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 Construction Inspection at (301) 792-7272 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. Site area: 11.5571 acres (approved mass grading GP 96-45 & F-96-41).
6. All plan dimensions are to face of curb unless otherwise noted.
7. Existing topography reflects mass grading as shown on GP 96-45 & F-96-41.
8. Coordinates and bearings are based upon the MD State plan system (NAD '83).
9. Water and sewer shown is public.
10. Stormwater management for this site is proposed under GP 96-45 & F-96-41.
11. All existing water and sewer is per Contract 24-3463-D.
12. All existing public storm drain is per F-96-41.
13. All curb radii is 5' unless noted otherwise.
14. Utility information taken from approved final construction plans for development.
15. Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
16. Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL. 51) for 6"and 8" water house connections.
17. For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment to the first structure.
18. Use trench bedding class "C" for storm drains.
19. Paved areas indicated are private except as noted.
20. Project background: See Dept. of Planning & Zoning File Numbers: SP 95-08, FDP 95-226, WP 95-94, GP 96-45, F-96-41 & PB 302.
21. Recording reference: Plat No. 12177 & 12178
22. 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.
23. All water meters shall be located inside buildings.
24. The limits of public maintenance for waterhouse connections shall be as indicated on the profiles.
25. All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
26. For Gas, Telephone and Electric routing, see separate plan.
27. There are no lot line building setbacks, except as indicated from the public Right-of-Way. No parking area shall be located within 10' of any lot line except shared parking facilities between two or more lots and except as approved by the Howard County Planning Board.

BENCHMARK DESCRIPTIONS

Station 2542001 (concrete monument)
Elevation: 426.971 (for vertical control only)
Station is located on B.G. & E. transmission lines 1080'± S.W. of Dobbin Road.

Station 2542002 (concrete monument)
Elevation: 363.638' (for vertical control only)
Station is located 1000'± west of Rte. 175 on transmission line @ B. G. & E. tower 19-E.

Station 370R (1/2" rebar)
N 69881.1794, E 416566.7155 (for horizontal control only)
Station is located 0.45± miles North of Rte. 175 and 46'± East of the curb of Snowden River Pkwy.

Station 361A (concrete monument)
N 69205.9263, E 416313.5119 (for horizontal control only)
Station is located at the Southease corner of the intersection of Snowded River Pkwy. and Rte. 175 3'± from curb and 5.7'± from guardrail.

Sheet Index

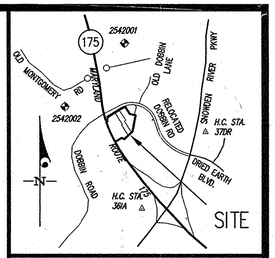
1. Site Development Plan
2. Site Details & Paving Plan
3. Handicap Accessibility Details
4. Landscape Plan
5. Landscape Details
6. Sediment Control Plan
7. Sediment Control Plan (off-site)
8. Sediment Control Details.
9. Storm Drain Profiles & Schedule
10. Water & Sewer Profiles
11. Sidewalk, Underdrain, & Roofdrain Detail

Parcel 'H' Owner: (A)
Savoy Columbia LLC et al
% Maryland Financial Investors
2800 Quarry Lake Dr., Suite 340
Baltimore, MD 21209-2123

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE May 9, 1996

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	5/28/96 Date
Chief, Division of Land Development and Research	5/24/96 Date
Chief, Development Engineering Division M.K.	5/24/96 Date



VICINITY MAP
SCALE: 1"=2000'

SITE ANALYSIS - PARCEL "F"

1. AREA OF PARCEL: 142,207 S.F. / 3.26 AC.
2. ZONING: NEW TOWN
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 30,497 S.F.
5. TOTAL PARKING REQUIRED: 30,497 S.F. @ 5 SP./1000 S.F. = 152 SPACES
6. TOTAL PARKING PROVIDED: 154 SPACES
7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 5
8. NO. OF HANDICAP VAN SPACES REQUIRED: 1
9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 6
10. NO. OF HANDICAP VAN SPACES PROVIDED: 2

SITE ANALYSIS - PARCEL "G"

1. AREA OF PARCEL: 93,649 S.F. / 2.15 AC.
2. ZONING: NEW TOWN
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 25,213 S.F.
5. TOTAL PARKING REQUIRED: 25,213 S.F. @ 5 SP./1000 S.F. = 126 SPACES
6. TOTAL PARKING PROVIDED: 128 SPACES
7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 5
8. NO. OF HANDICAP VAN SPACES REQUIRED: 1
9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 5
10. NO. OF HANDICAP VAN SPACES PROVIDED: 1

SITE ANALYSIS - PARCEL "H"

1. AREA OF PARCEL: 267,570 S.F. / 6.14 AC.
2. ZONING: NEW TOWN
3. PROPOSED USE: (A) RETAIL
4. BUILDING AREA: (A) 2,913 S.F. (A)
5. TOTAL PARKING REQUIRED: (A) 15,574 S.F. @ 5 SP./1000 S.F. = 308 SPACES (A)
6. TOTAL PARKING PROVIDED: 308 SPACES
7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 8
8. NO. OF HANDICAP VAN SPACES REQUIRED: 1
9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 8
10. NO. OF HANDICAP VAN SPACES PROVIDED: 4

Legend
- Existing Contour
- Proposed Contour
- Proposed Spot Elev.
- Standard combination curb & gutter
- Reverse combination curb & gutter
- Depressed combination curb & gutter
- Number of Parking Spaces
- Patron/Hc Access to bldg.
- Depressed entrance curb (flush curb)
- Limit of public/private maintenance (Public | Private)

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
F	6241 COLUMBIA CROSSING CIRCLE
G	6231 COLUMBIA CROSSING CIRCLE
H	6221 COLUMBIA CROSSING CIRCLE

WATER CODE:	SEWER CODE:
1206	4900000

SUBDIVISION NAME: ROUTE 175 COMMERCIAL — SECTION/AREA: N/A — PARCEL: F, G & H

PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
	NEW TOWN	36	6	6	6067.03

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. mjt DRN. WJJ CHK. mjt

DATE	REVISION	BY	APP'R.
11.12.15	(A) Add Conc. Pads	gt	
9.7.11	Add Vestibule & Overhang, Owner Info & Rev. for "H" site Analysis (A)	WJJ	
1-28-98	Minor footprint revisions - parcel G	fmm	
10-11-96	Rev. light pole locations, Entr. walls per F&H remove ext CC	KLP	

PREPARED FOR:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027

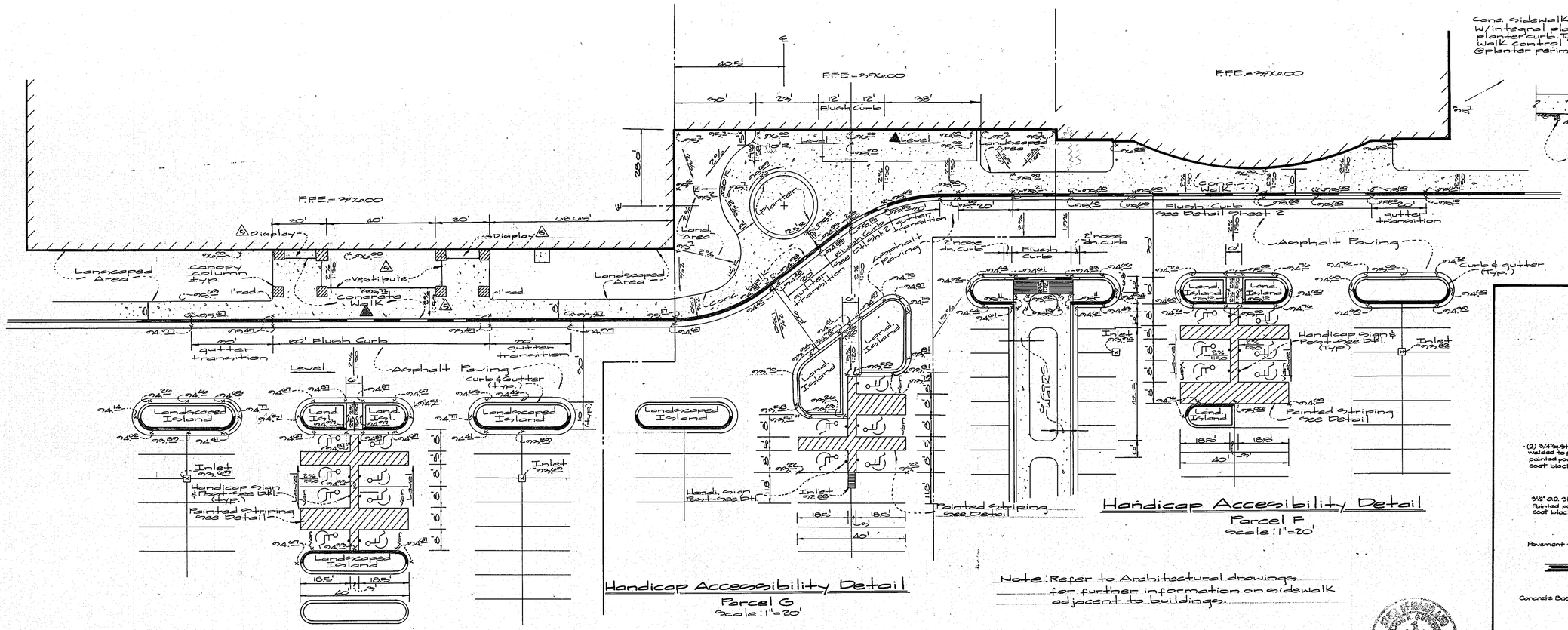
SITE DEVELOPMENT PLAN

ROUTE 175 COMMERCIAL
PARCELS "F", "G" & "H"

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT - COMMERCIAL	95003
DATE	TAX MAP No.	SHEET
MARCH 1996	36	1 OF 11

SDP-96-114

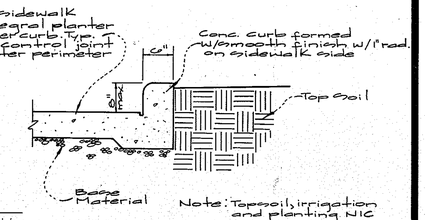


Handicap Accessibility Detail
Parcel G
Scale: 1"=20'

Handicap Accessibility Detail
Parcel F
Scale: 1"=20'

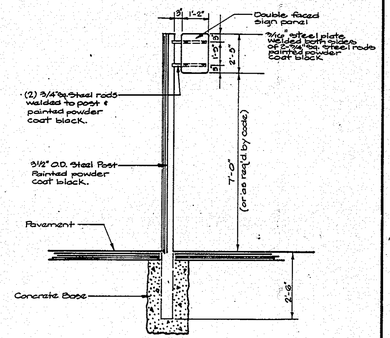
Handicap Accessibility Detail
Parcel H
Scale: 1"=20'

Note: Refer to Architectural drawings for further information on sidewalk adjacent to buildings.



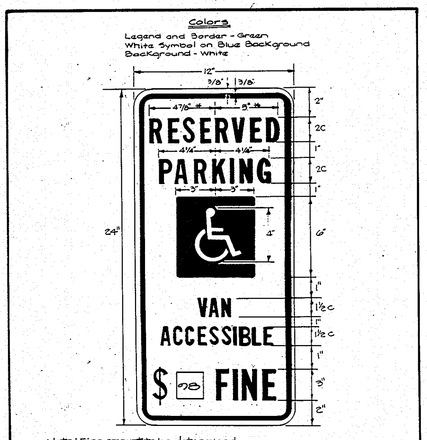
Note: Topsoil, irrigation and planting N.I.C.

Planter Detail

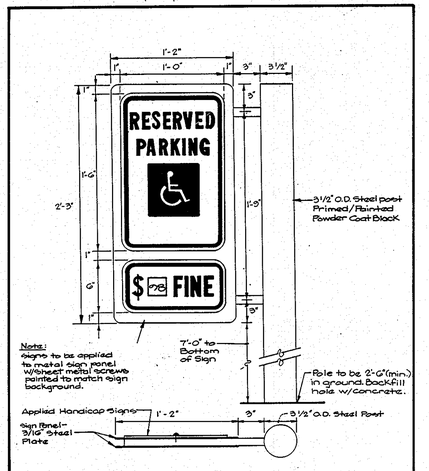


Post & Sign Panel Detail For Parking Restriction Sign
No Scale

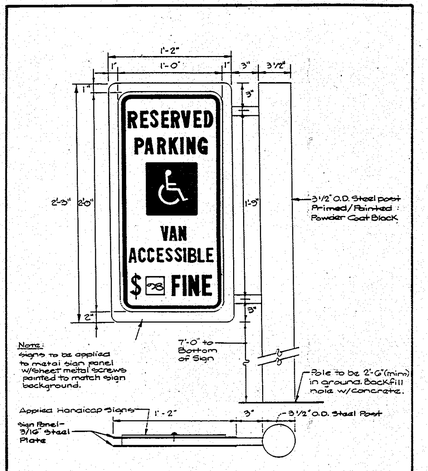
Parking Restriction Sign for Handicapped Parking
No Scale



Parking Restriction Sign for Van Handicapped Parking
No Scale



Mounting Detail For Parking Restriction Sign
No Scale



Mounting Detail For Parking Restriction Sign
No Scale

Notes:
1. Maximum sidewalk crossslope is 2% (1:50)
2. A 5'x5' minimum level (2%) landing is required at the top and bottom of all ramps. Ramps are slopes greater than 2%.
3. Maximum slope in any direction of the handicap accessible parking is 2%.

APPROVED
PLANNING BOARD of HOWARD COUNTY
DATE MAY 9, 1996

Approved: Howard County Department of Planning & Zoning

Director	5/23/96 Date
Chief, Division of Land Development	5/24/96 Date
Chief, Development Engineering Division M.K.	5/21/96 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (703)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
8-23-11	Add Vestibule #2 Display A	WGJ	
1-28-98	Minor footprint revisions-parcel G.	f.m.m.	
10-11-96	Rev. par. F & H bldg entrances	KLP	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410) 992-6087

Handicap Accessibility Details
ROUTE 175 COMMERCIAL
PARCELS "F", "G" & "H"
GULFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.: WGJ	As shown	NT-Commercial	95-003
CHK.:	DATE	TAX MAP No.	SHEET
	March, 1996	30	9 of 11

SDP-96-114(c)

VICINITY MAP
SCALE: 1"=2000'

Lighting Legend *

- ○ 30' Height Fixture & Pole
- ● 50' Height Fixture & Pole
- ○ Pedestrian Fixture
- ◎ Light Pole & Fixture in curbed island See Detail Sheet 2

*Note: Site Lighting to be in accordance with Mech./Elec. Drawings in Building Plan Set.

Note: This plan has been prepared in accordance with the provisions of Sect. 16.124 of The Howard County Code & The Landscape Manual, Following the Alternative Compliance Method. Financial Surety for the required 169 landscape trees in the amount of $16,900.00 must be posted as part of the Grading Permit.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE May 9, 1996

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] Director	5/28/96 Date
[signature] Chief, Division of Land Development and Research	5/24/96 Date
[signature] Chief, Development Engineering Division M.K.	5/24/96 Date

STATE OF MARYLAND NORTON H. CLOUGH REGISTERED LANDSCAPE ARCHITECT No. 400 REGISTERED
8.14.01

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK – BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 | DES. ✓ | DRN. SJG | CHK. NHC

DATE	REVISION	BY	APP'R.
11.12.13	Add Conc. Pads	gt	
3.7.11	Add vestibule 2 displays	Was.	
4-20-10	REVISED TO BRING INTO CONFORMANCE W/THE EXISTING PLANTING	HKJ	MJT
8-14-01	Red Line Submission	D.D.Y.	
1-28-98	Minor footprint revisions - parcel G.	f.m.m.	
10.11.96	Rev. bldg. par. F&H; rev. lighting	KLP	

PREPARED FOR:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027

Landscape Plan

ROUTE 175 COMMERCIAL
PARCELS "F", "G" & "H"

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT – COMMERCIAL	95003
DATE	TAX MAP No.	SHEET
MARCH 1996	36	4 OF 11

SDP 96-114

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 (hereafter 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 ARC.

   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 trees shall be six feet (6'), maximum eight feet (8').

   c. Minimum size for planting shade trees shall be 3-3½" caliper, 14'-16' in height.

   d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3½" caliper, 10'-12' in height.

   e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

   f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3½"	14'-16'	6'-8'	32" diameter
3½"- 4"	14'-16'	8'-10'	36" diameter
4" - 4½"	16'-18'	8'-10'	40" diameter
4½"- 5"	16'-17'	10'-12'	44" diameter
5" - 5½"	16'-20'	10'-12'	48" diameter
5½"- 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 ARC 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 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 DIAMETER	PIT DEPTH
3" - 3½" cal.	32"	64"	28"
3½"- 4" cal.	36"	72"	32"
4" - 4½" cal.	40"	80"	36"
4½"- 5" cal.	44"	88"	40"
5" - 5½" cal.	48"	96"	44"
5½"- 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 "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

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 2" 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 ARC 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.

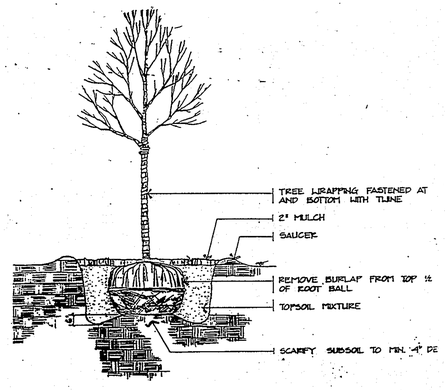
   a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

   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.

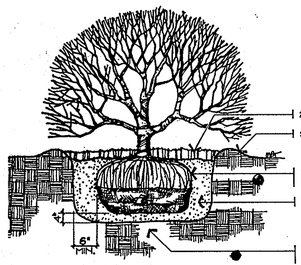
Sodding

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.



TYPICAL DECIDUOUS TREE PLANTING
NO SCALE



TYPICAL B&B SHRUB PLANTING
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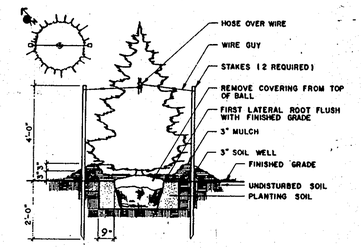
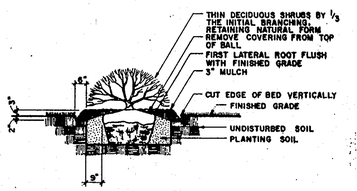
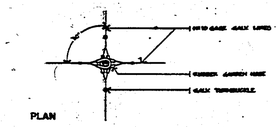
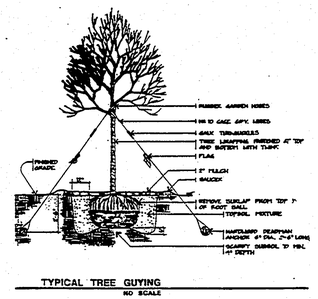








TYPICAL TREE GUYING
NO SCALE

PLANT LIST - PARCEL E

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
EV	3	Zelkova Serrata "Village Green"/ "Village Green" Zelkova	2½"-3" Cal.	B&B
	4	Picea abies/Norway Spruce	8' Ht.	B&B
MF	4	Malus Floribunda / Jap. Flowering Crab	2-2½" Cal	B&B

PLANT LIST - PARCEL F

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
HL	4	Gled. Tria. Inermis / Thornless Honeylocust	2½"-3" Cal.	B&B
PC	8	Pyrus calleryana "Cleveland"/ "Cleveland" Pear	2½"-3" Cal.	B&B
MF	24	Malus Floribunda / Jap. Flowering Crab	2"-2½" Cal.	B&B
MS	2	Malus Sargenti / Sargent Crab	1½"-2" Cal.	B&B
ZG	11	Zelkova serrata "Green Vase"/ "Green Vase" Zelkova	2½"-3" Cal.	B&B
ZV	11	Zelkova Serrata "Village Green"/ "Village Green" Zelkova	2½"-3" Cal.	B&B
	9	Picea abies/Norway Spruce	8' Ht.	B&B
	7	Pinus strobus/White Pine	8' Ht.	B&B
VP	2	Vib. Plicatum Tomentosa/Doublefile Vib.	2-3' Ht. 24" Spread	Cont.
	118	Juniperus chinensis "Parsonii"/ "Parsons" Juniper		Cont.
INK-C	26	Ilex Glabra Comp. / Compact Inkberry	18"-24"	Cont.
CPB	22	Berberis Thun. 'Crimson Pygmy'/ Crimson Pygmy Barberry	15"-18"	Cont.

PLANT LIST - PARCEL G

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
HL	3	Gled. Tria. Inermis / Thornless Honeylocust	2½"-3" Cal.	B&B
PC	4	Pyrus calleryana "Cleveland"/ "Cleveland" Pear	2½"-3" Cal.	B&B
RB	1	Betula Nigra / River Birch	8'-10' Ht.	B&B
MF	5	Malus Floribunda / Jap. Flowering Crab	2"-2½" Cal	
ZG	3	Zelkova serrata "Green Vase"/ "Green Vase" Zelkova	2½"-3" Cal.	B&B
ZV	4	Zelkova Serrata "Village Green"/ "Village Green" Zelkova	2½"-3" Cal.	B&B
PY	3	Prunus Yedoensis / Yoshino Flowering Cherry	2"-2½" Cal. 8' Ht.	B&B
	14	Pinus strobus/White Pine		B&B
	154	Juniperus chinensis "Parsonii"/ "Parsons" Juniper	24" Spread	Cont.
INK-C	46	Ilex Glabra Compacta/ Compact Inkberry	18"-24"	Cont.
WLC	30	Cotoneaster Salicifolia / Willowleaf Coton.	18"-24"	Cont.

PLANT LIST - PARCEL H

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
HL	8	Gled. Tria. Inermis / Thornless Honeylocust	2½"-3" Cal.	B&B
PC	9	Pyrus calleryana "Cleveland"/ "Cleveland" Pear	2½"-3" Cal.	B&B
MF	16	Malus Floribunda / Jap. Flowering Crab	2"-2½" Cal.	B&B
INK-C	37	Ilex Glabra Compacta / Comp. Inkberry	18"-24"	Cont.
ZG	10	Zelkova serrata "Green Vase"/ "Green Vase" Zelkova	2½"-3" Cal.	B&B
ZV	55	Zelkova Serrata "Village Green"/ "Village Green" Zelkova	2½"-3" Cal.	B&B
	13	Pinus strobus/White Pine	8' Ht.	B&B
	25	Picea abies/Norway Spruce	8' Ht.	B&B
	250	Juniperus chinensis "Parsonii"/ "Parsons" Juniper	24" Spread	Cont.
MS	2	Malus Sargenti / Sargent Crab.	1½"-2" Cal	B&B
CPB	41	Berberis Thun. 'Crimson Pygmy'/ Crimson Pygmy Barberry	15"-18"	Cont.
VP	3	Viburnum Plicatum Tomentosa/ Doublefile Viburnum	2-3' Ht.	Cont.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE MAY 9 1996

REVOKED
PLANNING BOARD
HOWARD COUNTY
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 5/28/96

Chief, Division of Land Development and Research — Date 5/24/96

Chief, Development Engineering Division M.K. — Date 5/24/96

STATE OF MARYLAND — NORTON H. CLARK — No. 800 — REGISTERED LANDSCAPE ARCHITECT — 8-14-01

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
4-20-10	REVISED TO BRING INTO CONFORMANCE W/EXISTING PLANTING	HKJ	MJT
8-14-01	Red Line Submission	D.D.Y.	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410) 992-6027

Landscape Specifications, Details & Plant List
Route 175 Commercial
Parcels "F", "G" & "H"
Guilford Election District No. 6 — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.: G.T.	—	NT Commercial	95007
CHK.:	DATE March 1996	TAX MAP No. 36	SHEET 5 of 11

SDP-96-114 4

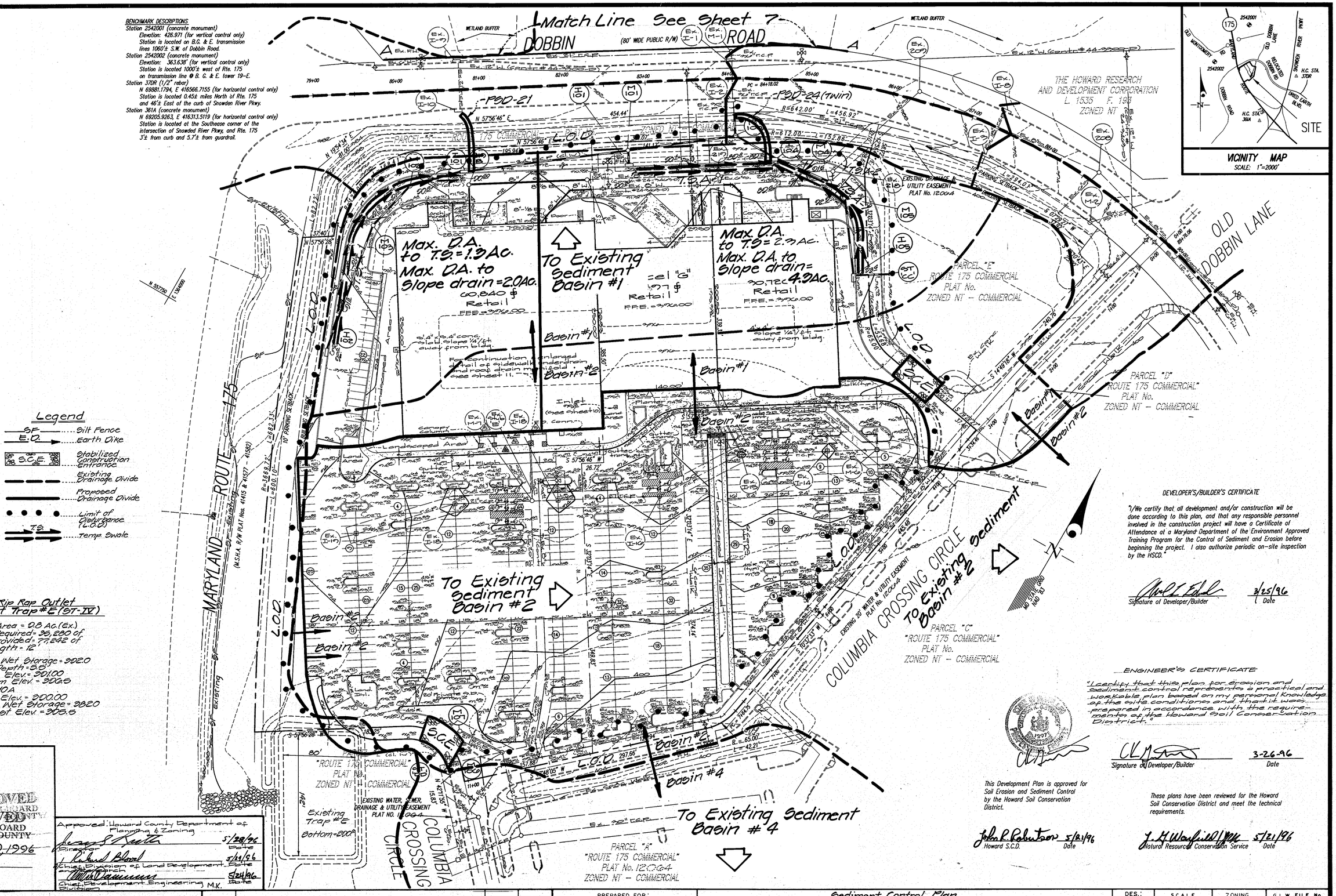
BENCHMARK DESCRIPTIONS

Station 2542001 (concrete monument)
Elevation: 426.971 (for vertical control only)
Station is located on B.G. & E. transmission lines 1060'± S.W. of Dobbin Road.

Station 2542002 (concrete monument)
Elevation: 363.638' (for vertical control only)
Station is located 1000'± west of Rte. 175 on transmission line # B. G. & E. tower 19-E.

Station 37DR (1/2" rebar)
N 69881.1794, E 416566.7155 (for horizontal control only)
Station is located 0.45± miles North of Rte. 175 and 46'± East of the curb of Snowden River Pkwy.

Station 361A (concrete monument)
N 69205.9263, E 416313.5119 (for horizontal control only)
Station is located at the Southease corner of the intersection of Snowded River Pkwy. and Rte. 175 3'± from curb and 5.7'± from guardrail.



Legend

- SF ..... Silt Fence
- E.D. ..... Earth Dike
- S.C.E. ..... Stabilized Construction Entrance
- Existing Drainage Divide
- Proposed Drainage Divide
- Limit of Disturbance (L.O.D.)
- TS ..... Temp. Swale

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — 3/25/96 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."

Signature of Developer/Builder — 3-26-96 Date

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

John R. Robertson 5/21/96
Howard S.C.D. Date

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

J. K. Warfield 5/21/96
Natural Resources Conservation Service Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE MAY 9, 1996

Approved: Howard County Department of Planning & Zoning

Director — 5/28/96 Date
Chief, Division of Land Development — 5/24/96 Date
Chief, Development Engineering Division — 5/24/96 Date M.K.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
3-7-11	Add-Ventibule & 2 Displays A	Wood	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410)992-6087

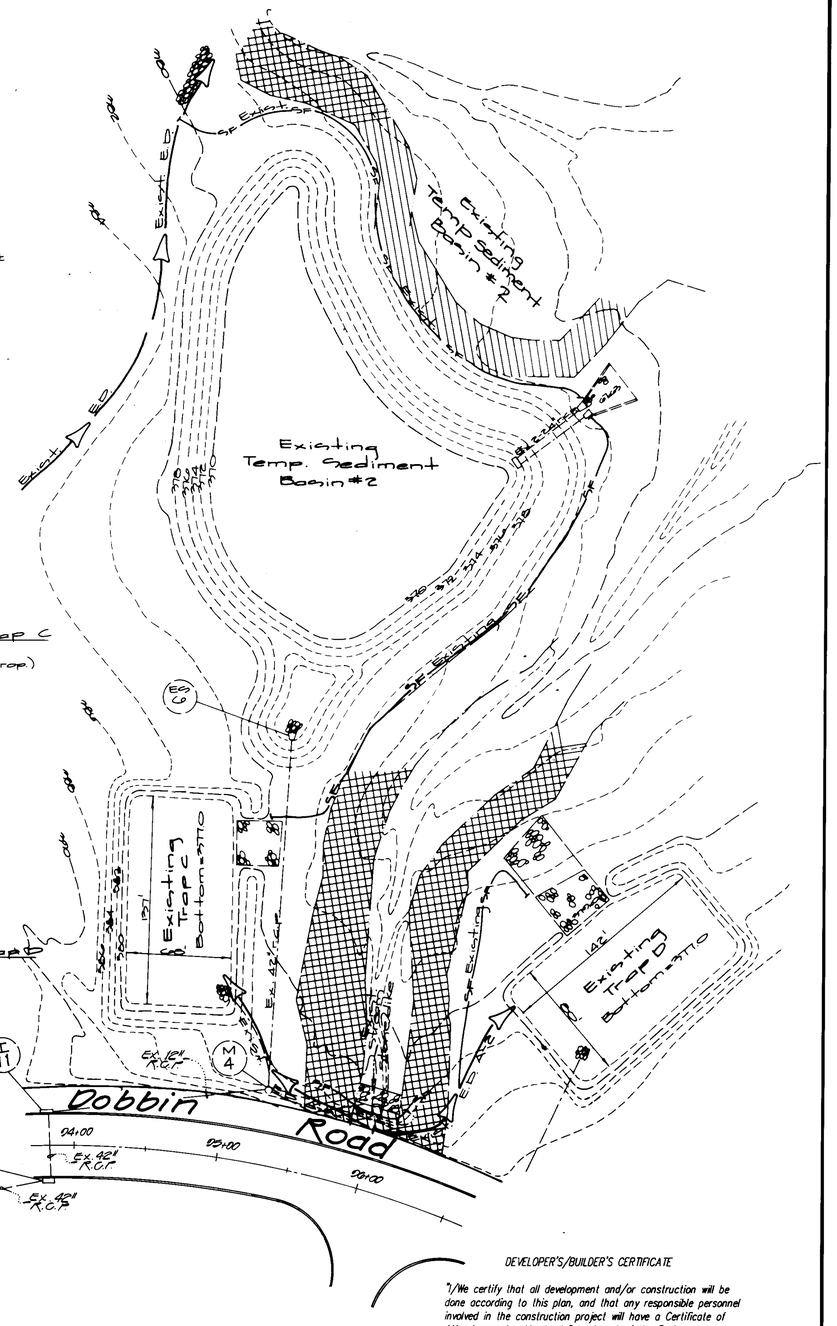
Sediment Control Plan

ROUTE 175 COMMERCIAL
PARCELS "F", "G" & "H"

GULFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

DES.: mt.	SCALE 1" = 50'	ZONING NT	G.L.W. FILE No. 95003
DRN.: EB	DATE January 1996	TAX MAP No. 30	SHEET 6 OF 11
CHK.: mt.			

SDP-96-114



Existing Basin #2

Drainage Area	21.70 Ac±
Storage Req.	78,180 c.f.
Storage Prov.	125,700 c.f.
Clean Out Elev.	371.01
Top of Dam	377.00
Bottom Elev.	371.00
Riser Crest Elev.	372.10
Permanent Pool	372.00

Existing Stone/ Rip Rap Outlet Sediment Trap C
ST-IV

Drainage Area = 7.50 Ac. (Ex. & Prop.)
Storage Required = 27,000 c.f.
Storage Provided = 97,090 c.f.
Weir Length = 10'
Limit of wet storage = 379.00
Limit of Storage = 382.00
Storage Depth = 5'
Clean out Elev = 378.00
Top of Dam Elev = 382.00
Detail # 10-A
Bottom Elev = 377.00

Weir Crest Elev = 382.00

Existing Stone Rip Rap Outlet Sediment Trap D
ST-IV

Drainage Area = 0.8 Ac. (Ex.)
Storage Required = 99,200 c.f.
Storage Provided = 111,242 c.f.
Weir Length = 12'
Bottom Elev. = 377.00
Limit of Storage = 379.00
Storage Depth = 5'
Cleanout Elev. = 378.00
Top of Dam Elev. = 382.50
Detail # 10-A
Limit of wet storage = 379.00
Weir Crest Elev. = 382.5

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: MAY 9 1996

Approved: Howard County Department of Planning & Zoning

Director — 5/28/96 Date

Chief, Division of Land Development — 5/21/96 Date

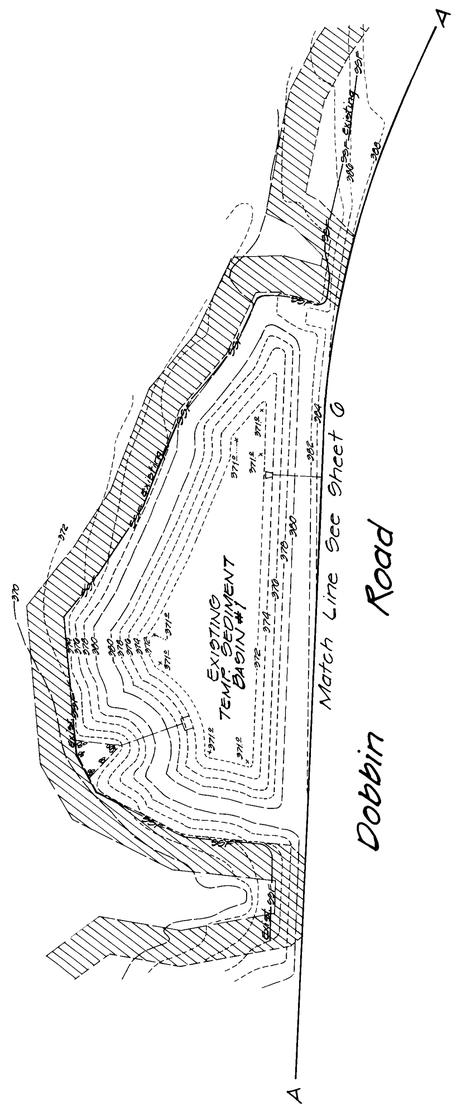
Chief, Development Engineering Division — 4/29/96 Date

M.K.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — 3/25/96 Date



Existing Basin #1

Drainage Area	= 10.8 Ac.
Storage Req.	= 71,280 cu.ft.
Storage Prov.	= 89,205 cu.ft.
Clean Out Elev.	= 372.24
Top of Dam	= 381.01
Bottom Elev.	= 371.00
Riser Crest Elev	= 378.35
Permanent Pool	= 372.49

Legend

SSF ..... Existing Super Silt Fence

..... Wetland Buffer

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."

3-26-96 Date

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

J. H. Warfield — 5/21/96
Natural Resources Conservation Service — Date

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

John R. Robertson — 5/21/96
Howard S.C.D. — Date

GW GUTSCHICK LITTLE & WEBER, P.A.
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TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410)992-6027

Sediment Control Plan

ROUTE 175 COMMERCIAL
PARCELS "F", "G" & "H"

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W FILE No.
DRN.: EB	1" = 50'	NT	95003
CHK.:	DATE January 1996	TAX MAP No. 30	SHEET 7 OF 11

SDP-96-114

DETAIL 4 - PIPE SLOPE DRAIN

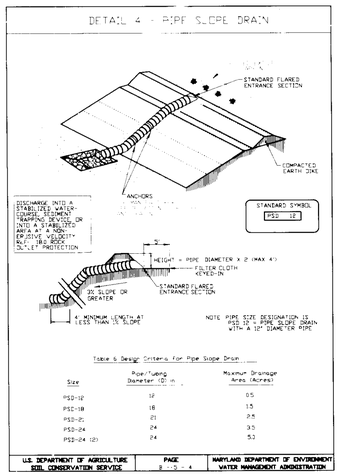
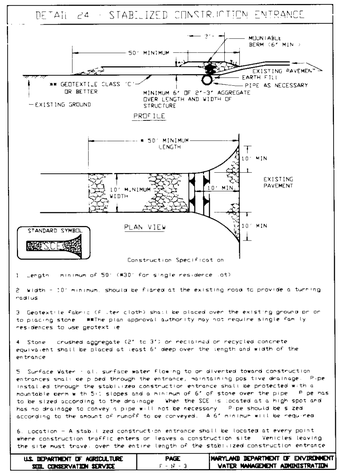


Table 6 Design Criteria for Pipe Slope Drain

Size	Pipe/Tubing Diameter (D) in.	Maximum Drainage Area (Acres)
PSD-12	12	0.5
PSD-18	18	1.5
PSD-21	21	2.5
PSD-24	24	3.5
PSD-24 (2)	24	5.2

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 3 - 15 - 4	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

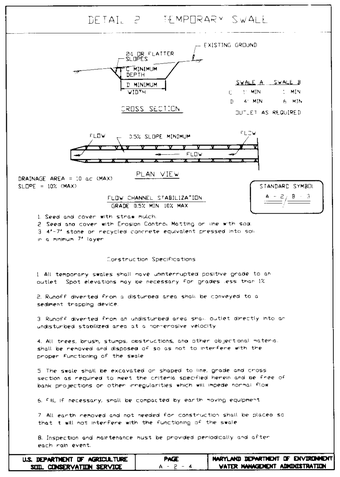


Construction Specifications

1. Length - minimum of 50' (*30' for a single residence lot)
2. Width - 10' minimum, should be fenced at the existing road to provide a turning radius
3. Geotextile fabric (filter cloth) shall be placed over the existing ground or on existing stone. Where plan approval authority may not require single family residences to use geotextile
4. Stone - crushed aggregate (2" to 3") 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 - M - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 2 - TEMPORARY SWALE



FLOW CHANNEL STABILIZATION
GRADE 5% MIN. 10% MAX

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4"-7" stone or recycled concrete equivalent pressed into the soil 7" minimum

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 materials 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 1 - EARTH DIKE

FLOW CHANNEL STABILIZATION
GRADE 05% MIN 10% MAX

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes 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 materials shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike 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 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 dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A - 1 - 6	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 10A - STONE / RIP-RAP OUTLET SEDIMENT TRAP - ST IV

NOTE: 5' MIN LENGTH UP TO 5 ACRES, OVER 5 ACRES USE 10' MIN

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 9 - 16	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE

JOINING TWO ADJACENT SILT FENCE SECTIONS

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut or 13/4" 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/ft²/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 reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 18 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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) 131-1880

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.

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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). 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	: 11.6	Acres
Area Disturbed	: 10.8	Acres
Area to be roofed or paved	: 8.4	Acres
Area to be vegetatively stabilized	: 2.4	Acres
Total Cut	: 8,000	Cu. Yds.
Total Fill	: 8,000	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.

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 unreaform 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 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 November 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 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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ARRANGE FOR PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)
2. INSPECT AND MAINTAIN SEDIMENT BASINS 1 & 2 AS REQUIRED. INSPECT OTHER EXISTING SEDIMENT CONTROLS AND CONVEYANCE DEVICES INDICATED ON THE PLANS AND MAINTAIN AS REQUIRED. (1 WEEK)
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES. (1 WEEK)
4. FINE GRADE SITE. (1 MONTH)
5. CONSTRUCT BUILDING, UTILITIES, CURB AND GUTTER AND SIDEWALKS. (1 YEAR)
6. BASE PAVE. (1 MONTH)
7. INSTALL LANDSCAPING AND STABILIZE REMAINING AREAS WITH SOD OR GRASS SEED AND MULCH. (2 WEEKS)
8. WHEN AREA DRAINING TO SEDIMENT CONTROL HAVE BEEN STABILIZED AND PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE BACKFILL OR GRADE AND STABILIZE AS DIRECTED. (1 MONTH)
9. INSTALL SURFACE COURSE PAVING.
10. END CONSTRUCTION.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — 3/25/96 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."

3-26-96 Date

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

Howard S.C.D. — 5/21/96 Date

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

Natural Resources Conservation Service — 5/21/96 Date

MAY 9, 1996

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

	5/28/96
	5/24/96
M.K.	5/24/96

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186

DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410) 992-6027

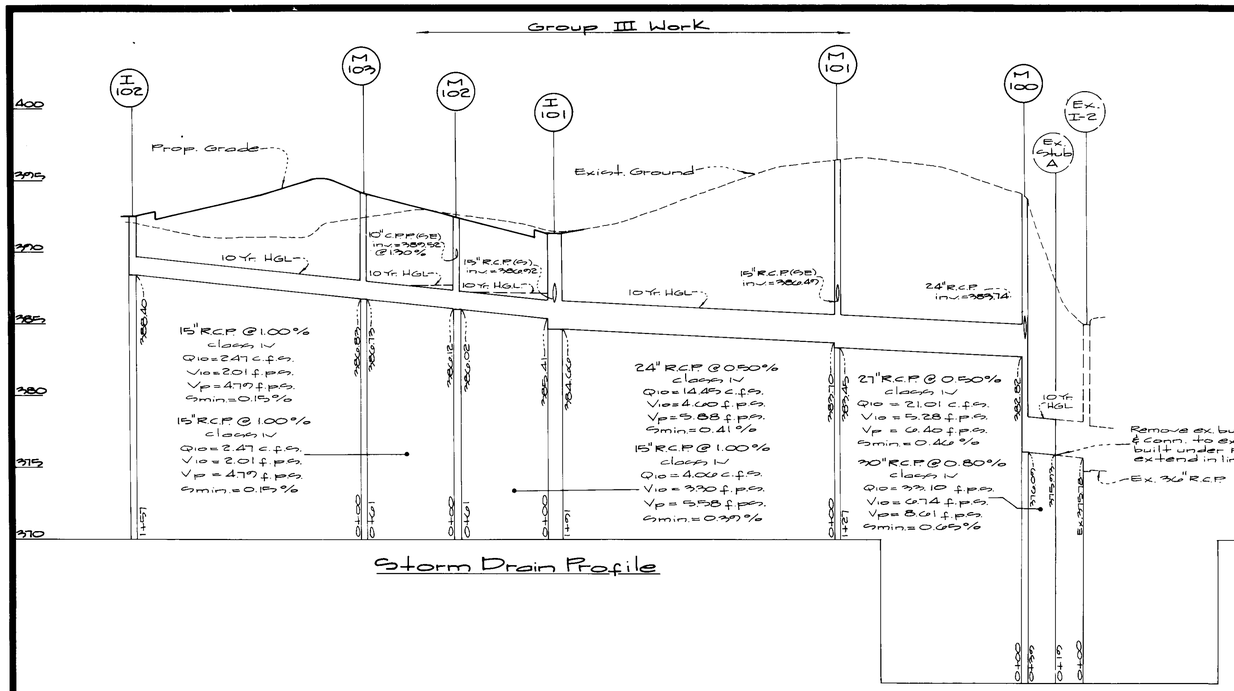
Sediment Control Details

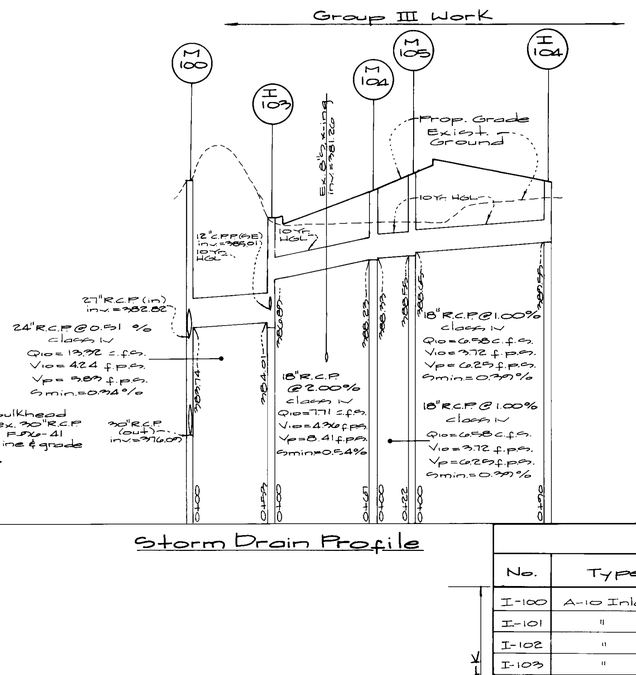
Route 175 Commercial
Parcels "F", "G" & "H"

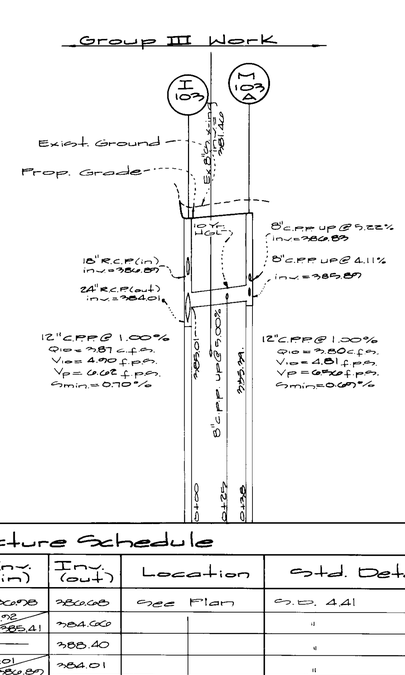
Guilford Election District No. 6 — Howard County, Maryland

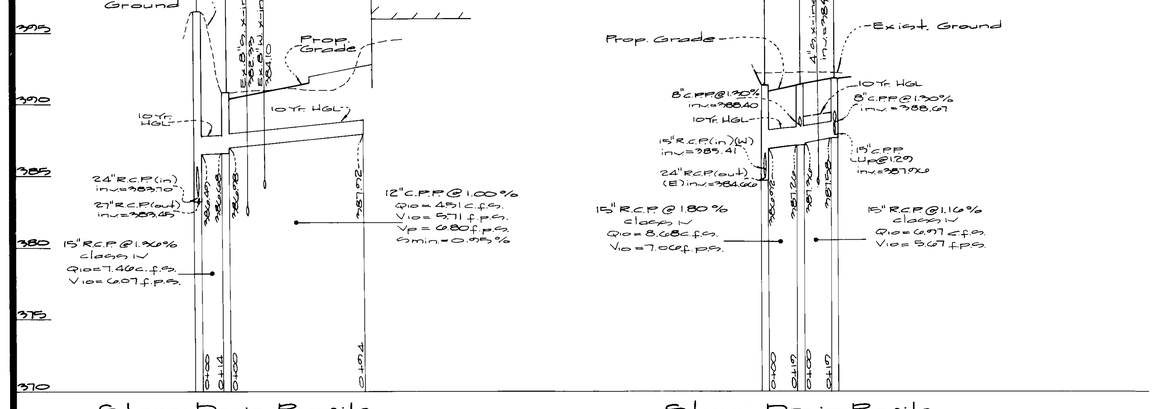
SCALE	ZONING	G. L. W. FILE No.
	NT Commercial	95-009
DATE: March, 1996	TAX MAP No. 24	SHEET 8 of 11

SDP 96-114









Profile Scales:
Horz.: 1" = 50'
Vert.: 1" = 5'

Structure Schedule

No.	Type	Top Elev.	Inv. (in)	Inv. (out)	Location	Std. Detail
I-100	A-10 Inlet	370.84	380.08	380.68	See Plan	S.D. 4.41
I-101	"	371.37	380.92 / 385.41	384.66		"
I-102	"	372.50	——	388.40		"
I-103	"	371.34	383.01 / 386.89	384.01		"
I-104	"	373.73	——	380.55		"
M-100	Manhole	374.00	382.74 / 382.82	376.07		G.5.13
M-101	"	376.50	380.47 / 380.70	383.45		"
M-102	"	372.42	387.52 / 385.12	386.02		"
M-102A	"	371.31	388.40 / 387.90	387.26		"
M-102B	"	371.90	388.01 / 388.08	387.58		"
M-103	"	374.20	386.83	386.73		"
M-103A	"	371.48	386.83 / 385.89	385.39		"
M-104	"	373.10	390.42 / 388.42	388.23		"
M-105	"	374.00	388.63	388.53		"

Note: Precast alternatives are acceptable.

Utility Construction Responsibilities Legend

Group II Work .....The Howard Research & Development Corp.
Group III Work .....The Site Development Contractor.
Group IV Work .....The Building Contractor

Note: Group IV Work includes cleanout

Note: C.P.P. Indicates corrugated double wall plastic pipe (Hi-Q by Hancor or N-12 by ADS)

APPROVED
BOARD OF PUBLIC WORKS
DATE MAY 9, 1996

Approved: Howard County Department of Planning & Zoning

Director — Date 5/22/96
Chief, Division of Land Development & Regulation — Date 5/21/96
Chief, Development Engineering Div. — Date 5/24/96

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS. SURVEYORS. PLANNERS. LANDSCAPE ARCHITECTS
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TELEPHONE: (301)421-4024 NO.VA.: (703)556-2524 BALTO.: (301)861-1820 FAX: (301)421-4186

DATE	REVISION	BY	APP'R.
10-11-96	Rev. to reflect roof drain manifold & removed stub 'CC'	KLP	

PREPARED FOR
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410) 992-6027

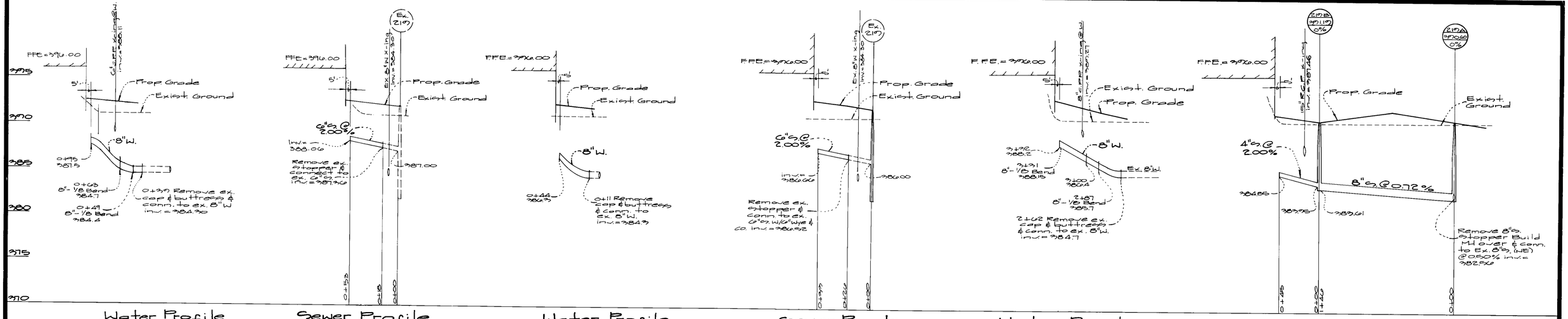
Storm Drain Profiles & Schedule

Route 175 Commercial
Parcels "F", "G" & "H"

Guilford Election District No. 6 — Howard County, Maryland

DES.: BSL	SCALE: As Shown	ZONING: NT Commercial	G.L.W. FILE No.: 95-009
DRN.: WJL	DATE: March, 1996	TAX MAP No.: 30	SHEET: 9 of 11
CHK.:			

SDP-96-114



Water Profile (Parcel 'F') | Sewer Profile (Parcel 'F') | Water Profile (Parcel 'G') | Sewer Profile (Parcel 'G') | Water Profile (Parcel 'H') | Sewer Profile (Parcel 'H')

Profile Scales:
Horz.: 1" = 50'
Vert.: 1" = 5'

APPROVED
PLANNING BOARD
MAY 9, 1996

Approved: Howard County Department of Planning & Zoning
Director — Date 5/23/96
Chief, Division of Land Development & Research — Date 5/24/96
Chief, Development Engineering Div. — Date 5/24/96

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.

PREPARED FOR
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410)992-6027

Water & Sewer Profiles
Route 175 Commercial
Parcels "F", "G" & "H"
Guilford Election District No. 6 — Howard County, Maryland

DES.: BSL/MJ	SCALE: As Shown	ZONING: NT Commercial	G.L.W. FILE No.: 95-003
DRN.: W.S.J.	DATE: March, 1996	TAX MAP No.: 36	SHEET: 10 of 11
CHK.:			

SDP-96-114

Dobbin Road

Rte. 175 R/W

Columbia Crossing Circle

10"-45° Bend

10"x8" Wye

8"x12" Increaser
8"x8" Wye & 45° Bend

12"x10" Increaser
12"x8" Wye & 45° Bend

8"-WYES

20' Private S.D. Easement

27" RCP (cl. IV)

24" RCP (cl. IV)

15" RCP (cl. IV)

8"x8" Wye & 45° Bend

12"x8" Wye & 45° Bend

Ex. 8" S.

Ex. 8" W.

Prop. 8" S.

12" C.P.P. @ 1.55%

10" C.P.P. @ 1.00%

Land Area

Ex. 2.19

Ex. 2.18

8"x8" Wye & 45° Bend

Gang Pad

Landscaped Area

Landscaped Area

Display

Vestibule

Display

Landscaped Area

Canopy Cover

Conc. Walk

4" Planter

Inv. @ c.o. = 391.05
Inv. @ bldg. = 390.97

Inv. @ c.o. = 390.17
Inv. @ bldg. = 390.24

Inv. @ c.o. = 389.96
Inv. @ bldg. = 389.82

Inv. @ c.o. = 389.79
Inv. @ bldg. = 389.69

Inv. @ c.o. = 388.74
Inv. @ bldg. = 388.81

Inv. @ c.o. = 387.92
Inv. @ bldg. = 387.77

Inv. @ c.o. = 388.54
Inv. @ bldg. = 388.50

Inv. @ c.o. = 388.06
Inv. @ bldg. = 388.07

20' | 42' | 40' | 40' | 40' | 20'

Note: For information not shown, see site plan.

Note: Refer to Architectural drawings for further information on work adjacent to building

Note: Vertical bends not indicated for sidewalk underdrain. Location and quantity to be determined in the field.

Note: C.P.P. indicates corrugated double wall plastic pipe (Hi-Q by Hancor or N-12 by ADS).

Note: All Utility work northwest of building to be brought to within 5' of the building (Group IV Work).

4" cap inv. = 387.50

6" P.V.C. Wye (vert.) & cap inv. = 393.00 NDS 6" Grate (NDS 40) (Group IV Work)

Inlet 393.20

6" solid P.V.C Group IV Work

6" cap inv. = 393.00

6" cap inv. = 393.00

Inv. @ c.o. = 388.01

Inv. @ c.o. = 386.73

6" Wye & 6" 45° Bends

6" 45° Bend

6" Double Wye & 6" 45° Bends

6" Perforated P.V.C. @ 0.50% Group IV Work

4" Perf. P.V.C. @ 0.50% Group IV Work

6" Wye

6" 45° Bend

4"x6" Wye

6" Perforated P.V.C. @ 0.50% Group IV Work

6" cap inv. = 393.00

Inv. @ c.o. = 386.67

Inv. @ c.o. = 394.00

Inv. @ c.o. = 394.00

6" Wye

4" solid P.V.C. Group IV Work

6" x 4" Wye & 45° Bend

6" cap inv. = 393.00

6" 45° Bend

6" Conc. Walk

6" Conc. Walk

6" CPP @ 1.00% Group III Work

6" Perf. P.V.C. @ 0.50% (Group IV Work)

Ex. 8" Inl.

6" CPP @ 1.00% Group III Work

20' Private S.D. Easement

Ex. 18" RCP stub 'E'

Ex. 39" S.D.

Ex. 39" S.D.

Ex. 24" S.D.

Ex. 30" S.D.

Ex. 21" S.D.

Ex. 21" S.D.

Ex. 18" S.D.

Ex. 8" Inl.

Ex. M-7

Ex. I-18

Ex. I-19

Ex. I-17

Ex. I-16

Ex. I-15

Ex. I-14

Ex. M-6

Remove ex. bulkhead & connect to ex. 18" R.C.P. stub w/18"x6" C.P.P. reducer. Ex. inv. = 387.48 (Group III Work)

Remove ex. bulkhead & connect to ex. 18" R.C.P. stub w/18"x6" C.P.P. reducer. Ex. inv. = 386.08 (Group III Work)

Remove ex. bulkhead & connect to ex. 18" R.C.P. stub w/18"x6" C.P.P. reducer. Ex. inv. = 386.10 (Group III Work)

Future c/walk

Ex. c/walk

Ex. c/walk

Planting soil mix to be installed by landscape contr.

3" Hardwood mulch 1" below top of curb

Tree Ball

1/2" Horicultural fiberglass mat or approved equivilent

3" min.

2% slope (min.)

Varies

Varies

12" Gravel

4" Perforated P.V.C. Pipe, maintain 0.25%

Planter Pit Detail

N.T.S.

Note: Contractor to coordinate horizontal & vertical locations of utilities at the building with building plumber.

Paving

Compacted Backfill

Refer to dtl. above for tree pit dtl.

1/2" Horticultural fiberglass mat

6" P.V.C. (perforated) Pipe

3'-6" min.

Perimeter Drain

N.T.S.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE May 9, 1996

Approved: Howard County Department of Planning & Zoning

Director — Date 5/28/96

Chief, Division of Land Development — Date 5/24/96

Chief, Development Engineering Division M.K. — Date 5/21/96

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DATE	REVISION	BY	APP'R.
11.192.15	Added Conc. Pads	gt.	
3.7.11	Add Vestibule #2 Displays	WeJ	
1-28-98	Minor footprint revisions parcel G	tmm	
10.11.96	Rev. bldg. entr. per F&H, rev. roof drain manifolds per F&H	KLP	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone: (410)992-6021

Sidewalk Underdrain & Roof Drain Detail

Route 175 Commercial

Parcels "F", "G" & "H"

Guilford Election District No. 6 — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
	1" = 30'	NT-Commercial	95-009
DRN.: W.e.J.	DATE	TAX MAP No.	SHEET
CHK.:	March, 1996	#6	11 of 11

SDP-96-114