

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- AREA OF SITE: 8.7049 AC. DISTURBED AREA: 8.0 AC.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING MASS GRADED TOPOGRAPHY WAS DERIVED FROM THE APPROVED ROAD PLANS UNDER F-05-058. EXISTING "UNDISTURBED" TOPOGRAPHY IS DERIVED FROM FIELD SURVEY PREPARED BY DAFT MCGUINE & WALKER INC. IN MAY OF 2005. ALL TOPOGRAPHY IS REPRESENTED BY 2-FOOT CONTOUR INTERVALS.
- COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL EXISTING WATER AND SEWER IS SHOWN PER CONT. NOS. 24-4204-D AND 24-4284-D. ON-SITE WATER IS TO BE PUBLIC (CONTRACT NO. 24-4265-D) ON-SITE SEWER IS TO BE PRIVATELY OWNED AND MAINTAINED.
- STORMWATER MANAGEMENT QUALITY & QUANTITY CONTROL IS PROVIDED BY EXISTING POND 1 DESIGNED AND APPROVED UNDER SDP-04-163. THE RECHARGE REQUIREMENT (REV) FOR PARCEL A IS TO BE PROVIDED BY AN UNDERGROUND MANIFOLD AND STORMCEPTOR PRETREATMENT DEVICE (M0-B AND Rev-B).
- ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-58.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 5) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
- USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
- PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK GROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
- ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- ALL THE PROPOSED STORM DRAIN HAS BEEN CONSERVATIVELY SIZED TO ACCOMMODATE ROOF DRAIN LEADER TIE IN AT ANY POINT IN THE SYSTEM. THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
- MAINTAIN 3% GROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS. WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
- SUFFICIENT SIGHT DISTANCE PER THE HOWARD COUNTY DESIGN MANUAL MUST BE PROVIDED AT ALL ACCESS POINTS. ANY LANDSCAPING THAT OBSTRUCTS THE LINE OF SIGHT MUST BE RELOCATED.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS AND ASSOCIATES IN APRIL OF 2005 UNDER F-05-058.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
- THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2243002, 2243003.
- ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 134 OF THE ZONING REGULATIONS. (SEE DETAIL SHEET-5)
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED NT AND HAS PRELIMINARY APPROVAL PRIOR TO 12/31/12 PER SECTION 16.1202(b)(1)(iv).
- THE SUBJECT PROPERTY IS ZONED NEW TOWN EMPLOYMENT CENTER COMMERCIAL PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LETTER OF APPROVAL FROM HRD FOR ALTERNATIVE LANDSCAPE COMPLIANCE IS ON FILE FOR THIS SITE PLAN.
- FINANCIAL SURETY (\$15,950.00) FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT AS NOTED ON SHEET #11.
- THIS PROJECT IS PART OF A CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT THAT ALLOWS SHARED PARKING, DRIVEWAY, & UTILITY ACCESS. THIS AGREEMENT HAS BEEN RECORDED AS LIBER 10156 FOLIO 251
- A DESIGN MANUAL WINNER FROM DESIGN MANUAL, VOLUME III COMPLETE STREETS + BRIDGES, TABLE 2-25 TO REDUCE THE REQUIRED EIGHT (8) STACKING SPACES TO ALLOW FOUR (4) STACKING SPACES WAS APPROVED ON 7/25/2022.

- HOWARD COUNTY FIRE AND RESCUE GENERAL REQUIREMENTS**
- THE FIRE DEPARTMENT SIAMENSE CONNECTION SHALL BE PLACED ON THE FRONT OF THE BUILDING (NPPA-1 181.3) AMENDED IN TITLE 17).
 - NO LANDSCAPING SHALL BE PLACED WITHIN 4'-1/2" OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED (NPPA-1 181.4).
 - A FIRE HYDRANT SHALL BE LOCATED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION (NPPA-1 181.3) AMENDED IN TITLE 17).
 - A KNOX BOX (FIRE DEPT. ACCESS BOX) SHALL BE PLACED IN FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (NPPA-1 18.2.2.5.1) AMENDED IN TITLE 17).
 - A MINIMUM CANOPY HEIGHT OF 13.5 FEET IS REQUIRED FOR EMERGENCY EQUIPMENT ACCESS (NPPA-1 18.2.2.5.1) AMENDED IN TITLE 17).
 - SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING BUILDING ACCESS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Kruger 11/14/07
Director Date

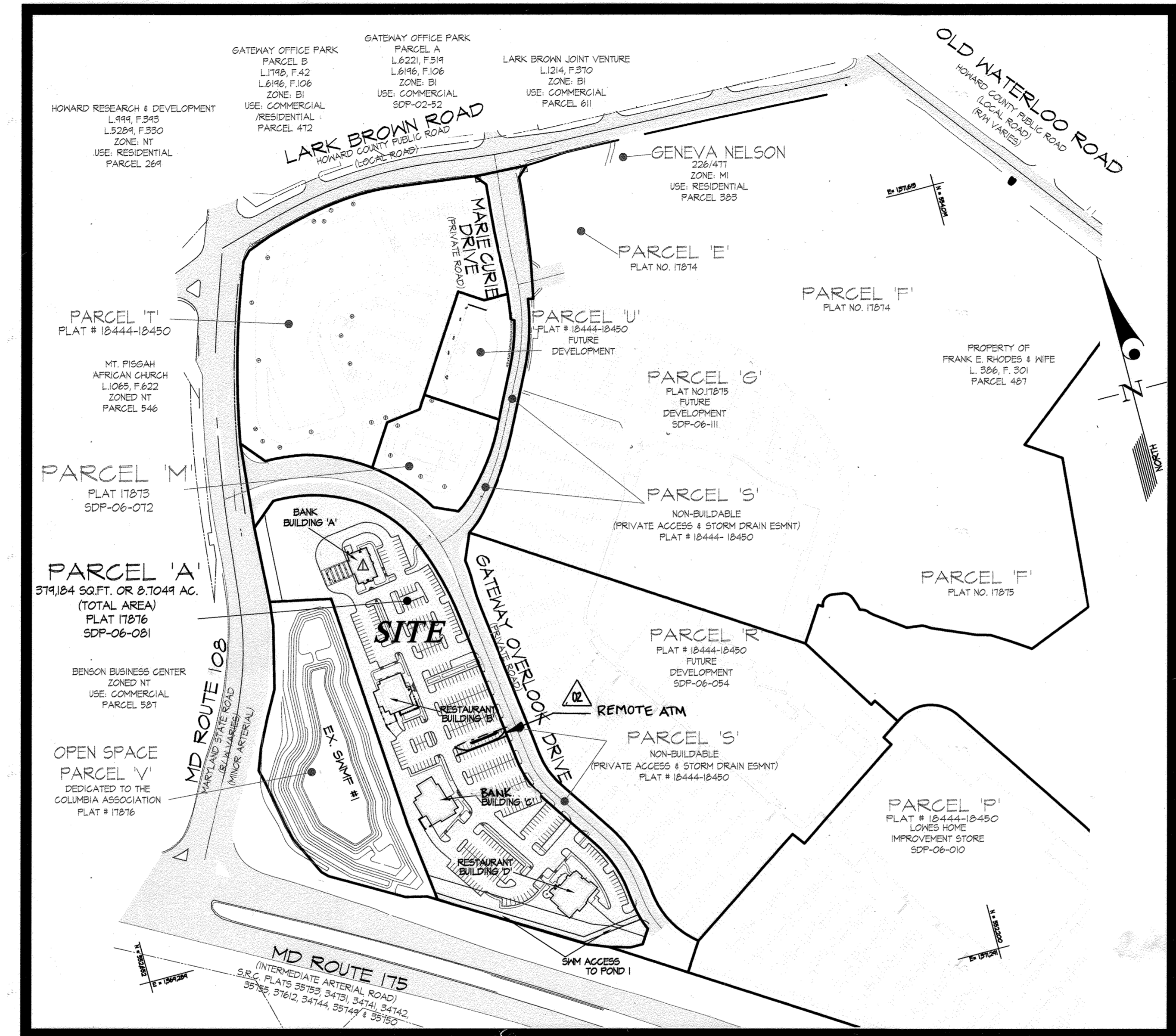
Cindy Hunt 10/12/07
Chief, Division of Land Development Date

[Signature] 10/19/07
Chief, Development Engineering Division Date

SITE DEVELOPMENT PLAN

GATEWAY OVERLOOK

BENSON EAST - PARCEL A



SITE ANALYSIS DATA CHART

- GROSS AREA PARCEL A: 374,85.44 SF OR 8.7049 AC.
- LIMIT OF DISTURBED AREA = 326,700 SF OR 8.0 AC.
- PRESENT ZONING = NEW TOWN
- PROPOSED USE: 2 BANK + 2 RESTAURANT BUILDINGS & REMOTE ATM
- GROSS FLOOR AREA AND NET LEASABLE AREA:
BANK BUILDING A = 4,051 SF (NET LEASABLE: 3,449 SF)
RESTAURANT BUILDING B = 7,000 SF (NET LEASABLE: 5,950 SF)
BANK BUILDING C = 7,000 SF (NET LEASABLE: 5,950 SF)
RESTAURANT BUILDING D = 7,500 SF (NET LEASABLE: 6,375 SF)
TOTAL = 25,551 SF (NET LEASABLE: 21,724 SF)
- NO. OF PARKING SPACES REQUIRED: 103 SPACES (BASED ON RESTAURANT & BANK @ 5 SPACES/1000 SF)
- NO. OF PARKING SPACES PROVIDED: 887 SPACES (INCL. ACCESSIBLE SPACES)
- NO. OF HANDICAP SPACES REQUIRED: 8 SPACES (3 VAN SPACES).
- NO. OF HANDICAP SPACES PROVIDED: 14 SPACES (6 VAN SPACES).
- BUILDING PERCENT COVERAGE = Building Coverage/Gross Parcel Area = 25,551/374,854 = 6.78%
- PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: S-05-05, FDP-240, FDP-240-A, FB 360, NP 04-113, NP 04-135, SDP 04-163, FB 373, F 05-58, AND F-06-102.

KEY MAP

SCALE: 1" = 300'

BUILDING 'A'

1 STORY BANK
GROSS FLOOR AREA = 4,051 S.F.
NET LEASABLE AREA = 3,449 S.F.
USE: BANK
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 18 SPACES

BUILDING 'C'

1 STORY BANK
GROSS FLOOR AREA = 7,000 S.F.
NET LEASABLE AREA = 5,950 S.F.
USE: BANK
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 30 SPACES

BUILDING 'B'

1 STORY RESTAURANT
GROSS FLOOR AREA = 7,000 S.F.
NET LEASABLE AREA = 5,950 S.F.
USE: FORMAL RESTAURANT
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 30 SPACES

BUILDING 'D'

1 STORY RESTAURANT
GROSS FLOOR AREA = 7,500 S.F.
NET LEASABLE AREA = 6,375 S.F.
USE: FORMAL RESTAURANT
PARKING RATE: 5 SPACES/1000 S.F.
PARKING REQUIRED = 32 SPACES

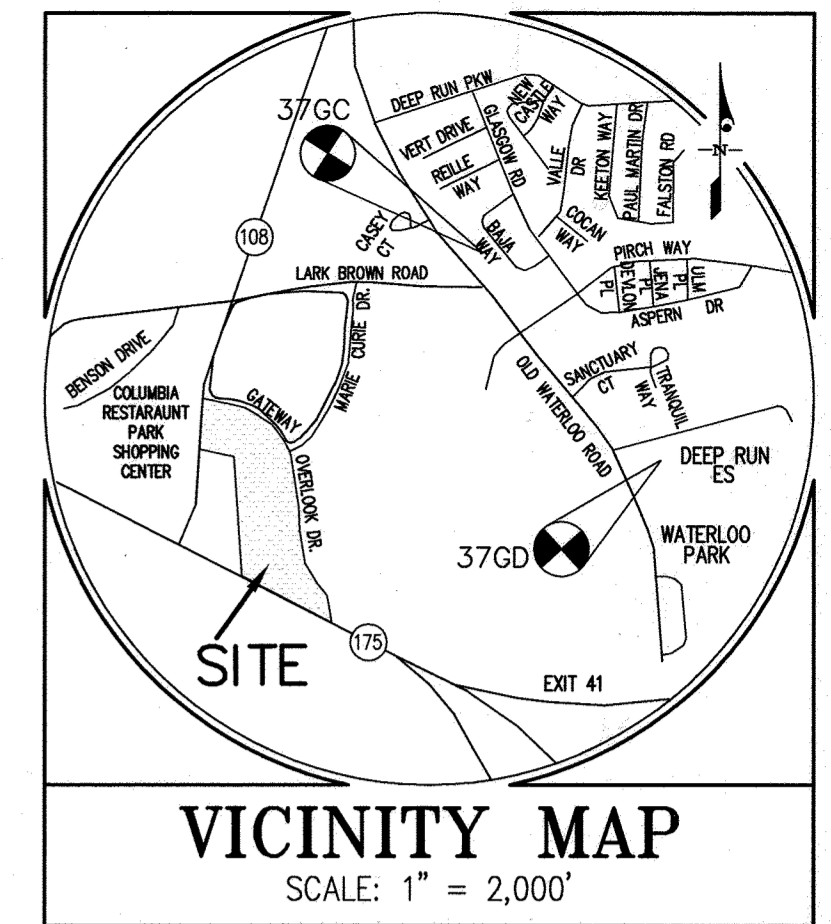
REMOTE ATM

AREA: 10 SF
USE: REMOTE ATM

BENCHMARKS

CONTROL STATION 376D
ELEVATION 351.855
N 555,250.791
E 1,370,946.548

CONTROL STATION 376C
ELEVATION 307.455
N 552,081.826
E 1,370,825.818



LEGEND

- 366 --- EX. CONTOUR
- 300 --- PROP. CONTOUR
- (Tree symbol) EX. TREES
- (Line with circles) PROP. STORM DRAIN
- (Line with circles) EX. STORM DRAIN
- (Dotted line) LOD
- (Line with circles) EX. S'S. (public)
- (Line with circles) S'S. (private)
- (Line with circles) PROP. SANITARY SEWER
- (Line with circles) S'S. (public)
- (Line with circles) PROP. WATER LINE
- (Line with circles) EX. S'W. (public)
- (Line with circles) EX. WATERLINE
- (Line with circles) EX. CURB & GUTTER
- (Line with circles) PROPOSED REVERSE CURB & GUTTER
- (Line with circles) TRANSITION TO REVERSE CURB & GUTTER
- (Line with circles) CONCRETE SIDEWALK
- (Line with circles) DUMPSTER OR UTILITY PAD
- (Line with circles) EXISTING EASEMENTS
- (Line with circles) TOP OF PAVING SPOT SHOT
- (Circle with 18) NUMBER OF PARKING SPACES
- (Line with circles) PROP. LIGHT FIXTURE & POLE
- (Line with circles) EX. LIGHT FIXTURE & POLE
- (Line with circles) HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
- (Line with circles) MAIN ENTRANCE
- (Line with circles) TENANT DEVELOPMENT RESPONSIBILITY

SHEET INDEX

- COVER SHEET (REVISED REV D)
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN (REVISED REV D)
- PAVING DELINEATION PLAN & DETAILS (REVISED REV D)
- SITE & HANDICAP ACCESSIBILITY DETAILS
- ELEVATION DETAILS
- STORM DRAIN & UTILITY PROFILES
- STORM DRAIN & UTILITY PROFILES
- STORM DRAIN DRAINAGE AREA MAP
- RECHARGE FACILITY DETAILS
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT & EROSION CONTROL DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS & NOTES
- TENANT RESPONSIBILITY EXHIBIT

- SHEET INDEX CONTINUED**
19. VERIZON WIRELESS SITE PLAN - PARCEL A
 20. VERIZON WIRELESS PRACTICE SITE PLAN - PARCEL A
 21. VERIZON WIRELESS CARRIER PLAN - PARCEL A
 22. VERIZON WIRELESS LIGHT POLE ELEVATION - PARCEL A
 23. VERIZON WIRELESS ANTENNA LAYOUT - PARCEL A
 24. VERIZON WIRELESS RERUN AND DISTRIBUTION BY DETAIL MAP - PARCEL A
 25. VERIZON WIRELESS SITE DETAILS - PARCEL A
 26. VERIZON WIRELESS LANDSCAPE PLAN - PARCEL A

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14491, Expiration Date: May 21, 2008.

Michael J. Taylor

ADDRESS CHART	
BUILDING	STREET ADDRESS
A	8210 GATEWAY OVERLOOK DRIVE
B	8230 GATEWAY OVERLOOK DRIVE
C	8240 GATEWAY OVERLOOK DRIVE
D	8250 GATEWAY OVERLOOK DRIVE

WATER CODE: E08	SEWER CODE: 3450000	SUBDIVISION NAME: BENSON EAST		SECTION/AREA: N/A	PARCEL: A
FLAT NO: 17872 TO 17880 AND 18444 TO 18450	ZONE: NEW TOWN	TAX MAP: 37	BLOCK: 20	ELEC. DIST.: 6	CENSUS TRACT: 606103

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 7-20-06

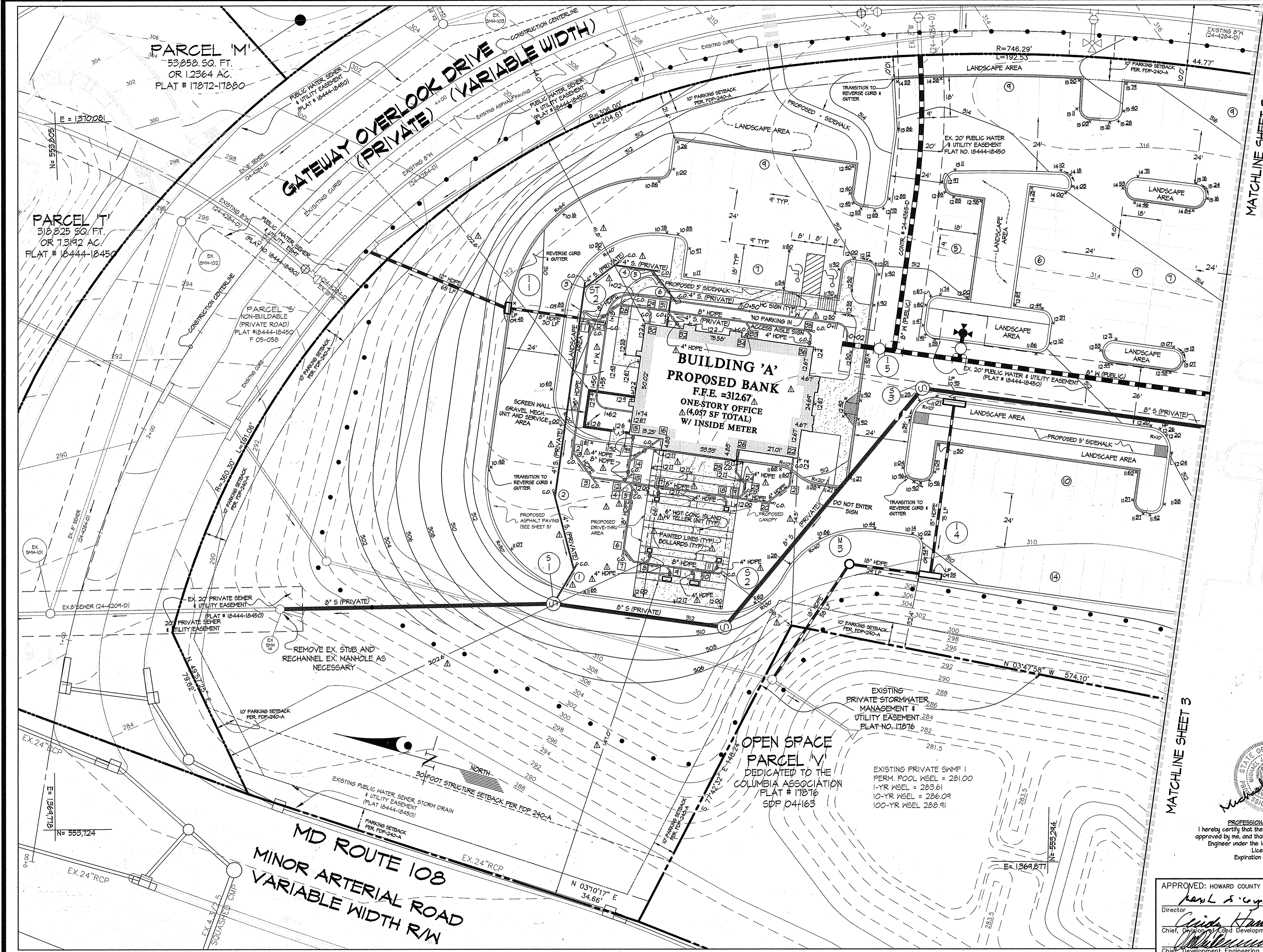
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
GENERAL GROWTH PROPERTIES RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

COVER SHEET (REVISED) (SDP REV D)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

SCALE: AS SHOWN	ZONING: NEW TOWN	G. L. W. FILE NO.: 05084
DATE: AUG., 2007	TAX MAP - GRID: 37 - 43	SHEET: 1 OF 25

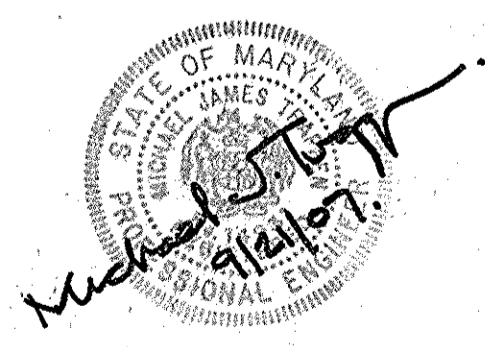


SEWER FITTING SCHEDULE

NO.	ITEM
1	4" WYE AND CLEANOUT
2	4" WYE, 22 1/2" BEND AND CLEANOUT
3	4" WYE AND CLEANOUT
4	4" WYE AND CLEANOUT
5	4" WYE AND CLEANOUT
6	4" WYE AND CLEANOUT

ROOF DRAIN MANIFOLD SCHEDULE
(ALL PIPES SLOPED AT 1%)

NO.	ITEM	INVERT
1	8" TEE, 8" 90° BEND AND CLEANOUT	308.71 / 306.51
2	8" WYE AND CLEANOUT	309.31
3	8" WYE AND CLEANOUT	309.45
4	8" WYE AND CLEANOUT	309.62
5	8" WYE AND CLEANOUT	309.65
6	8" WYE AND CLEANOUT	309.92
7	8" 45° BEND	309.99
8	8" X 4" WYE AND 45° BEND	310.04
9	8" X 4" WYE AND 45° BEND	310.14
10	8" X 4" WYE AND 45° BEND	310.25
11	8" X 4" WYE AND 45° BEND	310.35
12	8" WYE	309.59
13	8" WYE AND CLEANOUT	309.62
14	8" WYE AND 2" X 4" REDUCERS	309.66
15	4" AT BUILDING	309.81
16	4" AT BUILDING	309.86
17	8" X 4" WYE AND 45° BEND	309.74
18	8" X 4" WYE AND 45° BEND	310.04
19	8" X 4" WYE	310.11 / 310.27
20	8" X 4" WYE AND CLEANOUT	310.25
21	4" 45° BEND	310.37
22	4" AT BUILDING	310.5
23	4" WYE AND CLEANOUT	310.3
24	4" 45° BEND	310.35
25	4" 45° BEND	310.42
26	4" AT BUILDING	310.52
27	8" TEE, 8" 90° BEND AND CLEANOUT	306.61 / 309.46
28	8" WYE AND CLEANOUT	309.58
29	8" X 4" WYE AND 45° BEND	309.7
30	4" AT BUILDING	309.78
31	8" X 4" WYE	309.79
32	4" AT BUILDING	309.89
33	8" X 4" WYE AND 2 - 45° BENDS	310.14
34	4" AT BUILDING	310.23
35	8" X 4" WYE, CLEANOUT AND 45° BEND	310.42
36	4" AT BUILDING	310.5



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14931, Expiration Date: May 21, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Paul S. Coyle* Date: 10/14/07
 Chief, Division of Planning and Development: *Christa Hamant* Date: 10/12/07
 Chief, Development Engineering Division: *William...* Date: 10/19/07

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 7-20-06

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1/21/07	REVISE BUILDING A, BUILDING A WHC SHC AND ROOF DRAINS		

PREPARED FOR:
 GENERAL GROWTH PROPERTIES
 RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PAUL CAVANAUGH
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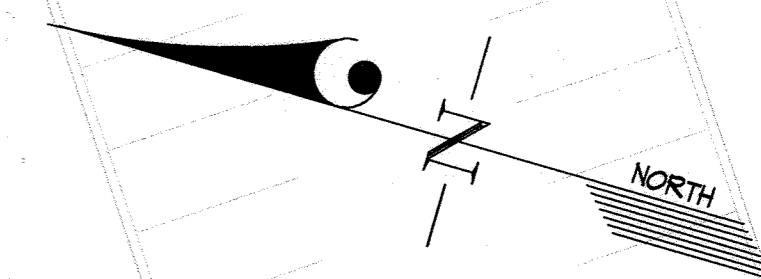
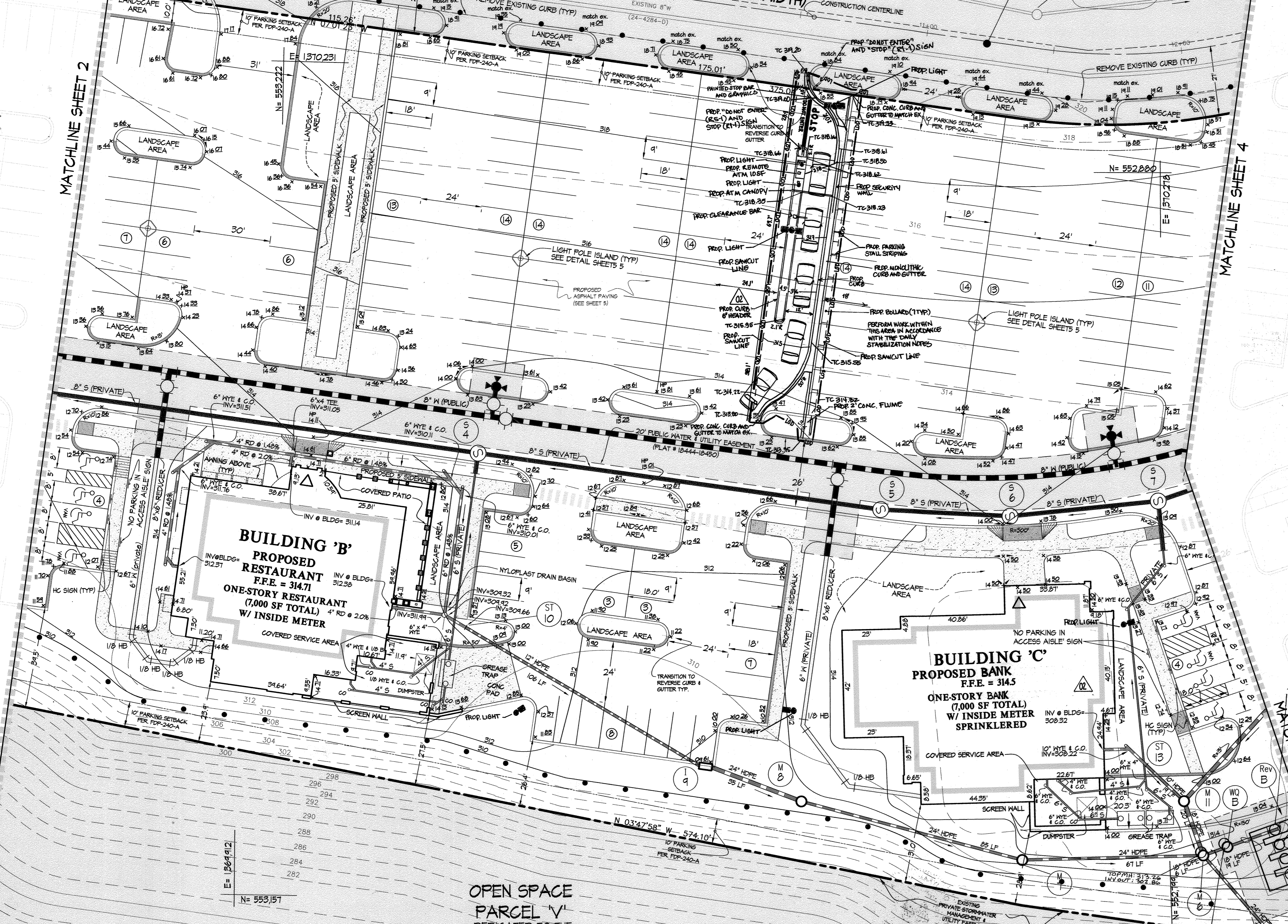
SITE DEVELOPMENT PLAN (REVISED)
GATEWAY OVERLOOK
 BENSON EAST - PARCEL A
 Buildings A (Bank) and B to D (Restaurants)
 PLAT 17872-17880 AND 18444-18450
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2007	37 - 43	2 OF 26

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450

PARCEL 'R'
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

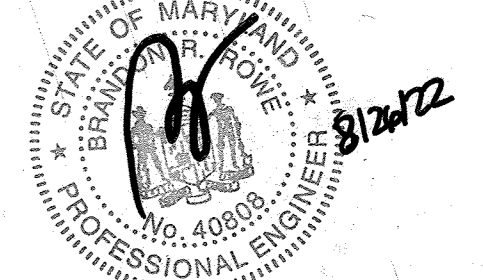
GATEWAY OVERLOOK DRIVE
PRIVATE ROAD (VARIABLE WIDTH)



AS-BUILT
Shana Berger & Lane
SHANA BERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 301
ELLCOTT CITY, MARYLAND 21043



100% REVISION 2 ONLY
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 48808 EXPIRATION DATE: 7/1/23



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark D'Arcy 2/1/07
Director Date
Cindy Harter 2/3/07
Chief, Division of Land Development Date
Chief, Development Engineering Division 9/20/06 Date

EXISTING PRIVATE SWMF 1
PERM. POOL WSEL = 281.00
1-YR WSEL = 283.61
10-YR WSEL = 286.04
100-YR WSEL 288.91

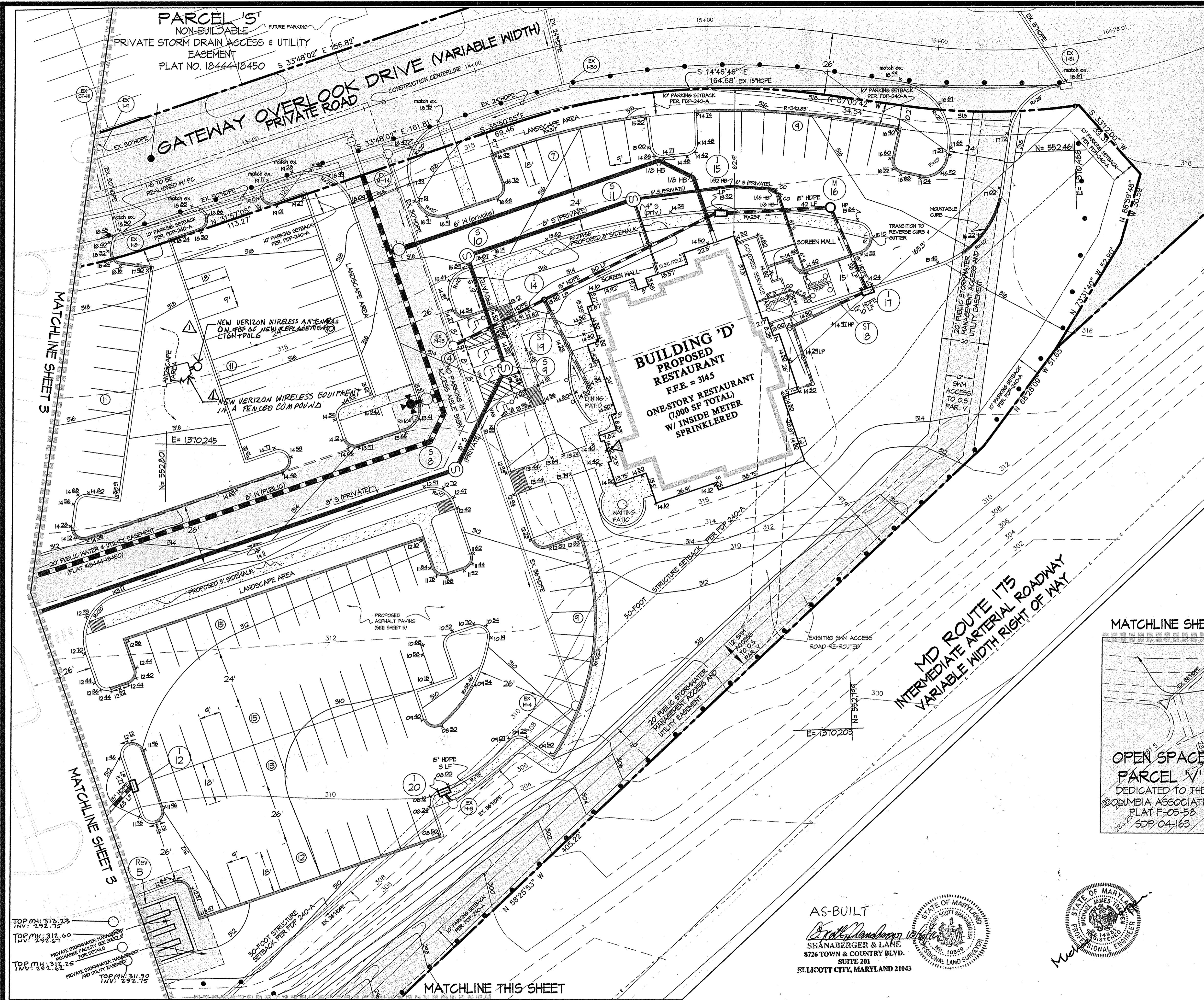
OPEN SPACE
PARCEL 'V'
DEDICATED TO THE
COLUMBIA ASSOCIATION
PLAT 17876
SDP 04-163

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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PREPARED FOR:
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HOWARD RESEARCH AND DEVELOPMENT CORPORATION
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SITE DEVELOPMENT PLAN
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
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SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV., 2006	37 - 43	3 OF 26



MATCHLINE THIS SHEET

MATCHLINE SHEET 3

MATCHLINE SHEET 3

MATCHLINE THIS SHEET

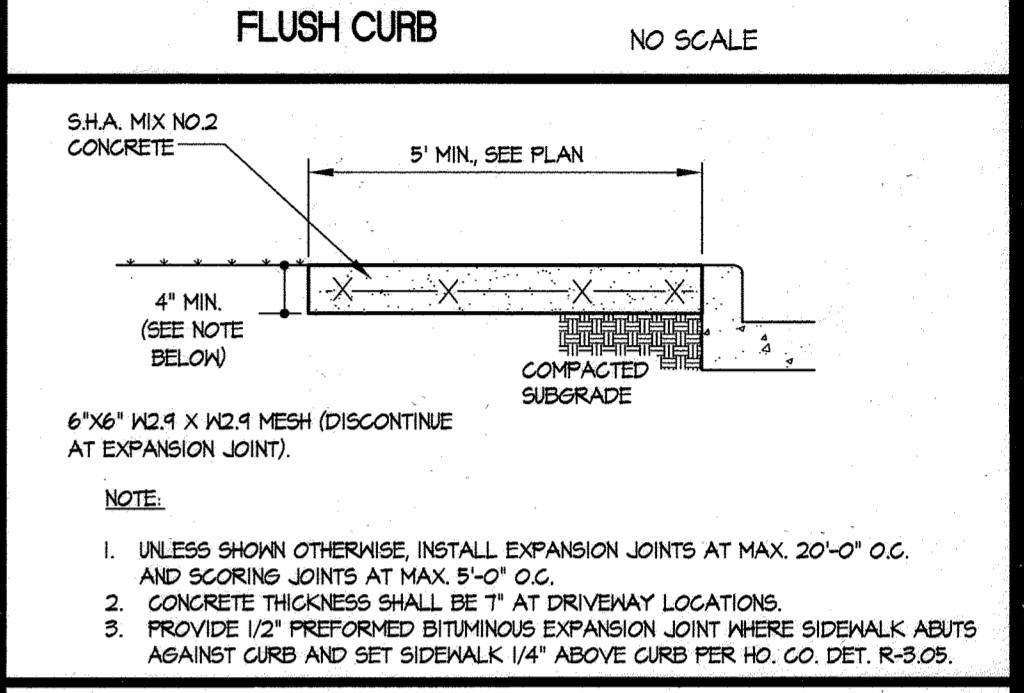
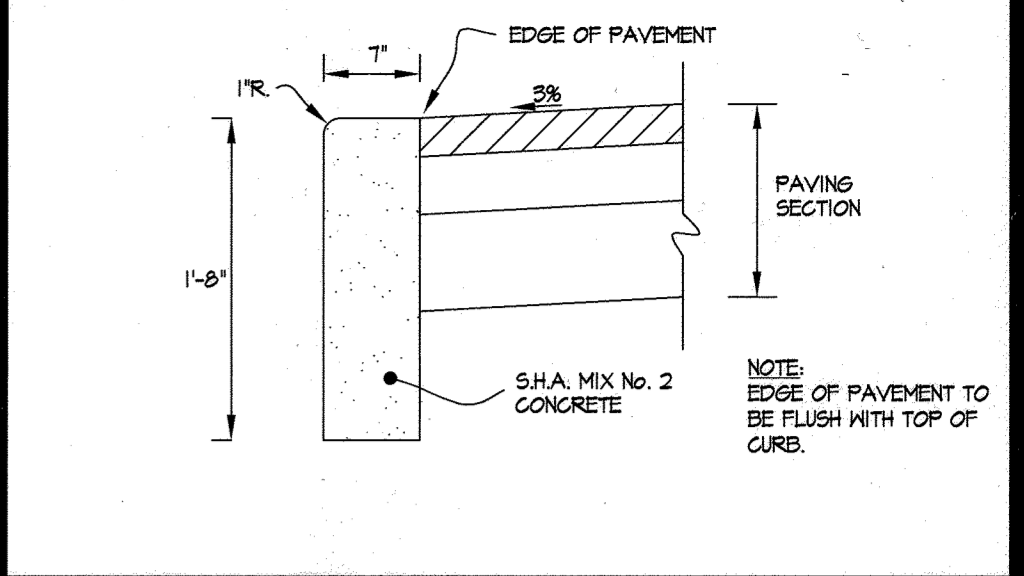
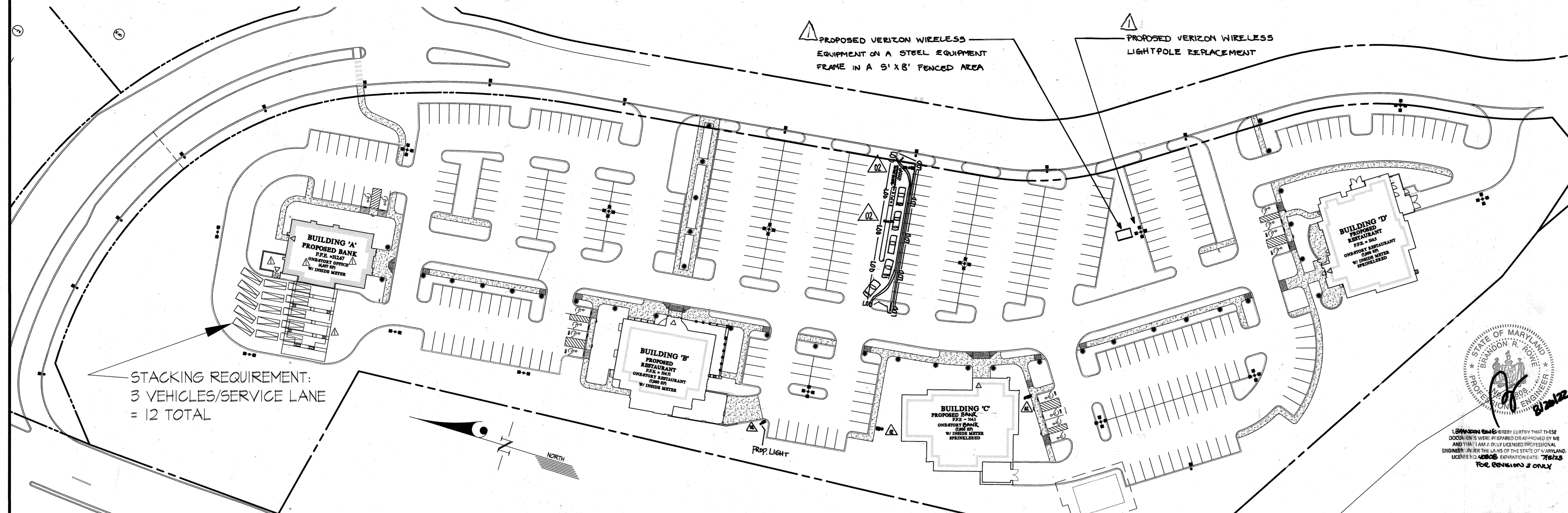
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR MANAGED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12913 & EXPIRES 07/30/2012
10/21/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Taylor* 2/5/07
Chief, Division of Land Development: *Cindy Hamner* 2/2/07
Chief, Development Engineering Division: *Jm* 1/31/07

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NEW TOWN	05084
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NOV., 2006	37 - 43	4 OF 26

HOWARD COUNTY, MARYLAND

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4186	10/11/15 DATE	REVISED SITE DEVELOPMENT PLAN FOR VERIZON WIRELESS LIGHT POLE REPLACEMENT AND ADD EQUIPMENT AND FURNITURE ON PARCEL A REVISION	BY APPR.	PREPARED FOR: GENERAL GROWTH PROPERTIES HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PAUL CAVANAUGH 410-992-6284	ELECTION DISTRICT No. 6	SITE DEVELOPMENT PLAN (SDP REV D) GATEWAY OVERLOOK BENSON EAST - PARCEL A Buildings A (Bank) and B to D (Restaurants) PLAT 17872-17880 and 18444-18450	HOWARD COUNTY, MARYLAND
	DRAWINGS: 05084 SDP-02, SDP-2-4.dwg		DES. bjm DRN. JNG CHK.		SDP 06-81		

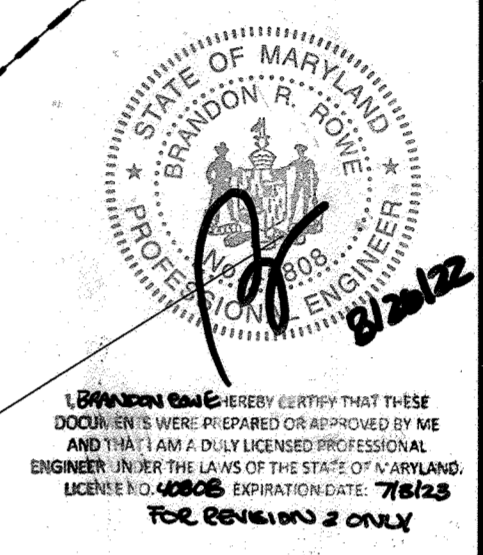


PAVING DELINEATION + LIGHTING PLAN

SCALE: 1" = 50'

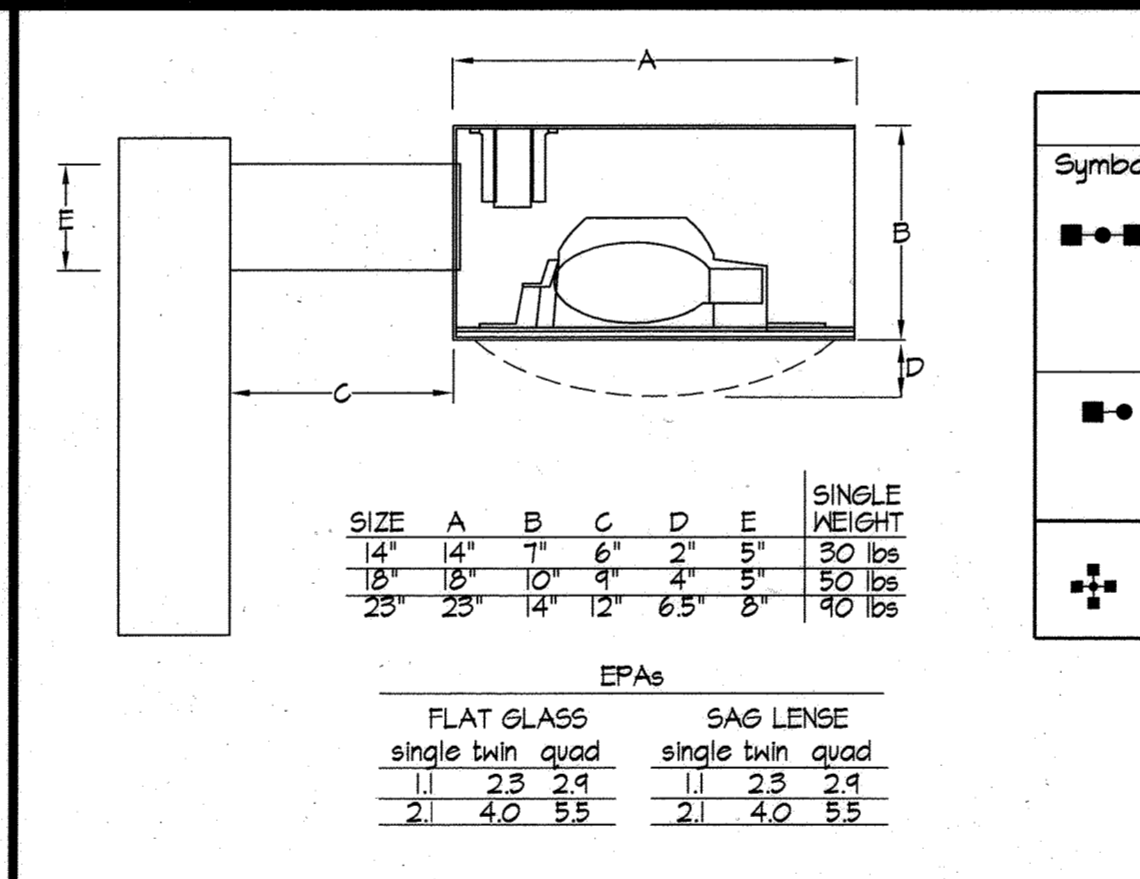
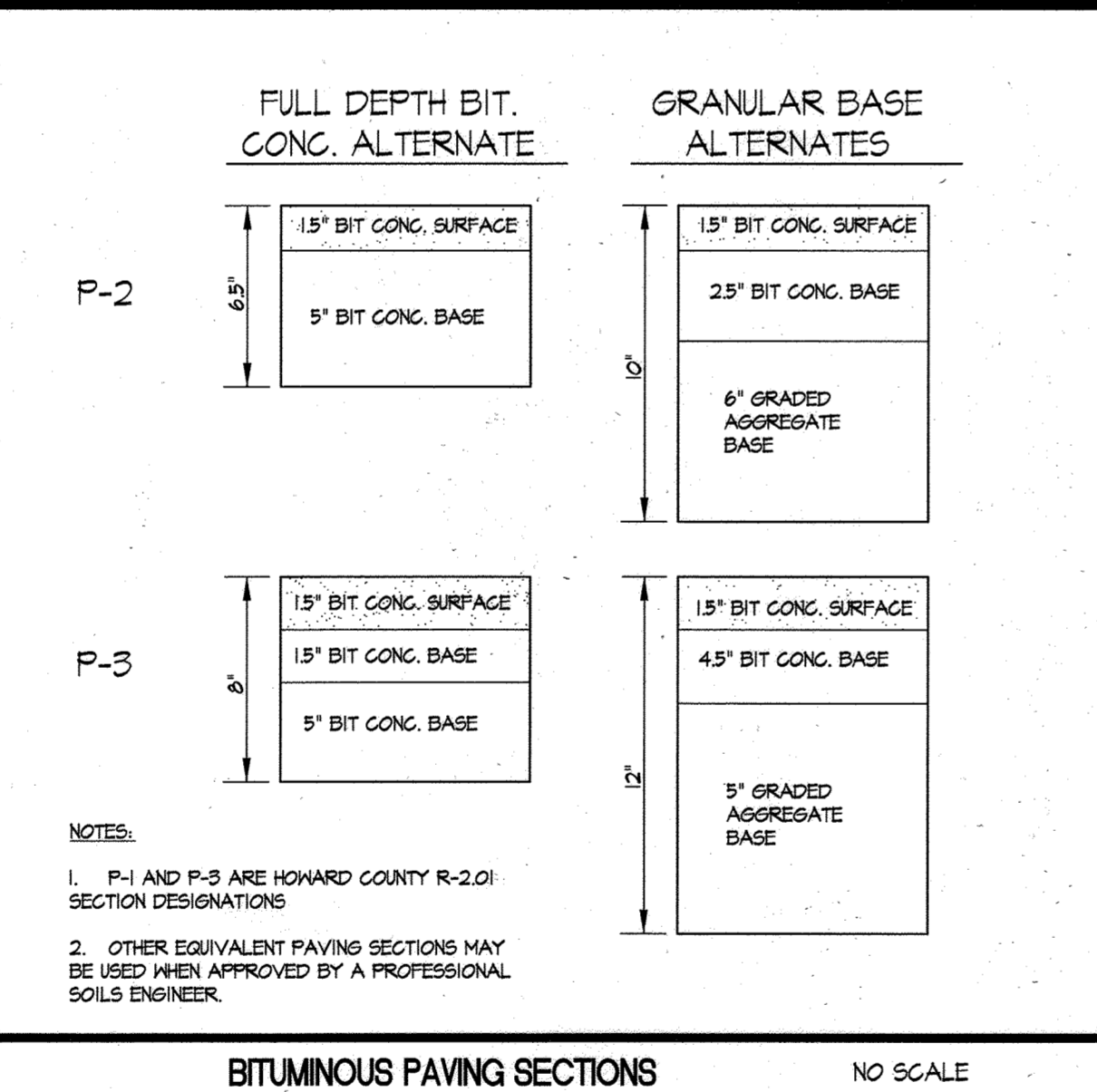
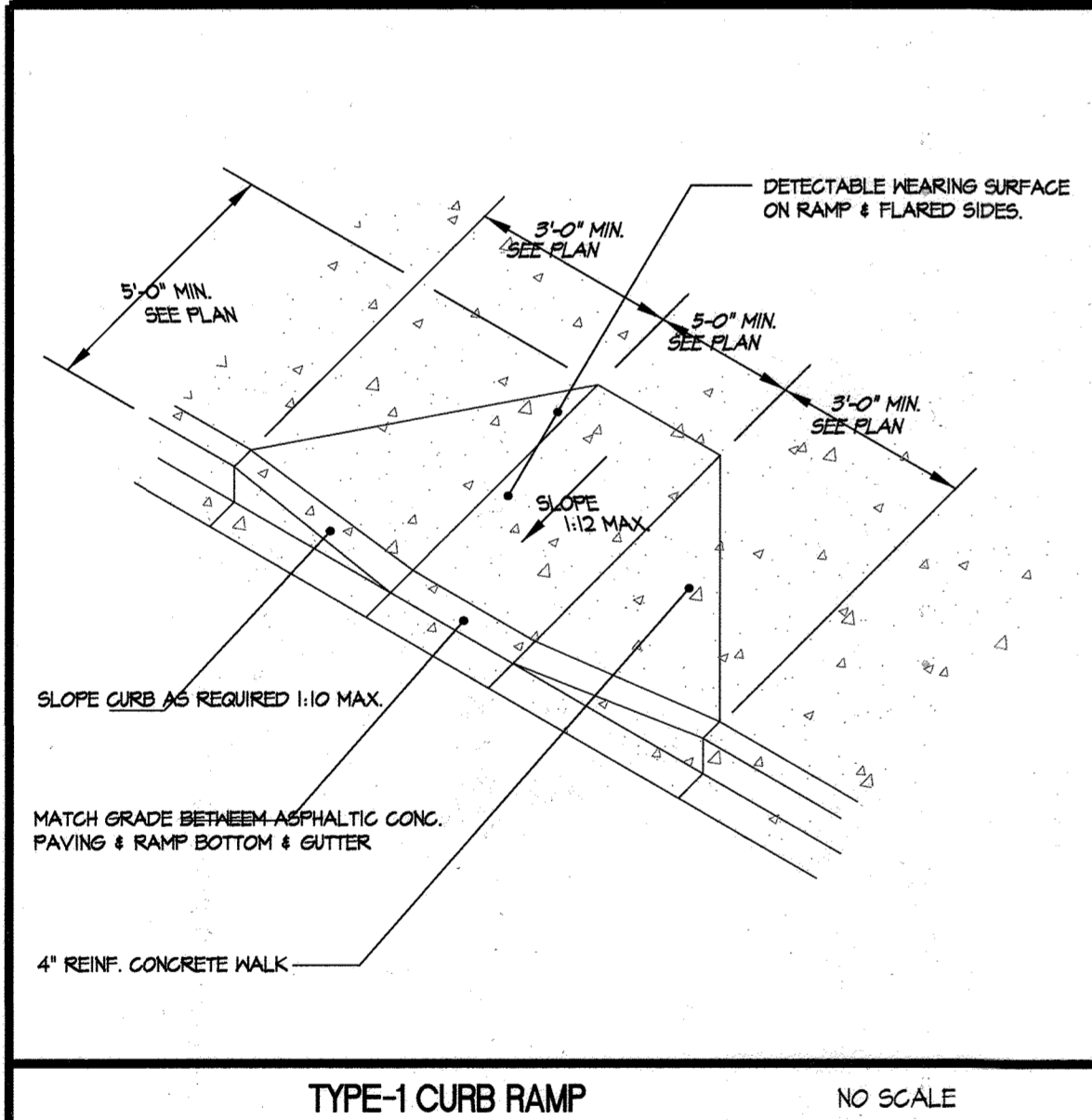


- PROPOSED LIGHT FIXTURE & POLE (PEDESTRIAN)
- PROPOSED LIGHT FIXTURE & POLE (PARKING LOT)

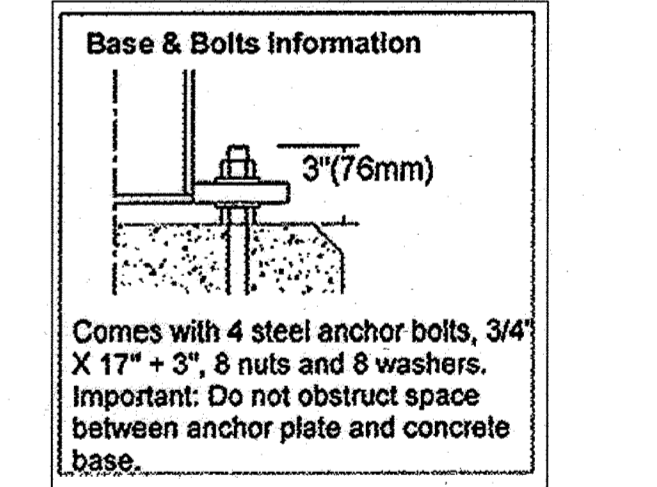
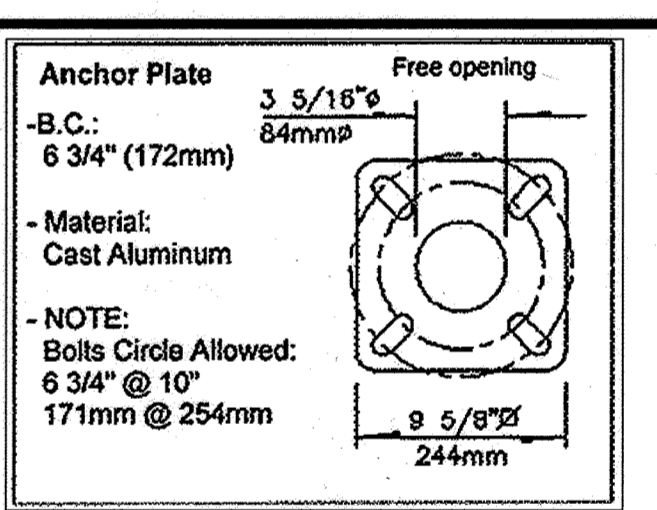
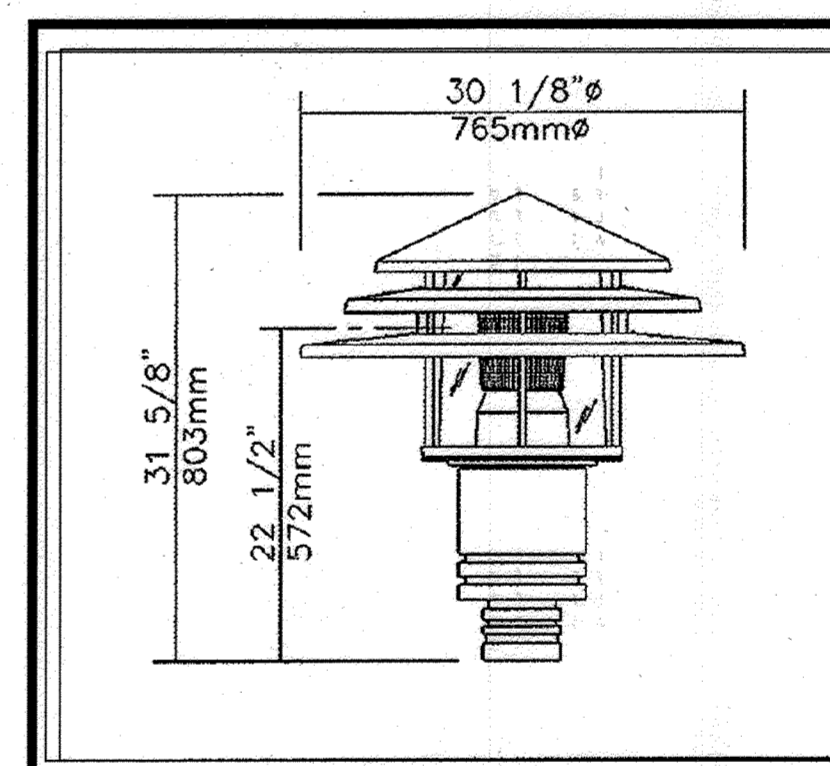


PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12913 EXPIRATION DATE: 04/30/2016



Symbol	Description	Quantity
◆◆◆	TWIN TYPE III, WITH HORIZONTAL 400 WATT HIGH PRESSURE SODIUM LAMP ON A 50 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-182-3H-400HPS-BRP OR APPROVED EQUAL.	4
◆◆	SINGLE TYPE III, WITH HORIZONTAL 400 WATT HIGH PRESSURE SODIUM LAMP ON A 50 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-181-3H-400HPS-BRP OR APPROVED EQUAL.	13
◆◆◆	EMCO ECA-254-3H-1000W-480V-SC/PTT-5-EC25-DN40R0-SC/KH1 RTSP50-11.0-T-xx-53-BC	10



POLE SHAFT: SHALL BE MADE FROM A 4" (102mm) ROUND EXTRUDED 6061-T6 ALUMINUM TUBING, HAVING A 0.025" (0.6mm) WALL THICKNESS, WELDED TO BOTH THE BOTTOM AND TOP OF THE ANCHOR PLATE.

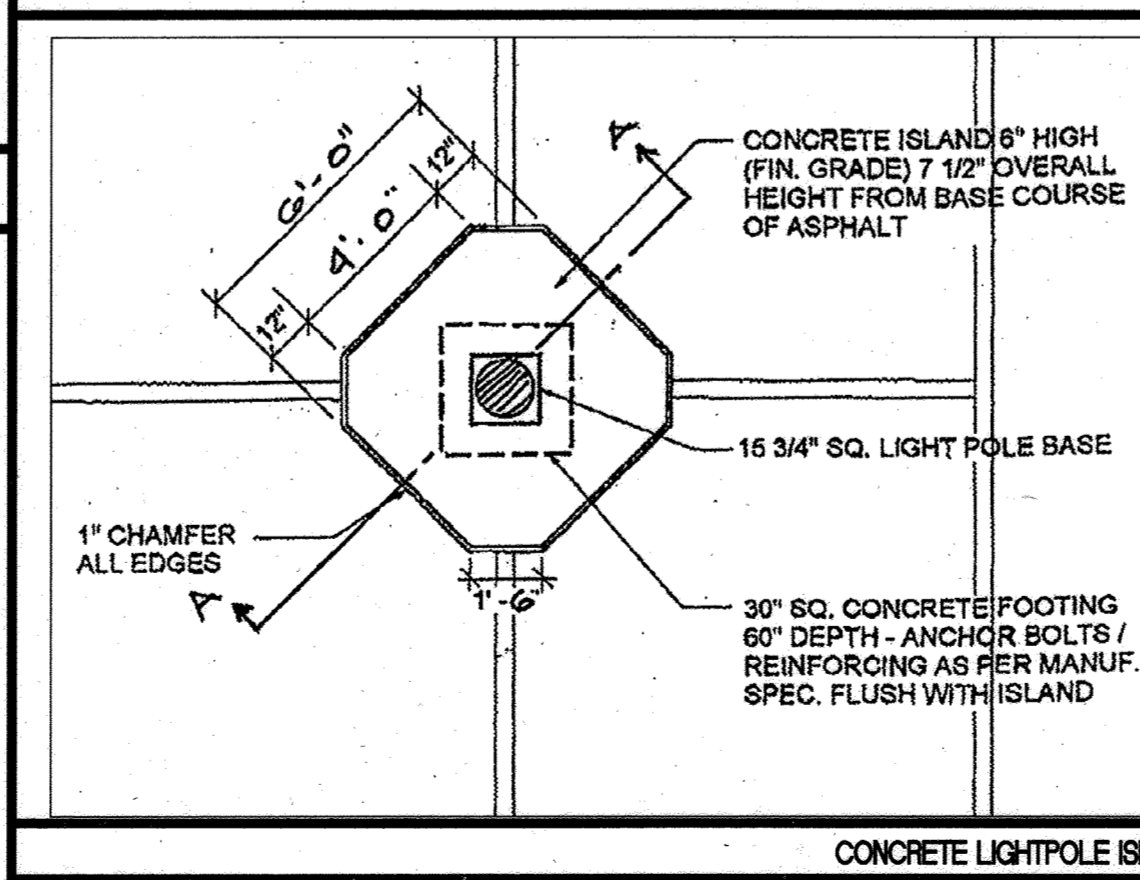
MAINTENANCE OPENING: THE POLE SHALL HAVE A 21" X 45" (531mm X 1143mm) MAINTENANCE OPENING CENTERED 20" (508mm) FROM THE BOTTOM OF THE ANCHOR PLATE, COMPLETE WITH A WEATHERPROOF COVER AND A COPPER GROUND LUG.

BASE COVER: TWO PIECE SQUARE BASE COVER MADE FROM FORMED ALUMINUM, MECHANICALLY FASTENED WITH STAINLESS STEEL SCREWS.

FINISH: GAUGE (#4) TIE WIRE, 6" (152mm) MINIMUM EXCEEDING FROM LUMINAIRE.

HARDWARE: ALL EXPOSED SCREWS WILL BE IN STAINLESS STEEL. ALL SEALS AND SEALING DEVICES ARE MADE AND/OR LINED WITH EPDM AND/OR SILICONE. FINISH, COLOR TO BE WHITE TEXTURE (RHTX).

APPLICATION OF A POLYESTER POWDER COAT PLANT. (4 MILS/100 MICRONS). THE CHEMICAL COMPOSITION PROVIDES A HIGHLY DURABLE UV AND SALT SPRAY RESISTANT FINISH IN ACCORDANCE TO THE ASTM-B117-B STANDARD AND HUMIDITY PROOF IN ACCORDANCE TO THE ASTM-D2241-68 STANDARD.



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 7-20-06

LIGHT INFORMATION							
SYMBOL	MANUFACTURER	MODEL	TYPE	COLOR TEMPERATURE	CATALOG	QTY	DISTRIBUTION
◆◆◆	COOPER LIGHTING	MCGRAW HILL GREEN GARDEN LED	FULL CUTOFF FIXTURE	3000K	GLM-H-02-LED-61-3A-180-96	3	TYPE3
◆◆◆	COOPER LIGHTING	MCGRAW HILL GREEN GARDEN LED	FULL CUTOFF FIXTURE	3000K	GLM-H-02-LED-3A-180	2	TYPE4
◆◆◆	LED SOURCE CANOPY		FULL CUTOFF FIXTURE	5000K	CCP-A-S0-41L-S0L-VH	2	TYPE6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *M. J. Traylor* Date: 10/14/07

Chief, Division of Land Development: *J. Hand* Date: 10/12/07

Chief, Development Engineering Division: *M. J. Traylor* Date: 10/9/07

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14851.

Expiration Date: May 21, 2008.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REVISED	DATE	REVISION
10/21/07	10/21/07	CHANGE USE FROM RESTAURANT TO BANK, ADDITION OF REMOTE ATM, AND SITE LIGHTING
11/21/07	11/21/07	REVISED THE DEVELOPMENT PLAN FOR WIRELESS LIGHT POLE REPLACEMENT AND ADD EQUIPMENT FOR PAVING ON PARCEL
		REVISE BUILDING A

PREPARED FOR:

GENERAL GROWTH PROPERTIES RESEARCH AND DEVELOPMENT CORPORATION

10275 LITTLE PATUXENT PARKWAY

COLUMBIA, MARYLAND 21044

PAUL CAVANAUGH

410-992-6284

PAVING DELINEATION & DETAILS (REVISED) (SDP REV 1)

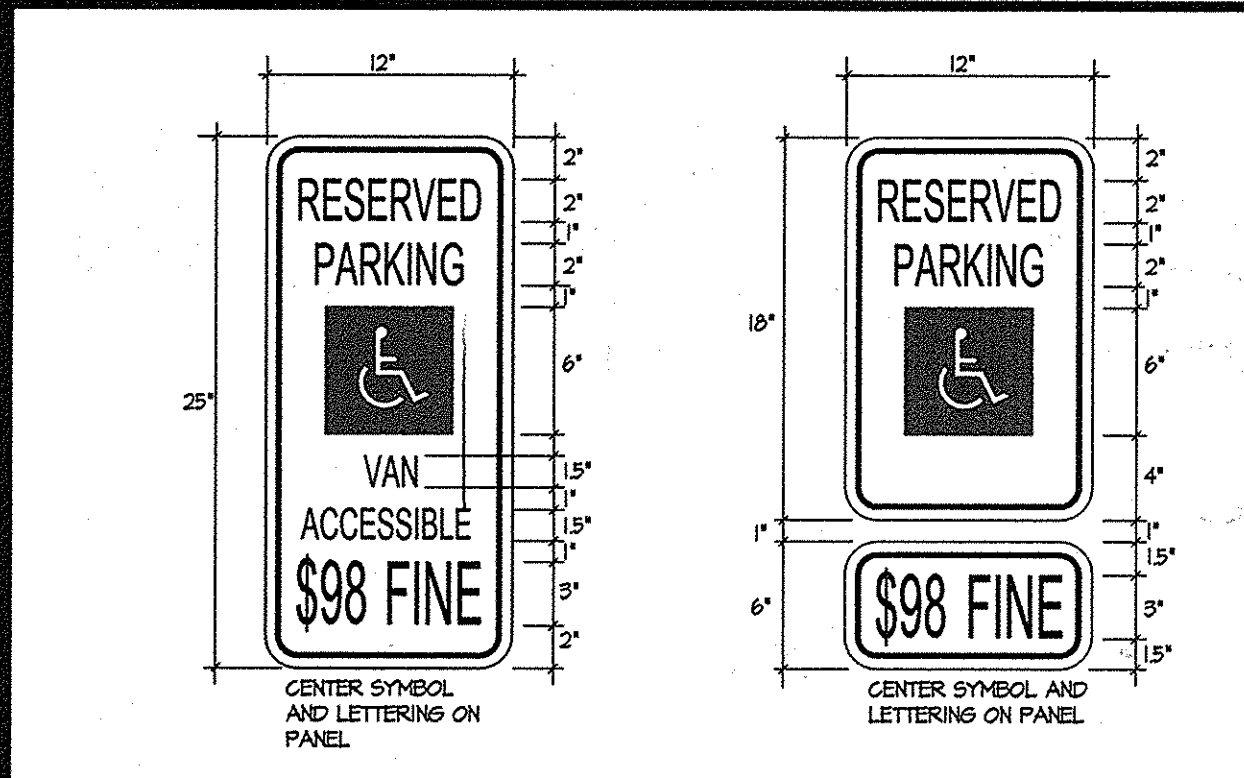
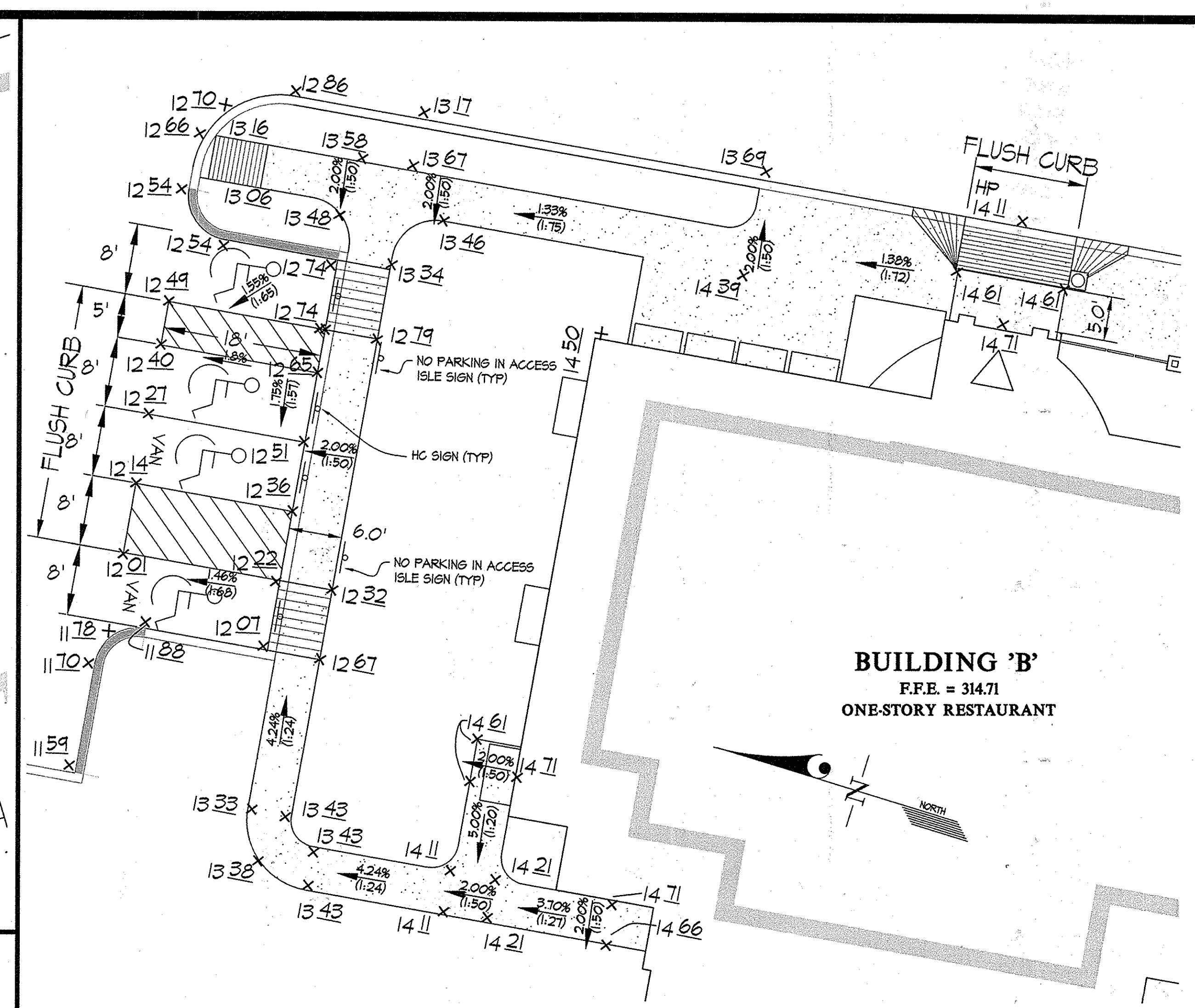
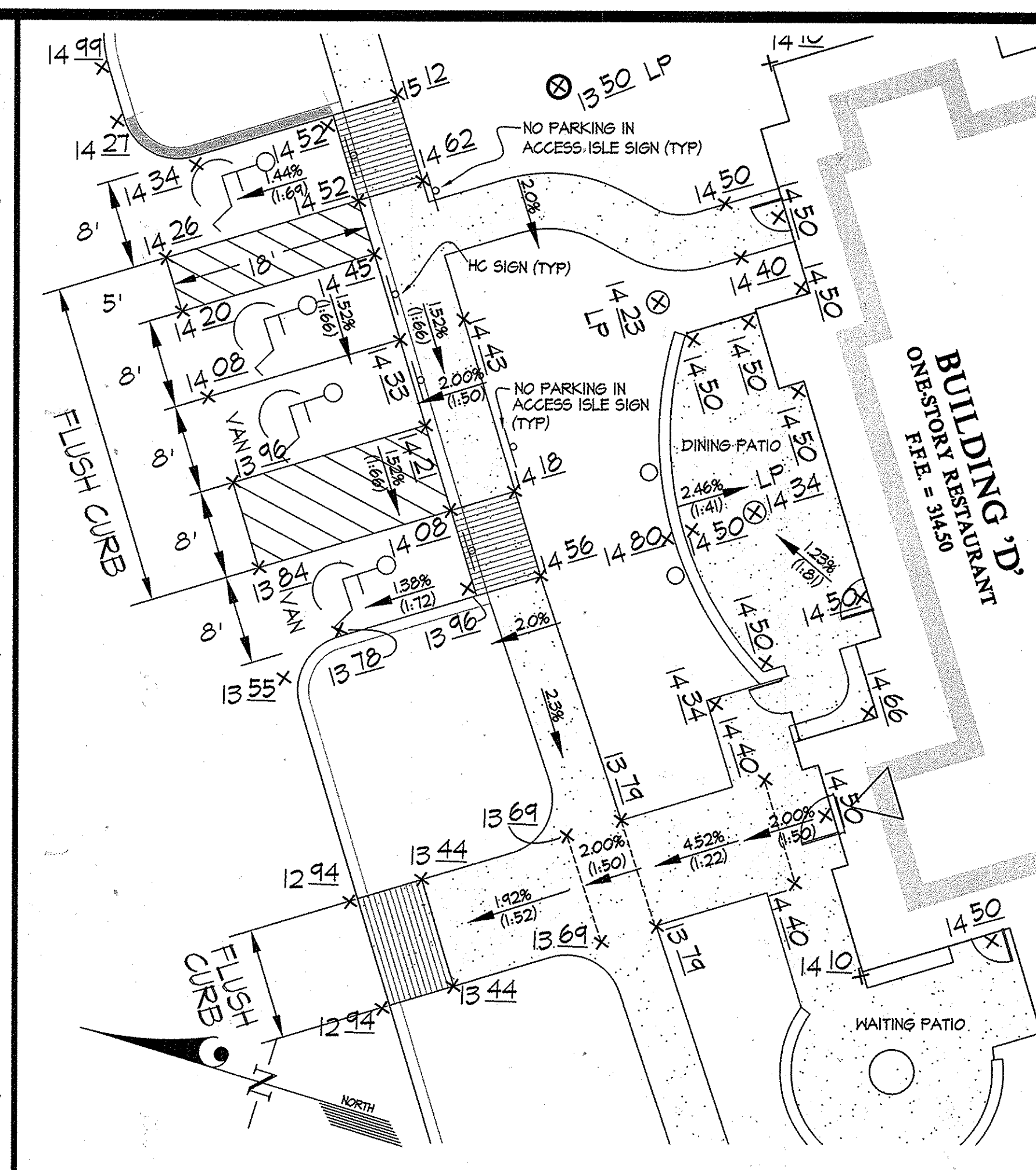
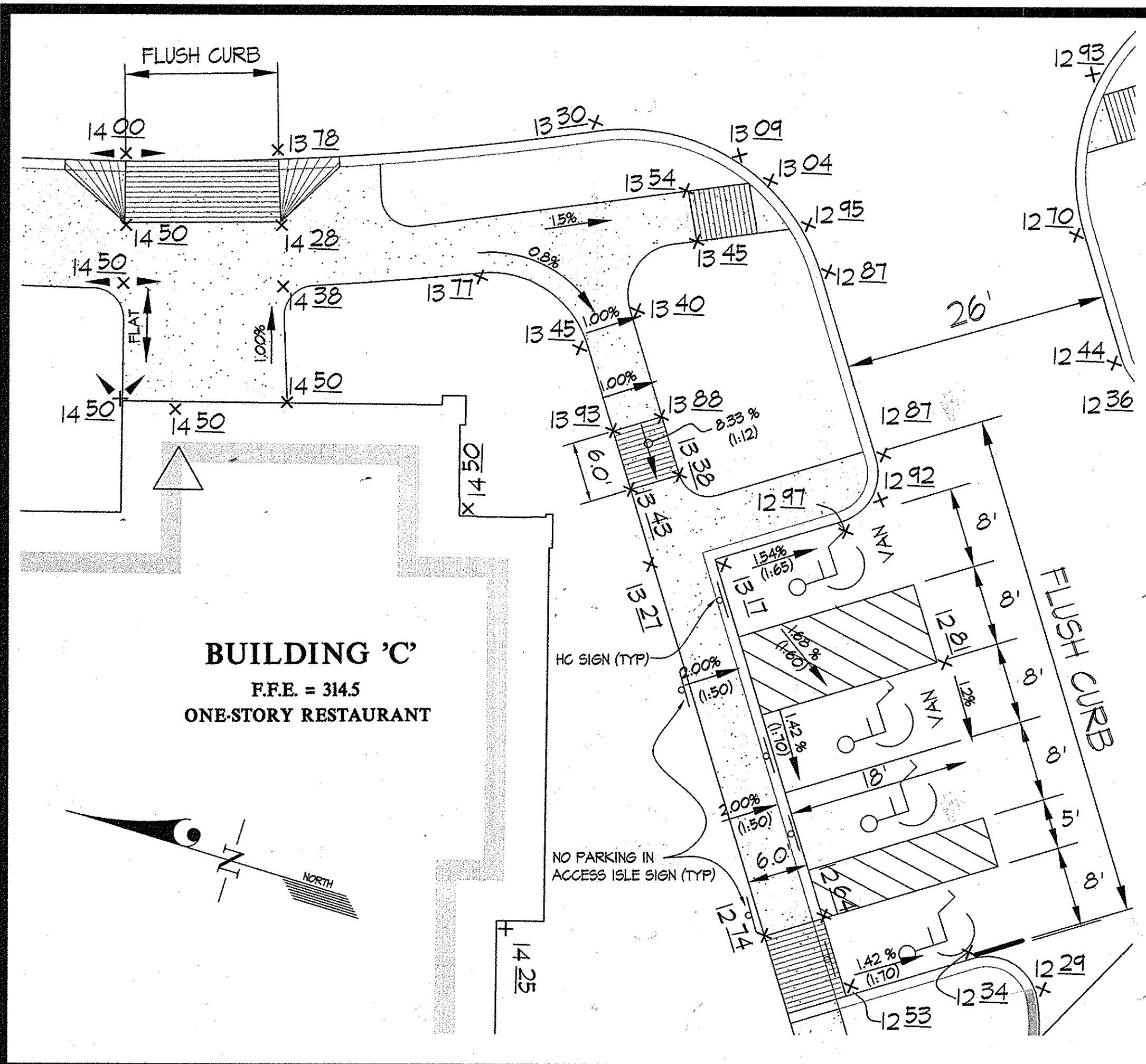
GATEWAY OVERLOOK

BENSON EAST - PARCEL A

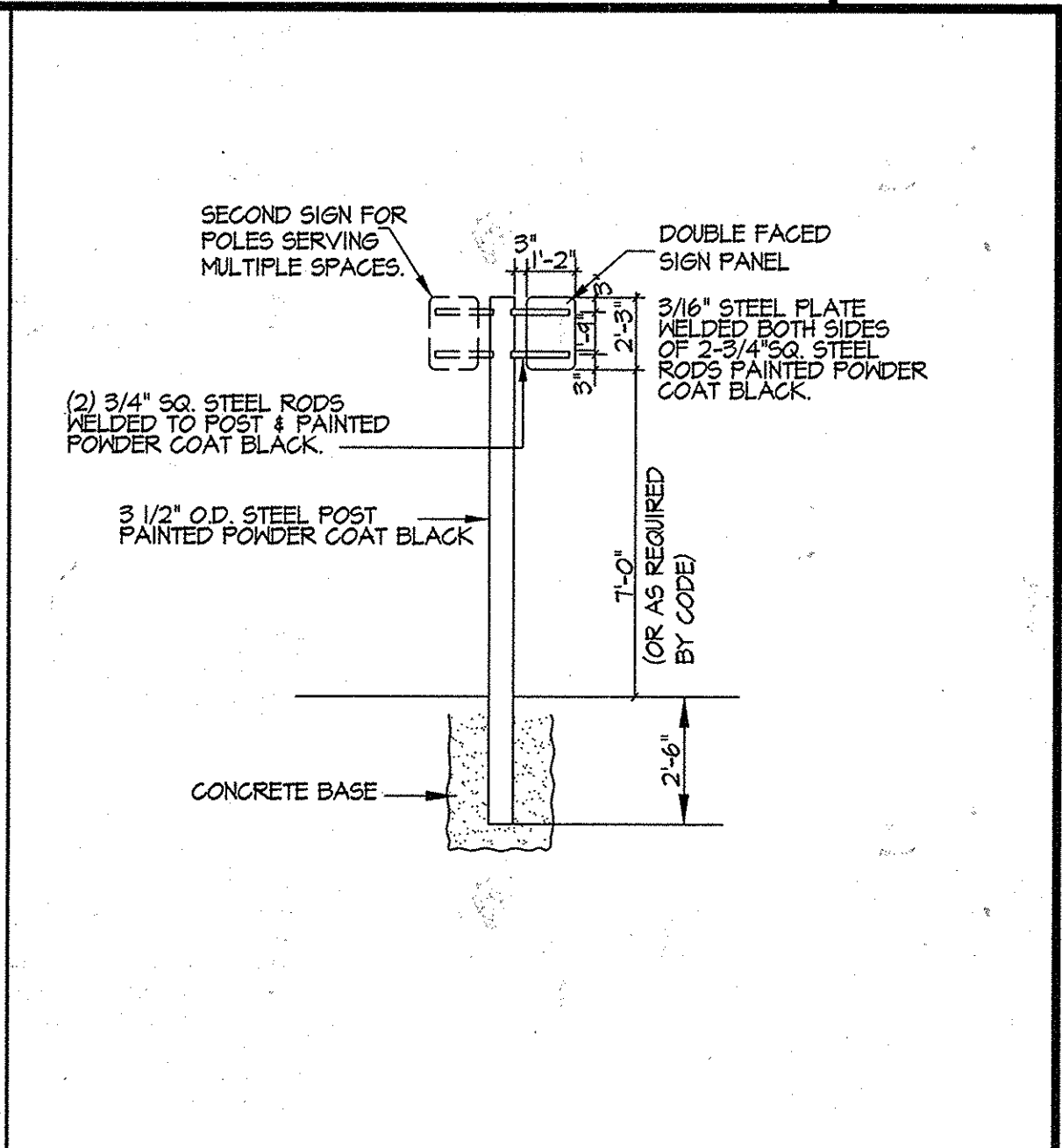
Buildings A (Bank) and B to D (Restaurants)

PLAT 17872-17880 AND 18444-18450

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG, 2007	37 - 43	5 OF 26



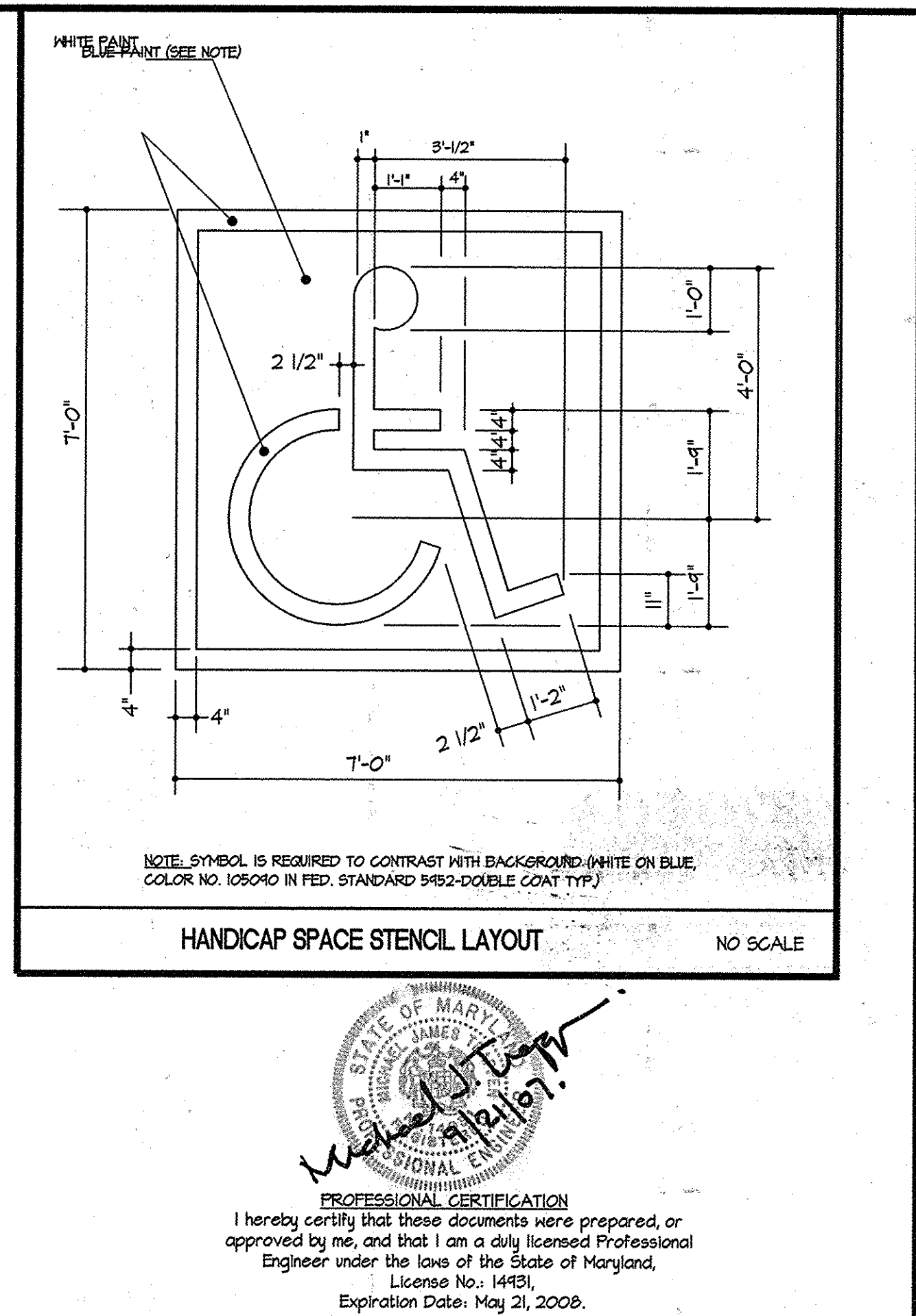
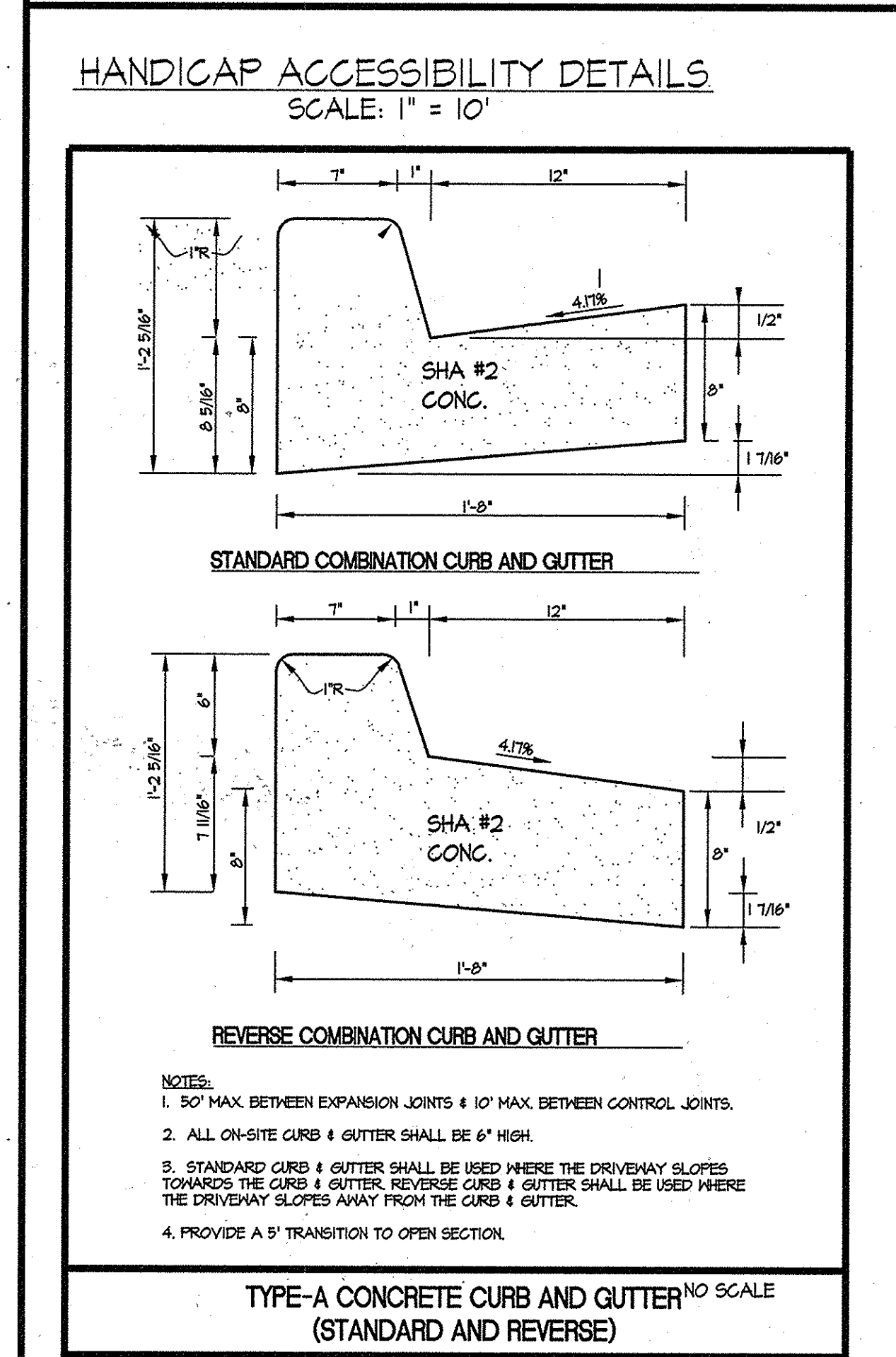
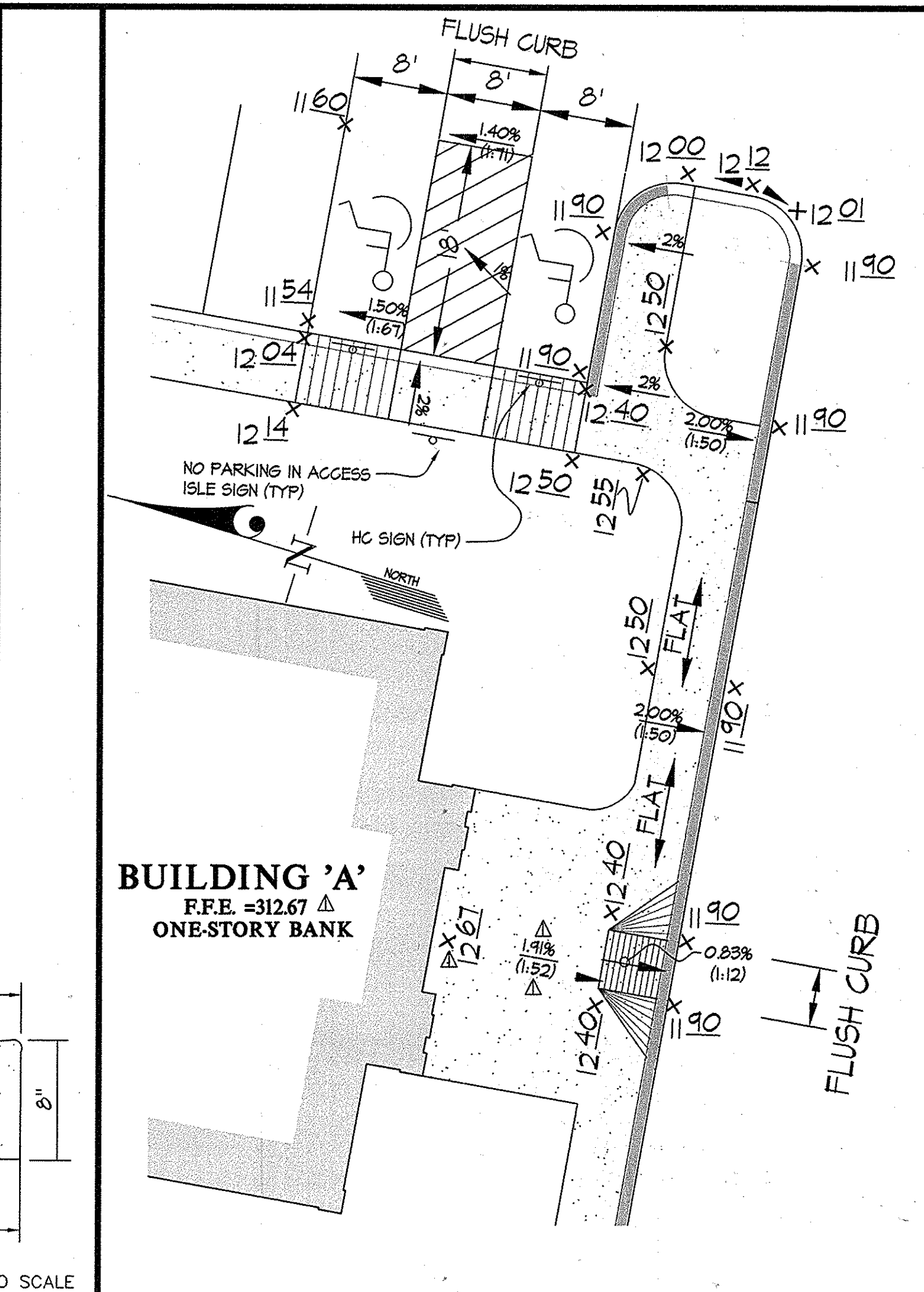
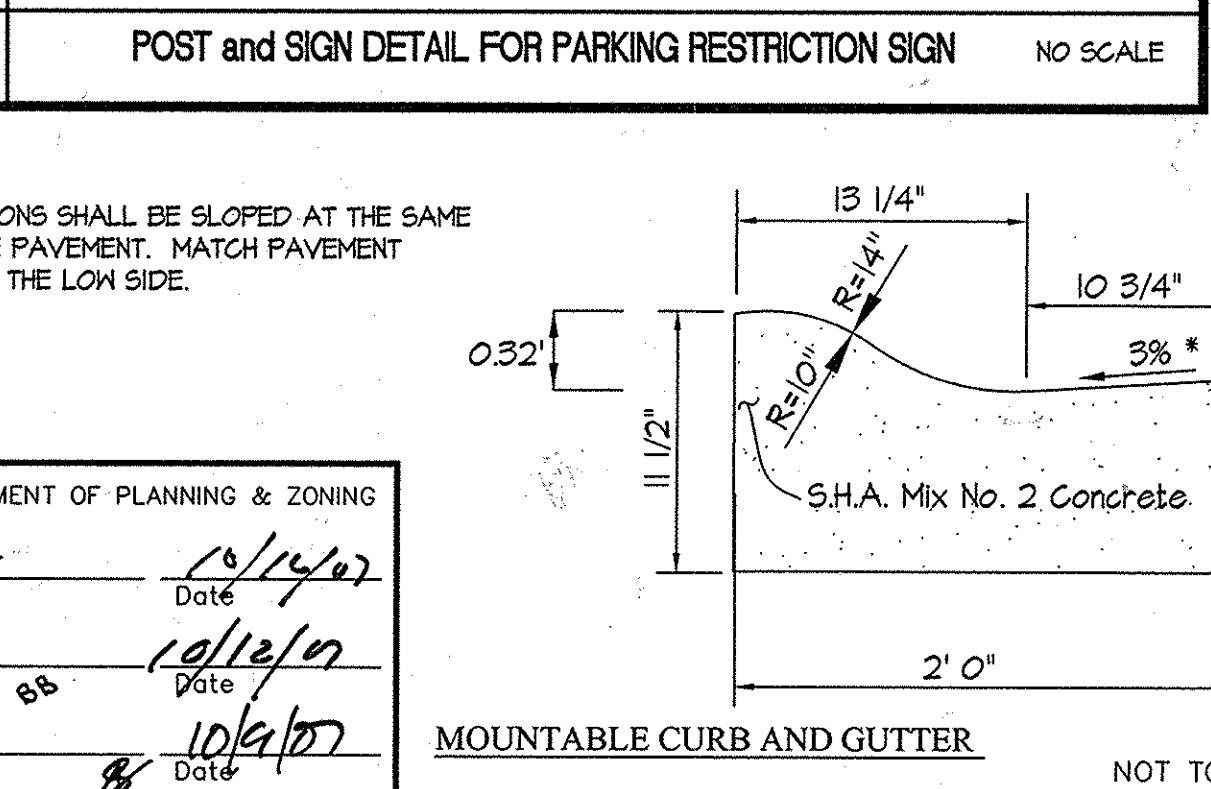
- GENERAL NOTES:**
1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL RT-8.
 2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
 3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
 4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS
W/ THE TOP OF THE SIGN 4'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 6. COLORS: LEGEND AND BORDER - GREEN
SYMBOL - WHITE ON BLUE BACKGROUND
BACKGROUND - WHITE



APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 7-20-06

NOTES:
* GUTTER PAN AT THE HIGH SIDE OF SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Paul L. G. [Signature]* Date: 10/14/07
 Chief, Division of Land Development: *[Signature]* Date: 10/11/07
 Chief, Development Engineering Division: *[Signature]* Date: 10/19/07



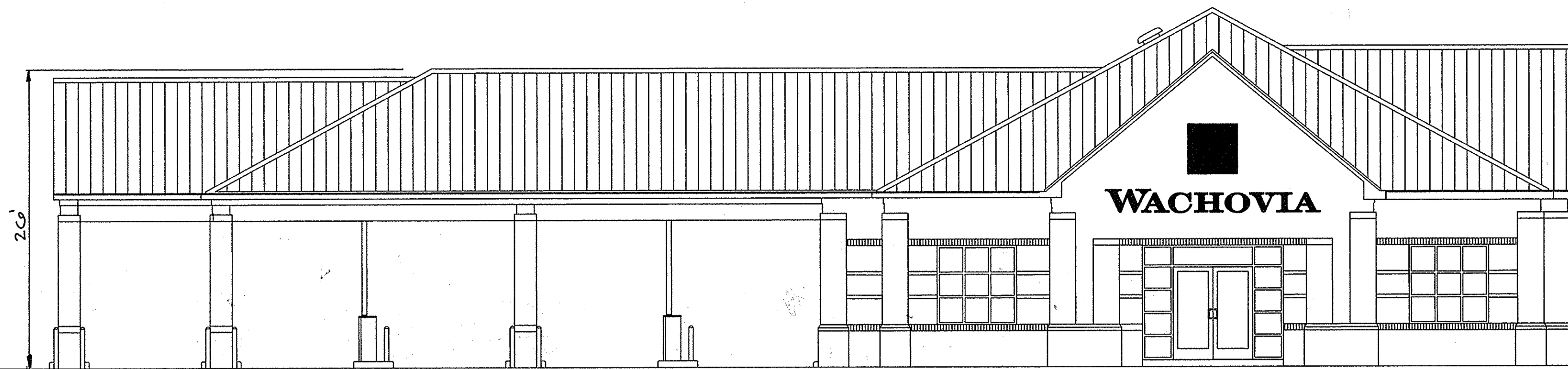
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
7/21/07	REVISE BUILDING A AND HC ACCESS		

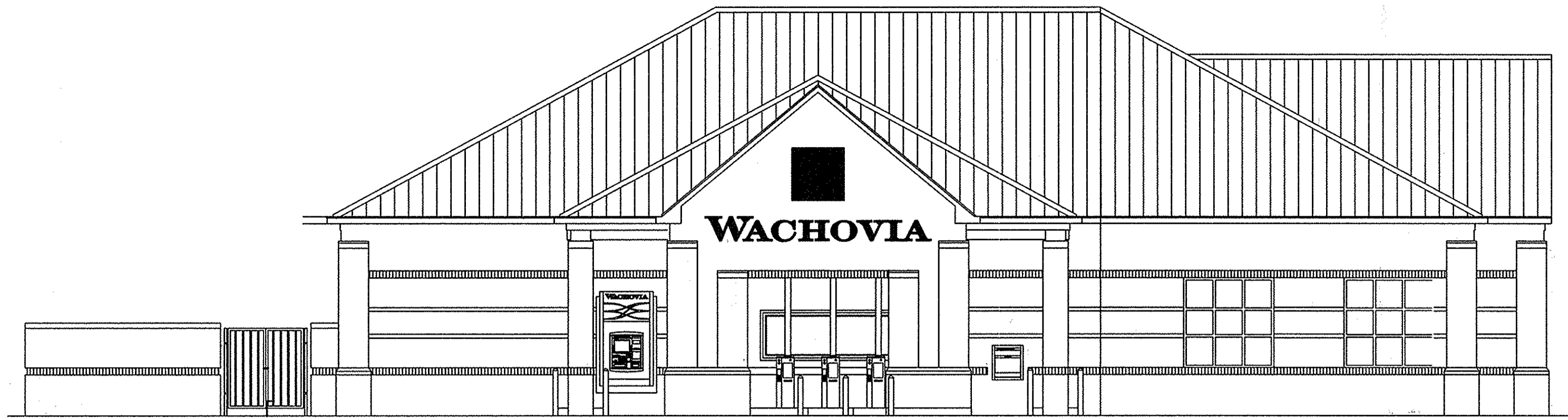
PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

HANDICAP ACCESSIBILITY DETAILS (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

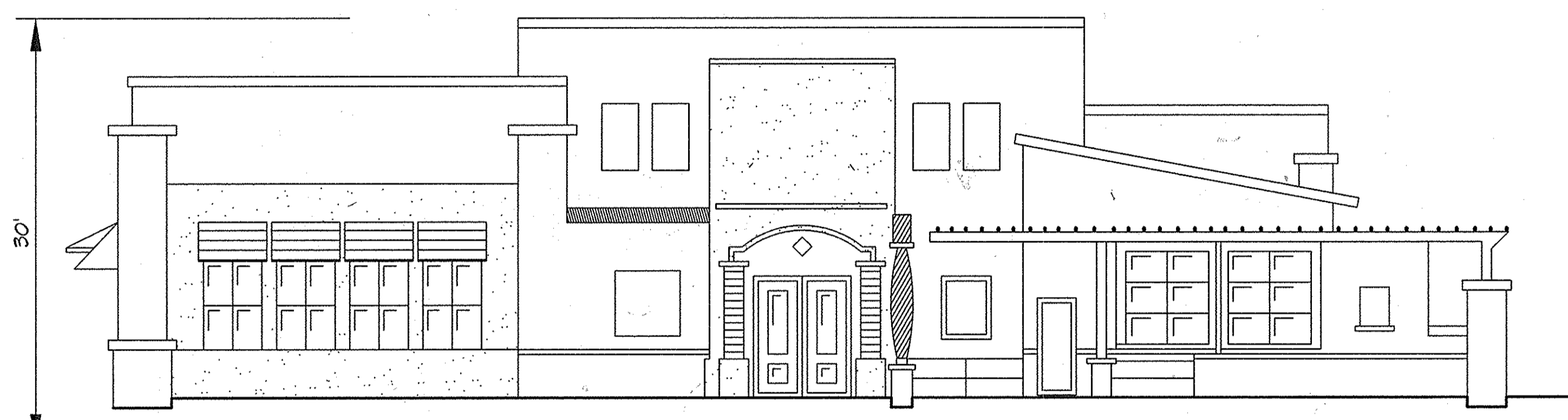
SCALE	ZONING	G. L. W. FILE NO.
1" = 10'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2007	37 - 43	6 OF 16



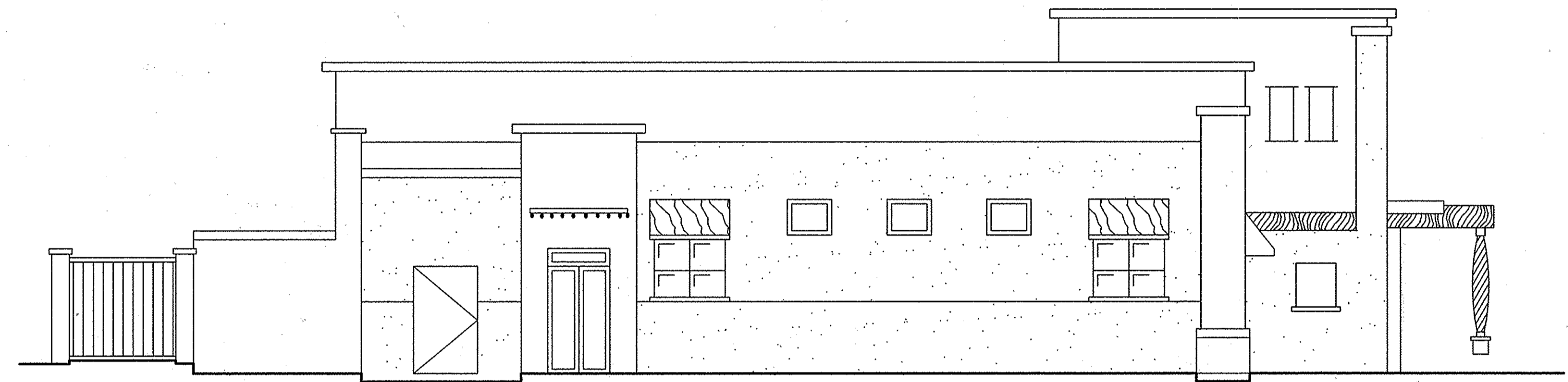
BUILDING A - FRONT ELEVATION
NTS



BUILDING A - SIDE ELEVATION
NTS



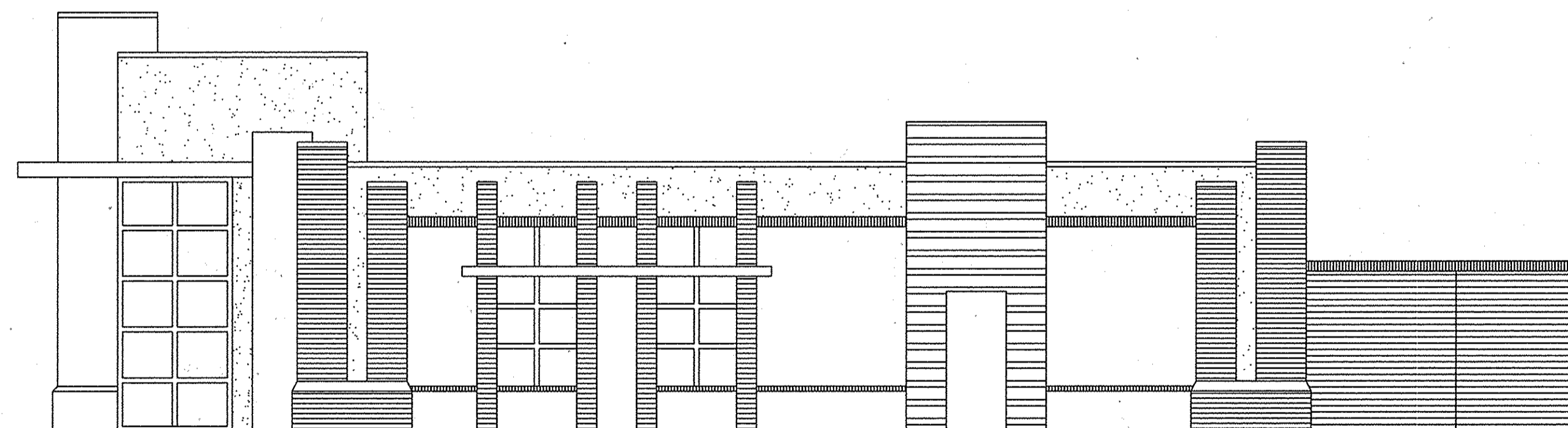
BUILDING B - FRONT ELEVATION
NTS



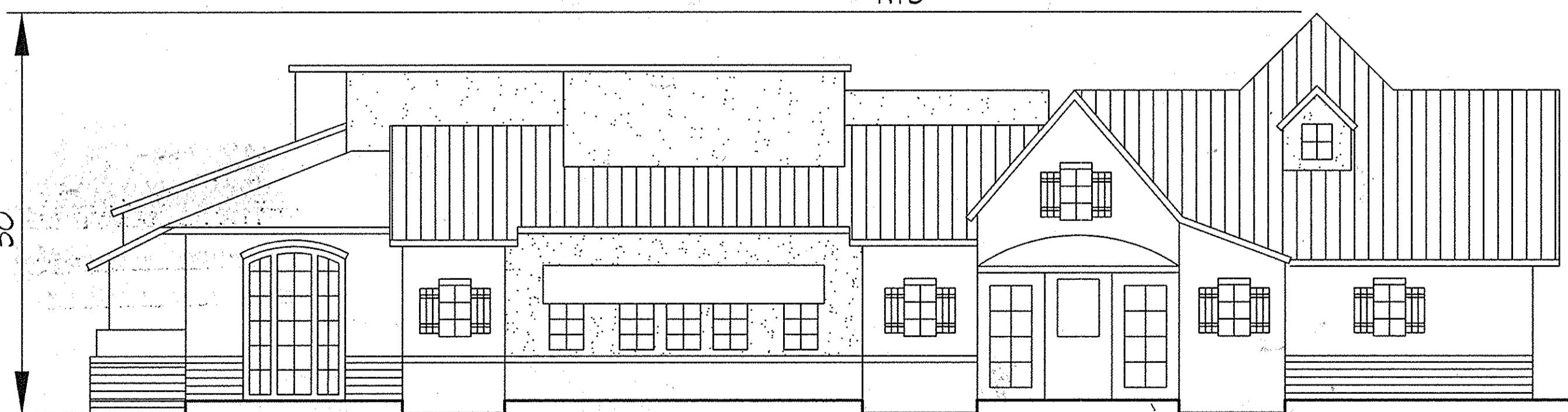
BUILDING B - SIDE ELEVATION
NTS



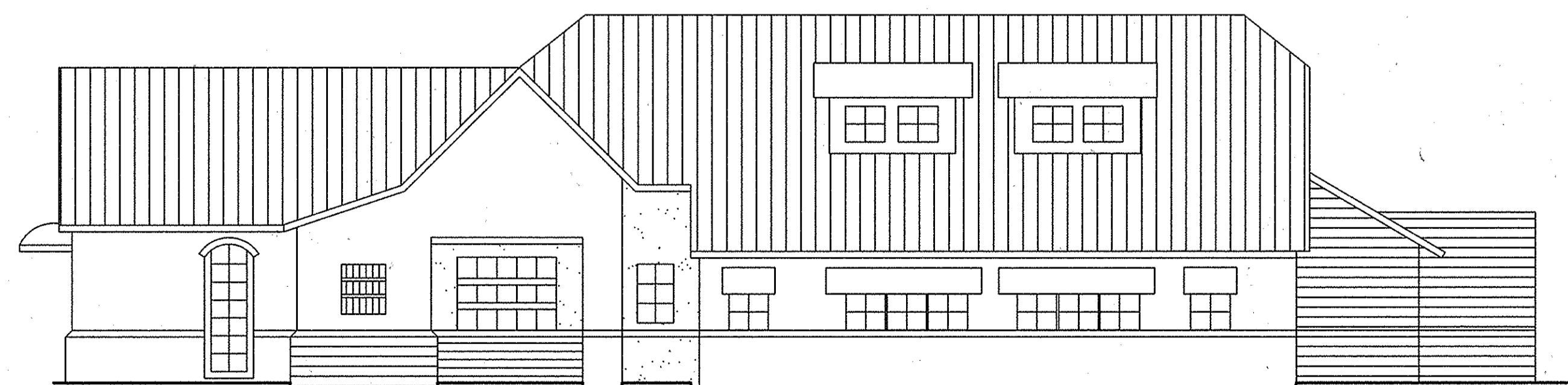
BUILDING C - FRONT ELEVATION
NTS



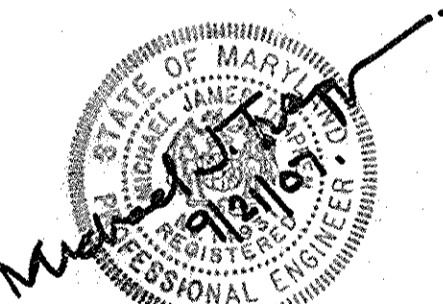
BUILDING C - SIDE ELEVATION
NTS



BUILDING D - FRONT ELEVATION
NTS



BUILDING D - SIDE ELEVATION
NTS



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.
License No. 14451
Expiration Date: May 21, 2008.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Pappas* Date: 10/14/07
Chief, Division of Land Development: *Andy K...* Date: 10/12/07
Chief, Development Engineering Division: *...* Date: 10/15/07

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1620 DC/VA: 301-999-2524 FAX: 301-421-4188

1/21/07 DATE REVISE BUILDING A ELEVATIONS

REVISION

DES. JNG
DRN. JNG
CHK.

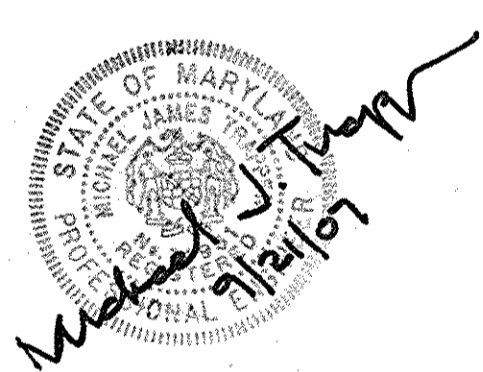
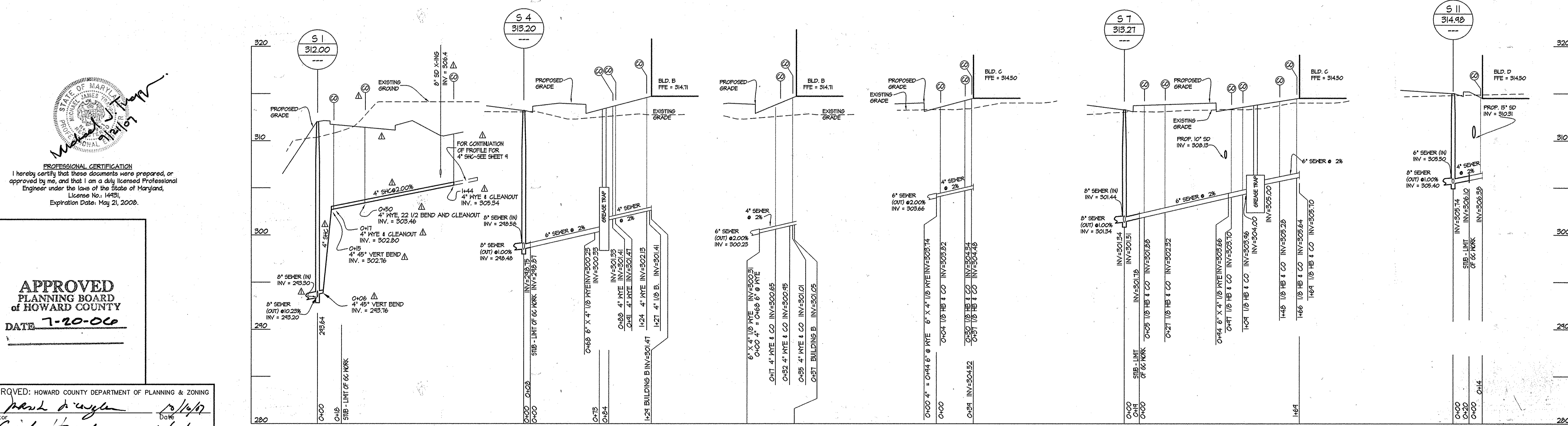
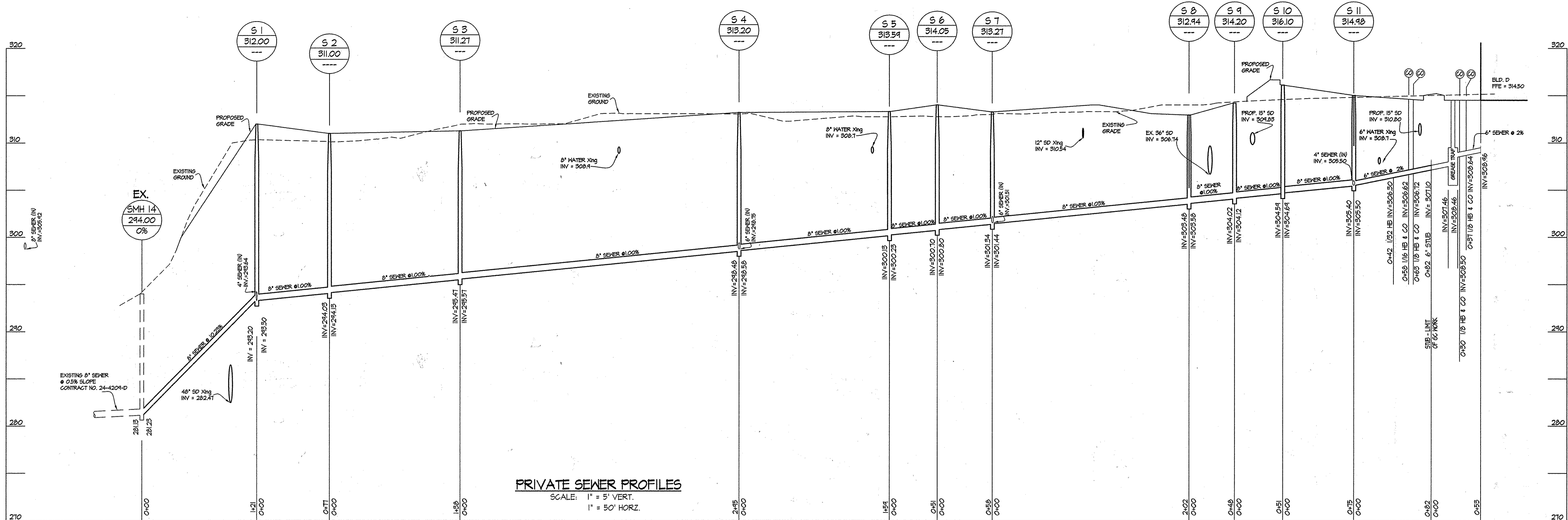
PREPARED FOR:
GENERAL GROWTH PROPERTIES
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

ELECTION DISTRICT No. 6

ELEVATION DETAILS (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING NEW TOWN	G. L. W. FILE No. 05084
DATE AUG, 2007	TAX MAP - GRID 37 - 43	SHEET 7 OF 26



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14978, Expiration Date: May 2, 2008.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark D. Wyle* Date: 10/14/07
Chief, Division of Land Development: *Cindy Harris* Date: 10/16/07
Chief, Development Engineering Division: *John Williams* Date: 10/16/07

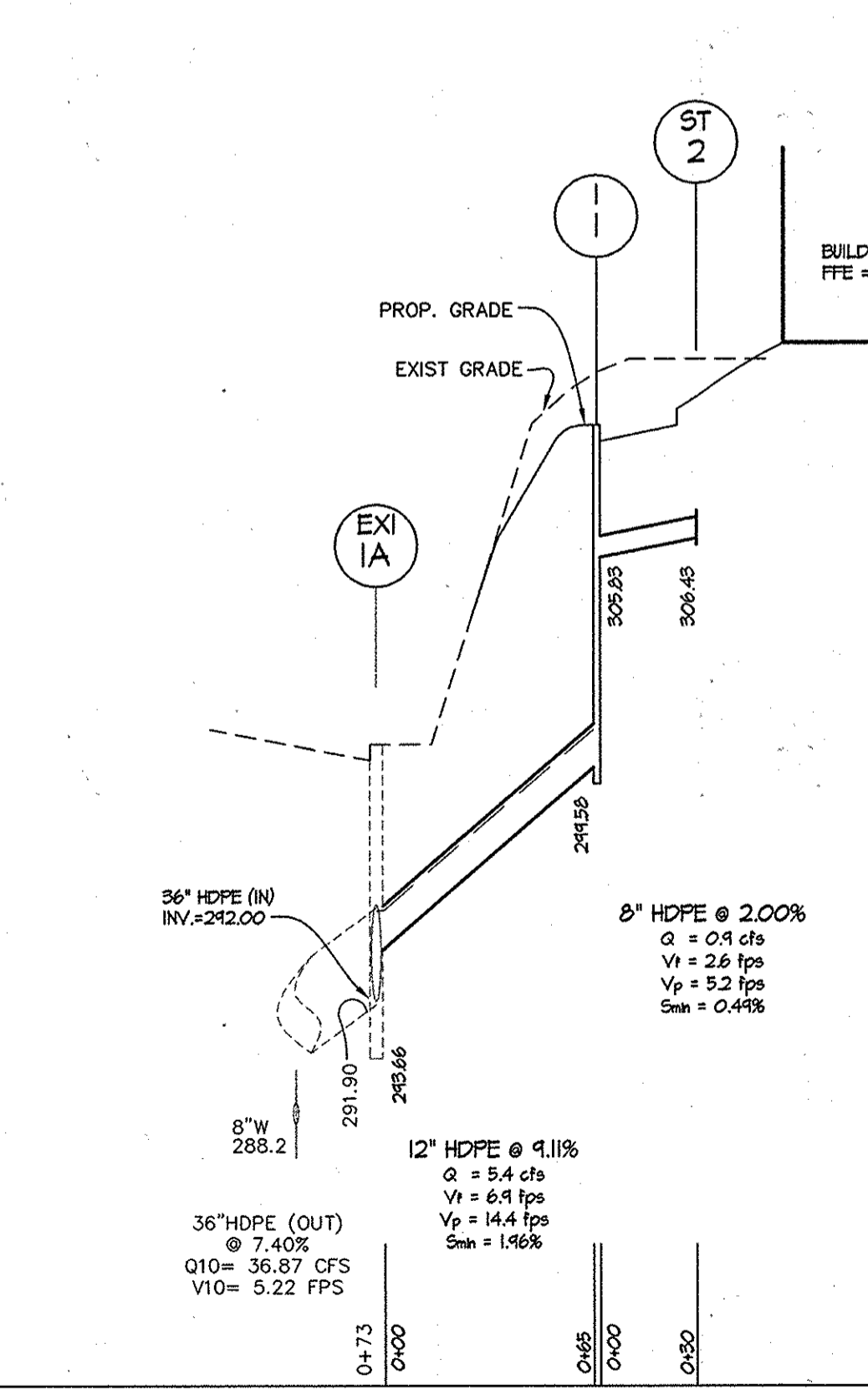
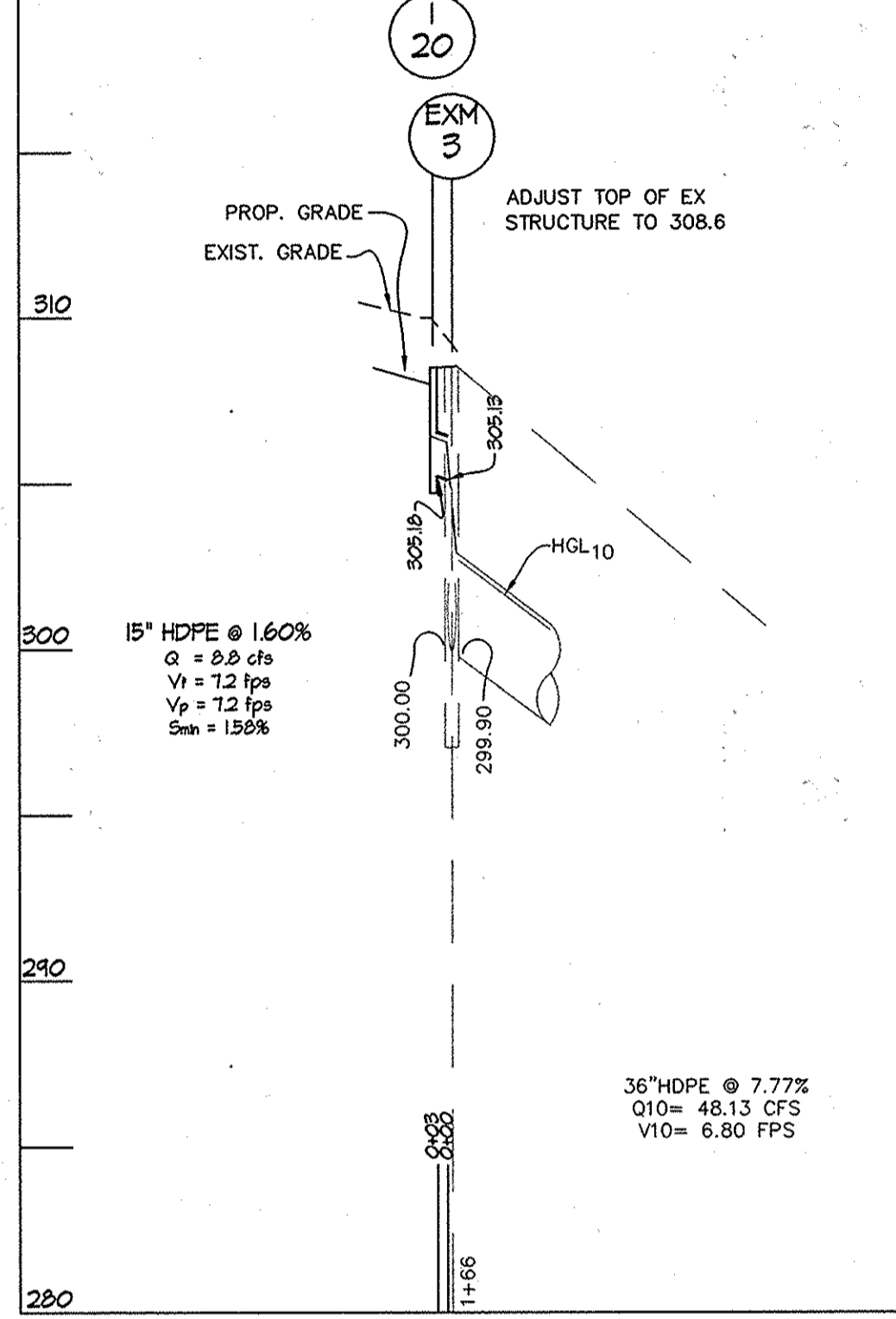
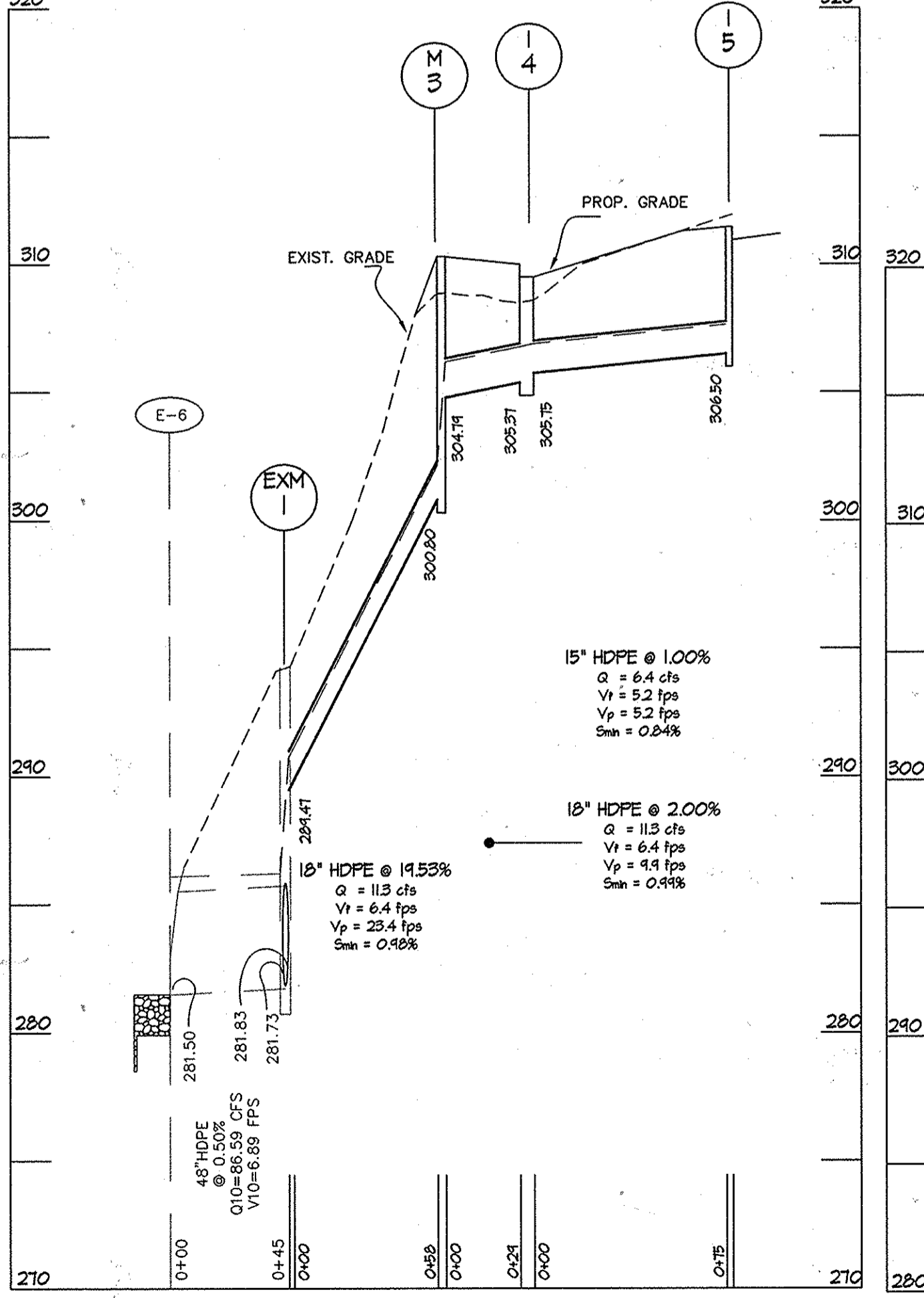
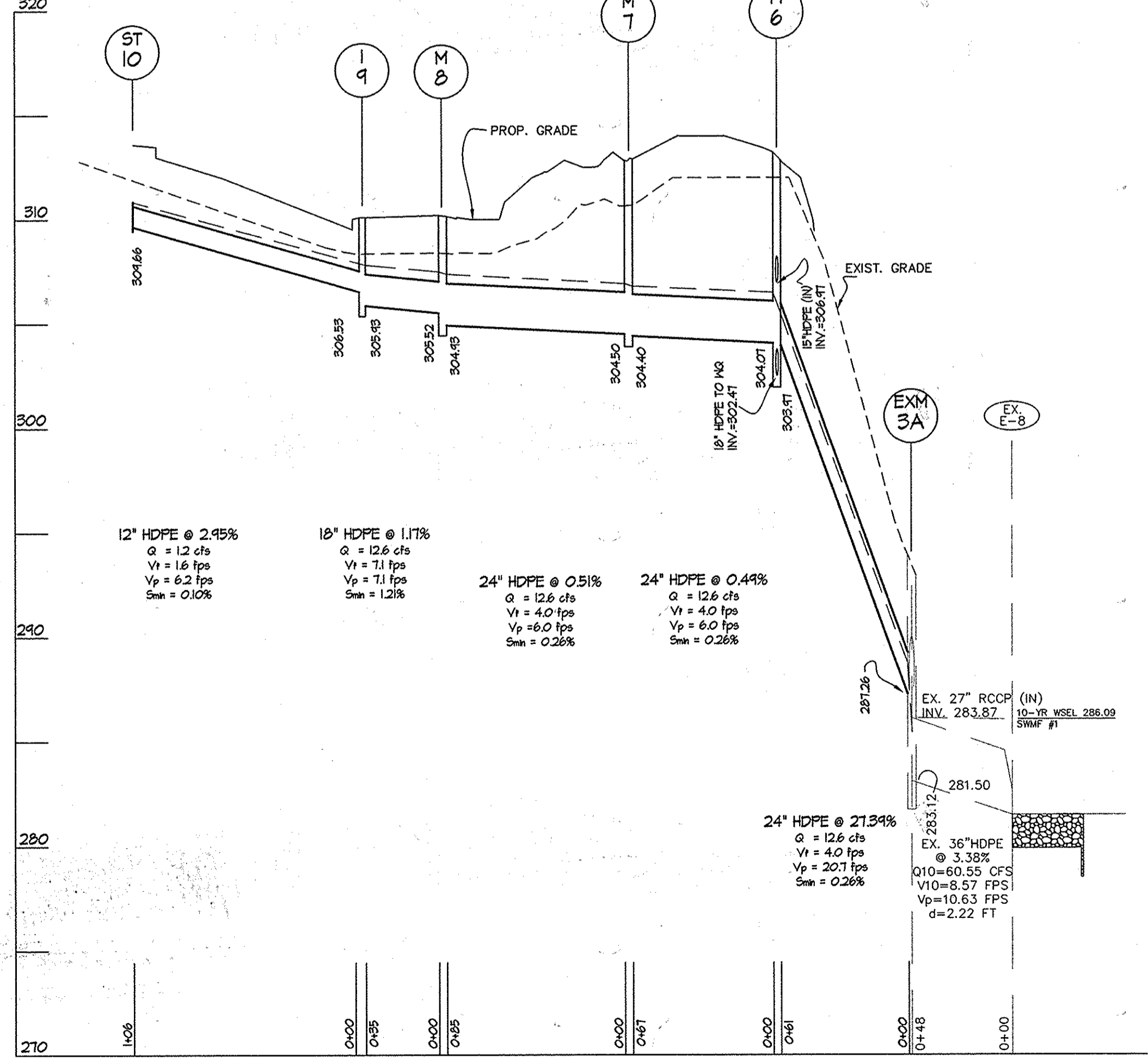
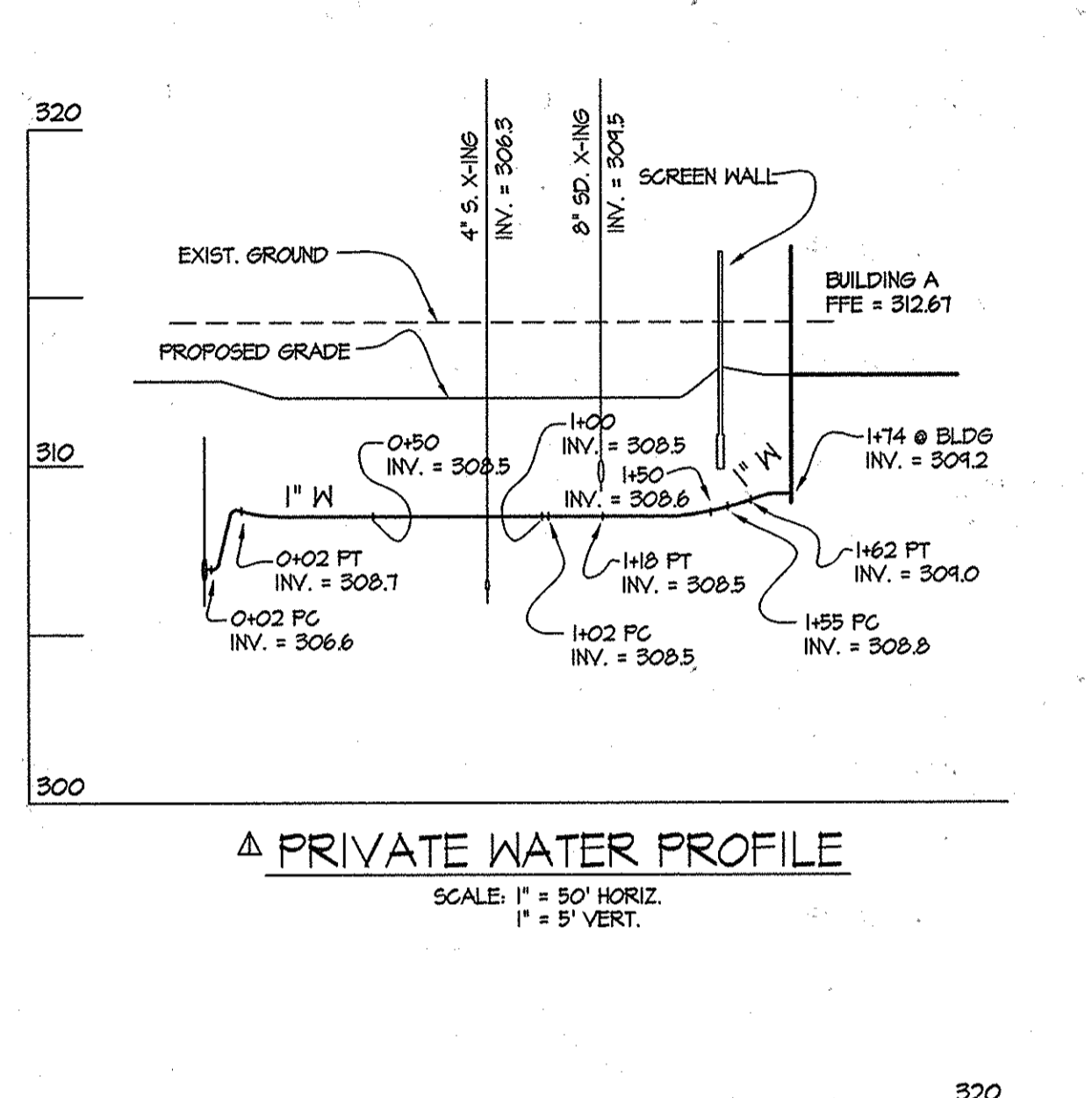
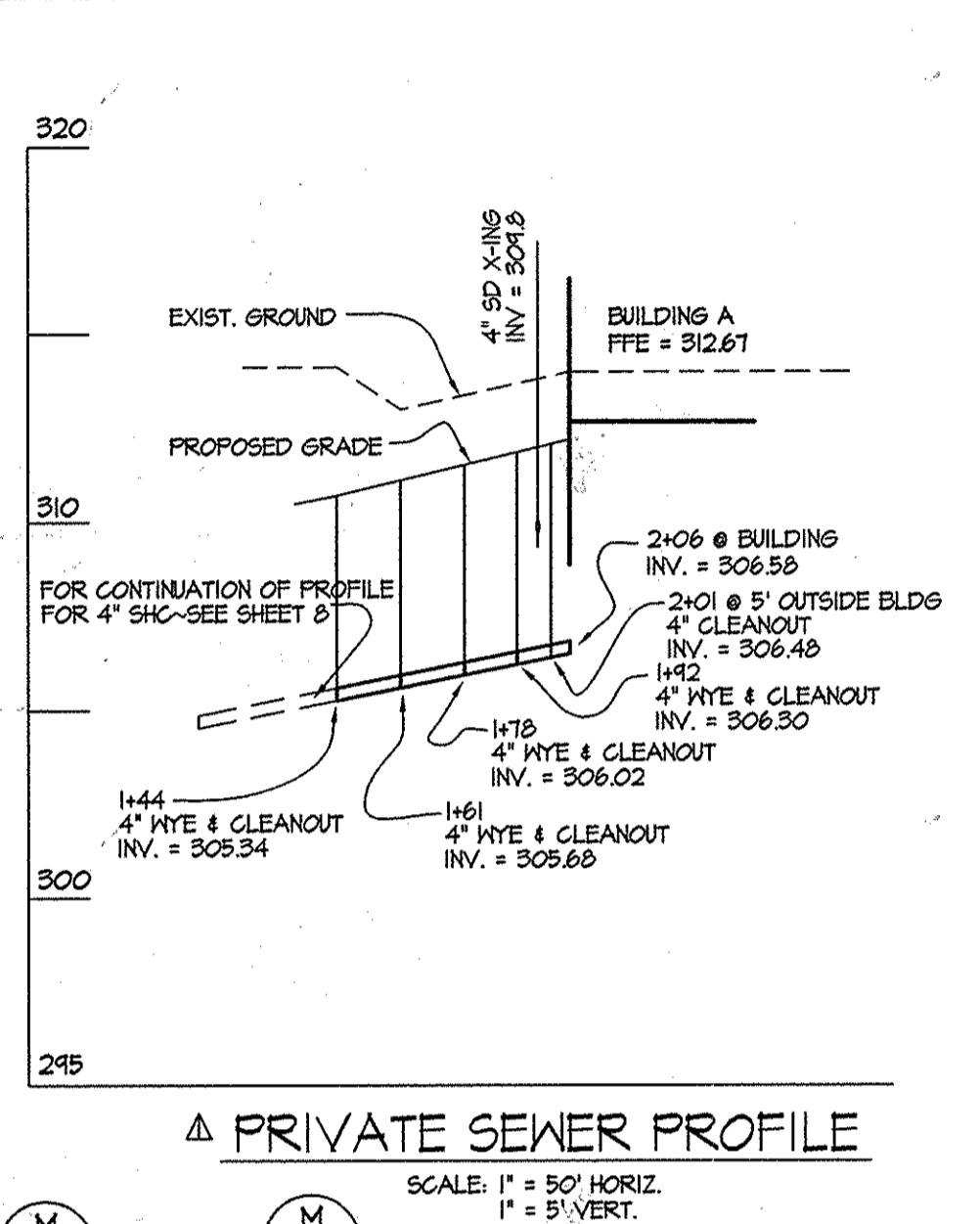
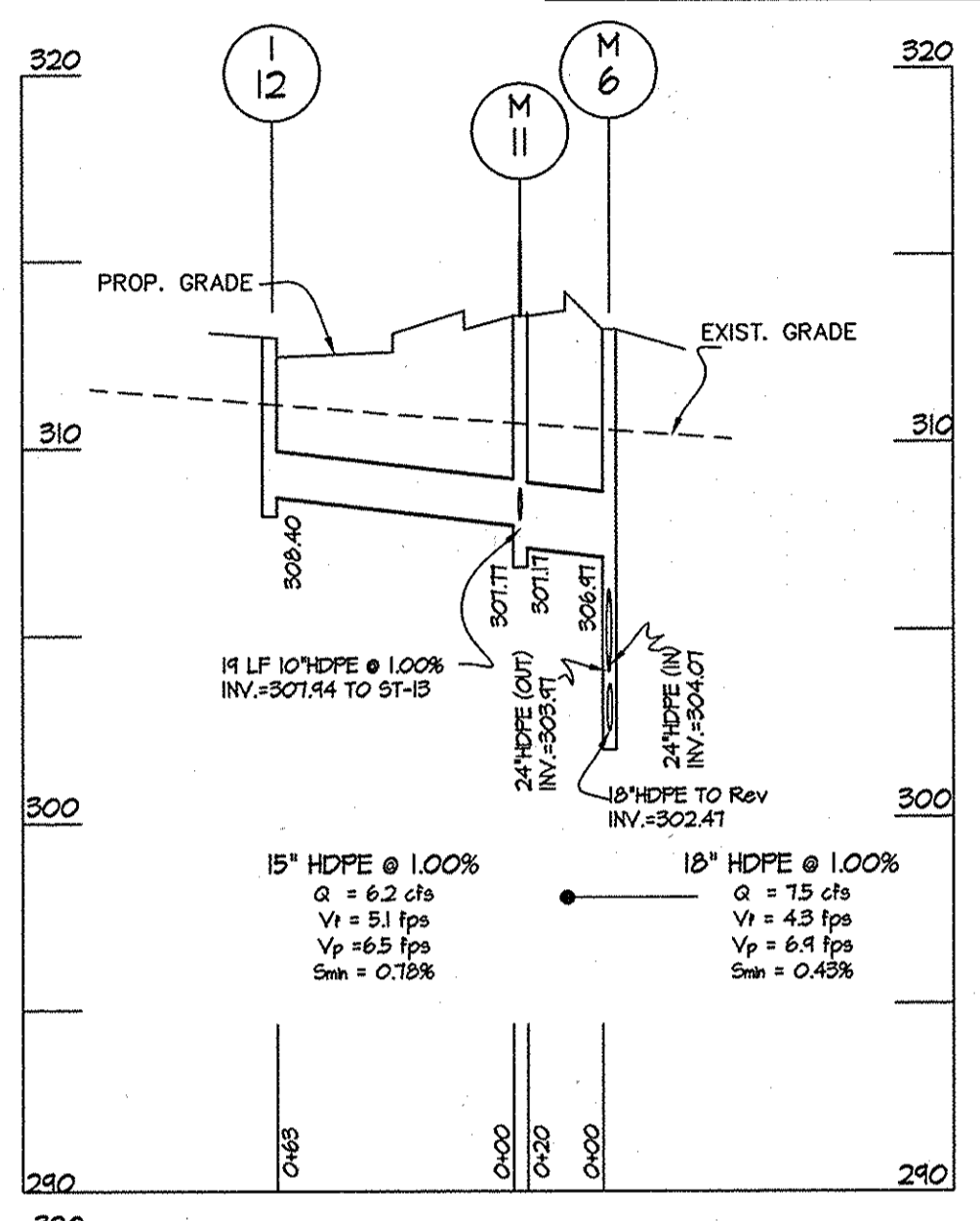
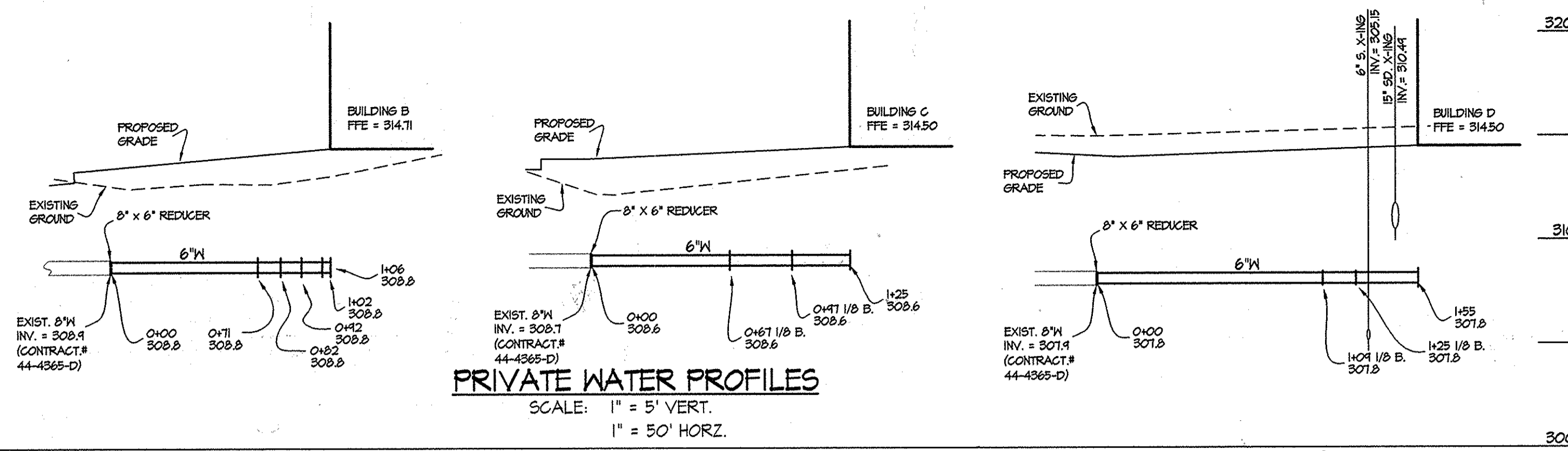
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
7/21/07	REVISE BUILDING A SHC		

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

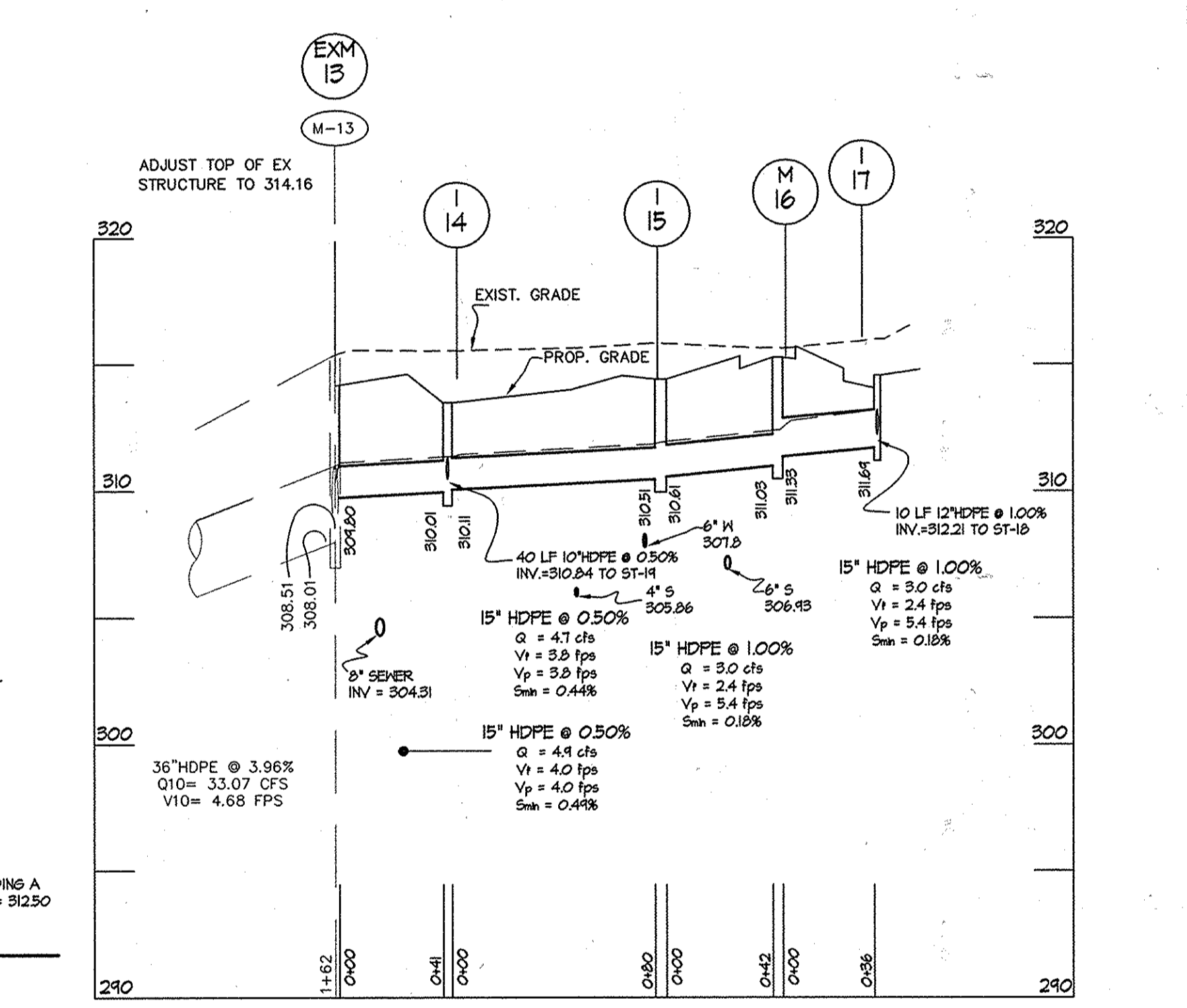
UTILITY PROFILES (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE AUG., 2007	TAX MAP - GRID 37 - 43	SHEET 8 OF 16



S.D. STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION	INVERT ELEVATION	STANDARD DETAIL	LOCATIONS & REMARKS			
			UPPER	LOWER					
I-1	A-10 SUMP INLET	25'	---	304.95	305.83	244.58	HC-SD-4.41	see plan	
M-3	4' PRECAST MH	4'	---	310.30	304.74	300.80	HC-6-5.12	see plan	
I-4	COMB. WR INLET	STD.	---	310.05	305.75	305.31	HC-SD-4.55	see plan	
I-5	A-10 SUMP INLET	25'	---	311.45	---	306.50	HC-SD-4.41	see plan	
M-6	4' PRECAST MH	4'	---	313.20	306.97	303.97	HC-6-5.12	see plan	
M-7	4' PRECAST MH	4'	---	312.60	304.50	304.40	HC-6-5.12	see plan	
M-8	4' PRECAST MH	4'	---	311.00	305.52	304.93	HC-6-5.12	see plan	
I-4	A-15 SUMP INLET	3.0'	---	310.11	306.53	305.93	MD 514.63 COS 15	see plan	
M-11	4' PRECAST MH	4'	---	313.37	307.17	307.17	HC-SD-4.40	see plan	
I-12	A-10 SUMP INLET	25'	---	312.27	---	308.40	HC-SD-4.41	see plan	
I-14	SINGLE S INLET	STD.	---	313.50	310.11	310.01	HC-SD-4.22	see plan	
I-15	A-5 SUMP INLET	3.0'	---	314.40	310.61	310.51	HC-SD-4.40	see plan	
M-16	4' PRECAST MH	4'	---	315.30	311.33	311.03	HC-6-5.12	see plan	
I-17	A-5 SUMP INLET	2.5'	---	314.54	---	311.64	HC-SD-4.40	see plan	
I-20	A-15 SUMP INLET	2.5'	---	308.50	---	305.18	MD 514.63 COS 15	see plan	

- S.D. NOTES**
- ALL STRUCTURES TO BE PRECAST.
 - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
 - ALL STORM DRAIN PIPE, STRUCTURES AND WATER QUALITY DEVICES ARE TO BE FLUSHED AND PUMPED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
 - ALL UTILITIES (PIPES AND STRUCTURES) ARE TO BE PLACED UPON COMPACTED SUBGRADE PER ASHTO-T-180 STANDARDS.



S.D. Pipe Summary Table			
Size (in)	Type	Quantity (LF)	Remarks
8	HDPE	30	ADS N12 or equiv.
10	HDPE	74	ADS N12 or equiv.
12	HDPE	231	ADS N12 or equiv.
15	HDPE	340	ADS N12 or equiv.
18	HDPE	142	ADS N12 or equiv.
24	HDPE	213	ADS N12 or equiv.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Michael A. ...* Date: 10/14/07

Chief, Division of Land Development: *Judy Hamilton* Date: 10/12/07

Chief, Development Engineering Division: *...* Date: 10/17/07

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14493, Expiration Date: May 21, 2008.

Michael A. ...

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 7-20-06

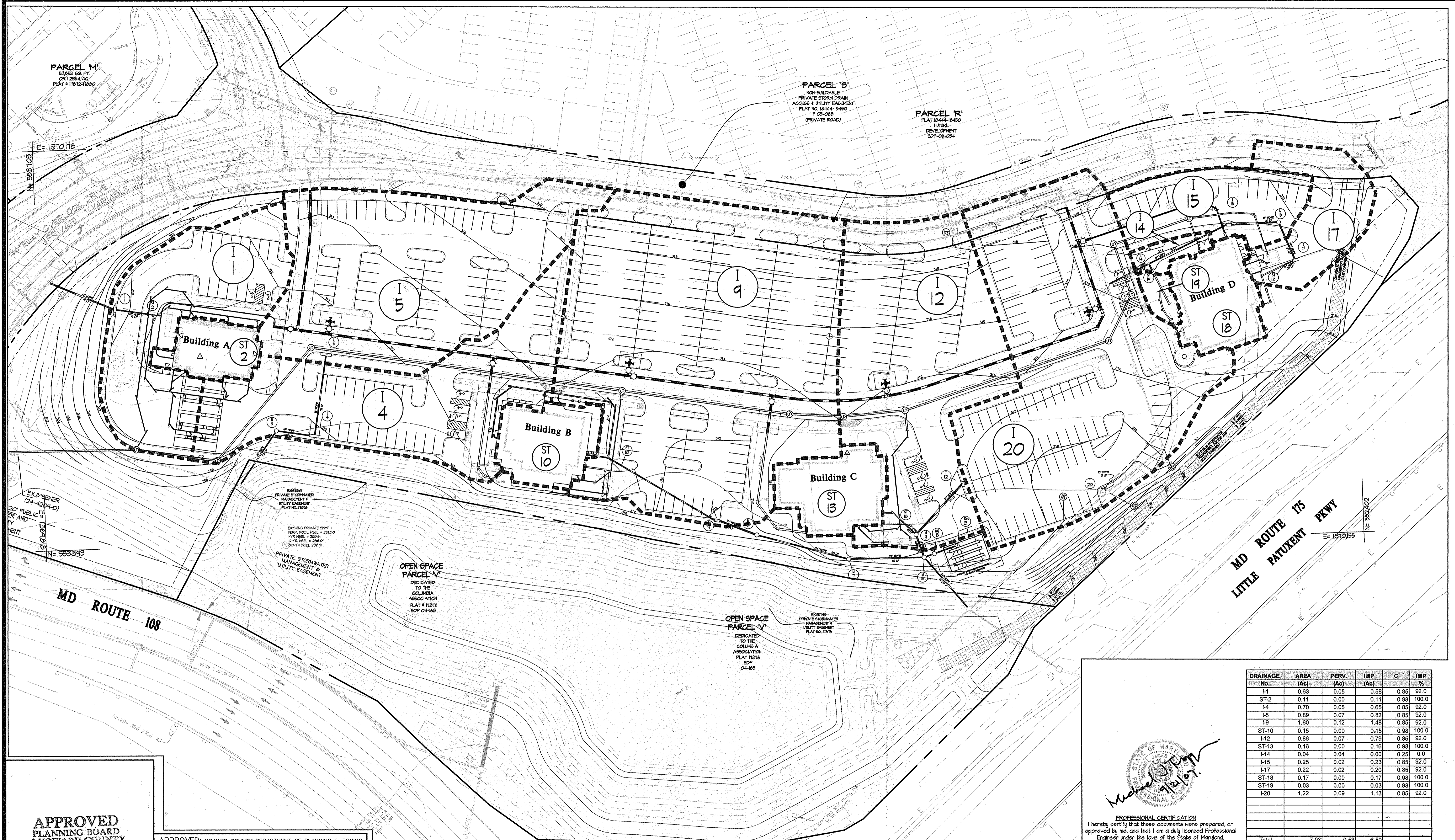
GLWGutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
7/27/07	REVISE BUILDING A W/C PROFILE AND ADD BUILDING A W/C, SHC AND ADD BLDG. A SHC PROFILE	HBJ	

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

UTILITY PROFILES (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE 1" = 5' VERT. 1" = 50' HORIZ.	ZONING NEW TOWN	G. L. W. FILE NO. 05084
DATE AUG, 2007	TAX MAP - GRID 37 - 43	SHEET 9 OF 16



PARCEL M
53,959 SQ. FT.
0.1234 AC.
PLAT # 17812-17850

PARCEL S
NON-BUILDABLE
PRIVATE STORM DRAIN
ACCESS & UTILITY EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

PARCEL R
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

EXISTING PRIVATE STORMWATER
MANAGEMENT &
UTILITY EASEMENT
PLAT NO. 17816
SDP-04-165

OPEN SPACE
PARCEL V
DEDICATED
TO THE
COLUMBIA
ASSOCIATION
PLAT # 17816
SDP
04-165

EXISTING PRIVATE STORMWATER
MANAGEMENT &
UTILITY EASEMENT
PLAT NO. 17816
SDP
04-165

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Unger* 10/14/07
Chief, Division of Land Development: *Janice Harter* 10/12/07
Chief, Development Engineering Division: *Michael J. ...* 10/16/07

THE RECHARGE REQUIREMENT FOR ALL OF PARCEL A IS PROVIDED BY AN UNDERGROUND MANIFOLD SYSTEM (REV-B). ALL DISCHARGE TO THIS SYSTEM IS PRETREATED BY A STORM CEPTOR MODEL STC-400 PRIOR TO ENTERING THE MANIFOLD (NO-B).
AREA OF PARCEL A = 8.70 ACRES
IMPERVIOUS AREA = 4.46 ACRES
RECHARGE REQUIRED = 2,200 CU-FT
RECHARGE PROVIDED = 2,455 CU-FT

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14431, Expiration Date: May 21, 2008.

DRAINAGE No.	AREA (Ac)	PERV. (Ac)	IMP. (Ac)	C	IMP %
I-1	0.63	0.05	0.58	0.85	92.0
ST-2	0.11	0.00	0.11	0.98	100.0
I-4	0.70	0.05	0.65	0.85	92.0
I-5	0.89	0.07	0.82	0.85	92.0
I-9	1.60	0.12	1.48	0.85	92.0
ST-10	0.15	0.00	0.15	0.98	100.0
I-12	0.86	0.07	0.79	0.85	92.0
ST-13	0.16	0.00	0.16	0.98	100.0
I-14	0.04	0.04	0.00	0.25	0.0
I-15	0.25	0.02	0.23	0.85	92.0
I-17	0.22	0.02	0.20	0.85	92.0
ST-18	0.17	0.00	0.17	0.98	100.0
ST-19	0.03	0.00	0.03	0.98	100.0
I-20	1.22	0.09	1.13	0.85	92.0
Total	7.03	0.53	6.50		

NOTES:
IMPERVIOUS SURFACES MODELED WITH C = 0.98
PERVIOUS SURFACES MODELED WITH C = 0.25
SITE HAS BEEN MASSGRADED - ALL SOILS ASSUMED 'C'

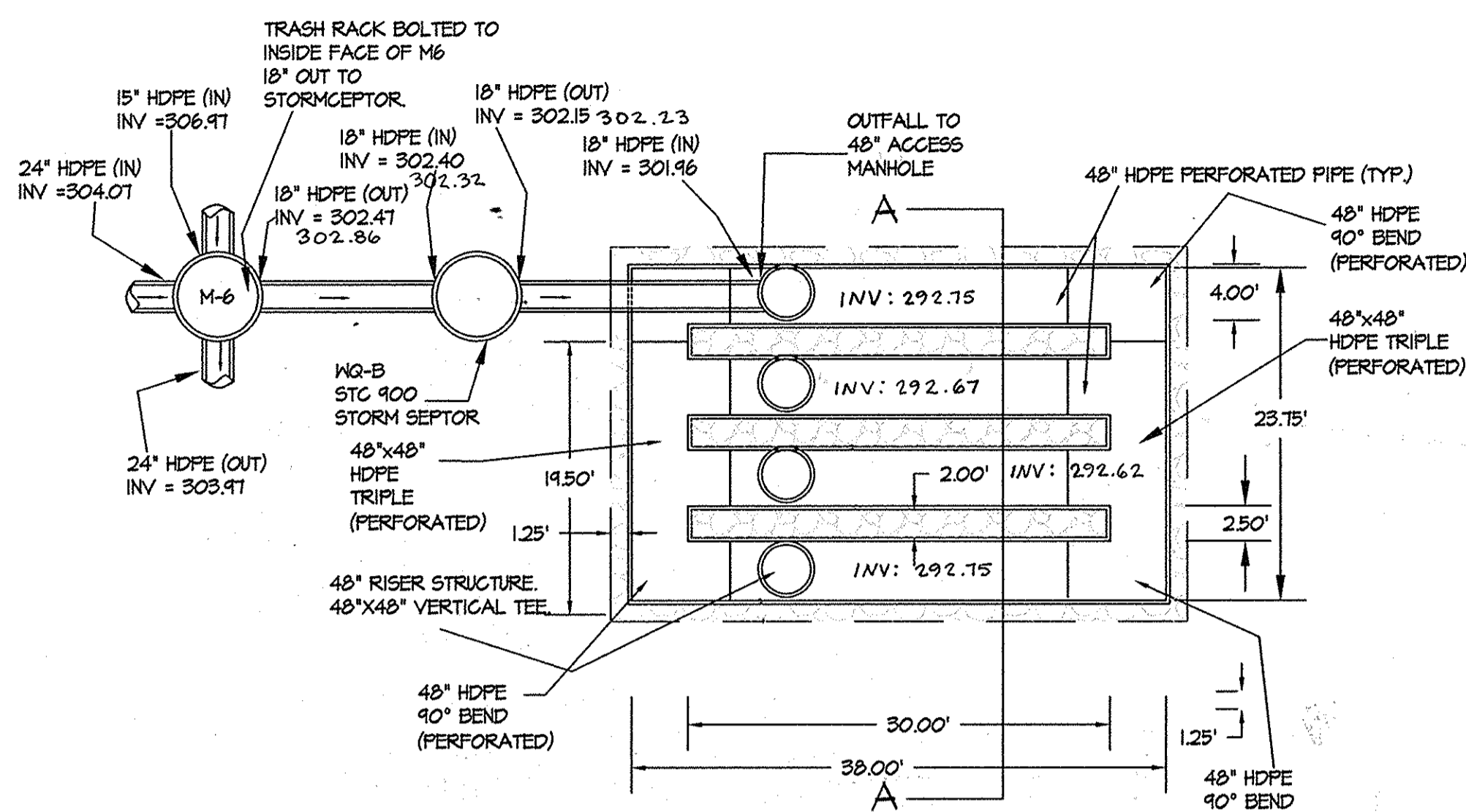
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
7/21/07	REVISE BUILDING A AND BUILDING A WHC, SHC AND ROOF DRAINS		

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

STORM DRAIN DRAINAGE AREA MAP (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2007	37 - 43	10 OF 26

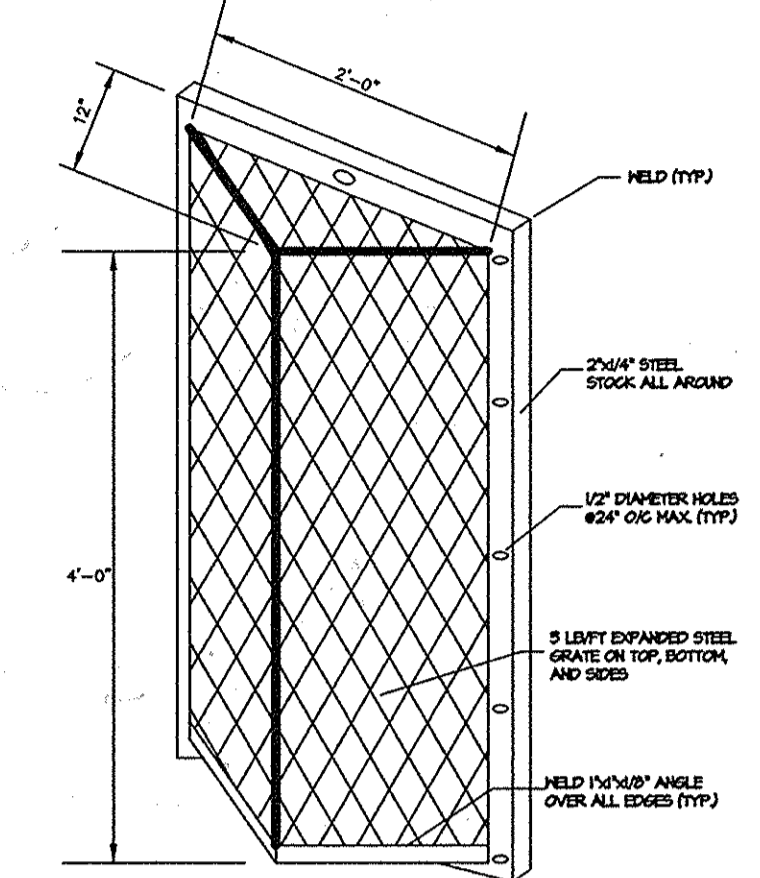


LIMITS OF EXCAVATION AND AGGREGATE PLACEMENT TO BE LINED WITH NON-MOVEN FILTER FABRIC

* 48\"/>

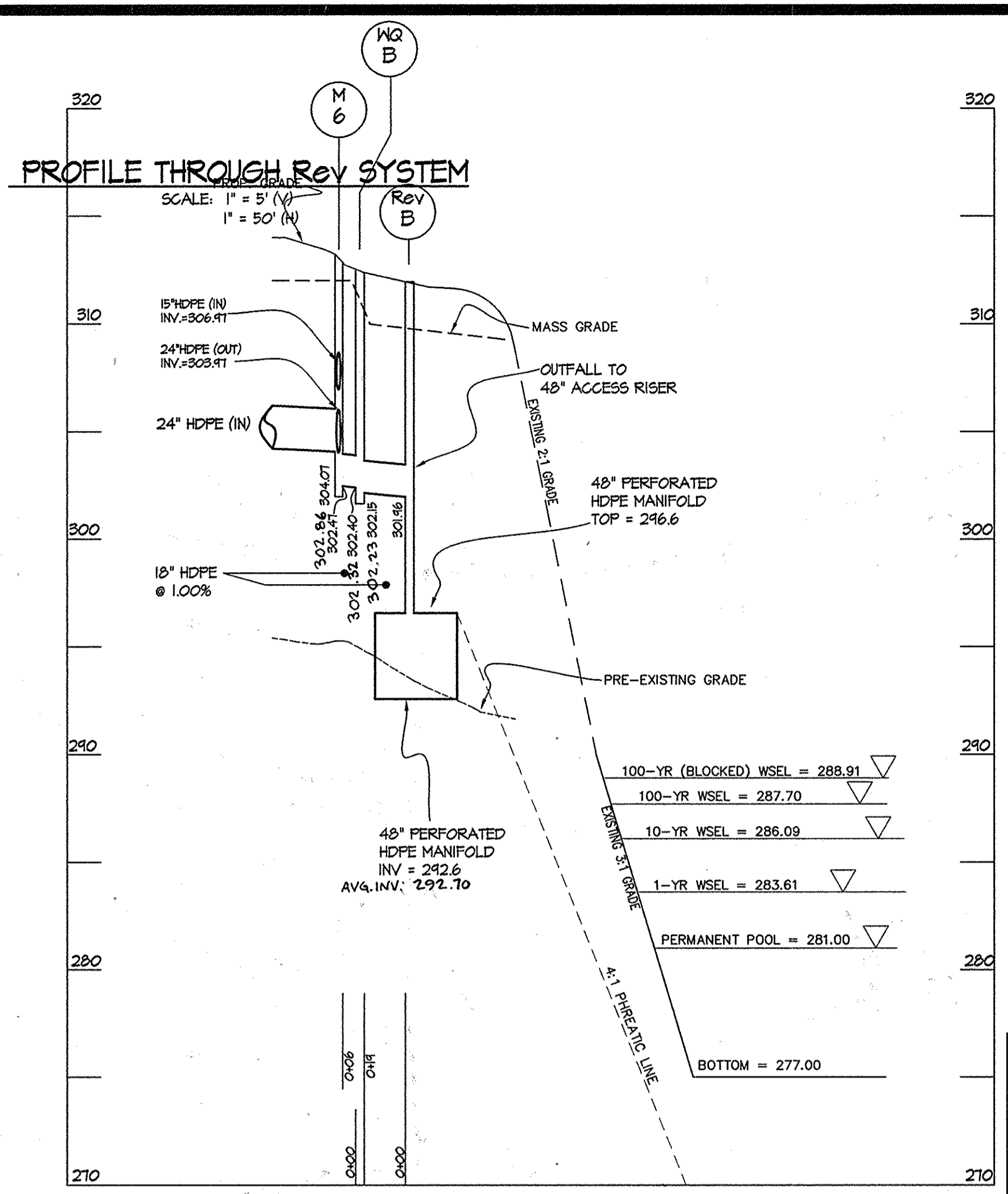
Rev PIPE MANIFOLD
SCALE: 1" = 10'

AS-BUILT
Shanabarger & Lane
SHANABARGER & LANE
8726 TOWN & COUNTRY BLDY.
SUITE 201
ELLICOTT CITY, MARYLAND 21043



NOTES FOR TRASH RACK:
1. TRASH RACK TO BE CONTINUED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZINC GOLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2\"/>

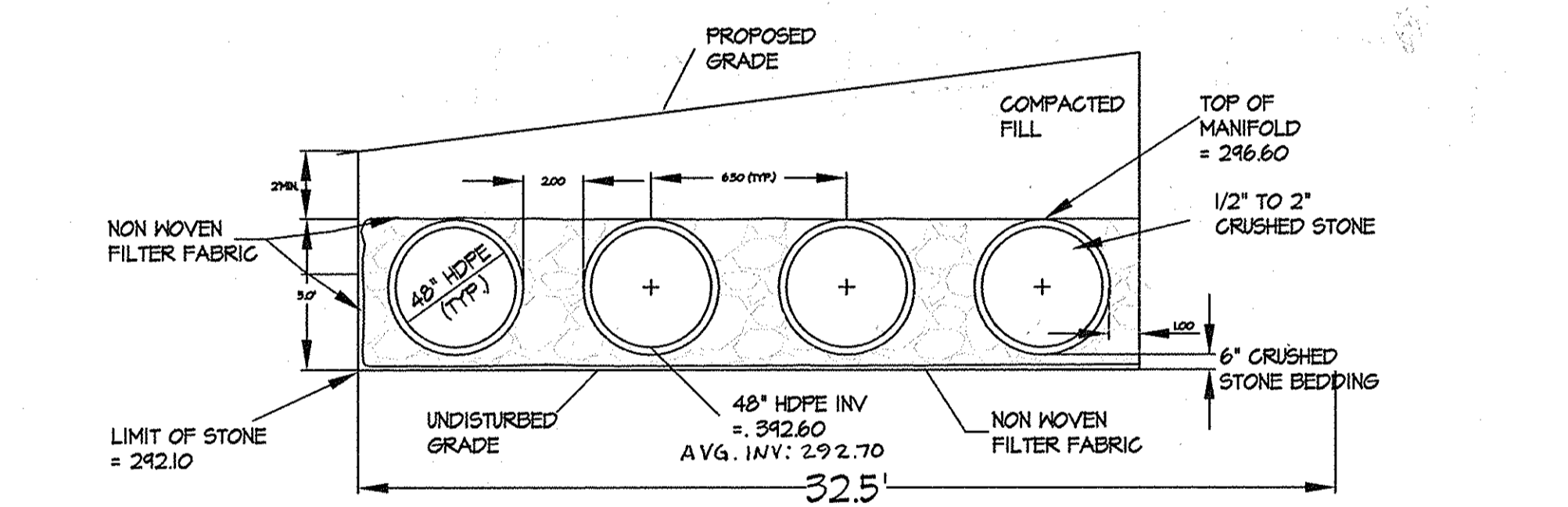
DETAIL FOR TRASH RACK PROTECTION
FOR STRUCTURES I-3 & I-11
NTS



INSPECTION NOTES: PRECAST CONCRETE STORMCEPTOR

- PRIOR TO THE START OF INSTALLATION OF THE STORMCEPTOR, THE MCDEP INSPECTOR MUST BE CALLED 48 HOURS IN ADVANCE AT 217-6301 (PRE CONSTRUCTION MEETING).
- THE MCDEP INSPECTOR MUST BE NOTIFIED (217-6301) AT EACH OF THE FOLLOWING
 - APPROVAL OF SUBGRADE, PREPARE A COMPACTED GRAVEL BED AT THE BOTTOM OF THE EXCAVATION (6" DEEP). ENSURE COMPACTION TO 95% DENSITY
 - PLACE STORMCEPTOR IN EXCAVATION AT CORRECT ELEVATION AND AT CORRECT ALIGNMENT AND GRADE FOR INLET AND OUTLET STORM DRAINS. LEVEL UNIT INSTALL BASE AND LOWER TANK, MIDDLE SECTION WITH STORMCEPTOR INSERT RISER SECTION, TOP SLAB WITH PERSONWAY, LEVELING RINGS AND MANHOLE FRAME AND COVER.
 - BACKFILL STORMCEPTOR WITH SUITABLE NATIVE SOIL (NO ORGANIC OR TOPSOIL IS TO BE USED FOR BACKFILL). BACKFILL AND COMPACT IN 8 INCH LIFTS BACKFILL SHOULD BE TO 95% OF DENSITY.
 - WHEN SITE IS PERMANENTLY STABILIZED AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED AND STABILIZED, THEN THE STORMCEPTOR WILL BE PUMPED OUT AND CLEANED AND PLACED IN STORMWATER MANAGEMENT OPERATION.
 - FINAL INSPECTION.

AS MANUFACTURED BY CSR-HYDRO CONDUIT AND STORMCEPTOR CORPORATION. MODEL STC-1800, PRECAST CONCRETE.
FOR TECHNICAL INFORMATION CALL STORMCEPTOR AT 301-763-8361
TO ORDER CONTACT CSR-HYDRO CONDUIT, VIRGINIA PRECAST AT 1-800-999-2278 AT LEAST 3 WEEKS PRIOR TO NEEDED DELIVERY.



Rev PIPE MANIFOLD SECTION A-A
SCALE: 1" = 5'

OPERATION AND MAINTENANCE SCHEDULE FOR RECHARGE FACILITY

FACILITY COMPONENT REQUIRING MAINTENANCE	MAINTENANCE ACTIVITY	WHEN MAINTENANCE ACTIVITY IS REQUIRED	EXPECTED FACILITY PERFORMANCE AFTER MAINTENANCE
STORM CEPTOR (MC-B) STRUCTURE AND STORAGE MANIFOLD (Rev-B)	TRASH AND DEBRIS REMOVAL & SEDIMENT REMOVAL	FLOATABLE OBJECTS OR OTHER DEBRIS IS PRESENT IN THE FILTER OR MANIFOLD SYSTEM.	FILTRATION CAPACITY IS MAXIMIZED.
PIPING FITTINGS AND CONTROL DEVICES.	ENSURE ALL FITTINGS ARE SECURE AND THAT ALL CONTROLS ARE UNOCCLUDED. FLUSH WITH WATER.	DRAINAGE SYSTEM IS OBSTRUCTED BY DEBRIS OR SEDIMENT.	SYSTEM FLOWS FREELY.
STORM CEPTOR CHAMBER	REMOVE ALL DEBRIS AND SEDIMENT WITHIN THE SYSTEM.	SYSTEM OVERLOADED WITH SEDIMENT NO LONGER REMOVING POLLUTANTS ON AN ANNUAL BASIS OR AFTER A SPILL.	SYSTEMS POLLUTANT REMOVAL CAPACITY IS MAXIMIZED.

CSR Hydro Conduit
STC 900 Precast Concrete Stormceptor® (600 US Gallon Capacity)PROJECT LOCATION: _____

DR. BY: _____
CK. BY: _____
DATE: _____
SCALE: N.T.S.
DWG.# _____

SECTION THRU CHAMBER

NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

REV.	DESCRIPTION	BY:	DATE

Precast Concrete Stormceptor® Order Request Form
* TO BE INCLUDED ON JOB PLAN BY DESIGNER

CONTRACTOR INFORMATION
Name _____
Address _____
City _____
State _____ Zip Code _____
Contact _____
Phone _____
Fax _____

OWNER INFORMATION
Name _____
Phone _____
Fax _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT

Stormceptor® Model	Insert Size	Manhole Number	MG-A
900	3600	Top Elevation (ft)	-310.3
1200	4800	Inlet Pipe Invert (ft)	-
1800	6000	Outlet Pipe Invert (ft)	-
2400	7200	Pipe Type	-
		Inlet Pipe Inside Diameter (ID)	18"
		Inlet Pipe Outside Diameter (OD)	18.25"
		Outlet Pipe Inside Diameter (ID)	18"
		Outlet Pipe Outside Diameter (OD)	18.25"

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

SEQUENCE OF CONSTRUCTION AND INSPECTOR'S CHECK-OFF LIST FOR STORMWATER MANAGEMENT STORMCEPTOR

STAGE	DEVELOPER'S ENGINEER'S APPROVAL	COUNTY INSPECTOR APPROVAL
INITIALS/DATE	INITIALS/DATE	INITIALS/DATE
1. PRE-CONSTRUCTION MEETING*		
2. INSTALLATION OF STORMCEPTOR* & ASSOCIATED STORM DRAINAGE: a. OBTAIN APPROVAL OF SUBGRADE b. INSTALLATION OF PRECAST BASE & LOWER TANK* c. INSTALLATION OF PRECAST MIDDLE SECTION WITH STORMCEPTOR INSERTS* d. INSTALLATION OF PRECAST TOP SLAB* e. INSTALLATION OF ADJUSTMENT RINGS AND FRAME AND COVER*		
3. BACKFILLING OPERATION AND COMPACTION		
4. SITE IS PERMANENTLY STABILIZED. SEDIMENT CONTROL MEASURES REMOVED AND ALL DEBRIS REMOVED FROM STORMCEPTOR*		
5. FINAL INSPECTION*		

*MANDATORY NOTIFICATION/APPROVAL OF DEP INSPECTOR PRIOR TO PROCEEDING WITH NEXT STAGE. CALL 217-6301 PRIOR TO 12:00 NOON ON THE PRECEDING DAY TO ARRANGE FOR NOTIFICATION/INSPECTION.

CONSTRUCTION NOTES

- SILT AND DEBRIS SHALL NOT BE ALLOWED TO ENTER THE STORMCEPTOR UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED. SILT MAY BE ALLOWED TO ENTER STORMCEPTOR IF IT IS BEING USED AS A FINAL SEDIMENT CONTROL FILTERING DEVICE.
- ALL OPENINGS TO STRUCTURES SHALL BE PROTECTED WITH THE APPROPRIATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- THE STORMCEPTOR MUST BE PUMPED OUT AND CLEANED AT THE END OF THE CONSTRUCTION OF THE PROJECT.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: **7-20-06**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Daniel L. Wyle* Date: **2/5/07**
Chief, Division of Land Development: *Cindy Stamba* Date: **2/2/07**
Chief, Development Engineering Division: *[Signature]* Date: **1/26/07**

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

RECHARGE FACILITY DETAILS
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV., 2006	37 - 43	11 OF 26

SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE/SUPER SILT FENCE. ANY SEDIMENT CONTROL FEATURES KNOCKED DOWN OR DISABLED ARE TO BE REPAIRED IMMEDIATELY OR BY THE END OF THE WORK DAY. (5 DAYS)
3. INSTALL STORM DRAIN INLETS AND PIPES TO EXISTING SEDIMENT BASIN. LOW-FLOW TO RECHARGE FACILITY TO REMAIN BLOCKED UNTIL PERMISSION OF SCL IS OBTAINED. (10 DAYS)
4. ROUGH GRADE SITE. INSTALL STORM DRAIN PIPES & STRUCTURES. (28 DAYS)
5. GRADE REMAINDER OF SITE, INSTALL UTILITIES, CURBS, WALKS, PAVEMENT, AND CONSTRUCT BUILDING. (52 DAYS)
7. STABILIZE THE SITE. (2 DAYS)
8. FLUSH AND PUMP CLEAN ALL STORM-DRAIN STRUCTURES, PIPES, AND RECHARGE FACILITY (REV A). (1 DAY)

LEGEND

- 300.00 PROPOSED SPOT ELEVATION
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR THIS PHASE
- PROPOSED SAFETY FENCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14191, Expiration Date: May 21, 2008.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Paul G. Cavanaugh 8/27/06
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

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

Michael J. Trapp 9/21/07
SIGNATURE OF REGISTERED ENGINEER DATE

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

Jim Meyer 10/4/07
Natural Resources Coordinator DATE

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

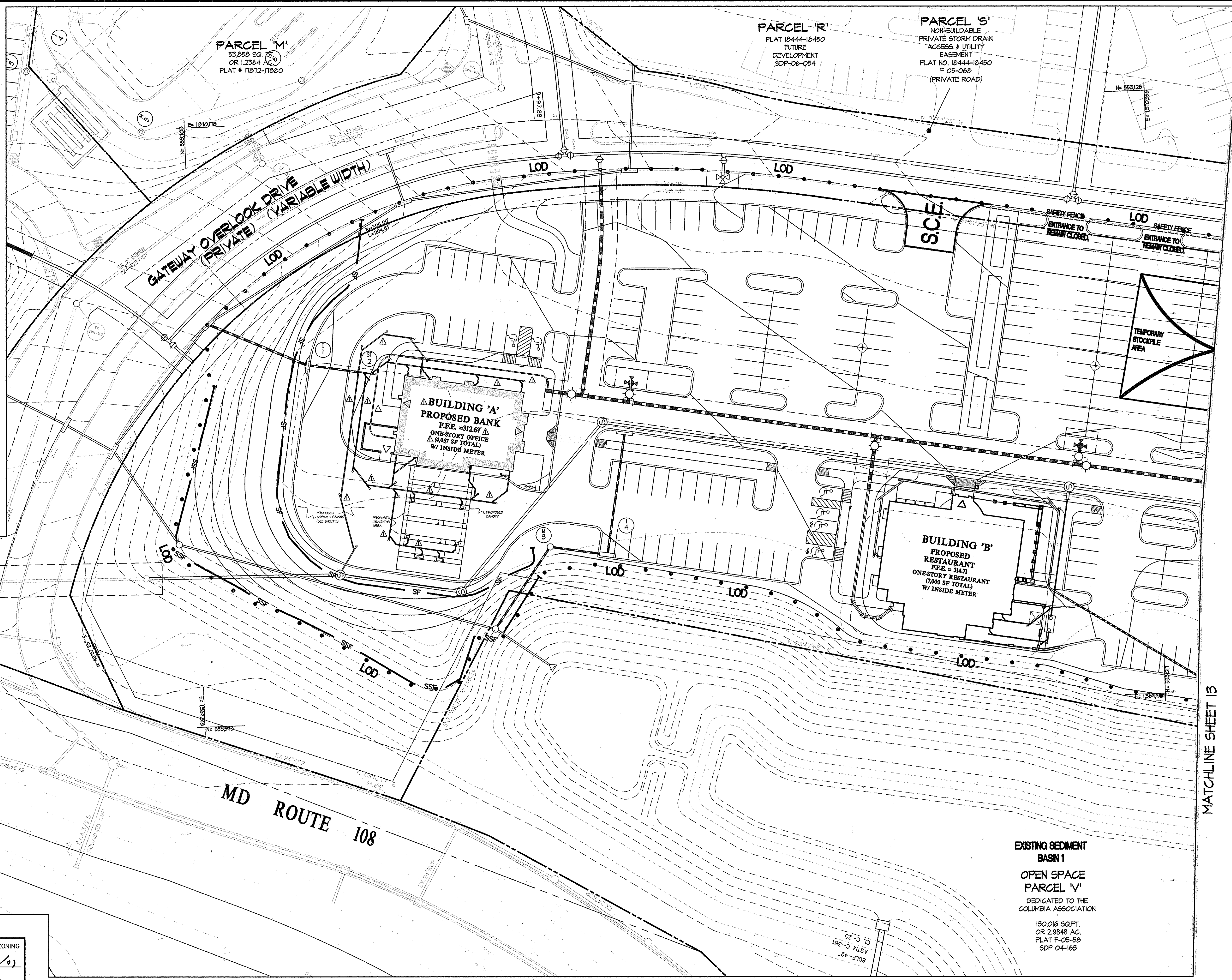
John R. Robinson 10/4/07
Howard S.C.D. DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul K. Wolfe 10/14/07
Director DATE
Wanda Harris 10/12/07
Chief, Division of Land Development DATE
Michael J. Trapp 10/16/07
Chief, Development Engineering Division DATE

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



EXISTING SEDIMENT BASIN 1
OPEN SPACE PARCEL 'V'
DEDICATED TO THE COLUMBIA ASSOCIATION
130,016 SQ.FT. OR 2,9848 AC.
PLAT F-05-58
SDP 04-163

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

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

SEDIMENT & EROSION CONTROL PLAN (REVISED)

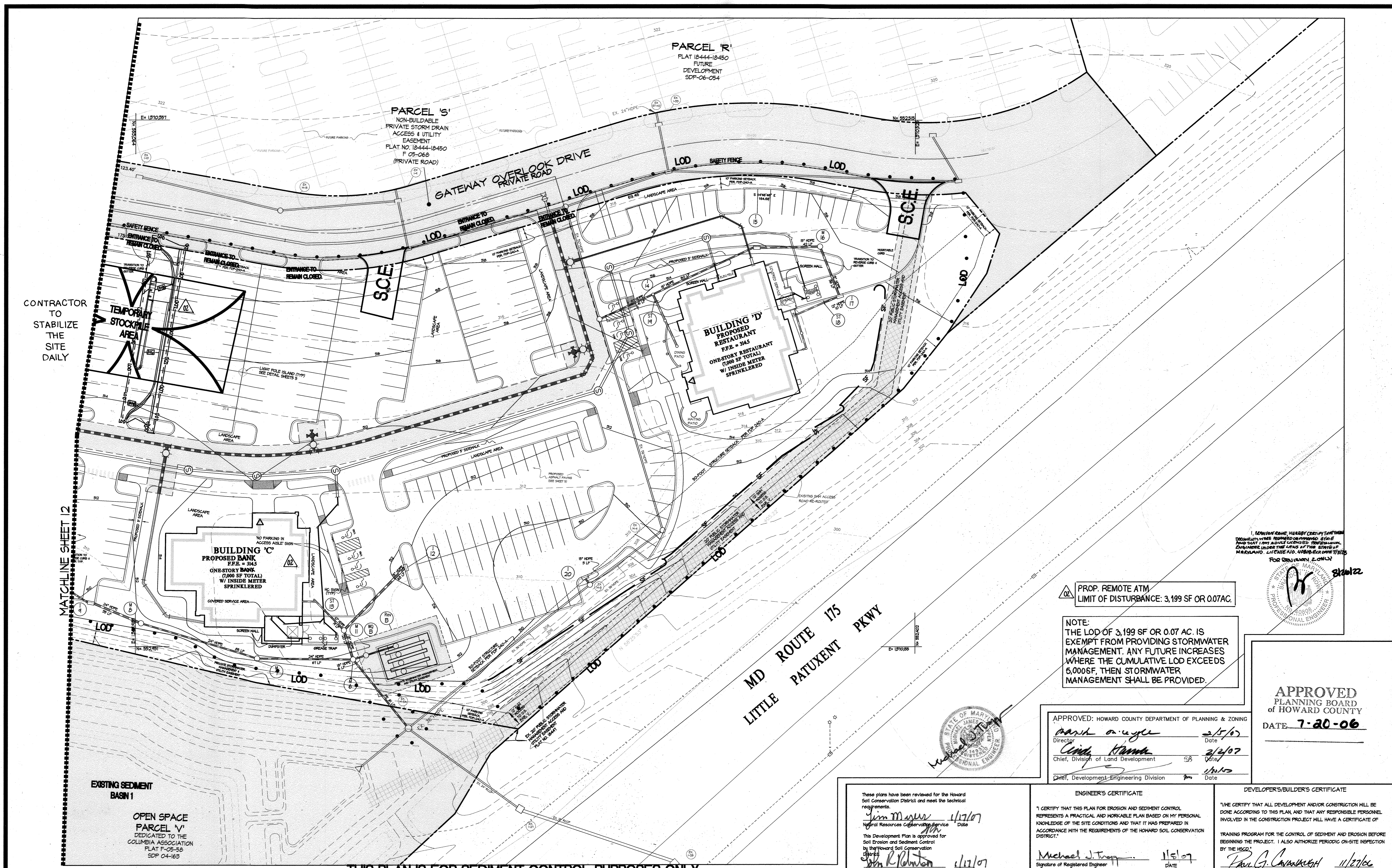
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2007	37 - 43	12 OF 25

1/21/07	REVISE BUILDING A AND BUILDING A W/C, S/C AND ROOF DRAINS	DES. B.J.M.	DRN. J.N.G.	CHK. B.J.M.
DATE	REVISION	BY	APP'R.	

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



PARCEL 'R'
PLAT 18444-18450
FUTURE
DEVELOPMENT
SDP-06-054

PARCEL 'S'
NON-BUILDABLE
PRIVATE STORM DRAIN
ACCESS & UTILITY
EASEMENT
PLAT NO. 18444-18450
F 05-068
(PRIVATE ROAD)

GATEWAY OVERLOOK DRIVE
PRIVATE ROAD

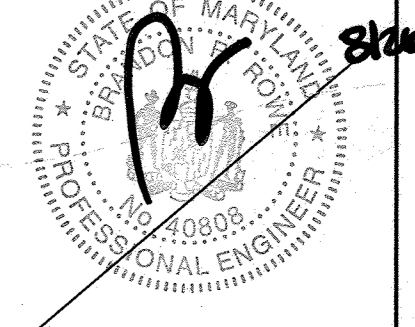
BUILDING 'D'
PROPOSED
RESTAURANT
F.F.E. = 3145
ONE-STORY RESTAURANT
(7,000 SF TOTAL)
W/ INSIDE METER
SPRINKLERED

BUILDING 'C'
PROPOSED BANK
F.F.E. = 3145
ONE-STORY BANK
(7,000 SF TOTAL)
W/ INSIDE METER
SPRINKLERED

CONTRACTOR
TO
STABILIZE
THE
SITE
DAILY

MATCHLINE SHEET 12

I, EDWIN ROBE, HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED OR SUPERVISED BY ME OR THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE CHARTER OF THE STATE OF MARYLAND, LICENSE NO. 14889, EXPIRES 12/31/25 FOR GEOTECHNICAL ENGINEERING

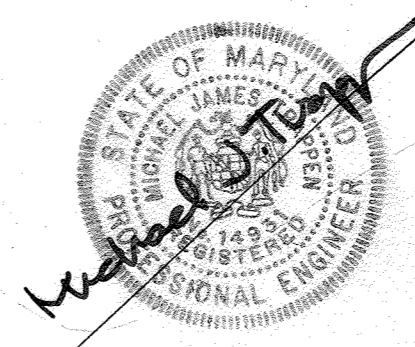


PROP. REMOTE ATM
LIMIT OF DISTURBANCE: 3,199 SF OR 0.07AC.

NOTE:
THE LOD OF 3,199 SF OR 0.07 AC. IS
EXEMPT FROM PROVIDING STORMWATER
MANAGEMENT. ANY FUTURE INCREASES
WHERE THE CUMULATIVE LOD EXCEEDS
6,000SF, THEN STORMWATER
MANAGEMENT SHALL BE PROVIDED.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Gyle* 2/5/07
 Chief, Division of Land Development: *Cindy Kamm* 2/2/07
 Chief, Development Engineering Division: *John* 1/1/07



These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Jim Marner 1/17/07
 Natural Resources Conservation Service
 This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John R. Johnston 1/17/07
 Howard S.C.D.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Michael J. Tropp 11/1/07
 Signature of Registered Engineer DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.
Paul G. Cavannaugh 11/27/06
 SIGNATURE OF DEVELOPER/BUILDER DATE

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 RESEARCH AND DEVELOPMENT CORPORATION
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 PAUL CAVANAUGH
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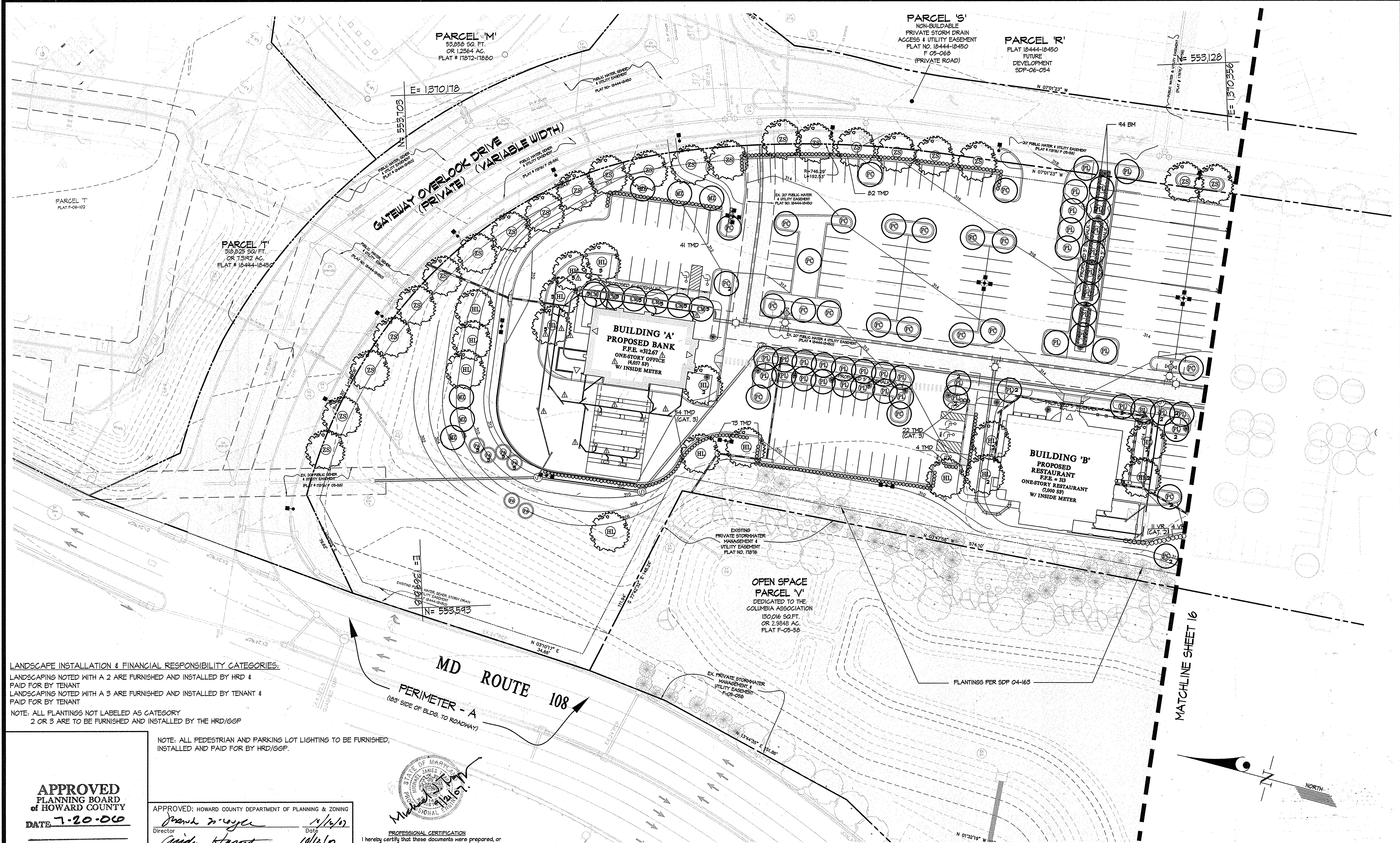
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 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV, 2006	37 - 43	13 OF 26

DRAWINGS\05084\SDP-02\SDP-12-13.dwg DES. DRN. JNG. CHK.

REVISION	DATE	BY	APPR.
CHANGE USE FROM RESTAURANT TO BANK; ADDITION OF REMOTE ATM AND LIGHTING			

SDP 06-81



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7-20-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frank Z. Vogel 10/14/07
Director Date

Vivian H. Hester 10/16/07
Chief, Division of Land Development Date

Michael J. ... 10/19/07
Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14491, Expiration Date: May 21, 2008.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.
1/27/07	REVISE BUILDING A AND BUILDING A HVAC, SHG AND ROOF DRAINS		

PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

LANDSCAPE PLAN (REVISED)
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

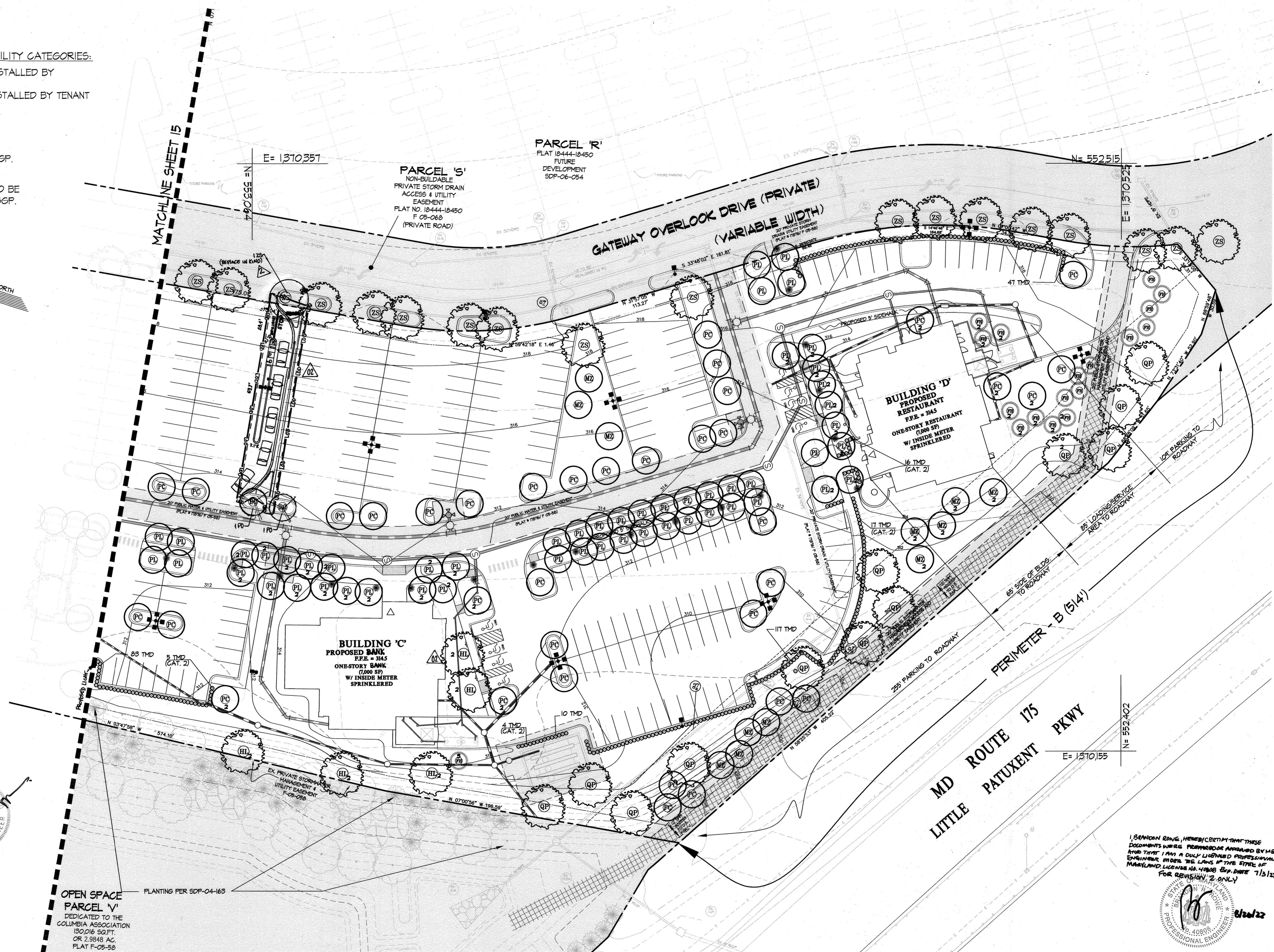
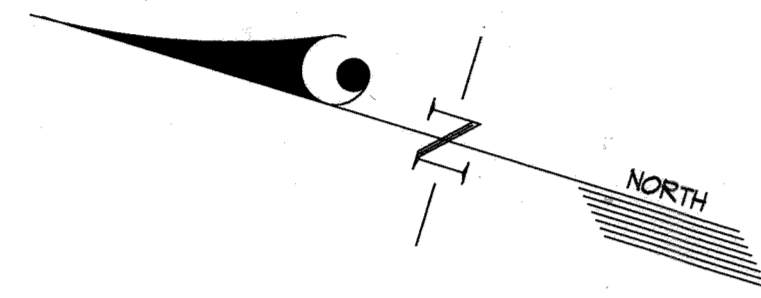
SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2006	37 - 43	15 OF 25

LANDSCAPE INSTALLATION & FINANCIAL RESPONSIBILITY CATEGORIES:

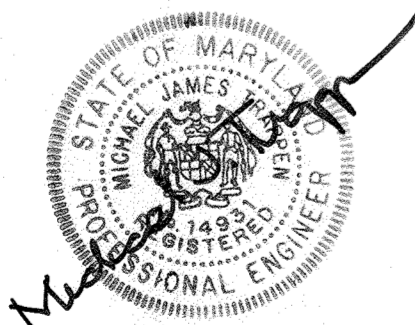
LANDSCAPING NOTED WITH A 2 ARE FURNISHED AND INSTALLED BY HRD/GGP & PAID FOR BY TENANT
 LANDSCAPING NOTES WITH A 3 ARE FURNISHED AND INSTALLED BY TENANT & PAID FOR BY TENANT

NOTE: ALL PLANTINGS NOT LABELED AS CATEGORY 2 OR 3 ARE FINISHED AND INSTALLED BY HRD/GGP.

NOTE: ALL PEDESTRIAN AND PARKING LOT LIGHTING TO BE FURNISHED, INSTALLED AND PAID FOR BY HRD/GGP.



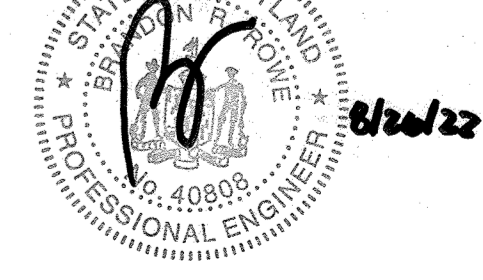
APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE **7-20-06**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *M. ...* Date **2/5/07**
 Chief, Division of Land Development *C. ...* Date **2/2/07**
 Chief, Development Engineering Division *P. ...* Date **1/9/10**

OPEN SPACE
 PARCEL 'V'
 DEDICATED TO THE
 COLUMBIA ASSOCIATION
 150,016 SQ.FT.
 OR 2.9848 AC.
 PLAT F-05-56

I, RANDON BOWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 44988 EXP. DATE 7/31/23 FOR REVISION 2 ONLY



THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!

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

REV#	DATE	DESCRIPTION	BY	APP'R.
REV#1	4/12/06	CHANGE USE FROM RESTAURANT TO BANK, ADDITION OF REMOTE ATMA AND LIGHTING		

PREPARED FOR:
 GENERAL GROWTH PROPERTIES
 RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PAUL CAVANAUGH
 410-992-6284

LANDSCAPE PLAN
GATEWAY OVERLOOK
 BENSON EAST - PARCEL A
 Buildings A (Bank) and B to D (Restaurants)
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 ELECTION DISTRICT No. 6
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SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
NOV., 2006	37 - 43	16 OF 25

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

- PLANT NAMES
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.
- PLANT STANDARDS
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE-AFTER REFERRED TO AS A.A.S. STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-UP PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').
C. CALIPER HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 5.5"	14'-16'	6'-8'	32" DIAMETER
5.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12"	44" DIAMETER
5" - 5.5"	16'-20'	10'-12"	48" DIAMETER
5.5" - 6"	18'-20'	12'-14"	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "A.A.S. STANDARDS".

4. PLANT IDENTIFICATION
LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BASKETS OF OTHER PLANT MATERIALS GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION
THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

6. PLANTING METHODS
ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL. PLANTING MIXTURES ARE USED.
THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "A.A.S. STANDARDS".

3. EXCAVATION OF PLANT PITS
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES; DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL DIAMETER. SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 5.5" CAL.	36"	64"	28"
5.5" - 4" CAL.	42"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND SHALL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16" 1 STRAND CABLE CADMIUM PLATED STEEL WITH GALVANIZED EYE THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE SHALL BE NEW 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. PLASTIC LOCK TIES OR WALLS TREES BRACES MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING
A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARDS AND PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.
B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAR LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.
C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.
B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

PLANT SCHEDULE

TYPE & SYMBOL	QUANTITY	NAME (BOTANICAL/COMMON)	MINIMUM SIZE	REMARK	
SHADE TREES (Y)	HL	20	GLEDTISIA TRIACANTHOS INERMIS 'HALKA' / HALKA HONEYLOCUST	3.0" CAL., 12'-14" HT.	B4B, FULL
	GP	12	QUERCUS PALUSTRIS / PIN OAK	3.0" CAL., 12'-14" HT.	B4B, FULL
	ZS	40	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	3.0" CAL., 12'-14" HT.	B4B, FULL
ORNAMENTAL TREES (Y)	MZ	19	MALUS ZIMI 'CALOGARPA' / ZIMI CRABAPPLE	2.5" CAL., 8'-10" HT.	B4B, FULL
	FL	88	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM	2.5" CAL., 8'-10" HT.	B4B, FULL
	PC	62	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2.5" CAL., 8'-10" HT.	B4B, FULL
	CM	6	LASERSTROEMIA INDICA / GRAPE MYRTLE	2.5" CAL. MIN.	B4B, FULL
	PO	2	PRUNUS OKAME/OKAME CHERRY	2.5" CAL., 8'-10" HT.	B4B, FULL
EVERGREEN TREES (Y)	FA	6	PICEA ABIES / NORWAY SPRUCE	8' - 9' HT.	B4B, WELL FORM WITH INTACT CENTRAL LEADER
	FH	18	ILEX ATTENUATA 'FOSTERI' / FOSTER HOLLY	8' - 9' HT.	B4B, WELL FORM WITH INTACT CENTRAL LEADER
SHRUBS (Y)	TMD	551	TAXUS X MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	24"-30" in hgt. - container	CONT.
	VR	15	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	3' HT.	CONT.
	BM	94	BUXUS MICROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BOXWOOD	3' HT.	CONT.

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

PERIMETER NO.	A				B			
	1	2	3	4	1	2	3	4
USE SITUATION (SEE DESC. BELOW)	1	1	2	3	1	2	3	4
LANDSCAPE TYPE	TYPE-B	TYPE-B	TYPE-E	TYPE-D	TYPE-B	TYPE-B	TYPE-E	TYPE-D
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	108'	65'	364'	85'	108'	65'	364'	85'
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NUMBER OF PLANTS REQUIRED								
SHADE TREES	4	1	9	2	4	1	9	2
EVERGREEN TREES	5	2	N/A	4	5	2	N/A	4
SHRUBS	N/A	N/A	91	N/A	N/A	N/A	91	N/A
NUMBER OF PLANTS PROVIDED								
SHADE TREES	> 4 (ALT. COMPL.)	> 1 (A.G.)	> 9 (A.G.)	> 2 (A.G.)	> 4 (ALT. COMPL.)	> 1 (A.G.)	> 9 (A.G.)	> 2 (A.G.)
EVERGREEN TREES	> 5 (ALT. COMPL.)	> 2 (A.G.)	N/A	> 4 (A.G.)	> 5 (ALT. COMPL.)	> 2 (A.G.)	N/A	> 4 (A.G.)
OTHER TREES (@ 2:1 substitution)	N/A	ALT. COMPL.	ALT. COMPL.	ALT. COMPL.	N/A	ALT. COMPL.	ALT. COMPL.	ALT. COMPL.
SHRUBS (10:1 substitution)	N/A	ALT. COMPL.	> 91 (A.G.)	ALT. COMPL.	N/A	ALT. COMPL.	> 91 (A.G.)	ALT. COMPL.

EXCEPT FOR PERIMETERS 'A' AND 'B', ALL OTHER PERIMETERS ARE CLASSIFIED AS INTERNAL.

- SIDE OF NON-RESIDENTIAL BLDGS. TO PUBLIC ROADWAY
- PARKING LOT TO PUBLIC ROADWAY
- LOADING/SERVICE AREA TO ROADWAY

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	401 SPACES
NUMBER OF TREES REQUIRED	20 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	OVER 20 PER ALTERNATIVE COMPLIANCE
SHADE TREES	N/A
OTHER TREES (2:1 substitution)	N/A

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-A AND SCHEDULE-B:

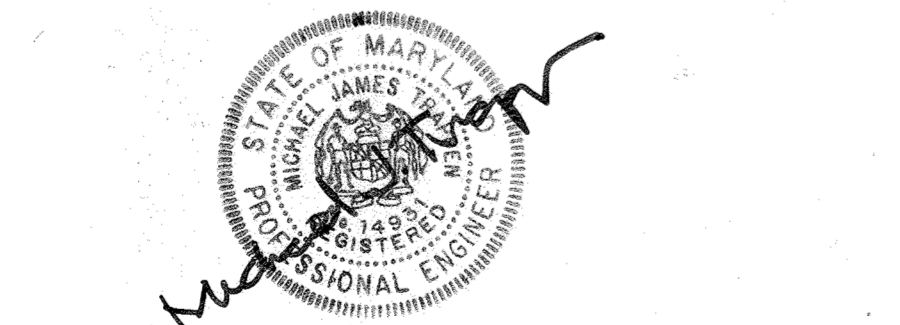
36 SHADE TREES at \$300/TREE	=	\$ 10,800.00
16 EVERGREEN TREES at \$150/TREE	=	\$ 2,400.00
91 SHRUBS at \$30/SHRUB	=	\$ 2,730.00
TOTAL	=	\$ 15,930.00

LANDSCAPE NOTES

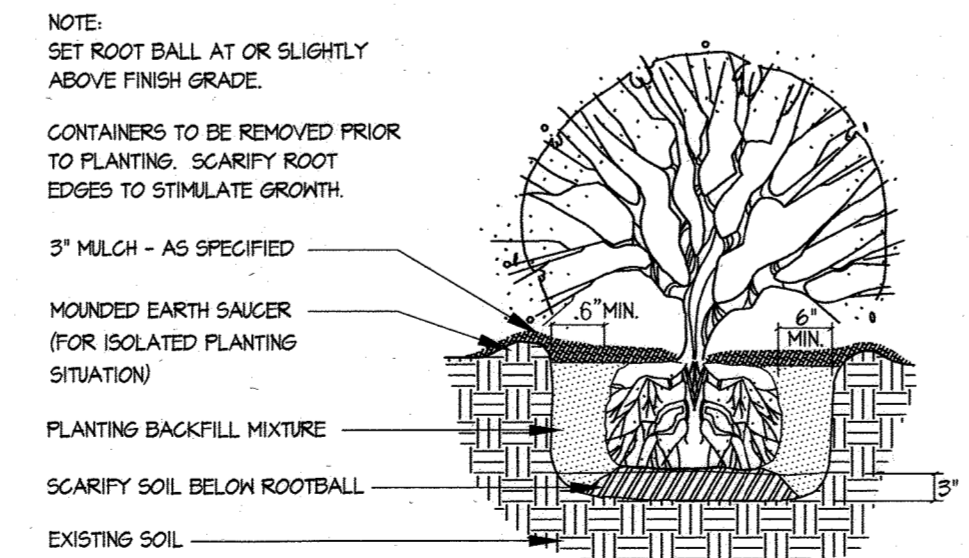
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 1 SHALL APPLY.
 - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT ENGINEER / LANDSCAPE ARCHITECT IF ANY RELOCATIONS ARE REQUIRED.
 - PLANT QUANTITIES SHOWN ON PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
 - ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, AND SYMMETRICAL, AND CONFORM TO THE A.A.S. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
 - ALL EXPOSED EARTH WITHIN LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
 - DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PER SCHEDULES 'A' AND 'B' SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$15,930.00
 - TABULATION FOR LANDSCAPE SHOWN:
REQUIRED PLANTING BY HRP FOR 8.7 ACRES 20 SHADE TREES/ACRE = 174 SHADE TREES
- PLANTING PROVIDED:
SHADE TREES 73
ORNAMENTAL TREES 178 = 89 E.S.T. (AT 2:1)
EVERGREEN TREES 24 = 12 E.S.T. (AT 2:1)
SHRUBS PROVIDED: 651 = 326 E.S.T. (AT 10:1)
- TOTAL E.S.T. = 500 (E.S.T. = EQUIVALENT SHADE TREE)
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - A LETTER OF APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE FOR ALTERNATIVE COMPLIANCE HAS BEEN PROVIDED

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **7-20-06**

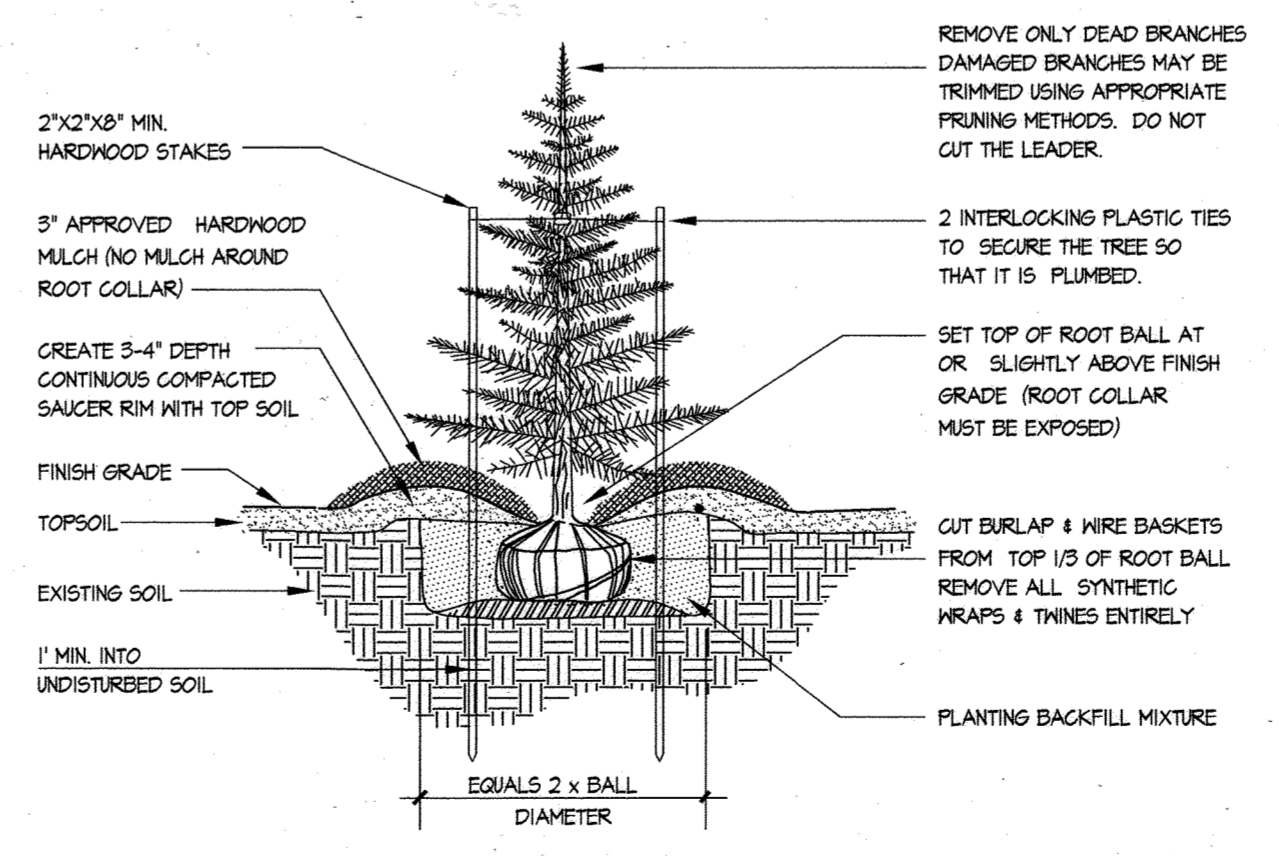
I, BONDWIN ROBE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO: 40808 Exp. DATE: 7/31/23
FOR REVISION, 2 ONLY



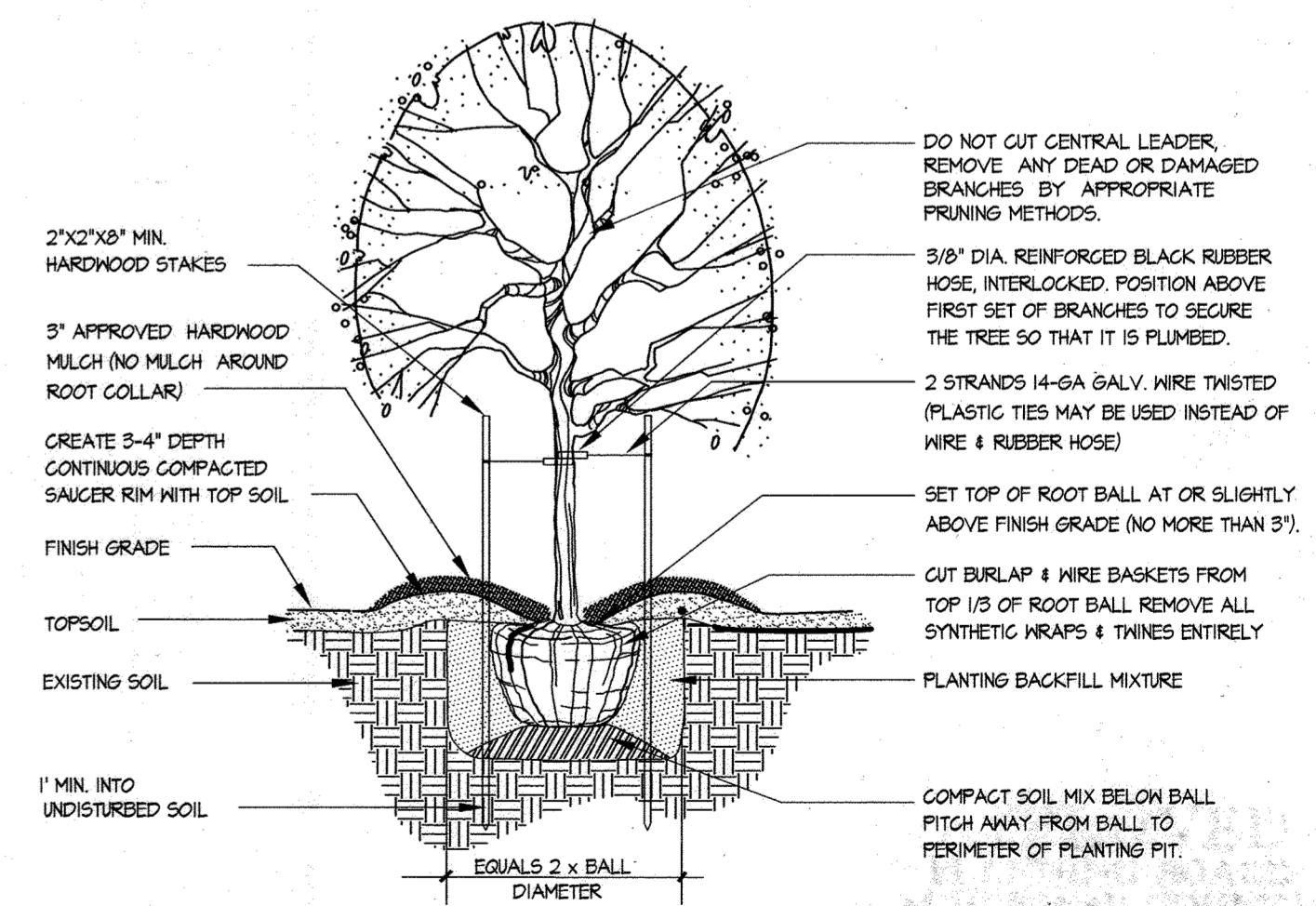
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Mark P. Leagle 2/5/07 Date
 Director
 Cindy Hanna 2/2/07 Date
 Chief, Division of Land Development
 Chief, Development Engineering Division 1/3/07 Date



SHRUB PLANTING DETAIL NTS



EVERGREEN TREE PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS

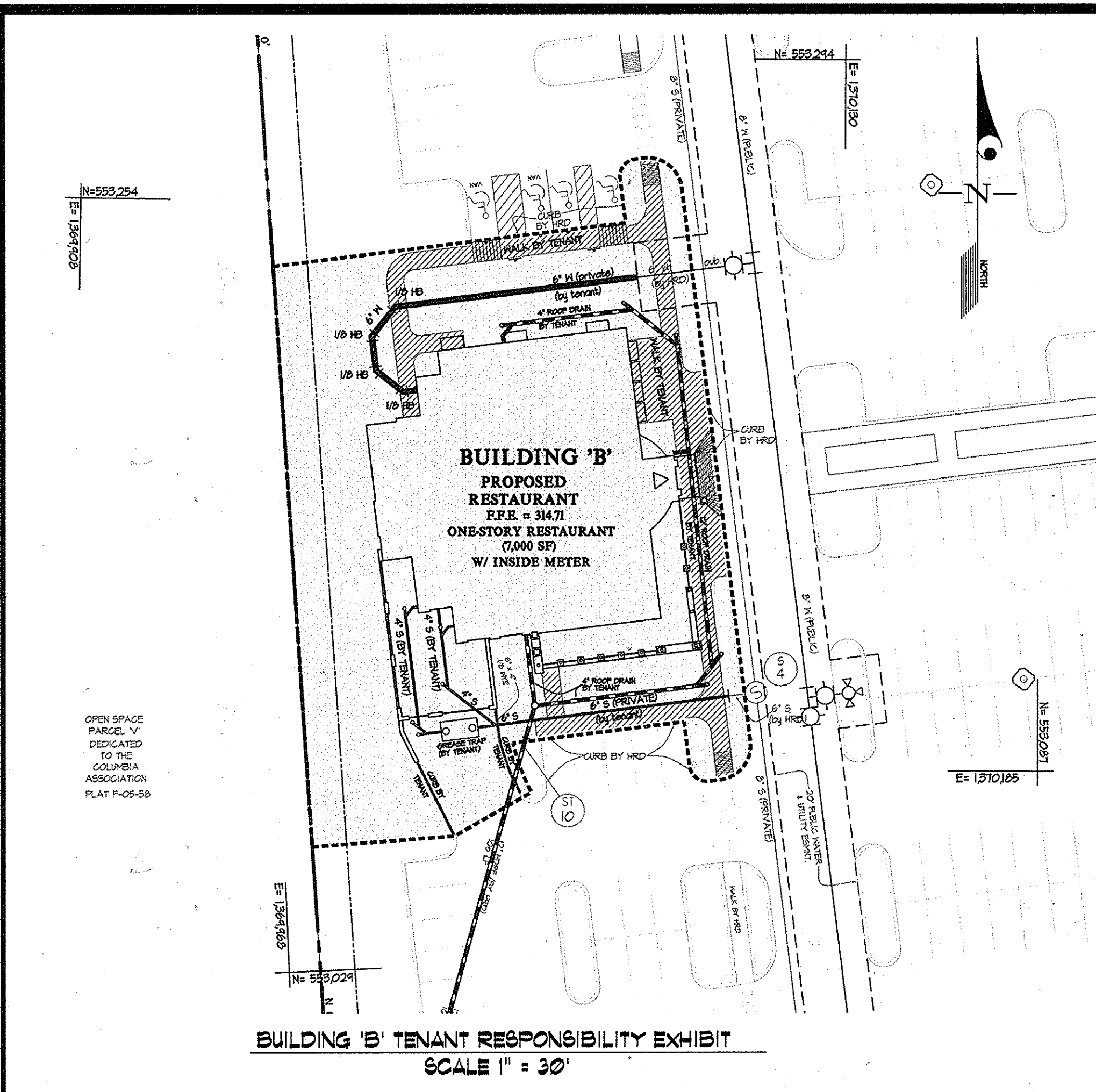
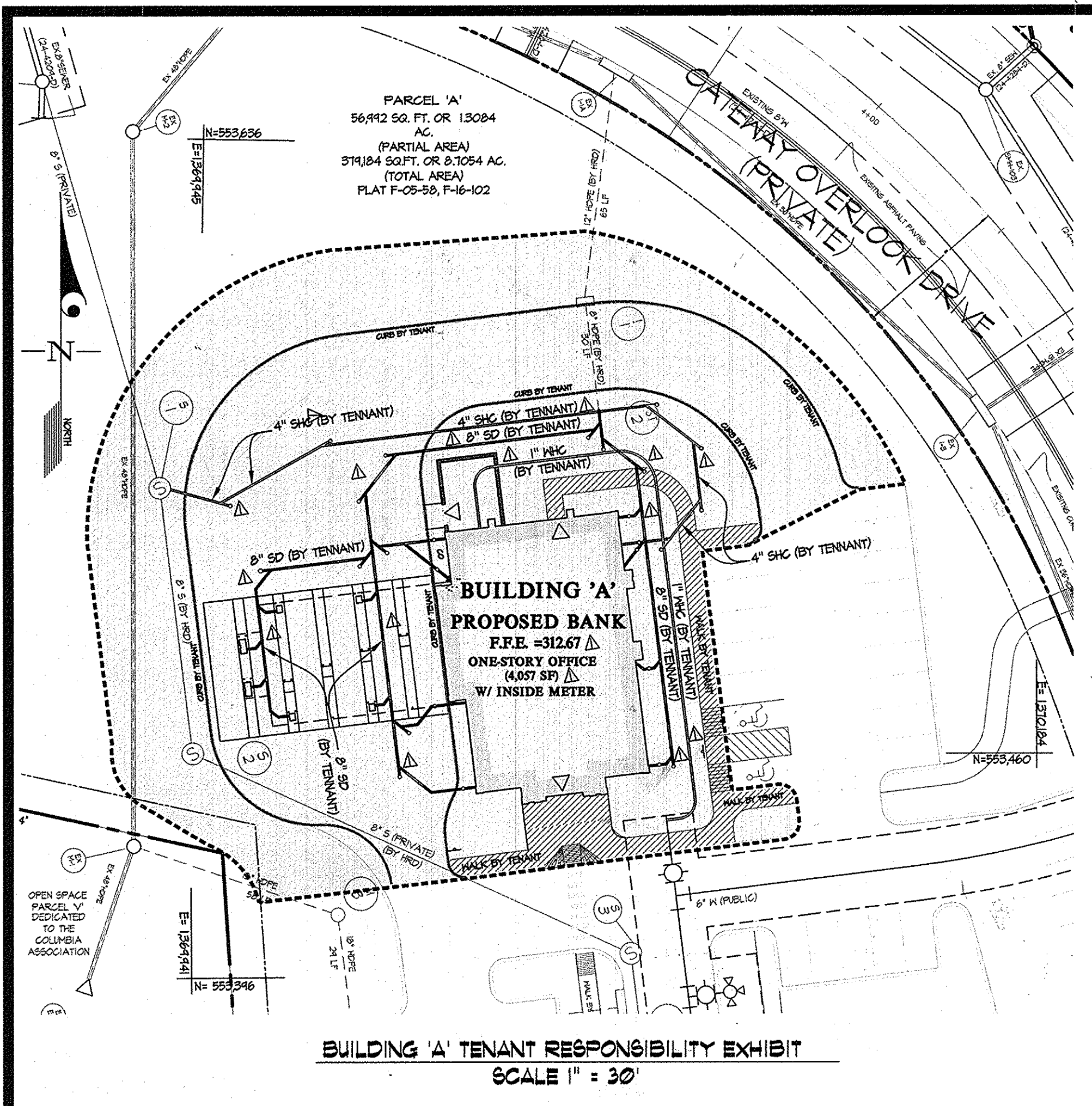
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REVISION: CHANGE USE FROM RESTAURANT TO BANK; ADDITION OF REMOTE ATM AND LIGHTING
DATE: _____ BY: _____ APPR: _____

PREPARED FOR:
HOWARD GENERAL GROWTH PROPERTIES RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

LANDSCAPE DETAILS AND NOTES
GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450
ELECTION DISTRICT No. 6

SCALE: NA
ZONING: NEW TOWN
G. L. W. FILE NO.: 05084
DATE: NOV., 2006
TAX MAP - GRID: 37 - 43
SHEET: 17 OF 28

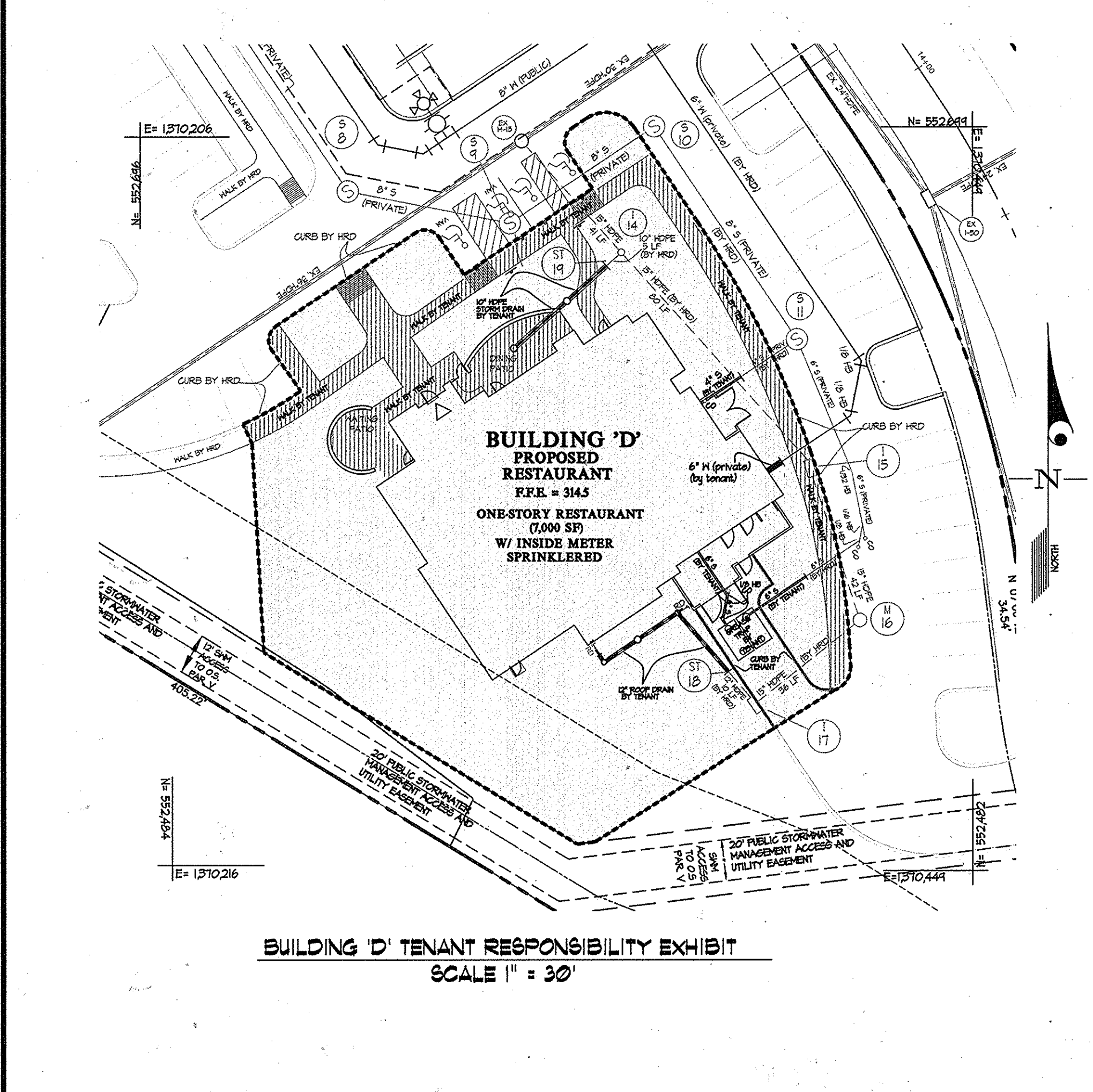
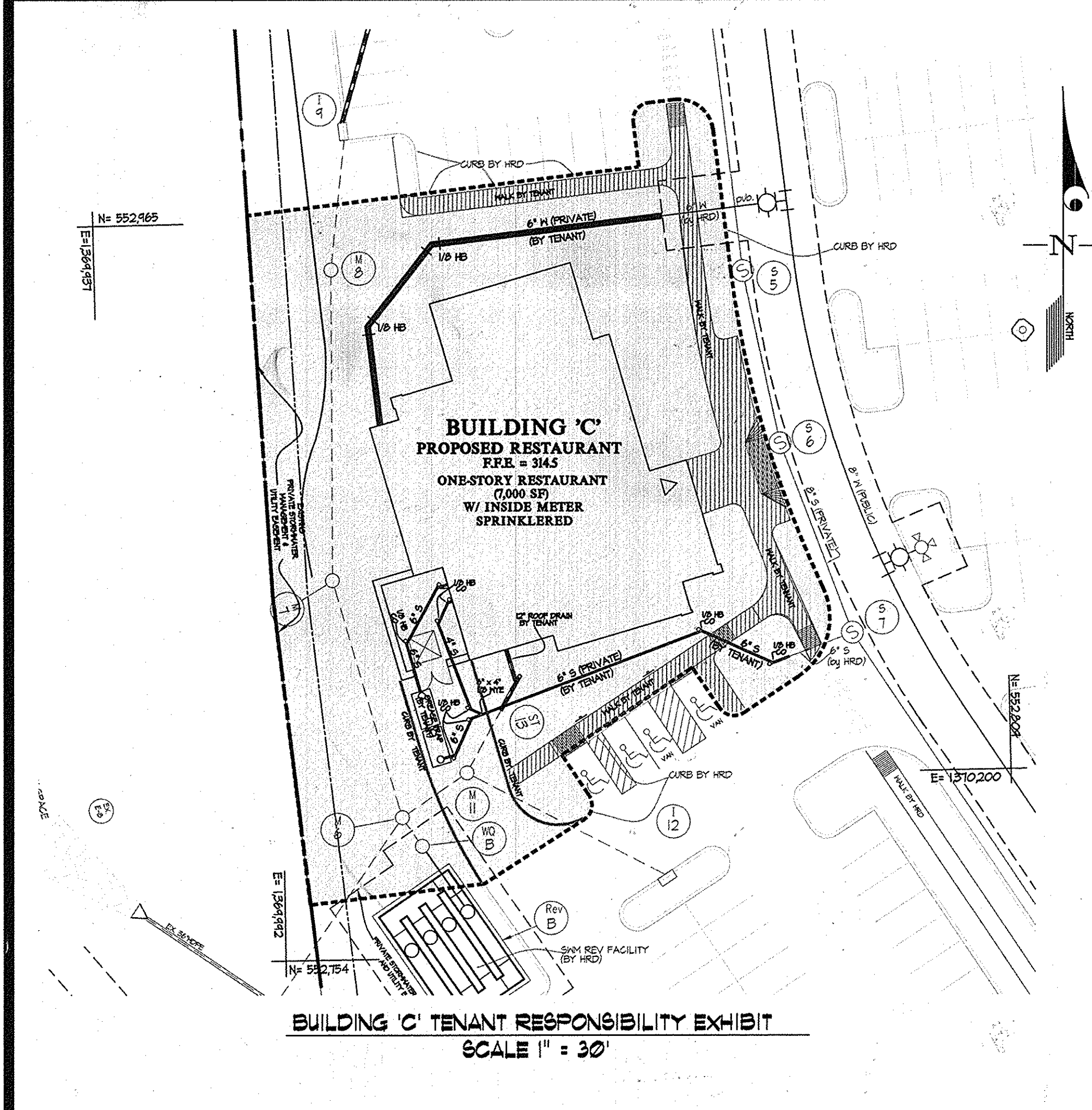
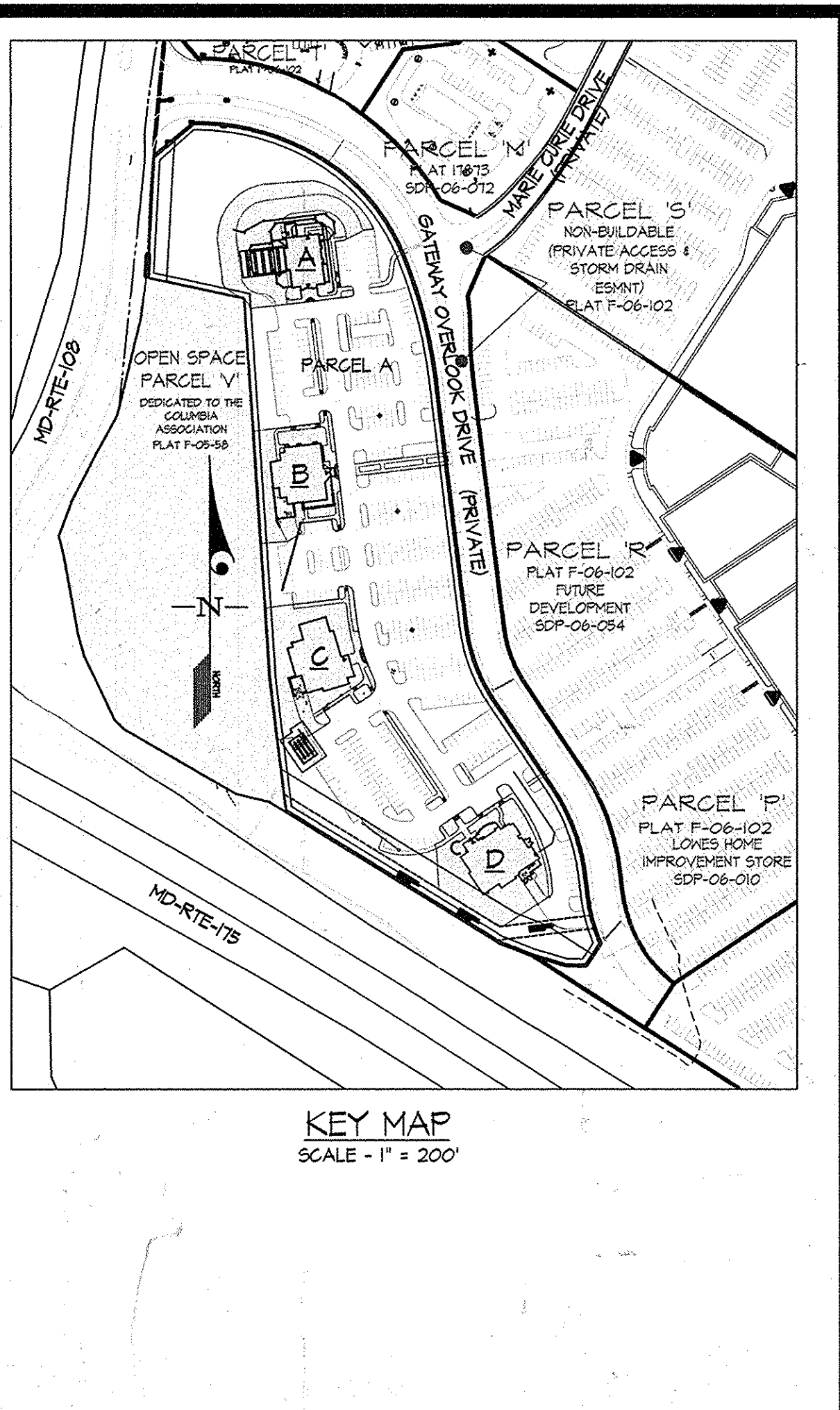


LEGEND

- STORM DRAIN AND STORM DRAIN BY TENANT
- ROOF DRAIN AND STORM DRAIN BY TENANT
- SEWER BY HRD-GGP.
- SEWER BY TENANT
- WATER MAIN BY HRD-GGP.
- WATER CONNECTION BY TENANT
- WALK BY HRD-GGP.
- WALK BY TENANT
- TENANT AREA OF RESPONSIBILITY
- CURB BY TENANT

NOTES

1. DAMAGE TO ANY WORK PERFORMED BY HRD/GGP SHALL BE PAID FOR BY THE TENANT.



PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14491, Expiration Date: May 21, 2008.

Michael J. Stearn
7/21/07
PROFESSIONAL ENGINEER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paula Hough 11/14/07
Director Date

Cindy Hamra 10/12/07
Chief, Division of Land Development Date

Michael J. Stearn 10/19/07
Chief, Development Engineering Division Date

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 7-20-08

SCALE	ZONING	G. L. W. File No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
AUG., 2007	37 - 43	18 OF 26

HOWARD COUNTY, MARYLAND

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

1/21/07	REVISE BUILDING A AND BUILDING A W/C, SHC AND ROOF DRAINS	DES. B.J.M.	CHK. B.J.M.
DATE	REVISION	BY	APP'R.

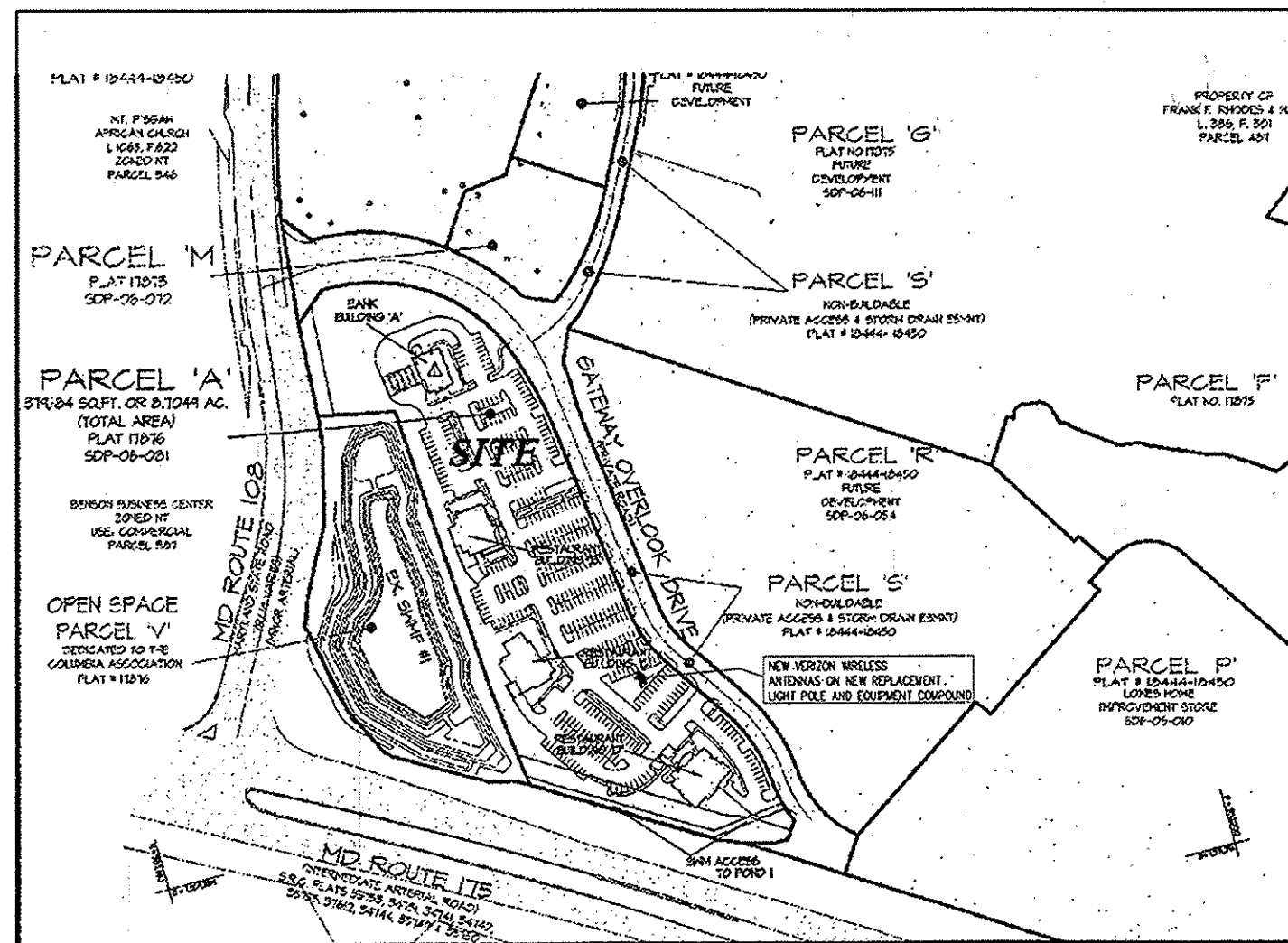
PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PAUL CAVANAUGH
410-992-6284

TENANT RESPONSIBILITY EXHIBIT (REVISED)

GATEWAY OVERLOOK
BENSON EAST - PARCEL A
Buildings A (Bank) and B to D (Restaurants)
PLAT 17872-17880 and 18444-18450

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: NTS



SITE PLAN NOTES

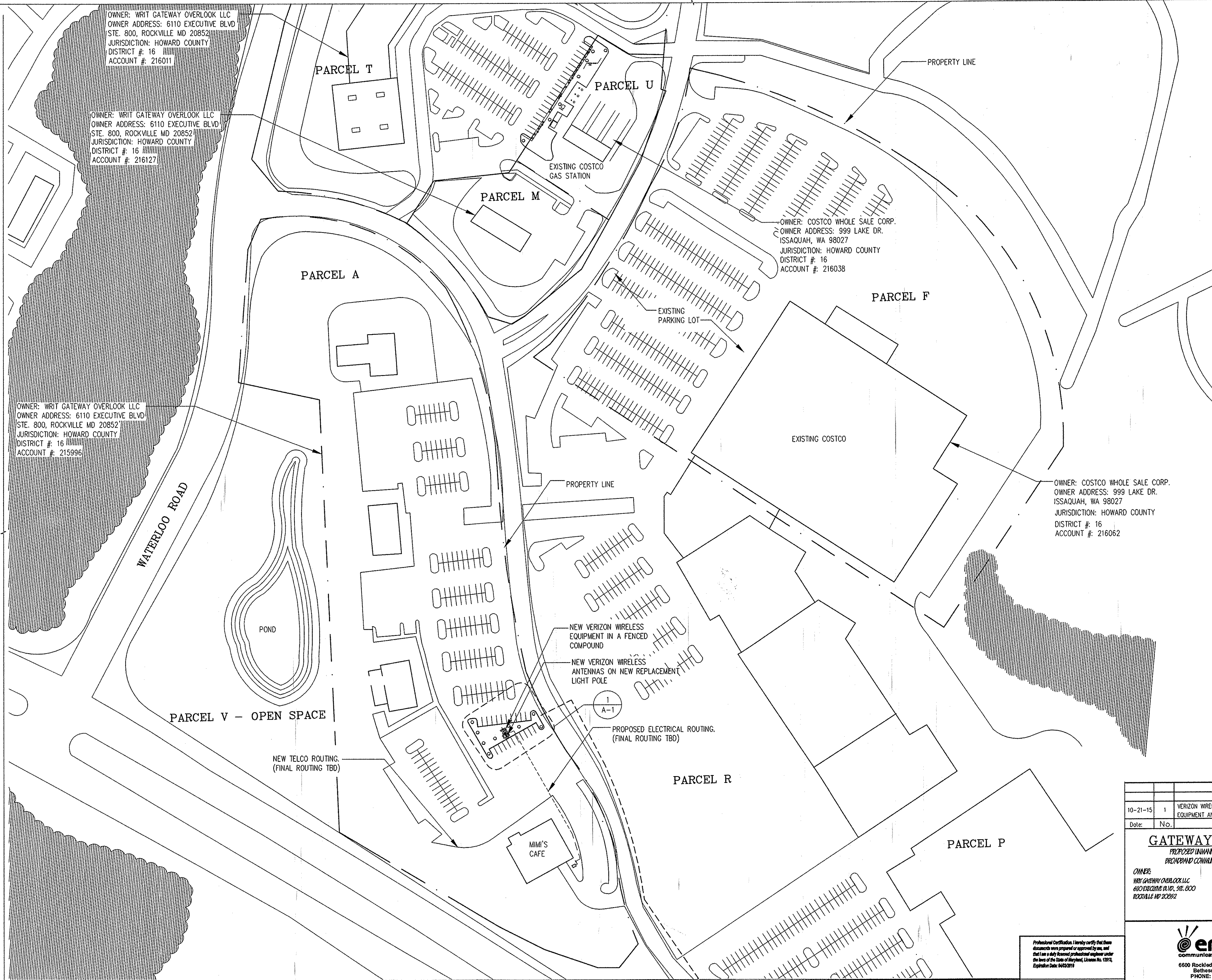
- 1.) SEARCH RING NAME: GATEWAY OVERLOOK LOC 2
CANDIDATE NAME: WRIT LOC2
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE PARENT PARCEL INFORMATION:
OWNER: WRIT GATEWAY OVERLOOK LLC
PREMISES ADDRESS: 8210 GATEWAY OVERLOOK DR. ELK RIDGE, MD 21075
MAILING ADDRESS: 6110 EXECUTIVE BLVD STE 800 ROCKVILLE, MD 20852
COUNTY: HOWARD COUNTY
ACCOUNT ID: DISTRICT-16 #215996
DEED REFERENCE: 12893/00289
USE: COMMERCIAL
MAP/GRID/PARCEL: 0037/0020/0382
- 4.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

LEGEND

- ☆ LIGHT POLE
- INDIVIDUAL TREE
- INDIVIDUAL TREE - TO REMOVED

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- TREE OR VEGETATION LINE



OWNER: WRIT GATEWAY OVERLOOK LLC
OWNER ADDRESS: 6110 EXECUTIVE BLVD
STE. 800, ROCKVILLE MD 20852
JURISDICTION: HOWARD COUNTY
DISTRICT # 16
ACCOUNT # 216011

OWNER: WRIT GATEWAY OVERLOOK LLC
OWNER ADDRESS: 6110 EXECUTIVE BLVD
STE. 800, ROCKVILLE MD 20852
JURISDICTION: HOWARD COUNTY
DISTRICT # 16
ACCOUNT # 216127

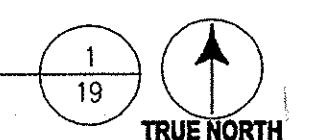
OWNER: WRIT GATEWAY OVERLOOK LLC
OWNER ADDRESS: 6110 EXECUTIVE BLVD
STE. 800, ROCKVILLE MD 20852
JURISDICTION: HOWARD COUNTY
DISTRICT # 16
ACCOUNT # 215996

OWNER: COSTCO WHOLE SALE CORP.
OWNER ADDRESS: 999 LAKE DR.
ISSAQUAH, WA 98027
JURISDICTION: HOWARD COUNTY
DISTRICT # 16
ACCOUNT # 216038

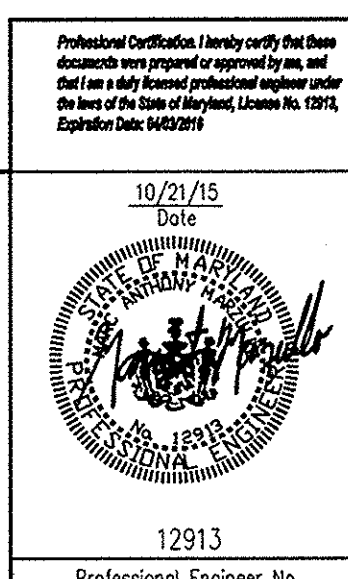
OWNER: COSTCO WHOLE SALE CORP.
OWNER ADDRESS: 999 LAKE DR.
ISSAQUAH, WA 98027
JURISDICTION: HOWARD COUNTY
DISTRICT # 16
ACCOUNT # 216062

SITE PLAN

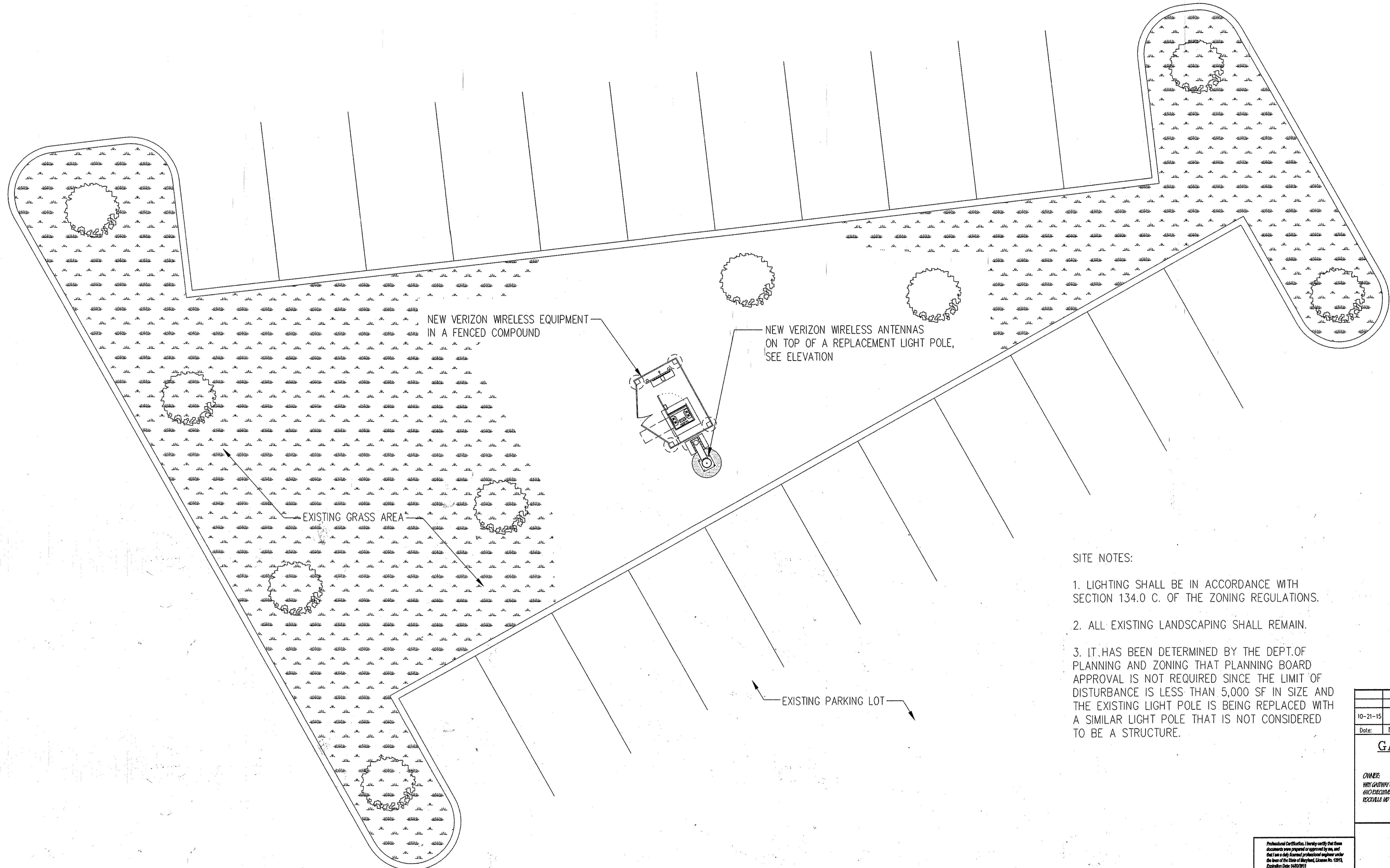
SCALE: 1"=200'-0"



APPROVALS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE: 12-11-15
DATE: 12-15-15	DATE: 12-16-15



10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A
Date:	No.	Revision Description
GATEWAY OVERLOOK		
PROPOSED UNIMPAVED WIRELESS COMMUNICATIONS FACILITY		
OWNER: WRIT GATEWAY OVERLOOK LLC 610 EXECUTIVE BLVD, STE. 800 ROCKVILLE MD 20852	DEVELOPER: VERIZON WIRELESS 9900 MCKENNA BLVD MARTIN'S JUNCTION, MD 20704	
entrex communications services, inc.		
6500 Rockledge Drive, Suite 550 Bethesda, MD 20817 PHONE: (301)408-0900 FAX: (302)408-0961		
Subdivision Name BENSON EAST	Section/Area N/A	Lot/Parcel # Parcel 382
LIBER: 12893	ORIG: 20	Zone: New Zone map
CD: 259	NEW TOWN: 17/20	Elect. Dist: 6
WATER CODE: E08		Census Tract: 6067.03
SITE PLAN		
Des. By: M.A.	Scale:	Entrex Proj No.: 1102.251
Dwn. By: M.A.	Date: 10-21-15	19 of 26
Chk. By: M.M.	Approved: M.M.	



NEW VERIZON WIRELESS EQUIPMENT
IN A FENCED COMPOUND

NEW VERIZON WIRELESS ANTENNAS
ON TOP OF A REPLACEMENT LIGHT POLE,
SEE ELEVATION

EXISTING GRASS AREA

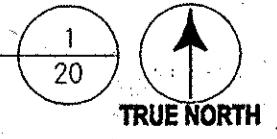
EXISTING PARKING LOT

SITE NOTES:

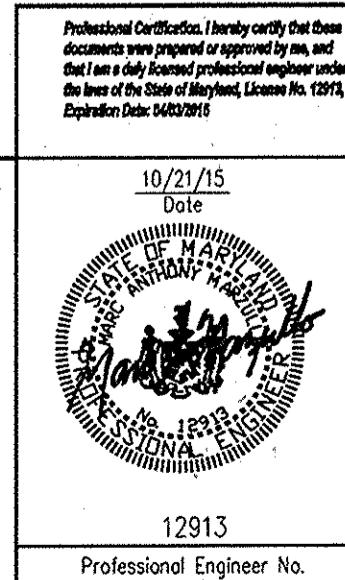
1. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 134.0 C. OF THE ZONING REGULATIONS.
2. ALL EXISTING LANDSCAPING SHALL REMAIN.
3. IT HAS BEEN DETERMINED BY THE DEPT. OF PLANNING AND ZONING THAT PLANNING BOARD APPROVAL IS NOT REQUIRED SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF IN SIZE AND THE EXISTING LIGHT POLE IS BEING REPLACED WITH A SIMILAR LIGHT POLE THAT IS NOT CONSIDERED TO BE A STRUCTURE.

1

PARTIAL SITE PLAN
SCALE: 3/32"=1'-0"

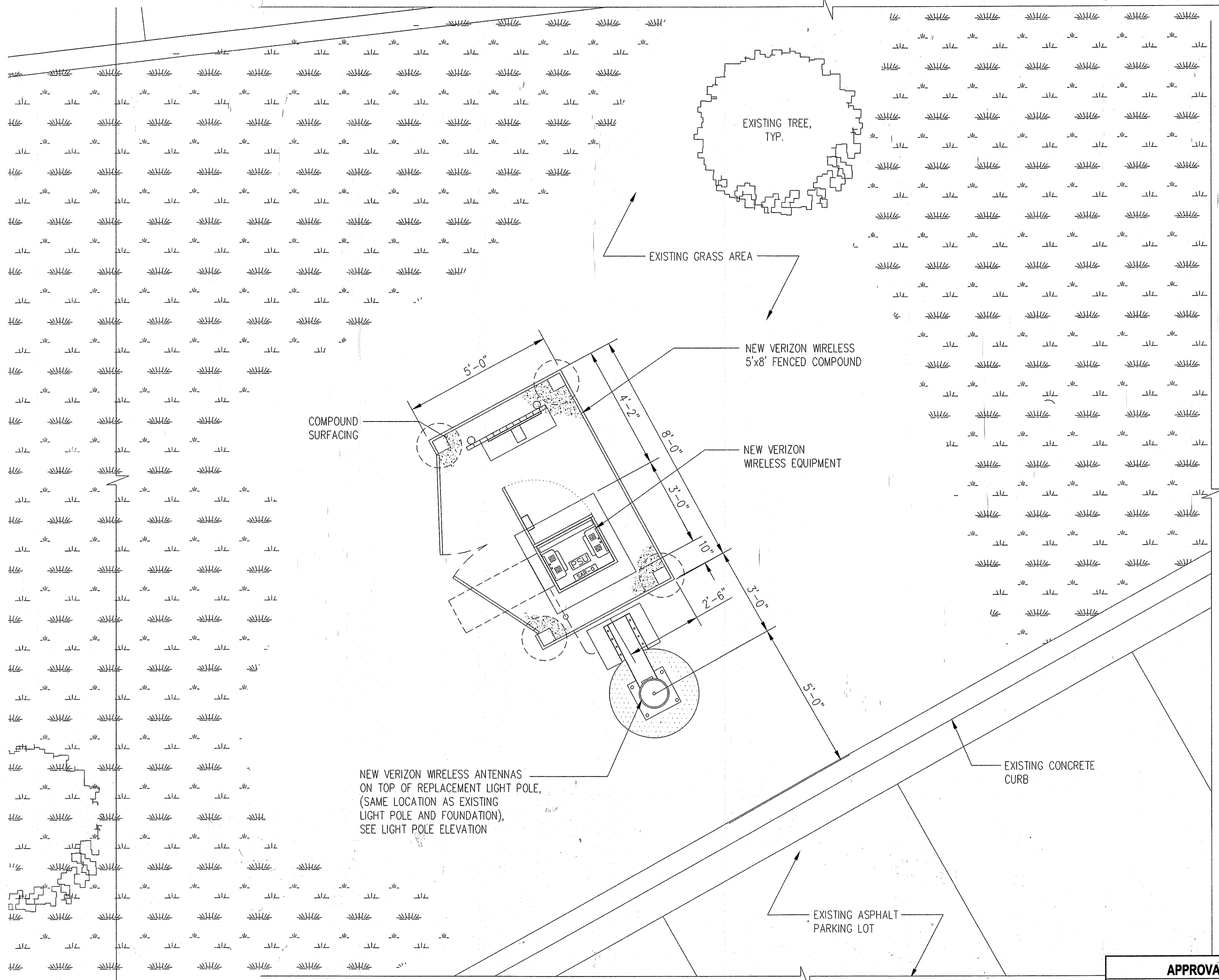


APPROVALS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	Date: 12-11-15
<i>Chad Smith</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	Date: 12-15-15
<i>Walter J. J. [Signature]</i> DIRECTOR, DIVISION OF LAND DEVELOPMENT	Date: 12-16-15
<i>Walter J. J. [Signature]</i> DIRECTOR	



10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A
Date:	No.	Revision Description
GATEWAY OVERLOOK		
PROPOSED UNWIRELESS BROADBAND COMMUNICATIONS FACILITY		
OWNER: NEW GATEWAY OVERLOOK LLC 610 EXETER BLVD, STE. 200 ROCKVILLE MD 20852	DEVELOPER: VERIZON WIRELESS 3000 JACOBSON BLVD ANNAPOLIS, MARYLAND 20701	
entrex communication services, inc. 6600 Rockledge Drive, Suite 550 Bethesda, MD 20817 PHONE: (302)408-0960 FAX: (302)408-0961		
Subdivision Name BENSON EAST	Section/Area N/A	Lot/Parcel # Parcel 382
LIBER: 12893 FOLIO: 289	GRD: 20 Zone: NEW TOWN/17/20	Elect. Dis 6 Census Tract: 6967.03
WATER CODE E08		
TITLE: PARTIAL SITE PLAN		
Des. By M.A.	Scale: M.A.	Entrex Proj. No.: 1102.251
Drn. By M.M.	Date: 10-21-15	20 of 26
Chk. By M.M.	Approved: M.M.	
Professional Engineer No. 12913		

SDP - 06 - 81

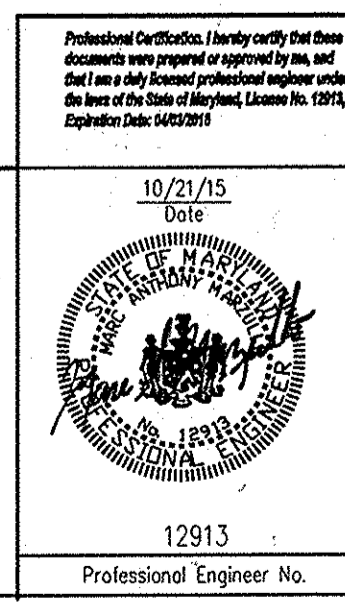


COMPOUND PLAN
SCALE: 1/2"=1'-0"

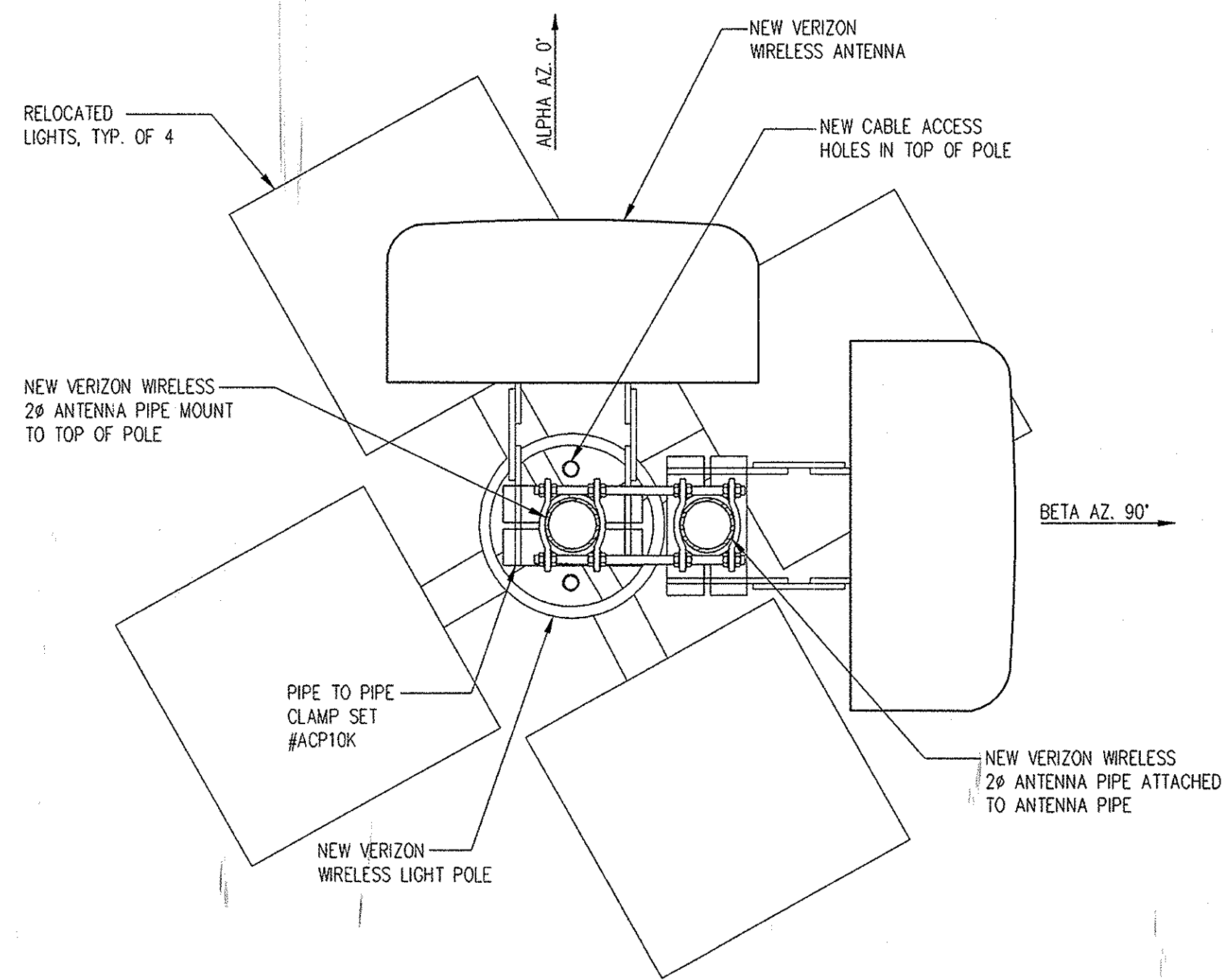
1
21

TRUE NORTH

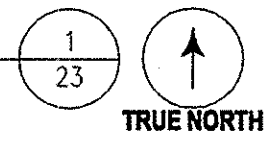
APPROVALS	
APPROVED: <i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE: 12-11-15
APPROVED: <i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	DATE: 12-15-15
APPROVED: <i>[Signature]</i> DIRECTOR	DATE: 12-16-15



10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A
Date:	No.	Revision Description
GATEWAY OVERLOOK		
PROPOSED UNLICENSED WIRELESS RECREATION COMMUNICATIONS FACILITY		
OWNER: WAY GATEWAY OVERLOOK LLC 6100 ROCKLEDGE BLVD., STE. 800 ROCKVILLE MD 20852	DEVELOPER: VERIZON WIRELESS 9000 LANTANA DRIVE ANNAPOLIS MARYLAND 20701	
entrex communications services, inc.		
6600 Rockledge Drive, Suite 550 Bethesda, MD 20817 PHONE: (301)448-0960 FAX: (301)448-0961		
Subdivision Name: BENSON EAST	Section/Area: N/A	Lot/Parcel #: Parcel 382
LIBER: 12893 FOLIO: 289	Zone: NEW TOWN/37/20	Elect. Dis: 6
WATER CODE: E08		Consent Tract: 6067.03
COMPOUND PLAN		
Des. By: M.A.	Scale:	Entrex Proj No.: 1102.251
Dwn. By: M.A.	Date: 10-21-15	
Chk. By: M.M.	Approved: M.M.	21 of 26
12913 Professional Engineer No.		



PLAN VIEW - ANTENNA MOUNT
SCALE: 1"=1'-0"

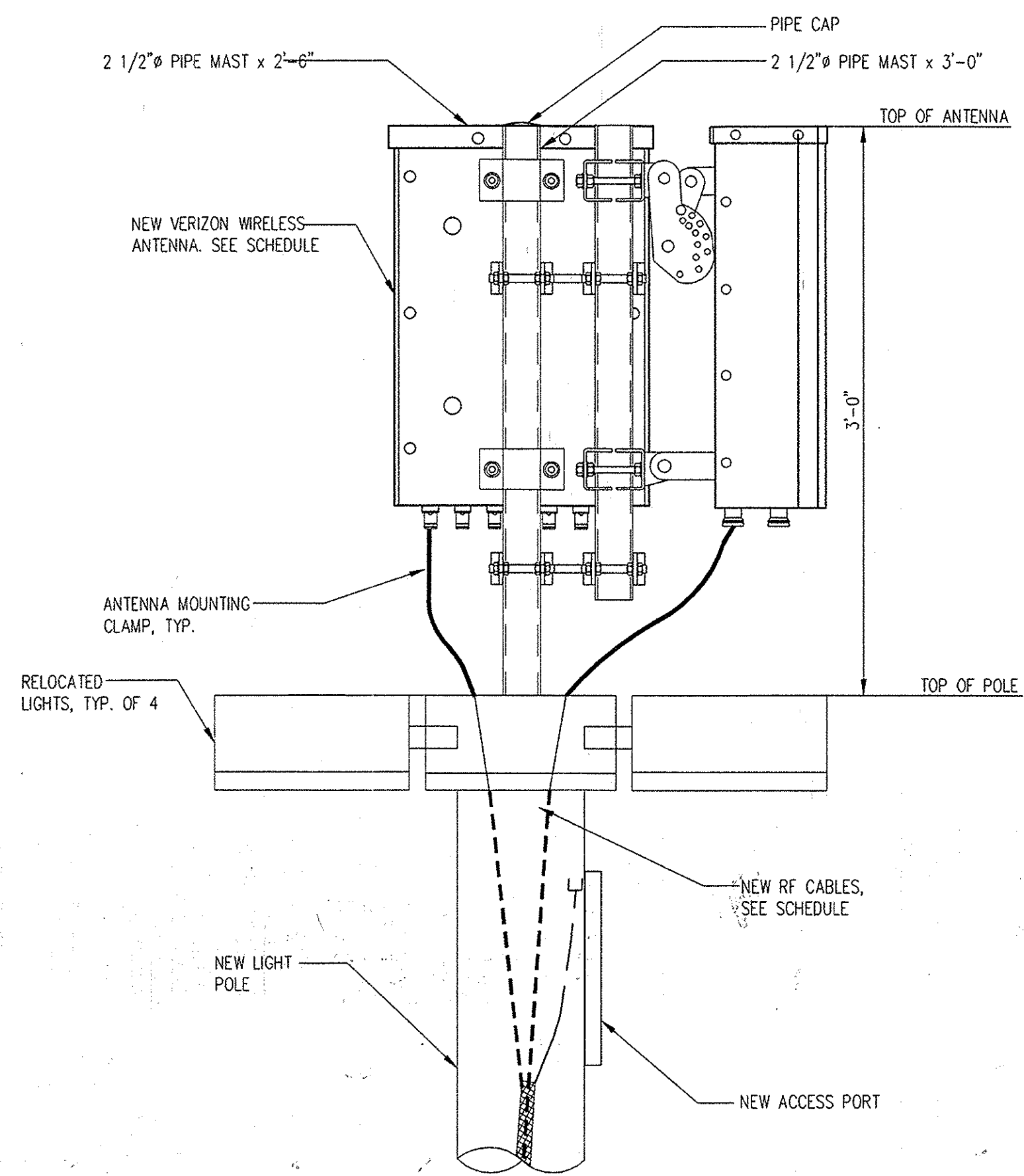


ANTENNA AND CABLE SCHEDULE							
ANTENNA SECTOR	RAD CENTER	ANTENNA	AZIMUTH 700 MHZ	CABLE LENGTH	COAXIAL CABLE SIZE	COLOR CODE	FREQUENCY
ALPHA	53'-6"	HTXCWW4513FYXO (24.1" H x 16.0"W x 7.1" D)	0°	75'	7/8"	O/R/D	2100 MHZ
BETA	53'-6"	HTXCWW4513FYXO (24.1" H x 16.0"W x 7.1" D)	90°	75'	7/8"	B/R/B	1900 MHZ

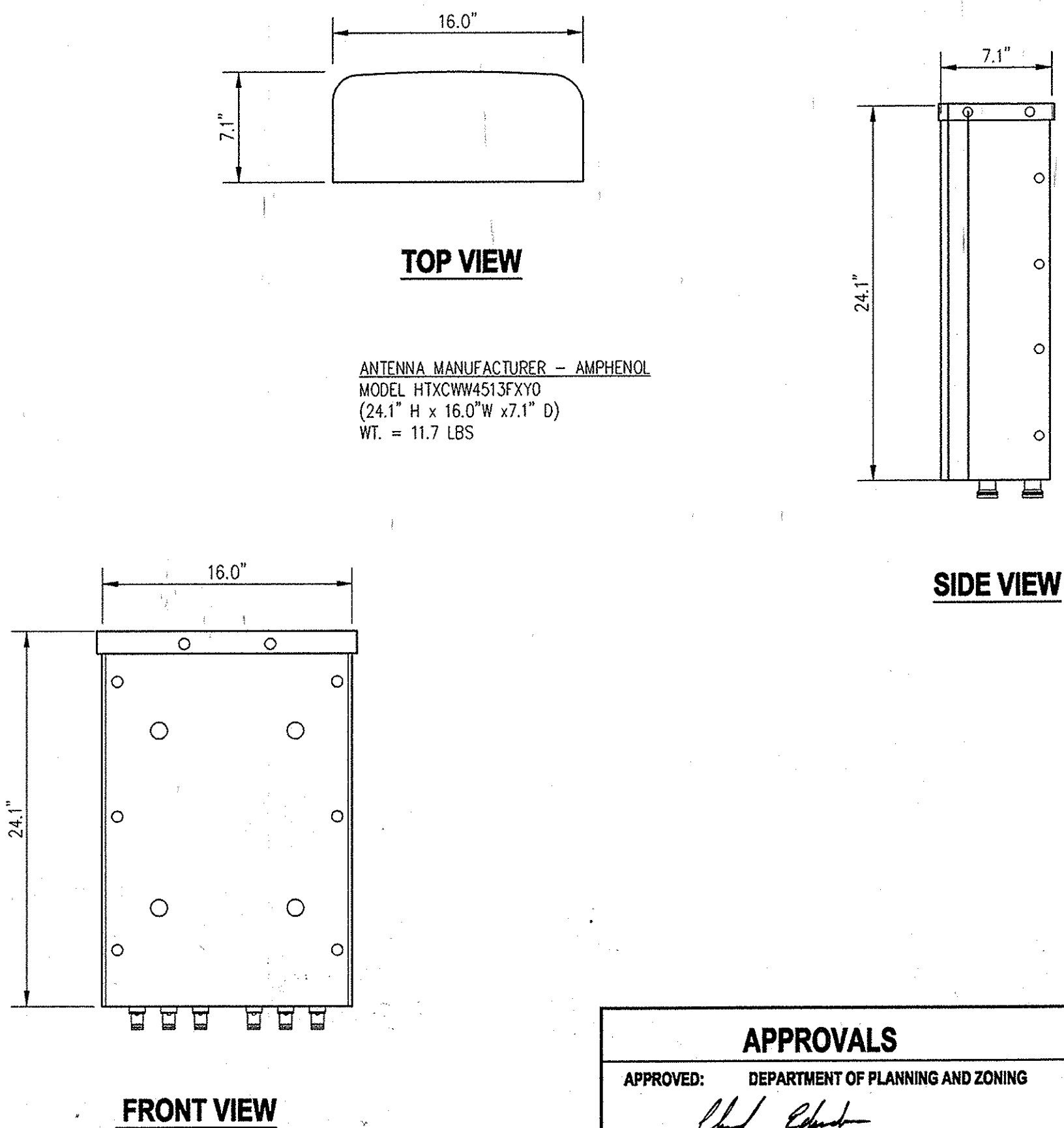
NOTES:

1. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'.
2. FINAL CABLE LENGTHS SHALL BE DETERMINED AFTER INSTALLATION.
3. THE CABLE LENGTHS SHOWN ARE THE ACTUAL COMPUTED LENGTHS WITH NO OVERAGE ALLOWANCE.
4. REFER TO THE APS FOR THE ANTENNA DOWNTILT REQUIREMENTS.

CABLE MINIMUM BEND RADIUS					
1/2" Ø RF	7/8" Ø RF	1-1/4" Ø RF	1-5/8" Ø RF	2-1/4" Ø RF	1.1" Ø HYBRIFLEX
8"	10"	15"	20"	22"	10"



ANTENNA MOUNTING SECTION
SCALE: 3/4"=1'-0"



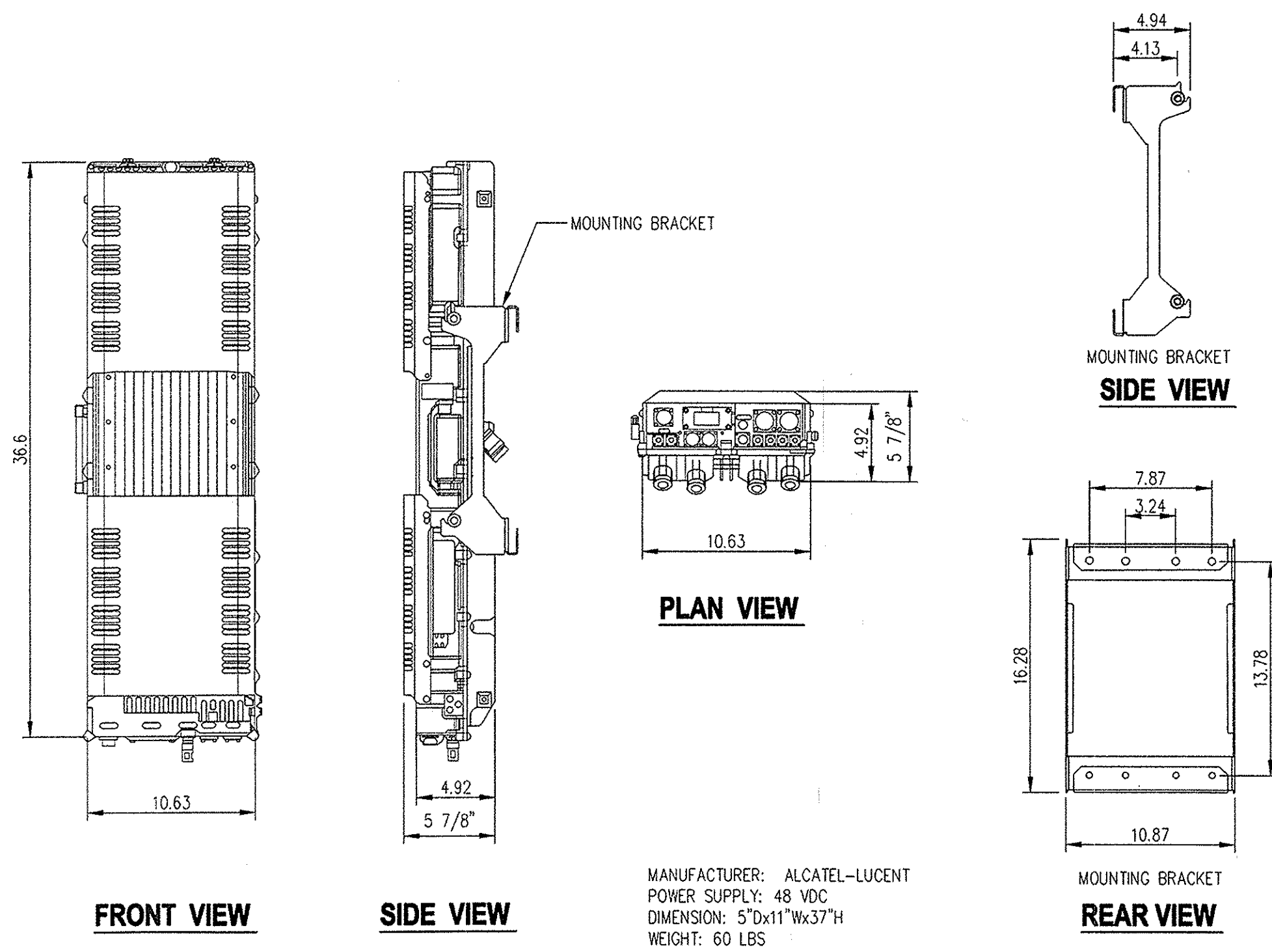
ANTENNA DETAILS
SCALE: 3/4"=1'-0"

ANTENNA MANUFACTURER - AMPHENOL
MODEL HTXCWW4513FYXO
(24.1" H x 16.0"W x 7.1" D)
WT. = 11.7 LBS

APPROVALS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE: 12-11-15
<i>[Signature]</i>	DATE: 12-15-15
<i>[Signature]</i>	DATE: 12-16-15

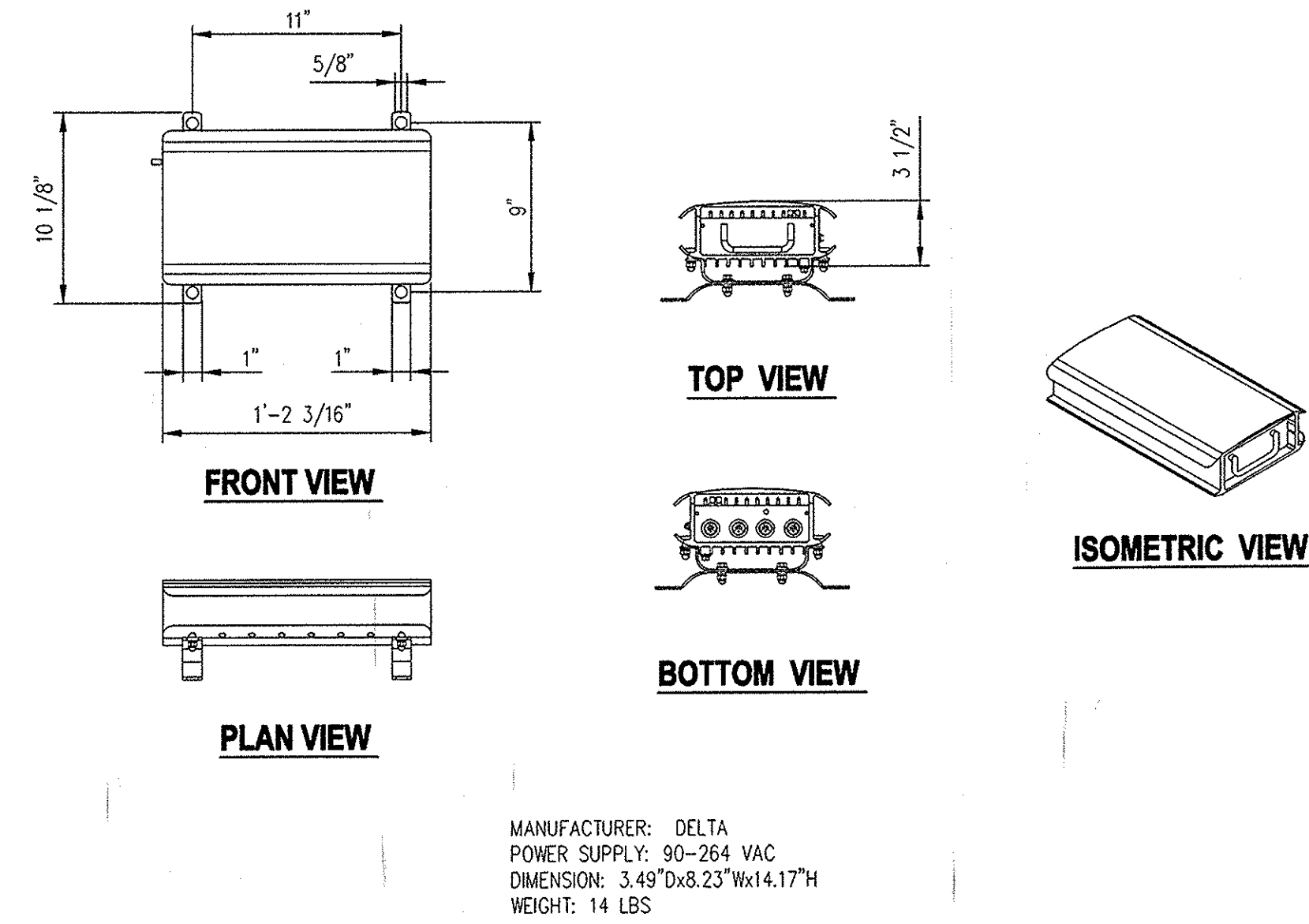
Professional Engineer No. 12913
Professional Engineer No. 12913

10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A
Date:	No.	Revision Description
GATEWAY OVERLOOK		
PROPOSED UNWIRED WIRELESS BROADBAND COMMUNICATIONS FACILITY		
OWNER: WEST GATEWAY OVERLOOK LLC 6100 BOSTON BLVD., STE. 600 ROCKVILLE MD 20852	DEVELOPER: VERIZON WIRELESS 9000 JUNCTION RD ANNAPOLIS, MD 20701	
entrex communication services, inc. 6600 Rockledge Drive, Suite 550 Bethesda, MD 20817 PHONE: (301)498-0960 FAX: (301)498-0961		
Subdivision Name: BENSIGN EAST	Section/Area: N/A	Lot/Parcel #: Parcel 382
LIBER: 12893	GRID: 20	Zone: (tax/zone map)
FOLIO: 289	20	Dist. Dis: 6
WATER CODE: E08		Census Tract: 6057.03
ANTENNA LAYOUT, SECTION, DETAILS AND SCHEDULE		
Des. By: M.A.	Scale:	Entrex Proj. No.: 1102.251
Drn. By: M.A.	Date: 10-21-15	
Chk. By: M.M.	Approved: M.M.	23 of 26




MANUFACTURER: ALCATEL-LUCENT
 POWER SUPPLY: 48 VDC
 DIMENSION: 5"Dx11"Wx37"H
 WEIGHT: 60 LBS

2100 MHz RRH DETAIL
 SCALE: 1-1/2"=1'-0" 1/24

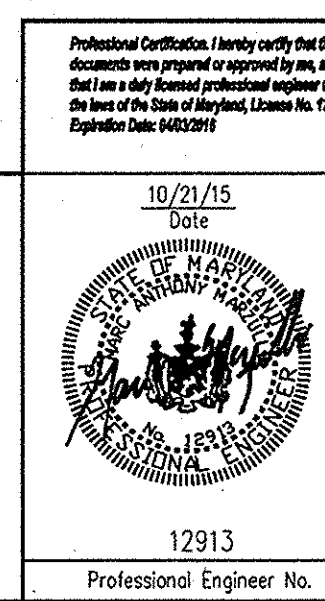


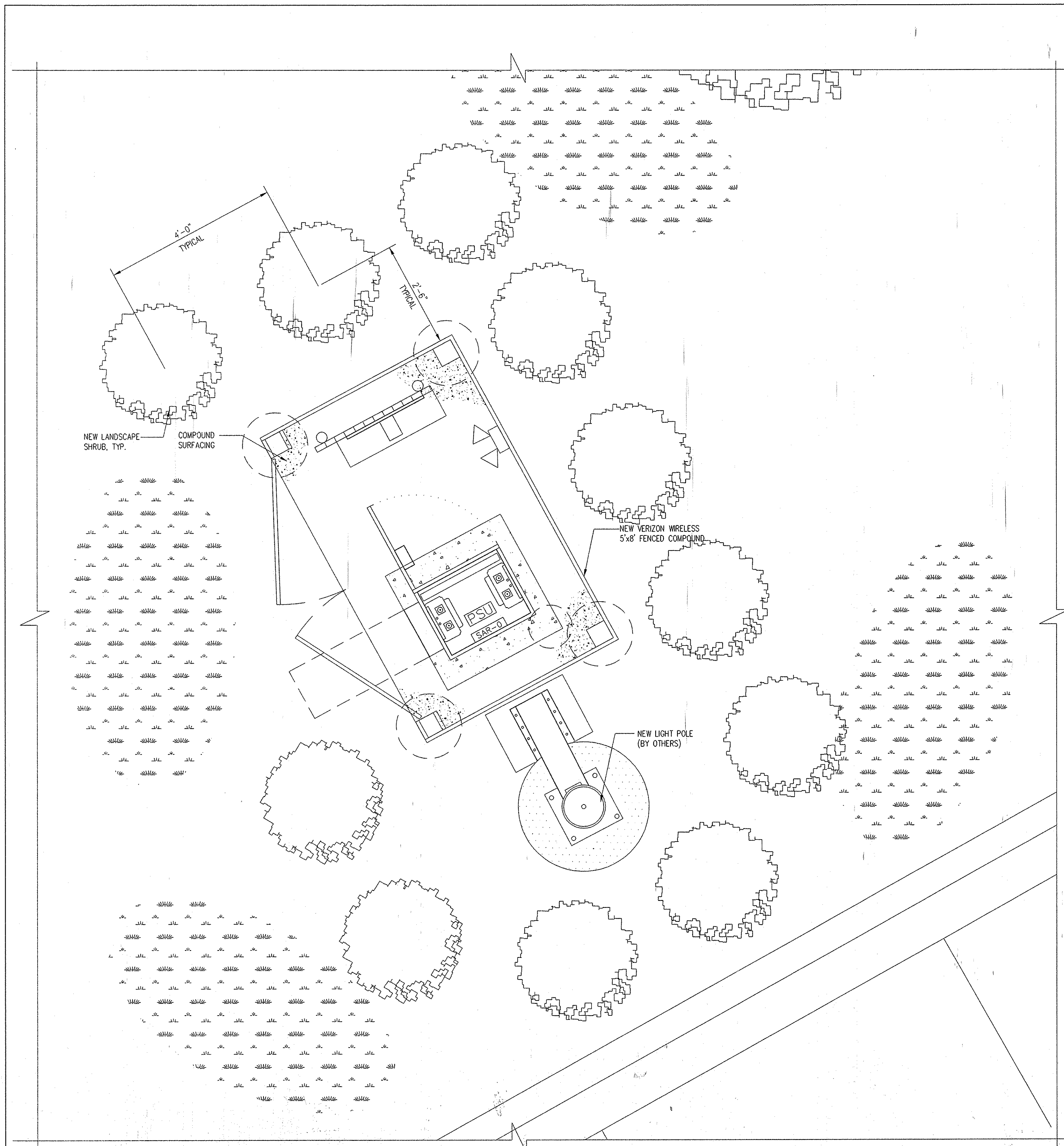
MANUFACTURER: DELTA
 POWER SUPPLY: 90-264 VAC
 DIMENSION: 3.49"Dx8.23"Wx14.17"H
 WEIGHT: 14 LBS

POWER SUPPLY (PSU)
 SCALE: 3/4"=1'-0" 2/24

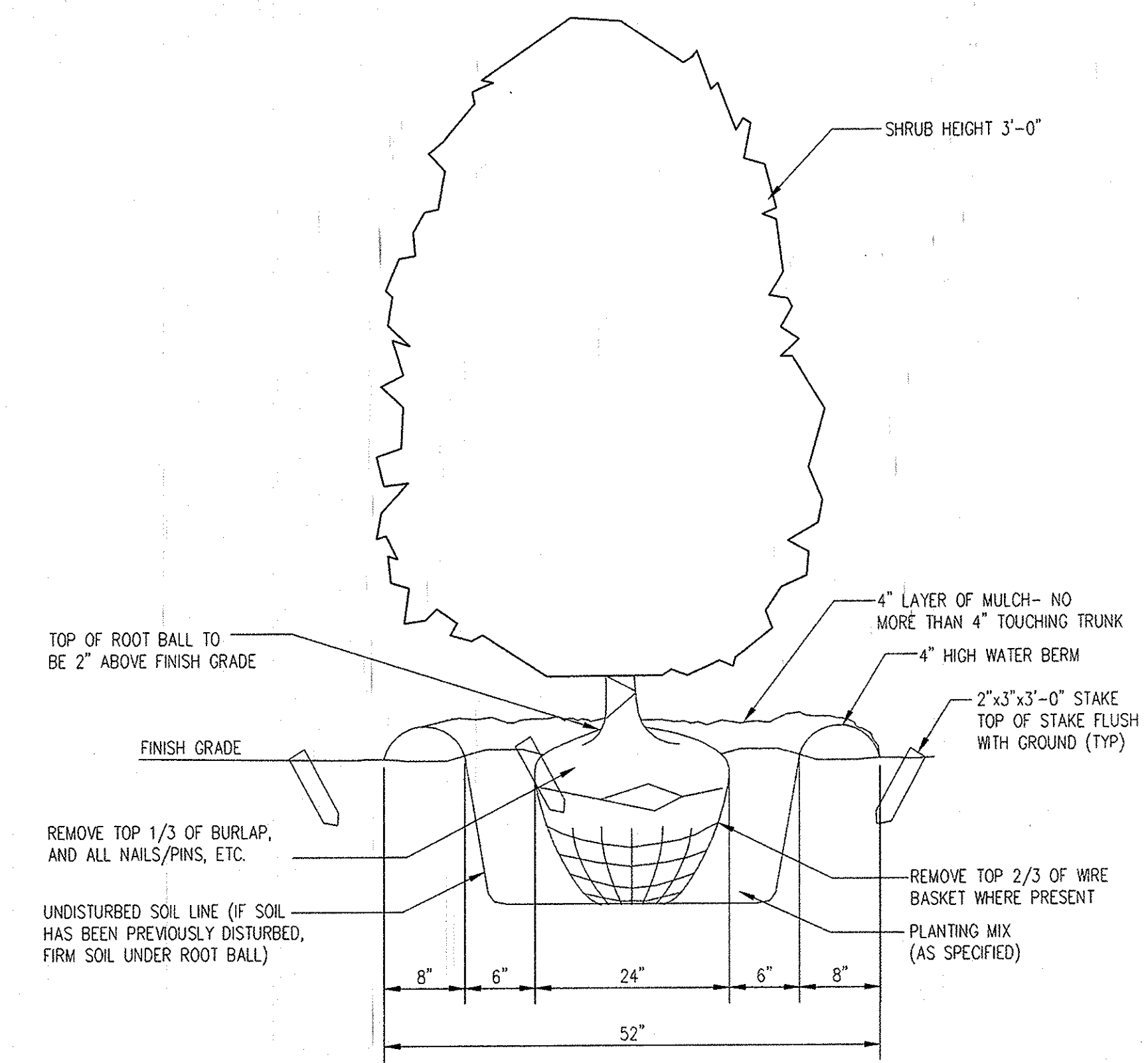
10-21-15	1	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A
Date:	No.	Revision Description
GATEWAY OVERLOOK		
PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY		
OWNER:	DEVELOPER:	
KEY GATEWAY OVERLOOK LLC 610 BUCHHEIM PL., STE. 200 ROCKVILLE MD 20852	VERIZON WIRELESS 19000 JUNCTION RD HARRISBURG, PA 17101	
		
6600 Rockledge Drive, Suite 550 Bethesda, MD 20817 PHONE: (301)443-0960 FAX: (301)443-0961		
Submission Name	Section/Area	Lot/Parcel #
BENSON EAST	N/A	Parcel 382
LIBER: 12893	GRID: 20	Zone: tax/zone map
FOLD: 289	NEW TOWN/37/20	Elect. Dis
WATER CODE: E08		6 5067.03
TITLE: RRRS AND DISTRIBUTION BOX DETAILS		
Des. By	M.A.	Scale: 10-21-15
Drn. By	M.A.	Date: 10-21-15
Chk. By	M.M.	Approved: M.M.
		Entrex Proj. No: 1102.251
		24 of 26

APPROVALS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	12-11-15
CHEF, DEVELOPMENT ENGINEERING DIVISION	12-15-15
CHEF, DIVISION OF LAND DEVELOPMENT	12-16-15
DIRECTOR	





COMPOUND PLAN
SCALE: 1/2"=1'-0"
1
LS-1
TRUE NORTH



SHRUB PLANTING AND STAKING DETAIL
SCALE: N.T.S.
2
LS-1

PLANT LIST

SYMBOL	QTY.	COMMON NAME	SPECIES NAME	SIZE/REMARKS
	11	HOLLY DWARF INK BERRY 'NIGRA'	LLEX GLABRA 'NIGRA'	3' HEIGHT, ROUND AND FULL, 3'-4" SPREAD, GROW WELL IN WET SOIL, DURABLE, HOLDS FOLIAGE WELL

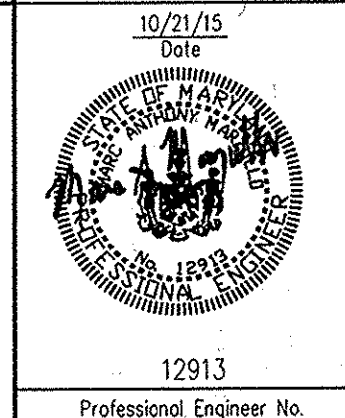
GENERAL PLANTING NOTES:

- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
- ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES SHALL BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
- CONTRACTOR SHALL REMOVE EXISTING TREES AND REPLACE WITH IDENTICAL PINE TREE SPECIES MINIMUM HEIGHT 12 FT.

SURETY NOTES:

- SURETY AMOUNT: 11 SHRUBS X \$30.00 = \$330.00
- SURETY TO BE POSTED BEFORE BUILDING PERMIT IS ISSUED.
- NO GRADING IS PROPOSED FOR THIS SITE.
- Surety in the amount of \$330.00 to be posted with the grading permit for this project (new verizon light pole w/ antennae).*

APPROVALS	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE: 12-11-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE: 12-15-15
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE: 12-16-15
DIRECTOR	DATE:



NO.	DATE	REVISION DESCRIPTION
1	10-21-15	VERIZON WIRELESS LIGHTPOLE REPLACEMENT AND ADD EQUIPMENT AND FENCING ON PARCEL A

GATEWAY OVERLOOK
PROPOSED UNWIRED WIRELESS BROADBAND COMMUNICATIONS FACILITY

OWNER: VERIZON WIRELESS, 600 BROADWAY, 5TH FLOOR, NEW YORK, NY 10038
DEVELOPER: VERIZON WIRELESS, 9000 JUNCTION ROAD, ANNAPOLIS, MD 20701

 6600 Rockledge Drive, Suite 650 Bethesda, MD 20817 PHONE: (202)408-0960 FAX: (202)408-0961		
Subdivision Name BENSON EAST	Section/Area N/A	Lot/Parcel # Parcel 382
LIBER: 12893 FOLIO: 289	CRD: 20 Zone: [unclear] NEW TOWN 37/20	Elect. Dis 6 Census Tract: 6667.03
TITLE: LANDSCAPE PLAN		
Des. By M.A.	Scale:	Entrex Proj. No.: 1102.251
Drn. By M.A.	Date: 10-21-15	26 of 26
Chk. By M.M.	Approved: M.M.	