

# **Howard County Department Of Planning And Zoning**

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Valdis Lazdins, Director

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### **TECHNICAL STAFF REPORT**

Planning Board Meeting of November 17, 2016

Jill Manion-Farrar, Staff Planner Phone: 410-313-4338 Email: jfarrar@howardcountymd.gov

Case No./Petitioner: SDP-16-053 - Long Reach Tennis Center

The Columbia Association, Petitioner

Request: For the Planning Board to approve SDP-16-053, a site development plan for Long Reach

Tennis Center, an indoor tennis facility consisting of 6 tennis courts and a 4,905 SF lounge

area, and associated site improvements.

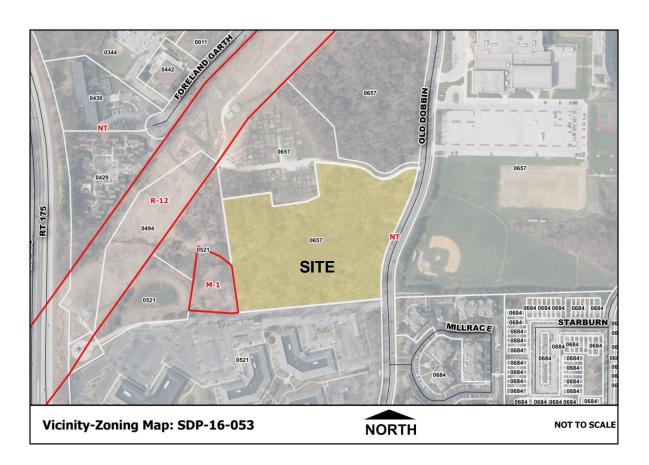
Location: The property (Tax Map 37, Parcel 657, Lot 96, Sixth Election District of Howard County,

Maryland) is located on the west side of Old Dobbin Road, just east of the BGE Transmission

Line between Dobbin Road and Tamar Drive.

Recommendation: Approval subject to complying with Planning Board and SDP review comments, dated

October 11, 2016.



### **Vicinal Properties:**

The property is surrounded by the following:

**North** – A private drive, community garden plots, and forested land.

**East** – Old Dobbin Lane (Long Reach High School and Bristol Green condominium community are located across Old Dobbin Lane).

**South** – Route 175 commercial office complex (Old Dobbin Lane at Columbia Crossing). A private road (formally Montgomery Road) bisects this property from the subject property.

West – Additional forested lane and BGE transmission lines.

#### Site History:

- FDP-197 Part II: The Final Development Plan and Criteria for the property was recorded on July 8, 1988, as Plat 3054-A, pages 988-997. It established the Village of Long Reach, Section 3, Part II, with single family medium density, apartment, attached (dwelling), employment center, and open space land uses on 229.55 acres.
- FDP-197-A-II Part II was recorded on June 3, 1994, as Plat 3054-A, pages 1351-1360. It updated and revised criteria and charts because various changes were made to lots and public roads; including creating Open Space Lot 91 (which includes the area now known as Lot 96) this is the parent parcel of the subject property.
- FDP-197-A-IV Part II was recorded on December 3, 1999, as Plat 14038-14047. It revised the boundary of Lot 91 (which includes the area now known as Lot 96) and chart accordingly to decrease 0.104 acres of credited open space, which is to be included within the Route 175 Commercial property, Section 1, Area 2 (FDP 235).
- FDP-197-A-VII Part II, was recorded on September 13, 2016, as Plat 23916-23925. It changed 0.382 acres of Open Space Lot 91 (now Lot 96) from credited to non-credited open space to allow a parking lot for the future tennis facility.
- **P-87-083**: A Preliminary Plan for the lot and road layout for Village of Long Reach Section 3, including 15 open space lots totaling 134.9 acres.
- **F-88-171**: Village of Long Reach, Section 3, Area 2, a subdivision which created the parent open space parcel, Open Space Lot 1 (to be later resubdivided).
- F-93-114: Village of Long Reach, Section 3, Area 2, a subdivision plat which included the resubdivision of Open Space Lot 1 into multiple lots, including Open Space Lot 89.
- F-94-074: Village of Long Reach, Section 3, Area 2, a subdivision plat that resubdivided Open Space 89 into several new open space lots, including Open Space Lot 94, which encompassed the 21.7 acres identified as Lot 91 on FDP-197, Part II.
- **F-00-021**: Village of Long Reach, Section 3 Area 2, a resubdivision of Open Space Lot 94 into Open Space Lots 95-98. Lot 96, encompassing 8.848 acres, is the subject property that is proposed reduction in credited open space is occurring.
- ECP-16-035, Long Reach Tennis Club: An environmental concept plan for an indoor tennis center and associated improvements, received final signature approval by the Department of Planning and Zoning on April 15, 2016.

### **Site Analysis:**

<u>Site Description:</u> The site is 11.42 acres and is currently forested and unimproved. 5.35 acres will be disturbed with this development. Site improvements are governed by FDP-197-A-VII.

<u>Proposed Site Improvements:</u> The tennis facility will be 49,894 SF and accessed from a private road formally known as Montgomery Road. 42 parking spaces and a vehicle turnaround are included, with reinforced turf along the rear of the building to support emergency access. New water and sewer lines will be in public easements and recorded in a revision plat currently in process with the County. Sidewalks are proposed along Old Dobbin Road and the private road, with internal sidewalks to complete pedestrian connections to the tennis facility.

<u>Environmental Considerations</u>: The forested site contains an intermittent stream and Class IV Use perennial stream, which are both surrounded by non-tidal wetlands. The proposed improvements do not disturb the streams, wetlands or their buffers. There is an unregulated ephemeral channel, which only carries flow when it rains and it drains into the wetland area, within the limit of disturbance.

<u>Landscaping</u>: Landscaping complies with Section 16.124 of the Howard County Code and the Landscape Manual. The applicant also submitted documentation from the Long Reach Community Association that the Residential Architectural Committee approved the landscape plan on September 1, 2016.

<u>Stormwater Management:</u> This project utilizes environmental site design (bioretention and micro-bioretention facilities) for all stormwater management practices. Stormwater management complies with the 2010 Stormwater Management Act.

<u>Forest Conservation</u>: The project is exempt from forest conservation requirements in accordance with Subsection 16.1202(b)(1)(iv) of the Howard County Code, since it is part of a planned unit development (New Town) that had preliminary plan approval prior to December 31, 1992.

<u>Adequate Public Facilities Act – Traffic:</u> All intersections that were studied are expected to maintain acceptable levels of service during peak and non-peak hours.

#### Planning Board Criteria:

<u>Permitted Land Uses (FDP Criteria 7E):</u> All "open space uses" are permitted on Lot 96, which are defined in Section 125.0.A.8.e of the Zoning Regulations as:

"Those uses which do not involve any extensive coverage of land with structures, as, for example, all lands devoted to raising of crops, agricultural uses, parks, playing fields, golf courses and any other outdoor recreational uses (whether any such uses be publicly owned or privately owned or operated for profit), as well as all lands covered by lakes, rivers or streams, and all lands devoted to public or community uses."

The tennis center complies with this requirement, since the property is devoted to a public and community use - a tennis center that will be operated by the Columbia Association.

Permitted Location of Structures/Setbacks (FDP Criteria 6D): No structures within Open Space Land Use Areas shall be located within 30 feet of the right-of-way of any public road, or within 25 feet of any property line except as approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Planning Board. The proposed facility complies with these setback and location requirements.

Height Limitation (FDP Criteria 8E): No height limitations are imposed upon structures constructed within open space lands provided improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board. The proposed tennis facility will be 35 feet in height. The building was reviewed and approved by the Architecture Review Committee of the Long Reach Community Association.

Parking Requirements (FDP Criteria 9E): No minimum parking requirements are imposed on open space land uses per the FDP criteria. However, a parking requirement may be imposed by the Planning Board if a structure is proposed. The applicant submitted a parking analysis which analyzed parking provided at other tennis facilities in the County, including the adequacy of the parking at the facilities. Based on that analysis, 6 parking spaces are proposed per court, plus 2 spaces per 1000 SF of lounge space. The Department of Planning and Zoning concurs that these ratios will provide adequate parking for the site. With these ratios, 41 parking spaces are required. 42 parking spaces are provided.

Please note that parking must be provided on non-credited open space per FDP Criteria 9E and Section 125.0.A.9.e(1) of the Zoning Regulations. FDP-197, Part II was amended to identify 0.382 acres of the subject property as non-credited open space, which was recorded in the Land Records of Howard County on September 13, 2016. The proposed parking for the facility is wholly contained within the non-credited open space.

Coverage Requirements (FDP Criteria 12E): No more than 10% of the land devoted to Open Space Uses shall be covered by buildings or major structures, except as approved by the Howard County Planning Board. The proposed building lot coverage on this site is 9.5%.

### **SRC Action**:

The Subdivision Review Committee determined the site development plan can be approved, subject to addressing remaining comments provided on October 11, 2016.

This file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends approval subject to complying with Planning Board comments and SDP comments, dated October 11, 2016.

> 11/3/16 Date

Valdis Lazdins, Director

Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar VL/KS/JMF





EAST ELEVATION







SOUTH ELEVATION





- PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/PURFALL OF ENGINEERING/CONSTRUCTION
- INSPECTION DIVISION AT (400) BIS-1880 AT LEAST FIVE (5) KORKING DAYS PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-25T-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANIAL OF INFORM TRAFFIC CONTROL DEVICES (NUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  ALL PLAN DIPPOSICION ARE TO FACE OF CURB INLESS OTHERWISE NOTED.
  THE EXISTING TOPOGRAPHY WAS OBTAINED FROM FIELD RIN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED
- BY HANOVER LAND SERVICES, INC. DATED OCTOBER II, 2015.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS, 36FC, 36FI, 31DA, AND 31DB WERE USED FOR THIS PROJECT
- WATER IS PUBLIC. (CONTRACT #24-497I-D)
- SEVER IS PUBLIC. (CONTRACT #24-49TI-D)
- STORMATER MANAGEMENT WILL BE PROVIDED BY ENVIRONMENTAL SITE DESIGN (ESD) PRACTICES INCLUDING M-6 MCRO-BIORETENTION, AND N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF, THESE FACILITIES ARE TO BE PRIVATELY
- MAINTAINED. EXISTING UTILITIES ARE BASED ON A SUBSURFACE UTILITY SURVEY PREPARED BY ACCURATE INFRASTRUCTURE DATA, INC. DATED OCTOBER 22, 2015, A TOPOGRAPHIC SURVEY BY HANOVER LAND SERVICES, AND HOWARD COUNTY GIS DATED OCTOBER II. 2015.
- DATED COTOGER II, 2015.

  THERE IS NO FLOODER AIN ON THIS SITE FEMA FLOODELAIN MAP PANEL #24/2016/01/FD FFFECTIVE NOVEMBER A 2013. THE METILADO DELINEATION STILL FERM FROLECT MAS FREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 14, 2015, AND MAS APPROVED ON SEPTEMBER 21, 2015.

  THE TRAFFIC STIDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED MARCH 26, 2016, AND INC. APPROVED ON SEPTEMBER 21, 2015.
- WAS APPROVED ON JULY 13, 2016.
- THE SUBJECT PROPERTY IS ZONED NEW TOWN (NE) OPEN SPACE PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND PER FDP-197-A-VII PART II
- PLAN, AND PER FUP-19-14-10, FART II.

  NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF METLANDS, STREAMS), OR THEIR REQUIRED BUFFERS, AND FLOODPLAIN.

  LANDSCAPING NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-124 OF THE
- HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$10,200 FOR 21 SHADE TREES. 26 EVERGREEN TREES, O ORNAMENTAL TREES AND O SHRUBS HAS BEEN POSTED WITH THE GRADING PERMIT

<b>ADDREVIA</b>	ATIONS:		
PROP	PROPOSED*	DIP	DUCTILE IRON PIPE
EX	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
BIT	BITUMINOUS	HOPE	HIGH DENSITY POLYETHYLENE PIPE
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
M OR MH	MANHOLE	RCCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN	C46	CONCRETE CURB & GUTTER
1	INLET	INV	INVERT ELEVATION
SAN	SANITARY SEMER	FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION	FH	FIRE HYDRANT
BF	BASEMENT FLOOR ELEVATION		
TC	TOP OF CURB	BC	BOTTOM OF CURB
T5	TOP OF STEP	B5	BOTTOM OF STEP
TW	TOP OF WALL	BM	BOTTOM OF WALL
PC	POINT OF CURVATURE	P5	PARKING SPACE
PT	POINT OF TANGENCY	HC	HANDICAPPED PARKING SPACE
PI	POINT OF INTERSECTION	TYP	TYPICAL
AGIP	AT-GRADE INLET PROTECTION	CIP	CURB INLET PROTECTION
COIP	COMBINATION INLET PROTECTION	ED	EARTH DIKE
FB	FILTER BAG	IB	INLET BLOCKING
RPS	REMOVABLE PUMPING STATION	SCE	STABILIZED CONSTRUCTION ENTRANCE
SFD	SUPER FENCE DIVERSION	SIP	
Sp	SUMP PIT	SSF	SUPER SILT FENCE
TS	TEMPORARY SWALE	T505	TEMPORARY STONE OUTLET STRUCTURE

"PROPOSED MEANS WORK INCLUDED IN THE BASE CONTRACT UNLESS ACCOMPANIED BY THE PHRASES "N.I.C." OR "BY OTHERS.

- EXISTING INFORMATION AND CONDITIONS NOT GUARANTEED VERIEY AND TEST PIT EXISTING UTILITIES. THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING EXISTING CONDITIONS IS NOT GUARANTEED. BEFORE BEG CONSTRUCTION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS:
- (a) NOTIFY MISS UTILITY AT I-800-251-TITT, AND MAKE SURE THEY COMPLETE THE MARKING OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT LEAST 48 HOURS PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES, MAINTAIN ALL MARKINGS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ALSO INCLUDE IN HIS BID PRICE MARKING OF ON-SITE UTILITIES THAT MIGHT NOT BE MARKED BY MISS UTILITY; THE CONTRACTOR SHALL EITHER MARK THESE ON-SITE UTILITIES HIMSELF OR BY SUBCONTRACTIONS WITH A PRIVATE ON-SITE UTILITY LOCATION COMPANY. (b) VERIFY THE GENERAL ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE SITE DRAWINGS BY VISUAL.
- INSPECTION OF THE SURFACE OF THE SITE AND ALL EXISTING STRUCTURES. PAVING AND UTILITY APPURTENANCES VISIBLE THEREON
- (c) WITH REGARD TO THE STRIKTURES & APPLICATIONS OF OFFICER AS REQUIRED FOR ITEM (b) ABOVE DETERMINE THE TYPE, SIZE, LOCATION AND ELEVATION OF ALL THOSE EXISTING UTILITIES (INCLUDING BUT NOT LIMITED TO ALL STORM DRAINS, SANTARY LINES, HATER LINES, GAS LINES, STEAM LINES, ELECTRIC LINES, TELEPHONE LINES, AND COMMICATION DUCTS, AND ALL MANNOLES, INLETS, CLEAN-OUTS, VALVES, HADHOLDES, ETC. RELATED THERETO)
  WITHIN THE LIMITS OF CONSTRUCTION IN ORDER TO: (I) AVOID DAMAGING OR DISRIPTING SERVICE, AND (II) TO
  COORDINATE AND FACILIT THE CONTRACTOR'S VISUAL OBSERVATION AND THE UTILITY MARKING (AS REQUIRED ABOVE). THE CONTRACTOR SHALL SCHEDULE AND COMPLETE TEST PITTING OF ALL EXISTING UTILITIES (FOR THE PURPOSES SET FORTH ABOVE).
  AND SHALL DO SO IN A TIMELY MANNER IN ORDER TO ALLOW TIME FOR ANALYSIS AND REDESIGN BY SITE
  RESOURCES AND/OR OTHER CONSULTANTS, WITHOUT DELAYING THE PROJECT SCHEDULE.
- (d) IMMEDIATELY REPORT TO SITE RESOURCES, INC. THE RESULTS OF STEPS (A), (B) AND (C) WHICH MIGHT INDICATE ANY

(Q) IMPEDIATELY REPORT TO SHE RESCARCES, INC. HE RESULTS OF SHEPS (A), (B) AND (C) MACH MIGHT INDICATE AND DISCREPANCY BETWEEN ACTUAL, CONDITIONS AND THOSE SHOWN ON THE PLAN, AND ANY POTENTIAL CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONDITION. ITSET PITTING, STEP FITTING IS A SEPRARATE OPPRATION COMPLETED AT LEAST SEVEN DAY'S BEFORE UTILITY INSTALLATION IS SCHEDULED TO BEGIN. TEST PITTING MEANS EXCAVATION TO EXPOSE EXISTING UTILITIES IN TWO SITUATIONS: (I) WHERE PROPOSED IMPROVEMENTS CROSS EXISTING UTILITIES (PIPES LINES STRUCTURES. APPARTENANCES) AND, (II) WHERE PROPOSED INFROVENESS OR AND SENSING VILLED (FIFE), LINES, STRUCTURES, APPARTENANCES) AND, (II) WHERE PROPOSED VILLITIES, ARE DESIGNED TO COMECT TO EXISTING VILLIES, TEST PITTING INCLIDES RECORDING THE TYPE, SIZE, LOCATION AND ELEVATION OF THE EXPOSED VILLITIES, AND FAXIN AND MALLING THE RECORD TO SITE RESOURCES, INC. AND THE OWNER, THE RECORD MAY BE A LEGIBLE

HAND-WRITTEN FIELD SKETCH. 20. EXISTING AND PROPOSED GAS LINES, ELECTRIC LINES, TELEPHONE LINES, COMMUNICATION LINES AND OTHER UTILITIES. THESE DRAWINGS INCLUDE INFORMATION AND DEPICTIONS OF BALTIMORE 6A5 & ELECTRIC COMPANY'S (BGE) ELECTRIC AND/OR 6A5 UTILITIES LOCATED WITHIN THE GENERAL PROJECT AREA. LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS ACTUALLY CONSTRUCTED, AND THE INFORMATION SHALL NOT BE RELIED UPON NITHOUT PIELD VERFICATION BY TEST PITTINS AS DETINED ABOVE. EXCAVATORS MSS EMPLOY SAFE DIGGING PRACTICES WHEN APPROACHING BGE ELECTRIC AND/OR GAS UTILITIES AND COMPLY WITH ALL APPLICABLE DISSING PRACTICES WITH APPROACHING BOE ELECTRIC AND/OR GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAYS INCLUDING, BUT NOT LUMITED TO, THE LAY GOVERNING NOTIFICATION OF MISS UTILITY NO REPRESENTATION, GUARANTEES, OR WARRANTIES EXPRESSED OR IMPLIED ARE MADE BY BISE OR SITE RESOURCES, INC. AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BISE UTILITY INFORMATION, AND IN ACCEPTING THESE DRAWINGS, THE RECIPIENT EXPRESSLY ASPRESS THAT IT IS NOT RELYINGS ON THE ACCURACY OF THE SAME. EXISTING AND PROPOSED GAS LINES, STEAM LINES, ELECTRIC LINES, TILEPHONE LINES, COMMUNICATION DUCTS AND OTHER SUCH UTILITIES ARE NOT PART OF THE SCOPE OF WORK SHOWN ON THESE SITE PLANS AND SITE RESOURCES. INC.

HAS NO RESPONSIBILITY FOR DESIGN, SPECIFICATION OR INSTALLATION OF SAID UTILITIES, TO THE EXTENT THAT SOME OR ALL OF SUCH UTILITIES (METHER EXISTING OR PROPOSED) APPEAR ON THE SITE DRAWINGS, IT IS PRESENTED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR AND THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING THESE UTILITIES IS NOT GUARANTEED.

DATE

DATE

DATE

DATE

PLANNING BOARD OF HOWARD COUNTY

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY 21. COORDINATION BETWEEN PROPOSED UTILITIES: THE CONTRACTOR SHALL ADJUST THE LOCATION AND ELEVATION OF PROPOSED GAS LINES, ELECTRIC LINES, TELEPHONE LINES, COMMUNICATION LINES, AND WATER LINES AS NEEDED TO CONSTRUCT THE PROPOSED STORM DRAINS AND SANITARY SEVER WITH MINIMUM CLEARANCES, COORDINATE WITH THE
  - CONSTRUCT THE PROPOSED STORM DRAINS AND SPECIFICATIONS AND APPROPRIATE UTILITY COMPANY.

    RELOCATION OF EXISTING UTILITIES. IN THE EVENT THAT THE LOCATION OR ELEVATION OF EXISTING MINOR RELOCATION OF EXISTING MINOR RELOCATION OF EXISTING MINOR RELOCATION OF EXISTING MINOR RELOCATION DELOCATION BLOCKED LINES AND PHONE LINES CONTINUED WITH THE PROPOSED STORM DRAINS, SANITARY SEVER LINES OR MATER LINES, THE CONTRACTOR SHALL, WITH THE PERMISSION OF THE OWNER AND WITHOUT AN EXTRA COST TO THE PROLECT, DAUGHT THESE TO PERMIT INSTALLATION OF THE ROW UTILITIES, IN THE EVENT THAT ANY OTHER UTILITY IS RELOCATED TO ACCOMMODATE A NEW UTILITY, SAID RELOCATION SHALL BE AN EXTRA COST TO THE PROLECT,
  - IS RELOCATED TO ACCOMMODATE A NEW INTLINY, SAID RELOCATION SHALL BE AN EXTRA COST TO THE PROJECT,

    SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSTRUCTION CONTRACT.

    23. UTILITIES TO REMAIN OFERATIONAL, ADJISTMENT FOR FINAL GRADE. ALL EXISTINS UTILITIES SHALL BE RETAINED

    INLESS MARKED OTHERWISE, EXISTINS UTILITIES NOT TO BE REVOKED ARE TO REMAIN OPERATIONAL AT ALL TIMES,
    EXISTINS UTILITIES TO BE REPLACED OR RELOCATED SHALL REMAIN IN SERVICE UNIT, BEFLACED OR RELOCATED

    UTILITIES ARE OPERATIONAL, ALL EXISTINS UTILITY APPRICTMANCES SHALL BE ADJISTED FOR AND GRADE

    24. UTILITY TERMICHINS, BACKFILL AND COMPACTION, ALL TREMCHINS FOR SANITARY SEMER, STORM DRAINS AND MATER

    WARLS GIAML SEE OFFICE IN INC. CORNACTION, ALL TREMCHINS FOR SANITARY SEMER, STORM DRAINS AND MATER

    WARLS GIAML SEE OFFICE IN INC. CORNACTION, ALL TREMCHING FOR SANITARY SEMER, STORM DRAINS AND MATER

    WARLS GIAML SEE OFFICE IN INC. CORNACTION SEMESTATION OF THE SEME
  - IAINS SHALL BE DONE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS
  - 25. UTILITY CERTIFICATION: THE CONTRACTOR SHALL HAVE A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UILLITE CENTIFICATION: THE CONTRACTOR SHALL HAVE A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND CERTIFY, ON A FORM PROVIDED BY THE OWNER, THAT ALL PROPOSES STORM DRAINS, SMATTARY SEMENS AND WATER LINES SHOWN HEREON WERE INSTALLED IN ACCORDANCE WITH THESE PLANS AND HOWARD COUNTY SPECIFICATIONS. IF SAID CERTIFICATION IS NOT POSSIBLE SECAUSE THE UTILITIES WERE NOT INSTALLED IN ACCORDANCE WITH THESE PLANS AND HOWARD COUNTY SPECIFICATIONS, THEN THE OWNER HAS THE OPTION OF WAIVING, IN WRITING, THIS CERTIFICATION, IN WHOLE OR PART, IF THE OWNER DOES NOT ELECT TO WAIVE THE CERTIFICATION, THE CONTRACTOR SHALL ADJUST AND, IF NECESSARY, RECONSTRUCT THE UTILITIES TO BRING THEM IN CONFORMANCE WITH
  - CONTINUOUS SAUD HOWARD COUNTY SPECIFICATIONS.

    THESE PLANS AND HOWARD COUNTY SPECIFICATIONS.
    UTILITY CAPPING AND PROTECTION, ALL BUILDING CONNECTIONS SHALL BE CAPPED AT UPSTREAM BND, 5 FEET FROM PROPOSED BUILDINGS, CAISGONS OR COLLINN FOOTINGS OR AS NOTED, AND SHALL BE PROTECTED BY PROVIDING THREE STAKES (THE HEIGHT BEING A MINIMAN OF 18 INCHES ABOVE PROPOSED GRADE) WITH HIGH YISBILITY FLAGGING. AROUND THE CAPPED END OF THE UTILITY
  - PROPOSED MATER LINES: PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 4'-O' COVER FROM FINISHED GRADE, "I-O' CLEARANCE FROM STORM DRAINS AND I'-O' CLEARANCE FROM SANITARY SEMERS, UNLESS OTHERWISE NOTICE ON THE PLANS, ALL WATER MANS 3' OR LARGER SHALL BE CLASS 54 DIP MEETING AWA CIOICISS. ALL WATER MANS ALL WATER WATER TO SMALLER SHALL BE TYPE K COPPER TUBING MEETING THE MATERIAL, CHEMICAL, AND MECHANICAL REQUIREMENTS OF ASTM B-88.
  - PROPOSED STORM DRAINS. IN ESS INDICATED OTHERWISE ON THESE CONSTRUCTION DRAWINSS ALL REINFORCES CONCRETE CULVERT PIPE (RCCP) SHALL BE CLASS IV, ALL PVC SHALL BE SCHEDULE 40, AND ALL HOPE SHALL BE ADS N=2 ST IB OR EQUIVALENT.

    29. PROPOSED SANITARY SEMERS, ALL PIPE AND FITTINGS FOR SANITARY HOUSE CONNECTION SHALL BE POLYVINYL.
  - CHLORIDE (PVC) MEETING MATERIAL REQUIREMENTS OF ASTM D3034 (SDR-35). JOINTS SHALL BE ELASTOMERIC
  - STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINSS, ALL CONSTRUCTION SHALL FOLLOW THE LATEST HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR
  - SI. SEDIMENT CONTROL: THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UTILITIES TO AVOID CONSTRUCTION PROBLEMS/CONFLICTS WITH SEDIMENT AND EROSION CONTROL MEASURES, ANY DISTURBANCE TO SEDIMENT AND PROBLEMS/CONFLICTS WITH SEDMENT AND EROSION CONTROL MEASURES, ANY DISTURBANCE TO SEDIMENT AND EROSION CONTROL THE PROJECT SHALL, WITHOUT EXTRA COST TO THE PROJECT, REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES WITH ALL AREAS WITHIN LIMITS OF CONSTRUCTION ARE STABILIZED. WITH THE APPROVAL OF SEDIMENT CONTROL INSPECTOR, ALL SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND AREAS RESTORED AND STABILIZED, ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE PUBLICATION ENTITLED 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
  - 32. DISTURBED AREAS, ALL AREAS DISTURBED BY THE CONTRACTOR DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING MULCH OR SOLID SOD SHALL BE FINE GRADED. SEEDED AND MULCHED IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES AND SPECIFICATIONS SHOWN ON THE SEDIMENT CONTROL
  - 33. REPAIR AND REPLACEMENT OF DAMAGE CAUSED BY CONTRACTOR AND SUBCONTRACTORS; IN THE EVENT THAT THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS DAMAGE ANY EXISTING CURB, GUTTER, PAVING, UTILITIES, SIDEMALKS, TREES, SHRUBS, LAWNS, OR ANY OTHER EXISTING CONDITIONS (NOT INDICATED TO BE DEMOLISHED), OR ANY NEWLY INSTALLED PROPOSED IMPROVEMENT, THE GENERAL CONTRACTOR SHALL REPAIR AND REPLACE SAID DAMAGE. TO
  - OMERS SATISFACTION AT SENERAL CONTRACTOR'S SOLE COST AND EXPENSE.

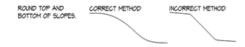
    BENCHMARKS, SEE GRADING AND SEDIMENT CONTROL PLAN.

    ELEVATION AND LABELING: ALL SPOT GRADE ELEVATIONS IN ROADWAYS AND PARKING LOTS ARE FOR BOTTOM OF CURB UNLESS OTHERWISE NOTED, ELEVATIONS ON HARD SURFACES (ROADS, WALKS, WALLS, STEPS, MANHOLES, INLETS, ETC.) ARE LABELED TO THE HUNDREDTH OF A FOOT (E.G. 245.45), ELEVATIONS ON PROPOSED LAWN AND PLANTING
  - AREAS ARE LABELED TO THE TENTH OF A FOOT (E.S. 245.5).
    DIMENSIONS: UNLESS OTHERWISE NOTED ON THE DRAWING, ALL DIMENSIONS SHOWN ON THE SITE DRAWINGS FOLLOW THESE CONVENTIONS:
  - (a) DIMENSIONS TO A BUILDING OR RETAINING WALL ARE TO THE FACE OF THE WALL
  - (b) DIMENSIONS TO A CURB ARE TO THE FACE (NOT THE BACK) OF THE CURB; (c) DIMENSIONS TO A FENCE ARE TO THE CENTERLINE OF THE FENCE;
  - (d) DIMENSIONS FOR SIDEMALKS ABUTTING A CURB ARE FROM THE FACE OF CURB TO THE BACK FORE OF THE WALK.

  - (8) DIMENSIONS FOR OTHER SIDEMALKS OR OPEN PAYING SECTIONS ARE MEASURED TO THE EDGE OF PAYING;
    (8) DIMENSIONS TO A MANHOLE, INLET, CLEANOUT, PIPE BEND, VALVE, FIRE HYDRANT OR OTHER UTILITY APPURTENANCE ARE TO THE CENTER OF THE STRUCTURE:

  - (a) DIMENSIONS FOR STEPS ARE TO THE OUTER EDGE OF THE STAIRCASE AND THE NOSE OF THE TOP OR BOTTOM STEP;
    (b) LAYOUT OF SEDIMENT CONTROL MEASURES AND PLANT MATERIAL SHALL BE SCALED.

    GRADING: IT IS THE INTENT OF THE GRADING DESIGN TO ACHEVE POSITIVE DRAINAGE AND AESTHETICALLY PLEASING VERTICAL CURVES AND LINES. TRANSITIONS BETWEEN ENSITING AND PROPOSED PAYDWENT SHALL BE SMOOTH AND JOINTS FLUSH, UNLESS OTHERWISE EXPRESSLY NOTED ON THE PLAN (BY ARROW WITH THE PERCENT SLOPE LABELED), ALL PROPOSED BITMINIOUS PAVING SHALL HAVE A SLOPE OF AT LEAST 2 PERCENT AND ALL CONCRETE SHALL HAVE A MINIMM SLOPE OF 15 PERCENT IN THE DIRECTION INDICATED BY PROPOSED CONTONES, URPAYED AREAS SHALL HAVE A MINIMM SLOPE OF 2 PERCENT AND A MAXIMM SLOPE OF 2:1. FINAL GRADING SHALL ACHIEVE POSITIVE SURFACE DRAINASE AWAY FROM BUILDINGS AND TOWARD DRAINAGE FACILITIES (SWALES, GUTTERS, INLETS, ETC.).



- 38. COMPACTION: ALL EARTH FILL MATERIAL UNDER SLABS, FOOTINGS AND PAVED AREAS SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO AT LEAST 49% OF MAXIMM DRY DESITY AT OPTIMM MOISTURE CONTENT AS DETERMINED BY ASTM D 648 OR AS INDICATED IN THE PROJECT'S GEOTECHNICAL REPORT, ALL OTHER FILL SHALL BE
- HEADINGS: THE HEADINGS CONTAINED IN THESE GENERAL NOTES ARE FOR THE CONVENIENCE OF THE READER ONLY AND SHALL NOT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR, IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT
- RELIEVE THE CONTRACTOR FROM COMPLETING SUCH MORK.

  40. NATIONAL POLLUTANT DISCHARGE ELMINATION SYSTEM (NPDES) IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL THE PROVISIONS AND REQUIREMENTS OF THE NPDES PERMIT. THE PERMIT HAS BEEN APPLIED FOR BY THE OWNER, BUT NO LAND DISTURBANCE IS PERMITTED UNTIL THE NPDES PERMIT HAS BEEN 155URD. ALL SIDEMALKS, PATHS AND OTHER PAYED AREAS SHALL BE FINISH GRADED WITH A MAXIMM LONGITUDINAL SLOPE OF
- SE (1.20) AND A MAXIMU CROSS SLOPE OF 28 (1.50) UNLESS OTHERWISE NOTED.
  IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SITE ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA 2010 STANDARDS FOR ACCESSIBLE DESIGN AND CURRENT LOCAL REQUIREMENTS.
  TO THE EXTENT THAT QUANTITIES MAY BE LISTED ON THESE PLANS, THEY ARE FOR PERMITTING PURPOSES ONLY AND NOT FOR BIDDING PURPOSES, CONTRACTOR SHALL FORM HIS OWN CONCLUSIONS ABOUT THE QUANTITIES OF ALL

ADDRESS CHART

STREET ADDRESS

6180 OLD DOBBIN LANE, COLUMBIA, MD 21045

OLD DOBBIN LANE, COLUMBIA, MD 21045

ATER CODE

MATERIALS AND OPERATIONS NECESSARY TO COMPLETE THE PROJECT.

LOT/PARCEL

LOT 96 / PARCEL 0651

LOT 2 / PARCEL 0521

- 44. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1998) AND AS MODIFIED BY "SUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)," A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY
- 45. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3" LONG, A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST

#### SITE ANALYSIS DATA CHART

- II.42 AC+/- / 497446 SF TOTAL PROJECT AREA AREA OF PLAN SUBMISSION 5.85 AC+/- / 288286 6 B. AREA OF PLAN SUBMISSION:
  C. LIMIT OF DISTURBED AREA.
  D. PRESENT ZONING DESIGNATION:
  E. PROPOSED USE FOR SITE AND STRUCTURES.
- INDOOR TENNIS, ASSOCIATED PARKING 4 SWM NUMBER OF PARKING SPACES REQUIRED. 4I SPACES
- NIMBER OF PARKING SPACES PROVIDED: BUILDING COVERAGE OF SITE: 42 SPACES LOB AC. 9.5% OF GROSS SITE TOTAL BUILDING AREA.
- FIRST FLOOR BUILDING AREA 47,475 66F K. SECOND FLOOR BUILDING AREA 27/4 65

### SURVEY NOTE

BEARINGS, DISTANCES, COORDINATES, AND ELEVATIONS AS SHOWN BEARINGS, DISTARCES, COORDINATES AND STATE SYSTEM OF SHANE HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES, NAD '88 (2011 Adjustment) (EPOCH 2010) AND THE NAVD '88 VERTICAL SYSTEM FROM GPS OBSERVATIONS TO HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION CONTROL STATIONS AS CITED BELOW, DURING A FIELD-RUN SURVEY BY HANOVER LAND SERVICES, INC. ON SEPTEMBER II. 2015:

STATION	NORTH	EAST	ELEVATION	DESCRIPTION	
36FC	554312.554	1,363,648,217	375,747	DISC IN CONCRETE	
36FI	560,287.912	1,364,530,276	426.2(3)	DISC IN CONCRETE	
37DA	558,667,508	1366,857,542	374,743	DISC IN CONCRETE	į
37DB	560307.343	1366,848,240	345,472	DISC IN CONCRETE	

#### PARKING TABULATION

REQUIRED PARKING (PARKING RATIOS PROPOSED ARE IN ACCORDANCE WITH A PARKING ANALYSIS SUBMITTED BY COLUMBIA ASSOCIATION FOR DPZ REVIEW ON JULY 21, 2016 AND APPROVED ON SEPTEMBER 4, 2016)

SPECIFIC USE	6ROSS AREA	RATE	PARKING REQUIRED
TENNIS COURTS	6 COURTS	6 SPACES/COURT	36 SPACES
LOUNGE AREA	4405 SF	1.0 SPACES/1000 SF	5 SPACES 4I SPACES REQUIRED
PROVIDED:	WIDED 40 SPACE	rs.	

ACCESSIBLE SPACES PROVIDED: 2 SPACES

TOTAL SPACES PROVIDED: 42 SPACES > 41 SPACES REQUIRED

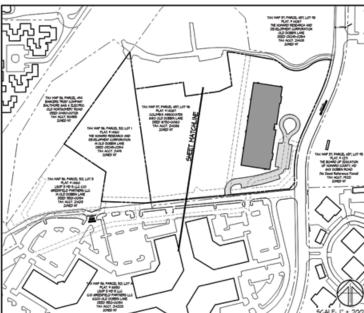
# ASSOCIATED PROJECT REVIEW FILE NUMBERS

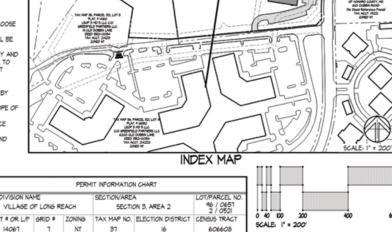
PLANS ASSOCIATED WITH 6180 OLD DOBBIN LANE; FDP-197-A-IV PART II, ECP-16-085, 24-4971-D, FDP-197-A-VII

#### FOREST CONSERVATION

SEVER CODE

THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BASED ON SECTION THIS PROJECT IS EXPMIT FROM FOREST CONCENTATION BASED ON SECTION IGLIZOZIGI(I)(N), A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND SOS OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1492.







(HOWARD COUNTY MAP - ADC 2012 - 88 F2 # 84 A2)

DATA SOURCES

OWN ON THIS PLAN ARE BASED UPON HOWARD COUNTY (615, A FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY HANOVER LAND SERVICES, DATED OCTOBER II, 2015 AND SUBSURFACE UTILITY DESIGNATING PREFORMED BY AI DATA, DATED

#### SHEET LIST TABLE SHEET # SHEET TITLE

STEEL -	STEET TITLE
10.00	COVER SHEET
CO.02	SITE NOTES
CLOI	EXISTING CONDITIONS & DEMOLITION PLAN
CI.02	EXISTING CONDITIONS & DEMOLITION PLAN
CUI	SITE LAYOUT PLAN
CIJ2	SITE LAYOUT PLAN
CI.2I	DETAIL REFERENCE PLAN
CI.22	DETAIL REFERENCE PLAN
CI.3I	SITE UTILITY PLAN
CI.32	SITE UTILITY PLAN
C2.0I	SITE DETAILS
C2.02	SITE DETAILS
C2.03	SITE DETAILS
C3.0I	STORM DRAIN PROFILES
C3.02	STORM DRAIN PROFILES
C8.08	STORM DRAIN PROFILES
C3.04	UTILITY PROFILES
C3.05	STORM DRAIN STRUCTURE TABLES
C4.0I	GRADING PLAN
C4.02	GRADING PLAN
C4.II	GRADING PLAN ENLARGEMENT
C4.I2	GRADING PLAN ENLARGEMENT
C4.I3	GRADING PLAN ENLARGEMENT
C4.14	GRADING PLAN ENLARGEMENT
C4.I5	GRADING PLAN ENLARGEMENT
C4.16	GRADING PLAN ENLARGEMENT
ESCI.OI	EXISTING EROSION & SEDIMENT CONTROL PLAN
E5CI.02	EXISTING EROSION & SEDIMENT CONTROL PLAN
ESCI.II	PROPOSED EROSION & SEDIMENT CONTROL PLAY
E9G1.12	PROPOSED EROSION & SEDIMENT CONTROL PLAY
E5G2.01	EROSION & SEDIMENT CONTROL DETAILS
E5G2.02	EROSION & SEDIMENT CONTROL DETAILS
E5C2.03	EROSION 4 SEDIMENT CONTROL DETAILS 4 NOTE
E5G2.04	EROSION 4 SEDIMENT CONTROL NOTES
5WMI.01	STORMWATER MANAGEMENT PLAN
5WM2.01	STORMWATER MANAGEMENT DETAILS 4 NOTES
5MM2.II	STORMWATER MANAGEMENT DETAILS
5WM2.I2	STORMWATER MANAGEMENT DETAILS
SWM2.I3	STORMWATER MANAGEMENT DETAILS
5MM2.14	STORMWATER MANAGEMENT DETAILS
5WM3.01	STORMWATER MANAGEMENT SOIL BORINGS
5NM3.02	STORM DRAINAGE AREA MAP
LI.OI	PLANTING PLAN
	PLANTING PLAN
LI.02	
L2.01	PLANTING DETAILS & NOTES
NO.OI	WATER & SEVER COVER SHEET
NI.OI	MATER & SEMER PLAN
W2.01	WATER 4 SEVER PROFILES

OWNER/DEVELOPER: COLUMBIA ASSOCIATION 6310 HILLSIDE COURT / SUITE 100 COLUMBIA, MD 21046 / 410-715-3000 incorporated

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IΜ REACH S CLUIS S AREA 2 EO, ENNIS VILAGE OF SECTION

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REVISIONS 60% CHECK SET 04/25/201 PEMB SET 05/04/201 45% CD SET 04/15/2016 CIVIL BID SET 09/30/201



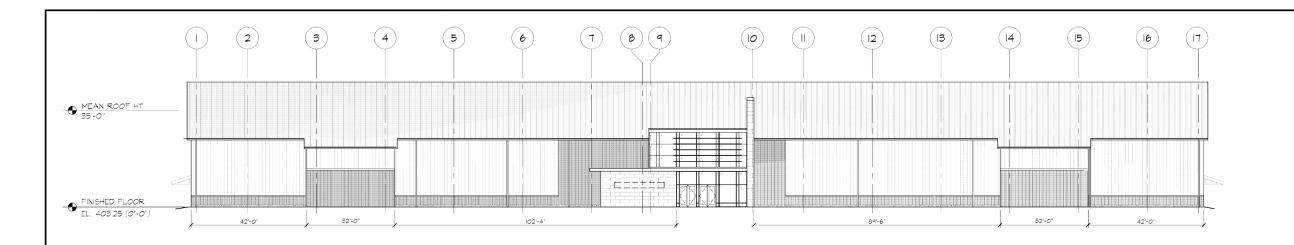
SCALE AS NOTED

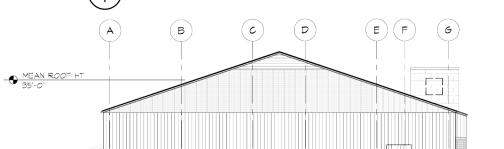
09/30/201

SRI PRO ECT NO 15034

C<sub>0.01</sub> SHEET LOF 46

SDP-16-053





SOUTH ELEVATION

EAST ELEVATION

SEE LIGHTING FIXTURE SCHEDULE ON THIS SHEET FOR SPECIFICATIONS POST-MOUNTED AREA FIXTURE IMAGE [3]

(5)

WALL-MOUNTED DOWNLIGHT FIXTURE IMAGE

SEE LIGHTING FIXTURE SCHEDULE ON THIS SHEET FOR SPECIFICATIONS

NOT TO SCALE

### LIGHTING FIXTURE SCHEDULE (SEE DRAWING CI.31 FOR PROPOSED LOCATIONS)

SYMBO	DL DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP DATA			VOLTS	REMARKS	
SIMD	DESCRIPTION	MANUFACTURER CATALOG NUMBER		aty. TYPE		TOTAL WATTS	VOLIS		
•	24"x15" POST-MOUNTED AREA FIXTURE	RAB LIGHTING	ALED3T18	6	LED	78	277	EXTERIOR PARKING LOT LIGHTING	
∢	I"x4" WALL-MOUNTED DOWNLIGHT FIXTURE	RAB LIGHTING	WPLEDFC26	2	LED	52	277	EXTERIOR BUILDING LIGHTING	
<b></b>	6" DIA. x 33"H "ANNAPOLIS" BOLLARD, STANDARD STYLE, SURFACE MOUNTED, WITH TOP-MOUNTED LED LAMPS, SILVER COLOR, MY MANIFACTURER'S SILVER PROTECTIVE SLEEVE.	LANDSCAPE FORMS, INC.	ANNAPOLIS	5	LED	N/A	N/A	EXTERIOR BOLLARD WITH TOP-MOUNT LUMINARIES	

## EXISTING VEGETATIVE COMMUNITIES

FINISHED FLOOR
EL. 403.25 (0'-0")

THE SITE IS PRIMARILY COVERED WITH A YOUNG SUCCESSIONAL FOREST COMMUNITY. RED MAPLE, BLACK CHERRY, TULIP POPLAR, BLACK LOCUST, MULBERRY, AND SLIPPERY ELM MAKE UP THE DOMINANT CANOPY, MULTIFLORA ROSE, JAPANESE HONEYSUCKLE, AND AUTUMN OLIVE PRIMARILY OCCUPY THE UNDERSTORY, MHERE PRESENT.

THE WESTERN EDGE OF THE PROJECT AREA IS MORE OPEN AND APPEARS TO HAVE ONCE BEEN USED AS A DRIVEWAY OR ROADWAY. THIS AREA CONTAINS A FEW LARGE TREES WITH LARGE CANOPY BREAKS THAT ARE DOMINATED BY OLD FIELD VESETATION. SILVER MAPLE, RED MAPLE, BLACK LOCUST, BLACK CHERRY AND BLACK MALNUT WERE NOTED IN THIS AREA.

THE WETLAND AREAS PRESENT ON SITE ARE GENERALLY FORESTED, ALTHOUGH CANOPY CLOSURE IS NOT DENSE AND THE STEM COUNT WITHIN THE WETLANDS IS MARGINAL. MOST CANOPY COVERAGE IS GENERATED FROM TREES ALONG THE PERIMETER OF THE NETLANDS MITHIN ONLY A FEW SCATTERED TREES BEING PRESENT WITHIN THE WETLANDS THEMSELYES, RED MAPILE IS THE DOWNMANT TREE IN THE COMMANITY WITH SUPPORT, BLACK SUM AND BLACK WILLOW OSSERVED IN THIS AREA. THE PRIMARY VEGETATION WITHIN THE WETLAND IS HERBACCOUS WITH JAPANESS STILT GRASS BEINS A COMMON INVASIVE SPECIES, NATIVE WETLAND VEGETATION COSSERVED WITHIN THE WETLANDS INCLIDES JACK-IN-THE-PLIPT, LEWELWEED, PALSE NETTLE AND LURID SEDGE. SPICEDISH AND ARROWOOD VIGERNAM MERRE ALSO FOUND WITHIN THE WETLANDS, FRIMARILY ALONG THE OUTER EDGES.

THE UPLAND/METLAND BOUNDARY IS GENERALLY DEFINED BY TOPOGRAPHIC CHANGES AND CHANGES TO THE SOIL CONDITIONS, BUT ALSO BY A CHANGE IN VEGETATION, THE TYPICAL UPLAND COMMUNITY INCLUDES CLACK CHERRY, BLACK LOCUST, MULTIFLORA ROSE, AND TULIP POPLAR.



SEE LIGHTING FIXTURE SCHEDULE ON THIS SHEET FOR SPECIFICATIONS



NOT TO SCALE

#### STORMWATER MANAGEMENT INFORMATION CHART

LOT/PARCEL NO	FACILITY NAME & NUMBER	PRACTICE TYPE	PUBLIC	PRIVATE	HOA MAINTAINS	MISCELLANEOUS	
96 / 0657	M-6 MB#I	M-6 MICRO-BIORETENTION	NO	YES	NO	-	
96 / 0657	M-6 MB#2	M-6 MICRO-BIORETENTION	NO	YES	NO.		
96 / 0657	M-6 MB#3	M-6 MICRO-BIORETENTION	NO	YES	NO.		
96 / 0657	M-6 MB#4	M-6 MICRO-BIORETENTION	NO	YES	NO		
96 / 0657	M-6 MB#5	M-6 MICRO-BIORETENTION	NO	YES	NO.		
96 / 0657	M-6 MB#6	M-6 MICRO-BIORETENTION	NO	YES	NO.		
96 / 0657	M-6 MB#7	M-6 MICRO-BIORETENTION	NO	YES	NO.		
96 / 0657	N-2 #I	N-2 NON-ROOF TOP DISC.	NO	YES	NO.		

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PavIII	APPROVED: DEPARTMENT OF PLANNING & ZONING			APPROVED PLANNING BOARD OF HOWARD COUNTY		ADDRESS CHART			PERM	IIT INFORMATIO	N CHART	
ennis	DIRECTOR	DATE		FLANNING BOARD OF HOMARD COUNTY	LOT/PARCEL	STREET ADDRESS	SUBDIVISION NA VILLAGE (			SECTION/ARE SECTI	A ION 3, AREA 2	LOT/PARCEL NO. 96 / 0657 2 / 0521
₹			DATE .		LOT 96 / PARCEL 0657	6180 OLD DOBBIN LANE, COLUMBIA, MD 21045	PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELECTION DISTRICT	
5	CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE			LOT 2 / PARCEL 052I	OLD DOBBIN LANE, COLUMBIA, MD 21045	14067	7	NT	37	16	606608
:\15\15	CHIEF, DIVISION OF LAND DEVELOPMENT	DATE					MATER CODE	550		SEWER CODE		

NOT TO SCALE

NOTE:
On SEPTEMBER I, 2016, THE LONG REACH COMMUNITY ASSOCIATION
RESIDENT ARCHITECTURAL COMMITTEE APPROVED THE TENNIS CLUB
BUILDING AND LANDSCAPING PLAN.

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SITE RESOURCE
incorporate Comprehensive Land Planning & Site Design Servi
14315 Jarrettsville Pike * Phoenix, Naryland 2 (410) 683-3388 * fax (410) 683-3389

BUILDING ELEVATIONS SITE NOTES 6180 OLD DOBBIN LANE COLUMBIA, MARYLAND

LONG REACH
TENNIS CLUB
VILLAGE OF LONG REACH
SECTION 3, AREA 2
LOT 96

REVISIONS: DD SET 02/15/2016 60% CHECK SET 04/25/2016 PEMB SET 05/09/2016 95% CD SET 09/15/2016 CIVIL BID SET 09/30/2010

SRI

CHECKED BY: DJS SCALE: AS NOTED

DATE: 09/30/2016 SRI PROJECT NO.

15034 DRAWING NO.

C0.02 SHEET 2 OF 46

SDP-16-053

