

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1800 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES AT (410) 315-1800 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
5. PROJECT BACKGROUND:

LOCATION: TAX MAP 36
PROPERTY IS ZONED NEW TOWN PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2008.
ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 8, 2010.

ELECTION DISTRICT: FIFTH ELECTION DISTRICT
AREA OF BUILDABLE LOTS: D-1, 193,448 sf or 4,448.3 AC.
RECORD PLAT NO. 22456-22400
DPZ REF. FILE NO.: F 94-116, FDP-DC-WARFIELD-1, F 13-015 ECP (2-050), SDP 91-081, SDP 91-107 AND F 93-003

TOPOGRAPHIC AERIAL SURVEY WAS PERFORMED ON MARCH 2001 BY MCKENZIE SNYDER AND TOPOGRAPHIC FIELD SURVEY ON AUGUST, 2011 BY GUTSCHICK, LITTLE AND WEBER.
COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 36AA AND 303A.

EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY GUTSCHICK, LITTLE AND WEBER. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
SPOT ELEVATIONS SHOWN FOR CURBS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE.
THERE ARE NO KNOWN GRAVE SITES, CEMETERIES, FLOOD PLAINS OR WETLANDS ON SITE AS PER RECORDED PLAT NO. 14022.

ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
WATER SERVICE IS PUBLIC (CONTR. #24-4750-D).
SEWER SERVICE IS PUBLIC (CONTR. #24-4750-D).

TRAFFIC IMPACT STATEMENT WAS PREPARED BY HELLS AND ASSOCIATES AND HAS BEEN REVIEWED AND APPROVED AS A PART OF THE DC-WARFIELD-1 FINAL DEVELOPMENT PLAN.
A TRAFFIC STUDY WAS SUBMITTED WITH THIS SDP AND APPROVED ON SEPTEMBER 5, 2012. THIS STUDY IDENTIFIES REQUIRED ROAD NETWORK IMPROVEMENTS FOR THIS SITE DEVELOPMENT PLAN. THESE IMPROVEMENTS WERE SUBMITTED AND APPROVED AS PART OF THE DOWNTOWN COLUMBIA, WARFIELD NEIGHBORHOOD, PARCELS C-1 THRU C-4, PARCELS D-1 THRU D-4 PLANS (F 13-015).

THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE SECTION 161202(B)(1)(V) (FUD WITH A PDP APPROVED PRIOR TO 12/31/12).

THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.

NOTE: IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANS, THE PLAN SHALL GOVERN.
ALL OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 154 OF THE HOWARD COUNTY ZONING REGULATIONS.

THE LANDSCAPE PLAN WAS PREPARED ACCORDING TO THE ALTERNATIVE COMPLIANCE SECTION OF THE LANDSCAPE MANUAL. THE LANDSCAPE PLANS HAVE BEEN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT AND IS CERTIFIED TO MEET THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.
THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH FDP-DC-WARFIELD-1 RECORDED ON JULY 21, 2012 AS PLAT NOS. 22008 THRU 22011 AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED AS LIBER 14166, FOLIO 1.

THE PROPOSED BUILDING WILL HAVE AN AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
IN ACCORDANCE WITH FDP-DC-WARFIELD-1, THERE IS A 1 STORY BUILDING HEIGHT LIMIT (NOT TO EXCEED 100 FEET), NO MAXIMUM BUILDING COVERAGE, NOR ARE THERE ANY SPECIFIED BUILDING SETBACKS FOR THIS SITE.

TRASH COLLECTION FOR THIS SITE WILL BE INTERNAL TO THE BUILDING. NO OUTSIDE FACILITIES ARE PROPOSED. THE SERVICE AREA ENTRANCE WILL BE SCREENED BY AN OVERHEAD DOOR WHICH NOT BEING ACCESSIBLE TO THE PUBLIC. SMALL BUSINESS AND RETAIL ESTABLISHMENTS UNDER 5500 SF MAY BE PERMITTED AT THE FRONT DOOR AS LONG AS NOT DURING PEAK HOURS AND DOES NOT ADVERSELY DISRUPT TRAFFIC.

THIS PROPERTY IS SUBJECT TO THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG) RECORDED IN LIBER 14166, FOLIO 1. THE NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN (NSIP), RECORDED IN LIBER 14166 AT FOLIO 251. THE NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NOS. 22012 THRU 22018 AND THE FINAL DEVELOPMENT PLAN (FDP-DC-WARFIELD-1), RECORDED AS PLAT NOS. 22008 THRU 22011.

PUBLIC ART AS REQUIRED PER SECTION 125.9.4(F) OF THE ZONING REGULATIONS AND FDP-DC-WARFIELD-1 WILL BE PROVIDED AS A PART OF THIS SDP WITHIN THE WEST PROMENADE AND PLAYGROUND. THE PRECISE INSTALLATION LOCATION OF THE PIECES WILL BE DETERMINED IN THE FIELD.

THE AFFORDABLE HOUSING REQUIREMENT SET FORTH IN CEPPA 10 WILL BE MET BY CONTRIBUTING ONE PAYMENT OF \$13 MILLION FOR THE FUNDING OF THE DOWNTOWN COLUMBIA COMMUNITY HOUSING FUND. THE DEVELOPER AND OWNER, AS APPLICABLE WILL MAKE A ONE-TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA'S 26 AND 27. EACH OWNER OF PROPERTY DEVELOPED PER SECTION 125.9.4(F) OF THE HOWARD COUNTY ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER-SQUARE-FOOT CHARGE AS REQUIRED IN CEPPA 26. SEE THE CEPPA TRACKING TABLE ON THIS SHEET FOR ADDITIONAL INFORMATION.

A SIGHT DISTANCE ANALYSIS WAS SUBMITTED AND APPROVED AS A PART OF THE DOWNTOWN COLUMBIA, WARFIELD NEIGHBORHOOD, PARCELS C-1 THRU C-4, PARCELS D-1 THRU D-4 PLANS (F 13-015).
THIS SITE IS SUBJECT TO THE EXISTING DEVELOPMENT AREA DECLARATION AND AGREEMENT DATED DECEMBER 1, 1970 RECORDED IN LIBER 992, FOLIO 890.

THIS PROJECT IS REGISTERED WITH THE GREEN BUILDING CERTIFICATION INSTITUTE FOR LEED CERTIFICATION PROJECT ID: 1400002540. A COPY OF THE CHECKLIST WAS SUBMITTED WITH THE INITIAL SUBMISSION OF THIS SDP.
THE MAXIMUM HEIGHT OF THE BUILDING FOR THIS PROJECT (BLOCK H) IS 1 STORY, NOT TO EXCEED 100 FEET.

AN ALTERNATE LOCATION OF THE PERMANENT IDENTIFICATION SIGNAGE HAS BEEN IDENTIFIED WITHIN THE BROKEN LAND PARKWAY RIGHT OF WAY MEDIAN. THIS LOCATION IS SUBJECT TO HOWARD COUNTY APPROVAL.
FOOD SERVICE ESTABLISHMENTS MUST BE PROVIDED WITH A GREASE INTERCEPTOR. WASTEWATER DRAINS CONTAINING CONCENTRATIONS OF FATS, OILS AND GREASES MUST BE ISOLATED FROM OTHER SOURCES OF WASTEWATER AND SHALL PASS THROUGH A GREASE INTERCEPTOR PRIOR TO ENTERING THE SANITARY WASTEWATER FROM REST ROOMS AND GARAGE GRINDERS SHALL BYPASS THE GREASE INTERCEPTOR. DESIGN AND INSTALLATION OF GREASE INTERCEPTORS FOR EFFICIENT REMOVAL OF GREASE AT THE MAXIMUM FLOW RATE. GREASE INTERCEPTORS THAT ARE LOCATED OUTSIDE THE BUILDING SHALL BE PLACED IN AN AREA ACCESSIBLE FOR CLEANING THE GREASE BY MOTOR VEHICLE (TRUCK, HAULER), AND SHALL HAVE A MINIMUM SIZE OF TWO GALLONS. GREASE INTERCEPTORS LOCATED INSIDE THE FACILITY MUST BE ISOLATED FROM FOOD PREPARATION AREAS AND MUST BE APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IF APPROVAL FOR AN INSIDE GREASE INTERCEPTOR IS NOT GRANTED BY THE HOWARD COUNTY HEALTH DEPARTMENT, THEN AN EXTERIOR GREASE INTERCEPTOR WILL BE REQUIRED.

RESTAURANT USES MAY BE PERMITTED WITHIN THE RETAIL AREA, IF ADEQUATE PROVISIONS HAVE BEEN MADE TO PROVIDE ANY NECESSARY ADDITIONAL PARKING.
SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$3,480.00 SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENTS. LANDSCAPING WITHIN MICRO-BIORETENTION FACILITIES WILL BE ASSESSED AS A PART OF THE DEPARTMENT OF PUBLIC WORKS BIO-RETENTION SURETY.

NO MORE THAN 271 RESIDENTIAL UNITS MAY BE REQUESTED FOR PARCEL C-2.
DEVELOPMENT PROPOSALS FOR PARCELS C-2 (ALLOCATION YEAR 2015) AND PARCEL C-4 (ALLOCATION YEAR 2016) MAY BE SUBMITTED AS ONE INTEGRATED SITE DEVELOPMENT PLAN TO BE SUBMITTED ON OR BEFORE OCTOBER 1, 2015 AND PROPOSING NO MORE THAN 437 RESIDENTIAL UNITS.
THE ROAD CONSTRUCTION DRAWINGS AND THE FINAL PLAT, F 13-015, AND THE SITE DEVELOPMENT PLAN (SDP 13-007) ORIGINALS SHALL INCLUDE THE UPDATED ALLOCATIONS CHART WITH A FOOTNOTE REFERENCING THE AMENDMENTS GRANTED AS A PART OF THIS WAIVER PETITION (NP 13-015).

A GENERAL NOTE SHALL BE INCLUDED ON THE ROAD CONSTRUCTION DRAWINGS AND FINAL PLAT (F 13-015) AND THE SITE DEVELOPMENT PLAN (SDP 13-007) THAT REFERENCES THIS WAIVER PETITION AND INCLUDES THE PURPOSE OF THE WAIVER, DATE OF THE APPROVAL, AND LISTS THE CONDITIONS OF APPROVAL.

1. THE SITE DEVELOPMENT PLAN FOR PARCEL C-2 MUST BE SUBMITTED FOR REVIEW ON OR BEFORE OCTOBER 1, 2015.
2. NO MORE THAN 271 RESIDENTIAL UNITS MAY BE REQUESTED FOR PARCEL C-2.
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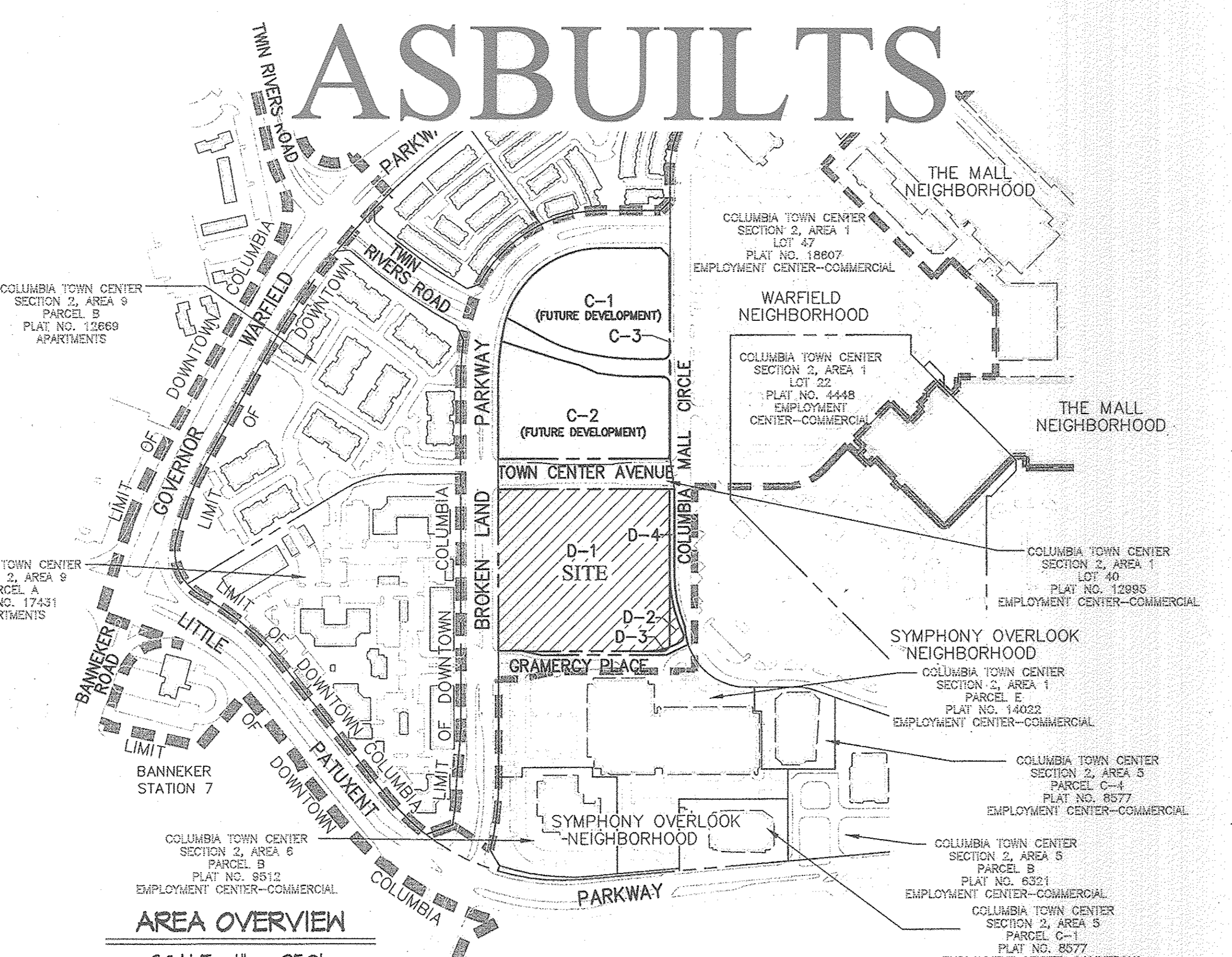
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SITE DEVELOPMENT PLAN
DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PARCELS D-1 and D-2
GREEN MIXED-USE BUILDING
ASBUILTS



AREA OVERVIEW
SCALE: 1" = 250'

30. A revision of this SDP is required to identify the additional parking for restaurant uses.

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6. SEDIMENT CONTROL PLAN & SOILS MAP
7. SEDIMENT CONTROL NOTES & DETAILS
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9. UNDERDRAIN MANHOLE - SOUTH, PROFILE & SCHEDULES
10. CISTERN ENLARGEMENT PLAN & DETAILS
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\* RESTAURANT USES MAY BE PERMITTED WITHIN THE RETAIL AREA, IF ADEQUATE PROVISIONS HAVE BEEN MADE TO PROVIDE ANY NECESSARY ADDITIONAL PARKING.
A revision of this SDP is required to identify the additional parking for restaurant uses.

GENERAL SITE DATA
A. TOTAL PROJECT AREA: 190,154 SQUARE FEET OR 4,562.2 AC.
B. LIMIT OF DISTURBED AREA: 202,985 SQUARE FEET OR 4.66 AC.
C. PRESENT ZONING: NT (FDP DC-WARFIELD-1)
D. PROPOSED USE OF SITE: APARTMENTS, RETAIL/COMMERCIAL, CLUBHOUSE, PARKING GARAGE, PROMENADE
F. FLOOR SPACE:

Table with columns: LEVEL, RETAIL (SF), RESIDENTIAL (SF). Rows include MEZZANINE (14,000), 1 (0), 2 (0), 3 (0), 4 (0), 5 (0), 6 (0).

\* RESTAURANT USES MAY BE PERMITTED WITHIN THE RETAIL AREA, IF ADEQUATE PROVISIONS HAVE BEEN MADE TO PROVIDE ANY NECESSARY ADDITIONAL PARKING.
A. APARTMENTS: 664 SPACES PROVIDED
B. RETAIL (LOCATED ON THE FIRST FLOOR): 1. PROPOSED RETAIL: 14,000 square feet

C. PARKING REQUIREMENTS, IN ACCORDANCE WITH SECTION 183(E) SHARED PARKING METHODOLOGY AND PARKING RATIOS.
A SHARED PARKING ANALYSIS WAS INCLUDED WITH THIS SDP AND THE MAXIMUM MONTHLY PARKING DEMAND IS SUMMARIZED BELOW.

Table for ESTIMATED PARKING DEMAND with columns: MONTH, PEAK PERIOD, CUSTOMER, EMPLOYEE, RESERVED, TOTAL. Rows for DECEMBER and JANUARY.

MODAL AND NON-CAPTIVE MARKET ADJUSTMENTS HAVE BEEN USED IN THE SHARED PARKING ANALYSIS TO DETERMINE THE REQUIRED PARKING DEMAND. FOR MORE INFORMATION SEE THE SHARED PARKING ANALYSIS SUBMITTED WITH THIS SITE DEVELOPMENT PLAN.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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, 2012

PREPARED FOR: KETTLER PINNACLE DRIVE SUITE 700 MCLEAN, VIRGINIA 22102 ATTN: KEVIN PERTERKIN 703-205-5542

Cumulative Development Tracking Chart
Downtown Columbia

Table showing cumulative development tracking for Previous Approved Downtown Site Development Plans (SDP), Current Site Development Plan (SDP), and Total Site Development Plans (SDP) to Date. Columns include Use, Units/Rooms, and Gross SF.

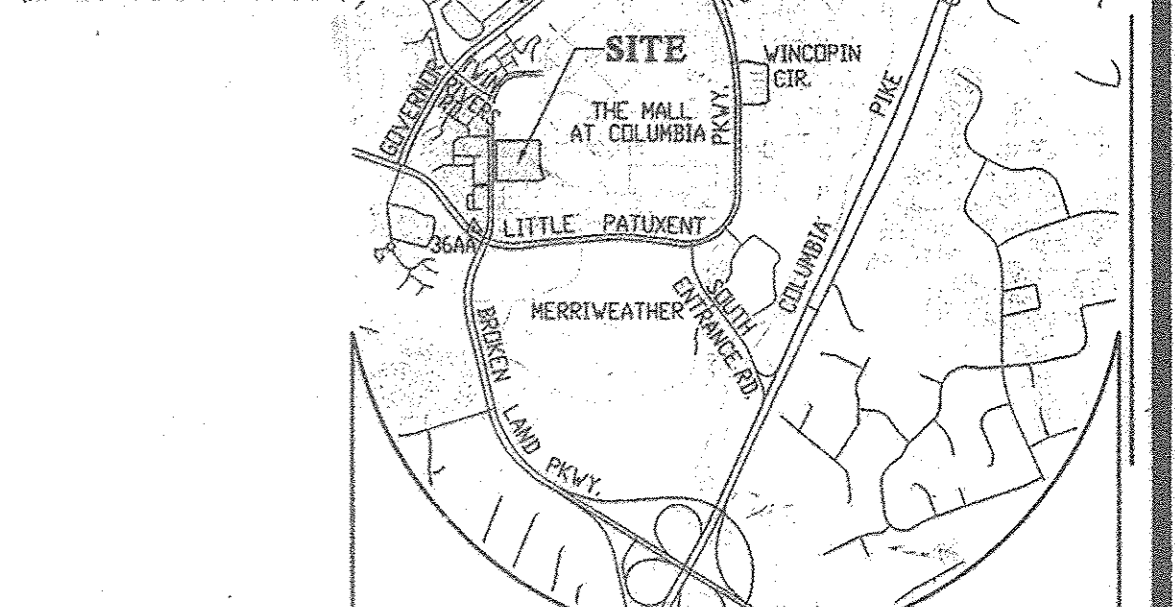
Phase I of The Downtown Revitalization Phasing Progression in the Downtown Columbia Plan, requires the following minimum/maximum development levels prior to proceeding to a subsequent phase:
Retail: 300,000 sf/676,446 sf
Office/Conference: 1,000,000 sf/1,513,991 sf
Hotel: 100 rooms/640 rooms
Residential: 656 DU/ 2,296 DU

Community Enhancements, Programs and Public Amenities (CEPPAs) Tracking Table
Downtown Columbia Plan

Table tracking CEPPAs with columns: CEPPA, Trigger, Date(s), Monetary Contribution, Calculation, and Notes. Lists various triggers like 'Prior to Submission of First FDP' and 'Prior to Issuance of a Building Permit'.

\*Actual amount is escalated with the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Baltimore Area, published by Bureau of Labor Statistics, Department of Labor, beginning April 6, 2011 and adjusting annually.
\*\*Actual amount is escalated with the Engineering News-Record Building Cost Index, beginning April 6, 2011 and adjusting annually.

Table for CONTROL STATIONS with columns: NORTHING, EASTING, ELEVATION. Includes stations 36AA and 306A.



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP PAGE 4485, GRID 6B & 6C

ADDRESS CHART

Table with columns: BUILDING, STREET ADDRESS, APARTMENT. Shows address ranges for Downtown Columbia Warfield Neighborhood.

PERMIT INFORMATION CHART

Table with columns: SUBDIVISION NAME, SECTION/AREA, PARCEL, PLAT No., ZONE, TAX MAP, BLOCK, ELEC. DIST., and CENSUS TRACT.

SCALE: AS SHOWN
ZONING: NT
G. L. W. FILE No.: 11074

'DATE': MAY 2013
TAX MAP - GRID: 36 - 01
SHEET: 1 OF 49

APPROVED PLANNING BOARD OF HOWARD COUNTY
Date: December 13, 2012
Director: Keshia A. Layne
Chief, Division of Land Development: K. Layne
Chief, Development Engineering Division: K. Layne

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4024

Table with columns: DATE, REVISION, BY, APP'R. Shows a revision record for the SDP.

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Michael J. T. [Signature]

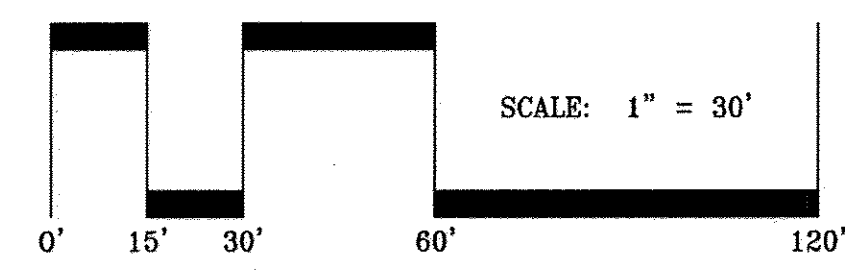
COVER SHEET
DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD BLOCK W-1
PARCELS D-1 AND D-2
GREEN MIXED-USE BUILDING
PLAT No. 22456-22400
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

**TOWN CENTER AVENUE**  
(WARFIELD AVE. TYPE 2)  
(SECONDARY PEDESTRIAN AND BICYCLE STREET)

**LEGEND**

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD LIMIT OF SUBMISSION/DISTURBANCE
- Ex. S's (public) EX. SANITARY SEWER
- S's (private) PROP. SANITARY SEWER
- B'W (private) PROP. WATER LINE
- Ex. W (public) EX. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- EXISTING EASEMENTS
- x 70 80 SPOT SHOT
- ⊙ NUMBER OF PARKING SPACES
- ⊙ NUMBER OF EXIST. PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- M6-11 MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- M6-24 EX. MICRO BIO-RETENTION FACILITY (SEE F 13-015)

- NOTES:**
- MICRO BIO-RETENTION PLANTER M6-14 IS A TYPE A PLANTER.
  - MICRO BIO-RETENTION PLANTER M6-13 IS A TYPE B PLANTER.
  - ALL MICRO BIO-RETENTION PLANTERS OTHER THAN M6-13 AND 14 ARE TYPE C.
  - FOR DETAILED GRADING SEE SHEETS 3 AND 4 OF 44.
  - FOR MICRO BIO-RETENTION DRAINS SEE SHEET 8 AND 9 OF 44.
  - A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE PLACED AT THE MAIN ENTRANCES OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4 TO 5 FOOT IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED AND INTEGRATED INTO THE FIRE ALARM SYSTEM (TO NOTIFY A RESPONSIBLE PARTY THAT THE BOX IS BEING ACCESSED).
  - MAINTAIN A MINIMUM CANOPY HEIGHT OF 13 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. NFPA-118.2.2.5.11 AMENDED IN TITLE IT.
  - PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
Date: December 13, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Mark A. Uggler Date: 6/2/13  
Chief, Division of Land Development: Gene Date: 6/2/13  
Chief, Development Engineering Division: Rob Date: 12/1/13

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

1-12-14	Revise Building Labels	34	BY	APPR.
DATE	REVISION			

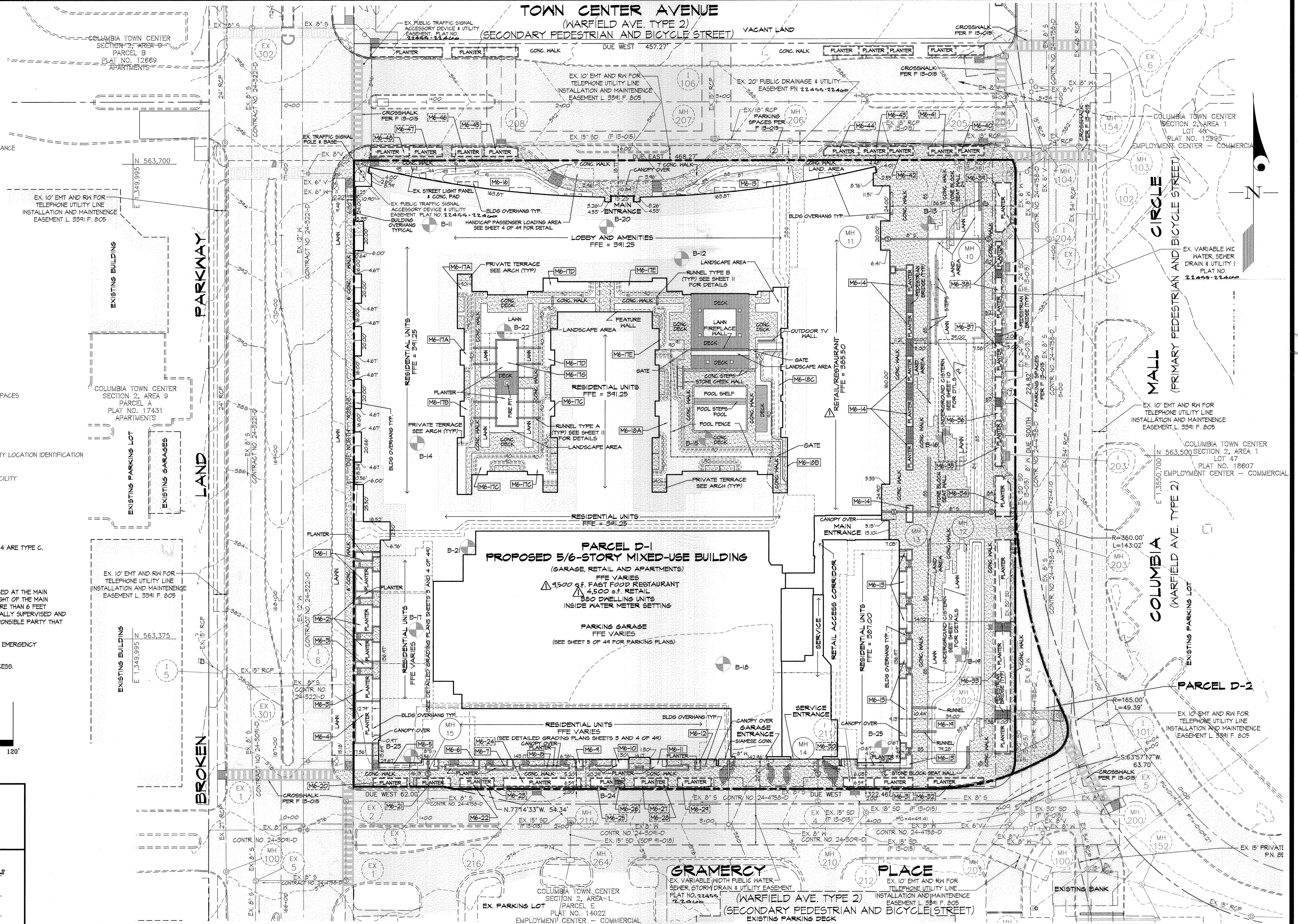
PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PETERKIN  
703-205-5542

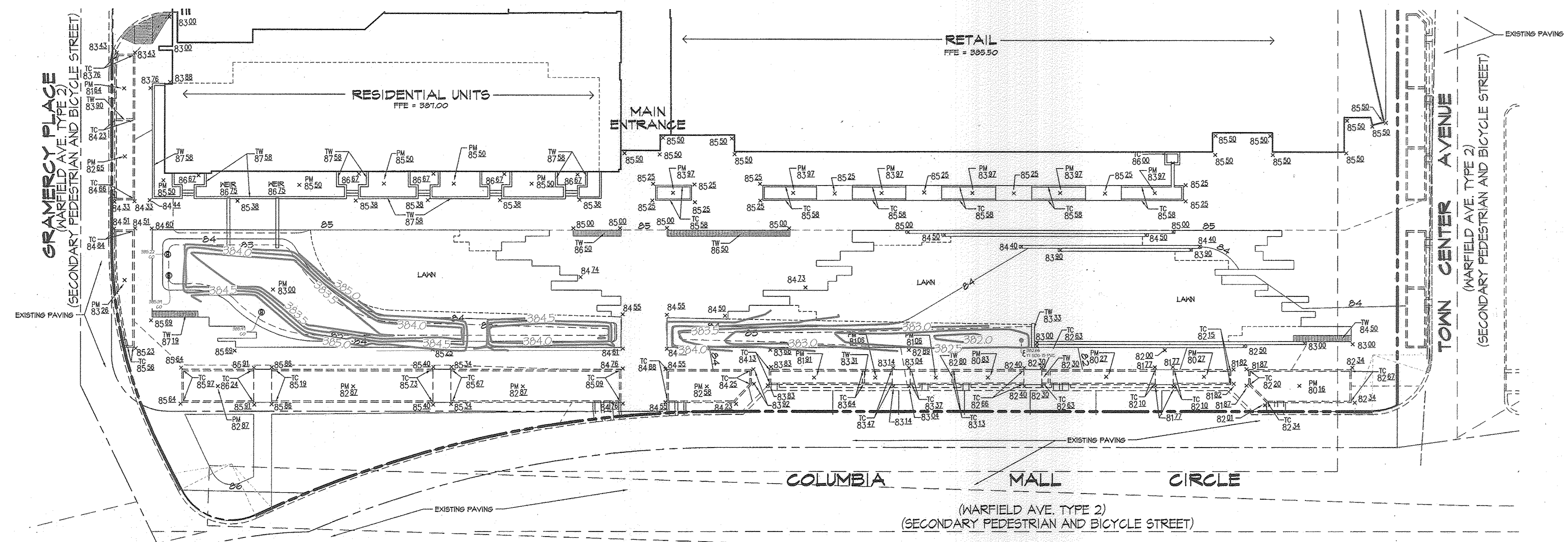
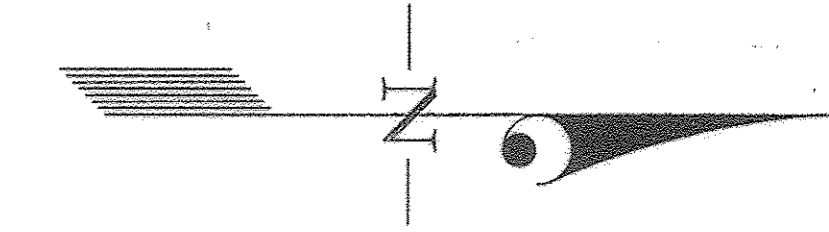
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE  
STATE OF MARYLAND,  
LICENSE NO. 14291  
EXPIRATION DATE: MAY 21, 2014

**SITE DEVELOPMENT PLAN**  
**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
PLAT NO. 22455-22460  
03/08/2017  
NO ASBUILT  
INFORMATION

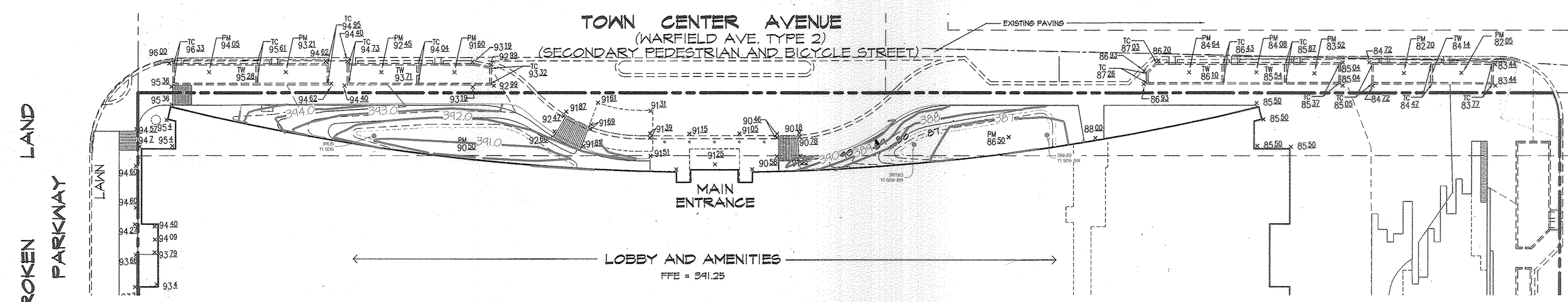
SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	2 OF 49

L:\CADD\DRAWINGS\1103\11074 Columbia TC - Sect 2 Area 1 Parcels C and D PLANS BY GLW\SDP 11074-SDP-02.dwg, PLOTTED 6/6/2013 4:11 PM, LAST SAVED 5/8/2013 12:44 PM, PLOTTED BY: Mike Trapani

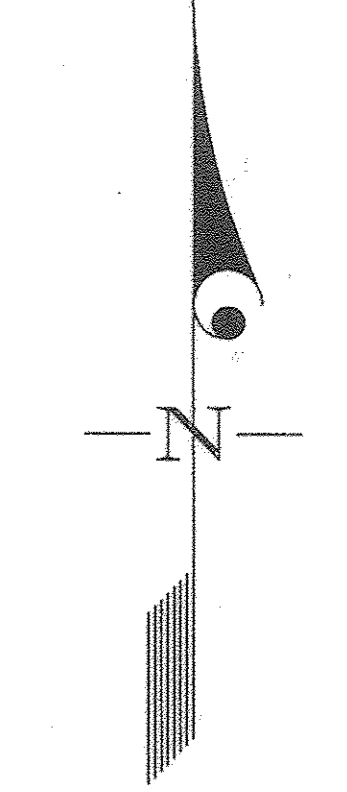
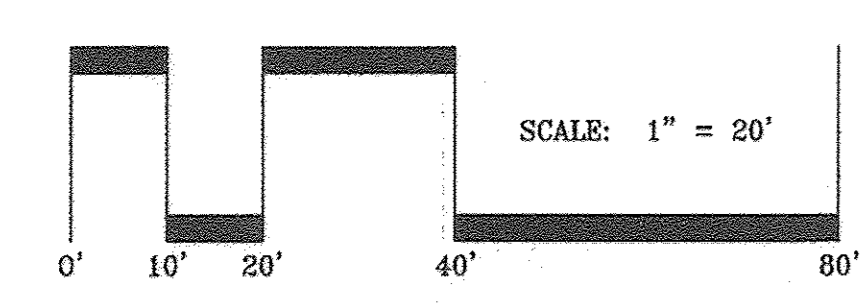




**PARK ENLARGEMENT GRADING PLAN**



**RESIDENTIAL ENTRY ENLARGEMENT GRADING PLAN**



L:\CARB\DRAWINGS\1074\1074\_Columbia\_TC\_Sect 2\_Ans & Plans\_Civil.dwg  
 PLOTTED 6/16/2013 5:14 PM. LAST SAVED: 4/25/2013 8:19 PM. PLOTTED BY: Mike Troppan

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

---

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 6/2/13

Chief, Division of Land Development: [Signature] Date: 6/2/13

Chief, Development Engineering Division: [Signature] Date: 6/2/13

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. 12415, Expiration Date: May 20, 2016.

Date: 3/8/13

[Signature]  
 Kevin J. Terker  
 Professional Engineer  
 Maryland Reg. No. 12415

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

DES.	DRN. mjt	CHK. MJT	DATE	REVISION	BY	APPR.

DES.	DRN. mjt	CHK. MJT	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS 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. 12415, EXPIRATION DATE: MAY 20, 2016.

[Signature]  
 Kevin J. Terker  
 Professional Engineer  
 Maryland Reg. No. 12415

**ASBUILTS**

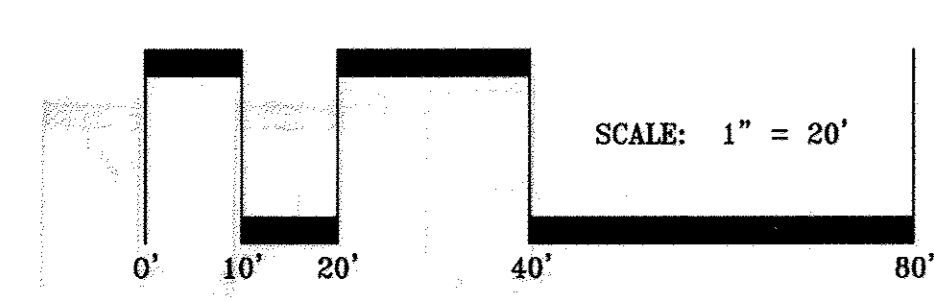
**PARK AND RESIDENTIAL ENTRY ENARGEMENT GRADING PLAN**

**DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No. 22456-22460**

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAR, 2017 MAY, 2013	36 - 01	3 OF 49



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Mark A. Cagle 4/2/13  
Chief, Division of Land Development: Kevin Perterkin 6/27/13  
Chief, Development Engineering Division: Kevin Perterkin 6/21/13

**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

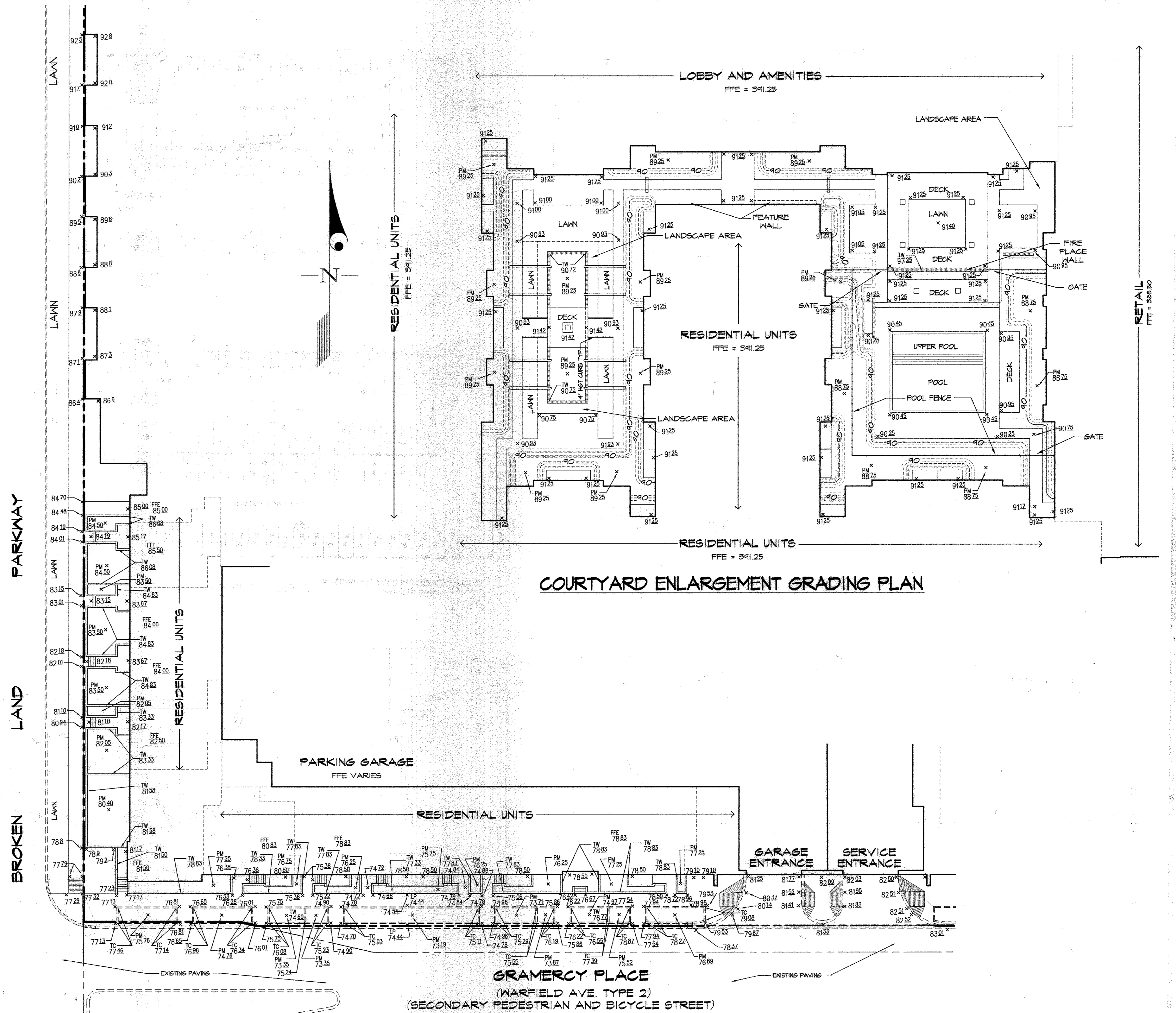
DES.	DRN. mjt	CHK. MJT	DATE	REVISION	BY	APPR.

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

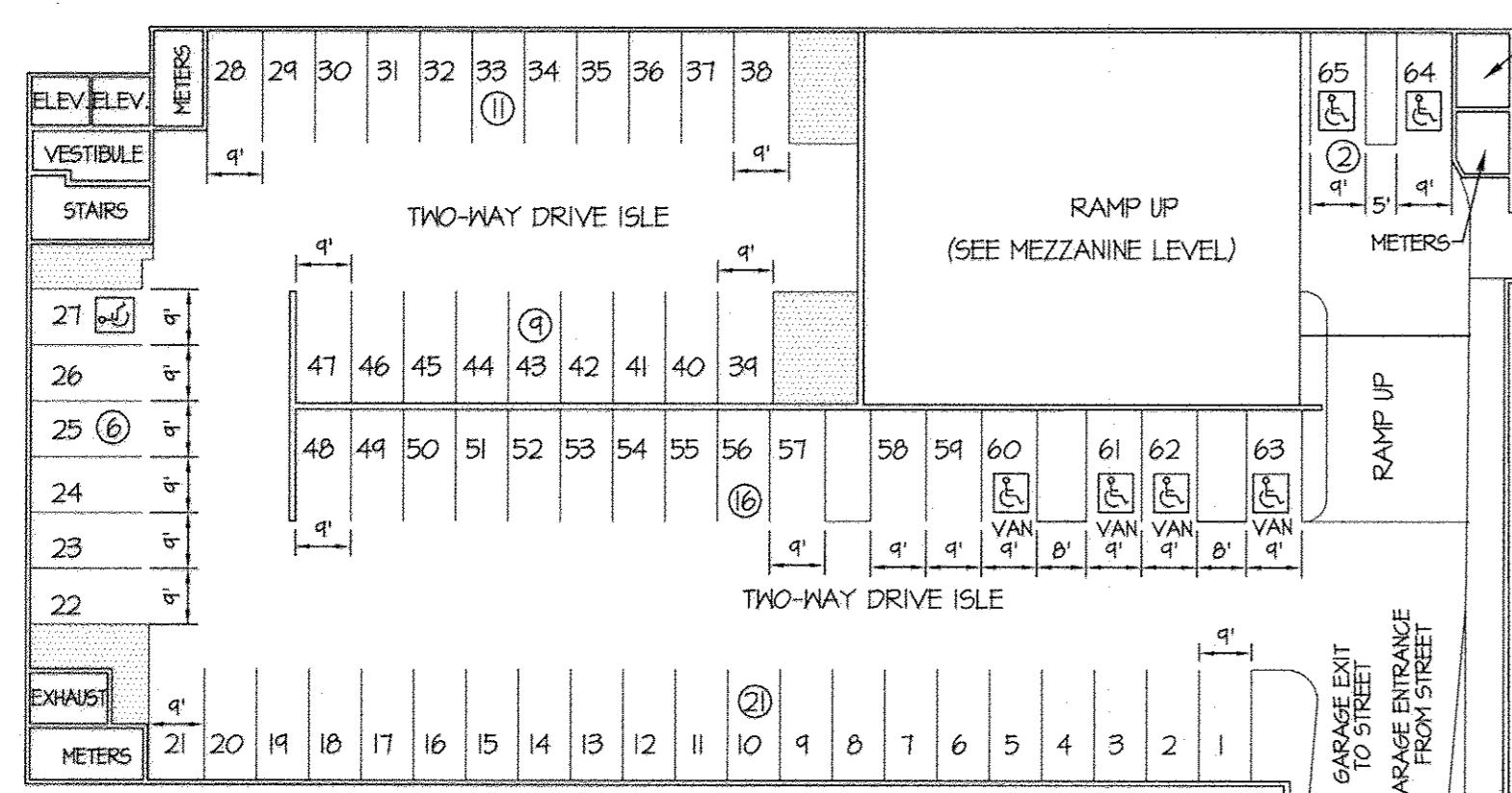
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14953  
EXPIRATION DATE: MAY 21, 2014

COURTYARD AND SOUTHWEST ENLARGEMENT GRADING PLAN  
**DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING**  
PLAT No. 22454-224000  
03/08/2017  
NO ASBUILT  
INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	4 OF 49



L:\CAD\DRAWINGS\11074 Columbia TC - Sect 2 Area 8 Parcels C and D\PLANS BY GLW\SDP\11074-SDP-03-04.dwg  
 DATE: 6/27/13 11:41 AM USER: KPERTERKIN PLOT: 11074-SDP-03-04.dwg PLOTED BY: KPERTERKIN



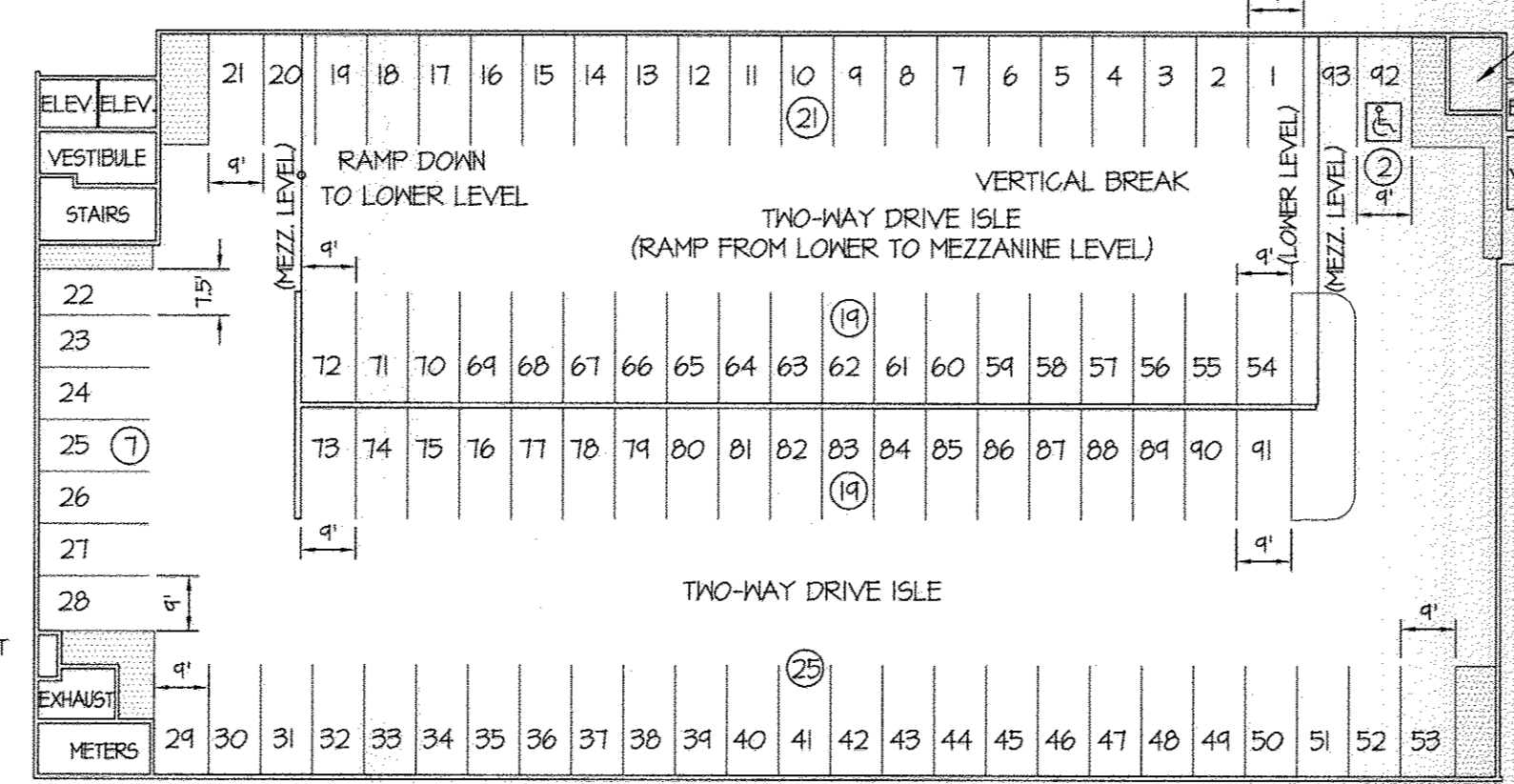
**LOWER LEVEL**  
SCALE: 1" = 30'

MODIFIED PARKING SPACES: 43  
STANDARD PARKING SPACES: 15  
HANDICAP PARKING SPACES: 3  
HANDICAP VAN PARKING SPACES: 4  
PARALLEL SITE SPACES: 4  
TOTAL: 74

- SCHEMATIC PARKING NOTES:**
1. NO COMPACT SPACES MAY BE LOCATED ADJACENT TO WALLS.
  2. ALL PARKING SPACES ARE MODIFIED SPACES (8.5') UNLESS DIMENSIONED OTHERWISE.
  3. ALL COMPACT PARKING SPACES SHALL BE IDENTIFIED BY A WHITE PAINTED STENCIL "COMPACT" AT THE END OF THE SPACE ADJACENT TO THE DRIVE ISLE.
  4. NO MODIFIED SPACES SHALL BE PLACES ADJACENT TO WALLS.
  5. FLOOR AREA BETWEEN PARKING SPACES AND ADJACENT WALLS SHOWN THIS:

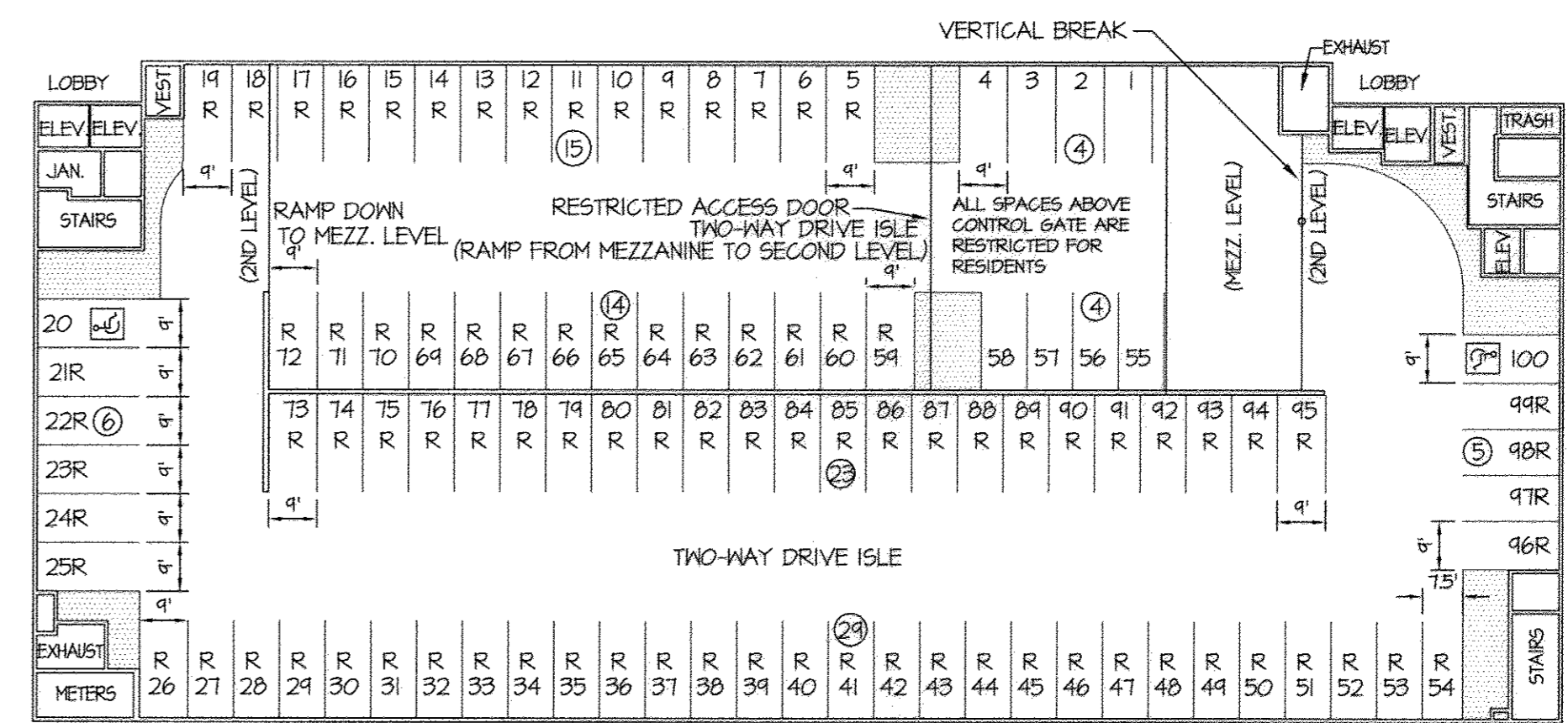
**LEGEND**

STANDARD PARKING SPACES: 9' x 18'  
COMPACT PARKING SPACES: 7.5' x 18'  
MODIFIED PARKING SPACES: 8.5' x 18'  
HANDICAP PARKING SPACES: 9' x 18'



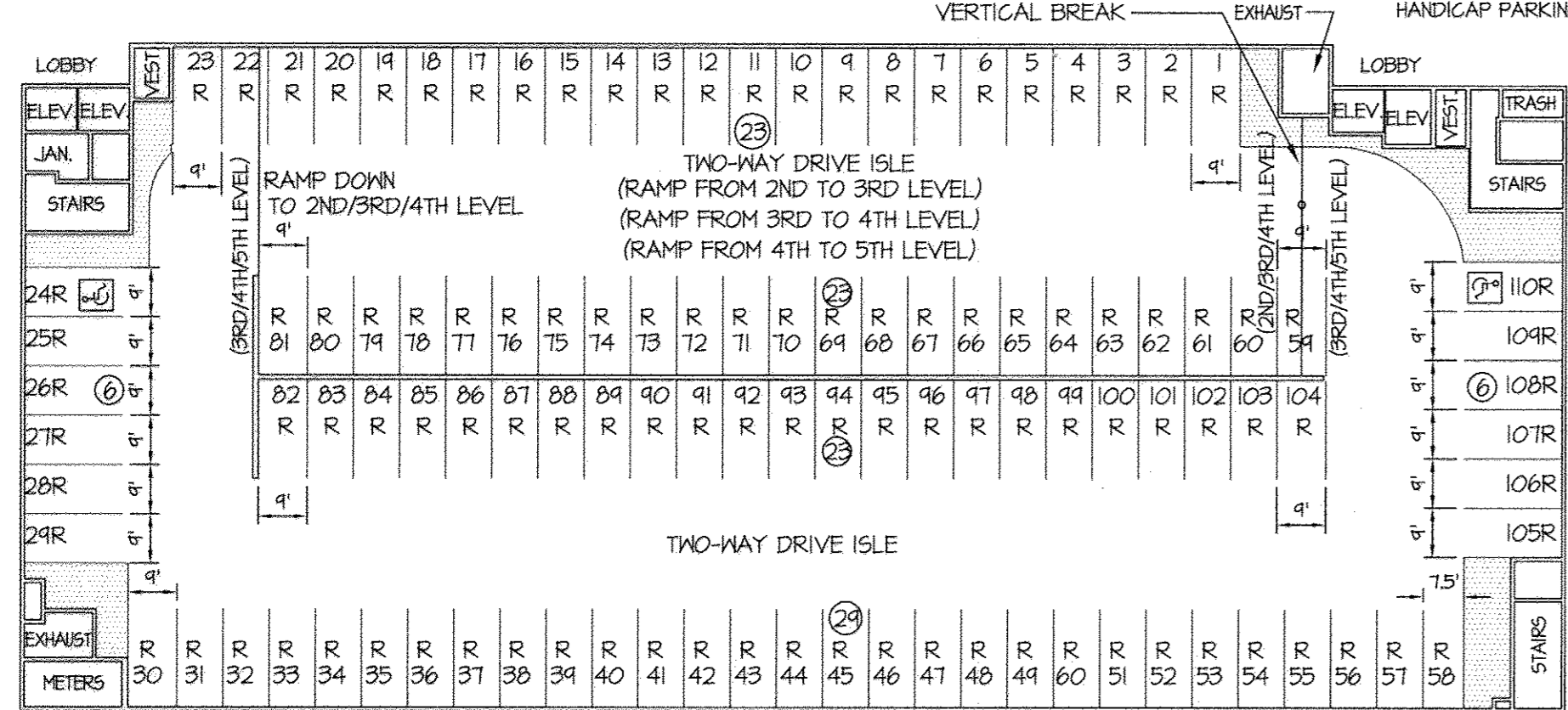
**MEZZANINE LEVEL**  
SCALE: 1" = 30'

COMPACT PARKING SPACES: 82  
MODIFIED PARKING SPACES: 4  
HANDICAP PARKING SPACES: 1  
TOTAL: 93



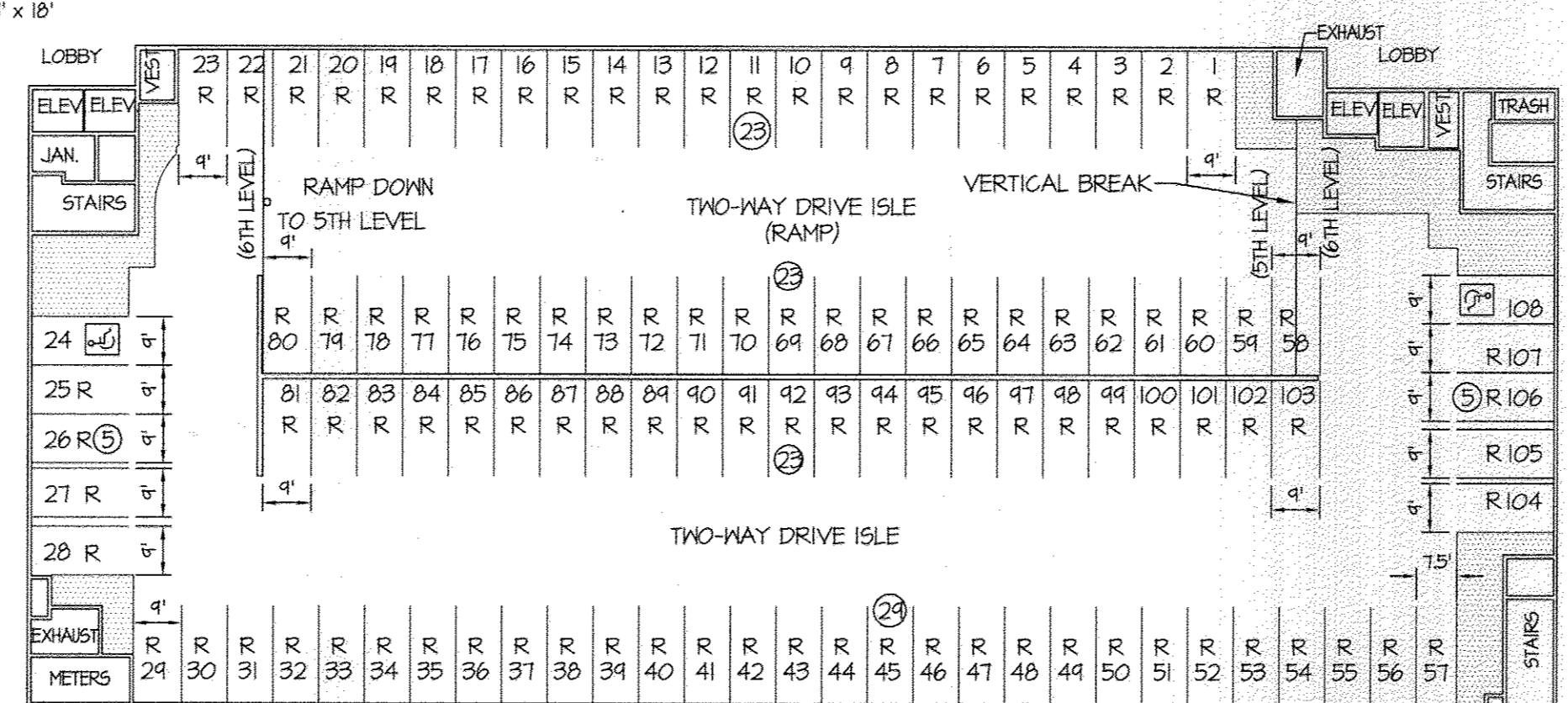
**SECOND FLOOR LEVEL**  
SCALE: 1" = 30'

RESERVED COMPACT PARKING SPACES (R): 1  
MODIFIED PARKING SPACES: 7  
RESERVED MODIFIED PARKING SPACES (R): 16  
STANDARD PARKING SPACES: 1  
RESERVED STANDARD PARKING SPACES (R): 13  
HANDICAP PARKING SPACES: 2  
TOTAL: 100



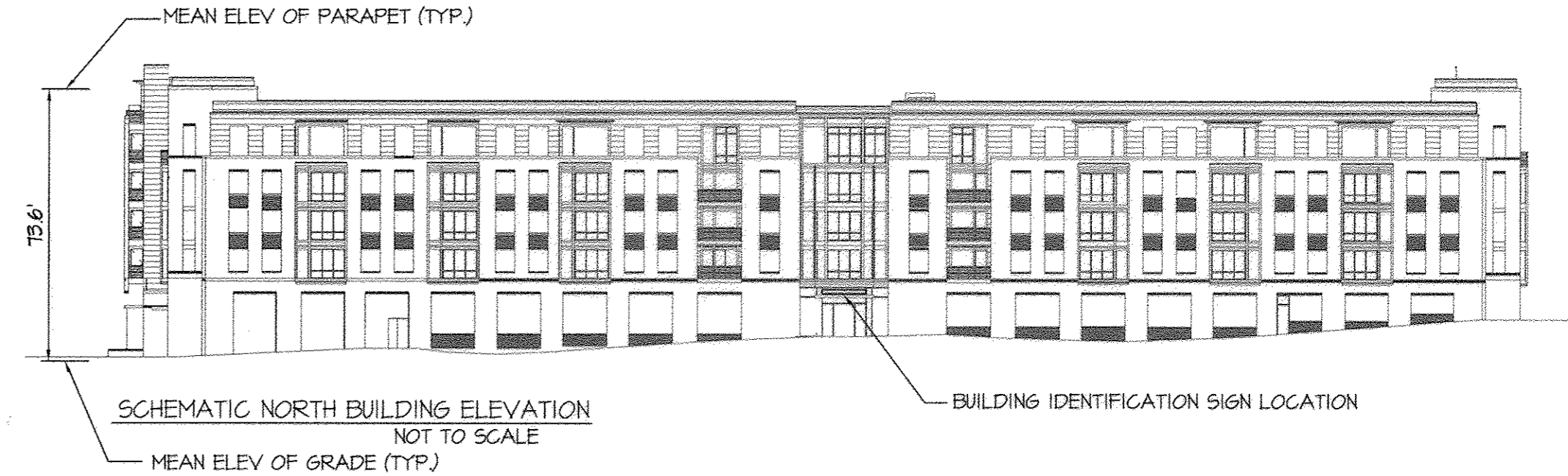
**THIRD THRU FIFTH FLOOR LEVEL**  
SCALE: 1" = 30'

RESERVED COMPACT PARKING SPACES (R): 3  
RESERVED MODIFIED PARKING SPACES (R): 270  
RESERVED STANDARD PARKING SPACES (R): 51  
HANDICAP PARKING SPACES: 6  
TOTAL: 330



**SIXTH FLOOR LEVEL**  
SCALE: 1" = 30'

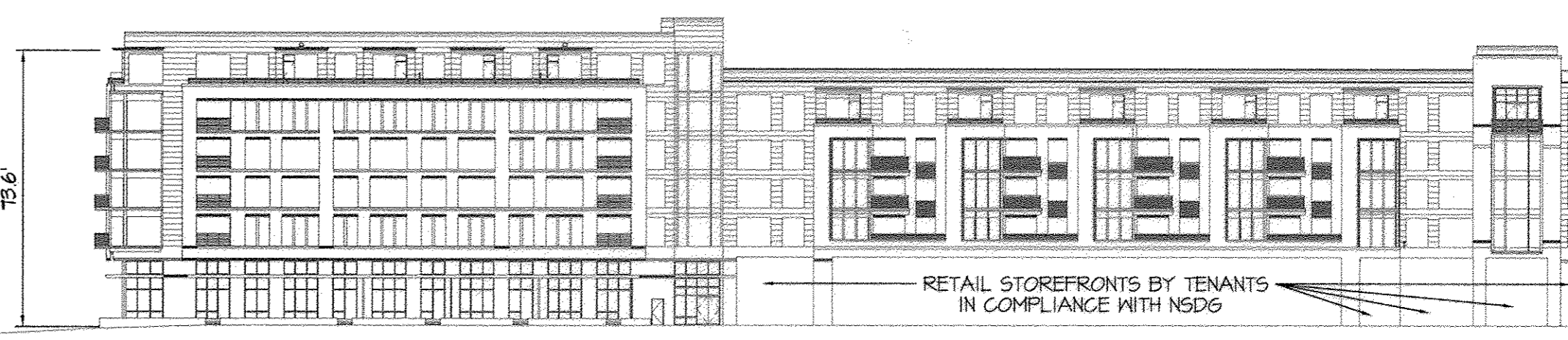
RESERVED COMPACT PARKING SPACES (R): 1  
RESERVED MODIFIED PARKING SPACES (R): 40  
RESERVED STANDARD PARKING SPACES (R): 15  
HANDICAP PARKING SPACES: 2  
TOTAL: 108



**SCHEMATIC NORTH BUILDING ELEVATION**  
NOT TO SCALE



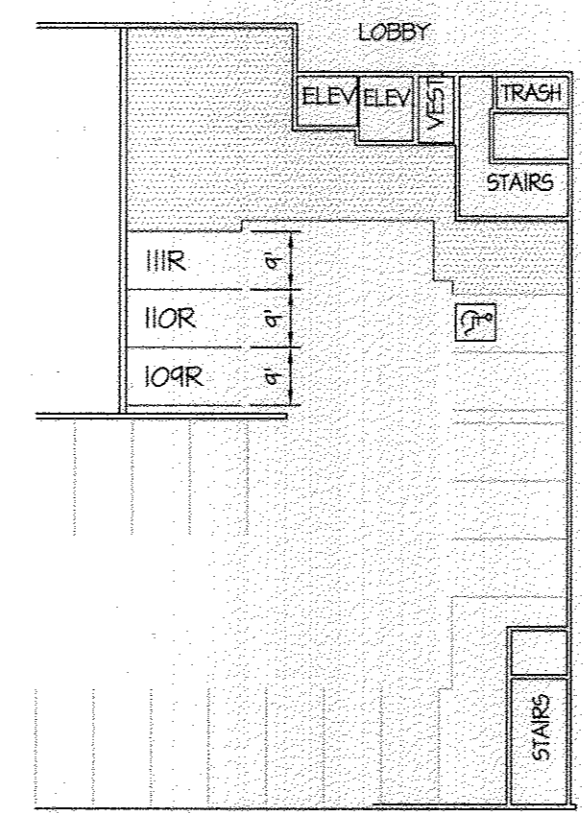
**SCHEMATIC SOUTH BUILDING ELEVATION**  
NOT TO SCALE



**SCHEMATIC EAST BUILDING ELEVATION**  
NOT TO SCALE

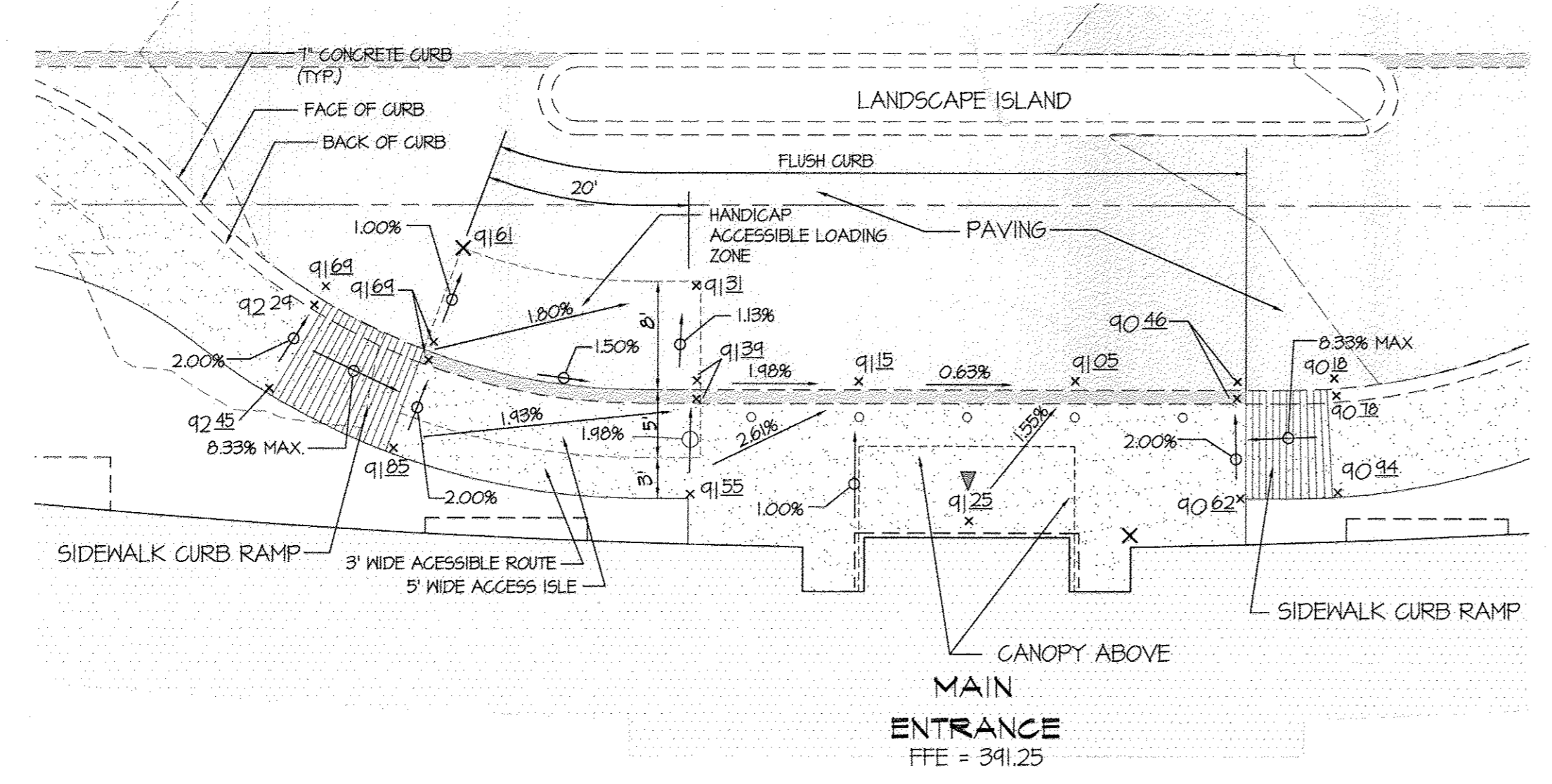


**SCHEMATIC WEST BUILDING ELEVATION**  
NOT TO SCALE

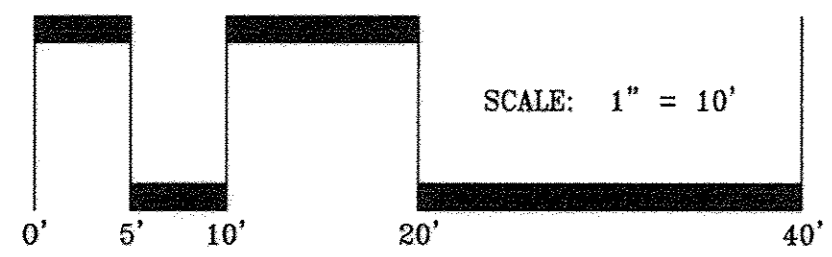


**SIXTH FLOOR LEVEL CONT'D**  
SCALE: 1" = 30'

RESERVED STANDARD PARKING SPACES (R): 3



**HANDICAP ACCESSIBILITY DETAIL**  
SCALE: 1" = 10'



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

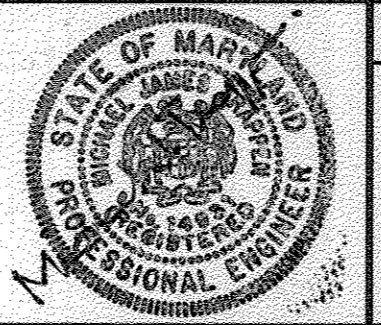
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: [Signature] Date: 9/24/14  
Chief, Division of Land Development: [Signature] Date: 9-23-14  
Chief, Development Engineering Division: [Signature] Date:

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

DATE	REVISION	BY	APPR.
9/8/14	REVISE PARKING GARAGE LAYOUT	MJT	

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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 23, 2016



REVISOR  
**PARKING PLANS, BUILDING ELEVATIONS & HANDICAP ACCESS DETAIL**  
**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
PLAT No. XXXXX  
03/08/2017  
NO ASBUILT INFORMATION

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
SEPT., 2014	36 - 01	5 OF 49

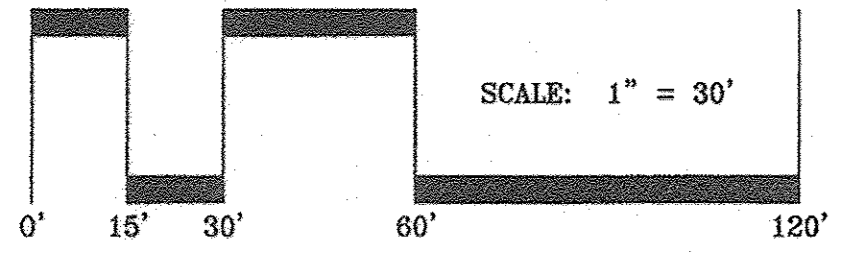
TOWN CENTER AVENUE

(WARFIELD AVE. TYPE 3)  
(SECONDARY PEDESTRIAN AND BICYCLE STREET)

- LEGEND**
- PROPOSED SUPER SILT FENCE
  - LIMITS OF DISTURBANCE
  - SCE STABILIZED CONSTRUCTION ENTRANCE
  - Standard Inlet Protection

**NOTES:**

1. ALL SOILS FOR THIS SITE ARE U&B - URBAN LAND.
2. THIS SITE HAS BEEN MASS GRADED TO SUB-GRADE UNDER F 15-015.
3. Stockpiling not permitted on-site.



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

*John R. Roberts* 6/19/13  
Howard S.C.D. Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Parcel D Property LLC  
By: *[Signature]* 5/8/2013  
DATE

**ENGINEER'S CERTIFICATE**

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

*Michael J. Trapp* 6/19/13  
DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: December 13, 2012

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

Director: *[Signature]* 4/23/13  
Date

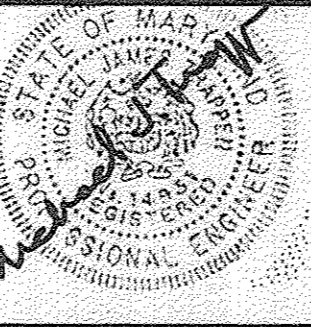
Chief, Division of Land Development: *[Signature]* 6/27/13  
Date

Chief, Development Engineering Division: *[Signature]* 6/21/13  
Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK  
BURTONTOWN, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**PREPARED FOR:**  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS 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, 2014



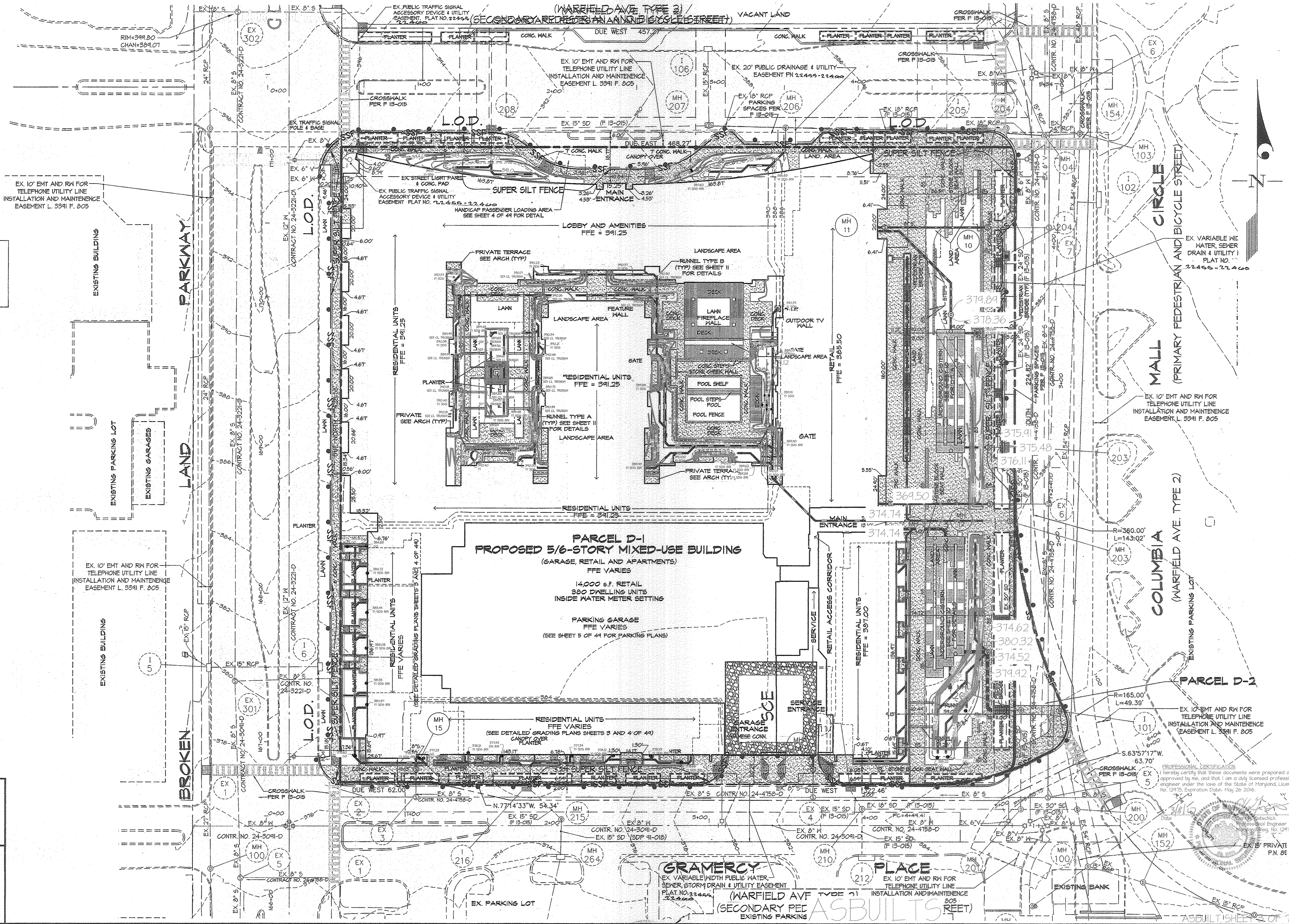
**SEDIMENT CONTROL PLAN & SOILS MAP**

**DOWNTOWN COLUMBIA**  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22400

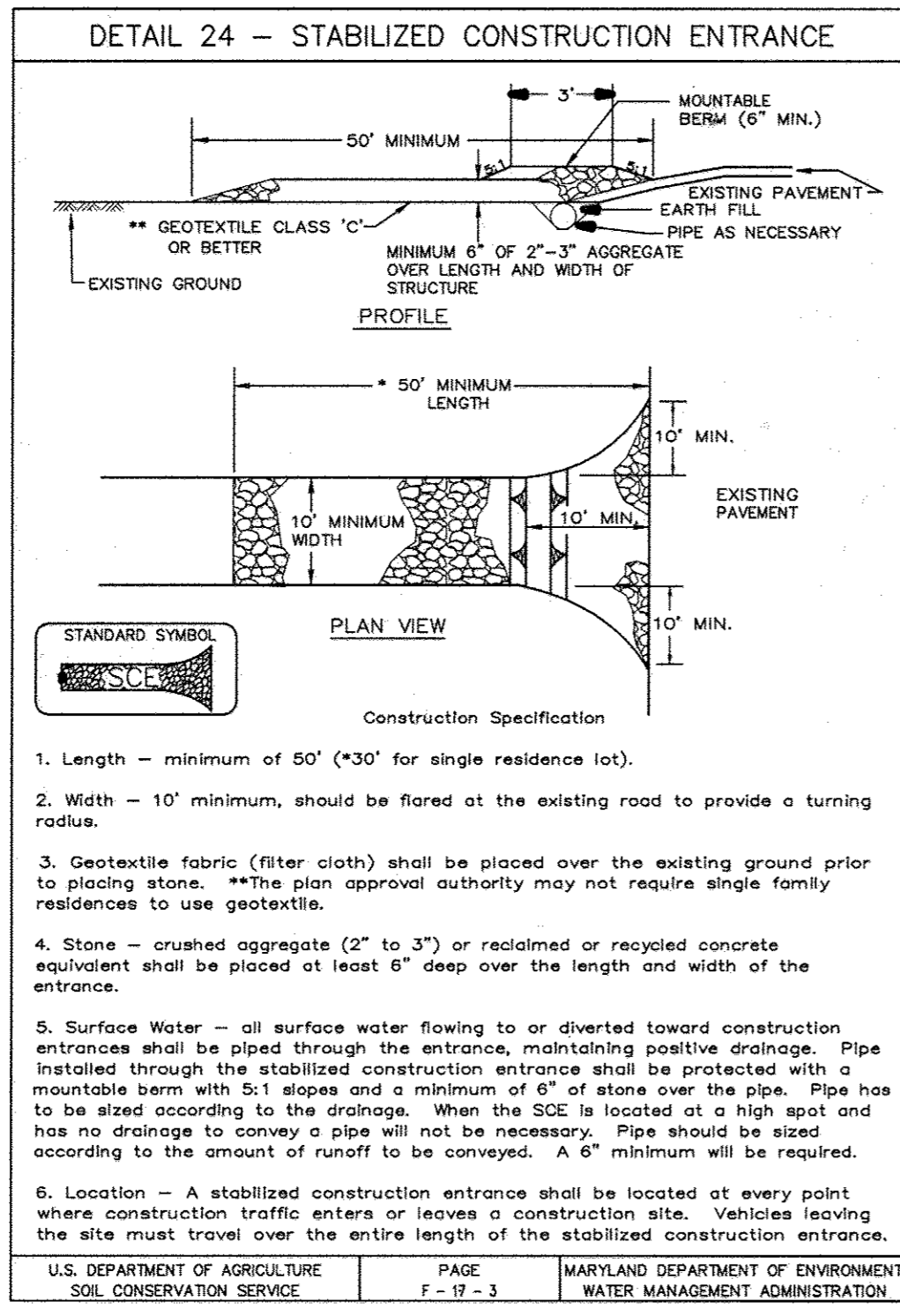
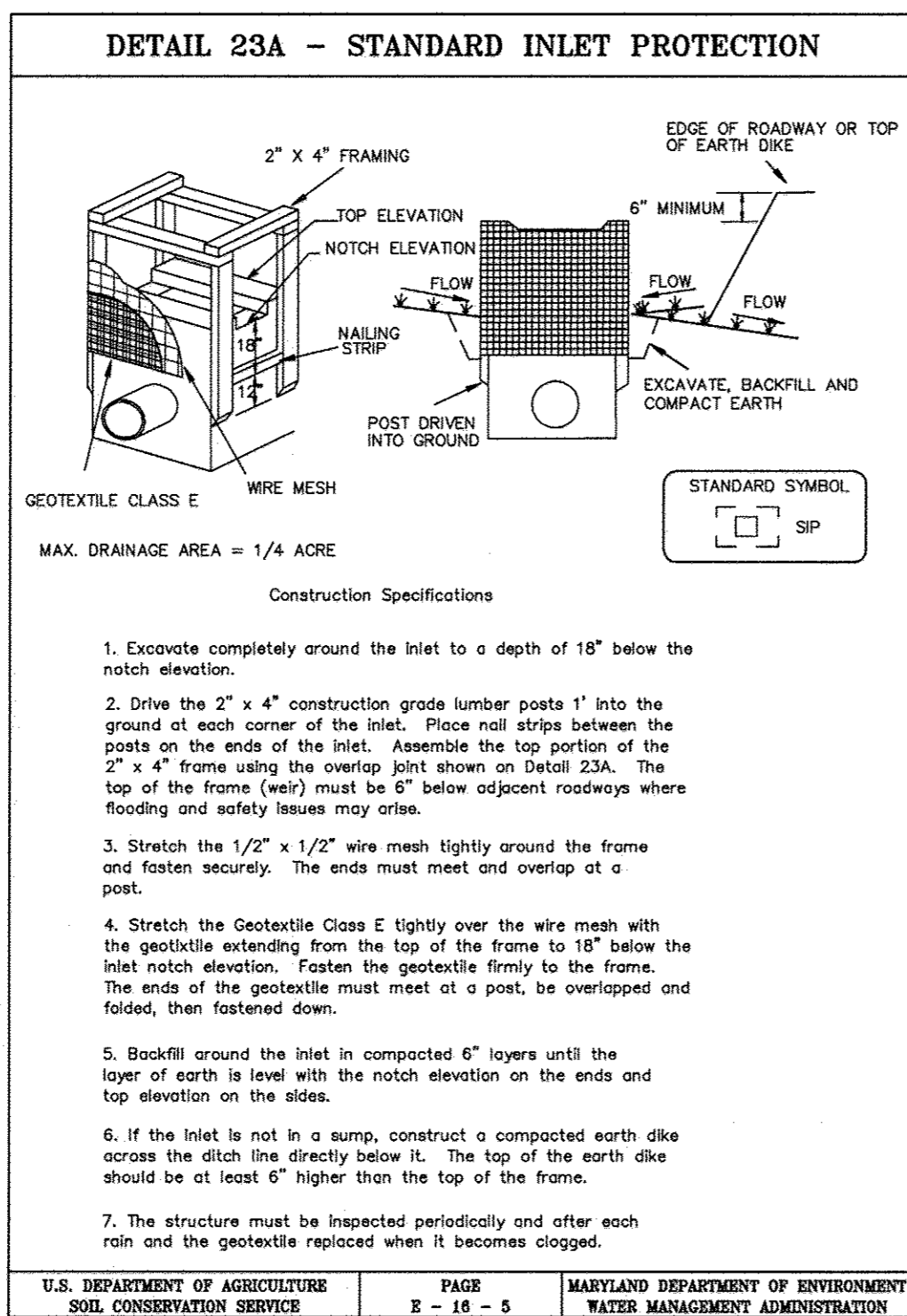
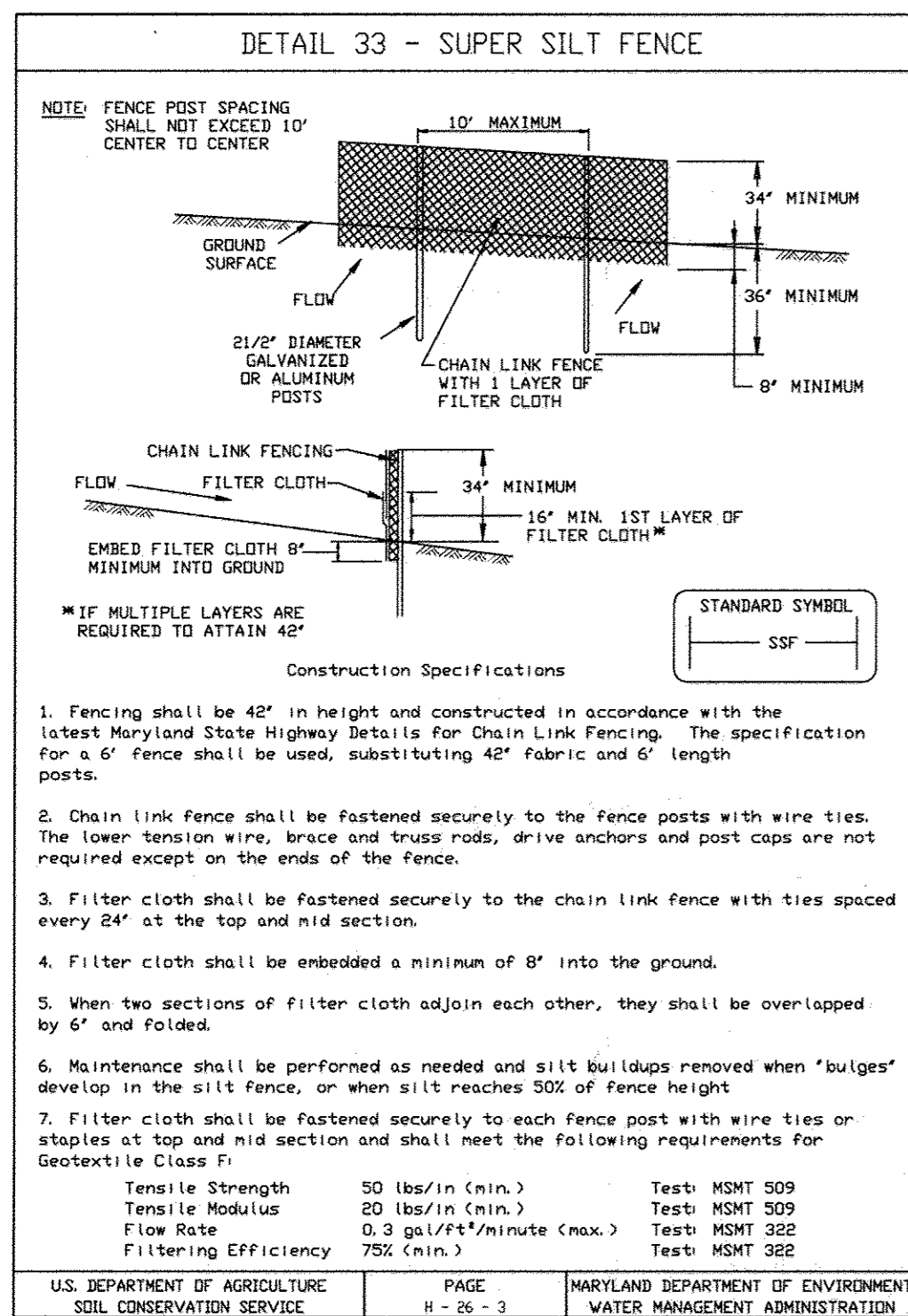
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ZONING: NT  
G. L. W. FILE No.: 11074

DATE: MAR, 2017  
MAY, 2013  
TAX MAP - GRID: 36 - 01  
SHEET: 6 OF 49

HOWARD COUNTY, MARYLAND



G:\CAD\DRAWINGS\11074\11074.dwg - Sect 2 Area B, Parcels C and D PLANS BY: G.L.W. (SDP 11074-SDP-06.dwg)  
 DATE: 12/13/12 3:10 PM, LISTS: SAVED: 4/20/2013 3:10 PM, PLOTTED BY: Mike Hopson



**SEDIMENT CONTROL NOTES**

- 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
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 3 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 7 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (see B.4.4), temporary seedings (see B.4.4), mulching (see B.4.4), Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

**PERMANENT SEEDING NOTES**

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

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (4 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre 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 200 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 0 feet or higher, use 340 gallons per acre (8 gal/1000 sq ft) for anchoring.

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

**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 conditions where PRACTICE APPLIES.

**CONDITIONS WHERE PRACTICE APPLIES**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supply of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil specifications - soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or 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 clods, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2" in diameter.
  - Topsoil must be free of plant parts such as bermuda grass, quackgrass, johnsongrass, nutcracker, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
  - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - 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 prescribed to raise the pH to 6.5 or higher.
    - Organic content of topsoil shall be not less than 1.5 percent by weight.
    - Topsoil having silt soil greater than 500 parts per mill shall not be used.
    - 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 dissipation of photo-toxic materials.

Maryland Department of the Environment under COMAR 26.04.06.

- Composted sludge shall contain at least 1 percent nitrogen, 15 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 prior to use.
- Composted sludge shall be applied at a rate of 1 ton/1000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at a rate of 40 lbs/1000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Soddling, MD-VA File #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

**DUST CONTROL**

**Definition**

Controlling dust blowing and movement on construction sites and roads.

**Purpose**

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

**Conditions Where Practice Applies**

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

**Specifications**

**Temporary Methods**

- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To rough surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Barriers - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff occurs.
- Board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

**Permanent Methods**

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

**SEQUENCE OF CONSTRUCTION**

- Arrange pre-construction meeting with the Sediment Control Inspector and obtain the Grading Permit. 1 DAY
- Install stabilize construction entrance and super silt fence. 1 DAY
- Install courtyard utilities and fine grade site. 3 WEEKS
- Begin building construction. 1 WEEK
- Stabilize the building area with the finished floor slab. 2 MONTHS
- Install remaining utilities, sidewalks and planters. Stabilize remaining areas with grass seed and mulch. 2 MONTHS.
- When all areas drain to the sediment controls have been stabilized and permission has been granted by the Sediment Control Inspector, remove those sediment controls. Stabilize the remaining areas landscaping, seed and mulch. 1 WEEK
- Finish building construction. Remove any remaining sediment controls and stabilize. 1 WEEK

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

*John C. Robertson* 10/16/13  
Howard S.C.D. Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I ME CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Parcel D Property LLC  
By: *John C. Robertson* 5/8/2013  
Signature of Developer/Builder Date  
Authorized Official

**ENGINEER'S CERTIFICATE**

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

*Michael J. Tropp* 6/9/13  
ENGINEER'S SIGNATURE DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: December 13, 2012

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

*Mark L. Coughlin* 6/27/12  
Director Date

*Kathleen* 6/20/12  
Chief, Division of Land Development Date

*John* 6/21/12  
Chief, Development Engineering Division Date

**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.

**PREPARED FOR:**  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS 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. 14937  
EXPIRATION DATE: MAY 21, 2014

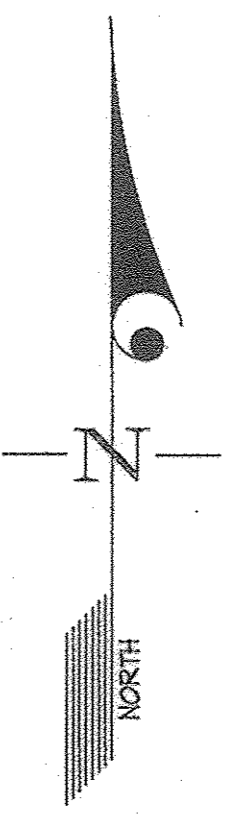
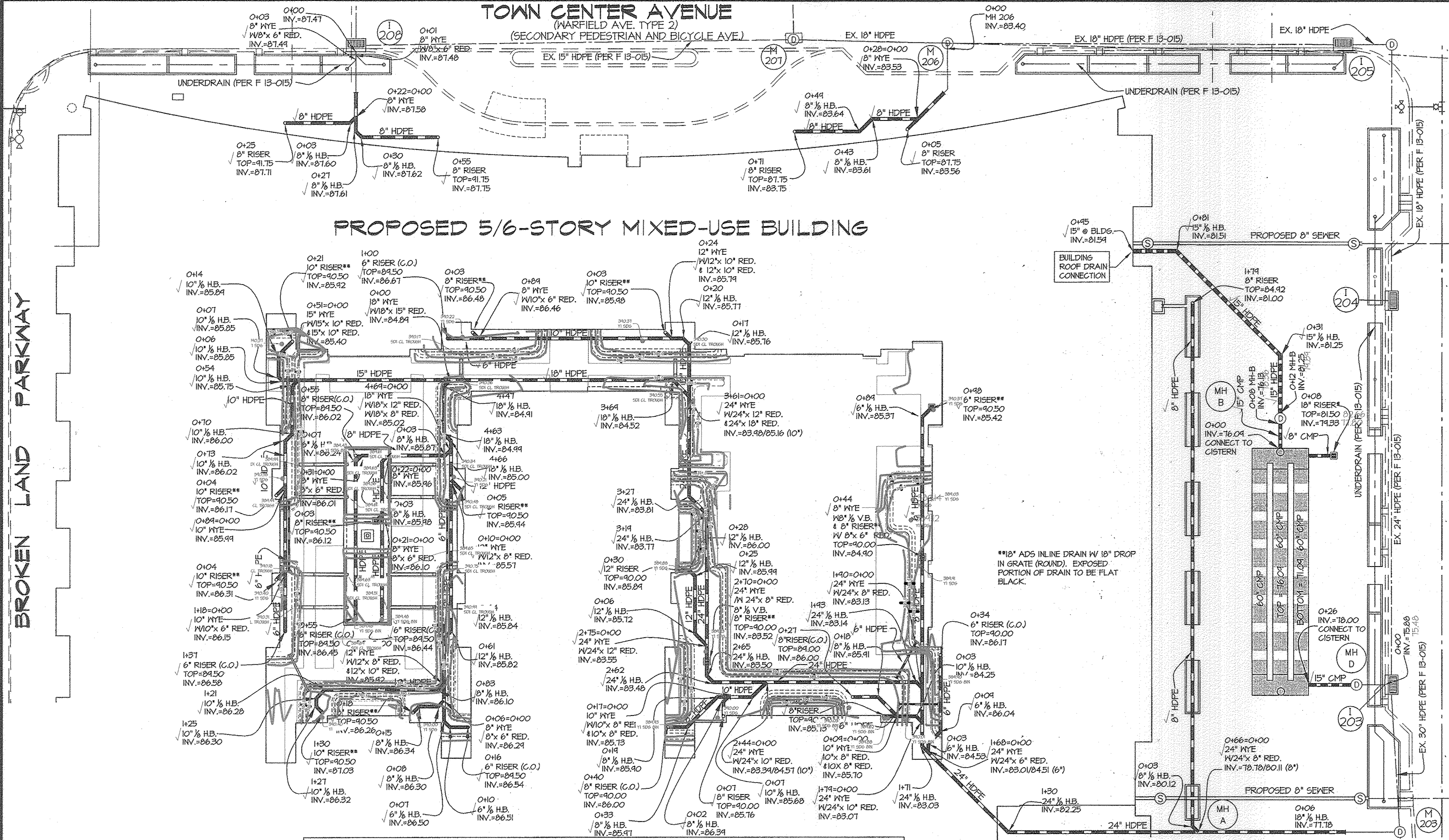
*Michael J. Tropp*

**SEDIMENT CONTROL NOTES AND DETAILS** 03/08/2017  
**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
PLAT NO 22456-22460  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	7 OF 49

**TOWN CENTER AVENUE**  
(WARFIELD AVE. TYPE 2)  
(SECONDARY PEDESTRIAN AND BICYCLE AVE.)

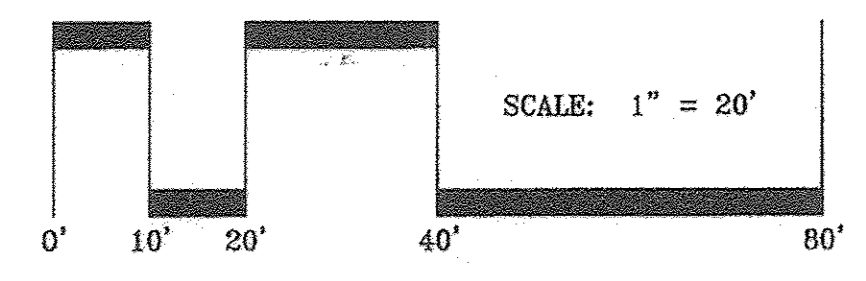
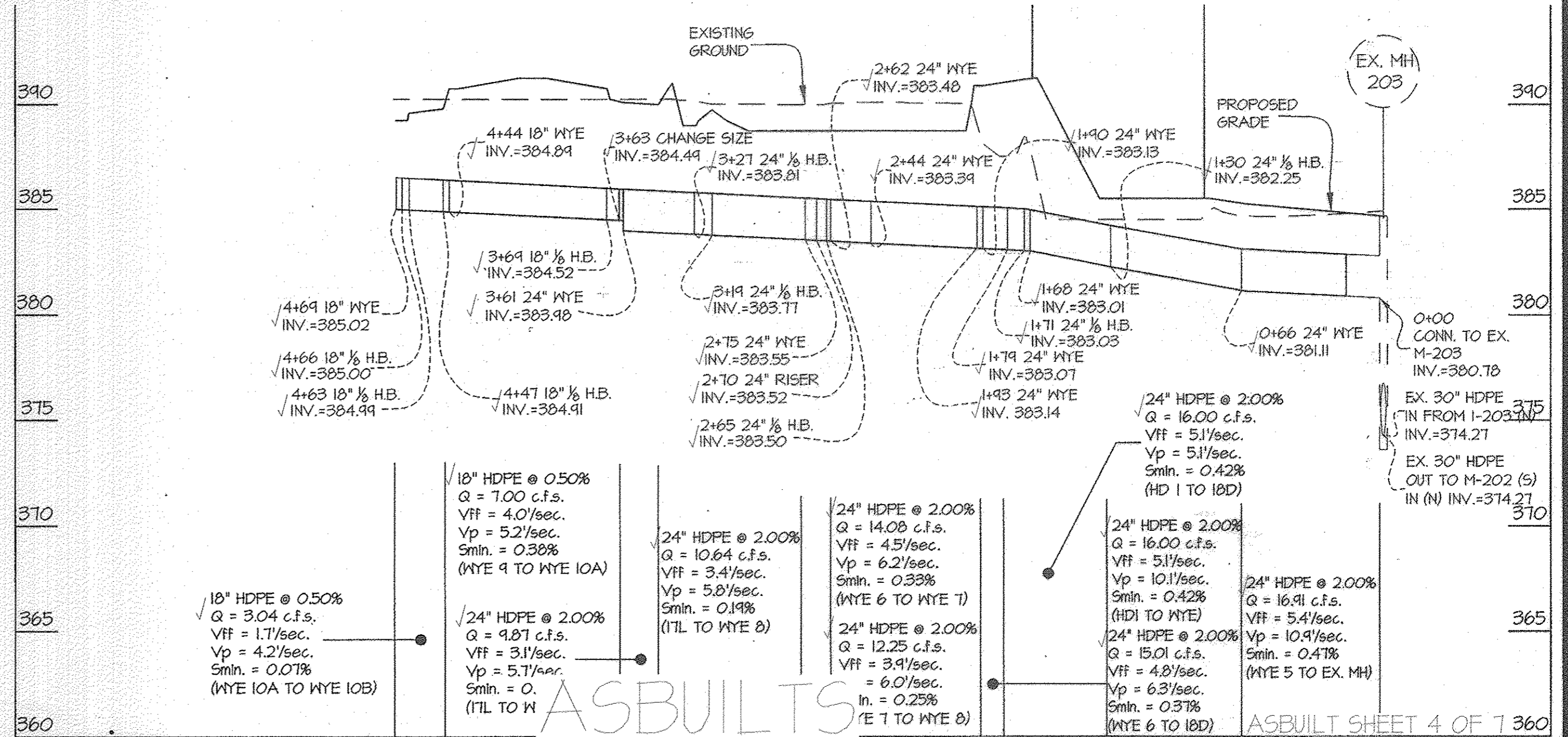
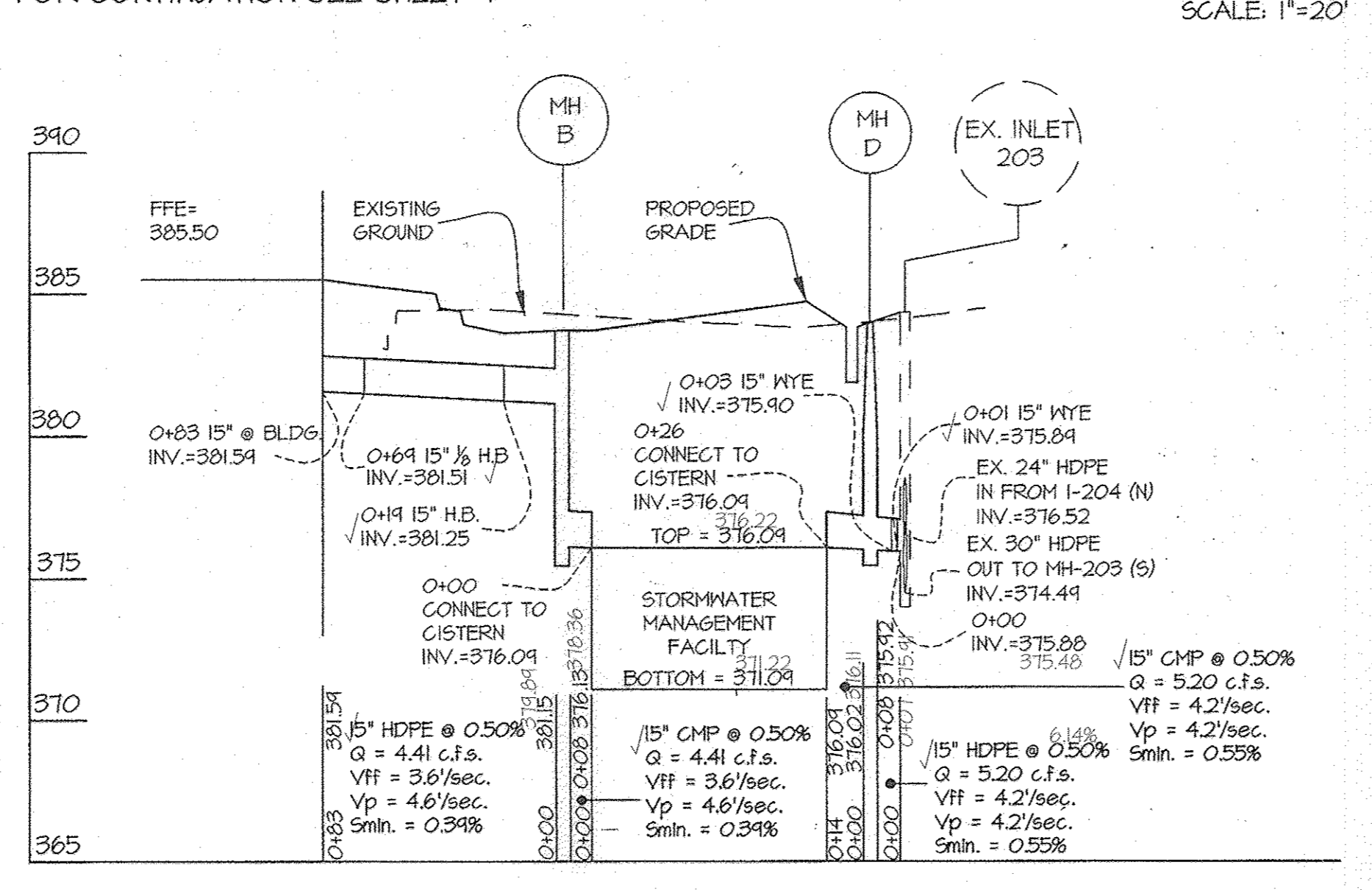
**PROPOSED 5/6-STORY MIXED-USE BUILDING**



BROKEN LAND PARKWAY

COLUMBIA MALL CIRCLE  
(WARFIELD AVE. TYPE 2)  
(PRIMARY PEDESTRIAN AND BICYCLE AVE.)

**UNDERDRAIN MANIFOLD PLAN**  
FOR CONTINUATION SEE SHEET 9  
SCALE: 1" = 20'



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Janet M. Coughlin Date: 6/27/10  
Chief, Division of Land Development  
Chief, Development Engineering Division

PROFILE SCALES:  
HORIZ. 1" = 50'  
VERT. 1" = 5'

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK  
BURTONTOWN, MARYLAND 20884  
TEL: 301-421-4024 FAX: 301-880-1820 DC/VA 301-889-2524 FAX: 301-421-4186

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 16833  
EXPIRATION DATE: MAY 21, 2014



**UNDERDRAIN MANIFOLD PLAN - NORTH & PROFILE**

**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
PLAT No. 22-045-014-000

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	8 OF 49

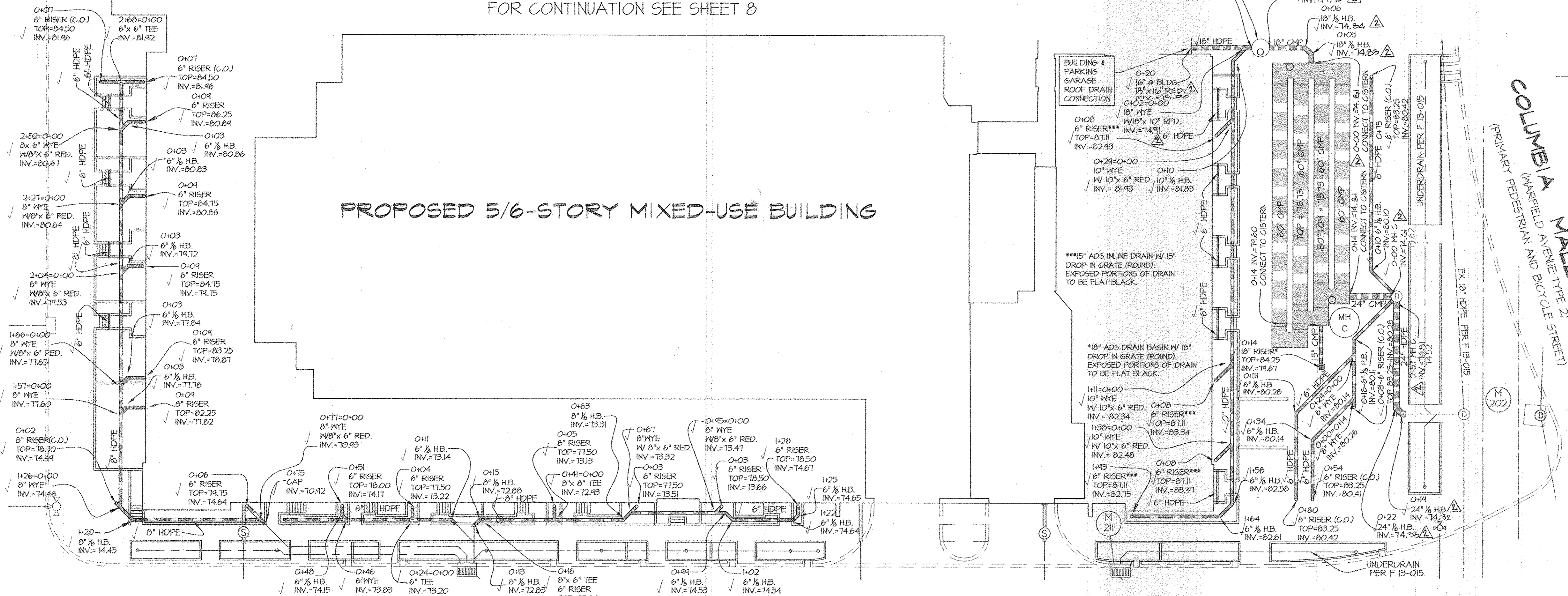
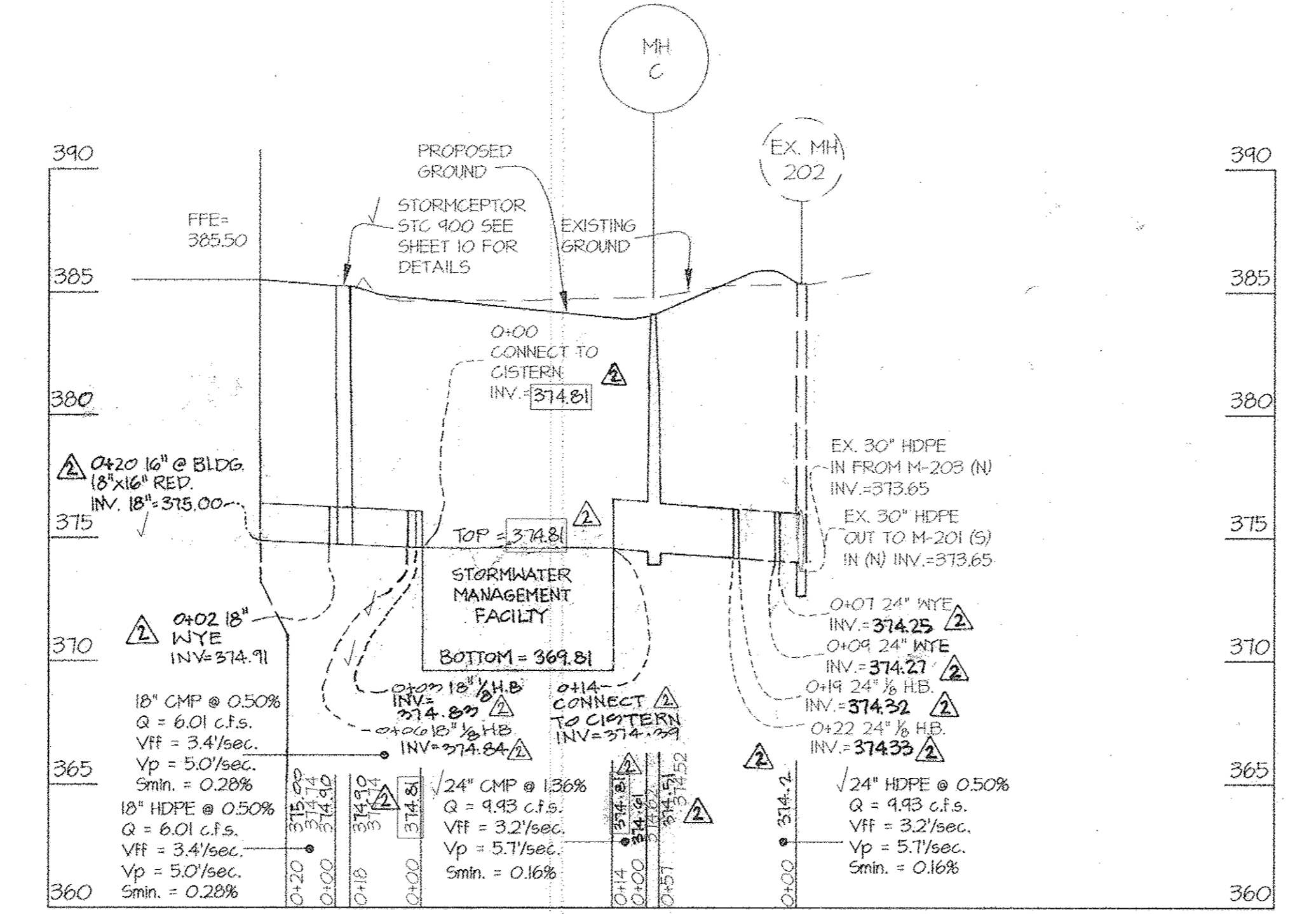


FOR CONTINUATION SEE SHEET 8

PROPOSED 5/6-STORY MIXED-USE BUILDING

GRAMERCY PLACE  
(WARFIELD AVENUE TYPE 2)  
(SECONDARY PEDESTRIAN AND BICYCLE STREET)

UNDERDRAIN MANIFOLD PLAN  
SCALE: 1" = 20'



FITTINGS CHART PRIVATELY OWNED AND MAINTAINED		
SIZE (IN.)	TYPE	QUANTITY
6"	1/8" BEND	20
8"	1/8" BEND	20
10"	1/8" BEND	12
12"	1/8" BEND	7
15"	1/8" BEND	2
18"	1/8" BEND	4
24"	1/8" BEND	9
6"x 6"	TEE	1
8"x 8"	TEE	1
6"	WYE	2
8"	WYE	16
8"x 6"	WYE	1
10"	WYE	7
12"	WYE	3
15"	WYE	1
18"	WYE	3
24"	WYE	8
8"x 6"	REDUCER	11
10"x 6"	REDUCER	4
10"x 8"	REDUCER	4
12"x 8"	REDUCER	2
12"x 10"	REDUCER	3
15"x 10"	REDUCER	2
18"x 8"	REDUCER	1
18"x 10"	REDUCER	1
18"x 12"	REDUCER	1
18"x 15"	REDUCER	1
24"x 6"	REDUCER	1
24"x 8"	REDUCER	3
24"x 10"	REDUCER	2
24"x 12"	REDUCER	2
24"x 18"	REDUCER	1

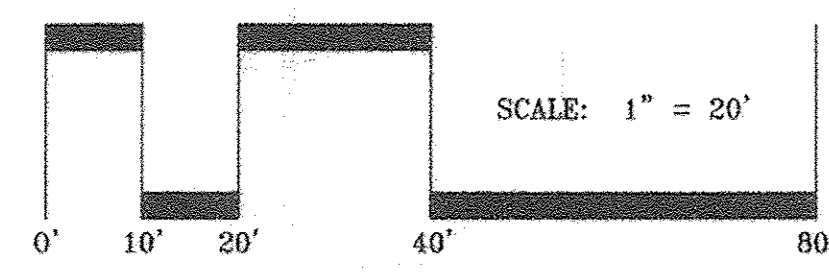
NOTES:  
1. IN CASE OF DISCREPANCIES BETWEEN THE CHART AND THE PLAN, THE PLAN SHALL GOVERN.  
2. ALL RISERS FOR CLEANOUT LOCATIONS SHALL BE PVC WITH REMOVABLE PLUGS.  
3. VERTICAL FITTINGS NOT INCLUDED.  
4. ALL DRAIN RISERS SHALL BE PVC AND HAVE ADS ROUND DROP IN GRATES OR EQUIVALENT AT THE SPECIFIED ELEVATION UNLESS NOTES OTHERWISE.

S.D. PIPE SUMMARY TABLE PRIVATELY OWNED AND MAINTAINED			
SIZE (IN.)	TYPE	QUANTITY (L.F.)	REMARKS
6"	HDPE	604	
8"	HDPE	614	
10"	HDPE	375	
12"	HDPE	134	
15"	HDPE	135	
18"	HDPE	128	
24"	HDPE	304	
8"	CMP	8	
15"	CMP	36	
18"	CMP	16	
24"	CMP	14	

S.D. STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION	INVERT ELEVATION	STANDARD DETAIL	NOTES	LOCATION	OWNERSHIP	# MAINTENANCE
MH-A	STORMCEPTOR	6'-0"	395.06	---	SEE SHEET 10		SEE PLAN	PRIVATE	
MH-B	MANHOLE	4'-0"	383.40	---	HO. CO. 6. 5.12		SEE PLAN	PRIVATE	
MH-C	MANHOLE	5'-0"	385.46	---	HO. CO. 6. 5.13		SEE PLAN	PRIVATE	
MH-D	MANHOLE	4'-0"	384.41	---	HO. CO. 6. 5.12		SEE PLAN	PRIVATE	

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. 12475, Expiration Date 06/30/2018.

3/21/17  
Date  
Professional Engineer  
K. V. Gutschick  
Maryland Reg. No. 12475



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Manda A. Goggin* Date: 6/2/13  
Chief, Division of Land Development: *...* Date: 6/2/13  
Chief, Development Engineering Division: *...* Date: 6/2/13

PROFILE SCALES:  
HORIZ. 1" = 50'  
VERT. 1" = 5'

GLW Gutschick Little & Weber, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK  
BURLINGTON, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1000 DC/VA: 301-988-2524 FAX: 301-421-4186

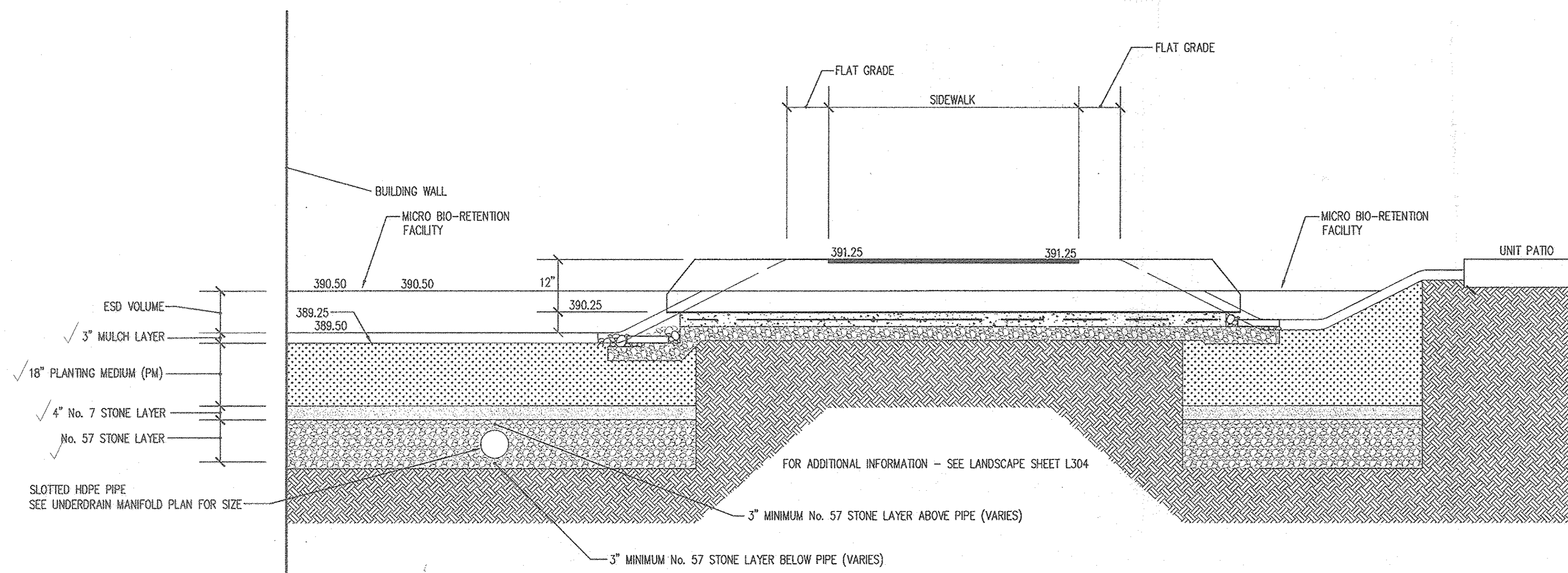
PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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, 2014

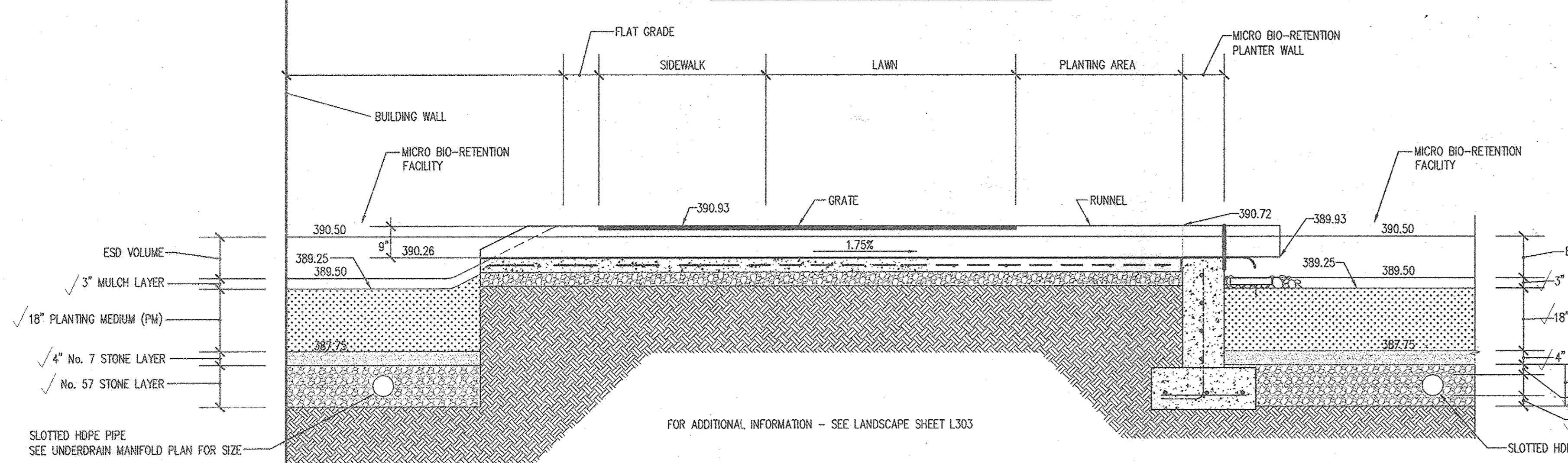
UNDERDRAIN MANIFOLD PLAN - SOUTH, PROFILE & SCHEDULES  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT NO. 27.455-22.468

SCALE AS SHOWN	ZONING NT	G. L. W. FILE NO. 11074
DATE MAR, 2017 MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 9 OF 49

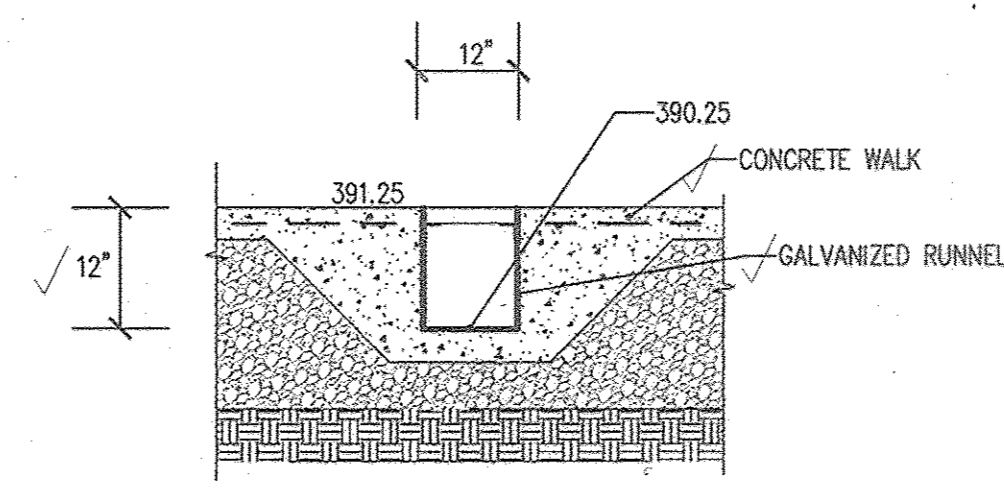




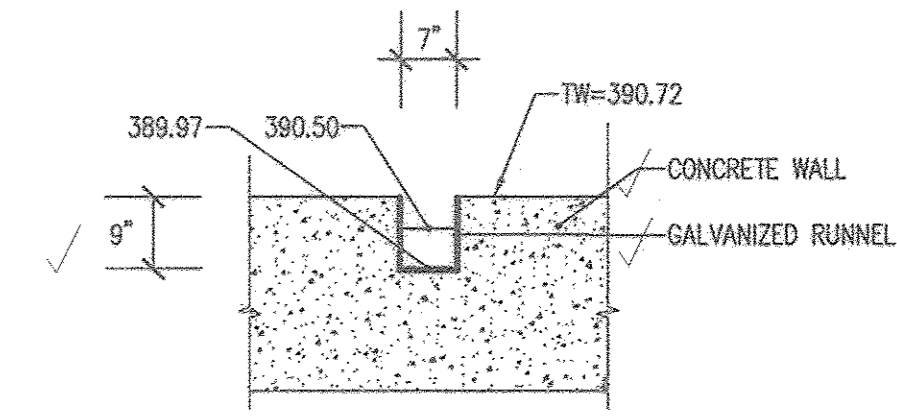
SECTION THROUGH RUNNEL 'B'



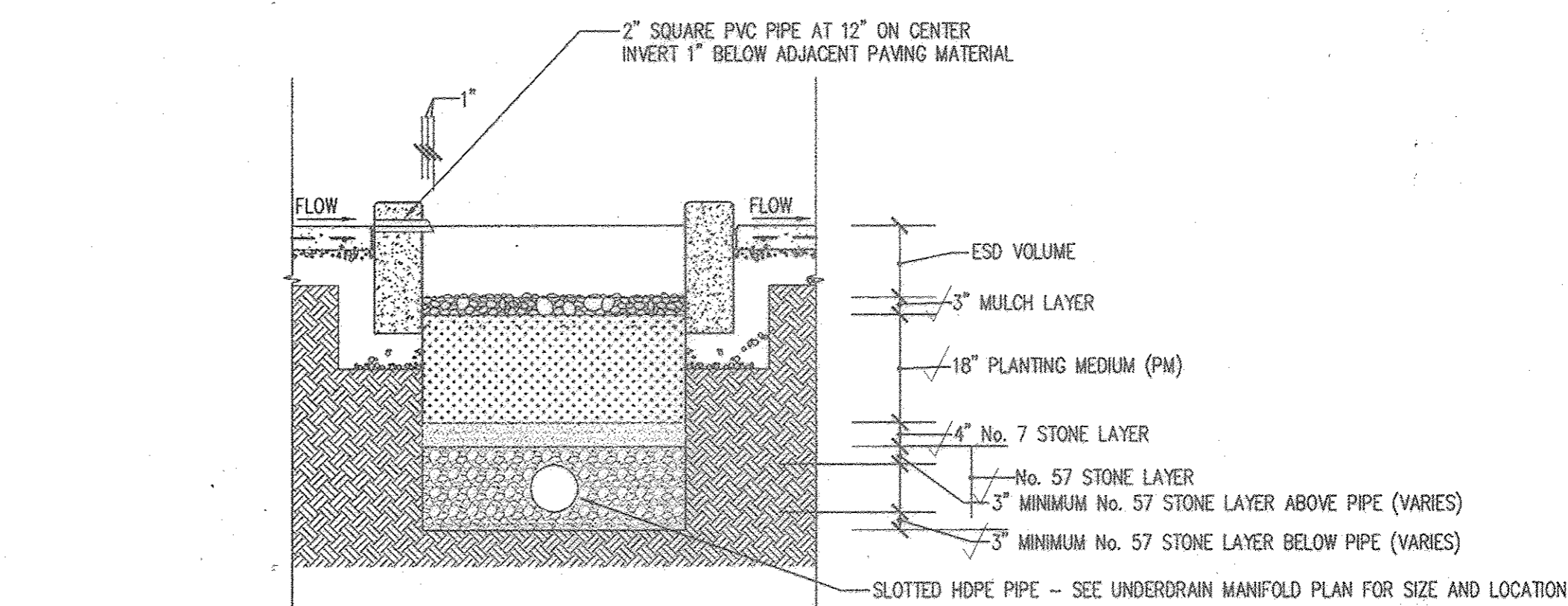
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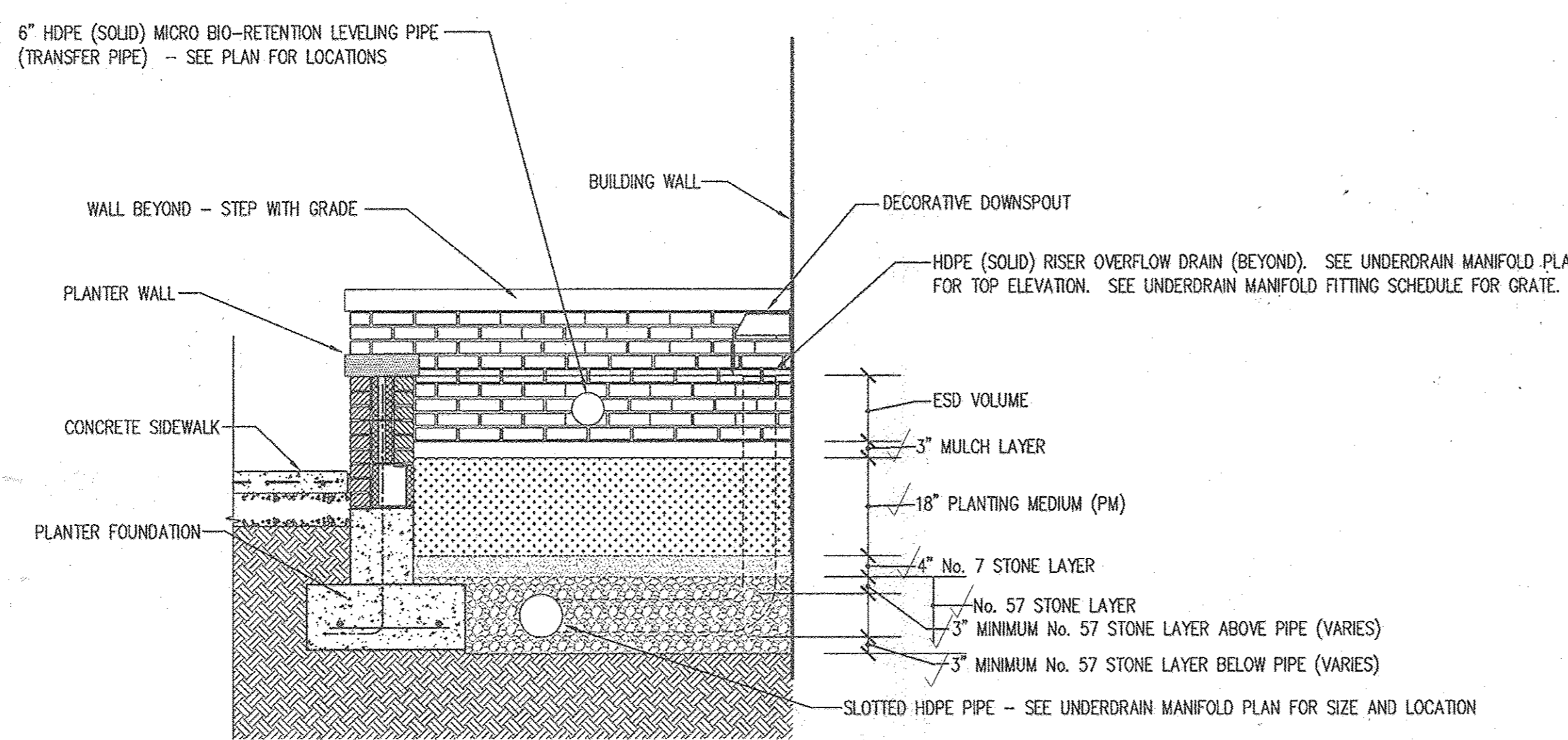
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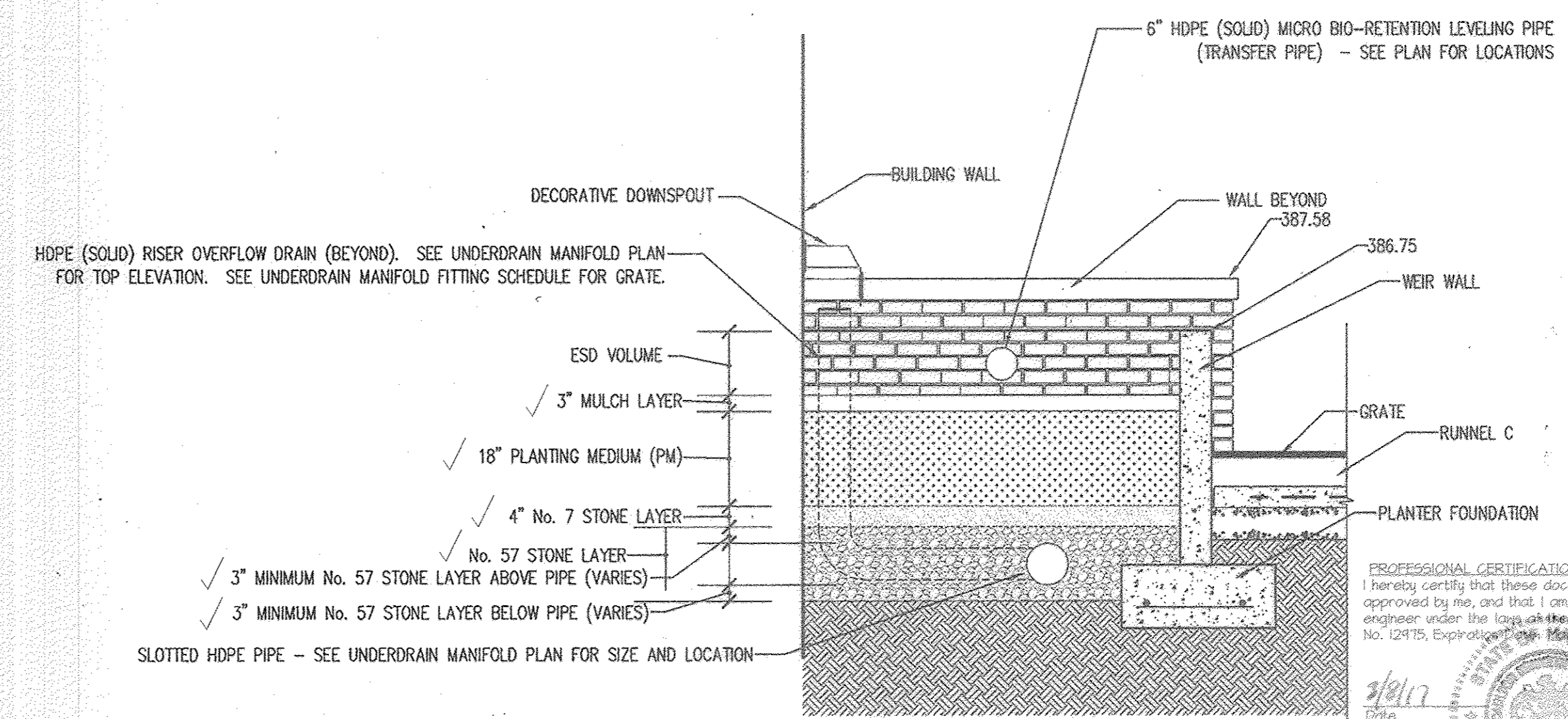
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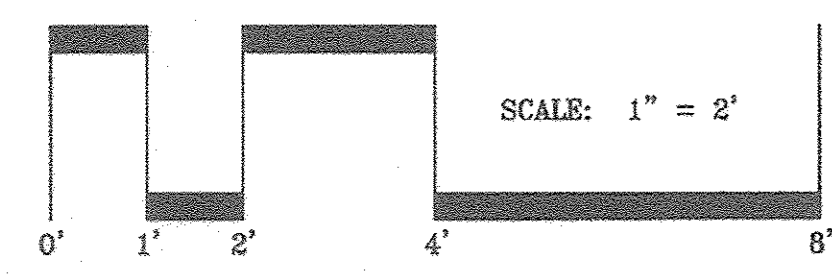
TYPICAL SECTION THROUGH MICRO BIO-RETENTION PLANTER 'A'



TYPICAL SECTION THROUGH MICRO BIO-RETENTION PLANTERS 'C' (PLANTERS 'B' SIMILAR)



TYPICAL SECTION THROUGH MICRO BIO-RETENTION PLANTERS 'B' AT RUNNEL 'C'



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

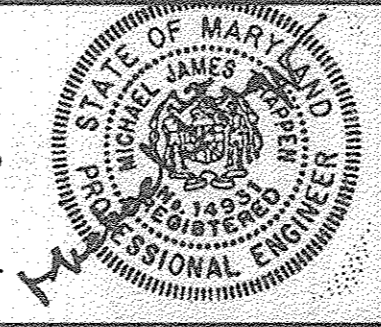
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Frank LaRocca Date: 6/21/13  
Chief, Division of Land Development: Walter L. ... Date: 6/21/13  
Chief, Development Engineering Division: ... Date: 6/21/13

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BERTHLEMSVILLE OFFICE PARK  
BERTHLEMSVILLE, MARYLAND 20860  
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

REVISION	DATE	BY	APP'R.

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 12475, EXPIRATION DATE: MAY 21, 2014



ASBUILTS  
MICRO BIO-RETENTION DETAILS  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
FLAT NO. 201-202-203-204-205

SCALE	ZONING	G. L. W. FILE No.
1"=2'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAR. 2013 MAY, 2013	36 - 01	11 OF 49

SPECIFICATIONS FOR BIORETENTION

TABLE B.3.2

Material	Specification	Size	Notes
Plantings	See Appendix A, Table A.4	N/A	Plantings are site-specific.
Planting soil [2.5' to 4' deep]	Sand 35 - 60% silt 30 - 55% clay 10 - 25%	N/A	USDA soil types loamy sand, sandy loam or loam.
Mulch	Shredded hardwood		Aged 6 months, minimum.
Pea gravel diaphragm and curtain drain	Pea gravel: ASTM-D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
Geotextile	Class "C" - apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4853)	N/A	For use as necessary beneath underdrains only.
Underdrain gravel	AASHTO M-43	0.375" to 0.75"	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6", rigid schedule 40 PVC or SDR33	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes.
Poured in place concrete (if required)	MSHA Mix No. 3; F <sub>c</sub> = 3500psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-A15-90	N/A	On-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.9R; vertical loading (R-10 or R-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking.
sand (1' deep)	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

1. Material Specifications  
The allowable materials to be used in bioretention area are detailed in Table B.3.2.
2. Planting Soil  
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:  
 pH range 5.2 - 7.0  
 organic matter 1.5 - 4% (by weight)  
 magnesium 35 lb/ac  
 phosphorus (phosphate - P2O5) 75 lb/ac  
 potassium (potash - K2O) 85 lb/ac soluble salts not to exceed 500 ppm

All bioretention areas shall have a minimum of one test. Each test shall consist of both the standard soil test for pH, phosphorus, and potassium and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the top soil was excavated.

Since different labs calibrate their testing equipment differently, all testing results shall come from the same testing facility.

Should the pH fall out of the acceptable range, it may be modified (higher) with lime or (lower) with iron sulfate plus sulfur.

3. Compaction  
It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoes to remove original soil. If bioretention areas are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material  
Recommended plant material for bioretention areas can be found in Appendix A, Section A.2.3.

5. Plant Installation  
Mulch should be placed to a uniform thickness of 2" to 3". Shredded hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Root stock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball. Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains  
Underdrains are to be placed on a 3'-0" wide section of filter cloth. Pipe is placed next, followed by the gravel bedding. The ends of underdrain pipes not terminating in an observation well shall be capped.

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous  
The bioretention facility may not be constructed until all contributing drainage area has been stabilized.

[OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3) MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), ENHANCED FILTERS (M-9)]

- The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- The Owner shall perform a plant in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: December 18, 2012

---

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank A. Cayle* 6/27/13  
 Director Date

*Victor Saldaña* 6/27/13  
 Chief, Division of Land Development Date

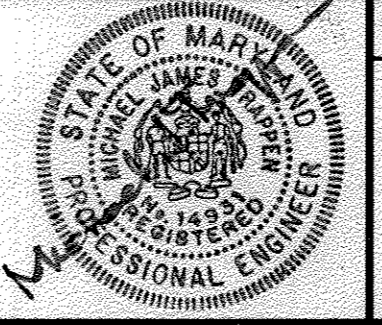
*Chad Williams* 6/27/13  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 230 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS 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. 14933  
 EXPIRATION DATE: MAY 21, 2014



**MICRO BIO-RETENTION NOTES AND MAINTENENCE SCHEDULE**

**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
 PLAT No. 22465-22400

03/08/2017  
 NO ASBUILT INFORMATION

HOWARD COUNTY, MARYLAND

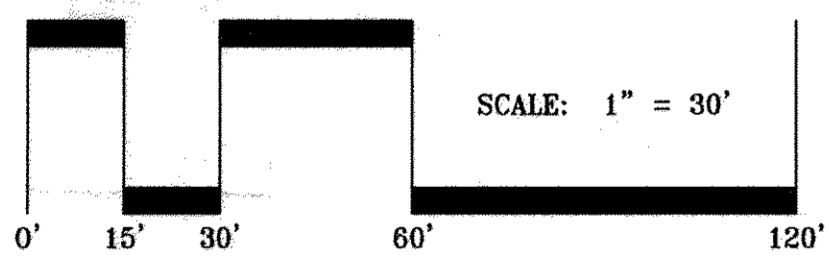
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	12 OF 49

L:\CAD\DRAWINGS\11074 Columbia TC - Sect 2, Area 8, Parcels C and D\PLANS BY GUTSCHICK LITTLE & WEBER\11074-SDP-12.dwg  
 DATE: 6/27/13 8:29 PM, LAST SAVED: 07/28/2012 12:24 PM, PLOTTED: B11, Area: 708689

**LEGEND**

- (16) 10 YR DRAINAGE AREA IDENTIFICATION
- (16) 100 YR DRAINAGE AREA IDENTIFICATION
- PROP. 10 YR DRAINAGE DIVIDE
- PROP. 100 YR DRAINAGE DIVIDE

Drainage Area Summary Chart					
No.	Practice No.	Area (Ac.) 10 Yr Storm	Area (Ac.) 100 Yr Storm	% Impv.	Rational Formula C Factor
1	M6-1	0.060	---	100	0.98
2	M6-2	0.060	---	100	0.98
3	M6-3	0.030	---	100	0.98
4	M6-4	0.040	---	100	0.98
5	M6-5	0.030	---	100	0.98
6	M6-6	0.020	---	100	0.98
7	M6-7	0.010	---	100	0.98
8	M6-8	0.030	---	100	0.98
9	M6-9	0.010	---	100	0.98
10	M6-10	0.030	---	100	0.98
11	M6-11	0.030	---	100	0.98
12	M6-12	0.010	---	100	0.98
13	M6-13	0.330	---	100	0.98
14	M6-14	0.050	---	100	0.98
15	M6-15	0.080	---	69	0.75
16	M6-16	0.140	---	74	0.79
17A	M6-17	0.140	---	97	0.96
17B	M6-17	0.090	---	91	0.92
17C	M6-17	0.090	---	89	0.90
17D	M6-17	0.120	---	92	0.92
17E	M6-17	0.050	---	80	0.84
17F	M6-17	0.080	---	59	0.68
17G	M6-17	0.110	---	77	0.81
17H	M6-17	0.090	---	36	0.52
17J	M6-17	0.140	---	86	0.88
18A	M6-18	0.210	---	87	0.89
18B	M6-18	0.080	---	98	0.96
18C	M6-18	0.120	---	67	0.74
19	M6-19	0.220	---	47	0.59
20	---	0.040	---	62	0.70
21	M1-1	0.430	---	100	0.98
22	M1-2	0.700	---	100	0.98
23	M1-1	0.170	---	53	0.59



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

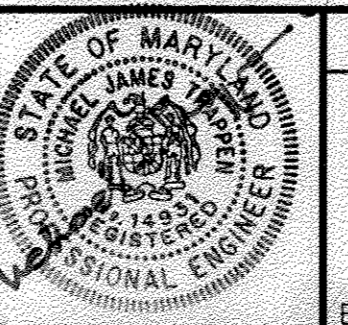
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: Juan A. Uygel Date: 6/27/13  
 Chief, Division of Land Development: Kim Date: 6/27/13  
 Chief, Development Engineering Division: WJP Date: 6/21/13

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

NO.	REVISION	DATE	BY	APP'R.
1	Revise Building Labels			

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE  
 PLANS 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. 1493  
 EXPIRATION DATE: MAY 21, 2014

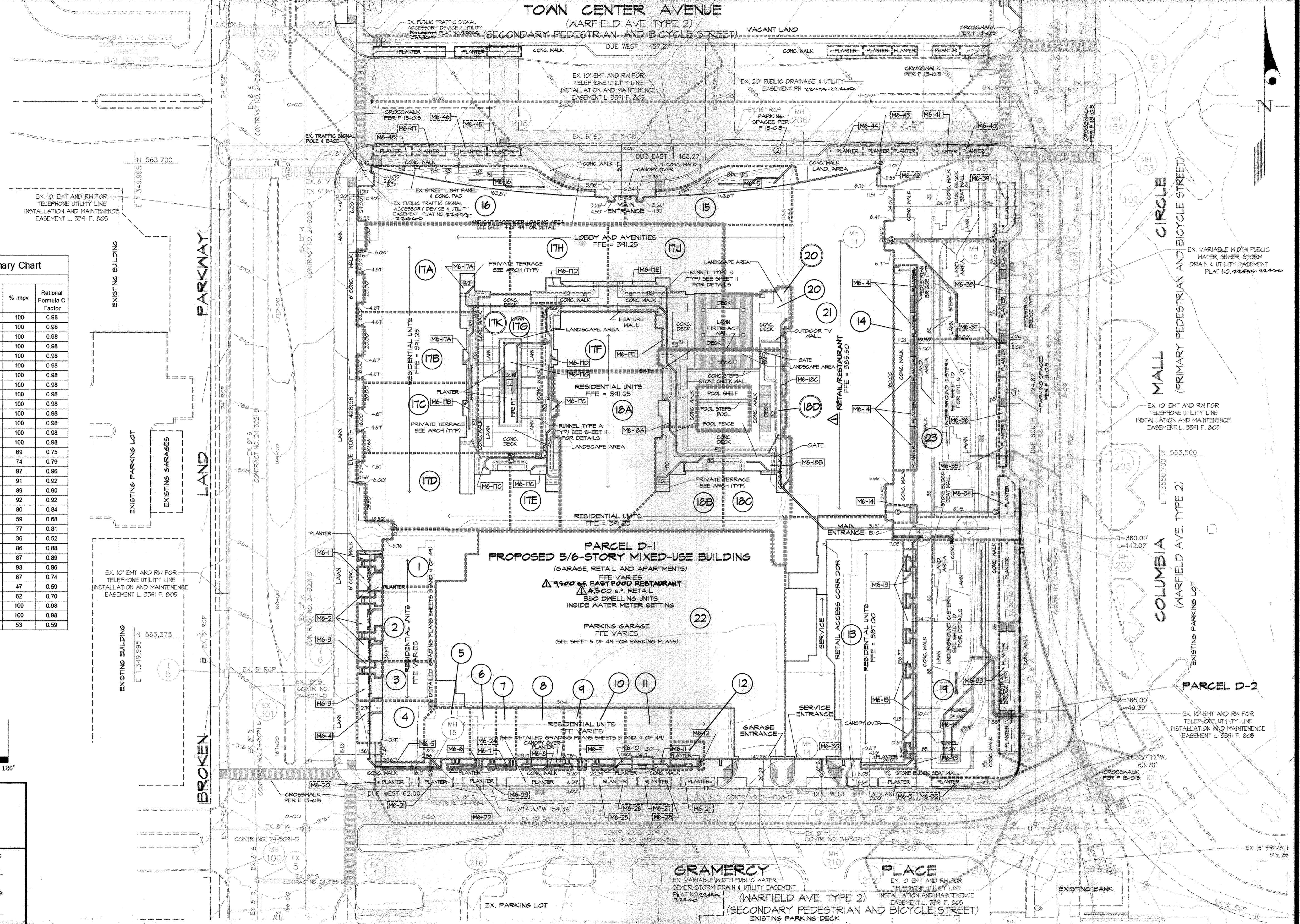


ELECTION DISTRICT No. 5

**STORM DRAIN DRAINAGE AREA MAP**  
**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
**GREEN MIXED-USE BUILDING**  
 PLAT NO. 22465-22460

DATE: 03/08/2017  
 NO REBUILD INFORMATION

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	13 OF 49

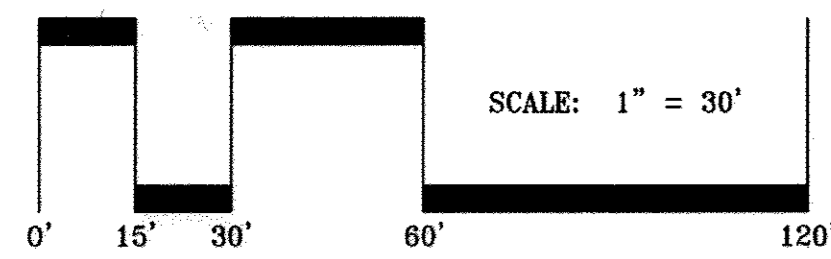


HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 1000 EAST GARDEN STREET, SUITE 200, BURTONTVILLE, MD 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**LEGEND**

- M6-19 STORMWATER DRAINAGE AREA IDENTIFICATION
- PROP. STORMWATER DRAINAGE DIVIDE

DRAINAGE AREA SUMMARY TABLE		
Practice No.	Area (Ac.)	% Imp.
M6-1	0.063	100
M6-2	0.061	100
M6-3	0.029	100
M6-4	0.032	100
M6-5	0.012	100
M6-6	0.025	100
M6-7	0.008	100
M6-8	0.020	100
M6-9	0.009	100
M6-10	0.027	100
M6-11	0.039	100
M6-12	0.003	100
M6-13	0.336	100
M6-14	0.058	100
M6-15	0.085	69
M6-16	0.109	74
M6-17	0.896	72
M6-18	0.432	81
M6-19	0.223	47
M1-1	0.432	91
M1-2	0.774	100



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Wyle* Date: 6/2/10  
 Chief, Division of Land Development: *John DeLorenzo* Date: 6/27/13  
 Chief, Development Engineering Division: *John DeLorenzo* Date: 6/2/13

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11.14.12	Revise Building Labels	gt	

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

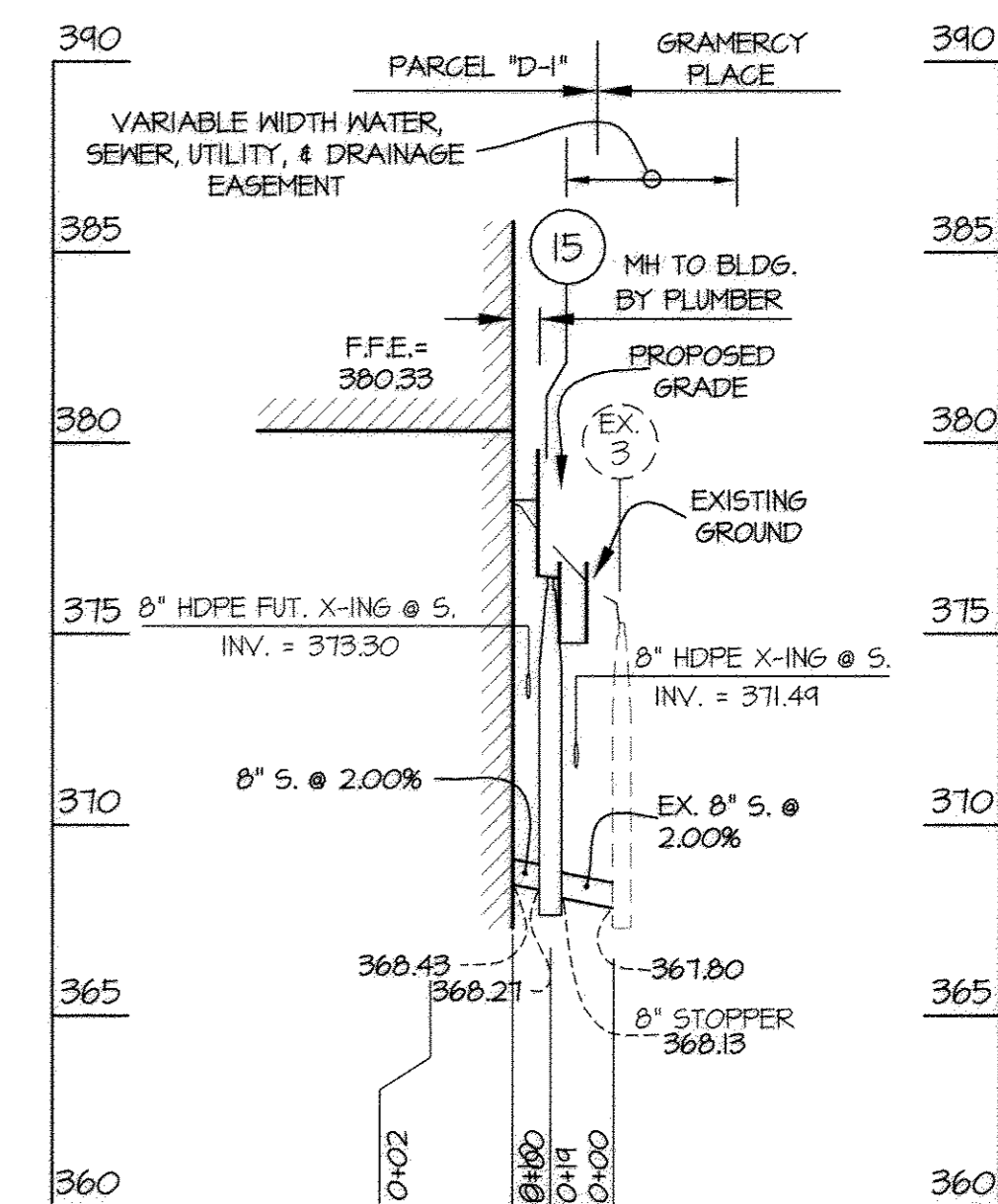
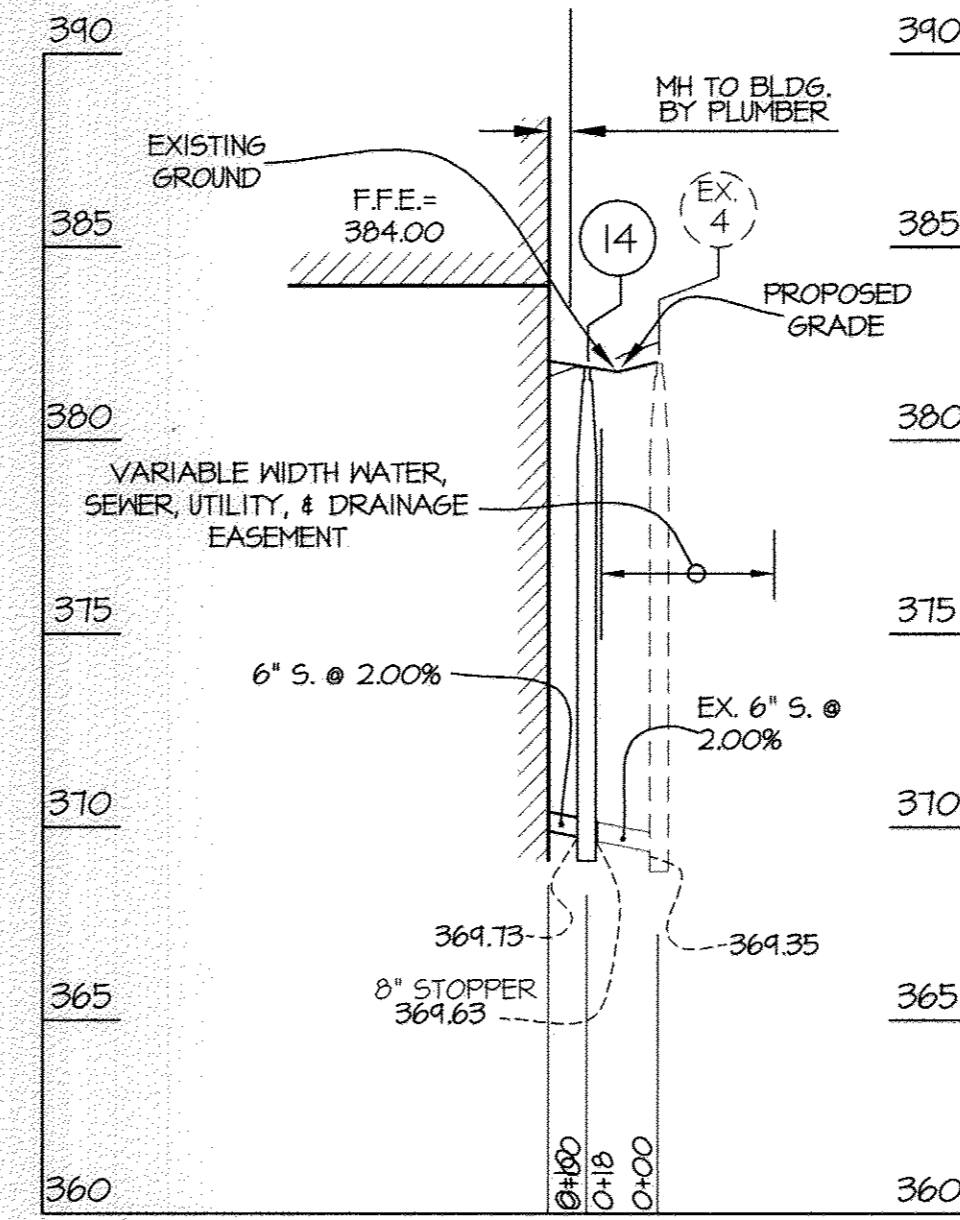
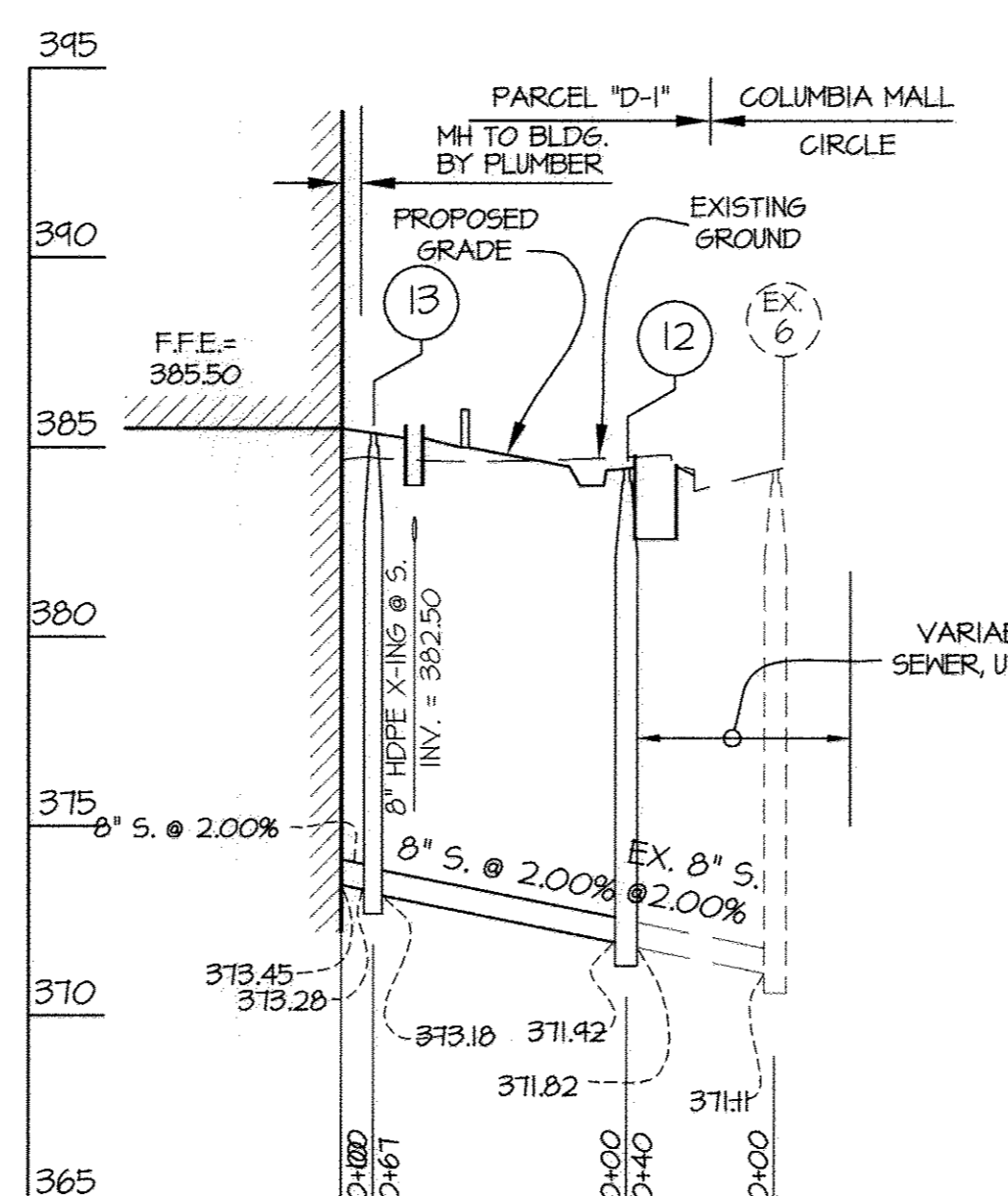
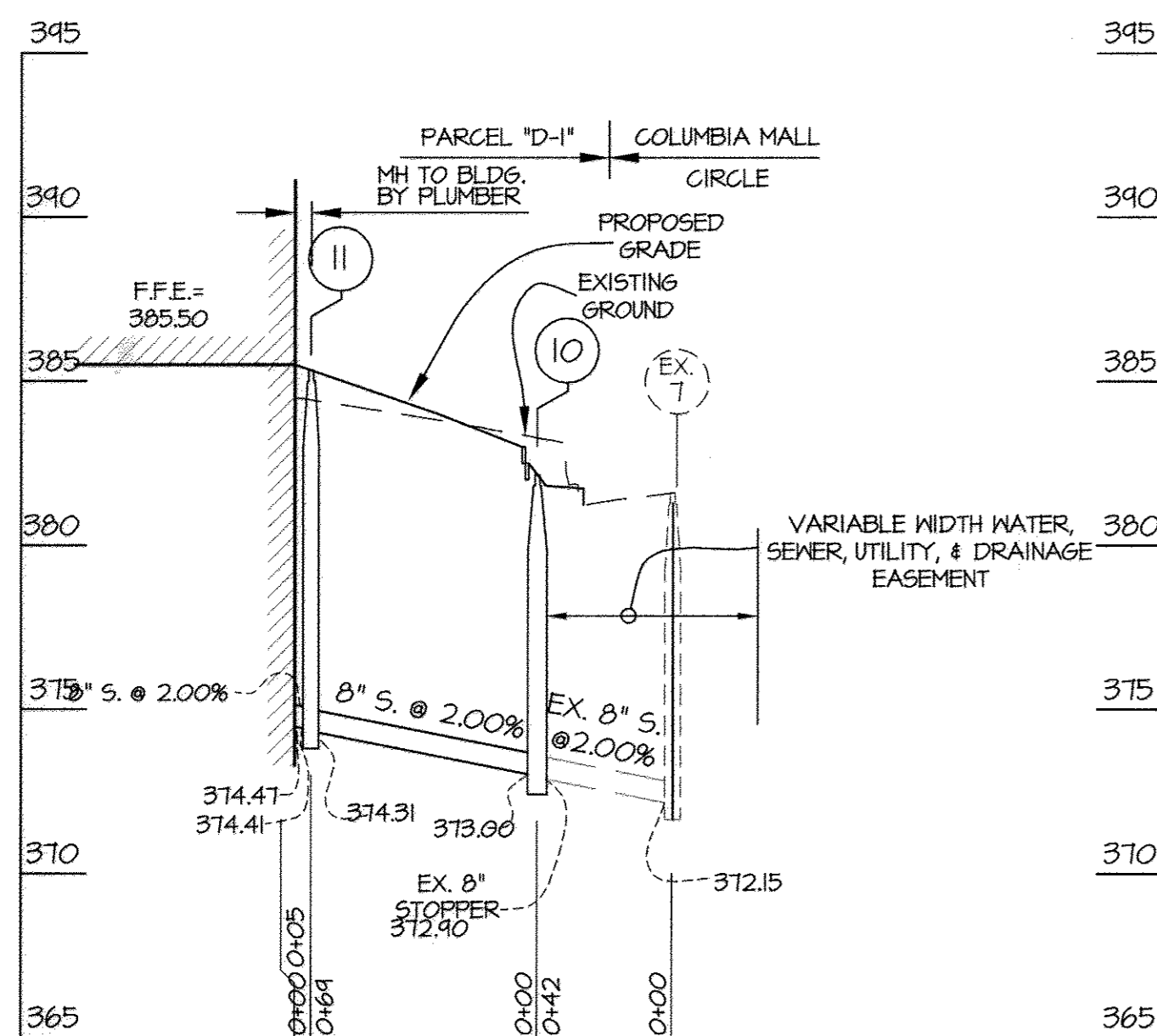
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14313, EXPIRATION DATE: MAY 21, 2014



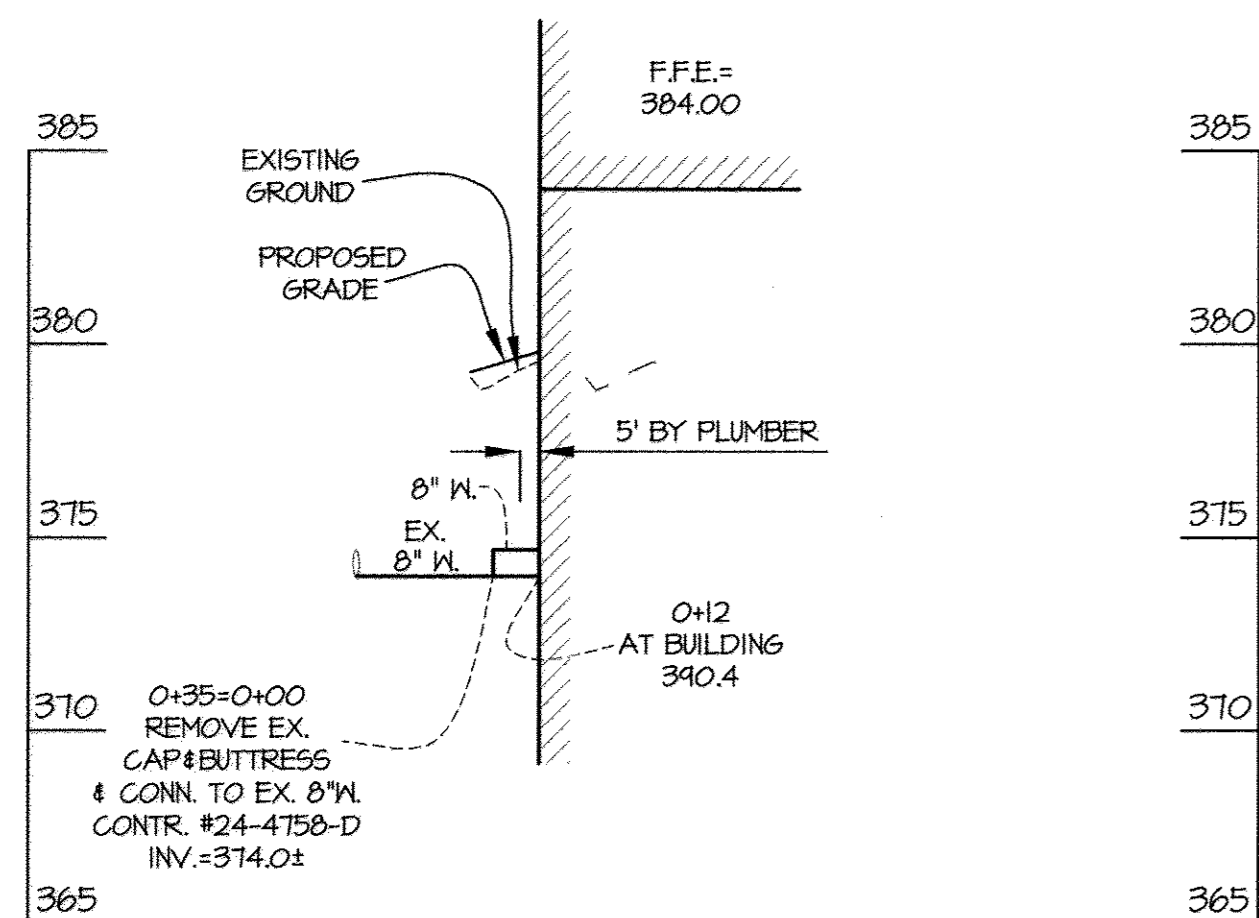
ESD DRAINAGE AREA MAP  
**DOWNTOWN COLUMBIA**  
**WARFIELD NEIGHBORHOOD BLOCK W-1**  
**PARCELS D-1 AND D-2**  
 GREEN MIXED-USE BUILDING  
 PLAT No. 22455-22460

03/08/2017  
 NO AS-BUILT INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	14 OF 49



PROFILE SCALES:  
 HORIZ. 1" = 50'  
 VERT. 1" = 5'



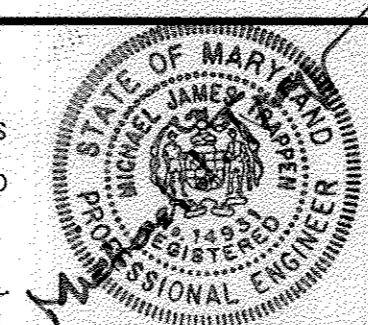
APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] Date: 6/27/12  
 Chief, Division of Land Development: [Signature] Date: 6/27/12  
 Chief, Development Engineering Division: [Signature] Date: 6/21/12

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

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS 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 23, 2014



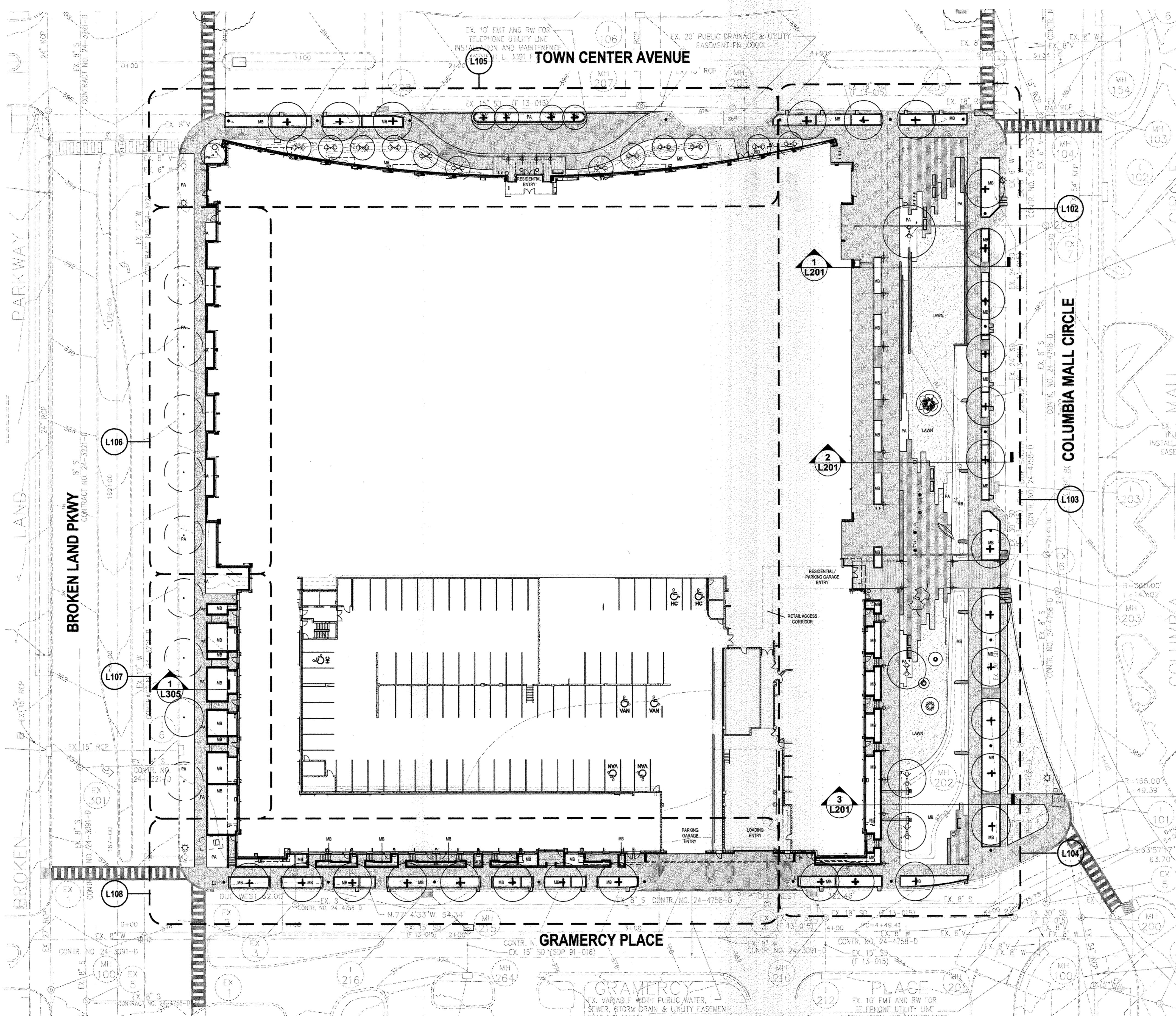
UTILITY PROFILES  
 03/08/2017  
 NO ASBUILT INFORMATION  
**DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING**  
 PLAT No 22405-22406

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	15 OF 49

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

X:\Video\PROJECTS\04-11 Columbia Town Center Parcel D\Contract Documents\Shirena\Landscaping\SDP\1101 Landscape Plan.dwg  
 PLOTTED: 2/27/2013 4:50 PM, LAST-SAVED: 7/23/2013 4:47 PM, PLOTTED BY: Aelis Copie



**ABBREVIATIONS:**  
 PA - PLANTING AREA  
 MB - MICRO-BIORETENTION PLANTING AREA  
 + Provided Under F13-007

**NOTES:**  
 1. LANDSCAPE SURETY OUTSIDE MICRO BIO-RETNETION AREAS  
 (4) SHADE TREES x \$300 = \$1,200  
 (2) ORNAMENTAL TREES x \$150 = \$300  
 (61) SHRUBS x \$30 = \$1,830  
 TOTAL: \$3,330

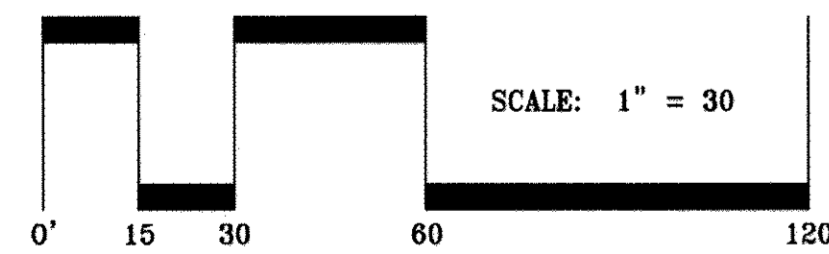
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.125 OF THE HOWARD COUNTY CODE, THE ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL, AND THE LANDSCAPE GUIDELINES FOUND WITHIN THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.  
 3. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.  
 4. THE OWNER, TENANTS, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIAL SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.  
 5. ALL PLANTINGS ARE TO BE A MINIMUM OF FOUR FEET FROM THE EDGE OF CROSSWALKS AND HANDICAP CURB CUTS.  
 6. ALL PLANTINGS ARE TO BE A MINIMUM OF 15 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE CURB AND SIDEWALK, AND LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES.  
 7. STREET TREES CANNOT BE PLACED WITHIN FOUR FEET OF A DRAIN INLET STRUCTURE, WITHIN FIVE FEET OF AN OPEN SPACE ACCESS STRIP, OR WITHIN 10 FEET OF A DRIVEWAY.

**CERTIFICATION NOTE:**  
 THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

MATTHEW D'AMICO, RLA 1039

**CERTIFICATION NOTE:**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
 DEVELOPER'S/OWNER'S NAME  
 By:   
 DEVELOPER'S/OWNER'S NAME  
 Authorized Official

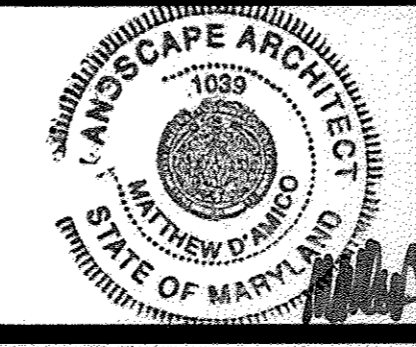


**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: James A. Cagle Date: 6/2/12  
 Chief, Division of Land Development: Kevin Pertekin Date: 6/29/13  
 Chief, Development Engineering Division: Matthew D'Amico Date: 6/21/13

DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APP'R.

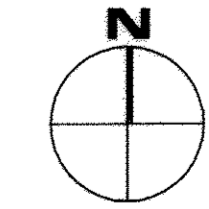
PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542



LANDSCAPE PLAN  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT NO. 22456-22460  
 ELECTION DISTRICT No. 5

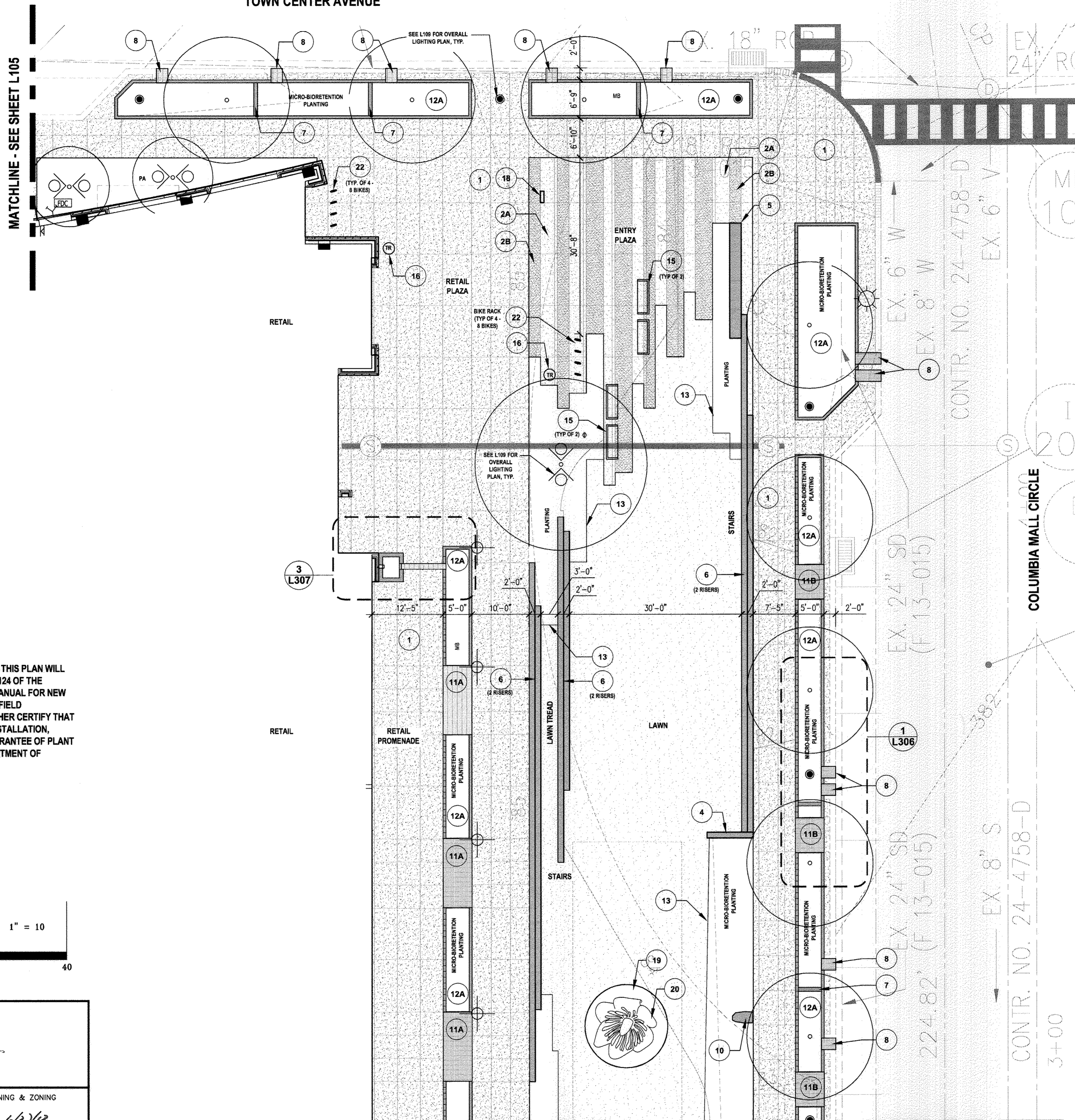
DATE	MAY, 2013	TAX MAP - GRID	36 - 01	SHEET	16 OF 49
SCALE	1"=30'-0"	ZONING	NT	G. L. W. FILE No.	11074

**L101**





TOWN CENTER AVENUE



MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L103

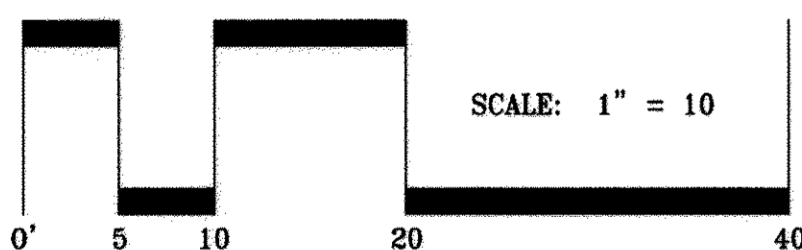
MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS

- 1 (1) L301 PAVING - TYPE 1 - CONCRETE  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 1V (5) L301 PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 2A (1) L301 PAVING - TYPE 2A - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFIELD WINTER BEIGE #003  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 1/8" MIRROR FLECK  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2B (1) L301 PAVING - TYPE 2B - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFIELD SPRING BEIGE #010  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" BEIGE/GREEN AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2C (5) L301 PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION  
COLOR: INTEGRAL COLOR - SCOFIELD SUMMER BEIGE #034  
FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/GOLD AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 (4) L301 PAVING - TYPE 3 - CONCRETE UNIT PAVEMENT  
MANUFACTURER: TREBUCA  
STYLE: PLANK STYLE PAVERS  
SIZE: 6X12, 6X24, 6X36  
COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT
- 4 (3) L302 STONE BLOCK CHECK WALL
- 5 (2) L302 STONE BLOCK SEAT WALL
- 6 (1) L302 STONE BLOCK STAIR
- 7 (2) L306 CONCRETE CHECK DAM
- 8 (1) L306 BAR GRATE
- 9 (3) L304 SPLASH BLOCK - TYPE A
- 10 (1) L307 BOULDER
- 11 (1) L306 PEDESTRIAN BRIDGE  
11A - PEDESTRIAN BRIDGE - TYPE A  
11B - PEDESTRIAN BRIDGE - TYPE B  
11C - PEDESTRIAN BRIDGE - TYPE C
- 12A (1) L306 MICRO-BIORETENTION PLANTER - TYPE A
- 12B (2) L305 MICRO-BIORETENTION PLANTER - TYPE B
- 12C (1) L305 MICRO-BIORETENTION PLANTER - TYPE C
- 13 (2) L307 METAL EDGING
- 14 WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT
- 15 (3) L111 SITE AMENITY - BENCH
- 16 (1) L111 SITE AMENITY - LITTER AND RECYCLING RECEPTACLE
- 17 (1) L112 SIGNAGE - VEHICULAR DIRECTIONAL
- 18 (2) L112 SIGNAGE - DIRECTORY
- 19 RUBBER PLAY SURFACE WITH METAL EDGING  
NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE
- 20 SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD  
NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK.
- 21 (FX4) L110 SITE AMENITY - BOLLARD
- 22 (2) L111 SITE AMENITY - BIKE RACK
- 23 (3) L112 SIGNAGE - PEDESTRIAN DIRECTIONAL
- 24 (3) L303 CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C WITH STAINLESS STEEL HANDRAILS

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

by: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 6/27/12  
Date: 6/27/12  
Chief, Division of Land Development  
Date: 6/27/12  
Chief, Development Engineering Division  
Date: 6/27/12

DESIGN COLLECTIVE

ARCHITECTURAL, PLANNING, INTERIORS  
601 EAST PATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
WWW.DESIGNCOLLECTIVE.COM  
312 BLACKWELL STREET, SUITE 300  
BETHESDA, NORTH CAROLINA 27703  
T: 410-685-1653 F: 410-526-6162  
T: 919-981-9283 F: 919-981-9283

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



PARK ENLARGEMENT

DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22460

03/08/2017  
NO PERMIT  
INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	17 OF 49

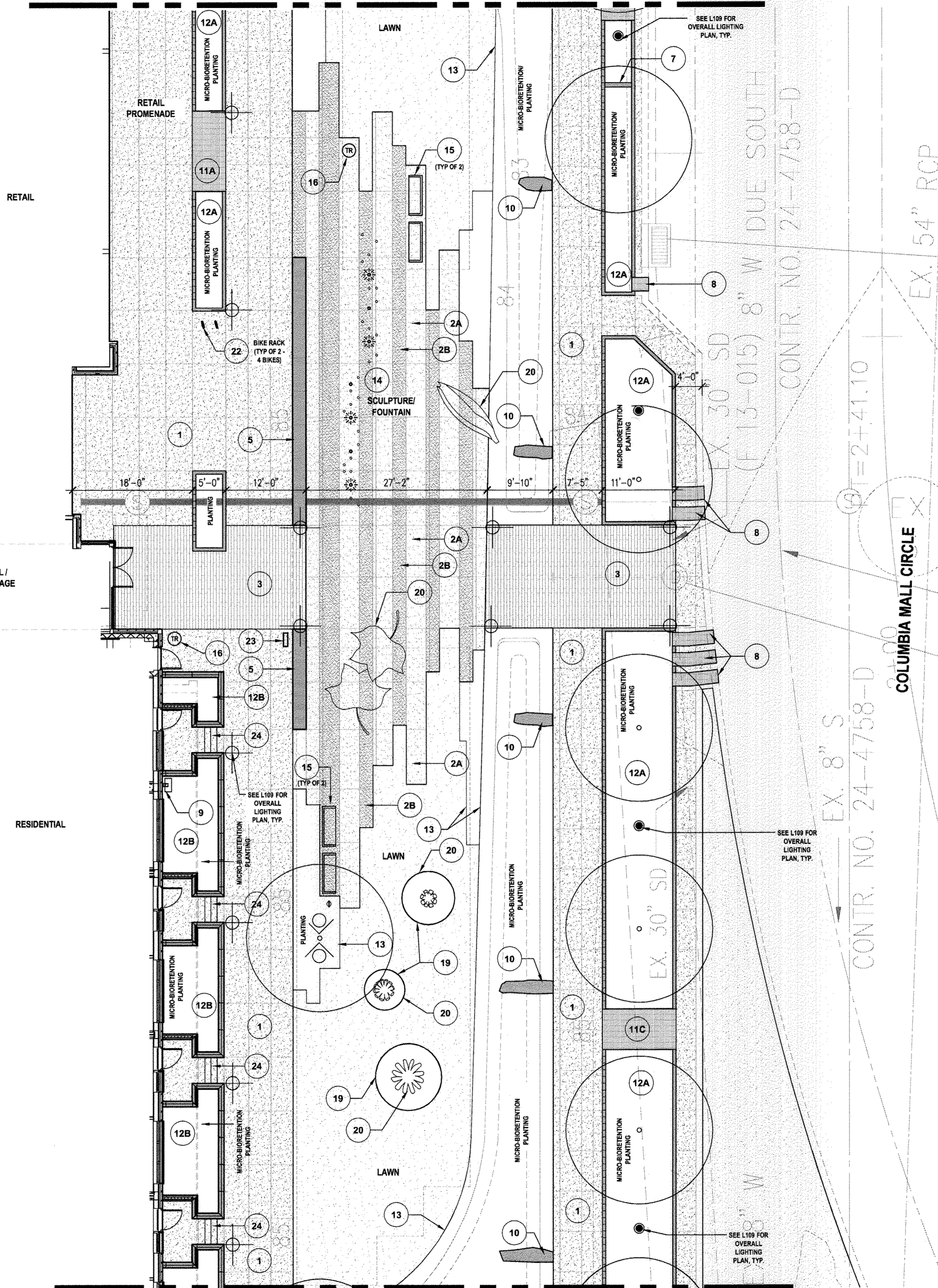
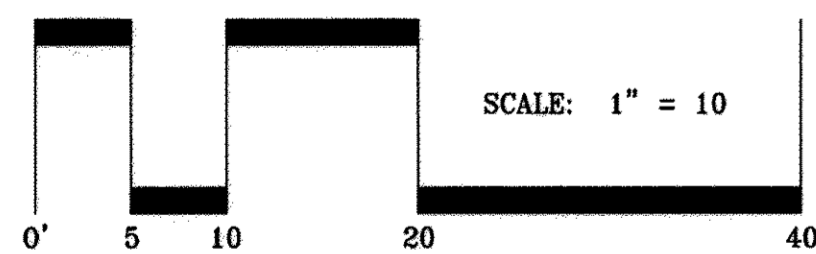
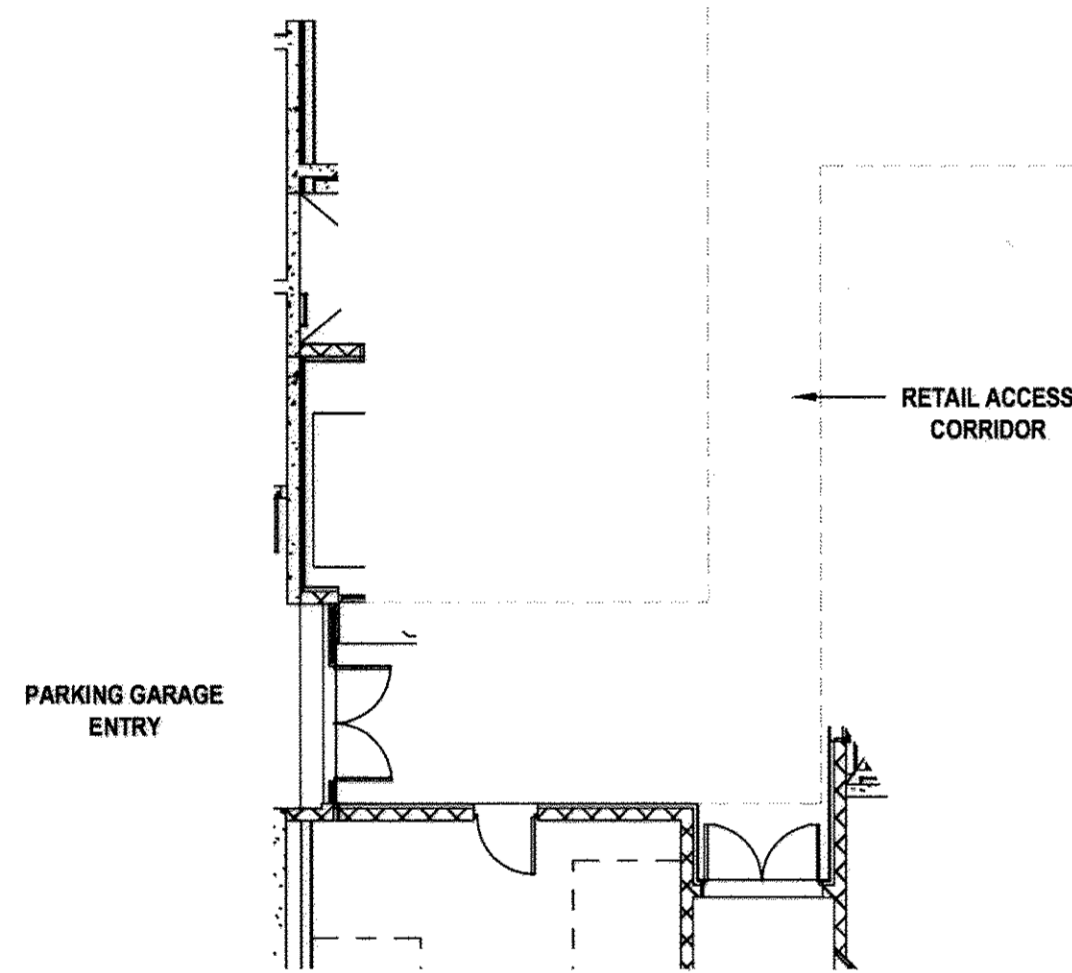
L102

MATCHLINE - SEE SHEET L102

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



**MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS**

- 1 (1) L301 PAVING - TYPE 1 - CONCRETE  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 1V (5) L301 PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 2A (1) L301 PAVING - TYPE 2A - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFFED WINTER BEIGE #063  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 1/8" MIRROR FLECK  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2B (1) L301 PAVING - TYPE 2B - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFFED SPRING BEIGE #530  
FINISH: SEEDED AGGREGATE - 1/8" - 1/4" BEIGE/GREEN AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2C (5) L301 PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION  
COLOR: INTEGRAL COLOR - SCOFFED SUMMER BEIGE #624  
FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/COLD AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 (4) L301 PAVING - TYPE 3 - CONCRETE UNIT PAVEMENT  
MANUFACTURER: WASUSAU  
STYLE: PLANK STYLE PAVERS  
SIZE: 6X12, 6X6, 6X6  
COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT
- 4 (3) L302 STONE BLOCK CHECK WALL
- 5 (2) L302 STONE BLOCK SEAT WALL
- 6 (1) L302 STONE BLOCK STAIR
- 7 (2) L306 CONCRETE CHECK DAM
- 8 (1) L306 BAR GRATE
- 9 (3) L304 SPLASH BLOCK - TYPE A
- 10 (1) L307 BOULDER
- 11 (1) L306 PEDESTRIAN BRIDGE  
11A - PEDESTRIAN BRIDGE - TYPE A  
11B - PEDESTRIAN BRIDGE - TYPE B  
11C - PEDESTRIAN BRIDGE - TYPE C
- 12A (1) L306 MICRO-BIORETENTION PLANTER - TYPE A
- 12B (2) L305 MICRO-BIORETENTION PLANTER - TYPE B
- 12C (1) L305 MICRO-BIORETENTION PLANTER - TYPE C
- 13 (2) L307 METAL EDGING
- 14 WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT
- 15 (3) L111 SITE AMENITY - BENCH
- 16 (1) L111 SITE AMENITY - LITTER AND RECYCLING RECEPTACLE
- 17 (1) L112 SIGNAGE - VEHICULAR DIRECTIONAL
- 18 (2) L112 SIGNAGE - DIRECTORY
- 19 RUBBER PLAY SURFACE WITH METAL EDGING  
NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE
- 20 SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD  
NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTERIOR SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK.
- 21 (FX4) L110 SITE AMENITY - BOLLARD
- 22 (2) L111 SITE AMENITY - BIKE RACK
- 23 (3) L112 SIGNAGE - PEDESTRIAN DIRECTIONAL
- 24 (3) L303 CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C WITH STAINLESS STEEL HANDRAILS

MATCHLINE - SEE SHEET L104

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
Date: December 13, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/13  
Chief, Development Engineering Division: *[Signature]* Date: 6/21/13

<b>DESIGN COLLECTIVE</b>	
ARCHITECTURE, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 8451 PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410-685-6655 F: 410-539-6462
113 BLACKWELL STREET, SUITE 300 COLUMBIA, NORTH CAROLINA 27925 T: 919-381-9322 F: 919-381-9323	
DES. XXX	DRN. XXX
CHK. XXX	DATE
REVISION	BY APPR.

PREPARED FOR:  
KETTLE  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



PARK ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 2255-2260

03/08/2017  
NO RESULT  
INFORMATION

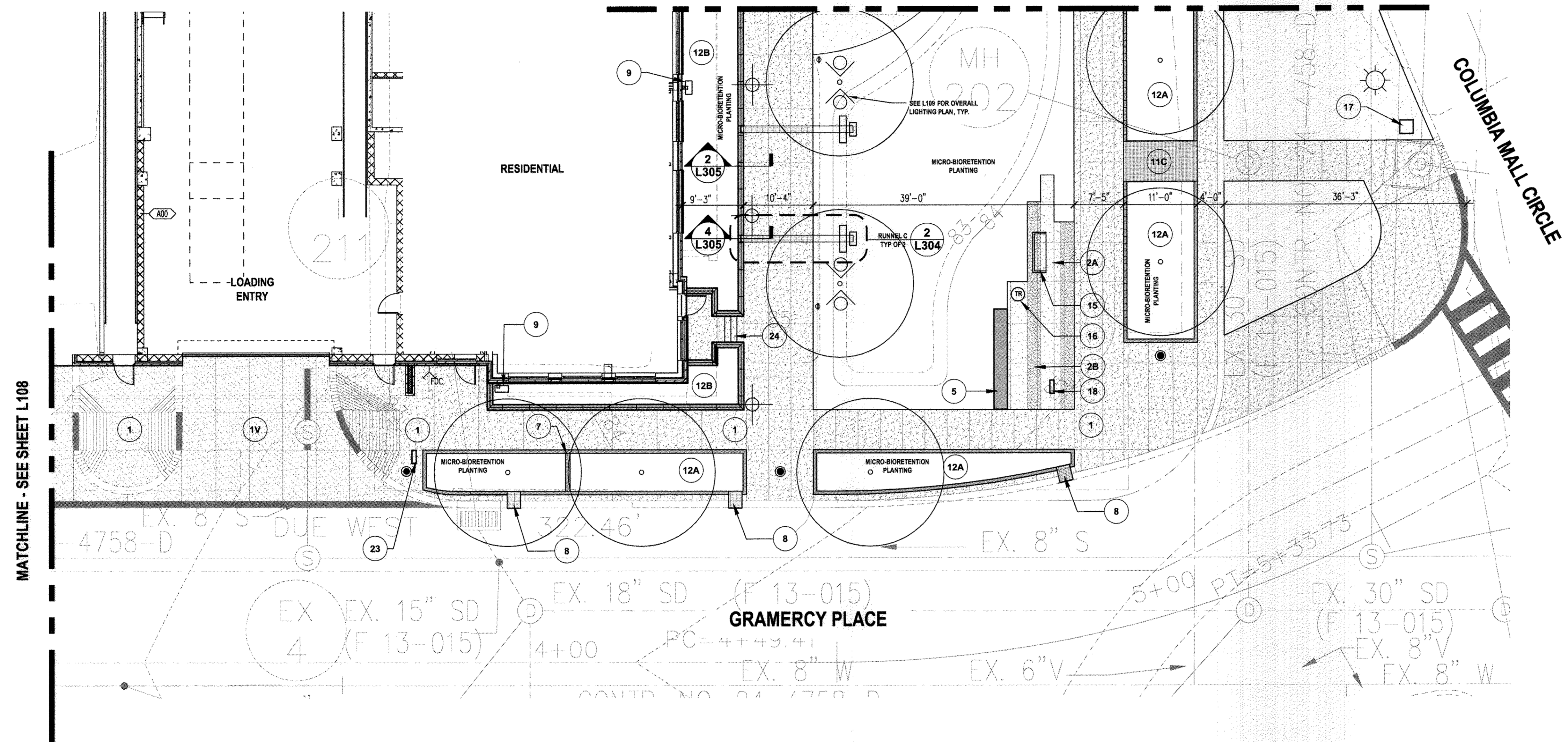
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DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 18 OF 49

**L103**

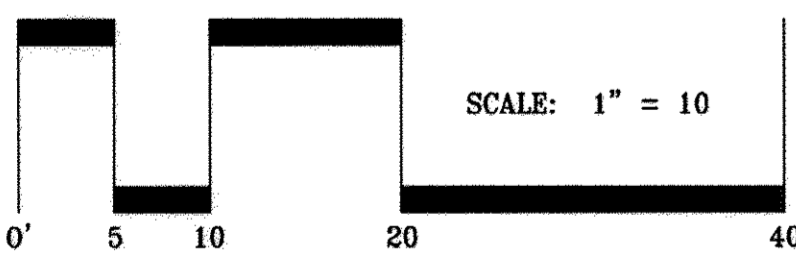
MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS

- 1 (1) L301 PAVING - TYPE 1 - CONCRETE  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 1V (5) L301 PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION  
COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 2A (1) L301 PAVING - TYPE 2A - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFFIELD WINTER BEIGE #983  
FINISH: SEEDD AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 18" MIRROR FLECK  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2B (1) L301 PAVING - TYPE 2B - COLORED CONCRETE  
COLOR: INTEGRAL COLOR - SCOFFIELD SPRING BEIGE #936  
FINISH: SEEDD AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2C (5) L301 PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION  
COLOR: INTEGRAL COLOR - SCOFFIELD SUMMER BEIGE #924  
FINISH: SEEDD AGGREGATE - 1/2" - 3/4" BEIGE/GOLD AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 (4) L301 PAVING - TYPE 3 - CONCRETE UNIT PAVEMENT  
MANUFACTURER: TRUSBU  
STYLE: PLANK STYLE PAVERS  
SIZE: 6X12, 6X24, 6X36  
COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT
- 4 (3) L302 STONE BLOCK CHECK WALL
- 5 (2) L302 STONE BLOCK SEAT WALL
- 6 (1) L302 STONE BLOCK STAIR
- 7 (2) L306 CONCRETE CHECK DAM
- 8 (1) L306 BAR GRATE
- 9 (3) L304 SPLASH BLOCK - TYPE A
- 10 (1) L307 BOULDER
- 11 (1) L306 PEDESTRIAN BRIDGE  
11A - PEDESTRIAN BRIDGE - TYPE A  
11B - PEDESTRIAN BRIDGE - TYPE B  
11C - PEDESTRIAN BRIDGE - TYPE C
- 12A (1) L306 MICRO-BIOTENTATION PLANTER - TYPE A
- 12B (2) L305 MICRO-BIOTENTATION PLANTER - TYPE B
- 12C (1) L305 MICRO-BIOTENTATION PLANTER - TYPE C
- 13 (2) L307 METAL EDGING
- 14 WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT
- 15 (3) L111 SITE AMENITY - BENCH
- 16 (1) L111 SITE AMENITY - LITTER AND RECYCLING RECEPTACLE
- 17 (1) L112 SIGNAGE - VEHICULAR DIRECTIONAL
- 18 (2) L112 SIGNAGE - DIRECTORY
- 19 RUBBER PLAY SURFACE WITH METAL EDGING  
NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE
- 20 SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD  
NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK.
- 21 (FX4) L110 SITE AMENITY - BOLLARD
- 22 (2) L111 SITE AMENITY - BIKE RACK
- 23 (3) L112 SIGNAGE - PEDESTRIAN DIRECTIONAL
- 24 (3) L303 CONCRETE STAIR AT MICRO-BIOTENTATION - TYPE C WITH STAINLESS STEEL HANDRAILS

MATCHLINE - SEE SHEET L103



MATCHLINE - SEE SHEET L108



**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

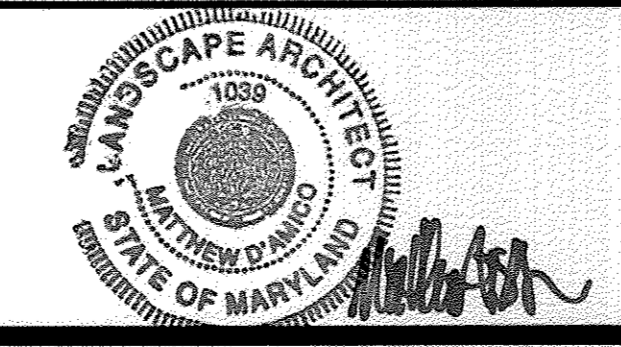
**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Frank M. Leung Date: 6/21/13  
Chief, Division of Land Development: Kurt Shandor Date: 6/27/13  
Chief, Development Engineering Division: [Signature] Date: 6/21/13

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
by: [Signature]  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

DESIGN COLLECTIVE			
ARCHITECTURE, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410.485.4555 F: 410.529.4242	312 BLACKWELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27701 T: 919.286.9322 F: 919.281-9375	
DES. XXX	DRN. XXX	CHK. XXX	DATE
	REVISION	BY	APPR.

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

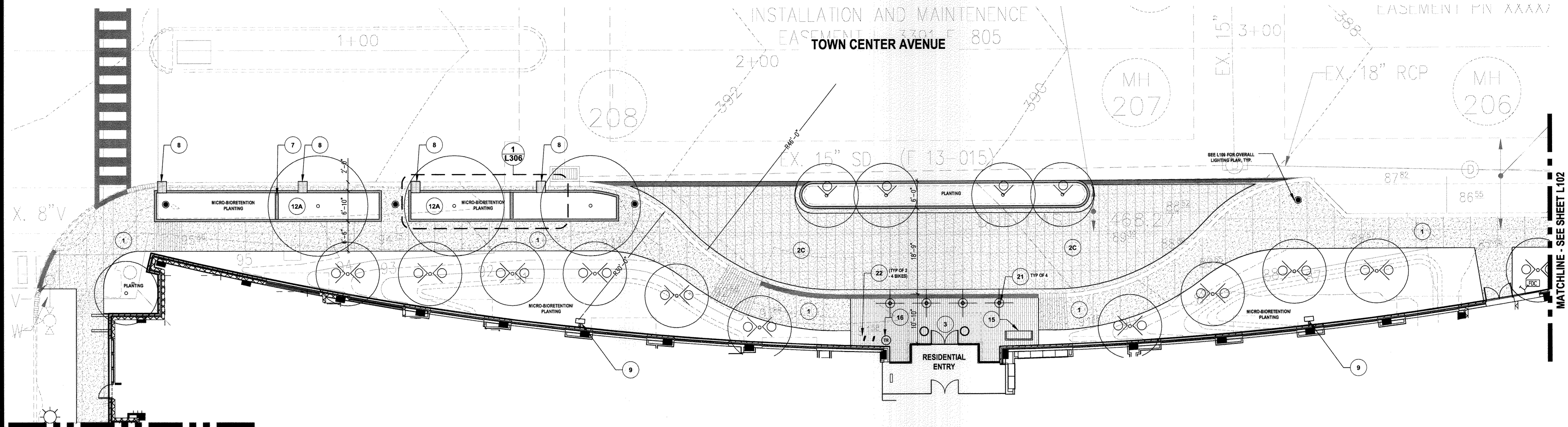


PARK ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460  
03/08/2017  
NO AS-BUILT INFORMATION

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 19 OF 49

**L104**

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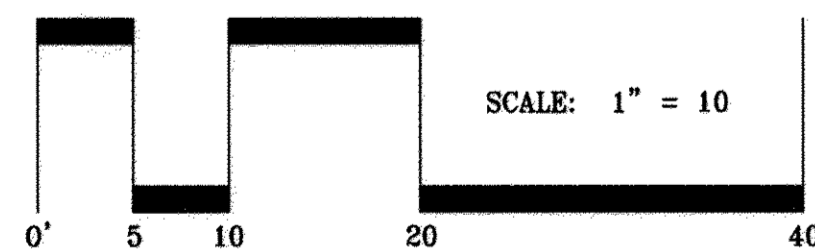
MATCHLINE - SEE SHEET L106

MATCHLINE - SEE SHEET L102

**CERTIFICATION NOTE:**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

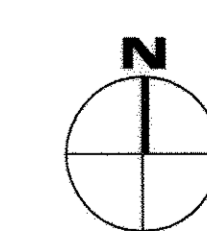
Parcel D Property LLC  
 DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
 DEVELOPER'S/OWNER'S NAME  
 Authorized Official



**MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS**

- |    |   |  |     |             |  |
|----|---|--|-----|-------------|--|
| 1  | 1 | PAVING - TYPE 1 - CONCRETE<br>COLOR: STANDARD GREY<br>FINISH: LIGHT BROOM  | 8   | 1           | BAR GRATE  |
| 1V | 5 | PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION<br>COLOR: STANDARD GREY<br>FINISH: LIGHT BROOM  | 9   | 3           | SPLASH BLOCK - TYPE A  |
| 2A | 1 | PAVING - TYPE 2A - COLORED CONCRETE<br>COLOR: INTERNAL COLOR - SCOFFED WINTER BEIGE #903<br>FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 1/8" W/ROBRED FLECK<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT | 10  | 1           | BOULDER  |
| 2B | 1 | PAVING - TYPE 2B - COLORED CONCRETE<br>COLOR: INTERNAL COLOR - SCOFFED SPRING BEIGE #910<br>FINISH: SEEDED AGGREGATE - 1/8" - 1/4" BEIGE/CREAM AGGREGATE<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT                                 | 11  | 1           | PEDESTRIAN BRIDGE<br>11A - PEDESTRIAN BRIDGE - TYPE A<br>11B - PEDESTRIAN BRIDGE - TYPE B<br>11C - PEDESTRIAN BRIDGE - TYPE C  |
| 2C | 5 | PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION<br>COLOR: INTERNAL COLOR - SCOFFED SUMMER BEIGE #904<br>FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/CREAM AGGREGATE<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT             | 12A | 1           | MICRO-BIORETENTION PLANTER - TYPE A  |
| 3  | 4 | PAVING - TYPE 3 - CONCRETE UNIT PAVER<br>MANUFACTURER: WALSAU<br>STYLE: PLANK STYLE PAVERS<br>SIZE: 6X12, 6X18<br>COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT   | 12B | 2           | MICRO-BIORETENTION PLANTER - TYPE B  |
| 4  | 3 | STONE BLOCK CHEEK WALL   | 12C | 1           | MICRO-BIORETENTION PLANTER - TYPE C  |
| 5  | 2 | STONE BLOCK SEAT WALL  | 13  | 2           | METAL EDGING   |
| 6  | 1 | STONE BLOCK STAIR  | 14  |             | WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT   |
| 7  | 2 | CONCRETE CHECK DAM   |     |             |  |
|    |   |  | 15  | 3           | SITE AMENITY - BENCH   |
|    |   |  | 16  | 1           | SITE AMENITY - LITTER AND RECYCLING RECEPTACLE   |
|    |   |  | 17  | 1           | SIGNAGE - VEHICULAR DIRECTIONAL  |
|    |   |  | 18  | 2           | SIGNAGE - DIRECTORY  |
|    |   |  | 19  |             | RUBBER PLAY SURFACE WITH METAL EDGING<br>NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE   |
|    |   |  | 20  |             | SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD<br>NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK. |
|    |   |  | 21  | FX4<br>L110 | SITE AMENITY - BOLLARD   |
|    |   |  | 22  | 2<br>L111   | SITE AMENITY - BIKE RACK   |
|    |   |  | 23  | 3<br>L112   | SIGNAGE - PEDESTRIAN DIRECTIONAL   |
|    |   |  | 24  | 3<br>L303   | CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C WITH STAINLESS STEEL HANDRAILS   |



**L105**

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 6/2/12  
 Chief, Division of Land Development: *[Signature]* Date: 6/27/13  
 Chief, Development Engineering Division: *[Signature]* Date: 6/21/13

**DESIGN COLLECTIVE**  
 ARCHITECTURE, PLANNING, INTERIORS  
 601 EAST PRATT STREET, SUITE 300  
 BALTIMORE, MARYLAND 21202  
 T: 410-485-4555 F: 410-529-0544

313 BLACKWELL STREET, SUITE 100  
 DURHAM, NORTH CAROLINA 27701  
 T: 919-381-9333 F: 919-381-9393

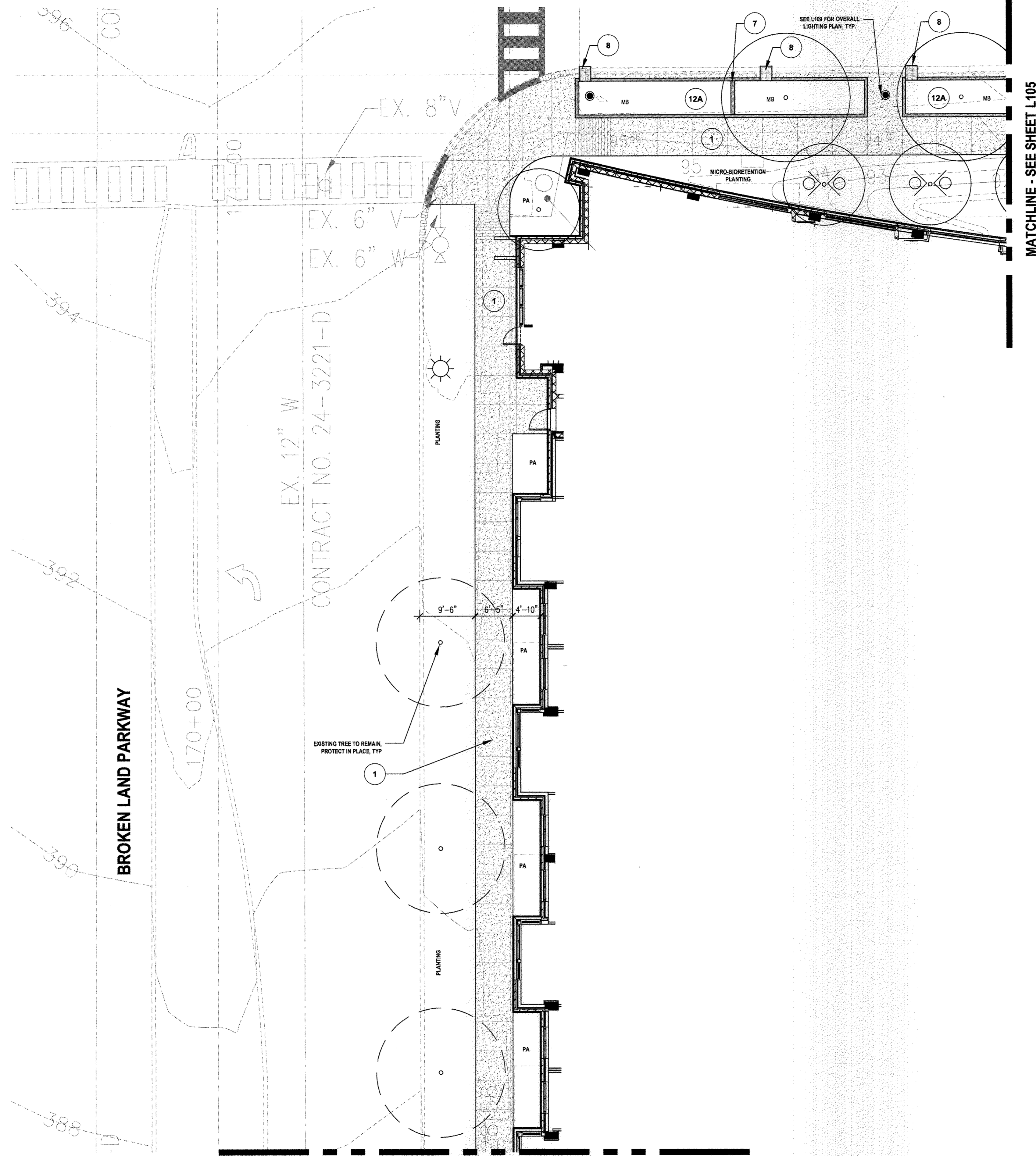
PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542



STREETSCAPE ENLARGEMENT  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No 72455-22400  
 03/08/2017  
 NO AS-BUILT  
 INFORMATION

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 20 OF 49

TOWN CENTER AVENUE



MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L107

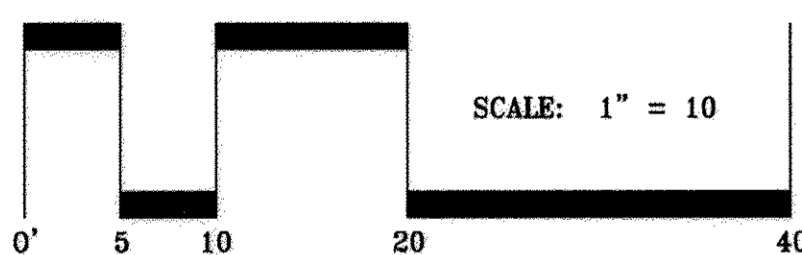
MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS

- 1 (1) PAVING - TYPE 1 - CONCRETE  
L301 COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 1V (5) PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION  
L301 COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 2A (1) PAVING - TYPE 2A - COLORED CONCRETE  
L301 COLOR: INTEGRAL COLOR - SCOFIELD WINTER BEIGE #008  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 1/8" MIRROR FLECK  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2B (1) PAVING - TYPE 2B - COLORED CONCRETE  
L301 COLOR: INTEGRAL COLOR - SCOFIELD SPRING BEIGE #010  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" BEIGE/GREEN AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2C (5) PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION  
L301 COLOR: INTEGRAL COLOR - SCOFIELD SUMMER BEIGE #034  
FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/GOLD AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 (4) PAVING - TYPE 3 - CONCRETE UNIT PAVEMENT  
L301 MANUFACTURER: WASHINGTON STATE PLANK STYLE PAVERS  
SIZE: EX12, EX24, EX36  
COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT
- 4 (3) STONE BLOCK CHECK WALL  
L302
- 5 (2) STONE BLOCK SEAT WALL  
L302
- 6 (1) STONE BLOCK STAIR  
L302
- 7 (2) CONCRETE CHECK DAM  
L306
- 8 (1) BAR GRATE  
L306
- 9 (3) SPLASH BLOCK - TYPE A  
L304
- 10 (1) BOULDER  
L307
- 11 (1) PEDESTRIAN BRIDGE  
L306 11A - PEDESTRIAN BRIDGE - TYPE A  
11B - PEDESTRIAN BRIDGE - TYPE B  
11C - PEDESTRIAN BRIDGE - TYPE C
- 12A (1) MICRO-BIORETENTION PLANTER - TYPE A  
L306
- 12B (2) MICRO-BIORETENTION PLANTER - TYPE B  
L305
- 12C (1) MICRO-BIORETENTION PLANTER - TYPE C  
L305
- 13 (2) METAL EDGING  
L307
- 14 WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT
- 15 (3) SITE AMENITY - BENCH  
L111
- 16 (1) SITE AMENITY - LITTER AND RECYCLING RECEPTACLE  
L111
- 17 (1) SIGNAGE - VEHICULAR DIRECTIONAL  
L112
- 18 (2) SIGNAGE - DIRECTORY  
L112
- 19 RUBBER PLAY SURFACE WITH METAL EDGING  
NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE
- 20 SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD  
NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SEE EXACT LOCATION AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK.
- 21 (FX4) SITE AMENITY - BOLLARD  
L110
- 22 (2) SITE AMENITY - BIKE RACK  
L111
- 23 (3) SIGNAGE - PEDESTRIAN DIRECTIONAL  
L112
- 24 (3) CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C  
L303 WITH STAINLESS STEEL HANDRAILS

CERTIFICATION NOTE:  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 12, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/12  
Chief, Development Engineering Division: *[Signature]* Date: 6/27/12

<b>DESIGN COLLECTIVE</b>	
ARCHITECTURAL, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410.682.4543 F: 410.533.6443
313 BLACKWELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27701 T: 919.371.4933 F: 919.281.9333	

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

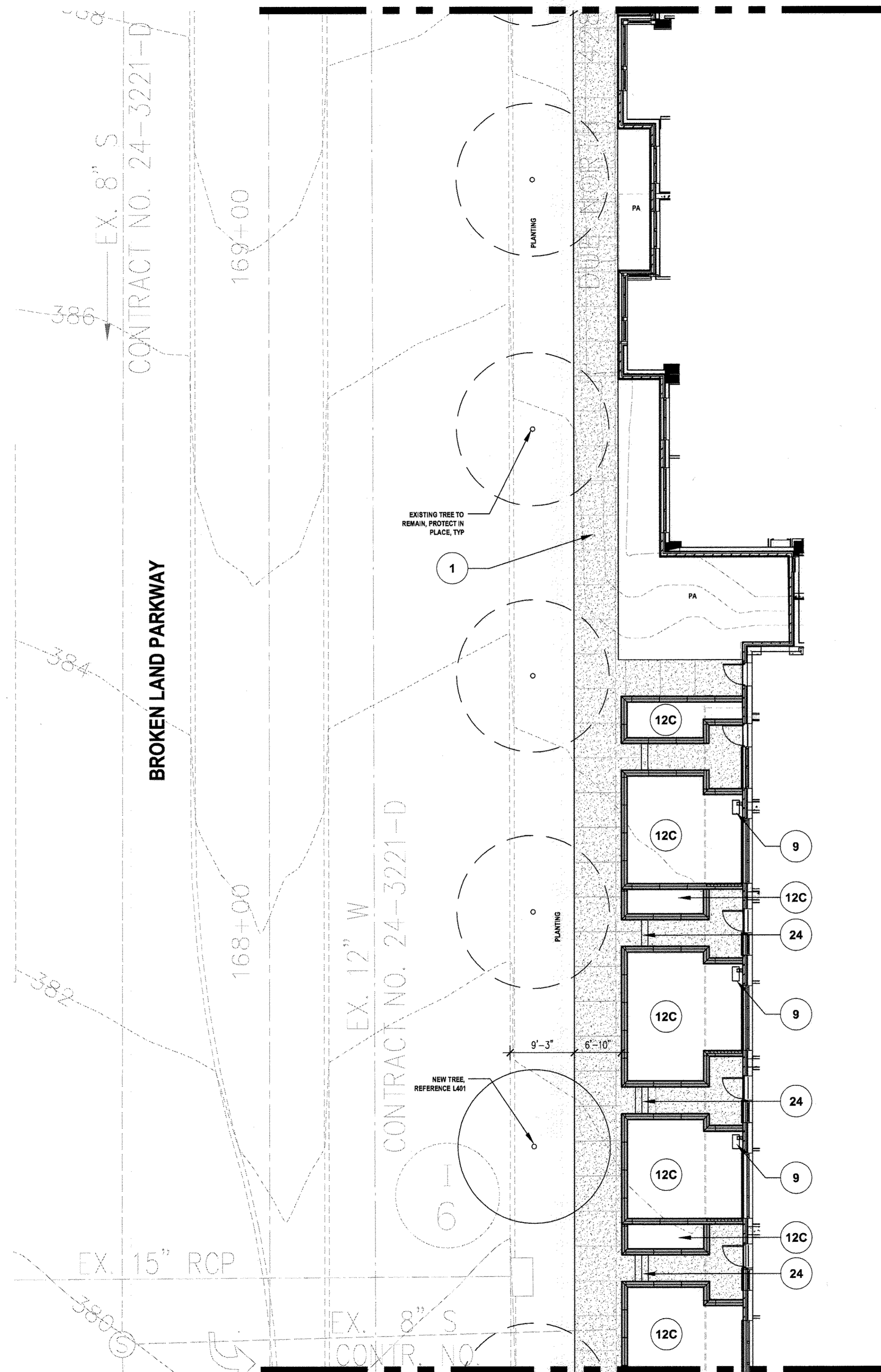


STREETSCAPE ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460

DATE: MAY, 2013	TAX MAP - GRID: 36 - 01	SHEET: 21 OF 49
SCALE: 1"=10'-0"	ZONING: NT	G. L. W. FILE No.: 11074
ELECTION DISTRICT No. 5		

L106

MATCHLINE - SEE SHEET L106



MATCHLINE - SEE SHEET L108

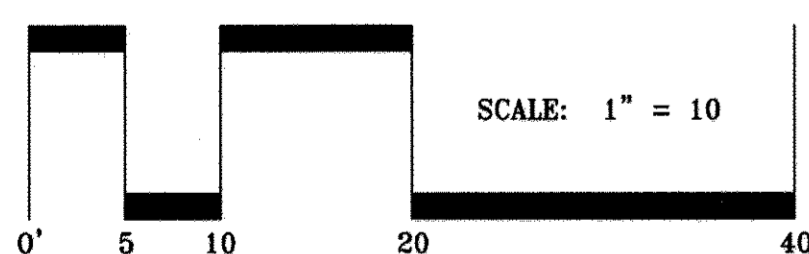
**MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS**

- 1 (1) PAVING - TYPE 1 - CONCRETE  
L301 COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 1V (5) PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION  
L301 COLOR: STANDARD GREY  
FINISH: LIGHT BROOM
- 2A (1) PAVING - TYPE 2A - COLORED CONCRETE  
L301 COLOR: INTEGRAL COLOR - SCOFIELD WINTER BEIGE #963  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 18" MIRROR FLECK  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2B (1) PAVING - TYPE 2B - COLORED CONCRETE  
L301 COLOR: INTEGRAL COLOR - SCOFIELD SPRING BEIGE #919  
FINISH: SEEDED AGGREGATE - 1/4" - 1/2" BEIGE/GREEN AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 2C (5) PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION  
L301 COLOR: INTEGRAL COLOR - SCOFIELD SUMMER BEIGE #934  
FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/GOLD AGGREGATE  
FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 (4) PAVING - TYPE 3 - CONCRETE UNIT PAVEMENT  
L301 MANUFACTURER: WABUSA  
STYLE: PLANK STYLE PAVERS  
SIZE: 8X12, 8X24, 8X36  
COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT
- 4 (3) STONE BLOCK CHEEK WALL  
L302
- 5 (2) STONE BLOCK SEAT WALL  
L302
- 6 (1) STONE BLOCK STAIR  
L302
- 7 (2) CONCRETE CHECK DAM  
L306
- 8 (1) BAR GRATE  
L306
- 9 (3) SPLASH BLOCK - TYPE A  
L304
- 10 (1) BOULDER  
L307
- 11 (1) PEDESTRIAN BRIDGE  
L306 11A - PEDESTRIAN BRIDGE - TYPE A  
11B - PEDESTRIAN BRIDGE - TYPE B  
11C - PEDESTRIAN BRIDGE - TYPE C
- 12A (1) MICRO-BIORETENTION PLANTER - TYPE A  
L306
- 12B (2) MICRO-BIORETENTION PLANTER - TYPE B  
L305
- 12C (1) MICRO-BIORETENTION PLANTER - TYPE C  
L305
- 13 (2) METAL EDGING  
L307
- 14 WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT
- 15 (3) SITE AMENITY - BENCH  
L111
- 16 (1) SITE AMENITY - LITTER AND RECYCLING RECEPTACLE  
L111
- 17 (1) SIGNAGE - VEHICULAR DIRECTIONAL  
L112
- 18 (2) SIGNAGE - DIRECTORY  
L112
- 19 RUBBER PLAY SURFACE WITH METAL EDGING  
NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE
- 20 SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD  
NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK.
- 21 (FX4) SITE AMENITY - BOLLARD  
L110
- 22 (2) SITE AMENITY - BIKE RACK  
L111
- 23 (3) SIGNAGE - PEDESTRIAN DIRECTIONAL  
L112
- 24 (3) CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C  
L303 WITH STAINLESS STEEL HANDRAILS

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

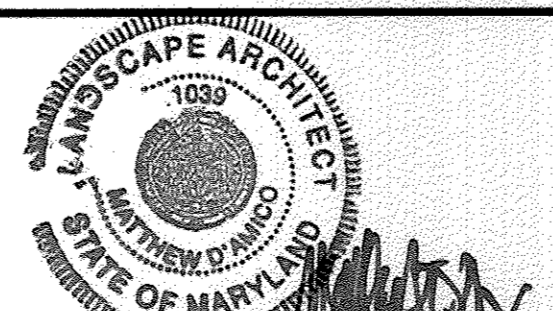


APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/12  
Chief, Development Engineering Division: *[Signature]* Date: 6/27/12

**DESIGN COLLECTIVE**  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
T: 410.685.6555 F: 410.339.6040  
312 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
T: 919.384.9322 F: 919.384.9323

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



STREETSCAPE ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460  
ELECTION DISTRICT No. 5

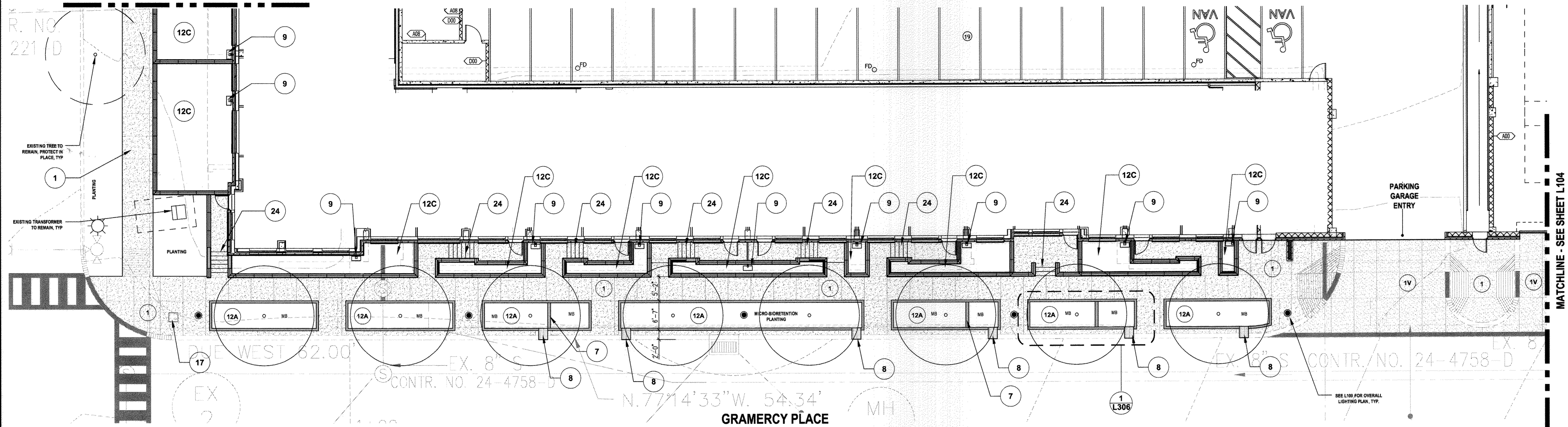
03/08/2017  
NO ASBUILT INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	22 OF 49

HOWARD COUNTY, MARYLAND

**L107**

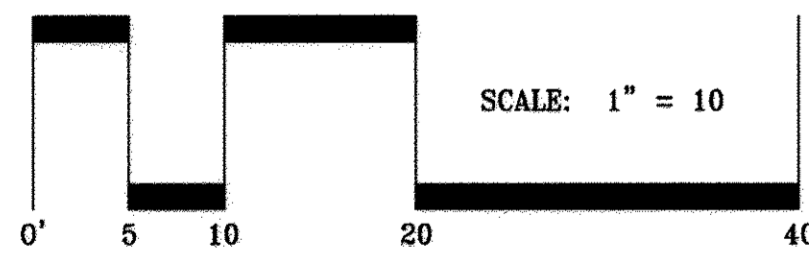
MATCHLINE - SEE SHEET L107



**CERTIFICATION NOTE:**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
 DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
 DEVELOPER'S/OWNER'S NAME  
 Authorized Official



**MATERIALS LEGEND - PUBLIC SPACE ENLARGEMENTS**

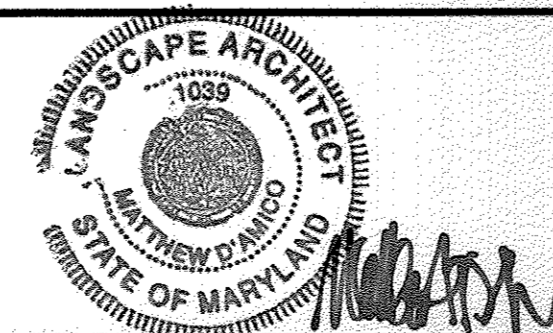
- |    |   |   |     |   |   |    |      |   |
|----|---|---|-----|---|---|----|------|---|
| 1  | 1 | PAVING - TYPE 1 - CONCRETE<br>COLOR: STANDARD GREY<br>FINISH: LIGHT BROOM   | 8   | 1 | BAR GRATE   | 15 | 3    | SITE AMENITY - BENCH  |
| 1V | 5 | PAVING - TYPE 1 - CONCRETE - VEHICULAR SECTION<br>COLOR: STANDARD GREY<br>FINISH: LIGHT BROOM   | 9   | 3 | SPLASH BLOCK - TYPE A   | 16 | 1    | SITE AMENITY - LITTER AND RECYCLING RECEPTACLE  |
| 2A | 1 | PAVING - TYPE 2A - COLORED CONCRETE<br>COLOR: INTEGRAL COLOR - SCOFIELD WINTER BEIGE #9663<br>FINISH: SEEDED AGGREGATE - 1/4" - 1/2" CRUSHED GREY/GREEN AGGREGATE WITH 1/8" MIRROR-FINISH BLOCK<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT | 10  | 1 | BOULDER   | 17 | 1    | SIGNAGE - VEHICULAR DIRECTIONAL   |
| 2B | 1 | PAVING - TYPE 2B - COLORED CONCRETE<br>COLOR: INTEGRAL COLOR - SCOFIELD SPRING BEIGE #5130<br>FINISH: SEEDED AGGREGATE - 1/8" - 1/4" BEIGE/CREAM AGGREGATE<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT                                      | 11  | 1 | PEDESTRIAN BRIDGE<br>11A - PEDESTRIAN BRIDGE - TYPE A<br>11B - PEDESTRIAN BRIDGE - TYPE B<br>11C - PEDESTRIAN BRIDGE - TYPE C | 18 | 2    | SIGNAGE - DIRECTORY   |
| 2C | 5 | PAVING - TYPE 2C - COLORED CONCRETE - VEHICULAR SECTION<br>COLOR: INTEGRAL COLOR - SCOFIELD SUMMER BEIGE #5234<br>FINISH: SEEDED AGGREGATE - 1/2" - 3/4" BEIGE/GOLD AGGREGATE<br>FINISHED SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT                   | 12A | 1 | MICRO-BIORETENTION PLANTER - TYPE A   | 19 | 2    | RUBBER PLAY SURFACE WITH METAL EDGING<br>NOTE: SURFACE TO BE DETERMINED BY FINAL SCULPTURE LOCATION AND SIZE  |
| 3  | 4 | PAVING - TYPE 3 - CONCRETE UNIT PAVER<br>MANUFACTURER: WASUBAU<br>STYLE: PLANK STYLE PAVERS<br>SIZE: 6X12, 6X24, 6X36<br>COLOR: TO BE APPROVED BY LANDSCAPE ARCHITECT   | 12B | 2 | MICRO-BIORETENTION PLANTER - TYPE B   | 20 | FX4  | SITE AMENITY - PUBLIC ART COMPONENT / PLAY SCULPTURE - TBD<br>NOTE: SCULPTURES TO BE COMMISSIONED BY ARTIST. PLAN ILLUSTRATES ABSTRACT GRAPHIC AT INTENDED SCULPTURE LOCATION. SIZE, EXACT LOCATION, AND MATERIAL TO BE DEVELOPED BY ARTIST AND INTEGRATED INTO LANDSCAPE FRAMEWORK |
| 4  | 3 | STONE BLOCK CHEEK WALL  | 12C | 1 | MICRO-BIORETENTION PLANTER - TYPE C   | 21 | L110 | SITE AMENITY - BOLLARD  |
| 5  | 2 | STONE BLOCK SEAT WALL   | 13  | 2 | METAL EDGING  | 22 | 2    | SITE AMENITY - BIKE RACK  |
| 6  | 1 | STONE BLOCK STAIR   | 14  | 2 | WATER FEATURE - TO BE INTEGRATED INTO PUBLIC ART COMPONENT  | 23 | 3    | SIGNAGE - PEDESTRIAN DIRECTIONAL  |
| 7  | 2 | CONCRETE CHECK DAM  |     |   |   | 24 | 3    | CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C WITH STAINLESS STEEL HANDRAILS  |

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 6/27/13  
 Chief, Division of Land Development: *[Signature]* Date: 6/27/13  
 Chief, Development Engineering Division: *[Signature]* Date: 6/27/13

**DESIGN COLLECTIVE**  
 ARCHITECTURE, PLANNING, INTERIORS  
 801 EAST FRONT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
 410.683.6655 F: 410.539.6044  
 333 BLACKWELL STREET, SUITE 100 QUINCY, NORTH CAROLINA 27350  
 919.381.9320 F: 919.381.9393

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

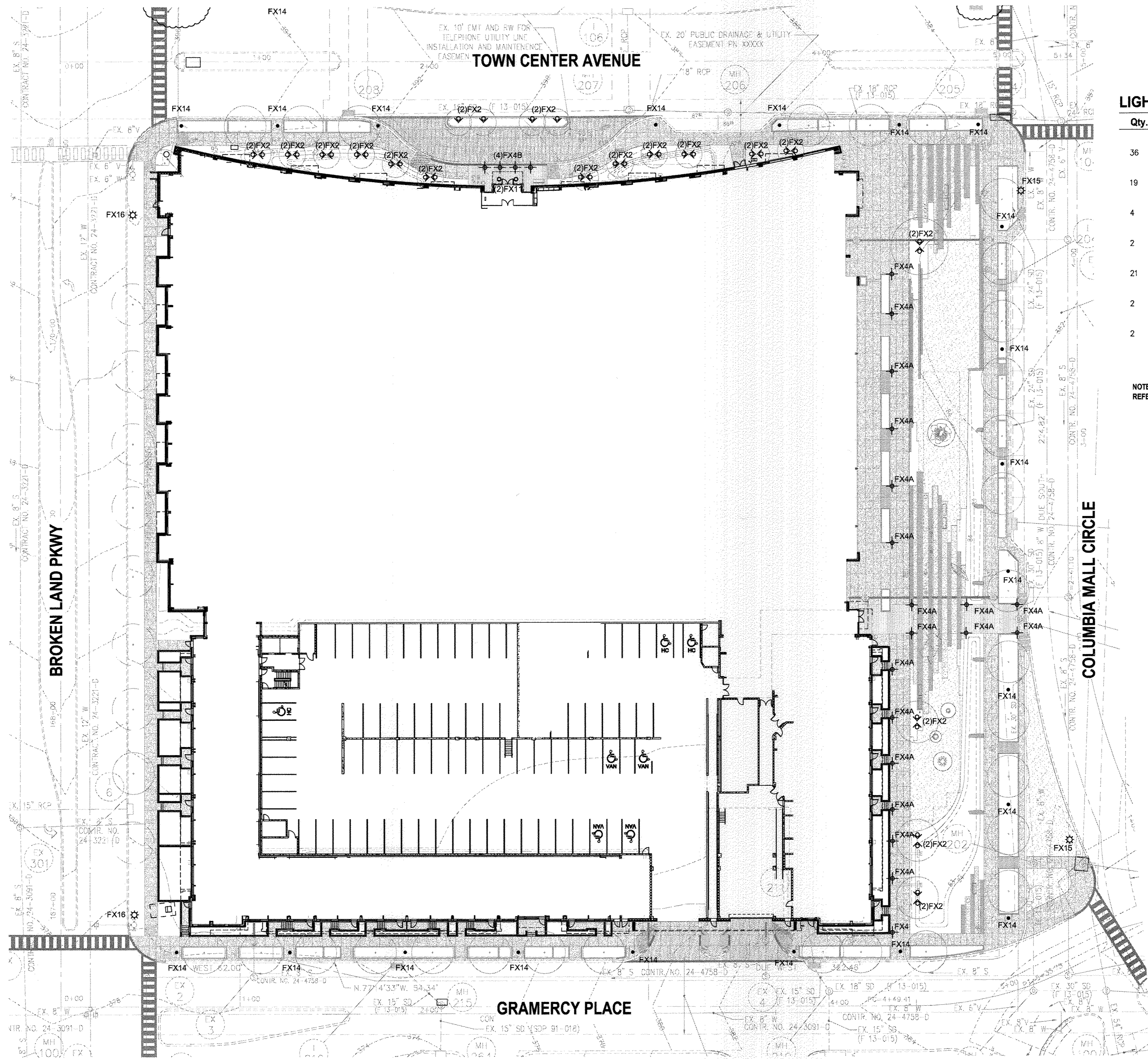


STREETSCAPE ENLARGEMENT  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No. 22455-22A00

03/08/2017  
 NO ASBUILT  
 INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	23 OF 49

**L108**



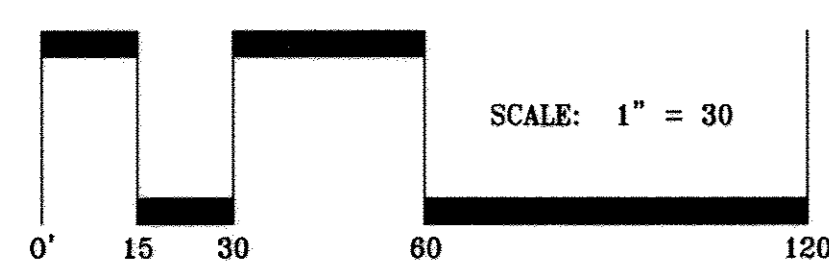
**LIGHTING LEGEND**

Qty.	Key	Description
36	FX2	UPLIGHT
19	FX4A	ILLUMINATED BOLLARD - 18" HT
4	FX4B	ILLUMINATED BOLLARD - 36" HT
2	FX11	IN-GRADE UPLIGHT
21	FX14	PEDESTRIAN STREET LIGHT REFERENCE ROAD PLANS
2	FX15	VEHICULAR STREET LIGHT REFERENCE ROAD PLANS
2	FX16	EXISTING STREET LIGHT TO REMAIN REFERENCE ROAD PLANS

NOTE:  
REFERENCE SHEET L110 - LIGHTING CUTSHEETS FOR FIXTURE INFORMATION

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

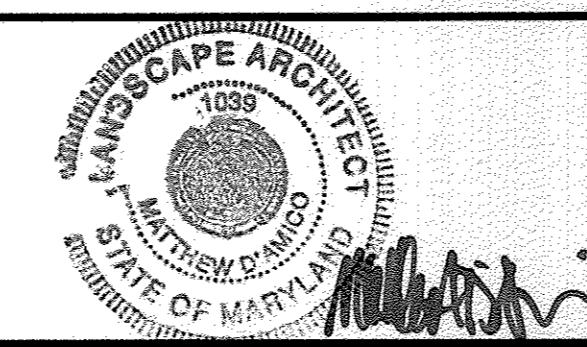


**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/13  
Chief, Development Engineering Division: *[Signature]* Date: 6/21/13

DESIGN COLLECTIVE	
ARCHITECTURAL, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410-675-4655 F: 410-539-5244
333 BLACKWELL STREET, SUITE 100 OVERMAN, NORTH CAROLINA 27701 T: 919-381-9313 F: 919-381-9372	
DES. XXX	DRN. XXX
CHK. XXX	DATE
REVISION	BY APP'R

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

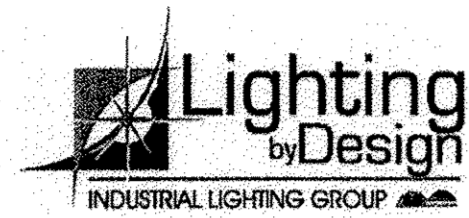


OVERALL LIGHTING PLAN  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22456-22460

DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	24 OF 49
SCALE	ZONING	G. L. W. FILE No.
1"=30'-0"	NT	11074

**L109**





TYPE FX1



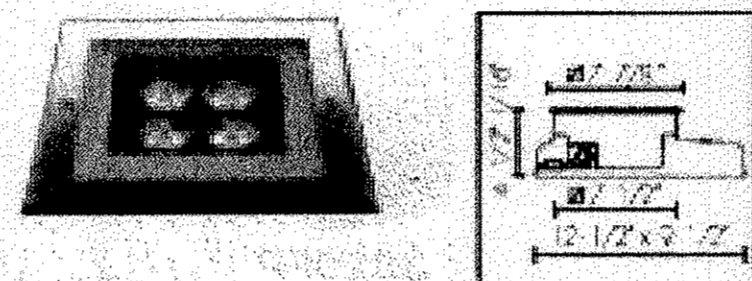
SEA-9312-40/9344-12  
ONE LIGHT LANDSCAPE SPOT LIGHT  
FINISH: CHESTNUT  
DIMENSIONS: 3" DIAMETER, 6.5" HEIGHT  
LAMP: (1) - 50PAR20 HALOGEN FLOOD LAMP

8325 Patuxent Range Road - Suite E - Jessup - MD - 20794  
Telephone (800) 426-3398 - Fax (800) 379-0816 - www.lightingbydesign.biz

**FX2 UPLIGHT**  
NTS



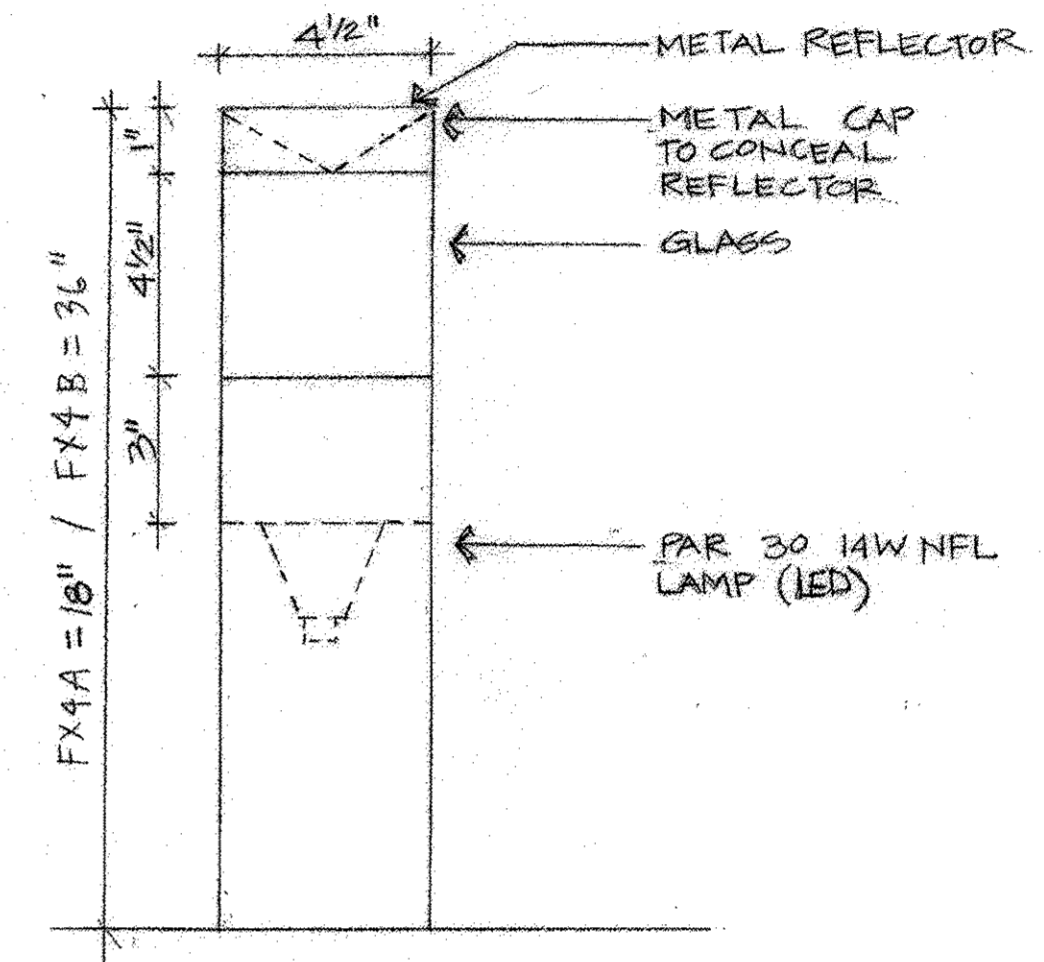
TYPE FX11



SIS-S.5195W  
LED RECESSED UPLIGHT  
FINISH: SEMIACID ETCHED GLASS  
DIMENSIONS: SHOWN ABOVE  
LAMP: LED

8325 Patuxent Range Road - Suite E - Jessup - MD - 20794  
Telephone (800) 426-3398 - Fax (800) 379-0816 - www.lightingbydesign.biz

**FX11 IN-GRADE UPLIGHT**  
NTS



DETAIL AT BOLLARD  
3"=1'-0"



Lighting Design Collaborative  
1216 Arch Street, Suite 3A Philadelphia, PA 19107 p 215-580-2115  
200 Philadelphia Avenue Egg Harbor City, NJ 08215 p 888-233-2882  
27 West 24th Street, Suite 207 New York, NY 10011 p 212-645-6040

METROPOLITAN COLUMBIA 03-2813

RECEIVED

FX 4-0

**FX4 ILLUMINATED BOLLARD A & B**  
NTS

CERTIFICATION NOTE:  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 10, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/2/12  
Director Date  
*[Signature]* 6/27/13  
Chief, Division of Land Development Date  
*[Signature]* 6/21/13  
Chief, Development Engineering Division Date

DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
T: 410.685.6555 F: 410.539.6044  
313 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
T: 919.381.9333 F: 919.381.9353

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERIERKIN  
703-205-5542



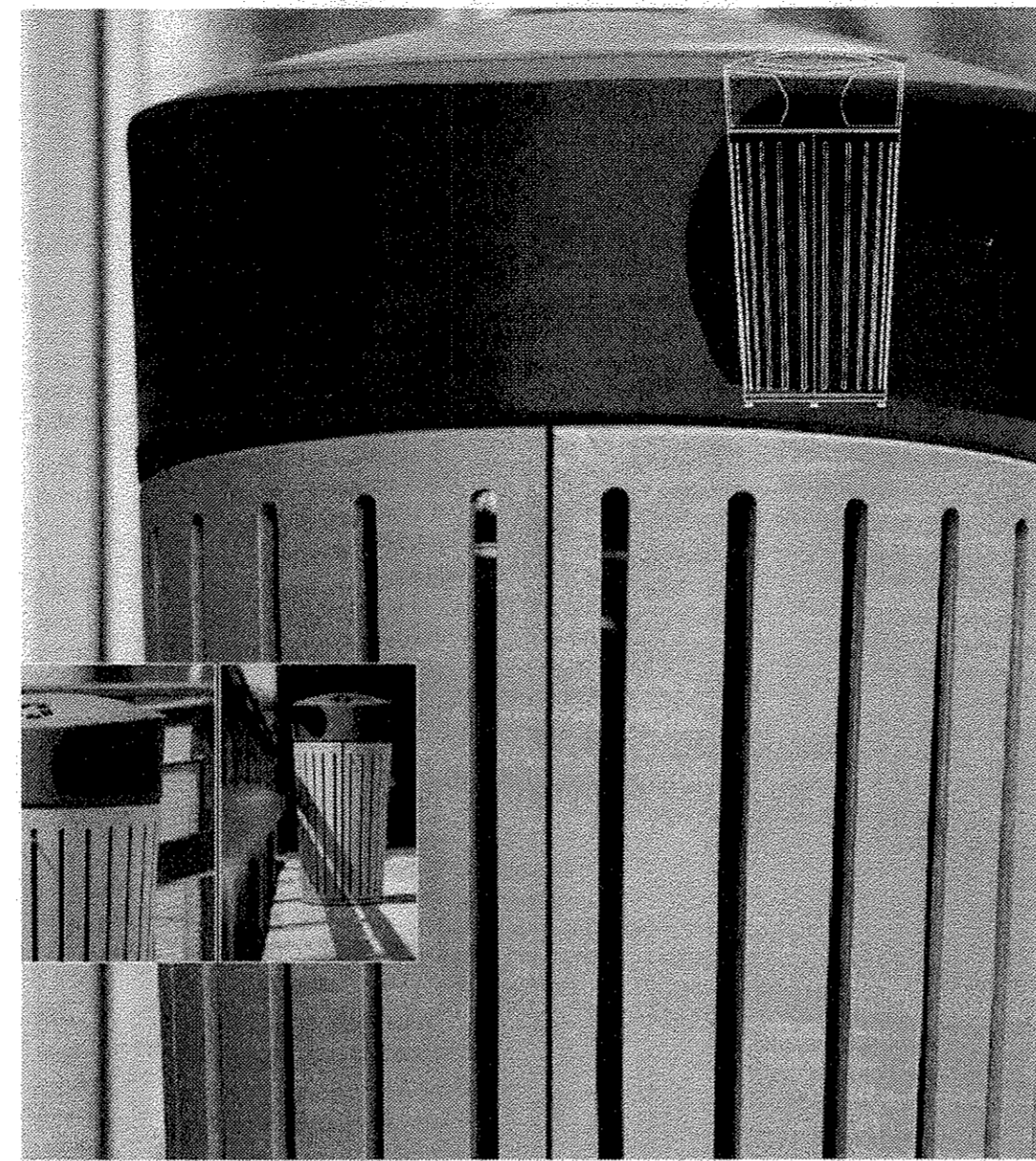
LIGHTING CUTSHEETS

03/08/2017  
NO AS-BUILT  
INFORMATION  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460

SCALE	ZONING	G. L. W. FILE No.
NTS	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	25 OF 49

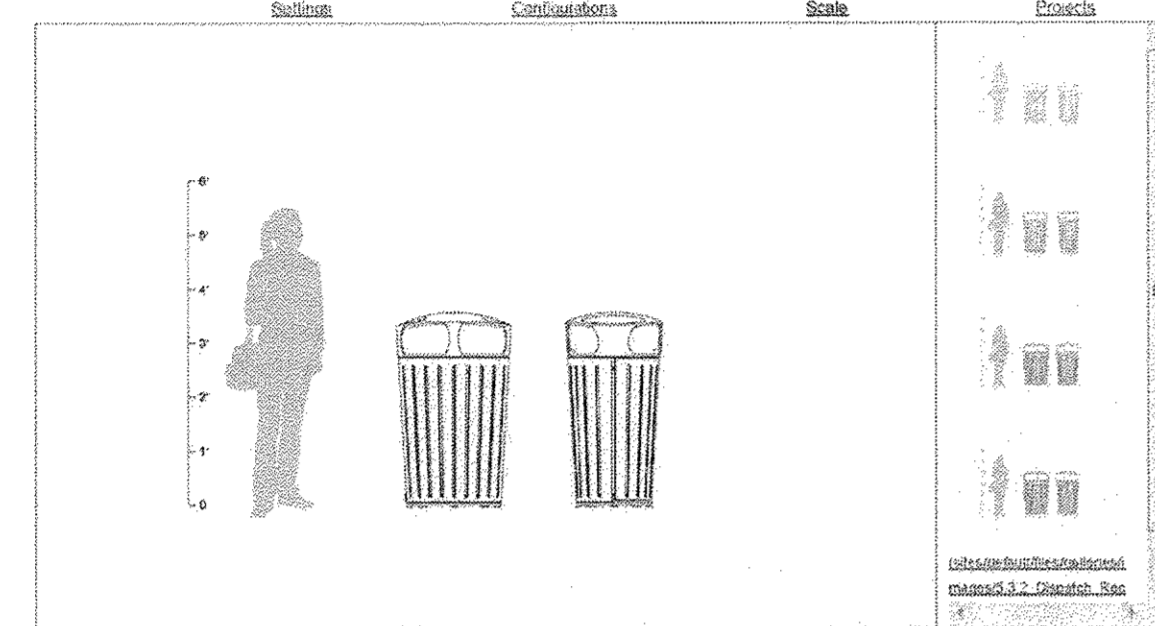
L110

DISPATCH™ LITTER & RECYCLING RECEPTACLE  
PROJECT DATA



FORMS+SURFACES® DESIGNS FOR LIFE

Dispatch Litter & Recycling Receptacle



Dispatch Litter & Recycling Receptacle, surface mount, 36 gallon, shown to scale

FORMS+SURFACES®

NOTE: REFER TO SHEETS 17 THRU 23 OF 49 FOR AMENITY FEATURE LOCATIONS.

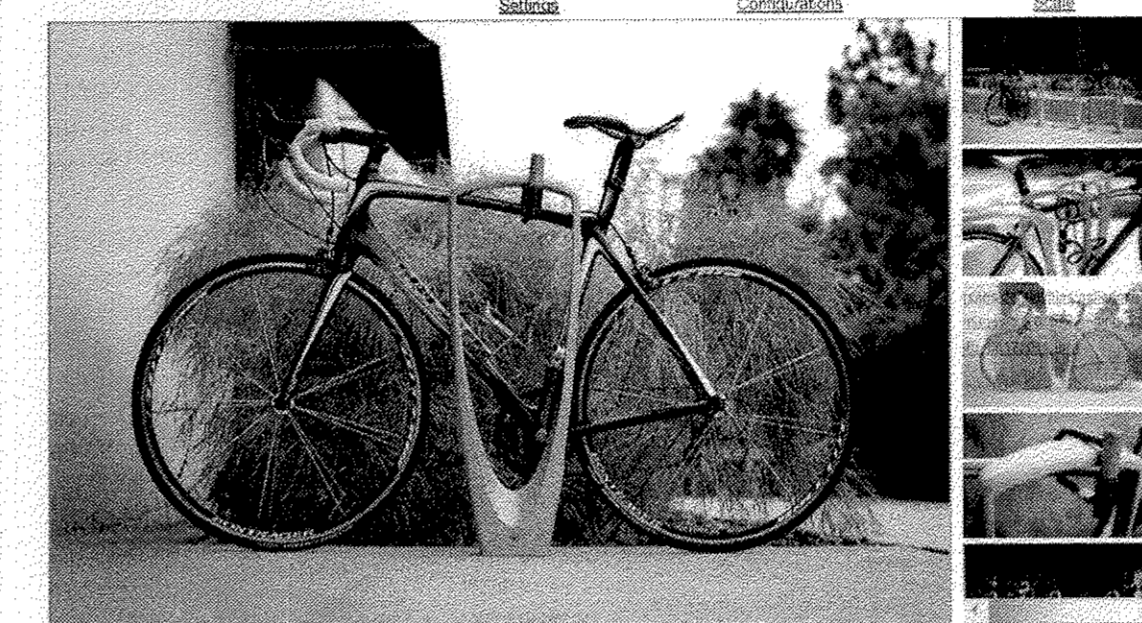
1 LITTER AND RECYCLING  
NTS

TRIO™ BIKE RACK  
PROJECT DATA



FORMS+SURFACES® DESIGNS FOR LIFE

Trio Bike Rack



Trio Bike Rack shown with Aluminum Texture powdercoat

FORMS+SURFACES®

NOTE: REFER TO SHEETS 17 THRU 23 OF 49 FOR AMENITY FEATURE LOCATIONS.

2 BIKE RACKS  
NTS



NOTE: REFER TO SHEETS 17 THRU 23 OF 49 FOR AMENITY FEATURE LOCATIONS.

3 BENCH  
NTS

CERTIFICATION NOTE:  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

L111

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/12  
Chief, Development Engineering Division: *[Signature]* Date: 6/27/12

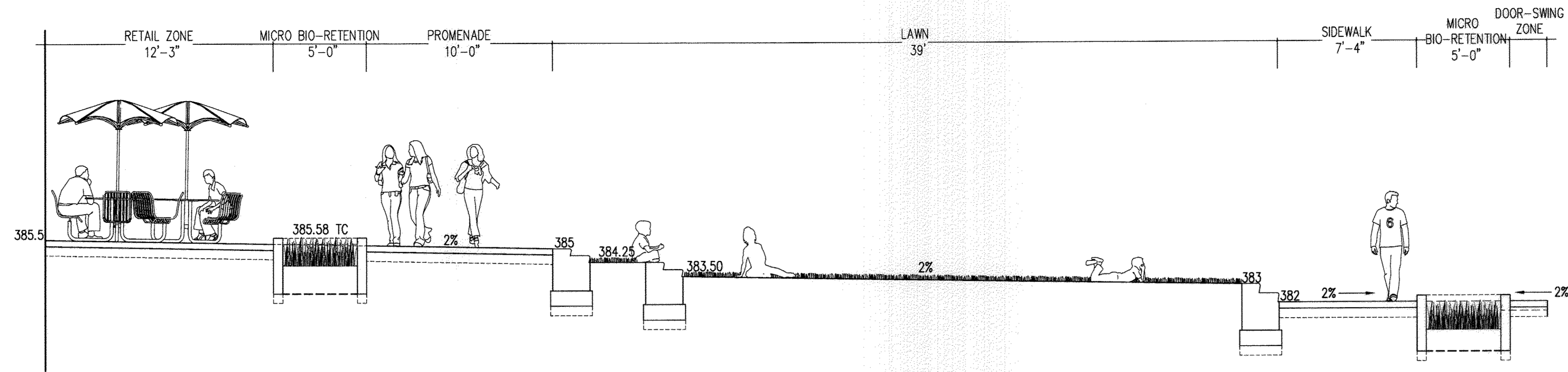
DESIGN COLLECTIVE  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
312 BLACKWELL STREET, SUITE 100 QUINCY, NORTH CAROLINA 27351  
T: 410.883.6655 F: 410.539.6664 T: 919.381.9332 F: 919.381.9332

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

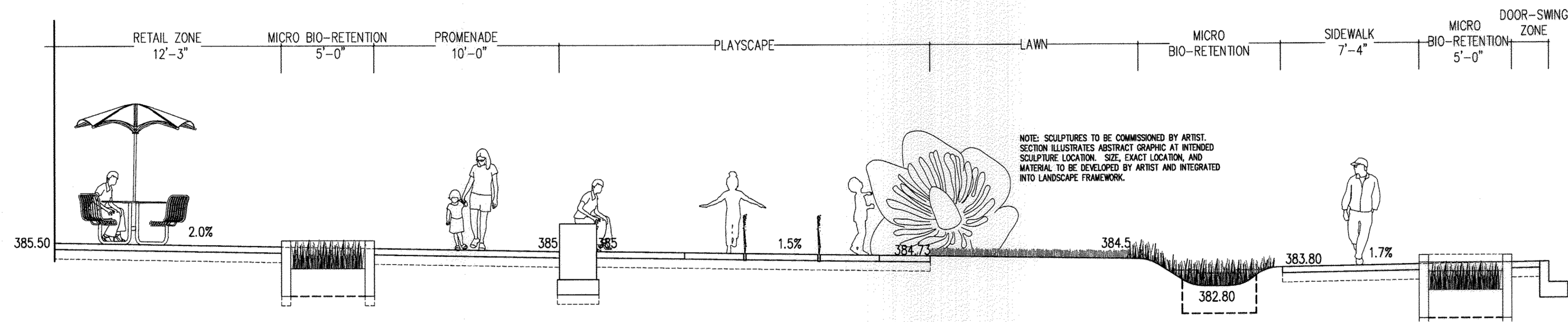


SITE FURNITURE CUTSHEETS  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22465-22466  
HOWARD COUNTY, MARYLAND  
DATE: MAY, 2013  
SCALE: NTS  
ZONING: NT  
TAX MAP - GRID: 36 - 01  
SHEET: 26 OF 49  
G. L. W. FILE No. 11074





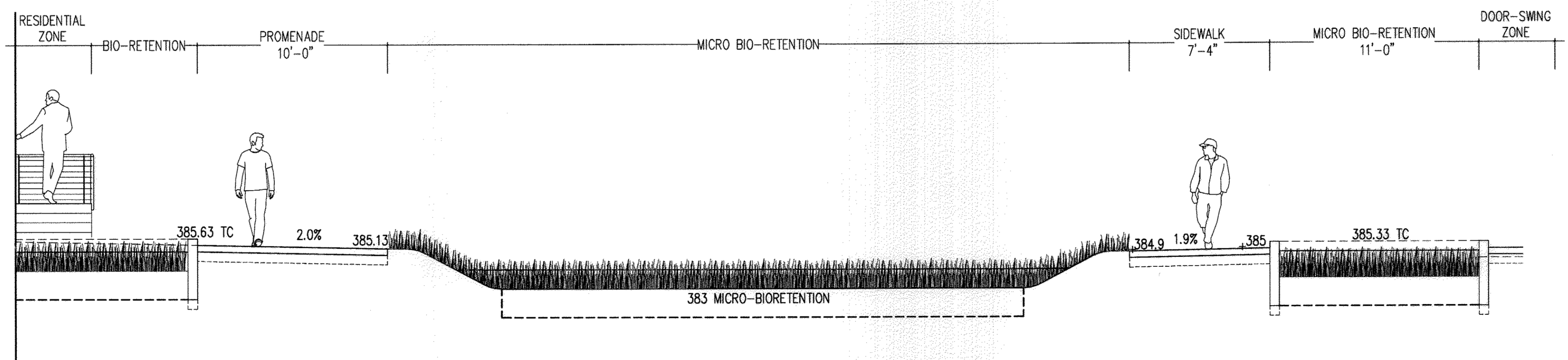
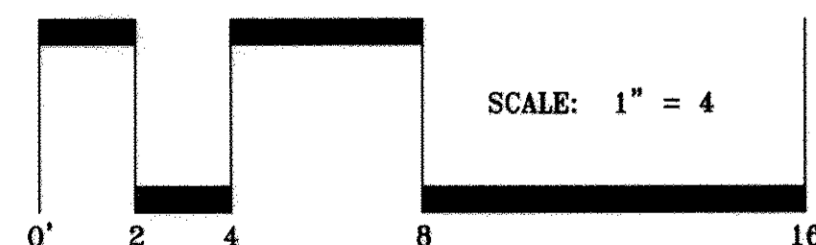
1 SECTION A NOTE: REFER TO SHEET L101 FOR SECTION CUT LOCATIONS - FINAL SPOT ELEVATIONS PER CIVIL GRADING PLAN  
1/4" = 1'-0"



2 SECTION B NOTE: REFER TO SHEET L101 FOR SECTION CUT LOCATIONS - FINAL SPOT ELEVATIONS PER CIVIL GRADING PLAN  
1/4" = 1'-0"

CERTIFICATION NOTE:  
IWE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. IWE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



3 SECTION C NOTE: REFER TO SHEET L101 FOR SECTION CUT LOCATIONS - FINAL SPOT ELEVATIONS PER CIVIL GRADING PLAN  
1/4" = 1'-0"

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/22/10  
Director Date  
*[Signature]* 6/22/13  
Chief, Division of Land Development Date  
*[Signature]* 6/21/13  
Chief, Development Engineering Division Date

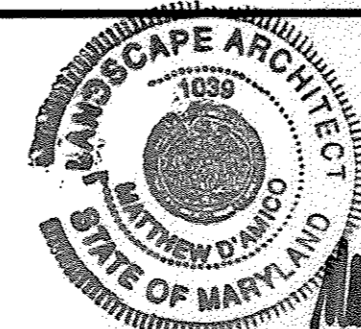
DESIGN COLLECTIVE

ARCHITECTURAL, PLANNING, INTERIORS 601 EAST FRANK STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
314.665.6555 F. 410.539.6448  
314 BLACKWELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27703  
T. 919.381.9333 F. 919.381.2932

DES. XXX DRN. XXX CHK. XXX DATE REVISION BY APP'R.

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



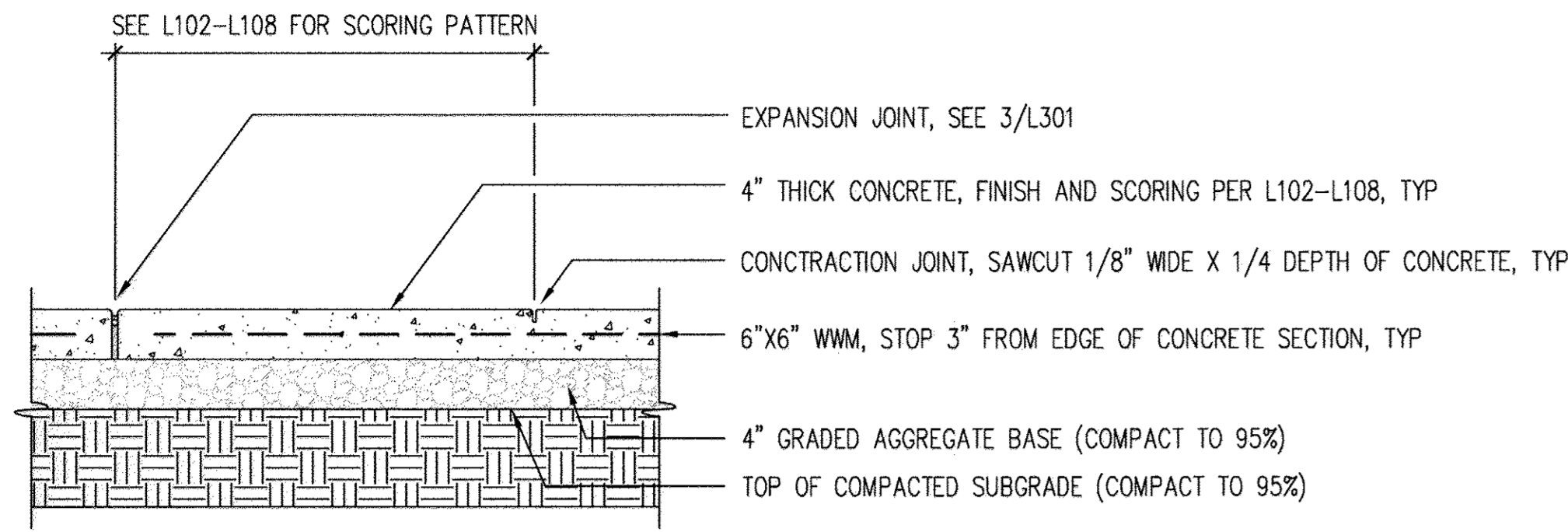
PARK SECTIONS

03/08/2017  
NO AS-BUILT INFORMATION  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22400

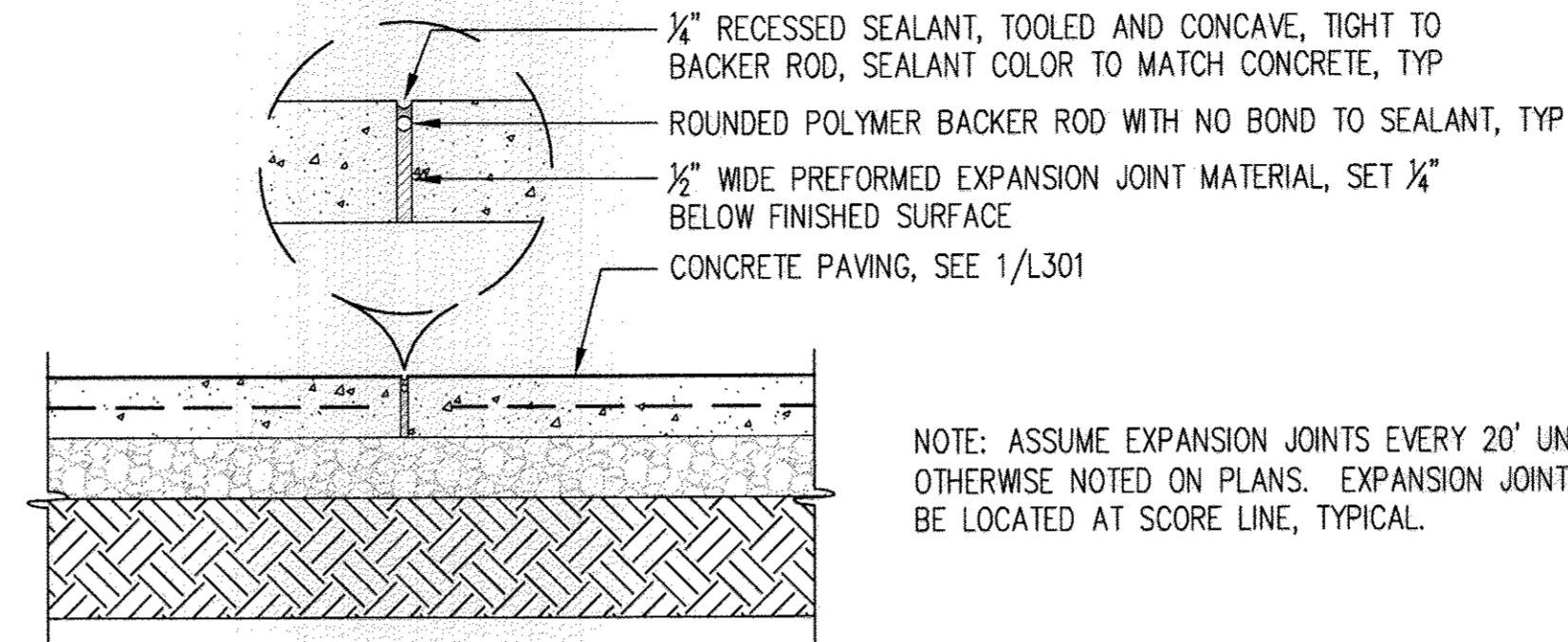
03/08/2017  
NO AS-BUILT INFORMATION

SCALE	ZONING	G. L. W. FILE No.
1/4"=1'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	28 OF 49

L201

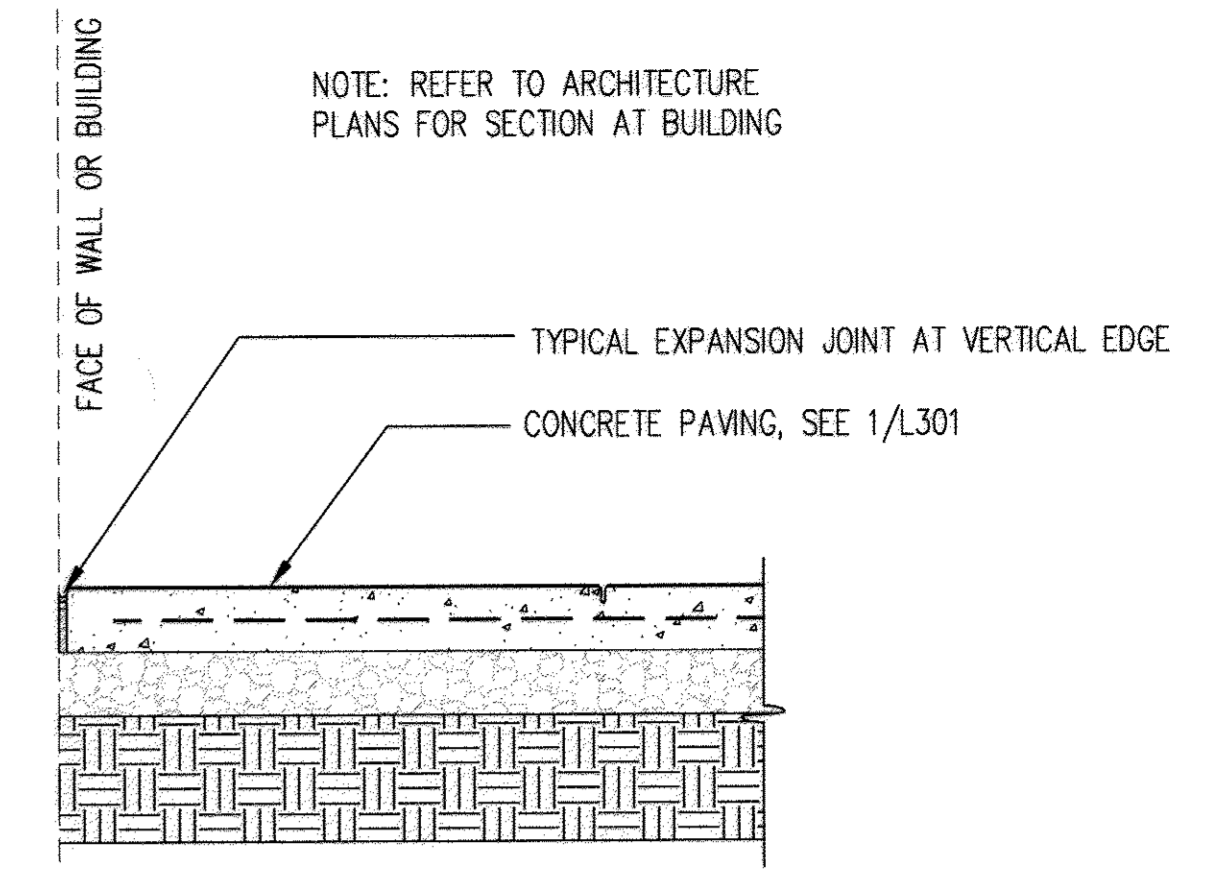


NOTE: LANDSCAPE ARCHITECT TO APPROVE FINISHED SAMPLES PRIOR TO INSTALLATION, TYPICAL



NOTE: ASSUME EXPANSION JOINTS EVERY 20' UNLESS OTHERWISE NOTED ON PLANS. EXPANSION JOINTS TO BE LOCATED AT SCORE LINE, TYPICAL.

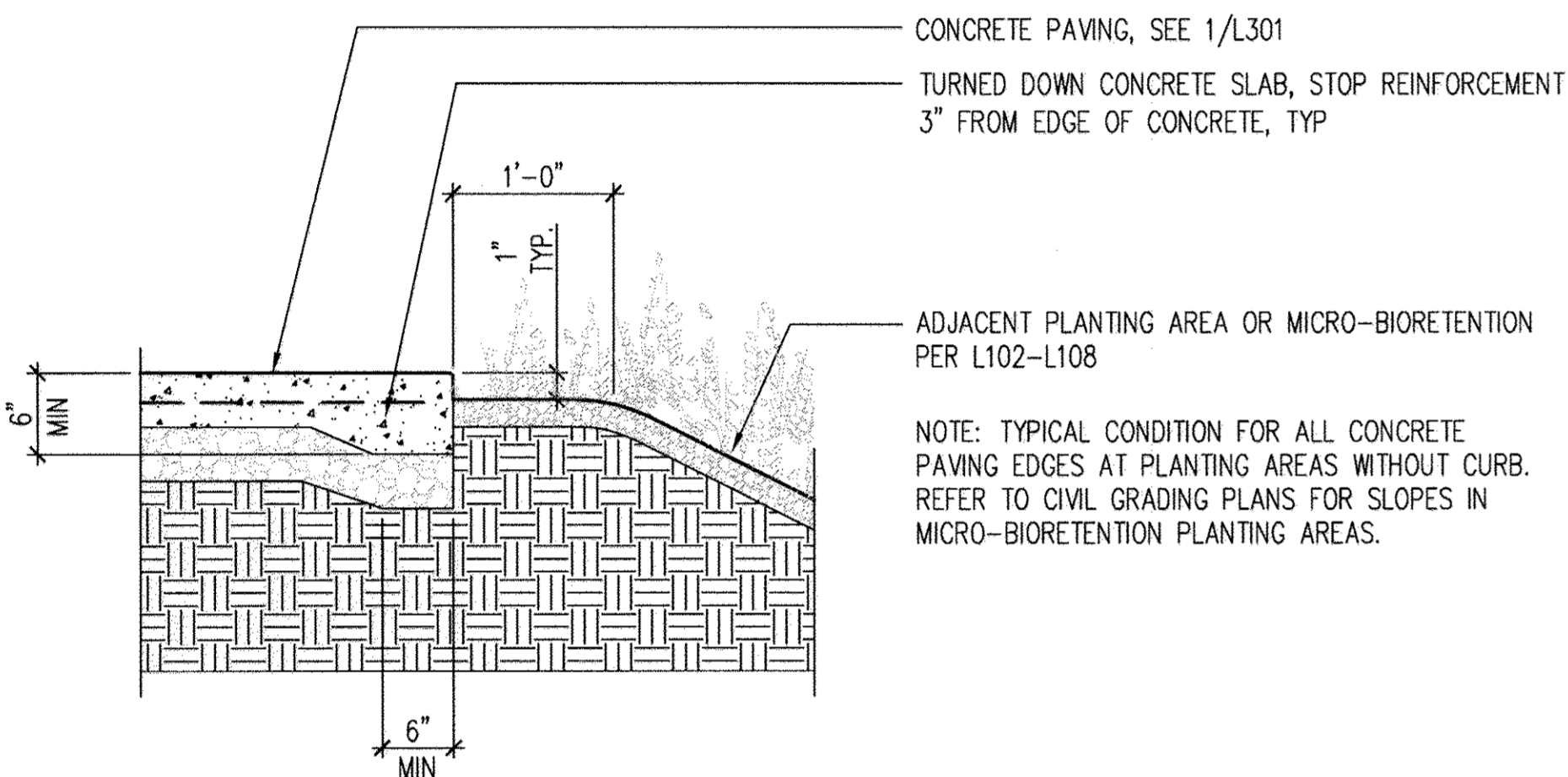
TYPICAL EXPANSION JOINT



NOTE: REFER TO ARCHITECTURE PLANS FOR SECTION AT BUILDING

TYPICAL EXPANSION JOINT @ BLDG

1 CONCRETE - TYPICAL SECTION  
1" = 1'-0"



2 CONCRETE AT PLANTING EDGE  
1" = 1'-0"

CERTIFICATION NOTE:  
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Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4/23/12  
Director Date

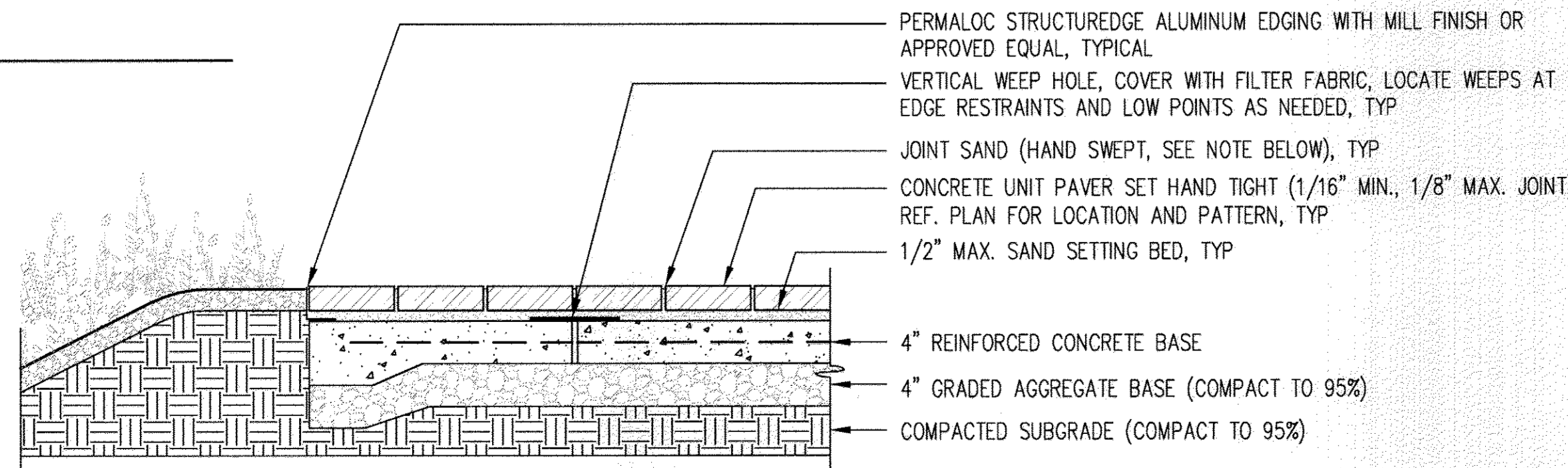
*[Signature]* 4/23/12  
Chief, Division of Land Development Date

*[Signature]* 4/23/12  
Chief, Development Engineering Division Date

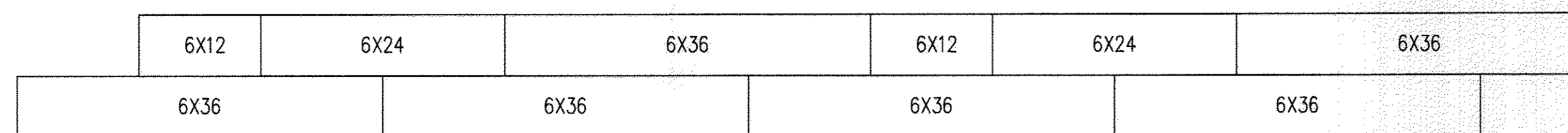
DESIGN COLLECTIVE

ARCHITECTURAL, PLANNING, INTERIORS 601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
333 BLACKWELL STREET, SUITE 100 QUIMBY, NORTH CAROLINA 27703  
WWW.DESIGNCOLLECTIVE.COM T: 410.685.4653 F: 410.535.6442 T: 919.381.9331 F: 919.381.9332

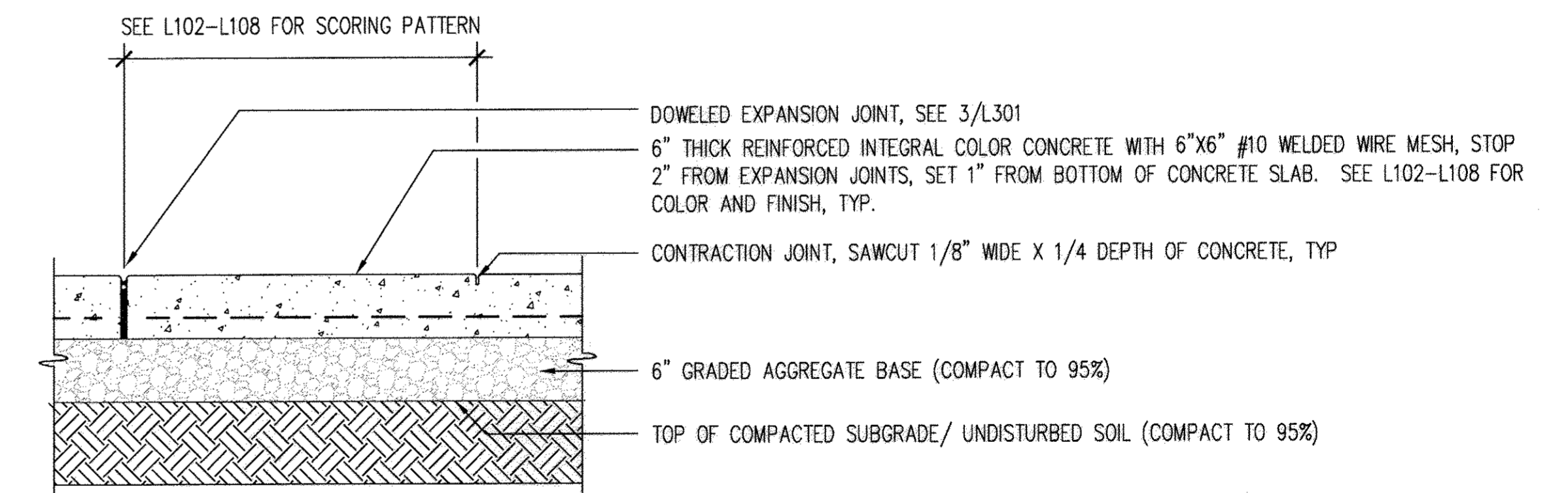
DES. XXX DRN. XXX CHK. XXX DATE REVISION BY APP'R



NOTES:  
- USE LARGER PAVERS TO AVOID SMALL FIELD CUT PIECES AT EDGE. NOTHING SMALLER THAN 12" LENGTH TO BE ACCEPTED.  
- JOINT SAND: APPLY SAND, SWEEP JOINTS, REMOVE LARGE SAND PARTICLES FROM SURFACE, REPEAT PROCESS 3 TIMES MIN.  
- TYPICAL RUNNING BOND FIELD PATTERN:  
FIRST ROW: (1) 6X12 (1) 6X24 (1) 6X36  
SECOND ROW: 6X36 WITH A 12" JOINT OFFSET  
DIRECTION: 90° OR PARALLEL TO BUILDING, PER L102-L108



4 CONCRETE UNIT PAVERS  
1" = 1'-0"



NOTE: LANDSCAPE ARCHITECT TO APPROVE FINISHED SAMPLES PRIOR TO INSTALLATION, TYPICAL

5 CONCRETE - VEHICULAR SECTION  
1" = 1'-0"



PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

HARDSCAPE DETAILS

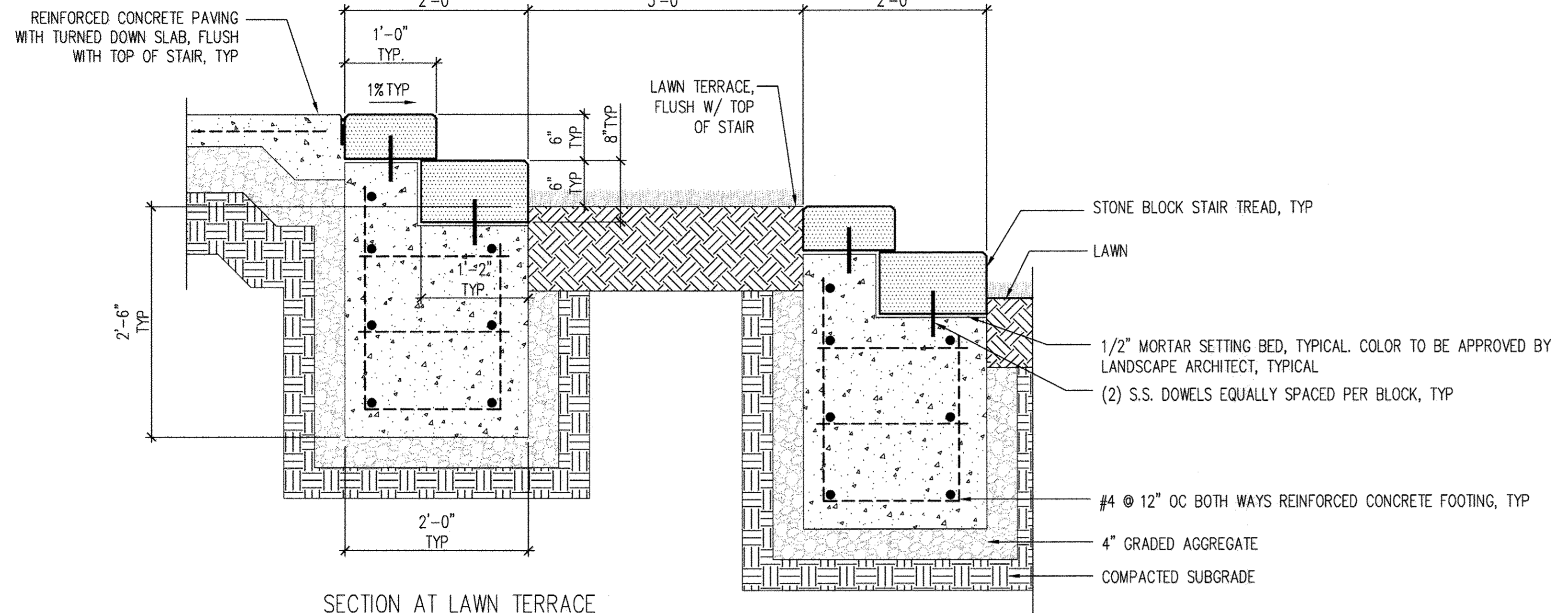
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22460

03/08/2017 NO AS-BUILT INFORMATION	SCALE AS SHOWN	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 29 OF 49	

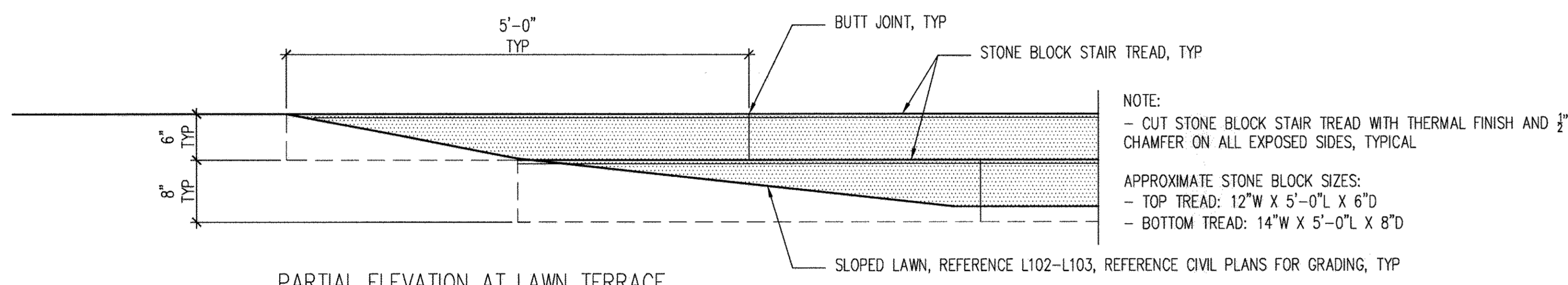
L301

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

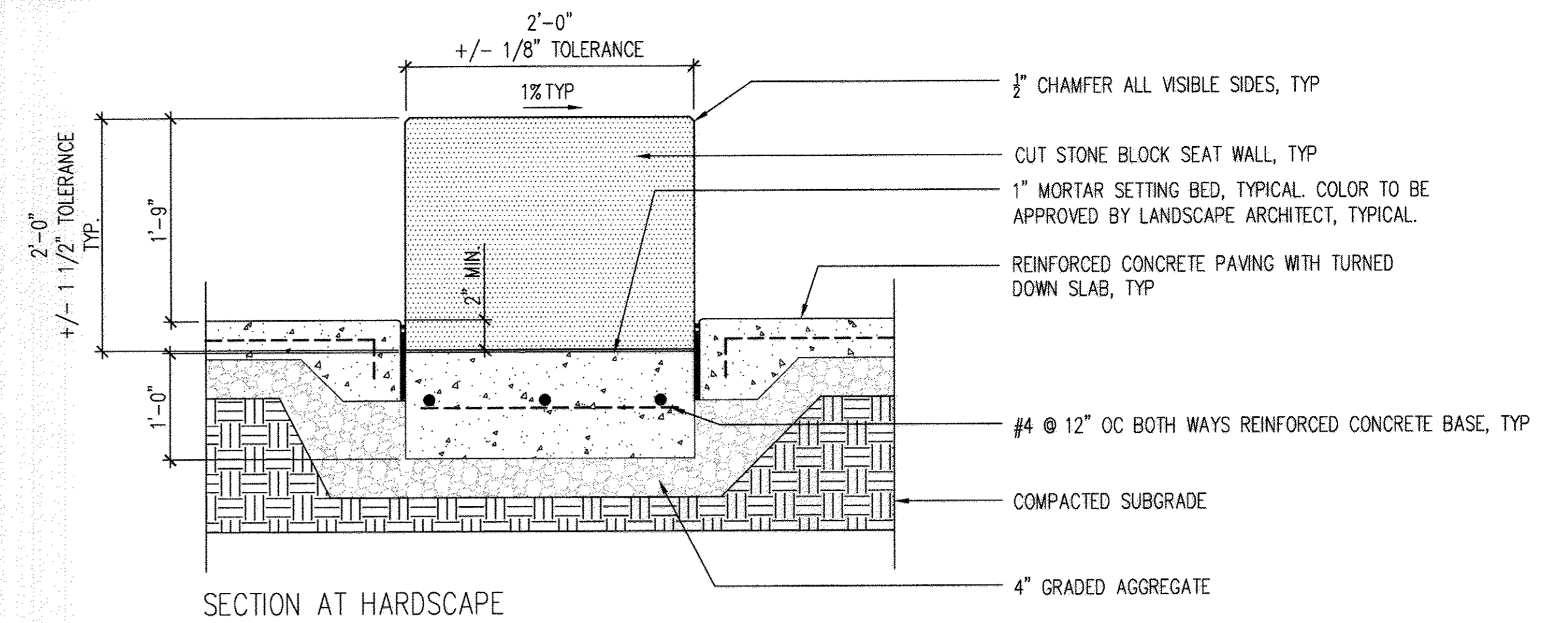


SECTION AT LAWN TERRACE

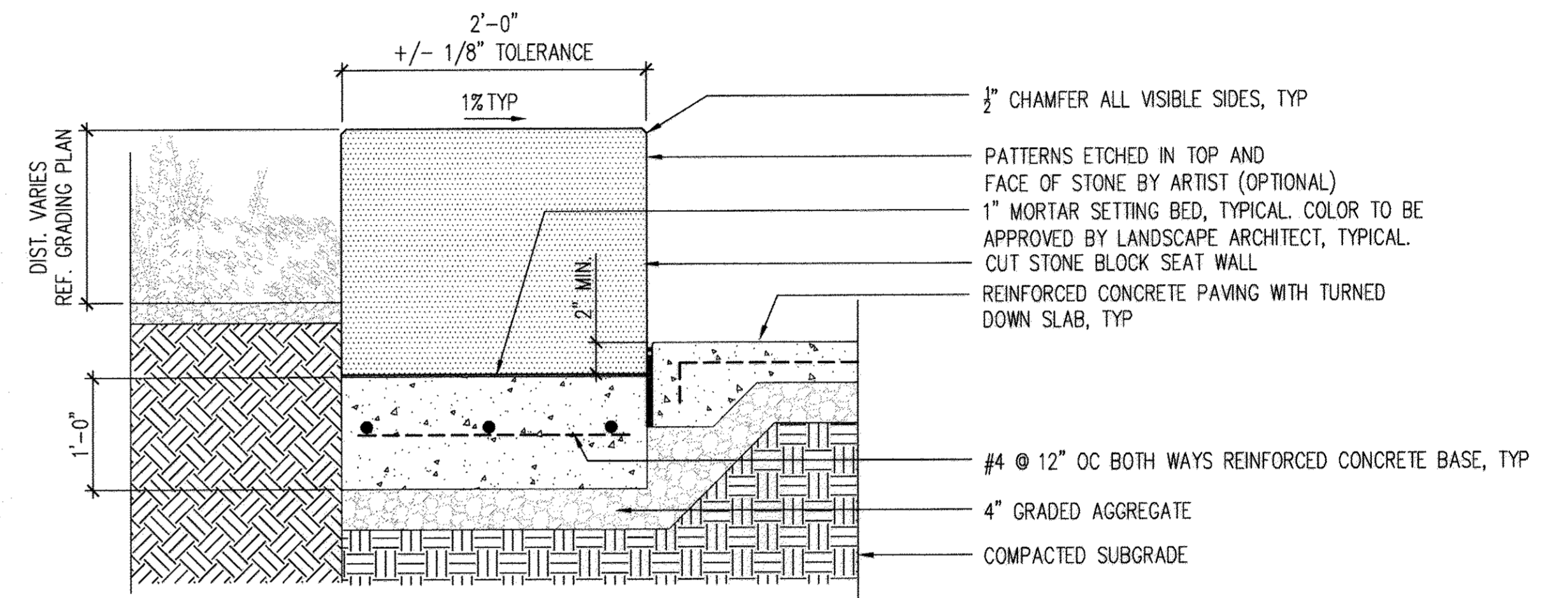


PARTIAL ELEVATION AT LAWN TERRACE

1 STONE BLOCK STAIRS  
1" = 1'-0"

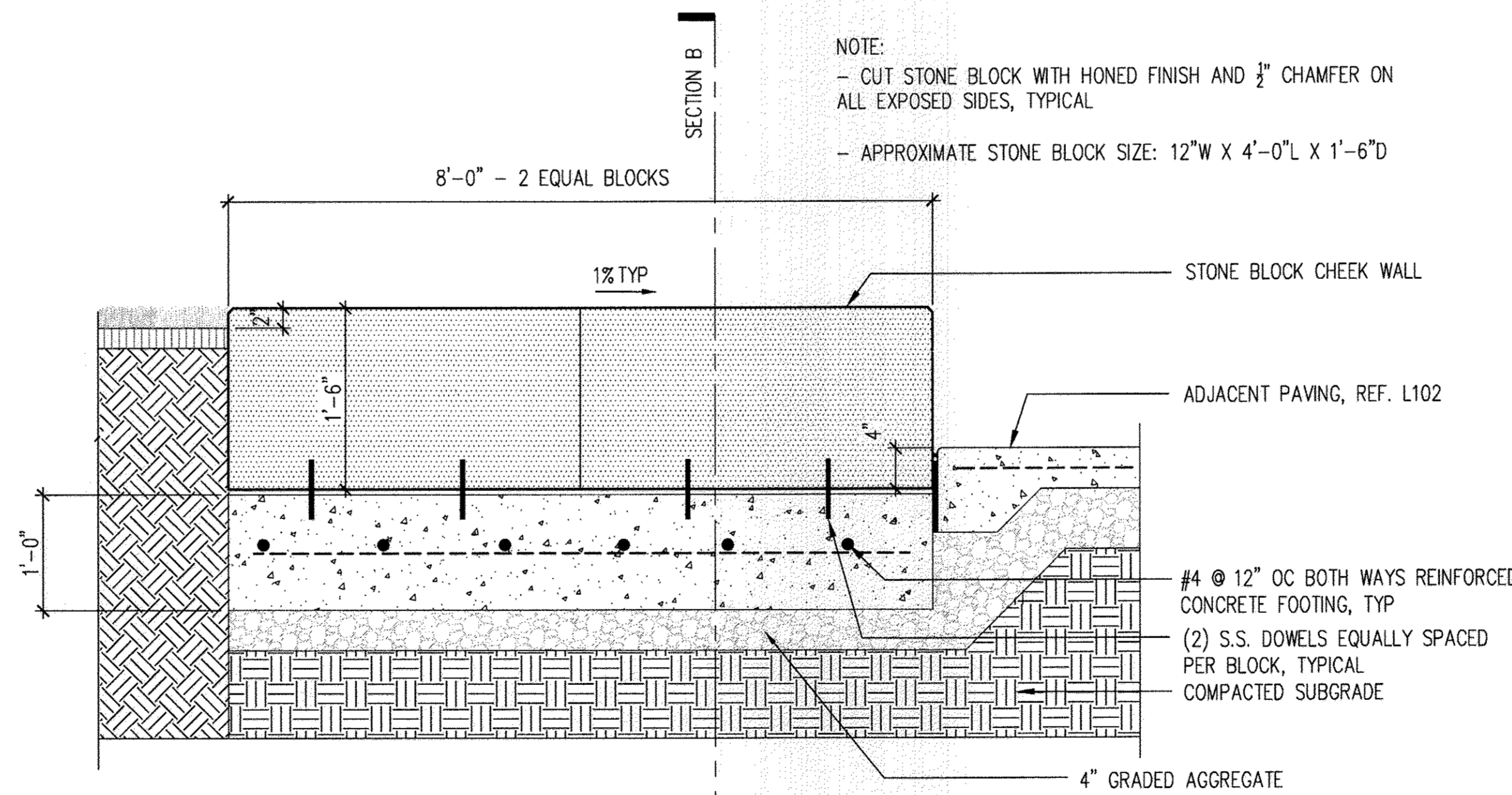


SECTION AT HARDSCAPE

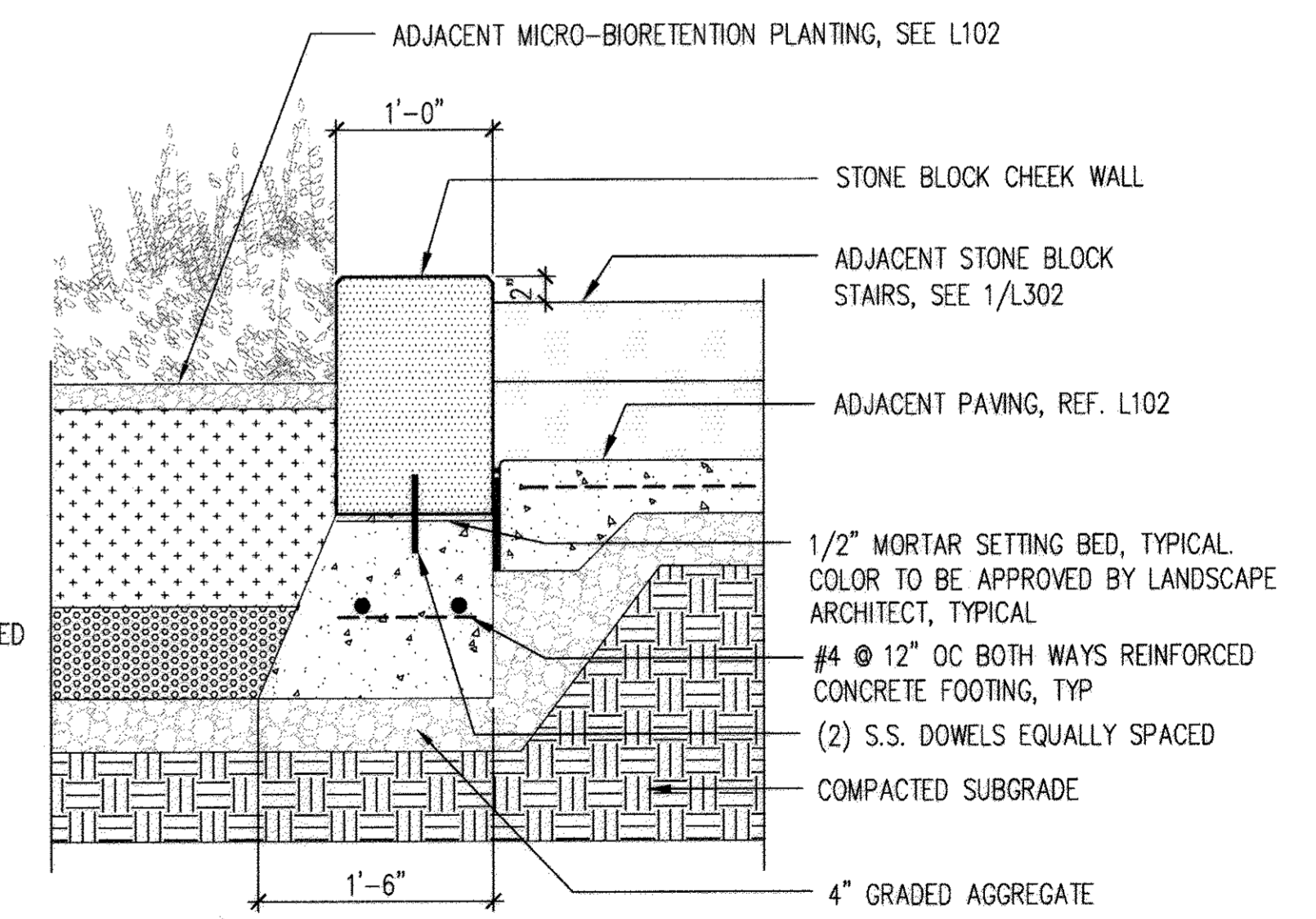


SECTION AT PLANTING

2 STONE BLOCK SEAT WALL  
1" = 1'-0"



SECTION A



SECTION B

3 STONE BLOCK CHEEK WALL  
1" = 1'-0"

CERTIFICATION NOTE:  
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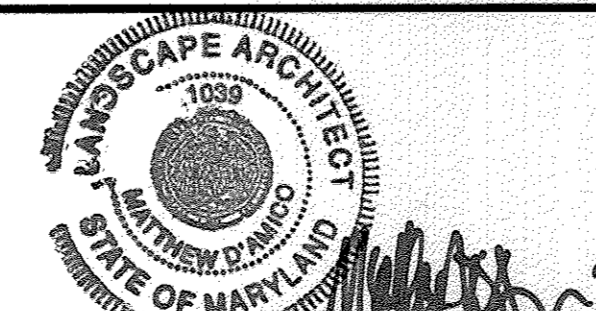
Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: [Signature]  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 19, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: [Signature] Date: 6/27/12  
Chief, Division of Land Development: [Signature] Date: 6/20/13  
Chief, Development Engineering Division: [Signature] Date: 6/21/13

DESIGN COLLECTIVE  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
Baltimore, Maryland 21202  
T: 410-681-6655 F: 410-539-6642

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

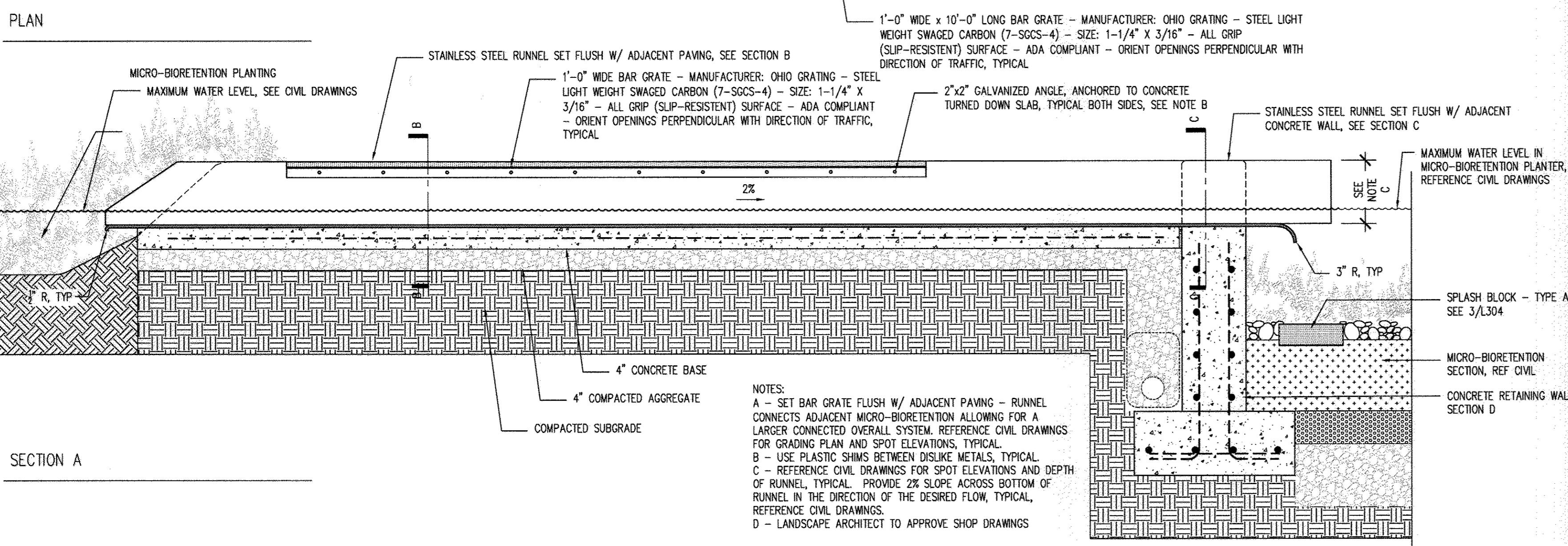
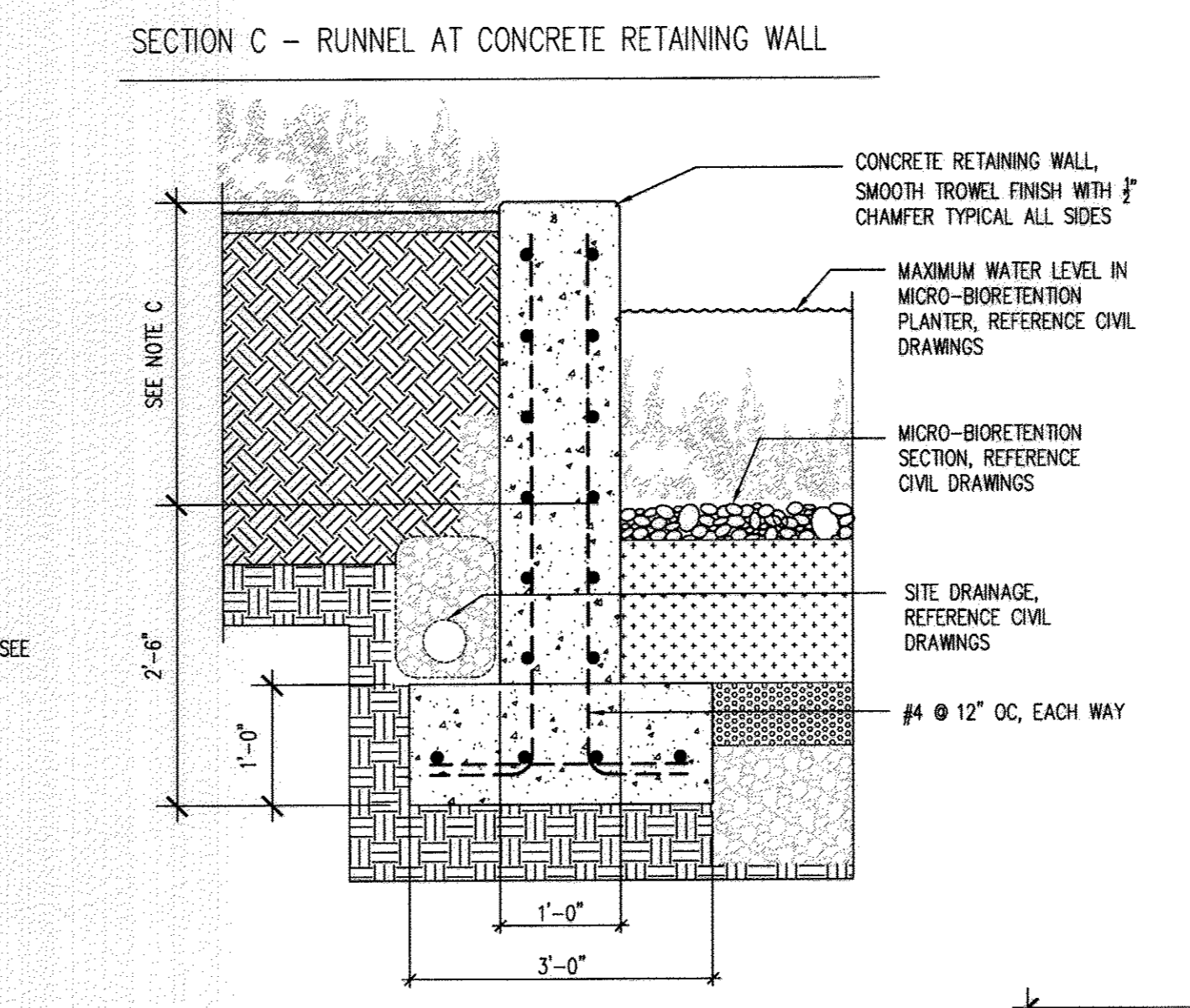
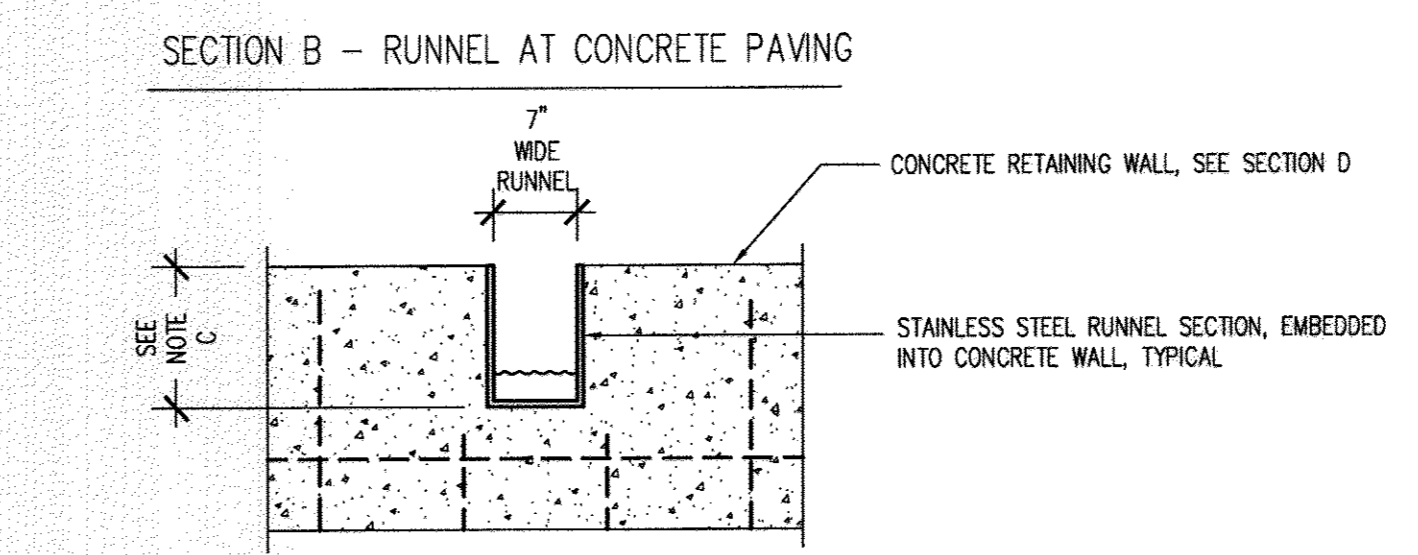
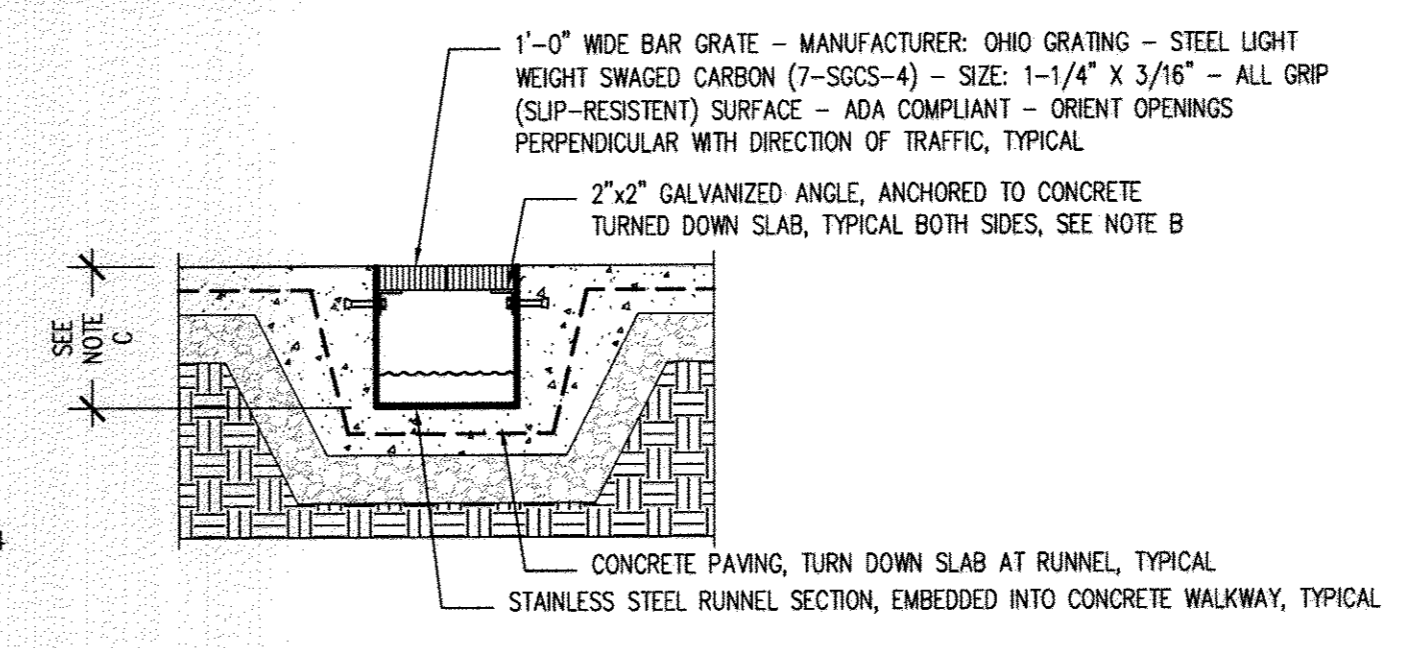
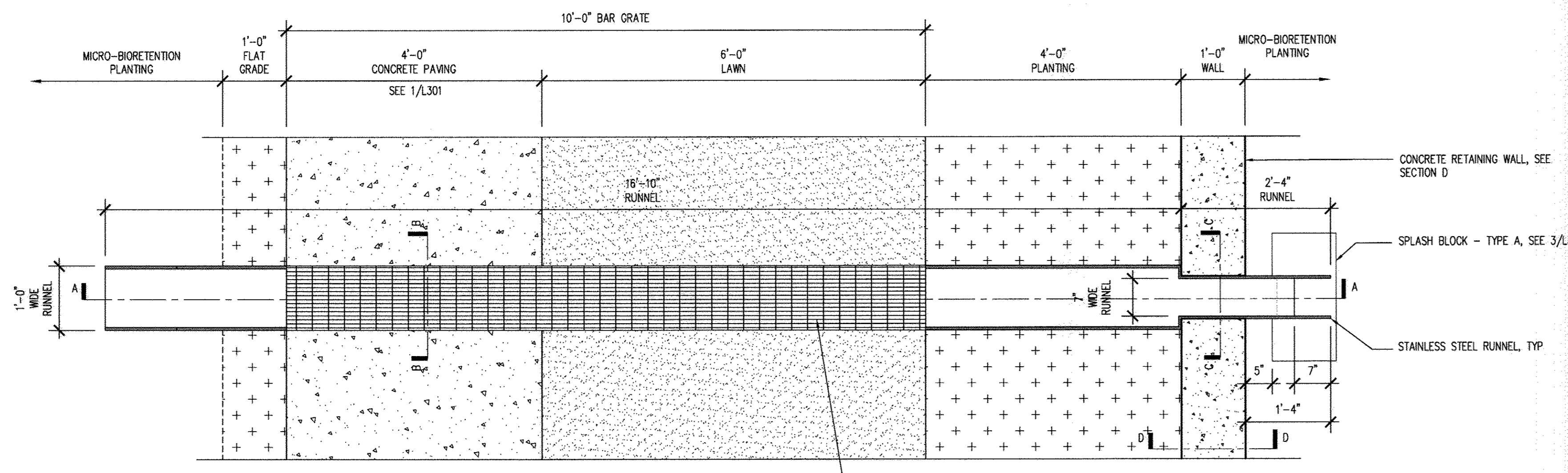


HARDSCAPE DETAILS  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22458-22400

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	30 OF 49

L302

X:\Info\1 PROJECT\041-11 Columbia Tom Center Parcel D\Contract Sheets\Landscape\SDP\1302 Hardscape Details.dwg  
PLOTED: 4/23/2013 3:59 PM, LAST SAVED: 4/23/2013 2:34 PM, PLOTTED BY: Alexis Goggin



NOTES:  
 A - SET BAR GRATE FLUSH W/ ADJACENT PAVING - RUNNEL CONNECTS ADJACENT MICRO-BIORETENTION ALLOWING FOR A LARGER CONNECTED OVERALL SYSTEM. REFERENCE CIVIL DRAWINGS FOR GRADING PLAN AND SPOT ELEVATIONS. TYPICAL.  
 B - USE PLASTIC SHIMS BETWEEN DISLIKE METALS. TYPICAL.  
 C - REFERENCE CIVIL DRAWINGS FOR SPOT ELEVATIONS AND DEPTH OF RUNNEL. TYPICAL. PROVIDE 2% SLOPE ACROSS BOTTOM OF RUNNEL IN THE DIRECTION OF THE DESIRED FLOW. TYPICAL. REFERENCE CIVIL DRAWINGS.  
 D - LANDSCAPE ARCHITECT TO APPROVE SHOP DRAWINGS.

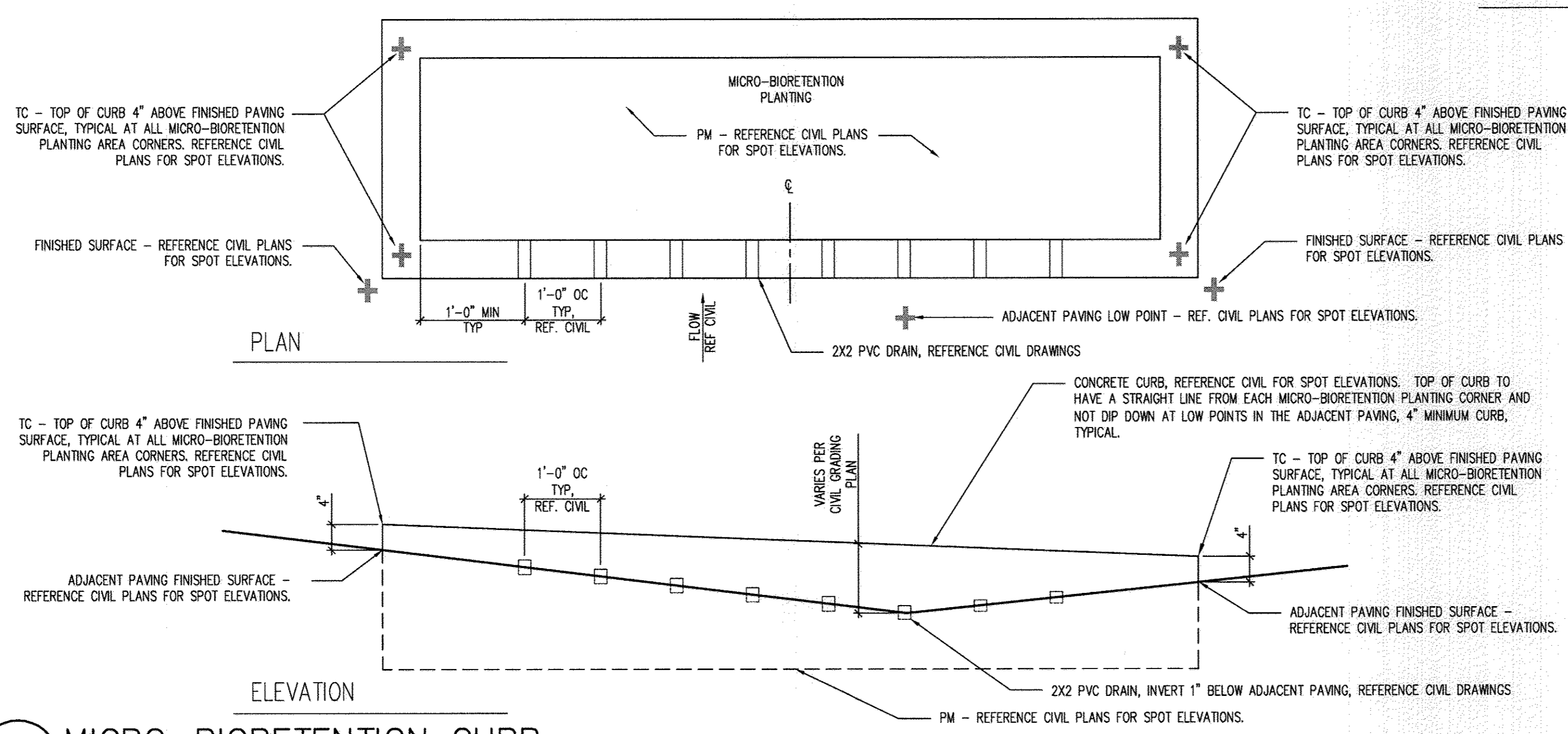
**1 RUNNEL - A**  
 3/4" = 1'-0"

**CERTIFICATION NOTE:**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
 DEVELOPER'S/OWNER'S NAME  
 By: [Signature]  
 DEVELOPER'S/OWNER'S NAME  
 Authorized Official

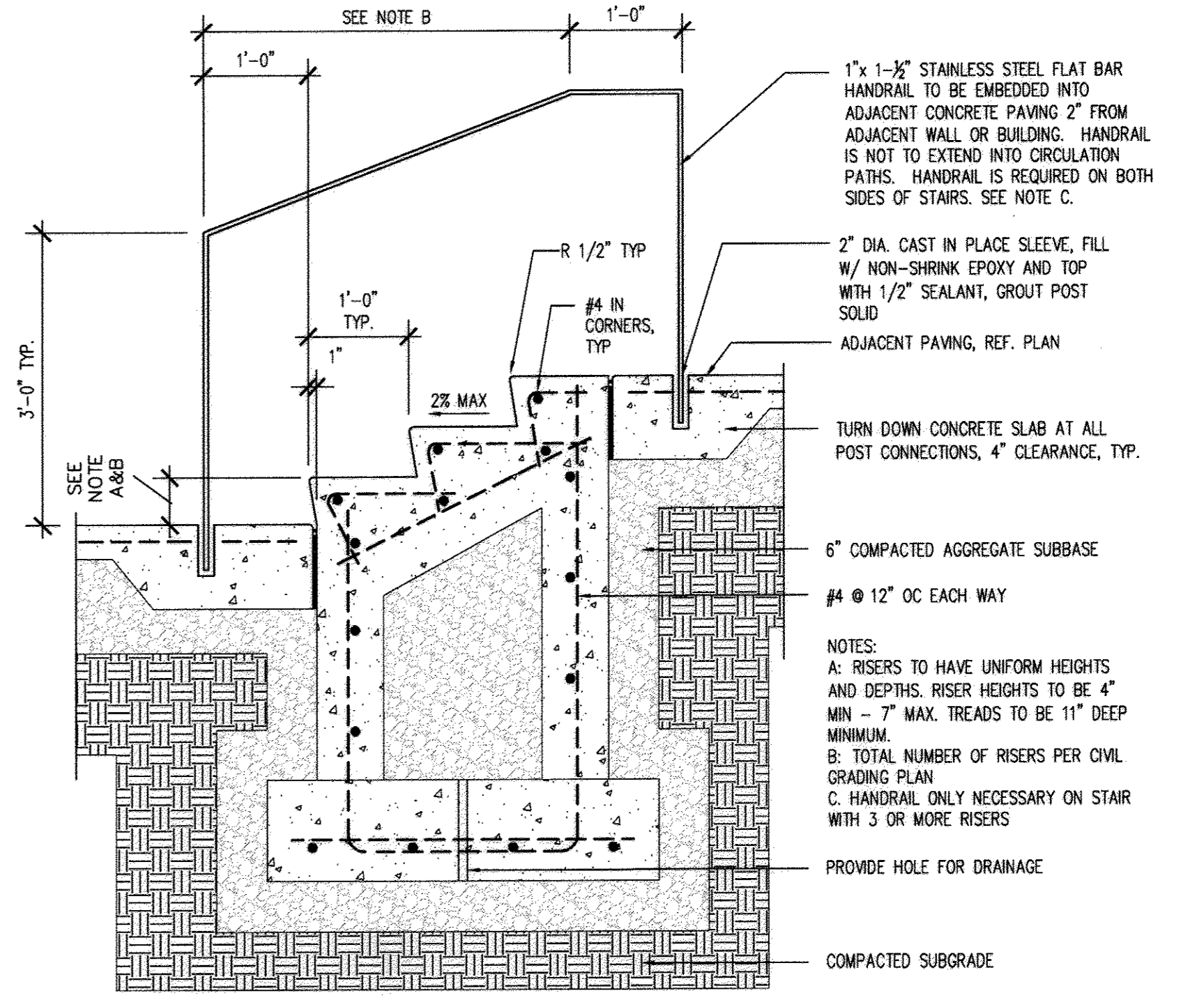
APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] Date: 6/27/12  
 Chief, Division of Land Development: [Signature] Date: 6/27/13  
 Chief, Development Engineering Division: [Signature] Date: 6/21/13



**2 MICRO-BIORETENTION CURB**  
 3/4" = 1'-0"

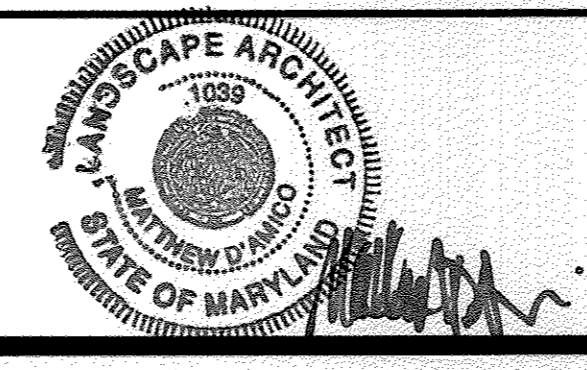
**3 CONCRETE STAIR AT MICRO-BIORETENTION - TYPE C**  
 3/4" = 1'-0"



NOTES:  
 A: RISERS TO HAVE UNIFORM HEIGHTS AND DEPTHS. RISER HEIGHTS TO BE 4" MIN - 7" MAX. TREADS TO BE 11" DEEP MINIMUM.  
 B: TOTAL NUMBER OF RISERS PER CIVIL GRADING PLAN.  
 C: HANDRAIL ONLY NECESSARY ON STAIR WITH 3 OR MORE RISERS.

**DESIGN COLLECTIVE**  
 ARCHITECTURE, PLANNING, INTERIORS  
 601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
 410.685.6633 F: 410.339.6542  
 313 BLACKBELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27704  
 919.381.9181 F: 919.381.9193

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542

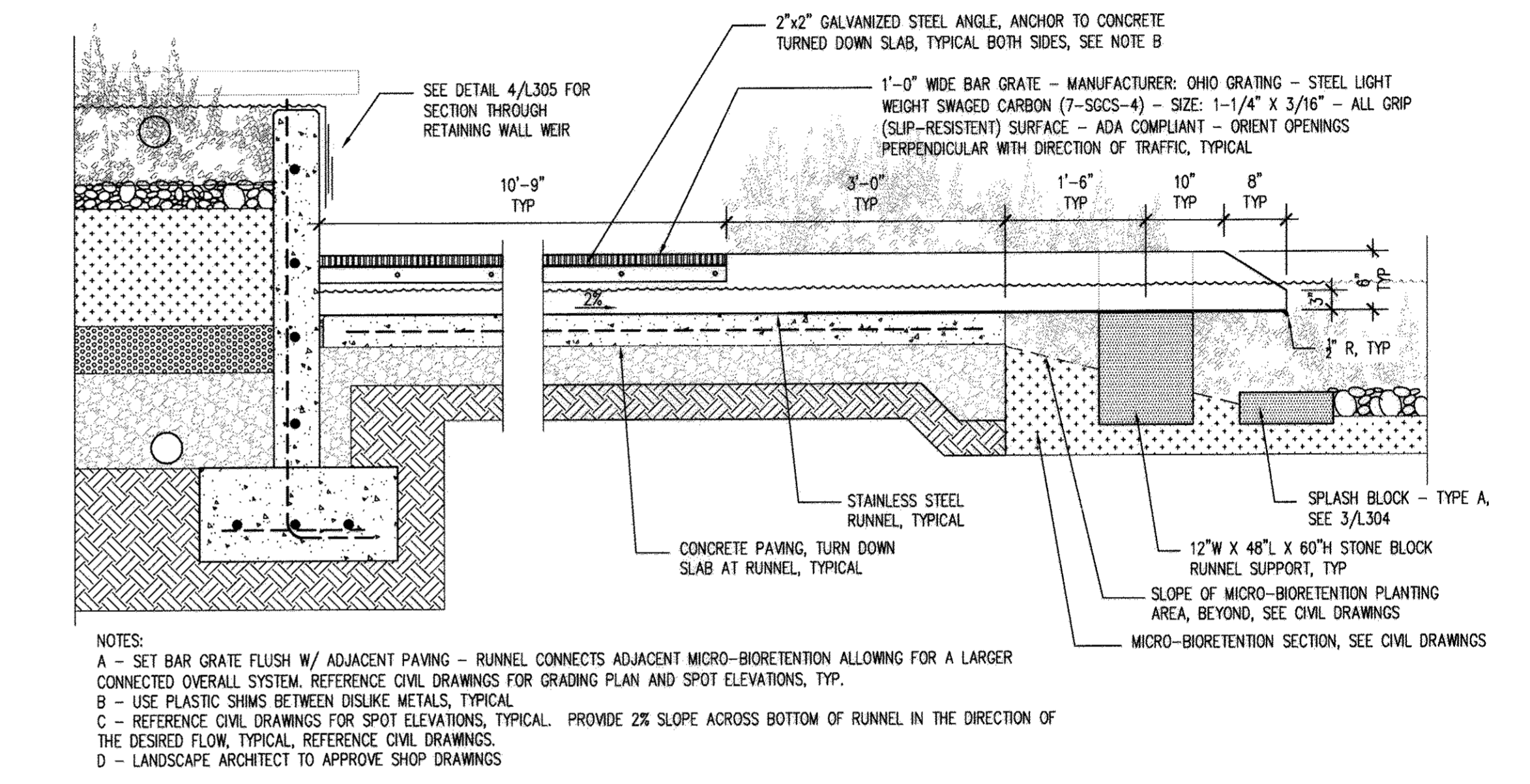
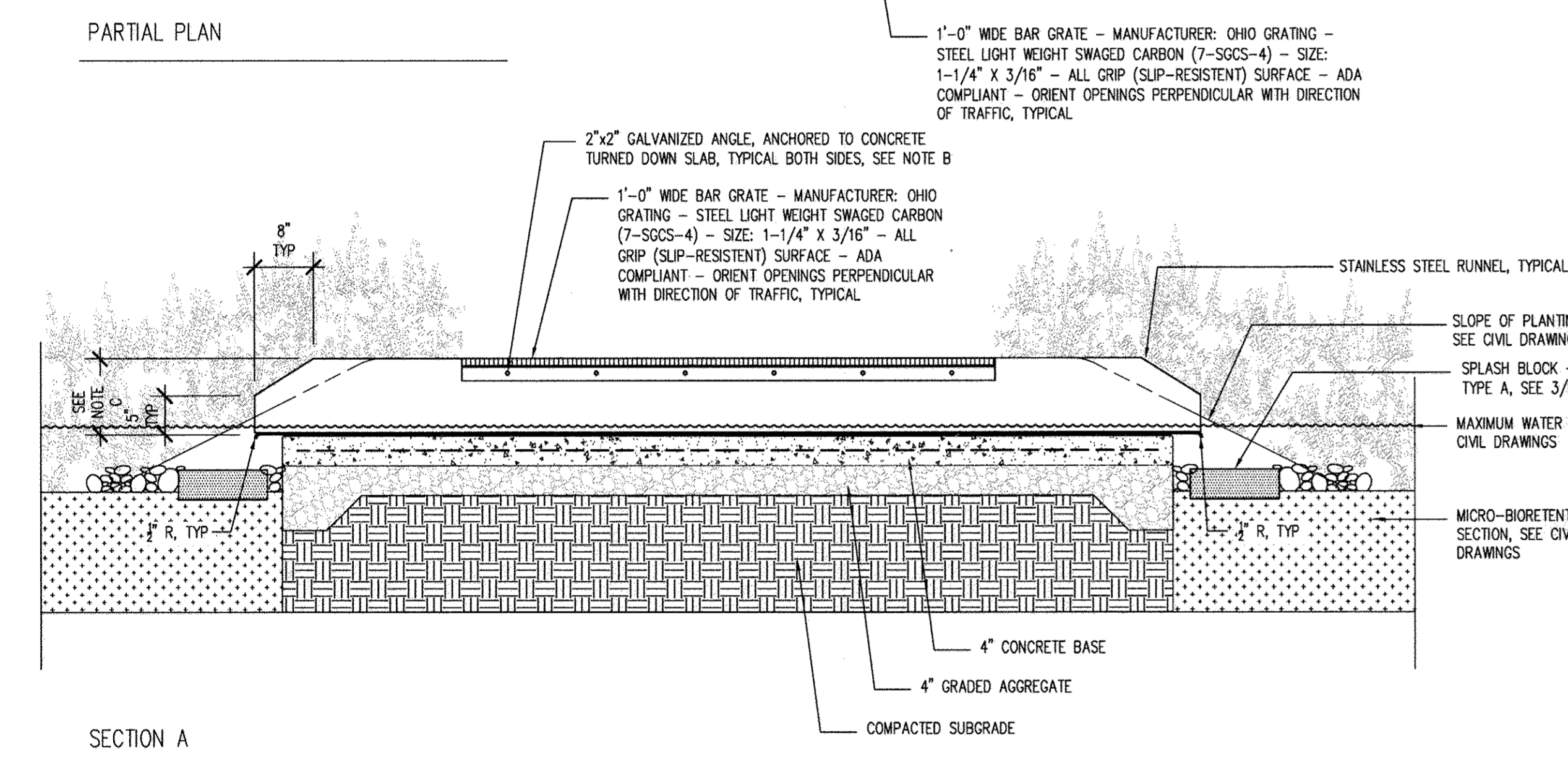
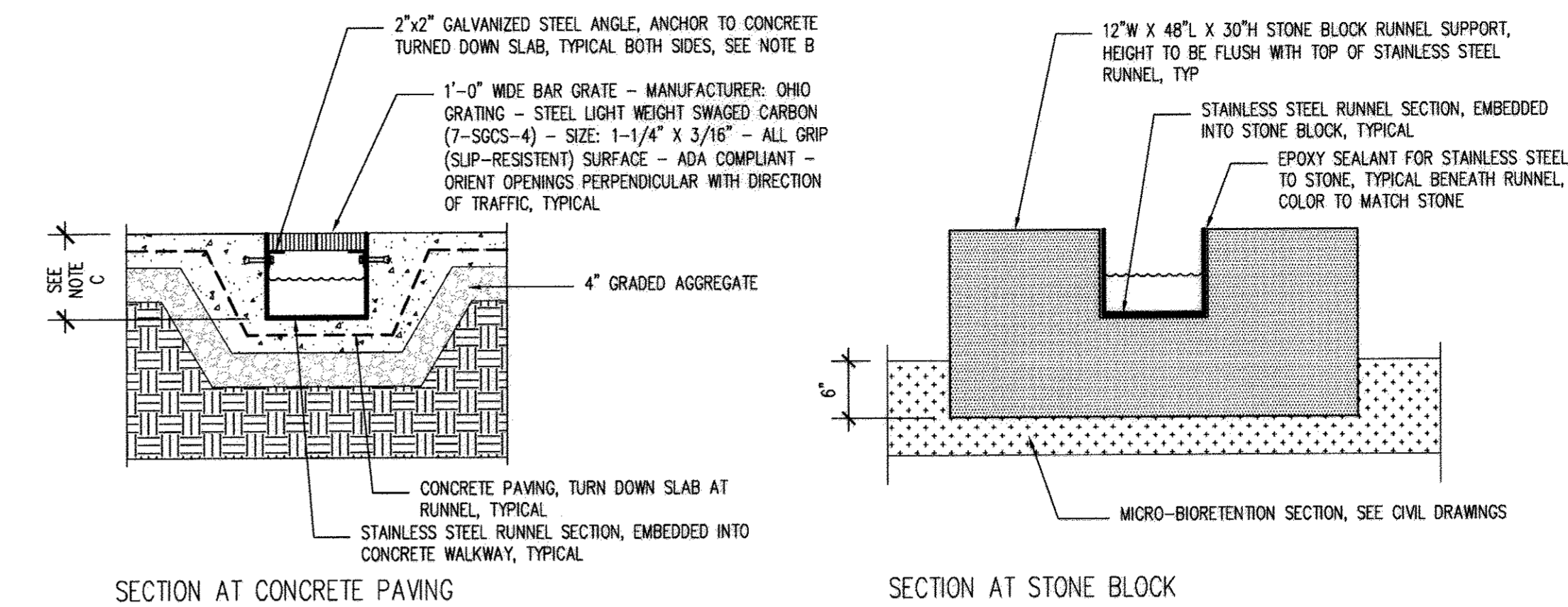
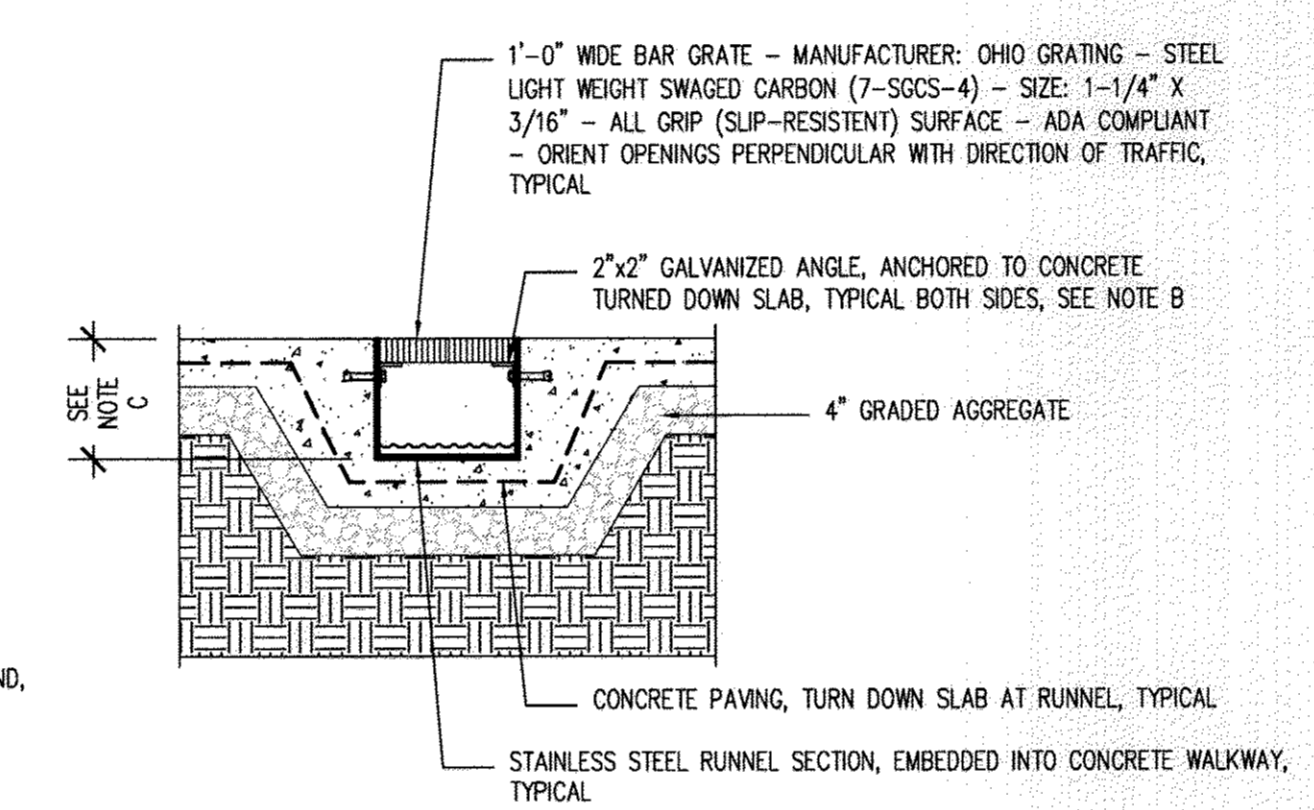
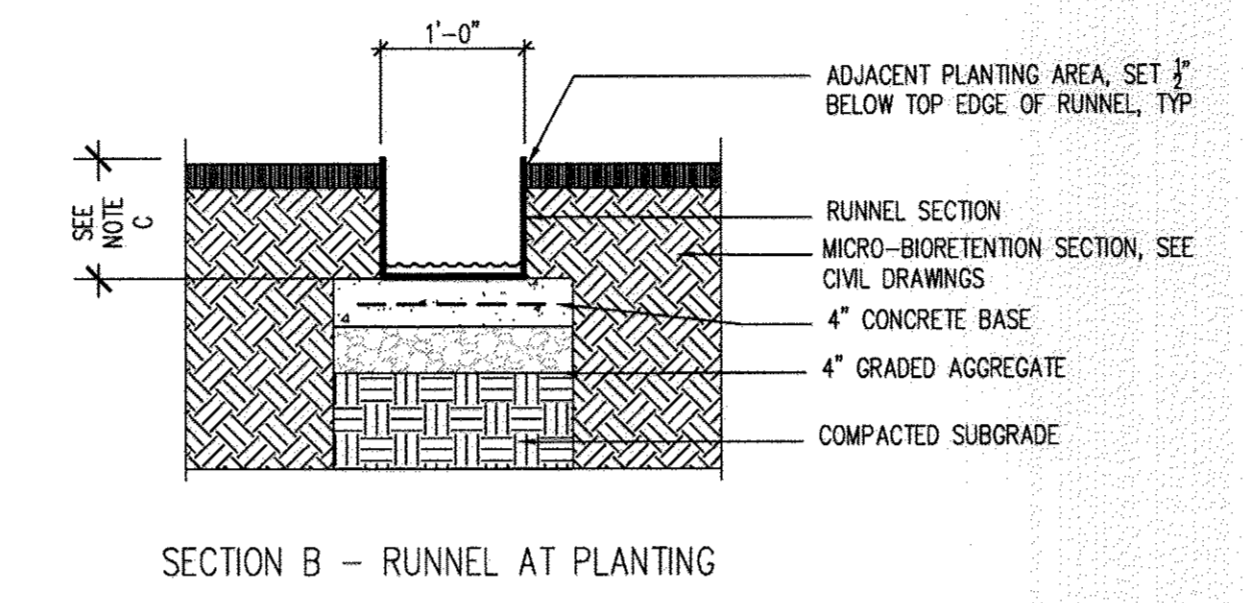
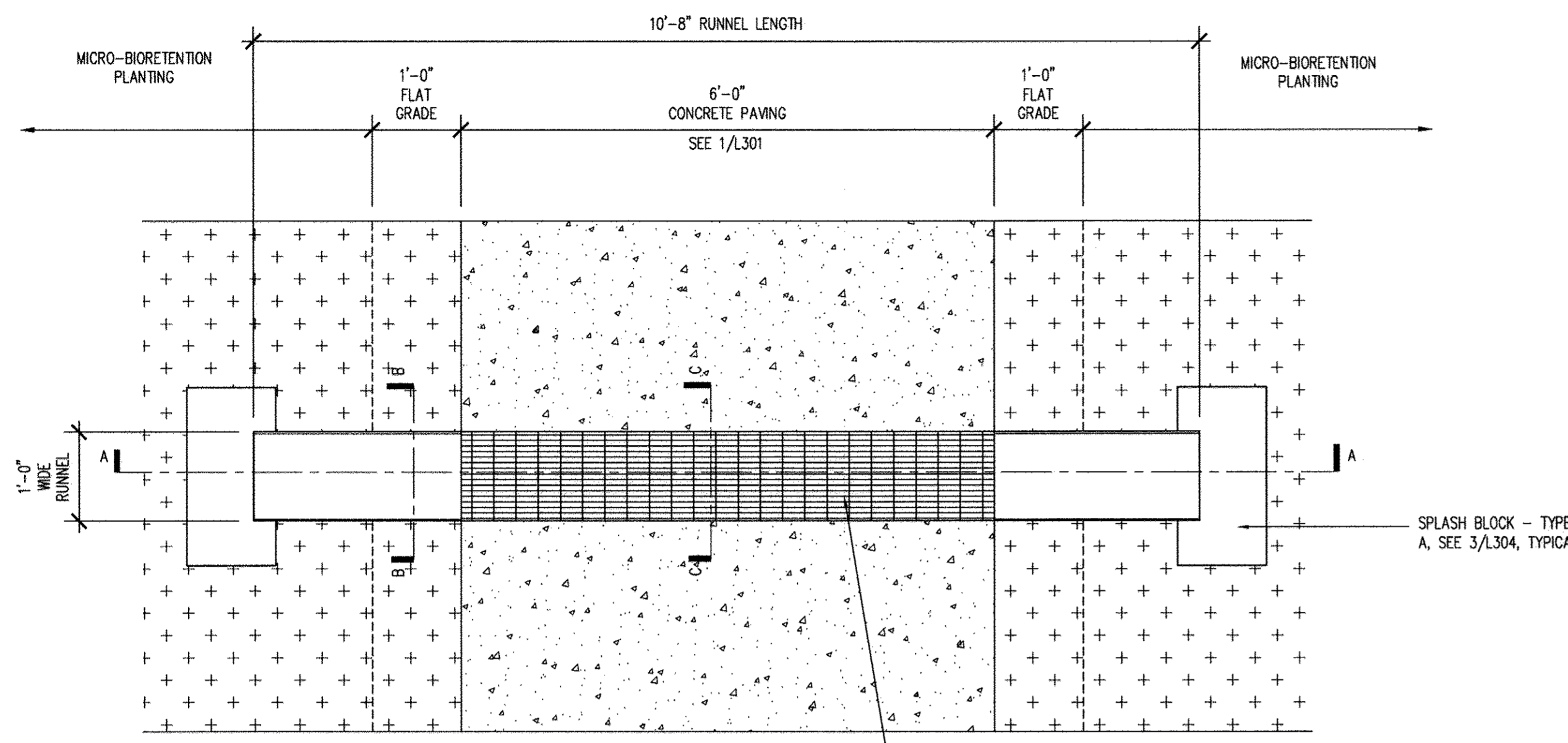


HARDSCAPE DETAILS  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No. 22400-22400

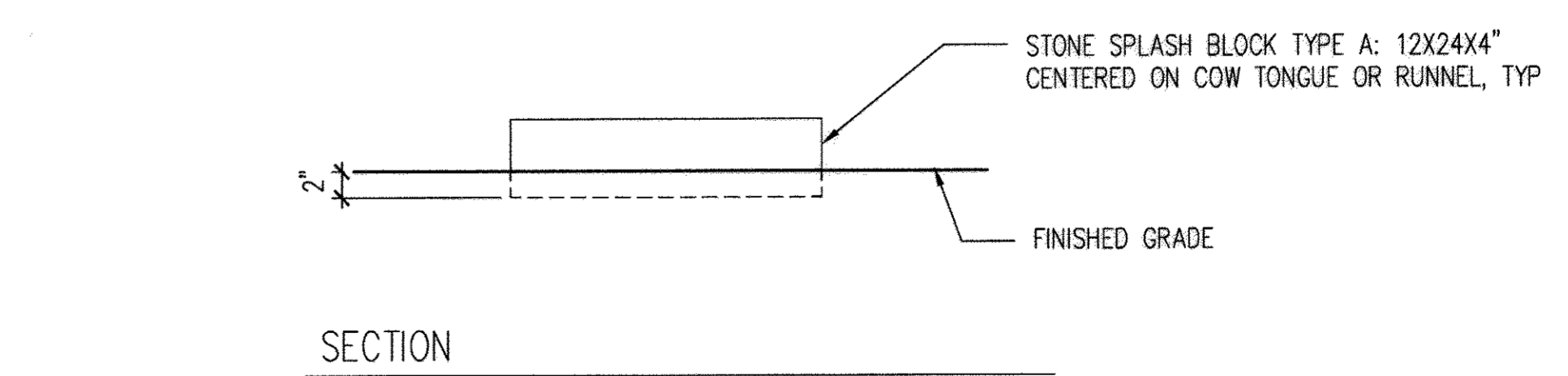
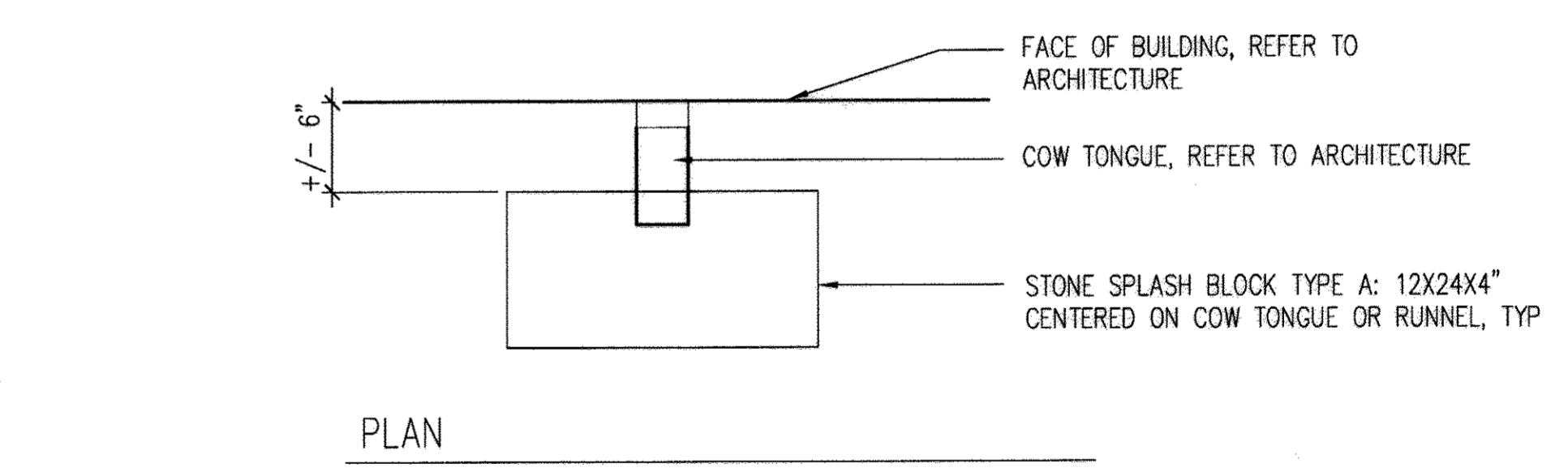
DATE	REVISION	BY	APP'R

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRD	SHEET
MAY, 2013	36 - 01	31 OF 49

**L303**



2 RUNNEL - C  
3/4" = 1'-0"



3 SPLASH BLOCK - TYPE A  
1" = 1'-0"

1 RUNNEL - B  
3/4" = 1'-0"

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Mark A. Gyll Date: 6/27/13  
Chief, Division of Land Development: Kat Blodgett Date: 6/27/13  
Chief, Development Engineering Division: John P. ... Date: 6/27/13

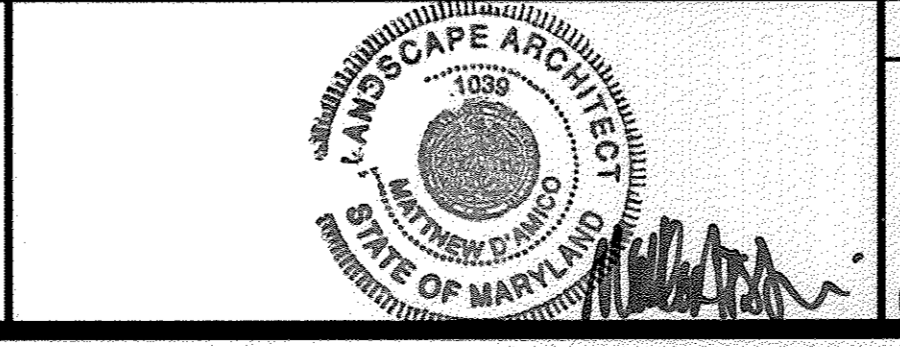
CERTIFICATION NOTE:  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: [Signature]  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

DESIGN COLLECTIVE  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
410.685.6655 F: 410.636.6243

DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



HARDSCAPE DETAILS  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22445-22460

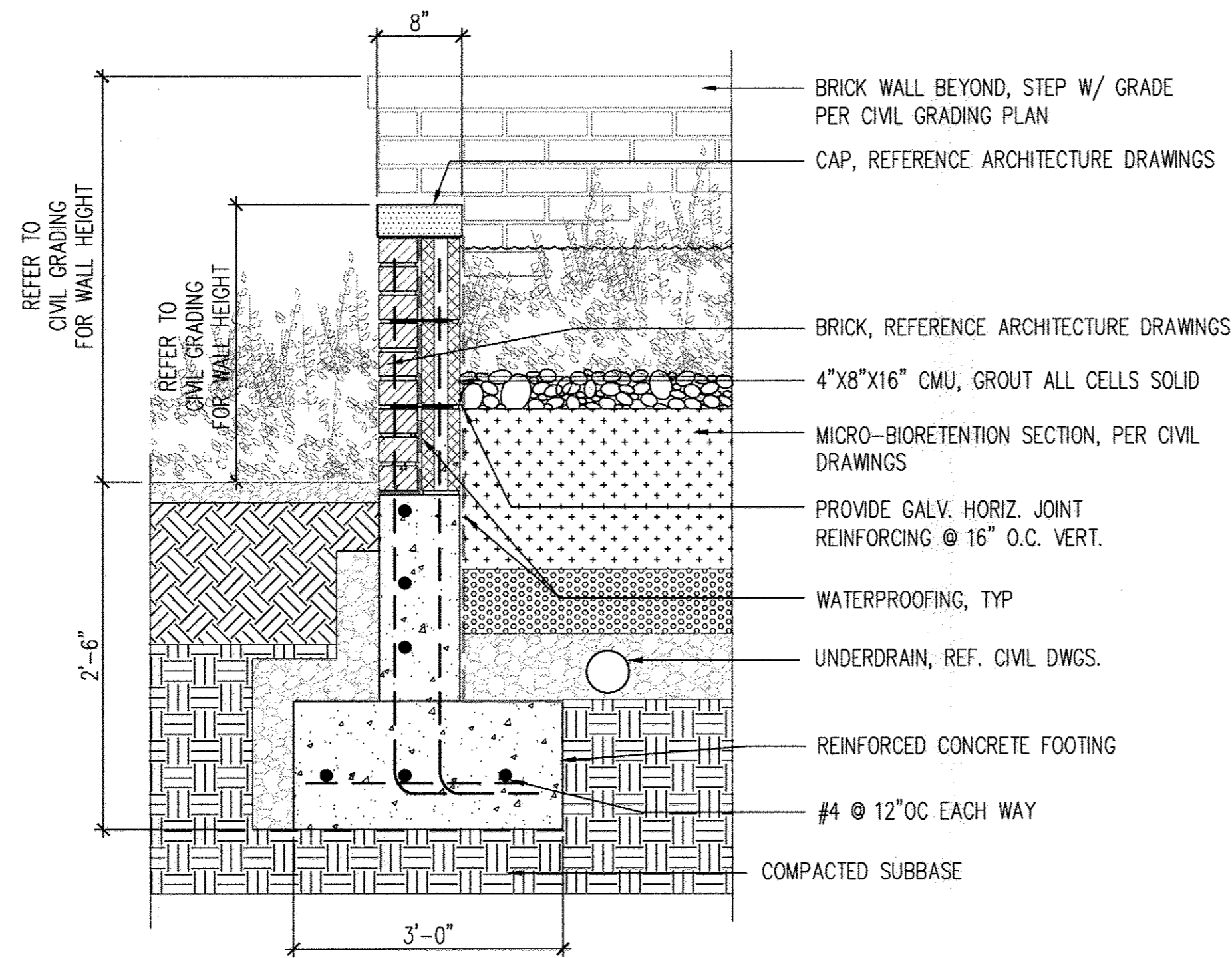
03/08/2017  
NO REBUILT INFORMATION

ELECTION DISTRICT No. 5

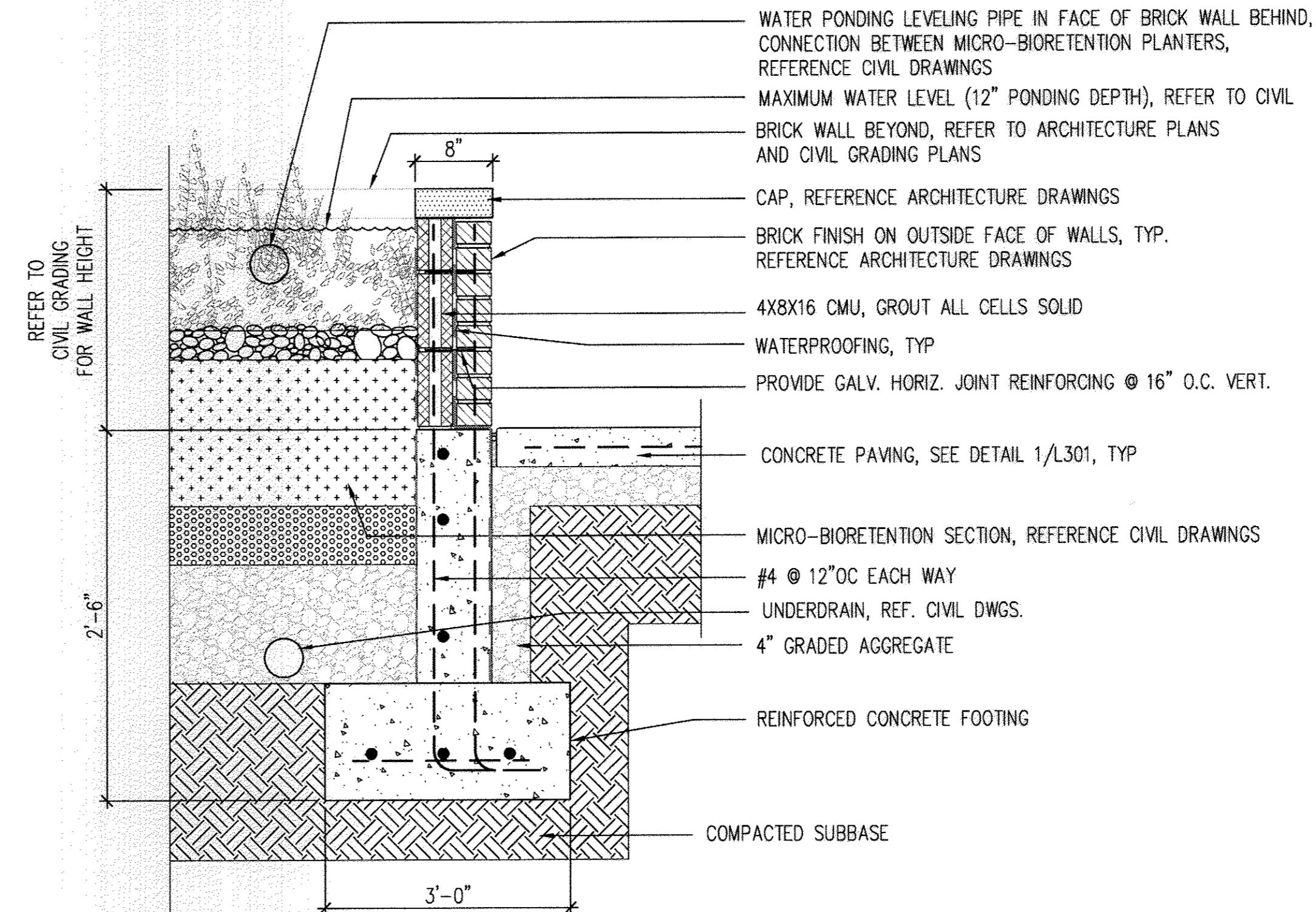
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	32 OF 49

L304

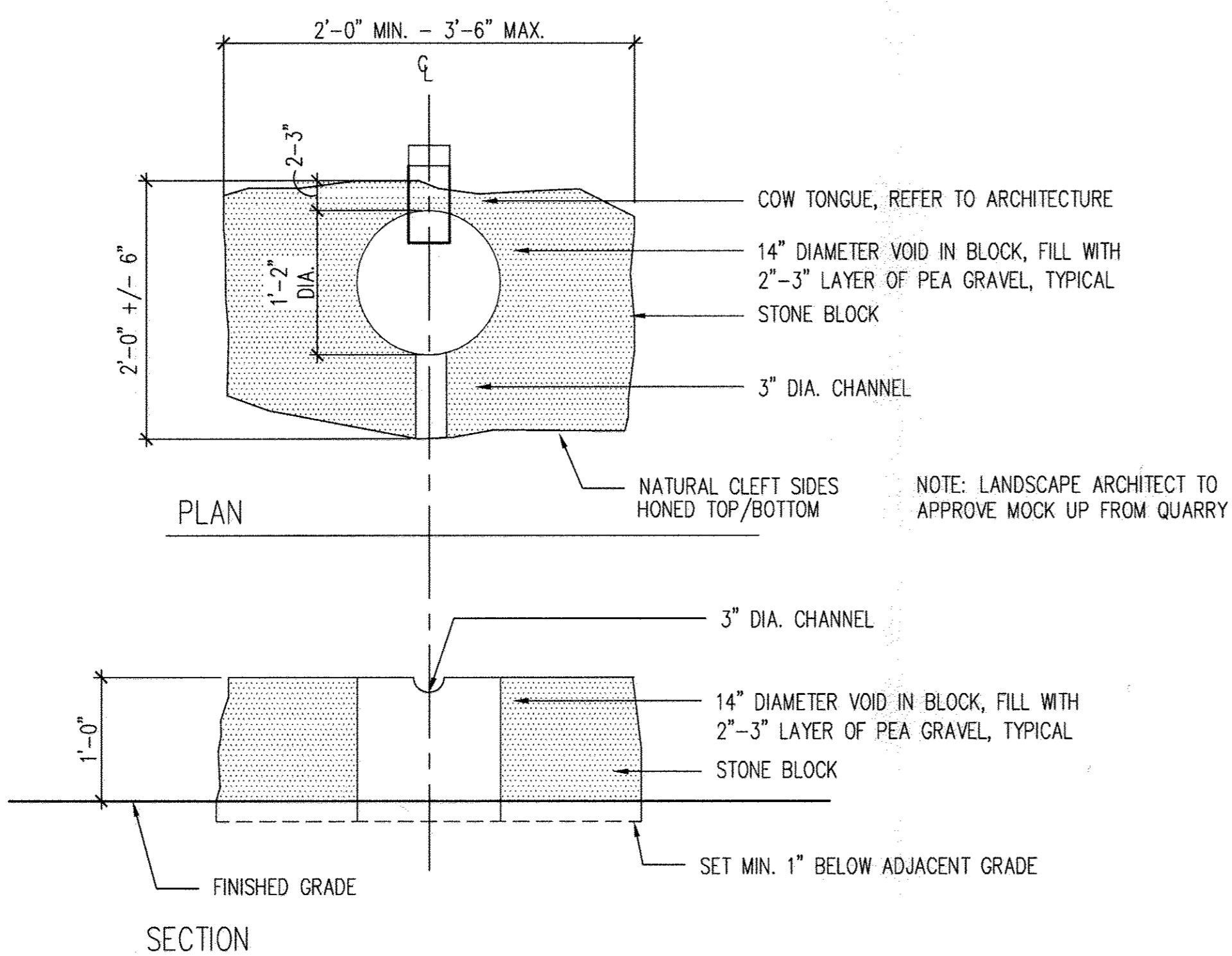




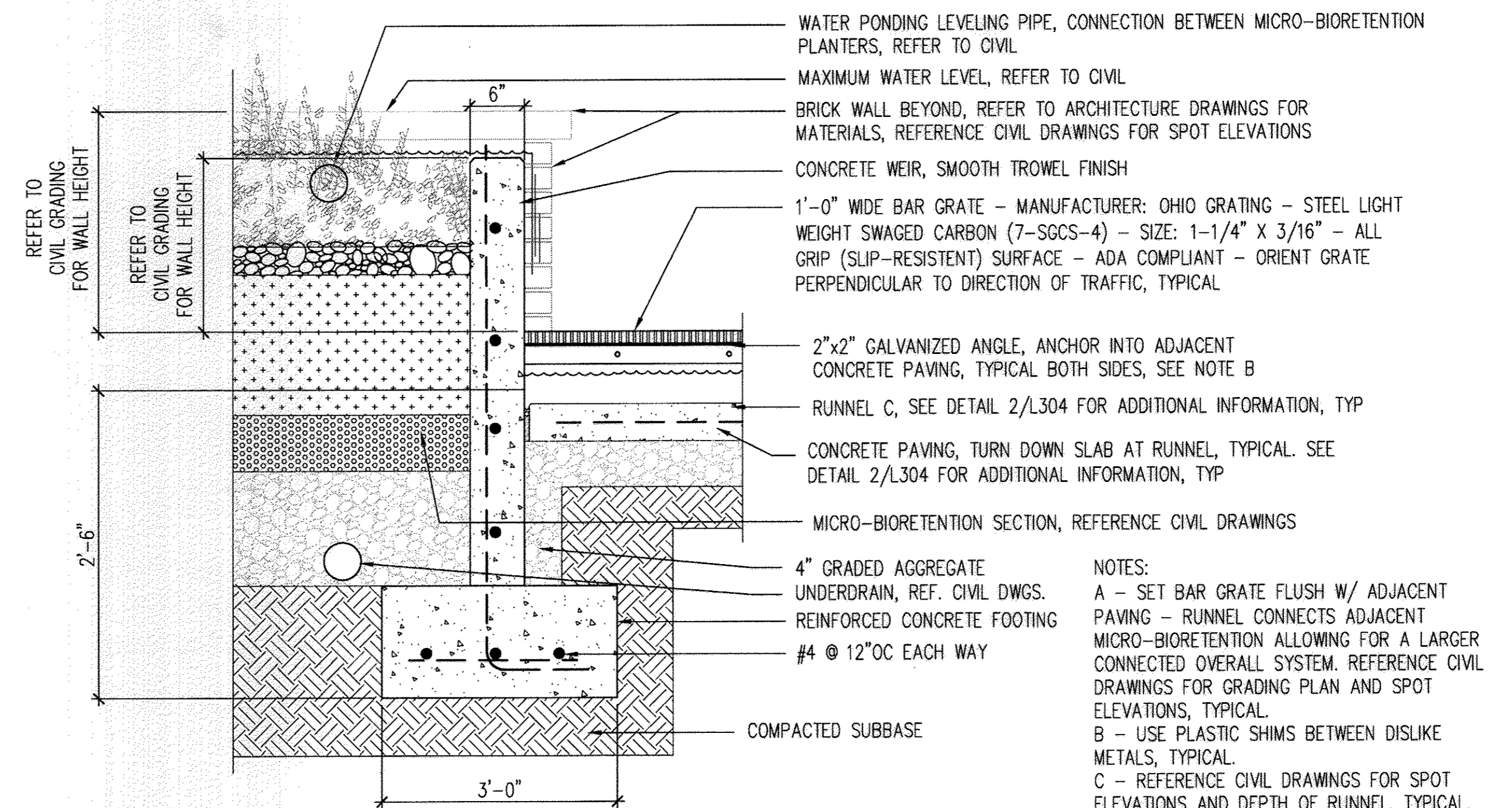
1 MICRO-BIORETENTION PLANTER - TYPE C  
1" = 1'-0"



2 MICRO-BIORETENTION PLANTER - TYPE B  
1" = 1'-0"



3 DOWNSPOUT SPLASH BLOCK - TYPE B  
1" = 1'-0"



4 SECTION THROUGH RUNNEL AT MB TYPE B  
1" = 1'-0"

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/22/12  
Director  
*[Signature]* 6/27/13  
Chief, Division of Land Development  
*[Signature]* 6/26/13  
Chief, Development Engineering Division

DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202  
312 BLACKWELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27703  
WWW.DESIGNCOLLECTIVE.COM T: 410.685.6655 F: 410.336.6141 T: 919.381.9332 F: 919.381.9392

DES. XXX DRN. XXX CHK. XXX

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



HARDSCAPE DETAILS

DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460

03/08/2017  
NO ASBUILT  
INFORMATION

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	33 OF 49

L305

TOWN CENTER AVENUE

PLANT LIST

SHRUBS				
Symbol	Botanical Name / Common Name	Size	Root	Comments
✳	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
•	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
••	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
••	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread
HERBACIOUS PERENNIALS				
Symbol	Botanical Name / Common Name	Size	Root	
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	
•	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
+	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
+	Chaemanthium latifolium River oats	1 Quart	Cont.	
⊙	Careopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊙	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊙	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊙	Heuchera americana Alum root	1 Quart	Cont.	
⊙	Geranium maculatum Wild geranium	1 Quart	Cont.	
⊙	Juncus effusus Soft rush	3 Gallon	Cont.	
⊙	Liatris spicata Blazing star	1 Gallon	Cont.	
+	Lobelia cardinalis Cardinal Flower	1 Quart	Cont.	
⊙	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.	
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊙	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊙	Panolium virgatum Switchgrass	1 Gallon	Cont.	
⊙	Phlox subulata Moss phlox	1 Quart	Cont.	
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
+	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊙	Verbena hastata Blue vervain	1 Gallon	Cont.	

GROUNDCOVER				
Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
▨	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC	
▨	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▨	Lawn Turf - Sod		Sod	

NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]

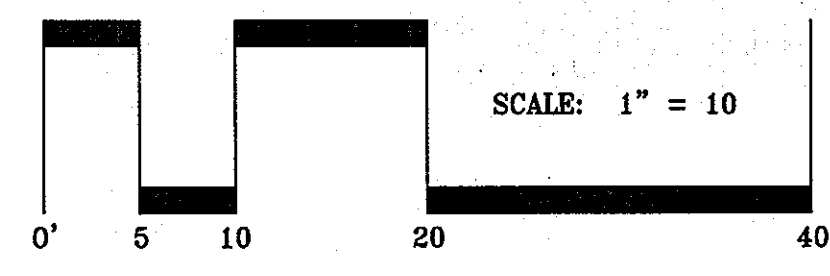
MATCHLINE - SEE SHEET L406

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

**CERTIFICATION NOTE:**  
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

*[Signature]*  
MATTHEW D'AMICO, RLA 1039



**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/22/12  
Director Date

*[Signature]* 6/27/12  
Chief, Division of Land Development Date

*[Signature]* 6/21/12  
Chief, Development Engineering Division Date

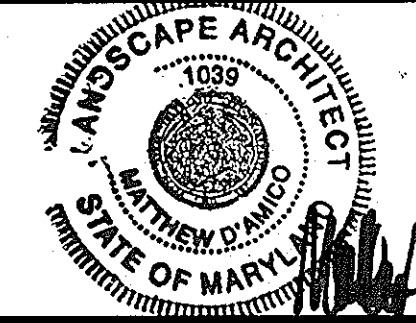
**DESIGN COLLECTIVE**

ARCHITECTURE, PLANNING, INTERIORS  
WWW.DESIGNCOLLECTIVE.COM

601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
TEL: 410.683.6655 FAX: 410.539.6648

333 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27703  
TEL: 919.981.9333 FAX: 919.981.9333

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



UNDERSTORY PLANTING ENLARGEMENT

DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22460

HOWARD COUNTY, MARYLAND

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 40 OF 49

**L403**

X:\Users\Y\PROJECTS\641-11 Columbia Town Center Parcel D\Contract Documents\Sheets\Landscaping\SDP\L403 Understory Planting Enlargement.dwg  
PLOTED: 7/25/2013 12:28 PM LAST SAVER: 7/25/2013 1:19 PM PLOTTED BY: Alesia Coppe

PLANT LIST

SHRUBS

Symbol	Botanical Name / Common Name	Size	Root	Comments
⊛	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊕	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread

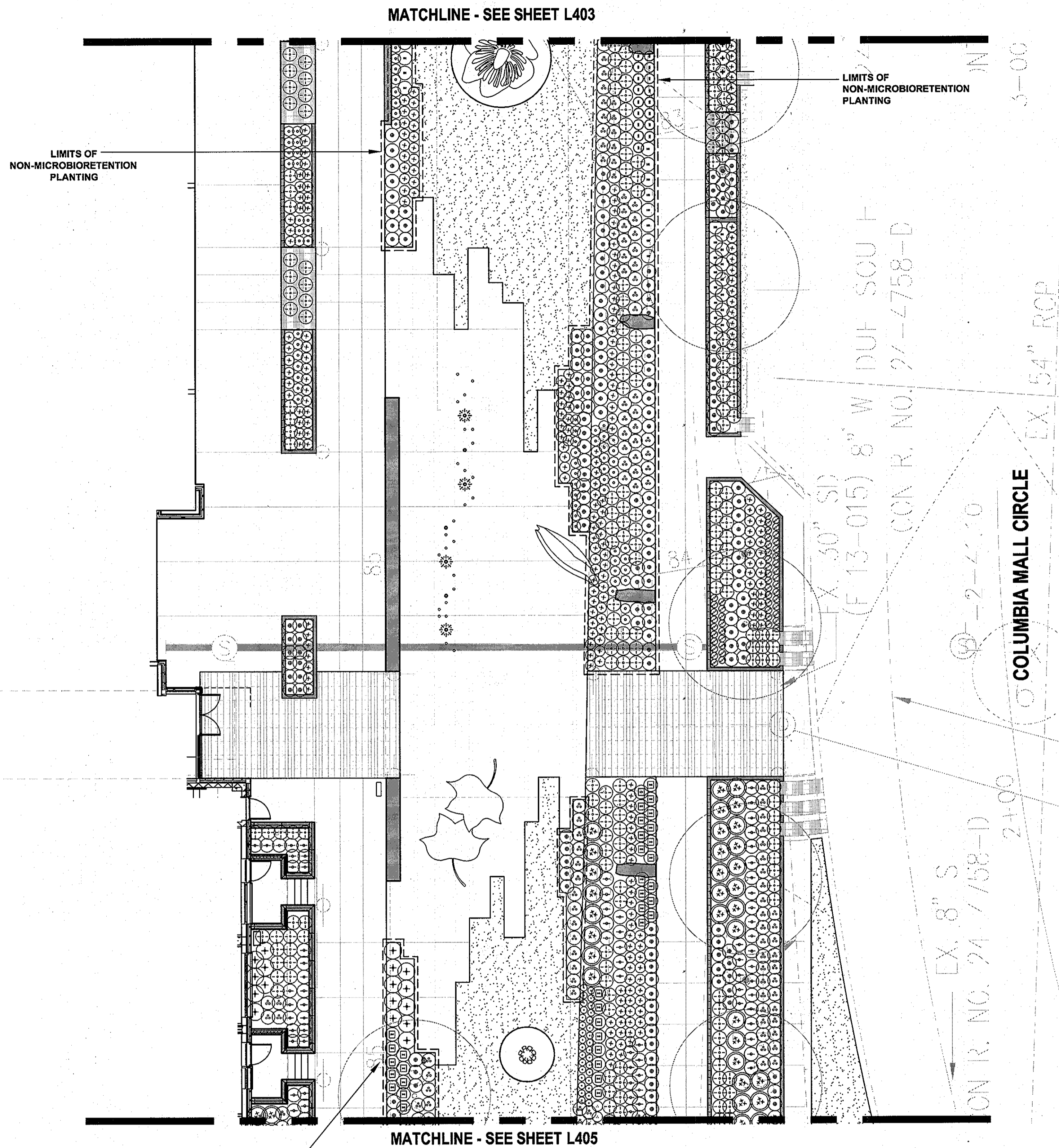
HERBACIOUS PERENNIALS

Symbol	Botanical Name / Common Name	Size	Root	Comments
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	
⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
⊕	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
⊕	Chasmanthium latifolium River oats	1 Quart	Cont.	
⊙	Careopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊕	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊕	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊙	Heuchera americana Alum root	1 Quart	Cont.	
⊕	Ceranium maculatum Wild geranium	1 Quart	Cont.	
⊕	Juncus effusus Soft rush	3 Gallon	Cont.	
⊙	Liatris spicata Blazing star	1 Gallon	Cont.	
⊕	Labellia cardinalis Cardinal Flower	1 Quart	Cont.	
⊕	Labellia sphillicia Great Blue Lobelia	1 Gallon	Cont.	
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊕	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊕	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊕	Panicum virgatum Switchgrass	1 Gallon	Cont.	
⊕	Phlox subulata Moss phlox	1 Quart	Cont.	
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
⊕	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊕	Verbena hastata Blue vervain	1 Gallon	Cont.	

GROUNDCOVER

Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajoja reptans, Bugweed	4" Cont.	12" OC	Alternate Every Other
▨	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC	
▨	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▨	Lawn Turf - Sod		Sod	

NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]



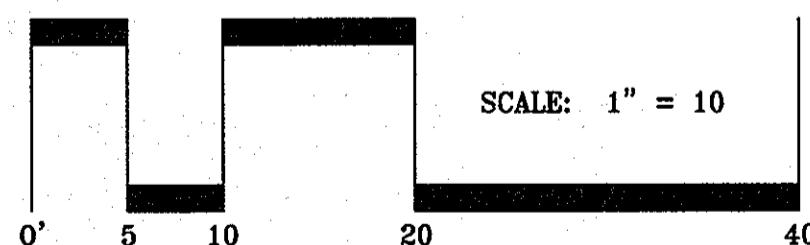
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Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME

by: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

CERTIFICATION NOTE:  
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

*[Signature]* *[Signature]*  
MATTHEW D'AMICO, RLA 1039



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/23/12  
Director Date  
*[Signature]* 6/27/13  
Chief, Division of Land Development Date  
*[Signature]* 6/21/13  
Chief, Development Engineering Division Date

DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS  
661 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
TEL: 410.685.5655 FAX: 410.336.6248

313 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
TEL: 919.351.9322 FAX: 919.351.9323

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



UNDERSTORY PLANTING ENLARGEMENT

DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22400

SCALE ZONING G. L. W. FILE No.

1"=10'-0" NT 11074

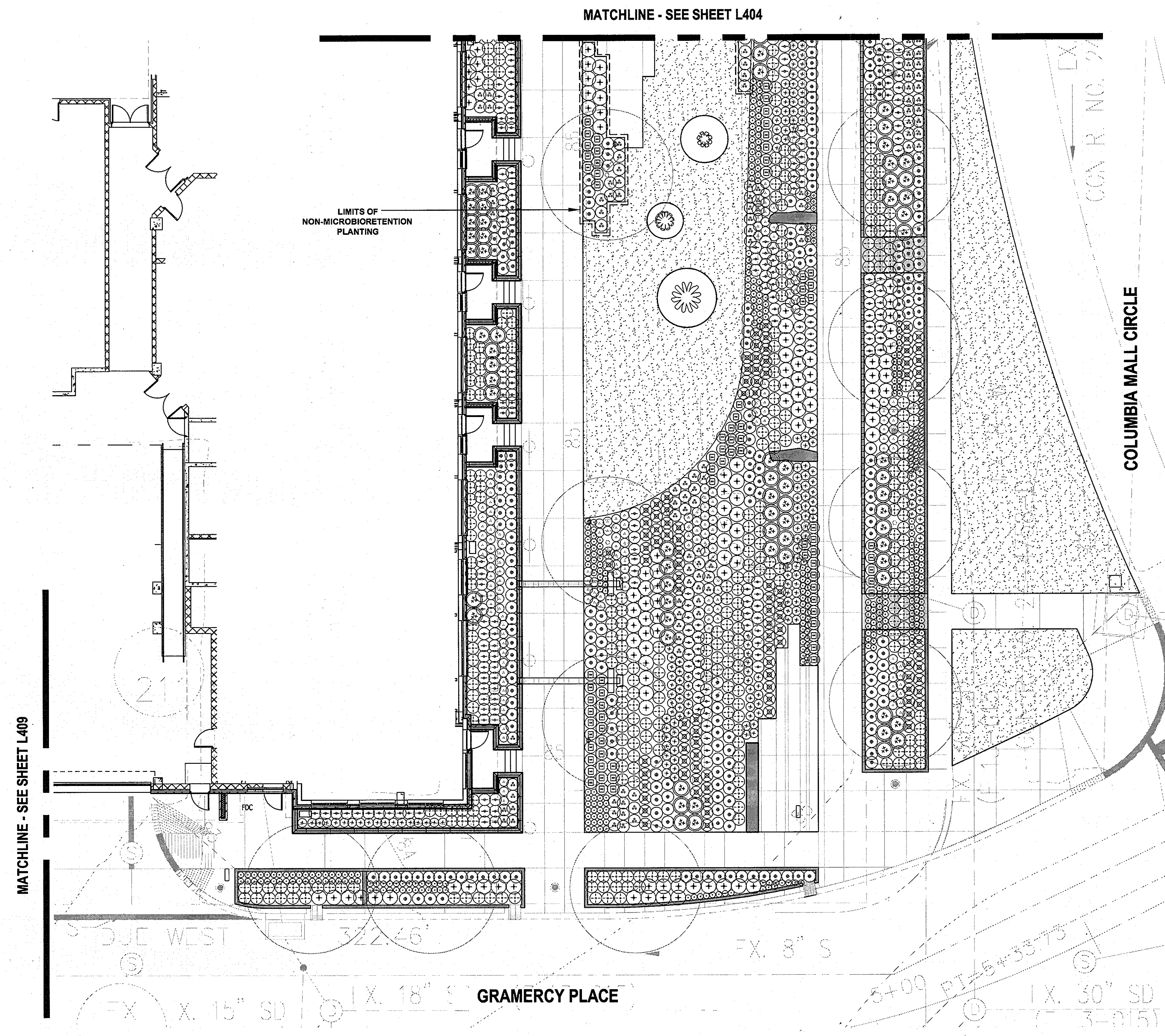
DATE TAX MAP - GRID SHEET

MAY, 2013 36 - 01 41 OF 49

L404

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



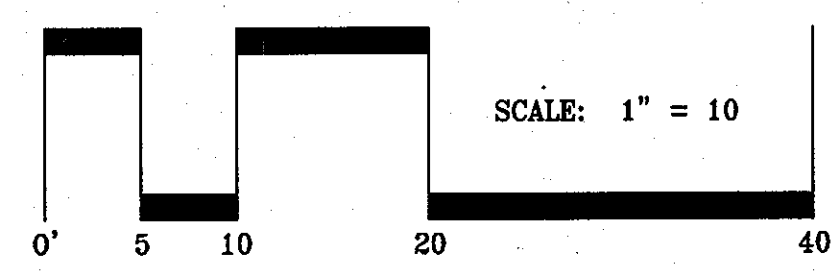
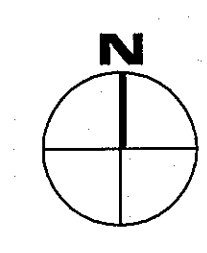
**PLANT LIST**

SHRUBS				
Symbol	Botanical Name / Common Name	Size	Root	Comments
✳	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
•	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
•	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊕	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread

HERBACIOUS PERENNIALS				
Symbol	Botanical Name / Common Name	Size	Root	Comments
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
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⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
⊕	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
⊕	Chasmanthium latifolium River oats	1 Gallon	Cont.	
⊙	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊕	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊕	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊕	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊙	Heuchera americana Alum root	1 Quart	Cont.	
⊕	Geranium maculatum Wild geranium	1 Quart	Cont.	
⊕	Juncus effusus Soft rush	3 Gallon	Cont.	
⊙	Liatris spicata Blazing star	1 Gallon	Cont.	
⊕	Lobelia cardinalis Cardinal Flower	1 Quart	Cont.	
⊕	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.	
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊙	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊕	Panicum virgatum Switchgrass	1 Gallon	Cont.	
⊕	Phlox subulata Moss phlox	1 Quart	Cont.	
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
⊕	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊕	Verbena hastata Blue vervain	1 Gallon	Cont.	

GROUNDCOVER				
Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
▨	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC	
▨	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▨	Lawn Turf - Sod	Sod		

NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL. [EXCEPT AT SOD / LAWN]



**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: David M. Leylek Date: 6/24/10  
Chief, Division of Land Development: John P. ... Date: 6/24/13  
Chief, Development Engineering Division: ... Date: 6/24/13

**CERTIFICATION NOTE:**  
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

Matthew D'Amico  
MATTHEW D'AMICO, RLA 1039

**CERTIFICATION NOTE:**  
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Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: ...  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

**DESIGN COLLECTIVE**  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
TEL: 410.683.6655 FAX: 410.339.0449

313 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
TEL: 919.381.9222 FAX: 919.381.9223

DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APPR.

PREPARED FOR:  
KETTLE  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



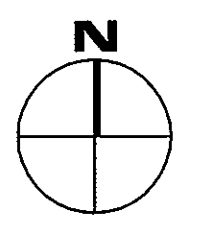
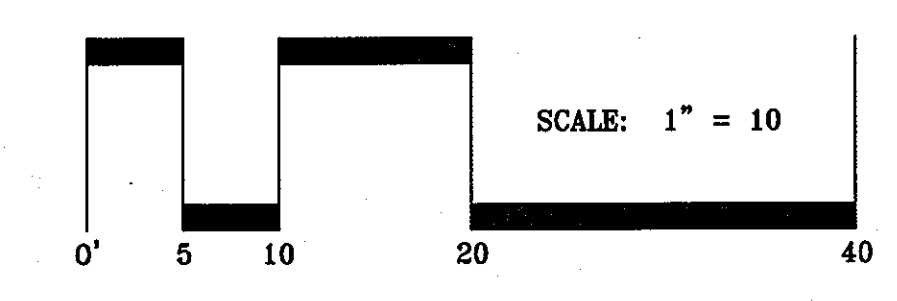
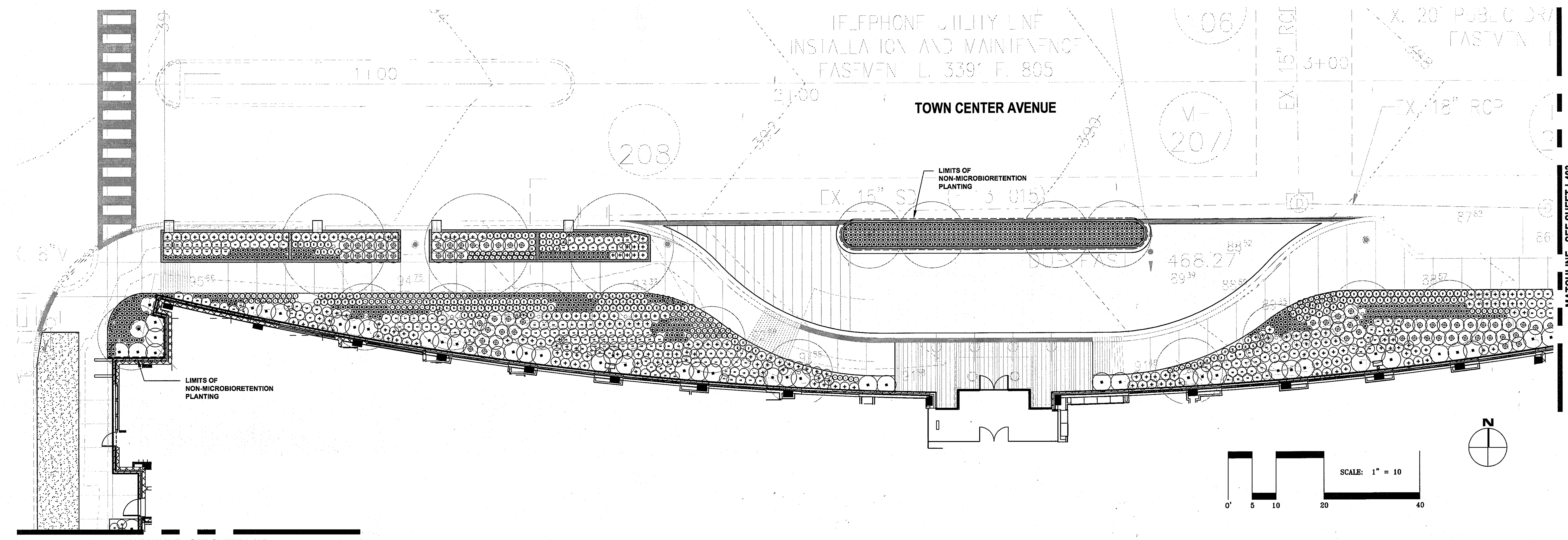
UNDERSTORY PLANTING ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22245-22400

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	42 OF 49

**L405**

X:\Media\PROJECTS\4-11 Columbia Town Center Parcel D\Contract Documents\Sheets\Landscaping\SDP\L405 Understory Planting Enlargement.dwg  
PLOTDATE: 1/28/2013 1:30 PM, LAST SAVE: 1/25/2013 1:19 PM, PLOTTED BY: Anna Cogni  
© GLW 2013



**PLANT LIST**

Symbol	Botanical Name / Common Name	Size	Root
<b>SHRUBS</b>			
⊛	Cornus sericea Red-twigged dogwood	5 Gallon	B&B 36" Minimum Height & Spread
⊙	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B 24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetpire	5 Gallon	B&B 24" Minimum Height & Spread
⊙	Lindera benzoin Spicebush	5 Gallon	B&B 36" Minimum Height & Spread
⊙	Myrica pensylvanica Northern bayberry	5 Gallon	B&B 24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B 36" Minimum Height & Spread

Symbol	Botanical Name / Common Name	Size	Root
<b>HERBACIOUS PERENNIALS</b>			
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.
⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.
⊙	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.
⊙	Chasmanthium latifolium River oats	1 Gallon	Cont.
⊙	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.
⊙	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.
⊙	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.
⊙	Heuchera americana Alum root	1 Quart	Cont.
⊙	Geranium maculatum Wild geranium	1 Quart	Cont.
⊙	Juncus effusus Soft rush	3 Gallon	Cont.
⊙	Liatris spicata Blazing star	1 Gallon	Cont.

Symbol	Botanical Name / Common Name	Size	Root
⊙	Lobelia cardinalis Cardinal Flower	1 Quart	Cont.
⊙	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.
⊙	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.
⊙	Panicum virgatum Switchgrass	1 Gallon	Cont.
⊙	Phlox subulata Moss phlox	1 Quart	Cont.
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.
⊙	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.
⊙	Verbena hastata Blue vervain	1 Gallon	Cont.

Symbol	Botanical Name / Common Name	Size	Spacing
<b>GROUNDCOVER</b>			
⊙	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC Alternate Every Other
⊙	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC
⊙	Liriope spicata Creeping lilyturf	4" Cont.	18" OC
⊙	Lawn Turf - Sod	Sod	

NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: [Signature]  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

**CERTIFICATION NOTE:**  
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

[Signature]  
MATTHEW D'AMICO, RLA 1039

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
Date: December 13, 2012

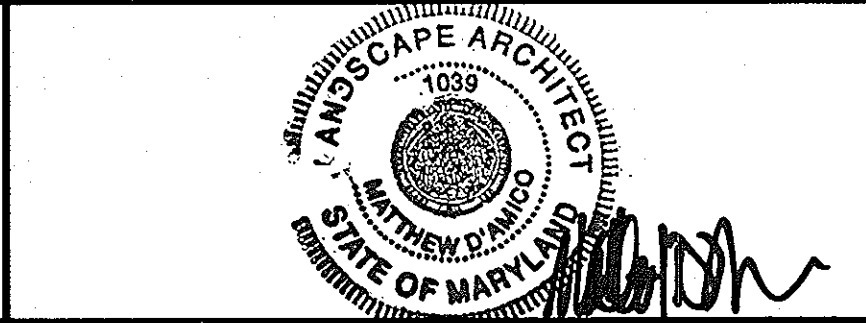
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
[Signature] 6/27/13  
Director Date  
[Signature] 6/27/13  
Chief, Division of Land Development Date  
[Signature] 6/27/13  
Chief, Development Engineering Division Date

**DESIGN COLLECTIVE**  
ARCHITECTURAL, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
TEL: 410.582.8655 FAX: 410.533.6248

312 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
TEL: 919.381.9332 FAX: 919.381.9333

DATE	REVISION	BY	APPR.

PREPARED FOR:  
KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



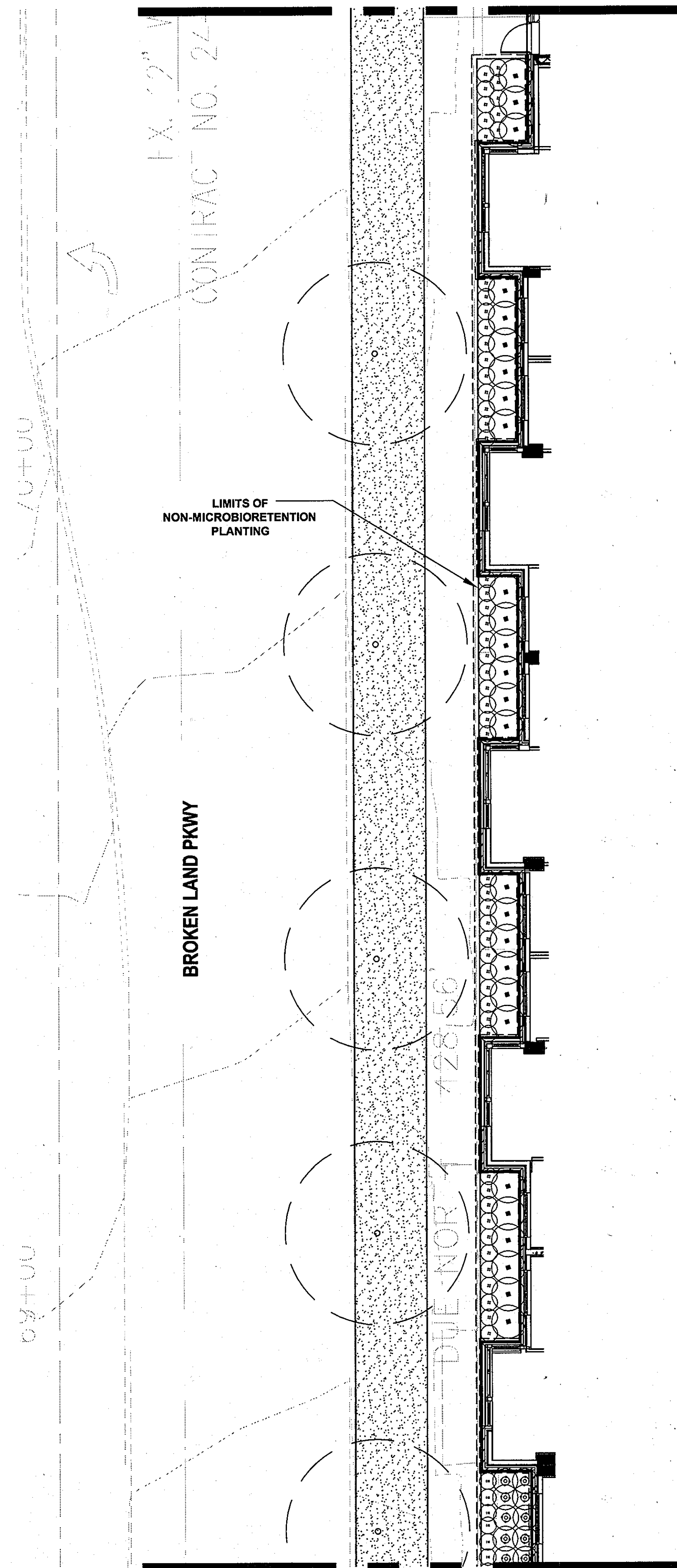
UNDERSTORY PLANTING ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22456  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	43 OF 49

**L406**

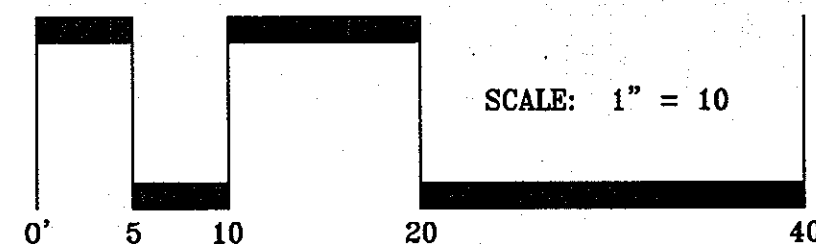
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PLOTDATE: 4/25/2013 1:31 PM, LAST SAVE: 4/25/2013 1:41 PM, PLOTED BY: Adam Coplin

MATCHLINE - SEE SHEET L406



**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/27/12  
Chief, Division of Land Development: *[Signature]* Date: 6/27/12  
Chief, Development Engineering Division: *[Signature]* Date: 6/21/12

**CERTIFICATION NOTE:**  
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

*[Signature]*  
MATTHEW D'AMICO, RLA 1039

MATCHLINE - SEE SHEET L408

**PLANT LIST**

**SHRUBS**

Symbol	Botanical Name / Common Name	Size	Root	Comments
☼	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood Viburnum	5 Gallon	B&B	36" Minimum Height & Spread

**HERBACIOUS PERENNIALS**

Symbol	Botanical Name / Common Name	Size	Root	Comments
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	
⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
⊙	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
⊙	Chasmanthium latifolium River oats	1 Gallon	Cont.	
⊙	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊙	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊙	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊙	Heuchera americana Alum root	1 Quart	Cont.	
⊙	Geranium maculatum Wild geranium	1 Quart	Cont.	
⊙	Juncus effusus Soft rush	3 Gallon	Cont.	
⊙	Liatris spicata Blazing star	1 Gallon	Cont.	
⊙	Labella cardinalis Cardinal Flower	1 Quart	Cont.	
⊙	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.	
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊙	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊙	Panicum virgatum Switchgrass	1 Gallon	Cont.	
⊙	Phlox subulata Moss phlox	1 Quart	Cont.	
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
⊙	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊙	Verbena hastata Blue vervain	1 Gallon	Cont.	

**GROUNDCOVER**

Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
▨	Carex gloucodea Blue wood sedge	4" Cont.	12" OC	
▨	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▨	Lawn Turf - Sod		Sod	

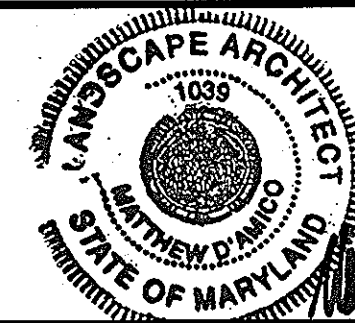


NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]

**L407**

**DESIGN COLLECTIVE**  
ARCHITECTURE, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
WWW.DESIGNCOLLECTIVE.COM  
312 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
TEL: 410.685.6655 FAX: 410.336.6648  
TEL: 919.286.9322 FAX: 919.286.9323

PREPARED FOR:  
KETTLE  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



UNDERSTORY PLANTING ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 2245-22460

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 44 OF 49

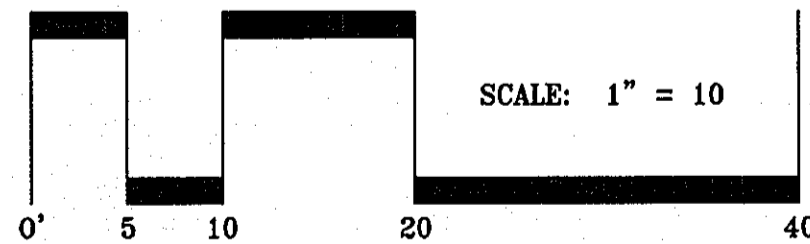
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

MATCHLINE - SEE SHEET L407

**CERTIFICATION NOTE:**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
 DEVELOPER/SOWNER'S NAME  
 by: *[Signature]*  
 DEVELOPER/SOWNER'S NAME  
 Authorized Official



**APPROVED**  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: December 13, 2012

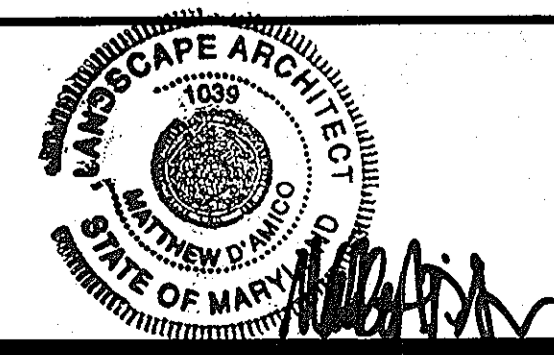
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 6/27/12  
 Director Date  
*[Signature]* 6/27/12  
 Chief, Division of Land Development Date  
*[Signature]* 6/27/12  
 Chief, Development Engineering Division Date

**CERTIFICATION NOTE:**  
 THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

*[Signature]*  
 MATTHEW D'AMICO, RLA 1039

**DESIGN COLLECTIVE**  
 ARCHITECTURAL, PLANNING, INTERIORS  
 601 EAST FRATT STREET, SUITE 300  
 BALTIMORE, MARYLAND 21202  
 WWW.DESIGNCOLLECTIVE.COM  
 312 BLACKHILL STREET, SUITE 100  
 DURHAM, NORTH CAROLINA 27701  
 410.692.6633 F: 410.336.6442 T: 919.371.9322 F: 919.371.9333

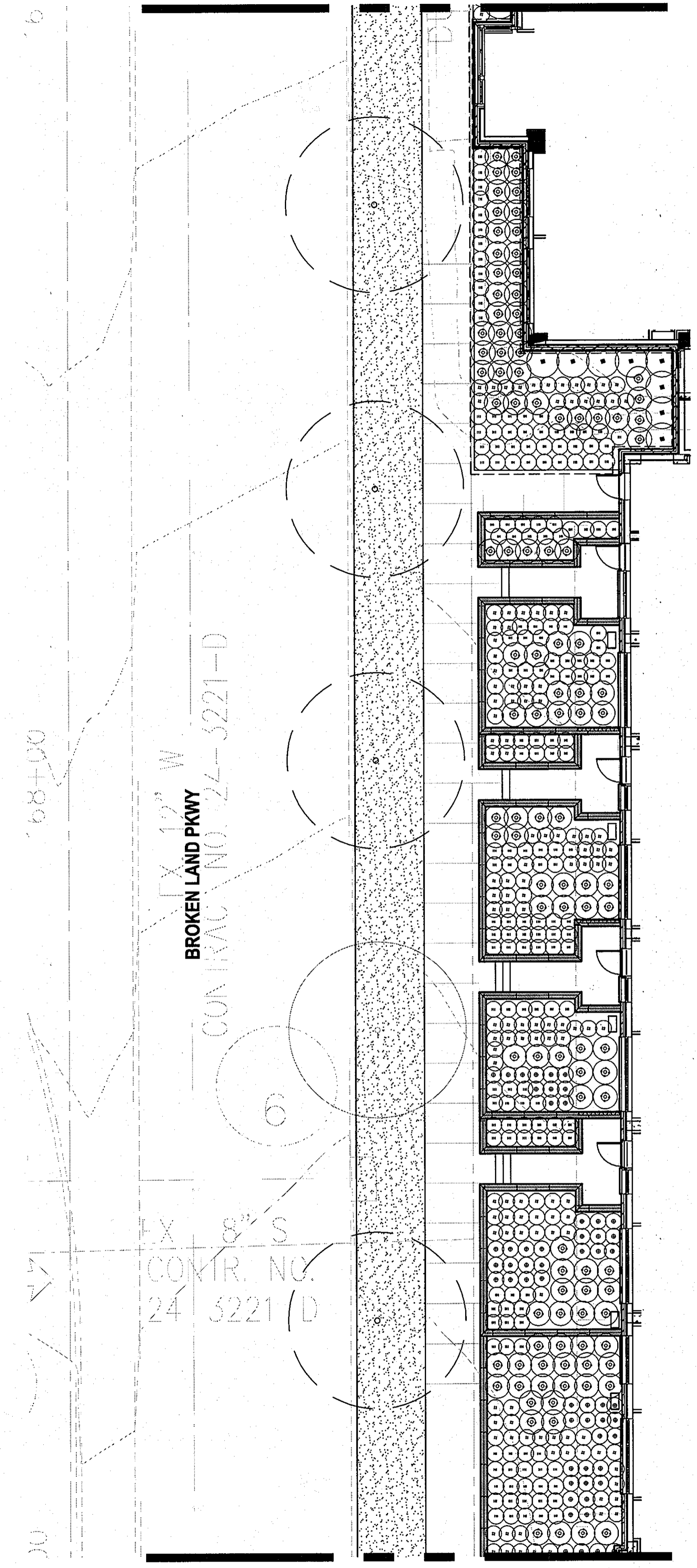
PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542



UNDERSTORY PLANTING ENLARGEMENT  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No. 2245-2240

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 45 OF 49

DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APPR.
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MATCHLINE - SEE SHEET L409

**PLANT LIST**

**SHRUBS**

Symbol	Botanical Name / Common Name	Size	Root	Comments
☼	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
⬤	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindero benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊕	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊖	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread

**HERBACIOUS PERENNIALS**

Symbol	Botanical Name / Common Name	Size	Root	Comments
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
⊖	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	
⊕	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
⊕	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊖	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
⊕	Chasmanthium latifolium River oats	1 Gallon	Cont.	
⊖	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊕	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊕	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊕	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊖	Heuchera americana Alum root	1 Quart	Cont.	
⊕	Geranium maculatum Wild geranium	1 Quart	Cont.	
⊕	Juncus effusus Soft rush	3 Gallon	Cont.	
⊖	Liatris spicata Blazing star	1 Gallon	Cont.	
⊕	Labella cardinalis Cardinal Flower	1 Quart	Cont.	
⊕	Labella siphilitica Great Blue Lobelia	1 Gallon	Cont.	
⊖	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊕	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊖	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊖	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊕	Panicum virgatum Switchgrass	1 Gallon	Cont.	
⊕	Phlox subulata Moss phlox	1 Quart	Cont.	
⊖	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
⊕	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊖	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊖	Verbena hastata Blue vervain	1 Gallon	Cont.	

**GROUNDCOVER**

Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
▩	Carex glaucoides Blue wood sedge	4" Cont.	12" OC	
▧	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▦	Lawn Turf - Sod		Sod	

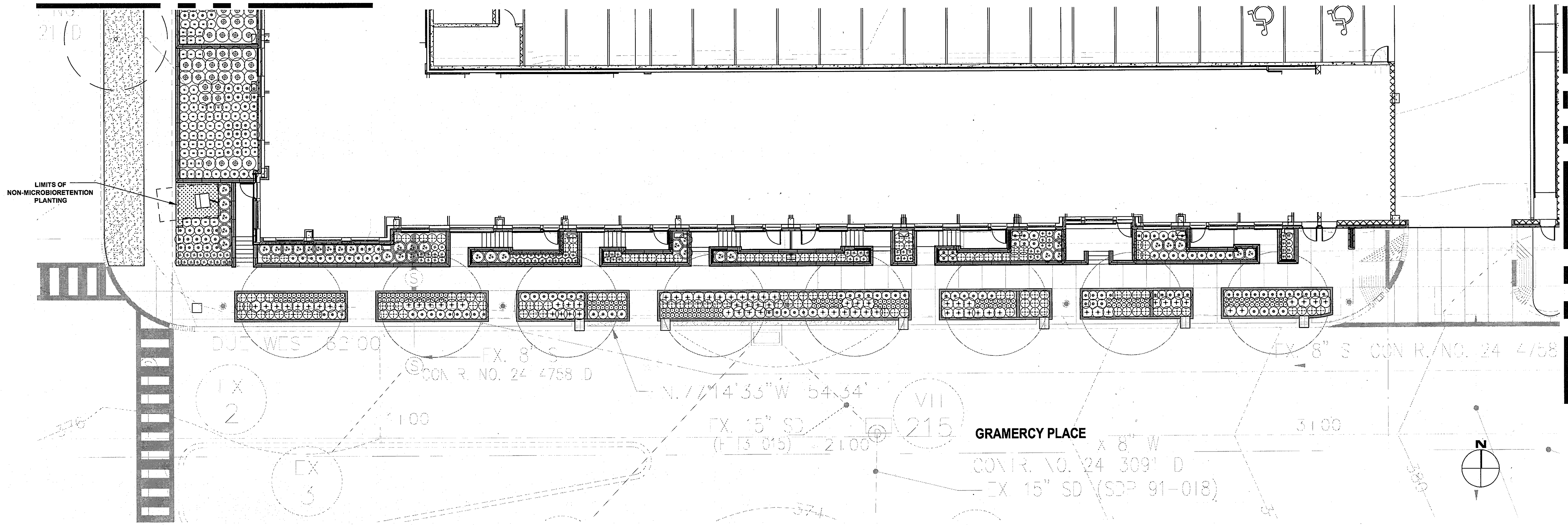
NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]

**L408**

X:\Vistas\PROJECTS\64-11 Columbia Town Center Parcel D\Contract Documents\Sheets\Landscape\SDP\L408 Understory Planting Enlargement.dwg  
 PLOTTED: 7/25/2013 1:32 PM, LAST SAVED: 7/25/2013 1:23 PM, PLOTTED BY: Alana Cogan  
 © GLW 2013

MATCHLINE - SEE SHEET L408

MATCHLINE - SEE SHEET L405

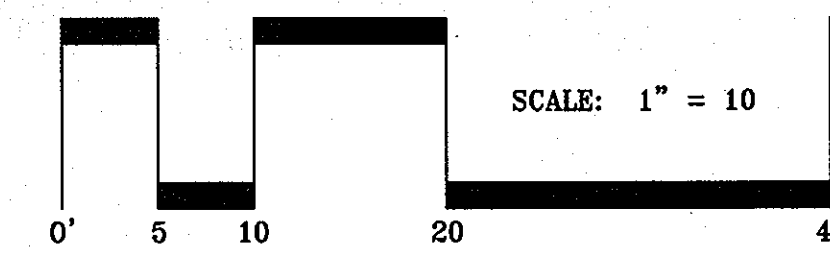


PLANT LIST

Symbol	Botanical Name / Common Name	Size	Root	Symbol	Botanical Name / Common Name	Size	Root	Symbol	Botanical Name / Common Name	Size	Root	Symbol	Botanical Name / Common Name	Size	Spacing
<b>SHRUBS</b>				<b>HERBACIOUS PERENNIALS</b>				<b>GROUNDCOVER</b>							
✳	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread	⊕	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	⊕	Lobelia cardinalis Cardinal Flower	1 Quart	Cont.	▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont. 12" OC Alternate Every Other
✳	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread	⊕	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	⊗	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.	▨	Carex glaucoidea Blue wood sedge	4" Cont. 12" OC
✳	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread	⊕	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	⊕	Lupinus perennis Blue Lupine	1 Gallon	Cont.	▨	Liriope spicata Creeping lilyturf	4" Cont. 18" OC
✳	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread	⊕	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	⊕	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	▨	Lawn Turf - Sod	Sod
✳	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread	⊕	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	⊕	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]		
⊕	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread	⊕	Chesmonthium latifolium River oats	1 Gallon	Cont.	⊕	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	CERTIFICATION NOTE: I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.		
					⊕	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	⊕	Panicum virgatum Switchgrass	1 Gallon	Cont.	Parcel D Property LLC DEVELOPER'S/OWNER'S NAME		
					⊕	Elymus hystrix Bottle brush grass	1 Quart	Cont.	⊕	Phlox subulata Moss phlox	1 Quart	Cont.	By: <i>[Signature]</i> DEVELOPER'S/OWNER'S NAME Authorized Official		
					⊕	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	⊕	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	L409		
					⊕	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	⊕	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	PREPARED FOR: KETTNER 1751 PINNACLE DRIVE SUITE 700 MCLEAN, VIRGINIA 22102 ATTN: KEVIN PERTERKIN 703-205-5542		
					⊕	Hedera americana Alum root	1 Quart	Cont.	⊕	Senecio aureus Golden Groundsel	1 Quart	Cont.	DESIGN COLLECTIVE ARCHITECTURAL, PLANNING, INTERIORS 601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 WWW.DESIGNCOLLECTIVE.COM		
					⊕	Geranium maculatum Wild geranium	1 Quart	Cont.	⊕	Verbena hastata Blue vervain	1 Gallon	Cont.	UNDERSTORY PLANTING ENLARGEMENT DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD BLOCK W-1 PARCELS D-1 AND D-2 GREEN MIXED-USE BUILDING PLAT No. 22455-22460		
					⊕	Juncus effusus Soft rush	3 Gallon	Cont.	CERTIFICATION NOTE: THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250						
					⊕	Liatris spicata Blazing star	1 Gallon	Cont.	MATTHEW D'AMICO, RLA 1039						

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

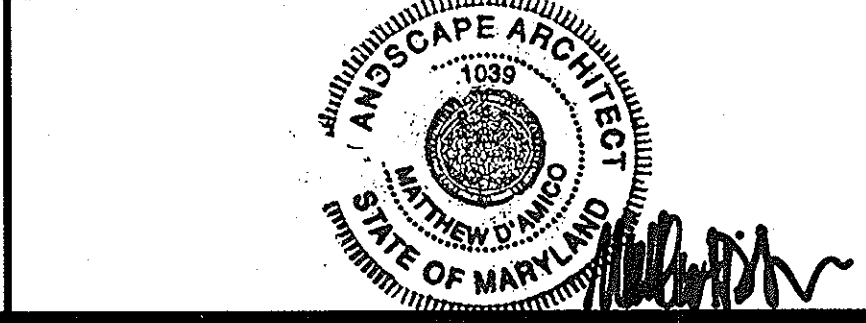
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 6/22/13  
Chief, Division of Land Development: *[Signature]* Date: 6/27/13  
Chief, Development Engineering Division: *[Signature]* Date: 6/27/13



DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APP'R

--	--	--	--	--	--	--

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542

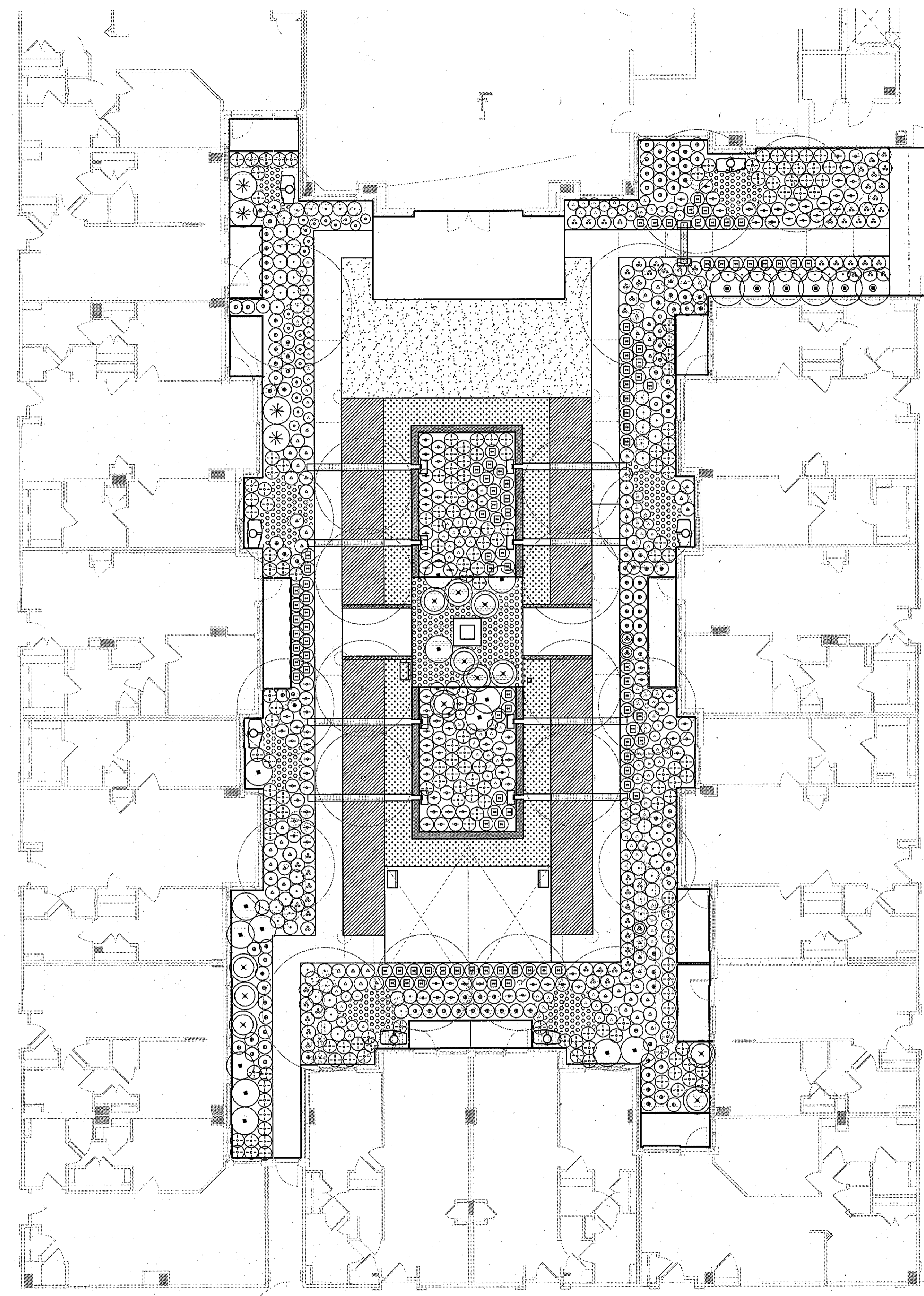


UNDERSTORY PLANTING ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 46 OF 49

X:\Videy\PROJECTS\64-11 Columbia Town Center Parcel D\Contract Documents\Drawings\Landscaping\SDP\L409 Understory Planting Enlargement.dwg  
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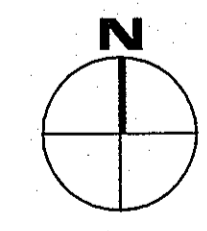
MATCHLINE - SEE SHEET L411

**PLANT LIST**

SHRUBS				
Symbol	Botanical Name / Common Name	Size	Root	Comments
⊛	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetgum	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread

HERBACIOUS PERENNIALS				
Symbol	Botanical Name / Common Name	Size	Root	Comments
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.	
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.	
⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.	
⊙	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.	
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.	
⊙	Chasmanthium latifolium River oats	1 Gallon	Cont.	
⊙	Careopsis verticillata Threadleaf Tickseed	1 Quart	Cont.	
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.	
⊙	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.	
⊙	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.	
⊙	Heuchera americana Alum root	1 Quart	Cont.	
⊙	Geranium maculatum Wild geranium	1 Quart	Cont.	
⊙	Juncus effusus Soft rush	3 Gallon	Cont.	
⊙	Liatris spicata Blazing star	1 Gallon	Cont.	
⊙	Labellia cardinalis Cardinal Flower	1 Quart	Cont.	
⊙	Labellia siphilitica Great Blue Lobelia	1 Gallon	Cont.	
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.	
⊙	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.	
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.	
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.	
⊙	Panicum virgatum Switchgrass	1 Gallon	Cont.	
⊙	Phlox subulata Moss phlox	1 Quart	Cont.	
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.	
⊙	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.	
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.	
⊙	Verbena hastata Blue vervain	1 Gallon	Cont.	

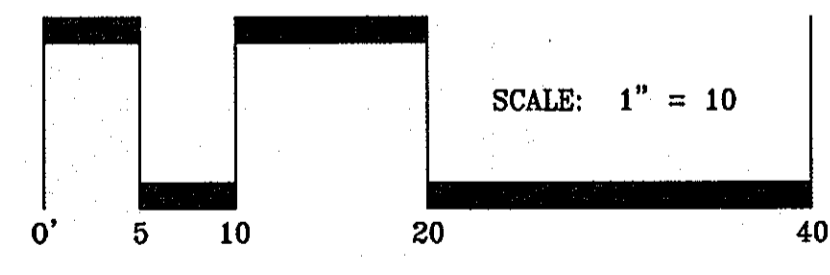
GROUNDCOVER				
Sym.	Botanical/Common Name	Size	Spacing	Comments
▨	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
▨	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC	
▨	Liriope spicata Creeping lilyturf	4" Cont.	18" OC	
▨	Lawn Turf - Sod	Sod		



NOTE: PROVIDE 2" - 3" LAYER OF PEA GRAVEL MULCH IN ALL MICRO-BIORETENTION AND PLANTING AREAS, TYPICAL [EXCEPT AT SOD / LAWN]

**CERTIFICATION NOTE:**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: [Signature]  
DEVELOPER'S/OWNER'S NAME  
Authorized Official

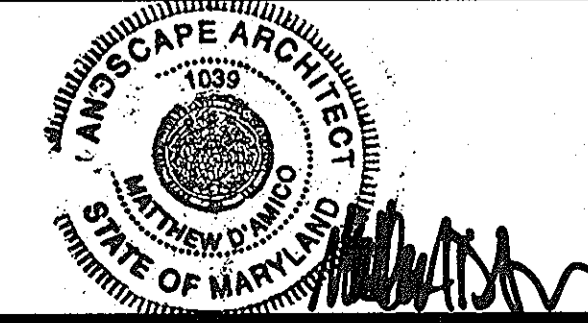


APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
[Signatures and Dates]  
Director: [Signature] 6/27/12  
Chief, Division of Land Development: [Signature] 6/27/13  
Chief, Development Engineering Division: [Signature] 6/21/13

<b>DESIGN COLLECTIVE</b>			
ARCHITECTURE, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 EAST PRATT STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410.682.6655 F: 410.539.6242	312 BLACKWELL STREET, SUITE 100 DURHAM, NORTH CAROLINA 27701 T: 919.981.9122 F: 919.981.9193	
DES. XXX	DRN. XXX	CHK. XXX	DATE
	REVISION		BY
			APP'R.

PREPARED FOR:  
KETTNER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



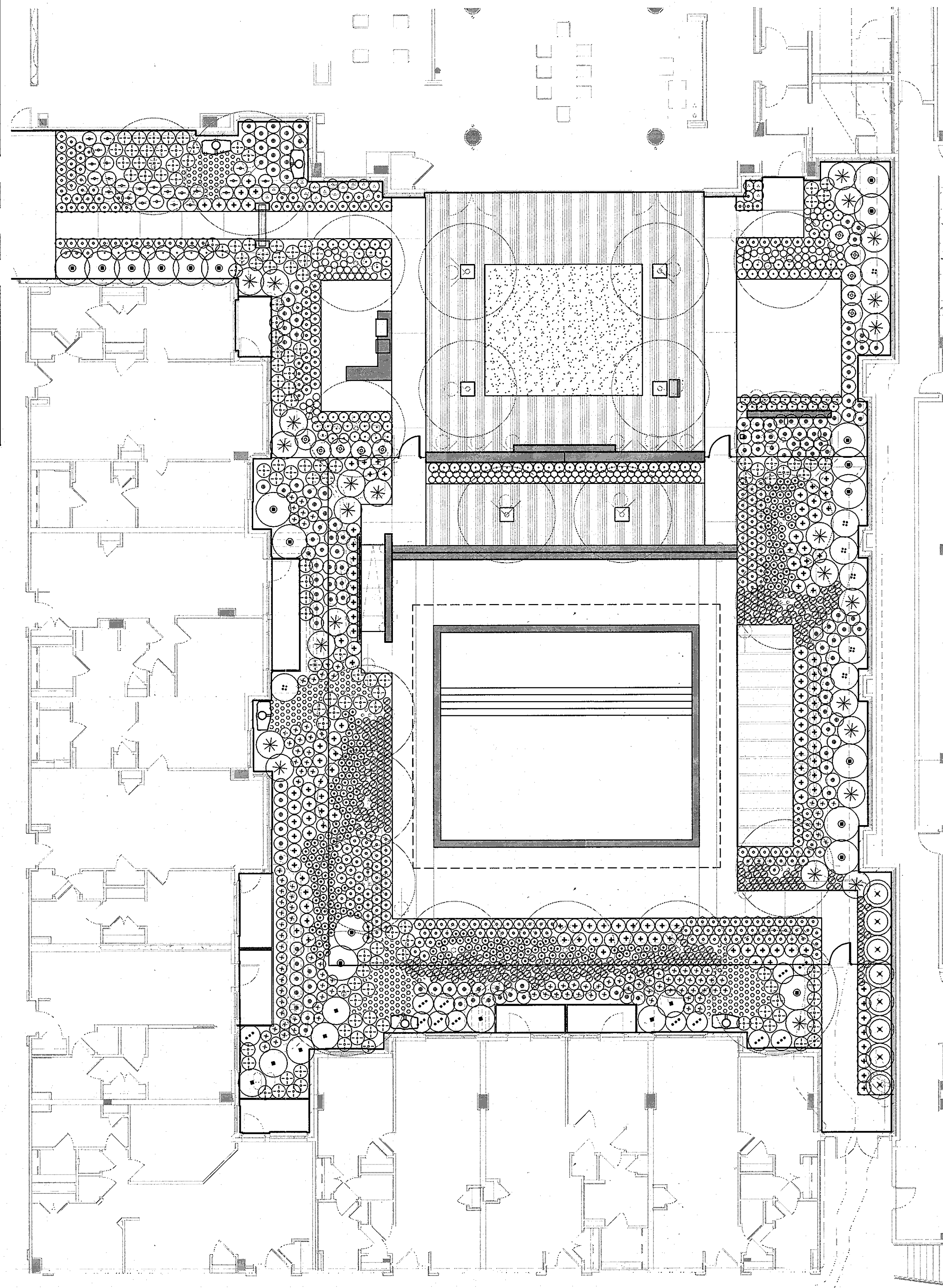
UNDERSTORY PLANTING ENLARGEMENT  
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No. 22455-22460  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE 1"=10'-0"	ZONING NT	G. L. W. FILE No. 11074
DATE MAY, 2013	TAX MAP - GRID 36 - 01	SHEET 47 OF 49

**L410**

A: \sdp\PROJECTS\644-11 Columbia Town Center Parcel D\Contract Documents\Sheets\Landscaping\SDP\L411 Understory Planting Enlargement.dwg  
PLOTED: 7/23/2013 4:14 PM. LAST SAVER: 7/23/2013 3:44 PM. PLOTTED BY: Alana Goggin

MATCHLINE - SEE SHEET L410



**PLANT LIST**

**SHRUBS**

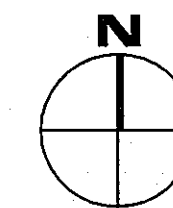
Symbol	Botanical Name / Common Name	Size	Root	Comments
⊗	Cornus sericea Red-twigged dogwood	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Hydrangea arborescens Smooth hydrangea	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Itea virginica Virginia sweetspire	5 Gallon	B&B	24" Minimum Height & Spread
⊗	Lindera benzoin Spicebush	5 Gallon	B&B	36" Minimum Height & Spread
⊙	Myrica pensylvanica Northern bayberry	5 Gallon	B&B	24" Minimum Height & Spread
⊙	Viburnum dentatum Arrow-wood viburnum	5 Gallon	B&B	36" Minimum Height & Spread

**HERBACIOUS PERENNIALS**

Symbol	Botanical Name / Common Name	Size	Root
⊙	Aquilegia canadensis Eastern columbine	1 Quart	Cont.
⊙	Asplenium platyneuron Ebony spleenwort	1 Quart	Cont.
⊙	Asclepias incarnata Swamp milkweed	1 Quart	Cont.
⊕	Baptisia australis Wild Blue Indigo	1 Gallon	Cont.
⊙	Carex pennsylvanica Pennsylvania sedge	1 Gallon	Cont.
⊕	Chaenanthium latifolium River oaks	1 Gallon	Cont.
⊙	Coreopsis verticillata Threadleaf Tickseed	1 Quart	Cont.
⊙	Elymus hystrix Bottle brush grass	1 Quart	Cont.
⊕	Elymus virginicus Virginia wild rye - grass	3 Gallon	Cont.
⊕	Eupatorium maculatum Spotted Joe-Pye Weed	3 Gallon	Cont.
⊙	Heuchera americana Alum root	1 Quart	Cont.
⊕	Geranium maculatum Wild geranium	1 Quart	Cont.
⊕	Juncus effusus Soft rush	3 Gallon	Cont.
⊙	Liatris spicata Blazing star	1 Gallon	Cont.
⊕	Lobelia cardinalis Cardinal Flower	1 Quart	Cont.
⊕	Lobelia siphilitica Great Blue Lobelia	1 Gallon	Cont.
⊙	Lupinus perennis Blue Lupine	1 Gallon	Cont.
⊕	Monarda didyma Scarlet Beebalm	1 Gallon	Cont.
⊙	Monarda fistulosa Wild bergamot	1 Gallon	Cont.
⊙	Oenothera fruticosa Narrow leaved sundrops	1 Quart	Cont.
⊕	Panicum virgatum Switchgrass	1 Gallon	Cont.
⊕	Phlox subulata Moss phlox	1 Quart	Cont.
⊙	Rudbeckia hirta Black eyed susan	1 Quart	Cont.
⊕	Rudbeckia laciniata Greenheaded coneflower	1 Quart	Cont.
⊙	Senecio aureus Golden Groundsel	1 Quart	Cont.
⊕	Verbena hastata Blue vervain	1 Gallon	Cont.

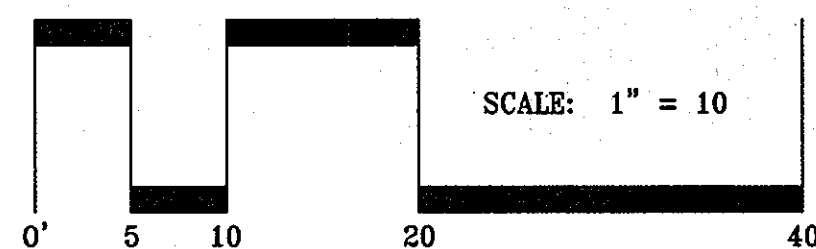
**GROUNDCOVER**

Sym.	Botanical/Common Name	Size	Spacing	Comments
	Phlox stolonifera, Creeping phlox with Ajuga reptans, Bugleweed	4" Cont.	12" OC	Alternate Every Other
	Carex glaucoidea Blue wood sedge	4" Cont.	12" OC	
	Liatris spicata Creeping lilyturf	4" Cont.	18" OC	
	Lawn Turf - Sod	Sod		



**CERTIFICATION NOTE:**  
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Parcel D Property LLC  
DEVELOPER'S/OWNER'S NAME  
By: *[Signature]*  
DEVELOPER'S/OWNER'S NAME  
Authorized Official



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/27/12  
Director Date  
*[Signature]* 6/27/13  
Chief, Division of Land Development Date  
*[Signature]* 6/27/13  
Chief, Development Engineering Division Date

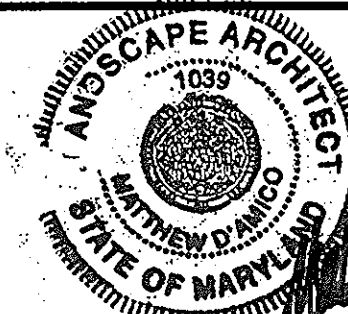
**DESIGN COLLECTIVE**

ARCHITECTURAL, PLANNING, INTERIORS  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
T: 410-685-6553 F: 410-339-6060

312 BLACKWELL STREET, SUITE 100  
DURHAM, NORTH CAROLINA 27701  
T: 919-370-3338 F: 919-370-3335

PREPARED FOR:

KETTLER  
1751 PINNACLE DRIVE  
SUITE 700  
MCLEAN, VIRGINIA 22102  
ATTN: KEVIN PERTERKIN  
703-205-5542



**UNDERSTORY PLANTING ENLARGEMENT**

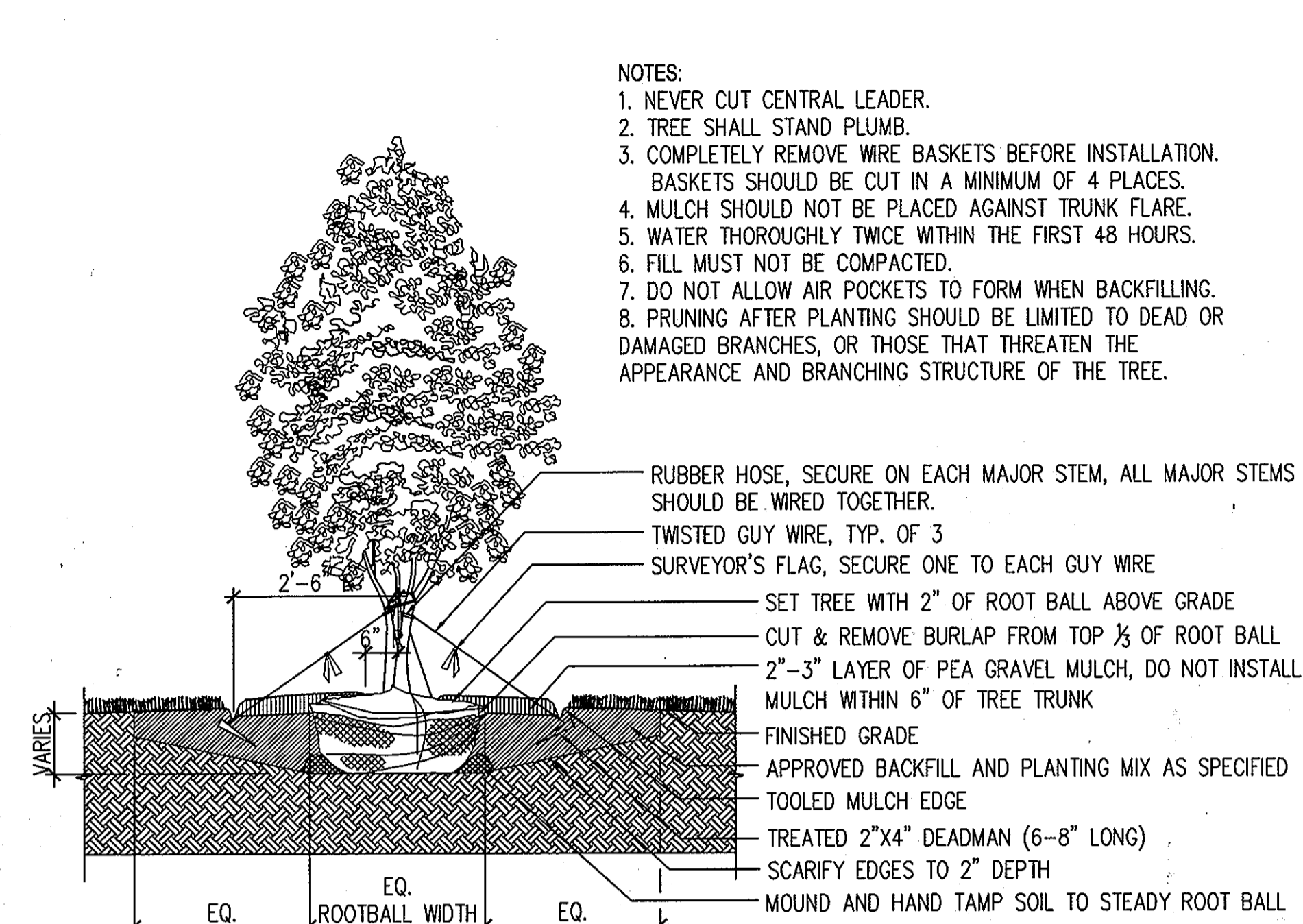
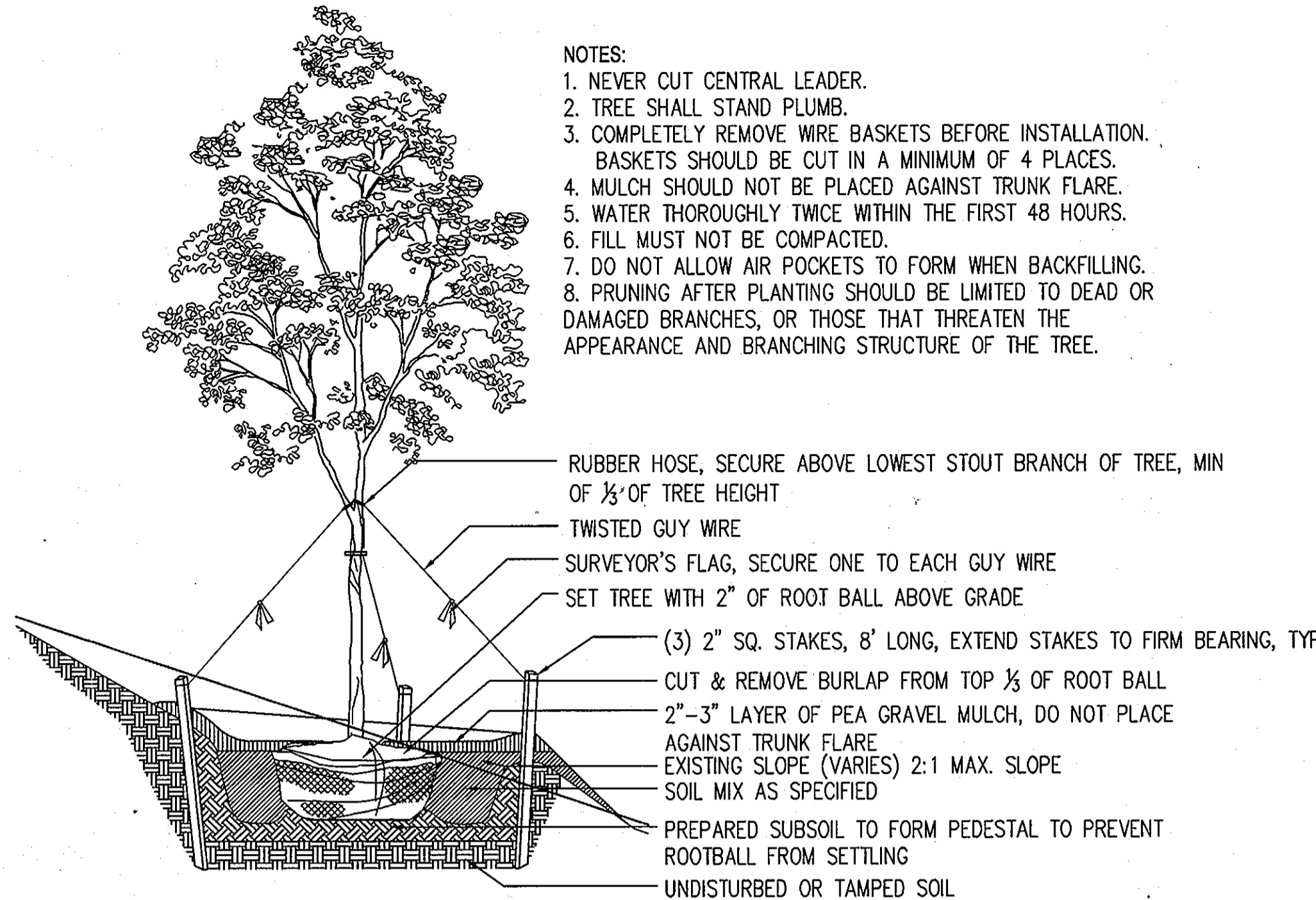
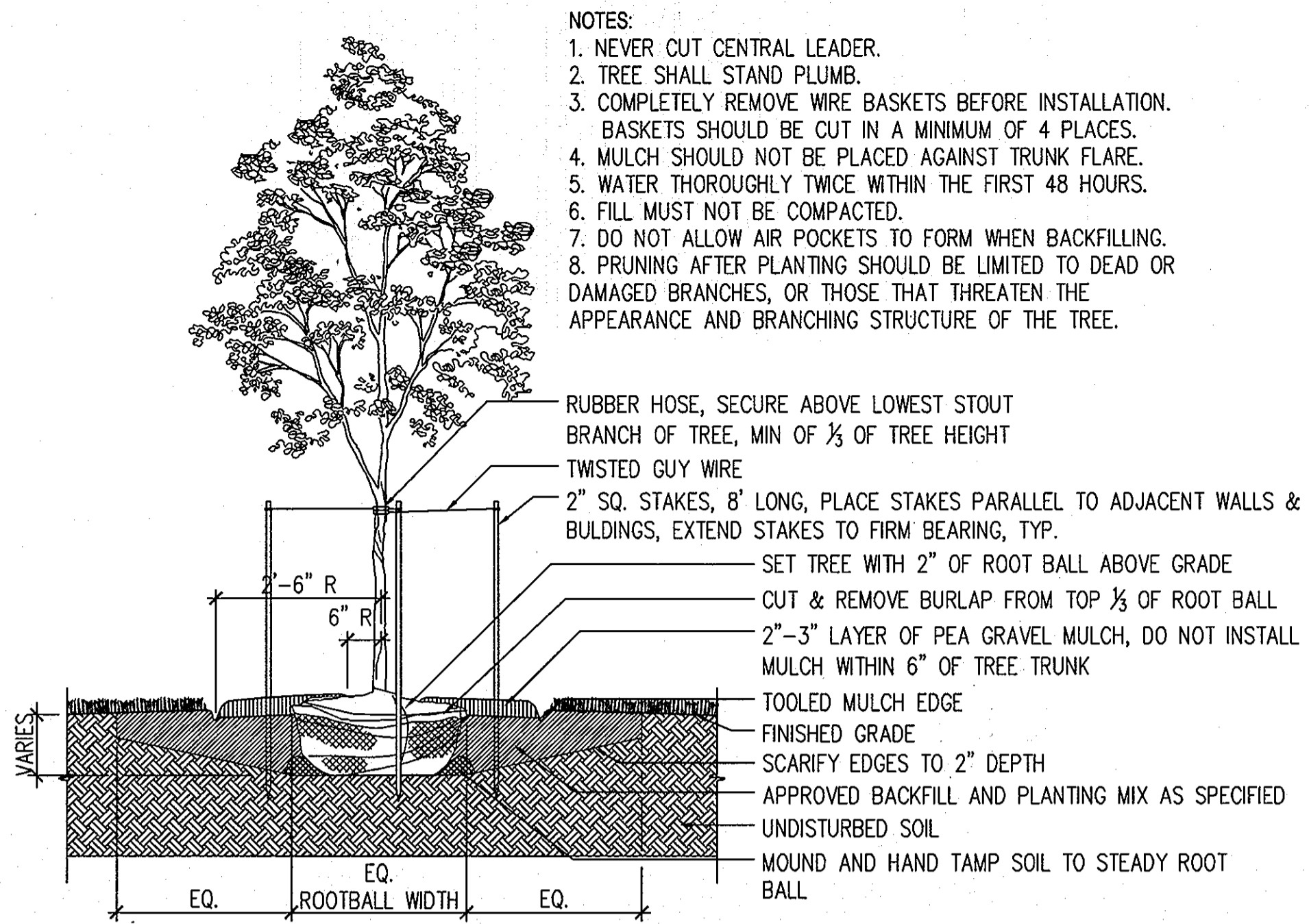
DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD BLOCK W-1  
PARCELS D-1 AND D-2  
GREEN MIXED-USE BUILDING  
PLAT No 22455-22460

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=10'-0"	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	48 OF 49

**L411**

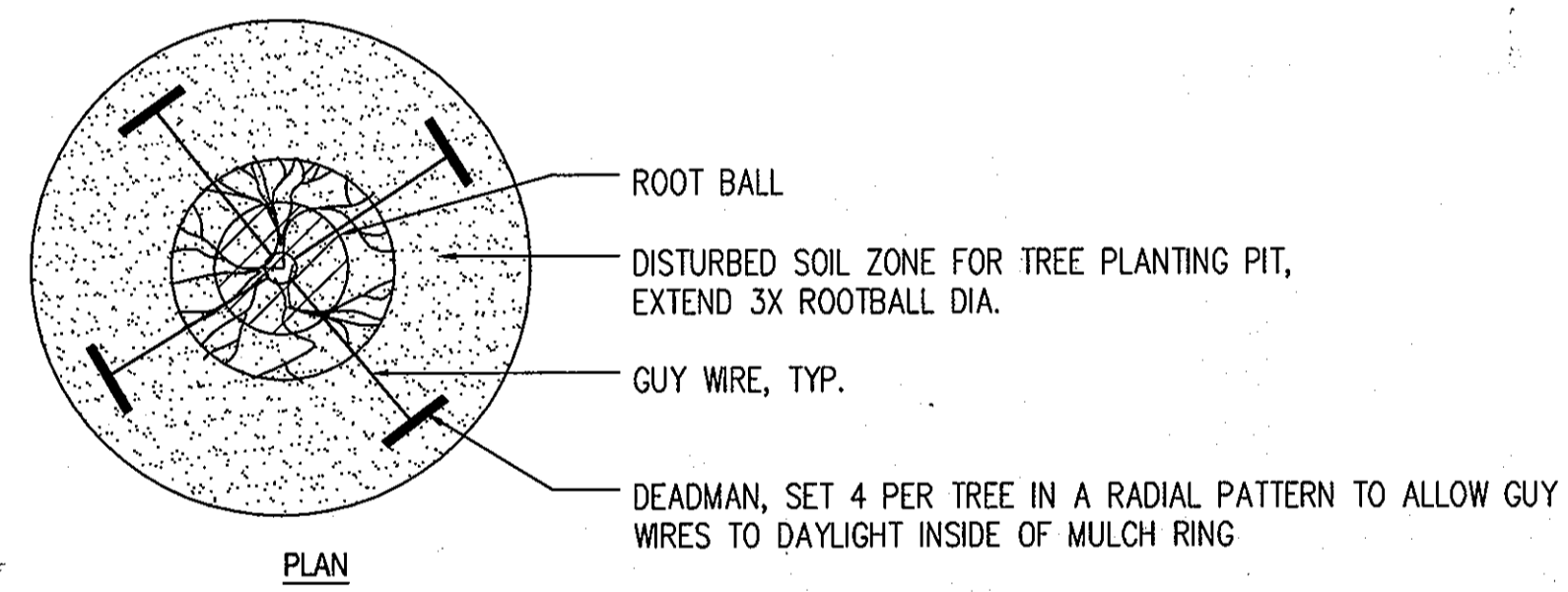
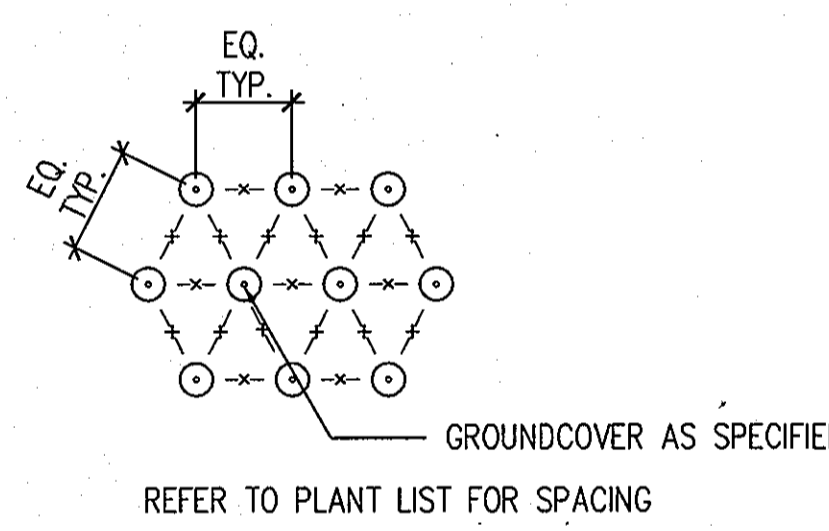
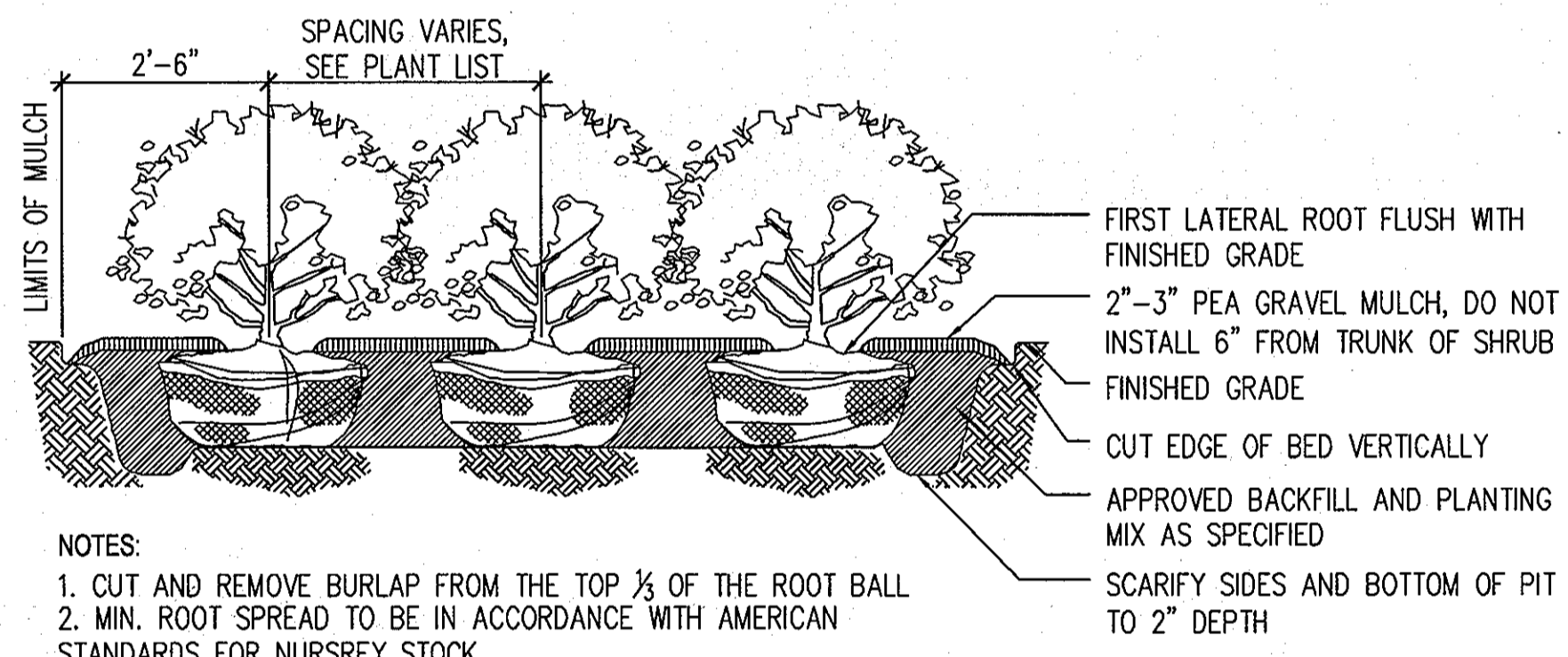
HOWARD COUNTY, MARYLAND



1 DECIDUOUS TREE PLANTING - STAKED  
 SCALE: 1/2" = 1'-0"

3 SLOPED TREE PLANTING  
 SCALE: 1/2" = 1'-0"

5 MULTI-STEM TREE PLANTING - STAKED  
 SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING  
 SCALE: 1/2" = 1'-0"

4 PLANT SPACING DIAGRAM  
 SCALE: 1/2" = 1'-0"

6 STAKED PLAN ENLARGEMENT  
 SCALE: 1/2" = 1'-0"

CERTIFICATION NOTE:  
 THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

MATTHEW D'AMICO, RLA 1039

CERTIFICATION NOTE:  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

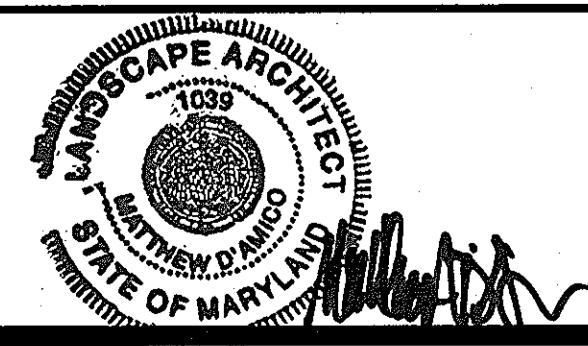
Parcel D Property LLC  
 DEVELOPER'S/OWNER'S NAME  
 BY: [Signature]  
 DEVELOPER'S/OWNER'S NAME  
 Authorized Official

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: December 13, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] Date: 6/27/12  
 Chief, Division of Land Development: [Signature] Date: 6/27/13  
 Chief, Development Engineering Division: [Signature] Date: 6/27/13

DESIGN COLLECTIVE	
ARCHITECTURAL, PLANNING, INTERIORS WWW.DESIGNCOLLECTIVE.COM	601 EAST PAVY STREET, SUITE 300 BALTIMORE, MARYLAND 21202 T: 410.685.5455 F: 410.539.6544
333 BLACKWELL STREET, SUITE 100 COLUMBIA, NORTH CAROLINA 27704 T: 919.381.9332 F: 919.381.9333	
DES. XXX	DRN. XXX
CHK. XXX	DATE
	REVISION
	BY
	APP'R.

PREPARED FOR:  
 KETTLER  
 1751 PINNACLE DRIVE  
 SUITE 700  
 MCLEAN, VIRGINIA 22102  
 ATTN: KEVIN PERTERKIN  
 703-205-5542



PLANTING DETAILS  
 DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD BLOCK W-1  
 PARCELS D-1 AND D-2  
 GREEN MIXED-USE BUILDING  
 PLAT No. 22445-22400  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
MAY, 2013	36 - 01	49 OF 49

L412