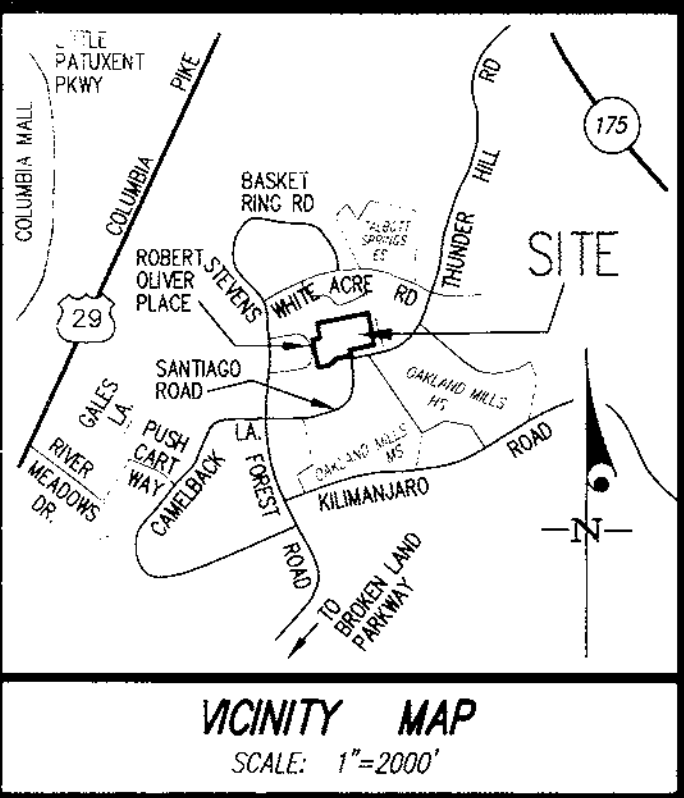


COLUMBIA VILLAGE OF OAKLAND MILLS VILLAGE CENTER SECTION 2 AREA 1 LOTS 17 & 18

SITE DEVELOPMENT PLAN



- GENERAL NOTES**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
 - 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.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
 - Site area: 5.7846 acres.
 - All plan dimensions are to face of curb unless otherwise noted.
 - Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A.
 - Coordinates and bearings are based upon the MD State plan system (NAD '27).
 - Water and sewer shown is public.
 - Stormwater management for this site is exempt.
 - All existing water and sewer is per Contracts C-268-W&S and C-305-W&S.
 - All existing public storm drain is per F-68-30.
 - All curb radii is 5' unless noted otherwise.
 - Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
 - Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for water house connections.
 - Use trench bedding class "C" for storm drains.
 - Paved areas indicated are private except as noted.
 - Project background: See Dept. of Planning & Zoning File Numbers: FDP-40, F-68-30, WP-98-49.
 - Recording reference: Plot No.
 - All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
 - All proposed water meters shall be located inside buildings.
 - All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
 - Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
 - There is no floodplain on this site.
 - There are no wetlands on this site.
 - No traffic study is required for this site.
 - All bulk requirements and setbacks are per FDP Phase 40-A-1 recorded in Plot Book - ~~Factor~~
 - Council Resolution 100-1997, adopted on January 15, 1998, abandoned a portion of Thunder Hill Road which has been included into Lot 18.

Site Analysis
 Area of Limit of Submission: 41.4 AC.
 Area of Lot 17: 0.1575 ac or 1.4210 AC.
 Area of Lot 18: 100.077 ac or 4.9646 AC.
 Zoning: New Town
 Existing Users: (Lot 4)
 Restaurant: 5,112 sq ft
 Retail: 40,772 sq ft
 Office: 10,200 sq ft
 Total: 62,190 sq ft

Proposed Uses Lot 17: GFA (Leasable) Net Floor Area (50% GFA)
 Restaurant: 5,112 sq ft
 Ex Retail Shops (tenement): 35,660 sq ft
 Total: 40,772 sq ft

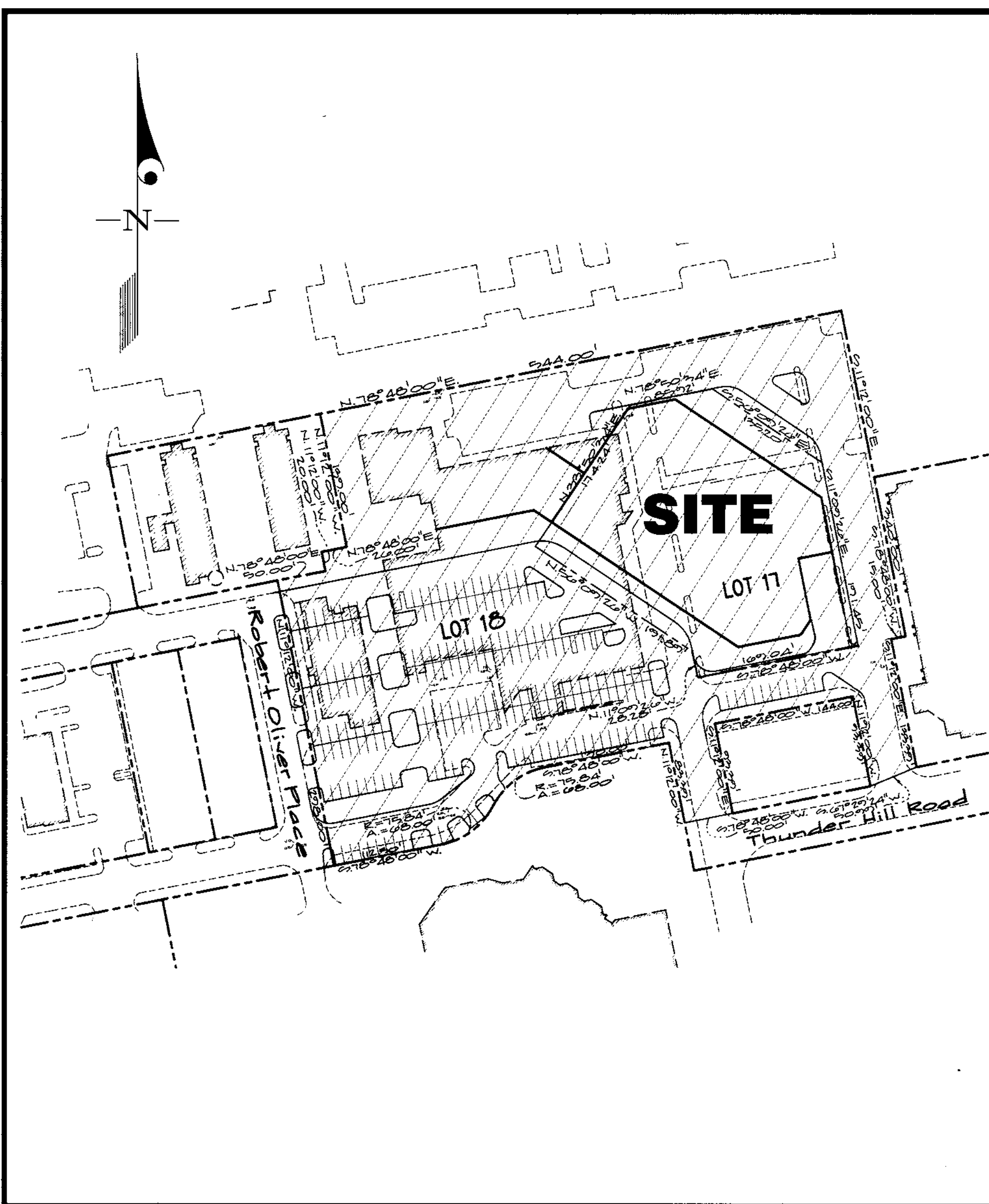
Proposed Uses Lot 18: GFA (Leasable) Net Floor Area (50% GFA)
 Retail: 40,772 sq ft
 Total: 40,772 sq ft

Total Parking Required:
 Retail: 14,940 x 5 sp/1,000 sq ft = 222 spaces
 Restaurant: 5,112 x 5 sp/1,000 sq ft = 26 spaces
 Total: 248 spaces

Total Parking Proposed: 219 spaces
 Total Number of Handicap Spaces Req'd: 8 spaces
 Total Number of Handicap Van Spaces Req'd: 1 space
 Total Number of Handicap Spaces Prov'd: 9 spaces
 Total Number of Handicap Van Spaces Prov'd: 4 spaces

***Total Area All Levels**
 Footprint Area: 44,595 sq ft
 Mezzanine Area: 2,157 sq ft
 Total: 46,752 sq ft

Building Coverage Lot 17: 76%
Building Coverage Lot 18: 7%



- Legend**
- Approx. Ex. Tree Root Zone (For design only - Actual zone & recommendations to be determined by arborist or other qualified expert.)
 - Screen Wall
 - Standard 6" Curb & Gutter
 - Reverse 6" Curb & Gutter
 - Modified Curb & Gutter
 - Reverse Modified Curb & Gutter
 - Curb & Gutter Transition (modified curb to 6" curb & gutter)
 - Exist. Paving To be milled 1 1/2"
 - Exist. Paving To be Overlaid 1 1/2" (min.)
 - Exist. Paving
 - Exist. Conc. Walk
 - Prop. Conc. Walk
 - Exist. Spot Elevation
 - Prop. Spot Elevation
 - Exist. Contour
 - Prop. Contour
 - Patron Access
 - Limits of Submission

- Sheet Index**
- Cover sheet
 - Site Development Plan
 - Typical Detail sheet
 - Handicap Accessibility & Signage Details
 - Landscape & Lighting Plan
 - Landscape Details & Tabulations
 - Sediment Control Plan
 - Sediment Control Detail sheet
 - Storm Drain Profiles
 - Storm Drain, Water, Sewer Profiles & Schedules
 - Drainage Area Map

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE: Jan 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 Joyce M. Boyd, M.P.E. 3-16-98
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Sean Smith 3/20/98
 Date
 Cindy Hamilton 3/20/98
 Date
 Bill Damman 3/19/98
 Date
 Chief, Development Engineering Division

KEY MAP

SCALE: 1" = 100'

WATER CODE:		SEWER CODE:		ADDRESS CHART	
17	5000	17	5000	LOT NUMBER	STREET ADDRESS
18	5000	18	5000	ROBERT OLIVER PLACE	ROBERT OLIVER PLACE
SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS				SECTION/AREA 2/1	LOTS 17 & 18
PLAT 13090	ZONE NEW TOWN	TAX MAP 36	BLOCK 3	ELEC. DIST. 6	CENSUS TRACT 60050.000
SCALE SHOWN		ZONING NEW TOWN		G. L. W. FILE No. 97071	
DATE December 1997		TAX MAP No. 36		SHEET 1 OF 11	

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20886

TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. MJT DRN. GJM CHK. MJT

DATE	REVISION	BY	APPR.

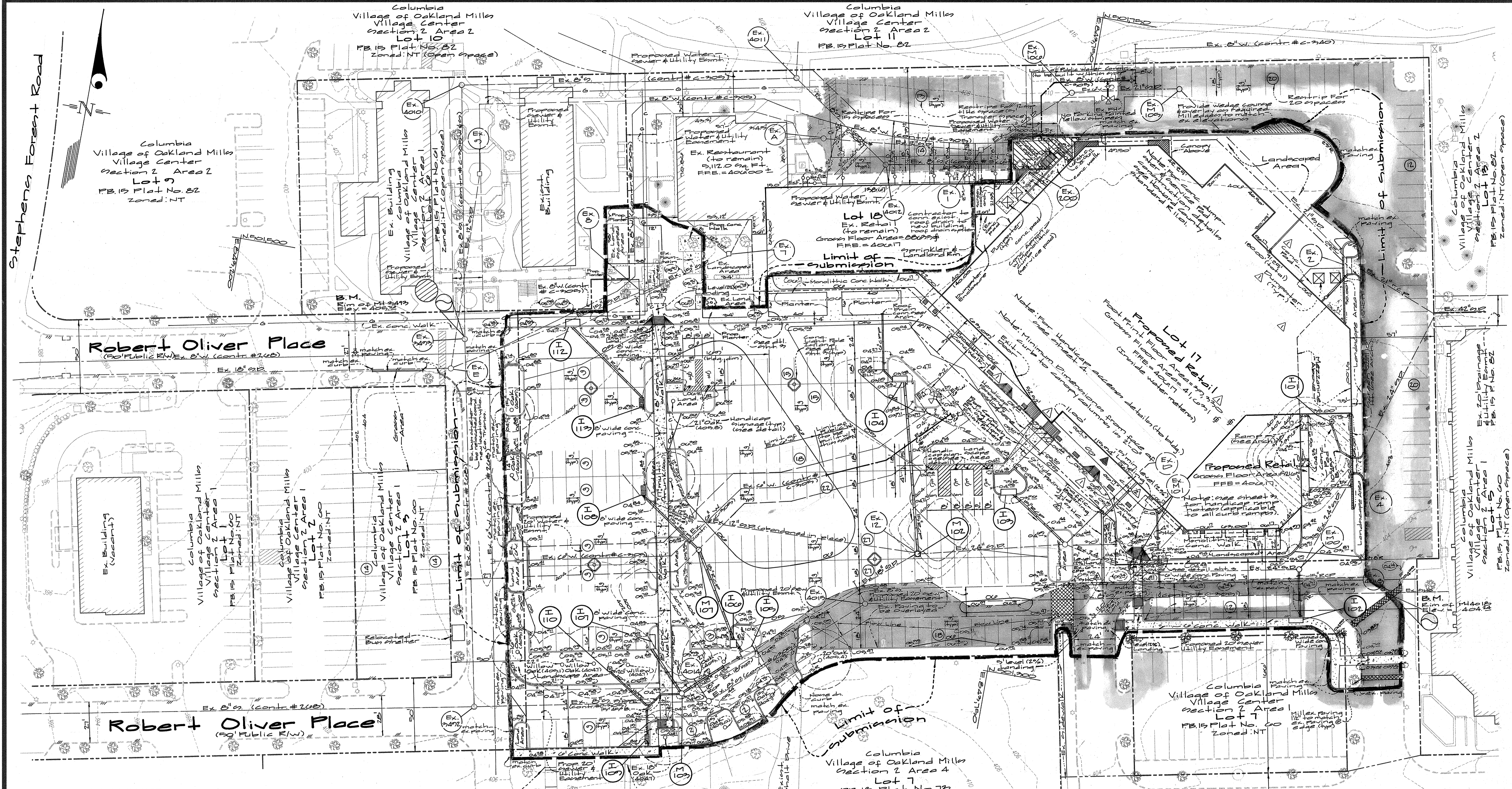
PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 (410) 992-6370

COVER SHEET
 COLUMBIA
 VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 1
 LOTS 17 & 18

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

GDP 98-08



APPROVED
PLANNING BOARD
 OF HOWARD COUNTY
 DATE Jan 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 Joyce M. Boyd, M.P., P.E. 3-16-98
 City Health Officer
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Scott R. Keith 3/24/98
 Chief, Division of Land Development
 Andy Hammit 3/4/98
 Chief, Development Engineering Division
 D. J. Cummings 3/19/98
 Date

Note: For Legend see sheet 1010
 Note: Site Demolition Plans for this site are shown on separate plans by Gutchick, Little & Weber GP 98-78

GLW GUTCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. M/JT DRN. GPM CHK. M/JT

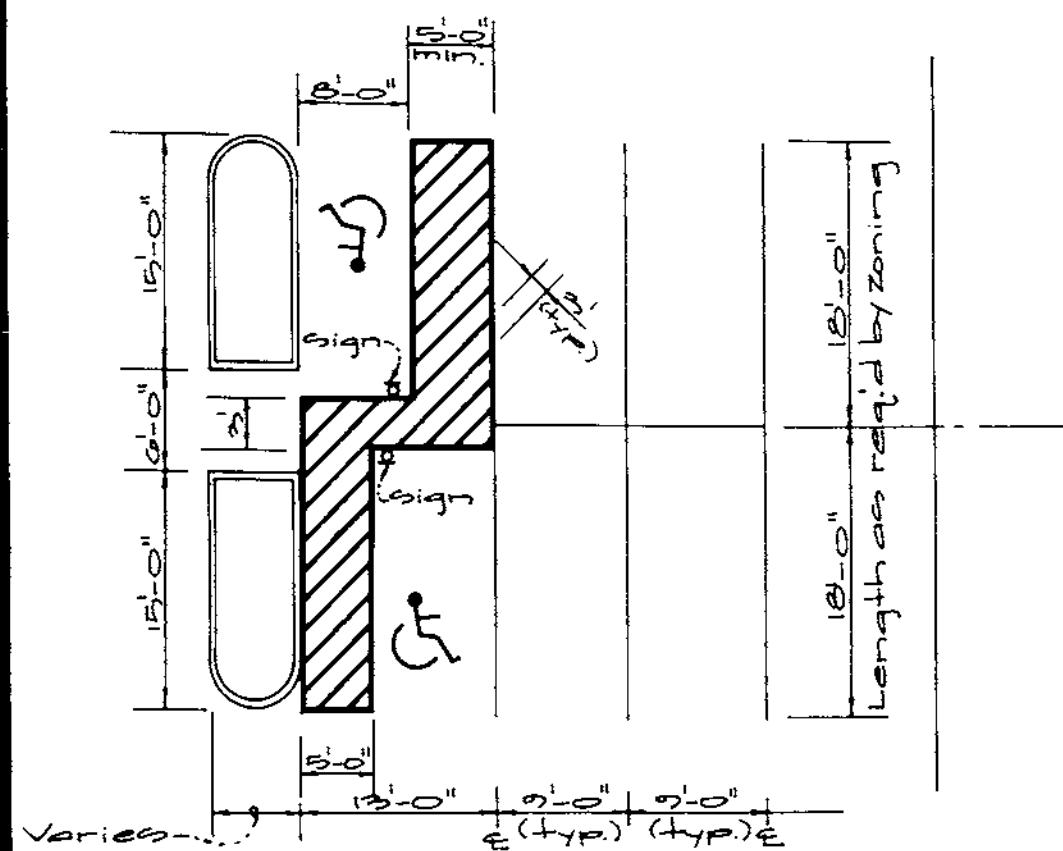
DATE	REVISION	BY	APPR.
7/26/94	ADD SHEET A	WJL	
10/10/94	Rev Bldg Front Access Add Vendor Ramp & Rev Rear Trash Area	WJL	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 (410) 992-6370

SITE DEVELOPMENT PLAN
 COLUMBIA
VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 1
 LOTS 17 & 18
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

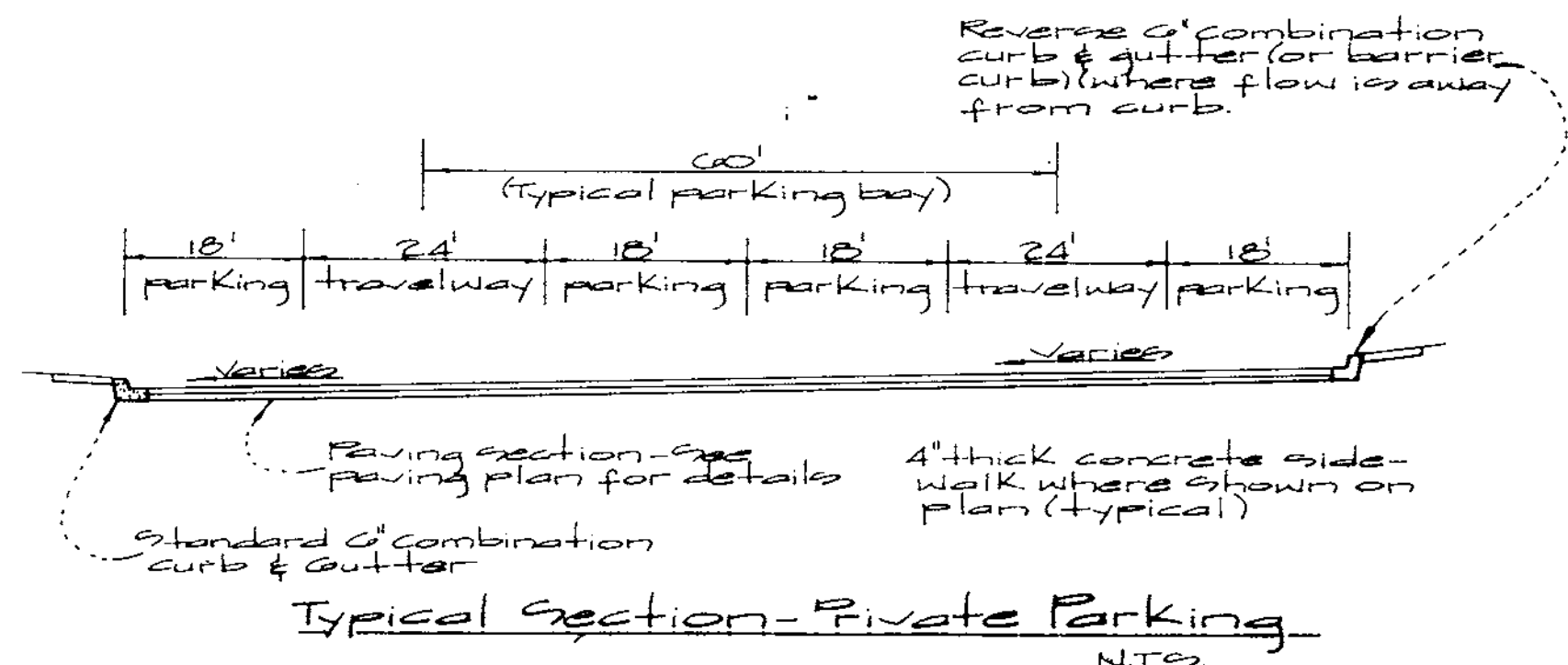
SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NEW TOWN	97071
DATE	TAX MAP No.	SHEET
December, 1997	36	2 OF 11

GDP-98-08

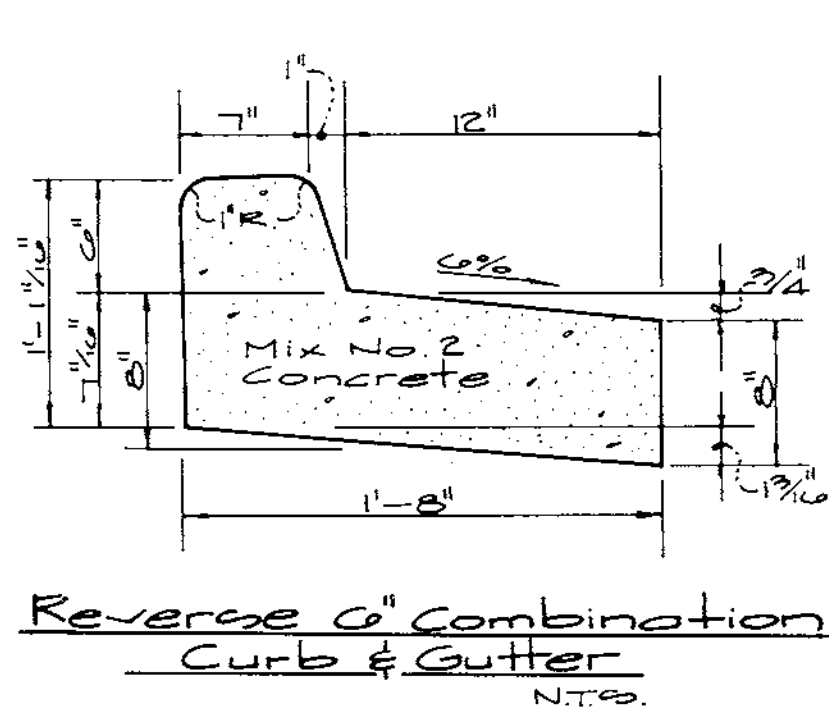


Typical Striping of Parking Lot and Handicap Parking Detail N.T.S.

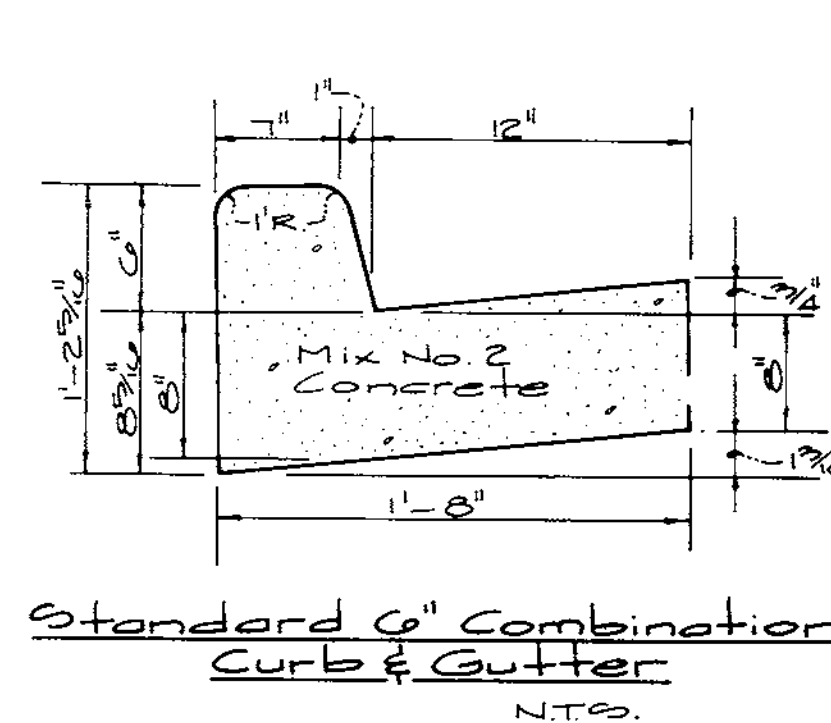
Note: 4" wide white stripes typical (unless noted otherwise)



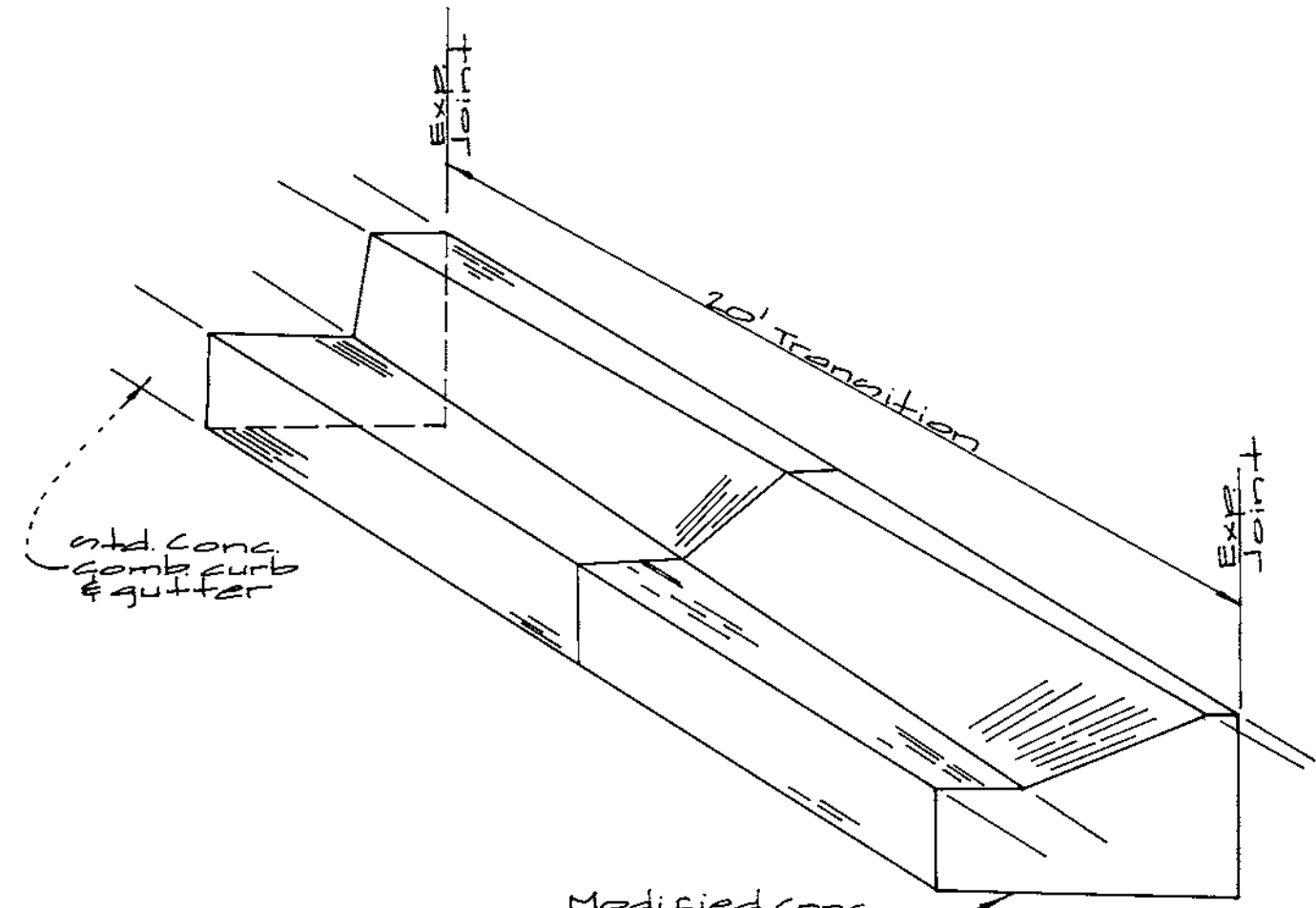
Typical Section - Private Parking N.T.S.



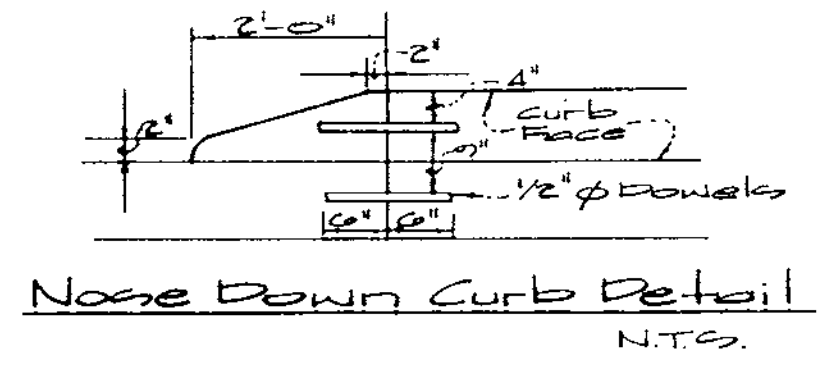
Reverse 6" Combination Curb & Gutter N.T.S.



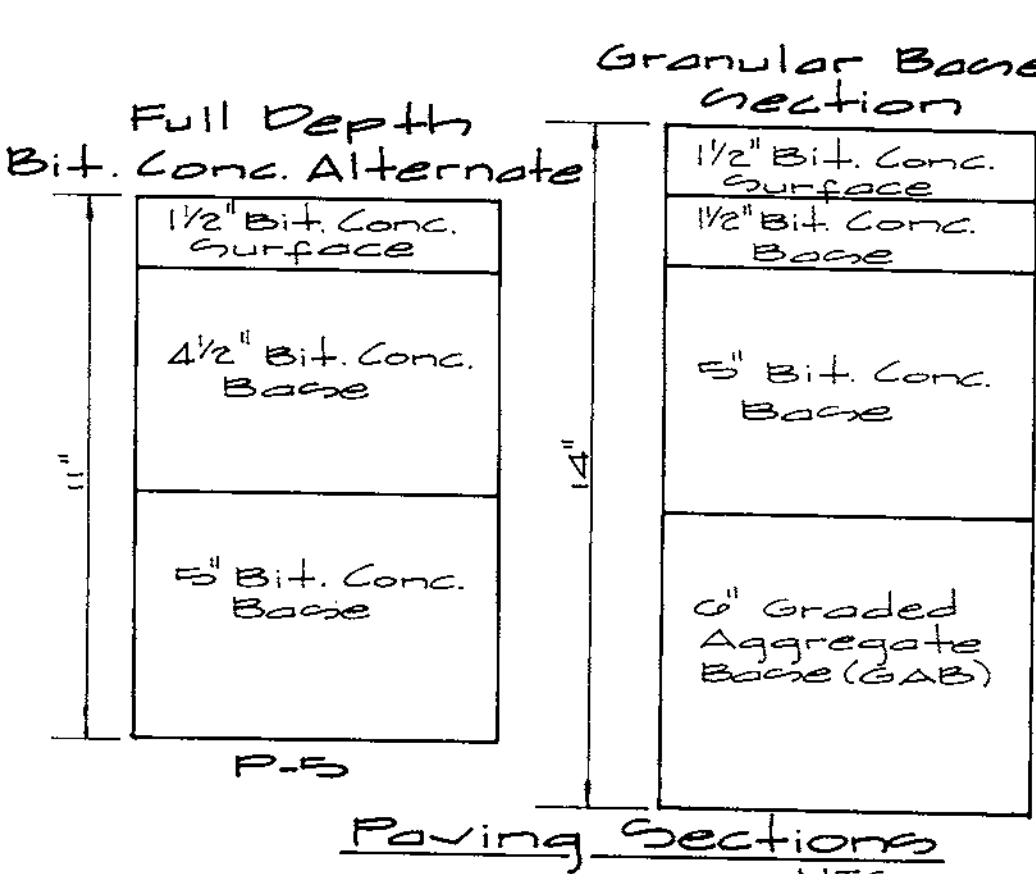
Standard 6" Combination Curb & Gutter N.T.S.



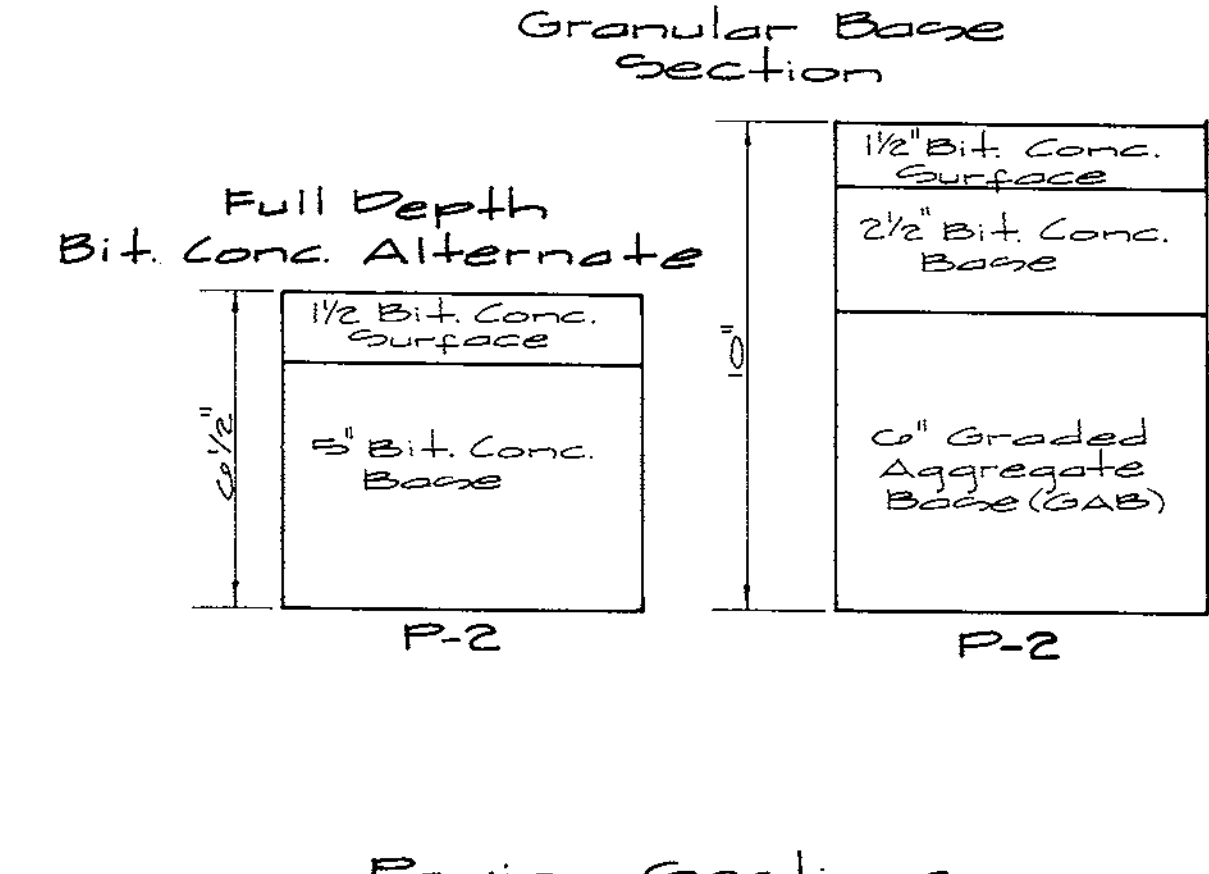
Concrete Curb and Gutter Transition N.T.S.



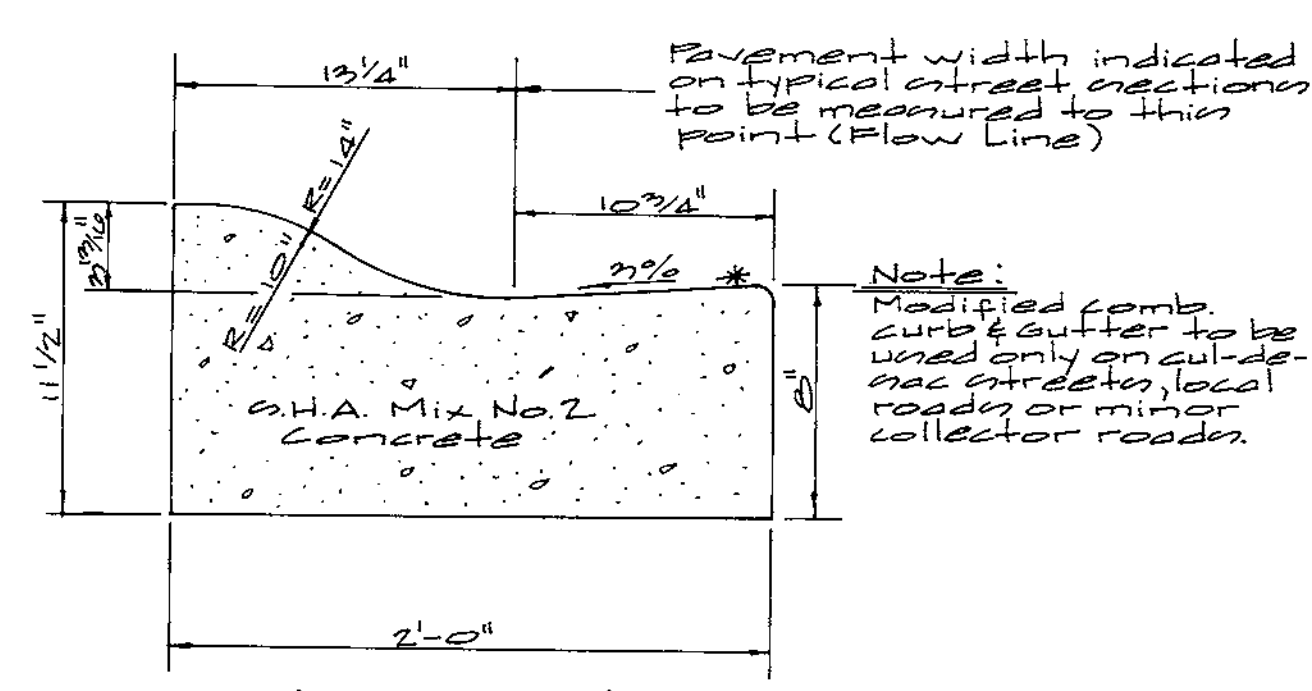
Nose Down Curb Detail N.T.S.



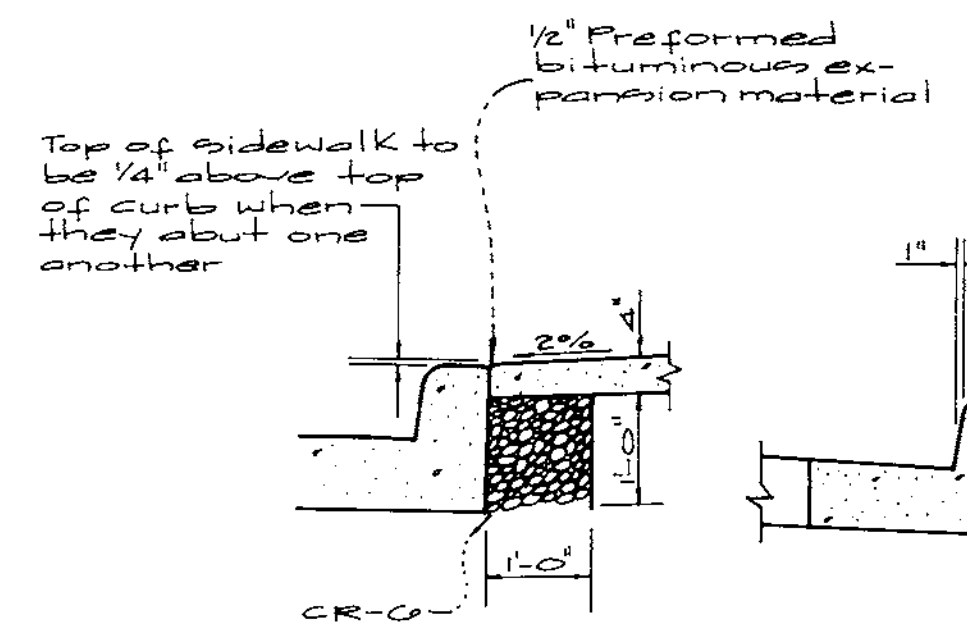
Paving Sections N.T.S.



Paving Sections N.T.S.



Modified Combination Curb and Gutter N.T.S.

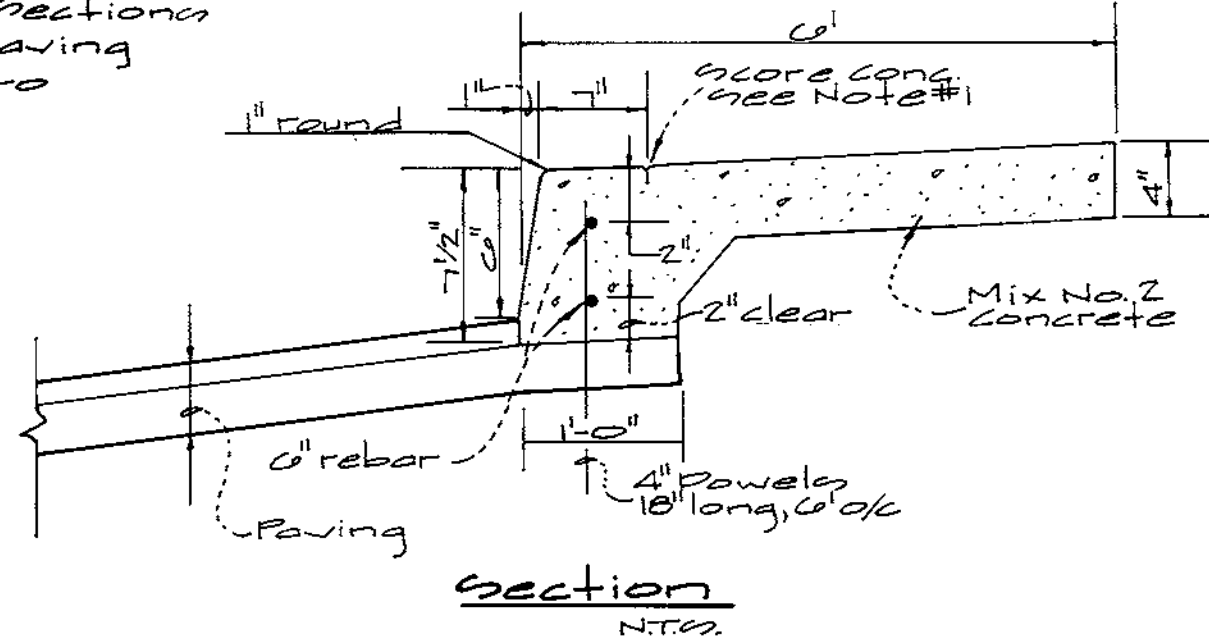


Detail

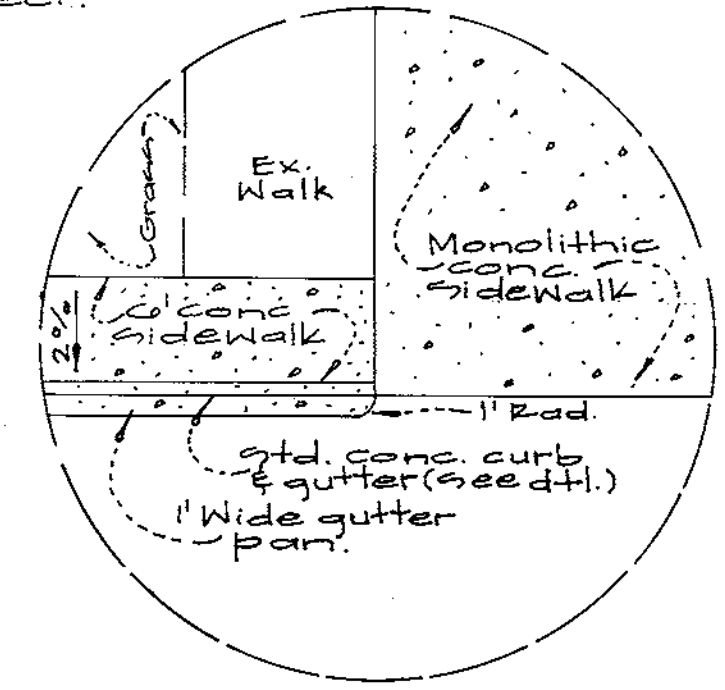
- Notes:
- Sidewalk to be scribed in 5' maximum squares.
 - Expansion joints across the sidewalk not to be more than 15' apart.
 - 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 - Concrete to be mix No. 2.
 - When sidewalk abuts curb, walk shall be 1/4" above curb with preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
 - On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 40'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.

Note: Paving sections indicated are Howard County standard sections and are nominal. Actual paving sections may vary due to subgrade conditions.

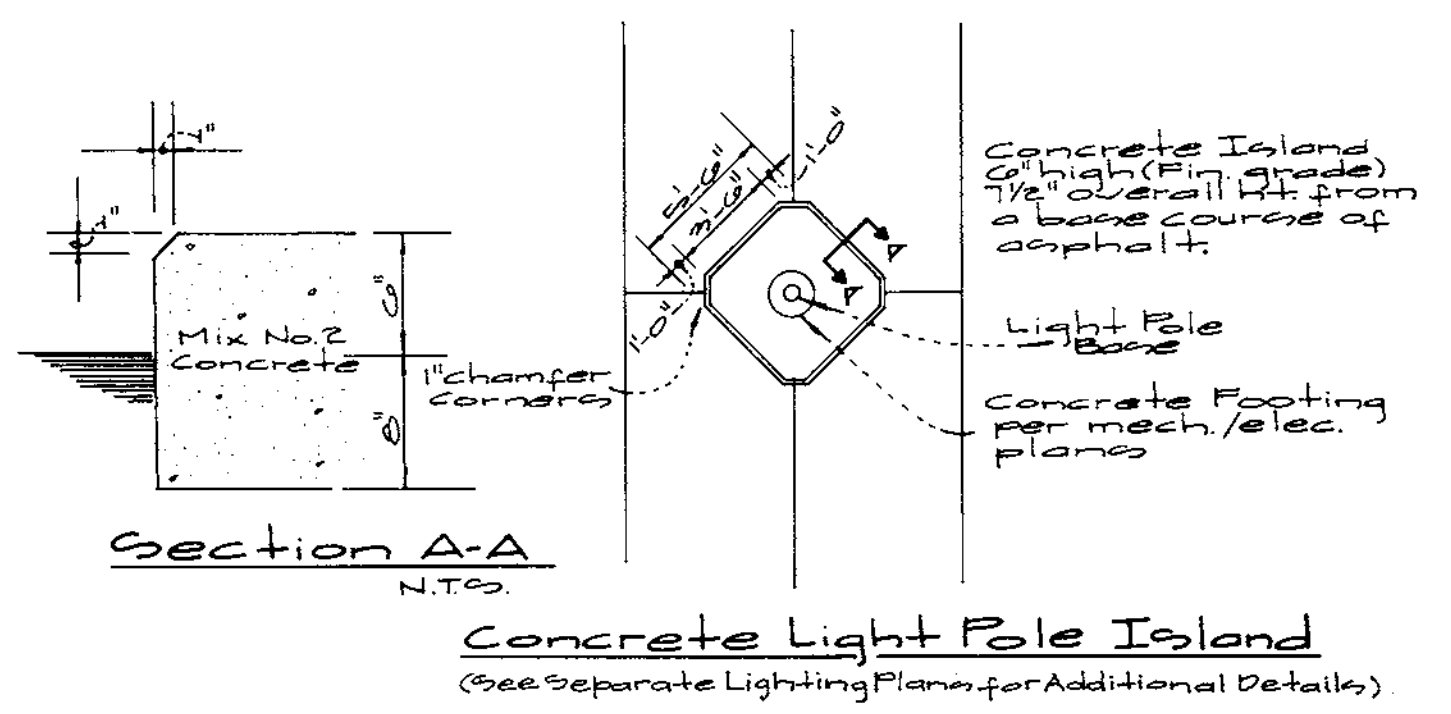
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.



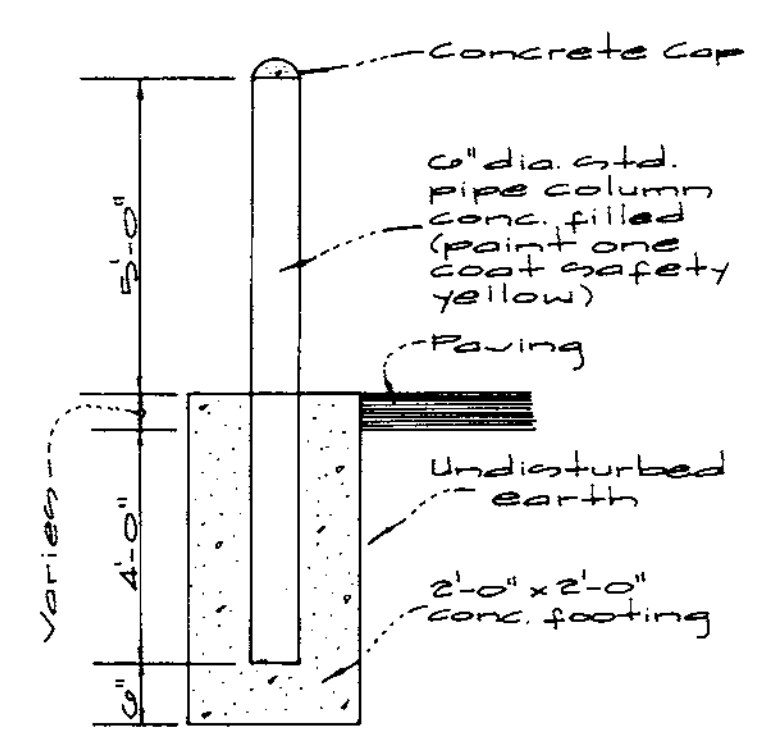
Section N.T.S.



Curb Transition Detail Scale: 1" = 10'



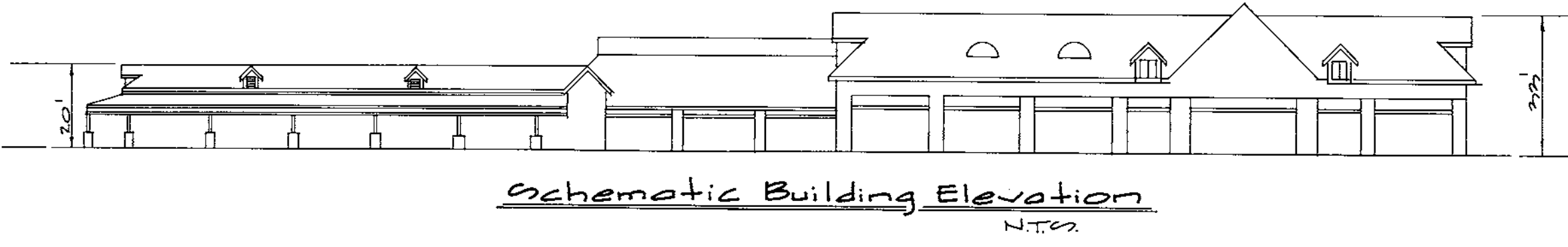
Section A-A N.T.S. Concrete Light Pole Island (See Separate Lighting Plans for Additional Details)



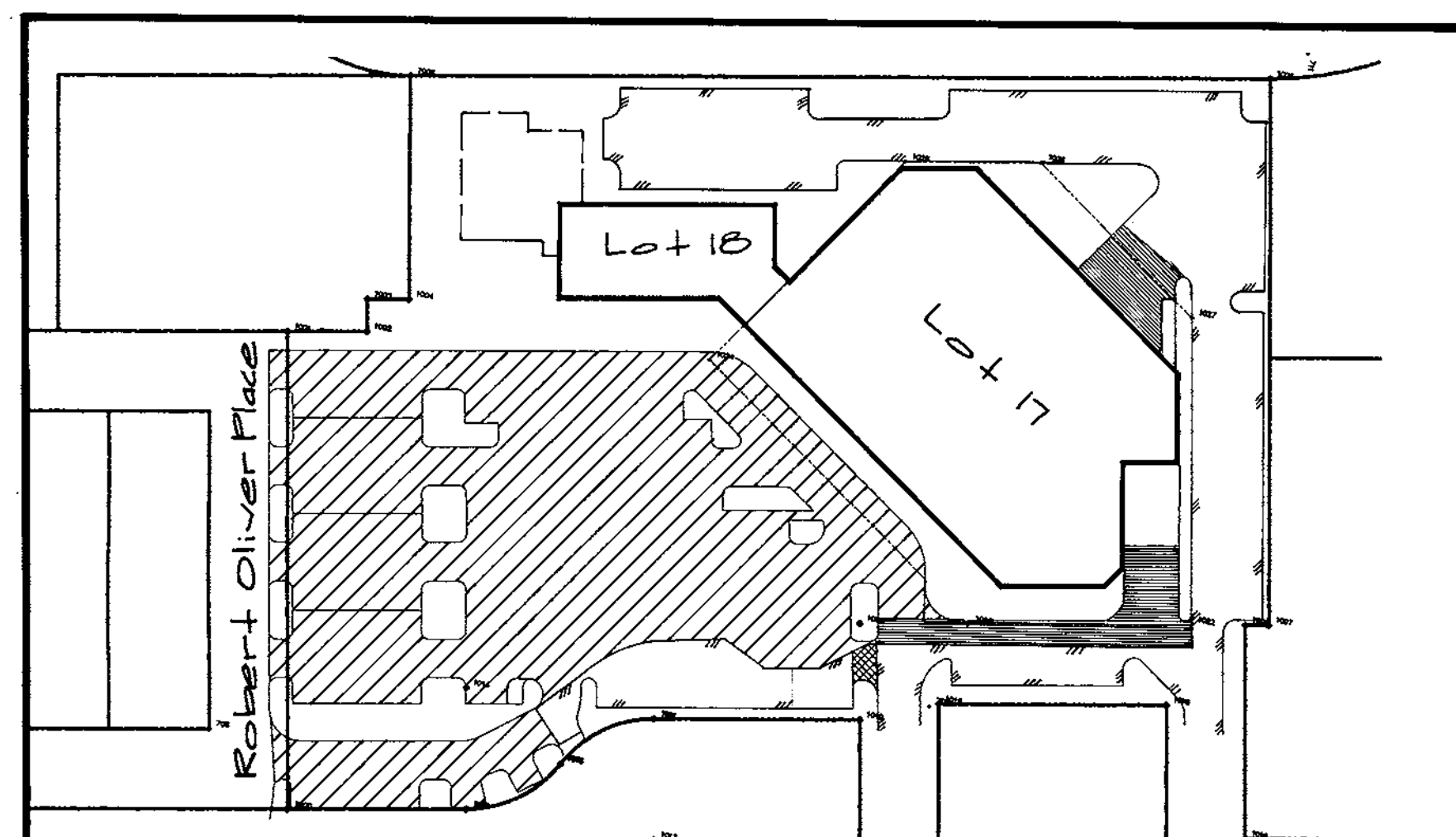
Bollard Detail N.T.S.

- Longitudinal joint between sidewalk and curb shall be continuous and to a depth of 1/4" the sidewalk thickness or 1" max. Latitudinal joints shall run from back edge of sidewalk, continuous to the bottom face of curb to depth of 1/4" and spaced 5' apart.
- Provide 1/2" expansion joints at 15' intervals. In latitudinal joints to full cross-section.

Monolithic Curb & Sidewalk Private Parking Area N.T.S.



Schematic Building Elevation N.T.S.



Legend

- P-2 Paving
- P-5 Paving
- Ex. Paving (to remain)
- Ex. Paving (to be overlaid)
- Ex. Paving (to be milled)

Paving Plan scale: 1" = 100'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE JAN 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer: *Jorge M. Boyd, M.D.* Date: 3-16-98
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Joseph R. Smith* Date: 3/20/98
Chief, Division of Land Development: *Andy Hammita* Date: 3/24/98
Chief, Development Engineering Division: *David Duvvuru* Date: 3/19/98

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20886
TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4185 DES. MJT DRN. GFW CHK. MJT

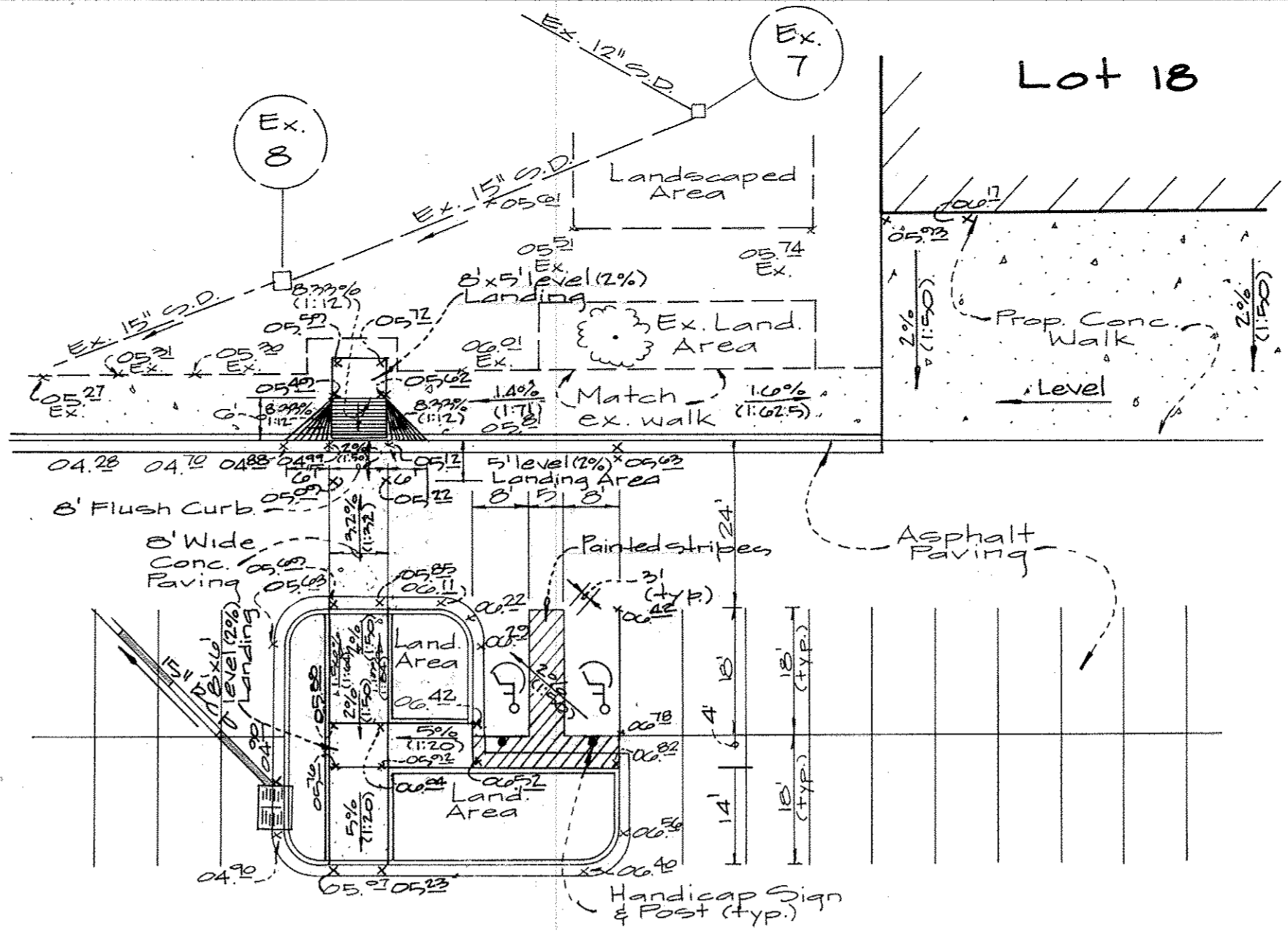
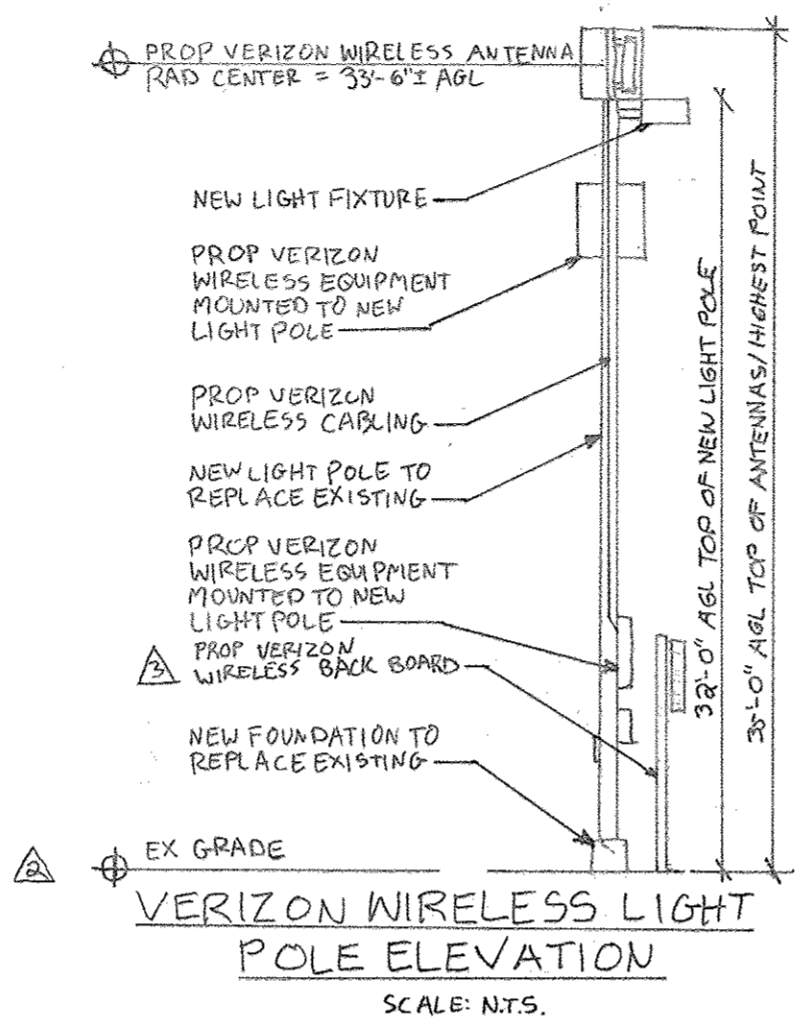
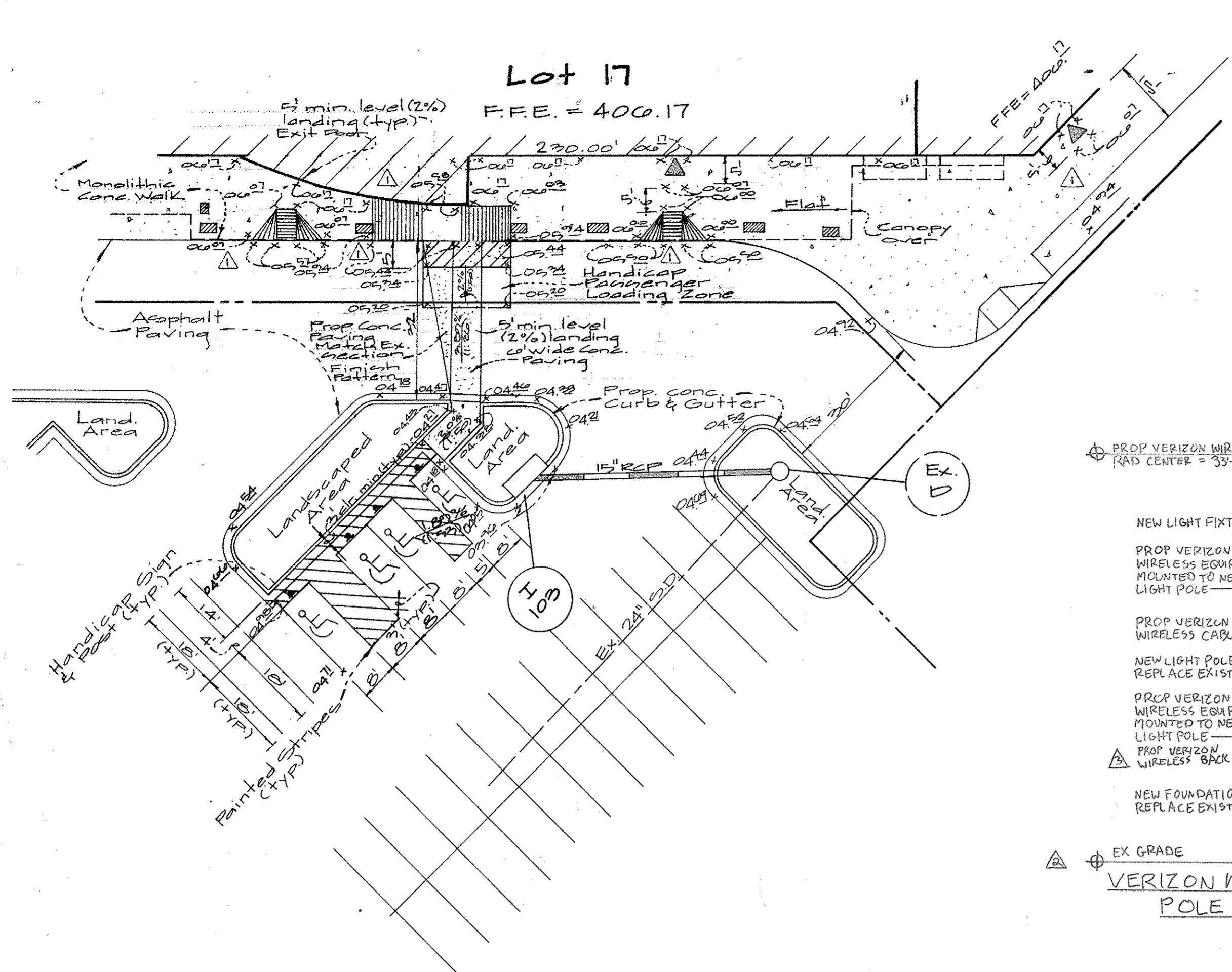
DATE	REVISION	BY	APP'R.

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 LITTLE PATENT PARKWAY
COLUMBIA, MD. 21044
(410) 992-6370

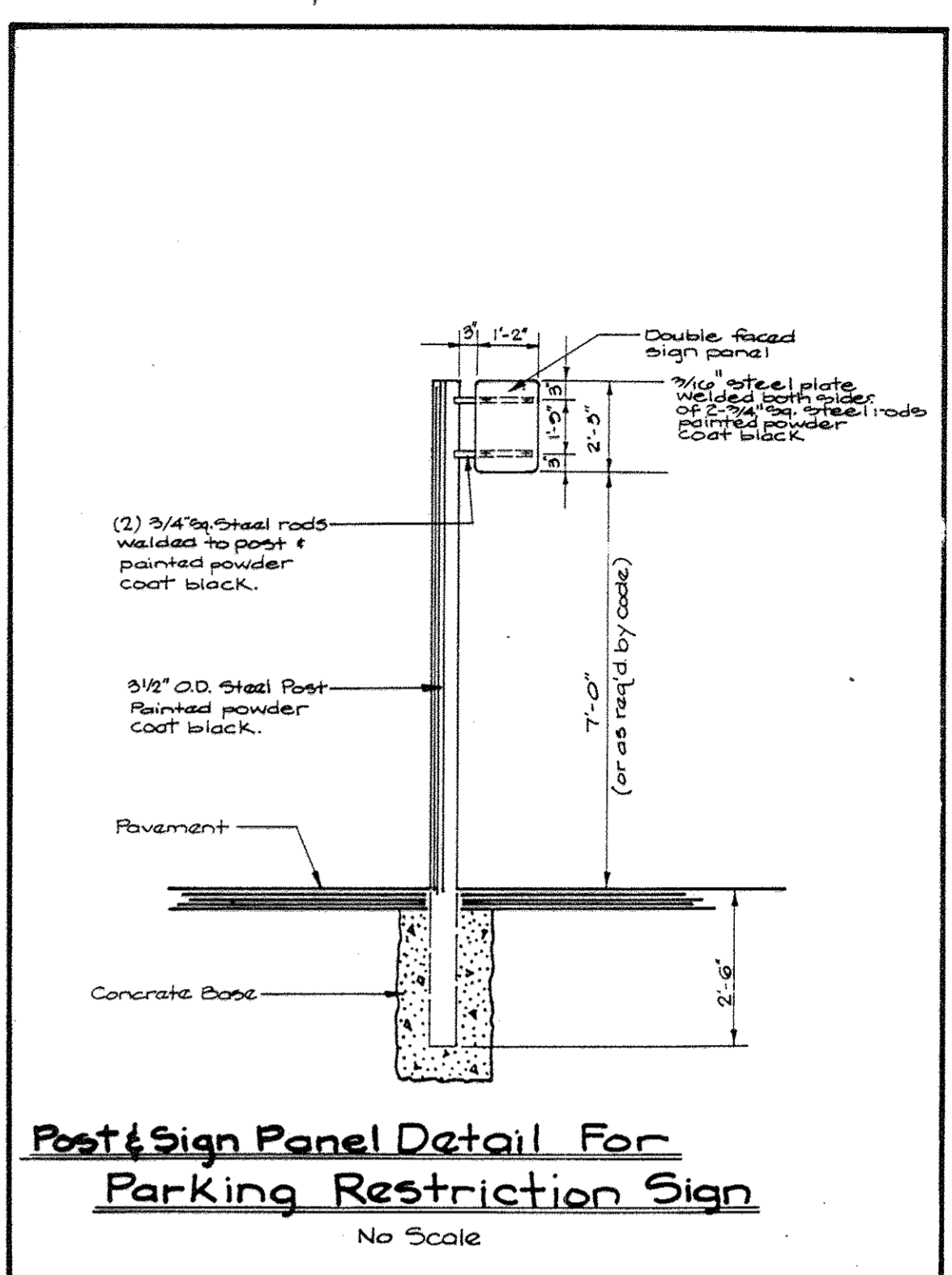
Site Details & Paving Plan
COLUMBIA
VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 1
LOTS 17 & 18
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
SHOWN	NEW TOWN	97071
DATE	TAX MAP No.	SHEET
December, 1997	36	3 OF 11

SDP-98-08

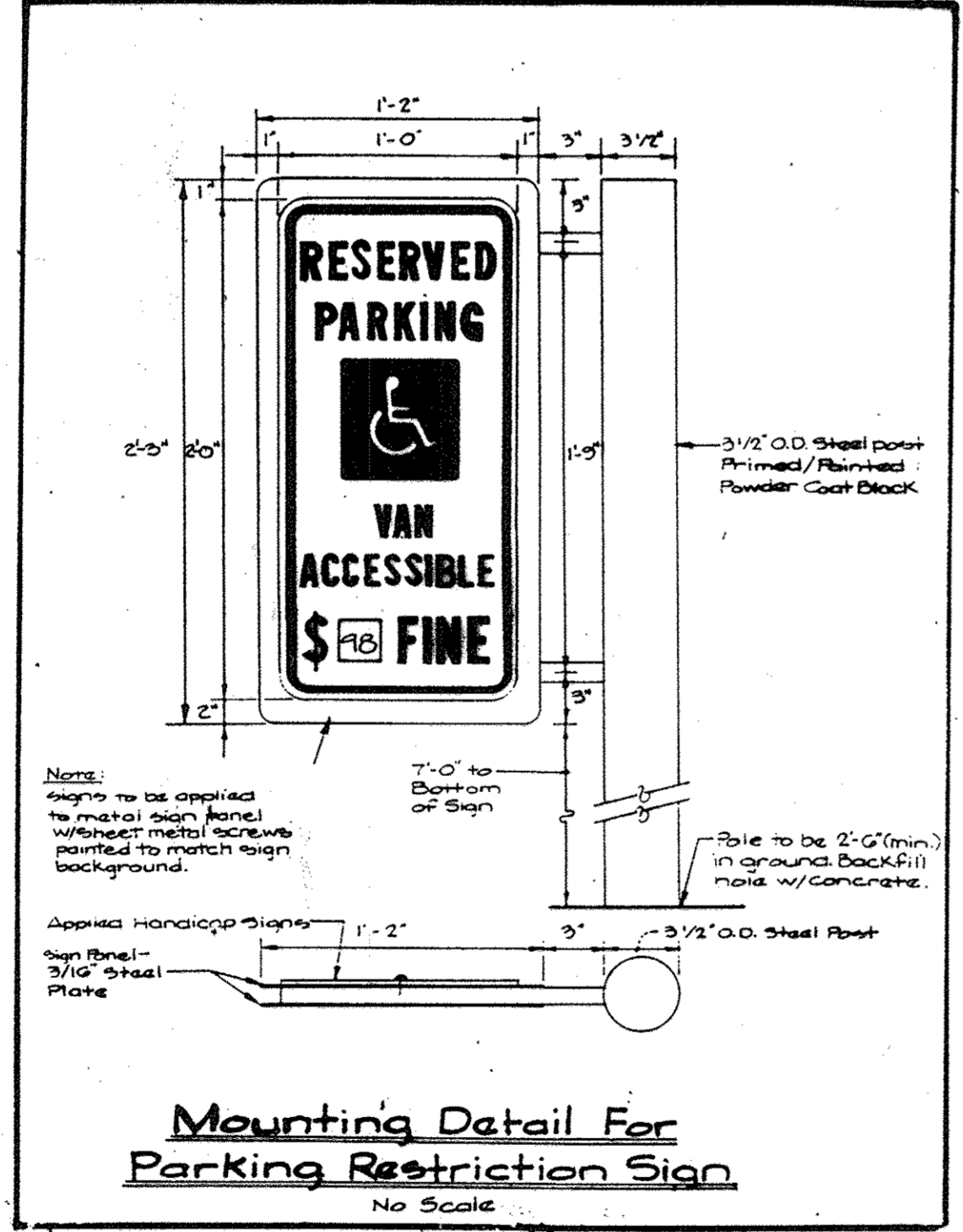


Handicap Accessibility Detail
Scale: 1" = 20'

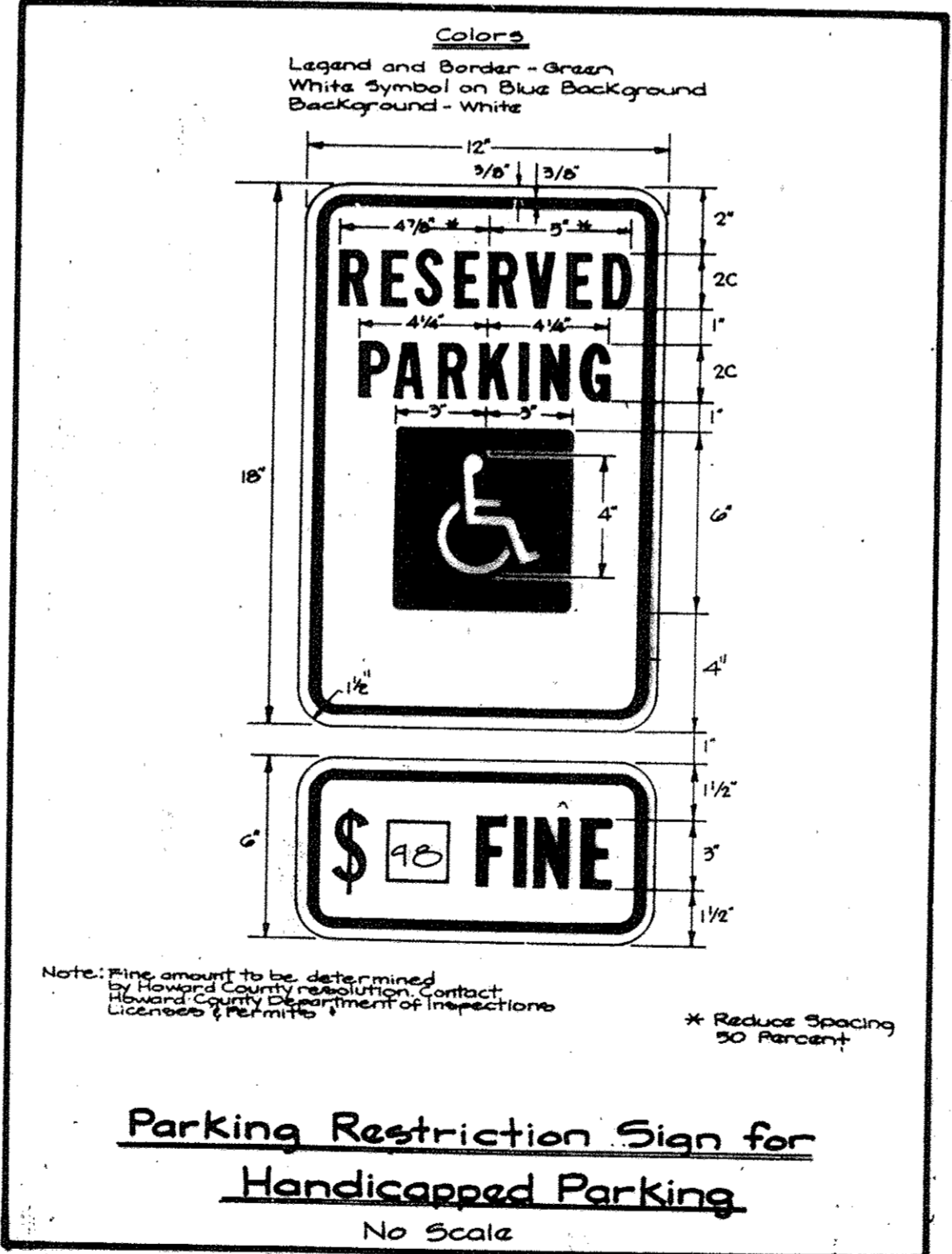


Handicap Accessibility Detail
Scale: 1" = 20'

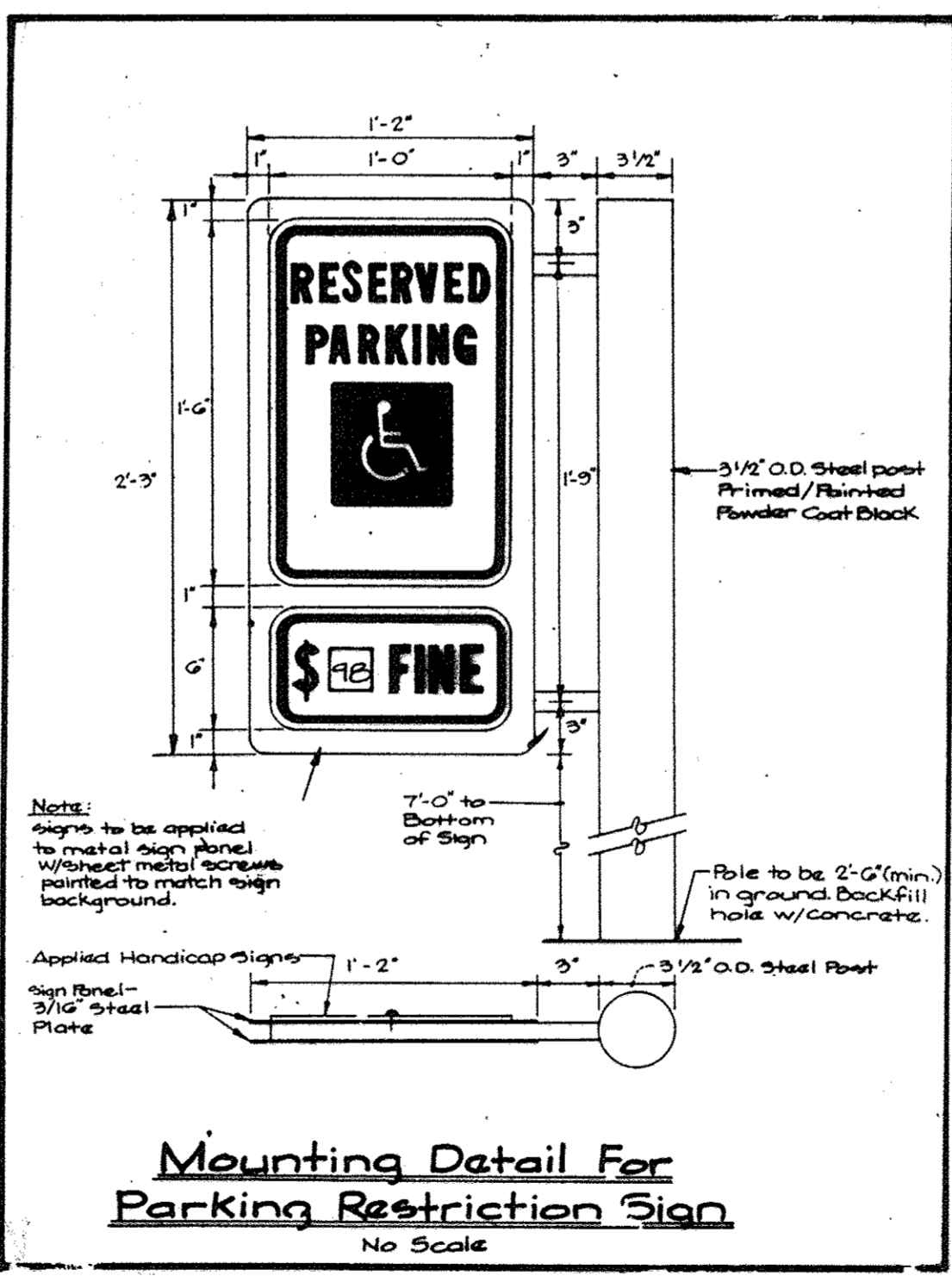
- Notes:**
- Maximum sidewalk crossslope is 2% (1:50).
 - A 5' x 5' minimum level (2%) landing is required at the top and bottom of all ramps. Ramps and slopes greater than 5%.
 - Maximum slope in any direction of the handicap accessible parking is 2%.



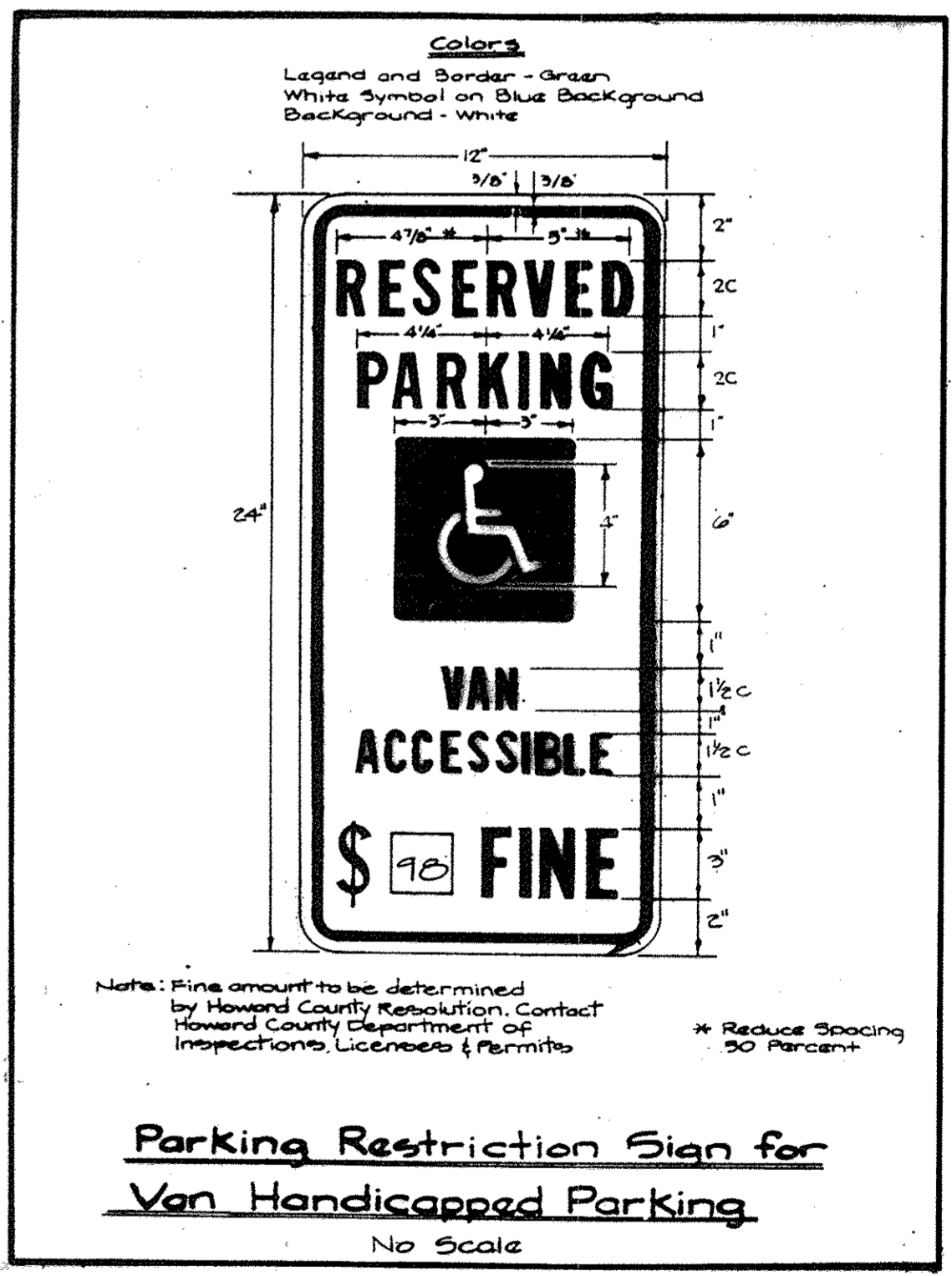
Mounting Detail For Parking Restriction Sign
No Scale



Parking Restriction Sign for Handicapped Parking
No Scale



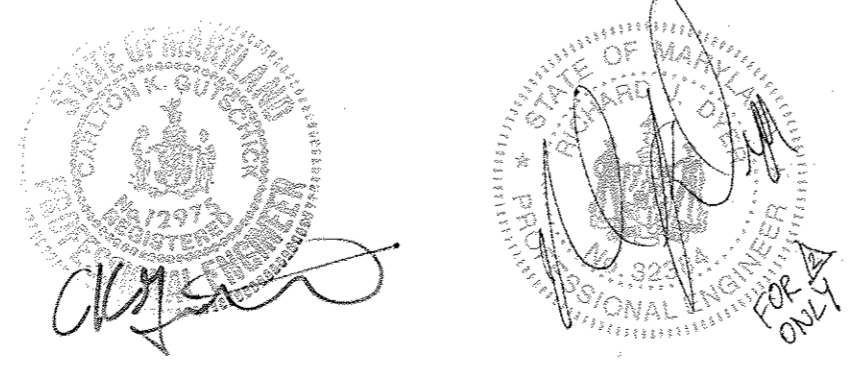
Mounting Detail For Parking Restriction Sign
No Scale



Parking Restriction Sign for Van Handicapped Parking
No Scale

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: Jan 28, 1998

APPROVED: For Public Water & Sewerage Systems,
Howard County Health Department
John M. Boyd for *ns* 3-16-98
County Health Officer
APPROVED: Howard County Department of Planning & Zoning
James S. Smith 3/20/98
Director
Carol Kammer 3/20/98
Chief, Division of Land Development
Bill Dammann 3/19/98
Chief, Development Engineering Division



Professional Certification: I solemnly certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 32374 Expiration Date: 11/10/97

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
05/07/98	VERIZON WIRELESS METER BOARD		
08/07/98	VERIZON WIRELESS EQUIPMENT ON LIGHT POLE		
10/10/98	Rev Handicap Access To Lot 17	Wes	

PREPARED FOR:
The Howard Research & Development Corp.
The Rouse Building
10275 Little Patuxent Parkway
Columbia, MD 21044
(410) 992-0370

Handicap Accessibility & Signage Details
Columbia
Village of Oakland Mills
Section 2 Area 1
Lots 17 & 18
Howard County, Maryland

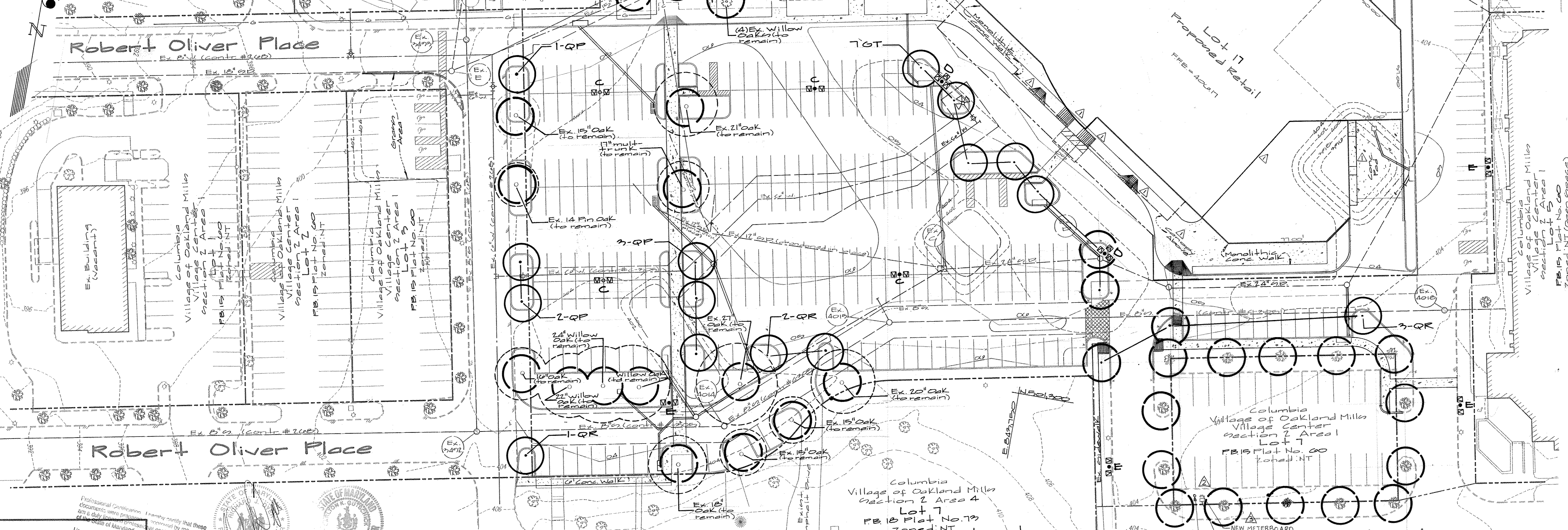
DES.	SCALE	ZONING	G.L.W. FILE No.
DRN.	As Shown	New Town	17071
CHK.	DATE	TAX MAP No.	SHEET
	December, 1997	20	4 of 11

Lighting Legend

- Type D: (2) 400 Watt Gardco luminaires on 20'-0" Round Tapered Steel Pole.
- Type C: (2) 1000 Watt Gardco luminaires on 29'-0" Round Tapered Steel Pole.
- Type E: (2) 400 Watt Gardco luminaires on 20'-0" Round Tapered Steel Pole.

- Note:
- All fixtures are provided with metal halide lamps oriented in horizontal position.
 - All fixtures are full cut-off.
 - The top of all concrete light pole bases shall be flush with nearest adjacent concrete curb.
 - All exterior lighting will comply with Zoning NS01500 Reg. B Section 1924.

Village of Oakland Mills
Village Center
Section 2 Area 2
Lot 9
PB 15 Plat No. 82
Zoned: NT



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: Jan. 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
John M. Boyd, Mayor, Feb 3, 1998
County Health Officer, HR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph J. Sutte, Director, 3/20/98
Candy Hamilton, Chief, Division of Land Development, 2/19/98
Chief, Development Engineering Division, 2/19/98

Note: This plan has been prepared in accordance with the provisions of sect. 10.124 of the Howard County Code & The Landscape Manual, following the Alternative Compliance Method. Financial surety for the required 20 Landscape trees in the amount of \$2,900 must be posted as part of the Grading Permit.

Note: The owner, tenant, and/or agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued performance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

Note: This Plan is for Landscape & Lighting Purposes Only.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK - BURTONVILLE, MARYLAND 20866

DATE	REVISION	BY	APPR.
05/14/98	VERIZON WIRELESS METER BOARD		
06/07/97	VERIZON WIRELESS EQUIPMENT ON LIGHT POLE		
10/13/97	REVISE BLDG. FRONT WALK ACCESS, ADD VENDOR RAMP & REV. REAR TRASH AREA	WJS	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 LITTLE PATENT PARKWAY
COLUMBIA, MD. 21044
(410) 992-6370

Landscape / Lighting Plan
COLUMBIA
VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 1
LOTS 17 & 18
ELECTION DISTRICT No. 6

SCALE 1"=30'	ZONING NEW TOWN	G. L. W. FILE NO. 9707j
DATE December, 1997	TAX MAP No. 36	SHEET 5 OF 11

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

- a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.
- b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').
- c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14'-16' in height.
- d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3 1/2" caliper, 10'-12' in height.
- e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.
- f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-16'	6'-8'	32" diameter
3 1/2" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/2"	16'-18'	8'-10'	40" diameter
4 1/2" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/2"	16'-20'	10'-12'	48" diameter
5 1/2" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

- a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
- b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
- c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.
- d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3 1/2" cal.	32"	64"	28"
3 1/2" - 4" cal.	36"	72"	32"
4" - 4 1/2" cal.	40"	80"	36"
4 1/2" - 5" cal.	44"	88"	40"
5" - 5 1/2" cal.	48"	96"	44"
5 1/2" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

- a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.
- b. Wire and Cable: Wire shall be #10 galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.
- c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.
- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

- a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.
- b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.
- c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

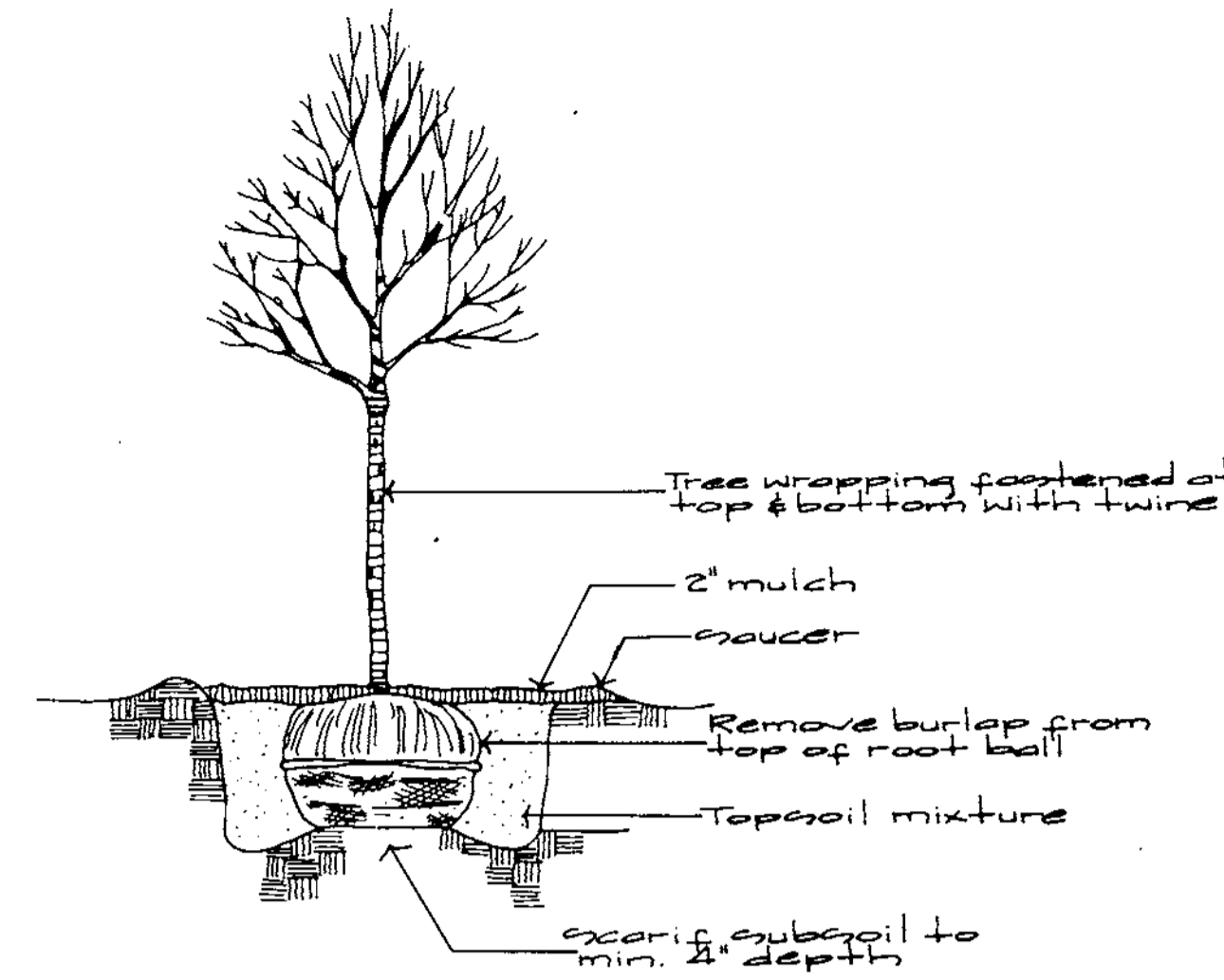
All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

- a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
- b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

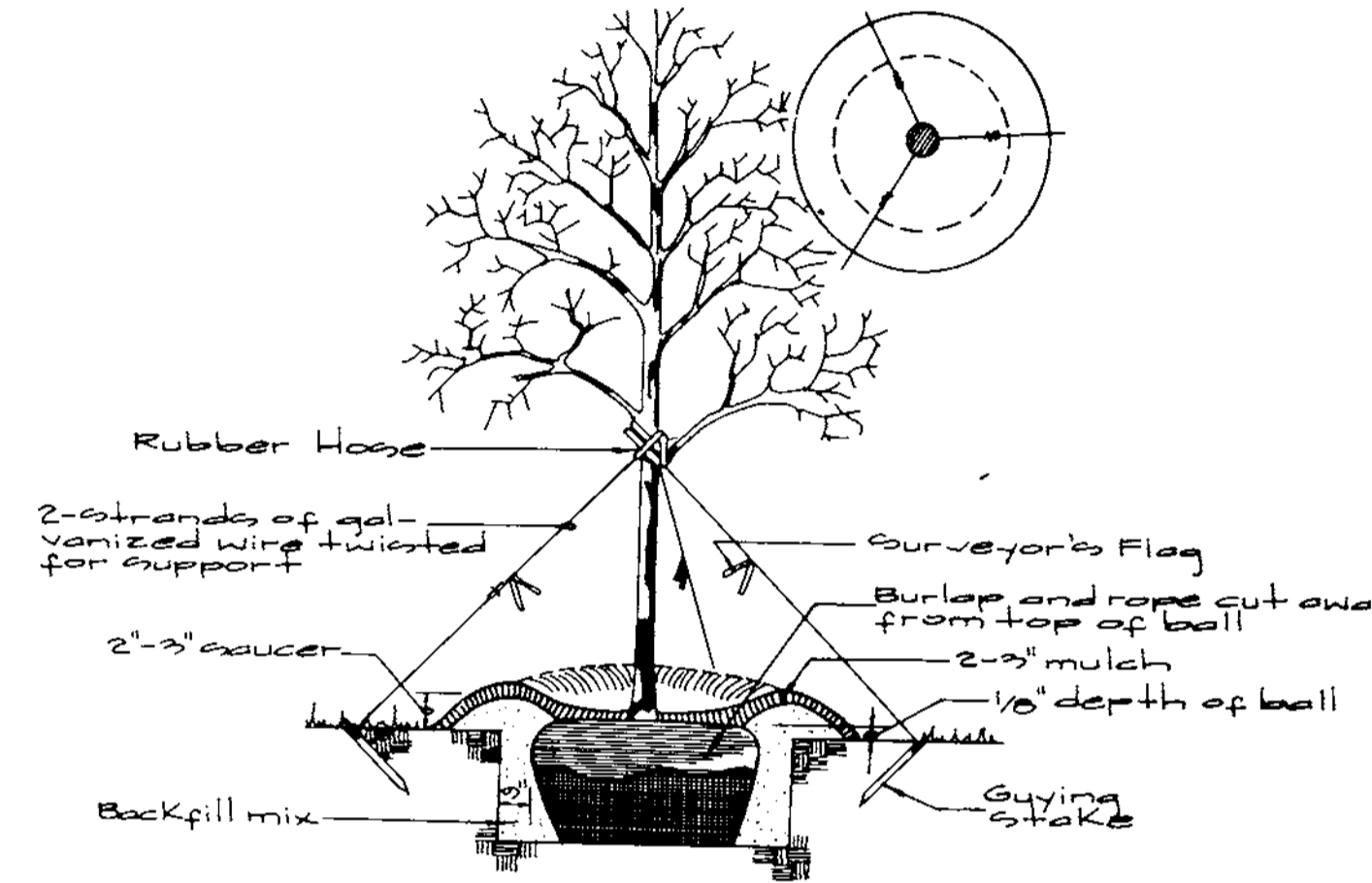
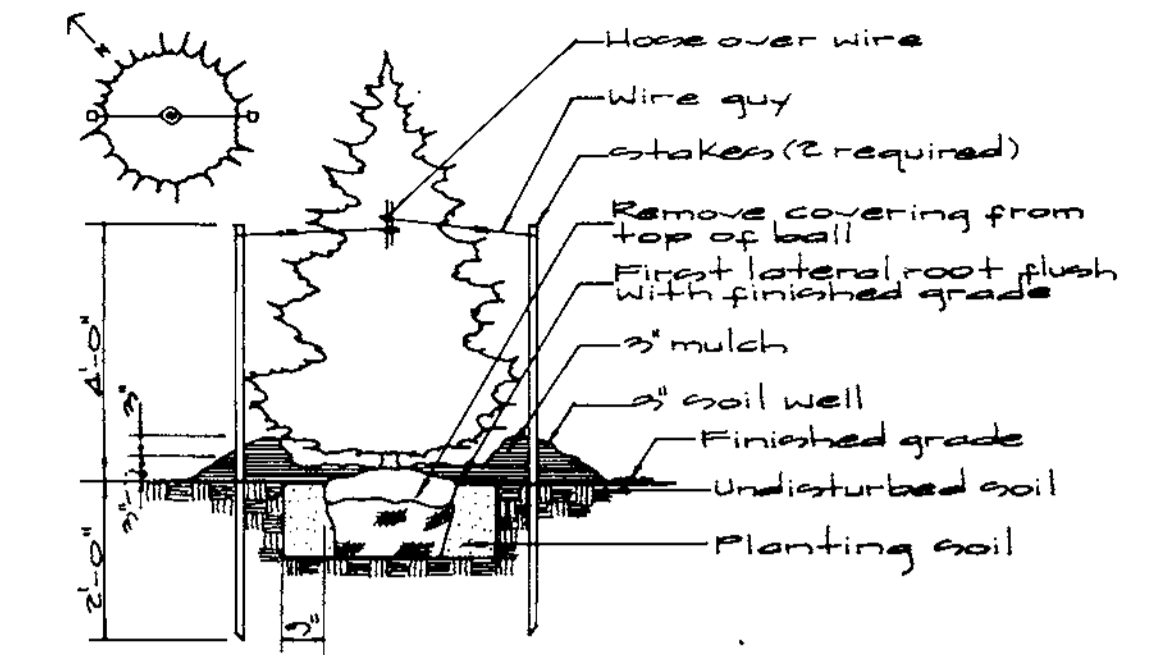
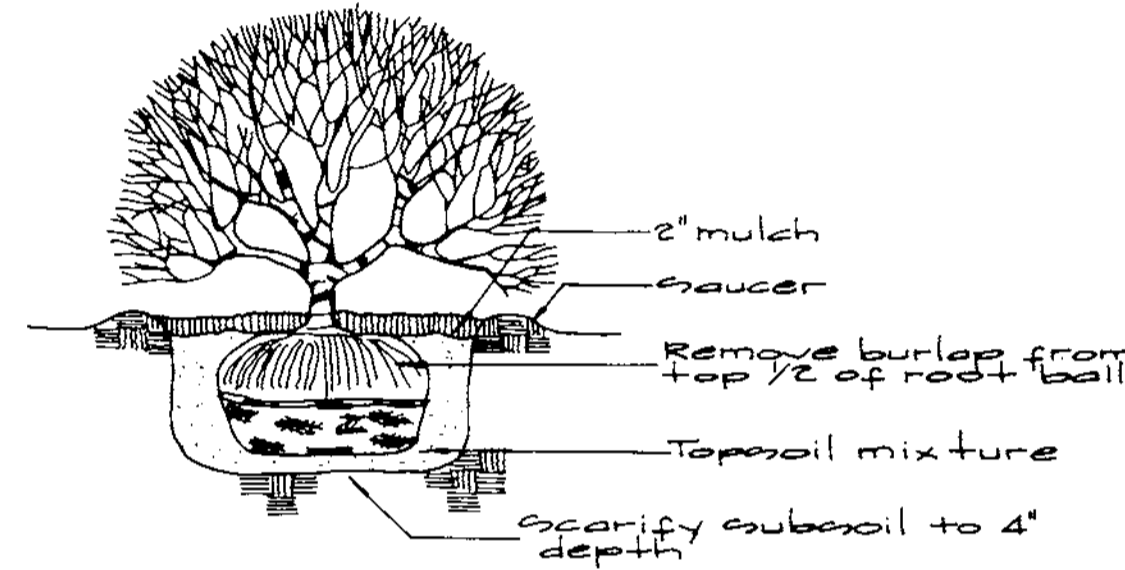
Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



Typical Deciduous Tree Planting



Typical Tree Guying Detail

Plant List

Symbol	Quantity	Botanical/Common Name	Size	Comments
QP	0	Quercus Palustris 'Sovereign' / Sovereign Pin Oak	2 1/2"-3" cal.	B&B
QR	7	Quercus Rubra / Red Oak	2 1/2"-3" cal.	B&B
GT	7	Gleditsia Triacanthos 'Imperial' / Imperial Thornless Honeylocust	2 1/2"-3" cal.	B&B
PS	0	Pinus strobus / Eastern White Pine	0-7 Ht.	B&B

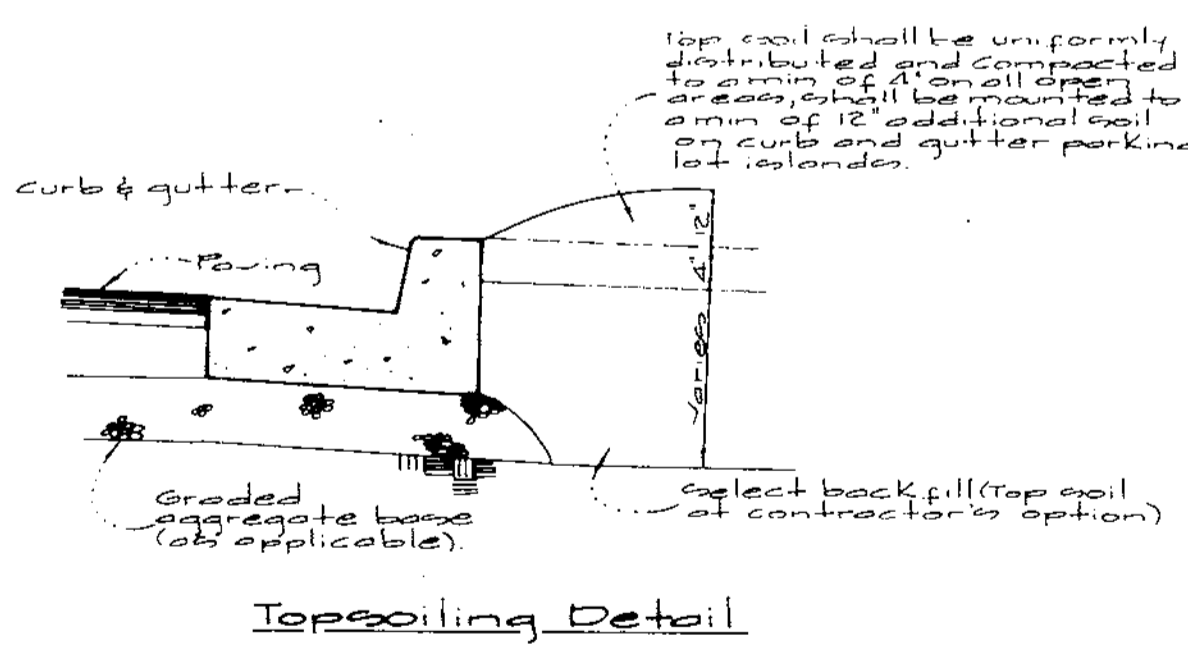
SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B / D	
Linear Foot of Roadway Frontage/Perimeter	240' / 500' (Robert Oliver Transfer Hill)	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Yes	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	No	N/A - internal lot within same subdivision (Village of Oakland Mills)
Number of Plants Required Shade Trees 1:250/1:100 Evergreen Trees 1:40/1:10 Shrubs -/-	0 / 0 - 0 / 15 (450' total)	
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	Alternate Compliance	

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	213 spaces
Number of Trees Required	10 Trees
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	Alternate Compliance

Note: Landscape Schedules A&B are shown for surety purposes only.



Materials:

Top soil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an Agronomist or soil scientist. It shall not have a mixture of compacting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other extraneous materials larger than 1 1/2" in dia. Top soil must be free of plants or plant parts of weedy areas, weeds, grasses, onion grass, nutcracker, poison ivy, thistles, or others as specified. All top soil shall be tested by a recognized laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 15 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the top soil to adjust the pH to 6.0 or higher. Top soil containing soluble salts greater than 500 per million shall not be used.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: Jan 28, 1998

Approved: For Public water & sewerage systems, Howard Co Health Dept.	3/16/98
Approved: Planning & Zoning	3/24/98
Approved: Chief of Land Development	3/30/98
Approved: Chief Development Engineering	3/19/98

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD 20866
TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)860-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corporation
10075 Little Patuxent Parkway
Columbia, Maryland 21044
Phone: (410)992-0970

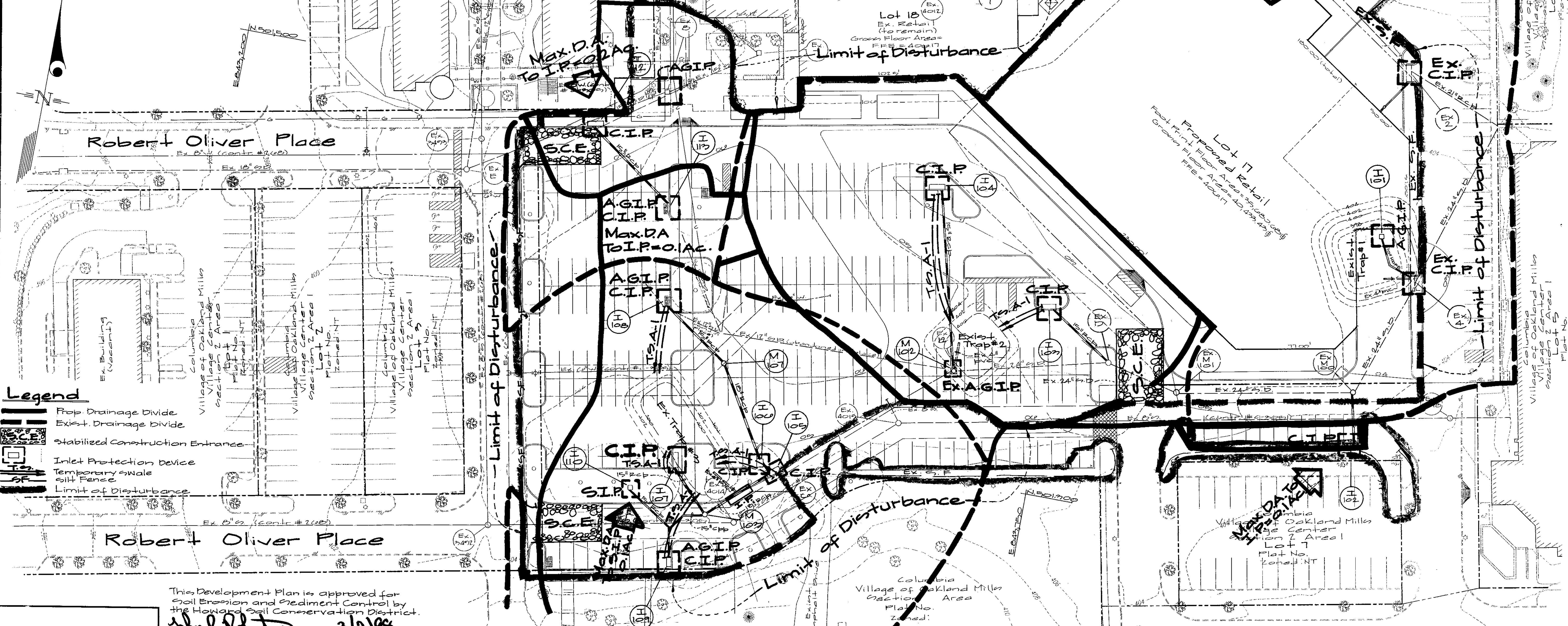
Planting Notes & Details
Columbia
Village of Oakland Mills
Section 2, Area 1
Lots 17 & 18
Election District No. 6
Howard County, Maryland

DES:	SCALE	ZONING	G.L.W. FILE NO.
DRN:	As Shown	NT-Commercial	97-071
CHK:	DATE	TAX MAP NO.	SHEET
	December, 1997	70	0 of 11

Existing Sediment Trap Data

Type of Trap	Trap #1	Trap #2	Trap #3
Storm Inlet Sediment Trap	ST III*	ST III*	ST III*
Detail Number	2.4	1.5	2.1
Drainage Area (Ac.)**	12.240	5400	75000
Storage Required (c.f.)	12,492	69000	82200
Bottom Elevation	395.00	399.00	400.00
Limit of Wet Storage	397.22	400.00	402.17
Limit of Dry Storage	398.77	401.58	403.74
Cleanout Elevation	396.11	399.82	401.1
Size of Vertical Drain Down	2 1/4"	2"	1 3/4"
Diameter of Internal Orifice	2 1/4"	2"	1 3/4"
Invert of Vertical Drain Orifice	395.05	400.00	400.00
Top of Vertical Drain Down	395.09	402.00	404.00

* From 1983 Maryland Standards & Specifications.



- Legend**
- Prop. Drainage Divide
 - Exist. Drainage Divide
 - Stabilized Construction Entrance
 - Inlet Protection Device
 - Temporary Swale
 - Silt Fence
 - Limit of Disturbance

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
 Howard S.C.D. *John R. Deaton* 3/2/98 Date

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE: Jan 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
John M. Boyd 3/16/98 Date
 County Health Officer
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John R. Deaton 3/20/98 Date
 Chief
Cindy Hamilton 3/20/98 Date
 Chief, Division of Land Development
Chris Dammann 3/19/98 Date
 Chief, Development Engineering Division

Developer's/Builder's Certificate
 "I/We certify that all development and/or 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 Maryland 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 HSCD."
John M. Boyd 12-23-97 Date
 Signature of Developer/Builder

Note: This Plan has been made graded under GP 98-18

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
David Simmons 3/2/98 Date
 Natural Resources Conservation Service

Engineer's Certificate
 "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."
John R. Deaton 12-23-97 Date
 This plan is for Sediment Control Purposes Only

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 NO. VA.; (301) 993-2524 BALT.; (410) 880-1820 FAX; (301) 421-4186 DES. M/T DRN. GPM CHK. M/T

DATE	REVISION	BY	APPR.

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 (410) 992-5370

Sediment Control Plan
 COLUMBIA
 VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 1
 LOTS 17 & 18
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	97071
DATE	TAX MAP No.	SHEET
December 1997	36	7 OF 11

SEDIMENT CONTROL NOTES

- 1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 131-1880
- 2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

PERMANENT SEEDING NOTES

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

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

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

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq 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 lbs/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 to 90 lbs/1000 sq ft) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

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

TEMPORARY SEEDING NOTES

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

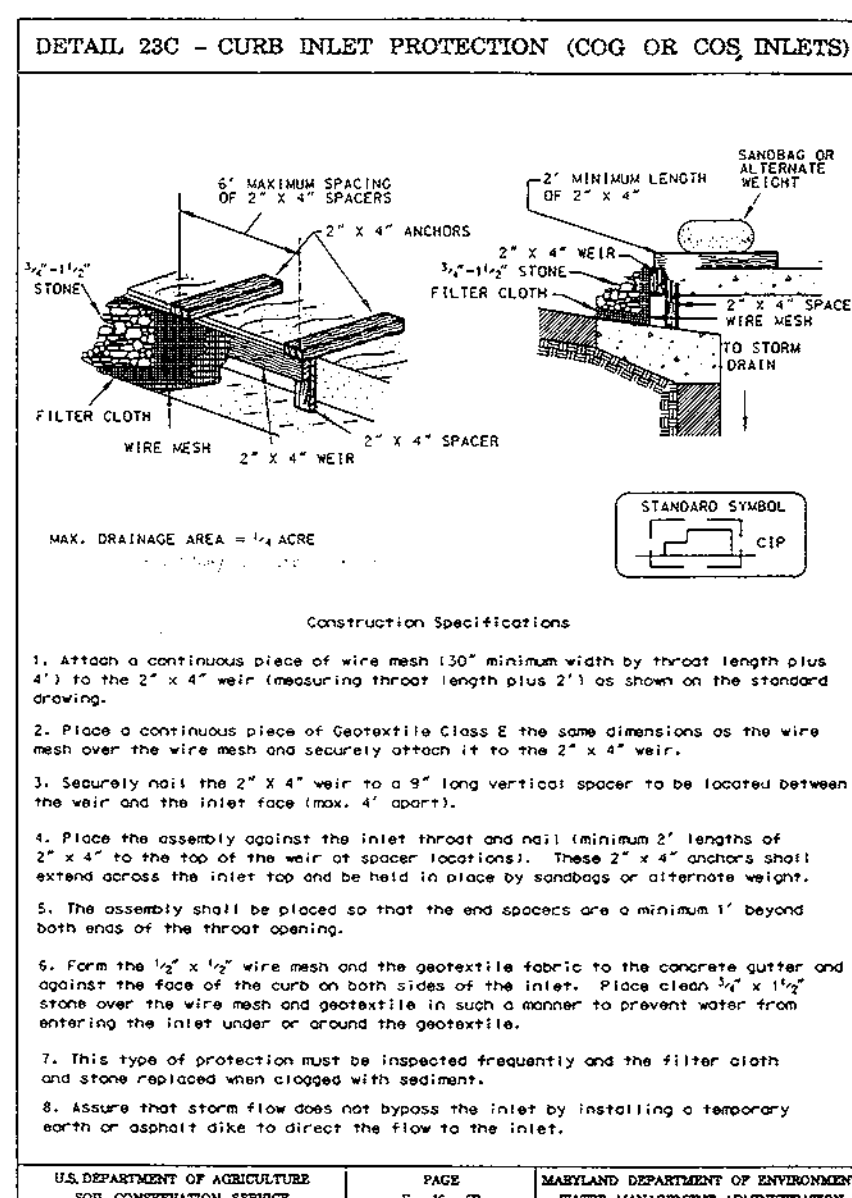
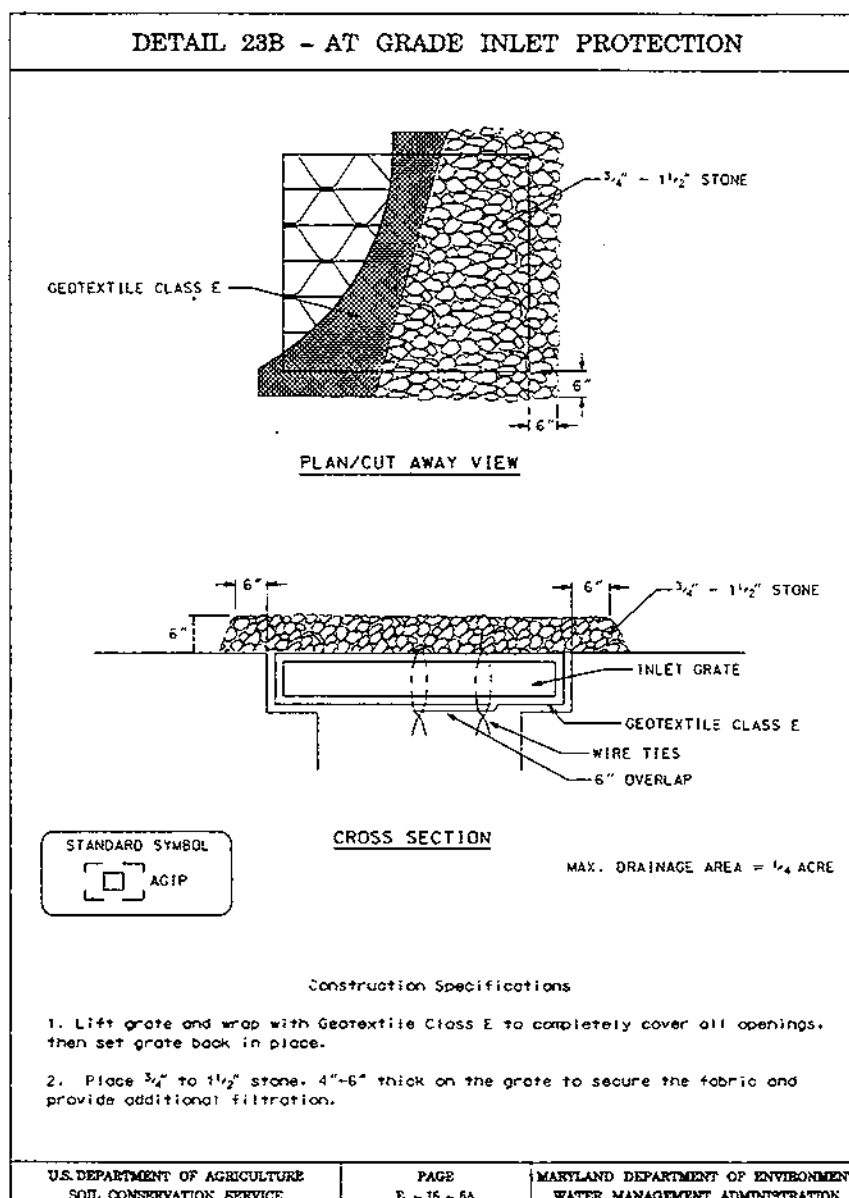
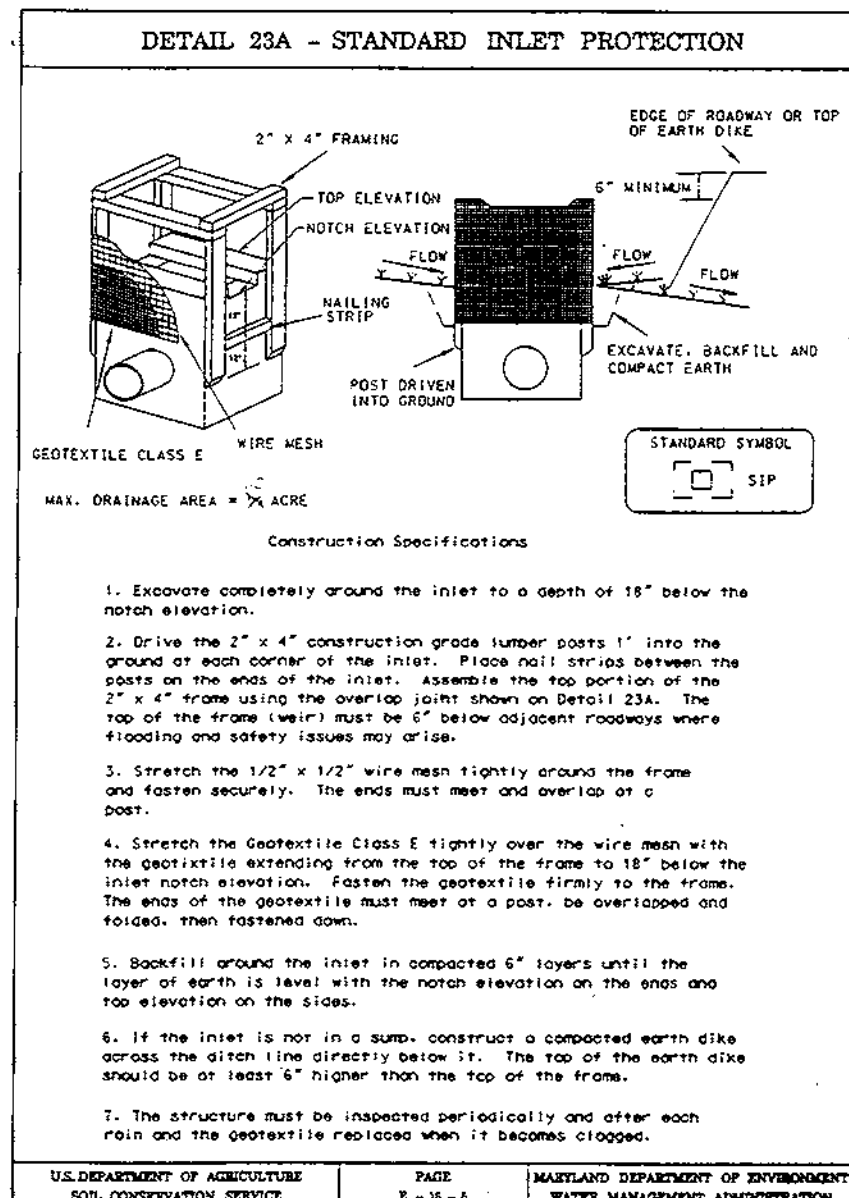
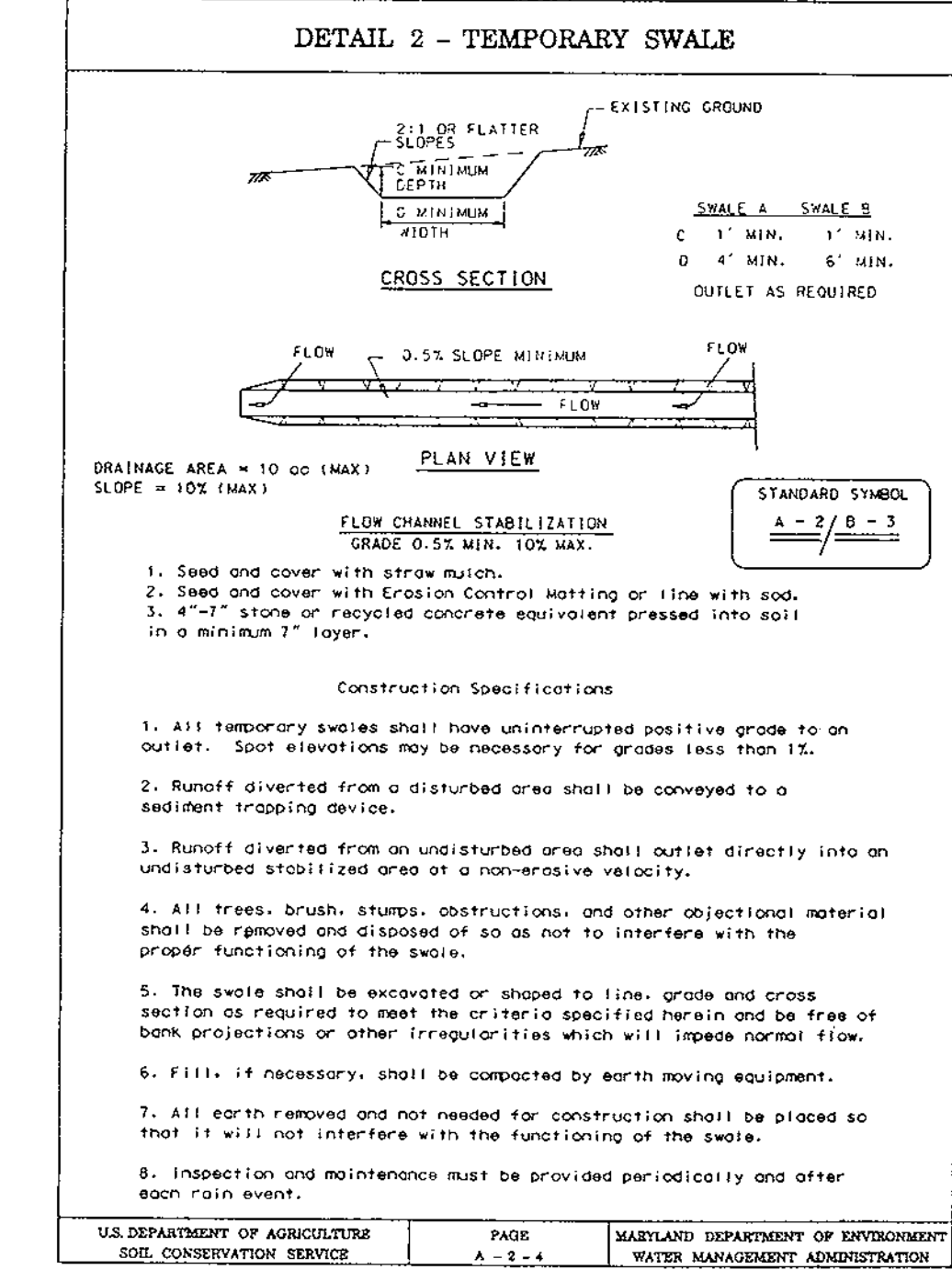
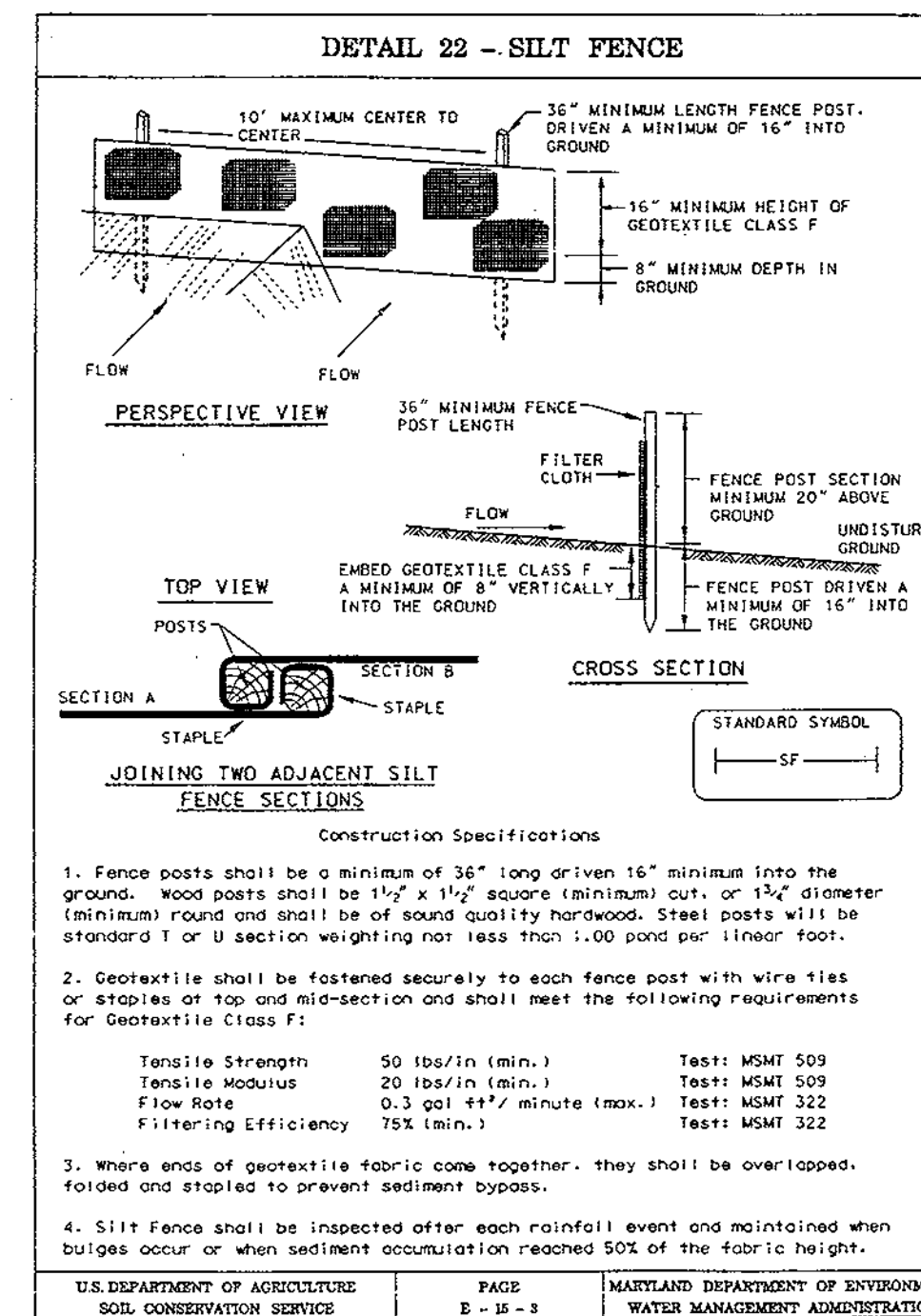
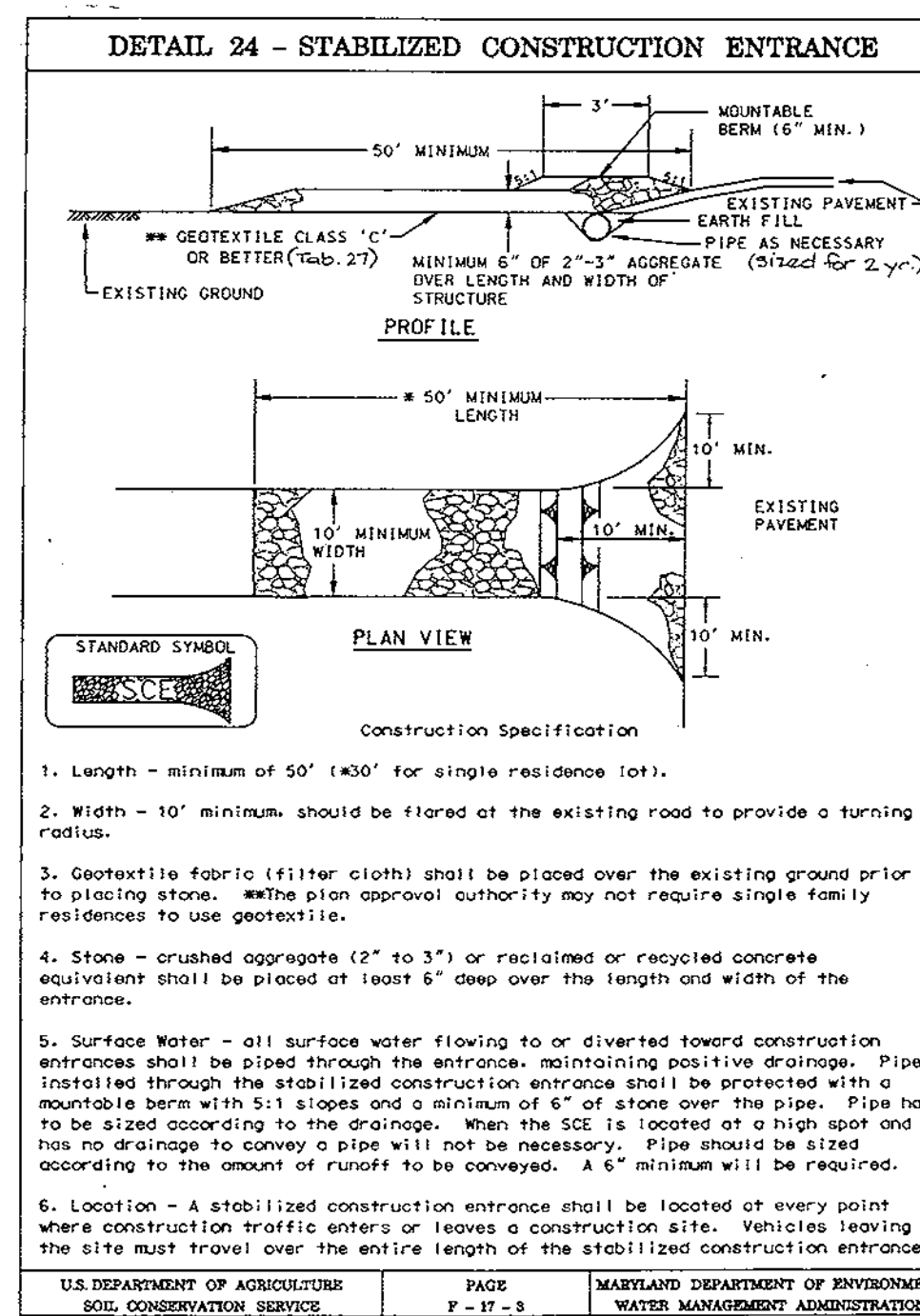
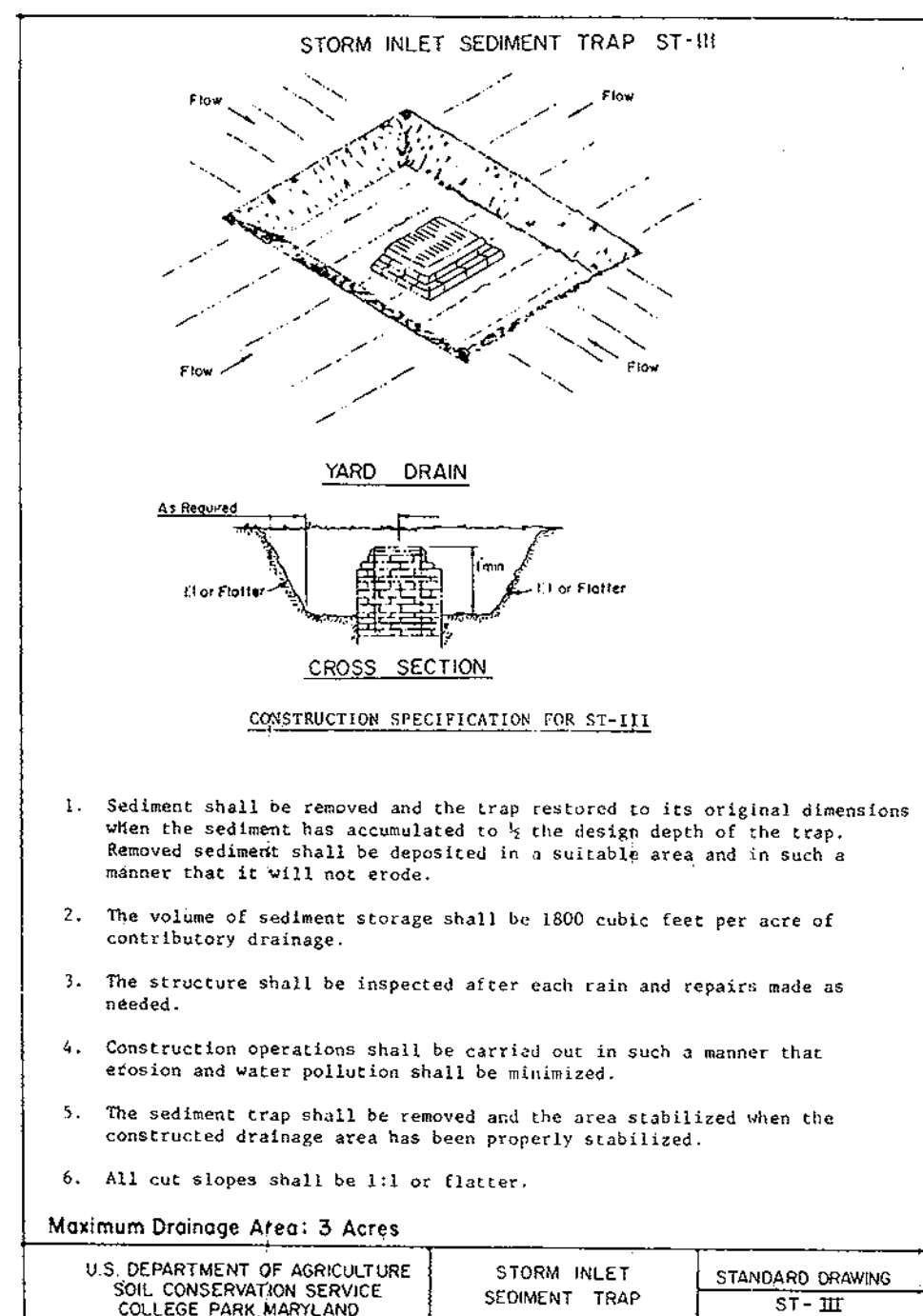
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

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

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 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 rate and methods not covered.



ENGINEER'S CERTIFICATE

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.

[Signature] 12-23-97 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and/or 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 Maryland Department of the Environment Approval Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

[Signature] 12-23-97 Date

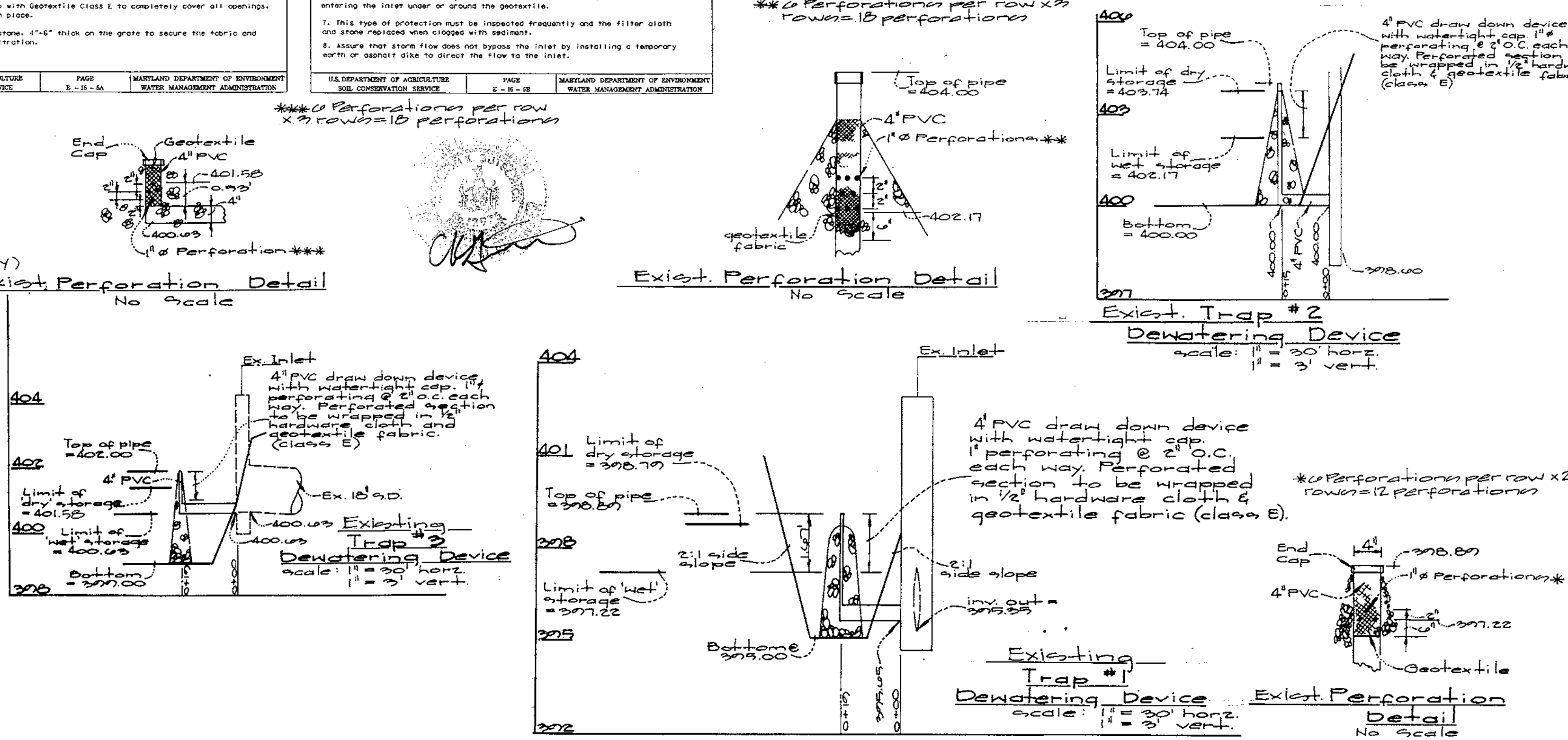
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

[Signature] 3/2/98 Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

[Signature] 3/2/98 Date

- Sequence of Construction**
- Obtain grading permit and arrange pre-construction meeting with Sediment Control Inspector. (1 Day)
 - Inspect existing sediment control features and maintain as required. (1 Day)
 - Install stabilized construction entrances. (1 Day)
 - Install all remaining sediment controls. (1 Week)
 - Final grade site. (1 Week)
 - Construct buildings. (6 months)
 - Install utilities. (Month)
 - Construct curb and gutter and base pave. (2 Weeks)
 - Stabilize all remaining areas with landscaping, seeding and mulch. (1 Week)
 - After permission has been granted by the Sediment Control Inspector, remove all sediment control devices, and backfill traps. Stabilize any areas disturbed during the removal of devices. (1 Week)



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 3/16/98 Date
County Health Officer NR

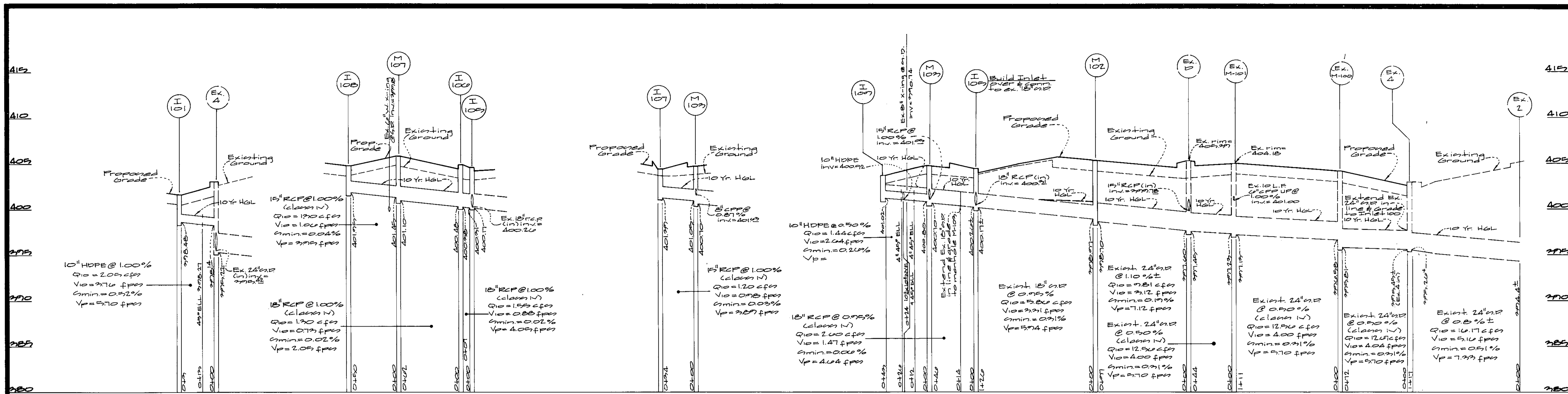
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 3/20/98 Date
[Signature] 3/24/98 Date
Chief, Division of Land Development
[Signature] 3/19/98 Date
Chief, Development Engineering Division

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866
TELEPHONE: (301)421-4024 NOVA (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
(410) 992-6370

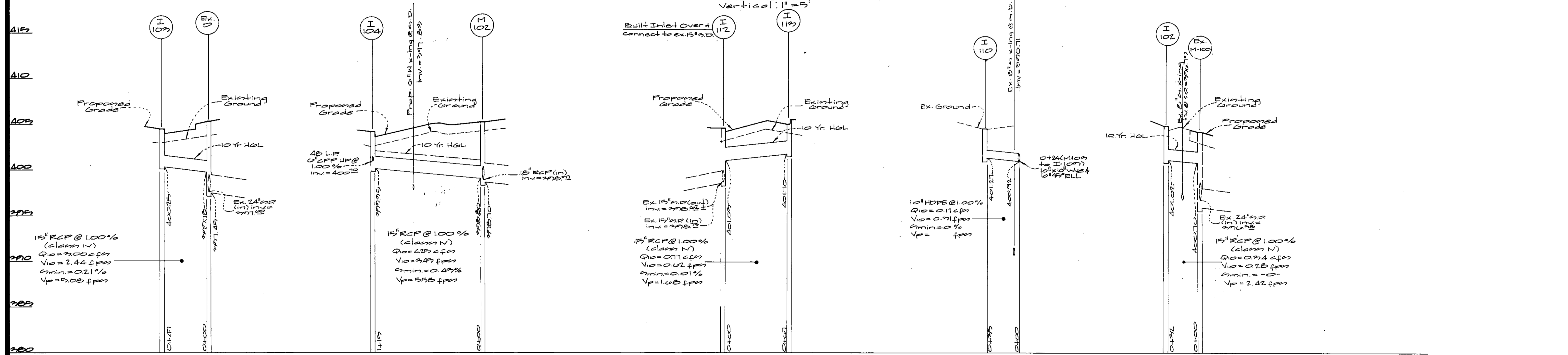
Sediment Control Detail Sheet
COLUMBIA
VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 1
LOTS 17 & 18
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

DES.: AS SHOWN
SCALE: N.T.
ZONING: N.T.
G.L.W. FILE NO.: 97071
DRN.: W-1
DATE: December 1997
TAX MAP No.: 70
SHEET: 8 of 11
CHK.: [Initials]



Storm Drain Profiles

Profile Scale:
Horizontal: 1" = 50'
Vertical: 1" = 5'



Storm Drain Profiles

Profile Scale:
Horizontal: 1" = 50'
Vertical: 1" = 5'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: JAN 28, 1998

APPROVED For Public Water & Sewerage Systems,
Howard County Health Department
[Signature] 3-16-98
Date
APPROVED: Howard County Department of Planning & Zoning
[Signature] 3/24/98
Date
[Signature] 3/24/98
Date
[Signature] 3/19/98
Date



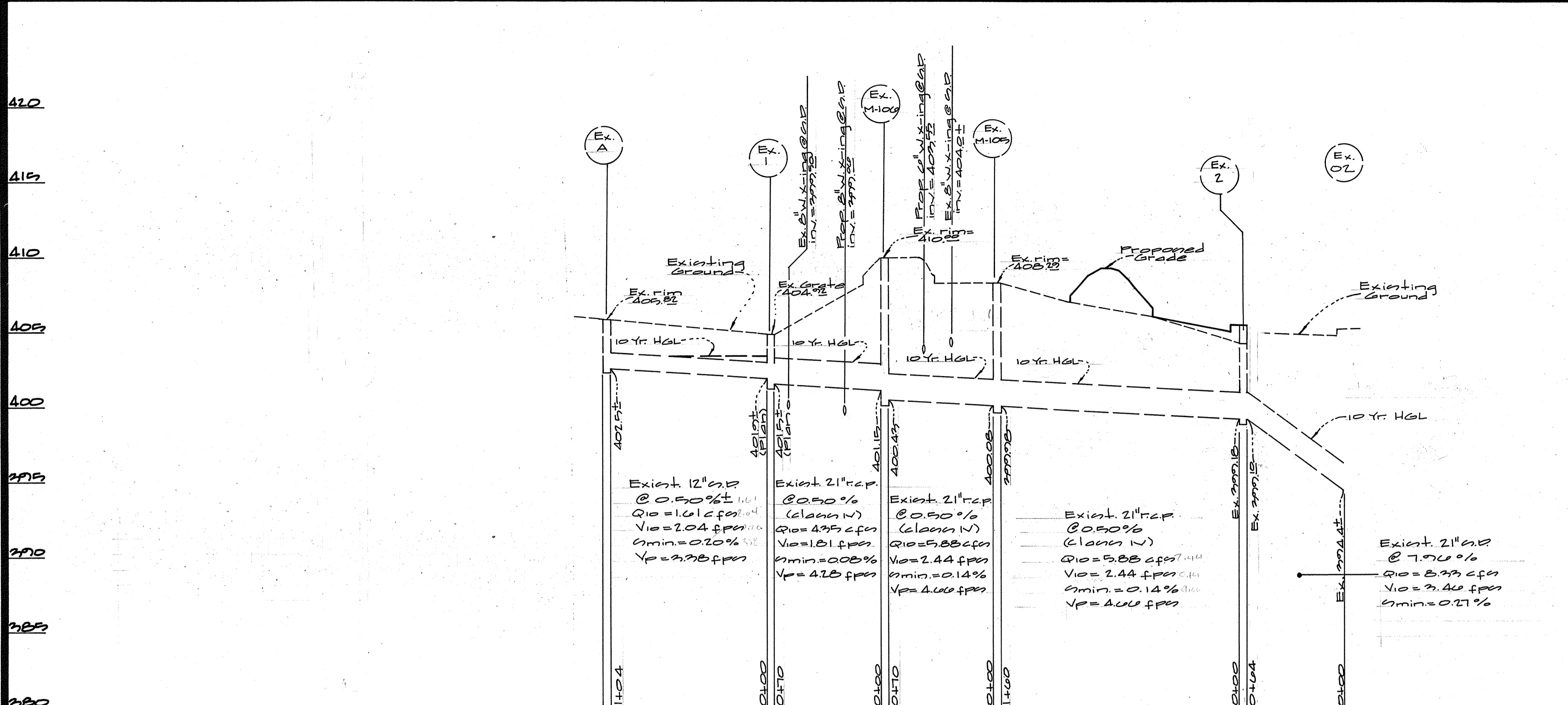
GLW GUTSCHICK LITTLE & WEBER, P.A.
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3909 NATIONAL DRIVE SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corp
10275 Little Patuxent Parkway
Columbia, MD 21044
(410)992-0970

Storm Drain Profiles
Columbia
Village of Oakland Mills
Section 2 Area
Lots 17 & 18
Election District No. 6
Howard County, Maryland

DES.	SCALE	ZONING	G.L.W. FILE NO.
WJD	As Shown	New Town	97-011
DRN.	DATE	TAX MAP NO.	SHEET
WJD	December 1997	20	9 of 11
CHK.			



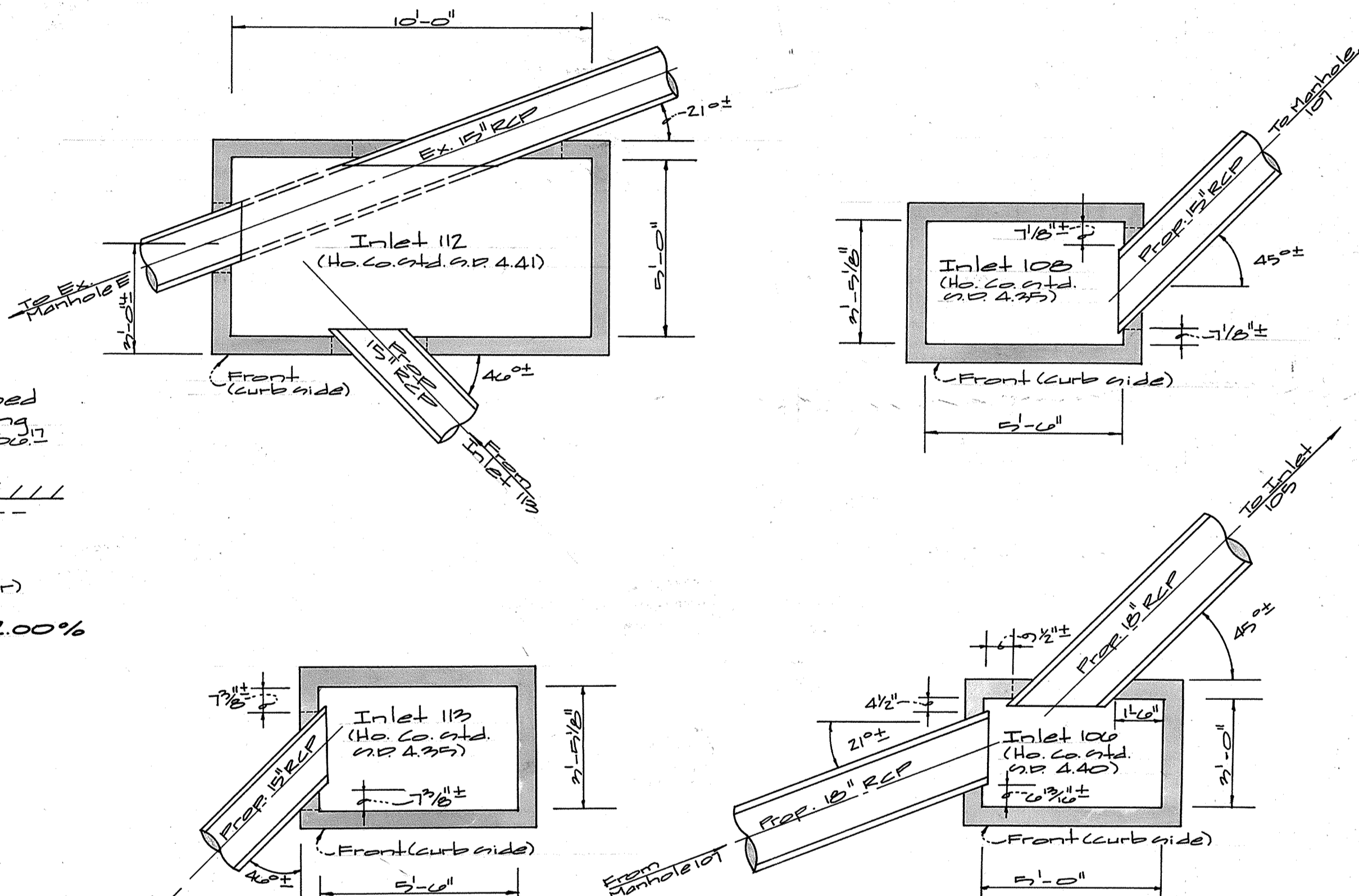
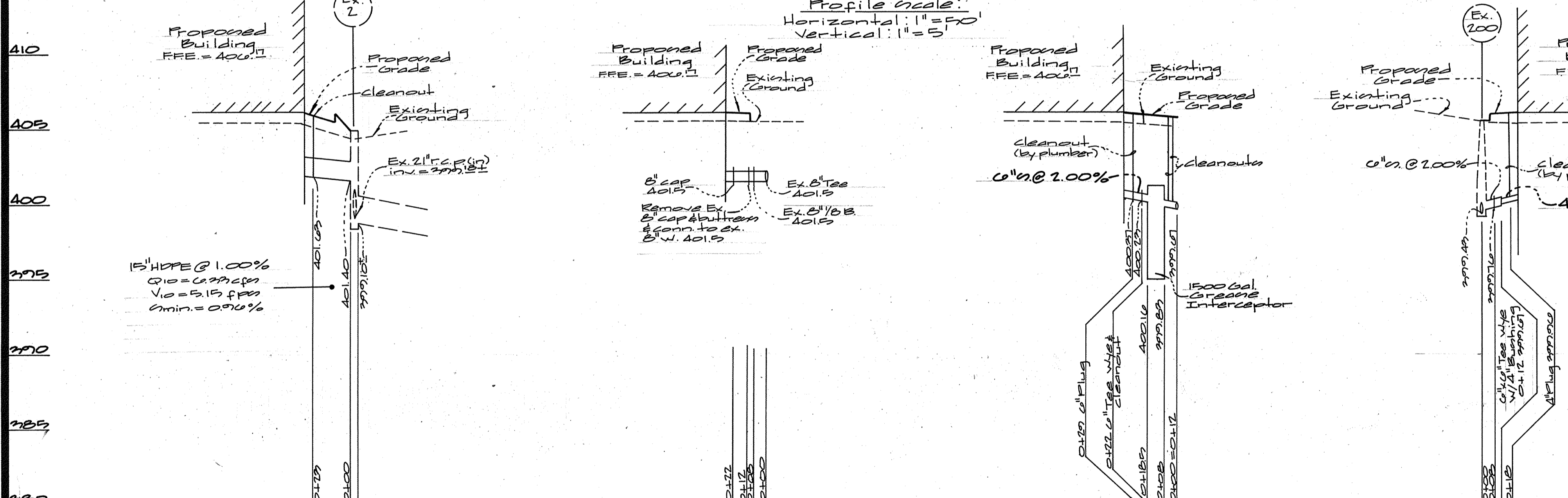
Size	Type	Approx. Quantity
6"	HDPE	48LF
15"	HDPE	29LF
10"	HDPE	78LF
15"	RCP (Class IV)	345LF
18"	RCP (Class IV)	101LF

No.	Type	Width or Diameter	Top Elevation (or Upper/Lower)	Invert (cut)	Std. Detail
I-101	Single S	2'-7 1/2"	401.50	398.48	Ho. Co. Std. 9B.4.22
I-102	A-5	2'-0"	404.85/404.75 (match ex.)	401.02	Ho. Co. Std. 9B.4.40
I-103	WR	3'-5 1/2"	404.03	400.25	Ho. Co. Std. 9B.4.35
I-104	A-10	2'-0"	404.13	399.93	Ho. Co. Std. 9B.4.41
I-105	A-10	4'-0"	404.50	400.17	Ho. Co. Std. 9B.4.41 *
I-106	A-5	3'-0"	403.40	400.38	Ho. Co. Std. 9B.4.40
I-107	A-5	4'-0"	404.88	401.97	Ho. Co. Std. 9B.4.40
I-108	WR	3'-5 1/2"	405.51	401.93	Ho. Co. Std. 9B.4.35
I-109	WR	3'-5 1/2"	404.53	401.02	Ho. Co. Std. 9B.4.35
I-110	Single S	2'-7 1/2"	404.50 (Grate)	402.27	Ho. Co. Std. 9B.4.22
I-111	Not Used				
I-112	A-10	5'-0"	404.05	398.02	Ho. Co. Std. 9B.4.41 *
I-113	WR	3'-5 1/2"	405.03	401.70	Ho. Co. Std. 9B.4.35
Ex. 2			403.24 / 404.83		
Ex. 4			402.92 (Exist.)		
M-100	Exist. Manhole	4' Dia.	404.18	398.81	Ho. Co. Std. G.5.12
M-101	Exist. Manhole	4' Dia.	405.00	397.13	Ho. Co. Std. G.5.12
M-102	Manhole (Rehabbed)	4' Dia.	405.24	398.70	Ho. Co. Std. G.5.14
M-103	Manhole	4' Dia.	404.00	400.70	Ho. Co. Std. G.5.12
M-104	Not Used				
M-105	Exist. Manhole	4' Dia.	405.19	399.98	Ho. Co. Std. G.5.12
M-106	Exist. Manhole	6' Dia.	410.00	400.43	MDSHA Std. MD-9B4.05
M-107	Manhole	4' Dia.	405.85	401.10	Ho. Co. Std. G.5.12

*Build Exist. Inlet over & conn. to Ex. storm Drain Pipe

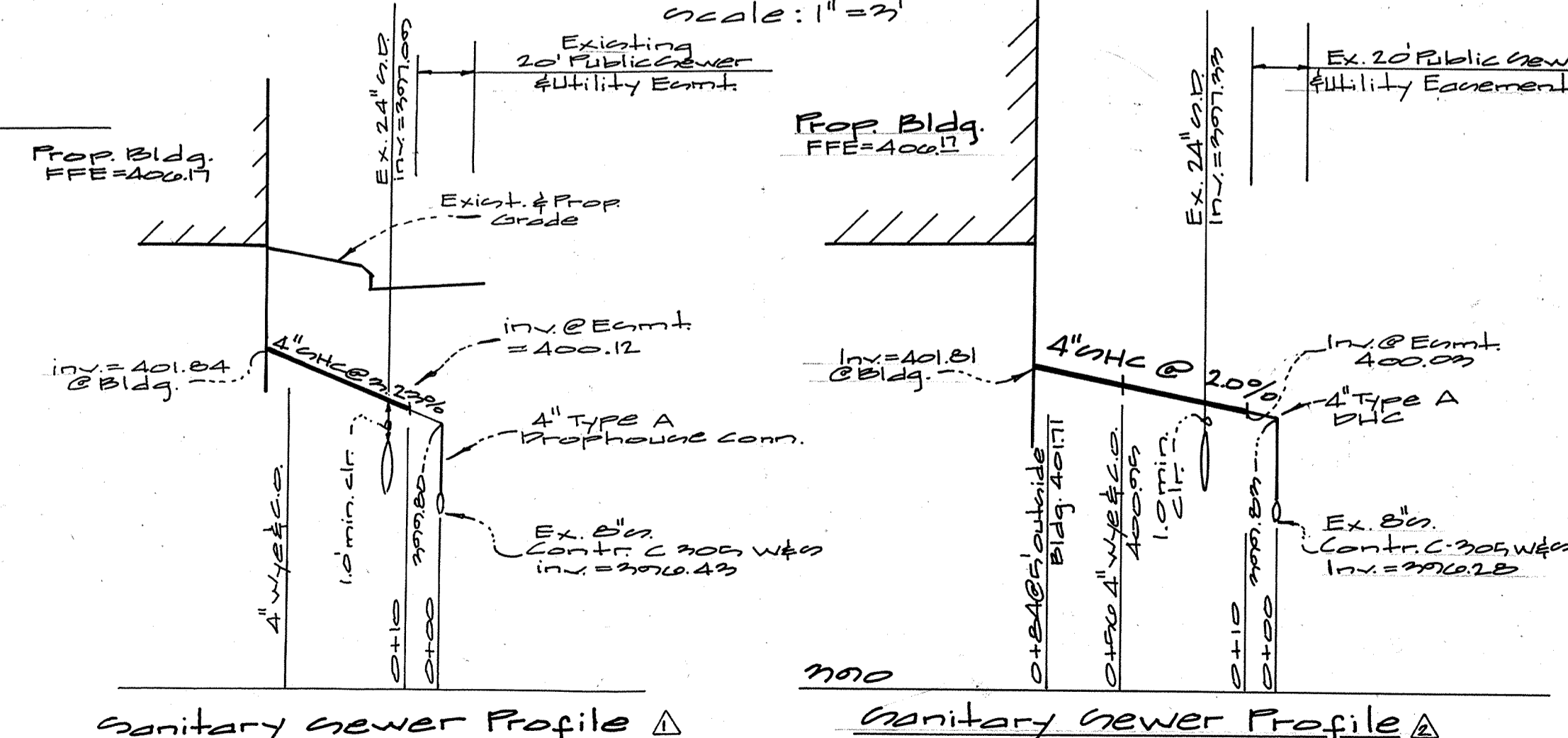
Storm Drain Profiles

Profile scale:
Horizontal: 1" = 50'
Vertical: 1" = 5'



Inlet Details

Scale: 1" = 3'



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: JAN. 28, 1998

APPROVED: For Public Water & Sewerage Systems
Howard County Health Department
John M. Boyd, M.D., Sr.
Public Health Officer
DATE: 3/16/98

APPROVED: Howard County Department of Planning & Zoning
Joseph R. Kuster
Director
DATE: 3/20/98

Andy Hamada
Chief, Division of Land Development
DATE: 3/20/98

Chris Damann
Chief, Development Engineering Division
DATE: 3/19/98



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

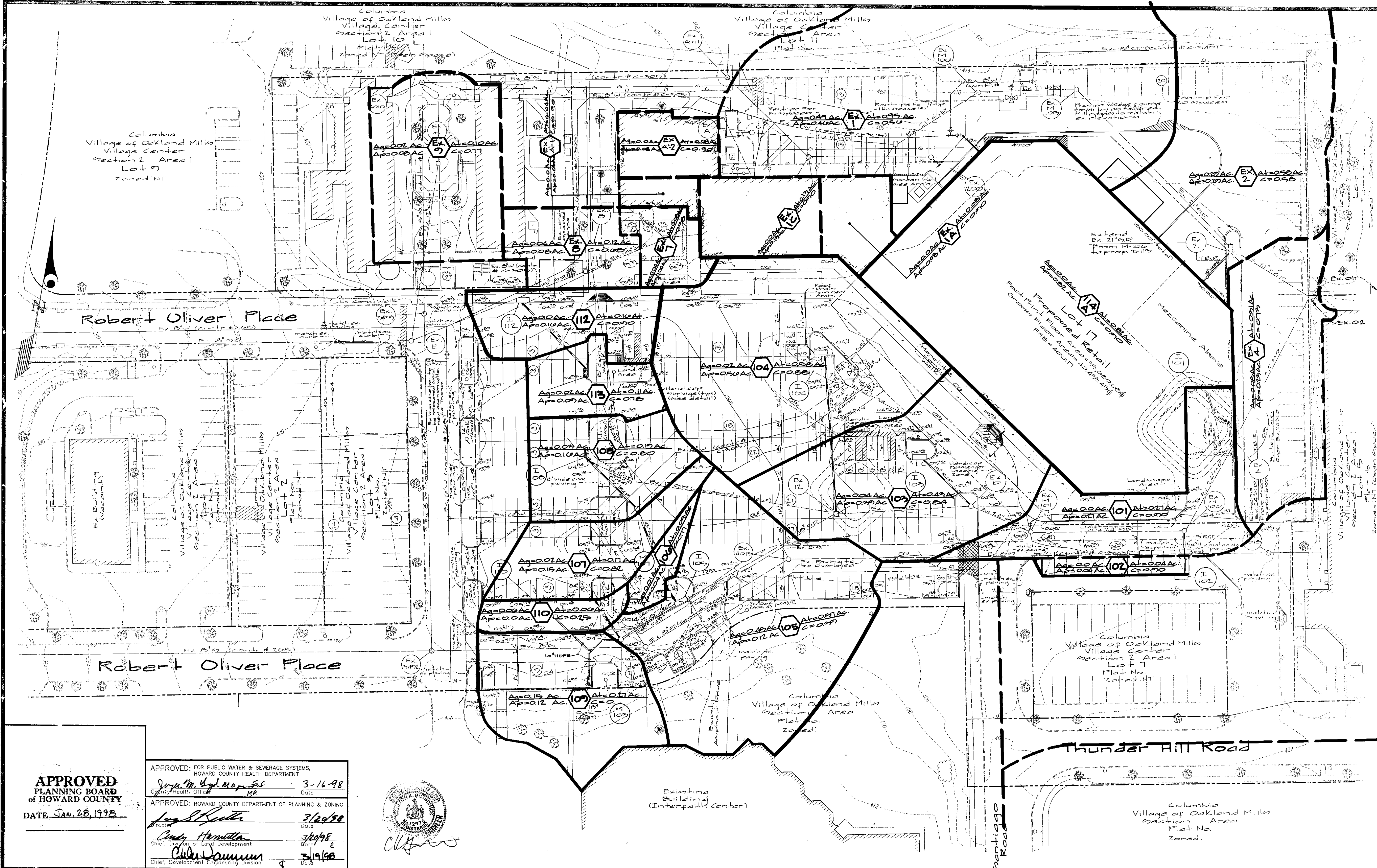
DATE	REVISION	BY	APP'R.
3/20/98	Add 4" DHC Profile	MJT	
3/20/98	Add 4" DHC Profile	WJW	

PREPARED FOR:
The Howard Research & Development Corp.
10275 Little Patuxent Parkway
Columbia, MD 21044
(410) 442-0970

Storm Drain, Water, Sewer Profiles & Schedules
Columbia
Village of Oakland Mills
Section 2 Areal
Lots 17 & 18
Election District No. 6

DES.:	SCALE	ZONING	G.L.W. FILE NO.
WJW	As Shown	New Town	97071
CHK.:	DATE	TAX MAP NO.	SHEET
WJW	December, 1997	70	10 of 11

GDP 98-08



APPROVED
PLANNING BOARD
 OF HOWARD COUNTY
 DATE Jan. 28, 1998

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
Joseph M. Boyd 3-16-98
 County Health Officer MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph R. Butler 3/24/98
 Director Date

Andy Hamilton 3/24/98
 Chief, Division of Land Development Date

Cheryl Jamison 3/19/98
 Chief, Development Engineering Division Date



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 TEL: (301) 421-4024 FAX: (301) 989-2524 B.P.C.: (410) 280-1820 FAX: (301) 421-4186 DES. MJT DRN. CPM CHK. MJT

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATENT PARKWAY
 COLUMBIA, MD. 21044
 (410) 992-6370

Drainage Area Map
 COLUMBIA
VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 1
 LOTS 17 & 18
 GUILFORD ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NEW TOWN	97071
DATE	TAX MAP No.	SHEET
December, 1997	36	11 OF 11

GDP 10-00