SITE DEVELOPMENT PLAN
MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23
REDEVELOPMENT PHASE 2 & 3

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
5. PROJECT BACKGROUND:

LOCATION:	TAX MAP 36	
ZONING:	PROPERTY IS ZONED 'NEW TOWN' PER THE COMPREHENSIVE ZONING PLAN, ZONING AMENDMENTS AND MAPS EFFECTIVE OCTOBER, 6 2013. ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010.	
DOWNTOWN COLUMBIA LAND USE:	DOWNTOWN PARKLAND, DOWNTOWN ARTS AND ENTERTAINMENT	
ELECTION DISTRICT:	FIFTH ELECTION DISTRICT	
AREA OF BUILDABLE LOTS:	LOT 13, 10.1494 AC. & LOT 23: 36.2326 AC.	
RECORD PLAT NO.:	4305 & 4306	
DPZ REF. FILE NO.:	FDP-4-A-V, F-74-149, SDP-10-58c, SDP-81-178b, SDP-82-106c, SDP-83-128, SDP-84-222, SDP-91-122, FDP-DC-MSW-1A, ECP-15-083, F-15-106, ECP-16-020, & FRS CASE 416	

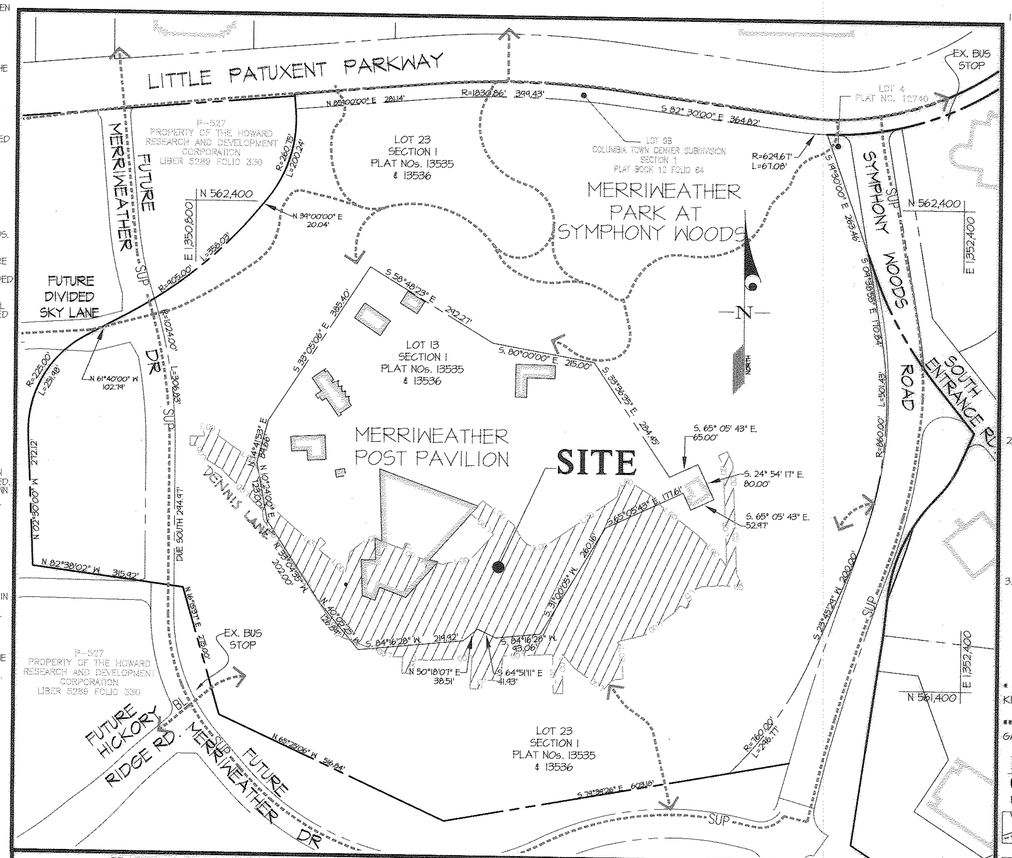
6. TOPOGRAPHIC AERIAL SURVEY WAS PERFORMED ON MARCH 2007 BY MCKENZIE SNYDER AND TOPOGRAPHIC FIELD SURVEY SUMMER, 2014 BY GUTSCHICK, LITTLE AND WEBER.
7. COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 36AA AND 30GA.
8. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY GUTSCHICK LITTLE & WEBER, P.A. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION AND NOTIFY THE ENGINEER OF ANY CONFLICTS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
9. SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
10. ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE.
11. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
12. THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
13. WATER SERVICE & SEWER SERVICE ARE PUBLIC (CONTR. # 24-4444-D).
14. A TRAFFIC STUDY IS NOT REQUIRED SINCE THERE IS NO PROPOSED INCREASE TO THE VENUE CAPACITY.
15. THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
16. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
17. THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
18. THE GEO-TECHNICAL REPORT WAS PROVIDED BY THE ROBERT B. BALTER COMPANY DATED SEPTEMBER 2015.
19. A NOISE STUDY WAS PREPARED BY CERAMI & ASSOCIATES DATED OCTOBER 28, 2015 AND WAS APPROVED WITH THIS SITE PLAN. A SOUND MEASUREMENT AND SUBSEQUENT ACOUSTICAL MODELING EXERCISE HAS BEEN UNDERTAKEN BY CERAMI & ASSOCIATES TO DETERMINE THE SOUND PROPAGATION FROM THE NEW SCHEME WHICH WILL FORM THE NEW MERRIWEATHER POST PAVILION. IT HAS BEEN DEMONSTRATED THAT WITH THE APPROPRIATE AFORementioned SOUND SYSTEM MODIFICATIONS, A REDUCTION IN OFF-SITE SOUND PROPAGATION CAN BE ACHIEVED UPON COMPLETION OF THE NEW ARCHITECTURAL SCHEME. IT HAS ALSO BEEN DEMONSTRATED THAT BETTER PLANE COVERAGE CAN LIKELY BE ACHIEVED ALLOWING DELAYS TO BE RUN AT LOWER POWER. APPROVAL OF THIS SITE DEVELOPMENT PLAN IS SUBJECT TO ALL NOISE MITIGATION MEASURES RECOMMENDED IN THE NOISE STUDY BEING IMPLEMENTED. IN ADDITION, THE MERRIWEATHER POST PAVILION OPERATOR SHALL WORK WITH THE HEALTH DEPARTMENT TO CONSIDER ADDITIONAL MITIGATION TO IMPLEMENT OVER THE NEXT 5 OPERATING SEASONS.
20. SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH 2008.
21. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE AND WEBER, P.A., DATED FEBRUARY, 2014
22. THE 100-YEAR FLOODPLAIN LIMITS FOR STREAM B WERE TAKEN FROM THE HOWARD COUNTY DIGITAL FLOOD INSURANCE RATE MAP. THE FEMA FLOODPLAIN ELEVATIONS WERE DELINEATED USING THE EXISTING TOPOGRAPHY.
23. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-MCGUIRE-WALKER, INC., DATED NOVEMBER 1, 2013
24. THE ENVIRONMENTAL FEATURES LOCATED ON LOT 13 CONSIST OF A 100-YEAR FLOODPLAIN AND A 50' STREAM BUFFER.
25. THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE SECTION 16.1202(B)(1)(IV) (FWD WITH A FDP APPROVED PRIOR TO 12/31/92).
26. EXISTING TREES SHOWN ON THESE PLANS ARE FROM SURVEYS FROM THE CARE OF TREES (11/2010) BIOHABITATS (3/2014) AND GUTSCHICK, LITTLE AND WEBER (6/2014) AND DO NOT REFLECT ANY CHANGES THAT MAY HAVE OCCURRED SINCE THESE SURVEYS WERE PERFORMED.
27. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAIN AREAS, OR STEEP SLOPE AREAS WITH ON-SITE AND OFF-SITE CONTIGUOUS AREAS GREATER THAN 20,000 SF, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ HAS DETERMINED THAT THE DISTURBANCE TO THE STREAM BUFFER TO CONSTRUCT THE FIRE ACCESS ROAD, INSTALL A WATER LINE, AND EXPAND OF AN EXISTING FOOTPRINT WHERE NO REASONABLE ALTERNATIVE EXISTS WITHOUT IMPACTING A CULTURALLY SIGNIFICANT SITE, IS A NECESSARY DISTURBANCE. SEE NOTE 45 FOR ADDITIONAL JUSTIFICATION.
28. NOTE: IN CASE OF DISCREPANCIES BETWEEN THE PLAT AND THE PLANS, THE PLAT SHALL GOVERN.
29. TRASH COLLECTION WILL BE PRIVATE.
30. ALL OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
31. THE LANDSCAPE PLAN WAS PREPARED ACCORDING TO THE ALTERNATIVE COMPLIANCE SECTION OF THE LANDSCAPE MANUAL. THE LANDSCAPE PLANS HAVE BEEN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT AND IS CERTIFIED TO MEET THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES. SURETY FOR THE REQUIRED LANDSCAPING, $48,200 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENTS.
32. THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH FDP-DC-MSW-1A, RECORDED ON 12/10/2015 AS PLAT NOS. 23554 THROUGH 23562 AND THE MERRIWEATHER -SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES RECORDED AS LIBER 16942 FOLIO 035.
33. PROPOSED BUILDINGS A & B WILL HAVE AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS.
34. IN ACCORDANCE WITH FDP-DC-MSW-1A, THERE IS A 4 STORY BUILDING HEIGHT LIMIT (NOT TO EXCEED 60 FEET) AND A MAXIMUM PAVILION HEIGHT OF 85', NO MAXIMUM BUILDING COVERAGES, NOR ARE THERE ANY SPECIFIED BUILDING SETBACKS FOR THIS SITE.
35. THIS PROPERTY IS SUBJECT TO THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG), RECORDED IN LIBER 16942, FOLIO 035, THE NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN (NSIP), RECORDED AS PLAT NO. 23562, THE NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NO. 23560 AND THE FINAL DEVELOPMENT PLAN (FDP-DC-MSW-1A), RECORDED AS PLAT NOS. 23554 THRU 23562.
36. FOOD SERVICE ESTABLISHMENTS MUST BE PROVIDED WITH A GREASE INTERCEPTOR. WASTEWATER DRAINS CONTAINING CONCENTRATIONS OF FATS, OILS AND GREASES MUST BE ISOLATED FROM OTHER SOURCES OF WASTEWATER AND SHALL PASS THROUGH A GREASE INTERCEPTOR PRIOR TO ENTERING THE SANITARY SEWER. WASTEWATER FROM REST ROOMS AND GARBAGE GRINDERS SHALL BYPASS THE GREASE INTERCEPTOR. THE GREASE INTERCEPTOR SHALL BE DESIGNED FOR EFFICIENT REMOVAL OF GREASE AT THE MAXIMUM FLOW RATE. GREASE INTERCEPTORS THAT ARE LOCATED OUTSIDE THE BUILDING SHALL BE PLACED IN AN AREA ACCESSIBLE FOR CLEANING THE GREASE BY MOTOR VEHICLE (WASTE HAULER), AND SHALL HAVE A MINIMUM CAPACITY OF 500 GALLONS. GREASE INTERCEPTORS LOCATED INSIDE THE FOOD SERVICE FACILITY MUST BE SIZED FOR FOOD PREPARATION AREAS AND MUST BE APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IF APPROVAL FOR AN INSIDE GREASE INTERCEPTOR IS NOT GRANTED BY THE HOWARD COUNTY HEALTH DEPARTMENT, THEN AN EXTERIOR GREASE INTERCEPTOR WILL BE REQUIRED.
37. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP SHALL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT HAVE EQUIPMENT THAT EMITS RADIATION.
38. PRIOR TO SUBMITTING THIS SITE DEVELOPMENT PLAN, A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON SEPTEMBER 8, 2015 AT MERRIWEATHER POST PAVILION. NOTICE OF THE MEETING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.128(b) THRU (g) AND SECTION 125.E.2.a OF THE ZONING REGULATIONS.
39. PRIOR TO SUBMITTING THIS SITE DEVELOPMENT PLAN, A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 125.H.1.b. THE DESIGN ADVISORY PANEL CONSIDERED THE APPLICATION AT ITS MEETING ON SEPTEMBER 9, 2015. THE DAP ADOPTED FIVE RECOMMENDATIONS TO THE PLANNING BOARD FOR THE PROJECT AS NOTED IN THE MINUTES. AS A RESULT OF THE MEETING:
   1. THE APPLICANT WILL TAKE INTO CONSIDERATION PRECEDENT MID-CENTURY GRAPHICS AND FORMS IN DEVELOPING A COMPREHENSIVE SIGNAGE PACKAGE.
   2. LOOSE ROOFING IS UNDER STUDY AND WILL BE THE SUBJECT OF FUTURE REVISION TO SDP-16-019.
40. DEVELOPMENT WITH THIS SDP IS NOT SUBJECT TO THE REVITALIZATION PHASING CHART OR CEPPA REQUIREMENTS.
41. THERE ARE NO REQUIREMENTS FOR COMMUNITY COMMON OPEN SPACES IN MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD. ALL LAND IS DESIGNATED AS AMENITY OR NATURAL AREAS.
42. ALL PRIVATE WATER MAINS 4" AND LARGER SHALL BE C-900-CRIB PVC. ALL SEWER MAINS SHALL BE PVC.
43. THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS PERMEABLE PAVEMENTS (A-2) WILL BE USED. ALL PERMEABLE PAVEMENT WILL BE PRIVATELY OWNED AND MAINTAINED. ALL PARKING SPACES PLACED ON DOWNTOWN PARKLAND SHALL BECOME NON-CREDITED DOWNTOWN PARKLAND AND SHALL BE REPLACED, AT A MINIMUM, WITH AN EQUIVALENT AMOUNT OF DOWNTOWN LAND AREA AS NEW DOWNTOWN PARKLAND FROM WITHIN THE CRESCENT NEIGHBORHOOD. TO QUALIFY AS SUITABLE REPLACEMENT LAND, THE AREA SHALL BE ABSENT OF ANY DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREA. THE REPLACEMENT DOWNTOWN NON-ENVIRONMENTALLY SENSITIVE LAND, AS NEW DOWNTOWN PARKLAND, SHALL OCCUR WITH THE RECORDING OF THE PLAT OF SUBDIVISION FOR THE CRESCENT NEIGHBORHOOD (F 15-106).
44. THE TOTAL AREA OF PARKING SPACES PLACED ON DOWNTOWN PARKLAND SHOWN ON THIS SITE PLAN TO BE REPLACED WITH NON-ENVIRONMENTALLY SENSITIVE LAND AREA FROM THE CRESCENT IS 0.28 ACRES (12,251 SF). THE ANTICIPATED TOTAL NON-CREDITED AREA ON DOWNTOWN PARKLAND SHOWN ON ALL SITE PLANS AND ROAD PLANS IS 1.7 ACRES. THE ANTICIPATED TOTAL AREA OF NON-ENVIRONMENTALLY SENSITIVE LAND AREA FROM THE CRESCENT TO BE TRANSFERRED TO THE COLUMBIA ASSOCIATION IS 5.8 ACRES.
45. JUSTIFICATION FOR NECESSARY DISTURBANCES AT MERRIWEATHER POST PAVILION PER SECTION 16.116(c).
   THIS SITE DEVELOPMENT PLAN FOR THE RENOVATIONS TO THE PAVILION, LOGES, STAGE HOUSE STORAGE/ OFFICE, EAST PLAZA AREA, AND THE COMPLETION OF THE FIRE ACCESS LOOP BEHIND THE STAGE FACILITIES, REQUIRES MINOR DISTURBANCE TO THE STREAM BUFFER AND THE FLOODPLAIN. THE STREAM BUFFER OVERLAPS ONTO THE AREA THAT IS CURRENTLY USED FOR THE TRAILERS AND THE LOADING DOCK. THOSE IMPROVEMENTS EXISTED LONG BEFORE THERE WERE STREAM BUFFER REQUIREMENTS. THE PROPOSED IMPROVEMENTS SHOWN ON THIS SITE PLAN HAVE A NET DECREASE IN THE IMPERVIOUS AREA WITHIN THE ENVIRONMENTAL AREAS. THE NEW IMPERVIOUS AREA IN THE STREAM BUFFER IS BEING ADDED IN ORDER TO BUILD THE REQUIRED CROSS-SECTION OF THE FIRE ACCESS ROAD. THE WATER MAIN IS ALSO BEING REQUIRED TO PROVIDE PROPER PRESSURE FOR FIREFIGHTING, BUT IT DOES NOT CAUSE FURTHER INTRUSION SINCE IT LIES WITHIN THE FIRE ROAD BED. HOWARD COUNTY HAS APPROVED THIS AS AN ESSENTIAL DISTURBANCE.
47. THE DOWNTOWN COLUMBIA PLAN RECOGNIZES THE IMPORTANCE OF MERRIWEATHER POST PAVILION AS A MAJOR COMMUNITY ASSET AND ANTICIPATES ITS TRANSFER TO THE DOWNTOWN ARTS AND CULTURAL COMMISSION TO ASSURE ITS CONTINUED USE AS A PERFORMING ARTS CENTER AND PREMIER CONCERT VENUE. THE DOWNTOWN COLUMBIA ARTS AND CULTURAL COMMISSION (DCACC) WAS CREATED IN 2013 AS A CHARITABLE NON-PROFIT ORGANIZATION WHOSE PURPOSES INCLUDE THE PROMOTION AND SUPPORT OF THE POTENTIAL REVITALIZATION OF MERRIWEATHER POST PAVILION IN ACCORDANCE WITH THE DOWNTOWN COLUMBIA PLAN AS AN ARTISTIC AND CULTURAL CENTER. CEPPA #24 REQUIRES MERRIWEATHER POST PAVILION TO BE TRANSFERRED TO THE DCACC PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 92,000,000 SF OF DEVELOPMENT.
48. SITE FURNISHINGS WILL BE COORDINATED WITH SURROUNDING NEIGHBORHOOD USES TO ENSURE A UNIFIED EXPRESSION IN THE CHARACTER OF MERRIWEATHER-SYMPHONY WOODS AS A CULTURAL PARK.

PARKING ANALYSIS

PARKING REQUIRED: 1 SPACE PER 3 FIXED SEATS, IF THERE ARE NO FIXED SEATS; 10 SPACES PER 1,000 SF OF ASSEMBLY AREA. THE ZONING CODE PERMITS SHARED PARKING SCENARIOS. THE ZONING CODE ALSO PERMIT A PARKING NEEDS STUDY TO PROPOSE AN ALTERNATIVE TO THE ENUMERATED PARKING REQUIREMENTS WITHIN THE CODE.

PARKING PROVIDED: SEE PARKING ANALYS ON SHEET 3 △3

△49. LANDSCAPING IS REQUIRED BY THE HRD ARCHITECTURAL REVIEW BOARD AROUND THE VERMONT EQUIPMENT COMPOUND. THERE WILL BE NO DPZ LANDSCAPING SURETY REQUIRED AND HAS APPROVED THE PROPOSED LANDSCAPING ON 5/27/2016 AND SHALL PROVIDE ENFORCEMENT FOR COMPLIANCE.

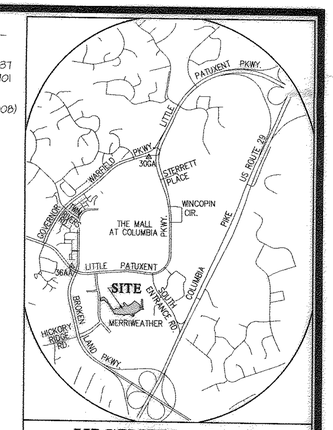


KEY MAP — LIMIT OF DISTURBANCE — SCALE: 1" = 150'

HOWARD COUNTY CONTROL STATIONS

30GA	36AA
NORTHING: 566,053.5474	NORTHING: 562,804.8537
EASTING: 1,352,117.5307	EASTING: 1,344,906.1101
ELEVATION: 334.878	ELEVATION: 354.151
(LATEST ADJ. NOV. 2008)	(LATEST ADJ. NOV. 2008)

ADC MAP 32 GRID A-1



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEV.
- WETLANDS
- 25' WETLAND BUFFER (WB)
- STREAM & STREAM BANK
- STREAM BUFFER (SB)
- EXISTING UTILITY/LIGHT POLE
- PROP. STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SEWER LINE
- EXISTING SEWER MAIN
- EXISTING PUBLIC WATER
- PROPOSED WATER LINE
- EASEMENTS
- LIMIT OF SUBMISSION (LOS)
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TREE TO REMAIN
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVING
- HANDICAPPED PARKING DESIGNATION
- NUMBER OF PARKING SPACES
- SOIL BOUNDARY
- SOIL TYPE

I. GENERAL SITE DATA

A. TOTAL PROJECT AREA: 46.431 AC.
B. LIMIT OF DISTURBED AREA: 4.7 AC.
C. PRESENT ZONING: NT (OPEN SPACE)
D. PROPOSED USE OF SITE: CONCESSIONS, RESTROOMS, OFFICE, STORAGE AND BOX OFFICE
F. FLOOR SPACE:

BUILDING A:	4,087 SF 1ST FLOOR, 11,270 SF 2ND FLOOR, 3,442 SF OUTDOOR LOUNGE, 24,594 SF TOTAL
STAGE SUPPORT*	21,151 SF
OUTDOOR LOUNGE**	3,442 SF
BUILDING B:	9,671 SF 1ST FLOOR, 11,141 SF 2ND FLOOR, 20,812 SF TOTAL
STORAGE:	9,671 SF
RESTROOMS:	784 SF
OFFICE:	8,444 SF
CONCESSIONS:	1,908 SF
BUILDING C:	2,876 SF TOTAL
RESTROOMS:	1,710 SF
BOX OFFICE:	710 SF
MECHANICAL:	256 SF
BUILDING D:	688 SF TOTAL
MERCHANDISE:	688 SF
BUILDING E:	1,151 SF 1ST FLOOR, 612 SF 2ND FLOOR, 110 SF ELEVATOR, 1,873 SF TOTAL
CONCESSIONS:	1,763 SF
BUILDING F:	1,718 SF TOTAL
RESTROOMS:	1,718 SF

2. DEVELOPMENT DATA

A. STAGE SUPPORT*:	21,151 SF
B. STORAGE:	9,671 SF
C. RESTROOMS:	4,217 SF
D. BOX OFFICE:	710 SF
E. OFFICE	8,444 SF
F. CONCESSIONS:	3,671 SF
G. MERCHANDISE:	688 SF
H. MECHANICAL:	256 SF
I. ELEVATOR:	110 SF
J. OUTDOOR LOUNGE**	3,442 SF
	52,372 SF

3. DEMOLITION DATA

A. CONCESSION:	9,083 SF
B. RETAIL:	1,131 SF
C. RESTROOMS:	1,436 SF
D. BOX OFFICE:	642 SF
E. STORAGE	864 SF
F. OFFICE	1,851 SF
G. STAGE SUPPORT:	264 SF
	15,371 SF

* STAGE SUPPORT INCLUDES DRESSING ROOMS, PRODUCTION, KITCHEN/DINING, ETC.

** WITHIN IN THE OUTDOOR LOUNGE THERE IS 432 SF OF GAZEBOS AND A 675 SF POOL.

PEDESTRIAN AND BICYCLE CONNECTIONS LEGEND

PER. FDP-DC-MSW-1A

- PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
- SHARED-USE PATHWAY
- ON-STREET BIKE LANES

ADDRESS CHART

BUILDING	STREET ADDRESS
A	10413 LITTLE PATUXENT PARKWAY
B	10411 LITTLE PATUXENT PARKWAY
C	10469 LITTLE PATUXENT PARKWAY
D	10467 LITTLE PATUXENT PARKWAY
E	10465 LITTLE PATUXENT PARKWAY
F	10463 LITTLE PATUXENT PARKWAY

SHEET INDEX

1. COVER SHEET
2. DEMOLITION PLAN
3. SITE DEVELOPMENT PLAN
4. GRADING AND HANDICAP ACCESSIBILITY PLAN
5. RETAINING WALL LOCATION PLAN AND GENERAL NOTES
6. RETAINING WALL SECTIONS AND DETAILS
7. SITE DETAILS
8. SITE DETAILS
9. BUILDING ELEVATIONS AND DIMENSIONS
10. PAVING DELINEATION PLAN
11. UNDERDRAIN DETAILS & STORMWATER MANAGEMENT NOTES
12. SEDIMENT CONTROL PLAN
13. SEDIMENT CONTROL NOTES AND DETAILS
14. STORM DRAIN DRAINAGE AREA MAP
15. STORM DRAIN PROFILES
16. PRIVATE WATER & SEWER PROFILES
17. SITE TREE PRESERVATION, DEMOLITION AND PLANTING PLAN
18. SITE PLANTING DETAILS
19. SITE TREE PROTECTION & PRESERVATION
20. HANDICAP ACCESSIBILITY PLAN & PARKLAND PARKING
21. PHASE 2A TEMPORARY GRADING PLAN
22. △22 SDP - SITE DETAILS
23. △23 SDP - SITE DETAILS

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

PERMIT INFORMATION CHART

SUBDIVISION NAME: DOWNTOWN COLUMBIA MERRIWEATHER POST PAVILION & MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD				SECTION/AREA I	PARCEL LOTS 13 & 23
PLAT No. 4305/4306	ZONE NT	TAX MAP 36	BLOCK I	ELEC. DIST. 5	CENSUS TRACT 6054
WATER CODE: E31				SEWER CODE: 5521000	

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWER SYSTEMS
County Health Officer — Date 2/11/2016

STATE OF MARYLAND — ALAN TORNEY — No. 37174 — PROFESSIONAL ENGINEER — 06/28/16

THIS SEAL PERTAINS TO REV △3 REVISIONS ONLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
08-18-16	PARKING NOTE REVISED △3	HKJ	DDS
06/28/16	△49 VERMONT EQUIPMENT SHELTER & FENCED COMPOUND ADDED		
04/2016	DENNIS LANE ROAD NAME ADDED	CMD	DDS

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-CS.dwg, DES. dds, DRN. dds, CHK.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
1-20-16 CKJ

REVISED COVER SHEET
MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET △2
JAN., 2016	36-1	1 OF 23

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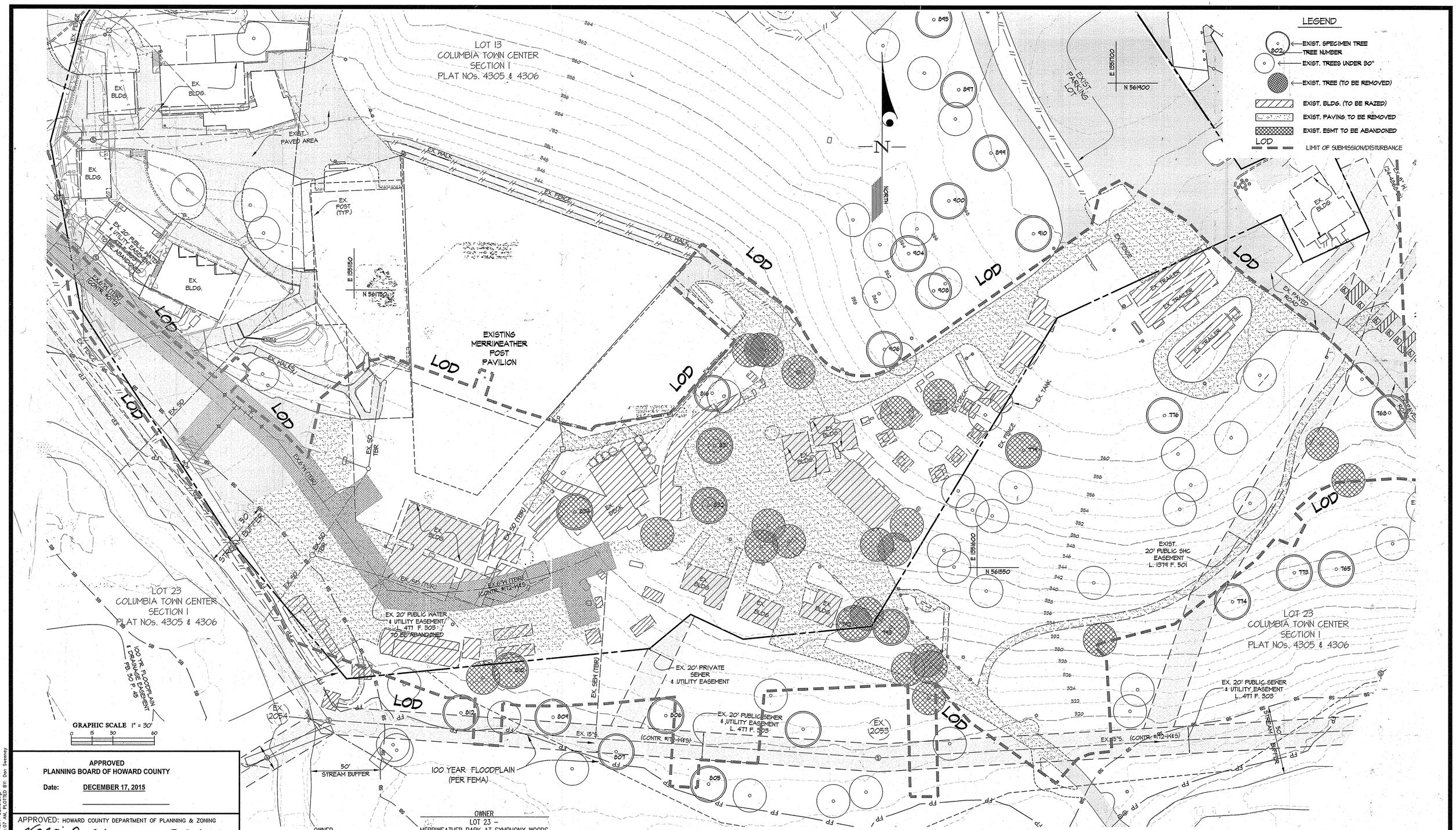
SDP 16-018



APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3-2-16 Date
Chief, Division of Land Development	3-2-16 Date
Chief, Development Engineering Division	2-23-16 Date

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 –
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

DEMOLITION PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36–1	2 OF 23

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2016
1-20-16

STATE OF MARYLAND — CHRISTOPHER L. WEBER — No. 12975 — PROFESSIONAL ENGINEER

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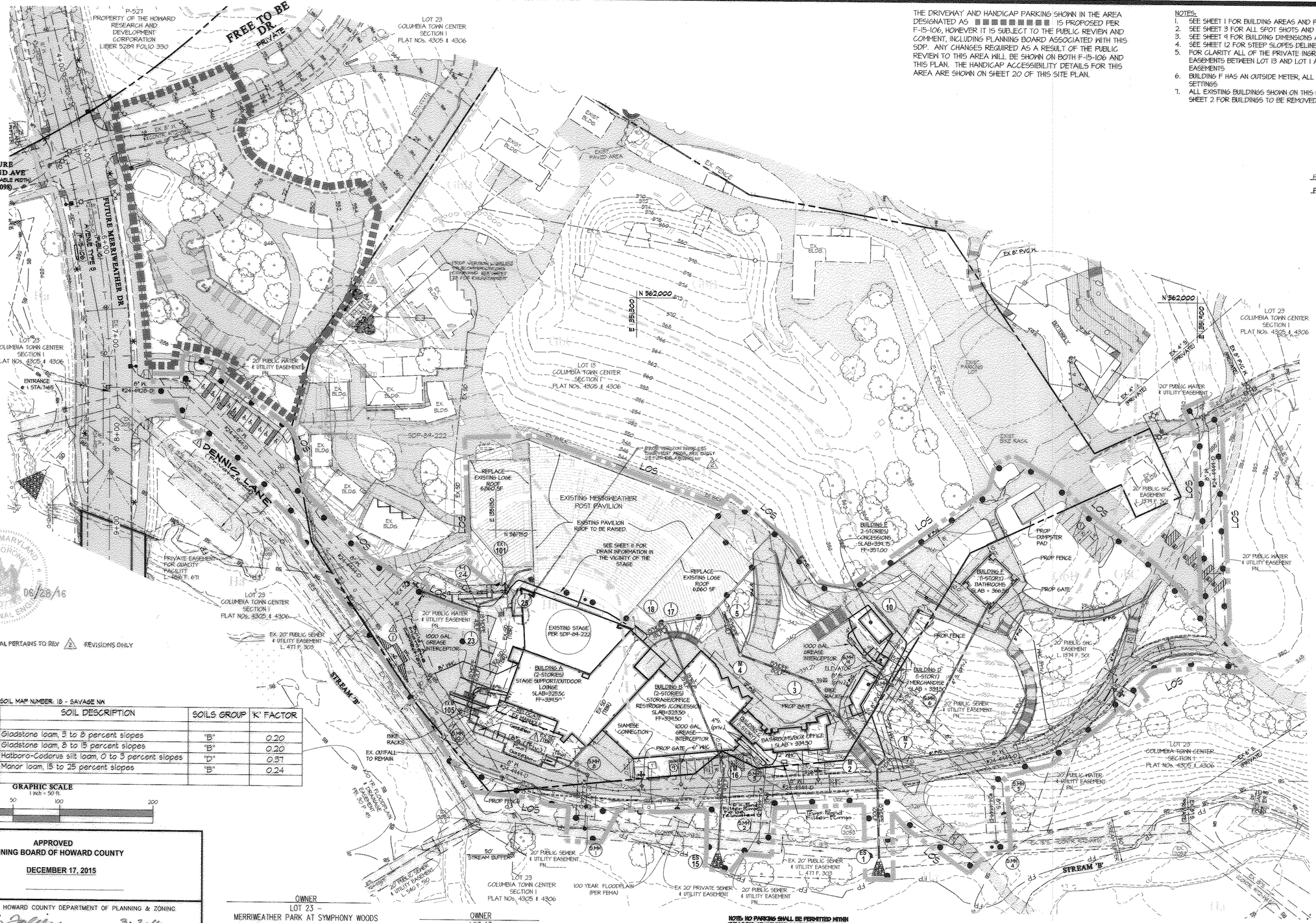
L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-DEMO.dwg, PLOTTED: 1/21/2016 8:31 AM, LAST SAVED: 1/18/2016 10:07 AM, PLOTTED BY: Don Sweeney

SDP-16-018

THE DRIVEWAY AND HANDICAP PARKING SHOWN IN THE AREA DESIGNATED AS [redacted] IS PROPOSED PER F-15-106, HOWEVER IT IS SUBJECT TO THE PUBLIC REVIEW AND COMMENT, INCLUDING PLANNING BOARD ASSOCIATED WITH THIS SDP. ANY CHANGES REQUIRED AS A RESULT OF THE PUBLIC REVIEW TO THIS AREA WILL BE SHOWN ON BOTH F-15-106 AND THIS PLAN. THE HANDICAP ACCESSIBILITY DETAILS FOR THIS AREA ARE SHOWN ON SHEET 20 OF THIS SITE PLAN.

NOTES:
1. SEE SHEET 1 FOR BUILDING AREAS AND PROPERTY LINE BEARING AND DISTANCES
2. SEE SHEET 3 FOR ALL SPOT SHOTS AND HANDICAP ACCESSIBILITY DETAILS
3. SEE SHEET 4 FOR BUILDING DIMENSIONS AND HEIGHTS.
4. SEE SHEET 12 FOR STEEP SLOPES DELINEATION
5. FOR CLARITY ALL OF THE PRIVATE INGRESS / EGRESS AND PRIVATE RECIPROCAL EASEMENTS BETWEEN LOT 13 AND LOT 1 ARE NOT SHOWN. SEE PREVIOUS PLANS FOR THESE EASEMENTS
6. BUILDING F HAS AN OUTSIDE METER, ALL OTHER PROPOSED BUILDINGS HAVE INSIDE METER SETTINGS
7. ALL EXISTING BUILDINGS SHOWN ON THIS PLAN ARE TO REMAIN. SEE DEMOLITION PLAN SHEET 2 FOR BUILDINGS TO BE REMOVED



PARKING ANALYSIS: 2

PARKING PROVIDED:
PURSUANT TO FDP-DC-CRESCENT-1A, A MINIMUM OF 5,000 PARKING SPACES WILL BE PROVIDED WITHIN EXISTING OR PROPOSED PARKING AREAS LOCATED ON THE MERRIWEATHER POST PAVILION ("MPP") PROPERTY, WITHIN THE CRESCENT NEIGHBORHOOD (VIA PERMANENT EASEMENT RECORDED IN THE LAND RECORDS) AND WITHIN ANY PUBLIC GARAGE(S) AND ON OTHER DOWNTOWN PROPERTIES (VIA A TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND), TO SERVE MPP EVENTS.
THE 5,000 PARKING SPACES SHALL BE NON-EXCLUSIVE AND THE AVAILABILITY THEREOF SHALL BE DETERMINED BY EVALUATING NON MPP PARKING DEMAND IN ACCORDANCE WITH THE DOWNTOWN REVITILIZATION SHARED PARKING METHODOLOGY.

PRIOR TO DEVELOPMENT WITHIN THE CRESCENT NEIGHBORHOOD, THE EXISTING BASELINE OF AVAILABLE SURFACE PARKING IS AS FOLLOWS:

MPP ON-SITE	350
CRESCENT AREA 1	500
AREA 2	750
AREA 3	2,100
CRESCENT SUBTOTAL	3,330
TOTAL CRESCENT AND MPP ON-SITE	3,680
OTHER DOWNTOWN PROPERTIES	1,320
	5,000 TOTAL

IF AND WHEN SUCH SURFACE SPACES ARE DISPLACED BY DEVELOPMENT ACTIVITIES OR CONSTRUCTION STAGING, PARKING MAY BE PROVIDED IN OTHER DOWNTOWN PROPERTIES VIA THE TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, SO AS TO MAINTAIN THE MINIMUM 5,000 TOTAL REQUIRED SPACES.
SPECIFICALLY FOR EACH SDP OR FINAL ROAD PLAN PROPOSING DISPLACEMENT OR DEMOLITION OF EXISTING MPP PARKING SPACES IN THE CRESCENT NEIGHBORHOOD, THE PETITIONER MUST SUBMIT A PARKING ANALYSIS IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY TO DEMONSTRATE WHERE THE DISPLACED SPACES WILL BE RELOCATED PURSUANT TO THE PERMANENT AND/OR TEMPORARY PARKING EASEMENT(S) REFERRED TO ABOVE.

AS PUBLIC AND PRIVATE PARKING SPACES ARE MADE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MPP EVENTS, THE NUMBER OF PARKING SPACES THAT WERE TEMPORARILY REQUIRED IN OTHER DOWNTOWN PROPERTIES IN ORDER TO PROVIDE THE TOTAL REQUIRED, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, SHALL BE CORRESPONDINGLY REDUCED. IN ADDITION, PETITIONER MAY RECORD A CORRESPONDING RELEASE OF THE TEMPORARY EASEMENT FROM ONE OR MORE OF SUCH OTHER DOWNTOWN PROPERTIES THAT ARE NO LONGER NECESSARY TO PROVIDE THE REQUIRED TOTAL.

WHEN AT LEAST 5,000 PARKING SPACES ARE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MERRIWEATHER POST PAVILION EVENTS, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, PETITIONER MAY RECORD A FULL RELEASE OF THE TEMPORARY EASEMENT FROM ALL OF THE OTHER DOWNTOWN PROPERTIES.

AS WITH PAST PRACTICES, THE MPP OPERATOR SHALL SECURE ADDITIONAL PARKING SPACES LOCATED BOTH WITHIN AND OUTSIDE THE DOWNTOWN AREA FOR ANY EVENTS REQUIRING MORE THAN 5,000 PARKING SPACES. ANY REQUIREMENT FOR SUCH ADDITIONAL PARKING SPACES SHALL BE DETERMINED ON A CASE-BY-CASE BASIS PRIOR TO ISSUANCE OF AN EVENT PERMIT BY THE COUNTY.

PARKING OPERATIONS FOR MERRIWEATHER POST PAVILION EVENTS SHALL BE GOVERNED BY THE MERRIWEATHER PAVILION PARKING PLAN PREPARED BY THE PARKING ADVISORY GROUP LLC DATED MAY 23, 2016, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NW

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP	'K' FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	"B"	0.20
GbC	Gladstone loam, 8 to 15 percent slopes	"B"	0.20
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	"D"	0.37
McD	Manor loam, 15 to 25 percent slopes	"B"	0.24

GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100 200

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
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ATTN: BILL ROWE
410-964-4987

NOTE: NO PARKING SHALL BE PERMITTED WITHIN THE LIMITS OF THE FIRE ACCESS ROAD AND THE FIRE ACCESS ROAD MUST BE FREE AND CLEAR FROM OBSTRUCTIONS.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
08-18-16	3 PARKING NOTE ADDED	HKJ	DDS
06/28/16	2 VERIZON WIRELESS EMERGENCY SHELTER & FENCED COMPOUND ADDED		
4-18-16	1 Guardhouse, Loading Dock, Area added, Area removed, Lot Lines Revised	HKJ	DDS

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PREPARED FOR:
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P.O. BOX 112
COLUMBIA, MARYLAND 21044
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410-715-5550

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EXPIRATION DATE: MAY 26, 2016
STATE OF MARYLAND DAVID DAVIS No. 12975 PROFESSIONAL ENGINEER
1-20-16

REDEVELOPMENT PHASES 2 & 3

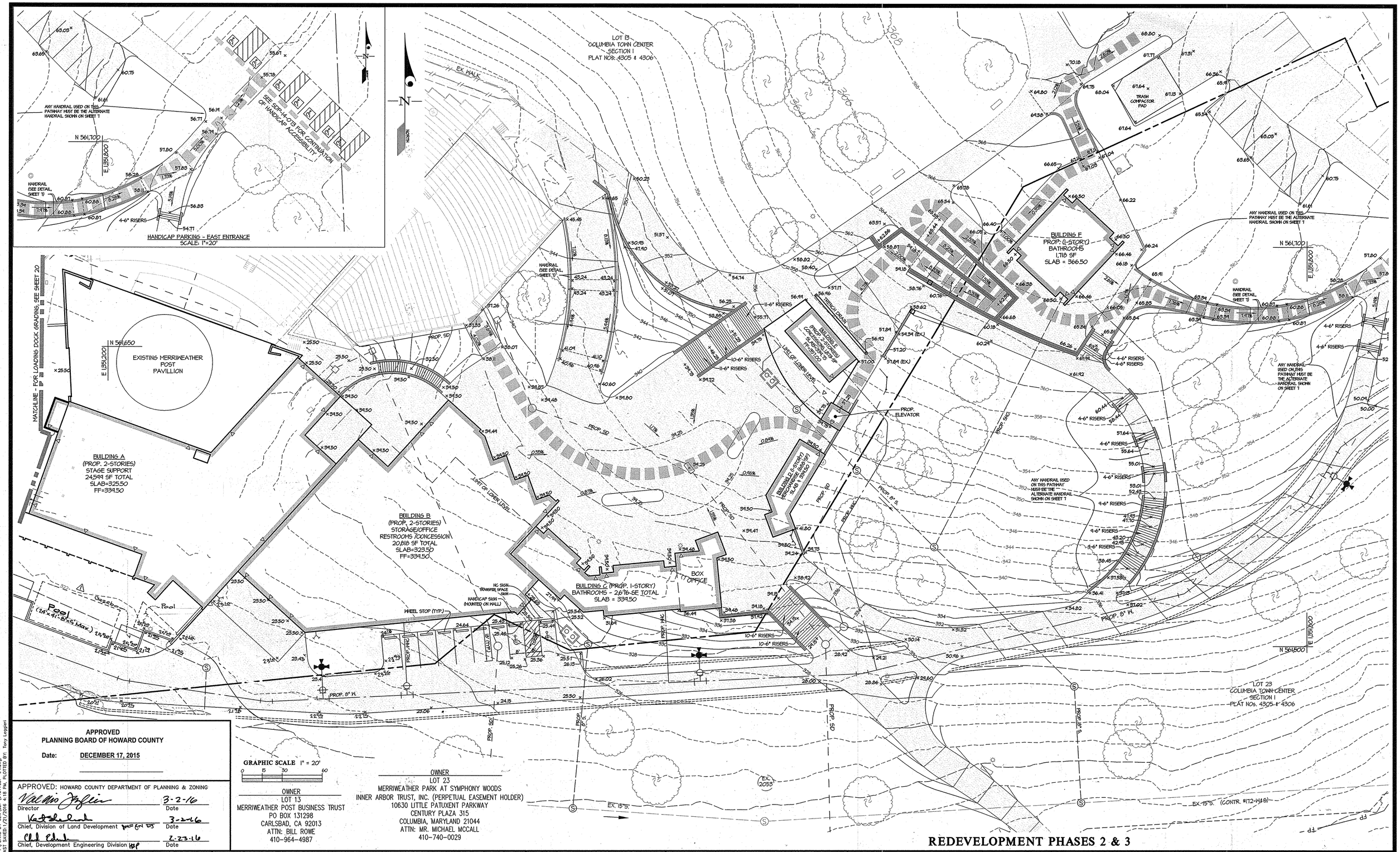
SITE DEVELOPMENT PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET 3 OF 23
JAN., 2016	36-1	

SDP-16-018



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REDEVELOPMENT PHASES 2 & 3

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PLOTTED: 1/21/2016 5:01 PM, LAST SAVED: 1/21/2016 4:18 PM, PLOTTED BY: Tony Leppieri

DATE	REVISION	BY	APP'R.
4.18.16	1 Artist Lounge layout revised	JJ	DDes.

PREPARED FOR:
MERRIWEATHER POST PAVILION
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ATTN: BRAD CANFIELD
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EXPIRATION DATE: MAY 26, 2016
1-20-16

GRADING AND HANDICAP ACCESSIBILITY PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT OPEN SPACE	94077
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JAN., 2016	36-1	4 OF 23

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SDP-16-018

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.

   a. "INTERNATIONAL BUILDING CODE - 2015", INTERNATIONAL CODE COUNCIL
   b. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ANSI/ASCE 7) AMERICAN SOCIETY OF CIVIL ENGINEERS.

2. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. FOUNDATION / EARTH WORK / GEOTECHNICAL REPORT

1. DESIGN DATA:

   a. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED BEARING CAPACITY OF 2500 PSF
   b. BEARING CAPACITY TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
   c. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.

3. GENERAL

   a. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK. SEE ALSO NOTES UNDER THE "CONSTRUCTION" SECTION.
   b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
   c. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.

4. BACKFILL

   a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF DEBRIS.

5. STRUCTURAL FILL

   a. INSPECTION OF ANY COMPACTED STRUCTURAL FILL SHALL BE PERFOMRED BY A QUALIFIED GEOTECHNICAL ENGINEER.
   b. APPROVED MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES ON LOOSE THICKNESS. MOISTURE CONDITIONED AS REQUIRED TO ACHIEVE COMPACTION TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR) FOR FILL BELOW FOOTINGS.

C. CONSTRUCTION

1. GENERAL

   a. THIS DRAWING REPRESENTS THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, ETC.
   b. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWING SHALL BE REPEATED.
   c. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

D. CONCRETE

1. CODES

   a. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318", AMERICAN CONCRETE INSTITUTE.
   b. "SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301".
   c. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.

2. MATERIALS

   a. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

APPLICATION	f'c @ 28 DAYS	WEIGHT (PCF)	W/C (MAX)*
ALL CONCRETE	4500	145	0.45

PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID-RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.

   b. CEMENT: ASTM C150, TYPE II FOR CONCRETE IN CONTACT WITH EARTH
   c. CEMENT SUBSTITUTES: ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
   d. AGGREGATES: ASTM C33 (NORMAL WEIGHT)
   e. AIR: AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C260.
      ALL CONCRETE 5% ± 1%

      *AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%

   f. REINFORCEMENT:
      DEFORMED REINFORCING BARS ASTM A615, GRADE 60

3. CAST-IN-PLACE

   a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
      - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
      - CONCRETE EXPOSED TO EARTH OR WEATHER
        #6 BARS AND LARGER
        #5 BARS AND SMALLER 2"

   b. ALL FORMWORK SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION.

7. INSPECTION AND TESTING

   a. A TESTING AGENCY SHALL BE ENGAGED TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS.
   b. CAST-IN-PLACE CONCRETE:
      (1) THE AGENCY SHALL INSPECT THE FORM WORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. THE AGENCY SHALL MONITOR ALL STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.
      (2) SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
      (3) THE FOLLOWING NUMBER OF TEST CYLINDERS SHALL BE CAST FOR EACH DAY'S POUR OR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS.

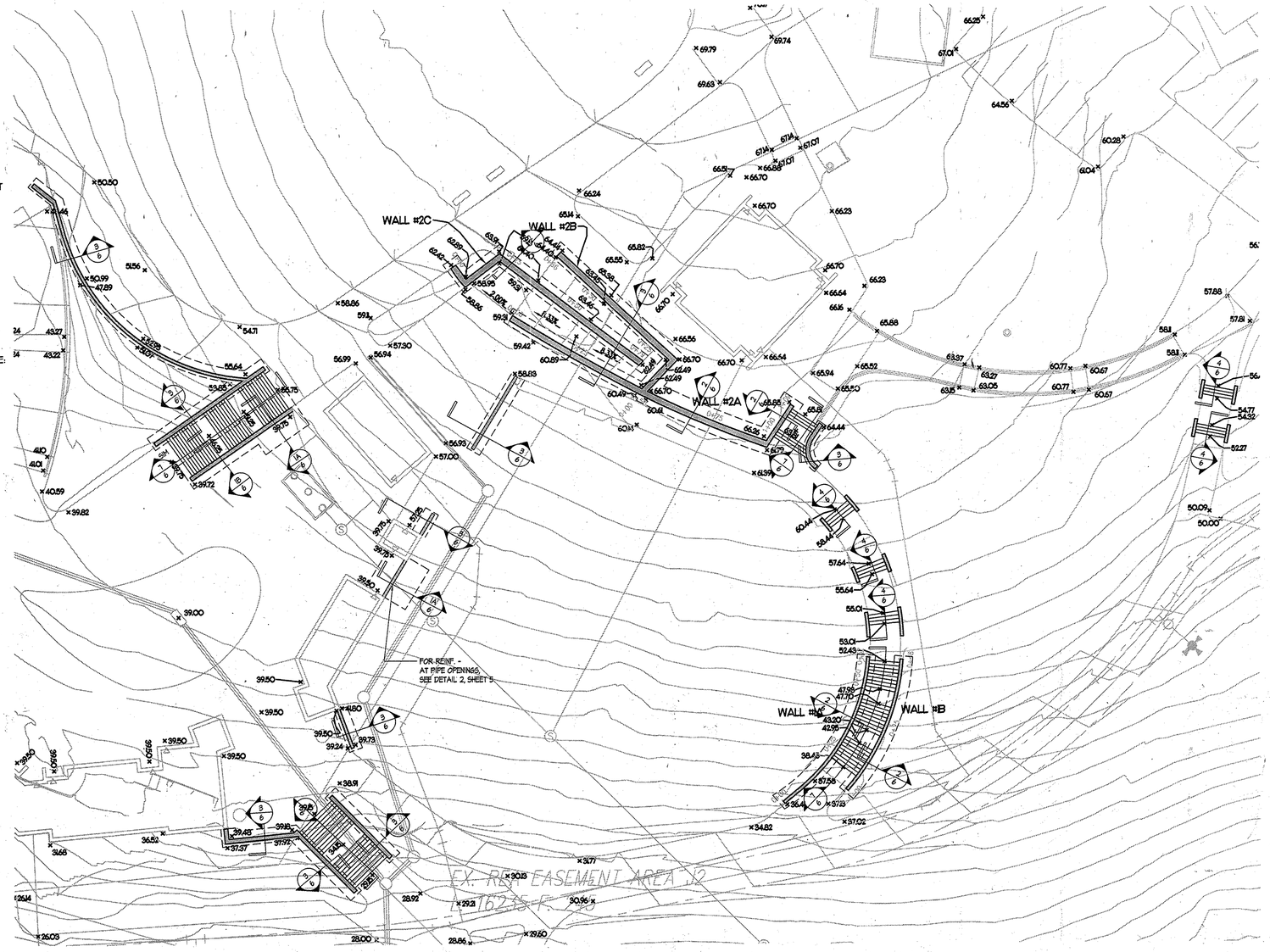
      FOR FOOTINGS, STAIRS AND WALLS:
      2 @ 7 DAYS, LAB CURED
      2 @ 28 DAYS, LAB CURED

E. STEEL GUARDRAILS

1. STEEL SUPPLIER DESIGN ALL FRAMING INCLUDING GUARDRAILS TO SUPPORT THE FOLLOWING DESIGN LOADS:

   100 LBS/FT VERTICALLY AND 50 LBS/FT HORIZONTALLY, OR A 200 LBS CONCENTRATED LOAD, WHICHEVER IS GREATER, APPLIED AT ANY POINT AND IN ANY DIRECTION TO THE TOP RAIL. A 200 LBS CONCENTRATED LOAD APPLIED ON A 1 S.F. AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS.

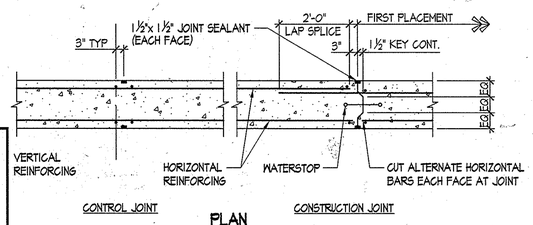
2. WHERE STEEL BEARS ON WALL, MANUFACTURER TO PROVIDE BEARING PLATES TO MAINTAIN 200 PSI BEARING PRESSURE.
3. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. RAILING SUPPLIER'S SHOP DRAWINGS SHALL CONTAIN A CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THE GUARDRAIL COMPONENTS HAVE BEEN DESIGNED TO SUPPORT THE SPECIFIC LOADS.



RETAINING WALL LOCATION PLAN

SCALE: 1"=20'

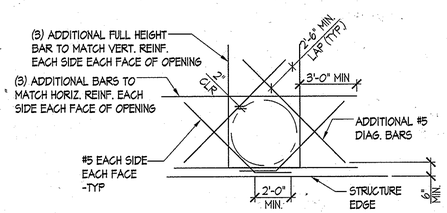
PLAN NOTES:
1) REFER TO CIVIL AND LANDSCAPING DRAWINGS FOR ALL WALL LOCATIONS, STAIRS AND GRADING.
2) BOTTOM OF FOOTING SHALL BE 2'-6" MIN. BELOW FINISHED EXTERIOR LOW GRADE. STEP FOOTING AS REQUIRED PER DETAIL 3, SHEET 5.
3) ALL FOUNDATIONS TO BE SUPPORTED ON 2500 PSF MIN. ALLOWABLE BEARING SOILS.
4) PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS IN ALL CONCRETE WALLS - SEE DETAIL 1, SHEET 5.



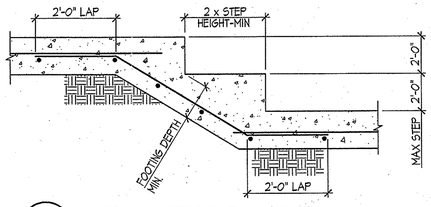
PLAN

NOTES:
1) PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 15'-0" MAXIMUM SPACING.
2) LOCATE FIRST JOINT NO FURTHER THAN 10'-0" FROM CORNER.

1 VERTICAL JOINTS - CONCRETE WALL NTS



2 TYPICAL ADDITIONAL REINFORCEMENT AT CIRCULAR WALL OPENINGS NTS



3 TYPICAL STEPPED FOOTING

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

RATHGEBER/GOSS ASSOCIATES
Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0071 Fax: (301) 590-0073
www.rath-goss.com
PROJECT NO. 15014.05
DES. MJG | DRN. MAH | CHK. MJG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
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STATE OF MARYLAND MICHAEL J. GOSS LIC. 12225 PROFESSIONAL ENGINEER
2-18-16

REDEVELOPMENT PHASES 2 & 3

RETAINING WALL LOCATION PLAN AND GENERAL NOTES

MERRIWEATHER POST PAVILION &
MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 | PLAT NoS. 4305 & 4306 | HOWARD COUNTY, MARYLAND

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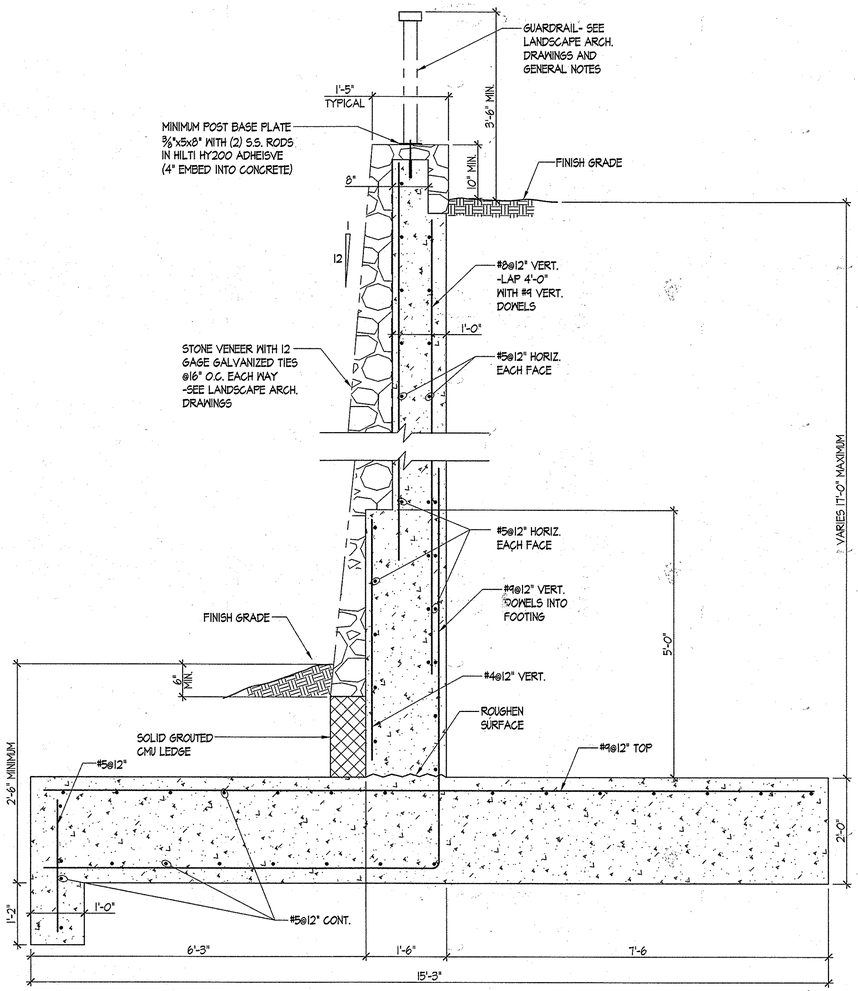
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36-1	5 OF 23

S:\DWG\2015\15014.05 Merriweather Post Pav, Phase 2 & 3\By RGA\15014.05 SHEET 5.dwg, PLOTTED:1/19/2016 10:43 AM, LAST SAVED:1/19/2016 10:42 AM, PLOTTED BY: Melissa Hess

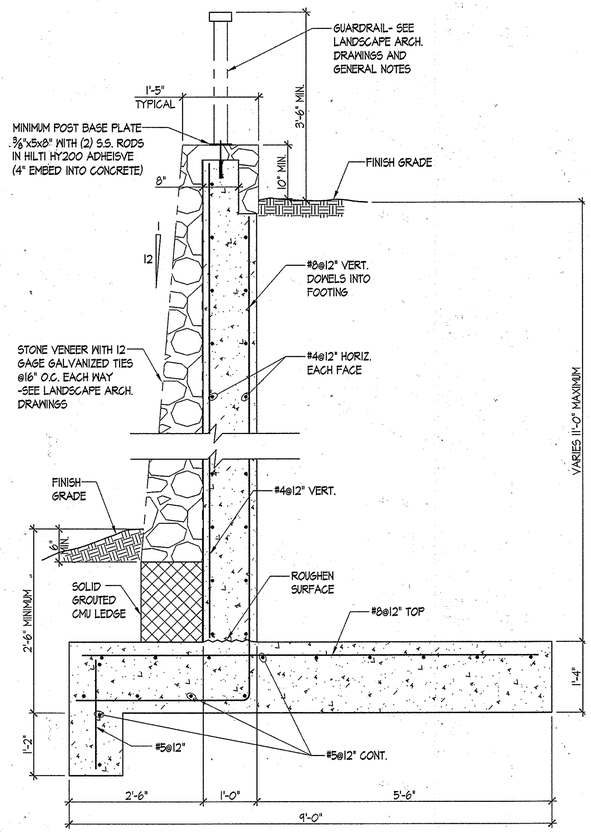
© GLW 2015

SDP-16-018



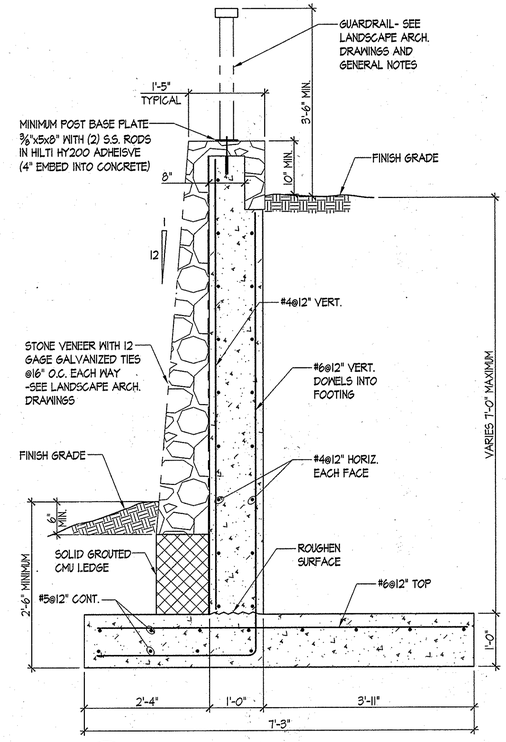
1A RETAINING WALL SECTION

SCALE: 3/4"=1'-0"



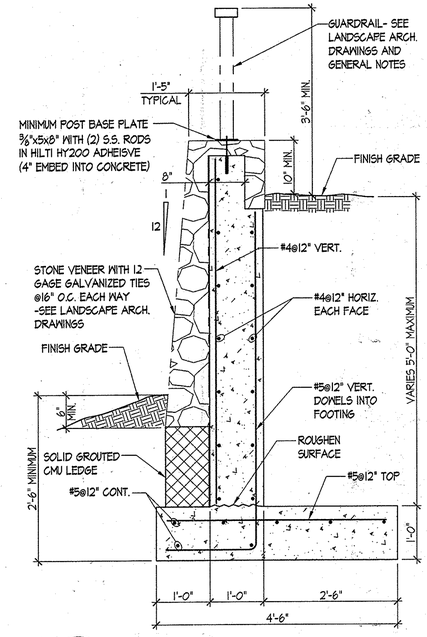
1B RETAINING WALL SECTION

SCALE: 3/4"=1'-0"



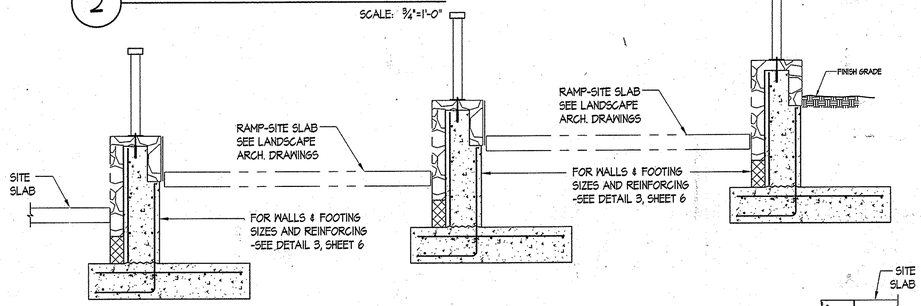
2 RETAINING WALL SECTION

SCALE: 3/4"=1'-0"



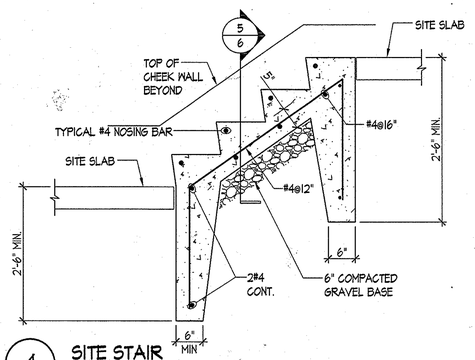
3 RETAINING WALL SECTION

SCALE: 3/4"=1'-0"



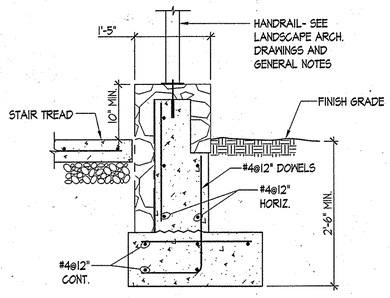
6 SECTION AT UP & BACK RAMPS

SCALE: 1/2"=1'-0"



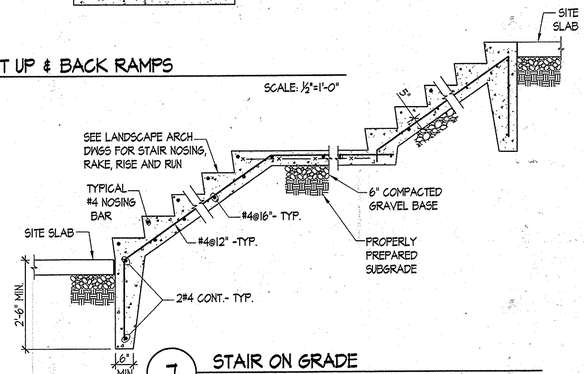
4 SITE STAIR

SCALE: 3/4"=1'-0"



5 SITE STAIR CHEEK WALL DETAIL

SCALE: 3/4"=1'-0"



7 STAIR ON GRADE

SCALE: 1/2"=1'-0"

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

REDEVELOPMENT PHASES 2 & 3

RATHGEBER/GOSS ASSOCIATES
Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0071 Fax: (301) 590-0073
www.rath-goss.com
PROJECT NO. 15014.05

DES. MJG | DRN. MAH | CHK. MJG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILLION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 22228
EXPIRATION DATE: APRIL 15, 2016
3-18-16

SECTIONS AND DETAILS

MERRIWEATHER POST PAVILION &
MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 | PLAT NoS. 4305 & 4306 | HOWARD COUNTY, MARYLAND

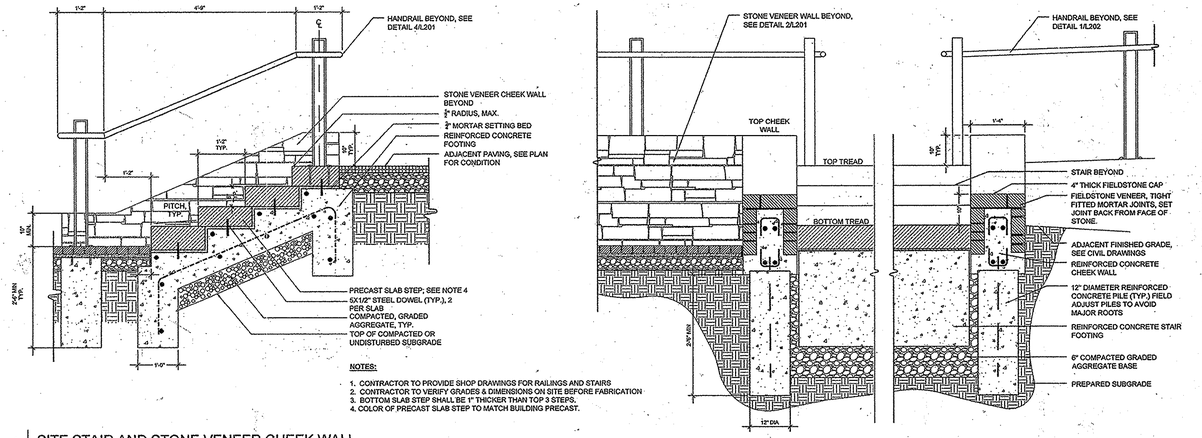
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36-1	6 OF 23

SDP-16-018

S:\DWG\2015\15014.05 Merriweather Post Pav. Phase 2 & 3\By RGA\15014.05 SHEET 6.dwg, PLOTTED:7/18/2016 10:45 AM, LAST SAVED:7/25/2015 9:48 AM, PLOTTED BY: Melissa Hoes

© GLW 2015

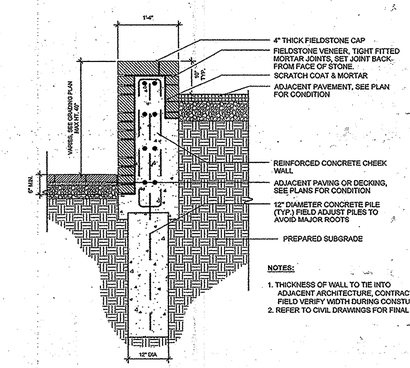
FENCE DETAIL
PROPOSED FENCE TO MATCH
EXISTING VERTICAL PICKET FENCE
ON SITE (AS SHOWN ABOVE).



NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR RAILINGS AND STAIRS
2. CONTRACTOR TO VERIFY GRADES & DIMENSIONS ON SITE BEFORE FABRICATION
3. BOTTOM SLAB STEP SHALL BE 1" THICKER THAN TOP 3 STEPS.
4. COLOR OF PRECAST SLAB STEP TO MATCH BUILDING PRECAST.

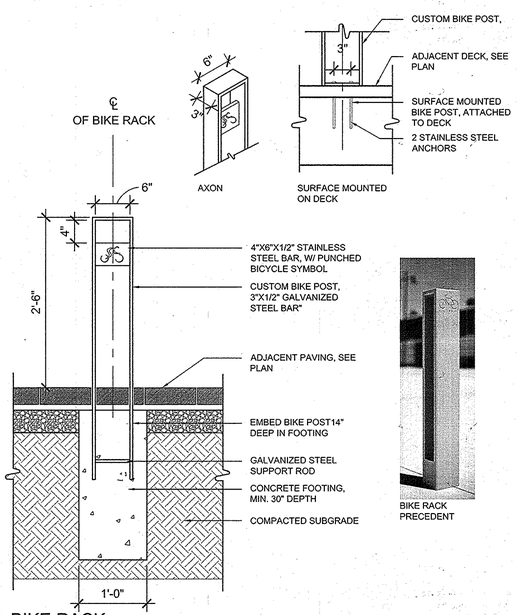
1 SITE STAIR AND STONE VENEER CHEEK WALL
3/4"=1'-0"



NOTES:

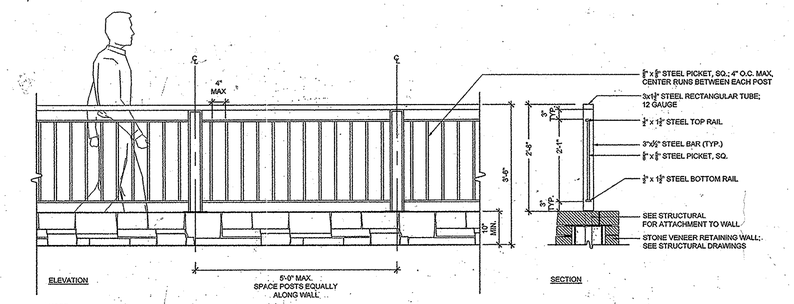
1. THICKNESS OF WALL TO TIE INTO ADJACENT ARCHITECTURE, CONTRACTOR TO FIELD VERIFY WIDTH DURING CONSTURCTION.
2. REFER TO CIVIL DRAWINGS FOR FINAL GRADES.

2 STONE VENEER WALL
N.T.S.



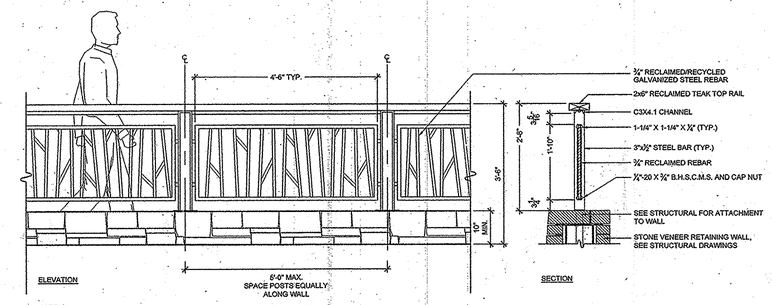
BIKE RACK
PRECEDENT

4 BIKE RACK
1"=1'-0"



NOTE:
1. ALL METAL FRAMING AND HARDWARE TO BE GALVANIZED STEEL.
2. UNLESS OTHERWISE SHOWN, ALL CONNECTIONS TO BE WELDED.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GUARDRAIL FOR APPROVAL OF LANDSCAPE ARCHITECT BEFORE FABRICATION.
4. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS AND GUARDRAIL ATTACHMENT TO RETAINING WALL.

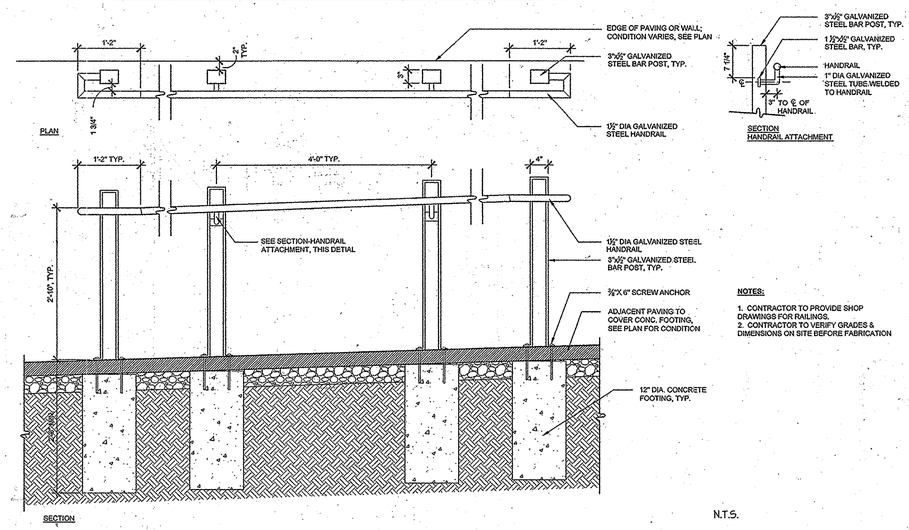
BASE BID



NOTE:
1. ALL METAL FRAMING AND HARDWARE TO BE GALVANIZED STEEL.
2. UNLESS OTHERWISE SHOWN, ALL CONNECTIONS TO BE WELDED.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GUARDRAIL FOR APPROVAL OF LANDSCAPE ARCHITECT BEFORE FABRICATION
4. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS AND GUARDRAIL ATTACHMENT TO RETAINING WALL.

ADD ALTERNATE

3 TYPICAL GUARDRAIL
N.T.S.

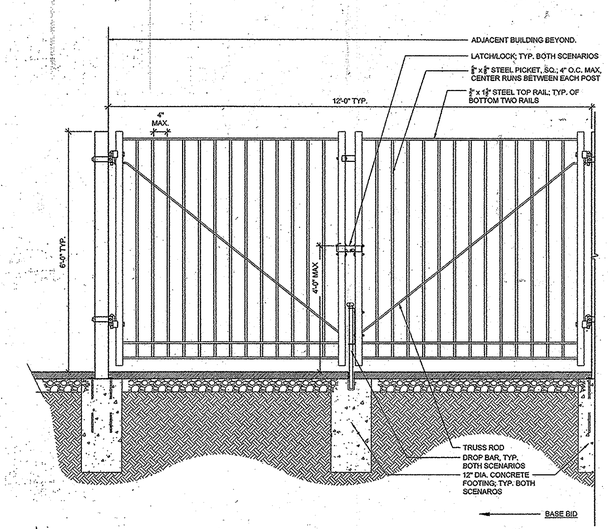


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR RAILINGS.
2. CONTRACTOR TO VERIFY GRADES & DIMENSIONS ON SITE BEFORE FABRICATION

N.T.S.

1 TYPICAL HANDRAIL
N.T.S.



2 MAIN ENTRY GATES
N.T.S.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

OWNER
LOT 23
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PEPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DDS | DRN. AWL | CHK. CKG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
1-20-16

SITE DETAILS - WALL AND RAILING DETAILS

MERRIWEATHER POST PAVILION &
MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

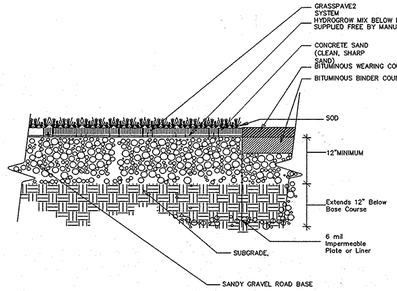
ELECTION DISTRICT No. 5 | PLAT NoS. 4305 & 4306 | HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	7 OF 23

SDP-16-018

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-07.dwg, PLOTTED: 1/21/2016 2:30 PM, LAST SAVED: 1/18/2016 11:00 AM, PLOTTED BY: Don Sweeney

© GLW 2013



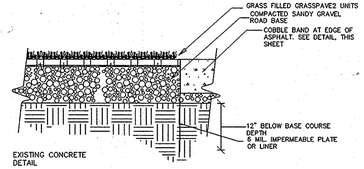
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

GRASSPAVE2 AT ASPHALT EDGE (1 / 1 OF 1)

CHOOSE THIS PRODUCT FOR REINFORCING GRASS PARKING SURFACES

NOT TO SCALE
Invisible Structures, Inc.
GPE2ASPHALT&DrainD3.dwg

1600 Jackson St., SUITE 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
Rev. 08/04



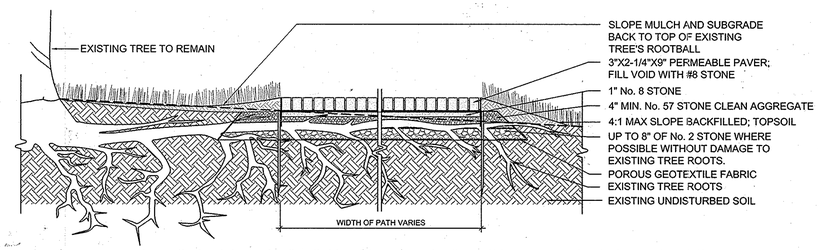
NOTE:
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY
GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

GRASSPAVE2 AT CONCRETE EDGE (1 / 1 OF 1)

CHOOSE THIS PRODUCT FOR TURF REINFORCEMENT

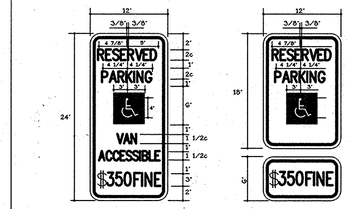
NOT TO SCALE
Invisible Structures, Inc.
GPE2NOC1.dwg

1600 Jackson St. Suite 310
Golden, Colorado 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
rev. 08-26-04



PERMEABLE PAVEMENT (A-2)-PAVER IN ROOT AREAS DETAIL

NOTES:
1. INSTALL EDGE RESTRAINT PER MANUFACTURER'S GUIDELINES.
2. USE AIR SPADE TO REMOVE SOIL BETWEEN TREE ROOTS
3. FIELD VERIFY STAKE LOCATIONS TO AVOID MAJOR ROOTS
4. REFER TO SHEET LS105 FOR PAVER SELECTION
5. GRAVEL SUBBASE TO BE INCREASED TO 12" WHERE TREE ROOTS ARE NOT LOCATED.
6. THE PERMEABLE PAVING USED AT SYMPHONY WOODS IS PLACED MAINLY ABOVE THE EXISTING TREE ROTS ON A MINIMUM 4" (UP TO 12") AGGREGATE BASE. THE PAVING SURFACE, JOINT TREATMENT, AND AGGREGATE BASE ARE DESIGNED TO FILTER RAIN WATER THROUGH THEM INTO THE EXISTING SOIL LIMITING OR ELIMINATING ROOT INTRUSION INTO THE PAVING SURFACE. ALL PAVING SURFACES ARE ERGONOMIC AND EXCEED ADA GUIDELINES.
7. AN IMPERMEABLE LINING WILL BE INCORPORATED INTO THE PAVING SECTION OF ANY IMPERMEABLE PAVEMENT WITHIN 10' OF THE BUILDING FOUNDATION. THIS LINING WILL BE INSTALLED BETWEEN THE GRAVEL SUBBASE AND THE EXISTING SUBGRADE AND WILL WRAP UP ALONG THE BUILDING EDGE.

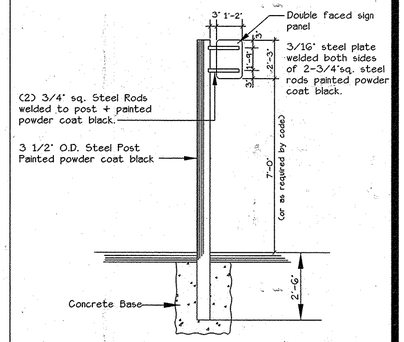


General Notes:

1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R7-8.
2. One sign is required per space placed as shown on site plan.
3. Spaces indicated on site plan as "VAN" accessable shall be signed accordingly.
4. Colors: Legend and Border - green
   Symbol - white on blue background
   background - white

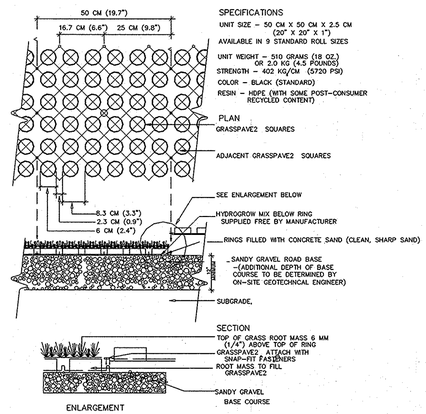
HANDICAP PARKING SIGNS DETAIL

N.T.S.



POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN

N.T.S.



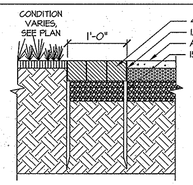
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL (1 / 1 OF 1)

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

NOT TO SCALE
Invisible Structures, Inc.
GPE2TZ.DWG

1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05



COBBLE BAND @ ASPHALT DETAIL

NTS

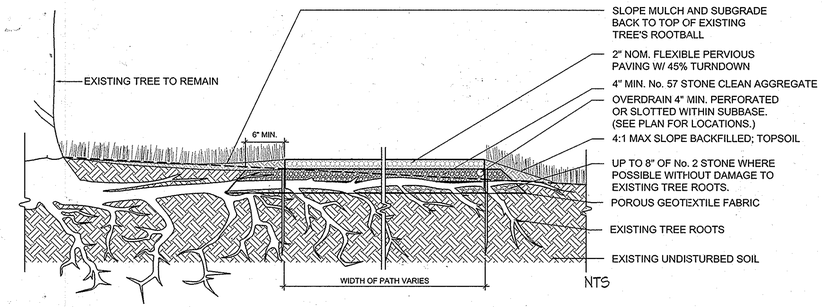
BITUMINOUS PAVING SECTION

P-3	P-2
1.5" HMA SUPERPAVE FINAL SURFACE	1.5" HMA SUPERPAVE FINAL SURFACE
1" HMA SUPERPAVE INTERMEDIATE SURFACE	1" HMA SUPERPAVE INTERMEDIATE SURFACE
3" HMA SUPERPAVE BASE	2" HMA SUPERPAVE BASE
3" GRADED AGGREGATE BASE*	3" GRADED AGGREGATE BASE*

* NOTE:
FOR CBR 3 TO <5. USE 10" GAB
FOR CBR 5 TO <7. USE 6" GAB
FOR CBR >=7. USE 3" GAB

PAVING NOTES:

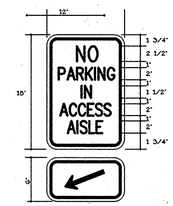
1. P-2 AND P-3 ARE HOWARD COUNTY R-2.01 SECTION DESIGNATIONS
2. OTHER EQUIVALENT PAVING SECTIONS MAY BE USED WHEN APPROVED BY A PROFESSIONAL SOILS ENGINEER.



NTS

PERMEABLE PAVEMENT-FLEXIBLE PAVING IN ROOT AREAS DETAIL

NOTES:
1. INSTALL EDGE RESTRAINT PER MANUFACTURER'S GUIDELINES.
2. USE AIR SPADE TO REMOVE SOIL BETWEEN TREE ROOTS
3. FIELD VERIFY STAKE LOCATIONS TO AVOID MAJOR ROOTS
4. REFER TO SHEET LS105 FOR PAVER SELECTION
5. GRAVEL SUBBASE TO BE INCREASED TO 12" WHERE TREE ROOTS ARE NOT LOCATED.
6. SINCE FLEXI-PAVE PRODUCTS ARE NON-GRAGINS, TRIP AND FALL LIABILITIES THAT ARE NORMALLY CAUSED BY SHEERING OR ROOT INTRUSION ARE VASTLY REDUCED. IF NOT COMPLETELY ELIMINATED. FLEXI-PAVE SURFACES ARE ERGONOMIC AND EXCEED ADA. GUIDELINES.
7. AN IMPERMEABLE LINING WILL BE INCORPORATED INTO THE PAVING SECTION OF ANY IMPERMEABLE.PAVEMENT WITHIN 10' OF THE BUILDING FOUNDATION. THIS LINING WILL BE INSTALLED BETWEEN THE GRAVEL SUBBASE AND THE EXISTING SUBGRADE AND WILL WRAP UP ALONG THE BUILDING EDGE.

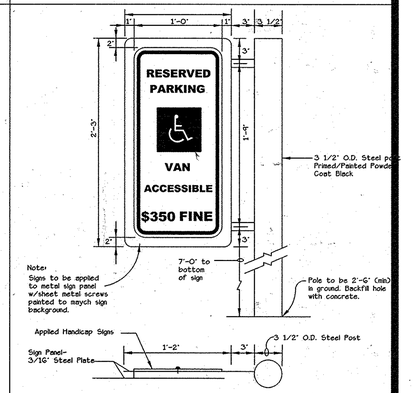


General Notes:

1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R8-1(2).
2. One sign is required per access isle placed as shown on site plan.
3. Colors: Legend and Border - green
   Symbol - white on blue background
   background - white

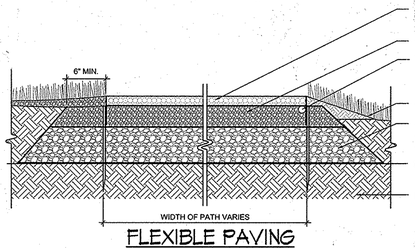
ACCESS ISLE SIGN DETAIL

N.T.S.

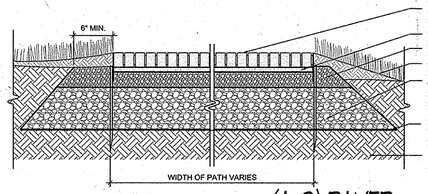


MOUNTING DETAIL FOR PARKING RESTRICTION SIGN

N.T.S.



FLEXIBLE PAVING



(A-2) PAVER

TYPICAL 12" PERMEABLE PAVEMENT SECTIONS

(FOR ROOT AREAS, SEE DETAILS THIS SHEET) NTS

B.4.B Specifications for Permeable Pavements

These specifications include information on acceptable materials for typical applications and are not exclusive or limiting. The designer is responsible for developing detailed specifications for individual projects and specific conditions.

1. Pervious Concrete Specifications

Design Thickness - Pervious concrete applications shall be designed so that the thickness of the concrete slab shall support the traffic and vehicle types that will be carried. Applications may be designed using either standard pavement procedures (e.g., AASHTO, ACI 325.9R, ACI 330R) or using structural values derived from flexible pavement design procedures.

Mix & Installation - Traditional Portland cements (ASTM C 150, C 1157) may be used in pervious concrete applications. Phosphorus admixtures may also be used. Materials should be tested (e.g., trial batching) prior to construction so that critical properties (e.g., settling time, rate of strength development, porosity, permeability) can be determined.

Aggregate - Pervious concrete contains a limited fine aggregate content. Commonly used gradations include ASTM C 33 No. 67 (¾ in. to No. 4), No. 8 (⅜ in. to No. 16) and No. 89 (½ in. to No. 30) sieves. Single-sized aggregate (up to 1 inch) may also be used.

Water Content - Water-to-cement ratios between 0.27 and 0.30 are used routinely with proper inclusion of chemical admixtures. Water quality should meet ACI 30a. As a general rule, potable water should be used although recycled concrete production water meetingASTM C 94 or AASHTO M 157 may also be used.

Admixtures - Chemical admixtures (e.g., retarders or hydration-stabilizers) are used to obtain special properties in pervious concrete. Use of admixtures should meet ASTM C 494 (chemical admixtures) and ASTM C 260 (air entraining admixtures) and closely follow manufacturer's recommendations.

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% (n = 0.30).

2. Permeable Interlocking Concrete Pavements (PICP)

Paver Blocks - Blocks should be either 3⅛ in. or 4 in. thick, and meet ASTM C 936 or CSA A231.2 requirements. Applications should have 20% or more (40% preferred) of the surface area open. Installation should follow manufacturer's instructions, except that infill and base course materials and dimensions specified in this Appendix shall be followed.
Infill Materials and Leveling Course - Openings shall be filled with ASTM C-33 graded sand or sandy loam. PICP blocks shall be placed on a one-inch thick leveling course of ASTM C-33 sand.

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% (n = 0.30).
Reinforced Turf

Reinforced Grass Pavement (RGP) - Whether used with grass or gravel, the RGP thickness shall be at least 1 ¾" thick with a load capacity capable of supporting the traffic and vehicle types that will be carried.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

a. The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.

b. The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.

c. The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.

d. The Owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

a. Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The Owner shall ensure the areas receiving runoff are protected from future compaction or development of impervious area. In commercial areas, foot traffic should be discouraged as well.

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DDS	DRN. AWL	CHK. CKG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
STATE OF MARYLAND - BRAD CANFIELD - No. 12975 - PROFESSIONAL ENGINEER
1-20-16

SITE DETAILS AND HANDICAP SIGN DETAILS

MERRIWEATHER POST PAVILION &
MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

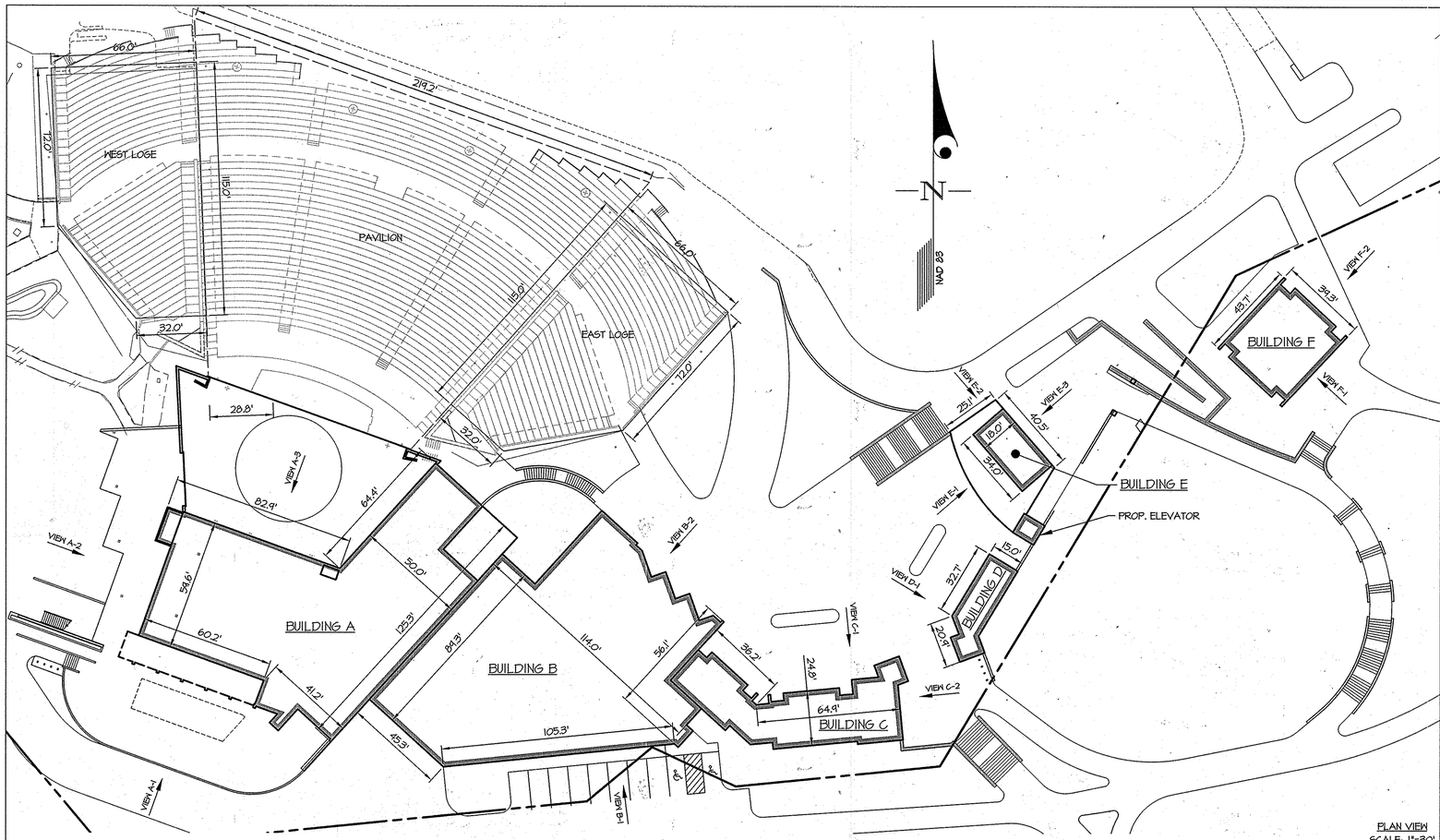
ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36-1	8 OF 23

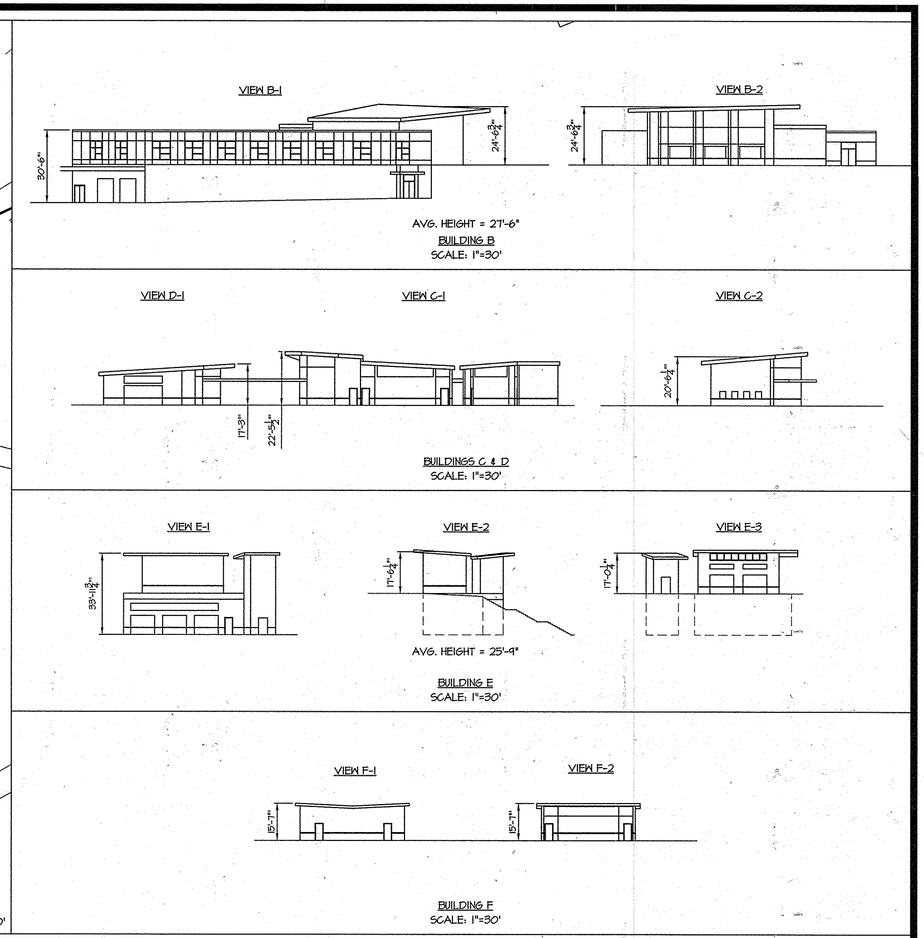
L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-SITE DETAILS.dwg, PLOTTED:1/21/2016 2:28 PM, LAST SAVED:1/18/2016 11:01 AM, PLOTTED BY: Don Sweeney

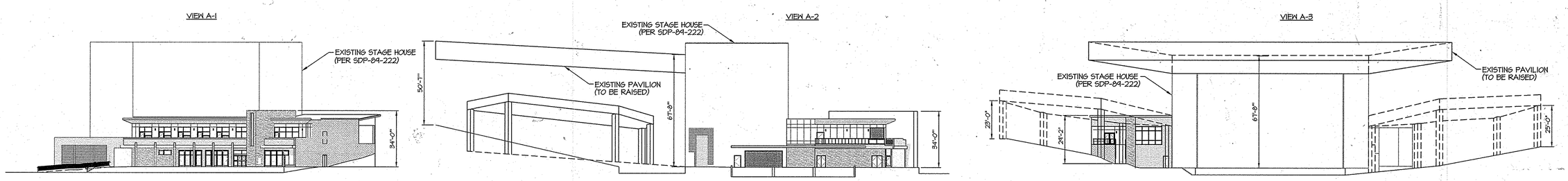
© GLW 2013

SDP-16-018



PLAN VIEW
SCALE: 1"=30'





Note: Per the amended FDP, approved by the Planning Board on 9-3-2015 the allowable height of the pavilion and stagehouse is 85'. This has been noted on SDP-84-222 by a redline dated 10-13-2015.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2.23.16

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DDS | DRN. AWL | CHK. CKG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 26, 2016
STATE OF MARYLAND — CHRISTOPHER KIRK GILLIS — No. 12975 — PROFESSIONAL ENGINEER
1-20-16

BUILDING ELEVATIONS AND DIMENSIONS

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	9 OF 23

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SDP-16-018

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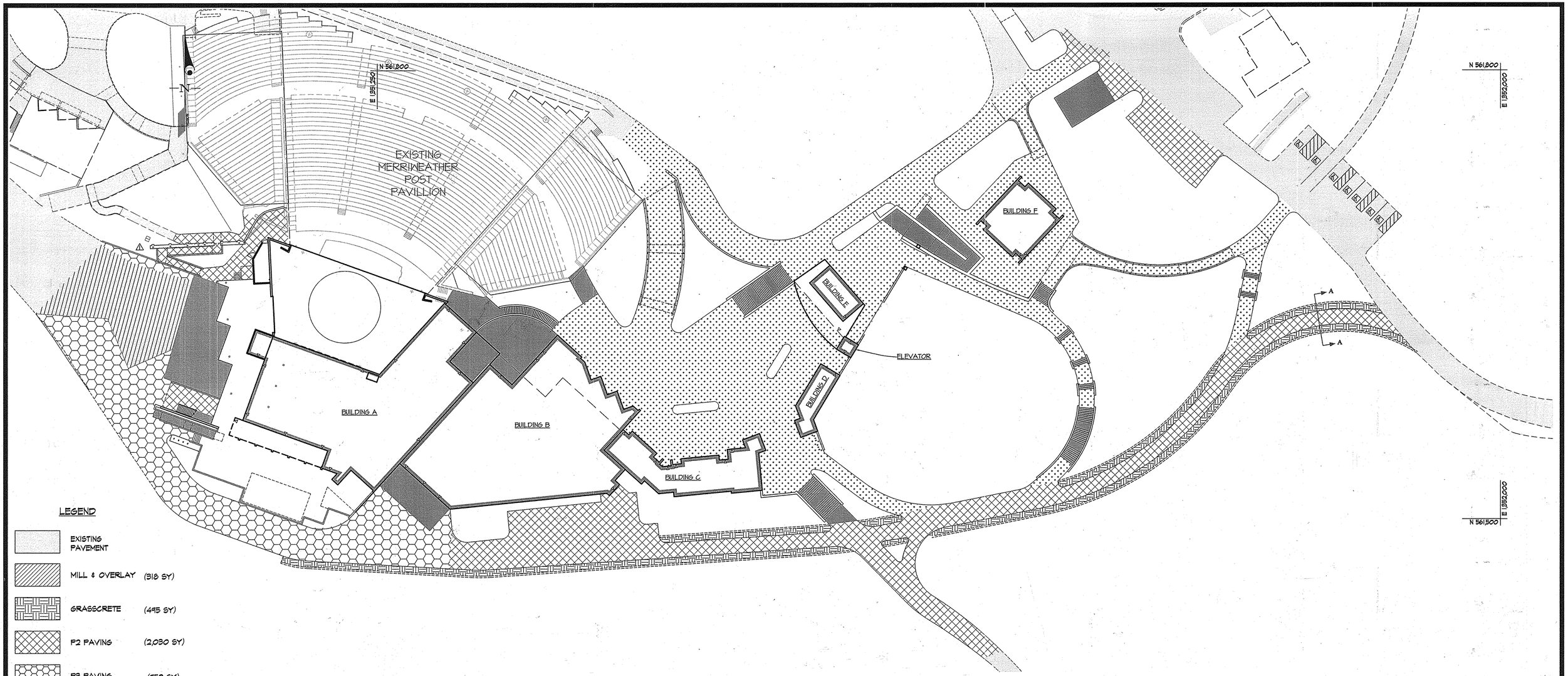
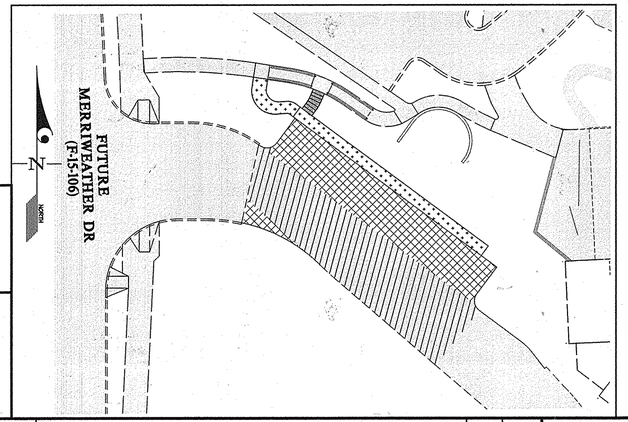
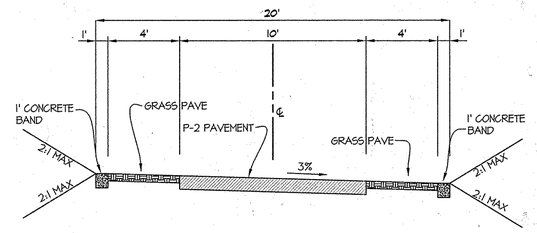


LEGEND

EXISTING PAVEMENT	
MILL & OVERLAY	(318 SY)
GRASSCRETE	(495 SY)
P2 PAVING	(2,030 SY)
P3 PAVING	(952 SY)
POROUS ASPHALT	(4,036 SY)
CONCRETE	(1,130 SY)

GRAPHIC SCALE
1 inch = 30 ft.
0 15 30 60 120





SECTION A-A FIRE ACCESS PATH
NO SCALE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 5-5-16
Chief, Division of Land Development	Date 5-5-16
Chief, Development Engineering Division	Date 5-3-16

OWNER
LOT 23 –
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410–740–0029

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410–964–4987

REDEVELOPMENT PHASES 2 & 3

***REVISED PAVING DELINEATION PLAN**

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
APRIL, 2016	36–1	10 OF 23

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301–421–4024 BALT: 410–880–1820 DC/VA: 301–989–2524 FAX: 301–421–4186

DATE	REVISION	BY	APP'R.
04/2016	WEST SIDE PAVING REVISED △1	dds	

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PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410–715–5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
4/20/16

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SDP-16-018

STORMWATER MANAGEMENT REQUIREMENTS	
STUDY AREA:	4.08 Ac.
EX IMPERVIOUS AREA:	75,450 SF
(SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)	
PROPOSED IMPERVIOUS AREA:	96,470 SF
NET IMPERVIOUS:	+21,020 SF
SITE IS 80% B, 20% D SOILS. TARGET Pe FOR NEW IMPERVIOUS IS 2.48"	
ESDv REQUIREMENT = 50% * 75,450 SF = 37,725 SF (1" TREATMENT) + 21,020 SF (2.48" TREATMENT) = 7,112 CF	

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE	
ESD TREATMENT BY DEVICE	
(A-2) POROUS PAVEMENT (36,325 SF):	7,120 CU-FT
TOTAL:	7,120 CU-FT

STORMWATER MANAGEMENT DRAINAGE AREAS

NOTE: ALL OF THE POROUS PAVEMENT HAS A 12" STONE BASE AND ONLY TREATS THE AREA OF THE POROUS PAVEMENT. THERE IS NO ADDITIONAL "RUN ON" AREA TREATED. THE DRAINAGE AREA FOR THE POROUS PAVEMENT IS THE LIMIT OF THE POROUS PAVMENT.

OPERATION AND MAINTENANCE SCHEDULE FOR

FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

A. THE OWNER SHALL PERIODICALLY VACUUM THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST THICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.

B. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.

C. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.

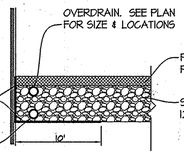
D. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

LEGEND

- EXISTING PAVEMENT
- PROPOSED IMPERVIOUS AREA
- PROPOSED POROUS PAVEMENT (A-2) w/ 12" MINIMUM STONE BASE
- BOS= 3650 — BOTTOM OF STONE ELEVATION
- BOTTOM OF STONE ELEVATION BREAK
- 4" PVC OVERDRAIN. SEE PAVING SECTION SHEET 8 FOR PIPE ELEVATION RELATIVE TO SURFACE. PROVIDE POSITIVE GRADE TO PVC UNDERDRAIN PIPE. TIE UNTO UNDERDRAIN PIPE AS NECESSARY. OVERDRAIN IS SLOTTED WITHIN THE LIMITS OF THE STONE AND SOLID OUTSIDE OF THE STONE
- 3" SLOTTED PVC UNDERDRAIN. SEE POROUS PAVEMENT ABUTTING BUILDING DETAIL FOR PIPE ELEVATION RELATIVE TO SURFACE. TIE UNTO UNDERDRAIN PIPE AS NECESSARY. UNDERDRAIN IS SLOTTED WITHIN THE LIMITS OF THE STONE AND SOLID OUTSIDE OF THE STONE
- 4" PVC — UNDERDRAIN PIPE

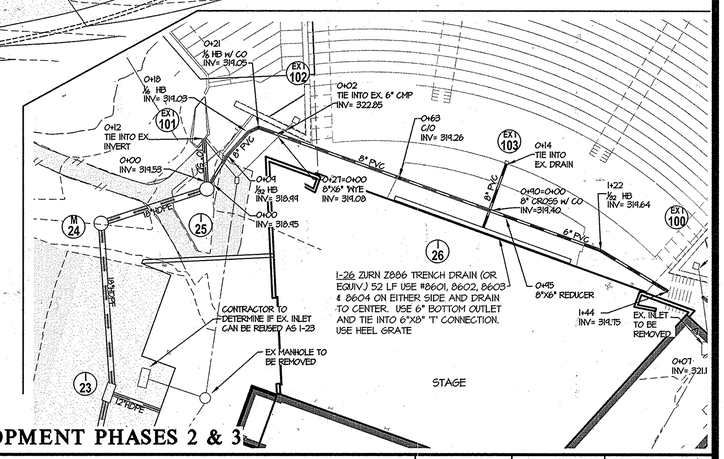
NOTES:

1. ALL ROOF DRAINS IN THE VICINITY OF THE POROUS PAVEMENT MUST TIE DIRECTLY INTO STORM DRAIN OR THE UNDERDRAIN PIPE. ROOF DRAINS MAY NOT OUTLET TO POROUS PAVEMENT.
2. STONE BOTTOM MUST BE FLAT.
3. CONTRACTOR MAY INSTALL ADDITIONAL STEPS PROVIDED A 4" OVERDRIAN IS INSTALLED AT EACH STEP.
4. SEE SHEET 8 FOR ALTERNATE SECTION WHEN TREE ROOTS ARE ENCOUNTERED.



POROUS PAVEMENT ABUTTING BUILDING
NO SCALE

GRAPHIC SCALE
1 inch = 20 ft.
0 10 20 40 80



APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2.24.16

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 –
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-PP Deets.dwg DES. dds DRN. dds CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
STATE OF MARYLAND — CHRISTOPHER M. CONNOR — No. 12975 — PROFESSIONAL ENGINEER
2/23/16

UNDERDRAIN DETAILS & STORMWATER MANAGEMENT NOTES

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	11 OF 23

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SDP-16-018

MERRIWEATHER DRIVE, CONNECTION TO FREE TO BE DRIVE AND HANDICAP PARKING SHOWN OUTSIDE THE LIMIT OF SUBMISSION (LOS) ARE PER F-15-106

NOTES:

1. STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
2. WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THEN 5% FOR A DISTANCE OVER 50', CURL FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
3. SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.
4. IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.

STANDARD STABILIZATION NOTE:

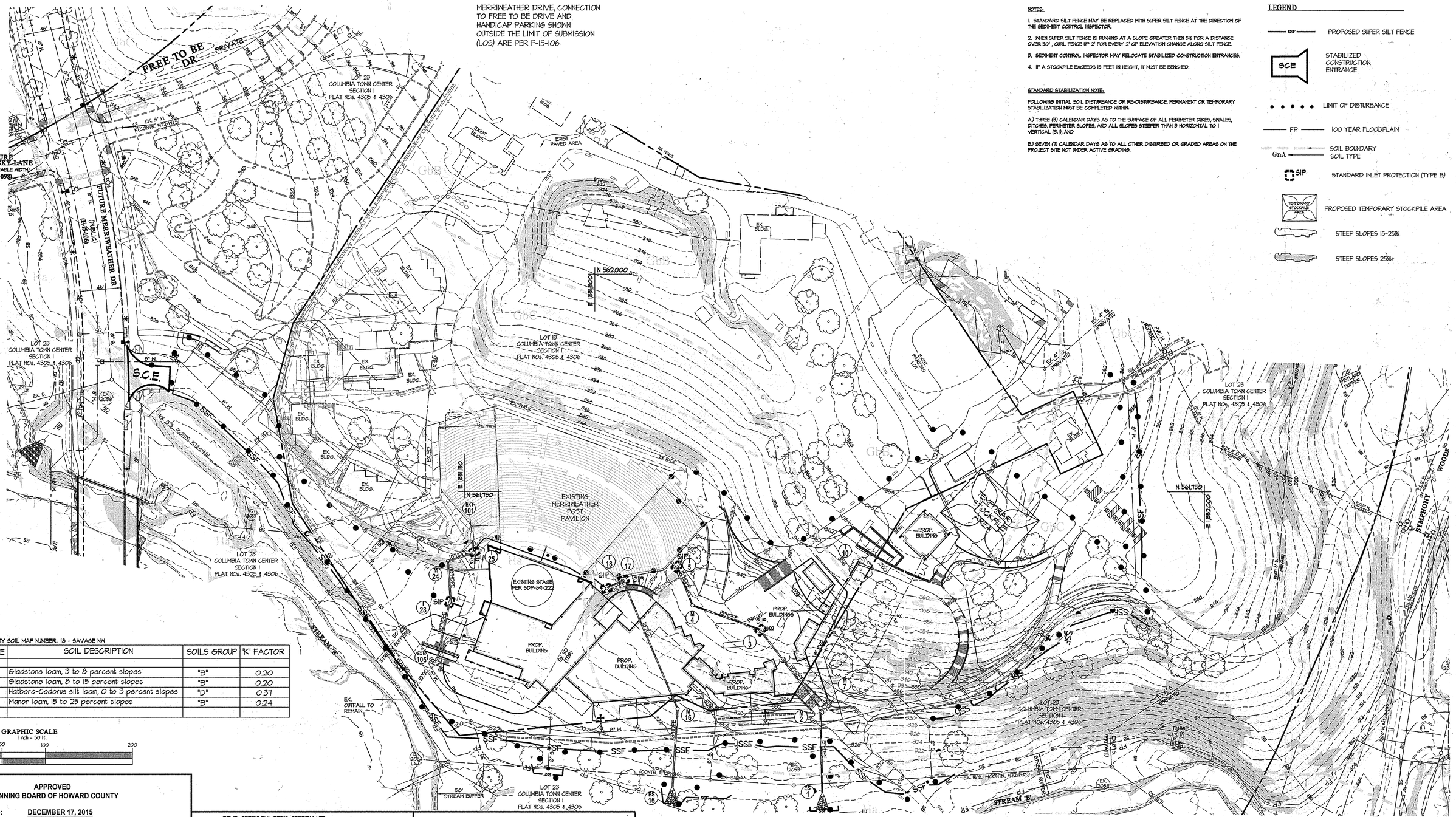
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

LEGEND

- SSF — PROPOSED SUPER SILT FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- FP — 100 YEAR FLOODPLAIN
- GnA — SOIL BOUNDARY / SOIL TYPE
- SIP — STANDARD INLET PROTECTION (TYPE B)
- TEMPORARY STOCKPILE AREA — PROPOSED TEMPORARY STOCKPILE AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES 25%+



HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NW

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP	'K' FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	"B"	0.20
GbC	Gladstone loam, 8 to 15 percent slopes	"B"	0.20
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	"D"	0.37
McD	Manor loam, 15 to 25 percent slopes	"B"	0.24

GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100 200

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

SIGNATURE OF DEVELOPER/BUILDER — DATE 1-21-16

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

ENGINEER'S SIGNATURE — DATE 1-20-16

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 2/2/16

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
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410-964-4987

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ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

SEDIMENT CONTROL PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS

TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36-1	12 OF 23

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
1-20-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SNE.dwg, DES. dds, DRN. WSJ, CHK.

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SNE.dwg, PLOTTED:1/21/2016 7:42 AM, LAST SAVED:1/18/2016 12:01 PM, PLOTTED BY: Dan Sweeney

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SDP-16-018

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

SEQUENCE OF CONSTRUCTION

1. Arrange pre-construction meeting with the Sediment Control Inspector and obtain the Grading Permit. 1 DAY
2. Install stabilized construction entrance and super silt fence. 1 DAY
3. Fine grade site. 1 WEEKS
4. Begin building construction. 1 WEEK
5. Stabilize the building area with the finished floor slab. 2 MONTHS
6. Install utilities and sidewalks. Stabilize areas with grass seed and mulch. 1 MONTH.
7. When all areas draining to the sediment controls have been stabilized and permission has been granted by the Sediment Control Inspector, those sediment control devices may be removed. Stabilize the remaining areas, install landscaping, seed and mulch. 1 WEEK
8. Finish building construction. Remove any remaining sediment controls and stabilize. 1 WEEK

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

[signature] 2/2/16
Howard S.C.D. — Date

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

[signature] 1-20-16
Signature of Registered Engineer — Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION

[signature] 1-21-16
SIGNATURE OF DEVELOPER/BUILDER — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] 3-2-16
Director — Date

[signature] 3-2-16
Chief, Division of Land Development [initials] for DJ — Date

[signature] 2-23-16
Chief, Development Engineering Division [initials] — Date

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE: 6b SEED MIXTURE:					FERTILIZER RATE (10-10-10)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS		
1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac. (10 lb./ 1,000 sf)	2 tons/ac. (90 lb./ 1,000 sf)
2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES		

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:

a. PRIOR TO THE START OF EARTH DISTURBANCE,
b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING,
c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT,
d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15' OF CUT AND/OR FILL. STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6).

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

6. SITE ANALYSIS:

TOTAL AREA OF SITE:	10.2 ACRES	* FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO VERIFY ACTUAL VALUES.
AREA DISTURBED:	5.2± ACRES	
AREA TO BE ROOFED OR PAVED:	3.3± ACRES	
AREA TO BE VEGETATIVELY STABILIZED:	1.9± ACRES	
TOTAL CUT:	7,000* CU. YDS.	
TOTAL FILL:	7,000* CU. YDS.	
OFFSITE WASTE/BORROW AREA LOCATION:		

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

* INSPECTION DATE
* INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
* NAME AND TITLE OF INSPECTOR
* WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
* BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
* EVIDENCE OF SEDIMENT DISCHARGES
* IDENTIFICATION OF PLAN DEFICIENCIES
* IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
* IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
* COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
* PHOTOGRAPHS
* MONITORING/SAMPLING
* MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
* OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):
* USE I AND IP MARCH 1 - JUNE 15
* USE III AND IIIP OCTOBER 1 - APRIL 30
* USE IV MARCH 1 - MAY 31

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

I. SOIL PH BETWEEN 6.0 AND 7.0.

II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.

3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.

b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. TOPSOIL APPLICATION

a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
i. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

2. APPLICATION

a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

I. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)
CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)
SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

J. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

K. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

HARDINESS ZONE: 6b — PERMANENT SEEDING SUMMARY SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)				FERTILIZER RATE (10-20-20)	LIME RATE
SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS		
*Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

2. SOD INSTALLATION

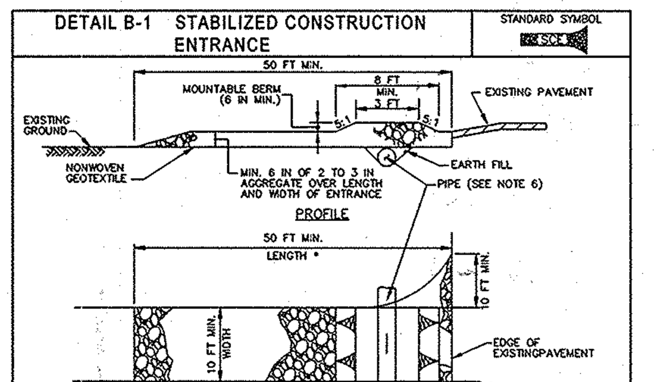
a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE

a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



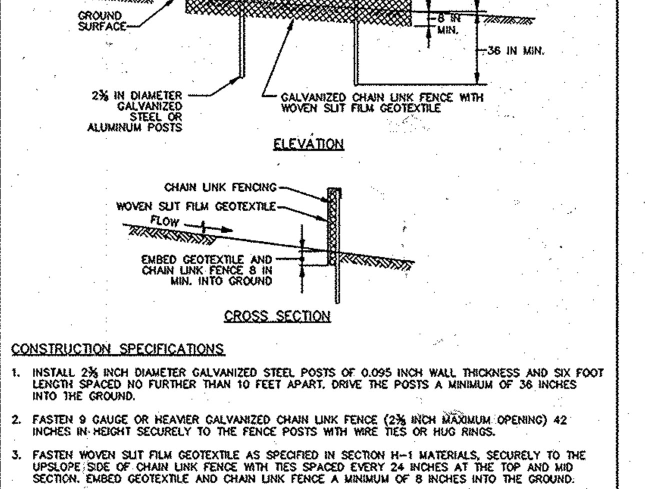
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE — 2011 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



CONSTRUCTION SPECIFICATIONS

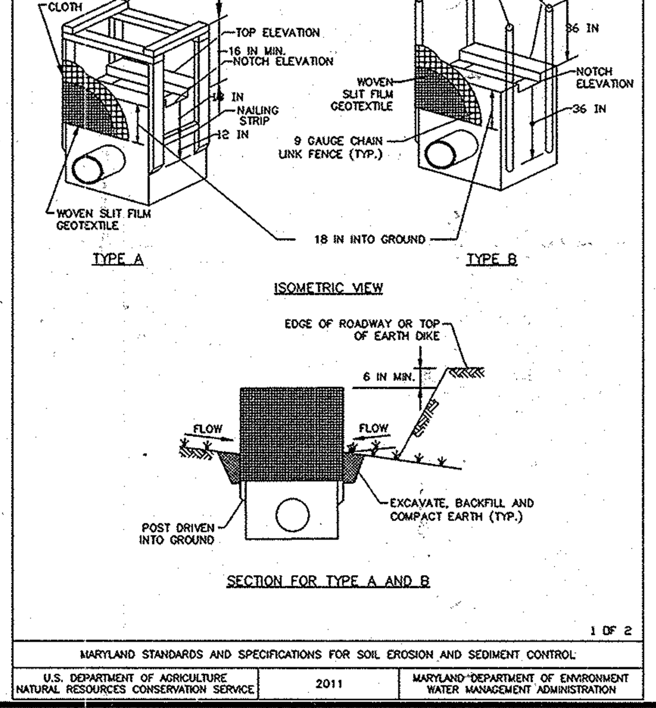
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE — 2011 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E- 9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

TYPE A MAXIMUM DRAINAGE AREA = ¼ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE — 2011 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SNE.dwg | DES. WsJ | DRN. WsJ | CHK. NB

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2016
1-20-16 [signature]
[Seal: STATE OF MARYLAND — CARLTON KENNETH GUTSCHICK — PROFESSIONAL ENGINEER — NO. 12975]

ELECTION DISTRICT No. 5

SEDIMENT CONTROL NOTES AND DETAILS

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

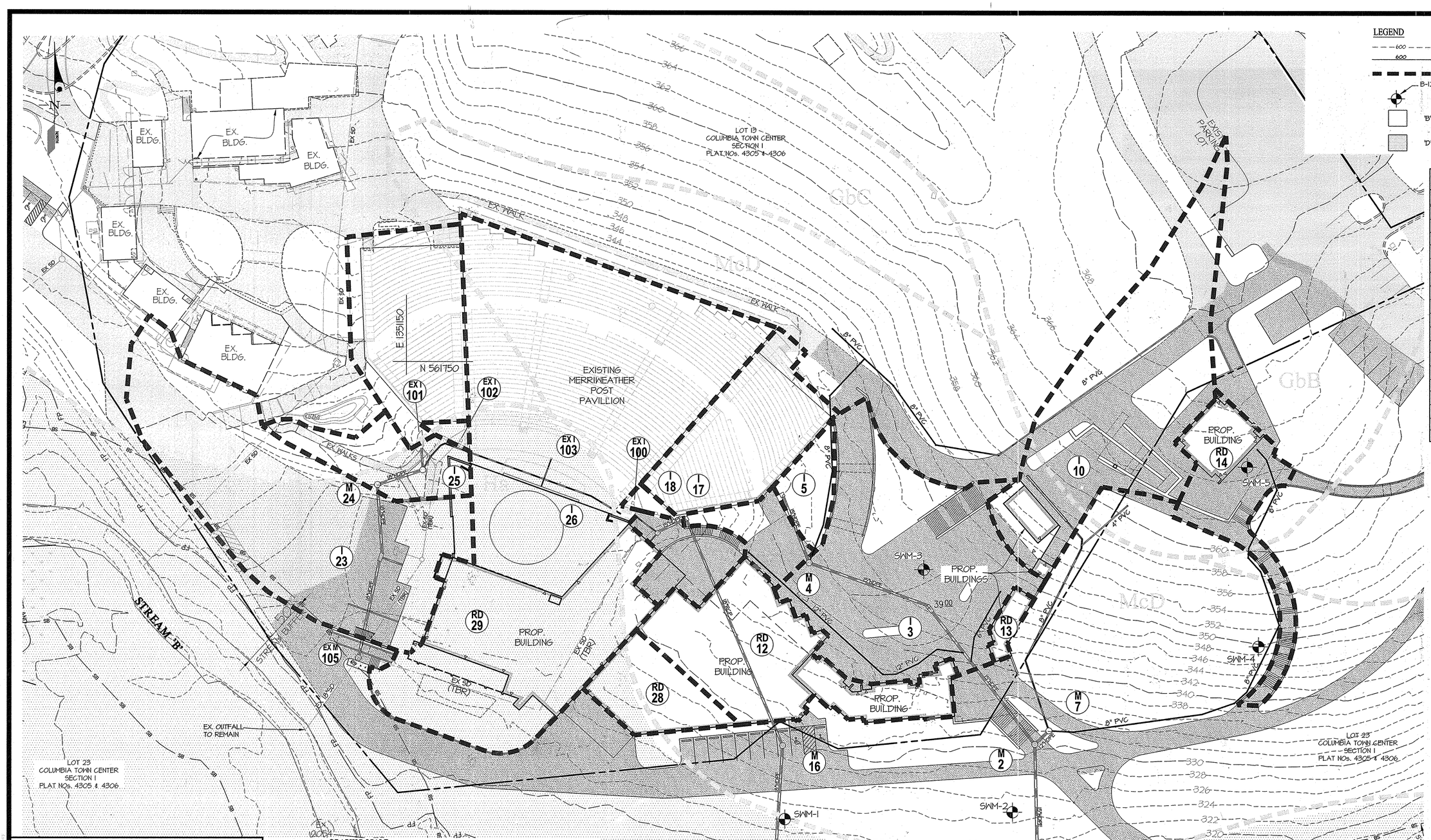
PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET (2)
JAN., 2016	36-1	13 OF 23

SDP-16-018

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SNE.dwg, PLOTTED: 1/21/2016 7:39 AM, LAST SAVED: 1/18/2016 12:01 PM, PLOTTED BY: Dan Sweeney

©GLW 2014



DRAINAGE AREA INFORMATION

INLET	AREA (ACRES)	'C' VALUE	% IMP.
I-3	0.40	0.86	100%
I-5	0.04	0.73	80%
I-10	0.40	0.73	80%
I-17	0.05	0.73	80%
I-18	0.24	0.86	100%
I-23	0.47	0.73	80%
I-25	0.09	0.73	80%
RD-12	0.23	0.86	100%
RD-13	0.02	0.86	100%
RD-14	0.13	0.86	100%
RD-28	0.08	0.86	100%
RD-29	1.01	0.86	100%
EX I-100	0.01	0.86	100%
EX I-101	0.21	0.86	100%
EX I-102	0.01	0.86	100%

NOTE: THIS SITE HAS PREVIOUSLY MASS GRADED.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NW

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP	'K' FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	"B"	0.20
GbC	Gladstone loam, 8 to 15 percent slopes	"B"	0.20
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	"D"	0.37
McD	Manor loam, 15 to 25 percent slopes	"B"	0.24

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SD DAM.dwg | DES. dds | DRN. dds | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
1-20-16

STATE OF MARYLAND
CHRISTOPHER W. GUTSCHICK
No. 12975
PROFESSIONAL ENGINEER

STORM DRAIN DRAINGE AREA MAP

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 | PLAT NOS. 4305 & 4306 | HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	14 OF 23

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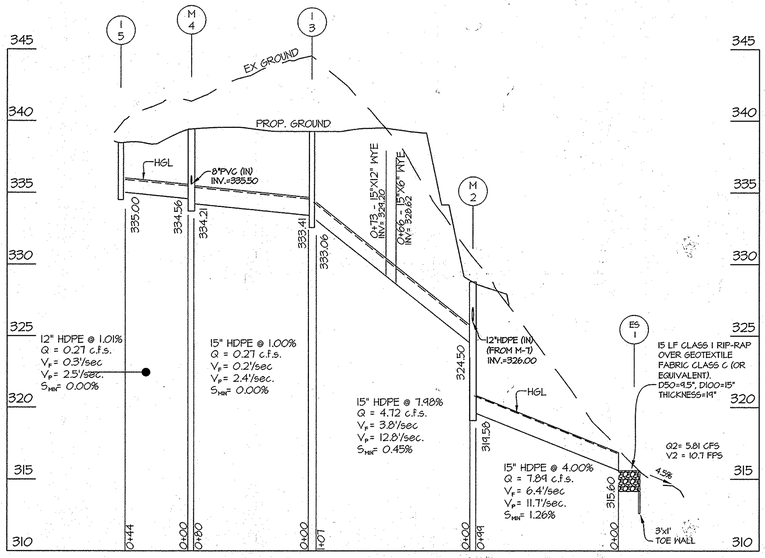
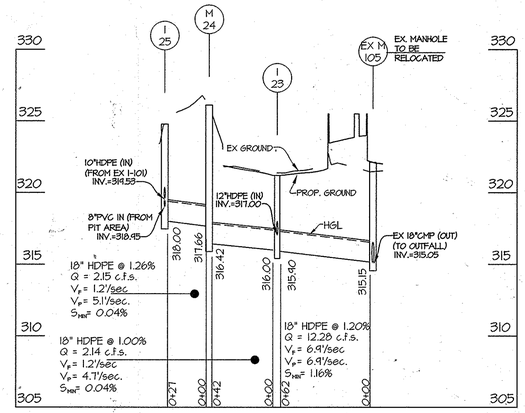
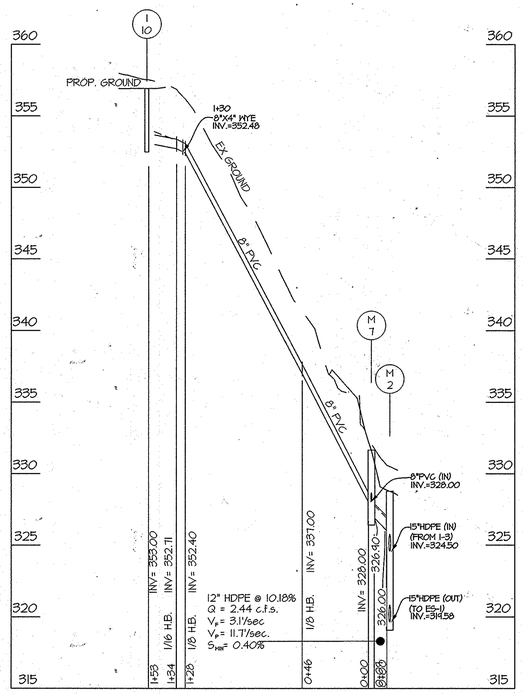
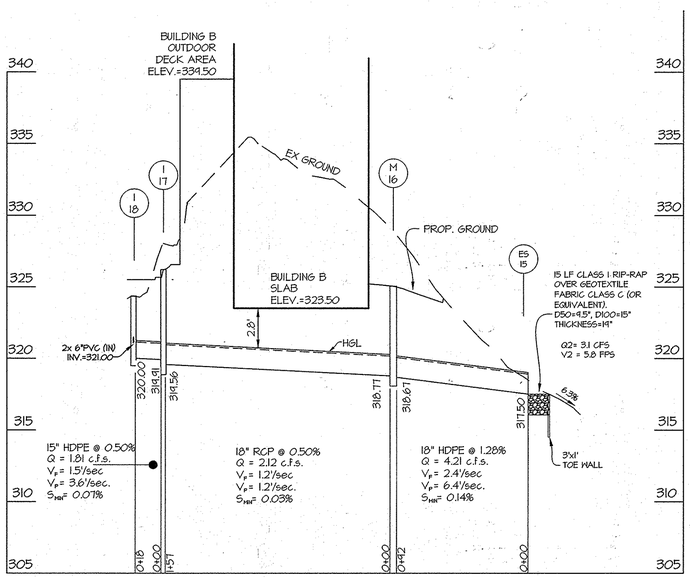
SDP-16-018









0 10 25 50 100
1 inch = 50 ft.

STRUCTURE SCHEDULE

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION PROPOSED UPPER	TOP ELEVATION PROPOSED LOWER	TOP ELEVATION AS-BUILT UPPER	TOP ELEVATION AS-BUILT LOWER	INVERT PROPOSED UPPER	INVERT PROPOSED LOWER	INVERT AS-BUILT UPPER	INVERT AS-BUILT LOWER	STD. DETAIL	REMARKS	LOCATIONS
I-3	DOUBLE 'S' INLET	2'-7.5"	334.25	-----			333.41	333.06			HO. CO. D 4.23	PRIVATE	
I-5	'S' INLET	2'-7.5"	338.40	-----			335.00	-----			HO. CO. D 4.22	PRIVATE	
I-10	TRENCH DRAIN	12"	356.94	-----			353.00	-----			ZURN Z82 TRENCH DRAIN OR EQUIV.	PRIVATE MIN. FLOW RATE 1.75 CFS	
I-17	'S' INLET	2'-7.5"	328.00	-----			319.91	319.56			HO. CO. D 4.22	PRIVATE INLET TOP ELEV. TO BE LOWERED TO 326.21 AS PART OF PHASE 3	
I-18	'S' INLET	2'-7.5"	324.20				321.00	320.00			HO. CO. D 4.22	PRIVATE INLET TOP ELEV. TO BE RAISED TO 324.31 AS PART OF PHASE 3	
I-25	STANDARD MANHOLE	4'-0"	323.50				319.53	318.00			HO. CO. G-5.12	PRIVATE NEENAH FOUNDRY-R-2554 INLET FRAME & GRATE (OR EQUIV.)	
I-23	DOUBLE 'S' INLET	2'-7.5"	321.20				317.00	315.40			HO. CO. D 4.23	PRIVATE	
M-2	STANDARD MANHOLE	4'-0"	328.74	-----			326.00	319.58			HO. CO. G-5.12	PRIVATE	
M-4	STANDARD MANHOLE	4'-0"	339.47	-----			335.50	334.21			HO. CO. G-5.12	PRIVATE	
M-7	STANDARD MANHOLE	4'-0"	331.60	-----			328.00	326.90			HO. CO. G-5.12	PRIVATE	
M-16	STANDARD MANHOLE	4'-0"	325.05	-----			318.77	318.67			HO. CO. G-5.12	PRIVATE	
M-24	STANDARD MANHOLE	4'-0"	326.11	-----			317.66	316.42			HO. CO. G-5.12	PRIVATE	
ES -1	END SECTION	1'-0"	316.85	-----			315.60	-----			HO. CO. D-5.21	PRIVATE	
ES -15	END SECTION	1'-0"	319.00	-----			317.50	-----			HO. CO. D-5.21	PRIVATE	

PIPE SCHEDULE

SIZE	TYPE	QUANTITY (l.f.)	REMARKS
8"	PVC	153	SCHEDULE 40
12"	HDPE	53	PRIVATE
15"	HDPE	304	PRIVATE
18"	HDPE	223	PRIVATE
18"	RCP	157	CL IV

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or Hi-Q by Hancor or an approved equal.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

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L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077-SD Prof.dwg | DES. dds | DRN. dds | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
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EXPIRATION DATE: MAY 26, 2016
1-20-16

STATE OF MARYLAND · CHARLES RENSHAW GUTSCHICK · No. 12975 · PROFESSIONAL ENGINEER

STORM DRAIN PROFILES

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50' (H) 1'= 5' (V)	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	15 OF 23

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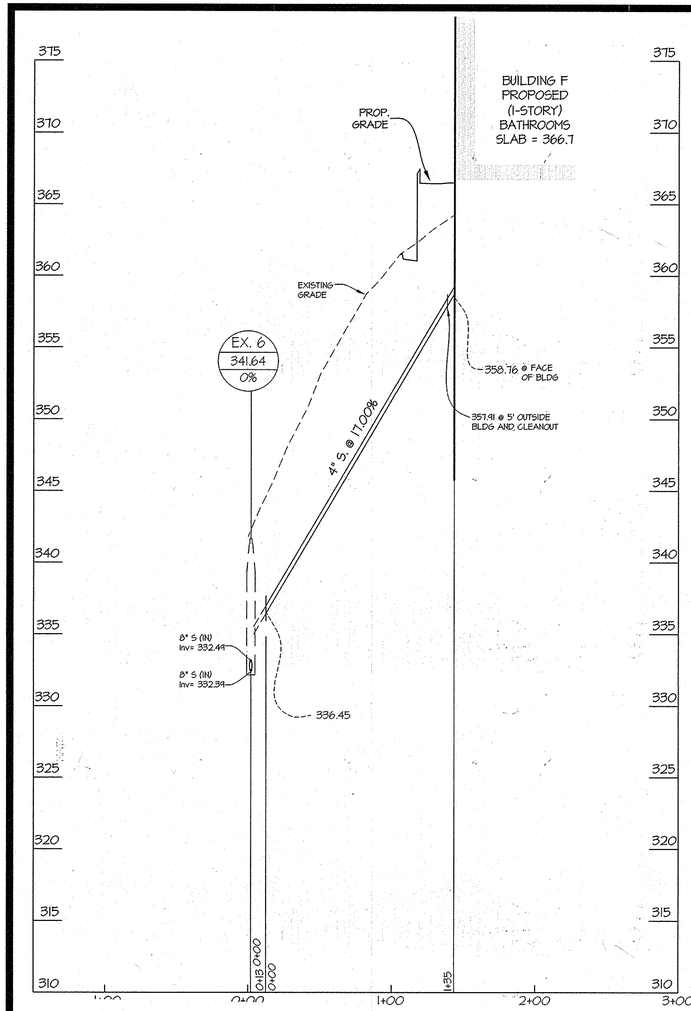
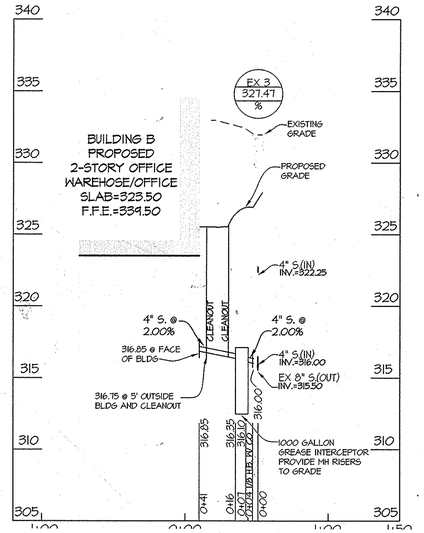
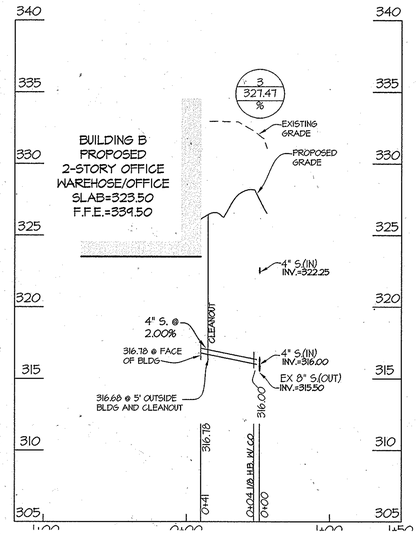
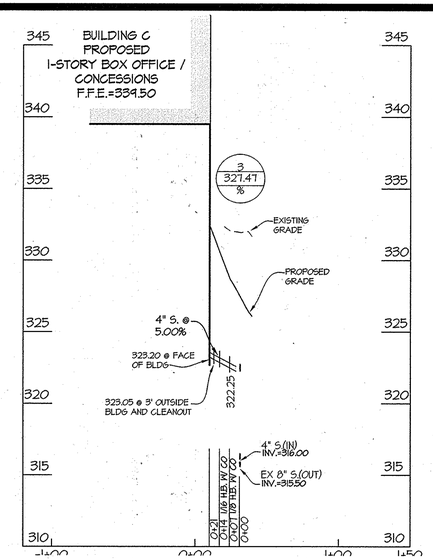
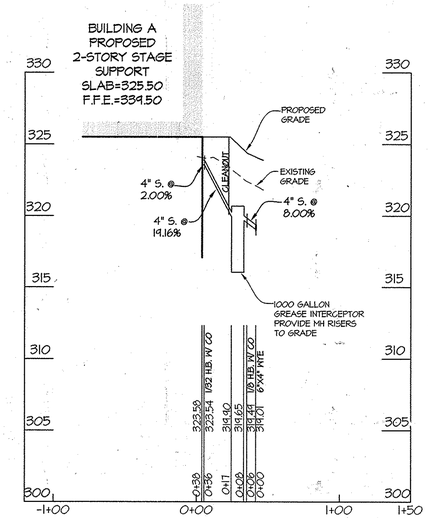
SDP-16-018

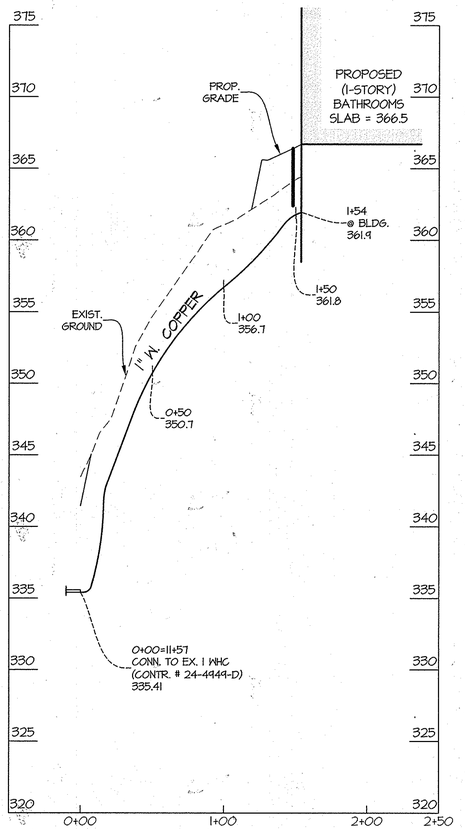


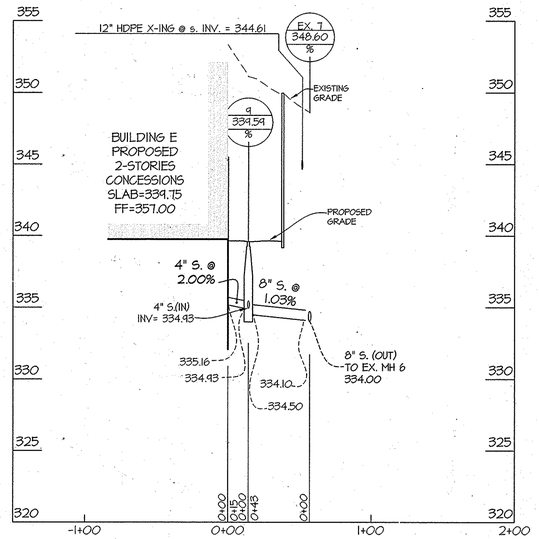


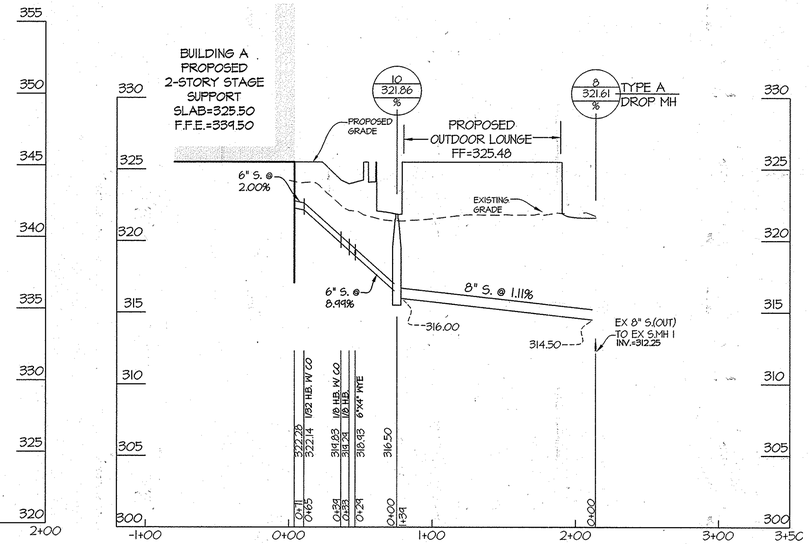


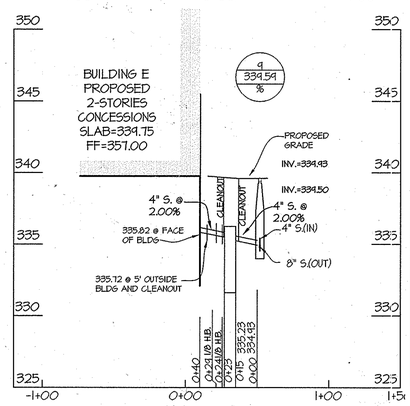


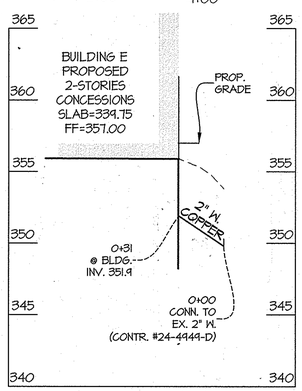


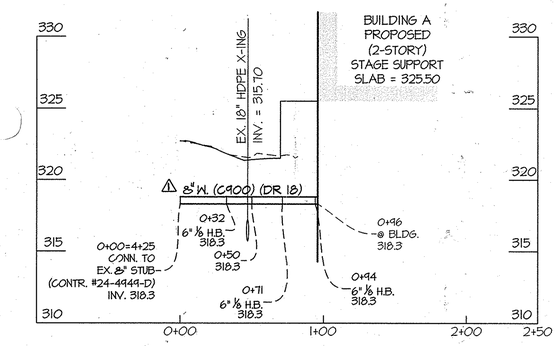












OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

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LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
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E:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\PUB-WS-FINAL\94077-WS-1-WSA.dwg | DES. WSJ | DRN. WSJ | CHK. DDS

DATE	REVISION	BY	APP'R.
4.18.16	Build. A WHC size revised ⚠	gt	DDS

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 28, 2016
1-20-16

STATE OF MARYLAND · DOUGLAS D. SHEIN · No. 12975 · PROFESSIONAL ENGINEER

PRIVATE WATER SEWER PROFILES & DETAILS

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

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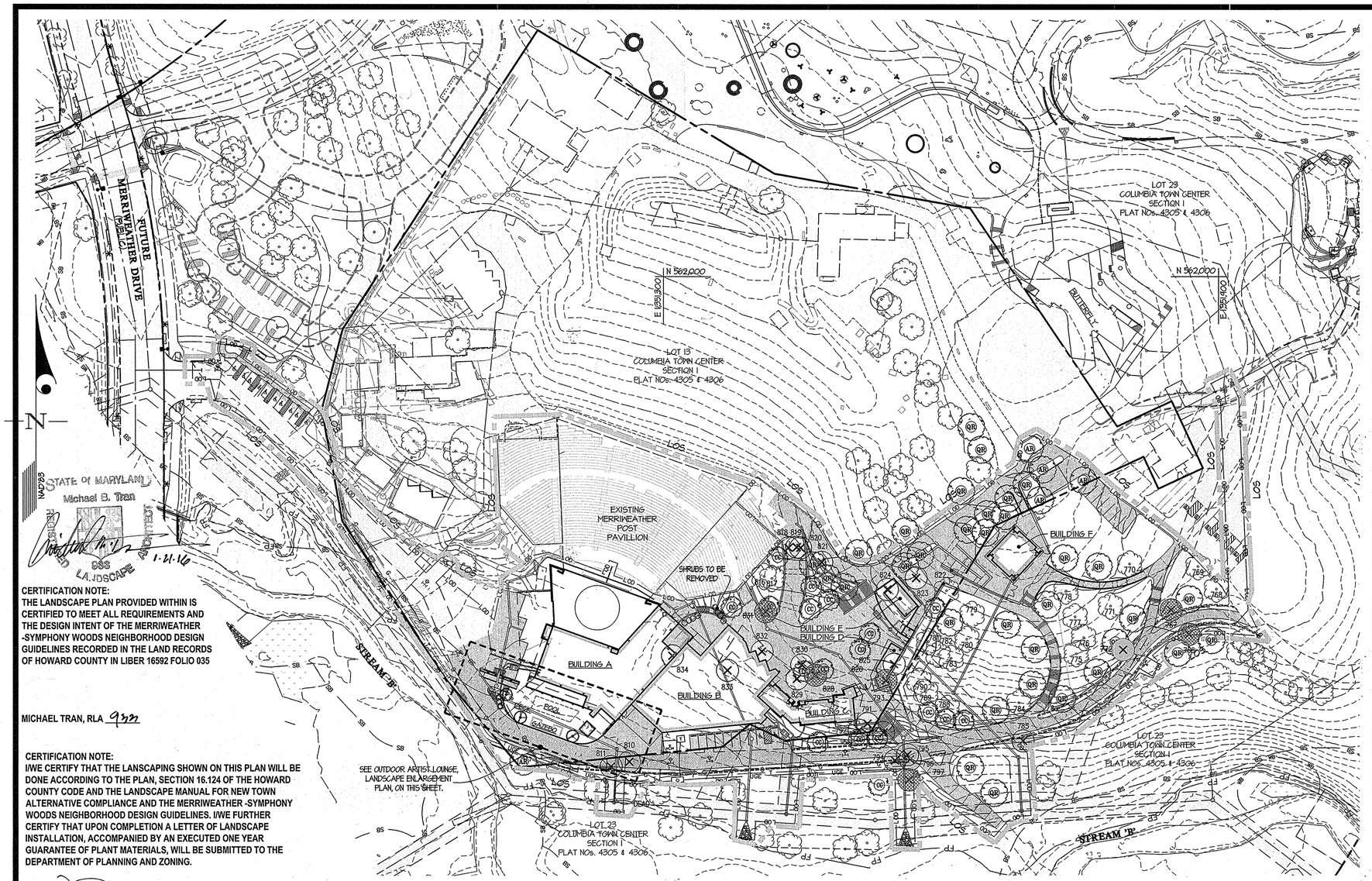

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER -SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16592 FOLIO 035

MICHAEL TRAN, RLA 9322

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER -SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 1-21-16

0 30' 60' 120' 240'
GRAPHIC SCALE
1 inch = 60 ft.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

OWNER
LOT 13
THE HOWARD HUGHES CORPORATION
10221 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

OWNER
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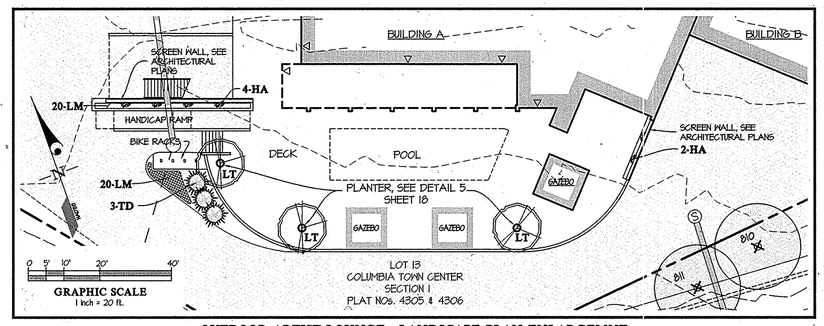

OUTDOOR ARTIST LOUNGE - LANDSCAPE PLAN ENLARGEMNT

EXISTING TREE ANALYSIS

No.	KEY	COMMON NAME	SCIENTIFIC NAME	D.B.H. (INCHES)	C.R.Z. Radius (FEET)	CONDITION	ROOTS STRUCTURE	ROOTS HEALTH	TRUNK STRUCTURE	TRUNK HEALTH	SCAFFOLD BRANCH STRUCTURE	SCAFFOLD BRANCH HEALTH	TWIGS HEALTH	FOLIAGE HEALTH	TOTAL	CTLA CONDITION RATING %
~~766~~	~~TBR~~	~~CRABAPPLE~~	~~Malus sp.~~	~~8~~	~~12~~	~~POOR~~	~~2~~	~~2~~	~~1~~	~~1~~	~~1~~	~~1~~	~~2~~	~~2~~	~~13~~	~~34.4%~~
~~767~~	~~TBR~~	~~CRABAPPLE~~	~~Malus sp.~~	~~11~~	~~17~~	~~POOR~~	~~3~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~3~~	~~3~~	~~19~~	~~59.4%~~
768	SAVE	SILVER MAPLE	Acer saccharinum	51	77	FAIR	3	4	3	3	2	3	3	4	25	78.1%
769	SAVE	BLACK WALNUT	Juglans nigra	13	20	FAIR	3	4	3	3	3	4	3	4	27	84.4%
770	SAVE	BLACK WALNUT	Juglans nigra	28	42	FAIR	3	3	2	3	2	3	3	4	23	71.9%
771	SAVE	BLACK WALNUT	Juglans nigra	24	36	POOR	3	4	2	3	2	3	2	3	22	68.8%
772	TBR	BLACK CHERRY	Prunus serotina	14	21	FAIR	4	4	3	3	3	3	3	4	27	84.4%
775	SAVE	HICKORY	Carya sp.	16	24	FAIR	4	4	2	2	2	3	3	4	24	75.0%
776	SAVE	RED MAPLE	Acer rubrum	10	15	FAIR	4	4	2	2	2	3	3	4	24	75.0%
777	SAVE	TULIP POPLAR	Liriodendron tulipifera	21	32	GOOD	4	4	4	4	4	4	4	4	32	100.0%
778	SAVE	WHITE PINE	Pinus strobus	36	54	FAIR	4	4	3	4	3	3	3	4	28	87.5%
779	SAVE	Red oak	Quercus rubra	46	72	POOR	2	3	2	3	2	2	3	4	21	65.6%
780	SAVE	Red oak	Quercus rubra	42	63	FAIR	4	4	3	4	2	2	3	4	26	81.3%
781	SAVE	White oak	Quercus alba	23	35	FAIR	3	3	3	3	3	4	3	4	26	81.3%
782	SAVE	White oak	Quercus alba	10	15	GOOD	4	4	4	4	4	4	4	4	32	100.0%
783	SAVE	White oak	Quercus alba	22	33	FAIR	4	4	3	2	3	3	3	4	26	81.3%
784	SAVE	TULIP POPLAR	Liriodendron tulipifera	14	21	GOOD	4	4	4	4	4	4	4	4	32	100.0%
785	TBR	HICKORY	Carya sp.	19	29	GOOD	4	4	4	4	3	4	3	4	30	93.8%
788	SAVE	Tulip Poplar	Liriodendron tulipifera	16	24	FAIR	4	4	2	2	4	4	4	4	28	87.5%
789	SAVE	White oak	Quercus alba	22	33	GOOD	4	4	3	4	4	4	3	4	30	93.8%
790	SAVE	Tulip Poplar	Liriodendron tulipifera	32	48	FAIR	4	3	4	3	3	3	3	4	27	84.4%
~~791~~	~~TBR~~	~~Hickory SPP~~	~~Carya SPP~~	~~31~~	~~32~~	~~POOR~~	~~3~~	~~2~~	~~2~~	~~1~~	~~1~~	~~2~~	~~2~~	~~4~~	~~15~~	~~46.9%~~
792	TBR	Red oak	Quercus rubra	32	48	FAIR	3	3	3	4	4	4	3	4	28	87.5%
793	TBR	Tulip Poplar	Liriodendron tulipifera	32	48	FAIR	3	3	3	4	3	3	3	4	26	81.3%
794	TBR	Tulip Poplar	Liriodendron tulipifera	28	42	FAIR	3	3	4	3	4	4	3	4	28	87.5%
795	TBR	Tulip Poplar	Liriodendron tulipifera	23	35	FAIR	3	3	4	4	3	3	3	4	27	84.4%
796	TBR	Tulip Poplar	Liriodendron tulipifera	27	41	FAIR	3	3	3	3	4	3	4	4	27	84.4%
~~797~~	~~TBR~~	~~Tulip Poplar~~	~~Liriodendron tulipifera~~	~~26~~	~~39~~	~~POOR~~	~~3~~	~~2~~	~~2~~	~~2~~	~~3~~	~~2~~	~~2~~	~~4~~	~~22~~	~~68.8%~~
810	SAVE	Red oak	Quercus rubra	48	72	POOR	3	3	2	3	2	2	3	3	21	65.6%
811	TBR	HICKORY	Carya sp.	12	18	FAIR	4	4	3	4	2	2	3	4	26	81.3%
816	SAVE	White oak	Quercus alba	31	47	FAIR	3	3	3	3	3	4	3	4	26	81.3%
817	SAVE	American beech	Fagus grandifolia	27	41	FAIR	3	3	3	3	3	2	3	4	24	75.0%
818	TBR	White ash	Fraxinus americana	29	44	FAIR	2	3	3	4	3	4	4	4	27	84.4%
819	TBR	Hickory SPP	Carya SPP	18	27	GOOD	3	4	4	4	4	4	4	4	31	96.9%
820	TBR	Black gum	Nyssa sylvatica	17	26	GOOD	3	3	3	4	4	4	4	4	29	90.6%
821	TBR	Hickory SPP	Carya SPP	20	30	FAIR	3	2	3	2	4	3	4	4	25	78.1%
822	SAVE	Hickory SPP	Carya SPP	16	24	GOOD	4	4	3	2	4	4	4	4	29	90.6%
823	TBR	White oak	Quercus alba	24	36	FAIR	3	3	4	3	3	3	3	4	26	81.3%
824	TBR	White oak	Quercus alba	27	41	FAIR	3	3	4	3	3	2	3	4	25	78.1%
825	TBR	Red oak	Quercus rubra	29	44	FAIR	3	2	3	3	3	3	3	4	24	75.0%
~~826~~	~~TBR~~	~~White oak~~	~~Quercus alba~~	~~38~~	~~42~~	~~POOR~~	~~3~~	~~2~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~4~~	~~23~~	~~71.9%~~
~~828~~	~~TBR~~	~~Red oak~~	~~Quercus rubra~~	~~23~~	~~35~~	~~POOR~~	~~3~~	~~2~~	~~2~~	~~2~~	~~4~~	~~2~~	~~3~~	~~4~~	~~22~~	~~71.9%~~
829	TBR	Scarlet Oak	Quercus coccinea	20	30	FAIR	3	2	4	3	4	4	4	4	28	87.5%
830	TBR	Hickory SPP	Carya SPP	18	27	FAIR	3	2	4	3	4	4	4	4	28	87.5%
~~831~~	~~TBR~~	~~Hickory SPP~~	~~Carya SPP~~	~~31~~	~~47~~	~~POOR~~	~~3~~	~~2~~	~~2~~	~~2~~	~~1~~	~~1~~	~~3~~	~~4~~	~~18~~	~~56.3%~~
832	TBR	Scarlet oak	Quercus coccinea	40	60	FAIR	3	2	3	3	3	3	3	4	24	75.0%
833	TBR	White pine	Pinus strobus	17	26	FAIR	3	2	4	3	4	4	4	4	28	87.5%
834	TBR	Scarlet oak	Quercus coccinea	48	72	FAIR	3	2	3	2	3	3	4	4	24	75.0%

KEY		Quantity
SPT	Specimen Trees To be Removed, located on Lot 23 and replaced at a 2:1 ratio.	2
TBR	Trees to be Removed, located on Lot 23 and replaced at a 2:1 ratio.	6
TBR	Trees to be Removed, located on Lot 13 and replaced at a 2:1 ratio.	13
~~TBR~~	~~Trees recommended for removal per Biohabits Tree Analysis dated 03/06/2015 & replaced at a 2:1 ratio~~	~~7~~

TREE SCHEDULE - LOT 23

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT/ B&B	COMMENTS
SHADE TREES						
CC	7	Carpinus caroliniana	Ironwood	4" Cal. MIN	B&B	Central Leader Full Crown
QR	17	Quercus rubra	Northern Red Oak	4" Cal. MIN	B&B	6' min. branching Ht., Single Stem, Matched, Central Leader w/ Full Crown

TREE SCHEDULE - LOT 13

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT/ B&B	COMMENTS
SHADE TREES						
AR	5	Acer rubrum 'Red Sunset'	Red Sunset Maple	4" Cal. MIN	B&B	6' min. branching Ht., Single Stem, Matched
CC	11	Carpinus caroliniana	Ironwood	4" Cal. MIN	B&B	Central Leader Full Crown
QR	16	Quercus rubra	Northern Red Oak	4" Cal. MIN	B&B	6' min. branching Ht., Single Stem, Matched, Central Leader w/ Full Crown

PLANT SCHEDULE - LOT 13 (SUPPLEMENTAL LANDSCAPING)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT/ B&B	COMMENTS
ORNAMENTAL & EVERGREENS						
LT	3	Lagerstroemia indica 'Tuskegee'	Tuskegee Crape Myrtle	6' ht. min.	B&B	Single-stem, matched
TD	3	Tuja occidentalis 'Degroots Spire'	Degroots Spire American Arborvitae	6' ht. min.	B&B	Matched
HA	6	Hydrangea anomala ssp. 'Petiolaris'	Climbing Hydrangea	--	1 gallon	
LM	40	Liriope muscari 'Big Blue'	Big Blue Liriope	-	1 quart	

TREE CALCULATIONS

LOT 23:
EXISTING TREES TO BE REMOVED: 12
NEW TREES PROVIDED: 24 (2:1 RATIO)

LOT 13:
EXISTING TREES TO BE REMOVED: 16
NEW TREES PROVIDED: 32 (2:1 RATIO)

LANDSCAPE SURETY

LOT 23:

(24) SHADE TREES X	$300 =	$7,200
(0) ORNAMENTAL TREES X	$150=	$0
(0) EVERGREEN TREES X	$150=	$0
	TOTAL =	$7,200

LOT 13:

(32) SHADE TREES X	$300=	$9,600
(0) ORNAMENTAL TREES X	$150=	0
(0) EVERGREEN TREES X	$150=	0
	TOTAL =	$9,600

TOTAL LANDSCAPE SURETY = $16,800

NOTES:

1. SEE TREE CALCULATIONS ON THIS SHEET FOR THE QUANTITY OF TREES REMOVED AND TREES PROVIDED.
2. REFER TO SHEET 18 FOR ALL PLANTING DETAILS AND SHEET 19 FOR TREE PRESERVATION SPECIFICATIONS.
3. TREE INVENTORY ANALYSIS PROVIDED BY BIOHABITATS, DATED MARCH 6, 2015.

PROPOSED PLANTING LEGEND

- PROPOSED SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PROPOSED PLANTER
- TREE REGOMENDED FOR REMOVAL BY BIOHABITATS, PER TREE ANALYSIS DATED 03/06/15
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

SITE LEGEND

- LIMIT OF SUBMISSION (LOS)
- PROPERTY LINE
- FP — 100 YEAR FLOODPLAIN
- EXISITNG CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVING
- EASEMENTS

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

SITE TREE PRESERVATION, DEMOLITION AND PLANTING PLAN

MERRIWEATHER POST PAVILION &
MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — **PLAT NoS. 4305 & 4306** — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	NT OPEN SPACE	94077
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36-1	17 OF 23

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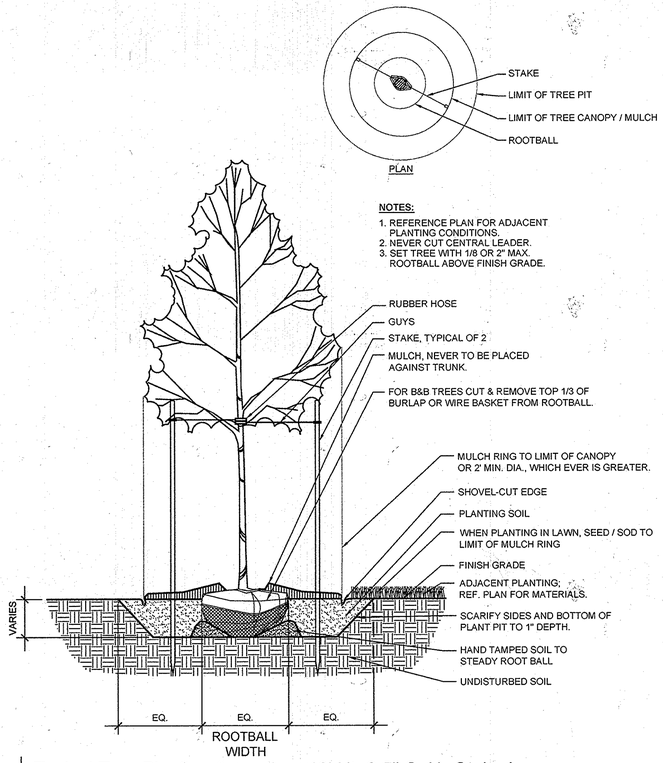
SDP-16-018

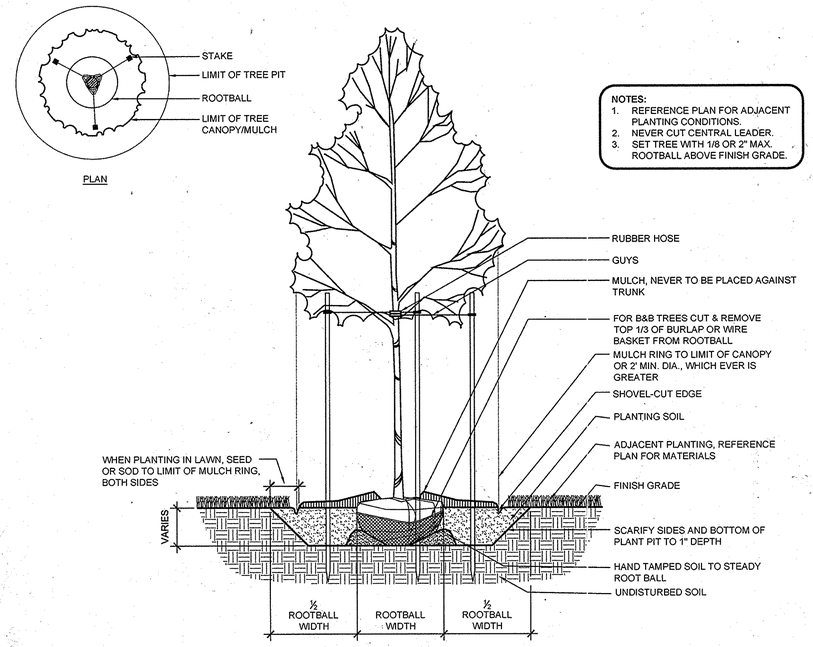
SEQUENCE OF CONSTRUCTION (GENERAL) REFER TO SPECIFICATIONS

1. STAKE OUT PLANT/BED LOCATIONS.
2. CUT EDGE OF PLANT BED
3. TILL SOIL AND APPLY AMENDMENTS TO ENTIRE PLANTING AREA.
4. APPLY PRE-EMERGENT HERBICIDE (TWO WEEKS PRIOR TO PLANTING).
5. INSTALL PLANTS.
6. INSTALL FERTILIZER TABLETS IN EACH PLANT PIT.
7. PLACE BACKFILL.
8. WATER EACH INDIVIDUAL PLANT THOROUGHLY.
9. PLACE MULCH OVER ENTIRE PLANT BED.
10. WATER ENTIRE PLANT BED THOROUGHLY.



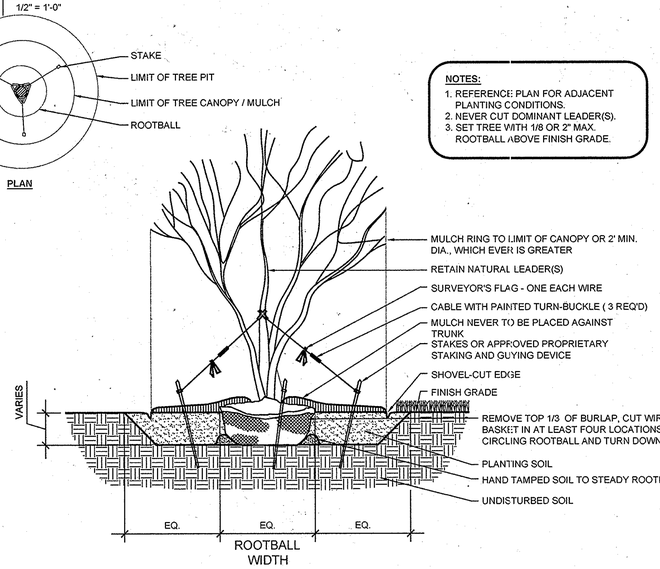
2 Typical Tree Planting (Less than 12' Ht, 2.5" Cal.), Staked

1/2" = 1'-0"



1 Typical Tree Planting (2.5" Cal. - 4" Cal.) (Less Than 14' Ht.), Staked

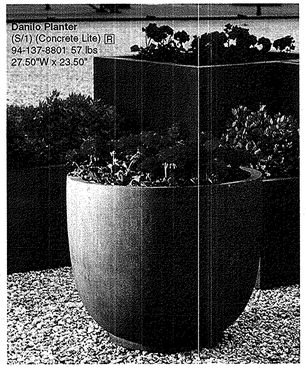
1/2" = 1'-0"



3 Typical Tree Planting (Over 3" Cal - 14' Ht.), Staked

1/2" = 1'-0"

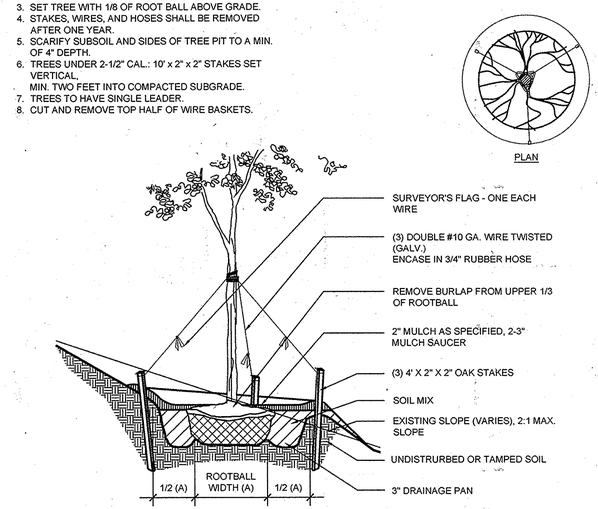
Campania Modular Lite®



5 Planter (typ.) or (approved equal)

NOTES:

1. NEVER CUT CENTRAL LEADER.
2. NEVER MULCH AGAINST TRUNK.
3. SET TREE WITH 1/8 OF ROOT BALL ABOVE GRADE.
4. STAKES, WIRES, AND HOSES SHALL BE REMOVED AFTER ONE YEAR.
5. SCARIFY SUBSOIL AND SIDES OF TREE PIT TO A MIN. OF 4" DEPTH.
6. TREES UNDER 2-1/2" CAL.: 10' x 2" x 2" STAKES SET VERTICAL, MIN. TWO FEET INTO COMPACTED SUBGRADE.
7. TREES TO HAVE SINGLE LEADER.
8. CUT AND REMOVE TOP HALF OF WIRE BASKETS.



4 Typical Tree Planting on Slope

1/2" = 1'-0"

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2.23.16

OWNER
LOT 13
THE HOWARD HUGHES CORPORATION
10221 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
1-20-16

STATE OF MARYLAND · CHRISTOPHER M. BURGER · No. 12975 · PROFESSIONAL ENGINEER

SITE PLANTING DETAILS

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS NOTED	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36-1	18 OF 23

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SDP-16-018

PRODUCTS

2.1 TREE PROTECTION FENCING

MINIMUM SPECIFICATIONS - BLAZE ORANGE, HEAVY DUTY, PLASTIC MESH FENCE, A MINIMUM OF 4 FOOT (1.2M) HIGH, SECURELY ATTACHED TO 2 INCH (50MM) METAL POSTS 6 FEET (1.8M) HIGH, DRIVEN A MINIMUM OF 2 FEET (0.6M) INTO THE GROUND. POSTS SHALL BE SET A MAXIMUM OF 8 FEET (2.4M) ON CENTER.

2.2 TREE PROTECTION SIGNAGE

HEAVY-DUTY CARDBOARD OR METAL SIGNS 12 INCHES (304MM) BY 12 INCHES ATTACHED TO ¾ INCH (19MM) THICK EXTERIOR GRADE MDO PLYWOOD (OR OTHER SUBSTRATE AS RECOMMENDED BY THE SIGN SUPPLIER). SIGN SHALL HAVE A BLAZE ORANGE BACKGROUND WITH BLACK BLOCK LETTERS, I INCH (25MM) HIGH, WITH THE INSCRIPTION "NO CONSTRUCTION ACTIVITY - TREE PROTECTION ZONE".

SIGNAGE SHALL BE ATTACHED TO THE TREE PROTECTION FENCE AT INTERVALS NOT TO EXCEED 25 FEET (7.6M) ON CENTER.

2.3 MULCH

MULCH SHALL CONSIST OF HARDWOOD CHIPS, AGED A MINIMUM OF SIX MONTHS AND SHALL BE FREE OF LEAVES. CHIPS STOCKPILED FROM THE TREE REMOVAL OPERATION MAYBE USED.

IF MULCH CONSISTS OF HARDWOOD AGED LESS THAN 6 MONTHS, SPREAD NITROGEN FERTILIZER AT THE RATE OF 10 LBS. PER 1000 SQ. FT.

2.4 CONSTRUCTION MAT

CONSTRUCTION MATTING WILL CONSIST OF ¾ INCH PLYWOOD OR HEAVY GAUGE STEEL PLATES WITH AN UNDERLAYMENT OF A MINIMUM OF SIX INCHES OF WOOD CHIP MULCH. THE PLYWOOD OR STEEL TOP LAYER SHOULD ONLY BE APPLIED WHERE VEHICLE MOVEMENT IS ANTICIPATED AND SHOULD NOT BE KEPT IN PLACE FOR EXTENDED PERIODS OF TIME.

2.5 SOIL TENSIOMETER

TENSIOMETER SHALL BE DESIGNED TO ACCURATELY MEASURE SOIL MOISTURE TENSION THROUGH THE USE OF A POROUS MOISTURE HOLDING CUP AND A VACUUM PRESSURE GAUGE. TENSIOMETER SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF THE TARGET TREE AND MONITORED ON A NO LESS THAN WEEKLY BASIS DURING THE PERIOD OF CONSTRUCTION. MOISTURE CUP SHALL BE REGULARLY FILLED WITH WATER AND THE POROUS CUP ROUTINELY INSPECTED FOR CLOGGING AND/OR CRACKING.

2.6 AIR SPADE

AIR SPADE OR EQUIVALENT EXCAVATION TOOL DELIVERING A FOCUSED, HIGH EFFICIENCY, SUPERSONIC AIR JET DESIGNED TO REMOVE SOIL PARTICLES WITHOUT DAMAGING TREE ROOT STRUCTURES. NOZZLE SHALL BE FLOW RATED AT 150 SCFM AND PRESSURE RATED AT 90 PSIG. OPERATOR SHALL BE TRAINED AND EXPERIENCED IN PROPER USE OF EQUIPMENT

TREE PRESERVATION APPROACH

MERRIWEATHER

TREE PRESERVATION DURING CONSTRUCTION REQUIRES AN INTEGRATED APPROACH THAT RECOGNIZES BOTH THE INHERENT BIOLOGICAL LIMITATIONS OF MATURE TREES AND THE PHYSICAL DEMANDS THAT HUMAN INFRASTRUCTURE PLACES UPON THE LANDSCAPE. THE FOLLOWING DESCRIBES THE COMPREHENSIVE TREE PRESERVATION METHODOLOGY THAT WILL BE UNDERTAKEN TO ENSURE THE HIGHEST POTENTIAL FOR MAINTAINING TREE HEALTH.

THE CRITICAL ROOT ZONE (CRZ) IS THE AREA AROUND THE BASE OF THE PLANT THAT CONTAINS THE VAST MAJORITY OF SMALL, ABSORBING ROOTS. AS OPPOSED TO THE LARGE, STRUCTURAL SUPPORT ROOTS, THE ABSORBING ROOTS ARE PRIMARILY RESPONSIBLE FOR THE UPTAKE OF BOTH WATER AND ESSENTIAL ELEMENTS. THEY REQUIRE ADEQUATE OXYGEN IN ORDER TO SURVIVE. AS SUCH, THEY ARE LOCATED CLOSE TO THE SURFACE (IN THE TOP 12 TO 18" OF SOIL). THEY ARE ALSO HIGHLY VULNERABLE TO SOIL COMPACTION AND THE ACCOMPANYING REDUCTION IN OXYGEN- CONTAINING PORE SPACES BETWEEN SOIL PARTICLES. THE PRIMARY STRATEGY TO BE EMPLOYED IN PRESERVING THE VALUABLE TREES IN MERRIWEATHER PARK WILL BE TO AVOID AND MITIGATE SOIL COMPACTION WITHIN THE CRZ. CRZ WILL BE ESTIMATED BASED ON TREE DIAMETER, AN APPROPRIATE INDICATOR OF POTENTIAL ROOTING AREA. FIELD STUDIES HAVE SHOWN THAT, FOR EVERY INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH), A CORRESPONDING RADIUS OF 1.5 FEET (STARTING FROM THE TREE STEM) WILL CAPTURE MOST OF THE CRZ. FOR INSTANCE, A PLANT WITH A DBH OF 10 INCHES WILL HAVE A CRITICAL ROOT ZONE EDGE 15 FEET FROM THE STEM.

THE PLAN WILL INVOLVE TWO COMPLEMENTARY TECHNIQUES TO AVOID UNINTENDED TREE LOSS DURING THE CONSTRUCTION PROCESS:

A) AVOID THE CRITICAL ROOT ZONE OF TREES SELECTED FOR PRESERVATION

B) MODIFY CONSTRUCTION ACTIVITIES WHEN IT IS NECESSARY TO OPERATE WITHIN THE CRITICAL ROOT ZONE

AVOIDING THE CRITICAL ROOT ZONE

IN ORDER TO MAXIMIZE THE LEVEL OF TREE CANOPY AND FOREST INTEGRITY THAT IS PROTECTED AT THE PARK, IT IS IMPORTANT TO FIRST FIELD DETERMINE WHICH TREES ARE COMPATIBLE WITH THE PLANNED INFRASTRUCTURE EXPANSION, AND TO THEN DELINEATE THE CRITICAL ROOT ZONES FOR THESE PLANTS.

1 - IDENTIFY TREES FOR RETENTION

A TREE INVENTORY WAS PERFORMED IN 2010. DOMINANT, CANOPY-LEVEL TREES WITHIN THE TARGETED CONSTRUCTION ZONE WILL BE RE-EVALUATED WITHIN THE CONTEXT OF PLANNED ACTIVITIES AND CHARACTERIZED AS TO SPECIES, DBH, AND CONDITION. CHARACTERIZATION OF SPECIES AND CONDITION WILL ALLOW FOR INFORMED DETERMINATION OF WHICH PLANTS ARE COMPATIBLE WITH CONSTRUCTION. TREES IN POOR CONDITION, OR THAT ARE OF SPECIES LIKELY TO BE INTOLERANT OF DISTURBANCE AND PRONE TO HAZARD GENERATION, SHOULD BE REMOVED FROM CONSIDERATION FOR RETENTION.

2 - CRZ LOCATIONS

BASED ON EVALUATION, CRZ LOCATIONS WILL BE REFINED FROM PREVIOUS TREE INVENTORY.

3 - INTEGRATE TREE DATA INTO DESIGN PROCESS

TO DATE, THE DESIGN HAS GONE TO GREAT LENGTHS TO AVOID CRZ OF EXISTING TREES. BASED ON REFINED INFORMATION COLLECTED ABOVE, MINOR MODIFICATIONS MAY BE TAKEN TO RETAIN TREES AND TO MAXIMIZE THE OPPORTUNITY FOR PRESERVING THE TREE CANOPY AND FOREST INTEGRITY. ALL DESIGN SUBMISSIONS WILL INCLUDE A REVIEW AND COMMENTARY BY A QUALIFIED ARBORICULTURAL PROFESSIONAL EXPERIENCED IN TREE PRESERVATION TECHNIQUES.

MODIFY CONSTRUCTION ACTIVITIES WITHIN THE CRZ

TREE PRESERVATION TECHNIQUES WILL BE IMPLEMENTED TO REDUCE SOIL COMPACTION AND THE SUBSEQUENT LOSS OF TREE COVER. THE FOLLOWING MEASURES WILL BE CONSIDERED TO AVOID IMPACTS TO TREES DESIGNATED FOR RETENTION.

4 - FIELD DELINEATE INDIVIDUAL CRZ LOCATIONS

PRIOR TO CONSTRUCTION ACTIVITIES, INDIVIDUAL TREE CRZ ZONES WITHIN DISTURBANCE ZONES WILL BE MARKED WITH FLAGGING AND/OR GROUND PAINT BY AN ARBORICULTURAL PROFESSIONAL, LICENSED BY THE STATE OF MARYLAND AND QUALIFIED IN THE FIELD OF TREE PRESERVATION.

5 - DEVELOP INDIVIDUAL TREE PROTECTION PLANS

INDIVIDUAL TREE PROTECTION PLANS WILL BE CREATED THAT ADDRESS ARBORICULTURAL INTERVENTIONS AND CONSTRUCTION PRACTICES REQUIRED FOR THE TARGETED PLANTS. THESE MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- ☐ TREE PROTECTION FENCING
- ☐ TREE PROTECTION SIGNAGE
- ☐ MULCH SPECIFICATIONS
- ☐ CONSTRUCTION MAT SPECIFICATIONS
- ☐ SOIL MOISTURE MONITORING STANDARDS
- ☐ SUPPLEMENTAL IRRIGATION STANDARDS
- ☐ SOIL MODIFICATION (FERTILIZATION, AIR SPADING) RECOMMENDATIONS
- ☐ TRENCHING, DIRECTIONAL DRILLING RECOMMENDATIONS
- ☐ ROOT PRUNING RECOMMENDATIONS
- ☐ ACCESS PIT LOCATIONS
- ☐ TREE REMOVAL AND STUMP REMOVAL SPECIFICATIONS
- ☐ TREE HAZARD REDUCTION RECOMMENDATIONS

6 - CONSTRUCTION MONITORING

A TRAINED AND QUALIFIED ARBORICULTURAL PROFESSIONAL DURING CRITICAL CONSTRUCTION PHASES WILL BE PRESENT ON SITE TO ENSURE TREE PRESERVATION PLAN IS ABIDED.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-2-16
Chief, Division of Land Development	Date 3-2-16
Chief, Development Engineering Division	Date 2-23-16

OWNER
LOT 13
THE HOWARD HUGHES CORPORATION
10221 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23 -
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
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ATTN: MR. MICHAEL MCCALL
410-740-0029

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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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PLOTTED: 1/21/2016 8:26 AM, LAST SAVED: 1/18/2016 12:36 PM, PLOTTED BY: Don Sweeney

DES.	DRN.	CHK.

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12970
EXPIRATION DATE: MAY 26, 2016

STATE OF MARYLAND · DONALD R. WOOD · No. 12970 · PROFESSIONAL ENGINEER

1-20-16

REDEVELOPMENT PHASES 2 & 3

SITE TREE PROTECTION & PRESERVATION

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
N.T.S.	NT OPEN SPACE	94077
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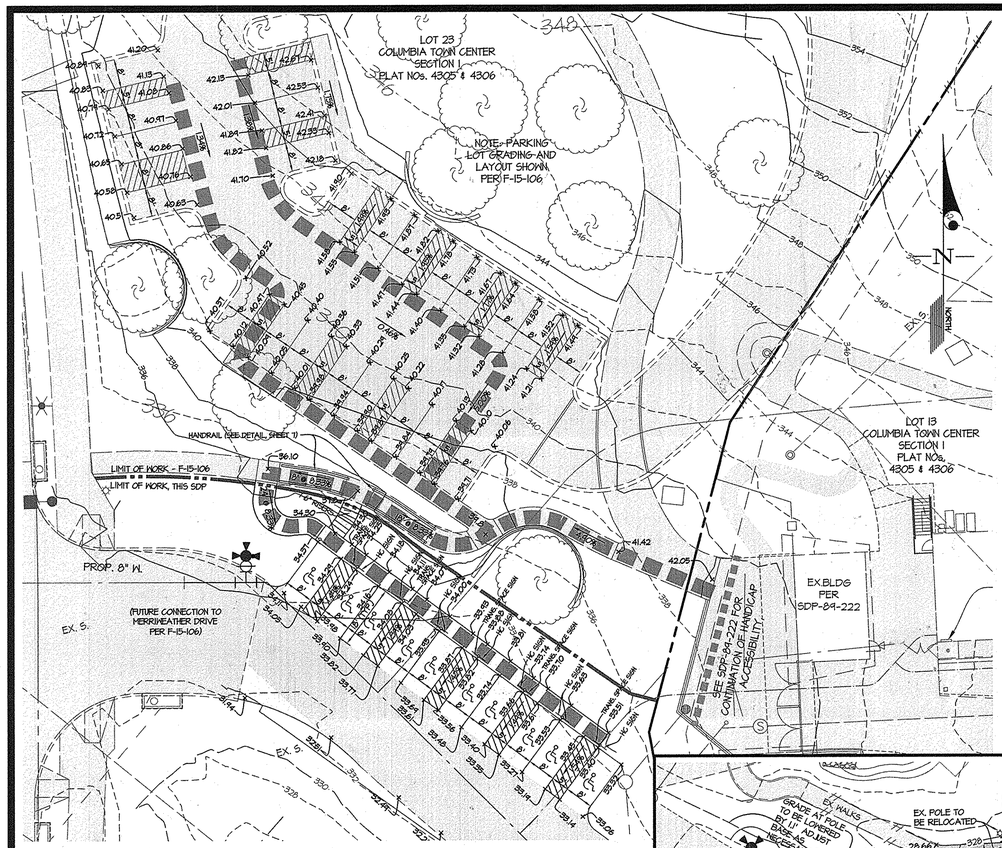
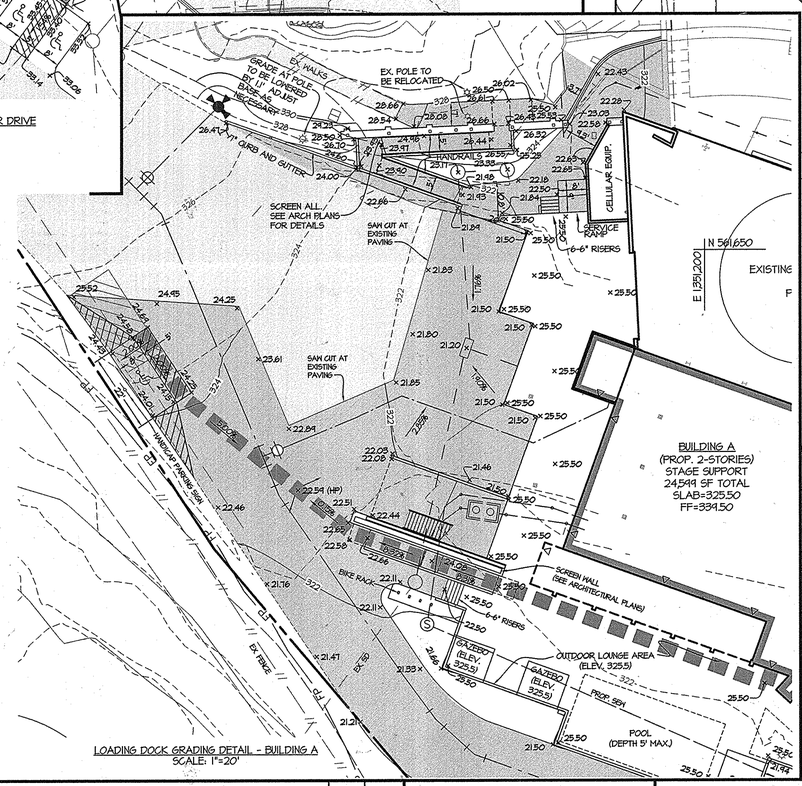
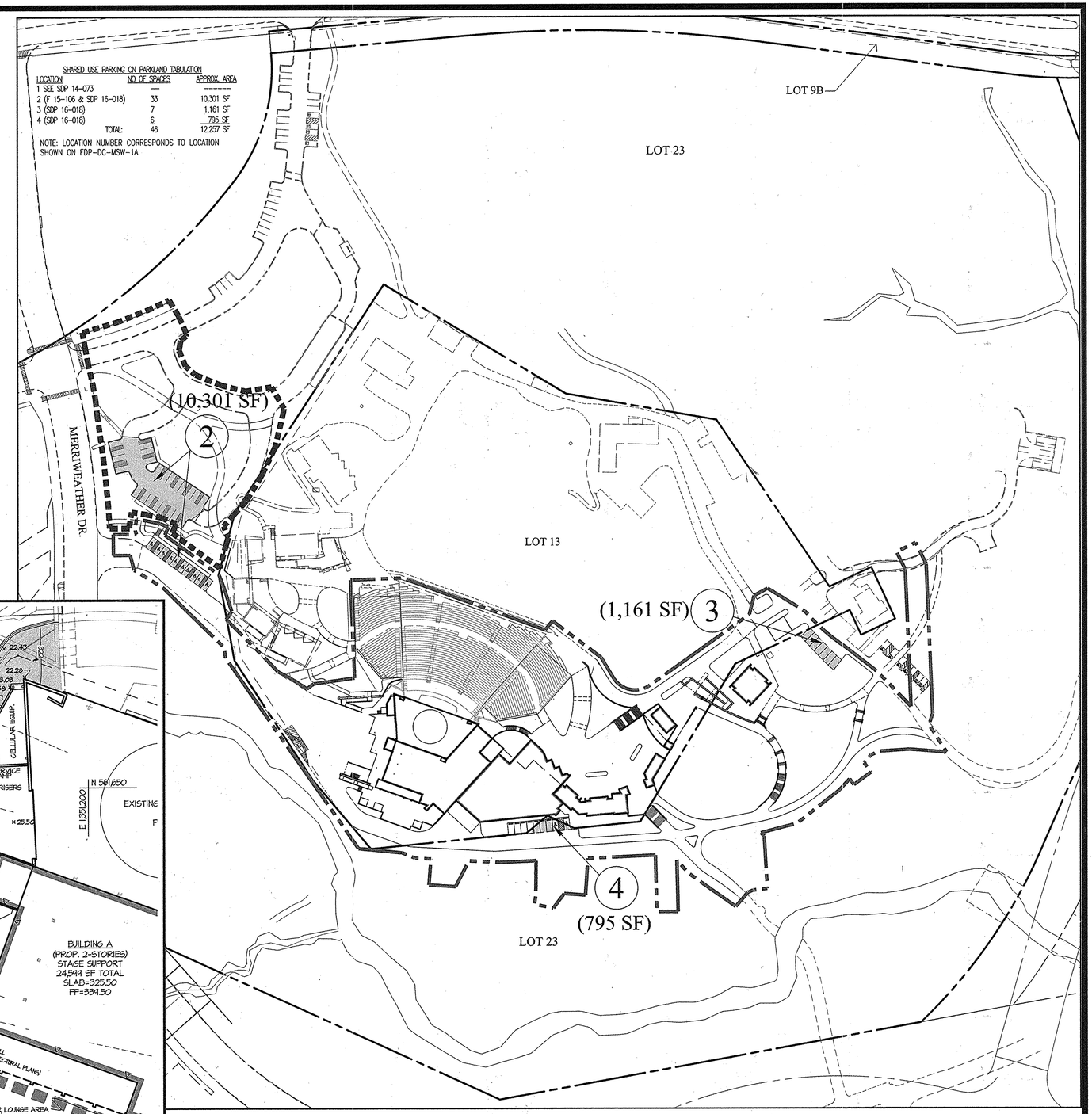


GRAPHIC SCALE 1" = 20'
0 15 30 60

HANDICAP PARKING - WEST ENTRANCE FROM MERRIWEATHER DRIVE
SCALE: 1"=20'



LOADING DOCK GRADING DETAIL - BUILDING A
SCALE: 1"=20'



SHARED USE PARKING ON PARKLAND TABULATION

LOCATION	NO OF SPACES	APPROX. AREA
1 SEE SDP 14-073	---	-------
2 (F 15-106 & SDP 16-018)	33	10,301 SF
3 (SDP 16-018)	7	1,161 SF
4 (SDP 16-018)	6	795 SF
TOTAL:	46	12,257 SF

NOTE: LOCATION NUMBER CORRESPONDS TO LOCATION SHOWN ON FDP-DC-MSW-1A

GRAPHIC SCALE 1" = 80'
0 40 80 160

PROPOSED PARKING ON PARKLAND
SCALE: 1"=80'

PROPOSED PARKING ON THE COLUMBIA ASSOCIATION, INC. DOWNTOWN PARKLAND PROPERTY PER THIS SDP.

(TOTAL AREA = 12,257 SF)

SEE GENERAL NOTE 44 ON SHEET 1

OWNER
LOT 13
MERRIWEATHER POST BUSINESS TRUST
PO BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 23
MERRIWEATHER PARK AT SYMPHONY WOODS
INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 5-5-16
Chief, Division of Land Development	Date 5-5-16
Chief, Development Engineering Division	Date 5-3-16

REDEVELOPMENT PHASES 2 & 3

REVISED HANDICAP ACCESSIBILITY PLAN, GRADING & PARKLAND PARKING

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NOs. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
APRIL, 2016	36-1	20 OF 23

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-04.dwg DES. DDS DRN. AWL CHK. CKG

DATE	REVISION	BY	APP'R.
04/2016	BLDG A HANDICAP SPACE ADDED	AWL	

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2016
4/20/16

STATE OF MARYLAND — DARRYL ELIZABETH GUTSCHICK — No. 12975 — PROFESSIONAL ENGINEER

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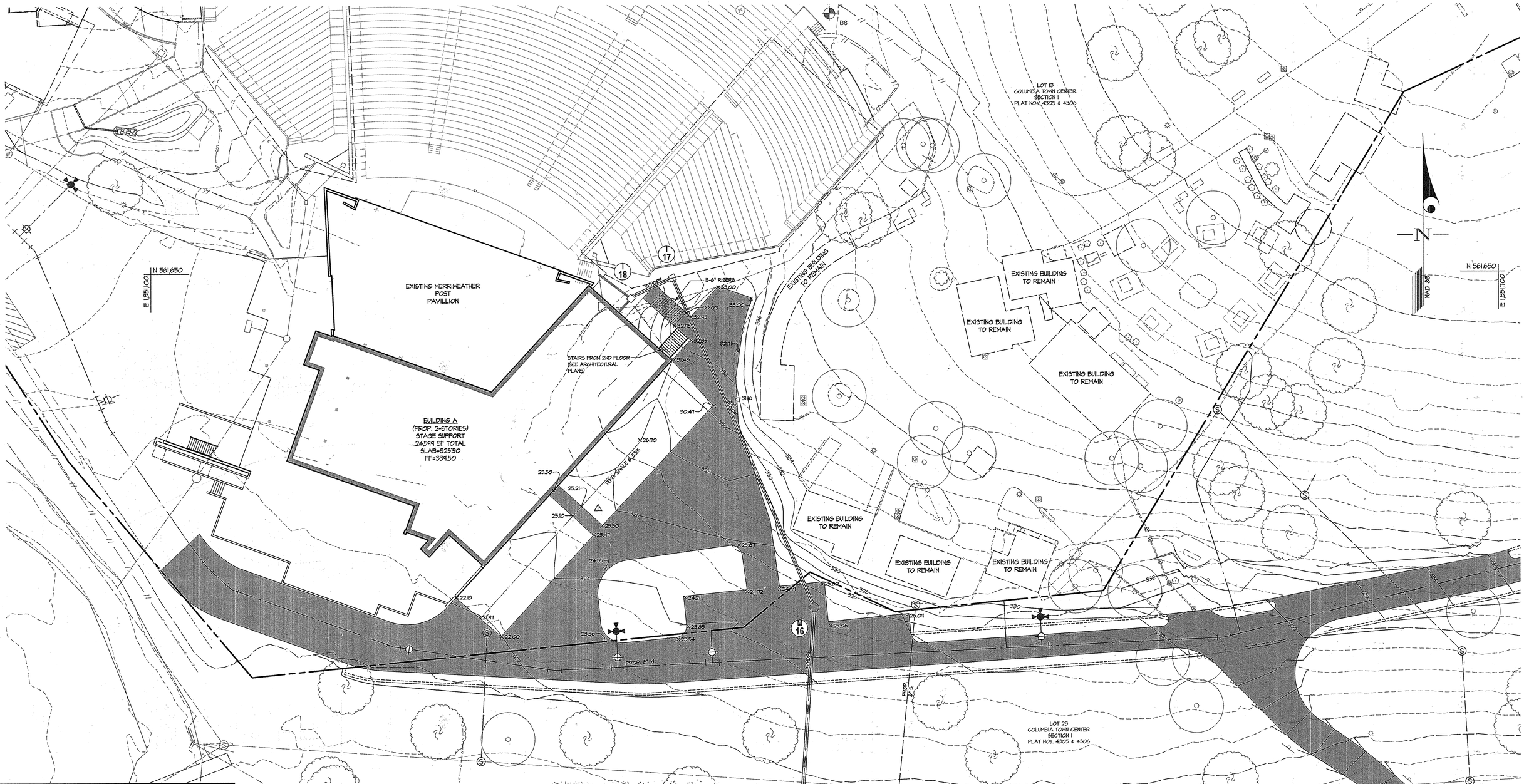
L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-04.dwg
PLOTTED: 4/20/2016 10:23 AM, LAST SAVED: 4/18/2016 12:29 PM, PLOTTED BY: Tony Leggieri

SDP-16-018



APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: DECEMBER 17, 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 5-5-16
Chief, Division of Land Development	Date 5-5-16
Chief, Development Engineering Division	Date 5-3-16

OWNER
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REDEVELOPMENT PHASES 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
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L:\CADD\DRAWINGS\11072\94077\PLANS BY GLW\SDP\94077SDP-TEMP GRADING-21.dwg, PLOTTED: 4/20/2016 10:25 AM, LAST SAVED: 4/20/2016 9:57 AM, PLOTTED BY: Tony Leggieri

DES. DDS	DRN. AWL	CHK. CKG

DATE	REVISION	BY	APP'R.
04/2016	REVISED GRADING AND TEMPORARY LAYOUT △1	AWL	

PREPARED FOR:
MERRIWEATHER POST PAVILION
P.O. BOX 112
COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: 05/26/2016
4/20/16

STATE OF MARYLAND · CHRISTOPHER J. WILSON · No. 12975 · PROFESSIONAL ENGINEER

REVISED PHASE 2A TEMPORARY GRADING PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS

TOWN CENTER, SECTION 1, LOTS 13 & 23

ELECTION DISTRICT No. 5 — PLAT NoS. 4305 & 4306 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT OPEN SPACE	94077
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