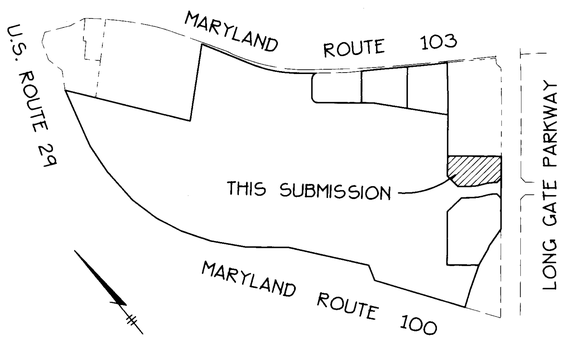
SHEET INDEX

GENERAL NOTES

1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS 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.
5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

MISS UTILITY	1-800-257-7777
BELL ATLANTIC TELEPHONE COMPANY	725-4876
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVERSION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533

7. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
8. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
9. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
10. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
11. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
12. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
13. TOPO IS PROPOSED GRADE FROM SDP-85-62. CONTOURS SHOWN AT 2-FOOT INTERVAL.
14. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 62.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
16. 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, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER 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.
17. THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
18. STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED BY A RETENTION FACILITY PER SDP-85-62. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
19. ALL ELEVATIONS SHOWN ARE BASED ON U.S.G. AND G.S. MEAN SEA LEVEL DATUM, 1929.
20. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPERS EXPENSE.
21. THE WATER METER IS TO BE LOCATED INSIDE THE BUILDING.
22. THE COORDINATES SHOWN HEREON ARE BASED ON NAD27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NOS. 3043001-R AND 2443002.
23. WP-84-60 A REQUEST TO WAIVE SECTION 16.119(f)(2) TO PERMIT A COMMERCIAL DRIVEWAY DIRECT ACCESS TO A MINOR ARTERIAL HIGHWAY, MD ROUTE 103, WAS APPROVED ON MAY 13, 1984 FOR PARCELS A,B&C.
24. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS.
25. WP-85-64, A REQUEST TO WAIVE SECTION 16.115(a) WHICH RESTRICTS DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, 16.116(a)(1) AND (2) WHICH RESTRICTS GRADING WITHIN A WETLAND AND STREAM, 16.119(f)(1) WHICH REQUIRES MINOR COLLECTORS OR LOWER ROAD CLASSIFICATION ACCESS TO ARTERIAL ROADS AND 16.144(a) AND (f) WHICH REQUIRE PROCESSING OF SKETCH AND PRELIMINARY PLANS FOR SUBDIVISION WAS APPROVED MARCH 15, 1985.
26. PUBLIC WATER AND SEWER ARE TO BE UTILIZED FOR THIS PROJECT. THE CONTRACT NO. IS 24-3438-D AND IS LOCATED IN THE 100 PUMPING STATION DRAINAGE AREA.
27. THERE IS NO ON-SITE 100 YEAR FLOODPLAIN.
28. TRAFFIC STUDY PROVIDED BY THE TRAFFIC GROUP, INC. DATED APRIL 21, 1995.
29. THERE ARE NO ON-SITE WETLANDS FOR THIS PROJECT.
30. SEE PREVIOUS FILE NUMBERS SDP-85-62, F-85-93, F-96-169, F-87-25.
31. ALL EXTERIOR LIGHTS TO BE DIRECTED/REFLECTED AWAY FROM ADJOINING RESIDENTIAL AREAS AND PUBLIC ROAD RIGHT-OF-WAYS.

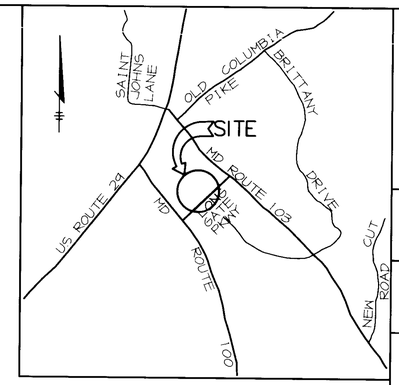


LONG GATE CENTER PLAN

SCALE: 1"=400'

SITE ANALYSIS

AREA OF LEASE	1.11 ACRES
PRESENT ZONING	POR
PROPOSED USE	BANK BUILDING
BUILDING COVERAGE	2434 SF (5.1% OF SITE)
# OF PARKING SPACES REQ'D @ 5 SP/1000 SF	13 SP
# OF PARKING SPACES PROVIDED	18 SP INCL. 2 HC, 1 LOADING
# OF STACKING SPACES REQ'D	20 SP
# OF STACKING SPACES PROVIDED	24 SP
PAVED AREA	19,521 SF (40.4% OF SITE)

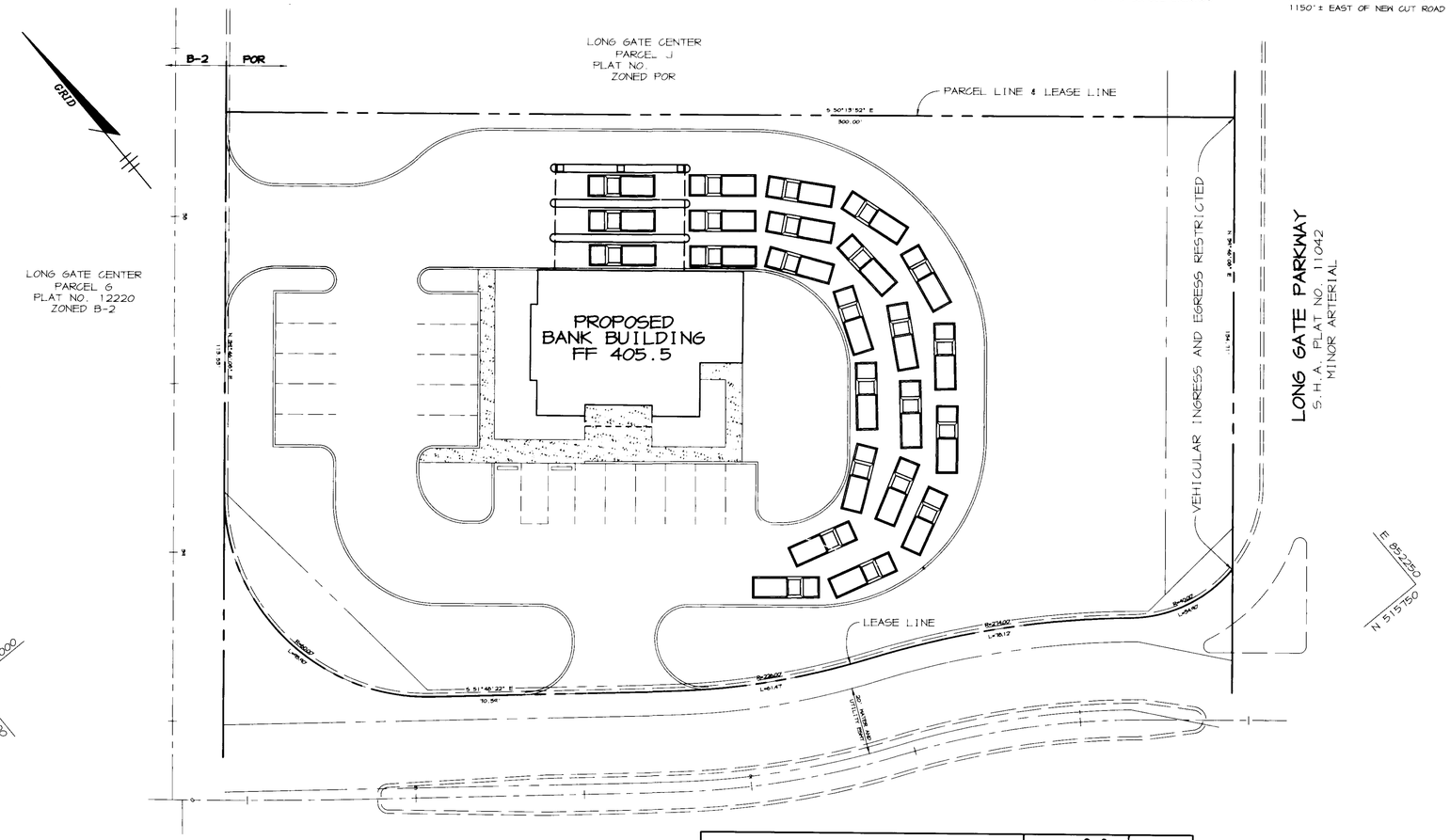


VICINITY MAP

SCALE: 1" = 2000'

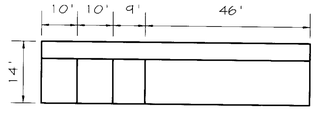
BENCHMARKS

BM#1	STA 3043001	BM#2	STA 2443002
ELEV. 437.92		N 513,205.90	E 857,478.69
N 516,549.55	E 853,656.51	LOCATED ON THE TRANSMISSION LINE	
32'± NORTH OF BGE TOWER 276-A		1700'± NORTH OF INTERSECTION OF	
BEHIND SCHOOL GROUNDS		ROUTE 103 AND NEW CUT ROAD AND	
		1150'± EAST OF NEW CUT ROAD	



PLAN

SCALE: 1"=20'



WEST ELEVATION

NO SCALE

ADDRESS CHART	
PARCEL	STREET ADDRESS
PART OF 1	4450 LONG GATE PARKWAY

SUBDIVISION NAME – LONG GATE CENTER			SECT/AREA – –	PARCEL – PART OF 1	
PLAT # – 12357	BLOCK # – 24/6	ZONING – POR	TAX MAP NO. – 24/30	ELECT. DIST. – 2nd	CENSUS TRACT – 6023.02
WATER CODE – F04			SEWER CODE – 5750601		

8.30.96 DATE

STATE OF MARYLAND J. PAREKH

JAYKANT D. PAREKH #19148

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/17/96

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/13/96

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/17/96

GVA

George Vaeth Associates, Inc.
Architecture · Interior Design

5501 Twin Knolls Road, Suite 108
Columbia, Maryland 21045

OWNER:
LONG GATE, L.L.C.
% JOSEPH J. RUWENHORST, PRESIDENT
6707 DEMOCRACY BLVD SUITE 810
BETHESDA, MD 20817

DEVELOPER:
THE COLUMBIA BANK
9151 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

RIEMER MUEGGE & ASSOCIATES, INC.
Engineering • Environmental Services • Planning • Surveying
8818 Centre Park Drive - Suite 200
Columbia, Maryland 21045
410-997-8900 FAX 410-997-9282

MOTT ASSOCIATES, inc.
CONSULTING ENGINEERS
SUITE 200
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TOWSON, MD 21286
(410) 828-8010 FAX 337-2465

SIEGEL, RUTHERFORD, BRADSTOCK & ASSOCIATES
CONSULTING ENGINEERS
2125 MARYLAND AVENUE
BALTIMORE, MD 21218

REVISIONS

NO.	DATE	DESCRIPTION

AREA
TAX MAPS 24 & 30 PART OF PARCEL 1
ZONED POR
2nd ELECTION DISTRICT HOWARD COUNTY, MD

THE COLUMBIA BANK

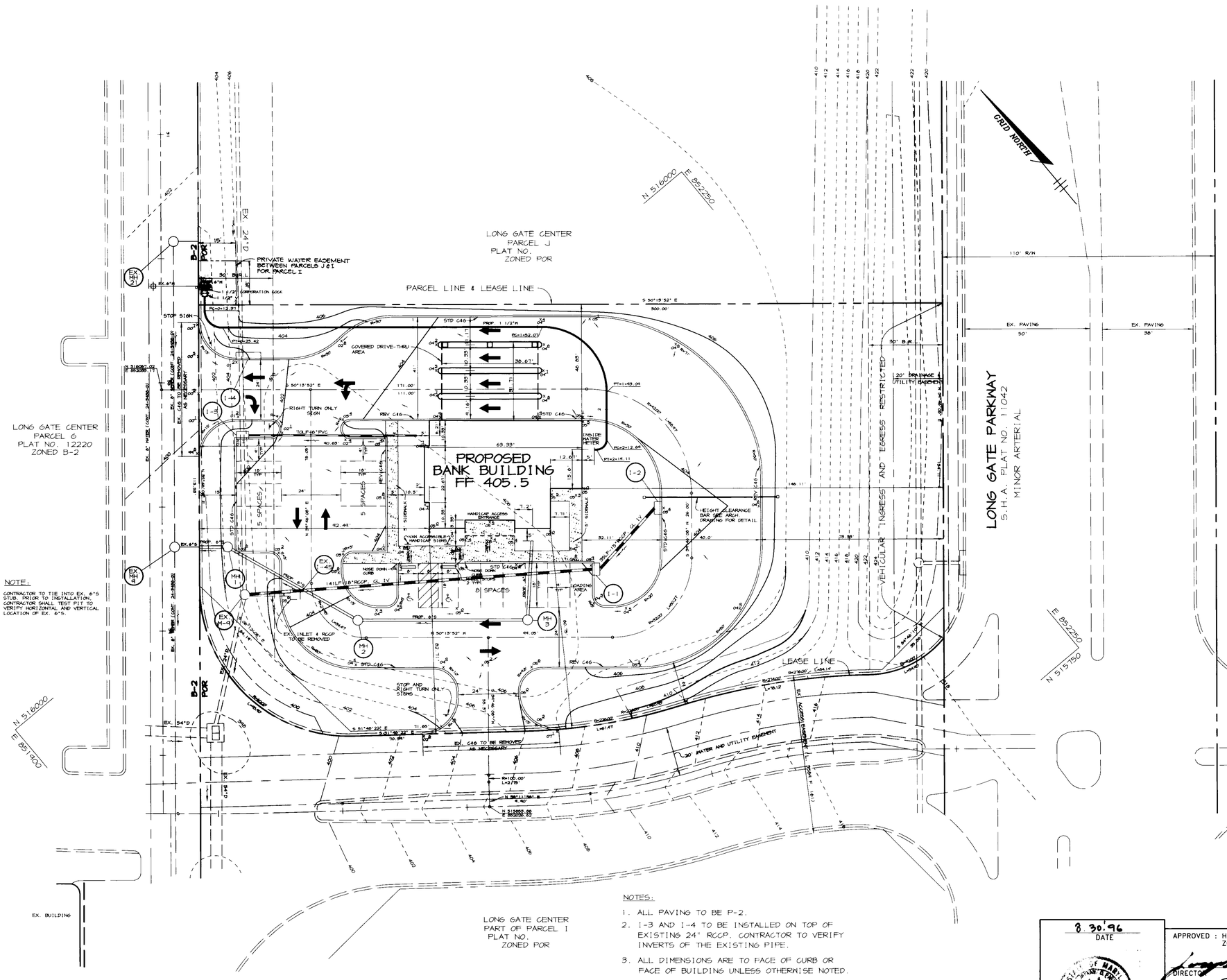
LONG GATE SHOPPING CENTER BRANCH

ELLICOTT CITY, MARYLAND

TITLE SHEET

PROJECT NUMBER HOCO/96E5300 C-1.DWG	SHEET NUMBER C-1
PRELIMINARY ISSUE	
CONSTRUCTION ISSUE AUGUST 30, 1996	
SCALE AS SHOWN	1 OF 5

SDP-97-00



NOTE:

CONTRACTOR TO TIE INTO EX. 6"S STUB, PRIOR TO INSTALLATION. CONTRACTOR SHALL TEST PIT TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EX. 6"S.

NOTES:

1. ALL PAVING TO BE P-2.
2. I-3 AND I-4 TO BE INSTALLED ON TOP OF EXISTING 24" RCCP. CONTRACTOR TO VERIFY INVERTS OF THE EXISTING PIPE.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL ON-SITE ROADS ARE PRIVATE.

8.30.96
DATE

JAYKANT D. PAREKH #19148

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 9/13/96

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/16/96

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/12/96

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2125 MARYLAND AVENUE
BALTIMORE, MD 21218

REVISIONS

NO.	DATE	DESCRIPTION

AREA
TAX MAPS 24 & 30 PART OF PARCEL I
ZONED POR
2nd ELECTION DISTRICT HOWARD COUNTY, MD

THE COLUMBIA BANK

LONG GATE SHOPPING CENTER BRANCH

ELLICOTT CITY, MARYLAND

SITE DEVELOPMENT PLAN

PROJECT NUMBER HOCO/96E5300 C-2.DWG	SHEET NUMBER C-2
PRELIMINARY ISSUE	
CONSTRUCTION ISSUE AUGUST 30, 1996	
SCALE 1"=20'	2 OF 5

SDP-97-00

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 VEGETATIVE 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 THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A.) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER 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 1991 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 ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	1.11 ACRES
AREA DISTURBED	1.10 ACRES
AREA TO BE ROOFED OR PAVED	0.56 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.28 ACRES
TOTAL CUT	2057 CU. YARDS
TOTAL FILL	0 CU. YARDS

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 OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
15. BORROW SITE TO BE PRE-APPROVED BY THE SEDIMENT CONTROL INSPECTOR, OR IN CASE OF EXCESS MATERIAL, AN APPROVED SEDIMENT CONTROL PLAN WILL BE NEEDED TO DEPOSIT EXCESS OFF-SITE.

TEMPORARY SEEDING NOTES

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

Seedbed Preparation : Loosen upper three inches of soil by raking, discing 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, discing 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 ureaform 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:

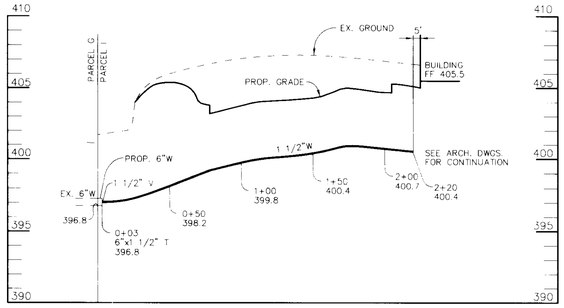
1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
2) Use sod.
3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

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 reseedings.

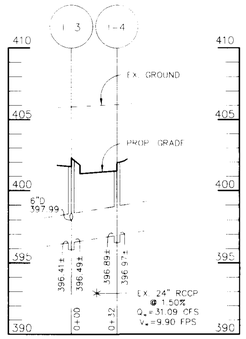
STRUCTURE SCHEDULE

STRUCTURE	LID ELEVATION	TYPE	HO.CO STD DETAIL	INVERT IN	INVERT OUT	LID SLOPE	LOCATION
I-1	404.5	A-5	SD 4.01	400.40	400.15	-	N 515900.63 E 852119.76 @ FRONT CENTER OF STRUCTURE (FACE OF CURB)
I-2	404.0	A-5	SD 4.01	-	400.75	-	N 515901.56 E 852156.97 @ FRONT CENTER OF STRUCTURE (FACE OF CURB)
I-3	402.3	A-5	SD 4.01	396.49±	396.41±	-	N 516030.86 E 852245.35 @ FRONT CENTER OF STRUCTURE (FACE OF CURB)
I-4	402.0	A-10	SD 4.02	396.97±	396.89±	-	N 516053.86 E 852067.75 @ FRONT CENTER OF STRUCTURE (FACE OF CURB)
SMH-1	402.4	4'	G 5.01	393.22	393.12	0.00%	N 516001.57 E 852012.94 @ CENTER OF STRUCTURE
SMH-2	404.2	4'	G 5.01	396.23	396.13	2.00%	N 515945.27 E 852034.08 @ CENTER OF STRUCTURE
SMH-3	404.8	4'	G 5.01	397.69	397.59	3.00%	N 515901.59 E 852086.57 @ CENTER OF STRUCTURE



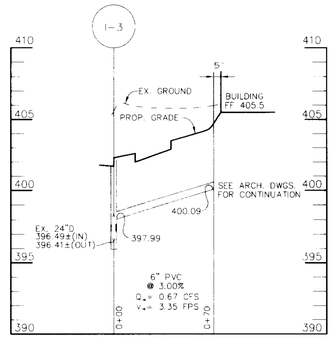
WATER PROFILE

SCALE: HOR.-1"=50' VERT.-1"=5'



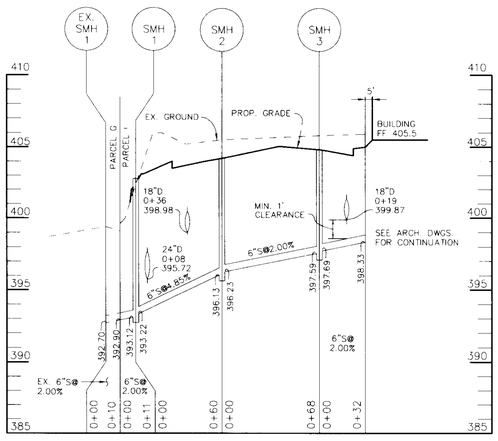
STORM DRAIN PROFILE

SCALE: HOR.-1"=50' VERT.-1"=5'



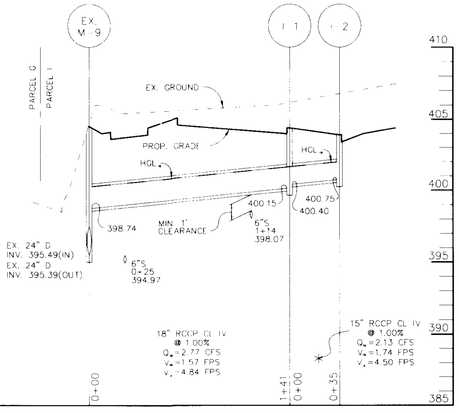
ROOF DRAIN PROFILE

SCALE: HOR.-1"=50' VERT.-1"=5'



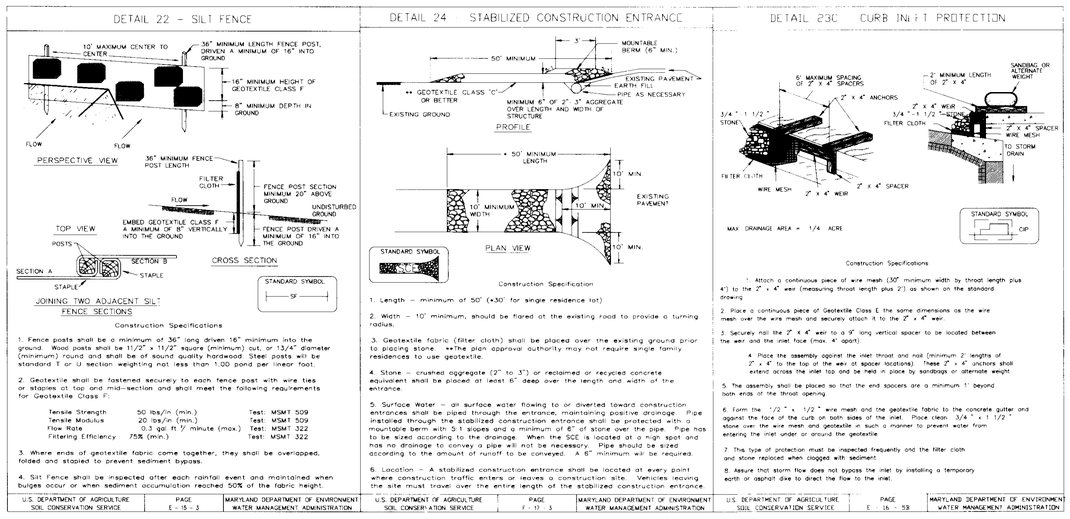
SEWER PROFILE

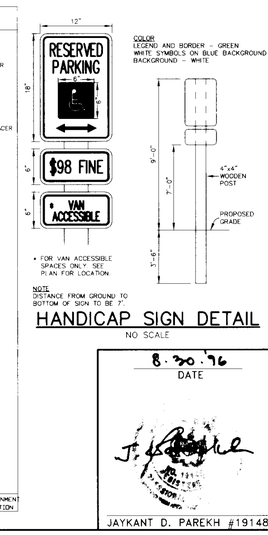
SCALE: HOR.-1"=50' VERT.-1"=5'



STORM DRAIN PROFILE

SCALE: HOR.-1"=50' VERT 1"=5'



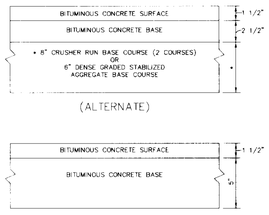


HANDICAP SIGN DETAIL

NO SCALE

8.30.96
DATE

JAYKANT D. PAREKH #19148

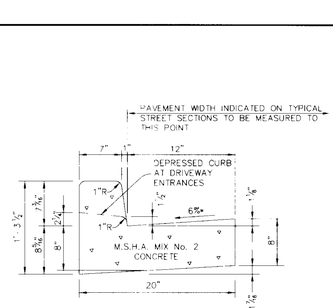


(ALTERNATE)

HOWARD COUNTY DESIGN MANUAL VOLUME IV- STANDARD SPECIFICATIONS AND DETAILS FOR CONSTUCTION (DRAWING R-2.01)

P-2 PAVING

NO SCALE

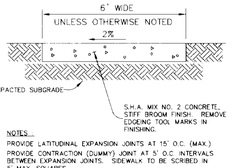


HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01).

• GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

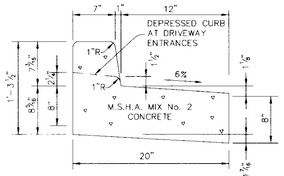
STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



SIDEWALK DETAIL

NO SCALE



REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE

BY THE DEVELOPER :

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DEVELOPER — 9-29-96 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 — 8.30.96 DATE

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

NATURAL RESOURCES CONSERVATION SERVICE — 9/11/96 DATE

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

HOWARD SOIL CONSERVATION DISTRICT — 9/4/96 DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — 9/12/96 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 9/10/96 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — 9/11/96 DATE

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Architecture : Interior Design
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Columbia, Maryland 21045

DEVELOPER:
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2125 MARYLAND AVENUE
BALTIMORE, MD 21218

REVISIONS

NO.	DATE	DESCRIPTION

AREA
TAX MAPS 24 & 30 PART OF PARCEL 1
ZONED POR
2nd ELECTION DISTRICT HOWARD COUNTY, MD

THE COLUMBIA BANK

LONG GATE SHOPPING CENTER BRANCH

ELLICOTT CITY, MARYLAND

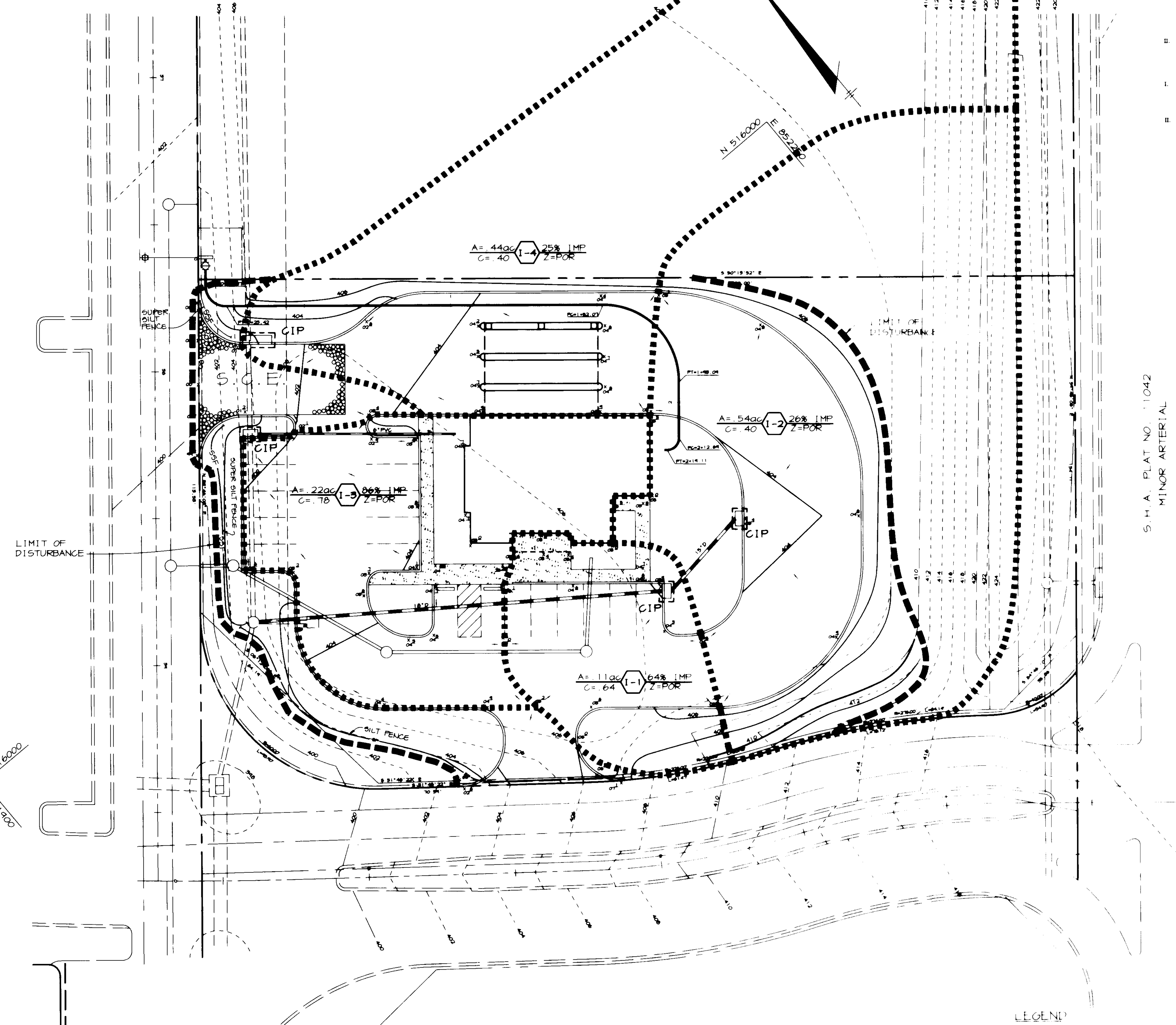
PROFILES, NOTES, AND DETAILS

PROJECT NUMBER HO.CO/96E5300 C-4.DWG	SHEET NUMBER C-4
PRELIMINARY ISSUE	
CONSTRUCTION ISSUE AUGUST 30, 1996	
SCALE AS SHOWN	4 OF 5

SDP-97-00

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE. (1 DAY)
3. ROUGH GRADE SITE. (3 DAYS)
4. AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL STORM DRAINS, WATER AND SEWER UTILITIES. (10 DAYS)
5. INSTALL CURB AND GUTTER AND PAVE ROADWAYS. (1 WEEK)
6. FINE GRADE SITE. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES AS NECESSARY. (10 DAYS)
7. INSTALL STREET LIGHTS, LANDSCAPING, AND SIGNS AS REQUIRED. (3 DAYS)
8. UPON APPROVAL OF THE HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL REMAINING AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (2 DAYS)



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½" in diameter.

ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. 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.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. 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 perscribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientistand approved by the appopriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

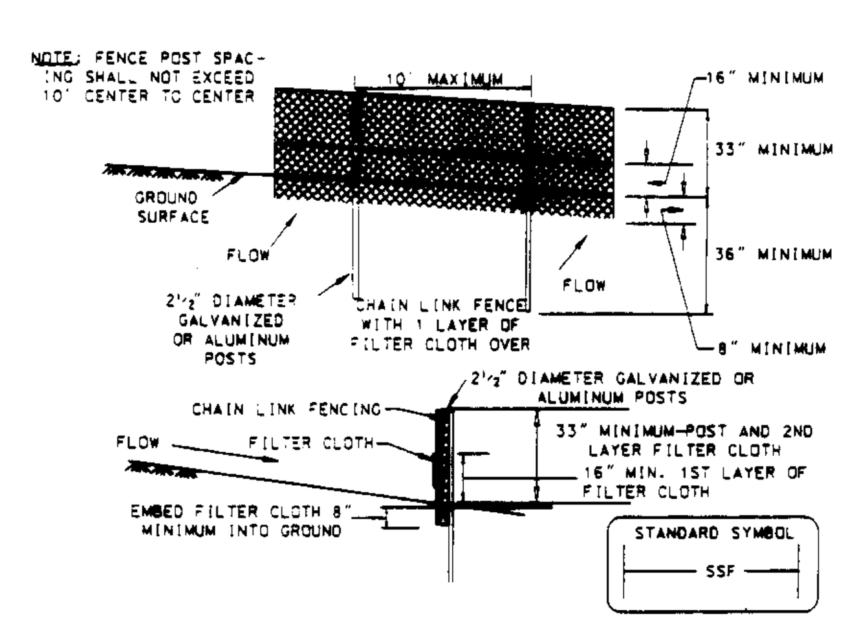
b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

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

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.

1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

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 — 9-29-96 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. Parekh — ENGINEER — 8-30-96 DATE

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

J. G. Warfield — NATURAL RESOURCES CONSERVATION SERVICE — 9/11/96 DATE

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

John R. Robertson — HOWARD SOIL CONSERVATION DISTRICT — 9/11/96 DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — 9/17/96 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 9/13/96 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — 9/17/96 DATE

8-30-96 DATE

JAYKANT D. PAREKH #19148

NOTE:

1. LIMIT OF DISTURBANCE IS AT PROPERTY LINE UNLESS OTHERWISE SHOWN.

LEGEND

—SSF—SSF—	SUPER SILT FENCE
▬ ▬ ▬	LIMIT OF DISTURBANCE
■■■■■■■	DRAINAGE DIVIDE
—x—x—	SILT FENCE
[ ] CIP	CURB INLET PROTECTION

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REVISIONS

NO.	DATE	DESCRIPTION

AREA
TAX MAPS 24 & 30 PART OF PARCEL 1
ZONED POR
2nd ELECTION DISTRICT HOWARD COUNTY, MD

THE COLUMBIA BANK

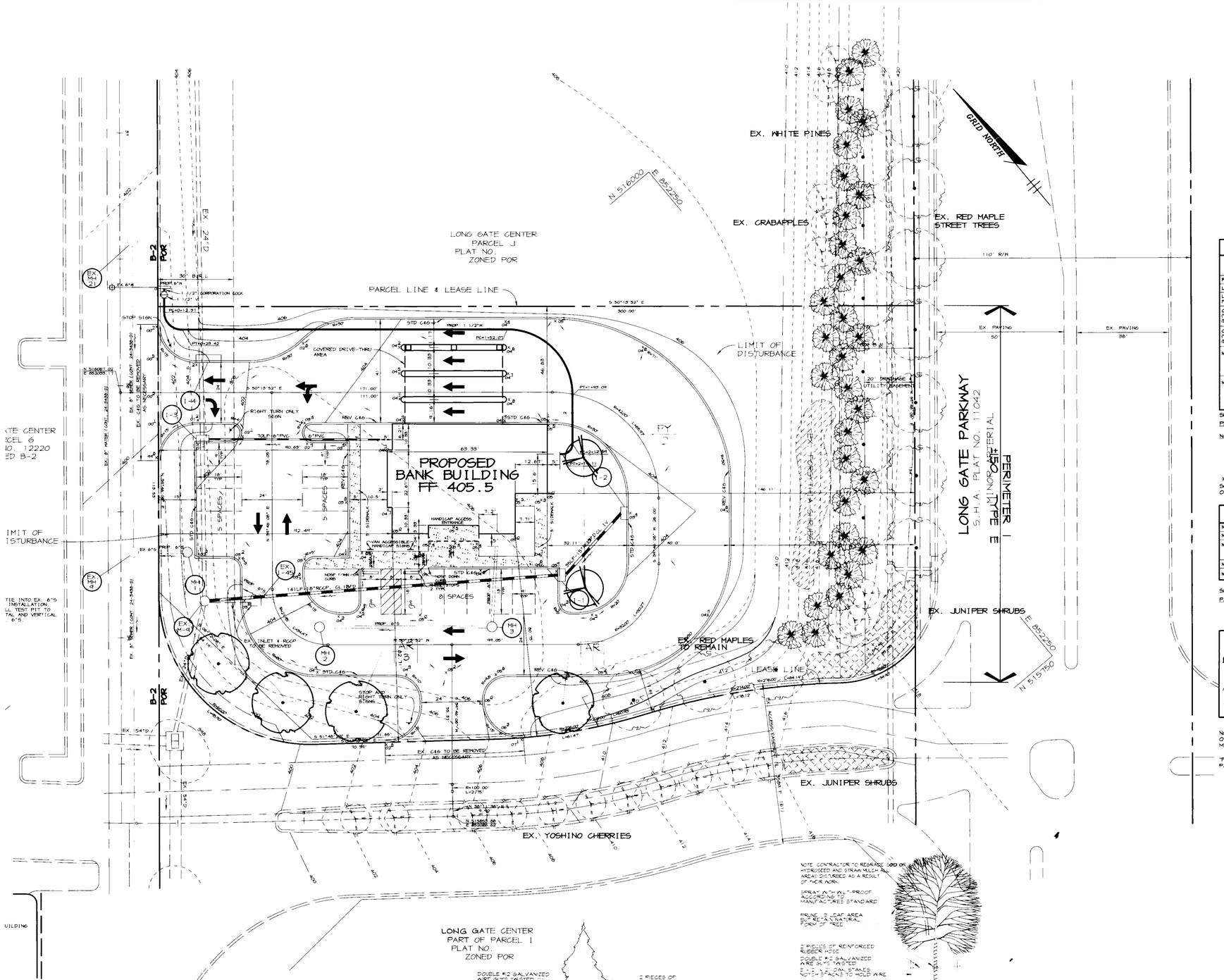
LONG GATE SHOPPING CENTER BRANCH

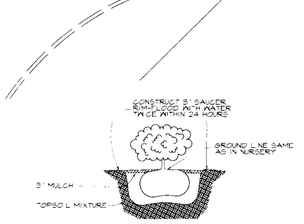
ELLICOTT CITY, MARYLAND

GRADING & SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

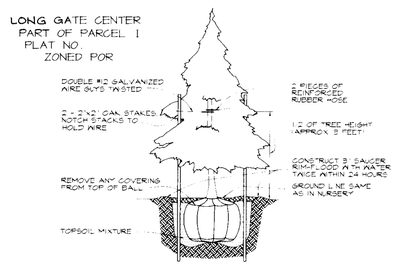
PROJECT NUMBER: HOCO/96E5300 C-3.DWG	SHEET NUMBER: C-3
PRELIMINARY ISSUE	
CONSTRUCTION ISSUE: AUGUST 30, 1996	
SCALE: 1"=20'	3 OF 5

SDP-97-09

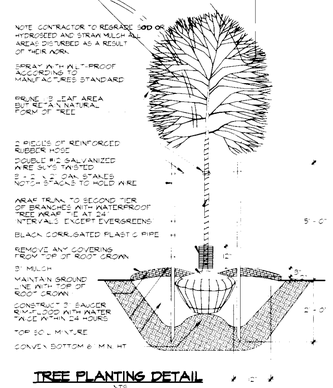




SHRUB PLANTING DETAIL
NO SCALE



EVERGREEN PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NTS

LANDSCAPE SCHEDULES

SCHEDULE A ✳
PERIMETER LANDSCAPE EDGE

	ADJACENT TO ROADWAYS
PERIMETER	1
LANDSCAPE TYPE	E
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	150'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES BERM 150'
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	● 1/40' = 4 0 SEE NOTE BELOW
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SHRUBS SMALL FLOWERING TREES	4 0 0 0

SUBSTITUTION NOTES:
PERIMETER LANDSCAPE EDGE, SCHEDULE A

NOTE:
DUE TO PRESENCE OF BERM & EXTENSIVE LANDSCAPING ALONG BERM, THE FOUR REQUIRED SHADE TREES HAVE BEEN PLANTED ADJACENT TO THE PRIMARY SHOPPING CENTER ENTRY DRIVE. THE REQUIRED SHRUBS ARE BEING SUBSTITUTED FOR WITH A 10' TALL BERM AS NOTED ABOVE.

✳ "THE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT." (SEE PERIMETER LANDSCAPE EDGES ON P. 17 OF LANDSCAPE MANUAL)

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	18
NUMBER OF SHADE TREES REQUIRED ● 1 ST./20 SPACES	1
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2 : SUBSTITUTION)	0 2
NUMBER OF ISLANDS REQUIRED (1 ISLAND/ 20 SPACES)	1
NUMBER OF ISLANDS PROVIDED	1

SUBSTITUTION NOTES:
PARKING LOT INTERNAL LANDSCAPING, SCHEDULE B
TWO FLOWERING TREES HAVE BEEN SUBSTITUTED FOR 1 SHADE TREE.

PLANT MATERIAL LIST

KEY	QTY	BOTANICAL + COMMON NAME	SIZE	REMARKS
		TREES		
AR	4	Acer rubrum 'October Glory' 'October Glory Red Maple'	2½"-3" Cal.	B & B
PY	2	Prunus x yedoensis Yoshino Flowering Cherry	1½"-2" Cal.	B & B

NOTES: "THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL."

"FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF $ 500.00

REFER TO SDP-95-62 FOR EXISTING TREE DESCRIPTIONS

THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

8.29.96
DATE
LICENSED LANDSCAPE ARCHITECTS SEAL 1098 LYNDON O. HART
LYNDON O. HART #1098

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — DATE 9/12/96

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/10/96

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/12/96

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% JOSEPH J. RAUENHORST, PRESIDENT
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DEVELOPER:
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LANDSCAPE PLAN

PROJECT NUMBER HOCO/96E5300 C-2.DWG	SHEET NUMBER C-5
PRELIMINARY ISSUE	
CONSTRUCTION ISSUE AUGUST 30, 1996	
SCALE 1" = 20'	5 OF 5

SDP-97-09