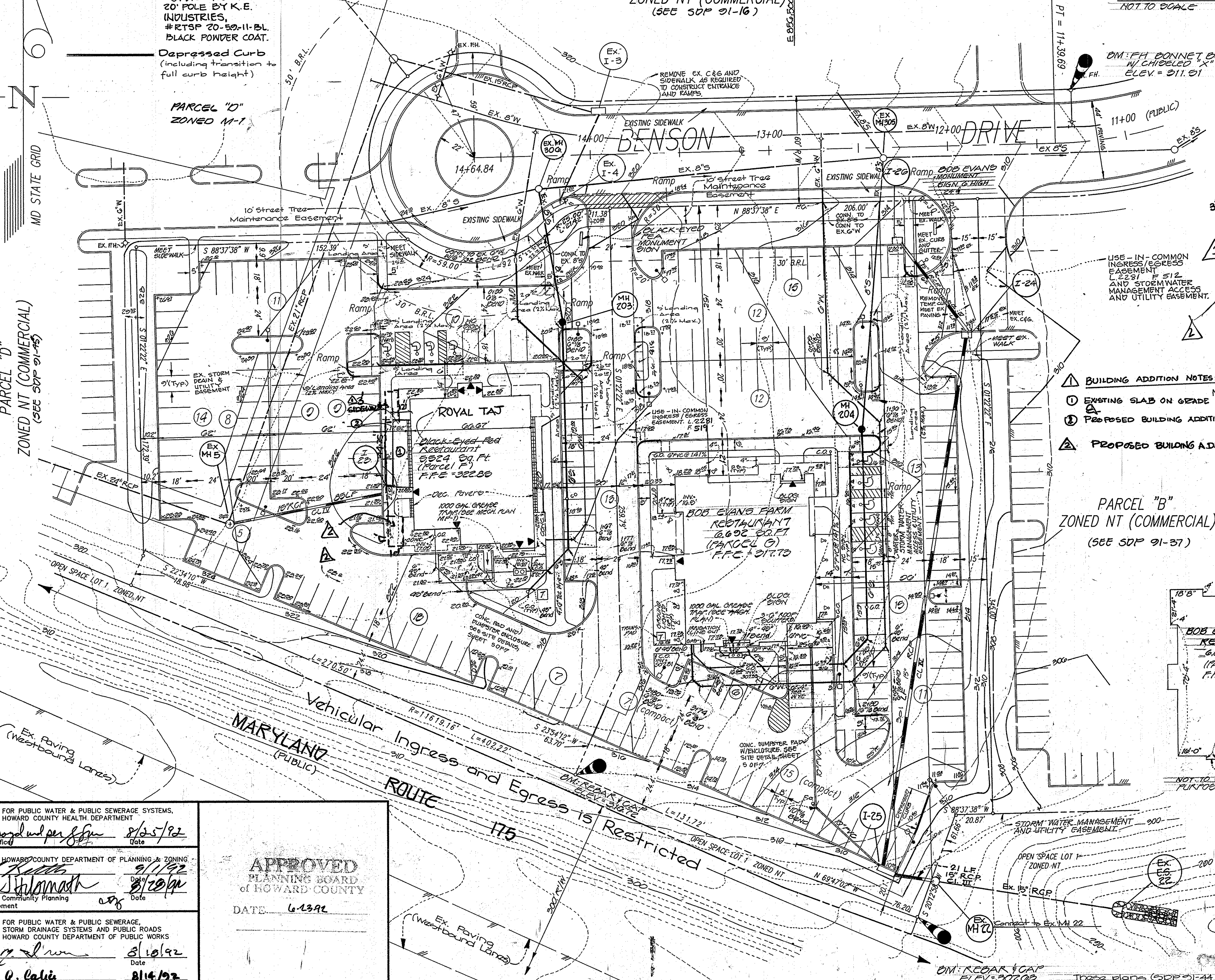
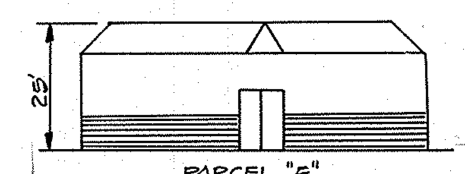
LEGEND

- ——310—— EX. CONTOUR
- ——310—— PROP. CONTOUR
- ×10.50 PROP. SPOTSHOT
- CURB & GUTTER
- (8) NO. OF PARKING SPACES
- WHEEL CHAIR AISLE
- Handicap Parking (See sheet 5 of 7 for Handicap ramp)
- LIGHT POLE GARD CO FORM-10 #G1913-400 M.H. 20' POLE BY K.E. INDUSTRIES, #RTSP 20-59-11-BL. BLACK POWDER COAT.
- Depressed Curb (including transition to full curb height)

NOTE: ALL EX. W&S SHOWN IS PER CONTRACT 24-30260
CONNECTIONS HAVE BEEN MADE TO PUBLIC R/W LINE. PRIVATE W&S CONSTRUCTION FOR EACH PARCEL LIES WITHIN RESPECTIVE PARCEL ONLY



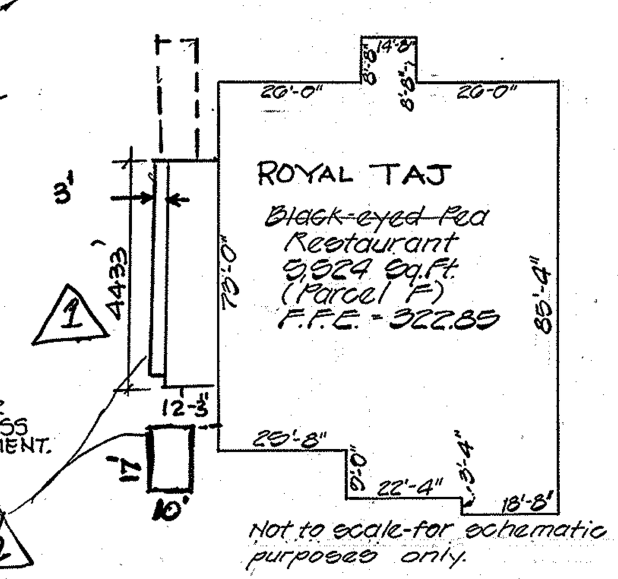


TYPICAL ELEVATIONS
NOT TO SCALE

BENCH MARK DESCRIPTION:

NOT SHOWN:
BENCHMARK ON FH
BONNET BOLT W/CHISELED "X"
@ 7+25 BENSON DR.
ELEV.= 300.75

⚠2 ADDITION OF 132 SF (SEATING) AREA AND ADDITION OF 180 SF (STORAGE)
DATE: 7-30-15



Not to scale-for schematic purposes only.

⚠1 7. ADDITION OF 531 SF IS LESS THAN 5000 SF. AND EXEMPT FROM SWM WITH REVISION DATED 1-20-15

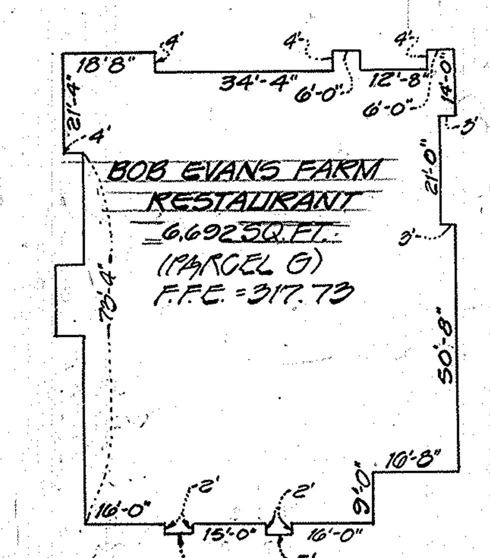
⚠1 BUILDING ADDITION NOTES:

1. EXISTING SLAB ON GRADE
2. PROPOSED BUILDING ADDITION

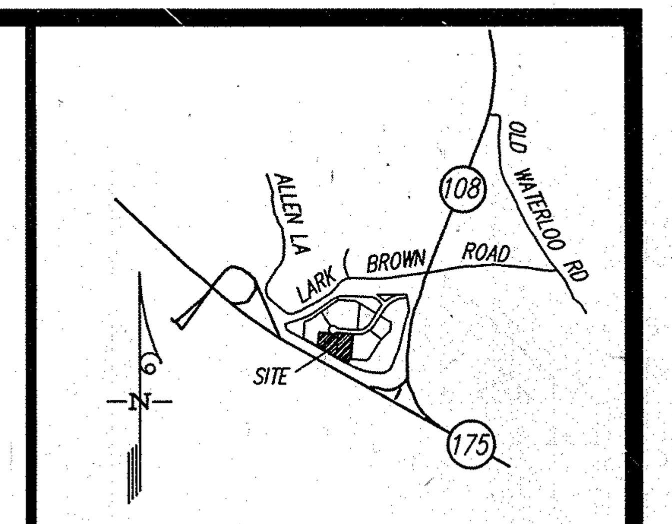
⚠2 PROPOSED BUILDING ADDITION

NOTE: LIMIT OF SUBMISSION IS THE OUTSIDE BOUNDARY OF PARCELS F & G AND AS NEEDED IN BENSON DRIVE R/W FOR DRIVEWAY AND SIDEWALK CONNECTIONS.

9. All work shall be done in accordance with Howard County Design Manual IV, Standards, Specifications, and Details for Construction, 1989 Amendments.
10. Use trench bedding class "C" for storm drains.
11. All proposed paving on Parcels "F" & "G" is private.
12. These plans (SDP 91-44 R) shall supercede those referenced as SDP 91-44.



NOT TO SCALE-FOR SCHEMATIC PURPOSES ONLY.



VICINITY MAP
SCALE: 1" = 2000'

Site Analysis

1. Zoning: NT (Commercial) – FDP-202
2. Area of Parcel: "F"– 1.52 Ac. "G"– 1.75 Ac. Total – 3.27 Ac.
3. Proposed Use: Restaurants ~~6035~~ 6367 ⚠2
4. Building Area = "F"–5,524 sq.ft. (8.3%) (Coverage) "G"–6,692 sq.ft. (8.8%) Total –12,216 sq.ft. (8.0%)
5. No. of Seats: "F" –193 (65 parking required) "G" – 189 (63 parking required) Total –382 (128 parking required)
6. No. of Emp./shift: "F" –24 (5 parking required) "G" –24 (5 parking required) Total –48 (10 parking required)
7. Total Parking Required: "F" –70 18 "G" – 68 Total –~~138~~ 147 82 ⚠2 150 ⚠2
8. Regular Parking Provided: "F" – 99 "G" – 84 (Including HC) Total – 183
9. Compact Parking Provided: "F" – 0 "G" – 22 Total – 22 108
10. Total Parking Provided: "F" – 99 "G" – 106 Total –~~205~~ 214
11. HC Parking Provided: "F" – 4 (4.0%) Incl. 1 Van HC "G" – 5 (4.7%) Incl. 1 Van HC Total – 9 (4.4%)
12. Open space to remain: "F" – 18,730 sq.ft. (28 %) "G" – 20,910 sq.ft. (27 %) Total – 39,640 sq.ft. (28 %)

General Notes

1. All curb radii are 5' unless noted otherwise.
2. Stormwater management provided for both quality and quantity under F-90-154 and SDP-90-70.
3. See previous DPZ file nos. S-88-114, PB-242, FDP-202, P-90-20, SDP-90-70 & F-90-154.
4. Where flow is away from curb, use reverse (spill) type of curb and gutter.
5. Topography reflects mass grading as shown on SDP-90-70.
6. Utility information taken from approved final construction plans for development.
7. Coordinates and bearings are based upon Maryland State Plane System.
8. Sidewalks adjacent to perpendicular parking shall be ~~7'~~ 6' wide per detail on Sheet 5. All other sidewalks shall be ~~5' wide, except where dimensioned otherwise~~ as dimensioned. Provide 3' radius rounding at all angle breaks and intersections. Sidewalks shall be in accordance with Howard County standards for concrete sidewalks. ⚠2

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — Date 7/15/92

ENGINEER'S CERTIFICATE

"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."

Date 7/15/92

STATE OF MARYLAND — CARLTON K. GUTSCHICK — 12975 — REGISTERED PROFESSIONAL ENGINEER

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

Howard S.C.D. — Date

Reviewed for HSCD and meets Technical Requirements.

U.S. Soil Conservation Service — Date

SUBDIVISION NAME			SECT/AREA	LOT/PARCEL #	
BENSON BUSINESS CENTER			—	"F", "G"	
PLAT #	BLOCK #	ZONING	TAX MAP #	ELECT. DIST.	CENSUS TR.
9019/14	19 & 20	NT-EMP COAM	37	6TH	6065.02
WATER CODE			SEWER CODE		
E08			3420000		

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
F	8335 BENSON DRIVE
G	8325 BENSON DRIVE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Boyd ... County Health Officer — Date 8/25/92

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9/1/92
Chief, Division of Community Planning and Land Development — Date 8/28/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Irvin — Director — Date 8/18/92
Elizabeth A. Calia — Chief, Bureau of Engineering — M.K. — Date 8/14/92

APPROVED PLANNING BOARD of HOWARD COUNTY
DATE 6-23-92

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK – BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524 FAX: (301) 421-4186 DES. SCC DRN. SJG/CAD CHK. CKG

DATE	REVISION	BY	APP'R.
1-20-15 ⚠1	BUILDING ADDITION TO WEST SIDE OF EXISTING BUILDING	GP	AP
7-21-92	ADDED GROUND LIGHTS/REV. W&S ON PARCEL "G" PER BOB EVANS	EB	SCC
6-12-92	REVISED BOB EVANS FARM GRADING & BLACK-EYED PEA'S DUMPSTER AREA	HK	SCC
5-19-92	REVISED PARCEL F PER CLIENT COMMENTS	EB	SCC
5-5-92	REVISED BLDG. TYPE, UPDATED PLAN PER ARCHITECTS COMMENTS (G)	HK	SCC
2-5-92	Revised Parcel F & G per specific Architectural Plans, Extended W&S, Revised Grading & F.F.E.'s.	C.L.B.	SCC

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

These plans (SDP 91-44 R) shall supercede those referenced as SDP 91-44

SITE DEVELOPMENT PLAN
BENSON BUSINESS CENTER
PARCELS "F" & "G"

HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	NT	89-035
DATE	TAX MAP No.	SHEET
NOV. 1990	37	1 OF 7

SDP-91-44R

PARCEL "E"
ZONED NT (COMMERCIAL)

EXISTING STREET TREES AS PER ROAD PLANS F-90-154

PARCEL "D"
ZONED M-1

MD STATE GRID

PARCEL "D"
ZONED NT (COMMERCIAL)

BENSON DRIVE

PT = 11+39.69

EX. 15"RCP

EX. 8"W

EX. 8"S

EX. 24"S

EX. FH

EXISTING SIDEWALK

MONUMENT SIGN

Ramp

4AR

10AR

3PT

2AR

6FP

4PK

1PK

6PK

4MB

2MB

6MB

45 EA.

9PY

6PY (BY OTHERS)

8PY (BY OTHERS)

1SY (BY OTHERS)

2 AR (BY OTHERS)

1AR

SEE ADJACENT PARCEL 'E' LANDSCAPE PLAN

EXISTING CONDITION NO TREES ON BUILDING SITE.

5' SIDEWALK

PROPOSED BUILDING

ROYAL 40 JH
3 AC TAJ
3AC
Black Eyed Pea Restaurant
9,894 sq. ft.
(PARCEL "F")
F.F.E.=322.80

Bob Evans Farm Restaurant
6,662 sq. Ft.
(Parcel "G")
F.F.E.=317.72

PROPOSED BLDG.

CONC. PAD AND DUMPSTER ENCLOSURE W/ SITE DETAILS

2" SCHEDULE 40, PVC IRRIGATION SLEEVE, TYP.

OPEN SPACE LOT 1 ZONED NT

MARYLAND ROUTE 175

I-20

I-24

I-25

MH 203

MH 204

Ex. MH 309

Ex. MH 5

Ex. MH 22

Ex. 55 22

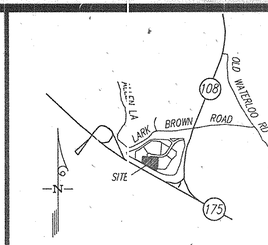
PARCEL "B"
ZONED NT (COMMERCIAL)

OPEN SPACE LOT 1
ZONED NT

Ex. 15" RCP

GL TYP.

VICINITY MAP
SCALE: 1" = 2000'

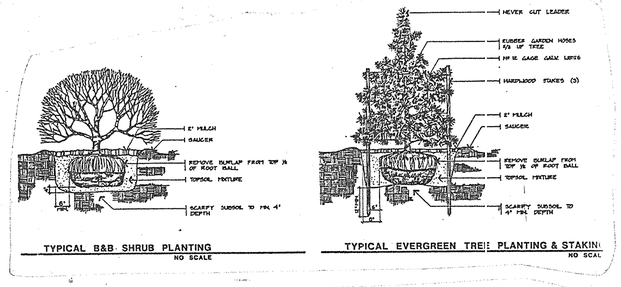


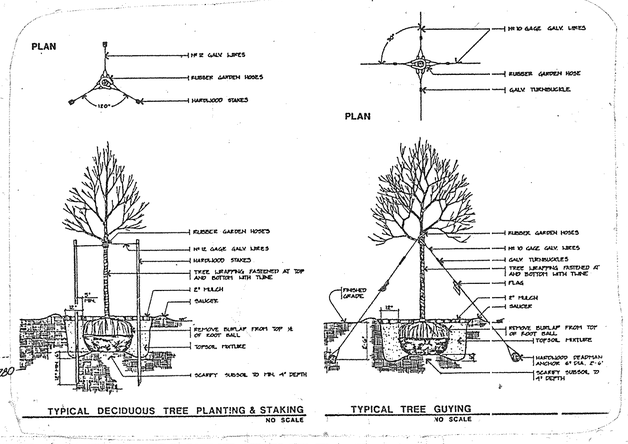
PLANT LIST

Key	Qty.	Name-Botanical/Common	Size	Remarks
Shade Trees				
AR	15	Acer Rubrum 'Red Sunset'/ Red Sunset Maple	3-3.5" 14-16' Ht.	B&B Full Crown
FP	29	Fraxinus Pennsylvanica Lanceolata 'Patmore'/ Patmore Ash	3-3.5" Cal. 14-16'Ht.	B&B
Evergreen Trees				
PT	10	Pinus Thunbergi/Japanese Black Pine	8-10'Ht	B&B
PA	12	Picea Abies/Norway Spruce	8-10'Ht.	B&B
Ornamental Trees				
CV	8	Crataegus Viridis (Winter King'/Winter King Hawthorne	3-3.5" Cal. 10-12' Ht.	B&B
AC	6	Amelanchier Canadensis/ Serviceberry	10-12' Ht.	B&B
MS	8	Magnolia X Soulangiana/ Saucer Magnolia	10-12' Ht.	B&B
PK	14	Prunus Serrulata 'Kwanzan'/ Kwanzan Cherry	3-3.5" Cal. 10-12' Ht.	B&B
PY	23	Prunus Yeodensis/ Yoshino Cherry	3-3.5" Cal. 10-12' Ht.	B&B
PC	8	Prunus Cerasifera Atropurpurea/Purpleleaf Plum	10-12' Ht.	B&B
Deciduous Shrubs				
EA	107	Euonyaus Alatus Compacta/ Compact Burning Bush	30-36" Spd	B&B 3'O.C.
Evergreen Shrubs				
JH	176	Junipenus Horizontalis 'Hiltoni'/Blue Rug Juniper	18-24" Spd	B & B or Cont. 3'O.C.
PL	79	Prunus Laurocerasus 'Schipkansis"/ Skip Laruel	18-24" Spd	B&B 3'O.C.

Landscape: Notes

1. All plant materials and planting methods to be in conformance with the planting specifications for commercial projects in Columbia as per the guidelines of the Howard Research and Development Corporation (HRD).
2. Any specific specification not noted in the HRD Guidelines shall be as per the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" by the Landscape Contractors Association of Metropolitan Washington.
3. Soil backfill mix for trees, shrubs, and ground cover plantings shall be 1/2 existing soil, 1/4 organic material (peat moss, compost, rotted manure, etc.) 1/4 topsoil, and granular fertilizer (osmocote 10-6-4 or approved equal).
4. All planting beds to be mulched with 2-inch double shredded hardwood, well aged.
5. All trees under 2-1/2 inches caliper will be staked as per guidelines, all trees over 2-1/2 inches caliper shall be guyed as per detail.
6. All work shall be laid out by the landscape contractor and approved by the owner/landscape architect prior to start.
7. Written approval is required by the owner/landscape architect for any changes or substitutions prior to construction.





APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Boyd w/ per SSpa — 8/25/92
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — 9/1/92
Chief, Division of Community Planning and Land Development — 8/20/92 — Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director — 8/18/92 — Date
Chief, Bureau of Engineering — 8/14/92 — Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6.23.92

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
These plans (SDP 91-44R) shall supercede those reference as SDP 91-44.

GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK – BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524 FAX: (301) 421-4186 DES. SCC DRN. SJG/CAD CHK. CKG

DATE	REVISION	BY	APP'R.
1-20-15	BUILDING ADDITION TO WEST SIDE OF EXISTING BUILDING	GKP	AP
7-21-06	Rev. sidewalks, utilities & added lights, rvo irrig. sleeve	EB	SCC
2-10-06	Rev. Landscaping per specific arch. plans for Parcel "F" & "G"	EB	SJG

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

LANDSCAPE PLAN
BENSON BUSINESS CENTER
PARCELS "F" & "G"
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	NT	89-035
DATE	TAX MAP No.	SHEET
NOV. 1990	37	2 OF 7

SDP-91-44R

PARCEL "E"
ZONED NT (COMMERCIAL)

PARCEL "D"
ZONED M-1

PARCEL "D"
ZONED NT (COMMERCIAL)

PARCEL "B"
ZONED NT (COMMERCIAL)

LIMIT OF DISTURBED AREA

REMOVE EX. C&G AND SIDEWALK AS REQUIRED TO CONSTRUCT ENTRANCE AND RAMPS

BENSON DRIVE

EXISTING SIDEWALK

MD STATE GRID

N

Use-in-common Ingress/Egress Easement and Stormwater Management Access & Utility Easement.

Note: ED A-1 (I) shall remain in place until I-24 is installed and functioning.

RESTAURANT (PARCEL "F")

RESTAURANT (PARCEL "G")

1000 GAL UNDERGROUND GREASE TRAP

USE-IN-COMMON INGRESS / EGRESS EASEMENT

WATER MANAGEMENT AND UTILITY ACCESS & UTILITY EASEMENT

OPEN SPACE LOT 1 ZONED NT

OPEN SPACE LOT 2 ZONED NT

Former Earth Dike (removed) Stabilized For F-90-154

SEDIMENT TRAP #1

SEDIMENT TRAP #2

LIMIT OF DISTURBED AREA

MARYLAND ROUTE 175

STORM WATER MANAGEMENT AND UTILITY EASEMENT

Note: The Contractor shall make every effort to keep Sediment out of Ex. S.W.M. Pond. It will be the contractors responsibility to remove any sediment that inadvertantly gets into the pond and to make any repairs necessary due to the Sediment

These plans (SDP 91-44R) shall supercede those referenced as SDP 91-44

CALL "MISS UTILITY" TELEPHONE
1-800-257-7777
FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd Snyder 8/25/92
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — 8/11/92 Date
Chief, Division of Community Planning and Land Development — 8/20/92 Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director — 8/18/92 Date
Chief, Bureau of Engineering — 8/14/92 Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-23-92

THIS SHEET FOR SEDIMENT CONTROL & DRAINAGE AREA INFORMATION

Sediment Trap No. 1

Storm Outlet Sediment Trap

Drainage Area = 1.90 AC. (Pre-Development) — 1.17 AC. (Post-Development)

Storage Required = 1.4 (1800) = 2520 Cu.Ft.
Storage Depth = 1.5 FEET
Cleanout Elevation = 314.25
Outlet Elevation = 316.0
Bottom Elevation = 313.50
Side Slopes = 2:1
Surface Area @ Elevation 315.00 (W.L.O.S.) = 2366 Sq.Ft.
Surface Area @ Elevation 313.50 (Bottom) = 1700 Sq.Ft.

Volume Provided = (1700 + 2366)/2 x 1.5 = 3049 CU.FT.

L.O.S. = Limit of Storage

Sediment Trap No. 2

Storm Drain Inlet Sediment Trap

Drainage Area = 3.23 AC. (Pre-Development) — 1.90 AC. (Post-Development)

Storage Required = 3.2 (1800) = 5760 Cu.Ft.
Storage Depth = 6 Feet
Cleanout Elevation = 307.00
Outlet Elevation = 310.00
Bottom Elevation = 304.0
Side Slopes = 2:1
Surface Area @ Elevation 310.0 (W.L.O.S.) = 2704 SQ.FT.
Surface Area @ Elevation 304.0 (Bottom) = 504 SQ.FT.

Volume Provided = (2704 + 504)/2 x 6 = 9624

L.O.S. = Limit of Storage

NOTE: LIMIT OF SUBMISSION IS THE OUTSIDE BOUNDARY OF PARCELS F & G AND AS NEEDED IN BENSON DRIVE R/W FOR DRIVEWAY AND SIDEWALK CONNECTIONS.

VICINITY MAP
SCALE: 1" = 2000'
ALLEN LA. — OLD WATERLOO RD. — LARK BROWN ROAD — 108 — SITE — 175

LEGEND

- SEDIMENT TRAP
- I.P. - INLET PROTECTION
- EARTH DIKE
- SEQUENCE OF CONST. S.O.C.
- SILT FENCE
- LIMIT OF DISTURBANCE
- EX. DRAINAGE DIVIDE
- PROP. DRAINAGE DIVIDE

Reviewed for Howard S.C.D. Name and meets Technical Requirements.

James M. Helm 8/7/92
U.S. Soil Conservation Service — Date

ENGINEER'S CERTIFICATE

"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."

7/15/92 Date

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

John R. Robertson 8/7/92
Howard S.C.D. — Date

DEVELOPERS/BUILDERS CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — 7/10/92 Date

GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK – BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524 FAX: (301) 421-4186 DES. SCC DRN. SJG/CAD CHK. CKG

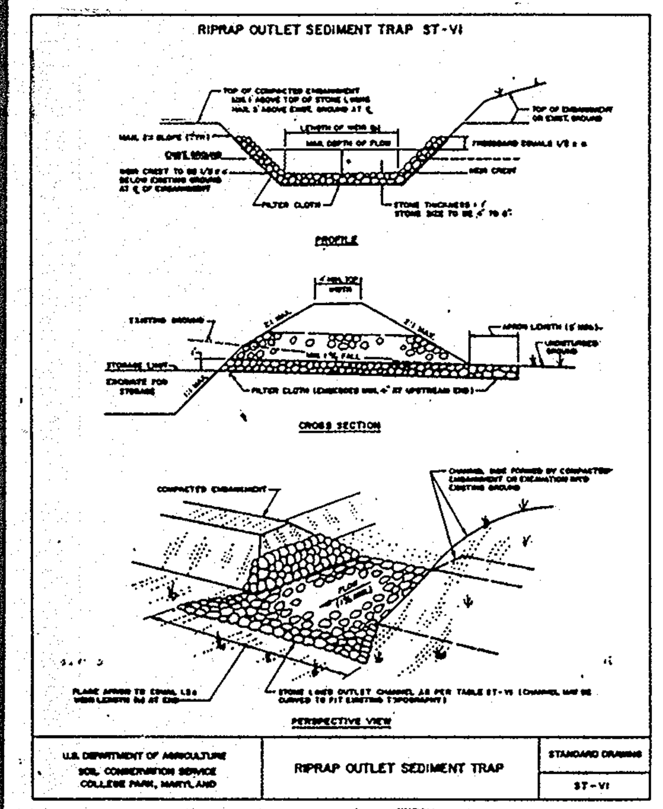
DATE	REVISION	BY	APP'R.
8/10/92	Revise Drainage Area & D.A. tabulation	MCF	

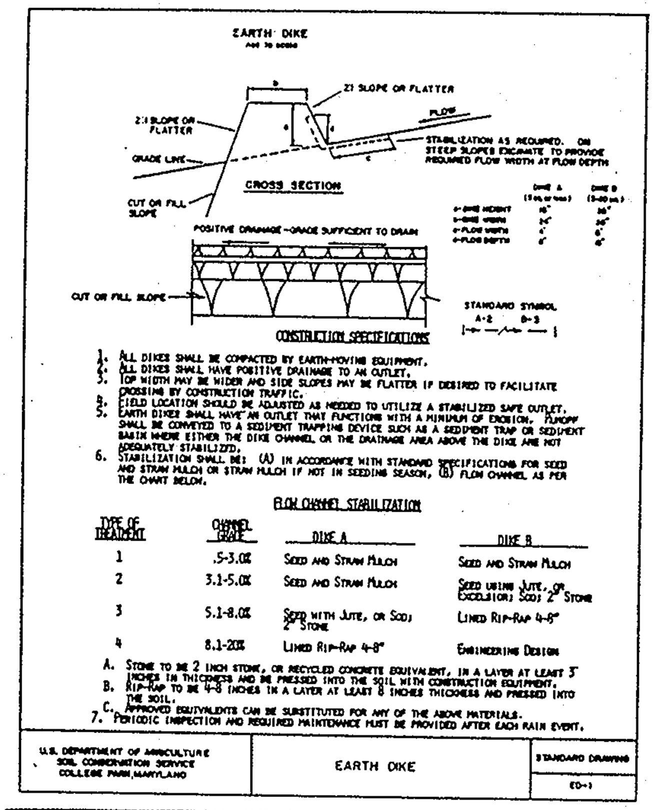
PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

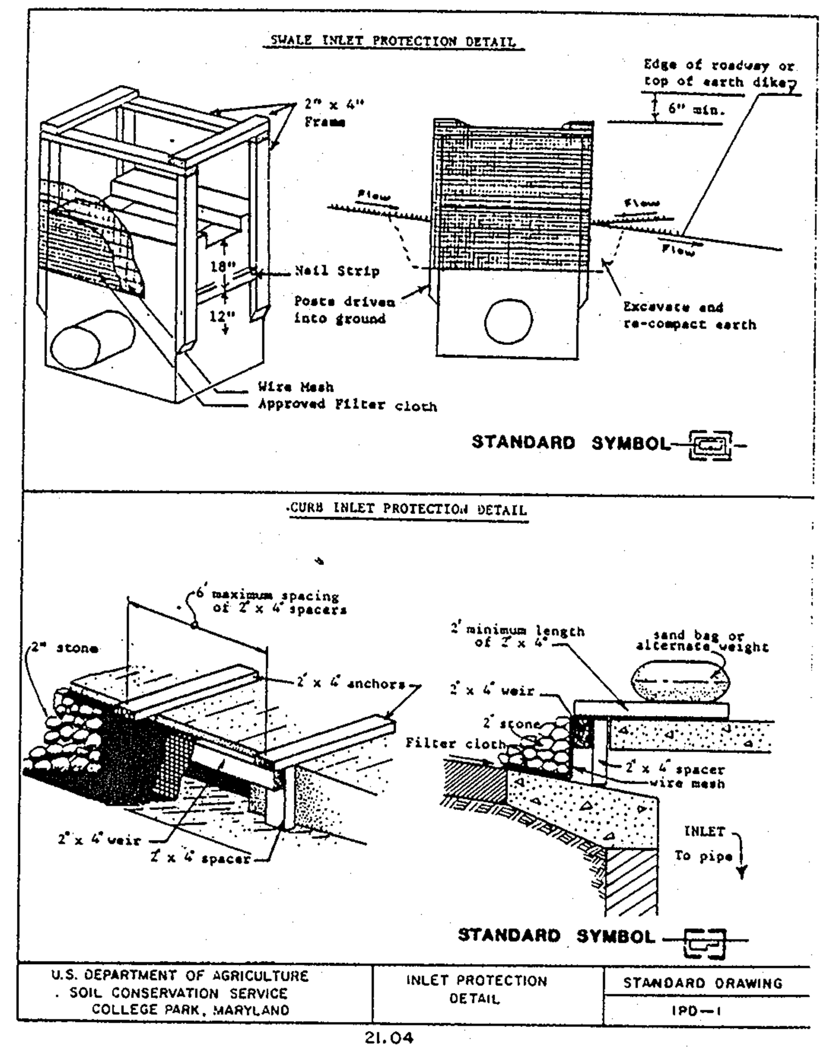
SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP
BENSON BUSINESS CENTER
PARCELS "F" & "G"
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	NT	89-035
DATE	TAX MAP No.	SHEET
NOV. 1990	- 37	3 OF 7

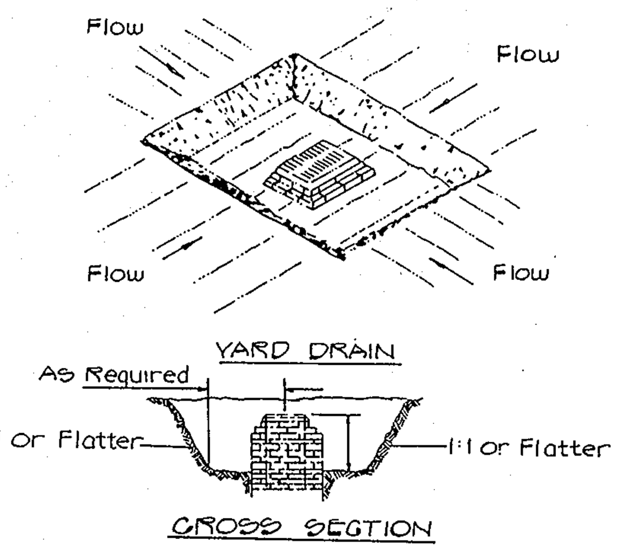
SDP-91-44R





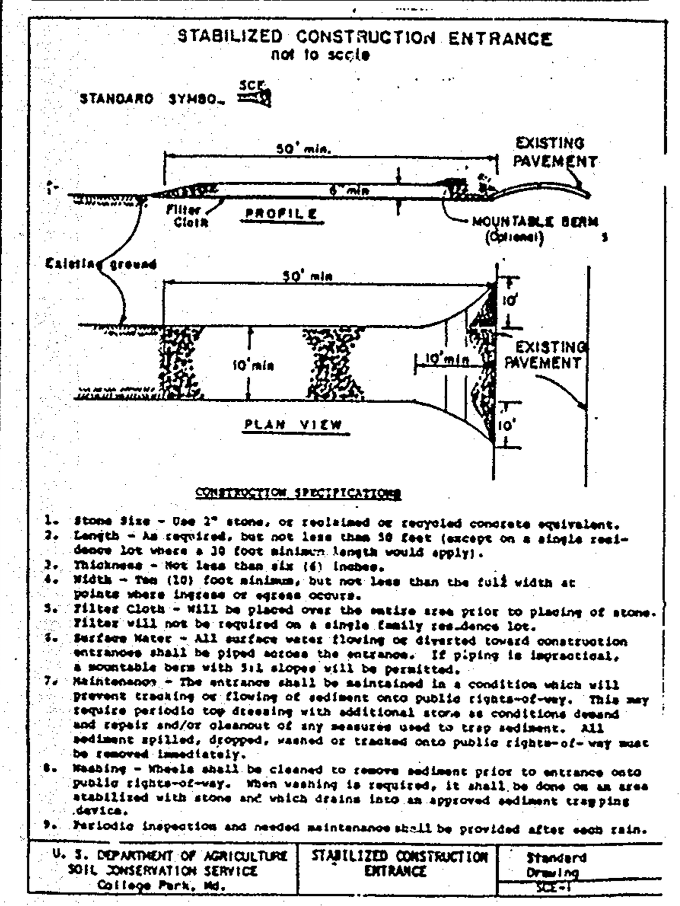


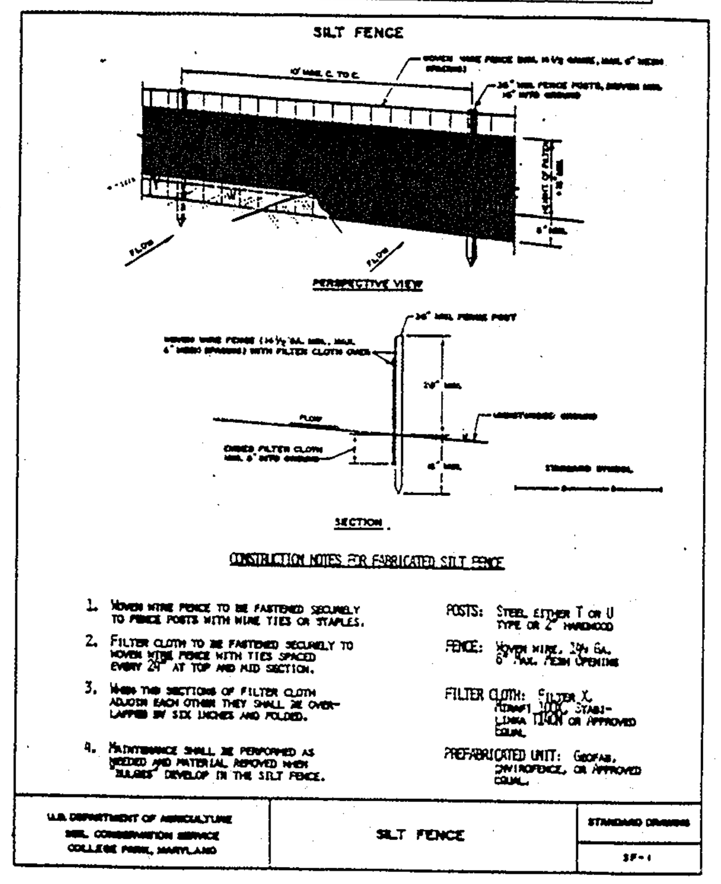
STORM INLET SEDIMENT TRAP ST-III



CONSTRUCTION SPECIFICATION FOR ST-III

1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage.
3. The structure shall be inspected after each rain and repairs made as needed.
4. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
5. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
6. All cut slopes shall be 1:1 or flatter.





SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Install stabilized construction entrance.
3. Install sediment traps and associated earth dikes. Install silt fence. Install Storm Drain system From I-25 to existing MH. 22.
4. Grade site.
5. Remove earth dike (I).
6. Install storm drain and inlet protection where indicated on plan. Temporarily outlet storm drain I-24 to I-25 into Sediment Trap #2. Delay construction of storm drain I-25 to ES-22 until trap is removed.
7. Construct buildings. Install water and sewer services.
8. Install curb and gutter and base pave except for temporary curb cuts and areas adjacent to traps.
9. Stabilize remaining areas with grass, seed and mulch.
10. Remove sediment controls when areas served by these measures are stabilized and permission is granted by the Sediment Control Inspector.
11. Install remaining curb and gutter base paving. Grass seed and mulch trap areas.
12. Install surface course paving.

Method of Temporary Diversion

1. Construction of a sediment trap or basin below a permanent storm drain outfall: Temporarily divert storm flow into the basin or trap constructed below permanent outfall channel.
2. In-line diversion of storm drain at an inlet or manhole: Achieved by installing a pipe stub in the side of a manhole or inlet and temporarily blocking the permanent outfall pipe from that structure. A temporary outfall ditch or pipe may be used to convey storm flow from the stub to a sediment trap or basin. This method may be used just above a permanent outfall or prior to connecting into an existing storm drain system.
3. Delay completion of the permanent storm drain outfall and temporarily divert storm flow into a sediment basin or trap: Earth dike, swale or designed diversion is used, depending on the drainage area, to direct flow into a sediment basin or trap. The basin or trap should be constructed to one side of the proposed permanent storm drain location whenever possible.
4. Installation of a stormwater management basin early in the construction sequence: Install temporary measures to allow use as a sediment basin. Since these structures are designed to receive storm drain outfalls, diversion should not be necessary.

Completion and Disposition

When the areas contributing sediment to the system have been stabilized, procedures can be taken to restore the system to its planned use.

The following removal and restoration procedure is recommended:

1. Flush the storm drain system to remove any accumulated sediment.
2. Remove the sediment control devices, such as traps, basins, dikes, swales, etc.
3. For sites where an inlet was modified, brick shut the temporary pipe stub and open the permanent outfall pipe.
4. Establish permanent stabilized outfall channel as noted on the plans.
5. Restore the area to grades shown on the plan and stabilize with vegetative measures.
6. For basins that will be converted to stormwater management, remove the accumulated sediment, open the low flow orifice, and seed all disturbed areas to permanent vegetation.

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)

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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater 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 12, 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSIONS AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone can 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: 3.3 Acres
Area Disturbed: 3.3 Acres
Area to be roofed or paved: 2.4 Acres
Area to be vegetatively stabilized: 0.9 Acres
Total Cut 3800 Cu. Yds.
Total Fill 3800 Cu. Yds.
Off-Site waste/borrow area location N/A

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW 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.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil 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 square feet) 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 30-0-0 unreaform 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 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru 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 60 lbs/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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

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 three inches of soil by raking, 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 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

ENGINEER'S CERTIFICATE

"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] 7-15-92
Date

(Seal: STATE OF MARYLAND — CARLTON K. GUTSCHICK — 12973 — REGISTERED PROFESSIONAL ENGINEER) [signature]

Reviewed for HOWARD S.C.D.
Name
and meets Technical Requirements.

[signature] 8/7/92
U.S. Soil Conservation Service — *Date*

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

[signature] 7/15/92
Signature of Developer/Builder — *Date*

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

[signature] 8/7/92
Howard S.C.D. — *Date*

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Boyland per [signature] 8/25/92
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[signature] 9/1/92
Director — Date
[signature] 8/28/92
Chief, Division of Community Planning and Land Development — Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Irvin 8/18/92
Director — Date
[signature] M.K. 8/14/92
Chief, Bureau of Engineering — Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-23-92

These plans (SDP 91-44R) shall supercede those referenced as SDP 91-44.

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866
TELEPHONE (301) 421-4024

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

SEDIMENT CONTROL DETAILS

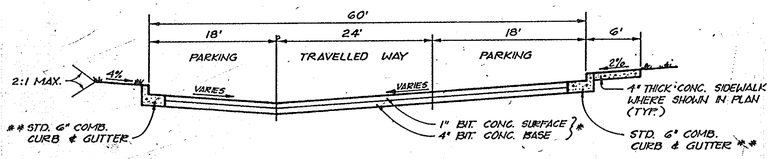
BENSON BUSINESS CENTER

PARCELS "F" & "G"

HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE No.
N/A	NT	89-035
DATE	**TAX MAP No.**	**SHEET**
NOV., 1990	37	4 OF 7

SDP-91-44R



* SEE ALTERNATE PAVING SECTION P-1 (THIS SHEET).

** WHERE FLOW IS AWAY FROM CURB & GUTTER, REV. 6" COMB. CURB & GUTTER SHALL BE USED.

TYPICAL SECTION PRIVATE DRIVE & PARKING

NO SCALE.

BITUMINOUS CONC. SURFACE	1½"
BITUMINOUS CONC. BASE	4½"
PRIME 6" CRUSHER RUN BASE COURSE OR 4½ DENSE GRADED STABILIZED AGGREGATE BASE COURSE	4½" OR 6"

P-3 ALTERNATE PAVING SECTION FOR PUBLIC ROADS

NO SCALE

BITUMINOUS CONC. SURFACE	1½"
BITUMINOUS CONC. BASE	1½"
BITUMINOUS CONC. BASE	5"

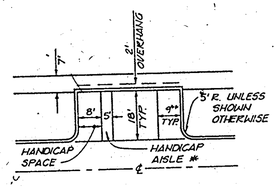
P-3 PAVING SECTION FOR PUBLIC ROADS

NO SCALE

BITUMINOUS CONC. SURFACE	1"
BITUMINOUS CONC. BASE	2"
PRIME 5" CRUSHER RUN BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE	5" OR 4"

ALTERNATE PAVING SECTION (P-1) FOR PARKING AREAS

NO SCALE

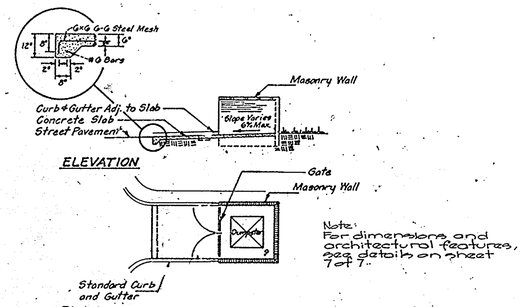


* TWO 8' HANDICAP SPACES MAY SHARE ONE 5' AISLE

** CONCRETE SPACES - 8'x 18' TYPICAL

TYPICAL PARKING

NO SCALE

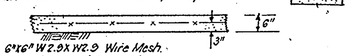


Note: For dimensions and architectural features, see details on sheet 7 of 7.

DUMPSTER PAD & ENCLOSURE

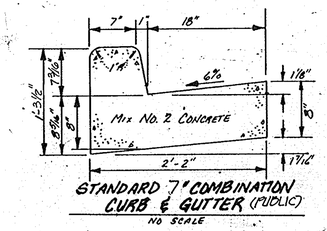
No Scale

Notes:
1. Materials and Construction to be in accordance with Ho. Co. Stds. & Specs.
2. See plan view for limits of conc. paving, shown thus:



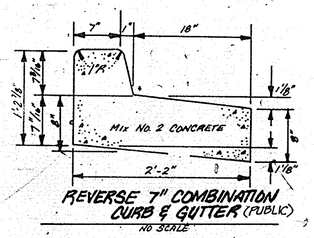
CONCRETE PAVING DETAIL - COMPACTOR AREA

NO SCALE



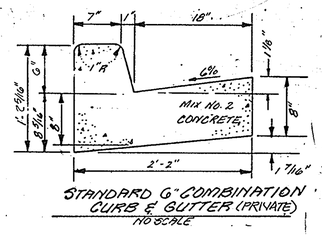
STANDARD 7" COMBINATION CURB & GUTTER (PUBLIC)

NO SCALE



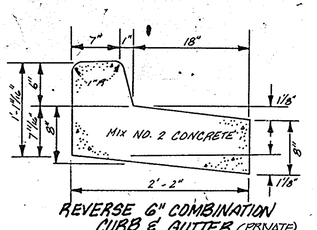
REVERSE 7" COMBINATION CURB & GUTTER (PUBLIC)

NO SCALE



STANDARD 6" COMBINATION CURB & GUTTER (PRIVATE)

NO SCALE



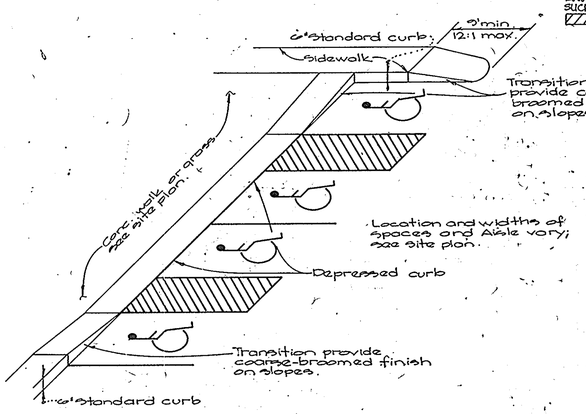
REVERSE 6" COMBINATION CURB & GUTTER (PRIVATE)

NO SCALE

NOTE: AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PAVED WITH SECTION P-3 OR P-3 ALTERNATE AND 7"STND. OR 7" REVERSE CURB AND GUTTER AS SHOWN ABOVE. ALL SUCH AREAS ARE SHOWN THUS ▨ ON SHEET 1 OF 7.

Note: Coordinate all curb details with an onsite representative. (Bob Evans - Parcel "G"; Black-eyed Pea - Parcel "F")

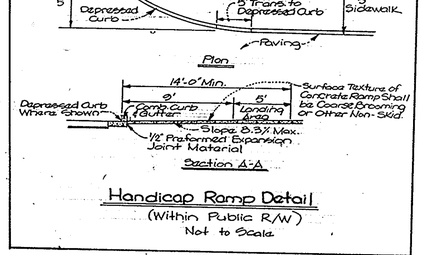
* Reduce Spacing 30 Percent



Handicap Parking Detail

No Scale

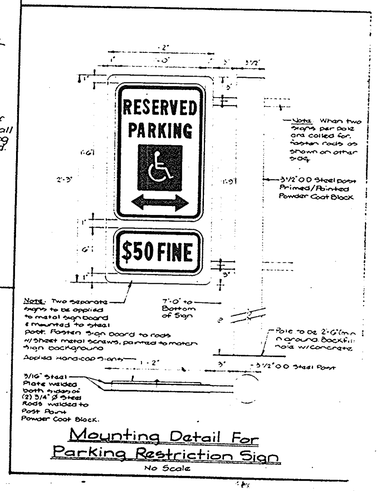
Note: All details on this sheet are common to both the Bob Evans and Black-Eyed Pea Restaurant sites. Any details which are specific to one or the other site supercede these details for that one site only. These details are shown on sheet 7 of 7.



Handicap Ramp Detail

(Within Public R/W)

Not to Scale

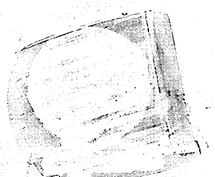


Mounting Detail For Parking Restriction Sign

No Scale

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
Joyce M Boegel and per Eff	8/25/92
County Health Officer	Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
Director	9/1/92
Chief, Division of Community Planning and Land Development	Date 8/28/92
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
Director	8/18/92 Date
Chief, Bureau of Engineering M.K.	8/14/92 Date

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-25-92



STATE OF MARYLAND
CHARLOTTE GUTSCHICK
No. 7207
PROFESSIONAL ENGINEER

These plans (SDP 91-44R) shall supercede those referenced as SDP 91-44.

OFFICE

GLW GUTSCHICK LITTLE & WEBER, P.A.

ENGINEERS, PLANNERS, SURVEYORS

3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD 20866

TELEPHONE: (301) 421-4024 | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
6/12/92	Revised per site changes	MCF	GLW

PREPARED FOR
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

General Site Details

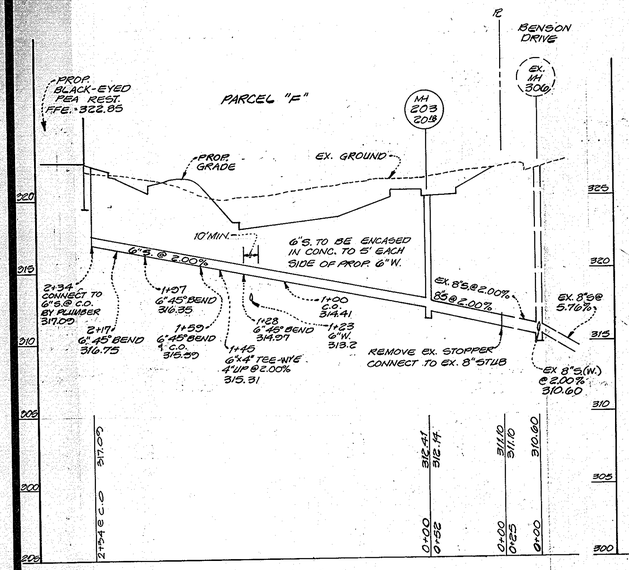
BENSON BUSINESS CENTER

PARCELS "F" & "G"

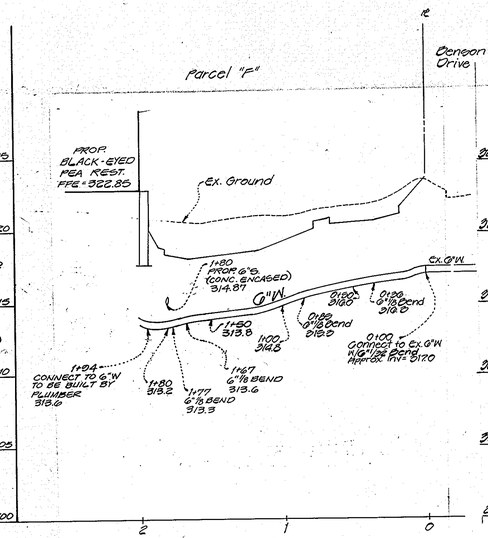
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G.L.W FILE No.
NO SCALE	NT	89-035
DATE	TAX MAP No.	SHEET
NOV. 1990	37	5 OF 7

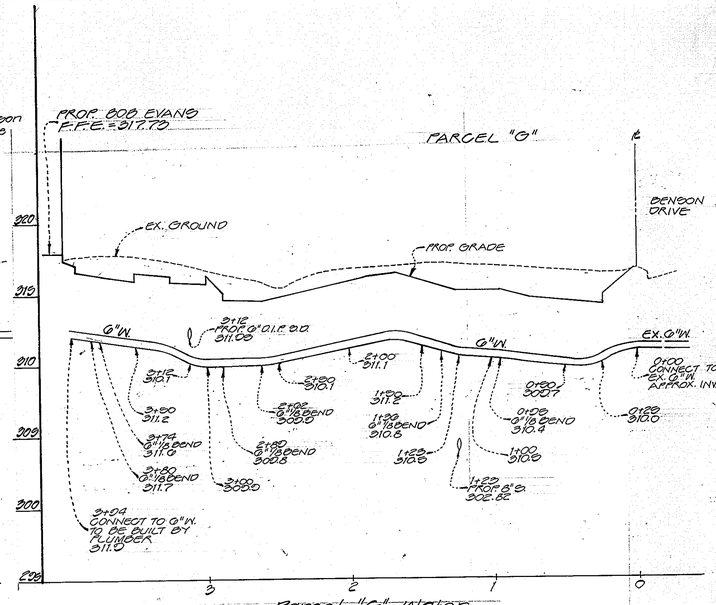
SDP-91-44/R



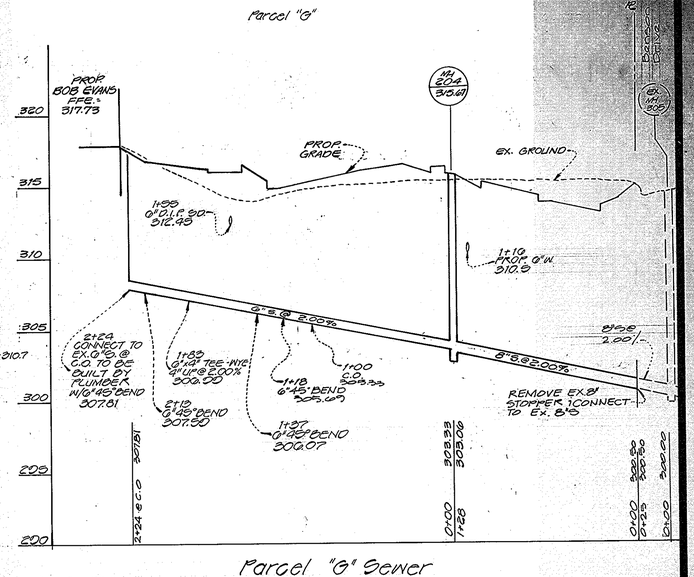
Parcel "F" Sewer



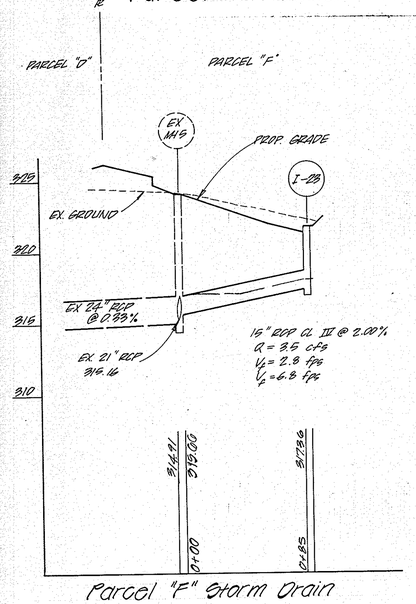
Parcel "F" Water



Parcel "G" Water



Parcel "G" Sewer



Parcel "F" Storm Drain

STORM DRAIN STRUCTURE SCHEDULE						
STRUCTURE NO	TYPE	STRUCT INVERTS IN	STRUCT INVERTS OUT	TOP ELEVATION UPPER	TOP ELEVATION LOWER	REMARKS
I-23	A-6 INLET	——	317.30	321.85	321.85	S.D. 4.01
I-24	A-5 inlet w/deafl.	307.21	302.76	312.23	312.12	S.D. 4.01
I-25	A-6 INLET	302.44	301.46	310.50	310.50	S.D. 4.01
I-26	A-5 INLET	——	——	313.00	312.83	S.D. 4.01

PIPE SCHEDULE		
SIZE	DESCRIPTION	LENGTH
18"	RCP CLASS III	21'
18"	RCP CLASS III	448'
6"	PVC, ASTM D3034	290'
10"	PVC, ASTM D3034	170'

Water & Sewer Notes...

1. All construction methods and materials for private water & sewer mains and connections shall follow the current edition of the Howard County Plumbing Code, supplemented by the Howard County Standards, Details & Specifications, where necessary.
2. All sewer mains and connections shall be PVC.
3. All water mains shall be DIP, Class 52.
4. Block all water fittings with concrete.
5. Sewer manholes shall be 4' diameter.
6. Water services are for inside meter settings. Parcel F: 1½" Domestic Meter & 6" Detector Check. Parcel G: 2" Domestic Meter & 6" Detector Check See Ho. Co. Stnd. W. 2.44 for details
7. Verify location of existing utilities prior to starting construction of utilities shown on this plan.

All Profiles Scales
Horizontal 1" = 50'
Vertical 1" = 5'

Note: All 6" & 10" PVC storm drain pipe to be ASTM D3034.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder — Date 7/15/92

ENGINEER'S CERTIFICATE

"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."

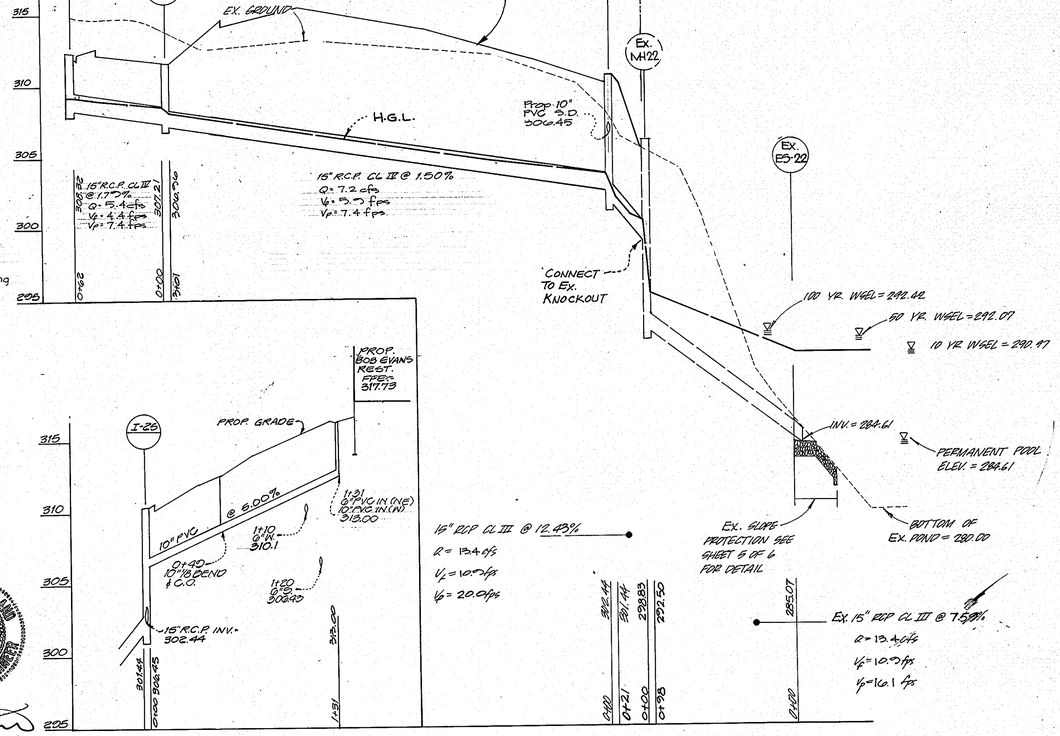
7/15/92 Date

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

John R. Robertson 8/7/92
Howard S.C.D. Date

Reviewed for HSCD and meets Technical Requirements.

James M. Helm 8/7/92
U.S. Soil Conservation Service Date



Parcel "G" Storm Drain

Parcel "G" Storm Drain

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Boyd and per SSR 8/25/92
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director Date 9/1/92
Chief, Division of Community Planning and Land Development Date 8/28/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director Date 8/18/92
Chief, Bureau of Engineering 8/14/92 M.K. Date 8/14/92

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-23-92

These plans (SDP 91-44R) shall supercede those referenced as SDP 91-44.

DATE	REVISION	BY	APP'R.
7-21-92	Revised Parcel "G" W&S & Changed 6" D.I.P. to 10" PVC	EB	SCC
6-15-92	Revised water & sewer for 1 per client changes	MCR	SCC
5-7-92	Revised water & sewer on "F" & "G" per specific tenants	EB	SCC

GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301) 421-4024 | DES. SCC | DRN. FM/HK | CHK. SCC

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 992-6000

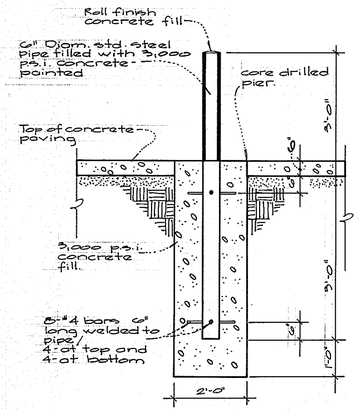
WATER, SEWER AND STORM DRAIN PROFILES

BENSON BUSINESS CENTER
PARCELS "F" & "G"

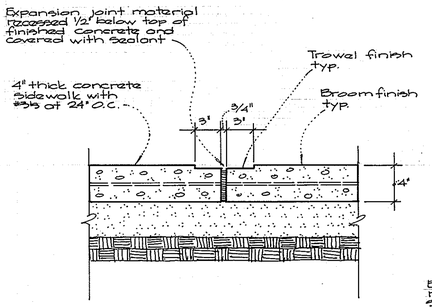
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE No.
SEE PLAN	NT	89-035
DATE	TAX MAP No.	SHEET
NOV, 1990	37	6 OF 7

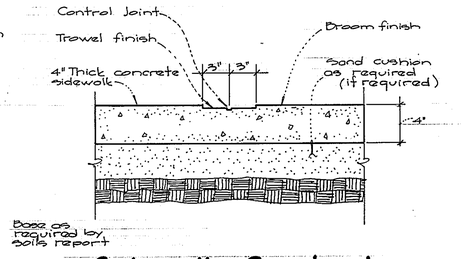
SDP-91-44/R



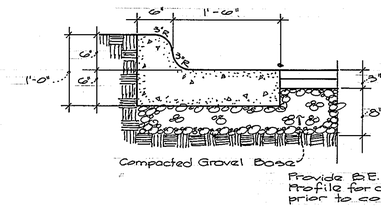
6' Bollard Detail



Sidewalk Expansion Joint

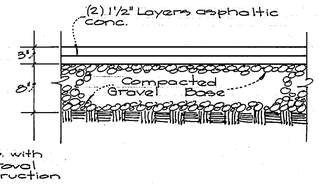


Sidewalk Control Joint

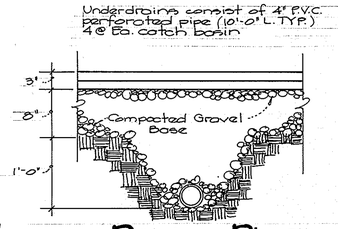


6" Curb Detail

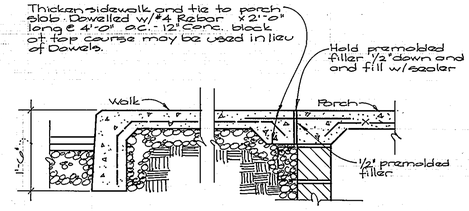
Coordinate curb type (Ho. Co. Std. as detail above) w/B.E.P.E. Representative @ Construction.



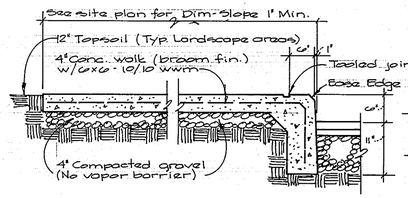
Typical Paving Detail



Drain Pipe Detail

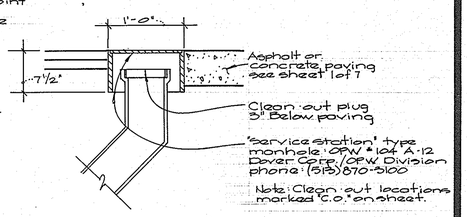


Porch/Walk Detail

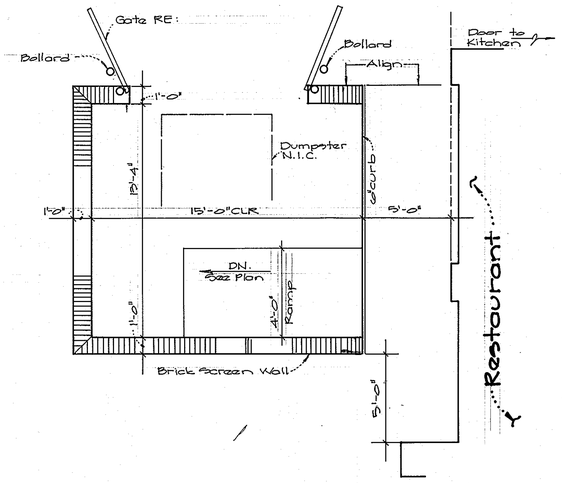


Sidewalk Detail

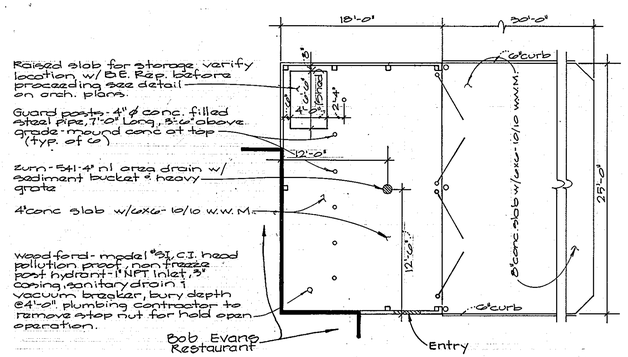
Note: Provide 2 zurn Z-1400-2 clean outs in non-traffic areas & sidewalks and provide zurn Z-1450-8 in landscape areas.



Clean Out In Paving (Typ.)

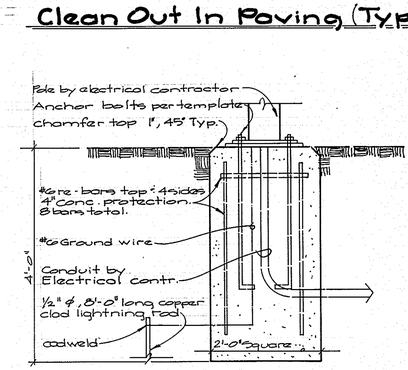


Trash Enclosure Detail



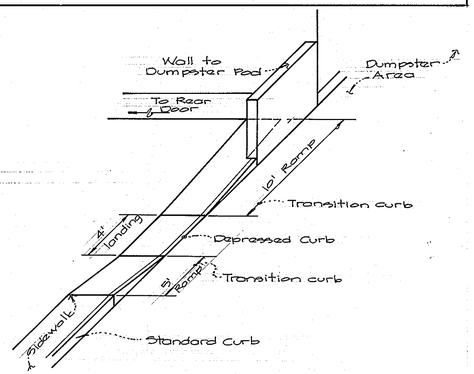
Trash Enclosure Plan

See architectual plans for additional information



Site Light Detail

Note: Raise site Light base to 2'-0" above fin. grade when located directly in front of parking areas.



Detail of Ramp @ Bob Evans

Site Paving Notes

1. All radii shall be true arcs.
2. All concrete curb and gutters to be set level with pavement so as not to collect water.

Approved: For public water & public sewage systems, Howard County Health Dept.
Director, County Health Office — Date 8/25/92

Approved: Howard County Dept. of Planning & Zoning
Director — Date 8/1/92
Chief, Div. of Community Planning and Land Development — Date 8/10/92

Approved: For public water & public sewerage, storm drainage systems & public roads, Howard County Department of Public Works.
Director — Date 8/18/92
Chief, Bureau of Engineering — Date 8/14/92 M.K.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-23-92

Note: These details supercede like details on sheet 5 of 7.

Details For Black-Eyed Pea Restaurant

Details For Bob Evans Restaurant

These plans (SDP 91-44R) shall supercede those referenced as SDP 91-44.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corp.
the Rouse Building
10275 Little Patuxent Pkwy
Columbia, Maryland 21044
(301) 992-6027

Site Plan Details

Benson Business Center
Parcels F & G
6th Election District — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
S.C.C.	No Scale	NT	89-055
DRN.: M.C.F.	DATE	TAX MAP No.	SHEET
CHK.: C.K.G.	June '92	37	7 of 7

SDP-91-44R