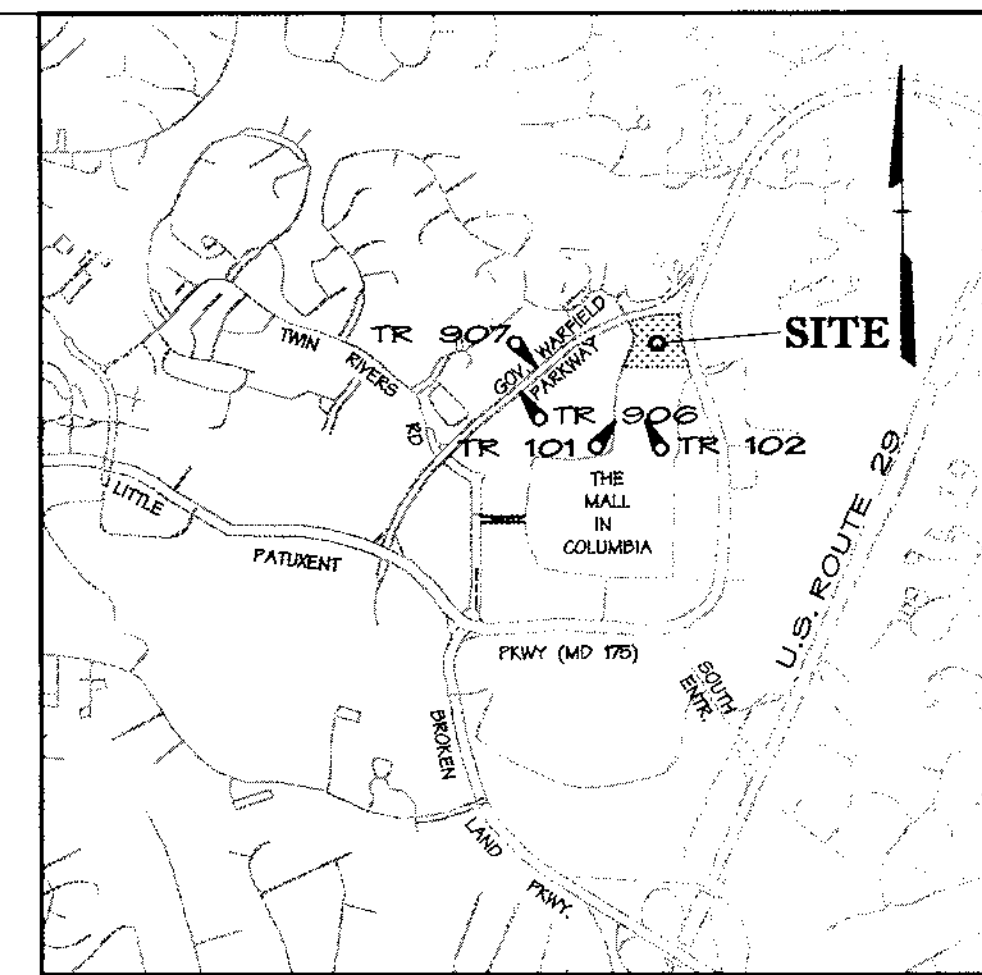


SITE DEVELOPMENT PLAN for ONE MALL NORTH TOWN CENTER SECTION 2, AREA 3, LOT A-3

SHEET INDEX

SHEET	DESCRIPTION
1 OF 6	COVER SHEET
2 OF 6	SITE PLAN
3 OF 6	SEDIMENT EROSION CONTROL & DRAINAGE AREA MAP PLAN
4 OF 6	STORMCEPTOR DETAIL, UTILITY PROFILE & SITE DETAIL PLAN
5 OF 6	SEDIMENT EROSION CONTROL DETAILS.
6 OF 6	LANDSCAPE PLAN



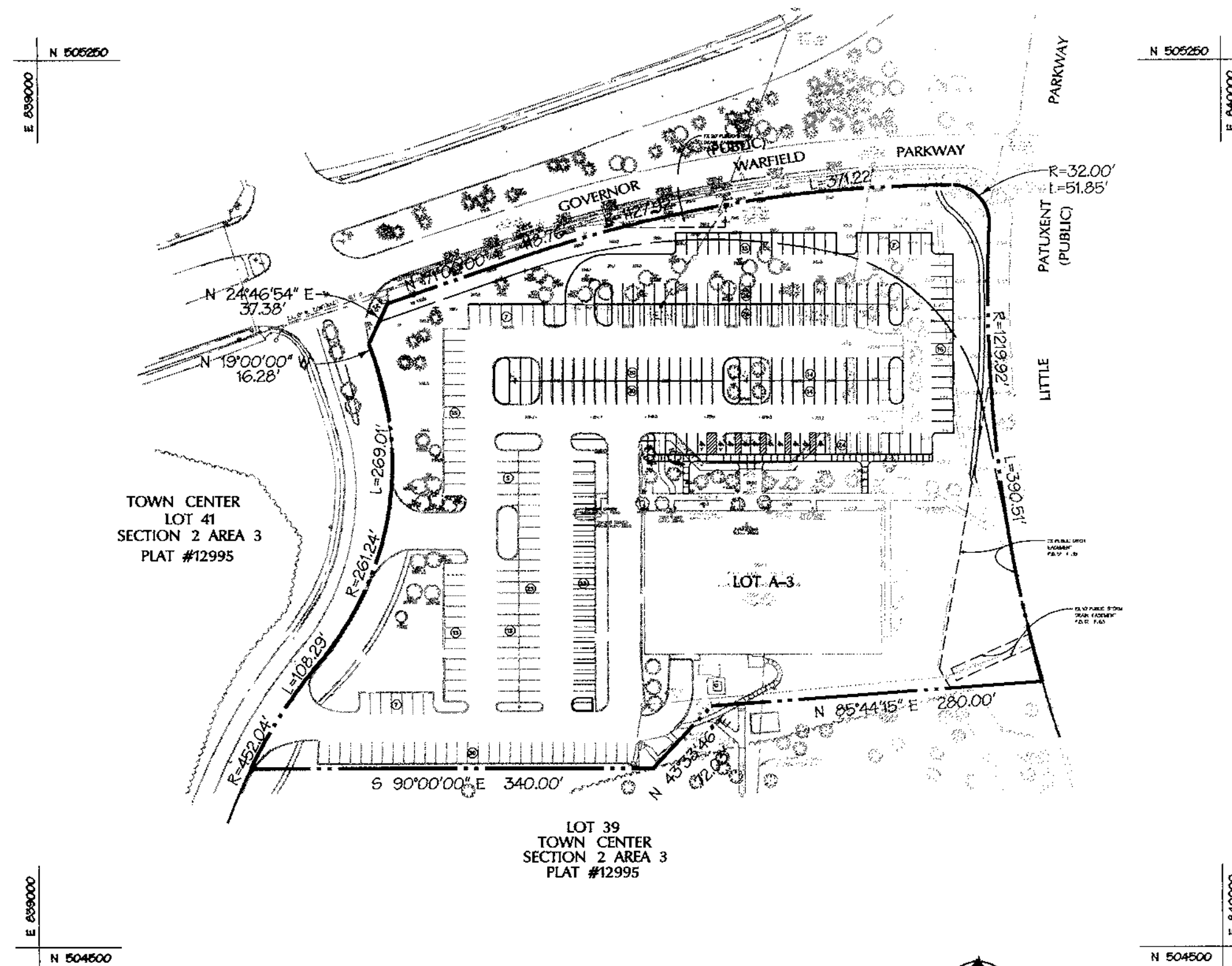
LOCATION MAP

SCALE: 1" = 200'

ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING TRAVERSE STATIONS ESTABLISHED BY " FISHER, COLLINS AND CARTER, INC." (NSVD 28 VERTICAL DATUM)
 TR 908 N 504280.1630 E 820850.3680 ELEV. 391.500
 TR 807 N 504400.6701 E 838647.7701 ELEV. 394.150

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications, if applicable.
- The contractor shall notify the Bureau of Engineering/Construction Inspection Division at (410) 313-1980 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- 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.
- All plan dimensions are to the face of curb unless otherwise noted.
- Topography was field run surveyed by Daft-McCune-Walker, Inc. in July 1995, and Feb. 1999.
- Coordinates and bearings shown hereon are referred to the Maryland Coordinate system (NAD 27) as projected from the following "Whitman, Requardt & Assoc." traverse stations:
 TR 101 N 503690.8580 E 839102.2760
 TR 102 N 503690.7010 E 838314.2060
- Stormwater management is provided on-site by stormceptors.
- Stormwater management facilities are privately maintained.
- No wetlands exist within the limits of disturbance.
- The existing utilities were located by actual field survey and by plans of record. The contractor must dig test pits, by hand, at all utility crossings and connection points at least 5 days prior to starting work to verify exact location.
- The Handicapped, Section 5.01-7.05.
- Handicap parking details shall be in accordance with the Maryland Building Code for
- Any damage to County owned right-of-way to be corrected at the contractor's expense.
- All sidewalks shall be cross sloped at 1/4 inch per foot.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard G2.01.
- Department of Planning and Zoning reference file numbers:
 F-85-05, SDP 85-163, FDP PHASE 121.
- All inlets shall be constructed in accordance with Howard County standards or MSHA Standards as specified on the structure schedule.
- All materials and construction is to be in accordance with the Howard County Design Manual Volume IV.
- The building setback restrictions from the property lines and right-of-way lines of any public road shall be in accordance with FDP Phase 121, FDP 2-A-VII AND FDP 2-A-VIII
- All on-site driveways and parking areas to be privately maintained.
- All curb radii are five foot radius unless otherwise labeled.
- All equipment and tools shall be placed as not to interfere with vehicular or pedestrian movement unless specified.
- The contractor shall be responsible for any damage to existing property which may occur as a result of his negligence in the execution of the work.
- All paving areas indicated are private.
- All proposed handicap ramps shall be in accordance with the current A.D.A. Standards.
- Existing lights are to be relocated as necessary. All exterior lighting shall comply with section 134, zoning regulations.
- There is no floodplain on this site.
- No traffic study is required for this site. Contract No. 20-3643.0 & 167W.
- Public Water and Sewer is utilized for this site.
- This Plan is exempt from APFD accordance with section 16.107(a)(2)(i).



Overall Property Outline
SCALE: 1" = 100'



LOT/ PARCEL	STREET ADDRESS
A-3	10025 GOVERNOR WARFIELD PARKWAY

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE JUNE 3, 1999
 RB

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

<i>[Signature]</i>	12/16/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	12/16/95
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>[Signature]</i>	12/16/95
DIRECTOR	DATE

Date	No.	Revision Description

One Mall North Section 2 Area 3 Lot A-3 At Columbia Town Center

OWNER: One Mall North LLC 26 Main Street Chatham, New Jersey 07928	DEVELOPER: One Mall North LLC 26 Main Street Chatham, New Jersey 07928
--	--

DMW
 Daft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3253
 Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

11/27/99
Date

Professional Engr. No. 10551

SECTION	SECTION AREA	LOT/PARCEL #
TOWN CENTER	2 / 3	A-3
SECTION MAP	30	6062.02
ELIGIBLE TRACT	5	
GENE CODE		

TITLE
COVER SHEET

Des. By JLS	Scale 1"=100'	Proj. No. 98154-A
Drn By ADL	Date 11-10-99	1 OF 6
Chk By	Approved	

SITE ANALYSIS

- Zoning: New Town - Commercial (Per FDP Ph. 121) per 10/18/93 Comprehensive Zoning.
- Phase I Expansion Area/Limit of Disturbance: +/- 1.5 Ac.
- Proposed Use: Total Area = 5.3736 Ac. Additional Parking
- Parking Tabulation

	GARAGE	HC	LOT	TOTAL
EXISTING	60	2	221	283
PROPOSED	60	10	308	378
REQUIRED	97,000 FT ² x 211,000 = 194 SPACES			
- Parking Tabulation: 0.56 Ac. 10.4% (4 STORY OFFICE)

N 506280
E 506280

N 506280
E 506280

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(15)	PARKING COUNT	(N)	STORM DRAIN STRUCTURE LABEL
5	VAN HANDICAPPED PARKING	---	EXISTING SEWER
6	HANDICAPPED PARKING	---	EXISTING STORM DRAIN
---	EXISTING 10' CONTOUR	---	EXISTING WATER
---	EXISTING 2' CONTOURS	---	PROPOSED STORM DRAIN
---	REVERSE CURB & GUTTER	■	F-1 PAVING
---	STANDARD CURB & GUTTER	▨	REMOVE PAVING
---	CONSTRUCTION JOINT	□	P-2 PAVING
---	EXPANSION JOINT		

CONTRACTOR TO TEST PIT UGE & 12" W
A MINIMUM OF 5 DAYS PRIOR TO CONSTRUCTION
AND NOTIFY ENGINEER OF ANY CONFLICTS

VEHICULAR INGRESS & EGRESS IS RESTRICTED
GOVERNOR

(PUBLIC)
WARFIELD
PARKWAY

PARKWAY

PARKWAY

VEHICULAR INGRESS & EGRESS IS RESTRICTED
PATUXENT
(PUBLIC)

LITTLE

TOWN CENTER
LOT 3
SECTION 2 AREA 3
PLAT #12803

#10025
ONE MALL NORTH
EX. FOUR STORY CONCRETE BUILDING
FLOOR LEVEL
ELEV. = 362.80
24,250 sf.

NOTE: REMOVE SIDEWALK TO NEAREST JOINT.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE JUNE 3, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 12/9/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 12/12/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 12/16/99
DIRECTOR DATE

Date	No.	Revision Description

One Mall North
Section 2 Area 3 Lot A-3
At Columbia Town Center

OWNER:
One Mall North LLC
26 Main Street
Chatham, New Jersey 07928

DEVELOPER:
One Mall North LLC
26 Main Street
Chatham, New Jersey 07928

DMW
Duff-McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Fountain, Maryland 21286
(410) 286-5223
Fax 286-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

11/21/99
Date



APPROVED NAME	SECTION/AREA	2 / 5	LOT/PARCEL #	A-3
TOWN CENTER				
PLAT OF LOT	BLK #	ZONE	EXIST. PERMIT	OWNER TRACT
12803-C	30	NT	5	6089.D2
STATE CODE	DISTRICT CODE			

TITLE
SITE PLAN

Des. By JLS Scale 1"=30' Proj. No. 98154.A
Dwn By ADL Date 11-10-99
Chk By Approved

Professional Engr. No. 10551

2 OF 6

OWNERS CERTIFICATE:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HARRFORD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Signature: *John McNamee* DATE: 10/13/99
 Director of Harford MD

ENGINEERS CERTIFICATION:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, DATED APRIL 1984."

Signature: *John V. Ranocchia, Sr.* DATE: 6/15/99

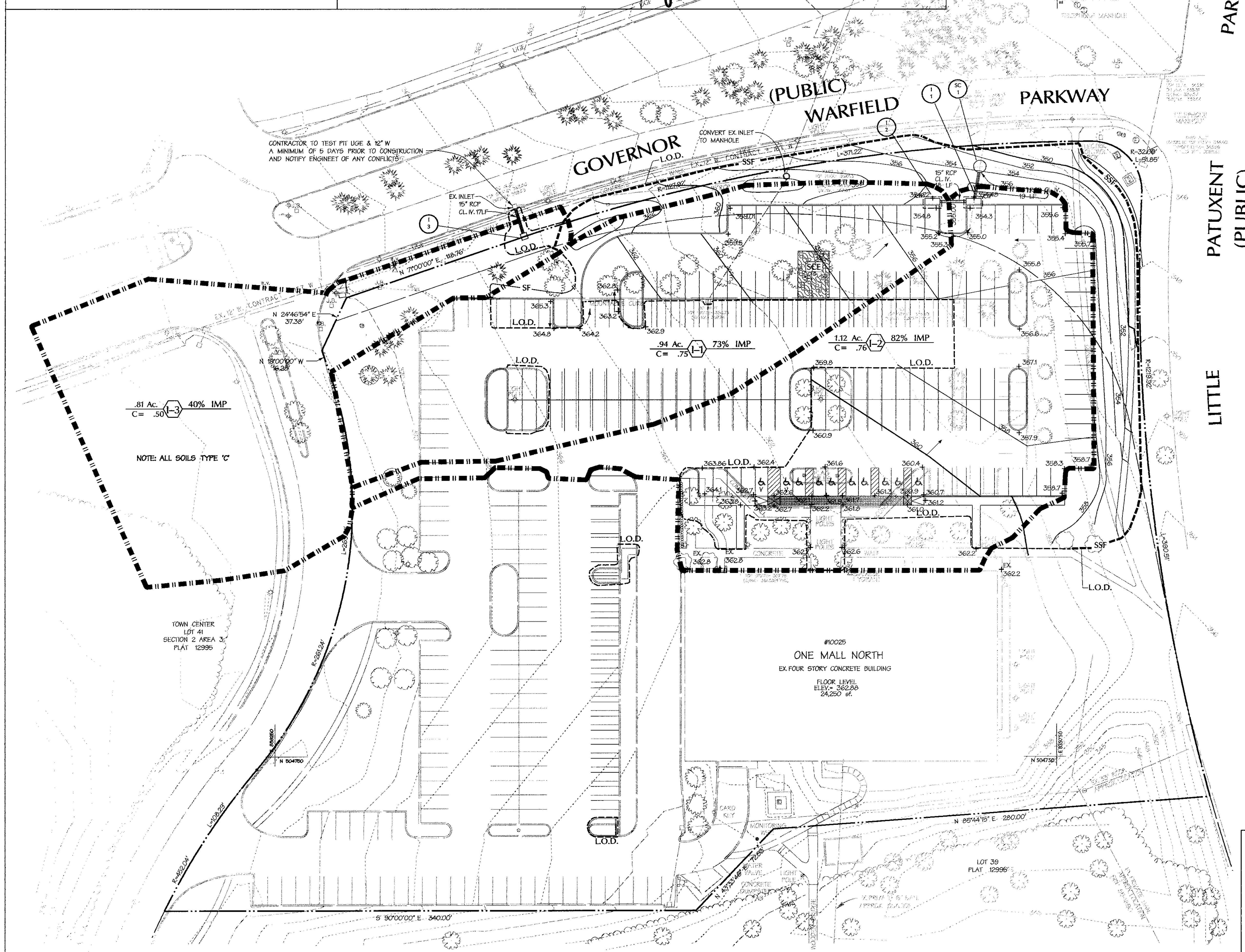
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 Signature: *Cheryl Simmons* DATE: 12/1/99
 DIST. NATURAL RESOURCE CONSERVATION DISTRICT

Signature: *John E. Blanton* DATE: 12/1/99
 HOWARD S.C.D.

LEGEND

- ACRES C
- 1-2 % Imp.
- STORM DRAIN DRAINAGE AREA LIMIT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE AND L.O.D.
- SILT FENCE
- LIMIT OF DISTURBANCE

NOTE: CONTRACTOR TO IMMEDIATELY STABILIZE DISTURBED AREAS WHICH DO NOT DRAIN TO SEDIMENT CONTROL MEASURES.



.81 Ac. C= .50 40% IMP

.94 Ac. C= .75 73% IMP

1.12 Ac. C= .76 82% IMP

NOTE: ALL SOILS TYPE 'C'

TOWN CENTER LOT 41 SECTION 2 AREA 3 PLAT 12995

#10025 ONE MALL NORTH EX. FOUR STORY CONCRETE BUILDING FLOOR LEVEL ELEV. = 362.88 24,250 sf.



6/15/99 Date



Professional Engr. No. 10551

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE JUNE 3, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Signature: *Cheryl Simmons* DATE: 12/1/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
 Signature: *David Starnes* DATE: 12/14/99
 CHIEF, DIVISION OF LAND DEVELOPMENT RB
 Signature: *John E. Blanton* DATE: 12/16/99
 DIRECTOR

Date	No.	Revision Description

One Mall North Section 2 Area 3 Lot A-3 At Columbia Town Center

OWNER: ONE MALL LLC 26 MAIN STREET CHATHAM, NEW JERSEY 07928
 DEVELOPER: ONE MALL LLC 26 MAIN STREET CHATHAM, NEW JERSEY 07928

DMW
 DeWitt-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3252 Fax 296-4705
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SECTION NAME	SECTION AREA	2 / 5	LOT/FACIL. #	A-3
TOWN CENTER				
PLAT NO. 12995	BLK. 30	TRACED MAP NO.	ELICT. PERMIT NO.	CONSTR. TRACT NO. 0051.02
WATER CODE		OWNER CODE		

TITLE: SEDIMENT EROSION CONTROL & DRAINAGE AREA MAP

Des. By: JLS Scale: 1"=30' Proj. No.: 98154.A
 Dwn By: ADL Date: 6-9-99
 Chk By: Approved

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

1. STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT INSPECTED YEARLY OR AS REQUIRED BY HOWARD COUNTY, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS CAN BE DONE BY USING A CLEAR PLEXIGLAS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED 12-INCHES, THEN CLEANING OF THE UNITS IS REQUIRED.
2. STORMCEPTOR WATER QUALITY STRUCTURES WILL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. CONTACT APPROPRIATE REGULATORY AGENCIES.
3. MAINTENANCE OF STORMCEPTOR UNITS SHOULD BE DONE BY A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN UNIT. THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED.
4. INLET AND OUTLET PIPES MUST BE CHECKED FOR ANY OBSTRUCTIONS, AND IF ANY OBSTRUCTIONS ARE FOUND, THEY MUST BE REMOVED. STRUCTURAL PART OF THE STORMCEPTOR WILL BE REPAIRED AS NEEDED.
5. OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

STRUCTURE SCHEDULE

NO.	TYPE	INV. OUT	INV. 1 N	TOP ELEV.	REMARKS
I-2	A-10 INLET	350.00		355.3	Ho.Co. Std SD 4.02
I-1	A-10 INLET	349.00	349.50	354.8	Ho.Co. Std SD 4.02
I-3	D-INLET	361.50		368.3	Ho.Co. Std SD 4.11
SC-1	STORMCEPTOR	347.82	347.90	352.80	MODEL 1800

Precast Concrete Order Request Form

Contractor Information:
Name: _____
Address: _____
City: _____
State: _____ Zip Code: _____
Phone: _____ Fax: _____

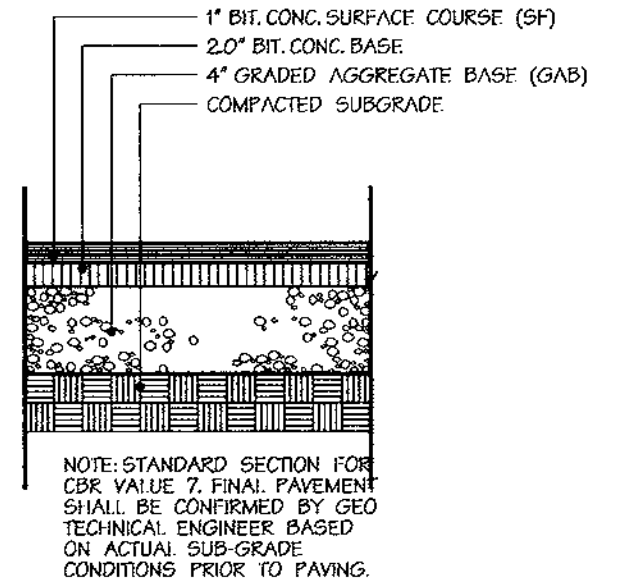
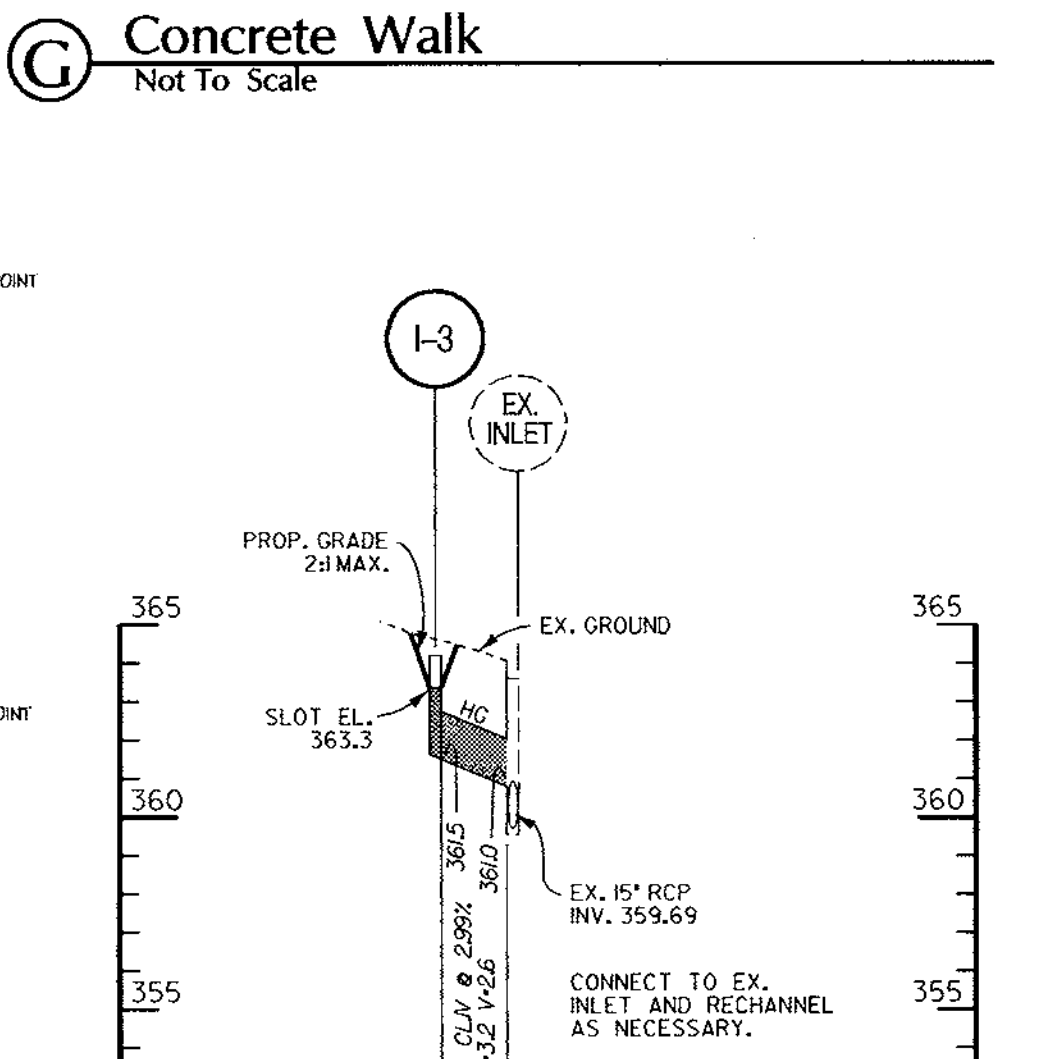
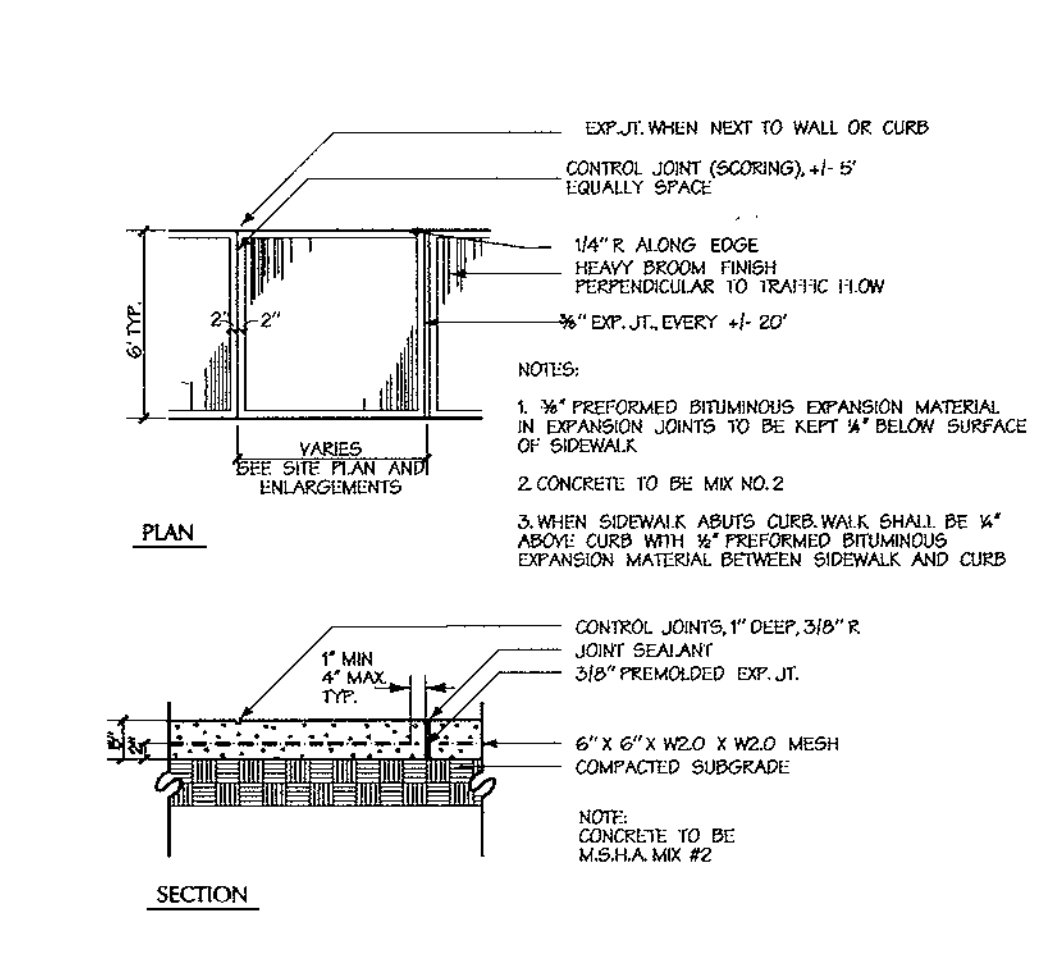
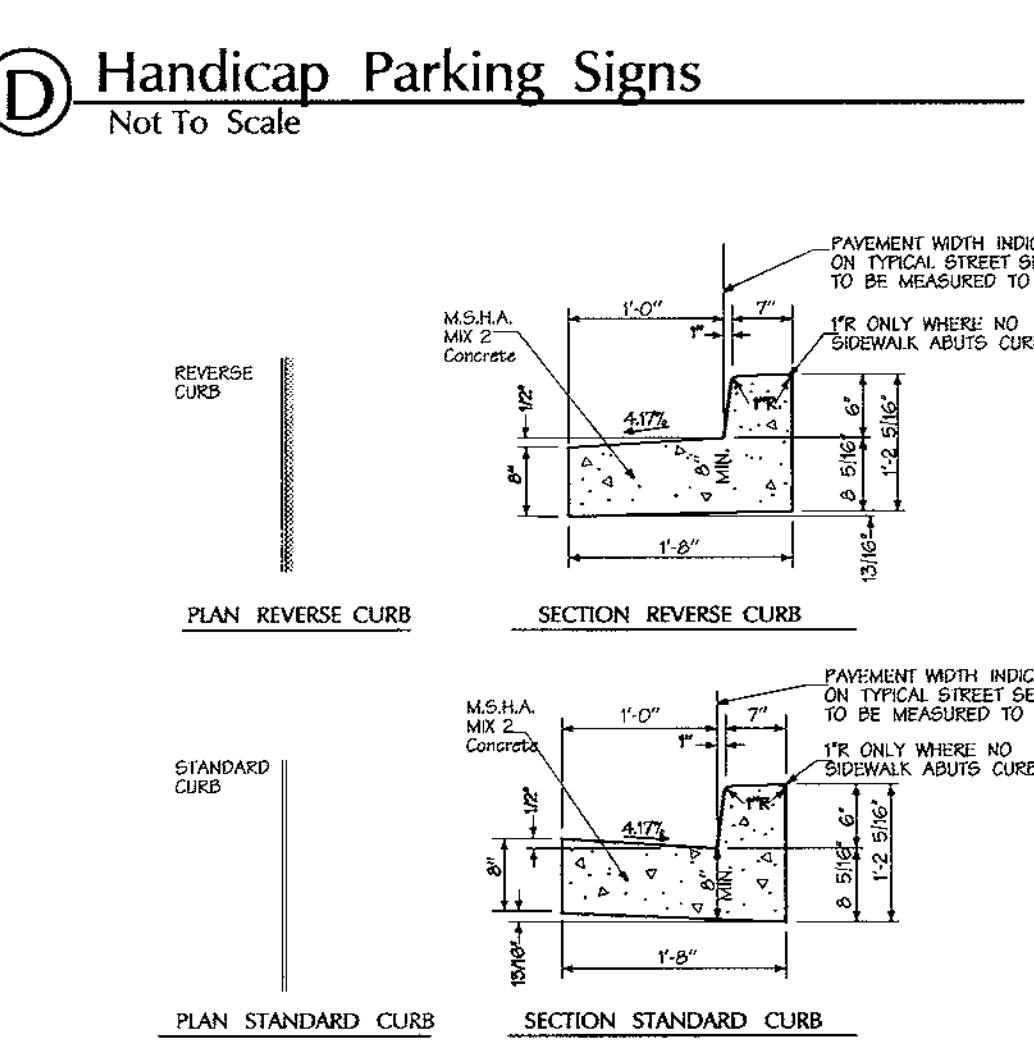
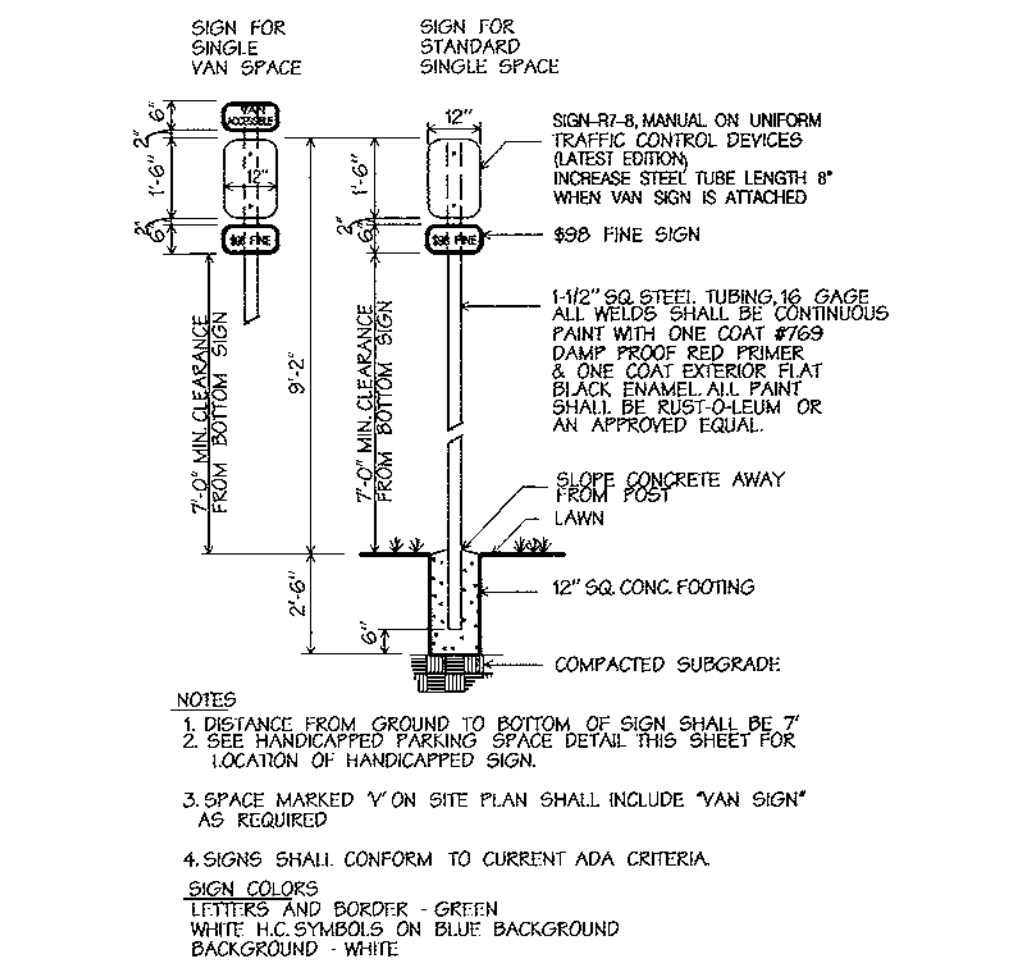
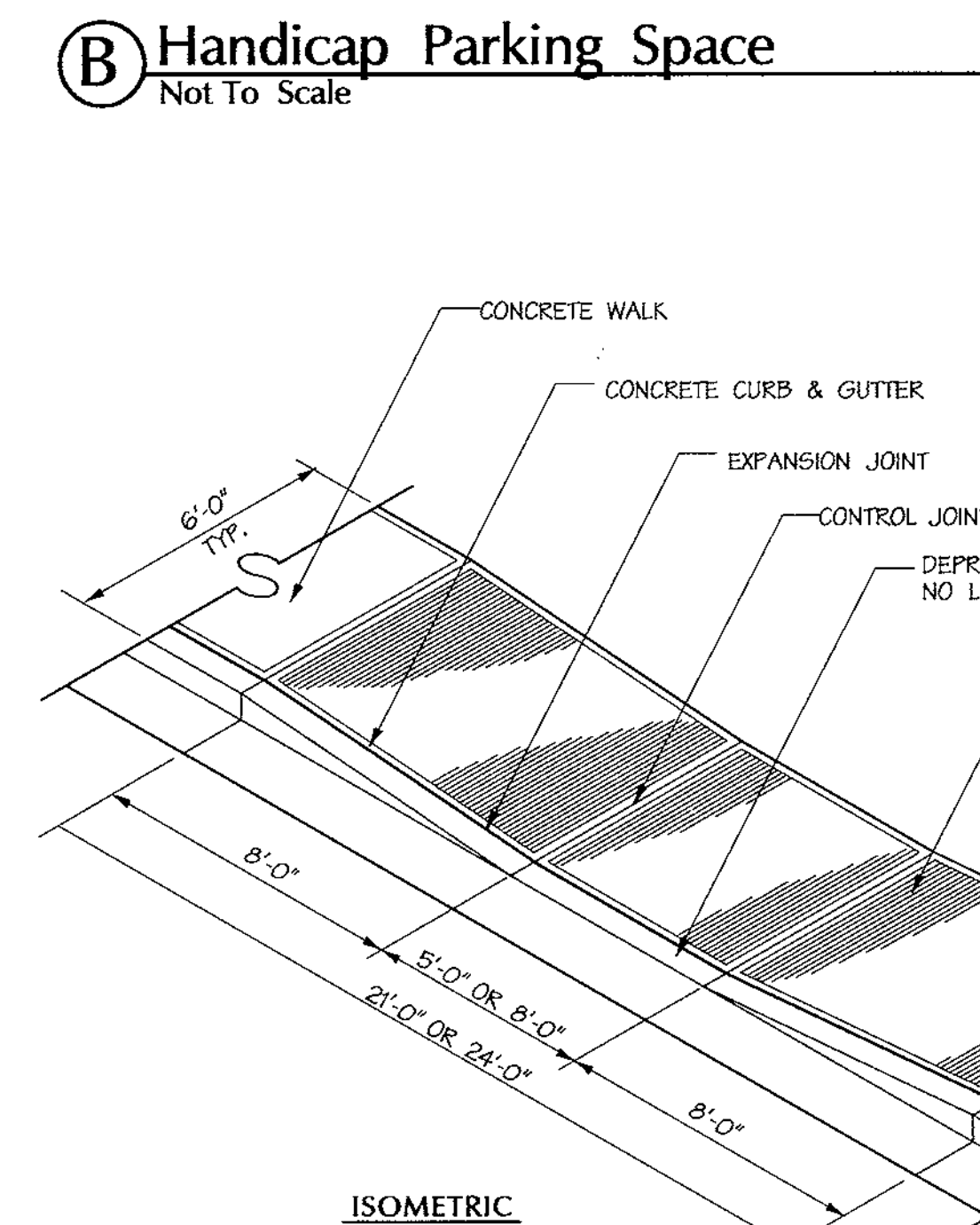
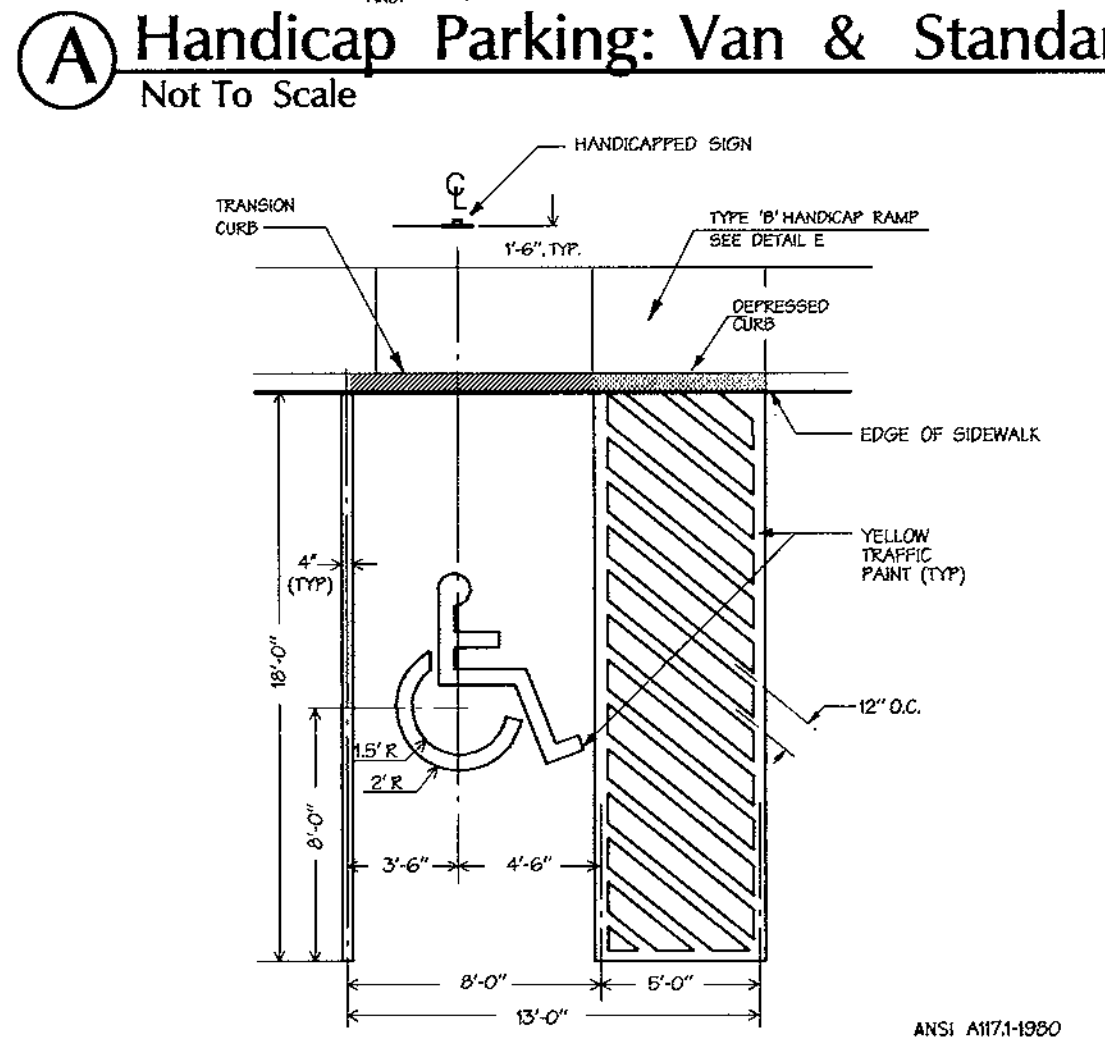
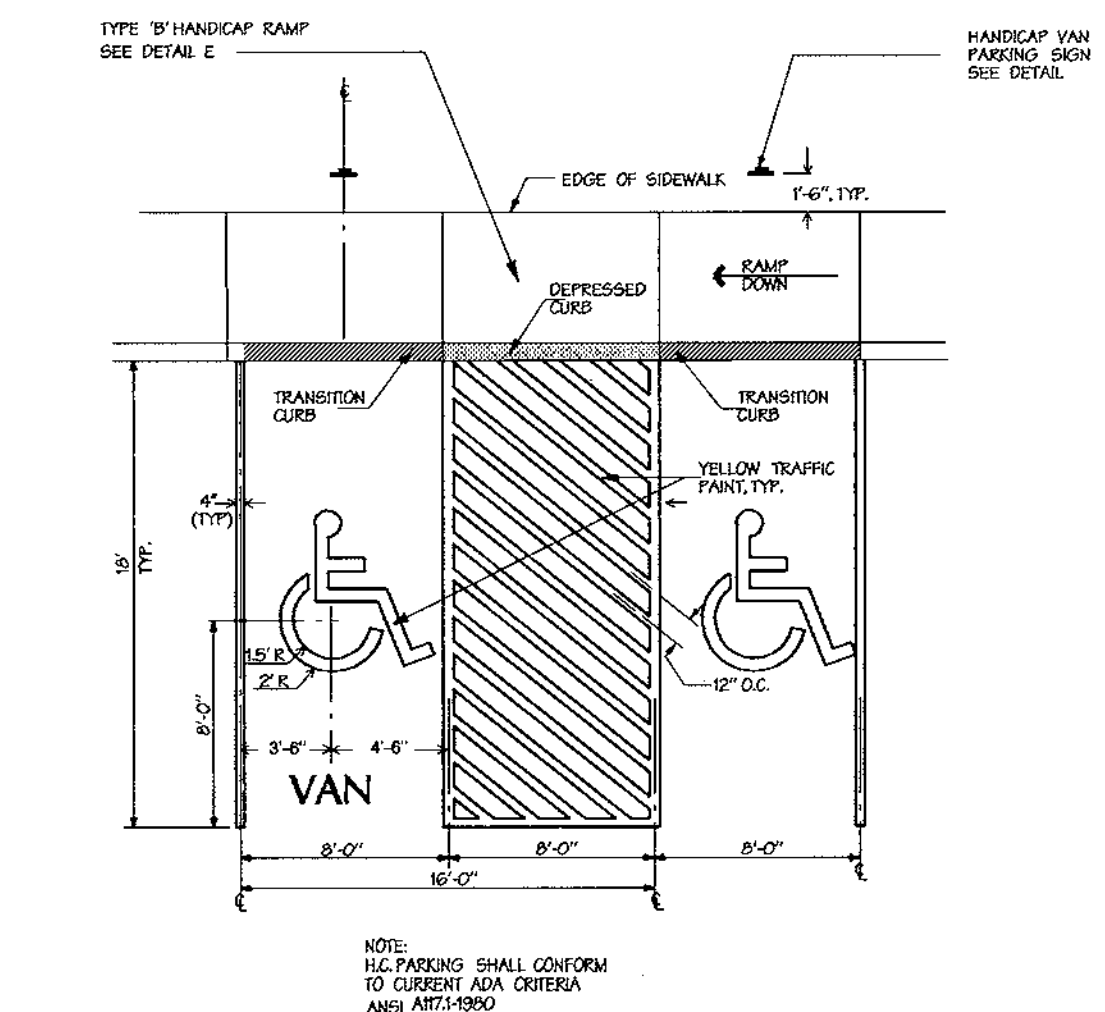
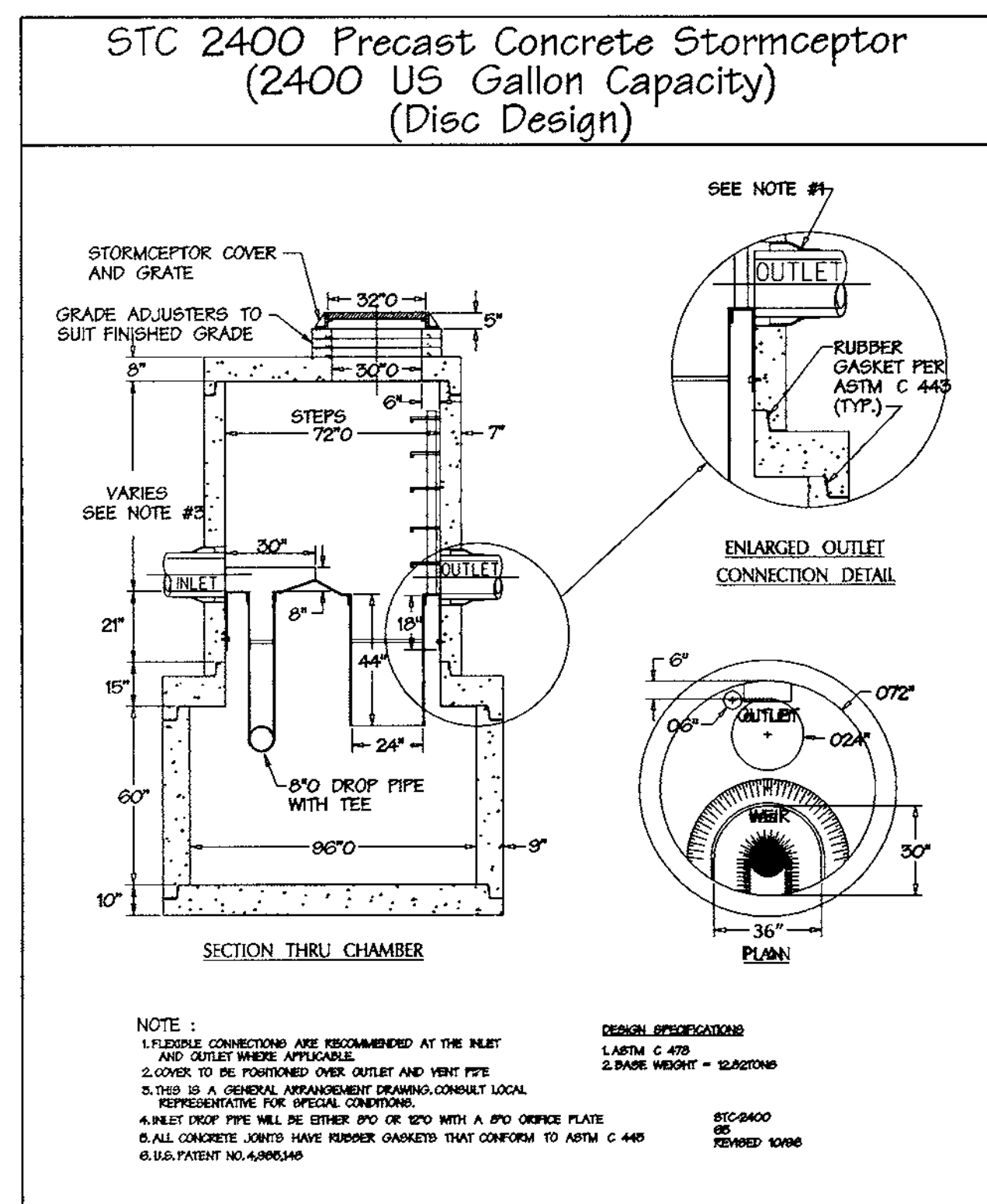
Owner Information:
Name: ONE MALL NORTH LLC
Phone: _____ Fax: _____

INTEREST DRAINAGE AREA FOR THIS UNIT:

Stormceptor Model	Inlet Size
800	18"
1200	24"
1600	30"
2400	36"

Project Name: ONE MALL NORTH
Delivery Address: 10025 GOVERNOR WARFIELD PARKWAY
City: COLUMBIA, MD. Zip Code: 21044
Designer Company: DRAFT MACHINE WALKER, INC.
Designer Contact: JEFF SCHWAB Phone: (410) 296-2000 Fax: (410) 296-4725

PLEASE FILL OUT COMPLETELY AND FAX TO: (703) 922-3659 Hydro Conduit
ATTN: ED O'MALLEY FAX: (703) 922-3659, PHONE: (703) 971-1900
FOR TECHNICAL ASSISTANCE, PLEASE CALL MIKE BARG, PHONE # (703) 971-1900



APPROVED PLANNING BOARD of HOWARD COUNTY
DATE June 3, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief Development Engineering Division MK DATE 12/5/99
 Chief, Division of Land Development DATE 12/15/99
 Director DATE 12/14/99

Date	No.	Revision Description

One Mall North Section 2 Area 3 Lot A-3 At Columbia Town Center

OWNER: One Mall North LLC, 26 Main Street, Chatham, New Jersey 07928
 DEVELOPER: One Mall North LLC, 26 Main Street, Chatham, New Jersey 07928

DMW
 Draft Machine Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

PROFESSIONAL ENGINEER

TITLE: STORMCEPTOR DETAIL UTILITY PROFILE & SITE DETAIL PLAN

Des. By JLS Scale 1"=30' Proj. No. 80154-A
 Dwn By ADL Date 11-10-98
 Cht By Approved

Professional Engr. No. 1557

SDP-99-108

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	TABULATIONS
LANDSCAPE TYPE	ADJACENT TO ROADWAYS
PERIMETER 1 - EDGE TYPE 'B'	367 LF./50 = 7 SHADE TREES 367 LF./40 = 9 EVERGREENS
PERIMETER 2 - EDGE TYPE 'B'	275 LF./50 = 6 SHADE TREES 275 LF./40 = 7 EVERGREENS
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES SHRUBS	13 SHADE TREES 16 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBST.) SHRUBS (10:1 SUB.)	13 SHADE TREES 16 EVERGREEN TREES

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	95
NUMBER OF TREES REQUIRED @ 1/20 PKG. SPACES	5
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	5 0
ISLANDS REQUIRED 1/20 PARKING SPACES	5
ISLANDS PROVIDED 1/20 PARKING SPACES	5

NOTE: EX. BUILDINGS, UTILITIES & PAVING PER ALTA SURVEY BY MERIDIAN SURVEYS INC. 6/1/98 & SDP 85-169 C & FIELD RUN TOPOGRAPHY BY DMW INC. 7/26/95, FEB. 1999.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: JUNE 3, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Michael J. ... 12/9/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
... .. 12/14/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
... .. 12/14/99
DIRECTOR DATE

Date	No.	Revision Description

One Mall North
Section 2 Area 3 Lot A-3
At Columbia Town Center

OWNER: ONE MALL LLC
26 MAIN STREET
CHATHAM, NEW JERSEY 07928

DEVELOPER: ONE MALL LLC
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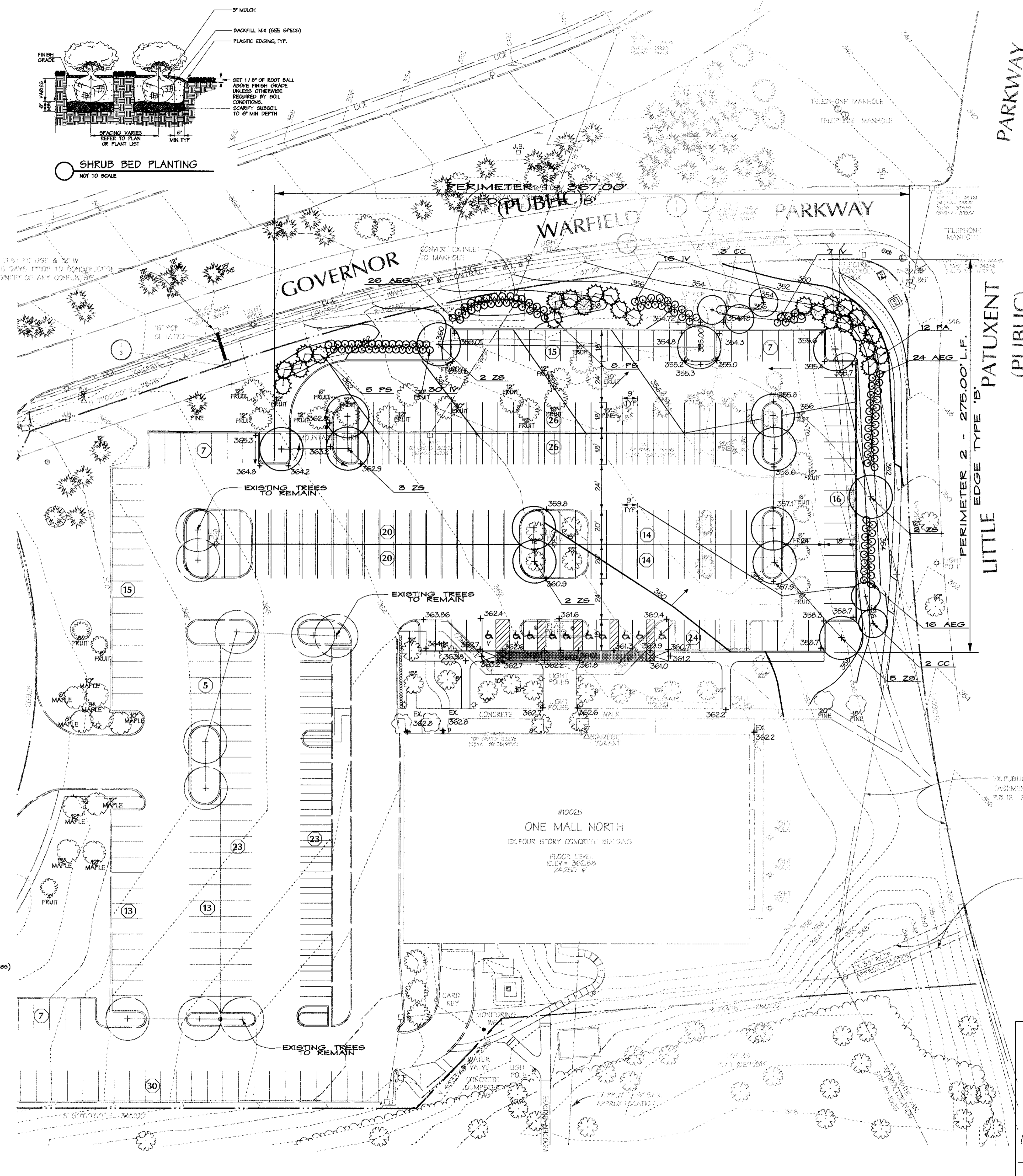
DMW
Duffy-McCune-Walkes, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3353
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

8-12-99
Date

LANDSCAPE ARCHITECT # 551

TOWN CENTER	SECTION AREA	SECTION #	SECTION #
19 TBC	2 / 3	30	A-3
TITLE	LANDSCAPE PLAN		
Des. By MM	Scale 1"=30'	Proj. No. 88154-A	
Drn By CSC	Date 6-8-99	6 OF 6	
Chk By	Approved		



PLANT LIST

QTY.	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
14	ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2 1/2' - 3' CAL. 12-14' HT.	B & B FULL HEAD
5	CC	Cercis canadensis American Redbud	8' - 10' HT.	B & B
12	PA	Picea abies Norway Spruce	8' - 10' HT.	B & B
13	PS	Pinus strobus White Pine	8' - 10' HT.	B & B UNSHEARED
66	AEG	Abelia 'Edward Goucher' Edward Goucher Abelia	30\"/>	

PLANTING NOTES

- All planting shall be done in accordance with Columbia, H.R.D. planting specifications.
- Final location of plant material may vary per final field conditions.
- Existing trees shown per DMW Survey and Plans of Record.
- All plant material to meet AAN Standards.
- No substitutions shall be made without consent of the Landscape Architect or Owner.
- Landscape Contractor to verify location of all utilities prior to planting.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code & the Landscape Manual following the alternative compliance method. Financial Surety for the required landscape trees in the amount of \$7,500.00 must be posted as part of the Developer's Agreement. (10 shade trees, 16 evergreen trees) The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant material shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- DEVELOPER'S/BUILDER'S CERTIFICATE

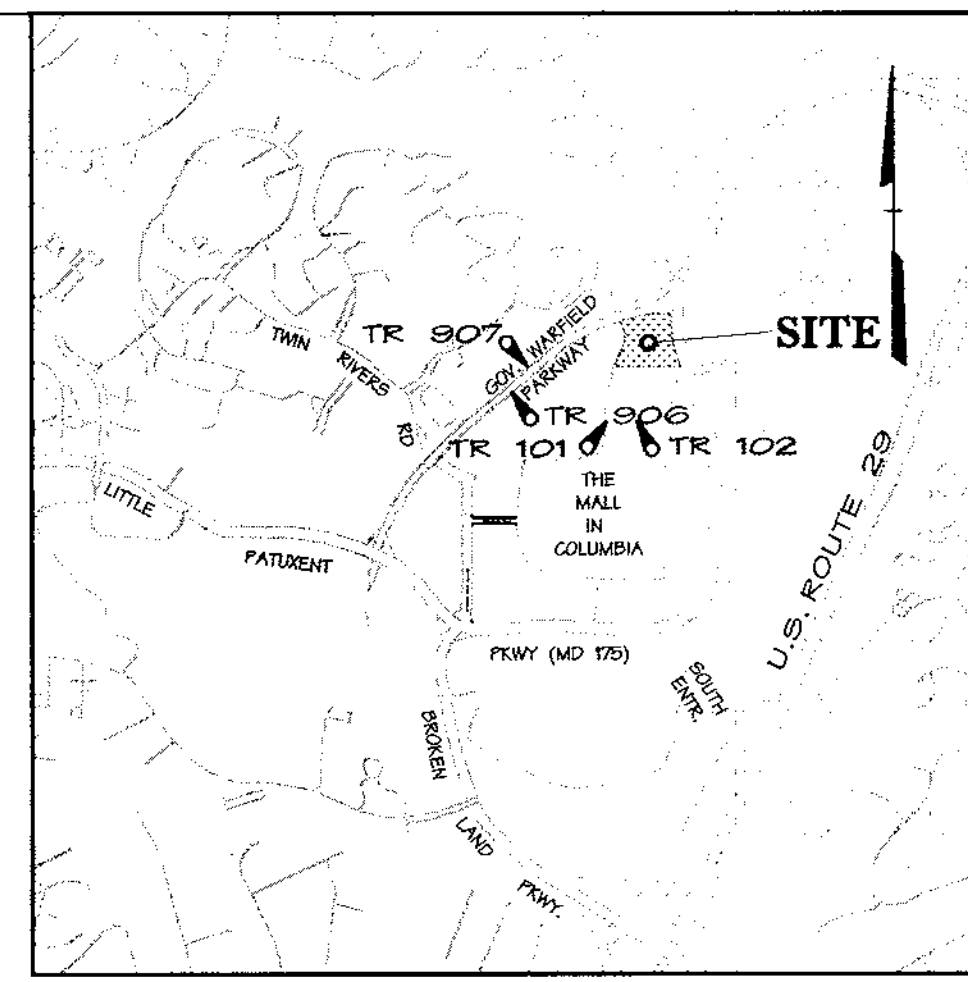
I/We certify that the landscaping shown on this plan will be done according to the plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion, a certification of landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

John McMan
NAME Director of Asses. Mgt. DATE 10/13/99

SITE DEVELOPMENT PLAN for ONE MALL NORTH TOWN CENTER SECTION 2, AREA 3, LOT A-3

SHEET INDEX

SHEET	DESCRIPTION
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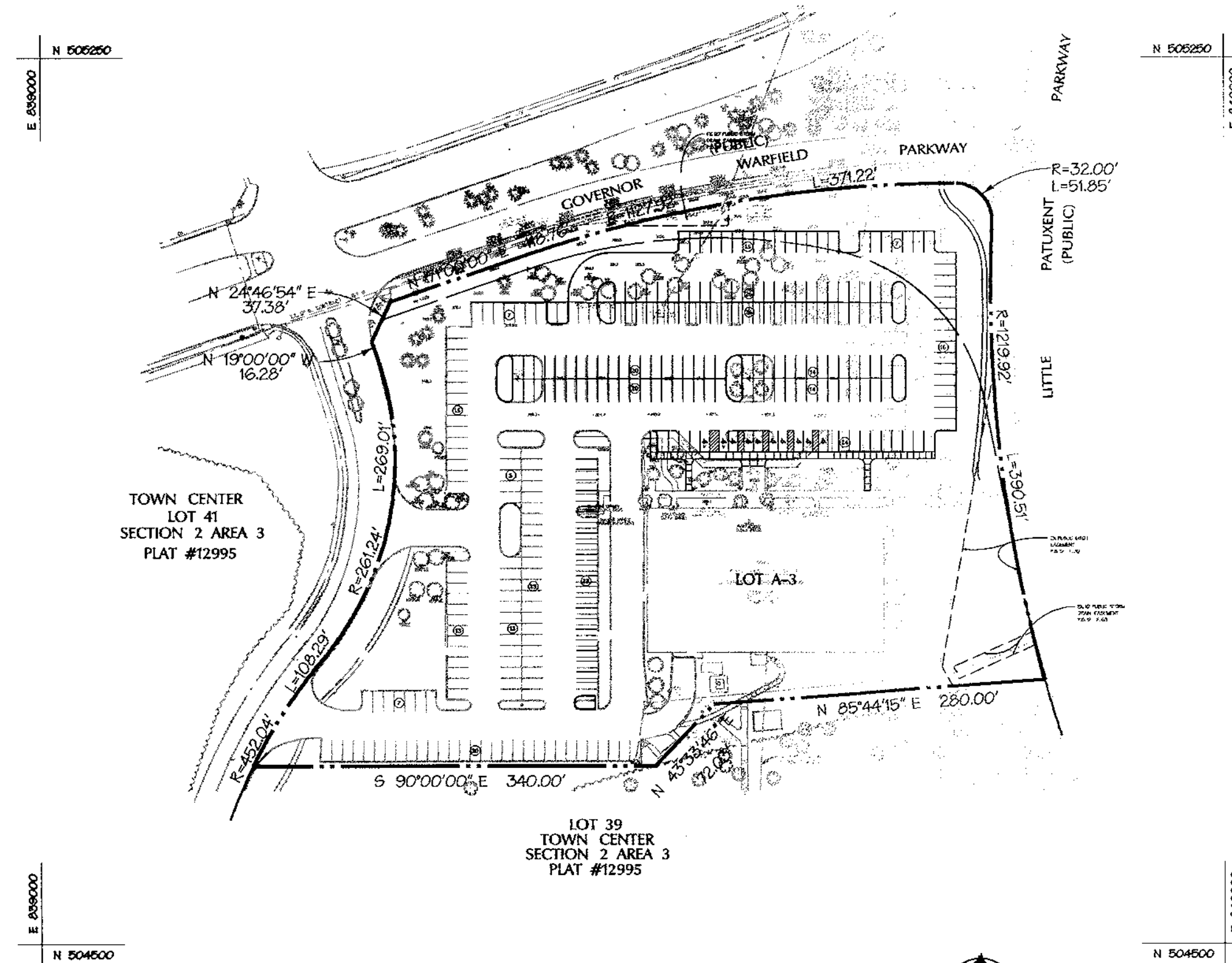
LOCATION MAP

SCALE: 1" = 200'

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 TR 307 N 504400.6701 E 838647.7701 ELEV. 394.150

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- Stormwater management is provided on-site by stormceptors.
- Stormwater management facilities are privately maintained.
- No wetlands exist within the limits of disturbance.
- The existing utilities were located by actual field survey and by plans of record. The contractor must dig test pits, by hand, at all utility crossings and connection points at least 5 days prior to starting work to verify exact location.
- Handicapped parking spaces shall be in accordance with the Maryland Building Code for the Handicapped, Section 5-01-7.05.
- Handicap parking details shall be in accordance with the Maryland Building Code for the Handicapped, Section 5-01-7.05.
- Any damage to County owned right-of-way to be corrected at the contractor's expense.
- All sidewalks shall be cross sloped at 1/4 inch per foot.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard G2.01.
- Department of Planning and Zoning reference file numbers:
 P-85-05, SDP 85-169, FDP PHASE 121.
- All inlets shall be constructed in accordance with Howard County standards or MSHA Standards as specified on the structure schedule.
- All materials and construction is to be in accordance with the Howard County Design Manual Volume IV.
- The building setback restrictions from the property lines and right-of-way lines of any public road shall be in accordance with FDP Phase 121, FDP 2-A-VII AND FDP 2-A-VIII.
- All on-site driveways and parking areas to be privately maintained.
- All curb radii are five foot radius unless otherwise labeled.
- All equipment and tools shall be placed as not to interfere with vehicular or pedestrian movement unless specified.
- The contractor shall be responsible for any damage to existing property which may occur as a result of his negligence in the execution of the work.
- All paving areas indicated are private.
- All proposed handicap ramps shall be in accordance with the current A.D.A. Standards.
- Existing lights are to be relocated as necessary. All exterior lighting shall comply with section 134, zoning regulations.
- There is no floodplain on this site.
- No traffic study is required for this site.
- Public Water and Sewer is utilized for this site. Contract No. 20-3613.0 & 167W.
- This Plan is exempt from APFO accordance with section 16.1107(a)(2)(i).



Overall Property Outline
SCALE: 1" = 100'



ADDRESS CHART		
LOT/ PARCEL A-3	10025	STREET ADDRESS GOVERNOR WARFIELD PARKWAY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE JUNE 3, 1999
RB

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	12/5/99 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	12/14/99 DATE
<i>[Signature]</i> DIRECTOR	12/16/99 DATE

Date	No.	Revision Description
8-3-00	1	REVISED PARKING COUNT

SITE ANALYSIS

- Zoning: New Town - Commercial (Per FDP Ph. 121) per 10/18/93 Comprehensive Zoning.
- Phase I Expansion Area (Limit of Disturbance): +/- 1.5 Ac.
- Proposed Use: Total Area = 5.3736 Ac. Additional Parking
- Parking Tabulation

	GARAGE	HC	LOT	TOTAL
EXISTING	60	2	221	283
PROPOSED	60	10	305	375
REQUIRED	97,000 FT ² x 211,000 = 194 SPACES			

One Mall North Section 2 Area 3 Lot A-3 At Columbia Town Center

OWNER: One Mall North LLC 28 Main Street Chatham, New Jersey 07928	DEVELOPER: One Mall North LLC 28 Main Street Chatham, New Jersey 07928
--	--

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Potosi, Maryland 21286
(410) 296-3333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

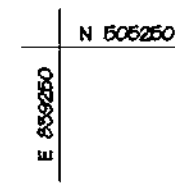
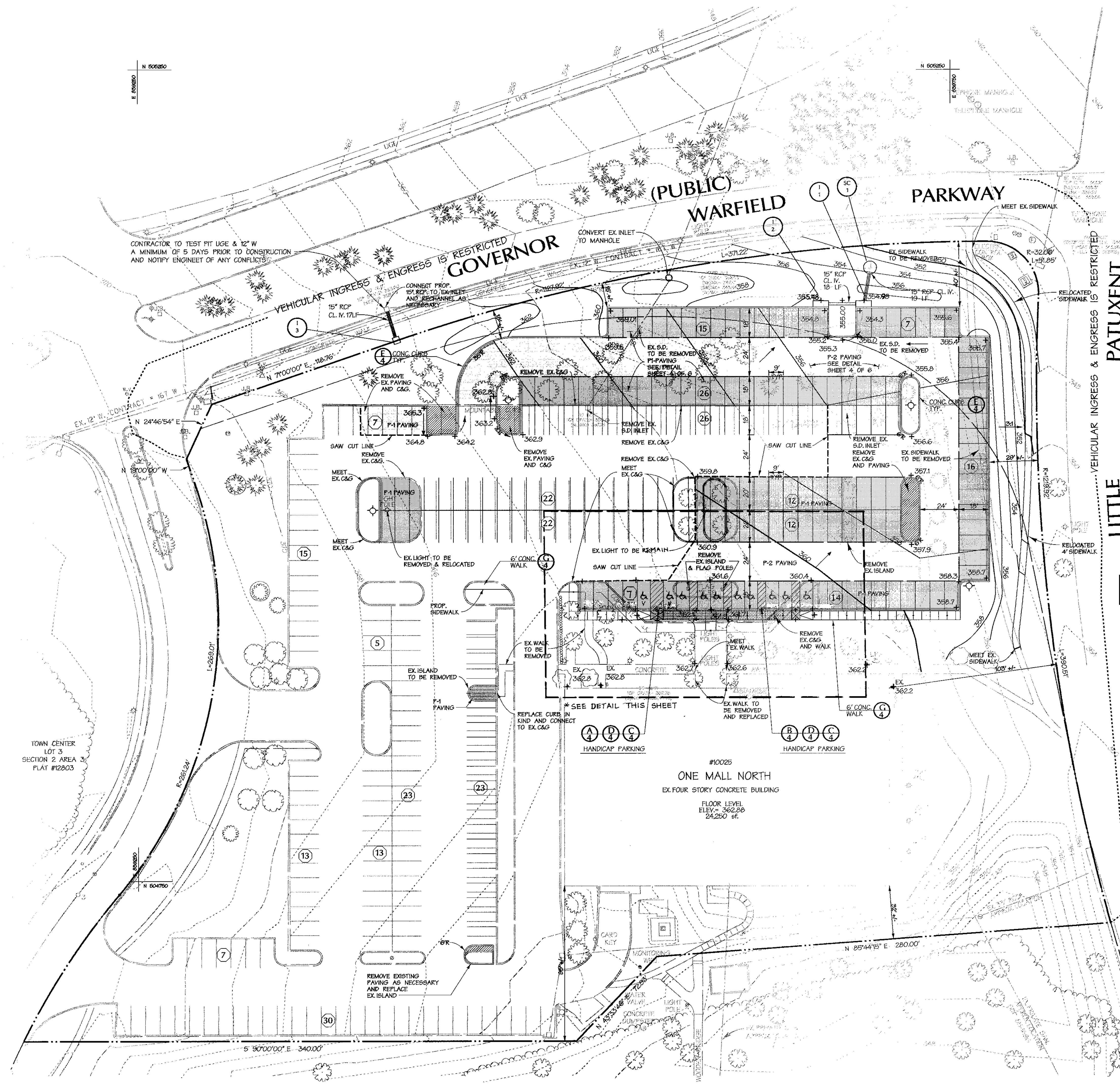
11/21/99
Date

Professional Engr. No. 10551

SECTION NAME	SECTION AREA	LOT #/BLK #
TOWN CENTER	2 / 3	A-3
PLAT NO. 121280	BLK # NT	SECTION MAP 30
MAPRE CODE	DEVELOPER CODE	GENRES TRACT 6062.02

COVER SHEET

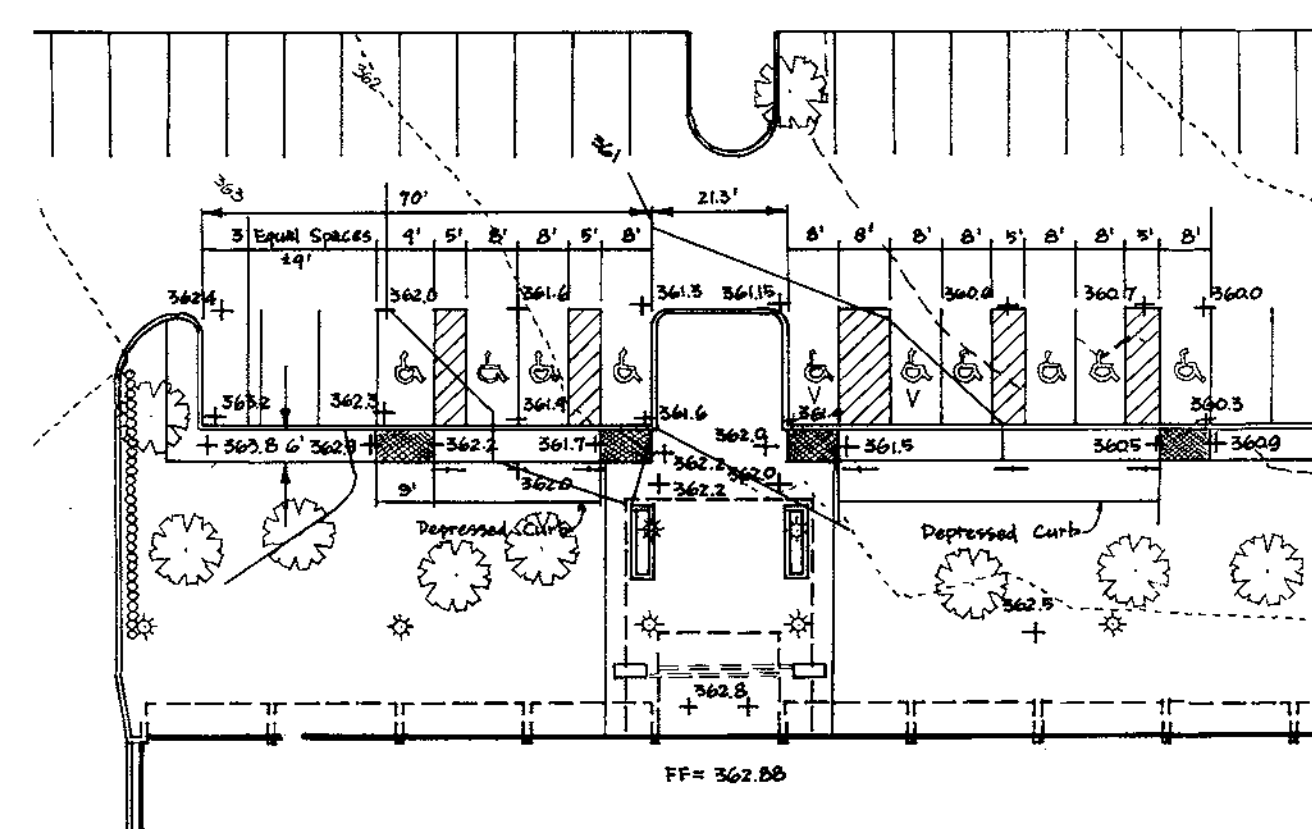
Des. By JLS	Scale 1"=100'	Proj. No. 80154-A
Drn By ADL	Date 11-10-99	1 OF 6
Chk By	Approved	



PARKWAY
 PATUXENT (PUBLIC)
 LITTLE
 RESTRICTED
 VEHICULAR INGRESS & EGRESS IS RESTRICTED

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(15)	PARKING COUNT	(1)	STORM DRAIN STRUCTURE LABEL
(V)	VAN HANDICAPPED PARKING	---	EXISTING SEWER
(H)	HANDICAPPED PARKING	---	EXISTING STORM DRAIN
---	EXISTING 10' CONTOUR	---	EXISTING WATER
---	EXISTING 2' CONTOURS	---	PROPOSED STORM DRAIN
---	REVERSE CURB & GUTTER	[Hatched Box]	P-1 PAVING
---	STANDARD CURB & GUTTER	[White Box]	P-2 PAVING
---	CONSTRUCTION JOINT	[Hatched Box]	REMOVE PAVING
---	EXPANSION JOINT	(*)	LIGHT POLE



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE JUNE 3, 1999

NOTE: REMOVE SIDEWALK TO NEAREST JOINT.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

<i>[Signature]</i>	12/9/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	DATE
<i>[Signature]</i>	10/14/99
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>[Signature]</i>	12/16/99
DIRECTOR	DATE

Date	No.	Revision Description
8-8-00	1	REVISED PARKING LAYOUT

One Mall North Section 2 Area 3 Lot A-3 At Columbia Town Center

OWNER: One Mall North LLC
26 Main Street
Chatham, New Jersey 07925

DEVELOPER: One Mall North LLC
26 Main Street
Chatham, New Jersey 07925

DMW
 Draft-McCune-Walker, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax 286-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TOWNSHIP	TOWN CENTER	SECTION	2 / 3	LOT/FACIL #	A-3
CDP NO.	PKG #	ZONE	PAVING MAP	ELECT. DISTRICT	SHOULDER TRACT
WATER CODE	SEWER CODE				6052.02

TITLE

SITE PLAN

Des. By JLS	Scale 1"=30'	Proj. No. 98154.A
Dwn By ADL	Date 11-10-99	2 OF 6
Chk By	Approved	

Professional Engr. No. 10551

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	TABULATIONS
LANDSCAPE TYPE	ADJACENT TO ROADWAYS
PERIMETER 1 - EDGE TYPE 'B'	367' L.F. / 50' = 7 SHADE TREES 367' L.F. / 40' = 9 EVERGREENS
PERIMETER 2 - EDGE TYPE 'B'	275' L.F. / 50' = 6 SHADE TREES 275' L.F. / 40' = 7 EVERGREENS
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES SHRUBS	13 SHADE TREES 16 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBST.) SHRUBS (10:1 SUB.)	13 SHADE TREES 16 EVERGREEN TREES

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	95
NUMBER OF TREES REQUIRED @ 1/20 PKG. SPACES	5
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	5 0
ISLANDS REQUIRED 1/20 PARKING SPACES	5
ISLANDS PROVIDED 1/20 PARKING SPACES	5

NOTE: EX. BUILDINGS, UTILITIES & PAVING PER ALTA SURVEY BY MERIDIAN SURVEYS INC. 6/1/98 & SDP 25-169 C & FIELD RUN TOPOGRAPHY BY DMW INC. 7/26/95, FEB. 1998.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: JUNE 3, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 12/19/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 12/19/99
CHIEF, DIVISION OF LAND DEVELOPMENT DASE DATE

[Signature] 12/14/99
DIRECTOR DATE

Date	No.	Revision Description
8-8-00	1	REVISED ISLAND AND TREE LOCATION

One Mall North
Section 2 Area 3 Lot A-3
At Columbia Town Center

OWNER: ONE MALL LLC
26 MAIN STREET
CHATHAM, NEW JERSEY 07926

DEVELOPER: ONE MALL LLC
26 MAIN STREET
CHATHAM, NEW JERSEY 07926

DMW
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
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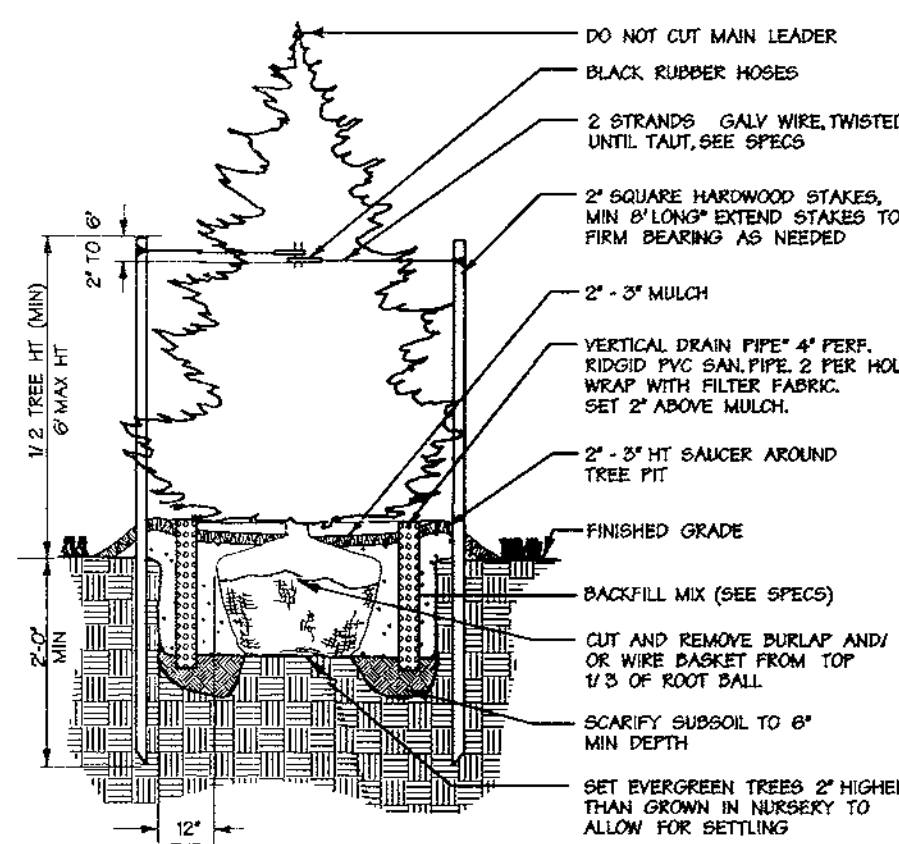
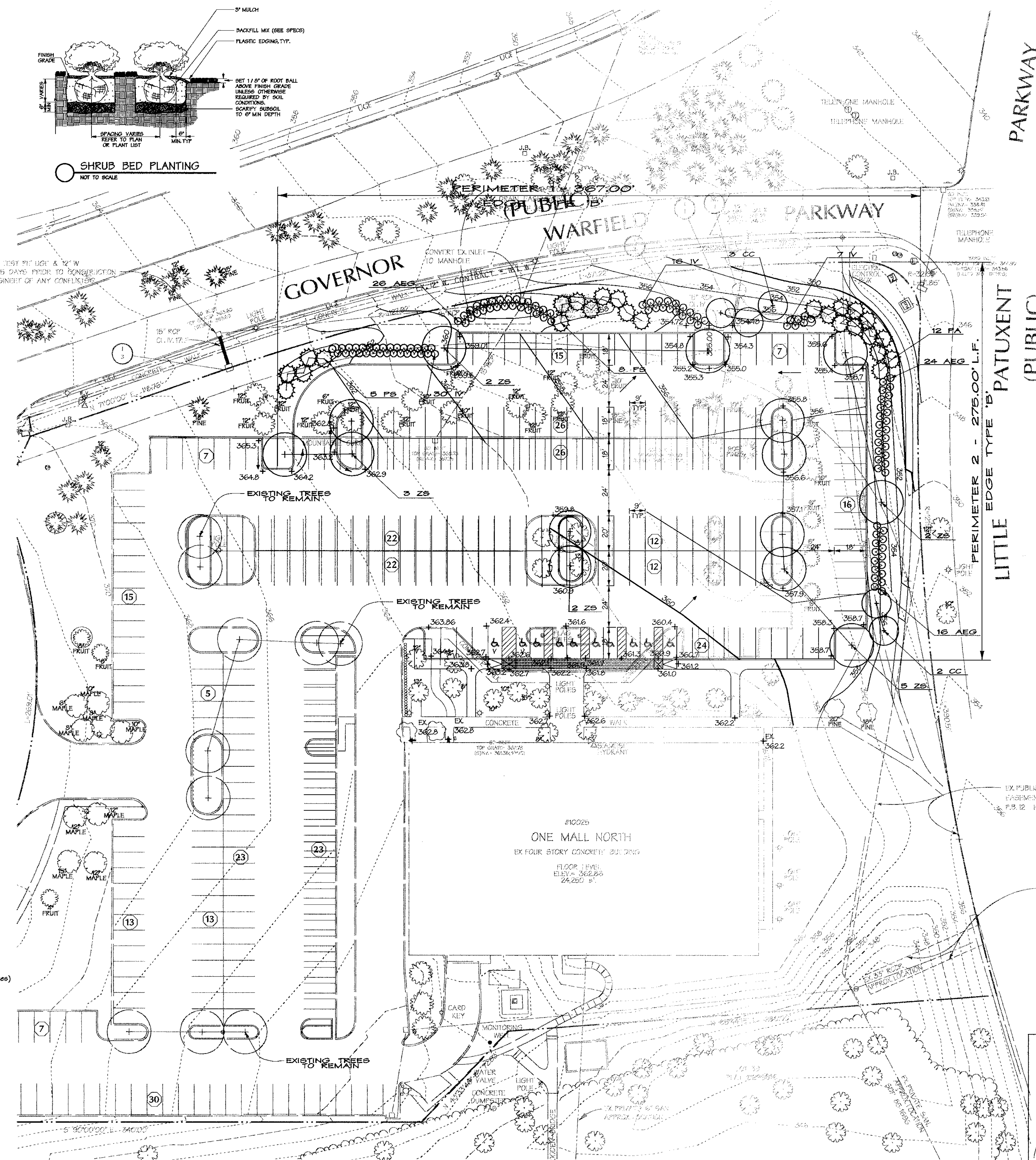
SUBDIVISION NAME	TOWN CENTER	SECTION	2 / 3	LOT/AREA #	A-3
DATE OF PLAN	12/18/00	BOX #	30	PLAT/PERMIT #	6052.02
DATE OF PLAN	12/18/00	BOX #	30	DATE OF PLAN	6-8-99

TITLE		
LANDSCAPE PLAN		
Des. By MM	Scale 1"=30'	Proj. No. 98154-A
Dwn By CSC	Date 6-8-99	6 OF 6
Chk By	Approved	

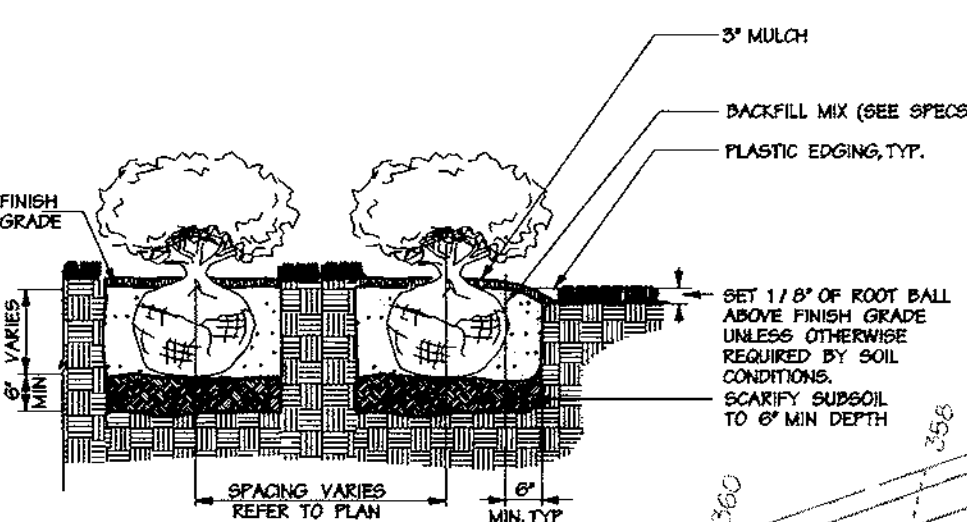
8-12-99
Date

[Signature]
LANDSCAPE ARCHITECT

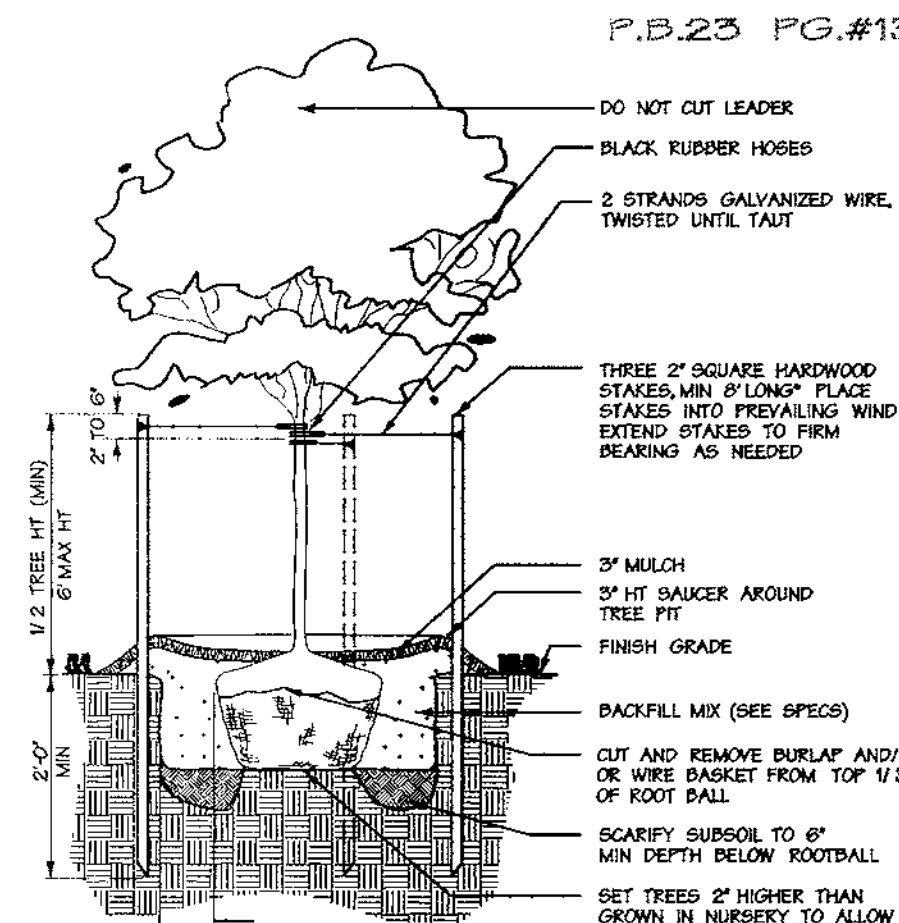
LANDSCAPE ARCHITECT # 551



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB BED PLANTING
NOT TO SCALE



TREE PLANTING 2 1/2\"/>

PLANT LIST

QTY.	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
SHADE TREES				
14	ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2 1/2\"/>	

PLANTING NOTES

- All planting shall be done in accordance with Columbia, H.R.D. planting specifications.
- Final location of plant material may vary per final field conditions.
- Existing trees shown per DMW Survey and Plans of Record.
- All plant material to meet AAN Standards.
- No substitutions shall be made without consent of the Landscape Architect or Owner.
- Landscape Contractor to verify location of all utilities prior to planting.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code & the Landscape Manual following the alternative compliance method. Financial Surety for the required landscape trees in the amount of \$7,500.00 must be posted as part of the Developer's Agreement. (18 shade trees, 16 evergreen trees) The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant material shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion, a certification of landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

[Signature] 10/12/99
NAME: *[Signature]* Director of Ass't Mgr. DATE: 10/12/99