

LEGEND	
FOR ENTIRE PLAN SET (NOT TO SCALE)	
	ONSITE PROPERTY LINE / R.O.W. LINE
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
	EASEMENT LINE
	SETBACK LINE
	CONCRETE CURB & GUTTER
	STORM SEWER
	SANITARY SEWER MAIN
	SANITARY SEWER LATERAL
	UG WATER LINE
	UG ELECTRIC LINE
	UG GAS LINE
	OVERHEAD WIRE
	UG TELEPHONE LINE
	UG CABLE LINE
	SPOT ELEVATIONS
	CONTOUR LINE
	HYDRANT
	SANITARY MANHOLE
	STORM MANHOLE
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER
	TYPICAL END SECTION
	HEADWALL OR ENDWALL
	YARD INLET
	CURB INLET
	CLEAN OUT
	SANITARY LABEL
	STORM LABEL
	TYPICAL LIGHT
	ACORN LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL SIGN
	TYPICAL NOTE TEXT
	PARKING COUNTS
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	MONITORING WELL
	TEST PIT
	BENCHMARK
	BORING
	UTILITY POLE W/LIGHT
	POLE LIGHT

MISS UTILITY

BEFORE YOU DIG CALL
1-800-488-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
810 Glennegles Court, Suite 300, Towson, Maryland
CONTACT: Matthew T. Allen
(410) 961-7800 FAX: (410) 961-7887 | WWW.BOHLERENGINEERING.COM

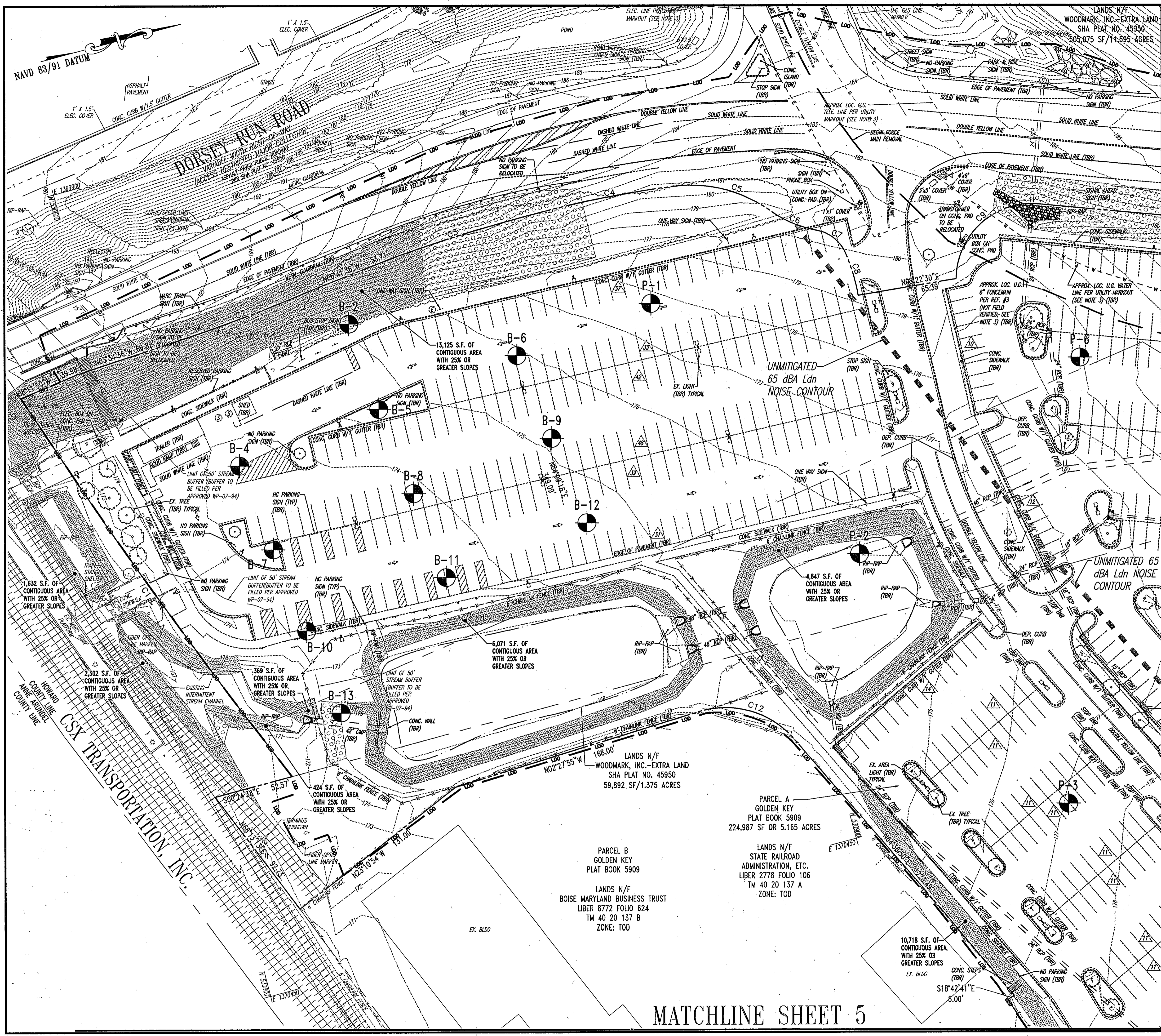
DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 2 OF 41

M:\06 Parke Ross Ventures, LLC\0605 2040 - Savage Towne Centre, Dorsey Run Road and Henckels Lane\0605 SITE PLAN DOCUMENTS\Sketch Plans\New 10\060505010.dwg
11/14/2007 8:55:45 AM, jmd

GENERAL NOTE:
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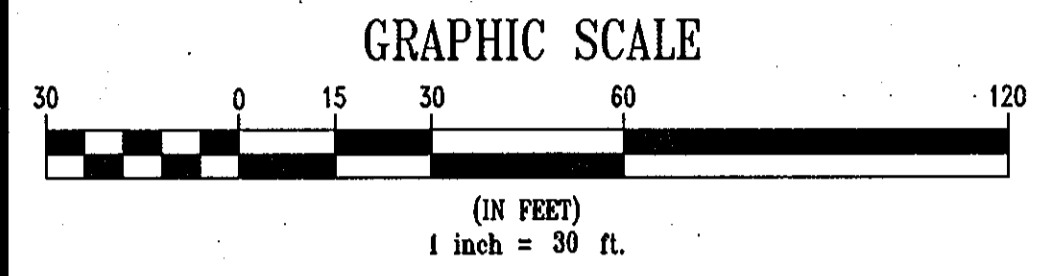
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Matthew T. Allen
PLANNING DIRECTOR
DATE: 11/16/07



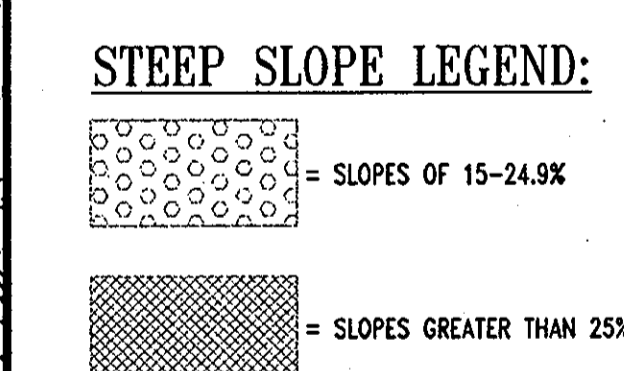
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Paul S. Oggle 1/26/09
 PLANNING DIRECTOR DATE



- NOTES:
- PROPERTY IS KNOWN AS PARCEL A, GOLDEN KEY AS RECORDED IN PLAT BOOK 5909, THE LANDS OF STATE RAILROAD ADMINISTRATION, ETC., AS RECORDED IN LIBER 2778 AT PAGE 106 ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND HAVING A TAX MAP NUMBER OF 48 20 137 A.
 - AREA = 224,987 SQUARE FEET OR 5.165 ACRES.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.
 - GAS, WATER, ELECTRIC & TELEPHONE UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. SANITARY SEWER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

- REFERENCES:
- THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION, HOWARD COUNTY, MAP NUMBER 48.
 - MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND, PANEL 44 OF 45", COMMUNITY-PANEL NUMBER 240044 0044 B, MAP REVISED DECEMBER 4, 1986.
 - MAP ENTITLED "HENKELS LANE WATER EXTENSION, CAPITAL PROJECT W-8176, CONTRACT NO. 44-3118, 8" WATER MAIN, PLAN & PROFILE", DATED MARCH, 1991, AND PREPARED BY SPOTTS, STEVENS & MCCOY, INC., TOWSON, MD.



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REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATHIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS A&B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 EXISTING CONDITIONS
 AND DEMOLITION PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 #810 GLENVIEW COURT, SUITE 300, TOWSON, MARYLAND
 CONTACT: MATTHEW T. ALLEN
 (410) 881-7900 FAX: (410) 881-7987 WWW.BOHLERENGINEERING.COM

DESIGNED BY: M.J.G.
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 3 OF 41

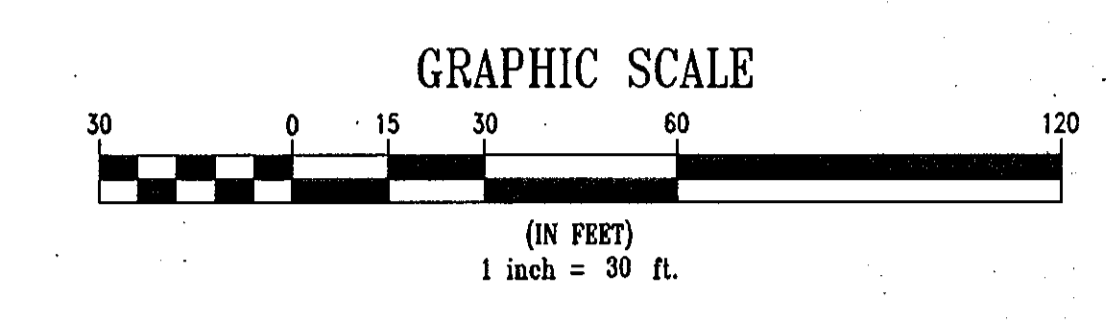
MATCHLINE SHEET 5

MATCHLINE SHEET 4

L:\05\Petrie Ross Ventures, LLC\MD06 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CD\SITE PLAN DOCUMENTS\Search Plans\10\MD062040.dwg
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Matthew T. Allen
 PLANNING DIRECTOR 1/14/07 DATE

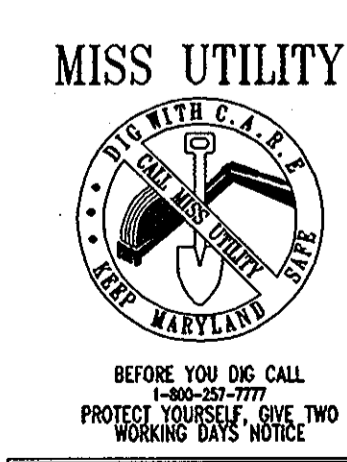


STEEP SLOPE LEGEND:
 = SLOPES OF 15-24.9%
 = SLOPES GREATER THAN 25%

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	308.13	4244.47	04°09'34"	154.13	308.06	S69°31'44"W
C2	101.38	1154.46	09°01'54"	50.72	101.35	N05°58'45"W
C3	91.95	1088.51	04°55'50"	46.00	91.92	N02°06'09"W
C4	96.43	722.45	07°38'52"	48.29	96.36	N03°30'25"E
C5	68.43	90.00	43°34'06"	35.97	66.80	N29°06'47"E
C6	33.70	75.00	25°44'50"	17.14	33.42	N37°51'59"E
C7	24.33	25.00	55°45'26"	13.22	23.38	N52°52'33"E
C8	29.97	117.50	14°36'53"	15.07	29.89	N88°04'03"E
C9	82.61	50.00	94°39'58"	54.25	73.55	N27°04'37"W
C10	179.07	295.03	34°46'31"	92.39	176.33	S42°08'06"E
C11	229.85	328.48	40°05'32"	119.86	225.19	S44°47'40"E
C12	69.14	59.06	67°04'29"	39.15	65.26	S31°04'19"W
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MATCHLINE SHEET 3

MATCHLINE SHEET 5



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REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

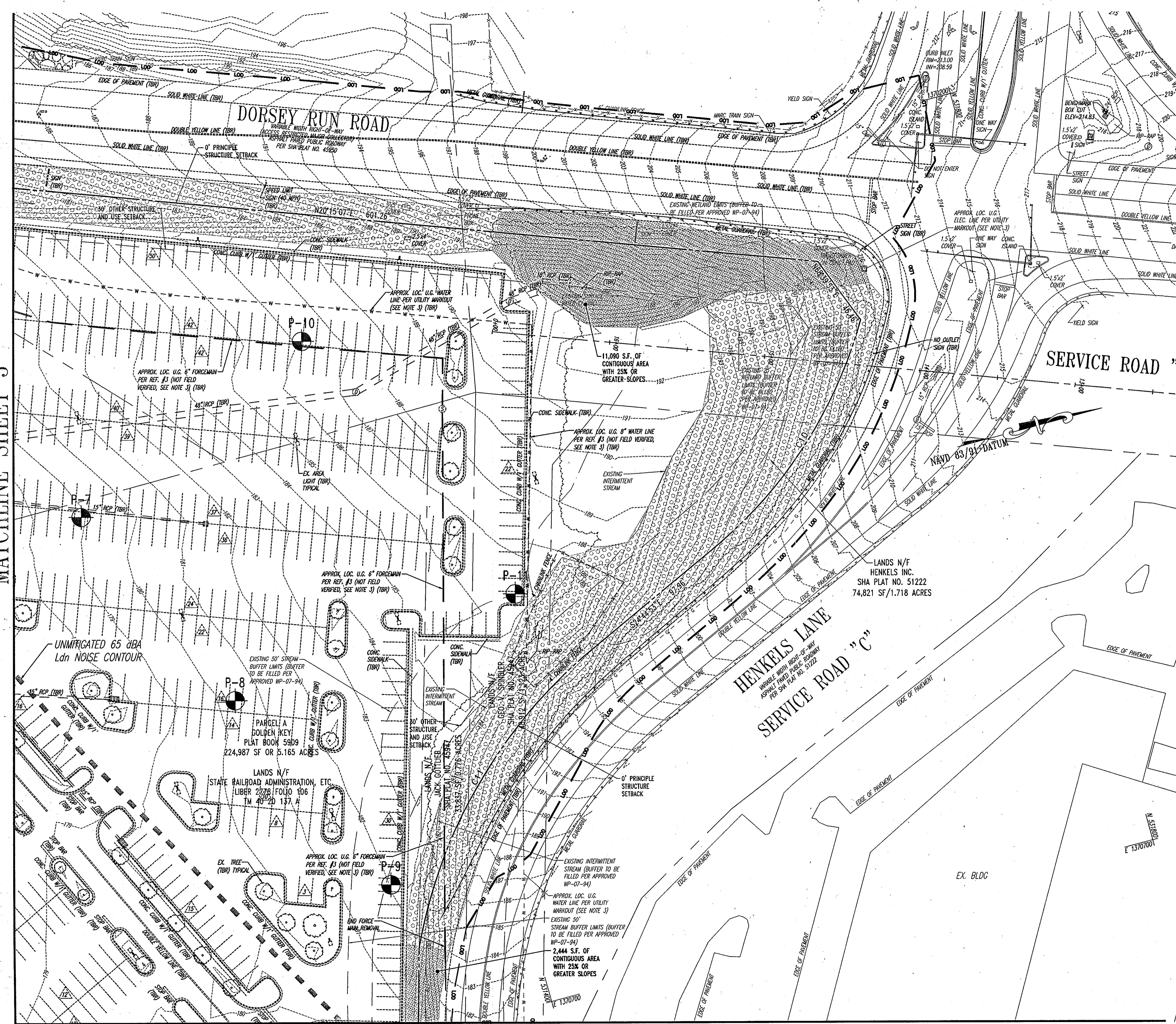
PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS 137, PARCELS A-1 THRU A-8
 PARCELS A-B, GOLDEN KEY, PLAT NO. 5809
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

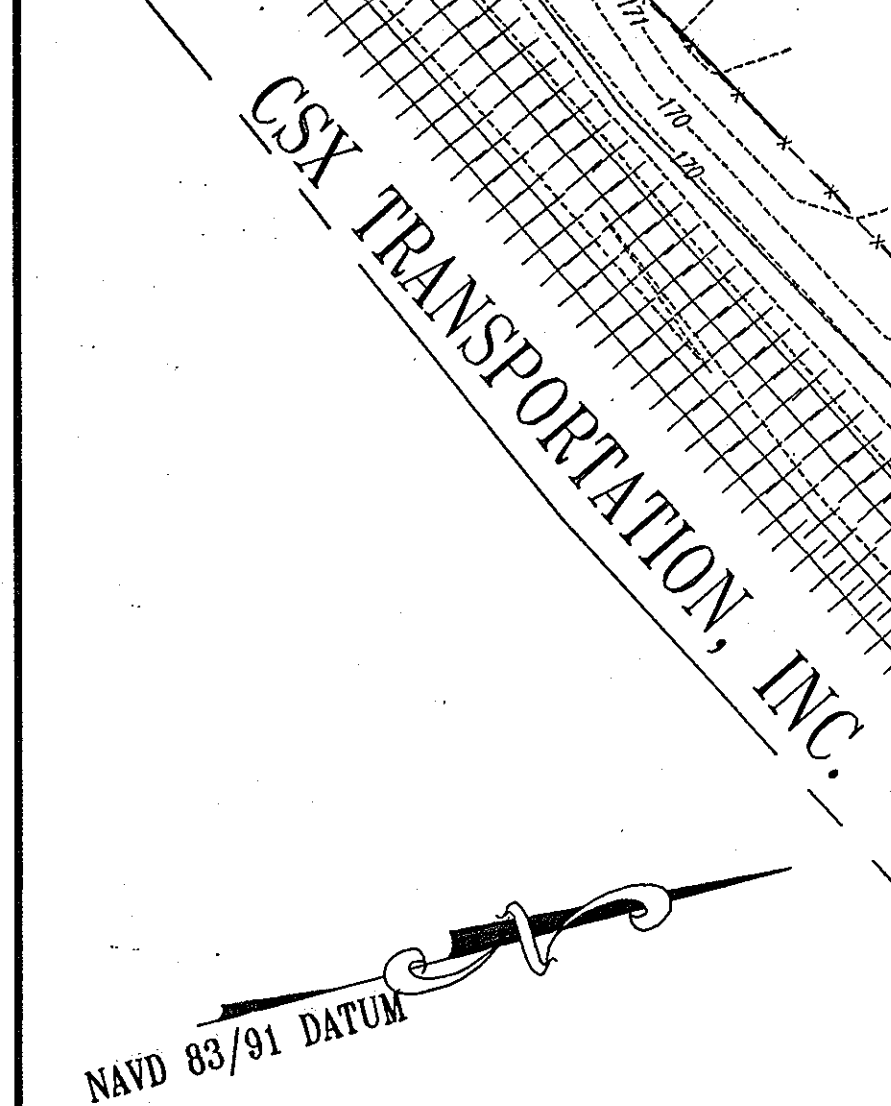
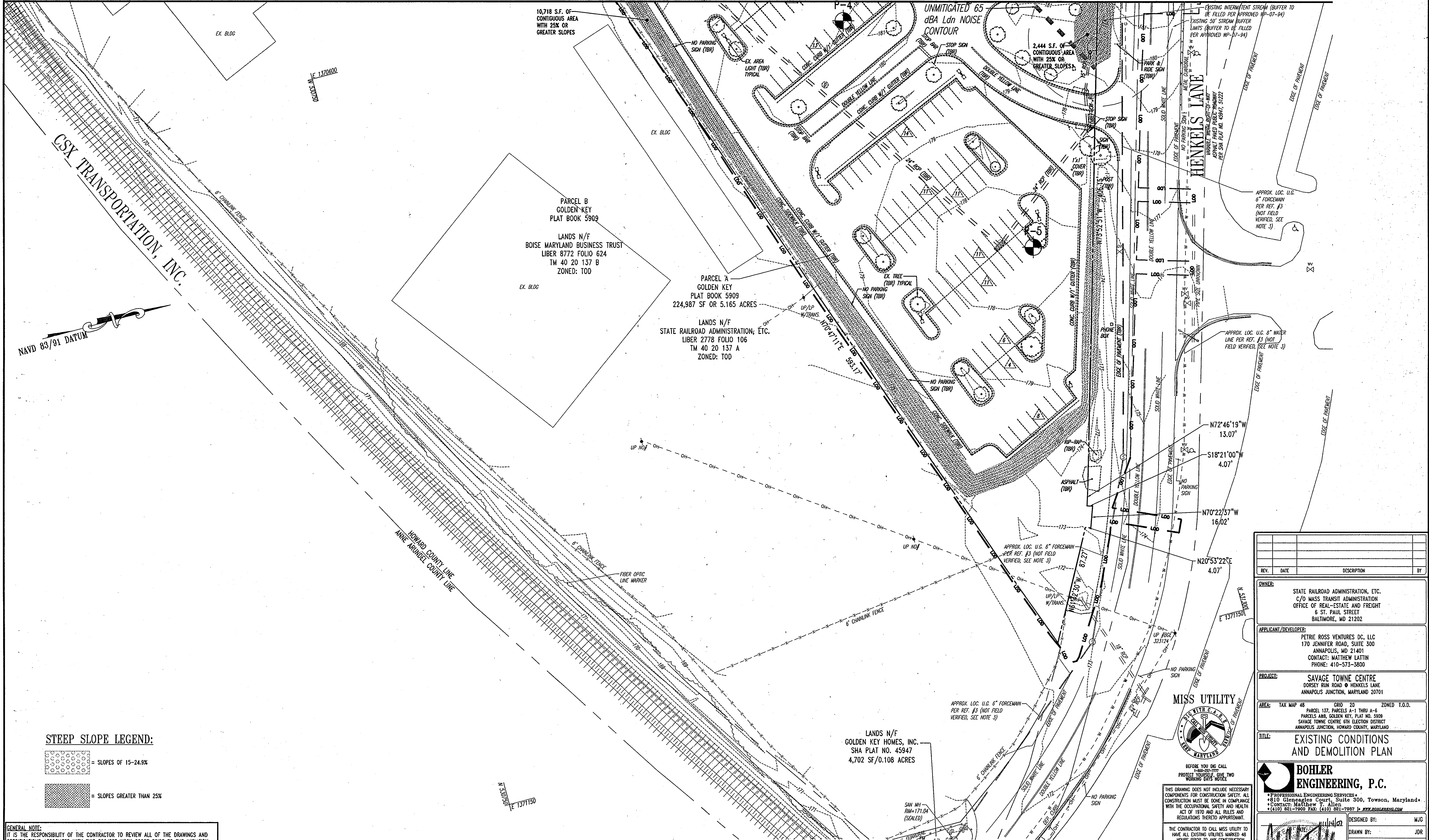
TITLE:
 EXISTING CONDITIONS
 AND DEMOLITION PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 810 Glennegles Court, Suite 300, Towson, Maryland
 CONTACT: Matthew T. Allen
 *(410) 581-7800 FAX: (410) 581-7887 | WWW.BOHLERENG.COM

DESIGNED BY: MJS
 DRAWN BY: JDR
 PROJECT NO.: M082040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 4 OF 41



M:\08\Petrie Ross Ventures, LLC\0805 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\04\SITE PLAN DOCUMENTS\Sheet Plans\10\0805080510.dwg, 11/14/2007 8:53:58 AM, jtd



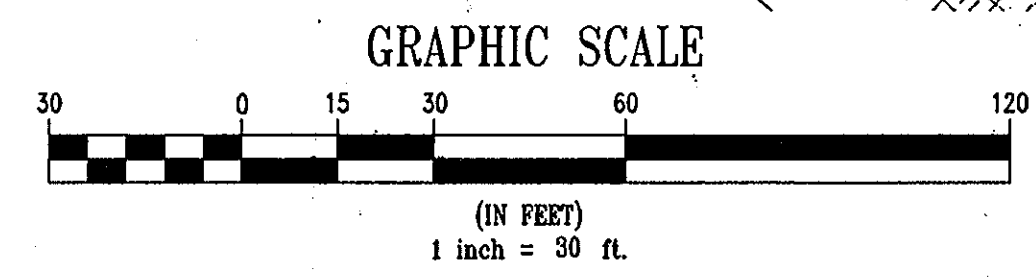
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- = SLOPES OF 15-24.9%
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE: 4/16/09



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 170 JENNIFER ROAD, SUITE 300
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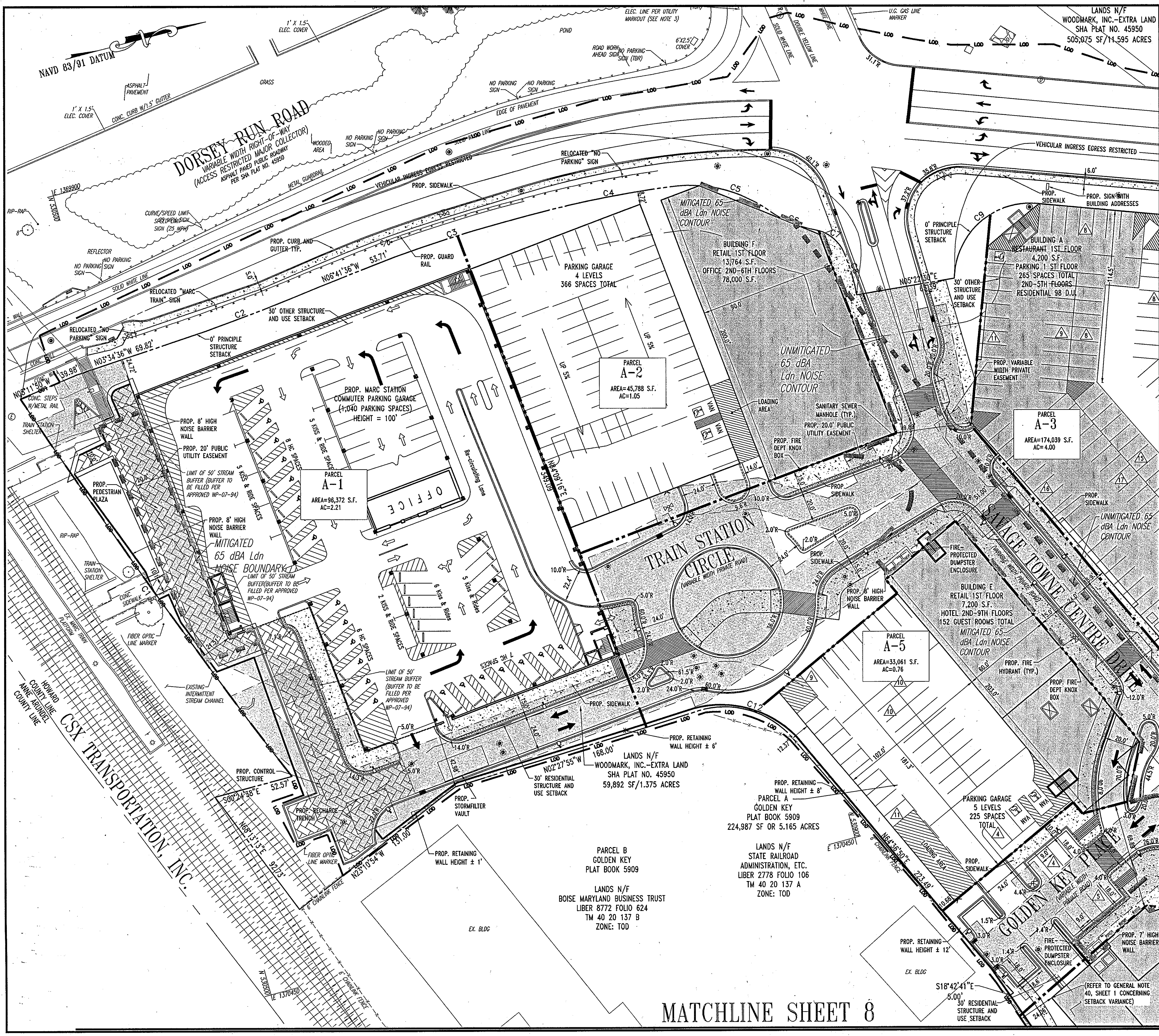
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DESIGNED BY: MJC
DRAWN BY: JDR
PROJECT NO.: MD082040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 5 OF 41

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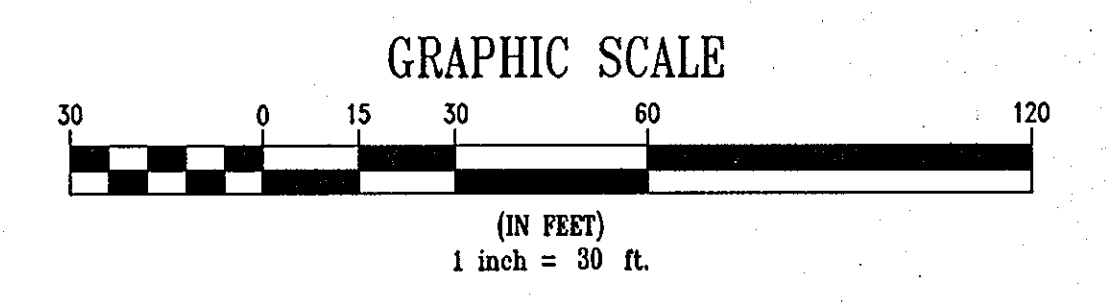
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Matthew T. Allen
 PLANNING DIRECTOR

MATCHLINE SHEET 7



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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LEGEND
 2' SECTION FOR SIDEWALK PAVERS

REV.	DATE	DESCRIPTION	BY

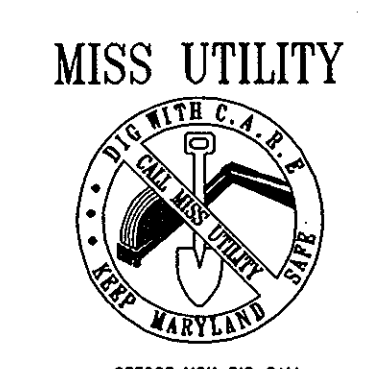
OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
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 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
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PROJECT:
 SAVAGE TOWNE CENTRE
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 PARCELS A-B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 SITE PLAN



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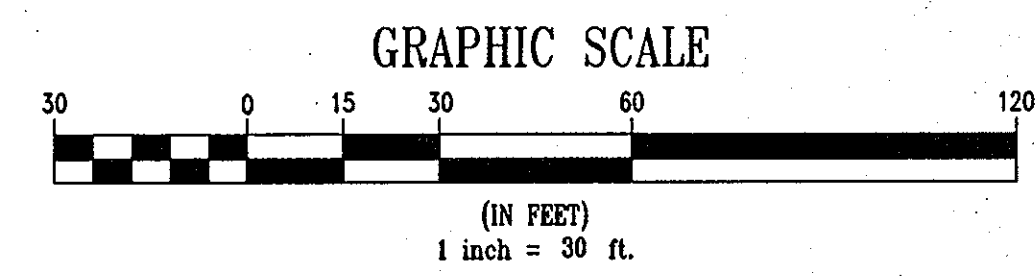
DESIGNED BY: MJS
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 6 OF 41

MATCHLINE SHEET 8

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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE

LEGEND
 [Symbol] 2' SECTION FOR SIDEWALK PAVERS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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C12	69.14	59.06	67°04'29"	39.15	65.26	S31°04'19"W

REV.	DATE	DESCRIPTION	BY

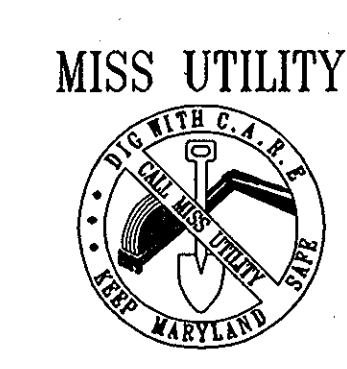
OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD & HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS A-1 THRU A-6
 PARCELS A-8, GOLDEN KEY, PLAT NO. 5989
 SAVAGE TOWNE CENTRE 8TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 SITE PLAN



BEFORE YOU DIG CALL
 800-495-7779
 PROTECT YOURSELF - GIVE TWO
 WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
 COMPONENTS FOR CONSTRUCTION SAFETY. ALL
 CONSTRUCTION MUST BE DONE IN COMPLIANCE
 WITH THE OCCUPATIONAL SAFETY AND HEALTH
 ACT OF 1970 AND ALL RULES AND
 REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO
 HAVE ALL EXISTING UTILITIES MARKED 48
 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

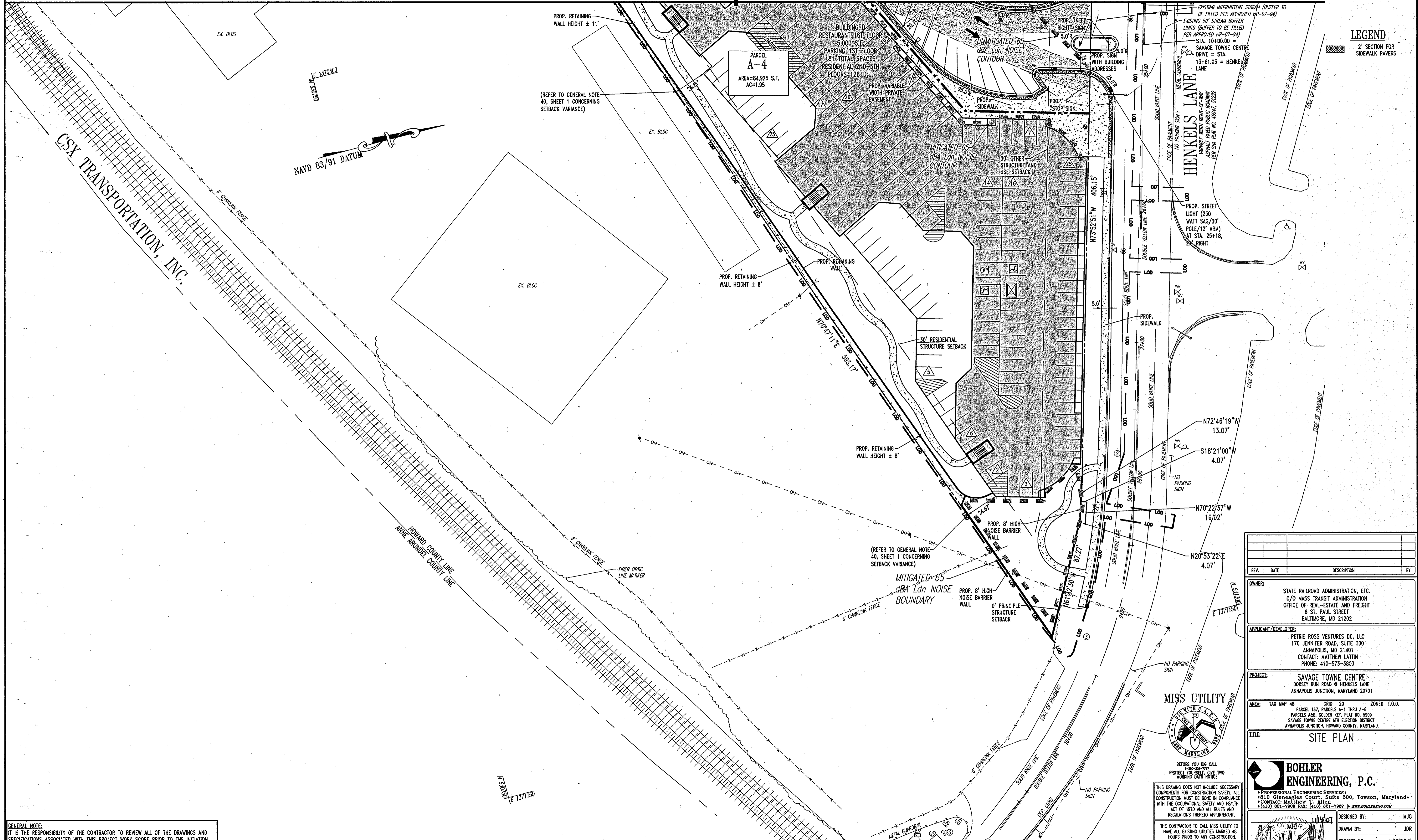
BOHLER ENGINEERING, P.C.
 • PROFESSIONAL ENGINEERING SERVICES •
 • 8110 GLENVIEW COURT, SUITE 300, TOWSON, MARYLAND •
 • CONTACT: MATTHEW T. ALLEN •
 • (410) 881-7900 FAX: (410) 881-7987 • WWW.BOHLERENGINEERING.COM

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: M062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 7 OF 41

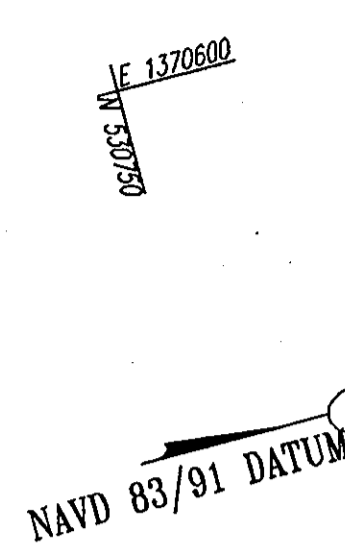
MATCHLINE SHEET 6

MATCHLINE SHEET 8

M:\05\Petrie Ross Ventures, LLC\0606 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Sheet Plan\10\06062040.dwg, 11/14/2007, 8:34:14 AM, JMG



LEGEND
2' SECTION FOR SIDEWALK PAVERS

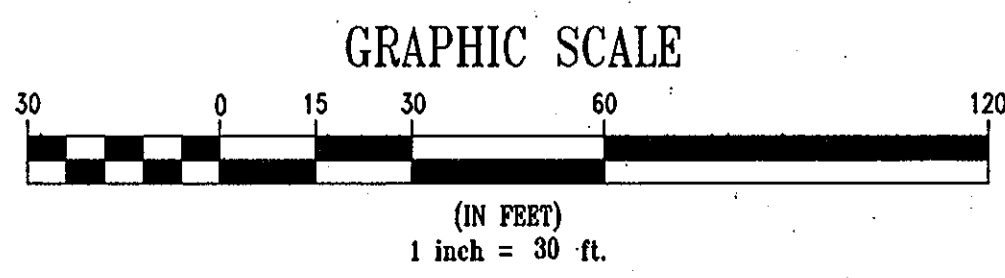


CSX TRANSPORTATION, INC.

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature and date
PLANNING DIRECTOR DATE



PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED I.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS A&B, GOLDEN KEY, PLAT NO. 5909
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: SITE PLAN

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 810 Glenelg Court, Suite 300, Towson, Maryland •
• CONTACT: Matthew T. Allen •
• (410) 821-7900 FAX: (410) 821-7987 • WWW.BOHLERENG.COM

DESIGNED BY: M.J.G.
DRAWN BY: JDR
PROJECT NO.: MD082040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 8 OF 41

MISS UTILITY
BEFORE YOU DIG CALL
1-800-357-9777
PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

NAVD 83/91 DATUM

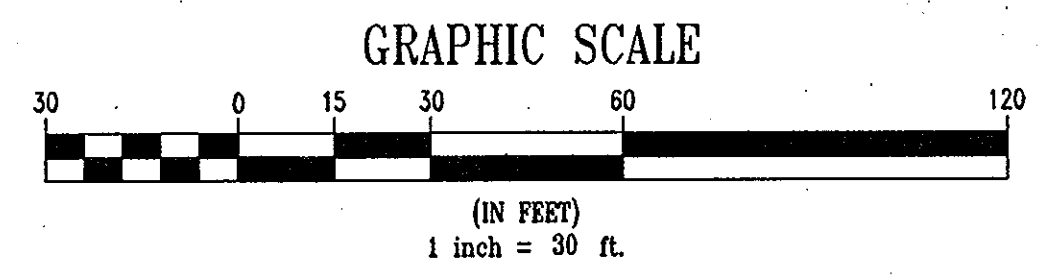
DORSEY RUN ROAD

WOODMARK, INC.-EXTRA LAND
SHA PLAT NO. 45950
595,975 SF/1.375 ACRES

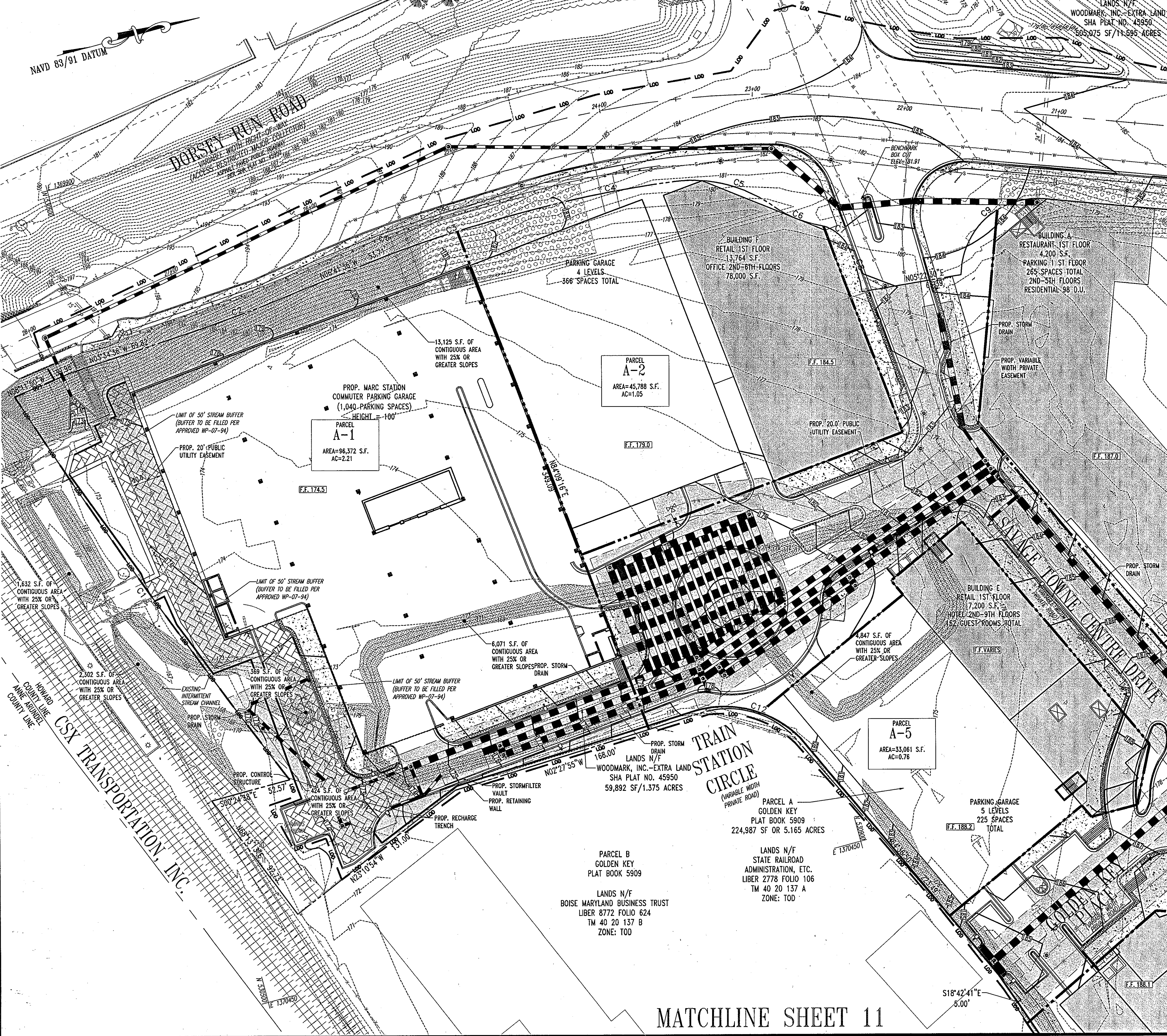
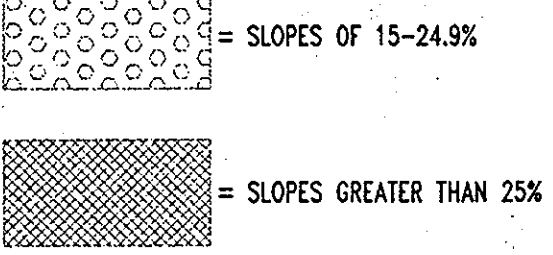
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David L. Anglin 4/16/09
PLANNING DIRECTOR DATE

MATCHLINE SHEET 10



STEEP SLOPE LEGEND:



REV.	DATE	DESCRIPTION	BY
OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT: SAVAGE TOWNE CENTRE DORSEY RUN ROAD @ HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D. PARCELS 137, PARCELS A-1 THRU A-5 PARCELS A&B, GOLDEN KEY, PLAT NO. 5909 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE: GRADING PLAN			

MISS UTILITY



BEFORE YOU DIG CALL
1-800-551-7777
PROTECT YOURSELF GIVE TWO
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPROPRIATE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

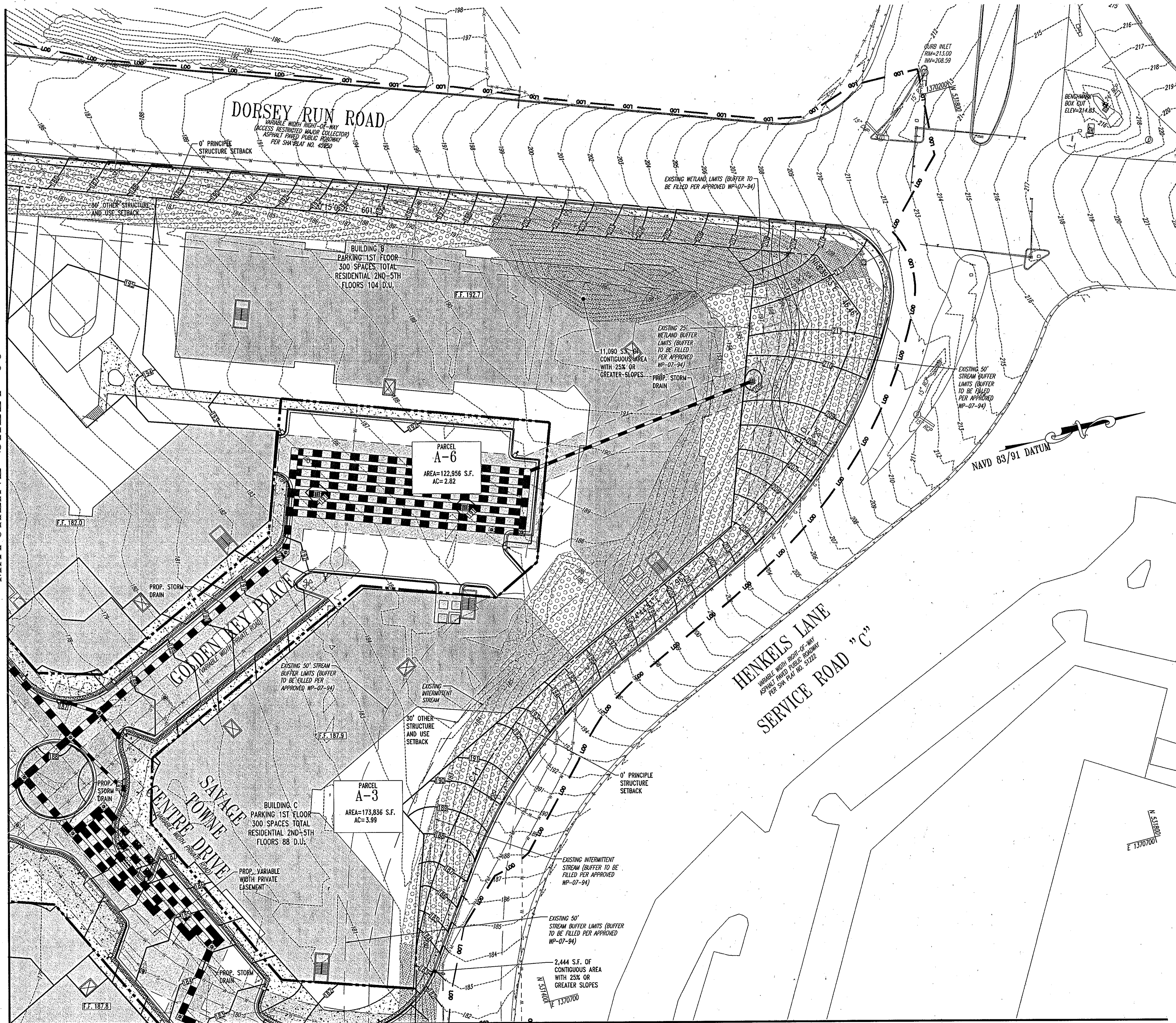
BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
810 Glenaeles Court, Suite 300, Towson, Maryland
Contract: Matthew T. Allen
410.921-7900 FAX: (410) 921-7987 | WWW.BOHLERENG.COM

DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 9 OF 41

MATCHLINE SHEET 11

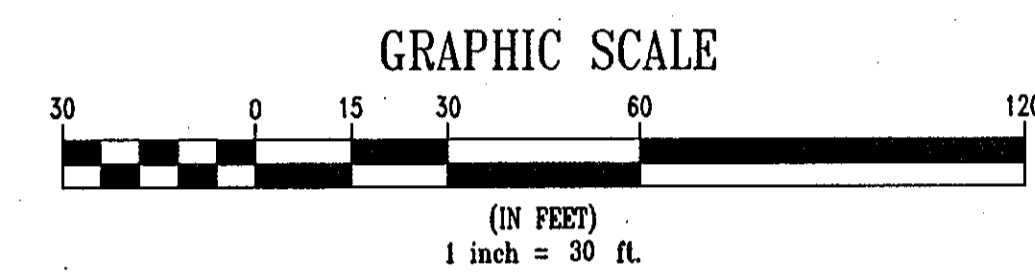
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N:\05\Petrie Ross Ventures, LLC\0005 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CA\01 SITE PLAN DOCUMENTS\Sketch Plans\Rev 10\MD062040.dwg

MATCHLINE SHEET 09



GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY BOHLER ENGINEERING, P.C. IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY BOHLER ENGINEERING, P.C. SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Matthew T. Allen
 PLANNING DIRECTOR 15 DATE



STEEP SLOPE LEGEND:
 = SLOPES OF 15-24.9%
 = SLOPES GREATER THAN 25%

REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS 137, PARCELS A-1 THRU A-6
 PARCELS A8B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 GRADING PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 •810 Glenside Court, Suite 300, Towson, Maryland•
 •CONTACT: MATTHEW T. ALLEN
 •(410) 881-7900 FAX: (410) 881-7987 • WWW.BOHLERENG.COM

DESIGNED BY: MJC
 DRAWN BY: JDR
 PROJECT NO.: M062040
 DATE: 08/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 10 OF 41
 MATTHEW T. ALLEN
 PROFESSIONAL ENGINEER NO. 28567

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09



BEFORE YOU DIG CALL
 1-800-367-7777
 PROTECT YOURSELF. GIVE TWO
 WORKING DAYS NOTICE.
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPROPRIATE.
 THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

MATCHLINE SHEET 11

M:\05\Petrie Ross Ventures, LLC\0608 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\DATE PLAN DOCUMENTS\Sketch Plans\10\0608040510.dwg
 11/14/2007 8:34:35 AM, jmd



10,718 S.F. OF CONTIGUOUS AREA WITH 25% OR GREATER SLOPES

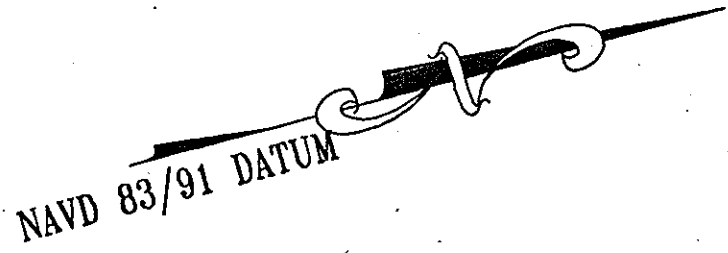
PARCEL A-4
AREA=84,925 S.F.
AC=1.95

BUILDING D
RESTAURANT 1ST FLOOR
5,000 S.F.
PARKING 1ST FLOOR
151 TOTAL SPACES
RESIDENTIAL 2ND-5TH
FLOORS 126 D.U.


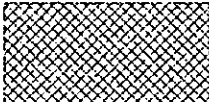
2,444 S.F. OF CONTIGUOUS AREA WITH 25% OR GREATER SLOPES

EXISTING INTERMITTENT STREAM (BUFFER TO BE FILLED PER APPROVED WP-07-94)
EXISTING 30' STREAM BUFFER LIMITS (BUFFER TO BE FILLED PER APPROVED WP-07-94)

CSX TRANSPORTATION, INC.



STEEP SLOPE LEGEND:

-  = SLOPES OF 15-24.9%
-  = SLOPES GREATER THAN 25%

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
8 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS ARE GOLDEN KEY, PLAT NO. 5959
SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

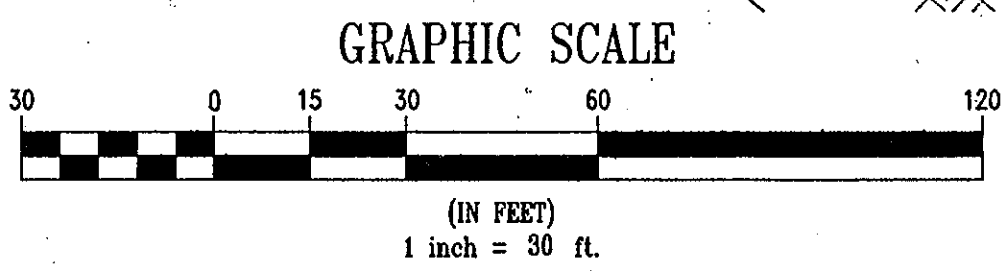
TITLE: GRADING PLAN

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES
• 610 Glenview Court, Suite 300, Towson, Maryland
• CONTACT: Matthew T. Allen
• (410) 821-7900 FAX: (410) 821-7989 www.bohlereng.com

DESIGNED BY: NJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 11 OF 41
MATTHEW T. ALLEN
PROFESSIONAL ENGINEER NO. 28567

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Matthew T. Allen 11/26/07
PLANNING DIRECTOR DATE

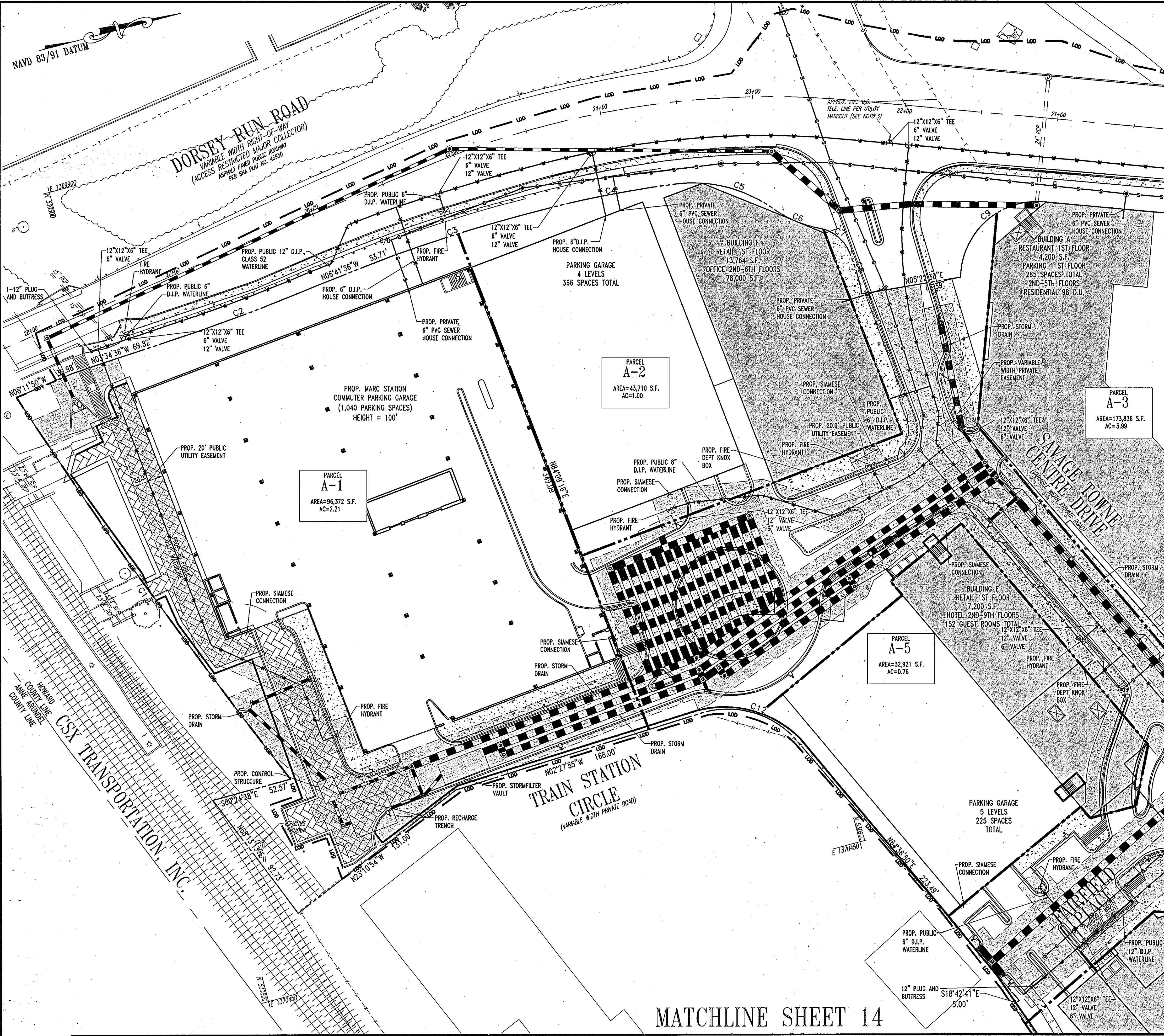


PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

M:\06\Petrie Ross Ventures, LLC\MD06 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Sketch Plans\Rev. 10\MD062040SS10.dwg, 11/14/2007 8:34:42 AM, jmd

NAVD 83/91 DATUM

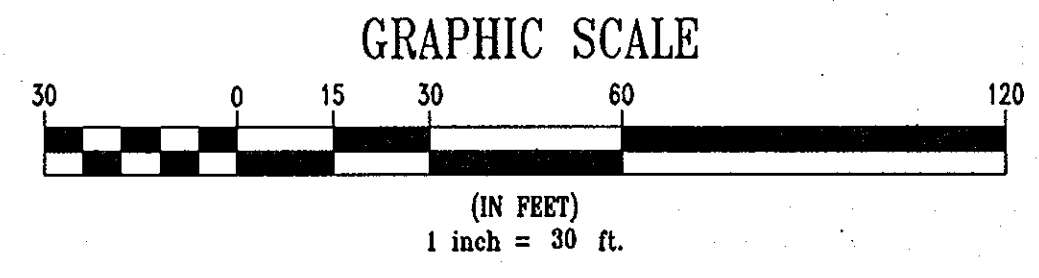
DORSEY RUN ROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 (ACCESS RESTRICTED MAJOR COLLECTOR)
 ASPHALT PAVED PUBLIC ROADWAY
 PER SNA PLAT NO. 45950



GENERAL NOTE:
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR

MATCHLINE SHEET 13



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	308.13	4244.47	04°09'34"	154.13	308.06	S69°31'44"W
C2	101.38	1154.46	05°01'54"	50.72	101.35	N05°58'45"W
C3	91.95	1068.51	04°55'50"	46.00	91.92	N02°06'09"W
C4	96.45	722.45	07°38'52"	48.29	96.36	N03°30'23"E
C5	68.45	90.00	43°34'06"	35.97	66.80	N29°06'47"E
C6	33.70	75.00	25°44'50"	17.14	33.42	N37°51'59"E
C7	24.35	25.00	55°45'26"	13.22	23.38	N52°52'33"E
C8	29.97	117.50	14°36'53"	15.07	29.89	N88°04'03"E
C9	82.61	50.00	94°39'55"	54.25	73.53	N27°04'37"W
C12	69.14	59.06	67°04'29"	39.15	65.26	S31°04'19"W

REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

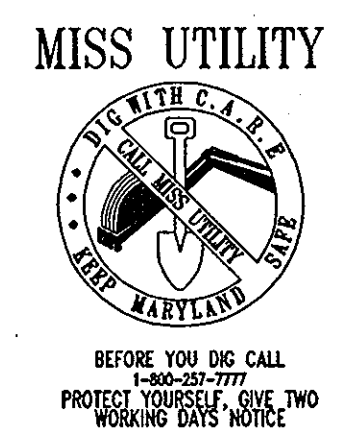
AREA: TAX MAP 48 PARCEL 20 GRID 20 ZONED T.O.D.
 PARCELS 157, PARCELS A-1 THRU A-6
 PARCELS 48B, GOLDEN KEY, PLAT NO. 5509
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 UTILITY PLAN

BOHLER ENGINEERING, P.C.
 * PROFESSIONAL ENGINEERING SERVICES
 * 4810 Greenleaf Court, Suite 300, Towson, Maryland
 * CONTACT: Matthew T. Allen
 * (410) 821-7900 FAX: (410) 821-7907 | WWW.BOHLERENG.COM

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 12 OF 41

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09



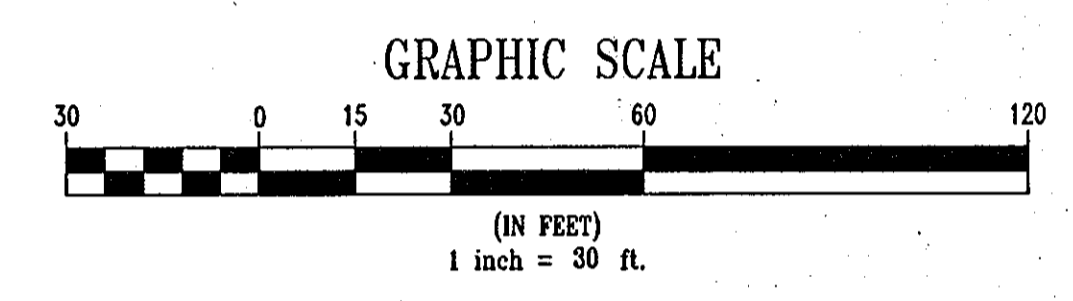
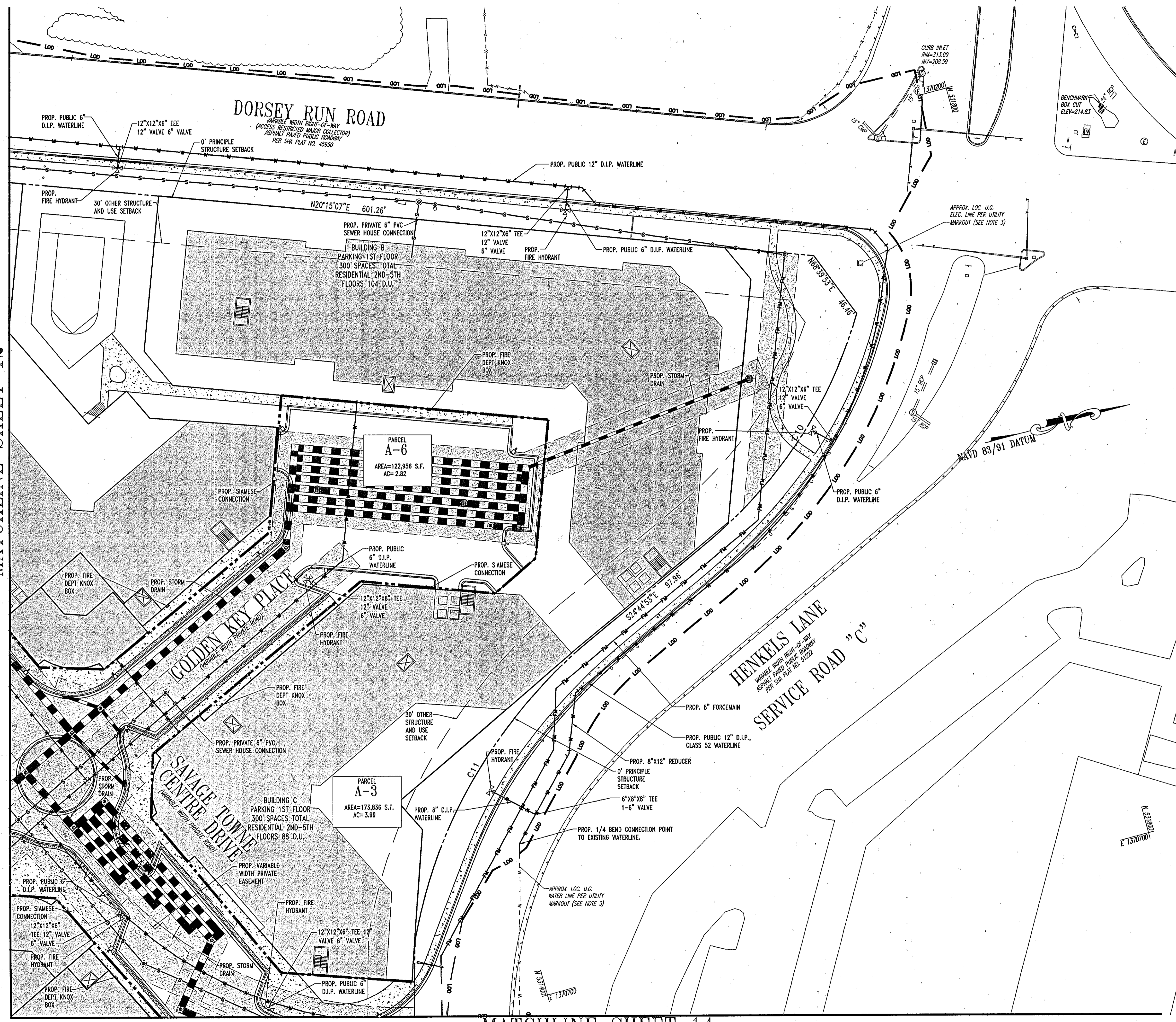
MATCHLINE SHEET 14

M:\05\Petrie Ross Ventures, LLC\MD06 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Search Plans\Rev 10\MD062040-05510.dwg
 11/14/2007 8:34:51 AM, jwd

GENERAL NOTE:
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Janet P. Coughlin
 PLANNING DIRECTOR

MATCHLINE SHEET 12



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C10	179.07	295.03	34°46'31"	92.39	176.33	S42°08'06"E
C11	229.85	328.48	40°05'32"	119.86	225.19	S44°47'40"E
C12	69.14	59.06	67°04'29"	39.15	65.26	S31°04'19"W

REV.	DATE	DESCRIPTION	BY

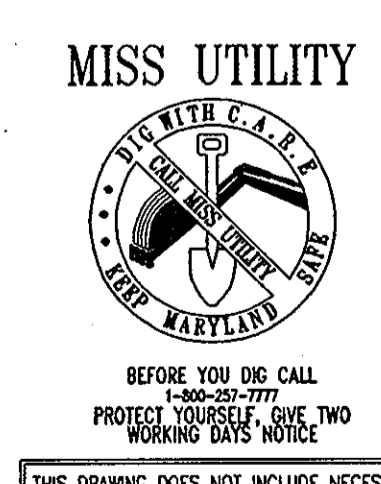
OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD & HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS 137, PARCELS A-1 THRU A-6
 PARCELS ARE: GOLDER KEY, PLAT NO. 9809
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: UTILITY PLAN



BEFORE YOU DIG CALL
 1-800-955-7777
 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPROPRIATE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION

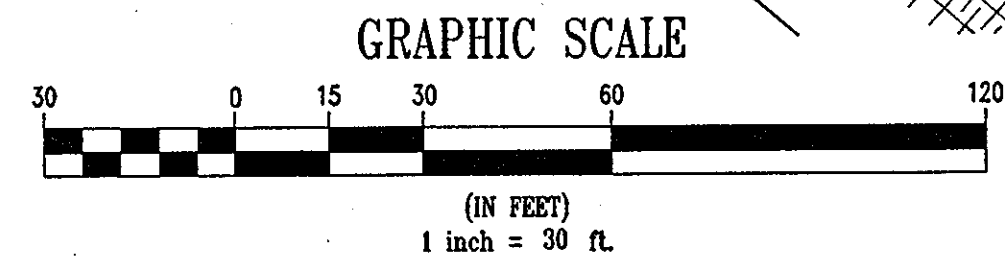
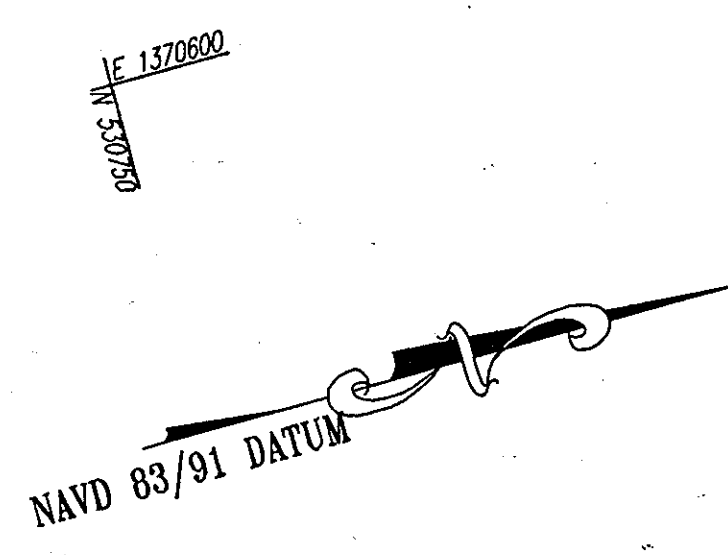
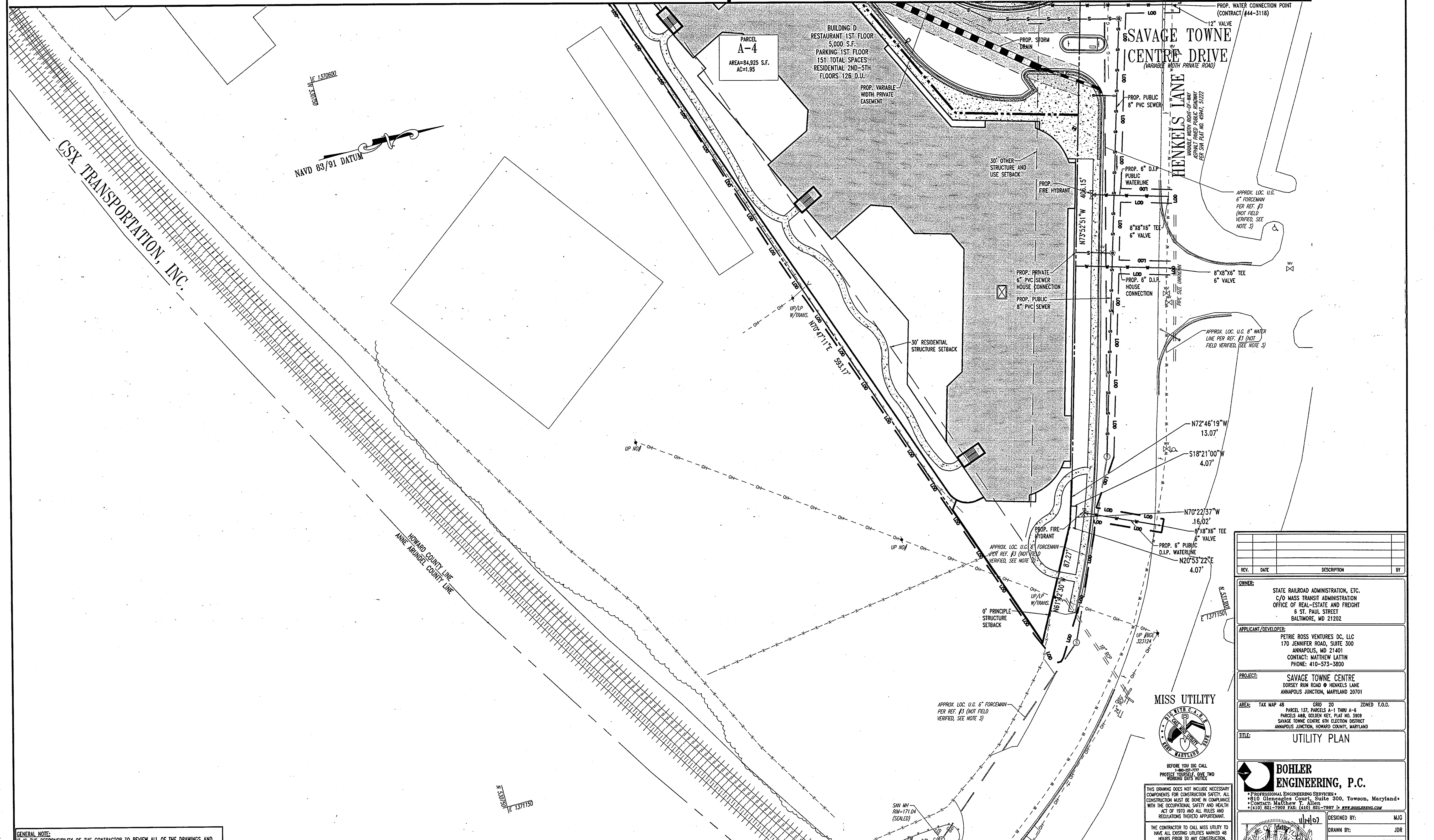
PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 810 GLENEGEE COURT, SUITE 300, TOWSON, MARYLAND
 CONTACT: MATTHEW T. ALLEN
 (410) 981-7900 FAX: (410) 981-7887 WWW.BOHLERENG.COM

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 13 OF 41

MATCHLINE SHEET 14

M:\05\Petrie Ross Ventures, LLC\0068 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CA\SITE PLAN DOCUMENTS\Sheet Plans\10\MD062040.DWG 11/14/2007 8:54:59 AM jwd



GENERAL NOTE:
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Matthew T. Allen
 PLANNING DIRECTOR DATE: 09/05/07

PROFESSIONAL CERTIFICATION
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REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS A&B, GOLDEN KEY, PLAT NO. 3909
 SAVAGE TOWNE CENTRE 8TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 UTILITY PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 #810 Greenleaf Court, Suite 300, Towson, Maryland*
 CONTACT: Matthew T. Allen
 (410) 621-7900 FAX: (410) 621-7987 IL: #BYBOHLENG.COM

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: M0062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 14 OF 41

MISS UTILITY
 BEFORE YOU DIG CALL 800-551-7777
 PROTECT YOURSELF GIVE TWO WORKING DAYS NOTICE

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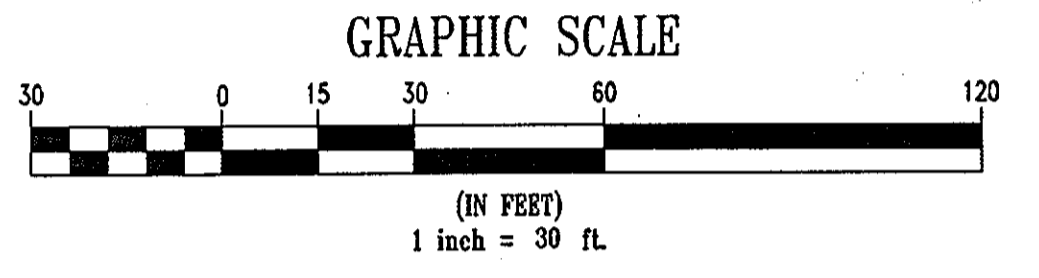
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark J. Hagle 4/26/07
PLANNING DIRECTOR DATE



NAVD 83/91 DATUM

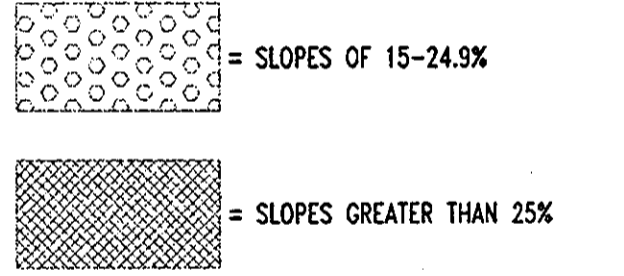
MATCHLINE SHEET 16



SOILS INFO:

MAP UNIT SYMBOL	MAP UNIT NAME
RIB	RUSSETT FINE SANDY LOAM, 2 TO 5 PERFECT SLOPES
UoB	UDORHTENS, LOAMS, 0 TO 5 PERFECT SLOPES
Fo	FALLSIGHTON SANDY LOAM, 0 TO 5 PERFECT SLOPES
Rsb	RUSSETT FINE SANDY LOAM, 2 TO 5 PERFECT SLOPES
UoF	UDORHTENS, HIGHWAY, 0 TO 65 PERCENT SLOPES
UoB	UDORHTENS, LOAMY, 0 TO 5 PERFECT SLOPES
UID	URBAN LAND-UDORHTENS COMPLEX, 0 TO 15 PERCENT SLOPES

STEEP SLOPE LEGEND:



PROPOSED PHASING/SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS. CONSTRUCT TRAP AND SEDIMENT BASIN.
- BEGIN PHASE 1 CONSTRUCTION. PHASE 1 INCLUDES CONSTRUCTION OF MARC STATION GARAGE AND ALL INFRASTRUCTURE INCLUDING STORM DRAIN, UTILITIES AND ROADS. FOLLOWING THE INSTALLATION OF THE STORMDRAIN AND INLETS, SEDIMENT TRAP 1 SHALL BE REMOVED DURING PHASE 1.
- BEGIN PHASE 2 CONSTRUCTION. PHASE 2 INCLUDES CONSTRUCTION OF BUILDINGS A, B, E, & F. SEDIMENT BASIN WILL BE REMOVED DURING PHASE 2.
- BEGIN PHASE 3. PHASE 3 INCLUDES THE CONSTRUCTION OF BUILDING C. ONLY PERIMETER SEDIMENT AND EROSION CONTROLS SHALL BE REQUIRED.
- BEGIN PHASE 4. PHASE 4 INCLUDES THE CONSTRUCTION OF BUILDING D. ONLY PERIMETER SEDIMENT AND EROSION CONTROLS SHALL BE REQUIRED. SEDIMENT TRAP 2 SHALL BE REMOVED DURING PHASE 4.

NOTE: ALL AREAS OUTSIDE SEDIMENT CONTROLS TO BE STABILIZED AT THE END OF EACH DAY.

REV.	DATE	DESCRIPTION	BY

SOURCE:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
8 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD @ HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCELS 137, PARCELS A-1 THRU A-5
PARCELS ABG, GOLDEN KEY, PLAT NO. 3969
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
810 Cleeves Court, Suite 300, Towson, Maryland
CONTACT: Matthew J. Allen
410) 821-7999 FAX: (410) 821-7997 | www.bohlereng.com

DESIGNED BY: MJC
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 15 OF 41

STATE OF MARYLAND
MATTHEW J. ALLEN
PROFESSIONAL ENGINEER NO. 28567

MISS UTILITY



BEFORE YOU DIG, CALL
1-800-551-7777
PROTECT YOURSELF, GIVE TWO
WORKING DAYS NOTICE

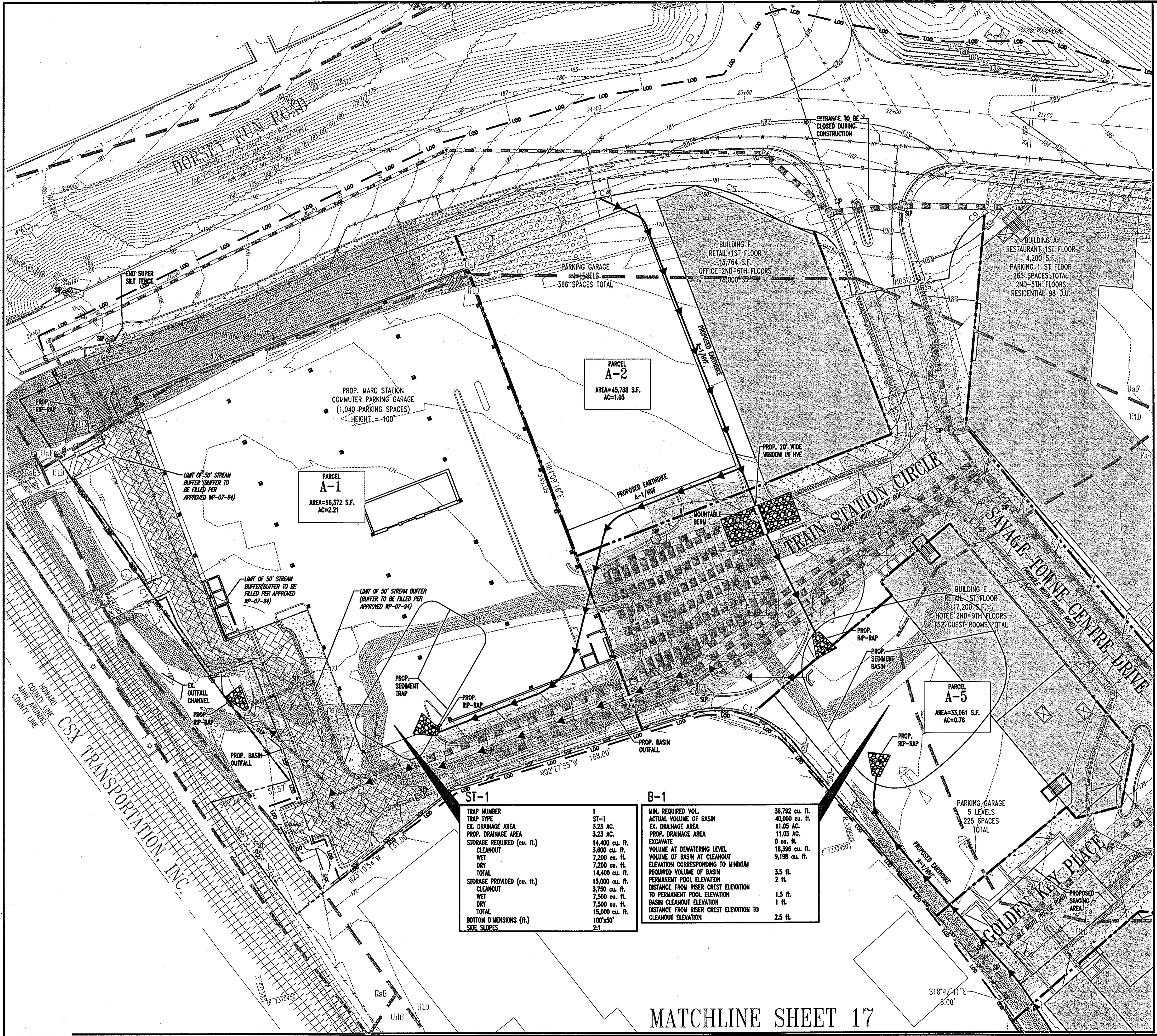
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PROFESSIONAL CERTIFICATION

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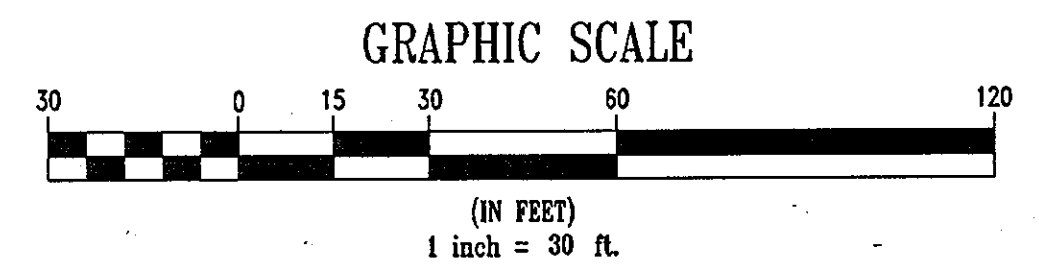
MATCHLINE SHEET 17



TRAP NUMBER	1	MIN. REQUIRED VOL.	36,792 cu. ft.
TRAP TYPE	ST-II	ACTUAL VOLUME OF BASIN	40,000 cu. ft.
EX. DRAINAGE AREA	3.23 AC.	EX. DRAINAGE AREA	11.05 AC.
PROP. DRAINAGE AREA	3.23 AC.	PROP. DRAINAGE AREA	11.05 AC.
STORAGE REQUIRED (cu. ft.)	14,400 cu. ft.	EXCAVATE	0 cu. ft.
CLEANOUT	3,600 cu. ft.	VOLUME AT DOWATERING LEVEL	18,396 cu. ft.
WET	7,200 cu. ft.	VOLUME OF BASIN AT CLEANOUT	9,198 cu. ft.
DRY	7,200 cu. ft.	ELEVATION CORRESPONDING TO MINIMUM	
TOTAL	14,400 cu. ft.	REQUIRED VOLUME OF BASIN	3.5 ft.
STORAGE PROVIDED (cu. ft.)	15,000 cu. ft.	PERMANENT POOL ELEVATION	2 ft.
CLEANOUT	3,750 cu. ft.	DISTANCE FROM RISER CREST ELEVATION	1.5 ft.
WET	7,500 cu. ft.	TO PERMANENT POOL ELEVATION	1 ft.
DRY	7,500 cu. ft.	BASEIN CLEANOUT ELEVATION	
TOTAL	15,000 cu. ft.	DISTANCE FROM RISER CREST ELEVATION TO	
BOTTOM DIMENSIONS (ft.)	100'x50'	CLEANOUT ELEVATION	2.5 ft.
SIDE SLOPES	2:1		

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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David D. Layle 1/26/17
 PLANNING DIRECTOR DATE



SOILS INFO:

MAP UNIT SYMBOL	MAP UNIT NAME
R1B	RUSSETT FINE SANDY LOAM, 2 TO 5 PERFECT SLOPES
UoB	UDORTMENTS, LOAMS, 0 TO 5 PERFECT SLOPES
Fo	FALLSIGTON SANDY LOAM, 0 TO 5 PERFECT SLOPES
RaB	RUSSETT FINE SANDY LOAM, 2 TO 5 PERFECT SLOPES
UaF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES
UdB	UDORTMENTS, LOAMY, 0 TO 5 PERFECT SLOPES
UID	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 15 PERCENT SLOPES

STEEP SLOPE LEGEND:

	= SLOPES OF 15-24.9%
	= SLOPES GREATER THAN 25%

NOTE: ALL AREAS OUTSIDE SEDIMENT CONTROLS TO BE STABILIZED AT THE END OF EACH DAY.

REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD & HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS 137, PARCELS A-1 THRU A-6
 PARCELS A-B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 EROSION AND SEDIMENT CONTROL PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 810 Glenelg Court, Suite 300, Towson, Maryland
 CONTACT: MATTHEW T. ALLEN
 (410) 821-7900 FAX: (410) 821-7987 www.bohlereng.com

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 16 OF 41



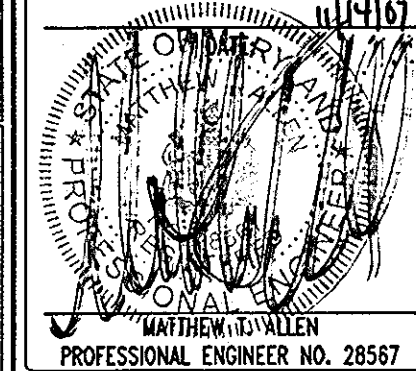
BEFORE YOU DIG, CALL
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PROFESSIONAL CERTIFICATION

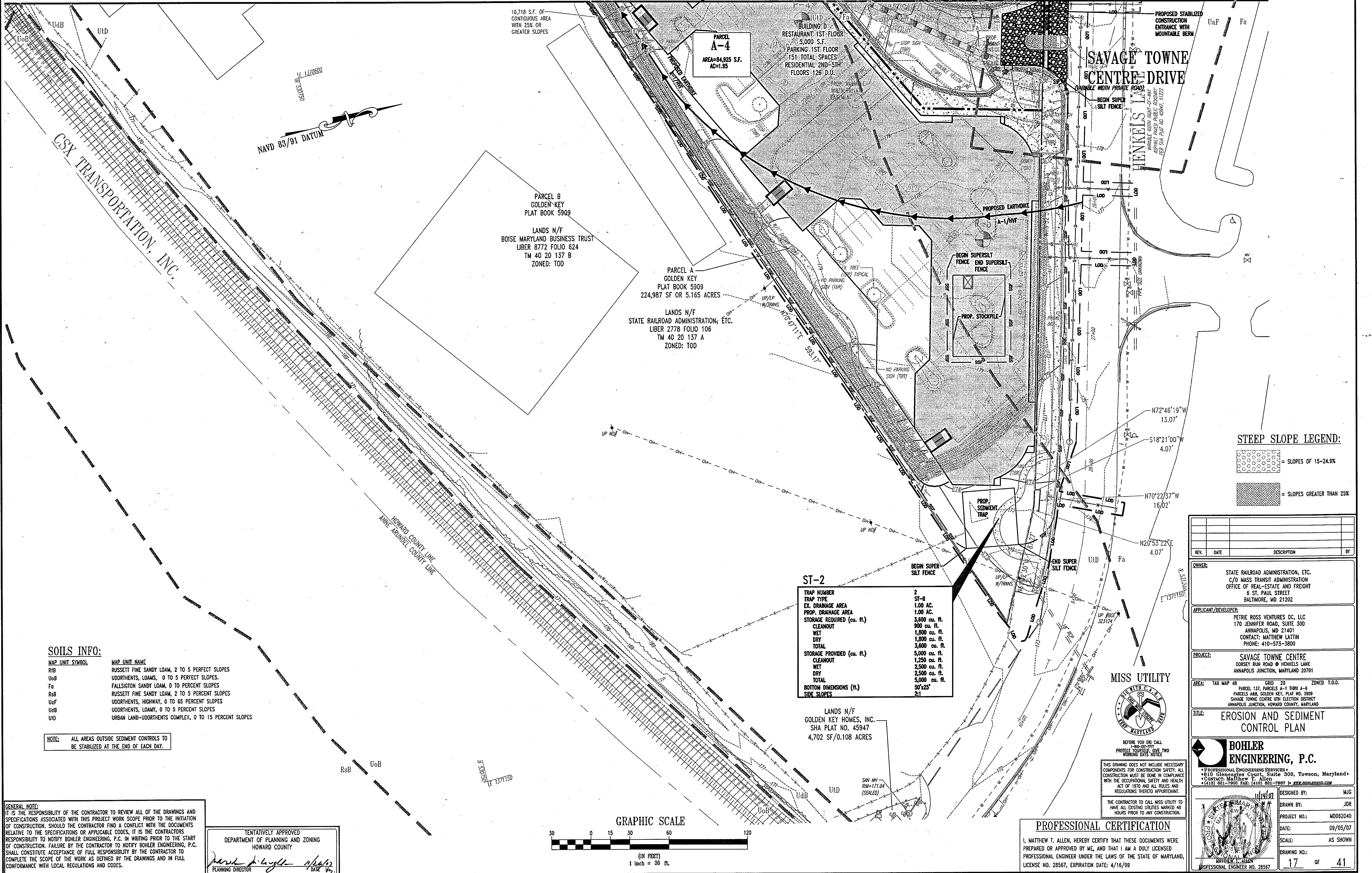
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MATCHLINE SHEET 15

MATCHLINE SHEET 17

M:\GIS\Peris Ross Ventures, LLC\0608 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\GIS\SITE PLAN DOCUMENTS\Drawn From\10\06082040.dwg, 1/17/2007 10:52:52 AM, Plot



10,718 S.F. OF CONTIGUOUS AREA WITH 25% OR GREATER SLOPES

PARCEL A-4
AREA=84,925 S.F.
AC=1.95

BUILDING D
RESTAURANT-1ST FLOOR
5,000 S.F.
PARKING-1ST FLOOR
151 TOTAL SPACES
RESIDENTIAL-2ND-5TH
FLOORS 126 P.U.

PROPOSED STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

SAVAGE TOWNE CENTRE DRIVE

HENKELS LANE

PARCEL B
GOLDEN KEY
PLAT BOOK 5909

LANDS N/F
BOISE MARYLAND BUSINESS TRUST
LIBER 8772 FOLIO 624
TM 40 20 137 B
ZONED: TOD

PARCEL A
GOLDEN KEY
PLAT BOOK 5909
224,987 SF OR 5.165 ACRES

LANDS N/F
STATE RAILROAD ADMINISTRATION, ETC.
LIBER 2778 FOLIO 106
TM 40 20 137 A
ZONED: TOD

PROPOSED EARTHWORK

BEGIN SUPERSILT FENCE

END SUPERSILT FENCE

PROP. STOCKPILE

PROP. SEDIMENT TRAP

BEGIN SUPER SILT FENCE

END SUPER SILT FENCE

STEEP SLOPE LEGEND:

- [Symbol] = SLOPES OF 15-24.9%
- [Symbol] = SLOPES GREATER THAN 25%

SOILS INFO:

MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT SLOPES
RfB	RUSSETT FINE SANDY LOAM	2 TO 5 PERFECT SLOPES
UoB	UDORTHERTS, LOAMS	0 TO 5 PERFECT SLOPES
Fa	FALLSIGTON SANDY LOAM	0 TO PERFECT SLOPES
RsB	RUSSETT FINE SANDY LOAM	2 TO 5 PERCENT SLOPES
UoF	UDORTHERTS, HIGHWAY	0 TO 65 PERCENT SLOPES
UoB	UDORTHERTS, LOAMY	0 TO 5 PERCENT SLOPES
UoD	URBAN LAND-UDORTHERTS COMPLEX	0 TO 15 PERCENT SLOPES

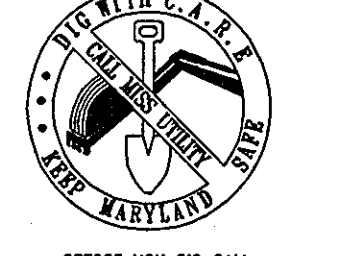
NOTE: ALL AREAS OUTSIDE SEDIMENT CONTROLS TO BE STABILIZED AT THE END OF EACH DAY.

ST-2

TRAP NUMBER	2
TRAP TYPE	ST-II
EX. DRAINAGE AREA	1.00 AC.
PROP. DRAINAGE AREA	1.00 AC.
STORAGE REQUIRED (cu. ft.)	3,600 cu. ft.
CLEANOUT	900 cu. ft.
WET	1,800 cu. ft.
DRY	1,800 cu. ft.
TOTAL	3,600 cu. ft.
STORAGE PROVIDED (cu. ft.)	5,000 cu. ft.
CLEANOUT	1,250 cu. ft.
WET	2,500 cu. ft.
DRY	2,500 cu. ft.
TOTAL	5,000 cu. ft.
BOTTOM DIMENSIONS (ft.)	50'x25'
SIDE SLOPES	2:1

LANDS N/F
GOLDEN KEY HOMES, INC.
SHA PLAT NO. 45947
4,702 SF/0.108 ACRES

MISS UTILITY



BEFORE YOU DIG CALL 800-387-7977 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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REV.	DATE	DESCRIPTION	BY

OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202

APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATIN PHONE: 410-573-3800

PROJECT: SAVAGE TOWNE CENTRE DORSEY RUN ROAD @ HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D. PARCEL 137, PARCELS A-1 THRU A-6 PARCELS A-B, GOLDEN KEY, PLAT NO. 5909 SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

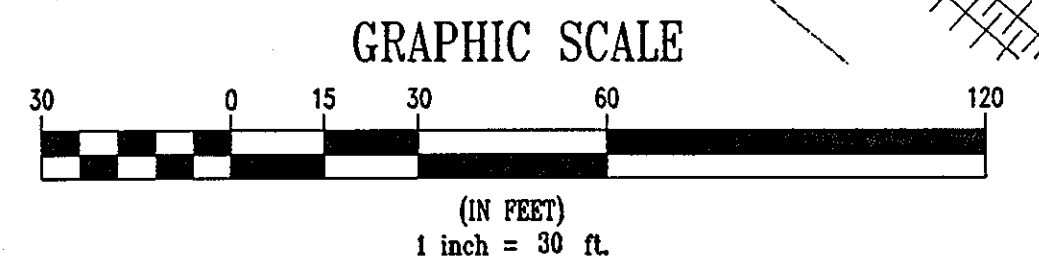
TITLE: EROSION AND SEDIMENT CONTROL PLAN

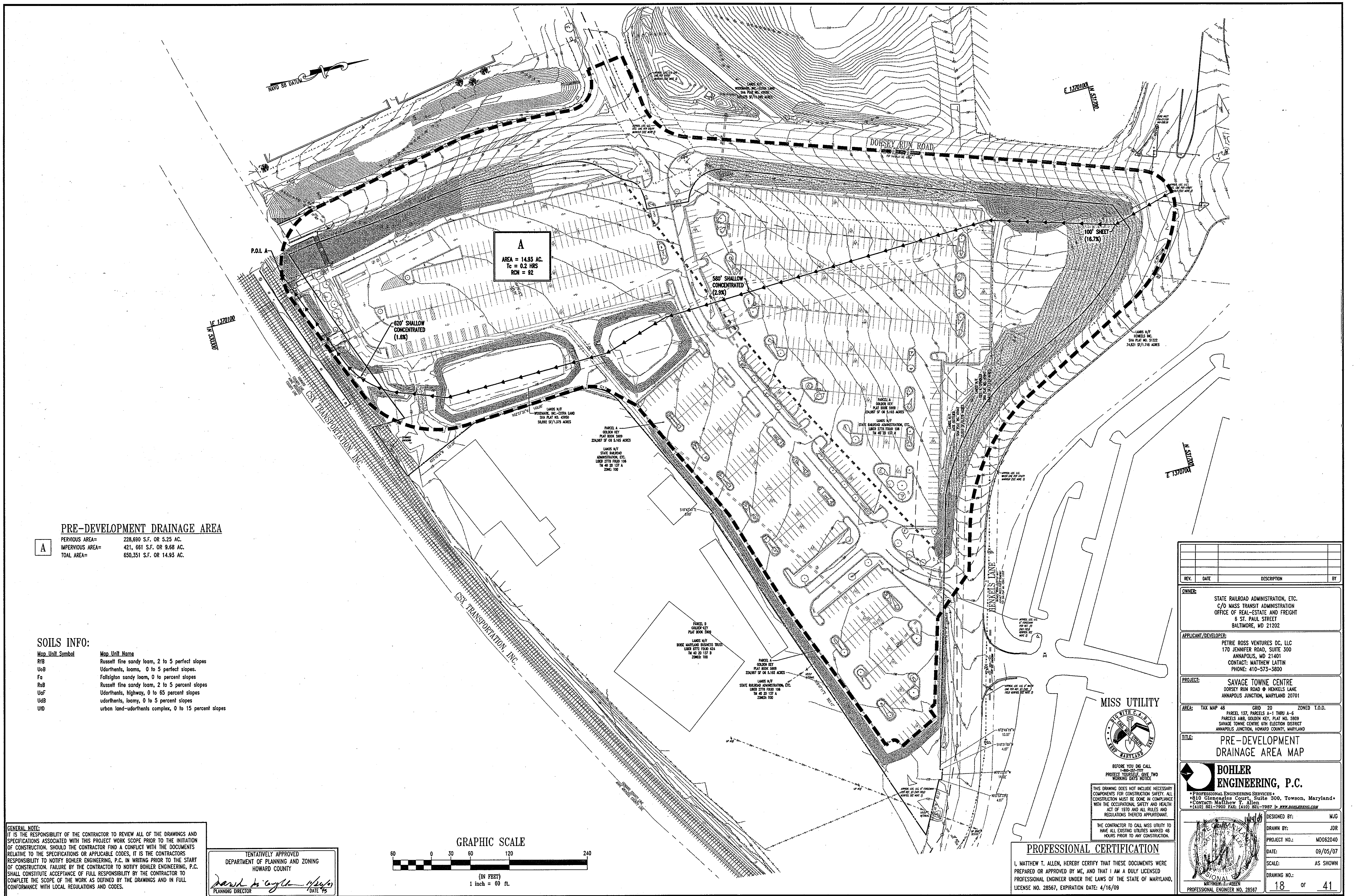
BOHLER ENGINEERING, P.C. PROFESSIONAL ENGINEERING SERVICES 810 Glenelg Court, Suite 300, Towson, Maryland CONTRACT: MATCHED L, ALLED (410) 821-7900 FAX: (410) 821-7987 WWW.BOHLERENG.COM

DESIGNED BY:	MJG
DRAWN BY:	JDR
PROJECT NO.:	MD062040
DATE:	09/05/07
SCALE:	AS SHOWN
DRAWING NO.:	17 OF 41

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TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY





PRE-DEVELOPMENT DRAINAGE AREA

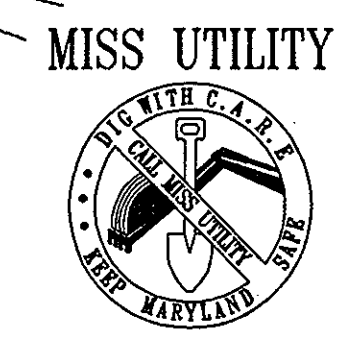
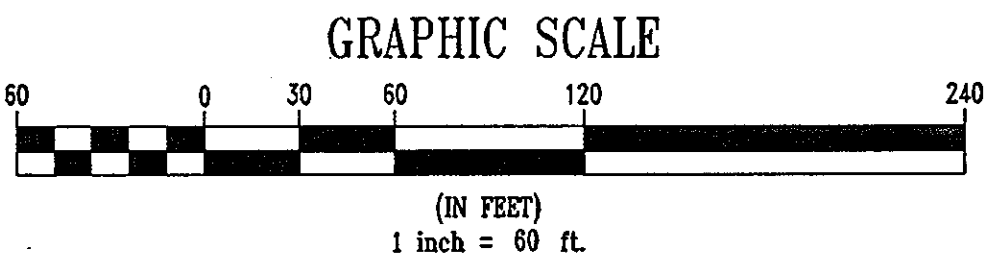
A
 PERVIOUS AREA= 228,690 S.F. OR 5.25 AC.
 IMPERVIOUS AREA= 421, 661 S.F. OR 9.68 AC.
 TOTAL AREA= 650,351 S.F. OR 14.93 AC.

SOILS INFO:

Map Unit Symbol	Map Unit Name	Description
R1B	Russell fine sandy loam	2 to 5 percent slopes
UoB	Udorhents, loams	0 to 5 percent slopes.
Fa	Fallsigton sandy loam	0 to percent slopes
RoB	Russell fine sandy loam	2 to 5 percent slopes
UoF	Udorhents, highway	0 to 65 percent slopes
UdB	Udorhents, loamy	0 to 5 percent slopes
UID	urban land-udorhents complex	0 to 15 percent slopes

GENERAL NOTE:
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Cagle
 PLANNING DIRECTOR DATE '05



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

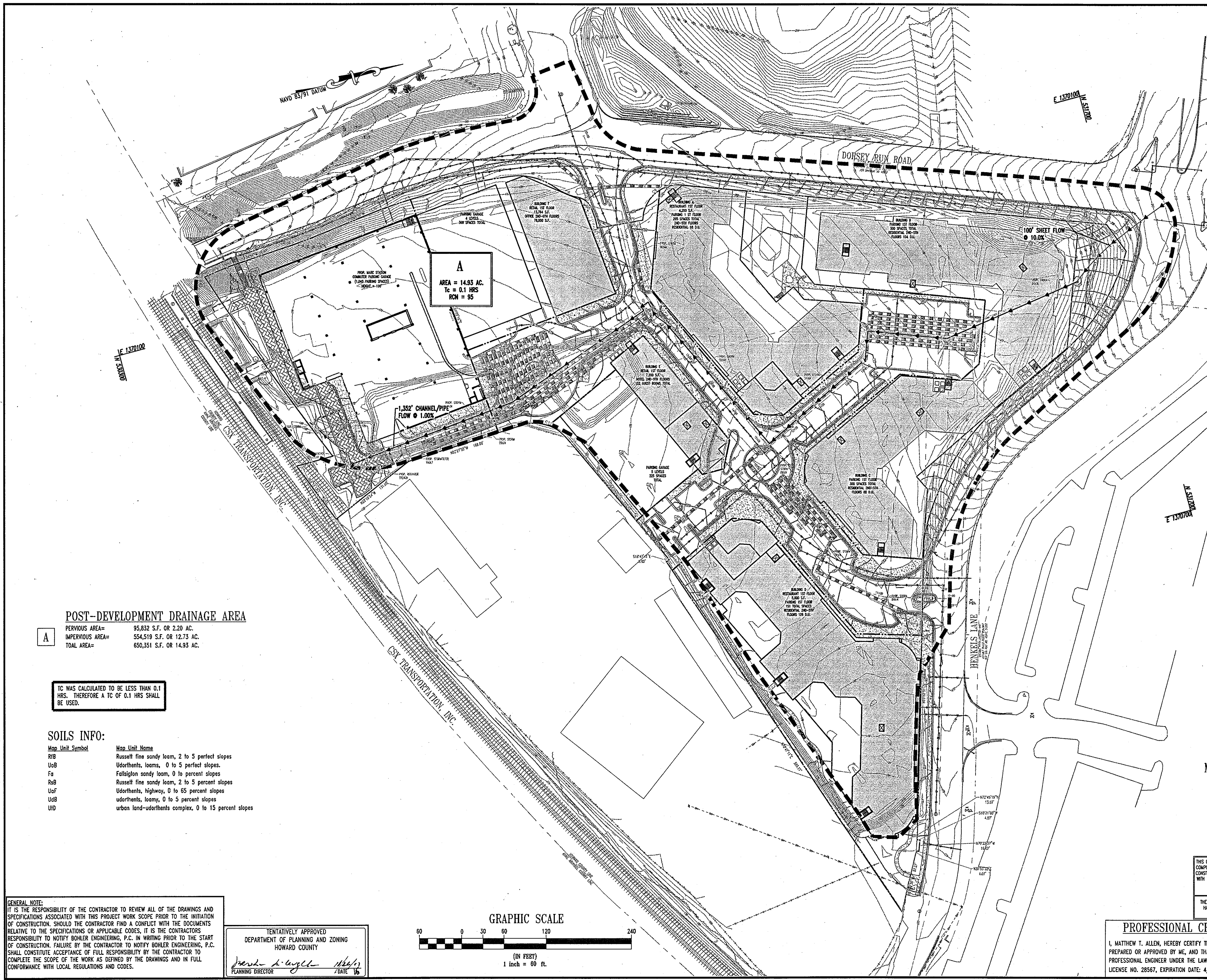
PROJECT:
 SAVAGE TOWNE CENTRE
 DORSY RUN ROAD @ HENCKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCEL 137, PARCELS A-1 THRU A-6
 PARCELS A&B, GOLDEN KEY, PLAT NO. 5809
 SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 PRE-DEVELOPMENT
 DRAINAGE AREA MAP

BOHLER ENGINEERING, P.C.
 * PROFESSIONAL ENGINEERING SERVICES *
 #810 Glenelg Road, Suite 300, Towson, Maryland
 * CONTACT: Matthew T. Allen
 * (410) 621-7900 FAX: (410) 621-7997 * WWW.BOHLERENG.COM

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 18 OF 41
 PROFESSIONAL ENGINEER NO. 28567



POST-DEVELOPMENT DRAINAGE AREA

PERVIOUS AREA=	95,832 S.F. OR 2.20 AC.
IMPERVIOUS AREA=	554,519 S.F. OR 12.73 AC.
TOAL AREA=	650,351 S.F. OR 14.93 AC.

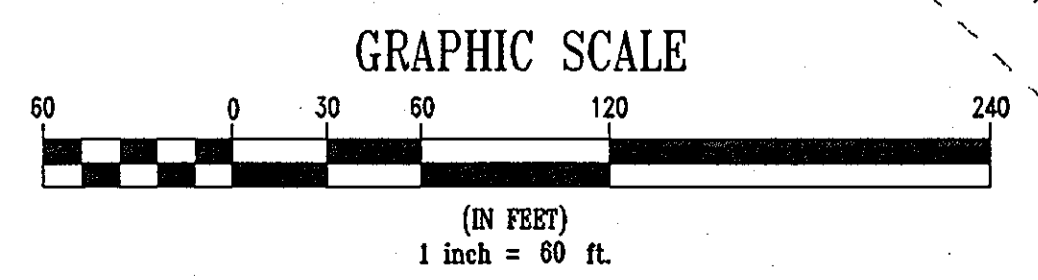
TC WAS CALCULATED TO BE LESS THAN 0.1 HRS. THEREFORE A TC OF 0.1 HRS SHALL BE USED.

SOILS INFO:

Map Unit Symbol	Map Unit Name
R1B	Russell fine sandy loam, 2 to 5 percent slopes
UoB	Udorthents, loams, 0 to 5 percent slopes
Fa	Fallsigton sandy loam, 0 to 5 percent slopes
RsB	Russell fine sandy loam, 2 to 5 percent slopes
UoF	Udorthents, highway, 0 to 65 percent slopes
UoB	udorthents, loamy, 0 to 5 percent slopes
UID	urban land-udorthents complex, 0 to 15 percent slopes

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David L. Lytle
PLANNING DIRECTOR DATE 16



MISS UTILITY



BEFORE YOU DIG CALL 1-800-955-7777
PROTECT YOURSELF - ONE TWO WORKING DAYS NOTICE

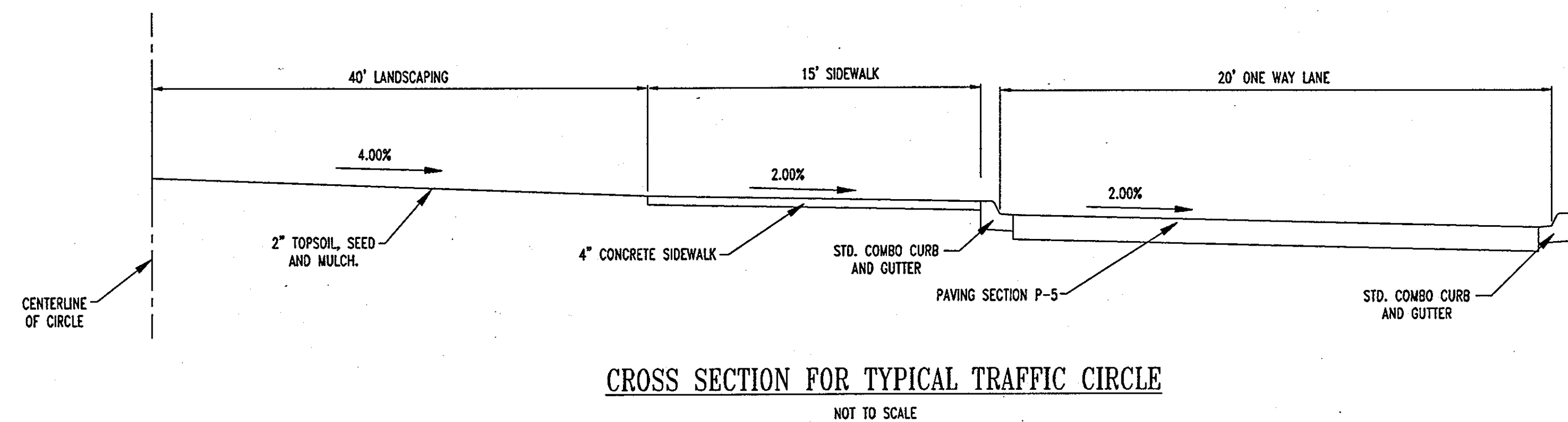
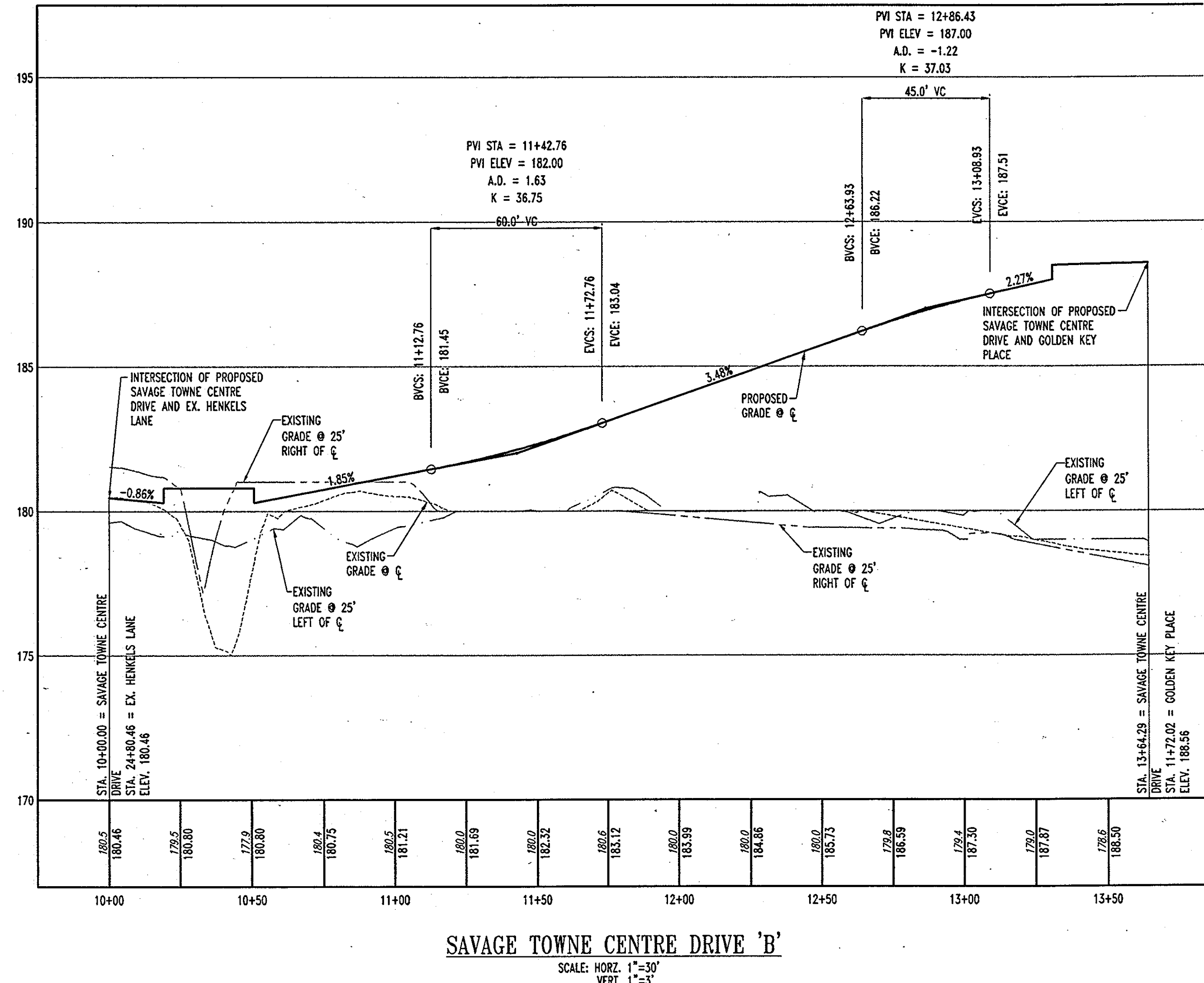
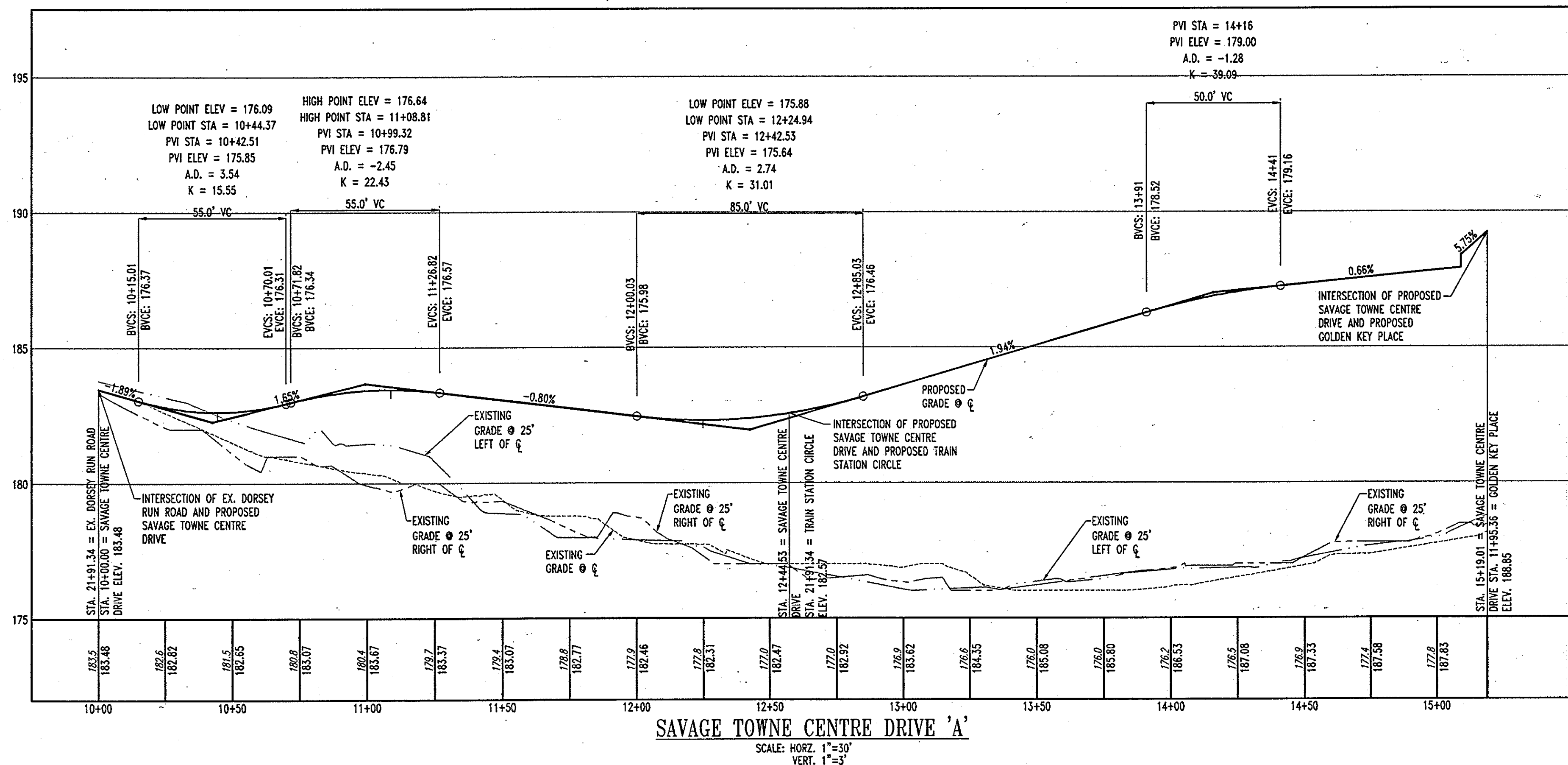
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY
OWNER:			
STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER:			
PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT:			
SAVAGE TOWNE CENTRE DORSEY RUN ROAD @ HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA:	TAX MAP 48	GRID 20	ZONED T.O.D.
PARCELS 137, PARCELS A-1 THRU A-6 PARCELS A&B, GOLDEN KEY, PLAT NO. 500B SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE:			
POST-DEVELOPMENT DRAINAGE AREA MAP			
BOHLER ENGINEERING, P.C.			
<ul style="list-style-type: none"> • PROFESSIONAL ENGINEERING SERVICES • 8110 Greenfield Court, Suite 300, Towson, Maryland • CONTACT: Matthew T. Allen • (410) 651-7900 FAX: (410) 651-7987 WWW.BOHLERENG.COM 			
DESIGNED BY:		MJG	
DRAWN BY:		JDR	
PROJECT NO.:		M0062040	
DATE:		09/05/07	
SCALE:		AS SHOWN	
DRAWING NO.:		19 OF 41	



BEFORE YOU DIG CALL
1-800-357-7777
PROTECT YOURSELF, GIVE TWO
WEEKS' NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND
REGULATIONS THEREOF APPROPRIATE.

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PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCELS 137, PARCELS A-4 THRU A-6
PARCELS A88, GOLDEN KEY, PLAT NO. 9909
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
ROAD PROFILE AND
TYPICAL SECTION

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
8110 Gleneslea Court, Suite 300, Towson, Maryland
Contract: Matthew T. Allen
(410) 881-7900 FAX: (410) 881-7987 www.bohlereng.com

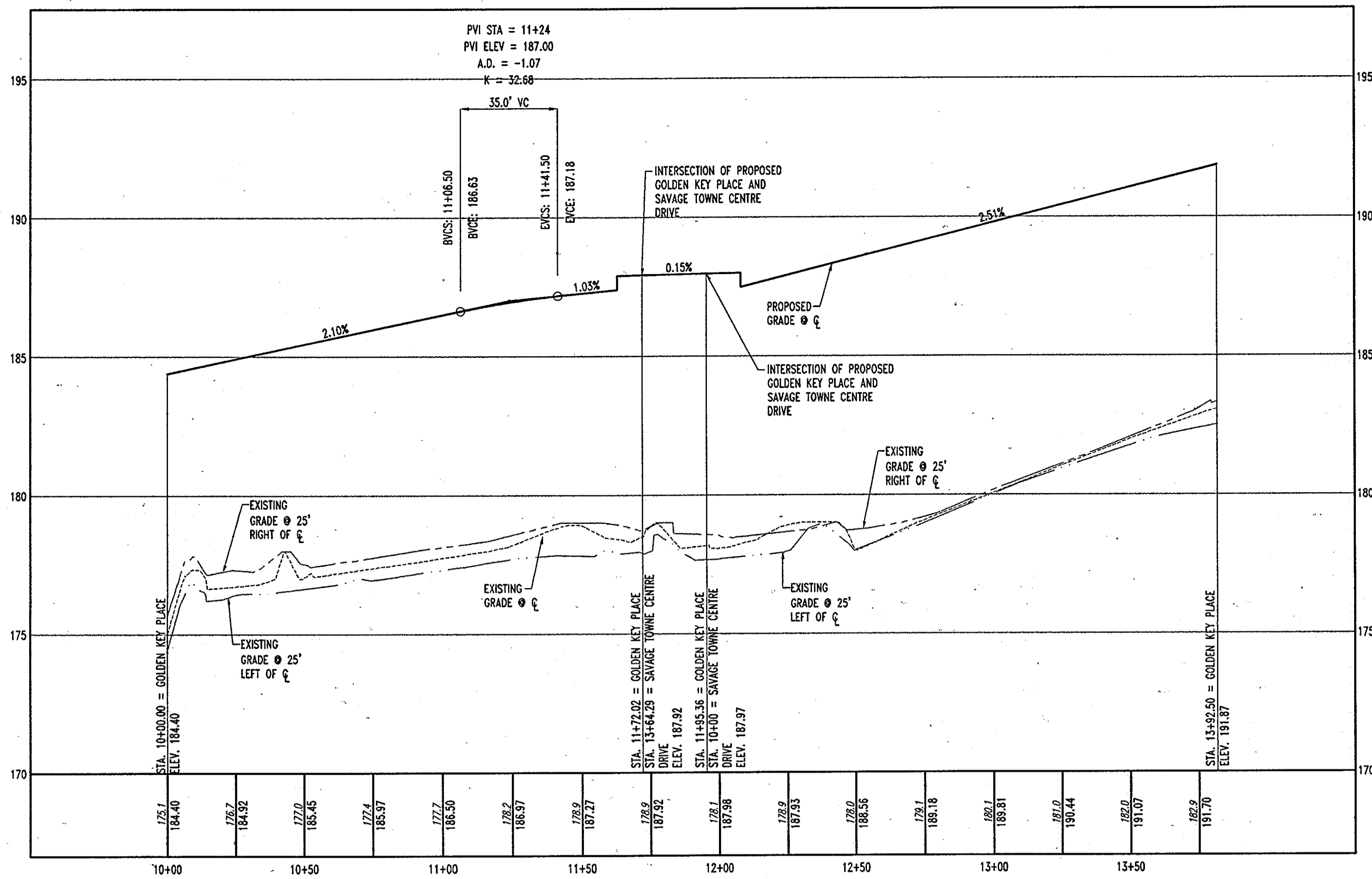
DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 20 OF 41

PROFESSIONAL ENGINEER NO. 28567

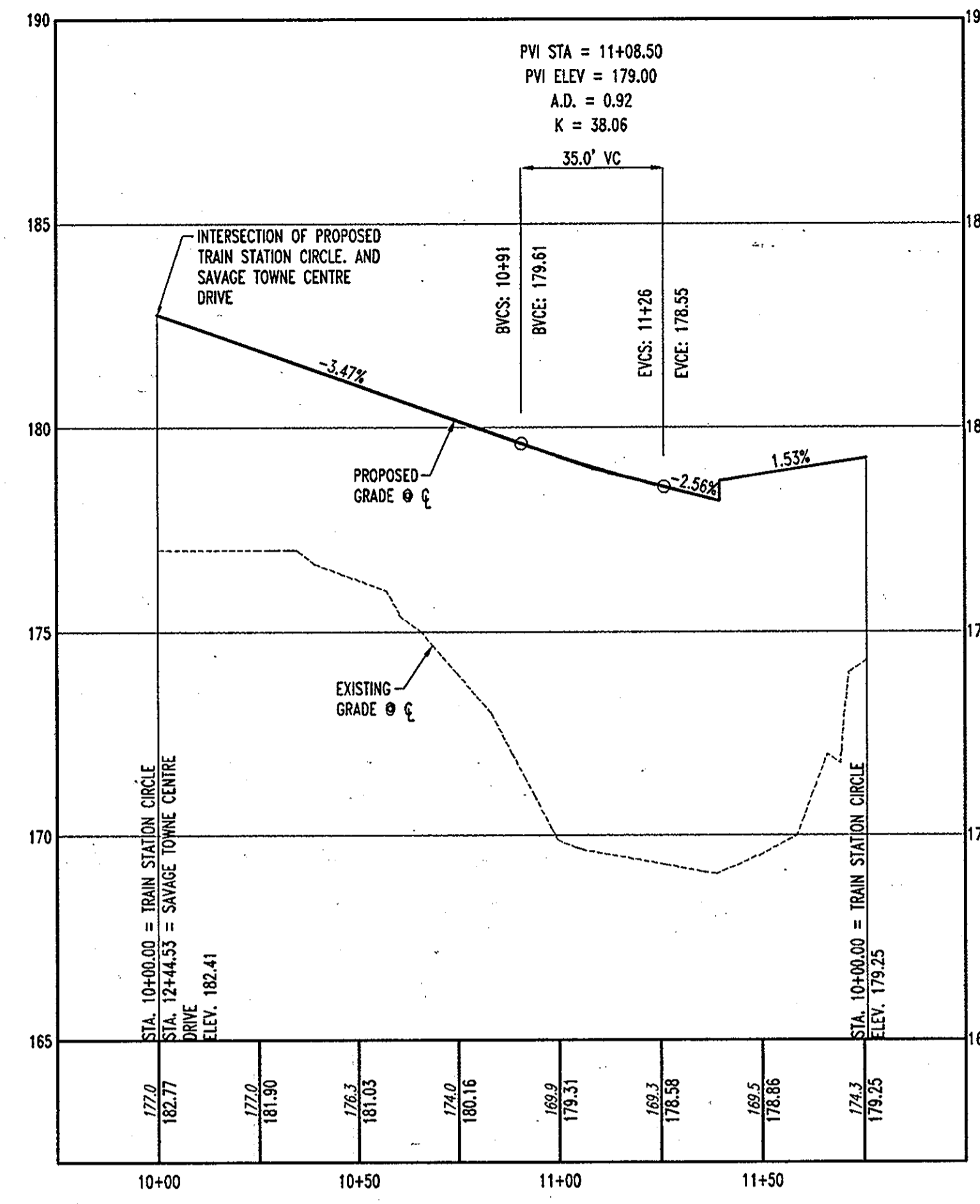
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

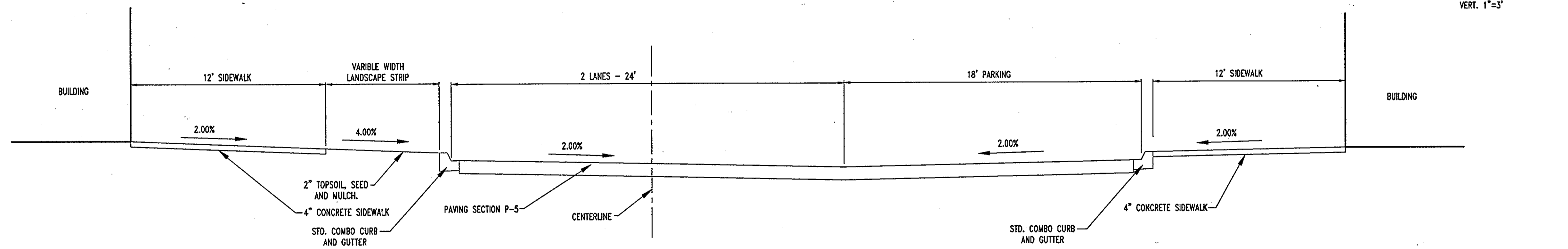
Matthew T. Allen
PLANNING DIRECTOR DATE 4/16/09



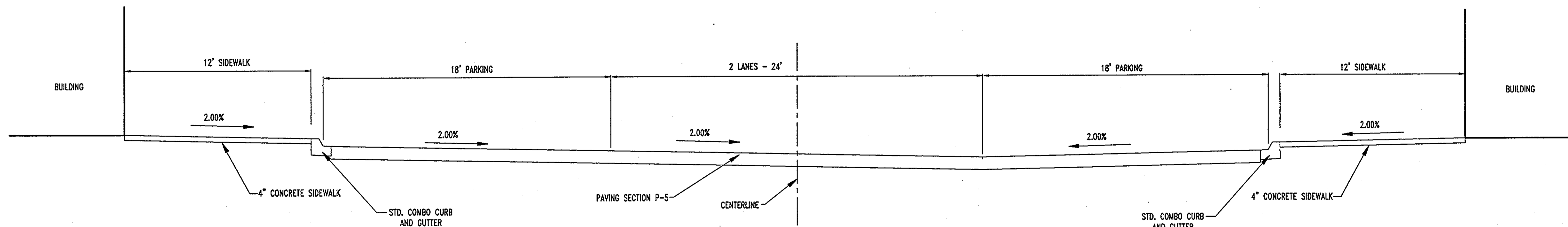
GOLDEN KEY PLACE
SCALE: HORIZ. 1"=30'
VERT. 1"=3'



TRAIN STATION CIRCLE
SCALE: HORIZ. 1"=30'
VERT. 1"=3'



CROSS SECTION FOR TYPICAL ROADWAY WITH PARKING ON ONE SIDE
NOT TO SCALE



CROSS SECTION FOR TYPICAL ROADWAY WITH PARKING ON TWO SIDES
NOT TO SCALE



BEFORE YOU DIG CALL
1-800-59-7777
PROTECT YOURSELF, GIVE TWO
WORKING DAYS NOTICE

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COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
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ACT OF 1970 AND ALL RULES AND
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HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

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PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
8 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS A&B, GOLDEN KEY, PLAT NO. 5909
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
ROAD PROFILE AND
TYPICAL SECTION

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
810 Gleneglades Court, Suite 300, Towson, Maryland
CONTACT: MATTHEW T. ALLEN
(410) 821-7900 FAX: (410) 821-7987 www.bohlereng.com

DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: M062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 21 OF 41
PROFESSIONAL ENGINEER NO. 28567

M:\Data\Projects\Road Ventures\11\11\2007\828612.dwg - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Sketch Plans\Rev 10\060828612.dwg

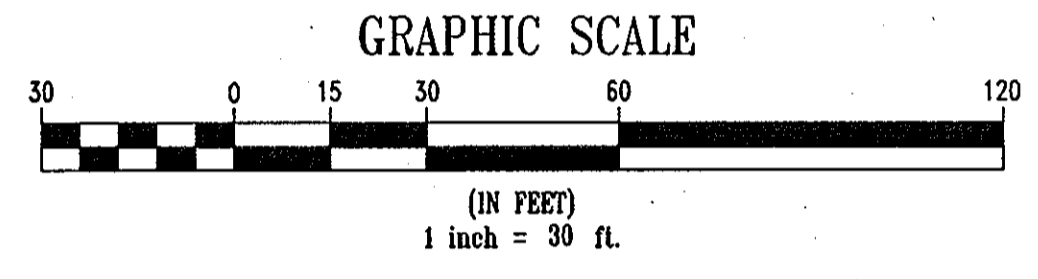
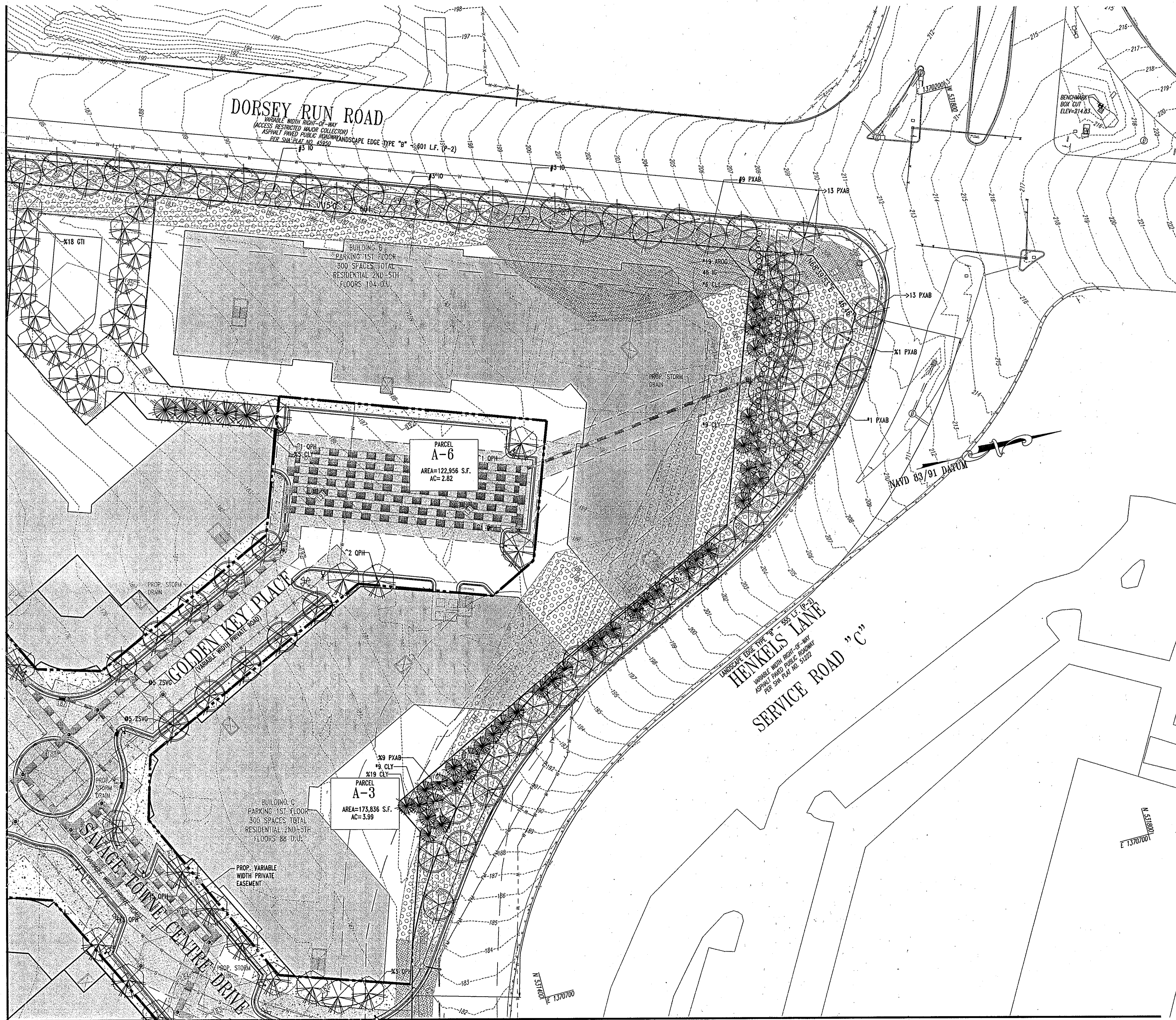
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark D. Goggin
PLANNING DIRECTOR DATE 9/5

GENERAL NOTE:
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Matthew T. Allen 4/16/09
 PLANNING DIRECTOR DATE

MATCHLINE SHEET 22



REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRI ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS 137, PARCELS A-1 THRU A-6
 PARCELS A-B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

BOHLER ENGINEERING, P.C.

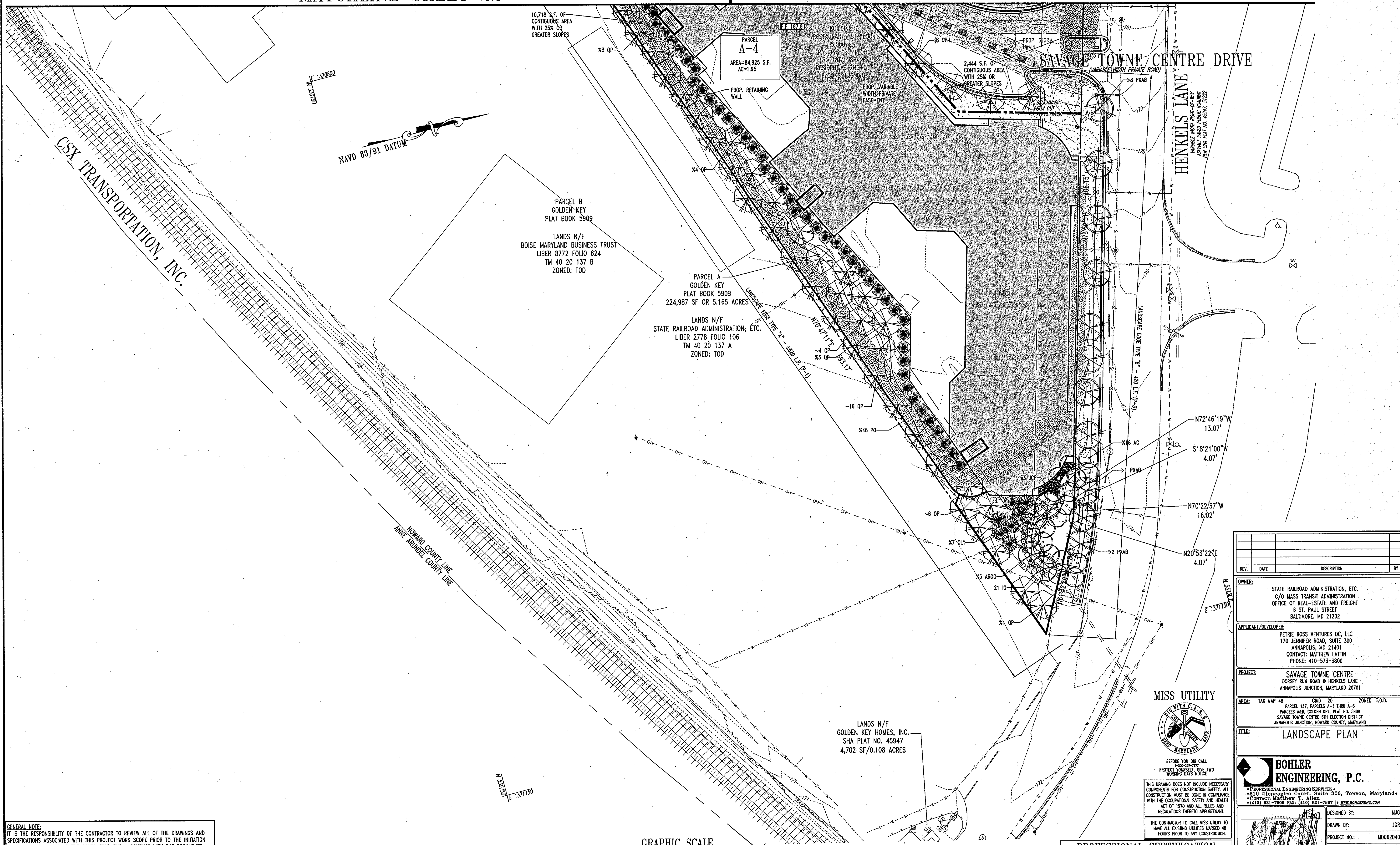
PROFESSIONAL ENGINEERING SERVICES
 810 Gleneglens Court, Suite 300, Towson, Maryland
 CONTACT: Matthew T. Allen
 (410) 821-7900 FAX: (410) 821-7987 www.bohlereng.com

DESIGNED BY: MJC
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 09/05/07
 SCALE: AS SHOWN
 DRAWING NO.: 23 OF 41

Matthew T. Allen
 PROFESSIONAL ENGINEER NO. 28567

MATCHLINE SHEET 24

M:\05\Petrie Ross Ventures, LLC\MD06 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Sketch Plans\Rev. 10\MD062040SS10.dwg, 11/14/2007 8:58:27 AM, JMD



GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul H. Cagle
PLANNING DIRECTOR

DATE: 11/26/07

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATHIN
PHONE: 410-573-5800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS A&B, GOLDEN KEY, PLAT NO. 5909
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

BOHLER ENGINEERING, P.C.

PROFESSIONAL ENGINEERING SERVICES
810 Glenside Court, Suite 300, Towson, Maryland
CONTACT: Matthew T. Allen
(410) 821-7900 FAX: (410) 821-7987

DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 24 OF 41

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

Matthew T. Allen
PROFESSIONAL ENGINEER NO. 28567

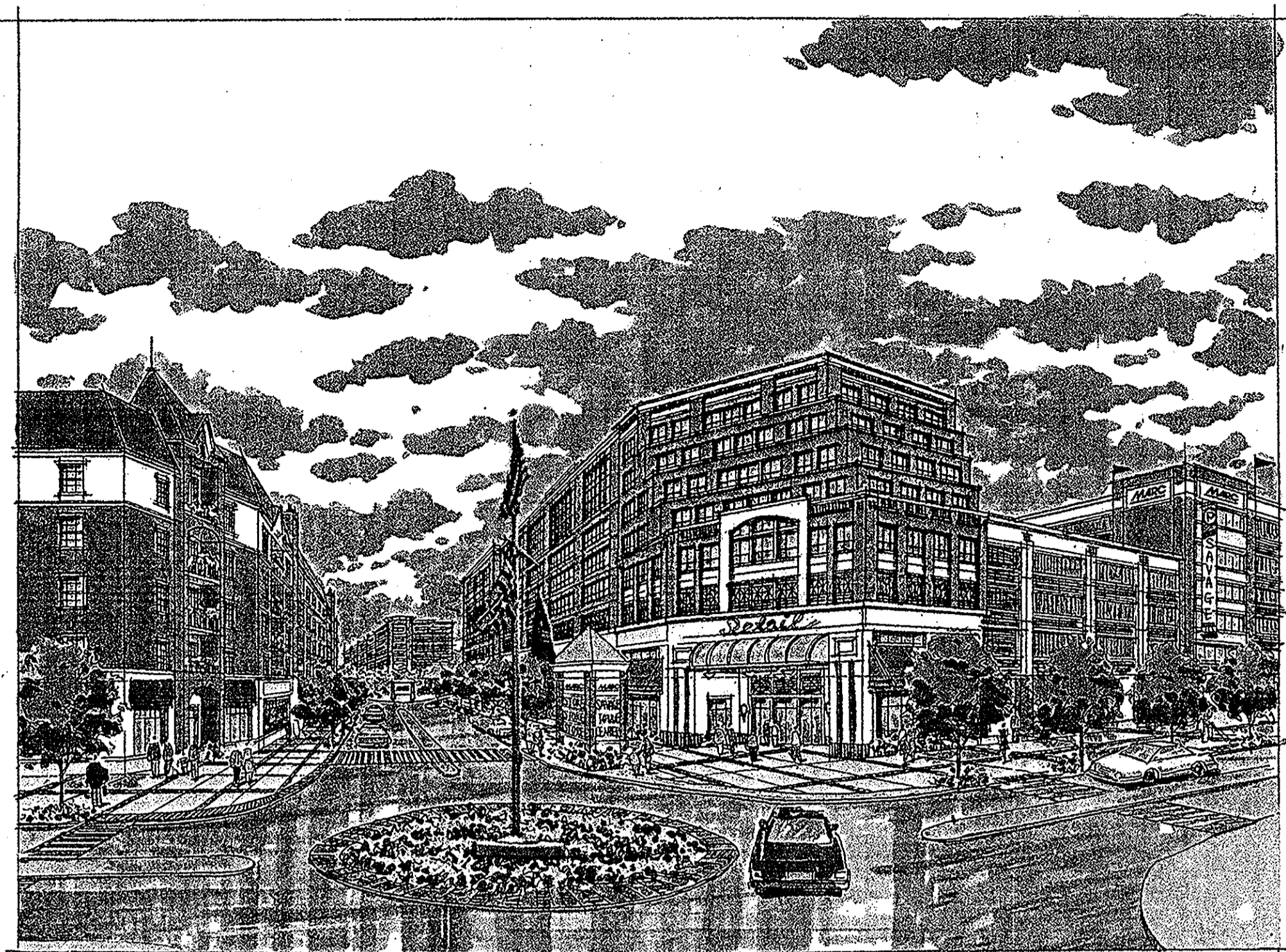
COMPLIANCE CHART:

LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREE(S) PER LINEAR FOOT	EVERGREEN TREE(S) PER LINEAR FOOT
A	LIGHT BUFFER	1:60	0
B	MODERATE BUFFER	1:50	1:40
C	HEAVY BUFFER	1:40	1:20
D	SCREEN - PARKING ADJ. TO ROADWAY	1:60	1:10
E	BUFFER - PARKING ADJ. TO ROADWAY	1:40	0

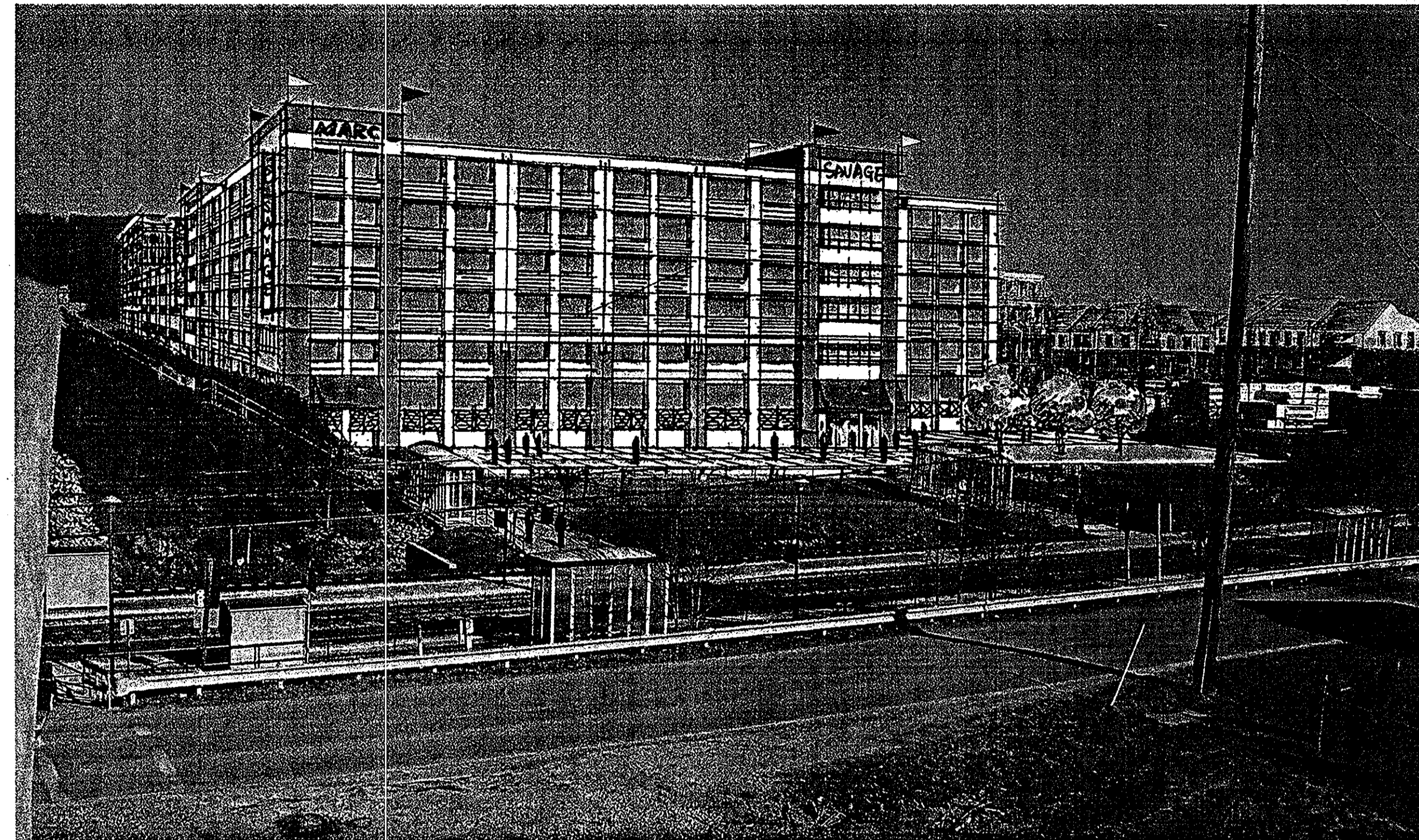
SCHEDULE A PERIMETER LANDSCAPE EDGE - SOUTH PROPERTY LINE (P-1)		
CATEGORY	LANDSCAPE TYPE:	ADJACENT TO PERIMETER PROPERTIES
	A	NON-RESIDENTIAL TO ALL OTHER USES
LINEAR FEET OF PROPERTY LINE:	1,535 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	APARTMENTS TO ALL OTHER USES
NUMBER OF PLANTS REQUIRED:		
SHADE TREE(S): 1:60	26	
EVERGREEN TREE(S): 1:60	0	
SHRUB(S):	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREE(S):	26	
EVERGREEN TREE(S):	0	
OTHER TREE(S): (2:1 SUBSTITUTION)	0	
SHRUB(S): (10:1 SUBSTITUTION)	0	

SCHEDULE A PERIMETER LANDSCAPE EDGE - WEST PROPERTY LINE (P-2)		
CATEGORY	LANDSCAPE TYPE:	ADJACENT TO ROADWAYS
	B	NON-RESIDENTIAL TO DORSEY RUN RD.
LINEAR FEET OF PROPERTY LINE:	1,033 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREE(S): 1:50	21	
EVERGREEN TREE(S): 1:40	26	
SHRUB(S):	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREE(S):	21	
EVERGREEN TREE(S):	26	
OTHER TREE(S): (2:1 SUBSTITUTION)	0	
SHRUB(S): (10:1 SUBSTITUTION)	0	

SCHEDULE A PERIMETER LANDSCAPE EDGE - EAST PROPERTY LINE (P-3)		
CATEGORY	LANDSCAPE TYPE:	ADJACENT TO ROADWAYS
	B	NON-RESIDENTIAL TO HENKELS LANE
LINEAR FEET OF PROPERTY LINE:	975 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREE(S): 1:50	20	
EVERGREEN TREE(S): 1:40	24	
SHRUB(S):	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREE(S):	20	
EVERGREEN TREE(S):	24	
OTHER TREE(S): (2:1 SUBSTITUTION)	0	
SHRUB(S): (10:1 SUBSTITUTION)	0	



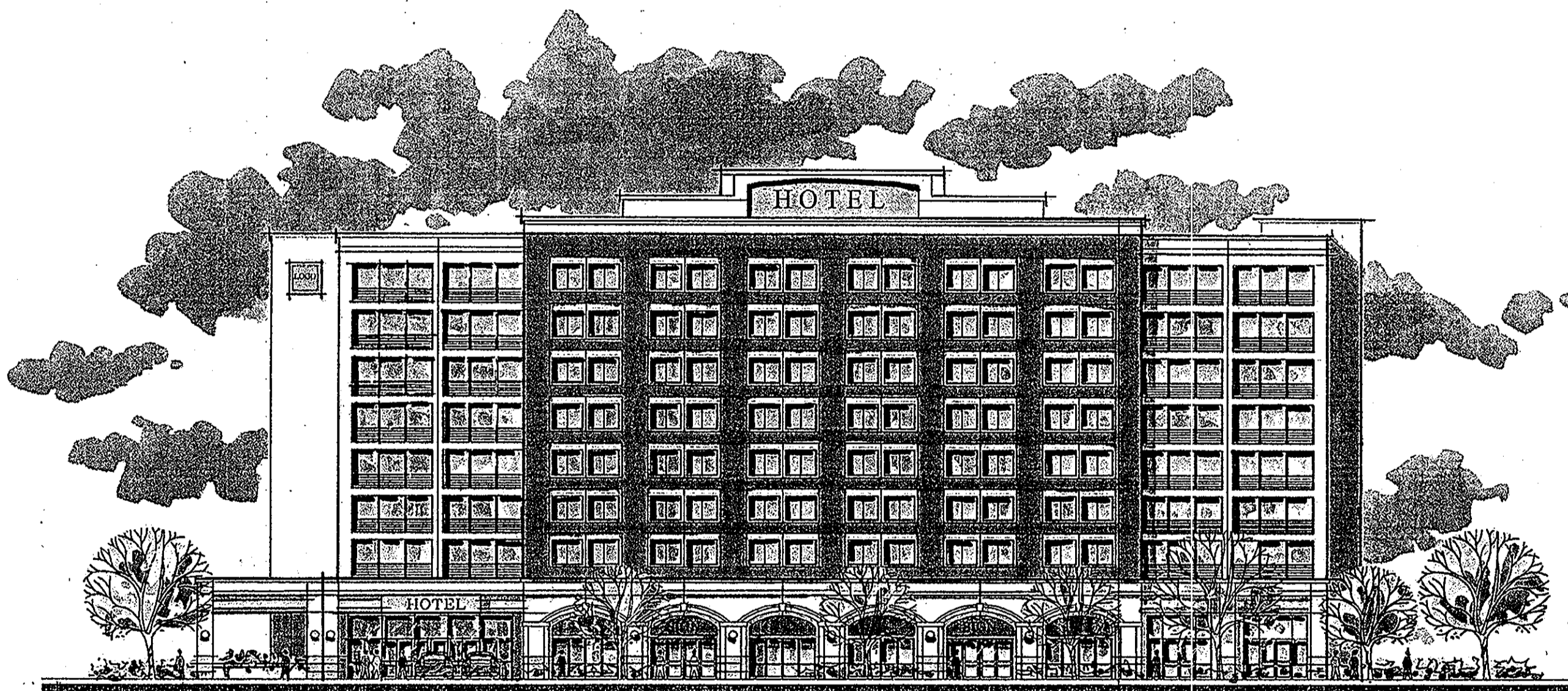
PERSPECTIVE VIEW FROM DORSEY RUN ROAD
NOT TO SCALE



NEW GARAGE AND EXISTING STATION VIEW FROM SOUTH
NOT TO SCALE

STREET TREE REQUIREMENTS:

DORSEY RUN ROAD	LINEAR FEET OF PERIMETER ADJACENT TO STREET:	1,080 L.F.
	NUMBER OF TREES REQUIRED:	27 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	NUMBER OF TREES PROVIDED:	27 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	* < INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	
HENKELS LANE	LINEAR FEET OF PERIMETER ADJACENT TO STREET:	975 L.F.
	NUMBER OF TREES REQUIRED:	24 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	NUMBER OF TREES PROVIDED:	24 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	* > INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	
SAVAGE TOWNE CENTRE DRIVE	LINEAR FEET OF PERIMETER ADJACENT TO STREET:	780 L.F.
	NUMBER OF TREES REQUIRED:	20 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	NUMBER OF TREES PROVIDED:	24 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	* 1 INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	
TRAIN STATION CIRCLE	LINEAR FEET OF PERIMETER ADJACENT TO STREET:	450 L.F.
	NUMBER OF TREES REQUIRED:	11 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	NUMBER OF TREES PROVIDED:	11 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	* + INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	
GOLDEN KEY PLACE	LINEAR FEET OF PERIMETER ADJACENT TO STREET:	400 L.F.
	NUMBER OF TREES REQUIRED:	10 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	NUMBER OF TREES PROVIDED:	12 SHADE TREE(S)
	SHADE TREE(S): 1:40	
	* 0 INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	

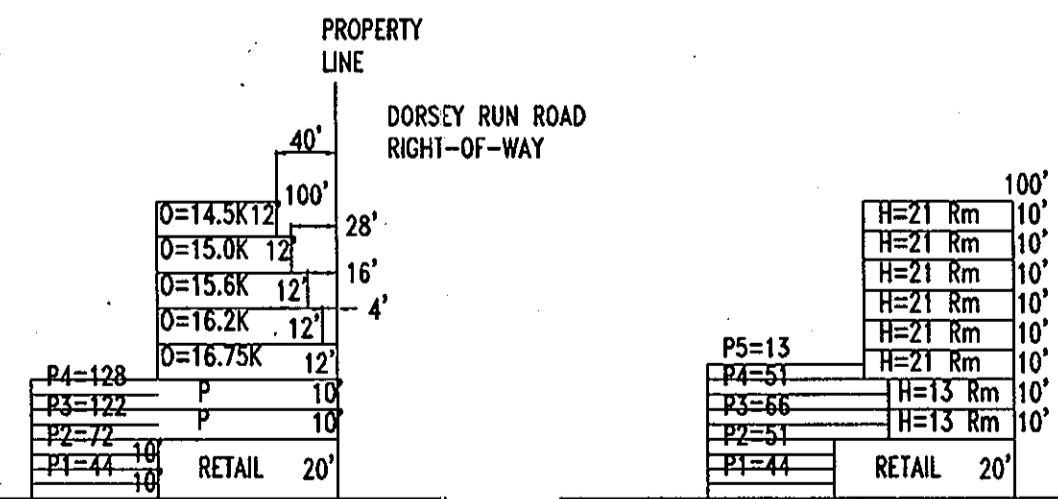


HOTEL FRONT ELEVATION
NOT TO SCALE

COMPLIANCE CHART:

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING		
NUMBER OF PARKING SPACES:	95 SPACES	
NUMBER OF TREES REQUIRED:	1/20 SPACES	5 SHADE TREES
NUMBER OF TREES PROVIDED:		5 SHADE TREES
OTHER TREE(S):	(2:1 SUBSTITUTION)	
	* ** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING		
NUMBER OF DWELLING UNITS	416	
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	139	
NUMBER OF TREE PROVIDED	139	
SHADE TREES	81 SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	116 OTHER TREES	
	* * INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	



SECTION (BUILDINGS A,B,C,D)

SECTION (BUILDING F)

SECTION (BUILDING E)

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul A. Eagle 1/16/19
PLANNING DIRECTOR DATE

MISS UTILITY



BEFORE YOU DIG CALL 1-800-357-7777 PROJECT YOURSELF - GIVE TWO WORKING DAYS NOTICE

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

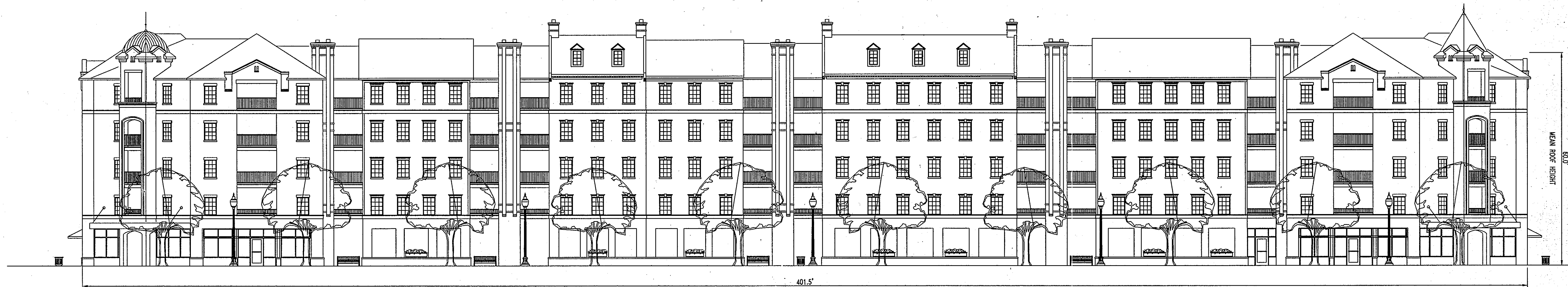
PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD @ HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS AAB, GOLDEN KEY, PLAI NO. 5809
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

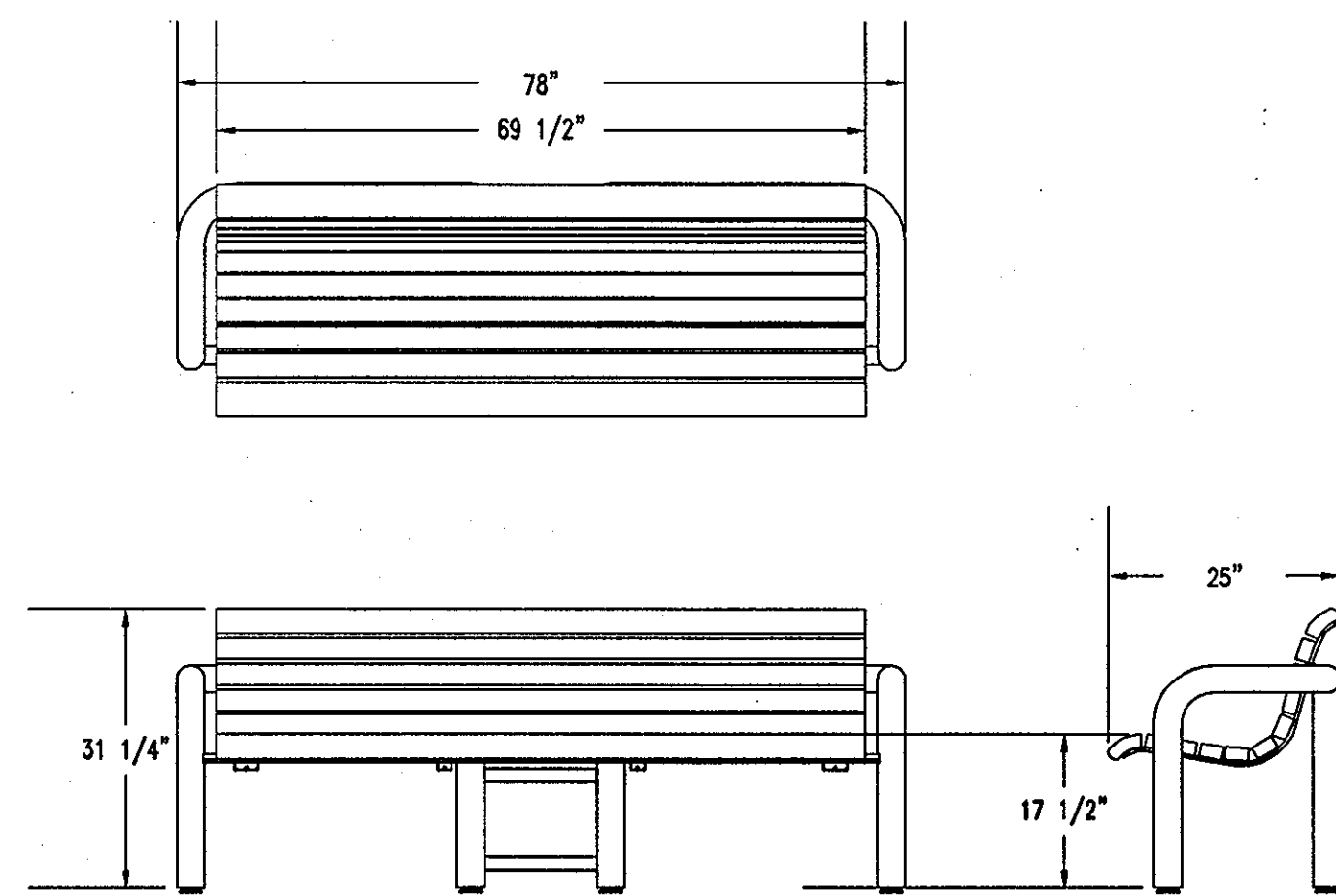
TITLE:
ARCHITECTURAL ELEVATIONS
AND LANDSCAPE SCHEDULES

BOHLER ENGINEERING, P.C.
* PROFESSIONAL ENGINEERING SERVICES *
* 8110 Glenhaven Court, Suite 300, Towson, Maryland *
* CONTACT: Matthew T. Allen *
* (410) 881-7900 FAX: (410) 881-7987 * www.bohlereng.com

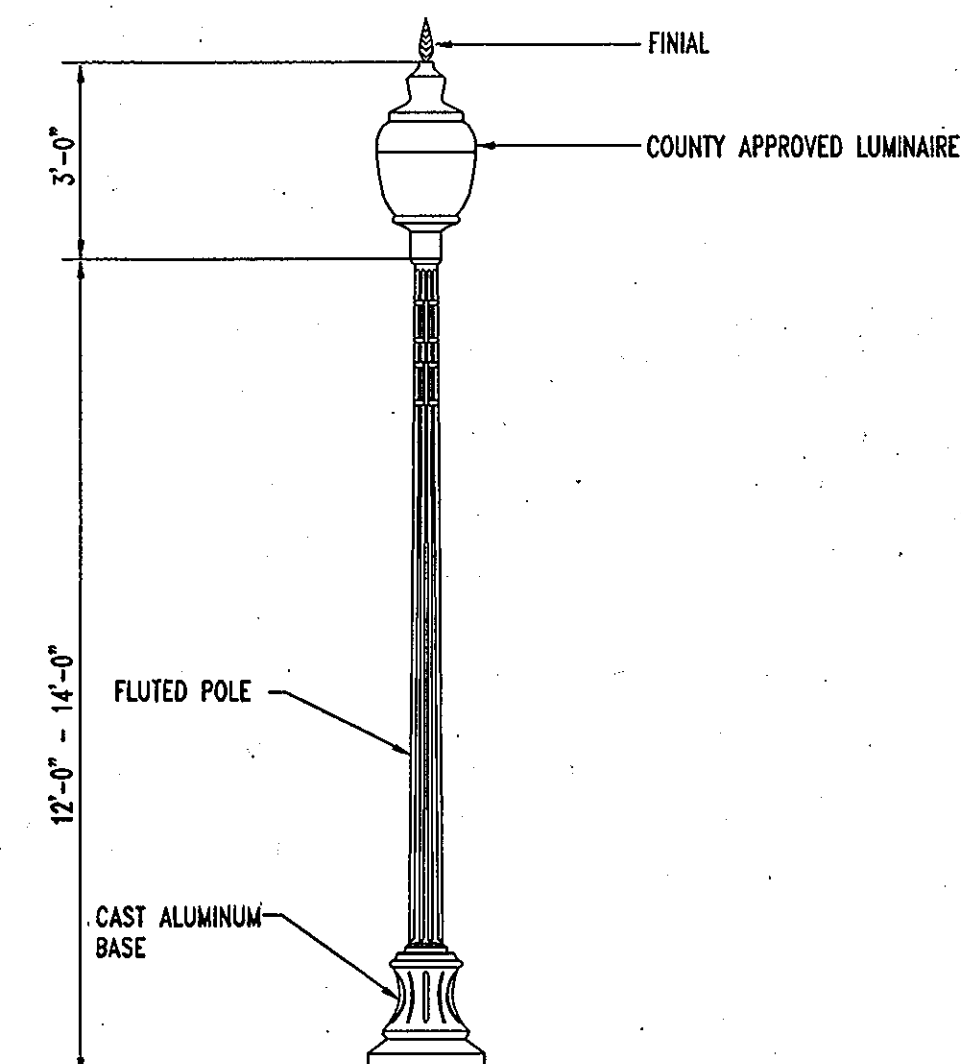
DESIGNED BY: NJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 26 OF 41
PROFESSIONAL ENGINEER NO. 28567



TYPICAL STREET SIDE BUILDING ELEVATION
NOT TO SCALE



CONCEPTUAL BENCH DETAIL
NOT TO SCALE



STREET LIGHT
CONCEPTUAL STREET LIGHT DETAIL
NOT TO SCALE

MISS UTILITY



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1-800-357-3777
PROTECT YOURSELF. GIVE TWO
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OWNER:
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C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENRIK'S LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCELS A-1 THRU A-6
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: ARCHITECTURAL ELEVATION

BOHLER ENGINEERING, P.C.

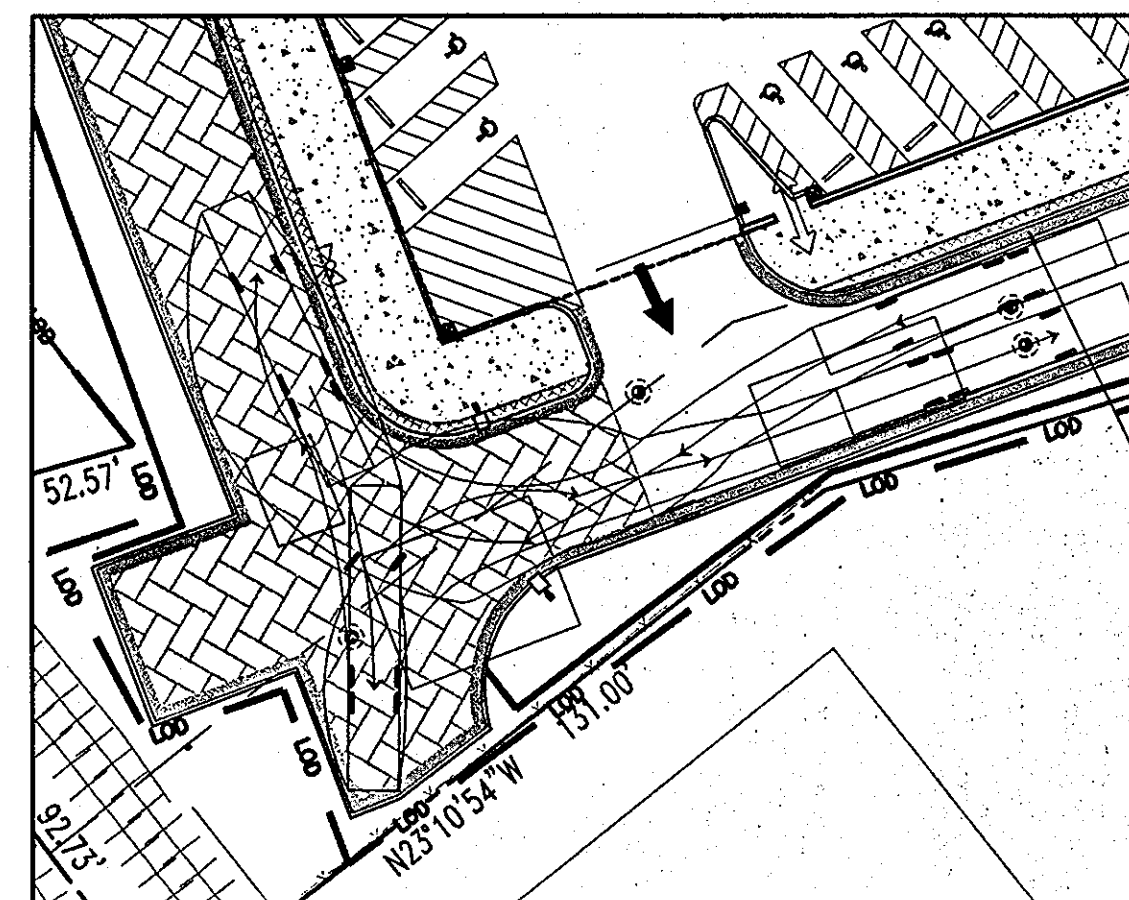
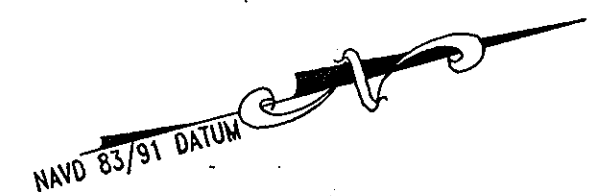
PROFESSIONAL ENGINEERING SERVICES
810 Gleneagles Court, Suite 300, Towson, Maryland
CONTACT: Matthew T. Allen
(410) 851-7900 FAX: (410) 851-7907 www.bohlereng.com

DESIGNED BY:	MJG
DRAWN BY:	JDR
PROJECT NO.:	MD062040
DATE:	09/05/07
SCALE:	AS SHOWN
DRAWING NO.:	27 OF 41

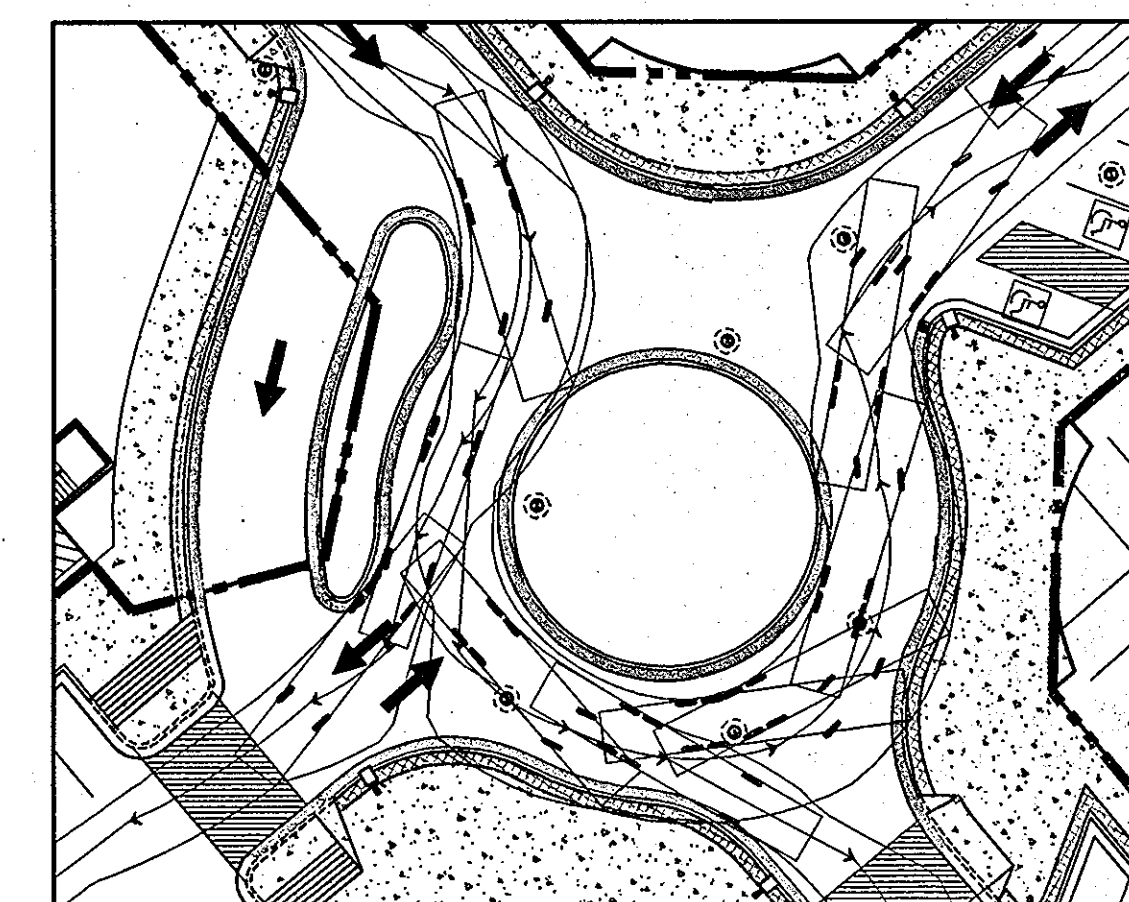
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David H. Hugel 4/26/07
PLANNING DIRECTOR DATE

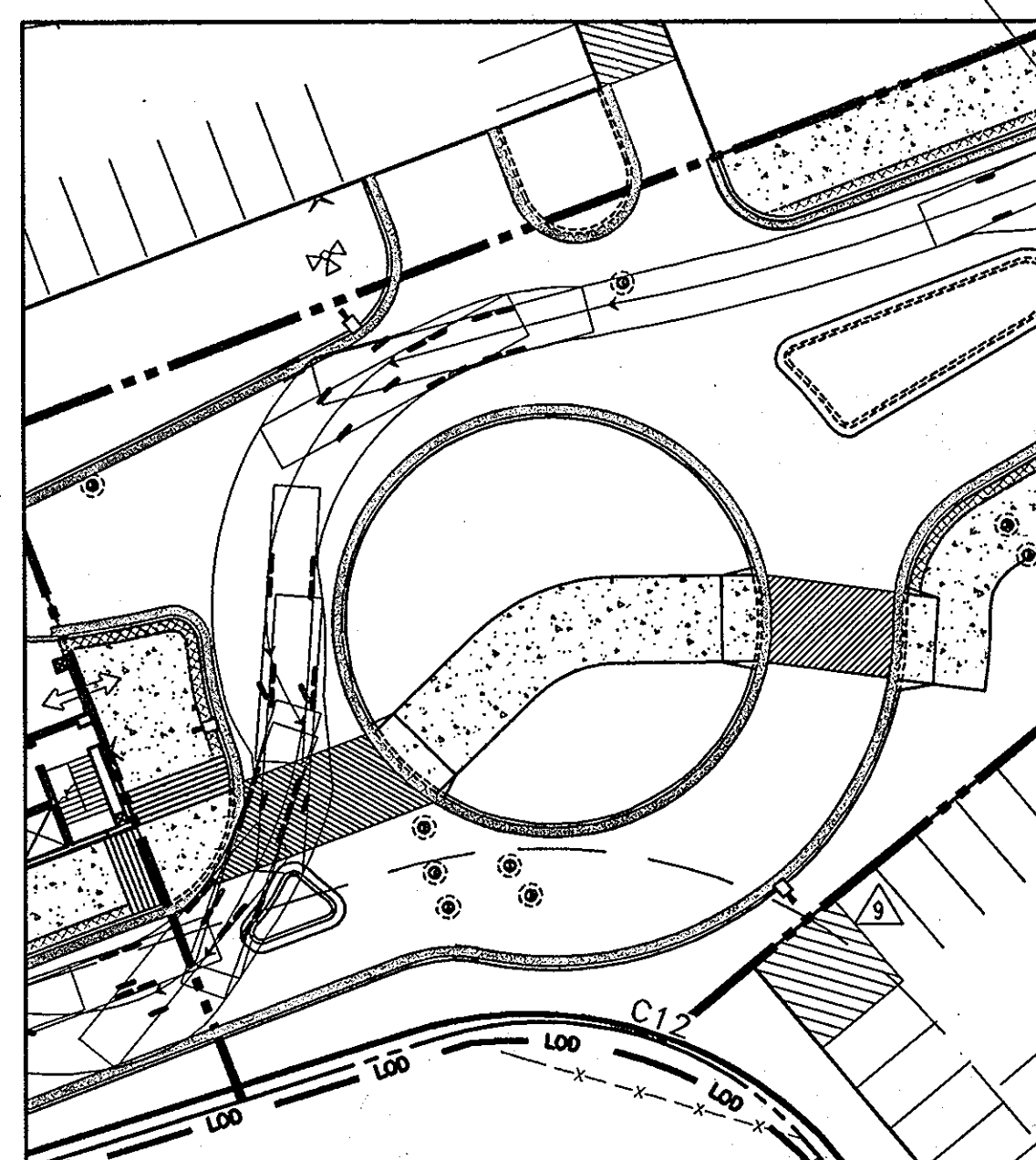




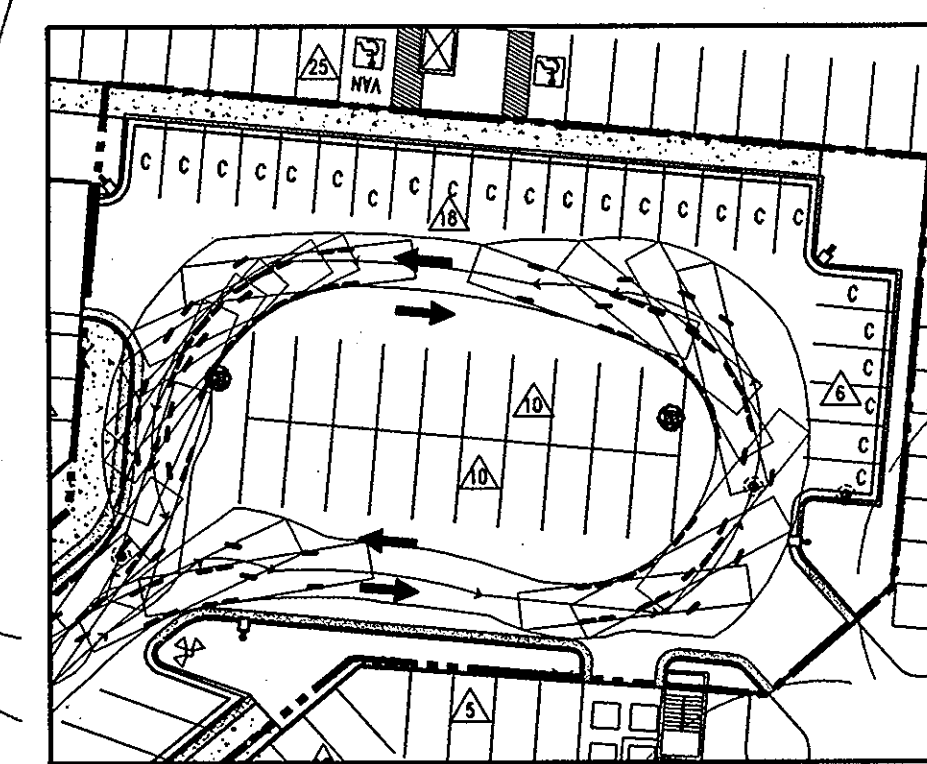
FIRE TRUCK PATH INSERT "A"
SCALE: 1"=30'



FIRE TRUCK PATH INSERT "C"
SCALE: 1"=30'



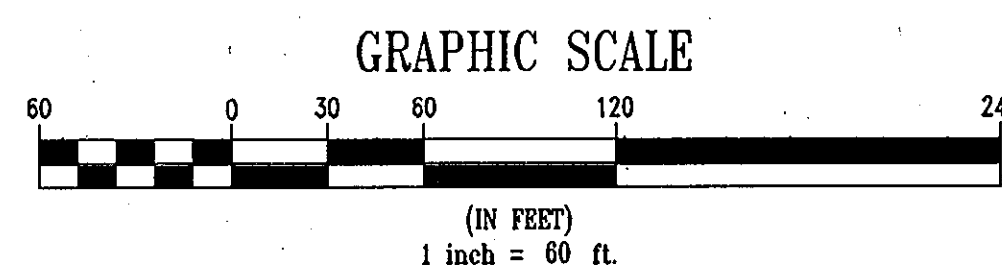
FIRE TRUCK PATH INSERT "B"
SCALE: 1"=30'



FIRE TRUCK PATH INSERT "D"
SCALE: 1"=30'

LEGEND:

— FIRE LANE STRIPING



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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Matthew T. Allen 1/24/09
PLANNING DIRECTOR DATE

MISS UTILITY



BEFORE YOU DIG CALL
1-800-355-7777
PROJECT YOURSELF, GIVE TWO
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PROFESSIONAL CERTIFICATION

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REV.	DATE	DESCRIPTION	BY

OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE ROSS VENTURES DC, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

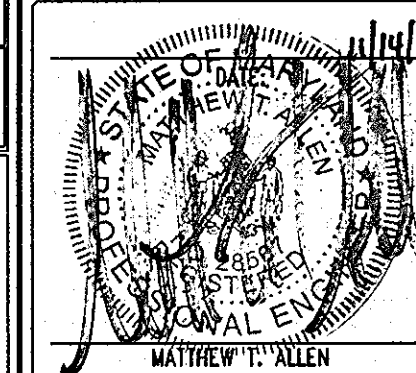
PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

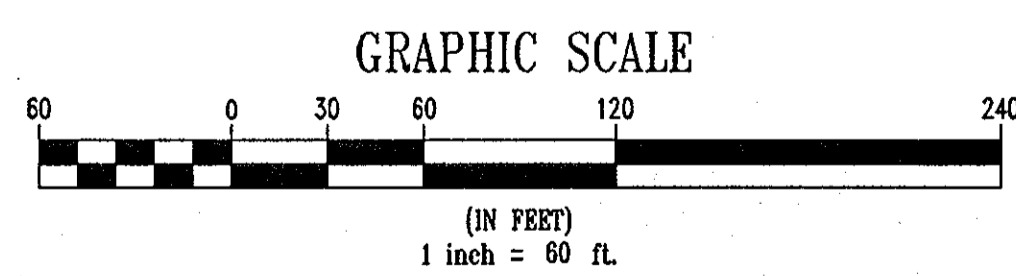
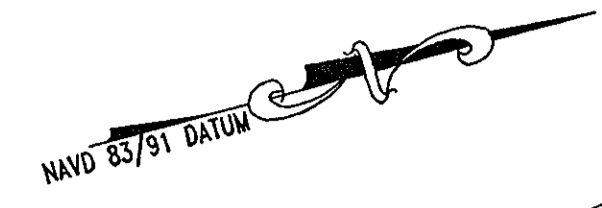
AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6
PARCELS A&B, GOLDEN KEY, PLAT NO. 5909
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: FIRE MARSHAL PLAN

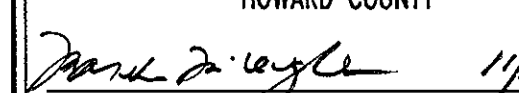
BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 810 GLENVIEW COURT, SUITE 300, TOWSON, MARYLAND •
• CONTACT: MATTHEW T. ALLEN •
• (410) 821-7900 FAX: (410) 821-7987 • WWW.BOHLERENG.COM

DESIGNED BY:	MJG
DRAWN BY:	JDR
PROJECT NO.:	MD062040
DATE:	09/05/07
SCALE:	AS SHOWN
DRAWING NO.:	28 of 41





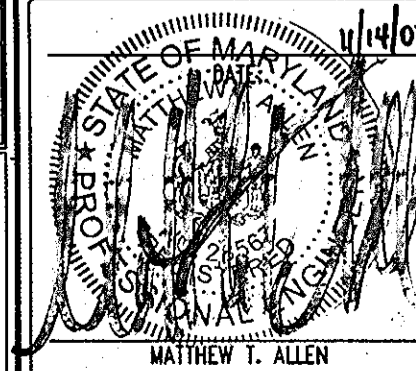
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE 11/26/12

AMENITY AREA CALCULATIONS

AMENITY AREA REQUIRED - 12.73 AC. X 10% = 55,452 S.F.
 AMENITY AREA PROVIDED - 1.77 AC. 77,101 S.F./12.73 AC. = 13.9%



REV.	DATE	DESCRIPTION	BY
OWNER:			
STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER:			
PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATIN PHONE: 410-573-3800			
PROJECT:			
SAVAGE TOWNE CENTRE DORSEY RUN ROAD & HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D.			
PARCELS A&B, GOLDEN KEY, PLAT NO. 5959 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE:			
AMENITY AREA PLAN			
BOHLER ENGINEERING, P.C.			
* PROFESSIONAL ENGINEERING SERVICES * #810 Glenmeade COURT, Suite 300, Towson, Maryland * CONTACT: Matthew T. Allen * (410) 881-7909 FAX: (410) 881-7987 * WWW.BOHLERENG.COM			
DESIGNED BY: NJG			
DRAWN BY: JDR			
PROJECT NO.: MD062040			
DATE: 09/05/07			
SCALE: AS SHOWN			
DRAWING NO.: 29 OF 41			
 MATTHEW T. ALLEN PROFESSIONAL ENGINEER NO. 28567			

MISS UTILITY



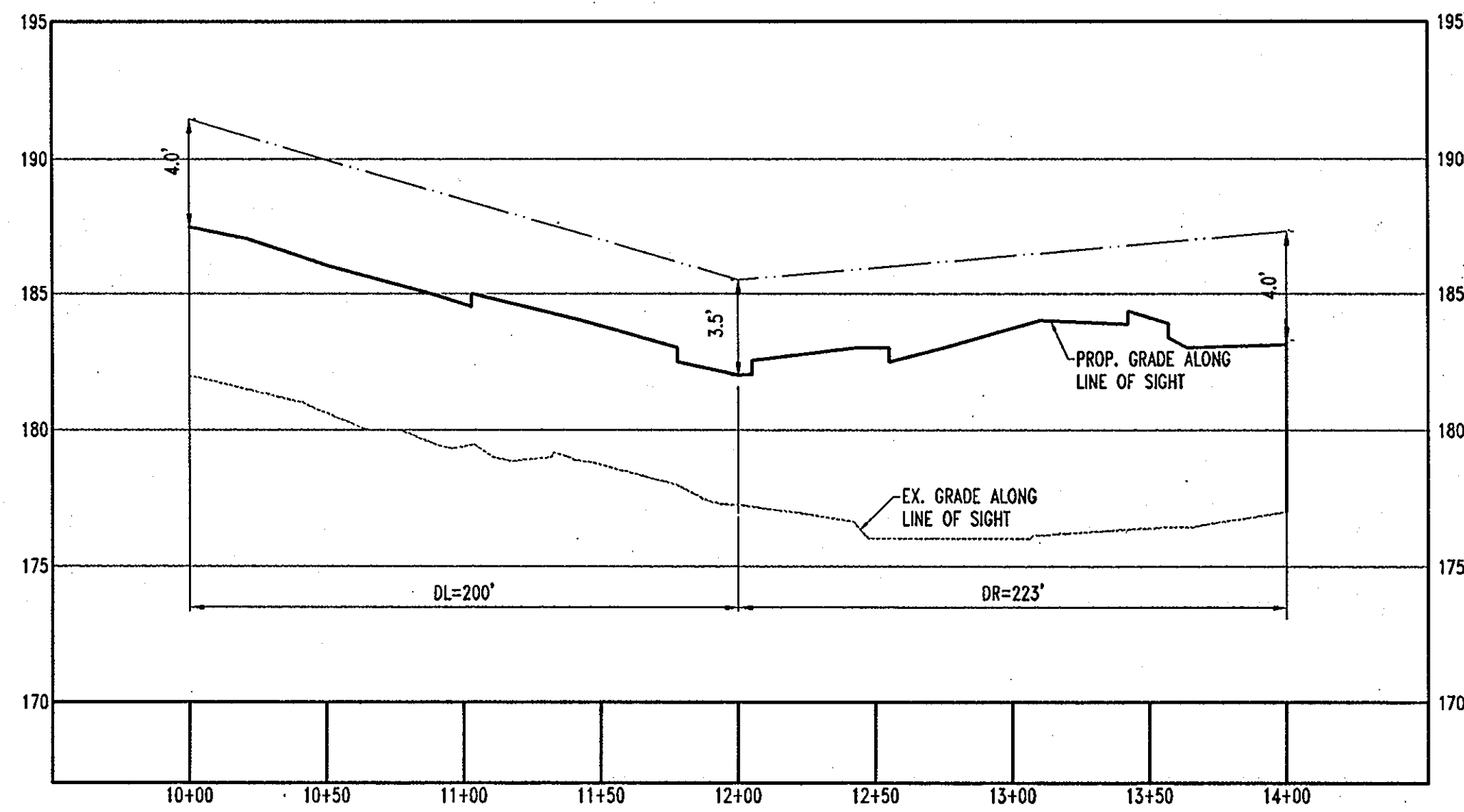
BEFORE YOU DIG CALL
 1-800-368-5777
 PROTECT YOURSELF - GIVE TWO
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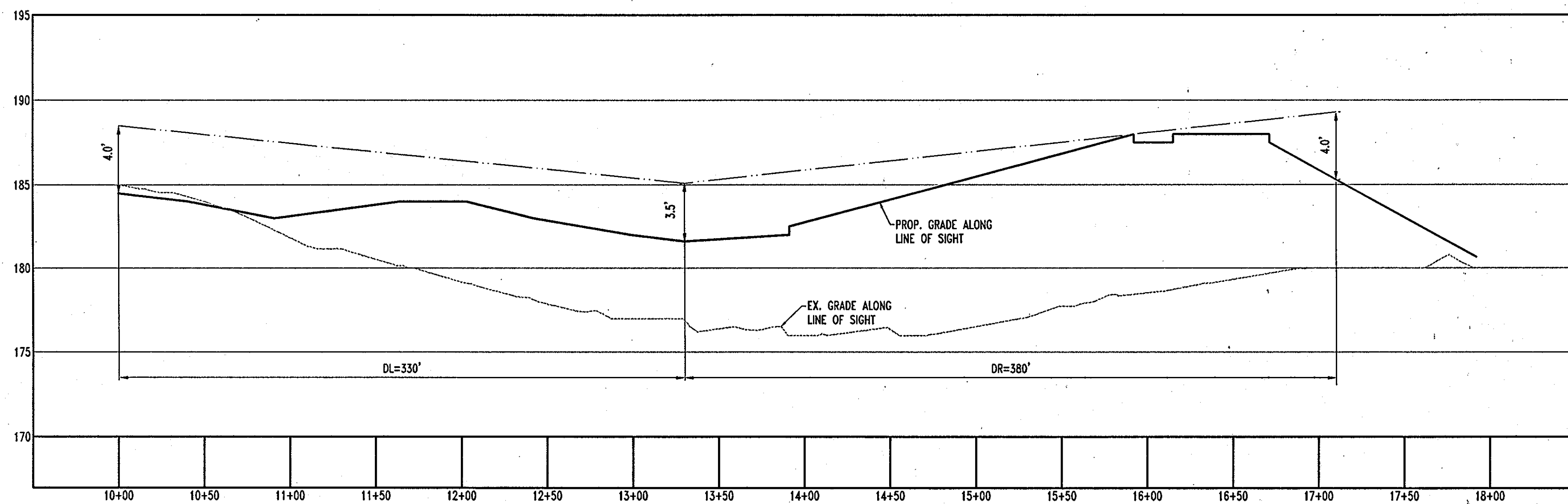
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SIGHT DISTANCE PROFILE 'C-2'

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



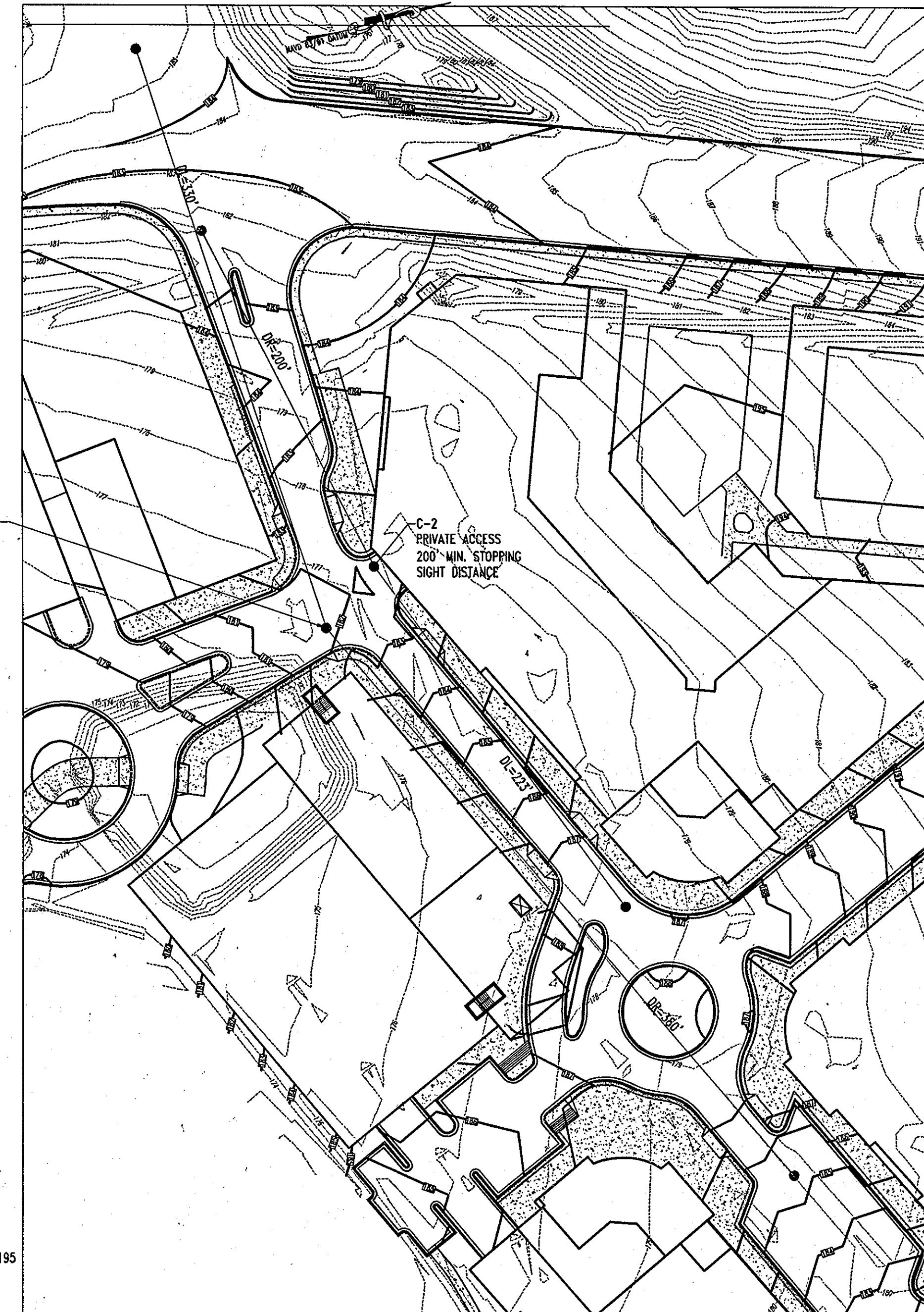
SIGHT DISTANCE PROFILE 'C-1'

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

C-1

LOCAL ROAD: 200' MIN. INTERSECTION SIGHT DISTANCE
OPERATING SPEED: 30MPH

GRADE ADJUSTMENT:	DL	DR
CROSS:	270	310
LEFT TURN:	330x1.0=330'	330x1.4=462'
RIGHT TURN:	300x1.05=300'	N/A



NOTE:
THE STOPPING SITE DISTANCE RIGHT FOR INTERSECTION 'C-1' IS LESS THAN THE REQUIRED 462', HOWEVER, THE SIGHT DISTANCE IS CLEAR TO TRAFFIC CIRCLE.

INTERSECTION 'C'
SCALE: 1"=50'

NOTE:
BASED ON THE VERTICAL AND HORIZONTAL ANALYSIS INTERSECTION 'C-2' HAS ADEQUATE SIGHT DISTANCE.

MISS UTILITY



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1-800-851-7777
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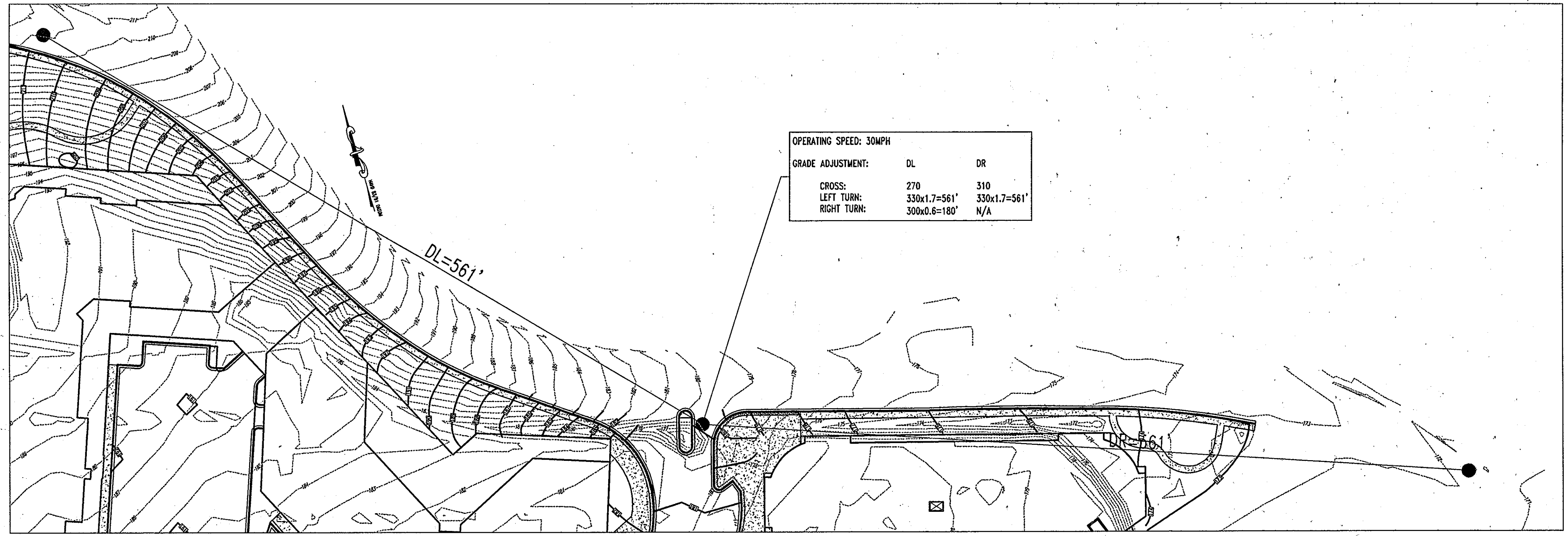
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REV.	DATE	DESCRIPTION	BY
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STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER:			
PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT:			
SAVAGE TOWNE CENTRE DORSET RUN ROAD & HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D.			
PARCEL 137, PARCELS A-1 THRU A-6 PARCELS A&B, GOLDEN KEY, PLAT NO. 5809 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE:			
INTERSECTION SIGHT DISTANCE ANALYSIS			
BOHLER ENGINEERING, P.C.			
<ul style="list-style-type: none"> Professional Engineering Services 810 Glenmont Court, Suite 300, Towson, Maryland Contact: Matthew T. Allen (410) 821-7900 FAX: (410) 821-7987 www.bohlereng.com 			
DESIGNED BY: NJG			
DRAWN BY: JDR			
PROJECT NO.: N0062040			
DATE: 07/18/07			
SCALE: AS SHOWN			
DRAWING NO.:			
30 OF 41			

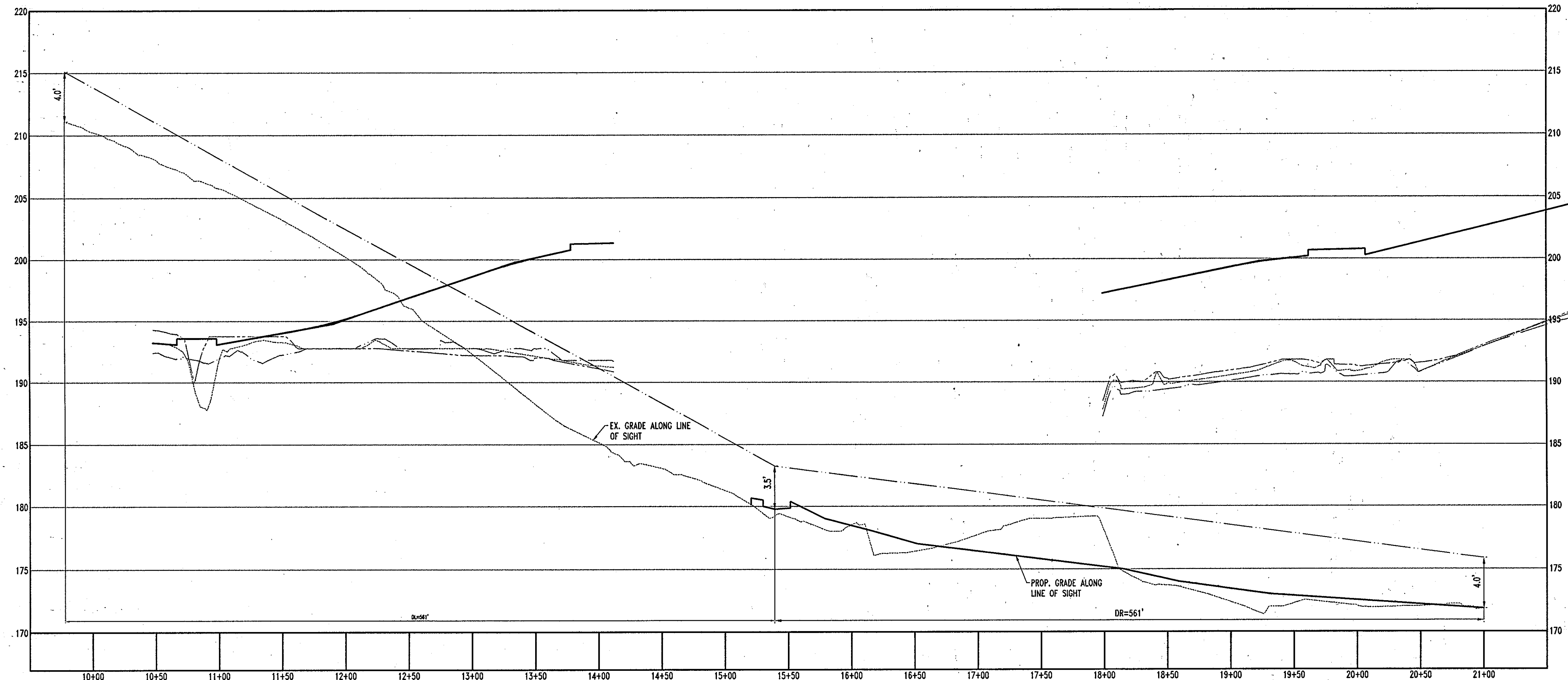
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David M. Langley 11/26/07
PLANNING DIRECTOR DATE



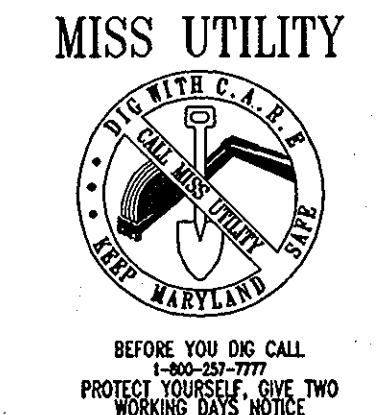
INTERSECTION 'D'
SCALE: 1"=50'



SIGHT DISTANCE PROFILE 'D'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'
BASED ON THE VERTICAL AND HORIZONTAL ANALYSIS, THIS DRIVEWAY HAS ADEQUATE SIGHT DISTANCE

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul D. Uyle
PLANNING DIRECTOR DATE 11/13/07

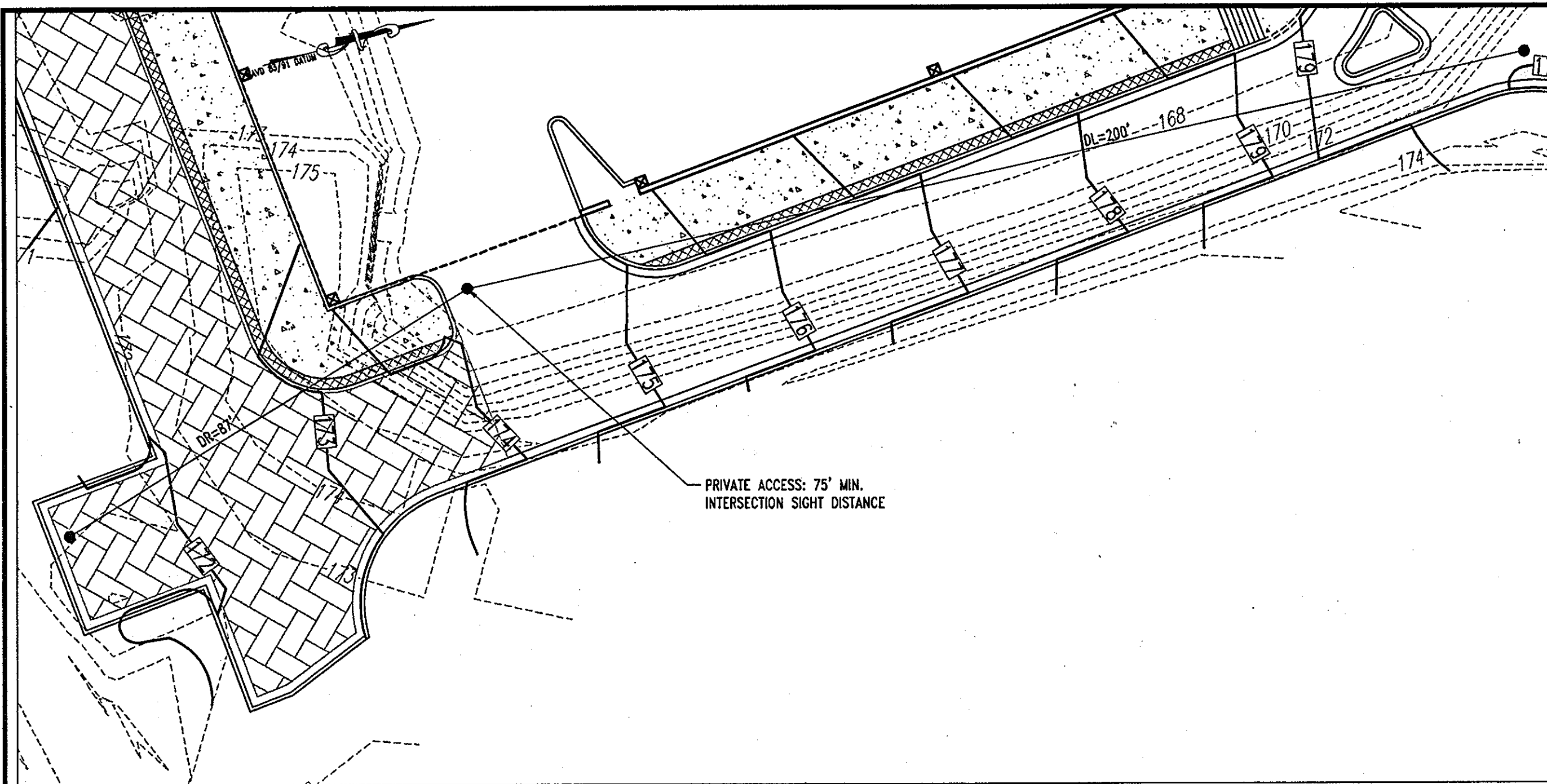


THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

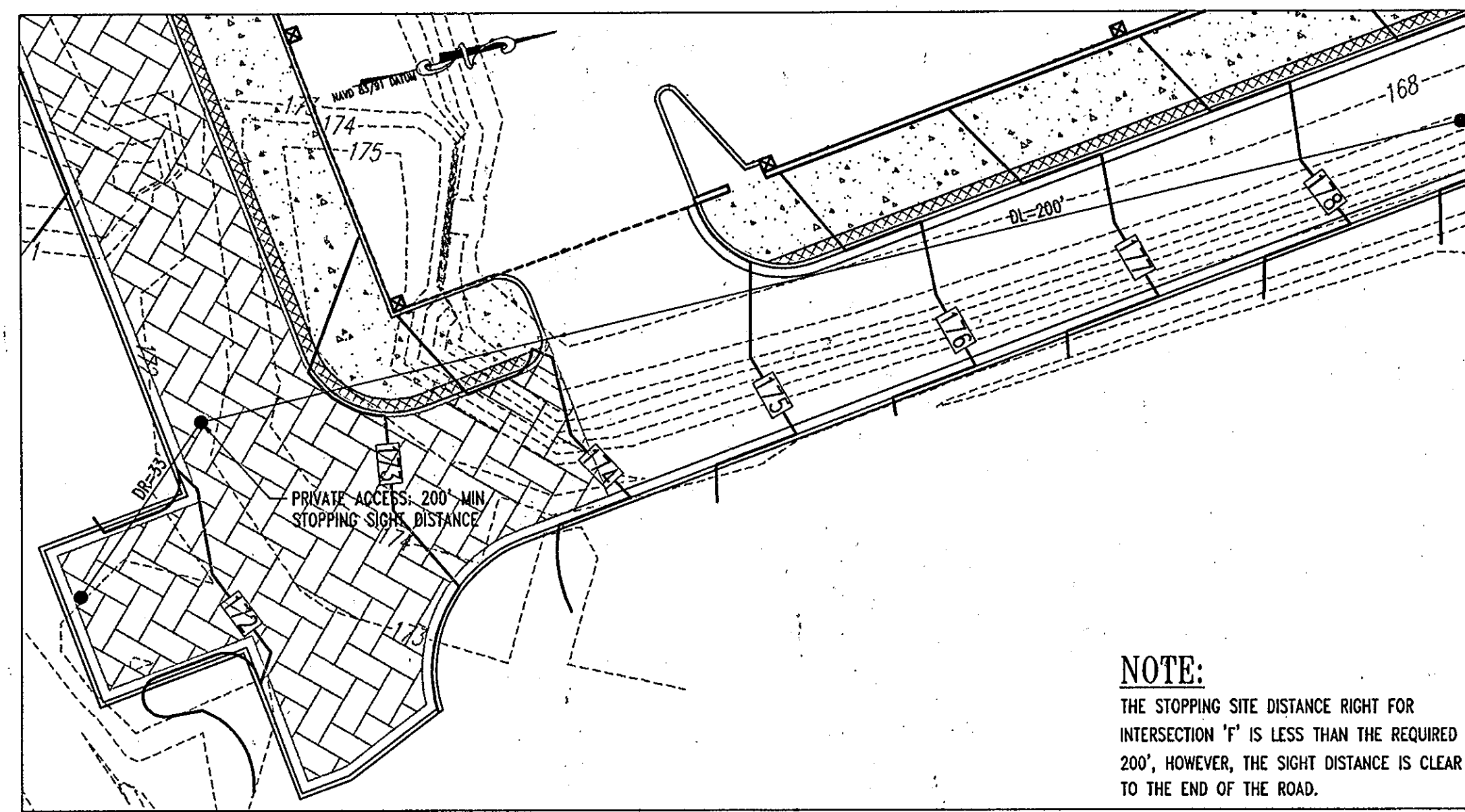
PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY
OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT: SAVAGE TOWNE CENTRE DORSET RUN ROAD • HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D. PARCEL 137, PARCELS A-1 THRU A-5 PARCELS A&B, GOLDEN KEY, PLAT NO. 5905 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE: INTERSECTION SIGHT DISTANCE ANALYSIS			
BOHLER ENGINEERING, P.C. • PROFESSIONAL ENGINEERING SERVICES • • 810 Gleneagles Court, Suite 300, Towson, Maryland • • CONTACT: Matthew T. Allen • (410) 581-7000 FAX: (410) 581-7987 • WWW.BOHLERENG.COM			
DESIGNED BY: MJO		DRAWN BY: JDR	
PROJECT NO.: M0082040		DATE: 07/19/07	
SCALE: AS SHOWN		DRAWING NO.: 31 OF 41	



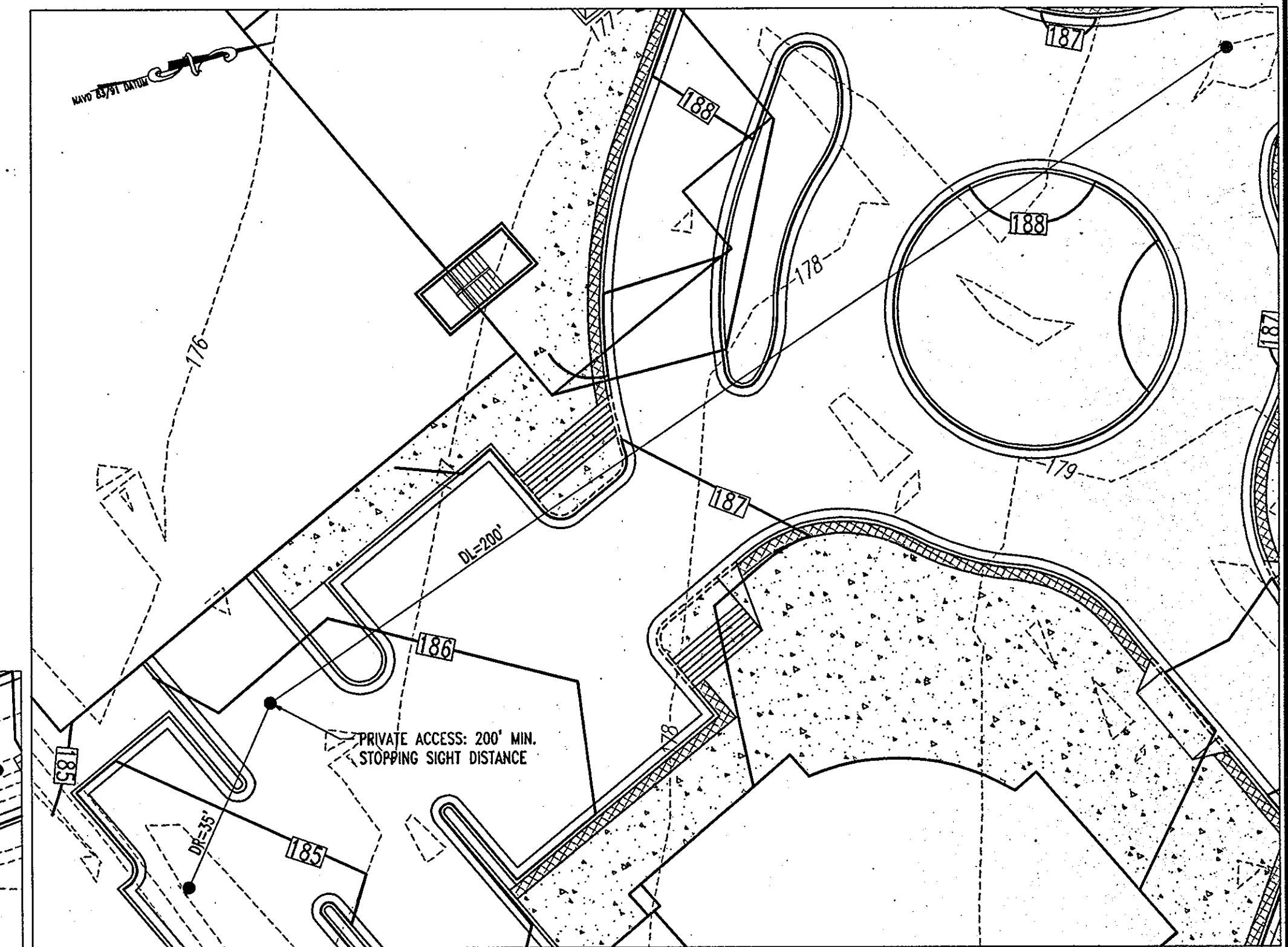
INTERSECTION 'A'
SCALE: 1"=20'

NOTE:
THE STOPPING SITE DISTANCE RIGHT FOR INTERSECTION 'A' IS LESS THAN THE REQUIRED 200', HOWEVER, THE SIGHT DISTANCE IS CLEAR TO THE END OF THE ROAD.



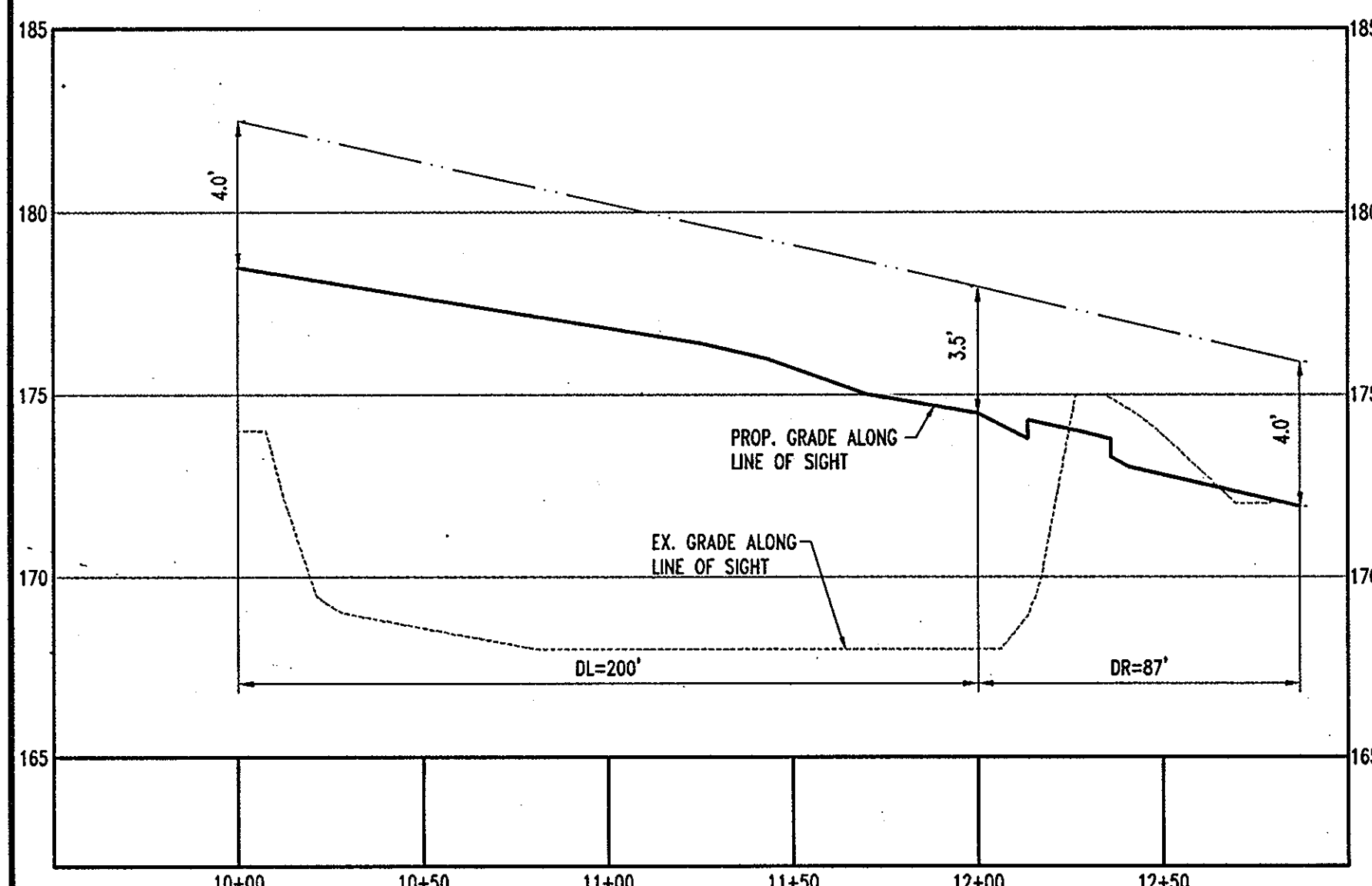
INTERSECTION 'F'
SCALE: 1"=20'

NOTE:
THE STOPPING SITE DISTANCE RIGHT FOR INTERSECTION 'F' IS LESS THAN THE REQUIRED 200', HOWEVER, THE SIGHT DISTANCE IS CLEAR TO THE END OF THE ROAD.



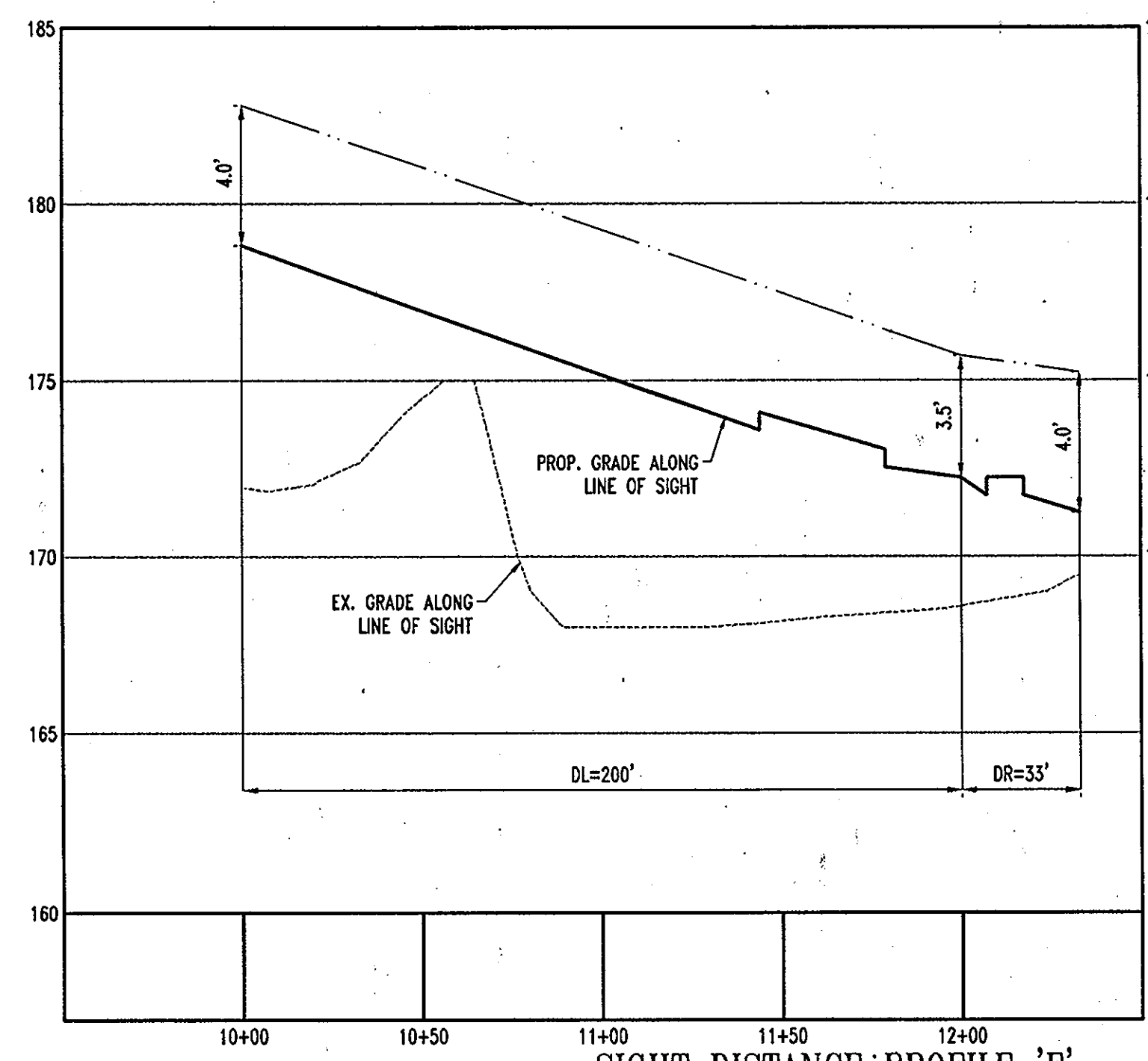
INTERSECTION 'B'
SCALE: 1"=20'

NOTE:
THE STOPPING SITE DISTANCE RIGHT FOR INTERSECTION 'B' IS LESS THAN THE REQUIRED 200', HOWEVER, THE SIGHT DISTANCE IS CLEAR TO THE END OF THE ROAD.



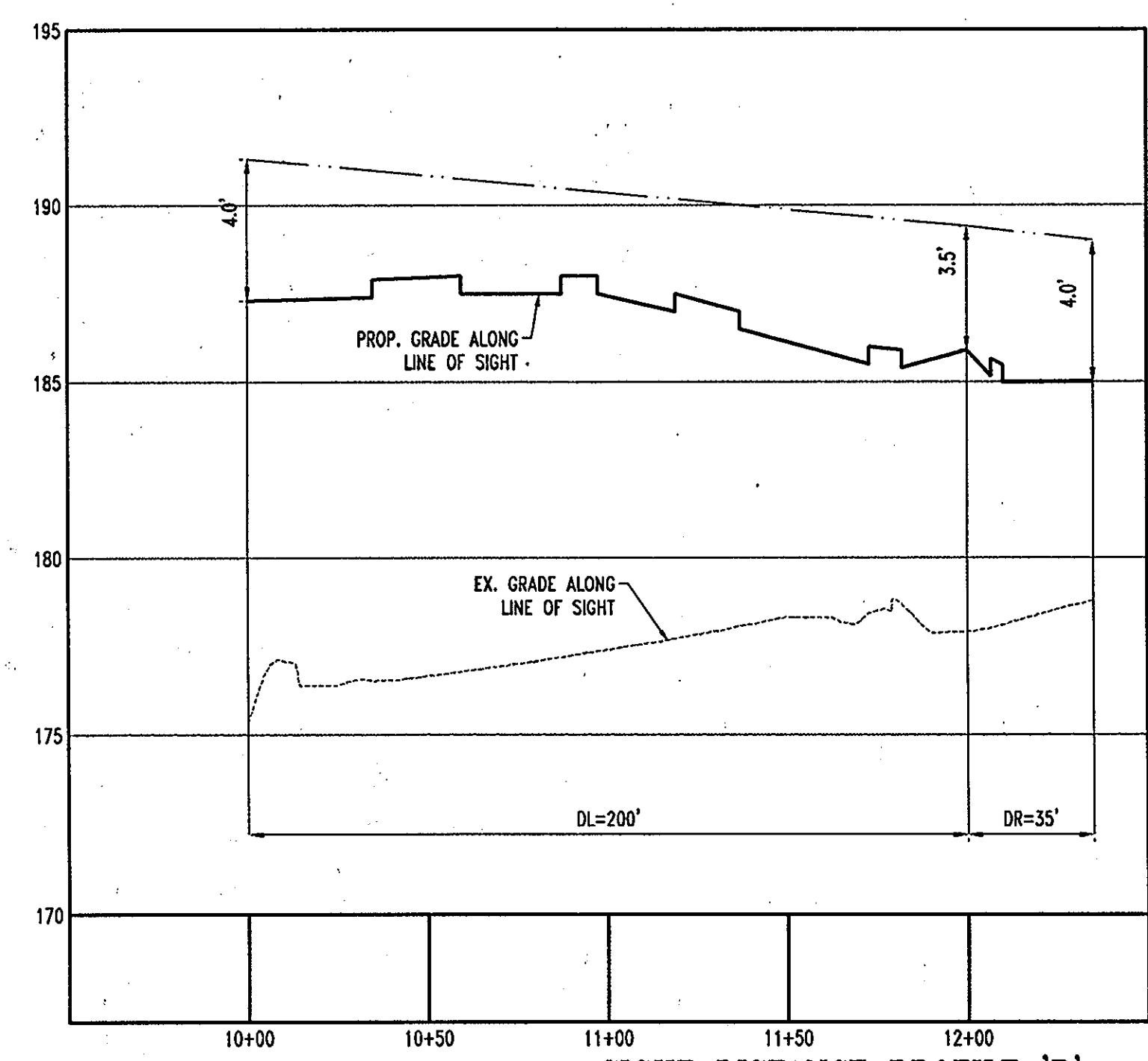
SIGHT DISTANCE PROFILE 'A'

SCALE: HORIZ. 1"=40'
VERT. 1"=4'



SIGHT DISTANCE PROFILE 'F'

SCALE: HORIZ. 1"=40'
VERT. 1"=4'



SIGHT DISTANCE PROFILE 'B'

SCALE: HORIZ. 1"=40'
VERT. 1"=4'

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark H. Hingle 1/26/12
PLANNING DIRECTOR DATE



BEFORE YOU DIG CALL
1-800-955-7777
PROJECT YOURSELF, SAVE TWO
WORKING DAYS NOTICE

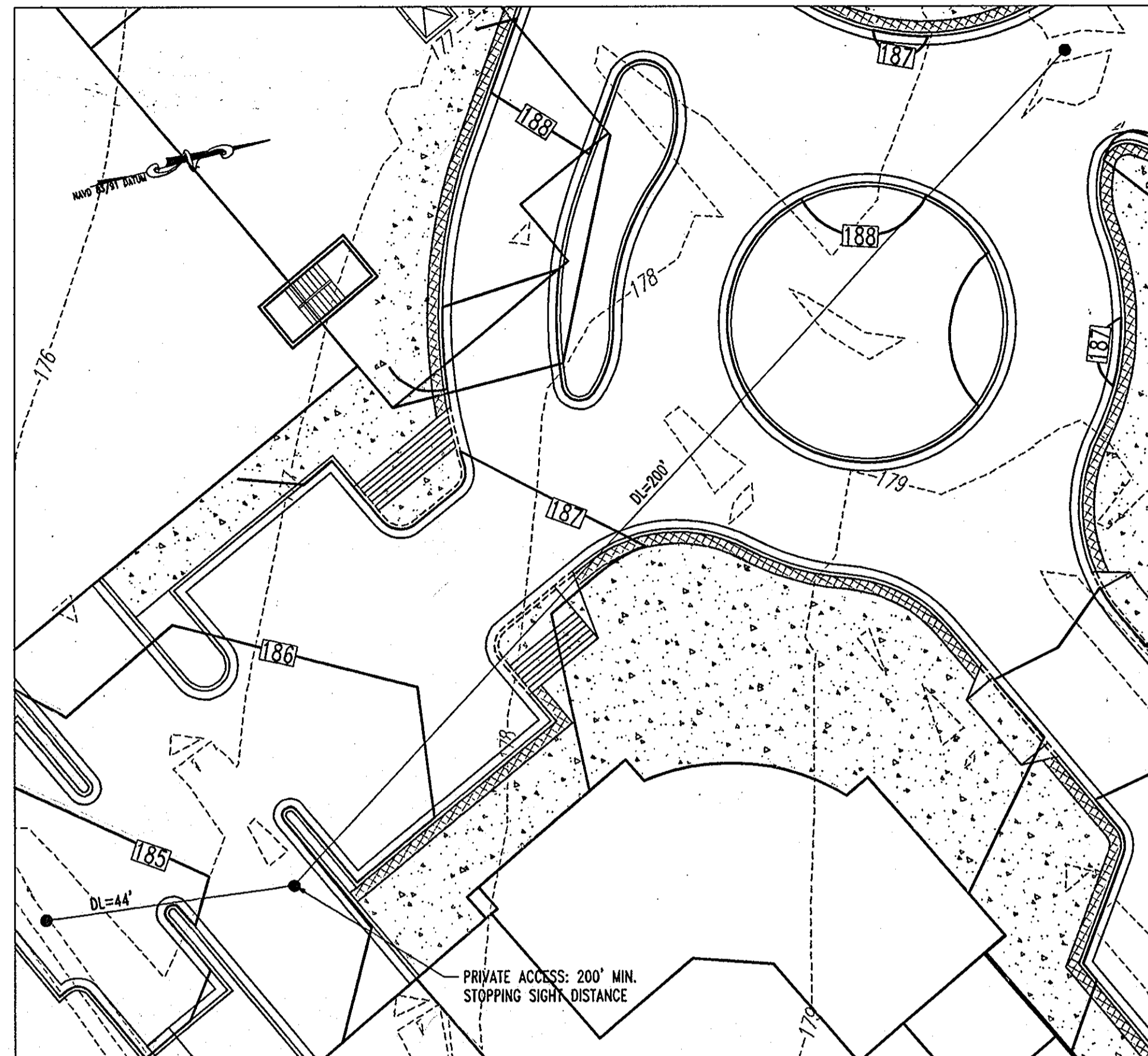
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

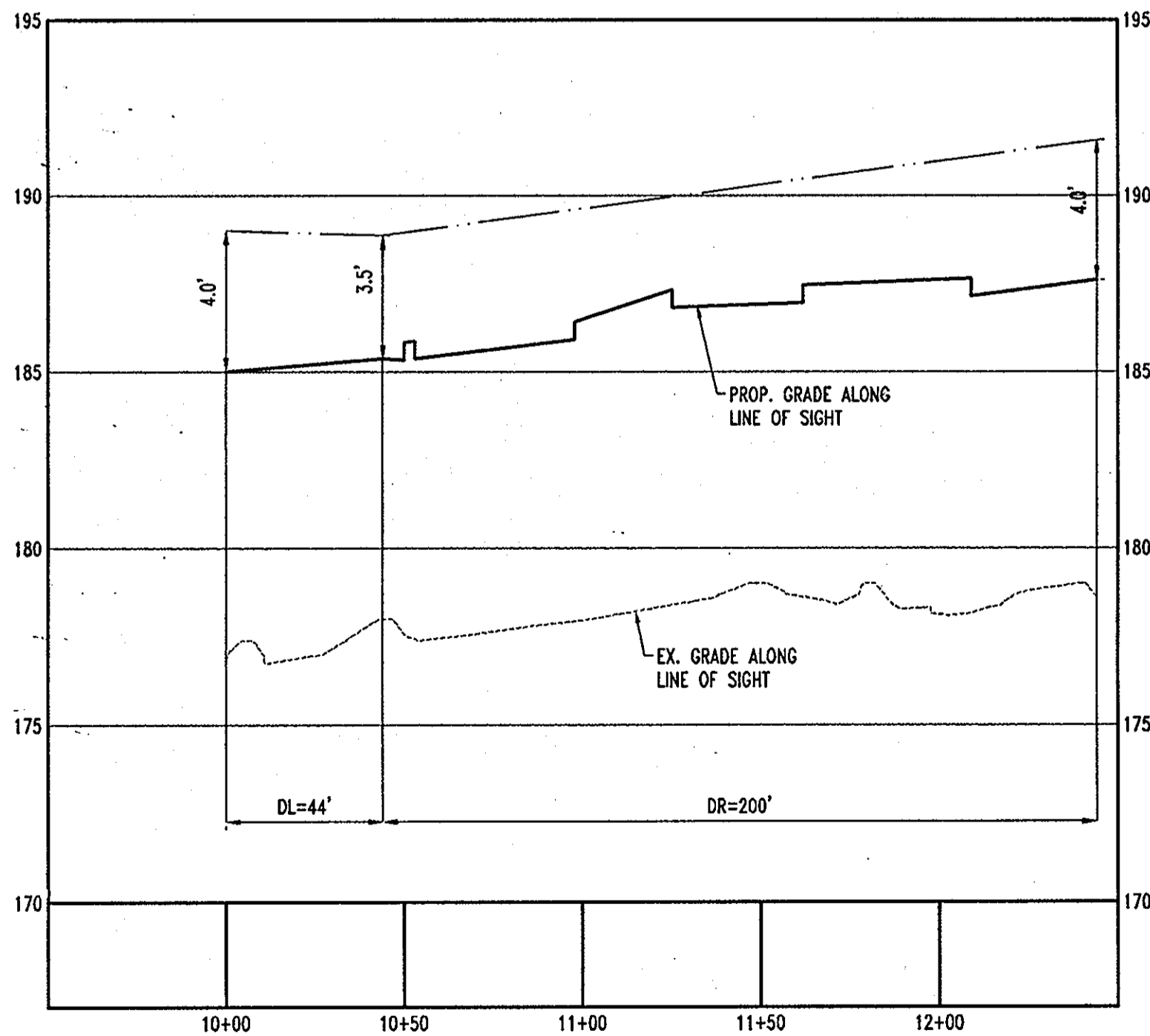
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY
OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT: SAVAGE TOWNE CENTRE DORSEY RUN ROAD & HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D. PARCELS A&B, GOLDEN KEY, PLAT NO. 5909 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE: INTERSECTION SIGHT DISTANCE ANALYSIS			
BOHLER ENGINEERING, P.C. PROFESSIONAL ENGINEERING SERVICES 810 Glencrest Court, Suite 300, Towson, Maryland CONTACT: Matthew T. Allen 410.281.7000 FAX: 410.281-7987 (www.bohlereng.com)			
DESIGNED BY: M/JG			DATE: 1/14/12
DRAWN BY: JDR			PROJECT NO.: MD062040
DATE: 07/19/07			SCALE: AS SHOWN
DRAWING NO.: 32			OF 41

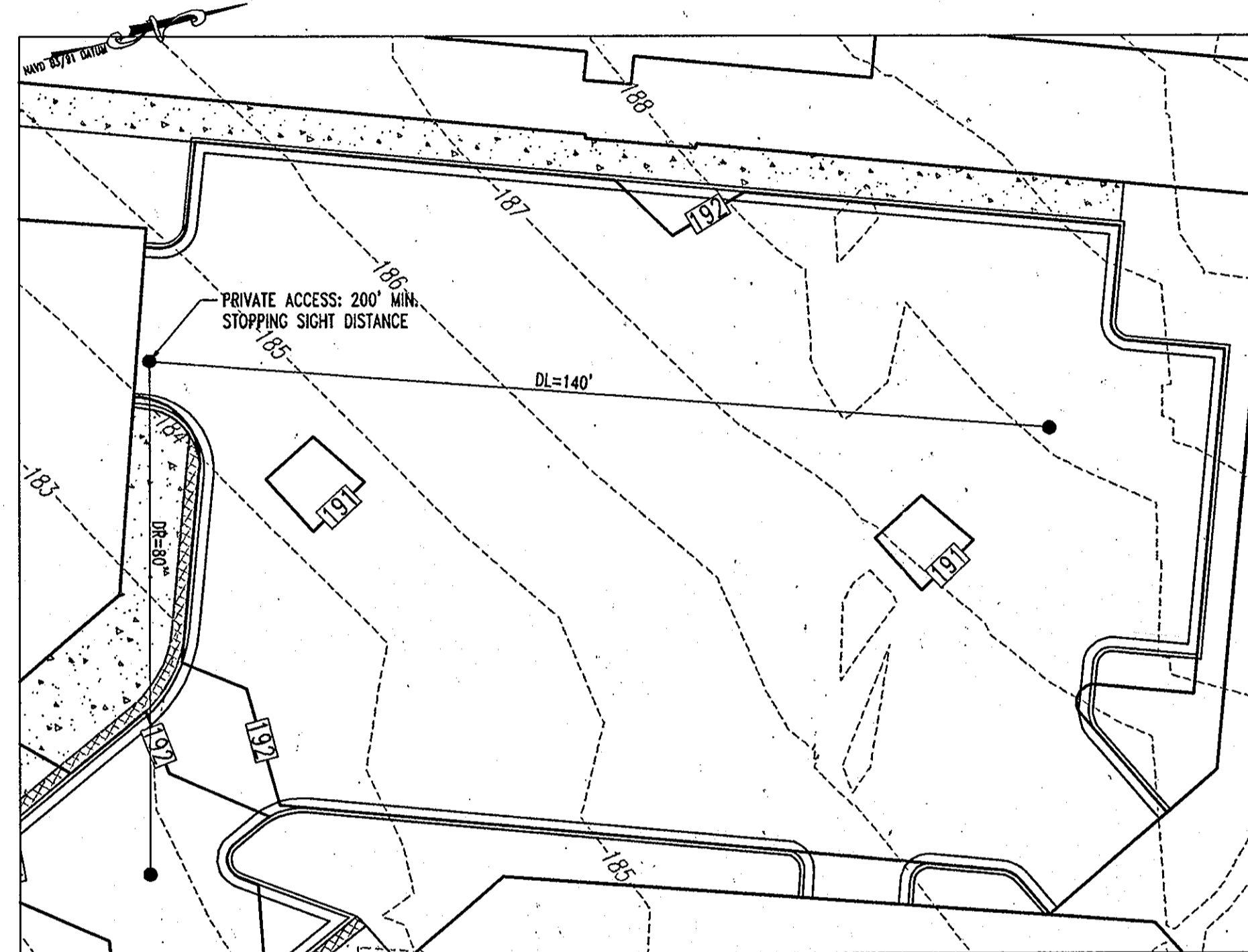


NOTE:
 THE STOPPING SITE DISTANCE LEFT FOR INTERSECTION 'G' IS LESS THAN THE REQUIRED 200', HOWEVER, THE SIGHT DISTANCE IS CLEAR TO THE END OF THE ROAD.

INTERSECTION 'G'
 SCALE: 1"=20'

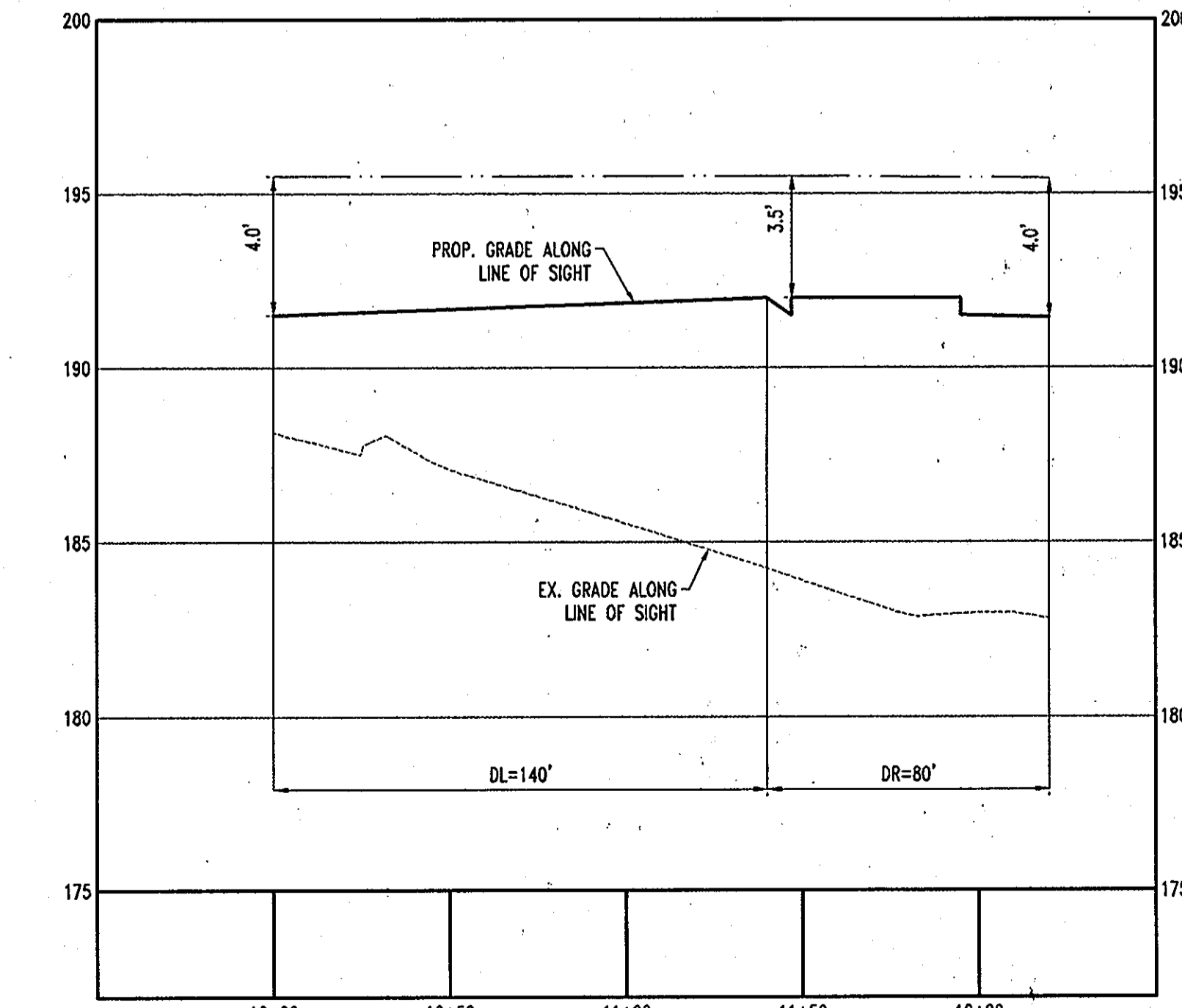


SIGHT DISTANCE PROFILE 'G'
 SCALE: HORIZ. 1"=40'
 VERT. 1"=4'

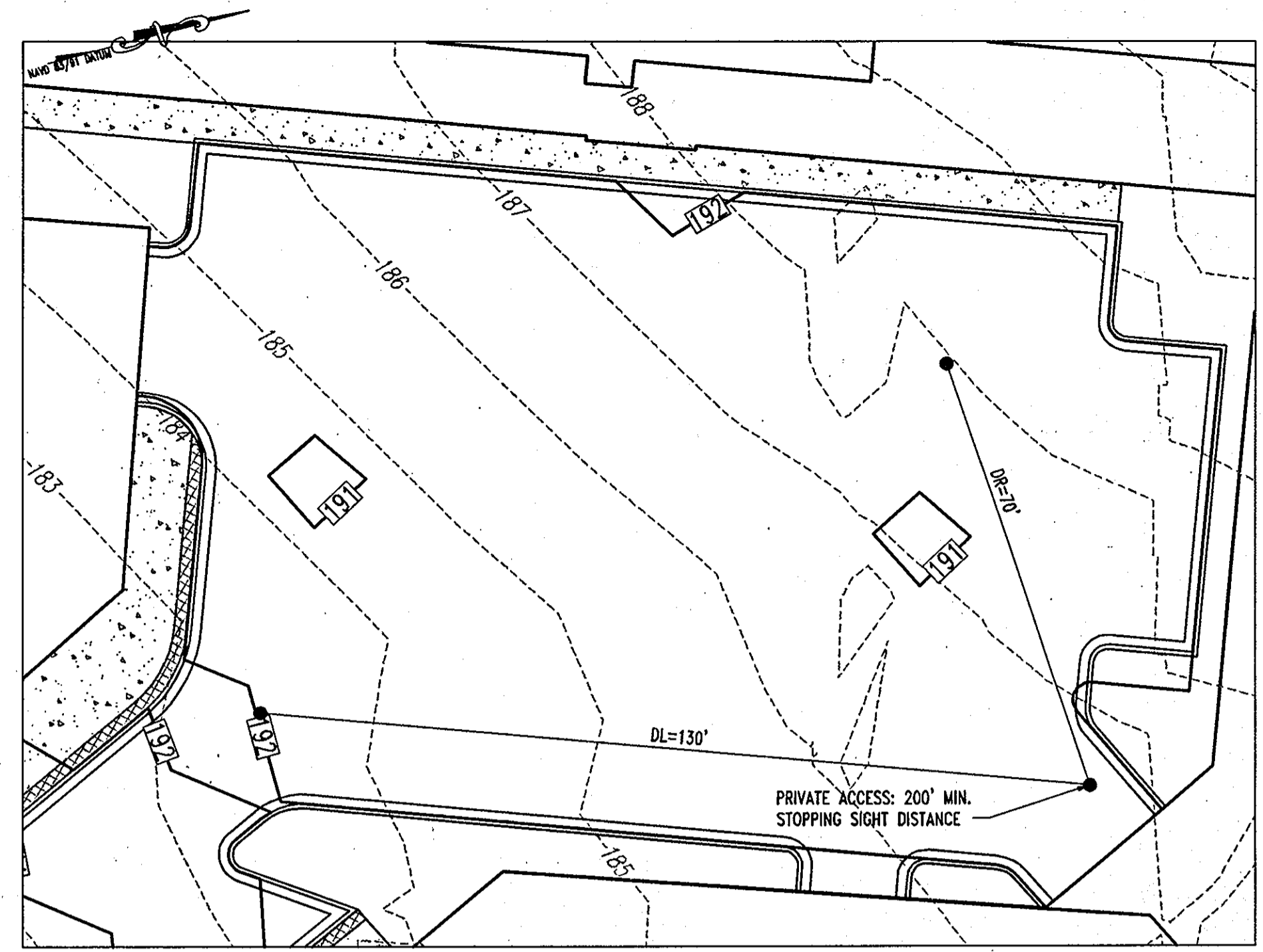


NOTE:
 THE STOPPING SITE DISTANCES ARE LESS THAN THE SUGGESTED MINIMUM DISTANCE OF 200', HOWEVER, THIS ENTRANCE IS LOCATED IN A PARKING LOT AND IS NOT LOCATED ON AN ACTUAL ROAD.

INTERSECTION 'H'
 SCALE: 1"=20'

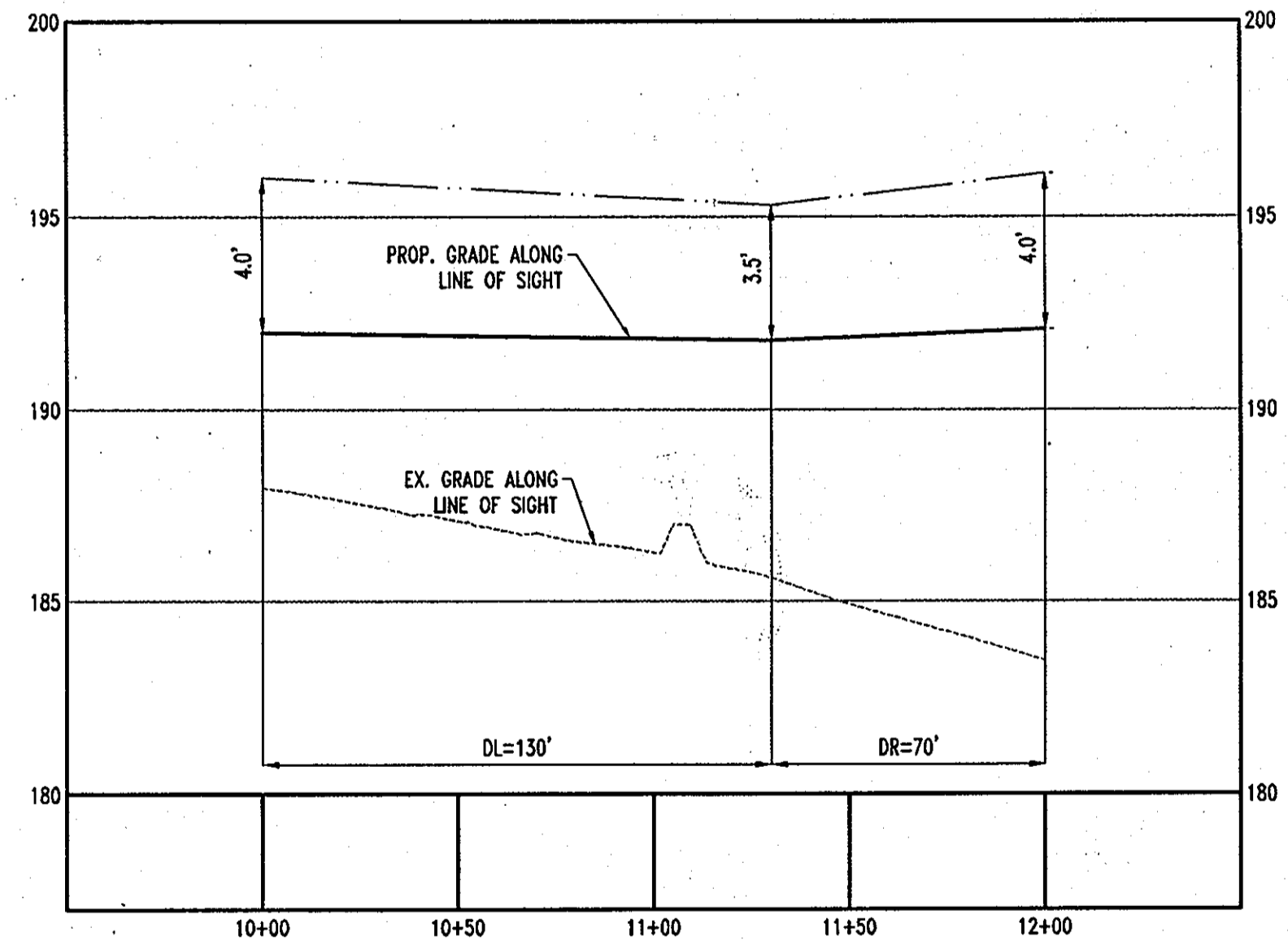


SIGHT DISTANCE PROFILE 'H'
 SCALE: HORIZ. 1"=40'
 VERT. 1"=4'



NOTE:
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INTERSECTION 'I'
 SCALE: 1"=20'



SIGHT DISTANCE PROFILE 'I'
 SCALE: HORIZ. 1"=40'
 VERT. 1"=4'

MISS UTILITY



BEFORE YOU DIG CALL 1-800-827-7777
 PROJECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RIM ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID: 20 ZONED T.O.D.
 PARCELS A&B, COLDEN KEY, PLAT NO. 599
 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 INTERSECTION SIGHT
 DISTANCE ANALYSIS

BOHLER ENGINEERING, P.C.
 • PROFESSIONAL ENGINEERING SERVICES •
 • 810 Glenegles Court, Suite 300, Towson, Maryland •
 • CONTACT: Matthew T. Allen
 • (410) 862-7700 FAX: (410) 862-7987 • WWW.BOHLERENG.COM

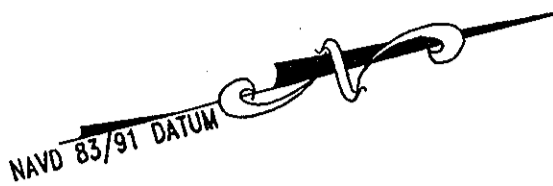
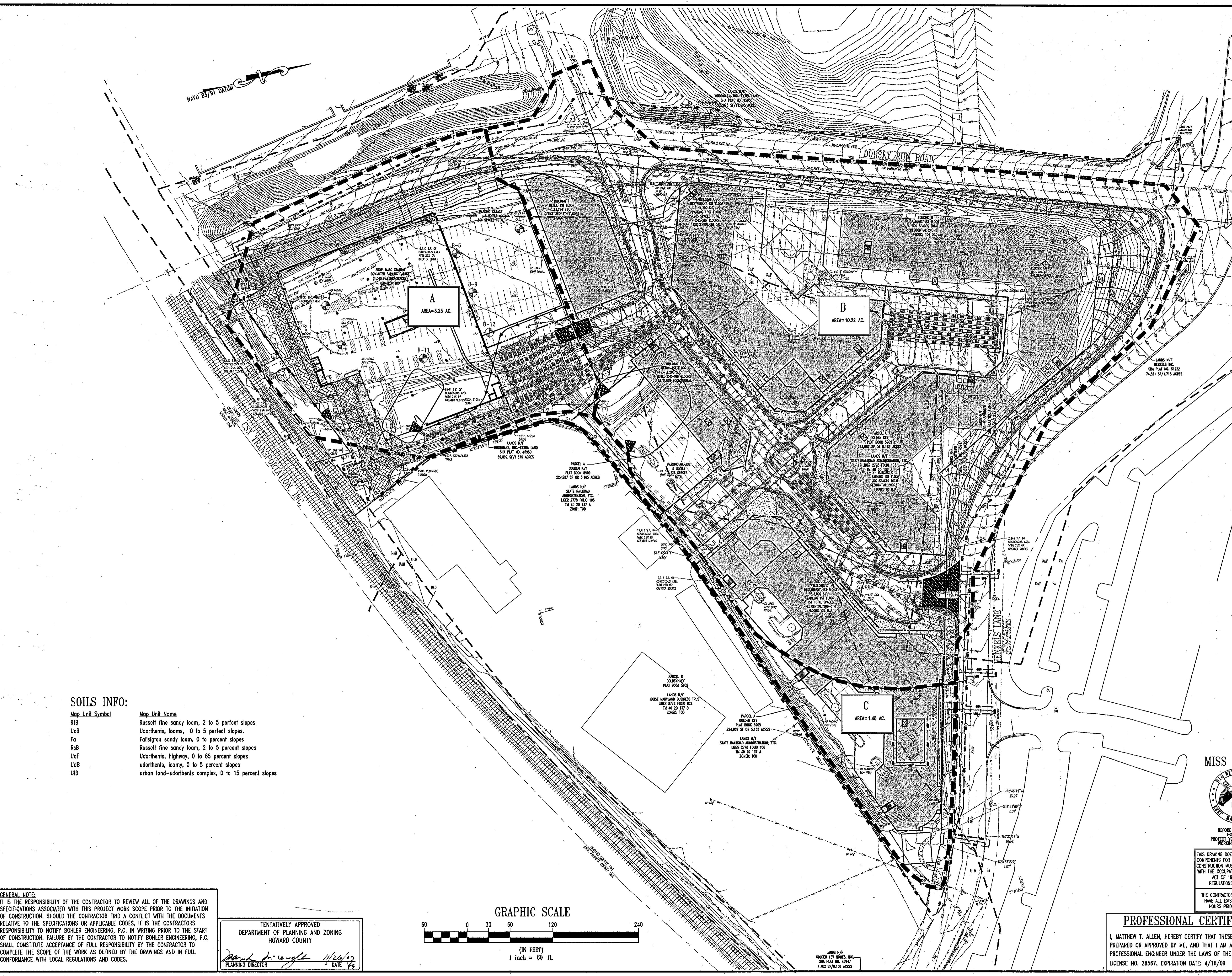
DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 07/19/07
 SCALE: AS SHOWN
 DRAWING NO.: 33 OF 41

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE: 11/26/07

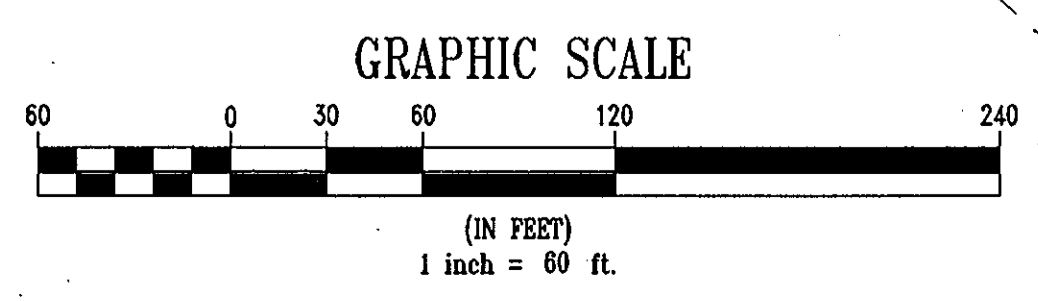


SOILS INFO:

Map Unit Symbol	Map Unit Name
RIB	Russell fine sandy loam, 2 to 5 percent slopes
UoB	Udorthents, loams, 0 to 5 percent slopes
Fa	Fallsigton sandy loam, 0 to 5 percent slopes
Rsb	Russell fine sandy loam, 2 to 5 percent slopes
UoF	Udorthents, highway, 0 to 65 percent slopes
UdH	udorthents, loamy, 0 to 5 percent slopes
UID	urban land-udorthents complex, 0 to 15 percent slopes

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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Mark A. Wright 1/26/17
 PLANNING DIRECTOR DATE



BEFORE YOU DIG CALL 888-88-7777
 PROTECT YOURSELF - GIVE TWO WORKING DAYS NOTICE

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REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
 6 ST. PAUL STREET
 BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
 PETRIE ROSS VENTURES DC, LLC
 170 JENNIFER ROAD, SUITE 300
 ANNAPOLIS, MD 21401
 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

PROJECT:
 SAVAGE TOWNE CENTRE
 DORSEY RUN ROAD @ HENCKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCELS A-B, GOLDEN KEY, PLAT NO. 5909
 SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE: EROSION AND SEDIMENT CONTROL DRAINAGE AREA MAP

BOHLER ENGINEERING, P.C.
 110 Glenview Court, Suite 300, Towson, Maryland
 CONTACT: Matthew T. Allen
 (410) 821-7900 FAX: (410) 821-7987 WWW.BOHLERENG.COM

DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: M0062040
DATE: 09/05/07
SCALE: AS SHOWN
DRAWING NO.: 34 OF 41

STORM DRAIN DRAINAGE AREAS

Ⓜ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 16,128 S.F. OR 0.37 AC. TOTAL AREA= 16,128 S.F. OR 0.37 AC. C= 72
Ⓢ	PERVIOUS AREA= 1,440 S.F. OR 0.03 AC. IMPERVIOUS AREA= 10,440 S.F. OR 0.24 AC. TOTAL AREA= 11,880 S.F. OR 0.27 AC. C= 66
Ⓣ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 2,016 S.F. OR 0.05 AC. TOTAL AREA= 2,016 S.F. OR 0.05 AC. C= 72
Ⓤ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 4,860 S.F. OR 0.11 AC. TOTAL AREA= 4,860 S.F. OR 0.11 AC. C= 72
Ⓥ	PERVIOUS AREA= 1,224 S.F. OR 0.03 AC. IMPERVIOUS AREA= 9,252 S.F. OR 0.21 AC. TOTAL AREA= 10,476 S.F. OR 0.24 AC. C= 65
Ⓦ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 31,284 S.F. OR 0.72 AC. TOTAL AREA= 31,284 S.F. OR 0.72 AC. C= 72
Ⓧ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 1,332 S.F. OR 0.03 AC. TOTAL AREA= 1,332 S.F. OR 0.03 AC. C= 72
Ⓨ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 10,368 S.F. OR 0.24 AC. TOTAL AREA= 10,368 S.F. OR 0.24 AC. C= 72
Ⓩ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 38,772 S.F. OR 0.89 AC. TOTAL AREA= 38,772 S.F. OR 0.89 AC. C= 72
ⓏA	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 63,828 S.F. OR 1.47 AC. TOTAL AREA= 63,828 S.F. OR 1.47 AC. C= 72
ⓏB	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 21,492 S.F. OR 0.49 AC. TOTAL AREA= 21,492 S.F. OR 0.49 AC. C= 72
ⓏC	PERVIOUS AREA= 1,908 S.F. OR 0.04 AC. IMPERVIOUS AREA= 4,104 S.F. OR 0.10 AC. TOTAL AREA= 6,012 S.F. OR 0.14 AC. C= 56
ⓏD	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 2,448 S.F. OR 0.06 AC. TOTAL AREA= 2,448 S.F. OR 0.06 AC. C= 72

STORM DRAIN DRAINAGE AREAS

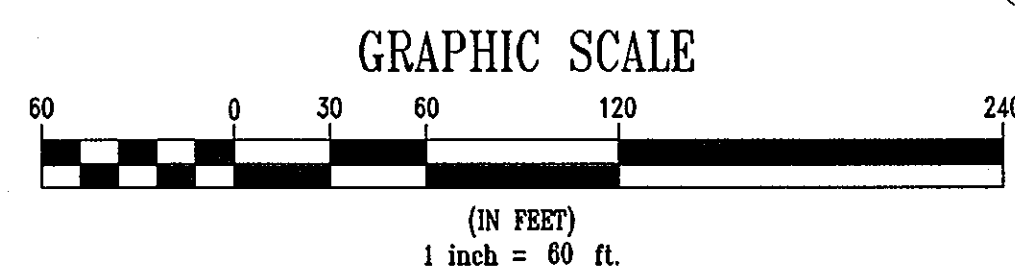
ⓐ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 4,400 S.F. OR 0.10 AC. TOTAL AREA= 4,400 S.F. OR 0.10 AC. C= 72
ⓑ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 7,700 S.F. OR 0.18 AC. TOTAL AREA= 7,700 S.F. OR 0.18 AC. C= 72
ⓒ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 6,450 S.F. OR 0.15 AC. TOTAL AREA= 6,450 S.F. OR 0.15 AC. C= 72
ⓓ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 3,450 S.F. OR 0.08 AC. TOTAL AREA= 3,450 S.F. OR 0.08 AC. C= 72
ⓔ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 8,150 S.F. OR 0.19 AC. TOTAL AREA= 8,150 S.F. OR 0.19 AC. C= 72
ⓕ	PERVIOUS AREA= 7,092 S.F. OR 0.16 AC. IMPERVIOUS AREA= 0 S.F. OR 0 AC. TOTAL AREA= 7,092 S.F. OR 0.16 AC. C= 16
ⓖ	PERVIOUS AREA= 10,728 S.F. OR 0.25 AC. IMPERVIOUS AREA= 25,848 S.F. OR 0.59 AC. TOTAL AREA= 36,576 S.F. OR 0.84 AC. C= 55
ⓗ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 22,932 S.F. OR 0.53 AC. TOTAL AREA= 22,932 S.F. OR 0.53 AC. C= 72
ⓘ	PERVIOUS AREA= 10,224 S.F. OR 0.23 AC. IMPERVIOUS AREA= 19,512 S.F. OR 0.45 AC. TOTAL AREA= 29,736 S.F. OR 0.68 AC. C= 53
ⓙ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 59,580 S.F. OR 1.37 AC. TOTAL AREA= 59,580 S.F. OR 1.37 AC. C= 72
ⓚ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 25,380 S.F. OR 0.58 AC. TOTAL AREA= 25,380 S.F. OR 0.58 AC. C= 72
ⓛ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 16,344 S.F. OR 0.38 AC. TOTAL AREA= 16,344 S.F. OR 0.38 AC. C= 72

STORM DRAIN DRAINAGE AREAS

Ⓜ	PERVIOUS AREA= 2,628 S.F. OR 0.06 AC. IMPERVIOUS AREA= 1,296 S.F. OR 0.03 AC. TOTAL AREA= 3,924 S.F. OR 0.09 AC. C= 35
Ⓝ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 49,032 S.F. OR 1.13 AC. TOTAL AREA= 49,032 S.F. OR 1.13 AC. C= 72
Ⓞ	PERVIOUS AREA= 9,072 S.F. OR 0.21 AC. IMPERVIOUS AREA= 14,148 S.F. OR 0.32 AC. TOTAL AREA= 23,220 S.F. OR 0.53 AC. C= 50
Ⓟ	PERVIOUS AREA= 0 S.F. OR 0 AC. IMPERVIOUS AREA= 59,400 S.F. OR 1.36 AC. TOTAL AREA= 59,400 S.F. OR 1.36 AC. C= 72
Ⓠ	PERVIOUS AREA= 1,116 S.F. OR 0.03 AC. IMPERVIOUS AREA= 6,804 S.F. OR 0.15 AC. TOTAL AREA= 7,920 S.F. OR 0.18 AC. C= 63

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul A. Doyle 11/21/13
PLANNING DIRECTOR DATE



PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY
OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT: SAVAGE TOWNE CENTRE DORSEY RUN ROAD & HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA:	TAX MAP 48	GRID 20	ZONED T.O.D.
PARCEL 137, PARCELS A-1 THRU A-6 PARCELS A&B, GOLDEN KEY, PLAT NO. 5908 SAVAGE TOWNE CENTRE 5TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE: STORMDRAIN DRAINAGE AREA MAP			
BOHLER ENGINEERING, P.C. *PROFESSIONAL ENGINEERING SERVICES* 4810 GLENVIEW COURT, SUITE 300, TOWSON, MARYLAND* *CONTACT: Matthew T. Allen (410) 821-7900 FAX: (410) 821-7987 WWW.BOHLERENG.COM			
DESIGNED BY:	MJC		
DRAWN BY:	JDR		
PROJECT NO.:	M0052040		
DATE:	09/05/07		
SCALE:	AS SHOWN		
DRAWING NO.:	35 OF 41		

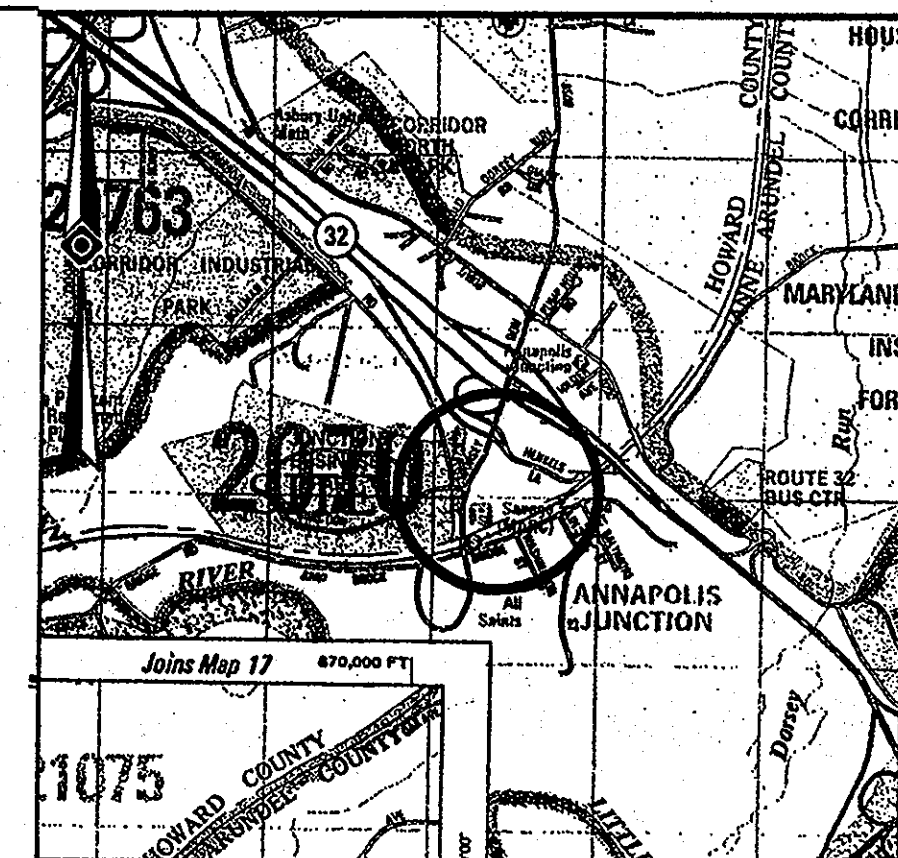


BEFORE YOU DIG CALL
1-800-368-7977
PROTECT YOURSELF, GIVE TWO
WORKING DAYS NOTICE

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M:\08\Petrie Ross Ventures, LLC\005 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\05\05 SITE PLAN DOCUMENTS\Sketch Plans\Rev. 10\080520\05S10.dwg, 11/14/2007 8:37:36 AM, JDR



FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Savage Towne Centre
Date: March 16, 2007

NET TRACT AREA		Acres
A. Total tract area		12.7
B. Area within 100 Year Floodplain		9.7
C. Area of lot previously developed		3.0
D. Net Tract Area		3.0

LAND USE CATEGORY: (from table 3.2-1, page 40, Manual)		Acres
ARA MDR IDA HDR MFD CIA		0.45
F. Afforestation Threshold (15%)		0.45
F. Conservation Threshold (15%)		0.45

EXISTING FOREST COVER:		Acres
G. Existing forest cover (excluding floodplain)		0.8
H. Area of forest above afforestation threshold		0.35
I. Area of forest above conservation threshold		0.35

BREAK EVEN POINT:		Acres
J. Forest retention above threshold with no mitigation		0.07
K. Clearing permitted without mitigation	Break-Even Point	0.52
		0.28

PROPOSED FOREST CLEARING		Acres
L. Total area of forest to be Cleared or Retained Outside FCE		0.8
M. Total area of forest to be Retained in FCE		0.0

PLANTING REQUIREMENTS		Acres
N. Reforestation for clearing above Conservation Threshold		0.09
P. Reforestation for clearing below Conservation Threshold		0.8
O. Credit for retention above conservation threshold		NA
R. Total reforestation required		0.99
S. Total afforestation required		0.0
T. Total reforestation and afforestation required		0.99

SITE AREA COMPUTATIONS

Gross Tract Area -	12.7 acres
Area Previously Developed -	9.7 acres
Net Tract Area -	3.0 acres
Zoning -	TOD

- REFORESTATION NOTE:**
- The developer proposes to meet the 1.00 acre reforestation obligation through payment of the fee-in-lieu into the Howard County Forest Conservation Fund. The amount of the fee payment is \$32,658.30.
 - The developer will have met the forest conservation obligation for the property upon payment of the fee to Howard County.

- Sequence of Construction**
- Pre-construction meeting shall be held between developer, contractor, and County inspector.
 - Sediment control shall be installed in accordance with general construction plan for site.
 - Site shall be graded and improvements constructed. Disturbed areas shall be stabilized.
 - Post construction meeting shall be held with County inspector to ensure compliance with development plan.

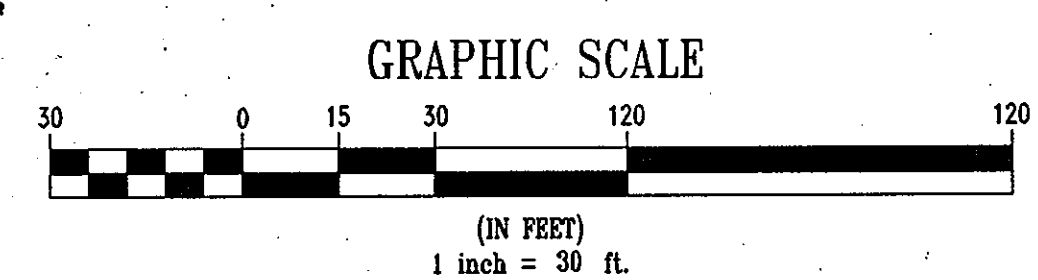


MD DME Qualified Professional
USACOZE Wetland Delineator
Certification # WDCP99MID4100464
Henry A. Siskin
Henry A. Siskin

Eco-Science
Professionals, Inc.
Certified Ecologist
P.O. Box 6841 Chesapeake, Maryland 21527 Telephone (410) 545-4723 Fax (410) 545-4848

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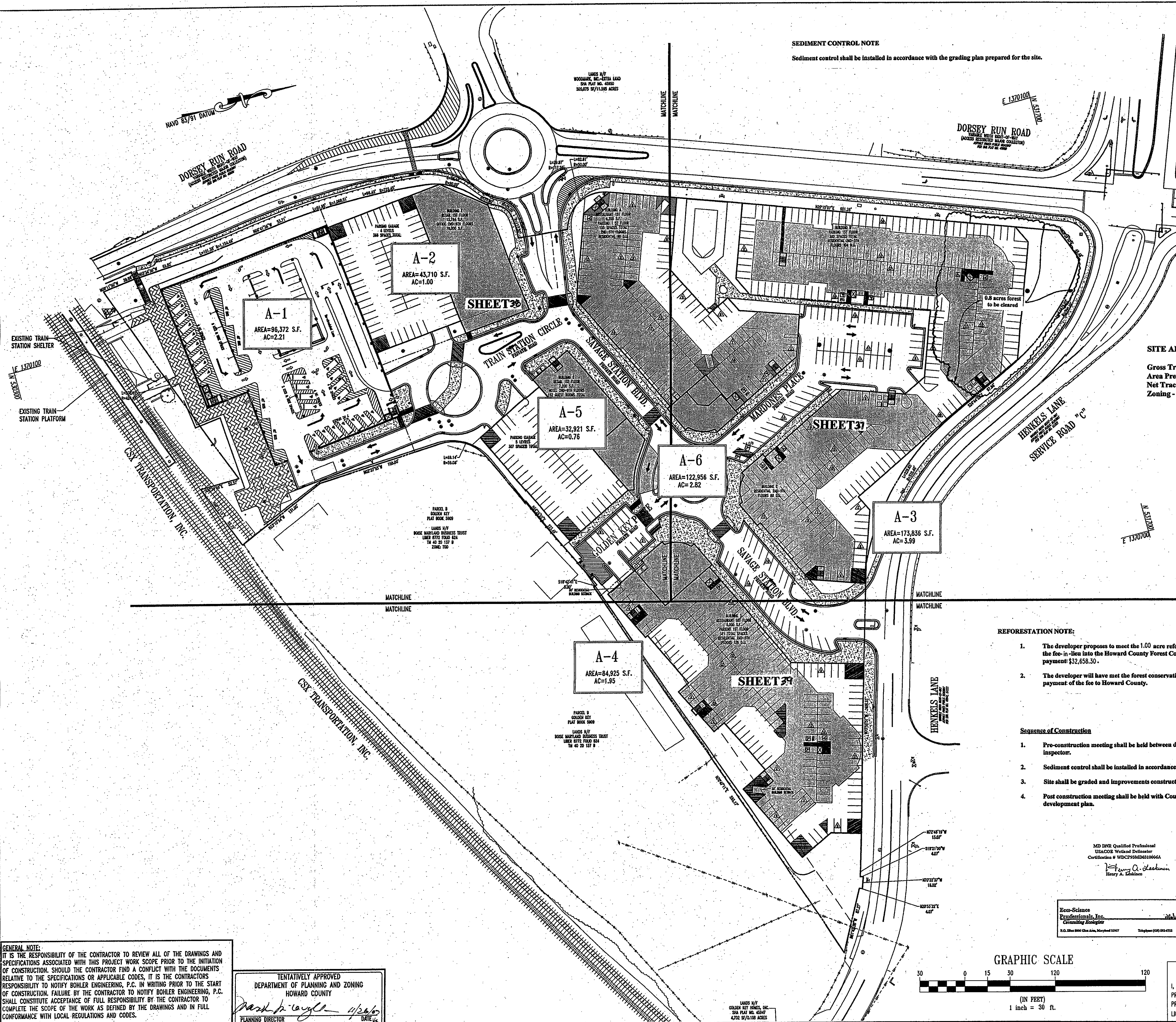


PROFESSIONAL CERTIFICATION

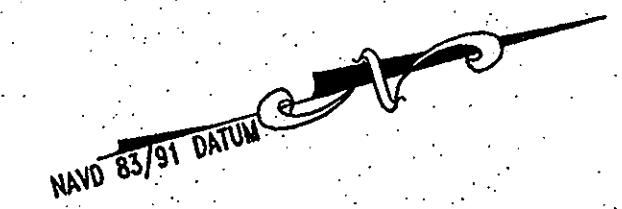
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REV.	DATE	DESCRIPTION	BY

OWNER:	STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202
APPLICANT/DEVELOPER:	PETRIE - ROSS VENTURES, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800
PROJECT:	SAVAGE TOWNE CENTRE DORSEY RUN ROAD @ HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701
AREA:	TAX MAP 48 GRID 20 PARCEL 137, LOTS A-1 TO A-12 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND
TITLE:	FOREST CONSERVATION PLAN
BOHLER ENGINEERING, P.C.	DESIGNED BY: MJG DRAWN BY: JDR PROJECT NO.: W060240 DATE: 03/16/07 SCALE: AS SHOWN DRAWING NO.: 36 of 41



SEDIMENT CONTROL NOTE
Sediment control shall be installed in accordance with the grading plan prepared for the site.

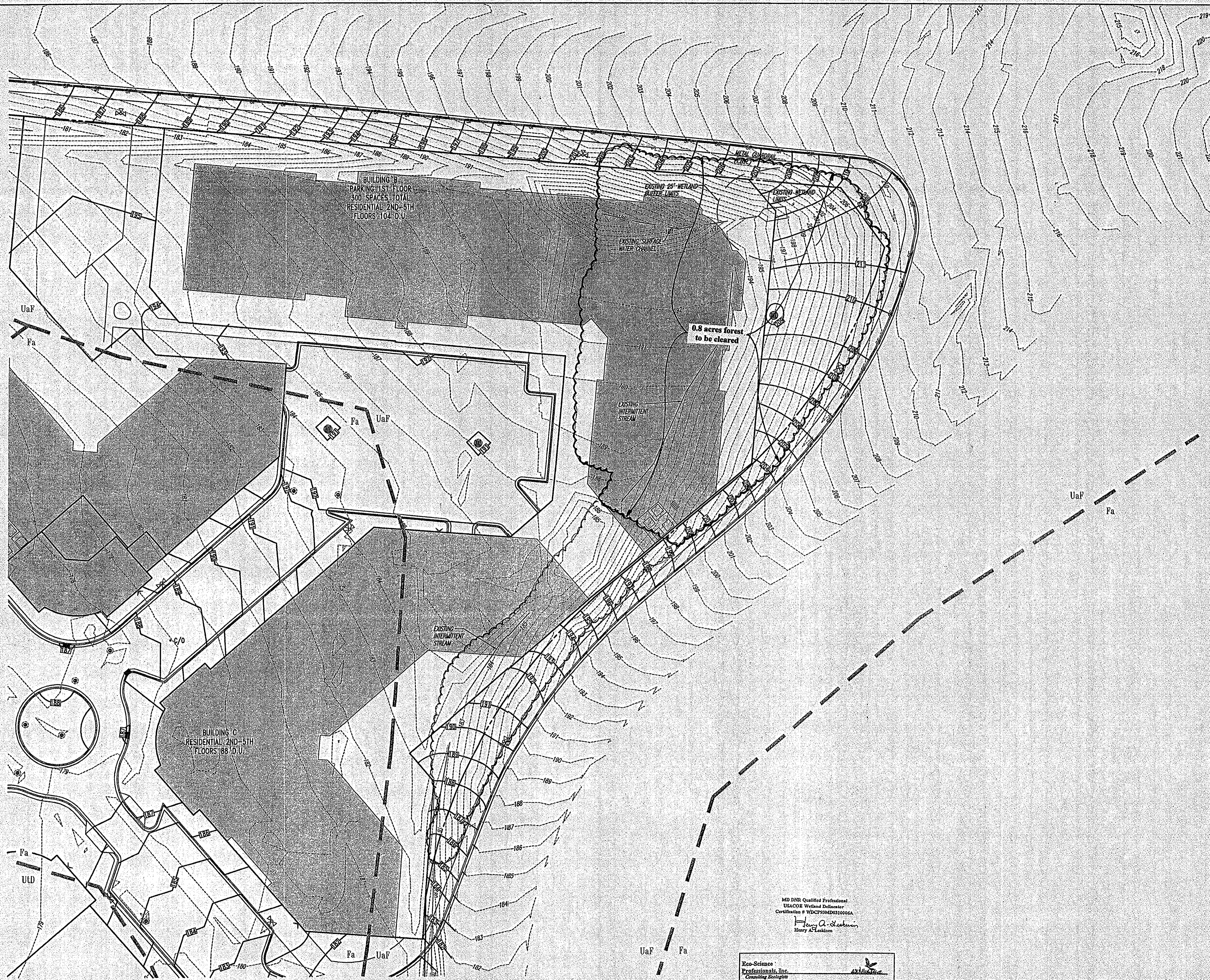


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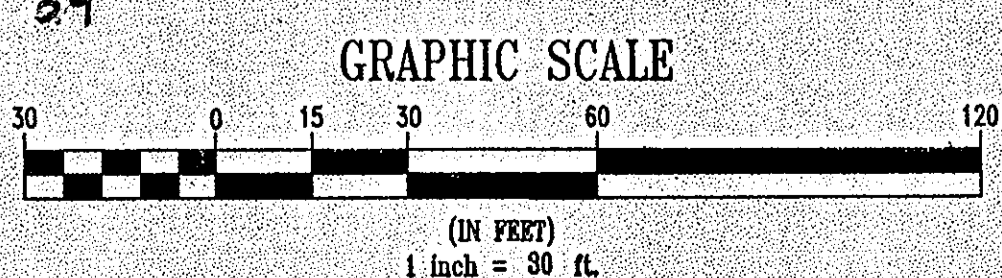
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David P. Cayle 4/26/07
PLANNING DIRECTOR DATE

LANDS W/F
COLOR KEY
SHEET NO. 4547
4702 57/11.95 ACRES

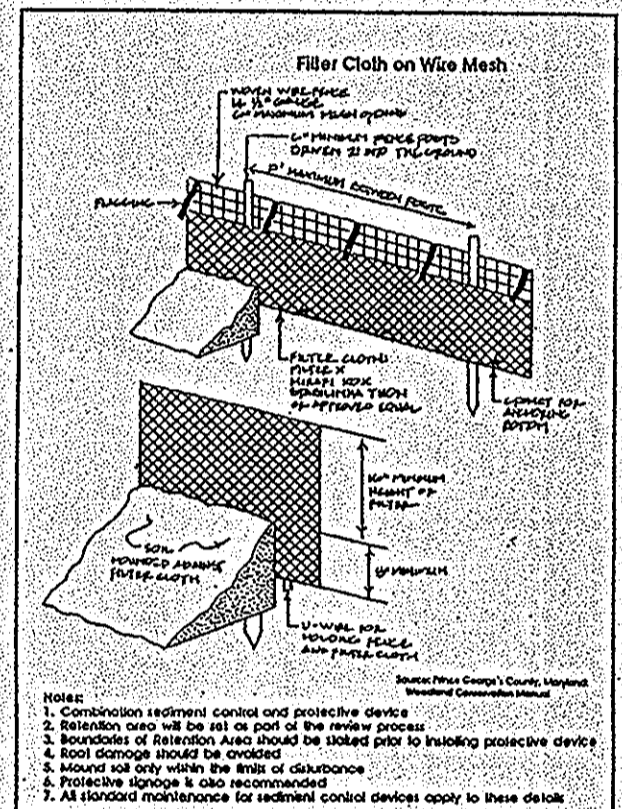
MATCHLINE SHEET 38



MATCHLINE SHEET 39



MD DNR Qualified Professional
 USACOR Wetland Delineator
 Certification # WD02P0001000004
 Henry A. Johnson
 Henry A. Johnson
 Eco-Science Professionals, Inc.
 Consulting Engineers
 210 New 2000 Green Ave., Maryland 21077 Telephone (410) 251-4720 Fax (410) 251-4722



REV.	DATE	DESCRIPTION	BY

OWNER:
 STATE RAILROAD ADMINISTRATION, ETC.
 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
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 BALTIMORE, MD 21202

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 CONTACT: MATTHEW LATTIN
 PHONE: 410-573-3800

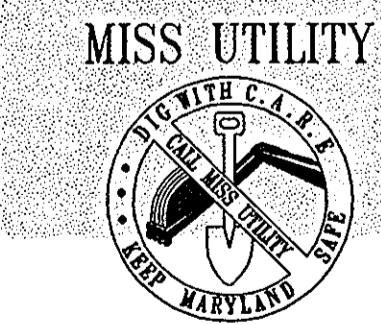
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 DOSSETT RUN ROAD @ HENKELS LANE
 ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
 PARCEL 137, LOTS A-1 TO A-12
 SAVAGE TOWNE CENTRE
 6TH ELECTION DISTRICT
 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
FOREST CONSERVATION PLAN

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 810 Glenelg Court, Suite 300, Towson, Maryland
 CONTACT: Matthew T. Allen
 (410) 561-7800 FAX: (410) 561-7887 www.bohlereng.com

DESIGNED BY: MJG
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 03/16/07
 SCALE: AS SHOWN
 DRAWING NO.: 37 of 41
 MATTHEW T. ALLEN
 PROFESSIONAL ENGINEER NO. 28567



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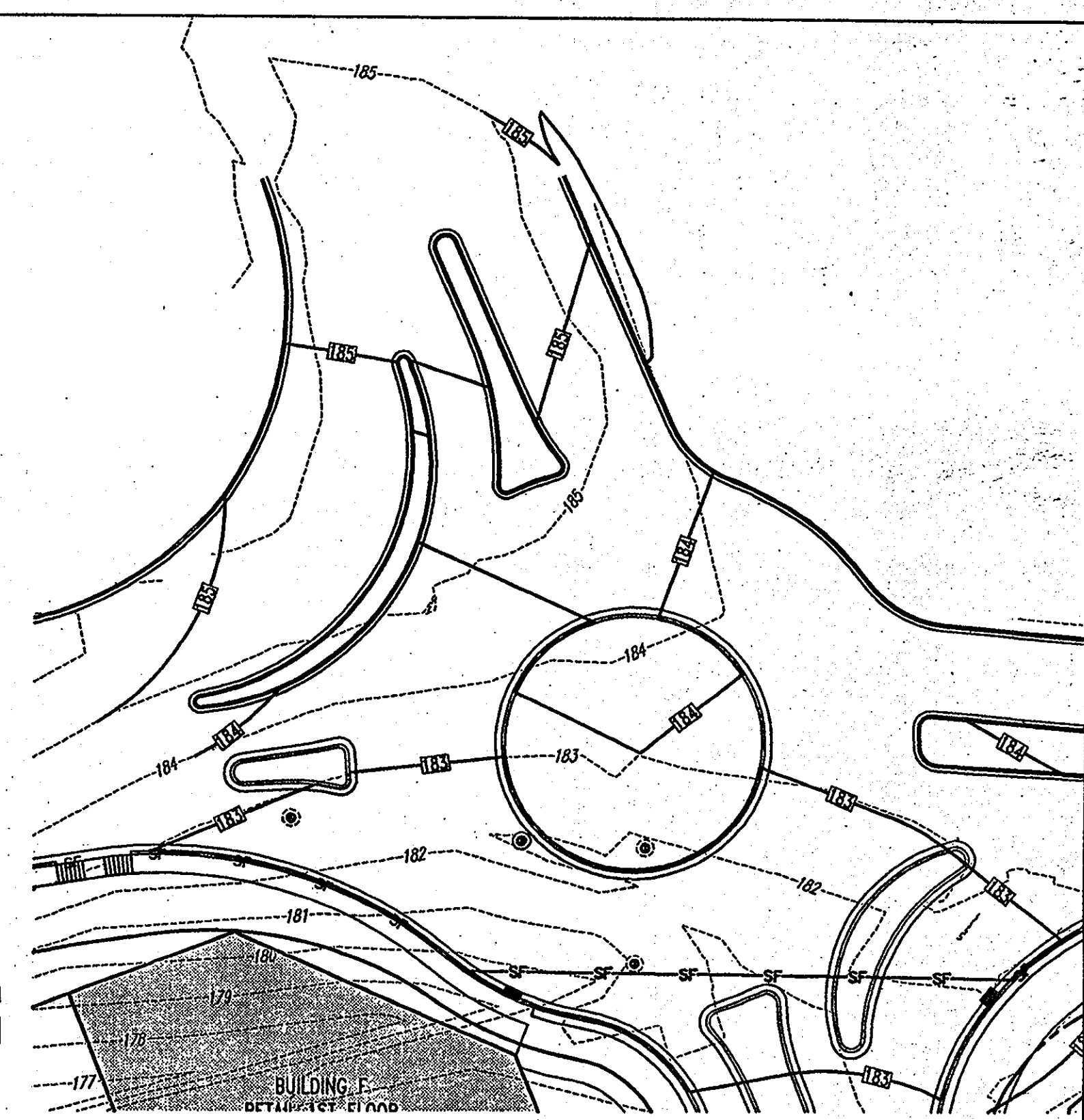
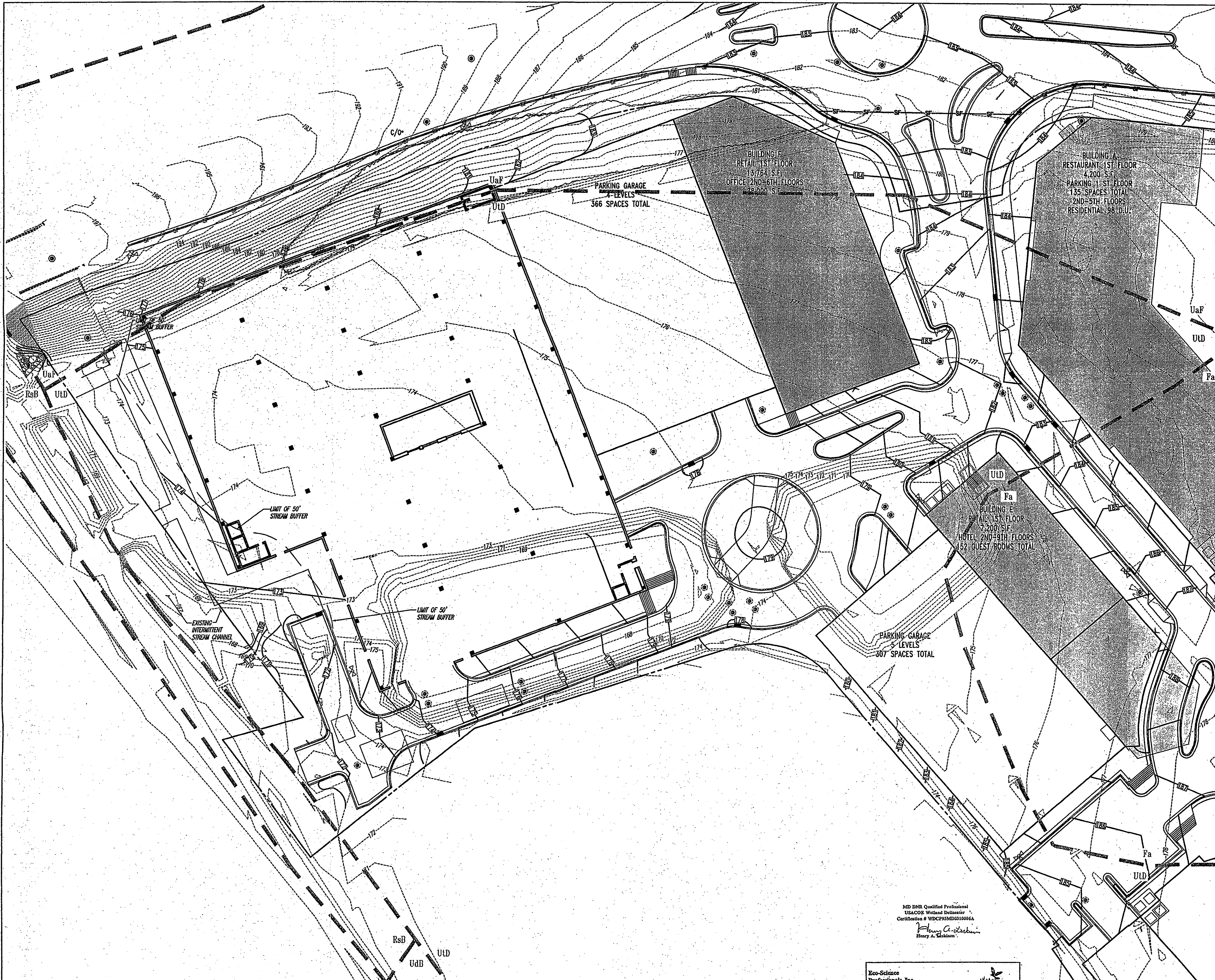
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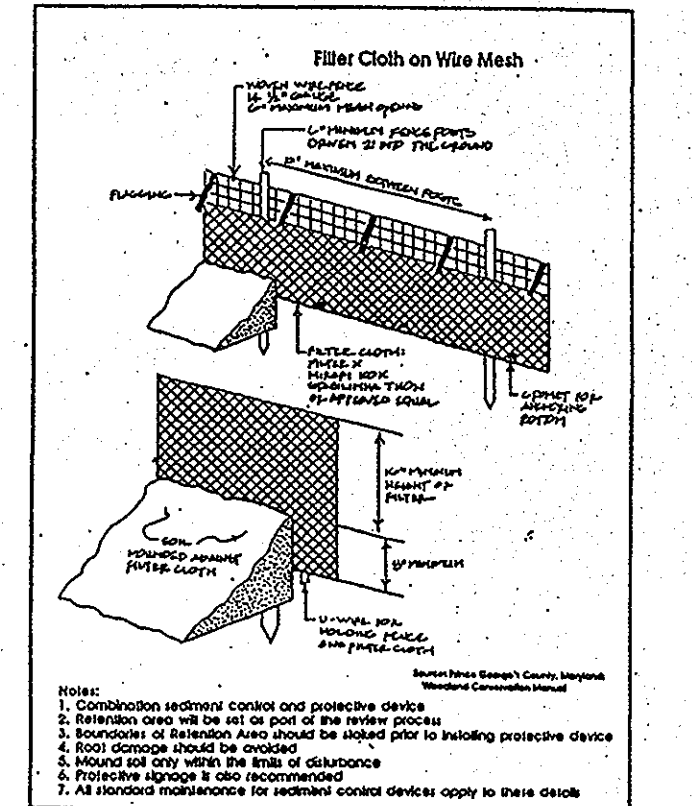
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE 4/6/07



DETAIL AREA: TRAFFIC CIRCLE
SCALE: 1" = 30'

MATCHLINE SHEET 37



- NOTE:
1. Construction methods and materials shall conform to the specifications of the contract documents.
 2. Riprap shall be placed on a prepared subgrade.
 3. Vegetation shall be planted at the rate of one plant per square foot of riprap.
 4. All work shall be done in accordance with the applicable provisions of the contract documents.
 5. All work shall be done in accordance with the applicable provisions of the contract documents.
 6. All work shall be done in accordance with the applicable provisions of the contract documents.
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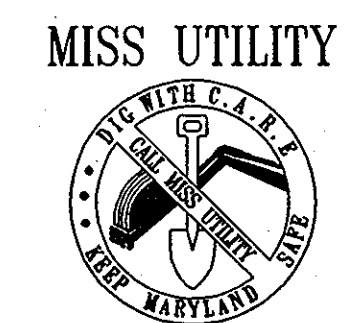
OWNER:
STATE RAILROAD ADMINISTRATION, ETC.
C/O MASS TRANSIT ADMINISTRATION
OFFICE OF REAL-ESTATE AND FREIGHT
6 ST. PAUL STREET
BALTIMORE, MD 21202

APPLICANT/DEVELOPER:
PETRIE - ROSS VENTURES, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
SAVAGE TOWNE CENTRE
DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCEL 137, LOTS A-1 TO A-12
SAVAGE TOWNE CENTRE
8TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
FOREST CONSERVATION PLAN



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BOHLER ENGINEERING, P.C.

PROFESSIONAL ENGINEERING SERVICES
510 CLEMENS LANE, SUITE 300, TOWSON, MARYLAND
CONTACT: MATTHEW T. ALLEN
(410) 551-7900 FAX: (410) 551-7907 WWW.BOHLERENG.COM

DESIGNED BY: MJG
DRAWN BY: JDR
PROJECT NO.: MD062040
DATE: 03/16/07
SCALE: AS SHOWN
DRAWING NO.: 38 OF 41

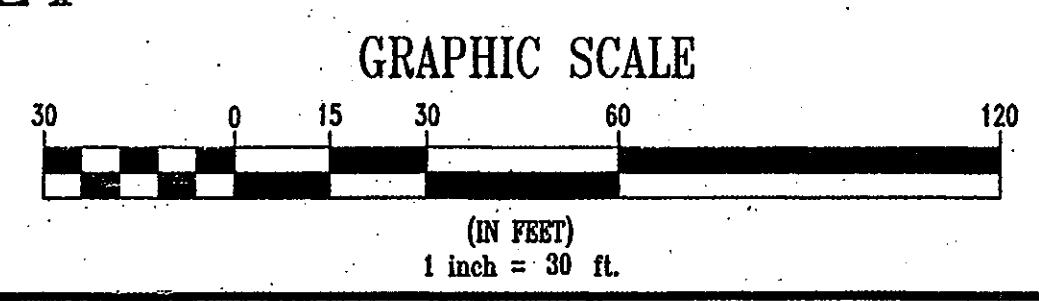
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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

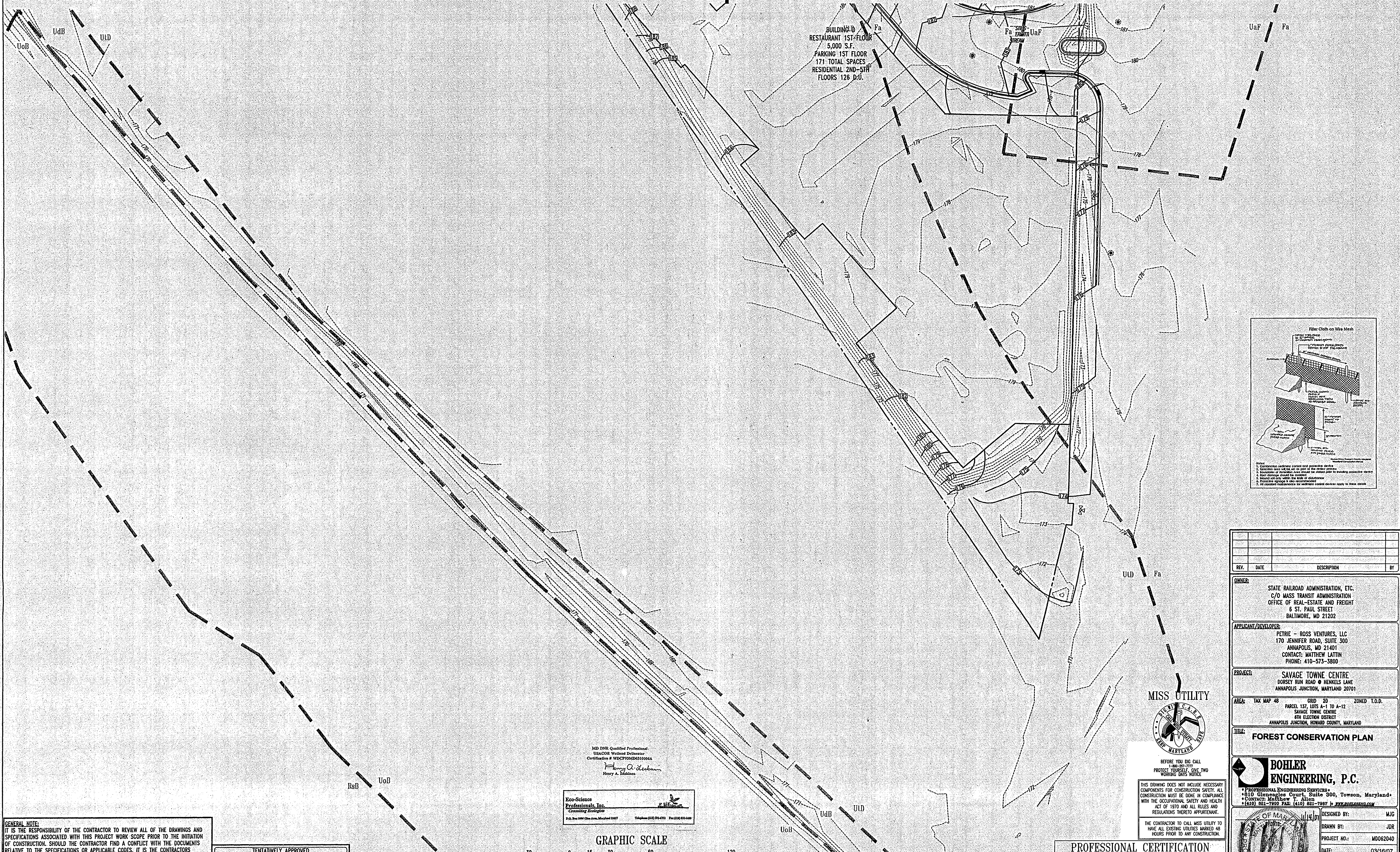
David D. Doyle
PLANNING DIRECTOR DATE

MATCHLINE SHEET 39

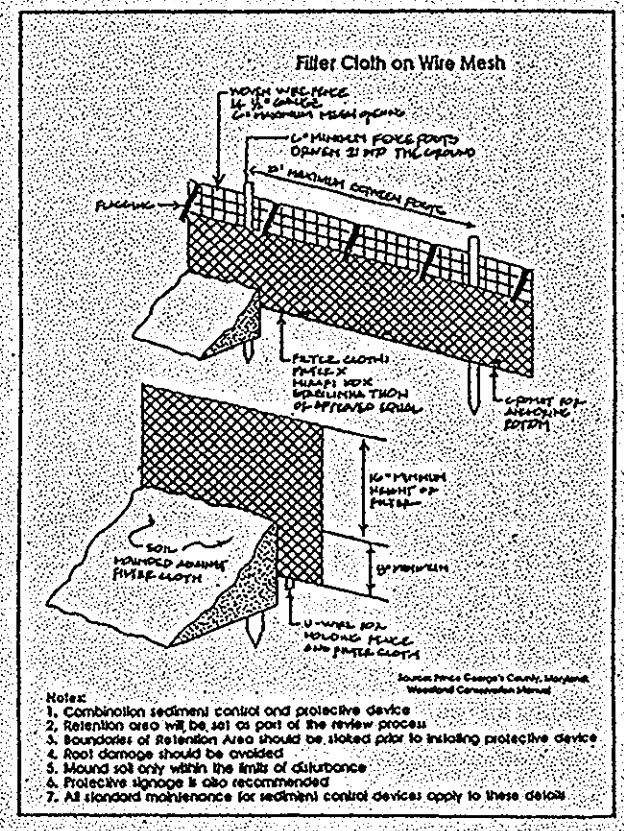
Eco-Science Professionals, Inc.
3700 Beech Grove Lane, Maryland 21087 Telephone (410) 551-4700 Fax (410) 551-4811



M:\06\Projects\Ross Ventures, LLC\MD06 2040 - Savage Towne Centre, Dorsey Run Road and Henkels Lane\CAD\SITE PLAN DOCUMENTS\Sketch Plans\New 10\MD0620400625.dwg



BUILDING 1D
 RESTAURANT 1ST FLOOR
 5,000 S.F.
 PARKING 1ST FLOOR
 171 TOTAL SPACES
 RESIDENTIAL 2ND-5TH
 FLOORS 126 D.U.



REV.	DATE	DESCRIPTION	BY

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 C/O MASS TRANSIT ADMINISTRATION
 OFFICE OF REAL-ESTATE AND FREIGHT
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 BALTIMORE, MD 21202

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 170 JENNIFER ROAD, SUITE 300
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 PHONE: 410-573-3800

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 ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

TITLE:
 FOREST CONSERVATION PLAN



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BOHLER ENGINEERING, P.C.

PROFESSIONAL ENGINEERING SIGNATURE
 8110 GLENVIEW COURT, SUITE 300, TOWSON, MARYLAND
 CONTACT: Matthew T. Allen
 (410) 581-7900 FAX: (410) 581-7987 E: WWW.BOHLERENGINEERING.COM

DESIGNED BY: M.J.G.
 DRAWN BY: JDR
 PROJECT NO.: MD062040
 DATE: 03/16/07
 SCALE: AS SHOWN
 DRAWING NO.: 39 OF 41
 MATTHEW T. ALLEN
 PROFESSIONAL ENGINEER NO. 28567

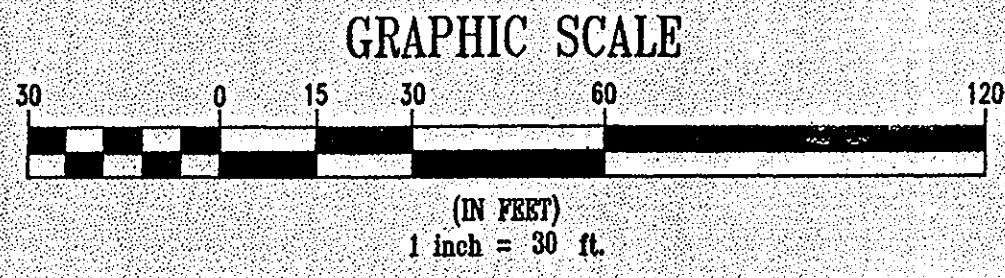
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark P. ...
 PLANNING DIRECTOR DATE 3/16/07

MD ENR Qualified Professional
 USACOE Wetland Designer
 Certification # WDCP92MD03100664
 Henry A. Edkins

Eco-Science
 Professionals, Inc.
 Consulting Ecologists
 710, Inc. 1000 Glen Ave. Maryland 21087 Telephone (410) 574-0723 Fax (410) 574-0488



NAVD 83/91 DATUM

E 1370100
DORSEY R. N

DORSEY RUN ROAD

PROPOSED PEDESTRIAN PLAZA
EXISTING TRAIN STATION SHELTER
EXISTING TRAIN STATION PLATFORM

PARCEL A-1
AREA=96,372 S.F.
AC=2.21

PARCEL A-2
AREA=45,788 S.F.
AC=1.05

PARCEL A-5
AREA=53,061 S.F.
AC=1.21

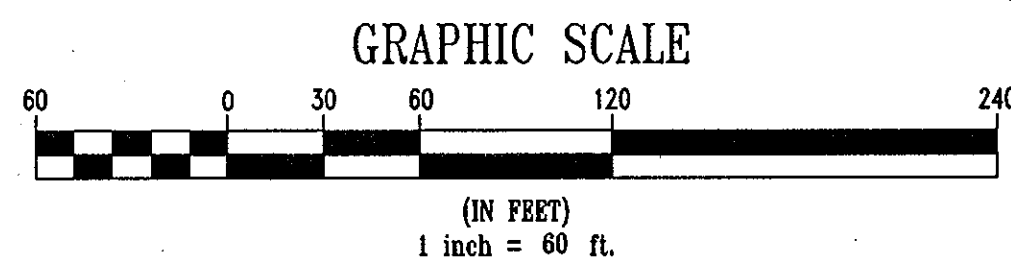
PARCEL A-6
AREA=120,535 S.F.
AC=2.77

PARCEL A-3
AREA=174,039 S.F.
AC=4.00

PARCEL A-4
AREA=84,925 S.F.
AC=1.95

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank P. Uyle 11/24/09
PLANNING DIRECTOR DATE

MISS UTILITY



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CONTACT: MATTHEW LATTIN
PHONE: 410-573-3800

PROJECT:
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DORSEY RUN ROAD & HENKELS LANE
ANNAPOLIS JUNCTION, MARYLAND 20701

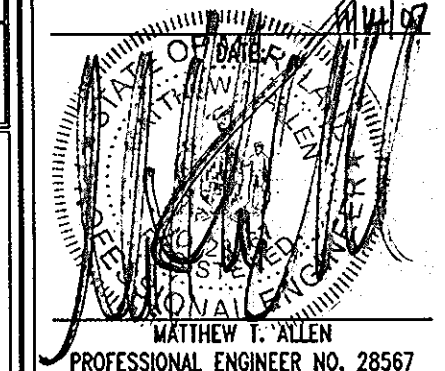
AREA: TAX MAP 48 GRID 20 ZONED T.O.D.
PARCELS ARE: GOLDEN KEY, PLAT NO. 5809
SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT
ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND

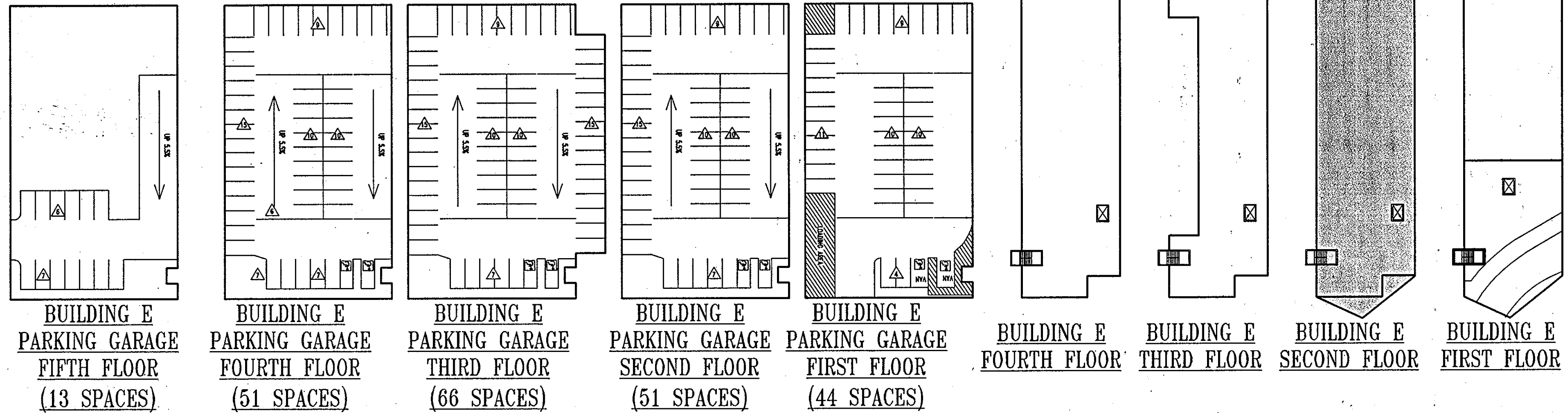
TITLE:
PHASING PLAN

BOHLER ENGINEERING, P.C.

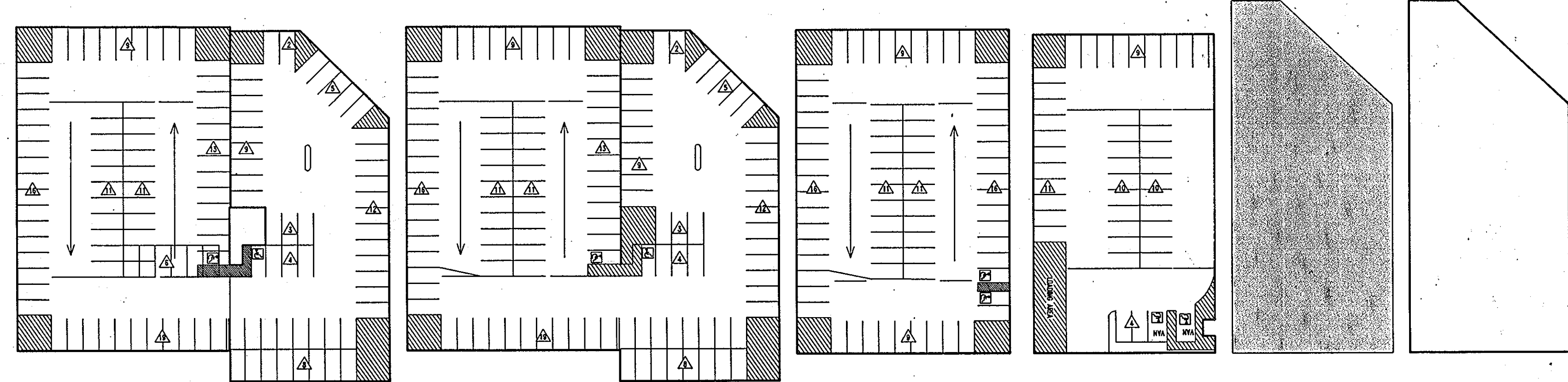
PROFESSIONAL ENGINEERING SERVICES
810 Glenegles Court, Suite 300, Towson, Maryland
CONTACT: Matthew T. Allen
(410) 981-7900 FAX: (410) 981-7987 www.bohlereng.com

DESIGNED BY:	MJG
DRAWN BY:	JDR
PROJECT NO.:	MD062040
DATE:	09/05/07
SCALE:	AS SHOWN
DRAWING NO.:	40 OF 41

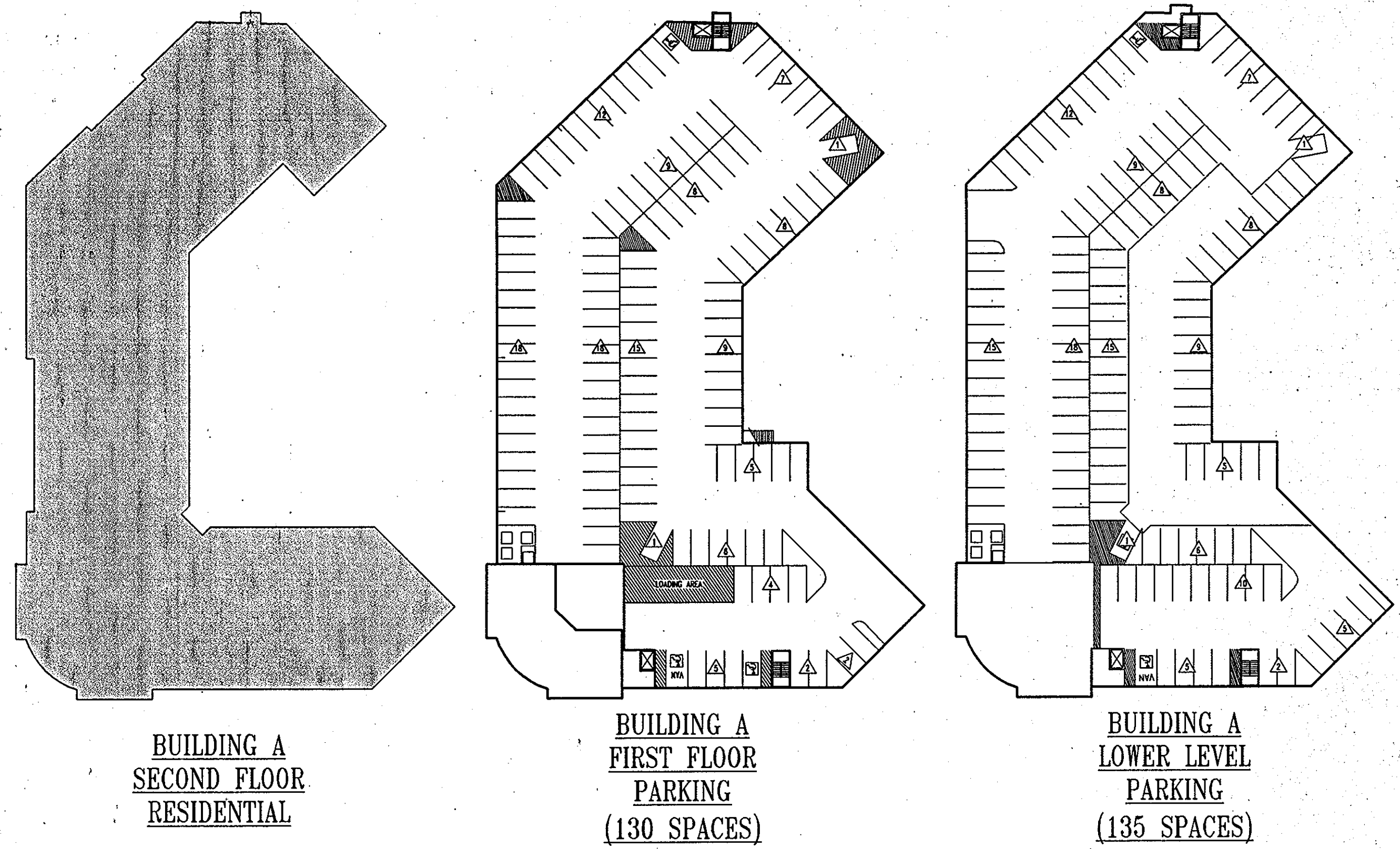




BUILDING E PARKING GARAGE FIFTH FLOOR (13 SPACES)
BUILDING E PARKING GARAGE FOURTH FLOOR (51 SPACES)
BUILDING E PARKING GARAGE THIRD FLOOR (66 SPACES)
BUILDING E PARKING GARAGE SECOND FLOOR (51 SPACES)
BUILDING E PARKING GARAGE FIRST FLOOR (44 SPACES)
BUILDING E FOURTH FLOOR
BUILDING E THIRD FLOOR
BUILDING E SECOND FLOOR
BUILDING E FIRST FLOOR



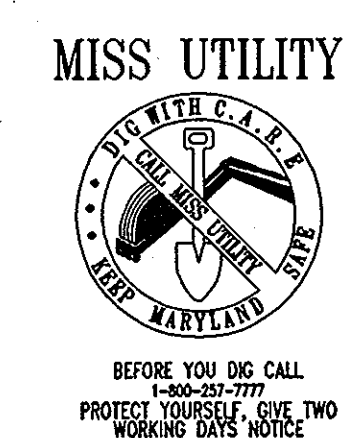
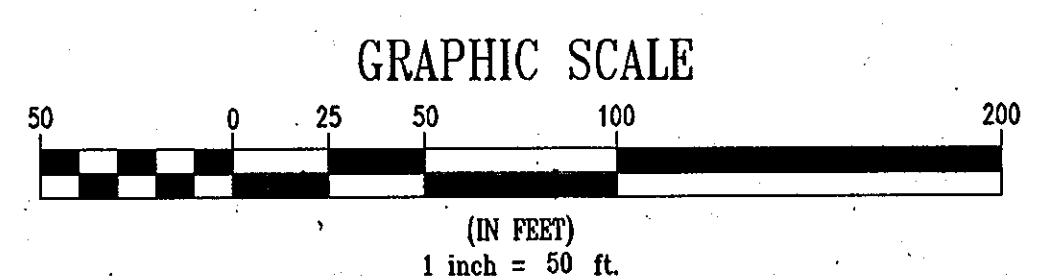
BUILDING F PARKING GARAGE FOURTH FLOOR (128 SPACES)
BUILDING F PARKING GARAGE THIRD FLOOR (122 SPACES)
BUILDING F PARKING GARAGE SECOND FLOOR (72 SPACES)
BUILDING F PARKING GARAGE FIRST FLOOR (44 SPACES)
BUILDING F SECOND FLOOR
BUILDING F FIRST FLOOR



BUILDING A SECOND FLOOR RESIDENTIAL
BUILDING A FIRST FLOOR PARKING (130 SPACES)
BUILDING A LOWER LEVEL PARKING (135 SPACES)

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY BOHLER ENGINEERING, P.C. IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY BOHLER ENGINEERING, P.C. SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE 4/24/07



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION
 I, MATTHEW T. ALLEN, HEREBY 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. 28567, EXPIRATION DATE: 4/16/09

REV.	DATE	DESCRIPTION	BY
OWNER: STATE RAILROAD ADMINISTRATION, ETC. C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL-ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD 21202			
APPLICANT/DEVELOPER: PETRIE ROSS VENTURES DC, LLC 170 JENNIFER ROAD, SUITE 300 ANNAPOLIS, MD 21401 CONTACT: MATTHEW LATTIN PHONE: 410-573-3800			
PROJECT: SAVAGE TOWNE CENTRE DORSEY RUN ROAD • HENKELS LANE ANNAPOLIS JUNCTION, MARYLAND 20701			
AREA: TAX MAP 48 GRID 20 ZONED T.O.D. PARCEL 137, PARCELS A-1 THRU A-6 PARCELS A&B, GOLDEN KEY, PLAT NO. 5959 SAVAGE TOWNE CENTRE 6TH ELECTION DISTRICT ANNAPOLIS JUNCTION, HOWARD COUNTY, MARYLAND			
TITLE: PARKING DECK LAYOUTS			
BOHLER ENGINEERING, P.C. • PROFESSIONAL ENGINEERING SERVICES • • 810 Gleneagles Court, Suite 300, Towson, Maryland • • CONTACT: Matthew T. Allen • • (410) 551-7000 FAX: (410) 551-7987 • WWW.BOHLERENG.COM			
DESIGNED BY: MJG			DRAWN BY: JDR
PROJECT NO.: MD062040			DATE: 09/05/07
SCALE: AS SHOWN			DRAWING NO.: 41 of 41
PROFESSIONAL ENGINEER NO. 28567			