

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 1-800-251-7111 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 PARCEL T: 1,2218 AC. DISTURBED AREA: 1.0 AC. SITE AREA INCLUDES PORTION A OF PARCEL U TO BE GRADED FOR DRAINAGE PURPOSES.
- 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 TOPOGRAPHY WAS DETERMINED BY APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT. EXISTING UTILITY INFORMATION IS BASED UPON CONSTRUCTION PLANS AND AS-BUILT PLANS PREPARED BY FISHER, COLLINS AND CARTER INC. ON MARCH OF 1992.
- 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. 24-1440-D, 24-1587-D, 20-1947-D, 24-3043-D. ONSITE WATER IS TO BE PUBLIC (CONTRACT NO. 44-1512-D). ONSITE SEWER IS TO BE PRIVATELY OWNED AND MAINTAINED.
- STORMWATER MANAGEMENT QUALITY & QUANTITY CONTROL IS PROVIDED BY EXISTING SWMF #1 DESIGNED AND APPROVED UNDER SDP-04-165. THE RECHARGE REQUIREMENT (REV) FOR PARCEL T IS TO BE PROVIDED UNDER SDP-06-012 BY AN UNDERGROUND MANIFOLD AND STORMCEPTOR PRETREATMENT DEVICE. (M2-B AND R01-B)
- EASEMENTS SHOWN HAVE BEEN RECORDED UNDER PLAT NOS. 18444 THRU 18450, AND 17873, 18022.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
- SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 51) 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.
- THE PROPOSED WATER AND SEWER HOUSE CONNECTION ALIGNMENTS INDICATED ON THE PLANS, FROM THE EXISTING UTILITIES TO THE BUILDING, ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER AND ARE APPROXIMATE. THE PROPOSED STUDS ARE LOCATED 5' FROM THE BUILDING FACE.
- 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 2% CROSS-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.
- A TRAFFIC STUDY AND A.P.F.O. ANALYSIS, WHICH INCLUDED THIS PARCEL, WERE PERFORMED UNDER F-49-156. THE UPDATED APFO MEMORANDUM DATED JULY 26, 2004 IS APPROVED.
- 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 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. (SEE DETAIL SHEET-4)
- 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 12/31/92 PER SECTION 16.1202(b)(1)(v).
- THE SUBJECT PROPERTY IS ZONED NEWTOWN PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
- THE LANDSCAPE 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.
- LANDSCAPE SURETY IN THE AMOUNT OF \$36,420.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THIS PROJECT IS PART OF A CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT THAT ALLOWS SHARED PARKING, DRIVEWAY, & UTILITY ACCESS FOR PARCELS M, T, AND U. THIS AGREEMENT HAS BEEN RECORDED AS LIBER 10156 FOLIO 251

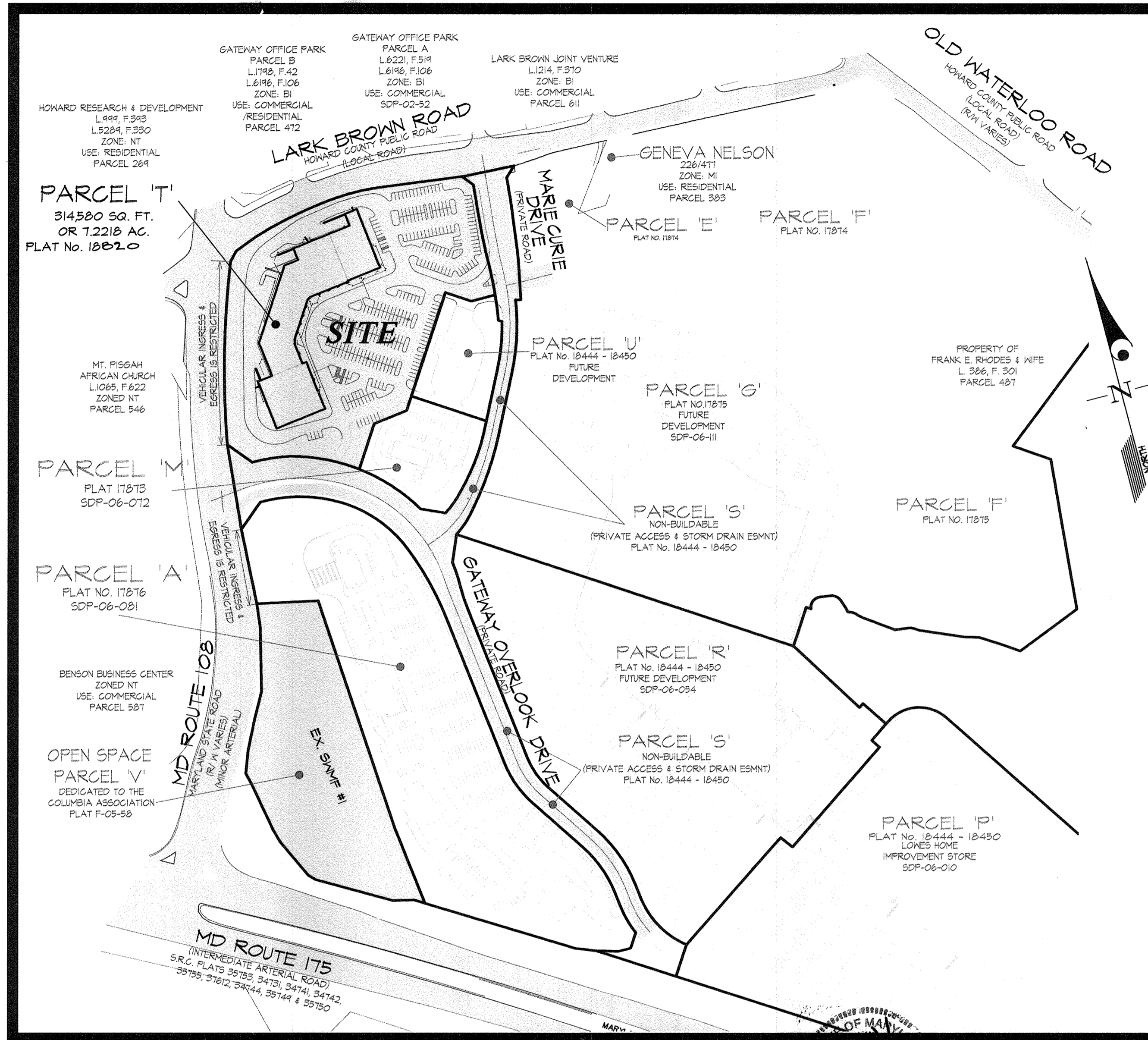
38. A SUPPLEMENTAL APFO STUDY DATED MARCH 27, 2015, PREPARED BY PENNONI ASSOCIATES INC. WAS APPROVED FOR A 627 SF OUTDOOR SEATING AREA ON APRIL 2, 2015.

39. A LETTER OF VERIFICATION, DATED APRIL 5, 2015, STATING NO APFO TRAFFIC IMPACTS FOR THE PROPOSED CHANGE IN USE WAS PREPARED BY KINLEY-HORN & ASSOCIATES.

40. THE 627 SF OUTDOOR SEATING AREA IS PROPOSED TO BE REMOVED.

SITE DEVELOPMENT PLAN

BENSON EAST - PARCEL T



KEY MAP

SCALE: 1" = 200'

SITE ANALYSIS DATA CHART

- GROSS AREA PARCEL T: 314,580 SQ. FT. OR 7.2218 AC.
- LIMIT OF DISTURBED AREA = 303,271 SF OR 7.0 AC.
- PRESENT ZONING = NEW TOWN - EC-COMM, FDP-240-A
- PROPOSED USE: RETAIL AND OUTPATIENT MEDICAL CLINIC
- GROSS BUILDING FLOOR AREA: 57,184 SQ-FT. NET LEASABLE BUILDING AREA: 47,701 SQ-FT.
- NO. OF PARKING SPACES REQUIRED: 249 SPACES (PER FDP-240-A @ 5 SPACES/1000 SF NET LEASABLE AREA) 262 SPACES (INCL. 16 ACCESSIBLE SPACES AND 600' STRIP)
- NO. OF PARKING SPACES PROVIDED: 262 SPACES (INCL. ACCESSIBLE SPACES).
- NO. OF HANDICAP SPACES REQUIRED: 6 SPACES (2 VAN SPACES).
- NO. OF HANDICAP SPACES PROVIDED: 10 SPACES (4 VAN SPACES).
- BUILDING PERCENT COVERAGE = Total Building Coverage/Gross Parcel Area
Canopy Area = 3,831 SQ-FT
Gross Building Area = 57,184 SQ-FT
Total Building Coverage = 61,565
BUILDING PERCENT COVERAGE = 61,565/314,580 = 19.6%
- PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: FDP-240-A, F-05-036, SDP-04-165, SDP-06-012, SDP-06-001, F-06-102, F-07-007

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 MD
License No. 21714
Expiration Date: 11/19/15

REVISION #2 ONLY
4-14-15

PREPARED BY:
KIMLEY-HORN
1140 COMMONWEALTH DRIVE, SUITE 400
RESTON, VA 20191
PHONE: 703-474-1300

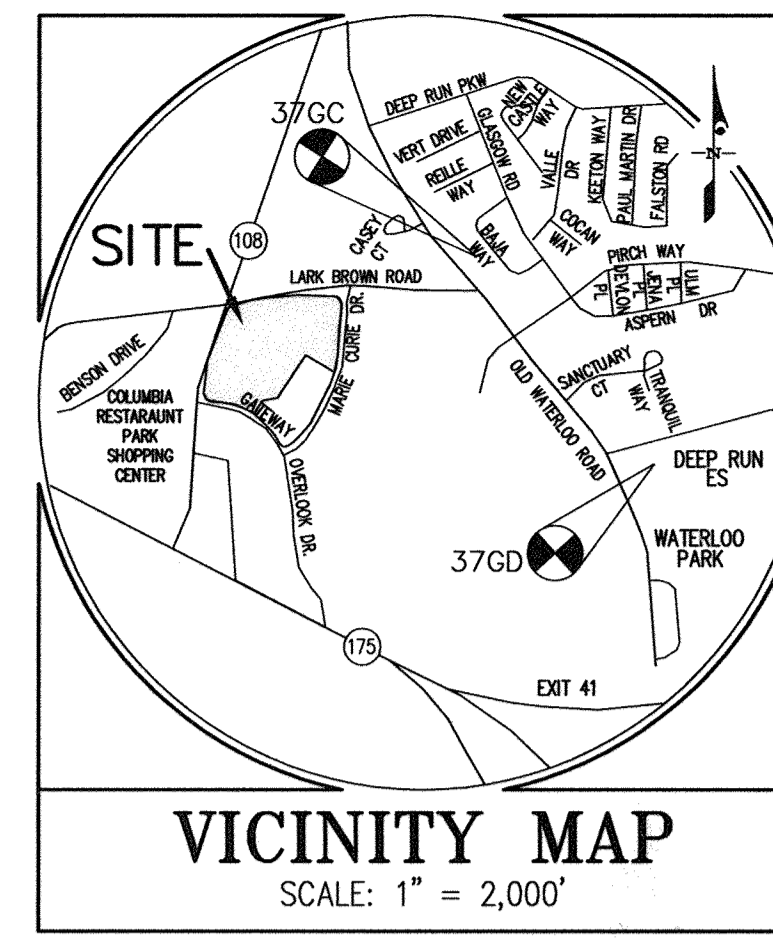
CURRENT OWNER:
WRIT GATEWAY/PROKELL
6110 EXECUTIVE DRIVE, SUITE 200
ROCKY HILL, MD 20850
ATT: PAUL WEINSTEIN
301-957-9900

PREPARED FOR:
"GENERAL" GROWTH PROPERTIES -
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10276 LITTLE PATUXENT PARKWAY
GOLUMBIA, MARYLAND 21044
ATT: PAUL CAVANAUGH
410-992-6284

BENCHMARKS

CONTROL STATION 316D
ELEVATION 531.855
N 555,250.741
E 1,370,946.348

CONTROL STATION 316C
ELEVATION 507.455
N 552,081.826
E 1,370,825.218



LEGEND

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. 8" (public)
- EX. 8" (private)
- EX. 2" (public)
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- TRANSITION TO REVERSE CURB & GUTTER
- EX. TEMPORARY ASPHALT CURB
- CONCRETE SIDEWALK
- DUMPSTER OR UTILITY PAD
- EXISTING EASEMENTS
- x7000 TOP OF PAVING SPOT SHOT
- NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP (SEE DETAIL SHEET 5)
- PATRON ENTRANCE
- LEVEL 2 ELECTRIC VEHICLE CHARGING BOLLARD
- LEVEL 3 ELECTRIC VEHICLE CHARGING ISLAND

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- PAVING DELINEATION PLAN & SITE DETAILS
- HANDICAP ACCESSIBILITY SITE & SITE DETAILS
- BUILDING ELEVATION & SITE DETAILS
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT & EROSION CONTROL DETAILS
- UTILITY PROFILES
- STORM DRAIN DRAINAGE AREA MAP
- LANDSCAPE PLAN
- LANDSCAPE DETAILS & NOTES

PURPOSE STATEMENT

REDLINE REVISION NUMBER 5:
THE PURPOSE OF THIS REDLINE REVISION IS TO SHOW THE USE CHANGE ON RETAIL BUILDING 2 FROM 4,941 SF OF BREWING TO RESTAURANT AND ALEHOUSE (RETAIL) TO A 4,941 SF OUTPATIENT MEDICAL CLINIC

ADDRESS CHART	
PARCEL	STREET ADDRESS
T	6610 MARIE CURIE DRIVE
RETAIL 1	6610 MARIE CURIE DRIVE
RETAIL 2	6630 MARIE CURIE DRIVE
RETAIL 3	6650 MARIE CURIE DRIVE

WATER CODE:	SEWER CODE:	SUBDIVISION NAME:		SECTION/AREA	PARCELS
006	5940000	BENSON EAST			T
PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
18020	NEW TOWN	57	20	6	6067.03

COVER SHEET

BENSON EAST
PARCEL T
PLAT NO. 18020

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	1 OF 12

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] 2/5/07
Chief, Division of Land Development: [Signature] 2/4/07
Chief, Development Engineering Division: [Signature] 2/2/07

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

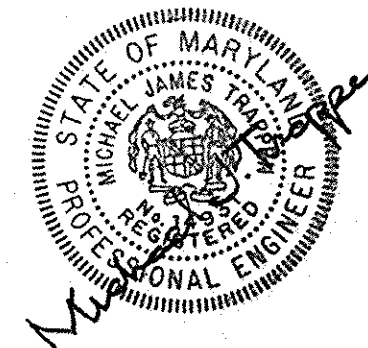
DATE	REVISION	BY	APP'R.
4/13/14	CHANGE FROM RESTAURANT USE TO OUTPATIENT MEDICAL CLINIC USE	PCS	
4/14/15	ADDITION OF OUTDOOR SEATING AREA	KHA	
8/31/14	ADDITION OF ELECTRIC VEHICLE CHARGING STATION		

PREPARED BY:
KIMLEY-HORN
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191
PHONE: 703-674-3000

NOTE
- KIMLEY-HORN IS RESPONSIBLE FOR 8/5/14 REDLINE REVISIONS ONLY
- GITSCHICK LITTLE AND WEBER IS RESPONSIBLE FOR ORIGINAL DESIGN AND ALL OTHER REVISIONS.
- REFER TO EUGENE FREEMAN STATION AT GATEWAY OVERLOOK CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION AND ADA REQUIREMENTS



LARK BROWN ROAD
HOWARD COUNTY PUBLIC ROAD
VARIABLE R/W - LOCAL ROAD
EX. 8' W/ (DIP) (CONT. 8' W/)



EX. 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
PLAT NO. 18444 - 18450

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Martha Wright* Date: 2/9/07
Chief, Division of Land Development: *Andy Harris* Date: 2/1/07
Chief, Development Engineering Division: *William* Date: 2/2/07

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 BAL: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4168

REVISION
DATE: 08/23/07
DESCRIPTION: Eliminate walk near 0-2-2 add walk from curb to Retail 1
BY: KHA
CHK: KCT
APP: BY

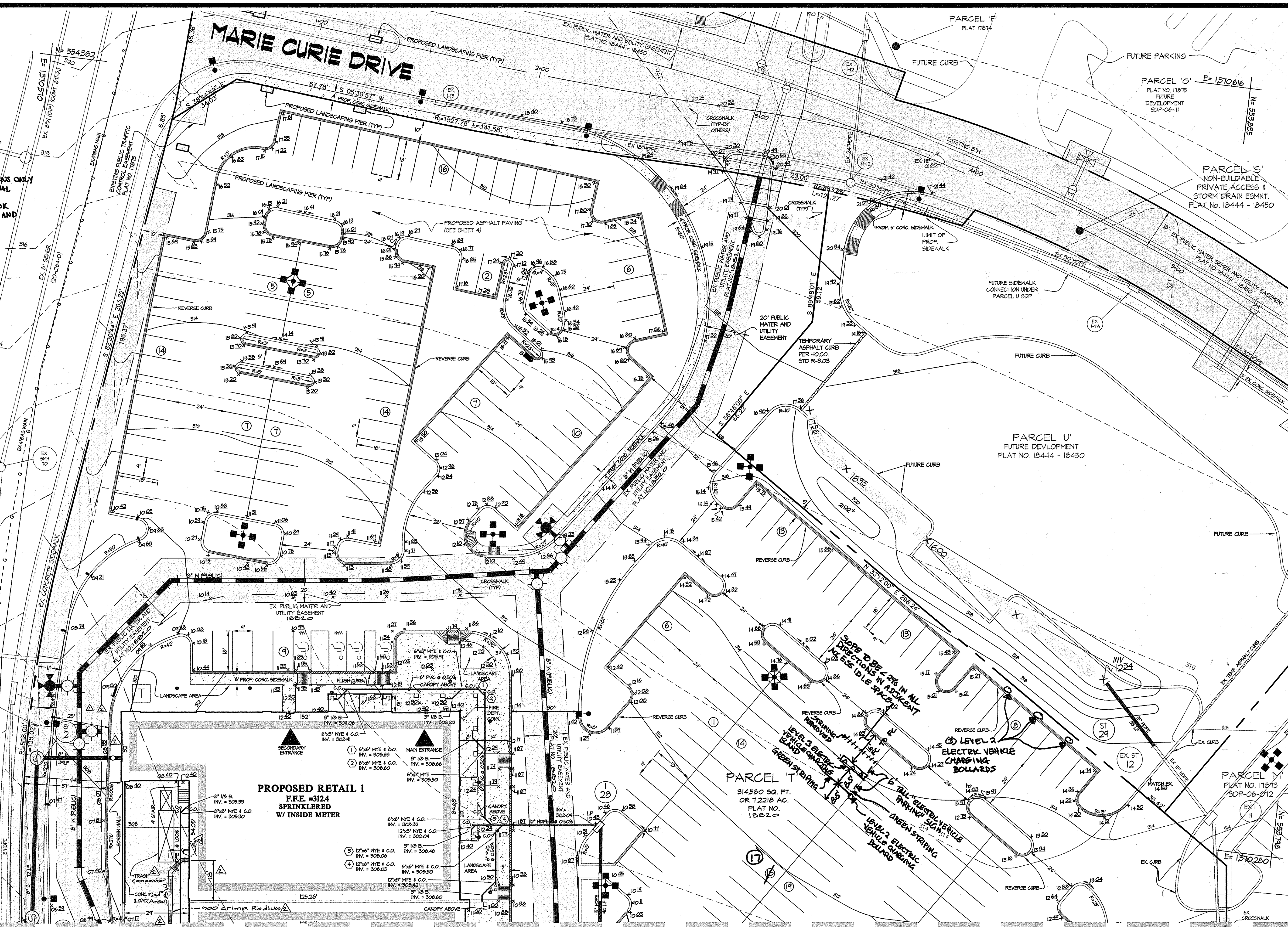
MATCHLINE SHEET 3

CURRENT OWNER: WRIT GATEWAY OVERLOOK LLC
6110 EXECUTIVE BLVD, SUITE 800
ROCKVILLE, MD 20852
ATTN: PAUL WEINSTEIN

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

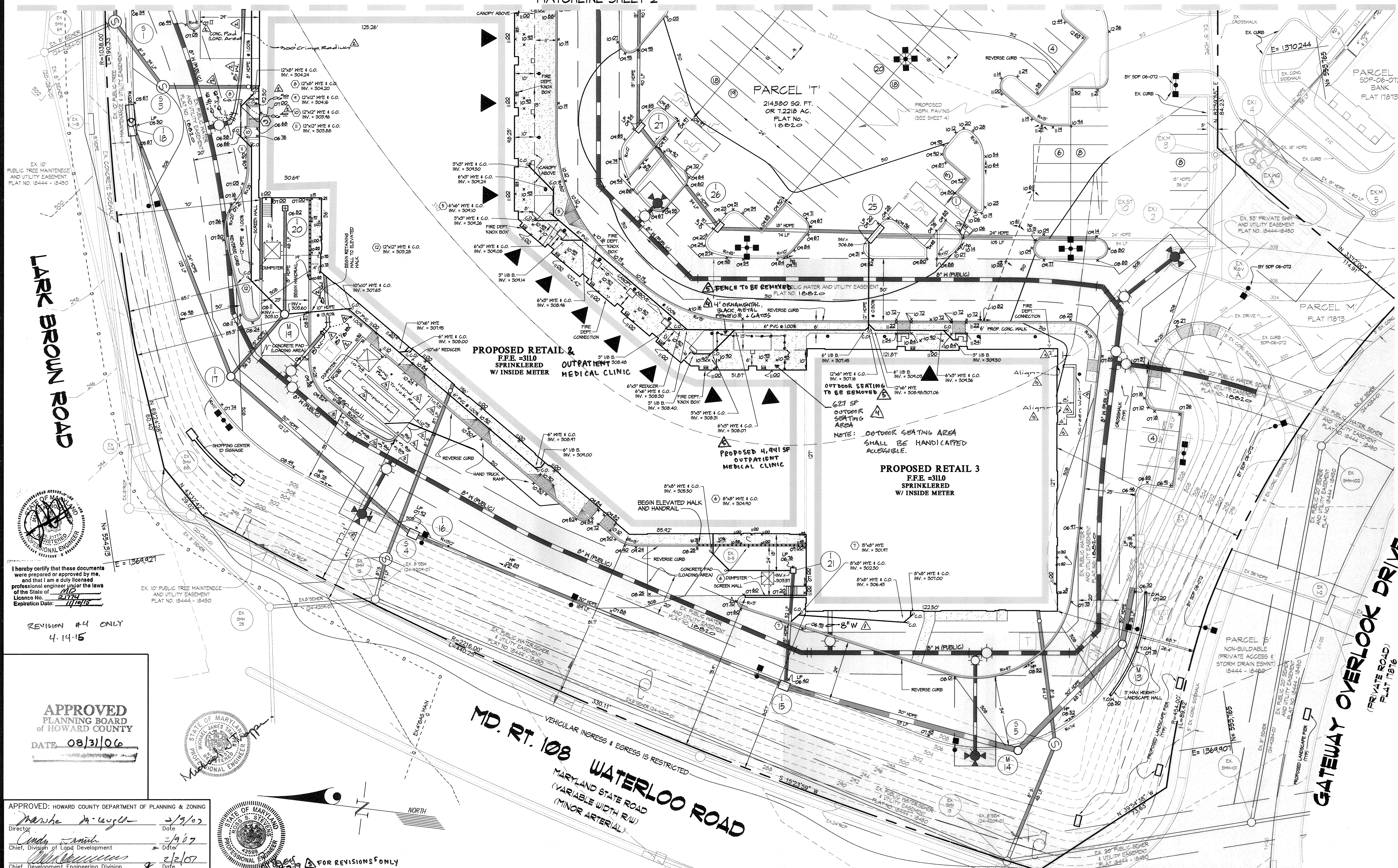
SITE DEVELOPMENT PLAN
BENSON EAST
PARCEL T
PLAT NO. 18220

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	2 OF 12



L:\CADD\DRAWINGS\SDP\SDP-03\SDP-02-03.dwg DES:BJM DRN:JNG CHK:BJM

MATCHLINE SHEET 2



LARK BROWN ROAD

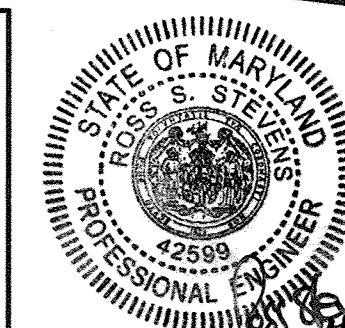
GATEWAY OVERLOOK DRIVE
(PRIVATE ROAD)
PLAT 17876

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. 21774
 Expiration Date: 11/10/18

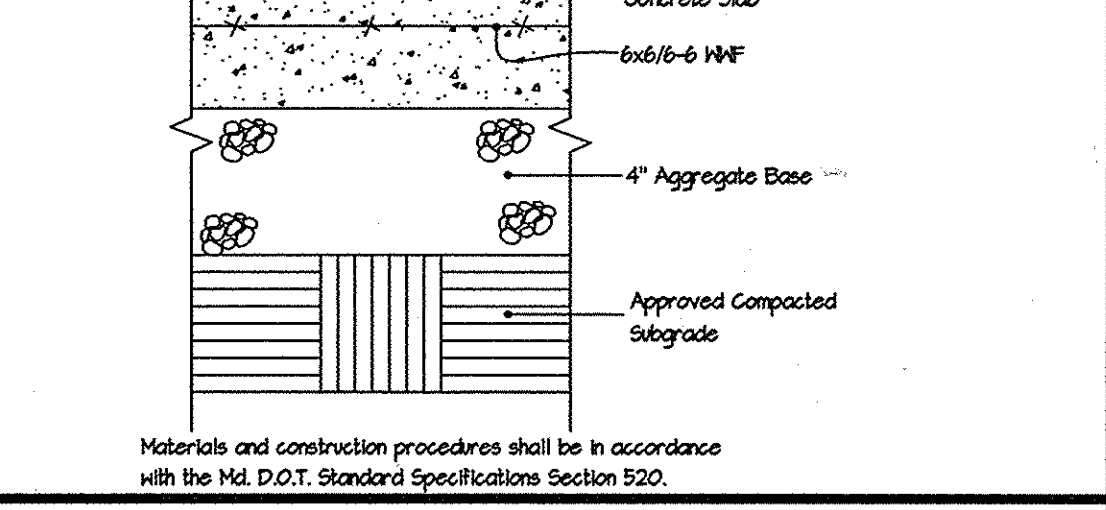
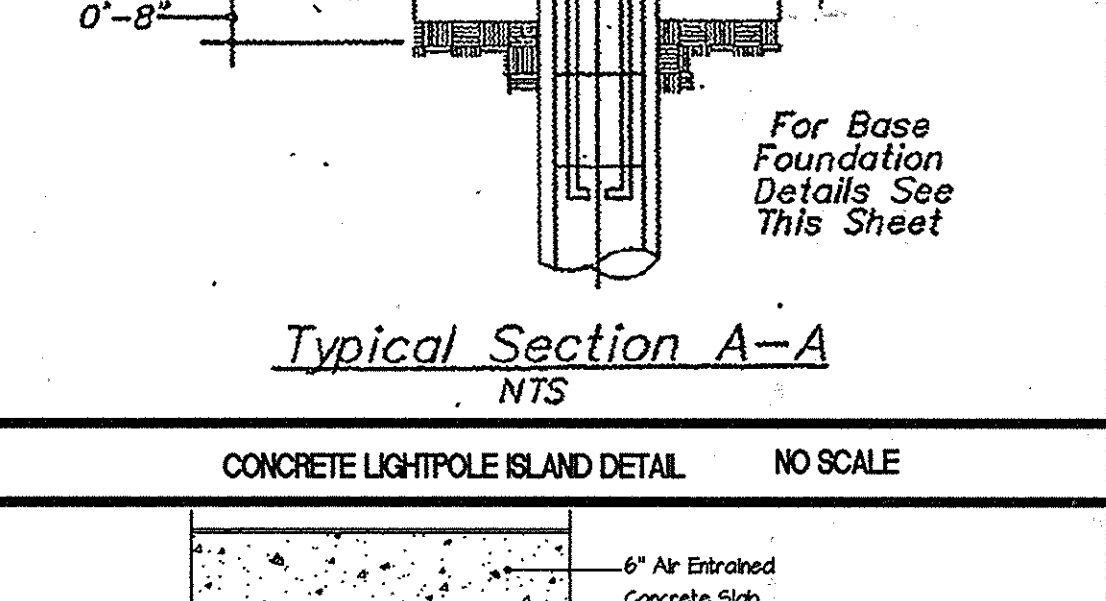
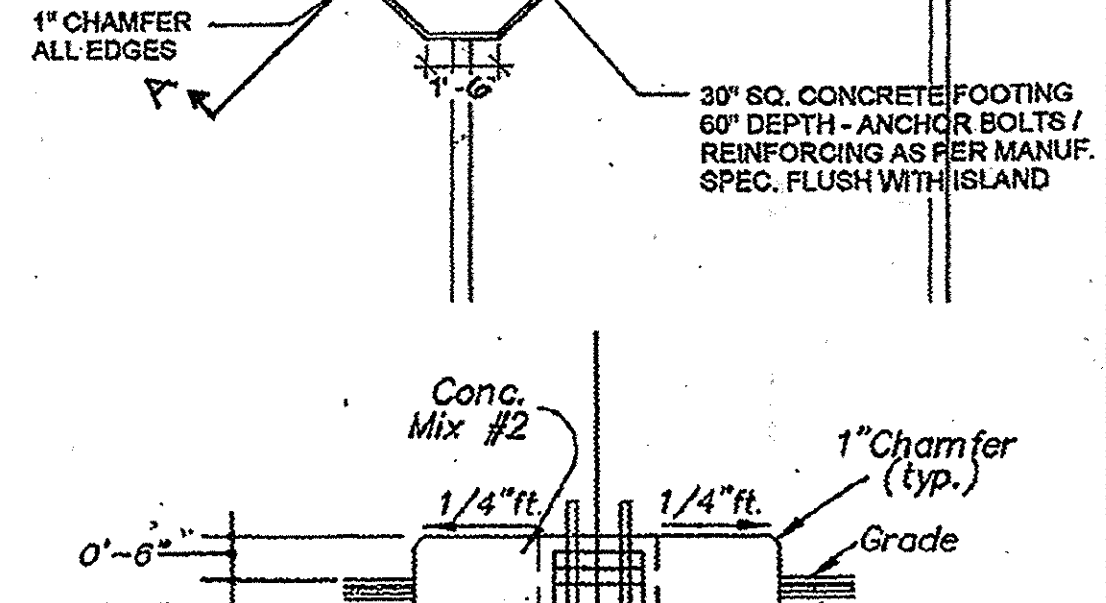
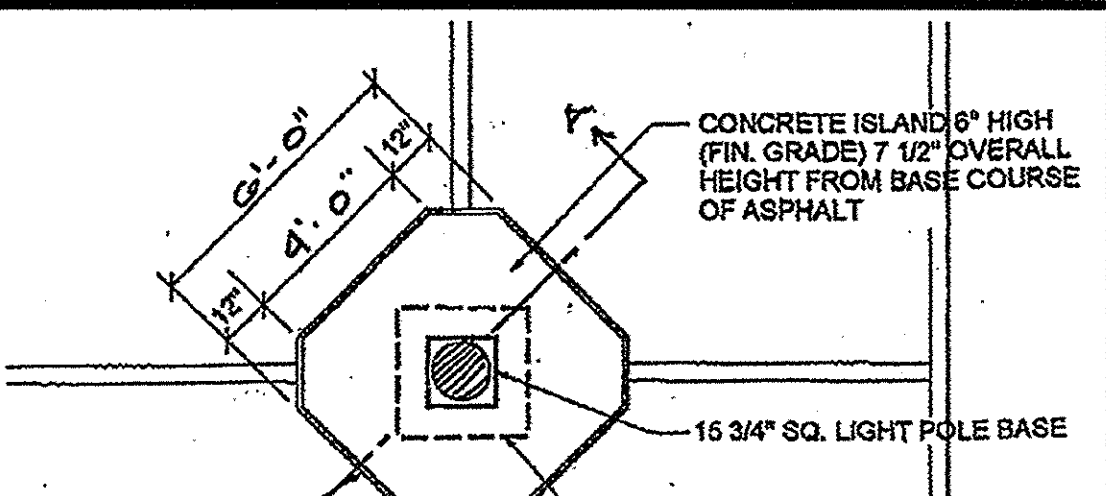
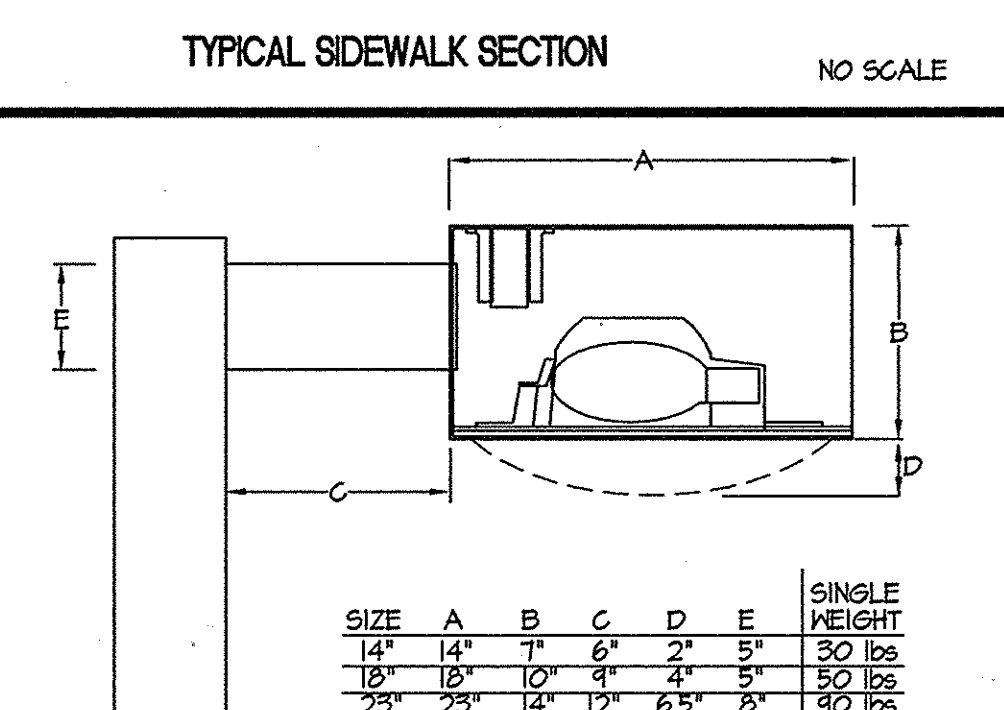
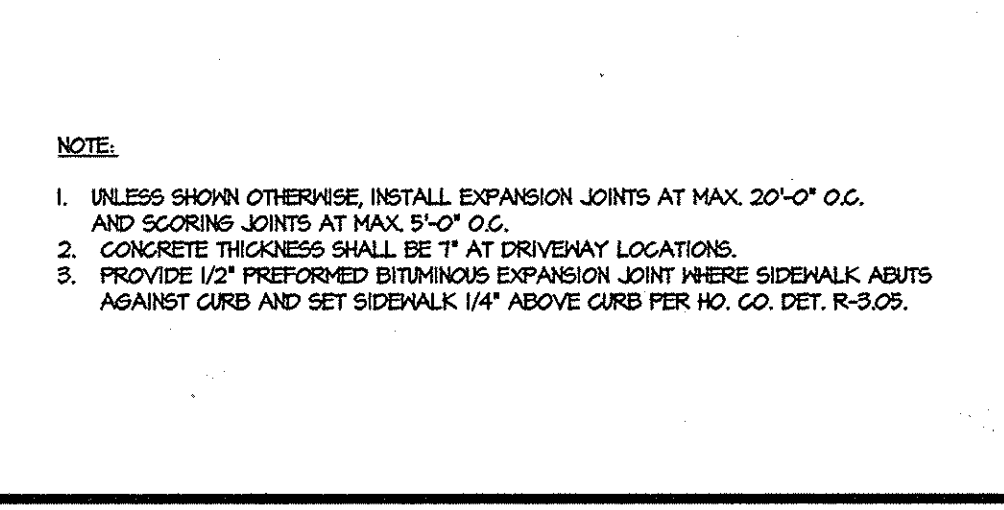
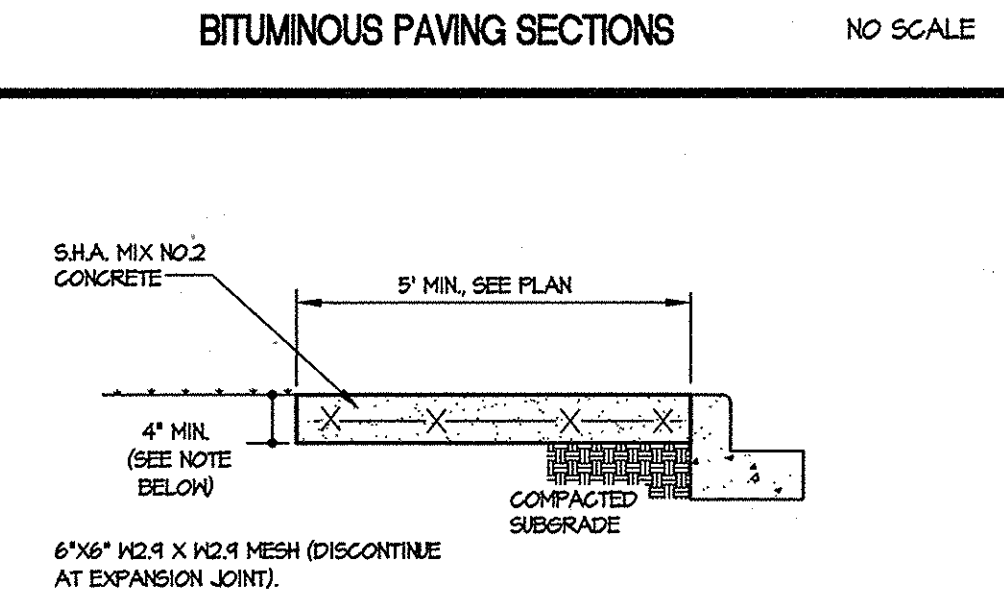
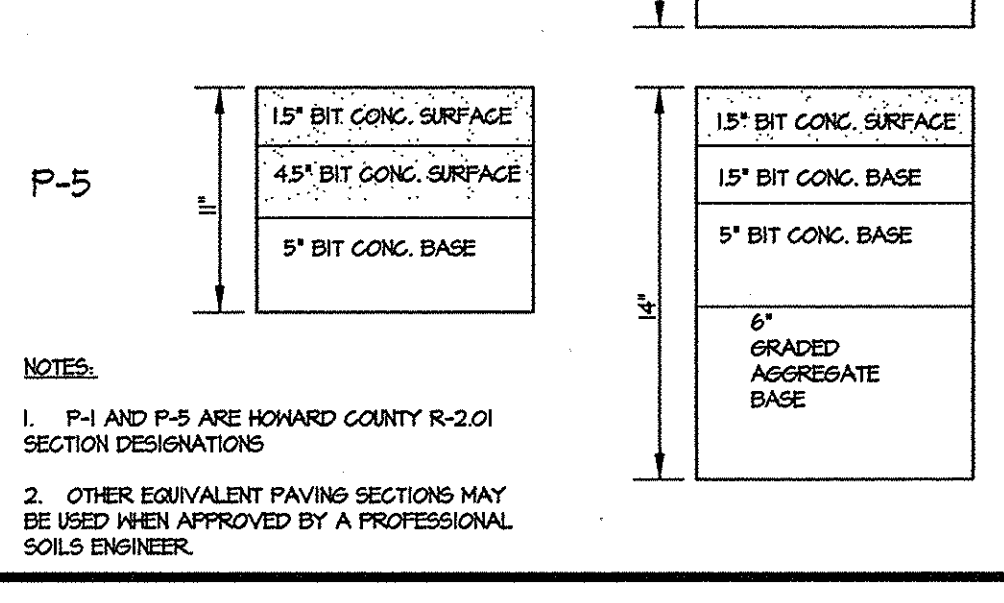
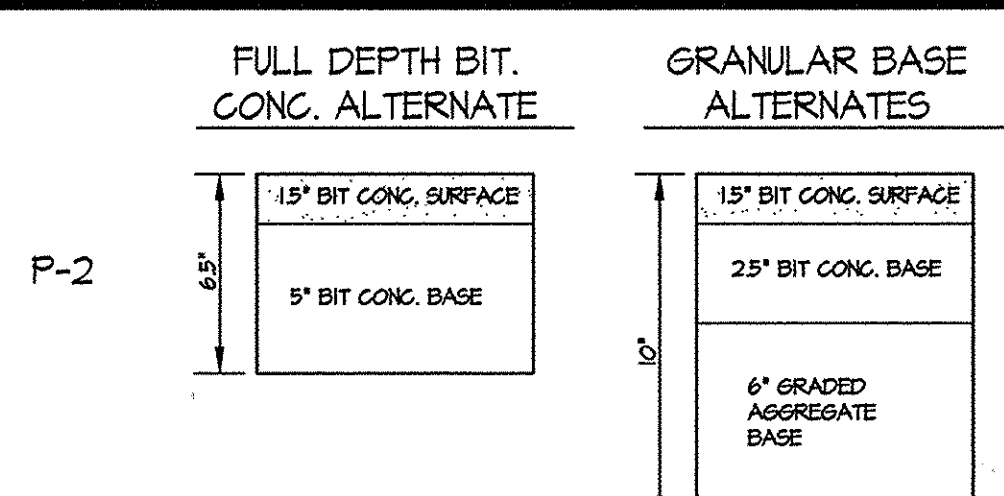
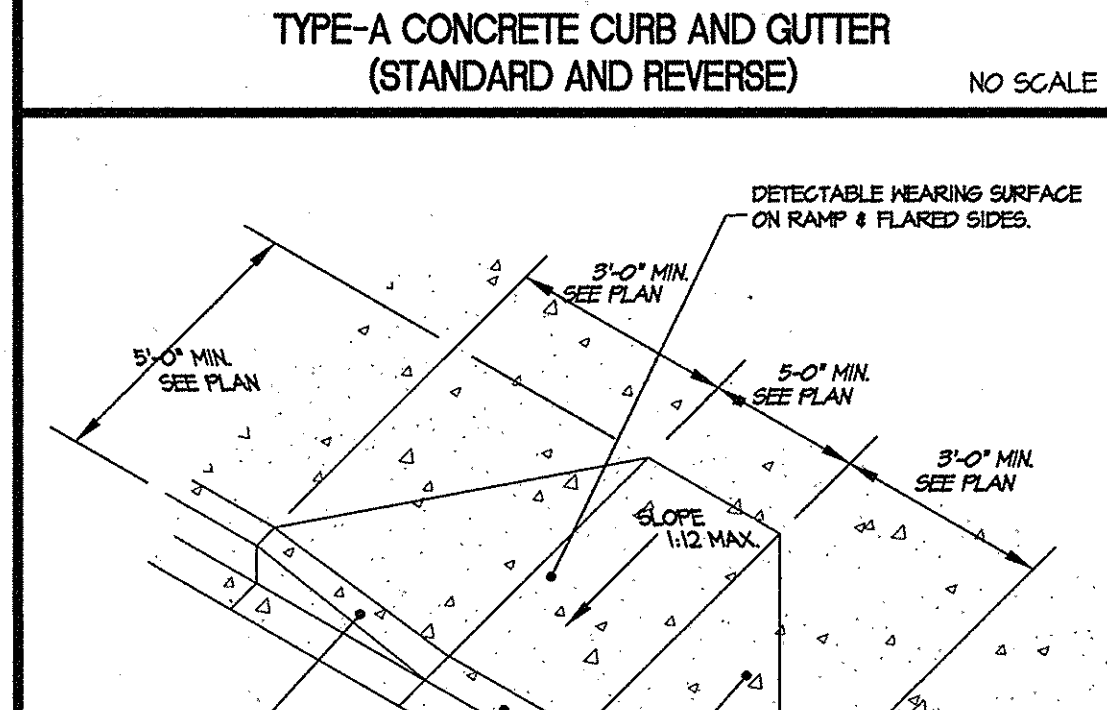
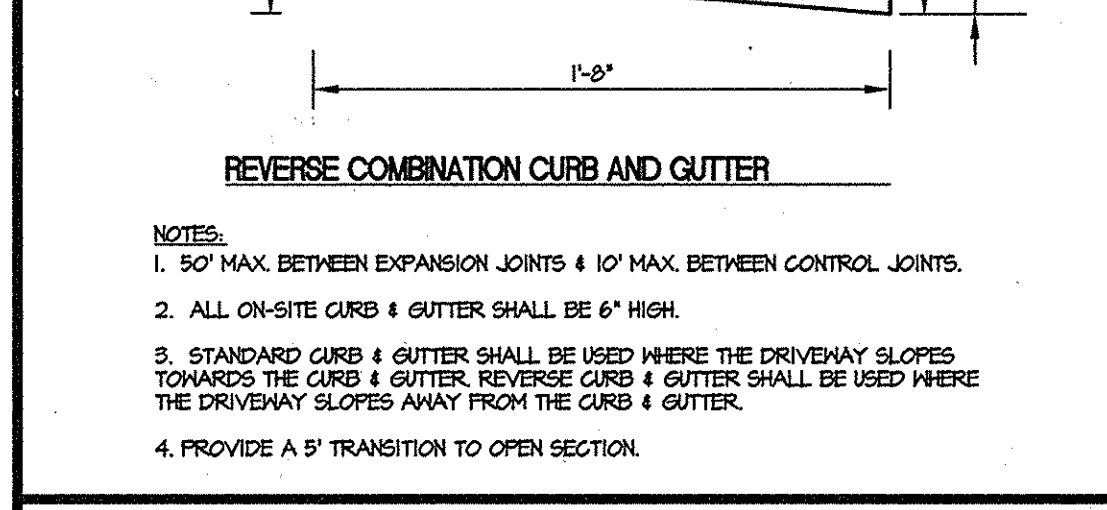
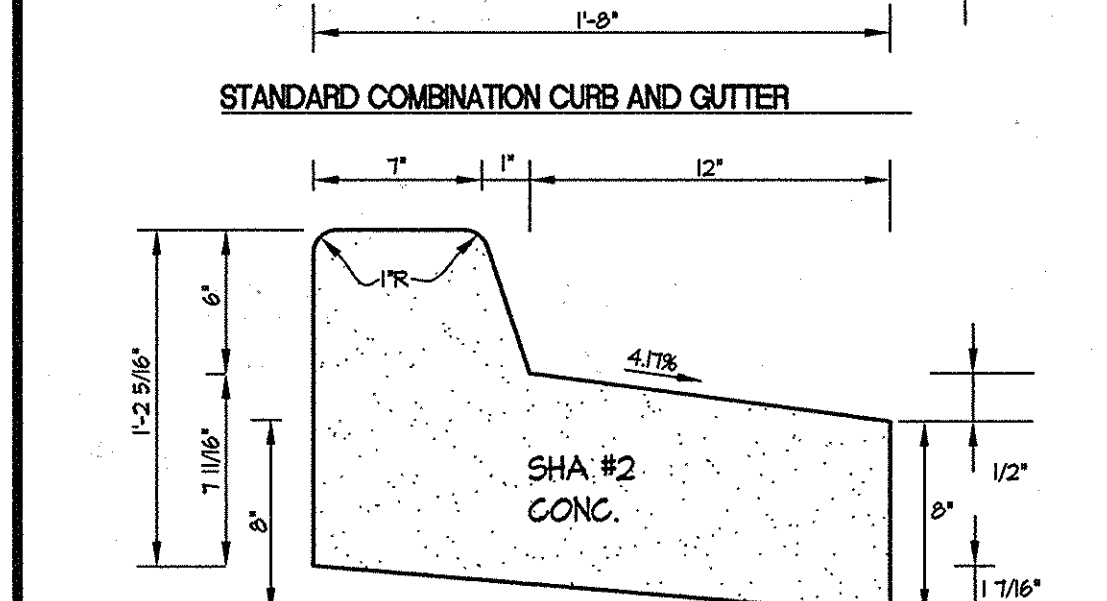
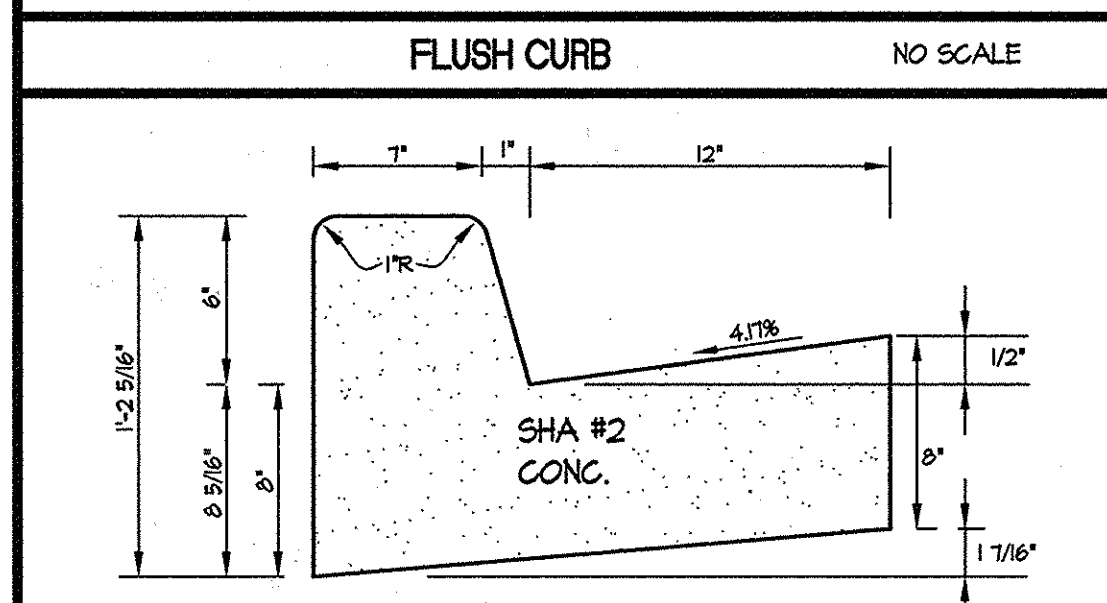
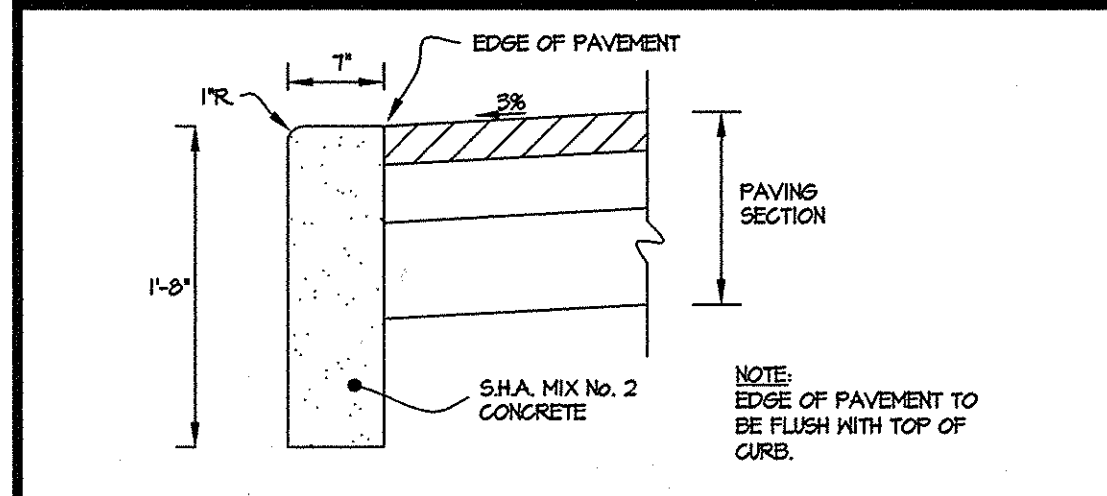
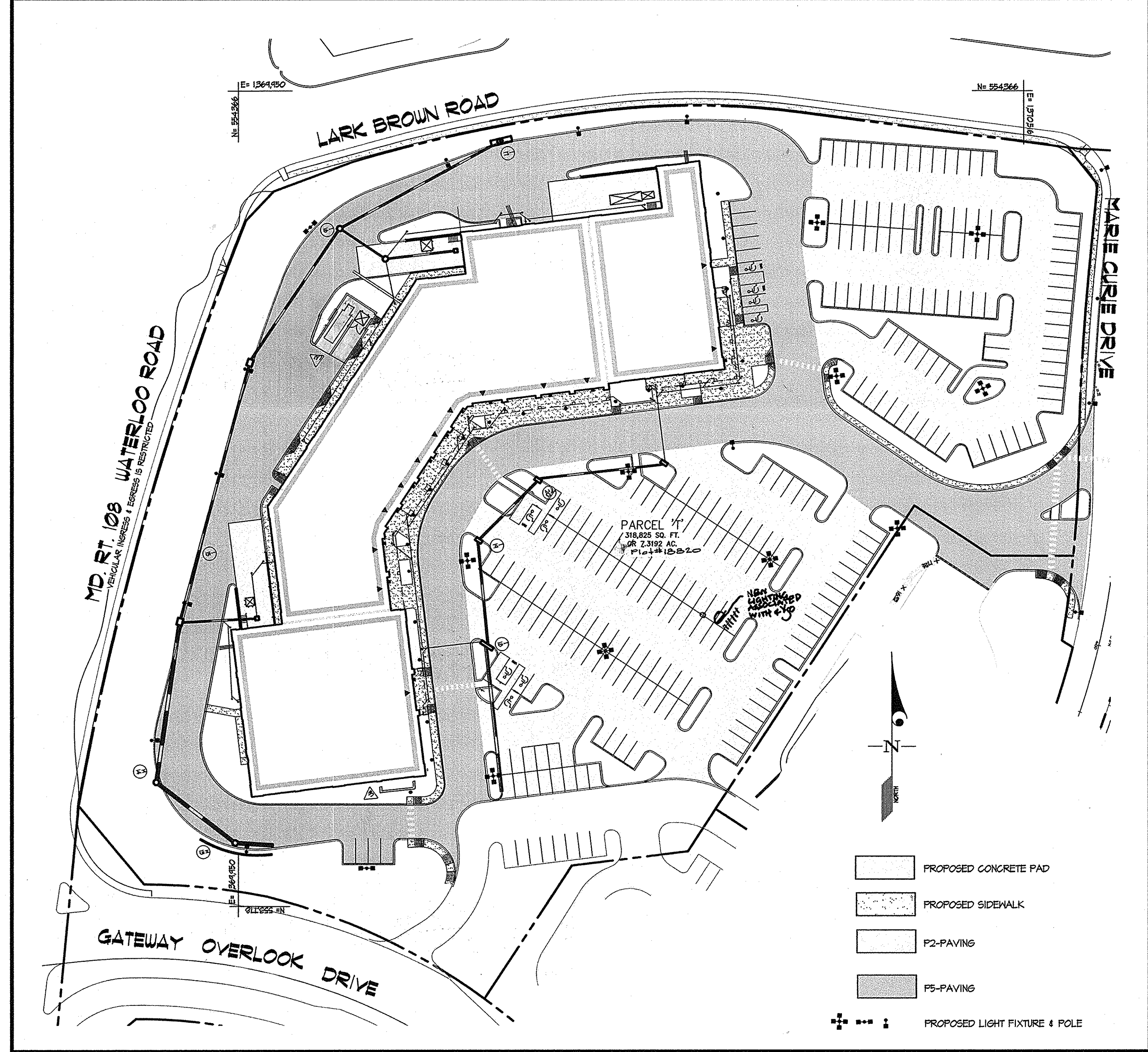
REVISION #4 ONLY
4.14.15

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Marsha M. Weger* Date: 2/9/07
 Chief, Division of Land Development: *Cathy Smith* Date: 2/9/07
 Chief, Development Engineering Division: *William W. ...* Date: 2/2/07



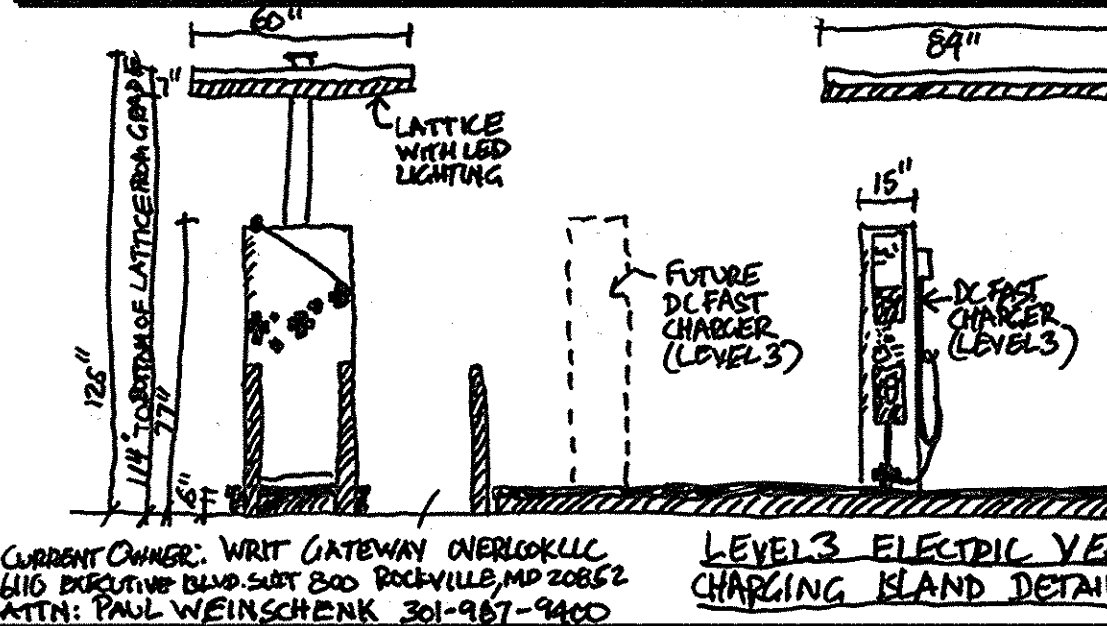
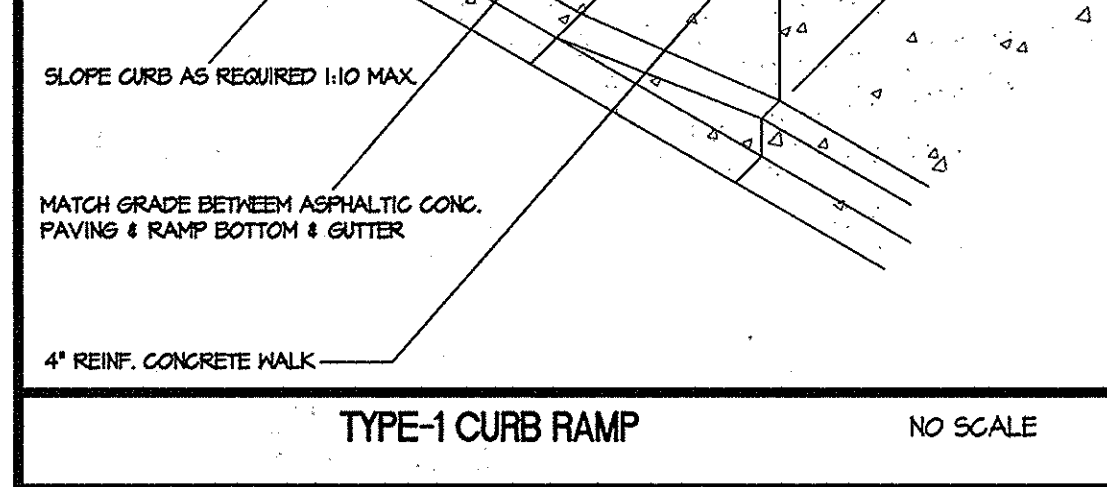
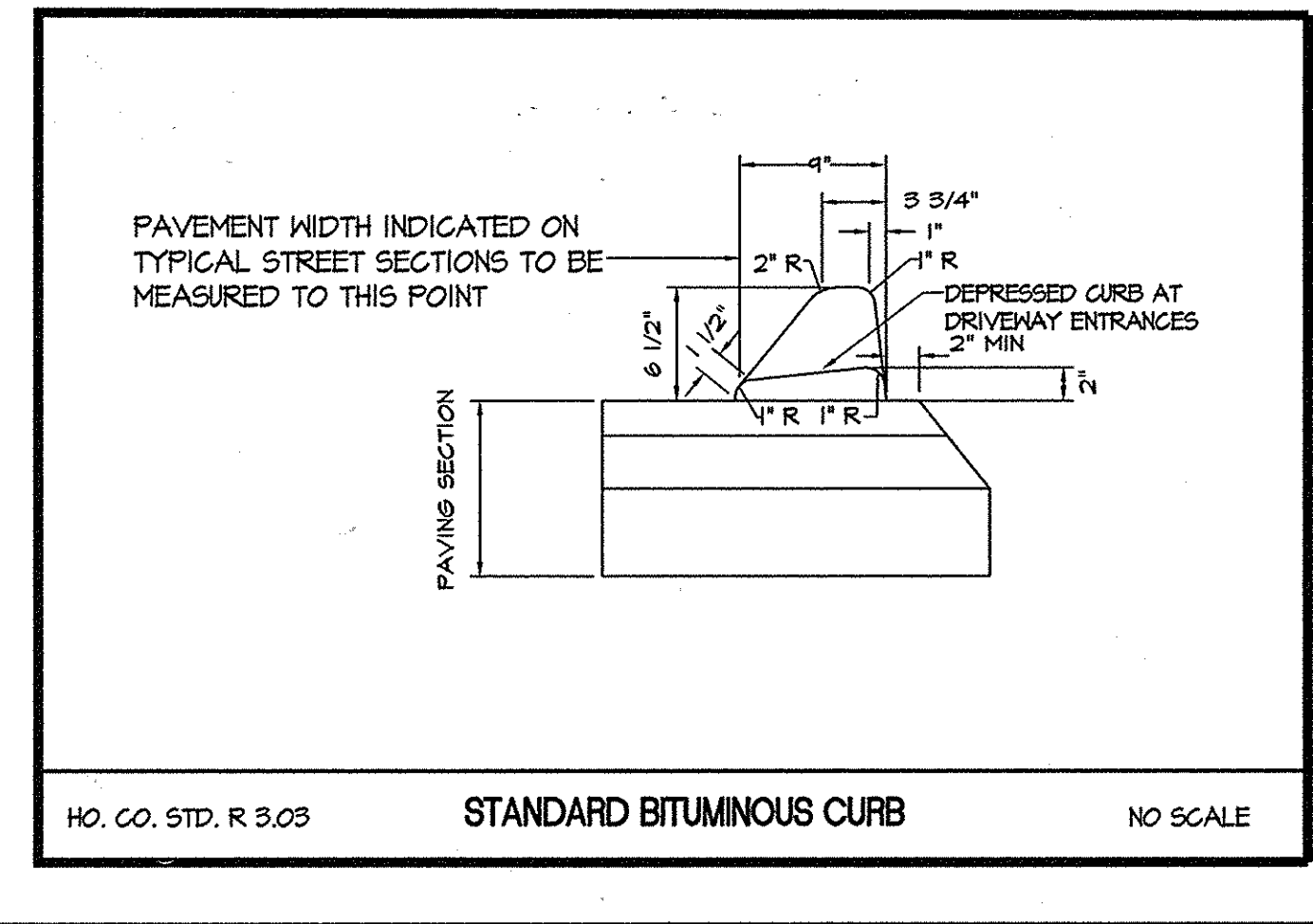
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK BURTOWNSVILLE, MARYLAND 20896 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186		PREPARED FOR: GENERAL GROWTH PROPERTIES HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 ATT: PAUL CAVANAUGH 410-992-6284		SITE DEVELOPMENT PLAN BENSON EAST PARCEL T PLAT NO. 18220		SCALE 1"=20'	ZONING NEW TOWN	G. L. W. FILE NO. 05084
DATE: 4/12/14 4-14-15 7/10/07 4-2-07 02-23-07	CHANGE FROM RESTAURANT USE TO OUTPATIENT MEDICAL CLINIC USE ADD OUTDOOR SEATING AREA Rev. double dumpster/dumpster to dumpster/dumpster add access/walk to retail 2 Rev. WHC's and add WHC near I-18 LABEL WHC's & ELIMINATE WHC @ NEAR I-18	REVISION	BY FJS WGS	APPR. WGS	ELECTION DISTRICT No. 6	DATE OCT., 2006	TAX MAP - GRID 37 - 43	SHEET 3 OF 12



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Paula K. Layton* 2/9/07
 Chief, Division of Land Development: *Chris Smith* 2/9/07
 Chief, Development Engineering Division: *William* 2/9/07



Symbol	Description	Quantity
◆◆◆	TWIN TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-182-3H-400HPS-BRP OR APPROVED EQUAL.	6
◆◆	SINGLE TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-181-3H-400HPS-BRP OR APPROVED EQUAL.	7
◆◆◆	EMCO ECA-234-3H-400HPS-400V-SCPTT-3-EC23-DIM4050-SC/AN R13F50-11.0-7-xx-33-BC	

Symbol	Description	Quantity
◆◆◆	TWIN TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-182-3H-400HPS-BRP OR APPROVED EQUAL.	6
◆◆	SINGLE TYPE III, WITH HORIZONTAL 400 MATT HIGH PRESSURE SODIUM LAMP ON A 30 FOOT ROUND TAPERED STEEL POLE (BROWN) ECOLINE ECA-181-3H-400HPS-BRP OR APPROVED EQUAL.	7
◆◆◆	EMCO ECA-234-3H-400HPS-400V-SCPTT-3-EC23-DIM4050-SC/AN R13F50-11.0-7-xx-33-BC	

NOTE: VOLTAGES, QUANTITIES, TYPES AND LOCATIONS ARE TO BE CONFIRMED WITH VALLEY LIGHTING LLC PRIOR TO ORDERING MATERIAL.

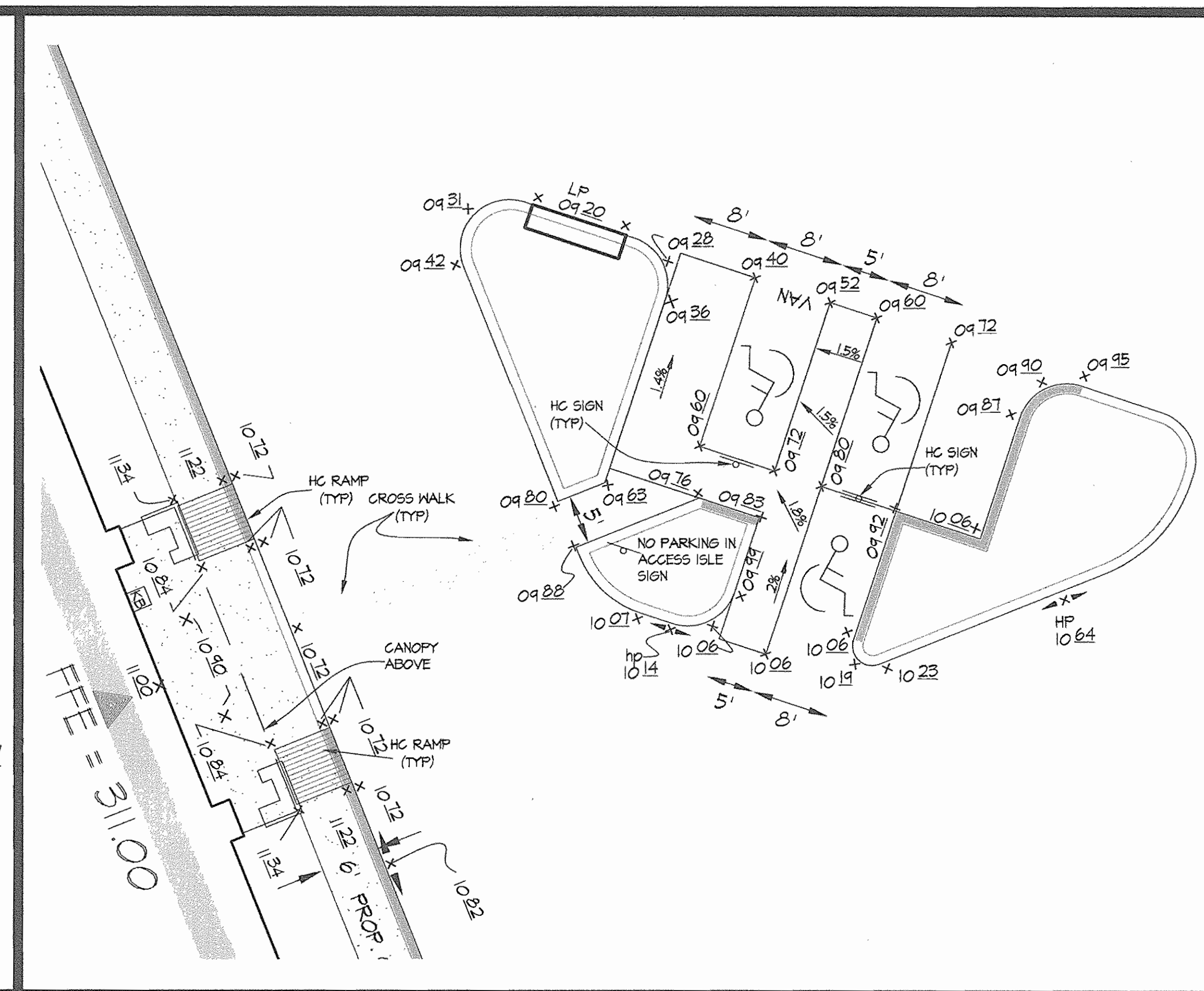
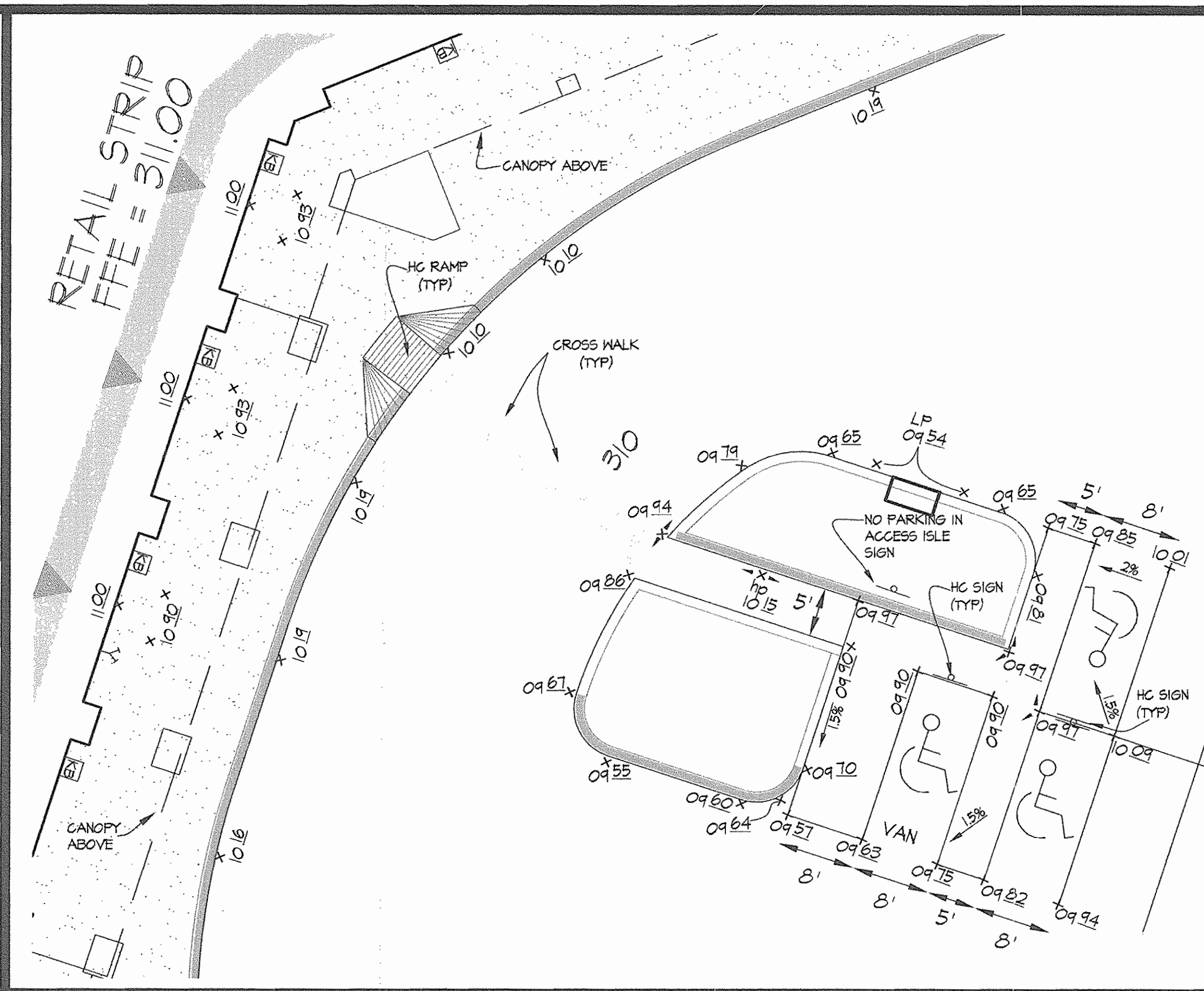
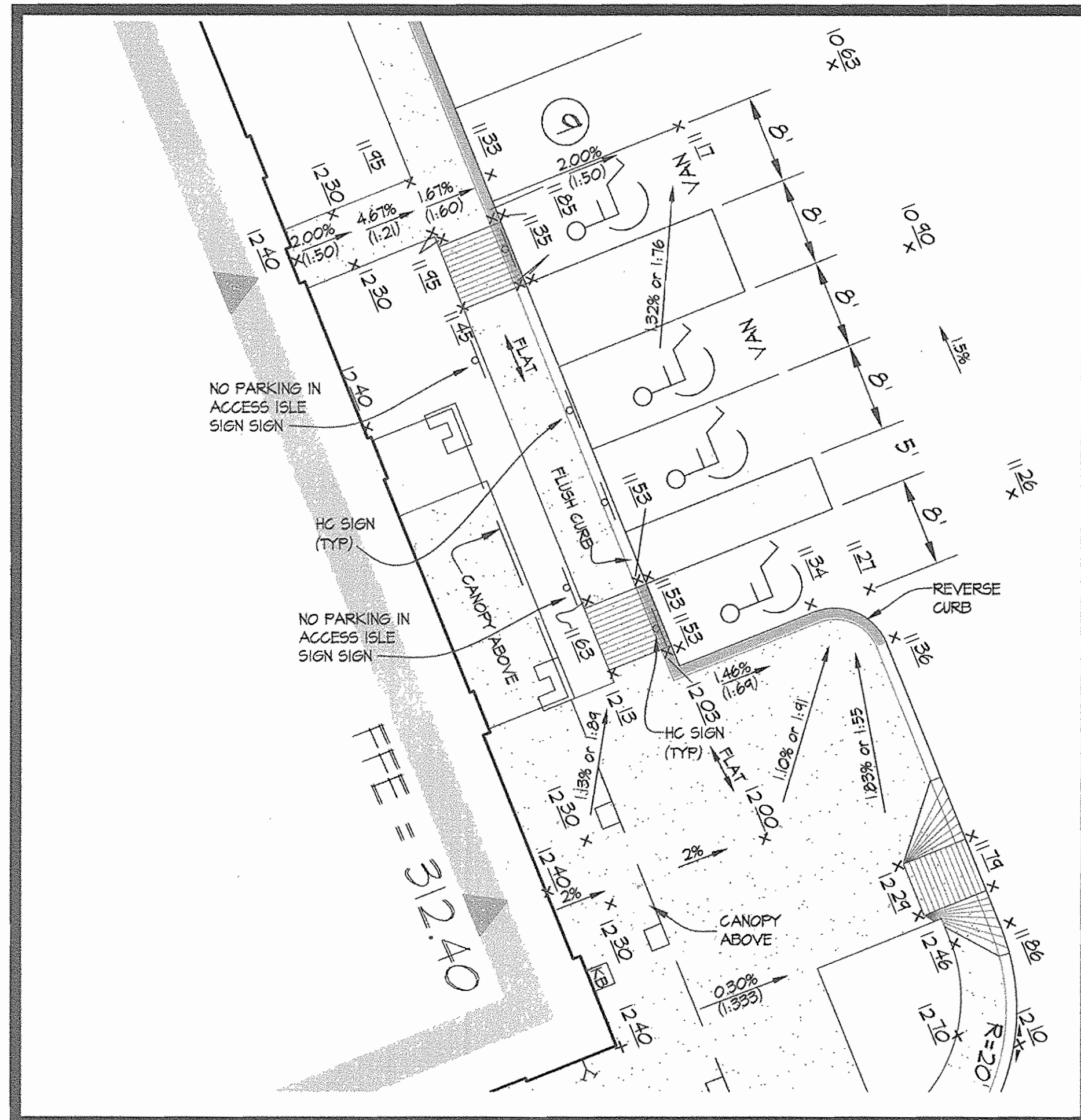
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-800-1820 DC/VA: 301-393-2524 FAX: 301-421-4186

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

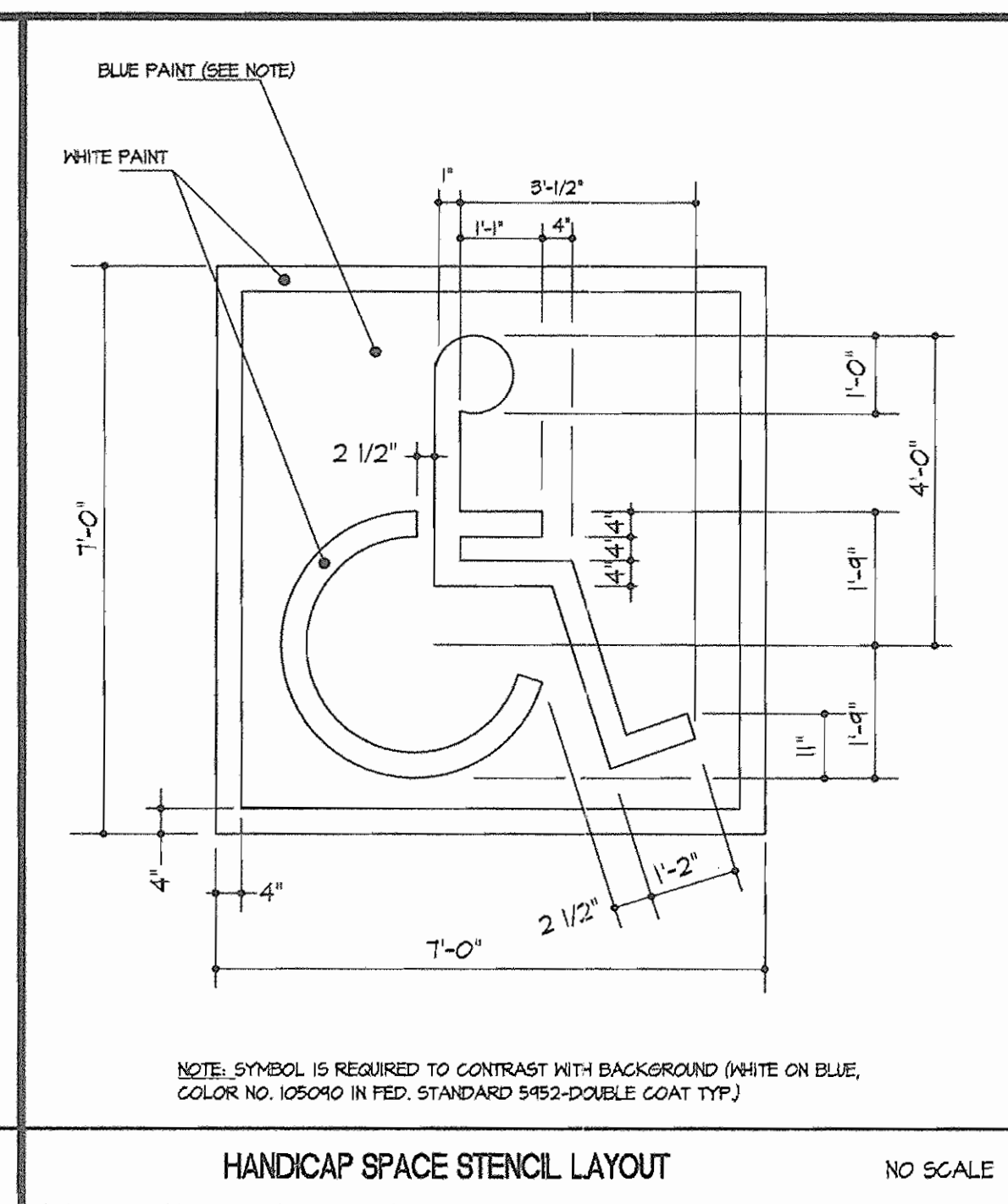
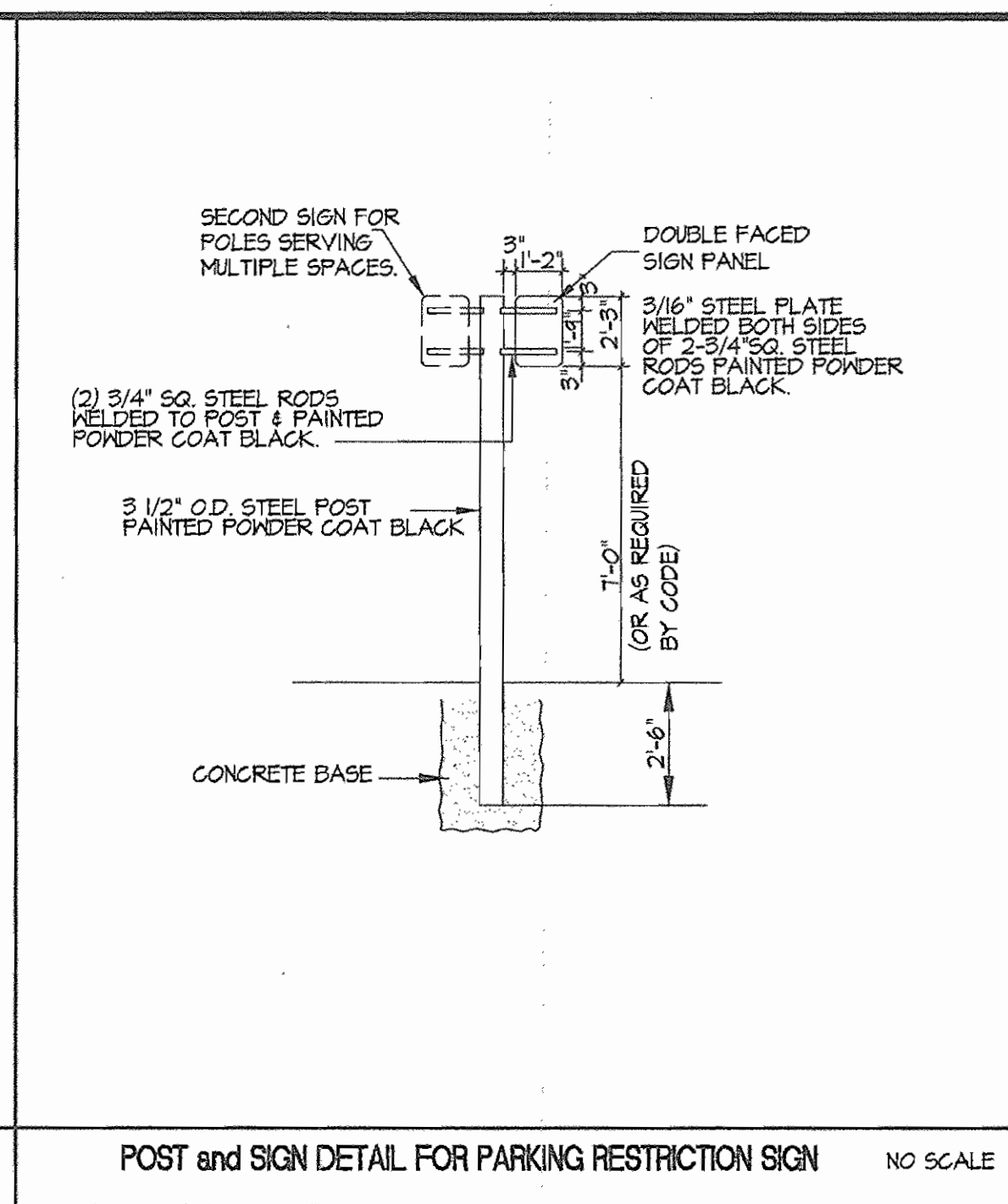
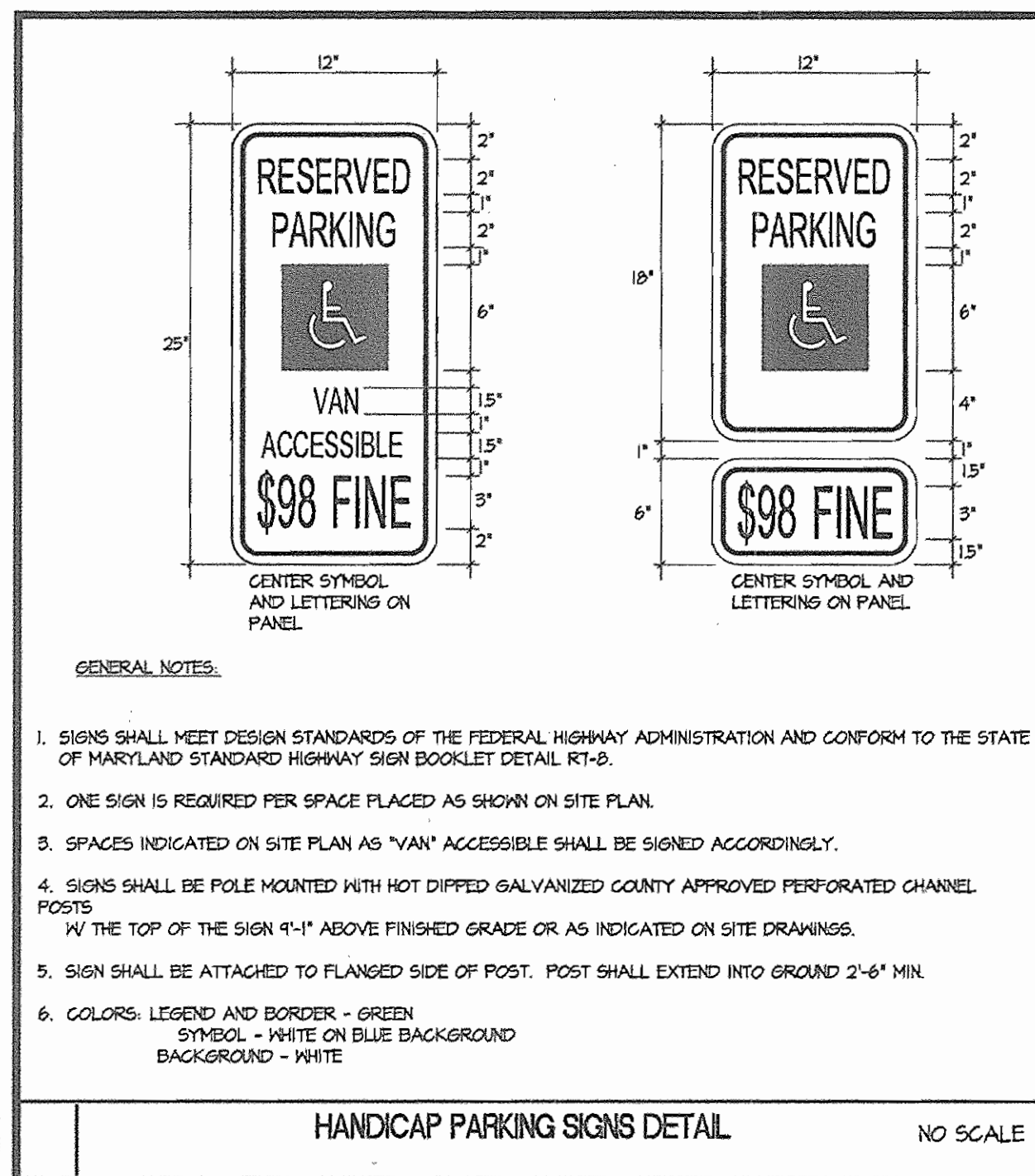
PAVING DELINEATION & DETAILS
BENSON EAST
 PARCEL T
 FLAT NO. 18220

SCALE: 1"=50'
 ZONING: NEW TOWN
 G. L. W. FILE NO.: 05084
 DATE: OCT., 2006
 TAX MAP - GRID: 37 - 43
 SHEET: 4 OF 12

PREPARED BY:
KIMLEY-HORN
 11400 COMMERCE PARK DRIVE, SUITE 400
 RESTON, VA 20191
 PHONE: 703-674-8800

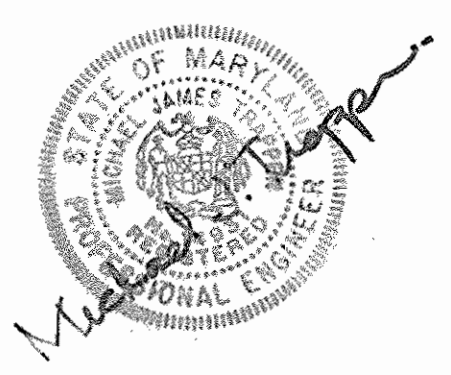


HANDICAP ACCESSIBILITY DETAILS
SCALE: 1" = 10'



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 2/9/07
 Chief, Division of Land Development: *[Signature]* 2/9/07
 Chief, Development Engineering Division: *[Signature]* 2/12/07



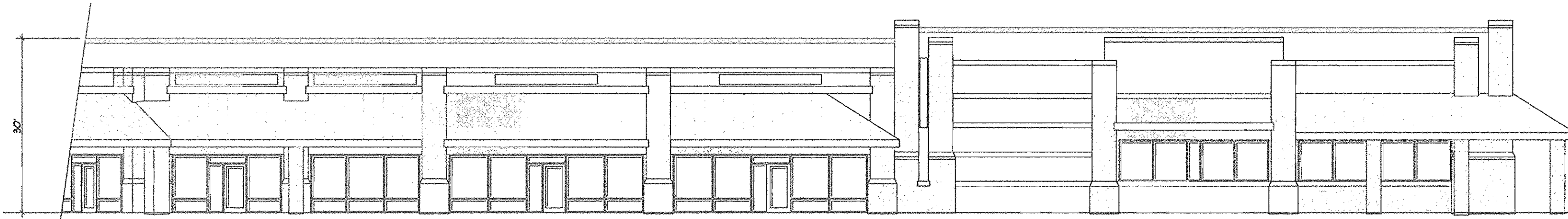
GLWGUTSCHICK LITTLE & WEBER, P.A.
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3509 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20866
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DATE	REVISION	BY	APPR.

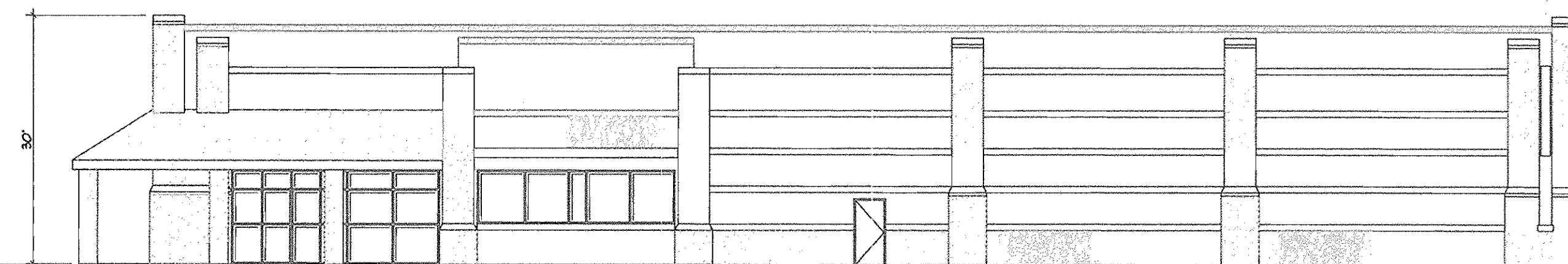
PREPARED FOR:
GENERAL GROWTH PROPERTIES
RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
ATT: PAUL CAVANAUGH
410-992-6284

HANDICAP ACCESSIBILITY DETAILS
BENSON EAST
PARCEL T
PLAT NO. 108820
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

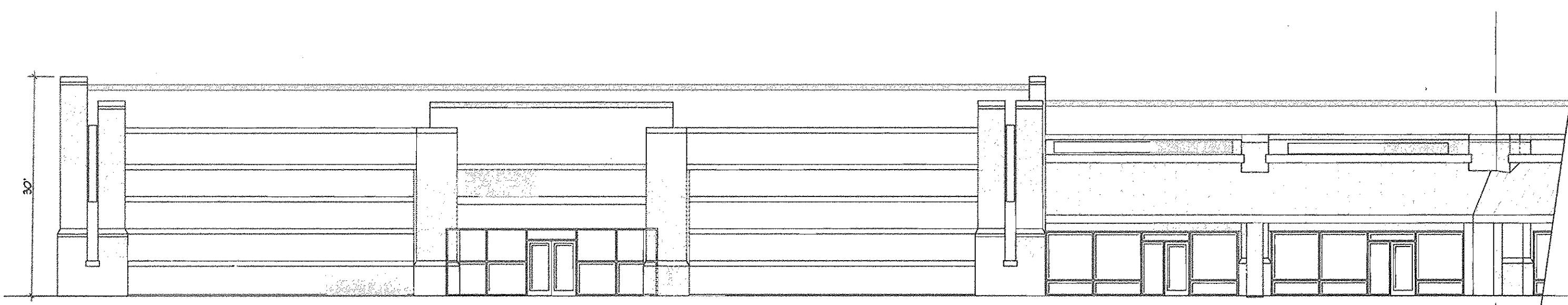
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	5 OF 12



PARTIAL FRONT ELEVATION

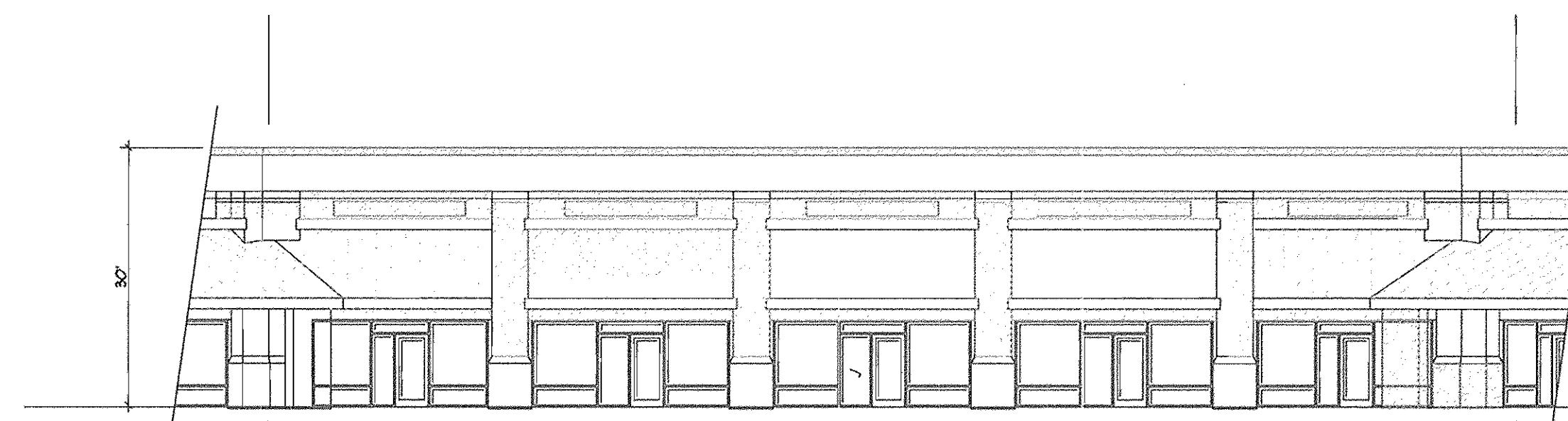


RIGHT SIDE ELEVATION



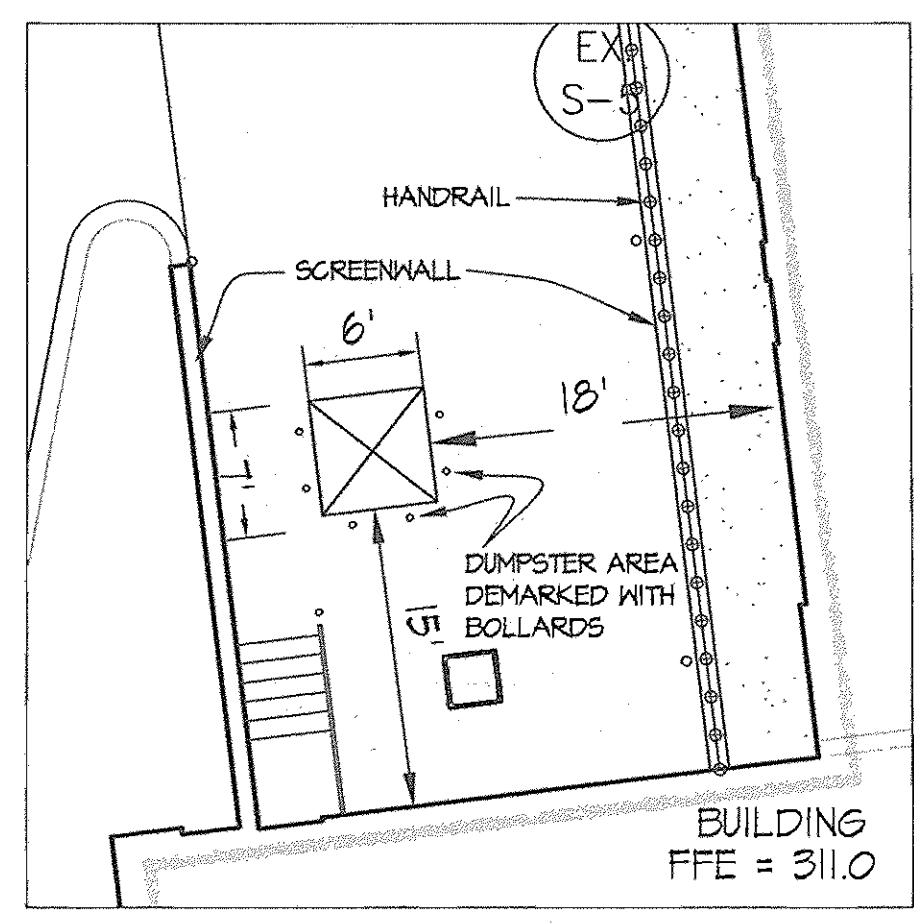
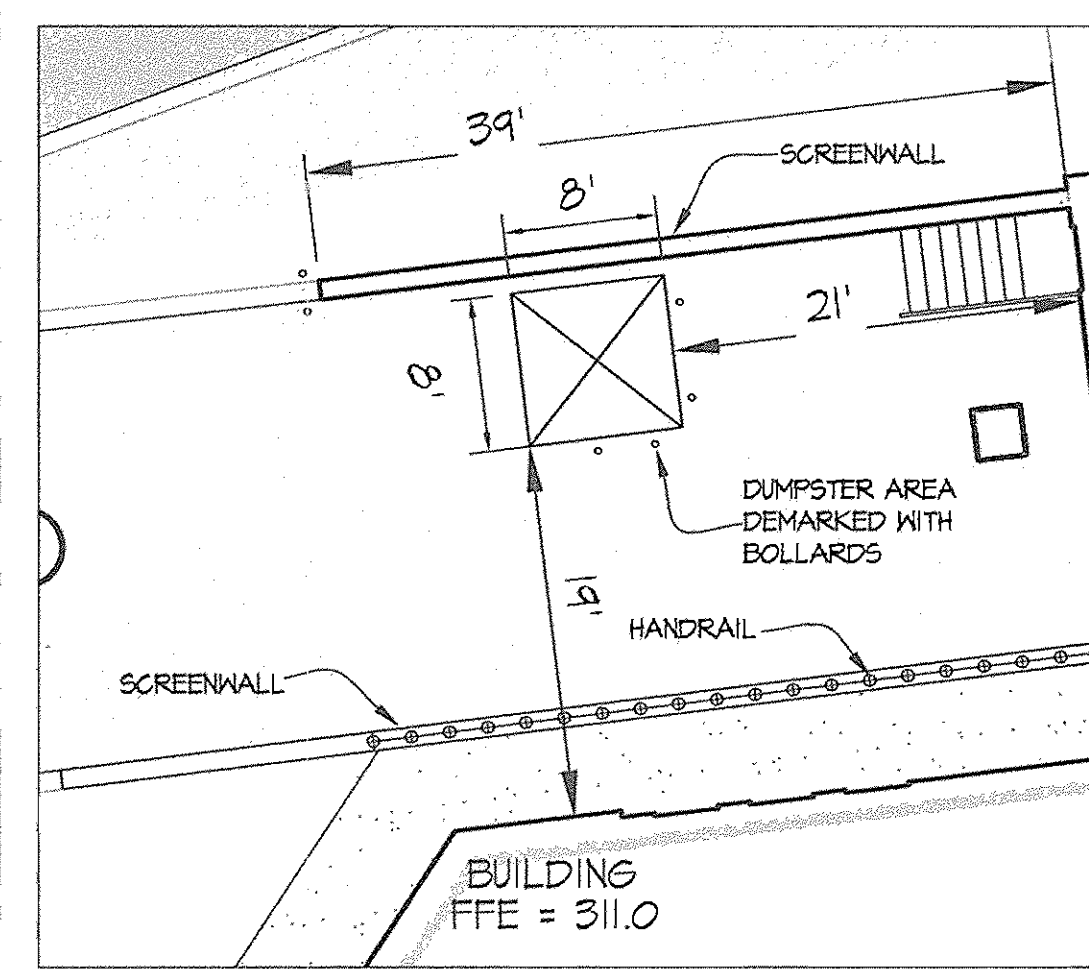
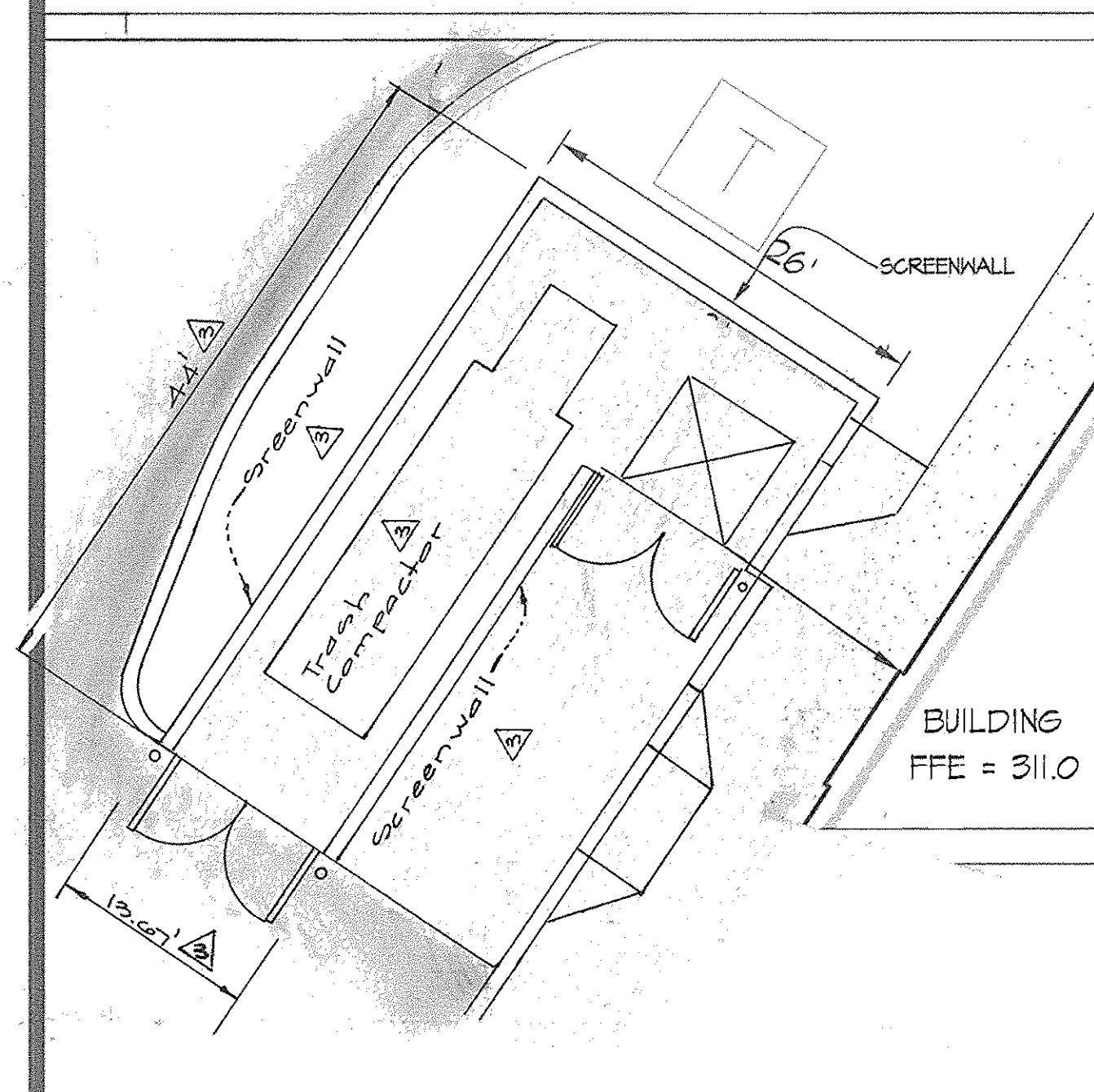
PARTIAL FRONT ELEVATION

ANGLE A

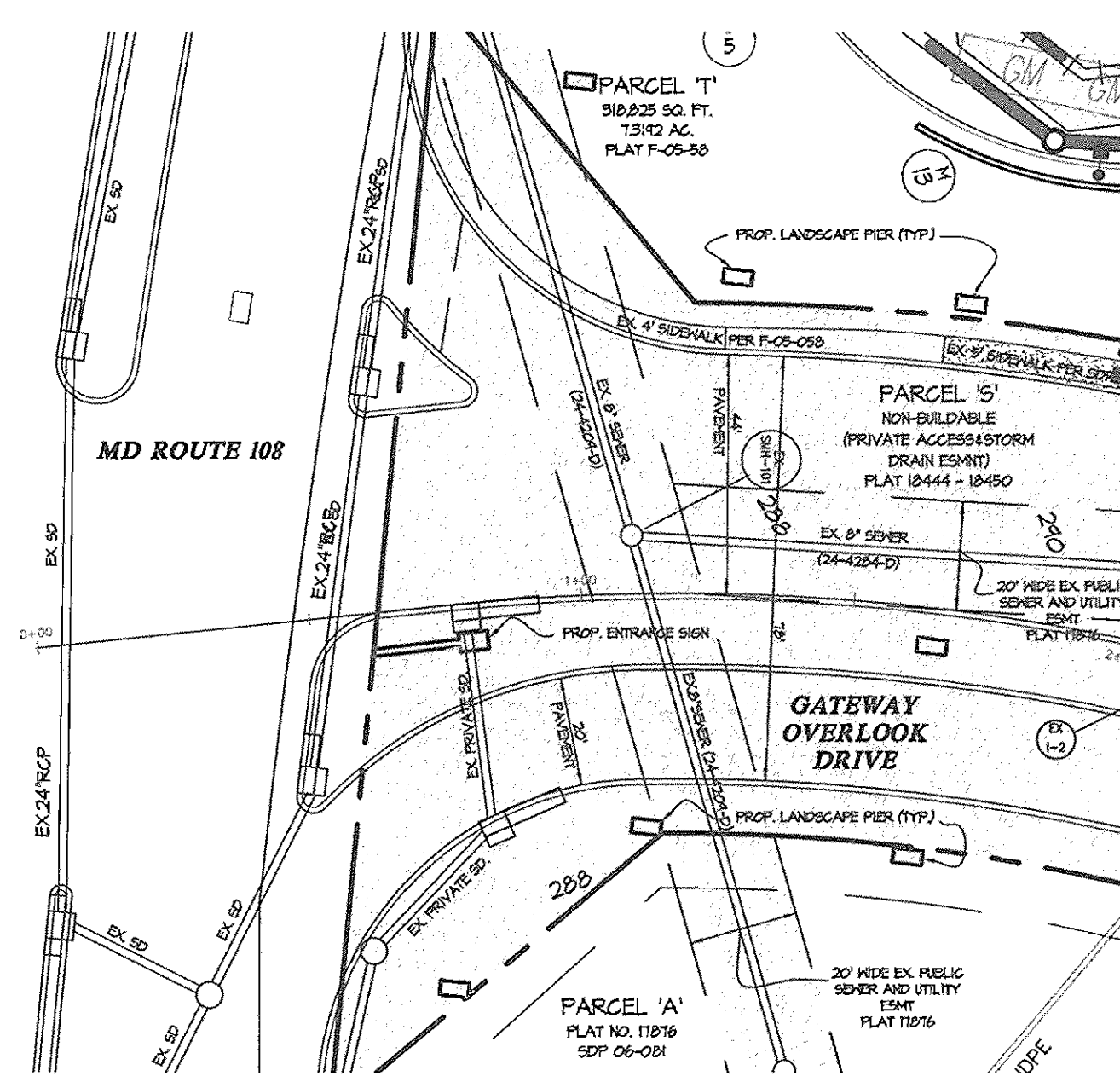


PARTIAL FRONT ELEVATION

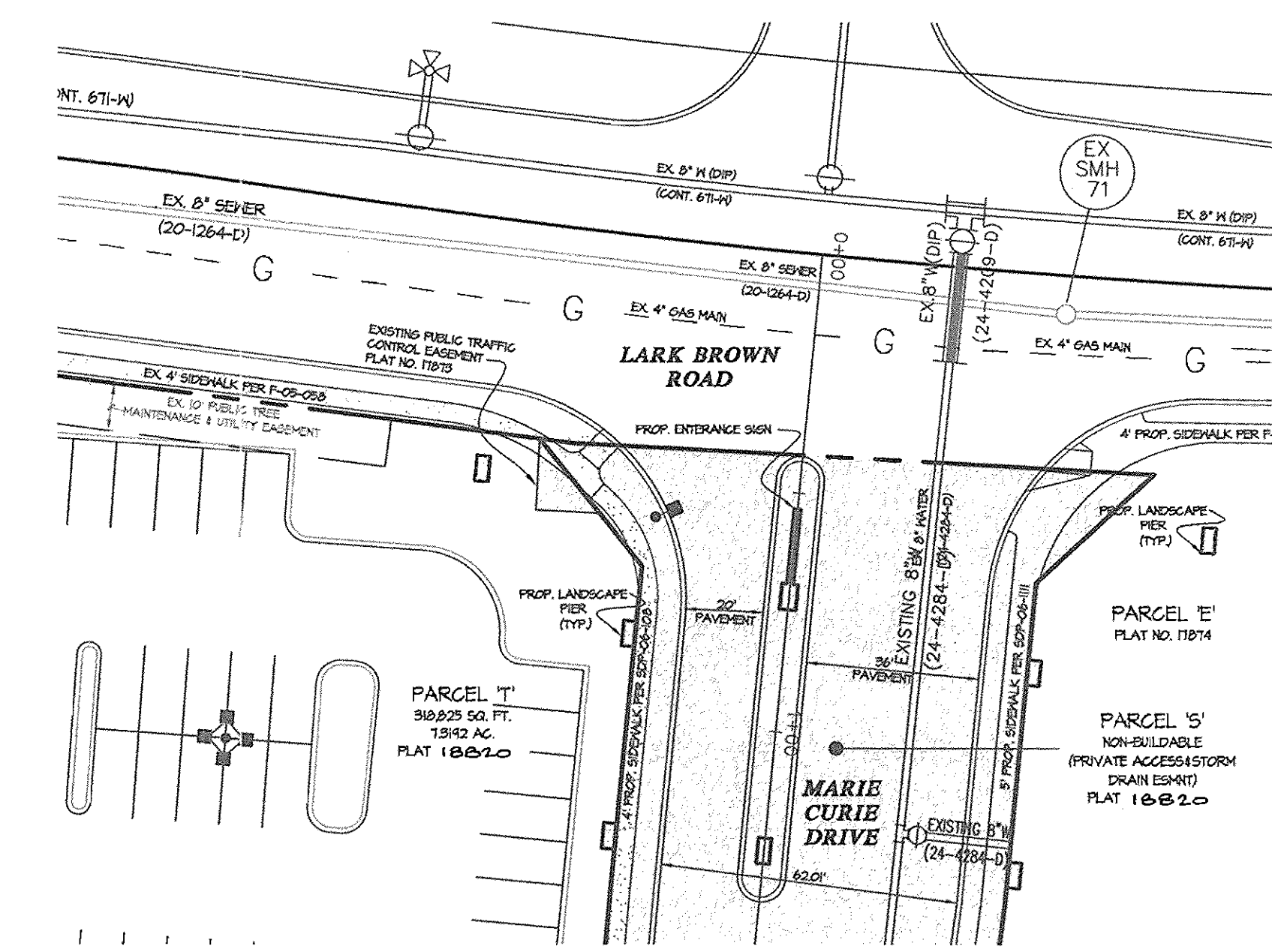
ANGLE A



Dumpster Detail scale 1"=10'



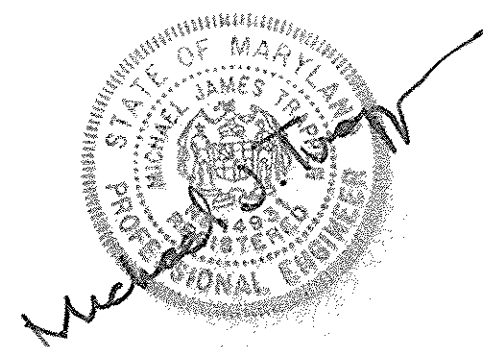
ENTRANCE FEATURE AND SIGNAGE DETAIL
Intersection of MD Route 108 and Gateway Overlook Drive
Scale 1" = 30'



ENTRANCE FEATURE AND SIGNAGE DETAIL
Intersection of Lark Brown Road and Marie Curie Drive
Scale 1" = 30'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Coughlin* 2/9/07
Chief, Division of Land Development: *Judy Kizilka* 2/9/07
Chief, Development Engineering Division: *William J. ...* 2/2/07



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PREPARED FOR:
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10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
ATT: PAUL CAVANAUGH
410-992-6284

BUILDING ELEVATIONS
BENSON EAST
PARCEL T
PLAT NO. 18820

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	6 OF 12

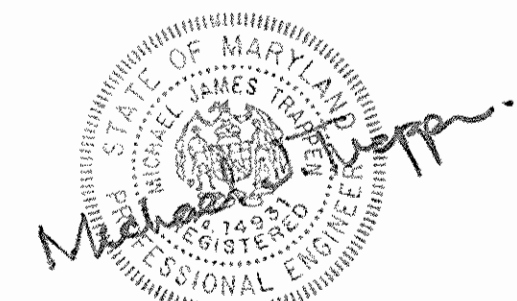
DRAWINGS\05084\SDP-03\SDP-6.dwg	DES. BJM	DRN. JNG	CHK. BJM	DATE 11/19/07	REVISION	BY Wsj	APPR.
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ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

LEGEND

- 380.00 — PROPOSED SPOT ELEVATION
- - - 600 - - - EXISTING CONTOUR
- - - 602 - - - PROPOSED CONTOUR THIS PHASE
- X - - - PROPOSED SAFETY FENCE
- SF - - - PROPOSED SILT FENCE
- SSF - - - PROPOSED SUPER SILT FENCE
- LOD • LIMIT OF DISTURBANCE
- - - - - DRAINAGE DIVIDE
- PROPOSED EARTH DIKE/SWALE
- SIP □ STANDARD INLET PROTECTION
- CIP □ CURB INLET PROTECTION
- SCE □ STABILIZED CONSTRUCTION ENTRANCE



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. CONSTRUCT THE TEMPORARY SWALE AND EXTEND STUB ST-12 TO ST-24. INSTALL THE RIP-RAP-INFLOW PROTECTION ASSOCIATED WITH INFLOW TO EXTENDED STUB ST-12 TO ST-24. (5 DAYS)
4. GRADE SITE. INSTALL STORM DRAIN PIPES & STRUCTURES. INLETS I-16, I-20, & I-21 ARE TO BE PROTECTED BY STANDARD SIP AND CIP PER DETAIL 23-C. ALL REMAINING INLETS ARE TO BE WRAPPED IN SUPER SILT FENCE. INLET PROTECTION TO BE INSTALLED AS SOON AS INLET IS IN PLACE. (28 DAYS)
5. CONSTRUCT BUILDING. INSTALL REMAINING UTILITIES, CURBS, WALKS, PAVEMENT. (52 DAYS)
7. STABILIZE THE SITE. (2 DAYS)
8. FLUSH AND PUMP CLEAN ALL STORM DRAIN STRUCTURES, PIPES. (1 DAY)

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

John M. Ryan 12/11/06
 District Administrator
 Howard S.C.D.

John L. Rizzo 12/11/06
 District Administrator
 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. Trapp 11/3/06
 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 HOWARD SOIL CONSERVATION DISTRICT.

Paul G. Cavanaugh 11/3/06
 SIGNATURE OF DEVELOPER/BUILDER DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

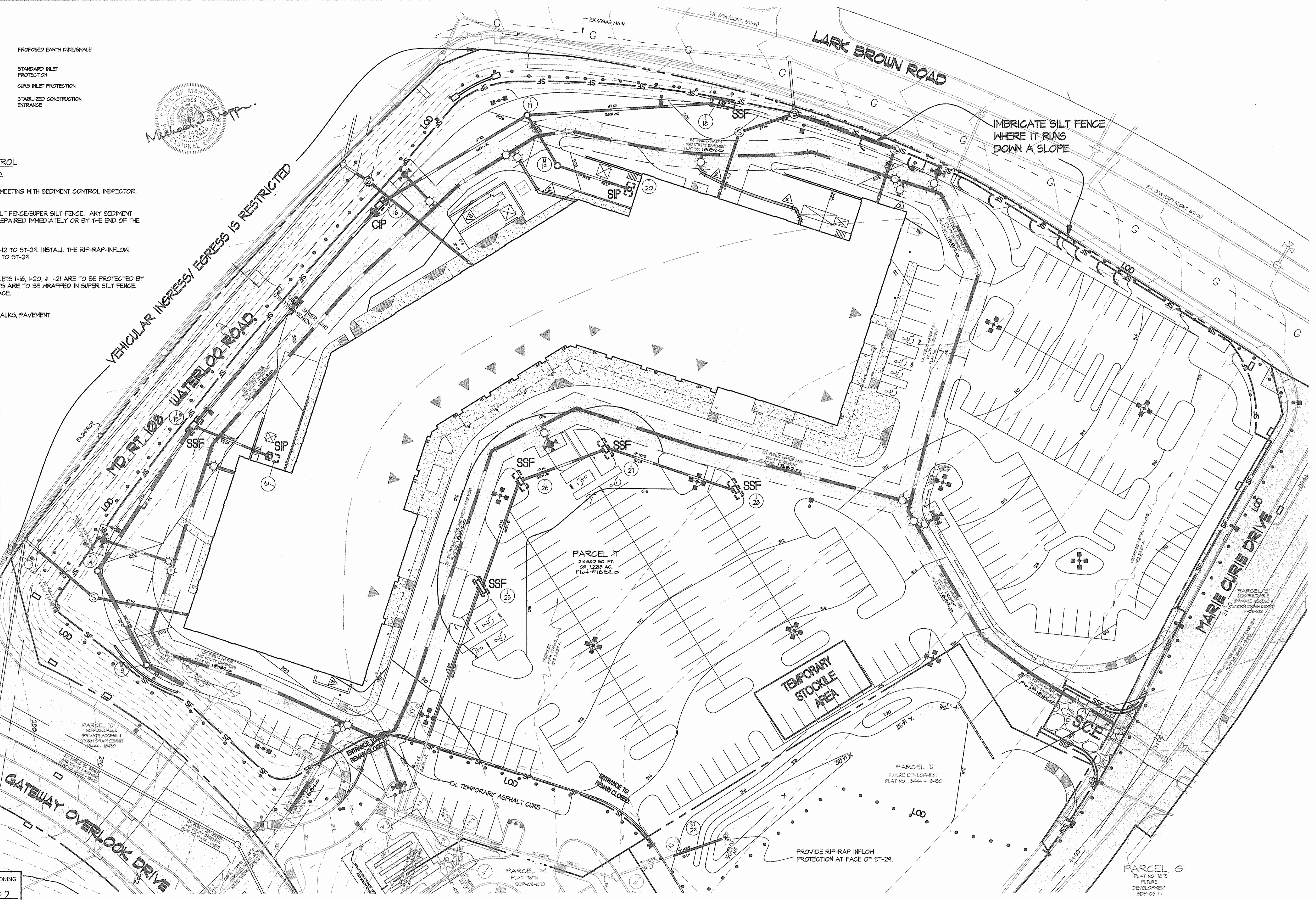
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Lough 2/9/07
 Director DATE

Andy Hamilton 2/9/07
 Chief, Division of Land Development DATE

William J. ... 2/2/07
 Chief, Development Engineering Division DATE



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/3/06	As shown on plan to eliminate curb at end of bid	WJL	WJL
11/3/06	Rev. N/C near ST-12 and eliminated curb at end of bid	WJL	WJL

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

SEDIMENT AND EROSION CONTROL PLAN

BENSON EAST
PARCEL T
PLAT NO. 18E20

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	C. L. W. FILE NO.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	7 OF 12

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- 1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

- II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE APPLIED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT OSSIPATION OF PHOTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

- V. TOPSOIL APPLICATION
A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" -8" LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

- VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. COMPOSTED SLUDGE SHALL BE ACQUISITION, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER CONAR 26.04.06.
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RANING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RANING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BRUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

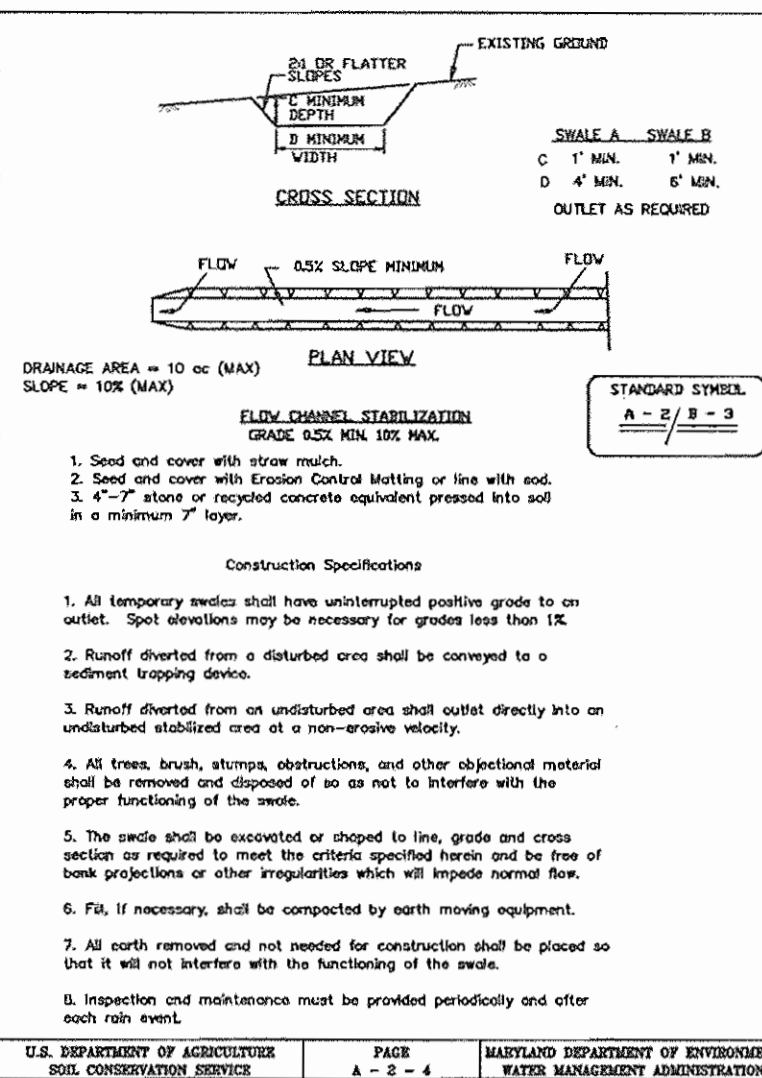
NOTE:

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

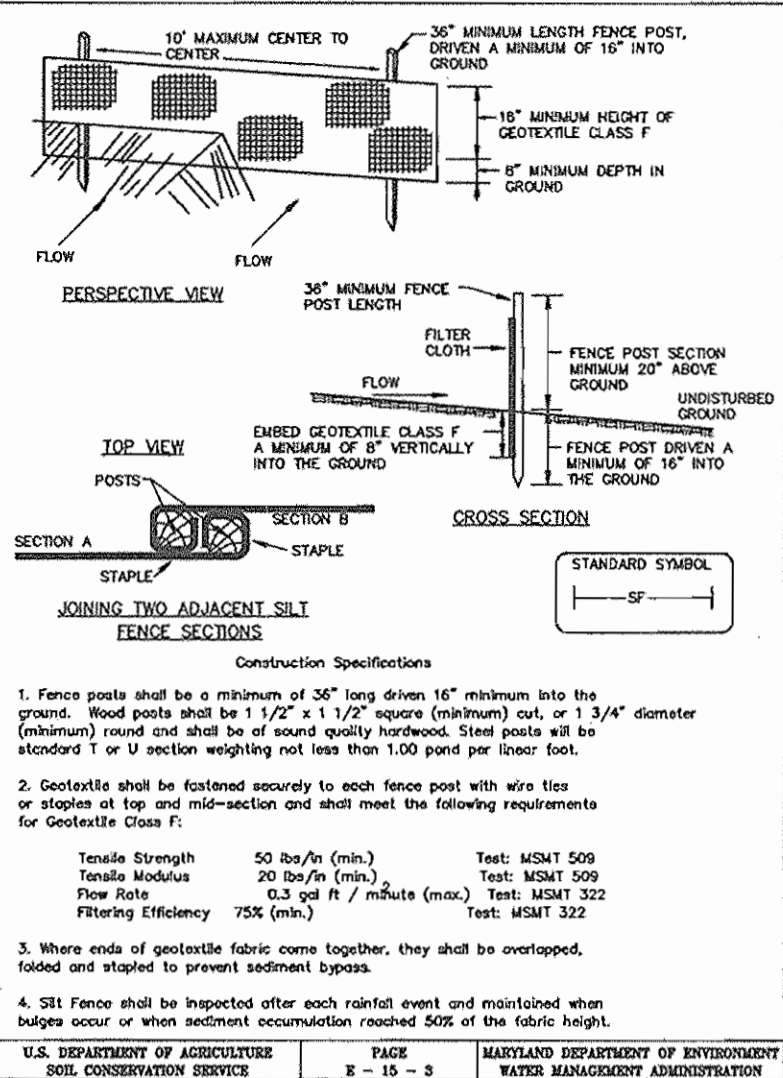
SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERMIETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERMIETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
TOTAL AREA OF SITE : 7.22 AC.
AREA DISTURBED : 7.0 AC.
AREA TO BE ROOFED OR PAVED : 5.0 ACRES
AREA TO BE VEGETATIVELY STABILIZED : 2.0 ACRES
TOTAL CUT : 5,000 CU. YDS.
TOTAL FILL : 5,000 CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATION: N/A
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEMAED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMIETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

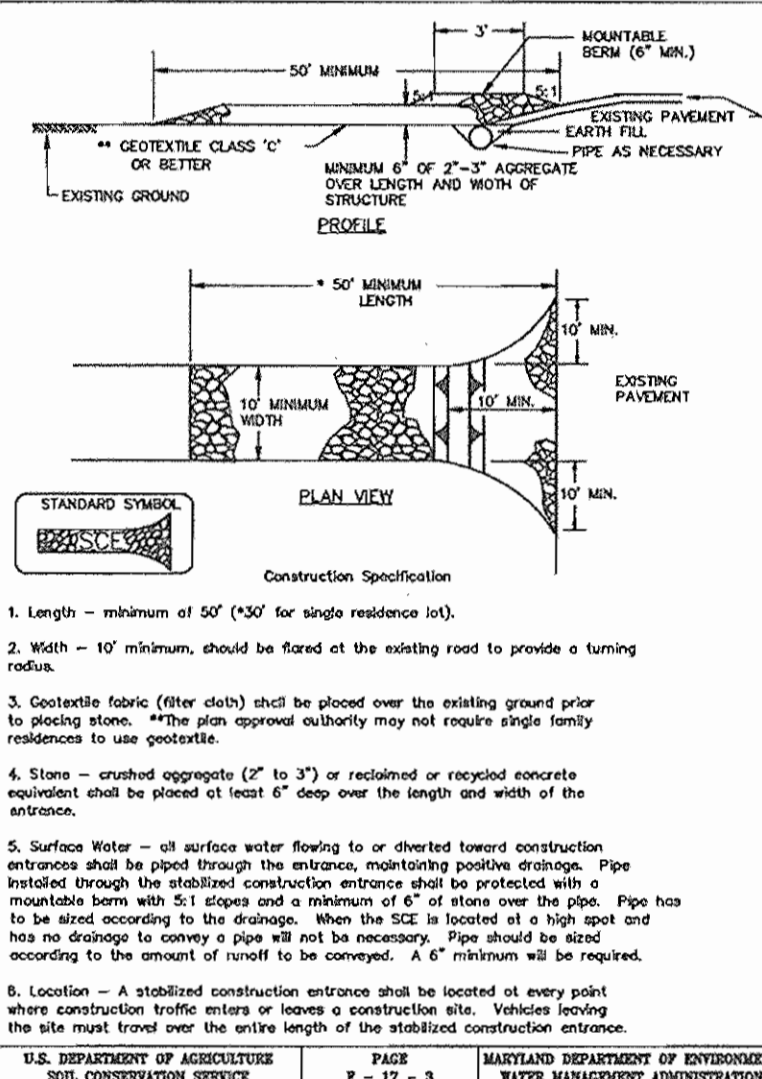
DETAIL 2 - TEMPORARY SWALE



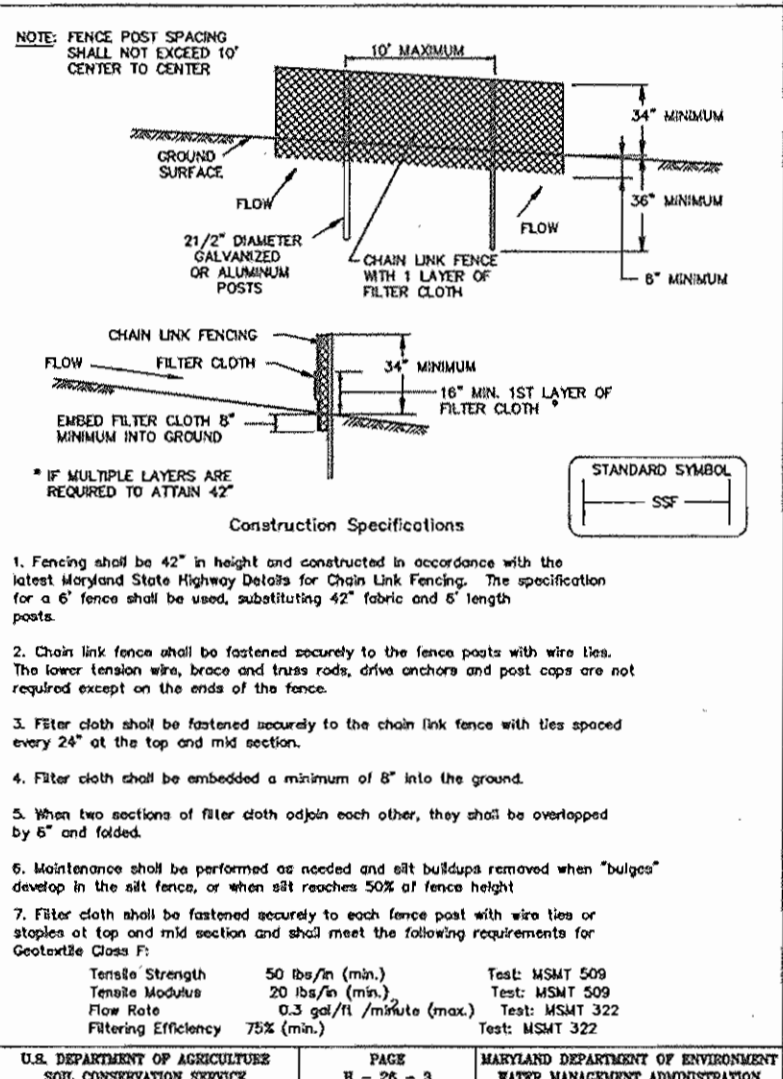
DETAIL 22 - SILT FENCE



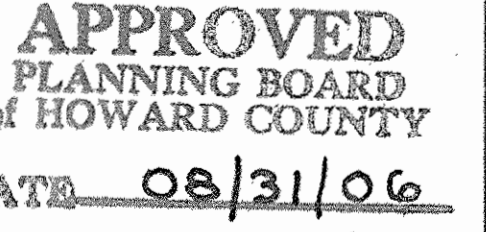
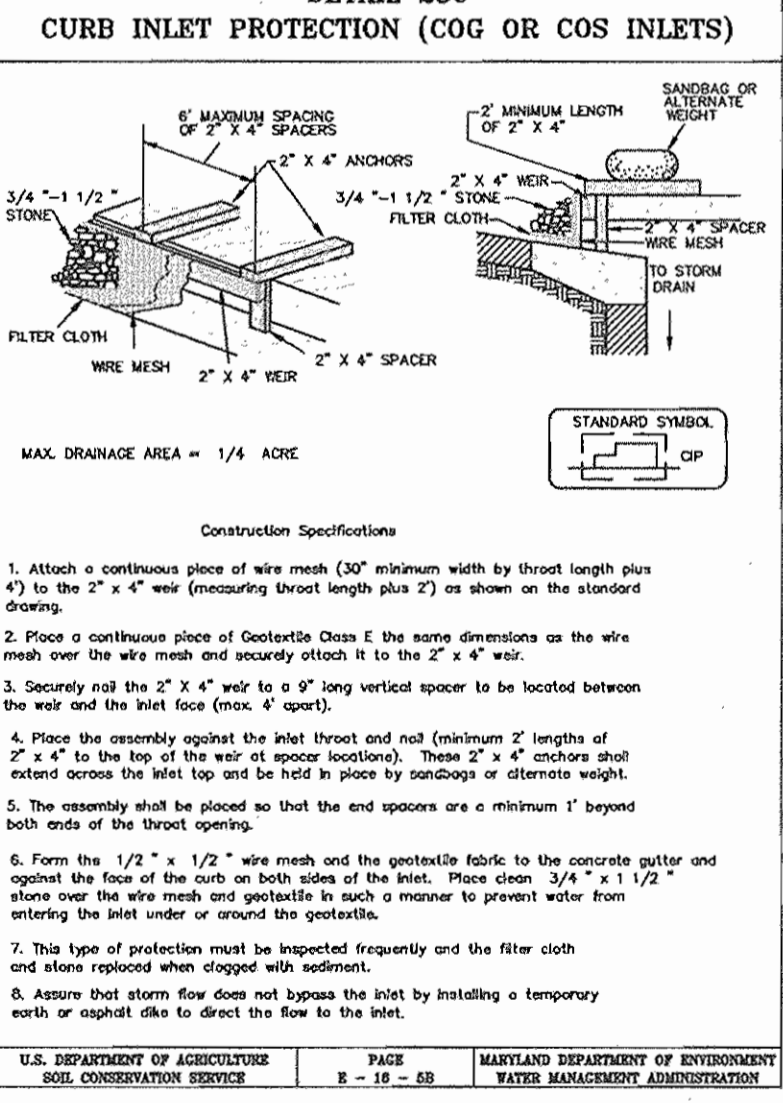
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 33 - SUPER SILT FENCE



DETAIL 23C CURB INLET PROTECTION (COG OR COS INLETS)

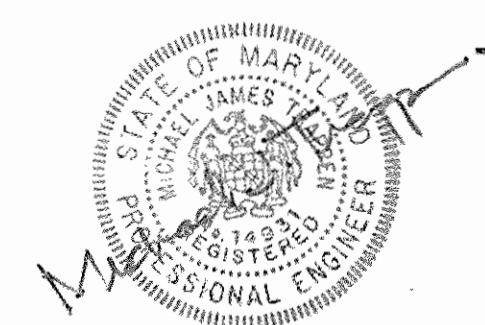


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Mark D. Layton 2/5/07
Chief, Division of Land Development: Cindy Hamada 2/9/07
Chief, Development Engineering Division: [Signature] 2/2/07

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Jan Moran 12/14/06
This Development Plan was approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Michael J. Troppa 12/14/06

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. Troppa 11/3/06

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 TSCD.
Paul G. Cavanaugh 11/3/06



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 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

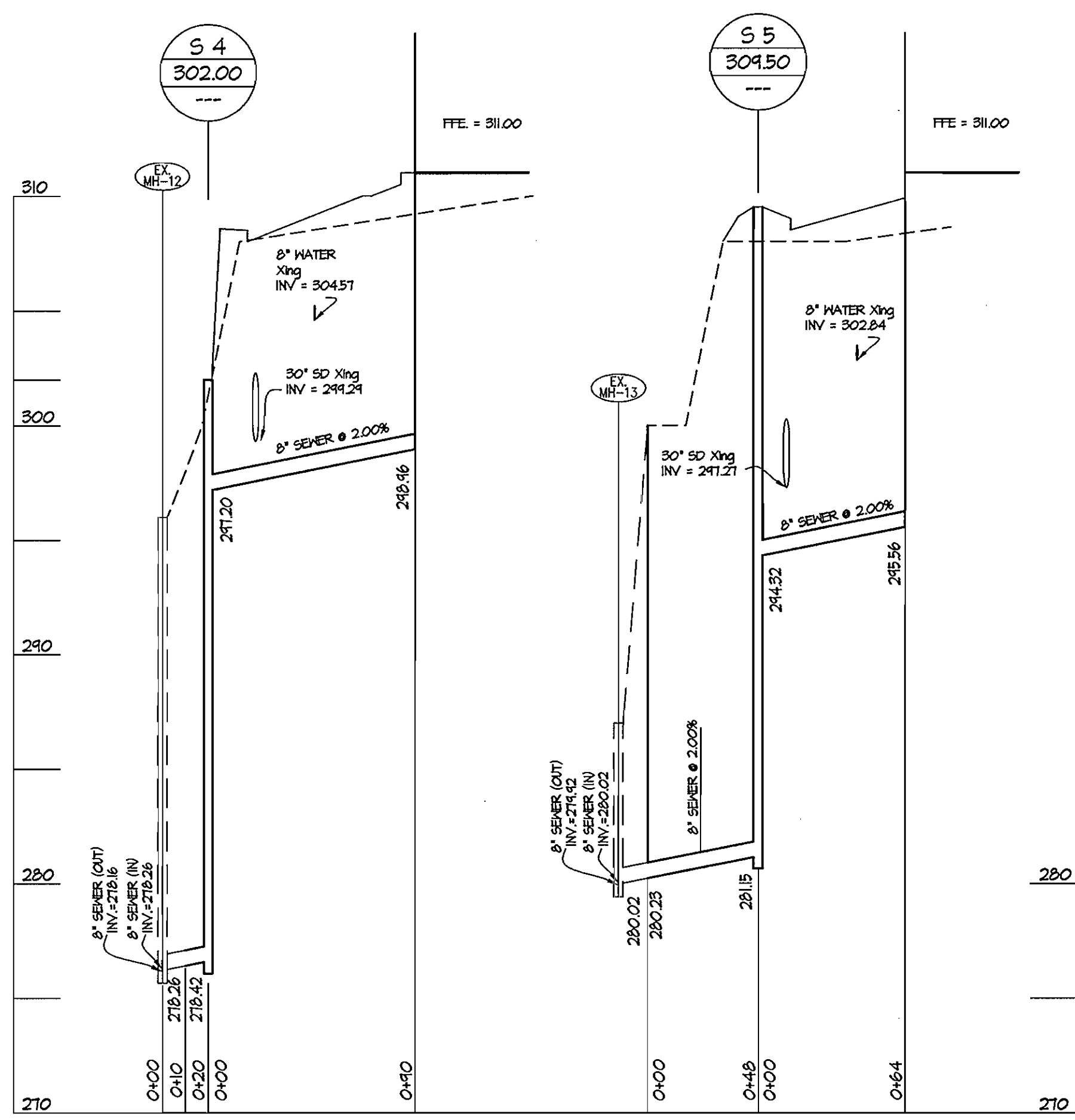
Table with columns for DES, DRN, JNG, CHK, DATE, REVISION, BY, APPR.

Table with columns for REVISION, BY, APPR.

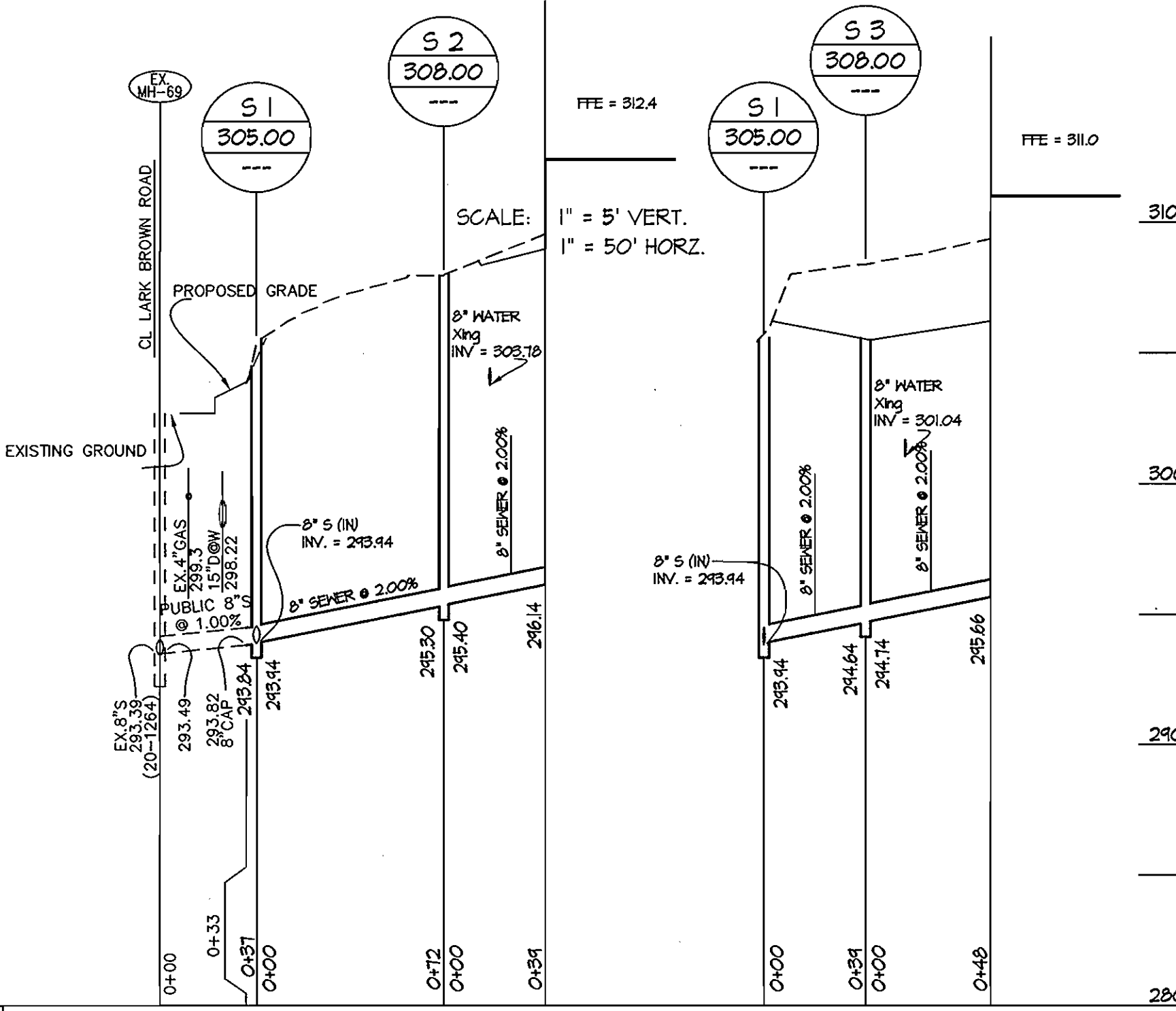
PREPARED FOR: GENERAL GROWTH PROPERTIES RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
ATT: PAUL CAVANAUGH 410-992-6284

SEDIMENT CONTROL NOTES
SCALE: NONE ZONING: NEW TOWN G. L. W. FILE No.: 05084
DATE: OCT., 2006 TAX MAP - GRID: 37 - 43 SHEET: 8 OF 12

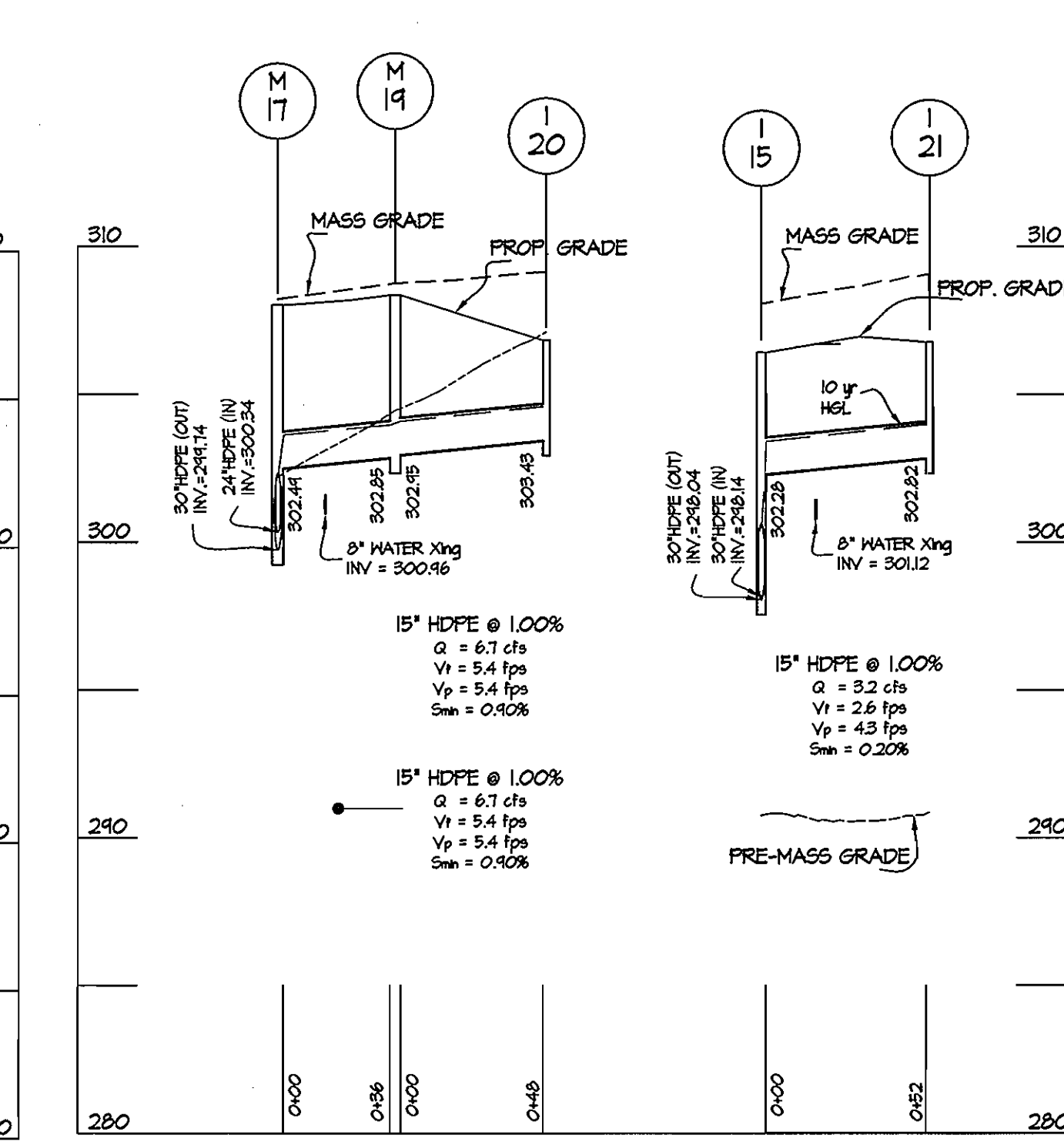
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 6



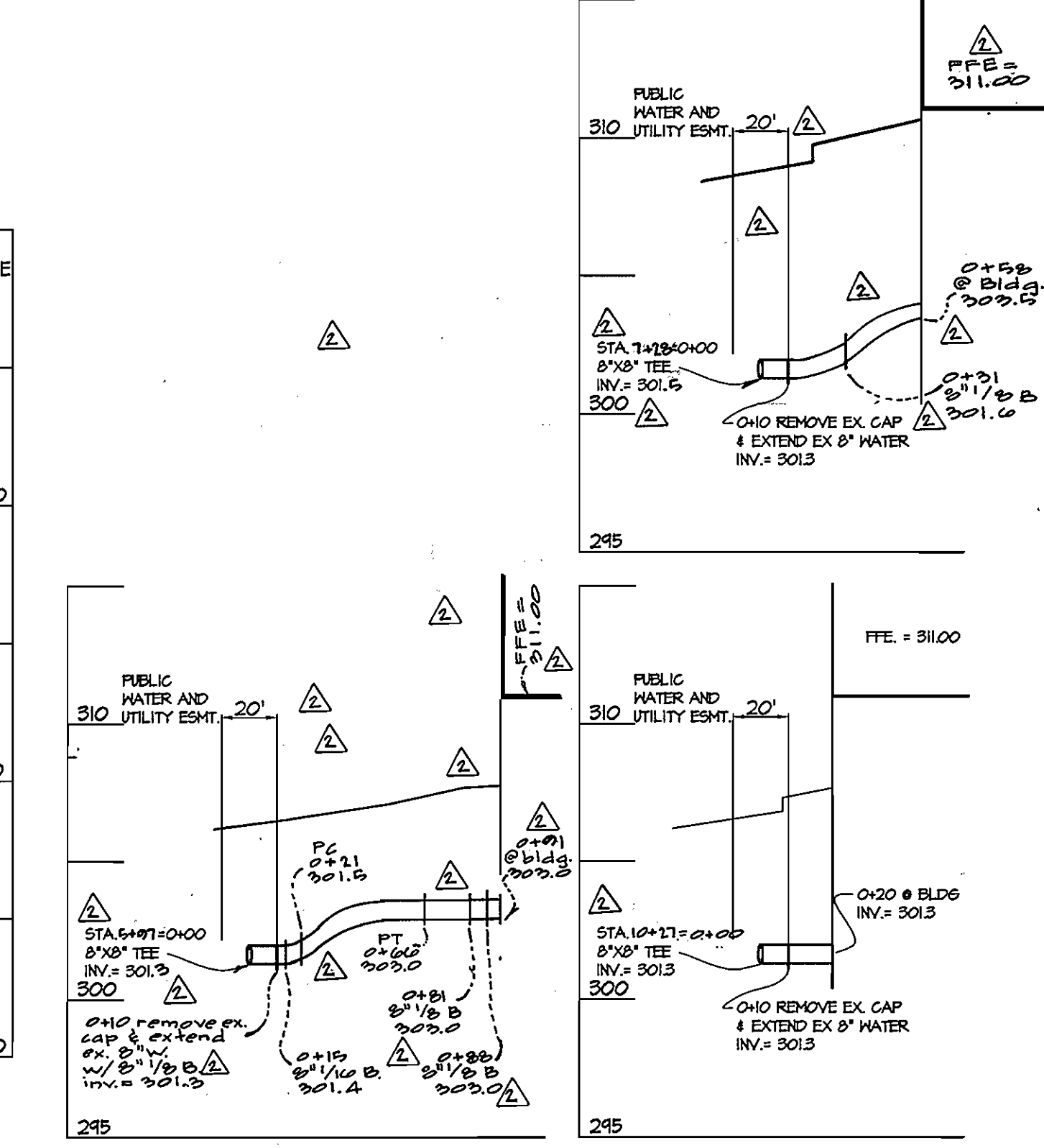
PRIVATE SEWER PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.



PRIVATE SEWER PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.



STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

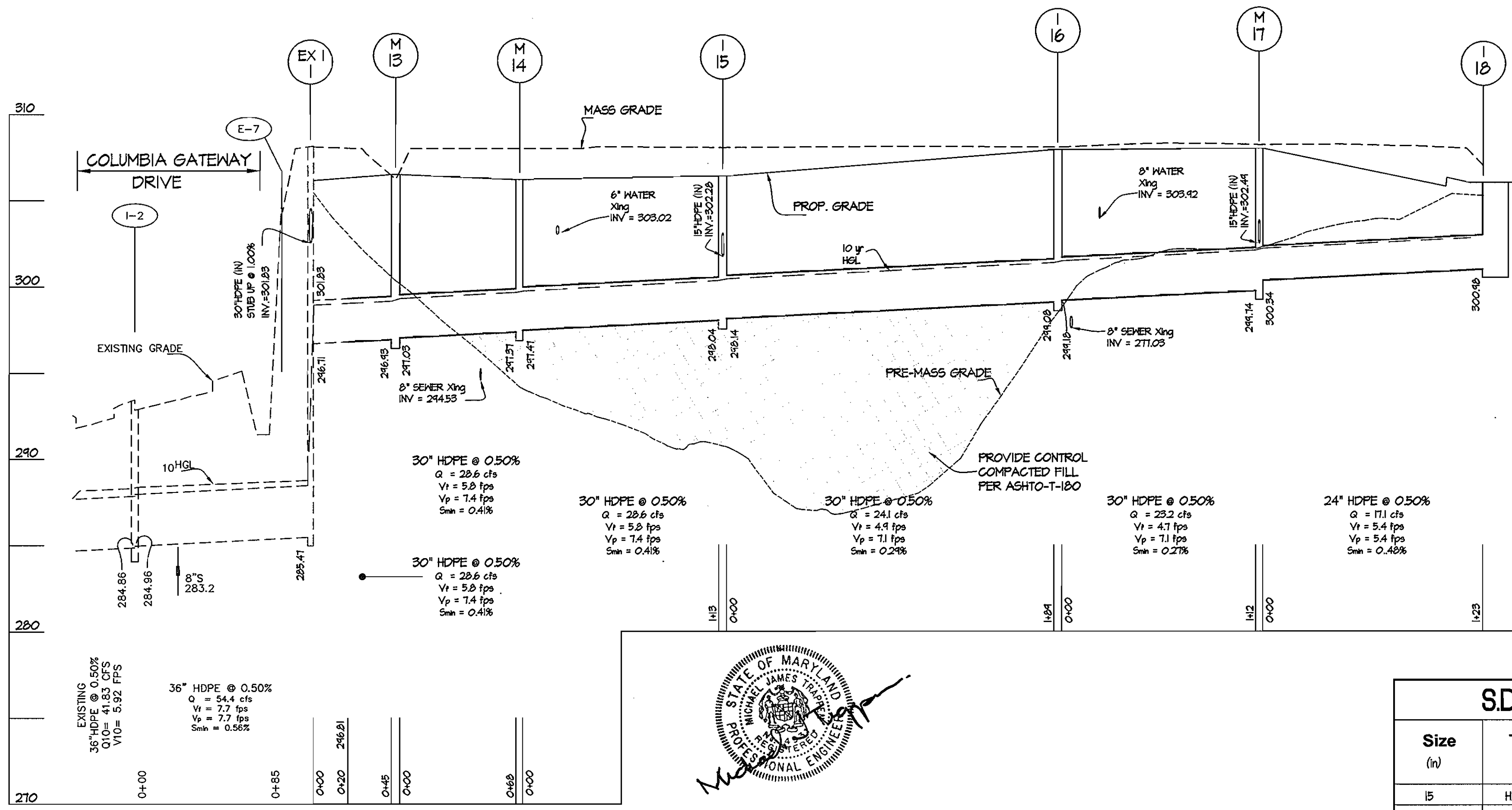


PRIVATE WATER PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

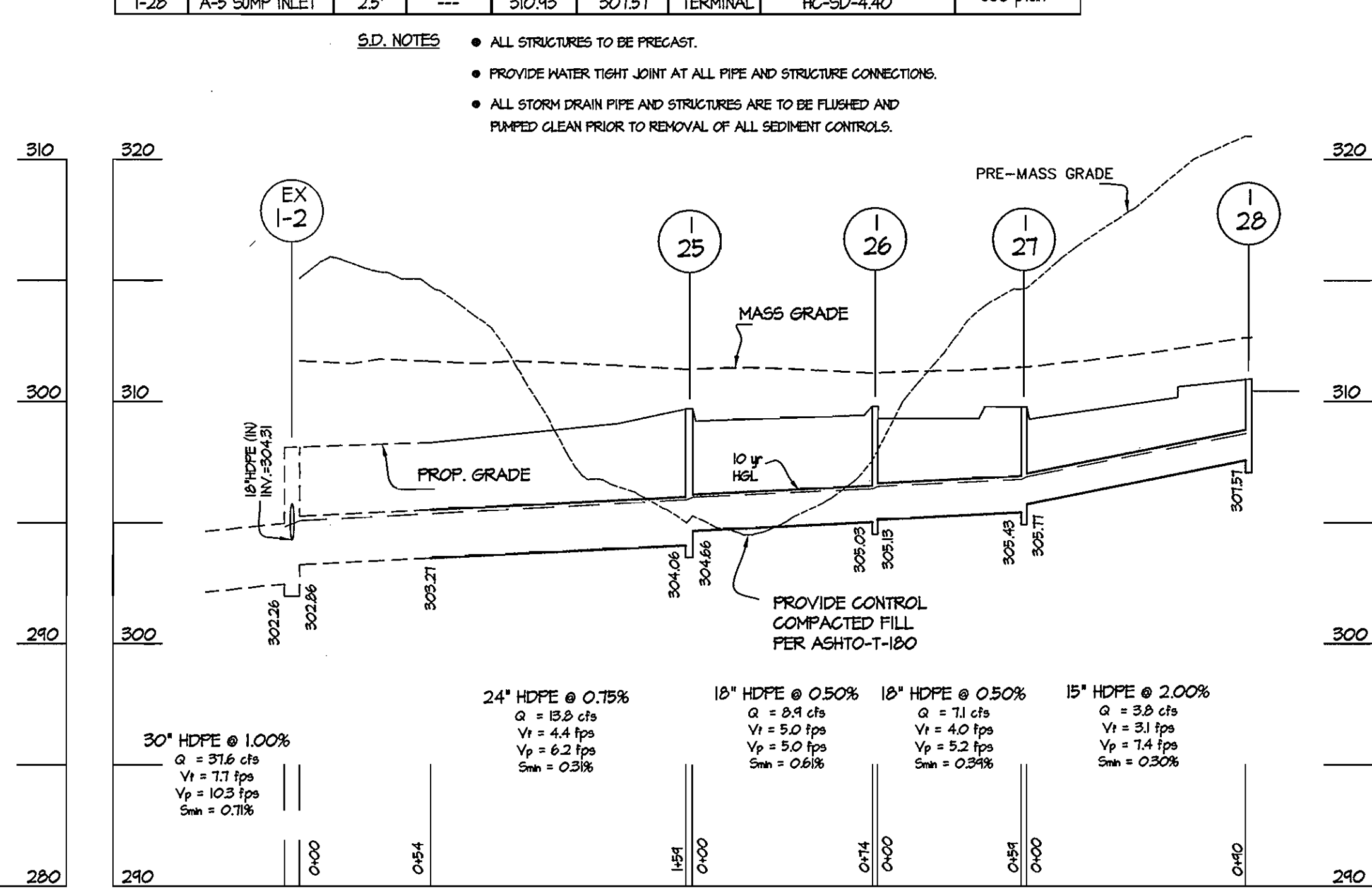
S.D. STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-13	5' PRECAST MH	5'	---	307.40	241.03	246.93	HC-G-5.13	see plan
M-14	5' PRECAST MH	5'	---	308.60	241.41	241.51	HC-G-5.13	see plan
I-15	A-5 SUMP INLET	3.0'	---	306.90	248.14	248.04	HC-SD-4.40	see plan
I-16	A-5 SUMP INLET	3.5'	---	308.42	249.18	249.08	HC-SD-4.40	see plan
M-17	5' PRECAST MH	5'	---	307.90	300.34	249.14	HC-G-5.13	see plan
I-18	COS IS	3.0'	---	306.00	300.98	---	MD-314.63	see plan

S.D. STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-19	4' PRECAST MH	4'	---	308.34	302.95	302.85	HC-G-5.12	see plan
I-20	SINGLE S	2.5'	---	306.82	303.43	---	TERMINAL HC-SD-4.22	see plan
I-21	SINGLE S	2.5'	---	306.76	302.82	---	TERMINAL HC-SD-4.22	see plan
I-25	A-10 SUMP INLET	2.5'	---	309.70	304.66	304.06	HC-SD-4.41	see plan
I-26	A-5 SUMP INLET	2.5'	---	309.64	305.13	305.03	HC-SD-4.40	see plan
I-27	A-5 SUMP INLET	2.5'	---	310.04	305.71	305.43	HC-SD-4.40	see plan
I-28	A-5 SUMP INLET	2.5'	---	310.93	307.51	---	TERMINAL HC-SD-4.40	see plan

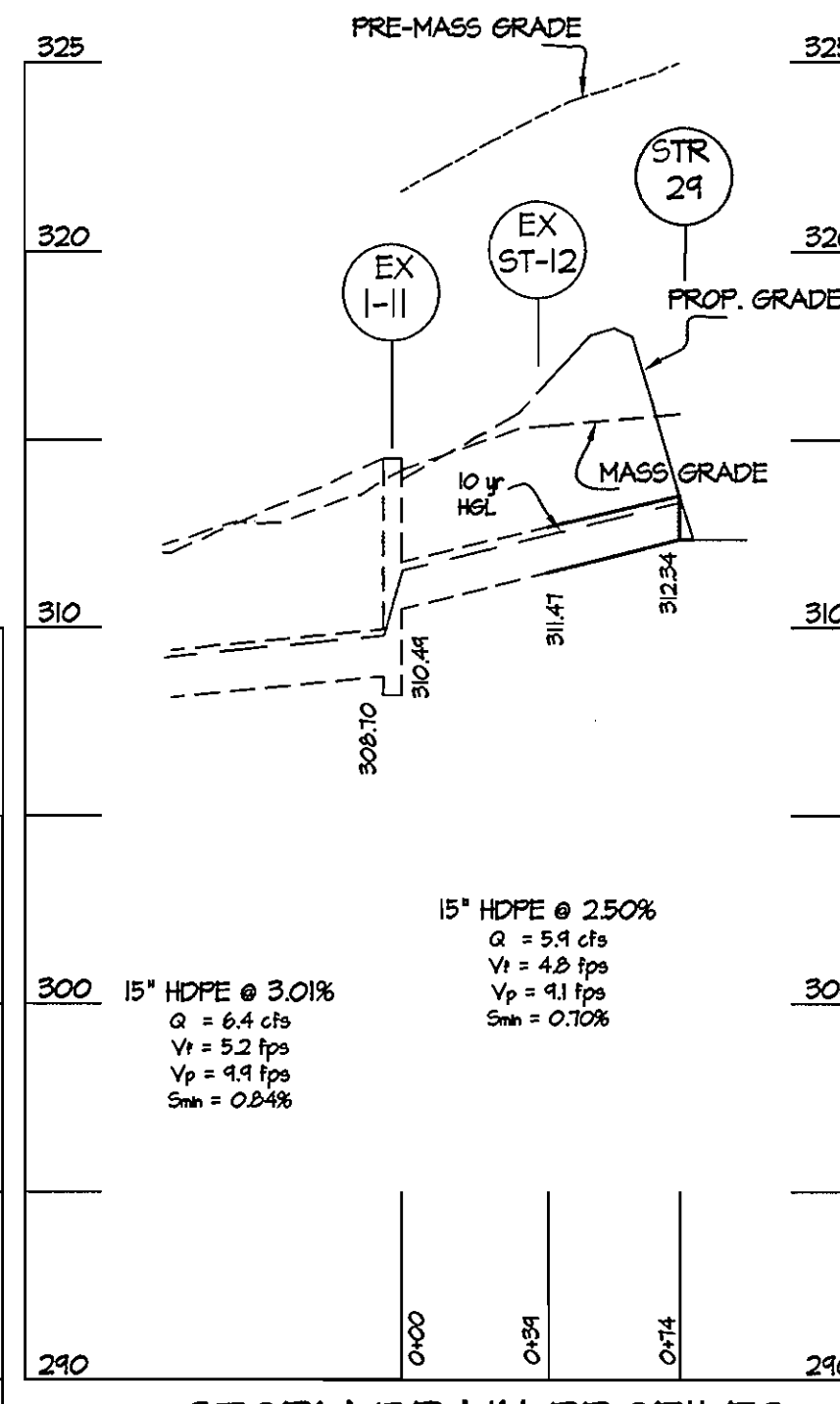
- S.D. NOTES
- ALL STRUCTURES TO BE PRECAST.
 - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
 - ALL STORM DRAIN PIPE AND STRUCTURES ARE TO BE FLUSHED AND RINSED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.



STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.



STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.



STORM DRAIN PROFILES SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

S.D. Pipe Summary Table			
Size (in)	Type	Quantity (LF)	Remarks
15	HDPE	263	ADS N12 or equiv.
18	HDPE	133	ADS N12 or equiv.
24	HDPE	232	ADS N12 or equiv.
30	HDPE	521	ADS N12 or equiv.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Paula K. Ayler* Date: 2/9/07

Chief, Division of Land Development: *Conrad Hunter* Date: 2/9/07

Chief, Development Engineering Division: *John W. ...* Date: 2/2/07

APPROVED PLANNING BOARD of HOWARD COUNTY

DATE: 08/31/06

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
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 ATT: PAUL CAVANAUGH
 410-992-6284

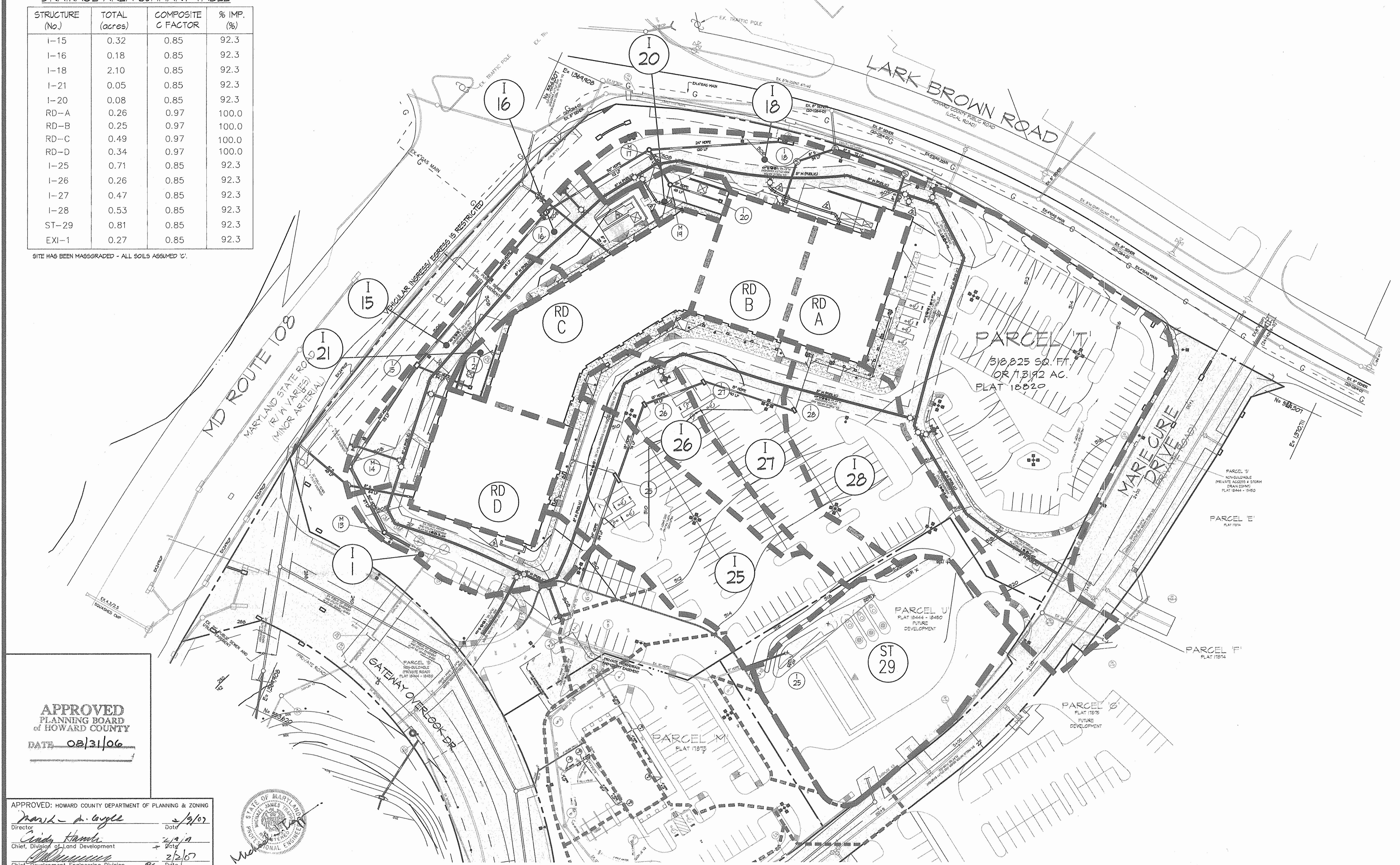
UTILITY PROFILES
 BENSON EAST
 PARCEL T
 PLAT NO. 18820

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	9 OF 12

DRAINAGE AREA SUMMARY TABLE

STRUCTURE (No.)	TOTAL (acres)	COMPOSITE C FACTOR	% IMP. (%)
I-15	0.32	0.85	92.3
I-16	0.18	0.85	92.3
I-18	2.10	0.85	92.3
I-21	0.05	0.85	92.3
I-20	0.08	0.85	92.3
RD-A	0.26	0.97	100.0
RD-B	0.25	0.97	100.0
RD-C	0.49	0.97	100.0
RD-D	0.34	0.97	100.0
I-25	0.71	0.85	92.3
I-26	0.26	0.85	92.3
I-27	0.47	0.85	92.3
I-28	0.53	0.85	92.3
ST-29	0.81	0.85	92.3
EXI-1	0.27	0.85	92.3

SITE HAS BEEN MASSGRADED - ALL SOILS ASSUMED 'C'.



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 2/9/07
 Director
 [Signature] 2/2/07
 Chief, Division of Land Development
 [Signature] 2/2/07
 Chief, Development Engineering Division



GLWGUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.
11/10/07	Rev double dumpsters to be eliminated and screen wall to be added	WJL	
11/10/07	Rev. WJL's near I-17, I-18 and eliminated connection at East end of Bldg.	WJL	

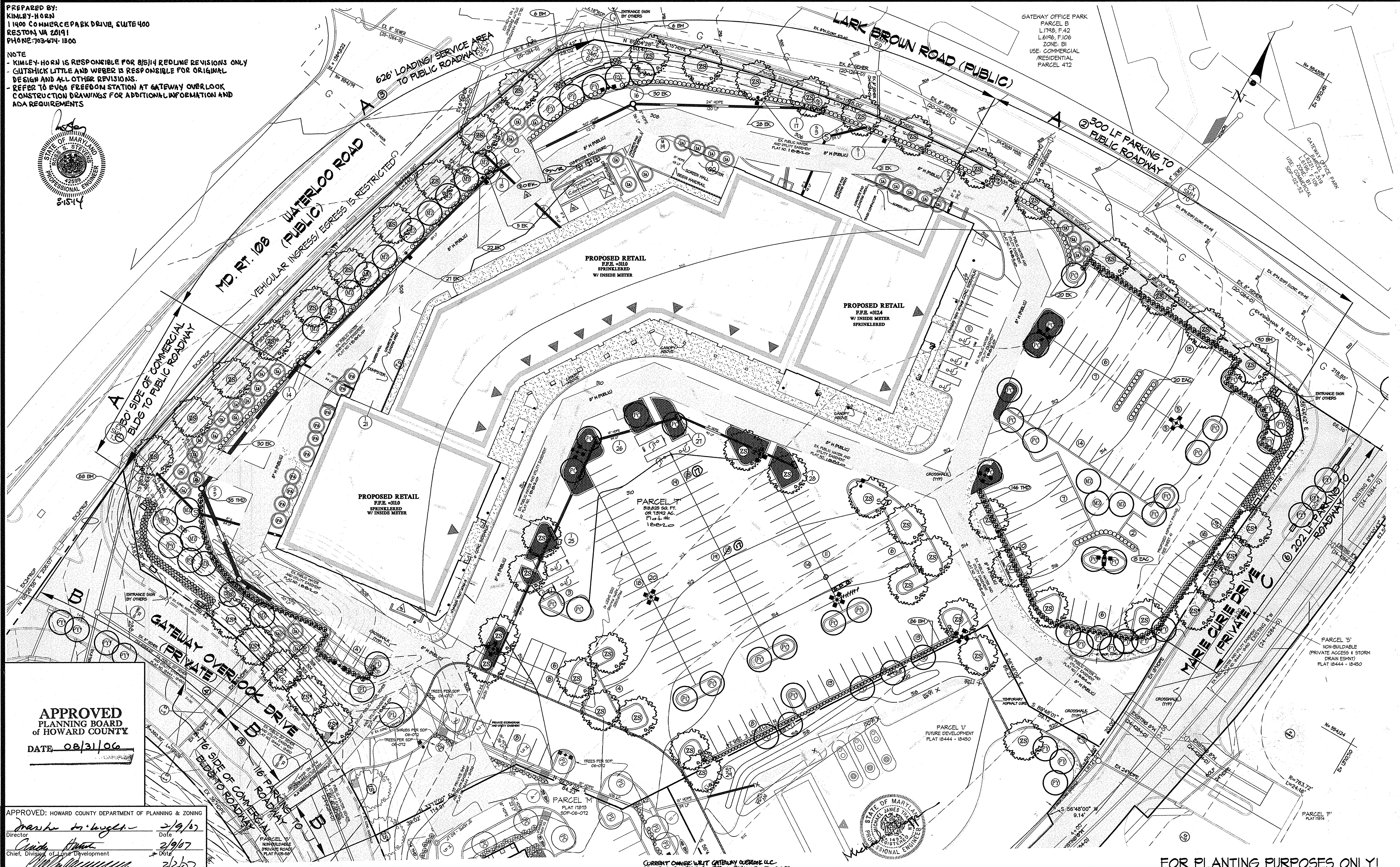
PREPARED FOR:
 GENERAL GROWTH PROPERTIES
 RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 ATT: PAUL CAVANAUGH
 410-992-6284

STORM DRAIN DRAINAGE AREA MAP
BENSON EAST
PARCEL T
PLAT NO. 18820
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT, 2006	37 - 43	10 OF 12

PREPARED BY:
 KIMLEY-HORN
 11400 COMMERCE PARK DRIVE, SUITE 400
 RESTON, VA 20191
 PHONE: 703-674-1300

NOTE
 - KIMLEY-HORN IS RESPONSIBLE FOR 8/5/14 REDLINE REVISIONS ONLY
 - GUTSHICK LITTLE AND WEBER IS RESPONSIBLE FOR ORIGINAL DESIGN AND ALL OTHER REVISIONS.
 - REFER TO E206 FREEDOM STATION AT GATEWAY OVERLOOK CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION AND ADA REQUIREMENTS



GATEWAY OFFICE PARK
 PARCEL D
 LIT#8, F.42
 L6196, F106
 ZONE: B1
 USE: COMMERCIAL
 RESIDENTIAL
 PARCEL 412

PROPOSED RETAIL
 F.F.E. #3110
 SPRINKLERED
 W/ INSIDE METER

PROPOSED RETAIL
 F.F.E. #3124
 W/ INSIDE METER
 SPRINKLERED

PROPOSED RETAIL
 F.F.E. #3110
 SPRINKLERED
 W/ INSIDE METER

PARCEL T
 916,825 SQ. FT.
 OR 21,042 AC.
 PLAT L-44
 18-44-0

PARCEL M
 PLAT 17815
 SCP-08-072

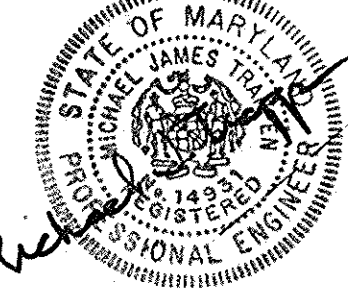
PARCEL V
 FUTURE DEVELOPMENT
 PLAT 18-44 - 18-450

PARCEL 'S'
 NON-BUILDABLE
 (PRIVATE ACCESS & STORM
 DRAIN EASMENT)
 PLAT 18-444 - 18-450

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 08/31/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark H. Knight* 3/9/07
 Chief, Division of Land Development: *Chris H. Smith* 2/9/07
 Chief, Development Engineering Division: *William J. ...* 2/2/07

CURRENT CHANGE: WRIT GATEWAY OVERLOOK LLC
 610 EXECUTIVE BLDG. SUITE 2000, ROCKVILLE, MD 20852
 ATTN: PAUL WEINGARTEN 301-787-4400



FOR PLANTING PURPOSES ONLY!

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APP'R.
8/5/14	ADDITION OF ELECTRIC VEHICLE CHARGING STATION	KHA	
7/11/07	Revised double dumpster & end to dumpster & connector. Add screen wall to outside of dumpster.	WJG	

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

LANDSCAPE PLAN
BENSON EAST
 PARCEL T
 PLAT NO. 18820
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	05084
DATE	TAX MAP - GRID	SHEET
OCT., 2006	37 - 43	11 OF 12

