYRpp = 1.18 cfs
 1-YR #SEEL: 369.44
 BOTTOM ELEVATION: 366.00
 TOP OF EMBANKMENT: 370.00
 WEIR CREST ELEVATION: 368.50
 WEIR LENGTH: 101 FT
 EMERGENCY SPILLWAY ELEV.: NONE
 CLEANOUT ELEVATION: 365.25
 SIDE SLOPES: 2:1
 OUTFALL CONDITIONS: RIP-RAP OUTLET
 EXISTING SEDIMENT TRAP MODIFIED TO
 ACCOMMODATE THE PROPOSED GRADING.

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

Jim Meyer 6/22/06
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John K. Roberts 6/22/06
 HOWARD S.C.D. 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.

W. J. ... 6-7-06
 DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY 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.

W. J. ... 4/11/06
 SIGNATURE OF DEVELOPER/BUILDER DATE

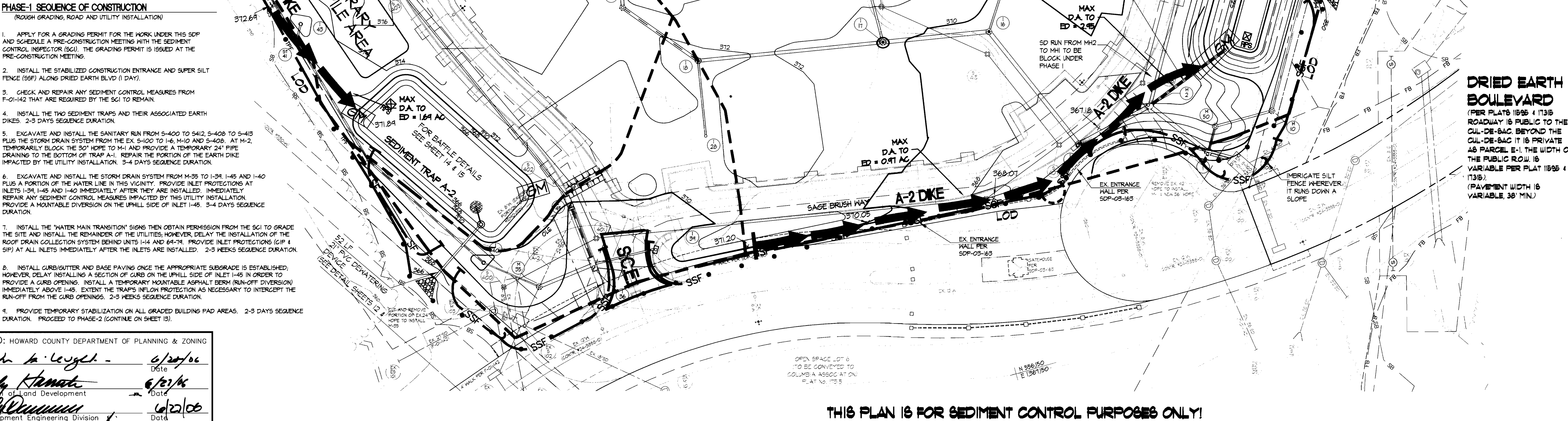
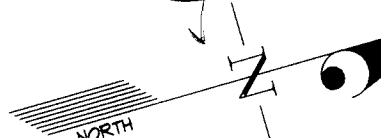
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark A. Leucht 6/22/06
 Director Date
Lucy K. ... 6/22/06
 Chief, Division of Land Development Date
W. J. ... 6/22/06
 Chief, Development Engineering Division Date

PHASE-1 SEQUENCE OF CONSTRUCTION
 (ROUGH GRADING, ROAD AND UTILITY INSTALLATION)

1. APPLY FOR A GRADING PERMIT FOR THE WORK UNDER THIS SDP AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR (SCI). THE GRADING PERMIT IS ISSUED AT THE PRE-CONSTRUCTION MEETING.
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE (SSF) ALONG DRIED EARTH BLVD (1 DAY).
3. CHECK AND REPAIR ANY SEDIMENT CONTROL MEASURES FROM F-01-142 THAT ARE REQUIRED BY THE SCI TO REMAIN.
4. INSTALL THE TWO SEDIMENT TRAPS AND THEIR ASSOCIATED EARTH DIKES. 2-3 DAYS SEQUENCE DURATION.
5. EXCAVATE AND INSTALL THE SANITARY RUN FROM 5-400 TO 5-412, 5-408 TO 5-415 PLUS THE STORM DRAIN SYSTEM FROM THE EX. 5-100 TO 1-6, M-10 AND 5-408. AT M-2, TEMPORARILY BLOCK THE 30" HOPE TO M-1 AND PROVIDE A TEMPORARY 24" PIPE DRAINING TO THE BOTTOM OF TRAP A-1. REPAIR THE PORTION OF THE EARTH DIKE IMPACTED BY THE UTILITY INSTALLATION. 3-4 DAYS SEQUENCE DURATION.
6. EXCAVATE AND INSTALL THE STORM DRAIN SYSTEM FROM M-35 TO 1-34, 1-45 AND 1-40 PLUS A PORTION OF THE WATER LINE IN THIS VICINITY. PROVIDE INLET PROTECTIONS AT INLETS 1-34, 1-45 AND 1-40 IMMEDIATELY AFTER THEY ARE INSTALLED. IMMEDIATELY REPAIR ANY SEDIMENT CONTROL MEASURES IMPACTED BY THIS UTILITY INSTALLATION. PROVIDE A MOUNTABLE DIVERSION ON THE UPHILL SIDE OF INLET 1-45. 3-4 DAYS SEQUENCE DURATION.
7. INSTALL THE "WATER MAIN TRANSITION" SIGNS THEN OBTAIN PERMISSION FROM THE SCI TO GRADE THE SITE AND INSTALL THE REMAINDER OF THE UTILITIES. HOWEVER, DELAY THE INSTALLATION OF THE ROOF DRAIN COLLECTION SYSTEM BEHIND UNITS 1-14 AND 64-74. PROVIDE INLET PROTECTIONS (CIP 1 SIP) AT ALL INLETS IMMEDIATELY AFTER THE INLETS ARE INSTALLED. 2-3 WEEKS SEQUENCE DURATION.
8. INSTALL CURB/GUTTER AND BASE PAVING ONCE THE APPROPRIATE SUBGRADE IS ESTABLISHED. HOWEVER, DELAY INSTALLING A SECTION OF CURB ON THE UPHILL SIDE OF INLET 1-45 IN ORDER TO PROVIDE A CURB OPENING. INSTALL A TEMPORARY MOUNTABLE ASPHALT BERM (RUN-OFF DIVERSION) IMMEDIATELY ABOVE 1-45. EXTEND THE TRAPS INFLOW PROTECTION AS NECESSARY TO INTERCEPT THE RUN-OFF FROM THE CURB OPENINGS. 2-3 WEEKS SEQUENCE DURATION.
9. PROVIDE TEMPORARY STABILIZATION ON ALL GRADED BUILDING PAD AREAS. 2-3 DAYS SEQUENCE DURATION. PROCEED TO PHASE-2 (CONTINUE ON SHEET 15).

SNOWDEN RIVER PARKWAY
 (VARIABLE MINOR ARTERIAL R/W, 150' MIN)
 PLAT No. 9611
 MSHA R/W PLAT No. 41415
 VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THIS R/W



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINDOPIA CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

SEDIMENT CONTROL PLAN - PHASE 1
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	12 OF 18

Drawings\04065\SDP\SNE.dwg	DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.
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ELECTION DISTRICT No. 6

P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)

HOWARD COUNTY, MARYLAND

SDP-05-148

PHASE-2 SEQUENCE OF CONSTRUCTION
(HOUSE CONSTRUCTION AND FINISH GRADING)

10. ONCE THE BUILDING PAD AREAS DRAINING TO THE TWO TRAPS ARE TEMPORARILY STABILIZED, OBTAIN PERMISSION FROM THE SGI TO BACKFILL THE TWO TRAPS AND INSTALL THE MISSING SECTION OF CURB & GUTTER (DELAYED IN S.O.C. #9). AT TRAP #4, REMOVE THE TEMPORARY 24" PIPE FROM M-2 AND REPAIR THE OPENING IN THE MANHOLE. SEQUENCE THE BACK FILLING OPERATION DURING FIVE (5) CONSECUTIVE DAYS OF CLEAR WEATHER FORECAST BY NWS.
10. INSTALL SILT FENCE (SF) AND THE STABILIZED CONSTRUCTION ENTRANCES FOR EACH BLOCK OF BUILDINGS THAT UNDERGO CONSTRUCTION FOR JNITS 1-4 AND 6-7. INSTALL THE ROOF DRAIN COLLECTION SYSTEMS (SEE SHEET 4) WITH THE FIRST BUILDING TO UNDERGO CONSTRUCTION IN THESE TWO BLOCKS (6-4 MONTHS PER BUILDING).
11. AS EACH BUILDING IS COMPLETED, STABILIZE THE AREA SURROUNDING THE BUILDING THAT IS NOT PAVED (AS SIDEWALKS, DRIVEWAY, ETC.) WITH LANDSCAPE PLANTING AND PERMANENT SEEDING (PLUS MATTING ON ALL HILL SIDES) OR SOD. 1-2 DAYS PER BUILDING.
12. OBTAIN A GRADING CERTIFICATION THAT IS REQUIRED FOR THE U40 PERMIT FOR EACH BUILDING.
12. OBTAIN PERMISSION FROM THE SGI TO REMOVE ANY SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED. (1 DAY).
13. INSTALL THE TOP PAVING COURSE AND STRIPE THE PARKING SPACES.

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

Jim Meyer 6/22/06
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John L. Roberts 6/22/06
HOWARD S.C.D. 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."

OK 6-7-06
DATE

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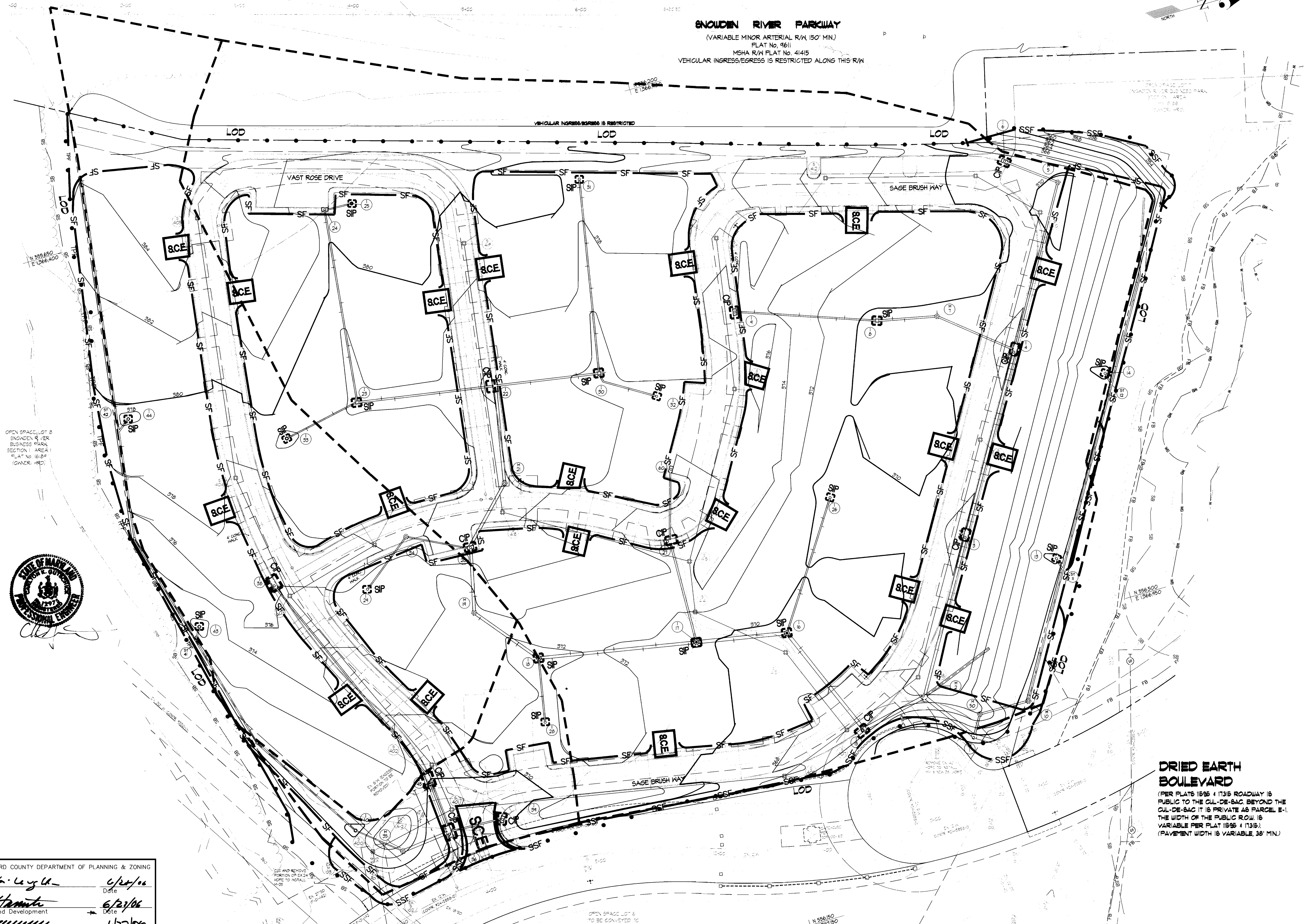
Andreas 6/11/06
SIGNATURE OF DEVELOPER/BUILDER DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
March K. Leight 6/22/06
Director Date
Christy Hamrick 6/22/06
Chief, Division of Land Development Date
Chad DeWitt 6/22/06
Chief, Development Engineering Division Date



OPEN SPACE LOT 8
SNOWDEN RIVER
BUSINESS PARK
SECTION 1 AREA 1
PLAT No. 188P
(OWNER: H&W)



SNOWDEN RIVER PARKWAY
(VARIABLE MINOR ARTERIAL R/W 150' MIN.)
PLAT No. 9611
MSHA R/W PLAT No. 41415
VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THIS R/W

DRIED EARTH BOULEVARD
(PER PLATS 1896 & 17315 ROADWAY IS PUBLIC TO THE CUL-DE-SAC BEYOND THE CUL-DE-SAC IT IS PRIVATE AS PARCEL E-1. THE WIDTH OF THE PUBLIC ROW IS VARIABLE PER PLAT 1896 & 17315. (PAVEMENT WIDTH IS VARIABLE, 38' MIN.)

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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ATTN: RICK KUNKLE
PH: (410) 997-5522

SEDIMENT CONTROL PLAN - PHASE 2
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'

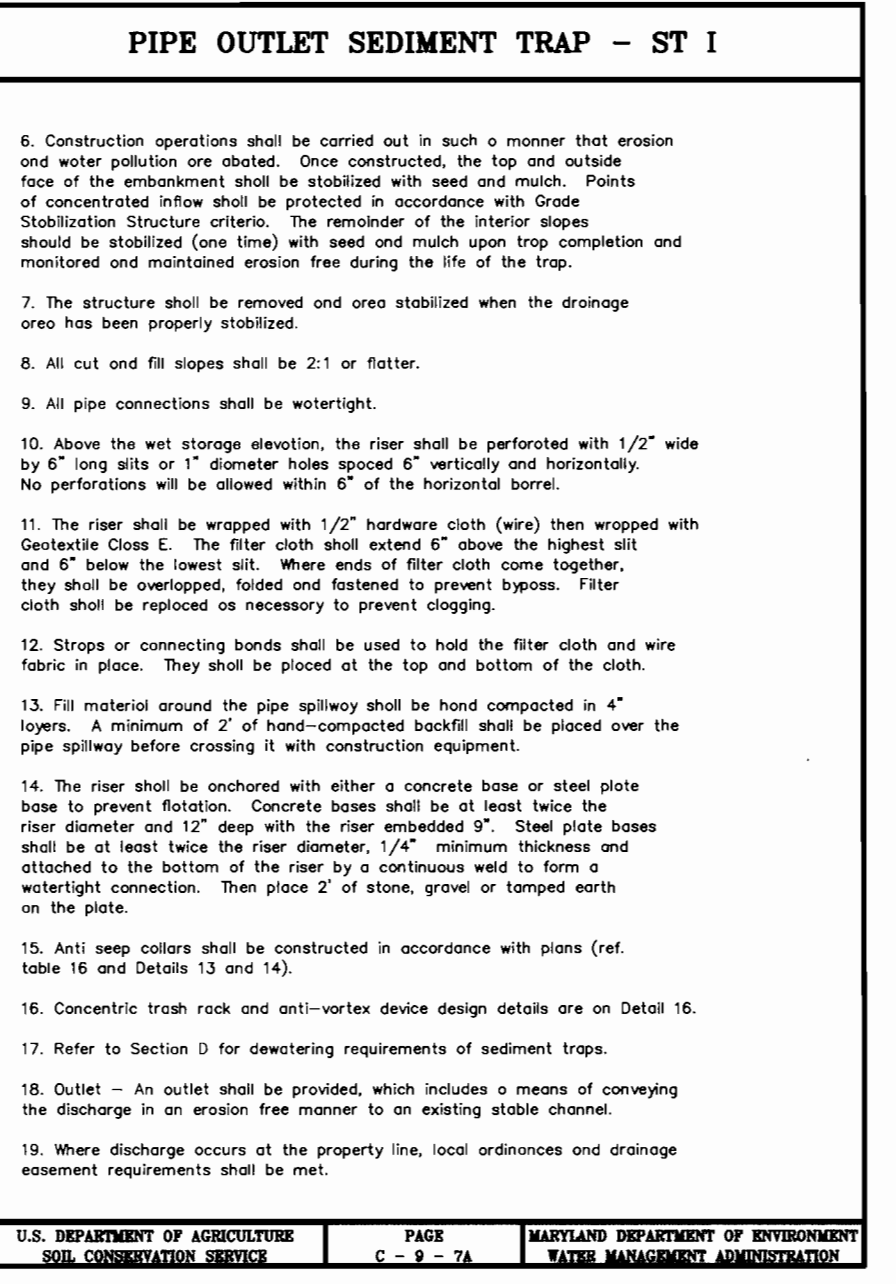
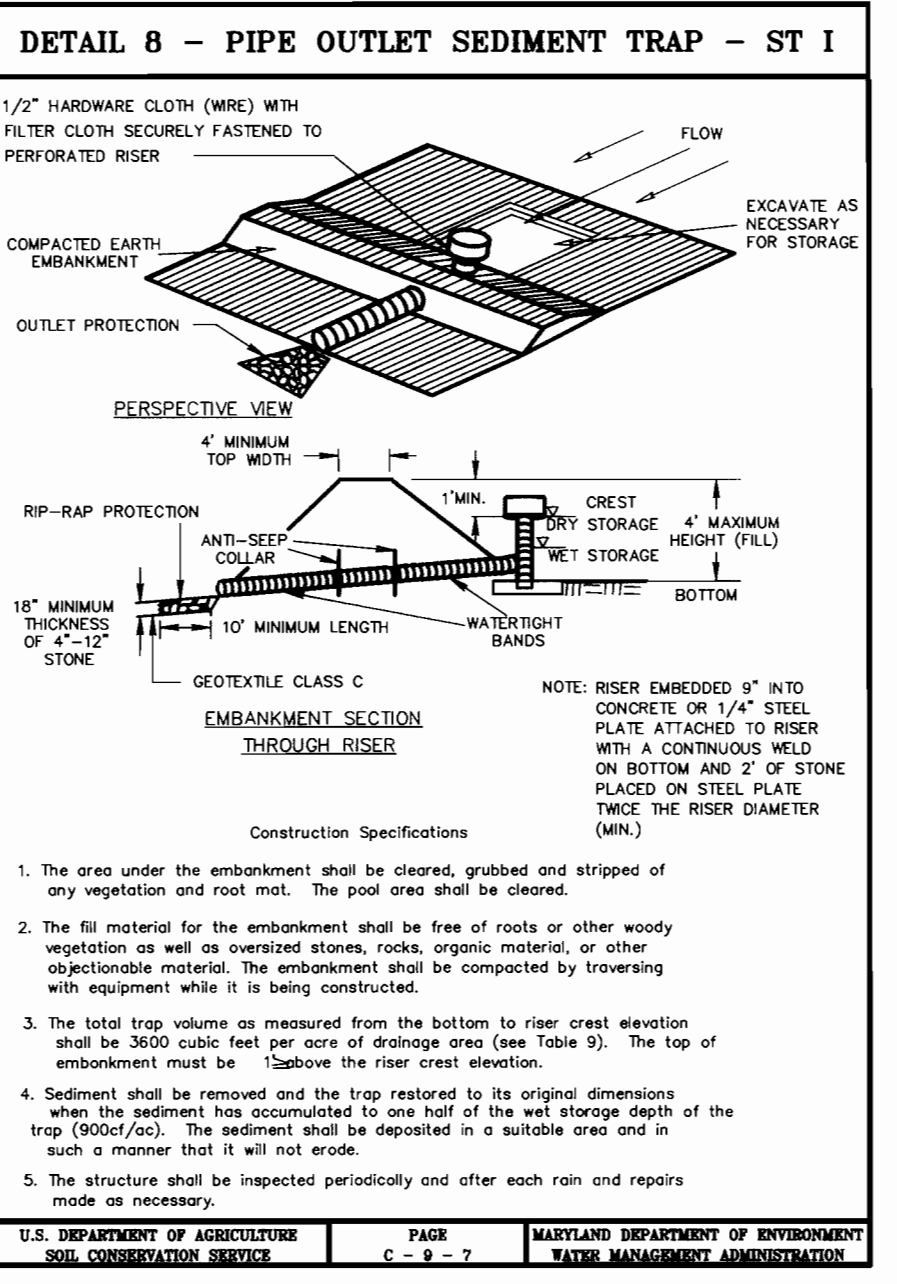
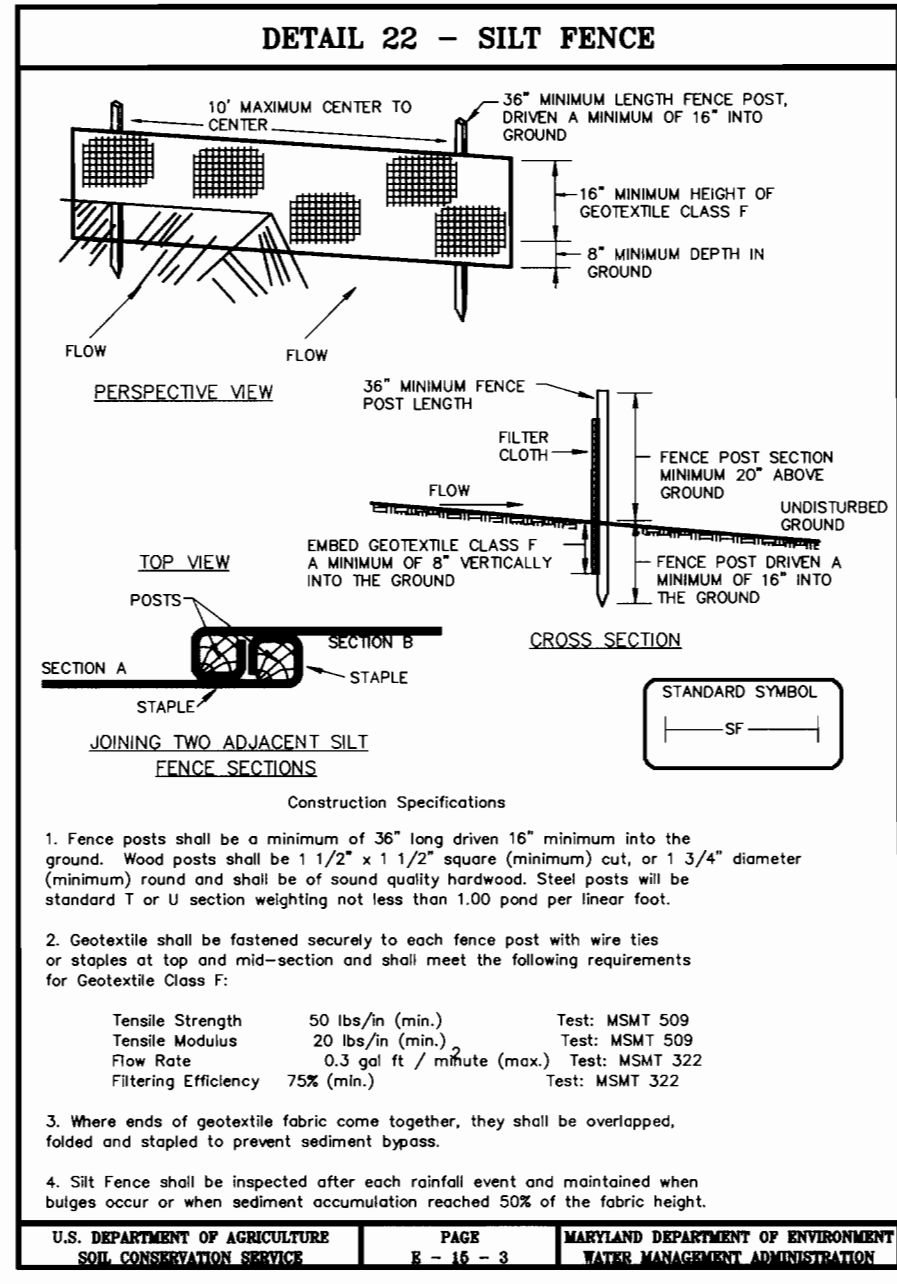
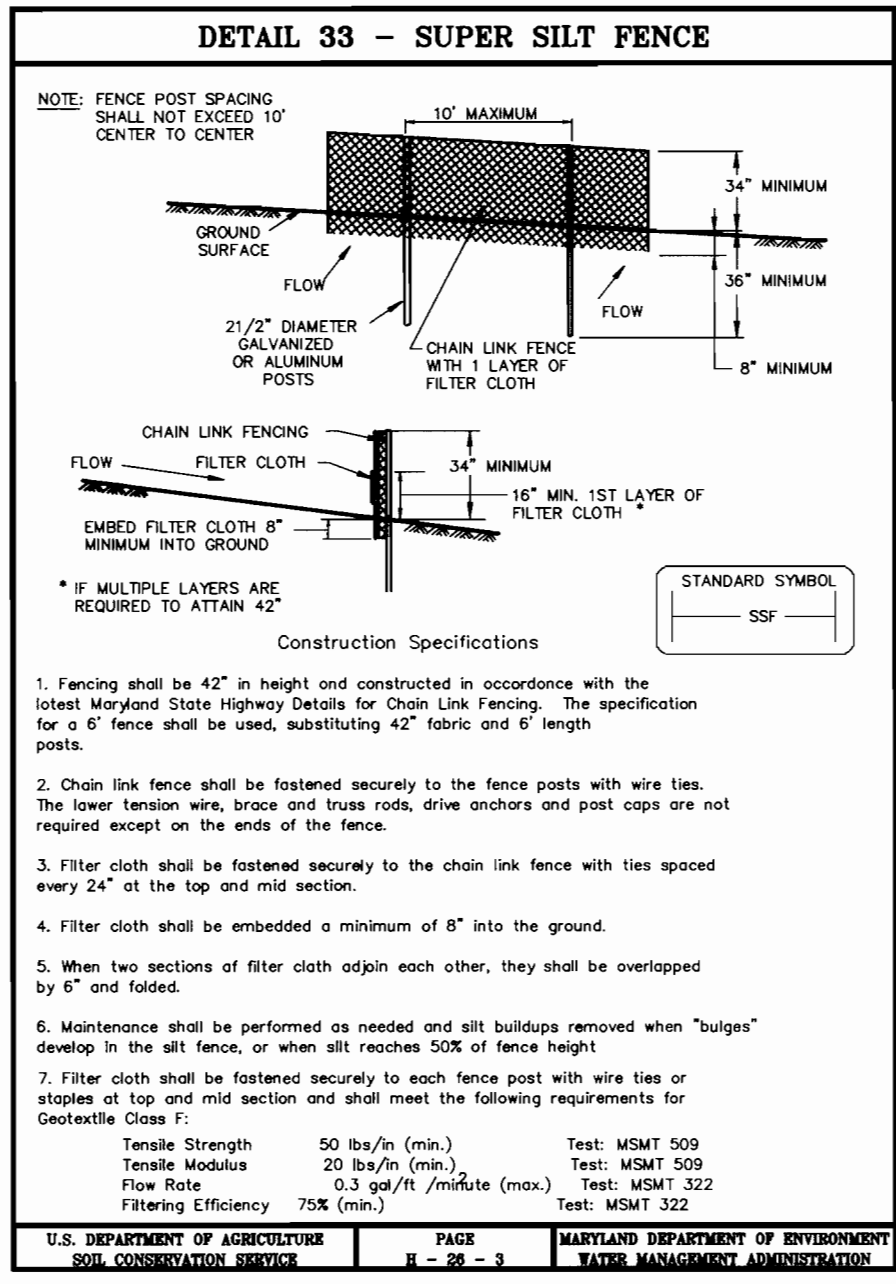
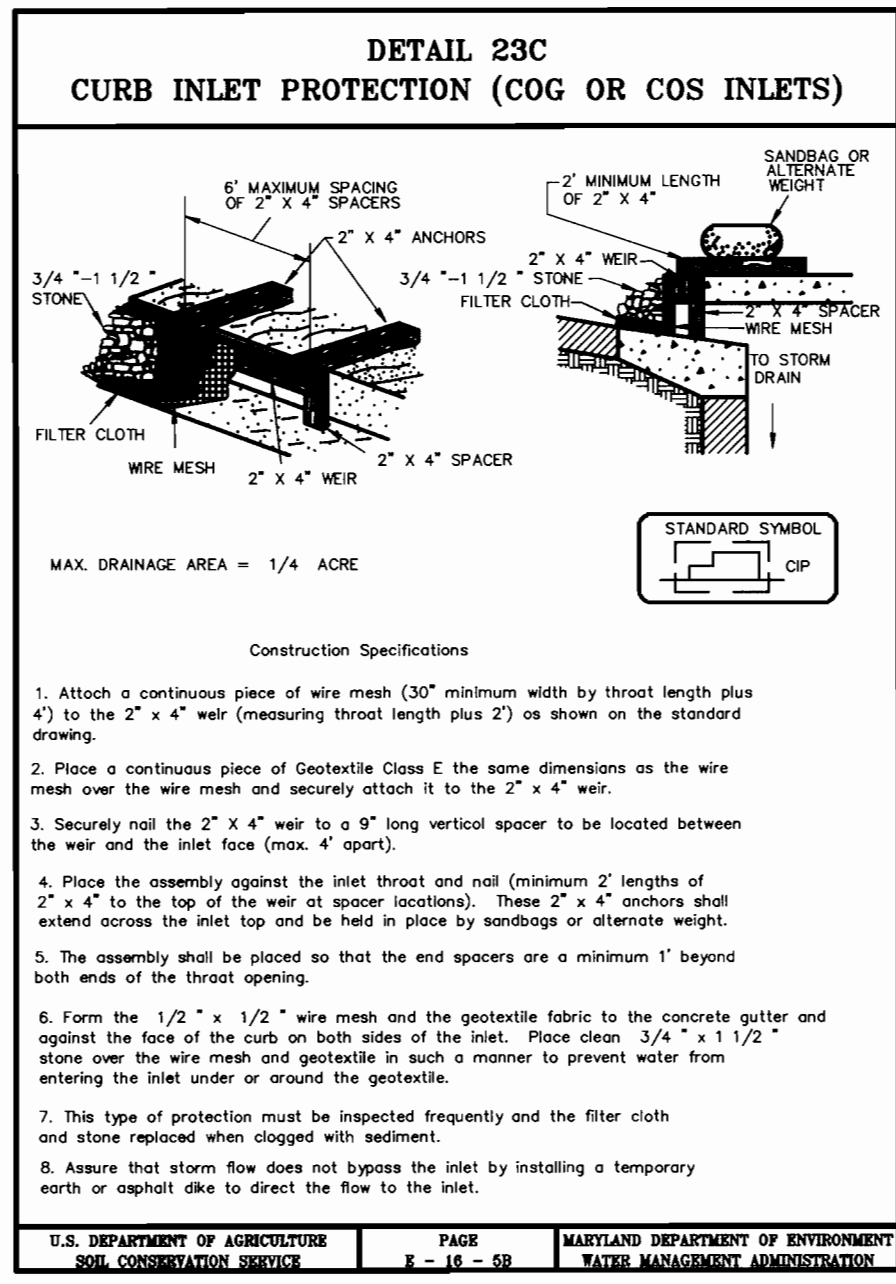
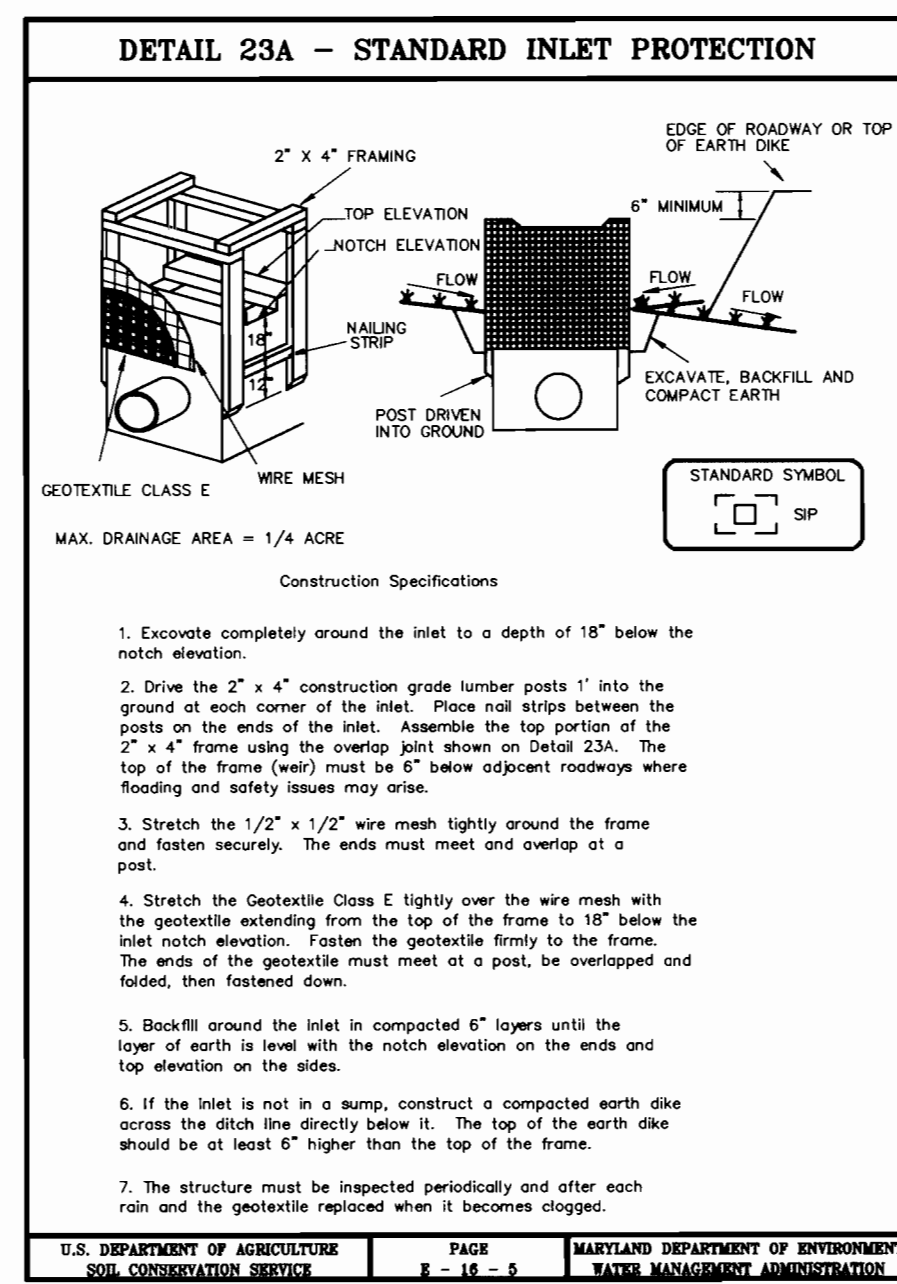
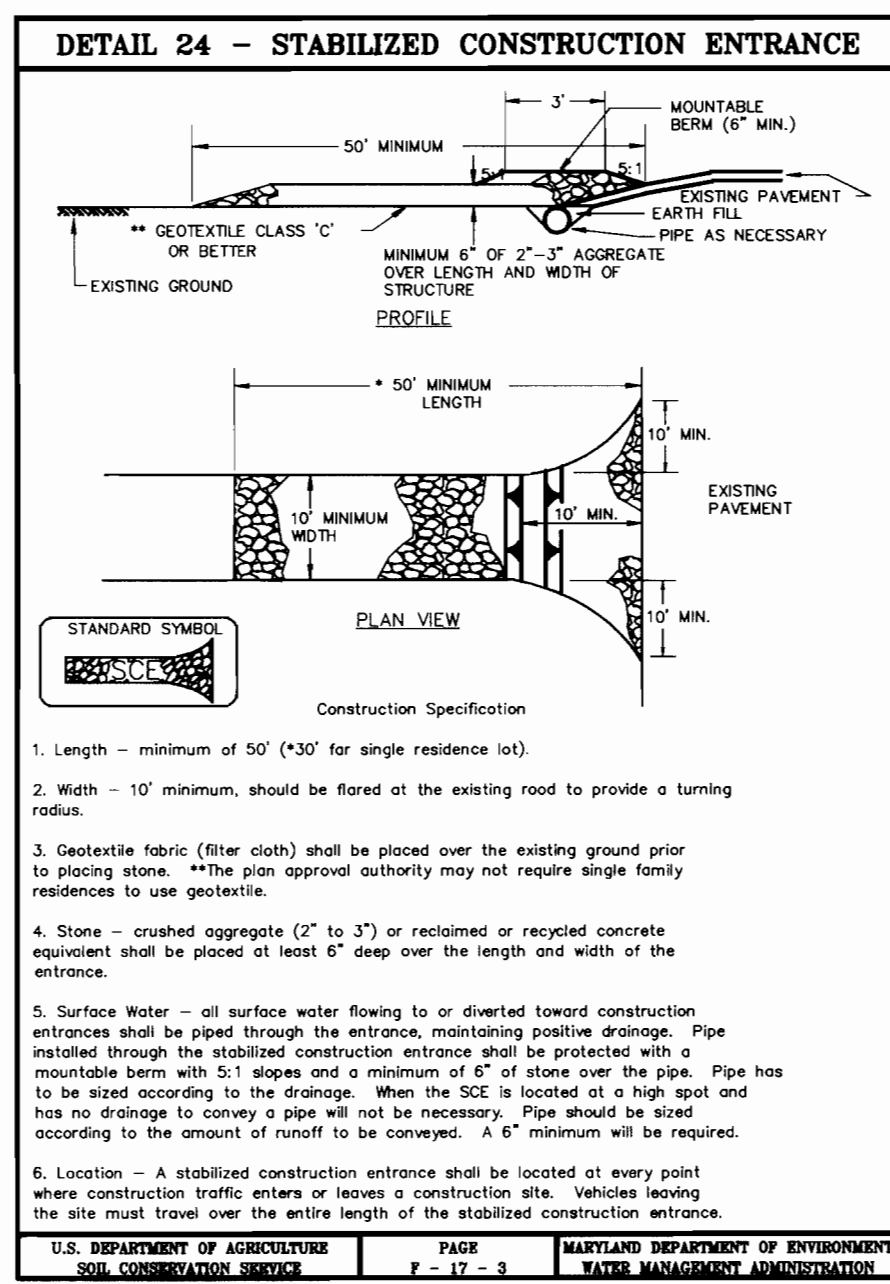
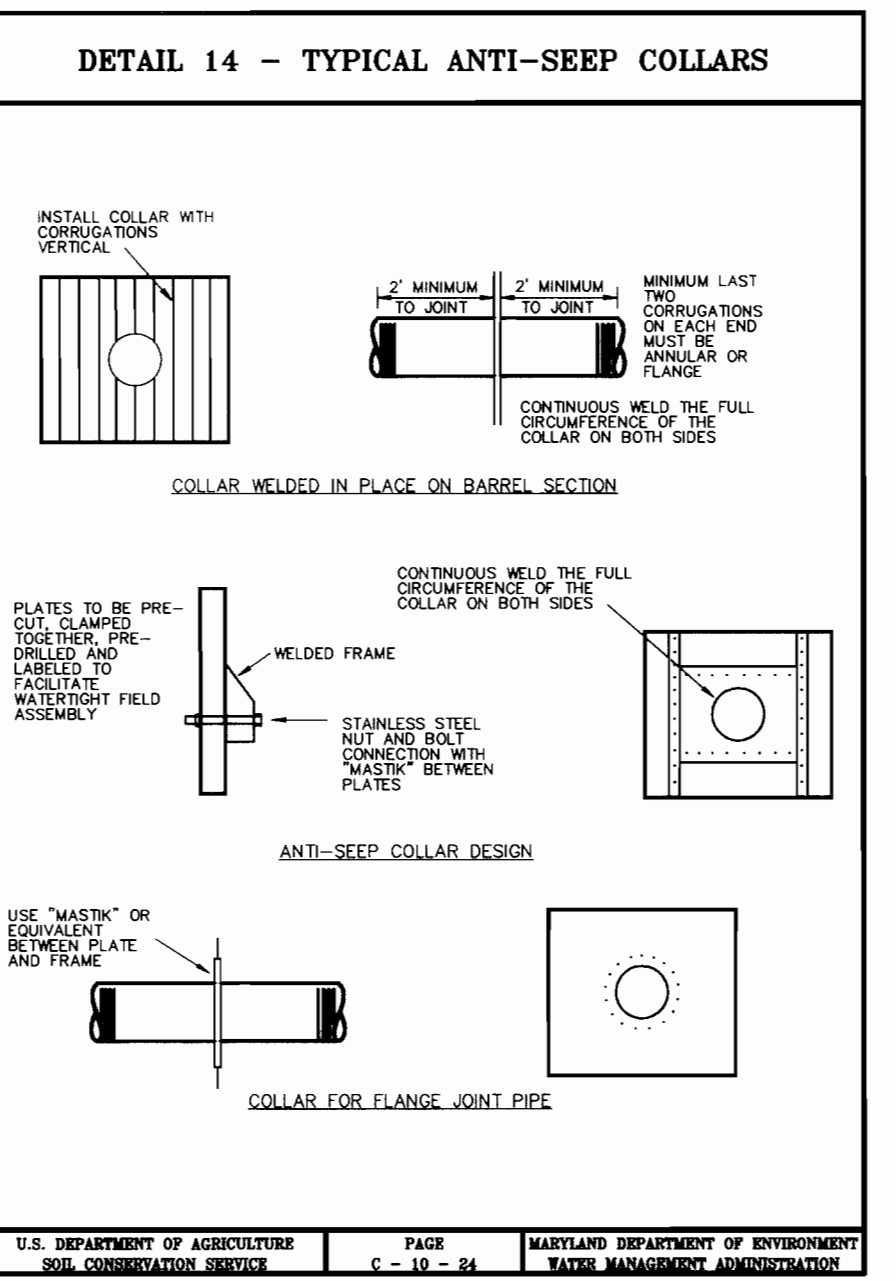
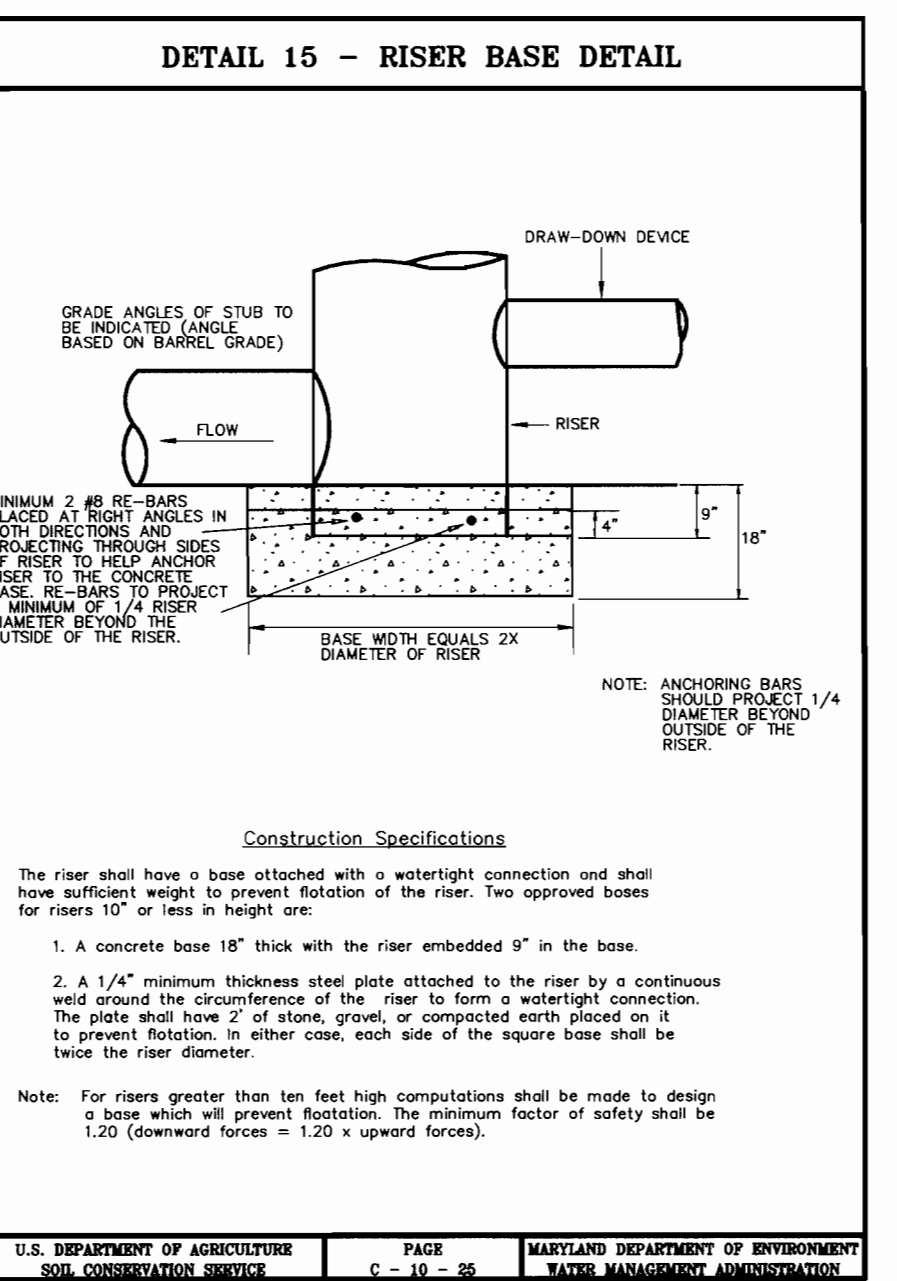
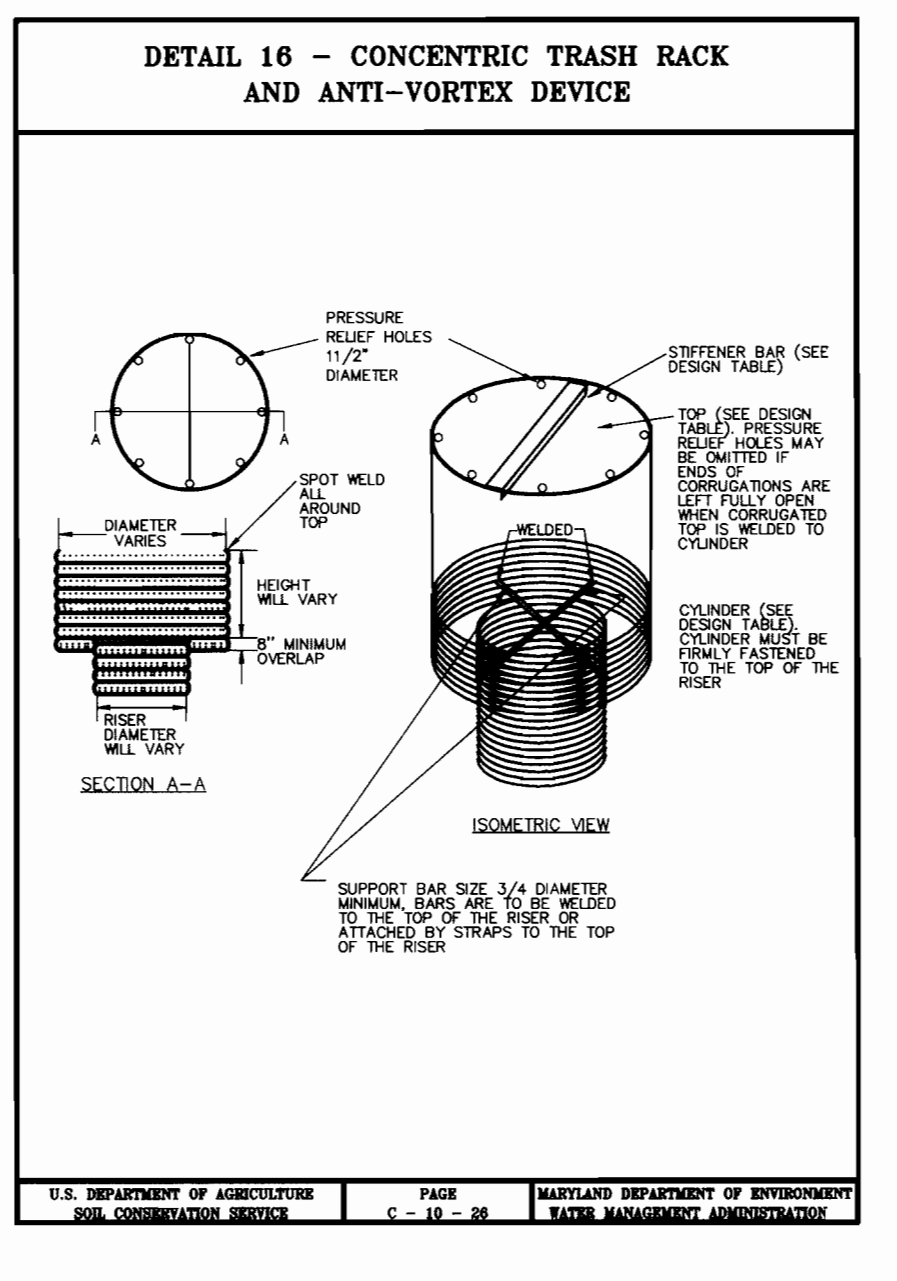
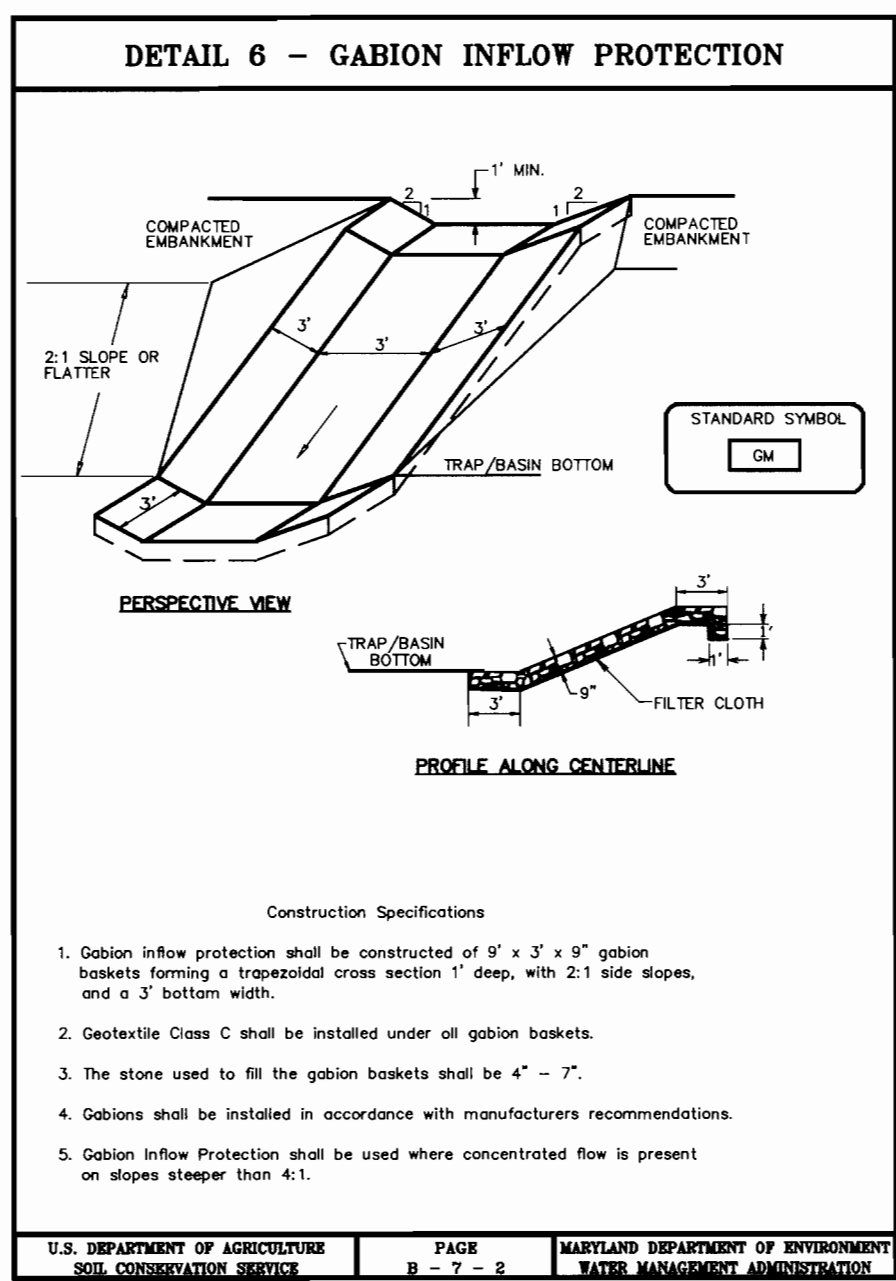
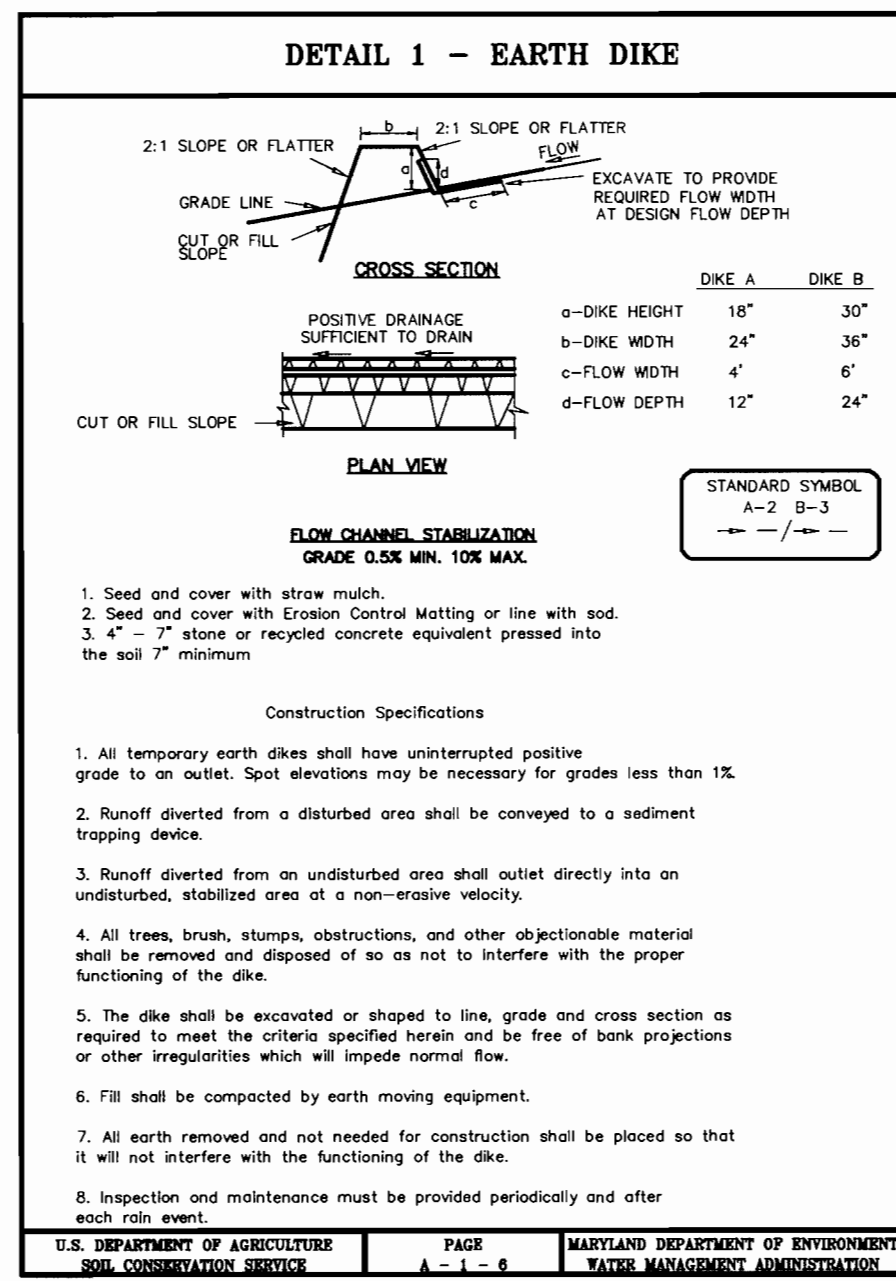
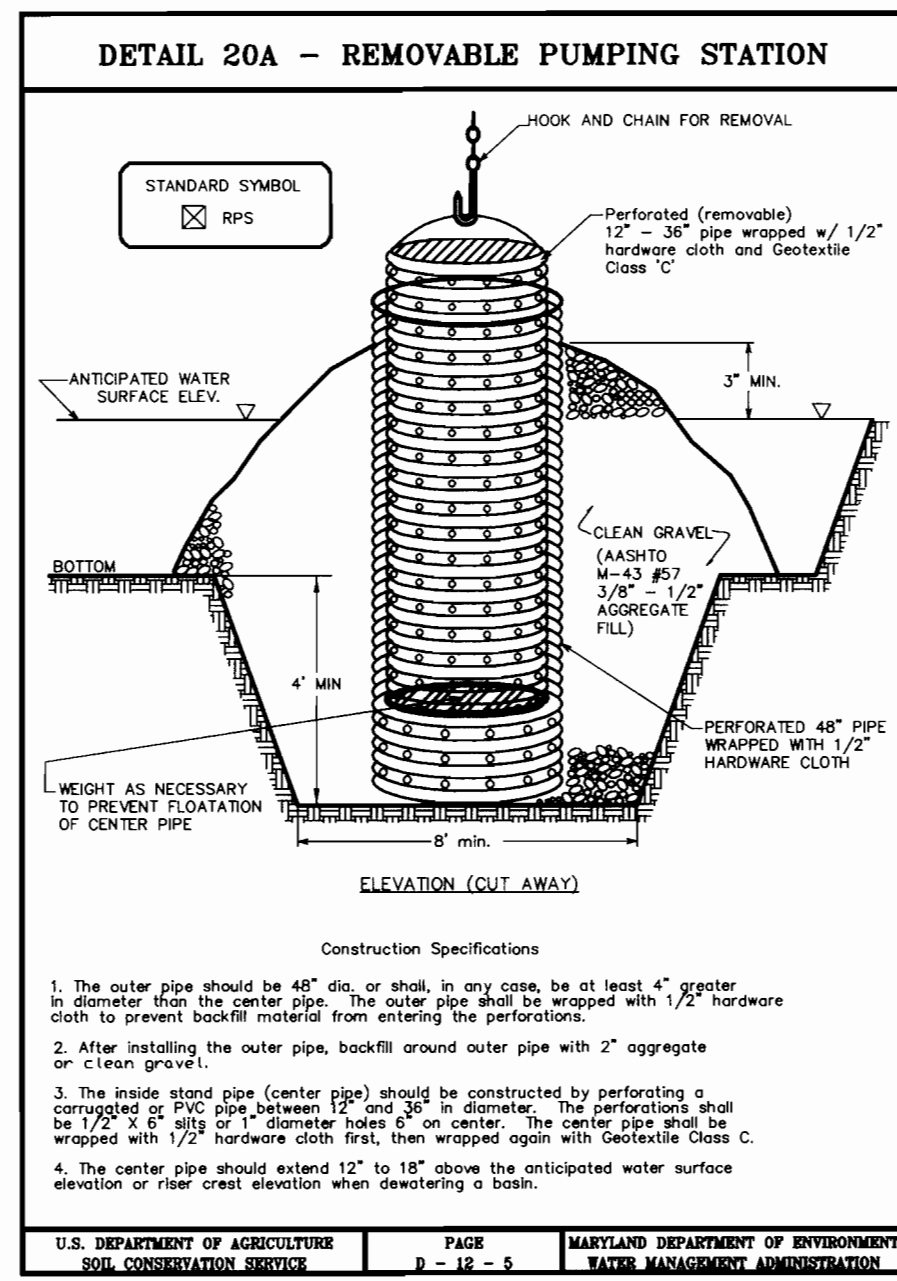
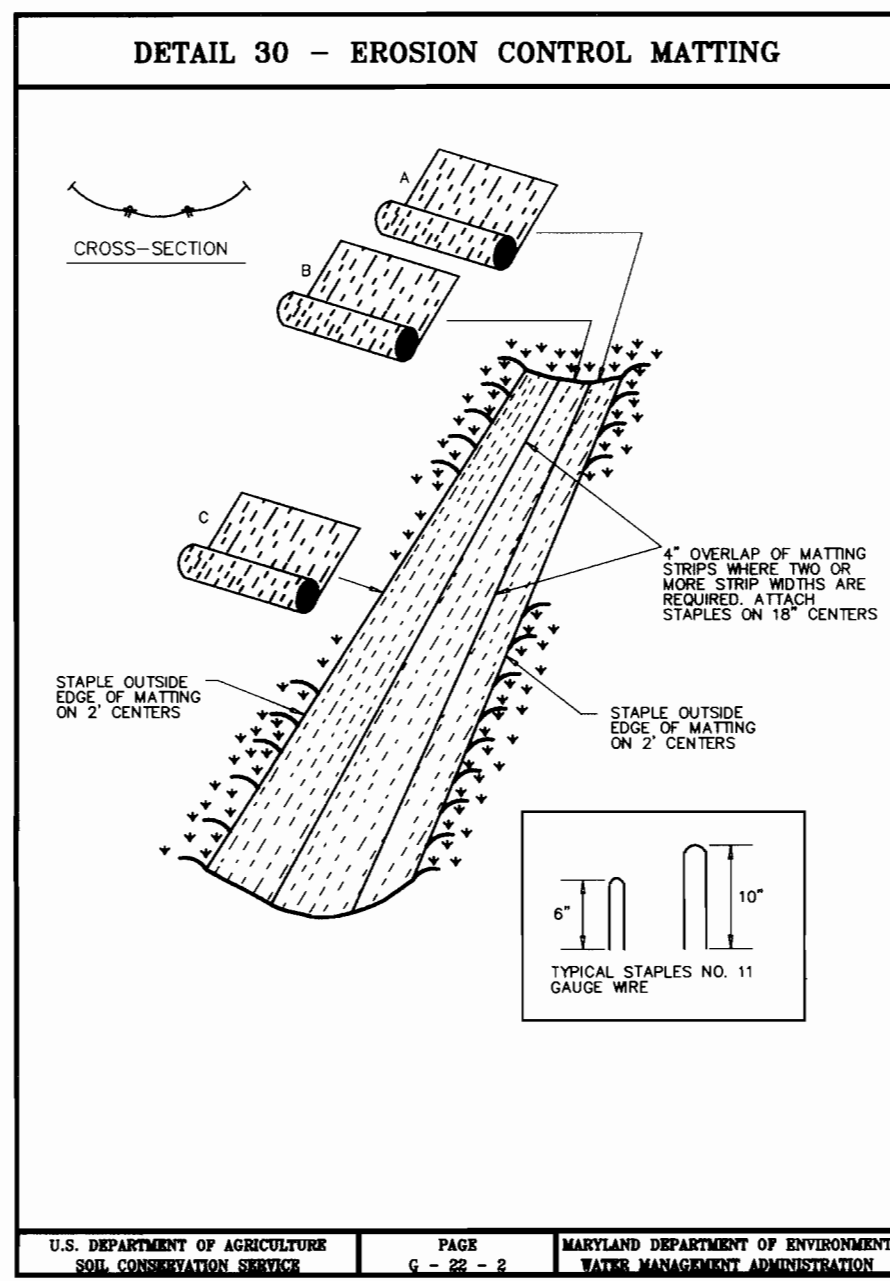
SCALE 1"=40'	ZONING NT-EC, IND	G. L. W. FILE No. 04065
DATE MAY/06	TAX MAP - GRID 37 - 19	SHEET 13 OF 18

Drawings\04065\SDP\SNE.dwg DES. DRN. CHK. DATE REVISION BY APPR.

ELECTION DISTRICT No. 6

P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)

HOWARD COUNTY, MARYLAND



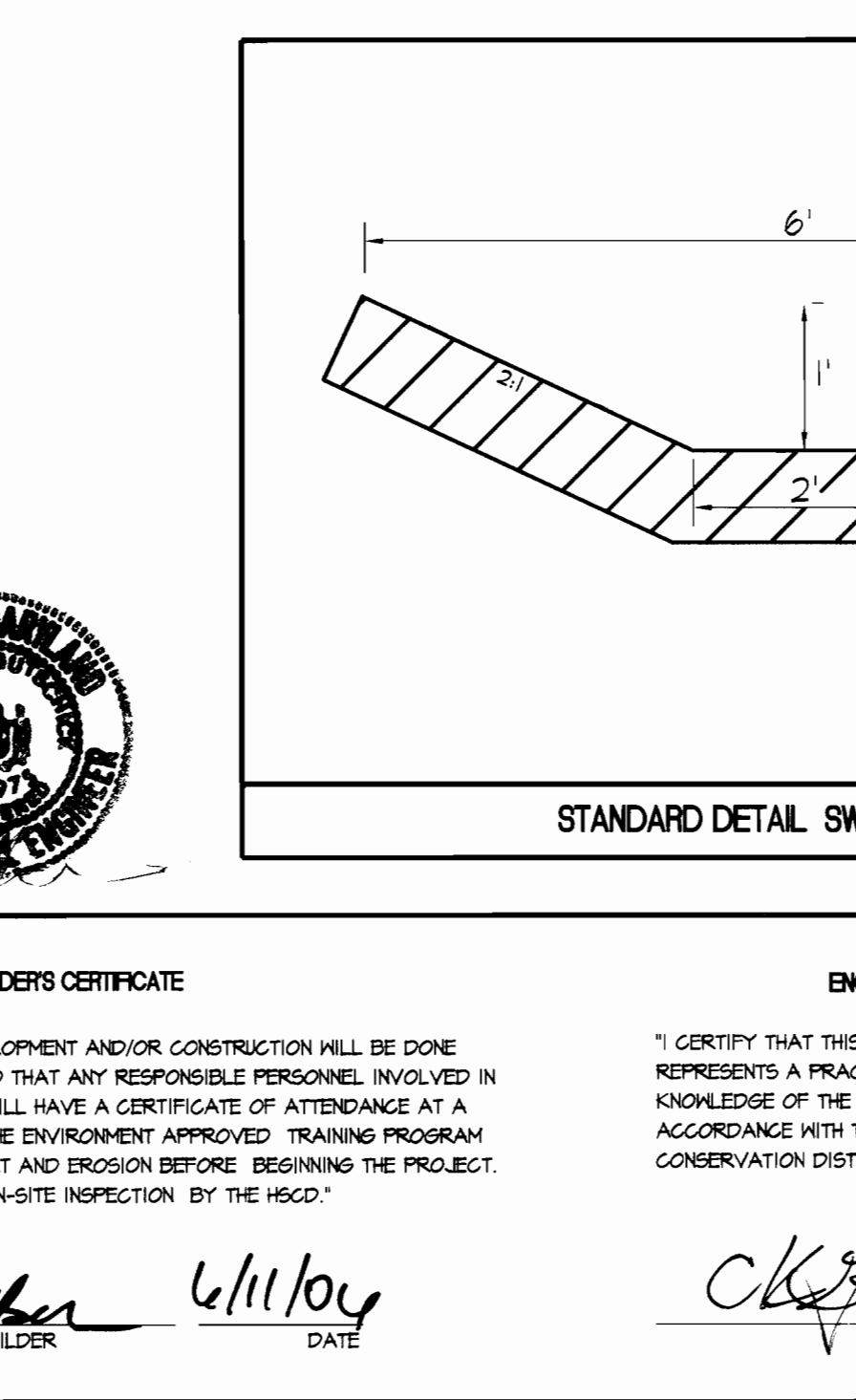
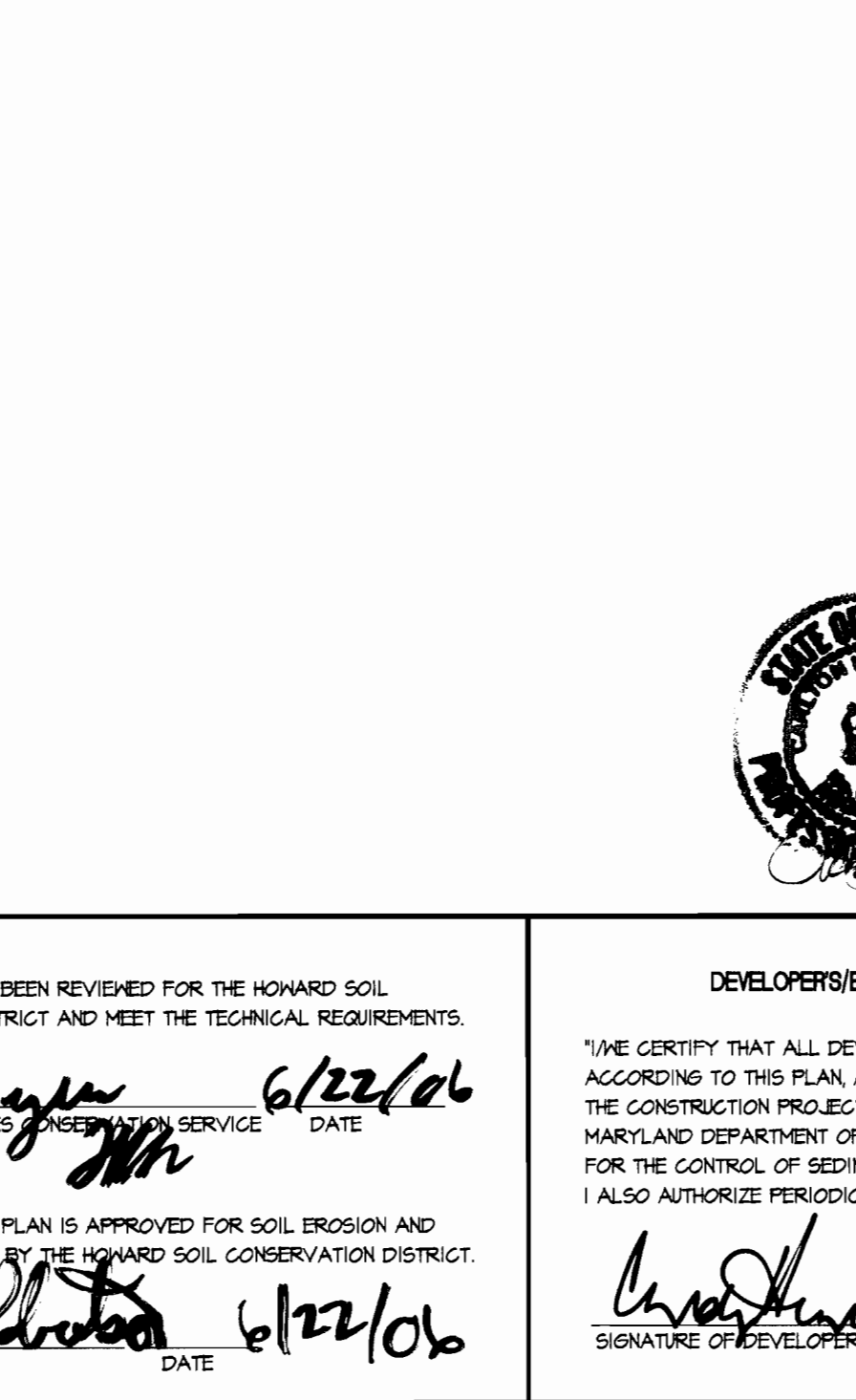
APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Mark A. Coyle Date: 6/24/06
Chief, Division of Land Development: Cindy Hamrick Date: 6/27/06
Chief, Development Engineering Division: [Signature] Date: 6/27/06

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

DEVELOPERS/BUILDERS 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 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 FEASIBLE 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.



OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

SEDIMENT CONTROL DETAILS
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION AREA 1
PARCEL A-2
P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)

SCALE	ZONING	G. L. W. FILE No.
AS-SHOWN	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	14 OF 18

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20686
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4186

DESIGNER: DES. BUM
CHECKER: CHK. MJT
DATE: [Blank]
REVISION: [Blank]

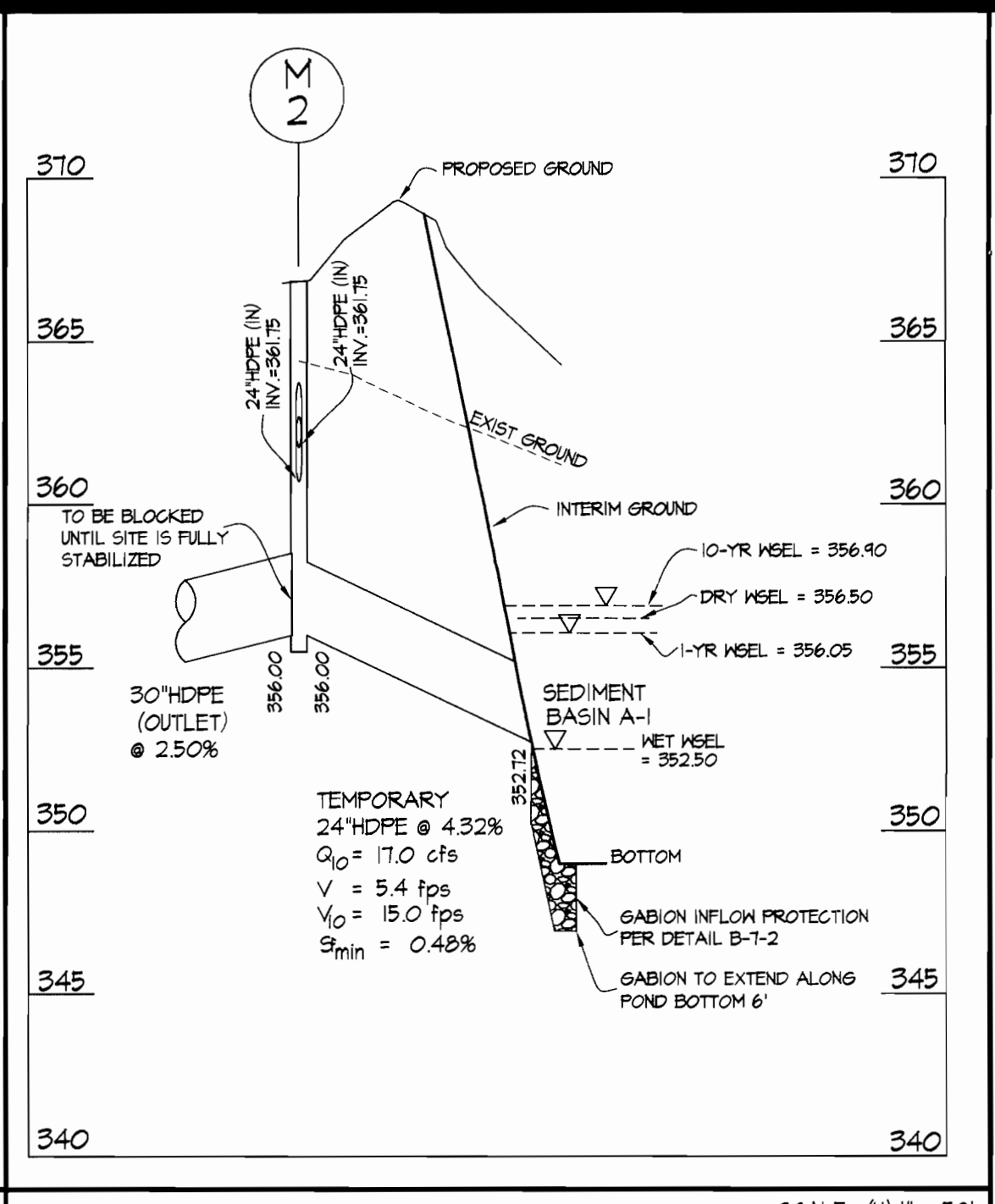
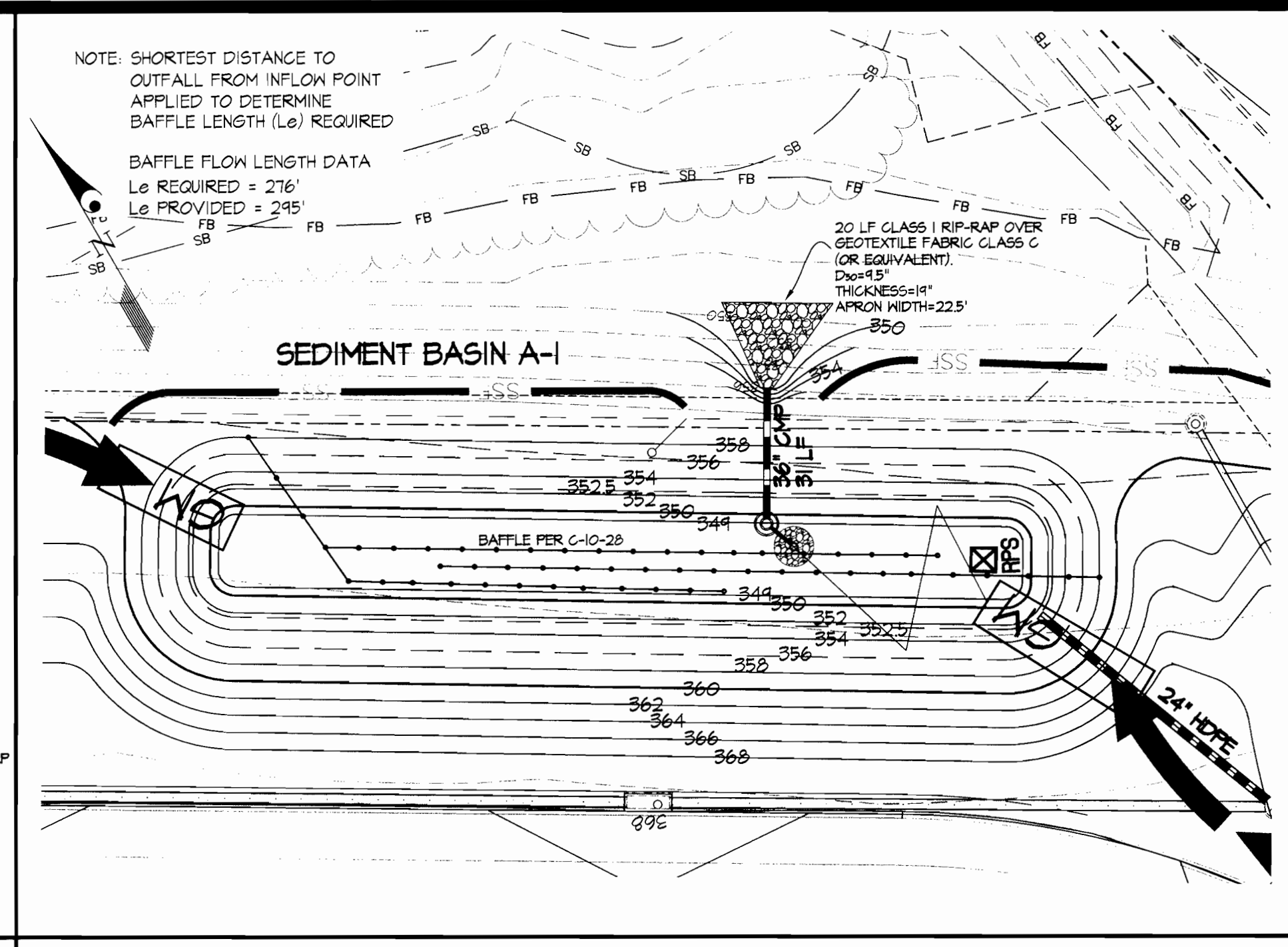
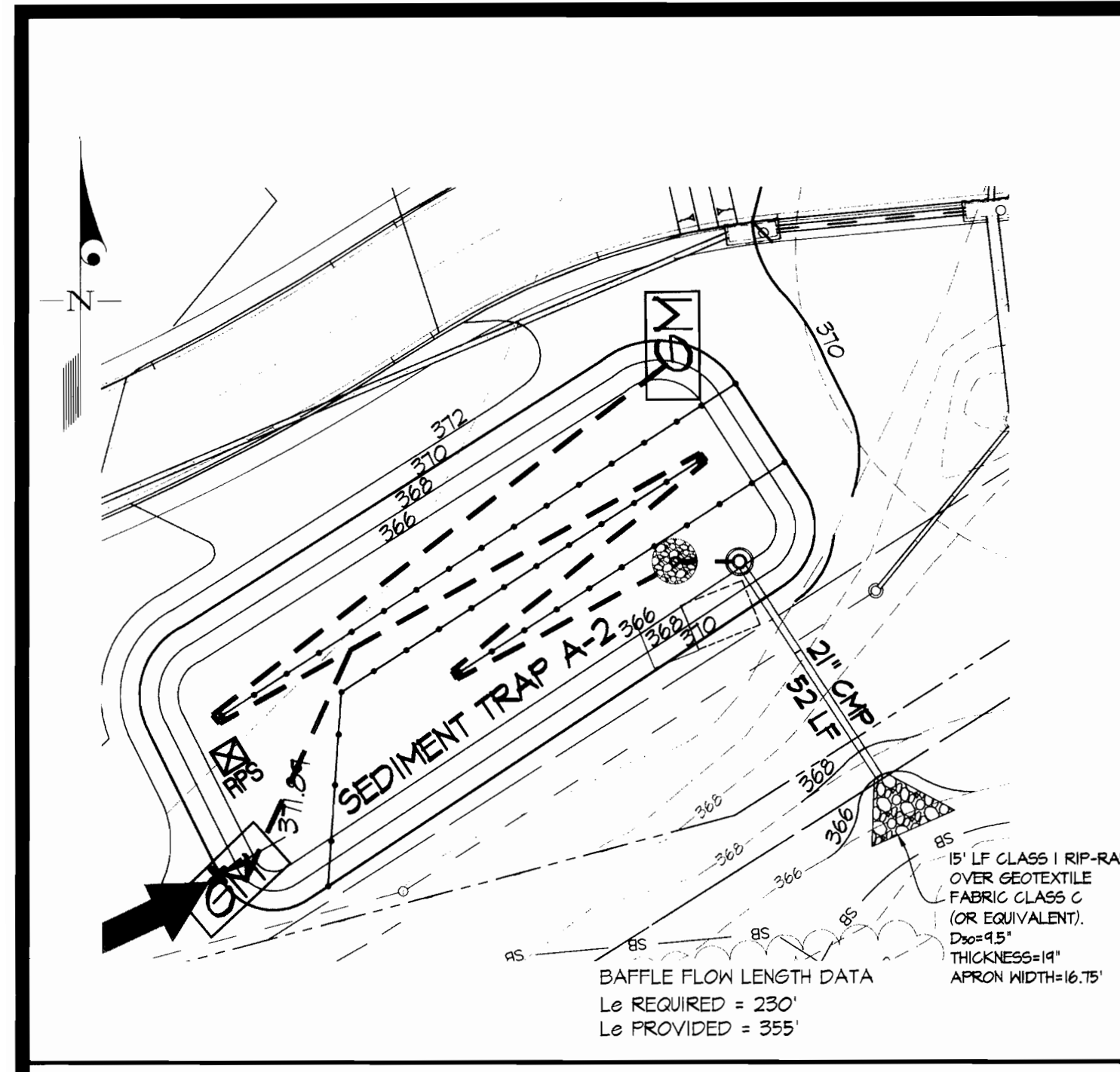
DATE: 6/22/06
DATE: 6/27/06
DATE: 6/27/06
DATE: 6/22/06

DATE: 6/11/06
DATE: 6-7-06

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SDP-05-148



STANDARD AND SPECIFICATIONS 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. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE 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 CONTINUOUS SUPPLY OF MOISTURE AND PLANT NUTRIENTS.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY 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 CONTAMINATING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GROUND, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. WHERE THE SUBSOIL 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 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

- PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
- ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
- TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
- NO SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILIZANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISPERSION OF PHOTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS PHOTOGRAPHY BY QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

B. GRADES ON THE AREAS TO BE TOPSOILED WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 1". 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.

D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS 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.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.

A. 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:

- 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.
- 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.
- COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
- COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

DEVELOPERS/BUILDERS 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 HESD."

ENGINEERS 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."

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEIVED VEGETATIVE COVER IS NEEDED

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

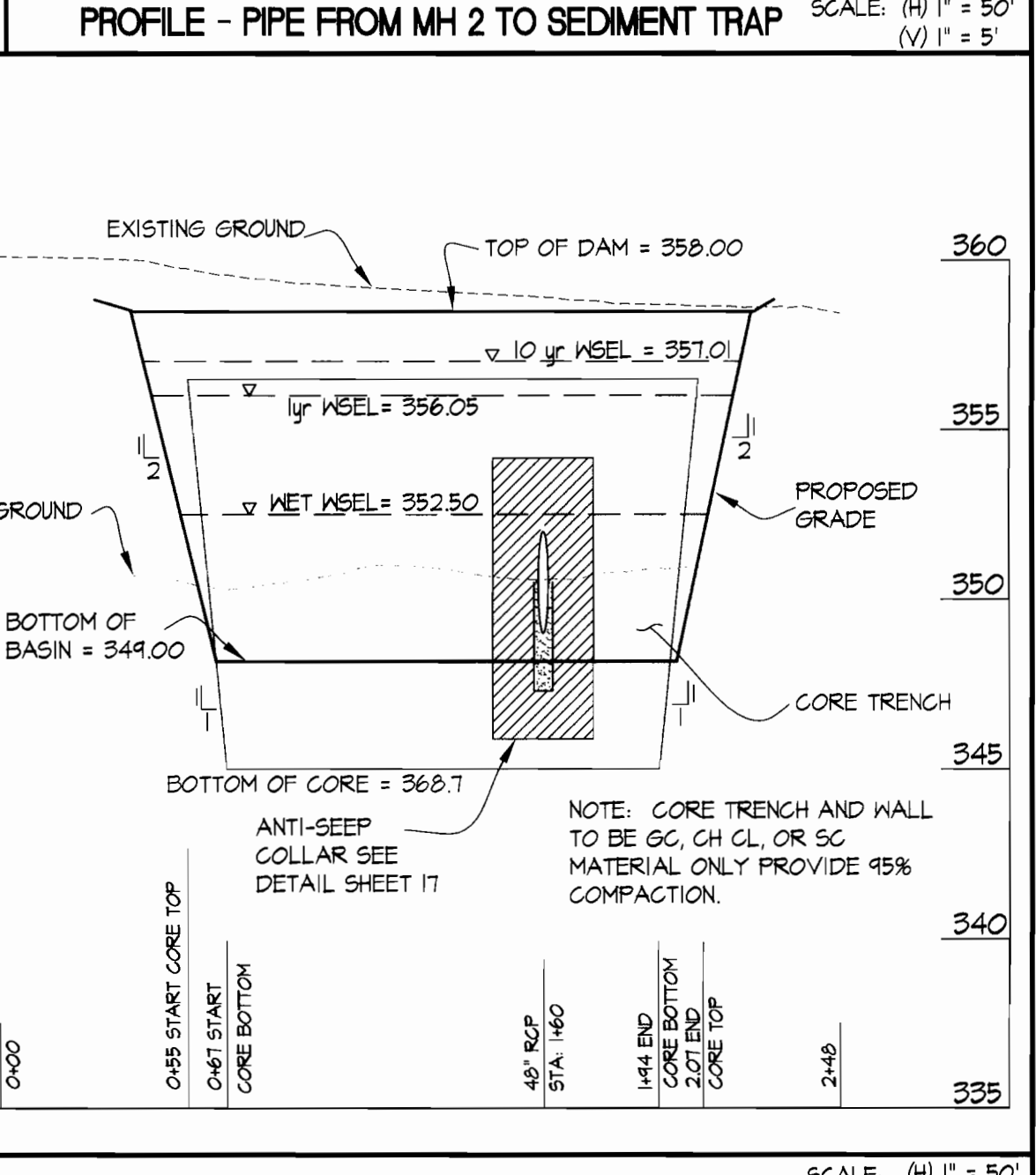
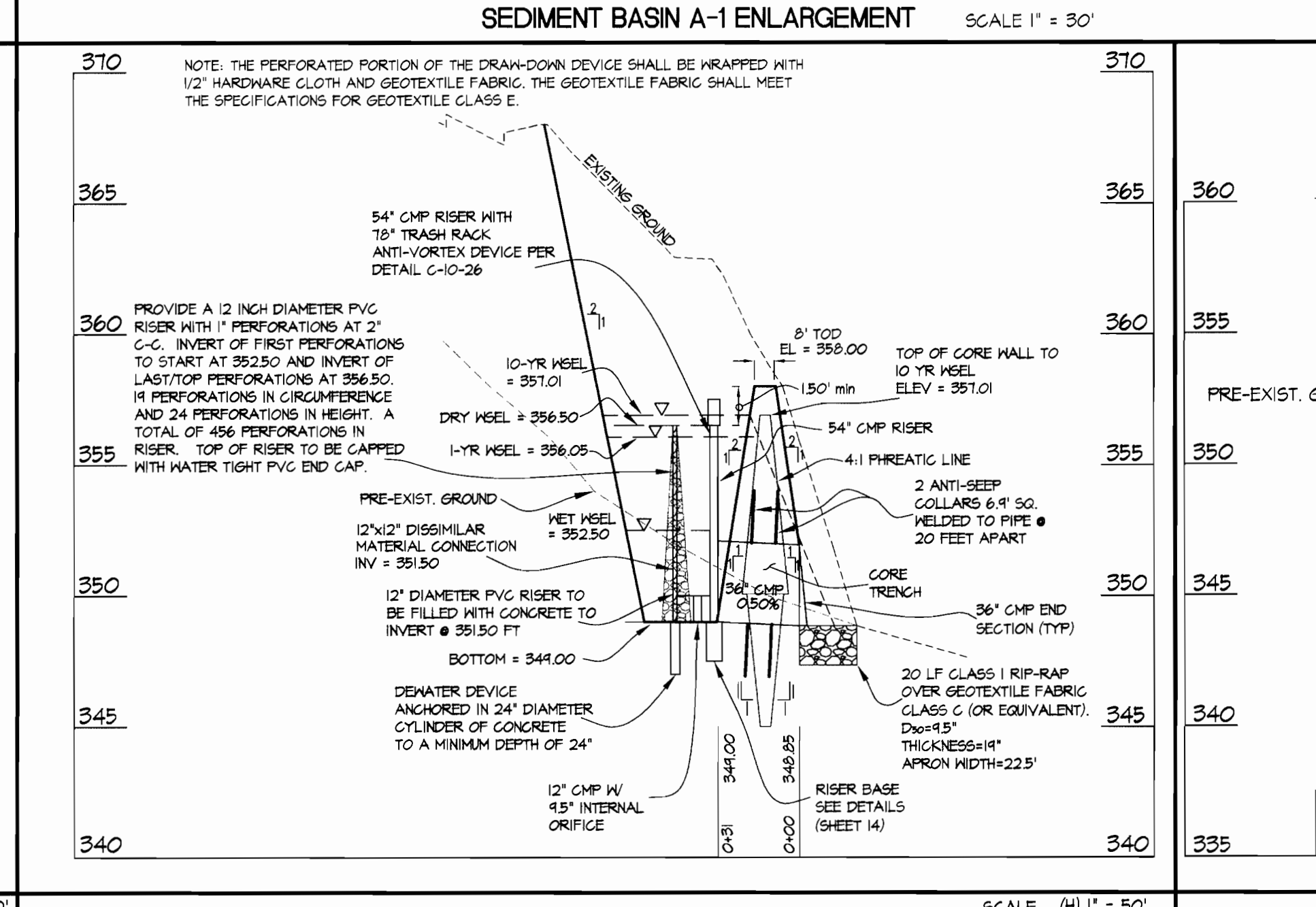
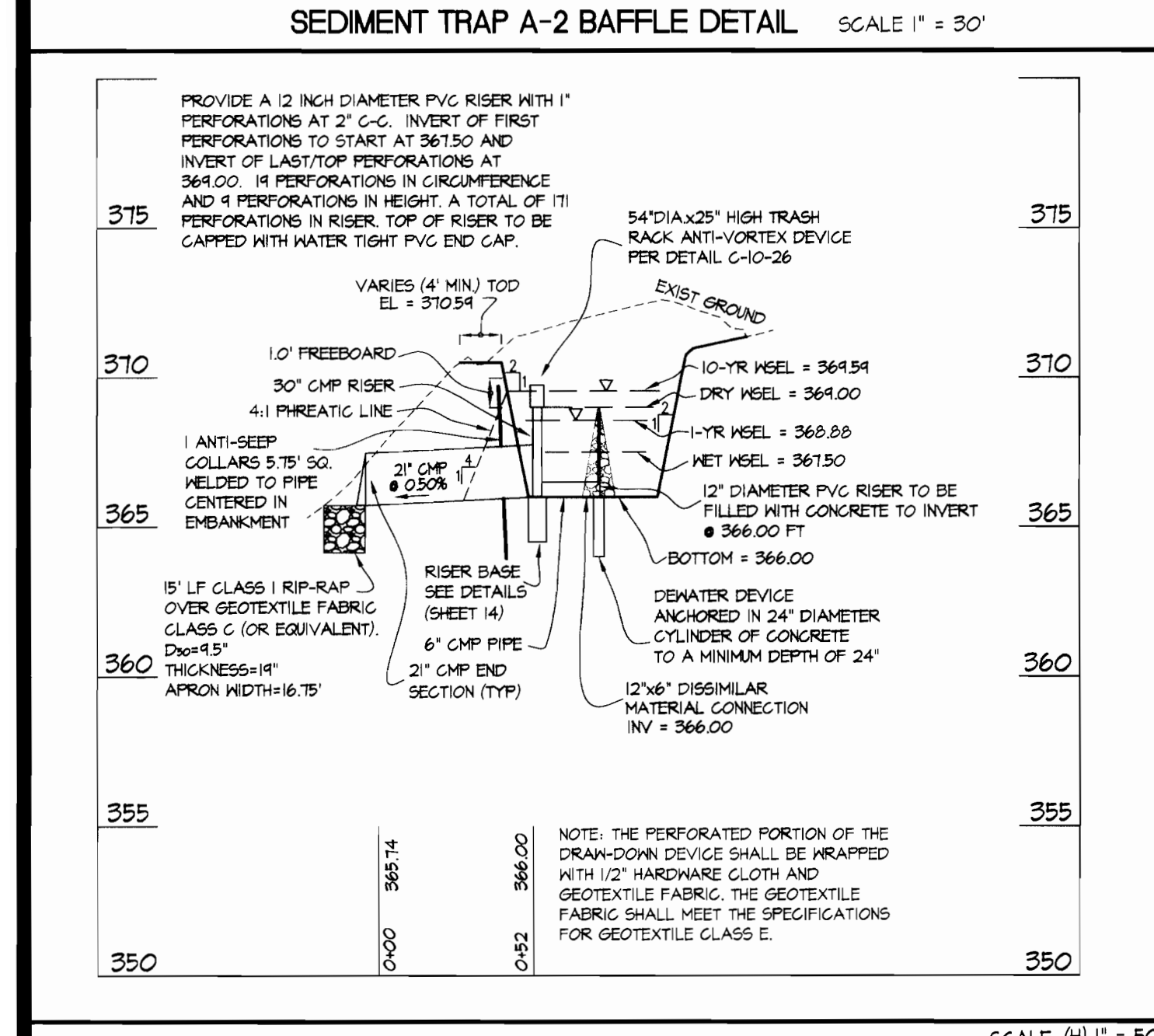
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING.
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (4 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING 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 500. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GALLONS PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/8 GALLONS PER ACRE (8 GALL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



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

Jim Nguyen 6/24/06
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Hamilton 6/24/06
HOWARD SCD DATE

APPROVED PLANNING BOARD
PLANNING BOARD

DATE 05/11/06

SEDIMENT TRAP A-2 DATA TABLE

PIPE OUTLET SEDIMENT TRAP

EXISTING DRAINAGE AREA : 2.75 AC (EX-3)
INTERIM DRAINAGE AREA : 2.75 AC (INT-3)

NET STORAGE VOL. REQUIRED : 0.11 AC-FT
NET STORAGE VOL. PROVIDED : 0.22 AC-FT
NET STORAGE VOL. DEFICIT : 0.11 AC-FT

DRY STORAGE REQUIRED : 0.11 AC-FT
DRY STORAGE PROVIDED : 0.25 AC-FT
DRY STORAGE DEFICIT : 0.14 AC-FT

EXISTING Q-TYR = 1.62 cfs
INTERIM Q-TYR = 0.99 cfs
SAFE BASIS Q-TYR PROVIDED Q10 = 4.91 cfs

10-YR MSEL = 369.54 FT
BOTTOM ELEVATION : 344.00
TOP OF EMBANKMENT : 310.54
OUTFALL : 52 LF 21" RCP @ 0.5%
RISER NEAR DIAMETER = 36" CMP
RISER NEAR CREST ELEVATION = 356.10
RISER TRASH RACK/ANTI-VORTEX: 70"

DEWATERING DEVICE = 12" PERFORATED PVC WITH 6" CMP BARREL
DEWATERING INVERT AT 12" RISER = 366.00
INVERT FIRST PERFORATION = 361.50

EMERGENCY SPILLWAY ELEV : NONE
CLEANOUT ELEVATION : 366.75
EMBANKMENT TOP WIDTH : 4'
SIDE SLOPES : 2:1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul L. LeGall 4/27/06
Director Date

Charles K. Krawiec 6/27/06
Chief, Division of Land Development Date

John J. Williams 6/27/06
Chief, Development Engineering Division Date

NOTE: THE PERFORATED PORTION OF THE DRAIN-DOWN DEVICE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE GEOTEXTILE FABRIC SHALL MEET THE SPECIFICATIONS FOR GEOTEXTILE CLASS E.

SEDIMENT BASIN A-1 DATA TABLE

SEDIMENT BASIN

EXISTING DRAINAGE AREA : 8.4 AC (EX-3)
INTERIM DRAINAGE AREA : 8.4 AC (INT-3)

NET STORAGE VOL. REQUIRED : 0.31 AC-FT
NET STORAGE VOL. PROVIDED : 0.30 AC-FT
NET STORAGE VOL. DEFICIT : 0.01 AC-FT

DRY STORAGE REQUIRED : 0.31 AC-FT
DRY STORAGE PROVIDED : 0.62 AC-FT
DRY STORAGE DEFICIT : 0.31 AC-FT

EXISTING Q-TYR = 4.44 cfs
INTERIM Q-TYR = 4.19 cfs
SAFE BASIS Q-TYR PROVIDED Q10 = 42.89 cfs

10-YR MSEL = 391.01 FT
BOTTOM ELEVATION : 344.00
TOP OF EMBANKMENT : 358.00
OUTFALL : 31 LF 36" RCP @ 0.5%
RISER NEAR DIAMETER = 54" CMP
RISER NEAR CREST ELEVATION : 356.10
RISER TRASH RACK/ANTI-VORTEX: 70"

DEWATERING DEVICE = 12" PERFORATED PVC WITH 12" CMP BARREL AND INTERNAL 4.5" ORIFICE
DEWATERING INVERT AT 12" RISER = 349.00
INVERT FIRST PERFORATION = 352.50

EMERGENCY SPILLWAY ELEV : NONE
CLEANOUT ELEVATION : 349.75
EMBANKMENT TOP WIDTH : 8'
SIDE SLOPES : 2:1

BASIN A1 INTERNAL ORIFICE DETAIL
N.T.S.

12" METAL PLATE WELDED TO INTERIOR OF PIPE WITH 4.5" ORIFICE DRILLED INTO IT.

DUST 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

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE COMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLOSE TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGN BLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOST WET. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARBERS - SOLD BOARD FENCES, SILT FENCES, BURLAR FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARBERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOST WET. MAY NEED RETREATMENT.

PERMANENT METHODS

- 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.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

DEVELOPERS/BUILDERS 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 HESD."

Charles Krawiec 4/11/06
SIGNATURE OF DEVELOPERS/BUILDERS DATE

ENGINEERS 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."

John J. Williams 6-7-06
DATE

GLW GUTSCHICK LITTLE & WEBER, PA.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

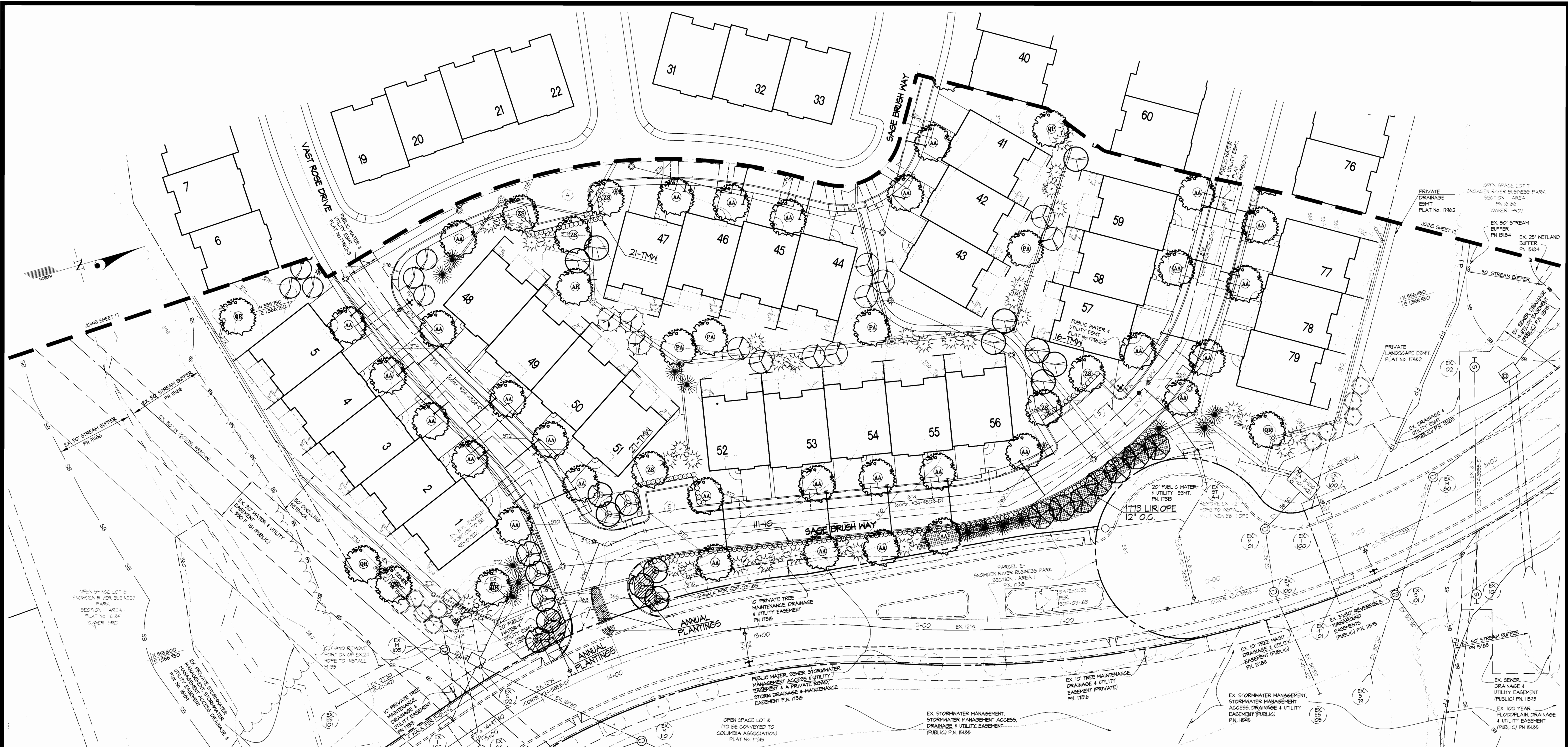
Drawings: 04065 \SDP \SNE - DET.dwg DES. BJM DRN. KIP CHK. MJT DATE REVISION BY APP'R.

OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

SEDIMENT CONTROL NOTES & DETAILS
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
ELECTION DISTRICT No. 6
P.N. 17315 (F-04190) AND 17961-17963 (F-06-124)

SCALE: AS SHOWN
ZONING: NT-EC, IND
G. L. W. FILE NO.: 04065
DATE: MAY/06
TAX MAP - GRID: 37 - 19
SHEET: 15 OF 18

SDP-05-148



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 6/22/06
 Chief, Division of Land Development: [Signature] Date: 6/27/06
 Chief, Development Engineering Division: [Signature] Date: 6/27/06

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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 NAME: Cindy Shuster DATE: 6-11-06

DRIED EARTH BOULEVARD
 (PER PLATS 11956 & 11315, THIS ROADWAY IS PUBLIC TO THE CUL-DE-SAC IN THE VICINITY OF STATION 12+64. BEYOND THE CUL-DE-SAC IT IS PRIVATE AS PARCEL E-1. THE WIDTH OF THE PUBLIC ROW IS VARIABLE PER PLAT 11956 & 11315. THE PAVEMENT WIDTH IS ALSO VARIABLE, BUT 30' IS THE MIN.)

STATE OF MARYLAND
 Michael D. Tran
 ARCHITECT
 933 LANDSCAPE

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES ON SHEET NO. SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE PLAN SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOILED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 18).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SH SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER AND UTILITY EASEMENT.
- REQUIRED PLANTING BY THE "SNOWDEN RIVER ACTIVE ADULT RESIDENTIAL COMMUNITY DESIGN CRITERIA" (pg. 11) FOR 11.0664 ACRES OF RESIDENTIAL DEVELOPMENT AT 25 SHADE TREES/D.U. = 1475 TREES (OR EQUIVALENT SUBSTITUTIONS).
 PLANTING PROVIDED:
 SHADE TREES 142
 ORNAMENTAL TREES 85 (E.S.T. = 43)
 EVERGREEN TREES 195 (E.S.T. = 43)
 SHRUBS PROVIDED 22 (E.S.T. = 22)
 TOTAL EQUIVALENT SHADE TREES (E.S.T.) PROVIDED = 300
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS, BERMS AND FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, BE REPLACED WITH NEW MATERIALS TO INSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND, WHEN NECESSARY, REPAIRED AND REPLACED.
- SCHEDULES 'A', 'B' AND 'C' ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PER SCHEDULES 'A', 'B' AND 'C' HAS BEEN POSTED AS PART OF THE DPZ DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,000.00 (SEE SHEET 18 FOR THE BREAK DOWN OF THIS AMOUNT). FOR THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2350.

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

DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APP'R.

OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

LANDSCAPE PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 ELECTION DISTRICT No. 6
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	16 OF 18

SNOWDEN RIVER PARKWAY
 (VARIABLE MINOR ARTERIAL R/W, 150' MIN)
 PLAT No. 9611
 MSHA R/W PLAT No. 41415
 VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THIS R/W



LEGEND

- EXISTING STREET TREE PER F-01-142
- PO (PROPOSED EVERGREEN TREE)
- IO (PROPOSED EVERGREEN TREE)
- PS (PROPOSED EVERGREEN TREE)
- PROPOSED SHRUB
- PROPOSED SHADE TREE
- MZ (PROPOSED ORNAMENTAL TREE)
- PIO (PROPOSED ORNAMENTAL TREE)
- BN (PROPOSED ORNAMENTAL TREE)
- CK (PROPOSED ORNAMENTAL TREE)
- CC (PROPOSED ORNAMENTAL TREE)
- PY (PROPOSED ORNAMENTAL TREE)

PLANT LIST

SYMBOL	QTY	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS	SYMBOL	QTY	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHADE TREES									
AA	91	ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE	2 1/2"-3" CAL	B&B	BN	19	BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH	2 - 2 1/2" CAL	B&B, TREE FORM W/ 4' MIN. CLEAR TRUNK
AR	4	ACER RUBRUM 'OCTOBER SUNSET' / OCTOBER SUNSET MAPLE	2 1/2"-3" CAL	B&B	CC	1	CERCIS CANADENSIS 'EASTERN REDBUD'	8"-10" HT.	B&B, TREE FORM W/ 4' MIN. CLEAR TRUNK
PA	10	PLATANUS X ACERIFOLIA 'LONDON PLANETREE'	2 1/2"-3" CAL	B&B	CK	10	CORNUS KOUSA / KOUSA DOGWOOD	2 - 2 1/2" CAL	B&B
GR	10	QUERCUS RUBRA 'NORTHERN RED OAK'	2 1/2"-3" CAL	B&B	MZ	11	MAIUS ZIM 'CALOCARPUS' / ZIM GRABAPPLE	2 - 2 1/2" CAL	B&B
GP	5	QUERCUS PALustris 'PIN OAK'	2 1/2"-3" CAL	B&B	PIO	21	PRUNUS X INCAMP 'OKAME' / OKAME CHERRY	2 - 2 1/2" CAL	B&B
GH	2	QUERCUS PHELLOS 'HILLOM OAK'	2 1/2"-3" CAL	B&B	PY	17	PRUNUS YEDOENSIS 'YOSHINO CHERRY'	2 - 2 1/2" CAL	B&B
ZS	14	ZELCOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELCOVA	2 1/2"-3" CAL	B&B	SHRUBS				
EVERGREEN TREES					IG	111	ILEX GLOMERATA 'SHAMROCK' / SHAMROCK INKBERRY	30" MIN. SPREAD	CONTAINERIZED
IO	40	ILEX OPACA 'AMERICAN HOLLY'	8"-10" HT.	B&B, INTACT LEADER	TB	110	TANUS X MEDIA 'WARDII' / WARD'S YEW	30" MIN. SPREAD	CONTAINERIZED
PO	91	PICEA AMORICA 'SERBIAN SPRUCE'	8"-10" HT.	B&B, INTACT LEADER					
PS	48	FINIS STROBUS 'EASTERN WHITE PINE'	8"-10" HT.	B&B, INTACT LEADER					

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Paul K. Vogel* Date 6/20/06
 Chief, Division of Land Development *Andy Harsh* Date 6/21/06
 Chief, Development Engineering Division *Mike...* Date 6/27/06

STATE OF MARYLAND
 Michael B. Tran
 933 LANDSCAPE ARCHITECTS

THIS PLAN IS FOR PLANTING PURPOSES ONLY!

GLWGUTSCHICK 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

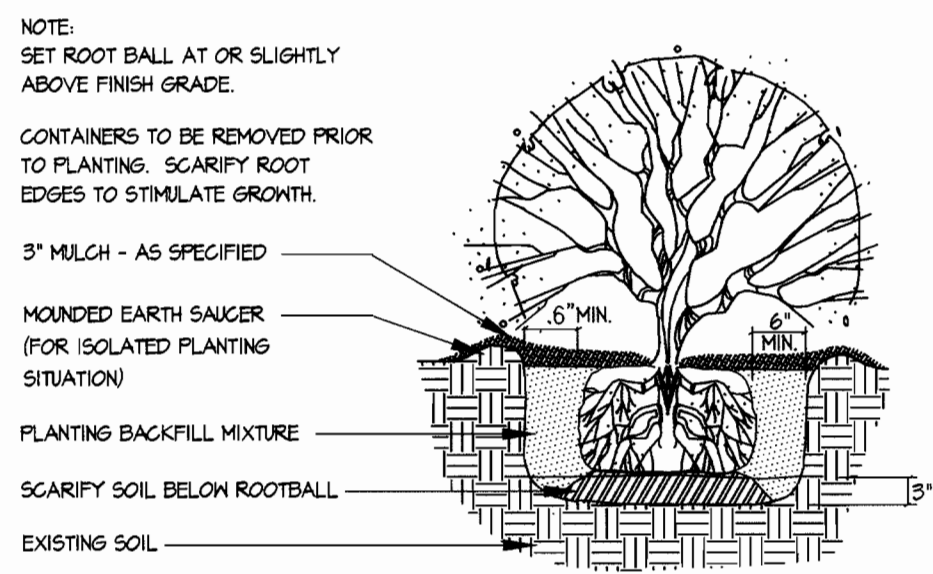
OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KUNKLE
 PH: (410) 997-5522

LANDSCAPE PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'

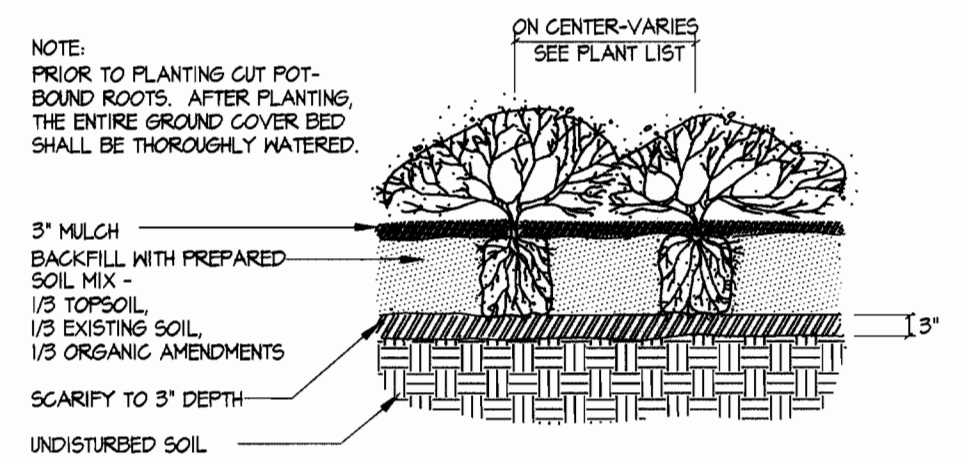
SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	17 OF 18



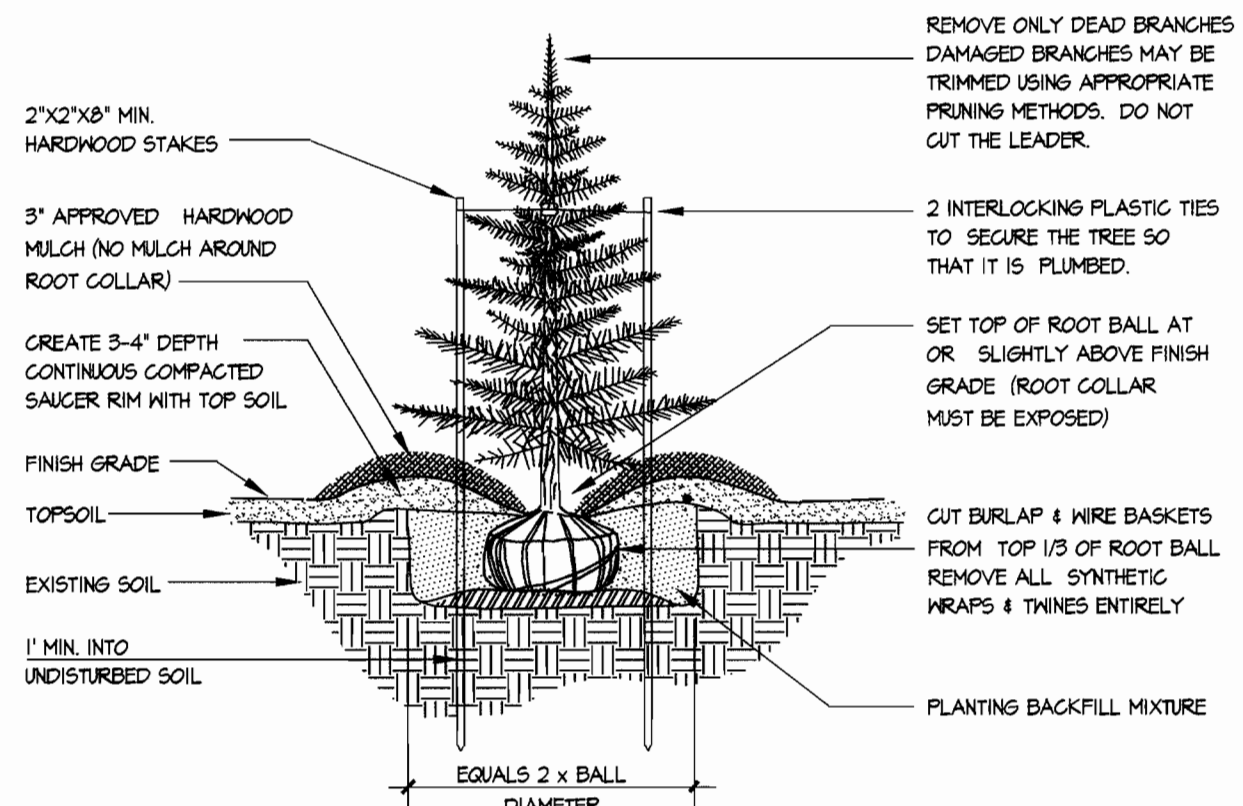
LANDSCAPE EDGE ANALYSIS SCALE: 1"=60'



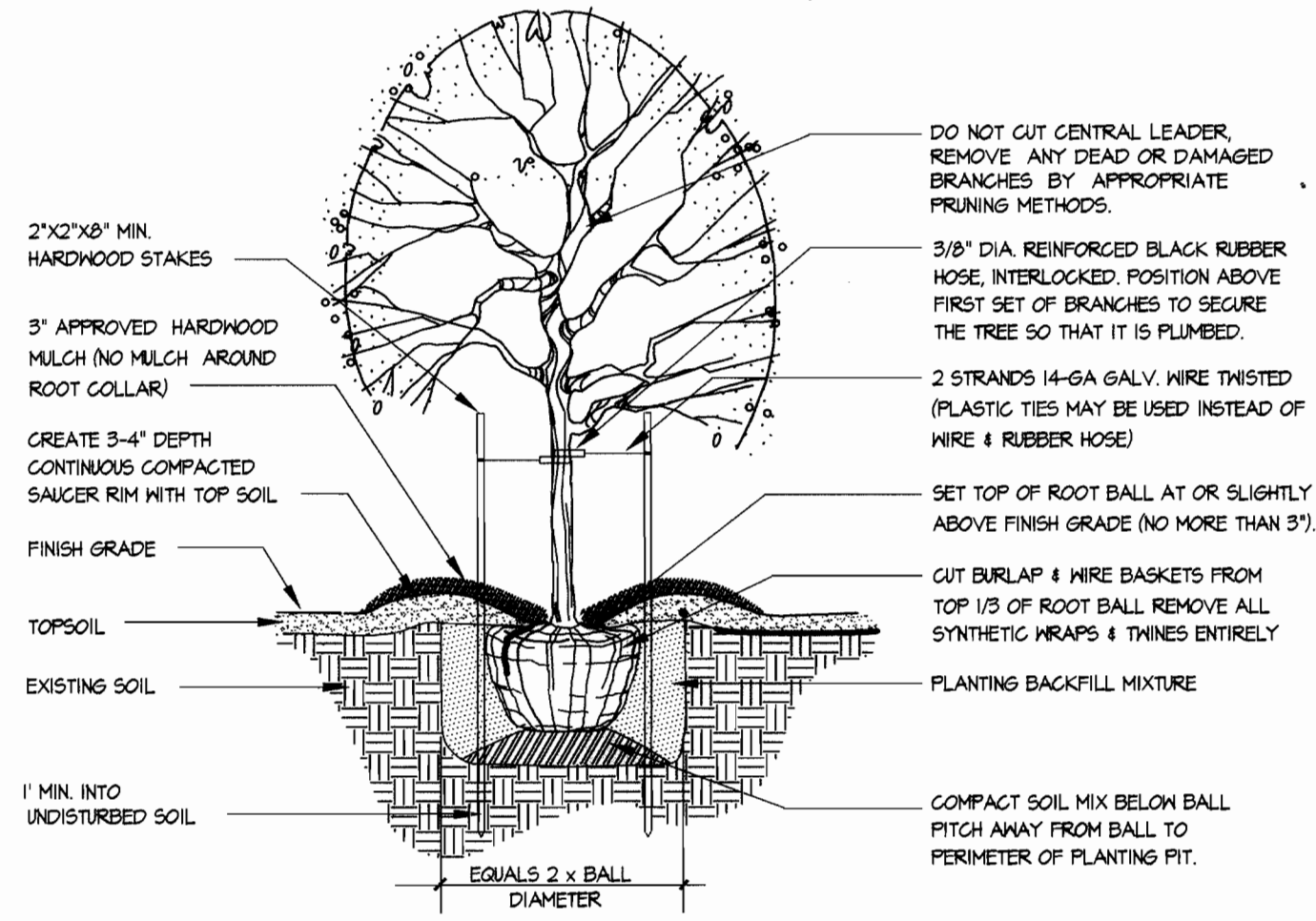
SHRUB PLANTING DETAIL NTS



GROUNDCOVER PLANTING DETAIL NTS



EVERGREEN TREE PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2\"/>

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

- A. PLANT MATERIALS**

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
- 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. 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 NURSERMEN (HERE, AFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-ED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
 - 3. PLANT MEASUREMENTS**

ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

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:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

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. EACH SPECIFIED PLANT SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.
 - 5. PLANT INSPECTION**

THE DESIGN REVIEW COMMITTEE 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.
- C. 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. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUVERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED FINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL, OVER THE ENTIRE AREA OF THE BED OR SAUCER.
- 6. PLANT INSPECTION AND ACCEPTANCE**

THE DESIGN REVIEW COMMITTEE 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 PLANTING MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

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.

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	51 COMMON SURFACE SPACES
NUMBER OF SHADE TREES REQUIRED (1 PER 10 RES. SPACES)	6
NUMBER OF TREES PROVIDED	OVER 6
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0

SCHEDULE-C: RESIDENTIAL INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	74
NUMBER OF TREES REQUIRED (1 PER SFA DU, 1 PER 3 APTS DU)	74
NUMBER OF TREES PROVIDED	OVER 76
SHADE TREES	OVER 76
OTHER TREES (2:1 SUBSTITUTION)	N/A

REQUIRED LANDSCAPE SURETY

PLANT TYPE	SCHEDULES			TOTAL OF EACH PLANT TYPE	SURETY PLANT REQUIRED	TOTAL SURETY FOR EACH PLANT TYPE
	A	B	C			
SHADE TREES	44	6	74	134	\$300.00	\$40,200.00
EVERGREEN TREES	52	0	0	52	\$150.00	\$7,800.00
SHRUBS	100	0	0	100	\$30.00	\$3,000.00
TOTAL SURETY REQUIRED						\$51,000.00

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

PERIMETER No.	1 (SNOWDEN RIVER PKWY.)			2 (DRIED EARTH BLVD.)			5 **			
	INTERNAL PERIMETER	PARKING	SFA (side)	INTERNAL PERIMETER	PARKING	SFA (side)	SFA (side) OF INTL LOTS ADJ. TO ROADWAY	INTERNAL PERIMETER	PARKING	SFA (side)
USE SITUATION										
LANDSCAPE TYPE	N/A	E	C	N/A	E	C	C			
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		500'	310'		400'	142'	**560'			
CREDIT FOR EXISTING VEGETATION		NO	NO		NO	NO	NO			
CREDIT FOR WALL, FENCE OR BERM		BERM GREATER THAN 3' HIGH				NO	NO			NO
NUMBER OF PLANTS REQUIRED		13	8		10	4	14			
SHADE TREES		0	16		0	8	28			
EVERGREEN TREES		0	0		100	0	0			
SHRUBS		0	0		0	0	0			
NUMBER OF PLANTS PROVIDED		7	OVER 8		4	OVER 4	12			
SHADE TREES		27*	OVER 16		16*	OVER 8	28			
EVERGREEN TREES		5*	0		1	0	3 *(ORN)			
OTHER TREES (@ 2:1 substitution)		0	0		11	0	41*			
SHRUBS (10:1 substitution)		0	0		0	0	0			

** THE TOTAL LENGTH OF PERIMETER 5 IS COMPRISED OF THE SIDE LENGTHS OF UNITS 15, 19, 22, 26, 31, 33, 48, 64 & 68 THAT ARE ORIENTED TOWARD THE INTERNAL PRIVATE ROADWAY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph A. Long 4/26/06
Director

Christy K. Harbort 6/27/06
Chief, Division of Land Development

Michael J. ... 6/27/06
Chief, Development Engineering Division

STATE OF MARYLAND
Michael B. Tran
938 LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 05/10/06

BUFFER TYPE	A	B	C	D	E
SHADE TREE/L.F.	1:60	1:50	1:40	1:60	1:40
EVERGREEN TREE/L.F.	0	1:40	1:20	1:10	0
SHRUB/L.F.	0	0	0	0	1:4

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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. MBT	DRN. KLP	CHK.	DATE	REVISION	BY	APPR.

OWNER & PREPARED FOR:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: RICK KUNKLE
PH: (410) 997-5522

LANDSCAPE NOTES AND DETAILS

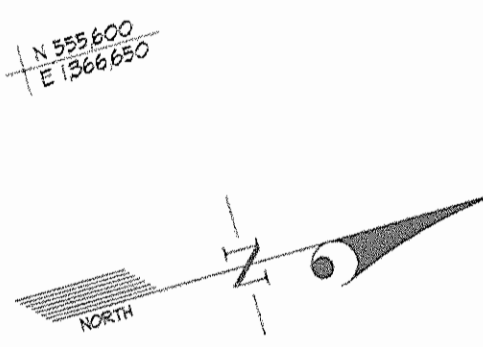
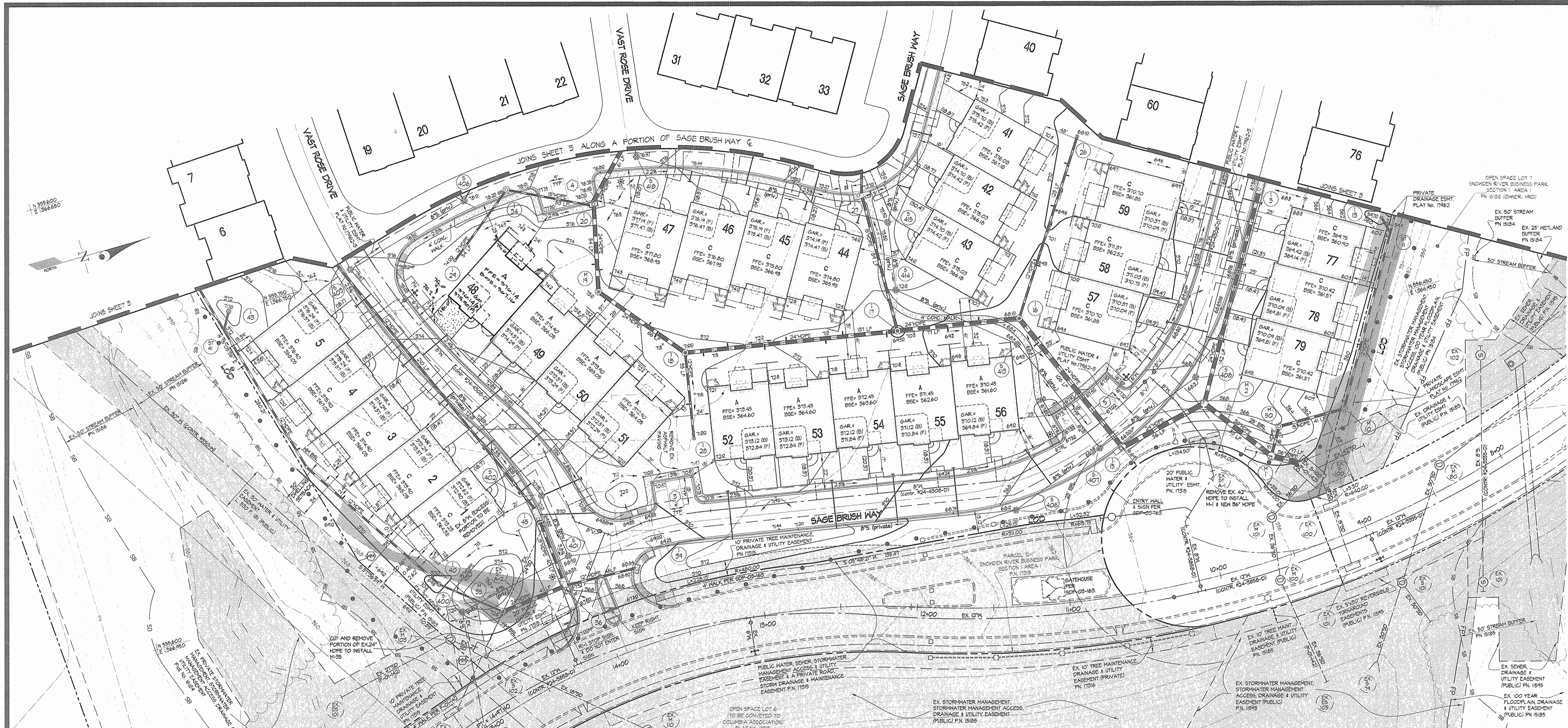
SNOWDEN RIVER BUSINESS PARK
AGE RESTRICTED ADULT HOUSING
SECTION 1 AREA 1
PARCEL 'A-2'
P.N. 17315 (P-04-190) and 17961-17963 (P-06-124)

SCALE: AS SHOWN
ZONING: NT-EC, IND
G. L. W. FILE No. 04065

DATE: MAY/06
TAX MAP - GRID: 37 - 19
SHEET: 18 OF 18

ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT-EC, IND	04065
DATE	TAX MAP - GRID	SHEET
MAY/06	37 - 19	18 OF 18



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 05/11/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 6/26/06
 Chief, Division of Land Development: [Signature] Date: 6/27/06
 Chief, Development Engineering Division: [Signature] Date: 6/27/06

DIED EARTH BOULEVARD
 FROM PLATS 1859 & 1718. THIS ROADWAY IS PUBLIC TO THE CAL-D-R-AG IN THE VICINITY OF STATION 10+64. BEYOND THE CAL-D-R-AG IT IS PRIVATE AS PARCELS 15-17. THE WIDTH OF THE PUBLIC ROW IS VARIABLE PER PLAT 1859 & 1718. THE PARALLEL WIDTH IS ALSO VARIABLE, BUT 30' IS THE MIN.



TRANSMISSION WATER MAIN

NO DIGGING PLANTING EXCAVATION DISTURBANCE

GENERAL NOTES:

- SIGNS SHALL MEET DESIGN STANDARDS OF THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET.
- ONE SIGN IS REQUIRED PER 100 FEET ALONG THE EASEMENT AS SHOWN ON SITE PLAN SIGN LOCATIONS INDICATED THIS (M) BEHIND UNIT #1.
- SIGNS SHALL BE POLE MOUNTED WITH HOT DIP GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 5' ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
- SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
- COLORS: LEGEND AND BORDER - BLACK BACKGROUND - WHITE (NON-REFLECTORIZED)

- NOTES:**
- FOR EACH UNIT, OPTIONAL BUILDING FEATURES (SUCH AS SUNROOM, EXTENSIONS, ETC.) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - FOR CURB TYPE PAVING DELINEATION, DRIVE WAY WIDTH & CENTER LINE GEOMETRY INFORMATION SEE SHEET #5.
 - UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC, SVPTS, CORNERS AND TERMINUSES.
 - ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - ALL ON-SITE STORM SYSTEMS ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 24" FIRE HYDRANTS AND M&G THAT ARE WITHIN THE PUBLIC WATER & UTILITY EASEMENT.
 - FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER LINE, SEE DPW CONTRACT NO. 24-3958-D AND NO. 24-4908-D. THE PRIVATE PORTION OF ALL M&G ARE 1" UNLESS NOTED OTHERWISE. ALL WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
 - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 - ALL CURB RADII ARE 5' (FACE OF CURB & FLOW LINE) UNLESS NOTED OTHERWISE.
 - VEHICULAR ACCESS TO PARCEL A-2 FROM DIED EARTH BLVD. IS RESTRICTED TO THE PROPOSED LOCATION SHOWN IN THE VICINITY OF STATION 14+00. VEHICULAR ACCESS TO SNOWDEN RIVER FRONT, FROM PARCEL A-2 IS COMPLETELY RESTRICTED.
 - THE REAR ROOF DRAIN DOWN SPOUTS FOR UNITS 1-27, 31-38 AND 44-74 SHALL BE FIRED TO THE ROOF DRAIN STUBS IN THE STORM SYSTEM LOCATED BEHIND THESE UNITS. ALL OTHER DOWN SPOUTS MAY BE DISCHARGED ON SPLASH BLOCKS.
 - BRICK PANT ALL BLDG. CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL GARAGE DRIVEWAY LENGTHS ARE A MINIMUM OF 10'. (VALUE IN PARENTHESIS INDICATE THE LENGTH OF EACH DRIVEWAY'S SHORT SIDE.)

SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR (FROM MASS GRADING)
- 600 --- PROPOSED CONTOUR
- 388.99' x 388.99' --- EXISTING SPOT ELEV. (HP/HIGH PT.)
- LIMIT OF GRADING DISTURBANCE
- EXISTING UTILITY/LIGHT POLE
- PROPOSED LIGHT POLE
- PUBLIC WATER & UTILITY EASEMENT WATER HOUSE CONNECTION (M&G, DASHED LINE)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (PH)
- SEWER SINKER MAIN (SOLID LINE)
- SEWER HOUSE CONNECTION (4" SHG, SOLID LINE)
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURE (A INLET LABEL)
- STORM DRAIN PIPE
- ROOF DRAIN CONNECTION (RDC)
- EXISTING CURB & GUTTER
- EASEMENTS
- REMOVE EXISTING ASPHALT IN THIS AREA
- PROPOSED CONCRETE CURB (FACE)
- BACK OF CURB (DET. 6/4)
- GUTTER PAN
- NOSE DOWN (TAPER) CURB (DET. 12/4)
- RAMP AND LANDING AREA (DET. 5/4)
- CONCRETE SIDEWALK (DET. 10/4)
- PROPOSED BUILDING FFE = FINISHED FLOOR ELEVATION BSE = BASEMENT SLAB ELEV. GAR = GARAGE (B-BACK, F-FRONT @ LIP AND DRIVEWAY)
- MASS GRADED STEEP SLOPES 15-25% (PER F-01-42)
- MASS GRADED STEEP SLOPES 25% & GREATER (PER F-01-42)
- WATER MAIN BUILDING SETBACK LINE
- SB --- LIMIT OF STREAM BUFFER
- WB --- LIMIT OF WETLAND BUFFER
- W --- LIMIT OF WETLANDS
- FP --- FLOODPLAIN EASEMENT
- (5) --- NUMBER OF PARKING SPACES

GLWGUTSCHICK LITTLE & WEBER, P.A.
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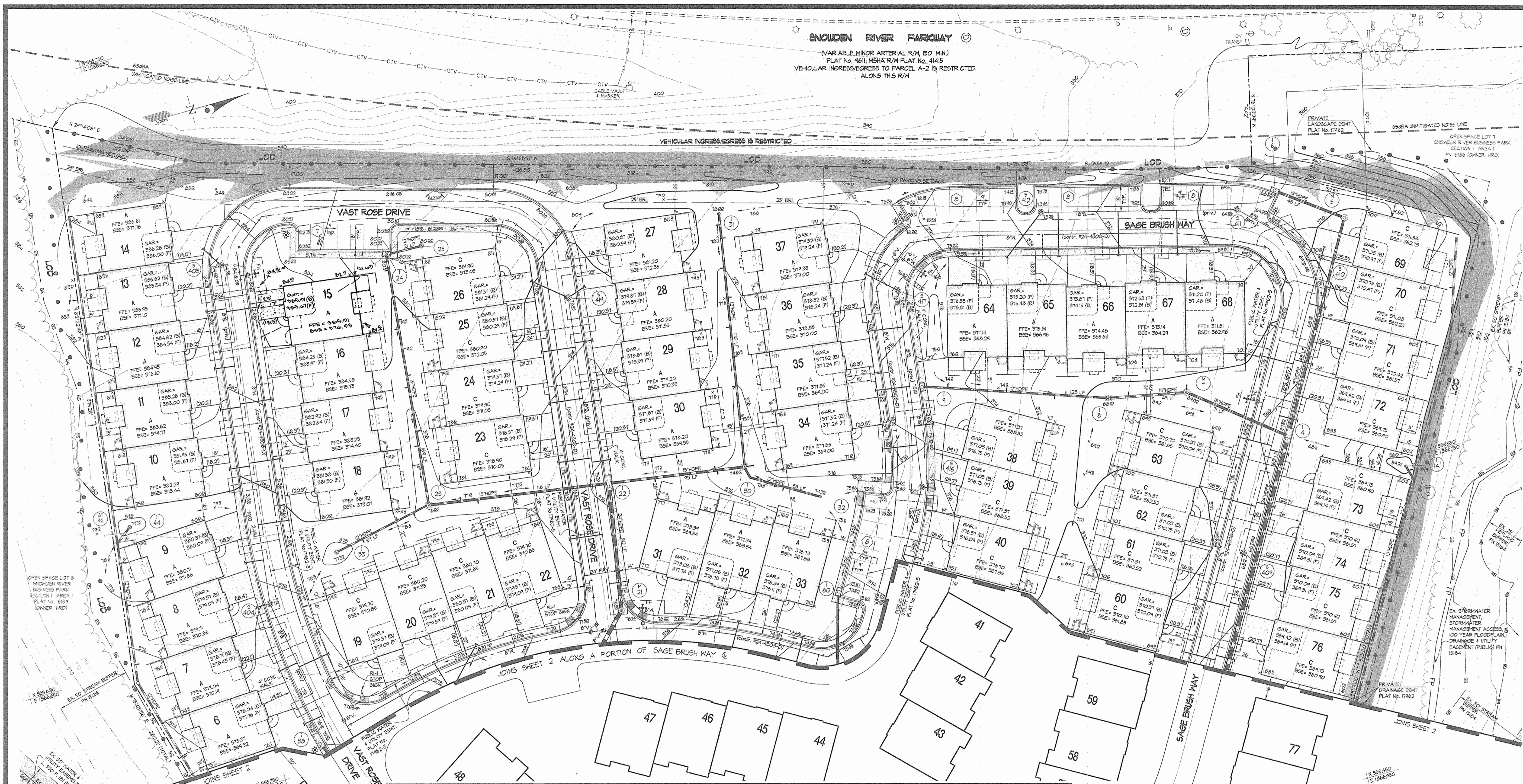
DATE	4/10/07	REVISION	flip house for unit 42 and rev. house elev./grading for flush gas condition	BY	APP'R.
DES.	mbt	DRN.	klp	CHK.	

OWNER & PREPARED FOR:
 PATRIOT HOMES
 10211 WINCOPPY CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 ATTN: RICK KINKLE
 PH: (410) 997-5522

SITE DEVELOPMENT PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

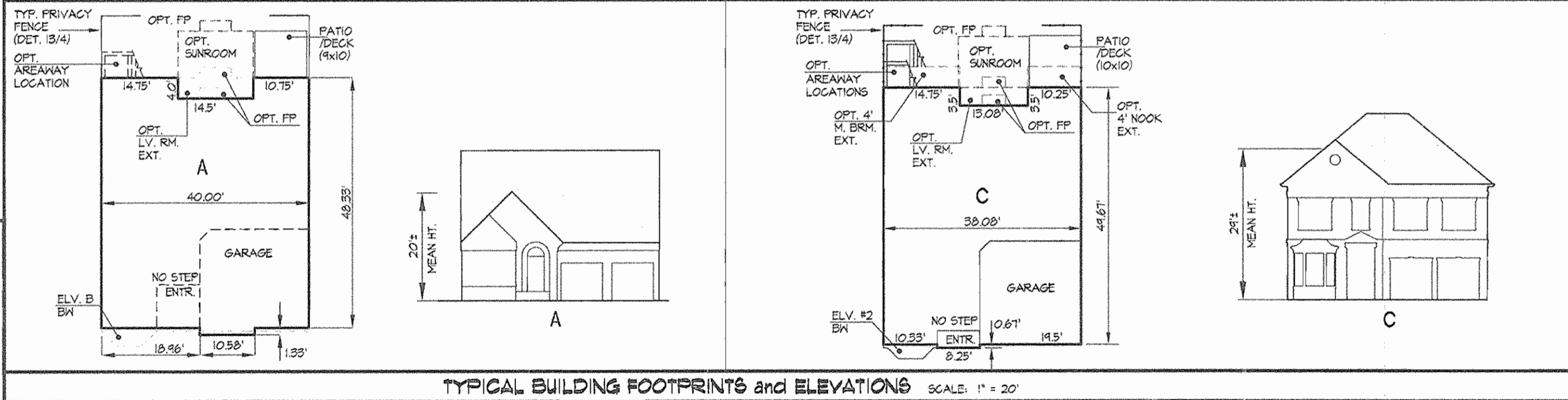
SCALE	1" = 30'	ZONING	NT-EC, IND	G. L. W. FILE NO.	04065
DATE	MAY/06	TAX MAP - GRID	37 - 19	SHEET	2 OF 18

SNOWDEN RIVER PARKWAY
 (VARIABLE MINOR ARTERIAL R/W 150' MIN)
 FLAT No. 9611; MSHA R/W FLAT No. 41415
 VEHICULAR INGRESS/EGRESS TO PARCEL A-2 IS RESTRICTED
 ALONG THIS R/W



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE **05/11/06**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Parish A. Lough 6/24/06 Date
 Director
Chris Harmit 6/21/06 Date
 Chief, Division of Land Development
Chris Deussen 6/21/06 Date
 Chief, Development Engineering Division



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 TEL: 301-421-4024 FAX: 301-989-1829 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1/15/06	Flip house for unit 15, rev. house elev./grading		

OWNER & PREPARED FOR:
 PATRIOT HOMES
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SITE DEVELOPMENT PLAN
SNOWDEN RIVER BUSINESS PARK
 AGE RESTRICTED ADULT HOUSING
 SECTION 1 AREA 1
 PARCEL 'A-2'
 P.N. 17315 (F-04-190) and 17961-17963 (F-06-124)
 HOWARD COUNTY, MARYLAND

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