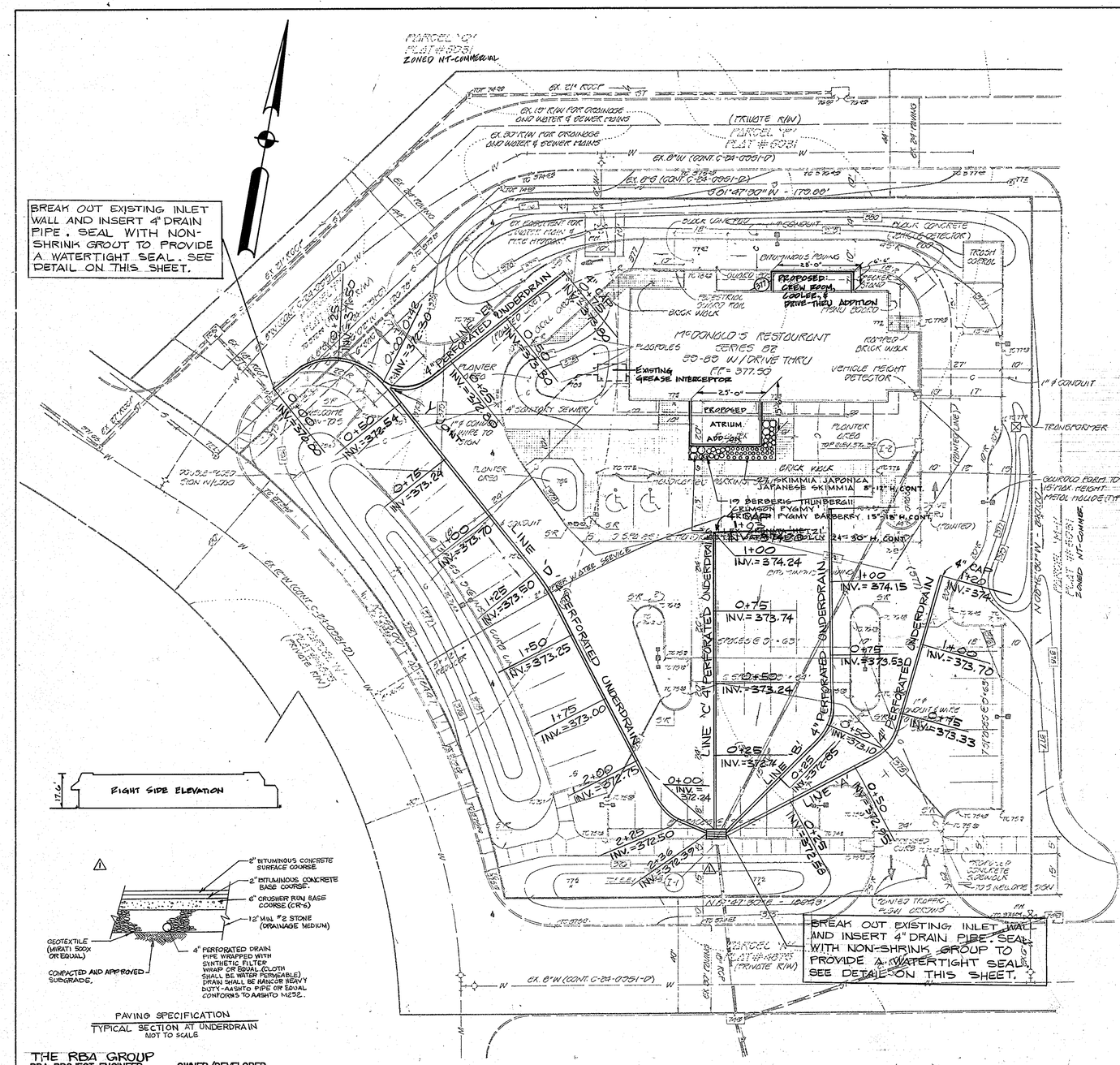


SITE ANALYSIS:

TOTAL AREA	= 1.204 ACRES +/-
DISTURBED AREA	= 0.917 ACRES +/-
IMPERVIOUS AREA	= 0.920 ACRES +/- = 76.4%
PERVIOUS AREA	= 0.284 ACRES +/- = 23.6%

FLOOR AREA OF BUILDING:
EXISTING: 3845 SF +/- = 7.3%
DEVELOPED: 4419 SF +/- = 8.4%

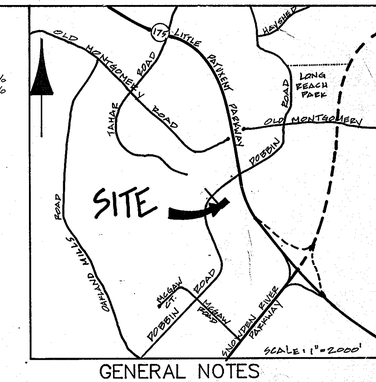
PARKING:
NO. OF SPACES REQUIRED* = 51 SPACES
NO. OF SPACES PROVIDED = 54 SPACES
(52 REGULAR + 2 HDCP)

NO. OF SPACES EXISTING = 54 SPACES

NO. OF SEATS =
EXISTING = 110
PROPOSED = 130

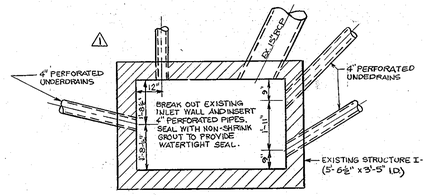
NO. OF EMPLOYEES
EXISTING = 14
PROPOSED = 14

ZONED NEWTOWN – COMMERCIAL



GENERAL NOTES

1. ALL INVERT ELEVATIONS SHOWN ON THIS PLAN WERE TAKEN FROM THE ORIGINAL DESIGN PLAN (SDP-82-116-C). CONTRACTOR SHALL FIELD VERIFY ELEVATIONS WELL IN ADVANCE OF BEGINNING OF CONSTRUCTION OPERATIONS. ANY CONFLICTS IN ELEVATIONS SHALL BE PRESENTED TO THE ENGINEERS PRIOR TO COMMENCEMENT.
2. CONTRACTOR SHALL REQUEST MISS UTILITY TO MARK ALL EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. TELEPHONE 1-800-257-7777.
3. ALL EXISTING PAVING AND GRAVEL BASE SHALL BE REMOVED AND WASTED. ANY FROZEN WET, SOFT OR LOOSE SOILS, AND OTHER DELETERIOUS MATERIALS SHOULD ALSO BE REMOVED AND WASTED. ALL AREAS RECIEVING PAVEMENT SHALL BE PROOFROLLED USING A 20-TON FULLY LOADED DUMP TRUCK OR OTHER PNEUMATIC TIRE VEHICLE OF SIMILAR SIZE AND WEIGHT. ANY POCKETS OF SOFT OR LOOSE SOILS SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL. ALL FILL IS TO BE COMPACTED, INSPECTED, TESTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER. ALL FILLS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). FIELD MOISTURE CONTENTS MAY NEED ADJUSTMENT. REFER TO THE GEOTECHNICAL REPORT BY ATEC ASSOCIATES, INC. DATED NOVEMBER 22, 1989 FOR FURTHER INFORMATION AND RECOMMENDATIONS. (ATEC JOB #91-93182).
4. THE THICKNESS OF THE DRAINAGE MEDIUM WILL VARY ACROSS THE SITE. A MINIMUM THICKNESS OF 12" INCHES OF DRAINAGE MEDIUM SHOULD BE PROVIDED AT THE HIGHER ELEVATIONS OF THE SITE AND THE THICKNESS OF THE DRAINAGE MEDIUM SHOULD INCREASE TOWARD THE INLET(S). PROVIDE POSITIVE DRAINAGE ON ALL UNDERDRAINS TOWARD THE INLET CONNECTIONS.
5. CONTRACTOR SHALL REFER TO THE LATEST HOWARD COUNTY STANDARD SPECIFICATIONS FOR MATERIALS AND METHOD OF CONSTRUCTION.



INLET I-1 CONNECTION DETAIL
NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
2. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
3. ADJUSTMENTS TO THE SEQUENCE OF CONSTRUCTION ON SHEET SHALL BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO SUCH ADJUSTMENTS.
4. CONTRACTOR IS TO REFER TO ARCHITECTS PLANS FOR SPECIFIC BUILDING AND SUPPORT FACILITY FEATURES PRIOR TO AND DURING CONSTRUCTION.
5. APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR TO ALSO COMPLY WITH SEDIMENT CONTROL NOTES AS DOCUMENTED ON SHEET.
7. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND NOTIFY THE ENGINEER.
8. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

"MISS UTILITY"	1-(800) 257-7777
BALTIMORE GAS & ELECTRIC COMPANY	(301) 234-5691
C & P TELEPHONE COMPANY	(301) 393-3648

9. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
10. THE CONTRACTOR SHALL OBTAIN THE NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
11. ALL UTILITIES ARE TO BE RETAINED UNLESS MARKED OTHERWISE AND APPURTENANCES ARE TO BE ADJUSTED TO FINISHED GRADE.
12. THE CONTRACTOR SHALL REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES UNTIL ALL AREAS WITHIN THE LIMIT OF CONSTRUCTION ARE STABILIZED. AT THAT POINT, ALL SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND AREAS RESTORED AND STABILIZED.
13. THE MEASURES REQUIRED IN THE APPROVED SEDIMENT CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN.
14. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 992-2418.
15. PREVIOUS SITE DEVELOPMENT PLAN FOUND IN SDP 82-116.

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED UNDERDRAIN SYSTEM	10/19/90

McDonald's

PAVING SPECIFICATION
TYPICAL SECTION AT UNDERDRAIN
NOT TO SCALE

LEGEND
PROPOSED BUILDING ADDITION
PROPOSED CONTOUR

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-15-89

ADDRESS CHART					
LOT NO:	STREET ADDRESS				
L	6385 DOBBIN ROAD				
SUBDIVISION NAME: DOBBIN ROAD COMMERCIAL CENTER			SECTION/AREA 1/1		PARCEL/LOT 'L'
PLAT: 4875	BLOCK: 18	ZONE: NT-C	TAX MAP: 36	ELECTION DIST.: 6	CEN. TR.: 6065.02
WATER CODE: E06			SEWER CODE: 5333000		

THE RBA GROUP
RBA PROJECT ENGINEER
JOHN M. CHRISTMAN, P.E.
5560 STERRETT PLACE
SUITE 300
COLUMBIA, MD 21044

OWNER/DEVELOPER
McDONALDS CORPORATION
McDONALDS CENTER
3015 WILLIAMS DRIVE
FAIRFAX, VA 22031

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED:

DIRECTOR	11/20/89 DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	11/16/89 DATE

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER, AND PUBLIC SEWARAGE SYSTEMS.

COUNTY HEALTH OFFICER	11-6-89 DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR	11/2/89 DATE
CHIEF, BUREAU OF ENGINEERING	11-2-89 DATE

RESPONSIBLE PERSONNEL CERTIFICATION

"I HEREBY CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

SIGNATURE OF DEVELOPER — DATE 6/01/89

CERTIFICATION 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 JOHN M. CHRISTMAN, PE — DATE 6-7-89

CERTIFICATION BY THE DEVELOPER

"I CERTIFY THAT ALL DEVELOPMENT AND OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON?SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS DEEMED NECESSARY."

SIGNATURE OF DEVELOPER — DATE 6/07/89

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

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE 9/29/89

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: U.S. SOIL CONSERVATION SERVICE — DATE 9/29/89

LAYOUT, GRADING & LANDSCAPE PLAN

PARCEL 'L'
DOBBIN ROAD COMMERCIAL CENTER
SECTION 1 / AREA 1
TAX MAP NO. 36
Sixth Election District of HOWARD COUNTY, MD

SCALE	1" = 20'
DRAWN	AKL
CHECKED	AKL
PROJECT NO.	9129
DATE	9-21-89
SHEET	1 OF 1

SDP-90-02