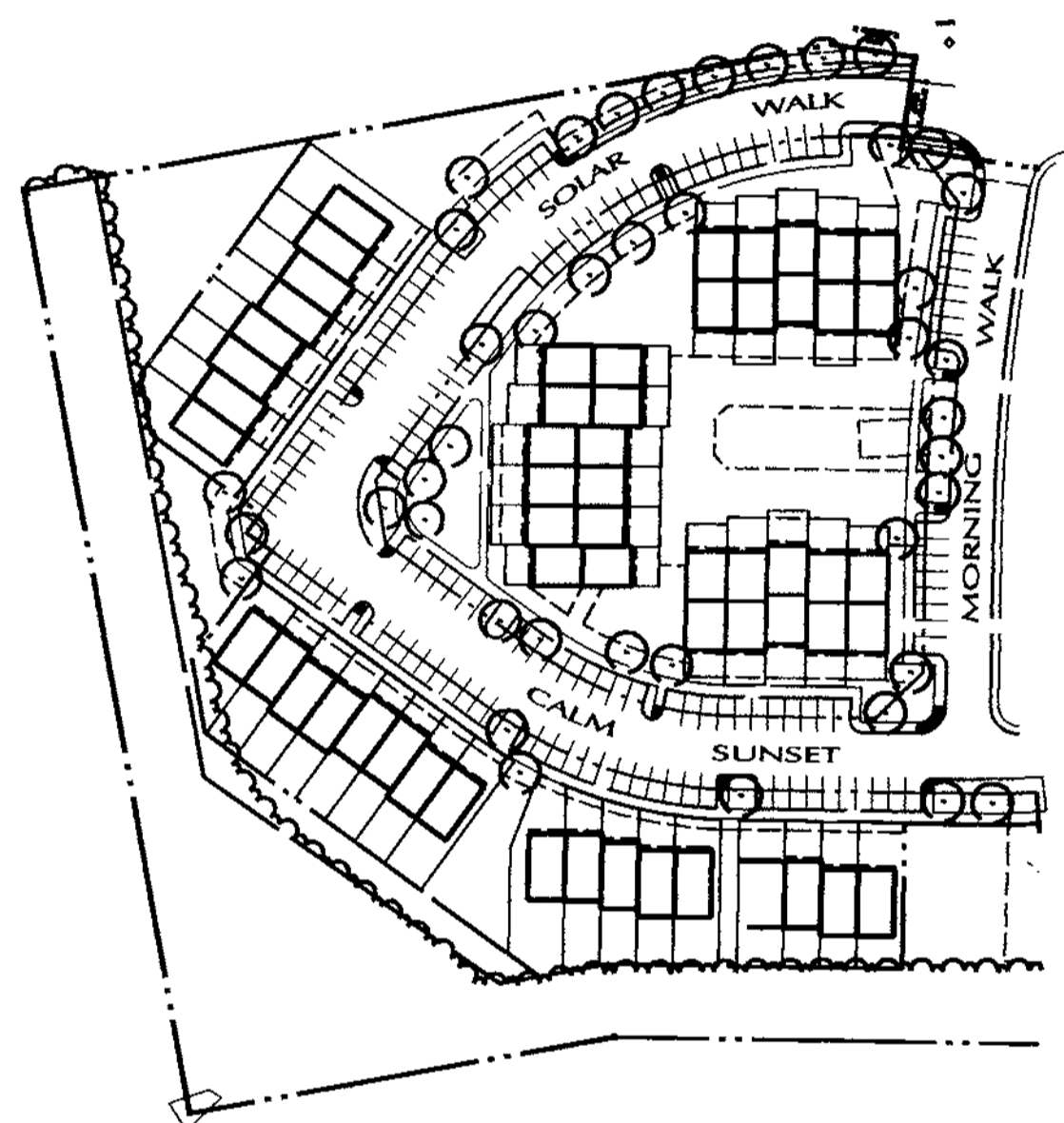
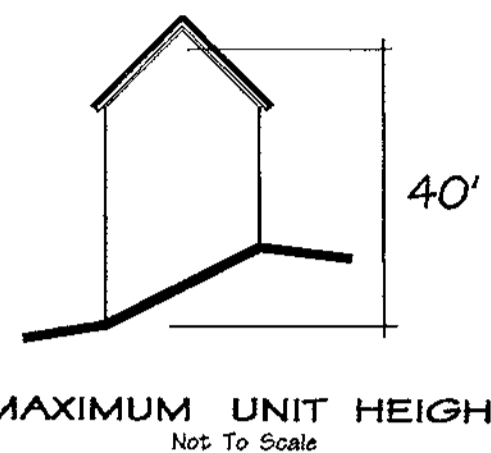


Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS



SITE DEVELOPMENT PLAN FOR SNOWDEN RIDGE

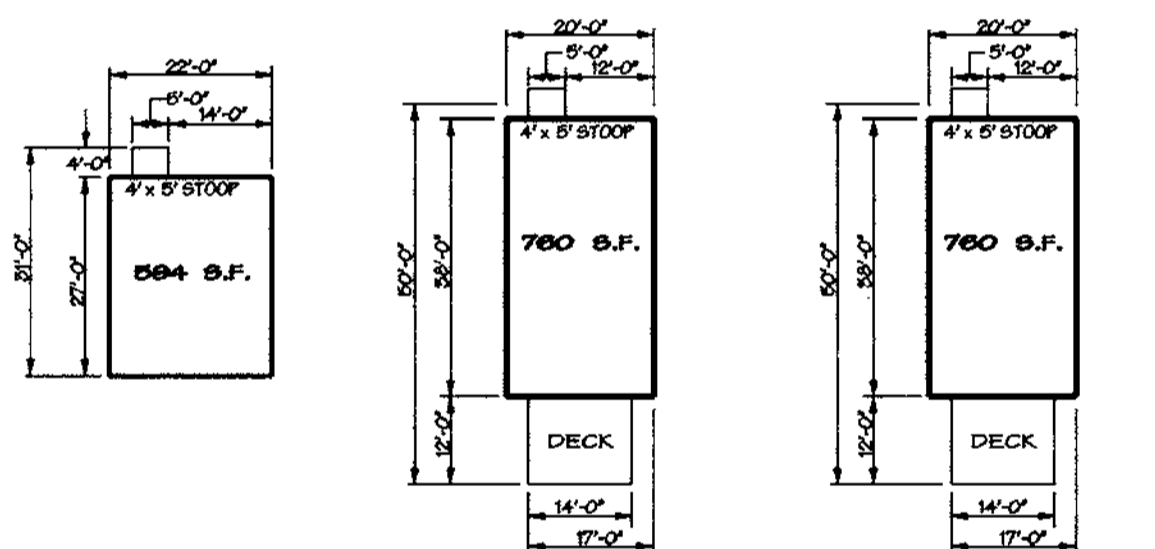
SECTION 2 AREA 1

LOTS 137-140, 142-144, 148-150, 153-155, 159-161, 164-166, 168-193, 248-261, PARCEL B-1

A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCEL A-54 & A-59

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BASIC MODELS PLUS DECK & OPTIONS



UNIT TYPE 'A' Back to Back
UNIT TYPE 'B' Split Level
UNIT TYPE 'C' Slab on Grade

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL VOLUME IV, AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, WHERE APPLICABLE, EXCEPT WHERE WAIVERS HAVE BEEN APPROVED.
- EXISTING ZONING IS RA-15 PER 10-93 COMPREHENSIVE ZONING.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. 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 FIVE (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.
- ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURBS AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO-FOOT CONTOUR INTERVALS BY KGI AND FIELD VERIFIED BY DART-MCCUNE-WALKER, INC. IN 1997.
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- PUBLIC WATER & SEWER IS PER CONTRACT NO. 15 24-3660-D.
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
- HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NGVD 29
- SEE COUNTY FILE NOS: SP 98-08, F-95-138, WP 95-30, SDP 95-08, SP 95-01, SP 95-09, ZB 94-9M, F-93-47, FDP 219, WP 92-172, F-92-140, F 92-136, WP 90-117, F 99-196, F-98-47
- THERE ARE NO WETLANDS, FLOODPLAINS OR STREAMS ON THIS SITE PER PLATS 1186B AND 1186C.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AS A MASTER STUDY WAS APPROVED FOR GATEWAY COMMERCE CENTER.
- THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION AND A BOUNDARY SURVEY BY CENTURY ENGINEERING, INC. AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.
- SWM QUALITY AND QUANTITY CONTROLS PROVIDED IN REGIONAL FACILITY PER F-97-99
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- ELECTRIC, GAS, CABLE AND TELEPHONE LINES DESIGNED BY OTHERS.
- A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MILLER HENNING ON NOV. 16, 1994.
- WAIVERS TO THE HOWARD COUNTY DESIGN MANUAL VOLUME III FOR RIGHT-OF-WAY WIDTH REDUCTION TO 40 FT. FOR SOLAR WALK AND FOR INTERSECTION SIGHT DISTANCE AT SOLAR WALK AND MORNING WALK HAVE BEEN GRANTED.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM THE CURB ARE MEASURED FROM FACE OF CURB.
- ALL OF THE ON-SITE WATER HOUSE CONNECTIONS ARE 1" DIAMETER.
- ALL OF THE ON-SITE SEWER HOUSE CONNECTIONS ARE 4" DIAMETER.
- RESIDENTS WITH COMMON PARKING AREAS MUST GROUP ITEMS AT GRASSY ISLAND (WITHIN ROADWAY) FOR COLLECTION.
- NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFERS OR FOREST CONSERVATION AREAS.

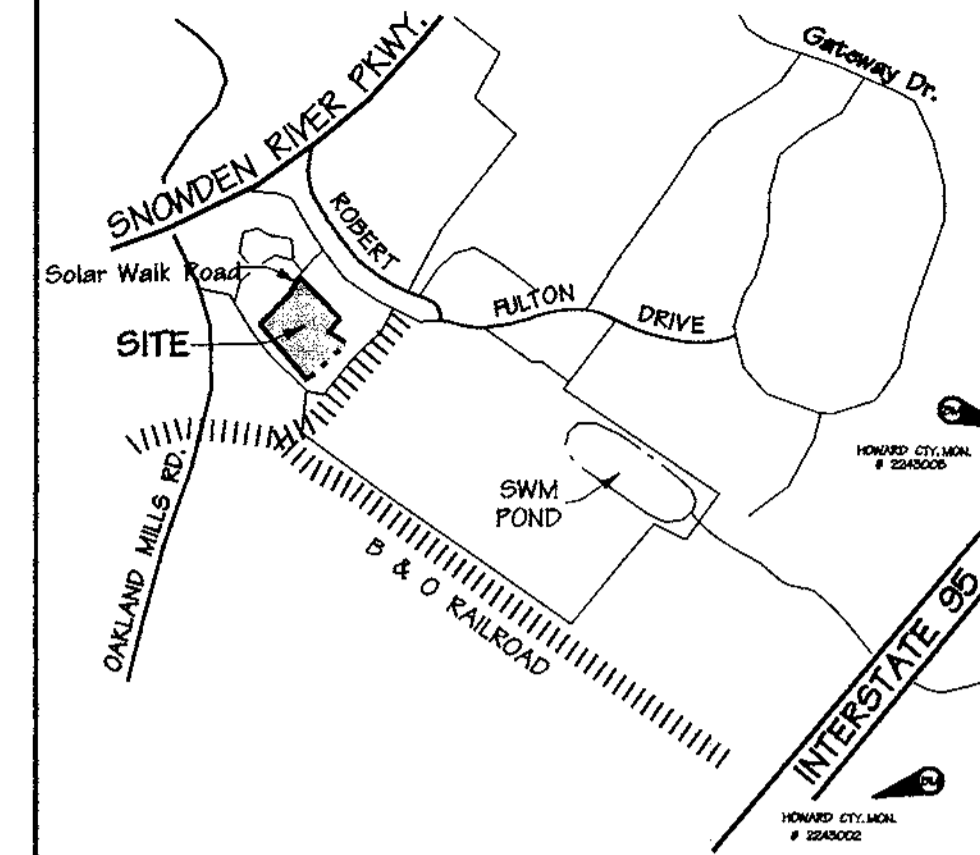
LOT COVERAGE

LOT NUMBER	LOT SIZE	MAX LOT COVERAGE (60% LOT SIZE)	PROPOSED LOT COVERAGE
248	1089	653	584
137	1012	607	
138	1012	607	
139	1003	600	
140	1003	600	
141	1012	607	
142	1012	607	
143	1012	607	
144	1012	607	
145	1012	607	
146	1012	607	
147	1012	607	
148	1012	607	
149	1012	607	
150	1012	607	
151	1012	607	
152	1012	607	
153	1012	607	
154	1012	607	
155	1012	607	
156	1012	607	
157	1012	607	
158	1012	607	
159	1012	607	
160	1012	607	
161	1012	607	
162	1012	607	
163	1012	607	
164	1012	607	
165	1012	607	
166	1012	607	
167	1012	607	
168	1012	607	
169	1012	607	
170	1012	607	
171	1012	607	
172	1012	607	
173	1012	607	
174	1012	607	
175	1012	607	
176	1012	607	
177	1012	607	
178	1012	607	
179	1012	607	
180	1012	607	
181	1012	607	
182	1012	607	
183	1012	607	
184	1012	607	
185	1012	607	
186	1012	607	
187	1012	607	
188	1012	607	
189	1012	607	
190	1012	607	
191	1012	607	
192	1012	607	
193	1012	607	
248	1455	873	760

* NOTE: DECKS NOT INCLUDED FOR COVERAGE CALCULATION.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
248	7209 Solar Walk
137	7207
138	7205
139	7203
140	7201 Solar Walk
141	7199 Morning Walk
142	7197
143	7195
144	7193
145	7191
146	7189
147	7187
148	7185
149	7183
150	7181
151	7179
152	7177
153	7175
154	7173
155	7171
156	7169
157	7167
158	7165
159	7163
160	7161
161	7159
162	7157
163	7155
164	7153
165	7151
166	7149
167	7147
168	7145
169	7143
170	7141
171	7139
172	7137
173	7135
174	7133
175	7131
176	7129
177	7127
178	7125
179	7123
180	7121
181	7119
182	7117
183	7115
184	7113
185	7111
186	7109
187	7107
188	7105
189	7103
190	7101
191	7099
192	7097
193	7095
248	7209 Solar Walk
249	7207
250	7205
251	7203
252	7201
253	7199
254	7197
255	7195
256	7193
257	7191
258	7189
259	7187
260	7185
261	7183
262	7181
263	7179
264	7177
265	7175
266	7173
267	7171
268	7169
269	7167
270	7165
271	7163
272	7161
273	7159
274	7157
275	7155
276	7153
277	7151
278	7149
279	7147
280	7145
281	7143
282	7141
283	7139
284	7137
285	7135
286	7133
287	7131
288	7129
289	7127
290	7125
291	7123
292	7121
293	7119
294	7117
295	7115
296	7113
297	7111
298	7109
299	7107
300	7105
301	7103
302	7101
303	7099
304	7097
305	7095



DATA SOURCES

THE COORDINATES SHOWN HEREON ARE BASED ON PREVIOUS RECORDED PLATS FOR THIS SUBDIVISION, AND RELATE TO A BOUNDARY OUTLINE PREPARED BY CENTURY ENGINEERING, INC. (AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.)

BENCHMARK DESCRIPTIONS

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.
BM # 1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 568.16 NAD 29 2243002
BM # 2 NAIL IN BG&E POLE ELEV. 597.97 NAD 29 2243003

SEWER HOUSE CONNECTION TABLE

LOT	INV. AT E	MIN. C	SLOPE	LOT	INV. AT E	MIN. C	SLOPE
248	395.06	395.80	2%	192	347.01	350.77	5%
137	392.33	395.25	2%	189	347.25	350.19	5%
138	392.51	395.75	2%	184	347.25	350.21	5%
139	393.10	396.02	2%	186	346.82	346.70	2%
140	393.55	396.42	2%	190	347.05	348.89	2%
248	346.12	350.98	5%	197	347.12	348.80	2%
142	346.05	352.00	5%	188	347.15	350.04	2%
143	346.09	351.85	2%	189	347.32	350.10	2%
144	346.88	352.80	2%	190	347.42	350.25	2%
178	346.70	352.70	2%	191	347.50	350.30	2%
179	346.70	352.70	2%	191	347.50	350.31	2%
251	350.89	355.53	2%	192	347.84	350.50	2%
252	351.11	355.85	2%				
146	350.84	355.56	2%				
149	350.42	355.54	2%				
150	350.46	355.40	2%				
253	347.84	355.78	5%				
254	347.64	355.49	5%				
155	348.51	355.97	2%				
154	348.87	355.69	2%				
155	350.17	355.69	2%				
255	348.15	355.09	2%				
256	348.11	355.89	5%				
257	348.16	355.00	2%				
159	347.68	350.84	2%				
160	347.20	350.78	2%				
161	348.34	352.10	2%				
258	348.21	352.05	2%				
259	348.41	348.95	2%				
164	348.51	348.77	2%				
165	344.21	347.17	2%				
166	348.18	351.85	5%				
220	345.80	348.22	5%				
168	345.85	348.87	2%				
169	345.85	347.25	2%				
170	344.45	347.20	2%				
171	344.48	347.51	2%				
172	346.25	348.55	2%				
173	346.45	348.69	2%				
174	346.87	348.88	2%				
175	346.74	348.89	2%				
176	346.80	348.10	2%				
177	347.24	350.18	5%				
178	347.26	350.22	5%				
179	347.28	350.30	5%				
180	347.45	350.31	5%				
181	347.85	350.48	5%				

* WYE BRANCH AND STUB TO RAW LINE ONLY. THIS CONTRACT ACTUAL BLDG CONNECTION WITH SECTION 2, AREA 2.

Site Analysis Data Chart

1. General Site Data

- Present Zoning: RA-15
- Applicable DPZ File References: F-95-138, WP 95-30, SDP 95-08, SP 95-01, SP 95-09, ZB 94-9M, F-93-47, FDP 219, WP 92-172, F-92-140, F 92-136, WP 90-117, F 99-196, F-98-47
- Proposed Use of Site or Structure(s): Single Family Attached & Back to Back Townhouse
- Proposed Water and Sewer Systems: X Public
- Water and Sewer Contract Number: 24-3660-D
- Unit Type Proposed: Single Family Attached & Back to Back Townhouse
- Number of Building Lots Proposed: 57
- Number of Garage Units: 0
- Number of Single Family Attached: 25
- Number of Back to Back Townhouses: 32

2. Area Tabulation

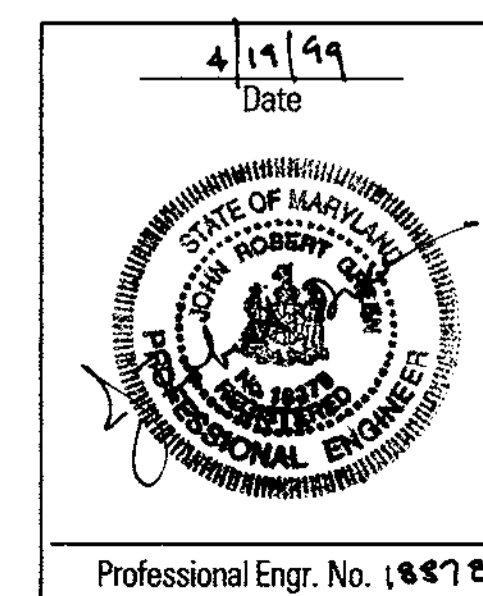
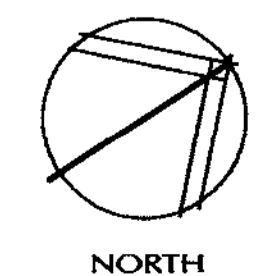
- Total Number of lots/ Parcels: 60
57 Buildable
3 Open Space
- Total Area of ROW To Be Recorded: 1206 Acres
Total Area of Subdivision: 6.104 Acres
Area of Buildable Lots: 1.83 Acres
Open Space: 3.085 Acres
Recreational Open Space: 0.503 Acres
Recreational Open Space Required: 200 SQ.FT./UNIT OR 11,400 SQ.FT. (0.262 Ac)
25% or Greater Slopes: 0.06 Acres
Area of Disturbance: 3.01 Acres
Total Area of Open Space Lots: 193, 261 & B-1 = 3.085 Acres

3. Open Space Data:

- Total Acreage of Site: 6.104 Acres
- Open Space on Site: 1.520 Acres
- Percentage of Open Space per Gross Acreage: 25%

4. Parking Space Data

- Number of Parking Spaces Required: 114
- Number of Parking Spaces Existing: 134
- Number of Parking Spaces Proposed Within Driveways and Garages: 0
- Total Number of Parking Spaces Proposed: 134



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
<i>Wanda Hamilton</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	8/24/99 DATE
<i>Wanda Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	8/27/99 DATE
<i>John P. Sells</i> DIRECTOR	8/27/99 DATE

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 1, LOTS 137-140, 142-144, 148-150, 153-155, 159-161, 164-166, 168-193, 248-261, PARCEL B-1
A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./CAPE II, INC.
300 East Pennsylvania Avenue
COLUMBIA, MARYLAND 21044
(410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
P.O. BOX 1272
COLUMBIA, MARYLAND 21044
(410) 270-0477



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 50.0+ SPOT ELEVATION
- FLOW ARROW
- EXISTING TREES
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WHC - WATER HOUSE CONNECTION
- SANITARY SEWER
- SHC - SEWER HOUSE CONNECTION
- MANHOLE
- PARKING SPACE COUNT
- BUILDING

SNOWDEN RIDGE
SECTION 2, AREA 1
ZONED RA-15

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Howard 8/24/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hamilton 8/27/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
David S. Smith 8/27/99
 DIRECTOR DATE

Date	No.	Revision Description

SNOWDEN RIDGE
 SECTION 2, AREA 1, LOTS 137-140, 142-144, 148-150,
 153-155 159-161, 164-166, 168-193, 248-261, PARCEL B-1
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER
 PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION, LLC
 P.O. BOX 1272
 COLUMBIA, MARYLAND 21044
 (410) 270-0477

DMW
 Draft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706

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

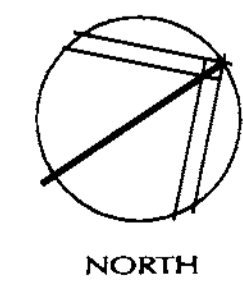
SUBDIVISION NAME SNOWDEN RIDGE	SECTION/AREA SECTION 2, AREA 1	DEPARTMENT SECTION 2, AREA 1
PLAT # 11	TAXING MAP # 42	RECORD BOOK 6067, 03
WATER CODE E06	SEWER CODE	4900000

SITE DEVELOPMENT PLAN

Des By THR	Scale 1" = 30'	Proj. No. 95118D2
Dwn By CSC	Date 4.16.99	2 OF 5
Chk By JJS	Approved	

4/19/99
Date

Professional Engr. No. 18873



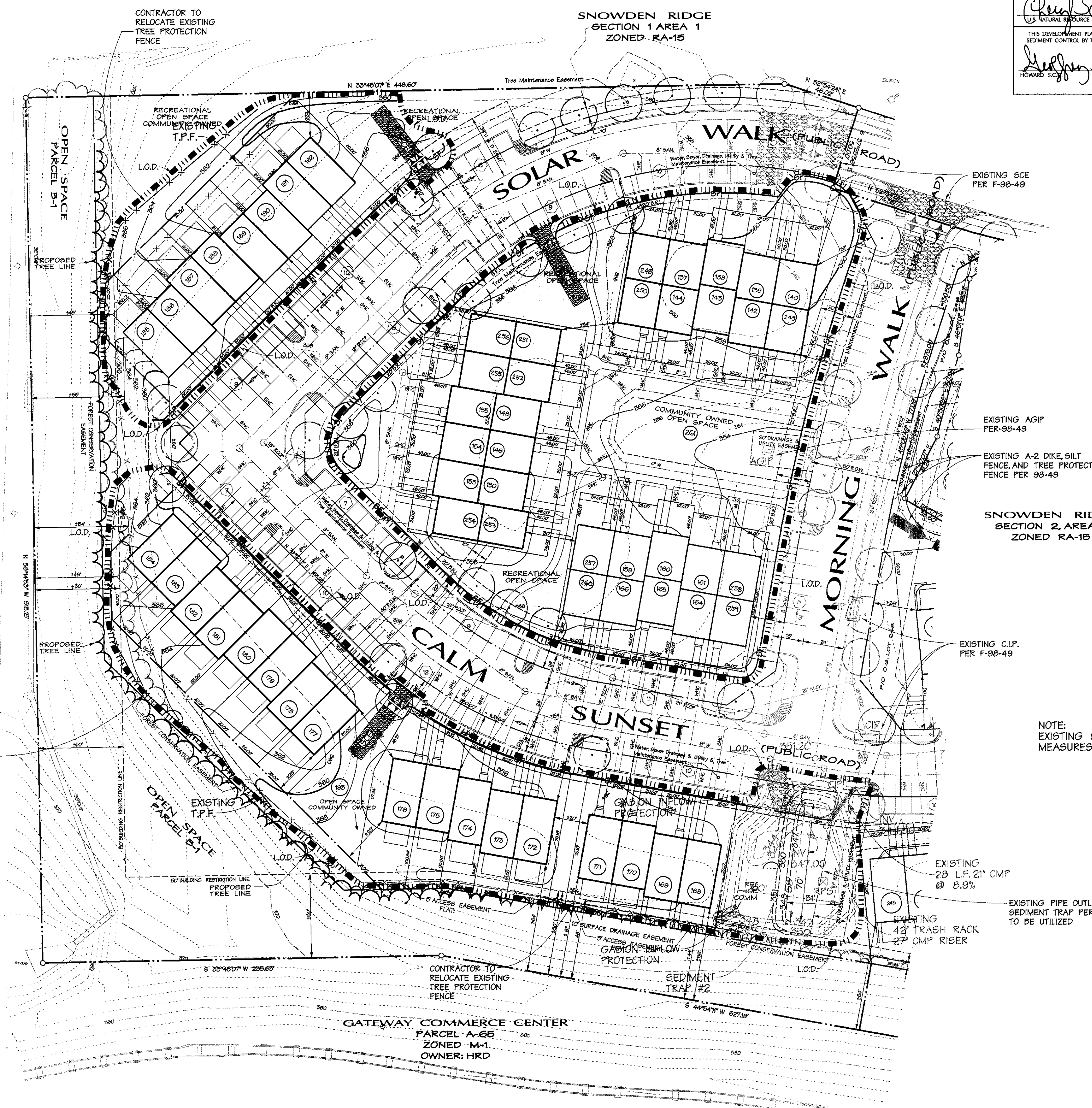
LEGEND

- EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- ▬▬▬▬▬▬ LIMIT OF DISTURBANCE
- EXISTING EARTH DIKE
- ▬▬▬▬▬▬ PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- EX. AT GRADE INLET PROTECTION
- EX. CURB INLET PROTECTION
- SILT FENCE
- TREE PROTECTION FENCE

E.G.U. SUBDIVISION PARCEL 'A' ZONED M-1 P.B. 23 PG.# 13

EXISTING ESC TRAP TABLE

TRAP NUMBER	2
TRAP TYPE	P.O.S.T.
PROPOSED DRAINAGE AREA AC.	1.41
STORAGE REQUIRED C.F.	WET 2,538
	DRY 2,538
TOTAL	5,076
STORAGE PROVIDED C.F.	WET 5,000
	DRY 5,194
TOTAL	10,194
EXISTING GROUND ELEV.	353.00
TOP EMBANKMENT ELEV.	0
WEIR CREST ELEV.	351.00
CLEANOUT ELEV.	347.65
BOTTOM ELEV.	347.00
DEPTH OF CHANNEL (a)	N/A
OUTLET WIDTH (b)	N/A
BOTTOM DIMENSION	70' X 31'
TRAP SIDESLOPES	2 : 1
	WET 5.0
	DRY 2.0
TOTAL	7.0
WET STORAGE ZONE ELEV.	347.00 - 349.20
DRY STORAGE ZONE ELEV.	349.20 - 351.00



REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Simmons 4/19/99
 U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE

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

Stephen Schoning 4/19/99
 HOWARD S.C.D. DATE

DEVELOPER'S CERTIFICATION:

"I 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 PHYSIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Lawrence I. Rosenbergs 4/19/99
 SIGNATURE OF DEVELOPER DATE
 PRINT NAME BELOW SIGNATURE

ENGINEER'S CERTIFICATION:

"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. Robert Green 4/19/99
 SIGNATURE OF ENGINEER DATE
 PRINT NAME BELOW SIGNATURE

- SEQUENCE OF CONSTRUCTION
- | | |
|---|-----|
| 1. OBTAIN GRADING PERMIT. | 1 |
| 2. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, CLEANOUT, REPAIR AND ADJUST SIZE OF EXISTING TRAP. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCES. | 5 |
| 3. CONSTRUCT BUILDINGS AND WALKS. | 180 |
| 4. FINE GRADE AND STABILIZE DISTURBED AREAS ON SITE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS. | 5 |
| 5. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE. | 5 |

NOTE: CONTRACTOR SHALL REMOVE SEDIMENT FROM ROADS AT THE END OF EACH WORKING DAY.

EXISTING SCE PER F-98-49

EXISTING A-2 DIKE, SILT FENCE, AND TREE PROTECTION FENCE PER 98-49

SNOWDEN RIDGE SECTION 2, AREA 1 ZONED RA-15

EXISTING C.I.P. PER F-98-49

NOTE: EXISTING SEDIMENT CONTROL MEASURES TAKEN FROM F-98-49

EXISTING 28 L.F. 21" CMP @ 8.9%

EXISTING PIPE OUTLET SEDIMENT TRAP PER 98-49 TO BE UTILIZED

EXISTING 42 TRASH RACK 27" CMP RIGID

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Cheryl Simmons 8/24/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wanda Hamilton 8/27/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John S. Smith 8/27/99
 DIRECTOR DATE

Date	No.	Revision Description

SNOWDEN RIDGE
 SECTION 2, AREA 1, LOTS 137-140, 142-144, 148-150, 153-155 159-161, 164-166, 168-193, 248-261, PARCEL B-1
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC.
 DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.

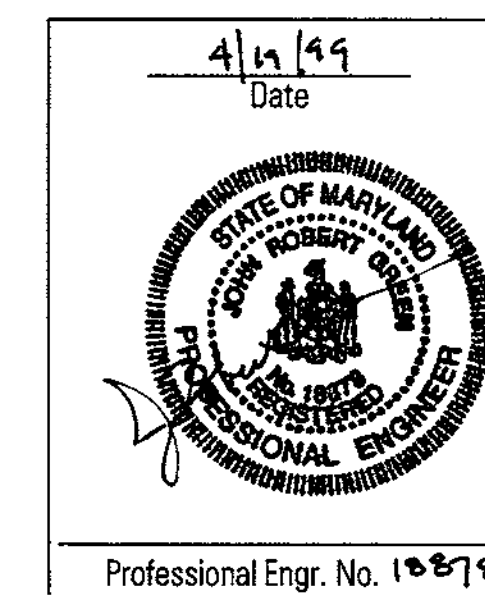
DMW
 Dan McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3833
 Fax 286-4708

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

SUBDIVISION NAME: SNOWDEN RIDGE SECTION 2, AREA 1 PARCEL # 598 ABOVE
 PLAN # 13507/98/003 # 11 ZONE RA-15 LOT # 42 SUBTRACT 6067.03
 TITLE CODE E06 SEWER CODE 4900000

Sediment & Erosion Control Plan

Des By: JWM Scale: 1" = 30' Proj. No.: 95118D2
 Dwn By: JWM Date: 4.16.99
 Chk By: JWS Approved: 4 OF 5



SDP # 98-56

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

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

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- Topsoil excavated 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.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate regulatory 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, girds, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 - For sites having disturbed areas under 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil 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 phytotoxic materials.
 Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate regulatory authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

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

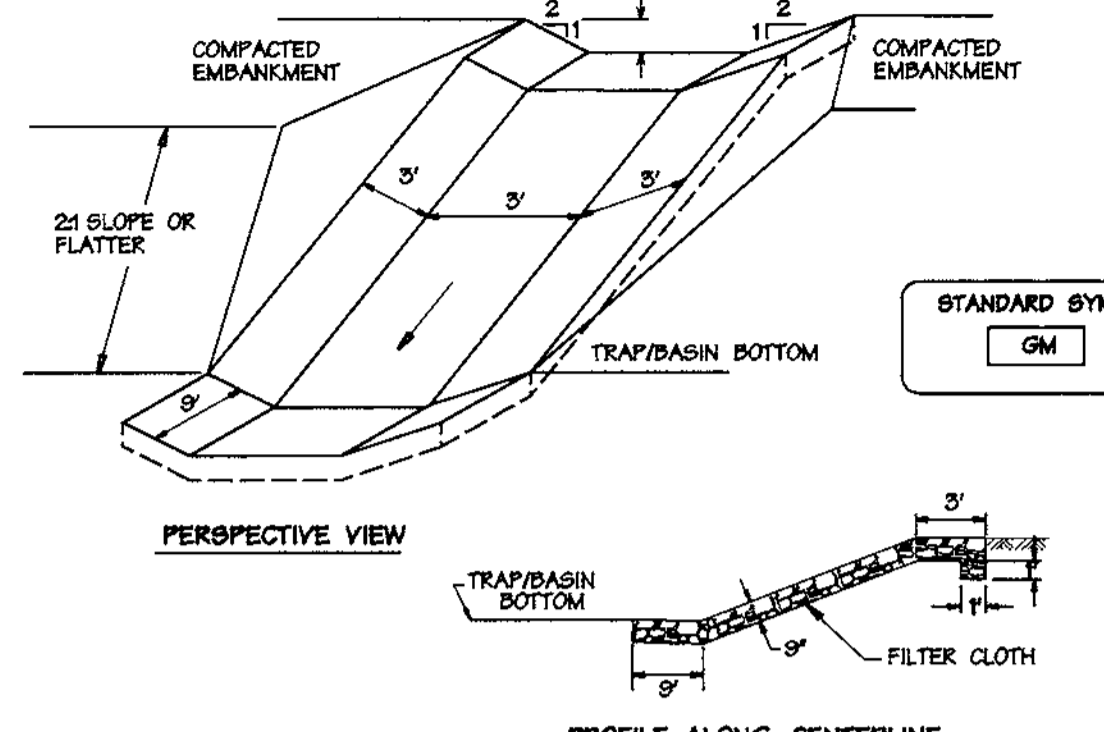
- Alternative for Permanent Seeding - Instead of applying the full amount of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below.
- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - 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.
 - 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.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4 lb/1,000 square feet, and 1/3 the normal time application rate.

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

References: Guidelines Specifications, Soil Preparation and Sodding, MD-VI, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.

- 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 (310-1635).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - Seven calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes steeper than 3:1.
 - Fourteen days as to all other disturbed or graded areas on the project etc.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. I, Chapter 7, of the "Howard County Design Manual," storm drainage.
- 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 seedings, sod, temporary seedings, and mulching (section G). Temporary stabilization with mulch alone shall only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total area of site	6304 acres
Area disturbed	3.01 acres
Area to be roofed or paved	1.09 acres
Area to be vegetatively stabilized	1.92 acres
Total cut	1400 cubic yards
Total fill	2000 cubic yards
Off-site waste/borrow area location waste = n/a	



CONSTRUCTION SPECIFICATIONS

- Gabion inflow protection shall be constructed of 8' x 3' x 3' gabions having a triangular cross section 1' deep with 2:1 side slopes, and a 3' bottom width.
- Geotextile Class C shall be installed under all gabion baskets.
- The stone used to fill the gabion baskets shall be 4" - 7".
- Gabions shall be installed in accordance with manufacturer's recommendations.
- Gabion inflow protection shall be used where concentrated flow is present on slopes steeper than 4:1.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

B - 7 - 2

GABION INFLOW PROTECTION

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

E - 10 - 3

SILT FENCE

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

F - 17 - 3

STABILIZED CONSTRUCTION ENTRANCE

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

SEDIMENT CONTROL GENERAL NOTES

- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil 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 phytotoxic materials.
 Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate regulatory authority, may be used in lieu of natural topsoil.
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

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 Schedule:
- Preferred** - Apply 2 tons per acre Dolomitic Limestone (92 lb./1000 sq.ft.) and 1000 lb. per acre 10-10-10 fertilizer (14 lb./1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lb. per acre 30-0-0 Ureaform Fertilizer (9 lb./1000 sq.ft.)
 - Acceptable** - Apply 2 tons per acre Dolomitic Limestone (92 lb./1000 sq.ft.) and 1000 lb. per acre 10-10-10 fertilizer (22 lb./1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil.
- Seeding** - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lb. per acre (14 lb./1000sq.ft.) of Kentucky 31 tall fescue. For the period May 1 thru July 31 seed with 60 lb. Kentucky 31 tall fescue per acre and 2 lb. per acre (2 lb./1000sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - Use sod. Option (3) - seed with 60 lb./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well anchored straw.
- Mulching** - Apply 1-1/2 to 2 tons per acre (70 - 90 lb./1000sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal./1000sq.ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 240 gal. per acre (8 gal./1000sq.ft.) for anchoring.
- Maintenance** - Inspect all seeding areas and make needed repairs, replacements and re-seeding.

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, disking or other acceptable means before seeding, if not previously loosened.
- Soil amendments** - Apply 600 lb. per acre 10-10-10 fertilizer (14 lb./1000sq.ft.)
- Seeding** - For the periods March 1 thru April 30, and August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (32 lb./1000sq.ft.). For the period May 1 thru August 14, seed with 3 lb. per acre of weeping lovegrass (27 lb./1000sq.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 - 90 lb./1000sq.ft.) of untreated weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 ft. or higher, use 240 gal. per acre (8 gal./1000 sq.ft.) for anchoring.
- Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for additional rates and methods not covered.

PERMANENT SEEDING NOTES

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

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 7

PIPE OUTLET SEDIMENT TRAP - ST 1

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 7A

PIPE OUTLET SEDIMENT TRAP - ST 1

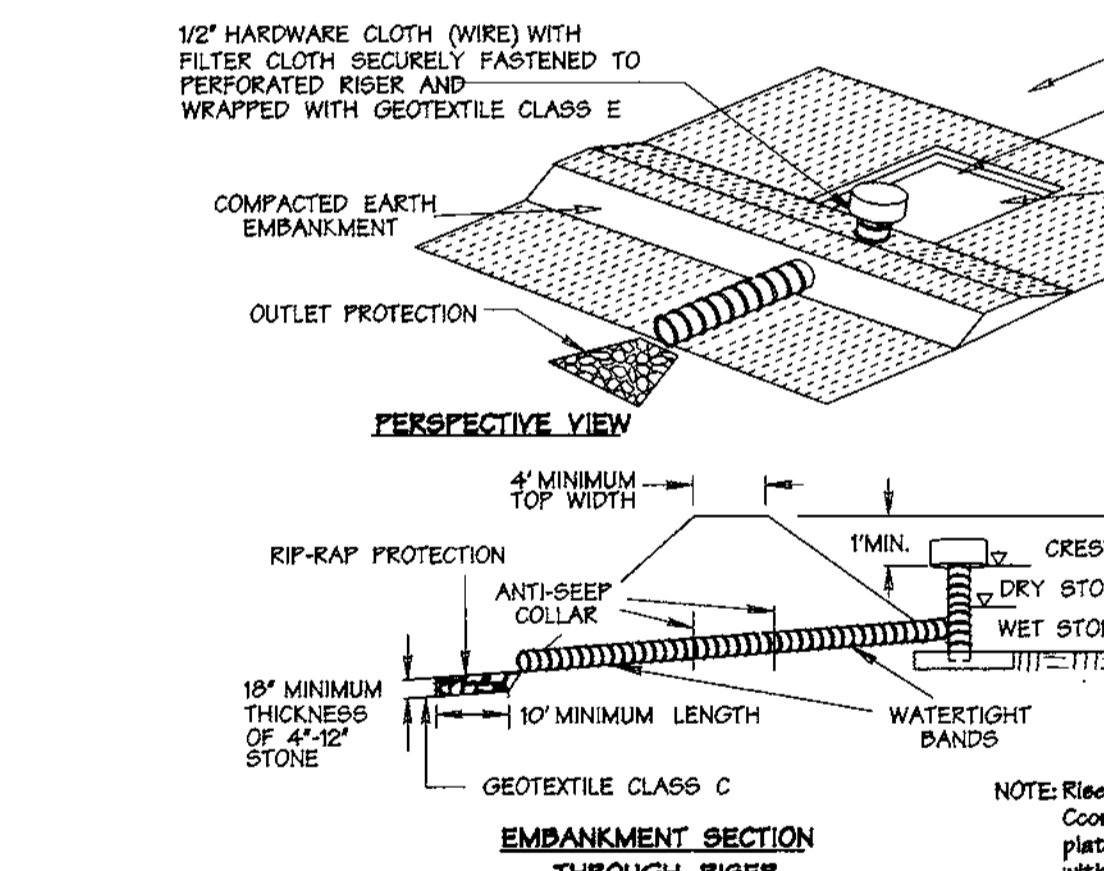
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SDP # 98-56

SILT FENCE



CONSTRUCTION SPECIFICATIONS

- The area under the embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the embankment shall be free of roots or other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
- The bottom surface shall be measured from the bottom to riser crest elevation shall be 3600 cubic feet per acre of drainage area (see Table 8). The top of embankment must be 1' above the riser crest elevation.
- Sediment shall be removed and the trap returned to its original dimension when the sediment has accumulated to one half of the wet storage depth of the trap (5000/acre). The equipment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected periodically and after each rain and repairs made as necessary.
- Construction operations shall be carried out in such a manner that erosion and water pollution are abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentrated inflow shall be protected in accordance with Grade Stabilization Structure criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.
- The structure shall be removed and area stabilized when the drainage area has been properly stabilized.
- All cut and fill slopes shall be 2:1 or flatter.
- All pipe connections shall be water tight.
10. Above the wet storage elevation, the riser shall be perforated with 1/2" wide by 6" long slots or 1" diameter holes spaced 6" vertically and horizontally. No perforations shall be allowed below 6" of horizontal berm.
11. The riser shall be wrapped with 1/2" hardware cloth (wire) then wrapped with Geotextile Class E. The filter cloth shall extend 6" above the highest slot and 6" below the lowest slot. Where ends of filter cloth come together, they shall be overlapped, folded and fastened to prevent bypass. Filter cloth shall be replaced as necessary to prevent clogging.
12. Straps or connecting bands shall be used to hold the filter cloth and wire fabric in place. They shall be placed at the top and bottom of the cloth.
13. Fill material around the pipe spillway shall be hand compacted in 4" layers. A minimum of 2' of hand-compacted backfill shall be placed over the pipe spillway before crossing it with construction equipment.
14. The riser shall be anchored with either a concrete base or steel plate base to prevent flotation. Concrete bases shall be at least twice the riser diameter and 12" deep with the riser embedded 9". Steel plate bases shall be at least twice the riser diameter, 1/4" minimum thickness and attached to the bottom of the riser by a continuous weld to form a watertight connection. Then place 2' of stone, gravel or tamped earth on the plate.
15. Anti-vortex collars shall be constructed in accordance with plans (ref. table 10 and Details C-10-23 AND C-10-24).
16. Concentric trash rack and anti-vortex device design details are on Detail C-10-23 AND C-10-24.
17. Refer to Section D for dewatering requirements of sediment traps.
18. Outlet - An outlet shall be provided, which includes a means of conveying the discharge in an erosion free manner to an existing stable channel.
19. Where discharge occurs at the property line, local ordinances and drainage easement requirements shall be met.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 7

PIPE OUTLET SEDIMENT TRAP - ST 1

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 7A

PIPE OUTLET SEDIMENT TRAP - ST 1

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SDP # 98-56

SILT FENCE

References: Guidelines Specifications, Soil Preparation and Sodding, MD-VI, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Simms 5/19/99
U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE

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

Heffrey W. Schoning 5/19/99
HOWARD S.C.D. DATE

ENGINEER'S CERTIFICATION:
"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. Robert Green 4/19/99
SIGNATURE OF ENGINEER DATE
PRINT NAME BELOW SIGNATURE
J. ROBERT GREEN

DEVELOPER'S CERTIFICATION:
"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Lawrence E. Rosenberg 4/24/99
SIGNATURE OF DEVELOPER DATE
PRINT NAME BELOW SIGNATURE
LAWRENCE E. ROSENBERG

SDP # 98-56

4/19/99
Date

Professional Engr. No. 18073

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 1, LOTS 137-140, 142-144, 146-150
153-155, 159-161, 164-166, 168-173, 248-261, PARCEL B-1
A RESUBDIVISION OF GATEWAY COMMERCE CENTER
PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEARP II, INC. P.O. BOX 1272
10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
(410) 296-3338 Fax 296-4705

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
P.O. BOX 1272 COLUMBIA, MARYLAND 21044
(410) 270-0477

DMW
Duff-Rosen-Walton, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3338 Fax 296-4705

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

REVISION NAME: SNOWDEN RIDGE SECTION 2, AREA 1 SHEET # See above
PLANNED BY: DMW DATE: 1/15/99
DRAWN BY: JWM DATE: 4/17/99
CHECKED BY: JWM DATE: 4/17/99
DATE: 4/19/99
NO. OF SHEETS: 6067, 03
DATE: 4900000

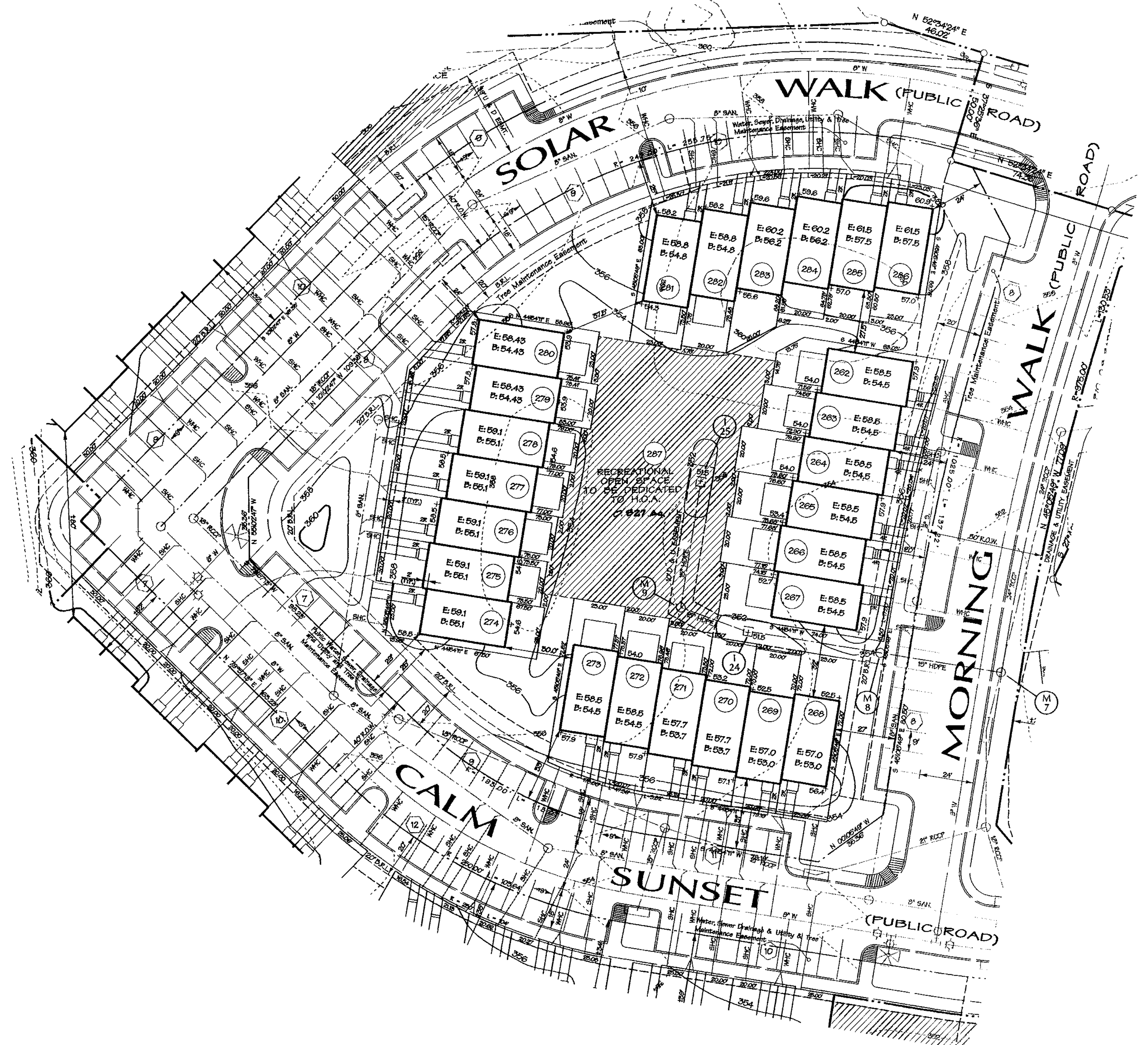
Sediment & Erosion Control Details

Des By JWM Scale 1" = 30'
Dm By JWM Date 4.16.99
Chk By JWM Approved 5 OF 5

Proj. No. 95118D2

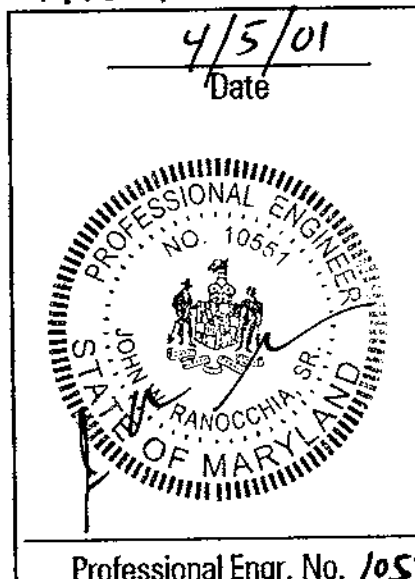
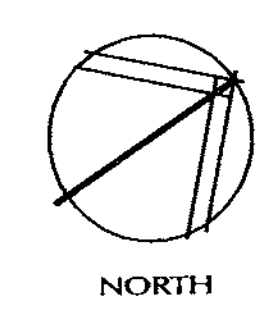
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING TREES
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WHC - WATER HOUSE CONNECTION
 - SANITARY SEWER
 - SHC - SEWER HOUSE CONNECTION
 - MANHOLE
 - PARKING SPACE COUNT
 - BUILDING
 - REC. AREA HOA TO BE DEDICATED

SEE SHEET 2 OF 5



SEE SHEET 2 OF 5

NOTE:
 THIS PLAN SUPERSEDES SHEET 2 OF 5 FOR LOTS 262-287. THE REVISION INCLUDES REVISING THE LOTS FROM BACK TO BACK TOWNHOUSES TO STANDARD TOWNHOUSES. THE LOTS, GRADING & WHIT TYPE HAVE BEEN CHANGED.



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	4/16/01 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	4/23/01 DATE
DIRECTOR	4/26/01 DATE

Date	No.	Revision Description

SNOWDEN RIDGE
 SECTION 2, AREA 1
 LOTS 262 THRU 287
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER
 PARCELS A-54 & A-59
 (P-01-47)

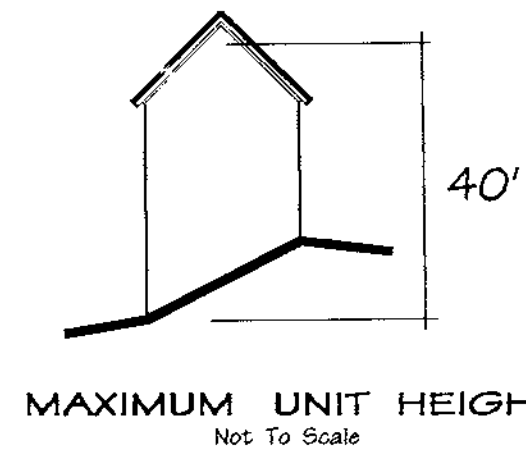
OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./CAPE II, INC.
 10675 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
 P.O. BOX 1272
 COLUMBIA, MARYLAND 21044
 (410) 270-0477

DMW Dart-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3353 Fax 296-4706		A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals	
SECTION NAME	SECTION 2, AREA 1	TOWNSHIP	136 - 152
BLK #	11	LOT #	62
DATE	04/05/01	DATE	04/05/01
DATE	04/05/01	DATE	04/05/01
DATE	04/05/01	DATE	04/05/01
TITLE REVISED SITE DEVELOPMENT PLAN (SUPPLEMENTAL SHEET)		Proj. No. 95118D2	
Des By	MJP	Scale	1" = 30'
Dwn By	FDK	Date	2.19.01
Chk By	Approved		6 OF 6

Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS



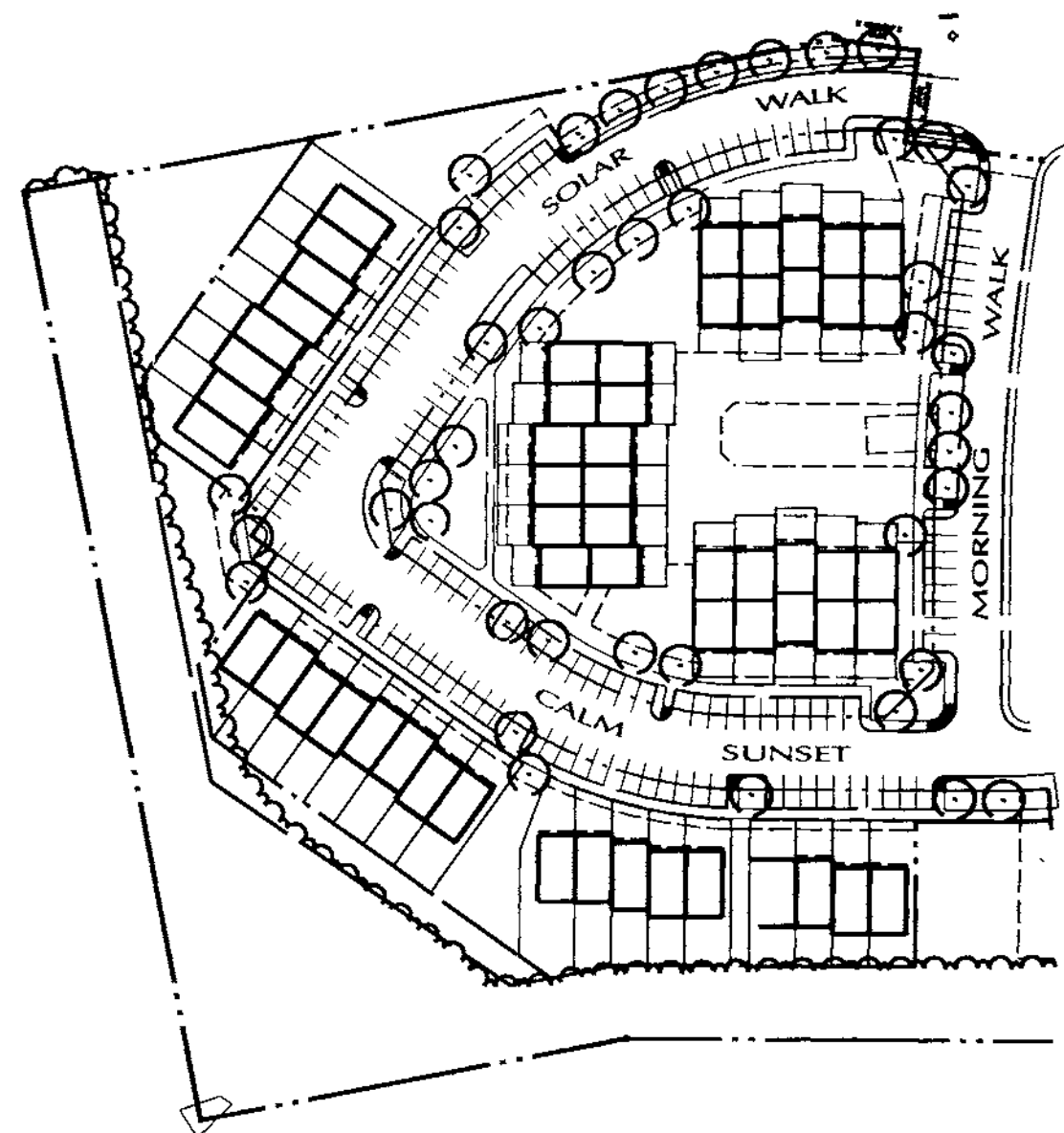
SITE DEVELOPMENT PLAN FOR SNOWDEN RIDGE

SECTION 2 AREA 1

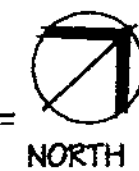
LOTS 137-140, 142-144, 148-150, 153-155, 159-161, 164-166, 168-193, 248-261, PARCEL B-1

A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCEL A-54 & A-59

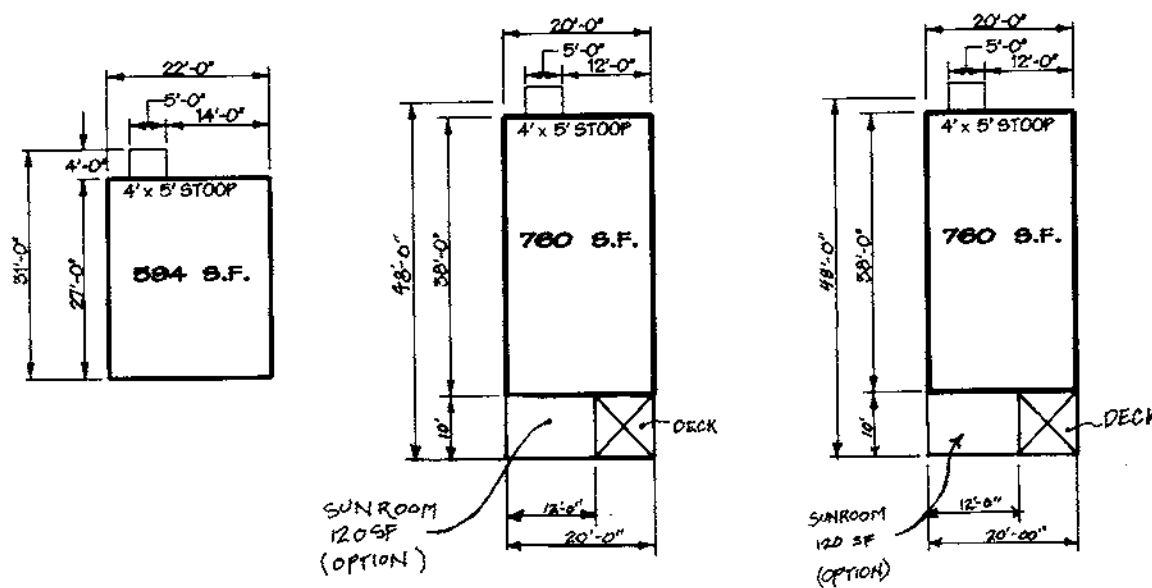
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



Overall Property Outline Not to Scale



BASIC MODELS PLUS DECK & OPTIONS

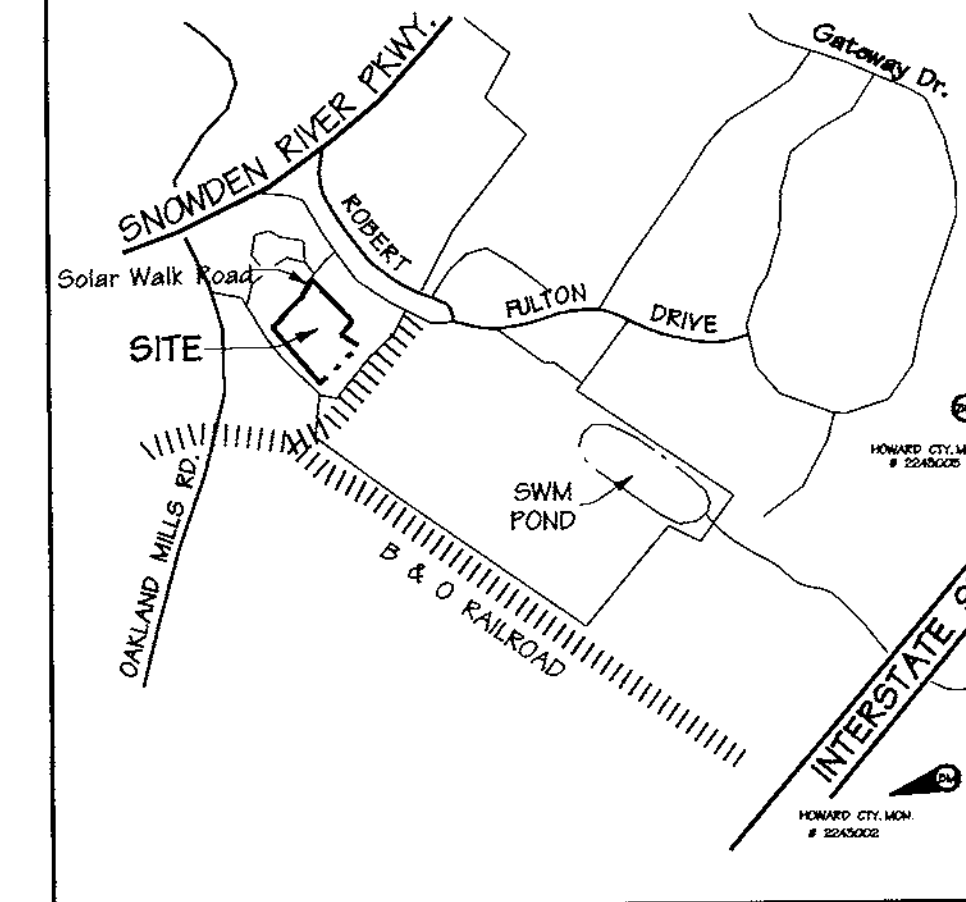


UNIT TYPE 'A' Back to Back
UNIT TYPE 'B' Split Level
UNIT TYPE 'C' Slab on Grade

LOT NUMBER	LOT SIZE	MAX LOT COVERAGE (80% LOT SIZE)	PROPOSED LOT COVERAGE
216	1293	669	594
137	1262	607	
138	1072	607	
139	1000	600	
140	1100	600	
244	1012	607	
142	1012	607	
143	1012	607	
144	1012	607	
144	1012	607	
210	1104	662	
251	1104	662	
252	1012	607	
148	1012	607	
149	1012	607	
150	1012	607	
253	1008	604	
218	1008	604	
153	1012	607	
154	1012	607	
155	1012	607	
225	1081	636	
287	1024	668	
156	1012	607	
159	1012	607	
160	1012	607	
161	1012	607	
258	1008	604	
261	1008	604	
164	1012	607	
165	1012	607	
166	1012	607	
242	1008	604	
168	1012	607	
169	1582	849	820
170	1582	849	
171	1978	1166	
172	1936	1197	
173	1648	888	
174	1754	1040	
175	1906	1143	
176	2831	1668	
177	2141	1284	
178	1700	1020	
179	1700	1020	
180	1700	1020	
181	1700	1020	
182	1700	1020	
183	1700	1020	
184	2147	1289	
185	2352	1391	
186	1820	972	
187	1820	972	
188	1820	972	
189	1820	972	
190	1820	972	
191	1820	972	
192	2426	1456	

* NOTE: DECKS NOT INCLUDED FOR COVERAGE CALCULATION.

LOT NUMBER	STREET ADDRESS
248	7208 Solar Walk
137	7207 Solar Walk
138	7206 Solar Walk
139	7205 Solar Walk
140	7204 Solar Walk
244	7203 Morning Walk
142	7192
143	7194
144	7196
180	7198
251	7191
252	7193
148	7116
149	7118
150	7120
253	7122
254	7205
153	7203
154	7201
155	7207
225	7285
282	7283
257	7289
159	7125
160	7130
161	7132
258	7134
231	7259
164	7257
165	7255
166	7253
240	7251
168	7256
169	7254
170	7252
171	7250
172	7248
173	7246
174	7244
175	7242
176	7240
177	7244
178	7232
179	7230
180	7228
181	7226
182	7224
183	7222
183	7222
184	7220
185	7224
186	7222
187	7220
188	7218
189	7216
190	7214
191	7212
192	7210
193	
194	



Location Map SCALE: 1" = 2000'

DATA SOURCES

THE COORDINATES SHOWN HEREIN ARE BASED ON PREVIOUS RECORDED PLATS FOR THIS SUBDIVISION, AND RELATE TO A BOUNDARY OUTLINE PREPARED BY CENTURY ENGINEERING, INC. (AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.)

BENCHMARK DESCRIPTIONS

THE COURSES AND COORDINATES SHOWN HEREIN ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.

BM # 1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 268.16 NAD 29 2243002

BM # 2 NAIL IN BOGE POLE ELEV. 387.97 NAD 29 2243003

SEWER HOUSE CONNECTION TABLE

LOT	INV. AT E.	MIN. C	SLOPE	LOT	INV. AT E.	MIN. C	SLOPE
216	361.06	365.80	2%	152	347.81	360.77	5%
137	362.25	366.25	2%	153	347.25	360.19	5%
138	362.81	366.73	2%	154	347.85	360.21	5%
139	363.10	366.02	2%	156	348.82	348.70	2%
140	363.58	366.42	2%	158	347.05	348.88	2%
244	348.12	360.86	5%	157	347.12	348.90	2%
142	348.08	362.00	5%	158	347.18	360.04	2%
143	348.08	361.85	2%	159	347.52	360.10	2%
144	348.25	362.26	2%	190	347.42	360.28	2%
250	362.87	363.81	2%	191	347.25	360.81	2%
251	362.88	363.85	2%	192	347.64	360.80	2%
252	363.11	363.85	2%				
253	363.64	363.58	2%				
148	360.42	365.54	2%				
149	360.48	365.40	2%				
263	347.84	360.78	5%				
254	347.84	360.48	5%				
153	348.01	361.87	2%				
154	348.07	361.85	2%				
155	360.17	363.85	2%				
255	348.11	361.09	2%				
256	348.11	360.86	5%				
257	348.16	361.00	2%				
159	347.68	360.84	2%				
160	347.70	360.78	2%				
191	348.14	362.10	2%				
258	348.21	362.08	2%				
259	348.41	348.95	2%				
164	345.51	348.77	2%				
165	344.21	347.17	2%				
166	345.18	361.85	5%				
240	346.88	348.82	5%				
168	348.55	348.87	2%				
169	348.55	347.25	2%				
170	344.16	347.20	2%				
171	344.48	347.81	2%				
172	348.22	348.26	2%				
173	348.45	348.86	2%				
174	348.67	348.88	2%				
175	348.74	348.98	2%				
176	345.80	348.10	2%				
177	347.24	360.18	5%				
178	347.28	360.22	5%				
179	347.28	360.20	5%				
180	347.45	360.21	5%				
191	347.80	360.48	5%				

* WYE BRANCH AND STUB TO RAW LINE ONLY. THIS CONTRACT ACTUAL BLDG CONNECTION WITH SECTION 2, AREA 2.

Site Analysis Data Chart

- General Site Data**
 - Present Zoning: RA-15
 - Applicable DPZ File References: F-95-138, WP 95-30, SDP 95-88, SP 95-01, SP 95-09, SP 98-03, 25 949M, F-93-47, FDP 219, WP 92-172, F-92-172, F-98-49, F-92-140, F 92-136, WP 98-117, F 99-188
 - Proposed Use of Site or Structure(s): Single Family Attached & Back to Back Townhouse
 - Proposed Water and Sewer Systems: X Public -
 - Water and Sewer Contract Number: 24-3660-D
Unit Type Proposed: Single Family Attached & Back to Back Townhouse
Number of Building Lots Proposed: 57
Number of Garage Units: 0
Number of Single Family Attached: 25
Number of Back to Back Townhouses: 32
- Area Tabulation**
 - Total Number of lots/Parcels: 60
57 Buildable
3 Open Space
 - Total Area of ROW To Be Recorded: 1206 Acres
Total Area of Subdivision: 6.104 Acres
Area of Buildable Lots: 1.813 Acres
Open Space: 3.085 Acres
Recreational Open Space: 0.503 Acres
Recreational Open Space Required: 200 SQ. FT./ UNIT OR 11,400 SQ. FT. (0.262 Ac.)
25% or Greater Slopes: 0.06 Acres
Area of Disturbance: 3.01 Acres
Total Area of Open Space Lots: 193, 261 & B-1 = 3.085 Acres
- Open Space Data:**

Total Acreage of Site: 6.104 Acres
Open Space on Site: 1.520 Acres
Percentage of Open Space per Gross Acreage: 25%
- Parking Space Data**

Number of Parking Spaces Required: 114
Number of Parking Spaces Existing: 134
Number of Parking Spaces Proposed Within Driveways and Garages: 0
Total Number of Parking Spaces Proposed: 134

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL VOLUME IV, AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, WHERE APPLICABLE, EXCEPT WHERE WAIVERS HAVE BEEN APPROVED.
 - EXISTING ZONING IS RA-15 PER 10-93 COMPREHENSIVE ZONING.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. 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 FIVE (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.
 - ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH TWO-FOOT CONTOUR INTERVALS BY KCI AND FIELD VERIFIED BY DAFT-MCCUNE-WALKER, INC. IN 1997.
 - THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
 - PUBLIC WATER & SEWER IS PER CONTRACT NO. IS 24-3660-D.
 - ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
 - HORIZONTAL DATUM: NAD 83/ VERTICAL DATUM: NGVD 29
 - SEE COUNTY FILE NOS: SP 98-03, F-98-138, WP 98-30, SDP 95-88, SP 95-01, SP 95-09, 25 949M, F-93-47, FDP 219, WP 92-172, F-92-140, F 92-136, WP 98-117, F 99-188, F-98-49
 - THERE ARE NO WETLANDS, FLOODPLAINS OR STREAMS ON THIS SITE PER PLATS 11968 AND 11969.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AS A MASTER STUDY WAS APPROVED FOR GATEWAY COMMERCE CENTRE.
 - THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION AND A BOUNDARY SURVEY BY CENTURY ENGINEERING, INC. AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.
 - SDM QUALITY AND QUANTITY CONTROLS PROVIDED IN REGIONAL FACILITY PER F-97-98
 - THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
 - ELECTRIC, GAS, CABLE AND TELEPHONE LINES DESIGNED BY OTHERS.
 - A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MILLER HENNING ON NOV. 16, 1994.
 - WAIVERS TO THE HOWARD COUNTY DESIGN MANUAL VOLUME III FOR RIGHT-OF-WAY WIDTH REDUCTION TO 40 FT. FOR SOLAR WALK AND FOR INTERSECTION SIGHT DISTANCE AT SOLAR WALK AND MORNING WALK HAVE BEEN GRANTED.
 - THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
 - UNLESS OTHERWISE NOTED, DIMENSIONS FROM THE CURB ARE MEASURED FROM FACE OF CURB.
 - ALL OF THE ON-SITE WATER HOUSE CONNECTIONS ARE 1" DIAMETER.
 - ALL OF THE ON-SITE SEWER HOUSE CONNECTIONS ARE 4" DIAMETER.
 - RESIDENTS WITH COMMON PARKING AREAS MUST GROUP ITEMS AT GRASSY ISLAND (WITHIN ROADWAY) FOR COLLECTION
 - NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFERS OR FOREST CONSERVATION AREAS.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 8/24/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION AS DATE

[Signature] 8/27/99
CHIEF, DIVISION OF LAND DEVELOPMENT-AM DATE

[Signature] 8/27/99
DIRECTOR DATE

REVISIONS: ADD SUNROOM OPTION; REV. LOT COVERAGE TABLE

SNOWDEN RIDGE
SECTION 2, AREA 1, LOTS 137-140, 142-144, 148-150, 153-155, 159-161, 164-166, 168-193, 248-261, PARCEL B-1
A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCELS A-54 & A-59

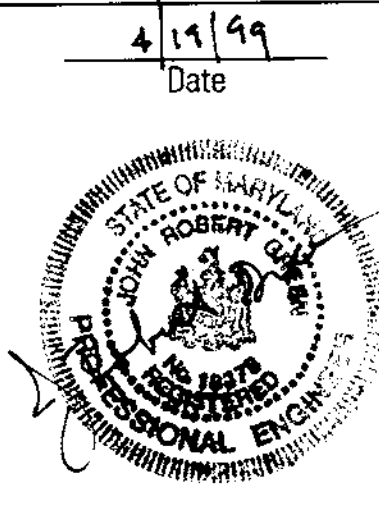
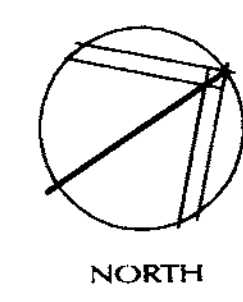
OWNER: HOWARD RESEARCH & DEVELOPMENT CORP. / DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
200 East Pennsylvania Avenue, P.O. BOX 1272
Towson, Maryland 21286 (410) 296-8333
COLUMBIA, MARYLAND 21044 (410) 270-0477

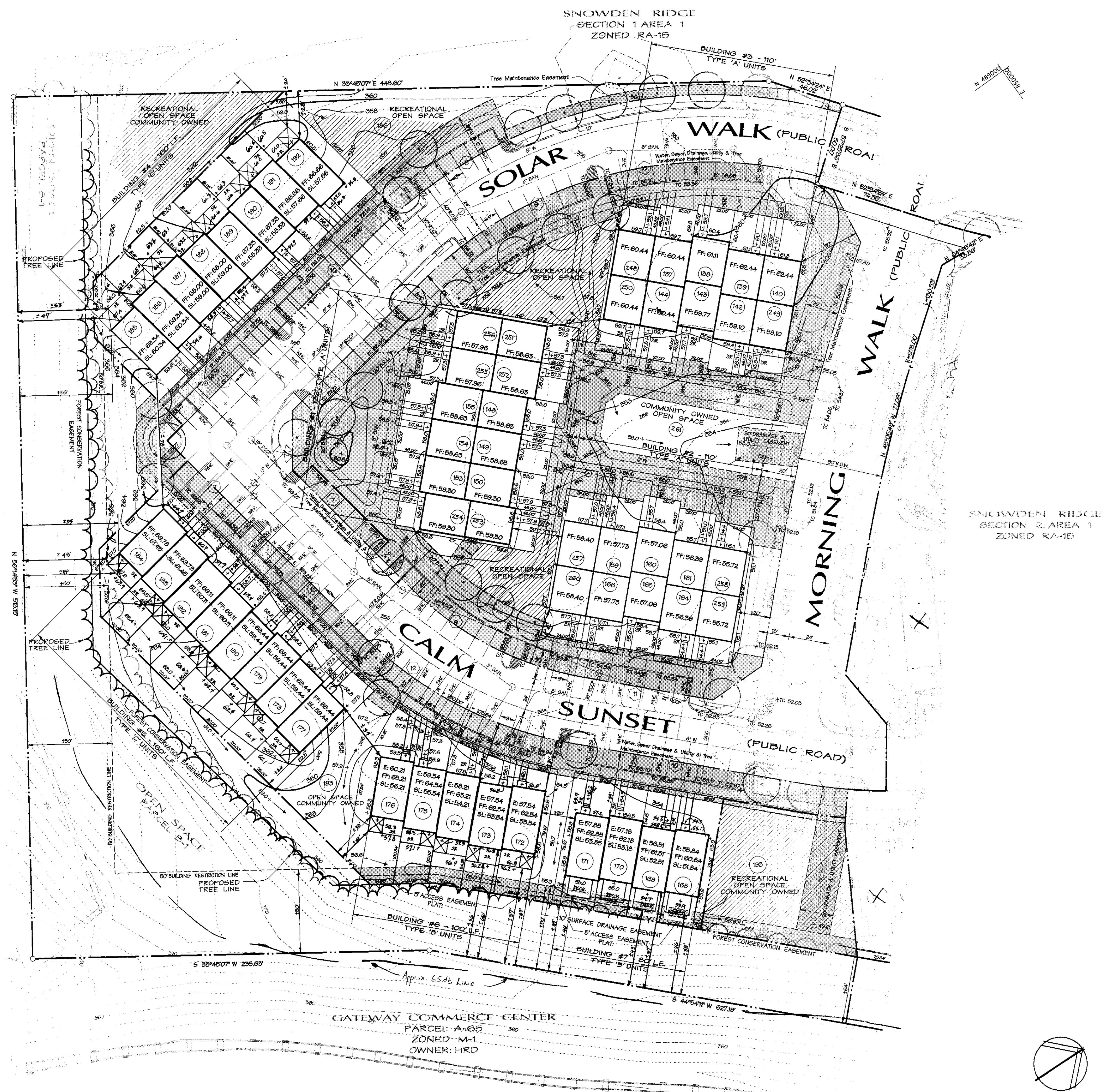
DMW
Duff McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-8333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

DATE	NO.	REVISION DESCRIPTION

TITLE: **COVER SHEET**

Des By: THR	Scale: AS SHOWN	Proj. No.: 95118D2
Drn By: CSC	Date: 4.16.99	
Chk By: [Signature]	Approved:	1 OF 5





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 89.0+ SPOT ELEVATION
- FLOW ARROW
- EXISTING TREES
- WATER LINE
- ⊕ WATER VALVE
- ⊗ FIRE HYDRANT
- WHC - WATER HOUSE CONNECTION
- SANITARY SEWER
- SHC - SEWER HOUSE CONNECTION
- MANHOLE
- ⊕ PARKING SPACE COUNT
- ▭ BUILDING

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chad M. ... 8/24/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Condy ... 8/27/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
... 8/27/99
 DIRECTOR DATE

Date	No.	Revision Description
	1	REV. BLDG UNIT LOCATIONS - ADD SUNROOMS

SNOWDEN RIDGE
 SECTION 2, AREA 1, LOTS 137-140, 142-144, 148-150,
 153-155, 159-161, 164-166, 168-183, 248-261, PARCEL B-1
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER
 PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAPE II, INC.
 DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.

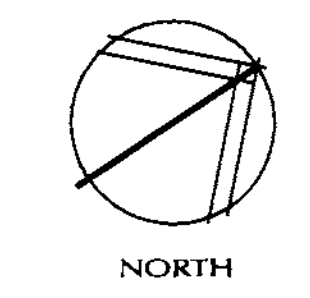
DMW
 Duff-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706

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

4/19/99
 Date

Professional Engr. No. 18878

SUBDIVISION NAME	SNOWDEN RIDGE	SECTION	SECTION 2, AREA 1	OFFICER	SEE ABOVE
PLAT	11824 AND 13471	BLOCK	# 104	MAXIMUM YIELD	(SEE TABLE)
WATER CODE	E06	RA-15	42	6TH	6067, 03
TITLE	SITE DEVELOPMENT PLAN				
Des By	THR	Scale	1" = 30'	Proj. No.	95118D2
Drn By	CSC	Date	4.16.99		
Chk By	...	Approved			2 OF 5



LEGEND

- 50 --- EXISTING CONTOUR
- 210 --- PROPOSED CONTOUR
- ||||| LIMIT OF DISTURBANCE
- EXISTING EARTH DIKE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- AGIF EX. AT GRADE INLET PROTECTION
- CIF EX. CURB INLET PROTECTION
- SF --- SILT FENCE
- T.P.F. --- TREE PROTECTION FENCE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Simmons 5/19/99
 U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE

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

Stephen Schminke 5/19/99
 HOWARD S.C.D. DATE

DEVELOPER'S CERTIFICATION:

"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/WE ALSO AUTHORIZE FREQUENT ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Lawrence I. Rosenbergs 4/24/99
 SIGNATURE OF DEVELOPER DATE
 PRINT NAME BELOW SIGNATURE
LAWRENCE I. ROSENBERGS

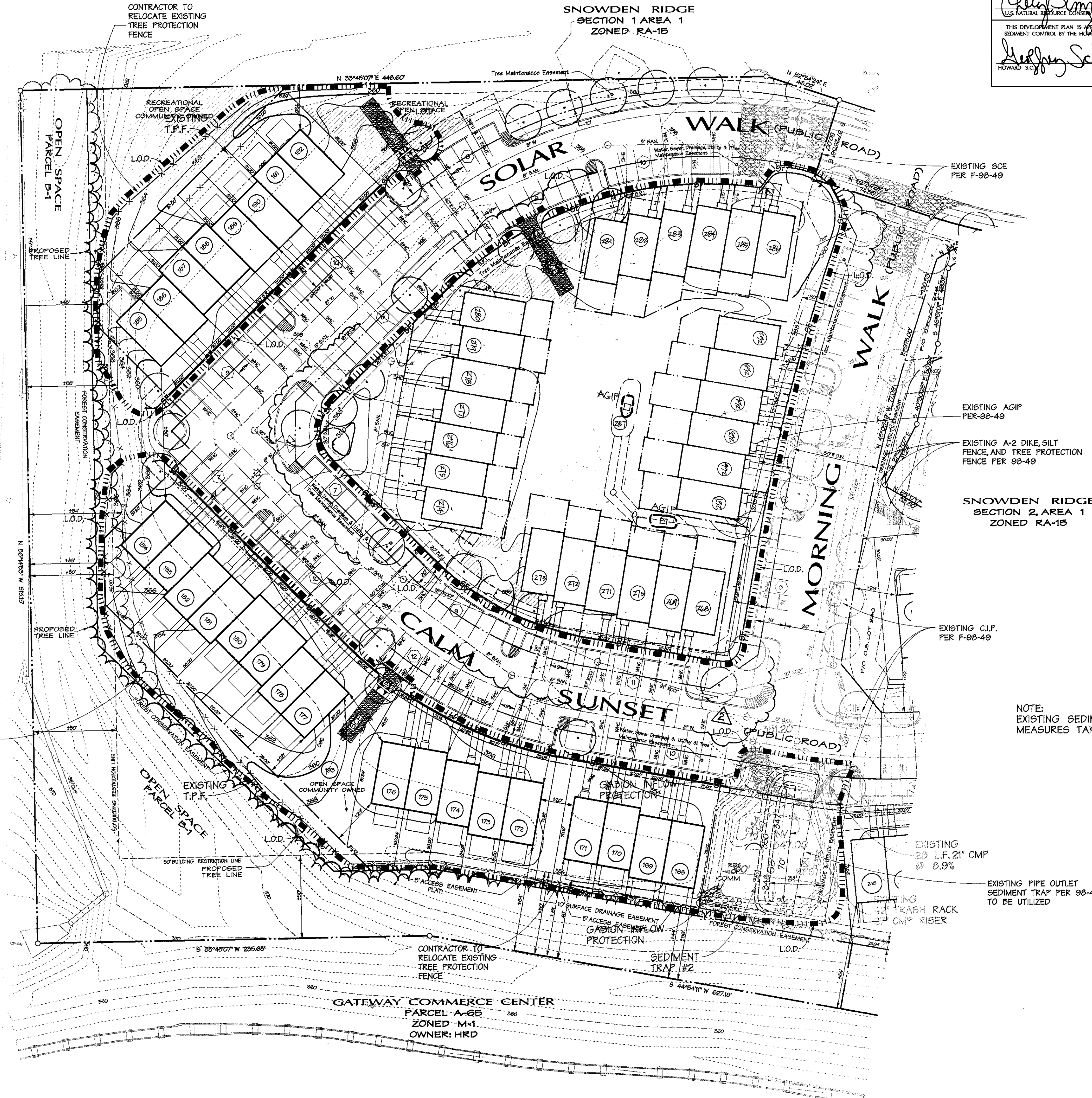
ENGINEER'S CERTIFICATION:

"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. Robert Green 4/19/99
 SIGNATURE OF ENGINEER DATE
 PRINT NAME BELOW SIGNATURE
J. ROBERT GREEN

E.G.U. SUBDIVISION PARCEL 'A' ZONED M-1 P.B. 23 PG.# 13

SNOWDEN RIDGE SECTION 1 AREA 1 ZONED RA-15



SEQUENCE OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION	DAYS
1. OBTAIN GRADING PERMIT.	1
2. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, CLEANOUT, REPAIR AND ADJUST SIZE OF EXISTING TRAP, INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCES.	5
3. CONSTRUCT BUILDINGS AND WALKS.	180
4. FINE GRADE AND STABILIZE DISTURBED AREAS ON SITE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.	5
5. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE.	5

NOTE: CONTRACTOR SHALL REMOVE SEDIMENT FROM ROADS AT THE END OF EACH WORKING DAY.

EXISTING AGIF PER 98-49

EXISTING A-2 DIKE, SILT FENCE, AND TREE PROTECTION FENCE PER 98-49

SNOWDEN RIDGE SECTION 2, AREA 1 ZONED RA-15

EXISTING C.I.P. PER F-98-49

NOTE: EXISTING SEDIMENT CONTROL MEASURES TAKEN FROM F-98-49

EXISTING 28 L.F. 21" CMP @ 8.9%

EXISTING PIPE OUTLET SEDIMENT TRAP PER 98-49 TO BE UTILIZED

EXISTING ESC TRAP TABLE

TRAP NUMBER	2
TRAP TYPE	P.O.S.T.
PROPOSED DRAINAGE AREA AC.	1.41
STORAGE REQUIRED C.F.	WET 2,538 DRY 2,538 TOTAL 5,076
STORAGE PROVIDED C.F.	WET 5,000 DRY 5,194 TOTAL 10,194
EXISTING GROUND ELEV.	353.00
TOP EMBANKMENT ELEV.	0
WEIR CREST ELEV.	351.00
CLEANOUT ELEV.	347.65
BOTTOM ELEV.	347.00
DEPTH OF CHANNEL (a)	N/A
OUTLET WIDTH (b)	N/A
BOTTOM DIMENSION	70" X 31"
TRAP SIDESLOPES	2 : 1
TRAP DEPTH	WET 5.0 DRY 2.0 TOTAL 7.0
WET STORAGE ZONE ELEV.	347.00 - 349.20
DRY STORAGE ZONE ELEV.	349.20 - 351.00

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Cheryl Simmons 5/24/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cheryl Simmons 8/21/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John L. Smith 8/27/99
 DIRECTOR DATE

Date	No.	Revision Description
5/15/01	2	REV BACK TO DRAW TH TO STAND T.H.S.

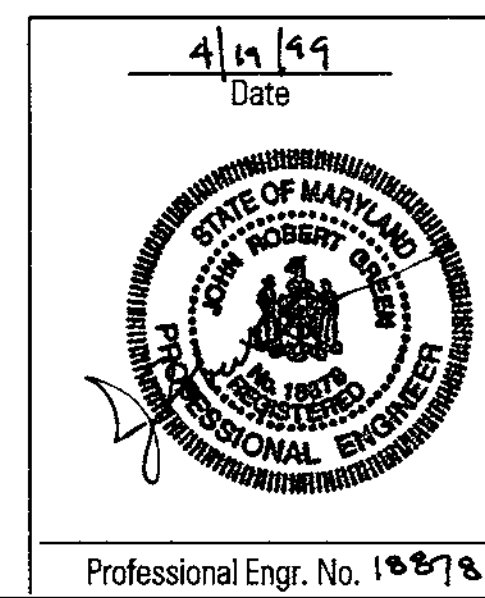
SNOWDEN RIDGE
 SECTION 2, AREA 1, LOTS 168-193, 260-287 & PARCEL B
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 (410) 993-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC. P.O. BOX 1272 COLUMBIA, MARYLAND 21044 (410) 270-0477

DMW
 Duff-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax 286-4705

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



DATE: 4/19/99

PROFESSIONAL ENGINEER

SECTION: SNOWDEN RIDGE SECTION 2, AREA 1
 PARCEL: PARCEL B
 SHEET: 42 OF 42
 WATER CODE: E06
 BRASS CURB: 4900000

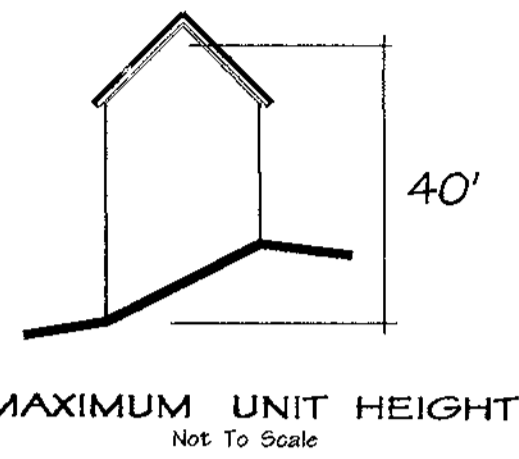
TITLE: **Sediment & Erosion Control Plan**

Des By: JWM Scale: 1" = 30' Proj. No.: 95118D2
 Dwn By: JWM Date: 4.16.99
 Chk By: JWS Approved: 4 OF 6

SDP # 98-56

Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS
6	REVISED SITE PLAN



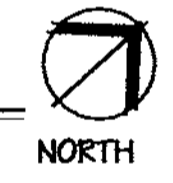
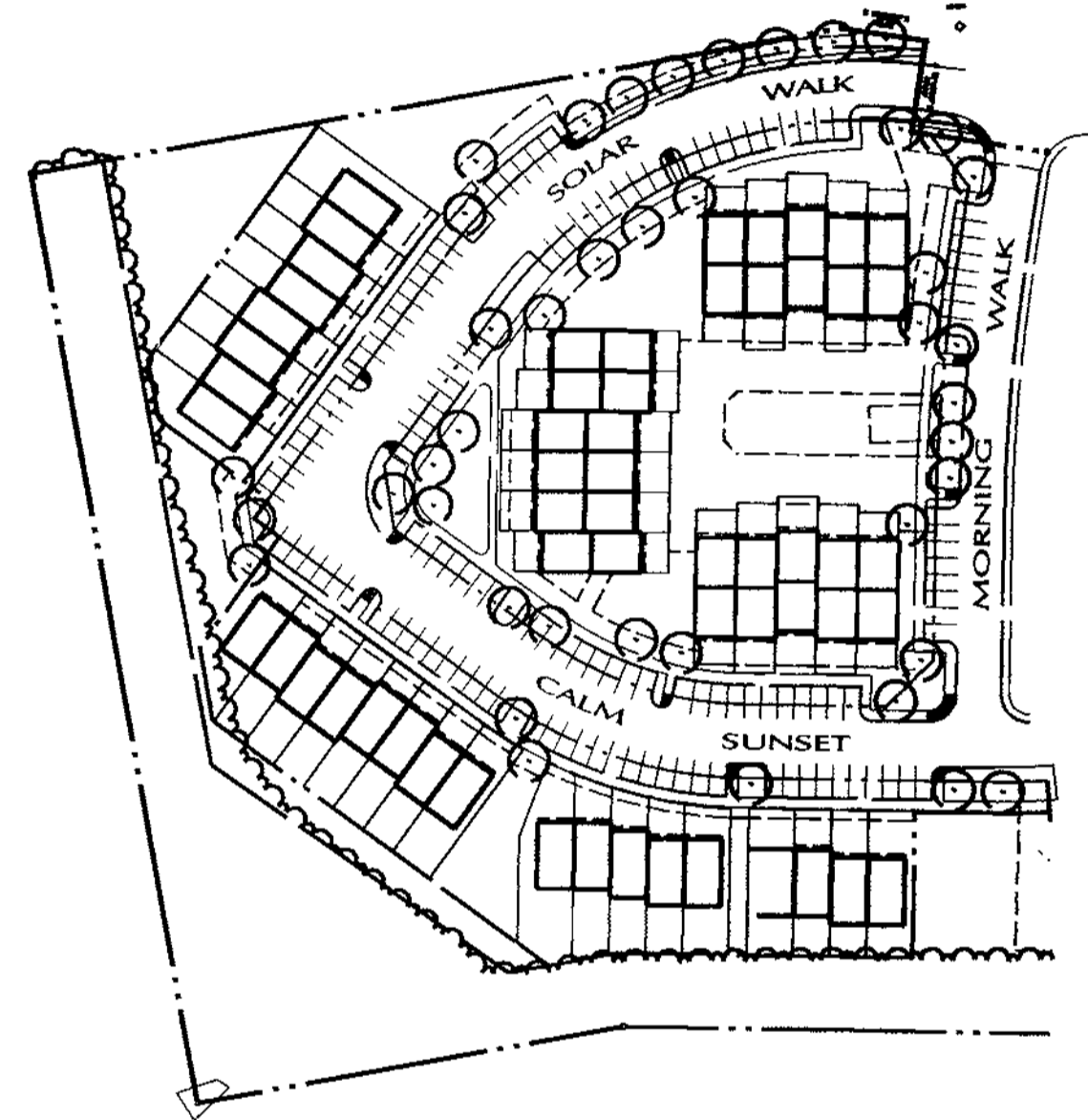
SITE DEVELOPMENT PLAN FOR SNOWDEN RIDGE

SECTION 2 AREA 1

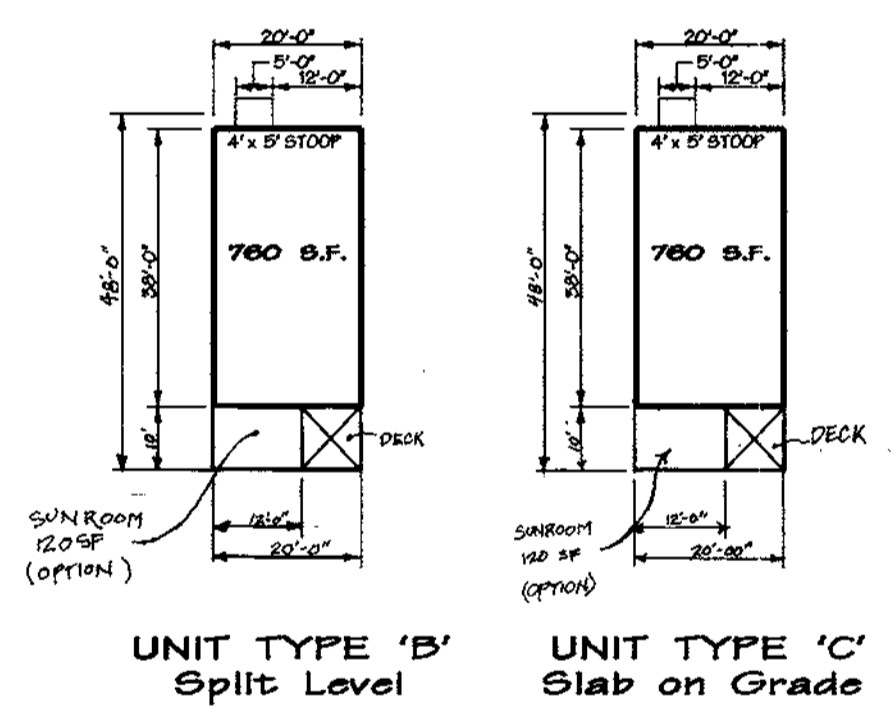
LOTS 168-193, 262-287, PARCEL B-1

A RESUBDIVISION OF GATEWAY COMMERCE CENTER PARCEL A-54 & A-59

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



BASIC MODELS PLUS DECK & OPTIONS



Site Analysis Data Chart

- General Site Data**
 - a. Present Zoning: RA-15
 - b. Applicable DPZ File References: F-95-138, WP 95-30, SDF 95-88, SP 95-01, SP 95-03, SP 95-03, ZB 94-9M, F-93-47, FDP 219, WP 92-172, F-92-172, F-92-49, F-92-140, F 92-136, WP 92-117, F-99-138, F-01-47
 - c. Proposed Use of Site or Structure(s): Single Family Attached
 - d. Proposed Water and Sewer Systems: X Public -
 - e. Water and Sewer Contract Number: 24-3660-D
Unit Type Proposed: Single Family Attached
Number of Building Lots Proposed: 50
Number of Garage Units: 0
Number of Single Family Attached: 50
Number of Back to Back Townhouses: 0
- Area Tabulation**
 - a. Total Number of lots/Parcels: 53
50 Buildable
3 Open Space
 - b. Total Area of ROW To Be Recorded: 1,206 Acres
 - c. Total Area of Subdivision: 6.104 Acres
Area of Buildable Lots: 1.974 Acres
Open Space: 4.13 Acres
Recreational Open Space: 0.508 Acres
Recreational Open Space Required: 200 SQ.FT./UNIT OR 10,000 SQ.FT. (0.229 Ac.)
25% or Greater Slopes: 0.06 Acres
Area of Disturbance: 3.01 Acres
Total Area of Open Space Lots: 193, 287 & B-1 = Acres
- Open Space Data**
 - Total Acreage of Site: 6.104 Acres
 - Open Space on Site: 1.520 Acres
 - Percentage of Open Space per Gross Acreage: 25%
- Parking Space Data**
 - Number of Parking Spaces Required: 100 (2 SP./UN.)
 - Number of Parking Spaces Existing: 134
 - Number of Parking Spaces Proposed Within Driveways and Garages: 0
 - Total Number of Parking Spaces Proposed: 134

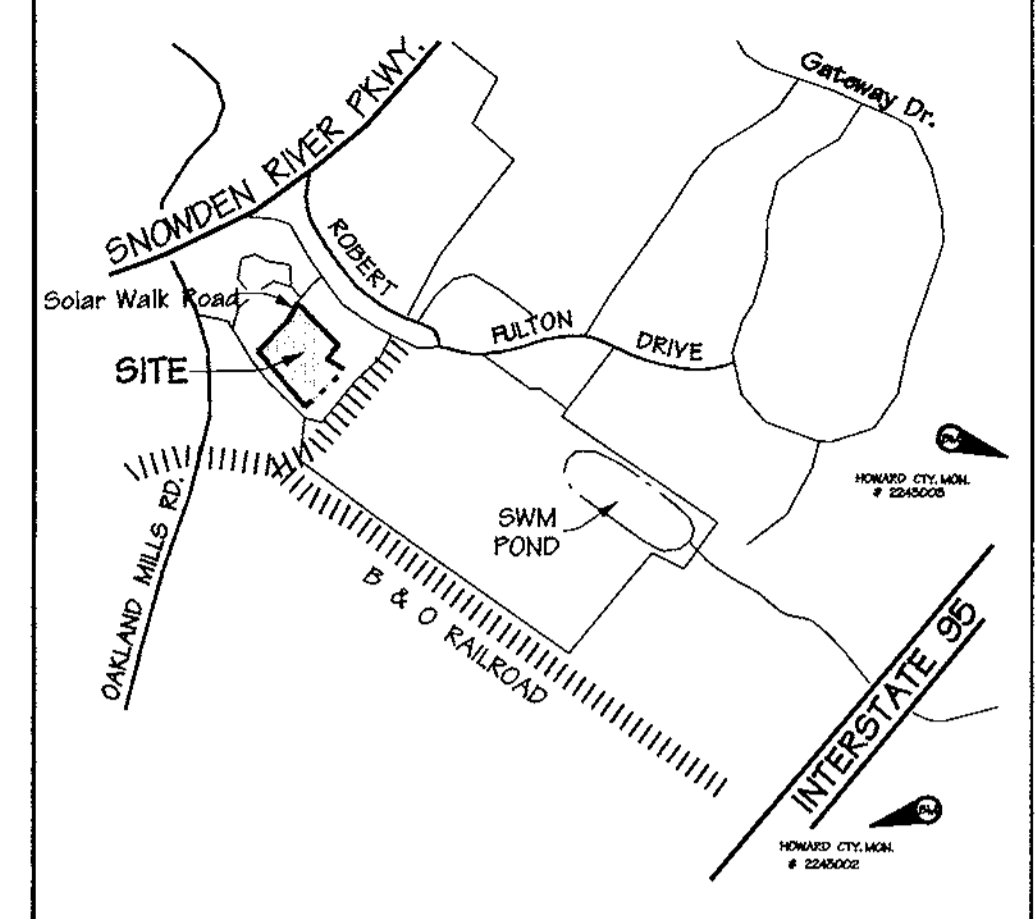
- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL, VOLUME IV, AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, WHERE APPLICABLE, EXCEPT WHERE WAIVERS HAVE BEEN APPROVED.
 - EXISTING ZONING IS RA-15 PER 10-93 COMPREHENSIVE ZONING.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. 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 FIVE (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.
 - ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO-FOOT CONTOUR INTERVALS BY KCI AND FIELD VERIFIED BY DAFT-MCCUNE-WALKER, INC. IN 1987.
 - THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
 - PUBLIC WATER & SEWER IS PER CONTRACT NO. 15 24-3660-D.
 - ALL OPEN SPACE TO BE GRASSY TO COLUMBIA ASSOCIATION OR H.O.A.
 - HORIZONTAL DATUM: NAD 83/ VERTICAL DATUM: NGVD 29
 - SEE COUNTY FILE NOS: SP 98-03, F-95-138, WP 95-30, SDF 95-88, SP 95-01, SP 95-03, ZB 94-9M, F-92-47, FDP 219, WP 92-172, F-92-140, F 92-136, WP 92-117, F-99-138, F-98-49
 - THERE ARE NO WETLANDS, FLOODPLAINS OR STREAMS ON THIS SITE PER PLATS 11966 AND 11969.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AS A MASTER STUDY WAS APPROVED FOR GATEWAY COMMERCE CENTER.
 - THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION AND A BOUNDARY SURVEY BY CENTURY ENGINEERING, INC. AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.
 - SWM QUALITY AND QUANTITY CONTROLS PROVIDED IN REGIONAL FACILITY PER F-97-88
 - THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
 - ELECTRIC, GAS, CABLE AND TELEPHONE LINES DESIGNED BY OTHERS.
 - A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MILLER HENNING ON NOV. 16, 1994.
 - WAIVERS TO THE HOWARD COUNTY DESIGN MANUAL VOLUME III FOR RIGHT-OF-WAY WIDTH REDUCTION TO 40 FT. FOR SOLAR WALK AND FOR INTERSECTION SIGHT DISTANCE AT SOLAR WALK AND MORNING WALK HAVE BEEN GRANTED.
 - THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
 - UNLESS OTHERWISE NOTED, DIMENSIONS FROM THE CURB ARE MEASURED FROM FACE OF CURB.
 - ALL OF THE ON-SITE WATER HOUSE CONNECTIONS ARE 1" DIAMETER.
 - ALL OF THE ON-SITE SEWER HOUSE CONNECTIONS ARE 4" DIAMETER.
 - RESIDENTS WITH COMMON PARKING AREAS MUST GROUP ITEMS AT GRASSY ISLAND (WITHIN ROADWAY) FOR COLLECTION
 - NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFERS OR FOREST CONSERVATION AREAS.

LOT COVERAGE

LOT NUMBER	LOT SIZE	MAX. LOT COVERAGE (60% LOT SIZE)	PROPOSED LOT COVERAGE
262	1482	889	880
263	1474	884	
264	1504	902	
265	1522	913	
266	1545	927	
267	1703	1021	880
268	1456	874	760
269	1400	840	760
270	1440	864	760
271	1470	882	880
272	1527	916	
273	1731	1038	
274	1555	932	
275	1470	882	
276	1500	900	
277	1540	924	
278	1596	958	
279	1645	987	
280	1548	929	
281	1516	909	
282	1556	934	
283	1470	882	880
284	1270	762	760
285	1264	758	760
286	1341	805	760
260	1978	1187	880
168	1978	1187	
169	1978	1187	
170	1978	1187	
171	1978	1187	
172	1978	1187	
173	1978	1187	
174	1978	1187	
175	1978	1187	
176	1978	1187	
177	1978	1187	
178	1978	1187	
179	1978	1187	
180	1978	1187	
181	1978	1187	
182	1978	1187	
183	1978	1187	
184	1978	1187	
185	1978	1187	
186	1978	1187	
187	1978	1187	
188	1978	1187	
189	1978	1187	
190	1978	1187	
191	1978	1187	
192	1978	1187	

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
262	7209 MORNINGS WALK
263	7207 MORNINGS WALK
264	7205 MORNINGS WALK
265	7203 MORNINGS WALK
266	7201 MORNINGS WALK
267	7200 CALM SUNSET
268	7200 CALM SUNSET
269	7200 CALM SUNSET
270	7200 CALM SUNSET
271	7200 CALM SUNSET
272	7200 CALM SUNSET
273	7200 CALM SUNSET
274	7200 CALM SUNSET
275	7200 CALM SUNSET
276	7200 CALM SUNSET
277	7200 CALM SUNSET
278	7200 CALM SUNSET
279	7200 CALM SUNSET
280	7200 CALM SUNSET
281	7200 CALM SUNSET
282	7200 CALM SUNSET
283	7200 CALM SUNSET
284	7200 CALM SUNSET
285	7200 CALM SUNSET
286	7200 CALM SUNSET
260	7200 CALM SUNSET
168	7200 CALM SUNSET
169	7200 CALM SUNSET
170	7200 CALM SUNSET
171	7200 CALM SUNSET
172	7200 CALM SUNSET
173	7200 CALM SUNSET
174	7200 CALM SUNSET
175	7200 CALM SUNSET
176	7200 CALM SUNSET
177	7200 CALM SUNSET
178	7200 CALM SUNSET
179	7200 CALM SUNSET
180	7200 CALM SUNSET
181	7200 CALM SUNSET
182	7200 CALM SUNSET
183	7200 CALM SUNSET
184	7200 CALM SUNSET
185	7200 CALM SUNSET
186	7200 CALM SUNSET
187	7200 CALM SUNSET
188	7200 CALM SUNSET
189	7200 CALM SUNSET
190	7200 CALM SUNSET
191	7200 CALM SUNSET
192	7200 CALM SUNSET
193	7200 CALM SUNSET
194	7200 CALM SUNSET



DATA SOURCES
THE COORDINATES SHOWN HEREIN ARE BASED ON PREVIOUS RECORDED PLATS FOR THIS SUBDIVISION AND RELATE TO A BOUNDARY OUTLINE PREPARED BY CENTURY ENGINEERING, INC. (AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL, 1994).

BENCHMARK DESCRIPTIONS
THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.
BM # 1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL. ELEV. 268.16 NAD 29 2243002
BM # 2 NAIL IN B&E POLE ELEV. 387.97 NAD 29 2243005

SEWER HOUSE CONNECTION TABLE

LOT	INV. AT E	MIN. C	SLOPE	LOT	INV. AT E	MIN. C	SLOPE
262	347.31	350.74	2%	182	347.81	350.77	5%
263	346.83	350.31	2%	183	347.26	350.39	5%
264	346.10	349.56	2%	184	347.00	350.21	5%
265	345.65	349.15	2%	185	346.82	348.70	2%
266	344.91	348.43	2%	186	347.00	348.89	2%
267	344.30	347.78	5%	187	347.32	348.80	2%
268	343.05	346.57	5%	188	347.38	350.04	2%
269	343.65	347.09	2%	189	347.32	350.10	2%
270	344.01	347.53	2%	190	347.42	350.25	2%
271	344.21	347.77	2%	191	347.55	350.31	2%
272	344.00	347.40	2%	192	347.64	350.60	2%
273	344.93	348.51	2%				
274	346.26	349.80	2%				
275	346.96	350.54	2%				
276	347.08	350.80	2%				
277	347.78	351.75	5%				
278	347.97	351.75	5%				
279	347.08	350.84	2%				
280	347.33	350.91	2%				
281	350.94	354.46	2%				
282	351.09	354.59	2%				
283	351.80	355.42	5%				
284	352.67	356.70	2%				
285	352.87	356.35	2%				
286	356.43	356.89	2%				
186	348.80	348.87	2%				
188	348.20	347.25	2%				
170	344.48	347.20	2%				
171	344.48	347.61	2%				
172	346.20	348.26	2%				
173	346.40	348.26	2%				
174	346.67	348.88	2%				
175	346.74	348.88	2%				
176	346.20	348.10	2%				
177	347.24	350.18	5%				
178	347.38	350.22	5%				
179	347.26	350.20	5%				
180	347.46	350.31	5%				
181	347.25	350.49	5%				

* WYE BRANCH AND STUB TO RAW LINE ONLY, THIS CONTRACT ACTUAL BLDG CONNECTION WITH SECTION 2, AREA 2.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 8/24/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION-18
 [Signature] 8/27/99
 CHIEF, DIVISION OF LAND DEVELOPMENT-11
 [Signature] 8/27/99
 DIRECTOR

REV. BASIC MODELS: ADD SOLAR WALK OPTION; REV. LOT COVERAGE TABLE

Date	No.	Revision Description

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Preston, Maryland 21106
(410) 296-3333
Fax 296-4705

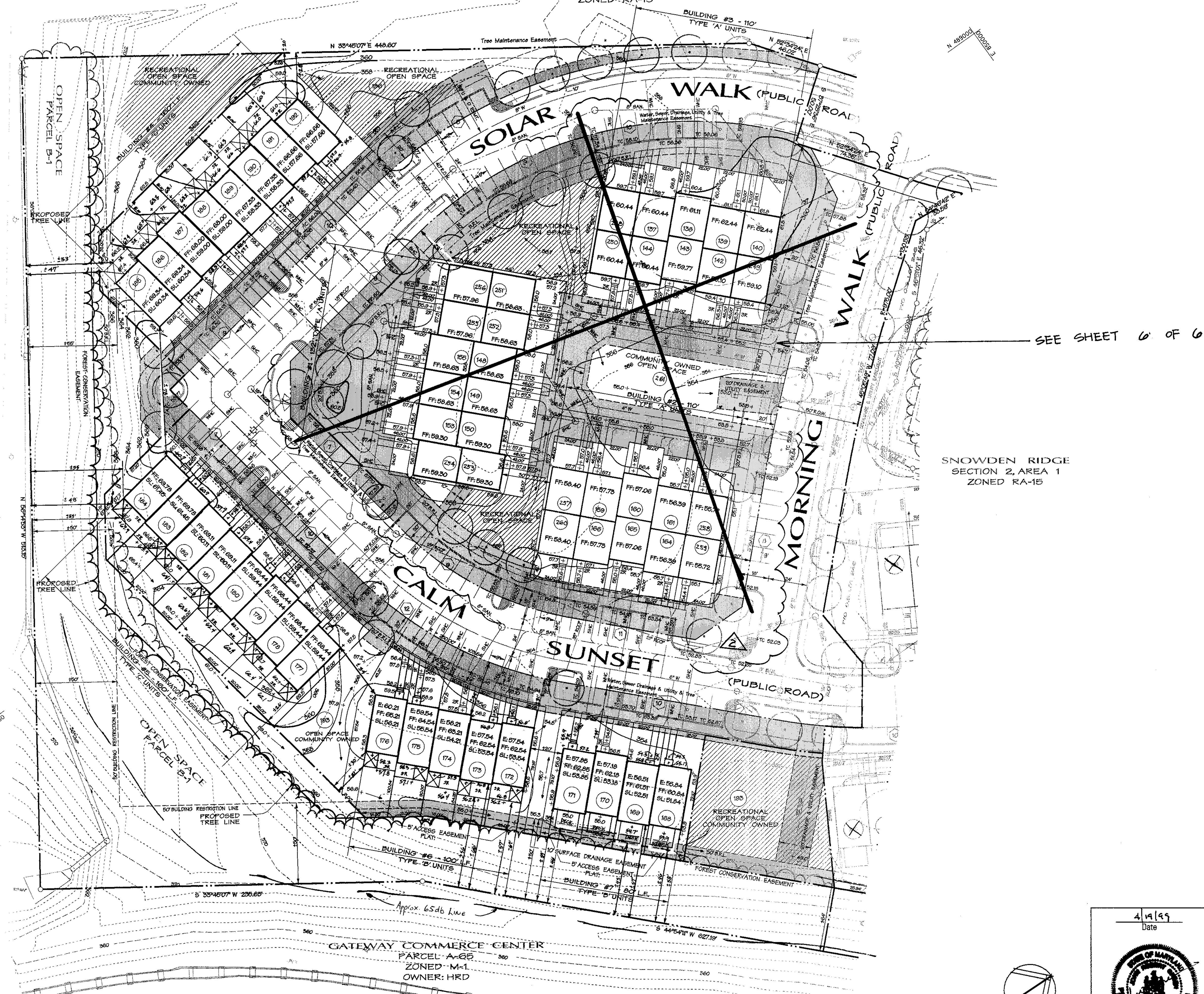
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SNOWDEN RIDGE SECTION 2, AREA 1 PARCEL B & PARCEL A-54 & A-59
 TITLE: COVER SHEET
 Des By: THR Scale: AS SHOWN Proj. No.: 95118D2
 Dm By: CSC Date: 4.16.99
 Chk By: [Signature] Approved: 1 OF 6
 Professional Engr. No. 18378

SNOWDEN RIDGE
SECTION 1 AREA 1
ZONED RA-15

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 59.0+ SPOT ELEVATION
- FLOW ARROW
- EXISTING TREES
- WATER LINE
- ⊕ WATER VALVE
- ⊗ FIRE HYDRANT
- WHC - WATER HOUSE CONNECTION
- SANITARY SEWER
- SHC - SEWER HOUSE CONNECTION
- MANHOLE
- ⊕ PARKING SPACE COUNT
- BUILDING



SEE SHEET 6 OF 6

SNOWDEN RIDGE
SECTION 2, AREA 1
ZONED RA-15

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
<i>Michael...</i>	8/24/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Andy Hamilton</i>	9/27/99
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Joseph...</i>	8/2/99
DIRECTOR	DATE

1	REV. BLDG. UNIT LOCATIONS - ADD SUNROOMS
2	ADD NOTE REFERENCING SHIT 2A OF 5
Date	No. Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 1, LOTS 168-193, 268-281
* PARCEL B
A RESUBDIVISION OF GATEWAY COMMERCE CENTER
PARCELS A-54 & A-59

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP., GEAR II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
P.O. BOX 1272
COLUMBIA, MARYLAND 21044
(410) 270-0477

DMW
Darr McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

SUBDIVISION NAME	SNOWDEN RIDGE	SECTION/AREA	SECTION 2, AREA 1	DATE	8/24/99
PLAT #	1502	BLOCK #	11	ZONE	RA-15
LANDING MAP	42	FILED DISTRICT	6TH	RECORD BOOK	6067, 03
WATER CODE	E06	OWNER CODE	4900000		

TITLE: **SITE DEVELOPMENT PLAN**

Des By	THR	Scale	1" = 30'	Proj. No.	95118D2
Dim By	CSC	Date	4.16.99		
Chk By	JTS	Approved			2 OF 6

Professional Engr. No. 13878

4/19/99
Date

Professional Engr. No. 13878

