

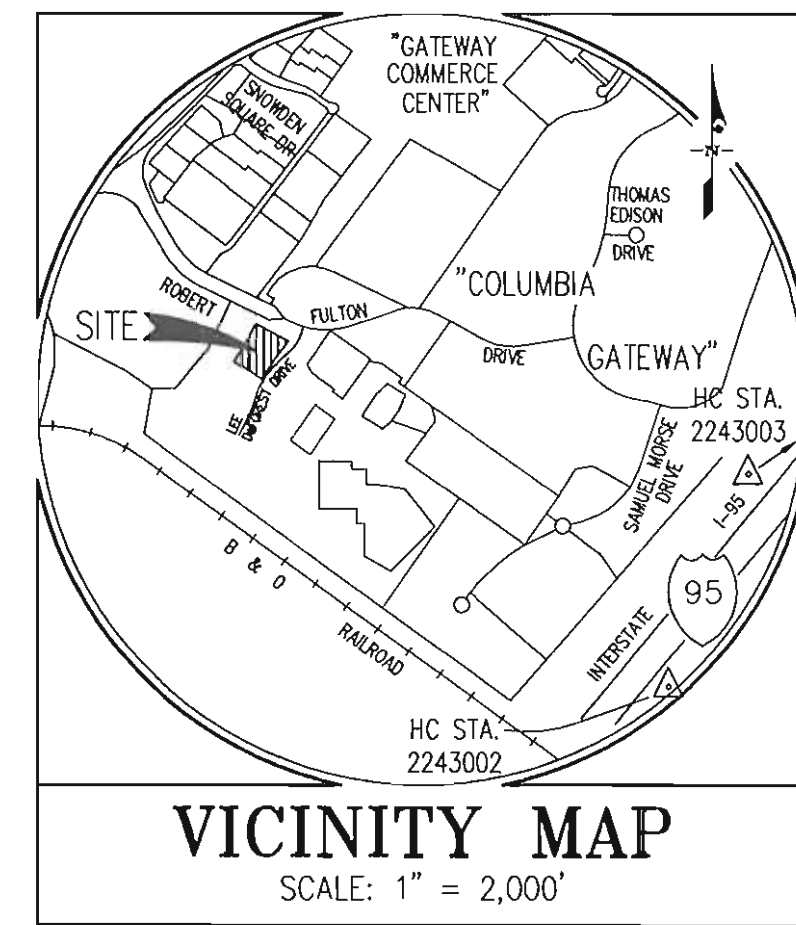
**General Notes**

- 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 Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least 48 Hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-251-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
- Proposed Use: HEALTH CLUB
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by Shanaberger & Lane & from design plans for construction.
- Coordinates and bearings are based upon the MD State plane system (NAD '27).
- Water and sewer service is public.
- All existing water and sewer is per Contract 24-3812-D, 24-3406-D & 24-3968-D.
- All existing public storm drain is per F-00-14 & F-01-200.
- See trench bedding class "C" for storm drains.
- Recording reference:
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on Site.
- There are no wetlands on Site.
- Building setbacks and building restrictions are per FDP PHASE 236-A-1.
- This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(V). This site is within the New Town Zone and is a part of the planned unit development which has Preliminary Plan approval and more than 50% of the land has been recorded and substantially developed before 12/31/92.
- NOTE: In case of discrepancies between the plat and the plans, the plat shall govern.
- No clearing, grading or construction is permitted within any wetland, wetlands, buffer, 50' stream buffer or floodplain.
- All outdoor lighting shall comply with the requirements of zoning section 134. The site lighting indicated on these plans is a single or twin bronze, full cutoff, 320 watt fixture mounted on a 20 or 30-foot tall, square, tapered, dark bronze pole.
- The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual.

# SITE DEVELOPMENT PLAN

## COLUMBIA GATEWAY

### PARCEL U-7



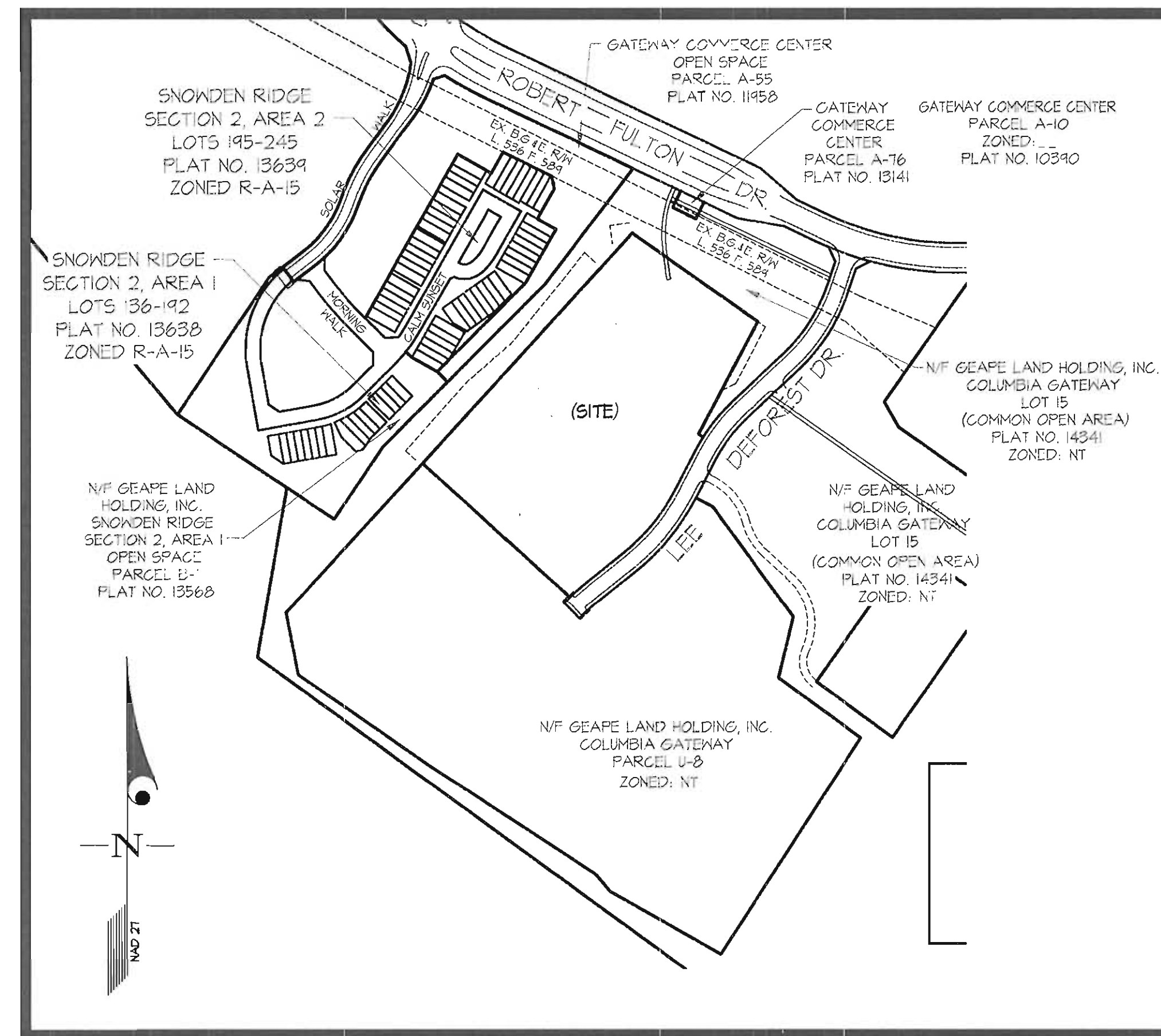
**Sheet Index**

- Cover Sheet
- Site Development Plan
- Handicap Accessibility Plan & Site Details
- Landscape Plan
- Landscape Detail Plan, Details & Plan List
- Landscape Notes & Schedules
- Sediment Control Plan
- Sediment Control Notes & Details
- Sediment Control Details
- Water, Sewer & Storm Drain Profiles & Schedules
- Storm Drain Drainage Area Map
- Signage & Striping Plan

**Site Analysis Data Chart**

- Gross Area Parcel U-7: 456,381 SF or 10.48 Ac.
- Limit of Disturbed Area = 516,186 SF or 11.85 Ac.
- Zoning = NT - Employment Center - Industrial (FDP 236-A-1)
- Proposed Use: Building A: Health Club
- Gross Floor Area: 108,890 SF
- No. of standard parking spaces required by parking study approved on 1/19/2004 = 662 spaces
- No. of handicap spaces required: 14 spaces (2 van spaces).
- No. of standard parking spaces provided: 648 spaces.
- No. of handicap spaces provided: 14 spaces (6 van spaces).
- Total parking spaces provided: 662 spaces.

- Areas:
  - A. Building Area (including canopy): 67,945 SF
  - B. Pool: 8,872 SF
  - C. Play Equipment: 1,674 SF
  - Total: 80,341 SF
- Building Percent Coverage: 80,341/456,381 = 18%
- Project background: See Dept. of Planning & Zoning File Numbers: S-85-55, ZB-96A, WP-93-48, F-95-TT, F-96-16, F-98-69, F-99-34, WP-99-113, WP-00-18, F-00-14, FDP PHASE 236-A-1, F-01-100, PB-343, WP-01-118, F-01-200, F-04-164.
- \* On June 23, 1994, WP-99-113; waiver of Section 16.155(a)(1) was granted, to not be required to submit a Site Development Plan for mass grading, subject to various conditions in the approval letter.
- \*\* On September 22, 1999, WP-00-18; waiver of Section 16.116(a)(1) & 16.155(a)(1), was granted to permit grading in wetland buffers for two isolated wetlands totaling 7,440 feet in area without an SDP subject to 3 conditions in the approval letter.
- \*\*\* On May 24, 2001, WP-01-118; waiver of Section 16.145, which requires the submission of a Sketch Plan and section 16.146 which requires the submission of a Preliminary Plan, to modify a previously recorded plat by extending Lee DeForest Drive was approved, subject to various conditions in the approval letter.



**LEGEND**

- 365 EX. CONTOUR
- 300 PROP. CONTOUR
- (1) EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LIMIT OF SUBMISSION
- 8'S 8'S EX. SANITARY SEWER
- EX. WATERLINE
- PROP. 8'S PROP. SANITARY SEWER
- PROPOSED WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE
- CURB & GUTTER
- CONCRETE SIDEWALK
- DUMPSTER OR UTILITY PAD
- EX. EASEMENTS
- EX. ASPHALT PAVING
- x 78.88 TOP OF PAVING SPOT SHOT
- (6) NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
- SCREEN WALL
- PATRON ENTRANCE
- LOADING AREA
- FLUSH CURB / DEPRESSED CURB

Note: The Howard Research and Development Corporation shall be notified when the site has been completed so that an inspection can be performed by the Architectural Control Committee. A Certificate of Compliance will be issued by the Committee upon satisfactory completion of the site work.

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Barbara Penney* County Health Officer Date: 12/9/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Marsha K. Laughlin* Director Date: 12/13/04

*Cecily Hamilton* Chief, Division of Land Development Date: 12/13/04

*Michael J. Trapper* Chief, Development Engineering Division Date: 12/13/04



ADDRESS CHART		PARCEL NUMBER		STREET ADDRESS	
U-7		U-7		7220 LEE DEFOREST DRIVE	
SUBDIVISION NAME: COLUMBIA GATEWAY			SECTION/AREA		PARCELS Parcel U-7
PLAT No. 17098-101	ZONE NT (EC-IND)	TAX MAP 42	BLOCK 11	ELEC. DIST. 6	CENSUS TRACT 606103
PROJECT ADDRESS: COLUMBIA GATEWAY			TAX MAP 42	BLOCK 11	SHEET 1 of 12
PARCEL U-7 Howard County, MD Election District No. 6			ZONED: NT		PROJECT SCALE: 1" = 50'

**LIFETIME FITNESS**  
OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
FAX: (952) 946-9794

CONFIDENTIALITY NOTICE

CONSULTANT  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PROJECT NAME: LIFETIME FITNESS CENTER -  
**LIFETIME FITNESS-COLUMBIA, MD**  
SHEET TITLE:  
**COVER SHEET**

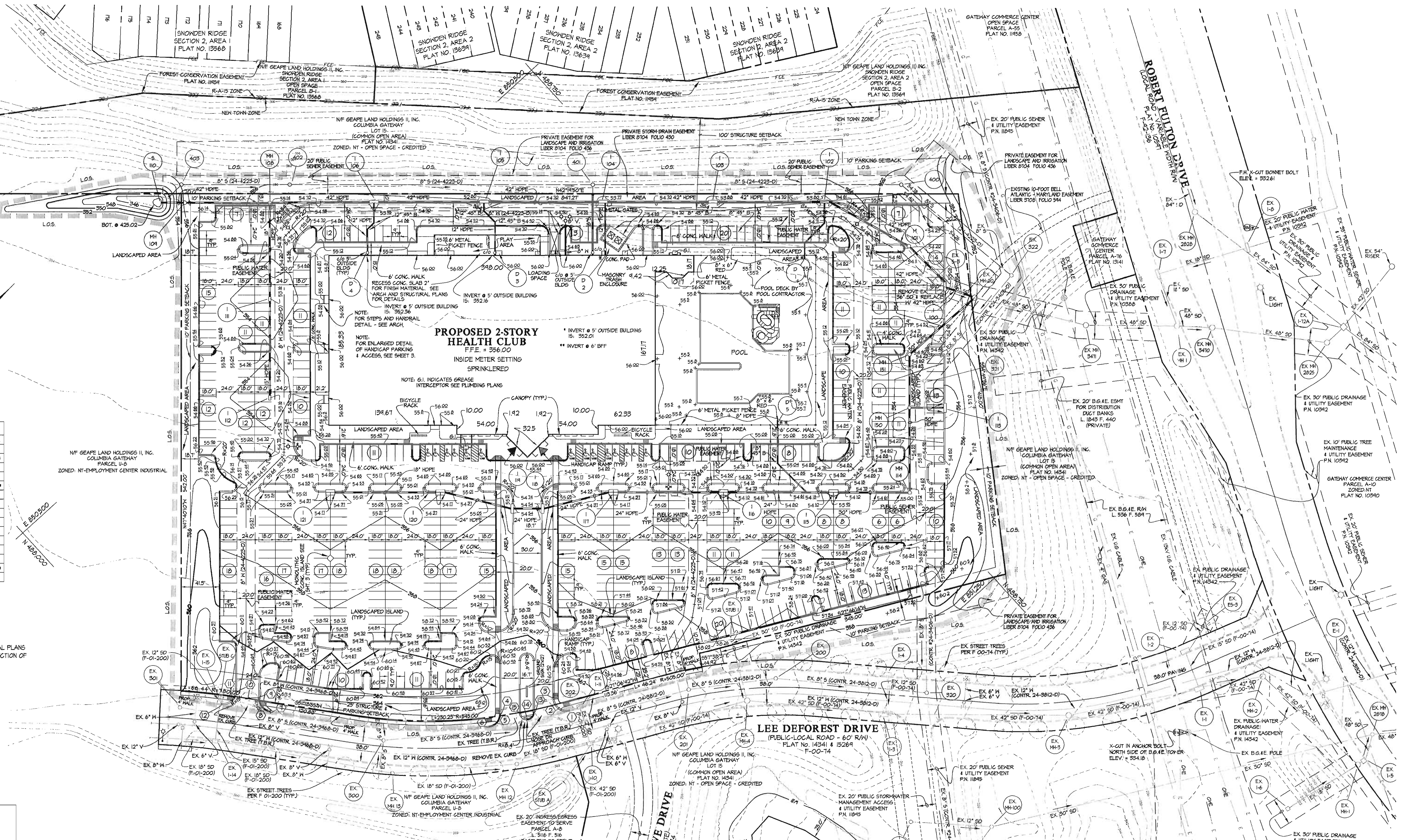
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MIT  
DRAWN BY:  
AWL  
APPROVED BY:  
CKG  
PERMIT NUMBER:  
NOVEMBER 16, 2004 - FOR SIGNATURES  
SEPT. 20, 2004 - FOR BID

**CURB ELEVATION TABLE**

PT. NO.	STATION	OFFSET	ELEVATION
1	8+31.31	14.00'	MATCH EX.
2	8+43.94	24.00'	362.94**
3	8+46.22	37.40'	362.82
4	4+01.10	32.05'	363.51
5	4+14.44	22.70'	363.50**
6	4+24.81	14.00'	MATCH EX.
7	11+64.77	14.00'	MATCH EX.
8	11+74.52	22.60'	362.31
9	11+84.54	31.66'	362.27
10	12+04.24	36.08'	361.82
11	12+12.56	24.14'	361.67
12	12+23.48	14.00'	MATCH EX.
13	8+70.70	27.17'	363.02
14	8+80.99	20.66'	363.04**
15	8+87.94	30.42'	363.32

\* TRANSITION TO 6" CURB (ON SITE) IN NO LESS THAN 5'  
 \*\* TOP OF 7-INCH CURB

NOTE: CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION FOR CONSTRUCTION OF STOOPS ADJACENT TO THE BUILDING

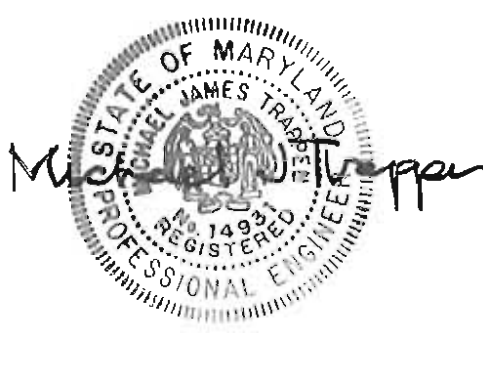


APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Debra P. Pinsky E. Baumstein* 12/9/04  
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Gyle* 12/13/04  
 Director Date

*Cindy Hamada* 12/13/04  
 Chief, Division of Land Development Date

*Mike Vanneman* 2/3/04  
 Chief, Development Engineering Division Date



**LIFETIME FITNESS**  
 OWNER  
 Geape Land Holdings II, Inc.  
 c/o Howard Research & Development Co.  
 6442 CITY WEST PARKWAY  
 EDEN PRAIRIE, MN 55344  
 PHONE: (952) 947-0000  
 ATTN: Paul Cavanaugh  
 FAX: (552) 946-9794

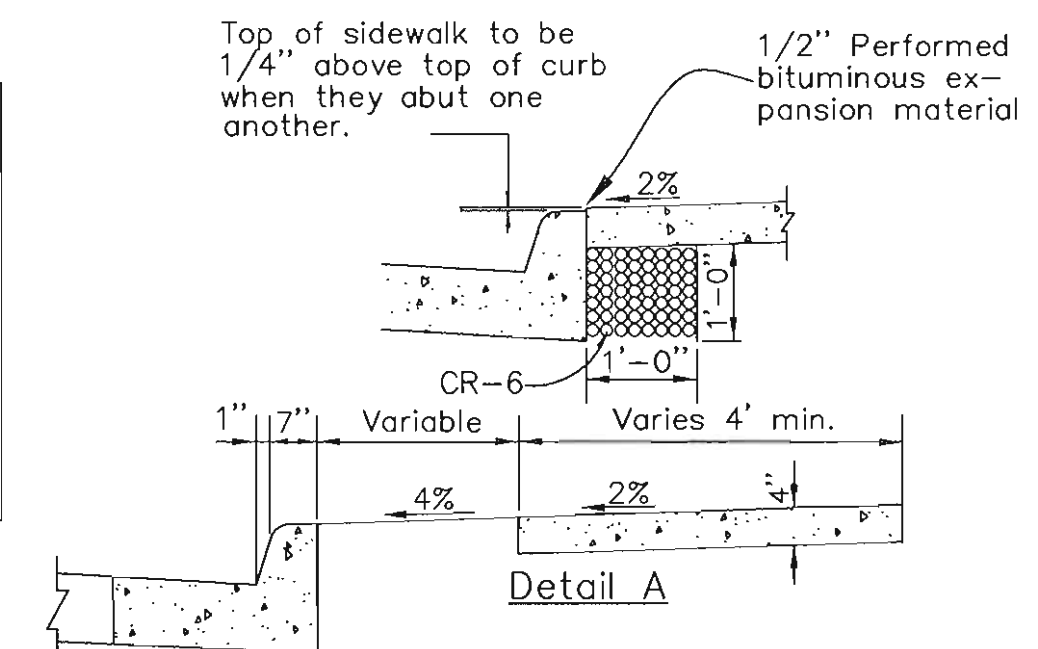
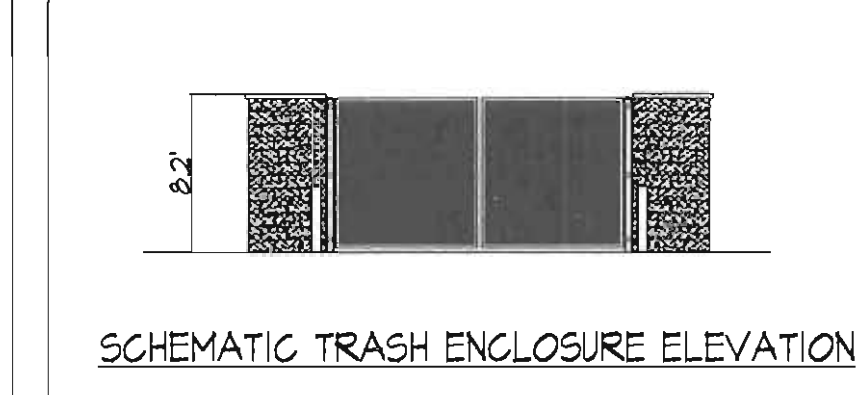
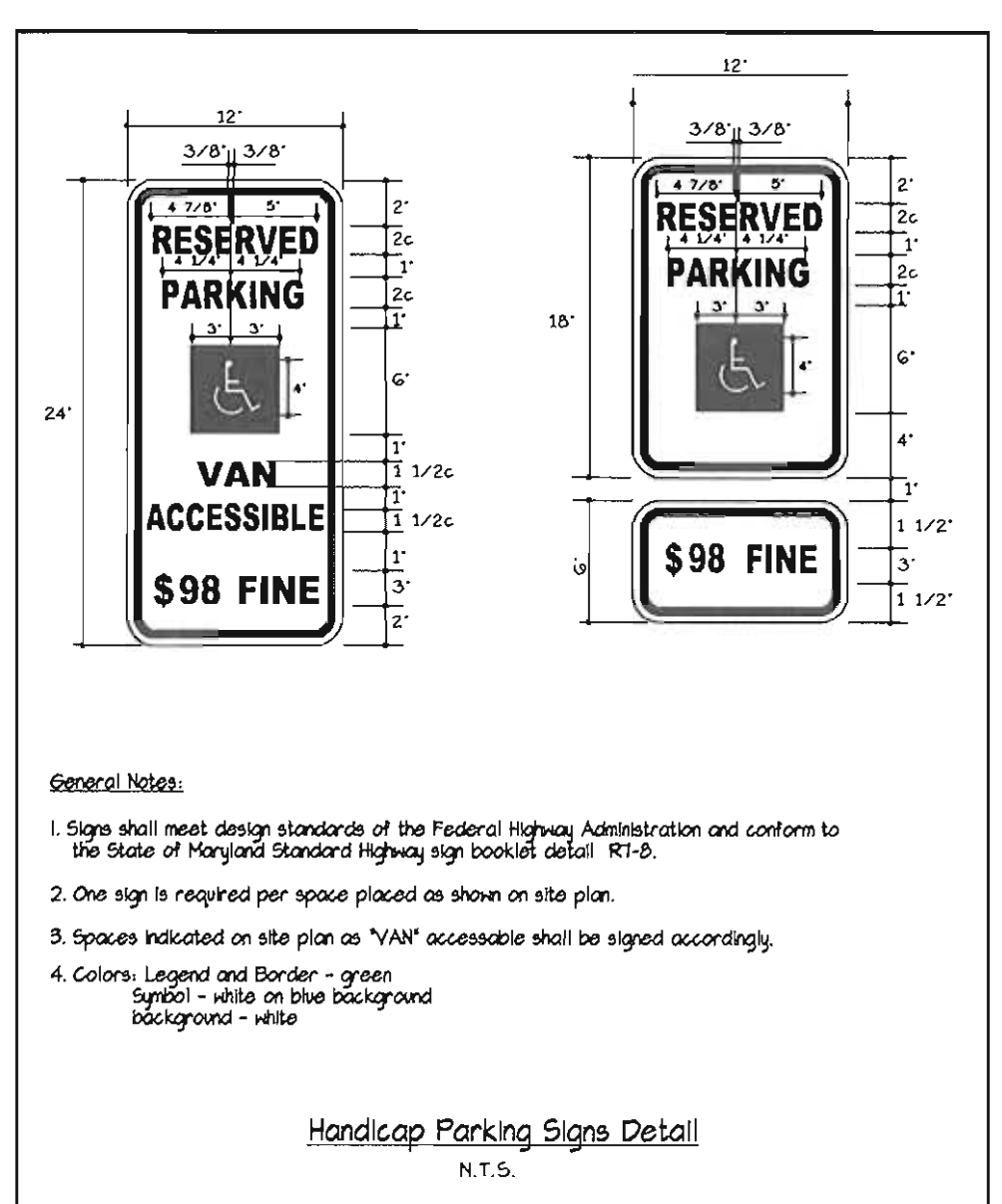
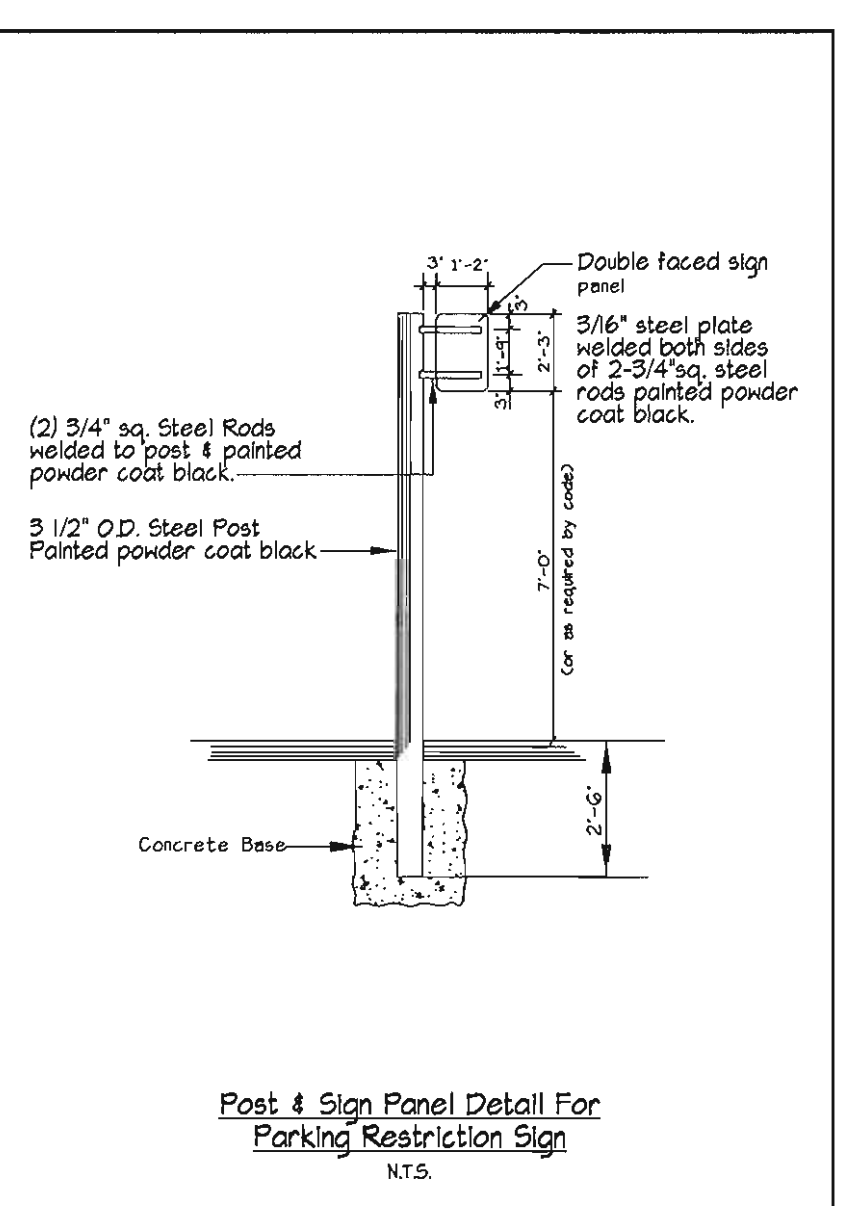
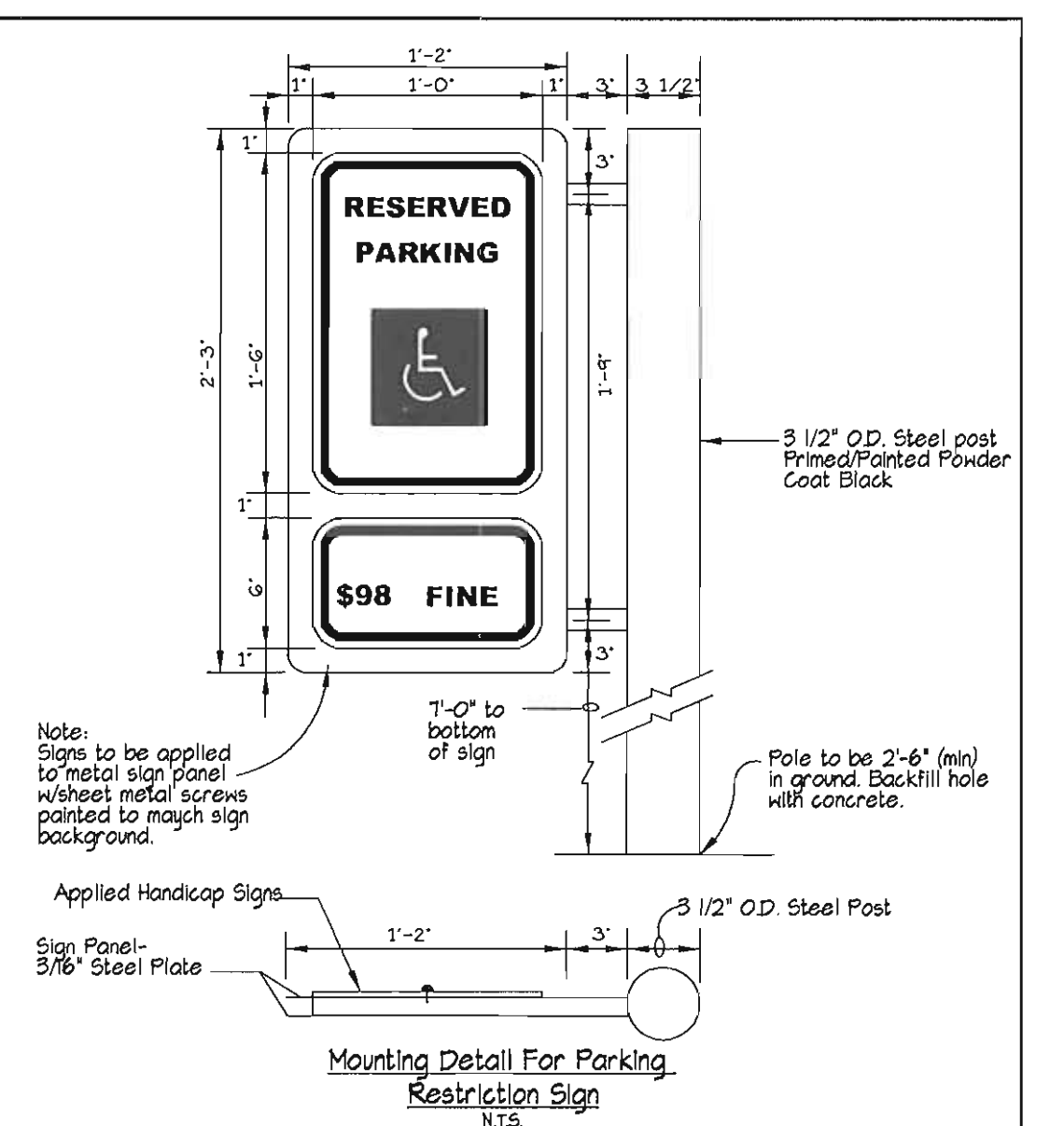
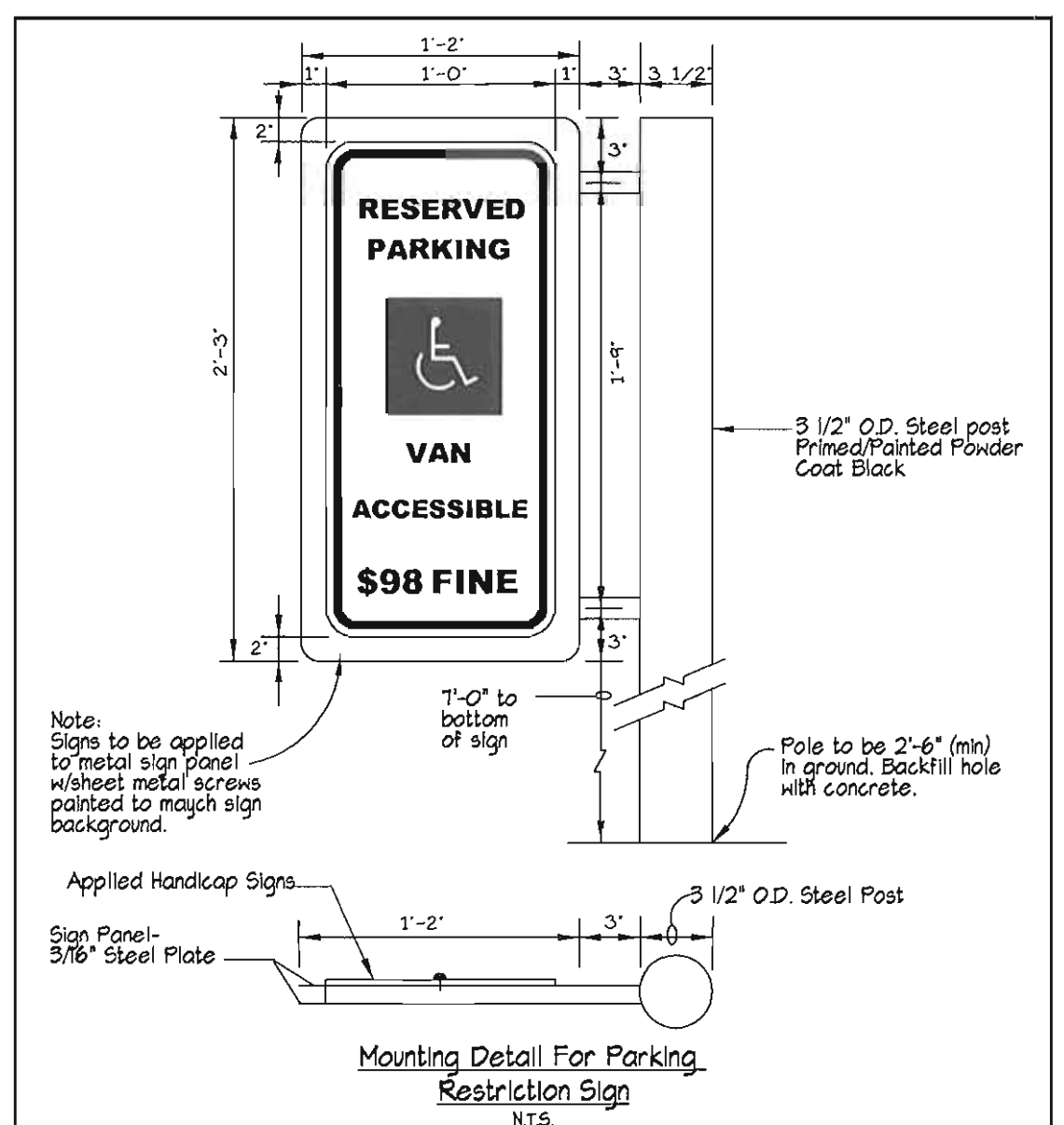
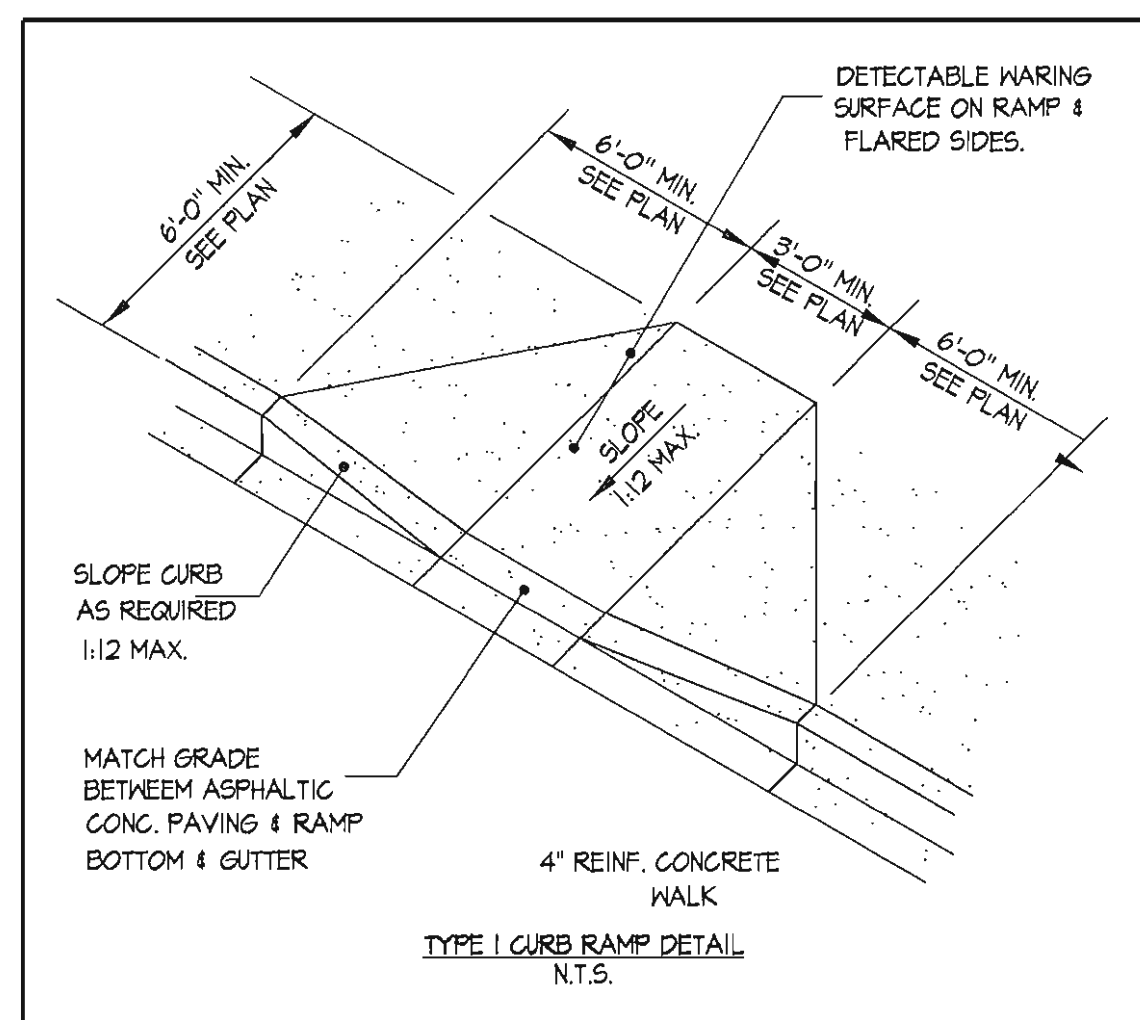
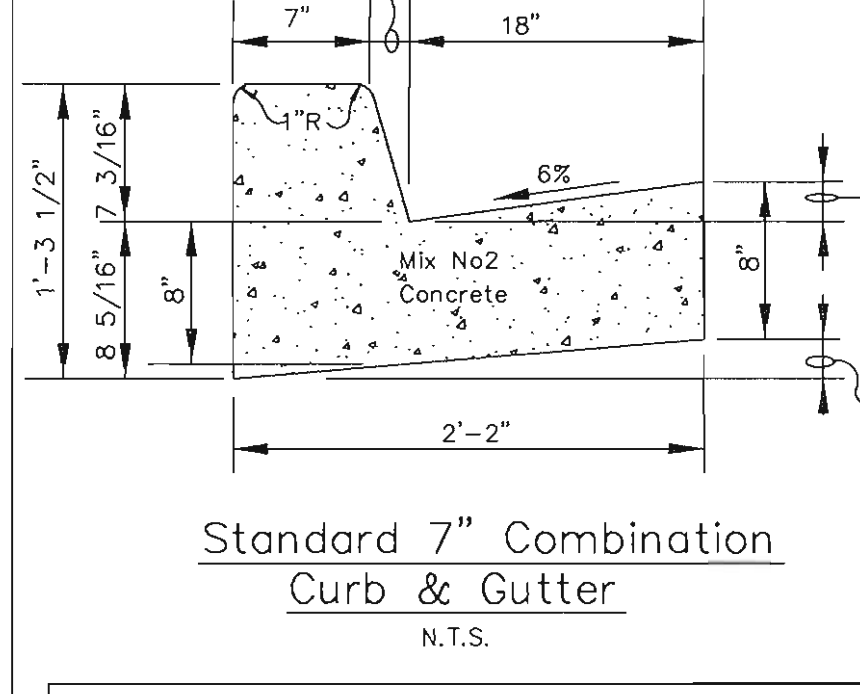
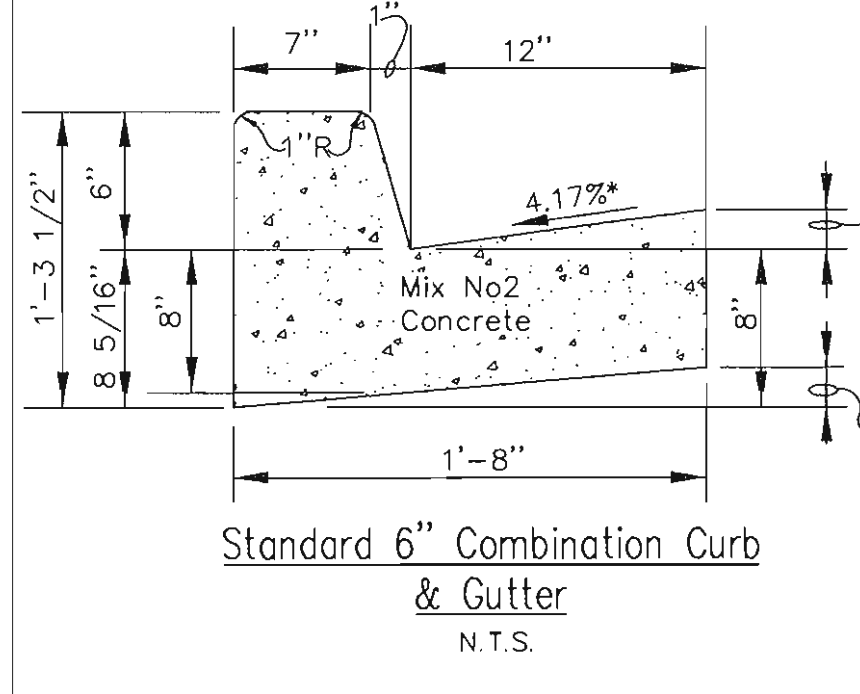
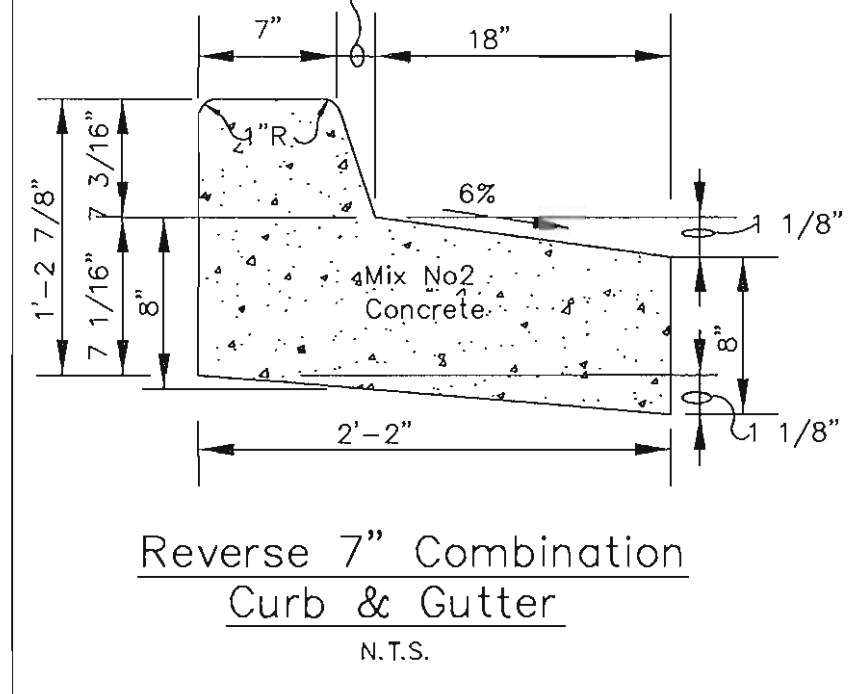
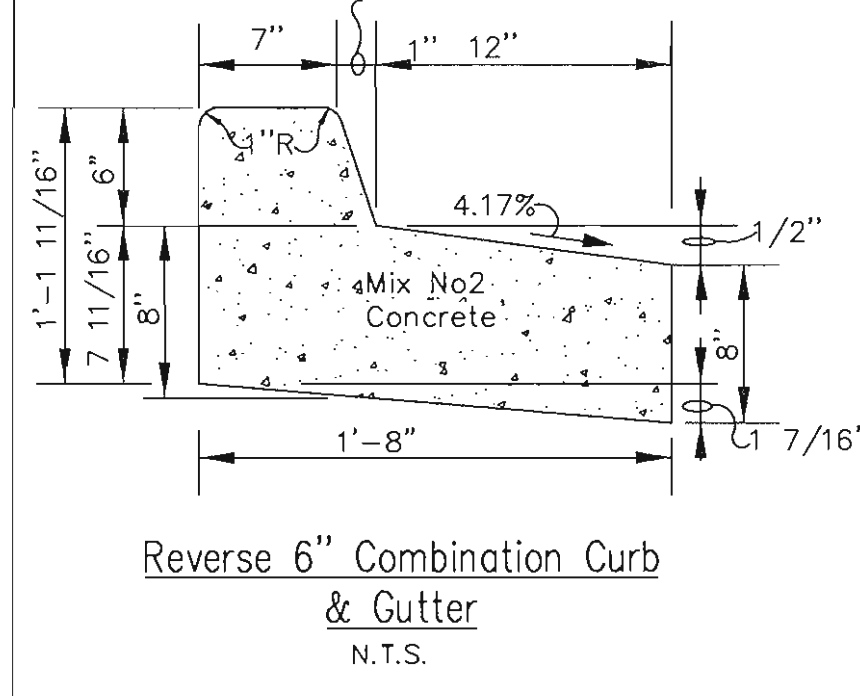
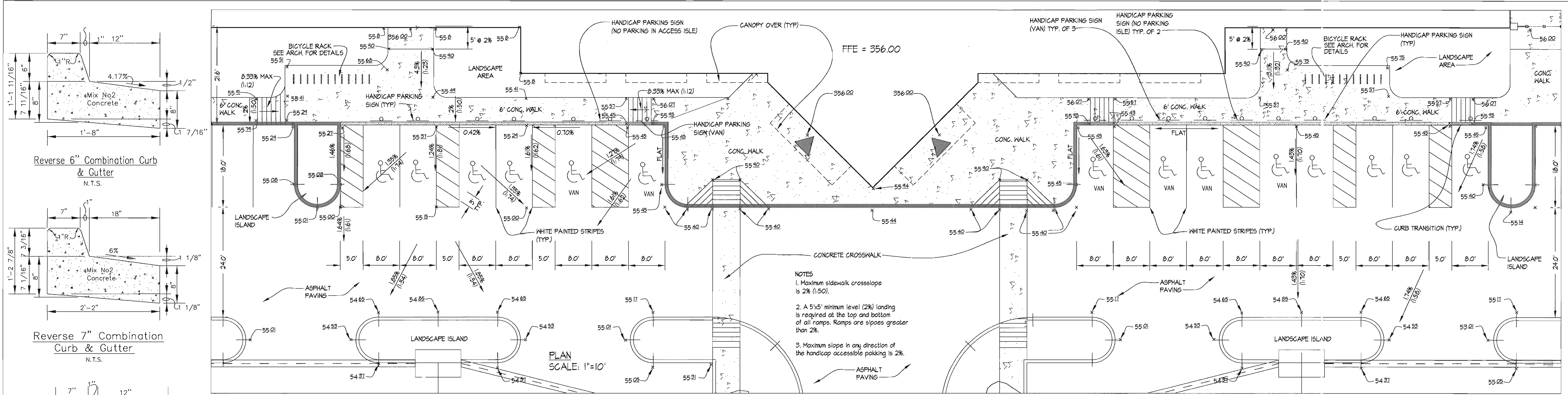
CONSULTANT  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-580-1820 (O)VA: 301-989-2524 FAX: 301-421-4186

PROJECT NAME: LIFETIME FITNESS CENTER -  
**LIFETIME FITNESS-COLUMBIA, MD**  
 SHEET TITLE: **SITE DEVELOPMENT PLAN**

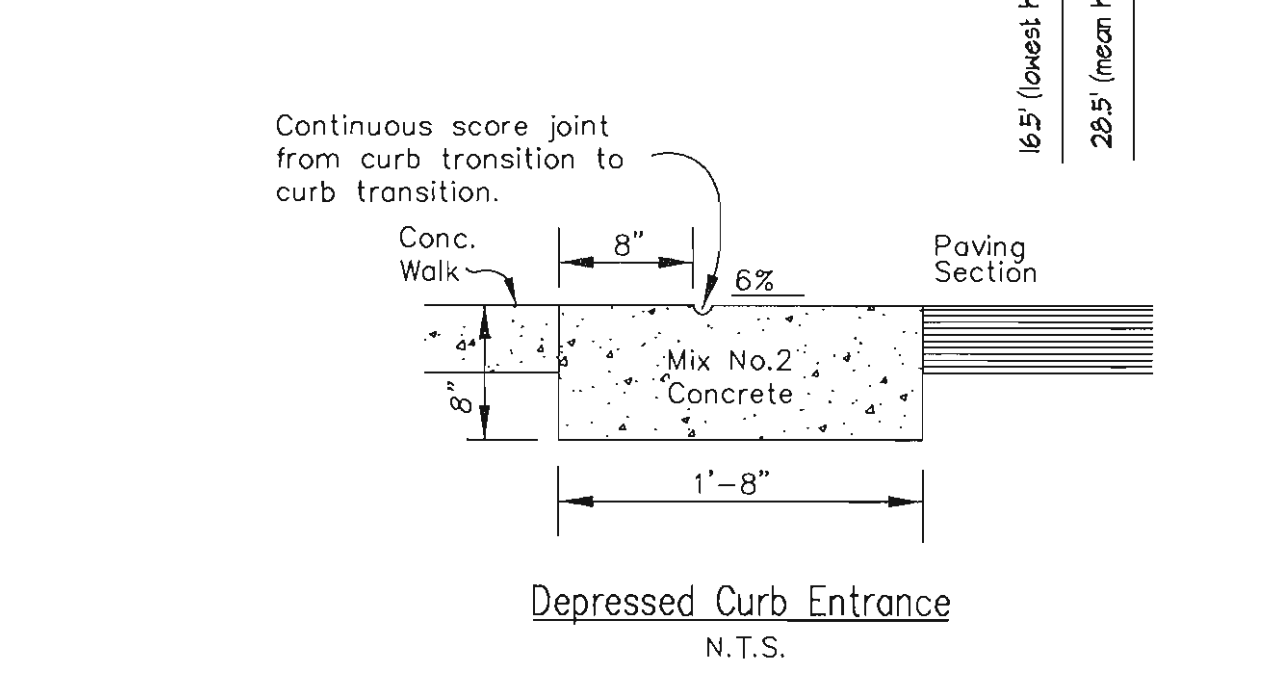
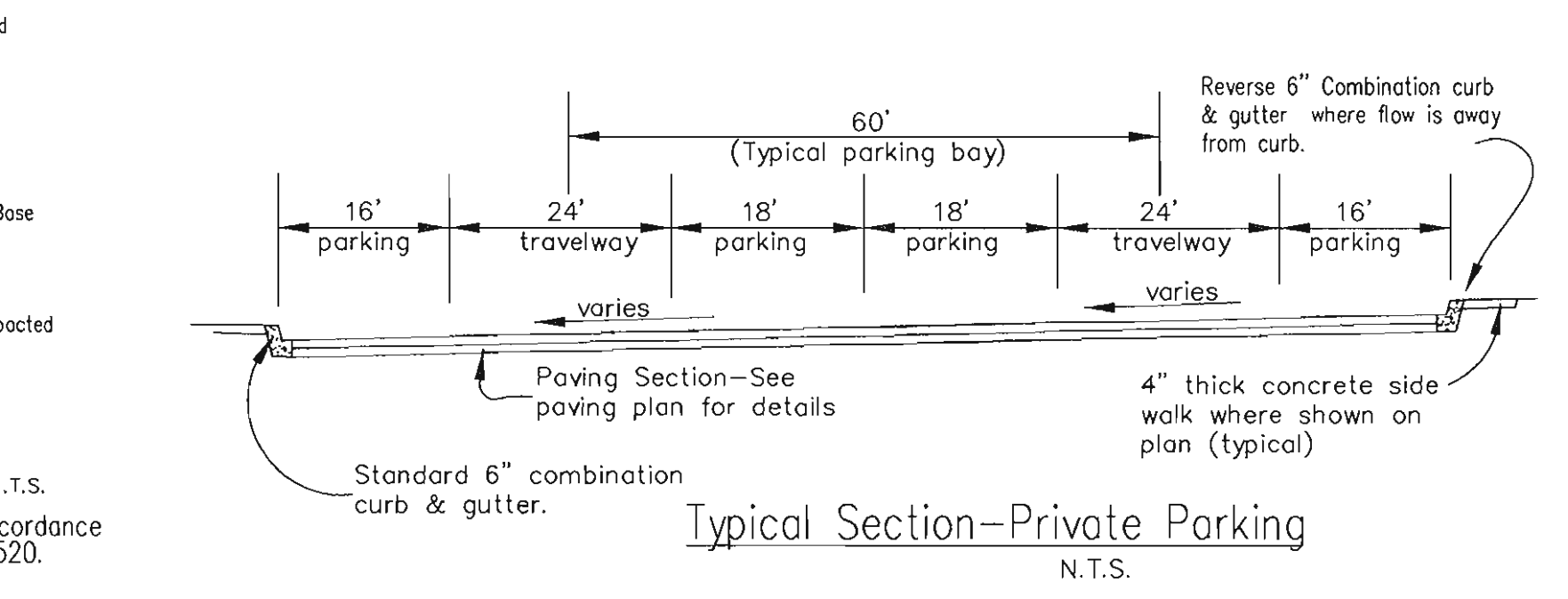
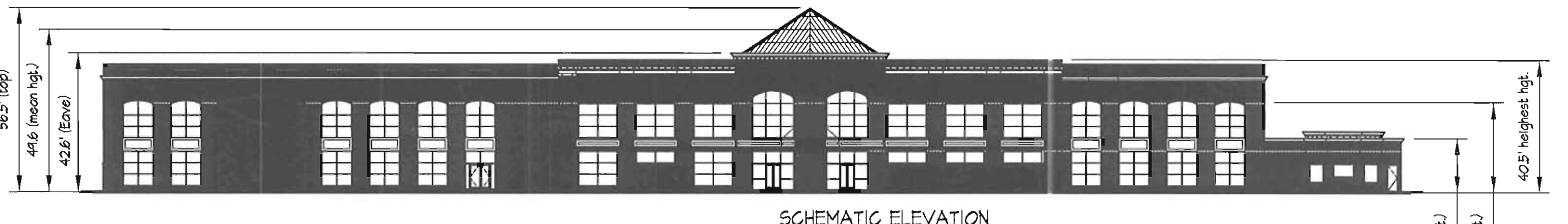
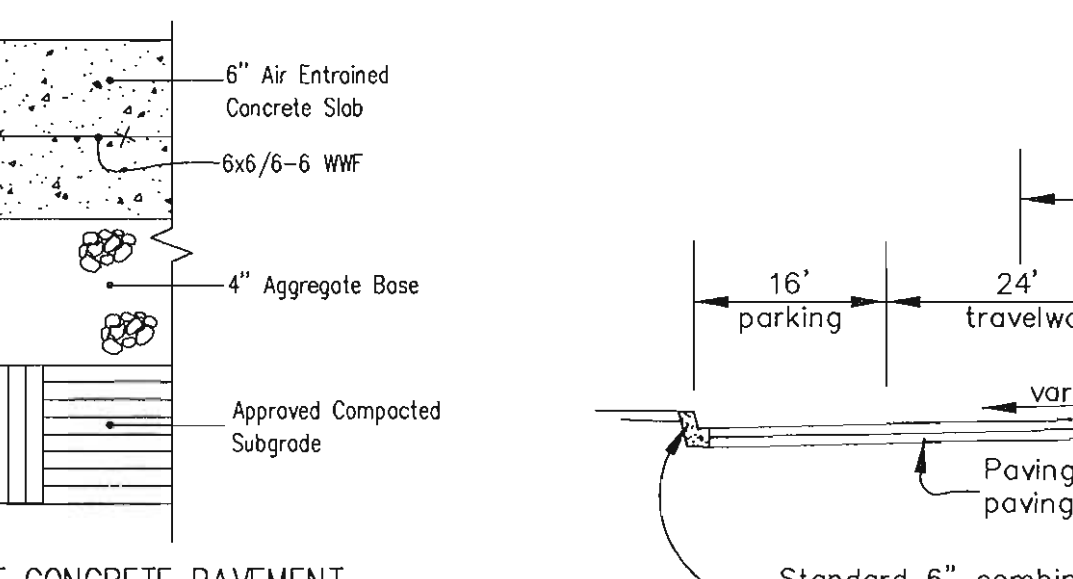
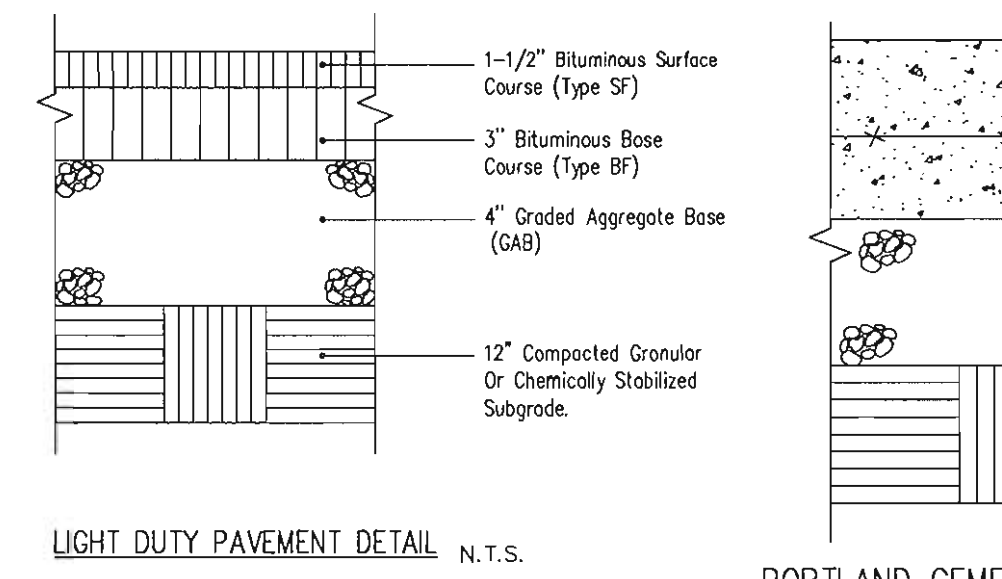
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 DRAWN BY: AWL  
 APPROVED BY: CKG  
 PERMIT NUMBER:  
 NOVEMBER 16, 2004 - FOR SIGNATURES  
 SEPT. 20, 2004 - FOR BID

PROJECT ADDRESS: **COLUMBIA GATEWAY**  
 PARCEL U-7  
 Howard County, MD  
 Election District No. 6

TAX MAP	42
BLOCK	11
SHEET	2 of 12
ZONED	NT
SCALE	1" = 50'
PROJECT	



- Notes:
- Sidewalk to be scribed scribed in 5' maximum squares.
  - Expansion joints across the sidewalk not to be more than 15' apart.
  - 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
  - Concrete to be mix No.2
  - When sidewalk abuts curb, walk shall be 1/4" above curb with performed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
  - 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 48'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 08/19/04

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

County Health Officer: *Priscilla Rose* Date: 8/19/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David L. Taylor* Date: 8/19/04

Chief, Division of Land Development: *Cindy Hamstra* Date: 12/3/04

Chief, Development Engineering Division: *John Williams* Date: 12/3/04



OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
FAX: (952) 946-9794

CONFIDENTIALITY NOTICE

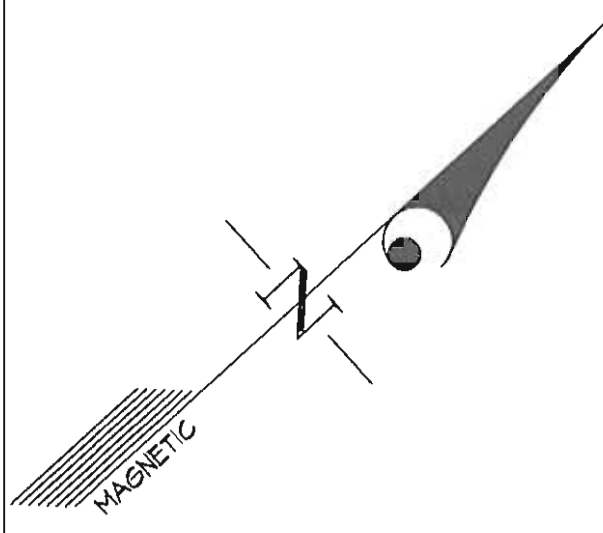
CONSULTANT  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK  
BURTOWNSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BAILE 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4186

PROJECT NAME: LIFETIME FITNESS CENTER -  
**LIFETIME FITNESS-COLUMBIA, MD**  
SHEET TITLE: **HANDICAP & SITE DETAIL SHEET**

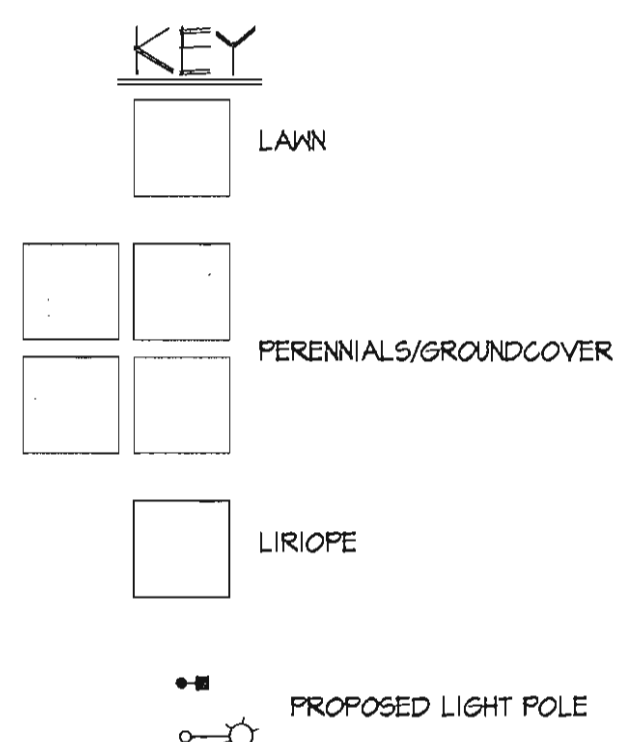
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APPROVED BY: CKG  
PERMIT NUMBER: NOVEMBER 16, 2004 - FOR SIGNATURES  
SEPT. 20, 2004 - FOR BID

PROJECT ADDRESS: **COLUMBIA GATEWAY**  
ARCEL U-7  
Howard County, MD  
Elec. District No. 6

TAX MAP	BLOCK	SHEET
42	11	3 OF 12
ZONED	NT	PROJECT
SCALE	AS SHOWN	

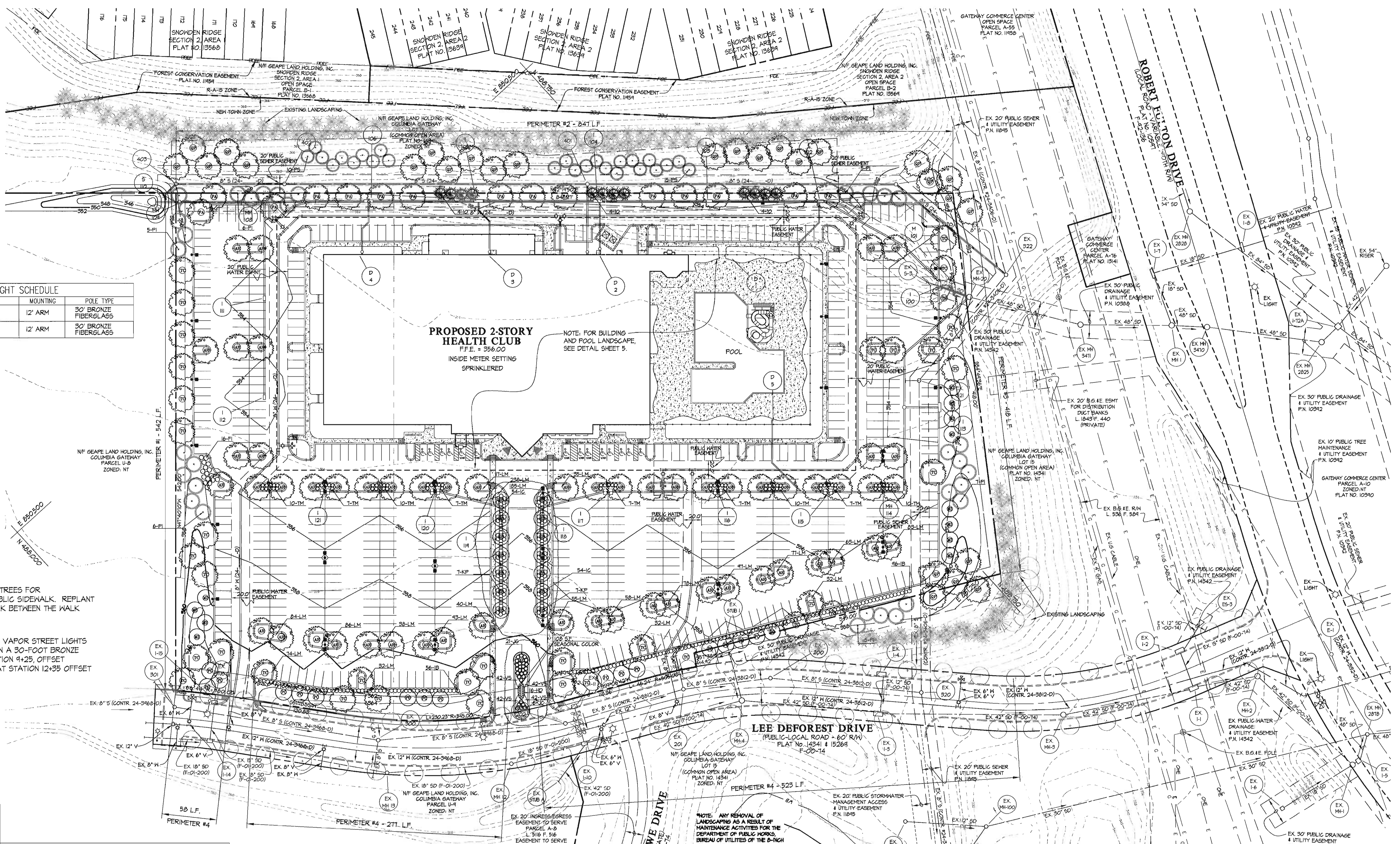


PUBLIC STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	MOUNTING	POLE TYPE
☐ STA 9+30 - 22' RIGHT	250 WATT HPSV	12' ARM	30' BRONZE FIBERGLASS
☐ STA 12+31 - 22' RIGHT	250 WATT HPSV	12' ARM	30' BRONZE FIBERGLASS



NOTE: REMOVE EXISTING STREET TREES FOR CONSTRUCTION OF PROPOSED PUBLIC SIDEWALK. REPLANT TREES UPON COMPLETION OF WALK BETWEEN THE WALK AND THE CURB.

PROVIDE 2 250 WATT HP SODIUM VAPOR STREET LIGHTS WITH A 12-FOOT ARM MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE. ONE AT STATION 9+25, OFFSET 22-FOOT RIGHT AND THE OTHER AT STATION 12+35 OFFSET 22-FOOT RIGHT.



**PROPOSED 2-STORY HEALTH CLUB**  
 F.F.E. = 356.00  
 INSIDE METER SETTING  
 SPRINKLERED

NOTE: FOR BUILDING AND POOL LANDSCAPE, SEE DETAIL SHEET 5.

NOTE: ANY REMOVAL OF LANDSCAPING AS A RESULT OF MAINTENANCE ACTIVITIES FOR THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES OF THE 8-INCH WATER MAIN WILL BE REPLACED AT THE PROPERTY OWNER'S EXPENSE.

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 08/19/04

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Bryan E. Braunstein* 12/3/04  
 County Health Officer  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark D. Wright* 12/13/04  
 Director  
*Cindy Hammit* 12/13/04  
 Chief, Division of Land Development MK  
*Chris D. ...* 12/13/04  
 Chief, Development Engineering Division



**OWNER**  
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 6442 CITY WEST PARKWAY  
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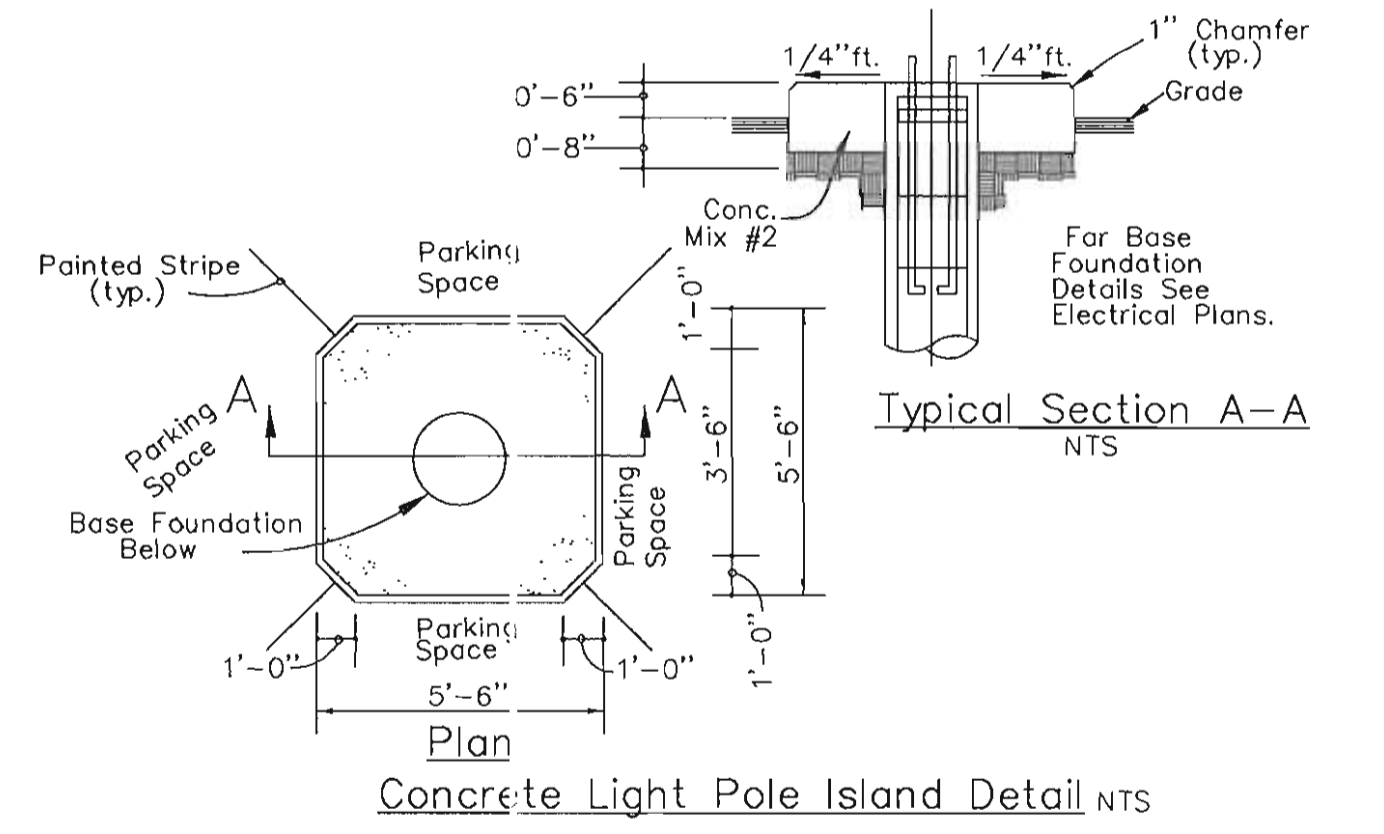
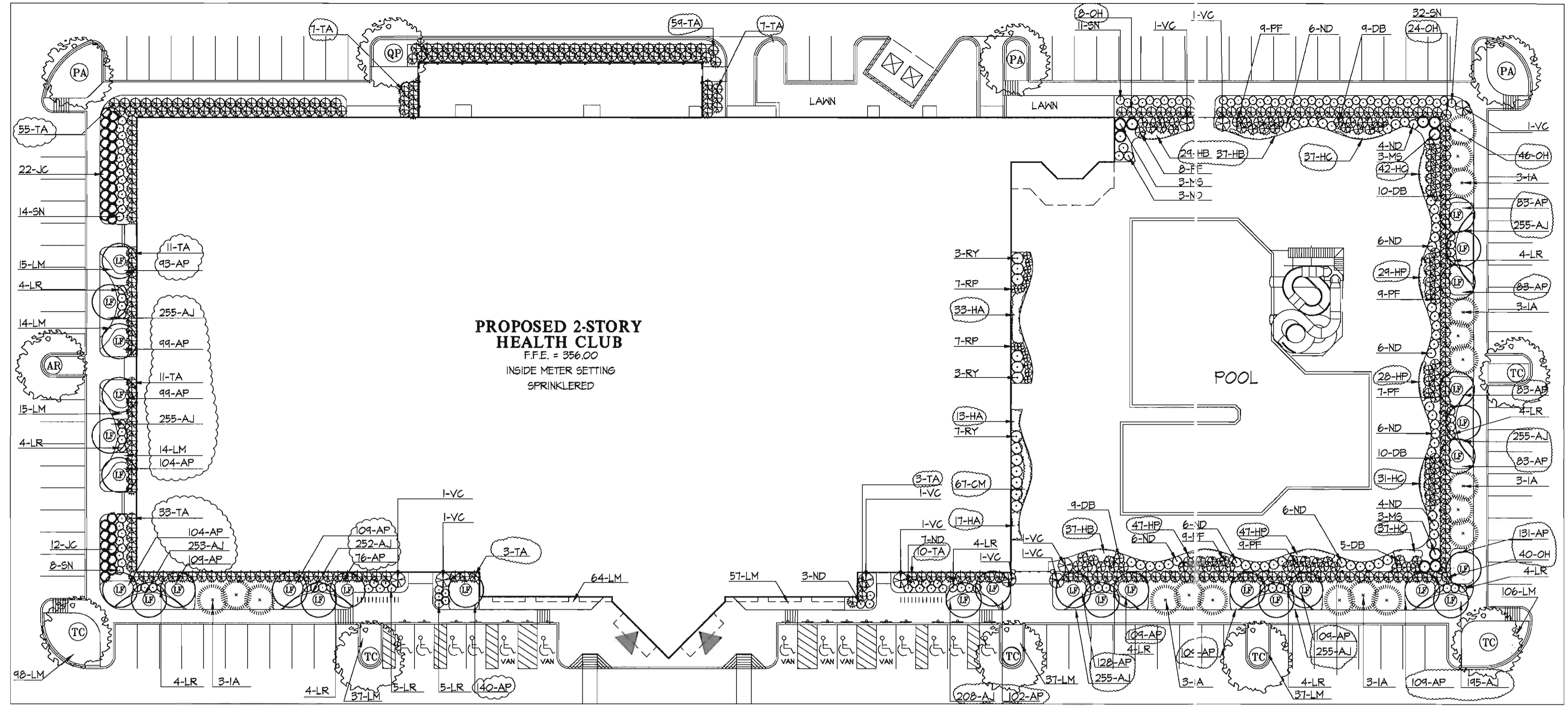
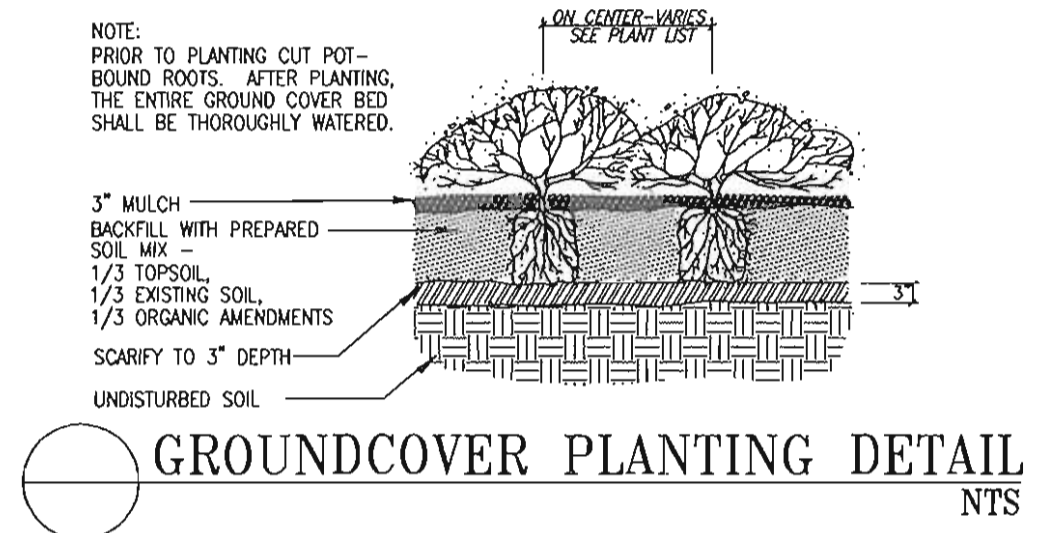
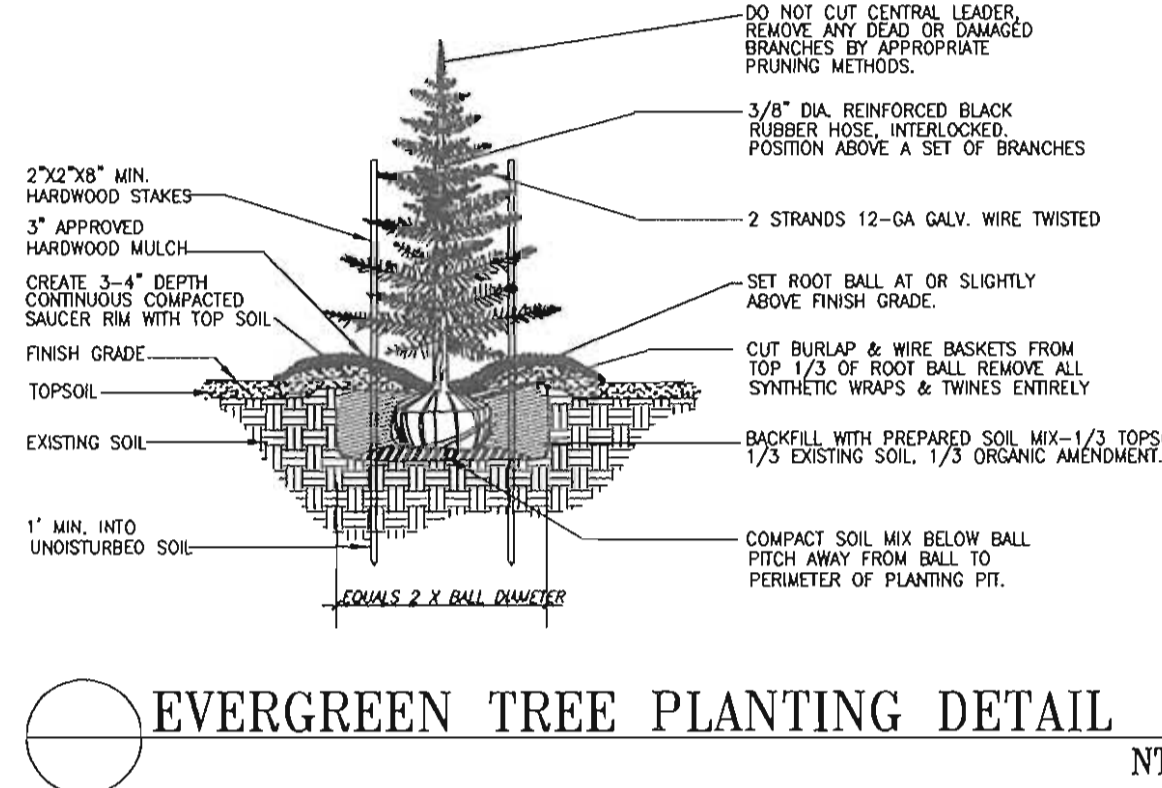
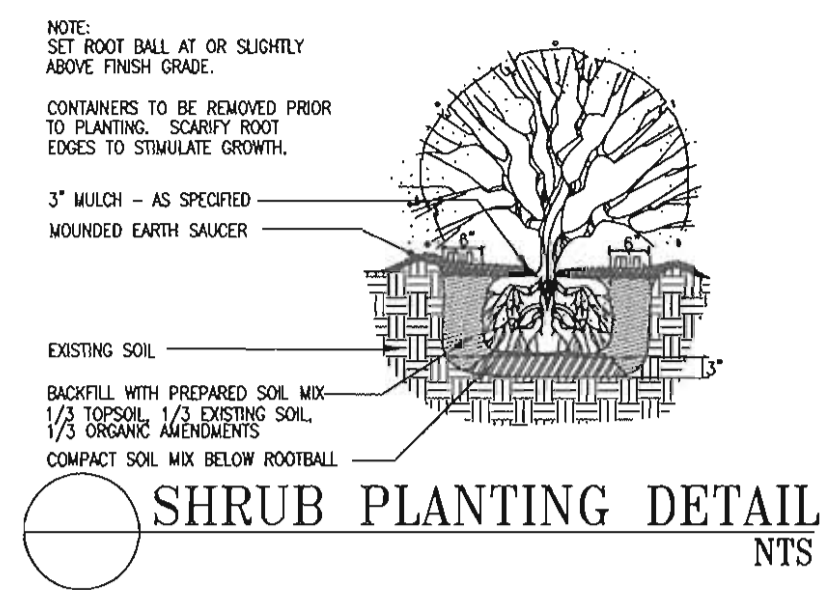
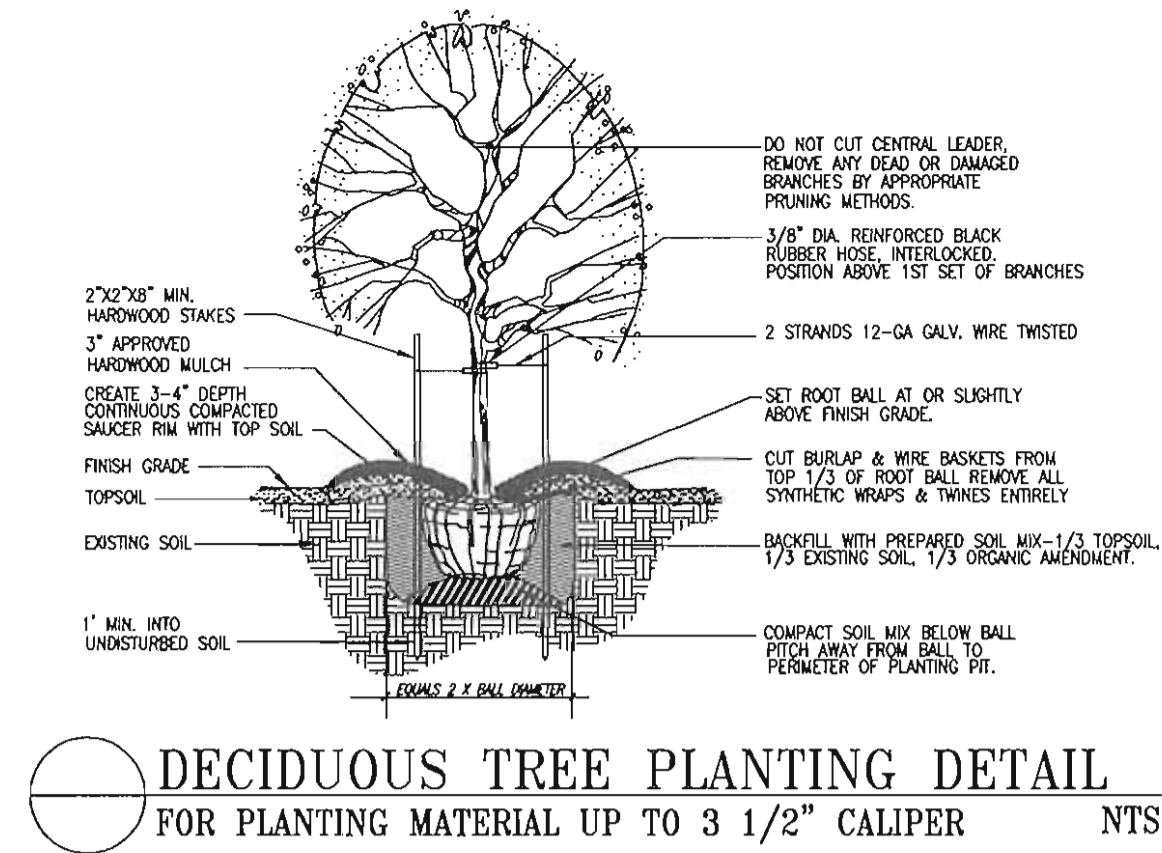
**PROJECT NAME** LIFETIME FITNESS CENTER -  
**SHEET TITLE** LIFETIME FITNESS-COLUMBIA, MD  
**LANDSCAPE AND LIGHTING PLAN**

**DESIGN** MJT  
**DRAWN BY:** AWL  
**APPROVED BY:** CKG  
**PERMIT NUMBER:** NOVEMBER 16, 2004 - FOR PUBLIC UTILITIES  
 SEPT. 20, 2004 - FOR BID

**THIS PLAN FOR LANDSCAPE PURPOSES ONLY**

**PROJECT ADDRESS**  
 COLUMBIA GATEWAY  
 PARCEL U-7  
 Howard County, MD  
 Election District No. 6

TAX MAP	BLOCK	SHEET
42	11	4 OF 12
ZONED	SCALE	PROJECT
NT	1"=50'	



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

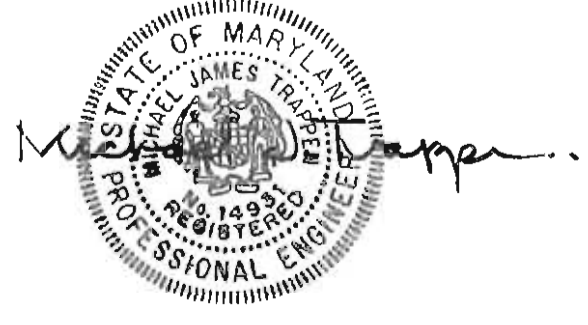
*Barbara E. Borawstein* 12/9/04  
County Health Officer s.p.s. Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark DeGroot* 12/12/04  
Director Date

*Cindy Hamstra* 12/13/04  
Chief, Division of Land Development MK Date

*Mark DeGroot* 12/23/04  
Chief, Development Engineering Division Date



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 08/19/04

**LIFETIME FITNESS**  
OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
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PROJECT NAME: LIFETIME FITNESS CENTER -  
**LIFETIME FITNESS-COLUMBIA, MD**  
SHEET TITLE:  
**LANDSCAPE DETAIL SHEET**

DESIGN MIT  
DRAWN BY: AWL  
APPROVED BY: CKG  
PERMIT NUMBER:  
NOVEMBER 16, 2004 - FOR SIGNATURES  
SEPT. 20, 2004 - FOR BID

PROJECT ADDRESS:  
**COLUMBIA GATEWAY**  
1 PARCEL U-7  
Howard County, MD  
Election District No. 6

TAX MAP: 42  
BLOCK: 11  
SHEET: 5 OF 12  
ZONED: NT  
SCALE: AS SHOWN  
PROJECT:

THIS PLAN FOR LANDSCAPE PURPOSES ONLY

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 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.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Calliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") calliper and twelve (12") above grade for trees four inches (4") in calliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Calliper, height, spread and size of ball shall be generally as follows:

Table with 4 columns: CALIPER, HEIGHT, SPREAD, SIZE OF BALL. Lists various plant sizes and corresponding measurements.

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.

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.

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.

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:

Table with 5 columns: PLANT SIZE, ROOT BALL, PIT DIAMETER, PIT DEPTH. Lists various plant sizes and corresponding pit dimensions.

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 gal. galvanized or bethanzated annealed steel wire. For trees over 3" calliper, provide 3/16" turn buckles, eye and eye with 4" take-up. For trees over 5" calliper, provide 3/16" 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in calliper.

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 calliper.

d. All trees under 3" in calliper are to be planted and staked in accordance with the attached "Typical Tree Staking 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.

LANDSCAPING NOTES

- 1. This plan has been prepared in accordance with the New Town Alternative Compliance provisions of Section 16.124 of the Howard County Code and the Howard County Landscape Manual.
2. Contractor shall notify all utilities at least (5) five days before starting work.
3. Field verify underground utility locations and existing conditions before starting planting work.
4. Plant quantities shown on Plant List are provided for the convenience of the contractor only.
5. All plant material shall be full, heavy, well formed, and symmetrical, and conform to the AAN Specifications, and be installed in accordance with project specifications.
6. No substitution shall be made without written consent of the owner or his representative.
7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
10. Financial surety for the required landscaping per schedule A and B has been posted as a part of the Developer's Agreement; in the amount of \$25,250.00.
11. Tabulation for landscape shown: Required planting by HRD for 10.48 acres of Health Club combined at 20 trees/acre = 210 trees.
12. 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.
13. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations.

Table with 2 columns: Planting provided: Shade Trees, Ornamental Trees, Evergreen Trees, Shrubs provided. Lists quantities for each category.

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...

Handwritten signature and date (11/15/04) for the Developer's/Builder's Certificate.

SCHEDULE-A: PERIMETER LANDSCAPE EDGE table with columns for PERIMETER No., USE SITUATION, LANDSCAPE TYPE, LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER, CREDIT FOR EXISTING VEGETATION, CREDIT FOR WALL, FENCE OR BERM, NUMBER OF PLANTS REQUIRED (SHADE TREES, EVERGREEN TREES, SHRUBS), and NUMBER OF PLANTS PROVIDED (SHADE TREES, EVERGREEN TREES, SHRUBS).

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING table with columns for NUMBER OF PARKING SPACES, NUMBER OF SHADE TREES REQUIRED (1 PER 20 SPACES), NUMBER OF TREES PROVIDED (SHADE TREES, OTHER TREES (2:1 SUBSTITUTION)).

\* 18 OTHER TREES PROVIDED AT A 2:1 SUBSTITUTION = 9 SHADE TREES
\* 14 OTHER TREES PROVIDED AT A 2:1 SUBSTITUTION = 7 SHADE TREES
Schedule 'A' Number of required SHADE TREES for bonding: 22 x \$300 = \$6,600.00
Schedule 'A' Number of required EVERGREEN TREES for bonding: 0 x \$150 = \$0
Schedule 'A' Number of required SHRUBS for bonding: 215 x \$30 = \$6,450.00
Schedule 'A' total estimate for SURETY = \$13,050.00
NUMBER OF LANDSCAPED ISLANDS REQUIRED: 34 @ 1 PER 20 SPACES
NUMBER OF LANDSCAPED ISLANDS PROVIDED: 41 @ 200 SF/ISLAND
Schedule 'B' Number of required Shade Trees for bonding: 34 x \$300 = \$10,200.00

PLANT LIST

PLANT LIST table with columns: SYM, QTY., NAMES (BOTANICAL / SCIENTIFIC), SIZE/COMMENTS. Lists various tree and shrub species with quantities and specifications.

APPROVED PLANNING BOARD of HOWARD COUNTY logo and date: 08/19/04.

APPROVED FOR PUBLIC WATER + SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. Approved: Howard County Department of Planning + Zoning.



LIFETIME FITNESS CENTER logo and address: 6442 CITY WEST PARKWAY EDEN PRAIRIE, MN 55344.

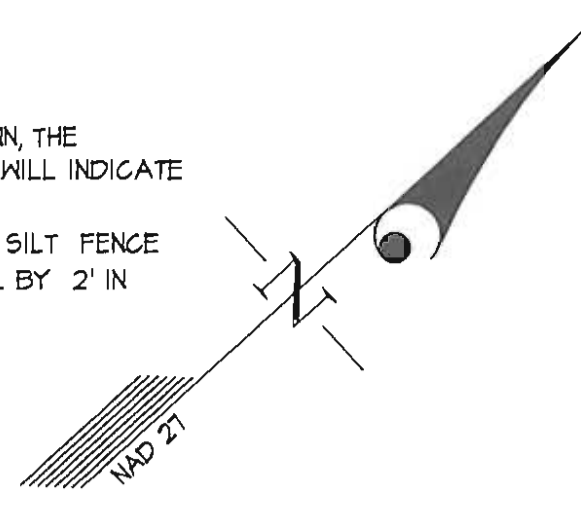
CONFIDENTIALITY NOTICE. CONSULTANT: GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS.

PROJECT NAME: LIFETIME FITNESS CENTER - LANDSCAPE DETAIL SHEET.

DESIGN MIT, DRAWN BY: AWL, APPROVED BY: CKG, PERMIT NUMBER: SEPT. 20, 2004 - FOR BID.

THIS PLAN FOR LANDSCAPE PURPOSES ONLY. PROJECT ADDRESS: COLUMBIA GATEWAY. TAX MAP: 42, BLOCK: 11, SHEET: 6 OF 12.

NOTES:  
 1. WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.  
 2. CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL BY 2' IN ELEVATION.



**LEGEND**

- ← EARTH DIKE (E.D.)
- DRAINAGE AREA (D.A.)
- - - - - LIMIT OF DISTURBANCE (L.O.D.)
- SWALE
- - - - - SILT FENCE
- - - - - SUPER SILT FENCE
- S.I.P. or C.I.P.
- INLET PROTECTION
- ▨ GABION MATTRESS (G.M.)
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▨ SODDED AREA
- ⊠ REMOVABLE PUMPING STATION

SEDIMENT BASIN INFORMATION	BASIN #1
PRE-DEVELOPMENT DRAINAGE AREA	11.9 ACRES
POST-DEVELOPMENT DRAINAGE AREA	11.9 ACRES
TOTAL STORAGE REQUIRED (NET VOLUME @ 1 YR. TSWM)	42,660 C.F.
TOTAL STORAGE PROVIDED	42,660 C.F.
RISER DIAMETER	54"
BARREL SIZE	24" CMP
RISER CREST ELEVATION	346.20
OUTLET ELEVATION (LIMIT OF NET VOLUME)	341.26
CLEANOUT ELEVATION	334.01
BOTTOM ELEVATION	335.50
BOTTOM DIMENSIONS	VARIABLES
PRE-DEVELOPMENT 1 YEAR DISCHARGE	5.20 CFS
POST-DEVELOPMENT 1 YEAR DISCHARGE (UNMANAGED)	1.51 CFS
POST-DEVELOPMENT 1 YEAR DISCHARGE (MANAGED)	2.04 CFS @ 346.15
NET VOLUME REQUIRED	21,330 CF
NET VOLUME PROVIDED	21,331 CF @ 341.26
DRY VOLUME REQUIRED	21,330 CF
DRY VOLUME PROVIDED	21,353 CF @ 344.33

**ENGINEER'S CERTIFICATE**

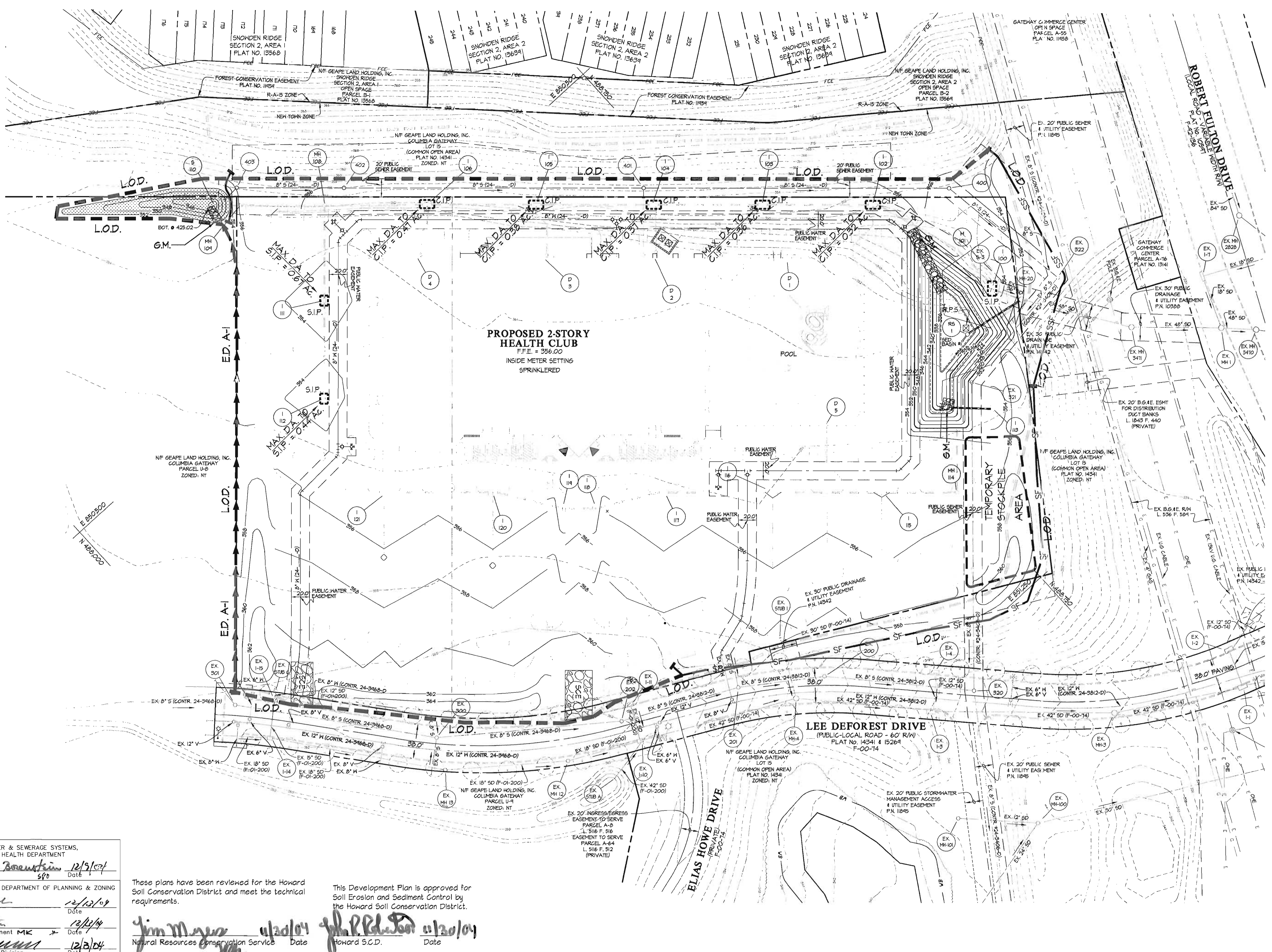
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Michael J. Trapp* 11/14/04  
 Date

**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."

*Michael J. Trapp* 11/15/04  
 Signature of Developer/Builder Date



**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 08/19/04

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Perry E. Borenstein* 12/5/04  
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James M. Engel* 12/13/04  
 Director Date

*Cindy Hamilton* 12/14/04  
 Chief, Division of Land Development Date

*Chris Vanneman* 12/13/04  
 Chief, Development Engineering Division Date

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

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

*Jim Meyer* 11/20/04  
 Natural Resources Conservation Service Date

*J.R. Redwood* 11/20/04  
 Howard S.C.D. Date

**OWNER**  
 Geape Land Holdings II, Inc.  
 c/o Howard Research & Development Co.  
 6442 CITY WEST PARKWAY  
 EDEN PRING, MN 55344  
 PHONE: (952) 947-0000  
 FAX: (952) 946-9794

**CONFIDENTIALITY NOTICE**

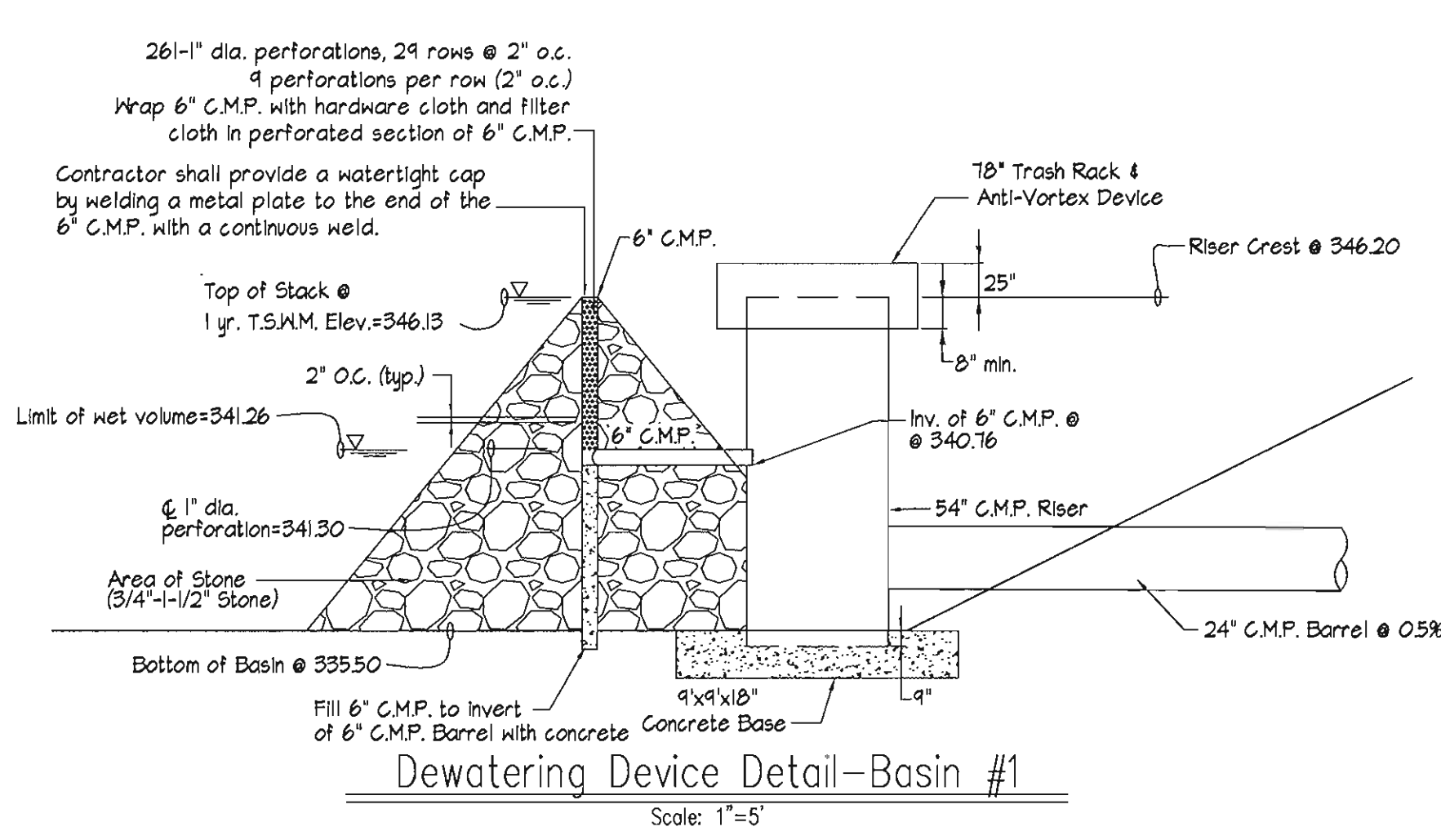
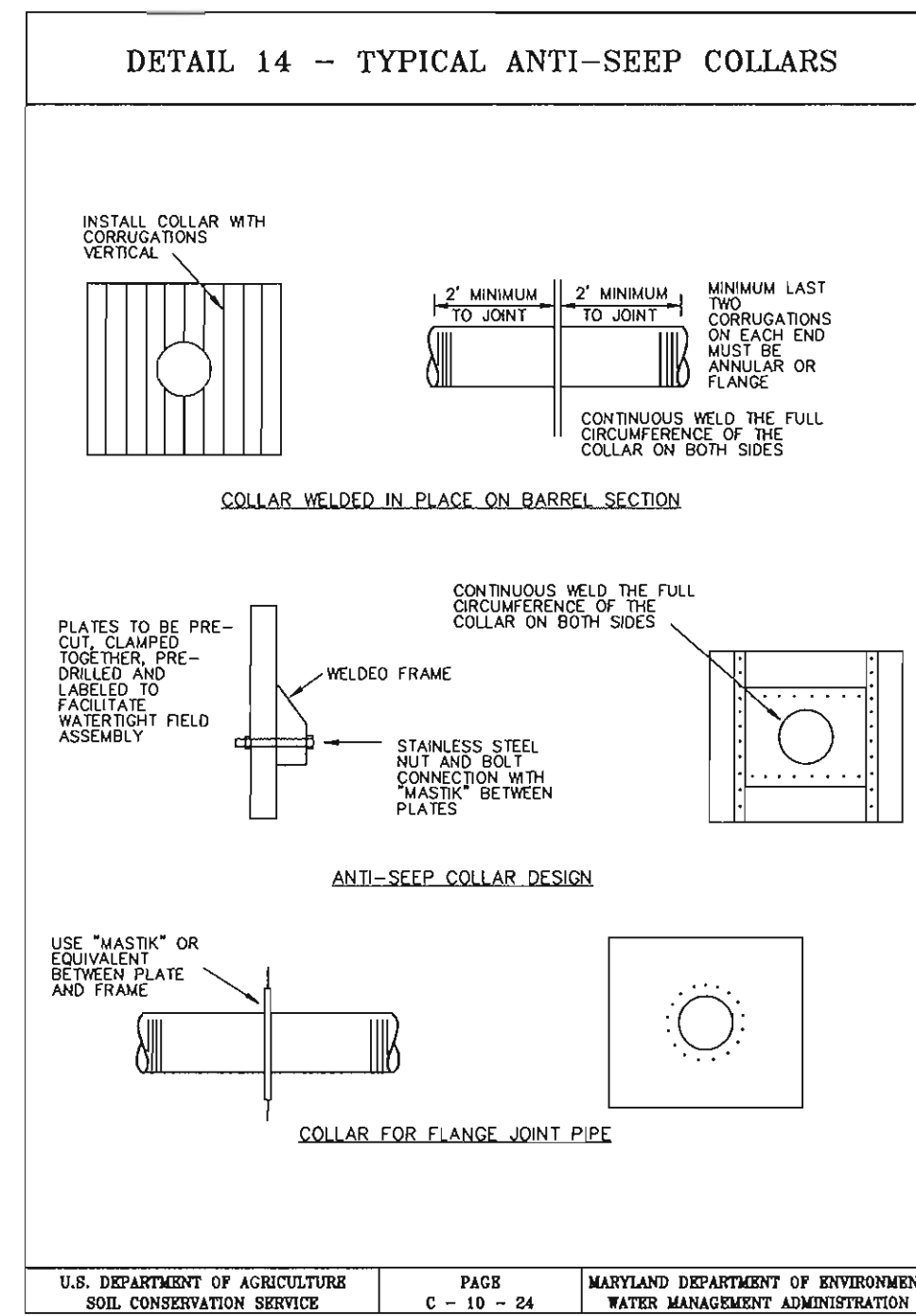
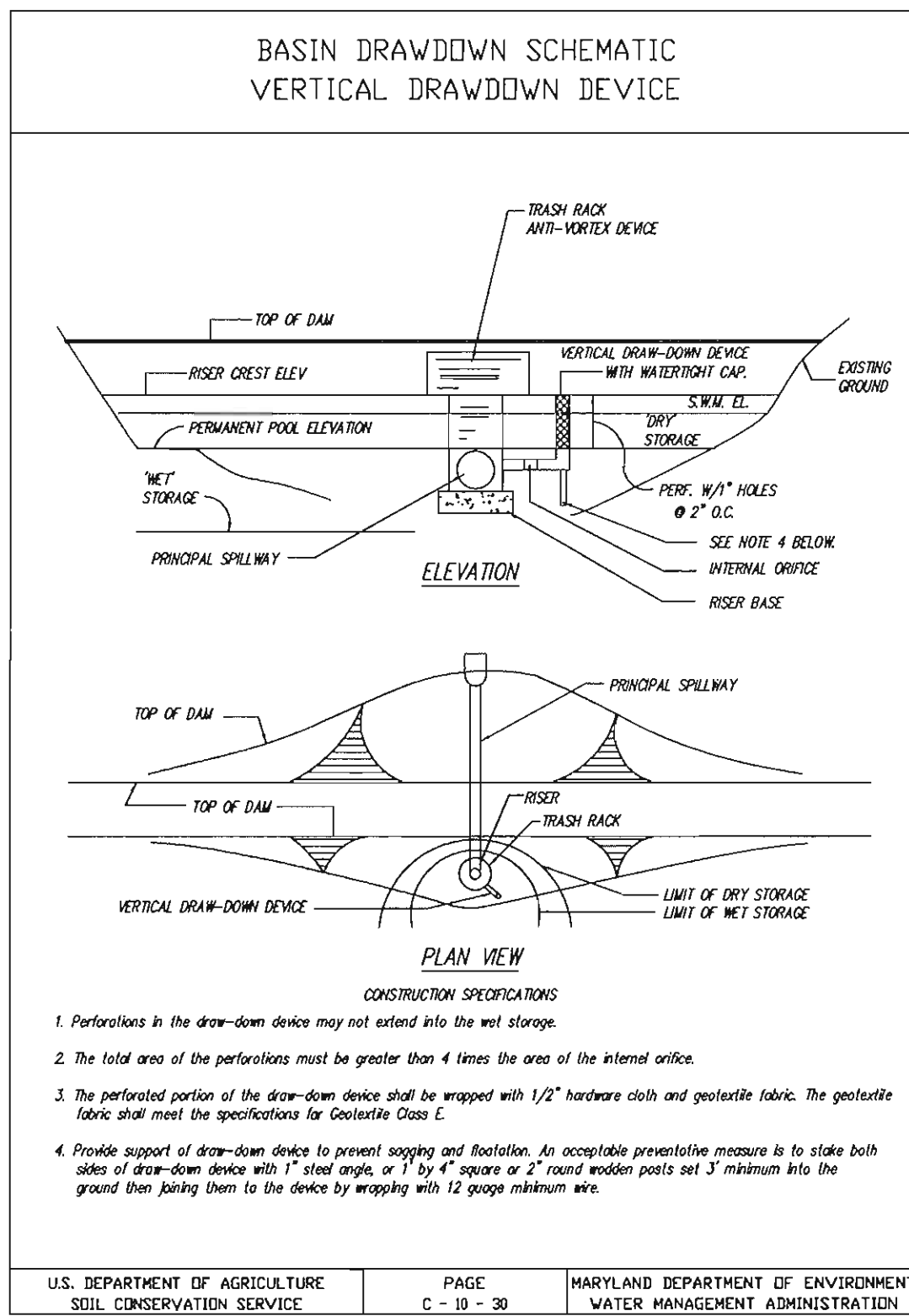
**CONSULTANT**  
 GLW JOB No.: 04008  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**PROJECT NAME** LIFETIME FITNESS CENTER -  
**SHEET TITLE** SEDIMENT CONTROL PLAN

**DESIGN** MJT  
**DRAWN BY:** AWL  
**APPROVED BY:** CKG  
**PERMIT NUMBER:** SEPT. 20, 2004 - FOR BID

**PROJECT ADDRESS**  
 COLUMBIA GATEWAY  
 PARCEL U-7  
 Howard County, MD  
 Election District No. 6

TAX MAP	42	BLOCK	11	SHEET	7 of 12
ZONED	NT	SCALE	1" = 50'	PROJECT	



#### PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded 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 (42 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 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (42 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.

#### 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 supplied 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 respective soil profile section in the Soil Survey published by USG A-SGS in cooperation with Maryland Agricultural Experiment Station.
- II. Topsoil specifications - soil to be used as topsoil must meet the following:
  - a. 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 chiders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2\"/>

**DUST CONTROL**

**Definition**  
Controlling dust blowing and movement on construction sites and roads.

**Purpose**  
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

**Conditions Where Practice Applies**  
This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.

**Specifications**

**Temporary Methods**

1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12\"/>

#### CONSTRUCTION SPECIFICATIONS

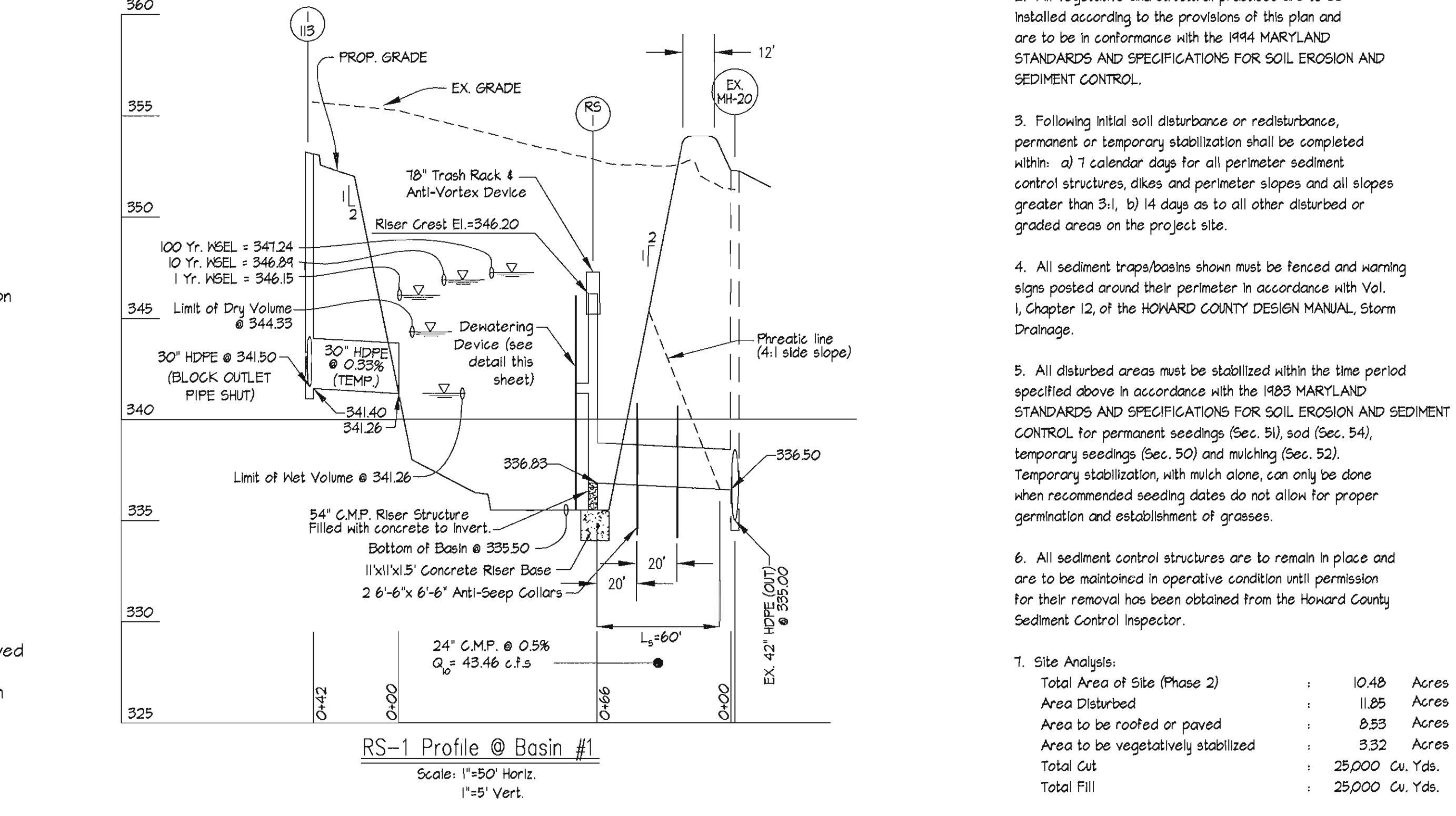
1. Perforations in the draw-down device may not extend into the wet storage.
2. The total area of the perforations must be greater than 4 times the area of the internal orifice.
3. The perforated portion of the draw-down device shall be wrapped with 1/2\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 19 - 24	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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#### 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."

*Michael J. ...*  
Professional Engineer  
Date: 11/16/04



#### 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) 313-1855
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 redistribution, 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 1993 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.

#### TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded 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 (10 to 40 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb 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.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

**NOTE:**  
THESE SEEDING NOTES ARE THE MINIMUM REQUIRED FOR SEDIMENT CONTROL. REFER TO PROJECT SPECIFICATIONS FOR SEEDING REQUIREMENTS OF OTHER AREAS OF THE SITE.

#### 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."

*Michael J. ...*  
Signature of Developer/Builder  
Date: 11/16/04

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

*Jim Murray* 11/30/04  
Natural Resources Conservation Service Date

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

*John R. ...* 11/30/04  
Howard S.C.D. Date

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

*B. Wilson* 12/9/04  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

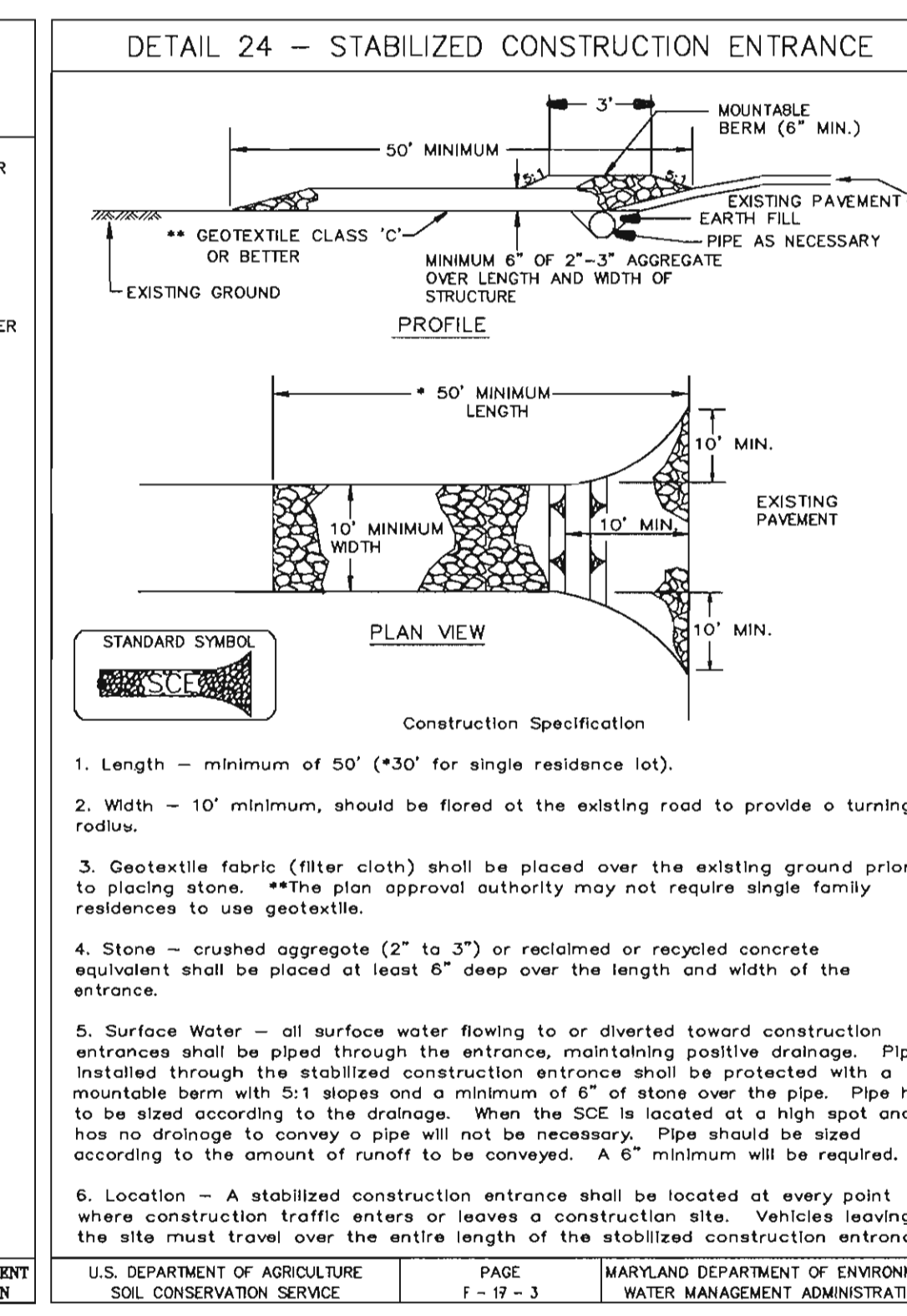
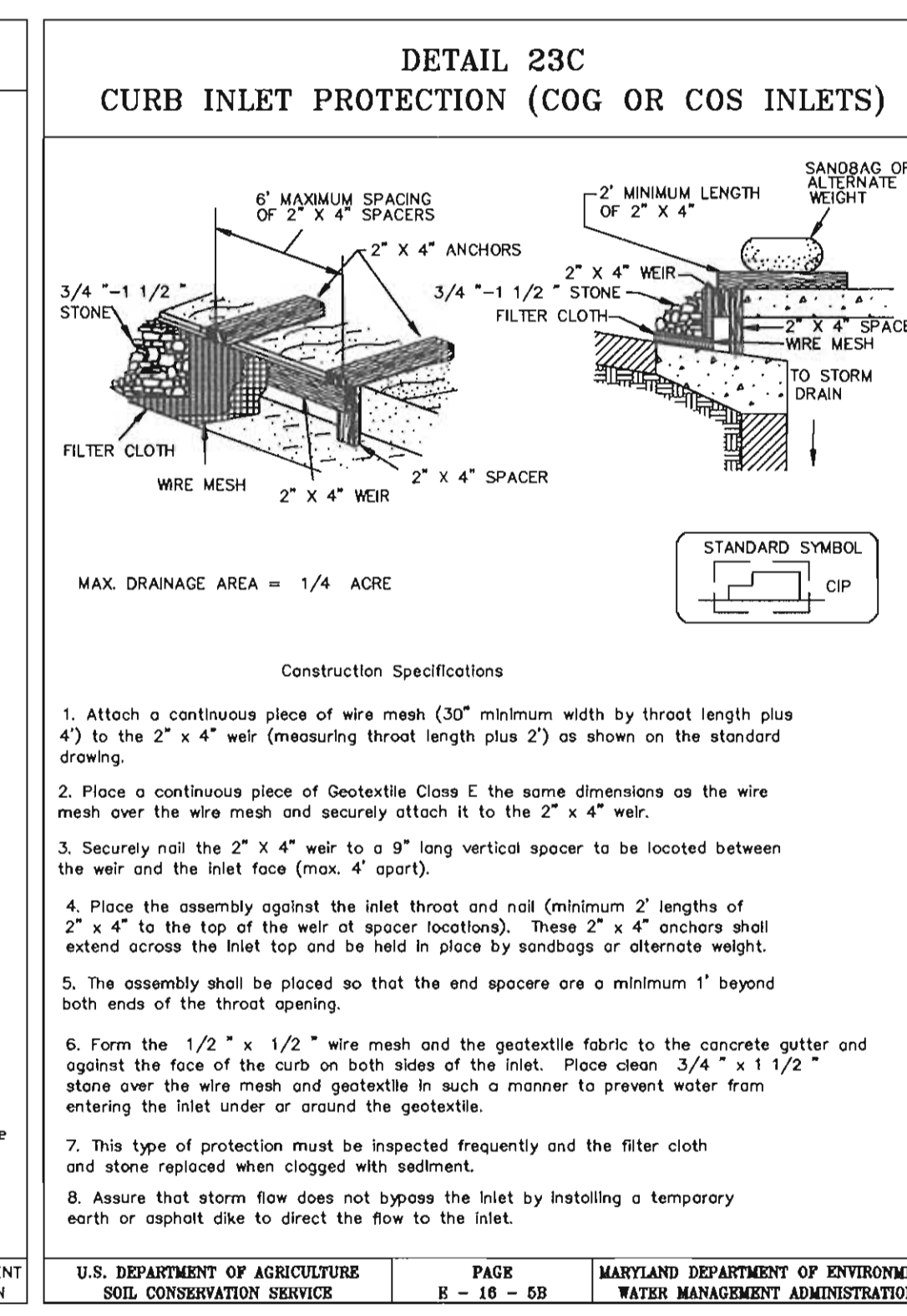
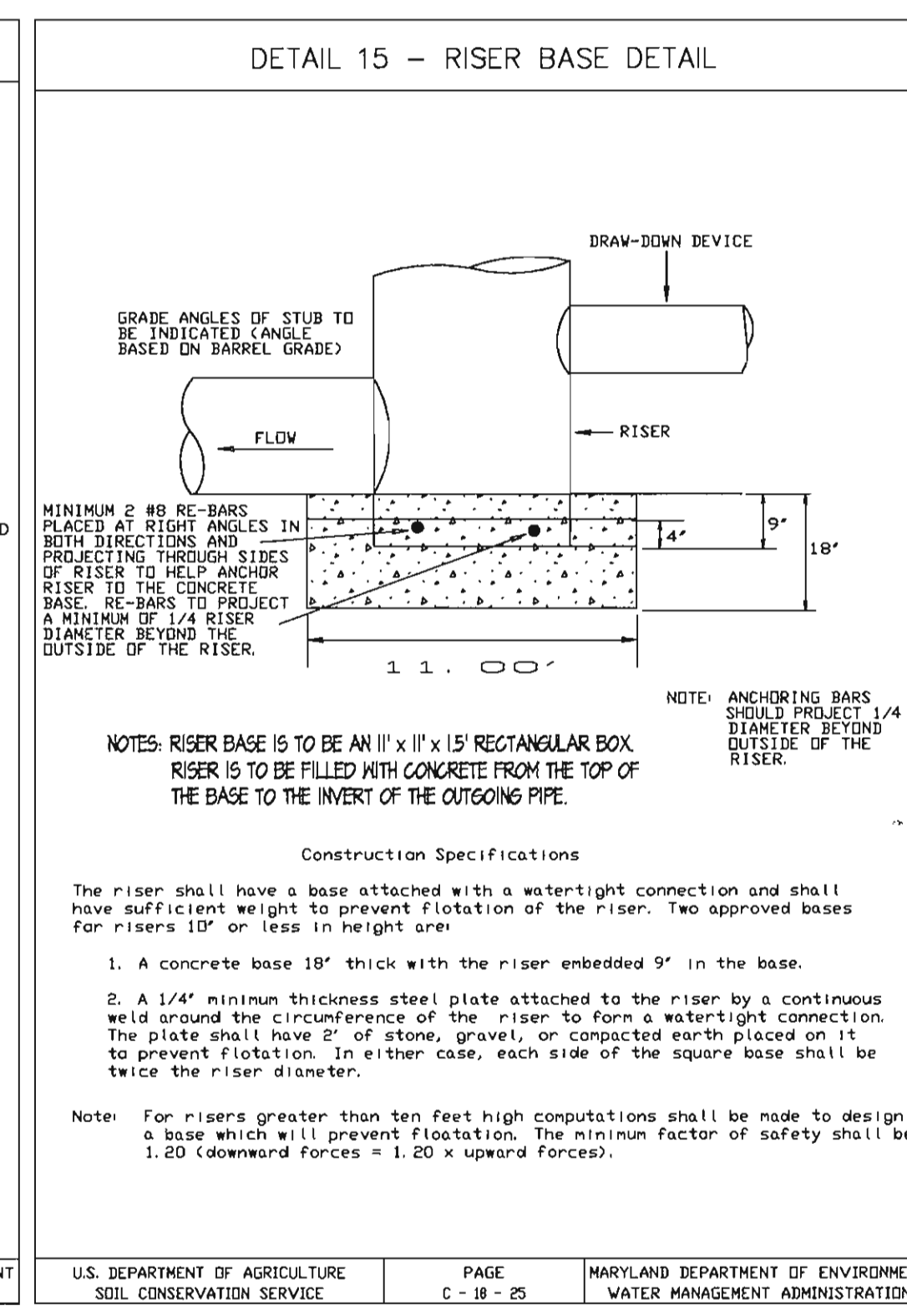
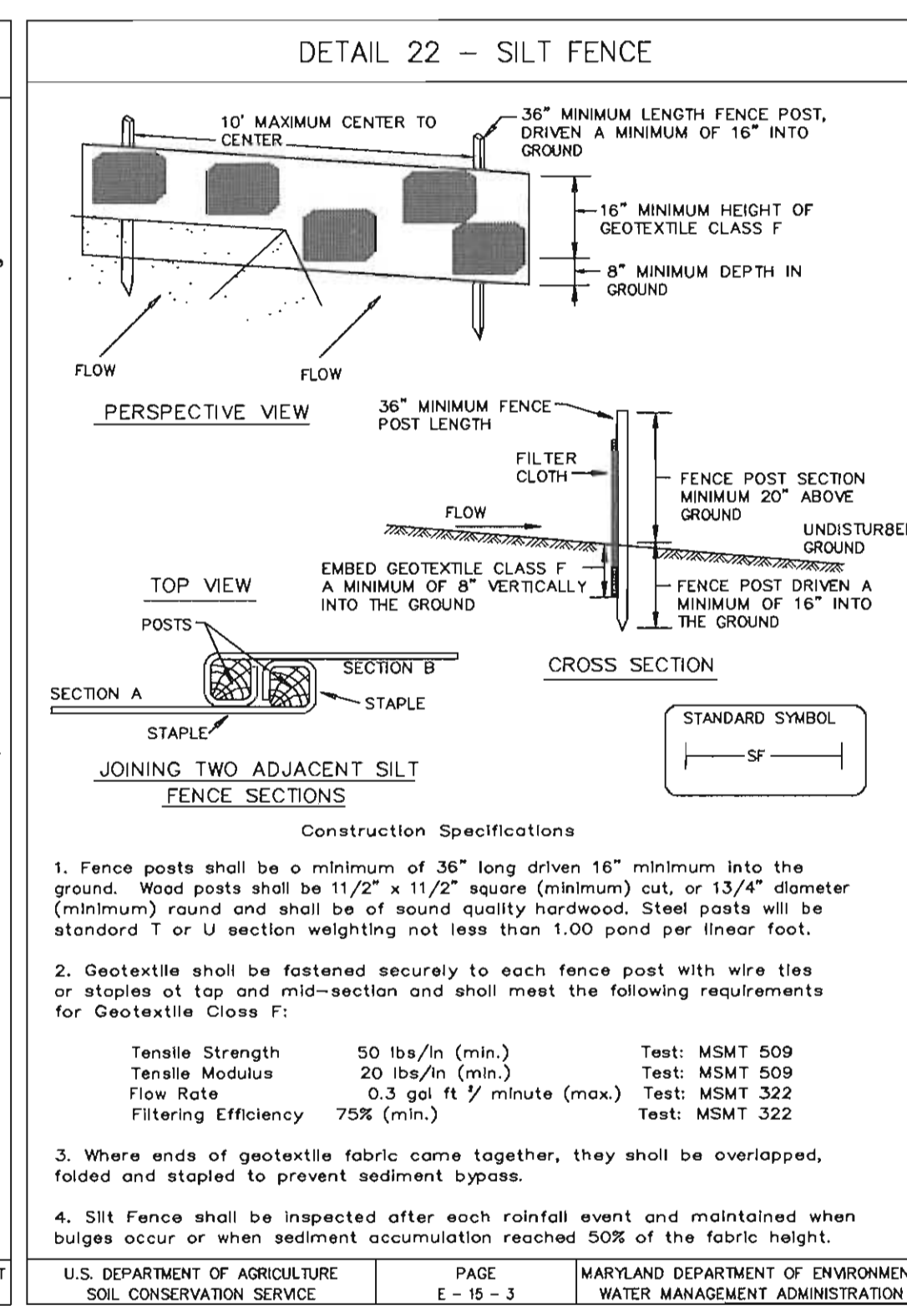
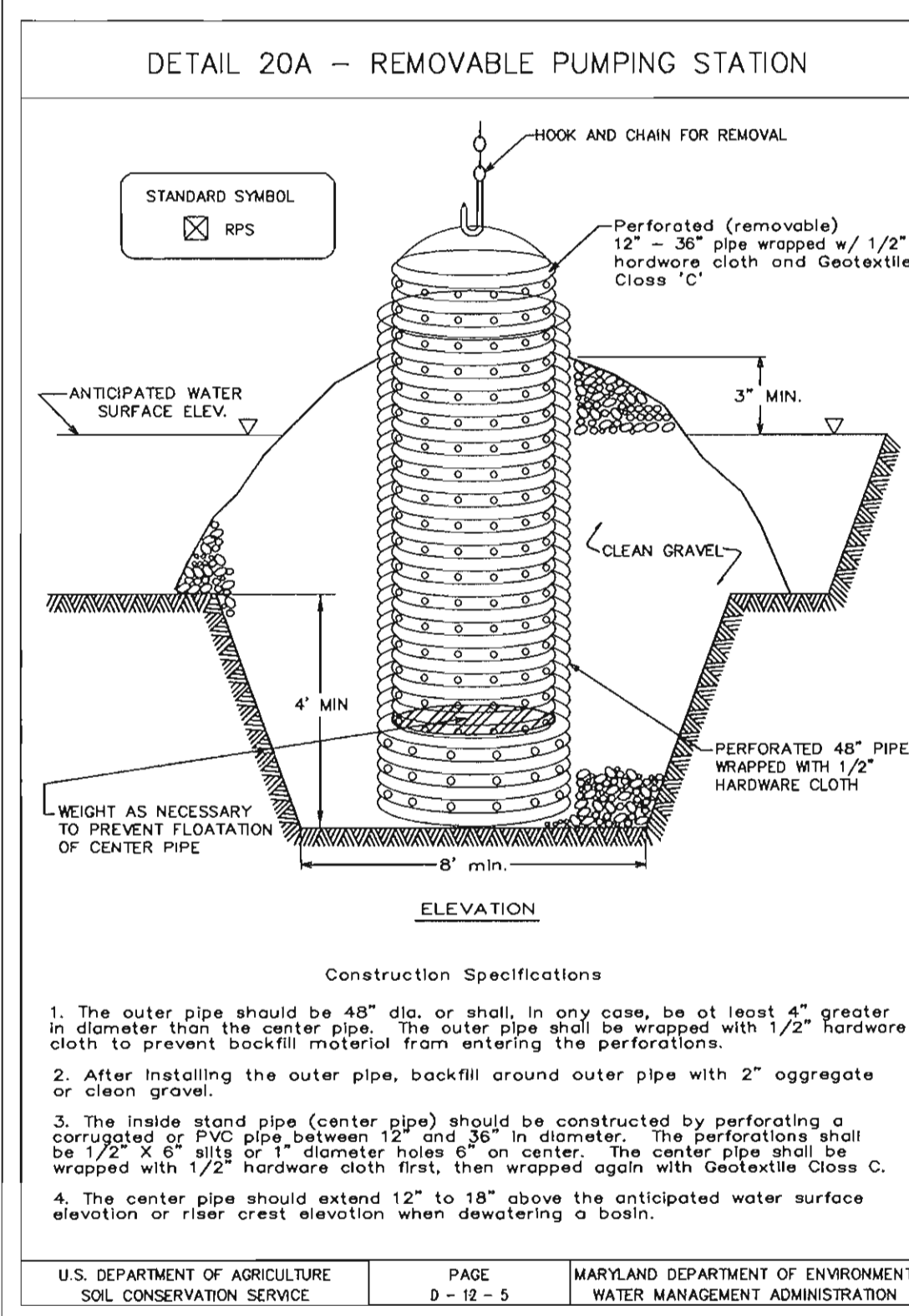
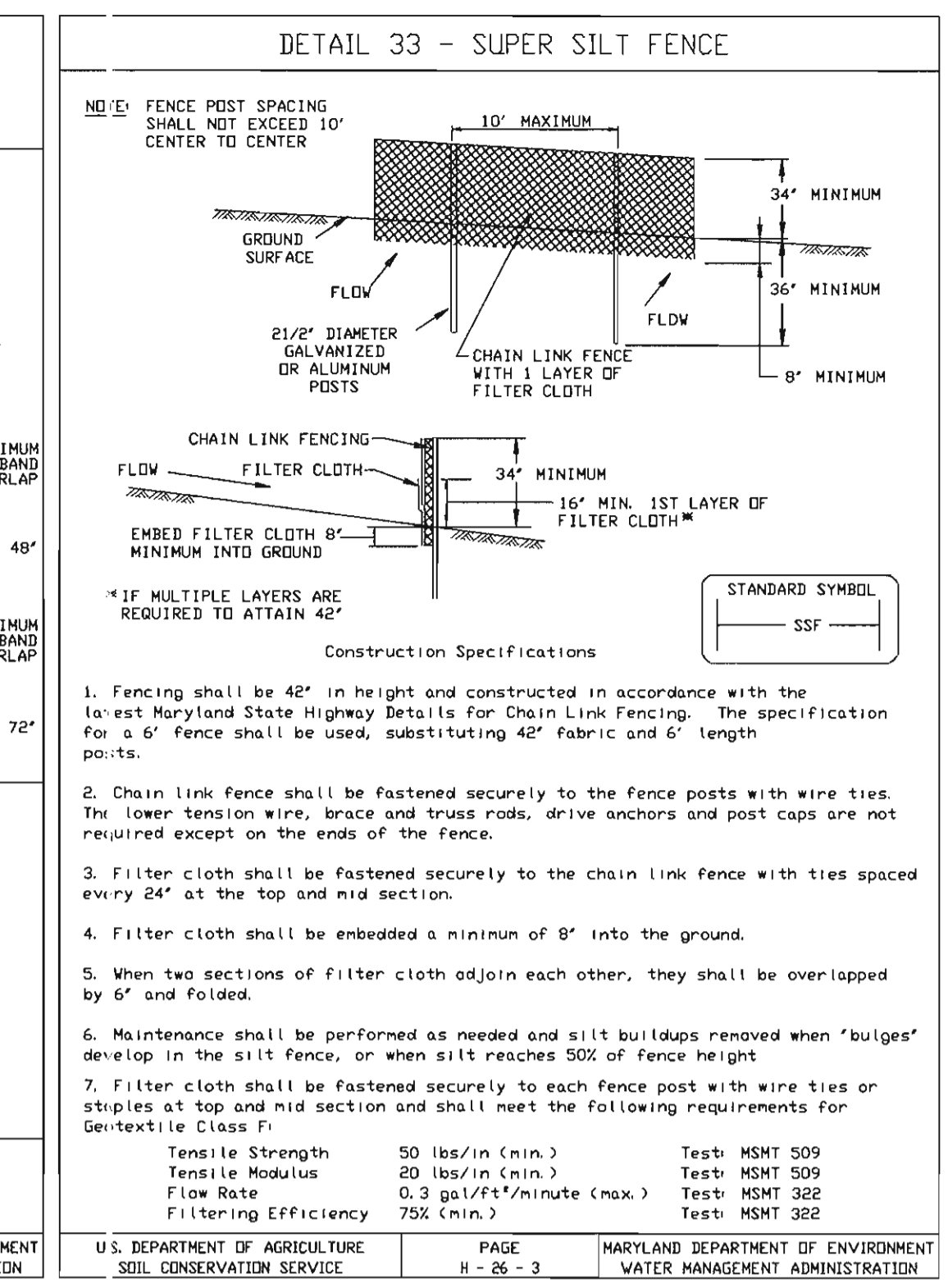
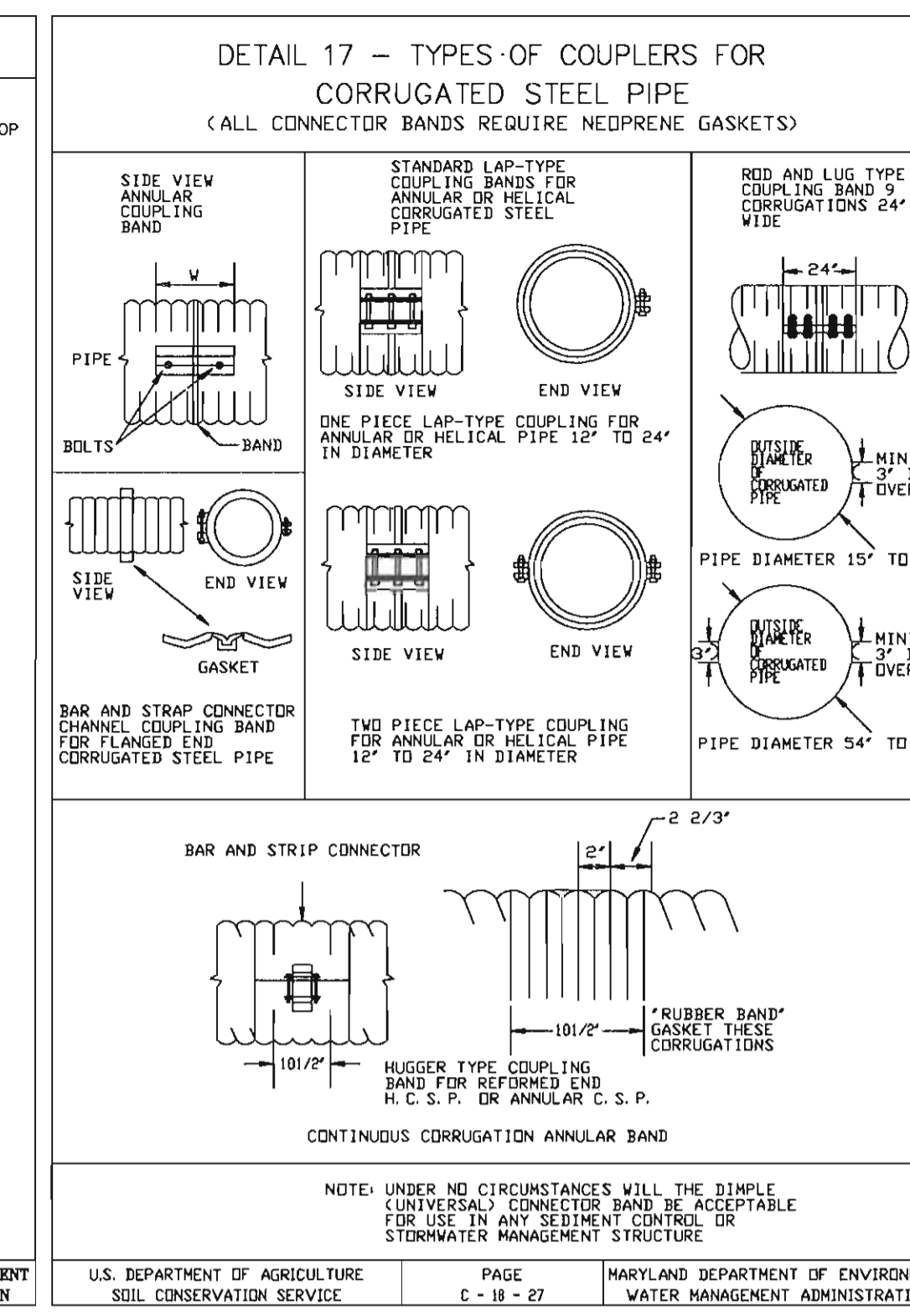
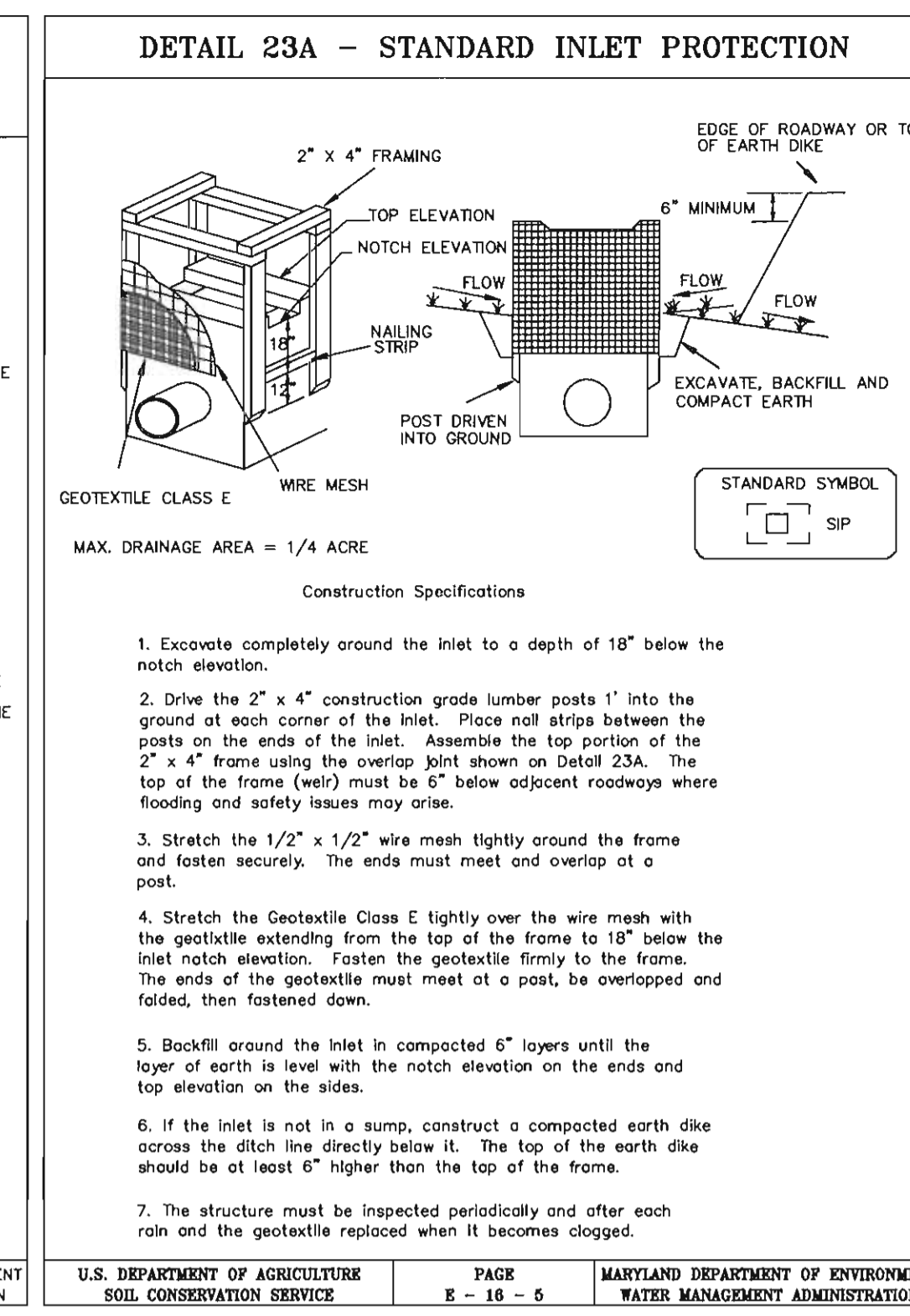
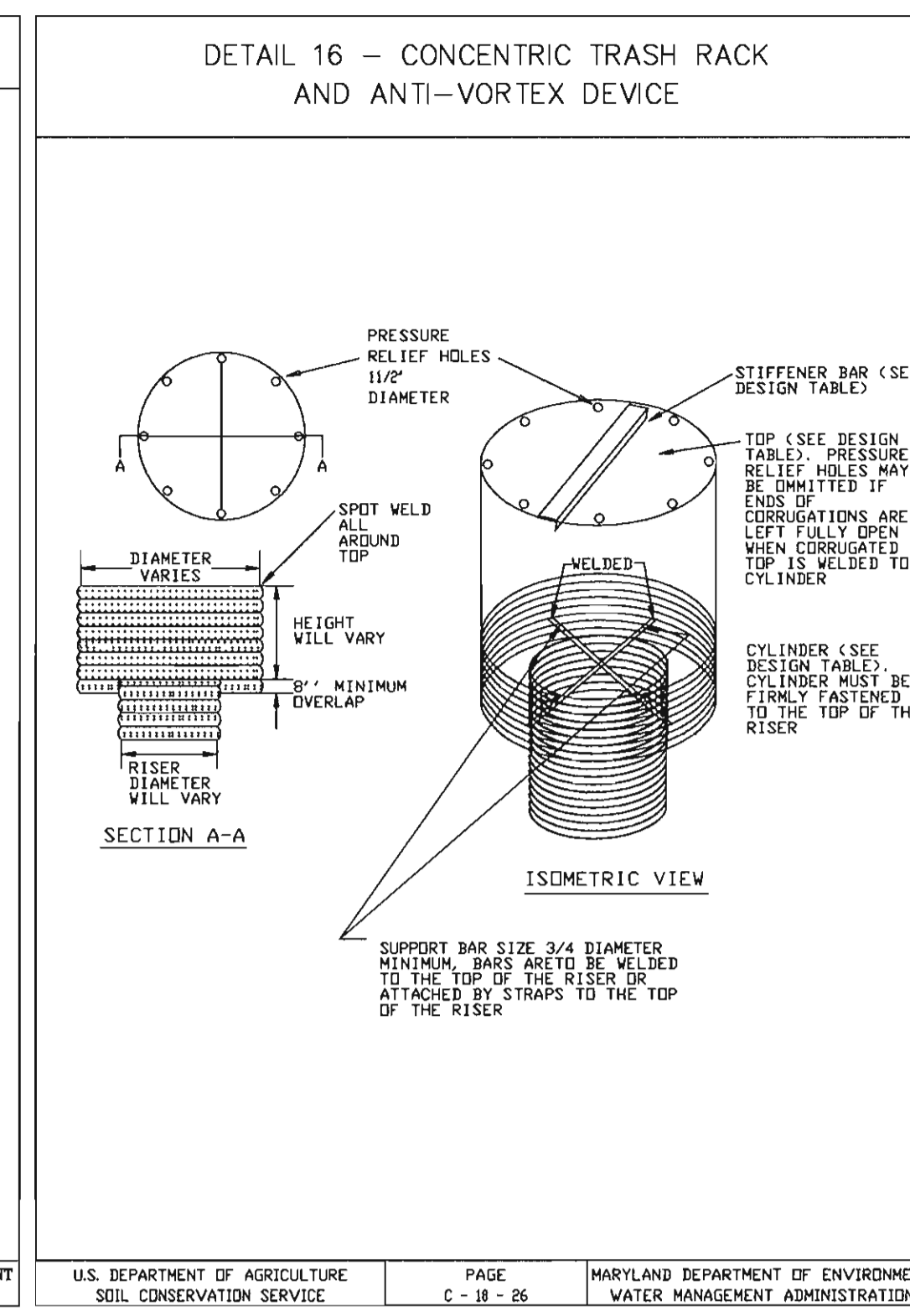
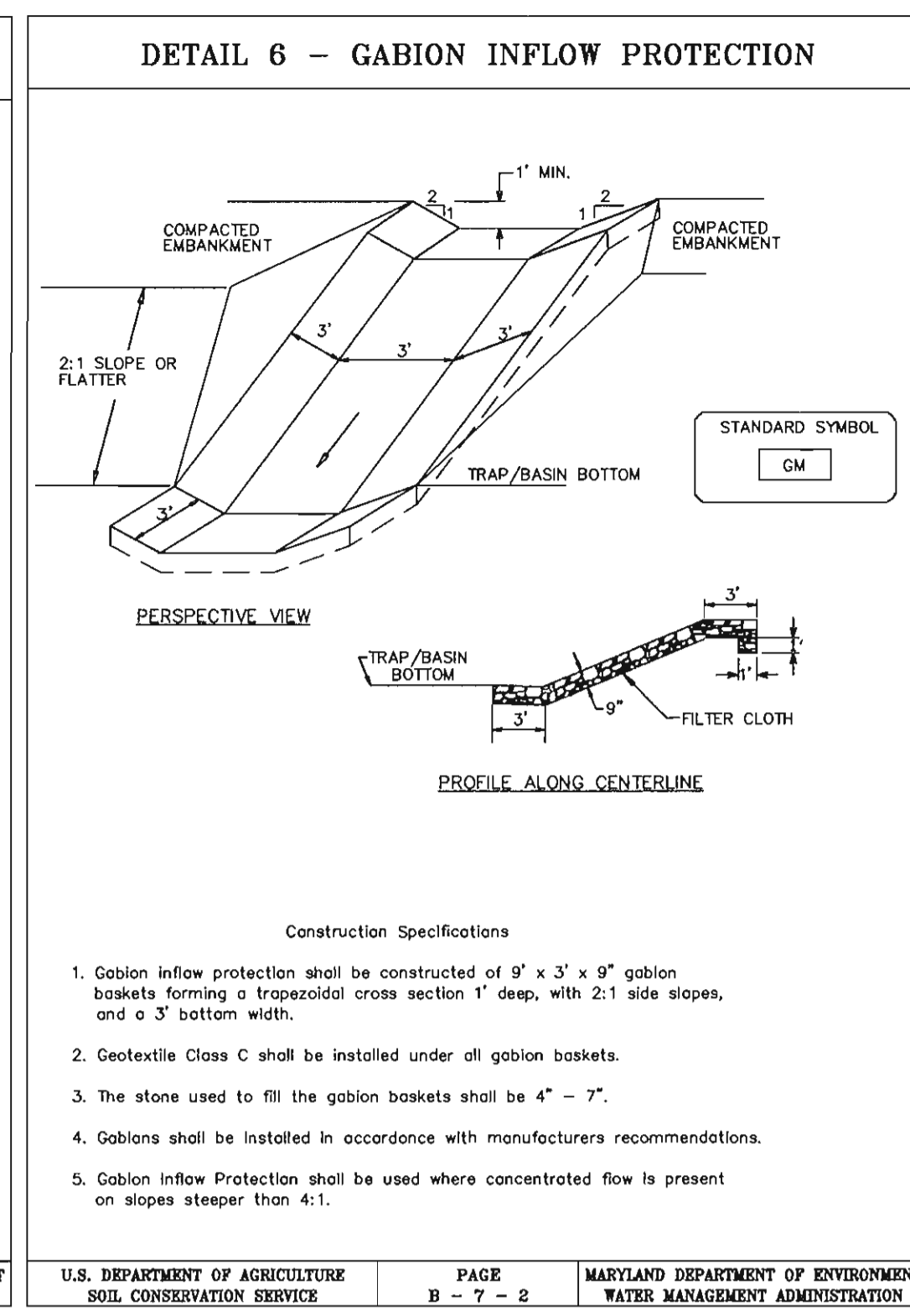
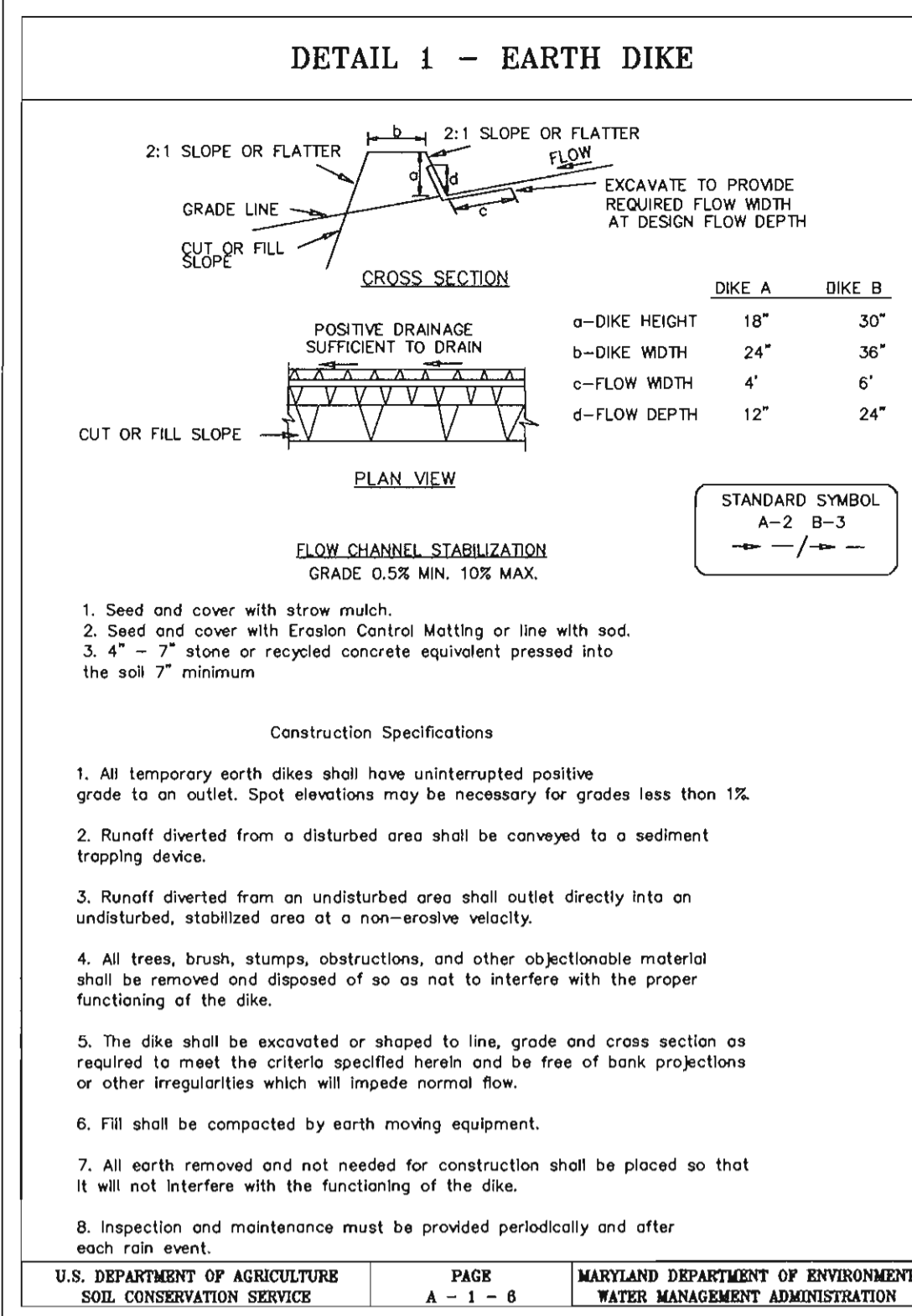
*Nancy ...* 12/16/04  
Director Date

*Candy ...* 12/14/04  
Chief, Division of Land Development Date

*...* 12/3/04  
Chief, Development Engineering Division Date

 OWNER Geape Land Holdings II, Inc. c/o Howard Research & Development Co. 6442 CITY WEST PARKWAY EDEN PRAIRIE, MN 55344 PHONE: (952) 947-0000 FAX: (952) 946-9794	CONFIDENTIALITY NOTICE	CONSULTANT <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALE: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PROJECT NAME: LIFETIME FITNESS CENTER - <b>LIFETIME FITNESS-COLUMBIA, MD</b> SHEET TITLE: <b>SEDIMENT CONTROL DETAILS &amp; NOTES</b>	DESIGN M/T DRAWN BY: AWL APPROVED BY: CKG PERMIT NUMBER: NOVEMBER 16, 2004 - FOR SIGNATURES SEPT. 20, 2004 - FOR BID	PROJECT ADDRESS: <b>COLUMBIA GATEWAY</b> PARCEL U-7 Howard County, MD Election District No. 6	TAX MAP	BLOCK	SHEET	
						42	11	8 OF 12	
				SCALE	PROJECT				
				AS SHOWN					





**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

08/19/04

OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
FAX: (952) 946-9794

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

*Barbara E. Borenstein* 12/19/04  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank DeGalle* 12/16/04  
Director Date

*Cindy Krumholz* 12/16/04  
Chief, Division of Land Development Date

*Will Sussman* 12/13/04  
Chief, Development Engineering Division Date

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Michael J. Weber* 11/19/04  
Professional Engineer Date

CONSULTANT  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-680-1820 DC/WV: 301-299-2524 FAX: 301-421-4186

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."

*Jim Meyer* 11/30/04  
Natural Resources Conservation Service Date

*John R. Kline* 11/30/04  
Howard S.C.D. Date

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

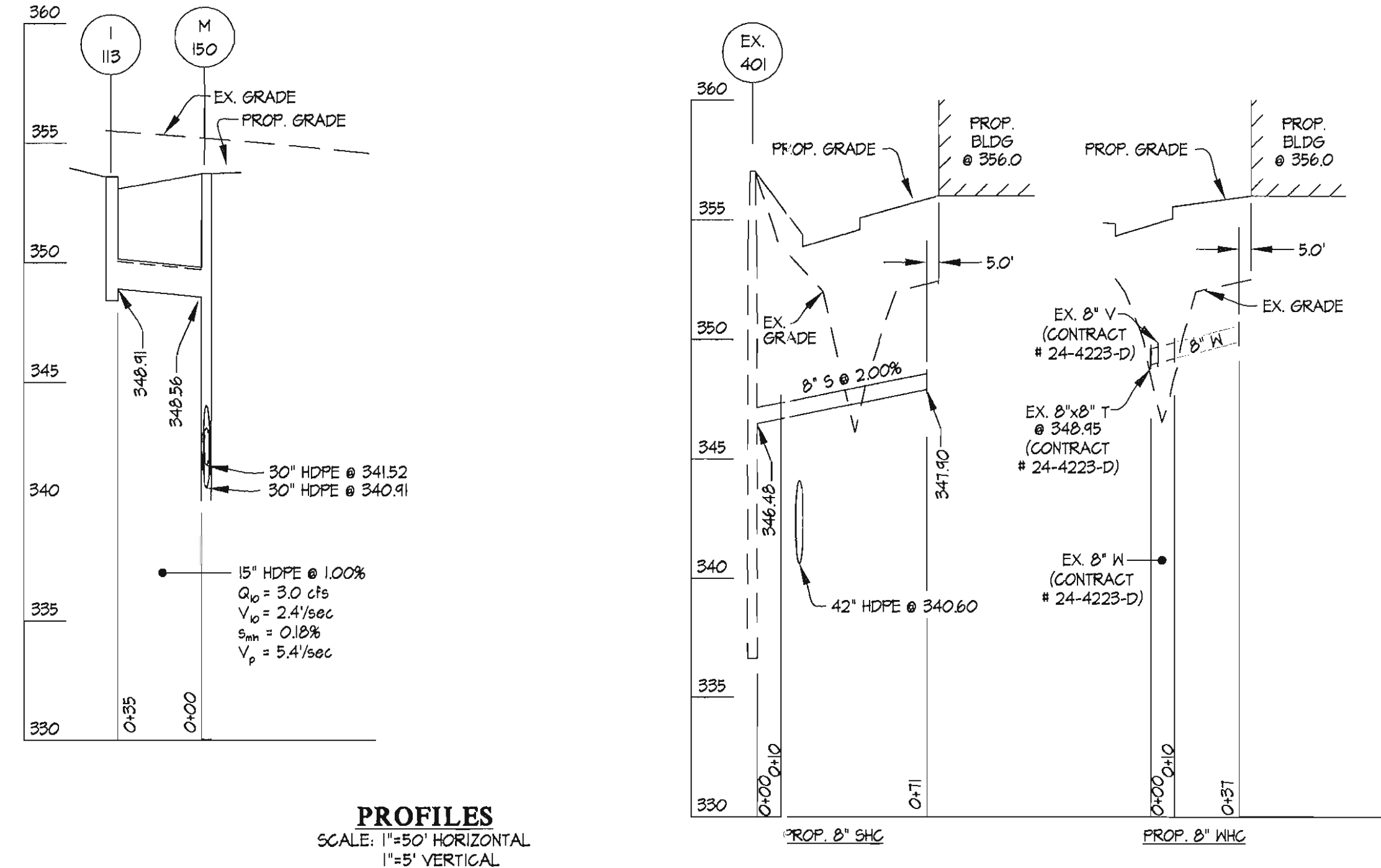
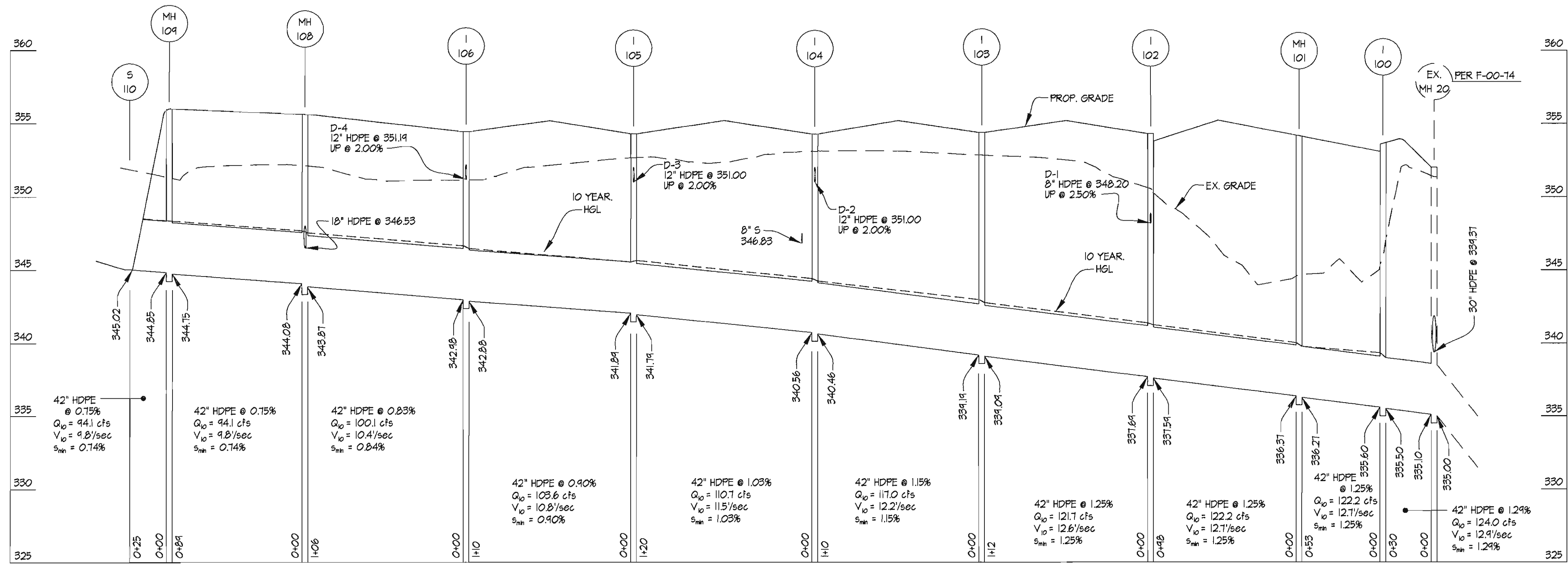
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

PROJECT ADDRESS  
**COLUMBIA GATEWAY**

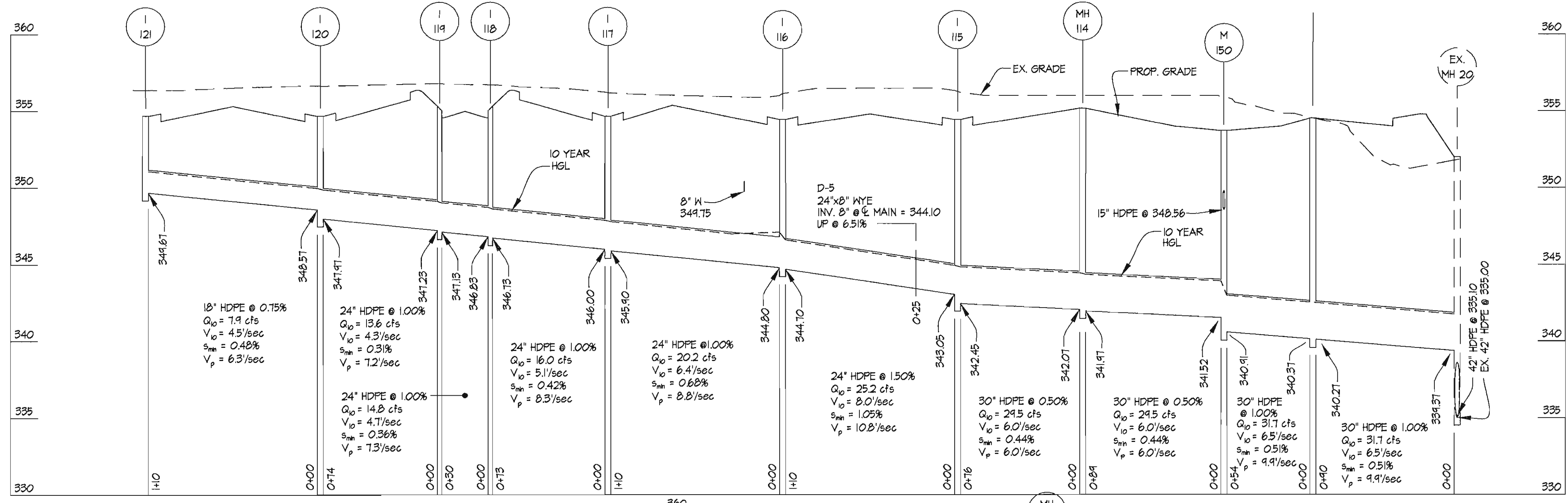
PARCEL U-7  
Howard County, MD  
Election District No. 6

TAX MAP	BLOCK	SHEET
42	11	9 OF 12
ZONED	NT	
SCALE	AS SHOWN	PROJECT

SDP 04-137



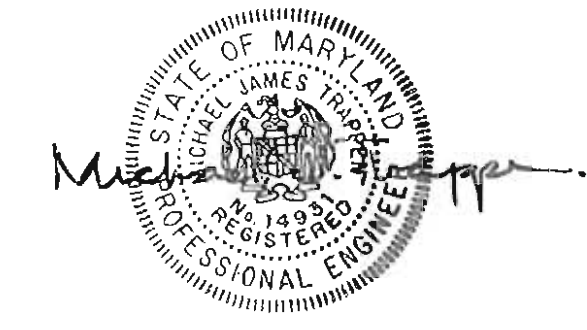
**PROFILES**  
SCALE: 1"=50' HORIZONTAL  
1"=5' VERTICAL



STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-100	A-10 INLET	---	---	353.50	335.60	335.50	HO. CO. SD-4.41	N 488,925 E 850,911	
MH-101	STANDARD MANHOLE	6'-0"	---	354.24	336.31	336.21	MD 384.05	N 488,925 E 850,914	
I-102	A-10 INLET	---	---	354.30	337.64	337.51	HO. CO. SD-4.41	N 488,884 E 850,823	
I-103	A-10 INLET	---	---	354.30	340.20	339.01	HO. CO. SD-4.41	N 488,794 E 850,741	
I-104	A-10 INLET	---	---	354.21	340.85	340.43	HO. CO. SD-4.41	N 488,710 E 850,660	
I-105	A-10 INLET	---	---	354.30	340.70	341.74	HO. CO. SD-4.41	N 488,614 E 850,572	
I-106	A-10 INLET	---	---	354.45	340.70	342.83	HO. CO. SD-4.41	N 488,525 E 850,492	
I-107	(INTENTIONALLY OMITTED)								
MH-108	STANDARD MANHOLE	6'-0"	---	355.54	346.53	343.81	MD 384.05	N 488,442 E 850,415	
MH-109	STANDARD MANHOLE	6'-0"	---	356.00	344.85	344.71	MD 384.05	N 488,373 E 850,352	
S-110	HDPE END SECTION	---	---	---	---	---	---	---	
I-111	DOUBLE 'S' INLET	---	---	353.16	347.80	347.53	HO. CO. S-4.23	N 488,371 E 850,493	
I-112	DOUBLE 'S' INLET	---	---	353.16	---	348.91	HO. CO. S-4.23	N 488,298 E 850,572	
I-113	A-10 INLET	---	---	353.50	340.54	340.54	HO. CO. SD-4.41	N 488,234 E 850,075	
MH-114	STANDARD MANHOLE	6'-0"	---	355.16	342.01	341.91	MD 384.05	N 488,746 E 851,120	
I-115	'WR' INLET	---	---	354.62	343.05	342.45	HO. CO. SD-4.35	N 488,683 E 851,063	2
I-116	'WR' INLET	---	---	354.62	344.80	344.70	HO. CO. SD-4.35	N 488,545 E 850,982	2
I-117	'WR' INLET	---	---	354.84	346.00	345.90	HO. CO. SD-4.35	N 488,506 E 850,901	2
I-118	A-10 INLET	---	---	355.04	346.83	346.73	HO. CO. SD-4.41	N 488,436 E 850,861	
I-119	A-10 INLET	---	---	355.04	347.23	347.13	HO. CO. SD-4.41	N 488,414 E 850,841	
I-120	'WR' INLET	---	---	354.84	348.51	347.91	HO. CO. SD-4.35	N 488,367 E 850,774	2
I-121	'WR' INLET	---	---	354.84	---	349.67	HO. CO. SD-4.35	N 488,278 E 850,693	2
MH-150	STANDARD MANHOLE	5'-0"	---	353.71	341.52	340.11	HO. CO. G-513	N 488,807 E 851,050	
MH-151	STANDARD MANHOLE	5'-0"	---	354.51	340.37	340.17	HO. CO. G-513	N 488,846 E 851,007	

1 COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.  
2 RAMP CURB UP TO TOP OF 'WR' INLETS

NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT, 24-4223-D

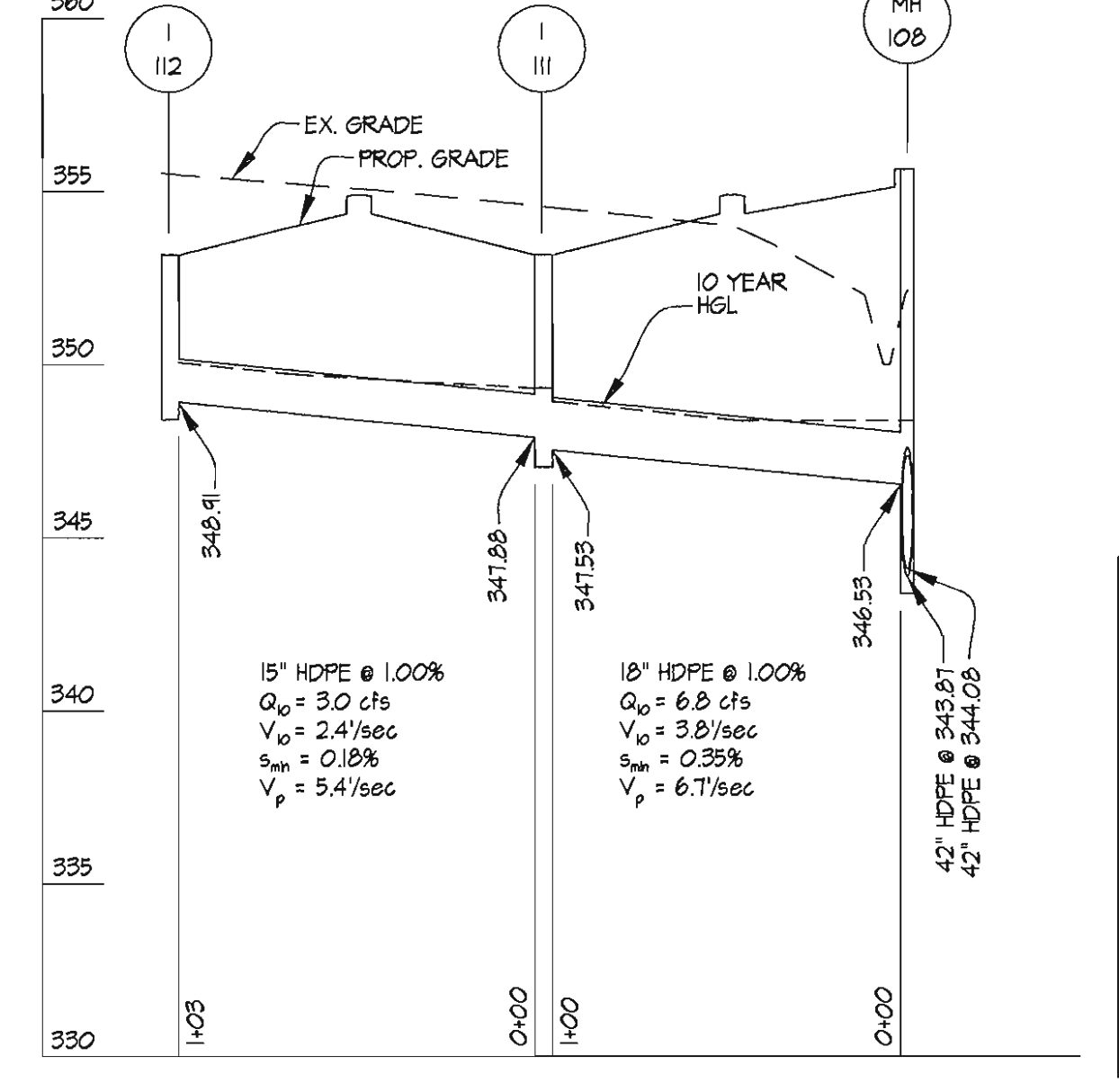


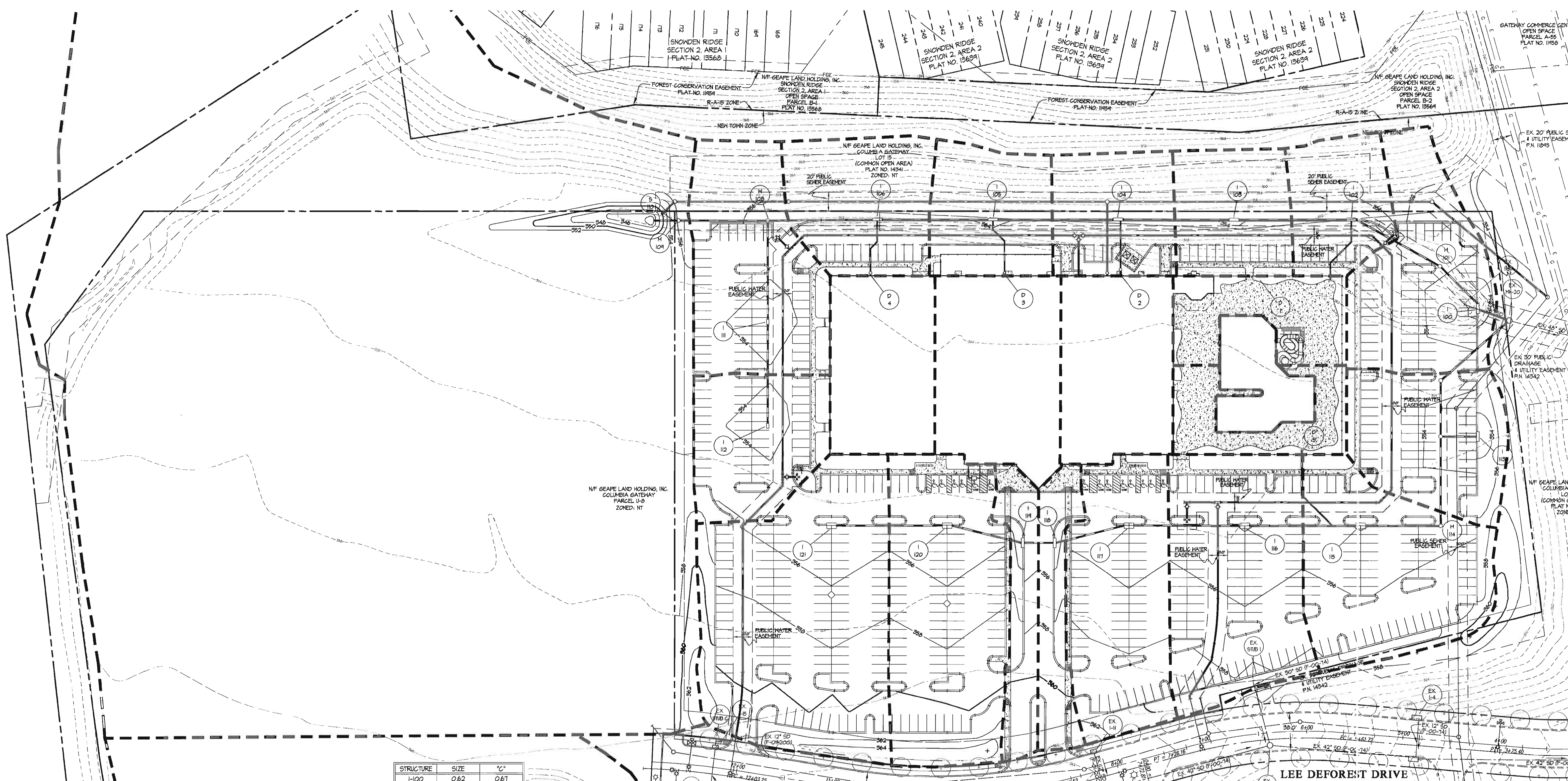
HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-10 by Hancor or an approved equal.  
Trench bedding to be provided per Howard County Detail G 2.01, "Trench for F.V.C. pipe and HDPE."

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	161'	
12"	HDPE	154'	
15"	HDPE	103'	
18"	HDPE	210'	
24"	HDPE	391'	
30"	HDPE	288'	
42"	HDPE	855'	

APPROVED PLANNING BOARD  
HOWARD COUNTY  
DATE: 08/19/04

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
County Health Officer: *R. N. Wilson* Date: 12/9/04  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Paul A. Coyle* Date: 12/13/04  
Chief, Division of Land Development: *Cindy Hamaker* Date: 12/13/04  
Chief, Development Engineering Division: *Paul A. Coyle* Date: 12/13/04





STRUCTURE	SIZE	"C"
H-00	0.62	0.67
H-02	0.32	0.46
H-03	0.36	0.52
H-04	0.37	0.52
H-05	0.38	0.52
H-06	0.47	0.46
S-10	13.04	0.85
I-11	0.67	0.68
I-12	0.44	0.74
I-13	0.51	0.74
I-15	0.75	0.77
I-16	0.81	0.80
I-17	0.66	0.80
I-18	0.23	0.64
I-19	0.23	0.68
H-20	0.88	0.74
H-21	1.22	0.76
D-1	0.32	0.74
D-2	0.51	0.90
D-3	0.54	0.90
D-4	0.46	0.90
D-5	0.25	0.75

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Brian E. Brown* 12/19/04  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mandi L. Layle* 12/20/04  
Director Date

*Cindy Hammit* 12/20/04  
Chief, Division of Land Development Date

*Michael J. ...* 12/20/04  
Chief, Development Engineering Division Date

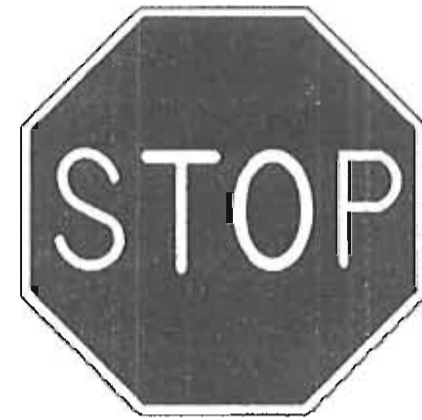


APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 08/19/04

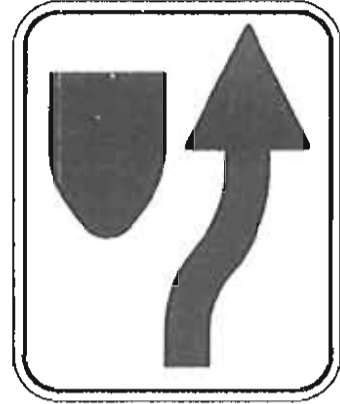
<p>OWNER Geape Land Holdings II, Inc. c/o Howard Research &amp; Development Co. 6442 CITY WEST PARKWAY EDEN PRAIRIE, MN 55344 PHONE: (952) 947-0000 FAX: (952) 946-9794</p>	<p>CONSULTANT <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-389-2524 FAX 301-421-4186</p>	<p>PROJECT NAME: LIFETIME FITNESS CENTER - <b>LIFETIME FITNESS-COLUMBIA, MD</b> SHEET TITLE: <b>STORM DRAIN DRAINAGE AREA MAP</b></p>	<p>DESIGN MITT DRAWN BY: AWL APPROVED BY: CKG PERMIT NUMBER: NOVEMBER 16, 2004 - FOR SIGNATURES SEPT. 20, 2004 - FOR BID</p>	<p>PROJECT ADDRESS: <b>COLUMBIA GATEWAY</b> PARCEL U-7 Howard County, MD Election District No. 6</p>	TAX MAP 42 11	SHEET 11 OF 12
					SCALE 1"=50'	PROJECT

**SIGNING NOTES**

1. SIGN ERRECTED AT THE SIDE OF THE ROAD SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 7 FEET MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.
2. ALL SIGNS TO BE MOUNTED ON 4"X4"X12' WOLMANIZED, (PRESSURE TREATED), WOODEN POSTS.
3. SIGNS SHALL BE 12" TO 18" FROM EDGE OF SIGN TO CURB LINE. STOP SIGNS SHALL BE LOCATED 18' BACK FROM INTERSECTING STREET CURB LINE OR AS DIRECTED BY HOWARD COUNTY TRAFFIC DIVISION.



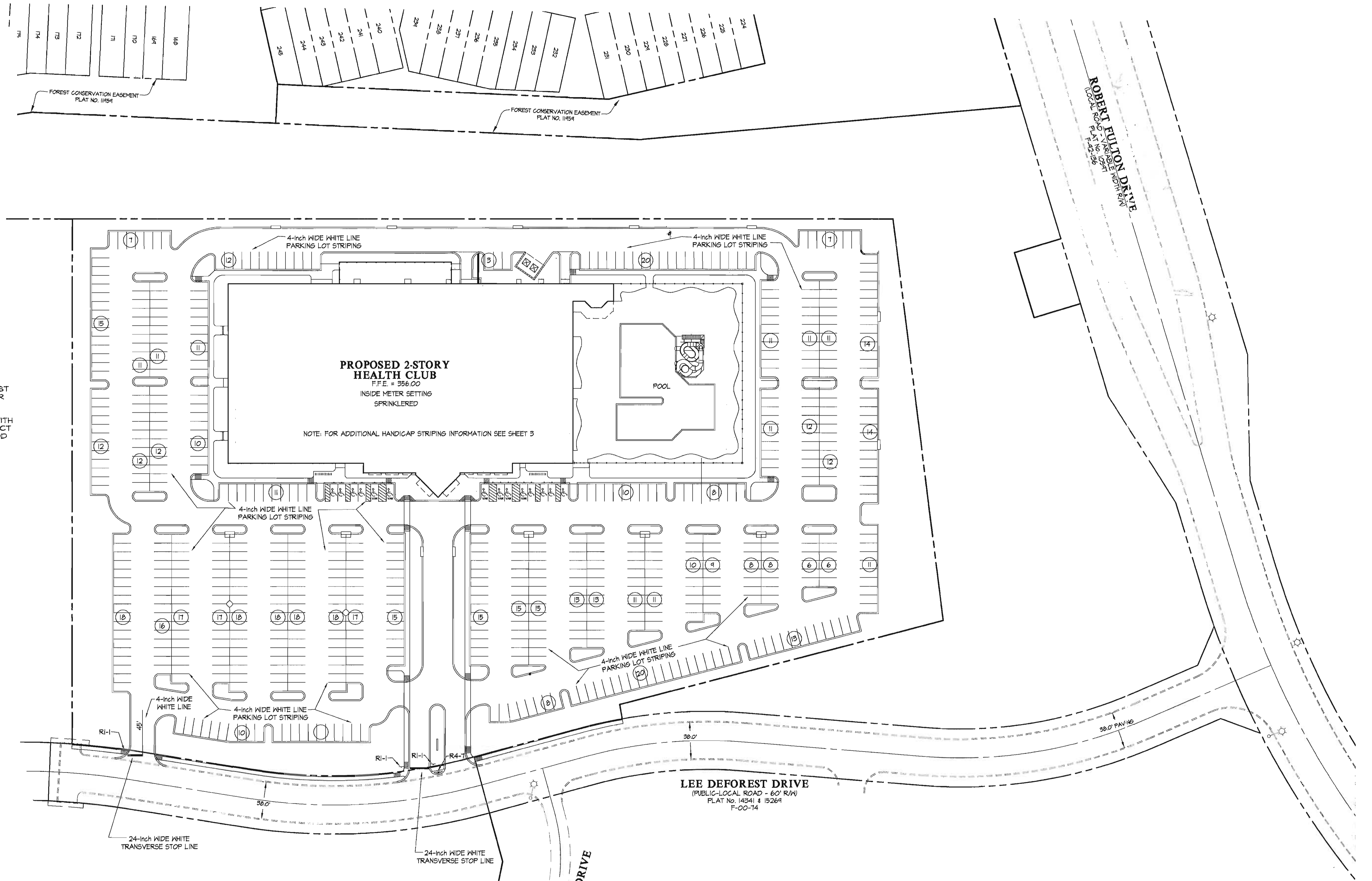
R1-1  
30" X 30"



R4-7  
24" X 30"

**PAVEMENT MARKING NOTES**

1. ALL PAVEMENT MARKINGS TO BE APPLIED USING 'SETFAST PREMIUM ALKYD TRAFFIC PAINT' BY SHERWIN WILLIAMS OR APPROVED EQUAL.
2. EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT WILL BE REMOVED BY THE CONTRACTOR BY ANY METHOD WHICH IS APPROVED BY THE ENGINEER.



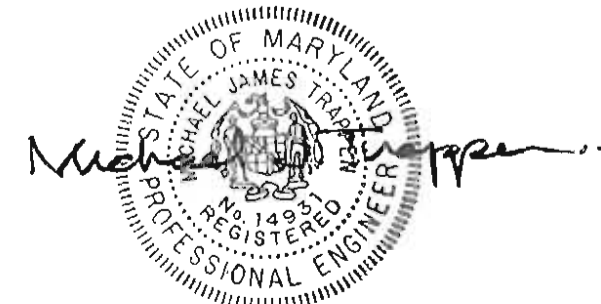
**PROPOSED 2-STORY HEALTH CLUB**

F.F.E. = 356.00  
INSIDE METER SETTING  
SPRINKLERED

NOTE: FOR ADDITIONAL HANDICAP STRIPING INFORMATION SEE SHEET 3

**LEE DEFOREST DRIVE**  
(PUBLIC-LOCAL ROAD - 60' R/W)  
PLAT No. 43841 & 15264  
F-00-14

**ELIAS HOWE DRIVE**  
(PRIVATE)  
F-00-14



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

County Health Officer: *[Signature]* Date: 5/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/13/04

Chief, Division of Land Development: *[Signature]* Date: 12/13/04

Chief, Development Engineering Division: *[Signature]* Date: 12/13/04

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 08/19/04

**LIFETIME FITNESS**  
OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
FAX: (952) 946-9794

CONFIDENTIALITY NOTICE

CONSULTANT  
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

GLW JOB No.: 04008 PROJECT NAME: LIFETIME FITNESS CENTER -  
**LIFETIME FITNESS-COLUMBIA, MD**  
SHEET TITLE:  
**SIGNAGE AND STRIPING PLAN**

DESIGN  
MJT  
DRAWN BY:  
AWL  
APPROVED BY:  
CKG  
PERMIT NUMBER:  
NOVEMBER 16, 2004 - FOR SIGNATURES  
SEPT. 20, 2004 - FOR BID

PROJECT ADDRESS  
**COLUMBIA GATEWAY**  
PARCEL U-7  
Howard County, MD  
Election District No. 6

TAX MAP	BLOCK	SHEET
42	11	12 OF 12
ZONED	NT	
SCALE	1" = 50'	
PROJECT		

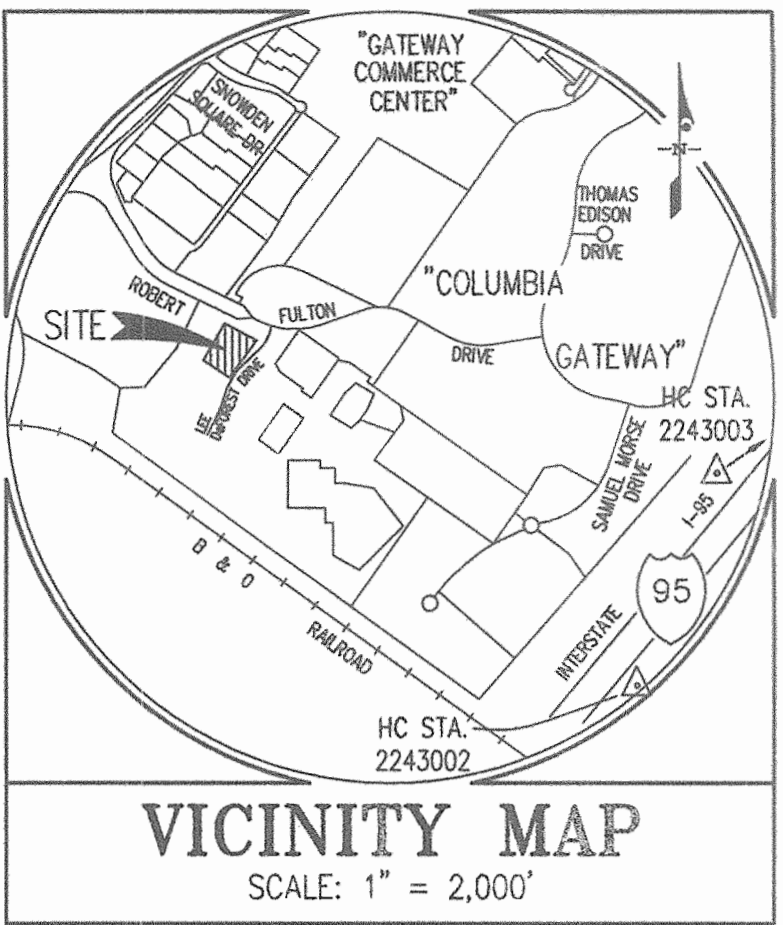
**General Notes**

- 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 Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least 48 Hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-TTTT at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4400 at least five (5) working days prior to starting any excavation work.
- Proposed Use: HEALTH CLUB
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by Shanaberger & Lane & from design plans for construction.
- Coordinates and bearings are based upon the MD State plane system (NAD '27).
- Water and sewer service is public.
- All existing water and sewer is per Contract 24-3812-D, 24-3406-D & 24-3468-D.
- All existing public storm drain is per F-00-74 & F-01-200.
- See trench bedding class "C" for storm drains.
- Recording reference:
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on Site.
- There are no wetlands on Site.
- Building setbacks and building restrictions are per FDP PHASE 236-A-1.
- This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(IV). This site is within the New Town Zone and is a part of the planned unit development which has Preliminary Plan approval and more than 50% of the land has been recorded and substantially developed before 12/31/92.
- NOTE: In case of discrepancies between the plat and the plans, the plat shall govern.
- No clearing, grading or construction is permitted within any wetland, wetlands, buffer, 50' stream buffer or floodplain.
- All outdoor lighting shall comply with the requirements of zoning section 134. The site lighting indicated on these plans is a single or twin bronze, full cutoff, 320 watt fixture mounted on a 20 or 30-foot tall, square, tapered, dark bronze pole.
- The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual.

# SITE DEVELOPMENT PLAN

## COLUMBIA GATEWAY

### PARCEL U-7



**Sheet Index**

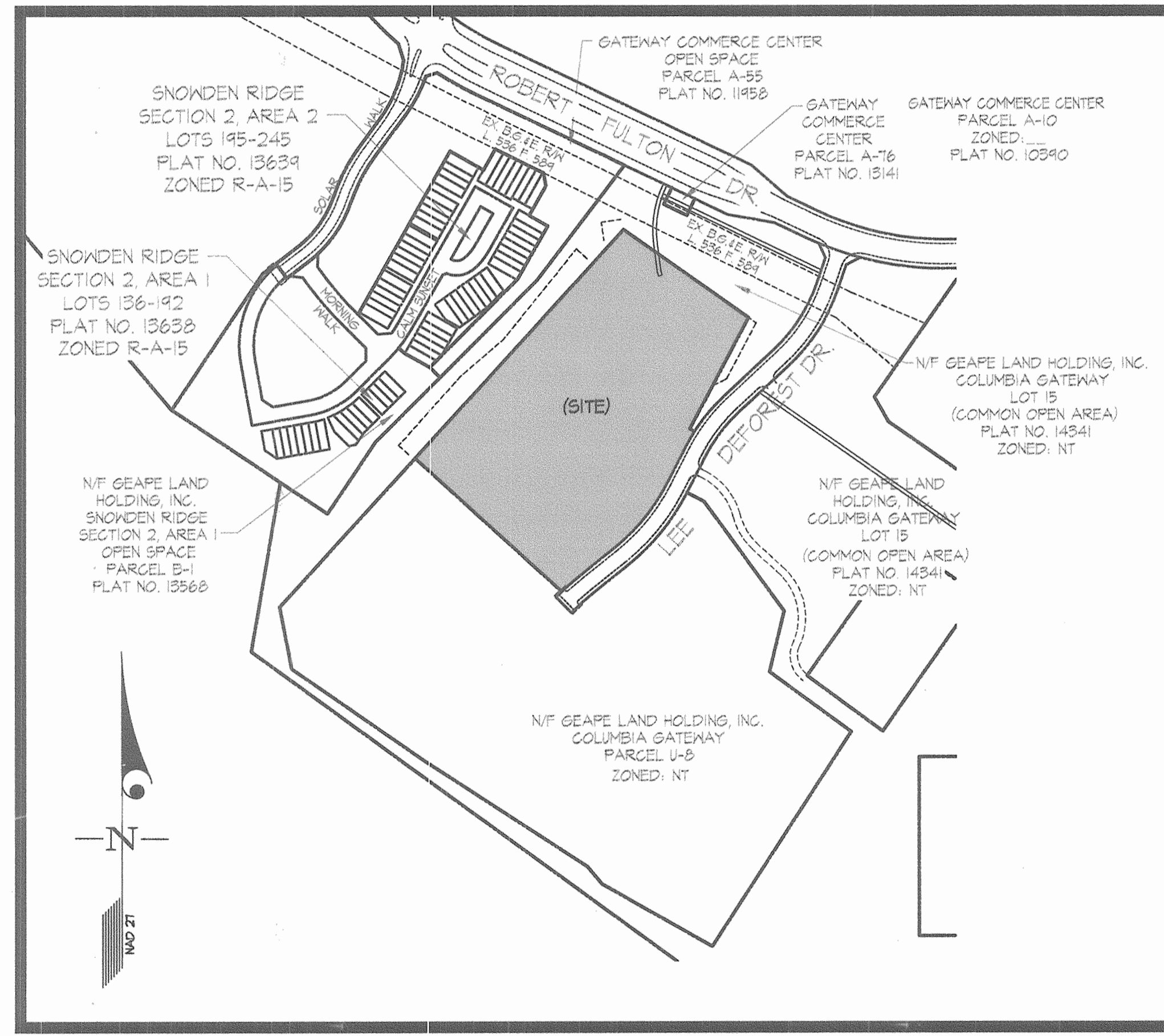
- Cover Sheet
- Site Development Plan
- Handicap Accessibility Plan & Site Details
- Landscape Plan
- Landscape Detail Plan, Details & Plan List
- Landscape Notes & Schedules
- Sediment Control Plan
- Sediment Control Notes & Details
- Sediment Control Details
- Water, Sewer & Storm Drain Profiles & Schedules
- Storm Drain Drainage Area Map
- Signage & Striping Plan

**Site Analysis Data Chart**

- Gross Area Parcel U-7: 456,381 SF or 10.48 Ac.
- Limit of Disturbed Area = 516,186 SF or 11.85 Ac.
- Zoning = NT - Employment Center - Industrial (FDP 236-A-1)
- Proposed Use: Building A: Health Club
- Gross Floor Area: 110,595 SF
- No. of standard parking spaces required by parking study approved on: 8/19/2004 and revised on 01/10/04 = 24 spaces.
- No. of handicap spaces required: 14 spaces (2 van spaces).
- No. of standard parking spaces provided: 648 spaces.
- No. of handicap spaces provided: 14 spaces (6 van spaces).
- Total parking spaces provided: 662 spaces.

- II. Areas:
- A. Building Area (including canopy): 69,745 SF
  - B. Pool: 8,872 SF
  - C. Play Equipment: 1,874 SF
- Total: 80,341 SF

- Building Percent Coverage: 80,341/456,381 = 18%
- Project background: See Dept. of Planning & Zoning File Numbers: S-85-55, ZB-96-94, WP-95-48, F-95-TT, F-96-76, F-98-69, F-99-34, WP-99-113, WP-00-18, F-00-74, FDP PHASE 236-A-1, F-01-100, FB-343, WP-01-118, F01-200, F-04-164.
- \* On June 23, 1999, WP-99-113; waiver of Section 16.155(a)(1) was granted, to not be required to submit a Site Development Plan for mass grading, subject to various conditions in the approval letter.
- \*\* On September 22, 1999, WP-00-18; waiver of Section 16.116(a)(1) & 16.155(a)(1), was granted to permit grading in wetland buffers for two isolated wetlands totaling 7,440 feet in area without an SDP subject to 3 conditions in the approval letter.
- \*\*\* On May 24, 2001, WP-01-118; waiver of Section 16.145, which requires the submission of a Sketch Plan and section 16.146 which requires the submission of a Preliminary Plan, to modify a previously recorded plat by extending Lee Deforest Drive was approved, subject to various conditions in the approval letter.



**KEY MAP**

SCALE : 1" = 300'

**LEGEND**

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- (+) EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LIMIT OF SUBMISSION
- 8'S EX. SANITARY SEWER
- EX. WATERLINE
- PROP. 8'S PROP. SANITARY SEWER
- PROPOSED WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- DUMPSTER OR UTILITY PAD
- EX. EASEMENTS
- EX. ASPHALT PAVING
- x 78<sup>88</sup> TOP OF PAVING SPOT SHOT
- (6) NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP (SEE DETAIL SHEET 5)
- SCREEN WALL
- PATRON ENTRANCE
- LOADING AREA
- FLUSH CURB / DEPRESSED CURB

Note: The Howard Research and Development Corporation shall be notified when the site has been completed so that an inspection can be performed by the Architectural Control Committee. A Certificate of Compliance will be issued by the Committee upon satisfactory completion of the site work.



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson* County Health Officer 12/9/04  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Maria Louglin* Director 12/8/04  
*Cindy Hamilton* Chief, Division of Land Development 12/14/04  
*Paul Cavannaugh* Chief, Development Engineering Division 12/1/04

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 08/19/04

WATER CODE: E06		SEWER CODE: 4400000		ADDRESS CHART	
SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA		PARCELS Parcel U-7	
FLAT No. 17098-101	ZONE NT (EC-IND)	TAX MAP 42	BLOCK 11	ELEC. DIST. 6	CENSUS TRACT 6061.03
PROJECT ADDRESS		TAX MAP 42	BLOCK 11	SHEET 1 of 12	
COLUMBIA GATEWAY		Parcel U-7		Election District No. 6	
SCALE 1" = 50'		PROJECT			

**LIFETIME**  
OWNER  
Geape Land Holdings II, Inc.  
c/o Howard Research & Development Co.  
6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MN 55344  
PHONE: (952) 947-0000  
FAX: (952) 946-9794

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CONSULTANT  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK  
BURLINGAME, MARYLAND 20856  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PROJECT NAME: LIFETIME FITNESS CENTER -  
SHEET TITLE: COVER SHEET

DESIGN MUT  
DRAWN BY: AWL  
APPROVED BY: CKG  
PERMIT NUMBER:  
Rev. Building Area and required parking entries  
NOVEMBER 16, 2004 - FOR SIGNATURES  
SEPT. 20, 2004 - FOR BID

CONFIDENTIALITY NOTICE  
PROJECT ADDRESS: COLUMBIA GATEWAY

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