

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN AND DETAILS
3	UNDERGROUND SANI HOUS AND DETAILS
4	SEWERIT & FROSION CONTROL PLAN AND DETAILS
5	LANDSCAPE PLAN & STORM DRAIN DRAINAGE AREA MAP

SDMC PROPERTIES

BUILDING AND PARKING ADDITIONS

5th ELECTION DISTRICT

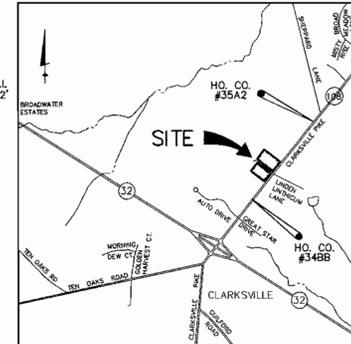
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

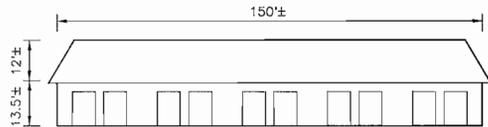
BENCH MARKS (NAD83)

HO. CO. No. 348B ELEV. 488.254
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3' DEEP) COLUMN,
 1.3' EAST OF THE EDGE OF PAVEMENT OF
 ROUTE 108, 87.5' NORTH OF THE SOUTHERN WALL,
 LINE OF KENDALL HARDWARE PROJECTED AND 112'
 NORTH OF BGE POLE #931720,
 N 962.176.459° E 1,329,641.876'

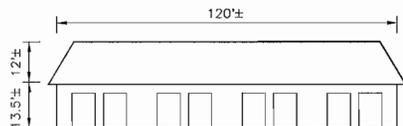
HO. CO. No. 35A2 ELEV. 488.644
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3' DEEP) CYLINDRIC BASE,
 2.8' WEST OF THE EDGE OF ROUTE 108,
 214.5' SOUTH OF THE CENTERLINE OF
 SHEPPARD LANE AND 3.9' EAST OF A FENCE,
 N 564.154.800° E 1,331,201.112'



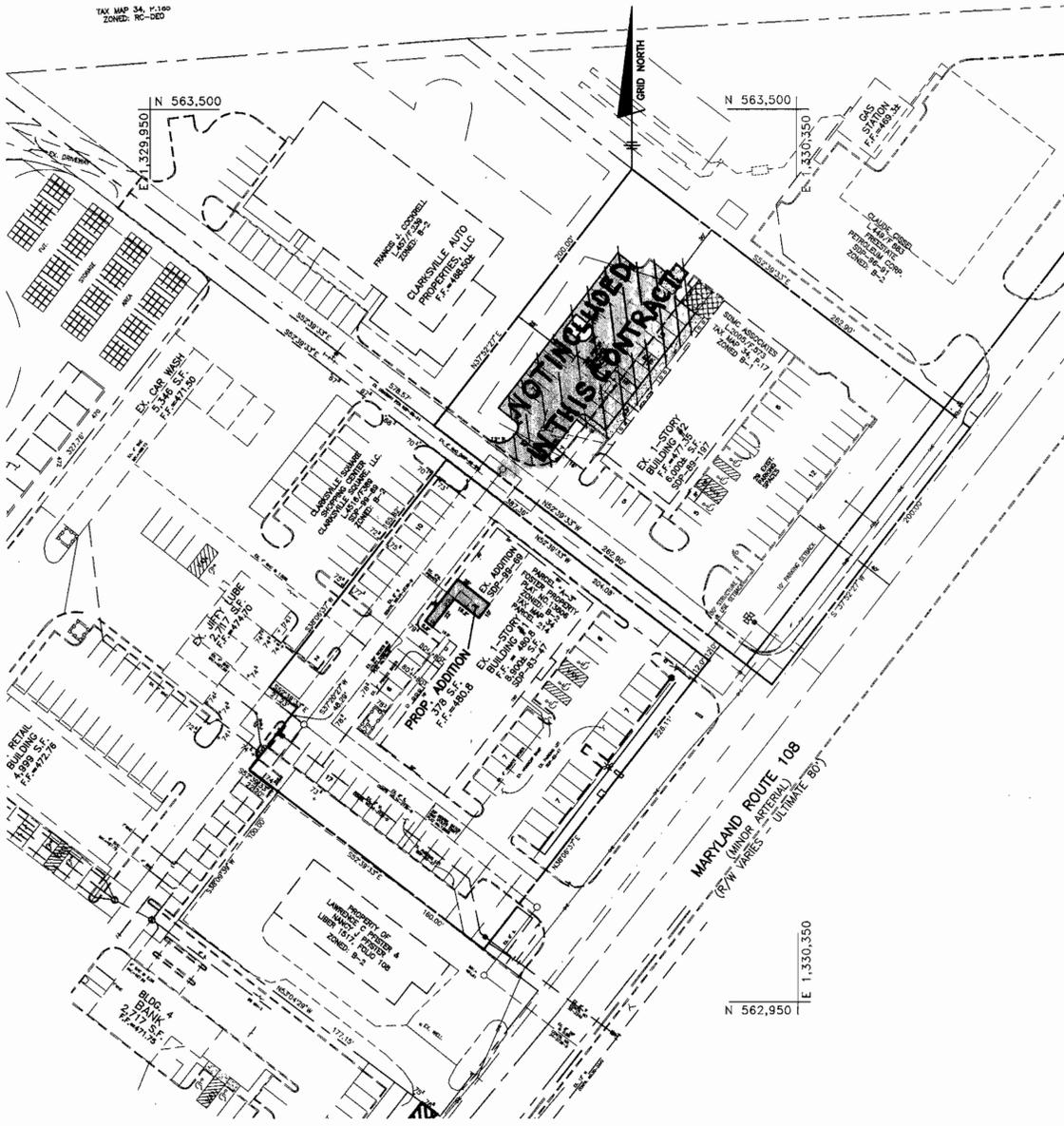
VICINITY MAP
 SCALE: 1"=2000'



FRONT VIEW
 ELEVATION - BUILDING #1
 SCALE: 1" = 30'



FRONT VIEW
 ELEVATION - BUILDING #2
 SCALE: 1" = 30'



ONSITE PARKING TABULATION						
BLDG NO.	PROP. USE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
1	RETAIL RESTAURANT	7,400 sf. x 5/1000 (EX.) 1,500 sf. + (PROP.) 378 sf.	37	62	3	3
2	RETAIL	6,013 sf. x 5/1000	29	30	3	3
64 TOTAL			66	92	6	6

SITE DATA TABULATION

- GENERAL SITE DATA
- PRESENT ZONING: PARCEL 214/A-3-B-2; PARCEL 17-B-1
 - APPLICABLE DPZ FILE REFERENCES: F-94-113, SDP-99-69, F-00-116, SDP-83-47, SDP-99-76 * ADDITIONAL PARKING IS PROVIDED ON ADJACENT CLARKSVILLE SQUARE SHOPPING CENTER TO SATISFY THE REQUIRE PARKING FOR THIS SITE
 - PROPOSED USE OF SITE: COMMERCIAL
 - PROPOSED WATER: PUBLIC
 PROPOSED SEWER: PUBLIC

AREA TABULATION

	PARCEL 214/A-3 BLDG.#1	PARCEL 17 BLDG.#2	TOTAL
1. TOTAL PROJECT AREA.....	0.97 AC.	1.21 AC.	2.18 AC.
2. AREA OF 100 YR. FLOODPLAIN.....	N/A	N/A	-
3. NET AREA OF SITE.....	0.97 AC.	1.21 AC.	2.18 AC.
4. AREA OF THIS PLAN SUBMISSION.....	0.97 AC.	1.21 AC.	2.18 AC.
5. APPROXIMATE LIMIT OF DISTURBANCE.....	378 S.F.	15,738 S.F.	0.37 AC.
6. BUILDING COVERAGE OF SITE (PERMITTED).....	N/A	N/A	-
7. BUILDING COVERAGE OF SITE (PROPOSED).....	8900 S.F. EX. 378 S.F. PROP.	6000 S.F. EX. (11%)	15278 S.F. (16%)
OPEN SPACE DATA	9278 S.F. TOTAL (22%)	-	-

OPEN SPACE DATA

- OPEN SPACE ON SITE (0.0%).....
- AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

PARKING SPACE DATA

- FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE.....
- MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE.....
- NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA.....
- TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDING HANDICAP SPACES).....
- NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE (INCL. IN TOTAL NO. ABOVE).....

	6013 sf. 1st BLDG.	8299 sf. 2nd BLDG.	0.33 AC.
1. FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE.....	-	-	-
2. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE.....	-	-	-
3. NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA.....	64	30	94
4. TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDING HANDICAP SPACES).....	62	51 (29 EX. & 22 PROP.)	113
5. NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE (INCL. IN TOTAL NO. ABOVE).....	3	3	6

LOCATION PLAN
 SCALE: 1"=50'

ADDRESS CHART	
BLDG. NO.	STREET ADDRESS
1	12206 CLARKSVILLE PIKE
2	12180 CLARKSVILLE PIKE

PERMIT INFORMATION CHART					
SUBMISSION NAME	LOT/PARCEL#	ZONE	P.17 = B-1	P.214/A-3 = B-2	
SDMC PROPERTIES AND FOSTER PROP. PARCEL A-3	17 & p.o.214/A-3				
PLAT No.	BLOCK No.	SEC./AREA	TAX MAP	ELEC. DIST.	CENSUS
13806	6	N/A	34	5th	6051.01
WATER CODE		SEWER CODE			
I-10		6653500			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mr. Dan... 7/14/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 7/28/00
 CHIEF, DIVISION OF LAND DEVELOPMENT

Dianna L. McLaughlin 7/26/00
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT NOVEMBER 15, 1999
- VERTICAL CONTROL BASED UPON HOWARD COUNTY NAD '27 CONTROL STATION No.2637003. HORIZONTAL CONTROL BASED UPON HOWARD COUNTY NAD '83 CONTROL STATIONS No.348B & No.35A2
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 34-3771-D. DRAINAGE AREA IS IN THE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND FACILITY FOR WATER QUANTITY CONTROL. QUALITY CONTROL WILL BE PROVIDED BY A BAYSAYER, INC. STORMWATER TREATMENT FACILITIES. THESE FACILITIES WILL BE PRIVATELY OWNED & MAINTAINED AND CONSTRUCTED UNDER THIS SDP.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ASSOC., INC., DATED JAN. 12, 2000
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: SDP-83-47, SDP-96-76, SDP-99-69, F-00-116 F-99-137(PARCEL 214), SDP-89-197(PARCEL 17)
- CONTRACTOR SHALL ADJUST ALL UTILITIES AND RIM ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- DISTURBANCE SHOWN ON PARCEL 17 IS CONDITIONALLY EXEMPT FROM FOREST CONSERVATION SINCE IT IS BEING PERFORMED ON A SINGLE LOT WITH TOTAL AREA OF DISTURBANCE LESS THAN 40,000 S.F. A DECLARATION OF INTENT FOR SINGLE LOT CLEARING LESS THAN 40,000 S.F. OF FOREST HAS BEEN FILED FOR PARCEL 17. PARCEL 214/A-3 IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(ii) OF THE COUNTY CODE DUE TO APPROVAL OF A MASS GRADING PERMIT GRANTED PRIOR TO DECEMBER 31, 2000.
- PARCEL 214/A-3 IS ZONED B-2 AND PARCEL 17 IS ZONED B-1 AS PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD CO. ZONING REGULATIONS.
- A SHARED DRIVEWAY AGREEMENT FOR THE DRIVEWAY BETWEEN PARCELS 17 AND 214 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4590 AT FOLIO 0234.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$750.00.
- A MARYLAND STATE HIGHWAY ACCESS PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES WITHIN THE STATE HIGHWAY RIGHT-OF-WAY.
- EX. WELLS TO BE ABANDONED BY FILLING W/CONCRETE OR GROUT BY A LICENSED WELL DRILLER IN ACCORDANCE WITH THE LATEST HOWARD COUNTY HEALTH DEPT. STANDARDS.
- PARKING FOR THIS BUILDING ADDITIONS IS BEING PROVIDED VIA AN EXISTING CROSS EASEMENT AGREEMENT AND EXISTING PARKING AS APPROVED BY A LETTER FROM THE DEPARTMENT OF PLANNING AND ZONING DATED NOVEMBER 21, 2000 FOR THIS PROJECT

NO.	DATE	REVISION
1	5-01	REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Man
 6-27-00

OWNER/DEVELOPER: SDMC ASSOCIATES
 21 BAY DRIVE
 ANNAPOLIS, MD 21403
 410-774-8499

PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

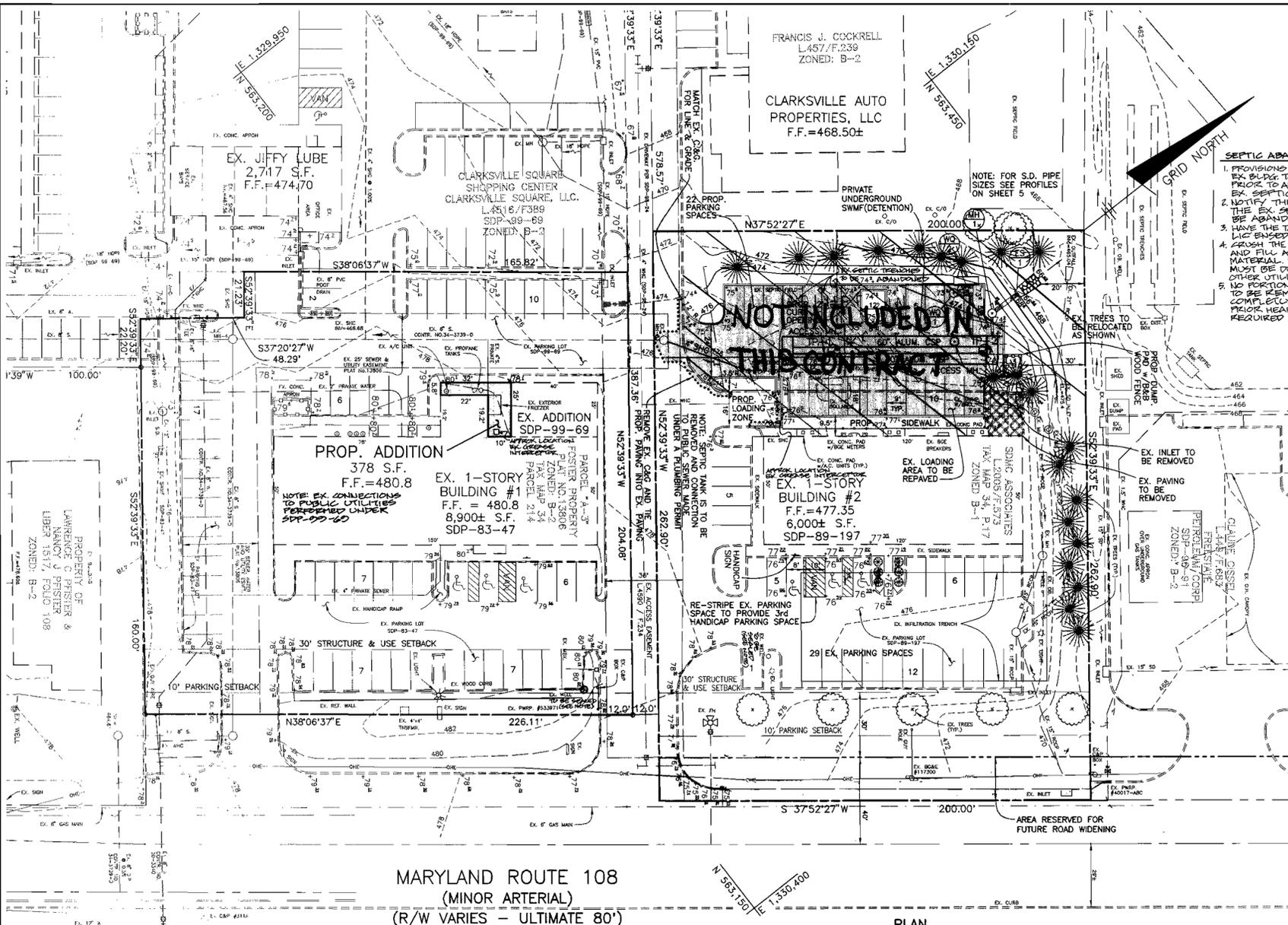
LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & P/O 214 (PARCEL A-3) 5th ELECTION DISTRICT (FOSTER PROP) HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

DATE: JANUARY, 2000 PROJECT NO. 1325
 MAY, 2000

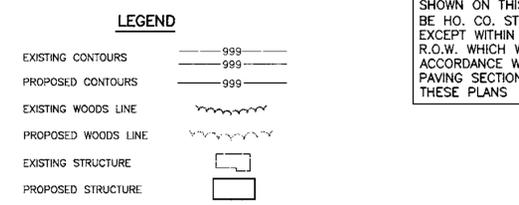
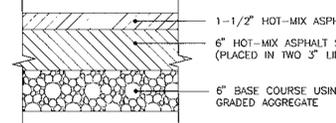
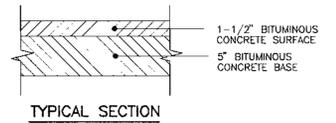
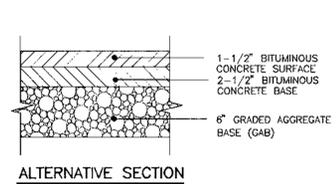
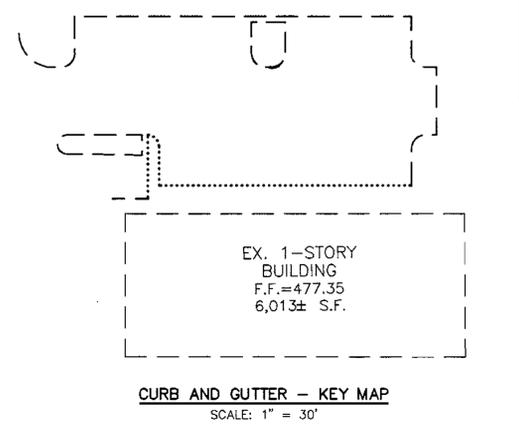
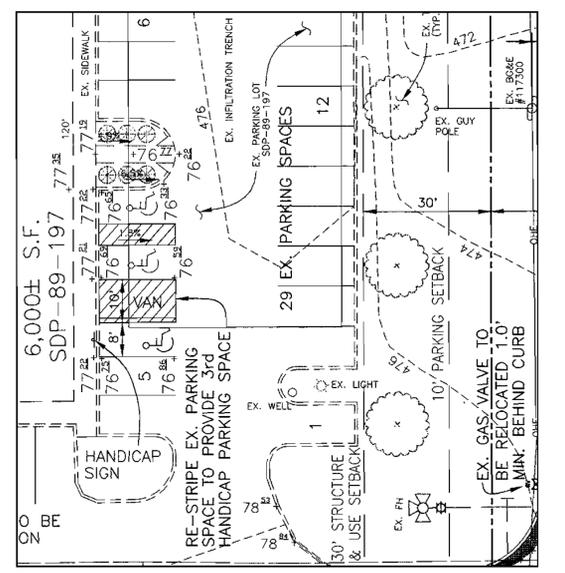
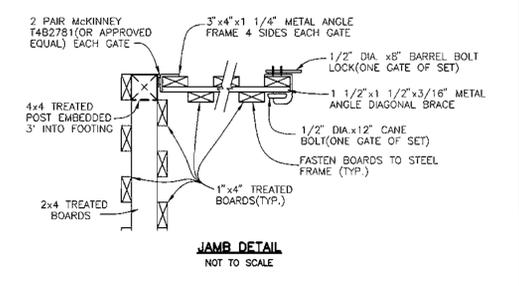
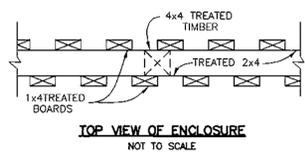
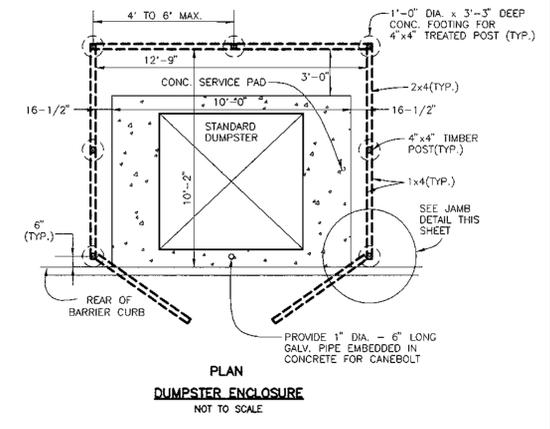
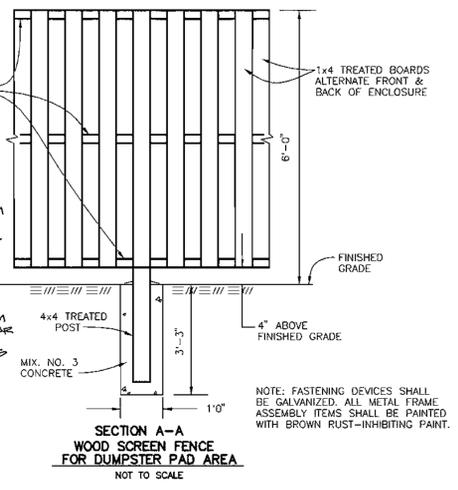
SCALE: AS SHOWN DRAWING 1 OF 5

Design: MLV Draft: MCR Check: DAM

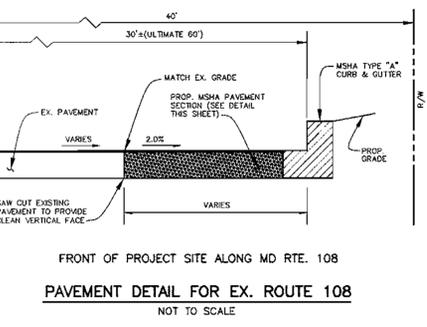
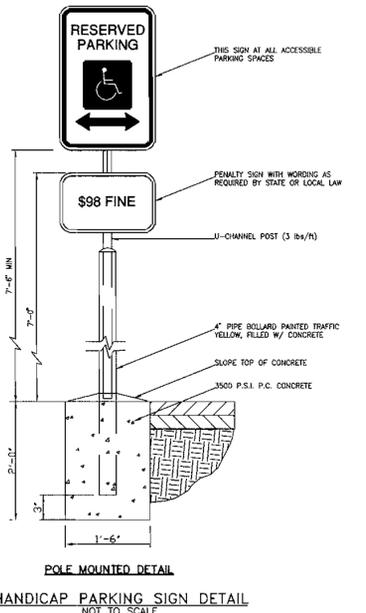


SEPTIC ABANDONMENT SEQUENCE

1. PROVISIONS SHALL BE MADE TO CONNECT EX. BLDG. TO THE PUBLIC SEWER SYSTEM PRIOR TO ANY DISTURBANCE OF THE EX. SEPTIC FIELD.
2. NOTIFY THE MD CO. HEALTH DEPT. THAT THE EX. SEPTIC SYSTEM IS READY TO BE ABANDONED.
3. HAVE THE TANKS PUMPED DRY BY A LIC. ENDED SEPTIC HANDLER.
4. SCRUB THE TOP OF THE TANKS & FIRST BOX AND FILL AS NEEDED WITH CLEAN FILL MATERIAL. IF ANY PORTION OF THE SYSTEM MUST BE DUG UP ANY REMOVED TO CLEAR OTHER UTILITIES, DO SO AT THIS TIME.
5. NO PORTION OF THE EX. SEPTIC SYSTEM IS TO BE REMOVED OFF-SITE UNLESS COMPLETELY DEVOID OF MOISTURE. PRIOR HEALTH DEPT. APPROVAL REQUIRED FOR REMOVAL.



NOTE: ALL PROPOSED PAVING SHOWN ON THIS PLAN IS TO BE MD. CO. STD. 2.01 "D-2" EXCEPT WITHIN THE STATE R.O.W. WHICH WILL BE IN ACCORDANCE WITH THE SHA PAVING SECTION SHOWN ON THESE PLANS



APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Disa J. Mattingly MR-ES 7-26-00
COUNTY HEALTH OFFICER MR DATE

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 7/14/00 DATE

Chief, Division of Land Development 7/05/00 DATE

Director 7/01/00 DATE

NO.	DATE	REVISION
1-5-01		REVISE PLAN TO DELETE PARKING & SWM AT REAR OF BLDG #2

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-8105 FAX: 410-485-6644

5-5-00

OWNER/DEVELOPER: SDMC ASSOCIATES
21 BAY DRIVE
ANNAPOLIS, MD 21403
410-774-8499

PROJECT: SDMC PROPERTIES
BUILDING AND PARKING ADDITIONS

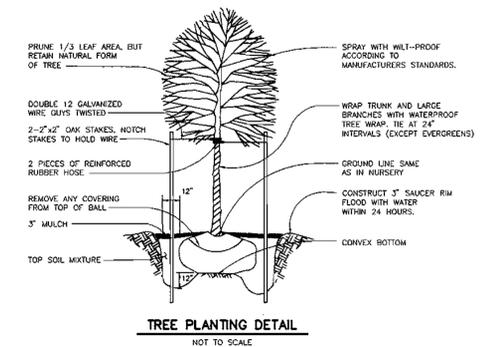
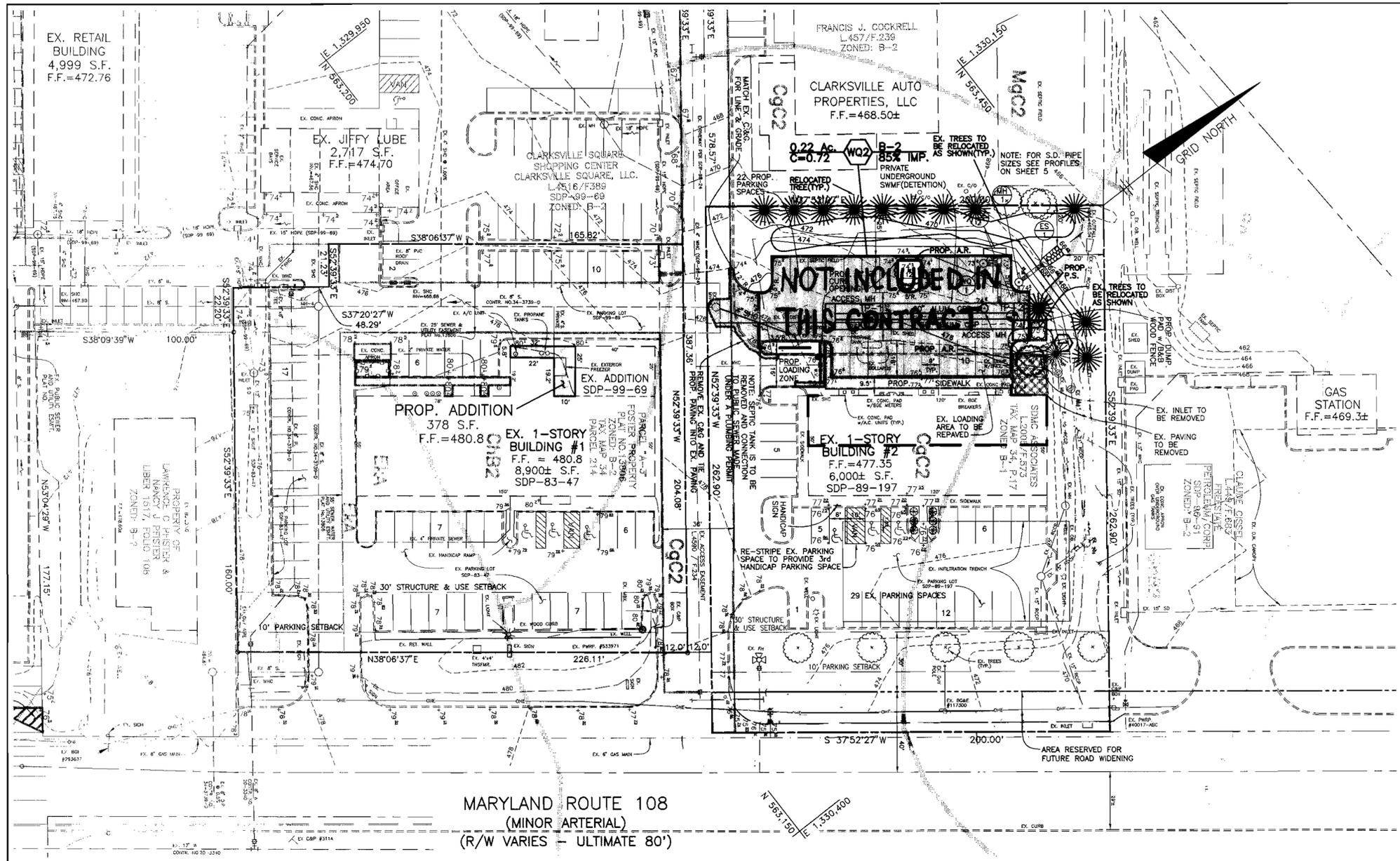
LOCATION: TAX MAP 34 - BLOCK 6
PARCELS 17 & 5/6 214
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN AND DETAILS

DATE: JANUARY, 2000
MAY, 2000

PROJECT NO. 1325

SCALE: AS SHOWN DRAWING 2 OF 5



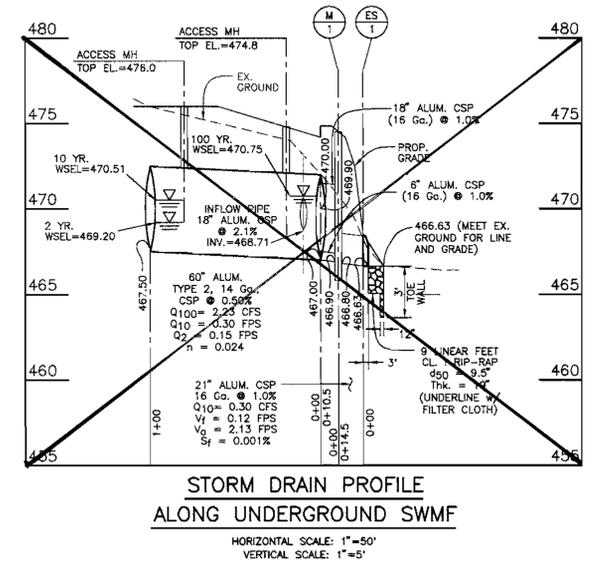
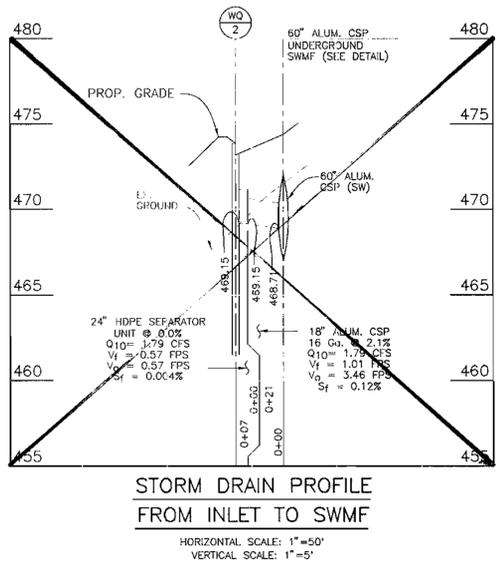
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING		
NUMBER OF PARKING SPACES:		22
NUMBER OF TREES REQUIRED:		1 (ISL)
NUMBER OF TREES PROVIDED:		1
SHADE TREES		0
OTHER TREES (2:1 SUBSTITUTION)		0
SHRUBS (10:1 SUBSTITUTION)		0

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	2	FEET RUBBER TREE SUBJECT TO EQUIPMENT	2 1/2" - 3" CAL. 8&0 FULL HEAD
(Symbol)	1	PINUS STROBUS "EASTERN WHITE PINE" OR EQUIVALENT	4" DBH. INT. UNUSUAL

NOTE: TREES SHOWN AS EXISTING INSTALLED UNDER SDP-89-197

SCHEDULE A PERIMETER LANDSCAPE EDGE		
ADJACENT TO ROADWAY		NO
CATEGORY ADJACENT TO PERIMETER PROPERTIES		YES
PERIMETER NO. LANDSCAPE TYPE		(1) C
LINEAR FEET OF PERIMETER (FRONTAGE/PERIMETER)		26
CREDIT FOR EXISTING VEGETATION (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
CREDIT FOR WALL, FENCE OR BERM (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
NUMBER OF PLANTS REQUIRED: SHADE TREES, EVERGREEN TREES, OTHER TREES (2:1 SUBSTITUTION), SHRUBS		1, 1, -, -
NUMBER OF PLANTS PROVIDED: SHADE TREES, EVERGREEN TREES, OTHER TREES (2:1 SUBSTITUTION), SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		1, 1, -, -

NOTES:
1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$750.00.



SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
CgC2	B	CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
ChR2	C	CLEMVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED

SOILS MAP No.23

PIPE SCHEDULE				
RUN	SIZE	LENGTH	TYPE & CLASS	
WQ-2 TO WQ-1	24"	5'	HDPE SEPARATOR	
WQ-1 TO SWMF	18"	19.5'	ALUM. CSP	
SWMF TO MH-1	18"	10.5'	ALUM. CSP	
SWMF TO MH-1	6"	10.5'	ALUM. CSP	
MH-1 TO ES-	21"	14.5'	ALUM. CSP	

STRUCTURE SCHEDULE								
NO.	TYPE	LOCATION	INVERT IN	INVERT OUT	INVERT OUT TOP ELEV.	HO. CO. STD.	REMARKS	INSIDE DIM. OF INLET
MH-1	STD. PRE-CAST	N 563405.93 E 1330252.07	466.90	469.90	466.80	474.50	G-5.12	2.5'
WQ-1	BAYSAYER "1K"	N 563397.64 E 1330233.66	465.15	-	465.15	473.75	-	SEE MANUFACT. SPECS.
WQ-2	"A-10"	N 563404.49 E 1330234.37	-	-	469.15	474.0	SD-4.02	-
ES-	METAL END SECTION	N 563420.34 E 1330252.30	466.66	-	466.63	468.39	SD-5.61	-

* = CENTER OF STRUCTURE AT THE TOP OF CURB

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

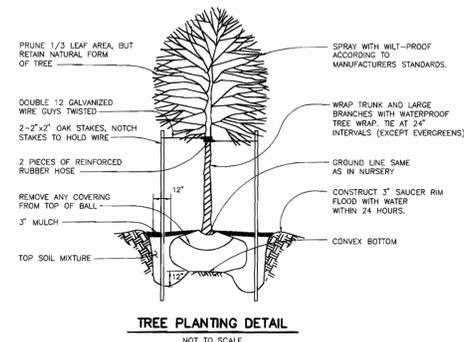
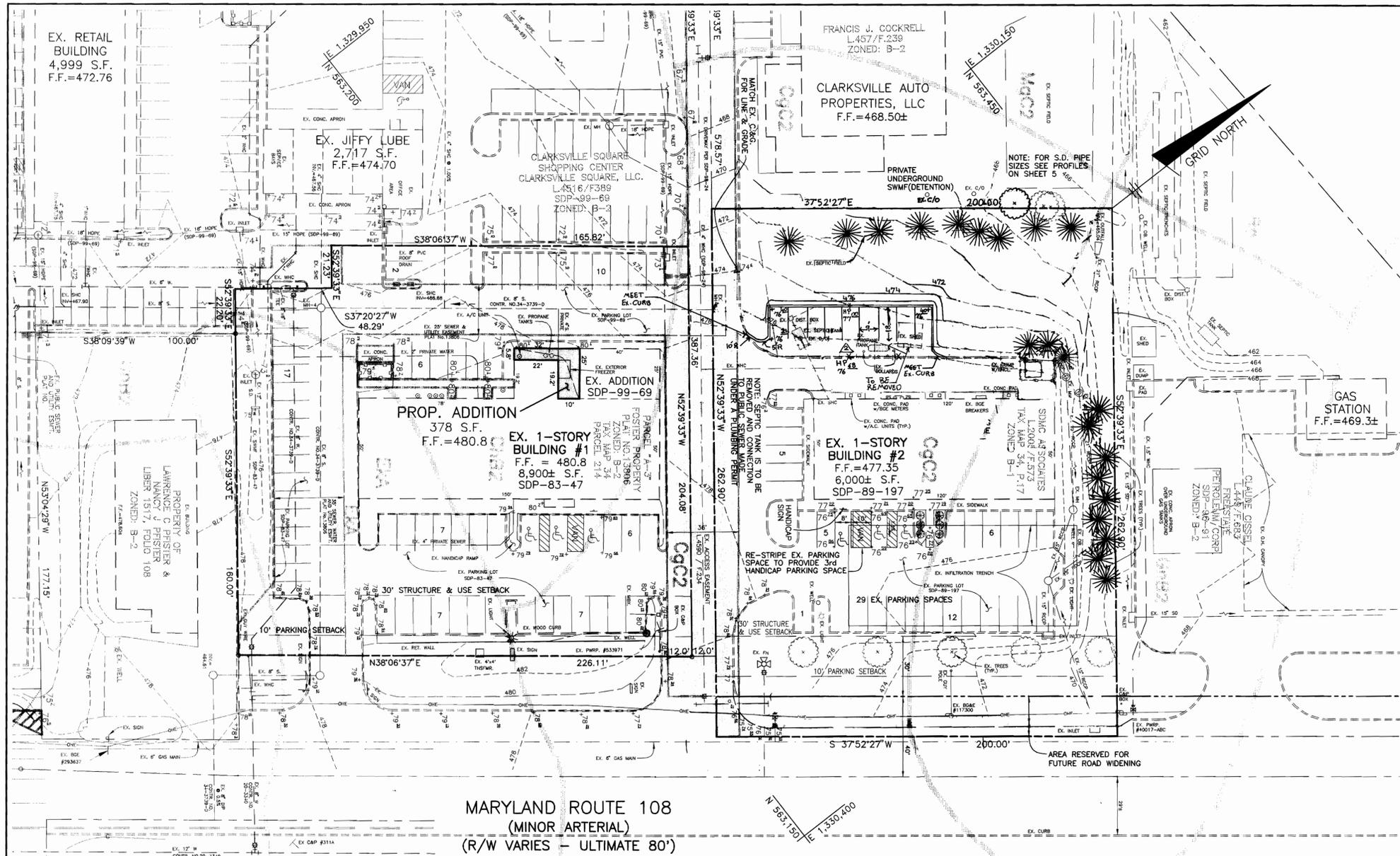
CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

7/14/00 DATE
 7/20/00 DATE
 7/31/00 DATE

 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELUCOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644		 G-27-00
REVISION: REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2		
OWNER/DEVELOPER:	PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS	
SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499	LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & p/o 214 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: LANDSCAPE PLAN AND STORM DRAIN DRAINAGE AREA MAP	DATE: JANUARY, 2000 PROJECT NO. 1325 MAY, 2000	
SCALE: AS SHOWN	DRAWING 5 OF 5	



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES:	22
NUMBER OF TREES REQUIRED:	1 (SILV)
NUMBER OF TREES PROVIDED:	1
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS (10:1 SUBSTITUTION)	0

PLANTING LIST			
SYMBOL	DENSITY	NAME	REMARKS
(Symbol)	2	CEDE RUBUS "RED RUBUS" OR EQUIVALENT	2 1/2" - 3" CAL. B&B FULL HEAD
(Symbol)	1	PINUS STROBUS "EASTERN WHITE PINE" OR EQUIVALENT	8" TO 8 1/2" HT. UNSHRUBBED

NOTE: TREES SHOWN AS EXISTING INSTALLED UNDER SDP-89-197

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY:	ADJACENT TO ROADWAY	NO
	ADJACENT TO PERIMETER PROPERTIES	YES
PERIMETER NO.:	LANDSCAPE TYPE	(1) C
LINEAR FEET OF PERIMETER (FRONTAGE/PERIMETER)		26
CREDIT FOR EXISTING VEGETATION (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
CREDIT FOR WALL, FENCE OR BERM (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
NUMBER OF PLANTS REQUIRED:	SHADE TREES	1
	EVERGREEN TREES	1
	OTHER TREES (2:1 SUBSTITUTION)	1
	SHRUBS	1
NUMBER OF PLANTS PROVIDED:	SHADE TREES	1
	EVERGREEN TREES	1
	OTHER TREES (2:1 SUBSTITUTION)	1
	SHRUBS (10:1 SUBSTITUTION)	1

NOTES:
1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$750.00.

MARYLAND ROUTE 108
(MINOR ARTERIAL)
(R/W VARIES - ULTIMATE 80')

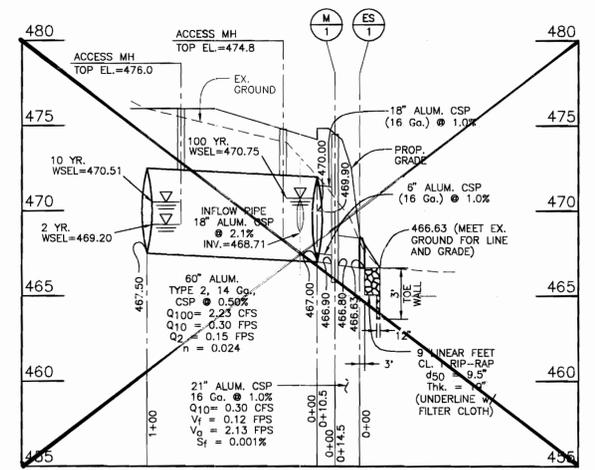
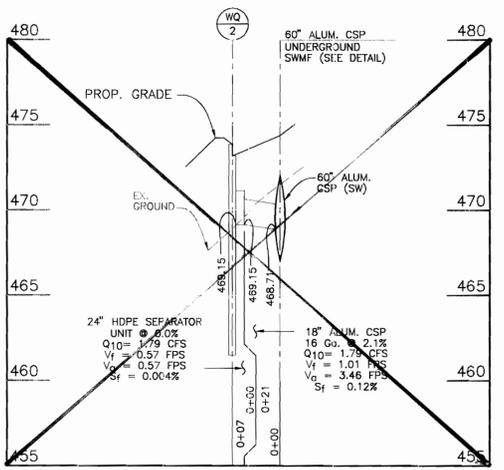
SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
Cg2c	B	CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
Gs2c	C	GLENVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED

SOILS MAP No.23

PIPE SCHEDULE				
RUN	SIZE	LENGTH	TYPE & CLASS	
WQ-2 TO WQ-1	24"	5'	HDPE SEPARATOR	
WQ-1 TO SWMF	18"	18.6'	ALUM. CSP	
SWMF TO MH-1	18"	10.5'	ALUM. CSP	
WQ-2	6"	10.5'	ALUM. CSP	
MH-1 TO ES-1	21"	14.5'	ALUM. CSP	

STRUCTURE SCHEDULE										
NO.	TYPE	LOCATION	INVERT IN	INVERT IN	INVERT OUT	TOP ELEV.	HO. CO. STD.	REMARKS	INSIDE DIM. OF INLET	
MH-1	STD. PRE-CAST	N 563405.93 E 1330252.07	466.90	466.90	466.80	474.50	G-5.12	-	2.5'	
WQ-1	BAYSAVER "1K"	N 563397.64 E 1330233.66	465.15	-	465.15	473.79	-	SEE MANUFACT. SPECS.	-	
WQ-2	"A-10"	N 563404.49 E 1330234.37*	-	-	469.15	474.0	SD-4.02	-	-	
ES	MANHOLE SECTION	N 563420.34 E 1330252.30	466.66	-	466.63	468.39	SD-5.61	-	-	

* = CENTER OF STRUCTURE AT THE TOP OF CURB



9-28-05 ADD 10 P.S. BEHIND BLDG #2 W/CURB & GUTTER
1-5-01 REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21103
PHONE: 410-465-6105 FAX: 410-465-6844

ENGINEERS • LAND SURVEYORS • PLANNERS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Howard* 2/14/00 DATE

Chief, Division of Land Development: *Cindy Hamstra* 7/2/00 DATE

Director: *James R. Rutter* 7/31/00 DATE

OWNER/DEVELOPER: SDMC ASSOCIATES
21 BAY DRIVE
ANNAPOLIS, MD 21403
410-774-8499

PROJECT: SDMC PROPERTIES
BUILDING AND PARKING ADDITIONS

LOCATION: TAX MAP 34 - BLOCK 6
PARCELS 17 & 2/3 214
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN AND
STORM DRAIN DRAINAGE AREA MAP

DATE: JANUARY, 2000
MAY, 2000

PROJECT NO. 1325

SCALE: AS SHOWN DRAWING 5 OF 5

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS SEDIMENT CONTROL DIVISION (410-313-1850) PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FINISHED AND MARKING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 5) SOI (SEC. 5-1), TEMPORARY SEEDING (SEC. 6) AND MULCHING (SEC. 5-2). THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS IS TO PREVENT TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 2.18 ACRES
TOTAL AREA DISTURBED: 0.27 ACRES
AREA TO BE ROOFED OR PAVED: 0.22 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 1.69 ACRES
TOTAL CUT: 0.15 CU. YDS.
TOTAL FILL: 0.36 CU. YDS.
OFF-SITE BORROW
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EROSION AND SEDIMENT CONTROL STRUCTURES OR GRADING. INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL FROM THE INSPECTION AGENCY IS MADE.
- TRINCHES FOR THE CONSTRUCTION OF UTILITIES ARE LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AN OFF-SITE BORROW AREA WITH AN APPROVED SEDIMENT CONTROL PLAN.

TEMPORARY SEEDING PREPARATION

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAVING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 1 LBS PER ACRE OF WHEAT (1.0 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOI.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL, OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8:1 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING PREPARATION

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAVING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOI, TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DIS INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (2 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DIS INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 80 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF PERENNIAL RYE GRASS. FOR THE PERIODS MAY 1 THROUGH AUGUST 14, SEED WITH 1 LBS PER ACRE OF WHEAT (1.0 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOI. OPTION (3) SEED WITH 60 LBS PER ACRE OF PERENNIAL RYE GRASS AND MULCH WITH 2 TONS PER ACRE OF WELL-ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL, OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8:1 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable medium for vegetation growth. Sole of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

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

Construction and Material Specifications

- Topsoil salvaged from the existing site may be provided that it meets the standards 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 in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used to topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
 - 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.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

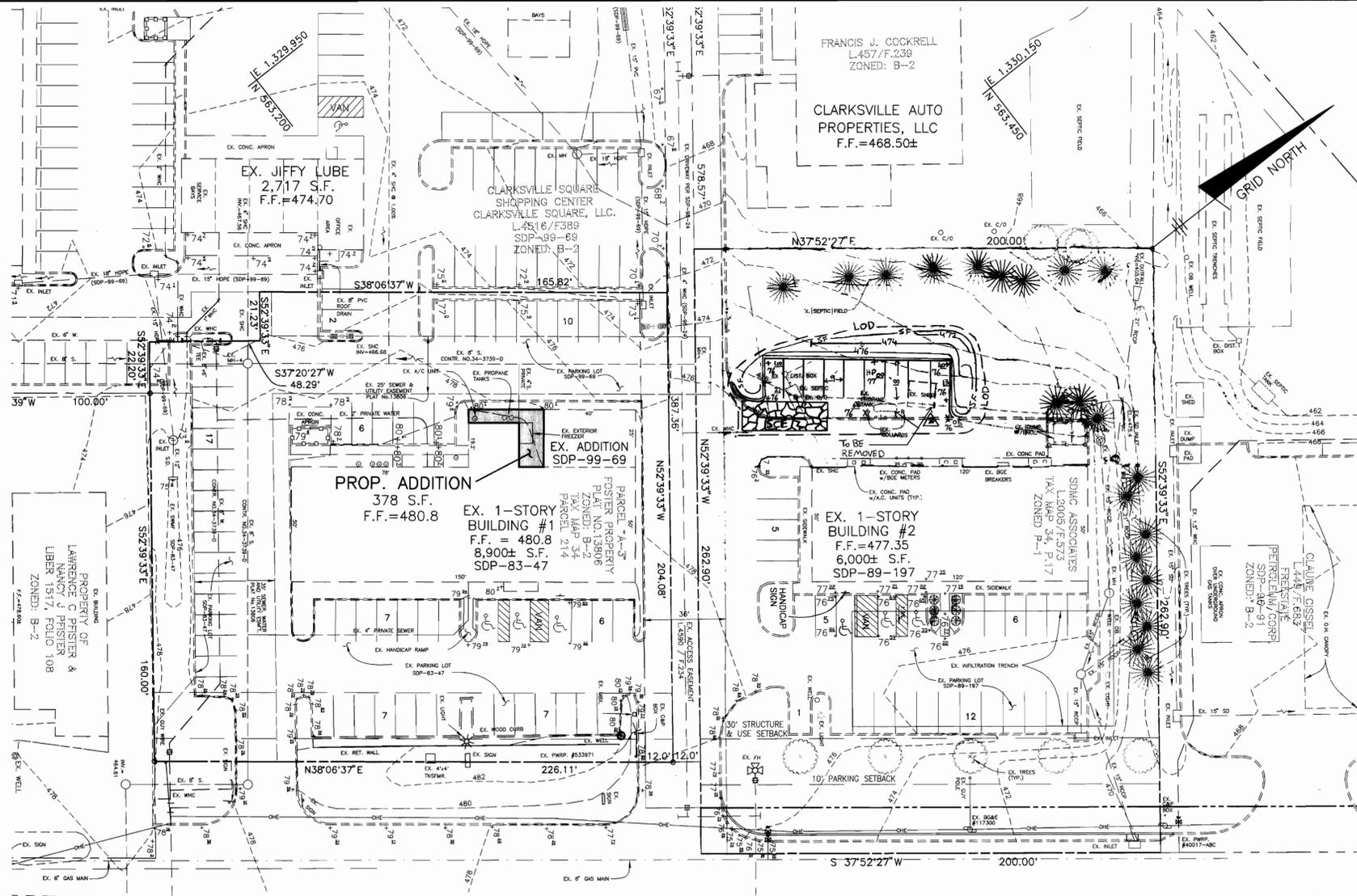
Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversion, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation. (2-21-2)
- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribed amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1997.

LEGEND

- SOILS TYPE: A B C 1
- SOILS LINE: ---
- EXISTING CONTOURS: ---
- PROPOSED CONTOURS: ---
- EXISTING WOODS LINE: ---
- EXISTING WATER: ---
- EXISTING SEWER: ---
- EXISTING STORM DRAIN: ---
- EXISTING STRUCTURE: ---
- PROPOSED STRUCTURE: ---
- LIMIT OF DISTURBANCE: ---
- PROP. SILT FENCE: ---
- STABILIZED CONSTRUCTION ENTRANCE: ---
- CURB INLET PROTECTION: ---



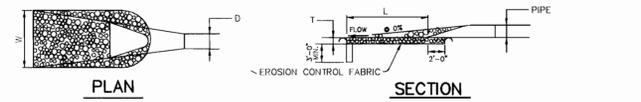
MARYLAND ROUTE 108
(MINOR ARTERIAL)
(R/W VARIES - ULTIMATE 80')

PLAN
SCALE: 1" = 30'

SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN GRADING PERMIT.
- DAY 2-3 CLEAR & GRUB FOR SEDIMENT CONTROL DEVICES. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
- DAY 3-4 CLEAR & GRUB REMAINDER OF SITE.
- DAY 5-6 MASS GRADE SITE.
- DAY 7-14 WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, INSTALL STORM DRAIN, SWM FACILITY, UTILITIES AND COMMENCE WITH PROP. BLDG. ADD.
- DAY 15-20 COMMENCE WITH PARKING LOT CONSTRUCTION.
- DAY 21-26 INSTALL CURB & GUTTER.
- DAY 27-28 INSTALL PAVING FOR PARKING LOT & PRIVATE DRIVE.
- DAY 29-32 FINAL GRADE REMAINDER OF SITE AND PERMANENTLY STABILIZE.
- DAY 33-49 WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: 1) SEDIMENT CONTROL LOCATION AND IMPLEMENTATION AS SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

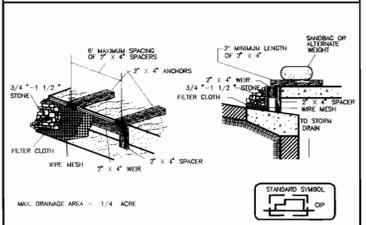


STRUCTURE	D-50	LENGTH (L)	WIDTH (W)	THICKNESS (T)	SHA CLASS
ES-1	9.5'	9' @ 6X	6'	19"	I

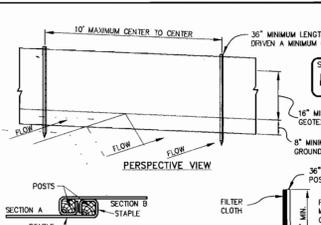
OUTLET PROTECTION DETAIL

NOT TO SCALE

DETAIL 23C - CURB INLET PROTECTION (CIG OR CIG INLETS)



DETAIL 22 - SILT FENCE



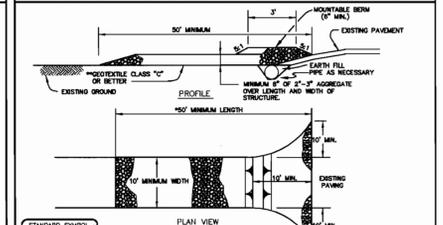
SILT FENCE

SILT FENCE DESIGN CRITERIA

Slope Steadness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

- Attach a continuous piece of wire mesh (2" minimum width by strand length plus 4") to the 2" x 4" wire (minimum strand length plus 2") as shown on the standard drawing.
- Place a continuous piece of Geotextile Class F in the same direction as the wire mesh over the wire mesh and securely attach it to the 2" x 4" wire.
- Securely nail the 2" x 4" wire to a 9" long vertical stake to be located between the wire and the silt fence (max. 4' spacing).
- Place the assembly against the stake and nail (minimum 2" length of 2" x 4" to the top of the wire at spacer locations). These 2" x 4" anchors will extend above the silt fence top edge to hold it in place by wedging or otherwise weight.
- The assembly shall be placed so that the end sections are a minimum 1' beyond both ends of the throat opening.
- Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and overlap the face of the curb on both ends. The 1/2" x 1/2" wire mesh shall extend above the wire mesh and geotextile in such a manner to prevent water from entering the curb under or around the geotextile.
- This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
- Ensure that storm flow does not bypass the inlet by installing a temporary curb or restrict flow to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE PAGE 16-38 MARYLAND DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round end grain hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples of top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength: 50 lbs/in (min.) Test: WSUT 509
Tensile Modulus: 20 lbs/in (min.) Test: WSUT 509
Flow Rate: 0.5 gal ft / minute (max.) Test: WSUT 522
Filtering Efficiency: 75% (min.) Test: WSUT 522
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when the sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE PAGE 15-3 MARYLAND DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

CONSTRUCTION SPECIFICATIONS

- Length - minimum of 50' (+30' for single residence lot).
- Width - 10" minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. If the stone is placed over the geotextile, the geotextile shall be placed at least 6" deep over the length and width of the entrance.
- Surface water - all surface water flowing to or diverted toward construction entrances shall be placed through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounted beam with 2" slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to remove a pipe will not be necessary. Pipe should be placed according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site, unless having the site fully stabilized over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

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

DEVELOPER: WILSON OBERG
DATE: 6/26/00

BY THE ENGINEER:
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: Donald Mason
DATE: 6/27/00

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

John B. Robertson
DATE: 7/13/00

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Clay Simmons
DATE: 7/13/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 7/14/00

Chief, Division of Land Development
DATE: 7/20/00

Director
DATE: 7/21/00

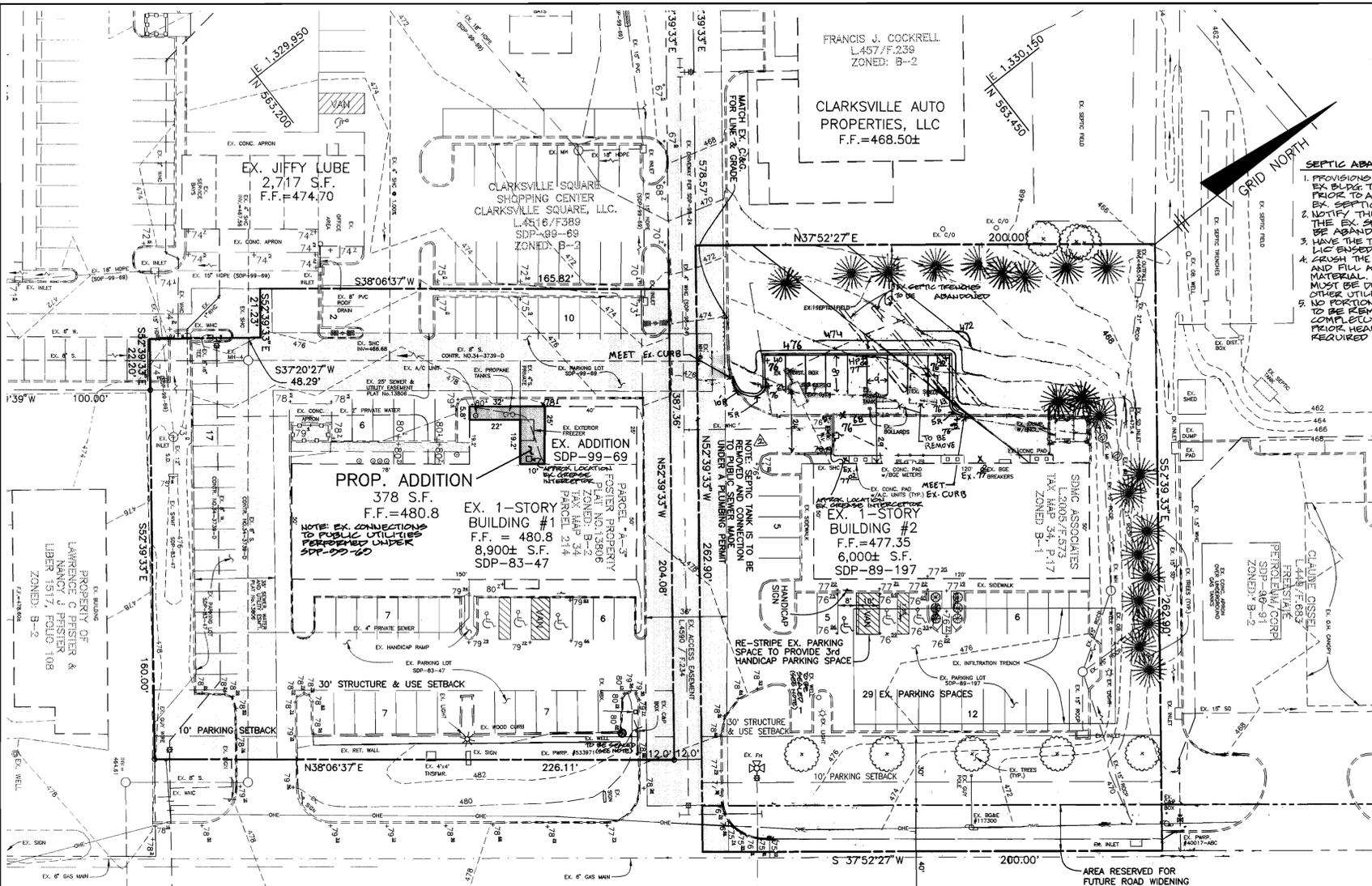


NO.	DATE	REVISION
11-04-06		ADD 9 P.S. BEHIND BLDG #2 W/CURB & GUTTER
1-5-01		REVISE PLAN TO DELETE PROP. CONSTRUCTION AT REAR OF BLDG #2

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

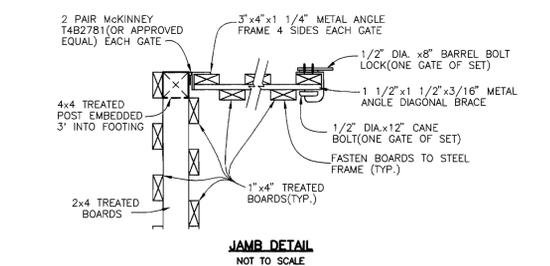
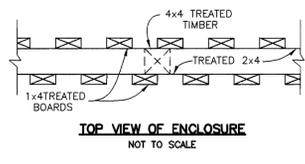
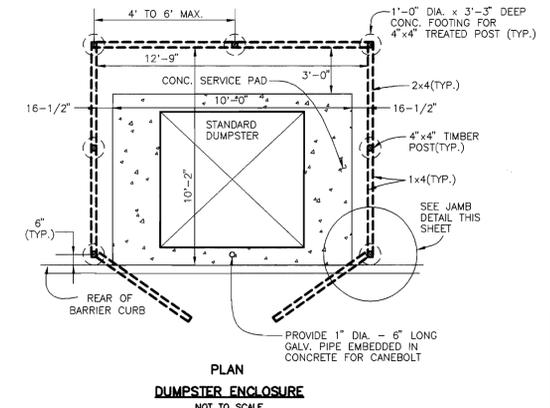
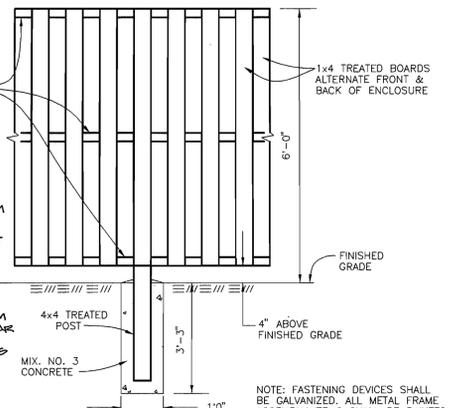
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21104
PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER: SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499	PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS
LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & 214 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL NOTES & DETAILS
DATE: JANUARY, 2000 MAY, 2000	PROJECT NO.: 1325
SCALE: AS SHOWN	DRAWING 4 OF 5



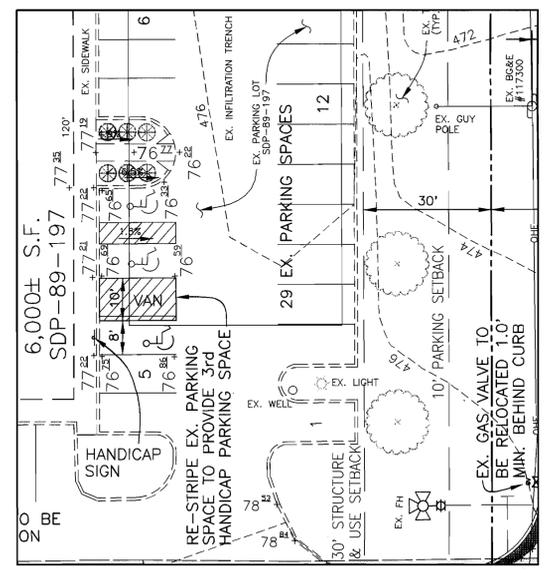
SEPTIC ABANDONMENT SEQUENCE

1. PROVISIONS SHALL BE MADE TO CONNECT EX. BLDG. TO THE PUBLIC SEWER SYSTEM PRIOR TO ANY DISTURBANCE OF THE EX. SEPTIC FIELD.
2. NOTIFY THE HO. CO. HEALTH DEPT. THAT THE EX. SEPTIC SYSTEM IS READY TO BE ABANDONED.
3. HAVE THE TANKS PUMPED DRY BY A LIC. ENDED SEPTIC HANDLER.
4. GRAB THE TOP OF THE TANKS & DIST. BOX AND FILL AS NEEDED WITH CLEAN FILL MATERIAL. IF ANY PORTION OF THE SYSTEM MUST BE DUG UP ANY REMOVAL TO CLEAR OTHER UTILITIES, DO SO AT THIS TIME.
5. NO PORTION OF THE EX. SEPTIC SYSTEM IS TO BE REMOVED OFF-SITE UNLESS COMPLETELY DEVOID OF MOISTURE. PRIOR HEALTH DEPT. APPROVAL REQUIRED FOR REMOVAL.

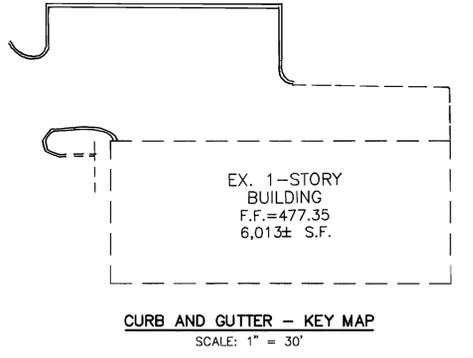


MARYLAND ROUTE 108
(MINOR ARTERIAL)
(R/W VARIES - ULTIMATE 80')

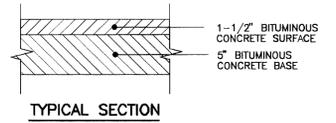
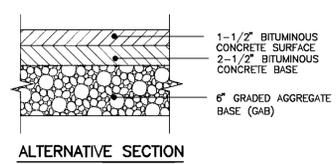
PLAN
SCALE: 1" = 30'



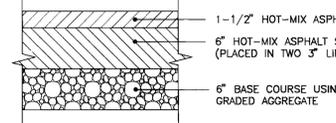
HANDICAP ACCESS DETAIL
BUILDING 2
SCALE: 1" = 20'



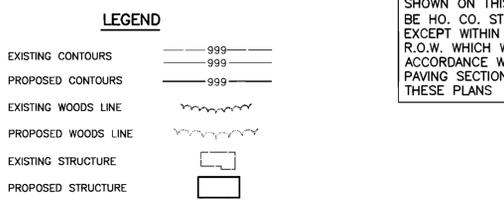
CURB AND GUTTER - KEY MAP
SCALE: 1" = 30'



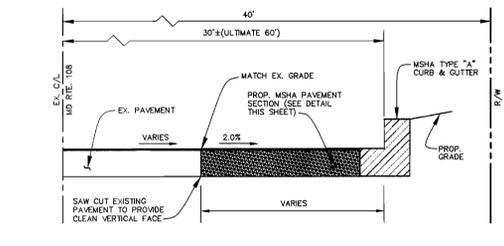
P-2 PAVEMENT DETAIL
NOT TO SCALE



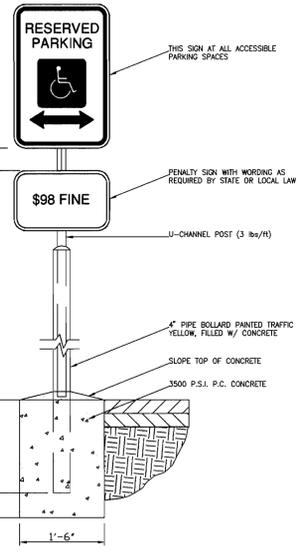
MSHA PAVING SECTION
NOT TO SCALE



NOTE: ALL PROPOSED PAVING SHOWN ON THIS PLAN IS TO BE HO. CO. STD. 2.01 "P-2" EXCEPT WITHIN THE STATE R.O.W. WHICH WILL BE IN ACCORDANCE WITH THE SHA PAVING SECTION SHOWN ON THESE PLANS



PAVEMENT DETAIL FOR EX. ROUTE 108
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT



NO.	DATE	REVISION
11-4-05		ADD 9 P.S. BEHIND BUILDING #2 W/CURB & GUTTER
1-5-01		REVISE PLAN TO DELETE PARKING & SWM AT REAR OF BLDG #2

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *[Signature]* 7/14/00
 Chief, Division of Land Development: *[Signature]* 7/08/00
 Director: *[Signature]* 7/12/00

OWNER/DEVELOPER: SDMC ASSOCIATES
21 BAY DRIVE
ANNAPOLIS, MD 21403
410-774-8499

PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS
 LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & P/O 214 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TITLE: SITE DEVELOPMENT PLAN AND DETAILS
 DATE: JANUARY, 2000 PROJECT NO. 1325
 MAY, 2000
 SCALE: AS SHOWN DRAWING 2 OF 5

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN AND DETAILS
3	UNDERGROUND SWM NOTES AND DETAILS
4	SEDIMENT & EROSION CONTROL PLAN AND DETAILS
5	LANDSCAPE PLAN & STORM DRAIN DRAINAGE AREA MAP

SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

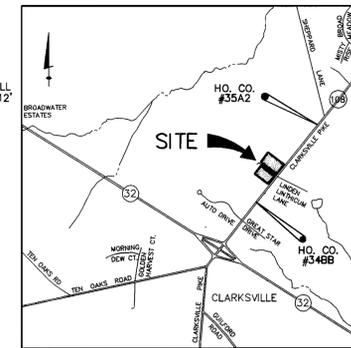
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

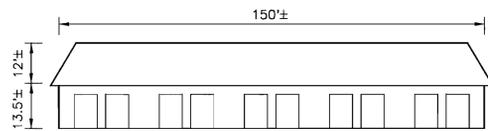
BENCH MARKS (NAD83)

HO. CO. No. 348B ELEV. 485.254
STAMPED BRASS DISK SET ON
TOP OF CONCRETE (3' DEEP) COLUMN,
1.3' EAST OF THE EDGE OF PAVEMENT OF
ROUTE 108, 87.5' NORTH OF THE SOUTHERN WALL
LINE OF KENDALL HARDWARE PROJECTED AND 112'
NORTH OF BGS POLE #531720. E 1,329,641.876'
N 562,178.459

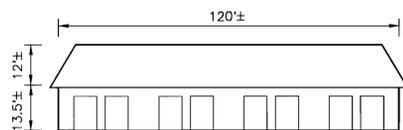
HO. CO. No. 35A2 ELEV. 488.644
STAMPED BRASS DISK SET ON
TOP OF CONCRETE (3' DEEP) CYLINDRIC BASE
2.8' WEST OF THE EDGE OF ROUTE 108,
214.5' SOUTH OF THE CENTERLINE OF
SHEPPARD LANE AND 3.9' EAST OF A FENCE.
N 564,154.800' E 1,331,201.112'



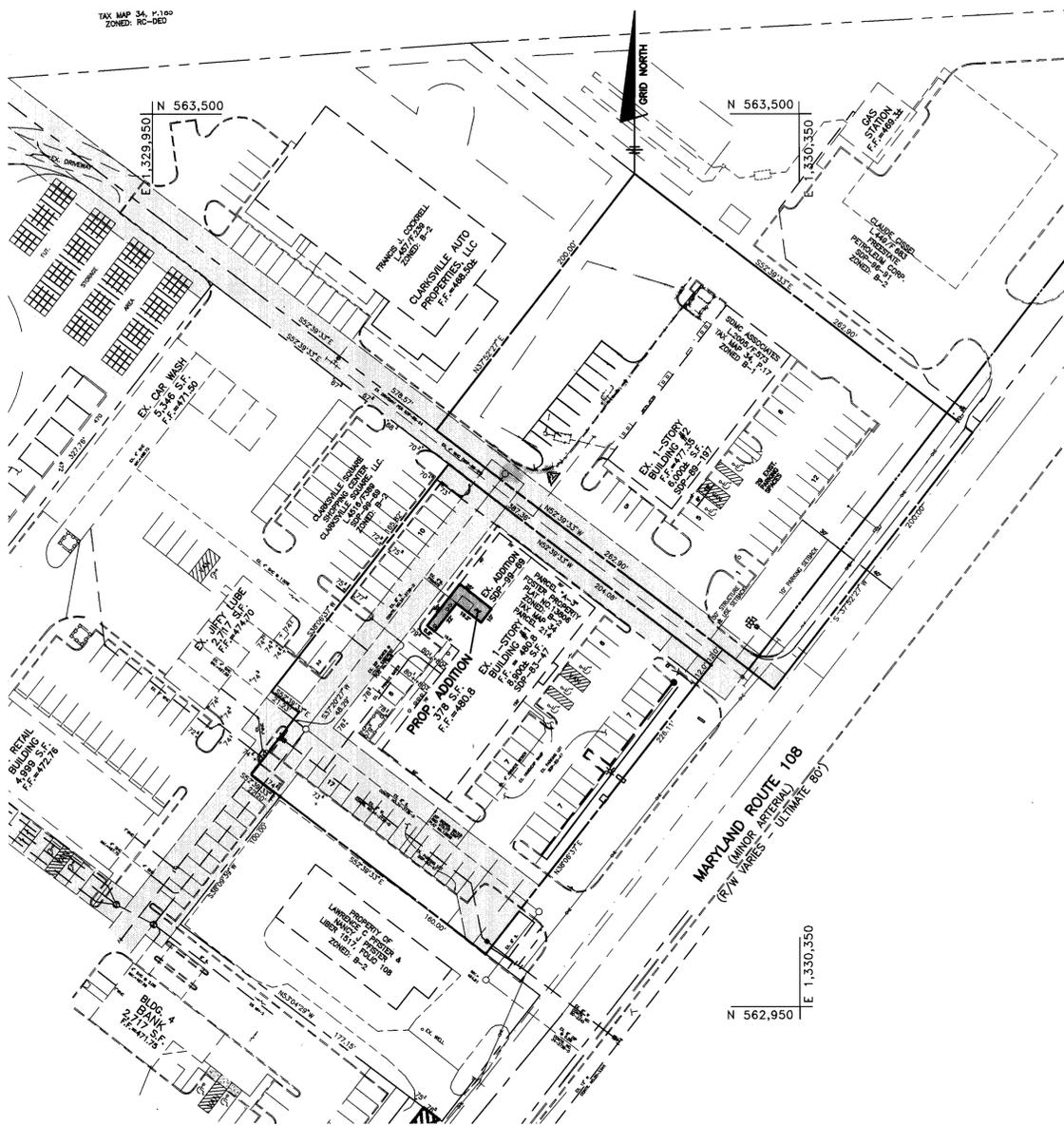
VICINITY MAP
SCALE: 1" = 2000'



FRONT VIEW
ELEVATION - BUILDING #1
SCALE: 1" = 30'



FRONT VIEW
ELEVATION - BUILDING #2
SCALE: 1" = 30'



LOCATION PLAN
SCALE: 1" = 50'

ADDRESS CHART	
BLDG. NO.	STREET ADDRESS
1	12206 CLARKVILLE PIKE
2	12180 CLARKVILLE PIKE



NO.	DATE	REVISION
1	11-4-05	ADD 9 PS. BEHIND BUILDING #2
2	1-5-01	REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

6-27-00

ONSITE PARKING TABULATION

BLDG. NO.	PROP. USE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
1	RETAIL	7,400 sf. x 5/1000	37	62	3	3
	RESTAURANT	(EX.) 1,500 sf. +(PROP.) 378 sf.				
		1,878 sf. x 14/1000	27			
			64 TOTAL			
2	RETAIL	6,013 sf. x 5/1000	30	38	3	3
			94	100	6	6

SITE DATA TABULATION

- GENERAL SITE DATA
- PRESENT ZONING: PARCEL 214/A-3-B-2; PARCEL 17-B-1
 - APPLICABLE DPZ FILE REFERENCES:
F-94-113, SDP-99-69, F-00-116, SDP-83-47, SDP-96-76 * ADDITIONAL PARKING IS PROVIDED ON ADJACENT CLARKVILLE SQUARE SHOPPING CENTER TO SATISFY THE REQUIRE PARKING FOR THIS SITE
F-99-137(PARCEL 214), SDP-89-197(PARCEL 17)
 - PROPOSED USE OF SITE: COMMERCIAL
 - PROPOSED WATER PUBLIC
PROPOSED SEWER PUBLIC

AREA TABULATION	PARCEL 214/A-3 BLDG.#1	PARCEL 17 BLDG.#2	TOTAL
1.) TOTAL PROJECT AREA.....	0.97 AC.	1.21 AC.	2.18 AC.
2.) AREA OF 100 YR. FLOODPLAIN.....	N/A	N/A	-
3.) NET AREA OF SITE.....	0.97 AC.	1.21 AC.	2.18 AC.
4.) AREA OF THIS PLAN SUBMISSION.....	0.97 AC.	1.21 AC.	2.18 AC.
5.) APPROXIMATE LIMIT OF DISTURBANCE.....	378 S.F.	15,738 S.F.	0.37 AC.
6.) BUILDING COVERAGE OF SITE (PERMITTED).....	N/A	N/A	-
7.) BUILDING COVERAGE OF SITE (PROPOSED).....	8900 S.F. EX. 378 S.F. PROP.	6000 S.F. EX. (11%)	15278 S.F. (16%)
OPEN SPACE DATA	9278 S.F. TOTAL (22%)		
1.) OPEN SPACE ON SITE(0.0%).....	-	-	-
2.) AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS			
ACRES REQUIRED.....	-	-	-
ACRES PROVIDED.....	-	-	-
PARKING SPACE DATA			
1.) FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE.....	6013 sf. 1st BLDG.	8299 sf. 2nd BLDG.	0.33 AC.
2.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE.....	-	-	-
3.) NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA.....	64	30	94
4.) TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDING HANDICAP SPACES).....	62	51=(29 EX. & 22 PROP.)	113
5.) NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE (INCL. IN TOTAL NO. ABOVE).....	3	3	6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mr. Damman 7/14/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cinda Hemstra 7/28/00
CHIEF, DIVISION OF LAND DEVELOPMENT

Dir. L. Mc... 7-26
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

WATER AND SEWERAGE SYSTEMS

PERMIT INFORMATION CHART					
SUBDIVISION NAME	LOT/PARCEL#	ZONE	TAX MAP	ELEC. DIST.	CENSUS
SDMC PROPERTIES AND FOSTER PROP. PARCEL A-3	17 & p.o.214/A-3	P.17 = B-1 P.214/A-3 = B-2	34	5th	6051.01
PLAT No.	BLOCK No.	SEC./AREA	TAX MAP	ELEC. DIST.	CENSUS
13806	6	N/A	34	5th	6051.01
WATER CODE	SEWER CODE				
I-10	6653500				

OWNER/DEVELOPER: SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499	PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS
LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & p.o.214 (PARCEL A-3) 5th ELECTION DISTRICT (FOSTER PROP.) HOWARD COUNTY, MARYLAND	TITLE: COVER SHEET
DATE: JANUARY, 2000 MAY, 2000	PROJECT NO. 1325
SCALE: AS SHOWN	DRAWING 1 OF 5
Design: MLV	Draft: MCR
Check: DAM	