

# SITE DEVELOPMENT PLAN

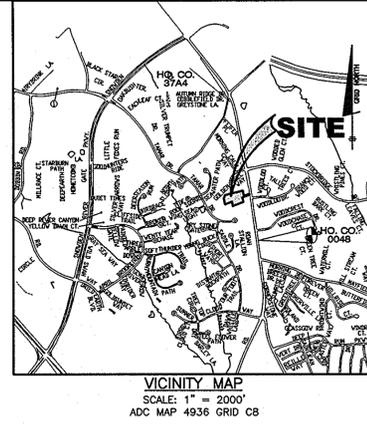
## GASTINGER PROPERTY

### LOTS 1-13

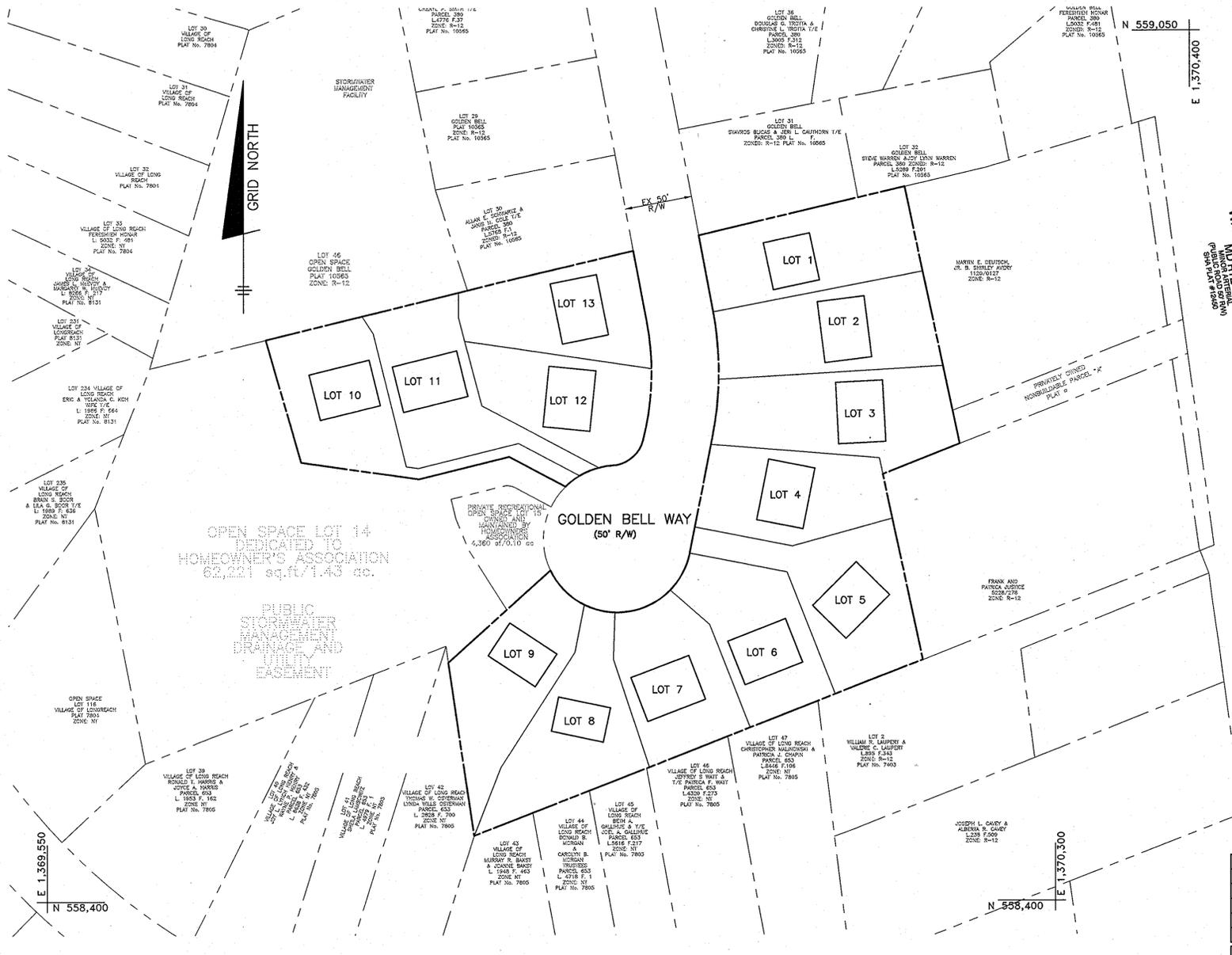
**BENCH MARKS**

HO. CO. #0048 (NAD '83) ELEV. 348.036  
STANDARD DISC ON CONCRETE MONUMENT BEING 103' OFF CENTER LINE OF MAYFIELD RD. AND 5.3' NORTHWEST OF B&E POLL NO. 254657  
N 557526.346' E 1370661.99'

HO. CO. #3744 (NAD '83) ELEV. 437.276'  
STANDARD DISC ON CONCRETE MONUMENT BEING 23.0' OFF THE NORTH EAST CURB OF ROUTE 108/WATERLOO ROAD EAST OF GOLDFINCH COURT AND 19.5' FROM THE NORTHEAST CORNER OF THE END OF THE SIDEWALK  
N 563835.911' E 1367971.65'



- GENERAL NOTES**
- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - 2.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
  - 3.) THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/08.
  - 4.) TOPOGRAPHY TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2006 AT 2' CONTOUR INTERVALS.
  - 5.) THE COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0048 AND 3744.
  - 6.) WATER IS PUBLIC UNDER CONTRACT NO. 24-4511-D. AND IS LOCATED WITHIN THE DORSEY DRAINAGE AREA.
  - 7.) SEWER IS PUBLIC UNDER CONTRACT NO. 24-4511-D. AND IS LOCATED WITHIN THE DORSEY DRAINAGE AREA.
  - 8.) THE PREVIOUSLY EXISTING RESIDENTIAL STRUCTURES LOCATED ON THIS SITE HAVE BEEN REMOVED.
  - 9.) THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
  - 10.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED OCTOBER, 2005 AND WAS APPROVED UNDER S-06-007.
  - 11.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  - 12.) THE NOISE STUDY WAS PREPARED BY BENCHMARK ENGINEERING INC., DATED SEPTEMBER 19th, 2006 AND APPROVED WITH THE SKETCH PLAN.
  - 13.) THERE ARE NO FLOODPLAIN, STEEP SLOPES (25% OR GREATER), WETLANDS OR WETLAND BUFFERS ON THE SITE.
  - 14.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER, 2005. APPROVED UNDER S-06-007.
  - 15.) THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING, ASSOC. DATED OCTOBER, 2006.
  - 16.) THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET BY ON-SITE RETENTION OF 0.4 AC. OF NET TRACT AREA WITHIN A FOREST CONSERVATION EASEMENT, WITH A DPW DEVELOPER'S AGREEMENT THROUGH OFF-SITE FOREST CONSERVATION PLANTINGS IN THE AMOUNT OF 1.0 AC. WITHIN EDGEWOOD FARM BANK (F-06-108) AND FULFILLED UNDER F-08-088.
  - 17.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH UNDER F-08-088. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,900 (\$12,000 FOR 40 SHADE TREES, \$3,900 FOR 26 EVERGREENS).
  - 18.) STORMWATER MANAGEMENT WAS PROVIDED BY POCKET POND AND GRASSED SWALE. THE FACILITY IS HAZARD CLASSIFICATION 'A'. THE FACILITIES ARE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY PER F-08-088.
  - 19.) MINIMUM BUILDABLE LOT SIZE SHALL BE 8,400 SQUARE FEET WITH A MINIMUM OF 30% OPEN SPACE.
  - 20.) FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - 21.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12' (18' SERVING MORE THAN ONE RESIDENCE).
    - B) SURFACE - 5" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
    - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
    - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
    - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - 22.) FILL AREAS SHALL MEET 95% COMPACTION PER AASHTO-T180 WHERE STRUCTURALLY REQUIRED
  - 23.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - 24.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - 25.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - 26.) EXISTING UTILITIES WERE LOCATED FROM RECORD DRAWINGS AND FIELD RUN SURVEY.
  - 27.) A REQUEST TO WAIVE SECTION 16.144(p) AND SECTION 16.144(q) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON APRIL 8, 2009 (WP-09-139). THE RECONSIDERATION OF WP-09-139 WAS APPROVED ON SEPTEMBER 25, 2009. THE DEVELOPER MUST SUBMIT DEVELOPER'S AGREEMENTS, PAY ANY REMAINING DPW FEES AND SUBMIT FINAL PLAT MYLARS IN ASSOCIATION WITH F-08-088 WITHIN 180 DAYS OF JUNE 30, 2010 (ON OR BEFORE DECEMBER 27, 2010).
  - 28.) IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS: BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - 29.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
  - 30.) A WETLAND DELINEATION STUDY WAS COMPLETED IN NOVEMBER 2005 BY ECO-SCIENCE PROFESSIONALS.
  - 31.) ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
  - 32.) SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
  - 33.) FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R4-03 AND R2-01, F-1.
  - 34.) WATER METERS WILL BE LOCATED INSIDE THE HOUSING UNITS.



**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	10,197 S.F.	1,478 S.F.	8,719 S.F.
10	9,653 S.F.	1,240 S.F.	8,413 S.F.
11	9,100 S.F.	671 S.F.	8,429 S.F.

**ADDRESS CHART**

LOT	STREET ADDRESS
1	6149 GOLDEN BELL WAY
2	6153 GOLDEN BELL WAY
3	6157 GOLDEN BELL WAY
4	6161 GOLDEN BELL WAY
5	6165 GOLDEN BELL WAY
6	6169 GOLDEN BELL WAY
7	6173 GOLDEN BELL WAY
8	6177 GOLDEN BELL WAY
9	6174 GOLDEN BELL WAY
10	6160 GOLDEN BELL WAY
11	6156 GOLDEN BELL WAY
12	6152 GOLDEN BELL WAY
13	6148 GOLDEN BELL WAY

**SHC TABLE**

LOT NO.	MCE	SHC INV. OR W
1	365.85	361.55
2	364.80	359.65
3	362.69	357.27
4	358.40	353.70
5	355.35	349.41
6	354.61	349.81
7	353.94	349.64
8	354.26	349.50
9	353.50	349.30
10	340.07	336.37
11	350.38	346.08
12	359.36	354.84
13	364.93	361.23

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

**SITE ANALYSIS DATA CHART**

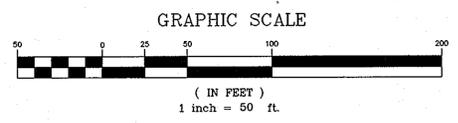
GENERAL SITE DATA

- 1.) PRESENT ZONING: R-12
- 2.) APPLICABLE DPZ FILE REFERENCES: S-06-007, P-07-011, F-08-088, WP-09-139
- 3.) PROPOSED USE OF SITE: RESIDENTIAL (SFD)
- 4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION

- 1.) GROSS TRACT AREA: 2.76 AC.±
- 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 0.00 AC.±
- 3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES AREA NOT IN FLOODPLAIN (FOR NTA CALC.): 0.00 AC.±
- 4.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 13
- 5.) AREA OF ROAD RIGHT-OF-WAY: 0.00 AC.±
- 6.) TOTAL AREA OF PROPOSED OPEN SPACE LOTS PROVIDED PER F-08-088: 1.43 AC.±
- 7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED @200 SQ.FT. PER BUILDABLE LOT:
  - 1) TOTAL AREA OF RECREATIONAL OPEN SPACE REQUIRED: 0.06 AC.±
  - 2) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED PER F-08-088: 0.10 AC.±
- 8.) TOTAL LIMIT OF DISTURBANCE: 2.70 AC.±

PLAN VIEW  
SCALE: 1" = 50'



**DEED REFERENCES**

1	PARCEL 246: LIBER 1134 - FOLIO 268
2	PARCEL 249: LIBER 2112 - FOLIO 371

**PERMIT INFORMATION CHART**

SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #
GASTINGER PROPERTY		N/A	LOTS 1-13
PLAT No.	GRID No.	ZONE	TAX MAP
21076-21077	14	R-12	37
			ELECTION DISTRICT
			SIXTH
			CENSUS TRACT
			606703
WATER CODE	E07	SEWER CODE	2780000

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
phone: 410-465-8105 • fax: 410-465-8644  
www.bei-cvllengineering.com

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. 28559, Expiration Date: 7-22-2011.

OWNER: SDC L.L.C.  
PO BOX 417  
ELLCOTT CITY, MARYLAND 21041  
410-465-4244

BUILDER: RYAN HOMES  
6031 UNIVERSITY BOULEVARD, SUITE #250  
ELLCOTT CITY, MARYLAND 21043  
410-796-0980

PROJECT: GASTINGER PROPERTY  
LOTS 1 - 13  
SINGLE FAMILY UNITS

LOCATION: TAX MAP: 37, GRID: 14  
PARCEL: 246 AND 249  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN  
TITLE SHEET

DATE: NOVEMBER, 2009  
APRIL, 2010

PROJECT NO. 1080

SCALE: AS SHOWN

SHEET 1 OF 4

DESIGN: yl DRAFT: EDD CHECK: JC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

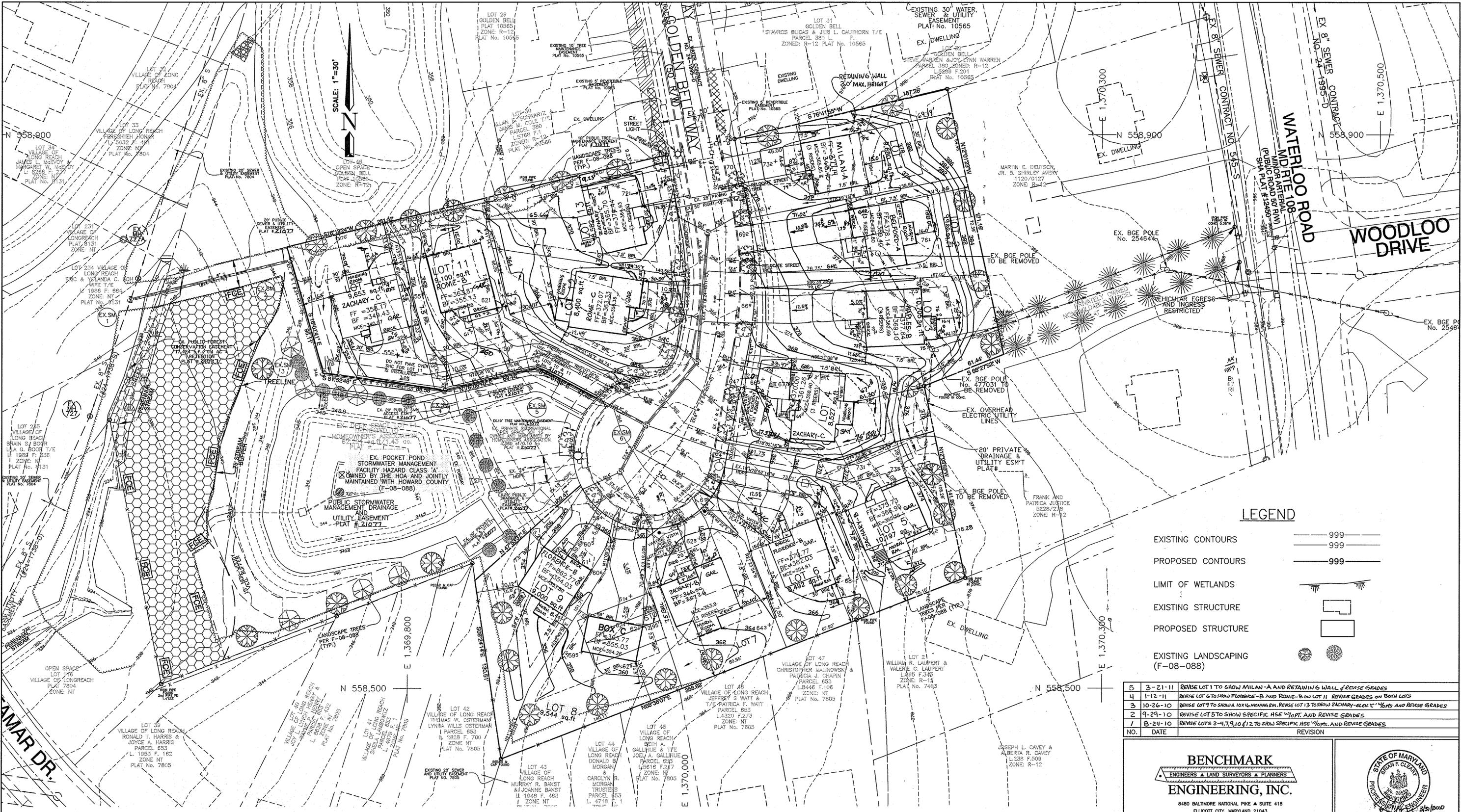
Chief, Development Engineering Division: *[Signature]* 5/4/10 DATE

Chief, Division of Land Development: *[Signature]* 5/1/10 DATE

Director: *[Signature]* 5/7/10 DATE

**SHEET INDEX**

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT AND GRADING PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS



SCALE: 1"=30'

PLAN  
SCALE: 1" = 30'

**LEGEND**

- EXISTING CONTOURS 999
- PROPOSED CONTOURS 999
- LIMIT OF WETLANDS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING LANDSCAPING (F-08-088)

5	3-21-11	REVISE LOT 1 TO SHOW MILAN-A AND RETAINING WALL & REVISE GRADES
4	1-12-11	REVISE LOT 6 TO SHOW FLORENCE-B AND ROME-LOT 11 REVISE GRADES ON BOTH LOTS
3	10-26-10	REVISE LOT 9 TO SHOW A 10x16 MOVING RM. REVISE LOT 13 TO SHOW ZACHARY-ELEV. 10' HEIGHTS AND REVISE GRADES
2	9-29-10	REVISE LOT 5 TO SHOW SPECIFIC HSE 10' OPT. AND REVISE GRADES
1	8-24-10	REVISE LOTS 2-4, 7, 9, 10, 12 TO SHOW SPECIFIC HSE 10' HEIGHTS AND REVISE GRADES
NO.	DATE	REVISION

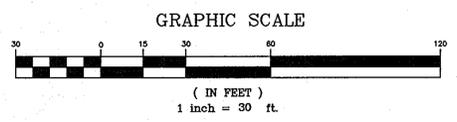
**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644  
WWW.BEL-CIVILENGINEERING.COM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5/4/10 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/7/10 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/7/10 DATE  
DIRECTOR



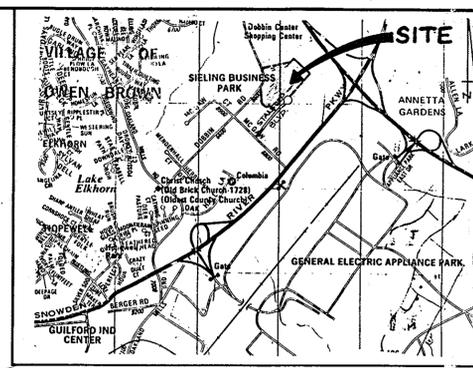
OWNER: SDC L.L.C. PO BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244		PROJECT: <b>GASTINGER PROPERTY</b> LOTS 1 - 13	
BUILDER: RYAN HOMES 6031 UNIVERSITY BOULEVARD, SUITE #250 ELLICOTT CITY, MARYLAND 21043 410-796-0980		LOCATION: TAX MAP: 37, GRID: 14 PARCEL: 246 AND 248 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: <b>SITE DEVELOPMENT PLAN</b> SITE DEVELOPMENT & GRADING PLAN		DATE: NOVEMBER, 2009 APRIL, 2010	
DESIGN: YL	DRAFT: EDD	CHECK: JC	PROJECT NO. 1080
SCALE: 1" = 30'		SHEET 2 OF 4	

ADDRESS CHART			
BUILDING #	STREET ADDRESS		
A-18	8930 STANFORD BOULEVARD		
SUBDIVISION NAME			
COLUMBIA CORPORATE PARK			
SECT./AREA	LOT/PARCEL #		
	A-18		
PLAT # OR L/F			
9853			
BLOCK #	ZONE/TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
18 & 24	NT	36	6665.02
WATER CODE		SEWER CODE	
E06		5333000	

NOTE: FREQUENCY OF USE FOR THIS ENTRANCE AVERAGES 4-TIMES/MONTH

\* SEE SHEET #2 FOR SITE DATA AND GENERAL NOTES.  
 \*\* STORM WATER MANAGEMENT IS PROVIDED BY A REGIONAL POND - SEE SDP 87-193.  
 \*\*\* PRELIMINARY PLAN FOR COLUMBIA CORP. PARK APPROVED AUGUST 19, 1987 (187-49)

LEGEND	
---	PROPERTY LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. WATER
---	EX. CURB & GUTTER
---	PROP. CURB & GUTTER
---	PROP. STORM DRAIN
---	PROP. SANITARY SEWER
---	PROP. PUBLIC WATER
---	EX. GROUND
---	PROP. GRADE
---	PROP. HAND. SPACE
---	NO. PARKING SPACES



**ENVIRONMENTAL NOTES**

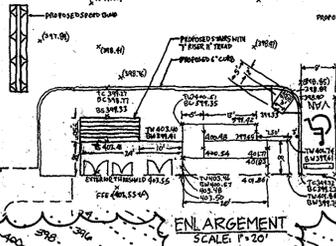
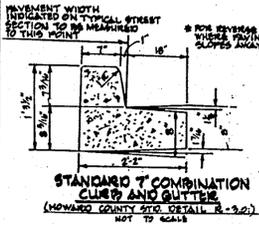
- EXISTING SLOPES BETWEEN 15-25% AND GREATER THAN 25% HAVE BEEN LOCATED. ACCORDING TO PAR 217 (B) & WAIVER TO GRADE SLOPES IS NOT NECESSARY SINCE THE LIMITS OF DISTURBANCE ARE CONSISTANT WITH THE APPROVED PRELIMINARY PLAN FOR THE SITE. IN ADDITION THE SLOPES ARE MAINTAINED FIRST BY THE GRADING OF DOBBIN RD AND SECOND BY SDP 81-51C.
- NO NON TIDAL WETLANDS OR LOCUS FLOORPLAN EXIST ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.
- ORIGINAL SLOPES HAVE BEEN ALTERED BY THE ABOVE REFERENCED GRADING AND GRADING AS INDICATED WITH SDP 87-193. SEE PRELIMINARY PLAN FOR ORIGINAL SLOPES.
- EXISTING VEGETATION IS SECONDARY GROWTH WITH NO SIGNIFICANT TREES.

DOBBIN ROAD COMMERCIAL CENTER  
 SECTION 1 - AREA 1  
 PARCEL K  
 PLAT # 4875  
 COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION  
 SDP - 81-51C  
 EX. ZONING - NT

**VICINITY MAP**  
 SCALE: 1" = 2000'

**BENCHMARKS:**

BM # 234401	ELEVATION: 307.49
STANDARD CONCRETE MONUMENT SET FLUSH WITH SURFACE	
NORTH 491333.018 EAST 958206.723	
BM # 2343001	ELEVATION: 288.24
34" R.S. SET 0.3 FT. BELOW THE SURFACE	
NORTH 492140.801 EAST 857226.671	



**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 8-14-90  
 J.B.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEET THE TECHNICAL REQUIREMENTS FOR SMALL-POND-CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

*James M. Hester* 9/5/90  
 SOIL CONSERVATION SERVICE  
 DATE

THESE PLANS FOR SMALL-POND-CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: *[Signature]* 9/5/90  
 HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*John Balen* 9-28-90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.

*W.H.S.* 10-2-90  
 DIRECTOR DATE

*Mark V. Cagle* 9/24/90  
 CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
 J.B.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James J. [Signature]* 9/20/90  
 DIRECTOR

*William S. [Signature]* 9-12-90  
 CHIEF BUREAU OF ENGINEERING  
 DATE

PARCEL A-19

PARCEL A-18

**PARKING TABULATION**

1<sup>ST</sup> FLOOR 79,513 FT. OFFICE @ 335/1000 SF = 262.4 SPACES  
 2<sup>ND</sup> FLOOR 79,513 FT. OFFICE @ 335/1000 SF = 262.4 SPACES  
 TOTAL = 525 SPACES

**SITE DATA REVISIONS**

▲ PARKING PROVIDED ADDITIONAL 113 SPACES  
 TOTAL SPACES = 718  
 OPEN SPACE = 2.9/10.00 = 27.5%  
 5% BUILDING COVERAGE W/ PAVING = 72.5%  
 AREA TO BE DISTURBED REVISION B ONLY = 0.9 AC.  
 AREA TO BE VEGETATIVELY STABILIZED REVISION B ONLY = 0.4 AC.

**SITE DATA**

TOTAL AREA OF SUBMITTAL: 12.39 AC.  
 TOTAL AREA OF SITE: 46,992 S.F. (10.49 AC.)  
 EXISTING ZONING: M-1  
 PROPOSED USE: OFFICE & D/SHORT MANUFACTURING  
 TOTAL FLOOR AREA: 1<sup>ST</sup> FLOOR 81,029 S.F.  
 2<sup>ND</sup> FLOOR 79,513 S.F.  
 TOTAL 160,542 S.F.  
 OTHER SPACE: 2,370 S.F.  
 & OTHER SPACE: 2,370 S.F. = 35.1%  
 & BUILDING COVERAGE = 81.029/46,992 = 17.2%  
 & LANDSCAPED ISLANDS IN PARKING = 29,738 S.F. = 10.8%  
 BUILDING REGION: 34'

TOTAL AREA TO BE DISTURBED = 10.49 AC. PARCEL A-18  
 1.30 AC. PARCEL A-19  
 AREA TO BE VEGETATIVELY STABILIZED = 3.70 AC. PARCEL A-18  
 1.30 AC. PARCEL A-19

TOTAL AREA OF PARKING LOT: 29,738 S.F. = 10.8%  
 AREA OF LANDSCAPED ISLANDS IN PARKING: 29,738 S.F. = 10.8%  
 & LANDSCAPED ISLANDS IN PARKING: 29,738 S.F. = 10.8%  
 BUILDING REGION: 34'

TYPICAL PARKING SPACES ARE 9' WIDE  
 18' LONG WITH A 3' ACCESS ANGLE  
 FILE NUMBER: 88-258-117A, 172, 181, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

EX. STORM WATER MANAGEMENT FACILITY  
 100 YE WS ELEV. 380.49  
 SDP 87-193



**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21286  
 (301) 825-8120

**ENGINEER'S CERTIFICATE**

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

*Tapobrata Chakrabarti* 8930  
 ENGINEER REG. NO. 5/2/90  
 DATE  
 TAPOBRATA CHAKRABARTI

**OWNER / DEVELOPER** PARCEL A-18 & A-19

8930 STANFORD BOULEVARD LLC  
 C/O AMERIX CORPORATION  
 8930 STANFORD BLVD.  
 COLUMBIA, MD 21046-5805

**DEVELOPER'S CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DETERMINED NEAR DEVELOPMENT FROM THE PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

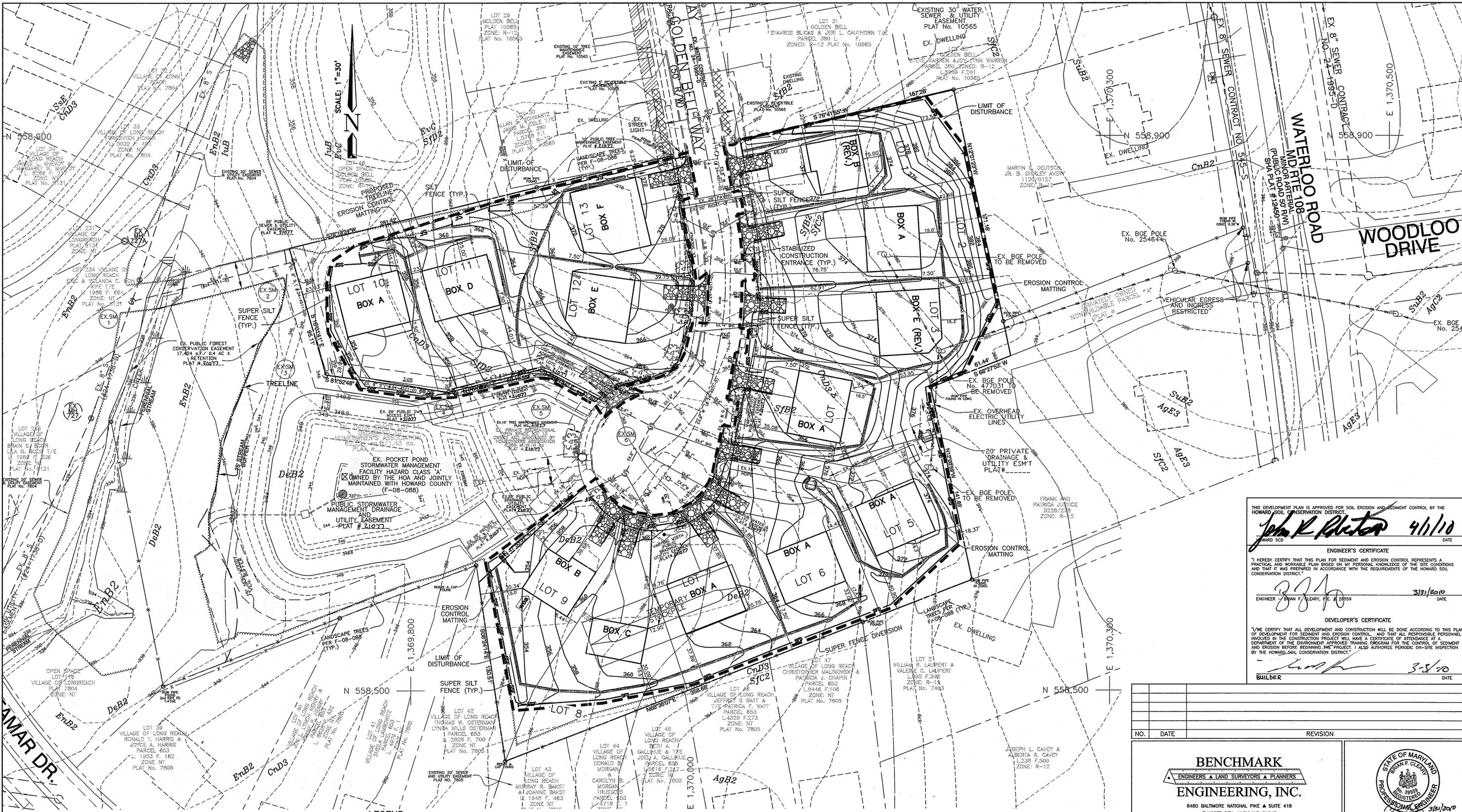
DEVELOPER: *[Signature]* DATE: 8/19/90

DESIGNED: N.B.  
 DRAWN: A.D.  
 CHECKED:

**SITE PLAN FOR COLUMBIA CORPORATE PARK PARCEL A-18**  
 (A RESUBDIVISION OF PARCEL A-16)

TAX MAP 36 PARCEL 356  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MD.

CAPITAL PROJECT # C-0264  
 MAY 1, 1990  
 SHEET 1 OF 7



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

*John K. Reardon* 4/1/10  
 ENGINEER'S CERTIFICATE DATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 COUNTY CONSERVATION DISTRICT.

3/31/2010  
 ENGINEER: BRYAN F. LEARY, P.E. # 28559 DATE

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT.

*[Signature]* 3-5/10  
 BUILDER DATE

NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE • SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 • fax: 410-465-6844  
 www.bel-civilengineering.com

Professional Certificate. 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. 28559, Expiration Date: 7-22-2011.

OWNER: SDC L.L.C. PO BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: <b>GASTINGER PROPERTY</b> LOTS 1 - 13
BUILDER: RYAN HOMES 6031 UNIVERSITY BOULEVARD, SUITE #250 ELLICOTT CITY, MARYLAND 21043 410-796-0980	LOCATION: TAX MAP: 37, GRID: 14 PARCEL: 246 AND 249 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: <b>SITE DEVELOPMENT PLAN</b> <b>SEDIMENT &amp; EROSION CONTROL PLAN</b>	DATE: NOVEMBER, 2009 APRIL, 2010
DESIGN: YL DRAFT: EDD CHECK: JC	PROJECT NO. 1080 SCALE: 1" = 30' SHEET 4 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5/4/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5/7/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 5/7/10  
 DIRECTOR DATE

**LEGEND**

SOILS CLASSIFICATION **A6C1**

SOILS DELINEATION ———— 999

EXISTING CONTOURS ———— 370

PROPOSED GRADE ———— 370

SUPER SILT FENCE ————

SUPER FENCE DIVERSION ————

EXISTING WOODS LINE ————

LIMIT OF DISTURBANCE ————

EROSION CONTROL MATTING ————

STABILIZED CONSTRUCTION ENTRANCE ————

**PLAN**  
 SCALE: 1" = 30'

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 30 ft.

MAP SYMBOL	SOIL GROUP	SOIL TYPE
AgB2	C	AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
AgE3	C	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED
ChB2	B	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
ChD3	B	CHILLUM-FAIRFAX LOAMS, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
DeB2	B	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EnB2	B	ELSNBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EvC	A	EVEBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
IuB	C	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
SfB2	B	SASSAFRAS GRAVELLY SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SfC2	B	SASSAFRAS GRAVELLY SAND LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
SfD2	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
Sub2	B	SUNNYSIDE FINE SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

\* INDICATES HYDRIC SOILS  
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 25