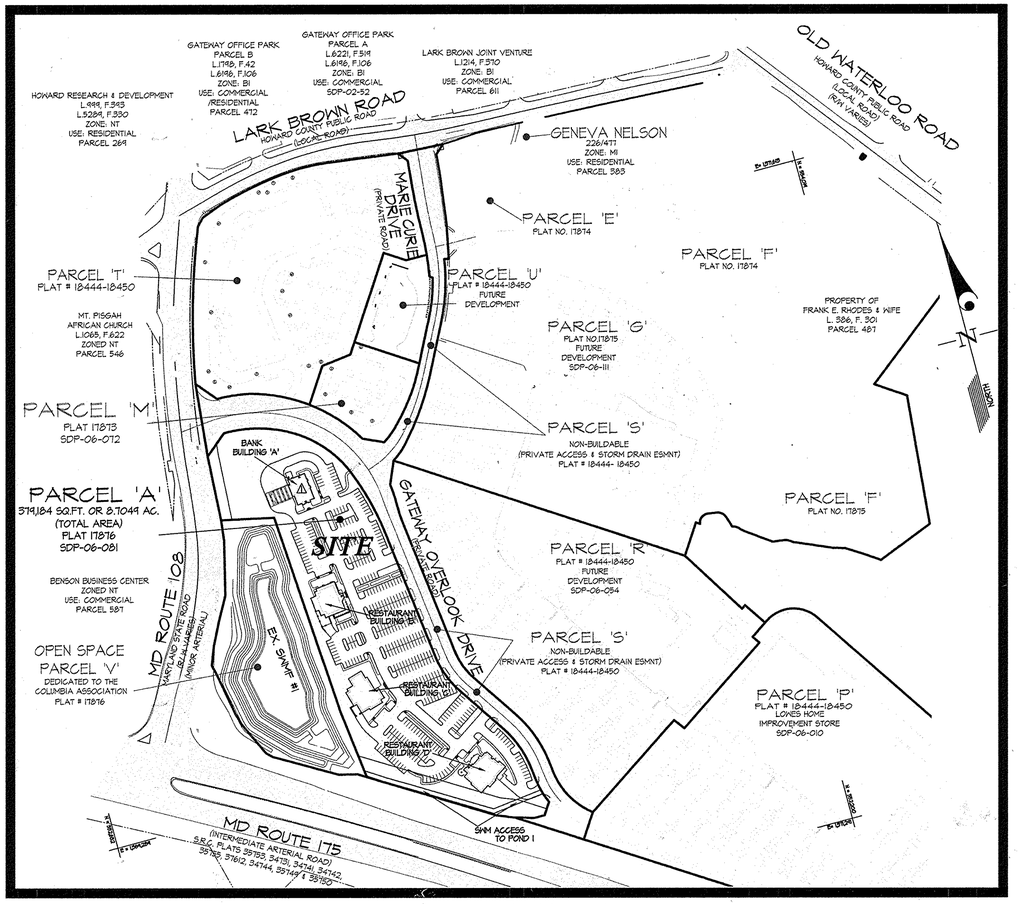
SITE DEVELOPMENT PLAN
GATEWAY OVERLOOK
BENSON EAST - PARCEL A

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
5. AREA OF SITE: 8.7049 AC. DISTURBED AREA: 8.0 AC.
6. 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.
7. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING MASS GRADED TOPOGRAPHY WAS DERIVED FROM THE APPROVED ROAD PLANS UNDER F-05-058. EXISTING "UNDISTURBED" TOPOGRAPHY IS DERIVED FROM FIELD SURVEY PREPARED BY DAFT McCUNE & WALKER INC. IN MAY OF 2003. ALL TOPOGRAPHY IS REPRESENTED BY 2-FOOT CONTOUR INTERVALS.
9. COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
10. WATER AND SEWER SHOWN IS PUBLIC.
11. ALL EXISTING WATER AND SEWER IS SHOWN PER CONT. NOS. 24-4209-D AND 24-4284-D. ONSITE WATER IS TO BE PUBLIC (CONTRACT NO. 24-4365-D) ONSITE SEWER IS TO BE PRIVATELY OWNED AND MAINTAINED.
12. STORMWATER MANAGEMENT QUALITY & QUANTITY CONTROL IS PROVIDED BY EXISTING POND 1 DESIGNED AND APPROVED UNDER SDP-04-165. THE RECHARGE REQUIREMENT (Rev) FOR PARCEL A IS TO BE PROVIDED BY AN UNDERGROUND MANIFOLD AND STORMCEPTOR PRETREATMENT DEVICE. (MQ-B AND Rev-B)
13. ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-58.
14. ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
15. UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
16. CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 51) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
17. CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
18. USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
19. PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
20. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX.) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
21. ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
22. ALL THE PROPOSED STORM DRAIN HAS BEEN CONSERVATIVELY SIZED TO ACCOMMODATE ROOF DRAIN LEADER TIE IN AT ANY POINT IN THE SYSTEM. THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
23. MAINTAIN 3% CROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS. WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
24. SUFFICIENT SIGHT DISTANCE PER THE HOWARD COUNTY DESIGN MANUAL MUST BE PROVIDED AT ALL ACCESS POINTS. ANY LANDSCAPING THAT OBSTRUCTS THE LINE OF SIGHT MUST BE RELOCATED.
25. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS AND ASSOCIATES IN APRIL OF 2005 UNDER F-05-058.
26. THERE IS NO FLOODPLAIN ON THIS SITE.
27. THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
28. THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
29. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 2243002, 2243003.
30. ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 134 OF THE ZONING REGULATIONS. (SEE DETAIL SHEET-5)
31. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED NT AND HAS PRELIMINARY APPROVAL PRIOR TO 12/31/92 PER SECTION 16.1202(b)(1)(iv).
32. THE SUBJECT PROPERTY IS ZONED NEW TOWN/ EMPLOYMENT CENTER COMMERCIAL PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
33. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LETTER OF APPROVAL FROM HRD FOR ALTERNATIVE LANDSCAPE COMPLIANCE IS ON FILE FOR THIS SITE PLAN
34. FINANCIAL SURETY (#15,930.00) FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT AS NOTED ON SHEET #17.
35. THIS PROJECT IS PART OF A CONSTRUCTION, OPERATION, AND RECIPRICAL EASEMENT AGREEMENT THAT ALLOWS SHARED PARKING, DRIVEWAY, & UTILITY ACCESS. THIS AGREEMENT HAS BEEN RECORDED AS LIBER 10156 FOLIO 251

HOWARD COUNTY FIRE AND RESCUE GENERAL REQUIREMENTS:

1. THE FIRE DEPARTMENT SIAMESE CONNECTION SHALL BE PLACED ON THE FRONT OF THE BUILDING (NFPA-1 13.1.3.1 AMENDED IN TITLE 17).
2. NO LANDSCAPING SHALL BE PLACED WITHIN 7-1/2' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED (NFPA-1 13.1.4).
3. A FIRE HYDRANT SHALL BE LOCATED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION (NFPA-1 13.1.3.1 AMENDED IN TITLE 17).
4. A KNOX BOX (FIRE DEPT. ACCESS BOX) SHALL BE PLACED IN FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (NFPA-1 18.2.2.5.1.1 AMENDED IN TITLE 17).
5. A MINIMUM CANOPY HEIGHT OF 13.5 FEET IS REQUIRED FOR EMERGENCY EQUIPMENT ACCESS (NFPA-1 18.2.2.5.1.1 AMENDED IN TITLE 17).
6. SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING BUILDING ACCESS.



KEY MAP
SCALE : 1" = 300'

SITE ANALYSIS DATA CHART

1. GROSS AREA PARCEL A: 379,185.44 SF OR 8.7049 AC.
2. LIMIT OF DISTURBED AREA = 326,700 SF OR 8.0 AC.
3. PRESENT ZONING = NEW TOWN
4. PROPOSED USE: 1 BANK & 3 RESTAURANT BUILDINGS
5. GROSS FLOOR AREA AND NET LEASABLE AREA:
   BANK BUILDING A = 4,057 SF (NET LEASABLE: 3,444 SF)
   RESTAURANT BUILDING B = 7,000 SF (NET LEASABLE : 5,950 SF)
   RESTAURANT BUILDING C = 7,000 SF (NET LEASABLE : 5,950 SF)
   RESTAURANT BUILDING D = 7,500 SF (NET LEASABLE : 6,375 SF)
   TOTAL = 25,557 SF (NET LEASABLE: 21,124 SF)
6. NO. OF PARKING SPACES REQUIRED: 109 SPACES (BASED ON RESTAURANT & BANK @ 5 SPACES/1000 SF)
7. NO. OF PARKING SPACES PROVIDED: 401 SPACES (INCL. ACCESSIBLE SPACES).
8. NO. OF HANDICAP SPACES REQUIRED: 8 SPACES (3 VAN SPACES).
9. NO. OF HANDICAP SPACES PROVIDED: 14 SPACES (6 VAN SPACES).
10. BUILDING PERCENT COVERAGE = Building Coverage/Gross Parcel Area = 25,557/379,184 = 6.7%
11. PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: S- 03-05, FDP-240, FDP-240-A, PB 360, WP 04-113, WP 04-135, SDP 04-165, PB 373, F 05-58, AND F-06-102,

BUILDING 'A'
1 STORY BANK
GROSS FLOOR AREA = 4,057 S.F.
NET LEASABLE AREA = 3,444 S.F.
USE: BANK
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 18 SPACES

BUILDING 'B'
1 STORY RESTAURANT
GROSS FLOOR AREA = 7,000 S.F.
NET LEASABLE AREA = 5,950 S.F.
USE: FORMAL RESTAURANT
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 30 SPACES

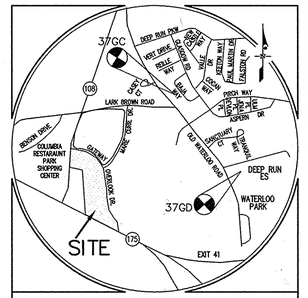
BUILDING 'C'
1 STORY RESTAURANT
GROSS FLOOR AREA = 7,000 S.F.
NET LEASABLE AREA = 5,950 S.F.
USE: FORMAL RESTAURANT
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 30 SPACES

BUILDING 'D'
1 STORY RESTAURANT
GROSS FLOOR AREA = 7,500 S.F.
NET LEASABLE AREA = 6,375 S.F.
USE: FORMAL RESTAURANT
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 32 SPACES

BENCHMARKS

CONTROL STATION 37GD
ELEVATION 331.855
N 555,250.791
E 1,370,946.348

CONTROL STATION 37GC
ELEVATION 307.455
N 552,081.826
E 1,370,625.818



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

366	EX. CONTOUR
300	PROP CONTOUR
	EX. TREES
	PROP. STORM DRAIN
	EX. STORM DRAIN
LOD	LIMIT OF DISTURBANCE
EX. 8"S. (public)	EX. SANITARY SEWER
8"S. (private)	PROP. SANITARY SEWER
8"W. (public)	PROP. WATER LINE
Ex. 8"W. (public)	EX. WATERLINE
	EX. CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	TRANSITION TO REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
	DUMPSTER OR UTILITY PAD
	EXISTING EASEMENTS
×78.88	TOP OF PAVING SPOT SHOT
18	NUMBER OF PARKING SPACES
	PROP. LIGHT FIXTURE & POLE
	EX. LIGHT FIXTURE & POLE
	HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
	MAIN ENTRANCE
	TENANT DEVELOPMENT RESPONSIBILITY

SHEET INDEX CONTINUED

SHEET INDEX

1. COVER SHEET (REDLINE REV 1)
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. SITE DEVELOPMENT PLAN (REDLINE REV 1)
5. PAVING DELINEATION PLAN & DETAILS (REDLINE REV 1)
6. SITE & HANDICAP ACCESSIBILITY DETAILS
7. ELEVATION DETAILS
8. STORM DRAIN & UTILITY PROFILES
9. STORM DRAIN & UTILITY PROFILES
10. STORM DRAIN DRAINAGE AREA MAP
11. RECHARGE FACILITY DETAILS
12. SEDIMENT & EROSION CONTROL PLAN
13. SEDIMENT & EROSION CONTROL PLAN
14. SEDIMENT & EROSION CONTROL DETAILS
15. LANDSCAPE PLAN
16. LANDSCAPE PLAN
17. LANDSCAPE DETAILS & NOTES
18. TENANT RESPONSIBILITY EXHIBIT
19. VERIZON WIRELESS SITE PLAN- PARCEL A
20. VERIZON WIRELESS PARTIAL SITE PLAN-PARCEL A
21. VERIZON WIRELESS COMPOUND PLAN - PARCEL A
22. VERIZON WIRELESS LIGHT POLE ELEVATION- PARCEL A
23. VERIZON WIRELESS ANTENNA LAYOUT - PARCEL A
24. VERIZON WIRELESS RFH AND DISTRIBUTION SCHEMATIC- PARCEL A
25. VERIZON WIRELESS SITE DETAILS - PARCEL A
26. VERIZON WIRELESS LANDSCAPE PLAN- PARCEL A

PROFESSIONAL CERTIFICATION - SDP 06-81
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED, OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12913 EXPIRATION DATE: 04/30/2016
10/2/15

STATE OF MARYLAND — MICHAEL JAMES TROJAN — 12913 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14931, Expiration Date: May 21, 2008.

ADDRESS CHART	
BUILDING	STREET ADDRESS
A	8210 GATEWAY OVERLOOK DRIVE
B	8230 GATEWAY OVERLOOK DRIVE
C	8240 GATEWAY OVERLOOK DRIVE
D	8250 GATEWAY OVERLOOK DRIVE

WATER CODE:	SEWER CODE:
E08	3450000

SUBDIVISION NAME:		SECTION/AREA	PARCEL
BENSON EAST		N/A	A
PLAT No.	ZONE	TAX MAP	BLOCK
17872 to 17880 18444 to 18450	NEW TOWN	37	20
ELEC. DIST.	CENSUS TRACT		
6	6067.03		

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6/14/07
Chief, Division of Land Development — Date 10/12/07
Chief, Development Engineering Division — Date 10/9/07

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

DATE	REVISION	BY	APP'R.
10/21/15	REVISED SITE DEVELOPMENT PLAN FOR VERIZON WIRELESS LIGHTING REPLACEMENT AND ADD EQUIPMENT & FENCING ON PARCEL A		
7/21/07	REVISE SITE ANALYSIS DATA CHART FOR BUILDING A, THE BUILDING A INFO AND REVISE THE KEY MAP	NBJ	

\DRAWINGS\05084\SDP-02\SDP-1.dwg | DES. bjm | DRN. JNG | CHK.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

COVER SHEET (REVISED) (SDP REV 1)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
AUG., 2007	37 – 43	1 OF 18 25

SDP 06-81

PARCEL 'M'
53,858 SQ. FT.
OR 1.2364 AC.
PLAT # 17872-17880

PARCEL 'T'
318,825 SQ. FT.
OR 7.3192 AC.
PLAT # 18444-18450

PARCEL 'S'
NON-BUILDABLE
(PRIVATE ROAD)
PLAT #18444-18450
F 05-058

GATEWAY OVERLOOK DRIVE (PRIVATE) (VARIABLE WIDTH)

CONSTRUCTION CENTERLINE

PUBLIC WATER SEWER & UTILITY EASEMENT (PLAT # 18444-18450)

EX. 20' PUBLIC WATER & UTILITY EASEMENT PLAT NO. 18444-18450

EX. 20' PRIVATE SEWER & UTILITY EASEMENT (PLAT # 18444-18450)

EXISTING 8"W (24-4284-D)

EX. 8" SEWER (24-4209-D)

EX. 8" SEWER (24-4204-D)

EX. SMH-101

EX. SMH-102

EX. SMH-103

EX. SMH-108

EX. SMH

E = 1370081

N = 552805

R=746.29'
L=192.53'

R=306.00'
L=204.61'

R=360.30'
L=181.08'

LANDSCAPE AREA

PROPOSED 5' SIDEWALK

TRANSITION TO REVERSE CURB & GUTTER

REVERSE CURB & GUTTER

10' PARKING SETBACK PER FDP-240-A

44.77'

MATCHLINE SHEET 3

BUILDING 'A'
PROPOSED BANK
F.F.E. =312.67
ONE-STORY OFFICE
(4,057 SF TOTAL)
W/ INSIDE METER

DRIVE-UP TELLER UNIT (TYP.)

PAINTED LINES (TYP.)
BOLLARDS (TYP.)

PROPOSED CANOPY

PROPOSED DRIVE-THRU AREA

PROPOSED ASPHALT PAVING (SEE SHEET 5)

SCREEN WALL
GRAVEL MECH. UNIT AND SERVICE AREA

NO PARKING IN FIRE LANE SIGN

DO NOT ENTER SIGN

HC SIGN (TYP.)

EXISTING ASPHALT PAVING

EXISTING CURB

EXISTING 8"W (24-4284-D)

8" S (PRIVATE)

8" W (PUBLIC)

4" S. (PRIVATE)

4" HDPE

8" HDPE

15" HDPE

18" HDPE

24" HDPE

REMOVE EX. STUB AND RECHANNEL EX. MANHOLE AS NECESSARY

EXISTING PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT PLAT NO. 17876

OPEN SPACE
PARCEL 'V'
DEDICATED TO THE
COLUMBIA ASSOCIATION
PLAT # 17876
SDP 04163

EXISTING PRIVATE SWMF I
PERM. POOL WSEL = 281.00
1-YR WSEL = 283.61
10-YR WSEL = 286.09
100-YR WSEL 288.91

EXISTING PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT (PLAT 18444-18450)

50 FOOT STRUCTURE SETBACK PER FDP 240-A

PARKING SETBACK PER FDP-240-A

MD ROUTE 108
MINOR ARTERIAL ROAD
VARIABLE WIDTH R/W

EX.24"RCP

EX.4'X2'6" SQUASHED CMP

N 49°37'25" E 79.92'

S 77°42'32" E 148.24'

N 03°10'17" E 34.66'

N 03°47'58" W 574.10'

E= 1369271
N= 553244

E= 1369118
N= 553124

⚠ SEWER FITTING SCHEDULE

NO.	ITEM
1	4" WYE AND CLEANOUT
2	4" WYE, 22 1/2 BEND AND CLEANOUT
3	4" WYE AND CLEANOUT
4	4" WYE AND CLEANOUT
5	4" WYE AND CLEANOUT
6	4" WYE AND CLEANOUT

⚠ ROOF DRAIN MANIFOLD SCHEDULE

(ALL PIPSES SLOPED AT 1%)

NO.	ITEM	INVERT
1	8" TEE, 8" 90° BEND AND CLEANOUT	308.71 / 306.51
2	8" WYE AND CLEANOUT	309.31
3	8" WYE AND CLEANOUT	309.45
4	8" WYE AND CLEANOUT	309.62
5	8" WYE AND CLEANOUT	309.65
6	8" WYE AND CLEANOUT	309.92
7	8" 45° BEND	309.99
8	8" X 4" WYE AND 45° BEND	310.04
9	8" X 4" WYE AND 45° BEND:	310.14
10	8" X 4" WYE AND 45° BEND:	310.25
11	8" X 4" WYE AND 45° BEND	310.35
12	8" WYE	309.59
13	8" WYE AND CLEANOUT	309.62
14	8" WYE AND 2 - 8" X 4" REDUCERS	309.69
15	4" AT BUILDING	309.81
16	4" AT BUILDING	309.86
17	8" X 4" WYE AND 45° BEND	309.74
18	8" X 4" WYE AND 45° BEND	310.04
19	8" X 4" WYE	310.11 / 310.27
20	8" X 4" WYE AND CLEANOUT	310.25
21	4" 45° BEND	310.37
22	4" AT BUILDING	310.5
23	4" WYE AND CLEANOUT	310.3
24	4" 45° BEND	310.35
25	4" 45° BEND	310.42
26	4" AT BUILDING	310.52
27	8" TEE, 8" 90° BEND AND CLEANOUT	306.61 / 309.46
28	8" WYE AND CLEANOUT	309.58
29	8" X 4" WYE AND 45° BEND	309.7
30	4" AT BUILDING	309.78
31	8" X 4" WYE	309.79
32	4" AT BUILDING	309.89
33	8" X 4" WYE AND 2 - 45° BENDS	310.14
34	4" AT BUILDING	310.23
35	8" X 4" WYE, CLEANOUT AND 45° BEND	310.42
36	4" AT BUILDING	310.5

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14931, Expiration Date: May 21, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/15/07

Chief, Division of Land Development — Date 10/12/07

Chief, Development Engineering Division — Date 10/9/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-08

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

\DRAWINGS\05084\SDP-02\SDP-2 | DES. BJM | DRN. JNG | CHK. BJM

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A, BUILDING A WHC SHC AND ROOF DRAINS ⚠	MJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

SITE DEVELOPMENT PLAN (REVISED)

GATEWAY OVERLOOK

BENSON EAST - PARCEL A

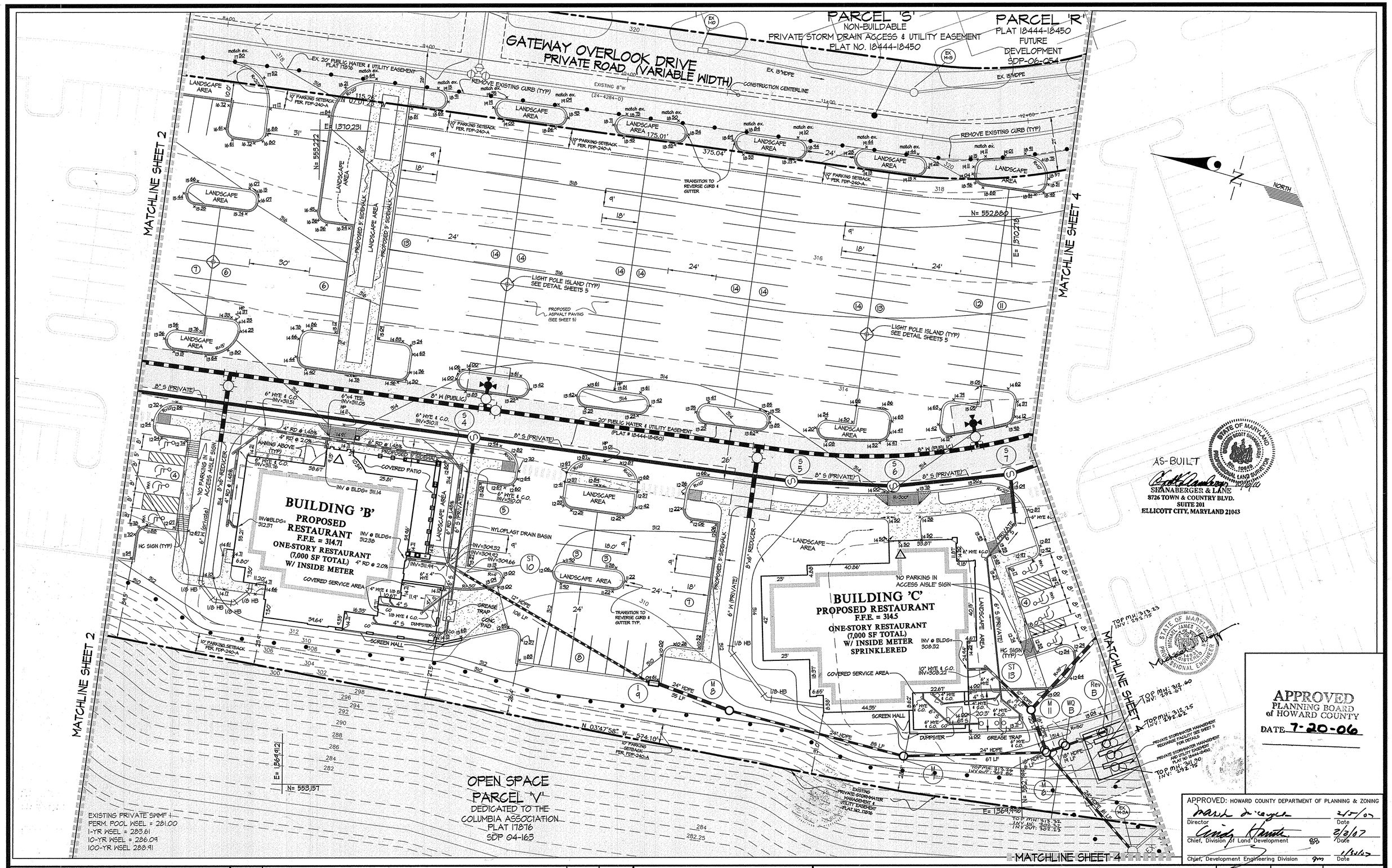
Buildings A (Bank) and B to D (Restaurants)

PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NEW TOWN	05084
⚠ DATE	TAX MAP – GRID	SHEET ⚠
AUG., 2007	37 – 43	2 OF ~~18~~ 26

SDP 06-81



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/5/07
Chief, Division of Land Development	Date 2/2/07
Chief, Development Engineering Division	Date 1/31/07

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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\DRAWINGS\05084\SDP-02-04\SDP-2	DES.	DRN. JNG	CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
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SITE DEVELOPMENT PLAN

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET 1
NOV., 2006	37 - 43	3 OF ~~18~~ 26

SDP 06-81

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450

GATEWAY OVERLOOK DRIVE (VARIABLE WIDTH)
PRIVATE ROAD

MATCHLINE SHEET 3

MATCHLINE THIS SHEET

BUILDING 'D'
PROPOSED RESTAURANT
F.F.E. = 3145
ONE-STORY RESTAURANT (7,000 SF TOTAL)
W/ INSIDE METER
SPRINKLERED

NEW VERIZON WIRELESS ANTENNAS ON TOP OF NEW REPLACEMENT LIGHT POLE

NEW VERIZON WIRELESS EQUIPMENT IN A FENCED COMPOUND

MD ROUTE 175
INTERMEDIATE ARTERIAL ROADWAY
VARIABLE WIDTH RIGHT OF WAY

EXISTING SHA ACCESS ROAD RE-ROUTED

OPEN SPACE PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
PLAT F-05-58
SDP 04-163

EXISTING PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT PLAT NO. 17876

AS-BUILT
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MARYLAND 21043

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12979, EXPIRATION 09/30/2015
10/2/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 2/5/07
Chief, Division of Land Development — Date 2/2/07
Chief, Development Engineering Division — Date 1/30/07

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

\DRAWINGS\05084\SDP-02\SDP-2-4.dwg | DES. bjm | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
10/2/15	REVISED SITE DEVELOPMENT PLAN FOR VERIZON WIRELESS LIGHT POLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A		

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

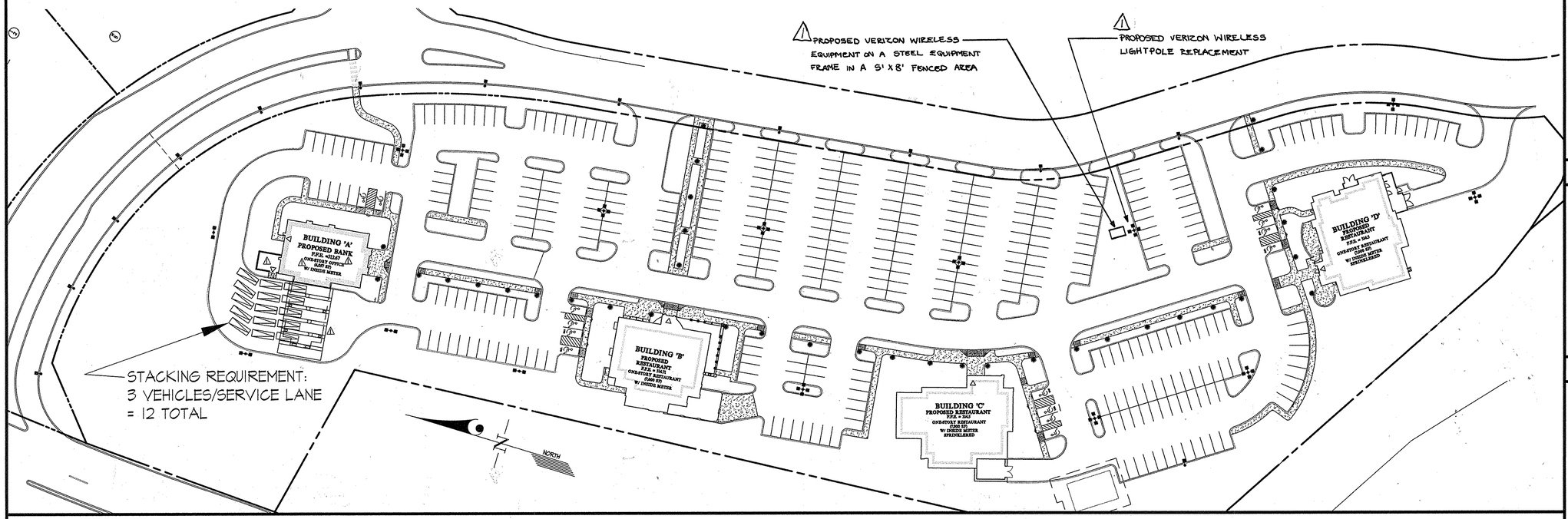
SITE DEVELOPMENT PLAN (SDP REV I)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
NOV., 2006	37 – 43	4 OF 26

SDP 06-81



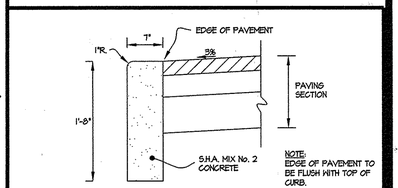
PAVING DELINEATION + LIGHTING PLAN

SCALE: 1" = 50'

P2-PAVING | P3-PAVING | CONCRETE

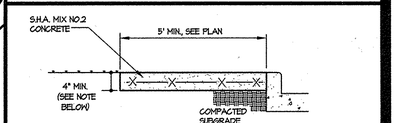
PROPOSED LIGHT FIXTURE & POLE (PEDESTRIAN)

PROPOSED LIGHT FIXTURE & POLE (PARKING LOT)



NOTE: EDGE OF PAVEMENT TO BE FLUSH WITH TOP OF CURB.

FLUSH CURB NO SCALE



6"X6" W2.9 X W2.9 MESH (DISCONTINUE AT EXPANSION JOINT).

NOTE:

1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. CONCRETE THICKNESS SHALL BE 7" AT DRIVEWAY LOCATIONS.
3. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-3.05.

TYPICAL SIDEWALK SECTION NO SCALE

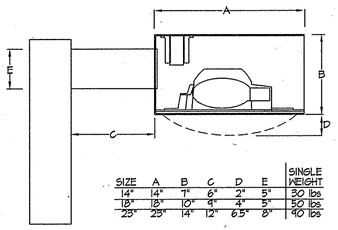
TYPE-1 CURB RAMP NO SCALE

	FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-2	6.5" — 1.5" BIT CONC. SURFACE; 5" BIT CONC. BASE	10" — 1.5" BIT CONC. SURFACE; 2.5" BIT CONC. BASE; 6" GRADED AGGREGATE BASE
P-3	8" — 1.5" BIT CONC. SURFACE; 1.5" BIT CONC. BASE; 5" BIT CONC. BASE	12" — 1.5" BIT CONC. SURFACE; 4.5" BIT CONC. BASE; 5" GRADED AGGREGATE BASE

NOTES:

1. P-1 AND P-3 ARE HOWARD COUNTY R-2.01 SECTION DESIGNATIONS
2. OTHER EQUIVALENT PAVING SECTIONS MAY BE USED WHEN APPROVED BY A PROFESSIONAL SOILS ENGINEER.

BITUMINOUS PAVING SECTIONS NO SCALE



SIZE	A	B	C	D	E	SINGLE WEIGHT
14'	14"	7"	6"	2"	5"	30 lbs
18'	18"	10"	9"	4"	5"	50 lbs
25'	25"	14"	12"	6.5"	8"	90 lbs

EPAs

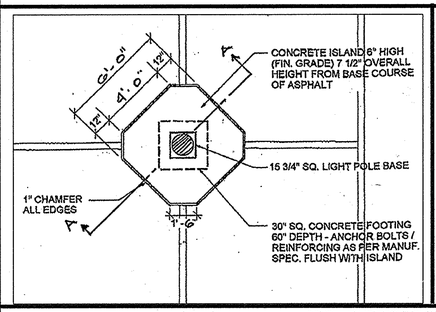
FLAT GLASS			SAG LENSE		
single	twin	quad	single	twin	quad
1.1	2.3	2.9	1.1	2.3	2.9
2.1	4.0	5.5	2.1	4.0	5.5

LIGHT INFORMATION

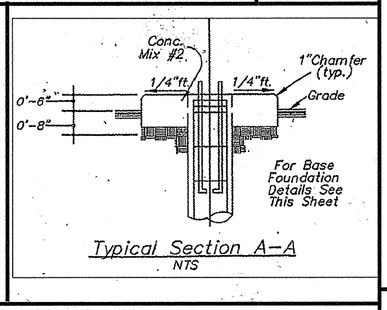
Symbol	Description	Quantity
■-●-■	THIN TYPE III, WITH HORIZONTAL 400 WATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE. (BRONZ) ECOLUME ECA-182-3H-400HPS-BRP OR APPROVED EQUAL.	4
■-●	SINGLE TYPE III, WITH HORIZONTAL 400 WATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE. (BRONZ) ECOLUME ECA-181-3H-400HPS-BRP OR APPROVED EQUAL.	13
✣	EMCO ECA-234-3H-1000MH-480V-SC/PIT-3-ECZ5- DM40HO-SC/KNI RTSF50-11.0-T-HX-33-EC	10

NOTE: VOLTAGES, QUANTITIES, TYPES AND LOCATIONS ARE TO BE CONFIRMED WITH VALLEY LIGHTING LLC PRIOR TO ORDERING MATERIAL.

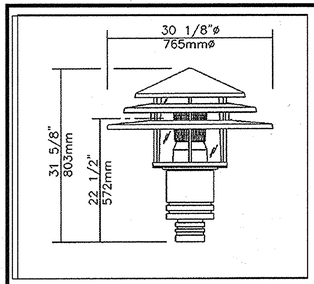
LIGHTING DETAIL NO SCALE



CONCRETE LIGHTPOLE ISLAND DETAIL NO SCALE

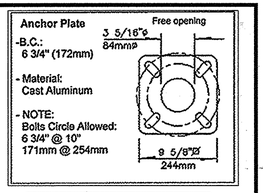


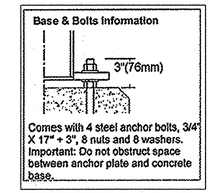
Typical Section A-A
NTS



HOOD: SPUN ALUMINUM 1100-0 DOME, MECHANICALLY ASSEMBLED ON THE LUMINAIRE.
GUARD: IN A ROUND SHAPE, THIS GUARD IS MADE OF BENT 6063-T5 ALUMINUM ½" (13mm) RODS MECHANICALLY ASSEMBLED TO THE ACCESS-MECHANISM.
GLOBE: (PC-C), MADE OF ONE-PIECE SEAMLESS INJECTED-MOLDED CLEAR POLYCARBONATE. THE GLOBE IS ASSEMBLED ON THE ACCESS-MECHANISM.
REFLECTOR: SPUN 1100-0 ALUMINUM, MECHANICALLY ASSEMBLED ON THE LUMINAIRE.
LAMP: (NOT INCLUDED), ITS WATT METAL HALIDE (ANSI CODE M51), ED 28 BULB, MOGUL BASE.
OPTICAL SYSTEM: (RRS) I.E.S. TYPE V (SYMMETRICAL) ROUND PRISMATIC BOROSILICATE GLASS THERMO-RESISTANT REFRACTOR. THE OPTICAL SYSTEM SHALL BE MECHANICALLY ASSEMBLED ON A CONE AND ON THE LUMINAIRE.
BALLAST: HIGH POWER FACTOR OF 90%. PRIMARY VOLTAGE TO BE DETERMINED _____. LAMP STARTING CAPACITY -20°F (-30° C) DEGREES. ASSEMBLED ON A UNITIZED REMOVABLE TRAY WITH QUICK DISCONNECT PLUG.
ACCESS MECHANISM: ROTONATIC, DIE-CAST A380 ALUMINUM QUARTER-TURN MECHANISM WITH CONSTANT-PRESSURE SPRING-LOADED POINTS. THE MECHANISM SHALL OFFER TOOLFREE ACCESS TO THE INSIDE OF THE LUMINAIRE AND EMBOSSED MEMORY-RETENTIVE GASKET SHALL ENSURE WEATHERPROOFING. A RED KEY ON THE UNITY SHALL INDICATE POINT OF ENGAGEMENT.
FITTER: CAST ALUMINUM 356 o/o 4 SET SCREWS ⅜-16 UNC. FITS ON A 4" (102mm) OUTSIDE DIAMETER BY 4" (102 mm)LONG TENON.

PEDESTRIAN LIGHT FIXTURE DETAIL NO SCALE





POLE SHAFT: SHALL BE MADE FROM A 4" (102 mm) ROUND EXTRUDED 6061-T6 ALUMINUM TUBING, HAVING A 0.125" (3.2mm) WALL THICKNESS, WELDED TO BOTH THE BOTTOM AND TOP OF THE ANCHOR PLATE
MAINTENANCE OPENING: THE POLE SHALL HAVE A 2" X 4½" (51 mm X 114 mm) MAINTENANCE OPENING CENTERED 20" (508 mm) FROM THE BOTTOM OF THE ANCHOR PLATE, COMPLETE WITH A WEATHERPROOF COVER AND A COPPER GROUND LUG.
BASE COVER: TWO PIECES SQUARE BASE COVER MADE FROM FORMED ALUMINUM, MECHANICALLY FASTENED WITH STAINLESS STEEL SCREWS.

WIRING: GAUGE (W4) TEN WIRES, 6" (152 mm) MINIMUM EXCEEDING FROM LUMINAIRE.
HARDWARE: ALL EXPOSED SCREWS WILL BE IN STAINLESS STEEL. ALL SEALS AND SEALING DEVICES ARE MADE AND/OR LINED WITH EPDM AND/OR SILICONE.
FINISH: COLOR TO BE WHITE TEXTURE (WHTX).
APPLICATION OF A POLYESTER POWDER COAT PIANT. (4 MILS/100 MICRONS). THE CHEMICAL COMPOSITION PROVIDE A HIGHLY DURABLE UV AND SALT SPRAY RESISTANT FINISH IN ACCORDANCE TO THE ASTM-B117-73 STANDARD AND HUMIDITY PROOF IN ACCORDANCE TO THE ASTM-D2247-68 STANDARD.

10/21/15

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12913 EXPIRATION DATE: 04/30/2016

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/16/07

Chief, Division of Land Development — Date 10/12/07

Chief, Development Engineering Division — Date 10/9/07

9/21/07

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14923, Expiration Date: May 21, 2008.

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

\DRAWINGS\05084\SDP-02\SDP-5-6.dwg | DES. BJM | DRN. JNG | CHK. BJM

DATE	REVISION	BY	APP'R.
10/21/15	REVISED SITE DEVELOPMENT PLAN FOR VERIZON WIRELESS LIGHT POLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A	WBJ	
7/21/07	REVISE BUILDING A	WBJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

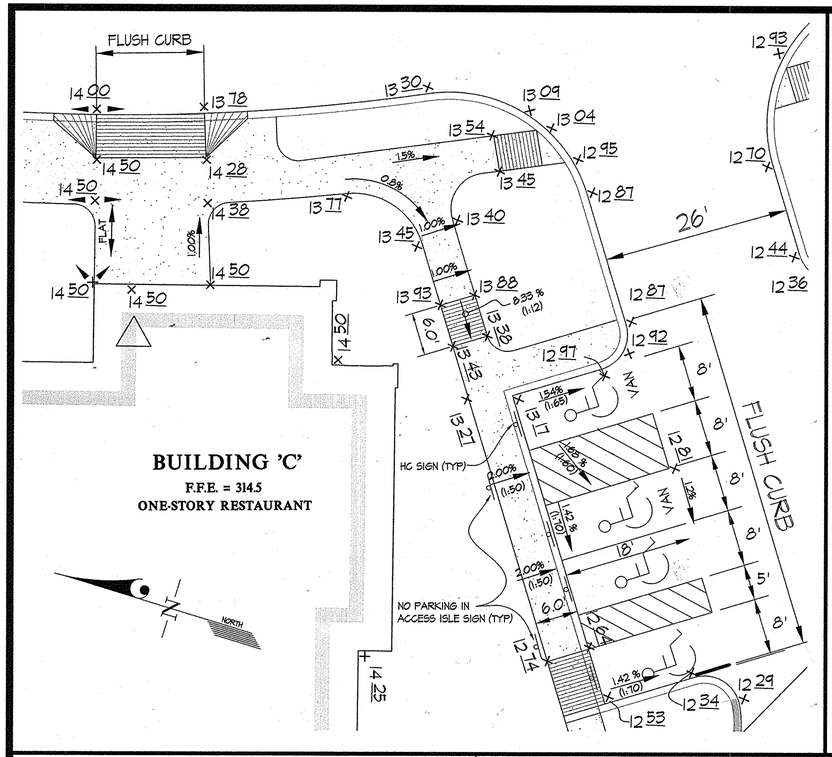
PAVING DELINEATION & DETAILS (REVISED) (SDP REV 1)

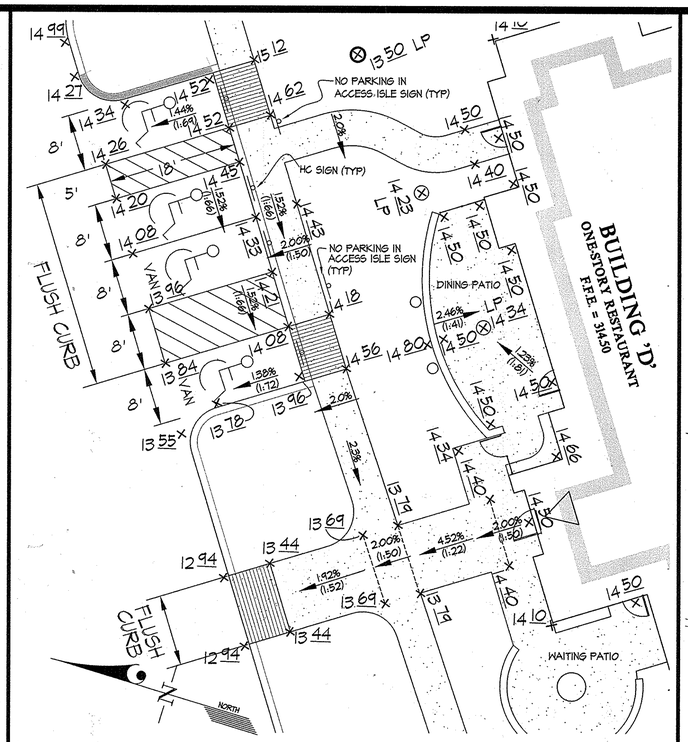
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

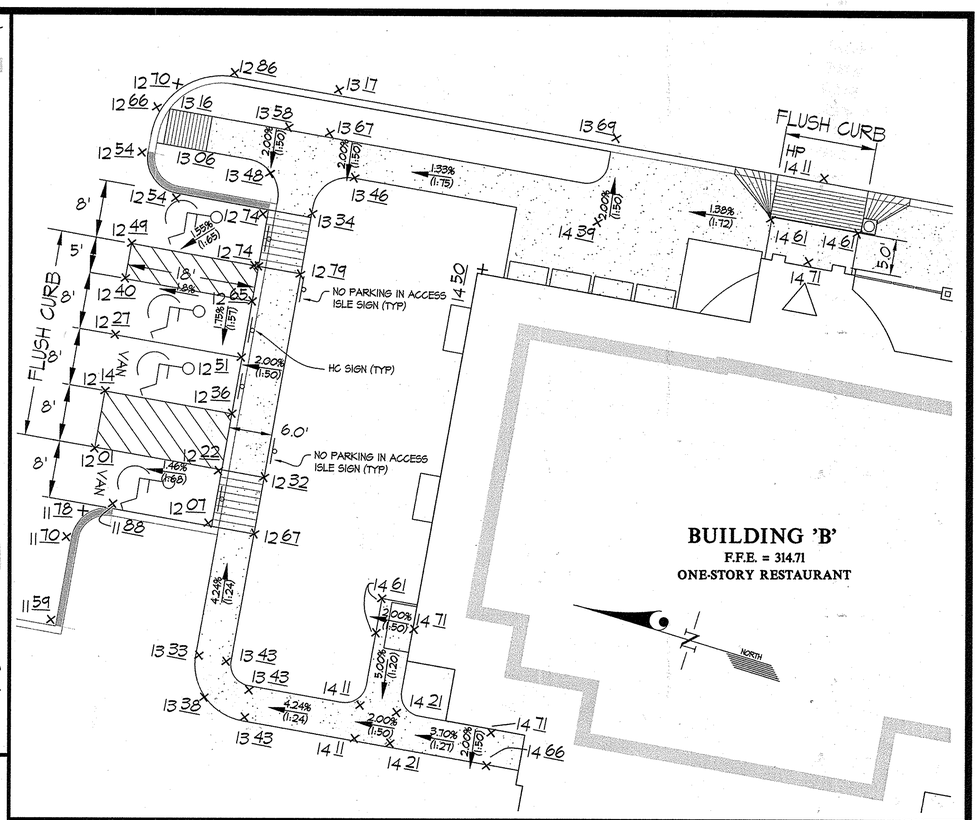
ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
AUG., 2007	37 – 43	5 OF 26

SDP 06-81



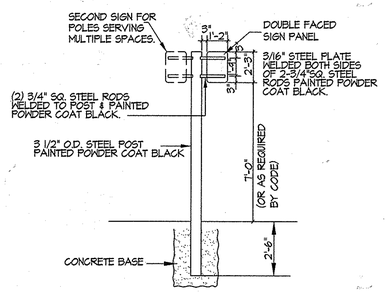




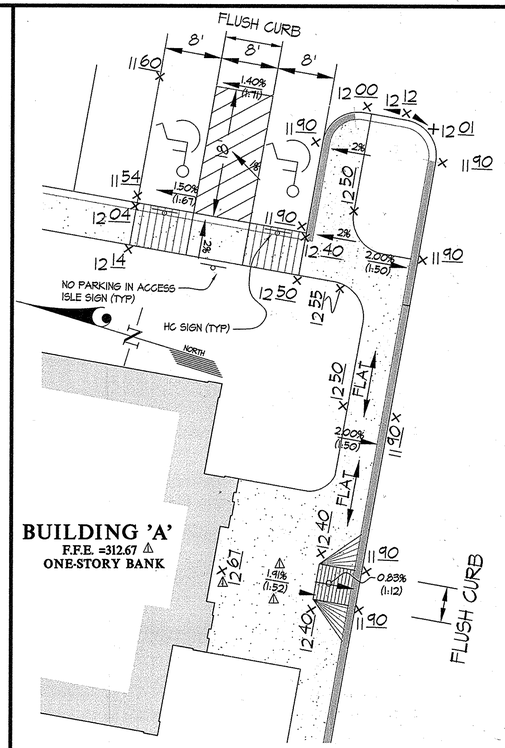
GENERAL NOTES:

1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R1-8.
2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
6. COLORS: LEGEND AND BORDER - GREEN
   SYMBOL - WHITE ON BLUE BACKGROUND
   BACKGROUND - WHITE

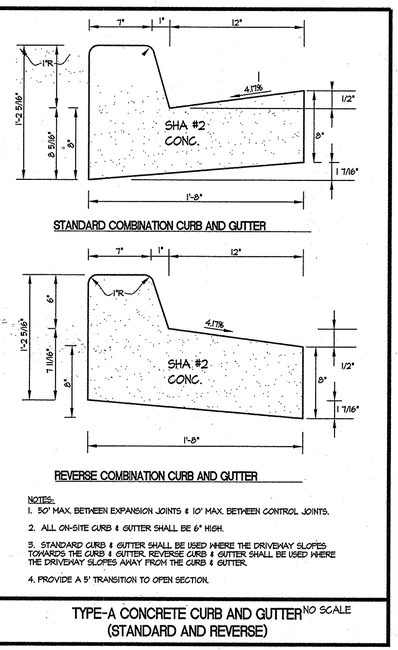
HANDICAP PARKING SIGNS DETAIL — NO SCALE



POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN — NO SCALE

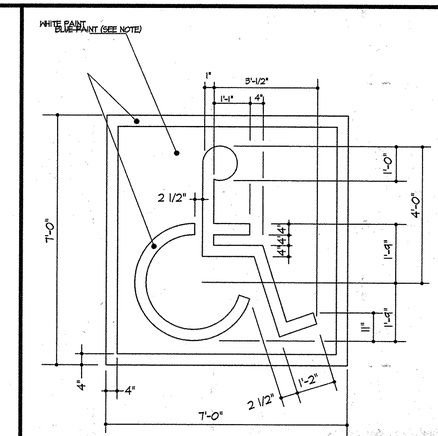


HANDICAP ACCESSIBILITY DETAILS
SCALE: 1" = 10'



NOTES:
1. 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
2. ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH.
3. STANDARD CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES TOWARDS THE CURB & GUTTER. REVERSE CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES AWAY FROM THE CURB & GUTTER.
4. PROVIDE A 5' TRANSITION TO OPEN SECTION.

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



NOTE: SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE, COLOR NO. 15090 IN FED. STANDARD 595B-DOUBLE COAT TYP.)

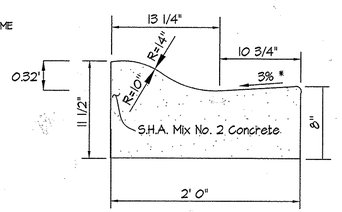
HANDICAP SPACE STENCIL LAYOUT — NO SCALE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7.20.06

NOTES:
* GUTTER PAN AT THE HIGH SIDE OF SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/16/07
Chief, Division of Land Development	Date 10/12/07
Chief, Development Engineering Division	Date 10/9/07



MOUNTABLE CURB AND GUTTER — NOT TO SCALE

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14951, Expiration Date: May 21, 2008.

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

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A AND HC ACCESS △	WSJ	

\DRAWINGS\05084\SDP-02\SDP-5-6.dwg | DES. BJM | DRN. JNG | CHK. BJM

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
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PAUL CAVANAUGH
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HANDICAP ACCESSIBILITY DETAILS (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
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△ 1"=10'	NEW TOWN	05084
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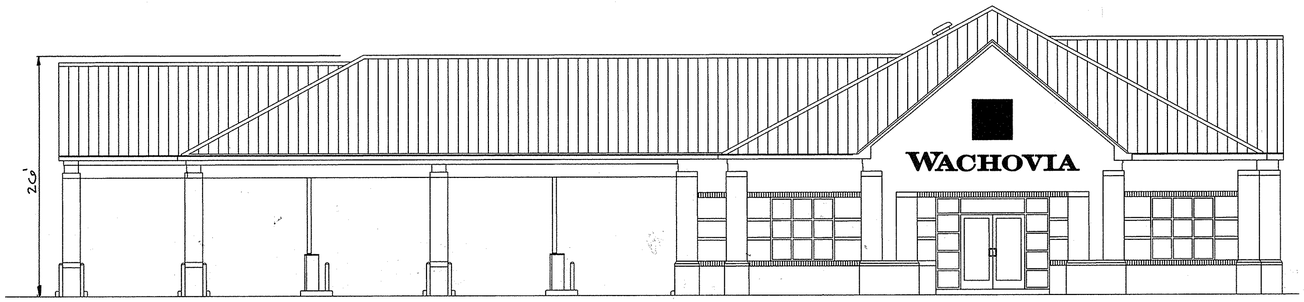
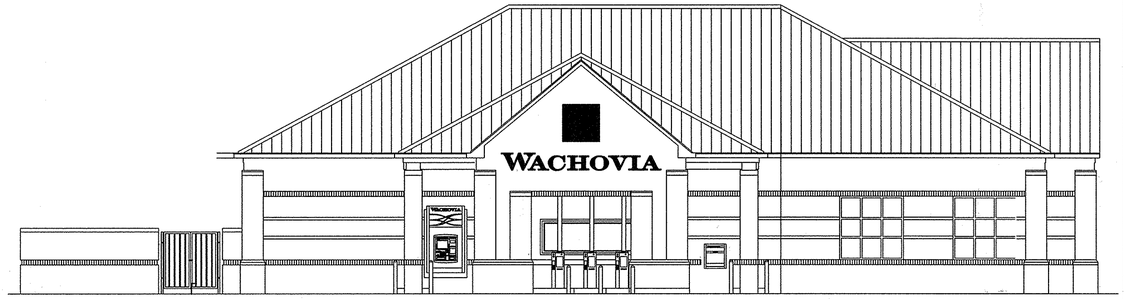
△ AUG., 2007	37 – 43	6 OF ~~8~~ 25

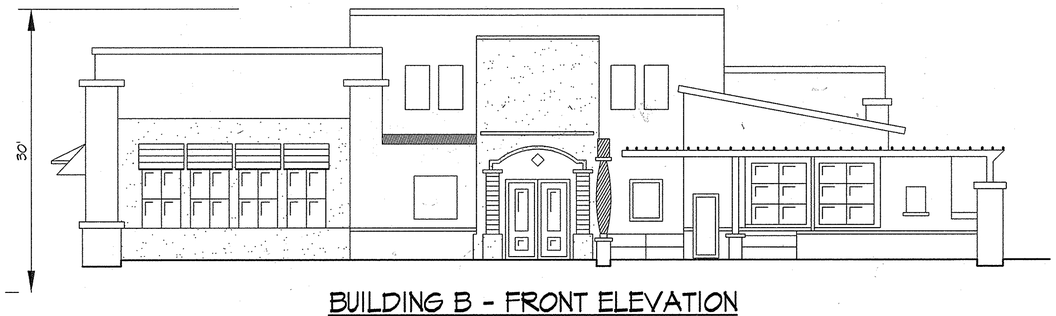
SDP 06-81



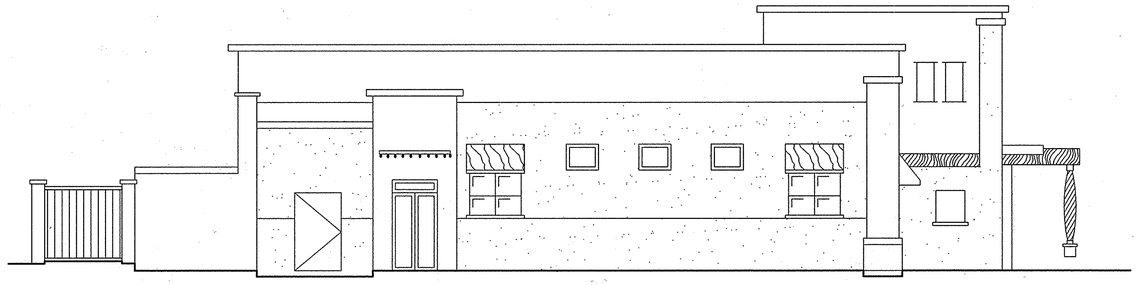
BUILDING A - FRONT ELEVATION ⚠
NTS



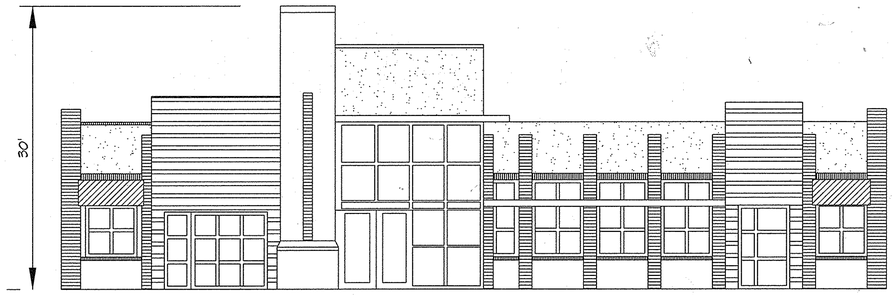
BUILDING A - SIDE ELEVATION ⚠
NTS



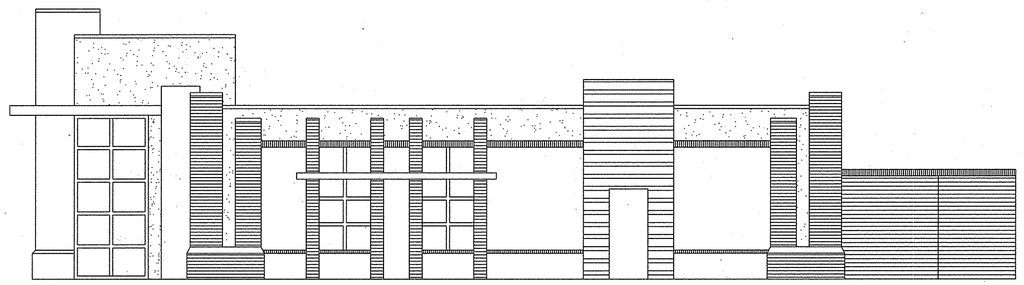
BUILDING B - FRONT ELEVATION
NTS



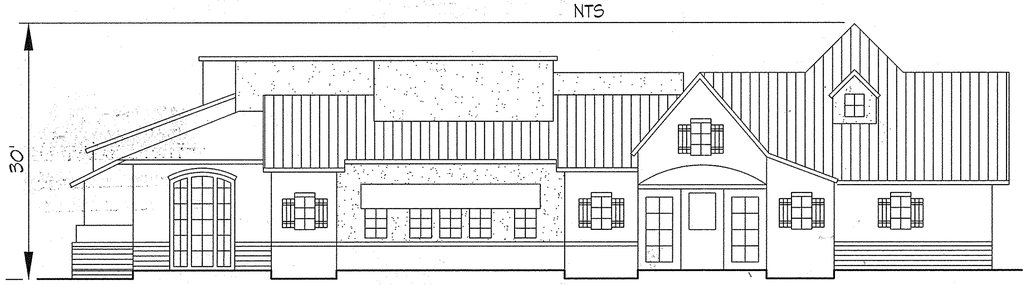
BUILDING B - SIDE ELEVATION
NTS



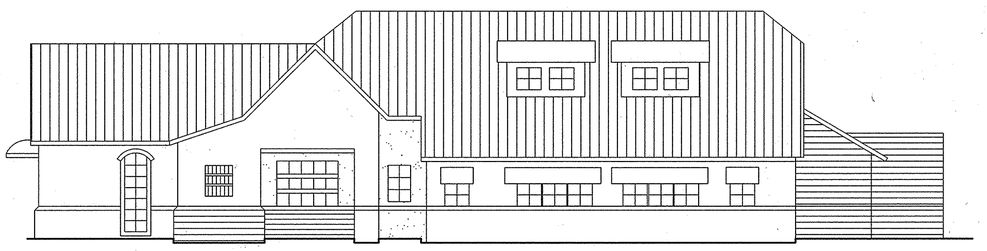
BUILDING C - FRONT ELEVATION
NTS



BUILDING C - SIDE ELEVATION
NTS



BUILDING D - FRONT ELEVATION
NTS



BUILDING D - SIDE ELEVATION
NTS

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14925, Expiration Date: May 21, 2008.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/10/07

Chief, Division of Land Development — Date 10/12/07

Chief, Development Engineering Division — Date 10/3/07

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

\DRAWINGS\05084\SDP-02\SDP-7.dwg | DES. JNG | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A ELEVATIONS ⚠	MBJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

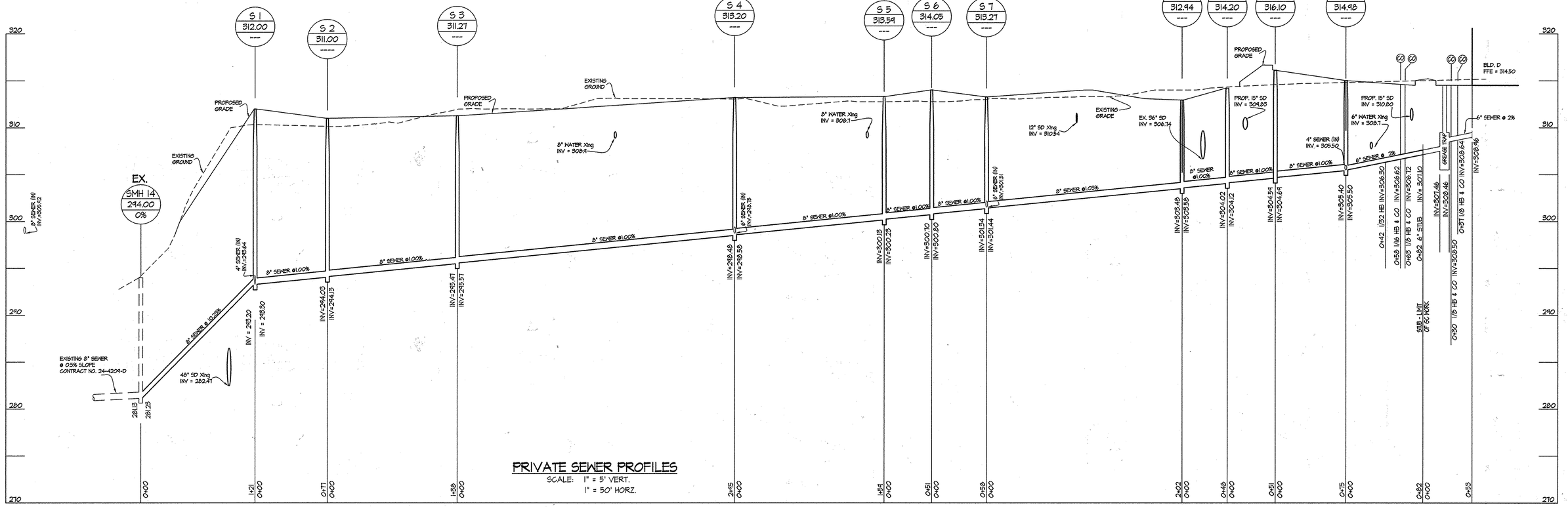
ELEVATION DETAILS (REVISED)

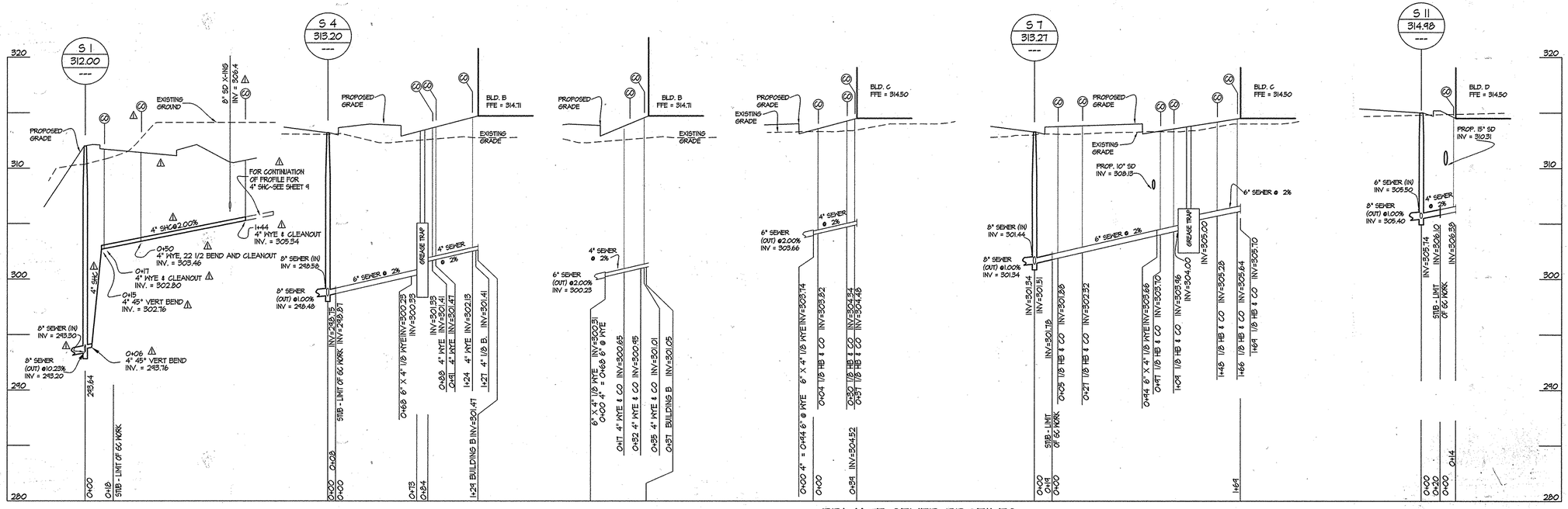
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE ⚠	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE ⚠	TAX MAP – GRID	SHEET ⚠
AUG., 2007	37 – 43	7 OF 26

SDP 06-81





PROFESSIONAL CERTIFICATION
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STATE OF MARYLAND — MICHAEL J. TROPP — PROFESSIONAL ENGINEER — 9/21/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/16/07

Chief, Division of Land Development — Date 10/16/07

Chief, Development Engineering Division — Date 10/9/07

GLW GUTSCHICK LITTLE & WEBER, P.A.
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\DRAWINGS\05084\SDP-02\SDP-6.dwg | DES. | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A SHC ⚠	MJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

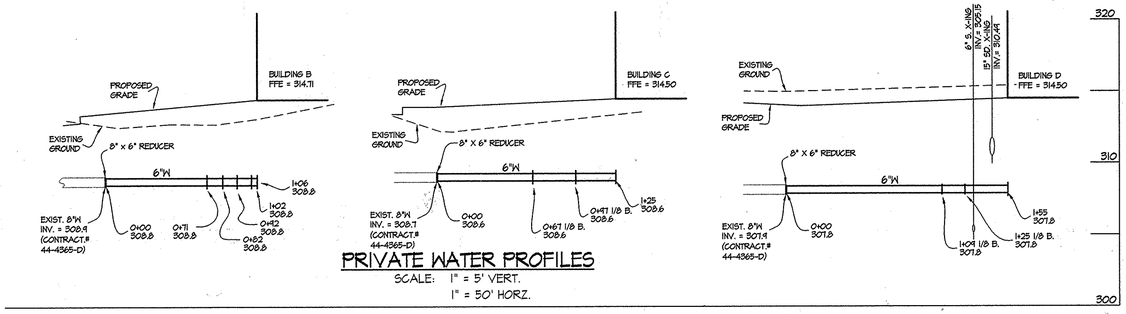
UTILITY PROFILES (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

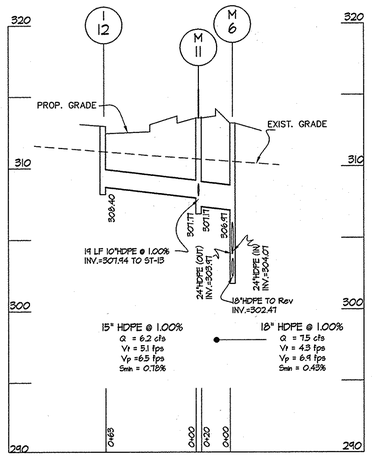
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE ⚠ AUG., 2007	TAX MAP – GRID 37 – 43	SHEET 8 OF 26

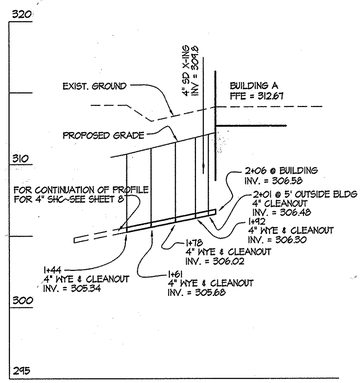
SDP 06-81



PRIVATE WATER PROFILES

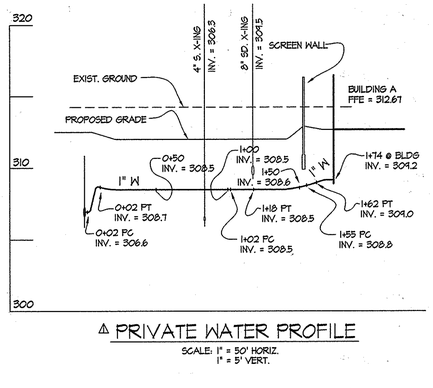
SCALE: 1" = 5' VERT.
1" = 50' HORZ.





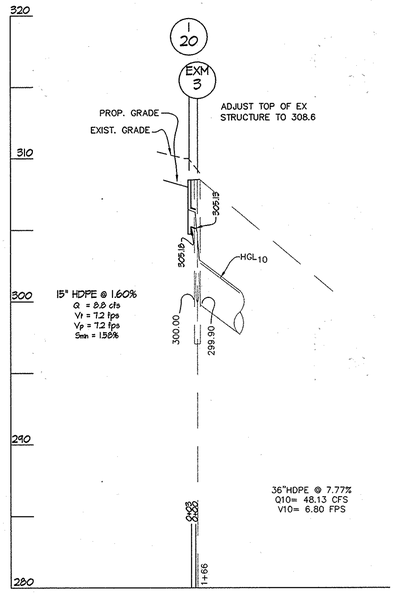
⚠ PRIVATE SEWER PROFILE

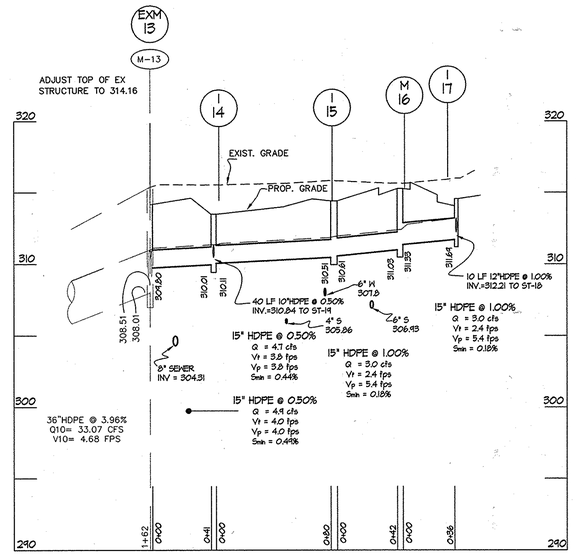
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

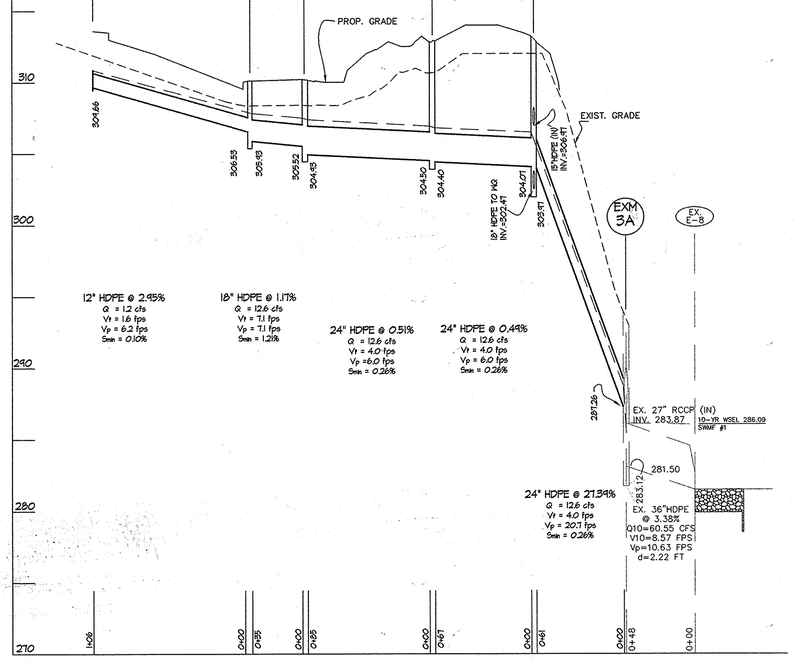


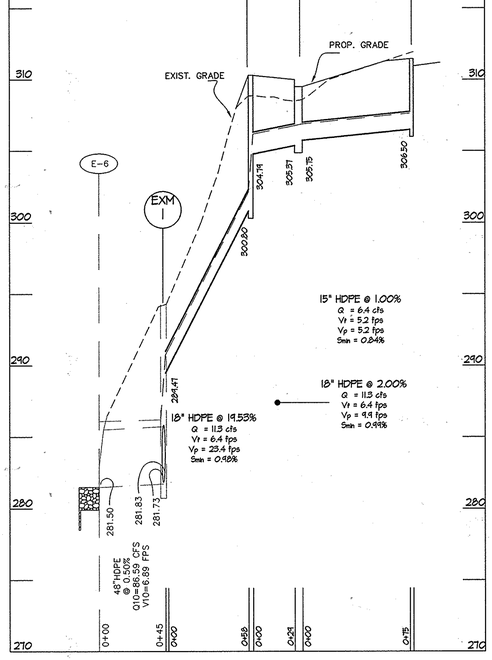
⚠ PRIVATE WATER PROFILE

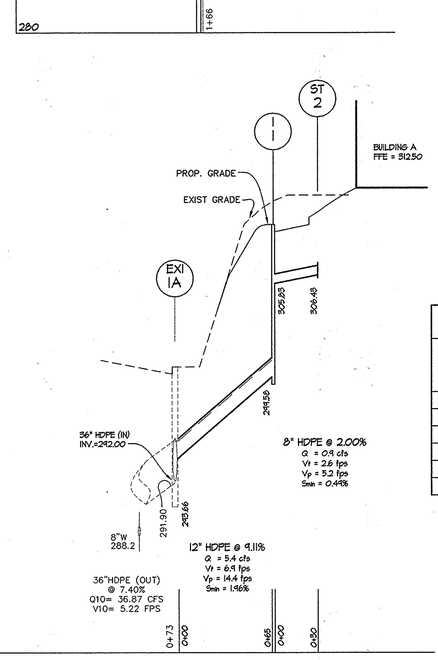
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.











S.D. STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STANDARD DETAIL	LOCATIONS & REMARKS
I-1	A-10 SUMP INLET	2.5'	---	309.45	305.83	299.58	HC-SD-4.41	see plan
M-3	4' PRECAST MH	4'	---	310.30	304.79	300.80	HC-G-5.12	see plan
I-4	COMB. MR INLET	STD.	---	310.05	305.75	305.31	HC-SD-4.35	see plan
I-5	A-10 SUMP INLET	2.5'	---	311.45	---	306.50	HC-SD-4.41	see plan
M-6	4' PRECAST MH	4'	---	313.20	306.91	303.91	HC-G-5.12	see plan
M-7	4' PRECAST MH	4'	---	312.60	304.50	304.40	HC-G-5.12	see plan
M-8	4' PRECAST MH	4'	---	311.00	305.52	304.93	HC-G-5.12	see plan
I-9	A-15 SUMP INLET	3.0'	---	310.11	306.53	305.93	MD 374.63 COS 15	see plan
M-11	4' PRECAST MH	4'	---	313.31	307.77	307.17	HC-SD-4.40	see plan
I-12	A-10 SUMP INLET	2.5'	---	312.27	---	308.40	HC-SD-4.41	see plan
I-14	SINGLE 5 INLET	STD.	---	313.50	310.11	310.01	HC-SD-4.22	see plan
I-15	A-5 SUMP INLET	3.0'	---	314.40	310.61	310.51	HC-SD-4.40	see plan
M-16	4' PRECAST MH	4'	---	315.30	311.33	311.03	HC-G-5.12	see plan
I-17	A-5 SUMP INLET	2.5'	---	314.54	---	311.69	HC-SD-4.40	see plan
I-20	A-15 SUMP INLET	2.5'	---	308.50	---	305.18	MD 374.63 COS 15	see plan

S.D. NOTES

- ALL STRUCTURES TO BE PRECAST.
- PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
- ALL STORM DRAIN PIPE, STRUCTURES AND WATER QUALITY DEVICES ARE TO BE FLUSHED AND PUMPED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
- ALL UTILITIES (PIPES AND STRUCTURES) ARE TO BE PLACED UPON COMPACTED SUBGRADE PER AASHTO-T-180 STANDARDS.

S.D. Pipe Summary Table

Size (in)	Type	Quantity (LF)	Remarks
8	HDPE	30	ADS N12 or equiv.
10	HDPE	79	ADS N12 or equiv.
12	HDPE	231	ADS N12 or equiv.
15	HDPE	340	ADS N12 or equiv.
18	HDPE	142	ADS N12 or equiv.
24	HDPE	213	ADS N12 or equiv.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14931, Expiration Date: May 21, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/4/07
Chief, Division of Land Development — Date 10/2/07
Chief, Development Engineering Division — Date 10/5/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-08

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

\DRAWINGS\05084\SDP-02\SDP-7-8.dwg | DES. | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A WHC PROFILE AND ADD BUILDING A WHC, SHC AND ADD BLDG. A SHC PROFILE ⚠	WSJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

UTILITY PROFILES (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 5' VERT. 1" = 50' HORZ.	NEW TOWN	05084
DATE ⚠ AUG., 2007	TAX MAP – GRID 37 – 43	SHEET ⚠ 9 OF ~~8~~ 26

SDP 06-81

PARCEL 'M'
95,869 SQ. FT.
OR 1.2364 AC.
PLAT # 11812-11880

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN
ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

PARCEL 'R'
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

E= 1370178
N= 553703

GATEWAY OVER LOOK DRIVE
(PRIVATE - VARIABLE WIDTH)

I 1 | I 5 | I 9 | I 12 | I 14 | I 15 | I 17 | I 20 | I 4

Building A ST 2
Building B ST 10
Building C ST 13
ST 19 Building D ST 18

EX. 8" SEWER (24-4204-D)
20' PUBLIC DR AND T EMENT
E= 1369315
N= 553593

EXISTING PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT PLAT NO. 11816

EXISTING PRIVATE SWM 1
PERM. POOL WSEL = 281.00
1-YR WSEL = 283.61
10-YR WSEL = 286.09
100-YR WSEL 288.91

PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT

OPEN SPACE PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
PLAT # 11816
SDP 04-163

OPEN SPACE PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
PLAT 11816
SDP 04-163

EXISTING PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT PLAT NO. 11816

MD ROUTE 108

MD ROUTE 175
LITTLE PATUXENT PKWY

E= 1370155
N= 552422

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 9-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/4/07

Chief, Division of Land Development — Date 10/2/07

Chief, Development Engineering Division — Date 10/2/07

THE RECHARGE REQUIREMENT FOR ALL OF PARCEL A IS PROVIDED BY AN UNDERGROUND MANIFOLD SYSTEM (Rev-B).
ALL DISCHARGE TO THIS SYSTEM IS PRETREATED BY A STORM CEPTOR MODEL STC-400 PRIOR TO ENTERING THE MANIFOLD.(MG-B).
AREA OF PARCEL A = 9.70 ACRES
IMPERVIOUS AREA = 4.46 ACRES
RECHARGE REQUIRED = 2,300 CU-FT
RECHARGE PROVIDED = 2,455 CU-FT

DRAINAGE No.	AREA (Ac)	PERV. (Ac)	IMP (Ac)	C	IMP %
I-1	0.63	0.05	0.58	0.85	92.0
ST-2	0.11	0.00	0.11	0.98	100.0
I-4	0.70	0.05	0.65	0.85	92.0
I-5	0.89	0.07	0.82	0.85	92.0
I-9	1.60	0.12	1.48	0.85	92.0
ST-10	0.15	0.00	0.15	0.98	100.0
I-12	0.86	0.07	0.79	0.85	92.0
ST-13	0.16	0.00	0.16	0.98	100.0
I-14	0.04	0.04	0.00	0.25	0.0
I-15	0.25	0.02	0.23	0.85	92.0
I-17	0.22	0.02	0.20	0.85	92.0
ST-18	0.17	0.00	0.17	0.98	100.0
ST-19	0.03	0.00	0.03	0.98	100.0
I-20	1.22	0.09	1.13	0.85	92.0
Total	7.03	0.53	6.50		

STATE OF MARYLAND — MICHAEL J. STEVENS — No. 14951 — REGISTERED PROFESSIONAL ENGINEER
9/21/07

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14951, Expiration Date: May 21, 2008.

NOTES:
IMPERVIOUS SURFACES MODELED WITH C = 0.98
PERVIOUS SURFACES MODELED WITH C = 0.25
SITE HAS BEEN MASSGRADED - ALL SOILS ASSUMED 'C'.

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\DRAWINGS\05084\SDP-02\SDP-10.dwg | DES. | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A AND BUILDING A WHC, SHC AND ROOF DRAINS ⚠	MJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

STORM DRAIN DRAINAGE AREA MAP (REVISED)

GATEWAY OVERLOOK

BENSON EAST - PARCEL A

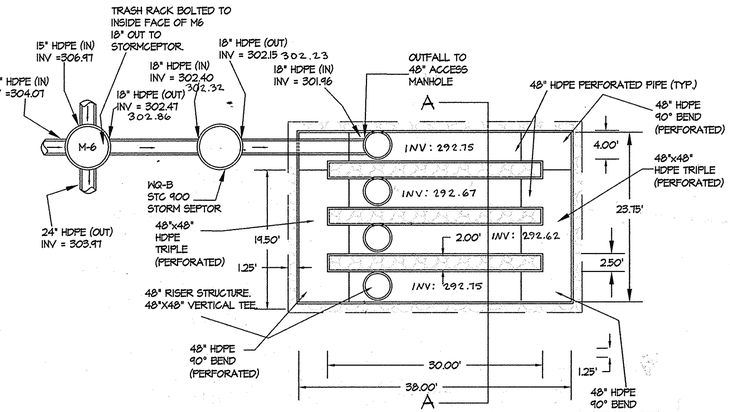
Buildings A (Bank) and B to D (Restaurants)

PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NEW TOWN	05084
DATE ⚠ AUG., 2007	TAX MAP – GRID 37 – 43	SHEET ⚠ 10 OF ~~26~~

SDP 06-81

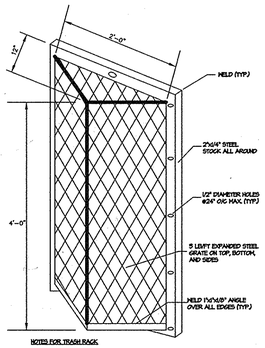


LIMITS OF EXCAVATION AND AGGREGATE PLACEMENT TO BELINED WITH NON-WOVEN FILTER FABRIC

* 48" HDPE PERFORATED PIPE SHALL HAVE PERFORATIONS FROM ADS N-12 PIPE PER AASHTO CLASS 2 PERFORATION (OR APPROVED EQUAL). PERFORATIONS = MAX SLOT LENGTH 0.344" SPACED AT 5" LONGITUDINALLY.

Rev PIPE MANIFOLD

SCALE: 1" = 10'



NOTES FOR TRASH RACK:

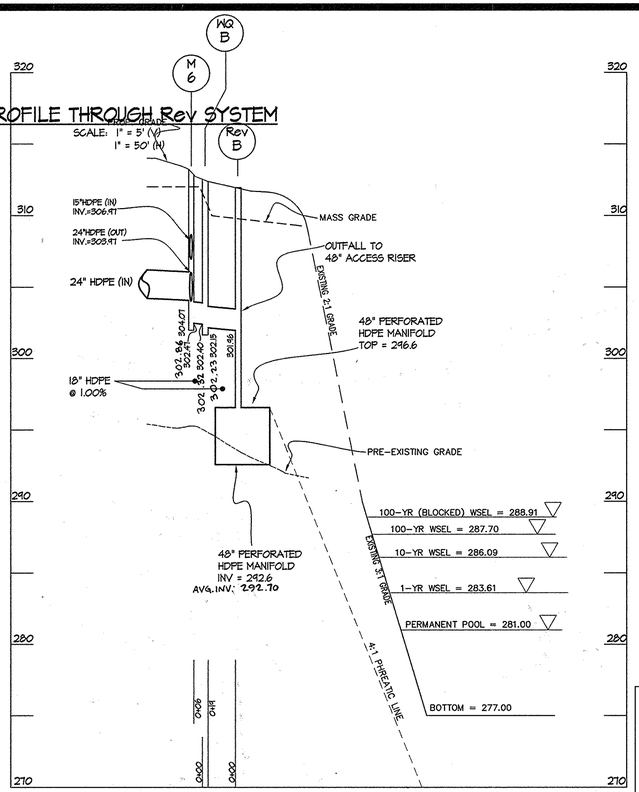
1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES TO BE COATED WITH ZINC GOLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.

DETAIL FOR TRASH RACK PROTECTTION FOR STRUCTURES 1-3 & 1-11

NTS

PROFILE THROUGH Rev SYSTEM

SCALE: 1" = 5' (V)
1" = 50' (H)



INSPECTION NOTES: PRECAST CONCRETE STORMCEPTOR

1. PRIOR TO THE START OF INSTALLATION OF THE STORMCEPTOR, THE MCDEP INSPECTOR MUST BE CALLED 48 HOURS IN ADVANCE AT 217-6301 (PRE CONSTRUCTION MEETING).
2. THE MCDEP INSPECTOR MUST BE NOTIFIED (217-6301) AT EACH OF THE FOLLOWING

   A. APPROVAL OF SUBGRADE, PREPARE A COMPACTED GRAVEL BED AT THE BOTTOM OF THE EXCAVATION (6" DEEP). ENSURE COMPACTION TO 95% DENSITY

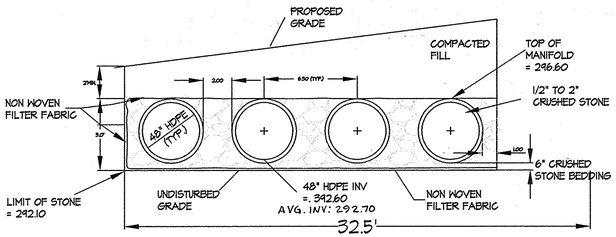
   B. PLACE STORMCEPTOR IN EXCAVATION AT CORRECT ELEVATION AND AT CORRECT ALIGNMENT AND GRADE FOR INLET AND OUTLET STORM DRAINS. LEVEL UNIT INSTALL BASE AND LOWER TANK, MIDDLE SECTION WITH STORMCEPTOR INSERT RISER SECTION, TOP SLAB WITH PERSONWAY, LEVELING RINGS AND MANHOLE FRAME AND COVER.

   C. BACKFILL STORMCEPTOR WITH SUITABLE NATIVE SOIL (NO ORGANIC OR TOPSOIL IS TO BE USED FOR BACKFILL). BACKFILL AND COMPACT IN 8 INCH LIFTS BACKFILL SHOULD BE TO 95% OF DENSITY.

   D. WHEN SITE IS PERMANENTLY STABILIZED AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED AND STABILIZED. THEN THE STORMCEPTOR WILL BE PUMPED OUT AND CLEANED AND PLACED IN STORMWATER MANAGEMENT OPERATION.

   E. FINAL INSPECTION.

AS MANUFACTURED BY CSR-HYDRO CONDUIT AND STORMCEPTOR CORPORATION. MODEL STC-1800, PRECAST CONCRETE.
FOR TECHNICAL INFORMATION CALL STORMCEPTOR AT 301-763-8361
TO ORDER CONTACT CSR-HYDRO CONDUIT, VIRGINIA PRECAST AT
1-800-999-2278 AT LEAST 3 WEEKS PRIOR TO NEEDED DELIVERY.



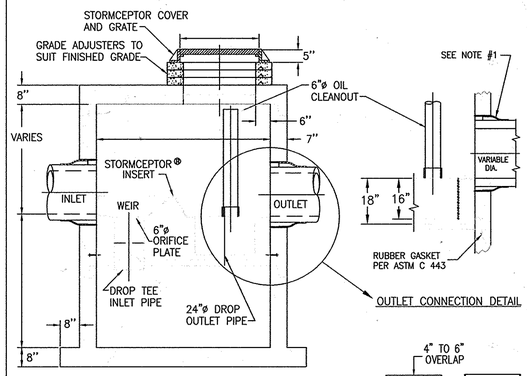
Rev PIPE MANIFOLD SECTION A-A

SCALE: 1" = 5'

OPERATION AND MAINTENANCE SCHEDUAL FOR RECHARGE FACILTY

FACILITY COMPONENT REQUIRING MAINTENANCE	MAINENANCE ACTIVITY	WHEN MAINTENANCE ACTIVITY IS REQUIRED	EXPECTED FACILITY PERFORMANCE AFTER MAINTENANCE
STORM CEPTOR (WQ-B) STRUCTURE AND STORAGE MANIFOLD (Rev-B)	TRASH AND DEBRIS REMOVAL & SEDIMENT REMOVAL.	FLOATABLE OBJECTS OR OTHER DEBRIS IS PRESENT IN THE FILTER OR MANIFOLD SYSTEM.	FILTRATION CAPACITY IS MAXIMIZED.
PIPING FITTINGS AND CONTROL DEVICES.	ENSURE ALL FITTINGS ARE SECURE AND THAT ALL CONTROLS ARE UNCLOGGED. FLUSH WITH WATER.	DRAINAGE SYSTEM IS OBSTRUCTED BY DEBRIS OR SEDIMENT.	SYSTEM FLOWS FREELY.
STORM CEPTOR CHAMBER	REMOVE ALL DEBRIS AND SEDIMENT WITHIN THE SYSTEM.	SYSTEM OVERLOADED WITH SEDIMENT NO LONGER REMOVING POLUTANTS. ON AN ANUAL BASIS OR AFTER A SPILL.	SYSTEMS POLUTANT REMOVAL CAPACITY IS MAXIMIZED.

CSR Hydro Conduit
STC 900 Precast Concrete Stormceptor® (900 US Gallon Capacity)
PROJECT:
LOCATION:
DR. BY:
CK. BY:
DATE:
SCALE: N.T.S.
DWG.#



SECTION THRU CHAMBER

ENLARGED INLET TEE DROP PIPE

NOTE :

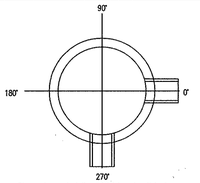
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

REV.	DESCRIPTION	BY:	DATE

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

CONTRACTOR INFORMATION
Name
Address
City
State
Zip Code
Contact
Phone
Fax

OWNER INFORMATION
Name
Phone
Fax



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (id), and invert elevation (fl). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT

Stormceptor® Model			
STC			
900	☒	3600	☐
1200	☐	4800	☐
1800	☐	6000	☐
2400	☐	7200	☐

Insert Size	
DISC	☐
22"	☐
32"	☐
44"	☐
CUSTOM	☐

Manhole Number	WQ-A
Top Elevation (ft)	310.3
Inlet Pipe Invert (ft)	–
Outlet Pipe Invert (ft)	–
Pipe Type	–
Inlet Pipe Inside Diameter (ID)	18"
Inlet Pipe Outside Diameter (OD)	18.25"
Outlet Pipe Inside Diameter (ID)	18"
Outlet Pipe Outside Diameter (OD)	18.25"

Project Name GATEWAY OVERLOOK PARCEL M
Approximate time frame of delivery (weeks)
Delivery Address: Street
City: State: Zip Code
Designer Company
Designer Contact Phone Fax

PLEASE FILL OUT COMPLETELY AND FAX TO: CSR Hydro Conduit
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG,
PHONE (703)971-1900

SEQUENCE OF CONSTRUCTION AND INSPECTOR'S CHECK-OFF LIST FOR STORMWATER MANAGEMENT STORMCEPTOR

STAGE	DEVELOPER'S ENGINEER'S APPROVAL	COUNTY INSPECTOR APPROVAL
	INITIALS/DATE	INITIALS/DATE
1. PRE-CONSTRUCTION MEETING*		
2. INSTALLATION OF STORMCEPTOR* & ASSOCIATED STORM DRAINAGE: a. OBTAIN APPROVAL OF SUBGRADE		
b. INSTALLATION OF PRECAST BASE & LOWER TANK*		
c. INSTALLATION OF PRECAST MIDDLE SECTION WITH STORMCEPTOR INSERTS*		
d. INSTALLATION OF PRECAST TOP SLAB*		
E. INSTALLATION OF ADJUSTMENT RINGS AND FRAME AND COVER*		
3. BACKFILLING OPERATION AND COMPACTION		
4. SITE IS PERMANITLY STABILIZED. SEDIMENT CONTROL MEASURES REMOVED AND ALL DEBRIS REMOVED FROM STORMCEPTOR*		
5. FINAL INSPECTION*		

*MANDATORY NOTIFICATION/APPROVAL OF DEP INSPECTOR PRIOR TO PROCEEDING WITH NEXT STAGE. CALL 217-6301 PRIOR TO 12:00 NOON ON THE PRECEEDING DAY TO ARRANGE FOR NOTIFICATION/INSPECTION.

CONSTRUCTION NOTES

1. SILT AND DEBRES SHALL NOT BE ALLOWED TO ENTER THE STORMCEPTOR UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANTLY STABILIZED. SILT MAY BE ALLOWED TO ENTER STORMCEPTOR IF IT IS BEING USED AS A FINAL SEDIMENT CONTROL FILTERING DEVICE.
2. ALL OPENINGS TO STRUCTURES SHALL BE PROTECTED WITH THE APPROPRIATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
3. THE STORMCEPTOR MUSR BE PUMPED OUT AND CLEANED AT THE END OF THE CONSTRUCTION OF THE PROJECT.

AS-BUILT
10/4/10
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MARYLAND 21043

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/5/07
Chief, Division of Land Development — Date 2/2/07
Chief, Development Engineering Division — Date 1/31/07

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

\DRAWINGS\05084\SDP-02\SDP-11.dwg | DES. BJM | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

RECHARGE FACILITY DETAILS

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
NOV., 2006	37 – 43	11 OF 26

SDP 06-81

SEDIMENT AND EROSION CONTROL
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)

2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE/SUPER SILT FENCE. ANY SEDIMENT CONTROL FEATURES KNOCKED DOWN OR DISABLED ARE TO BE REPAIRED IMMEDIATELY OR BY THE END OF THE WORK DAY. (5 DAYS)

3. INSTALL STORM DRAIN INLETS AND PIPES TO EXISTING SEDIMENT BASIN. LOW-FLOW TO RECHARGE FACILITY TO REMAIN BLOCKED UNTIL PERMISSION OF SCI IS OBTAINED. (10 DAYS)

4. ROUGH GRADE SITE. INSTALL STORM DRAIN PIPES & STRUCTURES. (28 DAYS)

5. GRADE REMAINDER OF SITE, INSTALL UTILITIES, CURBS, WALKS, PAVEMENT, AND CONSTRUCT BUILDING. (52 DAYS)

7. STABILIZE THE SITE. (2 DAYS)

8. FLUSH AND PUMP CLEAN ALL STORMDRAIN STRUCTURES, PIPES, AND RECHARGE FACILITY (Rev A). (1 DAY)

LEGEND

+388.00	PROPOSED SPOT ELEVATION
600	EXISTING CONTOUR
600	PROPOSED CONTOUR THIS PHASE
SF	PROPOSED SAFETY FENCE
SF	PROPOSED SILT FENCE
SSF	PROPOSED SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
	DRAINAGE DIVIDE

STATE OF MARYLAND — MICHAEL JOSEPH TROPPA — No. 21431 — REGISTERED PROFESSIONAL ENGINEER

Michael J. Troppa 9/21/07

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14431, Expiration Date: May 21, 2008.

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

TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Paul G. Cavanaugh 9/27/06
SIGNATURE OF DEVELOPER/BUILDER — DATE

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Michael J. Troppa 9/21/07.
Signature of Registered Engineer — DATE

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

Jim Myers 10/4/07
Natural Resources Conservation Service — Date

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

John V. Robertson 10/4/07
Howard S.C.D. — Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/4/07

Chief, Division of Land Development — Date 10/2/07

Chief, Development Engineering Division — Date 10/3/07

PARCEL 'M'
53,858 SQ. FT.
OR 1.2364 AC.±
PLAT # 17872-17880

PARCEL 'R'
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN
ACCESS & UTILITY
EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

GATEWAY OVERLOOK DRIVE (PRIVATE) (VARIABLE WIDTH)

BUILDING 'A'
PROPOSED BANK
F.F.E. =312.67
ONE-STORY OFFICE
(4,057 SF TOTAL)
W/ INSIDE METER

BUILDING 'B'
PROPOSED
RESTAURANT
F.F.E. = 314.71
ONE-STORY RESTAURANT
(7,000 SF TOTAL)
W/ INSIDE METER

PROPOSED ASPHALT PAVING (SEE SHEET 5)

PROPOSED DRIVE-THRU AREA

PROPOSED CANOPY

LOD

SAFETY FENCE
ENTRANCE TO REMAIN CLOSED

SCE

TEMPORARY STOCKPILE AREA

EXISTING SEDIMENT BASIN 1

OPEN SPACE
PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
130,016 SQ.FT.
OR 2.9848 AC.
PLAT F-05-58
SDP 04-163

MD ROUTE 108

MATCHLINE SHEET 13

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

\DRAWINGS\05084\SDP-02\SDP-12-13.dwg | DES. BJM | DRN. JNG | CHK. BJM

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A AND BUILDING A WHC, SHC AND ROOF DRAINS △	MBJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

SEDIMENT & EROSION CONTROL PLAN (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
△ AUG., 2007	37 – 43	12 OF 25

SDP 06-81

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature	Date
Director	2/5/07
Chief, Division of Land Development	2/2/07
Chief, Development Engineering Division	1/30/07

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Jim Myers — Natural Resources Conservation Service — Date 1/17/07

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John R Robinson — Howard S.C.D. — Date 1/17/07

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."

Michael J. Trepp — Signature of Registered Engineer — DATE 1/5/07

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 TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Paul G. Cavanaugh — SIGNATURE OF DEVELOPER/BUILDER — DATE 11/27/06

GLW GUTSCHICK LITTLE & WEBER, P.A.
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SDP 06-81

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 CONTINUING SUPPLIED 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 A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, 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 IF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 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 20.0 VEGETATIVE STABILIZATION – SECTION 1 – 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 AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

1. 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.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.

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

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 TOPSOILLING, 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, ALBEIT 4"-8" HIGHER IN ELEVATION.

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4' -8' LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILLING 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:

1. 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.

2. 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.

3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED 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

1) PREFERRED – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).

2) 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. HARROW 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 (1.4 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 (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED ~~STRAW MULCH~~ AND SEED AS SOON AS POSSIBLE ~~IN THE SPRING. OPTION~~ (2) USE SOD. OPTION (3) SEED WITH 60 ~~LBS/ACRE~~ KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM 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: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

NOTE:

THESE SEEDING NOTES ARE THE MINIMUM REQUIRED FOR SEDIMENT CONTROL. REFER TO PROJECT SPECIFICATIONS FOR SEEDING REQUIREMENTS OF OTHER AREAS OF THE SITE.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G). TEMPORARY STABILIZATION, WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS:

TOTAL AREA OF SITE	:	8.70 AC.
AREA DISTURBED	:	8.00 AC.
AREA TO BE ROOFED OR PAVED	:	5.54
AREA TO BE VEGETATIVELY STABILIZED	:	2.46 ACRES
TOTAL CUT	:	10,000 CU. YDS.
TOTAL FILL	:	10,000 CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATION:		N/A

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

DETAIL 2 – TEMPORARY SWALE

Construction Specifications

1. All temporary swales shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.

2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the swale.

5. The swale shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

6. Fill, if necessary, shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the swale.

8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A – 2 – 4	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E – 15 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F – 17 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE

Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H – 26 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23C
CURB INLET PROTECTION (COG OR COS INLETS)

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E – 16 – 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] 2/5/07
Director Date

[signature] 2/2/07
Chief, Division of Land Development Date

[signature] 1/31/07
Chief, Development Engineering Division Date

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

[signature] 1/17/07
Natural Resources Conservation Service Date

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

[signature] 1/17/07
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."

Michael J. Troppe 1/5/07
Signature of Registered Engineer 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

TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Paul G. Cavanaugh 11/27/06
SIGNATURE OF DEVELOPER/BUILDER DATE

STATE OF MARYLAND
MICHAEL JAMES TROPPE
No. 14931
REGISTERED
PROFESSIONAL ENGINEER

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

\DRAWINGS\05084\SDP-02\SDP-13.dwg	DES. BJM	DRN. JNG	CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

SEDIMENT AND EROSION CONTROL DETAILS

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET 1
NOV., 2006	37 – 43	14 OF ~~18~~ 26

SDP 06-81

PARCEL 'M'
53,858 SQ. FT.
OR 1.2364 AC.
PLAT # 17872-17880

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN
ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

PARCEL 'R'
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

E= 1370178
N= 553703
E= 553128
E= 1370356

PARCEL 'T'
PLAT F-08-102

PARCEL 'T'
318,825 SQ. FT.
OR 7.3192 AC.
PLAT # 18444-18450

GATEWAY OVERLOOK DRIVE
(PRIVATE) (VARIABLE WIDTH)

PUBLIC WATER, SEWER & UTILITY EASEMENT
PLAT NO. 18444-18450

PUBLIC WATER, SEWER & UTILITY EASEMENT
PLAT # 17876/ F 05-58

PUBLIC WATER & UTILITY EASEMENT
(PLAT # 17876)

20' PUBLIC WATER & UTILITY EASEMENT
(PLAT # 17876/ F 05-58)

EX. 20' PUBLIC WATER & UTILITY EASEMENT
PLAT NO. 18444-18450

EX. 20' PUBLIC WATER & UTILITY EASEMENT
(PLAT # 18444-18450)

EX. 20' PUBLIC SEWER & UTILITY EASEMENT
(PLAT # 17876/ F 05-58)

94 BM

R=746.29'
L=192.53'

82 TMD

41 TMD

PROPOSED 4' SIDEWALK

BUILDING 'A'
PROPOSED BANK
F.F.E. =312.67
ONE-STORY OFFICE
(4,057 SF)
W/ INSIDE METER

54 TMD
(CAT. 3)

73 TMD

22 TMD
(CAT. 3)

4 TMD

BUILDING 'B'
PROPOSED
RESTAURANT
F.F.E. = 313
ONE-STORY RESTAURANT
(7,000 SF)
W/ INSIDE METER

1 VR
(CAT. 2)

4 VR

PROPOSED SIDEWALK

EXISTING
PRIVATE STORMWATER
MANAGEMENT &
UTILITY EASEMENT
PLAT NO. 17876

N 03°47'58" W 574.10'

N 77°40'32" E 198.29'

113.84'

OPEN SPACE
PARCEL 'V'
DEDICATED TO THE
COLUMBIA ASSOCIATION
130,016 SQ.FT.
OR 2.9848 AC.
PLAT F-05-58

EX. PRIVATE STORMWATER
MANAGEMENT &
UTILITY EASEMENT
F-05-058

N 13°44'35" E 191.86'

N 01°32'19" W

PLANTINGS PER SDP 04-163

EX. 30' PUBLIC SEWER
& UTILITY EASEMENT
(PLAT # 17876/ F 05-58)

EXISTING PUBLIC WATER, SEWER, STORM DRAIN
& UTILITY EASEMENT
(PLAT # 18444-18450)

N= 553593

N 03°10'17" E
34.68'

MD ROUTE 108

PERIMETER - A
(183' SIDE OF BLDG. TO ROADWAY)

MATCHLINE SHEET 16

NORTH

LANDSCAPE INSTALLATION & FINANCIAL RESPONSIBILITY CATEGORIES:

LANDSCAPING NOTED WITH A 2 ARE FURNISHED AND INSTALLED BY HRD & PAID FOR BY TENANT
LANDSCAPING NOTED WITH A 3 ARE FURNISHED AND INSTALLED BY TENANT & PAID FOR BY TENANT

NOTE: ALL PLANTINGS NOT LABELED AS CATEGORY 2 OR 3 ARE TO BE FURNISHED AND INSTALLED BY THE HRD/GGP

NOTE: ALL PEDESTRIAN AND PARKING LOT LIGHTING TO BE FURNISHED, INSTALLED AND PAID FOR BY HRD/GGP.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/4/07

Chief, Division of Land Development — Date 10/2/07

Chief, Development Engineering Division — Date 10/9/07

STATE OF MARYLAND — MICHAEL JOSEPH TROCCOLI — 21603 — PROFESSIONAL ENGINEER

11/2/07

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14851, Expiration Date: May 21, 2008.

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!

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

\DRAWINGS\05084\SDP-02\SDP-15-16.dwg | DES. | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A AND BUILDING A WHC, SHC AND ROOF DRAINS ⚠	MJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

LANDSCAPE PLAN (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE ⚠ AUG., 2006	TAX MAP – GRID 37 – 43	SHEET ⚠ 15 OF ~~18~~ 25

SDP 06-81

LANDSCAPE INSTALLATION & FINANCIAL RESPONSIBILITY CATEGORIES:

LANDSCAPING NOTED WITH A 2 ARE FURNISHED AND INSTALLED BY HRD/GGP & PAID FOR BY TENANT
LANDSCAPING NOTES WITH A 3 ARE FURNISHED AND INSTALLED BY TENANT & PAID FOR BY TENANT

NOTE: ALL PLANTINGS NOT LABELED AS CATEGORY 2 OR 3 ARE FUNISHED AND INSTALLED BY HRD/GGP.

NOTE: ALL PEDESTRIAN AND PARKING LOT LIGHTING TO BE FURNISHED, INSTALLED AND PAID FOR BY HRD/GGP.

NORTH

MATCHLINE SHEET 15

E= 1,370,357

N= 552,044

N= 552515

E= 1,370,524

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

PARCEL 'R'
PLAT 18444-18450
FUTURE DEVELOPMENT
SDP-06-054

GATEWAY OVERLOOK DRIVE (PRIVATE)
(VARIABLE WIDTH)

BUILDING 'D'
PROPOSED RESTAURANT
F.F.E. = 314.5
ONE-STORY RESTAURANT
(7,000 SF)
W/ INSIDE METER
SPRINKLERED

BUILDING 'C'
PROPOSED RESTAURANT
F.F.E. = 314.5
ONE-STORY RESTAURANT
(7,000 SF)
W/ INSIDE METER
SPRINKLERED

47 TMD
16 TMD (CAT. 2)
17 TMD (CAT. 2)
117 TMD
83 TMD
5 TMD (CAT. 2)
4 TMD (CAT. 2)
10 TMD

PROPOSED 5' SIDEWALK

S 33°48'02" E 161.81'
N 37°57'05" W 113.27'
S 59°42'18" E 1.46'
N 03°47'38" W 574.10'
N 07°00'56" W 198.59'
N 59°20'07" W 405.82'
N 89°58'48" W 405.82'
S 20°01'52" W 439.85'

20' PUBLIC WATER & UTILITY EASEMENT (PLAT 6 FROM F 05-58)
20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 6 FROM F 05-58)
20' PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 6 FROM F 05-58)
EX PRIVATE STORM WATER MANAGEMENT & UTILITY EASEMENT F-05-058
EX PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 6 FROM F 05-58)

OPEN SPACE
PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
130,016 SQ.FT.
OR 2.9848 AC.
PLAT F-05-58

PLANTING PER SDP-04-163

1ST PARKING TO ROADWAY
85' LOADING/SERVICE AREA TO ROADWAY
65' SIDE OF BLDG. TO ROADWAY
255' PARKING TO ROADWAY
PERIMETER - B (514')

MD ROUTE 175
LITTLE PATUXENT PKWY

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/5/07
Chief, Division of Land Development — Date 2/2/07
Chief, Development Engineering Division — Date 1/31/07

STATE OF MARYLAND
MICHAEL JAMES WEBER
No. 21487
REGISTERED PROFESSIONAL ENGINEER

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

\DRAWINGS\05084\SDP-02\SDP-15-16.dwg | DES. | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

LANDSCAPE PLAN

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV., 2006	37 - 43	16 OF 26

SDP 06-81

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES

PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.

2. PLANT STANDARDS

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (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 HEELED-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 SHIPMENT OF PLANTS 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.

B. PLANTING METHODS

ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING

ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B&B) IN ACCORDANCE WITH THE "AAN STANDARDS".

3. EXCAVATION OF PLANT PITS

THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES; DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5"CAL.	32"	64"	28"
3.5"- 4" CAL.	36"	72"	32"
4" - 4.5"CAL.	40"	80"	36"
4.5"- 5" CAL.	44"	88"	40"
5" - 5.5"CAL.	48"	96"	44"
5.5"- 6" CAL.	52"	104"	48"

A 20 % COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING

ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE: SHALL BE NEW, 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING

A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. 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 DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD 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 SAUCERS, 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 PINE 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 PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. 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.

SODDING

ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

STATE OF MARYLAND
MICHAEL JAMES TRAVEN
No. 14931
REGISTERED
PROFESSIONAL ENGINEER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/5/07
Chief, Division of Land Development	Date 2/2/07
Chief, Development Engineering Division	Date 1/31/07

PLANT SCHEDULE

TYPE & SYMBOL		QUANTITY	NAME (BOTANICAL/COMMON)	MINUMUN SIZE	REMARK
SHADE TREES	HL	20	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA HONEYLOCUST	3.0" CAL., 12'-14' HT.	B&B, FULL
	QP	12	QUERCUS PALUSTRIS / PIN OAK	3.0" CAL., 12'-14' HT.	B&B, FULL
	ZS	40	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	3.0" CAL., 12'-14' HT.	B&B, FULL
ORNAMENTAL TREES	MZ	19	MALUS ZUMI 'CALOCARPA' / ZUMI CRABAPPLE	2.5" CAL., 8-10' HT.	B&B, FULL
	PL	88	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM	2.5" CAL., 8-10' HT.	B&B, FULL
	PC	62	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2.5" CAL., 8-10' HT.	B&B, FULL
	CM	6	LAGERSTROEMIA INDICA/ CRAPE MYRTLE	2.5" CAL MIN.	
EVERGREEN TREES	PA	6	PICEA ABIES / NORWAY SPRUCE	8' - 9' HT.	B&B, WELL FORM WITH INTACT CENTRAL LEADER
	FH	18	ILEX ATTENUATA 'FOSTERI'/ FOSTER HOLLY	8' - 9' HT.	
SHRUBS	TMD	557	TAXUS X MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	24"-30" in hgt. - container	CONT.
	VR	15	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	3' HT.	CONT.
	BM	94	BUXUS MICROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BOXWOOD	3' HT.	CONT.

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

PERIMETER No.	A	B		
USE SITUATION (SEE DESC. BELOW)	(1)	(1)	(2)	(3)
LANDSCAPE TYPE	TYPE-B	TYPE-B	TYPE-E	TYPE-D
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	183'	65'	364'	85'
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	NONE
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 4 5 N/A	 1 2 N/A	 9 N/A 91	 2 9 N/A
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (@ 2:1 substitution) SHRUBS (10:1 substitution)	 > 4 (ALT. COMPL.) > 5 (ALT. COMPL.) N/A N/A	 > 1 (A.C.) > 2 (A.C.) ALT. COMPL. ALT. COMPL.	 > 9 (A.C.) N/A ALT. COMPL. > 91 (A.C.)	 > 2 (A.C.) > 9 (A.C.) ALT. COMPL. ALT. COMPL.

EXCEPT FOR PERIMETERS 'A' AND 'B', ALL OTHER PERIMETERS ARE CLASSIFIED AS INTERNAL.

(1) SIDE OF NON-RESIDENTIAL BLDG. TO PUBLIC ROADWAY

(2) PARKING LOT TO PUBLIC ROADWAY

(3) LOADING/SERVICE AREA TO ROADWAY

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	401 SPACES
NUMBER OF TREES REQUIRED	20 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 substitution)	 OVER 20 PER ALTERNATIVE COMPLIANCE N/A

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-A AND SCHEDULE-B:

36 SHADE TREES at $300/TREE	=	$ 10,800.00
16 EVERGREEN TREES at $150/TREE	=	$ 2,400.00
91 SHRUBS at $30/SHRUB	=	$ 2,730.00
TOTAL	=	$ 15,930.00

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 1 SHALL APPLY.
3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT ENGINEER / LANDSCAPE ARCHITECT IF ANY RELOCATION'S ARE REQUIRED.
4. PLANT QUANTITIES SHOWN ON PLANT 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.
5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, AND SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
6. NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
9. ALL EXPOSED EARTH WITHIN LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS.
11. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PER SCHEDULES 'A' AND 'B' SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT IN THE AMOUNT OF $15,930.00
13. TABULATION FOR LANDSCAPE SHOWN:
REQUIRED PLANTING BY HRD FOR 8.7 ACRES 20 SHADE TREES/ACRE = 174 SHADE TREES

PLANTING PROVIDED:

SHADE TREES	73
ORNAMENTAL TREES	178 = 89 E.S.T. (AT 2:1)
EVERGREEN TREES	24 = 12 E.S.T. (AT 2:1)
SHRUBS PROVIDED:	651 = 326 E.S.T. (AT 10:1)

TOTAL E.S.T. = 500 (E.S.T = EQUIVALENT SHADE TREE)

14. THE OWNER, TENANT, AND /OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
15. A LETTER OF APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE FOR ALTERNATIVE COMPLIANCE HAS BEEN PROVIDED

SHRUB PLANTING DETAIL

NTS

NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

EVERGREEN TREE PLANTING DETAIL

NTS

NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

NTS

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

\DRAWINGS\05084\SDP-02\SDP-17dwg | DES. BJM | DRN. JNG | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

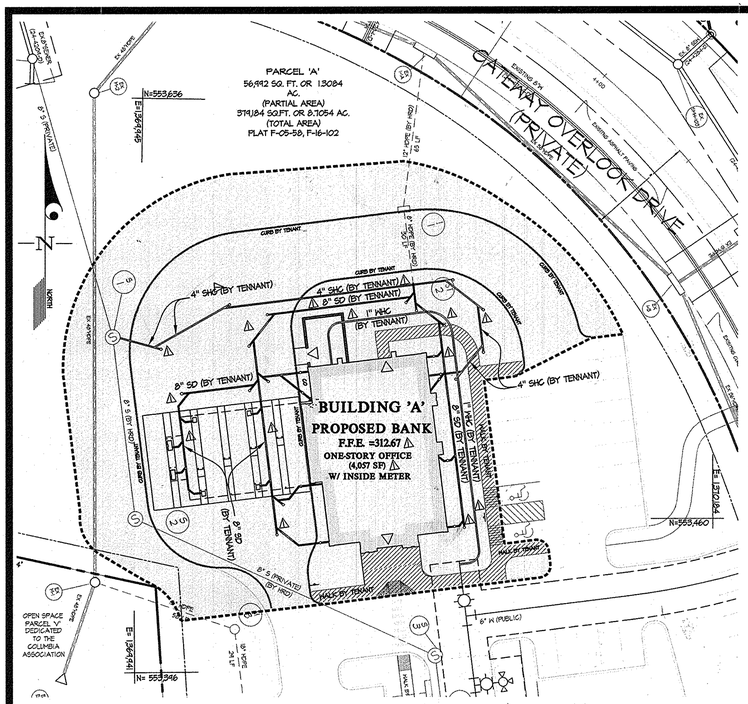
LANDSCAPE DETAILS AND NOTES

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

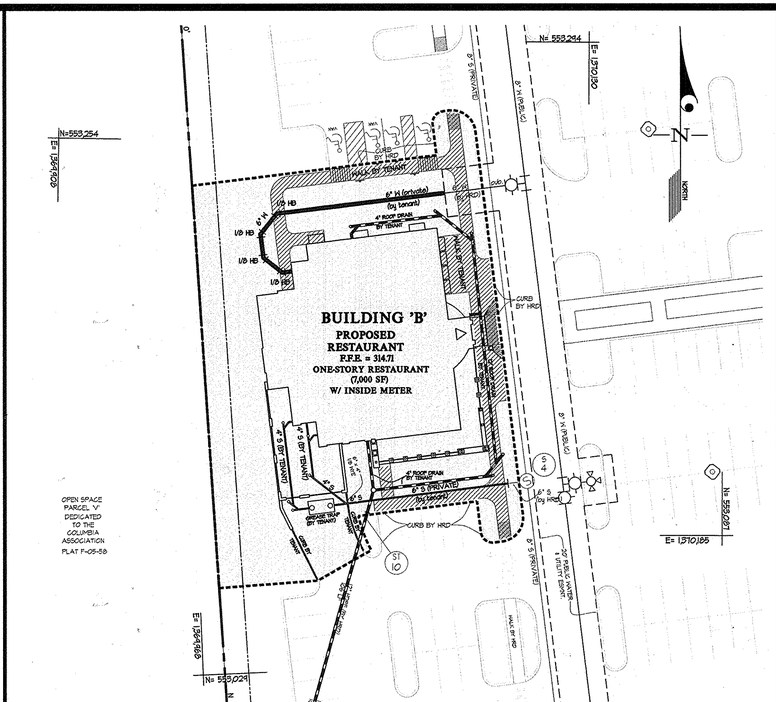
ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NA	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV., 2006	37 - 43	17 OF ~~18~~ 25

SDP 06-81



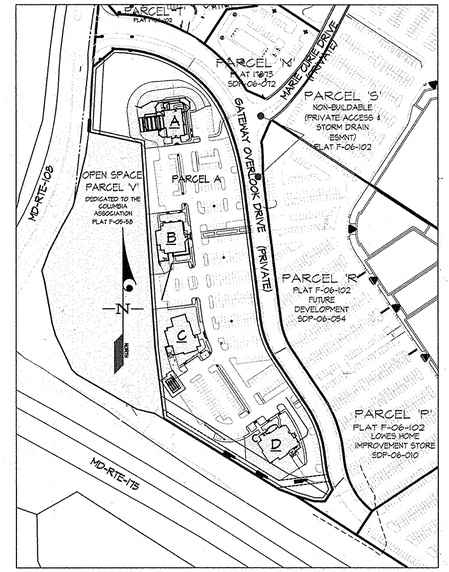
BUILDING 'A' TENANT RESPONSIBILITY EXHIBIT
SCALE 1" = 30'



BUILDING 'B' TENANT RESPONSIBILITY EXHIBIT
SCALE 1" = 30'

LEGEND

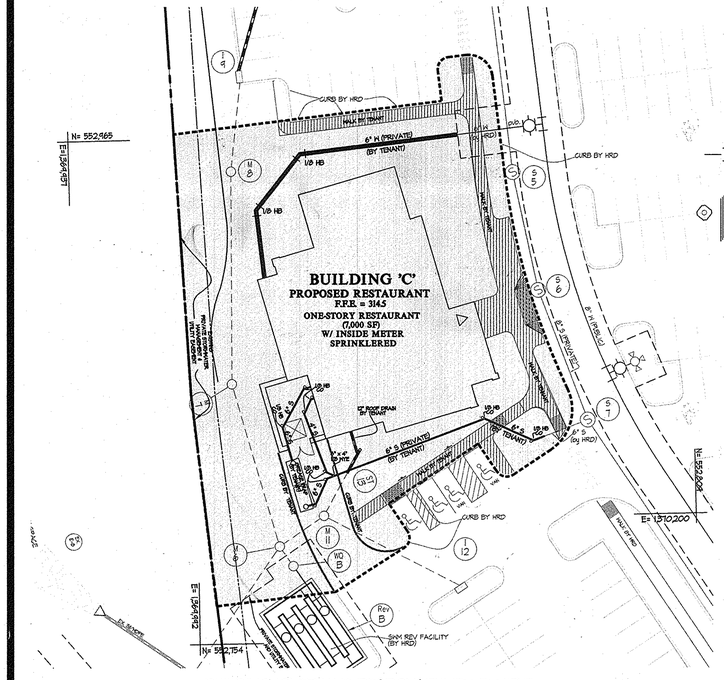
- STORM DRAIN BY HRD-GGP.
- ROOF DRAIN AND STORM DRAIN BY TENANT
- SEWER BY HRD-GGP.
- SEWER BY TENANT
- WATER MAIN BY HRD-GGP.
- WATER CONNECTION BY TENANT
- WALK BY HRD-GGP.
- WALK BY TENANT
- TENANT AREA OF RESPONSIBILITY
- CURB BY TENANT



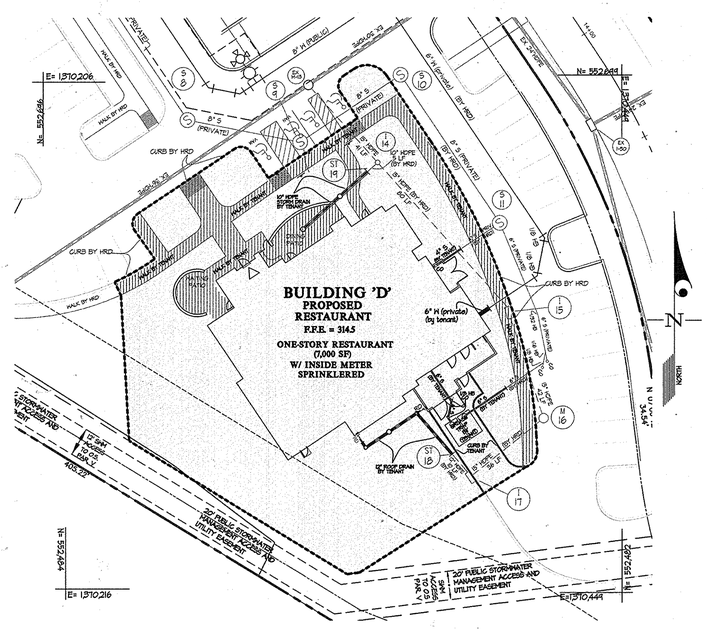
KEY MAP
SCALE - 1" = 200'

NOTES

1. DAMAGE TO ANY WORK PERFORMED BY HRD/GGP SHALL BE PAID FOR BY THE TENANT.



BUILDING 'C' TENANT RESPONSIBILITY EXHIBIT
SCALE 1" = 30'



BUILDING 'D' TENANT RESPONSIBILITY EXHIBIT
SCALE 1" = 30'

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No.: 14931, Expiration Date: May 21, 2008.

STATE OF MARYLAND — MICHAEL JAMES TROSEN — PROFESSIONAL ENGINEER
9/24/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 11/14/07
Chief, Division of Land Development	Date 10/12/07
Chief, Development Engineering Division	Date 10/9/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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\DRAWINGS\05084\SDP-02\SDP-18 | DES. BJM | DRN. JNG | CHK. BJM

DATE	REVISION	BY	APP'R.
7/27/07	REVISE BUILDING A ~~AND BUILDING A~~ WHC, SHC AND ROOF DRAINS Δ	MJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

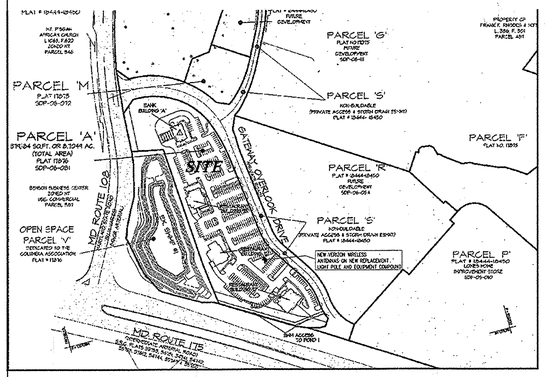
TENANT RESPONSIBILITY EXHIBIT (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP – GRID	SHEET
Δ AUG., 2007	37 – 43	18 OF ~~26~~ 25

SDP 06-81



VICINITY MAP

SCALE: NTS

TRUE NORTH

SITE PLAN NOTES

1.) SEARCH RING NAME: GATEWAY OVERLOOK LOC 2
CANDIDATE NAME: WRIT LOC2

2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

3.) THE PARENT PARCEL INFORMATION;
OWNER: WRIT GATEWAY OVERLOOK LLC
PREMISES ADDRESS: 8210 GATEWAY OVERLOOK DR. ELKRIDGE, MD 21075
MAILING ADDRESS: 6110 EXECUTIVE BLVD STE 800 ROCKVILLE, MD 20852
COUNTY: HOWARD COUNTY
ACCOUNT ID: DISTRICT-16 #215996
DEED REFERENCE: 12893/00289
USE: COMMERCIAL
MAP/GRID/PARCEL: 0037/0020/0382

4.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

LEGEND

☼ LIGHT POLE

INDIVIDUAL TREE

INDIVIDUAL TREE-TO REMOVED

LINE TYPES

BOUNDARY LINE - PARENT PARCEL

RIGHT OF WAY BOUNDARY

EDGE OF ASPHALT

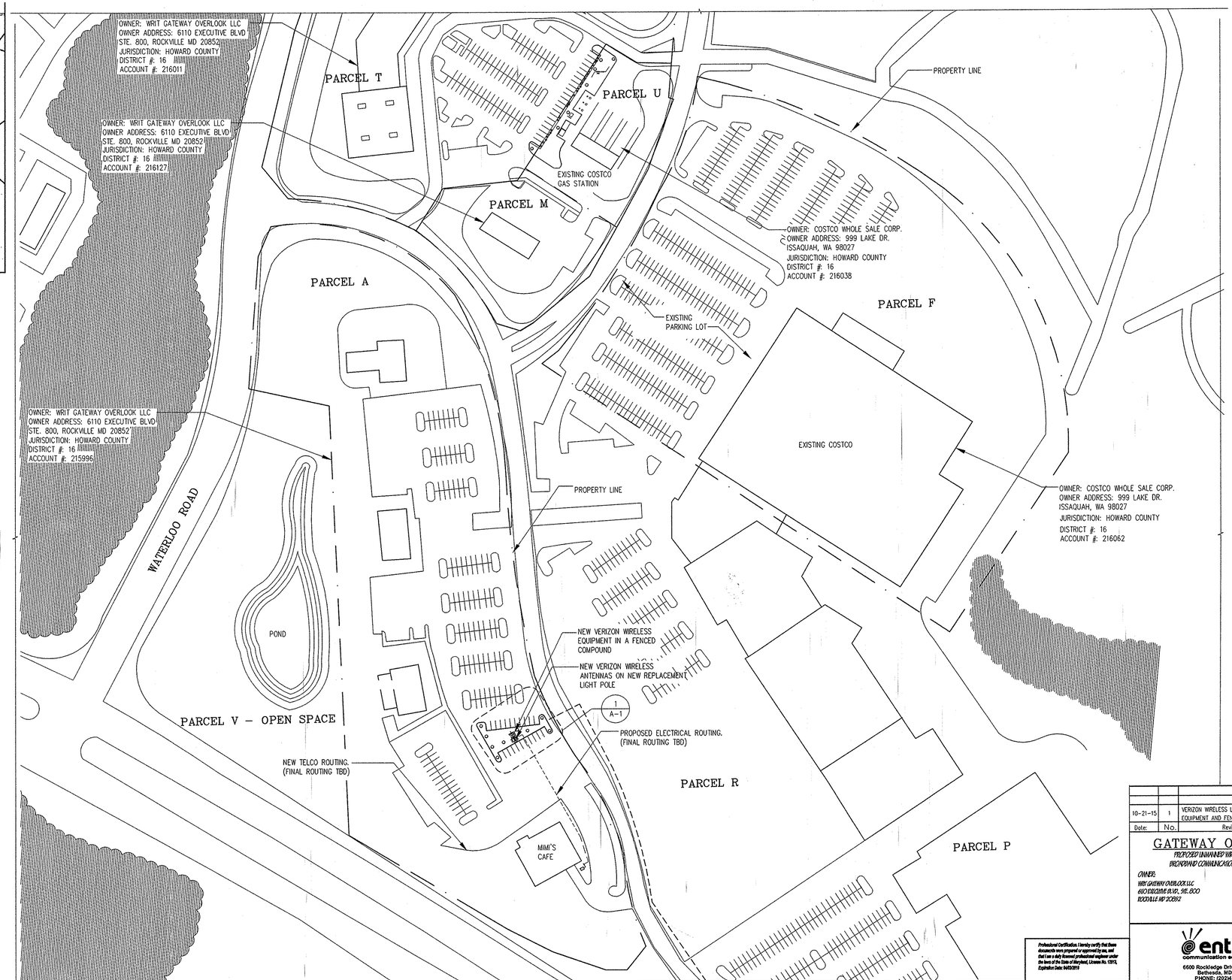
EDGE OF CONCRETE

FENCE LINE - CHAIN

1' CONTOUR LINE

5' CONTOUR LINE

TREE OR VEGETATION LINE



SITE PLAN

SCALE: 1"=200'-0"

1
19

TRUE NORTH

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A.

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WRIT GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9800 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2019

10/21/15
Date

12913
Professional Engineer No.

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12.11.15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

DIRECTOR — DATE 12-16-15

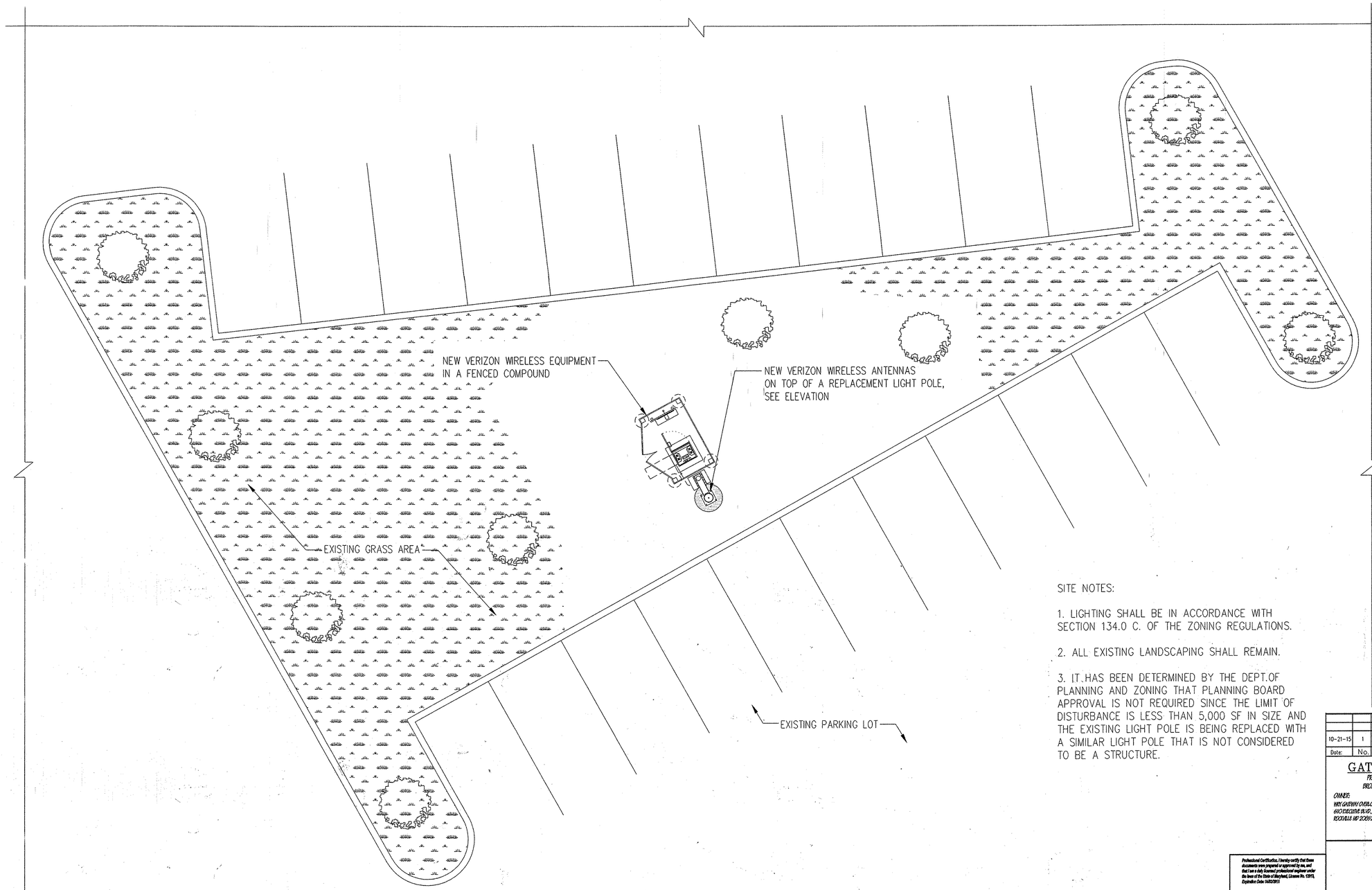
Subdivision Name		Section/Area		Lot/Parcel #
BENSON EAST		N/A		Parcel 382
LIBER: 12893 FOLIO: 289	GRID: 20	Zone: NEW TOWN	Tax/zone map: 37/20	Elect. Dis: 6	Census Tract: 6067.03
WATER CODE: E08					

TITLE:

SITE PLAN

Des. By	M.A.	Scale:	Entrex Proj. No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	19 of 26
Chk. By	M.M.	Aproved: M.M.	

SDP-06-81



PARTIAL SITE PLAN
SCALE: 3/32"=1'-0"

1/20 TRUE NORTH

SITE NOTES:

1. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 134.0 C. OF THE ZONING REGULATIONS.

2. ALL EXISTING LANDSCAPING SHALL REMAIN.

3. IT HAS BEEN DETERMINED BY THE DEPT.OF PLANNING AND ZONING THAT PLANNING BOARD APPROVAL IS NOT REQUIRED SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF IN SIZE AND THE EXISTING LIGHT POLE IS BEING REPLACED WITH A SIMILAR LIGHT POLE THAT IS NOT CONSIDERED TO BE A STRUCTURE.

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK
PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAY GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9200 LINDEN ROAD
ANNAPOLIS JUNCTION, MD 20701

entrex
communication services, Inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

Subdision Name		Section/Area		Lot/Parcel #
BENSON EAST		N/A		Parcel 382
LIBER: 12893	GRID:	Zone:	tax/zone map	Elect. Dis	Census Tract:
FOLIO: 289	20	NEW TOWN	37/20	6	6067.03
WATER CODE					
E08					

TITLE: **PARTIAL SITE PLAN**

Des. By	M.A.	Scale:	Entrex Proj. No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	20 of 26
Chk. By	M.M.	Aproved: M.M.	

SDP - 06 - 81

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/30/2017

10/21/15
Date

12913
Professional Engineer No.

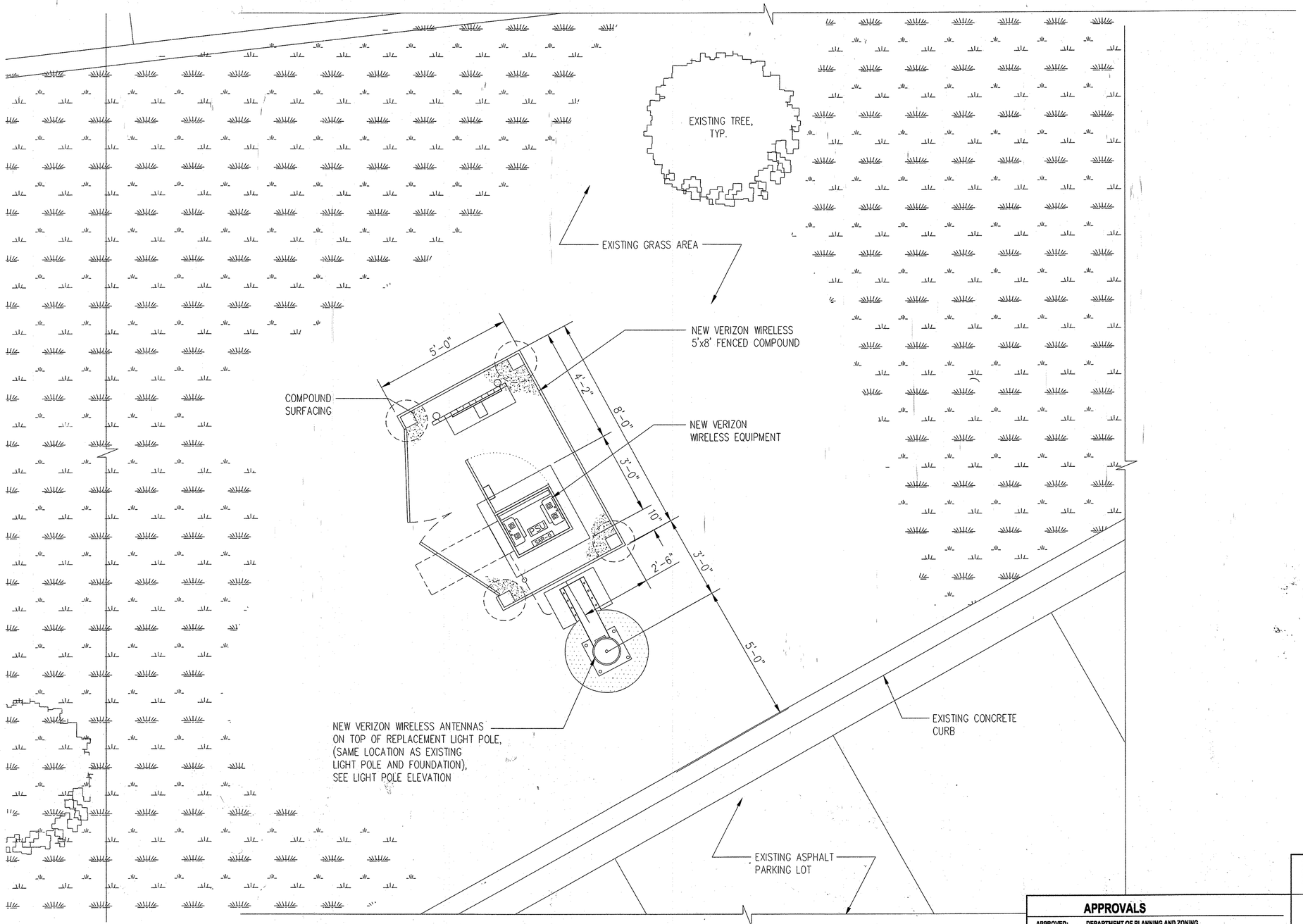
APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12-11-15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

DIRECTOR — DATE 12-16-15



COMPOUND PLAN 1/21

SCALE: 1/2"=1'-0"

TRUE NORTH

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAY GATEWAY OVERLOOK LLC
6600 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

Subdivision Name	Section/Area	Lot/Parcel #:
BENSON EAST	N/A	Parcel 382

LIBER: 12893 FOLIO: 289	GRID: 20	Zone: NEW TOWN	Tax/zone map 37/20	Elect. Dis 6	Census Tract: 6067.03
WATER CODE E08					

TITLE: **COMPOUND PLAN**

Des. By	M.A.	Scale:	Entrex Proj. No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	21 of 26
Chk. By	M.M.	Aproved: M.M.	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2016

10/21/15
Date

STATE OF MARYLAND
MARK MINTIRE
12913
PROFESSIONAL ENGINEER

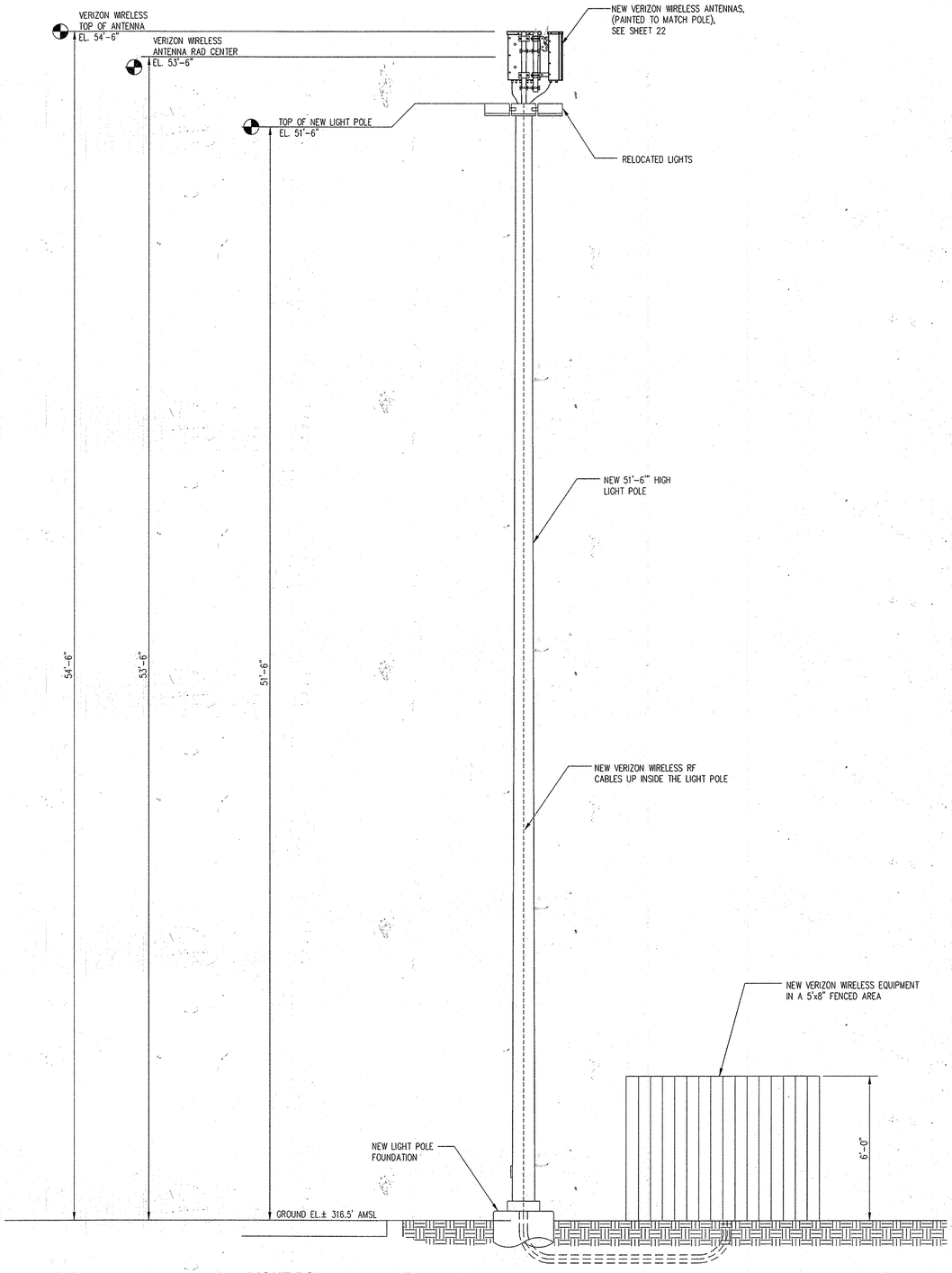
12913
Professional Engineer No.

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION JP	12-11-15 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT BB	12-15-15 DATE
DIRECTOR	12-16-15 DATE

SDP-06-81



LIGHT POLE ELEVATION

SCALE: 3/16"=1'-0"

1
22

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS
BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAY GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2016

10/21/15
Date

12913
Professional Engineer No.

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12-11-15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

DIRECTOR — DATE 12-16-15

Subdivision Name	Section/Area	Lot/Parcel #:
BENSON EAST	N/A	Parcel 382

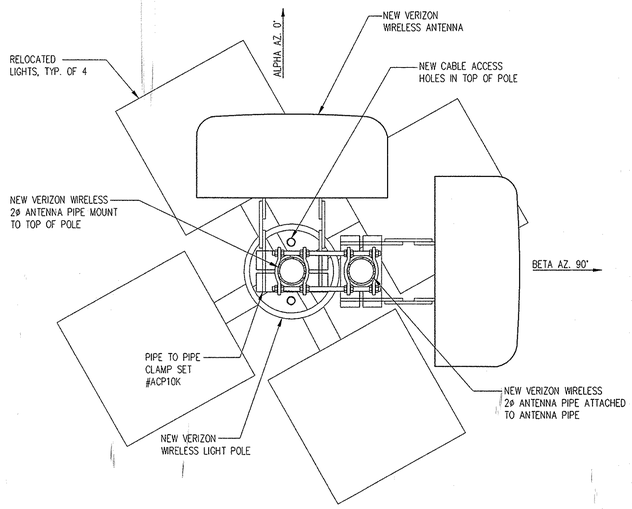
LIBER: 12893 FOLIO: 289	GRID: 20	Zone: NEW TOWN	Tax/zone map 37/20	Elect. Dis 6	Census Tract: 6067.03
WATER CODE E08					

TITLE:

LIGHT POLE ELEVATION

Des. By M.A.	Scale:	Entrex Proj. No.: 1102.251	
Drn. By M.A.	Date: 10-21-15	22 of 26	
Chk. By M.M.	Aproved: M.M.		

SDP - 06 - 81



PLAN VIEW - ANTENNA MOUNT (1/23)
SCALE: 1"=1'-0"

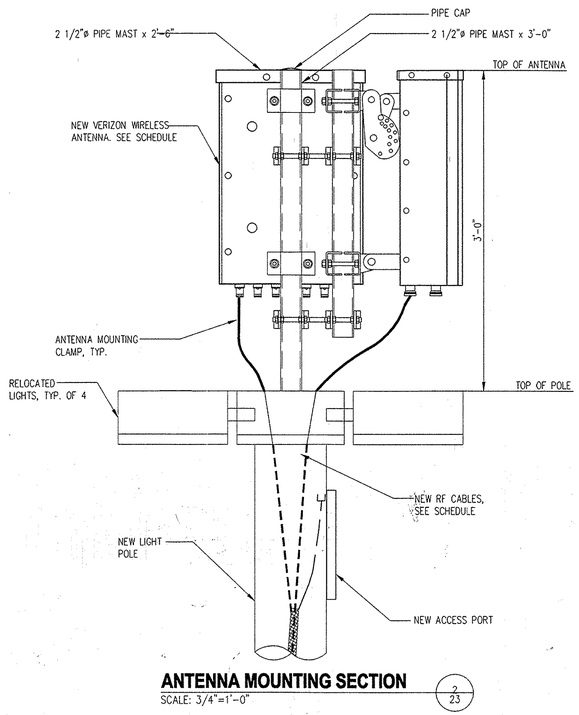
TRUE NORTH

ANTENNA AND CABLE SCHEDULE							
ANTENNA SECTOR	RAD CENTER	ANTENNA	AZIMUTH 700 MHZ	CABLE LENGTH	COAXIAL CABLE SIZE	COLOR CODE	FREQUENCY
ALPHA	53'-6"	HTXCWW4513FXY0 (24.1" H x 16.0"W x7.1" D)	0°	75'	7/8"	O/R/O	2100 MHZ
BETA	53'-6"	HTXCWW4513FXY0 (24.1" H x 16.0"W x7.1" D)	90°	75'	7/8"	B/R/B	1900 MHZ

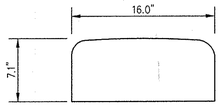
NOTES:

1. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'.
2. FINAL CABLE LENGTHS SHALL BE DETERMINED AFTER INSTALLATION.
3. THE CABLE LENGTHS SHOWN ARE THE ACTUAL COMPUTED LENGTHS WITH NO OVERAGE ALLOWANCE.
4. REFER TO THE APS FOR THE ANTENNA DOWNTILT REQUIREMENTS.

CABLE MINIMUM BEND RADIUS					
1/2"ø RF	7/8"ø RF	1-1/4"ø RF	1-5/8"ø RF	2-1/4"ø RF	1.1"ø HYBRIFLEX
8"	10"	15"	20"	22"	10"

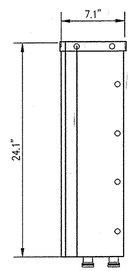


ANTENNA MOUNTING SECTION (2/23)
SCALE: 3/4"=1'-0"

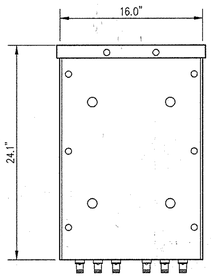


TOP VIEW

ANTENNA MANUFACTURER – AMPHENOL
MODEL HTXCWW4513FXY0
(24.1" H x 16.0"W x7.1" D)
WT. = 11.7 LBS



SIDE VIEW



FRONT VIEW

ANTENNA DETAILS (3/23)
SCALE: 3/4"=1'-0"

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK
PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAY GATEWAY OVERLOOK, LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE, MD 20852

DEVELOPER:
VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0980
FAX: (202)408-0961

Subdision Name		Section/Area		Lot/Parcel #:
BENSON EAST		N/A		Parcel 382
LIBER:12693 FOLIO:289	GRID: 20	Zone: NEW TOWN	Tax/zone map 37/20	Elect. Dis 6	Census Tract: 6067.03
WATER CODE E08				

TITLE: **ANTENNA LAYOUT, SECTION, DETAILS AND SCHEDULE**

Des. By	M.A.	Scale:	Entrex Proj No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	23 of 25
Chk. By	M.M.	Aproved: M.M.	

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12-11-15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

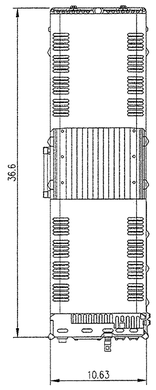
DIRECTOR — DATE 12-16-15

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/05/2016

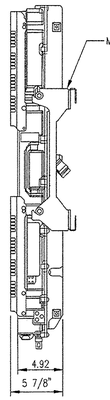
10/21/15
Date

12913
Professional Engineer No.

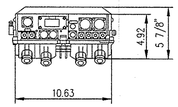
SDP - 06 - 81



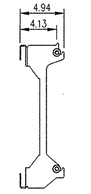
FRONT VIEW



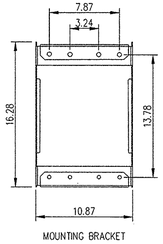
SIDE VIEW



PLAN VIEW



SIDE VIEW



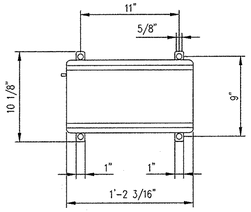
REAR VIEW

MANUFACTURER: ALCATEL-LUCENT
POWER SUPPLY: 48 VDC
DIMENSION: 5"Dx11"Wx37"H
WEIGHT: 60 LBS

2100 MHz RRH DETAIL

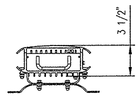
SCALE: 1-1/2"=1'-0"

1/24

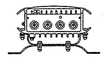


FRONT VIEW

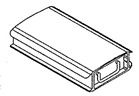
PLAN VIEW



TOP VIEW



BOTTOM VIEW



ISOMETRIC VIEW

MANUFACTURER: DELTA
POWER SUPPLY: 90-264 VAC
DIMENSION: 3.49"Dx8.23"Wx14.17"H
WEIGHT: 14 LBS

POWER SUPPLY (PSU)

SCALE: 3/4"=1'-0"

2/24

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12.11.15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

DIRECTOR — DATE 12-16-15

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 6/03/2016

10/21/15
Date

STATE OF MARYLAND — MICHAEL A. ANDRIOLA — 12913 — REGISTERED PROFESSIONAL ENGINEER

12913
Professional Engineer No.

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WDC GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9000 LINCOLN DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONES: (202)408-0960
FAX: (202)408-0961

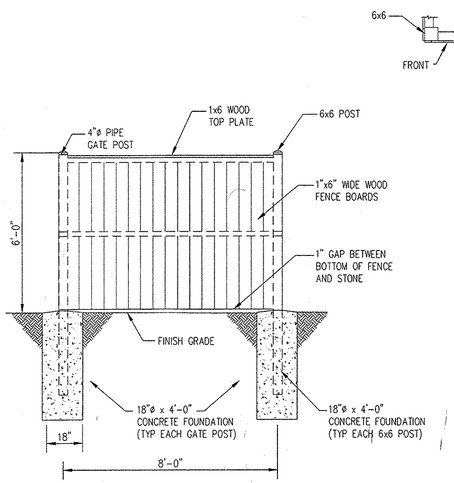
Subdision Name	Section/Area	Lot/Parcel #:
BENSON EAST	N/A	Parcel 382

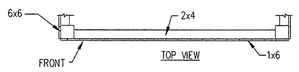
LIBER: 12893 FOLIO: 289	GRID: 20	Zone: NEW TOWN	Tax/zone map: 37/20	Elect. Dis: 6	Census Tract: 6067.03
WATER CODE: E08					

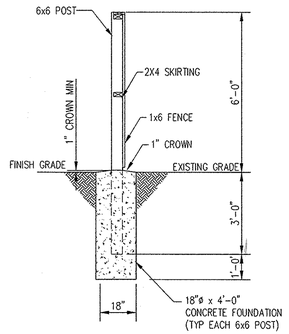
TITLE: **RRHS AND DISTRIBUTION BOX DETAILS**

Des. By	M.A.	Scale:	Entrex Proj No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	24 of 26
Chk. By	M.M.	Aproved: M.M.	

SDP - 06 - 81





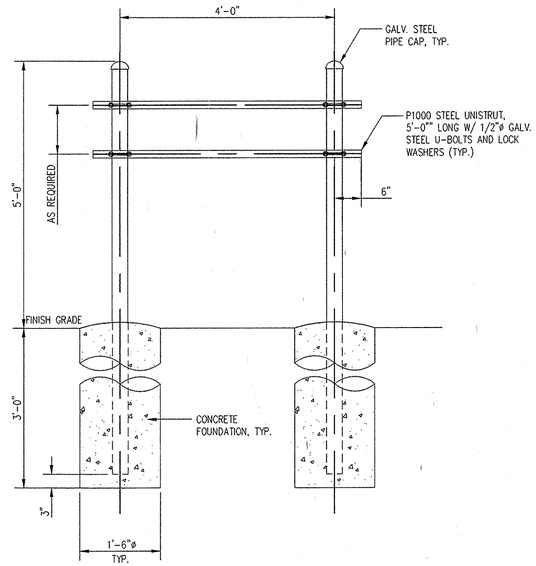


1. ALL LUMBER SHALL BE PRESSURE TREATED
2. PROVIDE LOCKING HARDWARE AND DOOR STOPS TO SECURE GATE IN OPEN POSITION.

WOOD FENCE POST DETAIL
SCALE: NOTE TO SCALE

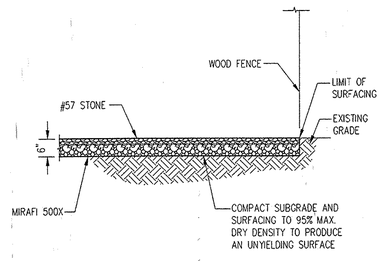
WOOD FENCE DETAIL
SCALE: 1"=1'-0"

1 / 25



STEEL MOUNTING FRAME
SCALE: 3/8"=1'-0"

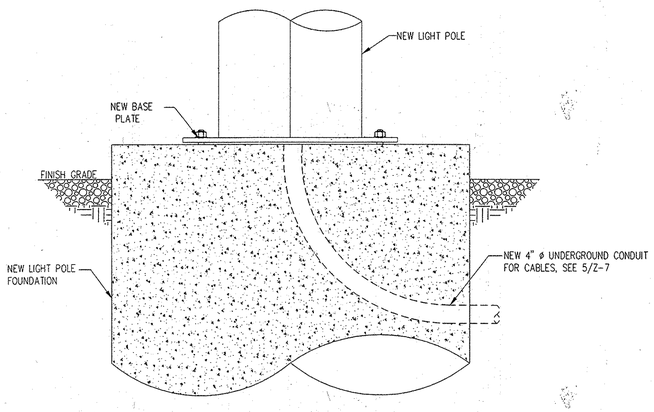
2 / 25



LEASE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

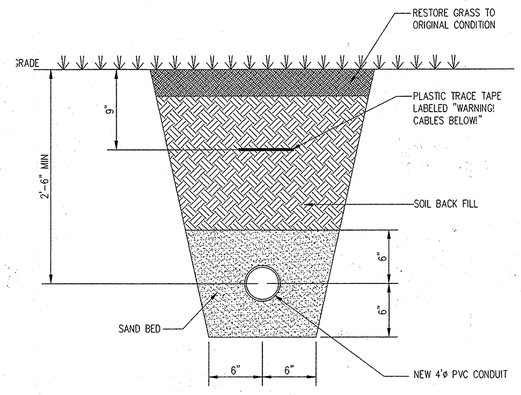
SITE COMPOUND SURFACING DETAIL
SCALE: 3/8"=1'-0"

3 / 25



CONDUIT DETAIL AT FOUNDATION
SCALE: 1"=1'-0"

4 / 25



NOTE:

1. EXCAVATE EXISTING GROUND AS REQUIRED TO INSTALL CONDUIT IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES.

UNDERGROUND RF CONDUIT SECTION
SCALE: 3/4"=1'-0"

5 / 25

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12.11.15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12-15-15

DIRECTOR — DATE 12-16-15

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2016

10/21/15 Date

12913 Professional Engineer No.

1

Date:	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAY GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

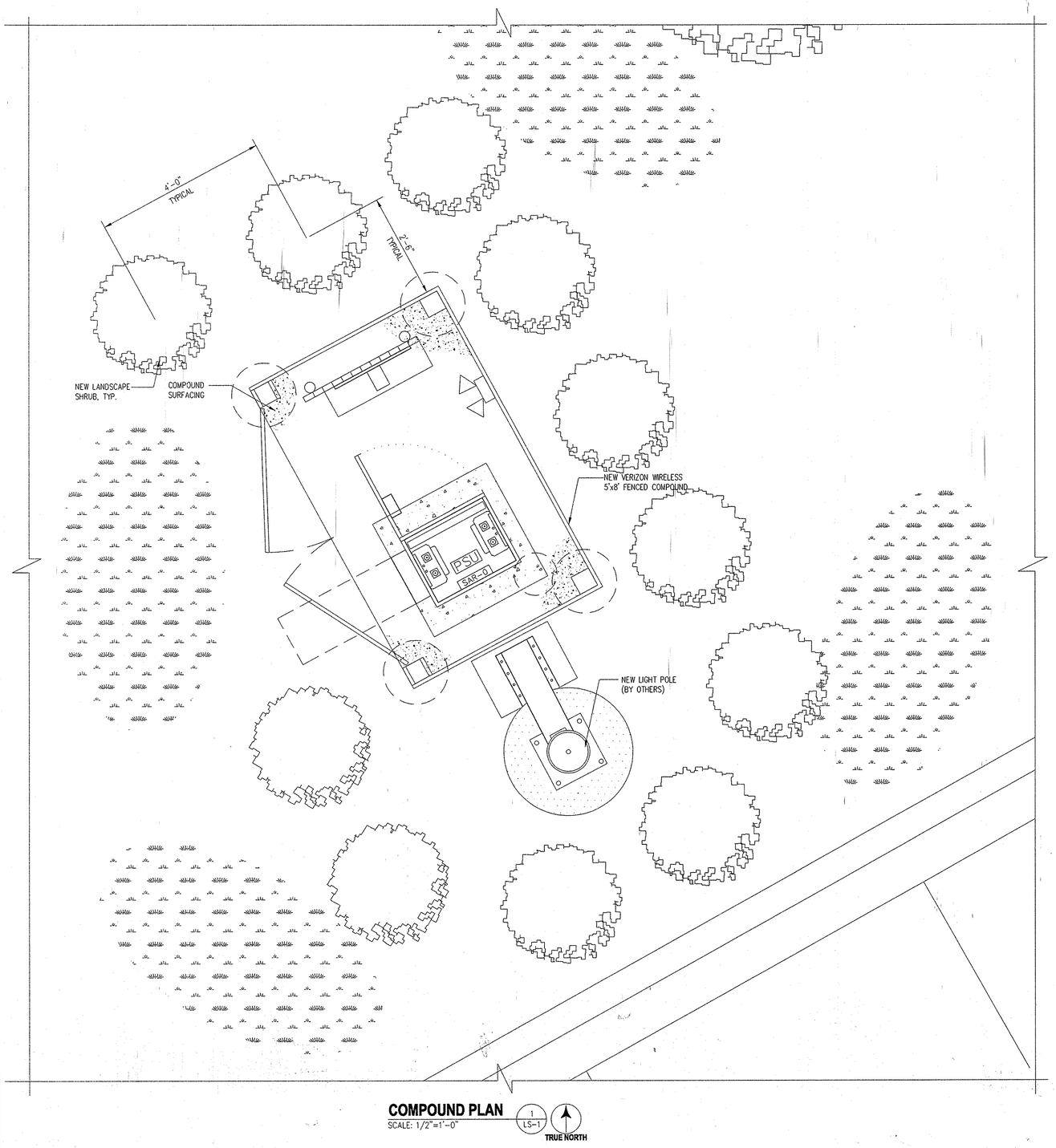
Subdision Name	Section/Area	Lot/Parcel #:
BENSON EAST	N/A	Parcel 382

LIBER: 12893 FOLIO: 289	GRID: 20	Zone: NEW TOWN	Tax/zone map: 37/20	Elect. Dis: 6	Census Tract: 6067.03
WATER CODE: E08					

TITLE: **SITE DETAILS**

Des. By	M.A.	Scale:	Entrex Proj No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	25 of 26
Chk. By	M.M.	Aprroved: M.M.	

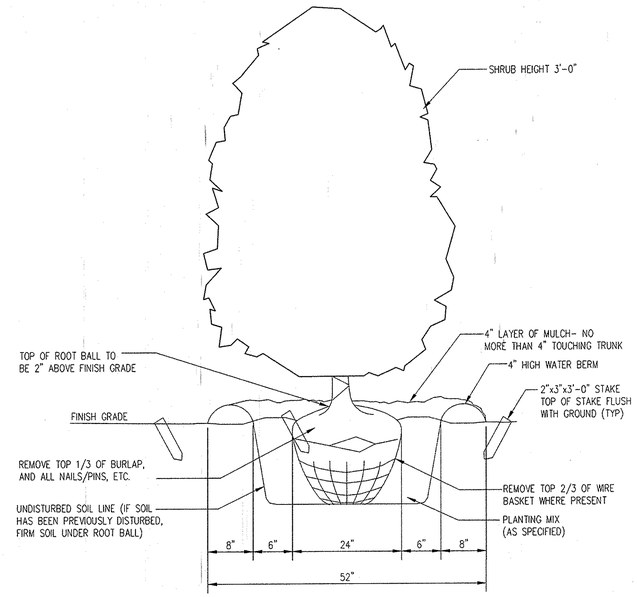
SDP - 06 - 81



COMPOUND PLAN

SCALE: 1/2"=1'-0" (1 / LS-1)

TRUE NORTH



SHRUB PLANTING AND STAKING DETAIL

SCALE: N.T.S. (2 / LS-1)

PLANT LIST

SYMBOL	QTY.	COMMON NAME	SPECIES NAME	SIZE/REMARKS
	11	HOLLY DWARF INK BERRY 'NIGRA'	LLEX GLABRA 'NIGRA'	3' HEIGHT, ROUND AND FULL, 3'-4" SPREAD, GROW WELL IN WET SOIL, DURABLE, HOLDS FOLIAGE WELL

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
3. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES SHALL BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
15. CONTRACTOR SHALL REMOVE EXISTING TREES AND REPLACE WITH IDENTICAL PINE TREE SPECIES MINIMUM HEIGHT 12 FT.

SURETY NOTES:

1. SURETY AMOUNT: 11 SHRUBS X $30.00 = $330.00
2. SURETY TO BE POSTED BEFORE BUILDING PERMIT IS ISSUED.
3. NO GRADING IS PROPOSED FOR THIS SITE.
4. Surety in the amount of $330.00 to be posted with the grading permit for this project (new verizon light pole w/ antennae.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/30/2016

10/21/15 Date

12913 Professional Engineer No.

APPROVALS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12.11.15

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12.15.15

DIRECTOR — DATE 12.16.15

Date	No.	Revision Description
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER:
WAT GATEWAY OVERLOOK LLC
6600 DELEGATE BLVD., STE. 800
ROCKVILLE MD 20852

DEVELOPER:
VERIZON WIRELESS
9200 LINCOLN DRIVE
ANNAPOLIS JUNCTION, MD 20701

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

Subdivision Name	Section/Area	Lot/Parcel #
BENSON EAST	N/A	Parcel 382

LIBER: 12893	GRID:	Zone:	Tax/zone map	Elect. Dist.	Census Tract:
FOLIO: 289	20	NEW TOWN	37/20	6	6067.03
WATER CODE E08					

TITLE: **LANDSCAPE PLAN**

Des. By	M.A.	Scale:	Entrex Proj No.: 1102.251
Drn. By	M.A.	Date: 10-21-15	26 of 26
Chk. By	M.M.	Aproved: M.M.	

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