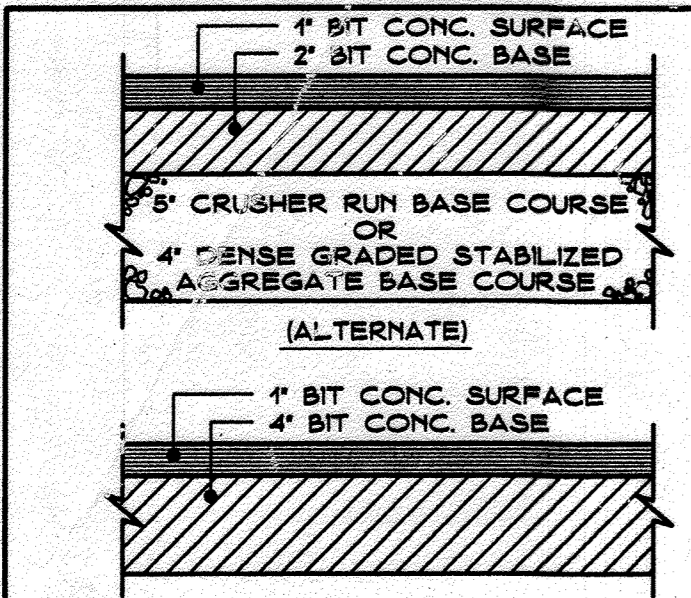


GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL...

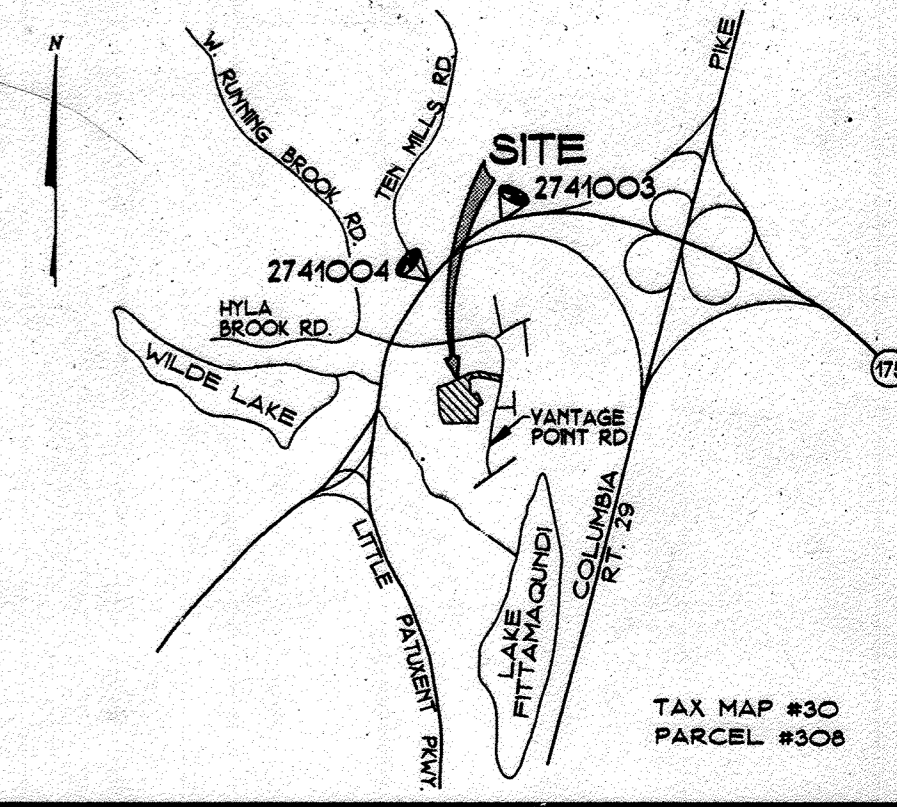


HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-20)

GENERAL NOTES: (CONT.)

12. THIS SET OF DRAWINGS REFERENCE: DPX FILE #3 FPP-163-A1; F-7C-24C; F-7B-26C; F-90-040; SPP-88-209; HISTORIC SITE #10-32

4/23/94 3 ELEVATOR AND STAIRS ADDED REVISIONS PREPARED BY FISHER, COLLINS, AND CARTER, INC.



VICINITY MAP SCALE 1" = 2000'

CONTROL STATIONS

HOWARD COUNTY CONTROL NO. 2741003 ELEV. 343.650 1/4" REBAR SPIKE LOCATED 0.10 FT. BELOW SURFACE...

REQUIRED PARKING TABULATIONS

Table with 3 columns: USAGE (OFFICE, ASSEMBLY, LIBRARY, MUSEUM, EDUCATION), MANOR, and RED CROSS. Total: 77, 82, 25.

TOTAL EXISTING PARKING 74 SPACES SPACES TO BE REMOVED 6 SPACES TOTAL PROPOSED PARKING 31 SPACES NET ADDITIONAL 28 SPACES

SITE TABULATION

AS PER FOP #43-A ZONE# 1 NEW TOWN - OPEN SPACE CREDITED PROPOSED USE: OAKLAND MANOR COMMUNITY CENTER, LIBRARY, PASTORAL STUDIO, MEETING HALL, OFFICES

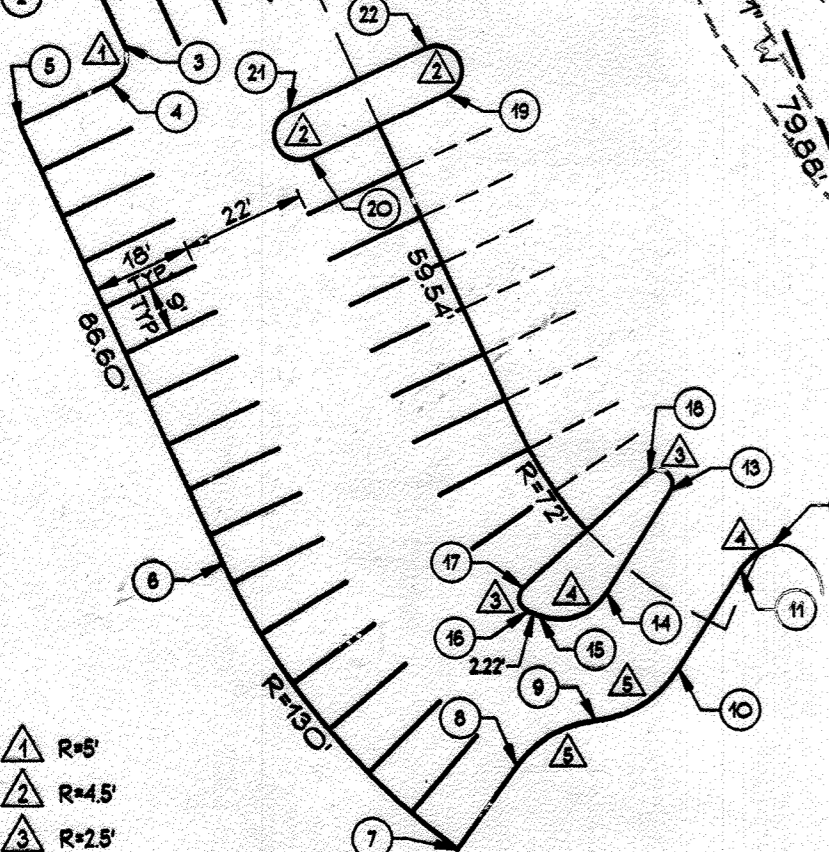
OPERATIONS AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY EXTENDED DETENTION/INFILTRATION FACILITY

- 1. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER...

PAVING POINTS

Table with 3 columns: POINT NUMBER, COORDINATES (NORTHING, EASTING), and PAVING POINT details.

PROPOSED PARKING GEOMETRY PLAN



SHEET INDEX

Table with 2 columns: SHEET # and TITLE/TOPIK. Includes Site Development Plan, Erosion Control Plan, and Drainage Area Map.

AS BUILT CERTIFICATION I hereby certify that the facility shown on this plan was constructed as shown on the 'as built' plans and meets the approved plans and specifications.

Signature: [Name] PE No. 6519 DATE: 3/26/98

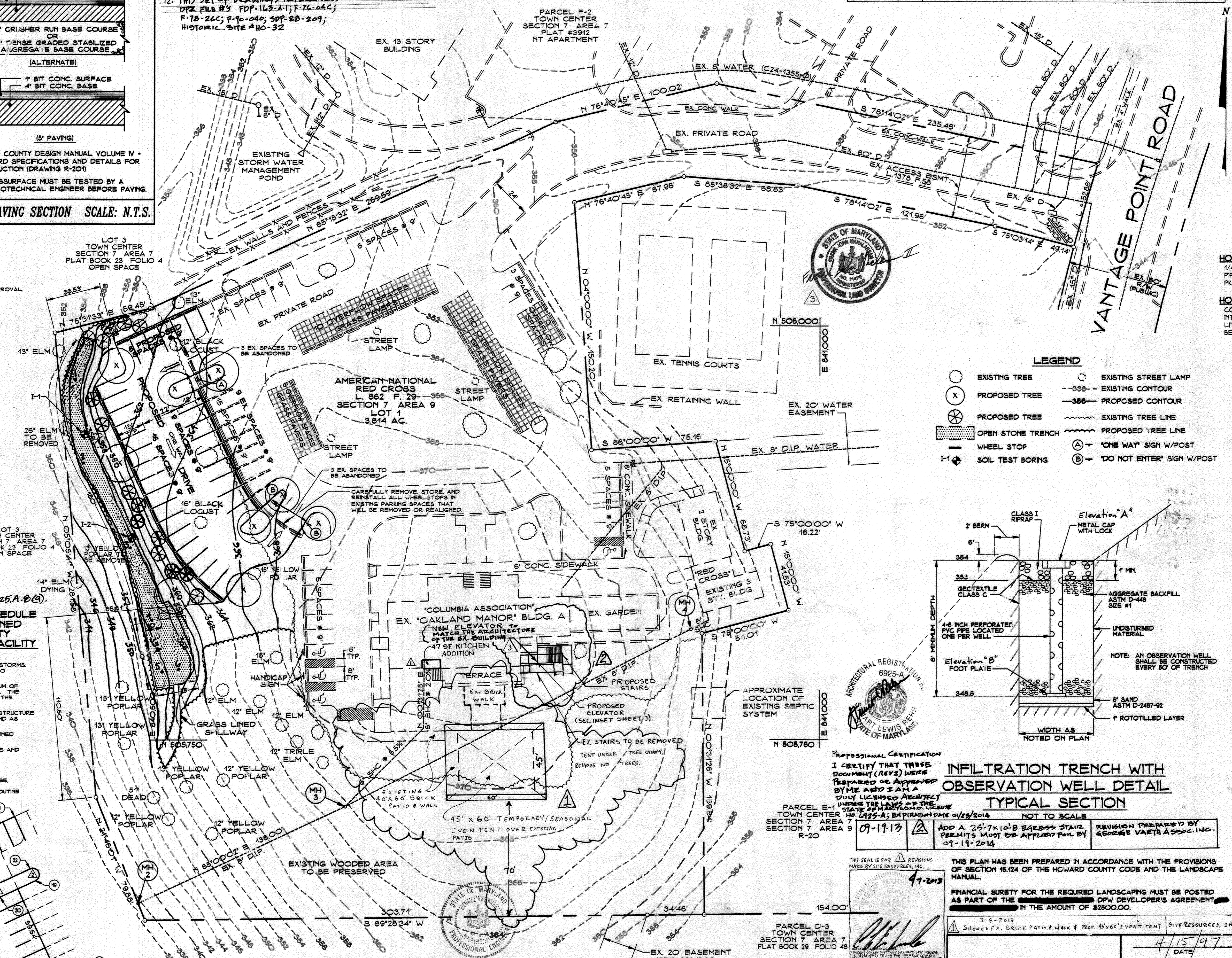
ADDRESS CHART: LOT NO. 5430, STREET ADDRESS: 5430 VANTAGE POINT ROAD

CERTIFICATION

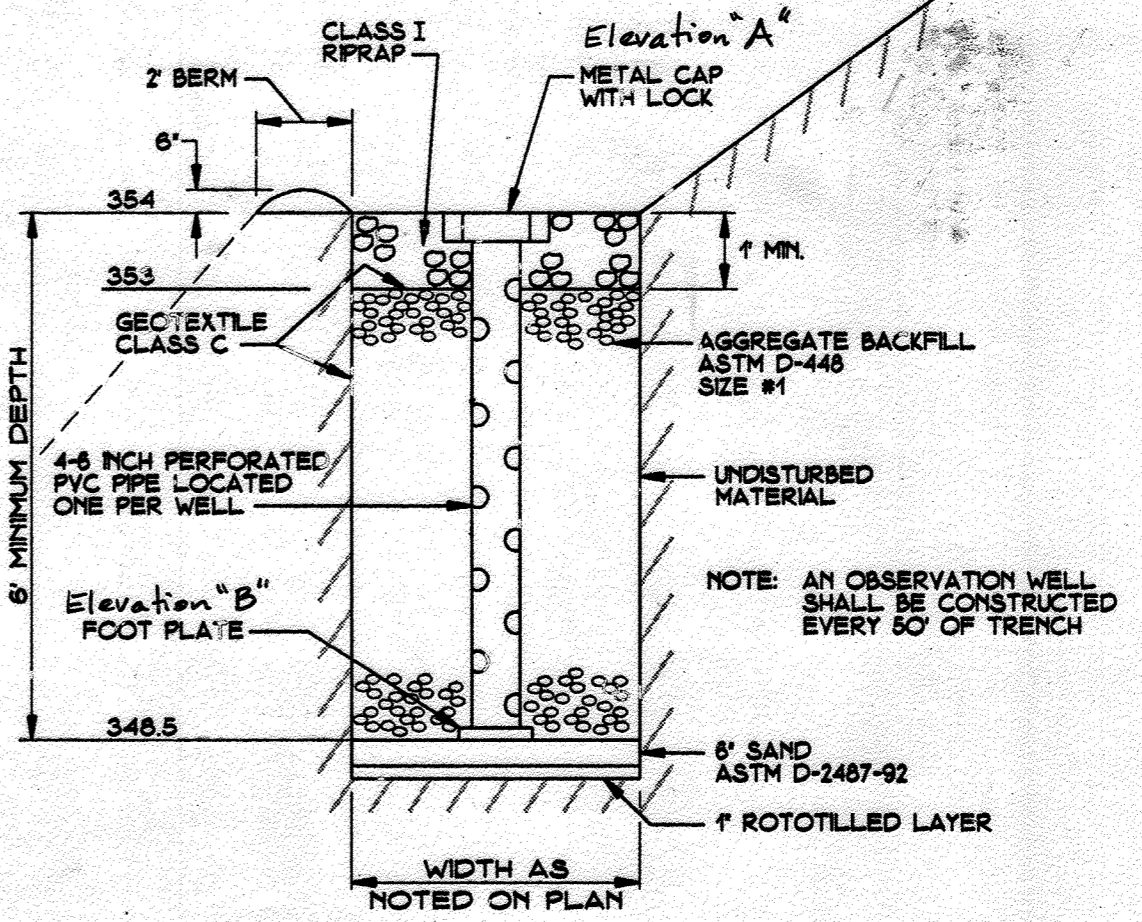
I HEREBY CERTIFY THAT UPON INSPECTION OF THIS SITE, THAT NO WETLAND AREA'S EXIST AND THAT THIS SITE DOES NOT APPLY TO SECTION 404 AND 401.

Signature: [Name] ENGINEER DATE: 4/15/97

ADDRESS CHART: LOT NO. 5430, STREET ADDRESS: 5430 VANTAGE POINT ROAD

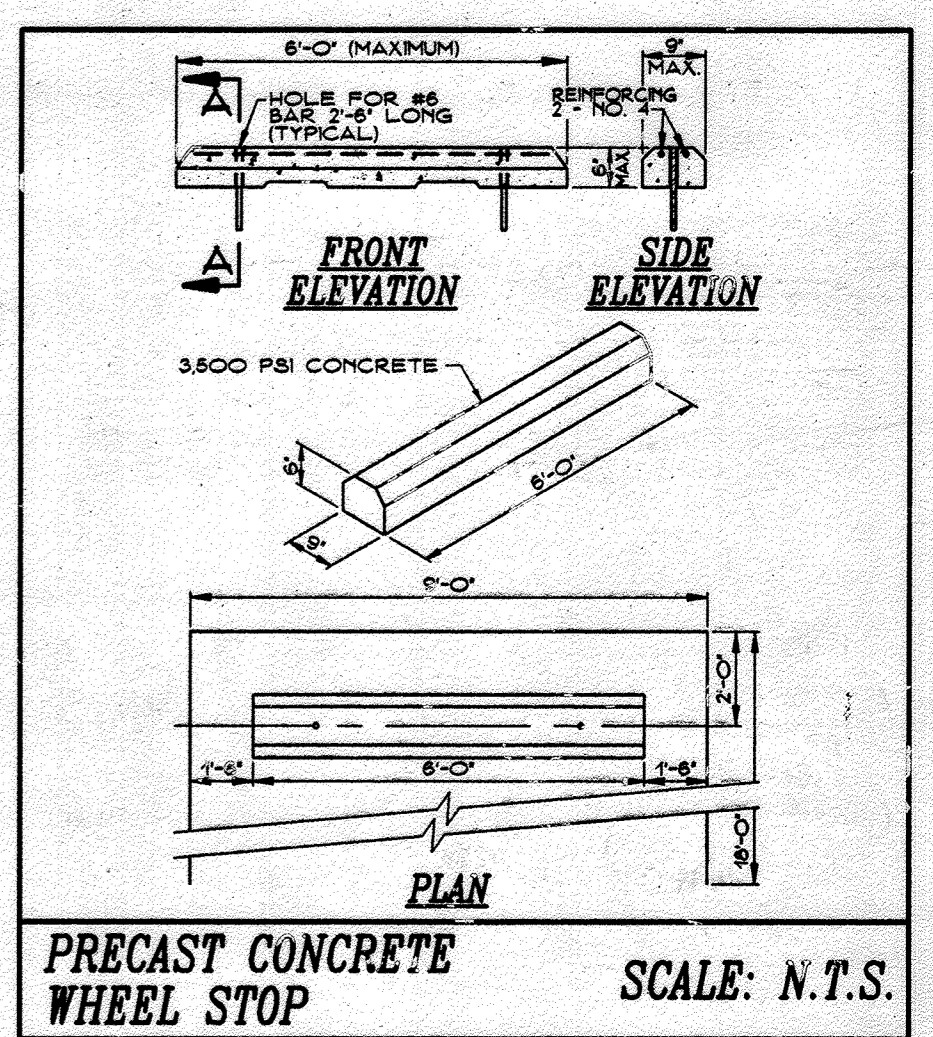


- LEGEND: EXISTING TREE (circle with X), PROPOSED TREE (circle with X), OPEN STONE TRENCH, WHEEL STOP, SOIL TEST BORING, EXISTING STREET LAMP, EXISTING CONTOUR, PROPOSED CONTOUR, EXISTING TREE LINE, PROPOSED TREE LINE, ONE WAY SIGN W/POST, DO NOT ENTER SIGN W/POST



PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS (REVISED) WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.04 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



PRECAST CONCRETE WHEEL STOP SCALE: N.T.S.

APPROVED HOWARD COUNTY DEPT. OF PLANNING AND ZONING. Chief Development Engineering: [Name] DATE: 5/14/97

Table with 2 columns: DATE and REVISION DESCRIPTION. Includes revision for Kitchen Addition to Bldg. A.

OWNER/DEVELOPER: COLUMBIA ASSOCIATION, INC. 1021 VINCENY CIRCLE SUITE 100 COLUMBIA, MD 21044

PROJECT: OAKLAND MANOR TAX MAP NO. 30 PARKING LOT ADDITION SPP-97-16

CENTURY ENGINEERS, INC.

CONSULTING ENGINEERS - PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21284

SITE DEVELOPMENT PLAN

DES BY: AMK/MS/WO SCALE: 1" = 30' PROJ NO: 91060.00 DATE: APRIL 1997 DRAWING NO: 1 OF 3

AS-BUILT 11/97 SDR-97-16

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. F NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LBS/1000 SQ. FT. TEST RECOMMENDATIONS. USE ONE OF THE FOLLOWING SCHEDULES: SCHEDULE 1 - APPLY 2 TONS/ACRE POLYCLONAL LIMESTONE (82 LBS/1000 SQ. FT.) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS/ACRE 30-0-0 NUTRIENT FERTILIZER (8 LBS/1000 SQ. FT.) IN LBS/1000 SQ. FT.

SEEDING: FOR PERIODS MARCH 1 - APRIL 30 AND AUGUST 1 - OCTOBER 15, SEED WITH 60 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS/ACRE 30-0-0 NUTRIENT FERTILIZER (8 LBS/1000 SQ. FT.) IN LBS/1000 SQ. FT.

MULCHING: APPLY 4-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED WEED-FREE, SMALL STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOLS OR 24 GALLONS PER ACRE (4 GALL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPE 8 FEET OR HIGHER. USE 346 GALLONS PER ACRE (34.6 GALL/1000 SQ. FT.) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. F NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS/ACRE 10-10-10 FERTILIZER (12 LBS/1000 SQ. FT.)

SEEDING: FOR PERIODS MARCH 1 - APRIL 30 FROM AUGUST 15 - OCTOBER 15, SEED WITH 2-1/2 TONS PER ACRE OF ANNUAL RYE (32 LBS/1000 SQ. FT.) FOR THE PERIOD MAY 1 - JULY 31, SEED WITH 3 LBS/ACRE OF WHEAT (36 LBS/1000 SQ. FT.) FOR THE PERIOD NOVEMBER 1 - FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS/ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OR USE SO2.

MULCHING: APPLY 4-1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED WEED-FREE, SMALL STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOLS OR 24 GALLONS PER ACRE (4 GALL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPE 8 FT. OR HIGHER. USE 346 GALLONS PER ACRE (34.6 GALL/1000 SQ. FT.) FOR ANCHORING.

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

STANDARD SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (S.C.D.).
- 2. ALL VEGETATIVE STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THE PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- 3. FOLLOWING INSTALLATION, SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1. 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. ALL SEDIMENT TRAPS/BASINS MUST BE FENCED IN PLACE AND SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1 CHAPTER 7 OF THE HOWARD COUNTY DESIGN MANUAL, 300 CM DRAINAGE.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SO2 TEMPORARY SEEDING, AND MULCHING (S.C.D.). TEMPORARY STABILIZATION WITH MULCH SHALL BE MAINTAINED THROUGHOUT THE PERIOD SPECIFIED ABOVE.
- 6. SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 7. 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.
- 8. SITE ANALYSIS:
 - TOTAL AREA OF SITE: 3.614 ACRES
 - AREA TO BE ROOFED OR PAVED: 0.22 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 0.29 ACRES
 - TOTAL CUT: 4650 CU YDS.
 - OFFSITE WASTE/BORROW AREA LOCATION: FROM AN APPROVED SITE
- 9. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 10. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 11. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, 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 PERMITS AND APPROVALS WILL NOT BE WITHHELD UNTIL THE FINAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 12. TRENCHES FOR THE INSTALLATION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

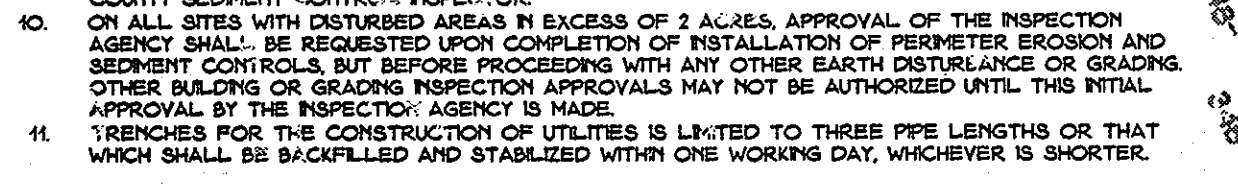
SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT.
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM. INSTALL SUPER SILT FENCE AS SHOWN ON THE PLAN.
- 3. CLEAR TREES, GRADE SITE, INSTALL STONE TRENCH, PAVING AND FINALIZE STABILIZATION.
- 4. WHEN SITE IS COMPLETELY STABILIZED, REMOVE SEDIMENT CONTROL PRACTICES ONLY UPON RECEIVING PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SOILS CHART

SOIL TYPE	DESCRIPTION
GL2	GLENN'S LOAM S TO S PERCENT SLOPES, MODERATELY ERODED
GL2	GLENN'S LOAM S TO S PERCENT SLOPES, MODERATELY ERODED
GL2	GLENN'S LOAM S TO S PERCENT SLOPES, MODERATELY ERODED

LEGEND



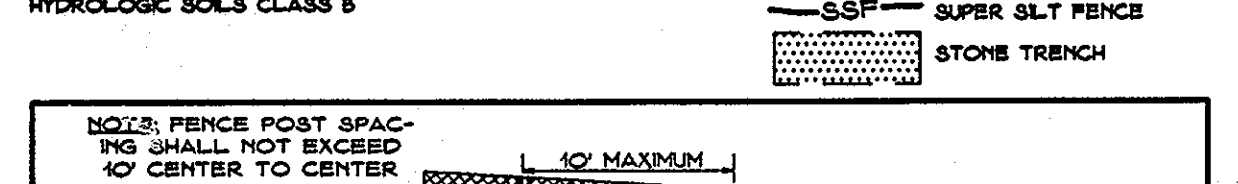
CONSTRUCTION SPECIFICATIONS

- 1. FENCING SHALL BE 42 INCHES IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY DESIGN SPECIFICATIONS FOR CHAIN LINK FENCING. THE SIA SPECIFICATIONS FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42 INCH FABRIC AND 6 FOOT LENGTH POSTS.
- 2. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
- 3. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH THE TENSION WIRE BRACE AND TRUSS RODS DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE. THE CHAIN LINK FENCING SHALL BE 3/16 GAUGE OR HEAVIER.
- 4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH 1/2" SPACING EVERY 24" AT THE TOP AND MID SECTION.
- 5. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 6" INTO THE GROUND.
- 6. WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND BOLDED.
- 7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE OR WHEN SILT REACHES 50% OF THE FENCE HEIGHT.

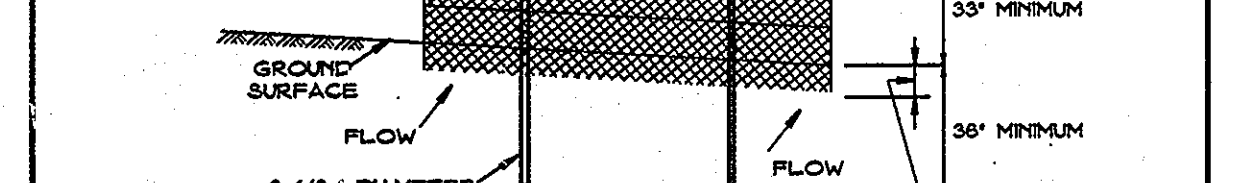
DESIGN CRITERIA

SLOPE	SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM)	SILT FENCE LENGTH
0 - 10%	0 - 10:1	UNLIMITED	UNLIMITED
10 - 20%	10:1 - 5:1	200 FEET	1500 FEET
20 - 30%	5:1 - 3:1	100 FEET	1000 FEET
30 - 40%	3:1 - 2:1	50 FEET	500 FEET

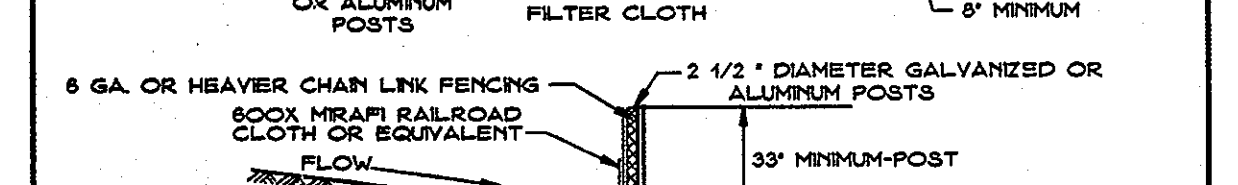
STANDARD SYMBOL



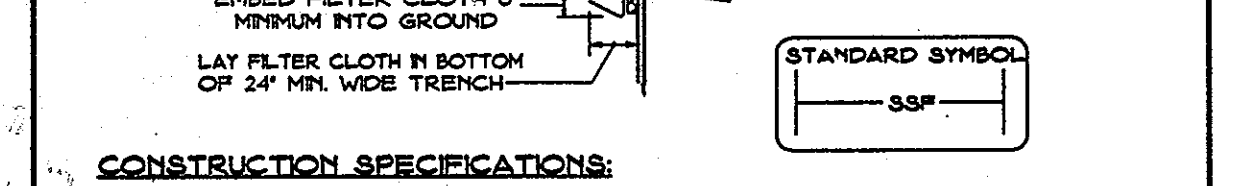
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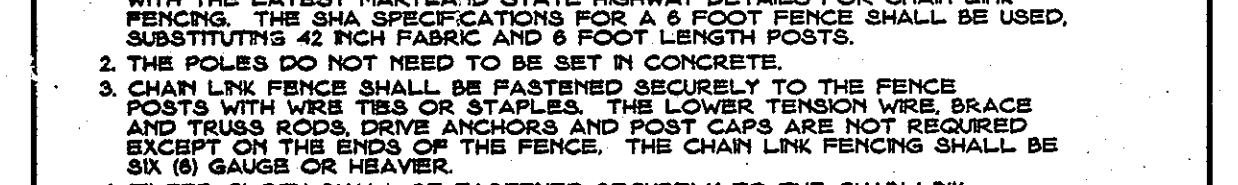
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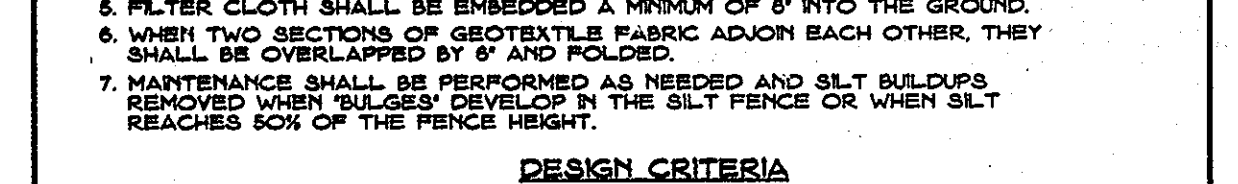
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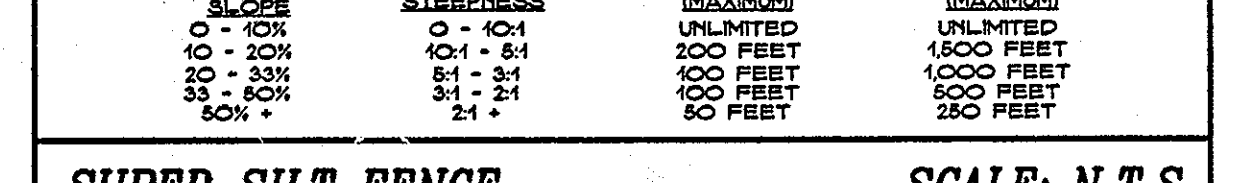
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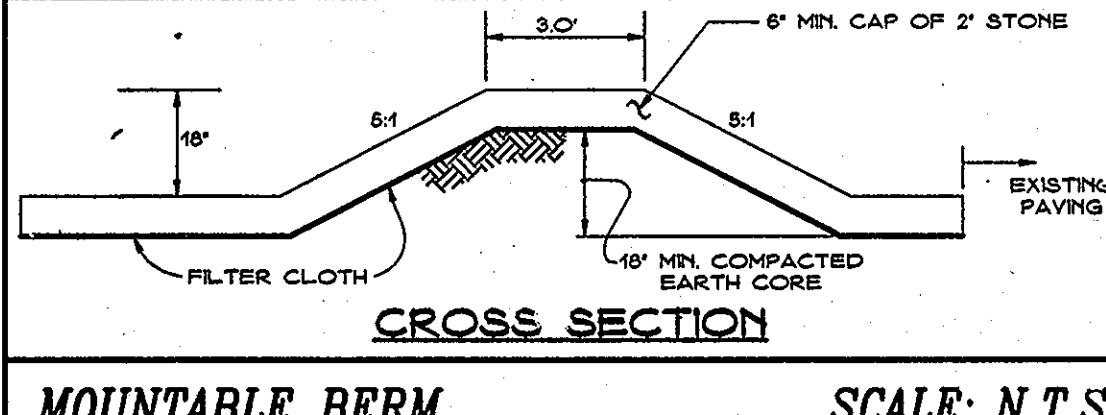
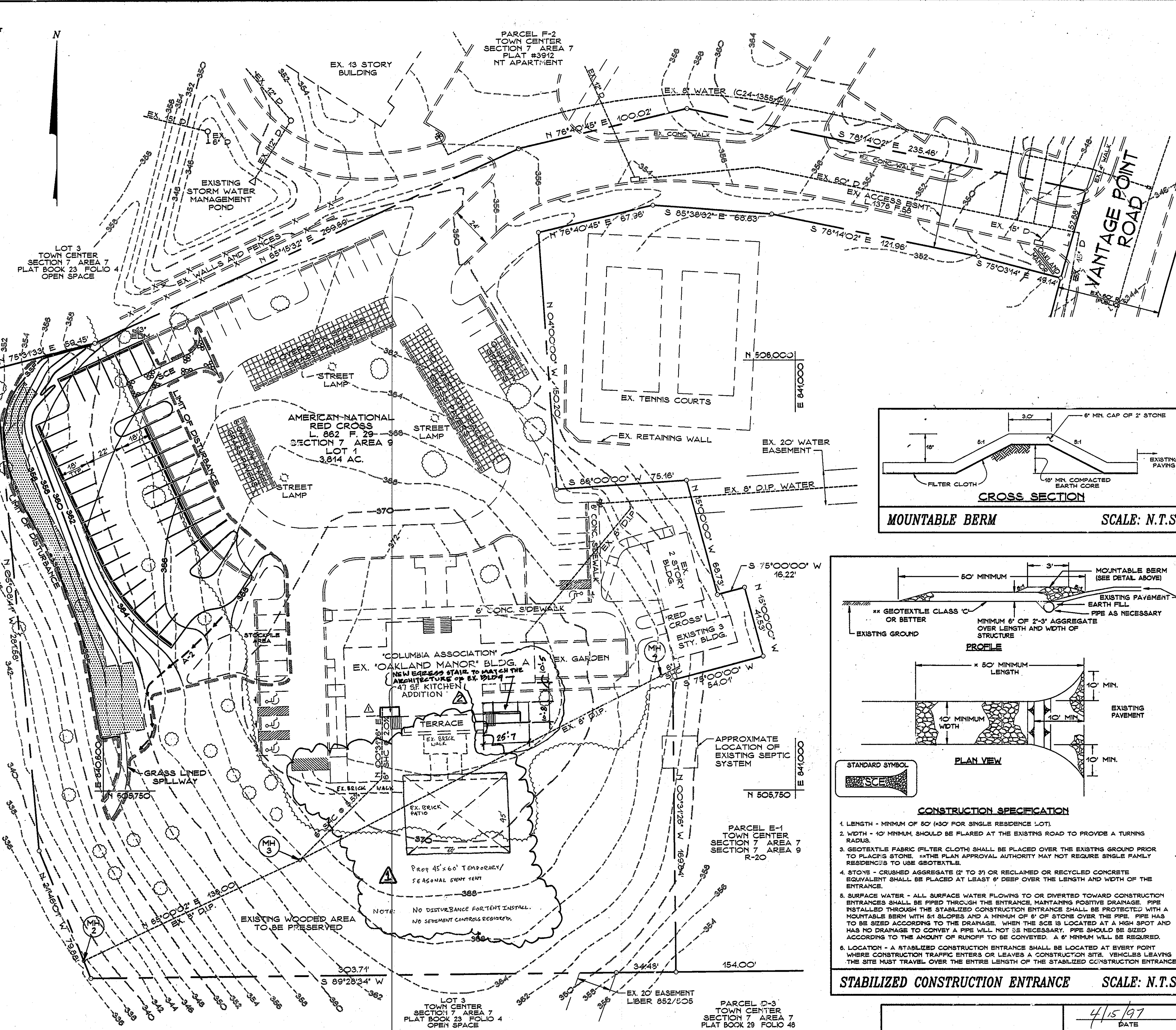
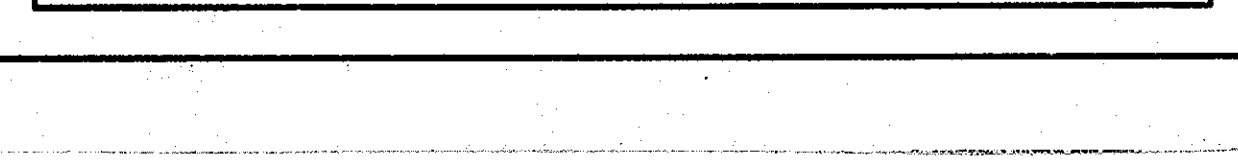
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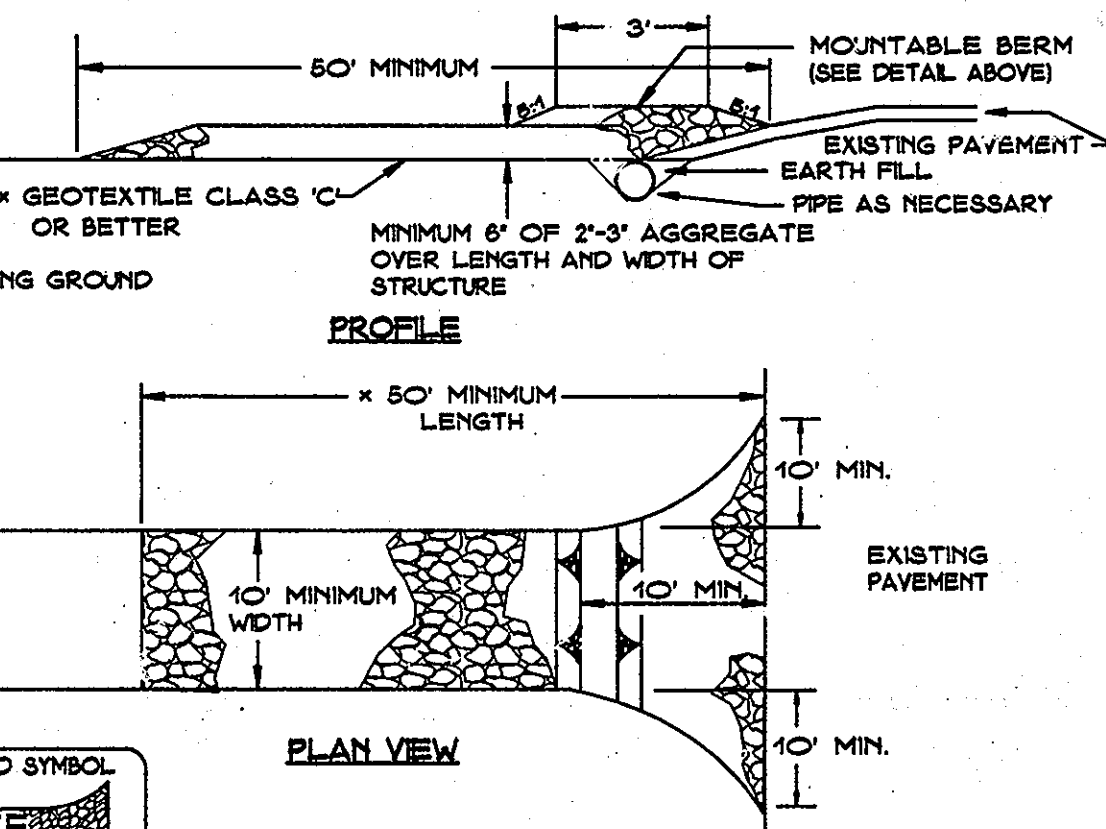
STANDARD SYMBOL



STANDARD SYMBOL



MOUNTABLE BERM SCALE: N.T.S.



STABILIZED CONSTRUCTION ENTRANCE SCALE: N.T.S.

CONSTRUCTION SPECIFICATION

- 1. LENGTH - MINIMUM OF 50' (50' 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 STONE. THIS 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 6:1 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.

CONSTRUCTION SPECIFICATION

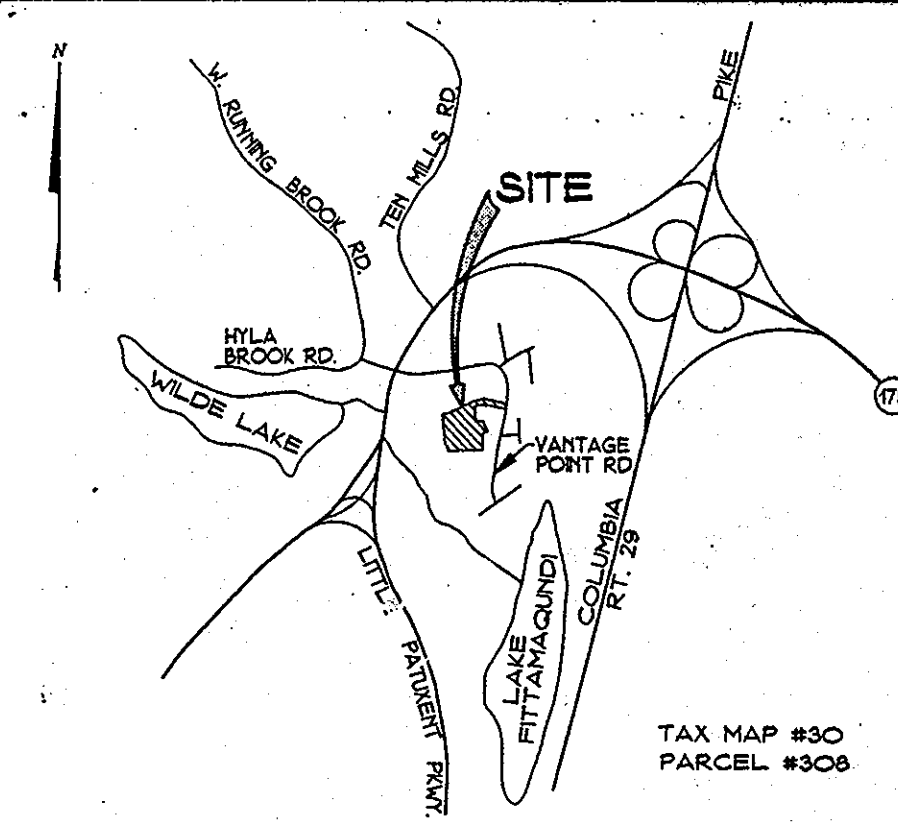
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PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS (REVISED) WERE PREPARED OR APPROVED BY ME AND I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6125-A, EXPIRATION DATE 01/23/2014

09-19-2013 ADD A 25' X 10' BRESS STAIR REVISION PREPARED BY: GEORGE VAETH & SONS, INC.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 19 Dec. 1996

STATE OF MARYLAND PROFESSIONAL ENGINEER WILLIAM H. NOYES, JR., P.E. MARYLAND REGISTERED NO. 13719



VICINITY MAP SCALE 1" = 2000'

APPROVED HOWARD COUNTY DEPT. OF PLANNING AND ZONING

5/1/97 DATE
5/14/97 DATE
5/15/97 DATE

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 CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

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 COUNTY SOIL CONSERVATION DISTRICT.

4/17/97 DATE

4/29/97 DATE

4/29/97 DATE

4/29/97 DATE

4/29/97 DATE

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4/29/97 DATE

LANDSCAPE NOTES

- PLANTS AND PLANT MATERIAL SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, OF GOOD AVERAGE, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. THEY SHALL BE HEALTHY VIGOROUS PLANTS FREE FROM DEFECTS SUCH AS DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOYERS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIALS THAT ARE WEAK OR WHICH HAVE BEEN CUT BACK FROM LARGER GRADES TO MEET CERTAIN SPECIFIED REQUIREMENTS WILL BE REJECTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEEL IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- ALL PLANT CHARACTERISTICS INCLUDING, BUT NOT LIMITED TO: BALL DIAMETER, CALIPER AND HEIGHT MEASUREMENTS, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "U.S.A. STANDARD FOR NURSERY STOCK", AS RECOMMENDED BY THE AMERICAN ASSOC. OF NURSERYMEN, INC.
- ALL TREES SHALL BE SYMMETRICALLY BALANCED ACCORDING TO THEIR NORMAL HABIT OF GROWTH. NO FORKED LEADER STOCK WILL BE ACCEPTED.
- ALL PLANTS SHALL BE PLANTED WITHIN THE PLANTING SEASON, WHICH SHALL BE DEFINED AS BEGINNING SEPTEMBER 15 AND ENDING MAY 30.
- ALL PLANTING FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED TO REMAIN VIABLE AND TO THRIVE IN A HEALTHY CONDITION FOR A PERIOD OF ONE (1) YEAR. TREES THAT ARE NOT THRIVING SATISFACTORILY, AS DETERMINED BY THE LANDSCAPE ARCHITECT, WITHIN SAID ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS SOLE EXPENSE. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS FOR THE ORIGINAL PLANTINGS. REPLACEMENT SHALL INCLUDE THE COST OF TEARING UP AND REPLACING THAT PORTION OF SIDEWALK OR PAVING, IF ANY, REQUIRED FOR TREE REPLACEMENT, ALL AT THE CONTRACTOR'S SOLE EXPENSE. ALL REPLACEMENT PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FIVE (5) DAYS PRIOR TO BEGINNING WORK.
- ANY DAMAGE TO THE EXISTING UTILITIES, BUILDINGS, PAVING CURB, WALLS AND VEGETATION (NOT SO DESIGNATED FOR REMOVAL ON THESE PLANS) SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL PLANTING BEDS SHALL HAVE THREE (3) INCHES OF SHREDDED HARDWOOD BARK MULCH PLACED ON TOP OF TOP SOIL.
- TOPSOIL SHALL BE FREE FROM BRUSH, WEEDS AND OTHER LITTER, AND SHALL BE FREE FROM CLAY LUMPS, STONES, OR OTHER OBJECTS LARGER THAN ONE INCH IN DIAMETER, AND ANY OTHER SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. PREPARED TOPSOIL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - PREPARED TOPSOIL FOR EVERGREEN PLANTS: SHALL CONSIST OF TWO PARTS TOPSOIL TO ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. FERTILIZE WITH 3 POUNDS 10-10-10 EVERGREEN (ACIDIC) FERTILIZER OR APPROVED EQUAL PER CUBIC YARD OF PREPARED TOPSOIL.
 - PREPARED TOPSOIL FOR DECIDUOUS PLANTS: SHALL CONSIST OF TWO PARTS TOPSOIL TO ONE PART LEAF HUMUS OR DEHYDRATED COW MANURE. FERTILIZE WITH 3 POUNDS STANDARD 10-10-10 FERTILIZER OR APPROVED EQUAL PER CUBIC YARD OF PREPARED TOPSOIL.

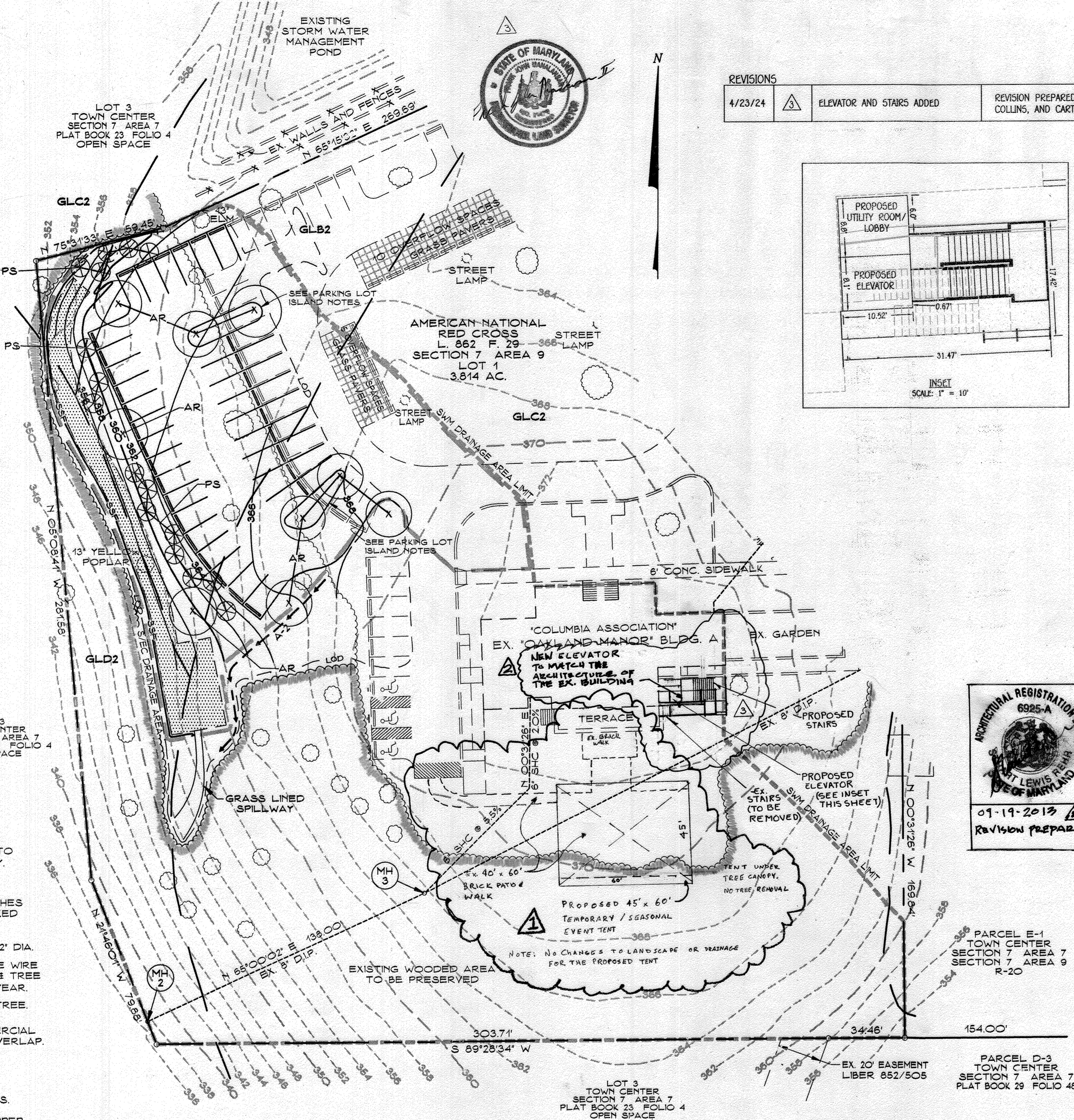
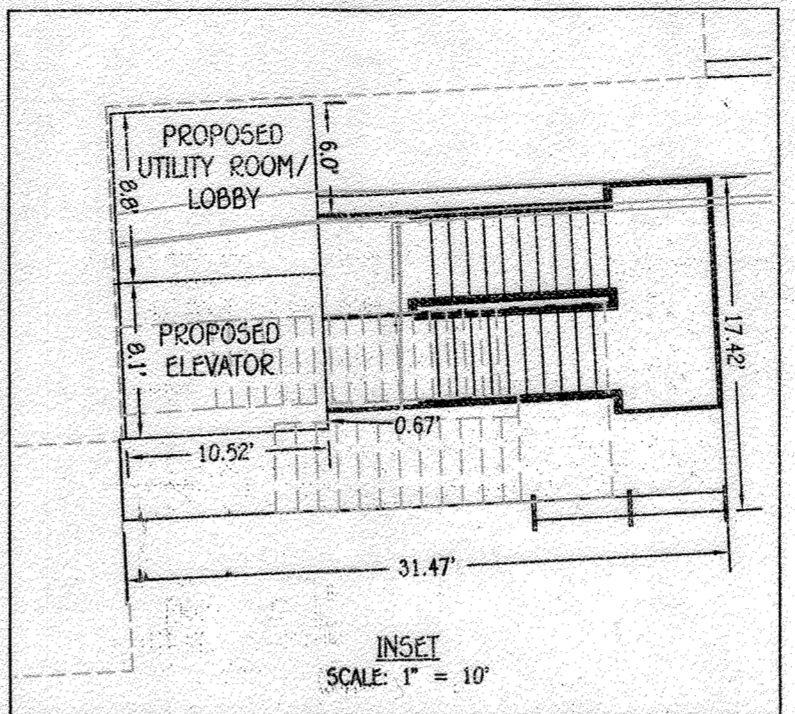
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	70 280
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	0 0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	0 0
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A	2 5 0 0 0 0
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	1 2 5 11 0 0 0 0

FOR BUFFER ON NORTHSIDE (70') (2) EVERGREENS ARE SUBSTITUTED FOR (1) SHADE TREE. FOR BUFFER ON WEST SIDE (6) EVERGREENS AREA SUBSTITUTED FOR (3) SHADE TREES.

REVISIONS

4/23/24	▲	ELEVATOR AND STAIRS ADDED	REVISION PREPARED BY FISHER, COLLINS, AND CARTER, INC.
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PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS (REVISED) WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6125-A, EXPIRATION DATE: 01/23/2014.

PROFESSIONAL REGISTRATION BOARD
 STATE OF MARYLAND
 01-19-2013
 ADD A 25'7" x 10'8" EXPRESS STAIR
 REVISION PREPARED BY: GEORGE VAETH ASSOC., INC.

THIS SEAL IS FOR REVISIONS MADE BY SITE RESOURCES, INC.

[Signature] 1/19/2013

PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6125-A, EXPIRATION DATE 08/18/14.

REVISIONS
 SITE RESOURCES, INC.
 Added Ex. Walk, Patio & Temp. Tent 3-6-2013

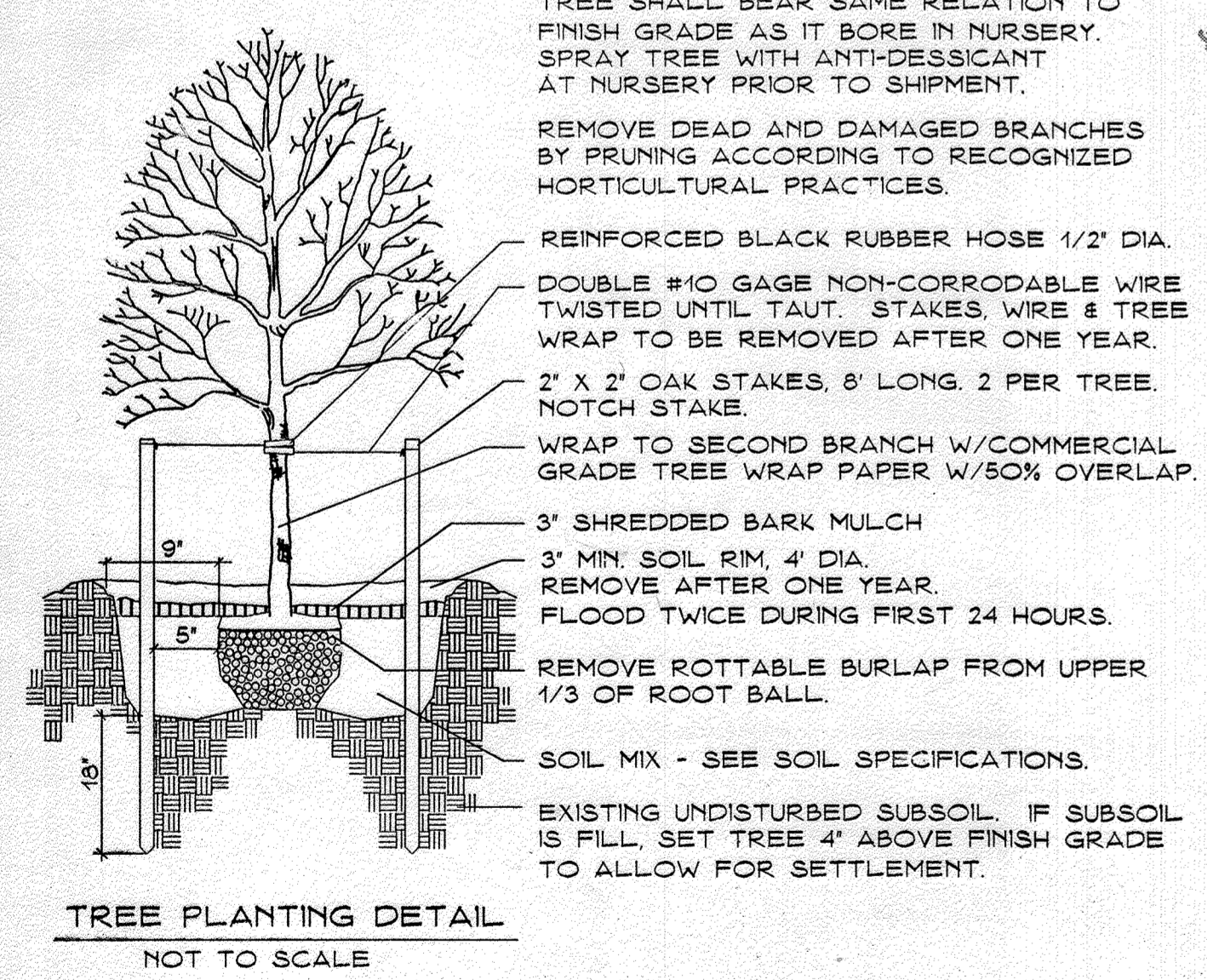
PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AR	9	RED MAPLE	ACER RUBRUM	2 1/2'-3' CAL.	B&B
PS	16	WHITE PINE	PINUS STROBUS	6'-8' HT.	B&B

I certify that I have reviewed this landscape plan, that I am aware of the Landscape Regulations presented in the Howard County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guidelines, and ordinances.

[Signature] 4-16-97

DENIS ELLIS
 ASSISTANT DIRECTOR,
 COLUMBIA ASSOCIATION



TREE PLANTING DETAIL
 NOT TO SCALE

LANDSCAPE AND DRAINAGE AREA MAP
 (EXISTING AND PROPOSED CONDITIONS)
 SCALE: 1" = 30'

S/EC DRAINAGE AREA = 0.60 AC.
 TIME OF CONCENTRATION = 0.10 HRS. (ASSUMED MIN.)

LEGEND

- 338-- EXISTING CONTOUR
- 356-- PROPOSED CONTOUR
- S/W DRAINAGE AREA
- S/EC DRAINAGE AREA
- EXISTING TREE
- SOIL TYPE BOUNDARY
- OPEN STONE TRENCH
- LOD --- LIMIT OF DISTURBANCE

SOILS CHART

SOL. TYPE	DESCRIPTION
GLB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GLC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GLD2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

HYDROLOGIC SOILS CLASS 'B'
 SOILS MAP #24

PARKING LOT ISLAND NOTE

REMOVE BITUMINOUS CONCRETE PAVEMENT AND COMPACTED SOILS TO A DEPTH OF 18". REPLACE WITH SPECIFIED PLANTING MIX. (SEE LANDSCAPE NOTE #10).

"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 must be posted as part of the DPW Developer's Agreement in the amount of \$2,500.00."

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 19 Dec. 1996



Brenton & Associates, Inc.
 Landscape Architects, Land Planners
 410/760-1217
 7482 Baltimore & Annapolis Blvd.
 Glen Burnie, MD 21061

OWNER/DEVELOPER
 COLUMBIA ASSOCIATION, INC.
 6211 WINDSOR GLEN
 SUITE 100
 COLUMBIA, MARYLAND 21044
 PHONE (410) 738-3123

PROJECT
 OAKLAND MANOR
 TAX MAP NO. 30
 PARKING LOT ADDITION
 SDP-97-14

AREA
 RECORD PLAT REFERENCE NO. 3912
 COLUMBIA TOWN CENTER
 SECTION 7, AREA 9, LOT 1
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MD.

TITLE
 LANDSCAPE AND DRAINAGE AREA MAP
 (EXISTING AND PROPOSED CONDITIONS)

DRAWN BY M.S. **SCALE** 1" = 30' **PROJECT NO.** 94060.00
DATE JAN 1997 **DRAWING NO.**
CHECKED BY C.P.D. **APPROVED** 3 OF 3