

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

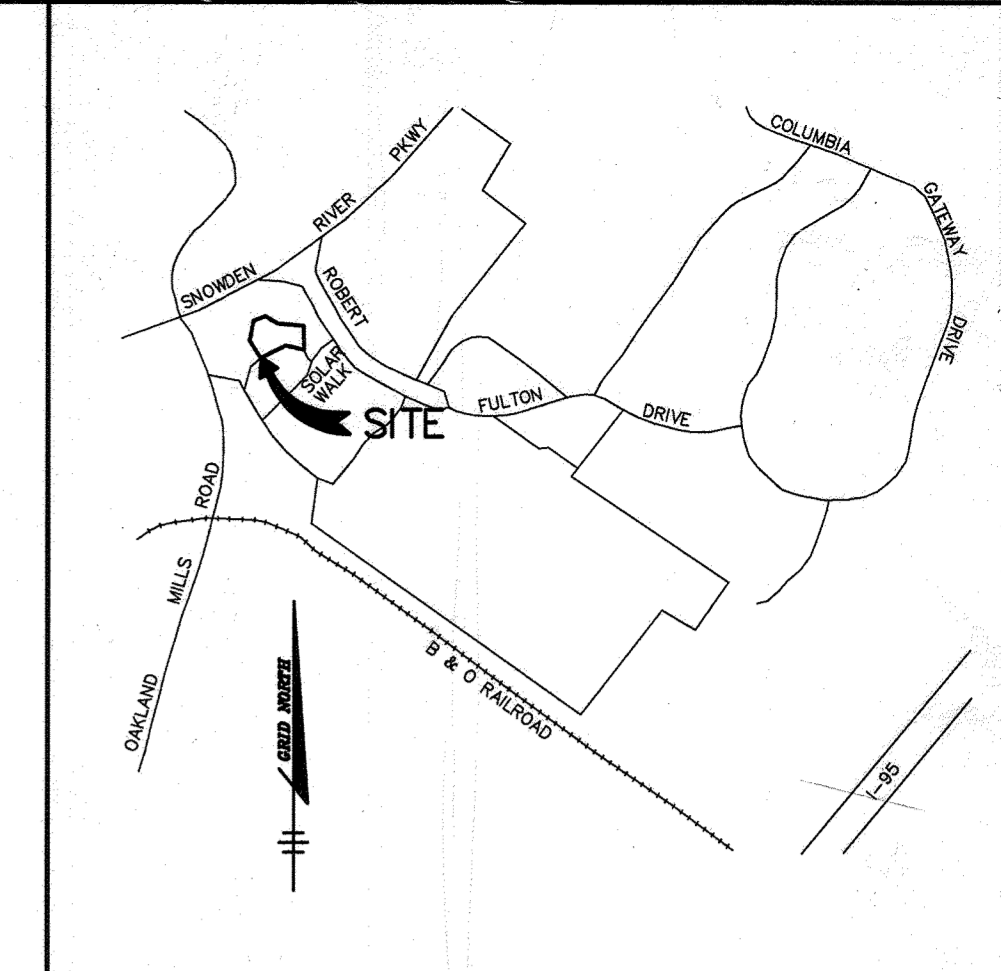
SITE DEVELOPMENT PLANS

SNOWDEN RIDGE

SECTION 1 AREA 2

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

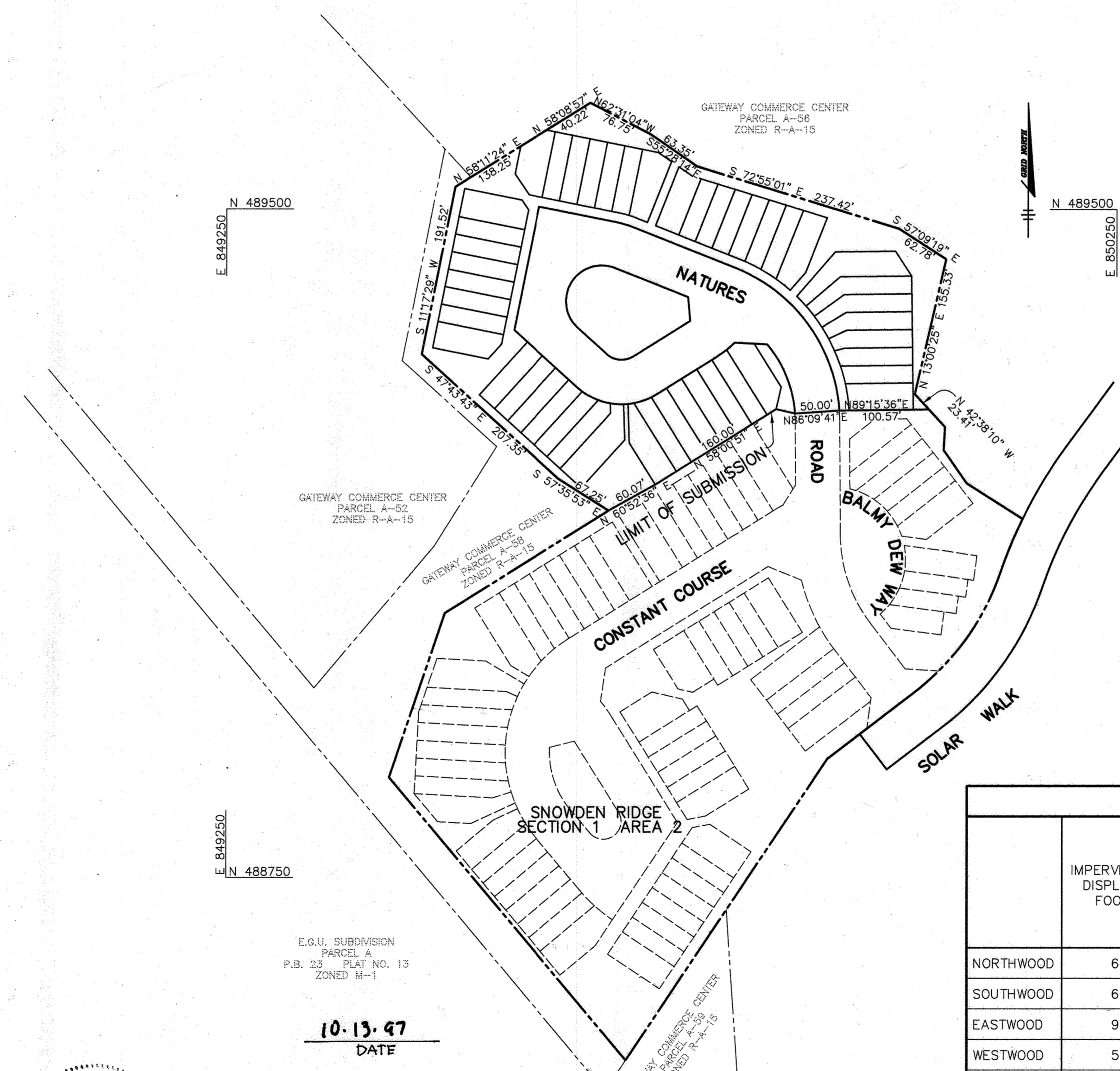
BENCHMARKS
 BM#1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 368.16
 NAD 27 2243002
 BM#2 NAIL IN BG&E POLE ELEV. 387.97
 NAD 27 2243003

GENERAL NOTES

- GRADING CONSTRUCTION AND REMOVAL OF VEGETATION ARE PROHIBITED WITHIN WETLANDS AND ITS BUFFER.
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- 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.
- 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.
- 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.
- 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
A&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
- THE CONTRACTOR TO NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLANS SDP-95-88 BY GUTSCHICK LITTLE & WEBER.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- 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, F-96-24, PLAT NO. 12191
- STORMWATER QUANTITY AND QUALITY FOR THIS DEVELOPMENT IS PROVIDED UNDER F-92-1001.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- PUBLIC WATER AND SEWER FOR THESE LOTS IS PROVIDED UNDER CONTRACT DRAWINGS NO. 24-3485-D.
- 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.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- MAXIMUM LOT COVERAGE FOR STRUCTURES INCLUDING DECKS IS 60%. SEE CHART THIS SHEET INDICATING MAXIMUM BUILDING COVERAGE PER LOT.
- REMOVED LANDSCAPE PLANTS SHALL BE REPLANTED TO BE IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.**

ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
70	7120 NATURES ROAD	93	7163 NATURES ROAD
71	7122 NATURES ROAD	94	7161 NATURES ROAD
72	7124 NATURES ROAD	95	7159 NATURES ROAD
73	7126 NATURES ROAD	96	7157 NATURES ROAD
74	7128 NATURES ROAD	97	7155 NATURES ROAD
75	7130 NATURES ROAD	98	7153 NATURES ROAD
76	7132 NATURES ROAD	99	7151 NATURES ROAD
77	7134 NATURES ROAD	100	7149 NATURES ROAD
78	7136 NATURES ROAD	121	7147 NATURES ROAD
79	7138 NATURES ROAD	122	7145 NATURES ROAD
80	7140 NATURES ROAD	123	7143 NATURES ROAD
81	7142 NATURES ROAD	124	7141 NATURES ROAD
82	7144 NATURES ROAD	125	7139 NATURES ROAD
83	7146 NATURES ROAD	126	7137 NATURES ROAD
84	7148 NATURES ROAD	127	7135 NATURES ROAD
85	7150 NATURES ROAD	128	7133 NATURES ROAD
86	7152 NATURES ROAD	129	7131 NATURES ROAD
87	7154 NATURES ROAD	130	7129 NATURES ROAD
88	7156 NATURES ROAD	131	7127 NATURES ROAD
89	7158 NATURES ROAD	132	7125 NATURES ROAD
90	7160 NATURES ROAD	133	7123 NATURES ROAD
91	7162 NATURES ROAD	134	7121 NATURES ROAD
92	7164 NATURES ROAD	135	7119 NATURES ROAD



MAXIMUM BUILDING COVERAGE				
	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

SITE ANALYSIS

TOTAL AREA OF SITE	3.824 AC.
EXISTING ZONING	R-A-15
PROPOSED USE	SINGLE FAMILY TOWNHOUSES
NO. OF DWELLING UNITS PROPOSED	46
PARKING REQUIRED (2 SP/UNITS)	92 SPACES
PARKING PROVIDED	100 SPACES
ON-SITE OPEN SPACE	48,340 SF (24% OF GROSS AREA)
RECREATION AREA REQUIRED	9,200 SF
RECREATION AREA PROVIDED	*2,171 SF

10.13.97
DATE

PETER JOHN STONE #3068
FOR REVISION 3 ONLY.

MAX KANTZER #16872
FOR REVISIONS TO PARKING AT LOTS 121-135 ONLY

PLAN
SCALE: 1" = 100'

PLAT # -	11001 - 11002	BLOCK # -	5	ZONING -	R-A-15	TAX MAP NO. -	42	ELECT. DIST. -	6	CENSUS TRACT -	6067.03
WATER CODE -	E06		SEWER CODE -	4900000							

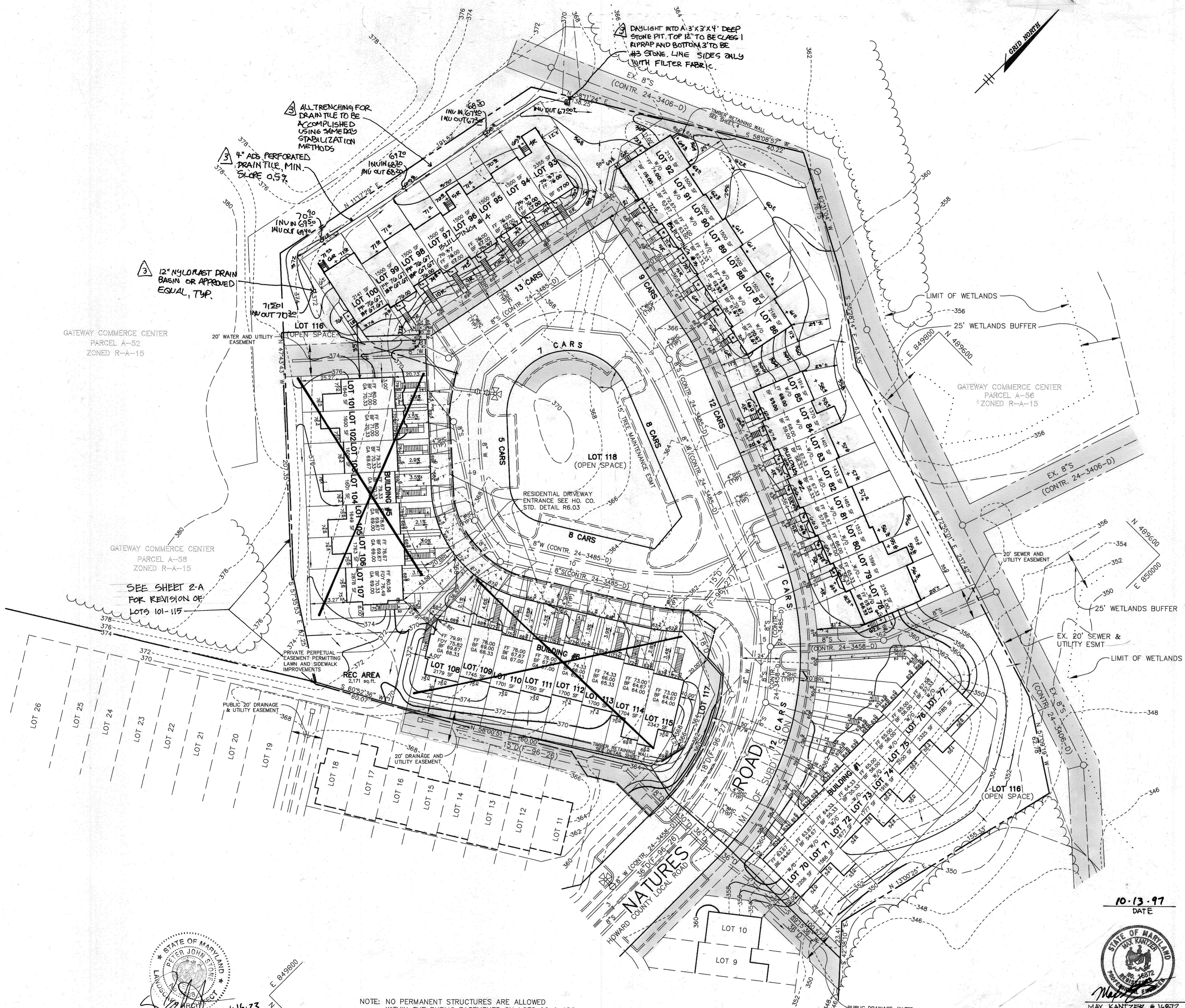
1.22.96
DATE

DESIGNED BY: C.J.R.
 DRAWN BY: DAM/BRD
 PROJECT NO: HOCO\95H10600 PH2SDP1.DWG
 DATE: JANUARY 22, 1996
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 5

JAYKANT/D. PAREKH #19148

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

* RECREATIONAL OPEN SPACE REQUIREMENT OF 200 SF PER LOT IS BEING MET THRU A COMBINATION OF F-95-138 AND THIS PLAN. A TOTAL OF 1002 SF OF THE 48340 SF PROVIDED UNDER F-95-138 IS BEING USED BY THIS PLAN.



1-16-23	3	REVISE THE PLAN TO ADD PRIVATE DRAINAGE STRUCTURES TO OPEN SPACE BEHIND UNITS 93-100
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
		2/5/96 DATE
		2/5/96 DATE
		2/9/96 DATE
8-11-97	1	REV. [21-135 (PREV. 101-119)]
12-1-97	2	REV. PLDGS 2, 3, 4.
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 2 LOTS 70-100, 121-195, 116-120		
AREA: GATEWAY COMMERCE CENTER - PARCEL 'A-53' TAX MAP NO. 42 ZONED R-A-15 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: SITE DEVELOPMENT PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21046 410-997-8900 FAX: 410-997-8282		
1-22-96		DATE
DESIGNED BY: C.J.R. DRAWN BY: DAM/BRD PROJECT NO.: HOCO 95H10600 PH2SDP2 DATE: JANUARY 22, 1996 SCALE: AS SHOWN DRAWING NO. 2 OF 5		

STATE OF MARYLAND
 PETER JOHN STONE #3068
 1-16-23
 FOR REVISION 3 ONLY.

STATE OF MARYLAND
 MAX KANTZER
 10-13-97
 DATE

STATE OF MARYLAND
 JAYKANT D. PAREKH #19148
 1-22-96
 DATE

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 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 ureolform fertilizer (9 lbs. per 1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use sod.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

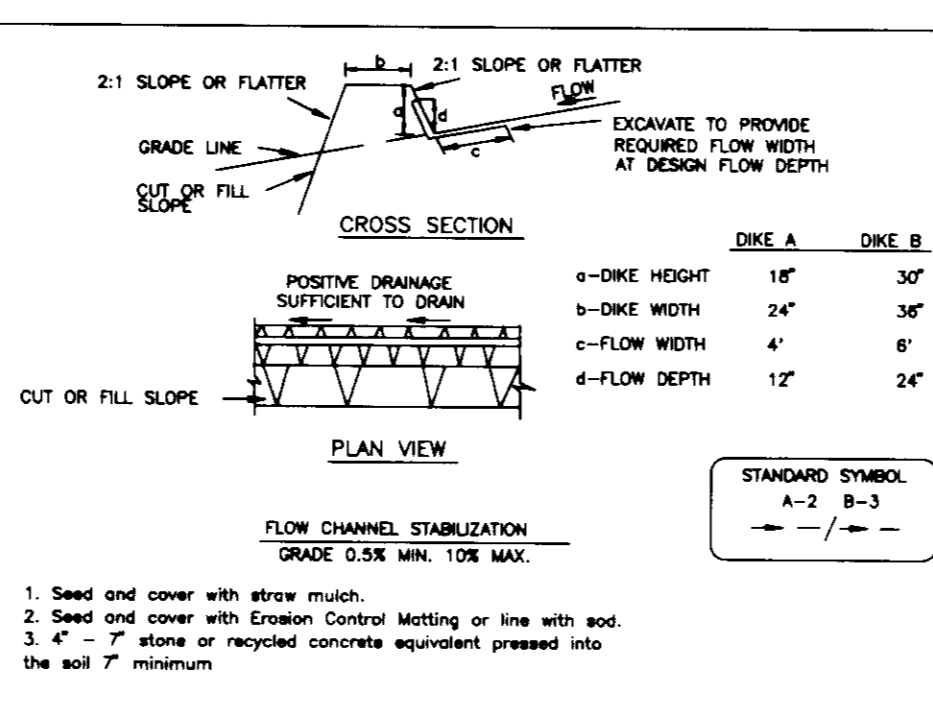
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

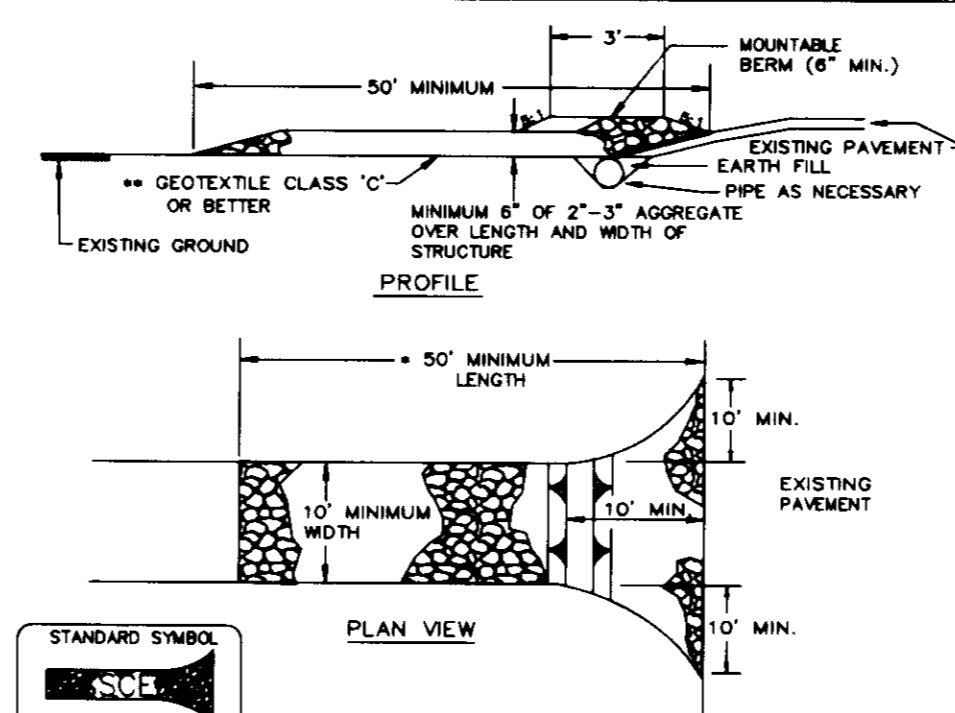
1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1981 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ANCHORING CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
 - TOTAL AREA OF SITE: 3.8 ACRES
 - AREA TO BE ROOFED OR PAVED: 2.9 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 1.8 ACRES
 - TOTAL CUT: 300 CU.YDS.
 - TOTAL FILL: 300 CU.YDS.
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
11. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
12. CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
13. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
14. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OF THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

DETAIL 1 - EARTH DIKE



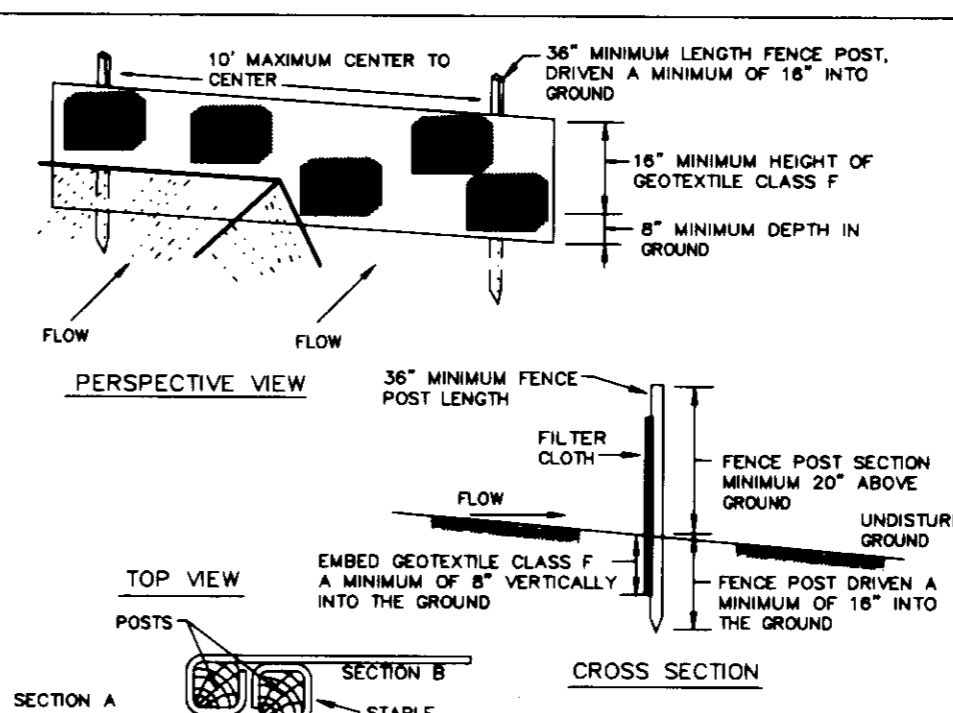
1. All trench earth dike shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grade less than 1:5.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area of a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to the line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



1. Length - minimum of 50' (30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing aggregate. The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 22 - SILT FENCE



1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 1/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1" or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
 - Tensile Strength: 50 lbs/in (min.)
 - Tensile Modulus: 20 lbs/in (min.)
 - Flow Rate: 0.3 gal ft²/minute (max.)
 - Filtering Efficiency: 75% (min.)
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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.

John P. ... 1/17/96
DEVELOPER 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.

J. Saell 1.22.96
ENGINEER DATE

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

Patricia Engle... 2/1/96
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John K. Poth... 2/1/96
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Wanda S. ... 2/1/96
DIRECTOR DATE

... 2/10/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. DATE

Gina Surman... 2/1/96
CHIEF, DIVISION OF LAND DEVELOPMENT DATE AND RESEARCH CDK

8-11-97 1 REV. BLDGS. 5-6.
12-1-97 2 REV. BLDGS. 2,3,4.

DATE	NO.	REVISION
8-11-97	1	REV. BLDGS. 5-6.
12-1-97	2	REV. BLDGS. 2,3,4.

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 21286, (410) 823-4700 • Fax (410) 823-5009, Attn: Brian Flick

PROJECT: SNOWDEN RIDGE SECTION 1 AREA 2, LOTS 70-100, 121-195, 116-120

LOT NO.	INV	PL	MCE	LOT NO.	INV	PL	MCE
70	346.1	349.7	93	357.1	360.6		
71	346.4	349.9	94	357.8	361.4		
72	346.2	349.9	95	358.0	361.5		
73	346.2	349.9	96	358.4	361.9		
74	346.0	350.0	97	358.5	362.0		
75	346.1	350.2	98	358.8	362.3		
76	345.8	350.1	99	359.0	362.5		
77	344.7	348.3	100	358.9	362.5		
78	344.9	348.4	121	364.5	368.2		
79	351.0	354.6	122	364.6	368.3		
80	351.8	355.3	123	364.4	368.0		
81	352.6	356.1	124	363.5	367.2		
82	352.8	356.3	125	363.2	367.0		
83	353.5	357.0	126	362.5	366.4		
84	353.8	357.3	127	362.0	366.1		
85	354.6	358.1	128	361.2	365.0		
86	355.2	358.8	129	361.0	364.8		
87	355.8	359.3	130	360.6	364.3		
88	356.1	359.6	131	359.2	362.9		
89	356.8	360.3	132	358.7	362.4		
90	357.0	360.5	133	357.2	360.9		
91	357.1	360.6	134	356.8	360.5		
92	357.2	360.8	135	355.3	359.0		

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

TITLE: SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC., Planners • Engineers • Surveyors, 8818 Centre Park Drive • Suite 200 • Columbia, Md 21046, 410-997-8900, FAX: 410-997-9282

1.22.96 DATE

DESIGNED BY: C.J.R.

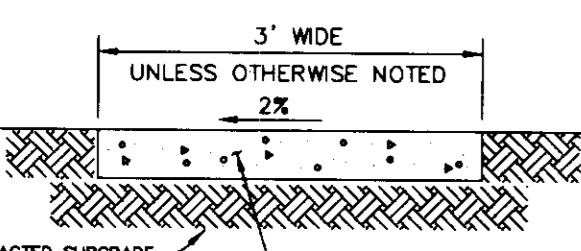
DRAWN BY: DAM/BRD

PROJECT NO: HOCO\95H10600 PH2SDP4

DATE: JANUARY 22, 1996

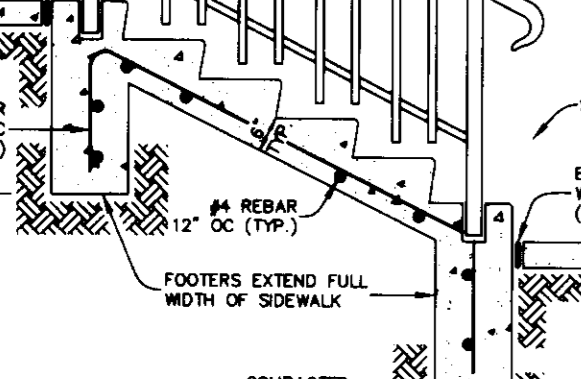
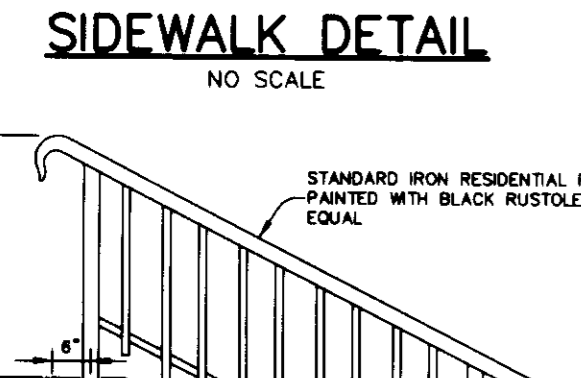
SCALE: AS SHOWN

JAYKANT D. PAREKH #19148
DRAWING NO. 4 OF 5



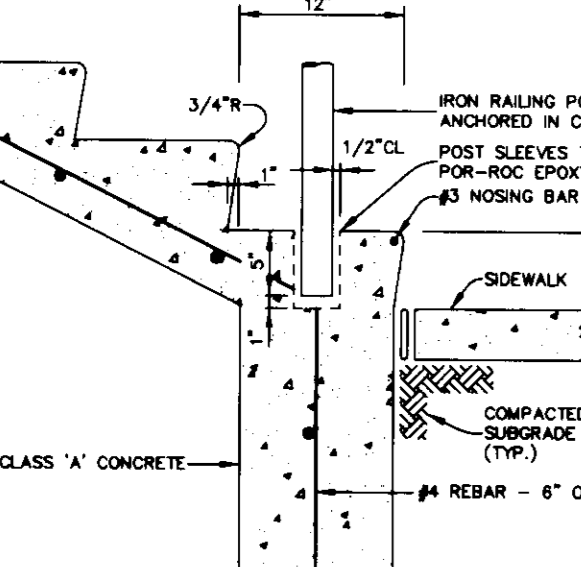
UNLESS OTHERWISE NOTED, 3" WIDE CONCRETE.

NOTES: PROVIDE LATERAL EXPANSION JOINTS AT 15' O.C. (MAX). PROVIDE CONTRACTION (DUMBY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS. SIDEWALK TO BE SCRIBED IN MAX. SQUARES.



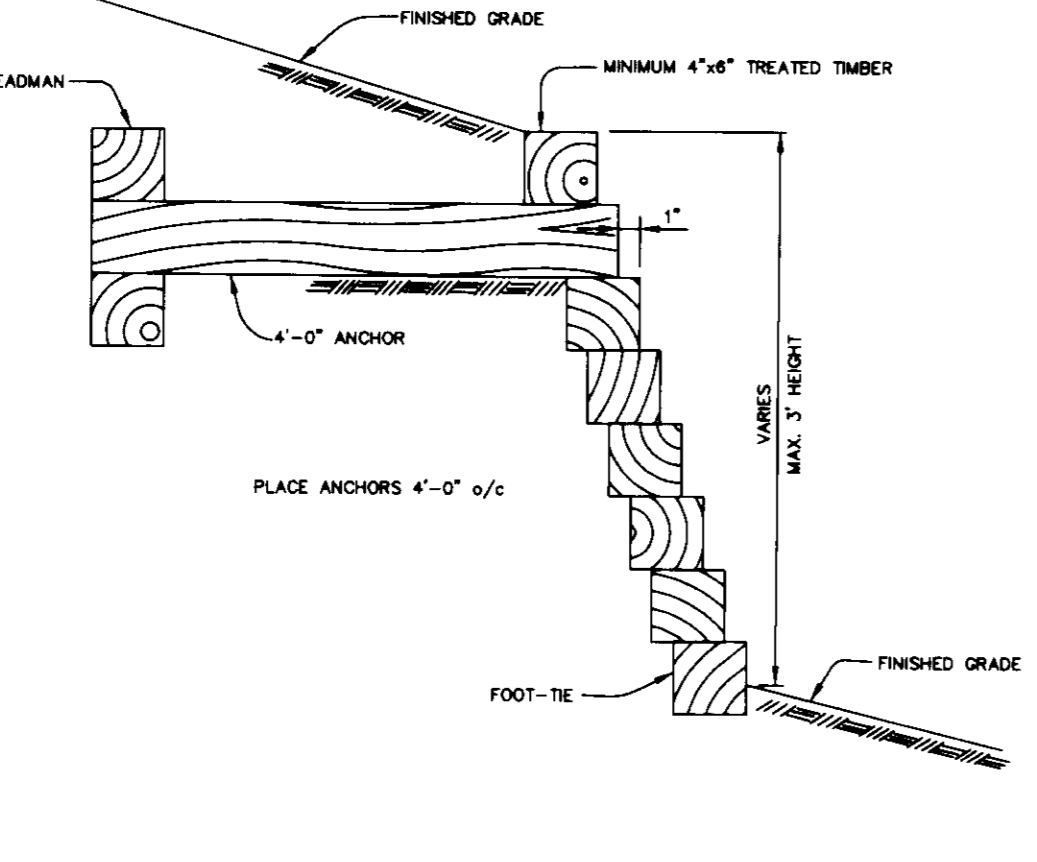
STEP AND RAILING DETAIL

NO SCALE



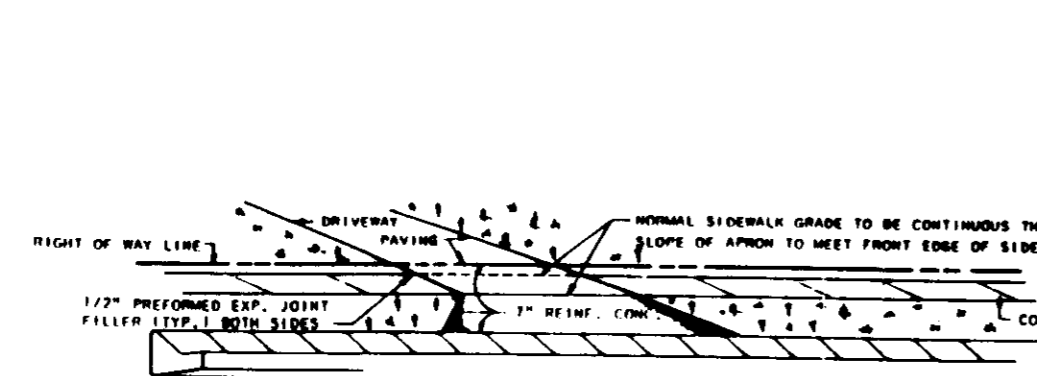
TYPICAL CONCRETE STEP WITH RAIL DETAIL

NO SCALE



RETAINING WALL DETAIL

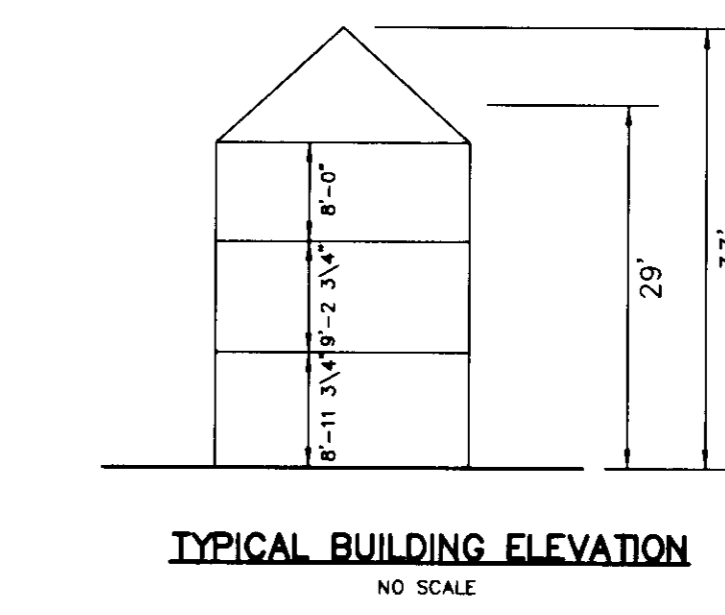
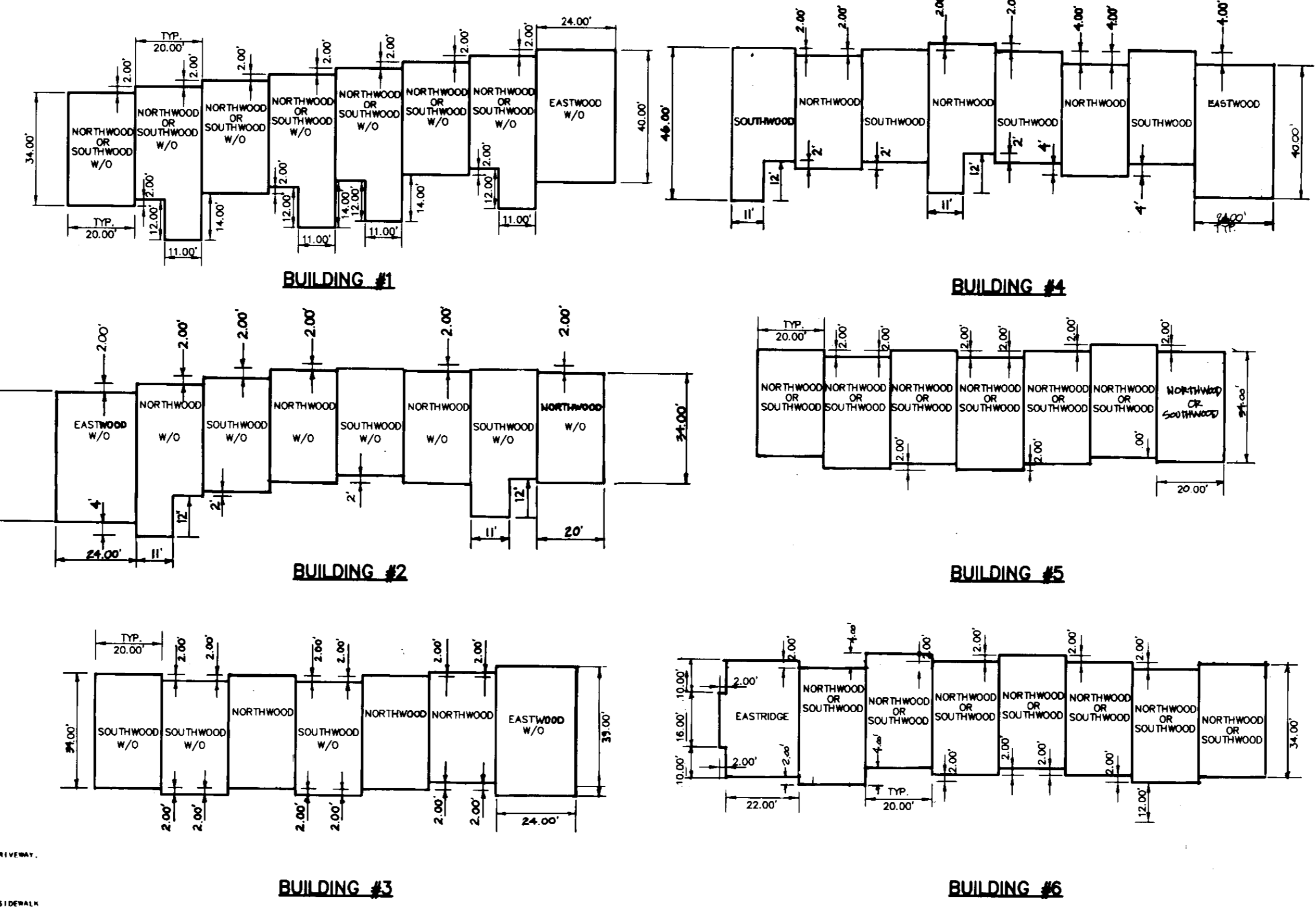
NO SCALE



DRIVEWAY DETAIL

NO SCALE

HOWARD COUNTY STD DETAIL R.600



TYPICAL BUILDING ELEVATION

NO SCALE

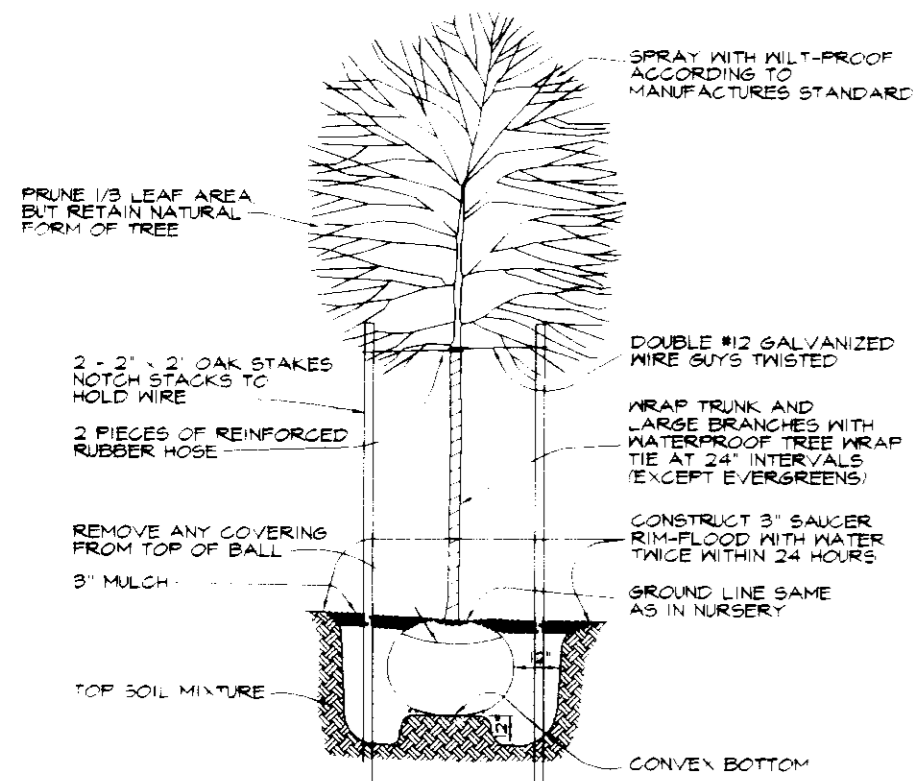
SHC CHART

LOT NO.	INV	PL	MCE	LOT NO.	INV	PL	MCE
70	346.1	349.7	93	357.1	360.6		
71	346.4	349.9	94	357.8	361.4		
72	346.2	349.9	95	358.0	361.5		
73	346.2	349.9	96	358.4	361.9		
74	346.0	350.0	97	358.5	362.0		
75	346.1	350.2	98	358.8	362.3		
76	345.8	350.1	99	359.0	362.5		
77	344.7	348.3	100	358.9	362.5		
78	344.9	348.4	121	364.5	368.2		
79	351.0	354.6	122	364.6	368.3		
80	351.8	355.3	123	364.4	368.0		
81	352.6	356.1	124	363.5	367.2		
82	352.8	356.3	125	363.2	367.0		
83	353.5	357.0	126	362.5	366.4		
84	353.8	357.3	127	362.0	366.1		
85	354.6	358.1	128	361.2	365.0		
86	355.2	358.8	129	361.0	364.8		
87	355.8	359.3	130	360.6	364.3		
88	356.1	359.6	131	359.2	362.9		
89	356.8	360.3	132	358.7	362.4		
90	357.0	360.5	133	357.2	360.9		
91	357.1	360.6	134	356.8	360.5		
92	357.2	360.8	135	355.3	359.0		

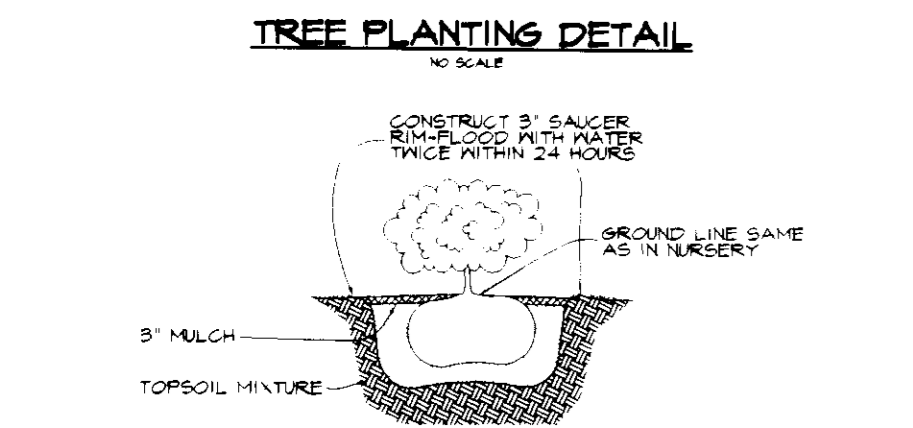
10.13.97 DATE

STATE OF MARYLAND
MAY KANTZER #10872
FOR REVISIONS TO PARKING AT LOTS 121-135 ONLY & REVISION TO BLDGS. 2,3,4,5,6.

PLANTING DETAILS



EVERGREEN PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT MATERIAL LIST

KEY	QTY	BOTANICAL + COMMON NAME	SIZE	REMARKS
TREES				
AR	5	Acer rubrum (October Glory)	2 1/2-3' Cal	B 4 B
AS	7	Acer saccharum (Green Mountain)	2 1/2-3' Cal	B 4 B
CFC	20	Green Mountain Sugar Maple	1 1/2-2' Cal	B 4 B
MF	2	Malus floribunda (Harvest Gold)	1 1/2-2' Cal	B 4 B
MGA	14	Malus 'Sovereign' (Sovereign)	1 1/2-2' Cal	B 4 B
PA	4	Prunus americana (Cherokee Chief)	6-8' Ht	B 4 B
PAB	27	Prunus pennsylvanica (Bloodgood)	2 1/2-3' Cal	B 4 B
PC	8	Prunus caroliniana (Thundercloud)	1 1/2-2' Cal	B 4 B
PS	40	Pinus strobus (White Pine)	6-8' Ht	B 4 B
PSK	10	Pinus serotina (Kvazant)	1 1/2-2' Cal	B 4 B
OP	1	Quercus palustris (Pin Oak)	2 1/2-3' Cal	B 4 B
QR	16	Quercus rubra (Red Oak)	2 1/2-3' Cal	B 4 B
SB	5	Saxifraga hibernica (Saxifrage)	8-10" HT	B 4 B
TC	25	Thuja occidentalis (Canadian Hemlock)	6-8' Ht	B 4 B
SHRUBS				
CF	24	Colicarythos floridus (Common Snowshrub)	2 1/2-3' HT	B 4 B
MP	12	Myrica pennsylvanica (Sageberry)	2 1/2-3' HT	B 4 B

NOTE:
1) A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

SCHEDULE A PERIMETER LANDSCAPE EDGE			
PERIMETER	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE			
PERIMETER			
LANDSCAPE TYPE			
PERIMETER			
CREDIT FOR EXISTING VEGETATION			
TREES (NO LINEAR FEET)			
SHRUBS (NO LINEAR FEET)			
NUMBER OF PLANTS REQUIRED			
SHADE TREES			
EVERGREEN TREES			
SHRUBS			
TOTAL SHADE TREE EQUIVALENT			
NUMBER OF PLANTS PROVIDED			
SHADE TREES			
EVERGREEN TREES			
SHRUBS			
TOTAL SHADE TREE EQUIVALENT			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING			
NUMBER OF PARKING SPACES	NUMBER OF SHADE TREES REQUIRED	#1 STD. SPACES	#2
NUMBER OF PARKING SPACES	NUMBER OF SHADE TREES REQUIRED	#1 STD. SPACES	#2
NUMBER OF TREES PROVIDED	NUMBER OF TREES (2) SUBSTITUTION	ALTERNATIVE COMPLIANCE	
NUMBER OF ISLANDS PROVIDED	NUMBER OF ISLANDS (1) ISLAND / 10 SPACES	ALTERNATIVE COMPLIANCE	
NUMBER OF ISLANDS PROVIDED	NUMBER OF ISLANDS (1) ISLAND / 10 SPACES	ALTERNATIVE COMPLIANCE	
NUMBER OF ISLANDS PROVIDED	NUMBER OF ISLANDS (1) ISLAND / 10 SPACES	ALTERNATIVE COMPLIANCE	

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING			
NUMBER OF DWELLING UNITS	NUMBER OF SHADE TREES REQUIRED	#1	#2
NUMBER OF DWELLING UNITS	NUMBER OF SHADE TREES REQUIRED	#1	#2
NUMBER OF TREES PROVIDED	NUMBER OF TREES (2) SUBSTITUTION	ALTERNATIVE COMPLIANCE	
NUMBER OF ISLANDS PROVIDED	NUMBER OF ISLANDS (1) ISLAND / 10 SPACES	ALTERNATIVE COMPLIANCE	
NUMBER OF ISLANDS PROVIDED	NUMBER OF ISLANDS (1) ISLAND / 10 SPACES	ALTERNATIVE COMPLIANCE	

LANDSCAPE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES BUFFERING OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT (P. 17 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 = 54.1

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$9600.00

ALTERNATIVE COMPLIANCE PLANTING REQUIREMENT			
NUMBER OF SHADE TREES PER DWELLING UNIT REQUIRED:			
NUMBER OF SHADE TREES PER DWELLING UNIT REQUIRED:	@ 3 S.T.E. PER D.U. (3 x 46) =	138.0 S.T.E.	
PROVIDED:		139.2 S.T.E.	
SHADE TREES @ 1 S.T.E.	(60)	60.0	
EVERGREEN TREES @ 2 S.T.E.	(69)	34.5	
FLOWERING TREES @ 2 S.T.E.	(65)	32.5	
SHRUBS @ 10 S.T.E.	(42)	4.2	

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.

Frank J. DeLughe 2/3/96
DIRECTOR DATE

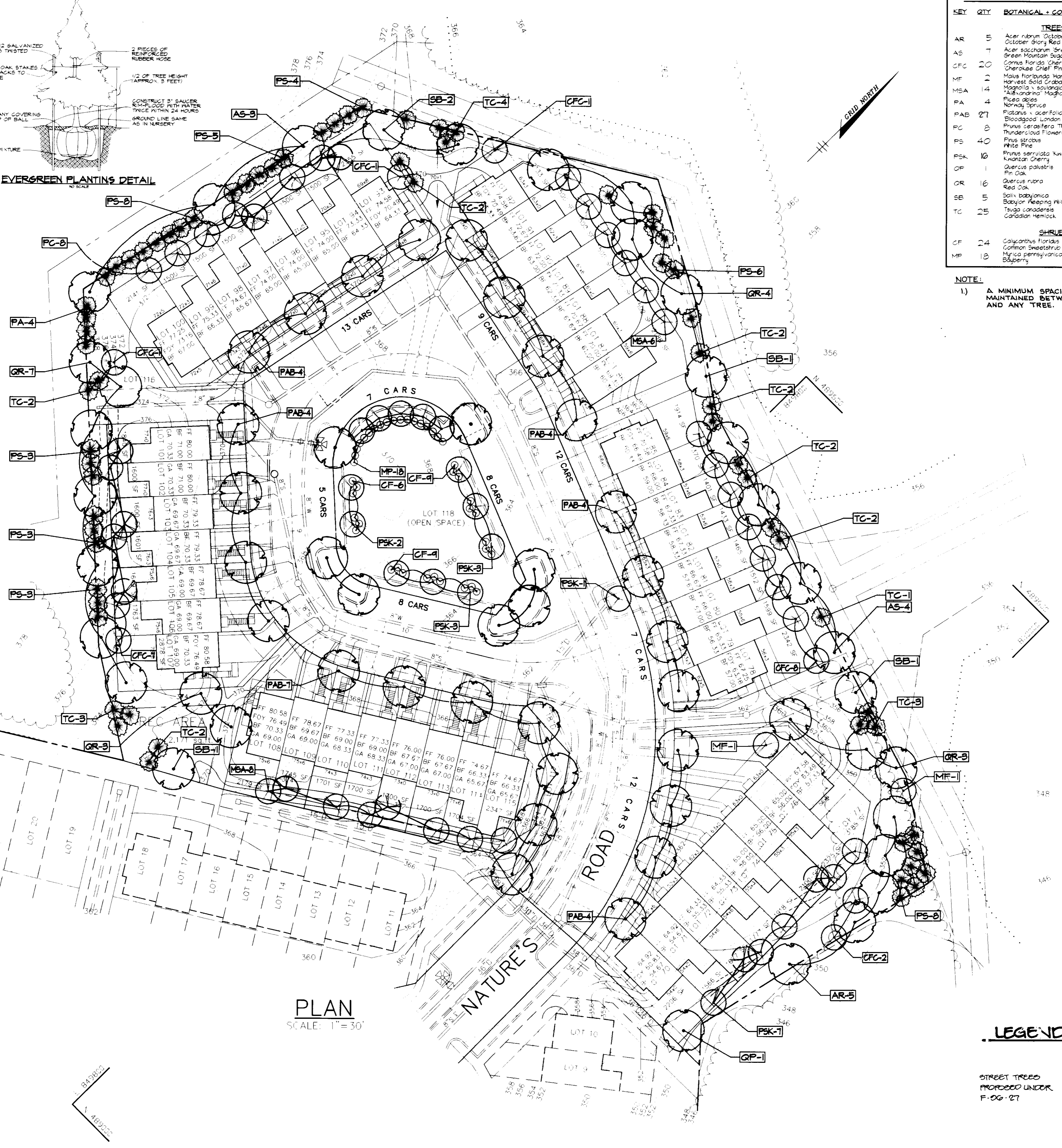
John P. ... 2/6/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. DATE

Gina ... 2/9/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

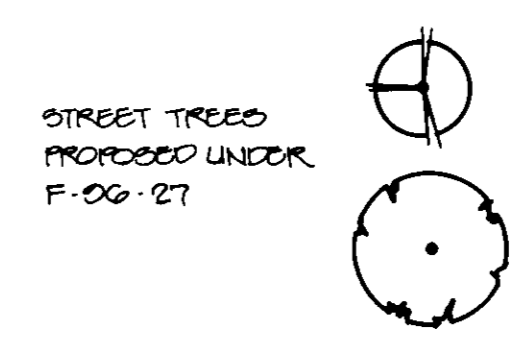
DATE	NO.	REVISION
OWNER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION		
DEVELOPER		
WESTBROOK DEVELOPMENT, INC.		
PROJECT		
SNOWDEN RIDGE SECTION 1 AREA 2		
AREA		
GATEWAY COMMERCE CENTER - PARCEL 'A-5'		
TITLE		
LANDSCAPE PLAN		

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

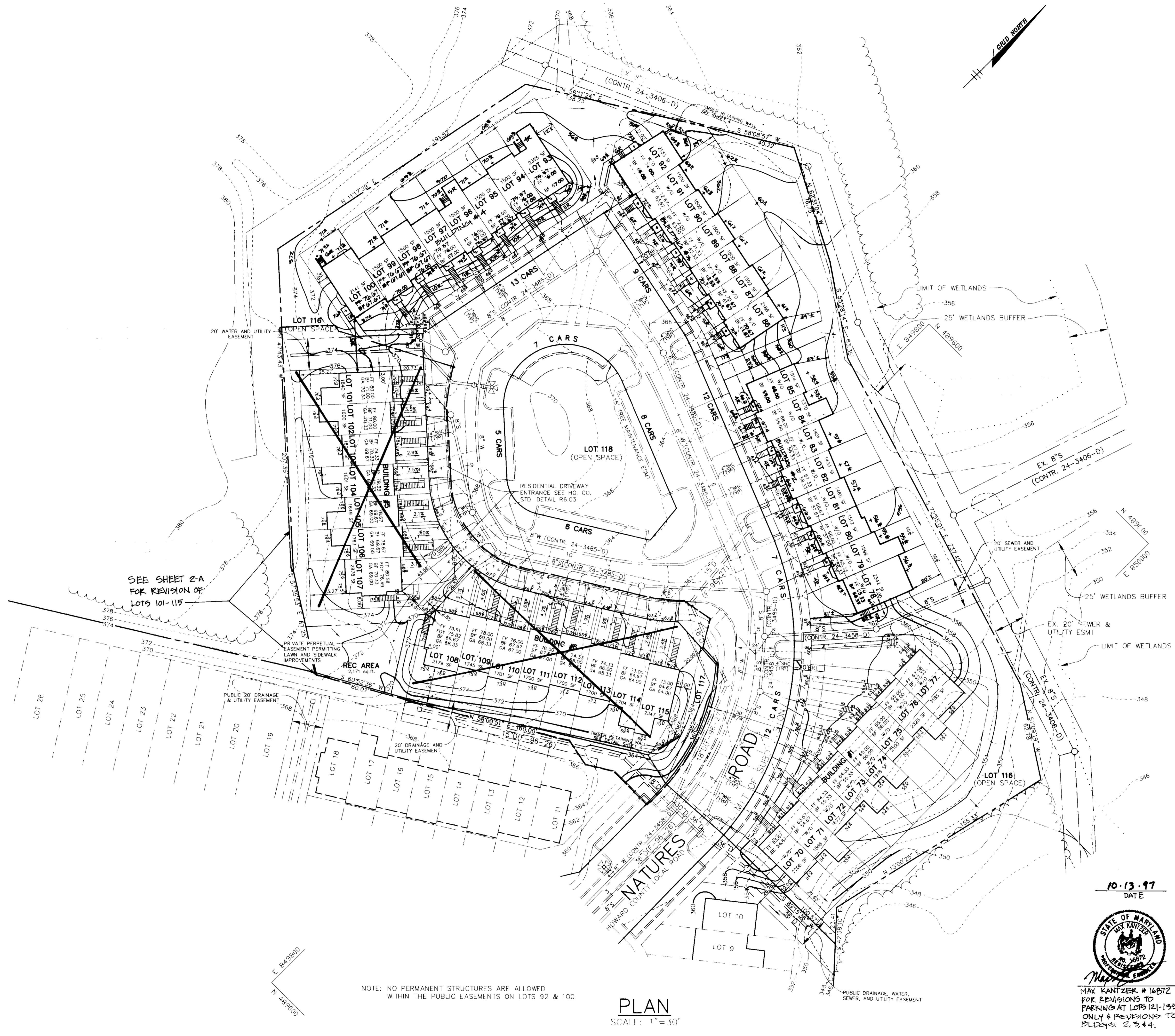
DESIGNED BY: D.D. & M.S.L.
DRAWN BY: M.S.L.
PROJECT NO.: PLANNING/10600 P2-LDSCP
DATE: JANUARY 22, 2006
SCALE: 1"=30'
DRAWING NO.: 5 OF 5



LEGEND



PLAN SCALE: 1"=30'



SEE SHEET 2-A FOR REVISION OF LOTS 101-115

NOTE: NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE PUBLIC EASEMENTS ON LOTS 92 & 100

PLAN
SCALE: 1" = 30'

10-13-97
DATE



MAX KANTZER #16872 FOR REVISIONS TO PARKING AT LOTS 121-135 ONLY & REVISIONS TO BLOCKS 2, 3, & 4.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark V. Traylor 2/13/96
DIRECTOR DATE

M. Cummings 2/14/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. DATE

Aimee Swaminani 2/14/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

8-11-97 1 REV. (21-135 (PREV. 101-115))
12-1-97 2 REV. BLOCKS 2, 3, & 4

DATE NO. REVISION

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

DEVELOPER
Westbrook
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 2
LOTS 70-100, 121-195, 116-120

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

TITLE
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

1-22-96
DATE

DESIGNED BY: C.J.R.

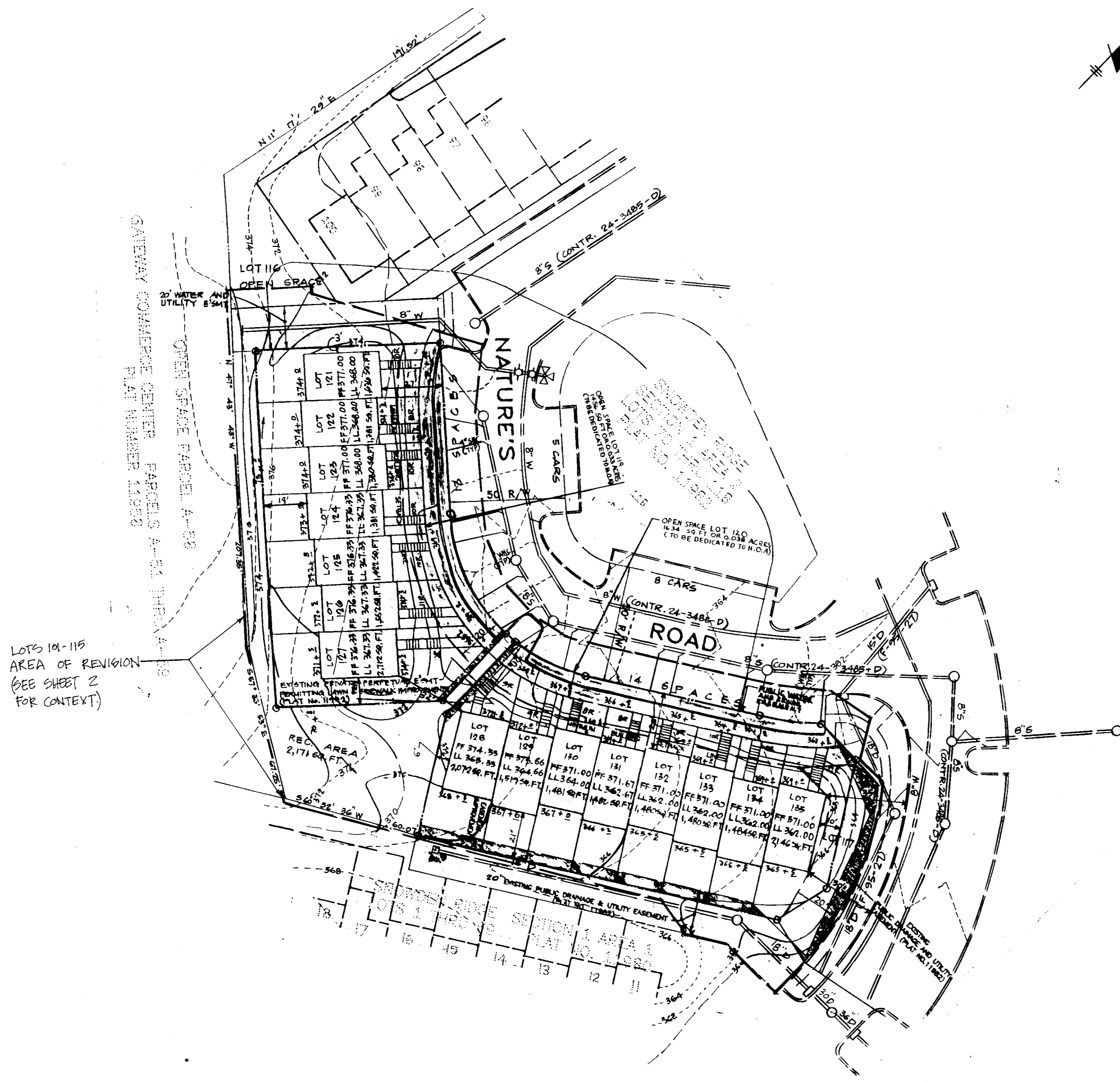
DRAWN BY: DAM/BRD

PROJECT NO.: HOCO\95-10600 PH2SDP2

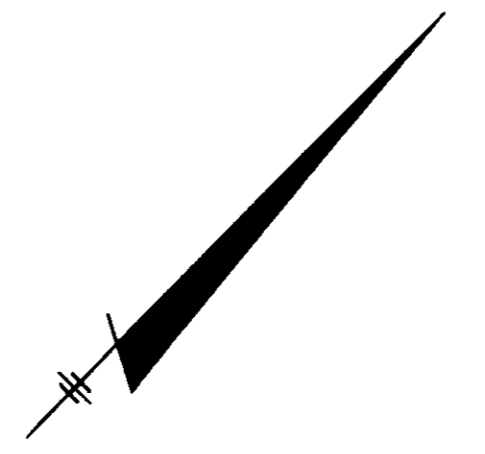
DATE: JANUARY 22, 1996

SCALE: AS SHOWN
DRAWING NO. 2 OF 5

JAYKANT D/PAREKH #19148
SDP-96-48



LOTS 101-115
AREA OF REVISION
(SEE SHEET 2
FOR CONTEXT)



E 842,800
N 483,600

N 483,600
E 850,000

E 842,800
N 483,600

NOTE: THIS SHEET IS A SUBSTITUTE SHEET
SHOWING REVISIONS AS FOLLOWS:
LOTS 121-135 HANG BEEN MODIFIED
FROM GARAGE UNITS TO IN-GROUND
TYPE UNITS.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
John J. Hamilton 10/29/97
 CHIEF DEVELOPMENT ENGINEERING DIVISION MK (DATE)
Cathy Hamilton 10/29/97
 CHIEF, DIVISION OF LAND DEVELOPMENT (DATE)
 DIRECTOR (DATE)

Date	No.	Revision Description

Snowden Ridge

SECTION 1, AREA 2

LOTS 121 - 135 (PREVIOUSLY LOTS 101 - 115)

F 98-34

OWNER/DEVELOPER:
WESTBROOK HOMES LLC
310 W. PENNSYLVANIA AVE.
SUITE 300
TOWSON MD. 21284

DMW
Daft McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 298-3333
Fax 298-4708

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

9-10-97
Date



SECTION CODE	SECTION	REVISIONS	DATE
SNOWDEN RIDGE	SECTION 1 / AREA 2	121 THRU 135	10/29/97
12931	5 RAIS	42	6067.03
FORM CODE	E06	4900.00	

SITE DEVELOPMENT PLAN

Des. By	M.J.P.	Scale	1" = 50'	Proj. No.	98118 C
Dim. By	M.J.P.	Date	9-23-97		
Chk. By	J.L.S.	Approved			2A OF 5

Professional Engr. No. 16872

SDP-96-48