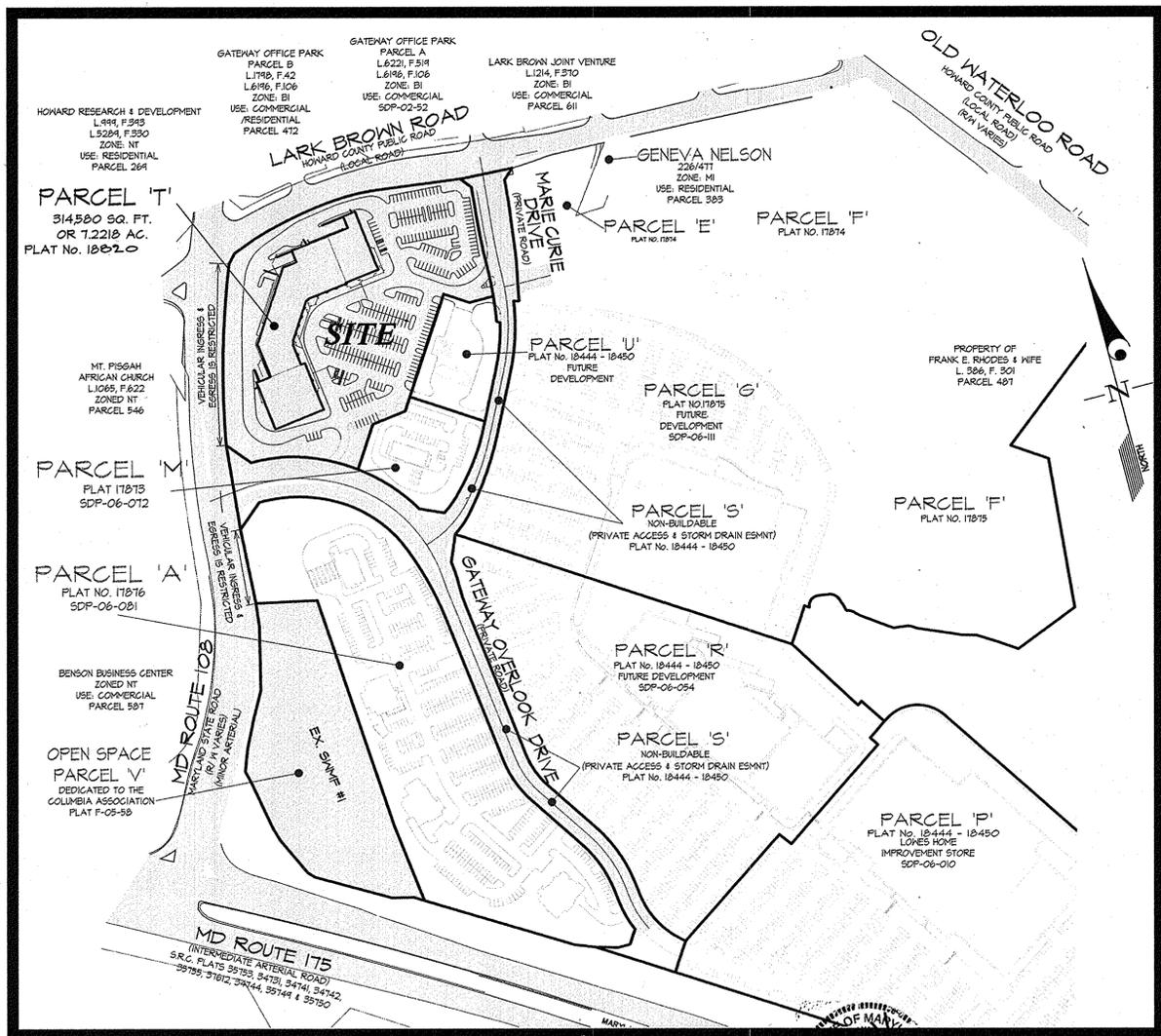


# SITE DEVELOPMENT PLAN BENSON EAST - PARCEL T

### 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) 315-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI 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) 315-4900 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
5. AREA OF PARCEL T, 7.2218 AC, DISTURBED AREA- 1.0 AC. SITE AREA INCLUDES PORTION A OF PARCEL U TO BE GRADED FOR DRAINAGE PURPOSES.
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 TOPOGRAPHY WAS DETERMINED BY APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT. EXISTING UTILITY INFORMATION IS BASED UPON CONSTRUCTION PLANS AND AS-BUILT PLANS PREPARED BY FISHER, COLLINS AND CARTER INC. ON MARCH OF 1992.
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. 24-1440-D, 24-1501-D, 20-1391-D, 24-3093-D. ONSITE WATER IS TO BE PUBLIC (CONTRACT NO. 44-7512-D). ONSITE SEWER IS TO BE PRIVATELY OWNED AND MAINTAINED.
12. STORMWATER MANAGEMENT QUALITY & QUANTITY CONTROL IS PROVIDED BY EXISTING SWMF #1 DESIGNED AND APPROVED UNDER SDP-04-163. THE RECHARGE REQUIREMENT (RQR) FOR PARCEL T IS TO BE PROVIDED UNDER SDP-06-072 BY AN UNDERGROUND MANIFOLD AND STORMWATER PRETREATMENT DEVICE. (M-Q-B AND REV-B)
13. EASEMENTS SHOWN HAVE BEEN RECORDED UNDER PLAT NOS. 18444 thru 18450, AND 17873, 18820.
14. ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
15. UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
16. SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
17. CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 50) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
18. CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
19. USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
20. PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
21. ALL PROPOSED RAMPES 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 RAMPES AND BUILDING ENTRANCES AND EXITS.
22. ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
23. THE PROPOSED WATER AND SEWER HOUSE CONNECTION ALIGNMENTS INDICATED ON THE PLANS, FROM THE EXISTING UTILITIES TO THE BUILDING, ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER AND ARE APPROXIMATE. THE PROPOSED STUBS ARE LOCATED 5' FROM THE BUILDING FACE.
24. 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.
25. MAINTAIN 2% 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.
26. 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.
27. A TRAFFIC STUDY AND A.P.F.O. ANALYSIS, WHICH INCLUDED THIS PARCEL, WERE PERFORMED UNDER F-44-156. THE UPDATED APPO MEMORANDUM DATED JULY 26, 2004 IS APPROVED.
28. THERE IS NO FLOODPLAIN ON THIS SITE.
29. THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
30. 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.
31. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2245002, 2245005.
32. ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 154 OF THE ZONING REGULATIONS WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. (SEE DETAIL SHEET-4)
33. 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).
34. THE SUBJECT PROPERTY IS ZONED NEWTOWN PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
35. THE LANDSCAPE 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.
36. LANDSCAPE SURETY IN THE AMOUNT OF \$36,420.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
37. THIS PROJECT IS PART OF A CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT THAT ALLOWS SHARED PARKING, DRIVEWAY, & UTILITY ACCESS FOR PARCELS M, T, AND U. THIS AGREEMENT HAS BEEN RECORDED AS LIBER 10156 FOLIO 251

38. A SUPPLEMENTAL APPO STAMP DATED MARCH 27, 2015, PREPARED BY TOWNON ASSOCIATES INC. WAS APPROVED FOR A 627 SF OUTDOOR SEATING AREA ON APRIL 2, 2015.



### KEY MAP

SCALE: 1" = 200'

### SITE ANALYSIS DATA CHART

1. GROSS AREA PARCEL T: 314,580 SQ. FT. OR 7.2218 AC.
2. LIMIT OF DISTURBED AREA = 303,271 SF OR 7.0 AC.
3. PRESENT ZONING = NEW TOWN - EC-COMM, FDP-240-A
4. PROPOSED USE: RETAIL
5. GROSS BUILDING FLOOR AREA: 57,134 SQ-FT.  
NET LEASABLE BUILDING AREA: 49,701 SQ-FT
6. NO. OF PARKING SPACES REQUIRED: 249 SPACES  
(PER FDP-240-A @ 5 SPACES/1000 SF NET LEASABLE AREA)  
262 SPACES (INCL. 16 ACCESSIBLE SPACES AND 66% SPACES)
7. NO. OF PARKING SPACES PROVIDED: 262 SPACES (INCL. ACCESSIBLE SPACES).
8. NO. OF HANDICAP SPACES REQUIRED: 6 SPACES (2 VAN SPACES).
9. NO. OF HANDICAP SPACES PROVIDED: 10 SPACES (4 VAN SPACES).
10. BUILDING PERCENT COVERAGE = Total Building Coverage/Gross Parcel Area  
Canopy Area = 3,831 SQ-FT  
Gross Building Area = 57,134 SQ-FT  
Total Building Coverage = 61,565  
BUILDING PERCENT COVERAGE = 61,565/314,580 = 19.6%
11. PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: FDP-240-A, F-05-050, SDP-04-163, SDP-06-072, SDP-06-081, F-06-102, F-01-097

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 MD.  
License No. 21774  
Expiration Date: 11/01/15

REVISION #2 ONLY  
4.14.15

PREPARED BY:  
KIMLEY-HORN  
11400 COMMERCE PARK DRIVE, SUITE 400  
BOSTON, VA 20191  
PHONE: 703-674-1300  
NOTE

- KIMLEY-HORN IS RESPONSIBLE FOR B15/14 REDLINE REVISIONS ONLY  
- GUTSHICK LITTLE AND WEBER IS RESPONSIBLE FOR ORIGINAL DESIGN AND ALL OTHER REVISIONS  
- REFER TO EVGO FREEDOM STATION AT GATEWAY OVERLOOK CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION AND ADA REQUIREMENTS

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

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY

DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Mark A. Coughlin* Date: 2/9/07  
Chief, Division of Land Development: *Chris Hamilton* Date: 2/9/07  
Chief, Development Engineering Division: *William...* Date: 2/2/07

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

4.14.15 ADDITION OF OUTDOOR SEATING AREA  
8/5/19 ADDITION OF ELECTRIC VEHICLE CHARGING STATION  
DATE REVISION

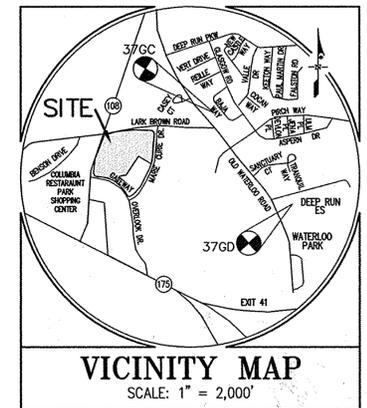
PSJ  
KHA  
BY APPR.

ELECTION DISTRICT No. 6

COVER SHEET  
BENSON EAST  
PARCEL T  
PLAT NO. 18820

WATER CODE: D06		SEWER CODE: B390000		SUBDIVISION NAME: BENSON EAST		SECTION/AREA: 20		PARCELS T	
PLAT No. 18820	ZONE NEW TOWN	TAX MAP 37	BLOCK 20	ELEC. DIST. 6	G. L. W. FILE No. 05084		SHEET 1 OF 12		
SCALE 1"=200'		ZONING NEW TOWN		DATE OCT., 2006		TAX MAP - GRID 37 - 43		HOWARD COUNTY, MARYLAND	

BENCHMARKS  
CONTROL STATION 37GD  
ELEVATION 531.855  
N 555,250.741  
E 1370,946.348  
CONTROL STATION 576C  
ELEVATION 507.455  
N 552,081.826  
E 1370,825.818



### LEGEND

- 366 --- EX. CONTOUR
- 300 --- PROP. CONTOUR
- (+) EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD --- LIMIT OF DISTURBANCE
- EX. S.S. (public) --- EX. SANITARY SEWER
- S.S. (private) --- PROP. SANITARY SEWER
- Ex. S.W. (public) --- PROP. WATER HOUSE CONNECTION
- EX. WATERLINE --- EX. WATERLINE
- EX. CURB & GUTTER --- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER --- PROPOSED REVERSE CURB & GUTTER
- TRANSITION TO REVERSE CURB & GUTTER --- TRANSITION TO REVERSE CURB & GUTTER
- EX. TEMPORARY ASPHALT CURB --- EX. TEMPORARY ASPHALT CURB
- CONCRETE SIDEWALK --- CONCRETE SIDEWALK
- DUMPSTER OR UTILITY PAD --- DUMPSTER OR UTILITY PAD
- EXISTING EASEMENTS --- EXISTING EASEMENTS
- x75.88 --- TOP OF PAVING SPOT SHOT
- II --- NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE --- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE --- EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP (SEE DETAIL SHEET 3) --- HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
- PATRON ENTRANCE --- PATRON ENTRANCE
- LEVEL 2 ELECTRIC VEHICLE CHARGING BOLLARD --- LEVEL 2 ELECTRIC VEHICLE CHARGING BOLLARD
- LEVEL 3 ELECTRIC VEHICLE CHARGING ISLAND --- LEVEL 3 ELECTRIC VEHICLE CHARGING ISLAND

1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. PAVING DELINEATION PLAN & SITE DETAILS
5. HANDICAP ACCESSIBILITY SITE & SITE DETAILS
6. BUILDING ELEVATION & SITE DETAILS
7. SEDIMENT & EROSION CONTROL PLAN
8. SEDIMENT & EROSION CONTROL DETAILS
9. UTILITY PROFILES
10. STORM DRAIN DRAINAGE AREA MAP
11. LANDSCAPE PLAN
12. LANDSCAPE DETAILS & NOTES



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PREPARED BY:  
 KIMLEY-HORN  
 11400 COMMERCE PARK DRIVE, SUITE 400  
 RESTON, VA 20191  
 PHONE: 703-674-1300

NOTE  
 - KIMLEY-HORN IS RESPONSIBLE FOR 8/5/14 REDLINE REVISIONS ONLY  
 - GITSCHICK LITTLE AND WEBER IS RESPONSIBLE FOR ORIGINAL DESIGN AND ALL OTHER REVISIONS.  
 - REFER TO E160 OF SDP ON STATION AT GATEWAY OVERLOOK CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION AND ADA REQUIREMENTS



**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Martha A. Wright* Date: 2/9/07  
 Chief, Division of Land Development: *Andy Harris* Date: 2/1/07  
 Chief, Development Engineering Division: *William...* Date: 2/2/07

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4168

DATE	REVISION	CHK.	BY	APPR.
08/23/07	Eliminate walk near 0-2-2 add walk from curb to Retail 1	KHA	WLS	
08/23/07	REVISED WMC SIZE	KCT	KCT	

CURRENT OWNER: WRIT GATEWAY OVERLOOK LLC  
 6110 EXECUTIVE RD., SUITE 800  
 ROCKY HILL, MD 20852  
 ATTN: PAUL WEINSTEIN

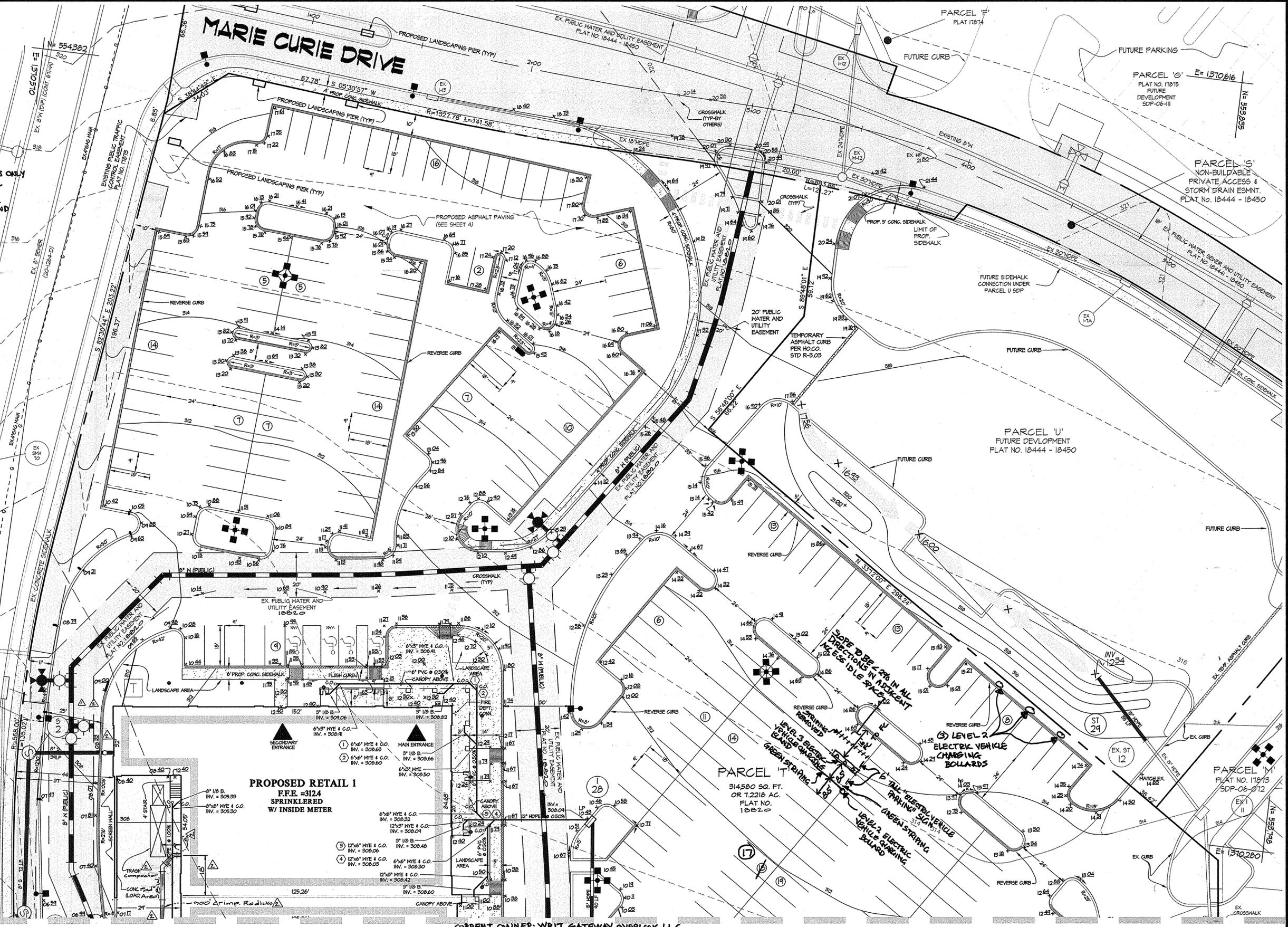
PREPARED FOR:  
 GENERAL GROWTH PROPERTIES  
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 ATT: PAUL CAVANAUGH  
 410-992-6284

SITE DEVELOPMENT PLAN  
**BENSON EAST**  
 PARCEL T  
 PLAT NO. 18220

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	2 OF 12

**LARK BROWN ROAD**  
 HOWARD COUNTY PUBLIC ROAD  
 VARIABLE R/W - LOCAL ROAD

**MARIE CURIE DRIVE**

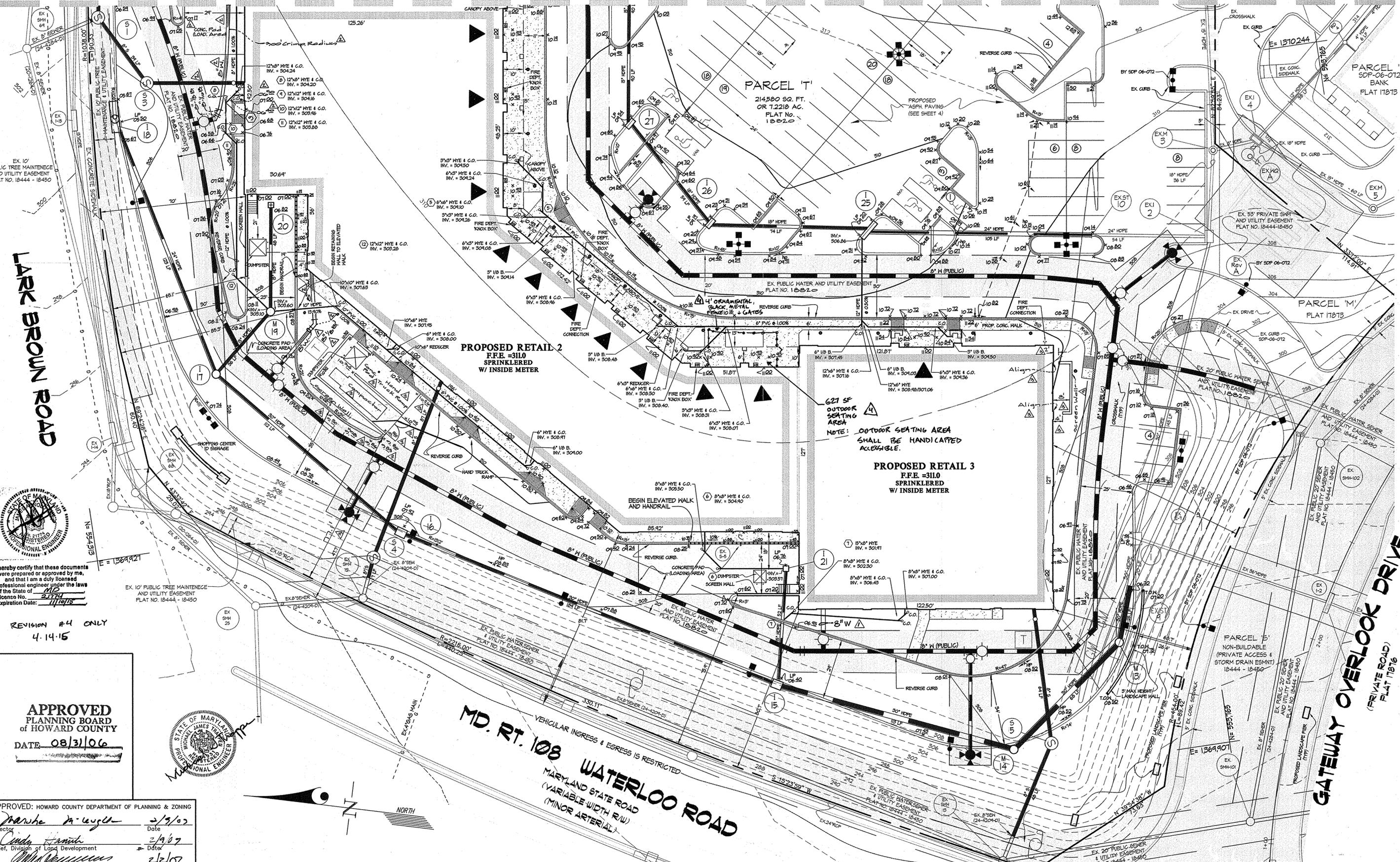


MATCHLINE SHEET 3

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SDP-06-108



LARK BROWN ROAD

GATEWAY OVERLOOK DRIVE  
(PRIVATE ROAD)  
PLAT 17816

MD. RT. 108 WATERLOO ROAD  
MARYLAND STATE ROAD  
(VARIABLE WIDTH R/W)  
(MINOR ARTERIAL)



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. 21774  
Expiration Date: 11/19/15

REVISION #4 ONLY  
4.14.15

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 08/31/06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Marsha M. Wynn* 2/9/07  
Chief, Division of Land Development: *Andy Smith* 2/9/07  
Chief, Development Engineering Division: *Michael...* 2/2/07

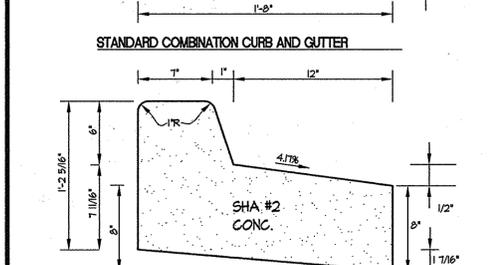
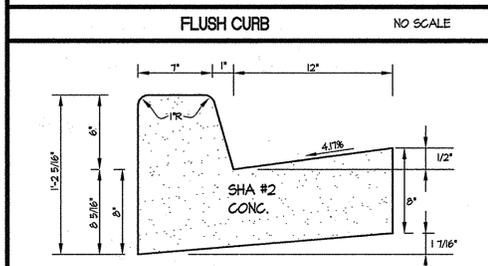
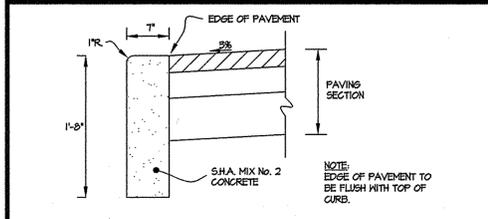
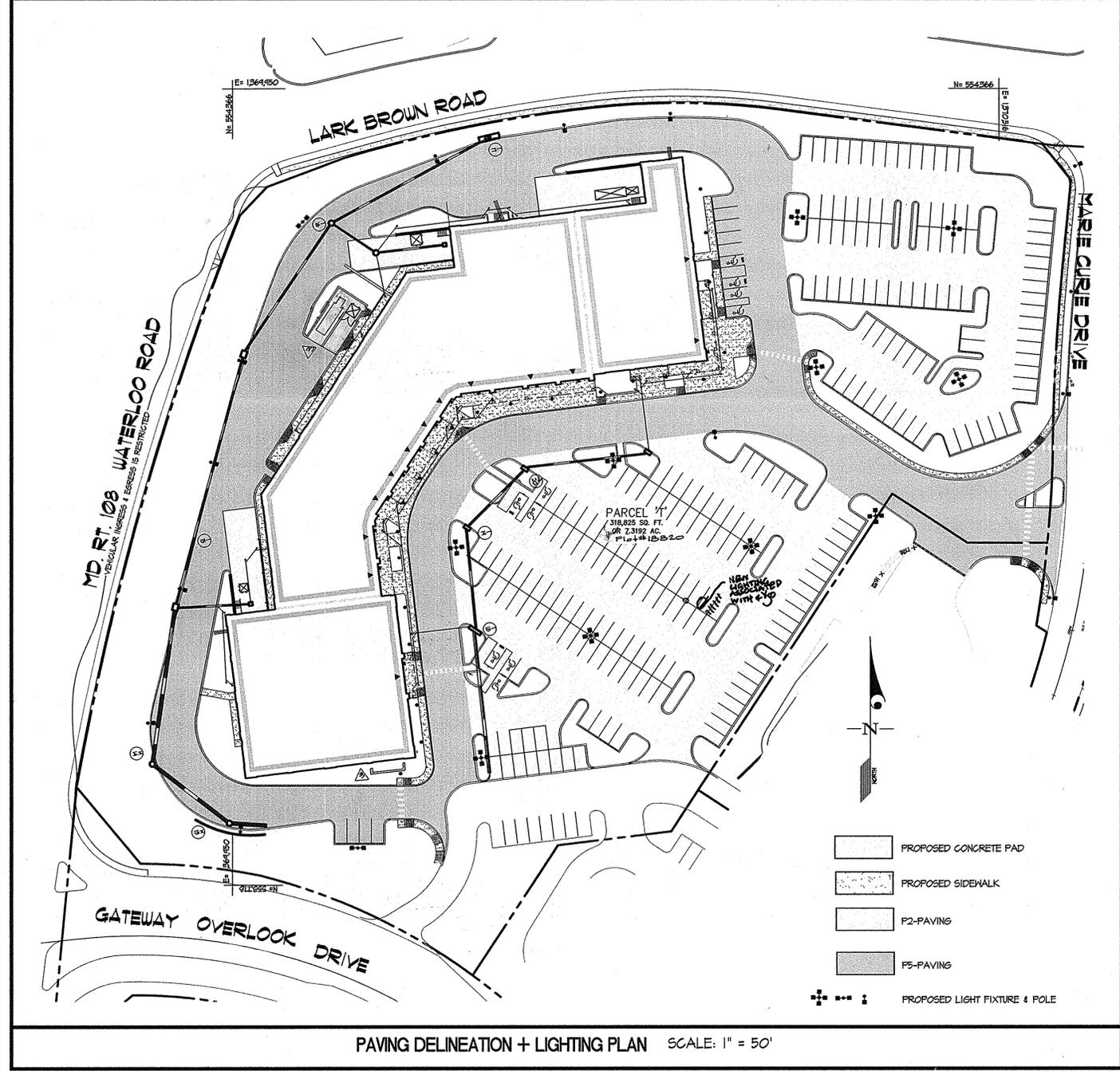
GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4.14.15	ADD OUTDOOR SEATING AREA		
4.2.07	REV. WHO'S & ADD WHO'S NEAR T-18		
02-22-07	LABEL WHO'S & ELIMINATE WHO'S NEAR T-18		

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

SITE DEVELOPMENT PLAN  
BENSON EAST  
PARCEL T  
PLAT NO. 18220  
ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

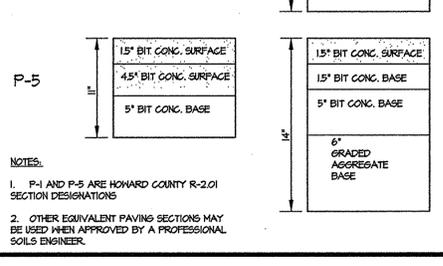
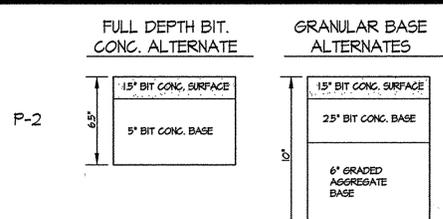
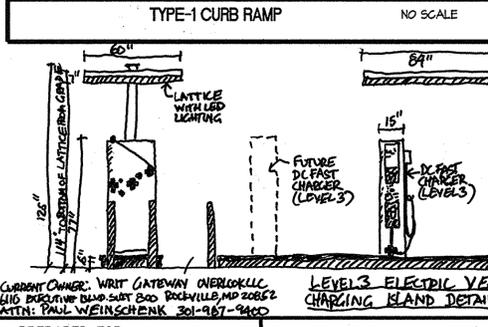
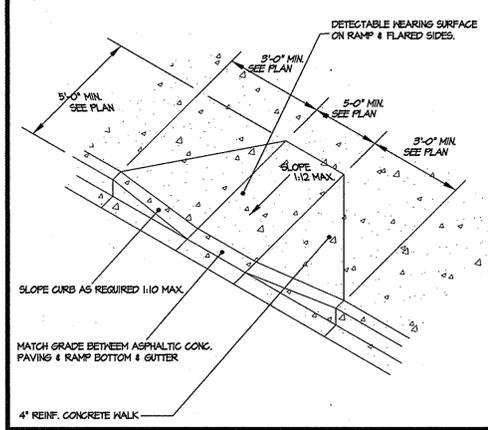
SCALE	ZONING	G. L. W. FILE No.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	3 OF 12



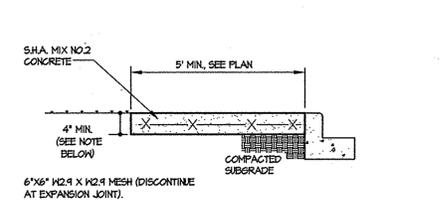
**NOTES:**

- 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
- ALL ON-SITE CURBS & GUTTERS SHALL BE 6" HIGH.
- 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.
- PROVIDE A 5' TRANSITION TO OPEN SECTION.

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



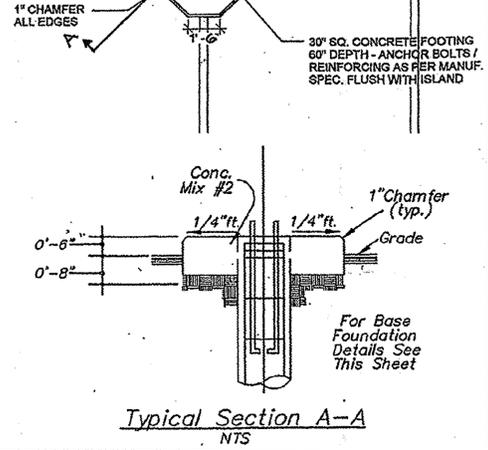
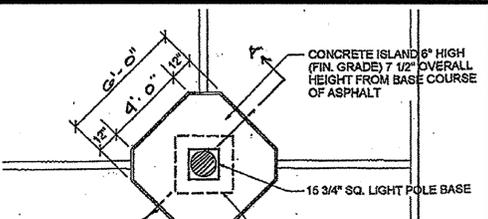
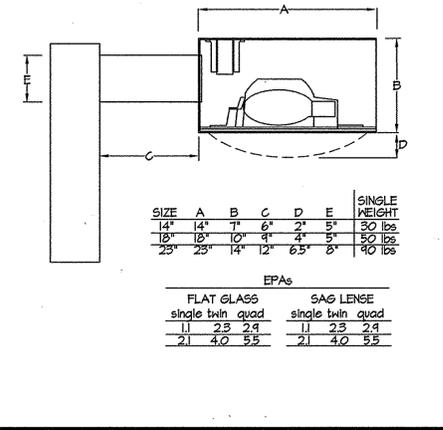
**BITUMINOUS PAVING SECTIONS NO SCALE**



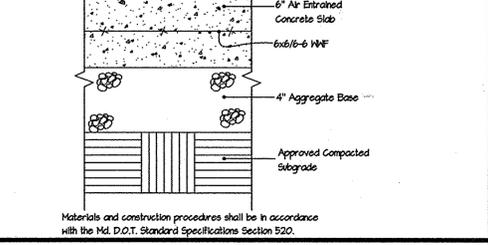
**NOTE:**

- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
- CONCRETE THICKNESS SHALL BE 1" AT DRIVEWAY LOCATIONS.
- PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-3.02.

**TYPICAL SIDEWALK SECTION NO SCALE**



**CONCRETE LIGHTPOLE ISLAND DETAIL NO SCALE**



**PORTLAND CEMENT CONCRETE PAVEMENT NO SCALE**

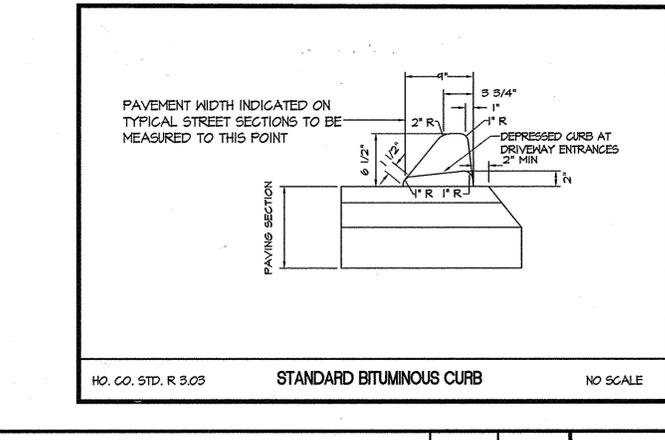
LIGHT INFORMATION		
Symbol	Description	Quantity
■ ■ ■	TWIN TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-182-3H-400HPS-BRP OR APPROVED EQUAL.	6
■ ■	SINGLE TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-181-3H-400HPS-BRP OR APPROVED EQUAL.	7
■ ■ ■	EMCO ECA-234-3H-400HPS-400V-SCPTT-3-EC23-DM4050-SC/AN R13P50-11.0-7-xx-33-BC	

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

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Paula K. Layton* Date: 8/19/07  
Chief, Division of Land Development: *Chris Smith* Date: 2/9/07  
Chief, Development Engineering Division: *William* Date: 2/6/07



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-800-1820 DC/VA: 301-393-2524 FAX: 301-421-4186

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

**REVISIONS**

DATE	REVISION	BY	APPR.
11/10/07	ADDITION OF ELECTRIC VEHICLE CHARGING STATION	KHA	VLS-J
	Rev. Double dumpester & encl. to dumpester & connector address screen wall to send wall		

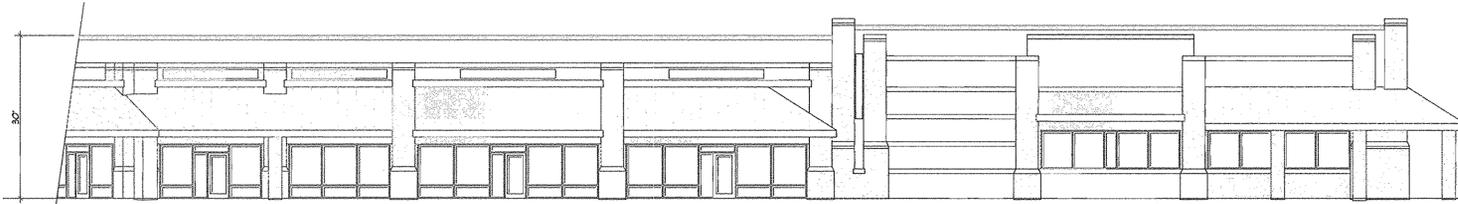
**PAVING DELINEATION & DETAILS**

**BENSON EAST PARCEL T PLAT NO. 18220**

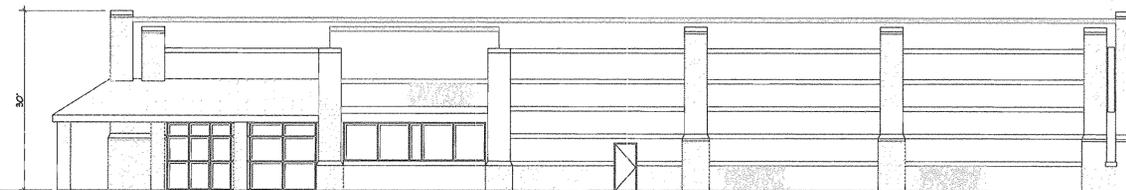
SCALE: 1" = 50'  
ZONING: NEW TOWN  
G. L. W. FILE NO.: 05084  
DATE: OCT., 2006  
TAX MAP - GRID: 37 - 43  
SHEET: 4 OF 12

HOWARD COUNTY, MARYLAND

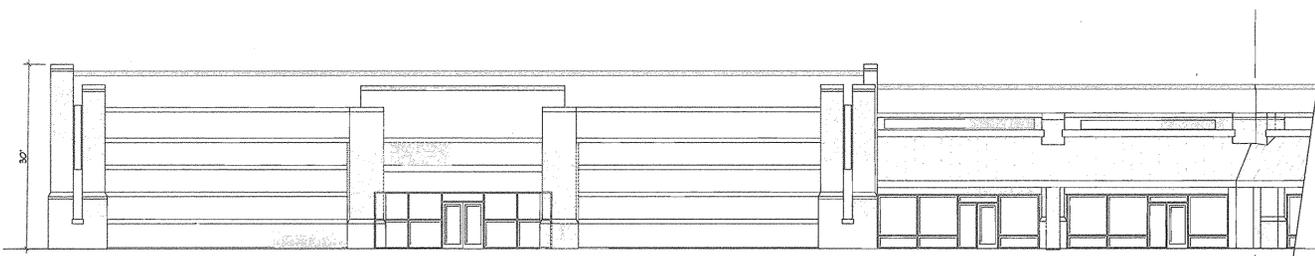




PARTIAL FRONT ELEVATION

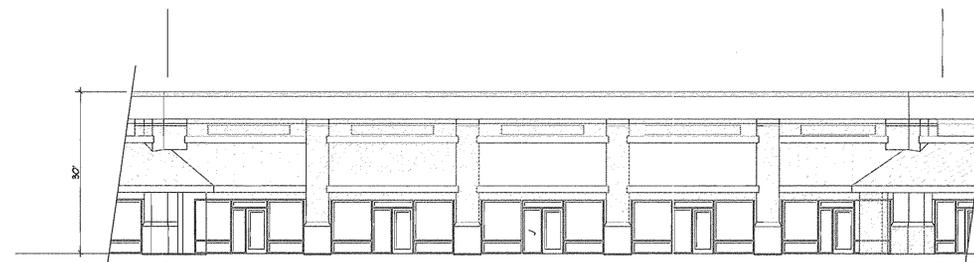


RIGHT SIDE ELEVATION



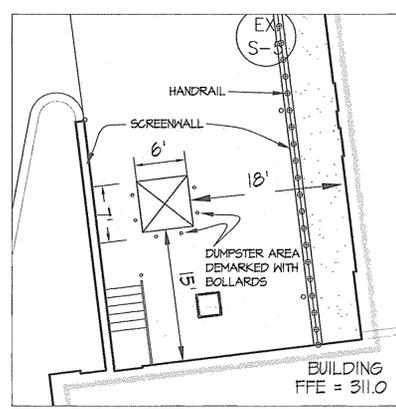
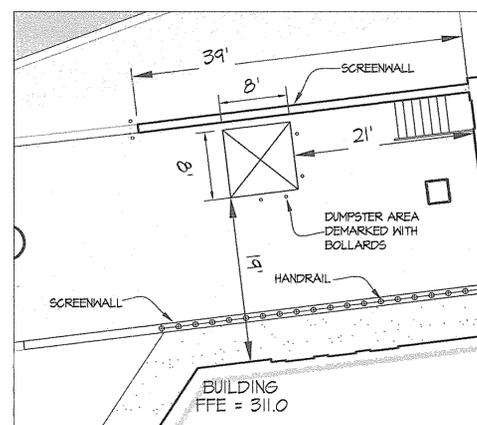
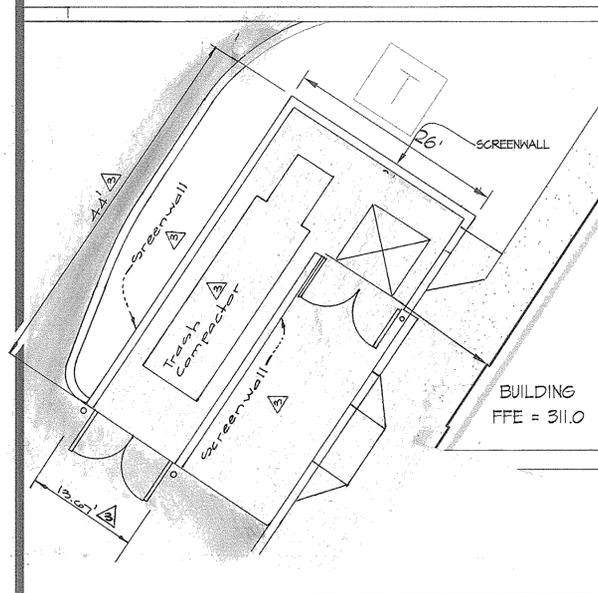
PARTIAL FRONT ELEVATION

ANGLE A

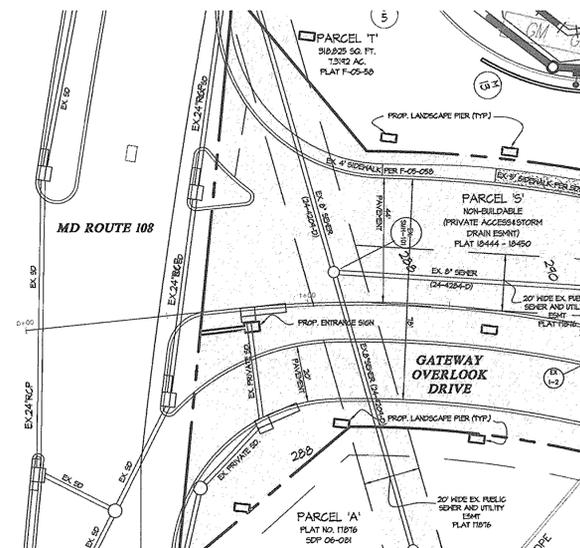


PARTIAL FRONT ELEVATION

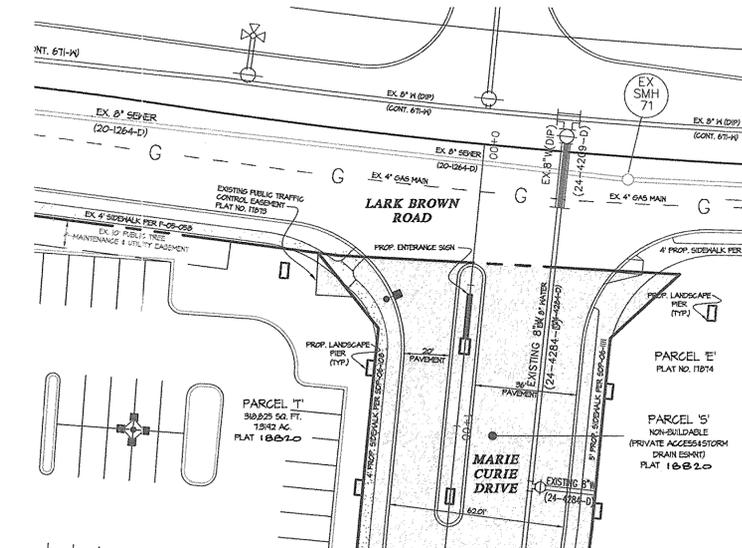
ANGLE A



Dumpster Detail scale 1"=10'



ENTRANCE FEATURE AND SIGNAGE DETAIL  
Intersection of MD Route 108 and Gateway Overlook Drive  
Scale 1" = 30'



ENTRANCE FEATURE AND SIGNAGE DETAIL  
Intersection of Lark Brown Road and Marie Curie Drive  
Scale 1" = 30'

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY

DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Coughlin* Date: 2/9/07  
 Chief, Division of Land Development: *Janis Kizianka* Date: 2/9/07  
 Chief, Development Engineering Division: *William J. ...* Date: 2/2/07



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. BJM DRN. JNG CHK. BJM

DATE

11/07/07 Rex Double Dumpster & End to Compactor

REVISION

BY

APP'R.

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

ELECTION DISTRICT No. 6

BUILDING ELEVATIONS

BENSON EAST  
 PARCEL T  
 PLAT NO. 18820

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	6 OF 12

**LEGEND**

- 380.00 PROPOSED SPOT ELEVATION
- 600 EXISTING CONTOUR
- 602 PROPOSED CONTOUR THIS PHASE
- X- PROPOSED SAFETY FENCE
- SF- PROPOSED SILT FENCE
- SSF- PROPOSED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE
- PROPOSED EARTH DIKE/SWALE
- SIP STANDARD INLET PROTECTION
- CIP CURB INLET PROTECTION
- SCE STABILIZED CONSTRUCTION ENTRANCE



**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. CONSTRUCT THE TEMPORARY SWALE AND EXTEND STUB ST-12 TO ST-24. INSTALL THE RIP-RAP-INFLOW PROTECTION ASSOCIATED WITH INFLOW TO EXTENDED STUB ST-12 TO ST-24. (5 DAYS)
4. GRADE SITE. INSTALL STORM DRAIN PIPES & STRUCTURES. INLETS I-16, I-20, & I-21 ARE TO BE PROTECTED BY STANDARD SIP AND CIP PER DETAIL 23-C. ALL REMAINING INLETS ARE TO BE WRAPPED IN SUPER SILT FENCE. INLET PROTECTION TO BE INSTALLED AS SOON AS INLET IS IN PLACE. (28 DAYS)
5. CONSTRUCT BUILDING. INSTALL REMAINING UTILITIES, CURBS, WALKS, PAVEMENT. (52 DAYS)
7. STABILIZE THE SITE. (2 DAYS)
8. FLUSH AND PUMP CLEAN ALL STORM DRAIN STRUCTURES, PIPES. (1 DAY)

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

*John M. Ryan* 12/11/06  
 District Administrator  
 Howard Soil Conservation District

*John L. Rizzo* 12/11/06  
 District Administrator  
 Howard S.C.D.

**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. Trapp* 11/3/06  
 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 HOWARD SOIL CONSERVATION DISTRICT.

*Paul G. Cavanaugh* 11/3/06  
 SIGNATURE OF DEVELOPER/BUILDER DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

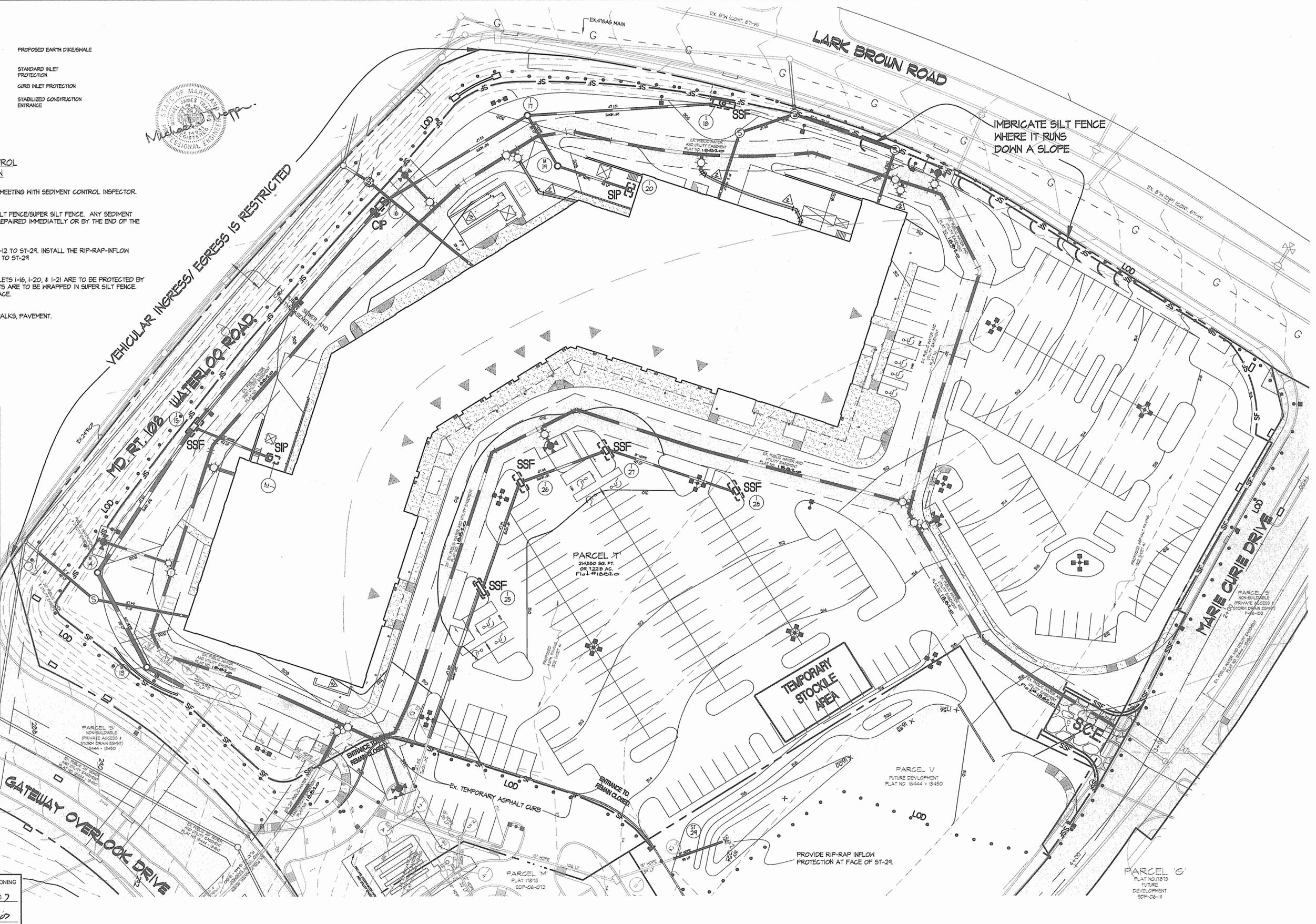
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Lough* 2/9/07  
 Director DATE

*Andy Hamilton* 2/9/07  
 Chief, Division of Land Development DATE

*William J. ...* 2/2/07  
 Chief, Development Engineering Division DATE



**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!**

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4-2-07	Re-stockpile dimensions to eliminate concrete wall top, end of dike	WJL	WJL
4-2-07	Re-WIC near 117, 118 and eliminated WIC at East end of dike	WJL	WJL

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

**SEDIMENT AND EROSION CONTROL PLAN**

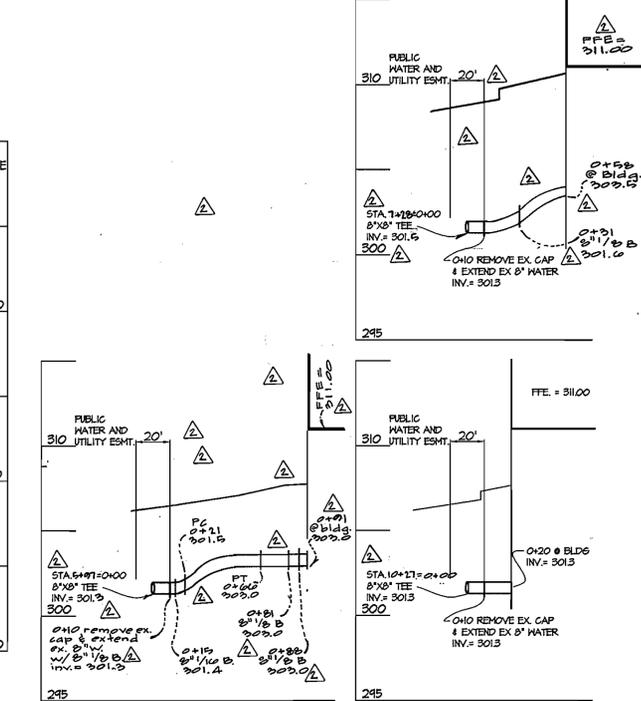
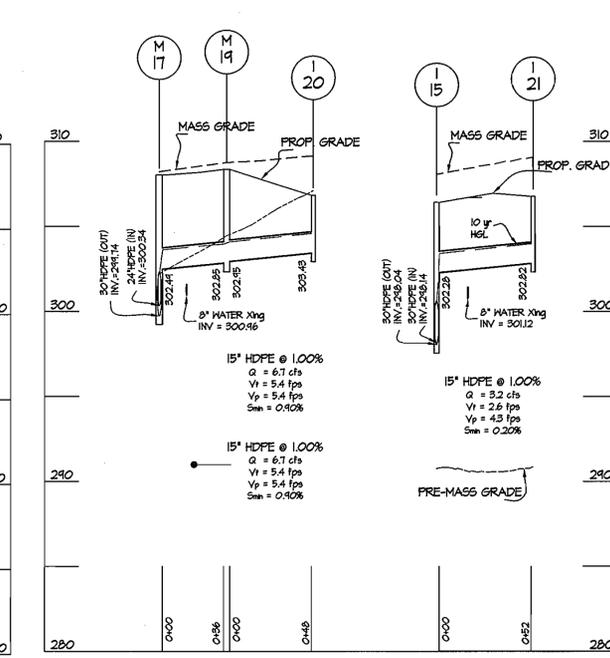
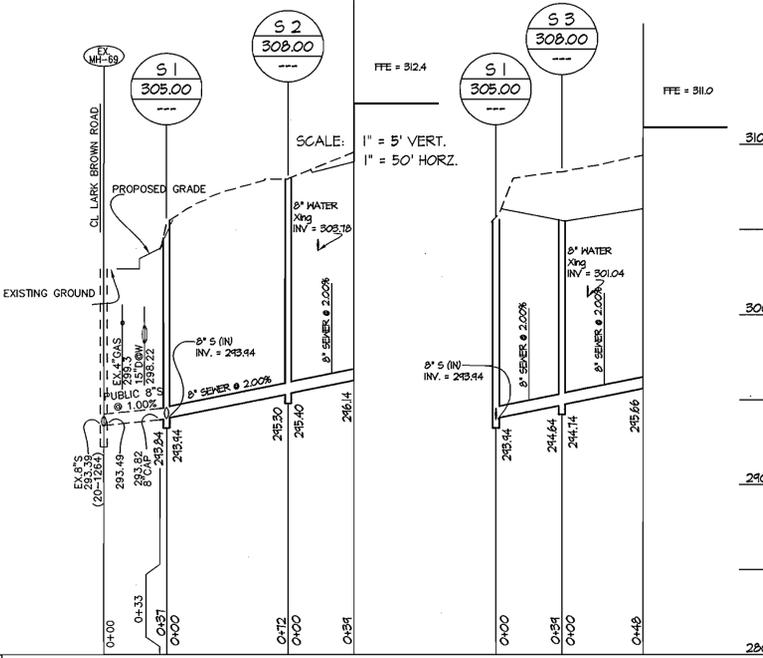
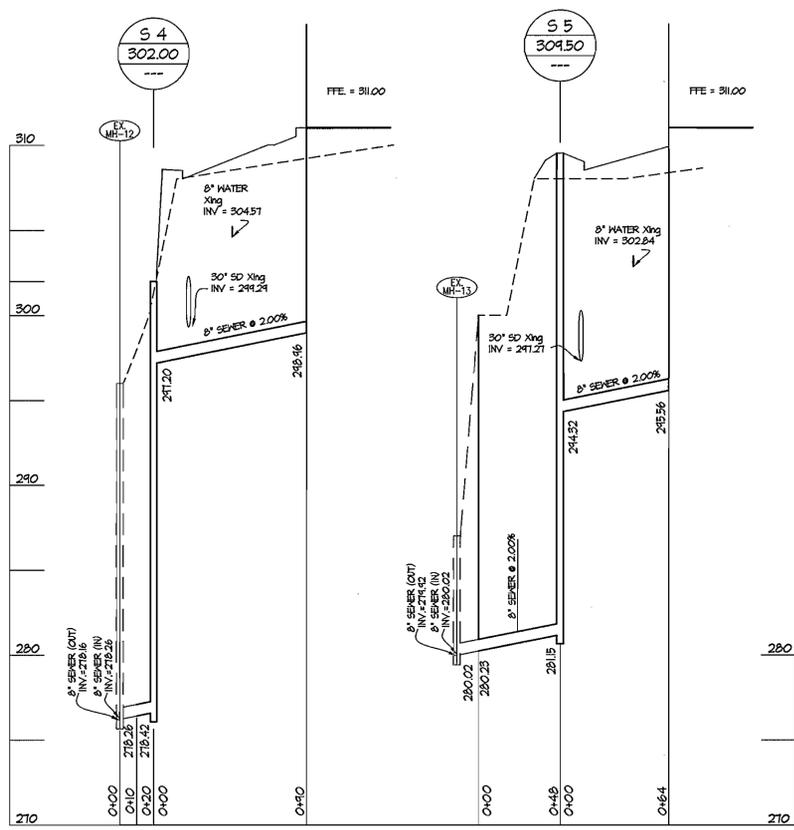
**BENSON EAST**  
**PARCEL T**  
**PLAT NO. 18220**

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	C. L. W. FILE NO.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	7 OF 12





PRIVATE SEWER PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

PRIVATE SEWER PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

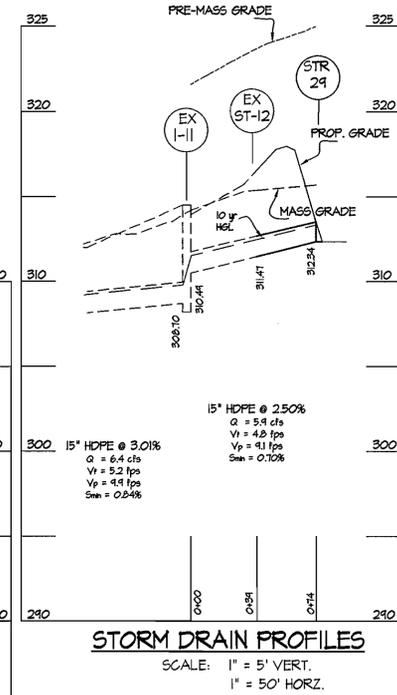
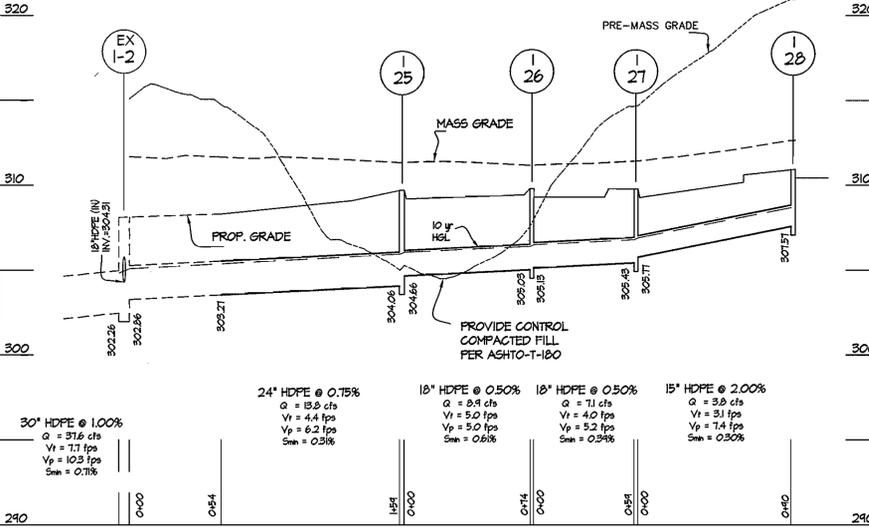
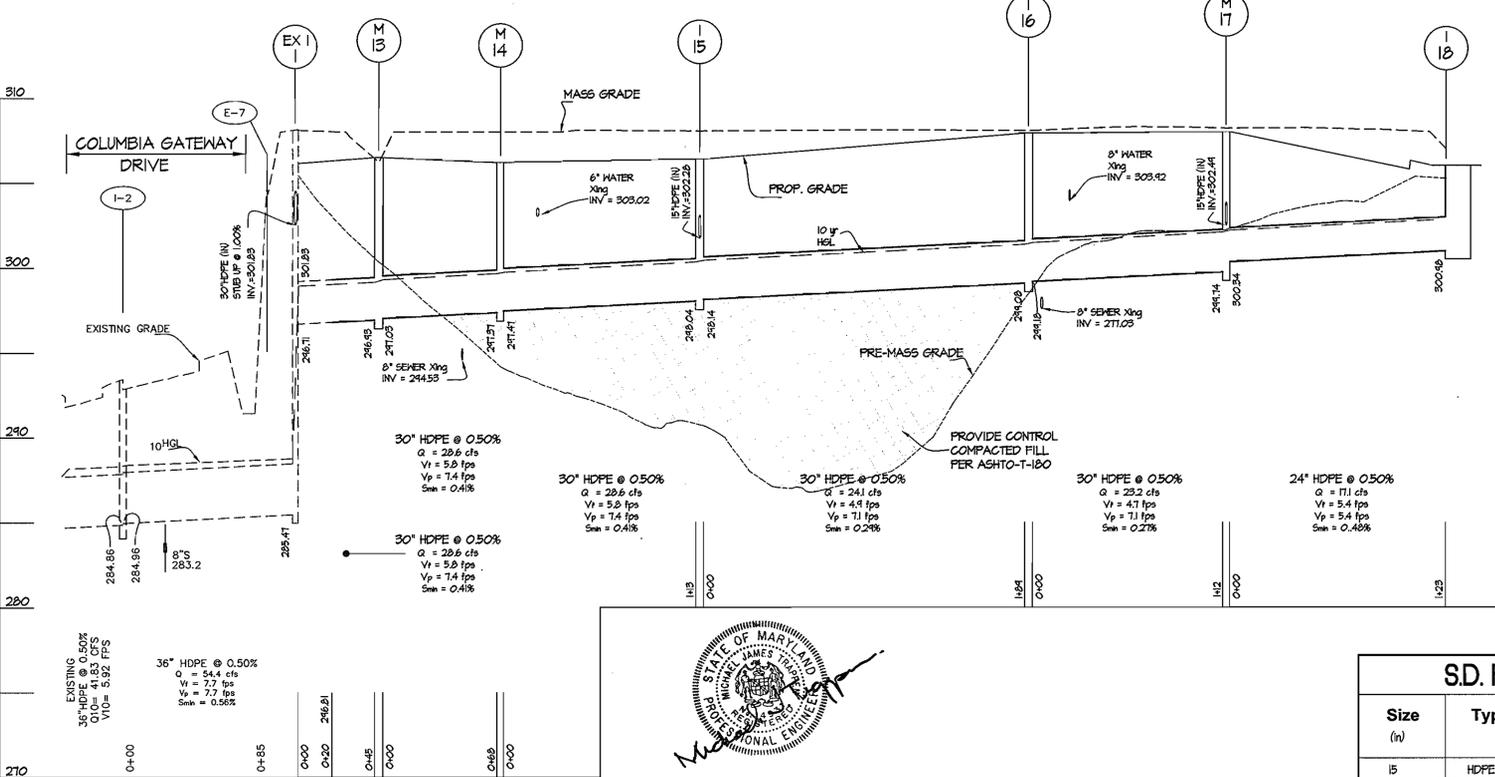
STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

PRIVATE WATER PROFILES PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

S.D. STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-13	5' PRECAST MH	5'	---	307.40	241.03	246.93	HC-G-5.13	see plan
M-14	5' PRECAST MH	5'	---	308.60	241.41	241.51	HC-G-5.13	see plan
I-15	A-5 SUMP INLET	3.0'	---	306.90	249.14	249.04	HC-SD-4.40	see plan
I-16	A-5 SUMP INLET	3.5'	---	308.42	249.18	249.08	HC-SD-4.40	see plan
M-17	5' PRECAST MH	5'	---	307.90	300.34	249.14	HC-G-5.13	see plan
I-18	COS IS	3.0'	---	306.00	300.98	---	MD-314.63	see plan

S.D. STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-19	4' PRECAST MH	4'	---	308.34	302.95	302.85	HC-G-5.12	see plan
I-20	SINGLE S	2.5'	---	306.82	303.43	---	TERMINAL HC-SD-4.22	see plan
I-21	SINGLE S	2.5'	---	306.76	302.82	---	TERMINAL HC-SD-4.22	see plan
I-25	A-10 SUMP INLET	2.5'	---	309.70	304.66	304.06	HC-SD-4.41	see plan
I-26	A-5 SUMP INLET	2.5'	---	309.64	305.13	305.03	HC-SD-4.40	see plan
I-27	A-5 SUMP INLET	2.5'	---	310.04	305.71	305.43	HC-SD-4.40	see plan
I-28	A-5 SUMP INLET	2.5'	---	310.93	307.51	---	TERMINAL HC-SD-4.40	see plan

- S.D. NOTES
- ALL STRUCTURES TO BE PRECAST.
  - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
  - ALL STORM DRAIN PIPE AND STRUCTURES ARE TO BE FLUSHED AND RINSED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.



STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

S.D. Pipe Summary Table			
Size (in)	Type	Quantity (LF)	Remarks
15	HDPE	263	ADS N12 or equiv.
18	HDPE	133	ADS N12 or equiv.
24	HDPE	232	ADS N12 or equiv.
30	HDPE	527	ADS N12 or equiv.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Paula K. Ayler* Date: 2/9/07

Chief, Division of Land Development: *Conrad Hunter* Date: 2/9/07

Chief, Development Engineering Division: *John W. ...* Date: 2/2/07

APPROVED PLANNING BOARD of HOWARD COUNTY

DATE 08/31/06

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

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

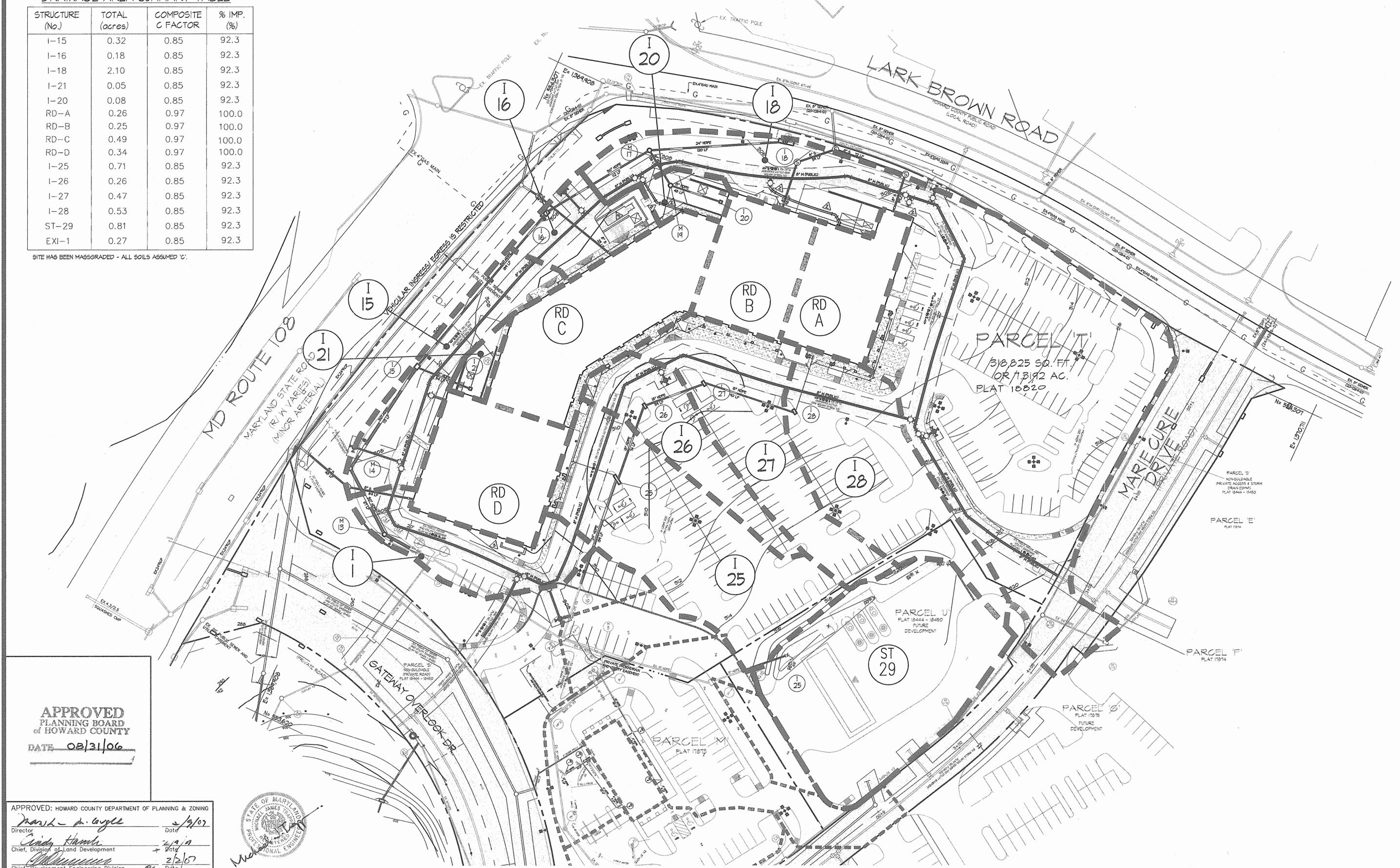
UTILITY PROFILES  
 BENSON EAST  
 PARCEL T  
 PLAT NO. 18820

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	9 OF 12

DRAINAGE AREA SUMMARY TABLE

STRUCTURE (No.)	TOTAL (acres)	COMPOSITE C FACTOR	% IMP. (%)
I-15	0.32	0.85	92.3
I-16	0.18	0.85	92.3
I-18	2.10	0.85	92.3
I-21	0.05	0.85	92.3
I-20	0.08	0.85	92.3
RD-A	0.26	0.97	100.0
RD-B	0.25	0.97	100.0
RD-C	0.49	0.97	100.0
RD-D	0.34	0.97	100.0
I-25	0.71	0.85	92.3
I-26	0.26	0.85	92.3
I-27	0.47	0.85	92.3
I-28	0.53	0.85	92.3
ST-29	0.81	0.85	92.3
EXI-1	0.27	0.85	92.3

SITE HAS BEEN MASSGRADED - ALL SOILS ASSUMED 'C'.



APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] Date: 2/9/07  
 Director  
 [Signature] Date: 2/2/07  
 Chief, Division of Land Development  
 [Signature] Date: 2/2/07  
 Chief, Development Engineering Division



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.
11/10/07	Rev double dumpsters to be removed and replaced with green walls on side of Bldg.	WJL	
4/4/07	Rev. Which near I-17, I-18 and eliminated connection at East end of Bldg.	WJL	

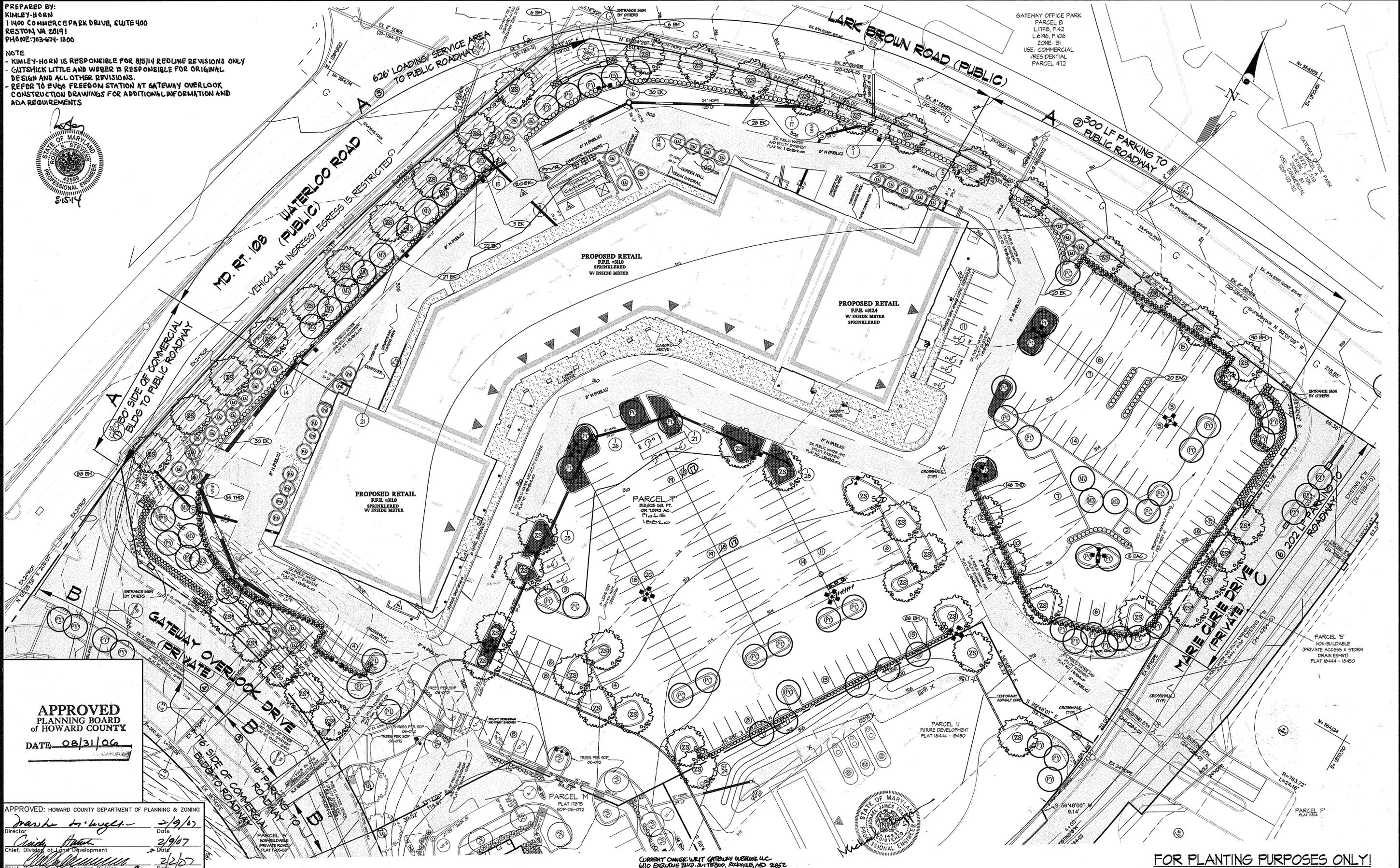
PREPARED FOR:  
 GENERAL GROWTH PROPERTIES  
 RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 ATT: PAUL CAVANAUGH  
 410-992-6284

STORM DRAIN DRAINAGE AREA MAP  
**BENSON EAST**  
**PARCEL T**  
**PLAT NO. 18820**  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	10 OF 12

PREPARED BY:  
 KIMLEY-HORN  
 11400 COMMERCE PARK DRIVE, SUITE 400  
 RESTON, VA 20191  
 PHONE: 703-674-1300

NOTE  
 - KIMLEY-HORN IS RESPONSIBLE FOR 8/5/14 REDLINE REVISIONS ONLY  
 - GUTSHICK LITTLE AND WEBER IS RESPONSIBLE FOR ORIGINAL DESIGN AND ALL OTHER REVISIONS.  
 - REFER TO E206 FREEDOM STATION AT GATEWAY OVERLOOK CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION AND ADA REQUIREMENTS



GATEWAY OFFICE PARK  
 PARCEL D  
 LIT#8, F.42  
 L#196, F.106  
 ZONE: B1  
 USE: COMMERCIAL  
 RESIDENTIAL  
 PARCEL 412

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Mark H. Knight* 3/9/07  
 Chief, Division of Land Development: *Chris Adams* 2/9/07  
 Chief, Development Engineering Division: *William J. ...* 2/2/07

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
8/5/14	ADDITION OF ELECTRIC VEHICLE CHARGING STATION	KHA	
7/11/07	Revised double dumpster & end to dumpster & connector. Added screen wall to outside of dumpster.	WJL	

CURRENT CHANGE: WRIT GATEWAY OVERLOOK LLC  
 610 EXECUTIVE BLDG. SUITE 800, ROCKVILLE, MD 20852  
 ATTN: PAUL WEINGARTEN 301-787-4400

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

LANDSCAPE PLAN  
**BENSON EAST**  
 PARCEL T  
 PLAT NO. 18822

FOR PLANTING PURPOSES ONLY!

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	11 OF 12

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

**SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS**

**A. PLANT MATERIALS**

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

**1. PLANT NAMES**

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

**2. PLANT STANDARDS**

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (HERE-AFTER REFERRED TO AS "AAS" 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 FEESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-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 1/2"	14'-16'	6'-8'	32" DIAMETER
3 1/2" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4 1/2"	16'-18'	10'-12'	40" DIAMETER
4 1/2" - 5"	16'-18'	10'-12'	44" DIAMETER
5" - 5 1/2"	16'-20'	10'-12'	48" DIAMETER
5 1/2" - 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 "AAS" STANDARDS.

**4. PLANT IDENTIFICATION**

LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BURLAP 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 SEVEN (7) DAYS BEFORE 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 15TH TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED 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 15TH. 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 DIG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAS" STANDARDS.

**3. EXCAVATION OF PLANT PITS**

THE LANDSCAPE 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 GRASS 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 1/2" CAL.	32"	64"	28"
3 1/2" - 4" CAL.	36"	72"	32"
4" - 4 1/2" CAL.	40"	80"	36"
4 1/2" - 5" CAL.	44"	88"	40"
5" - 5 1/2" CAL.	48"	96"	44"
5 1/2" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSIGNED AND SHALL 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 1'-0" FOR MAJOR TREES AND 3'-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" TANGLES. FOR TREES OVER 5" CALIPER, PROVIDE 3/16" 1" STRAND CABLE CADMIUM PLATED STEEL WITH GALVANIZED "EYE" THUMBLES 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 "PAULS" 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. SOIL WHICH HAS BEEN REMOVED AND STAKED 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 FINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

**6. PLANT INSPECTION AND ACCEPTANCE**

THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

**7. PLANT GUARANTEE**

ALL 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.

**PLANT SCHEDULE**

TYPE & SYMBOL	QUANTITY	NAME (BOTANICAL/COMMON)	MINIMUM SIZE	REMARK
SHADE TREES (ZY)	54	ZELKOVA SERRATA VILLAGE GREEN / VILLAGE GREEN ZELKOVA	3'0" CAL., 12'-14" HT.	B4B, FULL
ORNAMENTAL TREES (MZ)	18	MALUS ZIMI 'CALOCARPA' / ZIMI CRABAPPLE	2.5" CAL., 8'-10" HT.	B4B, FULL
	3	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM	2.5" CAL., 8'-10" HT.	B4B, FULL
	21	PRUNUS SERRULATA 'K'WANZAN' / 'K'WANZAN CHERRY	2.5" CAL., 8'-10" HT.	B4B, FULL
	32	PYRUS GALLERYANA 'CLEVELAND SELECT' / 'CLEVELAND SELECT PEAR	2.5" CAL., 8'-10" HT.	B4B, FULL
	7	PRUNUS SERRULATA 'K'WANZAN' / 'K'WANZAN CHERRY	3.5" CAL., 10'-12" HT.	B4B, FULL
EVERGREEN TREES (PA)	10	PICEA ABIES / NORWAY SPRUCE	8' - 9' HT.	B4B, WELL FORM WITH INTACT CENTRAL LEADER
	35	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	8' - 10' HT.	
SHRUBS (BM)	216	BUXUS MICROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BOXWOOD	3' HT.	CONT.
	203	EUONYMUS KIANTSCHOUVICUS 'MANHATTAN' / MANHATTAN EUONYMUS	3' - 4' HT.	CONT.
	35	EUONYMUS ALATUS 'COMPACTA' / DWARF WINGED EUONYMUS	3' HT.	CONT.
	188	TAXUS X MEDIA 'DENSIFORMIS' / ANGLO JAPANESE	2' - 2-1/2' HT.	CONT.
	3	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	3' HT.	CONT.
GROUND COVER (VR)	3,645 SQ. FT.	JUNIFERUS CONFERTA / SHORE JUNIPER	15'-18" HT.	CONT.

**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. AS SUCH, THE COUNTY HAS DETERMINED THAT THE NEW TOWN GUIDELINES ARE EQUAL TO OR EXCEED THE REQUIREMENTS OF SECTION 16.124 AND THE LANDSCAPE MANUAL. THIS PLAN HAS RECEIVED APPROVAL FROM THE HRD ARCHITECTURAL COMPLIANCE COMMITTEE.

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 RELOCATIONS 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.S. 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. LANDSCAPE SURETY IN THE AMOUNT OF \$36,420.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENTS.

12. TABULATION FOR LANDSCAPE SCHEDULE REQUIRED PLANTING BY HRD FOR 1.3 ACRES AT 20 SHADE TREES/ACRE = 146 SHADE TREES

PLANTING PROVIDED:	QUANTITY	EQUIVALENT SHADE TREE
SHADE TREES	54	54 = 40 E.S.T. (AT 2:1)
ORNAMENTAL TREES	216	45 = 22 E.S.T. (AT 2:1)
EVERGREEN TREES	45	105 = 10 E.S.T. (AT 10:1)
SHRUBS PROVIDED:	105	105 = 10 E.S.T. (AT 10:1)
<b>TOTAL</b>	<b>106 E.S.T.</b>	<b>(E.S.T. = EQUIVALENT SHADE TREE)</b>

13. 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.

**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

PERIMETER NO.	A					
	①	②	③	④	⑤	⑥
USE SITUATION (SEE DESC. BELOW)						
LANDSCAPE TYPE	TYPE-B	TYPE-E	TYPE-D	TYPE-B	TYPE-E	TYPE-E
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	130'	300'	626'	176'	116'	202'
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	140'	NONE	NONE	NONE
LINEAR FEET OF PERIMETER LEFT TO BUFFER	130'	300'	486'	176'	116'	202'
NUMBER OF PLANTS REQUIRED						
SHADE TREES	2	7	8	3	2	5
EVERGREEN TREES	3	N/A	48	4	N/A	N/A
SHRUBS	N/A	75	N/A	N/A	24	50
NUMBER OF PLANTS PROVIDED						
SHADE TREES	0	0*	0**	0	0	1
EVERGREEN TREES	21	4 = 2 ST	17**	3	0	0
OTHER TREES (0:2:1 substitution)	0	2 = 1 ST	15 = 7 ST	8 = 4 ST	5 = 2 ST	4 = 2 ST
SHRUBS (10:1 substitution)	30 = 2 ST + 10 S	82	148 = 14 EG	126 = 1 EG + 116 S	41	103 = 2 ST + 83 S

- ① ④ SIDE OF NON-RESIDENTIAL BLDGS. TO PUBLIC ROADWAY
- ② ⑤ ⑥ PARKING LOT TO PUBLIC ROADWAY
- ③ LOADING/SERVICE AREA TO ROADWAY

\* THIS PLAN HAS BEEN DESIGNED TO PROVIDE AN EFFECTIVE BUFFER THROUGH THE USE OF MORE MATURE LANDSCAPE MATERIALS THAN REQUIRED BY THE LANDSCAPE MANUAL. SEE LANDSCAPE NOTE 1.

\*\* THIS PLAN HAS BEEN DESIGNED TO PROVIDE AN EFFECTIVE BUFFER THROUGH THE USE OF MORE MATURE PLANTING MATERIALS THAN REQUIRED BY THE LANDSCAPE MANUAL IN CONJUNCTION WITH THE USE OF SCREEN WALLS AND THE TOPOGRAPHY OF THE SITE. THE BUFFER PLANTINGS HAVE BEEN LIMITED BY THE LOCATION OF A PUBLIC UTILITY EASEMENT ADJACENT TO THE MD ROUTE 108 RIGHT OF WAY. SEE NOTE 1.

**PUBLIC STREET TREE**

LINEAR FEET OF PUBLIC ROADWAY PERIMETER	REQUIRED NUMBER OF PUBLIC STREET TREES (AT 1 SHADE PER 40 LF.)
1056' ALONG PARCEL "T" (LARK BROWN ROAD AND MD ROUTE 108)	26 SHADE TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	22 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION)	NONE

LANDSCAPE SURETY FOR PUBLIC STREET TREES:  
26 SHADE TREES AT \$300/TREE = \$7,800.00  
TOTAL = \$7,800.00

**SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	263 SPACES
NUMBER OF TREES REQUIRED	13 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	20
SHADE TREES	20
OTHER TREES (2:1 substitution)	N/A

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

40 SHADE TREES AT \$300/TREE	= \$12,000.00
56 EVERGREEN TREES AT \$150/TREE	= \$8,400.00
154 SHRUBS AT \$30/SHRUB	= \$4,620.00
<b>TOTAL</b>	<b>= \$25,020.00</b>

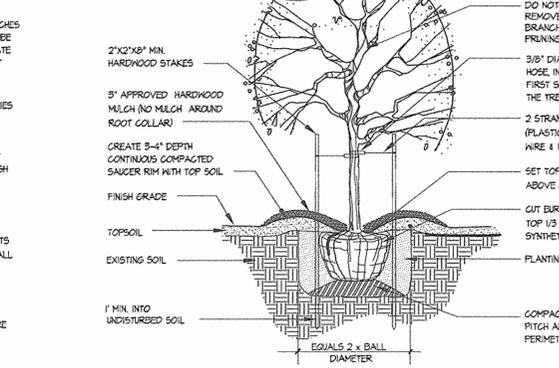
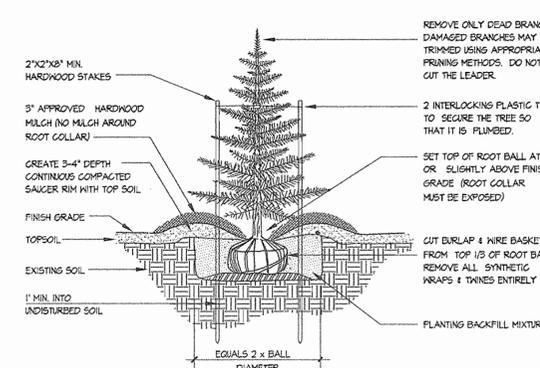
**PRIVATE STREET TREE**

NOTE: PRIVATE STREET TREES ARE LABELED ON PLAN WITH AN ASTERIK (\*)

LINEAR FEET OF PRIVATE ROADWAY PERIMETER	REQUIRED NUMBER OF PRIVATE STREET TREES (AT 1 SHADE PER 40 LF.)
444' ALONG PARCEL "T" (MARIE CURIE AND GATEWAY OVERLOOK DRIVE)	12 SHADE TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	10 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION)	7 = 3 SHADE TREES

**LANDSCAPE SURETY FOR PRIVATE STREET TREES:**

12 SHADE TREES AT \$300/TREE	= \$3,600.00
<b>TOTAL</b>	<b>= \$3,600.00</b>



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Coyne* Date: 2/9/07

Chief, Division of Land Development: *Andy Nantz* Date: 2/9/07

Chief, Development Engineering Division: *Michael J. ...* Date: 2/2/07

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20868

TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

**LANDSCAPE DETAILS**

**BENSON EAST PARCEL T**

PLAT NO. 18020

ELECTION DISTRICT No. 6

SCALE: AS SHOWN

ZONING: NEW TOWN

G. L. W. FILE NO.: 05084

DATE: OCT, 2006

TAX MAP - GRID: 37 - 43

SHEET: 12 OF 12

HOWARD COUNTY, MARYLAND