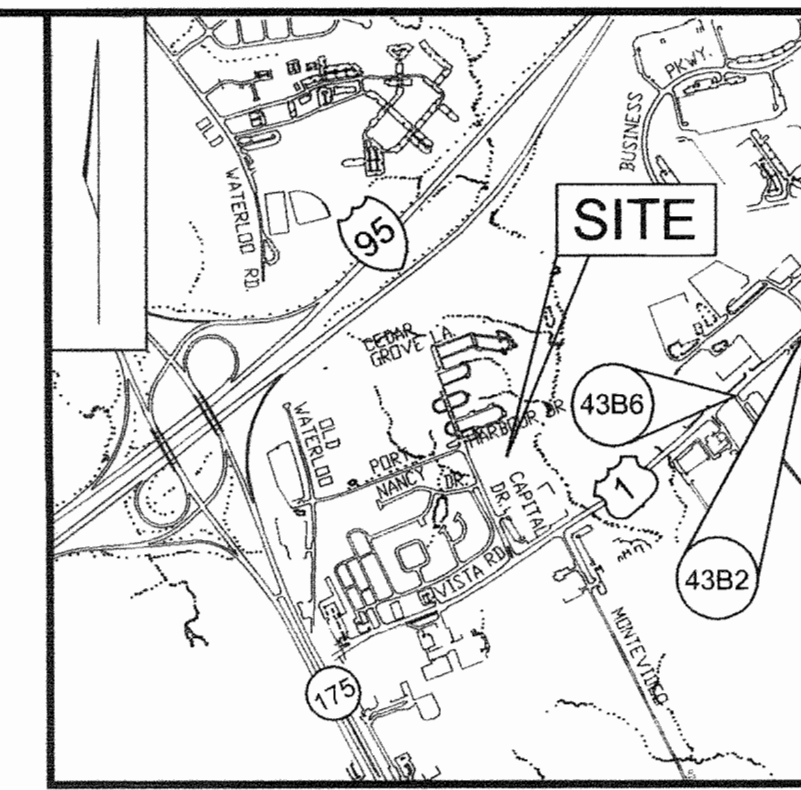


GENERAL NOTES

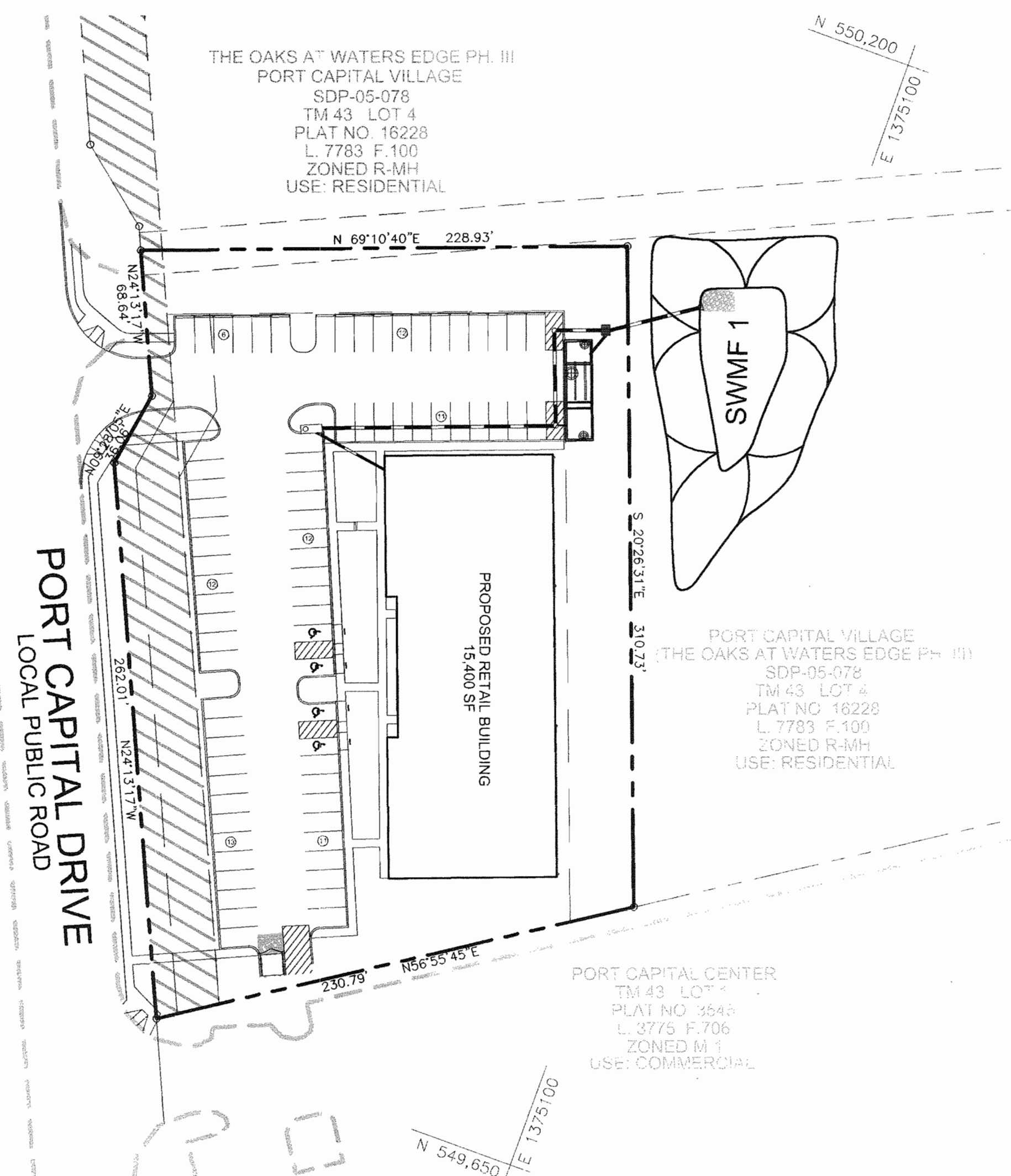
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK:
 - MISS UTILITY 1-800-257-7777
 - BELL ATLANTIC TELEPHONE CO. 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - VERIZON CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- 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.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE SUBJECT PROPERTY IS ZONED B-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NOS. 4382 AND 4386.
- PROPERTY LINES ARE BASED ON HOWARD COUNTY PLAT NO. 16228.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT UNDER HOWARD COUNTY DESIGN MANUAL III SECTION 5.2.9.
- A WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2004.
- AN APFO STUDY WAS PERFORMED BY THE TRAFFIC GROUP, INC. DATED DECEMBER 2004.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- A GEOTECHNICAL STUDY WAS PERFORMED BY ENGINEERING CONSULTING SERVICES, LTD. DATED DECEMBER 2004.
- NO 100 YEAR FLOODPLAINS EXIST ONSITE.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THE FOREST CONSERVATION OBLIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 34 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,050.00 ~~SHALL BE~~ ^{HAS BEEN POSTED} WITH THE DEVELOPER'S AGREEMENT.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THIS PROJECT UTILIZING THE 2000 MDE STORMWATER DESIGN MANUAL VOLUMES I AND II. CPV MANAGEMENT IS PROVIDED BY THE STORMWATER MANAGEMENT POND ON ADJACENT LOT 4 (SDP-05-078). GRASS CHANNEL CREDITS HAVE BEEN UTILIZED FOR ALL OF THE REV REQUIREMENT AND A PORTION OF WOV REQUIREMENT. THE REMAINING WOV REQUIREMENT IS PROVIDED BY AN UNDERGROUND SANDFILTER (P-2). THE MICROPOOL EXTENDED DETENTION FACILITY (P-1) IS HAZARD CLASS 'A'. CPV REQUIREMENTS ARE PROVIDED BY THIS PLAN FOR THE FUTURE DEVELOPMENT OF THE ADJACENT PARCEL 'A'. THE MICROPOOL EXTENDED DETENTION FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE OWNERS OF PARCEL 644 LOT 4, AND PARCEL 'A'.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
- SEWER SERVICE FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3195.
- WATER SERVICE FOR THIS PROJECT WILL BE PUBLIC AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3564-0.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- ALL TRASH COLLECTION TO BE PRIVATE.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL R3.01.
- ALL PAVING TO BE P-2 PAVING, HOWARD COUNTY STANDARD DETAIL R-2.01. THE PAVING SECTION WILL BE CONFIRMED OR MODIFIED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION BASED ON ACTUAL TESTING.
- FOUNDATION SOILS MUST BE EXAMINED BY THE SOILS ENGINEER TO ASSURE THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTHS.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2005.
- NO CHANGE IN USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.

SITE DEVELOPMENT PLAN THE OAKS AT WATERS EDGE PARCEL 'A'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
43B2	551,655.009	1,378,176.941	209.605'
43B6	550,601.593	1,376,866.047	210.560'



VICINITY MAP
SCALE: 1"=2000'



LOCATION PLAN
SCALE: 1"=50'

PARKING SPACE ANALYSIS

RETAIL USE:
THE TOTAL FLOOR AREA OF THE BUILDING: 15,400 SF
5.0 SPACES PER 1000 SF
@ 15,400 SF = 77 SPACES REQUIRED
= 77 SPACES PROVIDED

OTHER:
NO CHANGE IN ANY USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.

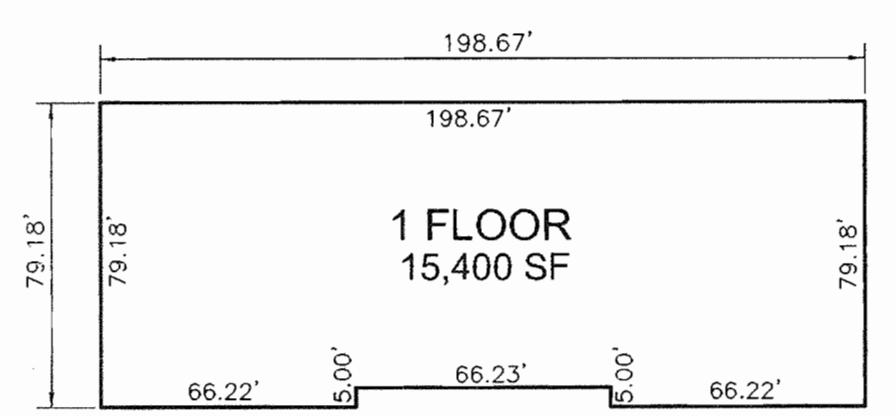
ADDRESS CHART	
PARCEL #	STREET ADDRESS
PARCEL A	7720 PORT CAPITAL DRIVE

SITE ANALYSIS DATA CHART			
TOTAL PROJECT AREA 78,107 SF (1.79 AC)	AREA OF PLAN SUBMISSION 78,107 SF (1.79 AC)	LIMIT OF DISTURBED AREA 1.83 AC	PRESENT ZONING B-1
PROPOSED USE COMMERCIAL	TYPE OF UNIT RETAIL	TOTAL UNITS ALLOWED NA	TOTAL UNITS PROPOSED NA
PARKING SPACES REQUIRED 77	PARKING SPACES PROVIDED 77	HANDICAP SPACES REQUIRED 4	HANDICAP SPACES PROVIDED 4
OPEN SPACE REQUIRED NA	OPEN SPACE PROVIDED NA	RECREATION OPEN SPACE REQUIRED NA	RECREATION OPEN SPACE PROVIDED NA
DPZ FILE REFERENCE F-04-44, SDP-05-078		DEED REFERENCE LIBER 4393 FOLIO 334	

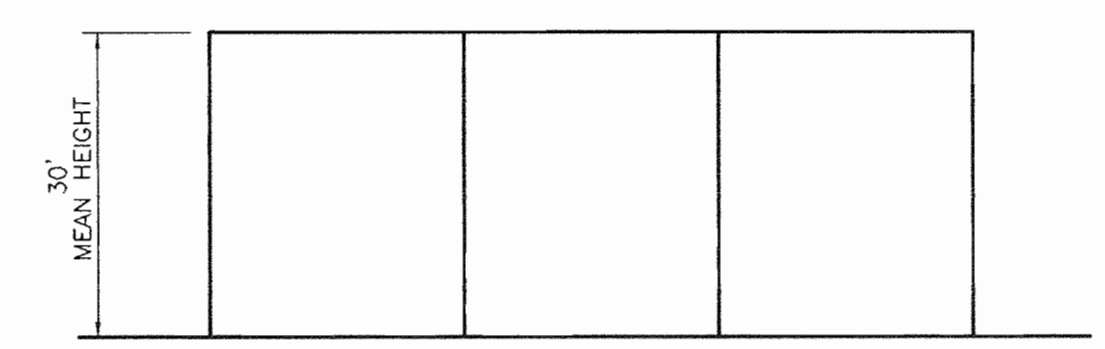
PERMIT INFORMATION CHART					
SUBDIVISION NAME THE OAKS AT WATERS EDGE		SECTION/AREA NA		LOT / PARCEL NO. PARCEL A	
PLAT REF. 16228	TAX MAP 43	GRID NO. 3	ZONE B-1	ELECT. DIST. 1ST	CENSUS TR. 6012.02
WATER CODE: B01			SEWER CODE: 2420000		

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
GRADING AND SEDIMENT EROSION CONTROL PLAN	3
LANDSCAPING AND FOREST CONSERVATION PLAN	4
STORMWATER MANAGEMENT DETAILS	5
SEDIMENT EROSION CONTROL PLANS	6

STORMWATER MANAGEMENT REQUIREMENTS					
AREA 1.79 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQV)	0.1216 AC. FT.	GRASS CHANNEL CREDIT WOV AND REV	0.0509 AC. FT.	UNDERGROUND SANDFILTER
2	RECHARGE VOLUME (REV)	0.0146 AC. FT. 0.1626 AC. FT.	GRASS CHANNEL CREDIT WOV AND REV	0.0000 AC. FT. 0.0000 AC. FT.	GRASS CHANNELS
3	CHANNEL PROTECTION VOLUME (CPV)	**	---	---	**
4	OVERHEAD FLOOD PROTECTION (O ₁₀₀ P)	---	---	---	---
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	---	---	---	---



PROPOSED BUILDING
SCALE: 1"=30'



ELEVATION
NOT TO SCALE

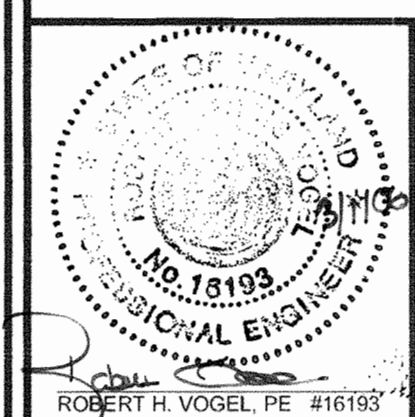
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/20/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/22/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

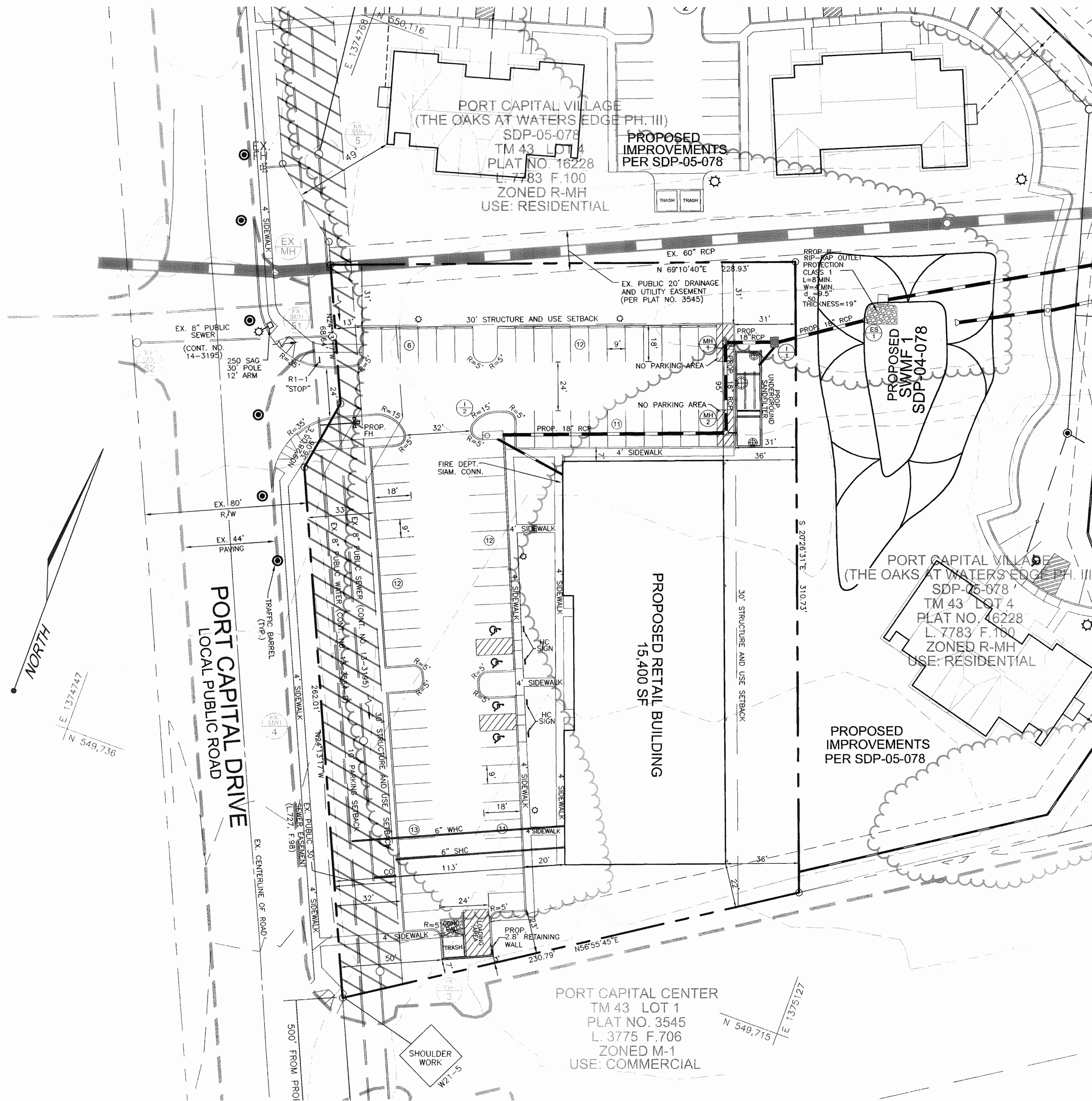
[Signature] 3/22/06
DIRECTOR DATE

OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020

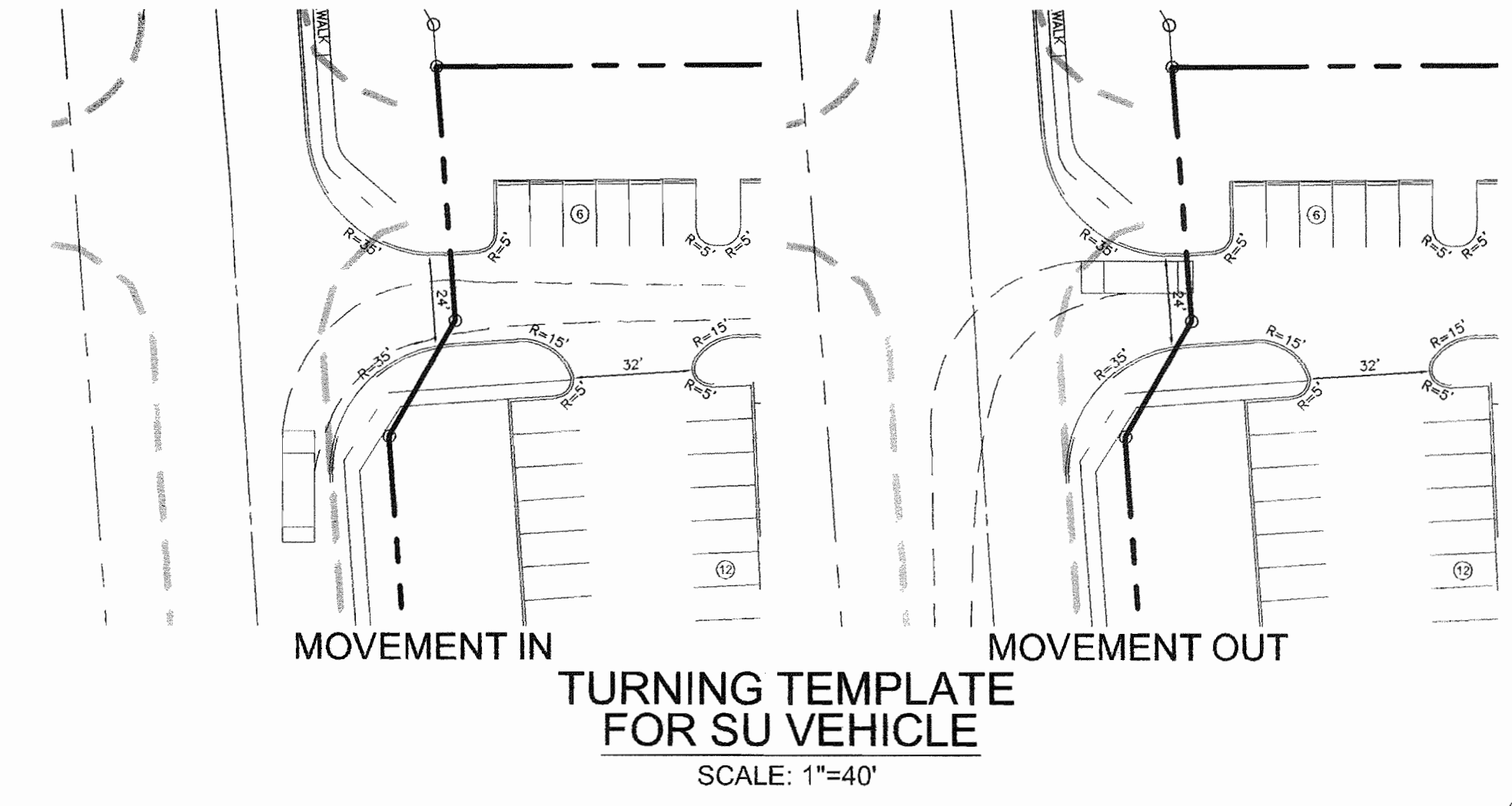


DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHV
DATE: SEPTEMBER 2005
SCALE: AS NOTED
W.O. NO.: 05-16.00

1 SHEET OF 6

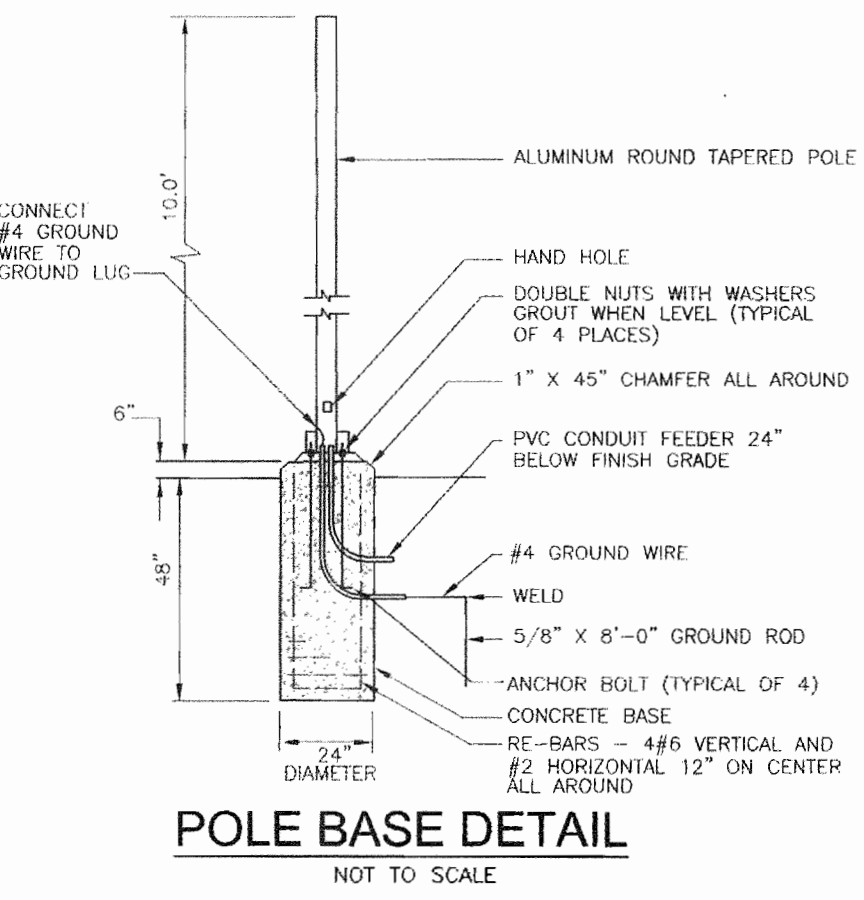
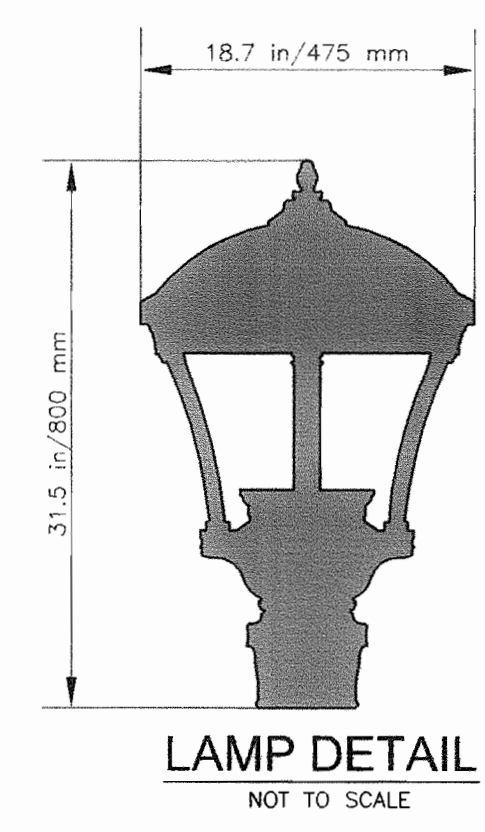
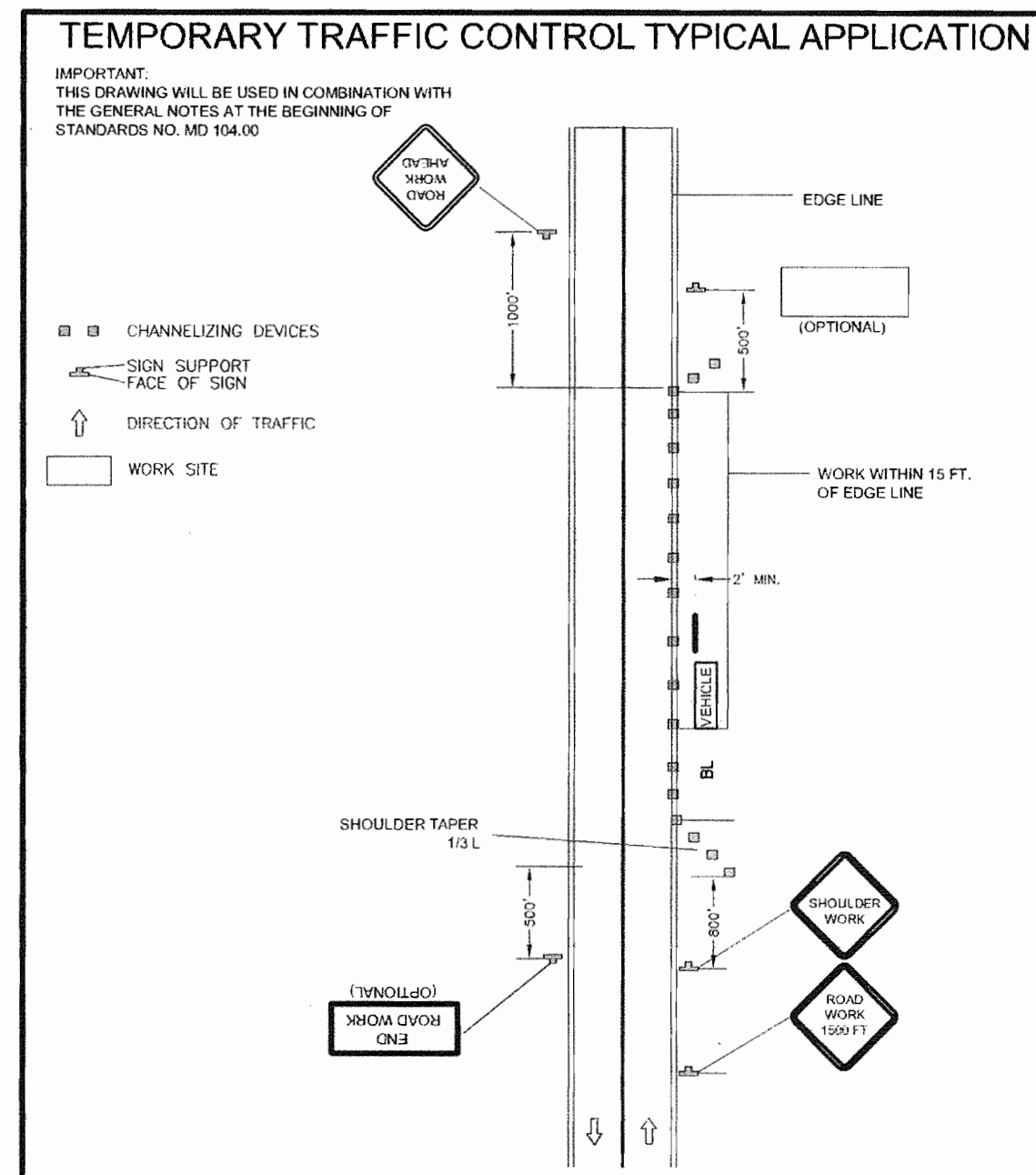


PLAN SCALE: 1"=30'

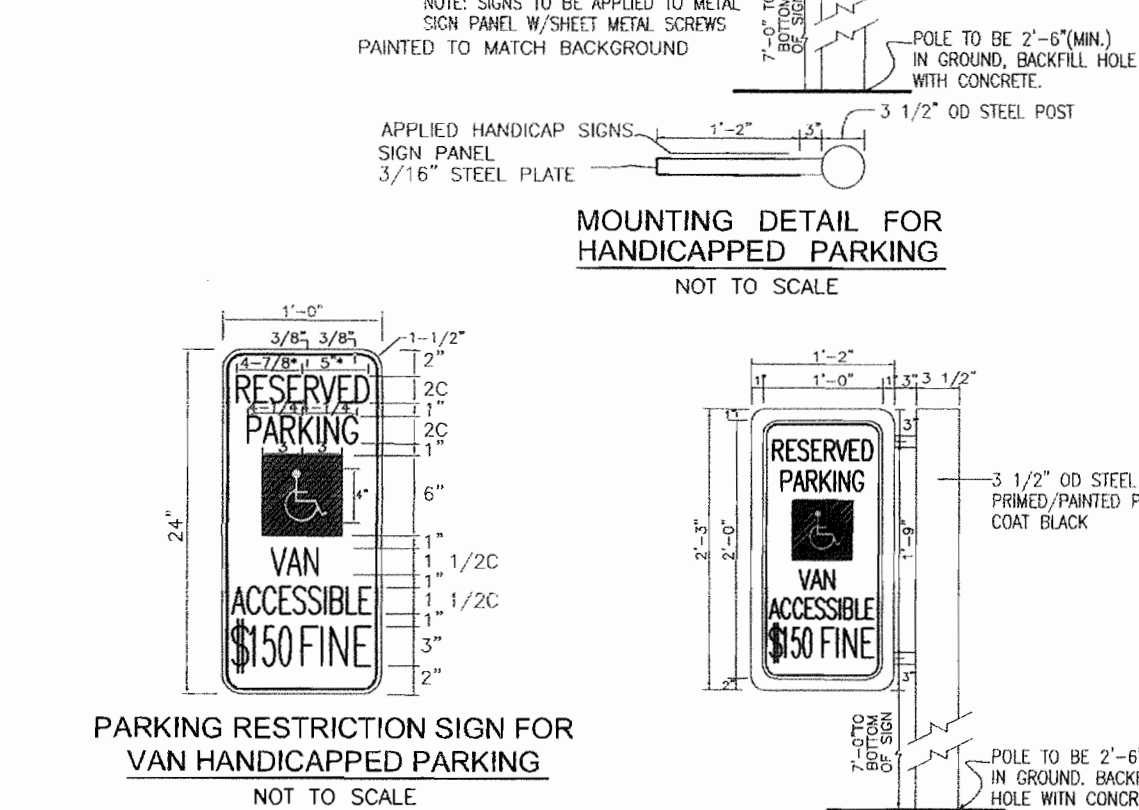
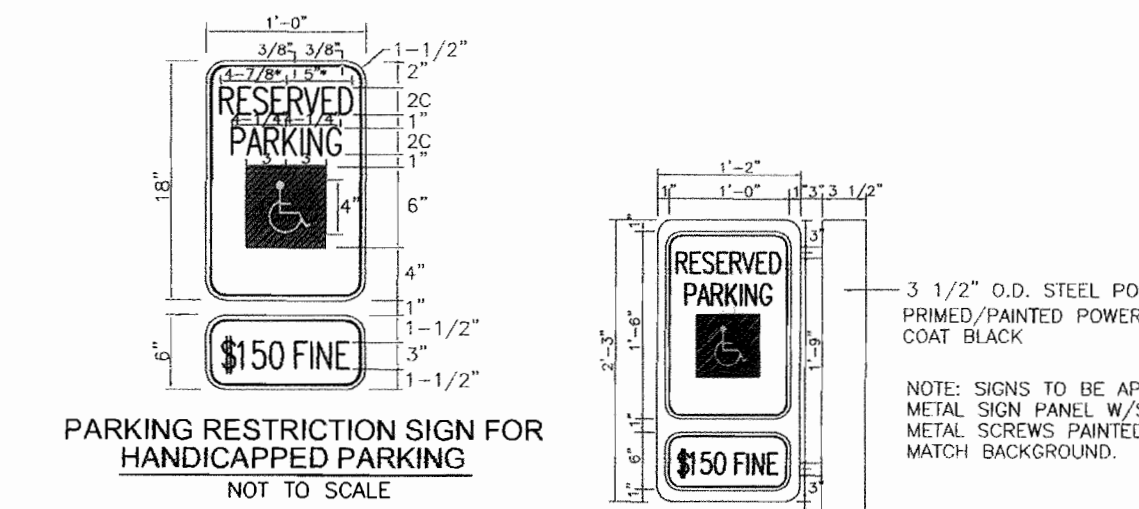


LEGEND

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING TREELINE
- PROPOSED STREET LIGHT
- PUBLIC SEWER EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT



- NOTES:
- LIGHTING DETAIL FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR ACTUAL LIGHTING DETAILS AND SPECIFICATIONS.
 - LAMPS TO BE 7,125 MEAN LUMENS, INDIRECT REFLECTIVE OPTIC, FULL CUT-OFF ON A 10' POLE.
 - LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.



NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LIT.
DRAWN BY: LIT.
CHECKED BY: RHV
DATE: SEPTEMBER, 2006
SCALE: 1"=30'
W.O. NO.: 05-16.00

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
3/22/06

Chief, Division of Land Development
3/22/06

Director

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SCD

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

ROBERT H. VOGEL, PE #16193
DATE: 3/10/06

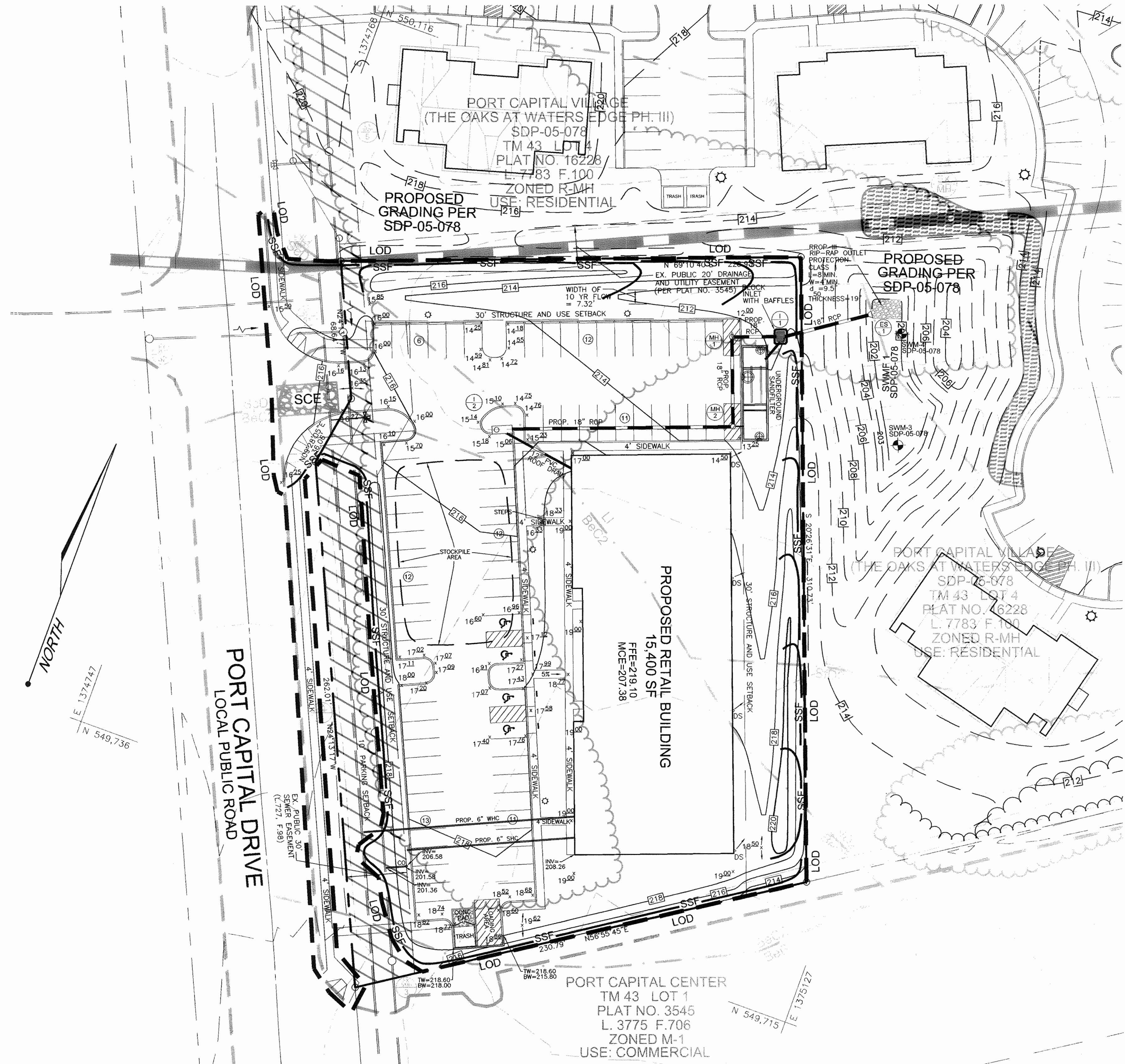
DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 HOWARD SOIL CONSERVATION DISTRICT.

Port Capital Center of Maryland, LLC
DATE

OWNER / DEVELOPER

PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020



LEGEND

---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
---	PUBLIC SEWER EASEMENT
---	PUBLIC DRAINAGE AND UTILITY EASEMENT
---	STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BcC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
ClD2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
LeC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
LI	LEONARDTOWN SILT LOAM	D
MfE	MONALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
MfF	MONALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
SfB2	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SfD2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SfE2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B

PAGE 30 OF THE HOWARD COUNTY SOIL SURVEY

NOTE: NO STOCKPILING TO OCCUR ONSITE.
 PLAN
 SCALE: 1"=30'

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
 GRADING AND SEDIMENT EROSION CONTROL PLAN
 THE OAKS AT WATERS EDGE
 PARCEL 'A'**
 DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT
 DRAWN BY: LJT
 CHECKED BY: RHV
 DATE: SEPTEMBER, 2006
 SCALE: 1"=40'
 W.O. NO.: 05-16.00

3 SHEET OF 6

ROBERT H. VOGEL, PE #16193

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

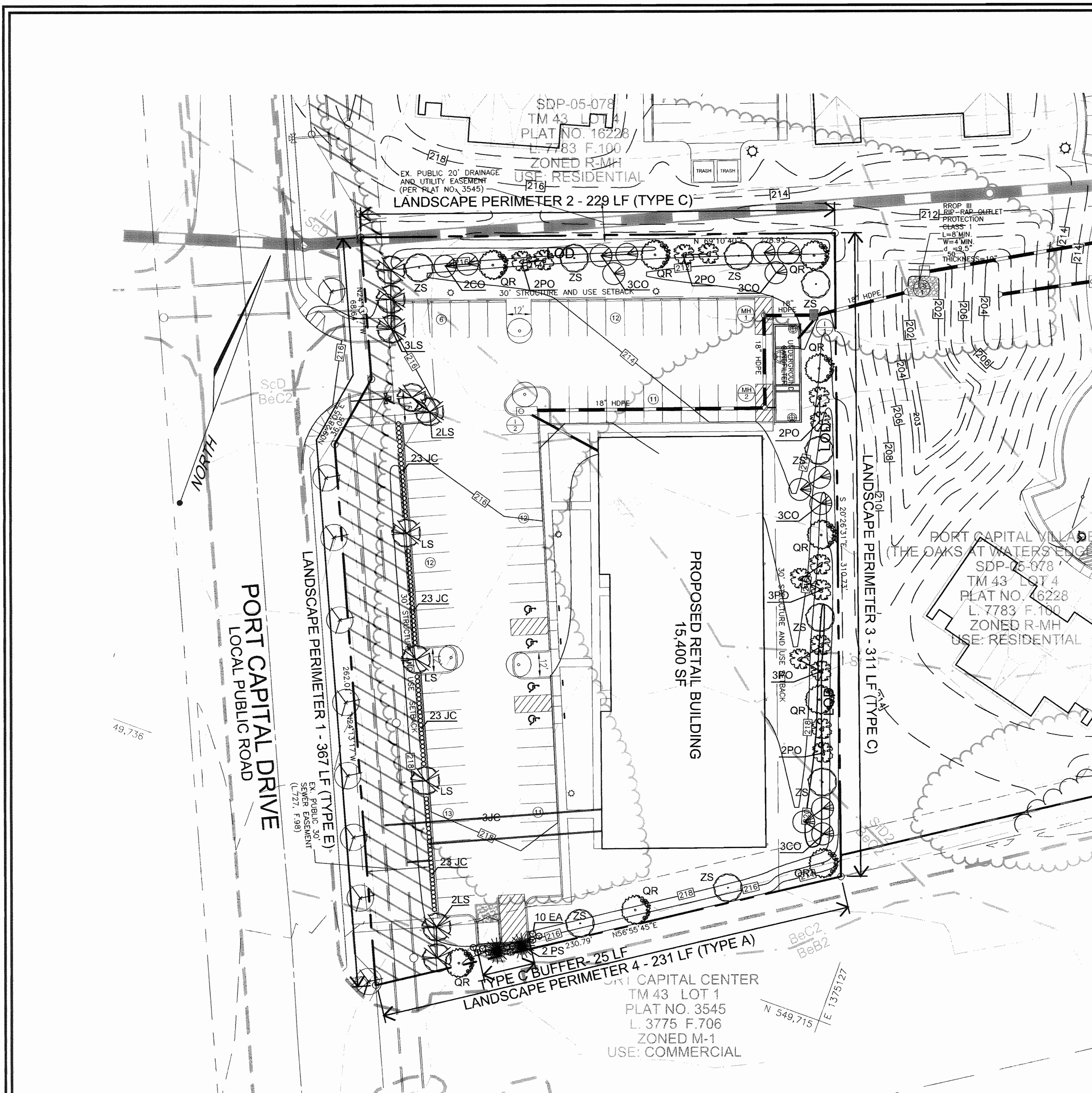
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

REVIEWED FOR HOWARD COUNTY AND MEETS TECHNICAL REQUIREMENTS
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 HOWARD SOIL CONSERVATION DISTRICT.

I:\Projects\04_03_06\04030601\COMMERCIAL\1101\1101_03_06.dwg (3/22/06 4:54:24 PM)



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. TOTAL TRACT AREA 1.79 AC
 B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC
 C. NET TRACT AREA 1.79 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.
 A R MDR IDA HDR MPO CIA
 0 0 0 0 0 0

D. AFFORESTATION THRESHOLD 15% X D = 0.27 AC
 E. CONSERVATION THRESHOLD 15% X D = 0.27 AC

EXISTING FOREST COVER:
 F. EXISTING FOREST COVER 0.00 AC
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 0.00 AC

BREAK EVEN POINT:
 H. BREAK EVEN POINT 0.00 AC
 I. FOREST CLEARING PERMITTED WITHOUT MITIGATION 0.00 AC

PROPOSED FOREST CLEARING:
 J. TOTAL AREA OF FOREST TO BE CLEARED 0.00 AC
 K. TOTAL AREA OF FOREST TO BE RETAINED 0.00 AC

PLANTING REQUIREMENTS:
 L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.00 AC
 M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 0.00 AC
 N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.00 AC
 O. TOTAL AFFORESTATION REQUIRED 0.27 AC
 P. TOTAL REFORESTATION REQUIRED 0.27 AC
 R. TOTAL PLANTING REQUIRED 0.27 AC

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
LS	10	LIQUIDAMBAR STYRACIFLUA AMERICAN SWEETGUM	2 1/2"-3" Cal.	B & B
QR	9	QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK	2 1/2"-3" Cal.	B & B
ZS	9	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" Cal.	B & B
CO	14	CYPRESS OCYPARIS LEYLANDI LEYLAND CYPRESS	5' - 6' Ht.	B & B
PO	14	PICEA OMORICA SERBIAN SPRUCE	6' - 8' Ht.	B & B
EA	92	JUNIPERUS CHINENSIS 'SARGENT' SARGENT JUNIPER	24" - 30" HT	B & B
EA	10	EUONYMUS ALATUS WINGED EUONYMUS	24" - 36" HT	B & B
PS	2	PINUS STROBUS WHITE PINE	6' - 8' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDM PLANTING SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		DUMPSTER LOADING
	1	2	3	4	
Perimeter Frontage Designation	E	C	C	A	C
Linear Feet of Roadway Frontage/Perimeter	367'	229'	311'	231'	25'
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No
Number of Plants Required					
Shade Trees	1:40	10	1:40	6	1:40
Evergreen Trees	1:40	120	120	120	120
Shrubs	1:4	92	1:4	92	1:4
Number of Plants Provided					
Shade Trees	10	6	8	4	-
Evergreen Trees	-	12	16	-	2
Other Trees (2:1 Substitution)	-	-	-	-	-
Shrubs (10:1 Substitution)	92	-	-	-	10*

*(10:1 SUBSTITUTION) - 1 SHADE TREE/10 SHRUBS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	77
NUMBER OF TREES AND ISLANDS REQUIRED	4
NUMBER OF TREES AND ISLANDS PROVIDED	4
SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	-

PARKING LOT INTERNAL LANDSCAPING SCHEDULE

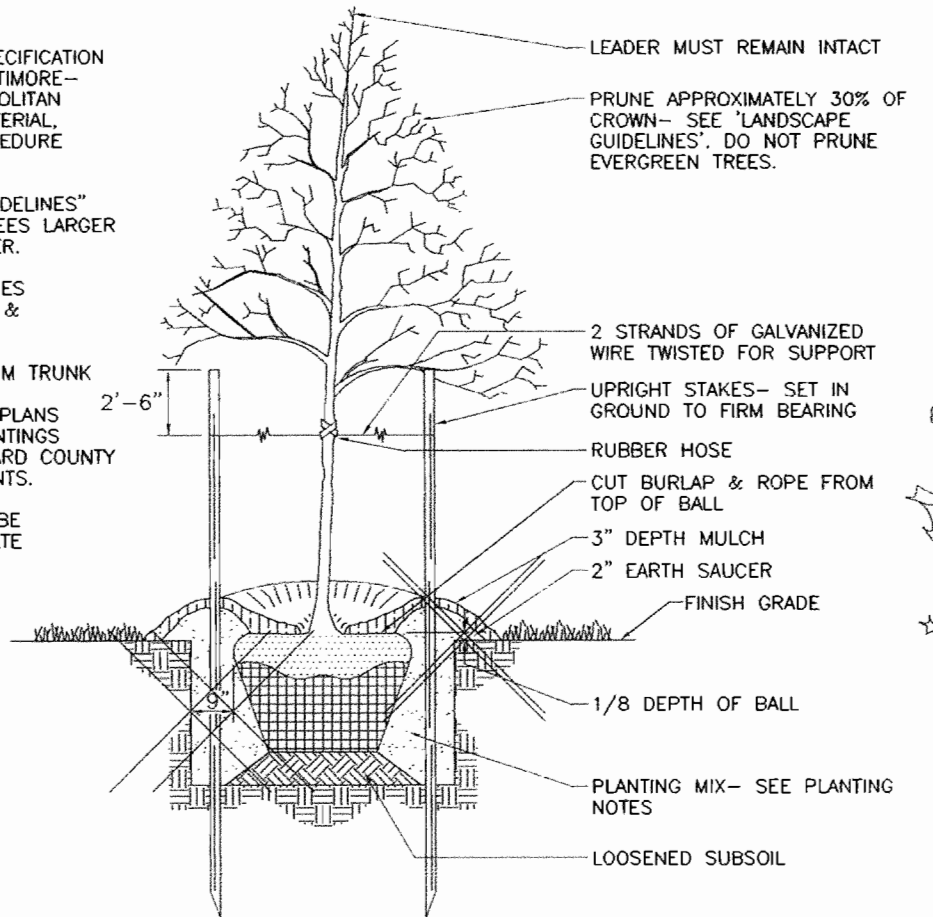
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
EA	4	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B

STREET TREE CALCULATIONS

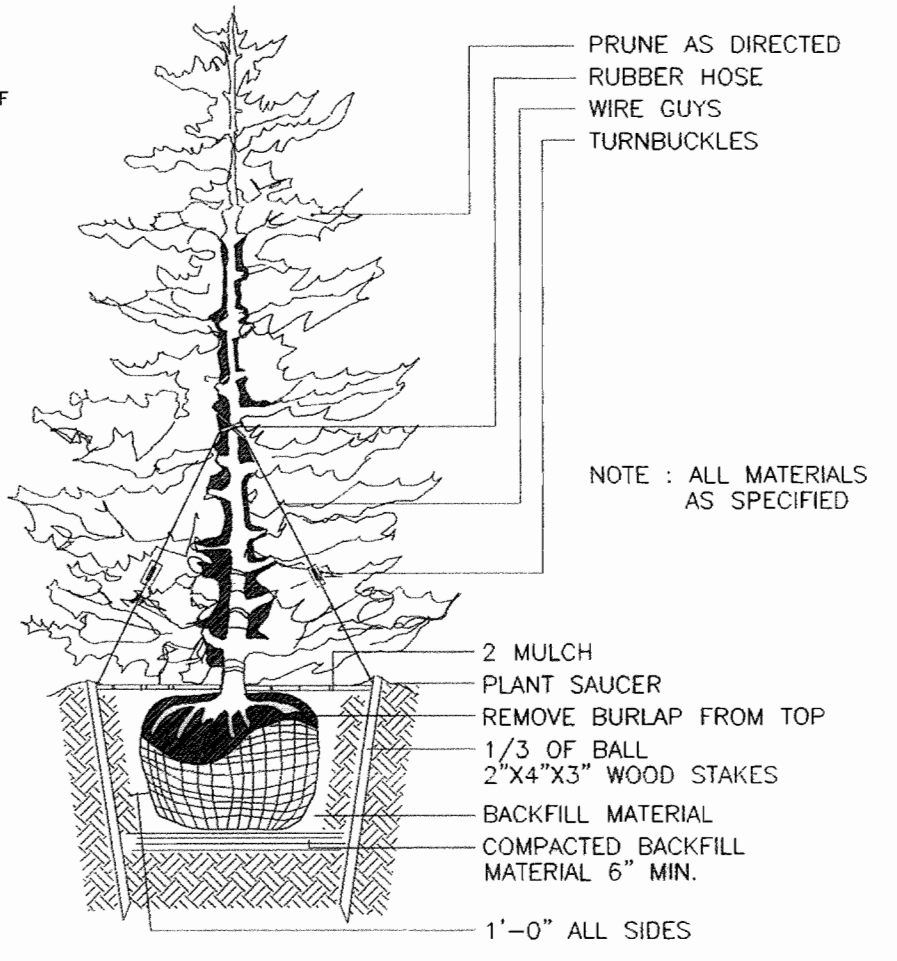
STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED	SPECIES	SIZE/ROOT
PORT CAPITAL DRIVE	367 / 40	9	9	ACER GRISEUM / PAPERBARK MAPLE	2 1/2" - 3" Cal. B & B

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK 2'-6"
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.



TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER
 NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

GENERAL NOTES

- THE FOREST CONSERVATION OBLIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 34 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,060.00 HAS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

LEGEND

(Symbol)	EXISTING 2 FT CONTOUR
(Symbol)	EXISTING 10 FT CONTOUR
(Symbol)	PROPOSED 2 FT CONTOUR
(Symbol)	PROPOSED 10 FT CONTOUR
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	EXISTING TREELINE
(Symbol)	PROPOSED TREELINE
(Symbol)	PUBLIC SEWER EASEMENT
(Symbol)	PUBLIC DRAINAGE AND UTILITY EASEMENT
(Symbol)	FOREST CONSERVATION EASEMENT (RETENTION)

LARRY J. THOMPSON
 DNR QUALIFIED PROFESSIONAL

OWNER / DEVELOPER

PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/20/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/22/06
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/23/06
 DIRECTOR

LANDSCAPE 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 3/23/06
 DEVELOPER'S NAME DATE

NO.	REVISION	DATE

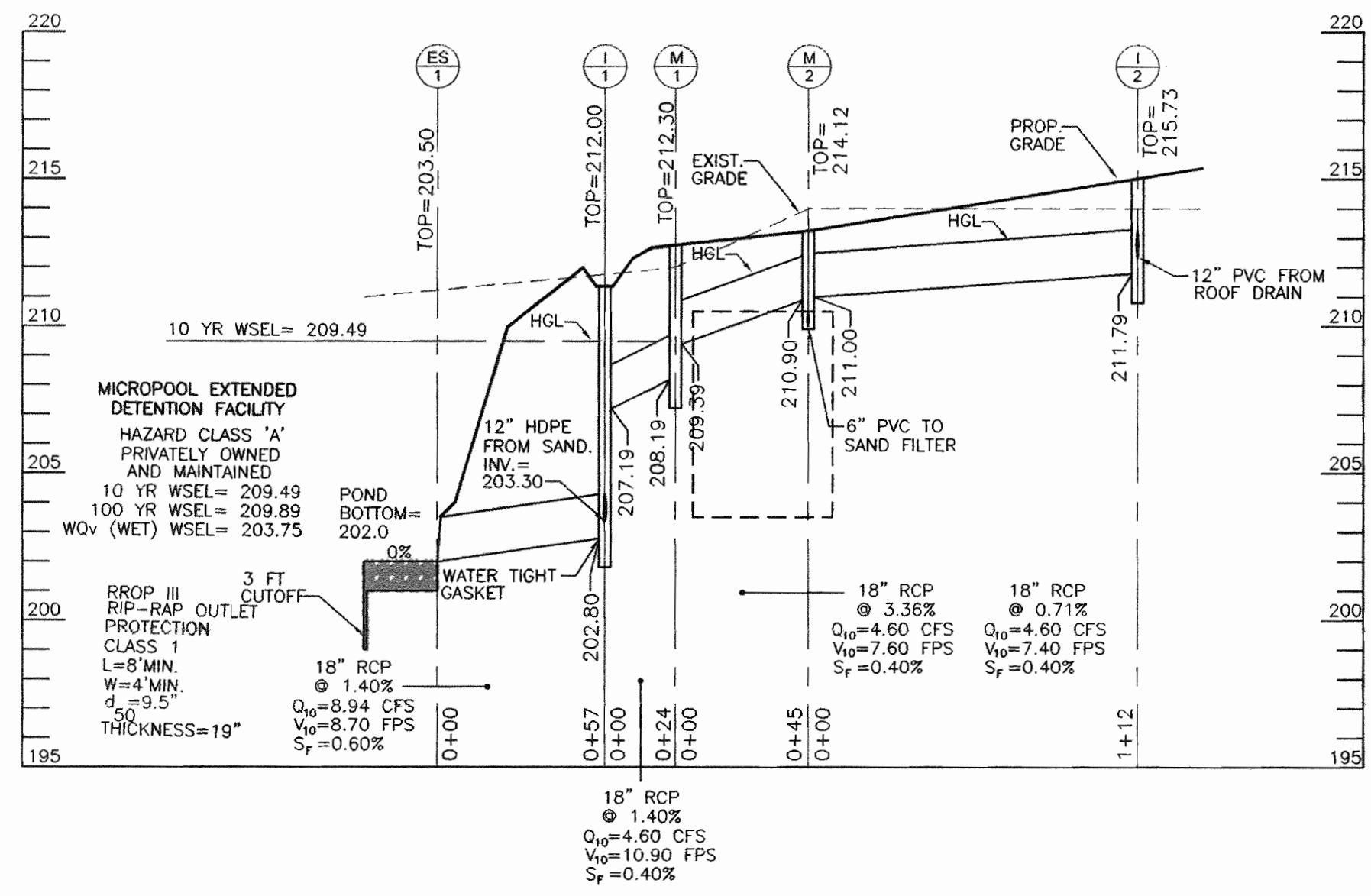
SITE DEVELOPMENT PLAN
 LANDSCAPING AND FOREST CONSERVATION PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'
 DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

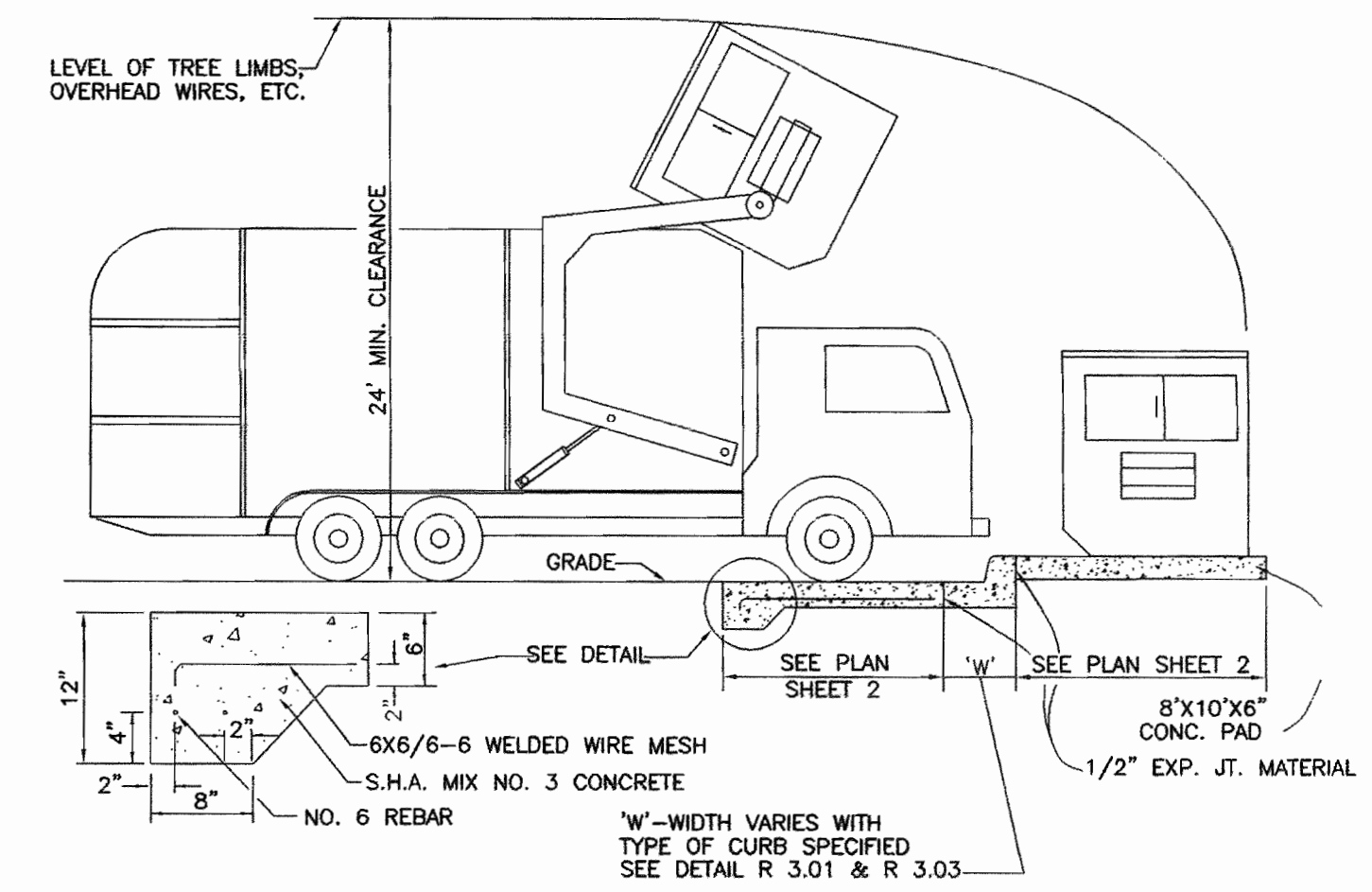
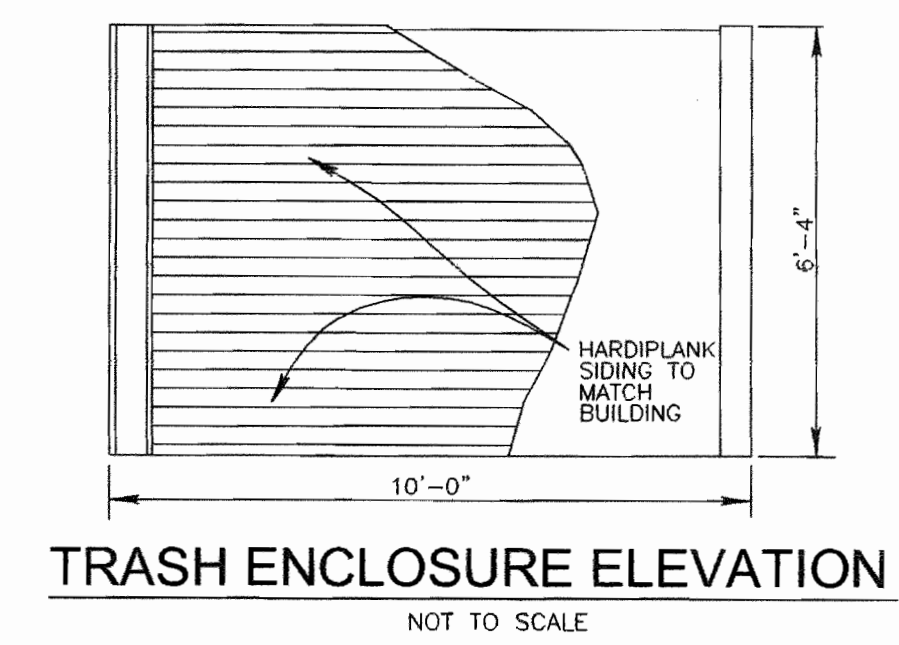
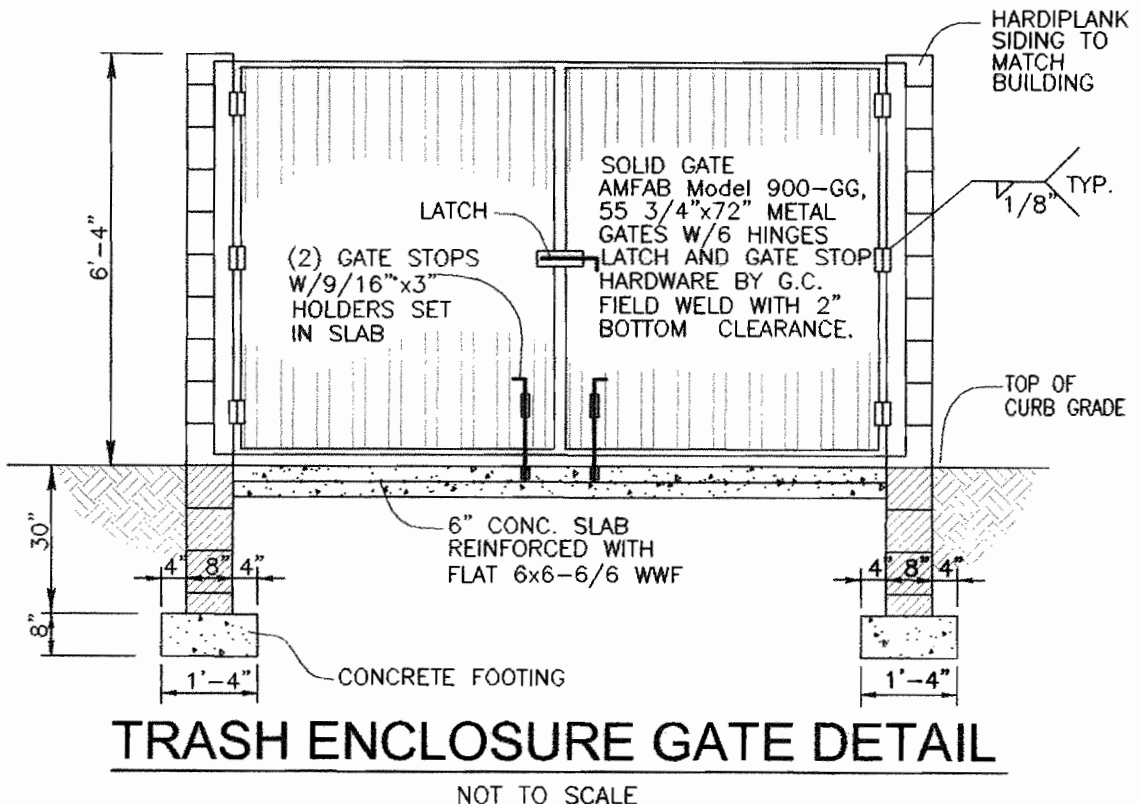
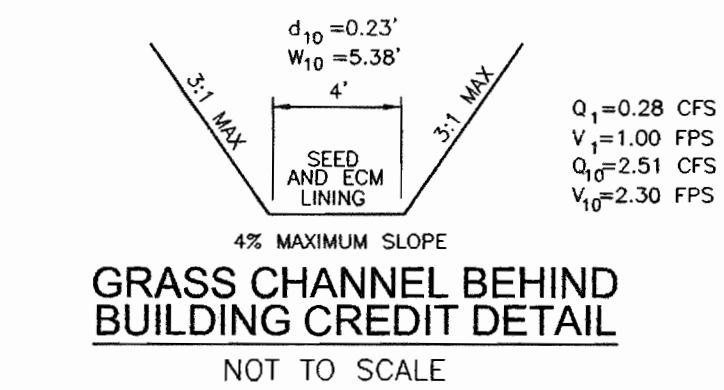
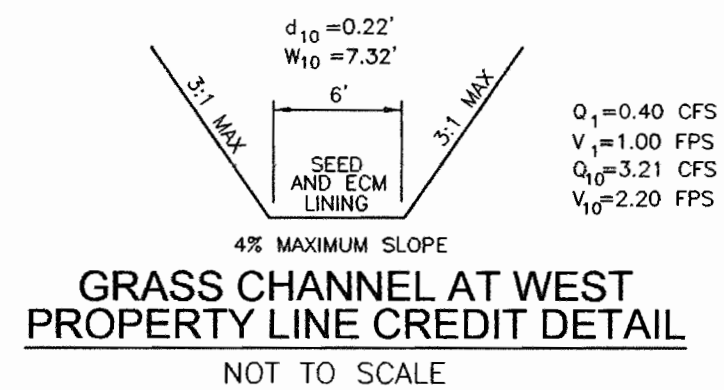
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT
 DRAWN BY: LJT
 CHECKED BY: RHV
 DATE: SEPTEMBER, 2005
 SCALE: 1"=30'
 W.O. NO.: 05-16-00

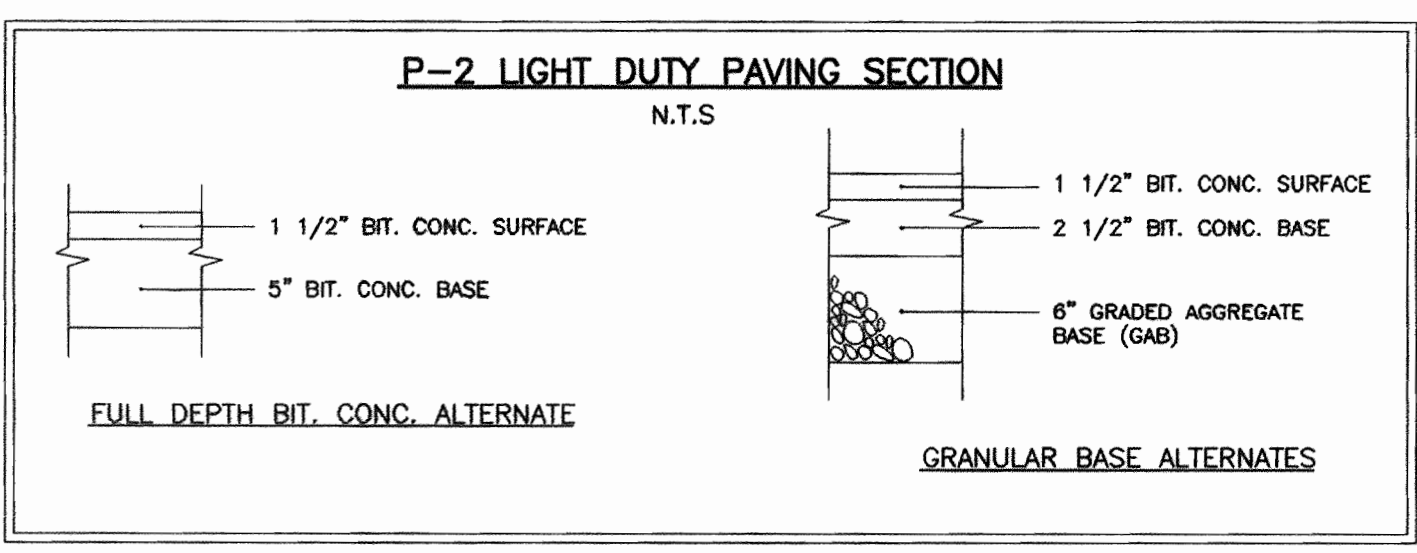
4 SHEET OF 6



STORMDRAIN PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



SOLID WASTE SERVICE PAD
HOWARD COUNTY STD. R 11.01
NOT TO SCALE



PIPE SCHEDULE

PIPE SIZE	TYPE	TOTAL LENGTH
18"	RCP (CLASS III)	238

INLET SCHEDULE

NO.	TYPE	LOCATION		TOP ELEV.*	INV. IN	INV. OUT	REMARKS
		NORTHING	EASTING				
I-1	STANDARD PRECAST TYPE D	550,034	1,375,008	212.00	207.19	202.80	SD-4.39
I-2	STANDARD PRECAST TYPE A-10	549,943	1,374,894	215.73	---	211.79	SD-4.41

STORM DRAIN MANHOLE SCHEDULE

NO.	TYPE	LOCATION		TOP ELEV.	INV. IN	INV. OUT	REMARKS
		NORTHING	EASTING				
M-1	STANDARD 4' PRECAST MANHOLE	550,025	1,374,986	212.30	209.33	208.19	G-5.12
M-2	STANDARD 4' PRECAST MANHOLE	549,984	1,375,001	214.12	211.00	210.90	G-5.12

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION		TOP ELEV.	INV. IN	INV. OUT	REMARKS
		NORTHING	EASTING				
E-1	18" ROUND CMP END SECTION	550,060	1,375,047	203.50	---	202.00	SD-5.61 & SD-5.62

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND STORMWATER FILTRATION SYSTEMS (F-2 AND F-3)

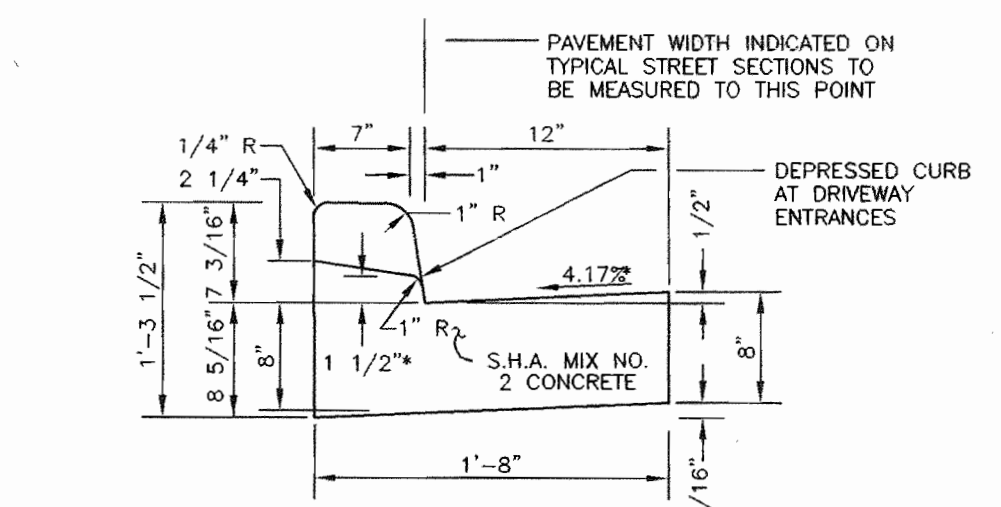
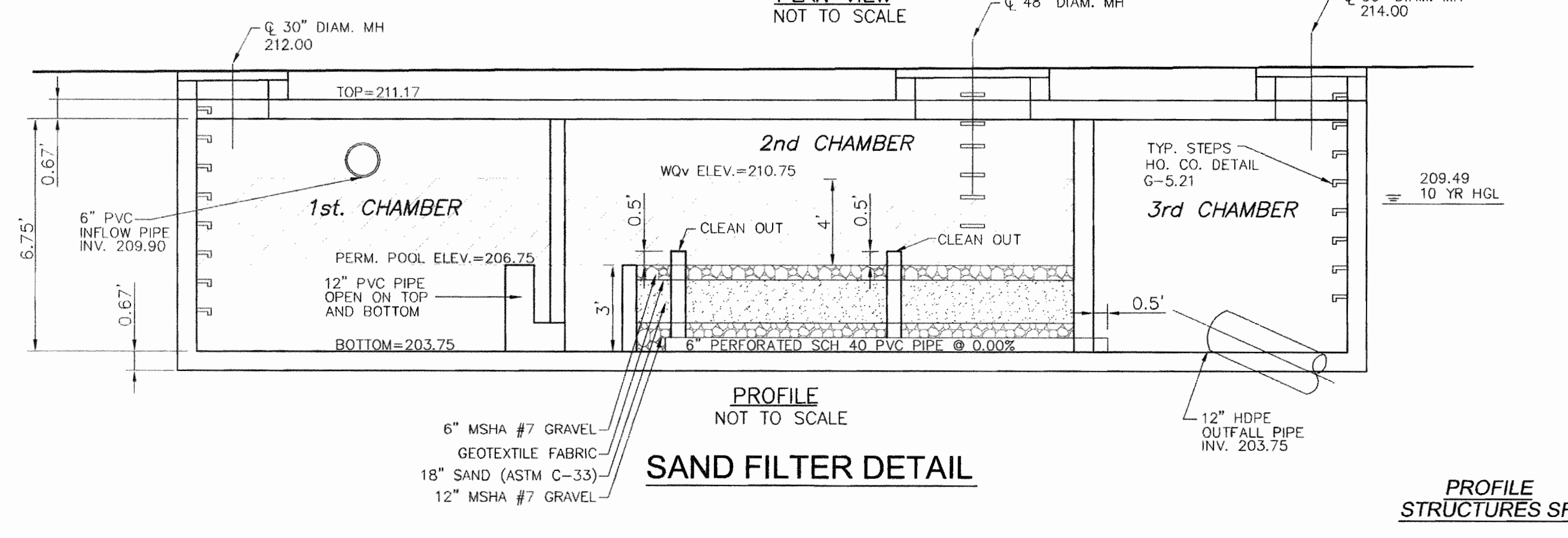
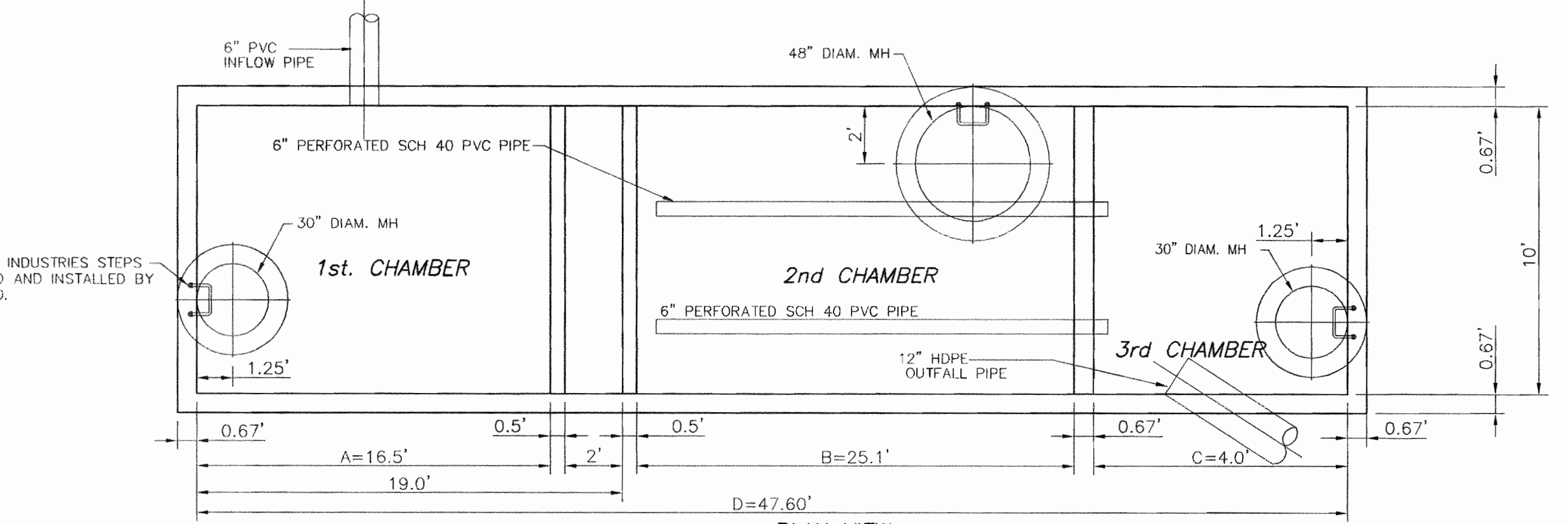
- THE SEDIMENT CHAMBER OUTLET DEVICES SHALL BE CLEANED AND/OR REPAIRED WHEN DRAWDOWN TIMES WITHIN THE CHAMBER EXCEED 36 HOURS.
- DEBRIS AND LITTER SHALL BE REMOVED AS NECESSARY TO INSURE PROPER OPERATION OF THE SYSTEM.
- SEDIMENT SHALL BE CLEANED OUT OF THE SEDIMENTATION CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF 6 INCHES. VEGETATION WITHIN THE SEDIMENT CHAMBER SHALL BE LIMITED TO A HEIGHT OF 18 INCHES.
- WHEN WATER PONDS OR THE SURFACE OF THE FILTER BED FOR MORE THAN 72 HOURS, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE OWNER MUST FOLLOW PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID.
- A LOGBOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND FACILITIES

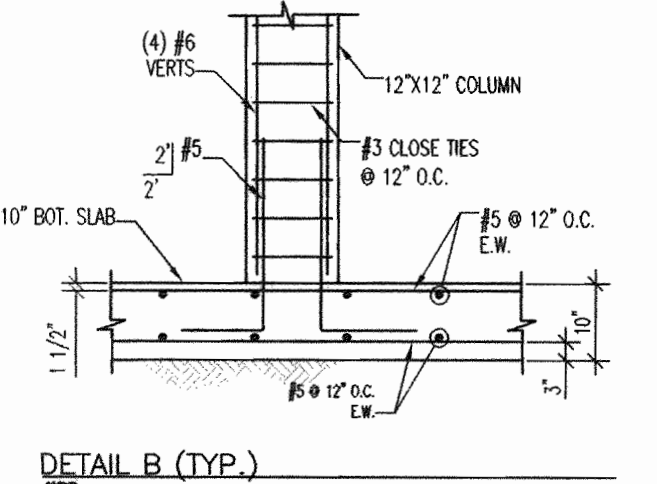
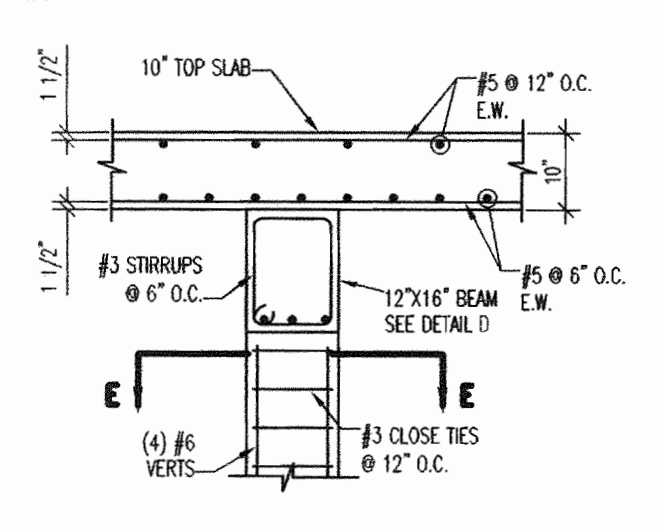
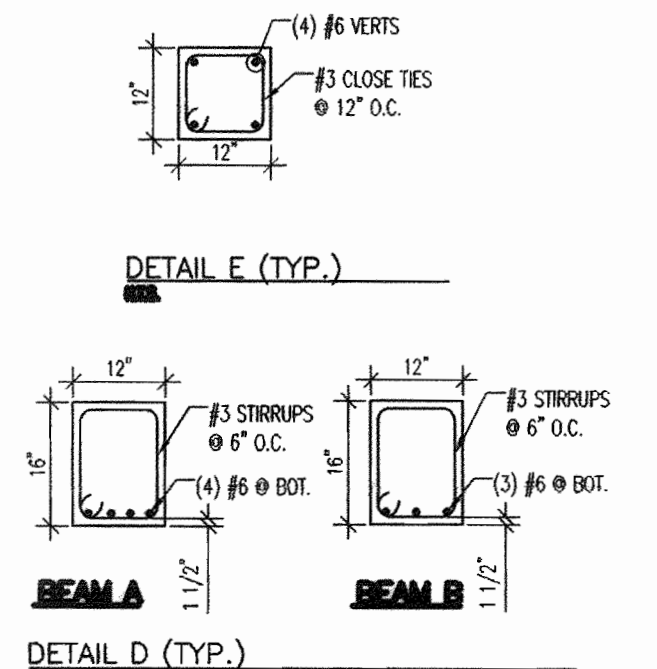
- THE UNDERGROUND STORMWATER MANAGEMENT FACILITY IS PRIVATELY OWNED AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PERIODICALLY INSPECT AND CLEAN THE FACILITY TO MAINTAIN ITS OPERATION AND FUNCTION.
- THE UNDERGROUND STORMWATER MANAGEMENT FACILITY SHALL BE INSPECTED YEARLY AT A MINIMUM AND AFTER ESPECIALLY SEVERE STORM EVENTS.
- WHEN SEDIMENT ACCUMULATION OF MORE THAN 2" IS OBSERVED OR ANY DEBRIS THAT MIGHT OBSTRUCT THE OUTFALL IS OBSERVED, THE FACILITY SHALL BE CLEANED.
- THE FACILITY SHALL BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES NOTIFYING THEM OF THE SPILL AND CLEANUP OPERATION.
- THE SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND STORMWATER MANAGEMENT FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL FOLLOW PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIAL AND LIQUID.
- THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST EVERY SIX (6) MONTHS. IF OBSTRUCTIONS ARE FOUND, THE OWNER SHALL HAVE THEM REMOVED AND PROPERLY DISPOSED OF.

SANDFILTER SPECIFICATION CHART

UNIT	INCOMING PIPE		OUTGOING PIPE		A	B	C	D	TOP STRUCT. ELEV.
	SIZE	INV.	SIZE	INV.					
SF-1	6"	209.90	12"	203.75	16.5'	25.1'	4.0'	47.60	211.17



HOWARD COUNTY STANDARD R-3.01 STANDARD COMBINATION CURB AND GUTTER
NOT TO SCALE



SAND FILTER STRUCTURAL DETAILS

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT DETAILS
THE OAKS AT WATERS EDGE
PARCEL 'A'**
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELICTTY CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHV
DATE: SEPTEMBER, 2005
SCALE: AS NOTED
W.O. NO.: 05-16.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/28/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

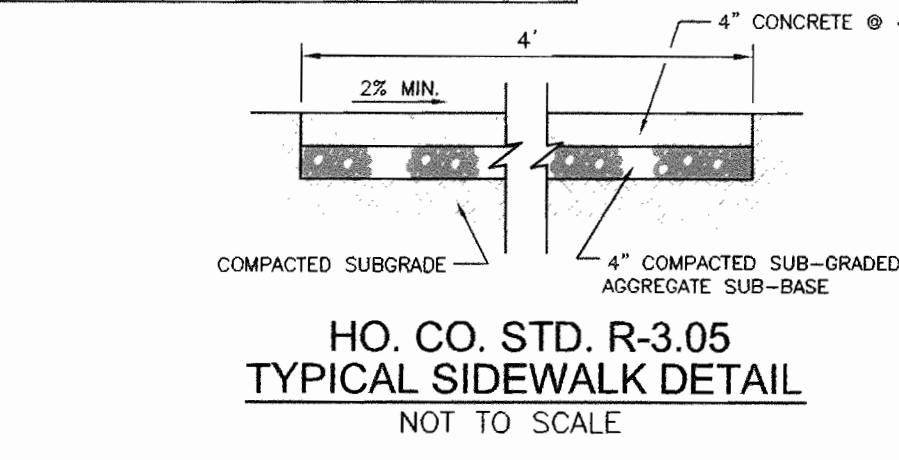
[Signature] 3/28/06
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/28/06
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: _____
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 3/28/06
HOWARD SCD DATE

ENGINEERS CERTIFICATE
I, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 3/1/06
ROBERT H. VOGEL, PE #16193 DATE

DEVELOPER'S CERTIFICATE
I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 3/1/06
PORT CAPITAL CENTER OF MARYLAND LLC DATE



HO. CO. STD. R-3.05 TYPICAL SIDEWALK DETAIL
NOT TO SCALE

OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELICTTY CITY, MD 21041
(410) 465-2020

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION 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 AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. C). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:

TOTAL AREA	TOTAL
AREA DISTURBED	1.79 AC
AREA TO BE ROOFED OR PAVED	1.83 AC
AREA TO BE VEGETATIVELY STABILIZED	0.81 AC
TOTAL CUT	10.000 CY
TOTAL FILL	10.000 CY
OFFSITE WASTE/BORROW AREA LOCATION	*
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - * TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

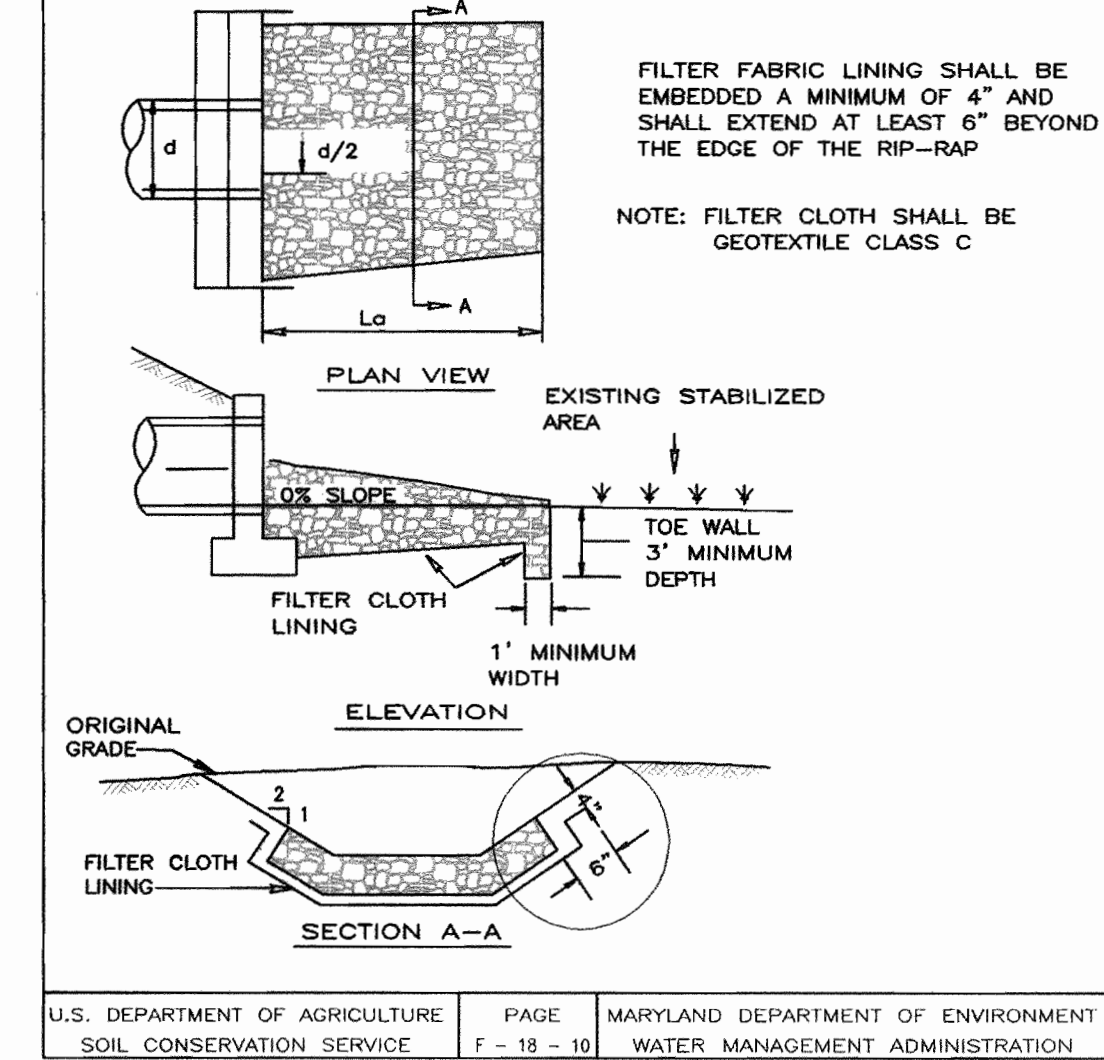
21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

- DEFINITION**
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
- PURPOSE**
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE 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**
- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - 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

 - TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - 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 A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1" AND 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDEGE, POISON IVY, THISLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

DETAIL 27 - ROCK OUTLET PROTECTION III



PERMANENT SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) 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 THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
 - ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 90 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
- MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT 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 (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.
- MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.
- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

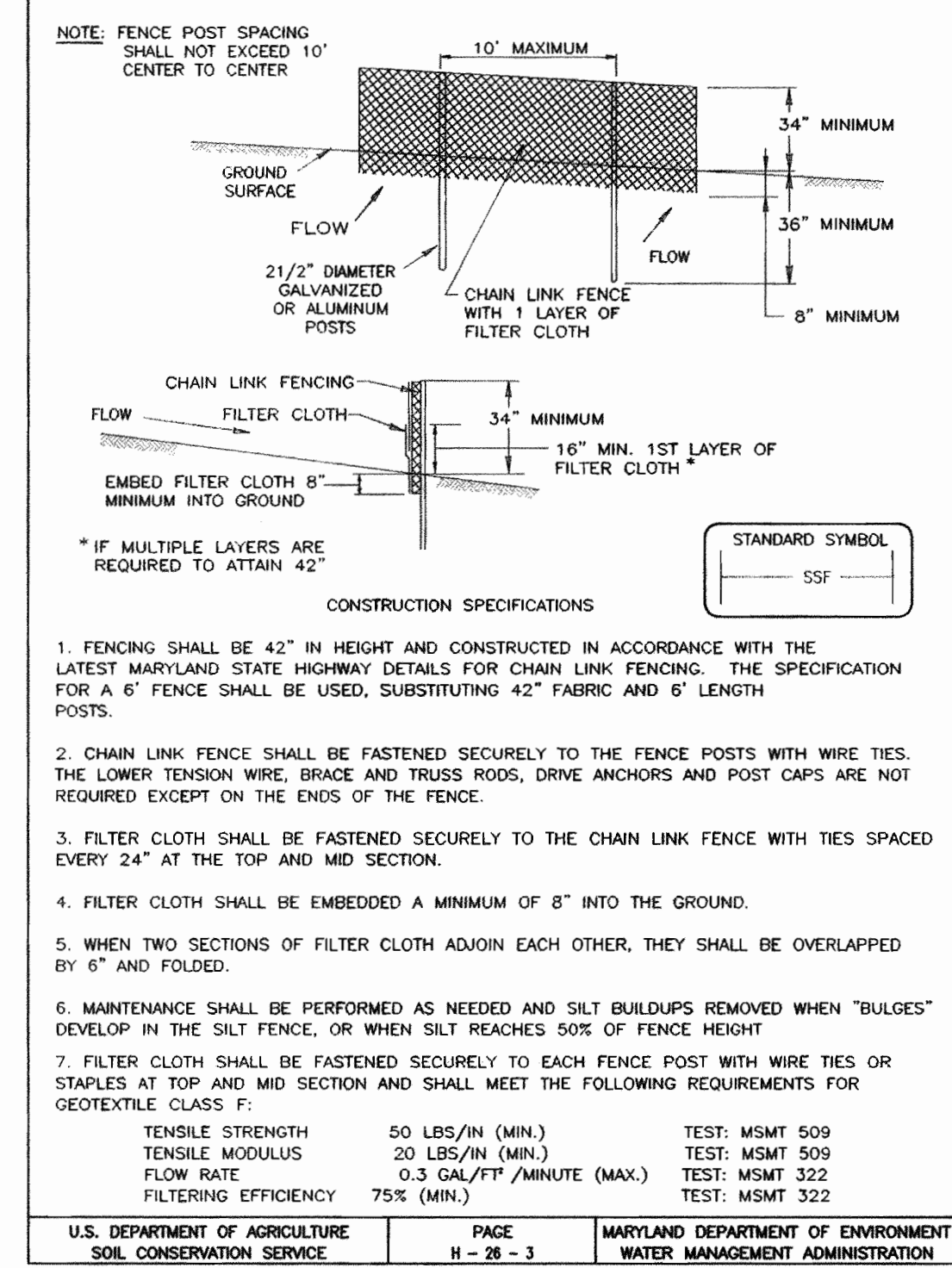
SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS. (3 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE AND CONSTRUCT POND. (2 WEEKS)
 - INSTALL WATER AND SEWER AND STORMDRAIN SYSTEMS AND BLOCK STORMDRAIN. (2 WEEKS)
 - BEGIN BUILDING CONSTRUCTION AND GRADE ROADS. (1 WEEK)
 - AS BUILDING CONSTRUCTION CONTINUES, INSTALL CURB AND GUTTER, SIDEWALK AND PAVE ROAD. (2WEEKS)
 - WITH ROAD PAVED AND SIDEWALK COMPLETE, FINE GRADE REMAINING SITE. (4 DAYS)
 - STABILIZE DISTURBED AREAS AND INSTALL PERIMETER LANDSCAPING AND STREET TREES. (3 DAYS)
 - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.
- NOTES**
- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

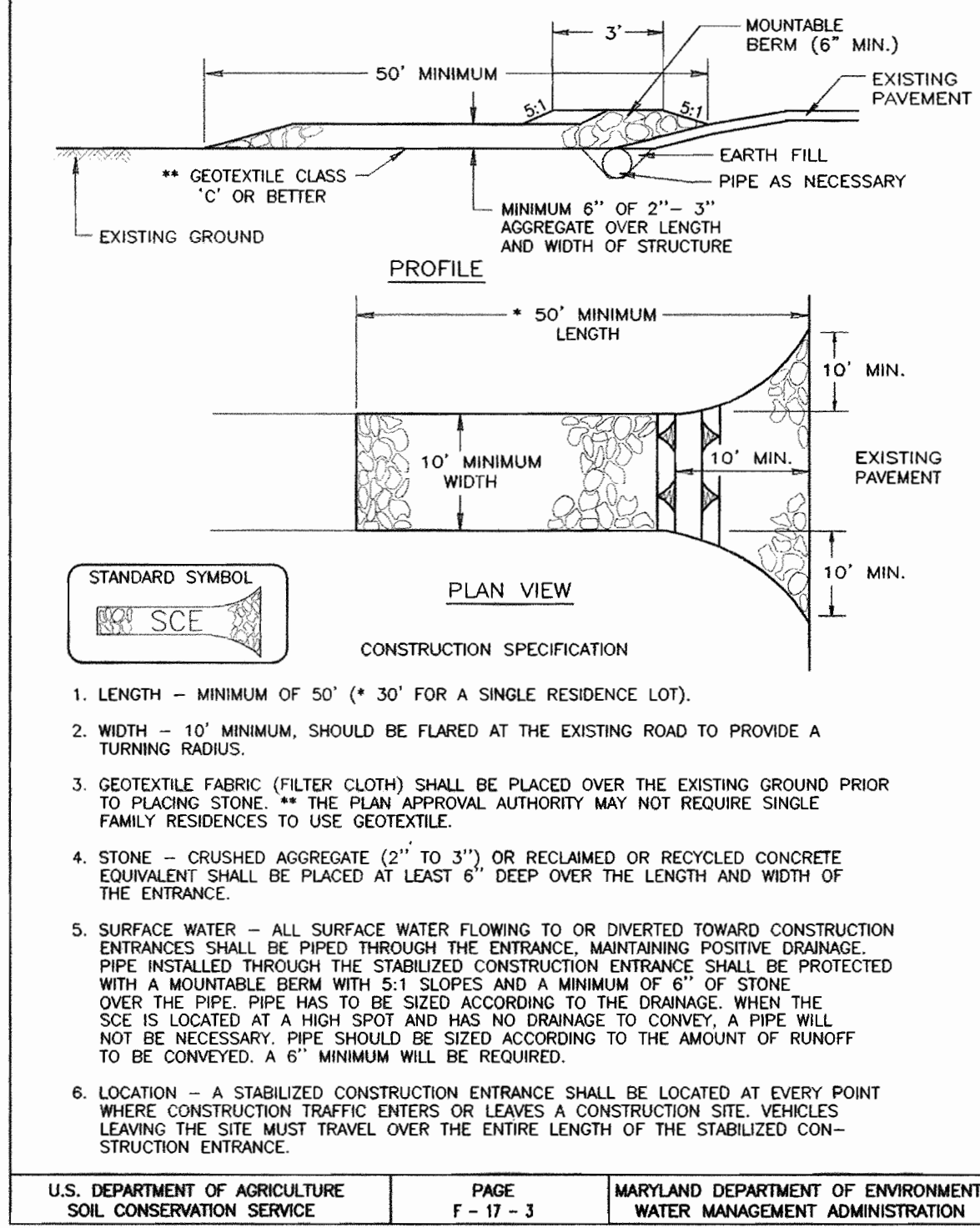
30.0 DUST CONTROL

- 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 MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
- SPECIFICATIONS**
- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY.
 - MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
 - VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
 - 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" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 - IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
 - BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
 - CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.
- PERMANENT METHODS**
- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
 - TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
 - STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
- REFERENCES**
- AGRICULTURAL HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.
 - AGRICULTURAL INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA-ARS.

DETAIL 33 - SUPER SILT FENCE

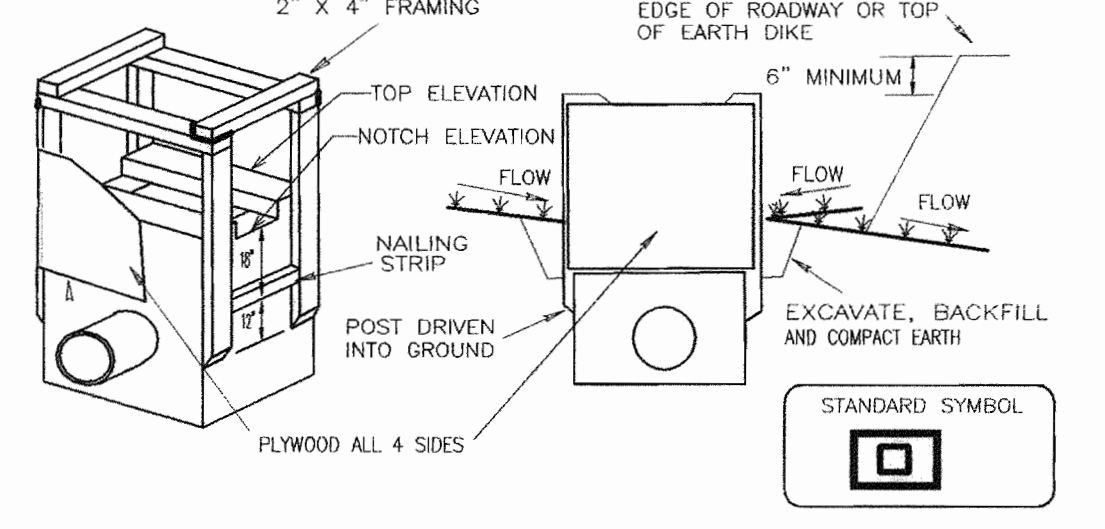


DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



ROCK OUTLET PROTECTION

- CONSTRUCTION SPECIFICATIONS**
- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
 - THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
 - GEOTEXTILE SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE SHALL BE A MINIMUM OF ONE FOOT.
 - STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. RIP-RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
 - THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-18-8A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



INLET BLOCKING DETAIL

NTS

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SEDIMENT EROSION CONTROL DETAILS
THE OAKS AT WATERS EDGE
PARCEL 'A'
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020

DESIGN BY: LIT
DRAWN BY: LIT
CHECKED BY: RHV
DATE: SEPTEMBER, 2006
SCALE: AS NOTED
W.O. NO.: 05-16.00

6 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/26/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/26/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/26/06
DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 3/16/06
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

[Signature] 3/16/06
HOWARD SCD DATE

ENGINEERS CERTIFICATE

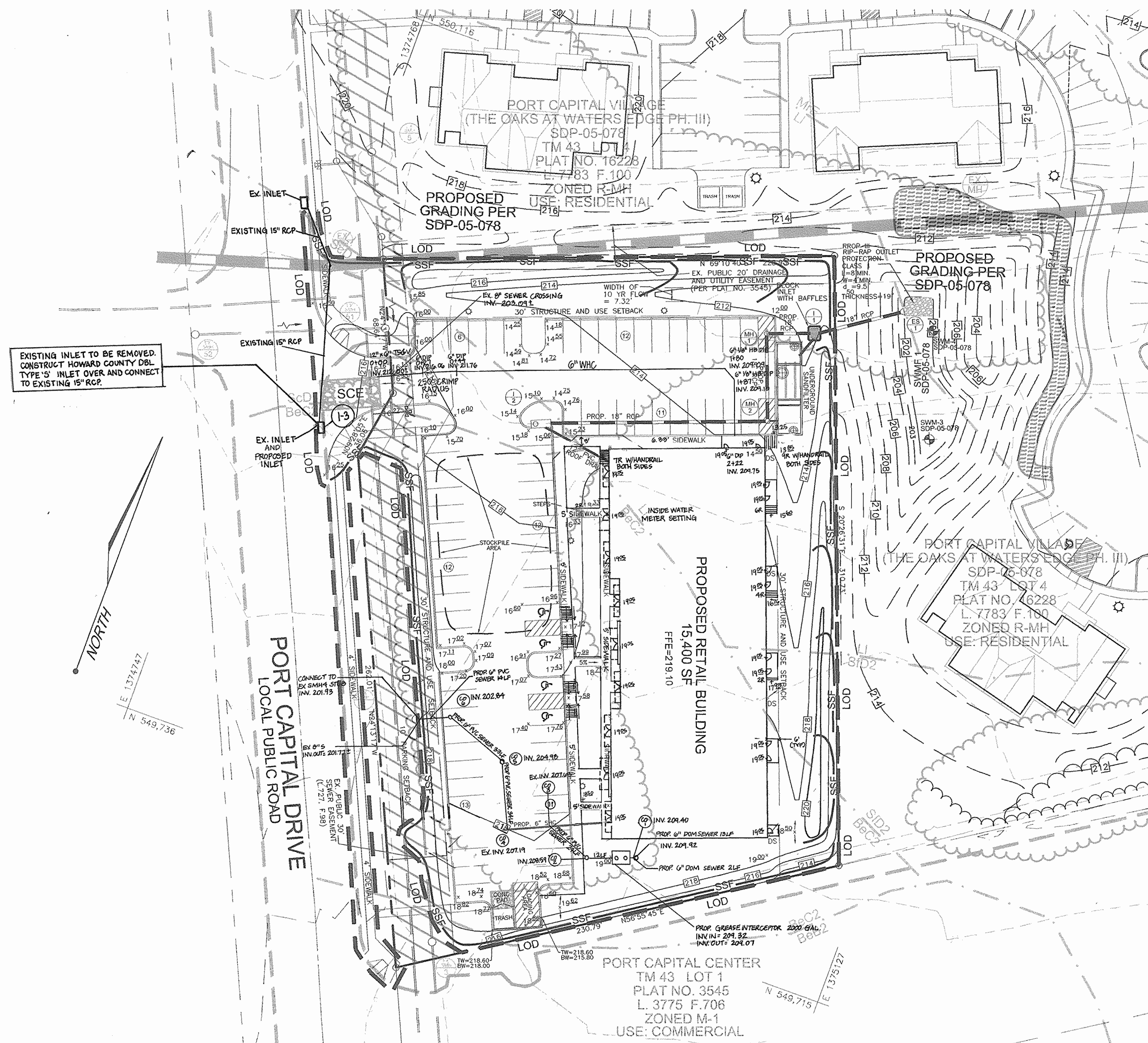
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/16/06
ROBERT H. VOGEL, PE #16193 DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/16/06
PORT CAPITAL CENTER OF MARYLAND, L.L.C. DATE



LEGEND	
---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	SUPER SILT FENCE
---	SSF
---	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
---	PUBLIC SEWER EASEMENT
---	PUBLIC DRAINAGE AND UTILITY EASEMENT
---	STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BnC2	DELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CD2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
LwC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
U	LEONARDTOWN SILT LOAM	D
MwE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
MwF	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	C
SdD	SANDY AND CLAYEY SAND, MODERATELY SLOPING	C
SB2	SAFFRAS GRVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SC2	SAFFRAS GRVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SD2	SAFFRAS GRVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SC2	SAFFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B

PAGE 30 OF THE HOWARD COUNTY SOIL SURVEY

EXISTING INLET TO BE REMOVED. CONSTRUCT HOWARD COUNTY DBL TYPE 'S' INLET OVER AND CONNECT TO EXISTING 15" RCP.

NOTE: CONTRACTOR TO CONSTRUCT HANDICAP ROUTE, LANDINGS AND RAMPS IN ACCORDANCE WITH ADA CRITERIA.

NOTE: NO STOCKPILING TO OCCUR ONSITE.

PLAN
SCALE: 1"=30'

NO.	REVISION	DATE
2	REVISE DOOR LOCATIONS AND SIDEWALK, SHC AND WHC, AND SPOT ELEVATIONS 7/1/07	2-19-2007
1	ADD INLET 3	

SITE DEVELOPMENT PLAN
GRADING AND SEDIMENT EROSION CONTROL PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'
DPZ REF: F-04-041, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHM
DATE: SEPTEMBER, 2006
SCALE: 1"=40'
W.D. NO.: 05-16.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/16/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/16/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/16/06
 DIRECTOR DATE

REVIEWED FOR HOWARD SOIL AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 3/16/06
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

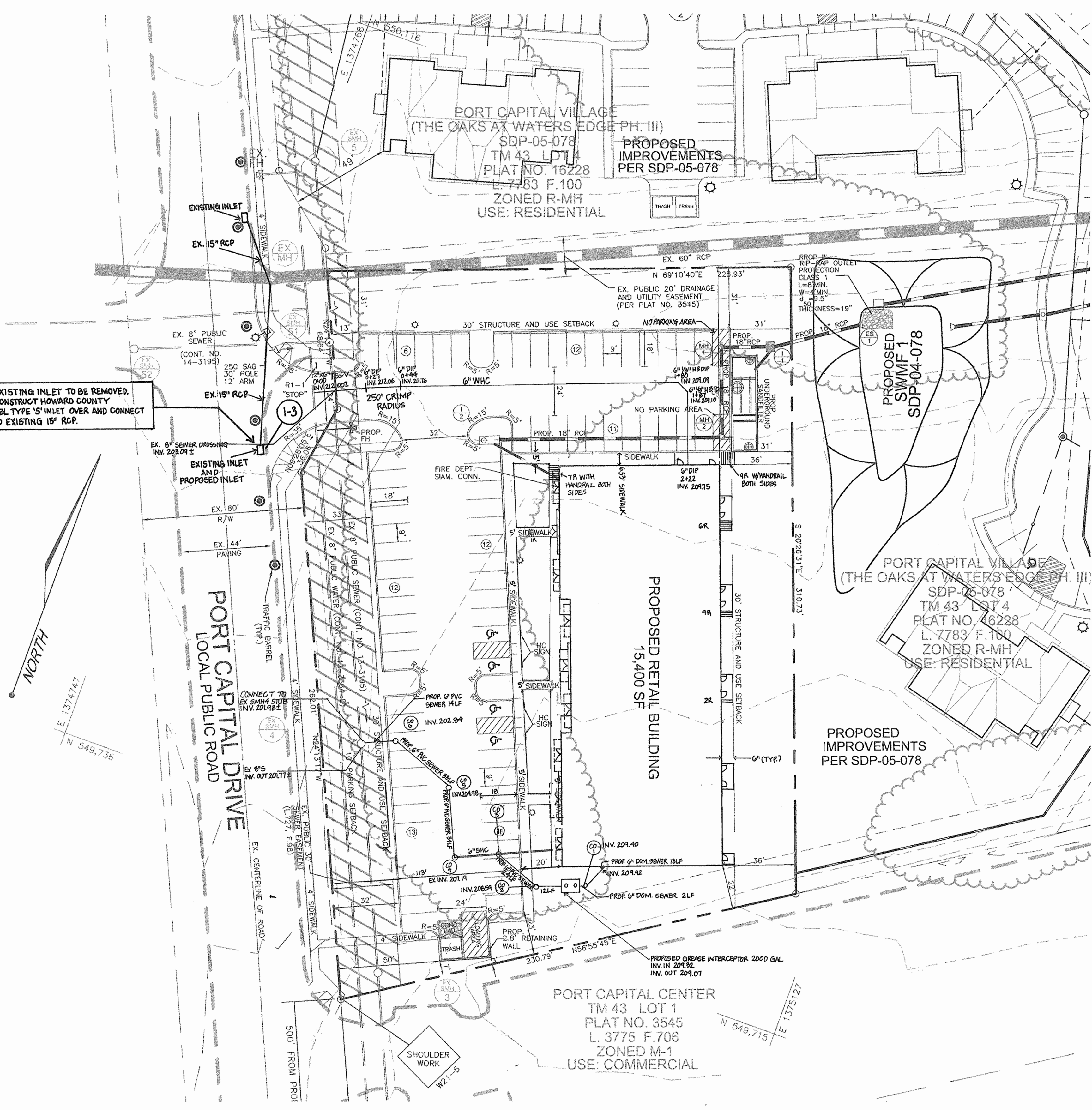
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 3/16/06
 HOWARD SOIL CONSERVATION DISTRICT DATE

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 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 2/1/06
 ROBERT H. VOGEL, PE #16193 DATE

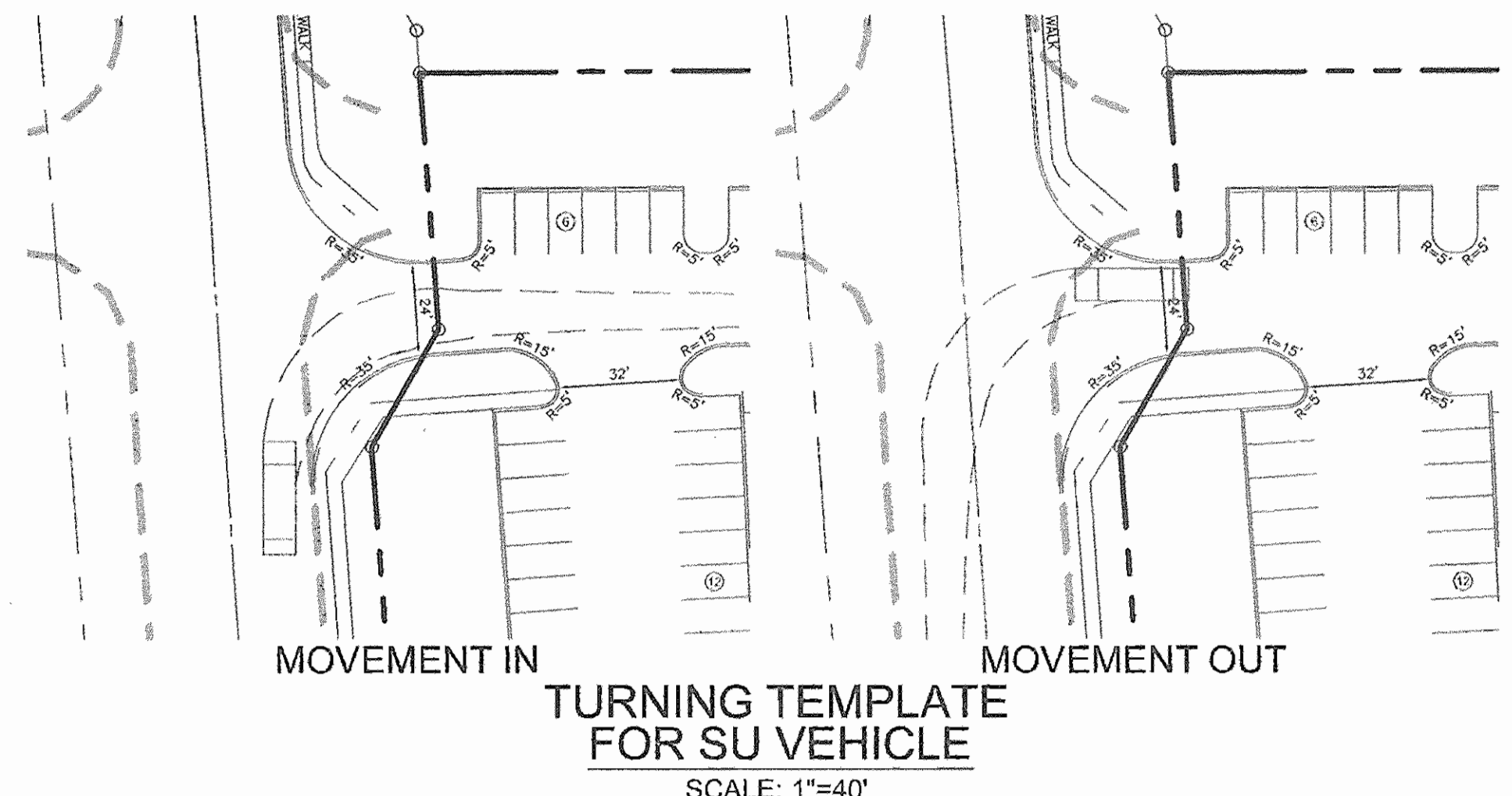
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 [Signature] 3/16/06
 PORT CAPITAL CENTER OF MARYLAND L.L.C. DATE

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

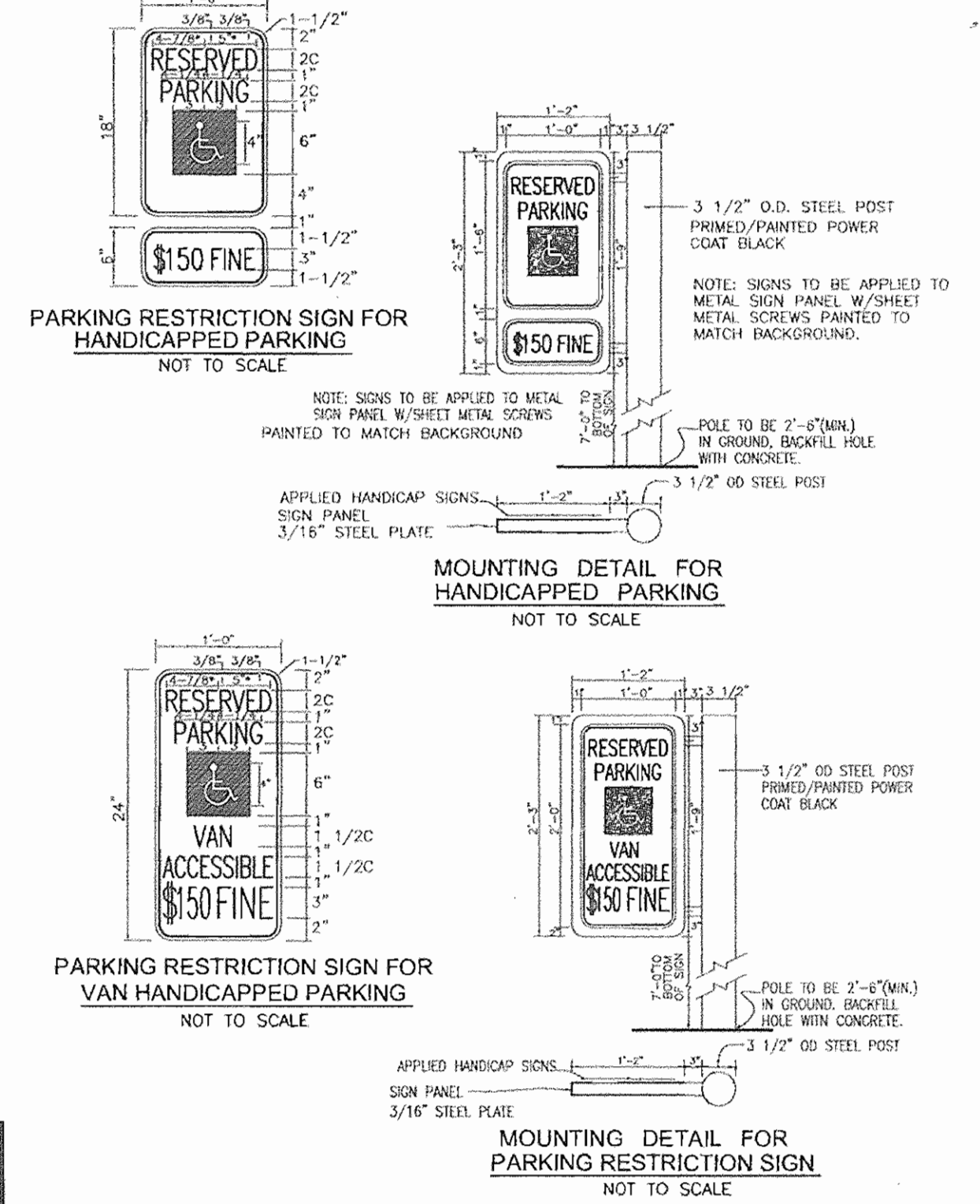
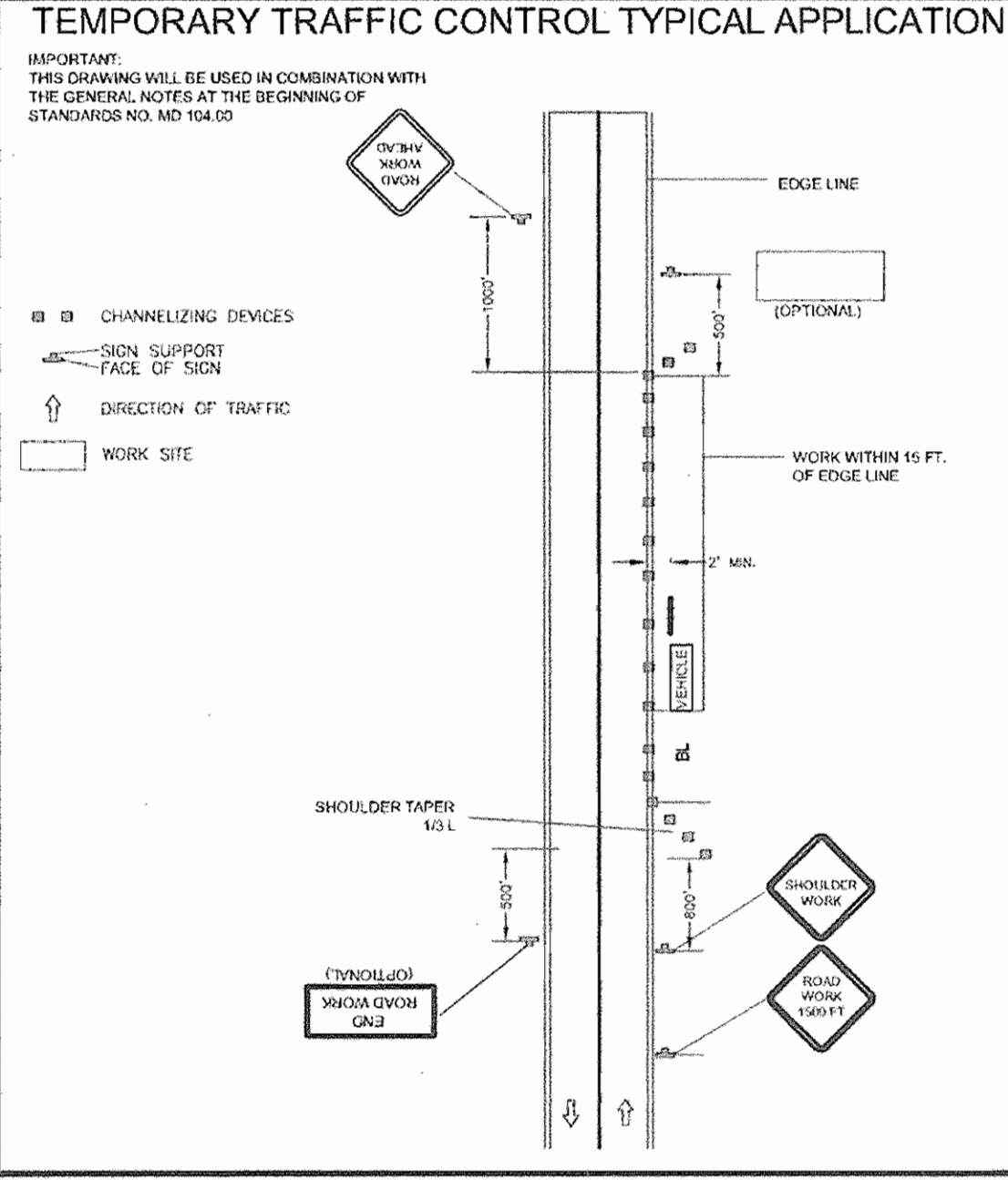
EXISTING INLET TO BE REMOVED. CONSTRUCT HOWARD COUNTY DBL TYPE 15" INLET OVER AND CONNECT TO EXISTING 15" RCP.



PLAN
SCALE: 1"=30'

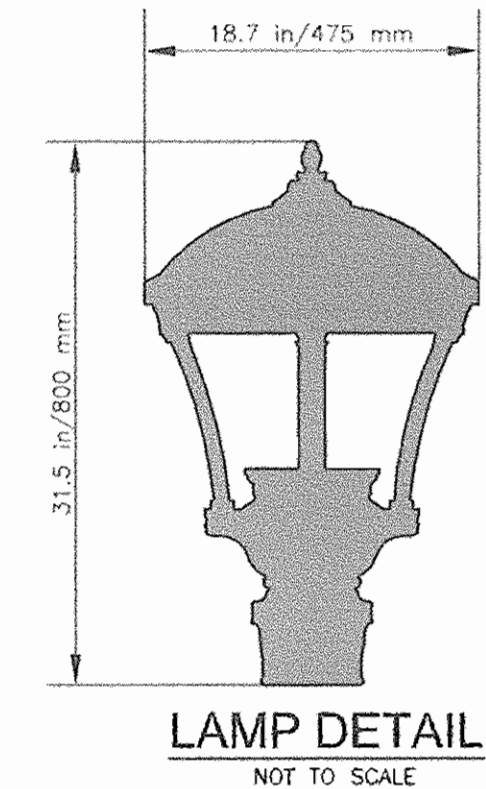


TURNING TEMPLATE FOR SU VEHICLE
SCALE: 1"=40'

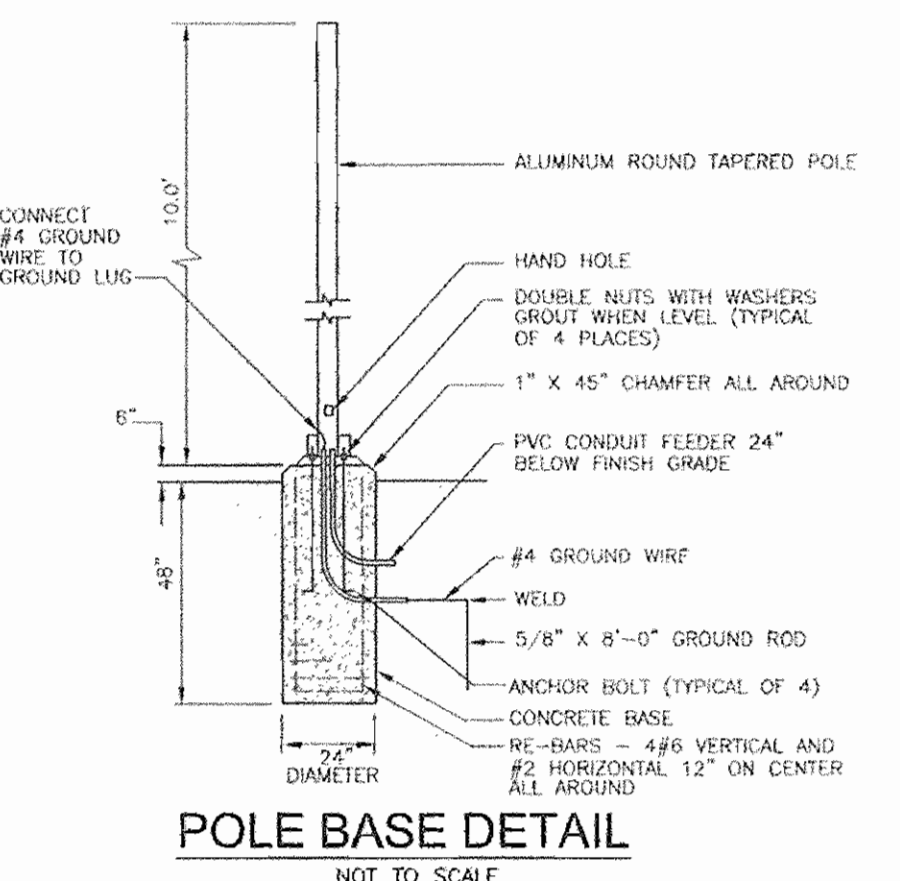


LEGEND

---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	EXISTING TREELINE
---	PROPOSED STREET LIGHT
---	PUBLIC SEWER EASEMENT
---	PUBLIC DRAINAGE AND UTILITY EASEMENT



LAMP DETAIL
NOT TO SCALE



POLE BASE DETAIL
NOT TO SCALE

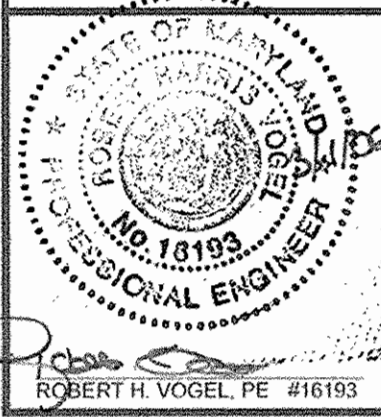
- NOTES:
- LIGHTING DETAIL FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR ACTUAL LIGHTING DETAILS AND SPECIFICATIONS.
 - LAMPS TO BE 7,125 MEAN LUMENS, INDIRECT REFLECTIVE OPTIC, FULL CUT-OFF ON A 10' POLE.
 - LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.

3	REVISE DOOR LOCATIONS AND ASSOCIATED SIDEWALKS, WHC & SHC	6/21/07
1	ADD INLET 1-2	2-19-07
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: LIT
DRAWN BY: LIT
CHECKED BY: RHW
DATE: SEPTEMBER, 2005
SCALE: 1"=30'
W.D. NO.: 05-16.00

2 OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hanna 3/22/06
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: 3/22/06
DATE: 3/23/06

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.
ROBERT H. VOGEL, PE #16193 3/10/06

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 HOWARD SOIL CONSERVATION DISTRICT.
PORT CAPITAL CENTER OF MARYLAND, L.L.C. 3/10/06

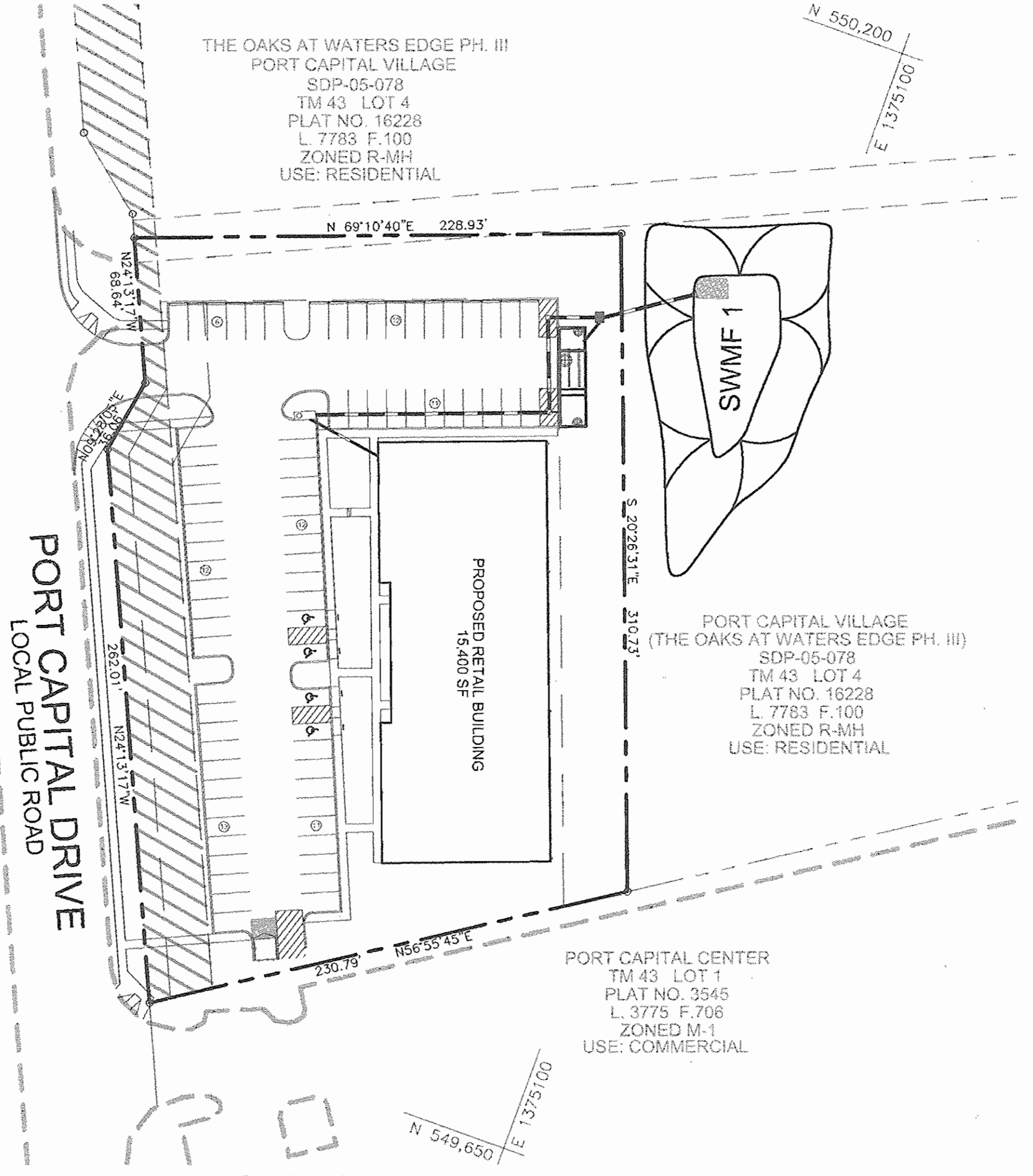
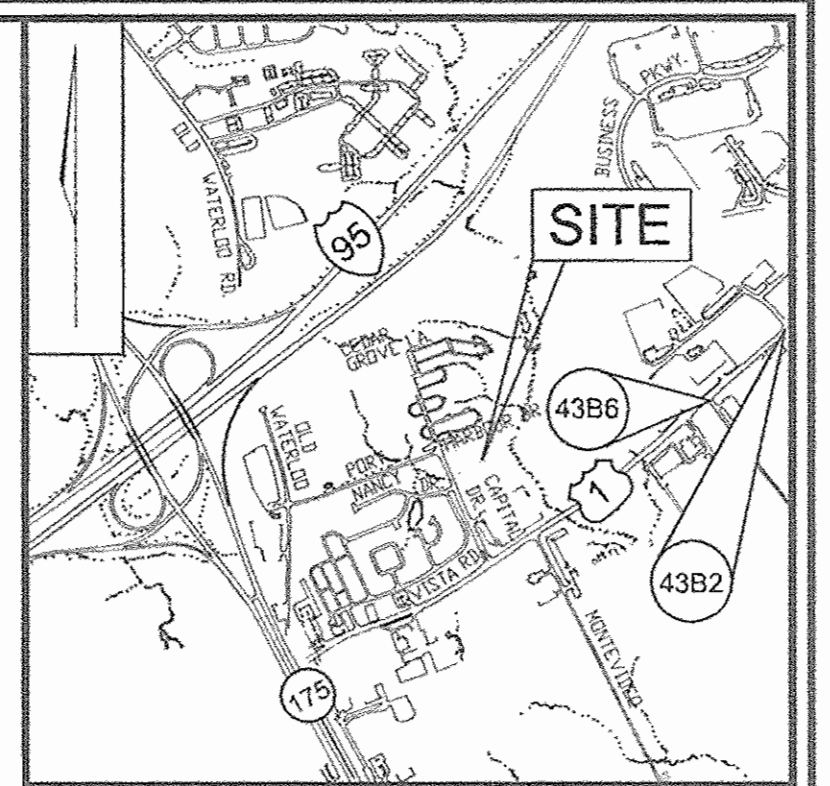
OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLICOTT CITY, MD 21041
(410) 465-2020

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY 1-800-257-7777
BELL ATLANTIC TELEPHONE CO. 725-9976
HOWARD COUNTY BUREAU OF UTILITIES 313-2386
VERIZON CABLE LOCATION DIVISION 303-3553
B.C.R.E. CO. CONTRACTOR SERVICES 850-4620
B.C.R.E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
STATE HIGHWAY ADMINISTRATION 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- 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.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE SUBJECT PROPERTY IS ZONED B-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NOS. 4382 AND 4386.
- PROPERTY LINES ARE BASED ON HOWARD COUNTY PLAT NO. 16228.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT UNDER HOWARD COUNTY DESIGN MANUAL III SECTION 5.2.9.
- A WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2004.
- AN AFPO STUDY WAS PERFORMED BY THE TRAFFIC GROUP, INC. DATED DECEMBER 2004.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- A GEOTECHNICAL STUDY WAS PERFORMED BY ENGINEERING CONSULTING SERVICES, LTD. DATED DECEMBER 2004.
- NO 100 YEAR FLOODPLAINS EXIST ONSITE.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THE FOREST CONSERVATION OBLIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 24 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,000.00 SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT. **has been posted**
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THIS PROJECT UTILIZING THE 2000 MDE STORMWATER DESIGN MANUAL VOLUMES I AND II. CPV MANAGEMENT IS PROVIDED BY THE STORMWATER MANAGEMENT POND ON ADJACENT LOT 4 (SDP-05-078). GRASS CHANNEL CREDITS HAVE BEEN UTILIZED FOR ALL OF THE REV REQUIREMENT AND A PORTION OF WOV REQUIREMENT. THE REMAINING WOV REQUIREMENT IS PROVIDED BY AN UNDERGROUND SANDFILTER (F-2). THE MICROPOOL EXTENDED DETENTION FACILITY (P-1) IS HAZARD CLASS 'A'. CPV REQUIREMENTS ARE PROVIDED BY THIS PLAN FOR THE FUTURE DEVELOPMENT OF THE ADJACENT PARCEL 'A'. THE MICROPOOL EXTENDED DETENTION FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE OWNERS OF PARCEL 644 LOT 4, AND PARCEL 'A'.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
- SEWER SERVICE FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3195.
- WATER SERVICE FOR THIS PROJECT WILL BE PUBLIC AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3564-D.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- ALL TRASH COLLECTION TO BE PRIVATE.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL R3.01.
- ALL PAVING TO BE P-2 PAVING, HOWARD COUNTY STANDARD DETAIL R-2.01. THE PAVING SECTION WILL BE CONFIRMED OR MODIFIED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION BASED ON ACTUAL TESTING.
- FOUNDATION SOILS MUST BE EXAMINED BY THE SOILS ENGINEER TO ASSURE THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTHS.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2005.
- NO CHANGE IN USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- WP-07-51 APPROVED JANUARY 16, 2007 TO WAIVE SECTION 16.156 (b)(1) TO GRANT SIX (6) MONTH EXTENSION FROM CURRENT DEADLINE OF 3/23/07 UNTIL 9/28/07 TO APPLY FOR A BUILDING PERMIT TO INITIATE CONSTRUCTION ON THE SITE WITH APPROVED SDP-05-131 OR SDP-05-151 SHALL BECOME NULL AND VOID IN ACCORDANCE WITH SUBDIVISION SECTION 16.156 (m).

SITE DEVELOPMENT PLAN THE OAKS AT WATERS EDGE PARCEL 'A'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
4382	551,655.009	1,378,176.941	209.605'
4386	550,801.593	1,378,866.047	210.580'



ADDRESS CHART	
PARCEL #	STREET ADDRESS
PARCEL A	7720 PORT CAPITAL DRIVE

PARKING SPACE ANALYSIS

RETAIL USE:
THE TOTAL FLOOR AREA OF THE BUILDING: 15,400 SF
5.0 SPACES PER 1000 SF
@ 15,400 SF = 77 SPACES REQUIRED
= 77 SPACES PROVIDED

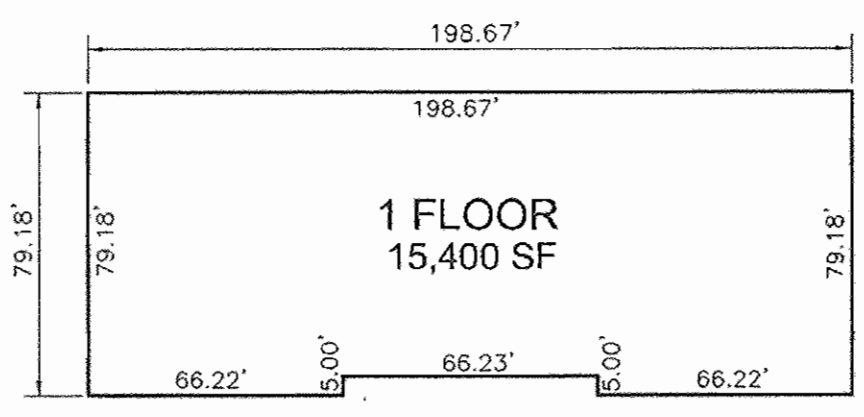
SITE ANALYSIS DATA CHART					
TOTAL PROJECT AREA	AREA OF PLAN SUBMISSION	LIMIT OF DISTURBED AREA	PRESENT ZONING	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED
78,107 SF (1.79 AC)	78,107 SF (1.79 AC)	1,833 AC	B-1	NA	NA
PROPOSED USE	TYPE OF UNIT	HANDICAP SPACES REQUIRED	RECREATION OPEN SPACE REQUIRED	HANDICAP SPACES PROVIDED	RECREATION OPEN SPACE PROVIDED
COMMERCIAL	RETAIL	4	NA	77	NA
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DEED REFERENCE	DPZ FILE REFERENCE: F-04-44, SDP-05-078		
NA	NA	LIBER 4393 FOLIO 334			

OTHER:
NO CHANGE IN ANY USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.

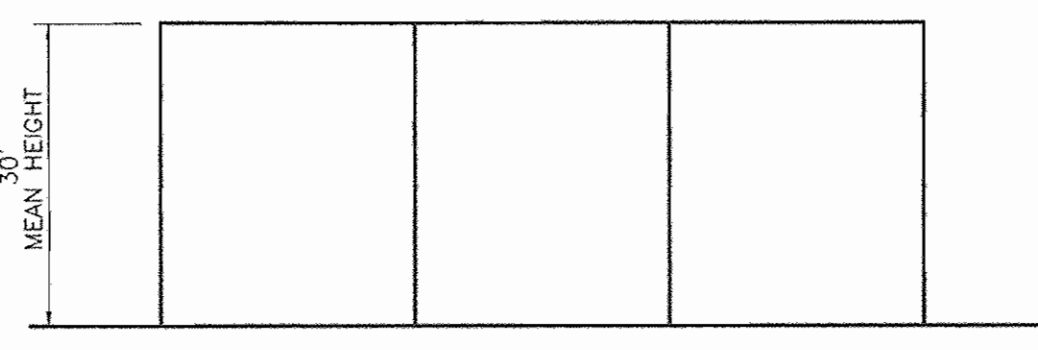
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT / PARCEL NO.	TAX MAP	GRID NO.	ZONE
THE OAKS AT WATERS EDGE	NA	PARCEL A	43	3	B-1
PLAT REF. 16228					ELECT. DIST. 1ST
					CENSUS TR. 6012.02
WATER CODE: B01	SEWER CODE: 2420000				

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
GRADING AND SEDIMENT EROSION CONTROL PLAN	3
LANDSCAPING AND FOREST CONSERVATION PLAN	4
STORMWATER MANAGEMENT DETAILS	5
SEDIMENT EROSION CONTROL PLANS	6

STORMWATER MANAGEMENT REQUIREMENTS					
AREA 1.79 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQV)	0.1216 AC. FT.	GRASS CHANNEL CREDIT WOV AND REV	0.0509 AC. FT.	UNDERGROUND SANDFILTER
2	RECHARGE VOLUME (REV)	0.0146 AC. FT.	GRASS CHANNEL CREDIT WOV AND REV	0.0000 AC. FT.	GRASS CHANNELS
3	CHANNEL PROTECTION VOLUME (CPV)	**	---	---	**
4	OVERHEAD FLOOD PROTECTION (O ₁ P)	---	---	---	---
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	---	---	---	---



PROPOSED BUILDING
SCALE: 1"=30'



ELEVATION
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/2/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/2/06
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 3/2/06
 DIRECTOR

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

2	REVISE DOOR LOCATIONS, WHIC & SHC, AND SPOT ELEVATIONS	7-9-07
1	ADD INLET I-3	2-16-07
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
COVER SHEET
THE OAKS AT WATERS EDGE
PARCEL 'A'**

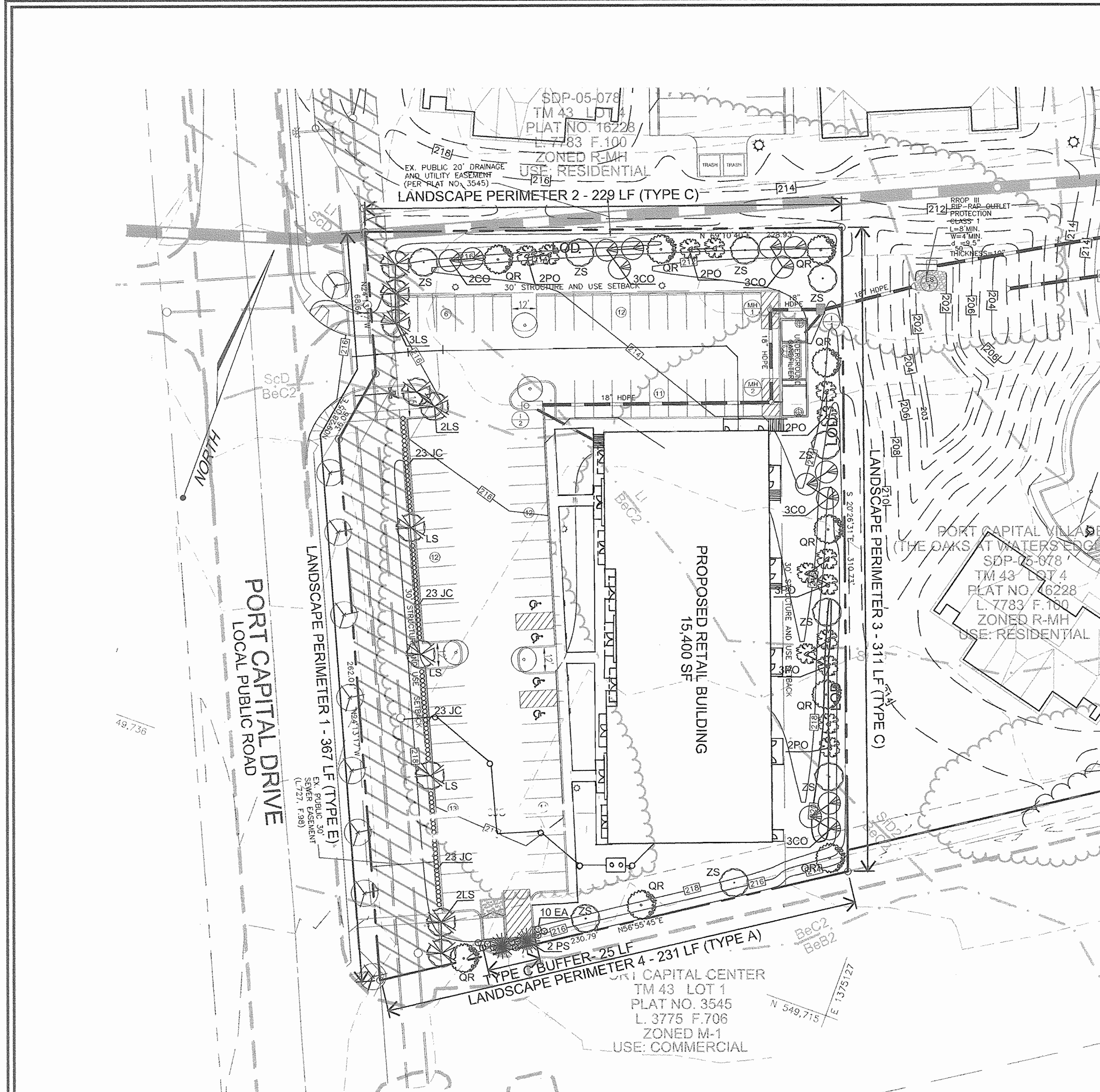
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT
 DRAWN BY: LJT
 CHECKED BY: RHW
 DATE: SEPTEMBER, 2005
 SCALE: AS NOTED
 W.O. NO.: 05-16.00

1 SHEET OF 6



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
A. TOTAL TRACT AREA 1.79 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC
C. NET TRACT AREA 1.79 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING AND LIMIT TO ONLY ONE ENTRY
ARA MDR IDA HDR MPD CIA 1
0 0 0 0 0 0

D. AFFORESTATION THRESHOLD 15% X D = 0.27 AC
E. CONSERVATION THRESHOLD 15% X D = 0.27 AC

EXISTING FOREST COVER:
F. EXISTING FOREST COVER 0.00 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 0.00 AC

BREAK EVEN POINT:
H. BREAK EVEN POINT 0.00 AC
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION 0.00 AC

PROPOSED FOREST CLEARING:
J. TOTAL AREA OF FOREST TO BE CLEARED 0.00 AC
K. TOTAL AREA OF FOREST TO BE RETAINED 0.00 AC

PLANTING REQUIREMENTS:
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.00 AC
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 0.00 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.00 AC
O. TOTAL REFORESTATION REQUIRED 0.00 AC
P. TOTAL AFFORESTATION REQUIRED 0.27 AC
Q. TOTAL PLANTING REQUIRED 0.27 AC

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
LS	10	LIQUIDAMBAR STYRACIFLUA AMERICAN SWEETGUM	2 1/2"-3" Cal.	B & B
QR	9	QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK	2 1/2"-3" Cal.	B & B
ZS	9	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" Cal.	B & B
CO	14	CYPRESS OCYPARIS LEYLANDI LEYLAND CYPRESS	5' - 6' HT.	B & B
PO	14	PICEA OMORICA SERBIAN SPRUCE	6' - 8' HT.	B & B
JC	92	JUNIPERUS CHINESES 'SARGENTI' SARGENT JUNIPER	24" - 30" HT.	B & B
EA	10	EUONYMUS ALATUS WINGED EUONYMUS	24" - 36" HT.	B & B
PS	2	PINUS STROBUS WHITE PINE	6' - 8' HT.	B & B

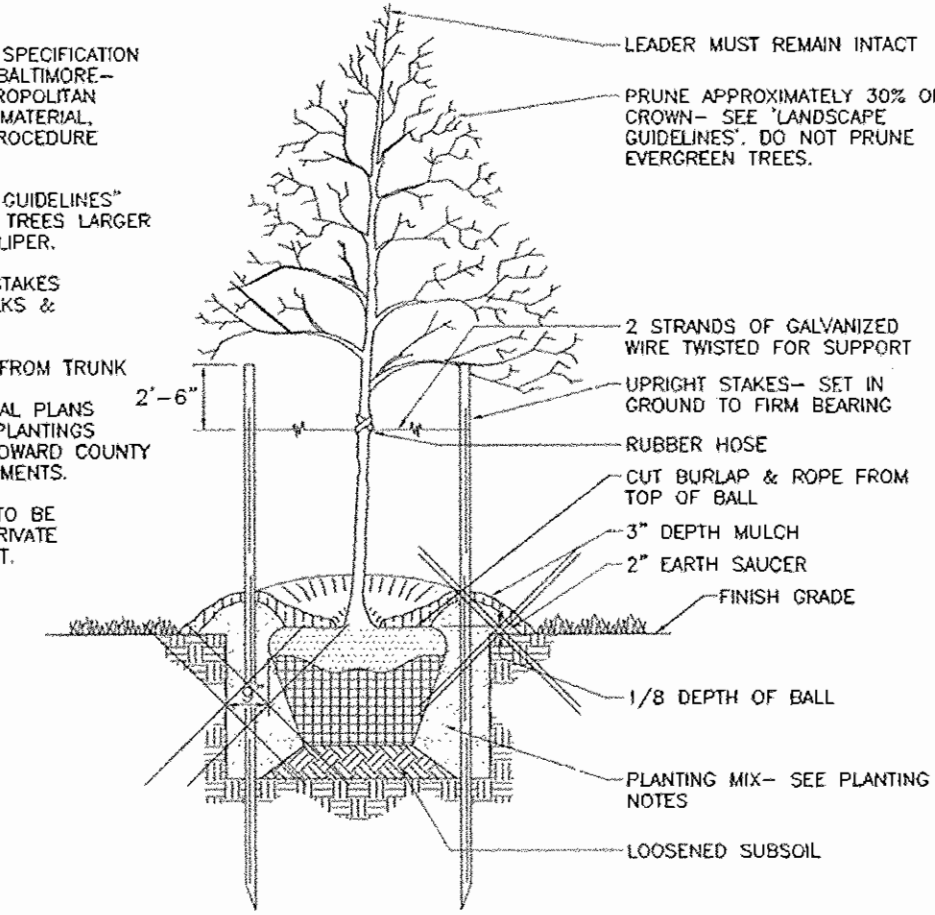
1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAW PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANS DIFFER FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

STREET TREE CALCULATIONS

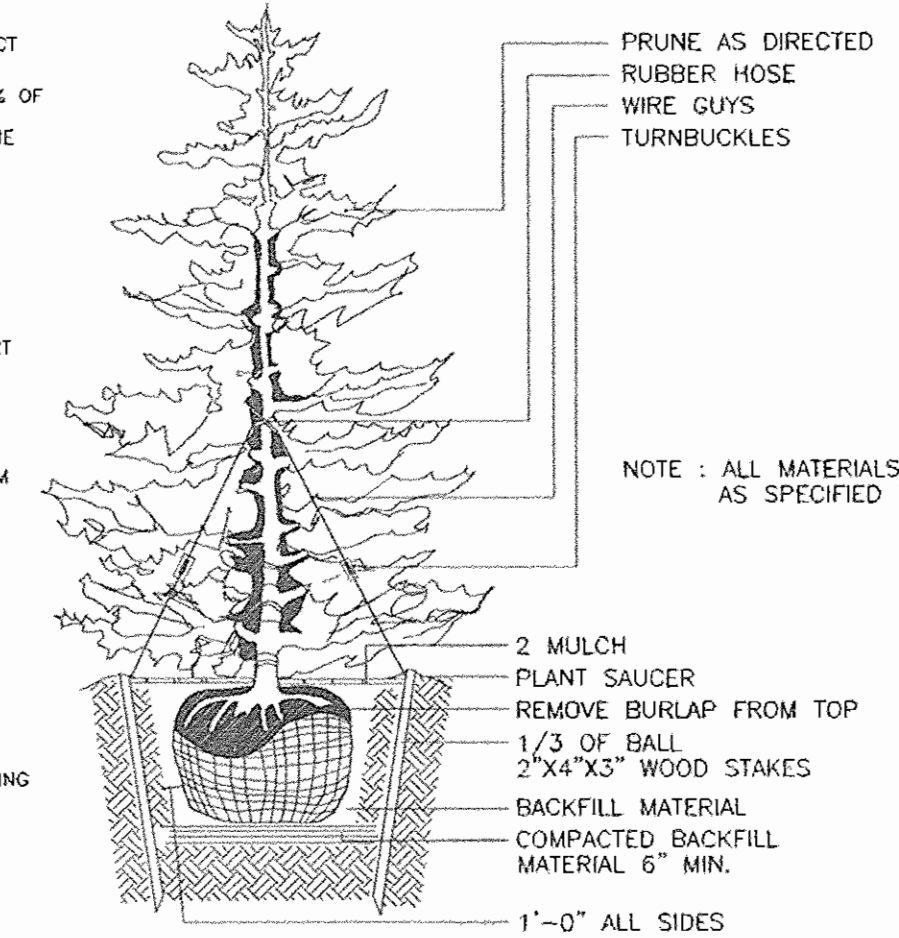
STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED	SPECIES	SIZE/ROOT
PORT CAPITAL DRIVE	367 /40	9	9	ACER GRISEUM PAPERBARK MAPLE	2 1/2" - 3" Cal. B & B

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" FOR ALL MATERIAL, PRODUCT AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

- THE FOREST CONSERVATION DELIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 34 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,060.00 HAS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	5	DUMPSTER LOADING
Perimeter/Frontage Designation	E	C	C	A	C	C
Landscaping Type	367'	229'	311'	231'	25'	
Linear Feet of Roadway Frontage/Perimeter						
Credit for Existing Vegetation (Yes/No, Linear Feet Describe below if needed)	No	No	No	No	No	No
Credit for Wall, Fence or Berm (Yes/No, Linear Feet Describe below if needed)	No	No	No	No	No	No
Number of Plants Required						
Shade Trees	140	10	140	6	140	4
Evergreen Trees	14	92	120	12	120	16
Shrubs	14	92	120	16	120	2
Number of Plants Provided						
Shade Trees	10	6	8	4	-	-
Evergreen Trees	-	12	16	-	2	-
Other Trees (2:1 Substitution)	-	-	-	-	-	-
Shrubs (10:1 Substitution)	92	-	-	-	10*	-
Describe Plant Substitution Credits Below if needed)						

** (10:1 SUBSTITUTION) - 1 SHADE TREE/10 SHRUBS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	77
NUMBER OF TREES AND ISLANDS REQUIRED	4
NUMBER OF TREES AND ISLANDS PROVIDED	4
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

PARKING LOT INTERNAL LANDSCAPING SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
4	4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B

LEGEND

- 200--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- 200--- PROPOSED 2 FT CONTOUR
- 200--- PROPOSED 10 FT CONTOUR
- LOD LIMIT OF DISTURBANCE
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- PUBLIC SEWER EASEMENT
- --- PUBLIC DRAINAGE AND UTILITY EASEMENT
- --- FOREST CONSERVATION EASEMENT (RETENTION)

LARRY J. THOMPSON
DNR QUALIFIED PROFESSIONAL

OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020

NO.	REVISION	DATE
2	REVISE DOOR LOCATIONS AND ASSOCIATED SIDEWALK, WHC & SHC	7-9-07

**SITE DEVELOPMENT PLAN
LANDSCAPING AND FOREST CONSERVATION PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'**
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.2656
FAX: 410.461.2661

DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHV
DATE: SEPTEMBER, 2005
SCALE: 1"=30'
W.O. NO.: 05-16-00

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/22/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

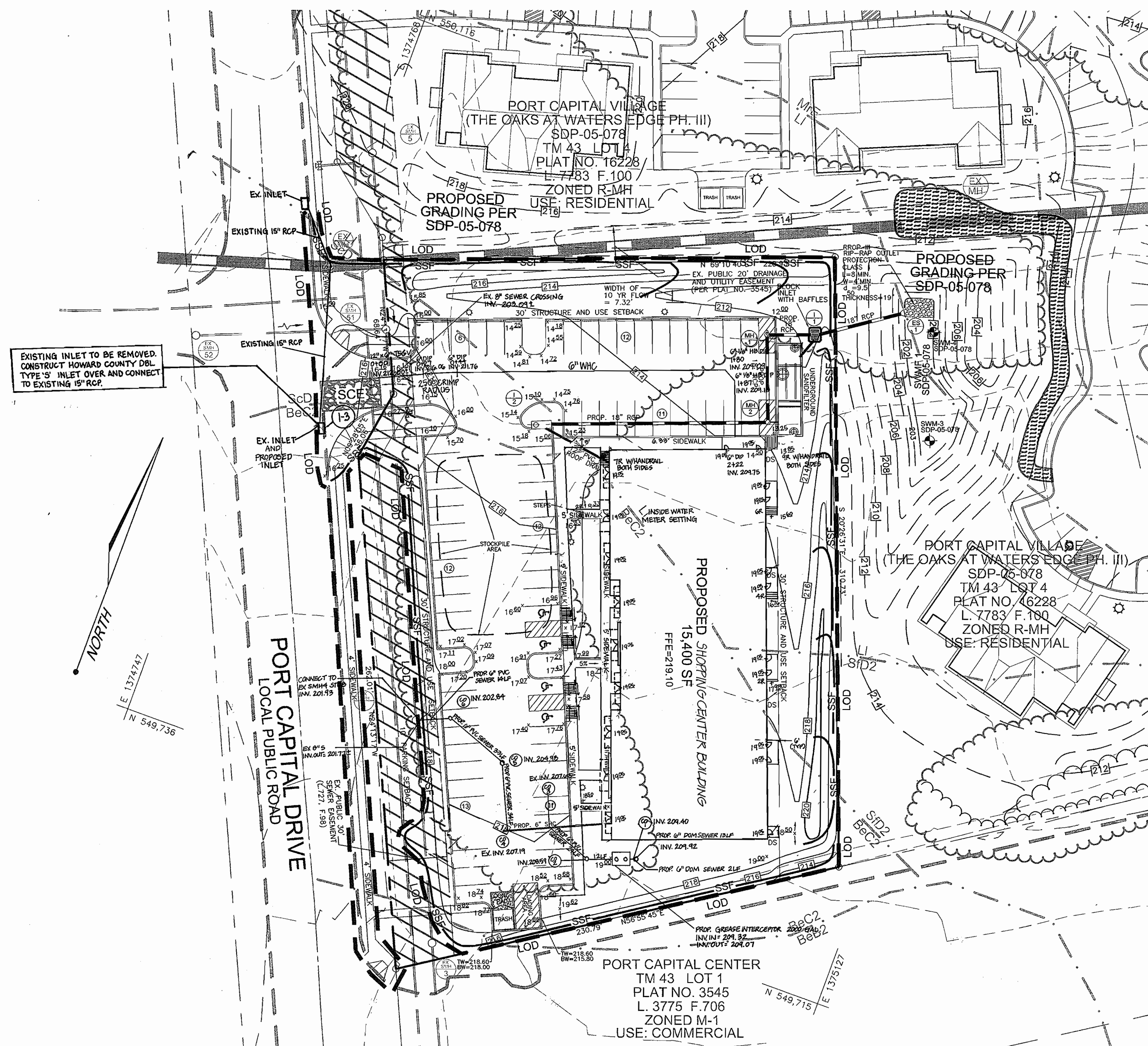
[Signature] 3/22/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/23/06
DIRECTOR DATE

LANDSCAPE 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] Pracec LLC - MH DATE



LEGEND

- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- 200--- PROPOSED 2 FT CONTOUR
- 200--- PROPOSED 10 FT CONTOUR
- SSF--- SUPER SILT FENCE
- LOD--- LIMIT OF DISTURBANCE
- T--- EXISTING TREELINE
- P--- PROPOSED TREELINE
- E--- EARTH DIKE
- PSE--- PUBLIC SEWER EASEMENT
- PDEU--- PUBLIC DRAINAGE AND UTILITY EASEMENT
- SCSE--- STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BwC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CD2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
LwC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
U	LEONARDTOWN SILT LOAM	D
M/E	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
M/F	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	C
S/D	SANDY AND CLAYEY SAND, MODERATELY SLOPING	C
S/B2	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
S/C2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
S/D2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
S/C2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B

PAGE 30 OF THE HOWARD COUNTY SOIL SURVEY

EXISTING INLET TO BE REMOVED. CONSTRUCT HOWARD COUNTY DBL TYPE 'S' INLET OVER AND CONNECT TO EXISTING 15" RCP.

NOTE: CONTRACTOR TO CONSTRUCT HANDICAP ROUTE, LANDINGS AND RAMPS IN ACCORDANCE WITH ADA CRITERIA.

NOTE: NO STOCKPILING TO OCCUR ONSITE.

PLAN
SCALE: 1"=30'

NO.	REVISION	DATE
4	REVISE BUILDING USE TO SHOPPING CENTER	12-21-07
2	REVISE DOOR LOCATIONS AND SIDEWALK, SHC AND WHC, AND SPOT ELEVATIONS 79107	
1	ADD INLET 2	2-19-2007

**SITE DEVELOPMENT PLAN
GRADING AND SEDIMENT EROSION CONTROL PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'**
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LIT
DRAWN BY: LIT
CHECKED BY: RHV
DATE: SEPTEMBER, 2005
SCALE: 1"=40'
W.O. NO.: 05-16.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/16/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/16/06
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 3/16/06
 DIRECTOR

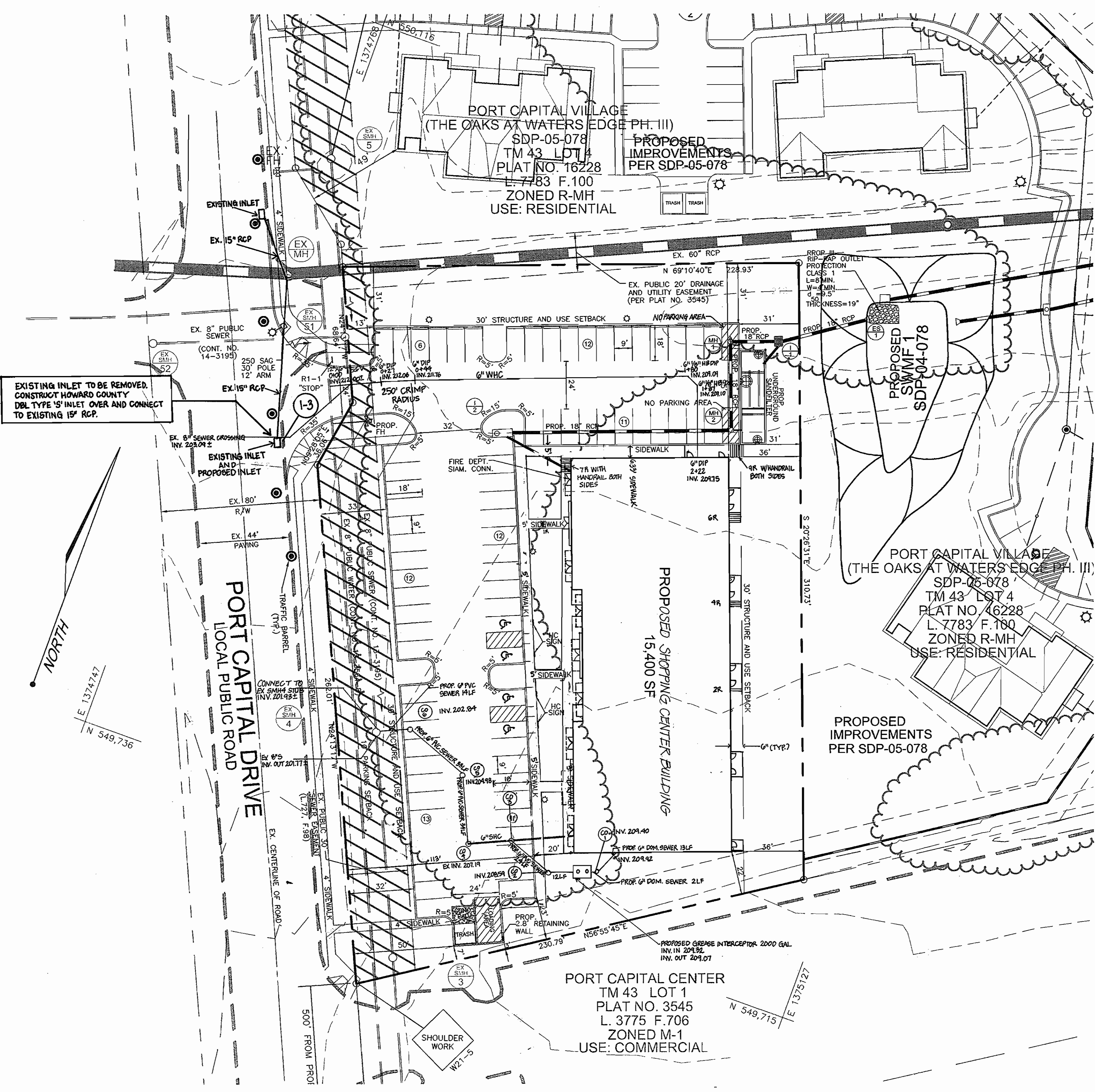
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 3/16/06
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 [Signature] 3/16/06
 HOWARD CD

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 2/10/06
 ROBERT H. VOGEL, PE #16193

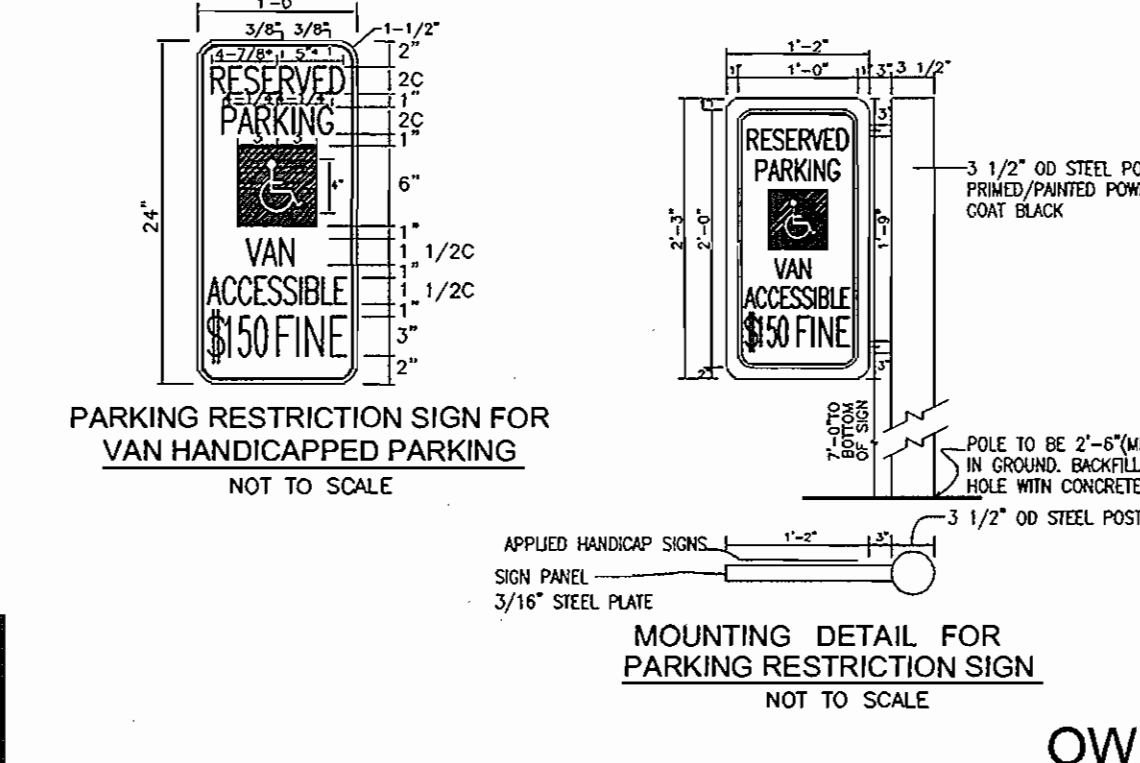
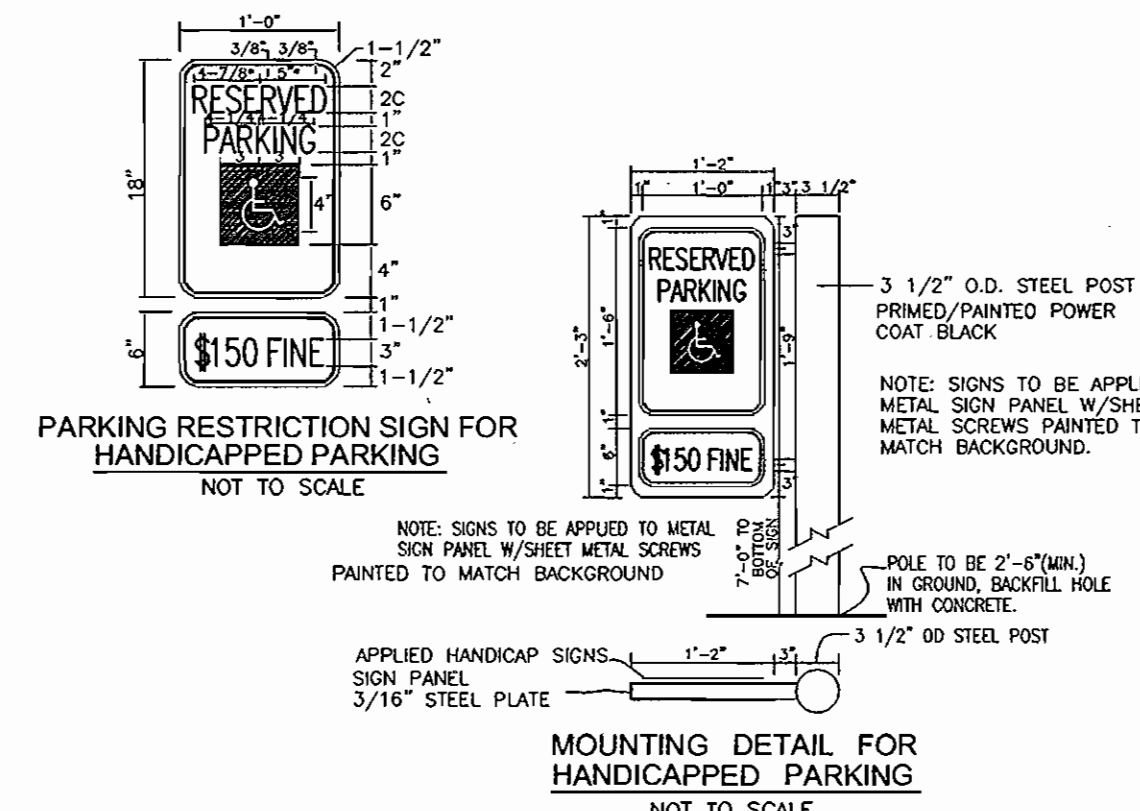
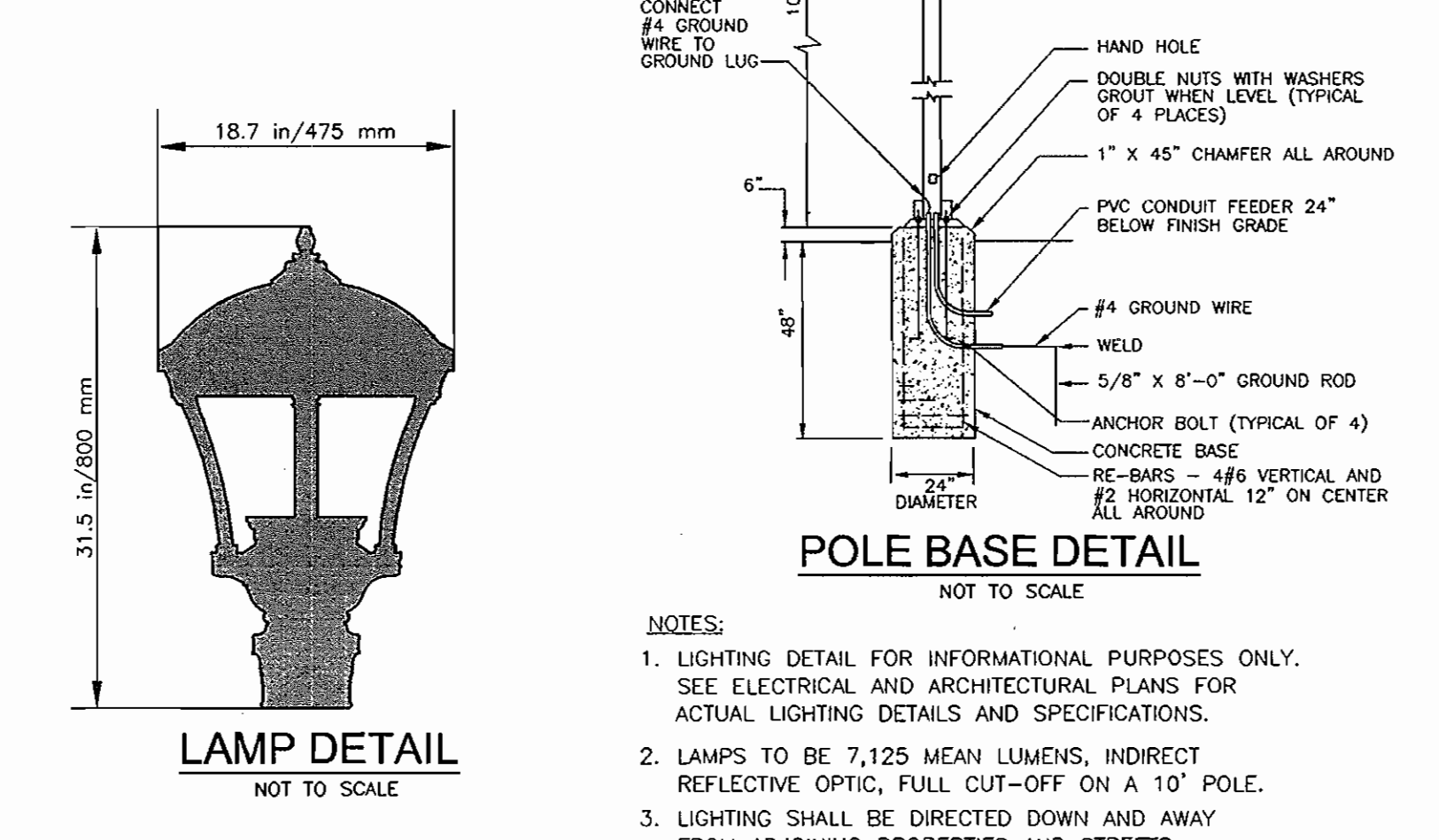
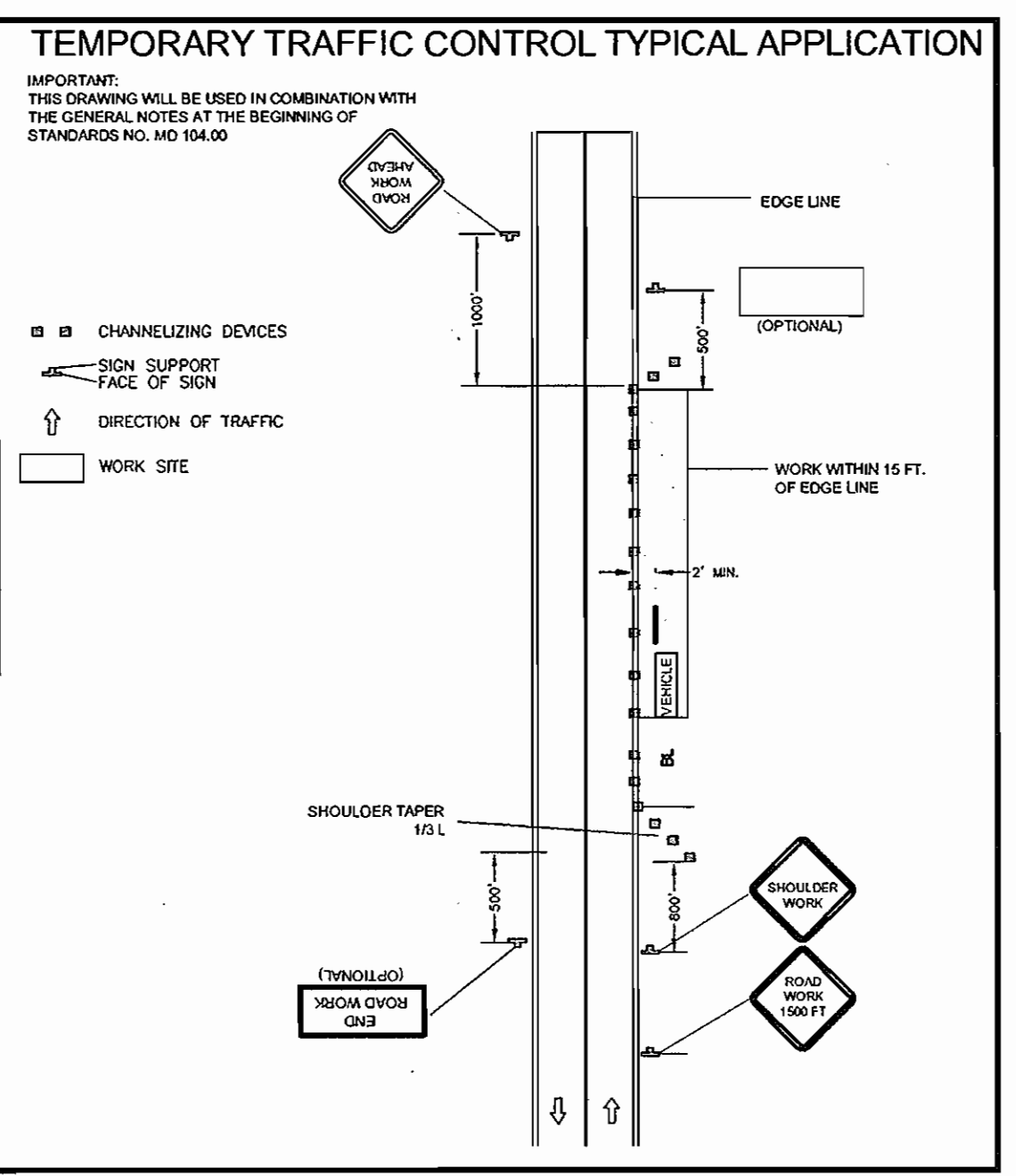
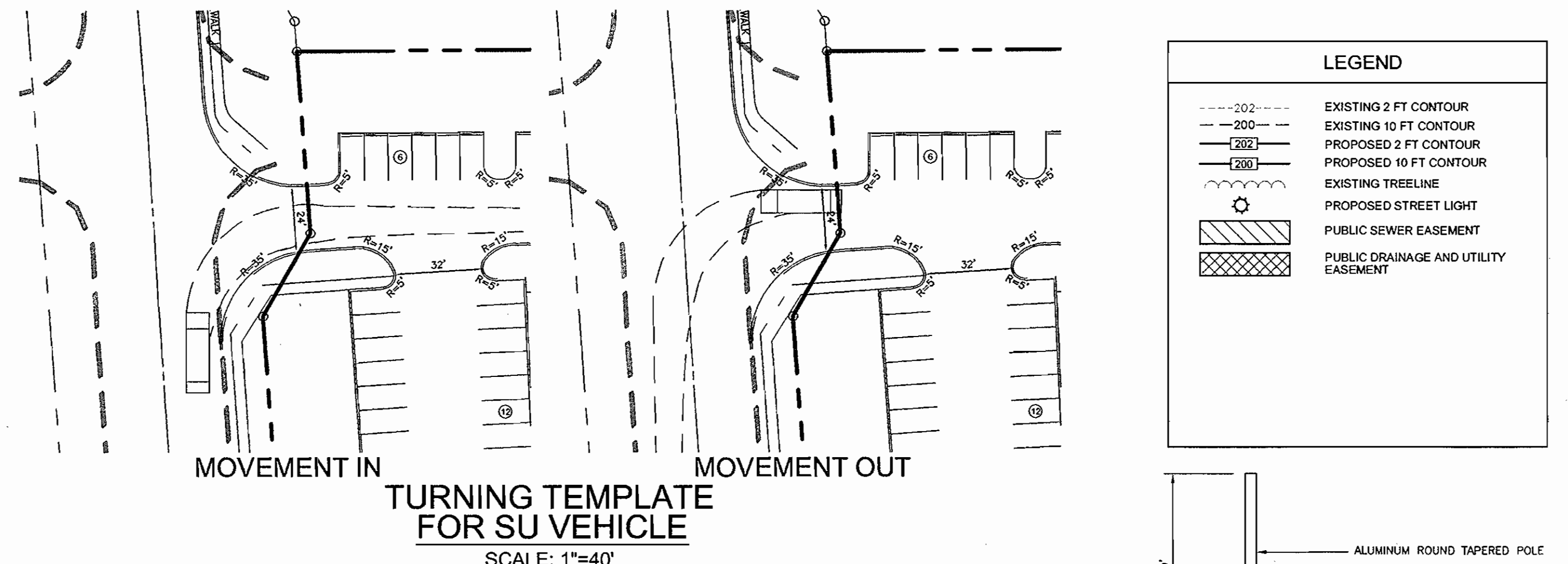
DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 3/16/06
 PORT CAPITAL CENTER OF MARYLAND LLC

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

K:\Projects\04-001\LOCAL\eng\COMMERCIAL\FIG\135-GRADING.dwg, 2/28/2006 4:52:54 PM



PLAN
SCALE: 1"=30'



NO.	REVISION	DATE
4	REVISE BUILDING USE TO SHOPPING CENTER	1/21/07
3	REVISE DOOR LOCATIONS AND ASSOCIATED SIDEWALK, WHC & SHC	6/21/07
1	ADD INLET 1-2	2-19-07

**SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'**
DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
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8407 MAIN STREET TEL: 410.461.7666
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DESIGN BY: LJT
DRAWN BY: LJT
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DATE: SEPTEMBER, 2005
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W.O. NO.: 05-16.00

STATE OF MARYLAND
PROFESSIONAL ENGINEER
NO. 18193
ROBERT H. VOGEL, PE #18193

OWNER / DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, L.L.C.
P.O. BOX 416
ELLICOTT CITY, MD 21041
(410) 465-2020

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/22/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/22/06
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 3/23/06
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
USDA-NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
HOWARD SCD

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 3/10/06
ROBERT H. VOGEL, PE #18193

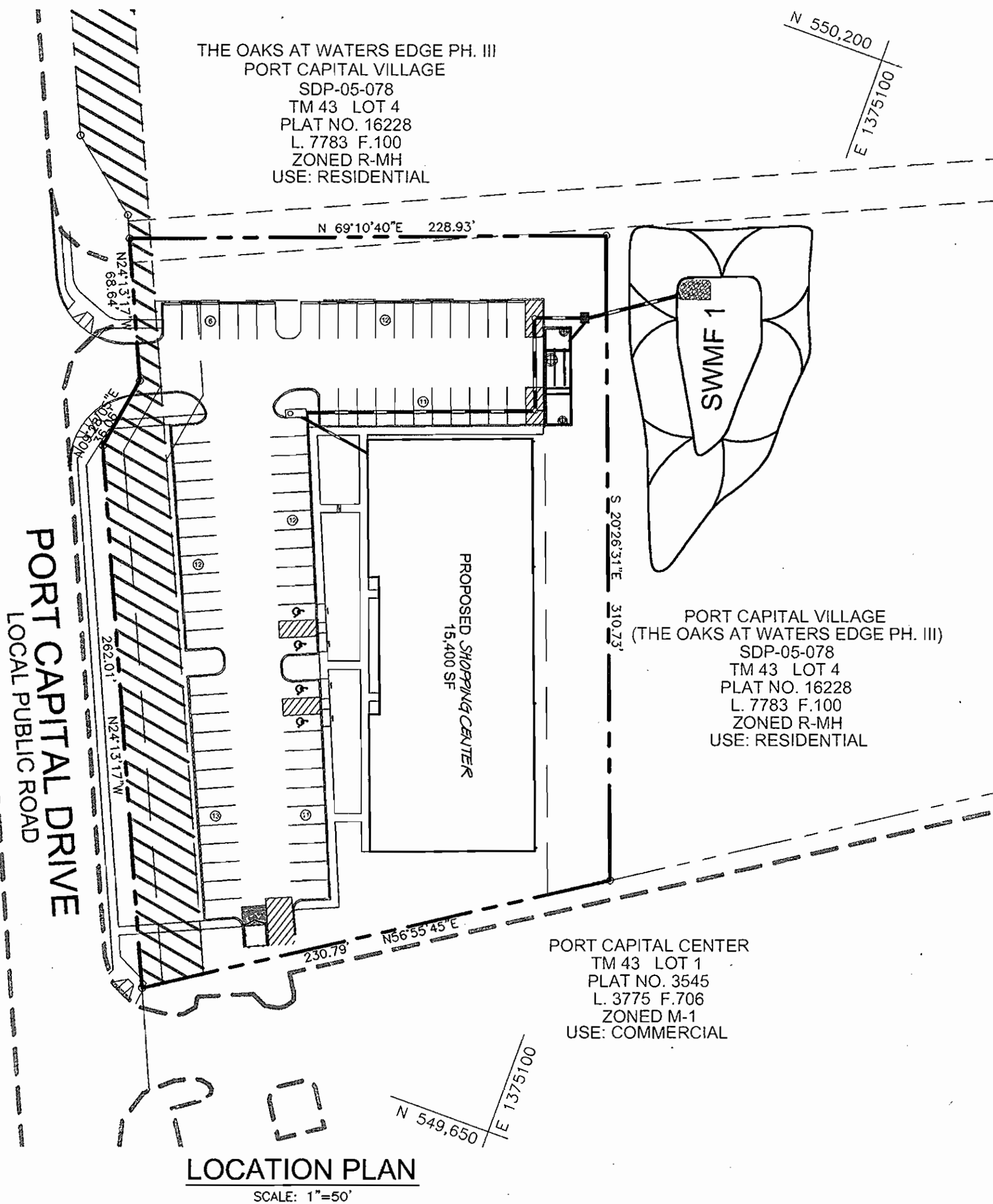
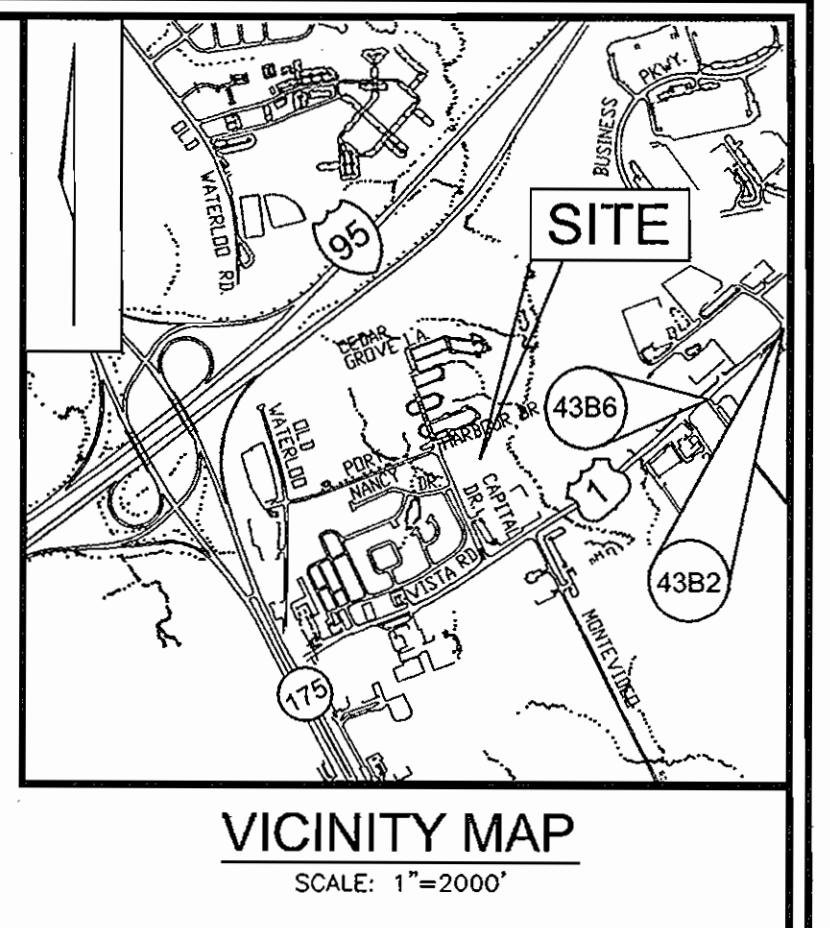
DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 3/10/06
PORT CAPITAL CENTER OF MARYLAND, L.L.C.

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO. 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 VERIZON CABLE LOCATION DIVISION 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 STATE HIGHWAY ADMINISTRATION 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- 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.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE SUBJECT PROPERTY IS ZONED B-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 4382 AND 4386.
- PROPERTY LINES ARE BASED ON HOWARD COUNTY PLAT NO. 16228.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT UNDER HOWARD COUNTY DESIGN MANUAL III SECTION 5.2.9.
- A WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2004.
- AN APFO STUDY WAS PERFORMED BY THE TRAFFIC GROUP, INC. DATED DECEMBER 2004.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERS, INC. DATED MARCH 2005.
- A GEOTECHNICAL STUDY WAS PERFORMED BY ENGINEERING CONSULTING SERVICES, LTD. DATED DECEMBER 2004.
- NO 100 YEAR FLOODPLAINS EXIST ONSITE.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THE FOREST CONSERVATION OBLIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 34 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,060.00 ~~SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT.~~ **has been provided**
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THIS PROJECT UTILIZING THE ~~WOOD MIDE~~ STORMWATER DESIGN MANUAL VOLUMES I AND II. CPV MANAGEMENT IS PROVIDED BY THE STORMWATER MANAGEMENT POND ON ADJACENT LOT 4 (SDP-05-078). GRASS CHANNEL CREDITS HAVE BEEN UTILIZED FOR ALL OF THE REV. REQUIREMENT AND A PORTION OF WQV REQUIREMENT. THE REMAINING WQV REQUIREMENT IS PROVIDED BY AN UNDERGROUND SANDFILTER (F-2). THE MICROPOOL EXTENDED DETENTION FACILITY (P-1) IS HAZARD CLASS 'A'. CPV REQUIREMENTS ARE PROVIDED BY THIS PLAN FOR THE FUTURE DEVELOPMENT OF THE ADJACENT PARCEL 'A'. THE MICROPOOL EXTENDED DETENTION FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE OWNERS OF PARCEL 644 LOT 4, AND PARCEL 'A'.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
- SEWER SERVICE FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3195.
- WATER SERVICE FOR THIS PROJECT WILL BE PUBLIC AND WILL BE PROVIDED BY HOWARD COUNTY CONTRACT NO. 13-3564-D.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- ALL TRASH COLLECTION TO BE PRIVATE.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL R3.01.
- ALL PAVING TO BE P-2 PAVING, HOWARD COUNTY STANDARD DETAIL R-2.01. THE PAVING SECTION WILL BE CONFIRMED OR MODIFIED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION BASED ON ACTUAL TESTING.
- FOUNDATION SOILS MUST BE EXAMINED BY THE SOILS ENGINEER TO ASSURE THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTHS.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2005.
- NO CHANGE IN USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- WP-07-51 APPROVED JANUARY 16, 2007 TO WAIVE SECTION 16.156 (b)(1) TO GRANT SIX (6) MONTH EXTENSION FROM CURRENT DEADLINE OF 3/23/07 UNTIL 9/23/07 TO APPLY FOR A BUILDING PERMIT TO INITIATE CONSTRUCTION ON THE SITE WITH APPROVED SDP-05-131, OR SDP-05-131 SHALL BECOME NULL AND VOID IN ACCORDANCE WITH SUBDIVISION SECTION 16.156 (a).

SITE DEVELOPMENT PLAN THE OAKS AT WATERS EDGE PARCEL 'A'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
4382	551,655.009	1,378,176.941	209.605'
4386	550,601.593	1,376,866.047	210.560'



ADDRESS CHART	
PARCEL #	STREET ADDRESS
PARCEL A	7720 PORT CAPITAL DRIVE

PARKING SPACE ANALYSIS

SHOPPING CENTER:
 THE TOTAL FLOOR AREA OF THE BUILDING: 15,400 SF
 5.0 SPACES PER 1000 SF
 @ 15,400 SF = 77 SPACES REQUIRED
 = 77 SPACES PROVIDED

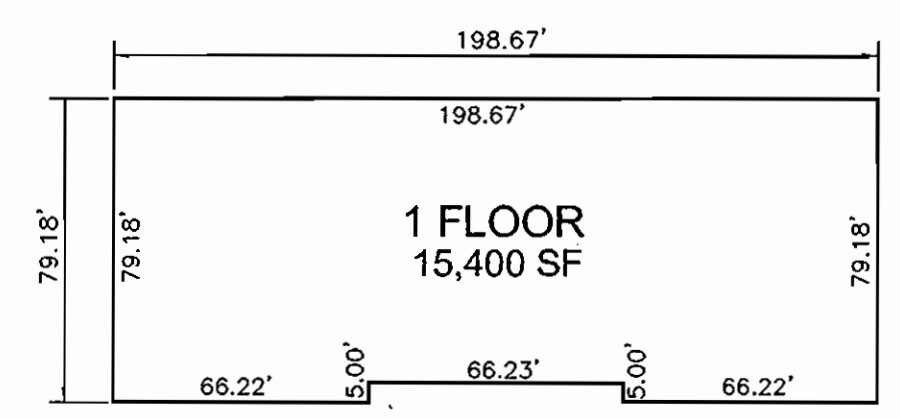
OTHER:
 NO CHANGE IN ANY USE(S) IS PERMITTED WITHOUT COMPLIANCE WITH THE ZONING SECTION 133 PARKING REQUIREMENTS AND DPZ APPROVAL.

SITE ANALYSIS DATA CHART				
TOTAL PROJECT AREA	AREA OF PLAN SUBMISSION	LIMIT OF DISTURBED AREA	PRESENT ZONING	
78,107 SF (1.78 AC)	78,107 SF (1.78 AC)	1.83 AC	B-1	
PROPOSED USE	TYPE OF UNIT	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED	
SHOPPING CENTER	RETAIL	NA	NA	
PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED	
77	77	4	4	
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	RECREATION OPEN SPACE REQUIRED	RECREATION OPEN SPACE PROVIDED	
NA	NA	NA	NA	
DPZ FILE REFERENCE: F-04-44, SDP-05-078		DEED REFERENCE: UBER 4393 FOLIO 334		

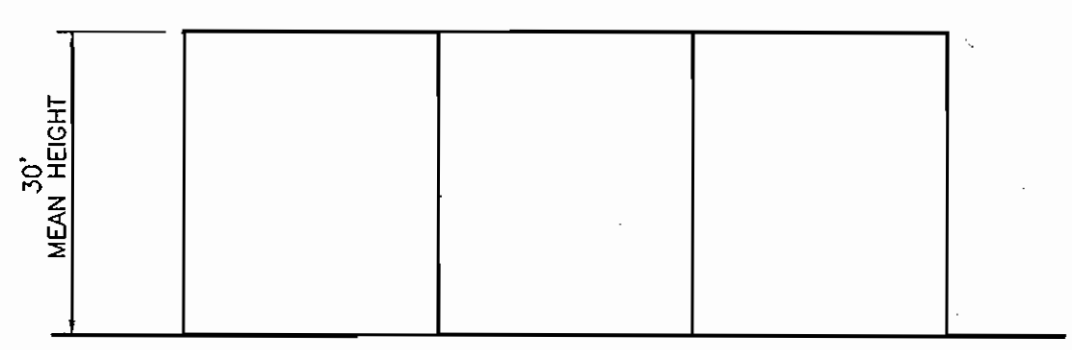
PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT / PARCEL NO.		
THE OAKS AT WATERS EDGE		NA	PARCEL A		
PLAT REF.	TAX MAP	GRID NO.	ZONE	ELECT. DIST.	CENSUS TR.
16228	43	3	B-1	1ST	6012.02
WATER CODE: B01		SEWER CODE: 2420000			

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
GRADING AND SEDIMENT EROSION CONTROL PLAN	3
LANDSCAPING AND FOREST CONSERVATION PLAN	4
STORMWATER MANAGEMENT DETAILS	5
SEDIMENT EROSION CONTROL PLANS	6

STORMWATER MANAGEMENT REQUIREMENTS					
AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1.79 AC	WATER QUALITY VOLUME (WQv)	0.1216 AC. FT.	GRASS CHANNEL CREDIT WQv AND REV	0.0509 AC. FT.	UNDERGROUND SANDFILTER
2	RECHARGE VOLUME (REv)	0.0146 AC. FT. 0.1826 AC. FT.	GRASS CHANNEL CREDIT WQv AND REV	0.0000 AC. FT. 0.0000 AC. FT.	GRASS CHANNELS
3	CHANNEL PROTECTION VOLUME (CPv)	**	---	---	**
4	OVERHEAD FLOOD PROTECTION (O _f p)	---	---	---	---
5	EXTREME FLOOD VOLUME (O ₁₀₀ p)	---	---	---	---



PROPOSED BUILDING
SCALE: 1"=30'



ELEVATION
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/30/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/22/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/22/06
 DIRECTOR DATE

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020

NO.	REVISION	DATE
3	REVISE BUILDING USE TO SHOPPING CENTER	12-21-07
2	REVISE DOOR LOCATIONS, WHC & SHC, AND SPOT ELEVATIONS	7-9-07
1	ADD INLET I-3	2-16-07

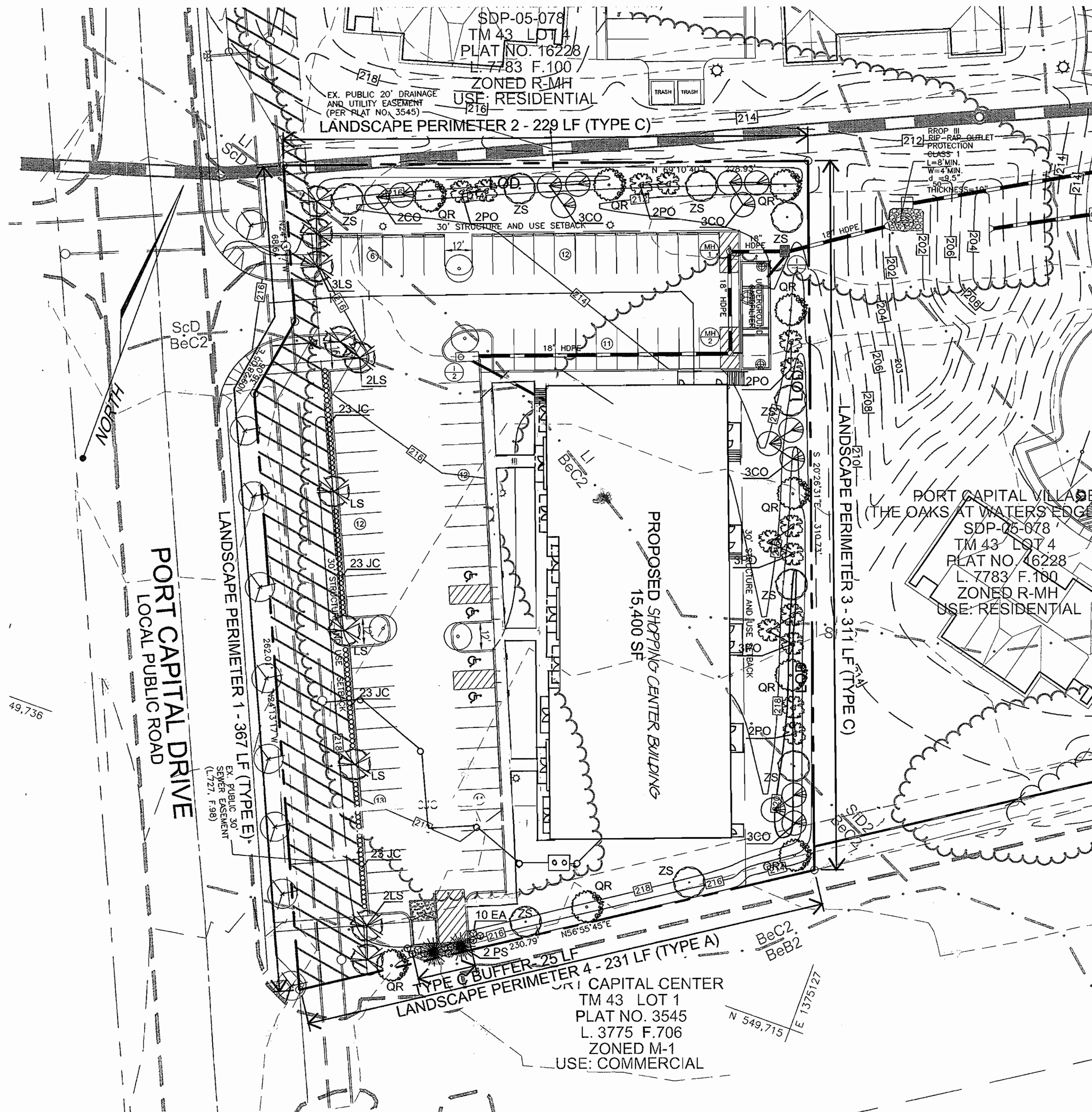
**SITE DEVELOPMENT PLAN
COVER SHEET
THE OAKS AT WATERS EDGE
PARCEL 'A'**

DPZ REF: F-04-44, SDP-05-078

TAX MAP 43 GRID 3 PARCEL 644 PARCEL 'A'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8981

DESIGN BY: LIT	
DRAWN BY: LIT	
CHECKED BY: RHV	
DATE: SEPTEMBER, 2005	
SCALE: AS NOTED	
W.O. NO.: 05-16-00	<p>1 SHEET OF 6</p>



PLAN
SCALE: 1"=30'

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. TOTAL TRACT AREA 1.79 AC
 B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC
 C. NET TRACT AREA 1.79 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.
 ARA 0 MDR 0 DA 0 HDR 0 MPD 0 CIA 1

D. AFFORESTATION THRESHOLD 15% X D = 0.27 AC
 E. CONSERVATION THRESHOLD 15% X D = 0.27 AC

EXISTING FOREST COVER:
 F. EXISTING FOREST COVER 0.00 AC
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 0.00 AC

BREAK EVEN POINT:
 H. BREAK EVEN POINT 0.00 AC
 I. FOREST CLEARING PERMITTED WITHOUT MITIGATION 0.00 AC

PROPOSED FOREST CLEARING:
 J. TOTAL AREA OF FOREST TO BE CLEARED 0.00 AC
 K. TOTAL AREA OF FOREST TO BE RETAINED 0.00 AC

PLANTING REQUIREMENTS:
 L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.00 AC
 M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 0.00 AC
 N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.00 AC
 O. TOTAL AFFORESTATION REQUIRED 0.00 AC
 P. TOTAL REFORESTATION REQUIRED 0.27 AC
 R. TOTAL PLANTING REQUIRED 0.27 AC

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
LS	10	LIQUIDAMBAR STYRACIFLUA AMERICAN SWEETGUM	2 1/2"-3" Cal.	B & B
QR	9	QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK	2 1/2"-3" Cal.	B & B
ZS	9	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" Cal.	B & B
CO	14	CYPRESS OCYPARIS LEYLANDI LEYLAND CYPRESS	5' - 6' HT.	B & B
PO	14	PICEA OMORIKA SERBIAN SPRUCE	6' - 8' HT.	B & B
JC	92	JUNIPERUS CHINESES 'SARGENTI' SARGENT JUNIPER	24" - 30" HT	B & B
EA	10	EUONYMUS ALATUS WINGED EUONYMUS	24" - 36" HT	B & B
PS	2	PINUS STROBUS WHITE PINE	6' - 8' HT.	B & B

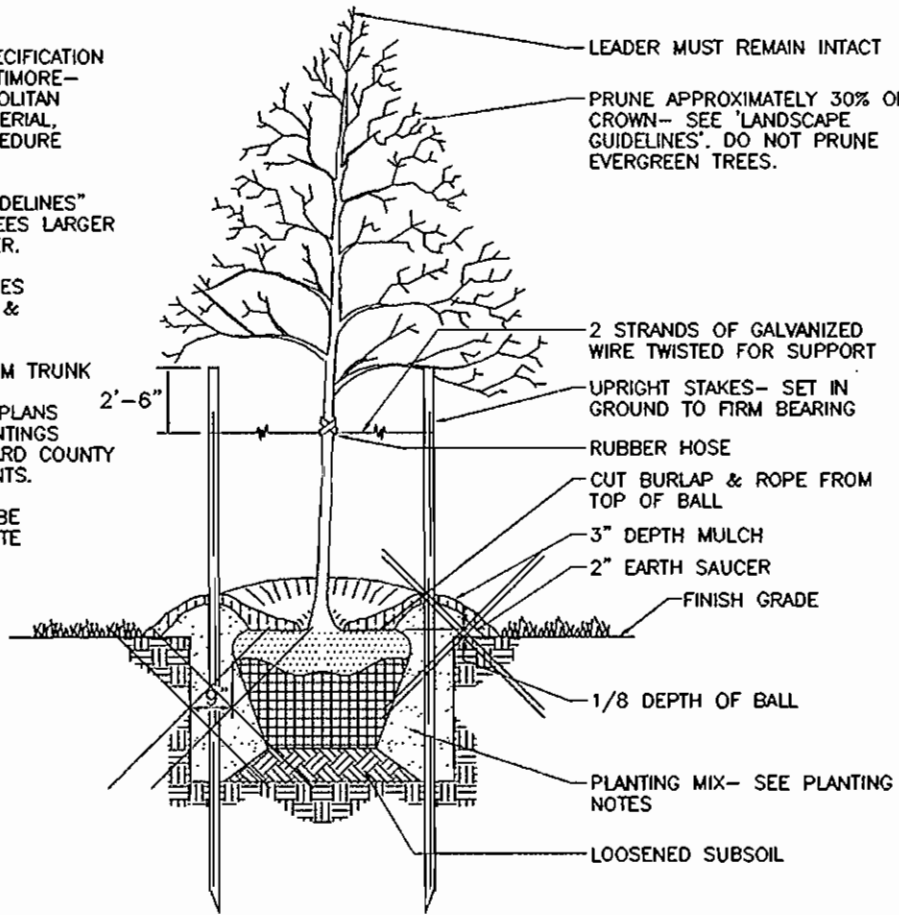
1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOCAL PLANTING SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

STREET TREE CALCULATIONS

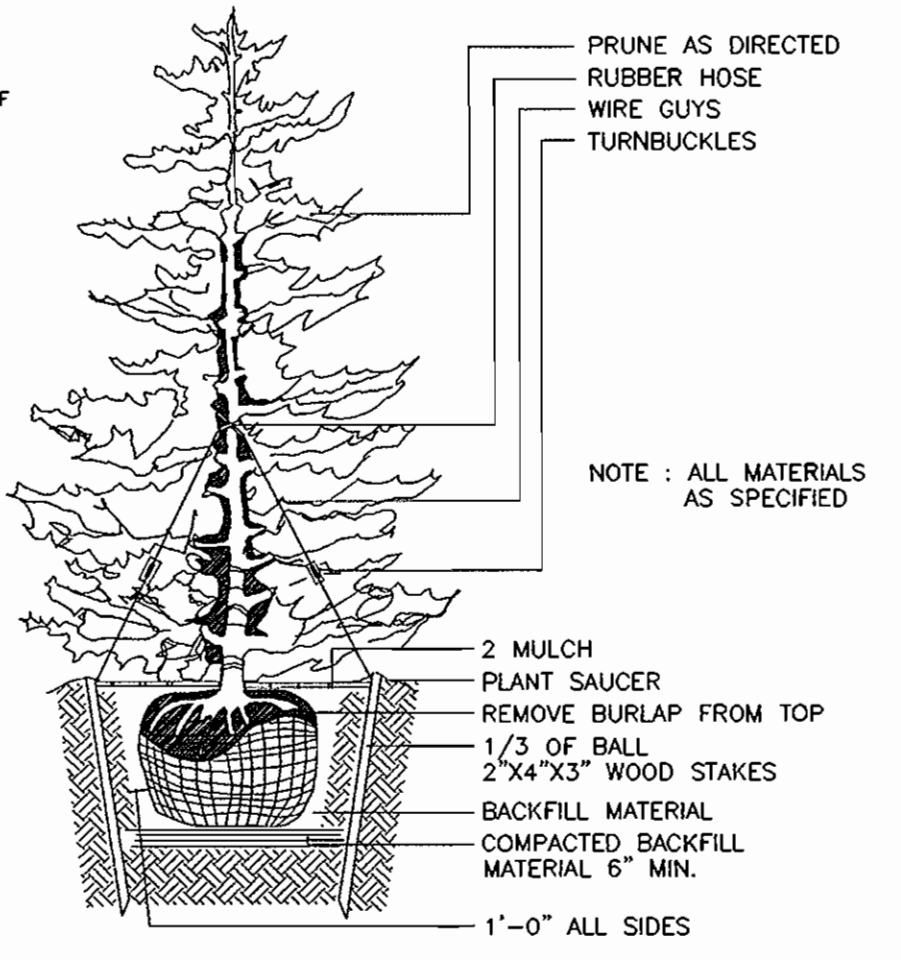
STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED	SPECIES	SIZE/ROOT
PORT CAPITAL DRIVE	367 /40	9	9	ACER GRiseum PAPERBARK MAPLE	2 1/2" - 3" Cal. B & B

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL PRODUCT AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIBER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIBER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

- THE FOREST CONSERVATION OBLIGATION OF 0.27 ACRES OF REFORESTATION HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5,881.00 MADE TO HOWARD COUNTY FOREST CONSERVATION FUND.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 43 SHADE TREES, 34 EVERGREEN TREES AND 102 SHRUBS IN THE AMOUNT OF \$21,060.00 HAS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	1	2	3	4
Perimeter/Frontage Designation	1	2	3	4	1	2	3	4
Linear Feet of Roadway Frontage/Perimeter	367'	229'	311'	231'	25'	-	-	-
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No	No	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No	No	No	No
Number of Plants Required	140	10	140	6	140	8	160	4
Shade Trees	-	-	120	12	-	-	-	-
Evergreen Trees	14	92	-	-	-	-	-	-
Shrubs	-	-	-	-	-	-	-	-
Number of Plants Provided	-	-	6	8	4	-	-	-
Shade Trees	-	-	12	16	-	-	-	-
Evergreen Trees	-	-	-	-	-	-	-	-
Other Trees (2:1 Substitution) Shrubs (10:1 Substitution)	-	-	-	-	-	-	-	-
Describe Plant Substitution Credits Below if needed	92	-	-	-	-	-	-	10*

** (10:1 SUBSTITUTION) - 1 SHADE TREE/10 SHRUBS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	77
NUMBER OF TREES AND ISLANDS REQUIRED	4
NUMBER OF TREES AND ISLANDS PROVIDED	4
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

PARKING LOT INTERNAL LANDSCAPING SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
EA	4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B & B

NO.	REVISION	DATE
4	REVISE BUILDING USE TO SHOPPING CENTER	12-21-07
2	REVISE DOOR LOCATIONS AND ASSOCIATED SIDEWALK, WHC & SHC	7-9-07

**SITE DEVELOPMENT PLAN
LANDSCAPING AND FOREST CONSERVATION PLAN
THE OAKS AT WATERS EDGE
PARCEL 'A'**
 DPZ REF: F-04-044, SDP-05-078

TAX MAP 43 GRID 3
 1ST ELECTION DISTRICT

PARCEL 644 PARCEL 'A'
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
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 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8561

DESIGN BY: LJT
 DRAWN BY: LJT
 CHECKED BY: RHV
 DATE: SEPTEMBER, 2005
 SCALE: 1"=30'
 W.O. NO.: 05-16.00

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/2/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/2/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/23/06
 DIRECTOR DATE

LANDSCAPE 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] Pracor LLC - MH
 DEVELOPER'S NAME DATE

LEGEND

- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- 202--- PROPOSED 2 FT CONTOUR
- 200--- PROPOSED 10 FT CONTOUR
- LOO--- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- PUBLIC SEWER EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)

LARRY J. THOMPSON
 DNR QUALIFIED PROFESSIONAL

OWNER / DEVELOPER
 PORT CAPITAL CENTER OF MARYLAND, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041
 (410) 465-2020