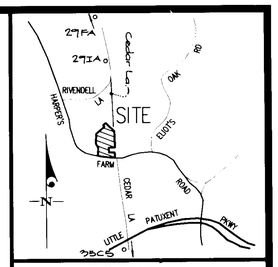
VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
SECTION 5 AREA 2

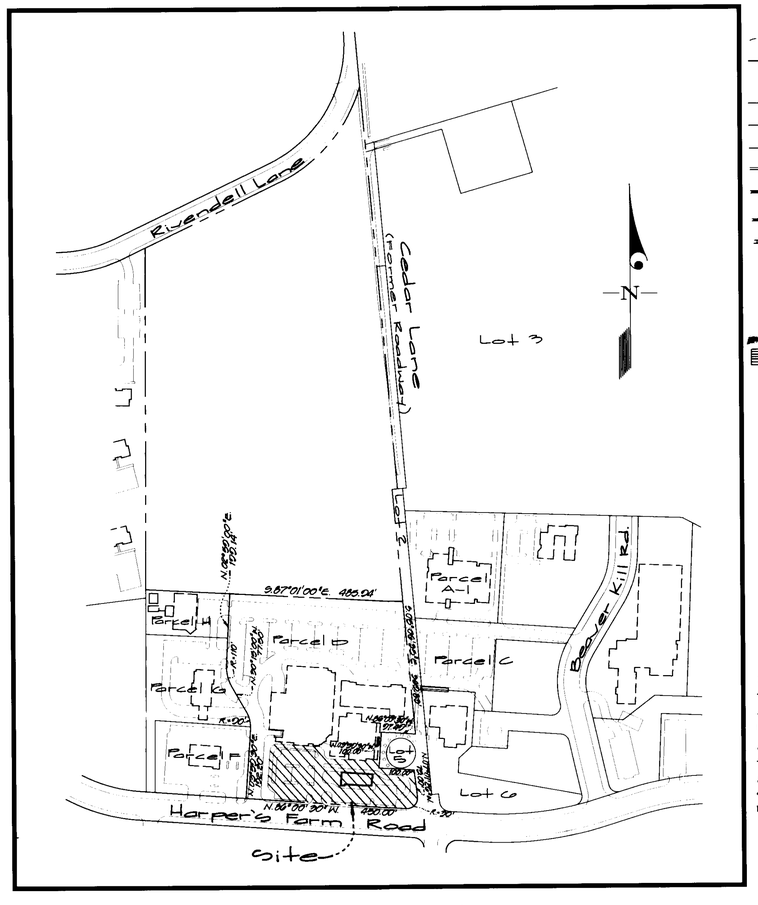
SITE DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1"=2000'

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 Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
5. Site area: 6.153 acres.
6. All plan dimensions are to face of curb unless otherwise noted.
7. Existing topography is shown per aerial photography and field run survey information.
8. Coordinates and bearings are based upon the MD State plan system (NAD '27).
9. Water and sewer shown is public.
10. Stormwater management for this site is exempt.
11. All existing water and sewer is per Contract 400 0 W&S
12. All existing public storm drain is per SDP 71-12
13. All curb radii is 5' unless noted otherwise.
14. Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
15. Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL. 51) for water house connections.
16. Use trench bedding class "C" for storm drains.
17. Paved areas indicated are private except as noted.
18. Project background: See Dept. of Planning & Zoning File Numbers: F-70-48, FDP-69, FDP-69A, FDP-69-A-1 SDP 71-12, SDP 86-21, SDP 86-38
19. Recording reference: Plat Book 18 Plat 12
20. All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
21. All water meters shall be located inside buildings.
22. All 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.
23. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A., June, 1996.
24. There is no floodplain on this site.
25. There are no wetlands on this site.
26. No traffic study is required for this site.
27. All bulk requirements and setbacks are per FDP Phase 69-A-1, recorded 8/26/76 as 3054.A-1566
28. B.M.# 1
    Bk. Front Cor.
    Inlet I-6
    Elev. = 475.96
    B.M.#2
    Top Ex. Conc. slab
    @ bldg. Cor
    Elev. = 484.04



KEY MAP
SCALE : 1" = 200'

Legend

- Existing Contour
- Proposed Contour
- Proposed Spot Elev.
- Existing Storm Drain
- Existing Sewer
- Existing Water
- Existing Curbline
- Asphalt Curb
- Reverse Curb & Gutter
- Retaining Wall
- Patron Access to Bldg.
- Parking Space Count
- Employee Access to Bldg.
- (T.B.R.) To Be Removed
- Limit of Submission
- Black Concrete Pad

Sheet Index

1. Cover Sheet
2. Site Development Plan
3. Site Details
4. Handicap Accessibility Details
5. Landscape Plan
6. Landscape Details & Notes
7. Sediment Control Plan
8. Sediment Control Notes & Details
9. Drainage Area Map
10. Utility Profiles

SITE ANALYSIS.

AREA OF PARCEL: 6.153 AC.
ZONING: NEW TOWN

EXISTING USES: RETAIL- 20,400 S.F. *
RESTAURANT- TO BE RELOCATED TO FREE STANDING PROPOSED BUILDING.
OFFICE - 10,400 S.F.
RESIDENTIAL - 9 UNITS
* EXISTING RETAIL FOOD STORE AND RETAIL FREE STANDING BUILDING TO BE RAZED BY SEPARATE PLANS.

	GROSS FLOOR AREA	NET LEASABLE FLOOR AREA
PROPOSED USES:		
RETAIL -	20,400 S.F.	14,280 S.F. (70% GFA)
RESTAURANT -	3,372 S.F.	N/A
OFFICE -	10,400 S.F.	8,320 S.F. (80% GFA)
RESIDENTIAL - 9 UNITS	N/A	N/A

TOTAL PARKING REQUIRED:

RETAIL -	14,280 X 5 SP		
	1,000 S.F.		= 72 SP
RESTAURANT -	3,372 X 14 SP		
	1,000 S.F.		= 48 SP
OFFICE -	8,320 X 3 SP		
	1,000 S.F.		= 25 SP
RESIDENTIAL -	9 UNITS X 1.5 SP		
	UNIT		= 14 SP
	TOTAL		= 159 SP

EXISTING PARKING = 213 SPACES
TOTAL PARKING PROPOSED = 183 SPACES
TOTAL NO. OF HANDICAP SPACES REQUIRED = 6 SPACES
TOTAL NO. OF HANDICAP VAN SPACES REQUIRED = 1 SPACES
TOTAL NO. OF HANDICAP SPACES PROVIDED = 7 SPACES
NO. OF HANDICAP VAN SPACES PROVIDED = 1 SPACE

APPROVED
DEPARTMENT OF PUBLIC WORKS
12/19/96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/18/97
Chief, Division of Land Development and Research	Date 3/17/97
Chief, Development Engineering Division	Date 3/6/97

WATER CODE:	SEWER CODE:	ADDRESS CHART: PARCEL NUMBER	STREET ADDRESS
I100	5505100	D	5485 HARPERS FARM ROAD

SUBDIVISION NAME:	SECTION/AREA	PARCEL
VILLAGE OF HARPER'S CHOICE	5/2	D

PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
18/12	NEW TOWN	29	23	5	6055

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. rjr

DATE	REVISION	BY	APP'R.

PREPARED FOR :
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
(410) 992-6370

COVER SHEET

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
5th Election District — Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
SHOWN	NEW TOWN	96045
DATE	TAX MAP No.	SHEET
SEPTEMBER 1996	29	1 OF 10

SDP-97-28

APPROVED
PLANNING BOARD
HOWARD COUNTY
12/19/96

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joyce M Baylwelper for MR — 3/13/97
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] — 3/18/97
Director — Date

Richard Blood — 3/17/97
Chief, Division of Land Development and Research — Date

[signature] TC — 3/7/97
Chief, Development Engineering Division — Date

Owner:
Columbia Mall Inc. c/o
The Howard Research & Development Corp.

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. W.J.	CHK.

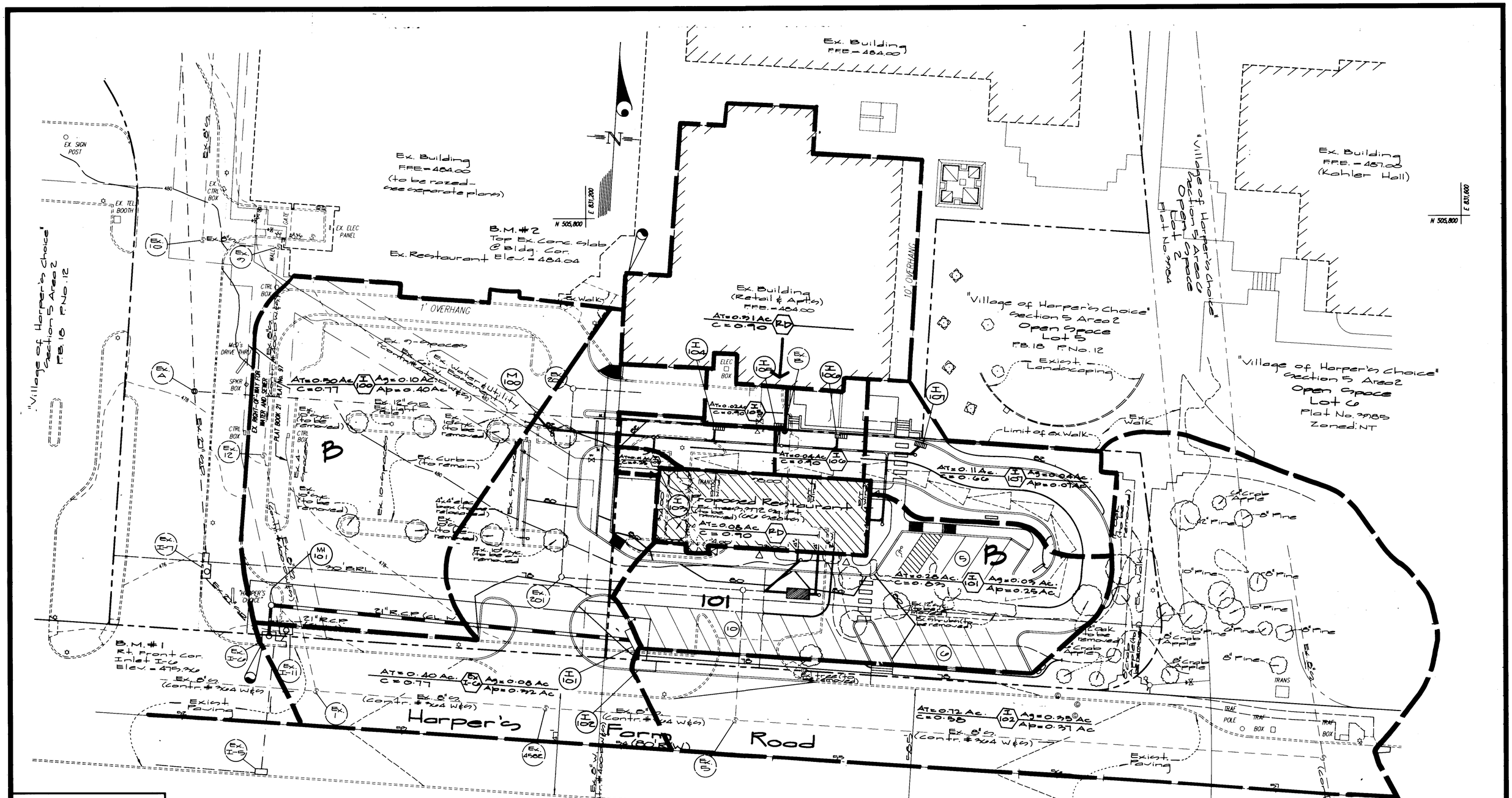
DATE	REVISION	BY	APP'R.
6/17/97	Add Vestibule Addn. Per Arch. Change & Sidewalk Rev.	W.J.	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn: Greg Klar
Phone: (410) 992-6370

Site Development Plan
Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
5th Election District — Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	96-045
DATE	TAX MAP No.	SHEET
November, 1996	29	2 of 10

SDP-97-28



APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 12/17/96

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Baxter 3/3/97
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
3/18/97
Director Date
3/17/97
Chief, Division of Land Development and Research Date
3/7/97
Chief, Development Engineering Division Date

STATE OF MARYLAND
CARTON K. GUTSCHICK
No. 12973
REGISTERED
PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4225 FAX: (301) 421-4226 BALT: (410) 880-1820 FAX: (301) 421-4225 DES. | DRN. | CHK.

DATE	REVISION	BY	APPR.

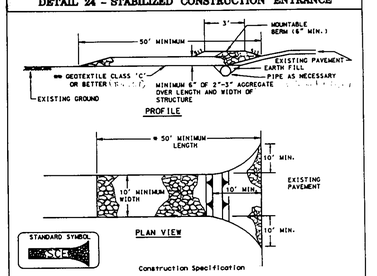
PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410) 992-6370

Drainage Area Map
Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
5th Election District — Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	96-049
DATE	TAX MAP No.	SHEET
November, 1996	29	9 of 10

SDP-97-28

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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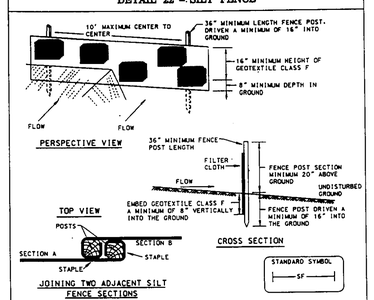
DETAIL 22 - SILT FENCE



Construction Specifications

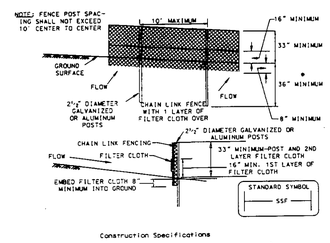
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 1¼" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
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 reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 38 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

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

1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

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21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½" in diameter.

ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

G-21-1

1994

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be perscribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientistand approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

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	: 6.153	Acres
Area Disturbed	: 0.85	Acres
Area to be roofed or paved	: 0.65	Acres
Area to be vegetatively stabilized	: 0.20	Acres
Total Cut	: 1,500	Cu. Yds.
Total Fill	: 100	Cu. Yds.
Off-site waste/~~borrow~~ area location:	For GP-	

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.

SEQUENCE OF CONSTRUCTION

Phase I

1. Obtain grading permit and arrange pre-construction meeting with the Sediment Control Inspector (1 Day).
2. Install silt fence (I) and Stabilized Construction Entrance (I) (1 Day).
3. Install storm drain from Ex. I-6 to I-101 (1 Week).
4. Install curb and gutter fillets along new parking lot main isle and new entrance (1 Week).
5. Base pave new entrance and new main driveway isle. Install temporary asphalt curb. Restrip parking lot as necessary (1 Day).

Phase II

6. Install silt fence (II) closing old entrance and remove silt fence (I) (1 Day).
7. Complete curb and gutter closing off old entrance and base pave (1 Day).
8. Install stabilized construction entrances (1 Day).
9. Clear and grade site (4 Weeks).
10. Construction building (6 Months).
11. Install utilities (3 Weeks).
12. Install curb and gutter and base pave (install curb adjacent to Harper's Farm Road just prior to completing base paving) (1 Month).
13. Install sidewalk and landscaping. Seed and mulch or sod remaining areas (2 weeks).
14. Remove silt fence (1 Day).

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.

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 — Date 1/22/97

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."

Date 1-22-97

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 12/17/96

Approved: For Public Water & Sewerage Systems, Howard County Health Department
County Health Officer — Date 3/3/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 3/18/97
Chief, Division of Land Development and Research — Date 3/17/97
Chief, Development Engineering Division — Date 3/7/97

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

Howard S.C.D. — Date 2/12/97

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

Natural Resources Conservation Service — Date 2/12/97

MARYLAND PROFESSIONAL ENGINEER

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 WO. VA.: (301) 889-2524 BALT: (410) 880-1820 FAX: (301) 421-4186

DES.	DRN.G.T.	CHK.	DATE	REVISION	BY	APP'R.

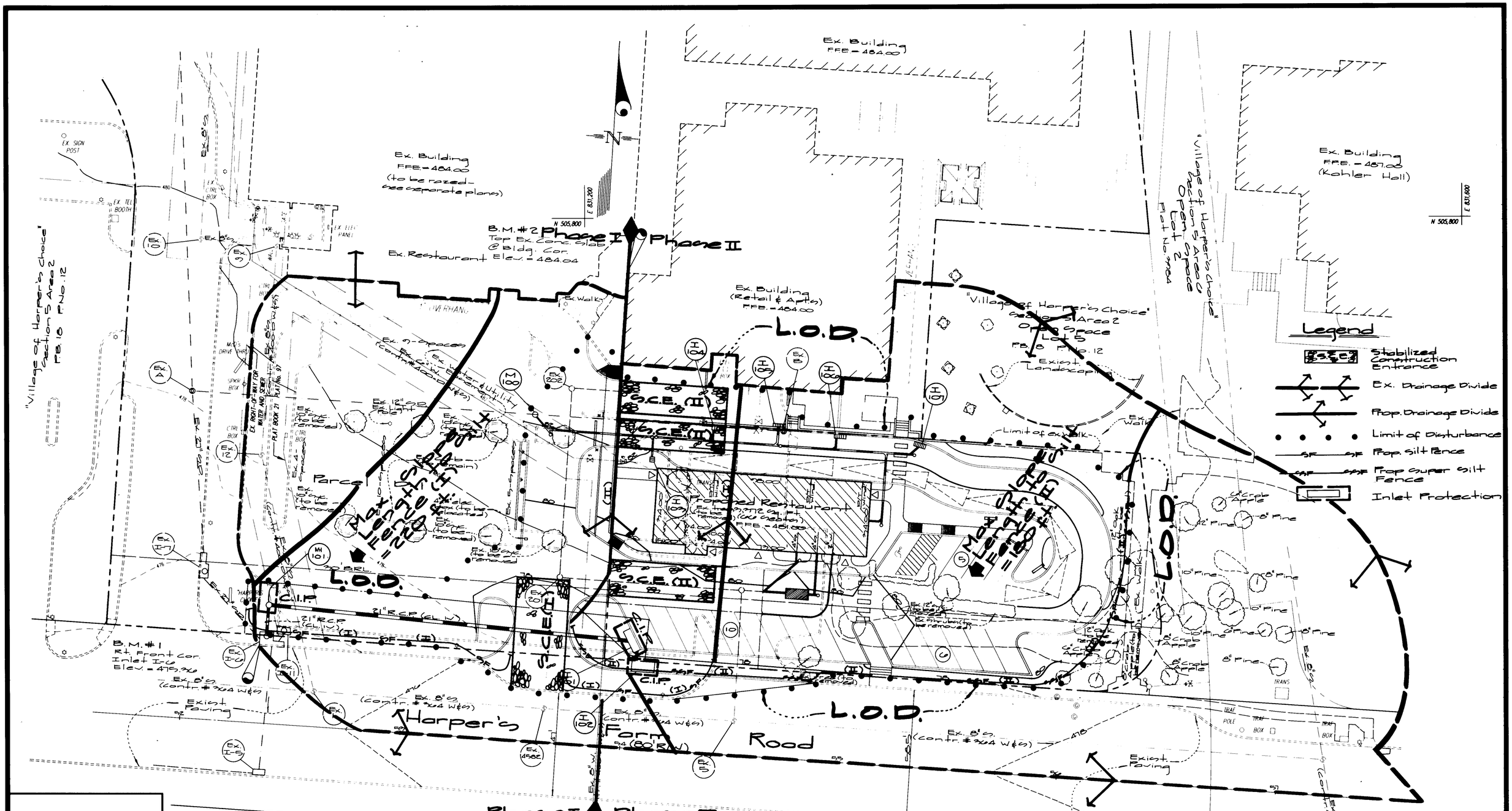
PREPARED FOR:
The Howard Research & Development Corporation.
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410) 992-6370

Sediment Control Details & Notes

Village of Harper's Choice Village Center
Section 5, Area 2
Parcel D
Election District No. 5 — Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
As shown	NT	96-045
DATE	TAX MAP No.	SHEET
November 1996	29	8 of 10

SDP-97-28



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 12/12/96

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer — Date 3/13/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/18/97

Chief, Division of Land Development and Research — Date 3/17/97

Chief, Development Engineering Division — Date 3/3/97

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 — Date 1/22/97

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."

Date 1-22-97

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

Howard S.C.D. — Date 2/12/97

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

Natural Resources Conservation Service — Date 2/12/97

STATE OF MARYLAND — CARLTON K. GUTSCHICK — No. 19972 — REGISTERED PROFESSIONAL ENGINEER

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 FAX: (301) 421-4186 | DES. | DRN. WSJ | CHK.

DATE	REVISION	BY	APPR.

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410) 992-6370

Sediment Control Plan

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
5th Election District — Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	96-049
DATE	TAX MAP No.	SHEET
November, 1996	29	7 of 11

SDP-97-28

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.

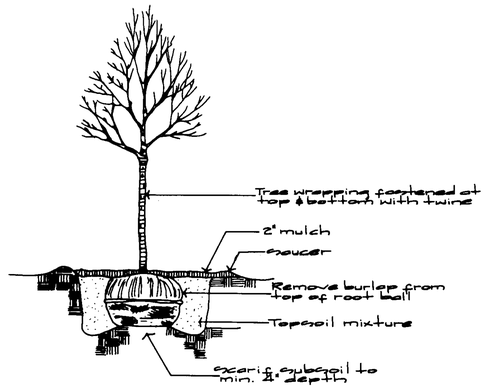
   a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

   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.

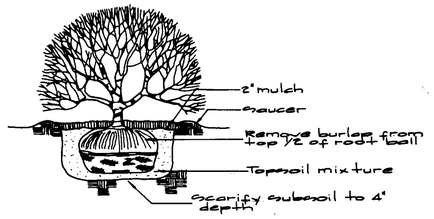
Sodding

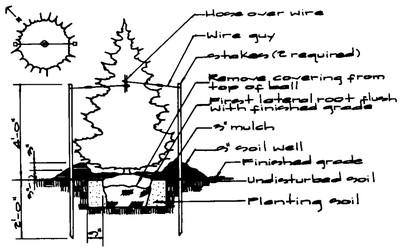
All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

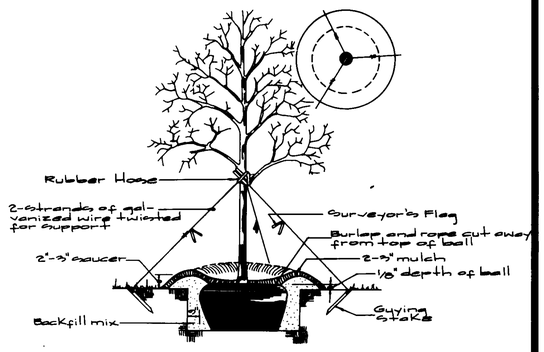
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



Typical Deciduous Tree Planting



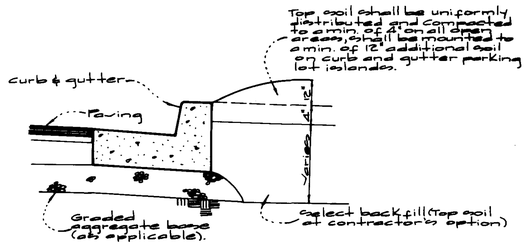




Typical Tree Guying Detail

Plant List

Key	Qty.	Botanical/Common Name	Size	Remarks
CP	12	Plantanus x Acerfolia 'Columbia'/ Columbia Plane Tree	3-3½ cal.	B&B branched 6'-0"
TM	60	Taxus Media Densiformis/ Dense Yew	24-30" Spread	B&B 3' O.C



Topsoiling Detail

Materials:
Top soil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an Agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other extraneous materials larger than 1½" in dia. Top soil must be free of plants or plant parts of bermuda grass, quack grass, jonson grass, nutsedge, poison ivy, thistles, or others as specified. All top soil shall be tested by a recognized laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0, lime shall be applied and incorporated with the top soil to adjust the pH to 6.5 or higher. Top soil containing soluble salts greater than 500 per million shall not be used.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 12/19/96

Approved: For Public Water & Sewerage Systems
Howard County Health Department
3/13/97
Health Officer Date

Approved: Howard County Department of Planning & Zoning
3/18/97
Director Date
3/17/97
Chief, Div. of Land Development & Regulation Date
3/17/97
Chief, Development Engineering Division Date

DATE	REVISION	BY	APP'R.

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

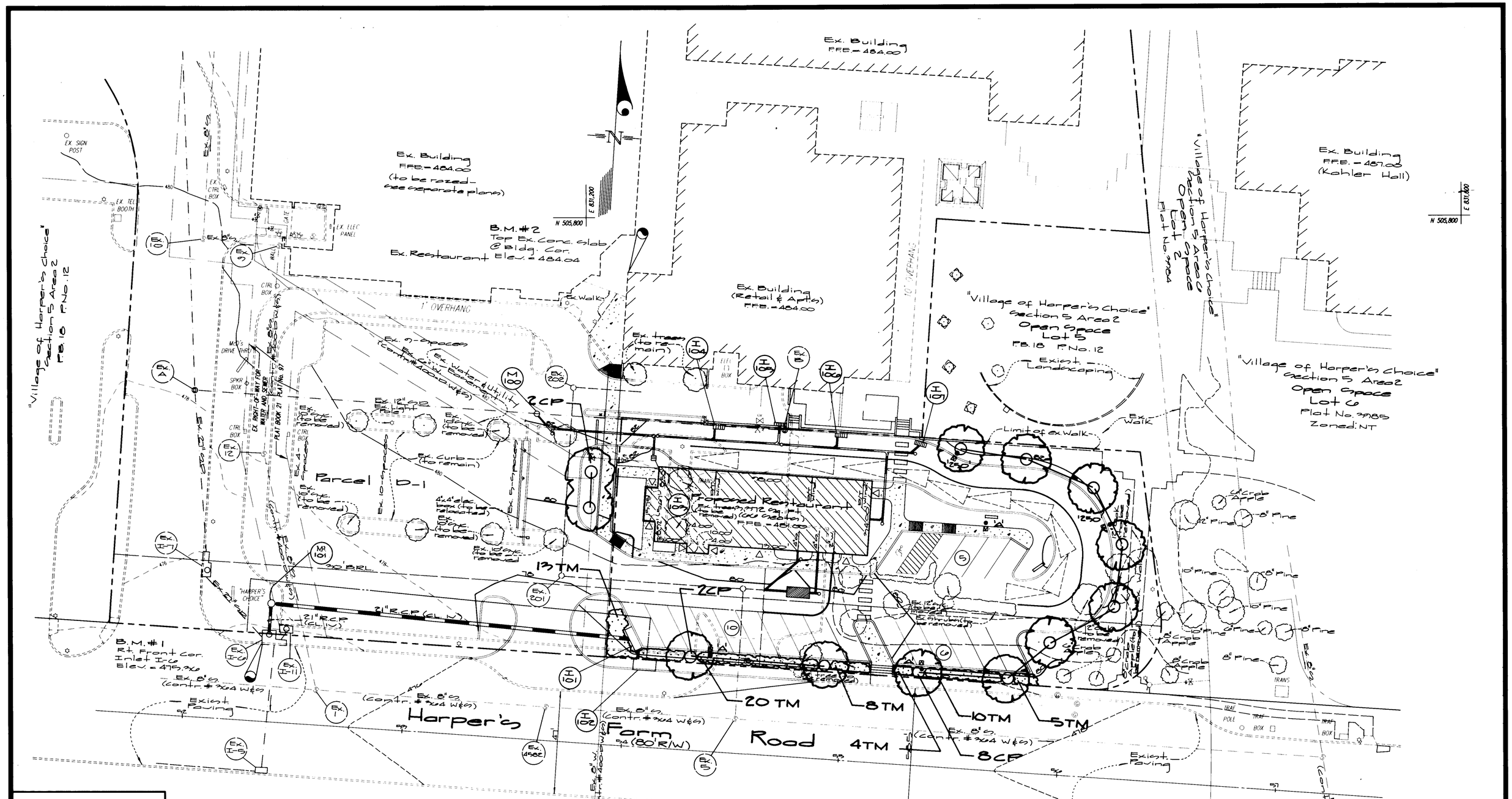
PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410)992-6370

Planting Notes & Details

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
Guilford Election District No. 6 — Howard County, Maryland

DES.: mjt.	SCALE: As Shown	ZONING: NT-Commercial	G.L.W. FILE No.: 96-045
DRN.: W.S.J.	DATE: Sept. 1996	TAX MAP No.: 29	SHEET: 6 of 10
CHK.: mjt.			

SDP-97-28



APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 12/12/96

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer — Date 3/3/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 3/18/97
Chief, Division of Land Development and Research — Date 3/17/97
Chief, Development Engineering Division — Date 3/7/97

*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 12 Landscape trees in the amount of $1,200.00 must be posted as part of the Grading Permit.

Lighting Legend

'A' EMCO ECA 1B19H 400 MH
30' Pole

'B' EMCO ECA 1B19H 400 MH
30' Pole

'290' EMCO ECA 1B19H 400 MH
15' Pole

Note: All Lighting shall be directed downward & away from Residential areas and rights-of-way

STATE OF MARYLAND
CARLTON K. GUTSCHICK
No. 12972
REGISTERED
PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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TEL: (301) 421-4024 WO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 | DES. | DRN. WSJ | CHK.

DATE	REVISION	BY	APP'R.
6/11/97	Add Vestibule Addn. Per Arch. Change Sidewalk	RW	WSJ

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410) 992-6370

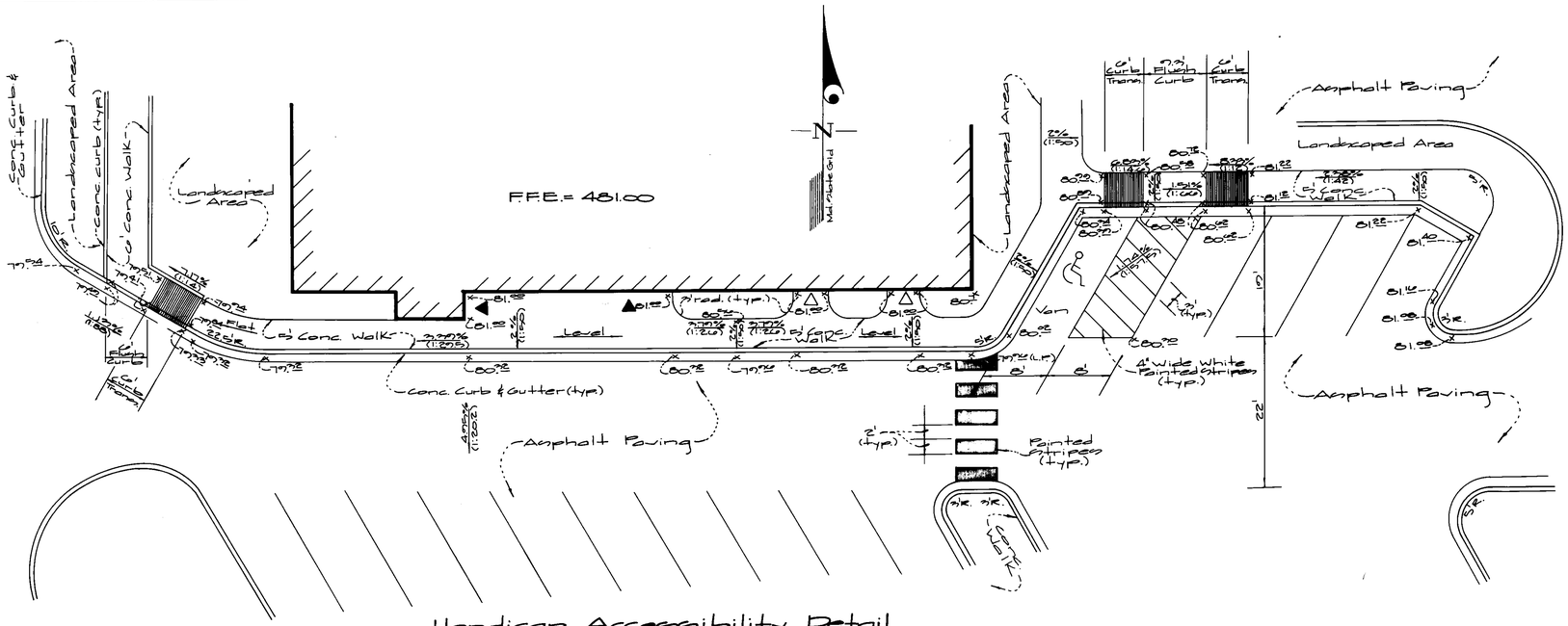
Landscape & Lighting Plan

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D

5th Election District — Howard County, Maryland

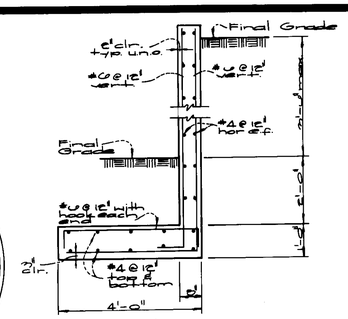
SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	96-049
DATE	TAX MAP No.	SHEET
November, 1996	20	5 of 10

SDP-97-28



Handicap Accessibility Detail

Scale: 1"=10'



Section B
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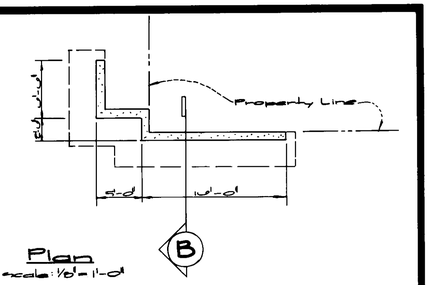

Plan
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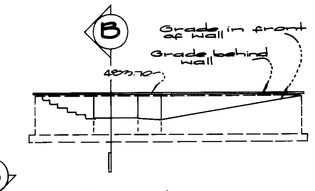

Elevation
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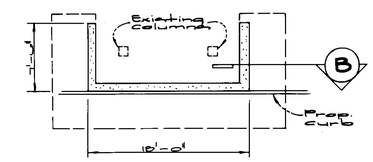

Plan
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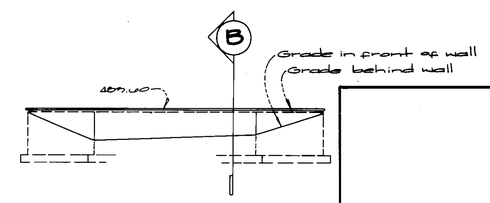
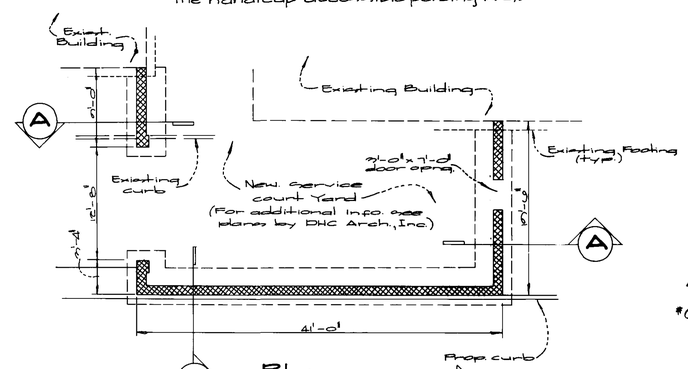


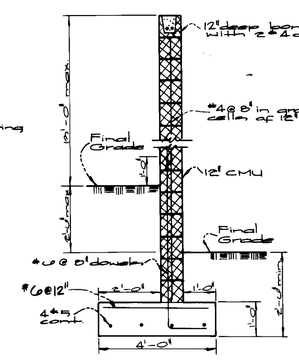
Elevation
scale 1/8" = 1'-0"

Notes:

1. Maximum Sidewalk Cross slope 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%



Plan
scale: 1/8" = 1'-0"



Section A
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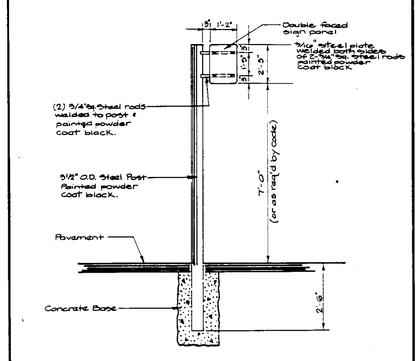
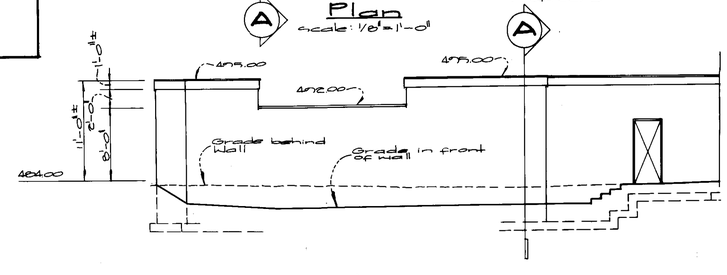


Post & Sign Panel Detail For Parking Restriction Sign

No Scale



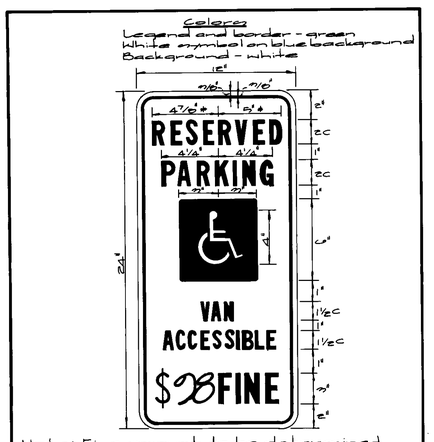
Elevation
scale: 1/8" = 1'-0"

Retaining Wall - General Notes

A. Reference standards:
1. Boca national building code
2. Building code requirements for reinforced concrete, ACI 318.

B. Materials:
1. Concrete to be normal weight (150 PCF) with a compressive strength of 3000 PSI min. at 28 days. All concrete to be air entrained.
2. Deformed reinforcing bars to conform to ASTM A615, grade 60.
3. Masonry prism strength to be f'm = 1500 psi.

C. Construction:
1. All foundations to be placed on undisturbed soil or compacted structural fill.
2. Assumed min bearing capacity = 2000 PSF. Actual capacity to be verified prior to placing concrete.
3. Place backfill against retaining wall in maximum lifts to grade level.
4. Provide Horizontal Joint reinforcement @ 16" o.c. in masonry.

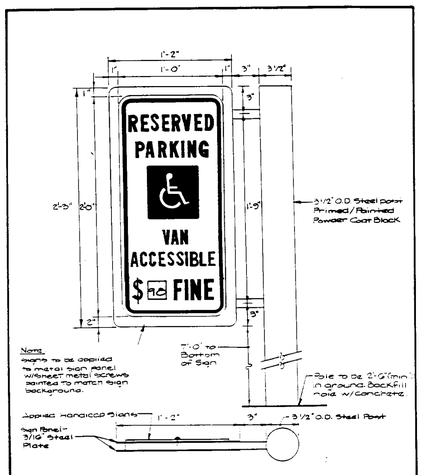


Note: Fine amount to be determined by Howard County Resolution. Contact Howard County Department of Inspections Licenses & Permits

* Reduce spacing 50 percent

Parking Restriction Sign For Handicap Parking

No Scale



Mounting Detail For Parking Restriction Sign

No Scale

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 12/19/96

Approved: For Public Water & Sewerage Systems, Howard County Health Department
3/13/97
Howard County Health Officer — Date

Approved: Howard County Dept. of Planning & Zoning
3/18/97
Director — Date
3/17/97
Chief, Division of Land Development & Redevelopment — Date
3/17/97
Chief, Development Engineering Div. — Date

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.
11.22.96	Revise Handicap Access Detail		

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410)992-6370

Handicap Accessibility & Retaining Wall Details

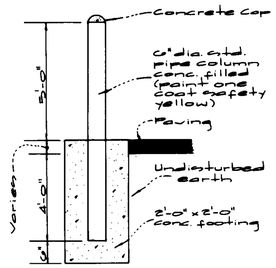
Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D

Election District No. 5 — Howard County, Maryland

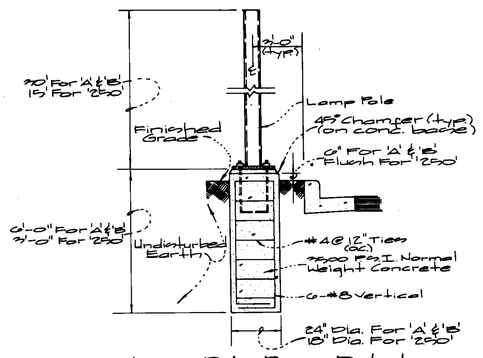
DES.: mpt	SCALE As Shown	ZONING NT	G.L.W. FILE No. 96-045
DRN.: W.S.J.	DATE November, 1996	TAX MAP No. 29	SHEET 4 of 10
CHK.: mpt.			

SDP-97-28

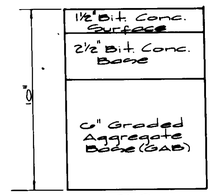
Note: Information not shown by lamp pole manufacturer



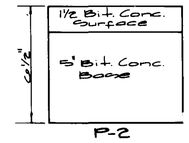
Bollard Detail
N.T.S.



Lamp Pole Base Detail
(Behind curb & gutter) N.T.S.

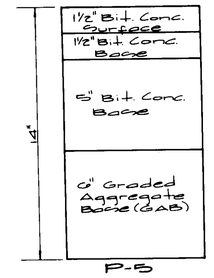


P-2

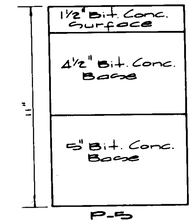


P-2

Paving Sections
N.T.S.
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.

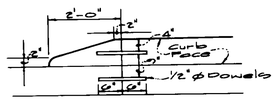


P-5

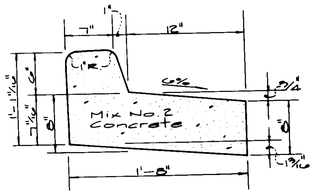


P-5

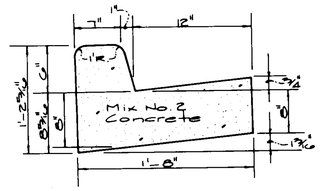
Paving Sections
N.T.S.
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.



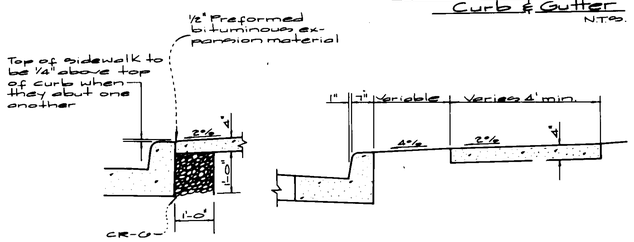
Nose Down Curb Detail
N.T.S.



Reverse 6" Combination Curb & Gutter
N.T.S.

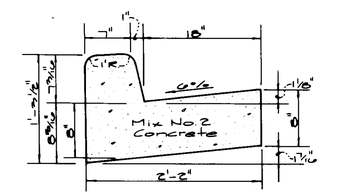


Standard 6" Combination Curb & Gutter
N.T.S.

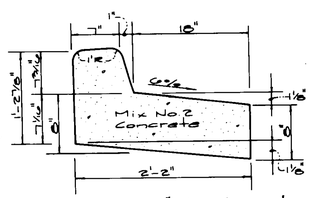


Detail

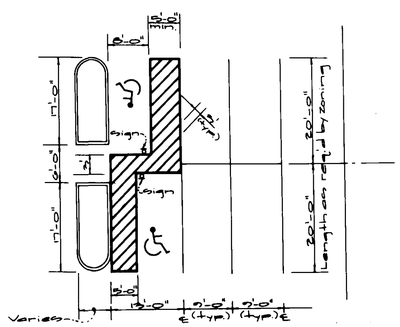
Notes:
1. Sidewalk to be scribed in 5' maximum squares.
2. Expansion joints across the sidewalk not to be more than 15' apart.
3. ½" preformed bituminous expansion material in expansion joints to be kept ¼" below surface of sidewalk.
4. Concrete to be mix No. 2.
5. When sidewalk abuts curb, walk shall be ¼" above curb with preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
6. On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 40'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



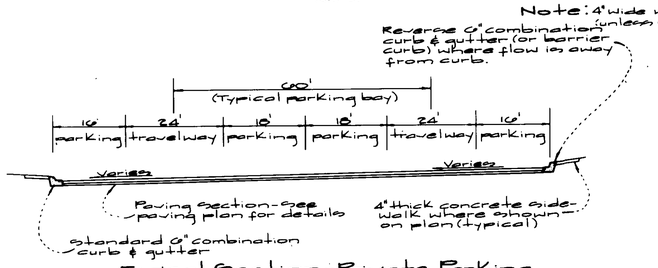
Standard 7" Combination Curb & Gutter
N.T.S.



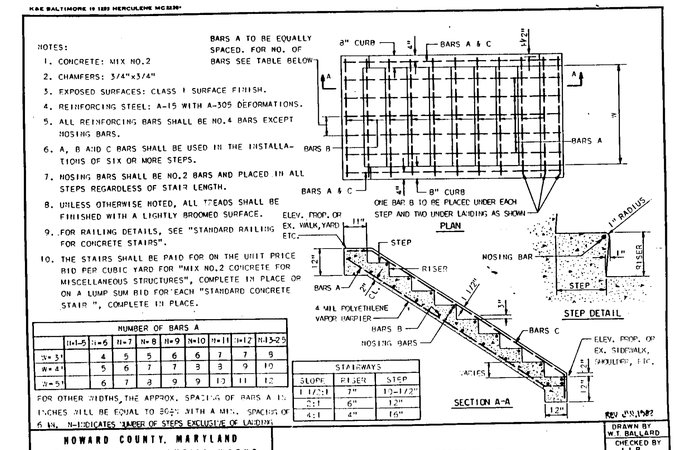
Reverse 7" Combination Curb & Gutter
N.T.S.

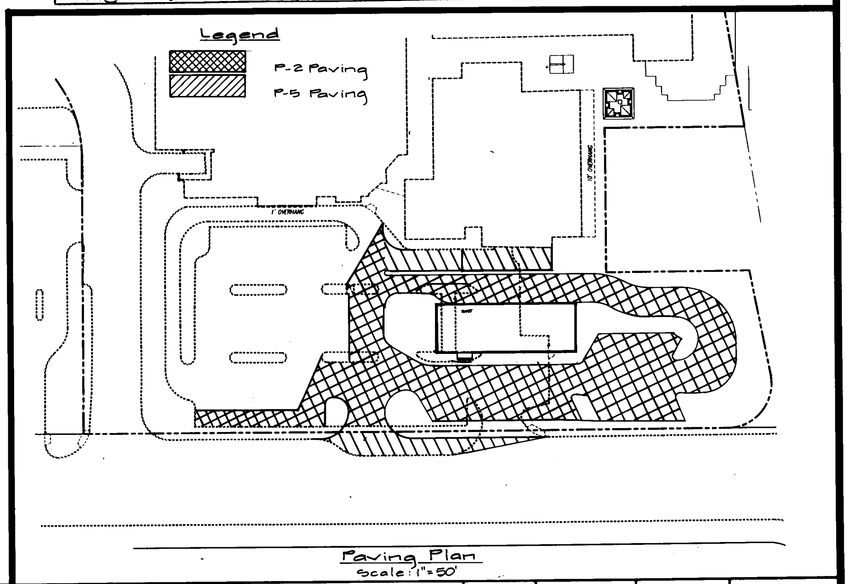


Typical Striping of Parking Lot and Handicap Parking Detail
N.T.S.
Note: 4" wide white stripes typical (unless noted otherwise)



Typical Section - Private Parking
N.T.S.





Paving Plan
Scale: 1" = 50'

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 12/19/96

Approved: For Public Water & Sewerage Systems, Howard County Health Department
3/3/97
County Health Officer Date

Approved: Howard County Dept of Planning & Zoning
3/18/97
Director Date
3/12/97
Chief, Division of Land Development & Regulation Date
3/7/97
Chief, Development Engineering Div. 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. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
11.22.96	Revise Paving Plan for New Layout		

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn: Greg Klar
Phone: (410)992-6370

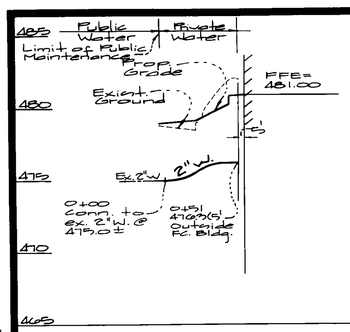
Site Details and Paving Plan

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D

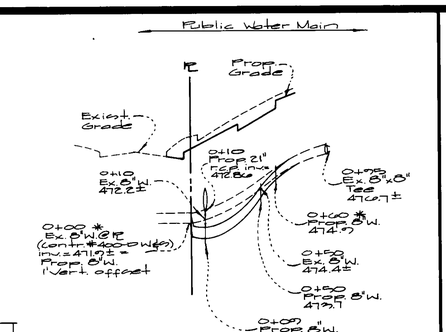
Election District No. 5 — Howard County, Maryland

DES.: rpt	SCALE	ZONING	G.L.W. FILE No.
DRN.: W.G.J.	As Shown	NT	96-045
CHK.: rpt	DATE	TAX MAP No.	SHEET
	1996	29	3 of 10

SDP-97-28

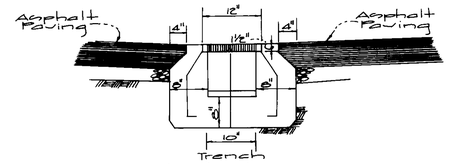


2" Waterline Profile



*Contractor to Determine the exact Location and Invert at the time of Construction.

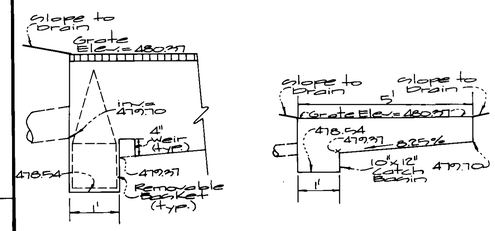
8" Waterline Lowering Profile



See Structural Drawings For Conc. Spec.'s & Reinforcing

Typical Section Trench Drain

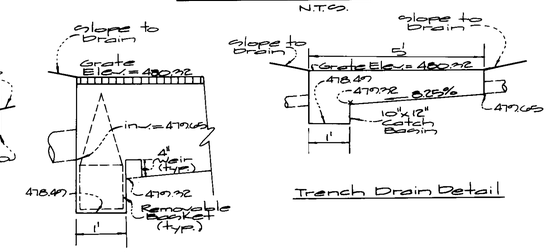
N.T.S.



Outlet Detail — Trench Drain Detail

Trench Drain I-104

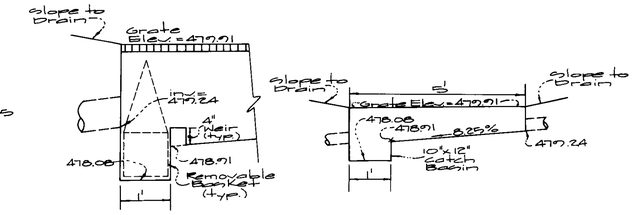
N.T.S.



Outlet Detail — Trench Drain Detail

Trench Drain 106

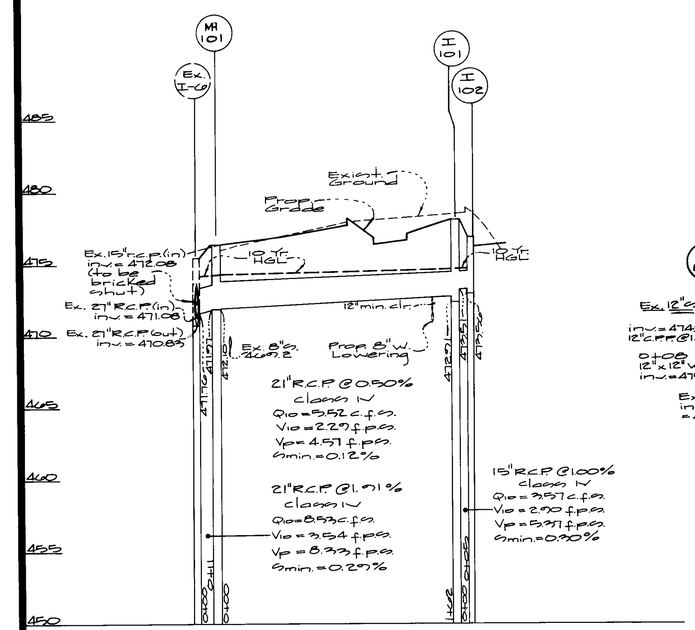
N.T.S.



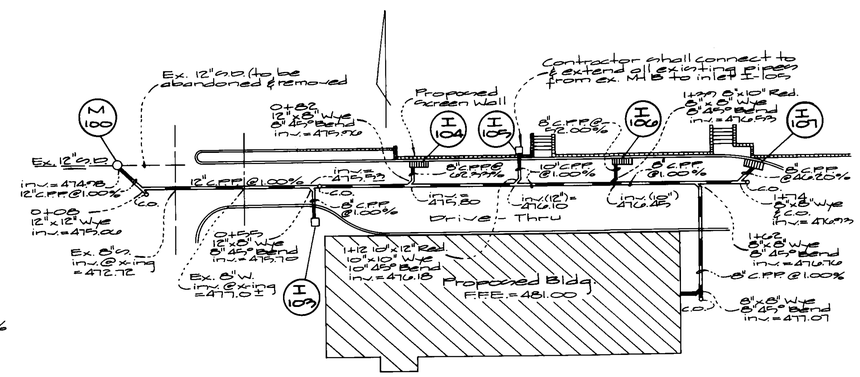
Outlet Detail — Trench Drain Detail

Trench Drain I-107

N.T.S.



Storm Drain Profile



Storm Drain Manifold Detail

Scale: 1"=20'

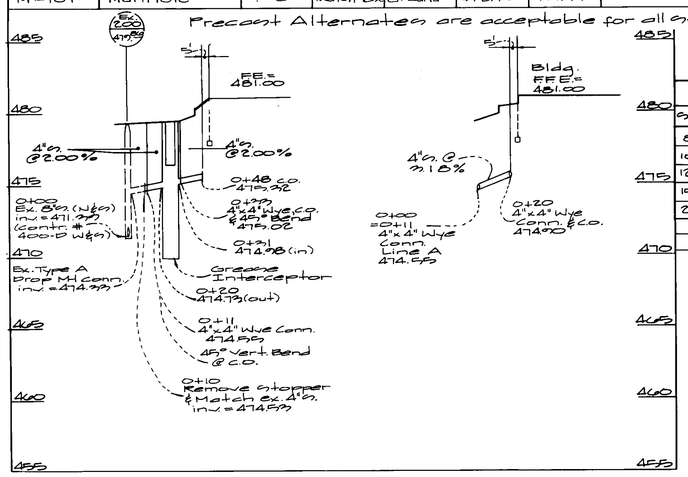
*Note: C.P.P. indicates corrugated double wall plastic pipe by Hancor (Hi Q) or ADS (N-12)

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

Structure Schedule

No.	Type	Width	Top Elev. Upper	Top Elev. Lower	Inv. Elev. Upper	Inv. Elev. Lower	Std. Detail	Location
I-101	"	2'-6"	478.62	478.62	473.51	472.91	"	"
I-102	"	2'-6"	476.90	476.81	—	473.56	"	Extr. ≈ ℄ sta. 5+00 Harper's Farm Road
I-103	Single 6' Inlet	2'-7½"	480.80	480.80	—	479.79	S.D. 4.22	See Plan
I-104	Trench Drain	0'-10"	480.97	480.97	—	479.70	Detail this sht.	"
I-105	Single 6' Inlet	2'-7½"	482.98	482.98	476.82	476.26	S.D. 4.22	See Plan
I-106	Trench Drain	0'-10"	480.92	480.92	—	479.69	Detail this sht.	"
I-107	"	0'-10"	479.91	479.91	—	479.24	" " "	See Plan
M-100	Manhole	4'-0"	Match Ex. Ground		474.98	474.89	G.S. 1.2.	"
M-101	Manhole	4'-0"	Match Ex. Ground		472.10	471.97		

Precast Alternates are acceptable for all structures.



Line A

4" Sewer and Grease Interceptor Profile

Line B

4" Sewer Profile

Pipe Schedule

Size	Type	Quantity
8"	C.P.P.*	92 L.F.
10"	C.P.P.*	79 L.F.
12"	C.P.P.*	112 L.F.
15"	R.C.P. cl. IV	5 L.F.
21"	R.C.P. cl. IV	179 L.F.

12/17/96

Approved: For Public Water & Sewerage Systems
Howard County Health Department
Joyce M. Boyd Lubber for Jan — 3/3/97
Authority Health Officer — Date

Approved: Howard County Department of Planning & Zoning
Director — 3/18/97 Date
Chief, Div. of Land Development & Resource Conservation — 3/17/97 Date
Chief, Development Engineering Division — 3/7/97 Date

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DATE	REVISION	BY	APP'R.
11/22/96	Rev. Profiles For New Layout	W.E.J.	

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Attn.: Greg Klar
Phone: (410)992-6370

Utility Profiles

Village of Harper's Choice Village Center
Section 5 Area 2
Parcel D
Election District No. 5 — Howard County, Maryland

DES.: BSU.	SCALE As shown	ZONING NT	G.L.W. FILE No. 96-045
DRN.: W.E.J.	DATE November 1996	TAX MAP No. 29	SHEET 10 of 10
CHK.: MT.			

SDP-97-28