

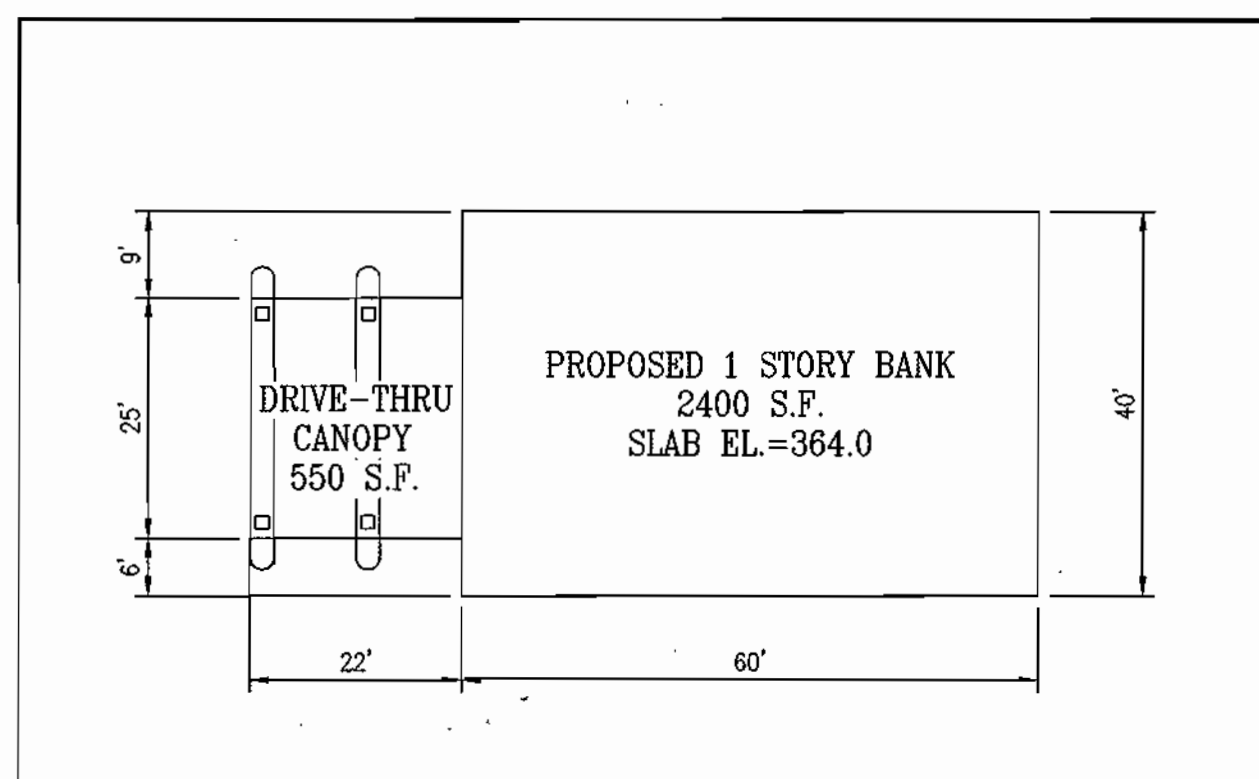
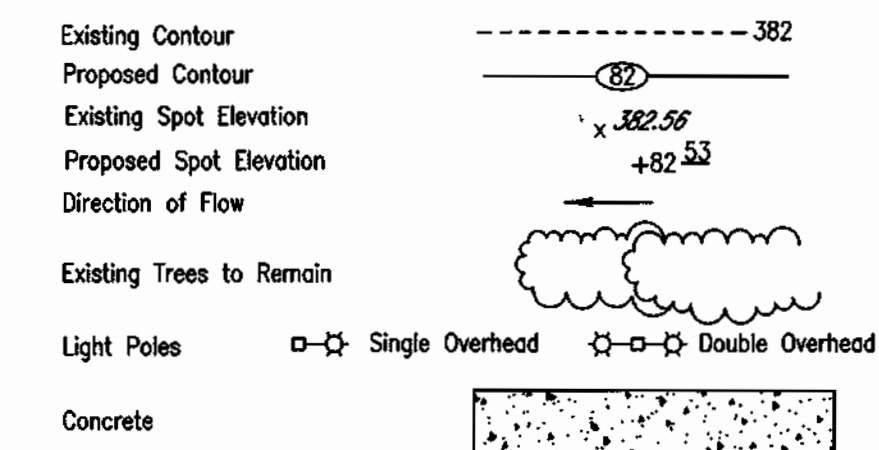
GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF EXISTING UTILITIES IN THE WORK AREA AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING FREDERICK WARD ASSOC., INC. AT (410) 720-6900 IN THE EVENT OF ANY DISCREPANCIES ON THE PLAN OR IN THE RELATIONSHIP OF EXISTING GRADES WITH PROPOSED GRADES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN A SCALED DIMENSION AND A FIGURED DIMENSION SHOWN ON THE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE FAILURE TO MENTION SPECIFICALLY WORK THAT WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING WORK:
 HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410) 313-1880
 MISS UTILITY (AT LEAST 48 HRS PRIOR TO ANY EXCAVATION): 1-800-257-7777
 VERIZON 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 AT&T CABLE LOCATION DIVISION 393-3553
 BG&E 685-0123
 NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION AT LEAST 48 HOURS PRIOR TO START (313-1855).
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS, UNLESS STATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A DRIVE-THROUGH BANK AND RELATED SITE AMENITIES AND INFRASTRUCTURE.
- SECTION 404 OF THE MD DEPARTMENT OF NATURAL RESOURCES DOES NOT APPLY NOR ARE ANY WETLANDS PERMITS REQUIRED FOR THIS PROJECT.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. A WATER METER SHALL BE LOCATED WITHIN THE BUILDING AND WILL MEET ALL HOWARD COUNTY STANDARDS PROPOSED ON-SITE WATER AND SEWER SHALL BE PUBLIC.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST 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 SITE LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AND THE ADJACENT RESIDENTIAL PROPERTIES AND COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF WORK @ (410) 313-1880.
- NO FLOODPLAIN IS LOCATED ON THE SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATION SYSTEM. HOWARD COUNTY BENCHMARKS NO. 42CA AND 36B WERE USED FOR THIS PROJECT.
- A TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PROJECT.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00.
- SITE INFORMATION:**
 TOTAL SITE AREA (PARCEL A-1): 582,092.28 S.F. = 13.363 AC.
 TOTAL NUMBER OF LOTS: 1
 PRESENT ZONING: NT (NEW TOWN EMPLOYMENT CENTER COMMERCIAL, REFERENCED FDP-133)
 ELECTION DISTRICT: 6TH
 EXISTING BUILDING COVERAGE:
 BUILDING A: 15,400 S.F. (2.6% COVERAGE)
 BUILDING B: 51,775 S.F. (8.9% COVERAGE)
 BUILDING C: 51,720 S.F. (8.9% COVERAGE)
 BUILDING D: 11,700 S.F. (2.0% COVERAGE)
 TOTAL COVERAGE FOR EXISTING BUILDINGS:
 130,595 S.F. (22.4% COVERAGE)
 PROPOSED BUILDING (BANK) COVERAGE:
 BUILDING E: BANK = 2,400 S.F. (0.4% COVERAGE)
 CANOPY = 550 S.F. (0.1% COVERAGE)
 TOTAL = 2,950 S.F. (0.5% COVERAGE)
 TOTAL COVERAGES FOR EXISTING AND PROPOSED BUILDINGS:
 133,545 S.F. (22.9% COVERAGE)
PARKING:
 A. REQUIRED FOR FDP-133:
 5 SPACES PER 1000 S.F. = 2,400 S.F. / 5 = 12 SPACES
 B. TOTAL SPACES PROVIDED: 13 SPACES (INCLUDING 1 HANDICAP SPACE)
 BUILDING COVERAGE (1 STORY): 2950 S.F. = 0.068 ACRES = 0.5%
 BUILDING USE: BANK
OWNER:
 STRATEGIC RESOURCES CORPORATION
 152 WEST 57TH STREET, 44TH FLOOR
 NEW YORK, NEW YORK 10019
 (212) 399-3100
 BUILDING E/BANK ADDRESS:
 6965 OAK HALL LANE
 COLUMBIA, MARYLAND 21045
- THIS SITE IS EXEMPT FROM FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH 16.1202(b)(1)(iv), A PLANNED UNIT DEVELOPMENT.
- TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES NOVEMBER, 2001.
- STORM WATER MANAGEMENT HAS BEEN PROVIDED FOR UNDER PLAN F-82-91, WATER QUALITY IS PROVIDED ON SITE AND PRIVATELY MAINTAINED.
- WATER PUBLIC CONTRACT #C-389-W, SEWER PUBLIC CONTRACT #C-2557-D-W&S.
- DPZ FILE REFERENCES: F-82-91, F-73-81, C-389-W, C-2557-D-W&S, SDP-82-138 (3/31/83), AND PLAT 5278 (9/3/82).
- ANY FURTHER REVISION TO BUILDING SIZE AND SHAPE WILL REQUIRE FURTHER REVIEW AND APPROVAL OF THE SITE DEVELOPMENT PLAN BY THE HRD ARCHITECTURAL REVIEW COMMITTEE.

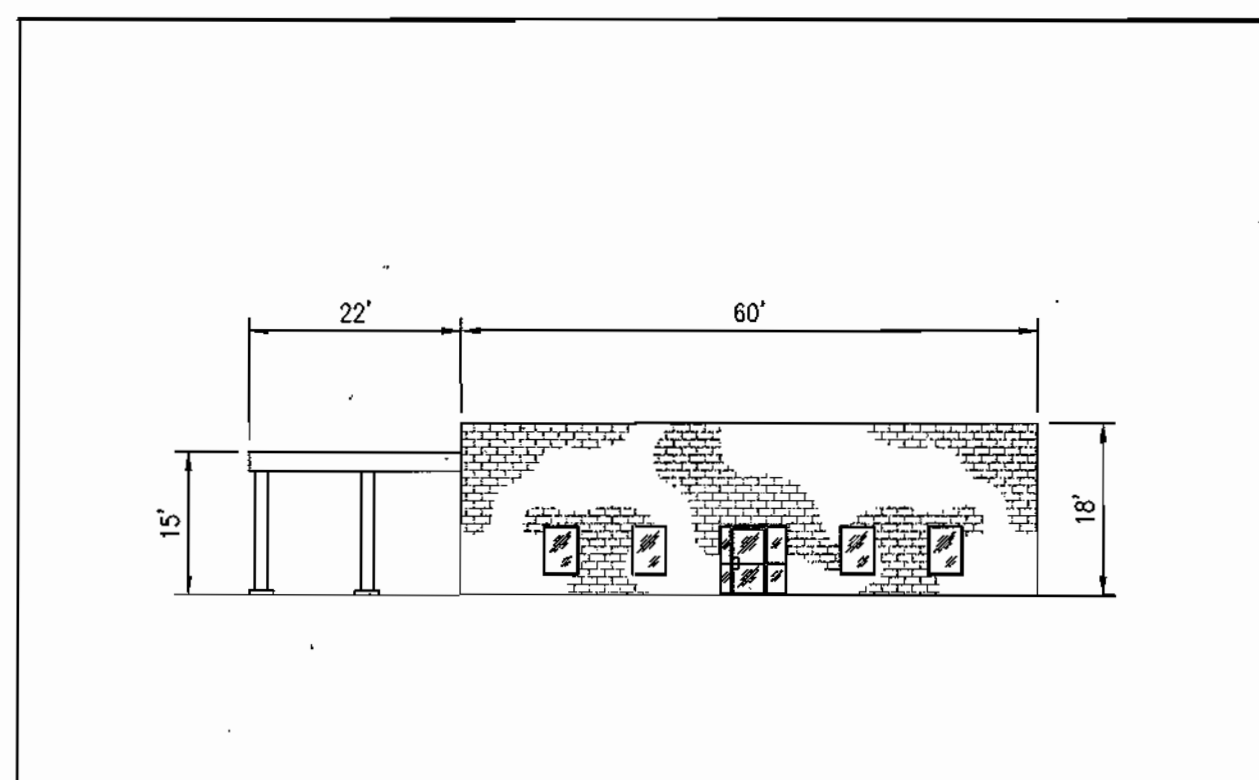
SITE DEVELOPMENT PLAN

**OAKLAND MILLS / SNOWDEN CENTER
 PARCEL A-1, SECTION 1, AREA 3
 SIELING INDUSTRIAL CENTER
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND**

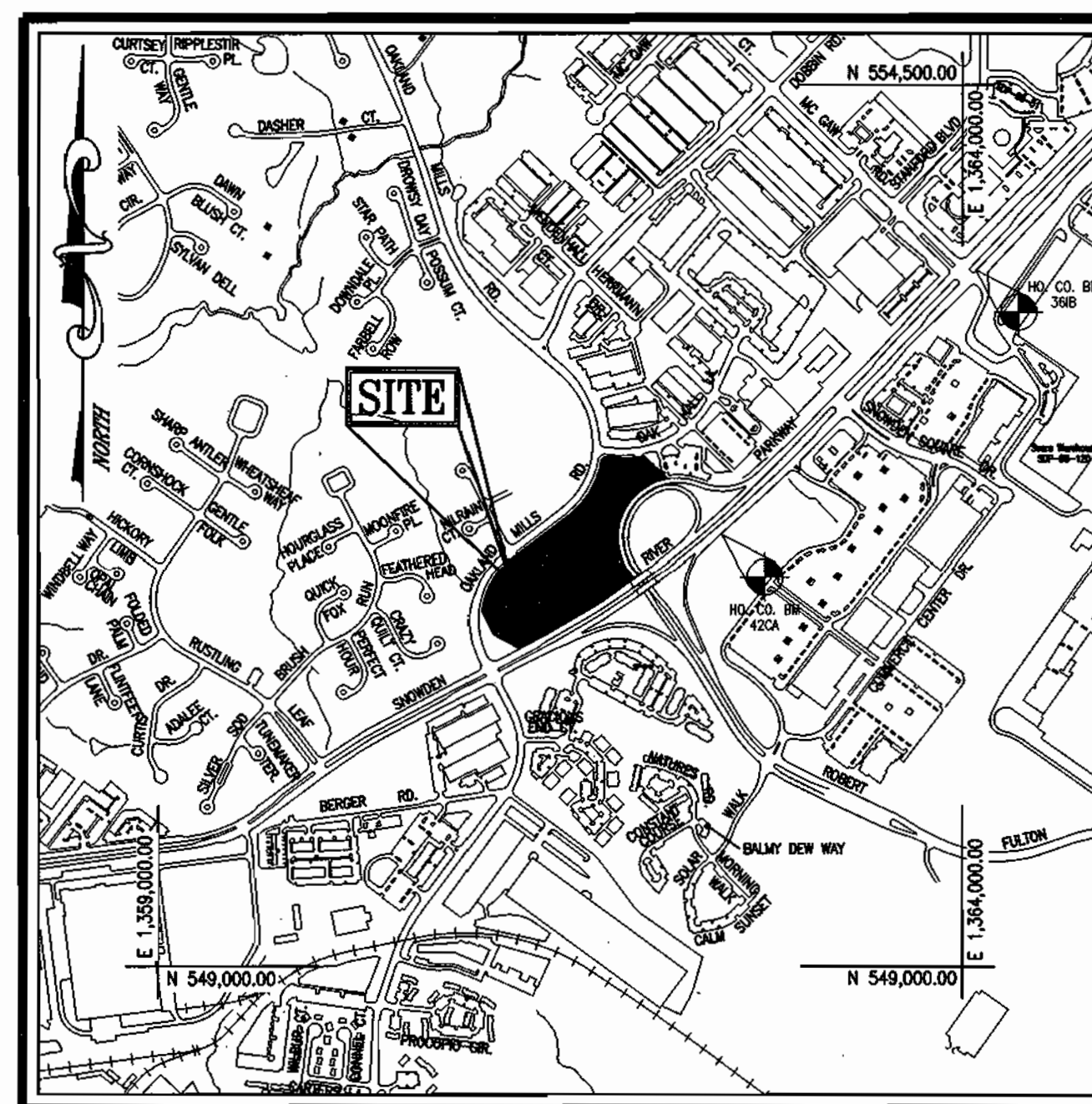
LEGEND:



**PROPOSED BANK
 PLAN VIEW
 SCALE: 1"=20'**



**PROPOSED BANK
 ELEVATION
 SCALE: 1"=20'**



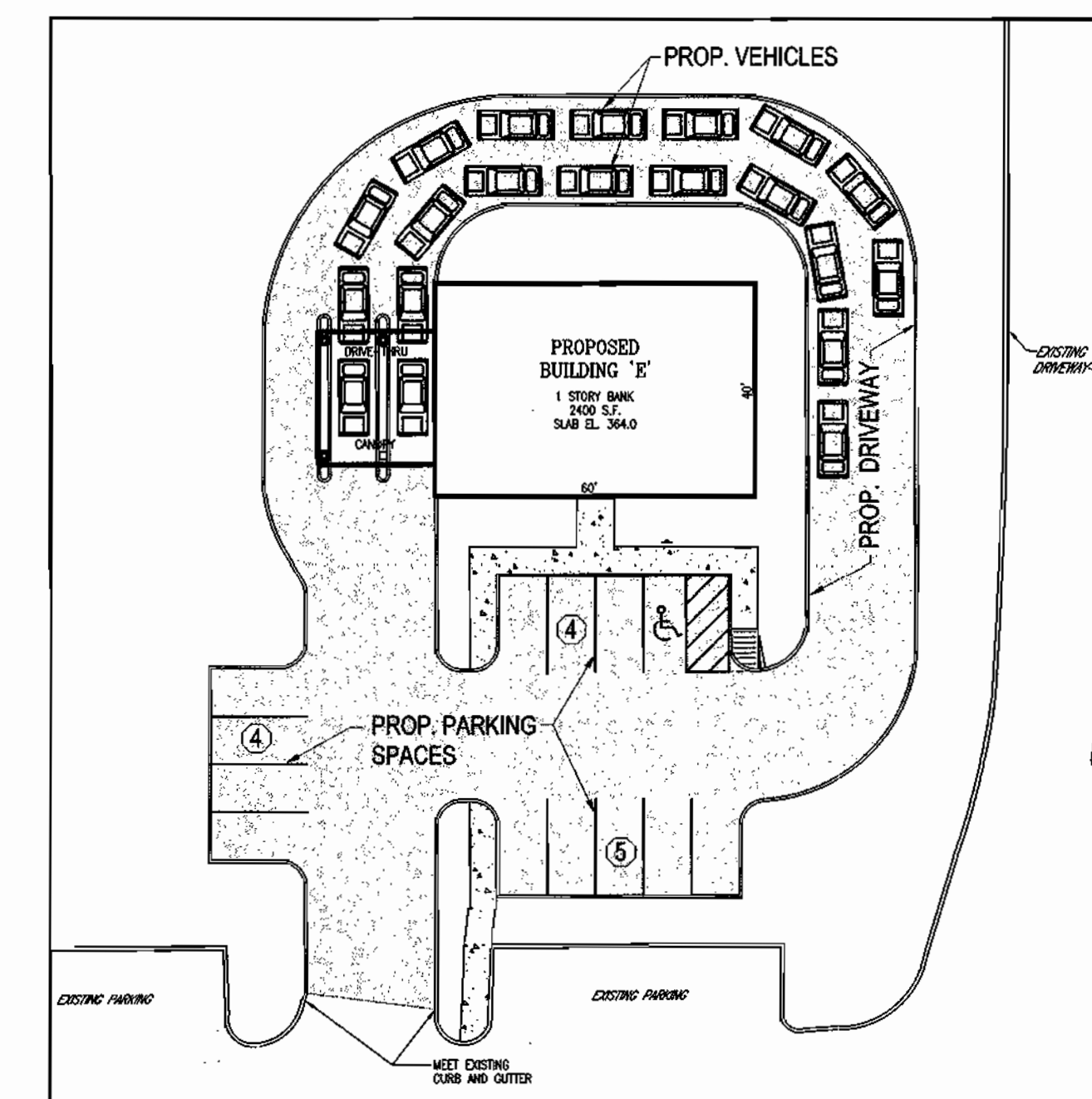
**LOCATION MAP
 SCALE: 1"=1000'**

BENCHMARKS:

HOWARD COUNTY BENCH MARK NO.	ELEV.
42CA CONCRETE MONUMENT LOCATED BETWEEN SPEED LIMIT SIGN AND A MAPLE TREE, 5.5' FROM FACE OF CURB OF SNOWDEN RIVER PKWY. N 551,695.745 E 1,362,506.381	377.23
36B CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF McGAW RD., 39.7' FROM TRAFFIC SIGNAL POLE N 553,348.652 E 1,364,085.211	386.42
37DB CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER ROAD, 0.2 MILES SOUTH OF TAMAR DRIVE, 7.3' FROM FACE OF CURB N 560,307.411 E 1,366,898.128	396.19
37DA CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF APRIL BROOK CIRCLE, 53.7' FROM FIRE HYDRANT N 558,667.522 E 1,366,857.438	380.48

SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1 OF 6
SITE DEVELOPMENT PLAN - BANK	2 OF 6
SITE GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN - BANK	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS / UTILITY PROFILES AND NOTES	4 OF 6
MISCELLANEOUS NOTES AND DETAILS	5 OF 6
SITE LANDSCAPE AND LIGHTING PLAN, NOTES AND DETAILS	6 OF 6



**CAR STACKING PLAN
 SCALE: 1"=30'**

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
BUILDING E/BANK	6965 OAK HALL LANE, COLUMBIA, MD 21045

PERMIT INFORMATION CHART			
Subdivision Name	Section/Area	Lot/Parcel No.	
SIELING INDUSTRIAL CENTER	SECTION 1 / AREA 3	A-1	
Plot # or L/F	Grid #	Tax Map No.	Elect Dist
5278	5	NT-EC-COMM 42	6TH
Water Code	Sewer Code	Census Tract	
E06	5332600	6067.03	

OWNER/DEVELOPER

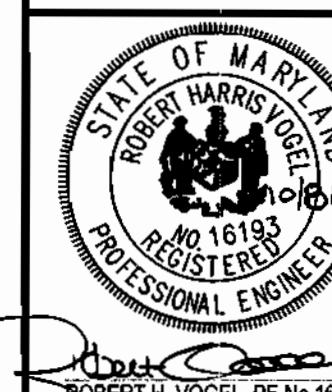
SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS

**SITE DEVELOPMENT PLAN - BANK
 TITLE SHEET
 SIELING INDUSTRIAL CENTER
 SECTION 1, AREA 3, PARCEL A-1, PHASE II**

TAX MAP #42, GRID #5 6TH ELECTION DISTRICT PARCEL A-1 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RHV
 DATE: APRIL 26, 2002
 SCALE: (AS SHOWN)
 W.O. NO.: 2014081.00

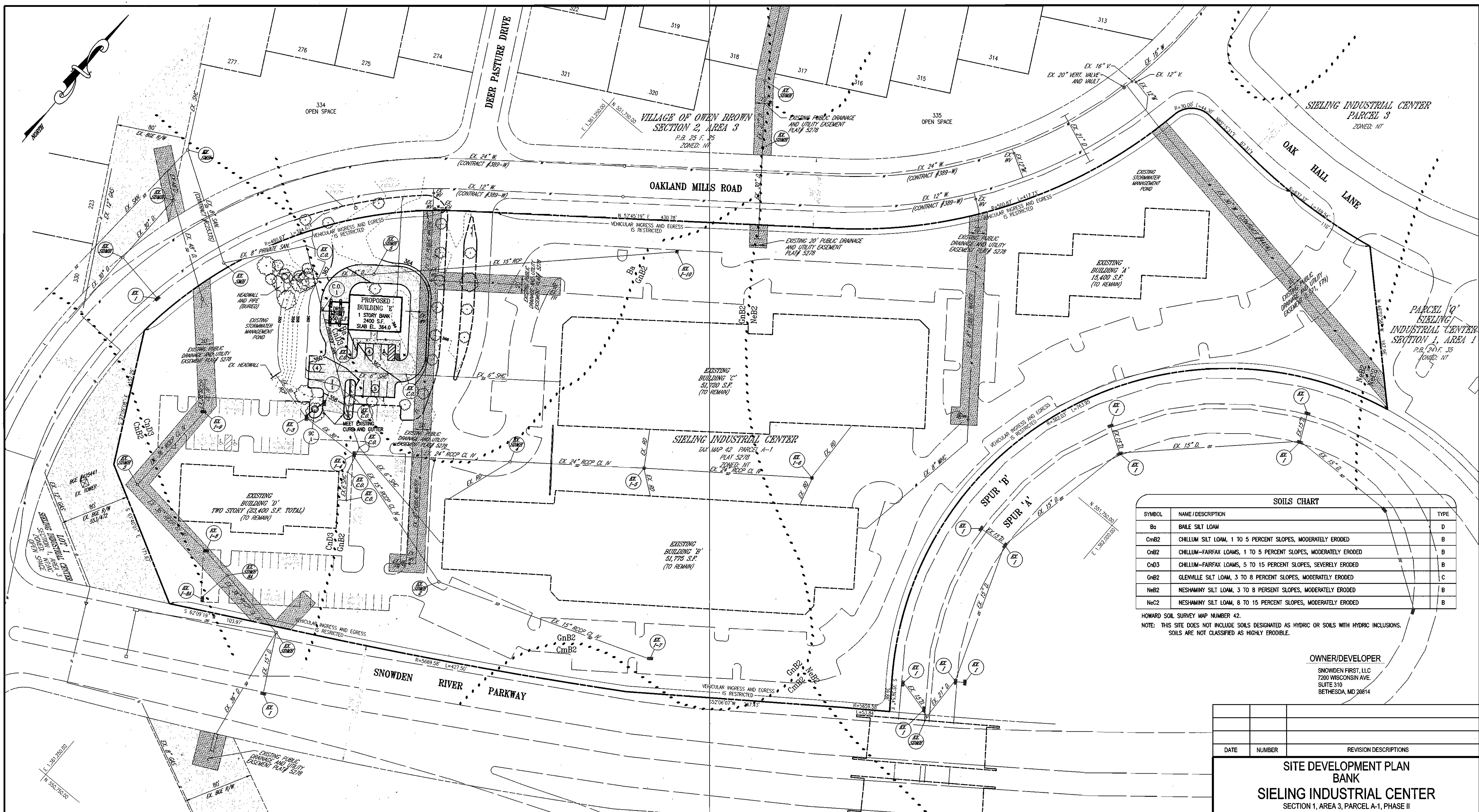
1 SHEET OF 6

**APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY**

DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad D. ... 10/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Chris ... 10/22/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
David ... 11/20/02
 DIRECTOR DATE



SOILS CHART

SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BALE SILTY LOAM	D
CmB2	CHILLUM SILTY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnB2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GmB2	GLENVILLE SILTY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
NeB2	NESHAMINY SILTY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
NeC2	NESHAMINY SILTY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

HOWARD SOIL SURVEY MAP NUMBER 42.
NOTE: THIS SITE DOES NOT INCLUDE SOILS DESIGNATED AS HYDRIC OR SOILS WITH HYDRIC INCLUSIONS. SOILS ARE NOT CLASSIFIED AS HIGHLY ERODIBLE.

OWNER/DEVELOPER
SNOWDEN FIRST, LLC
7200 WISCONSIN AVE.
SUITE 310
BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS

**SITE DEVELOPMENT PLAN
BANK**
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5
6TH ELECTION DISTRICT

PARCEL A-1
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 26, 2002
SCALE: 1"=50'
W.O. NO.: 2014081.00

2 SHEET OF 6

**APPROVED
PLANNING BOARD
of HOWARD COUNTY**
DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Dammann 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 11/27/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul K. Lough 10/13/02
DIRECTOR DATE

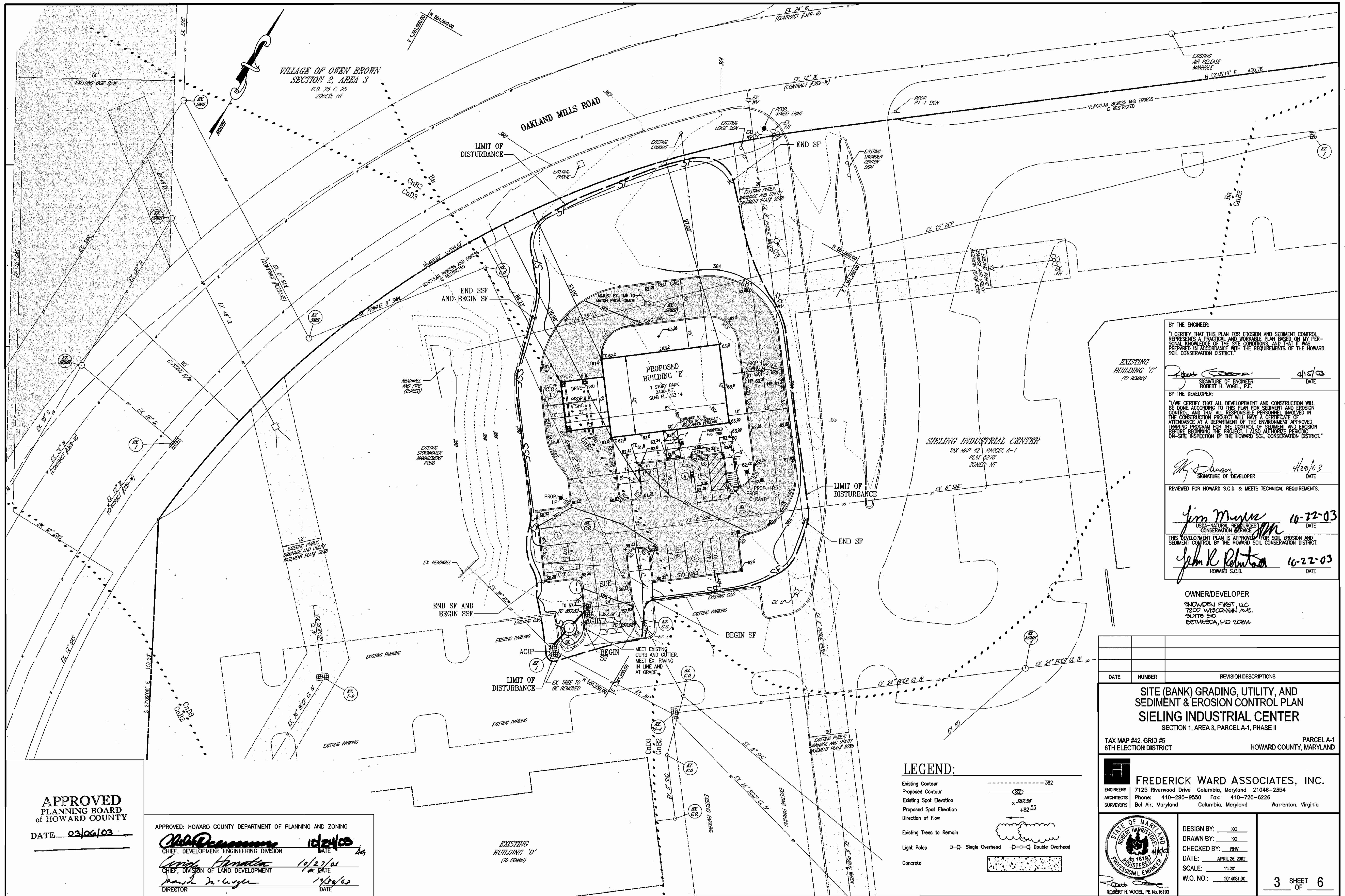
LEGEND:

Existing Contour ——— 382
Proposed Contour ——— 382.50
Existing Spot Elevation x 382.50
Proposed Spot Elevation +82.53
Direction of Flow →

Existing Trees to Remain

Light Poles □ Single Overhead □ Double Overhead

Concrete



APPROVED
PLANNING BOARD
 of HOWARD COUNTY
 DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert H. Vogel 10/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David Hamilton 1/23/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
David M. Luger 1/20/03
 DIRECTOR DATE

EXISTING BUILDING 'D' (TO REMAIN)

LEGEND:

- Existing Contour -382
- Proposed Contour -382
- Existing Spot Elevation +382.56
- Proposed Spot Elevation +382.53
- Direction of Flow
- Existing Trees to Remain
- Light Poles Single Overhead Double Overhead
- Concrete

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.

Robert H. Vogel 4/15/03
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, P.E.

BY THE DEVELOPER:
 I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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.

John S. Dawson 4/20/03
 SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

Jim Murrell 10-12-03
 USA-NATURAL RESOURCES CONSERVATION SERVICE DATE

John R. Robertson 10-22-03
 HOWARD S.C.D. DATE

OWNER/DEVELOPER
 SHOWNEN FIRST LLC
 7200 WISCONSIN AVE.
 SUITE 210
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS

SITE (BANK) GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN
SIELING INDUSTRIAL CENTER
 SECTION 1, AREA 3, PARCEL A-1, PHASE II

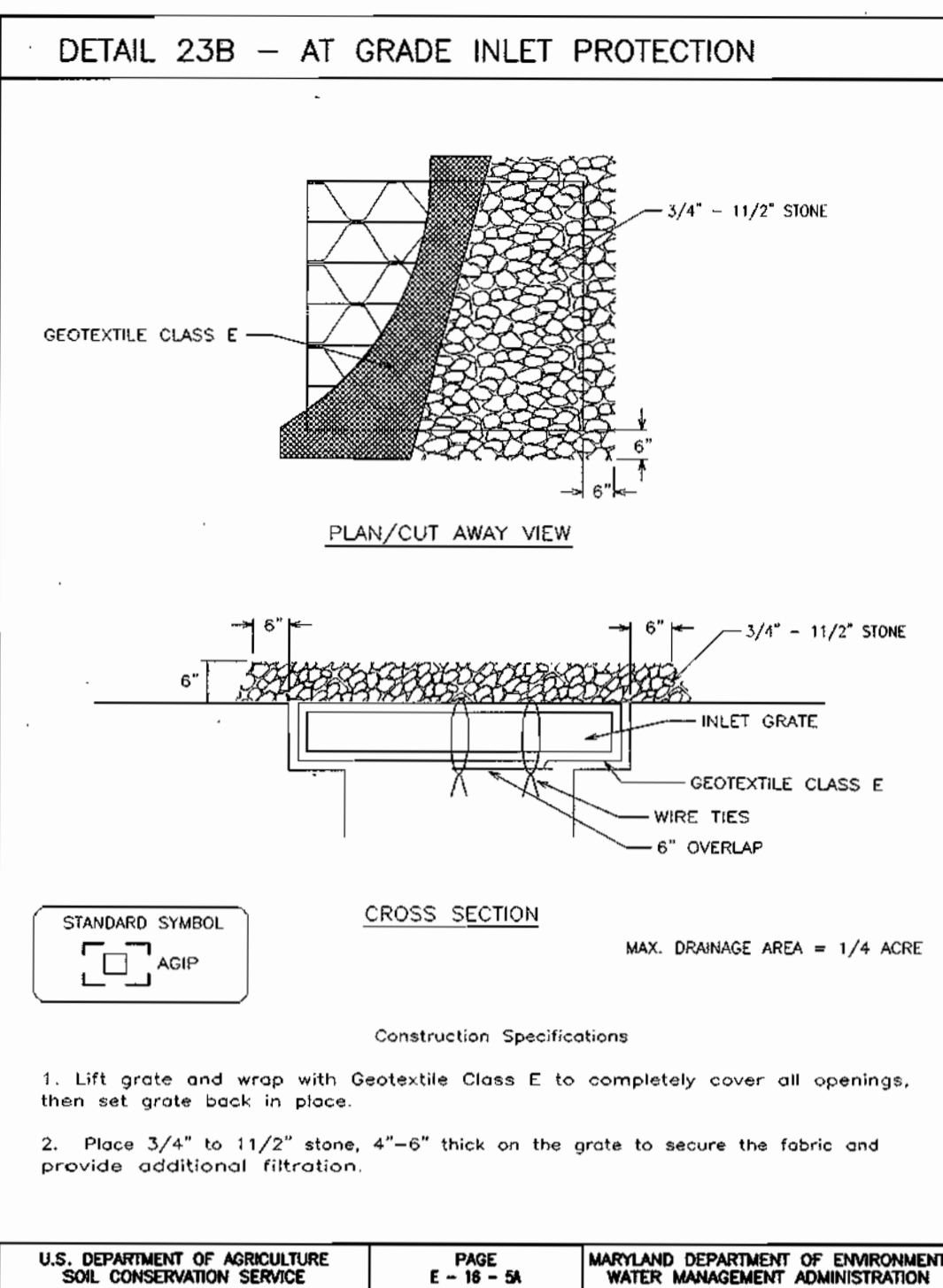
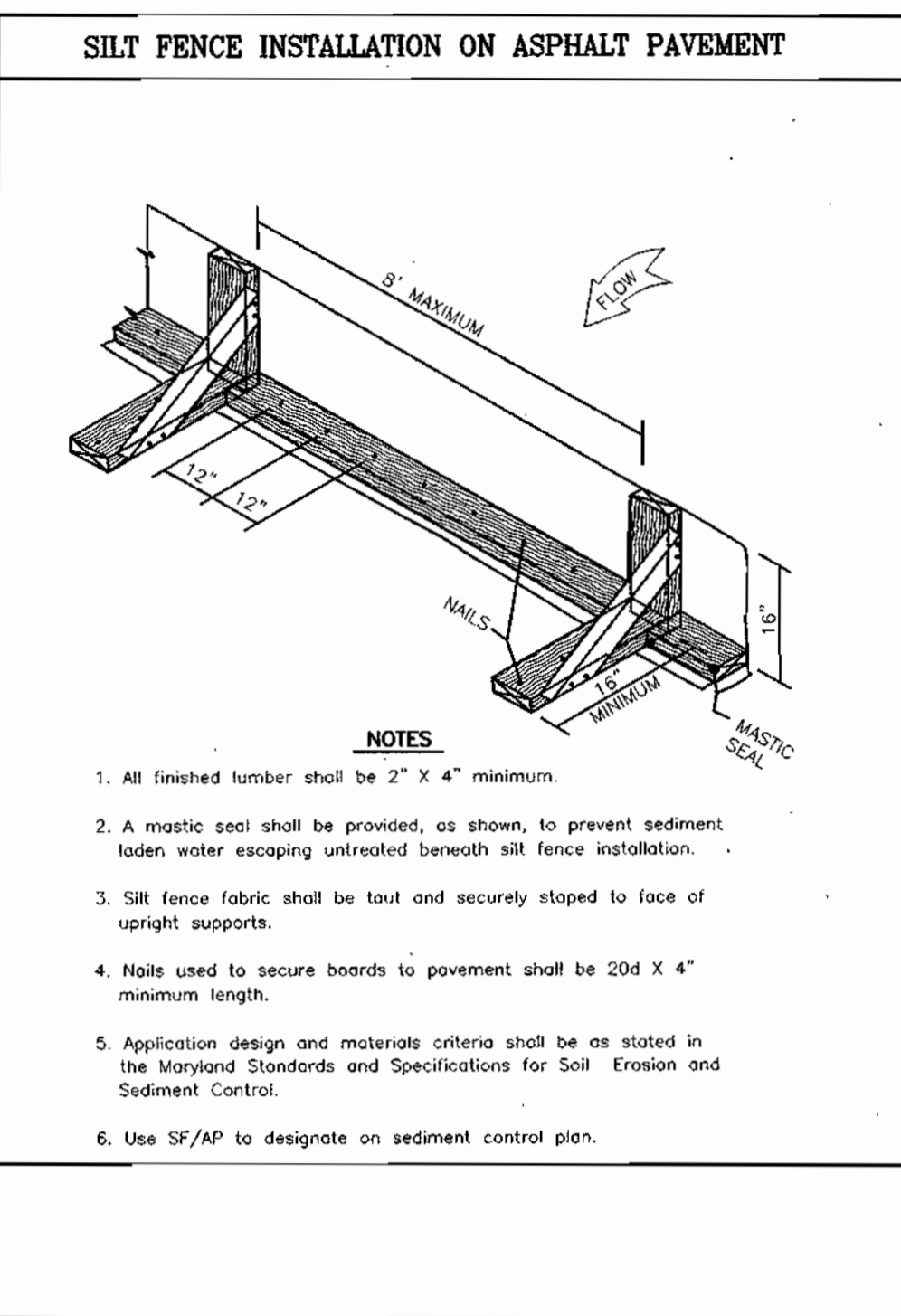
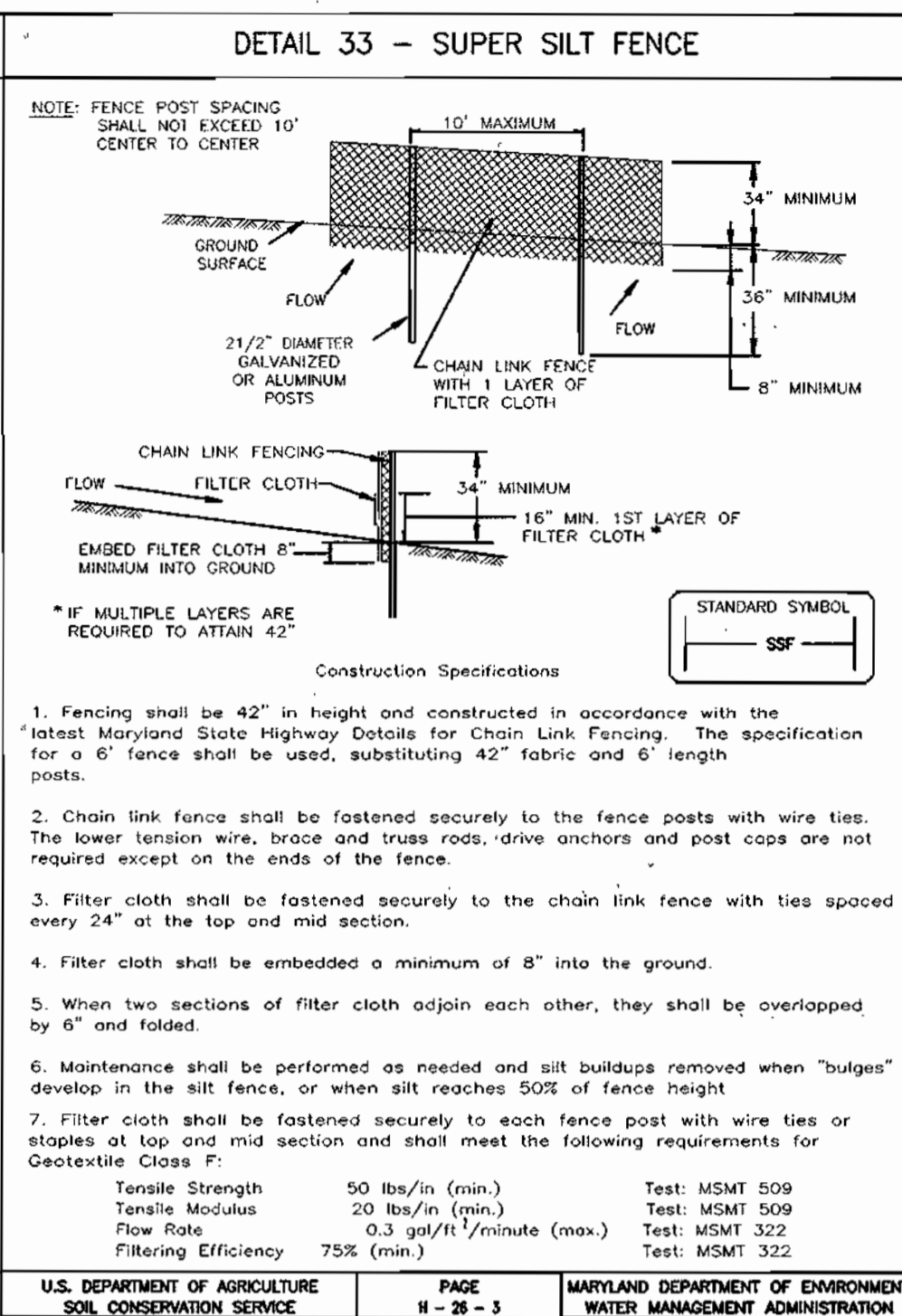
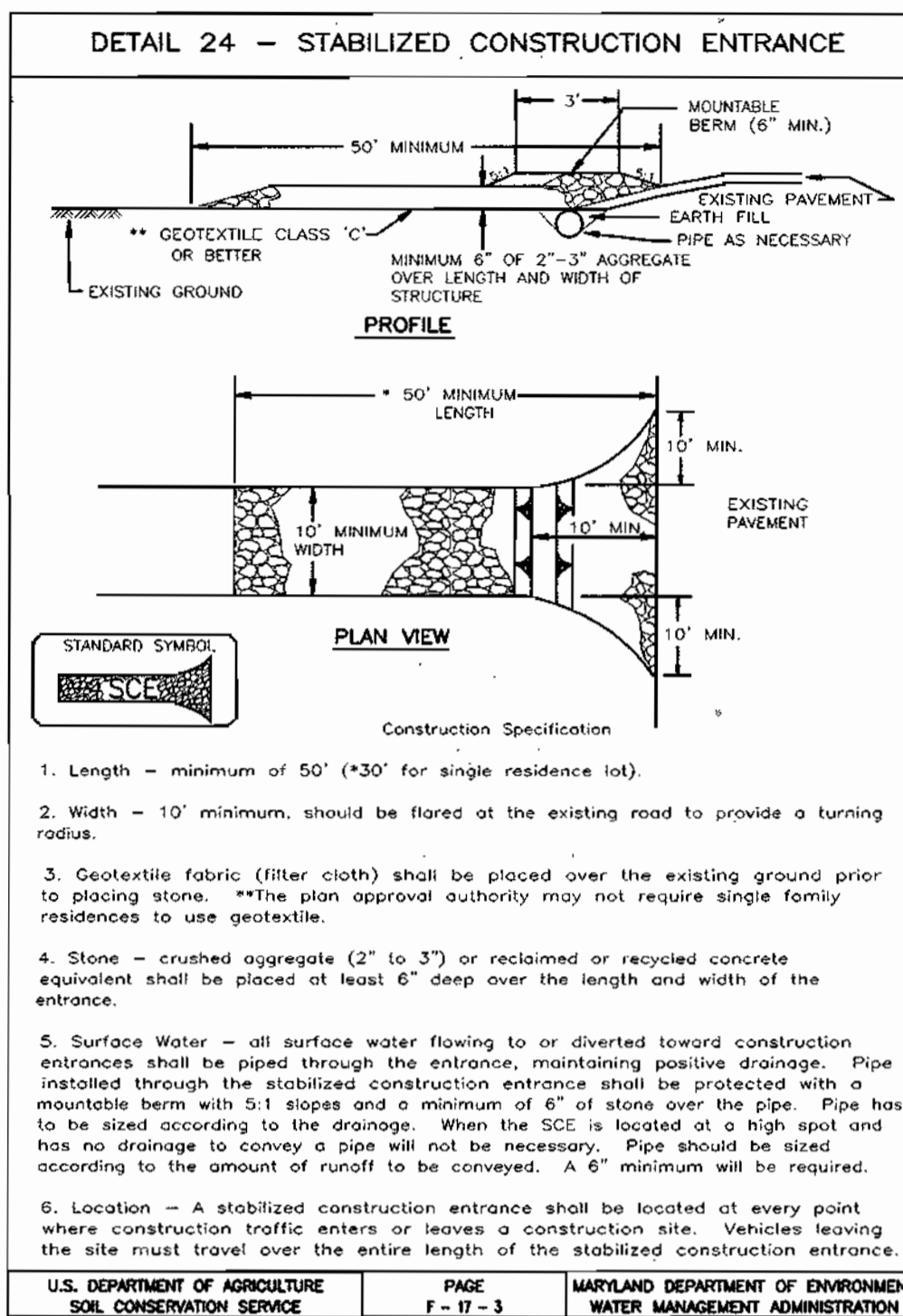
TAX MAP #42, GRID #5 6TH ELECTION DISTRICT PARCEL A-1 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: KO
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 SCALE: 1"=20'
 W.O. NO.: 2014081.00

M:\PROJECTS\2014081\ENGR\img\SP03.dwg Thu Mar 20 11:34:50 2003 DZ



GENERAL NOTES FOR UTILITY CONSTRUCTION

1. INFORMATION CONCERNING THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES WAS TAKEN FROM RECORDS PROVIDED BY UTILITY COMPANIES. AN ALTA SURVEY PREPARED BY FREDERICK WARD ASSOCIATES (DATED 3/01), AND HOWARD COUNTY DPW. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. FREDERICK WARD ASSOCIATES, INC. MAKES NO GUARANTEE AS TO THE COMPLETENESS OR ACCURACY OF UTILITIES AND THEIR LOCATIONS, SHOWN OR NOT SHOWN, ON THESE DRAWINGS. SUCH INFORMATION PROVIDED ON THESE PLANS IS FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE CONTRACTOR SHALL VERIFY THE PRESENCE, ABSENCE AND LOCATIONS OF ALL UTILITIES TO HIS SATISFACTION, PRIOR TO ANY WORK UNDER THIS CONTRACT.
2. THE CONTRACTOR IS TO NOTIFY MISS UTILITY AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION AND EXCAVATION. PHONE: 1-800-257-7777.
3. PRIOR TO ANY CONSTRUCTION UNDER THIS CONTRACT, CONTRACTOR SHALL TEST PIT TO VERIFY EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHERE UTILITY TIE-INS AND CROSSINGS WILL BE ENCOUNTERED. ANY DISCREPANCIES IN HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DRAWINGS, PARTICULARLY AT PROPOSED STORM DRAIN, SANITARY AND WATER CONNECTIONS SHALL BE IMMEDIATELY REPORTED TO FREDERICK WARD ASSOCIATES PRIOR TO ANY CONTINUATION OF WORK UNDER THIS CONTRACT. THIS IS FOR THE PURPOSE OF IDENTIFYING ANY CONFLICTS, WHICH MAY IMPACT THE PROPOSED DESIGN, AND RESOLUTION OF SAID CONFLICTS PRIOR TO CONTINUATION OF WORK.
4. ANY EXISTING UTILITIES AND AMENITIES, WHICH MAY BE DAMAGED DUE TO TEST FITTING AND UTILITY CONSTRUCTION, SHALL BE REPAIRED IN KIND AT THE SOLE EXPENSE OF THE CONTRACTOR.
5. ANY SEDIMENT CONTROL MEASURES REMOVED FOR THE PURPOSE OF UTILITY CONSTRUCTION SHALL BE REPLACED AT THE END OF THE DAY BY THE UTILITY CONTRACTOR.
6. LOCATION OF GAS AND ELECTRIC, AND TELEPHONE SERVICE TO BUILDING TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES BY THE OWNER.
7. UTILITIES TO BE INSTALLED IN LANDSCAPED AREAS SHALL BE WRAPPED WITH BIODEGRADABLE PIPE PROTECTION.
8. ALL UTILITY WORK WITHIN SHA R/W SHALL BE GOVERNED BY THE UTILITY PERMIT.

GENERAL NOTES FOR GRADING

1. COMPACTION IN BUILDING AND PAVEMENT AREAS TO BE AT 95%, AND COMPACTION IN LANDSCAPING AREAS TO BE AT 90%, TO MEET ASTM D-1557 REQUIREMENTS.
2. IT IS RECOMMENDED A GEOTECHNICAL ENGINEER BE RETAINED TO MONITOR EARTHWORK ACTIVITIES TO MAKE APPROPRIATE RECOMMENDATIONS AS NECESSARY.

GENERAL NOTES FOR STORM DRAIN CONSTRUCTION

1. MANHOLE LIDS AND INLET GRATES SHALL BE TRAFFIC BEARING AND BICYCLE SAFE.
2. ALL MANHOLE LIDS, INLET GRATES AND CLEANOUT TOPS TO BE ADJUSTED TO MATCH CROSS-PITCH AND SLOPE OF PROPOSED GRADES.
3. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANNE ARUNDEL COUNTY STANDARDS AND SPECIFICATIONS, AND SHA STANDARDS AND SPECIFICATIONS.
4. STORM DRAIN PIPE AND FITTINGS FOR ROOF DRAINS TO BE HOPE, PVC SCH 40, OR APPROVED EQUAL.

GENERAL NOTES FOR WATER AND SEWER CONSTRUCTION

1. SANITARY CLEANOUT TOPS TO BE ADJUSTED TO MATCH CROSS-PITCH AND SLOPE OF PROPOSED GRADES. CLEANOUT TOPS TO BE IDENTIFIED AS SANITARY CLEANOUTS, THREADED AND CONTAIN COUNTERSUNK PLUGS.
2. UTILITIES SHALL MAINTAIN A MINIMUM 12-INCH CLEARANCE WHEN CROSSING EXISTING AND PROPOSED UTILITIES ON AND OFF SITE.
3. WATER SERVICES SHALL HAVE A MINIMUM 3.5 FOOT COVER OVER CROWN PIPE.
4. WATER SERVICE SHALL BE SOFT ANNEALED TYPE K COPPER TUBING, OR APPROVED EQUAL. SANITARY SEWER PIPE SHALL BE PVC SDR 35, OR APPROVED EQUAL.
5. WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR FOR HORIZONTAL AND VERTICAL ALIGNMENT AND CONNECTION.

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Notify Howard County Department of Inspections, Licenses, and Permits at (410)313-1880 at least 24 hours before starting any work.
3. Install silt fencing and super silt fencing (1 day)
4. Install Stabilized Construction Entrances (1 day)
5. After receiving permission from the sediment control inspector, rough grade site. (5 days)
6. Install storm drain system, stormceptor, water, and sewer. (15 days)
7. Construct building. (6 months)
8. Finish grading site. (5 days)
9. Install curb and gutter and paving and sidewalks. (10 days)
10. Install landscaping. (1 week)
11. Permanently stabilize all remaining areas. (1 day)
12. When the contributing drainage area is stabilized, flush the storm drain system and stormceptor
13. With permission of the inspector, remove all Sediment Controls from the site.
14. Stabilize all disturbed areas immediately. (1 week)
15. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.

TOPSOIL CONSTRUCTION AND MATERIAL SPECIFICATIONS

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

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS 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 6% 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, QUACKGRASS, JOHNSONGRASS, 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 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL APPLICATION

WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIPS, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 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 SOIL 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 SEEDBED PREPARATION.

THESE TOPSOIL SPECIFICATIONS HAVE BEEN EDITED FROM THE 1994 EROSION AND SEDIMENT CONTROL STANDARDS TO FIT THIS PROJECT. IT IS STILL THE INTENTION TO FOLLOW THE REFERENCED 1994 EROSION AND SEDIMENT CONTROL STANDARDS IN THEIR ENTIRETY.

TEMPORARY SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RACKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED)

SOILS AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ FT)

SEEDING: FOR PERIODS MARCH 1ST THROUGH APRIL 30TH AND FROM AUGUST 15TH THROUGH NOVEMBER 15TH, SEED WITH 2 1/2 BU. PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ FT). FOR THE PERIOD MAY 1ST THROUGH AUGUST 14TH, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ FT). FOR THE PERIOD NOVEMBER 16TH THROUGH FEBRUARY 28TH, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ FT) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

UNMULCHED: APPLY 1 1/2 TO 2 TONS PER ACRE (70-90 LBS./1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALS. PER ACRE (5 GALS./1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT OR HIGHER, USE 348 GALS. PER ACRE (8 GALS./1000 SQ FT) FOR ANCHORING.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RACKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED)

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

1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ FT) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ FT) BEFORE SEEDING; HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 3-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ FT)

2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ FT) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE (1.4 LBS./1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 80 LBS. PER ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ FT) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALS. PER ACRE (5 GALS./1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREA, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GALS./1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

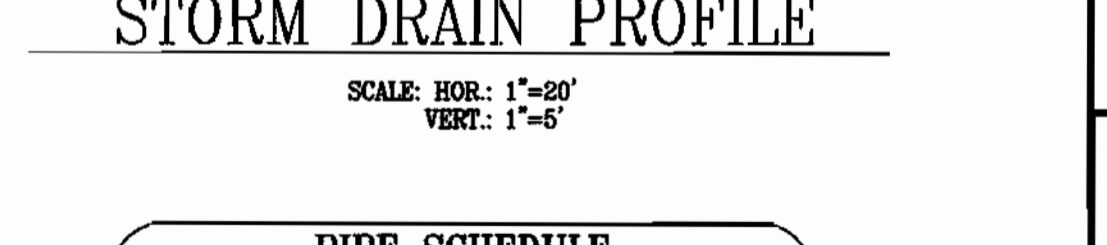
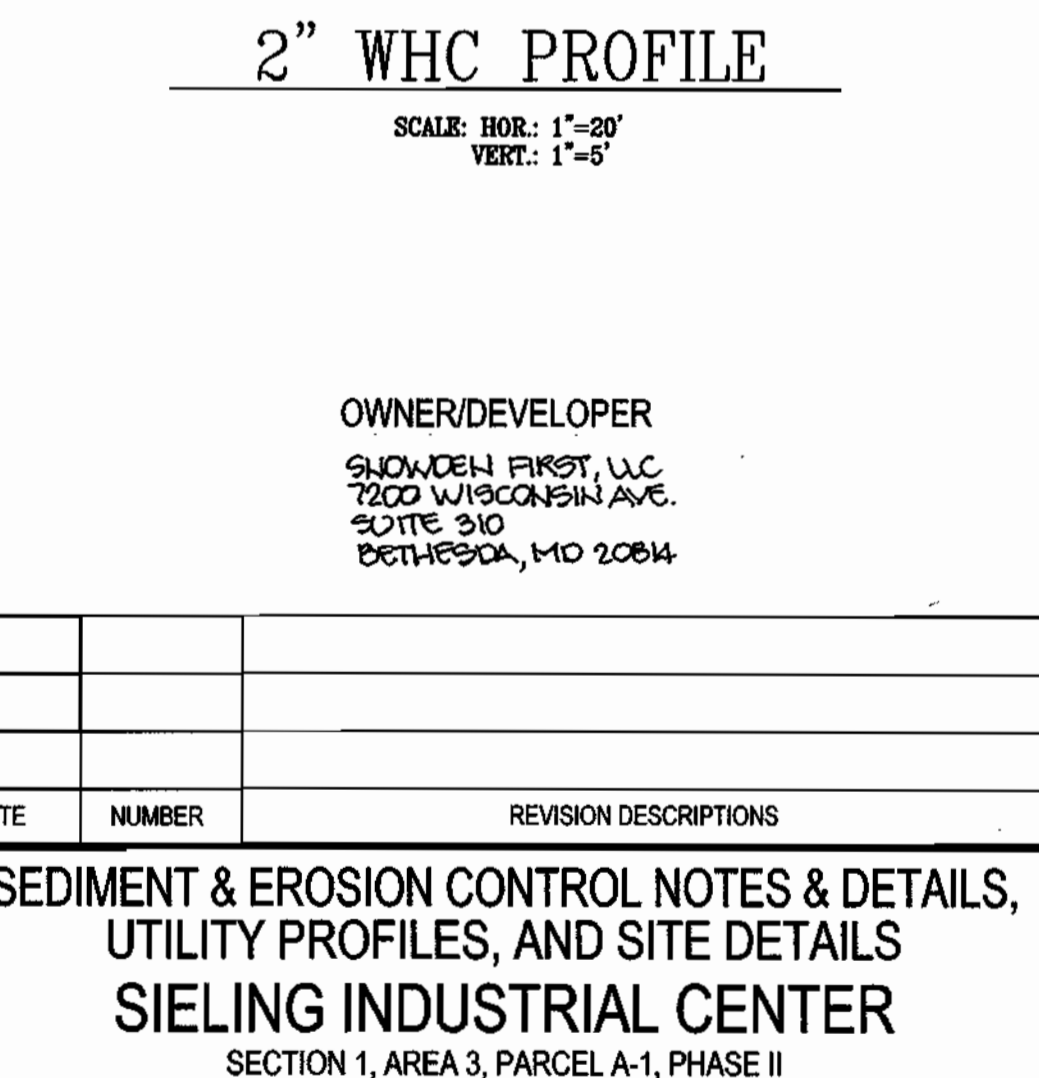
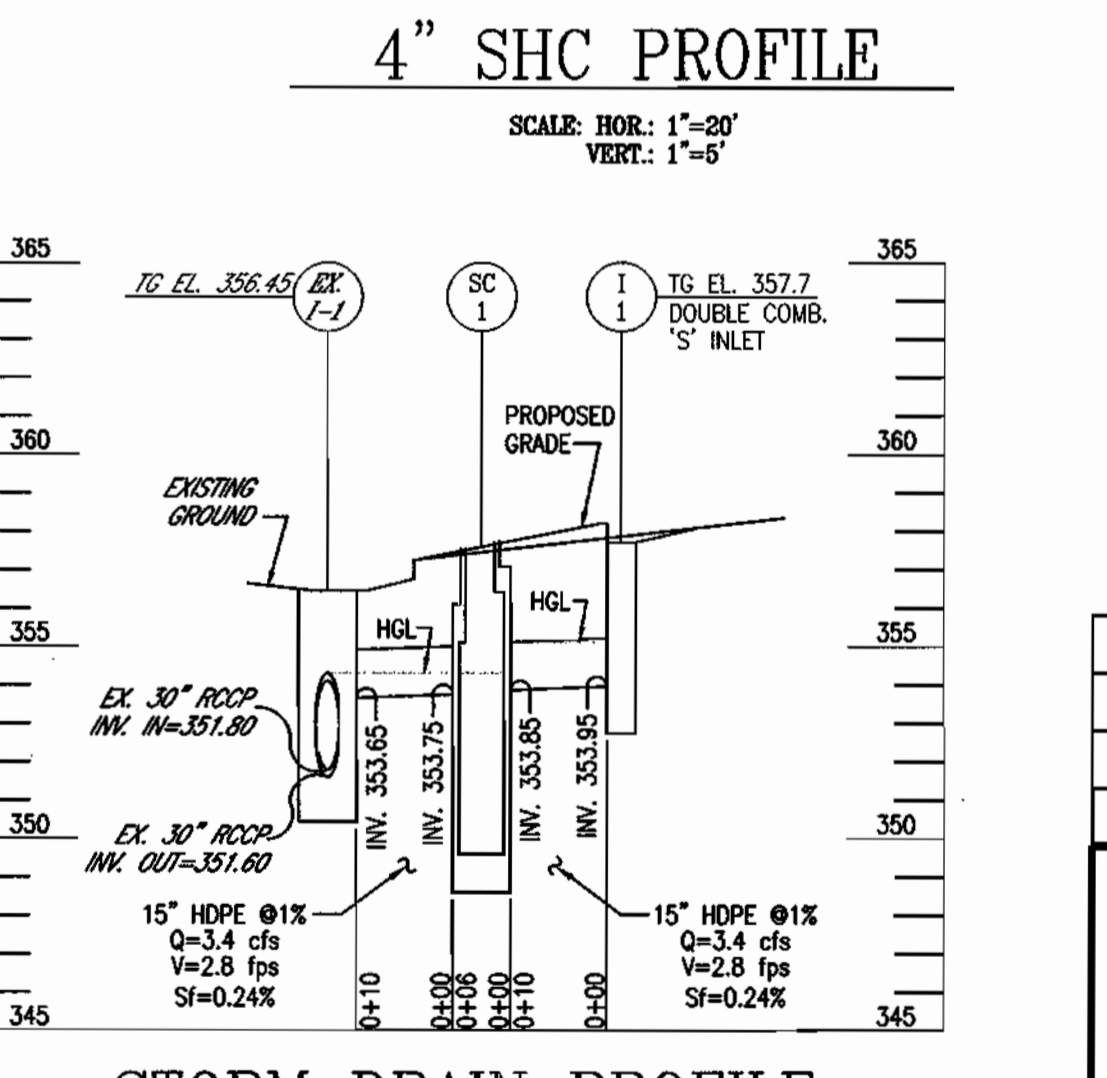
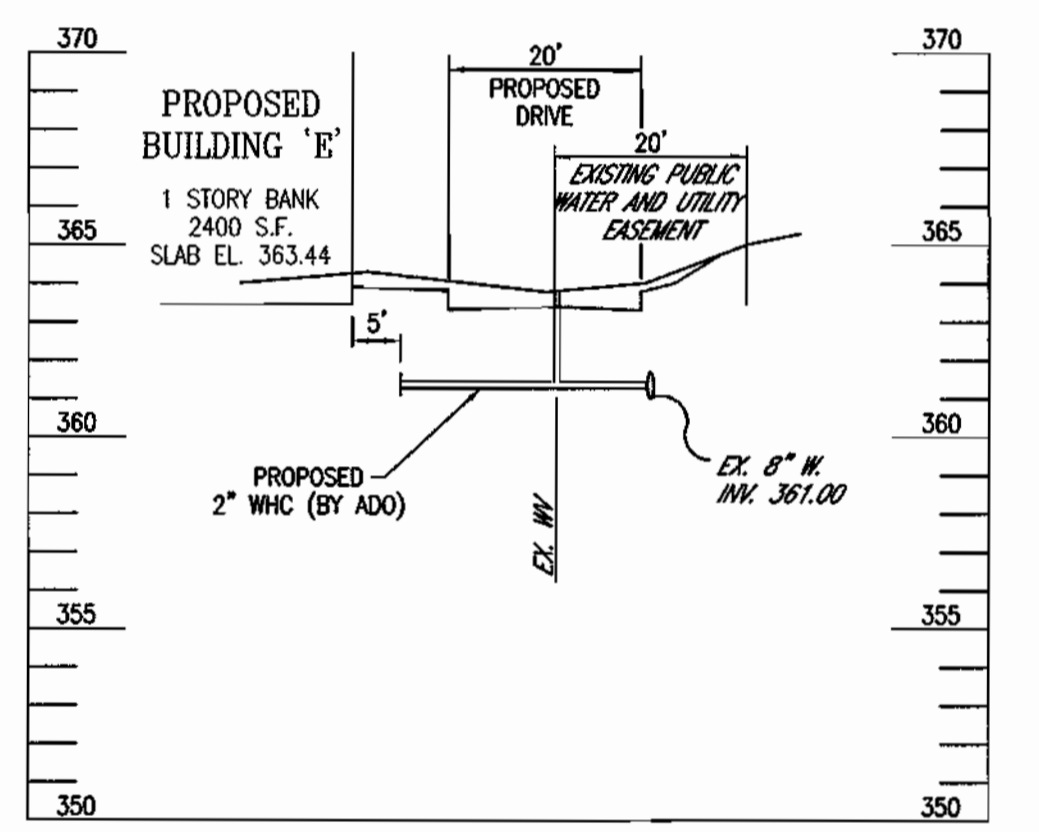
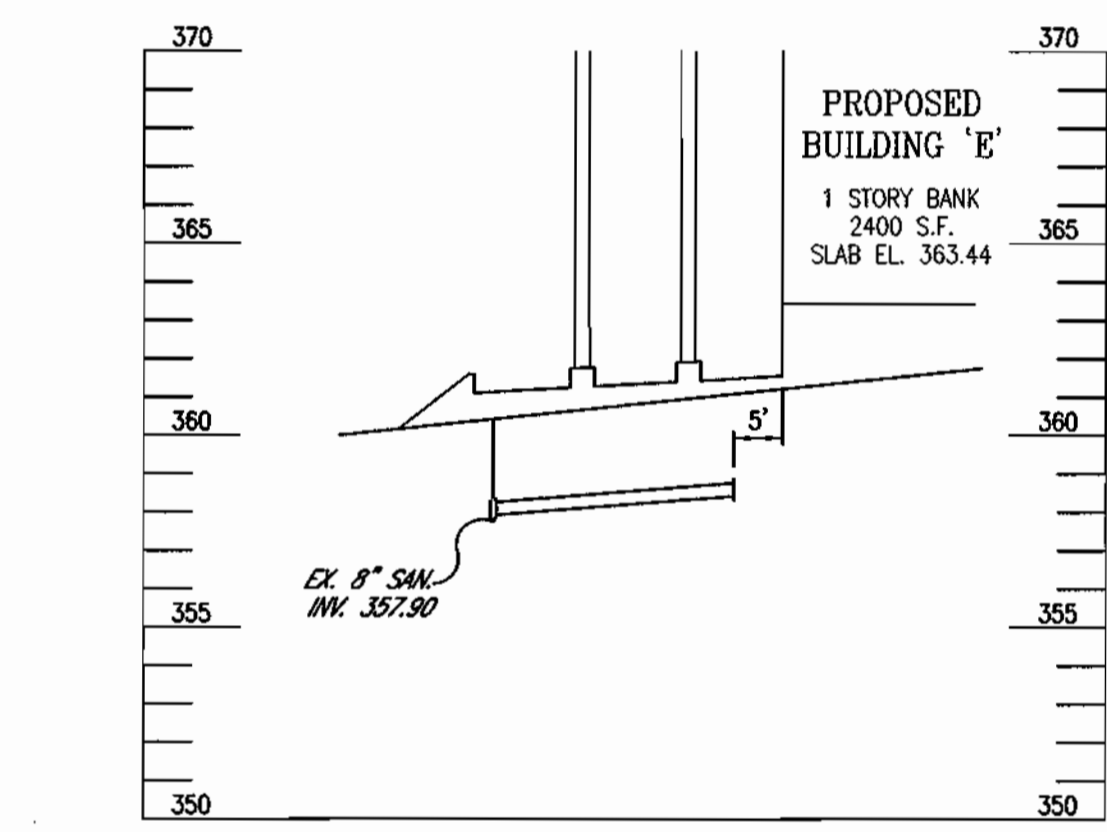
HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION, PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855)
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISING THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, Dikes, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7 OF THE "HOWARD COUNTY DESIGN MANUAL", STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEE C) TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	= 0.70 ACRE±
AREA DISTURBED	= 0.70 ACRE±
AREA TO BE ROOFED OR PAVED	= 0.39 ACRE±
AREA TO BE VEGETATIVELY STABILIZED	= 0.39 ACRE±
TOTAL CUT	= 300 CUBIC YARDS±
TOTAL FILL	= 670 CUBIC YARDS±
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED OR THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. 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 CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARDS AND SPECIFICATIONS FOR STABILIZATION WITH SOD

1. CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED, OR MARYLAND OR VIRGINIA STATE APPROVED SOD.
 2. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 1/4" PLUS OR MINUS 25/64" INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GRASS AND THATCH.
 3. STANDARD SIZE SECTIONS OF SOD SHALL BE STANDING ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
 4. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIERS WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5 PERCENT. BROKEN PAIDS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 5. SOD SHALL BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 6. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO ITS INSTALLATION.
- SITE PREPARATION
- FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST. UNDER USUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER B, BELOW.
- A. PRIOR TO SODDING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
- B. WHERE THE SOIL IS ACID OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 2 TONS/ACRE OR 100 POUNDS PER 1,000 SQUARE FEET IN ALL AREAS. 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET OF 10-10-10 FERTILIZER OR EQUIVALENT SHALL BE UNIFORMLY APPLIED AND MIXED INTO THE TOP 3 INCHES OF SOIL WITH THE REQUIRED LIME.
- C. ALL AREAS RECEIVING SOD SHALL BE UNIFORMLY FINE GRADED, HARD-PACKED EARTH SHALL BE SCARIFIED PRIOR TO PLACEMENT OF SOD.
- SOD INSTALLATION
- A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. INSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR-DRYING OF THE ROOTS.
- C. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. SECURE THE SOD BY TAMPING AND PEcking OR OTHER APPROVED METHODS.
- D. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO INSURE SOUND CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN EIGHT HOURS.
- SOD MAINTENANCE
- A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHOULD BE DONE DURING THE HEAT OF THE DAY TO PREVENT WILTING.
- B. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND INSURE ESTABLISHMENT.
- C. FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED.
- D. MAINTENANCE OF ESTABLISHED SOD SHOULD FOLLOW SPECIFICATIONS OUTLINED IN TABLE 5A-1.



SIZE	TYPE	LENGTH
15"	HOPE	20 LF

NUMBER	DESCRIPTION	INV. IN	INV. OUT	TG. ELEV.
I-1	DOUBLE COMB. 'S' INLET	-	353.95	357.7
SC-1	900 STORMCEPTOR	353.85	353.75	357.50

BY THE ENGINEER:

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

Signature: Robert H. Vogel, P.E. DATE: 4/15/03

BY THE DEVELOPER:

1. WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFIED 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.

Signature: Jim Marlin DATE: 10-12-03

Signature: John P. Blanton DATE: 10-22-03

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [] DATE: 10/24/03

Signature: [] DATE: 10/27/03

Signature: [] DATE: 11/30/03

SEDIMENT & EROSION CONTROL NOTES & DETAILS, UTILITY PROFILES, AND SITE DETAILS

SIELING INDUSTRIAL CENTER

SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5 6TH ELECTION DISTRICT PARCEL A-1 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive Columbia, Maryland 21046-2354

Phone: 410-290-9550 Fax: 410-720-6226

Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO

DRAWN BY: KO

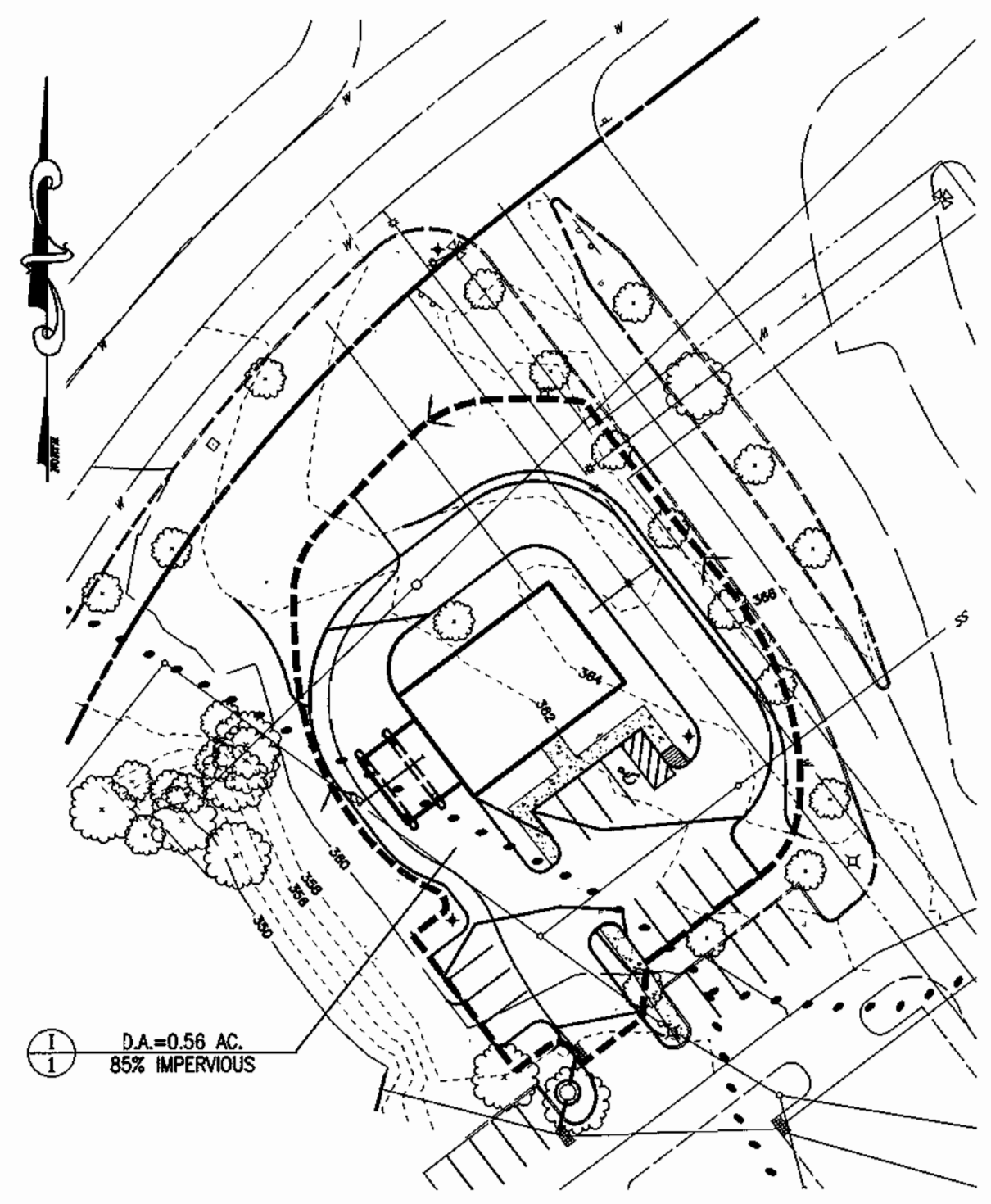
CHECKED BY: RHV

DATE: APRIL 26, 2002

SCALE: (AS SHOWN)

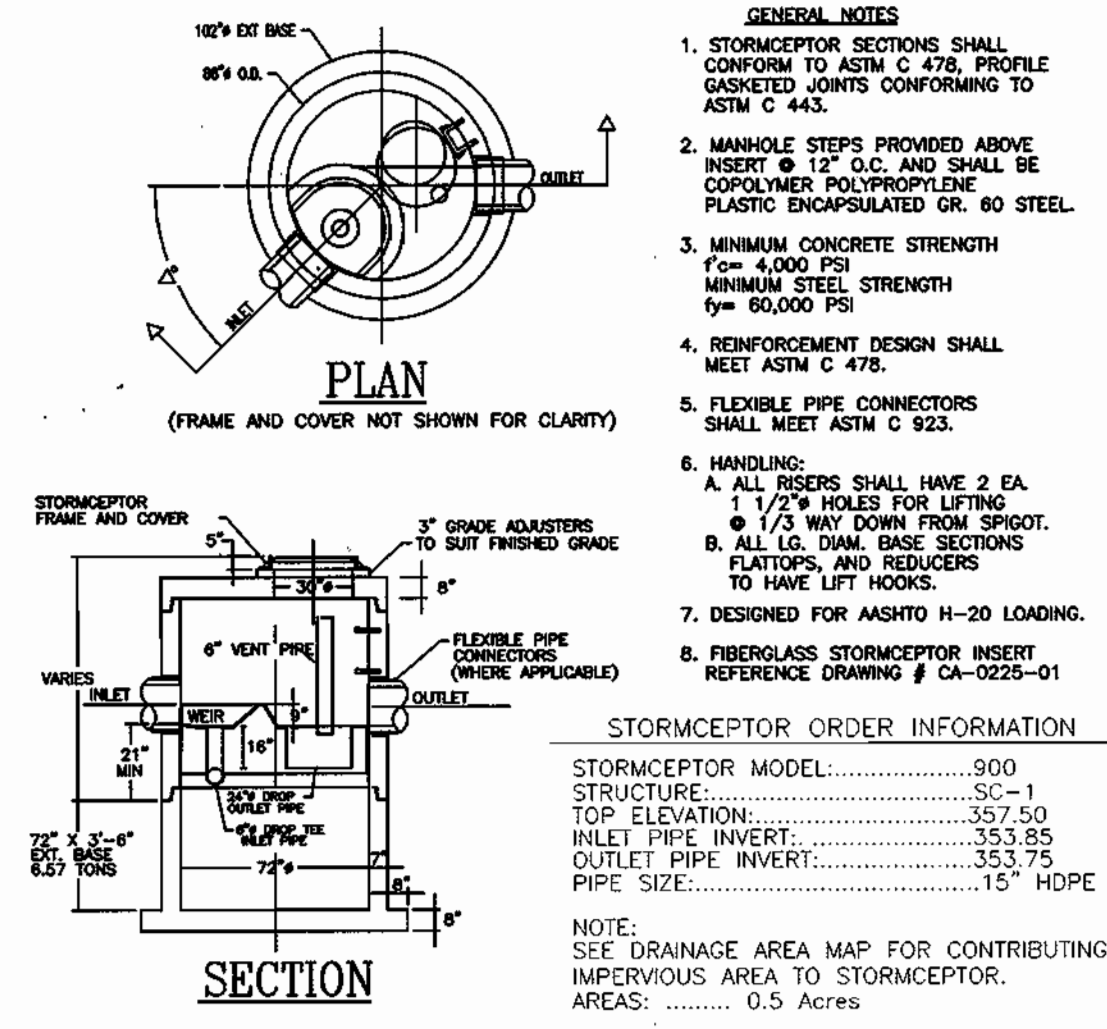
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4 SHEET OF 6



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1"=50'

STC 900 PRECAST CONCRETE STORMCEPTOR



- GENERAL NOTES**
- STORMCEPTOR SECTIONS SHALL CONFORM TO ASTM C 478. PROFILE GASKETED JOINTS CONFORMING TO ASTM C 443.
 - MANHOLE STEPS PROVIDED ABOVE INSERT ϕ 1 1/2" O.C. AND SHALL BE COPOLYMER POLYPROPYLENE PLASTIC ENCAPSULATED GR. 60 STEEL.
 - MINIMUM CONCRETE STRENGTH: F_{cm} 4,000 PSI; MINIMUM STEEL STRENGTH: F_y 60,000 PSI.
 - REINFORCEMENT DESIGN SHALL MEET ASTM C 478.
 - FLEXIBLE PIPE CONNECTORS SHALL MEET ASTM C 923.
 - HANDLING: A. ALL RISERS SHALL HAVE 2 EA. 1 1/2" HOLES FOR LIFTING. ϕ 1 1/2" MAY DOWN FROM SPIGOT. B. ALL L.G. DIAM. BASE SECTIONS, PLATFORMS, AND REDUCERS TO HAVE LIFT HOOPS.
 - DESIGNED FOR AASHTO H-20 LOADING.
 - FIBERGLASS STORMCEPTOR INSERT REFERENCE DRAWING # CA-0225-01

STORMCEPTOR ORDER INFORMATION

STORMCEPTOR MODEL: 900
 STRUCTURE: SC-1
 TOP ELEVATION: 597.50
 INLET PIPE INVERT: 353.85
 OUTLET PIPE INVERT: 353.75
 PIPE SIZE: 15" HDPE

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY STRUCTURE

- The Stormceptor Water Quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum, utilizing the Stormceptor inspection/monitoring form. Inspectors shall be free to enter all clear passages (tunnels/joints) to extract a water column sample. When the sediment depths exceed the level specified in table 6 of the Stormceptor Technical Manual, the unit must be cleaned.
- The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.
- The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
- The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.
- The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available to the Howard County officials upon their request.

Precast Concrete Stormceptor Order Request Form

Contractor Information

Name: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Contact: _____
 Phone: _____
 Fax: _____

Owner Information

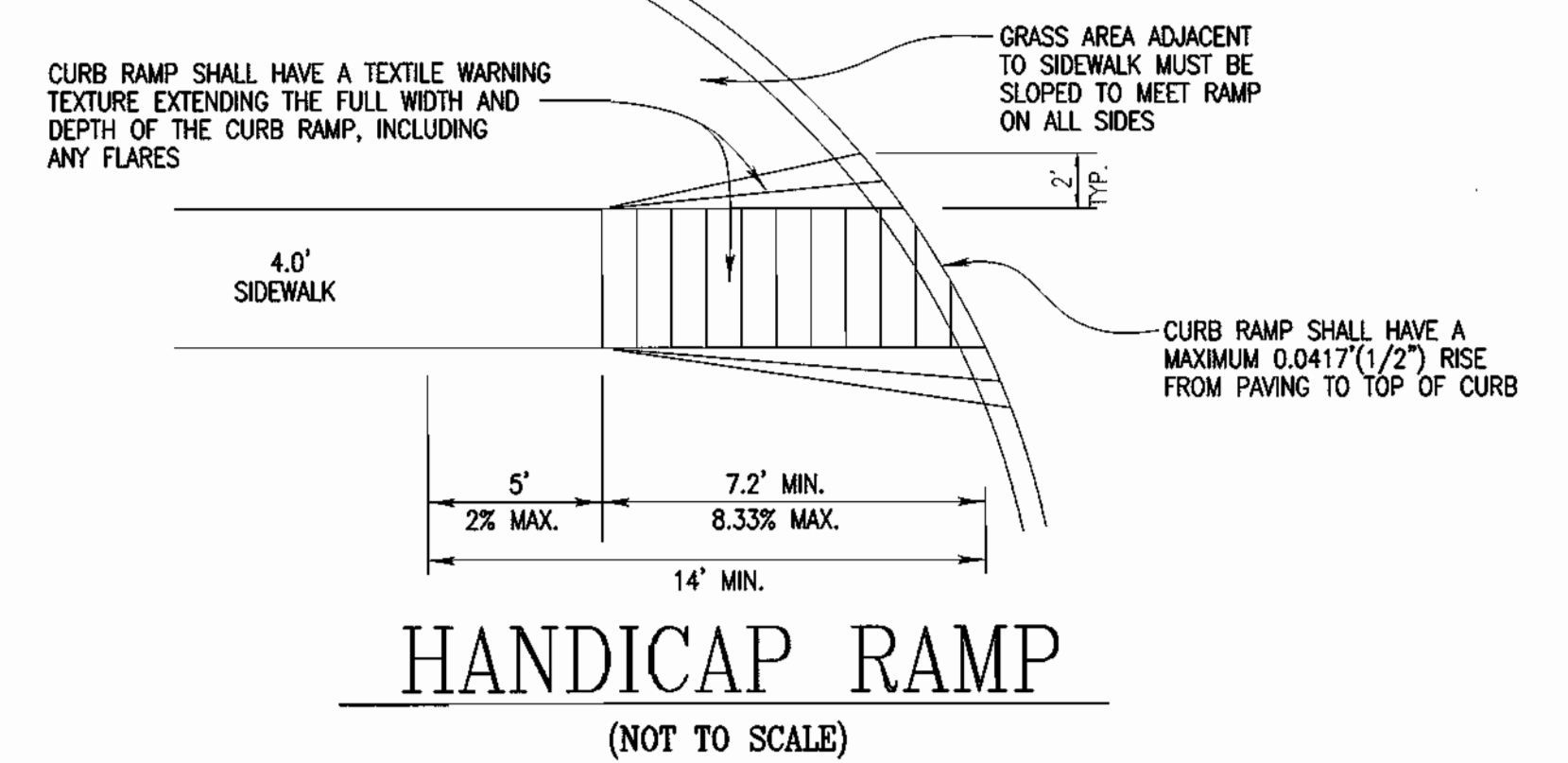
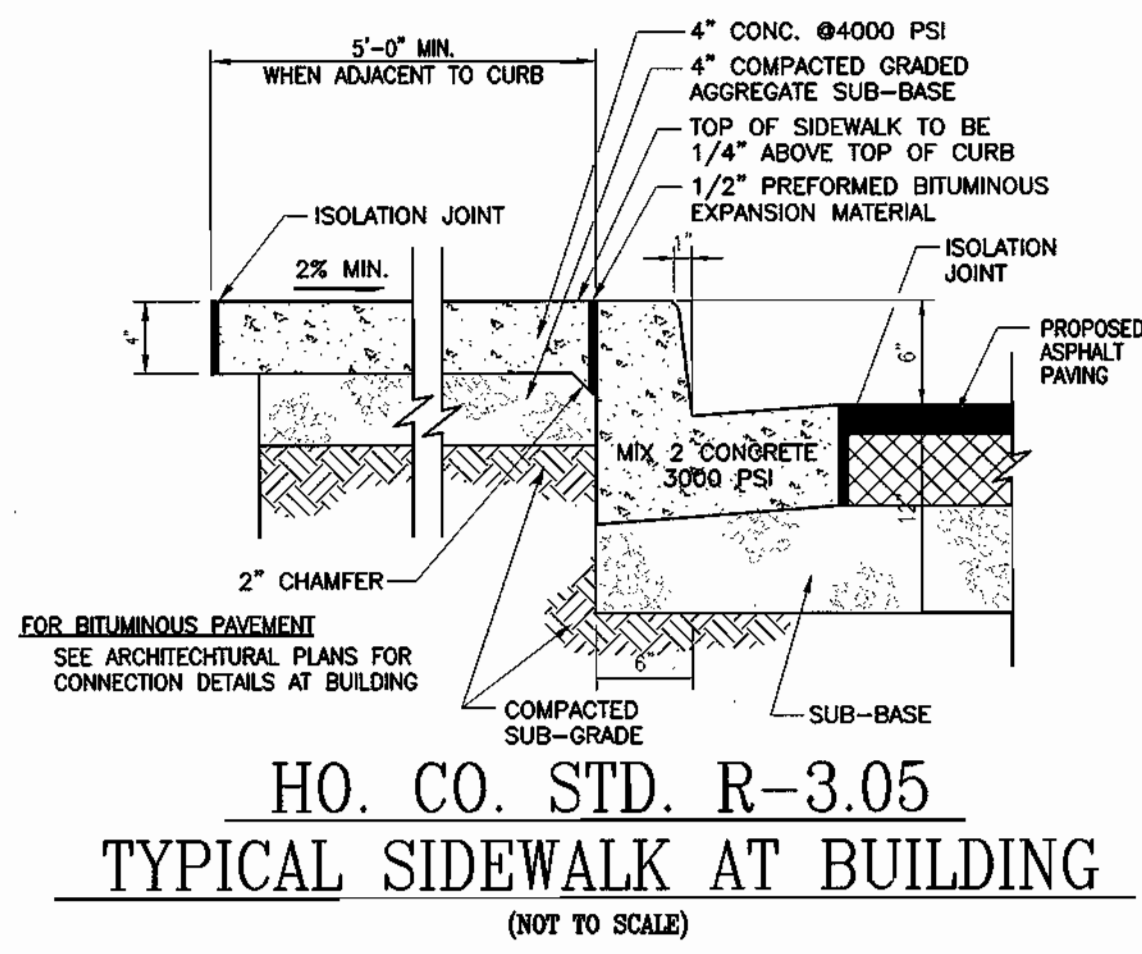
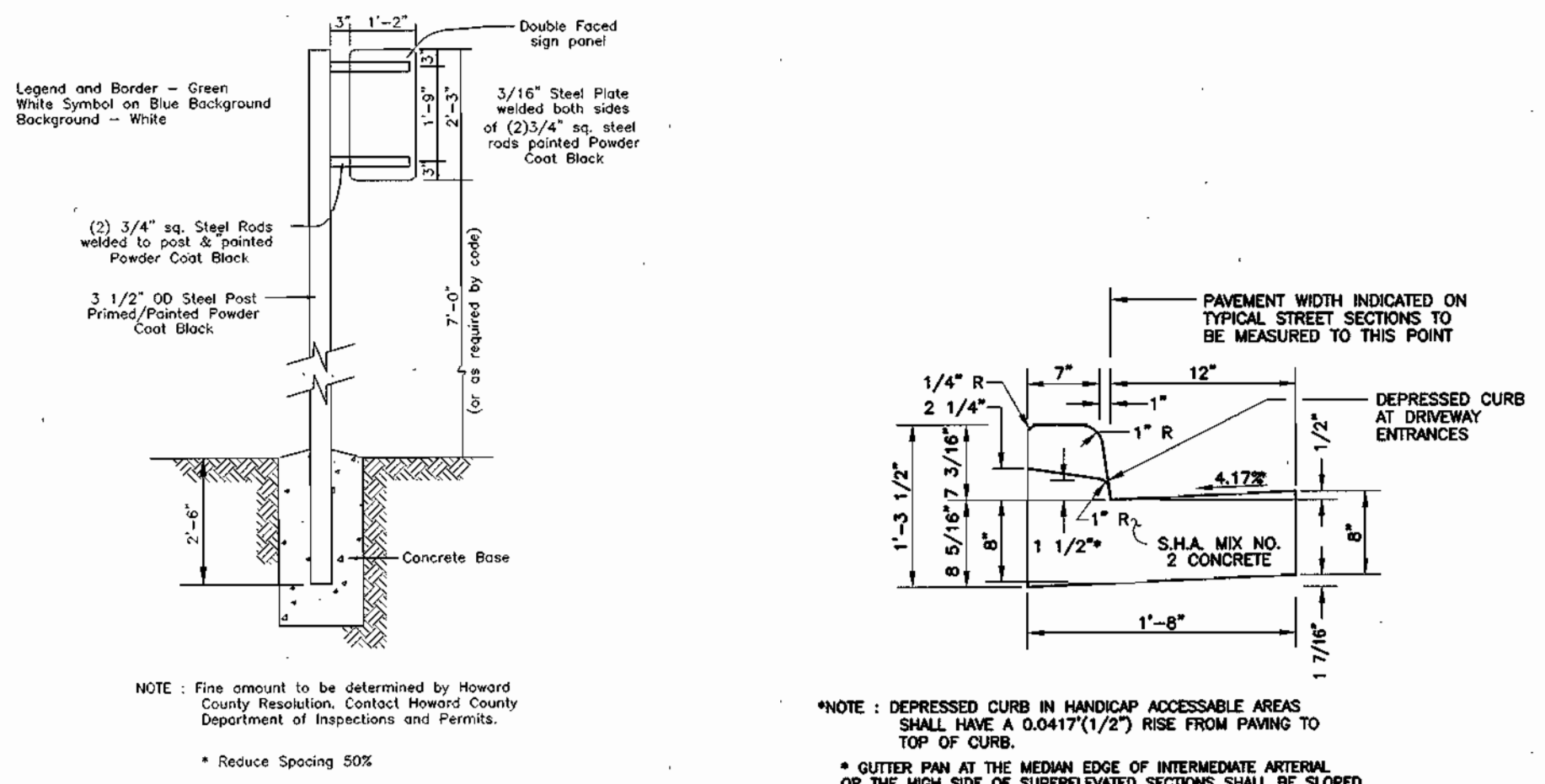
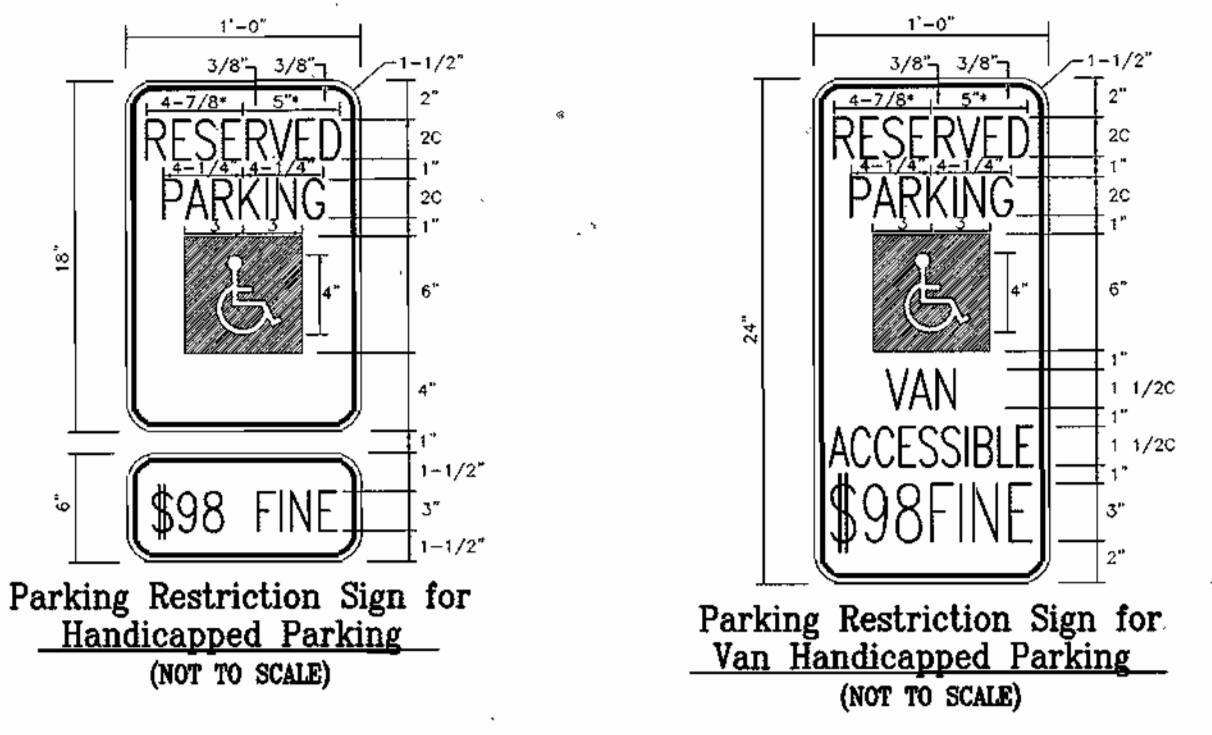
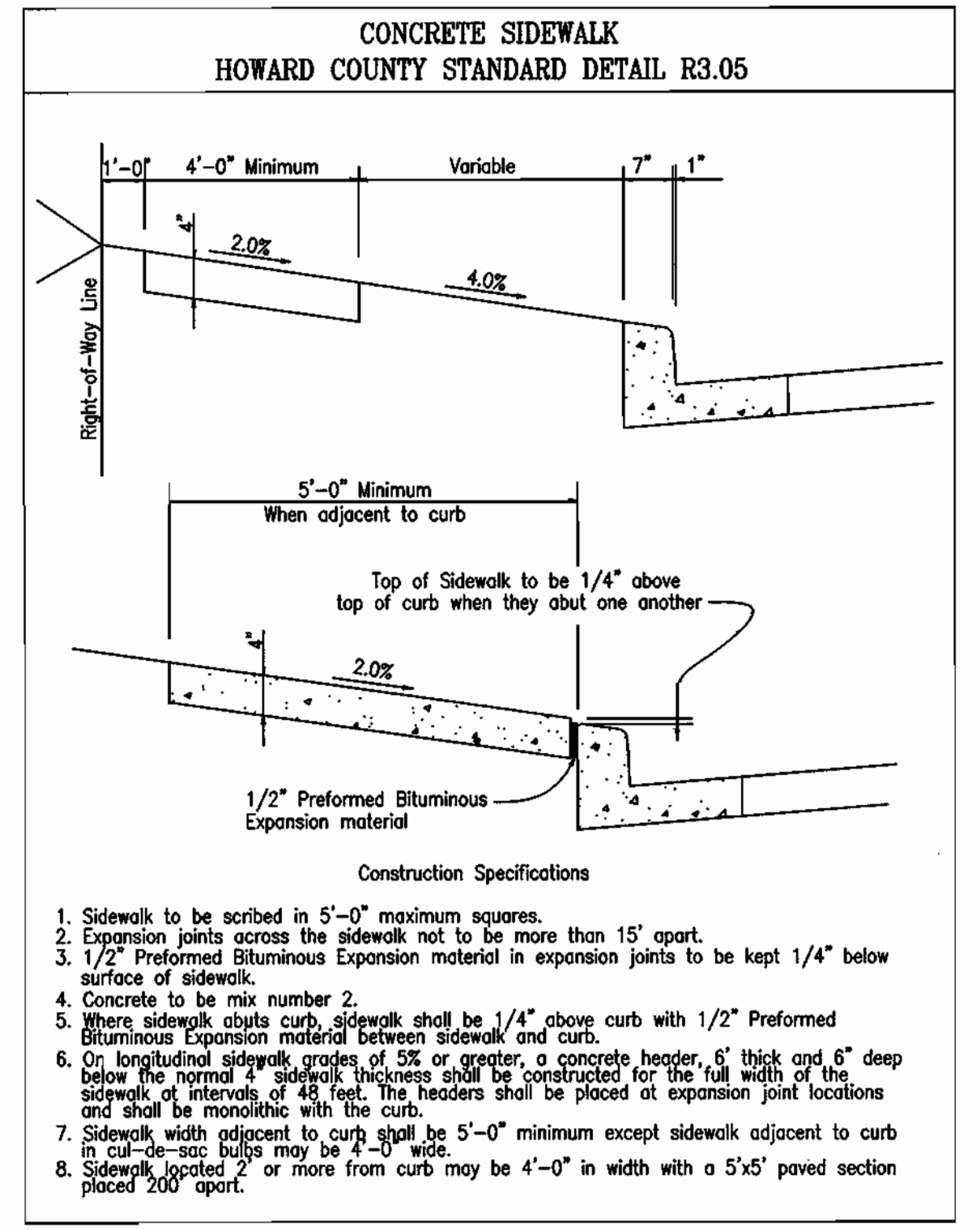
Name: STRATEGIC RESOURCES CORP.
 Phone: (212) 399-3100
 Fax: _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT: _____

Stormceptor Model	Insert Size	Manhole Number
900 <input checked="" type="checkbox"/> 3600 <input type="checkbox"/>	SINGLE INLET <input type="checkbox"/>	SC-1
1200 <input type="checkbox"/> 4800 <input type="checkbox"/>	MULTIPLE INLET <input type="checkbox"/>	Top Elevation (ft) 357.50
1800 <input type="checkbox"/> 6000 <input type="checkbox"/>	CUSTOM <input type="checkbox"/>	Inlet Pipe Invert (ft) 353.85
2400 <input type="checkbox"/> 7200 <input type="checkbox"/>		Outlet Pipe Invert (ft) 353.75
		Pipe Type HDPE
		Inlet Pipe Inside Diameter (ID) 15"
		Inlet Pipe Outside Diameter (OD) 15"
		Outlet Pipe Inside Diameter (ID) 15"
		Outlet Pipe Outside Diameter (OD) 15"

Project Name: SIELING INDUSTRIAL CENTER
 Approximate time frame of delivery (weeks): _____
 Delivery Address: Street 5 OAK HALL LANE
 City: COLUMBIA State: MARYLAND Zip Code: 21045
 Designer Company: FREDERICK WARD ASSOCIATES
 Designer Contact: ROBERT H. VOGEL Phone: (410) 720-6900 Fax: (410) 720-6226

PLEASE FILL OUT COMPLETELY AND FAX TO: CSR Hydro Conduit
 ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)313-6389
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)313-6399



STANDARD COMBINATION CURB AND GUTTER
HO. CO. STD. R-3.01
(NOT TO SCALE)

HO. CO. STD. R-3.05 TYPICAL SIDEWALK AT BUILDING
(NOT TO SCALE)

HANDICAP RAMP
(NOT TO SCALE)

OWNER/DEVELOPER
 SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS

UTILITY PROFILES, SWM NOTES AND DETAILS, AND MISCELLANEOUS NOTES AND DETAILS

SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II

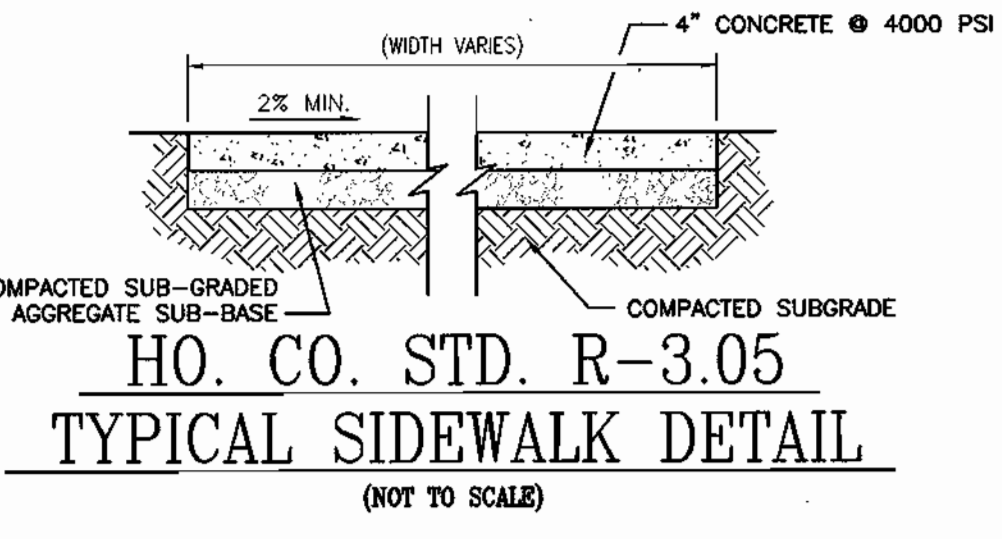
TAX MAP #42, GRID #5 6TH ELECTION DISTRICT PARCEL A-1 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RHW
 DATE: APRIL 26, 2002
 SCALE: (AS SHOWN)
 W.O. NO.: 2014081.00

5 SHEET OF 6

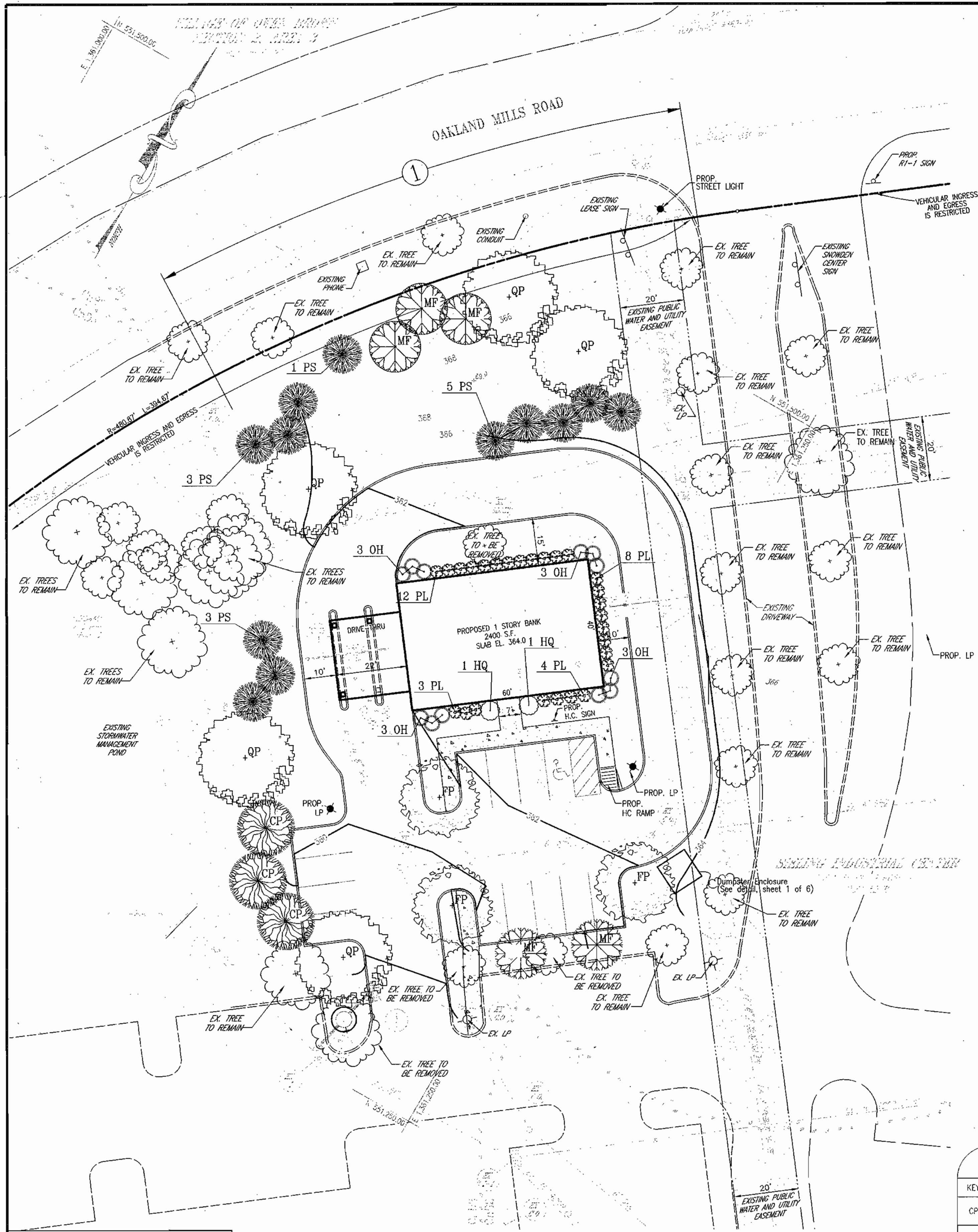
HANDICAP PARKING SIGNS
(NOT TO SCALE)



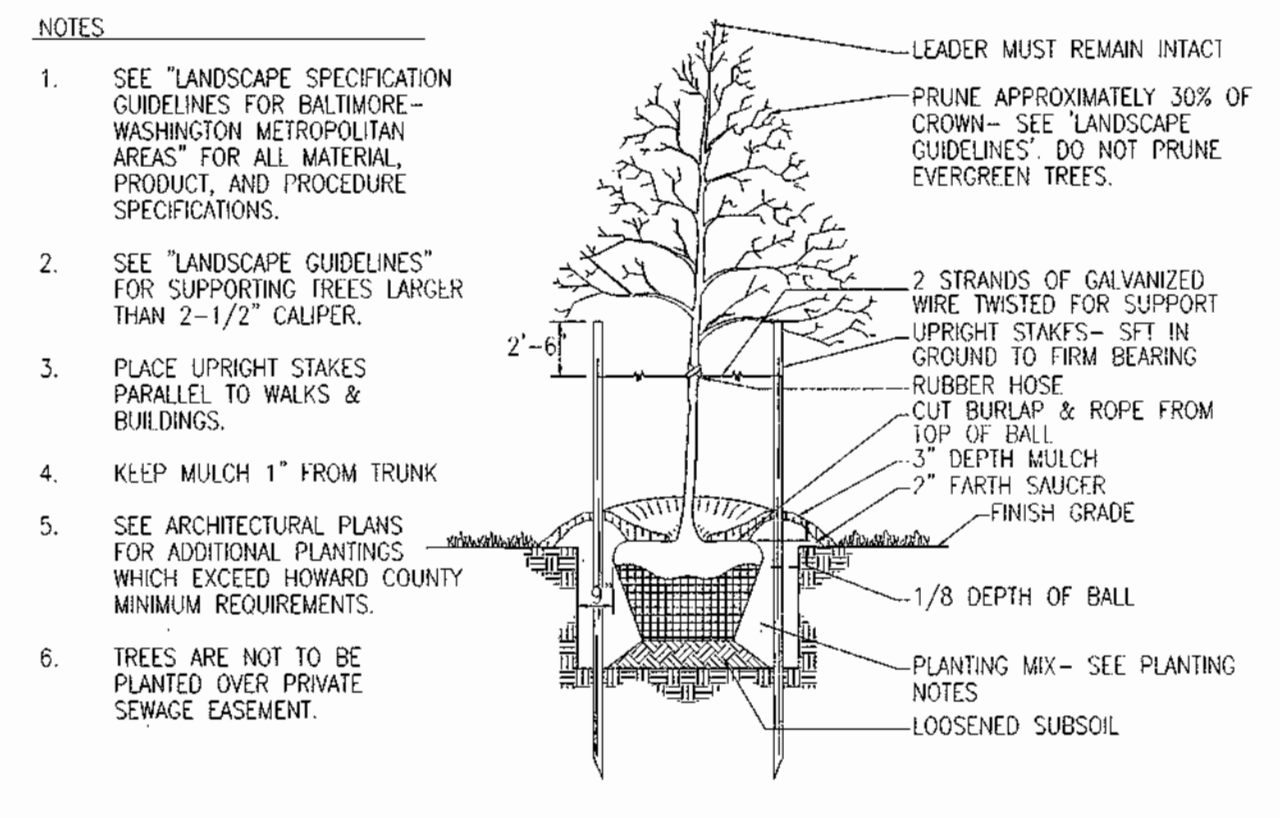
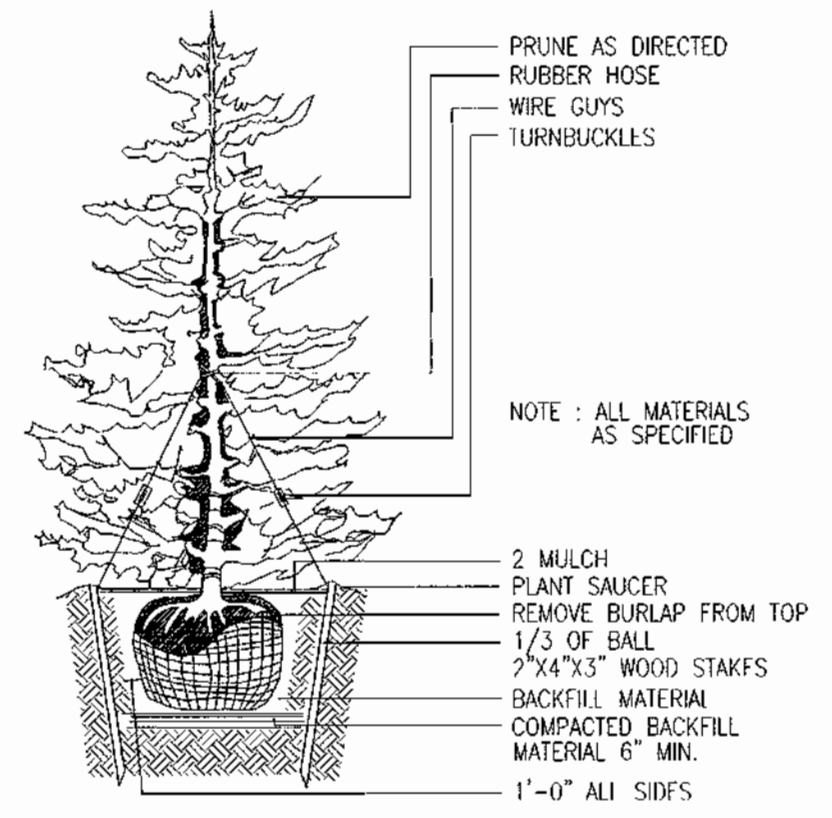
TYP. BITUMINOUS PAVEMENT SECTION (ON-SITE PARKING LOT PAVEMENT)
(NOT TO SCALE)

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: 10/24/03
 Chief, Division of Land Development: 10/27/03
 Director: 10/20/03



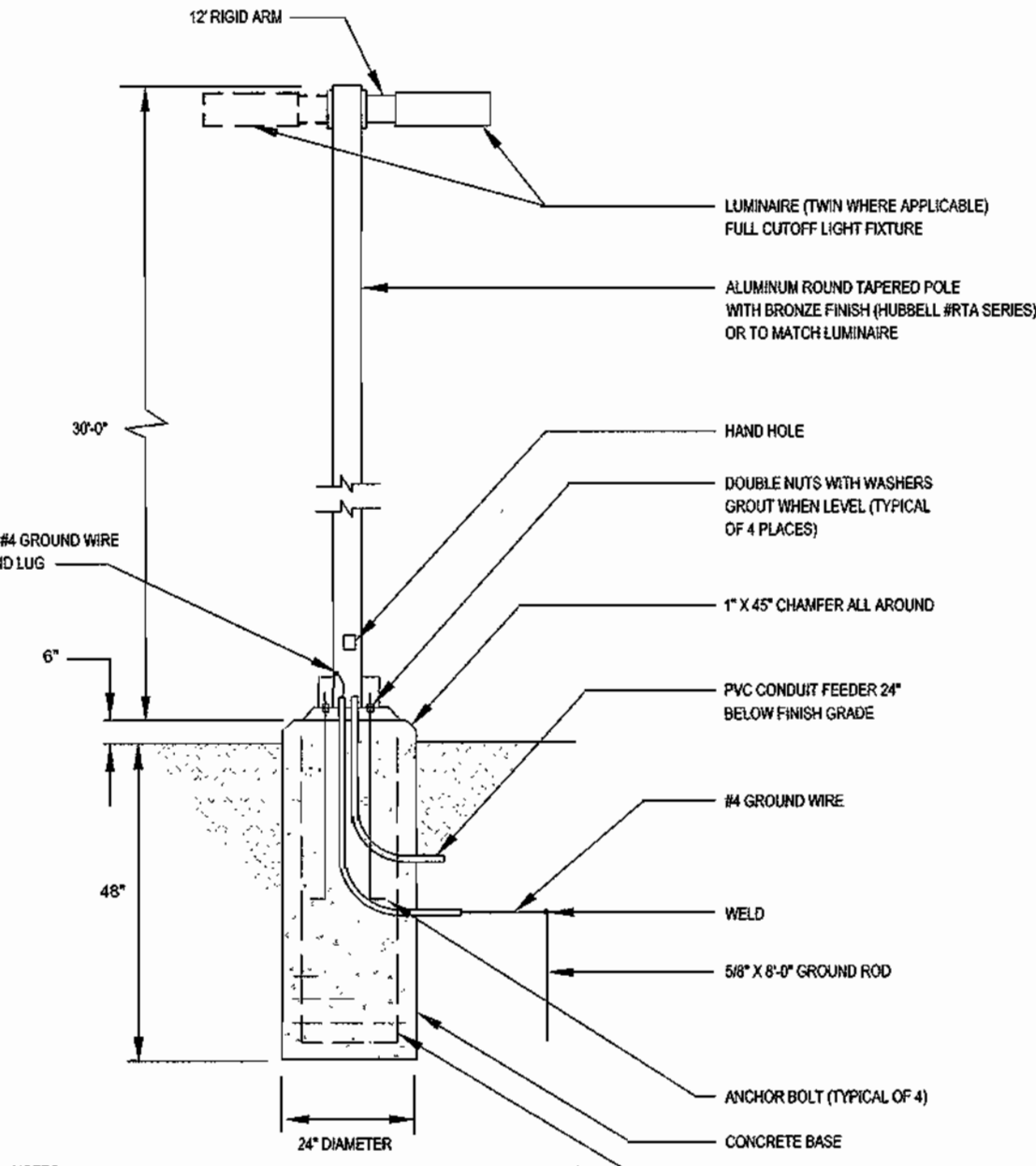
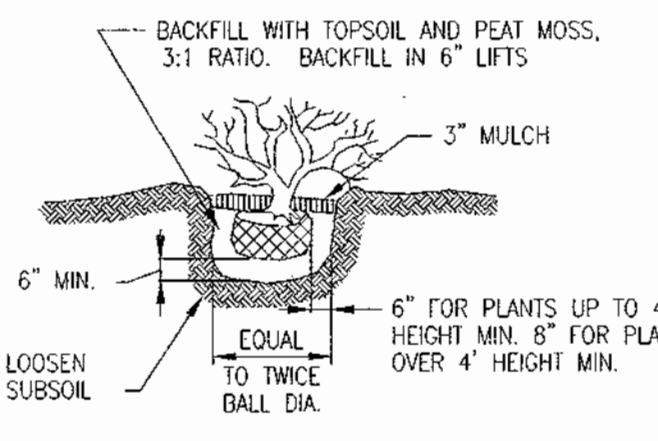
TYPICAL EVERGREEN TREE PLANTING DETAIL



SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	13
NUMBER OF TREES AND ISLANDS REQUIRED	1
NUMBER OF TREES AND ISLANDS PROVIDED	1
SHADE TREES	1
OTHER TREES (2:1 SUBSTITUTION)	1

SHRUB PLANTING DETAIL



- NOTES:
1. LIGHT TO MATCH EXISTING ON SITE LIGHTING WITH 250 WATT METAL HALIDE LAMPS.
 2. LIGHTING DETAIL FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR ACTUAL LIGHTING DETAILS AND SPECIFICATIONS.

POLE BASE DETAIL
(NOT TO SCALE)

LANDSCAPE SCHEDULE

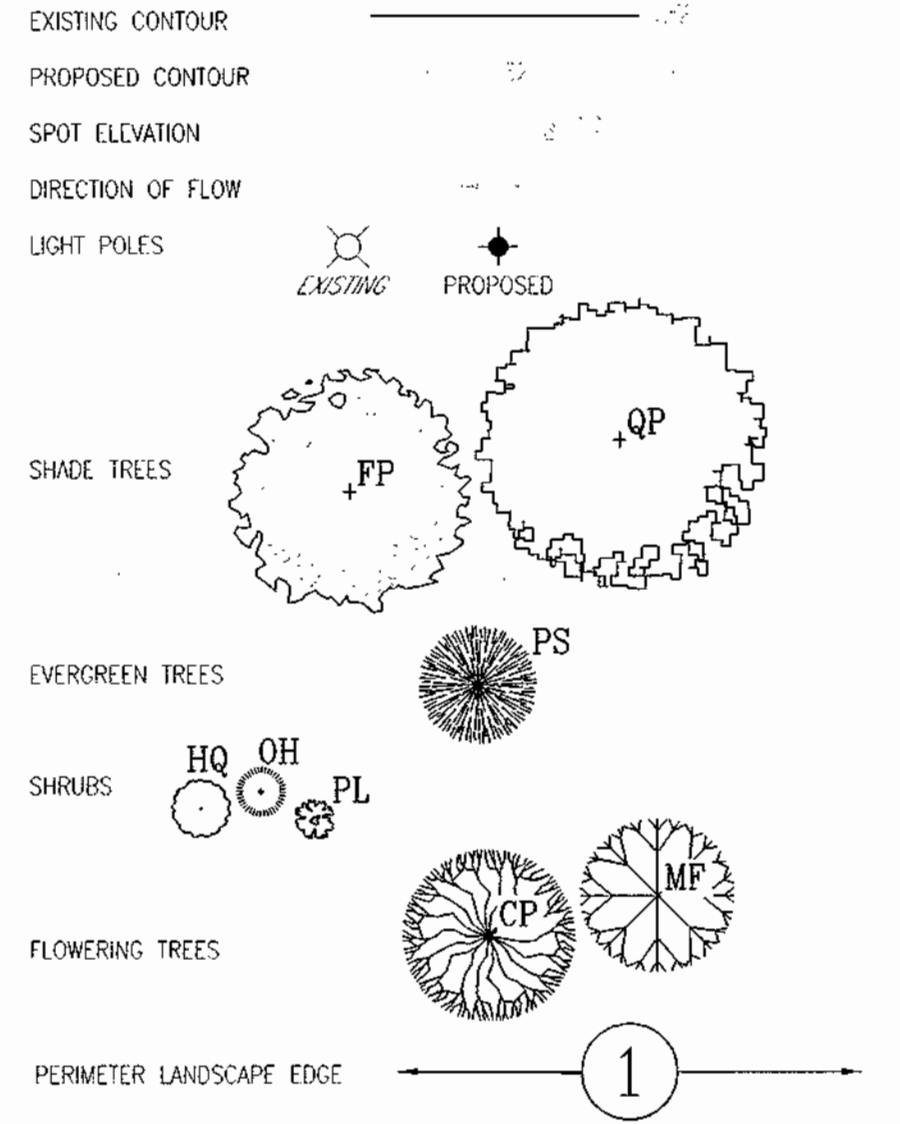
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CP	3	Crataegus phoenopyrum 'Winter King'	2 1/2"-3" CAL.	B & B
FP	3	Fraxinus p. 'Newport'	2 1/2"-3" CAL.	B & B
HQ	2	Hydrangea quercifolia 'Snow Queen'	3'-4' HT.	#10 CAN
MF	5	Malus floribunda	2 1/2"-3" CAL.	B & B
OH	12	Osmanthus heterophyllus 'Gulfite'	3' HT.	B & B OR CONT.
PL	27	Prunus l. 'Otto Luyken'	2 1/2"-3" HT.	B & B OR CONT.
PS	12	Pinus Strobus	6'-8' HT.	B & B
QP	5	Quercus palustris	2 1/2"-3" CAL.	B & B

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS/PER PROPERTY			
	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1	2	3	4
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	170	-	-	-
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	-	-	-
NUMBER OF PLANTS REQUIRED	1:40	4	-	-
SHADE TREES	-	9	-	-
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED	3	-	-	-
SHADE TREES	9	-	-	-
EVERGREEN TREES	5	-	-	-
SHRUBS (2:1 SUBSTITUTION)	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-

THIS PLAN PREPARED PER NEW TOWN ALTERNATIVE COMPLIANCE METHOD. SUBSTITUTIONS PER HRD.

LEGEND



GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00 FOR 5 SHADE TREES AND 9 EVERGREEN TREES.
3. DRIVE AND PARKING LIGHTS TO BE KIM ENTABLATURE ET LUMINAIRE; 25' BLACK STEEL ROUND POLES; 250 WATT METAL HALIDE.
4. FOR LIGHT DETAILS SHEET THIS SHEET.

LANDSCAPE SCHEDULE NOTES:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANNING SPECIFICATIONS.
2. MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING AND ANNUAL BEDS MAY REQUIRE REGULAR HAND WATERING OR IRRIGATION.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR QUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 4/28/03
SIGNATURE OF DEVELOPER DATE

OWNER/DEVELOPER

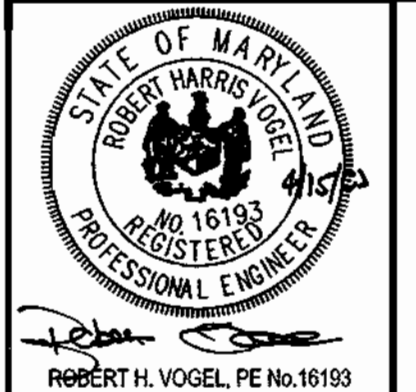
SNOWDEN FIRST, LLC
7200 WISCONSIN AVE
SUITE 300
BETHESDA, MD 20814

APPROVED PLANNING BOARD of HOWARD COUNTY
DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 10/23/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 11/09/03
DIRECTOR DATE

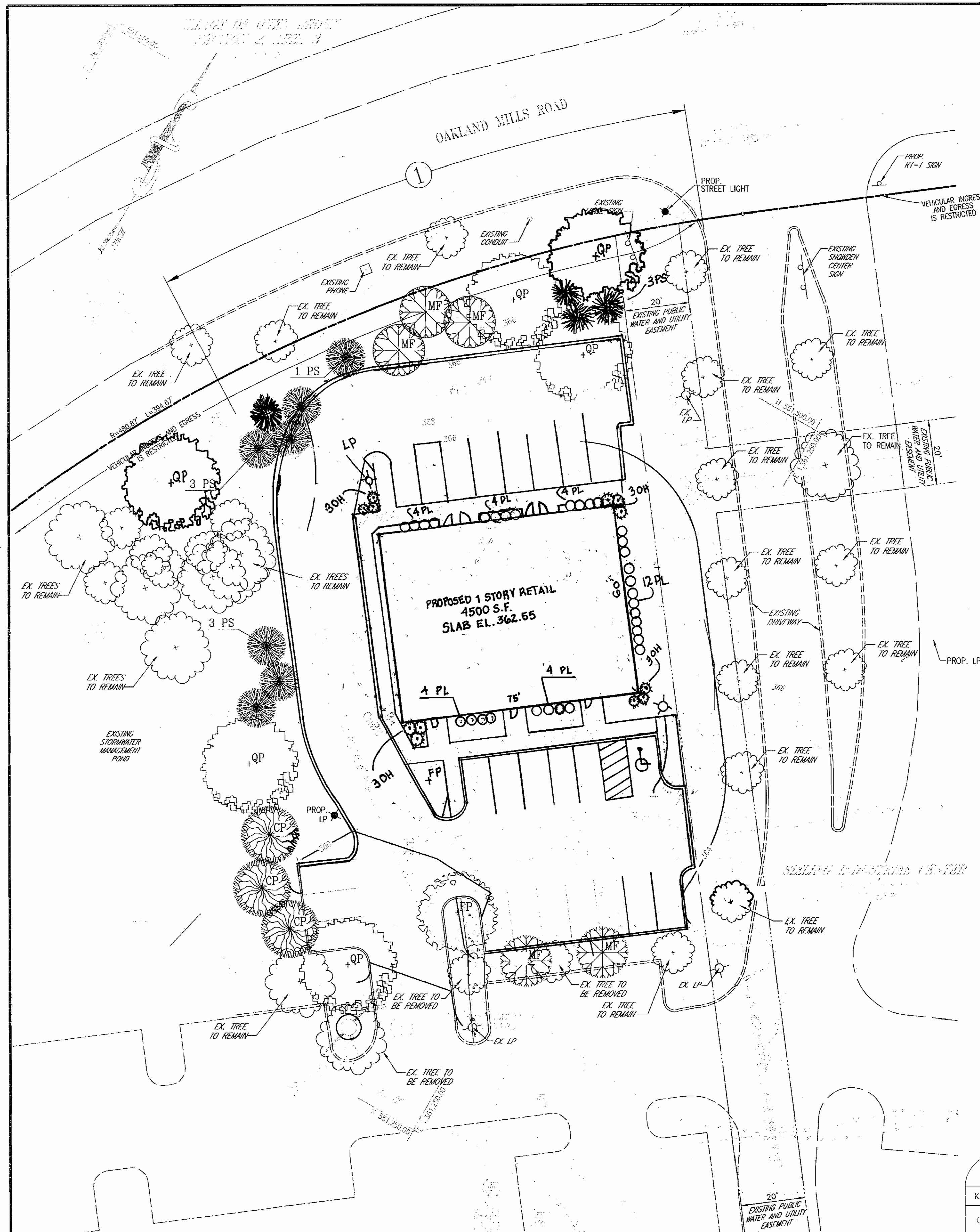
SITE LANDSCAPE AND LIGHTING PLAN BANK
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II
TAX MAP #42, GRID #5 PARCEL A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Architects: Bel Air, Maryland Surveyors: Columbia, Maryland Warrenton, Virginia

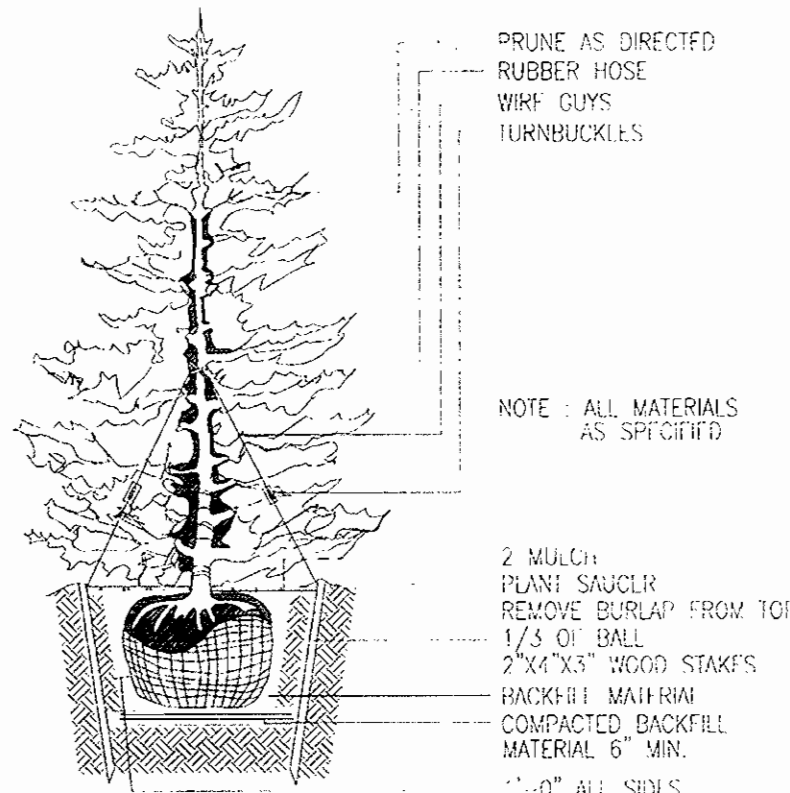


DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 28, 2002
SCALE: 1"=20'
W.O. NO.: 2014081.00

6 SHEET OF 6



TYPICAL EVERGREEN TREE PLANTING DETAIL

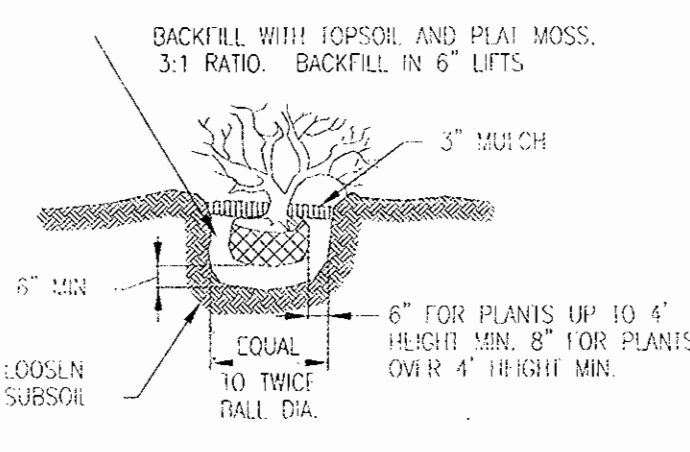


NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2 1/2" CALIBER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & ROADWAYS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWERAGE EASEMENT.

TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2 1/2" CALIBER NOT TO SCALE

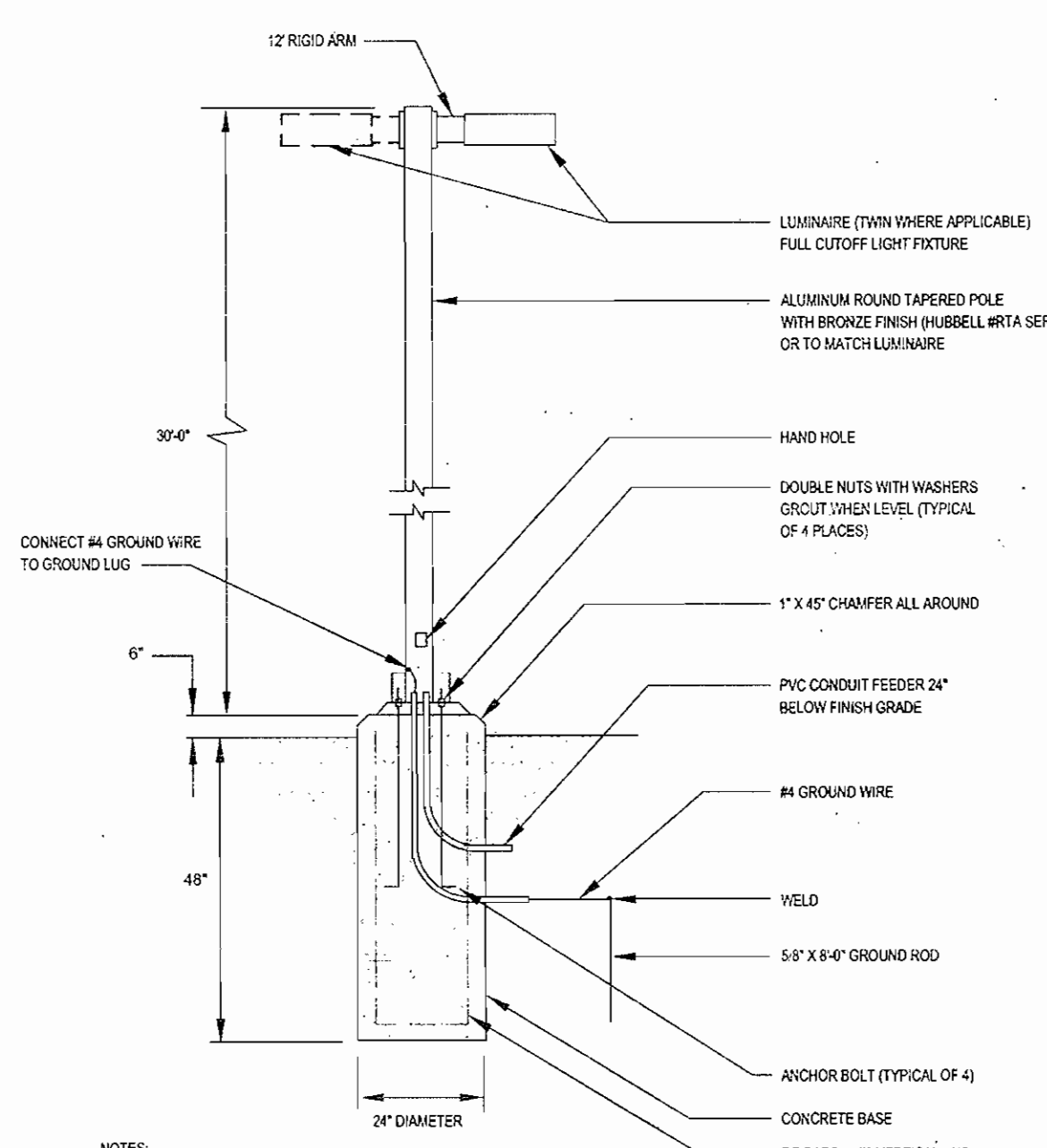


SHRUB PLANTING DETAIL

NOT TO SCALE

SCHEDULE "B" PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	25
NUMBER OF TREES AND ISLANDS REQUIRED	1
NUMBER OF ISLANDS AND ISLANDS PROVIDED	1
SHRUB TREES (2:1 SUBSTITUTION)	



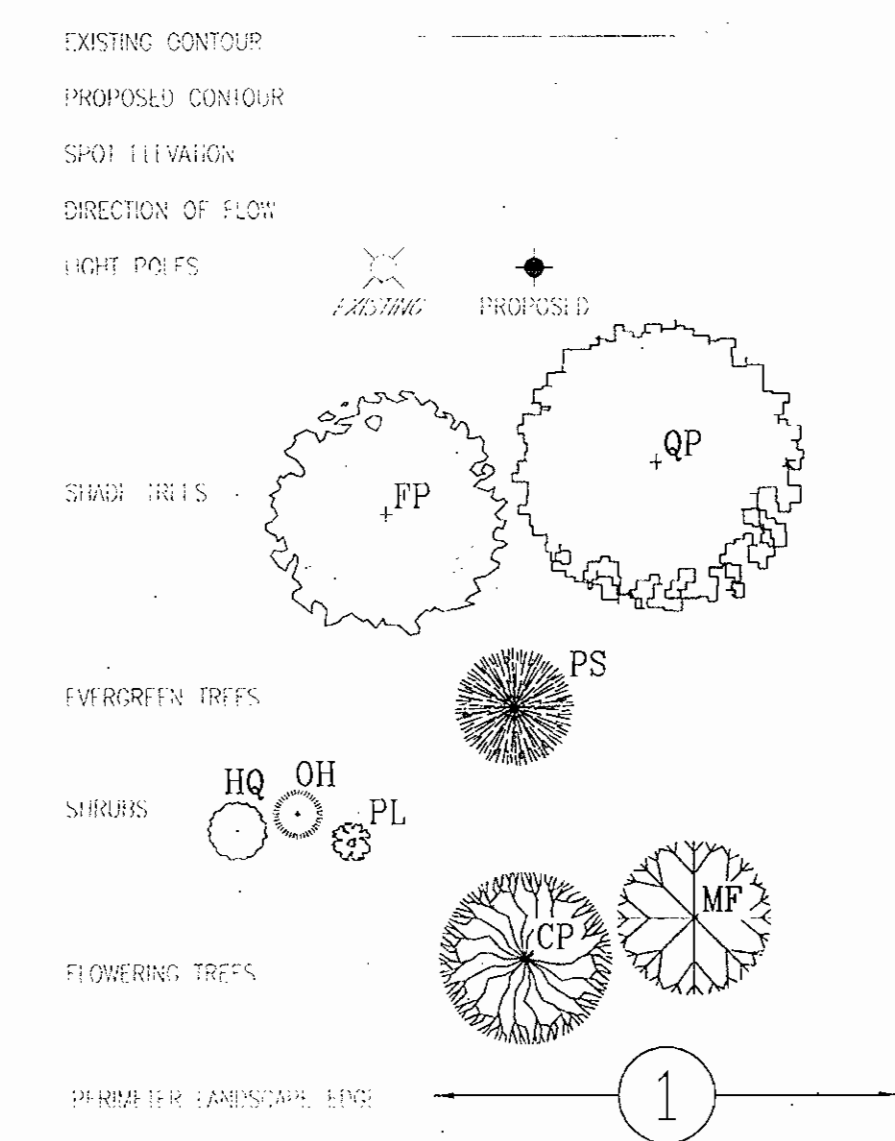
NOTES

- LIGHT TO MATCH EXISTING ON SITE LIGHTING WITH 250 WATT METAL HALIDE LAMP.
- LIGHTING DETAIL FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR ACTUAL LIGHTING DETAILS AND SPECIFICATIONS.

POLE BASE DETAIL

(NOT TO SCALE)

LEGEND



GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.12 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED FOR THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00 FOR 5 SHADE TREES AND 9 EVERGREEN TREES.
- DRIVE AND PARKING LIGHTS TO BE KM ENTABRIATURE ET LUMINAIRE; 25" BLACK STEEL ROUND POLES; 250 WATT METAL HALIDE.
- FOR LIGHT DETAILS SHEET THIS SHEET.

LANDSCAPE SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULLY AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ASH SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH THE PLANNING SPECIFICATIONS.
- MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING AND ANCHOR TREES MAY BE SUBMITTED TO CLEAR HAND WATERING ON IRRIGATION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO ORDERING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.12 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXCLUDED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature: [Signature] DATE: 4/28/03

OWNER/DEVELOPER

SHAWDEN FIRST, LLC
7200 WISCONSIN AVE
SUITE 300
BETHESDA, MD 20814

APPROVED PLANNING BOARD of HOWARD COUNTY

DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: [Signature] DATE: 10/24/02
Chief, Division of Land Development: [Signature] DATE: 01/27/03
Director: [Signature] DATE: 11/09/02

LANDSCAPE SCHEDULE

KEY	QUNT.	BOTANICAL NAME	SIZE	REMARKS
CP	3	Crotaegus phaeocorymbium 'Winter King' / Winter King Hawthorne	2 1/2" - 3" CAL.	B & B
FP	2	Fraxinus p. 'Newport' / Newport Green Ash	2 1/2" - 3" CAL.	B & B
HQ	0	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	3'-4' HI.	#10 CAN
MF	5	Malus floribunda / Flowering Crab apple	2 1/2" - 3" CAL.	D & B
OH	12	Osmanthus heterophyllus 'Gulfside' / Gulfside Hollyleaf Osmanthus	5' HI.	B & B OR CONT.
PL	32	Pinus l. 'Otto Luyken' / Otto Luyken Laurel	2 1/2" - 3" HI.	B & B OR CONT.
PS	10	Pinus strobus / White Pine	6'-8' HI.	B & B
QP	5	Quercus polustris / Pin Oak	2 1/2" - 3" CAL.	B & B

SCHEDULE "A" PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS/PTR PRIORITY			
	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION (LANDSCAPE TYPE)	1	2	3	4
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	170			
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NECESSARY)	NO			
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO			
NUMBER OF PLANTS REQUIRED	1:40	4		
SHADE TREES	1:70	9		
EVERGREEN TREES				
SHRUBS				
NUMBER OF PLANTS PROVIDED	3			
SHADE TREES	9			
EVERGREEN TREES	3			
OTHER TREES (2:1 SUBSTITUTION)				
SHRUBS (2:1 SUBSTITUTION)				
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

THIS PLAN PREPARED PER NEW TOWN ALTERNATIVE COMPLIANCE METHOD. SUBSTITUTIONS PER HRD.

5-3-06	1	REVISE SITE FOR RETAIL
DATE	NUMBER	REVISION DESCRIPTIONS

SITE LANDSCAPE AND LIGHTING PLAN
RETAIL
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II

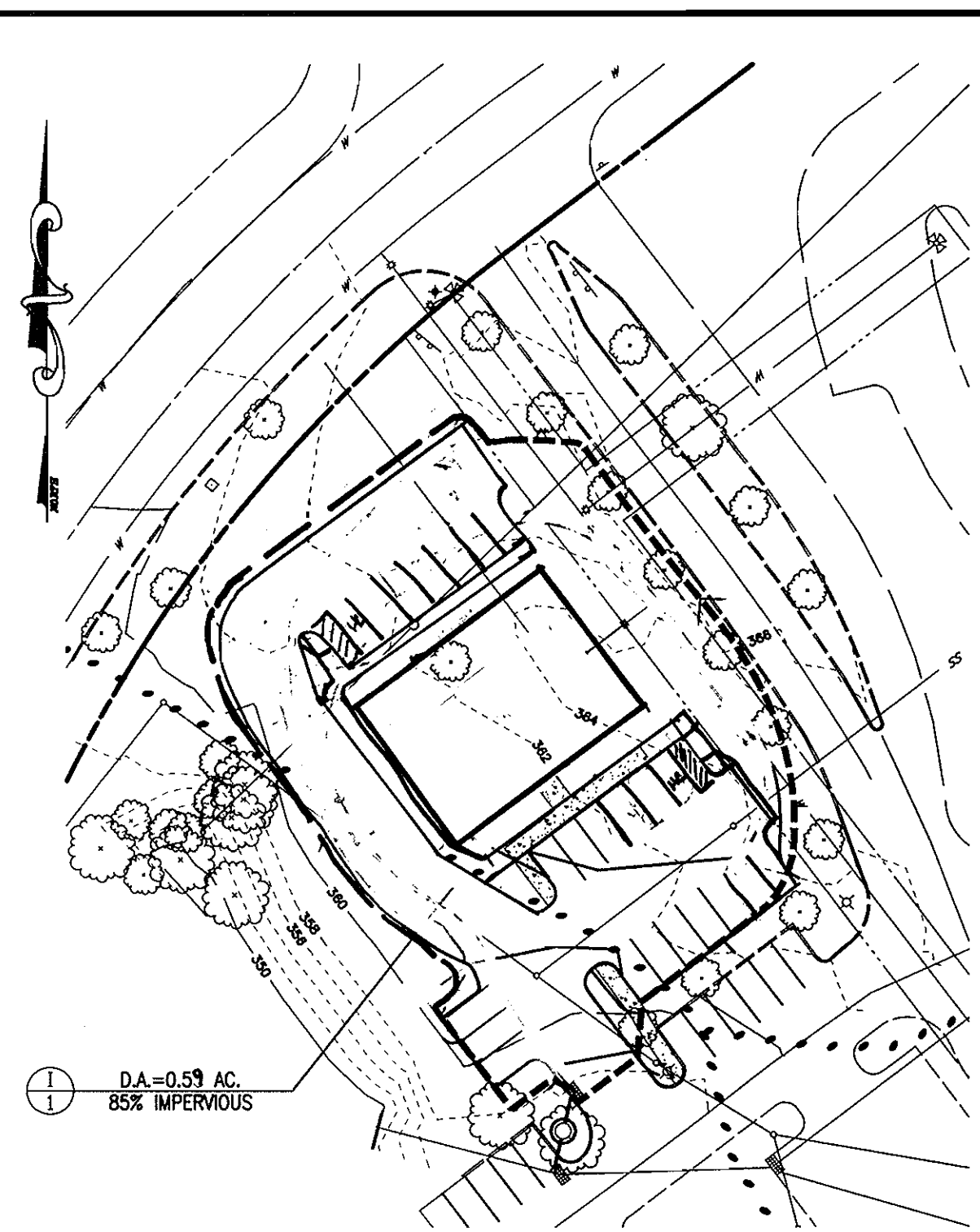
TAX MAP #42, GRID #5
6TH ELECTION DISTRICT

PARCEL A-1
HOWARD COUNTY, MARYLAND

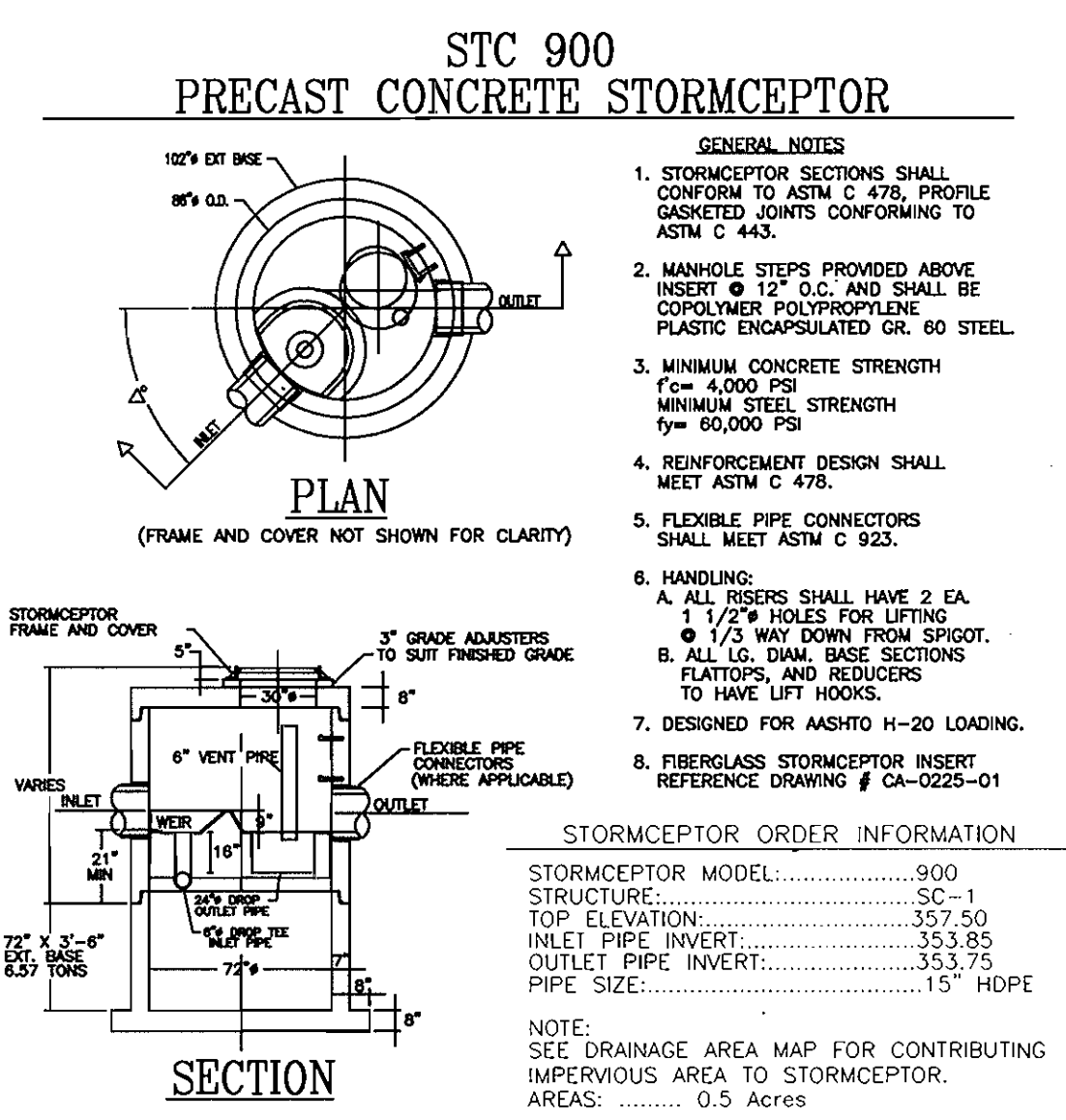
FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 26, 2002
SCALE: 1"=20'
W.O. NO.: 2014081.00

6 SHEET OF 6



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1"=50'



OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY STRUCTURE

A. The Stormceptor Water Quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum, utilizing the Stormceptor Inspection/Monitoring form. Inspections shall be done by using a clear Plexiglas tube (1/2" diameter) to extract a water column sample. When the sediment depth exceeds the level specified in table 6 of the Stormceptor Technical Manual, the unit must be cleaned.

B. The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.

C. The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the fine water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.

D. The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.

E. The owner shall retain and make the Stormceptor Inspection/Monitoring forms available to the Howard County officials upon their request.

Precast Concrete Stormceptor® Order Request Form

Contractor Information

Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____
Contact: _____
Phone: _____
Fax: _____

Owner Information

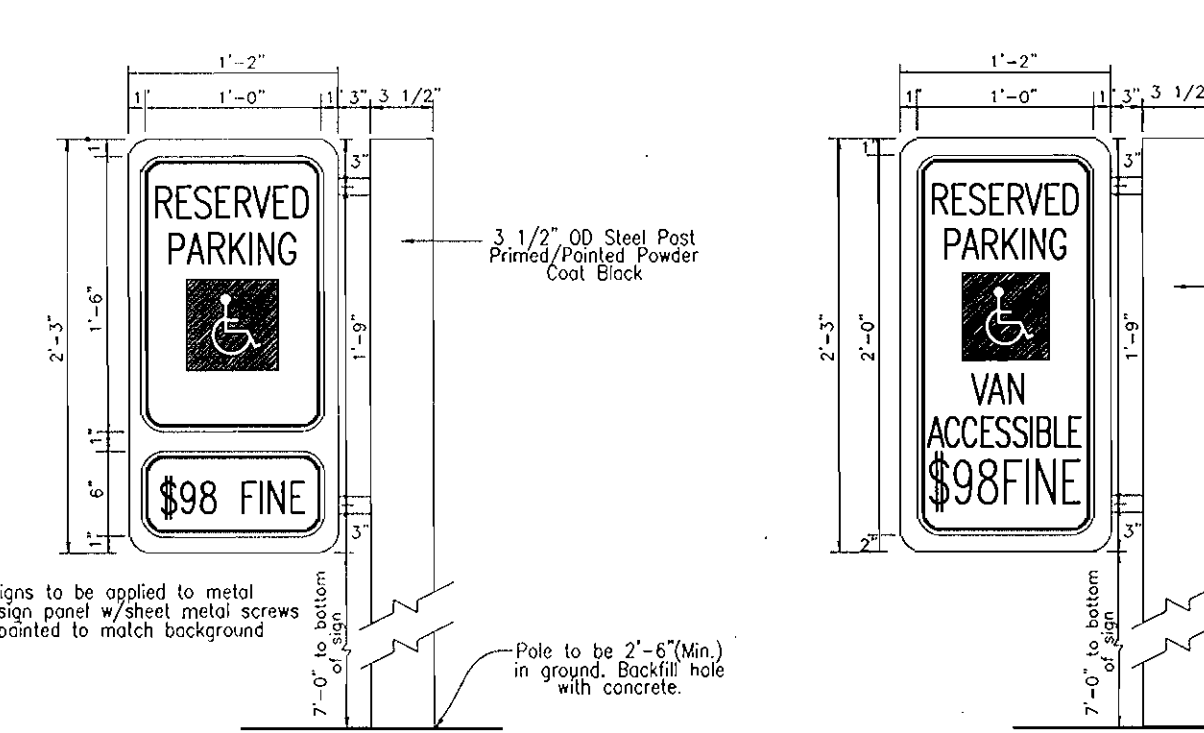
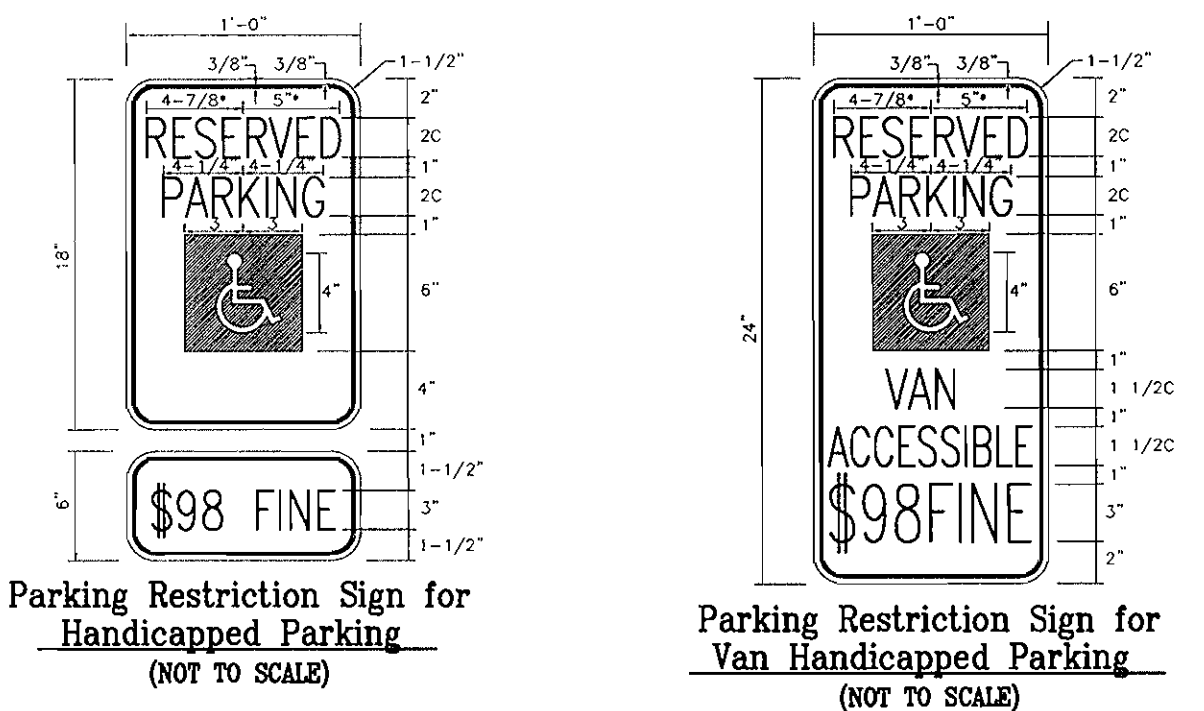
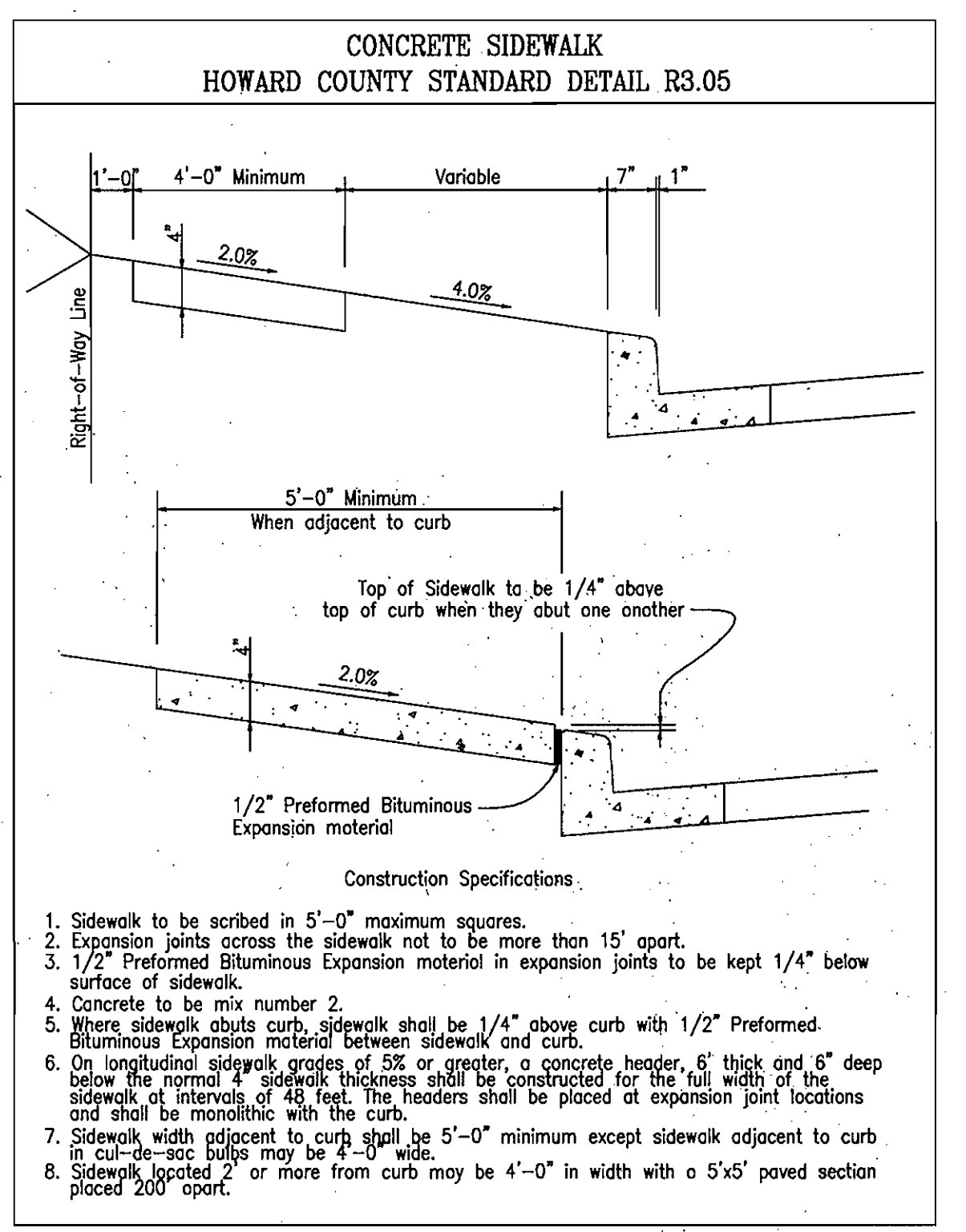
Name: STRATEGIC RESOURCES CORP.
Phone: (212) 399-3100
Fax: _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT

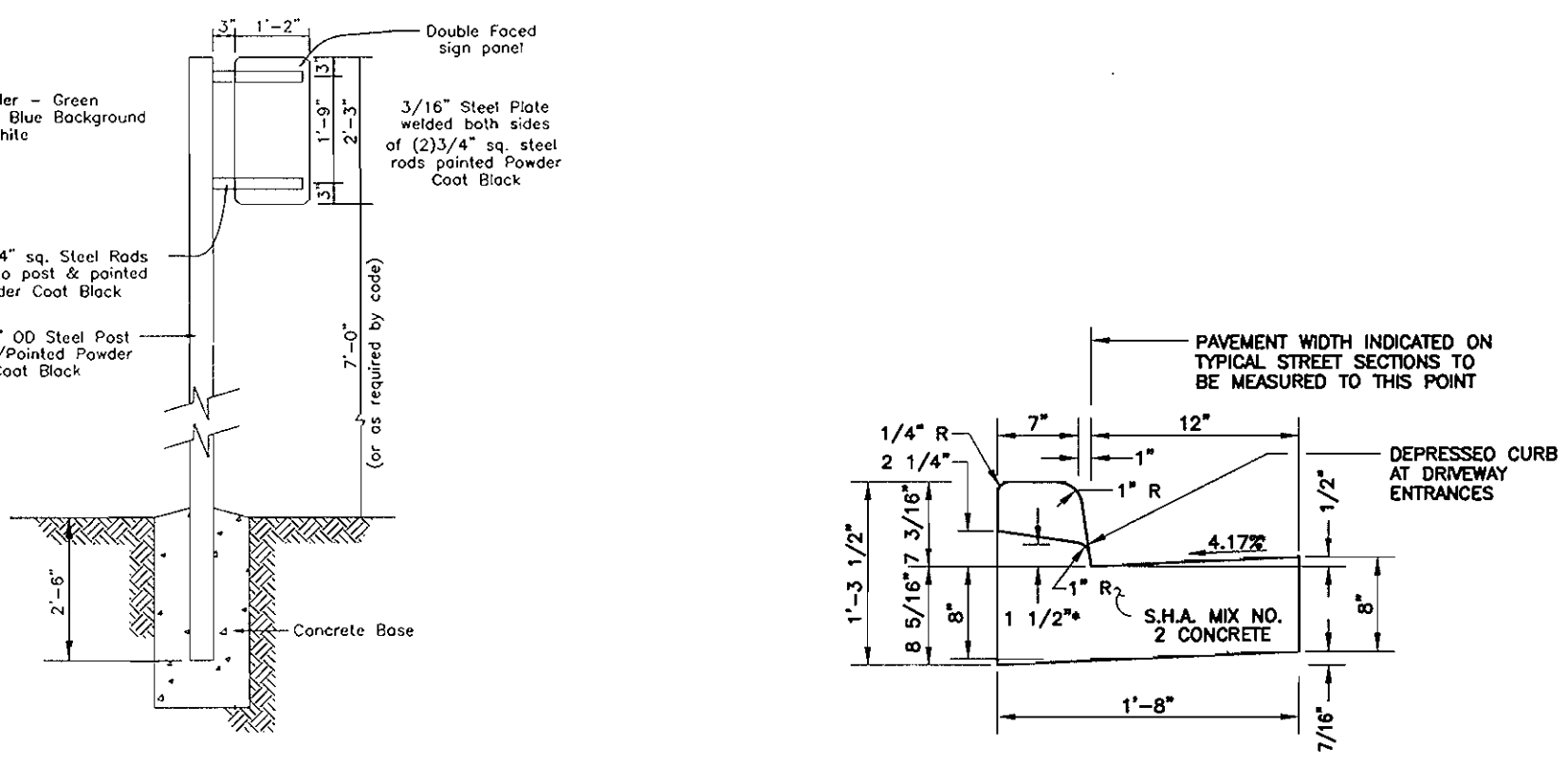
Stormceptor® Model	Insert Size	Manhole Number	SC-1
STC 900	SINGLE INLET DISC	Top Elevation (ft)	357.50
1200	MULTIPLE INLET DISC	Inlet Pipe Invert (ft)	353.85
1800		Outlet Pipe Invert (ft)	353.75
2400	CUSTOM	Pipe Type	HDPE
		Inlet Pipe Inside Diameter (ID)	15"
		Inlet Pipe Outside Diameter (OD)	15"
		Outlet Pipe Inside Diameter (ID)	15"
		Outlet Pipe Outside Diameter (OD)	15"

Project Name: SIELING INDUSTRIAL CENTER
Approximate time frame of delivery (weeks): _____
Delivery Address: Street 5 OAK HALL LANE
City: COLUMBIA **State:** MARYLAND **Zip Code:** 21045
Designer Company: FREDERICK WARD ASSOCIATES
Designer Contact: ROBERT H. VOGEL **Phone:** (410) 720-6900 **Fax:** (410) 720-6226

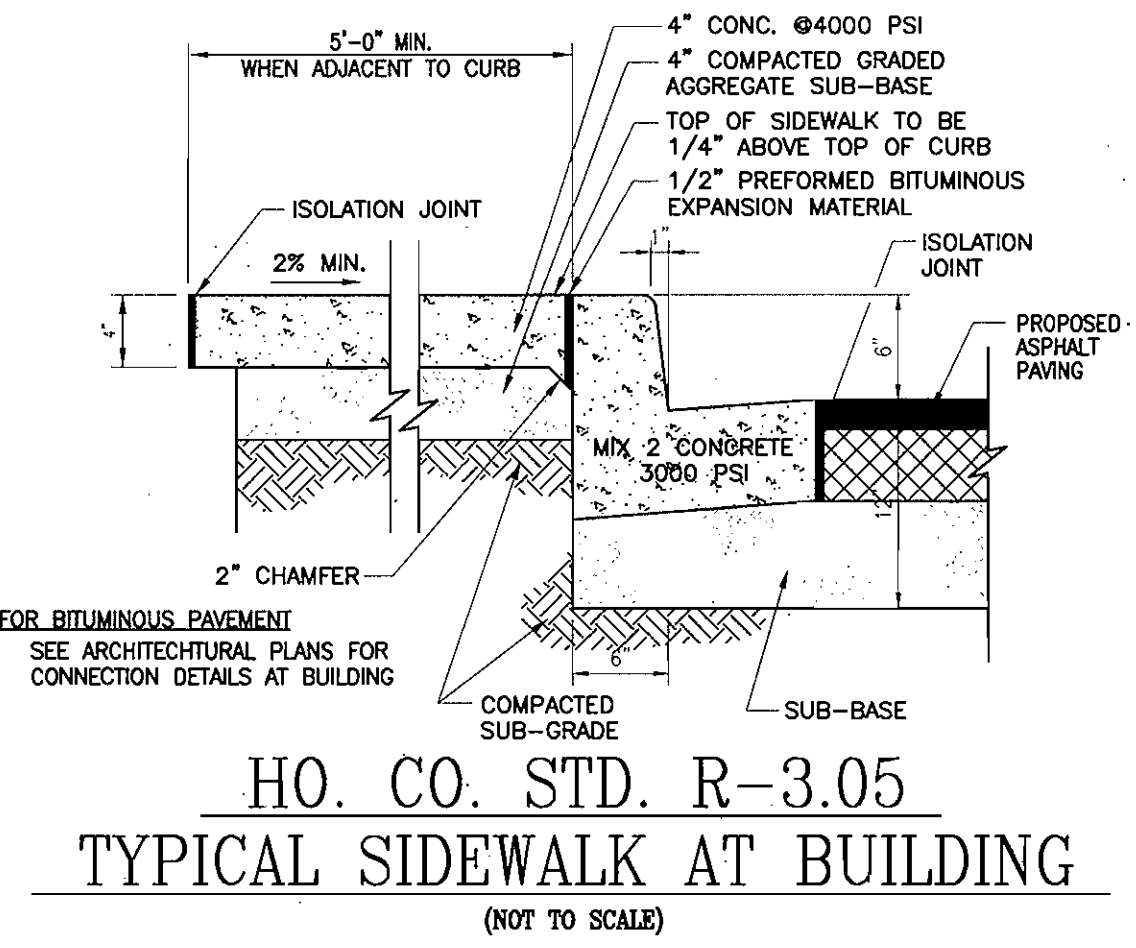
PLEASE FILL OUT COMPLETELY AND FAX TO **CSR Hydro Conduit**
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)313-6389
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)313-6399



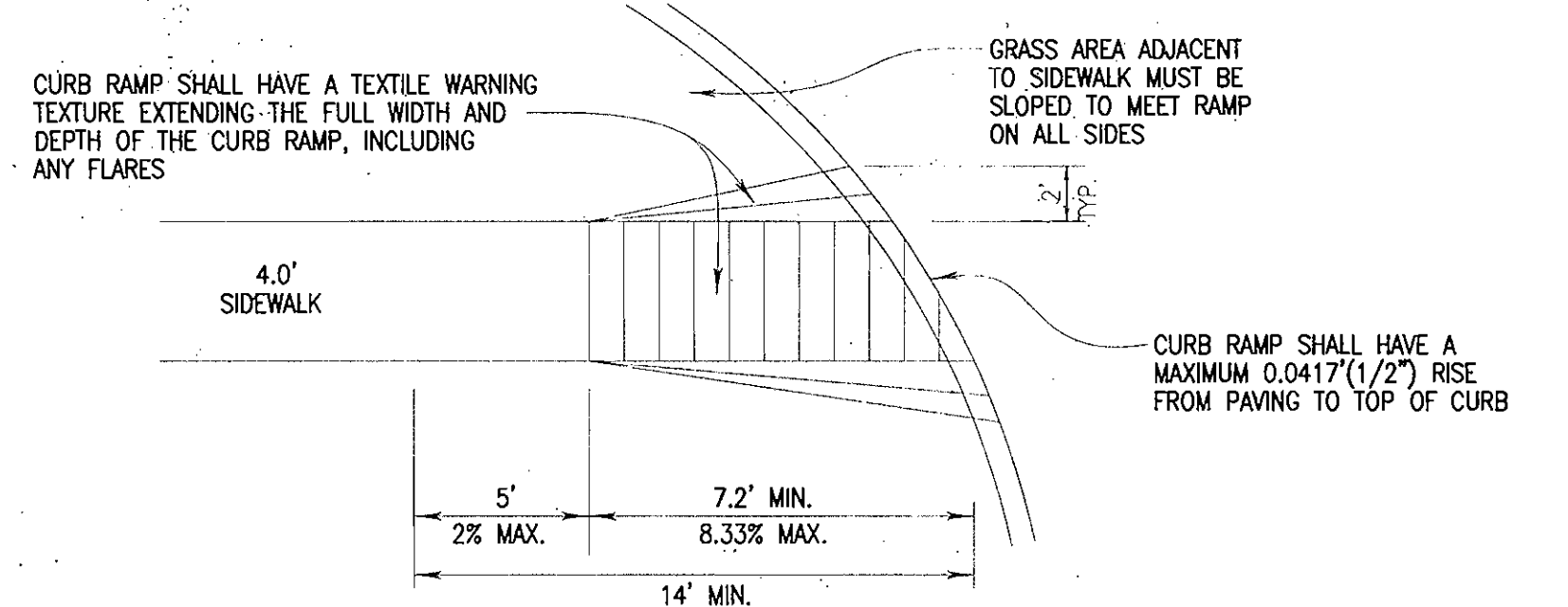
HANDICAP PARKING SIGNS
(NOT TO SCALE)



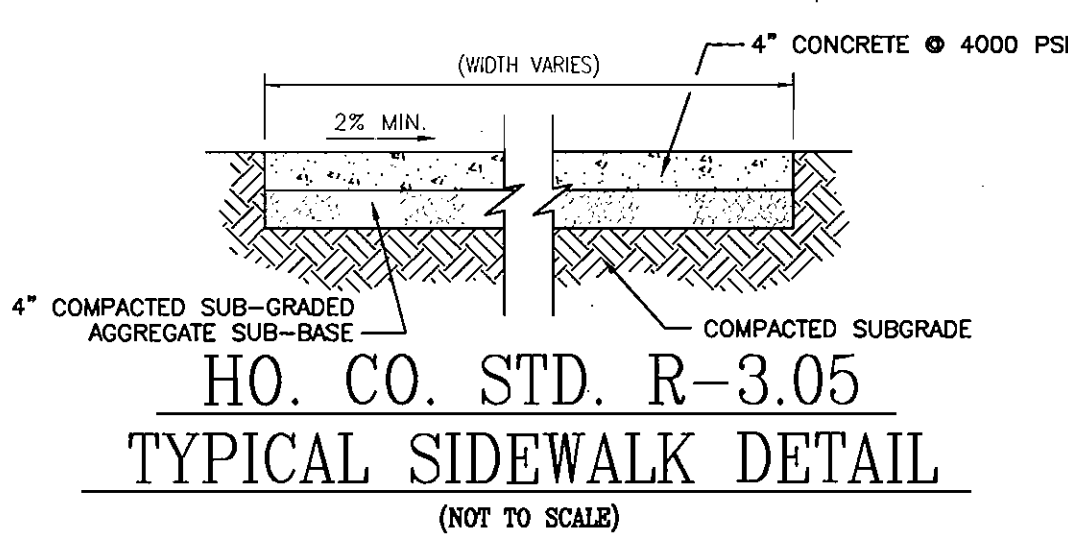
STANDARD COMBINATION CURB AND GUTTER
HO. CO. STD. R-3.01
(NOT TO SCALE)



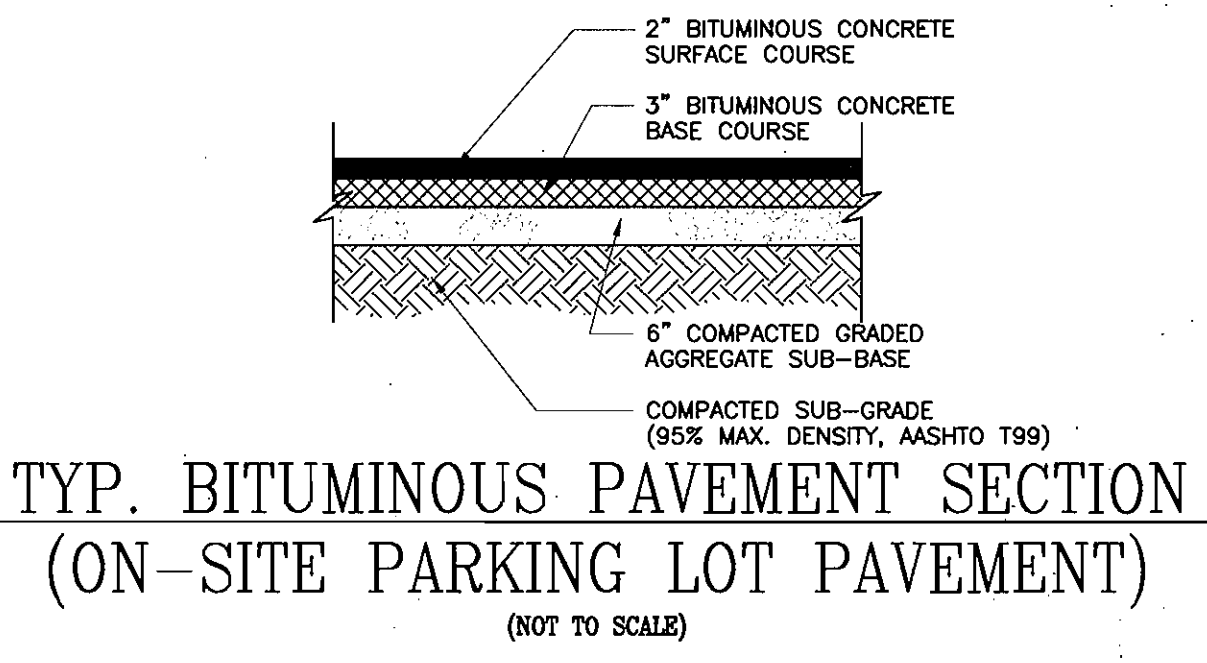
HO. CO. STD. R-3.05 TYPICAL SIDEWALK AT BUILDING
(NOT TO SCALE)



HANDICAP RAMP
(NOT TO SCALE)



HO. CO. STD. R-3.05 TYPICAL SIDEWALK DETAIL
(NOT TO SCALE)

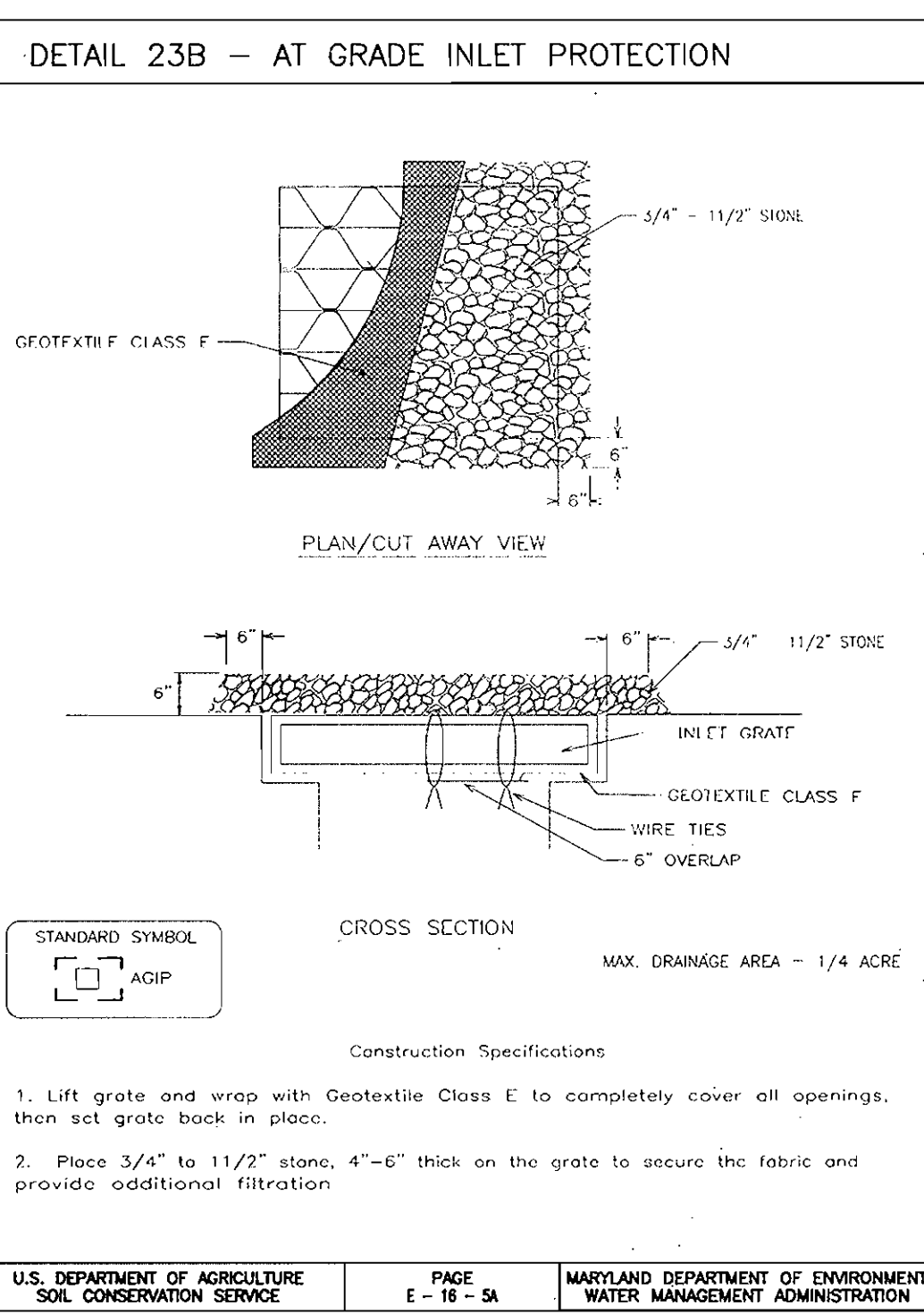
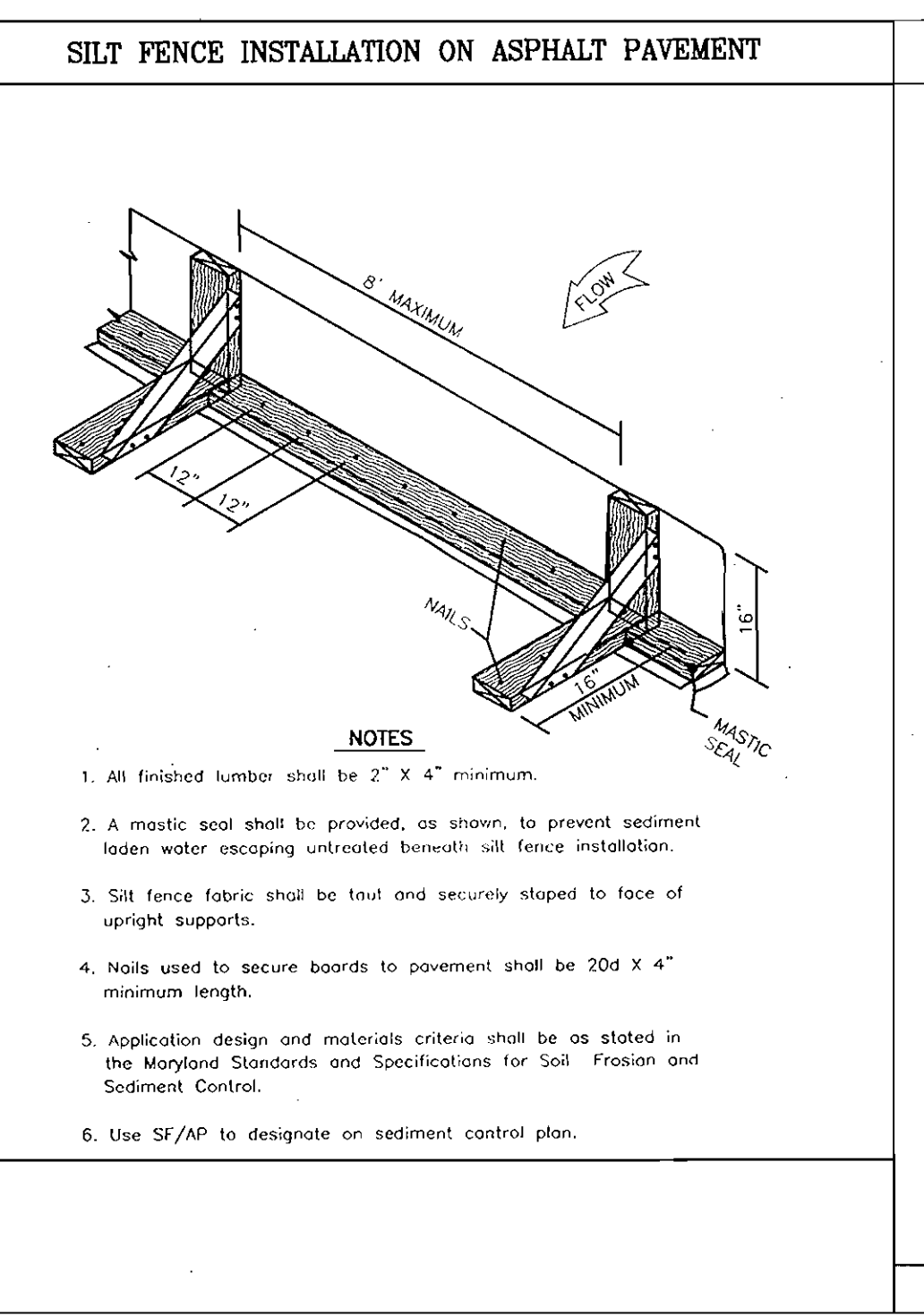
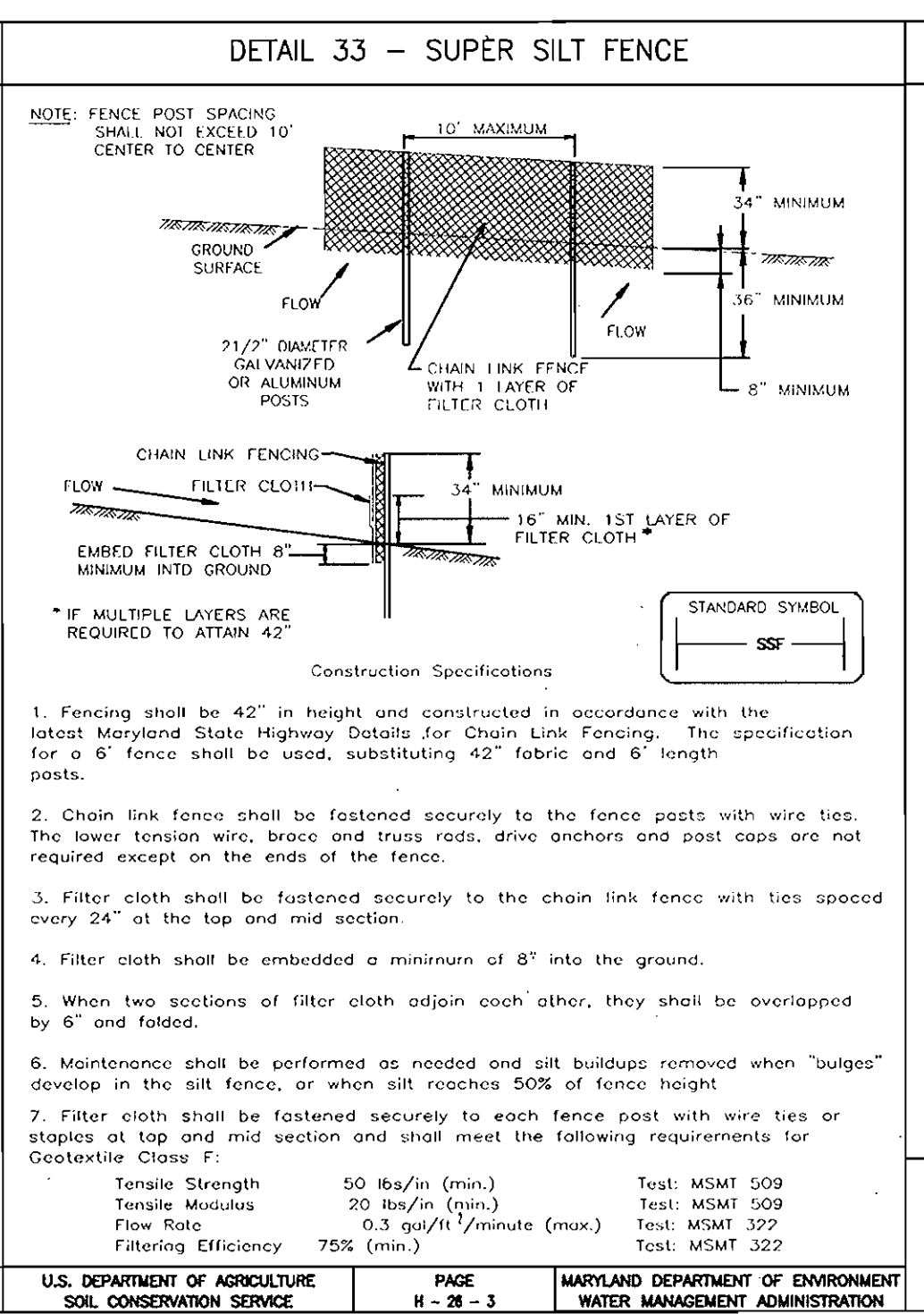
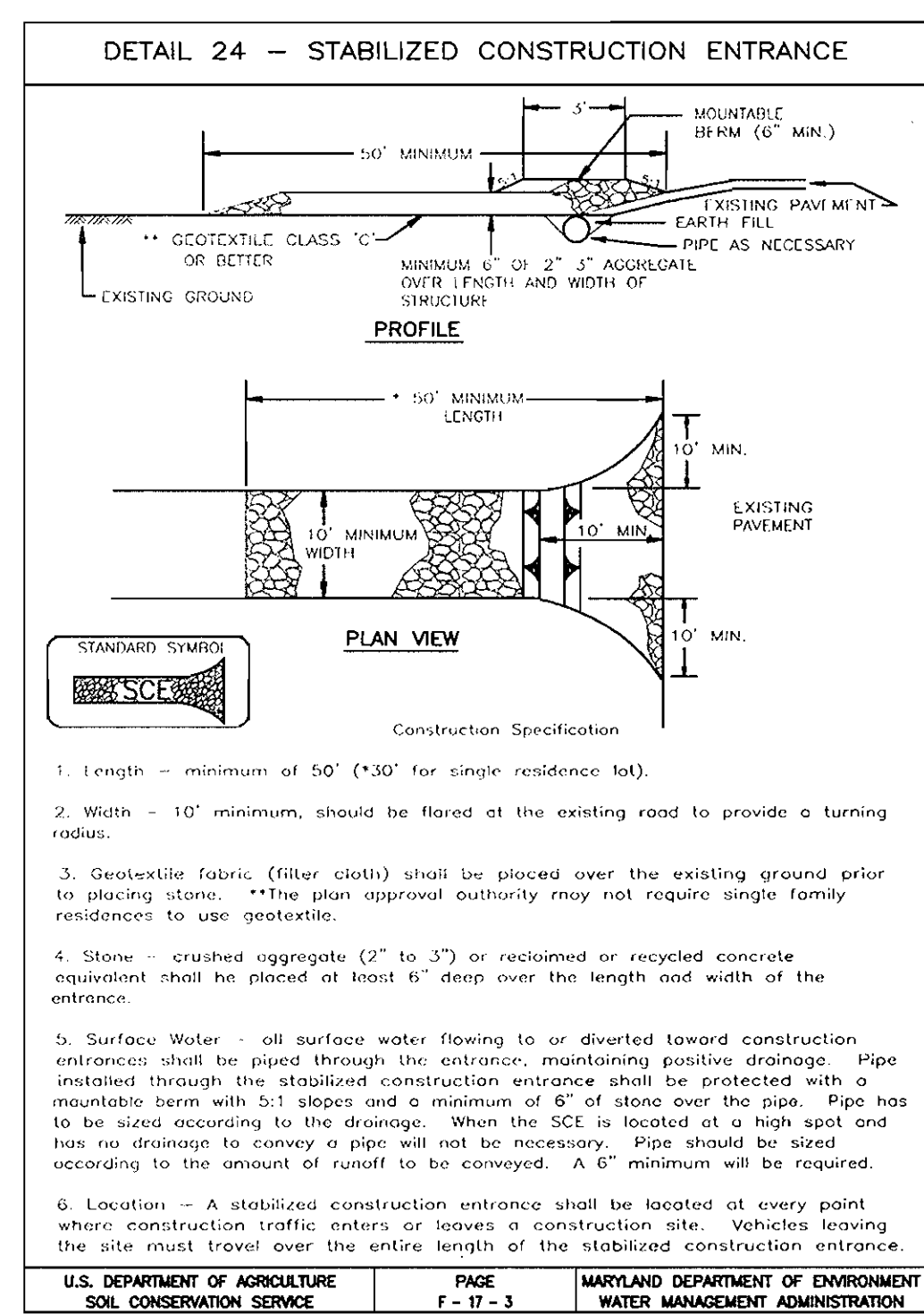


TYP. BITUMINOUS PAVEMENT SECTION (ON-SITE PARKING LOT PAVEMENT)
(NOT TO SCALE)

APPROVED PLANNING BOARD of HOWARD COUNTY
DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Michael Damman 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Chris Hamilton 10/27/03
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark A. Levey 10/20/03
DIRECTOR

5-3-06	REVISE SITE FOR RETAIL	
DATE	NUMBER	REVISION DESCRIPTIONS
UTILITY PROFILES, SWM NOTES AND DETAILS, AND MISCELLANEOUS NOTES AND DETAILS SIELING INDUSTRIAL CENTER SECTION 1, AREA 3, PARCEL A-1, PHASE II		
TAX MAP #42, GRID #5 6TH ELECTION DISTRICT	PARCEL A-1 HOWARD COUNTY, MARYLAND	
FREDERICK WARD ASSOCIATES, INC. ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia		
DESIGN BY: KO	DRAWN BY: KO	CHECKED BY: RHV
DATE: APRIL 26, 2002	SCALE: (AS SHOWN)	W.O. NO.: 201408100
		5 SHEET OF 6



GENERAL NOTES FOR UTILITY CONSTRUCTION

- INFORMATION CONCERNING THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES WAS TAKEN FROM RECORDS PROVIDED BY UTILITY COMPANIES. AN ALTA SURVEY PREPARED BY FREDERICK WARD ASSOCIATES (DATED 5/01) AND HOWARD COUNTY DPM, THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. FREDERICK WARD ASSOCIATES, INC. MAKES NO GUARANTEE AS TO THE COMPLETENESS OR ACCURACY OF UTILITIES AND THEIR LOCATIONS, SHOWN OR NOT SHOWN, ON THESE DRAWINGS. SUCH INFORMATION PROVIDED ON THESE PLANS IS FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE CONTRACTOR SHALL VERIFY THE PRESENCE, ABSENCE AND LOCATIONS OF ALL UTILITIES TO HIS SATISFACTION, PRIOR TO ANY WORK UNDER THIS CONTRACT.
- THE CONTRACTOR IS TO NOTIFY MISS UTILITY AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION AND EXCAVATION. PHONE: 1-800-257-7777.
- PRIOR TO ANY CONSTRUCTION UNDER THIS CONTRACT, CONTRACTOR SHALL TEST PIT TO VERIFY EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHERE UTILITY TIE-INS AND CROSSINGS WILL BE ENCOUNTERED. ANY DISCREPANCIES IN HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DRAWINGS, PARTICULARLY AT PROPOSED STORM DRAIN, SANITARY AND WATER CONNECTIONS SHALL BE IMMEDIATELY REPORTED TO FREDERICK WARD ASSOCIATES PRIOR TO ANY CONTINUATION OF WORK UNDER THIS CONTRACT. THIS IS FOR THE PURPOSE OF IDENTIFYING ANY CONFLICTS, WHICH MAY IMPACT THE PROPOSED DESIGN, AND RESOLUTION OF SAID CONFLICTS PRIOR TO CONTINUATION OF WORK.
- ANY EXISTING UTILITIES AND ADJACENT, WHICH MAY BE DAMAGED DUE TO TESTING AND UTILITY CONSTRUCTION, SHALL BE REPAIRED IN KIND AT THE SOLE EXPENSE OF THE CONTRACTOR.
- ANY SEDIMENT CONTROL MEASURES REMOVED FOR THE PURPOSE OF UTILITY CONSTRUCTION SHALL BE REPLACED AT THE END OF THE DAY BY THE UTILITY CONTRACTOR.
- LOCATION OF GAS AND ELECTRIC, AND TELEPHONE SERVICE TO BE BUILT TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES BY THE OWNER.
- UTILITIES TO BE INSTALLED IN LANDSCAPED AREAS SHALL BE WRAPPED WITH BARRIER PIPE PROTECTION.
- ALL UTILITY WORK WITHIN SHA R/W SHALL BE GOVERNED BY THE UTILITY PERMIT.

GENERAL NOTES FOR GRADING

- COMPACTION IN BUILDING AND PAVEMENT AREAS TO BE AT 95%, AND COMPACTION IN LANDSCAPING AREAS TO BE AT 90%, TO MEET ASTM D-1557 REQUIREMENTS.
- IT IS RECOMMENDED A GEOTECHNICAL ENGINEER BE RETAINED TO MONITOR EARTHWORK ACTIVITIES TO MAKE APPROPRIATE RECOMMENDATIONS AS NECESSARY.

GENERAL NOTES FOR STORM DRAIN CONSTRUCTION

- MANHOLE LIDS AND INLET GRATES SHALL BE TRAFFIC BEARING AND BICYCLE SAFE.
- ALL MANHOLE LIDS, INLET GRATES AND CLEANOUT TOPS TO BE ADJUSTED TO MATCH CROSS-FITCH AND SLOPE OF PROPOSED GRADES.
- ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANNE ARUNDEL COUNTY STANDARDS AND SPECIFICATIONS, AND SHA STANDARDS AND SPECIFICATIONS.
- STORM DRAIN PIPE AND FITTINGS FOR ROOF DRAINS TO BE HDPE, PCV SCH 40, OR APPROVED EQUAL.

GENERAL NOTES FOR WATER AND SEWER CONSTRUCTION

- SANITARY CLEANOUT TOPS TO BE ADJUSTED TO MATCH CROSS-FITCH AND SLOPE OF PROPOSED GRADES. CLEANOUT TOPS TO BE IDENTIFIED AS SANITARY CLEANOUTS, THREADED AND CONTAIN COUNTERSUNK PLUGS.
- UTILITIES SHALL MAINTAIN A MINIMUM 12-INCH CLEARANCE WHEN CROSSING EXISTING AND PROPOSED UTILITIES ON AND OFF SITE.
- WATER SERVICES SHALL HAVE A MINIMUM 3.5 FOOT COVER OVER CROWN PIPE.
- WATER SERVICE SHALL BE SOFT ANNEALED TYPE K COPPER TUBING, OR APPROVED EQUAL. SANITARY SEWER PIPE SHALL BE PVC SDR 35, OR APPROVED EQUAL.
- WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR FOR HORIZONTAL AND VERTICAL ALIGNMENT AND CONNECTION.

SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Department of Inspections, Licenses, and Permits at (410)313-1800 at least 24 hours before starting any work.
- Install silt fencing and super silt fencing (1 day)
- Install Stabilized Construction Entrance (1 day)
- After receiving permission from the sediment control inspector, rough grade site. (5 days)
- Install storm drain system, stormceptor, water, and sewer. (15 days)
- Construct building. (6 months)
- Finish grading site. (5 days)
- Install curb and gutter and paving and sidewalks. (10 days)
- Install landscaping. (1 week)
- Permanently stabilize all remaining areas. (1 day)
- When the contributing drainage area is stabilized, flush the storm drain system and stormceptor.
- With permission of the Inspector, remove all Sediment Controls from the site. Stabilize all disturbed areas immediately. (1 week)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.
- Following initial soil disturbances or redistribution permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter Sediment Control Structures, Dikes, Swales and all slopes greater than 3:1.
 - 14 calendar days for all other disturbed areas.

TOPSOIL CONSTRUCTION AND MATERIAL SPECIFICATIONS

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS 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 BERNUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEG, 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 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL APPLICATION

WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, 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, ALBERT 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL 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 OF 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 SEEDING PREPARATION.

THESE TOPSOIL SPECIFICATIONS HAVE BEEN EDITED FROM THE 1994 EROSION AND SEDIMENT CONTROL STANDARDS TO FIT THIS PROJECT. IT IS STILL THE INTENTION TO FOLLOW THE REFERENCED 1994 EROSION AND SEDIMENT CONTROL STANDARDS IN THEIR ENTIRETY.

TEMPORARY SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RACKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ FT)

SEEDING: FOR PERIODS MARCH 1ST THROUGH APRIL 30TH AND FROM AUGUST 15TH THROUGH NOVEMBER 15TH, SEED WITH 2 1/2" BU. PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ FT). FOR THE PERIOD MAY 1ST THROUGH AUGUST 14TH, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ FT). FOR THE PERIOD NOVEMBER 16TH THROUGH FEBRUARY 28TH, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1 1/2" TO 2 TONS PER ACRE (70-90 LBS./1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALS. PER ACRE (5 GALS./1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT OR HIGHER, USE 348 GALS. PER ACRE (8 GALS./1000 SQ FT) FOR ANCHORING.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RACKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ FT) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 3-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ FT)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ FT) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23,1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOILS.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ FT) OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.6 LBS./1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

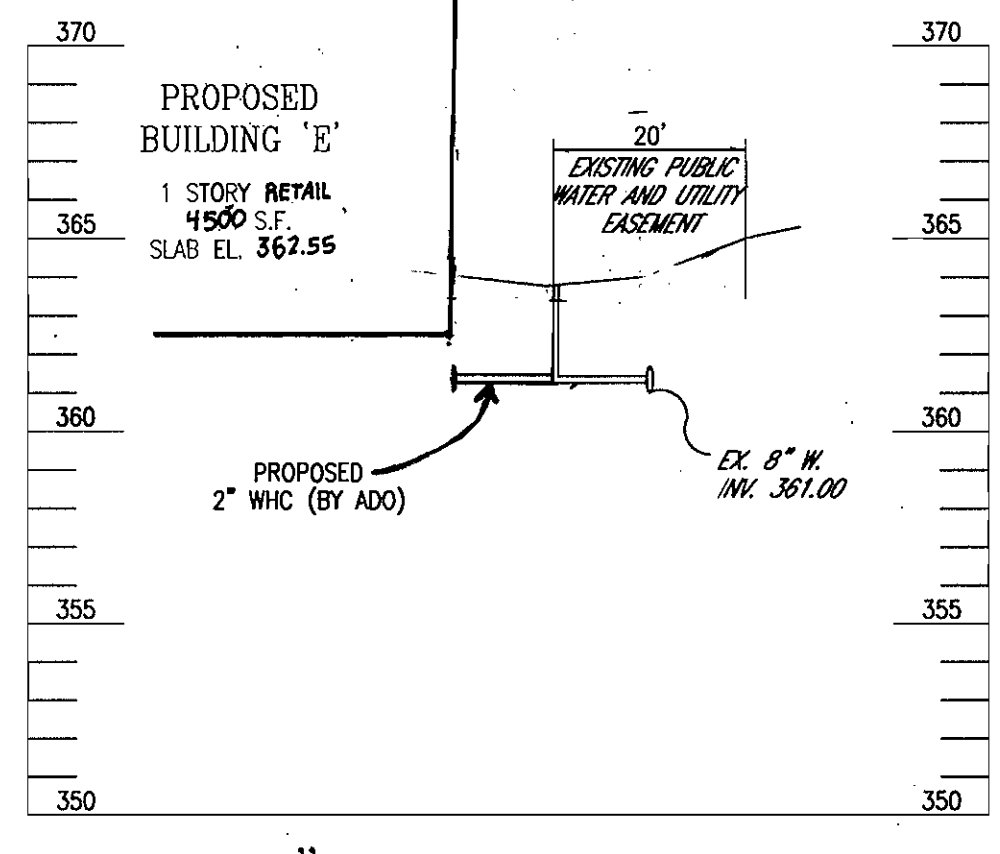
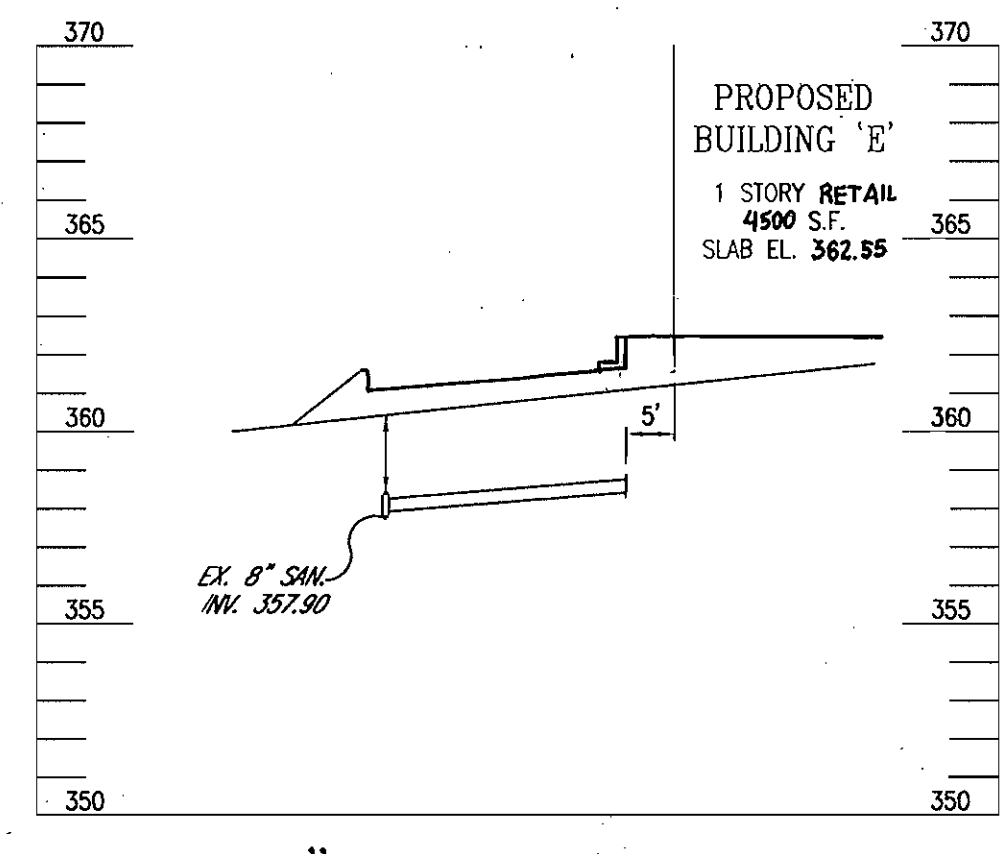
MULCHING: APPLY 1 1/2" TO 2 TONS PER ACRE (70 OR 90 LBS./1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GALS./1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GALS./1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

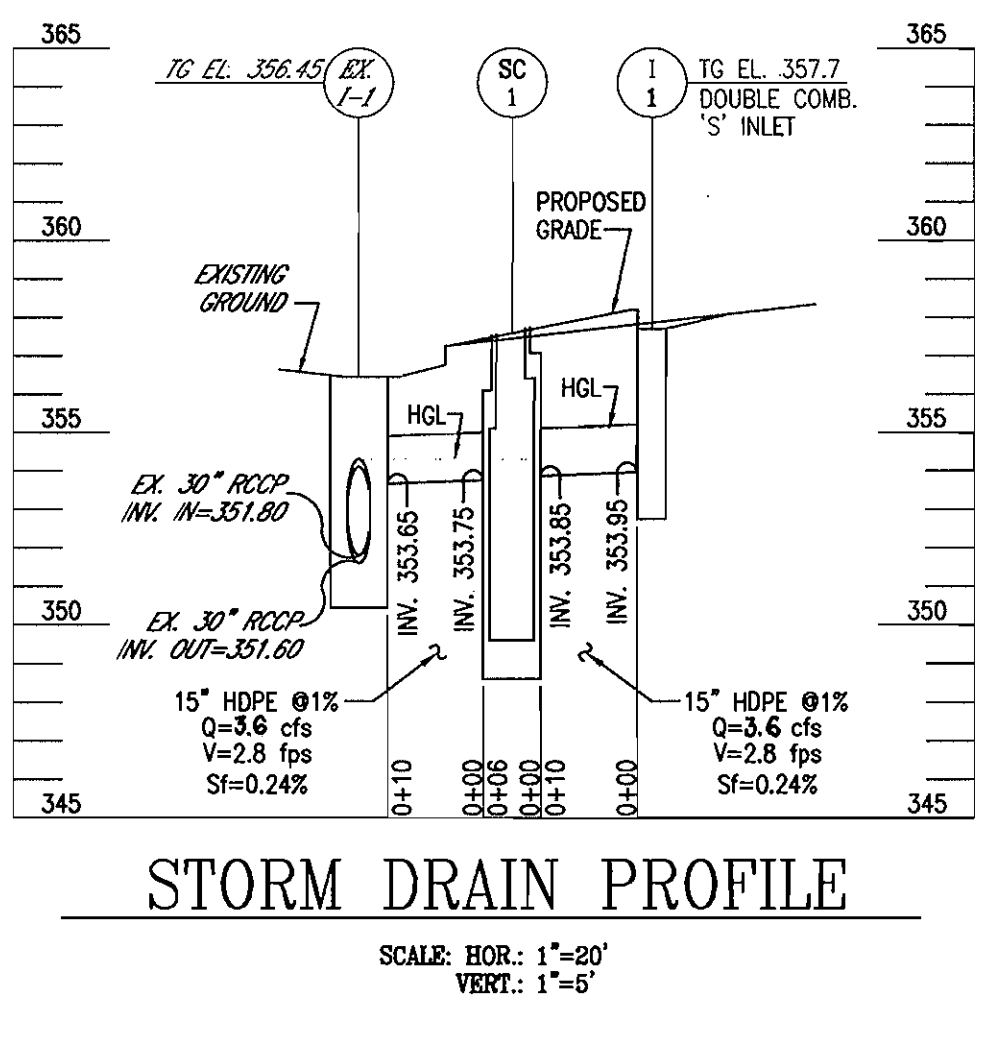
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION, PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISING THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES STEEPER 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 FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7 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 SEEDING, SOO, TEMPORARY SEEDING, AND MULCHING (SEC C) TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	= 0.70 ACRES±
AREA DISTURBED	= 0.70 ACRES±
AREA TO BE ROOFED OR PAVED	= 0.38 ACRES±
AREA TO BE VEGETATIVELY STABILIZED	= 0.30 ACRES±
TOTAL CUT	= 300 CUBIC YARDS±
TOTAL FILL	= 670 CUBIC YARDS±
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED OR THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL 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 CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



STANDARDS AND SPECIFICATIONS FOR STABILIZATION WITH SOO

- CLASS OF TURFGRASS SOO SHALL BE MARYLAND OF VIRGINIA STATE CERTIFIED, OR MARYLAND OR VIRGINIA STATE APPROVED SOO.
 - SOO SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF INCH, PLUS OR MINUS 25/64 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
 - STANDARD SIZE SECTIONS OF SOO SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF THE SECTION.
 - INDIVIDUAL PIECES OF SOO SHALL BE CUT TO THE SUPPLIERS WIDTH AND LENGTH, MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5 PERCENT. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - SOO SHALL BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - SOO SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT TRANSPORTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO ITS INSTALLATION.
- SITE PREPARATION
- FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST. UNDER USUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER B. BELOW.
- PRIOR TO SOODING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND OF ALL ROOTS, BRUSH, WIRE, GRASS STALKS AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
 - WHERE THE SOIL IS ACID OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 2 TONS/ACRE OR 100 POUNDS PER 1,000 SQUARE FEET IN ALL SOILS. 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET OF 10-10-10 FERTILIZER OR EQUIVALENT SHALL BE UNIFORMLY APPLIED AND MIXED INTO THE TOP 3 INCHES OF SOIL WITH THE REQUIRED LIME.
 - ALL AREAS RECEIVING SOO SHALL BE UNIFORMLY FINE GRADED, HARD-PACKED EARTH SHALL BE SCARIFIED PRIOR TO PLACEMENT OF SOO.
- SOO INSTALLATION
- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOO.
 - THE FIRST ROW OF SOO SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. INSURE THAT SOO IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR-DRYING OF THE ROOTS.
 - ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOO SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. SECURE THE SOO BY TAMPING AND PRESSING OR OTHER APPROVED METHODS.
 - AS SOODING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOO SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOO PAD AND SOIL SURFACE BELOW THE SOO ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOO SHALL BE COMPLETED WITHIN EIGHT HOURS.
- SOO MAINTENANCE
- IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHOULD BE DONE DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - AFTER THE FIRST WEEK, SOO SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND INSURE ESTABLISHMENT.
 - FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL SOO IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED.
 - MAINTENANCE OF ESTABLISHED SOO SHOULD FOLLOW SPECIFICATIONS OUTLINED IN TABLE 54-1.



PIPE SCHEDULE

SIZE	TYPE	LENGTH
15"	HDPE	20 LF

STRUCTURE SCHEDULE

NUMBER	DESCRIPTION	INV IN	INV. OUT	TG ELEV.
I-1	DOUBLE COMB. "S" INLET	-	353.85	357.7
SC-1	900 STORMCEPTOR	353.85	353.75	357.50

OWNER/DEVELOPER
SANDWICH FIRST, LLC
1202 WILKINSON AVE.
SUITE 310
BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
5-3-06	1	REVISE SITE FOR RETAIL

SEDIMENT & EROSION CONTROL NOTES & DETAILS, UTILITY PROFILES, AND SITE DETAILS

SIELING INDUSTRIAL CENTER

SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5 PARCEL A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APR 26, 2002
SCALE: (AS SHOWN)
W.O. NO.: 2014081.00

4 SHEET OF 6

APPROVED PLANNING BOARD OF HOWARD COUNTY

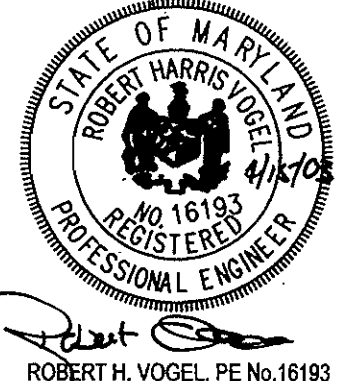
DATE: 03/06/03

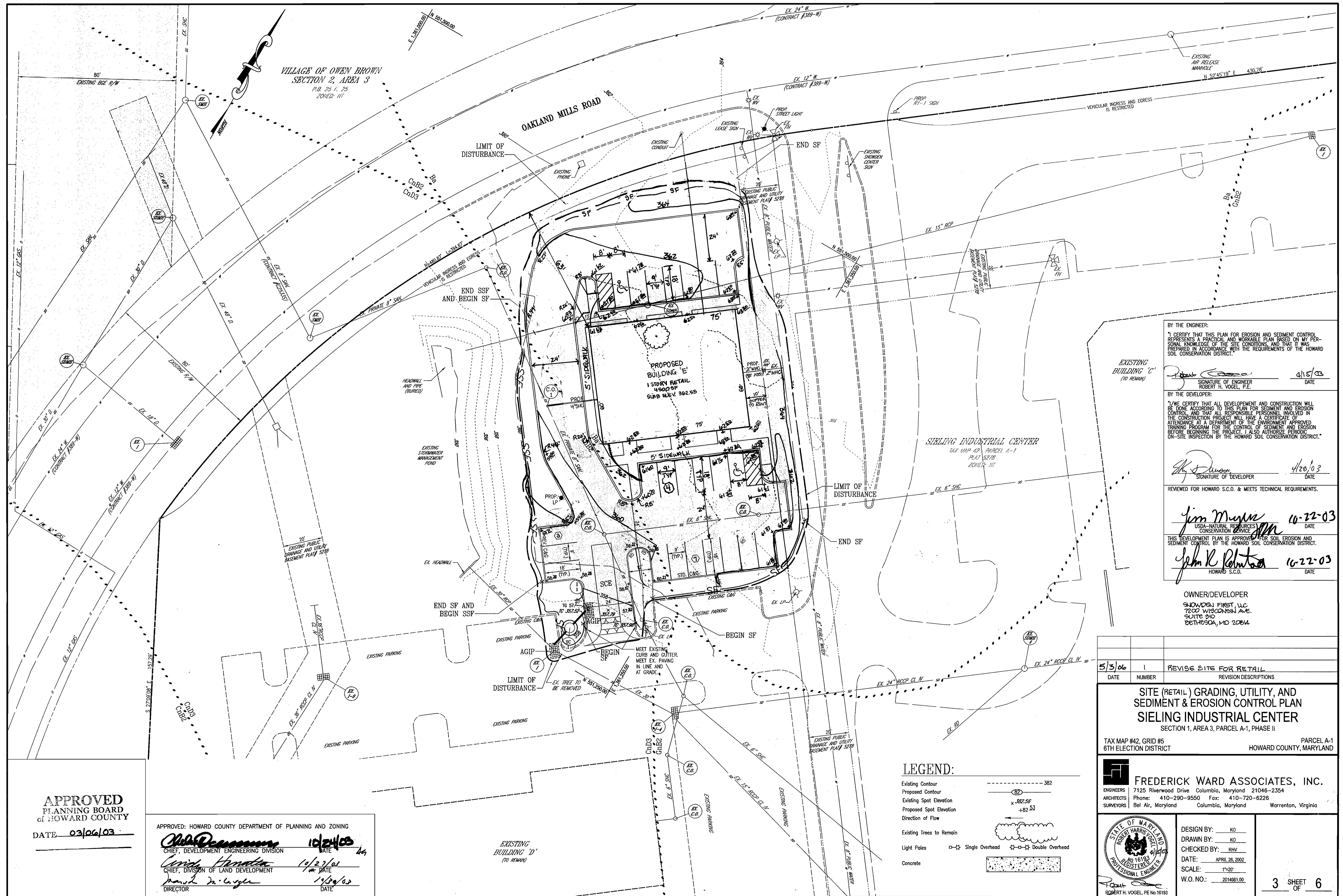
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Shambaugh 11/2/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark D. Luggan 11/20/03
DIRECTOR DATE





VILLAGE OF OWEN BROWN
SECTION 2, AREA 3
P.B. 25 F. 25
ZONED: HT

OAKLAND MILLS ROAD

PROPOSED BUILDING E
1 STORY RETAIL
4500 SF
SLAB ELEV. 362.55

SIELING INDUSTRIAL CENTER
TAX MAP #2 PARCEL A-1
PLAT #278
ZONED: HT

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.

Signature of Engineer: Robert H. Vogel, P.E.
DATE: 4/15/03

BY THE DEVELOPER:
I HAVE CERTIFIED THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: [Signature]
DATE: 4/20/03

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

Signature: Jim Murray
USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: 10-22-03

Signature: John R. Reintman
HOWARD S.C.D.
DATE: 10-22-03

OWNER/DEVELOPER
SHOWEN FIRST LLC
7200 WISCONSIN AVE.
SUITE 210
BETHESDA, MD 20814

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/24/03

Signature: [Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/27/03

Signature: [Signature]
DIRECTOR
DATE: 10/30/03

LEGEND:

- Existing Contour: - - - - - 382
- Proposed Contour: (82)
- Existing Spot Elevation: x 362.56
- Proposed Spot Elevation: +82.33
- Direction of Flow: [Arrow]
- Existing Trees to Remain: [Tree Symbol]
- Light Poles: □ Single Overhead, □-□ Double Overhead
- Concrete: [Stippled Pattern]

DATE	NUMBER	REVISION DESCRIPTIONS
5/3/06	1	REVISE SITE FOR RETAIL

SITE (RETAIL) GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II

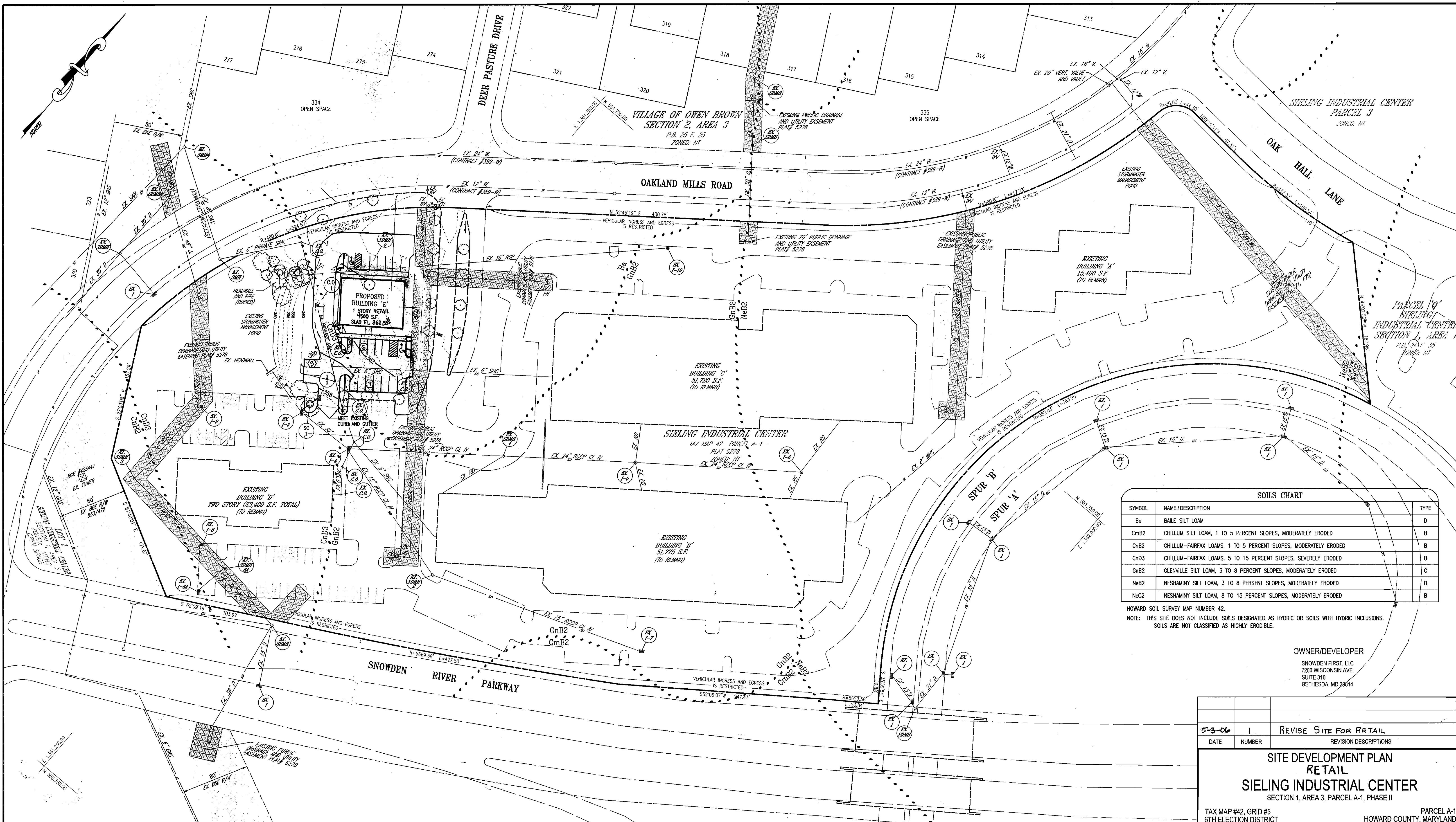
TAX MAP #42, GRID #5
6TH ELECTION DISTRICT

PARCEL A-1
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 26, 2002
SCALE: 1"=20'
W.O. NO.: 2014081.00

3 SHEET OF 6



SOILS CHART		
SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BALE SILT LOAM	D
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnB2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

HOWARD SOIL SURVEY MAP NUMBER 42.
 NOTE: THIS SITE DOES NOT INCLUDE SOILS DESIGNATED AS HYDRIC OR SOILS WITH HYDRIC INCLUSIONS. SOILS ARE NOT CLASSIFIED AS HIGHLY ERODIBLE.

OWNER/DEVELOPER
 SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

5-3-06	1	REVISE SITE FOR RETAIL
DATE	NUMBER	REVISION DESCRIPTIONS
SITE DEVELOPMENT PLAN RETAIL SEIELING INDUSTRIAL CENTER SECTION 1, AREA 3, PARCEL A-1, PHASE II		
TAX MAP #42, GRID #5 6TH ELECTION DISTRICT	PARCEL A-1 HOWARD COUNTY, MARYLAND	

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 10/24/03

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 11/27/03

 DIRECTOR DATE 10/31/03

- LEGEND:**
- Existing Contour 382
 - Proposed Contour
 - Existing Spot Elevation 382.56
 - Proposed Spot Elevation +82.53
 - Direction of Flow
 - Existing Trees to Remain
 - Light Poles Single Overhead Double Overhead
 - Concrete

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RHV
 DATE: APRIL 26, 2002
 SCALE: 1"=50'
 W.O. NO.: 2014081.00

2 SHEET OF 6

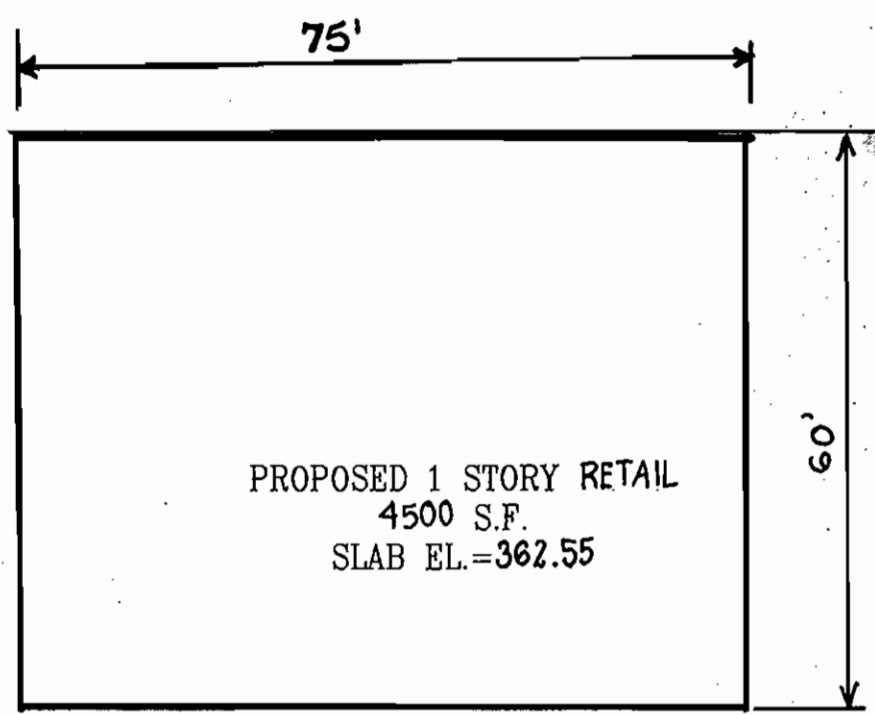
GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF EXISTING UTILITIES IN THE WORK AREA AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING FREDERICK WARD ASSOC., INC. AT (410) 720-6900 IN THE EVENT OF ANY DISCREPANCIES ON THE PLAN OR IN THE RELATIONSHIP OF EXISTING GRADES WITH PROPOSED GRADES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN A SCALED DIMENSION AND A FIGURED DIMENSION SHOWN ON THE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE FAILURE TO MENTION SPECIFICALLY WORK THAT WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING WORK:
 HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410) 313-1880
 MISS UTILITY (AT LEAST 48 HRS PRIOR TO ANY EXCAVATION): 1-800-257-7777
 VERIZON 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 AT&T CABLE LOCATION DIVISION 393-3553
 BG&E 685-0123
 NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION AT LEAST 48 HOURS PRIOR TO START (313-1855).
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS, UNLESS STATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A DRIVE-THROUGH BANK AND RELATED SITE AMENITIES AND INFRASTRUCTURE.
- SECTION 404 OF THE MD DEPARTMENT OF NATURAL RESOURCES DOES NOT APPLY NOR ARE ANY WETLANDS PERMITS REQUIRED FOR THIS PROJECT.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. A WATER METER SHALL BE LOCATED WITHIN THE BUILDING AND WILL MEET ALL HOWARD COUNTY STANDARDS. PROPOSED ON-SITE WATER AND SEWER SHALL BE PUBLIC.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST 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 SITE LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AND THE ADJACENT RESIDENTIAL PROPERTIES AND COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF WORK @ (410) 313-1880.
- NO FLOODPLAIN IS LOCATED ON THE SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATION SYSTEM. HOWARD COUNTY BENCHMARKS NO. 42CA AND 381B WERE USED FOR THIS PROJECT.
- A TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PROJECT.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00.
- SITE INFORMATION:**
 TOTAL SITE AREA (PARCEL A-1): 582,092.28 S.F. = 13.363 AC.
 TOTAL NUMBER OF LOTS: 1
 PRESENT ZONING: NT (NEW TOWN EMPLOYMENT CENTER COMMERCIAL, REFERENCED FDP-133)
 ELECTION DISTRICT: 6TH
 EXISTING BUILDING COVERAGES:
 BUILDING A: 15,400 S.F. (2.6% COVERAGE)
 BUILDING B: 51,775 S.F. (8.9% COVERAGE)
 BUILDING C: 51,720 S.F. (8.9% COVERAGE)
 BUILDING D: 11,700 S.F. (2.0% COVERAGE)
 TOTAL COVERAGE FOR EXISTING BUILDINGS: 130,595 S.F. (22.4% COVERAGE)
 PROPOSED BUILDING RETAIL COVERAGE:
 BUILDING E: RETAIL = 4,500 S.F. (0.8% COVERAGE)
 TOTAL = 4,500 S.F. (0.8% COVERAGE)
 TOTAL COVERAGES FOR EXISTING AND PROPOSED BUILDINGS 135,095 S.F. (23.2% COVERAGE)
 PARKING:
 A. REQUIRED FOR FDP-133:
 5 SPACES PER 1000 S.F. = 4,500 S.F. / 5 = 2.3 SPACES
 B. TOTAL SPACES PROVIDED: 2.3 SPACES (INCLUDING 1 HANDICAP SPACE)
 BUILDING COVERAGE (1 STORY): 4,500 S.F. = 0.1033 ACRES = 0.8%
 BUILDING USE: BANK
 OWNER:
 STRATEGIC RESOURCES CORPORATION
 152 WEST 57TH STREET, 44TH FLOOR
 NEW YORK, NEW YORK 10019
 (212) 399-3100
 BUILDING E/BANK ADDRESS:
 6965 OAK HALL LANE
 COLUMBIA, MARYLAND 21045
- THIS SITE IS EXEMPT FROM FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH 16.1202(b)(1)(iv), A PLANNED UNIT DEVELOPMENT.
- TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES NOVEMBER, 2001.
- STORM WATER MANAGEMENT HAS BEEN PROVIDED FOR UNDER PLAN F-82-91, WATER QUALITY IS PROVIDED ON SITE AND PRIVATELY MAINTAINED.
- WATER PUBLIC CONTRACT #C-389-W, SEWER PUBLIC CONTRACT #C-2557-D-W&S.
- DPZ FILE REFERENCES: F-82-91, F-73-81, C-389-W, C-2557-D-W&S, SDP-82-138 (3/31/83), AND PLAT 5278 (9/3/82).
- ANY FURTHER REVISION TO BUILDING SIZE AND SHAPE WILL REQUIRE FURTHER REVIEW AND APPROVAL OF THE SITE DEVELOPMENT PLAN BY THE HRD ARCHITECTURAL REVIEW COMMITTEE.

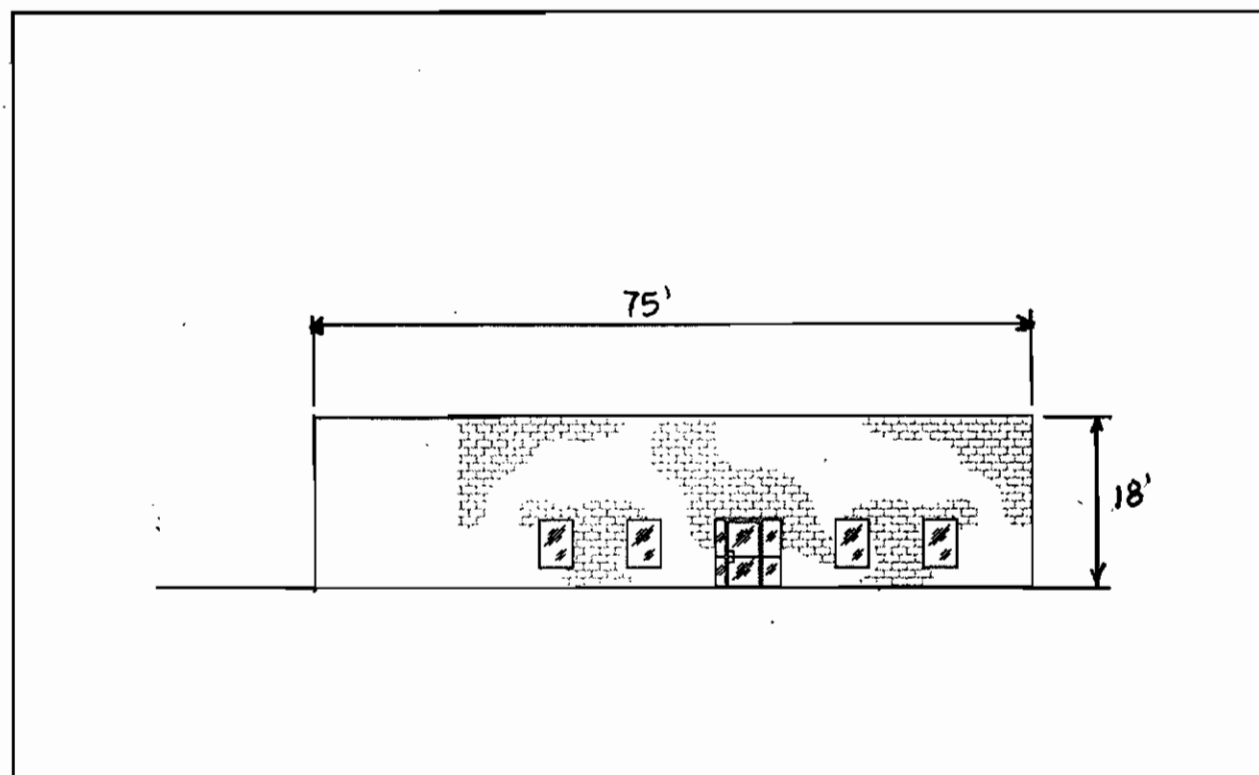
26. AS OF MARCH 28, 2002 THE PLANNING AND ZONING DIRECTOR APPROVED WP-05-093; THIS REQUEST TO WAIVE SECTIONS 16.180(m)(1)(1) AND 16.180(m)(2) TO REACTIVATE SDP-02-119 AND GRANTS A ONE YEAR EXTENSION TO APPLY FOR A BUILDING PERMIT TO INITIAL CONSTRUCTION ON THE SITE. PER THE APPROVED SITE DEVELOPMENT PLAN.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
 THE BUILDING PERMIT MUST BE APPLIED FOR WITHIN ONE YEAR OF THE APPROVAL LETTER DATE FOR THE WAIVER PETITION (BY MARCH 28, 2002).

SITE DEVELOPMENT PLAN

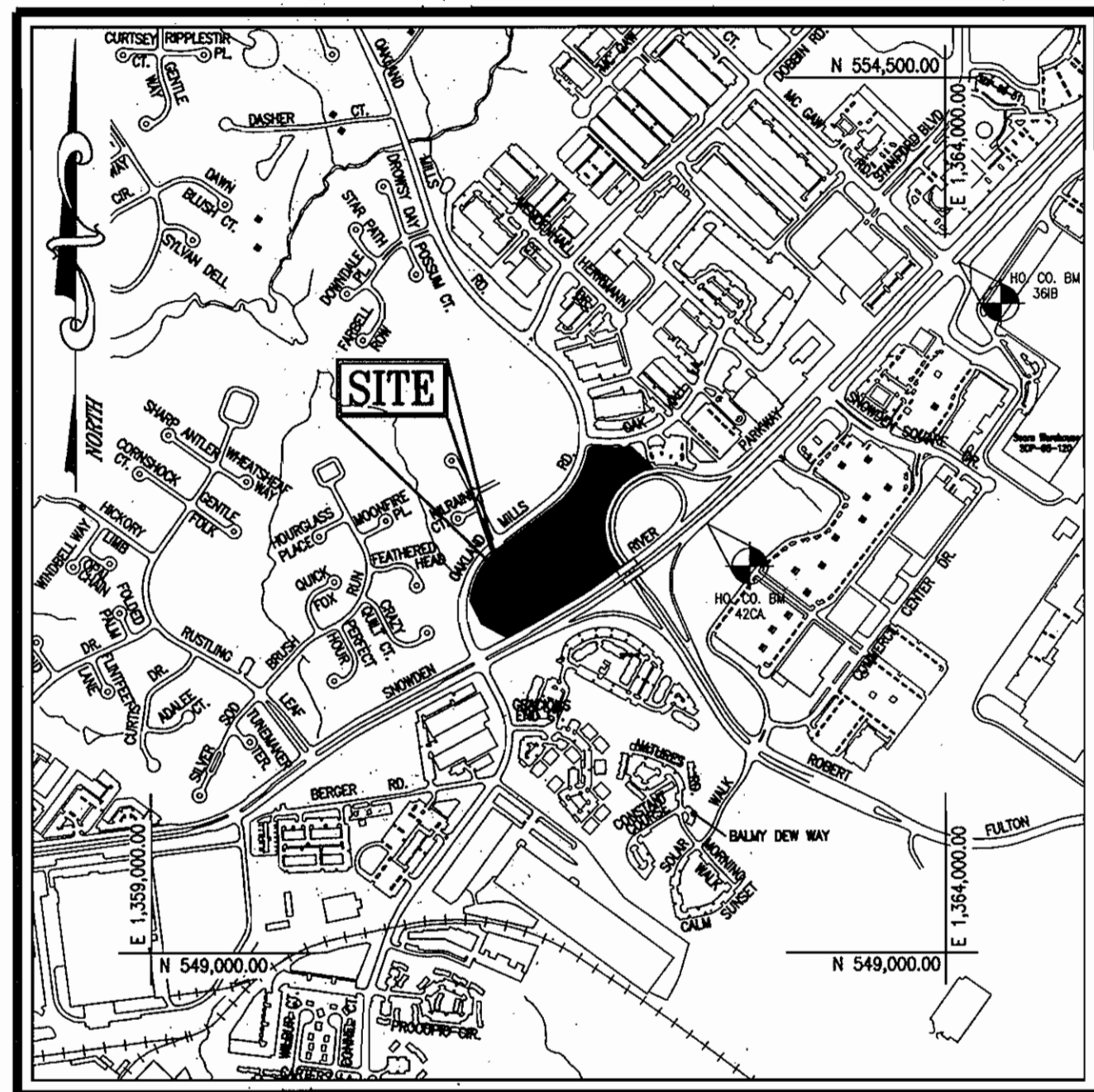
**OAKLAND MILLS / SNOWDEN CENTER
 PARCEL A-1, SECTION 1, AREA 3
 SIELING INDUSTRIAL CENTER
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND**



**PROPOSED RETAIL
 PLAN VIEW**
 SCALE: 1"=20'



**PROPOSED RETAIL
 ELEVATION**
 SCALE: 1"=20'



(SOURCE: HOWARD COUNTY TAX MAPS 36 AND 42)

LOCATION MAP
 SCALE: 1"=1000'

BENCHMARKS:

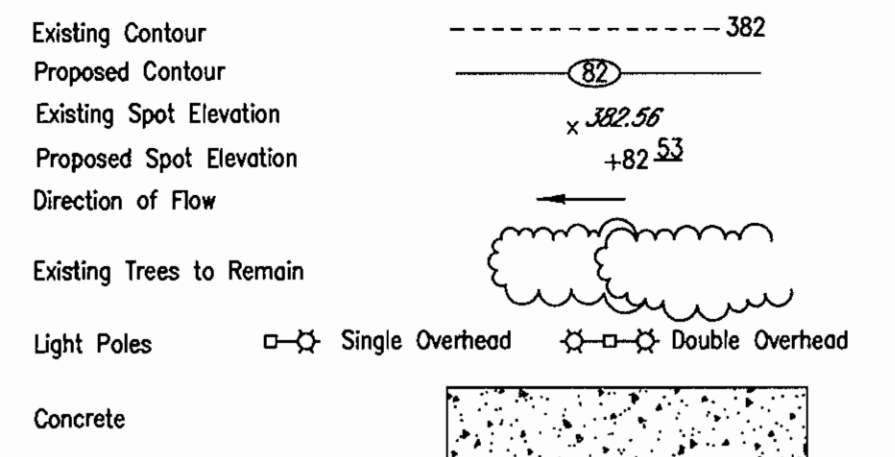
HOWARD COUNTY BENCH MARK NO. 42CA	ELEV. 377.23
CONCRETE MONUMENT LOCATED BETWEEN SPEED LIMIT SIGN AND A MAPLE TREE, 5.5' FROM FACE OF CURB OF SNOWDEN RIVER PKWY. N 551,695.745 E 1,362,506.381	
HOWARD COUNTY BENCH MARK NO. 381B	ELEV. 386.42
CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF McSAW RD., 39.7' FROM TRAFFIC SIGNAL POLE N 553,348.652 E 1,364,085.211	
HOWARD COUNTY BENCH MARK NO. 370B	ELEV. 396.19
CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER ROAD, 0.2 MILES SOUTH OF TAMAR DRIVE, 7.3' FROM FACE OF CURB N 560,307.411 E 1,366,898.128	
HOWARD COUNTY BENCH MARK NO. 370A	ELEV. 380.48
CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF APRIL BROOK CIRCLE, 53.7' FROM FIRE HYDRANT N 558,667.522 E 1,368,857.438	

SHEET INDEX	
DESCRIPTION	SHEET NO.
TITLE SHEET	1 OF 6
SITE DEVELOPMENT PLAN - RETAIL	2 OF 6
SITE GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS / UTILITY PROFILES AND NOTES	4 OF 6
MISCELLANEOUS NOTES AND DETAILS	5 OF 6
SITE LANDSCAPE AND LIGHTING PLAN, NOTES AND DETAILS	6 OF 6

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
BUILDING E/RETAIL	6965 OAK HALL LANE, COLUMBIA, MD 21045

PERMIT INFORMATION CHART				
Subdivision Name	Section/Area	Lot/Parcel No.		
SIELING INDUSTRIAL CENTER	SECTION 1 / AREA 3	A-1		
Plot # or L/F	Grid #	Zoning	Tax Map No.	Elect Dist
5278	5	NT/EC-COMM	42	6TH
Water Code	E06	Sewer Code	5332600	Census Tract
				6067.03

LEGEND:



OWNER/DEVELOPER

SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
4-6-06	1	REVISE SITE FOR RETAIL

**SITE DEVELOPMENT PLAN - RETAIL
 TITLE SHEET**
SIELING INDUSTRIAL CENTER
 SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5
 6TH ELECTION DISTRICT

PARCEL A-1
 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RHV
 DATE: APRIL 26, 2002
 SCALE: (AS SHOWN)
 W.O. NO.: 2014081.00

1 SHEET OF 6

**APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY**

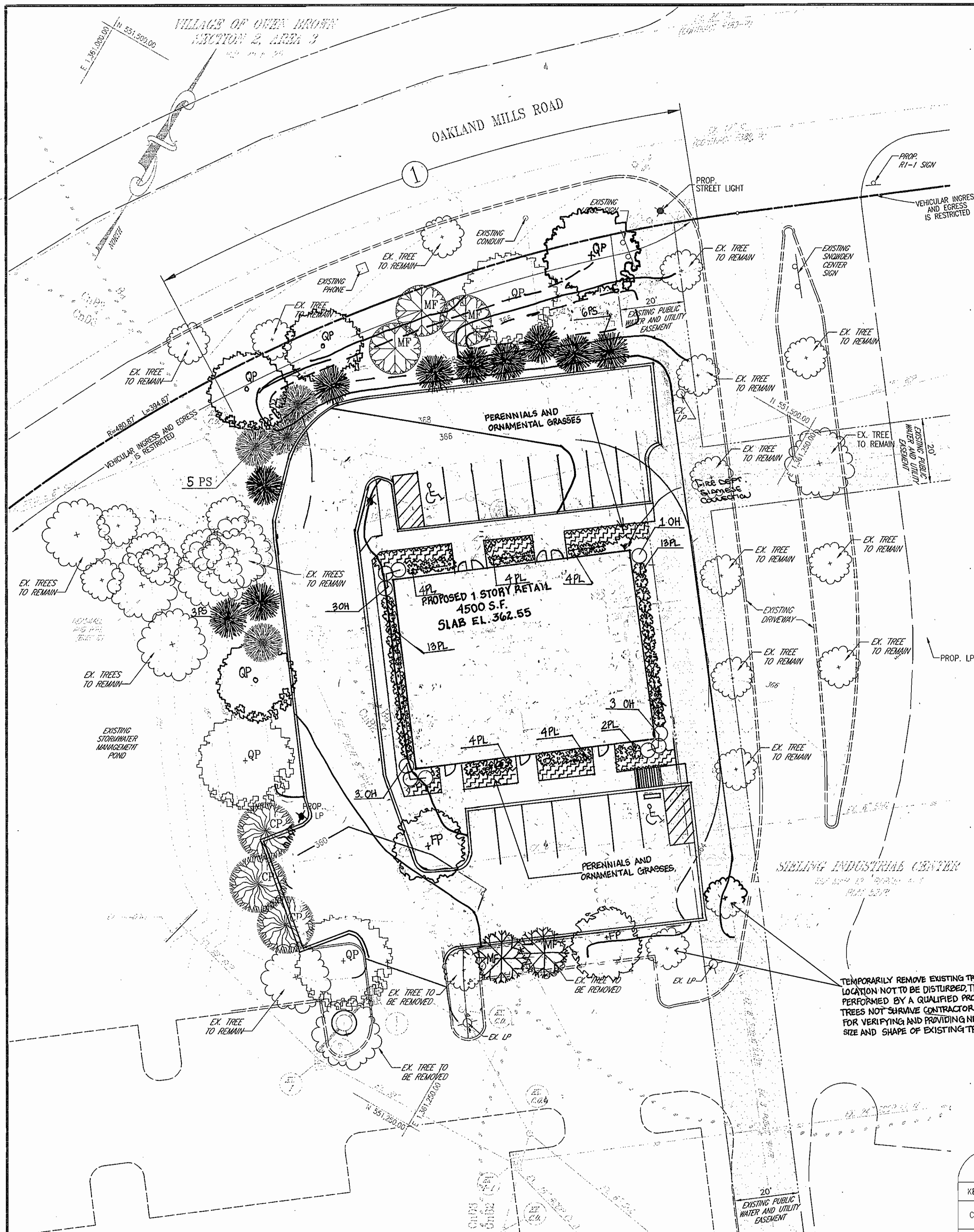
DATE: 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

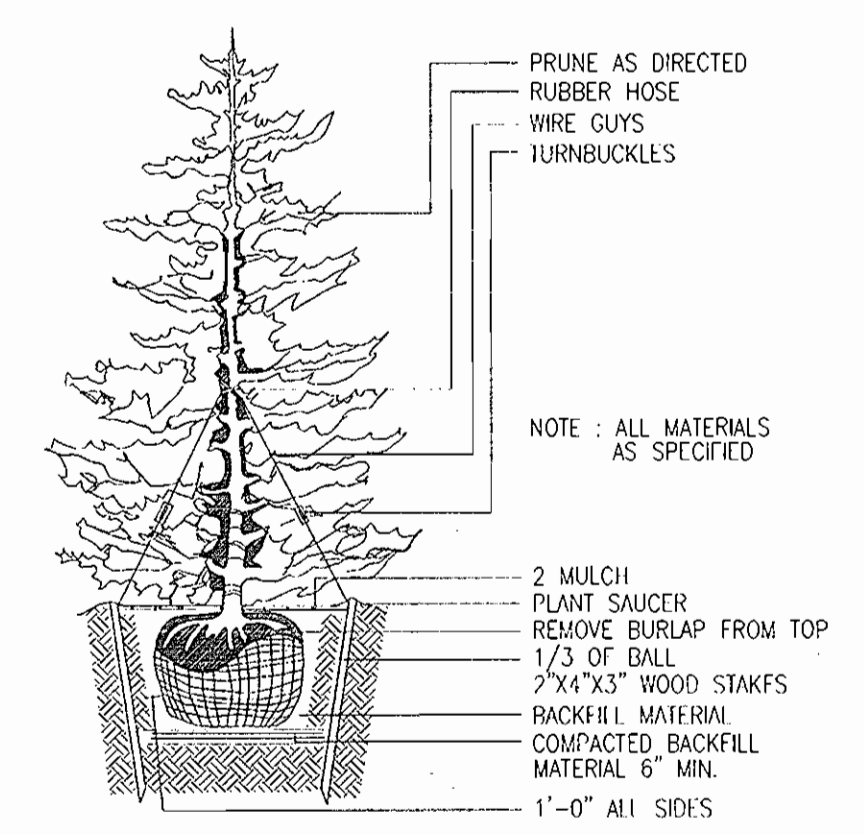
Chad Dorman 10/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 10/27/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

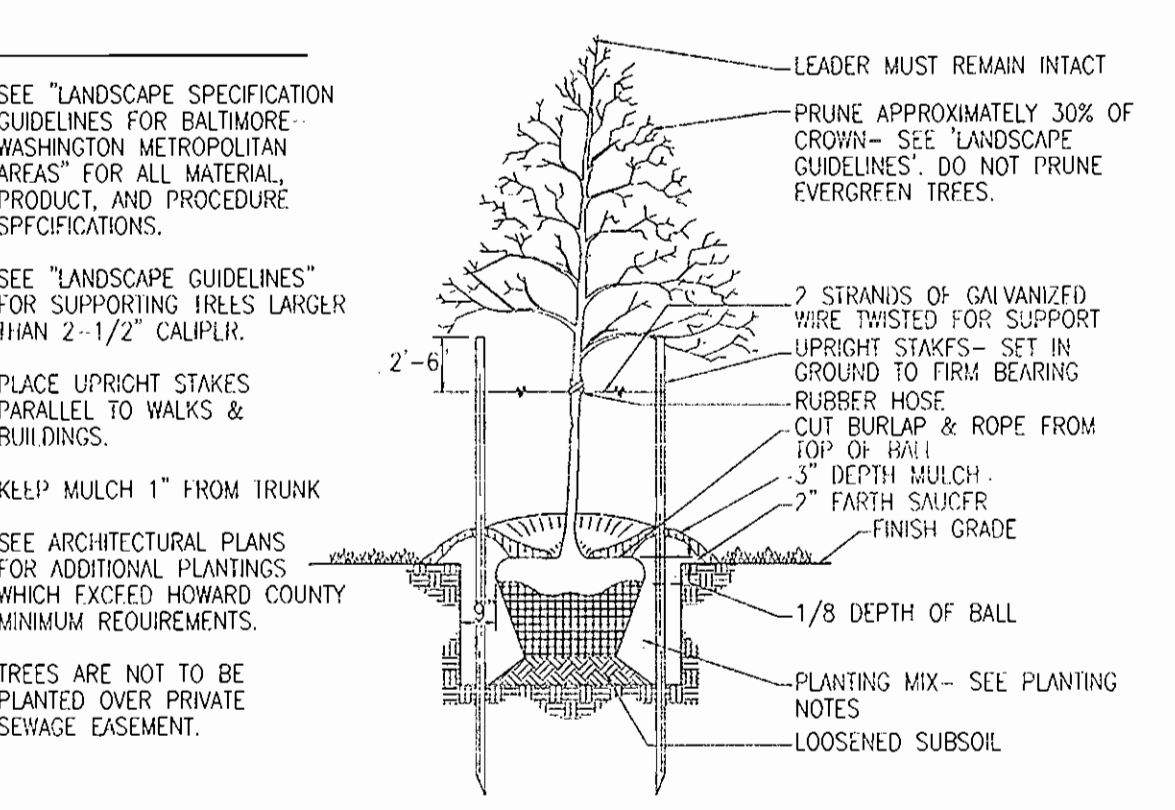
David L. Weger 11/01/02
 DIRECTOR DATE



TYPICAL EVERGREEN TREE PLANTING DETAIL

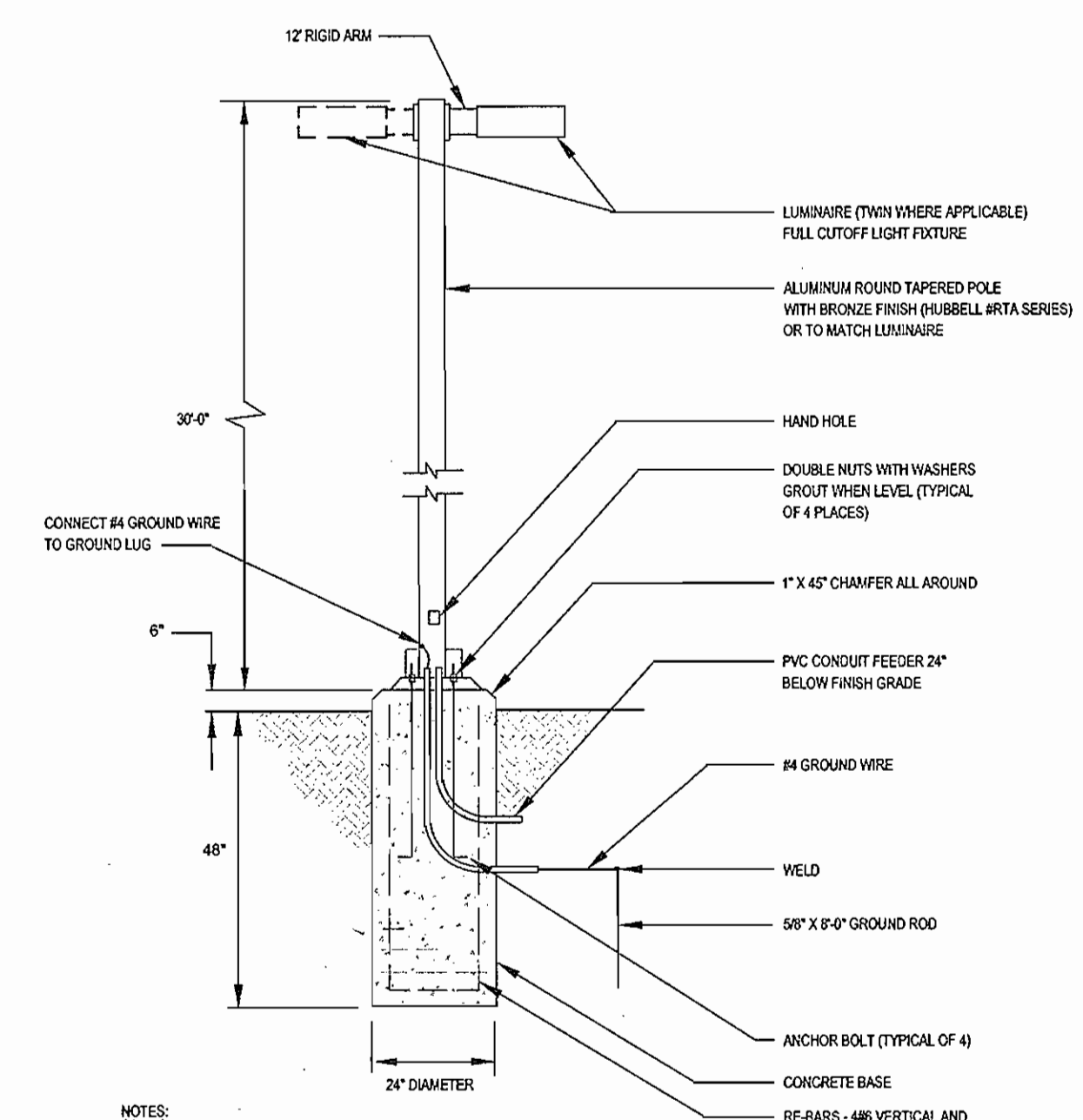
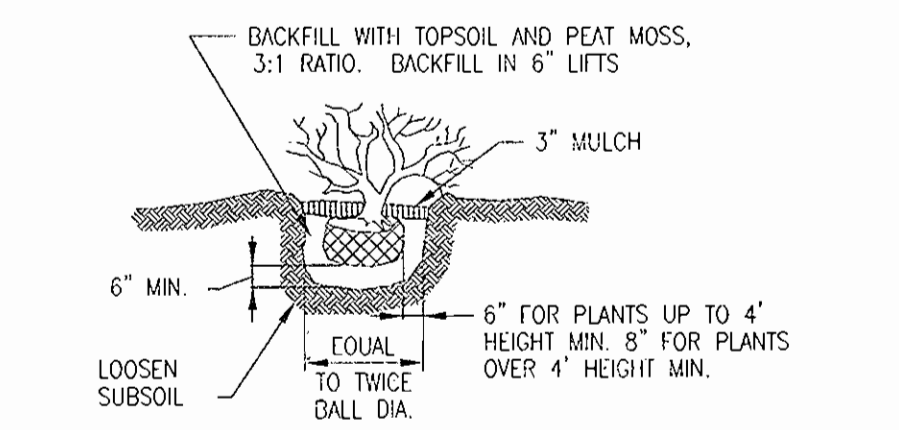


TREE PLANTING AND STAKING



SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	23
NUMBER OF TREES AND ISLANDS REQUIRED	1
NUMBER OF TREES AND ISLANDS PROVIDED	1
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	

SHRUB PLANTING DETAIL



- NOTES:
- LIGHT TO MATCH EXISTING ON SITE LIGHTING WITH 250 WATT METAL HALIDE LAMPS.
 - LIGHTING DETAIL FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR ACTUAL LIGHTING DETAILS AND SPECIFICATIONS.

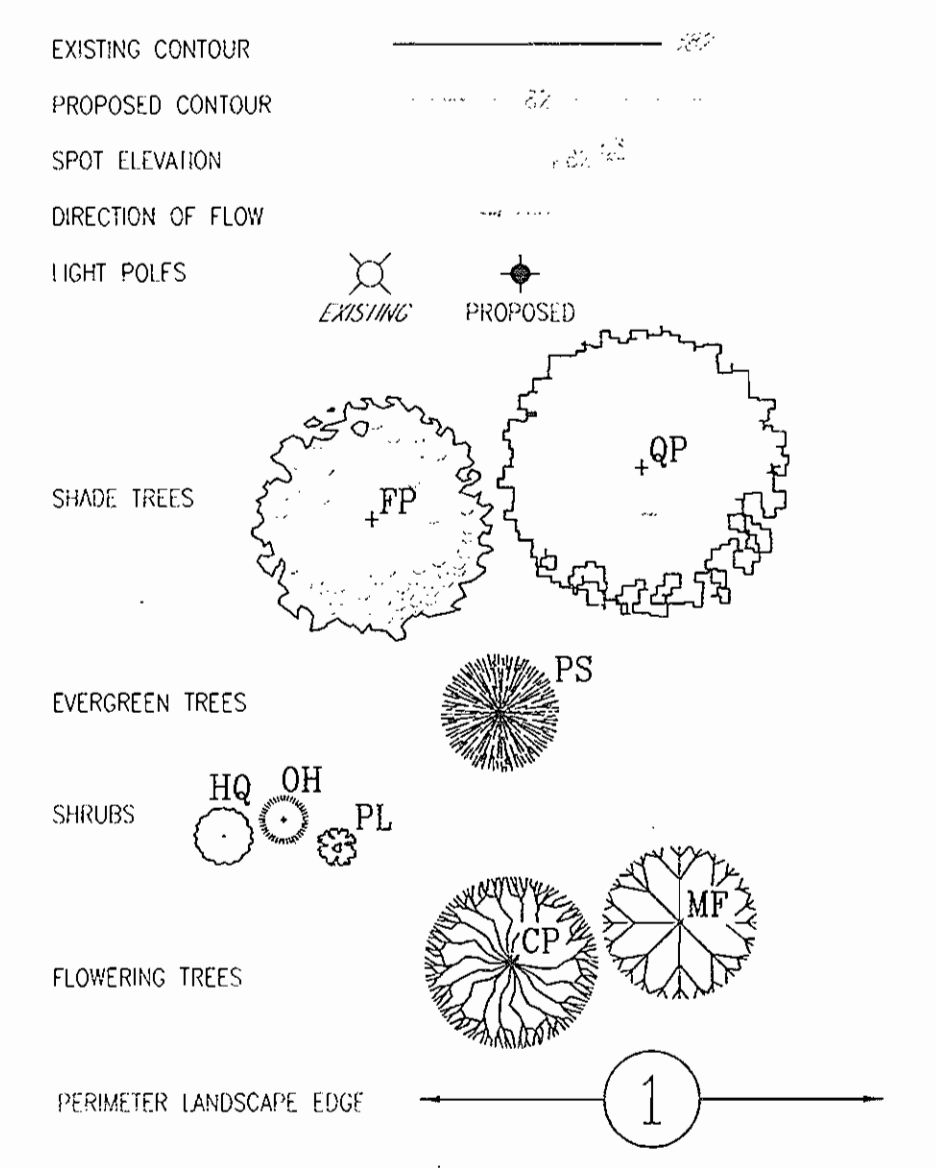
POLE BASE DETAIL

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CP	3	Crataegus phaeocarpa 'Winter King' Winter King Hawthorne	2 1/2"-3" CAL.	B & B
FP	2	Fraxinus p. 'Newport' Newport Green Ash	2 1/2"-3" CAL.	B & B
HQ	0	Hydrangea quercifolia 'Snow Queen' Snow Queen Oakleaf Hydrangea	3'-4' HT.	#10 CAN
MF	5	Malus floribunda Flowering Crab apple	2 1/2"-3" CAL.	B & B
OH	10	Osmanthus heterophyllus 'Gulfside' Gulfside Hollyleaf Osmanthus	3' HT.	B & B OR CONT.
PL	46	Prunus l. 'Otto Luyken' Otto Luyken Laurel	2 1/2"-3" HT.	B & B OR CONT.
PS	14	Pinus Strobus White Pine	6'-8" HT.	B & B
QP	7	Quercus polustris Pin Oak	2 1/2"-3" CAL.	B & B

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAYS/PER PROPERTY			
	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	C	-	-	-
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	170	-	-	-
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	-	-	-
NUMBER OF PLANTS REQUIRED				
SHADE TREES	1:40	4	-	-
EVERGREEN TREES	1:20	9	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3	-	-	-
EVERGREEN TREES	9	-	-	-
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	3	-	-	-

THIS PLAN PREPARED PER NEW TOWN ALTERNATIVE COMPLIANCE METHOD. SUBSTITUTIONS PER HRD.

LEGEND



GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00 FOR 5 SHADE TREES AND 9 EVERGREEN TREES.
- DRIVE AND PARKING LIGHTS TO BE KIM ENTABLATURE ET LUMINAIRE: 25' BLACK STEEL ROUND POLES; 250 WATT METAL HALIDE.
- FOR LIGHT DETAILS SHEET THIS SHEET.

LANDSCAPE SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANNING SPECIFICATIONS.
- MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING AND ANNUAL BEDS MAY REQUIRE REGULAR HAND WATERING OR IRRIGATION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 4/28/03

OWNER/DEVELOPER

SHAWEN FIRST, LLC
7800 WISCONSIN AVE
SUITE 300
BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
3-13-07	2	REVISE BUILDING LOCATION AND ASSOCIATED GRADING
5-2-06	1	REVISE SITE FOR RETAIL

SITE LANDSCAPE AND LIGHTING PLAN

SIELING INDUSTRIAL CENTER

SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5
6TH ELECTION DISTRICT

PARCEL A-1
HOWARD COUNTY, MARYLAND



FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Engineers Phone: 410-290-9550 Fax: 410-720-6226
Architects Bel Air, Maryland Columbia, Maryland Warrenton, Virginia
Surveyors

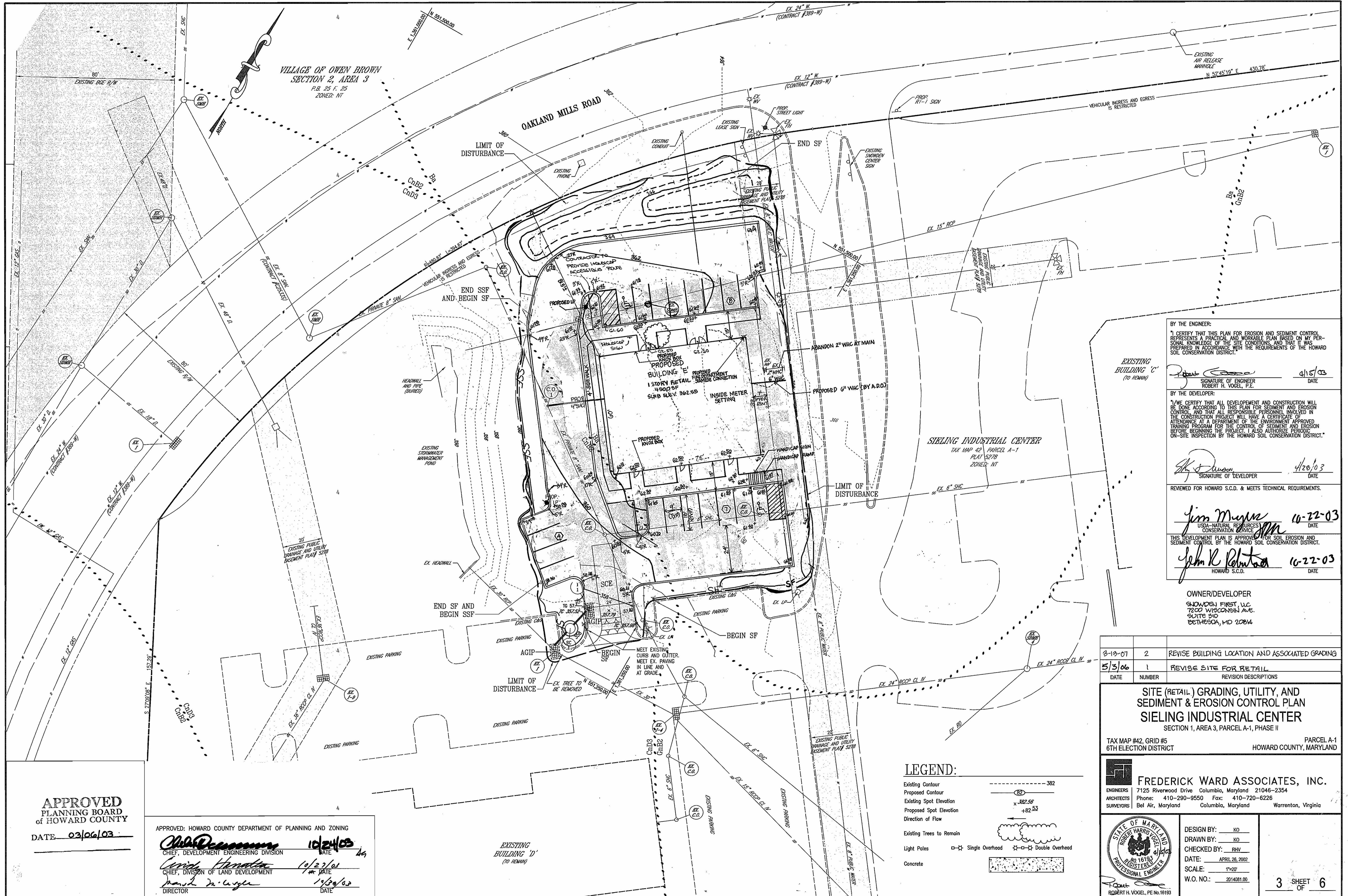


DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 28, 2003
SCALE: 1"=20'
W.O. NO.: 2014081.00

6 SHEET OF 6

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4/23/03
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 11/20/03
DIRECTOR



VILLAGE OF OWEN BROWN
SECTION 2, AREA 3
P.B. 25 F. 25
ZONED: NT

OAKLAND MILLS ROAD

SIELING INDUSTRIAL CENTER
TAX MAP #2, PARCEL A-1
PLAT 527B
ZONED: NT

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.
Robert H. Vogel, P.E. 4/15/03
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, P.E. DATE

BY THE DEVELOPER:
I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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.
John J. Duman 4/20/03
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.
Jim Murrain 10-22-03
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Reintzer 10-22-03
HOWARD S.C.D. DATE

OWNER/DEVELOPER
SNOWDON FIRST, LLC
7200 WISCONSIN AVE.
SUITE 310
BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
8-19-07	2	REVISE BUILDING LOCATION AND ASSOCIATED GRADING
5/3/06	1	REVISE SITE FOR RETAIL

SITE (RETAIL) GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II
TAX MAP #42, GRID #5
6TH ELECTION DISTRICT
PARCEL A-1
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: APRIL 28, 2002
SCALE: 1"=20'
W.O. NO.: 2014081.00

3 SHEET OF 6

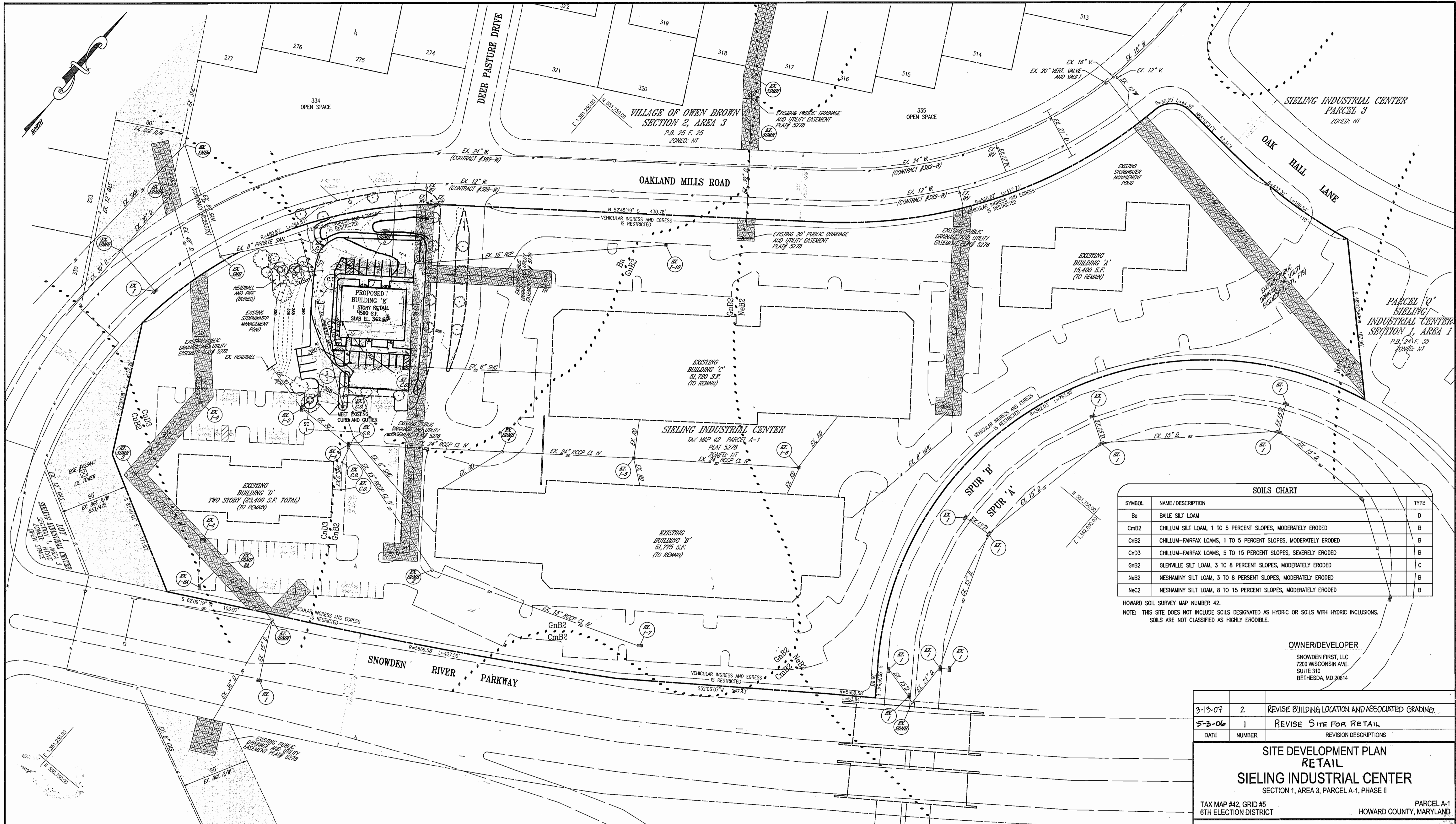
LEGEND:

- Existing Contour 382
- Proposed Contour 382.55
- Existing Spot Elevation +82.53
- Proposed Spot Elevation +82.53
- Direction of Flow
- Existing Trees to Remain
- Light Poles Single Overhead Double Overhead
- Concrete

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John J. Duman 10/23/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John R. Reintzer 10/23/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
David DeWaller 10/23/02
DIRECTOR DATE

EXISTING BUILDING 'D' (TO REMAIN)



SOILS CHART		
SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BAILE SILT LOAM	D
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnB2	CHILLUM-FARFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CnD3	CHILLUM-FARFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
NnB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
NnC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

HOWARD SOIL SURVEY MAP NUMBER 42.
 NOTE: THIS SITE DOES NOT INCLUDE SOILS DESIGNATED AS HYDRIC OR SOILS WITH HYDRIC INCLUSIONS. SOILS ARE NOT CLASSIFIED AS HIGHLY ERODIBLE.

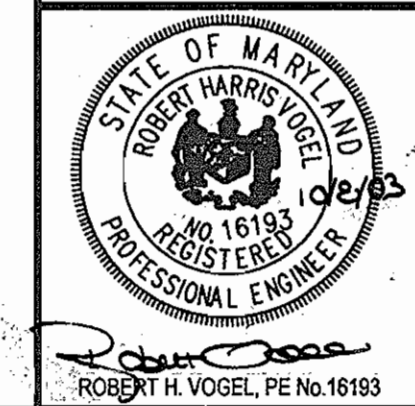
OWNER/DEVELOPER
 SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
3-13-07	2	REVISE BUILDING LOCATION AND ASSOCIATED GRADING
5-3-06	1	REVISE SITE FOR RETAIL

SITE DEVELOPMENT PLAN
RETAIL
SIELING INDUSTRIAL CENTER
 SECTION 1, AREA 3, PARCEL A-1, PHASE II
 TAX MAP #42, GRID #5 PARCEL A-1
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND.

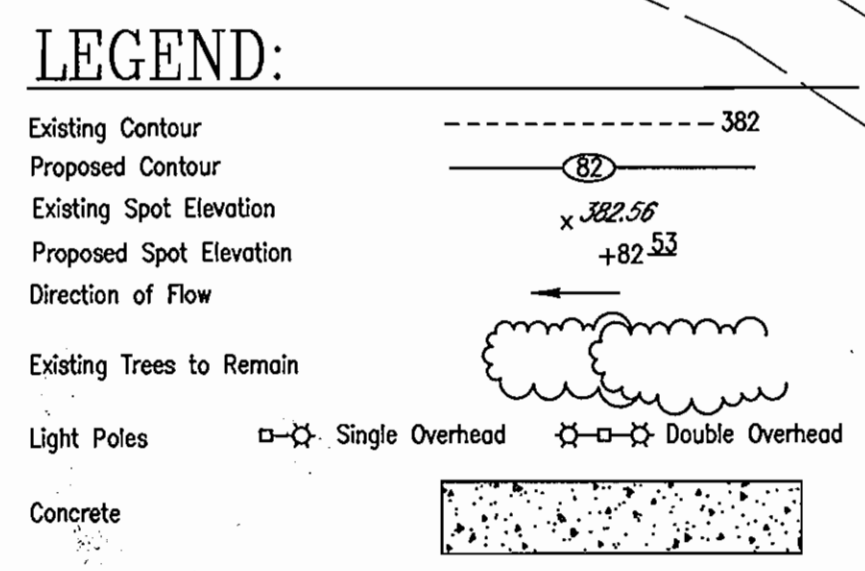
FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RHW
 DATE: APRIL 26, 2002
 SCALE: 1"=50'
 W.O. NO.: 2014081.00



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 03/06/03

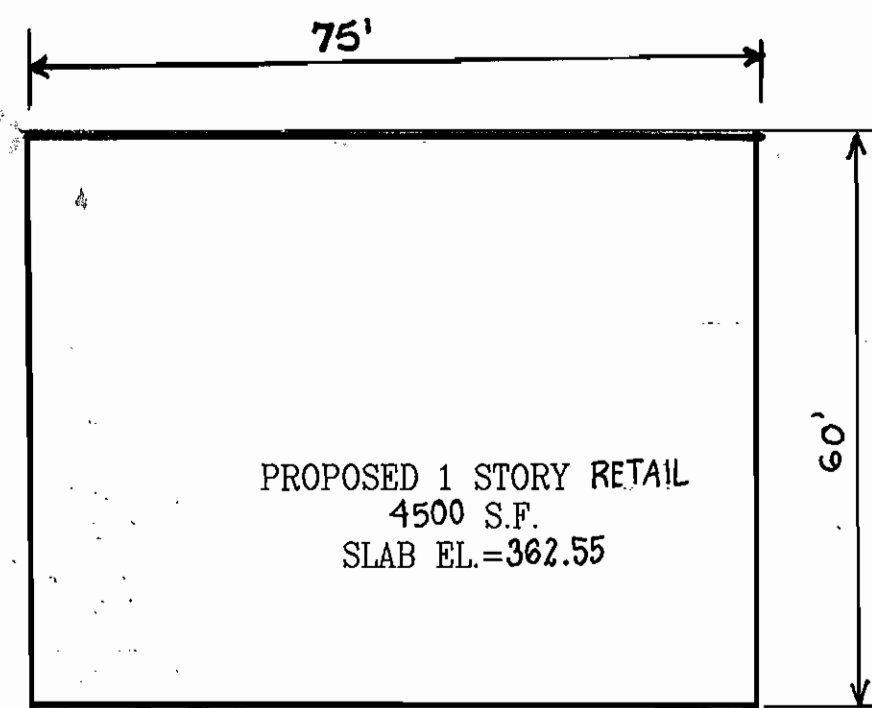
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 1/27/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 10/30/02
 DIRECTOR DATE



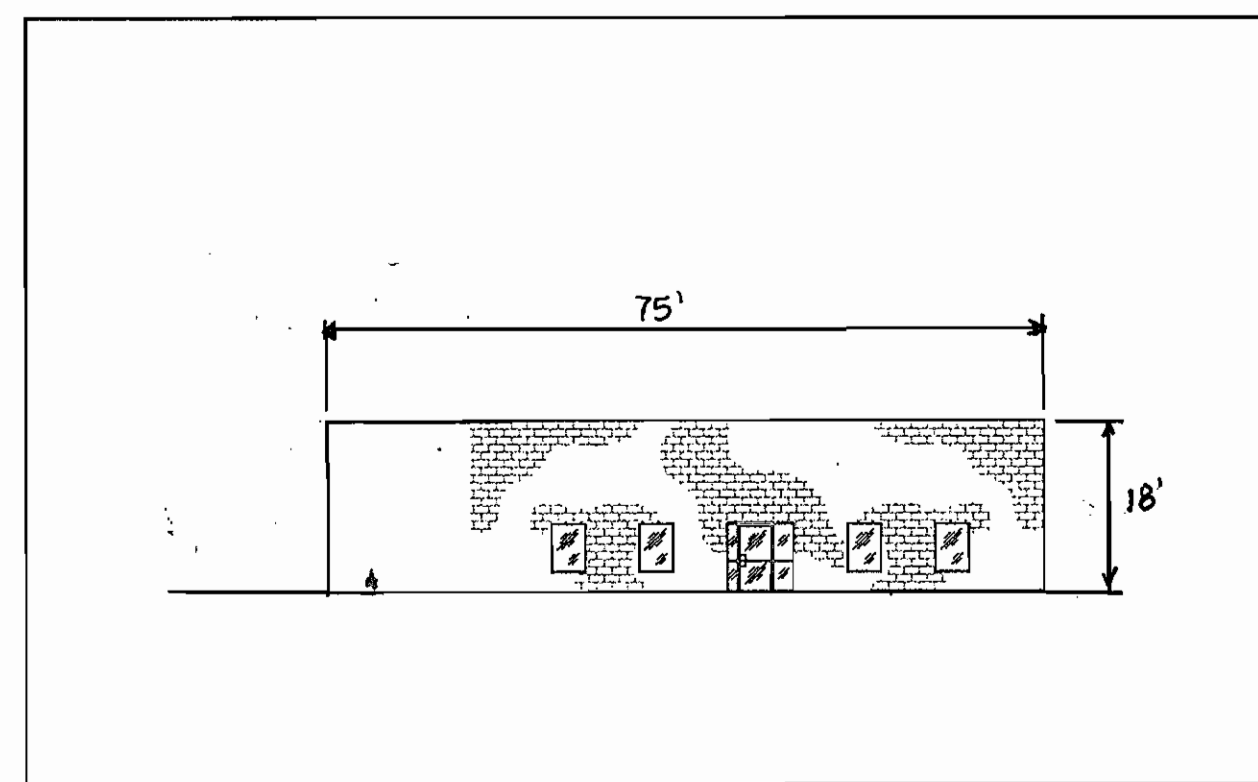
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GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF EXISTING UTILITIES IN THE WORK AREA AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING FREDERICK WARD ASSOC., INC. AT (410) 720-6900 IN THE EVENT OF ANY DISCREPANCIES ON THE PLAN OR IN THE RELATIONSHIP OF EXISTING GRADES WITH PROPOSED GRADES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN A SCALED DIMENSION AND A FIGURED DIMENSION SHOWN ON THE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE FAILURE TO MENTION SPECIFICALLY WORK THAT WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING WORK:
 HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410) 313-1880
 MISS UTILITY (AT LEAST 48 HRS PRIOR TO ANY EXCAVATION): 1-800-257-7777
 VERIZON 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 AT&T CABLE LOCATION DIVISION 383-3553
 BC&E 685-0123
 NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION AT LEAST 48 HOURS PRIOR TO START (313-1855)
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS, UNLESS STATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A DRIVE-THROUGH BANK AND RELATED SITE AMENITIES AND INFRASTRUCTURE.
- SECTION 404 OF THE MD DEPARTMENT OF NATURAL RESOURCES DOES NOT APPLY NOR ARE ANY WETLANDS PERMITS REQUIRED FOR THIS PROJECT.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. A WATER METER SHALL BE LOCATED WITHIN THE BUILDING AND WILL MEET ALL HOWARD COUNTY STANDARDS. PROPOSED ON-SITE WATER AND SEWER SHALL BE PUBLIC.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST 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 SITE LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AND THE ADJACENT RESIDENTIAL PROPERTIES AND COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF WORK @ (410) 313-1880.
- NO FLOODPLAIN IS LOCATED ON THE SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATION SYSTEM. HOWARD COUNTY BENCHMARKS NO. 42CA AND 36B WERE USED FOR THIS PROJECT.
- A TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PROJECT.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE UPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,850.00.
- SITE INFORMATION:**
 TOTAL SITE AREA (PARCEL A-1): 582,092.28 S.F. = 13.363 AC.
 TOTAL NUMBER OF LOTS: 1
 PRESENT ZONING: NT (NEW TOWN EMPLOYMENT CENTER COMMERCIAL, REFERENCED FDP-133)
 ELECTION DISTRICT: 6TH
 EXISTING BUILDING COVERAGES:
 BUILDING A: 15,400 S.F. (2.6% COVERAGE)
 BUILDING B: 51,775 S.F. (8.9% COVERAGE)
 BUILDING C: 51,720 S.F. (8.9% COVERAGE)
 BUILDING D: 11,700 S.F. (2.0% COVERAGE)
 TOTAL COVERAGE FOR EXISTING BUILDINGS: 130,595 S.F. (22.4% COVERAGE)
 PROPOSED BUILDING RETAIL COVERAGE:
 BUILDING E: RETAIL = 4,500 S.F. (0.8% COVERAGE)
 TOTAL = 4,500 S.F. (0.8% COVERAGE)
 TOTAL COVERAGES FOR EXISTING AND PROPOSED BUILDINGS 135,095 S.F. (23.2% COVERAGE)
 PARKING:
 A. REQUIRED FOR FDP-133:
 5 SPACES PER 1000 S.F. = 4,500 S.F. / 5 = 2.3 SPACES
 B. TOTAL SPACES PROVIDED: 23 SPACES (INCLUDING 1 HANDICAP SPACE)
 BUILDING COVERAGE (1 STORY): 4,500 S.F. = 0.1033 ACRES = 0.8%
 BUILDING USE: BANK
 OWNER:
 STRATEGIC RESOURCES CORPORATION
 152 WEST 57TH STREET, 44TH FLOOR
 NEW YORK, NEW YORK 10019
 (212) 399-3100
 BUILDING E/BANK ADDRESS:
 6965 OAK HALL LANE
 COLUMBIA, MARYLAND 21045

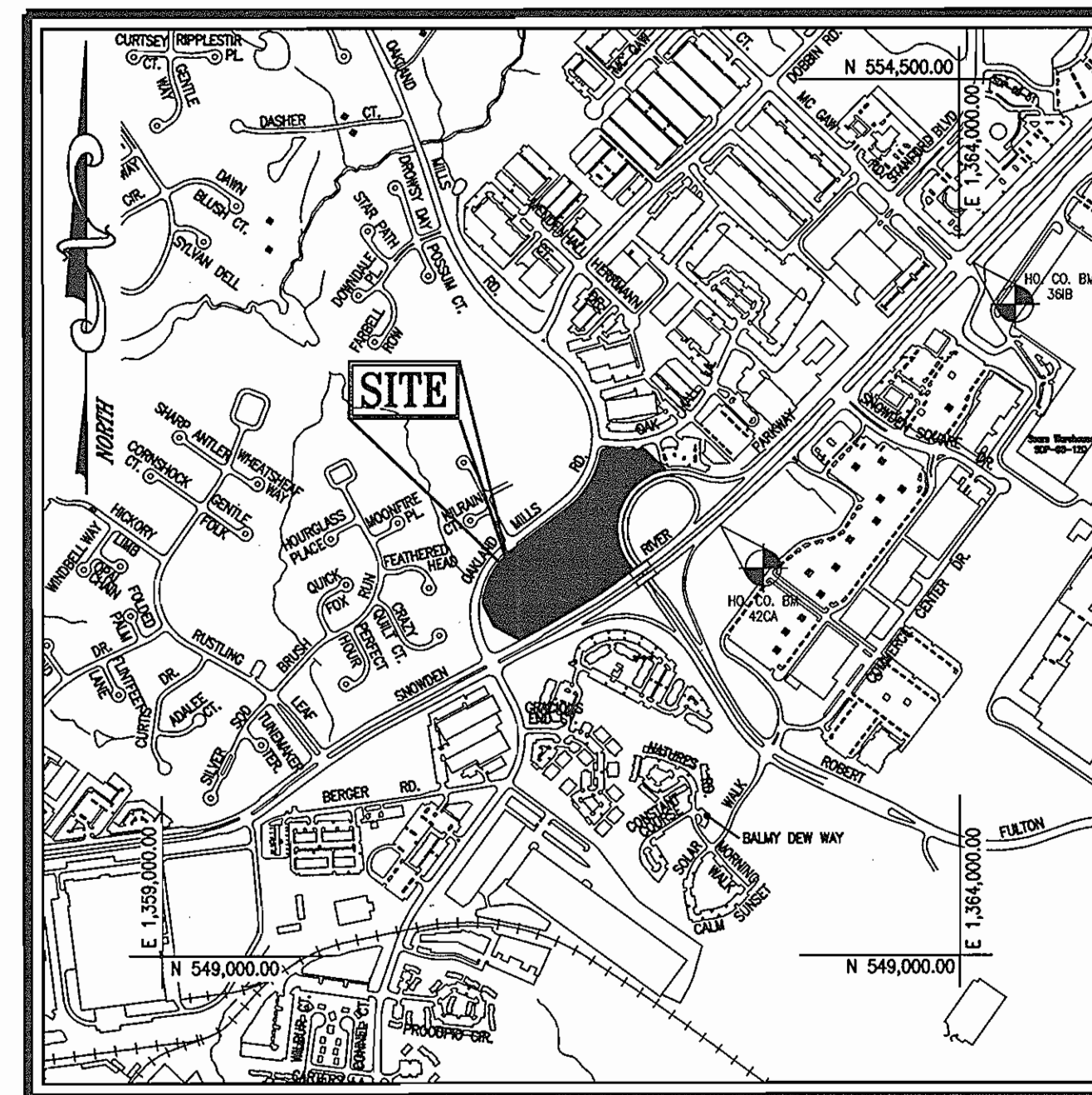


PROPOSED RETAIL PLAN VIEW
SCALE: 1"=20'



PROPOSED RETAIL ELEVATION
SCALE: 1"=20'

SITE DEVELOPMENT PLAN
OAKLAND MILLS / SNOWDEN CENTER
PARCEL A-1, SECTION 1, AREA 3
SIELING INDUSTRIAL CENTER
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



(SOURCE: HOWARD COUNTY TAX MAPS 36 AND 42)
LOCATION MAP
SCALE: 1"=1000'

BENCHMARKS:

HOWARD COUNTY BENCH MARK NO. 42CA CONCRETE MONUMENT LOCATED BETWEEN SPEED LIMIT SIGN AND A MAPLE TREE, 5.5' FROM FACE OF CURB OF SNOWDEN RIVER PKWY. N 551,695.745 E 1,362,506.381	ELEV. 377.23
HOWARD COUNTY BENCH MARK NO. 361B CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF MCGAW RD., 39.7' FROM TRAFFIC SIGNAL POLE N 553,348.652 E 1,364,085.211	ELEV. 386.42
HOWARD COUNTY BENCH MARK NO. 370B CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER ROAD, 0.2 MILES SOUTH OF TAMAR DRIVE, 7.3' FROM FACE OF CURB N 560,307.411 E 1,366,898.128	ELEV. 386.19
HOWARD COUNTY BENCH MARK NO. 370A CONCRETE MONUMENT LOCATED IN THE MEDIAN OF SNOWDEN RIVER PKWY. AT THE INTERSECTION OF APRIL BROOK CIRCLE, 53.7' FROM FIRE HYDRANT N 558,667.522 E 1,366,857.438	ELEV. 380.48

- PARKING REQUIRED FOR THE TOTAL DEVELOPMENT PER SDP-82-196 AND FDP-117-1 (PLAT #3054-A-120) IS 245 SPACES, AND 247 SPACES WERE PROVIDED. THIS INCLUDED A 2,400 SF BANK BUILDING WHICH HAS BEEN REPLACED BY A 4,500 SF RETAIL BUILDING (REQUIRING 11 ADDITIONAL SPACES). THE NEW TOTAL NUMBER OF PARKING SPACES REQUIRED IS 256. THE CURRENT RETAIL SITE DEVELOPMENT PLAN (SDP-02-119) IS 4 SPACES SHORT WITHIN THE SPECIFIC PAD SITE. HOWEVER, THE ENTIRE SITE HAS 191 SURPLUS PARKING SPACES BASED ON THE SDP AND FDP (MENTIONED ABOVE) WHICH ACCOMMODATES THE ADDITIONAL RETAIL SPACES.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS AT TWO LOCATIONS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- SIGNAGE IS TO BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS. EACH SUITE MUST ALSO BE IDENTIFIED SEPARATELY.
- REFERENCE WFP-01-24, APPROVED JANUARY 17, 2001 TO WAIVE SECTION 16.156 (a)(2)(C) IN ORDER TO REACTIVATE SDP-02-119 AND TO WAIVE SECTION 16.156 (a)(1)(ii) TO GRANT A ONE YEAR EXTENSION UNTIL JANUARY 17, 2009 TO APPLY FOR A BUILDING PERMIT.

26. AS OF MARCH 28, 2005 THE PLANNING AND ZONING DIRECTOR APPROVED WFP-05-093; THE REQUEST TO WAIVE SECTIONS 16.156 (a)(1)(C) AND 16.156 (a)(2)(C) TO REACTIVATE SDP-02-119 AND GRANTS A ONE YEAR EXTENSION TO APPLY FOR A BUILDING PERMIT TO INITIAL CONSTRUCTION ON THE SITE PER THE APPROVED SITE DEVELOPMENT PLAN.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
 THE BUILDING PERMIT MUST BE APPLIED FOR WITHIN ONE YEAR OF THE APPROVAL LETTER DATE FOR THE WAIVER PETITION (BY MARCH 28, 2006).

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 03/06/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Dommers 10/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David Hamilton 10/22/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
David Kingen 11/01/02
 DIRECTOR DATE

SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1 OF 6
SITE DEVELOPMENT PLAN - RETAIL	2 OF 6
SITE GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS / UTILITY PROFILES AND NOTES	4 OF 6
MISCELLANEOUS NOTES AND DETAILS	5 OF 6
SITE LANDSCAPE AND LIGHTING PLAN, NOTES AND DETAILS	6 OF 6

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
BUILDING E/RETAIL	6965 OAK HALL LANE, COLUMBIA, MD 21045

PERMIT INFORMATION CHART

Subdivision Name SIELING INDUSTRIAL CENTER	Section/Area SECTION 1 / AREA 3	Lot/Parcel No. A-1
Plot # or L/F 5278	Grid # 5	Zoning NTEC-COMM
Water Code E06	Tox Map No. 42	Elect Dist 6TH
	Sewer Code 5332600	Census Tract 6067.03

LEGEND:

Existing Contour	----- 382
Proposed Contour	----- 382.50
Existing Spot Elevation	x 382.50
Proposed Spot Elevation	+82.53
Direction of Flow	→
Existing Trees to Remain	
Light Poles	□ Single Overhead ☆ Double Overhead
Concrete	

OWNER/DEVELOPER
 SNOWDEN FIRST, LLC
 7200 WISCONSIN AVE.
 SUITE 310
 BETHESDA, MD 20814

DATE	NUMBER	REVISION DESCRIPTIONS
3-12-07	2	REVISE BUILDING LOCATION AND ASSOCIATED GRADING.
4-6-06	1	REVISE SITE FOR RETAIL

SITE DEVELOPMENT PLAN - RETAIL TITLE SHEET
SIELING INDUSTRIAL CENTER
SECTION 1, AREA 3, PARCEL A-1, PHASE II

TAX MAP #42, GRID #5 PARCEL A-1
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: RBV
 DATE: APRIL 26, 2002
 SCALE: (AS SHOWN)
 W.O. NO.: 2010681.00

