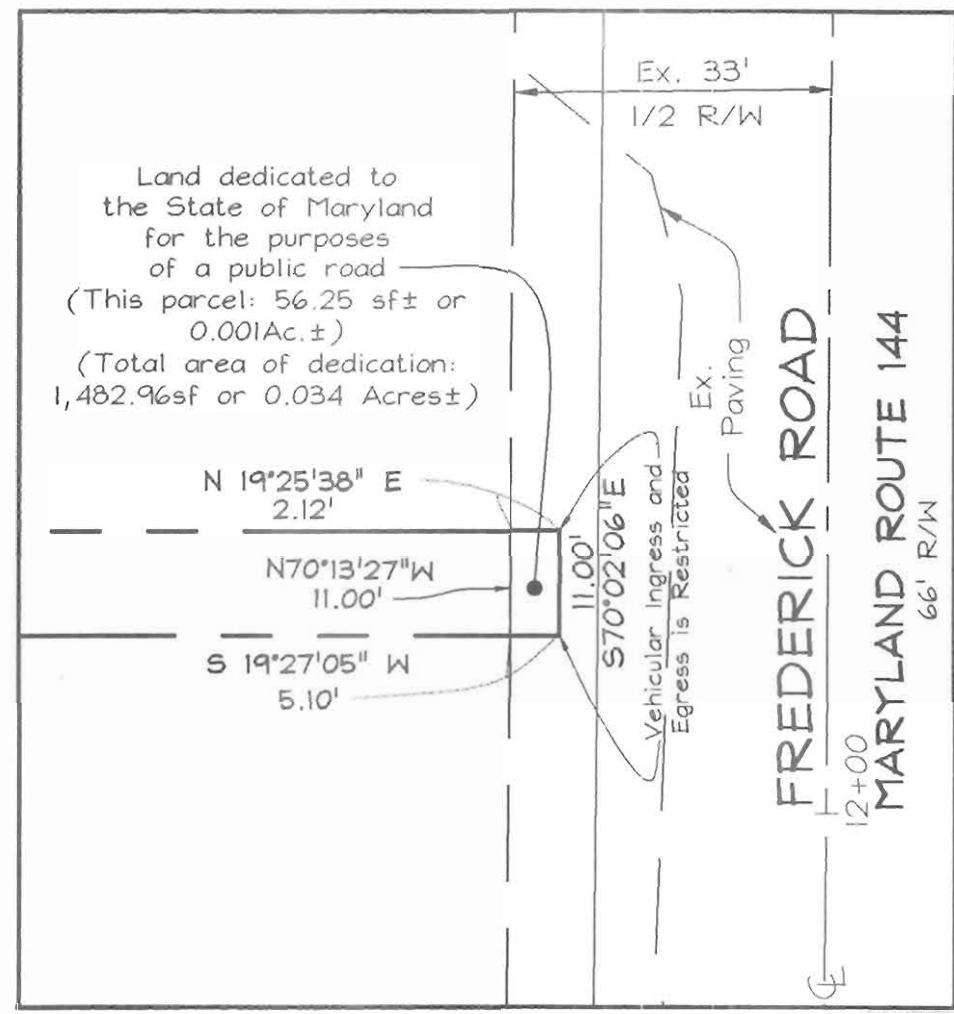


GENERAL NOTES

- Subject property zoned "B-2" per 02/20/04 Comprehensive Zoning Plan.
- Gross area of property = 1.73 Acres
- Property is not within the Metropolitan District.
- Private water and sewer will be used within this site.
- The Contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:
 State Highway Administration 410.531.5533
 BGE(Contractor Services) 410.850.4620
 BGE(Underground Damage Control) 410.787.9068
 Miss Utility 1.800.257.7777
 Colonial Pipeline Company 410.795.1390
 Howard County, Dept. of Public Works, Bureau of Utilities 410.313.4900
 Howard County Health Department 410.313.2640
 T&T 1.800.252.1133
 Verizon 1.800.743.0033/410.224.9210
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior the start of work.
- The lot shown hereon complies with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- There are no floodplains, wetlands, streams or their buffer on this property.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$12,300.00 (24 shade trees @ \$300.00 each and 34 evergreens @ \$150.00 each).
- All curb and gutter to be Howard County Standard R-3.01 Curb and Gutter unless otherwise noted. See detail this sheet.
- All paving to be P-2 unless otherwise noted, see detail this sheet.
- All proposed spot elevations along curb and gutter are to the flowing unless otherwise noted.
- This project is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation since this property was developed prior to site plan requirements and is entirely used for commercial business activity, per Section 16.1202(b)(1)(iii) of the Howard County Code.
- All construction shall be in accordance with the latest standards and specifications of Howard County in addition to FHSA standards and specifications if applicable.
- Contractor is responsible to construct all handicap ramps and handicap access in accordance with current ADA requirements.
- Any damage to public right-of ways, paving or existing utilities will be corrected at the contractor's expense.
- Existing utilities are located by the use of any or all of the following: Road Construction Plans, Field Surveys, Public Water and Sewer Plans and other available record drawings. Approximate locations of the existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test, prior to construction.
- All traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- Estimates of Earthwork quantities are provided solely for the purpose of calculating fees.
- The coordinates shown hereon are based on the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 07CA and 07FC were used for this project.
- The topography shown hereon is based on a field run topographic survey performed by FSH Associates, Inc. in August 2004. The project boundary is based on a field run boundary survey performed by FSH Associates, Inc. in August 2004.
- Traffic study provided by Street Traffic Studies, Ltd. in September, 2004.
- A noise study is not required for this project due to non-residential use.
- There are no known cemeteries or burial grounds located on this site.
- Stormwater Management is provided via redevelopment. At least twenty percent of the sites existing impervious cover has been returned to grass.
- All outdoor lighting shall be oriented to direct light inwards and downwards on-site away from all adjoining residential properties and public roads and comply with all other requirements of Section 134 of the Howard County Zoning Regulations. No new outdoor lighting is proposed per this plan.
- This project is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations.
- Existing well and septic system is to be utilized in its current state.
- See Architectural Plans for stair and railing details.
- Property address: 16643 Frederick Road
- There are no steep slopes or floodplains on-site.
- For Vehicular Access Restrictions, See Right-Of-Way Dedication Details #1 & #2, this sheet.
- The existing well shown on this plan (Identified with the attached Well Tag Number: HO-94-3297) has been field located by FSH Associates and is accurately shown.
- Maximum Daily Design Flow for the septic system to be 640 GPD. A Trench Loading Rate of 0.3 was used for this design.
- A Flow Meter is to be installed along the existing well line.
- Groundwater Appropriations Permit Number: HO1965G01 (02).



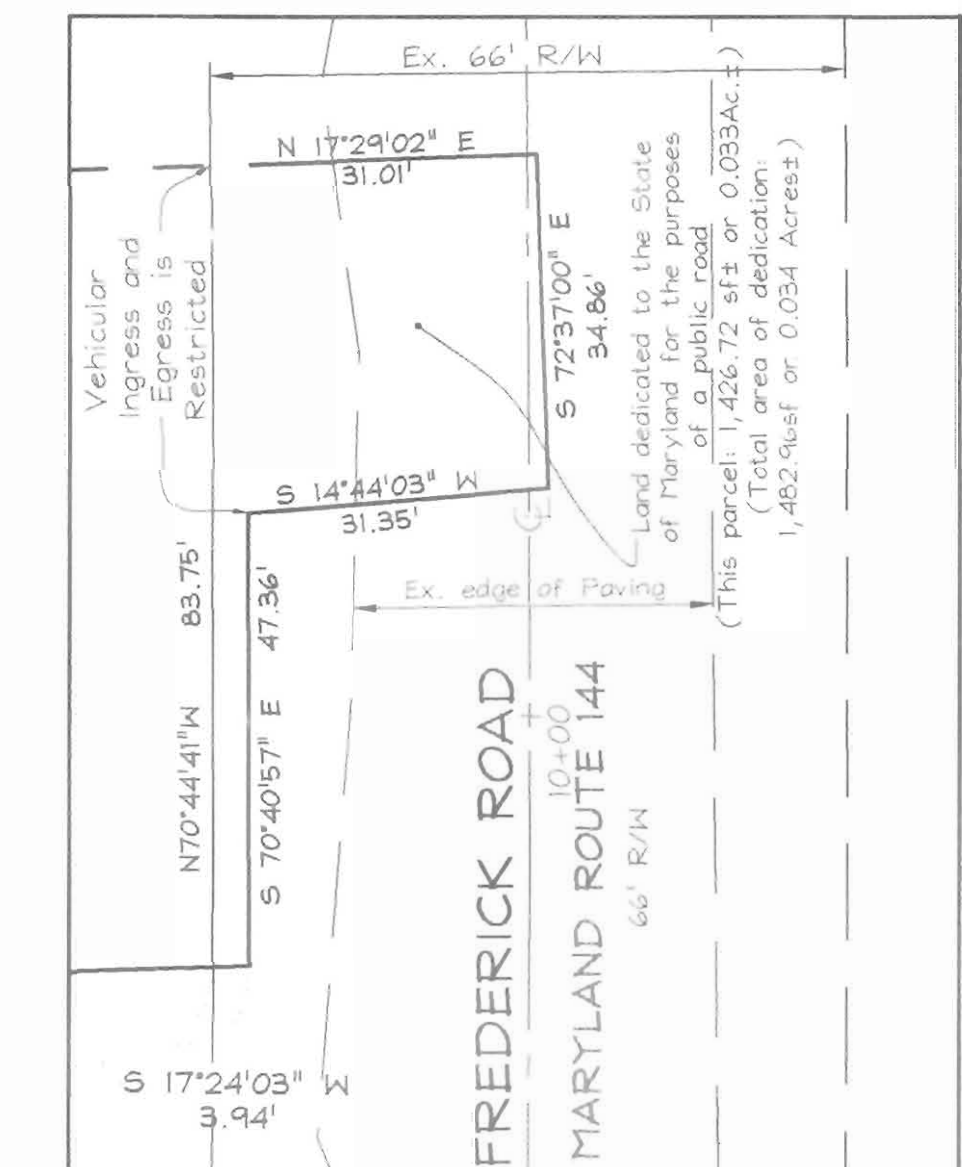
**RIGHT-OF-WAY DEDICATION
DETAIL #2**
Scale: 1"=20'

SHEET INDEX

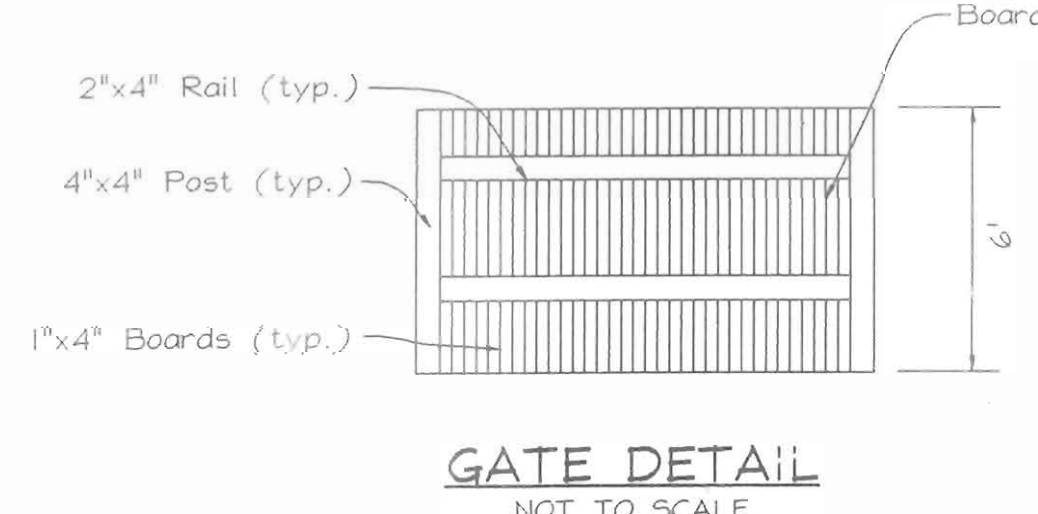
DESCRIPTION	SHEET No.
Site Development Plan	1 of 2
Sediment and Erosion Control, Soils & Landscape Plan	2 of 2

ADDRESS CHART

PARCEL	STREET
63	16643 Frederick Road



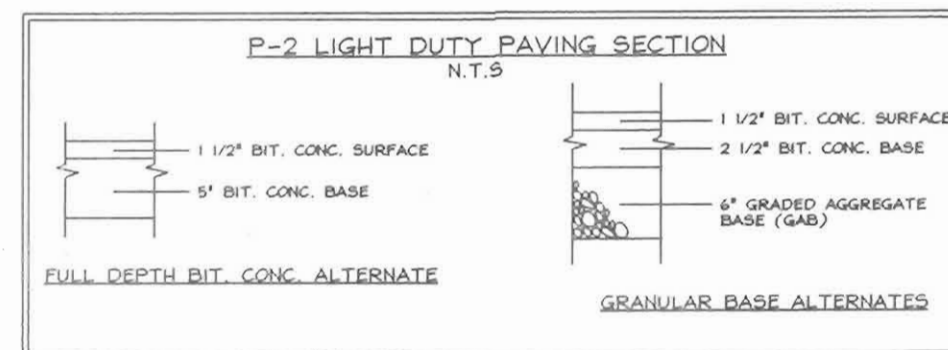
**RIGHT-OF-WAY DEDICATION
DETAIL #1**
Scale: 1"=20'



GATE DETAIL
NOT TO SCALE

SITE ANALYSIS DATA CHART

- Total project area: 1.73 Acres
- Area of plan submission: 1.79 Acres
- Limit of disturbed area: 1.62 Acres
- Present zoning: "B-2" per 02/20/04 Comprehensive Zoning Plan.
- Total Area of Parcel: 1.73 Acres ±
Total Area of Right of Way Dedication: 0.034 Acres
Total Area of Remaining Parcel: 1.696 Acres ±
- Proposed uses for site & structures: Garden supplies and wholesale sales per Zoning Section 119.B.84
- Floor space on each level of building(s) per use: See building footprint this sheet.
- Building coverage of site:
Existing Buildings to remain: 0.14 Acres
Proposed Buildings: 0.06 Acres
Total: 0.20 Acres or 12%
- Parking Tabulation:
Total number of parking spaces required: 17 (see tabulation below)
Number of parking spaces required for 2,130 sq ft retail sales (6.0 per 1,000sf) = 13
Number of parking spaces required for 6,340 sq ft warehouse/distribution for wholesale sales (0.5 per 1,000sf) = 4
Total number of parking spaces provided: 21
Total required Handicap parking spaces: 1 spaces; including 1 van accessible spaces
Total provided Handicap parking spaces: 3 spaces; including 1 van accessible spaces



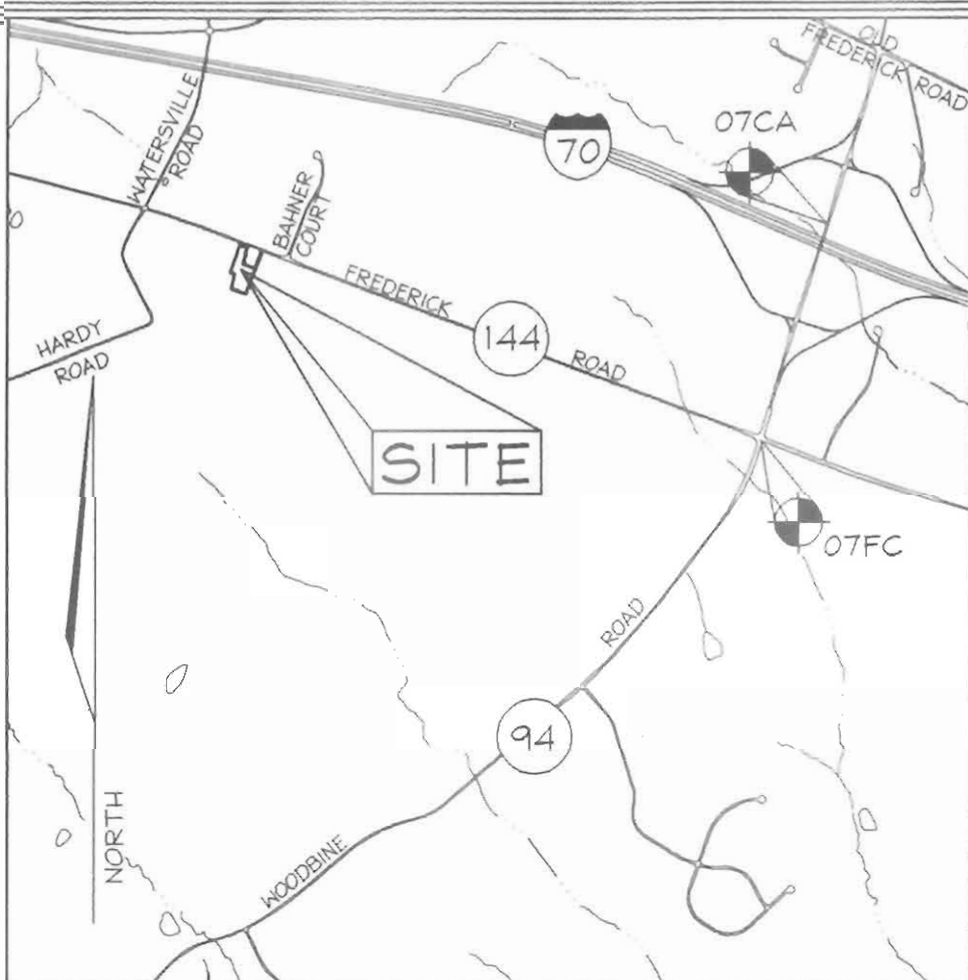
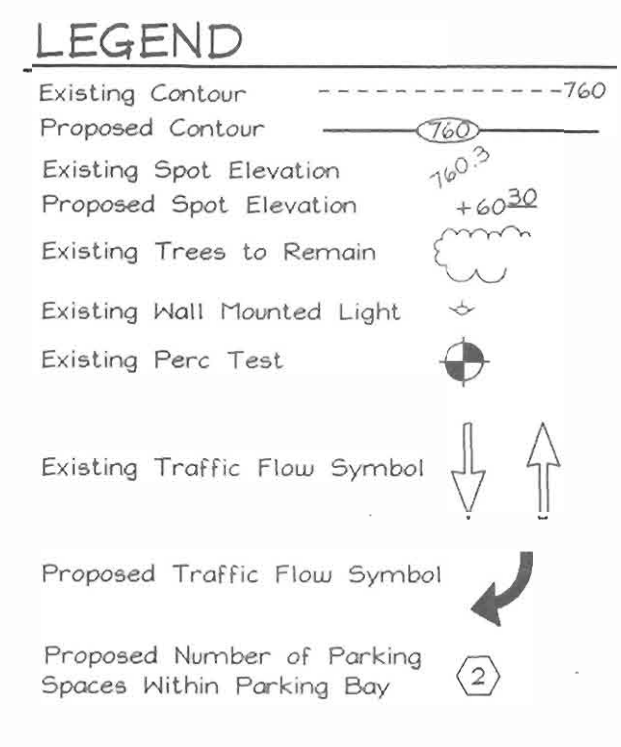
Note: Paving sections shown relates to a CBR value of 7. Actual CBR test results may cause modification of these paving sections.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE: 12/1/05
 CONY HAMAS
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12/7/05
 PAUL KUGEL
 DIRECTOR DATE: 12/9/05

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
 COUNTY HEALTH OFFICER DATE: 11/23/05
 HOWARD COUNTY HEALTH DEPARTMENT

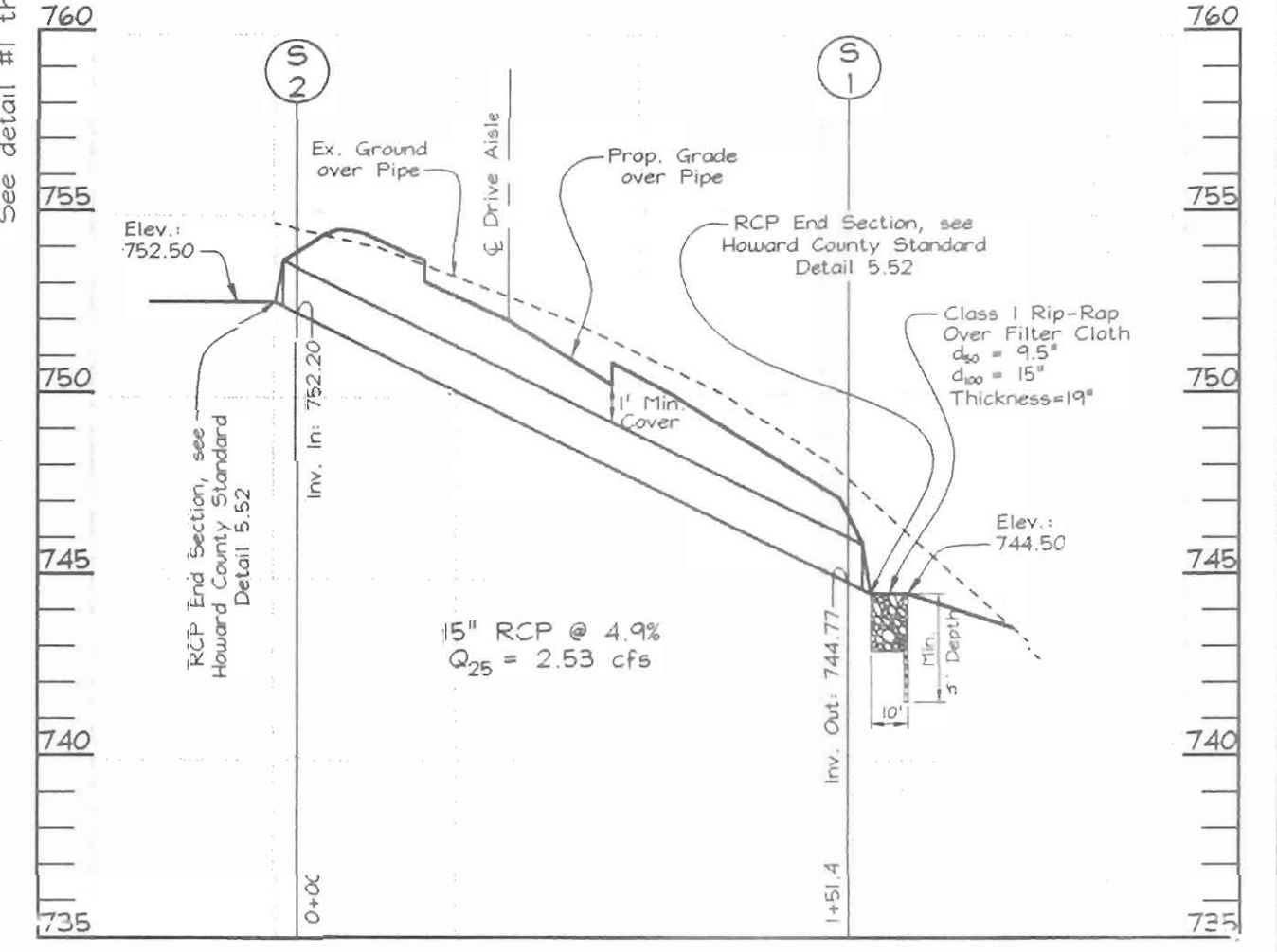
PERMIT INFORMATION CHART

Subdivision Name:	Section/Area	Parcel No.			
N/A	N/A	63			
Deed Ref.	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
5427/437	4	B-2	7	4th	6040.01
Water Code	Sewer Code				
N/A	N/A				

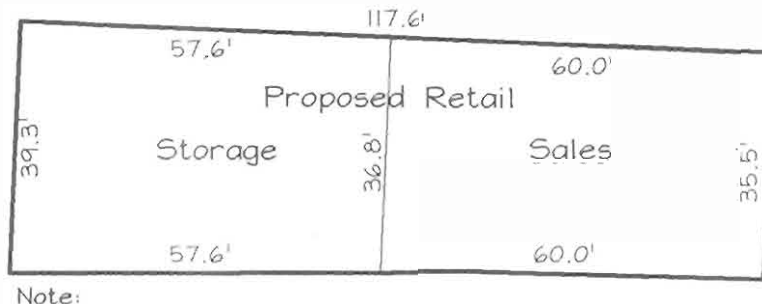


BENCHMARKS
 HOWARD COUNTY MONUMENTS:

Sta.	N	E	Elev. (meters)
07CA	N 186,151.2743	E 393,870.7608	Elev. 188.9977
07FC	N 185,414.9482	E 393,657.7085	Elev. 180.4832



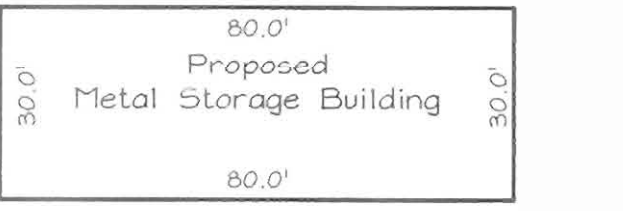
CULVERT PROFILE
 SCALE- HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'



PLAN VIEW
 Scale: 1"=30'



ELEVATION VIEW
 Scale: 1"=30'



PLAN VIEW
 Scale: 1"=30'



ELEVATION VIEW
 Scale: 1"=30'

OWNER/DEVELOPER
 ROWAN PROPERTIES, LLC
 8671 RESERVOIR RD
 FULTON, MARYLAND 20751-9628
 Telephone: (410) 484-0707

**SITE DEVELOPMENT PLAN
ROWAN PROPERTY**

TAX MAP 7, GRID 4, 4TH ELECTION DISTRICT
 PARCEL 63, HOWARD COUNTY, MARYLAND



FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street, Elkton City, MD 21043
 Tel: 410-750-3251 Fax: 410-750-7350
 E-mail: info@fsa.biz

DESIGN BY: PS
 DRAWN BY: HK
 CHECKED BY: ZYF
 SCALE: As shown
 DATE: Oct 10, 2005
 P.O. No.: 3243
 SHEET No.: 1 OF 2

