

SITE DEVELOPMENT PLANS

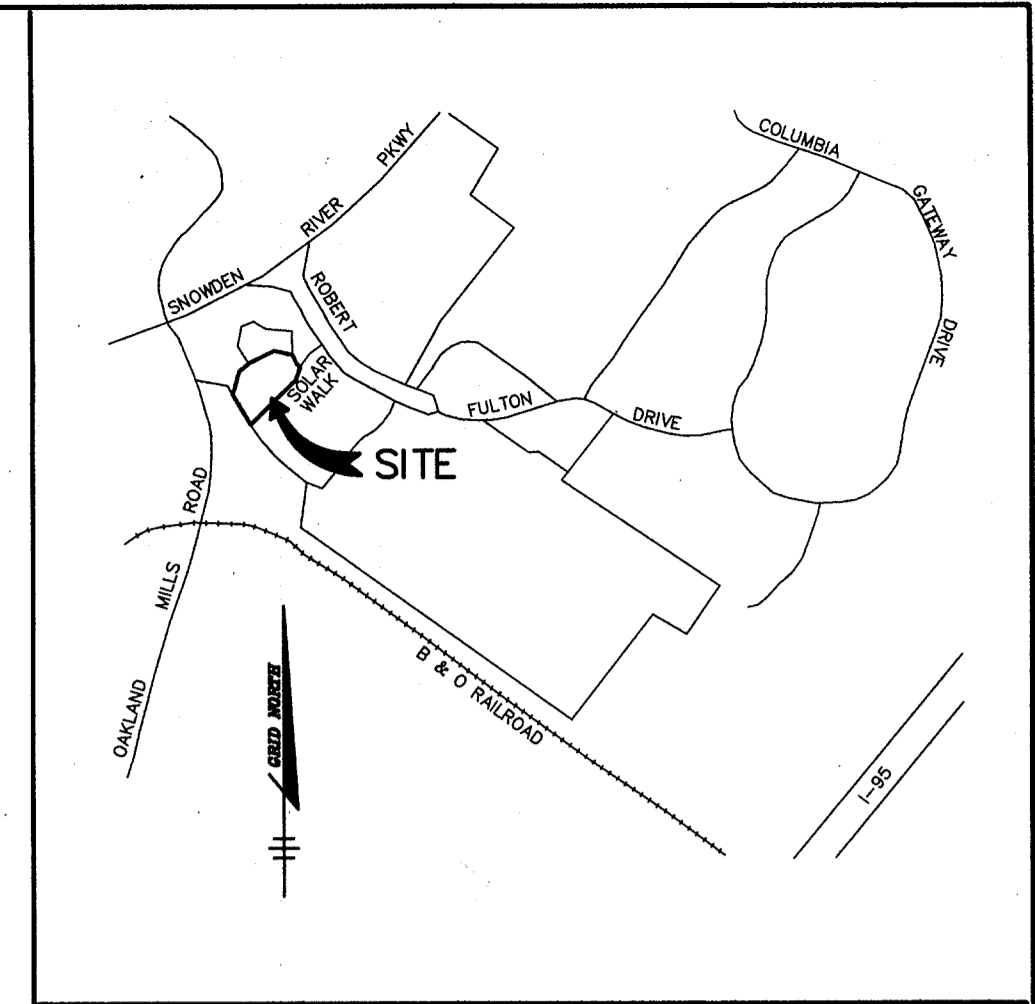
SNOWDEN RIDGE

SECTION 1 AREA 1

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	DETAIL SHEET
5	LANDSCAPING PLAN



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS
BM#1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 368.16

BM#2 NAIL IN BG&E POLE ELEV. 387.97

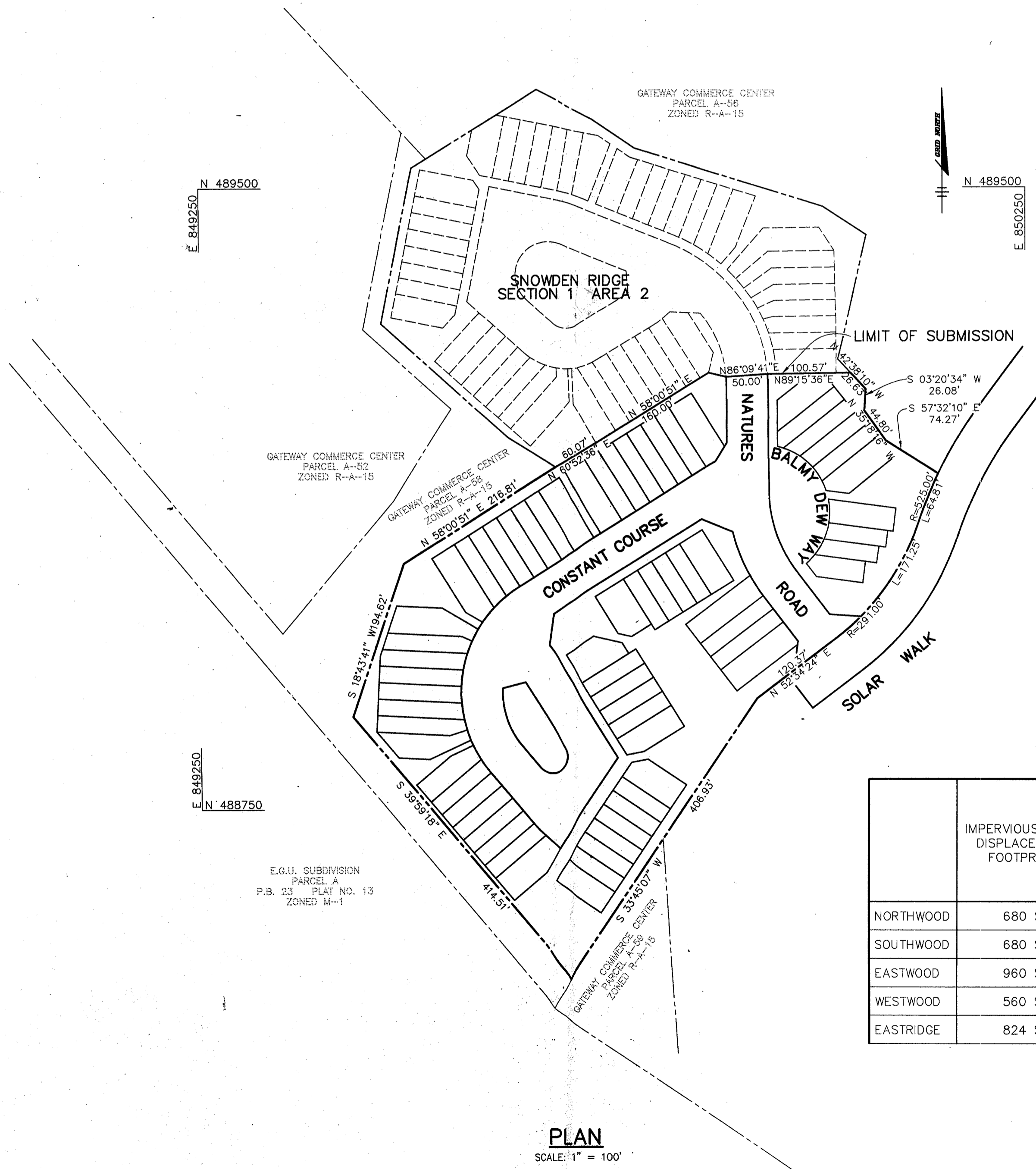
GENERAL NOTES

1. GRADING CONSTRUCTION AND REMOVAL OF VEGETATION ARE PROHIBITED WITHIN WETLANDS AND ITS BUFFER.
2. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
4. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAY BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

C&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY BUREAU OF CONSTRUCTION INSPECTION DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	313-1880
7. THE CONTRACTOR TO NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
8. TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLANS SDP-95-88 BY GUTSCHICK LITTLE & WEBER.
9. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
11. SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.'S SP-95-01, SP-95-09, SDP-95-88, F-95-138, F-96-26, F-96-27 & WP-95-30.
12. STORMWATER QUANTITY AND QUALITY FOR THIS DEVELOPMENT IS PROVIDED UNDER F-92-1001.
13. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. PUBLIC WATER AND SEWER FOR THESE LOTS IS PROVIDED UNDER CONTRACT DRAWINGS NO. 24-3458-D.
15. A WAIVER HAS BEEN APPROVED DATED JULY 31, 1995 TO REDUCE MINIMUM ROAD RADIUS AND CUL-DE-SAC DESIGN STANDARDS ESTABLISHED IN TABLE 2.01.
16. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
17. MAXIMUM LOT COVERAGE FOR STRUCTURES INCLUDING DECKS IS 60%. SEE CHART THIS SHEET INDICATING MAXIMUM BUILDING COVERAGE PER LOT.
18. UNITS 11 - 42 AND 57 - 66 ARE GARAGE UNITS.
19. WP-95-30 WAS GRANTED ON OCTOBER 31, 1994, WAIVER SECTION 16.116b(1) PERMITTING GRADING ON STEEP SLOPES ALONG SNOWDEN RIVER PARKWAY / ROBERT FULTON DRIVE INTERCHANGE RAMP.

SITE ANALYSIS

TOTAL AREA OF SITE	6.247 AC.
EXISTING ZONING	R-A-15
PROPOSED USE	SINGLE FAMILY TOWNHOUSES
NO. OF DWELLING UNITS PROPOSED	66 (LOTS 11-42, 57-66 ARE GARAGE UNITS)
PARKING REQUIRED (2 SP/UNITS)	132 SPACES
PARKING PROVIDED	163 SPACES - 79 SURFACE 84 GARAGE
ON-SITE OPEN SPACE	84,011 SF (31% OF GROSS AREA)
RECREATION AREA REQUIRED	10,200 SF
RECREATION AREA PROVIDED	10,507 SF



ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
1	7000 BALMEY DEW WAY	34	9046 CONSTANT COURSE
2	7002 BALMEY DEW WAY	35	9048 CONSTANT COURSE
3	7004 BALMEY DEW WAY	36	9050 CONSTANT COURSE
4	7006 BALMEY DEW WAY	37	9052 CONSTANT COURSE
5	7008 BALMEY DEW WAY	38	9054 CONSTANT COURSE
6	7010 BALMEY DEW WAY	39	9056 CONSTANT COURSE
7	7012 BALMEY DEW WAY	40	9058 CONSTANT COURSE
8	7014 BALMEY DEW WAY	41	9060 CONSTANT COURSE
9	7016 BALMEY DEW WAY	42	9062 CONSTANT COURSE
10	7018 BALMEY DEW WAY	43	9039 CONSTANT COURSE
11	9000 CONSTANT COURSE	44	9037 CONSTANT COURSE
12	9002 CONSTANT COURSE	45	9035 CONSTANT COURSE
13	9004 CONSTANT COURSE	46	9033 CONSTANT COURSE
14	9006 CONSTANT COURSE	47	9031 CONSTANT COURSE
15	9008 CONSTANT COURSE	48	9029 CONSTANT COURSE
16	9010 CONSTANT COURSE	49	9027 CONSTANT COURSE
17	9012 CONSTANT COURSE	50	9025 CONSTANT COURSE
18	9014 CONSTANT COURSE	51	9023 CONSTANT COURSE
19	9016 CONSTANT COURSE	52	9021 CONSTANT COURSE
20	9018 CONSTANT COURSE	53	9019 CONSTANT COURSE
21	9020 CONSTANT COURSE	54	9017 CONSTANT COURSE
22	9022 CONSTANT COURSE	55	9015 CONSTANT COURSE
23	9024 CONSTANT COURSE	56	9013 CONSTANT COURSE
24	9026 CONSTANT COURSE	57	9011 CONSTANT COURSE
25	9028 CONSTANT COURSE	58	9009 CONSTANT COURSE
26	9030 CONSTANT COURSE	59	9007 CONSTANT COURSE
27	9032 CONSTANT COURSE	60	9005 CONSTANT COURSE
28	9034 CONSTANT COURSE	61	9003 CONSTANT COURSE
29	9036 CONSTANT COURSE	62	9001 CONSTANT COURSE
30	9038 CONSTANT COURSE	63	7107 NATURES ROAD
31	9040 CONSTANT COURSE	64	7105 NATURES ROAD
32	9042 CONSTANT COURSE	65	7103 NATURES ROAD
33	9044 CONSTANT COURSE	66	7101 NATURES ROAD

	IMPERVIOUS AREA DISPLACED BY FOOTPRINT	MINIMUM LOT SQUARE FOOTAGE TO ACCOMMODATE THE 60% LOT COVERAGE BY BUILDING FOOTPRINT	IMPERVIOUS AREA DISPLACED BY FOOTPRINT AND LARGEST DECK WITH STEPS	MINIMUM LOT SQUARE FOOTAGE TO ACCOMMODATE THE 60% LOT COVERAGE BY BUILDING FOOTPRINT AND LARGEST DECK WITH STEPS
NORTHWOOD	680 SF	1133 SF	908 SF	1513 SF
SOUTHWOOD	680 SF	1133 SF	908 SF	1513 SF
EASTWOOD	960 SF	1600 SF	1228 SF	2046 SF
WESTWOOD	560 SF	933 SF	716 SF	1193 SF
EASTRIDGE	824 SF	1373 SF	1072 SF	1787 SF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2/3/96
DIRECTOR (M.K.) DATE

[Signature] 2/3/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. DATE

[Signature] 2/1/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH TC DATE

DATE NO. REVISION

OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DEVELOPER
WESTBROOK DEVELOPMENT, INC.
Court Towers Suite 300
210 West Pennsylvania Avenue
Towson, Maryland 21284
(410) 823-4700 • Fax (410) 823-5009
Attn: Brian Flick

PROJECT
SNOWDEN RIDGE SECTION 1 AREA 1
LOTS 1 - 69

AREA GATEWAY COMMERCE CENTER - PARCEL 'A-53'
TAX MAP NO. 42 ZONED R-A-15
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

DATE: 1.22.96

DESIGNED BY: C.J.R.

DRAWN BY: DAM/BRD

PROJECT NO.: HOCO 95H10600 PHISDP1.DWG

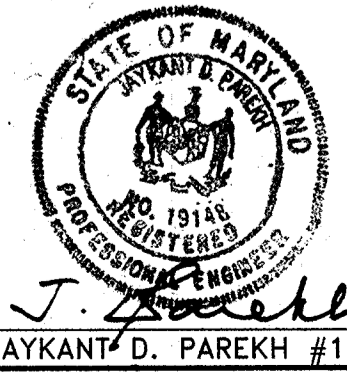
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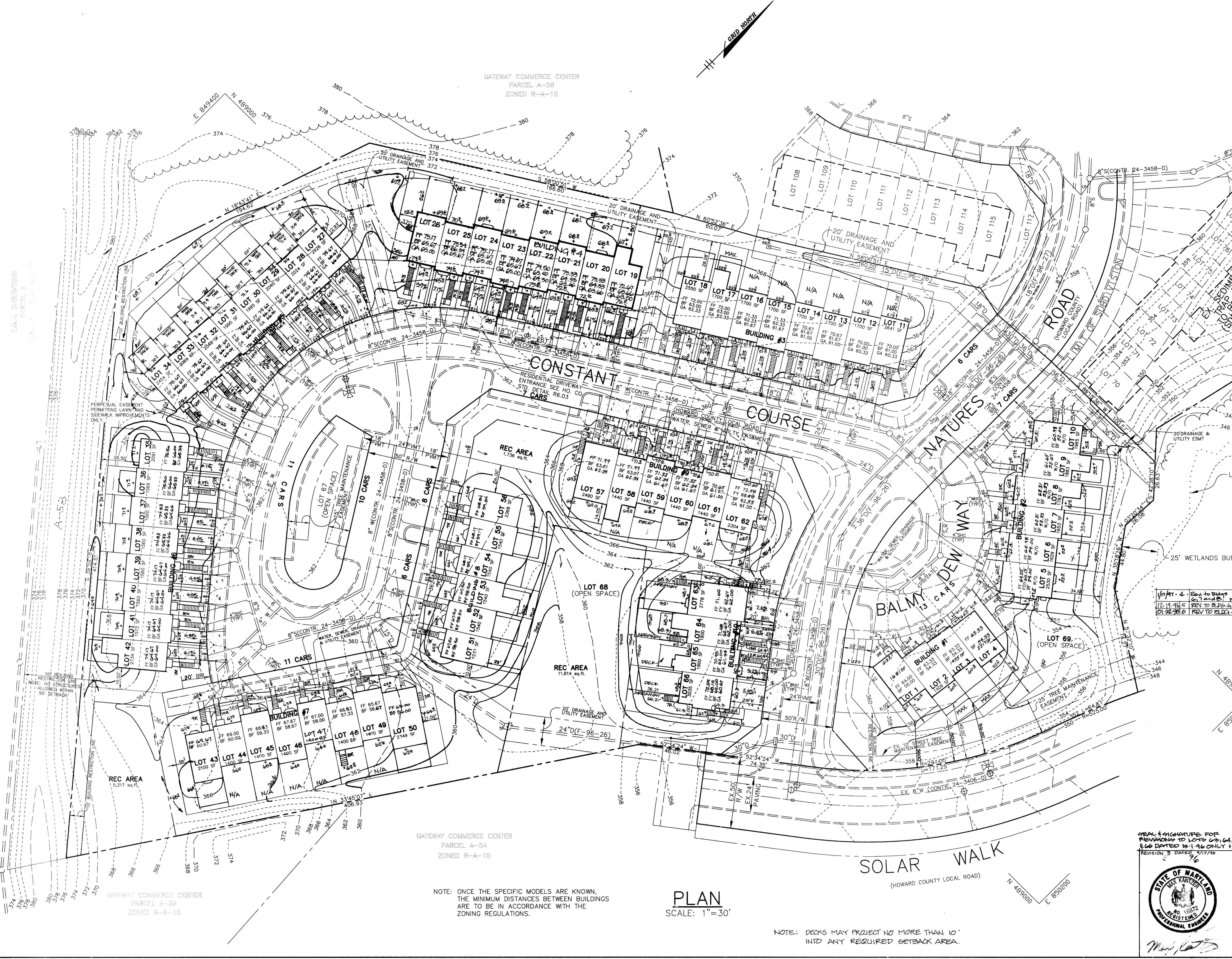
SCALE: AS SHOWN

DRAWING NO. 1 OF 5

JAYKANT D. PAREKH #19148

SUBDIVISION NAME - SNOWDEN RIDGE		SECT./AREA - SECT 1/AREA 1	PARCEL - A-53
PLAT # - 11070-11080	BLOCK # - 5	ZONING - R-A-15	TAX MAP NO. - 42
WATER CODE - E06		ELECT. DIST. - 6	CENSUS TRACT - 6067.03
SEWER CODE -		4900000	





**EX. RIPRAP OUTLET
SEDIMENT TRAP 3B**

DRAINAGE AREA	6.8 ACRES
STORAGE VOLUME REQUIRED	12240 CF
STORAGE VOLUME PROVIDED	14063 CF
CREST ELEVATION	350.2
TOP OF DAM	353.5
BOTTOM ELEVATION	344.0
CLEANOUT ELEVATION	346.5
SIDE SLOPES	2:1
CREST WIDTH	14'

NOTE: 1. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE PUBLIC EASEMENT ON LOT 10.
2. MAXIMUM LOT COVERAGE FOR STRUCTURES, INCLUDING SHEDS IS 60%.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Janice S. M. Knight</i>	2/5/96 DATE
DIRECTOR	
<i>Chris Drummer</i>	2/5/96 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K.	
<i>Anna Szymanski</i>	2/9/96 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	TC
1/11/96 4	REV TO BUILDING
12/19/95 5	REV TO BLDG LOT 1, 2
01/22/96 6	REV TO BLDG LOT 1, 2
01/22/96 6	REV TO BLDG LOT 1, 2
DATE NO.	REVISION
OWNER	THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
DEVELOPER	WESTBROOK DEVELOPMENT, INC. Court Towers Suite 200 210 West Pennsylvania Avenue Towson, Maryland 21284 (410) 823-4700 • Fax (410) 823-5009 Attn: Brian Flick
PROJECT	SNOWDEN RIDGE SECTION 1 AREA 1 LOTS 1-69
AREA	GATEWAY COMMERCE CENTER - PARCEL 'A-53' TAX MAP NO. 42 ZONED R-A-15 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

REAL ESTATE SIGNATURE FOR REVISIONS TO LOTS 1, 2, 4, 6, 8 & 66 DATED 12-19-95 ONLY 1/19/96
REVISION 5 DATED 1/19/96

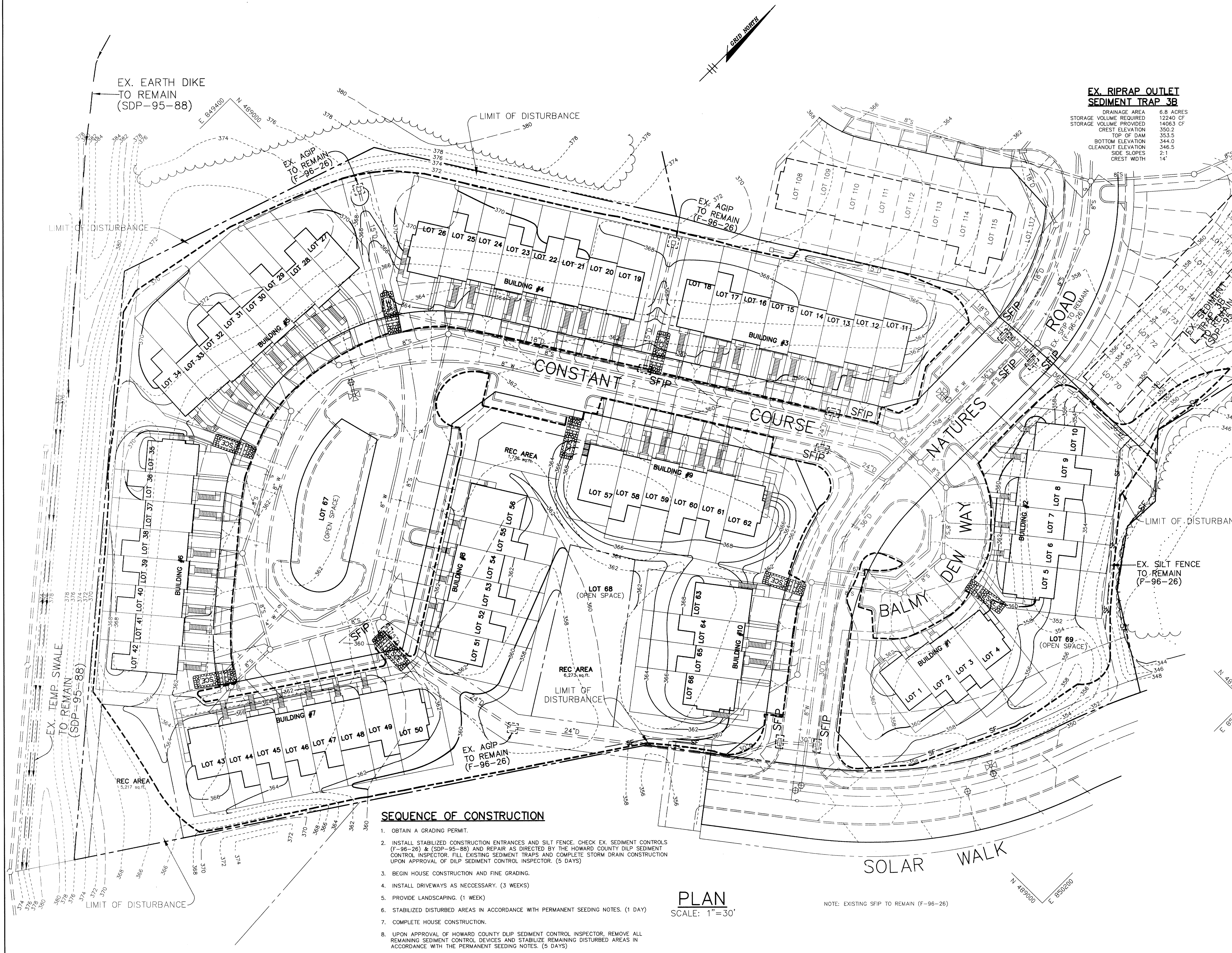


DATE	1.22.96
DESIGNED BY:	C.J.R.
DRAWN BY:	DAM/BRD
PROJECT NO.	HOCO 95H10600 PH1SDP2
DATE:	JANUARY 22, 1996
SCALE:	1"=30'
DRAWING NO.	2 OF 5

PLAN
SCALE: 1"=30'

NOTE: ONCE THE SPECIFIC MODELS ARE KNOWN, THE MINIMUM DISTANCES BETWEEN BUILDINGS ARE TO BE IN ACCORDANCE WITH THE ZONING REGULATIONS.

NOTE: DECKS MAY PROJECT NO MORE THAN 10' INTO ANY REQUIRED SETBACK AREA.



**EX. RIPRAP OUTLET
SEDIMENT TRAP 3B**

DRAINAGE AREA	6.8 ACRES
STORAGE VOLUME REQUIRED	12240 CF
STORAGE VOLUME PROVIDED	14063 CF
CREST ELEVATION	350.2
TOP OF DAM	353.5
BOTTOM ELEVATION	344.0
CLEANOUT ELEVATION	346.5
SIDE SLOPES	2:1
CREST WIDTH	14'

BY THE DEVELOPER :

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

DEVELOPER: *J. Parekh* DATE: _____

BY THE ENGINEER :

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

ENGINEER: *J. Parekh* DATE: 1.22.96

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Richard Boyles DATE: 1/19/96
NATURAL RESOURCES CONSERVATION SERVICE

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

John P. Robertson DATE: 1/31/96
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank S. Drayton DATE: 2/5/96
DIRECTOR

Mark Quimmer DATE: 2/2/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K.

Gina Swinnerton DATE: 2/9/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH TC

DATE NO.	REVISION

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DEVELOPER: **WESTBROOK DEVELOPMENT, INC.**
Court Towers, Suite 300
210 West Pennsylvania Avenue
Towson, Maryland 21204
(410) 823-4700 • Fax (410) 823-5009
Attn: Brian Flick

PROJECT: **SNOWDEN RIDGE SECTION 1 AREA 1**
LOTS 1-69

AREA: GATEWAY COMMERCE CENTER - PARCEL 'A-53'
TAX MAP NO. 42 ZONED R-A-15
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **GRADING AND SEDIMENT CONTROL PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

DATE: 1.22.96

DESIGNED BY: C.J.R.
DRAWN BY: DAM/BRD
PROJECT NO.: HOCO\95H10600
PH1SDP3
DATE: JANUARY 22, 1996
SCALE: 1"=30'
DRAWING NO.: 3 OF 5

J. Parekh
JAYKANT D. PAREKH #19148

STATE OF MARYLAND
PROFESSIONAL ENGINEER

- SEQUENCE OF CONSTRUCTION**
- OBTAIN A GRADING PERMIT.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE. CHECK EX. SEDIMENT CONTROLS (F-96-26) & (SDP-95-88) AND REPAIR AS DIRECTED BY THE HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR. FILL EXISTING SEDIMENT TRAPS AND COMPLETE STORM DRAIN CONSTRUCTION UPON APPROVAL OF DILP SEDIMENT CONTROL INSPECTOR. (5 DAYS)
 - BEGIN HOUSE CONSTRUCTION AND FINE GRADING.
 - INSTALL DRIVEWAYS AS NECESSARY. (3 WEEKS)
 - PROVIDE LANDSCAPING. (1 WEEK)
 - STABILIZED DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 DAY)
 - COMPLETE HOUSE CONSTRUCTION.
 - UPON APPROVAL OF HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (5 DAYS)

PLAN
SCALE: 1"=30'

NOTE: EXISTING SFIP TO REMAIN (F-96-26)

TEMPORARY SEEDING NOTES

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

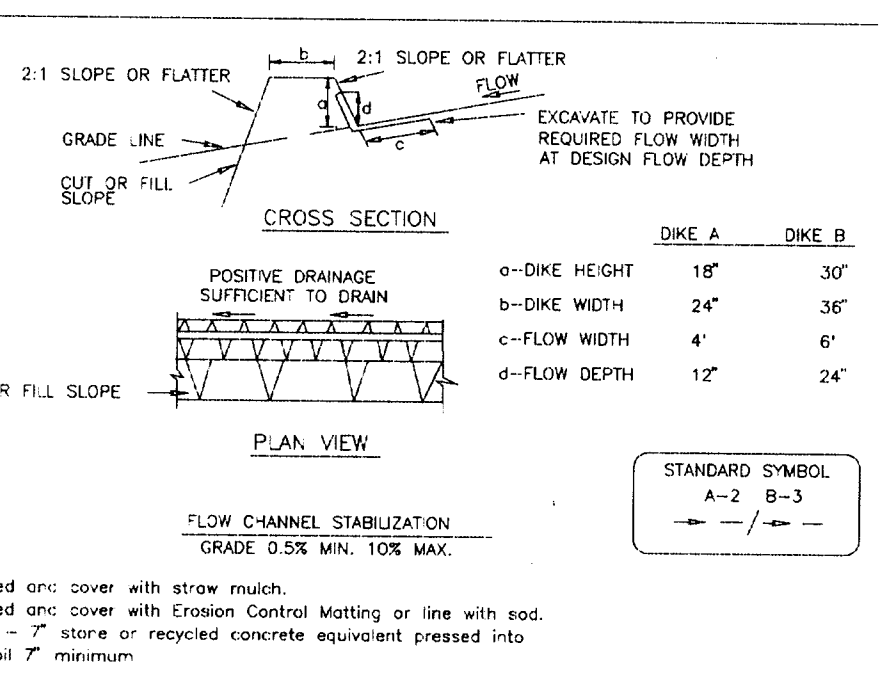
PERMANENT SEEDING NOTES

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

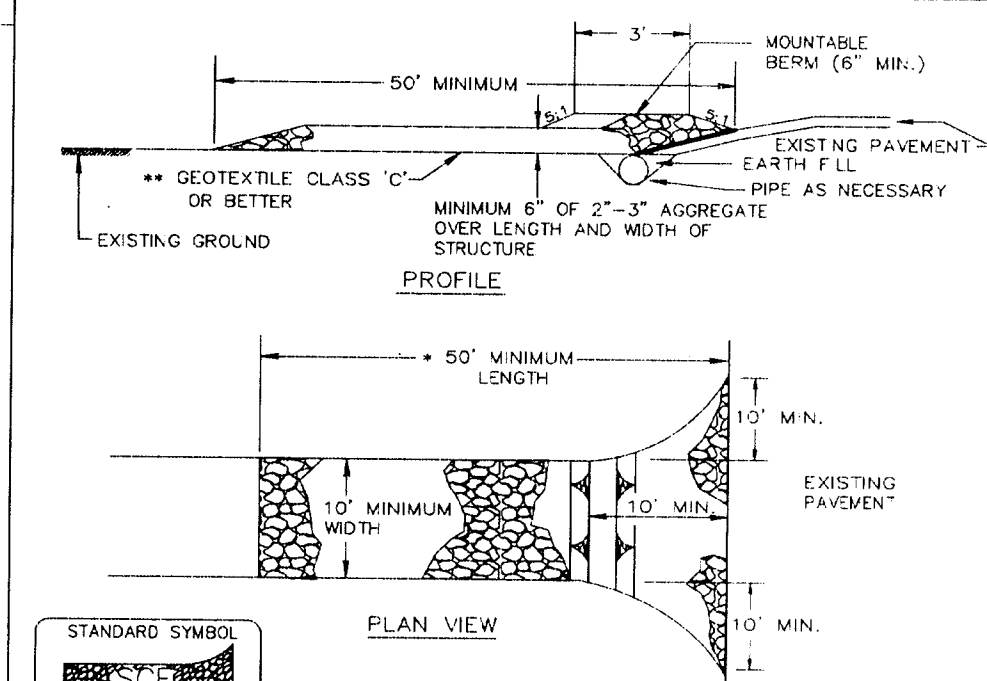
SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (31J-1855).

DETAIL 1 - EARTH DIKE



DETAIL 21 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 22 - SILT FENCE

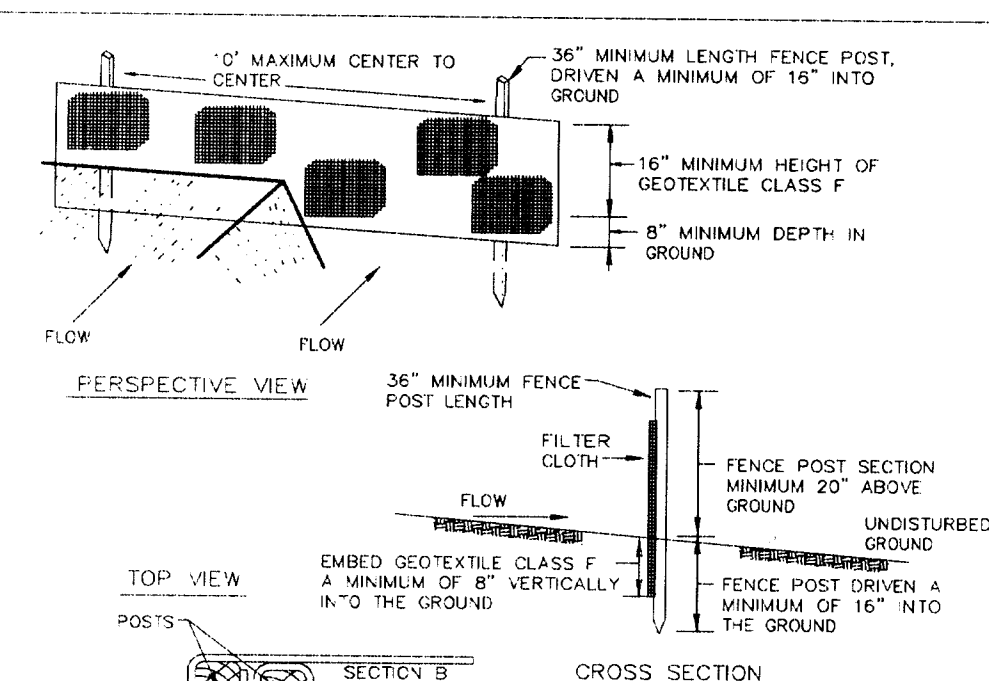


Table with 2 columns: Item, Quantity. Includes items like TOTAL AREA OF SITE, AREA DISTURBED, and TOTAL FILL.

- 1. All temporary earth dikes shall have uninterrupted positive grade to or outlet. Soil elevations may be necessary for grades less than 1%.

- 1. Length - minimum of 50' (+30' for single residence lot).

- 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground.

MULCHING

For the period March 1 thru April 30 and from August 1 thru October 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.).

CONSTRUCTION SPECIFICATIONS

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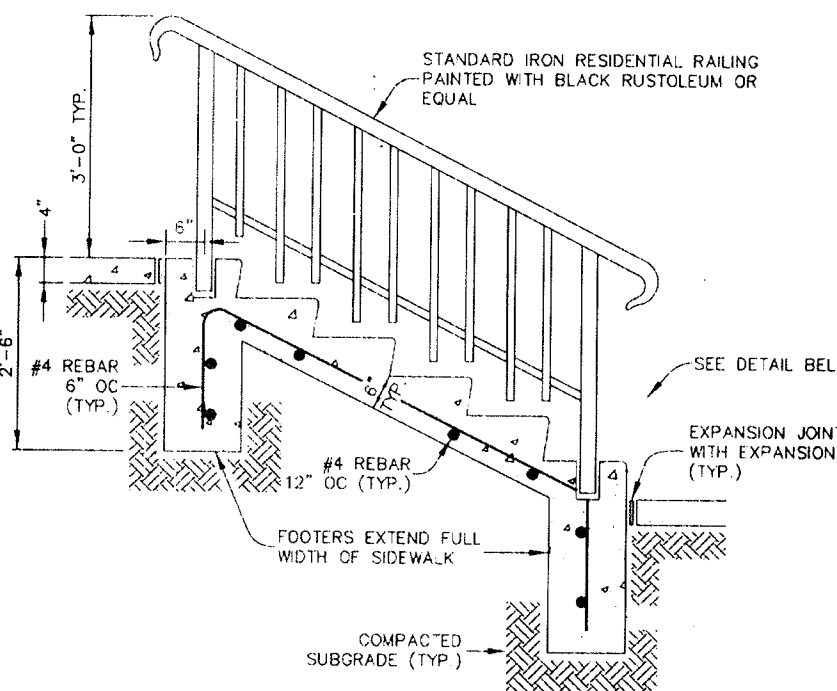
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SIDEWALK DETAIL



CONSTRUCTION SPECIFICATIONS

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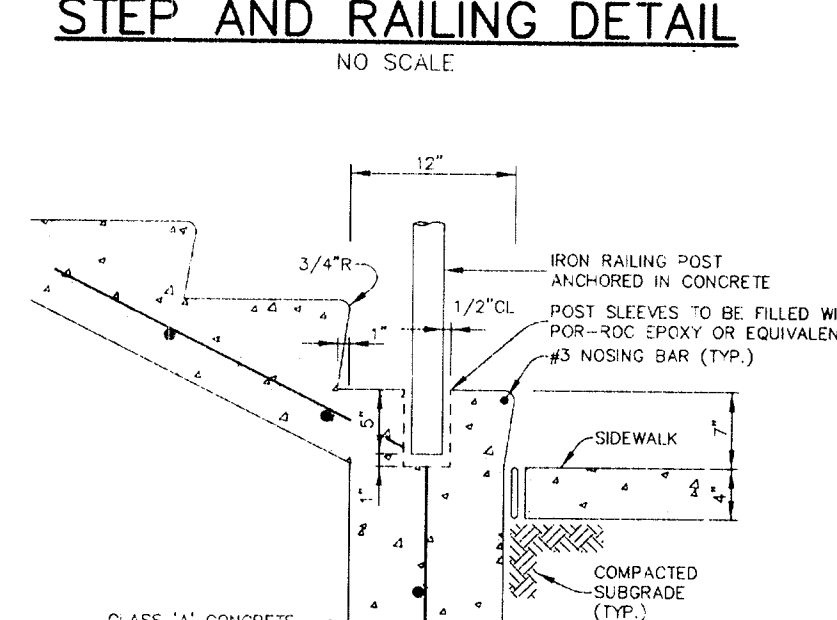
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STEP AND RAILING DETAIL



CONSTRUCTION SPECIFICATIONS

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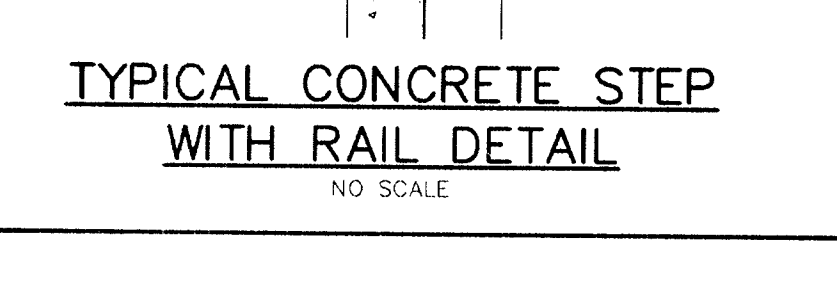
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TYPICAL CONCRETE STEP WITH RAIL DETAIL



CONSTRUCTION SPECIFICATIONS

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CONSTRUCTION SPECIFICATIONS

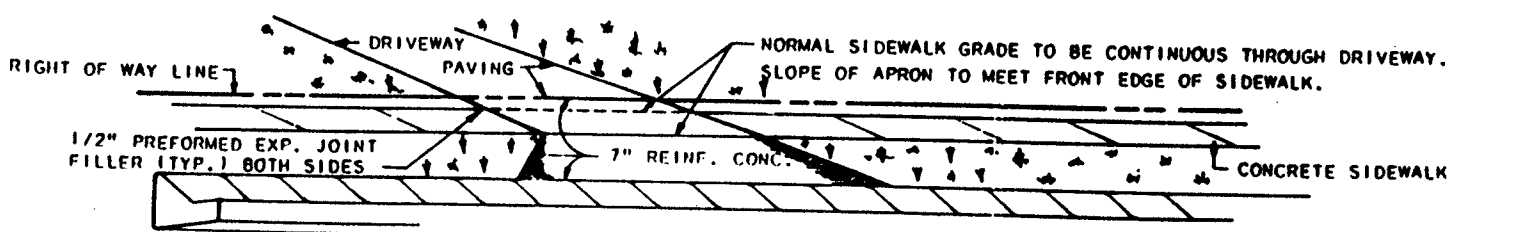
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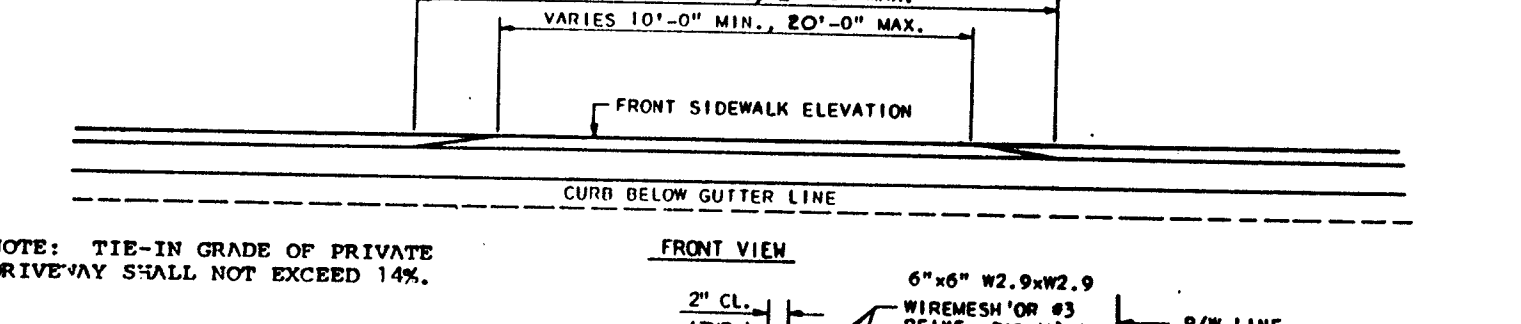
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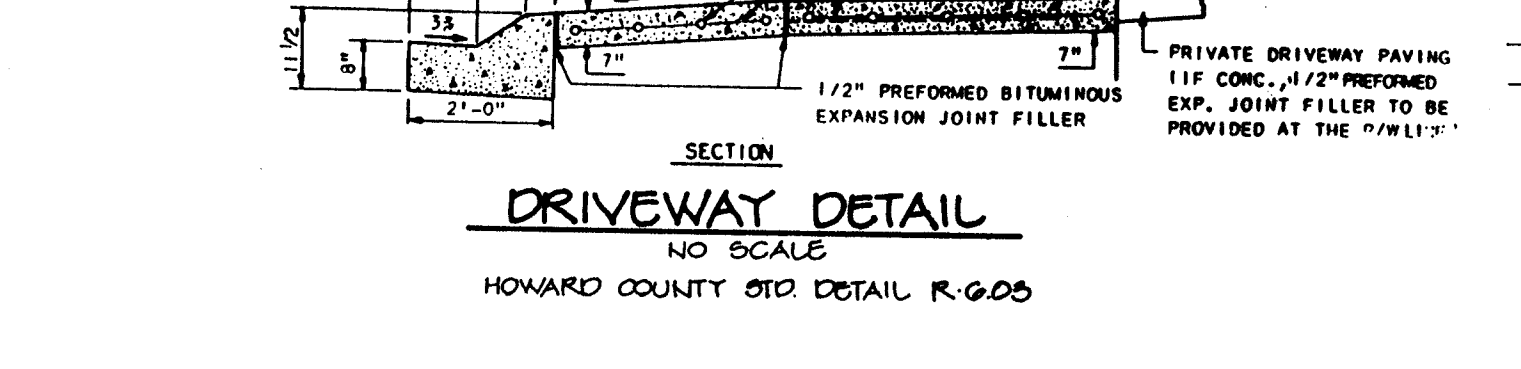
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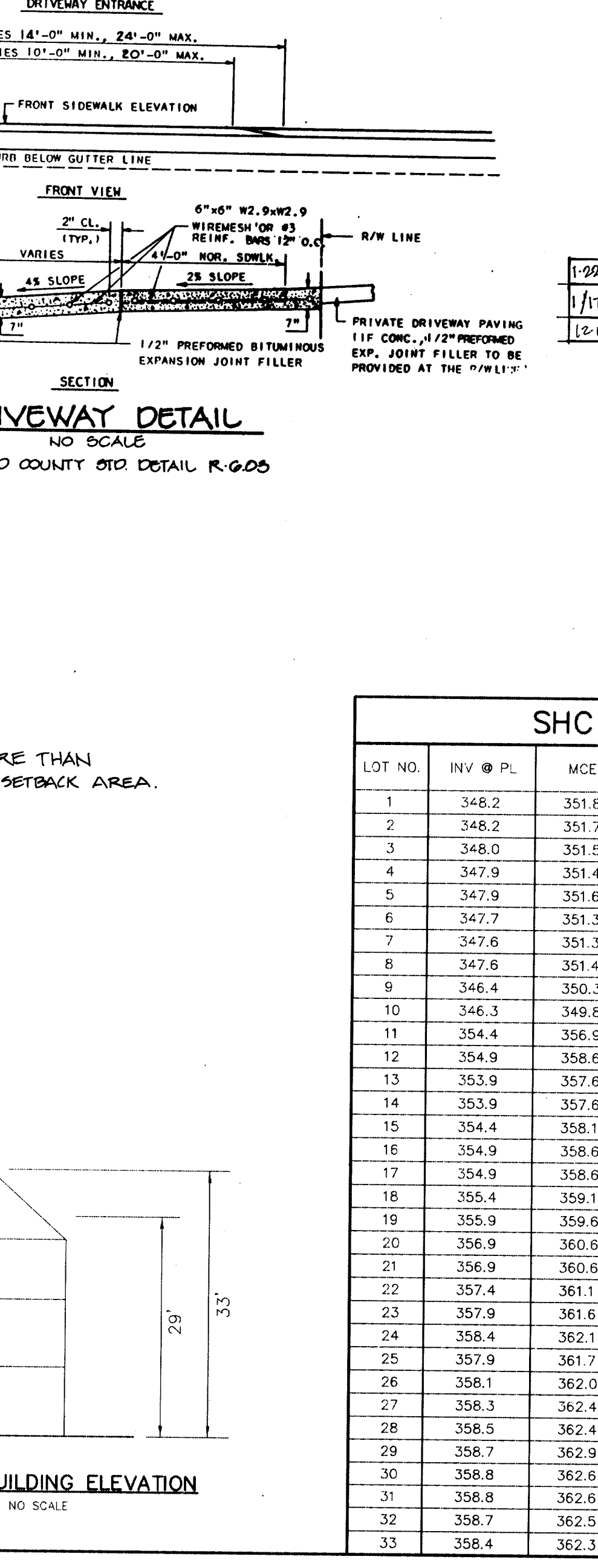
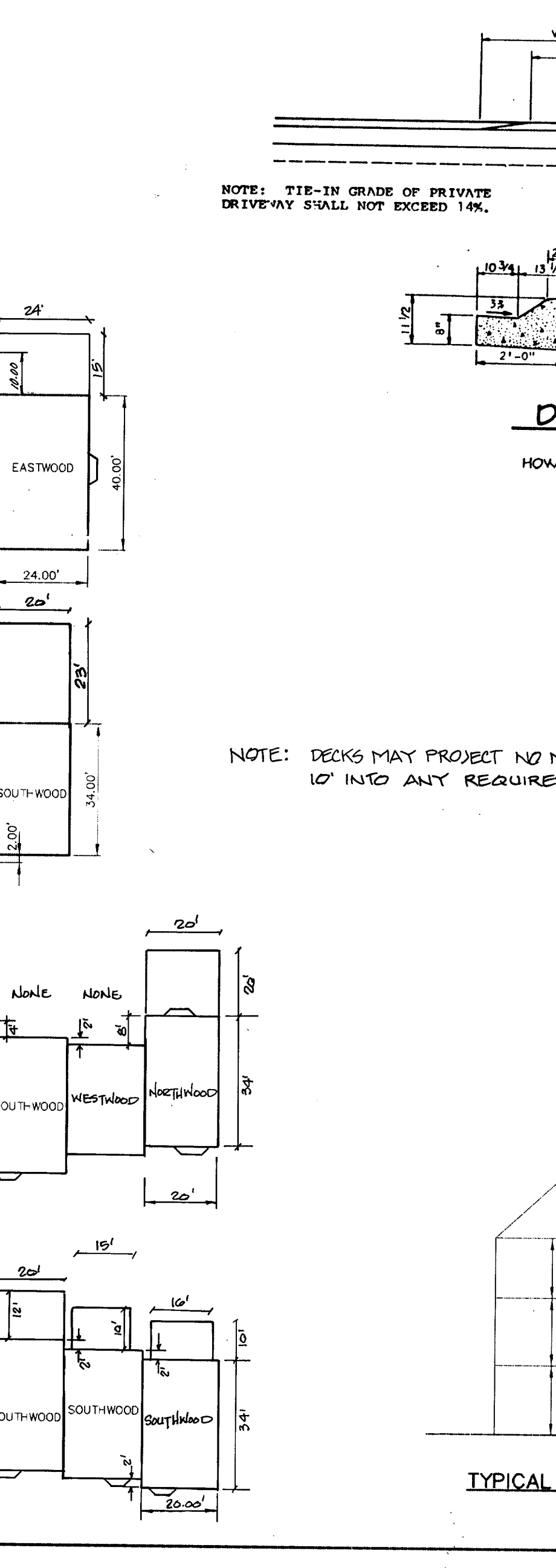
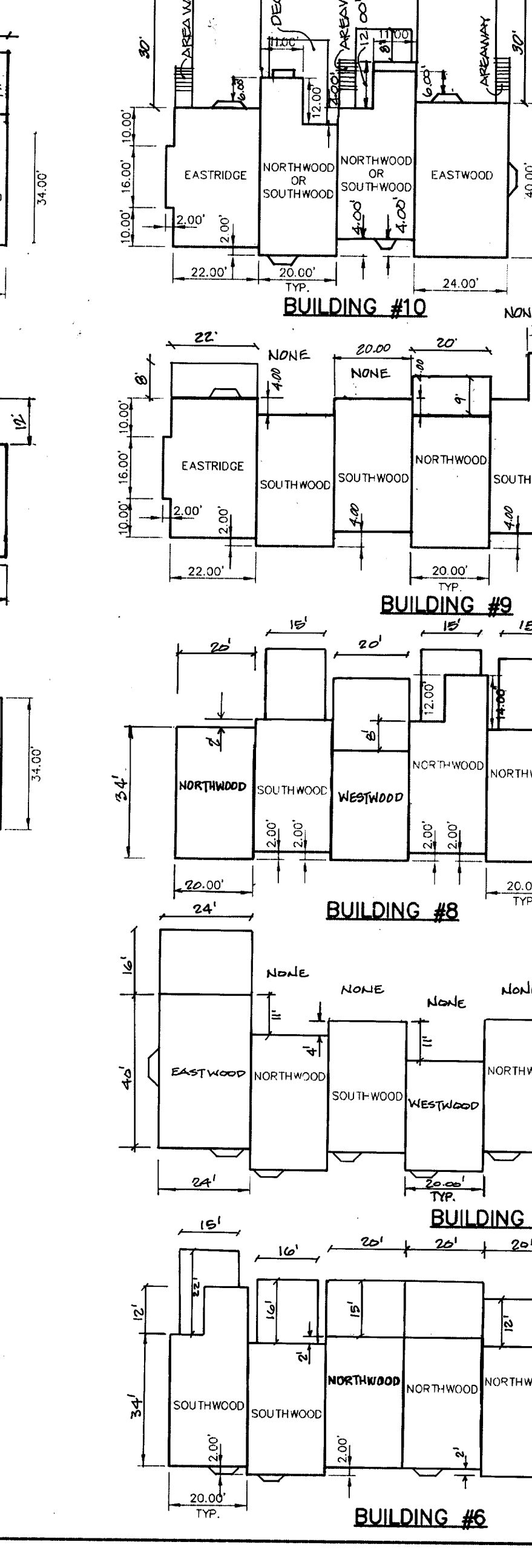
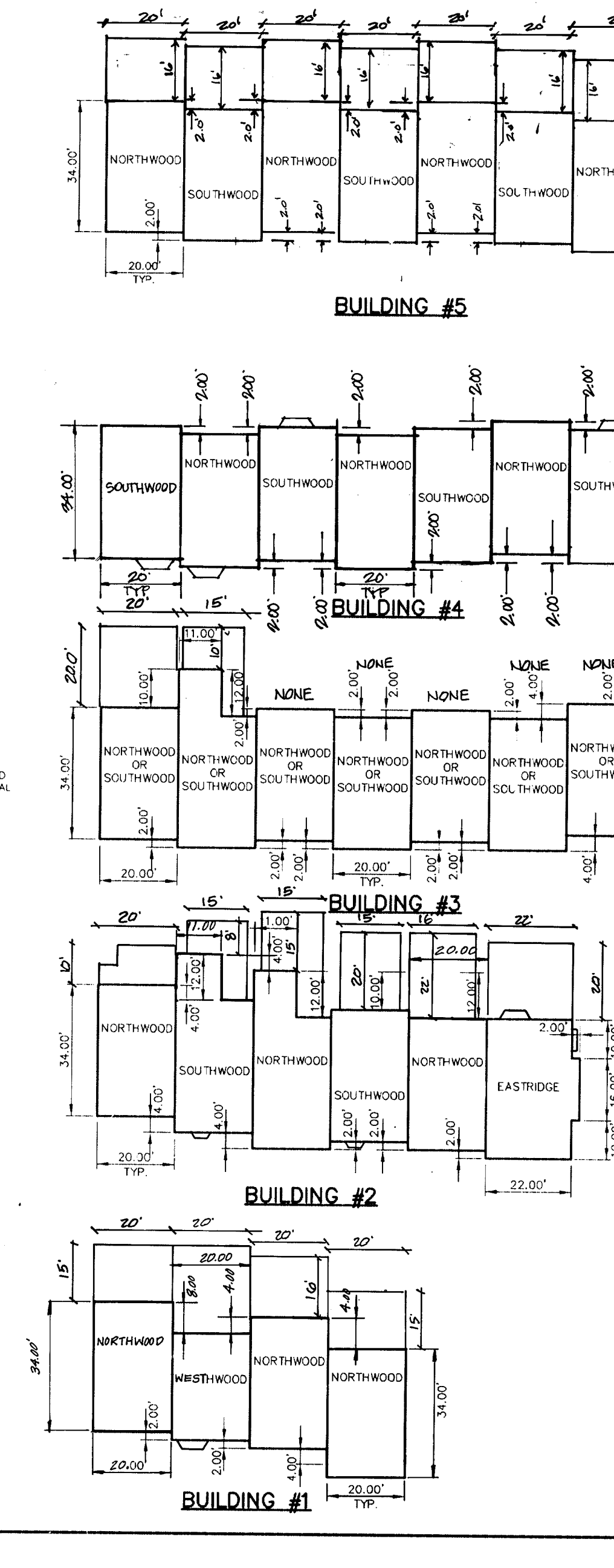
DRIVEWAY DETAIL



DRIVEWAY DETAIL



DRIVEWAY DETAIL



SHC CHART table with columns: LOT NO., INV @ PL., MCE. Lists lot numbers and corresponding values.

Professional Engineer seal for John R. Robertson, State of Maryland, License No. 11174.

BY THE DEVELOPER: J. Farrell, 1/22/96

BY THE ENGINEER: J. Farrell, 1/22/96

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

DEVELOPER: WESTBROOK DEVELOPMENT, INC.

PROJECT: SNOWDEN RIDGE SECTION 1 AREA 1

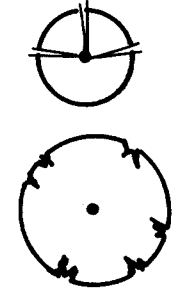
TITLE: SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors

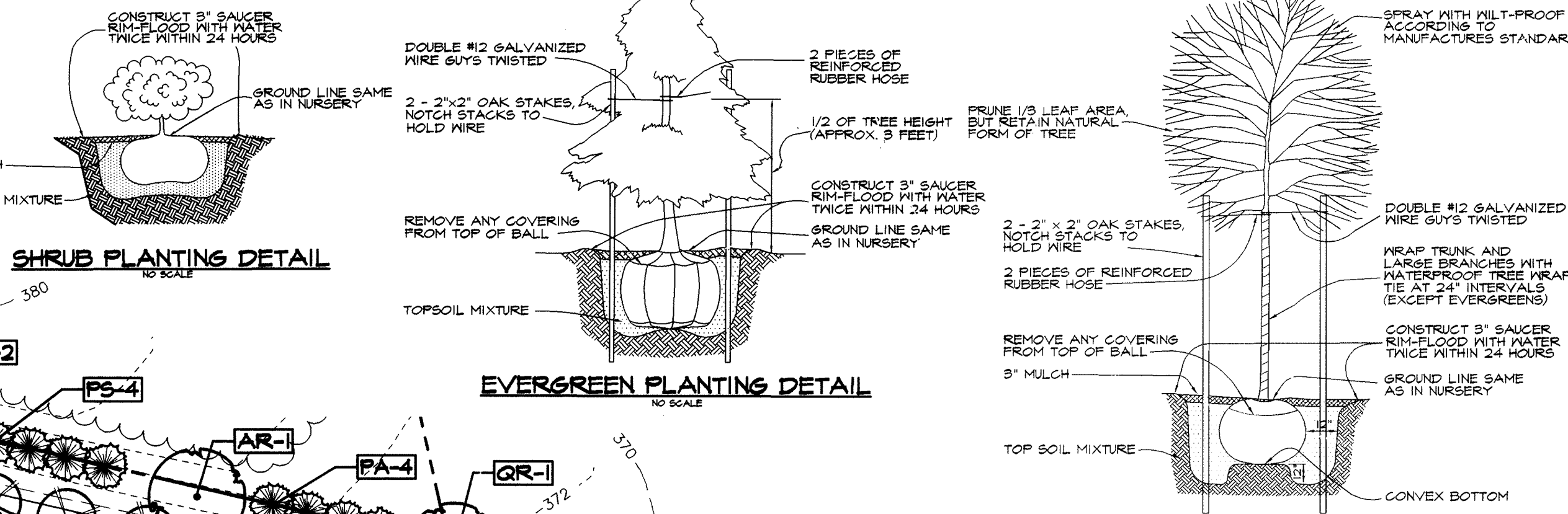
NOTE:
1) A MINIMUM SPACING OF 80' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

LEGEND

STREET TREES
PROPOSED UNDER
F-06-26



PLANTING DETAILS



PLANT MATERIAL LIST

KEY	QTY	BOTANICAL + COMMON NAME	SIZE	REMARKS
TREES				
AR	4	Acer rubrum 'October Glory'	2 1/2"-3" Cal.	B + B
AS	1	Acer saccharum 'Green Mountain'	2 1/2"-3" Cal.	B + B
CFC	31	Green Mountain Sugar Maple	1 1/2"-2" Cal.	B + B
IAF	3	Cornus Florida 'Cherokee Chief'	8'-10" HT.	B + B
MF	9	Prunus virginiana 'Prickly Dogwood'	1 1/2"-2" Cal.	B + B
MB	2	Prunus virginiana 'Prickly Dogwood'	1 1/2"-2" Cal.	B + B
MSA	27	Magnolia grandiflora 'Bracken's Brown Beauty'	1 1/2"-2" Cal.	B + B
PA	20	Magnolia x soulangeana 'Alexandrina'	1 1/2"-2" Cal.	B + B
PAB	30	Platanus x acerifolia 'Bloodgood'	2 1/2"-3" Cal.	B + B
PC	8	Platanus x acerifolia 'Bloodgood'	2 1/2"-3" Cal.	B + B
PS	24	Prunus serotina 'Prickly Dogwood'	6"-8" HT.	B + B
PSK	12	Prunus serotina 'Prickly Dogwood'	1 1/2"-2" Cal.	B + B
SHRUBS				
OP	6	Quercus rubra	2 1/2"-3" Cal.	B + B
OR	12	Quercus rubra	2 1/2"-3" Cal.	B + B
SB	6	Salix purpurea	8'-10" HT.	B + B
TC	34	Taxus canadensis	6"-8" HT.	B + B
TD	4	Tilia cordata 'Sensation'	2 1/2"-3" Cal.	B + B
ZS	2	Zelkova serrata 'Village Green'	2 1/2"-3" Cal.	B + B
SHRUBS				
ICH	6	Ilex crenata 'Hetzl Japanese Holly'	2 1/2"-3" HT.	#3 CONT
IGC	25	Ilex glabra 'Compacta'	2 1/2"-3" HT.	B + B
JSB	6	Juniperus squamata 'Blue Star'	1'-1 1/2' HT.	#3 CONT
MSB	3	Miscanthus sinensis 'Strictus'	2 1/2"-3" HT.	3 Gal.
PAH	2	Panicum alopecuroides 'Hamela'	Ornamental	2 Gal.
VR	5	Viburnum rhytidophyllum 'Leatherleaf Viburnum'	8'-9 1/2' HT.	B + B

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	ADJACENT TO ROADS		ADJACENT TO PERIMETER PROPERTIES	TOTAL
	1	2		
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	82'	215'	-	241'
CREDIT FOR EXISTING VEGETATION YES NO LINEAR FEET DESCRIBE BELOW IF NEEDED	NO	NO	-	-
NUMBER OF PLANTS REQUIRED	1/40' = 2	1/40' = 5	-	7
SHADE TREES	1/20' = 4	1/20' = 11	-	15
TOTAL SHADE TREE EQUIVALENT	4 S.T.E.	10.5 S.T.E.	-	14.5
NUMBER OF PLANTS PROVIDED	**	**	-	-
SHADE TREES	**	**	-	-
EVERGREEN TREES	**	**	-	-
SHRUBS	**	**	-	-
SMALL FLOWERING TREES	-	-	-	-
TOTAL SHADE TREE EQUIVALENT	-	-	-	-

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	TREES
NUMBER OF SHADE TREES REQUIRED @ 1 S.T./10 SPACES	7.5
NUMBER OF TREES PROVIDED	**
SHADE TREES	**
OTHER TREES (2:1 SUBSTITUTION)	**
NUMBER OF ISLANDS REQUIRED (1 ISLAND/10 SPACES)	7.5
NUMBER OF ISLANDS PROVIDED	**
# 200 SQ FT ISLAND (EQUIVALENT) \$500 TOTAL SQ. FT. PER ISLAND	**

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	TREES
NUMBER OF SHADE TREES REQUIRED (1:1)	66
NUMBER OF TREES PROVIDED	**
SHADE TREES	**
OTHER TREES (2:1 SUBSTITUTION)	**

* LANDSCAPE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES, BUFFERING OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT (P. 11 HOWARD COUNTY LANDSCAPE MANUAL).
* LANDSCAPE PLAN TO BE PREPARED IN ACCORDANCE WITH NEW TOWN GUIDELINES, WHICH SHALL EQUAL OR EXCEED THE REQUIREMENTS OF SECTION 16.124 AND THE HOWARD COUNTY LANDSCAPE MANUAL.
* CALCULATIONS FOR HOWARD COUNTY LANDSCAPE REQUIREMENTS ARE FOR SURETY BONDING PURPOSES ONLY. ALTERNATIVE COMPLIANCE-NEW TOWN GUIDELINES FOR RESIDENTIAL PLANTINGS HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.
TOTAL REQUIREMENT IN S.T.E. FOR BONDING = 87.8
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 2,000.00

ALTERNATIVE COMPLIANCE PLANTING REQUIREMENT

NUMBER OF SHADE TREES PER DWELLING UNIT REQUIRED:
@ 3 S.T.E. PER D.U. (3 x 66) = 198 S.T.E.
PROVIDED: 198.2 S.T.E.
SHADE TREES @ 1 S.T.E. (43) 93.0
EVERGREEN TREES @ 2 S.T.E. (28) 44.0
FLOWERING TREES @ 2 S.T.E. (113) 56.5
SHRUBS @ 10 S.T.E. (41) 4.1

A SUBTOTAL OF EVERGREEN/FLOWERING TREES AND SHRUBS MUST BE BETWEEN 25% AND 50% OF THE TOTAL SHADE TREE EQUIVALENT (S.T.E.) REQUIREMENT.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Director: [Signature] 4/5/96 DATE
Chief, Development Engineering Division: [Signature] 2/6/96 DATE
Chief, Division of Land Development and Research: [Signature] 2/9/96 DATE

DATE	NO.	REVISION
OWNER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER WESTBROOK DEVELOPMENT, INC. Court Towers Suite 300 210 West Pennsylvania Avenue Towson, Maryland 21204 (410) 823-4700 Fax (410) 823-5009 Attn: Brian Flick		
PROJECT SNOWDEN RIDGE SECTION 1 AREA 1 LOTS 1-69		
AREA GATEWAY COMMERCE CENTER - PARCEL 'A-53' TAX MAP NO. 42 ZONED R-A-15 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE LANDSCAPE PLAN		

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

DESIGNED BY: D.D. & M.S.L.
DRAWN BY: M.S.L.
PROJECT NO.: PLANNING106003 P1-LDSCP
DATE: JANUARY 22, 2006
SCALE: 1"=30'
DRAWING NO. 5 OF 5

SDP-95-88 F-95-138 SP-95-88
SP-95-09 F-96-26 F-96-27

DAVID DOWS #830

