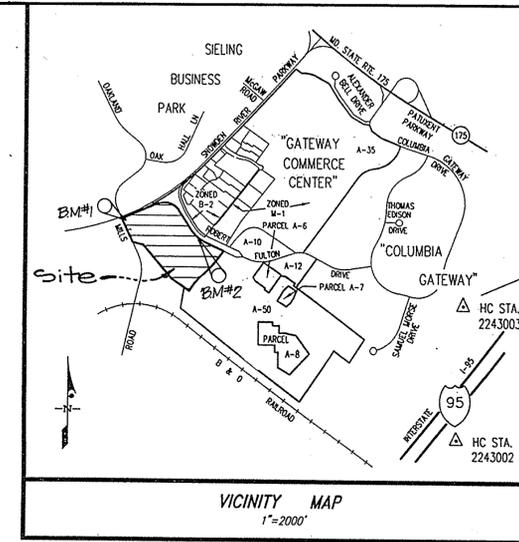


SHEET INDEX	
SHEET	DESCRIPTION
1	TITLE AND VICINITY PLAN
2	PATHWAY PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

# SITE DEVELOPMENT PLAN FOR OWEN BROWN RIDGE PATHWAYS GATEWAY COMMERCE CENTER OPEN SPACE PARCELS A-55, A-56 & A-57

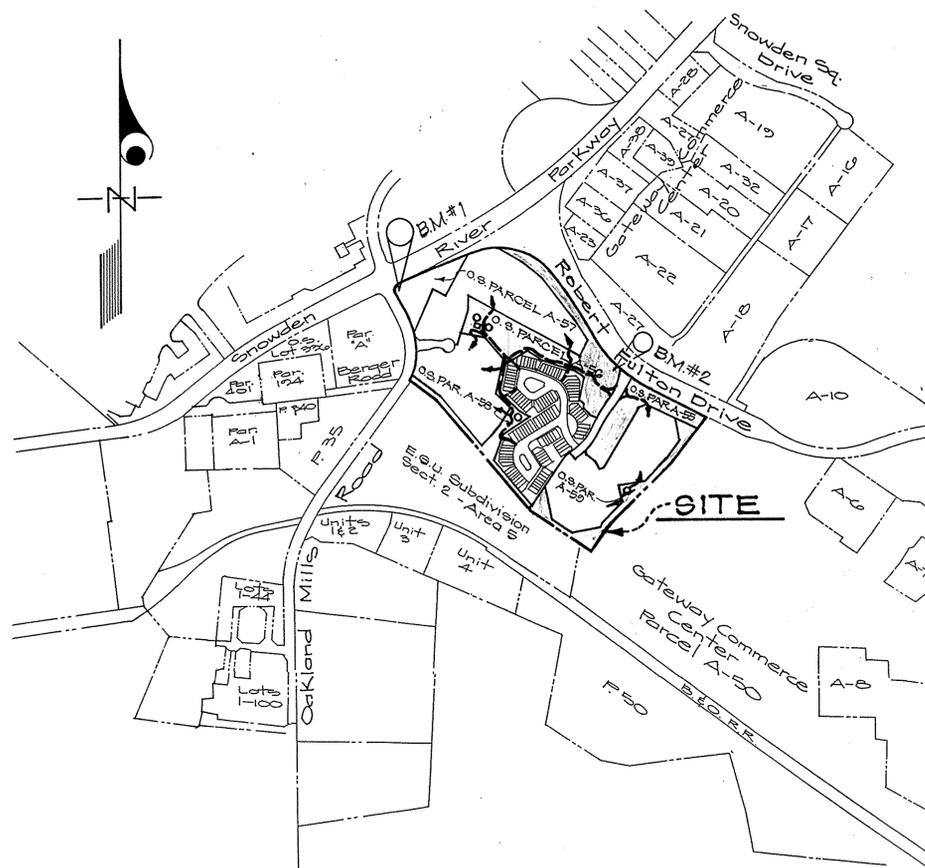
**PREVIOUS COUNTY FILE REFERENCES:**

F-95-138  
F-92-1001



**GENERAL NOTES:**

1. THE SCOPE OF THIS PLAN IS THE CONSTRUCTION OF A PATHWAY SYSTEM ON THE RESPECTIVE OPEN SPACE PARCELS.
2. THE PATHWAY LOCATION AND ALIGNMENT AS SHOWN IS APPROXIMATE. ACTUAL PATH ALIGNMENT IS TO BE ADJUSTED IN THE FIELD IN CONSIDERATION OF AESTHETICS, FUNCTION AND SAFETY AND TO MINIMIZE THE IMPACT ON EXISTING VEGETATION. (SEE ALSO NOTES 16, 17 & 18)
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
4. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. TOPOGRAPHY WAS TAKEN FROM AVAILABLE PLANS & RECORDS.
8. HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE GRID SYSTEM AS PER THE RESPECTIVE RECORD PLATS. VERTICAL CONTROL IS BASED ON HOWARD COUNTY MONUMENTS.
9. FLOODPLAIN AND WETLAND LIMITS WERE DERIVED FROM THE RESPECTIVE RECORD PLATS ESTABLISHED UNDER SUBDIVISION PLANS F-95-138.
10. STORMWATER MANAGEMENT FOR THESE SITES IS PROVIDED BY AN EXISTING REGIONAL FACILITY (F-92-1001).
11. THE EXISTING UTILITIES WERE LOCATED FROM AVAILABLE PLANS AND RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSING AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
12. ANY DAMAGE TO COUNTY RIGHTS-OF-WAY OR PAVING OF PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY SPECIFICATIONS AND STANDARDS.
13. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
14. THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE PROVIDED BY THE OWNER.
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PRECAUTIONS AND PROGRAMS.
16. PATHWAY ALIGNMENTS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD TO FOLLOW EXISTING TOPOGRAPHY TO THE EXTENT POSSIBLE IN ORDER TO REDUCE THE NEED FOR GRADING, AND REMOVAL OF EXISTING VEGETATION.
17. IN ACCORD WITH SEC. 16.118.A.1 OF THE SUBDIVISION REGULATIONS, GRADING AND REMOVAL OF VEGETATION SHALL NOT BE PERMITTED WITHIN 25' OF ANY WETLAND AREAS OTHER THAN APPROVED BY THIS PLAN.
18. ANY SUBSTANTIAL DEVIATION FROM THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
19. MAINTENANCE OF THE PATHWAY WILL BE THE RESPONSIBILITY OF THE COLUMBIA ASSOCIATION.
20. SEE ADDITIONAL NOTES FOR PATHWAY CONSTRUCTION AND DETAILS ON SHEET 3 OF 3.



**PLAN**  
SCALE: 1"=600'

**BENCH MARKS**

1. X-CUT ON SIGNAL BOX SLAB  
ELEV. = 368.16
2. F.H X-CUT BONNET BOLT  
ELEV. = 343.31

**SITE ANALYSIS**

TOTAL AREA OF SITE = 15.5 AC.  
PRESENT ZONING = R-A-15  
PROPOSED USE = PATHWAY SYSTEM  
AREA OF SUBMISSION = 10' X 3400' = 34,000 S.F. = 0.78 AC.  
TOTAL LENGTH OF PATHWAY = 3,400 L.F.

SUBDIVISION NAME GATEWAY COMMERCE CENTER		SECTION/AREA N/A	LOTS/PARCELS A-55, A-56 & A-57	
PLAT NO. 11956-11959	BLOCK NO. 5	ZONE R-A-15	TAX MAP NO. 42	ELECTION DIST. CENSUS TRACT 6TH 6067-03
WATER CODE E06		SEWER CODE 4900000		

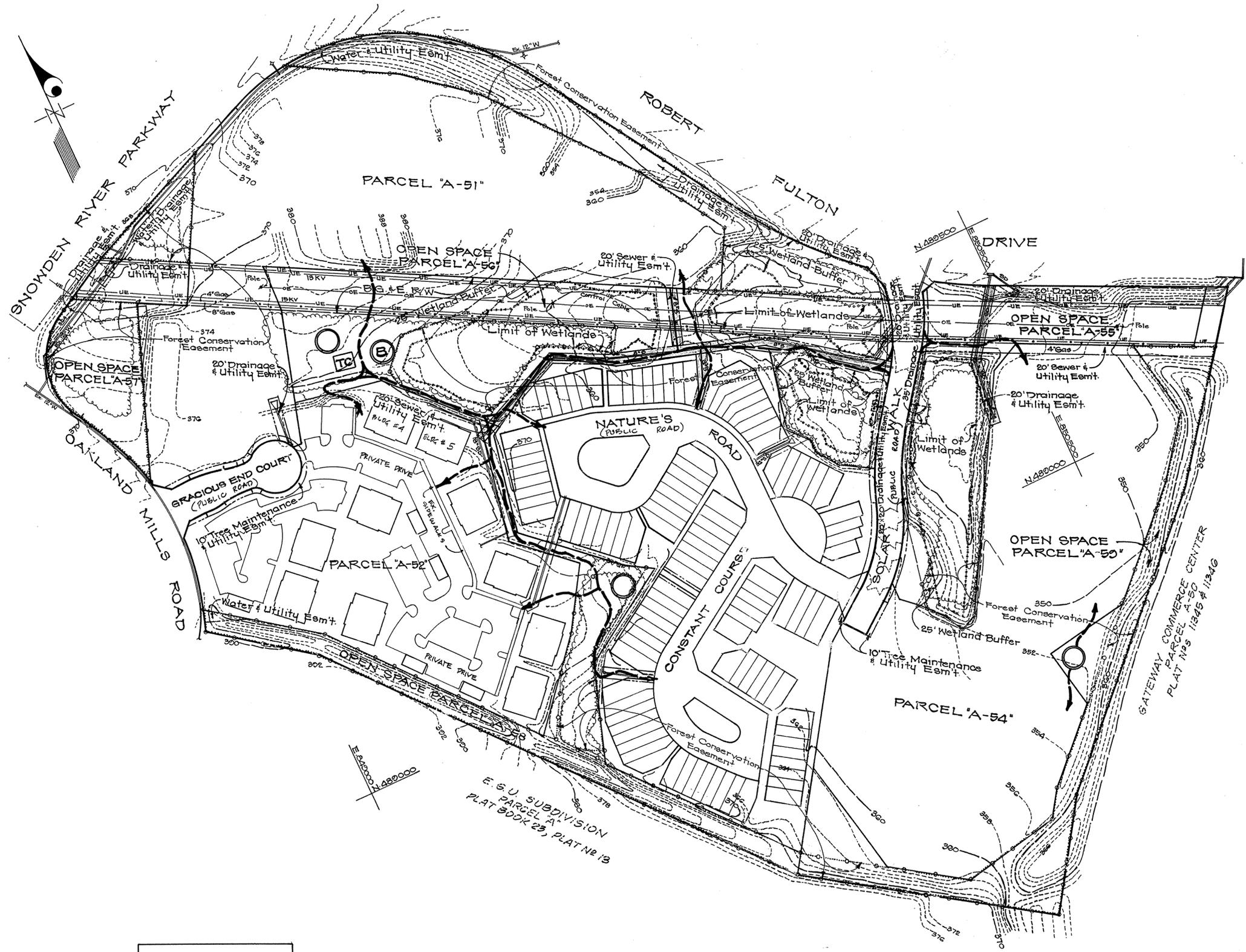
**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED WHT	<b>TITLE AND VICINITY PLAN</b> <b>OWEN BROWN RIDGE PATHWAYS</b> <b>GATEWAY COMMERCE CENTER</b> OPEN SPACE PARCELS A-55, A-56 & A-59 TAX MAP 42 PARCEL P/O 518 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE COLUMBIA ASSOCIATION, INC. 10221 WINGOPIN CIRCLE, SUITE 100 COLUMBIA, MARYLAND 21044	SCALE
DRAWN ZAH		DRAWING
CHECKED WHT		JOB NO.
DATE 7-28-97		FILE NO.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 2/2/98  
 Chief, Development Engineering Division MK  
 3/3/98  
 Chief, Division of Land Development JH  
 3/4/98  
 Director



- ### LEGEND
- Forest Conservation Easement
  - 25' Wetland Buffer
  - Limit of Wetlands
  - Utility Easement
  - Existing Tree Line
  - Proposed Pathway
  - Future Basketball Court \*
  - Future Tot Lots \*
  - Future Tennis Court \*
  - Underground Electric Cable/Overhead Electric Wires
  - Underground Gas Main
- \* Not part of this submission

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Adriana Dammann* 2/27/98  
 Chief, Development Engineering Division MK Date

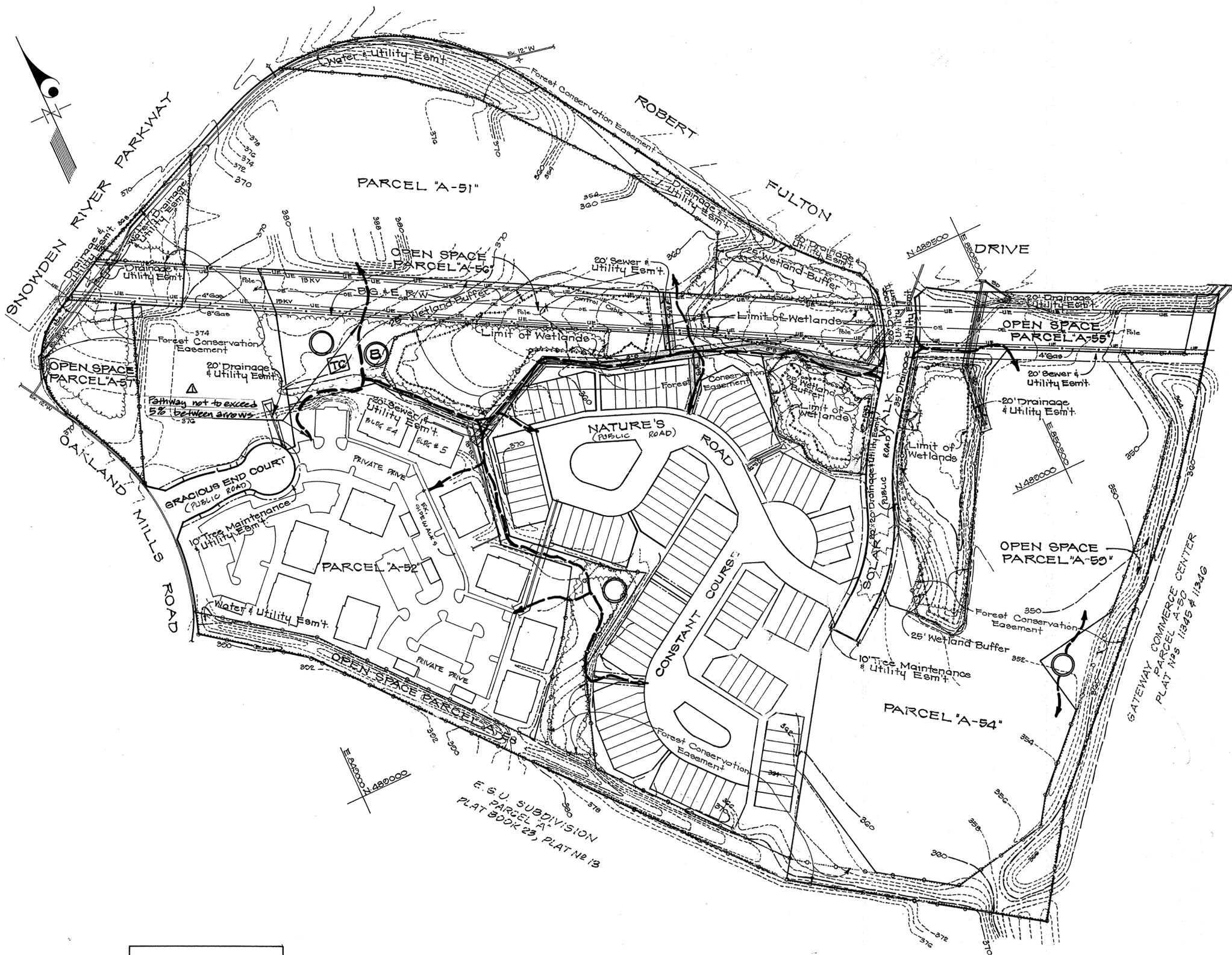
*Candy Hamilton* 3/3/98  
 Chief, Division of Land Development Date

*Joseph R. Smith* 3/4/98  
 Director Date



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED WHT	<b>PATHWAY LAYOUT PLAN</b> <b>OWEN BROWN RIDGE PATHWAYS</b> GATEWAY COMMERCE CENTER OPEN SPACE PARCELS A-55, A-56 & A-59 TAX MAP 42 - PARCEL P/O 519 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 100'
DRAWN ZAH		DRAWING 2 OF 3
CHECKED WHT		JOB NO. 97-002
DATE 7-28-97	FOR: THE COLUMBIA ASSOCIATION, INC. 10221 WINDOPIA CIRCLE, SUITE 100 COLUMBIA, MARYLAND 21044	FILE NO. 97-002X





- ### LEGEND
- Forest Conservation Easement
  - 25' Wetland Buffer
  - Limit of Wetlands
  - Utility Easement
  - Existing Tree Line
  - Proposed Pathway
  - Future Basketball Court #
  - Future Tot Lots \*
  - Future Tennis Court \*
  - Underground Electric Cable/Overhead Electric Wires
  - Underground Gas Main
- \* Not part of this submission

**REVISIONS**

Δ 3.11.99 REAIGNED PATH AT GRACIOUS END CT.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Alvin Damunyan* 2/27/98  
 Chief, Development Engineering Division MK Date

*Cindy Hamilton* 3/3/98  
 Chief, Division of Land Development Date

*Joseph Sutter* 3/4/98  
 Director Date



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 100'
DESIGNED WHT	<b>PATHWAY LAYOUT PLAN</b> <b>OWEN BROWN RIDGE PATHWAYS</b> GATEWAY COMMERCE CENTER OPEN SPACE PARCELS A-55, A-56 & A-59	DRAWING 2 OF 3
DRAWN ZAH		JOB NO. 97-002
CHECKED WHT	TAX MAP 42 PARCEL P/O 519 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 97-002X
DATE 7.28.97	FOR: THE COLUMBIA ASSOCIATION, INC. 10221 WINGPIN CIRCLE, SUITE 100 COLUMBIA, MARYLAND 21044	