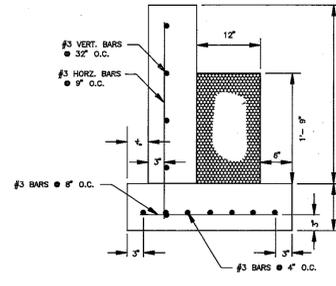
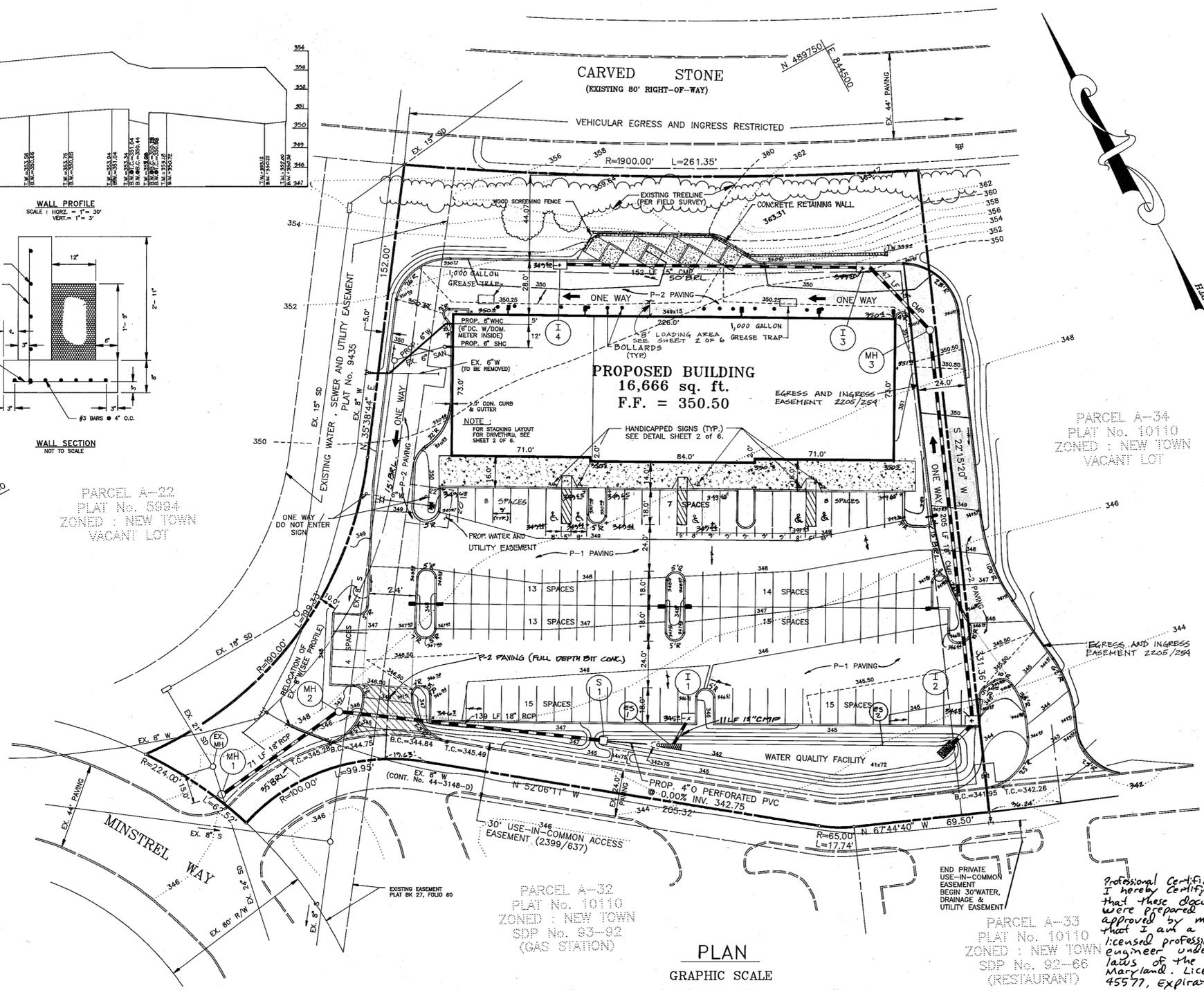


WALL PROFILE
SCALE: HORIZ. = 1" = 30'
VERT. = 1" = 3'

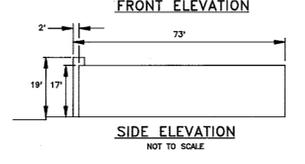
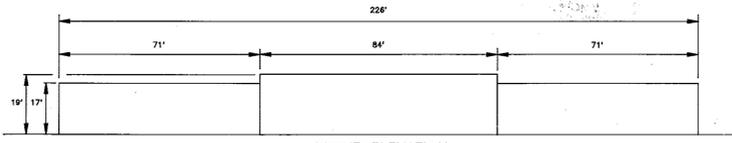
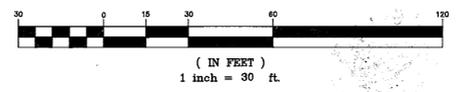


WALL SECTION
NOT TO SCALE

PARCEL A-22
PLAT No. 5384
ZONED: NEW TOWN
VACANT LOT

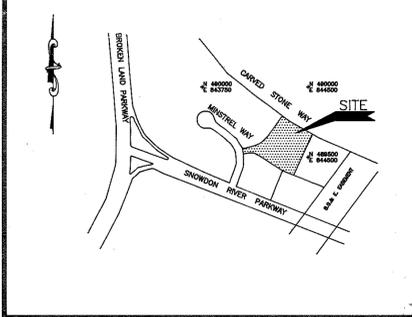


PLAN
GRAPHIC SCALE



- SHEET INDEX:**
- SHEET 1.) SITE DEVELOPMENT / GRADING PLAN
 - SHEET 2.) SITE DETAILS AND PROFILES
 - SHEET 3.) DRAINAGE AREA MAP
 - SHEET 4.) SEDIMENT AND EROSION CONTROL PLAN
 - SHEET 5.) SEDIMENT CONTROL DETAILS
 - SHEET 6.) LANDSCAPE PLAN

- LEGEND:**
- EXISTING CONTOURS: 352, 350
 - PROPOSED CONTOURS: 352, 350
 - PROPERTY LINE: ---
 - EASEMENTS: ---
 - P-1 PAVING-GRANULAR BASE: [Pattern]
 - P-2 PAVING-GRANULAR BASE: [Pattern]
 - P-2 PAVING-FULL DEPTH BIT. CONC.: [Pattern]



VICINITY MAP
SCALE: 1" = 600'

- GENERAL NOTES:**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus standards and specifications if applicable.
 - The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - Traffic control devices, markings, and signing shall be in accordance with the 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 plan dimensions are to be to the face of curb unless otherwise noted.
 - Topography shown is based on a field run survey prepared by Shanabarger & Lane, dated November 20, 1991 as provided by the owner.
 - Horizontal and vertical datums based on above field run survey.
 - Benchmarks:
 - WR&A BM #L201: Elevation 346.81
 - WR&A BM #L202: Elevation 331.29

OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY EXTENDED DETENTION POND

- ROUTINE MAINTENANCE**
- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
 - TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES, THE BOTTOM OF THE POND, AND MAINTENANCE ACCESS SHOULD BE MOWED AS NEEDED.
 - DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
 - VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS RIPRAP OUTLET AREA SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- NON-ROUTINE MAINTENANCE**
- STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
 - SEDIMENT SHOULD BE REMOVED WHEN ITS ACCUMULATION SIGNIFICANTLY REDUCES THE DESIGN STORAGE, WHEN IT INTERFERES WITH THE FUNCTION OF THE RISER, WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, OR WHEN DEEMED NECESSARY BY THE HOWARD COUNTY'S DEPARTMENT OF PUBLIC WORKS.

* EASEMENT AGREEMENT FOR OFF-SITE CONSTRUCTION ON PARCEL A-34 IS 2205/254 DATED MARCH 2, 1992.

SITE TABULATIONS

TOTAL SITE AREA: 2.326 ACRES

FLOOR SPACE:

EXISTING	=	N/A	VACANT LOT
PROPOSED	=	16,618 sq. ft.	COMMERCIAL
TOTAL	=	16,618 sq. ft.	

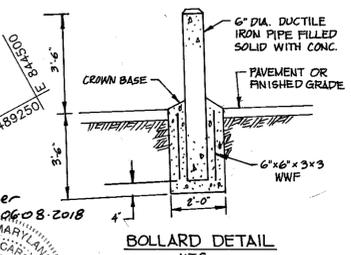
PARKING TABULATIONS

PARKING USE: SHOPPING CENTER

FLOOR SPACE = 16,666 sq. ft.

16,666 x 6 / 1,000 = 100 SPACES

PARKING USE NOTE: THIS SDP FULFILLS THE DEFINITION OF SHOPPING CENTER AND THE PARKING REQUIREMENTS IN SECTION 133.0 OF THE ZONING REGULATIONS.



BOLLARD DETAIL
N.T.S.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License Number 45577, Expiration Date 06/08/2018



OWNER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000
DEED REFERENCE 1535/193

APPLICANT:
GBHR CORPORATION
3251 GAMBLER ROAD
FINKSBURG, MARYLAND 21048
(410) 833-0057

SUBDIVISION NAME: COLUMBIA VILLAGE OF OWEN BROWN		SECTION/AREA: 2/2	PARCEL No.:A-35
PLAT No. OR L/F: 10110	BLOCK No.:3	ZONE: NEW TOWN	TAX/ZONE MAP: 42
ELECT. DIST.:6 TH		CENSUS TRACT: 6087.02	
WATER CODE: E 12		SEWER CODE: 5272200	

BUILDING COVERAGE

BUILDING AREA = 16,618 sq. ft. / 0.38 ACRES ±

BUILDING COVERAGE RATIO

(BUILDING COVERAGE) 0.38 AC. ± / (SITE AREA) 2.326 AC. ± = 16.38%

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL A-35	7101 MINSTREL WAY

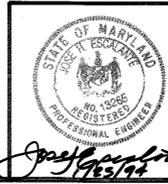
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 9/23/94
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 9/26/94
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 9/15/94
 DIRECTOR DATE

[Signature] 9/14/94
 CHIEF BUREAU OF ENGINEERING DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 3-31-94

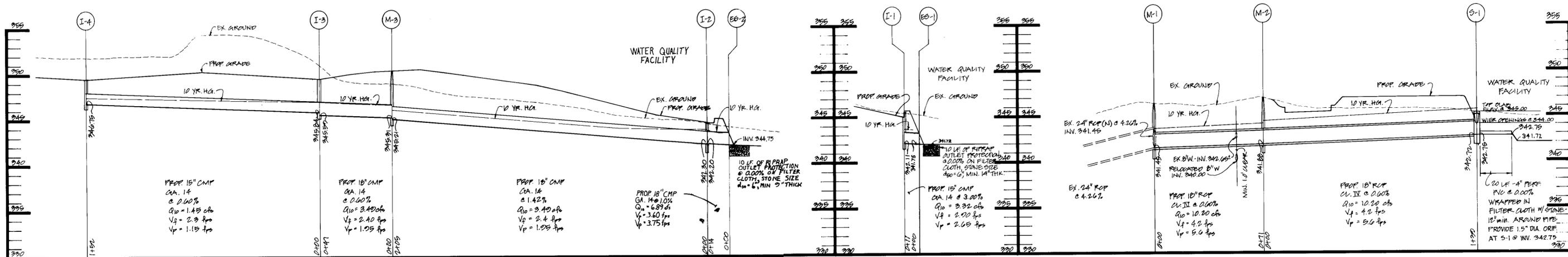


TITLE: SITE DEVELOPMENT / GRADING PLAN	PROJECT: V.O.B. SECTION 2, AREA 2, PARCEL A-35
LOCATION: 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TAX MAP: 42
DESIGNED BY: JRG	DRAWN BY: JRG
CHECKED BY: JRG	DATE: JAN, 1994
PAGE No.:	JOB No.:
REVISION	DATE

DATE	REVISION	BY

Boender Associates
ENGINEERS • PLANNERS • SURVEYORS
3230 BETHANY LANE
ELLICOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

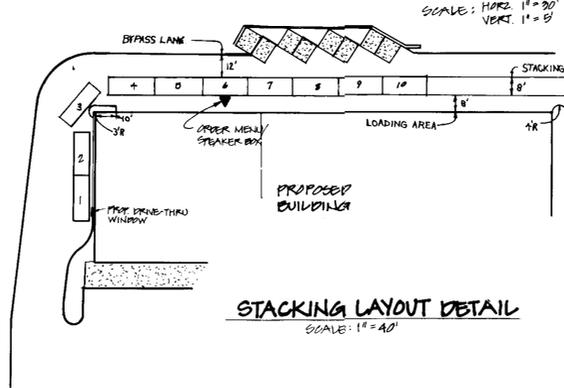
SDP-94-27



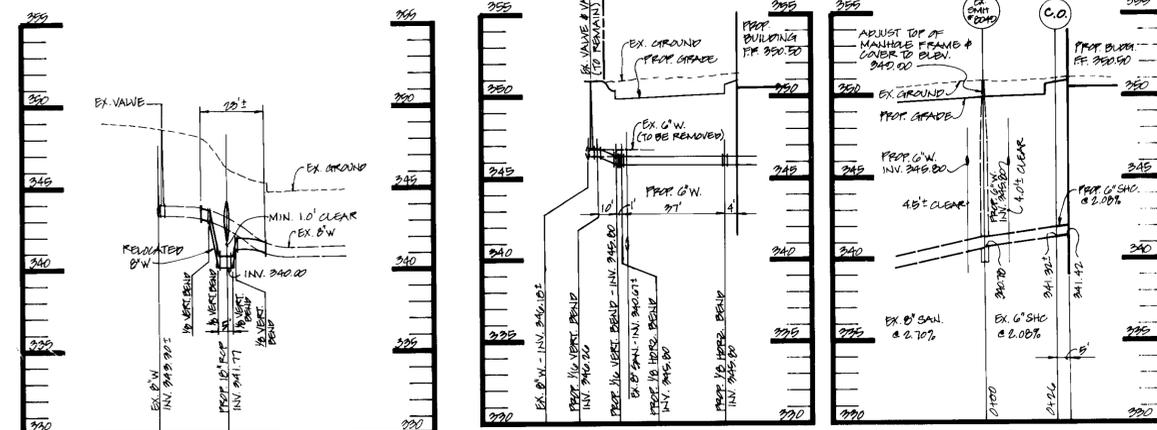
STORM DRAIN PROFILES

STRUCTURE SCHEDULE						LOCATION ***	
NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	HOW TO SET	NORTH	EAST
I-1	18" 5' COMBINATION	-	342.11	345.80	50'-4.34	480487.8016	844259.6916
I-2	18" 5' COMBINATION	342.70	342.20	345.03	50'-4.34	480484.8017	844250.0161
I-3	18" 5' COMBINATION	345.84	345.50	350.10	50'-4.34	480484.8017	844464.2029
I-4	18" 5' COMBINATION	-	346.75	350.10	50'-4.34	480716.8127	844291.2277
M-1	STR 4'-0" MANHOLE	341.45	341.45	-	A-5.01	SET TOP ELEV. IN THE FIELD (TO BE SET IN THE FIELD)	
M-2	STR 4'-0" MANHOLE	341.80	341.80	347.00	A-5.01	480570.5710	844115.6569
M-3	STR 4'-0" MANHOLE	343.31	343.21	350.35	A-5.01	480590.7550	844470.7080
S-1	TYPE 'D' YARD INLET	342.75	342.72	**344.00	50'-4.11	480420.8925	844230.6317
EB-1	METAL END SECTION	342.03	342.00	-	50'-5.61	480477.5180	844256.0529
EB-2	METAL END SECTION	342.03	342.00	-	50'-5.61	480434.8087	844250.9161

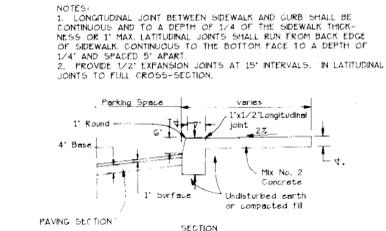
* TOP OF CURB ELEVATION
 ** INV. ELEVATION OF OPENINGS # TOP OF SLAB @ 345.00
 *** LOCATION OF STRUCTURES ARE TO FACE AND TO FACE OF CURB WHERE APPLICABLE.



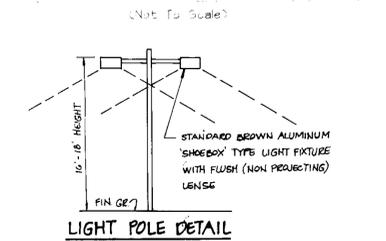
PROPOSED BUILDING
 F.F. = 350.50



SANITARY SEWER PROFILE

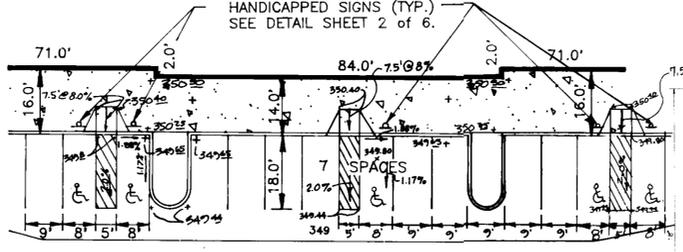


MONOLITHIC CURB & SIDEWALK PRIVATE PARKING AREA

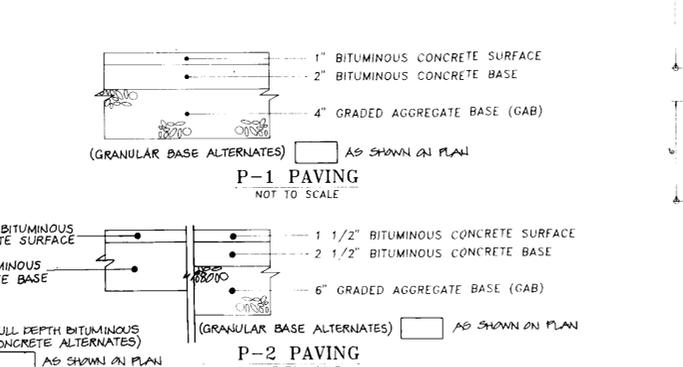


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 9/22/94
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 9/26/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH
 PLANNING DIRECTOR
 APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 9/15/94
 CHIEF BUREAU OF ENGINEERING

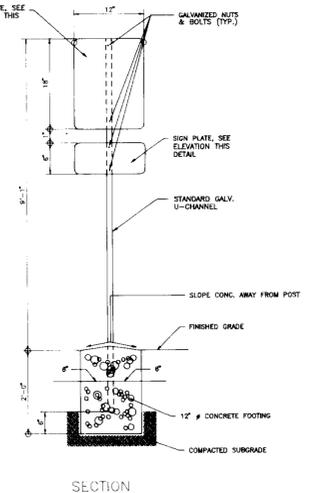
APPROVED
 [Signature]
 DATE 3-31-94



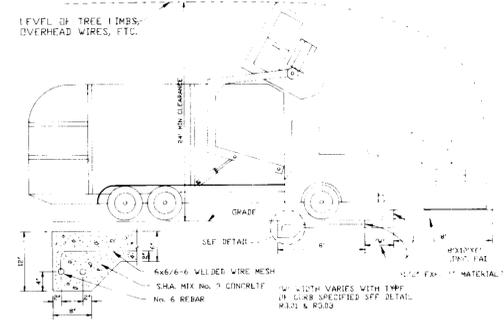
HANDICAPPED PARKING DETAIL



HANDICAPPED SIGN AND POST
 NOT TO SCALE



SECTION

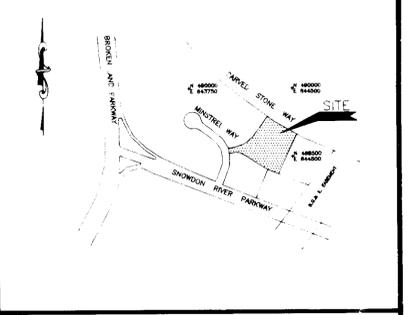


SOLID WASTE SERVICE PAD

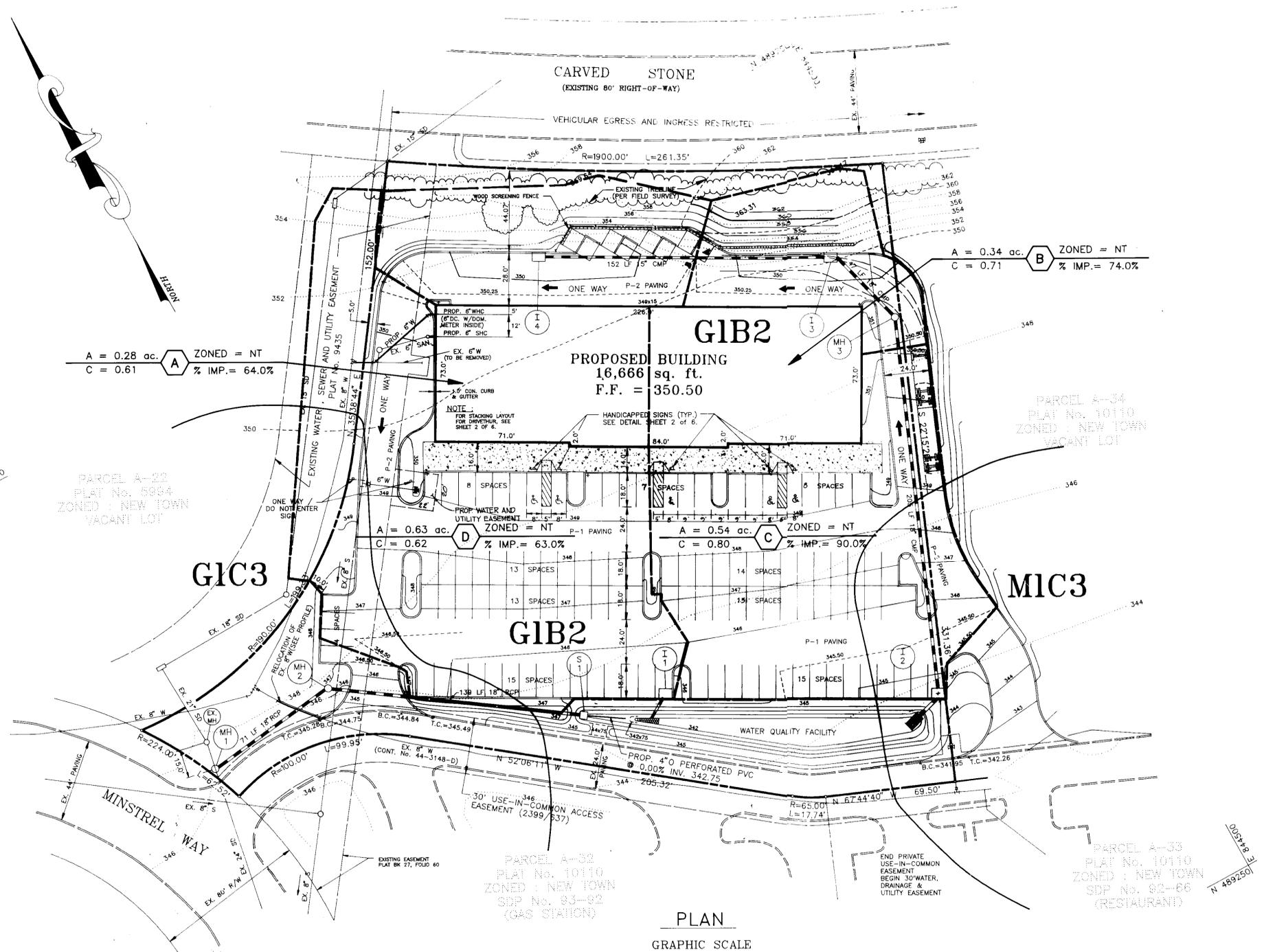
OWNER:
 THE HOWARD HEALTH & HUMAN SERVICES DEPARTMENT
 10275 LITTLE PATENT PARKWAY
 COLUMBIA, MARYLAND 21044
 APPLICANT:
 GSKR CORPORATION
 3230 BETHANY LANE
 ELLICOTT CITY, MD 21042
 (410) 465-7777 FAX: (410) 465-7966



Boender Associates
 ENGINEERS • PLANNERS • SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD, 21042
 (410) 465-7777 FAX: (410) 465-7966



VICINITY MAP
SCALE: 1" = 600'



SOILS TYPES :
GIB2 - GENELG - CLASS B
GIC3 - GENELG - CLASS B
MIC3 - MANOR - CLASS B

OWNER :
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000
DEED REFERENCE 1535/193

APPLICANT :
GBHR CORPORATION
3251 GAMBLER ROAD
FINKSBURG, MARYLAND 21048
(410) 833-0057

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boydland per *9/22/94*
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James M. Boydland per *9/22/94*
DIRECTOR DATE

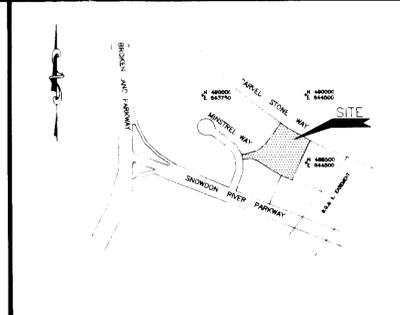
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Boydland per *9/22/94*
DIRECTOR DATE

3-31-94

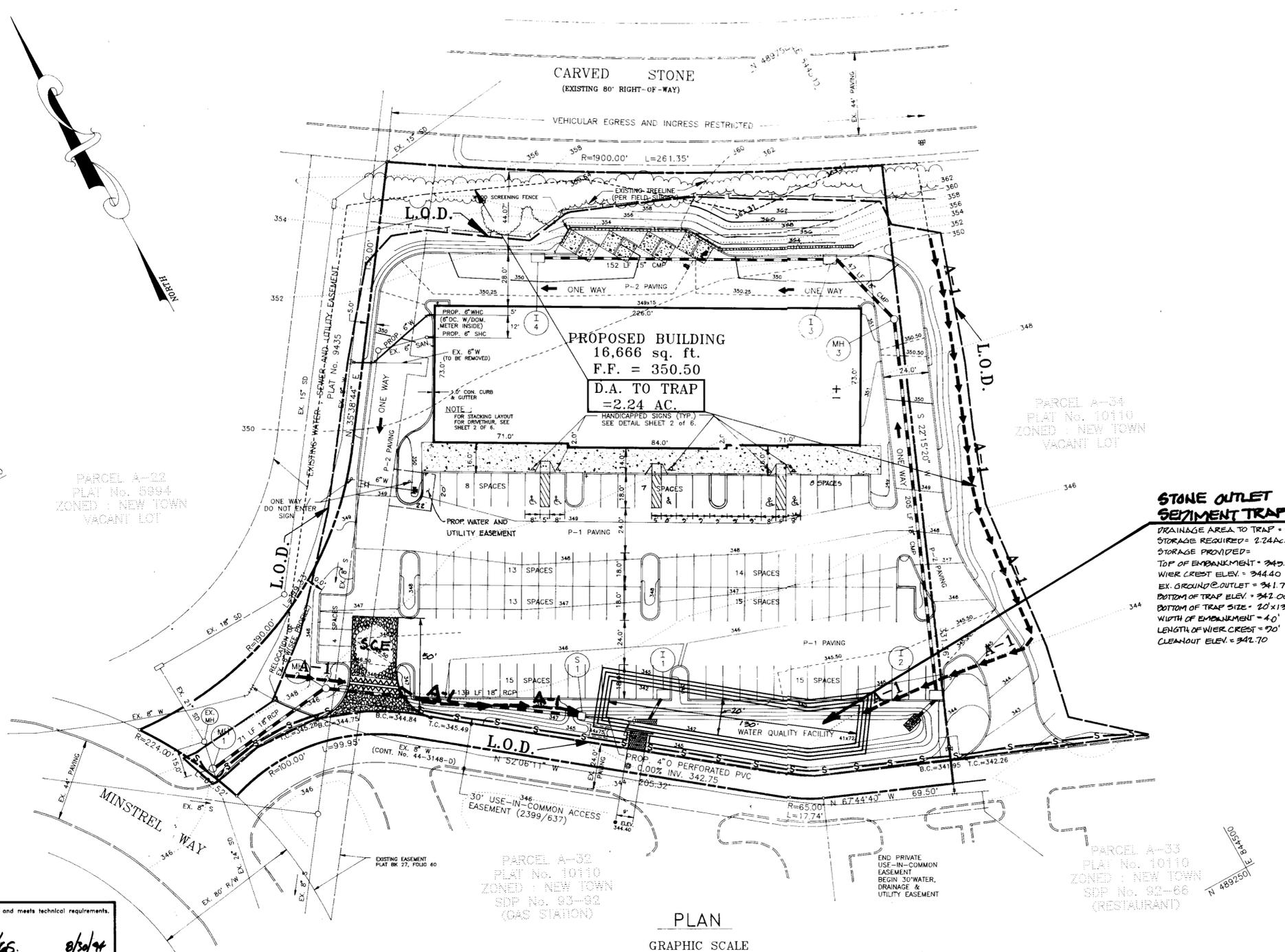
	TITLE: DRAINAGE AREA MAP	
	PROJECT: V.O.B., SECTION 2, AREA 2, PARCEL A-35	DATE: 9/22/94
LOCATION: 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DESIGNED BY: JRG	CHECKED BY: JRG
TAX MAP: 42	PARCEL: A-35	BLDCK: 3
SCALE: AS SHOWN	DATE: 9/22/94	YEAR: 1994
FIELD BOOK:	PAGE NO.:	DRAWING NO.:
DATE: 9/22/94	REVISION:	BY:

Boender Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

DP-94-27



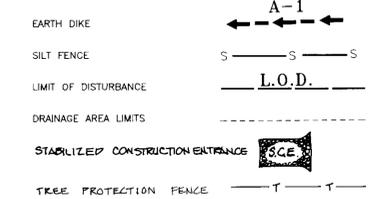
VICINITY MAP
SCALE: 1" = 600'



SEQUENCE OF CONSTRUCTION :

1. Obtain Grading Permit.
2. Install a blaze orange plastic mesh tree protection fence.
3. Install all sediment control measures and devices (silt fences, earth dikes, and stone outlet sediment trap).
4. Clear and grub site. Begin grading for building and parking area.
5. Install storm drain system, except system from I-1 to ES-1, relocate the existing 8" water main as shown on the plans.
6. Install the water and sewer connections.
7. Install base stone and stabilize all remaining areas with seed and mulch.
8. Upon approval of the sediment control inspector, convert the sediment trap to a water quality facility and construct storm drain system from I-1 to ES-1 remove all sediment control measures and stabilize area.

LEGEND :



PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

OWNER :
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000
DEED REFERENCE 1535/193

APPLICANT :
GBHR CORPORATION
3251 GAMBLER ROAD
FINKSBURG, MARYLAND 21048
(410) 833-0057

Reviewed for Howard Soil Conservation District and meets technical requirements.
Patricia Engle / 166 8/30/94
U.S. SOIL CONSERVATION SERVICE

This development is approved soil erosion and sediment control by the Howard Soil Conservation District.
John A. [Signature] 8/30/94
SOIL CONSERVATION DISTRICT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd 9/22/94
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Joseph [Signature] 9/26/94
DIRECTOR

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James [Signature] 9/14/94
DIRECTOR

APPROVED
PLANNING
of Howard County
DATE: 3-31-94

DEVELOPERS CERTIFICATE
I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certification of attendance at a Maryland Department of Environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
GBHR Corporation By *James M. Boyd* Date 9/17/94

ENGINEER CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Joseph [Signature] 1/25/94
Engineer

DATE	REVISION	BY
11/21/95	REVISED PARKING AREA	WCB

TITLE: SEDIMENT & EROSION CONTROL PLAN
PROJECT: V.O.B., SECTION 2, AREA 2, PARCEL A-35
LOCATION: 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP: 42 PARCEL: A-35 BLOCK: 3
SCALE: AS SHOWN DESIGNED BY: JRG DRAWN BY: JRG CHECKED BY: JRG DATE: JAN, 1994
FIELD BOOK: PAGE No. JOB No. 93071 DRAWING No. 4 OF 6

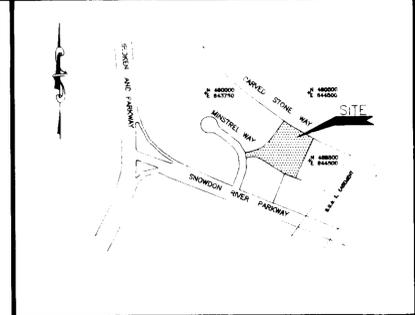
Boender Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

LEGEND

- EVERGREEN SHRUBS
- ORNAMENTAL EVERGREEN TREES
- EVERGREEN TREES
- DECIDUOUS SHADE TREES
- DECIDUOUS FLOWERING TREES
- PROTECTIVE FENCING (TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES)

PLANT LIST

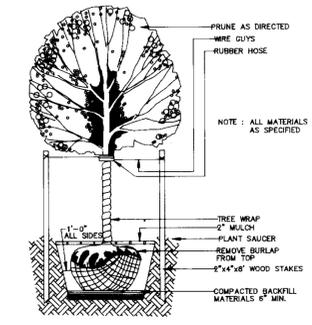
QTY.	SYMBOL	SPECIES	SIZE	REMARKS
3	Qp	Quercus palustris Pin Oak	2-1/2" - 3" CAL. 12"-14" HGT.	B&B Full Shape
27	Ip	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane	2-1/2" - 3" CAL. 12"-14" HGT.	B&B Full Shape
3	Pe	Pyrus calleryana 'Aristocrat' Aristocrat Pear	2" - 2-1/2" CAL. 8"-10" HGT.	B&B Full Shape
7	Ia	Ilex opaca American Holly	1"-1-1/2" CAL. 5"-6" HGT.	B&B Full Shape
66	Ps	Pinus strobus Eastern White Pine	2" - 2-1/2" CAL. 8"-10" HGT.	B&B Full Shape
7	Tb	Taxus baccata 'Repandens' English Yew (Spreading)	18"-24" HGT.	B&B or cont. Full Shape
13	Ic	Ilex crenata Japanese Holly (Compact)	18"-24" HGT.	B&B or cont. Full Shape
127	Ec	Euonymus alatus 'Compacta' Dwarf Winged Euonymus	18"-24" HGT.	18"-24" Spacing
50	Tm	Taxus media 'Densiformis' Densiformis Yew	18"-24" HGT.	18"-24" Spacing



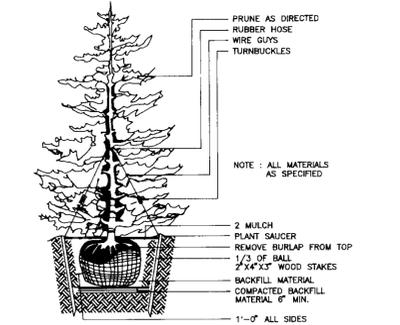
VICINITY MAP
SCALE: 1" = 600'

PLANTING SPECIFICATIONS AND NOTES

- SITE PREPARATION AND SOILS**
- Topsoil shall be salvaged from within the project limits of work and stockpiled for application to areas not paved or under roof at a depth of at least 4 inches prior to planting.
 - Disturbance of soils should be limited to the Planting Field for each plant. As shown on the detail view, a Planting Field of radius = 5 x diameter of the root ball or container is recommended.
 - In areas of steep slopes or erodible soils, soil disturbance should be limited to the Planting Field whose radius is equal to 2.5 x diameter of the root ball or container.
 - Soil mix for all plants except ericaceous material; soil mix shall consist of existing native topsoil mixture at each Planting Field location into which the contractor shall thoroughly incorporate 25% by volume of composted sudge.
 - Soil mix for ericaceous material; Soil mix shall consist of existing native topsoil mixture at each Planting Field location into which the contractor shall thoroughly incorporate 25% by volume of peat moss.
 - All mixing in 3 and 4 shall be confined to the Planting Field and immediate adjacent soil area and shall be accomplished to the satisfaction of the design team or Engineer.
- PLANT STORAGE AND INSPECTION**
- Plants shall be installed within 48 hours after delivery to site. Until planted, plant root balls or containers should be kept in a shaded and moistened environment.
 - Planting stock should be inspected prior to planting. Plants not conforming to standard nurseryman specifications for size, form, vigor, roots, trunk wounds, insects and disease should be replaced.

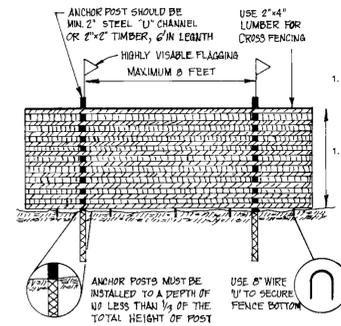


TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

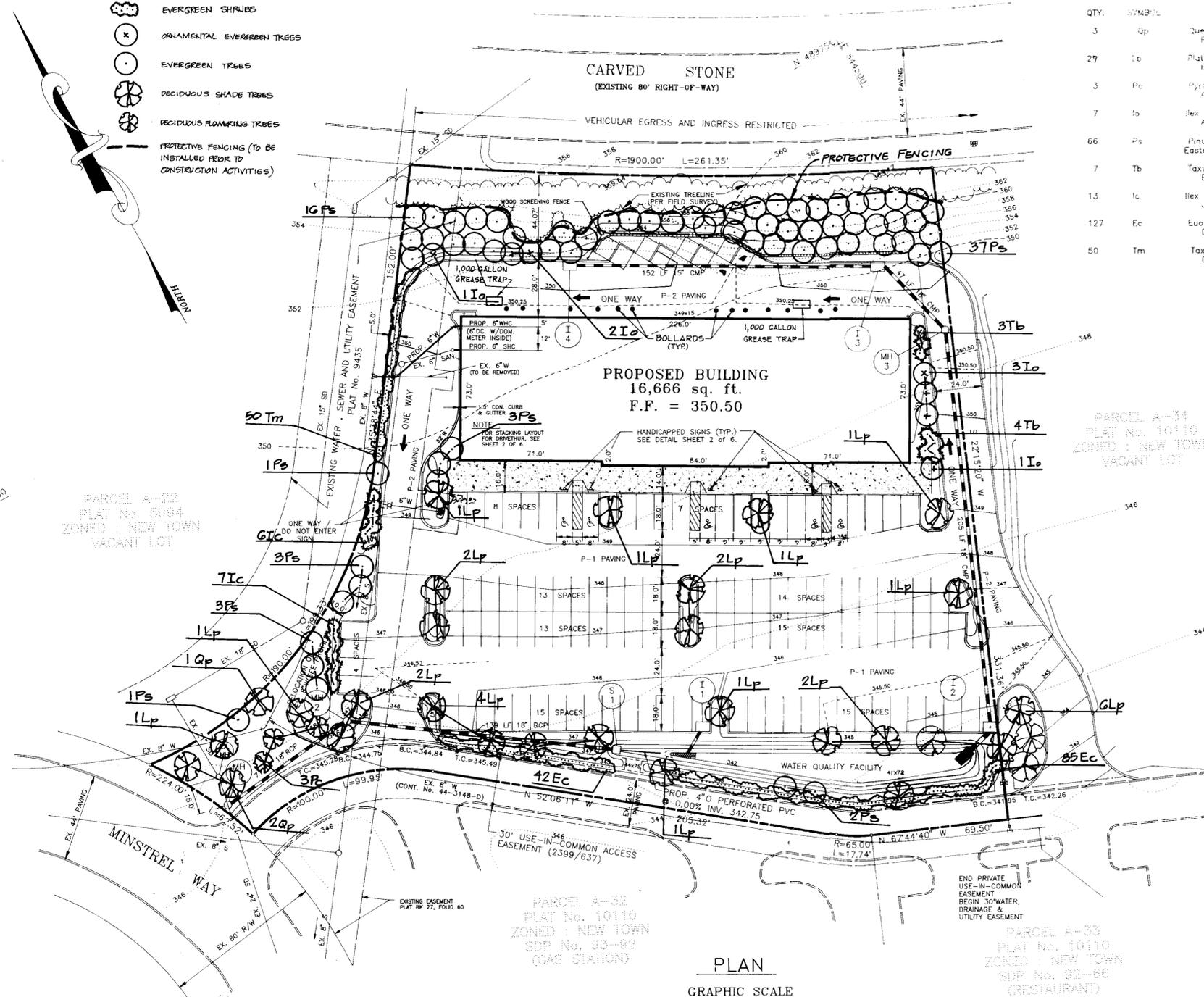


TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

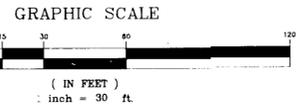
BLAZE ORANGE PLASTIC MESH



PROTECTIVE FENCE DETAIL



PLAN



OWNER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000
DEED REFERENCE 1535/193

APPLICANT:
QBHR CORPORATION
3251 GAMBLER ROAD
FINKSBURG, MARYLAND 21048
(410) 833-0057

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
FINANCIAL SURETY FOR 106 LANDSCAPE TREES IN THE AMOUNT OF (\$10,000/\$100/TREE) IS PART OF DEVELOPER'S AGREEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Boyd 9/22/94
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James R. Smith 9/22/94
DIRECTOR

Aimee J. Gorman 9/24/94
CHIEF LAND DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Camie A. Smith 9/24/94
DIRECTOR

William J. Gorman 9/19/94
CHIEF BUREAU OF ENGINEERING

APPROVED:
Donald B. Wilson
3-31-94

Boender Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

TITLE: LANDSCAPE PLAN	
PROJECT: V.O.B., SECTION 2, AREA 2, PARCEL A-35	
LOCATION: 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TAX MAP: 42	PARCEL: A-35
SCALE: AS SHOWN	DESIGNED BY: JRG
FIELD BOOK: 11/2/94	CHECKED BY: JRG
DATE: 11/2/94	JOB No.: 93071
REVISION: REVISED RETAINING WALL & PARKING AREA	DRAWING No.: 6 OF 6

JP 94-94