

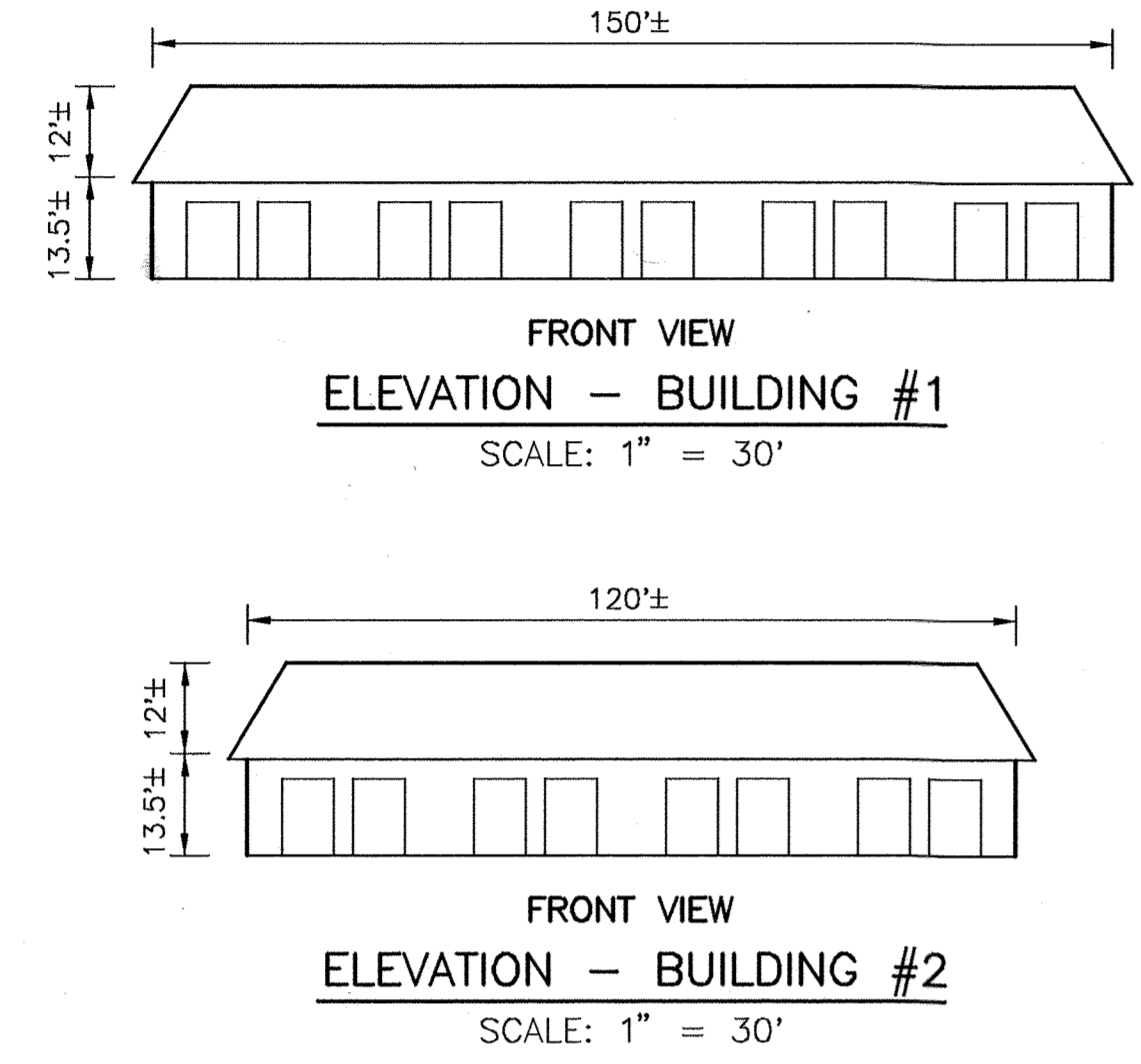
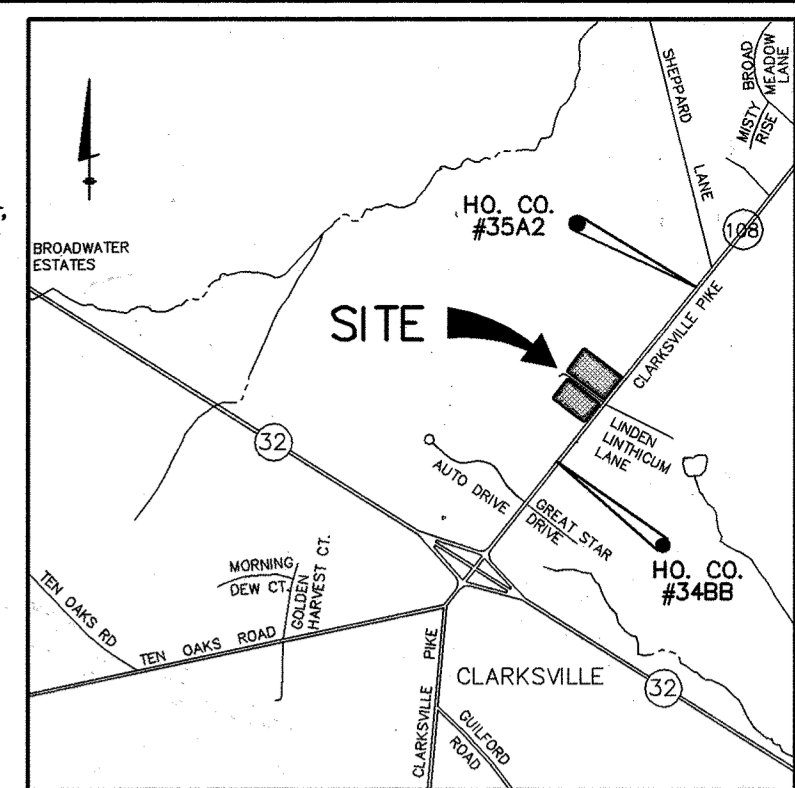
| SHEET INDEX | |
|-------------|--|
| NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | SITE DEVELOPMENT PLAN AND DETAILS |
| 3 | UNDERGROUND SWM NOTES AND DETAILS |
| 4 | SEDIMENT & EROSION CONTROL PLAN AND DETAILS |
| 5 | LANDSCAPE PLAN & STORM DRAIN DRAINAGE AREA MAP |
| 6 | PROPOSED PARKING ADDITION GRADING PLAN AND E.S.D. P.A. MAP |
| 7 | PROPOSED PARKING ADDITION E.S.D. - SWM PROFILES, NOTES AND DETAILS |

SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

BENCH MARKS (NAD83)
 HO. CO. No. 348B ELEV. 485.254
 STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN, 1.3' EAST OF THE EDGE OF PAVEMENT OF ROUTE 108, 87.5' NORTH OF THE SOUTHERN WALL, LINE OF KENDALL HARDWARE PROJECTED AND 112' NORTH OF BOE POLE #531720.
 N 562,176.450' E 1,329,641.876'
 HO. CO. No. 35A2 ELEV. 488.644
 STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) CYLINDRIC BASE 2.8' WEST OF THE EDGE OF ROUTE 108, 214.5' SOUTH OF THE CENTERLINE OF SHEPARD LANE AND 3.9' EAST OF A FENCE.
 N 564,154.800' E 1,331,201.112'



| UNIT | BLDG. | USE | SQUARE FOOTING | PARKING REQUIREMENT | PARKING REQUIRED | HC PROVIDED | HC REAR PROP. |
|---------------|-------|-----------------------|----------------|---------------------------------|------------------|-------------|---------------|
| 15 | Z | VEHICLE RENTAL ** | 1,000 | 2.0 SPACES PER 1,000SF (OFFICE) | 2 | | |
| 16 | Z | RESTAURANT (CARBON) | 1,000 | 6.0 SPACES PER 1,000SF | 6 | | |
| 17 | Z | RESTAURANT (CARBON) | 1,000 | 6.0 SPACES PER 1,000SF | 6 | | |
| 18 | Z | RESTAURANT (STANDARD) | 1,000 | 14.0 SPACES PER 1,000SF | 14 | | |
| 19 | Z | ANIMAL HOSPITAL | 1,000 | 4.0 SPACES PER 1,000SF | 4 | | |
| 20 | Z | ANIMAL HOSPITAL | 1,000 | 4.0 SPACES PER 1,000SF | 4 | | |
| TOTALS | | | | | 6,000 | 36 | 3 |

| BLDG. NO. | PROP. USE | BUILDING AREA | PARKING REQUIRED | PARKING PROVIDED | HANDICAP SPACES REQUIRED | HANDICAP SPACES PROVIDED |
|------------------------|------------|--|------------------|------------------|--------------------------|--------------------------|
| 1 | RETAIL | 7,400 sq. ft. x 5/11000 | 37 | 62 | 3 | 3 |
| | RESTAURANT | (EX) 1,500 sq. ft. (PROP) 378 sq. ft. x 14/11000 | 27 | | | |
| TOTALS FOR SITE | | | 110 | 113 | 6 | 6 |

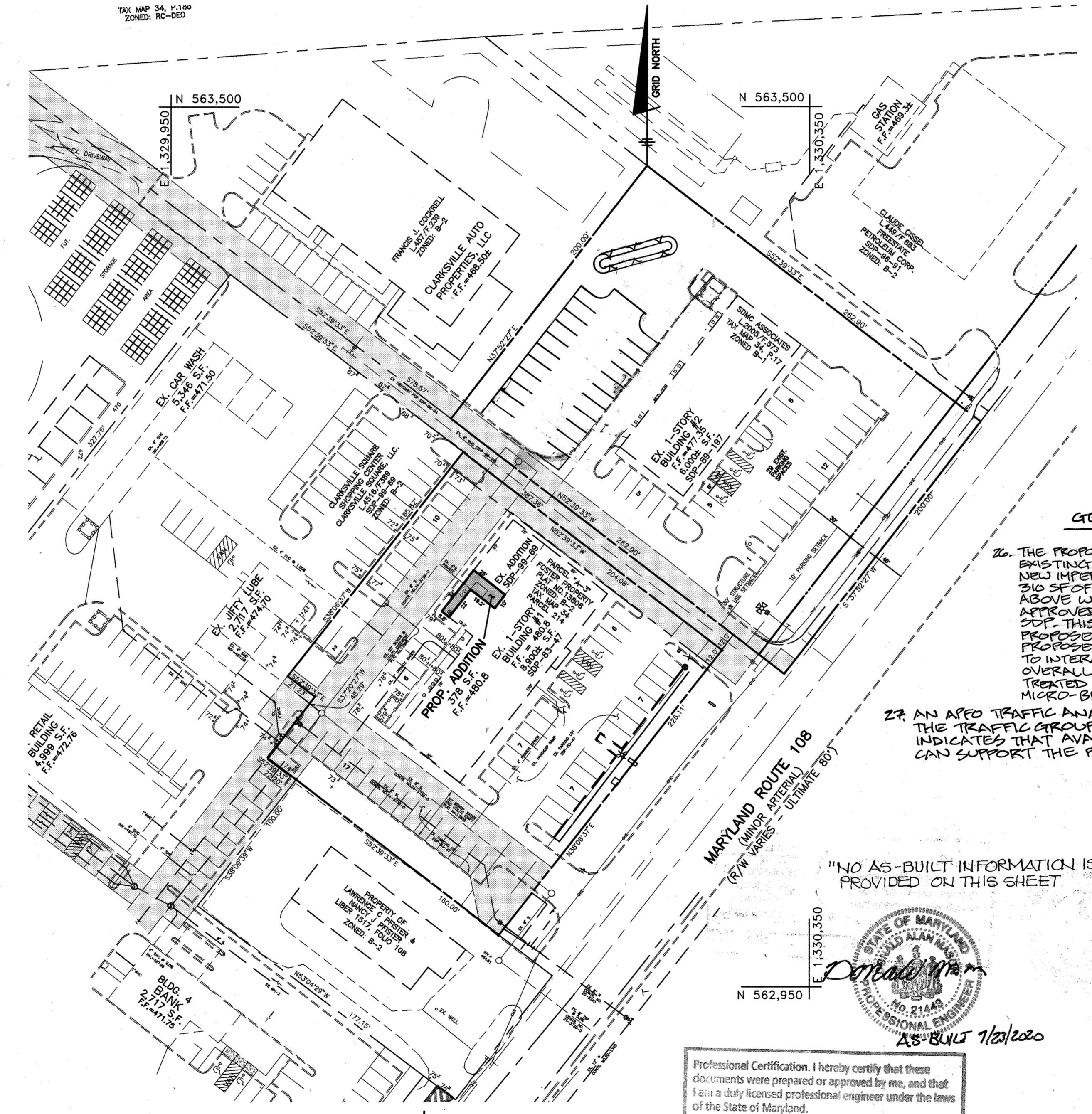
SITE DATA TABULATION

GENERAL SITE DATA
 1. PRESENT ZONING: PARCEL 214/A-3-B-2; PARCEL 17-B-1
 2. APPLICABLE DPZ FILE REFERENCES:
 F-94-113, SDP-99-69, F-00-116, SDP-83-47, SDP-96-76 * ADDITIONAL PARKING IS PROVIDED ON ADJACENT CLARKSVILLE SQUARE SHOPPING CENTER TO SATISFY THE REQUIRE PARKING FOR THIS SITE
 F-99-137(PARCEL 214), SDP-89-197(PARCEL 17), ECP-19-061, WP-20-005
 3. PROPOSED USE OF SITE: COMMERCIAL
 4. PROPOSED WATER: PUBLIC
 PROPOSED SEWER: PUBLIC

| | PARCEL 214/A-3 BLDG.#1 | PARCEL 17 BLDG.#2 | TOTAL |
|---|------------------------------|---------------------|------------------|
| 1. TOTAL PROJECT AREA..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 2. AREA OF 100 YR. FLOODPLAIN..... | N/A | N/A | N/A |
| 3. NET AREA OF SITE..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 4. AREA OF THIS PLAN SUBMISSION..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 5. APPROXIMATE LIMIT OF DISTURBANCE..... | 378 S.F. | 15,738 S.F. | 0.37 AC. |
| 6. BUILDING COVERAGE OF SITE (PERMITTED)..... | N/A | N/A | N/A |
| 7. BUILDING COVERAGE OF SITE (PROPOSED)..... | 8900 S.F. EX. 378 S.F. PROP. | 6000 S.F. EX. (11%) | 15278 S.F. (16%) |
| OPEN SPACE DATA | 9278 S.F. TOTAL (22%) | | |
| 1. OPEN SPACE ON SITE(0.0%)..... | | | |
| 2. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS | | | |
| ACRES REQUIRED..... | | | |
| ACRES PROVIDED..... | | | |

| | PARCEL 214/A-3 BLDG.#1 | PARCEL 17 BLDG.#2 | TOTAL |
|--|------------------------|------------------------|----------|
| 1. FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE..... | 6013 sq. ft. 1st BLDG. | 8299 sq. ft. 2nd BLDG. | 0.33 AC. |
| 2. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE..... | | | |
| 3. NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA..... | 64 | ** 36 | ** 110 |
| 4. TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDING HANDICAP SPACES)..... | 62 | ** 51 | 113 |
| 5. NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE (INCL. IN TOTAL NO. ABOVE)..... | 3 | 3 | 6 |

** = TEN SPACES IN THE PARKING AREA BEHIND BUILDING #2 (PARCEL 17) WILL BE DESIGNATED FOR "VEHICLE STORAGE" FOR SECTION 133.0.D.4.3 OF THE HO. CO. ZONING REQS.



GENERAL NOTES (CONT.)

- 26. THE PROPOSED NEW PARKING AREA BEHIND EXISTING BUILDING #2 IS 3,435 SF OF NEW IMPERVIOUS AREA. THERE IS APPROX. 310 SF OF EXISTING IMPERVIOUS AREA ABOVE WHAT WAS PROPOSED UNDER AN APPROVED REDLINE REVISION TO THIS SDP. THIS AREA FALLS WITHIN THE PROPOSED LIMIT OF DISTURBANCE. THE PROPOSED SITE GRADING IS ADJUSTED TO INTERCEPT THIS AREA, THUS THE OVERALL IMPERVIOUS AREA TO BE TREATED WITHIN THE PROPOSED (M-6) MICRO-BIORETENTION FACILITY IS 3,745 SF.
- 27. AN APEO TRAFFIC ANALYSIS LETTER PREPARED BY THE TRAFFIC GROUP DATED OCTOBER 15, 2021 INDICATED THAT AVAILABLE ON-SITE PARKING CAN SUPPORT THE PROPOSED USES.

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

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 No. 21443 Expiration Date: 12-21-20

| BLDG. NO. | STREET ADDRESS |
|-----------|------------------------|
| 1 | 12206 CLARKSVILLE PIKE |
| 2 | 12180 CLARKSVILLE PIKE |

LOCATION PLAN
SCALE: 1" = 50'

| NO. | DATE | REVISION |
|-----|---------|--|
| A | 11/5/21 | REVISE ONSITE PARKING TABULATION FOR SPECIFIC USES WITHIN BLDG. #2 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief Development Engineering Division: *Donald Man* 7/14/20
 Chief, Division of Land Development: *Chris Hamilton* 7/28/20
 County Health Officer: *Dianna J. Mott* 7/28/20
 Director: *Paul R. Smith* 7/21/20

| SUBDIVISION NAME | LOT/PARCEL# | ZONE | | | |
|---|------------------|-------------------------------|---------|-------------|---------|
| SDMC PROPERTIES AND FOSTER PROP. PARCEL A-3 | 17 & p.o.214/A-3 | P.17 = B-1 P.214/A-3 = B-2 | | | |
| PLAT NO. | BLOCK NO. | SEC./AREA | TAX MAP | ELEC. DIST. | CENSUS |
| 13806 | 6 | N/A | 34 | 5th | 6051.01 |
| WATER CODE | SEWER CODE | | | | |
| I-10 | 6653500 | | | | |

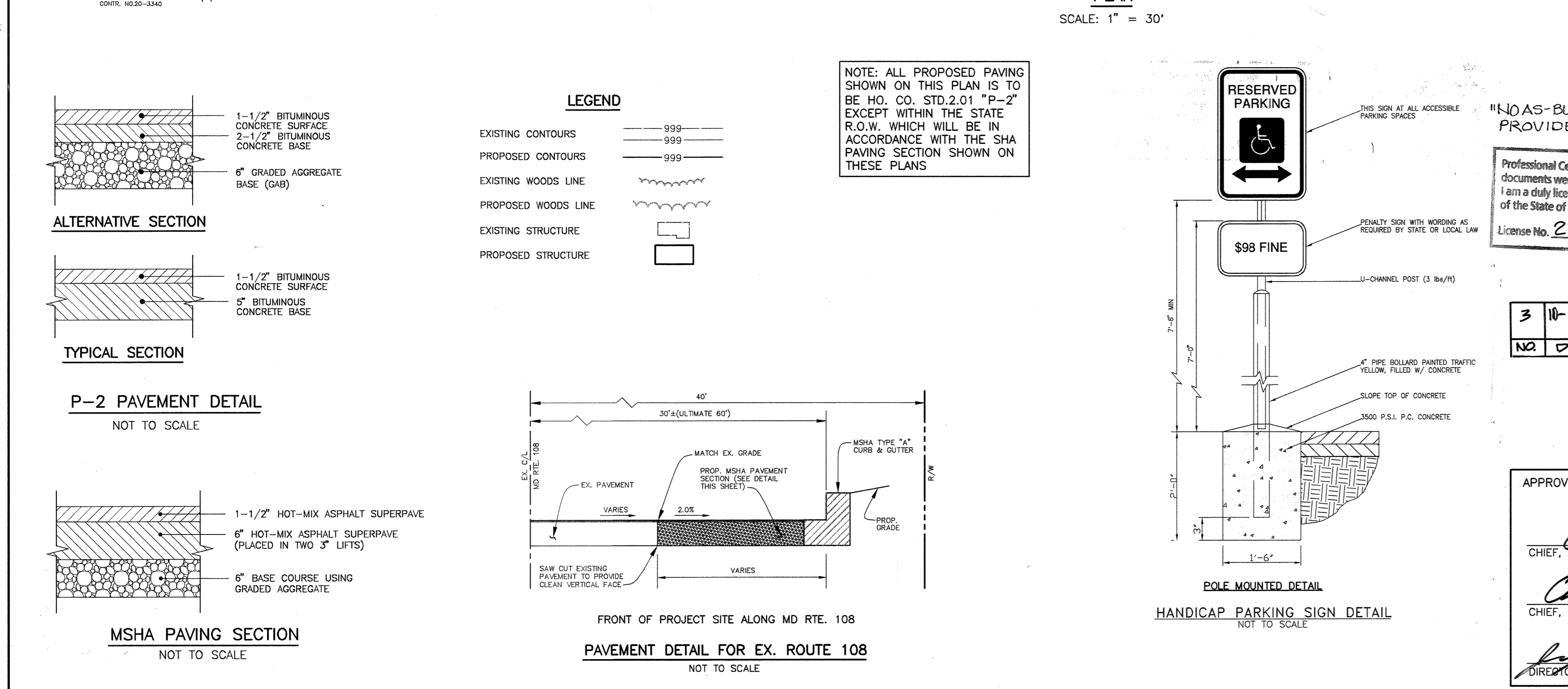
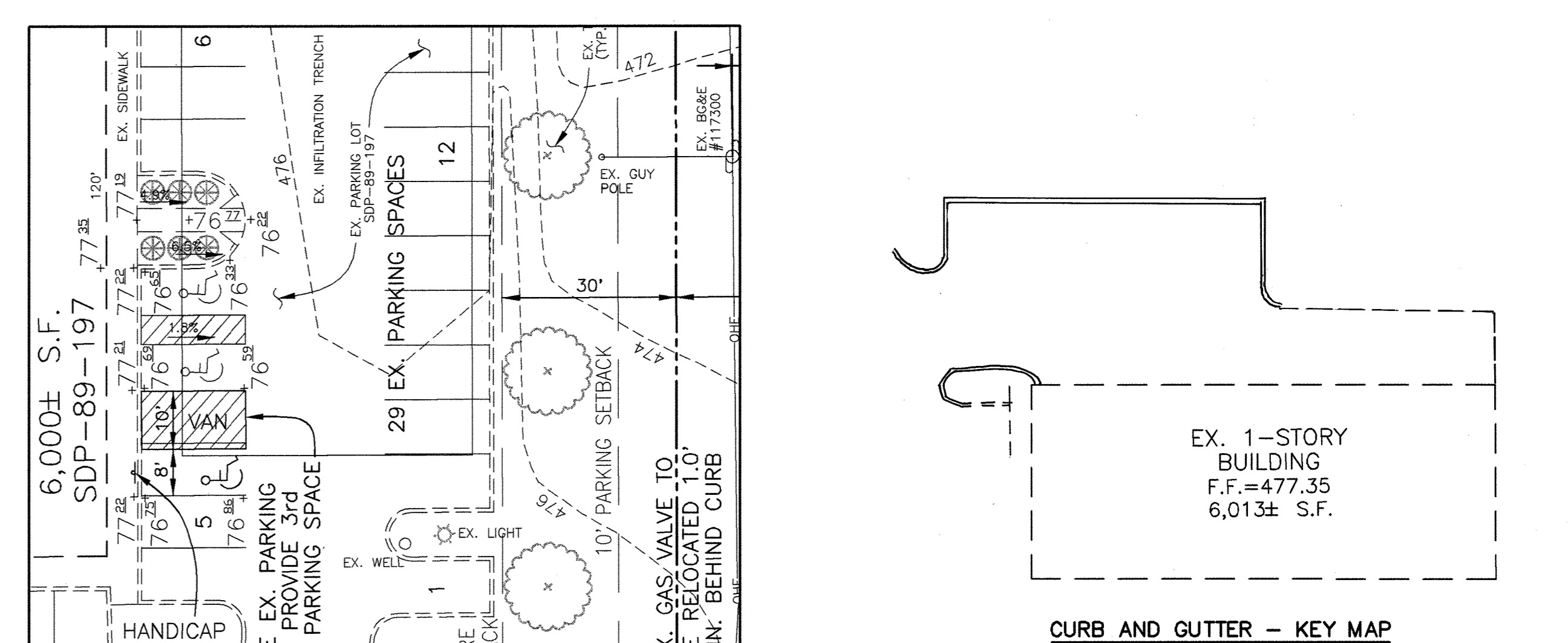
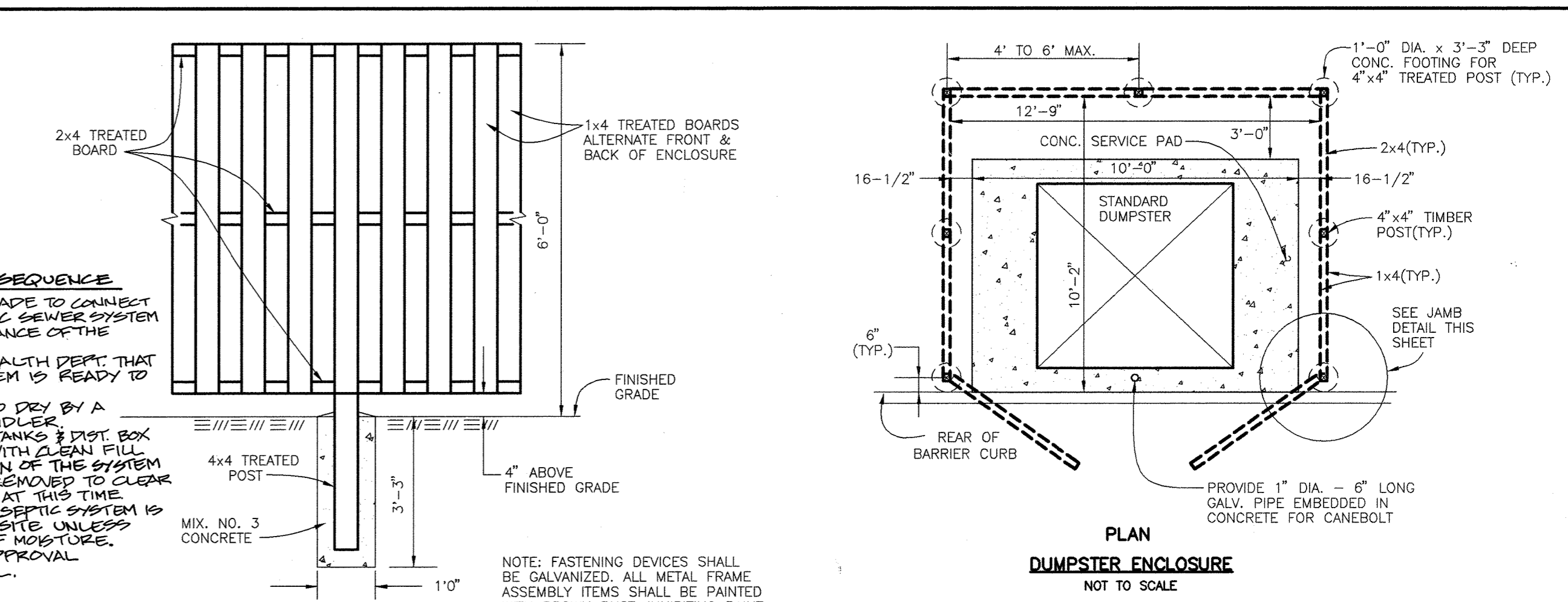
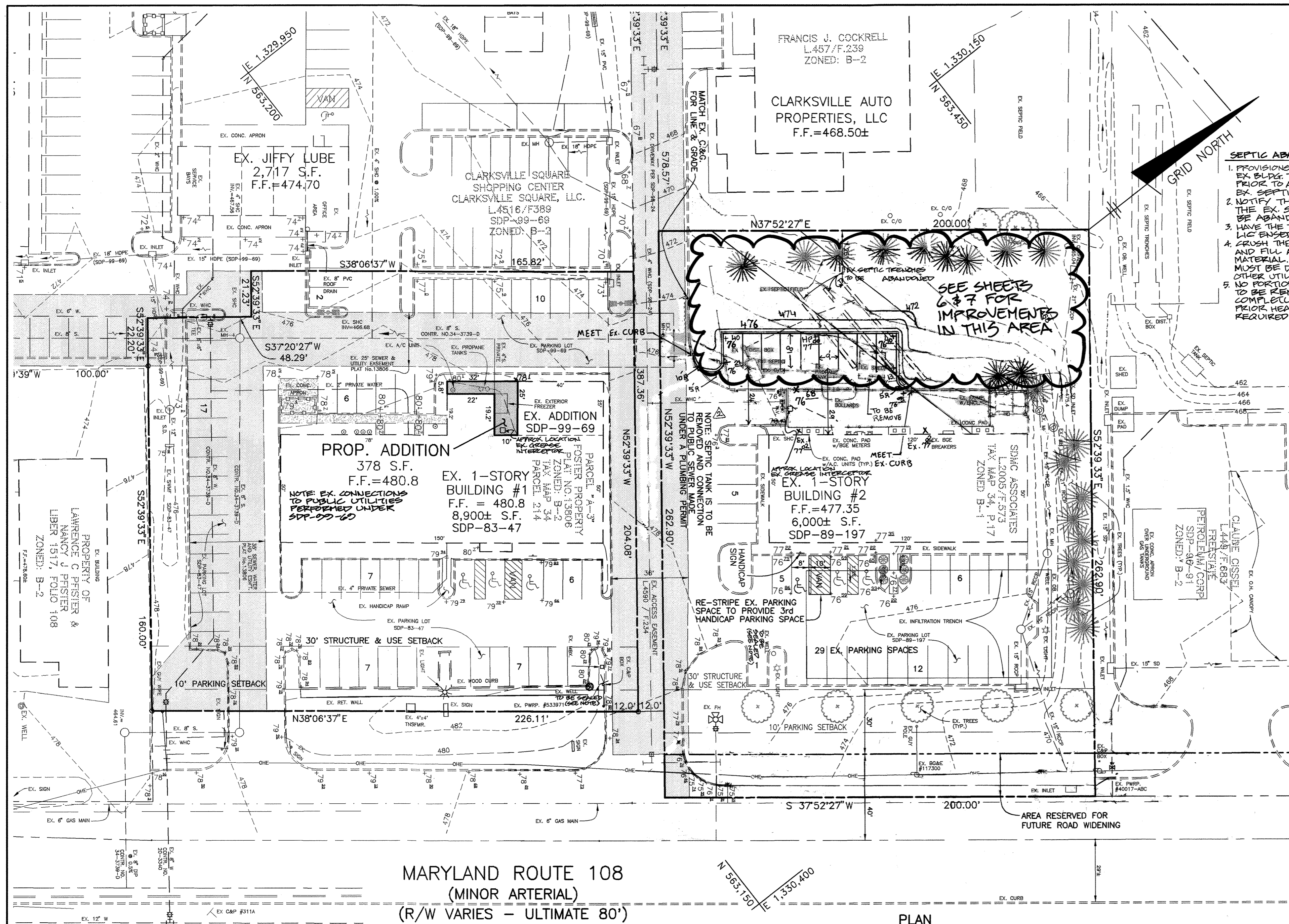
| NO. | DATE | REVISION |
|-----|----------|---|
| 3 | 10-14-19 | ADD SHEETS 6 & 7 TO PLAN SET FOR 13 PARKING SPACES BEHIND EX. BLDG. #2 AND REVISE PLANS ACCORDINGLY |
| 4 | 11-4-05 | ADD 9 P.S. BEHIND BUILDING #2 |
| 5 | 1-5-01 | REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2 |

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6844

6-27-00

| OWNER/DEVELOPER: | PROJECT: |
|--|---|
| SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499 | SDMC PROPERTIES BUILDING AND PARKING ADDITIONS |
| LOCATION: | TITLE: |
| TAX MAP 34 - BLOCK 6 PARCELS 17 & p/o 214 (PARCEL A-3) 5th ELECTION DISTRICT (FOSTER PROP.) HOWARD COUNTY, MARYLAND | COVER SHEET |
| DATE: | PROJECT NO. |
| JANUARY, 2000 MAY, 2000 | 1325 |
| DESIGN: | DRAWING: |
| MLV | MCR |
| CHECK: | SCALE: |
| DAM | AS SHOWN |
| DRAWING: | SCALE: |
| 1 OF 7 | AS-BUILT |



RESERVED PARKING

THIS SIGN AT ALL ACCESSIBLE PARKING SPACES

\$98 FINE

PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW

POLE MOUNTED DETAIL
NOT TO SCALE

HANDICAP ACCESS DETAIL BUILDING 2
SCALE: 1" = 20'

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

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 No. 21443 Expiration Date: 12-21-20

REVISIONS

| NO. | DATE | REVISION |
|-----|----------|---|
| 3 | 11-14-19 | ADD SHEETS 6 & 7 TO PLAN SET FOR 13 PARKING SPACES BEHIND EX. BLDG. #2 AND REVISE PLANS ACCORDINGLY |
| NO. | DATE | REVISION |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

APPROVED: COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: SDMC ASSOCIATES

DATE: 7/14/20
DATE: 7/08/20
DATE: 7/31/20

STATE OF MARYLAND PROFESSIONAL ENGINEER

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6644

REVISIONS

| NO. | DATE | REVISION |
|---------|------|--|
| 11-4-05 | | ADD 9 PS. BEHIND BUILDING #2 W/ CURB & GUTTER |
| 1-5-01 | | REVISE PLAN TO DELETE PARKING & SWM AT REAR OF BLDG #2 |

OWNER/DEVELOPER: SDMC ASSOCIATES
21 BAY DRIVE
ANNAPOLIS, MD 21403
410-774-8499

PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

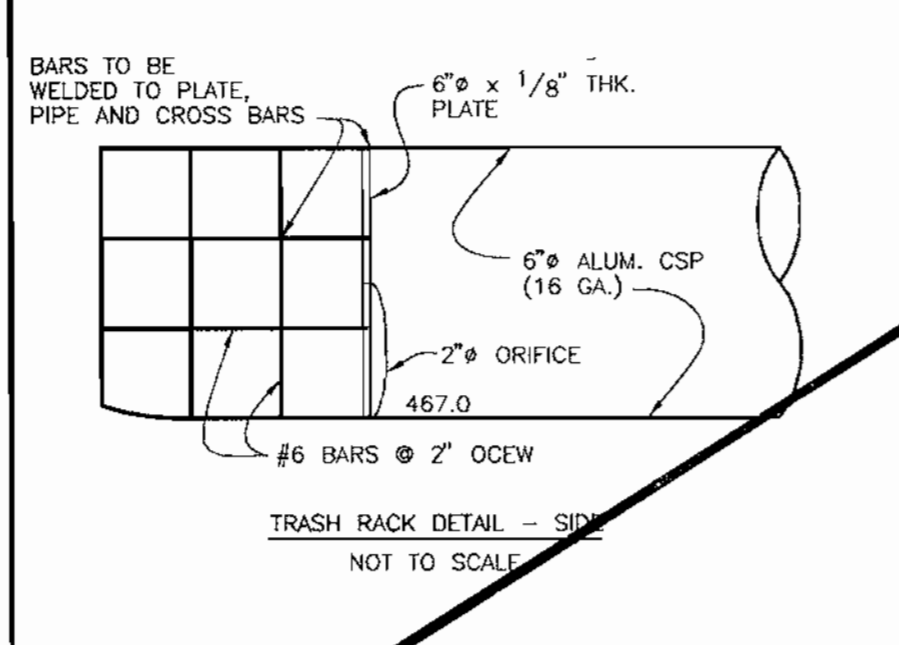
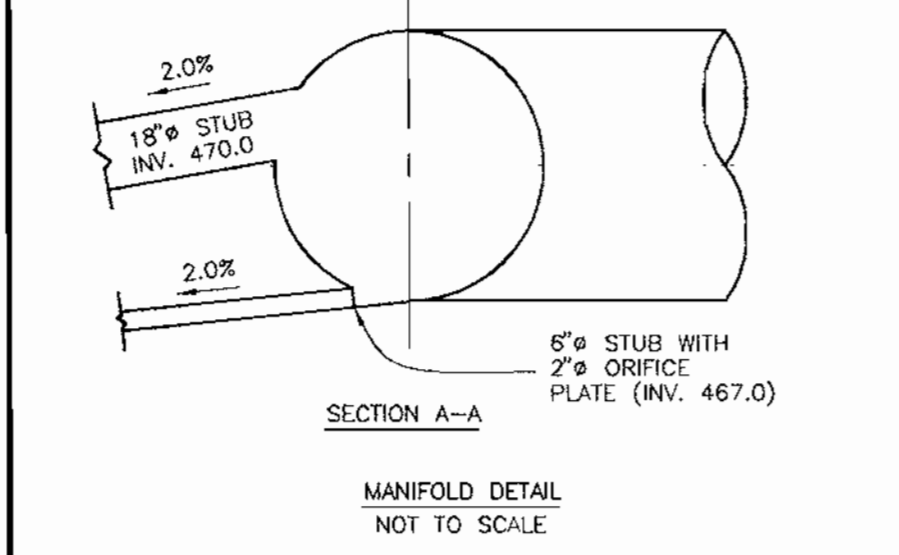
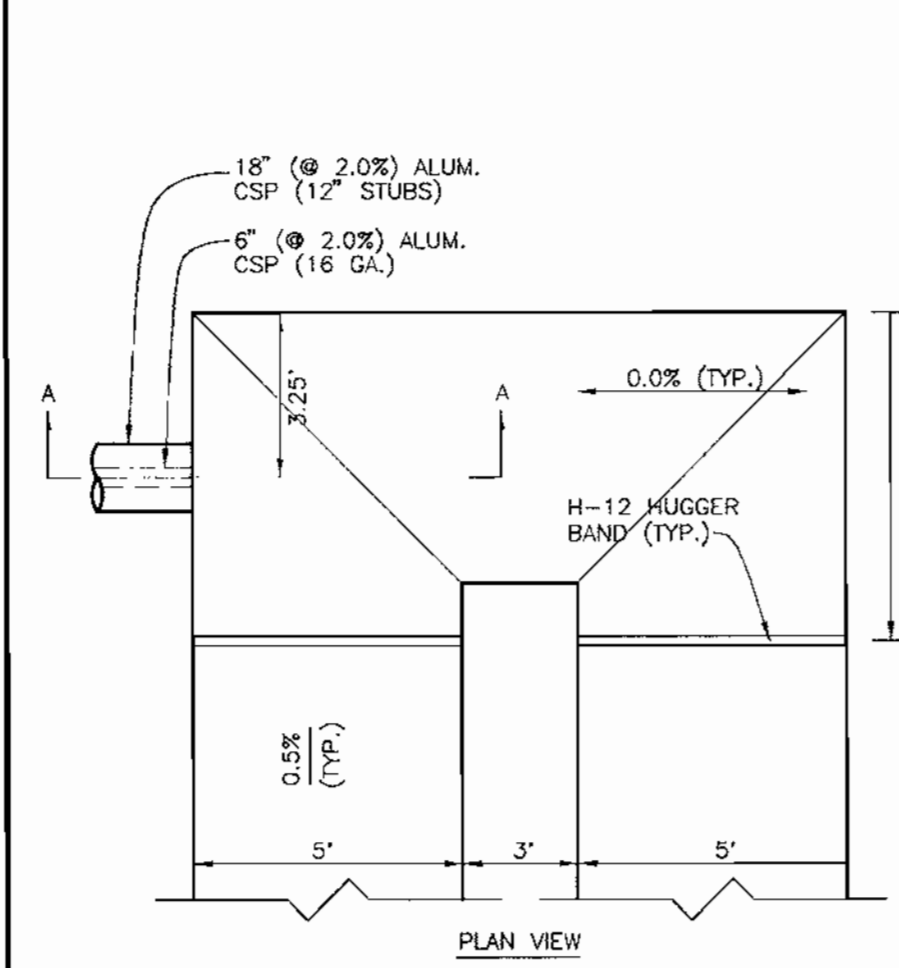
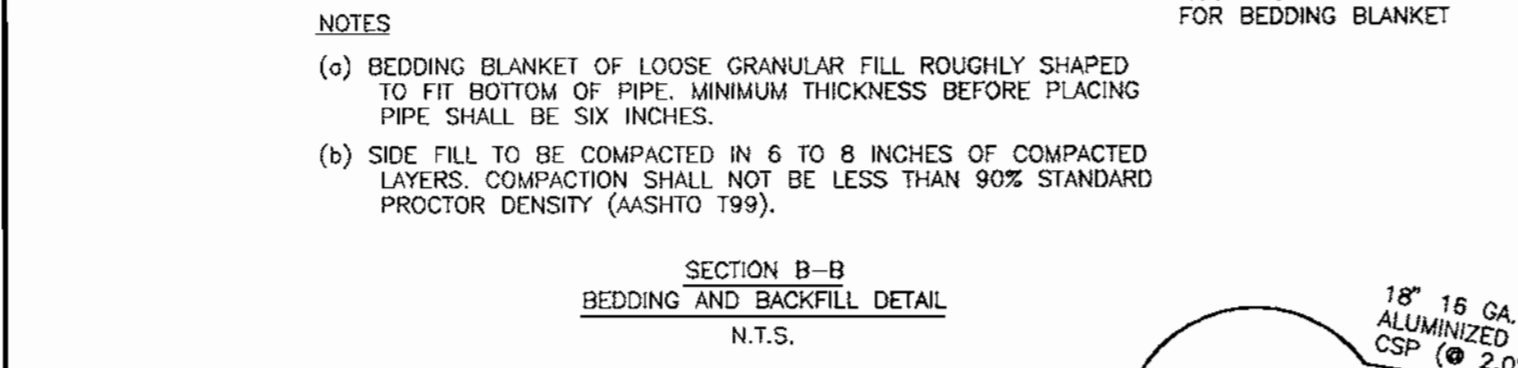
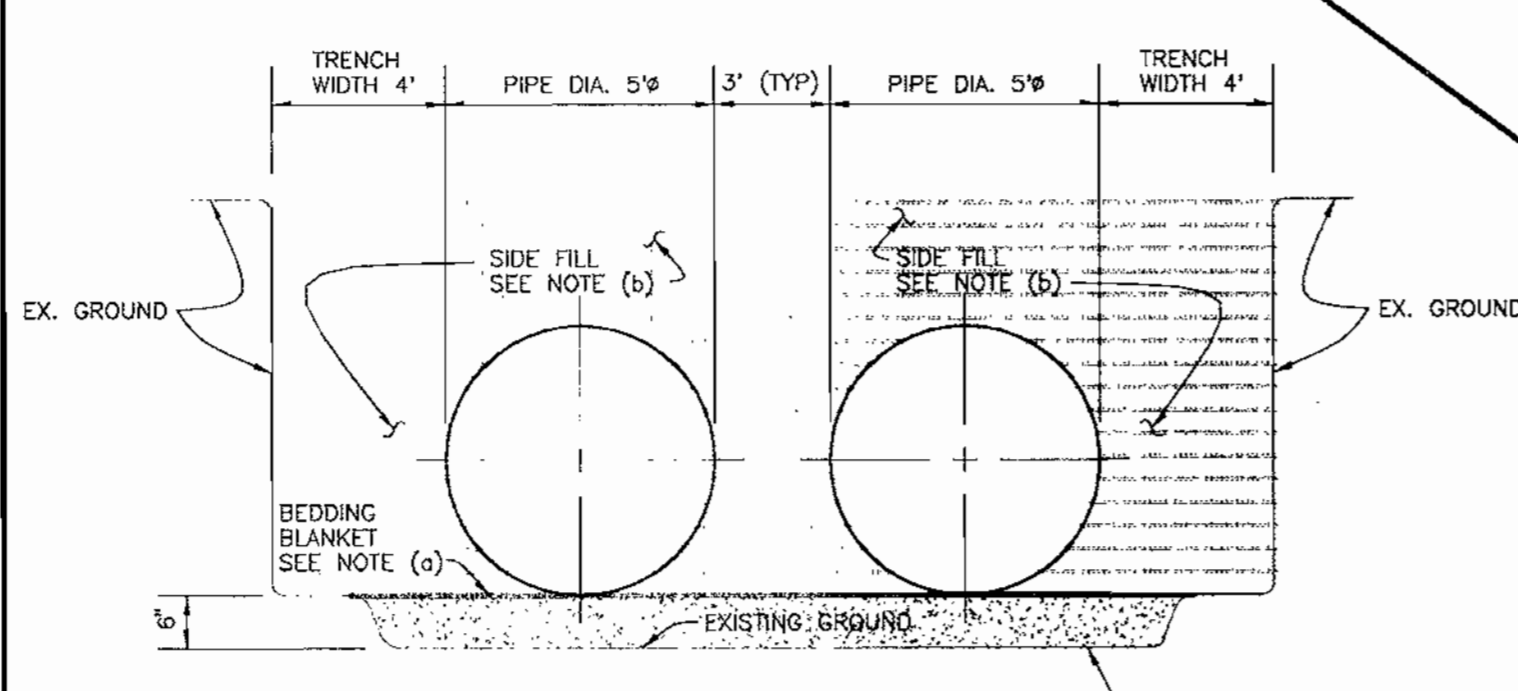
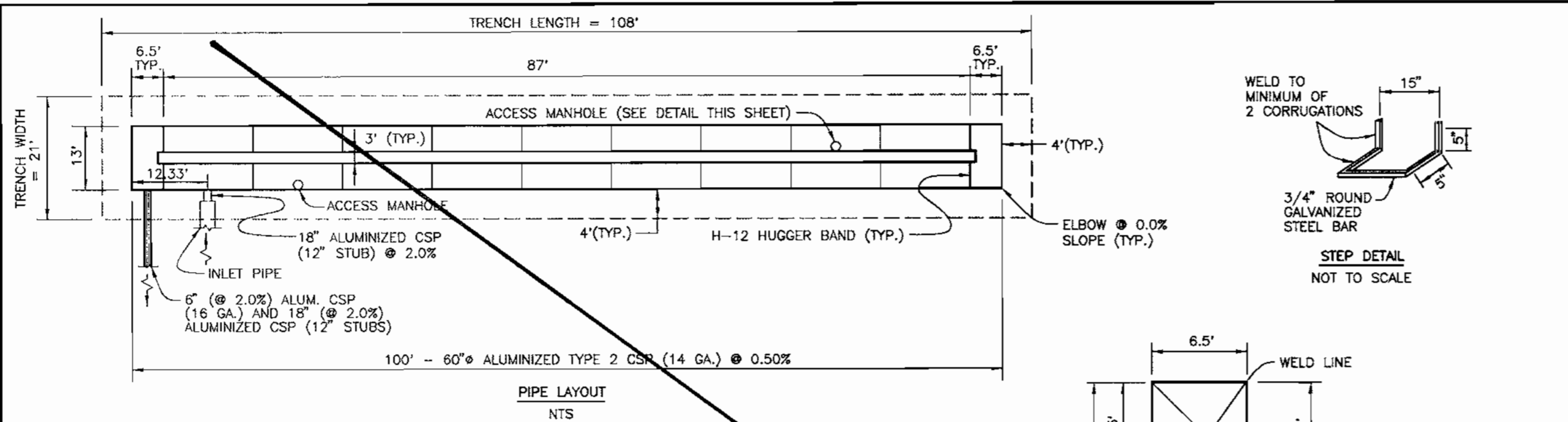
LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & p/o 214 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN AND DETAILS

DATE: JANUARY, 2000 PROJECT NO. 1325
MAY, 2000

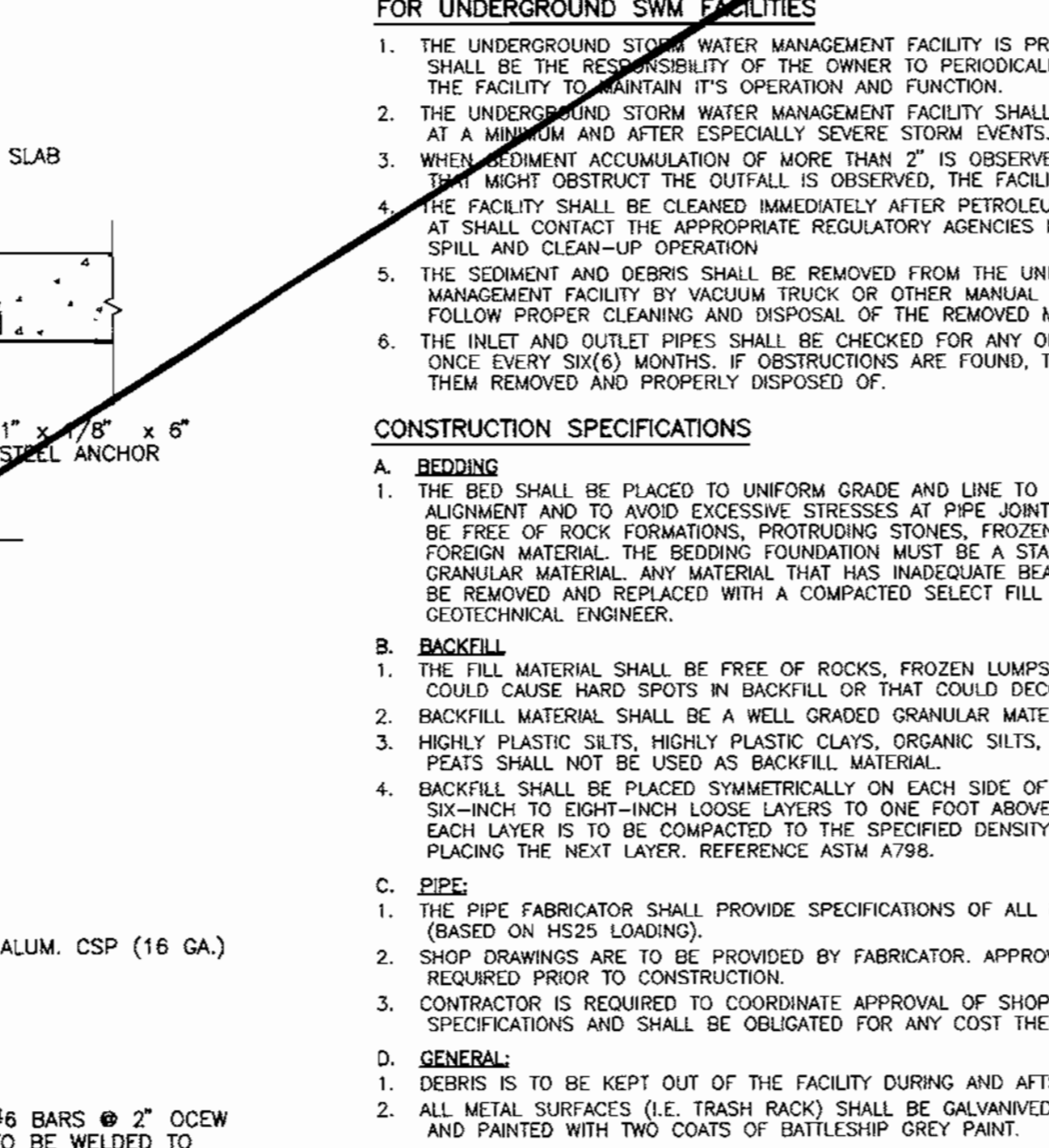
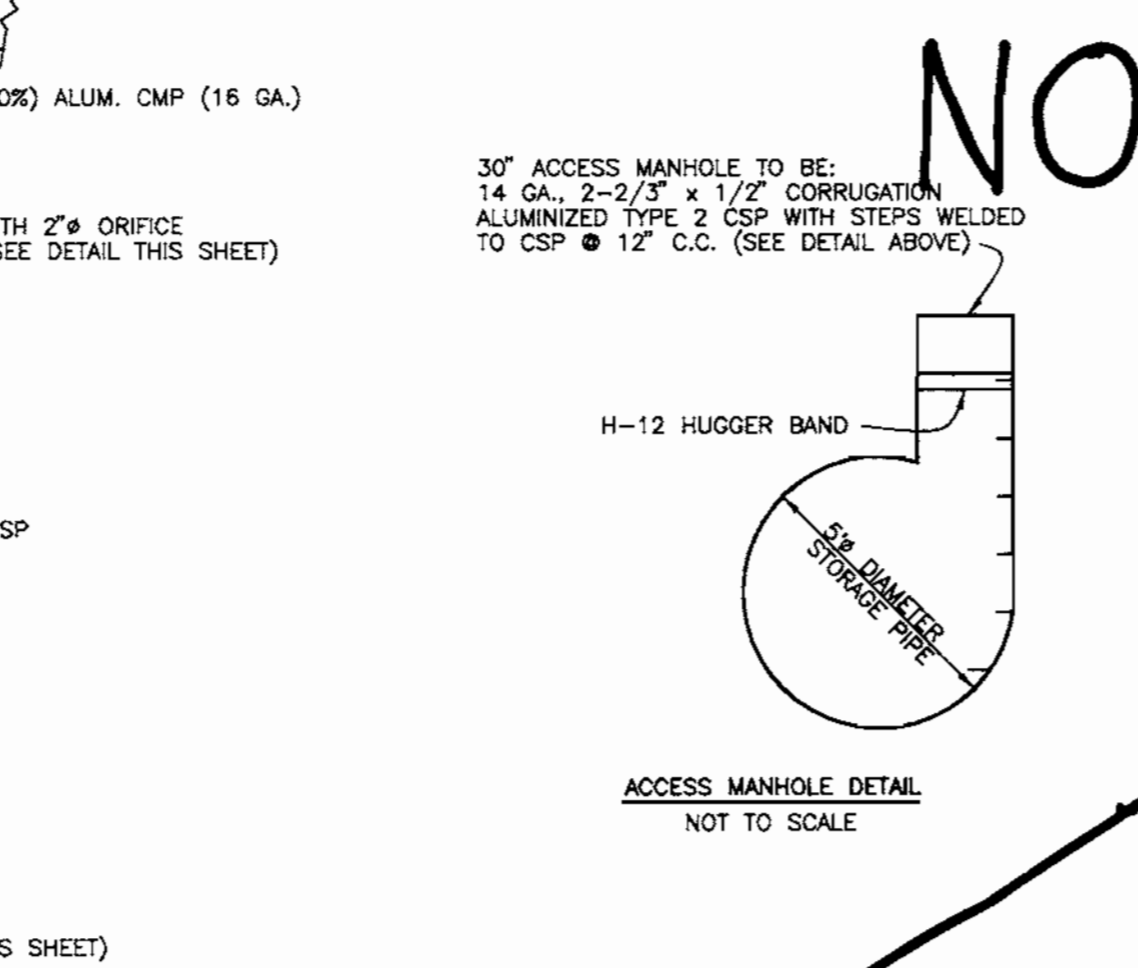
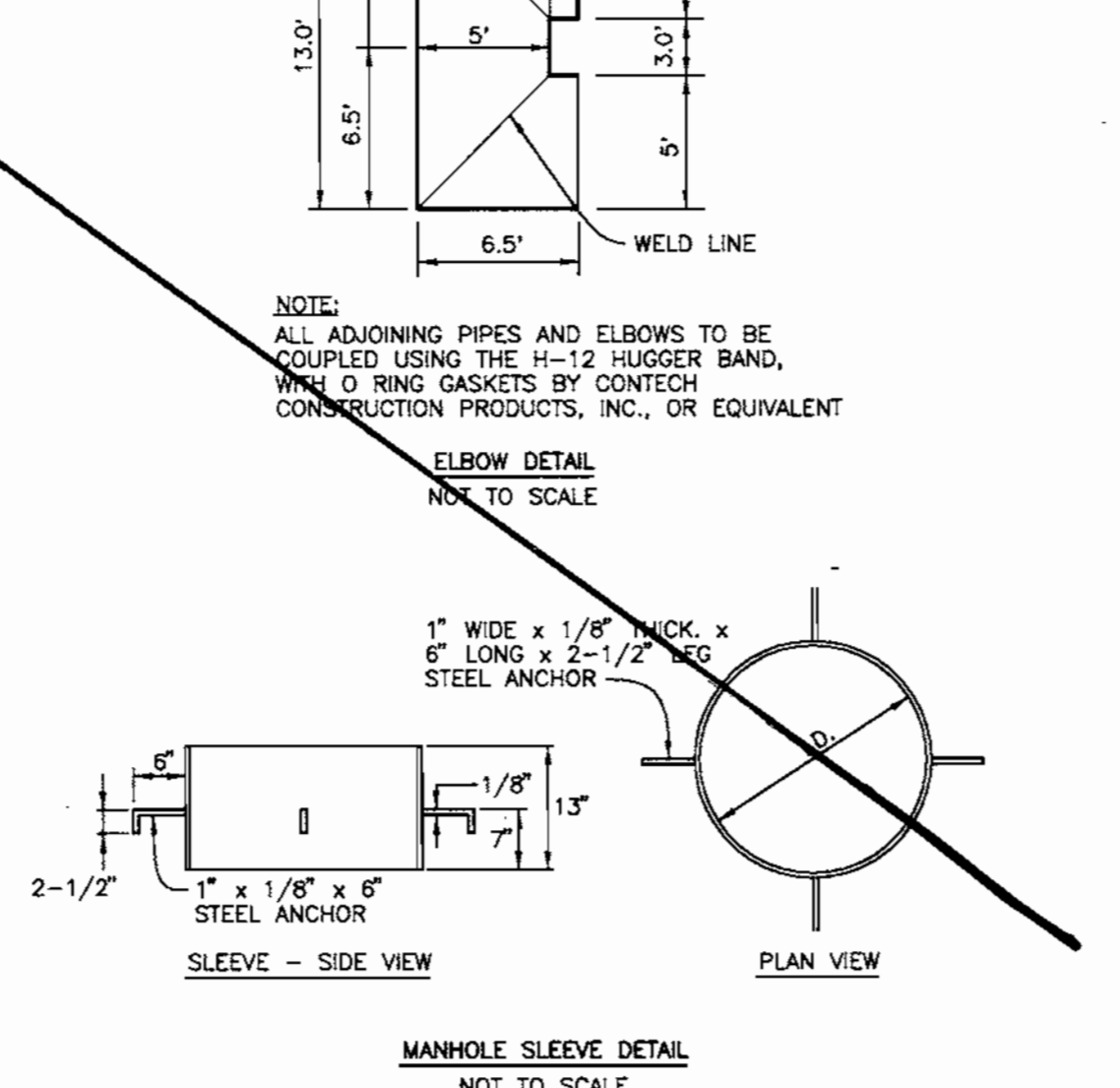
SCALE: AS SHOWN **DRAWING NO. OF** 7

Design: MLV Draft: MCR Check: DAM



SWM SUMMARY TABLE - D.A. = 0.4 AC±

| STORM FREQUENCY (YRS.) | PRE-DEVELOPMENT RUNOFF (cfs) | | POST-DEVELOPMENT RUNOFF (cfs) | | WSEL (FT.) | STORAGE (AC.-FT.) |
|------------------------|------------------------------|-----------|-------------------------------|-----------|------------|-------------------|
| | INFLW | DISCHARGE | INFLW | DISCHARGE | | |
| 0.19 | 1.37 | 0.15 | 469.20 | 0.0326 | | |
| 0.68 | 7.27 | 0.30 | 170.51 | 0.0621 | | |
| 100 | 1.34 | 3.30 | 7.33 | 470.75 | 0.0672 | |



HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

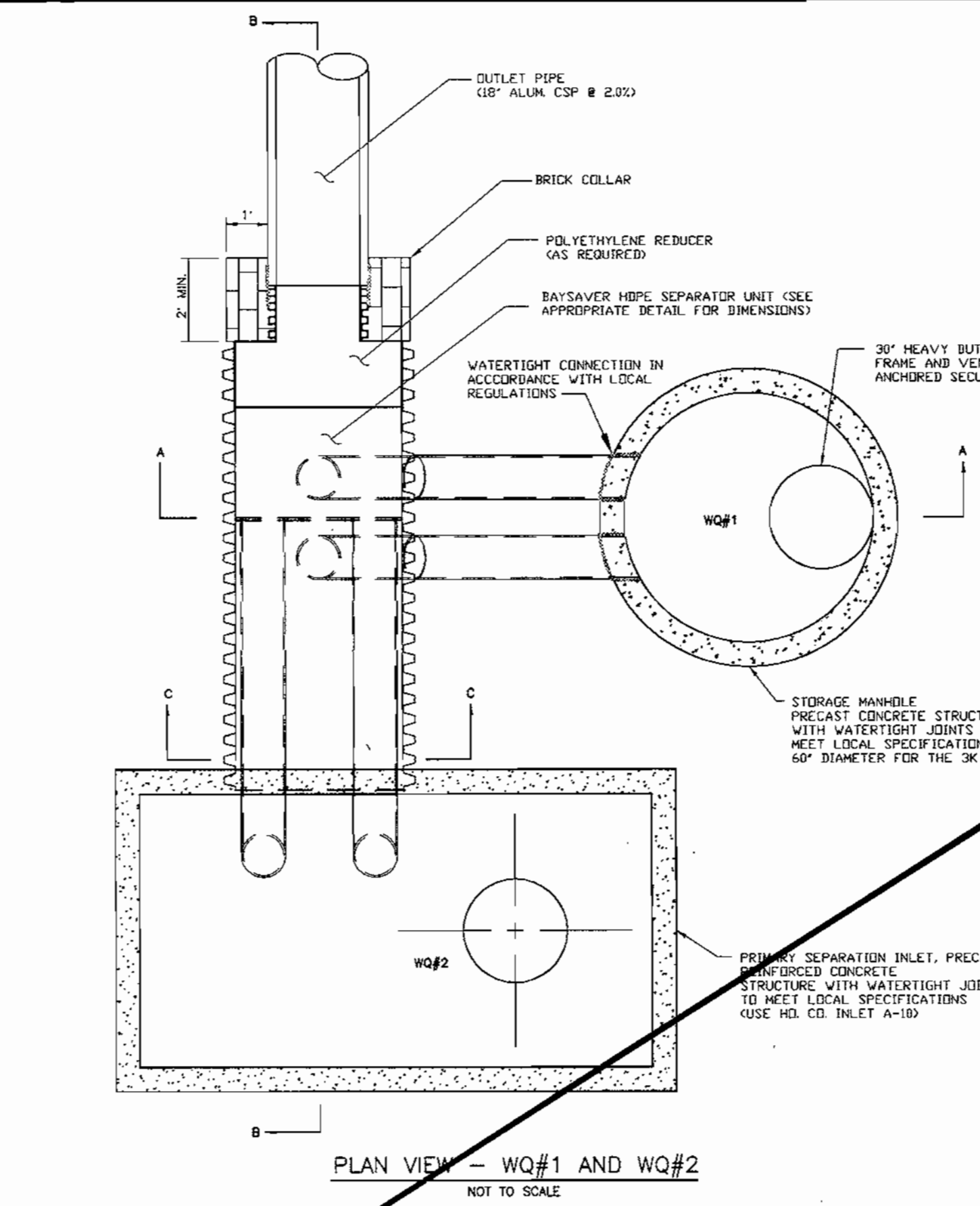
PROJECT NAME: SDMC Properties
 LOCATION: Howard County, Maryland
 JOB #: 00006A

| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|-------------|----|---------|
| 1 | 05-05-00 | PRELIMINARY | | |
| 2 | 05-05-00 | REVISED | | |
| 3 | 05-05-00 | REVISED | | |
| 4 | 05-05-00 | REVISED | | |
| 5 | 05-05-00 | REVISED | | |
| 6 | 05-05-00 | REVISED | | |
| 7 | 05-05-00 | REVISED | | |
| 8 | 05-05-00 | REVISED | | |
| 9 | 05-05-00 | REVISED | | |
| 10 | 05-05-00 | REVISED | | |

HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

PROJECT NAME: SDMC Properties
 LOCATION: Howard County, Maryland
 JOB #: 00006A

| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|-------------|----|---------|
| 1 | 05-05-00 | PRELIMINARY | | |
| 2 | 05-05-00 | REVISED | | |
| 3 | 05-05-00 | REVISED | | |
| 4 | 05-05-00 | REVISED | | |
| 5 | 05-05-00 | REVISED | | |
| 6 | 05-05-00 | REVISED | | |
| 7 | 05-05-00 | REVISED | | |
| 8 | 05-05-00 | REVISED | | |
| 9 | 05-05-00 | REVISED | | |
| 10 | 05-05-00 | REVISED | | |

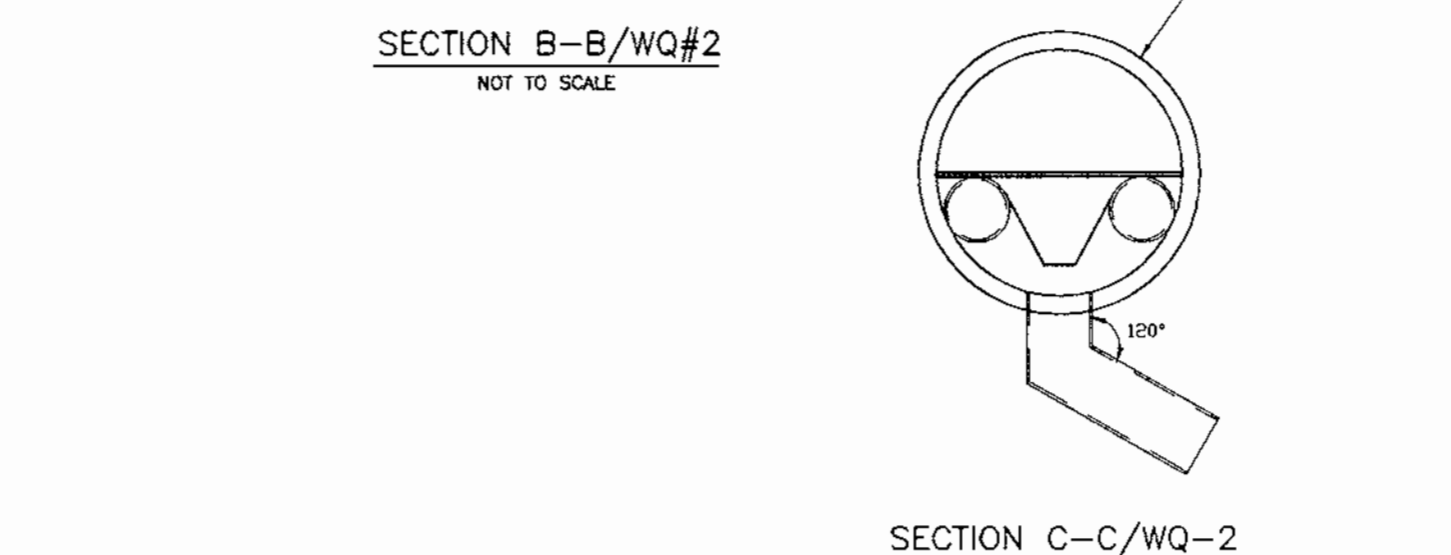
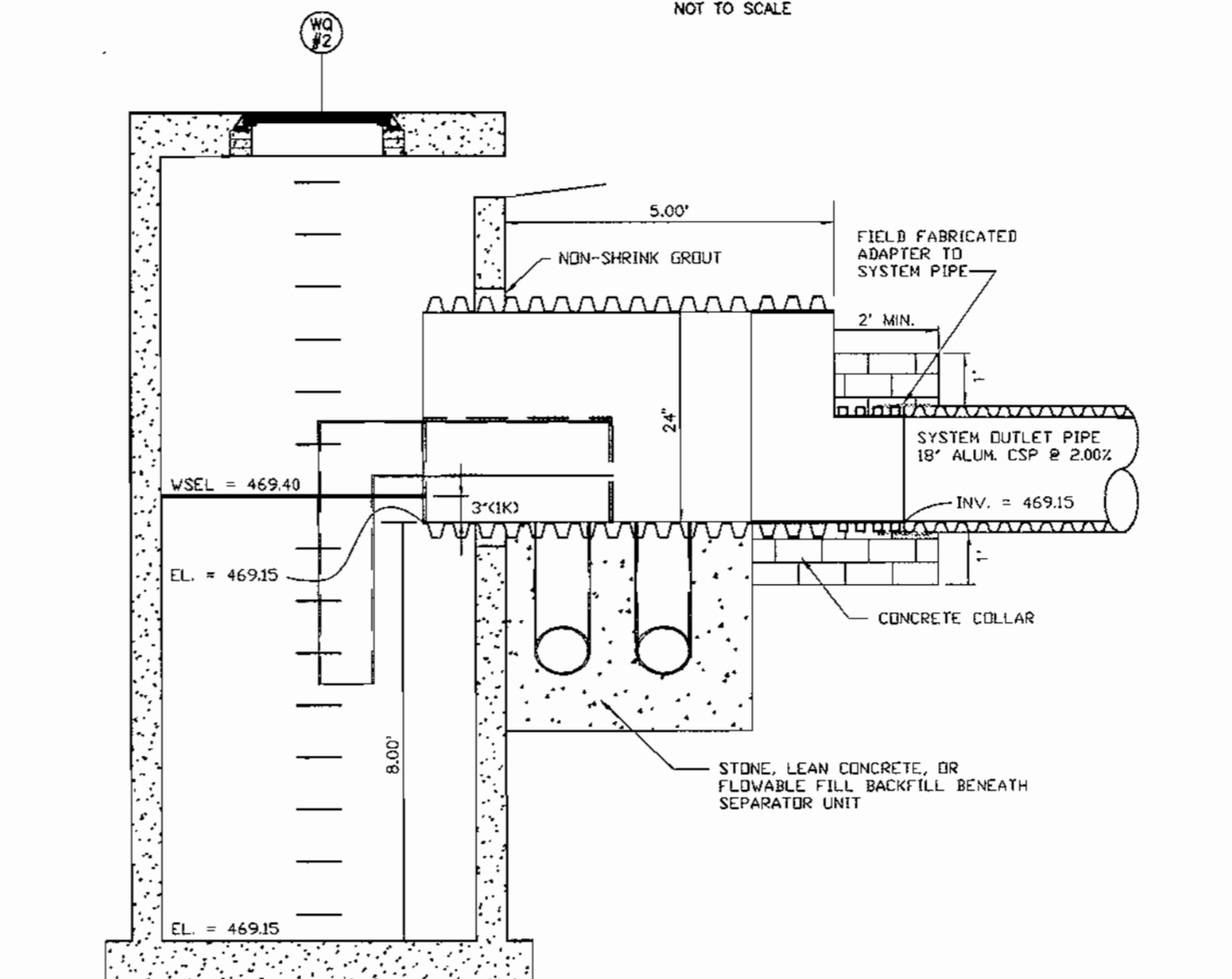
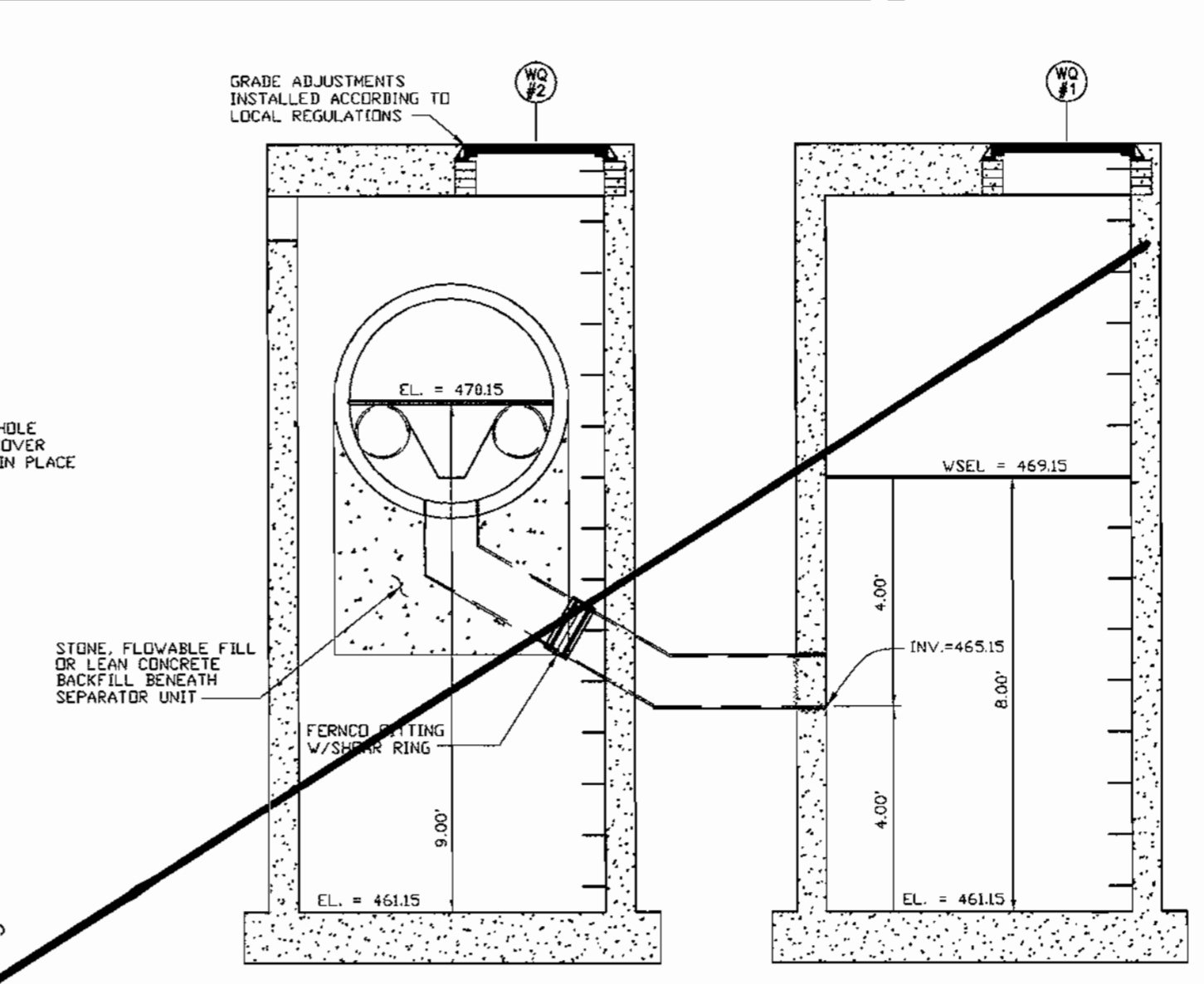


WQ-1 AND 2 (1K BAYSAVER UNIT)
 PRIVATELY OWNED AND MAINTAINED BY BAYSAVER, INC.
 1010 DEER HOLLOW DR.
 MOUNT AIRY, MD 21771
 (PH) 301-829-6470
 (F) 1-800-BAYSAVE
 (FAX) 301-829-3747
 WWW.BAYSAVER.COM

- BAYSAVER INSTALLATION INSTRUCTIONS**
- EXCAVATION MUST PROVIDE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO SEPARATOR MANHOLE AND BAYSAVER UNIT. INSTALL PRECAST DROP STRUCTURES ON SOLID GROUND AS VERIFIED BY A GEOTECHNICAL ENGINEER.
 - VERIFY THE SUBGRADE ELEVATION AGAINST THE MANHOLE DIMENSIONS AND CONNECTING STORM DRAIN INVERTS.
 - MAKING SURE THE BASES ARE LEVEL AND THE STORAGE MANHOLE OPENINGS ARE ALIGNED WITH SEPARATOR UNIT, INSTALL PRIMARY AND STORAGE MANHOLES. INSTALL RUBBER GASKETS ON BASE UNITS AND COAT WITH LUBRICATING GREASE. INSTALL ADDITIONAL MANHOLE SECTIONS AS REQUIRED.
 - BACKFILL BASE SECTIONS OF MANHOLES TO INVERT OF STORAGE MANHOLE CONNECTING PIPES USING APPROVED BACKFILL MATERIAL. BACKFILL AND COMPACT IN 8 INCH LIFTS. BACKFILL AND COMPACTION SHOULD BE MONITORED BY A GEOTECHNICAL ENGINEER.
 - INSTALL BAYSAVER SEPARATOR UNIT AND CONNECTING PIPES. SEAL ALL CONNECTING JOINTS AND INSTALL SEPARATOR UNIT/STORM DRAIN JOINT COLLAR. CUT EXCESS LENGTH OFF CONNECTING PIPES JUST BEFORE STORAGE MANHOLE.
 - BACKFILL SEPARATOR UNIT AND MANHOLES. AREAS NOT ACCESSIBLE TO COMPACTION EQUIPMENT MUST BE BACKFILLED WITH LEAN CONCRETE OR FLOWABLE FILL.
 - INSTALL AND SET MANHOLE COVER. GRADE ADJUSTMENTS AS NECESSARY.
 - INSTALL AND SET MANHOLE FRAME AND COVER UNITS.

- GENERAL CONSTRUCTION NOTES**
- ALL WORK MUST BE DONE WITH REGARD FOR THE SAFETY OF THE CONSTRUCTION CREW.
 - ALL WORK AND MATERIALS MUST COMPLY WITH THE APPLICABLE STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- BAYSAVER MAINTENANCE**
- BAYSAVER SYSTEMS MUST BE INSPECTED ANNUALLY AND MAINTAINED AS NEEDED. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EITHER MANHOLE EXCEEDS 2 FEET.
- MAINTENANCE CONSISTS OF THE FOLLOWING:**
- A. PRIMARY MANHOLE**
- PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY TO THE SYSTEM OUTFALL UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 - REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- B. STORAGE MANHOLE**
- REMOVE THE TOP 12 INCHES OF OIL, DEBRIS, AND WATER BY VACUUM TRUCK.
 - PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY TO THE SYSTEM OUTFALL UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 - REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES MUST BE DISPOSED OF RESPONSIBLY AND LEGALLY BY THE OPERATOR OF THE VACUUM TRUCK.

| NO. | DATE | REVISION |
|-----|--------|---|
| 1 | 1-5-01 | NOTE THIS SHEET NOT INCLUDED WITHIN THIS CONTRACT |



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

OWNER/DEVELOPER: SDMC ASSOCIATES
 21 BAY DRIVE
 ANNAPOLIS, MD 21403
 410-774-8499

PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & p/o 214 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: UNDERGROUND SWM NOTES AND DETAILS

DATE: JANUARY, 2000 PROJECT NO. 1325
 MAY, 2000

SCALE: AS SHOWN DRAWING 3 OF 5

NOT INCLUDED IN THIS CONTRACT

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION AND PERMITS SEDIMENT CONTROL DIVISION (410-333-1850) PRIOR TO THE START OF ANY CONSTRUCTION.
- 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 REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, PERMITS SLOPES AND ALL SLOPES GREATER THAN 2:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BOISHS 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.
- 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 SEDITIONS (SEC. 5) SDP (SEC. 5A) TEMPORARY SEDITIONS (SEC. 6) AND MULCHING (SEC. 6C) TEMPORARY STABILIZATION WITH MULCH ALONE CAN 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 2.18 ACRES
TOTAL AREA DISTURBED: 0.72 ACRES
AREA TO BE ROOFED OR PAVED: 0.72 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 1.46 ACRES
TOTAL CUT: 165 CU. YDS.
TOTAL FILL: 736 CU. YDS.
OFF-SITE BORROW: _____
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS OF 3 ACRES, APPROVAL OF INSTALLATION OF PERMITS EROSION AND SEDIMENT CONTROLS, 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 ARE LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AN OFF-SITE BORROW AREA WITH AN APPROVED SEDIMENT CONTROL PLAN.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

- Definition:**
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
- Purpose:**
To provide a suitable medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- Conditions Where Practice Applies:**
- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with lime is not feasible. If, for the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
 - 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 may be found in the appropriate 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 authority. However, topsoil shall 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 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clay, quick limestone shall be placed 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 over 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate authority, may be used in lieu of a natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Boish.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 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 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. (C-21-2)
 - Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribed amendments and for sites having disturbed areas over 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If composted sludge does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

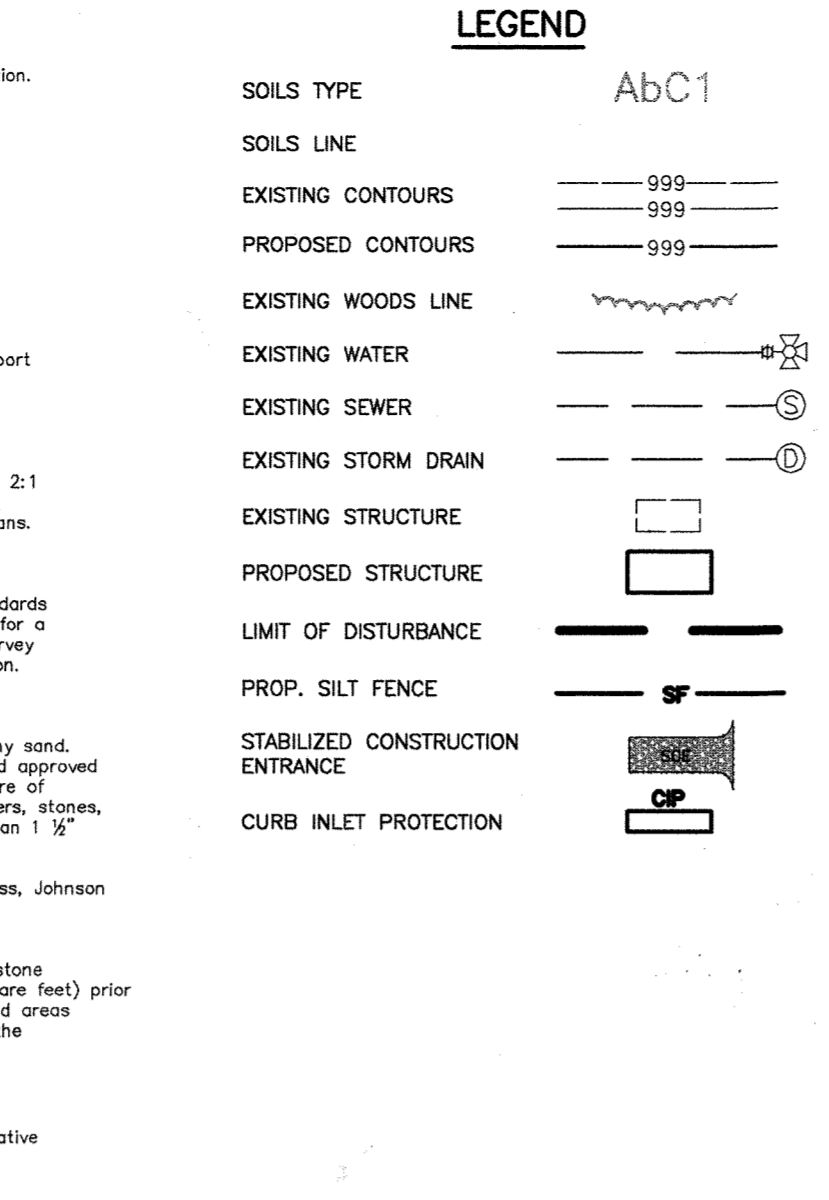
TEMPORARY SEEDBED PREPARATION

- 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, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS:** APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING:** FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEDING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH 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 SOO.
- MULCHING:** APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 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 (8 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.
- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDBED PREPARATION

- SEEDBED PREPARATION:** LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS:** IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON 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 30-0-0 OR 6 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 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING:** FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (0.6 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.6 LBS/1000 SQ FT) OF WEEDING LOVEGRASS DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28. PROTECT SITE BY APPLYING 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 PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
- MULCHING:** APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 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 (8 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.

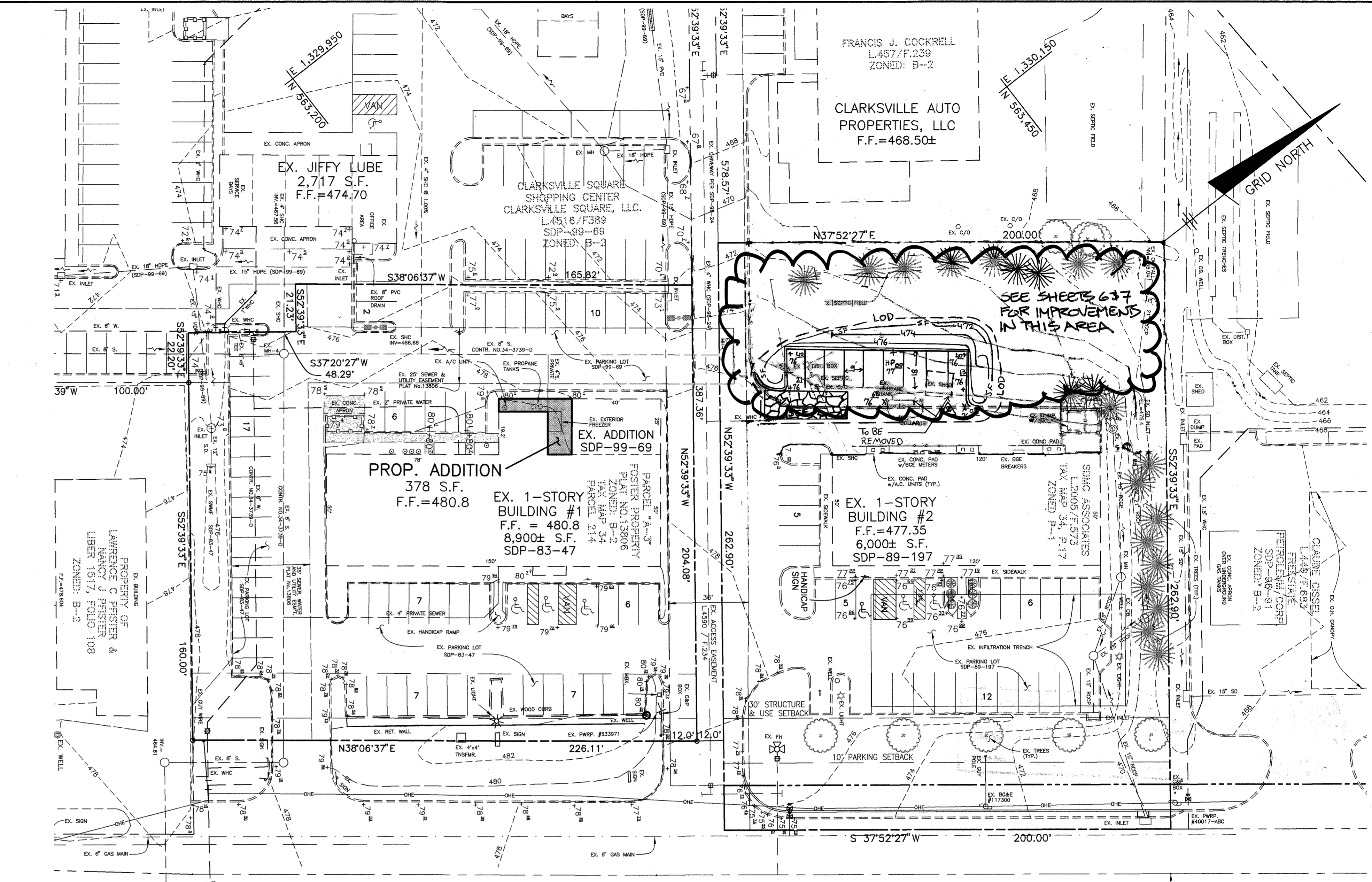
LEGEND



SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN GRADING PERMIT.
- DAY 2-3 CLEAR & GRUB FOR SEDIMENT CONTROL DEVICES. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
- DAY 3-4 CLEAR & GRUB REMAINDER OF SITE.
- DAY 5-6 MASS GRADE SITE.
- DAY 7-14 WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, INSTALL STORM DRAIN, SWM FACILITY, UTILITIES AND COMMENCE WITH PROP. BLDG. ADD.
- DAY 15-20 COMMENCE WITH PARKING LOT CONSTRUCTION.
- DAY 21-26 INSTALL CURB & GUTTER.
- DAY 27-28 INSTALL PAVING FOR PARKING LOT & PRIVATE DRIVE.
- DAY 29-32 FINAL GRADE REMAINDER OF SITE AND PERMANENTLY STABILIZE.
- DAY 33-49 WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: 1) SEDIMENT CONTROL LOCATION AND IMPLEMENTATION AS SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.



NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

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 No. 21443 Expiration Date: 12-21-20

Donald Maas
AS-804 7/23/00

PLAN
SCALE: 1" = 30'

Professional Engineer Seal for Donald Maas, State of Maryland, License No. 21443, Expiration Date: 12-21-20.

BY THE DEVELOPER:
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND 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 HOWARD COUNTY CONSERVATION DISTRICT.

DEVELOPER: [Signature]
DATE: 6/27/00

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 COUNTY CONSERVATION DISTRICT.

ENGINEER: Donald Maas
DATE: 6/27/00

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

John B. Robertson
HOWARD COUNTY CONSERVATION DISTRICT
DATE: 7/13/00

REVIEWED FOR HOWARD COUNTY CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Cheef Simmons
NATURAL RESOURCES CONSERVATION SERVICE
DATE: 7/13/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division
DATE: 7/14/00

Chief, Division of Land Development
DATE: 7/20/00

Director
DATE: 7/21/00

Professional Engineer Seal for Donald Maas, State of Maryland, License No. 21443, Expiration Date: 12-21-20.

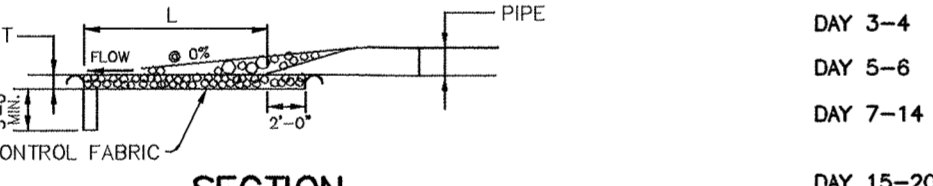
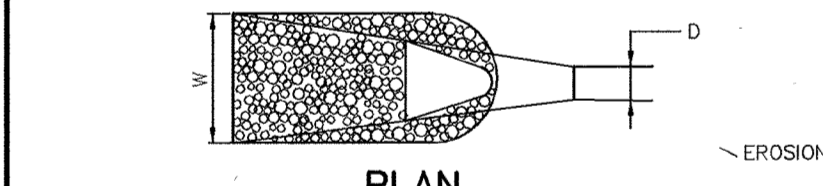
Professional Engineer Seal for Chief Simmons, Natural Resources Conservation Service.

| | | |
|-----|-------|--|
| NO. | DATE | REVISION |
| 1 | 04-06 | ADD 9 P.S. BEHIND BLDG#2 W/CURB & GUTTER |
| 2 | 5-01 | REVISE PLAN TO DELETE PROP. CONSTRUCTION AT REAR OF BLDG#2 |
| 3 | 10-19 | ADD SHEETS G & J TO PLAN SET FOR 13 PARKING SPACES BEHIND EX. BLDG #2 AND REVISE PLANS ACCORDINGLY |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

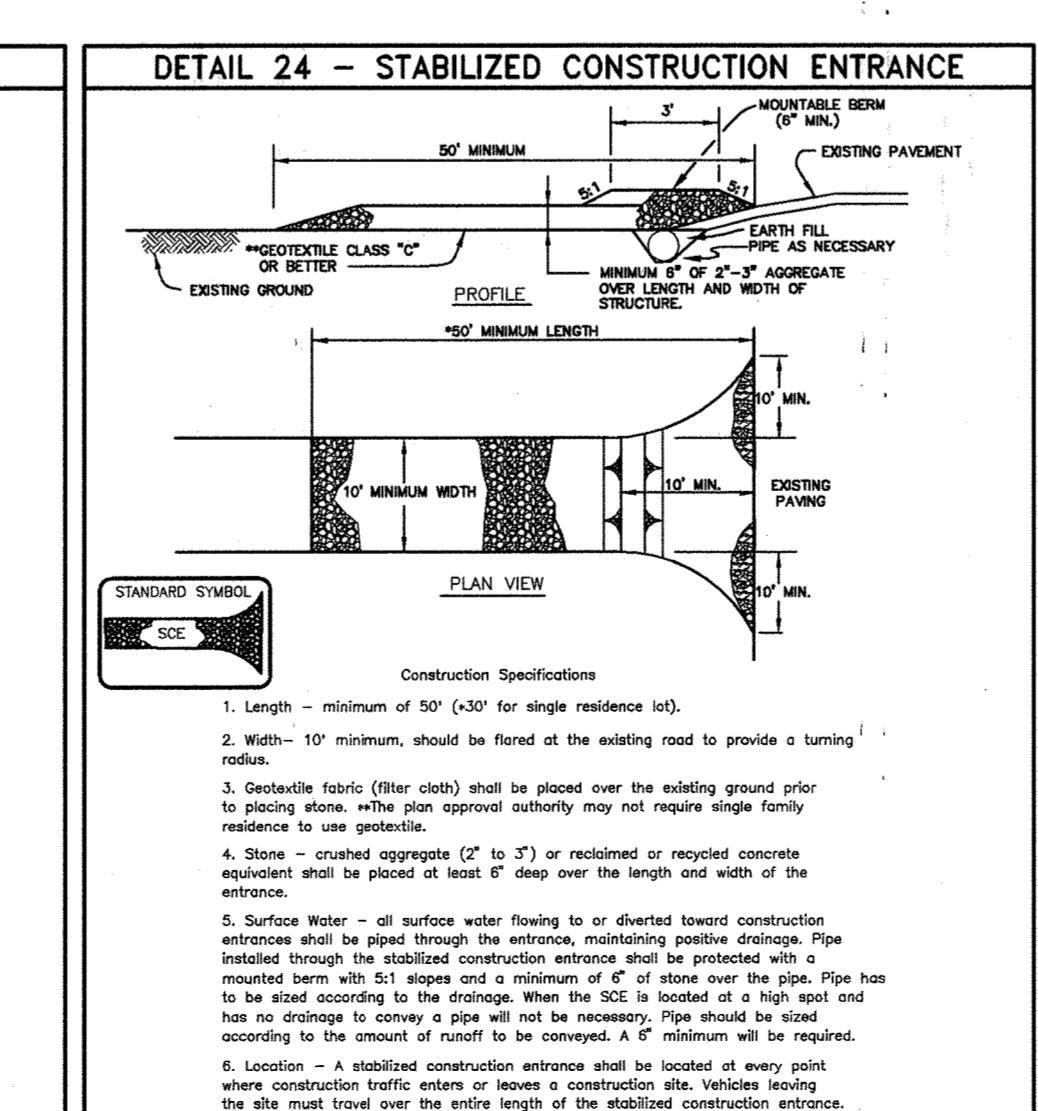
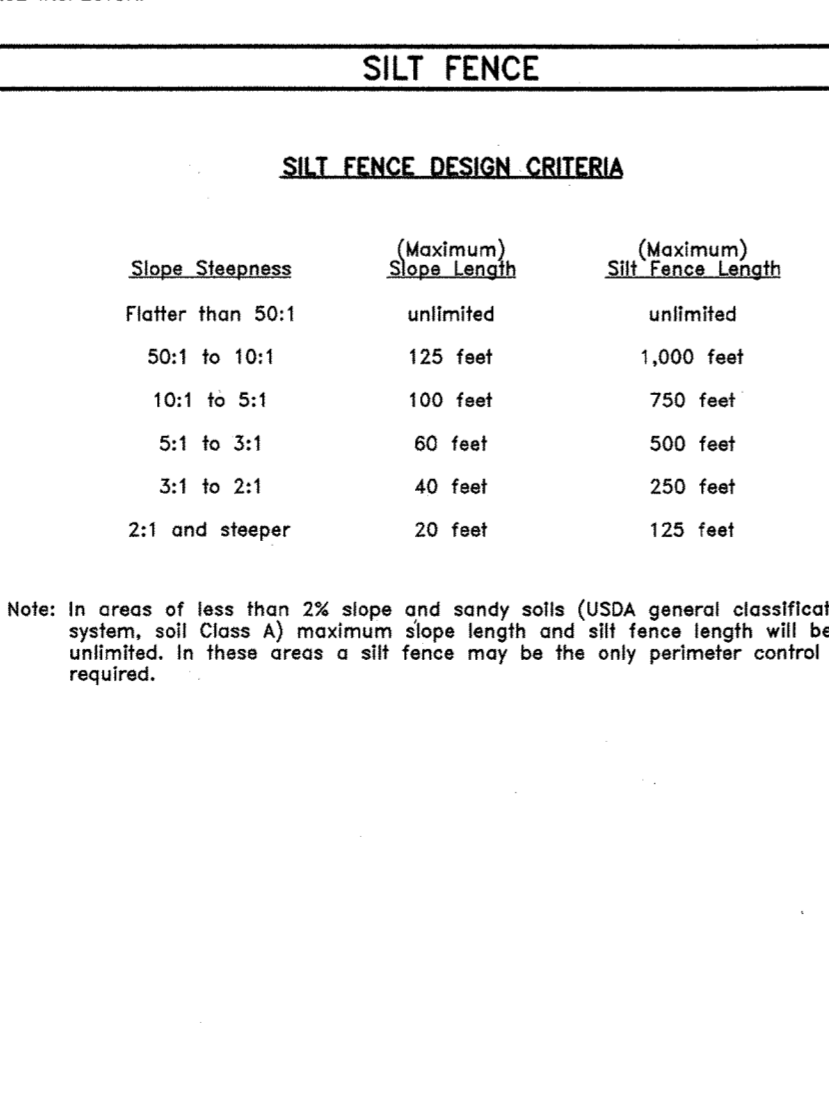
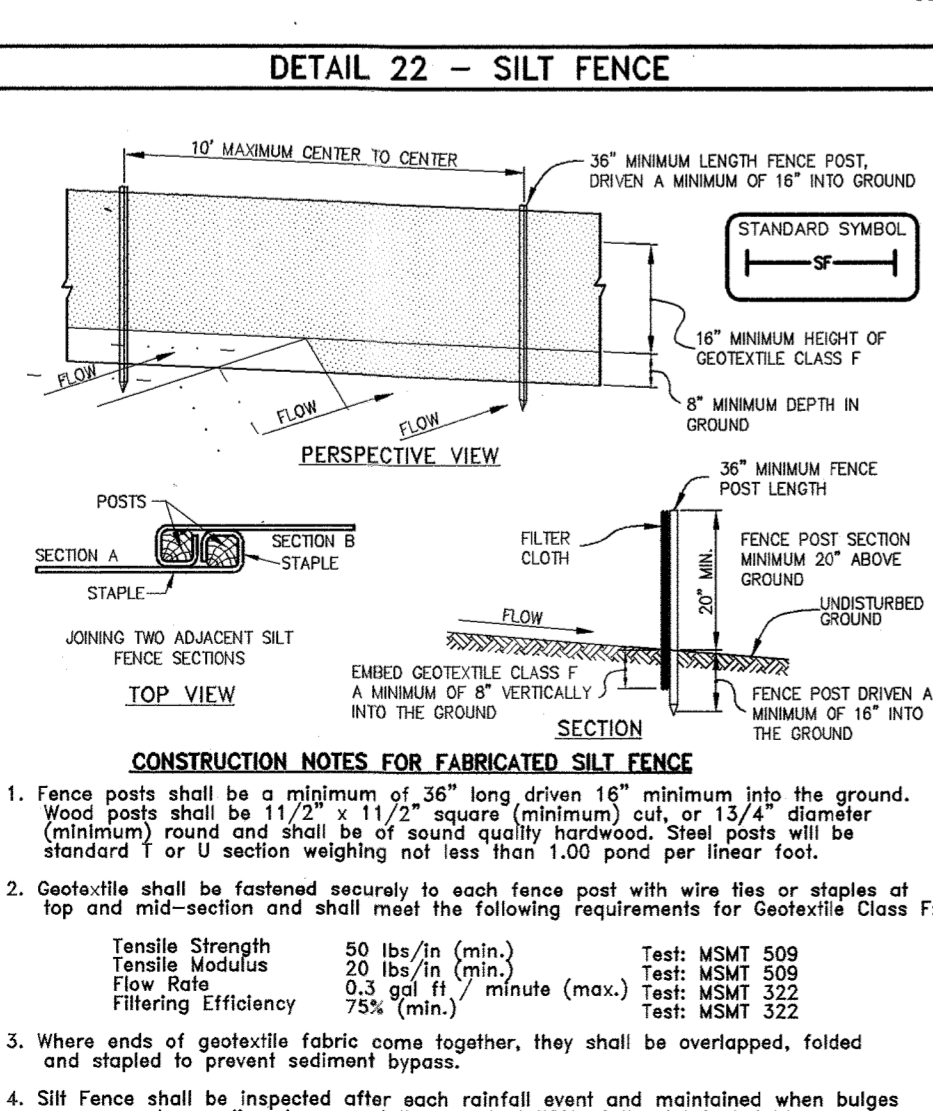
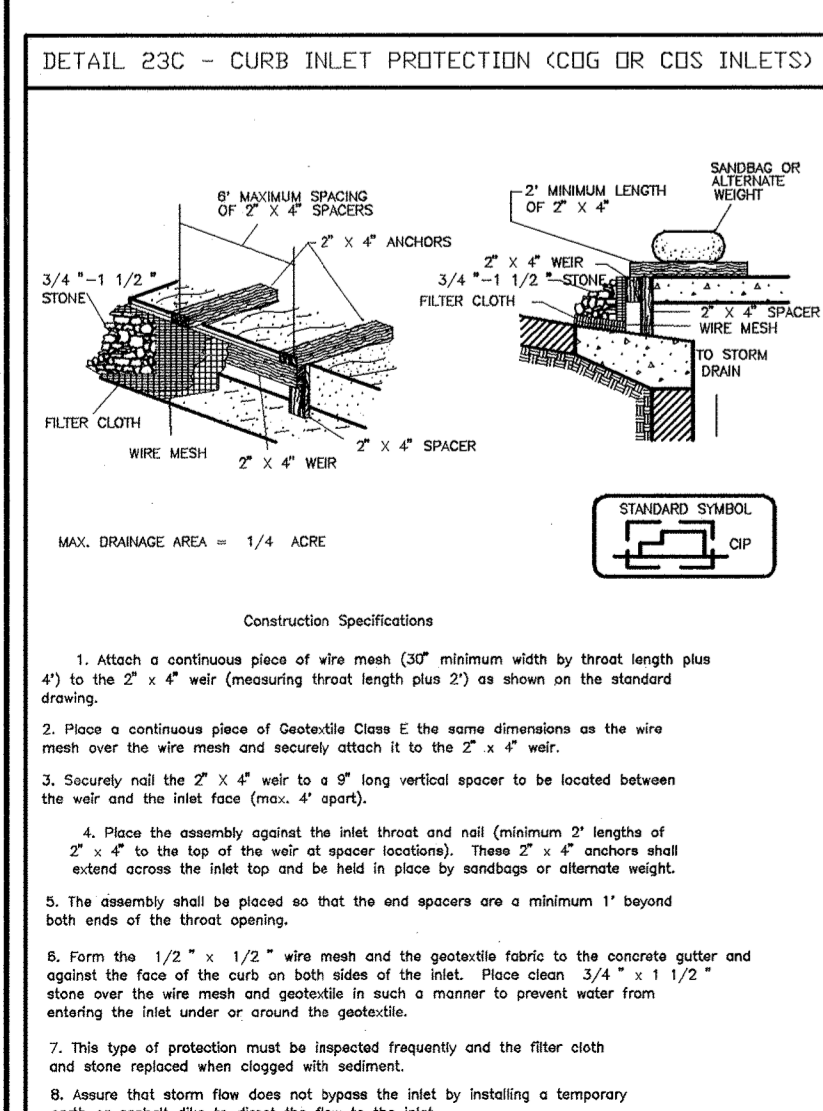
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

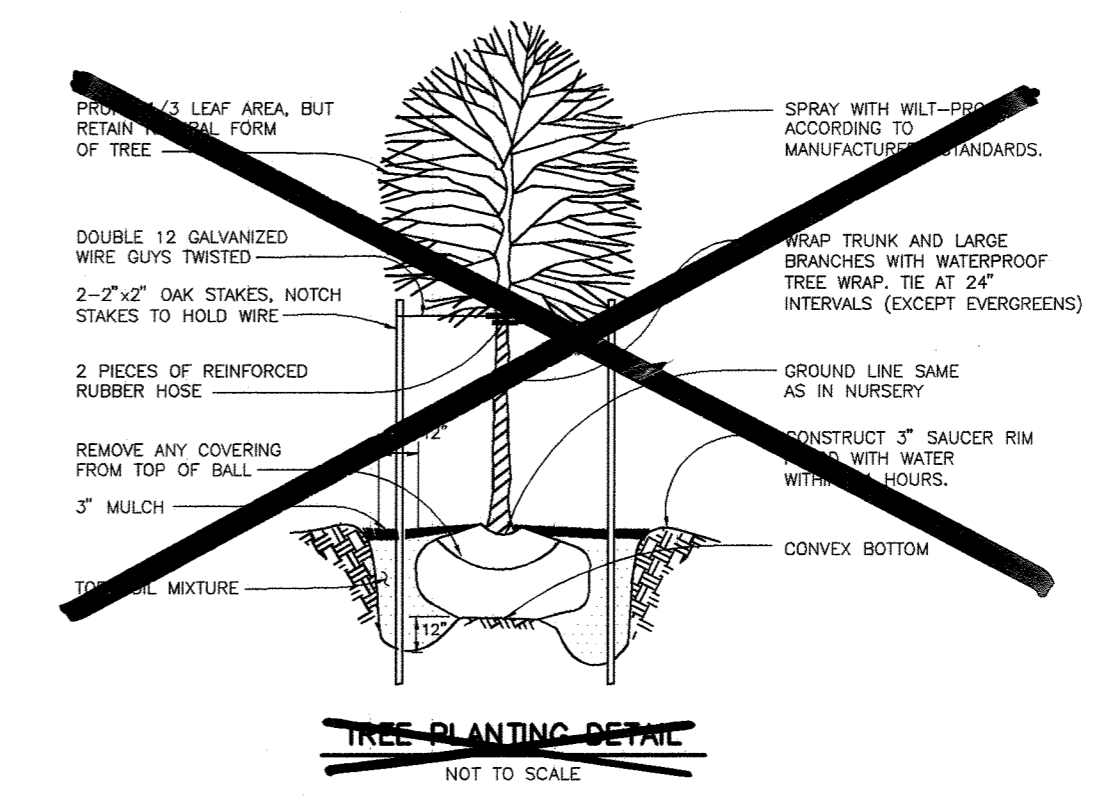
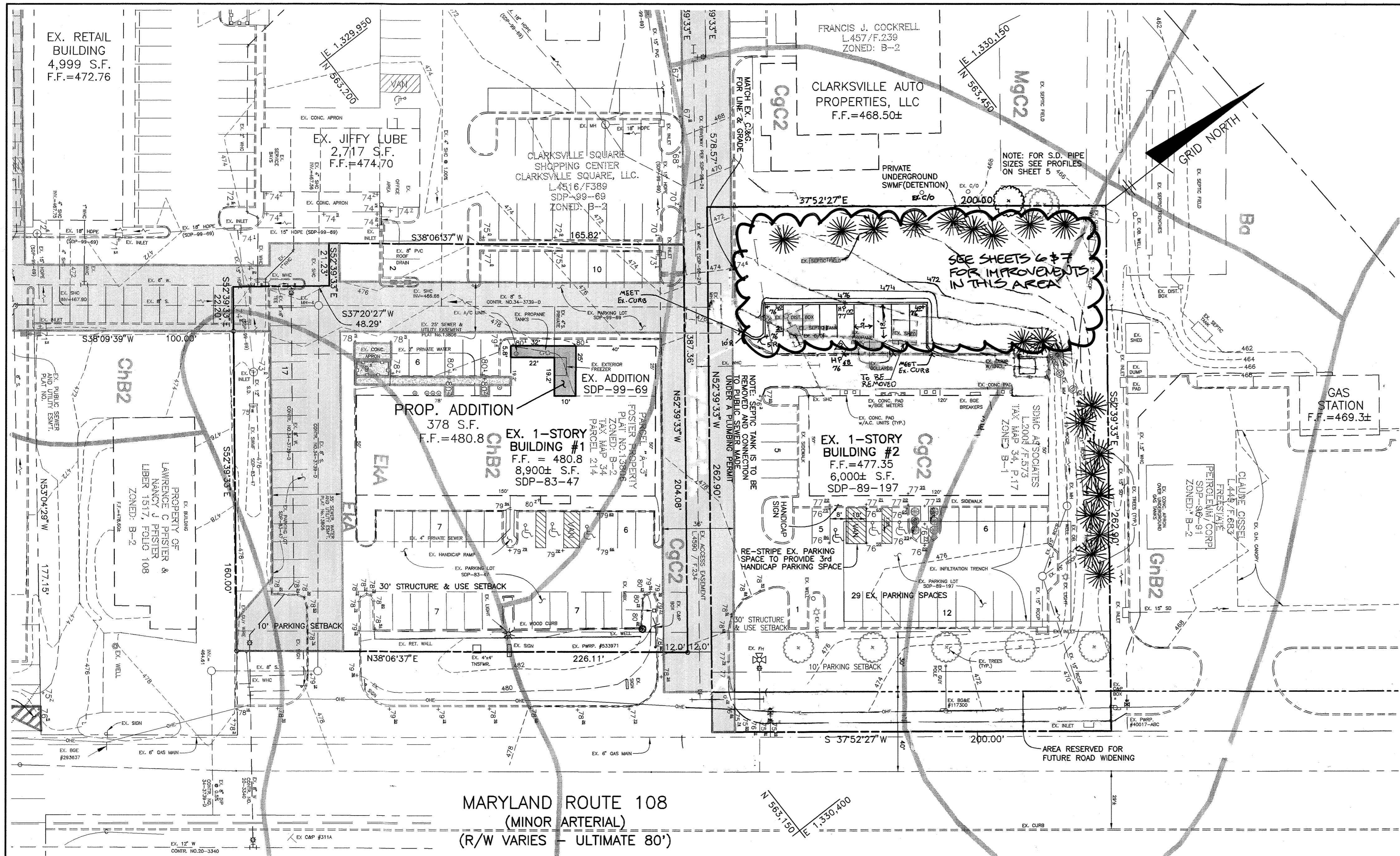
| | |
|------------------|---|
| OWNER/DEVELOPER: | SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499 |
| PROJECT: | SDMC PROPERTIES BUILDING AND PARKING ADDITIONS |
| LOCATION: | TAX MAP 34 - BLOCK 6 PARCELS 17 & P/O 215 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE: | SEDIMENT AND EROSION CONTROL NOTES & DETAILS |
| DATE: | JANUARY, 2000 MAY, 2000 |
| PROJECT NO.: | 1325 |
| SCALE: | AS SHOWN |
| DRAWING NO.: | 4 OF 7 |



| STRUCTURE | D-50 | LENGTH (L) | WIDTH (W) | THICKNESS (T) | SHA CLASS |
|-----------|------|------------|-----------|---------------|-----------|
| ES-1 | 9.5' | 9' @ 0% | 6' | 19" | I |

NOT TO SCALE





| SCHEDULE B PARKING LOT INTERNAL LANDSCAPING | |
|--|---------|
| NUMBER OF PARKING SPACES: | 22 |
| NUMBER OF TREES REQUIRED: | 1 (SLE) |
| NUMBER OF TREES PROVIDED: | 1 |
| OTHER TREES (2:1 SUBSTITUTION) | 0 |
| SHRUBS (10:1 SUBSTITUTION) | 0 |

| PLANTING LIST | | | |
|---------------|----------|--|--------------------------------|
| SYMBOL | QUANTITY | NAME | REMARKS |
| (Symbol) | 2 | ACER RUBRUM | 2 1/2" - 3" CAL. B&B FULL HEAD |
| (Symbol) | 1 | PINUS STROBUS "EASTERN WHITE PINE" OR EQUIVALENT | 6" - 10" H. UNSPRUCED |

NOTE: TREES SHOWN AS EXISTING INSTALLED UNDER SDP-89-197

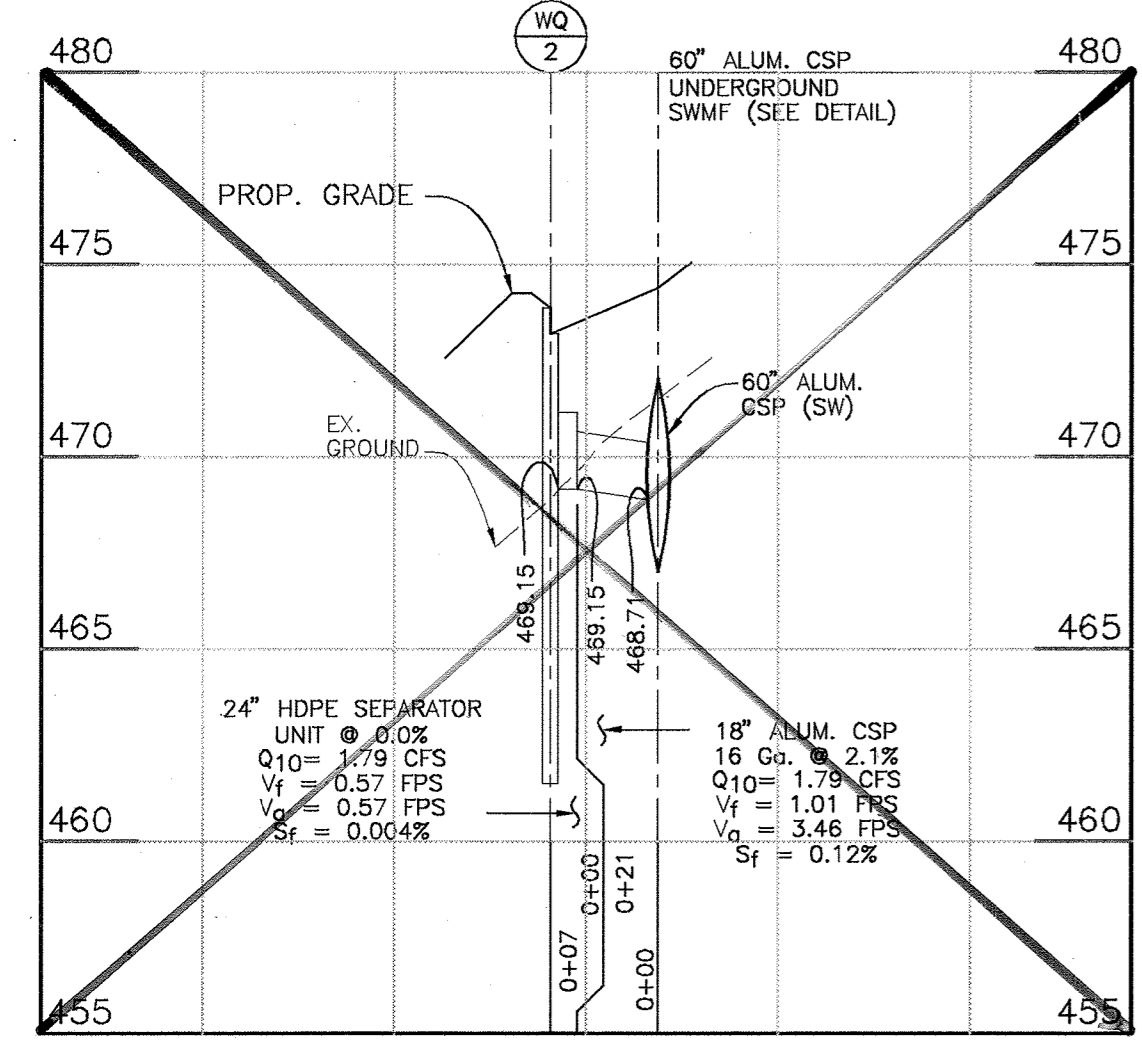
| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|--|-------|
| ADJACENT TO ROADWAY | NO |
| ADJACENT TO PERIMETER PROPERTIES | YES |
| PERIMETER NO. / LANDSCAPE TYPE | (1) C |
| LINEAR FEET OF PERIMETER (FRONTAGE/PERIMETER) | 26 |
| CREDIT FOR EXISTING VEGETATION: (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| CREDIT FOR WALL, FENCE OR BERM (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| NUMBER OF PLANTS REQUIRED: | |
| SHADE TREES | 1 |
| EVERGREEN TREES | 1 |
| OTHER TREES (2:1 SUBSTITUTION) | 1 |
| SHRUBS | 1 |
| NUMBER OF PLANTS PROVIDED: | |
| SHADE TREES | 1 |
| EVERGREEN TREES | 1 |
| OTHER TREES (2:1 SUBSTITUTION) | 1 |
| SHRUBS (10:1 SUBSTITUTION) | 1 |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | |

NOTES:
1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$750.00.
"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

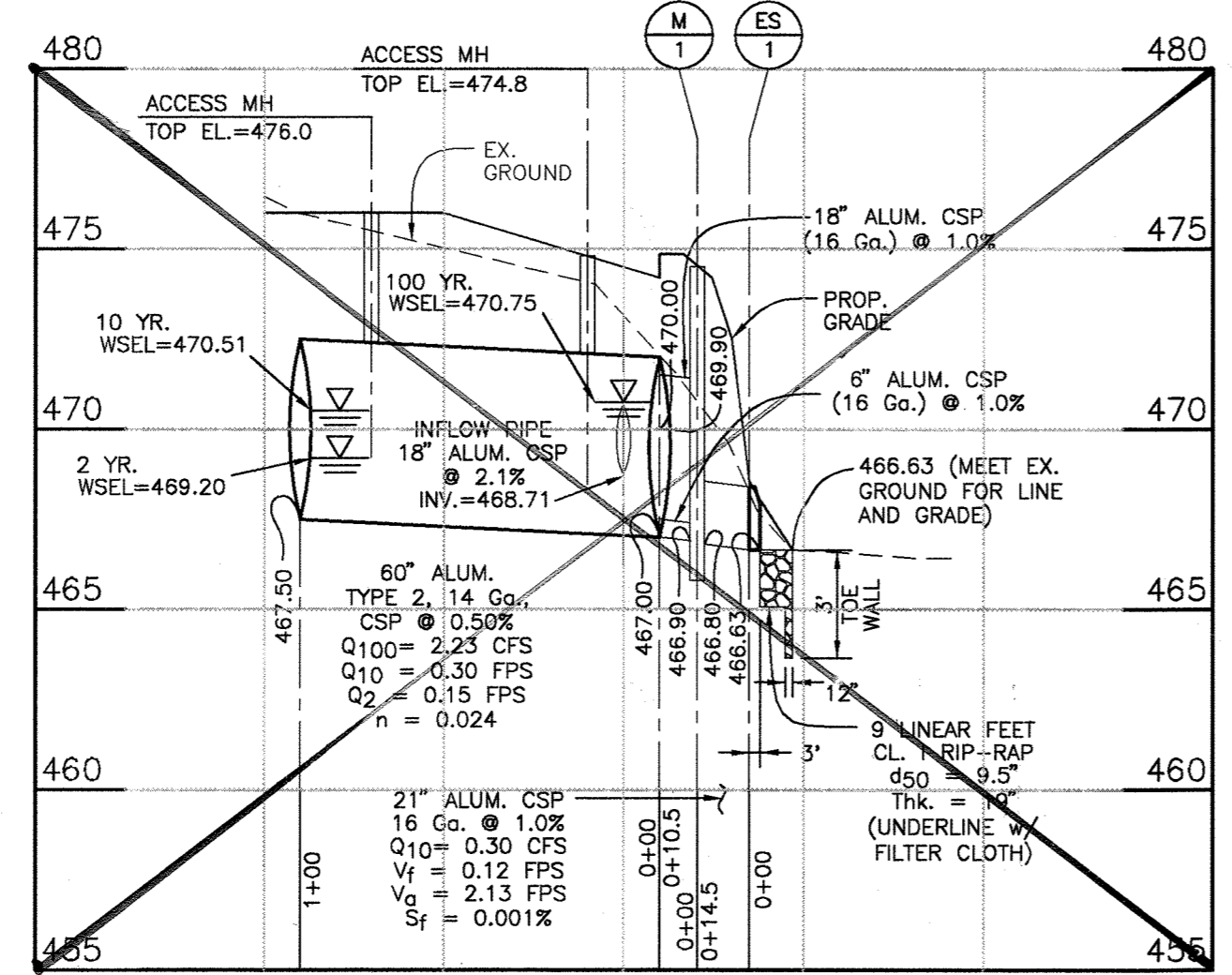
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12-21-20



MARYLAND ROUTE 108
(MINOR ARTERIAL)
(R/W VARIES - ULTIMATE 80')



STORM DRAIN PROFILE
FROM INLET TO SWMF
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



STORM DRAIN PROFILE
ALONG UNDERGROUND SWMF
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

| SOILS LEGEND | | |
|--------------|-----------|---|
| MAP SYMBOL | SOIL TYPE | MAPPING UNIT |
| CgC2 | B | CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED |
| ChB2 | C | GLENVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED |

SOILS MAP No.23

| PIPE SCHEDULE | | | |
|---------------|------|--------|----------------|
| RUN | SIZE | LENGTH | TYPE & CLASS |
| WQ-2 TO WQ-1 | 24" | 5' | HDPE SEPARATOR |
| WQ-1 TO SWMF | 16" | 78.5' | ALUM. CSP |
| SWMF TO MH-1 | 18" | 10.5' | ALUM. CSP |
| SWMF TO MH-1 | 6" | 10.5' | ALUM. CSP |
| 1 TO ES-1 | 21" | 14.5' | ALUM. CSP |

| STRUCTURE SCHEDULE | | | | | | | |
|--------------------|-------------------|--------------------------|-----------|------------|-----------|--------------|----------------------|
| NO. | TYPE | LOCATION | INVERT IN | INVERT OUT | TOP ELEV. | HO. CO. STD. | REMARKS |
| MH-1 | STD. PRE-CAST | N 583405.93 E 1330252.07 | 466.90 | 466.90 | 474.90 | G-5.12 | |
| WQ-1 | BAYSAYER "1K" | N 583397.64 E 1330233.68 | 465.15 | 465.15 | 473.75 | | SEE MANUFACT. SPECS. |
| WQ-2 | "A-10" | N 583404.49 E 1330234.37 | 469.15 | 469.15 | 474.0 | SD-4.02 | |
| | METAL END SECTION | N 583420.34 E 1330252.30 | 466.66 | 466.63 | 468.39 | SD-5.61 | |

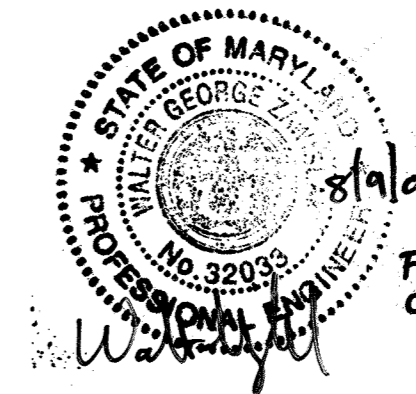
* = CENTER OF STRUCTURE AT THE TOP OF CURB

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Donald Mason* 7/14/00 DATE

Chief, Division of Land Development: *Cindy Hammett* 7/20/00 DATE

Director: *James R. Smith* 7/31/00 DATE



3 10/14/19 ADD SHEETS 6 & 7 TO PLAN SET FOR 13 PARKING SPACES BEHIND EX. BLDG #2 AND REVISE PLANS ACCORDINGLY

| NO. | DATE | REVISION |
|-----|---------|--|
| 1 | 9-28-05 | ADD 10 P.S. BEHIND BLDG #2 W/CURB & GUTTER |
| 2 | 1-5-01 | REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2 |

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason
PROFESSIONAL ENGINEER
6-27-00

OWNER/DEVELOPER: SDMC ASSOCIATES
21 BAY DRIVE
ANNAPOLIS, MD 21403
410-774-8499

PROJECT: SDMC PROPERTIES
BUILDING AND PARKING ADDITIONS

LOCATION: TAX MAP 34 - BLOCK 6
PARCELS 17 & P/O 214
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN AND
STORM DRAIN DRAINAGE AREA MAP

DATE: JANUARY, 2000
MAY, 2000 PROJECT NO. 1325

SCALE: AS SHOWN DRAWING 5 OF 7

Design: MLV Draft: MCR Check: DAM

| SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING | |
|---|----|
| NUMBER OF PARKING SPACES | 12 |
| NUMBER OF TREES/SIZES REQUIRED: | 1 |
| NUMBER OF TREES PROVIDED: | |
| SHADE TREES | 1 |
| OTHER TREES (2:1 SUBSTITUTION) | 1 |
| SHRUBS (10:1 SUBSTITUTION) | 0 |

| INTERNAL LANDSCAPE PLANTING LIST | | | |
|----------------------------------|----------|--|------------------|
| SYMBOL | QUANTITY | NAME | REMARKS |
| | 1 | ACER RUBRUM ARMSTRONG (Armstrong Columnar Red Maple) | 2-1/2" - 3" cal. |

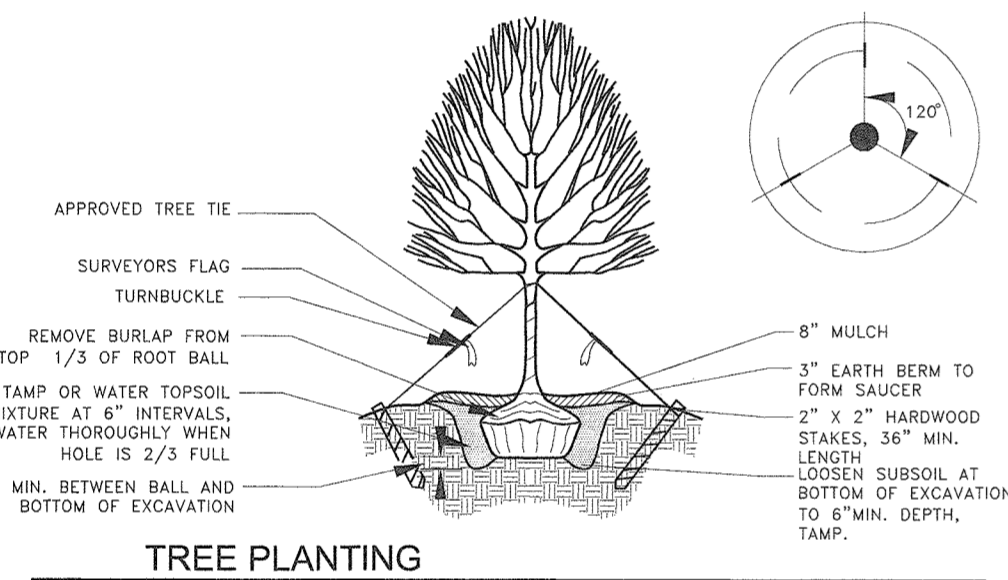
NOTE: ALTERNATIVE COMPLIANCE PETITION WP-20-005 WAS APPROVED BY LETTER DATED AUGUST 20, 2019, TO SECTION 16.1205(a)(7) TO REMOVE A 50'(dbh) SPECIMEN TREE AT THE SUBJECT PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:

- THE REMOVAL OF ONE SPECIMEN TREE (SILVER MAPLE) WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREE (2 TOTAL) WITH A MINIMUM 3" CALIBER NATIVE PLANT SPECIES AS PART OF THIS PROJECT'S DEVELOPMENT PLAN. SURETY FOR THE TREES WILL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE SITE DEVELOPMENT PLAN (REDLINE REVISION) SDP-00-085
- PROVIDE A NOTE ON THE SITE DEVELOPMENT PLAN (REDLINE REVISION) REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THE REGULATION SECTION PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL, AND THE CONDITIONS OF APPROVAL.

| SPECIMEN TREE REPLACEMENT PLANTING LIST | | | |
|---|----------|----------------------------------|------------------|
| SYMBOL | QUANTITY | NAME | REMARKS |
| | 2 | QUERCUS RUBRA (Northern Red Oak) | 2-1/2" - 3" cal. |

LANDSCAPING NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- PERIMETER LANDSCAPING OBLIGATIONS WERE PROVIDED UNDER SDP-89-197 & SDP-00-085, RESPECTIVELY, AS APPLICABLE.
- THE LANDSCAPING SHOWN ON THIS PLAN IS PICTORIAL FOR REQUIREMENT PURPOSES ONLY. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$900 FOR 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.



OWNER'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 OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Charles F. Moss 10/31/19 DATE
SDMC ASSOCIATES

FOREST CONSERVATION NOTE:

FOREST CONSERVATION SHALL BE PROVIDED FOR THE 11,740SF(0.27 AC.) OF DISTURBANCE. THE AFFORESTATION OBLIGATION OF 0.04 AC. WILL BE ADDRESSED BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$1,306.80

THE LIMIT OF DISTURBANCE FOR THIS IMPROVEMENT IS 11,740SF(0.27AC.) AND THE EARTHWORK IS LESS THAN 1,000CF; THEREFORE THE STANDARD HSCD SEDIMENT & EROSION CONTROL PLAN WILL BE UTILIZED FOR CONSTRUCTION

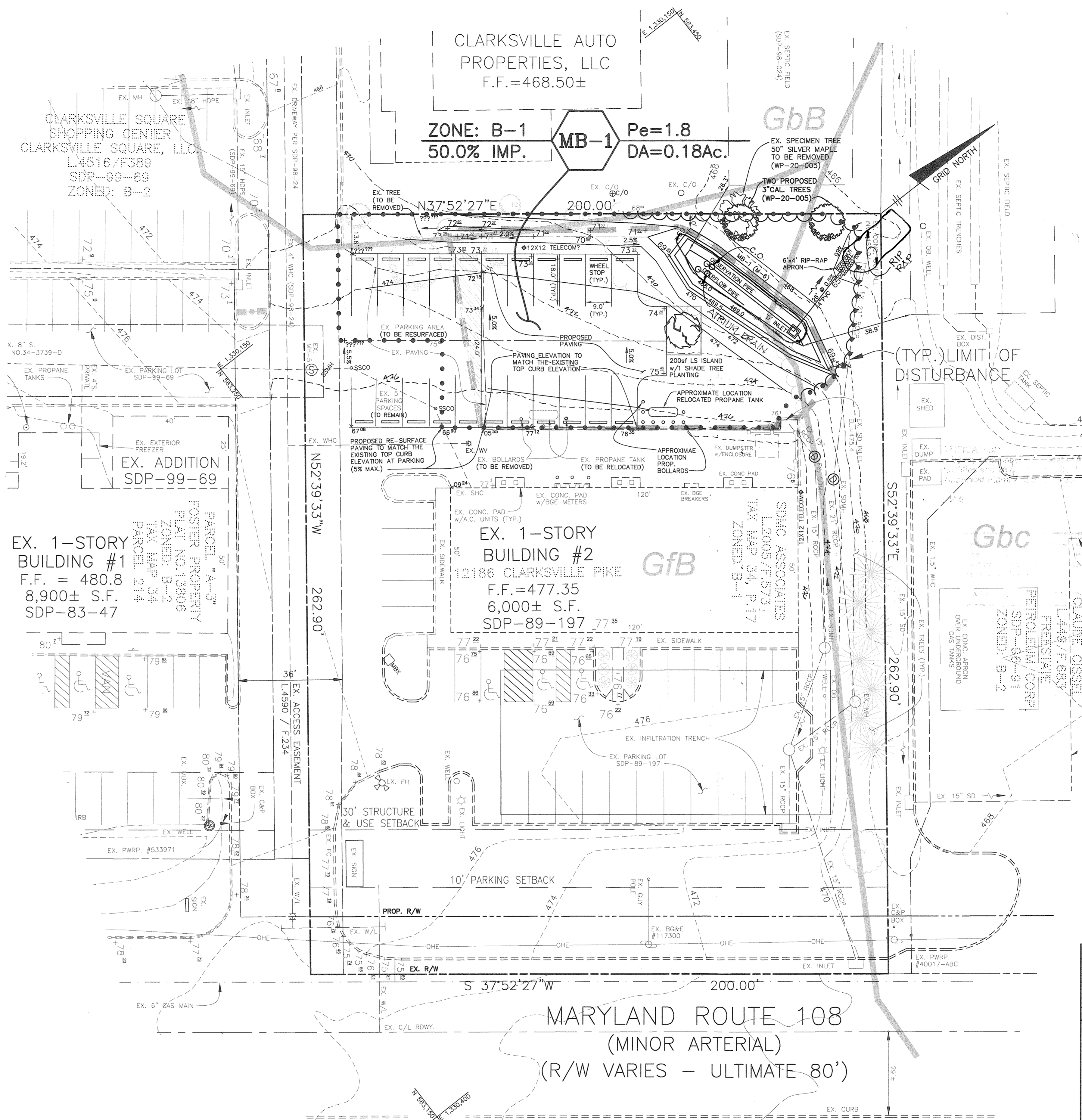
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 12-12-19 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Jim Martin (Acting) 12/26/19 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

AG 12-27-19 DATE
DIRECTOR

| SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND | | | | | |
|---|--------|------------------|-----------------|--|---------|
| SYMBOL | HYDRIC | HYDROLOGIC GROUP | ALTERNATE GROUP | NAME | K-VALUE |
| Gbb | | B | | GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES | 0.32 |
| Gbc | | B | | GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES | 0.32 |
| Gb | | B | D | GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES | 0.32 |



CONSTRUCTION SPECIFICATIONS

B.4.C Specifications for Micro-Bioretentation, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications:

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filtering Media or Planting Soil:

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretentation practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loam and/or(60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction:

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoers to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material:

Recommended plant material for micro-bioretentation practices can be found in Appendix A, Section A.2.3.

5. Plant Installation:

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains:

Underdrains should meet the following criteria:

- Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be 1/2" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/2" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/4" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

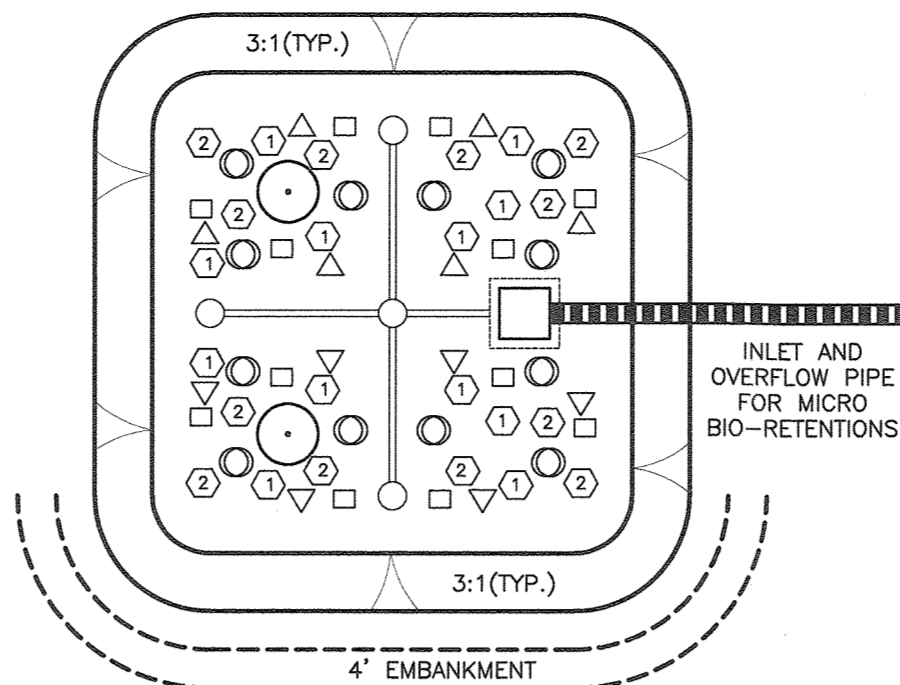
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous:

These practices may not be constructed until all contributing drainage area has been stabilized.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

| Material | Specifications | Size | Plantings are site-specific |
|--|---|--|---|
| Planting soil (2" to 4" deep) | use Appendix A, Table A.4 loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%), & compost (40%) | n/a | USDA soil types loamy sand or sandy loam; clay content < 5% |
| Organic content | Min. 10% by dry weight (ASTM D 2974) | | |
| Mulch | shredded hardwood | | aged 6 months, minimum no pine or wood chips |
| Pea gravel diaphragm | pea gravel: ASTM-D-448 | NO. 8 OR NO. 9 (1/8" TO 3/8") | |
| Curtain drain | ornamental stone: washed cobble | stone: 2" to 5" | |
| Geotextile | | n/a | PE Type 1 nonwoven |
| Gravel (underdrain and infiltration berms) | AASHTO M-43 | NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4") | |
| Underdrain piping | F 758, Type PS 28 or AASHTO M-278 | 4" to 6" rigid schedule 40 PVC or SDR35 | Slotted or perforated pipe, 3/8" perf @ 6" on center, 4 holes per row, minimum of 3" of gravel over pipe; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/2-inch galvanized hardware cloth. |
| Poured in place concrete (if required) | MSHA Min No. 3, f, c, - 3500 psi @ 28 days, normal weight, air-entrained, reinforcing to meet ASTM-A415-60 | n/a | concrete testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 318.8R9; vertical loading (10-10 or 10-20); allowable horizontal loading based on soil pressures; and analysis of potential cracking. |
| Sand | AASHTO-M-6 or ASTM-C-33 | 0.02" to 0.04" | Sand substitutions such as Dulse and Onyxones (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand. |



| PLANTING LEGEND | |
|-----------------|--------------------|
| SYMBOL | NAME |
| ① | LOBELIA CARDINALIS |
| ② | LOBELIA SIPHILTICA |
| □ | CAREX STRICTA |
| △ | IRIS VERSICOLOR |
| ○ | LIATRIS SPICATA |
| • | ILEX VERTICILLATA |

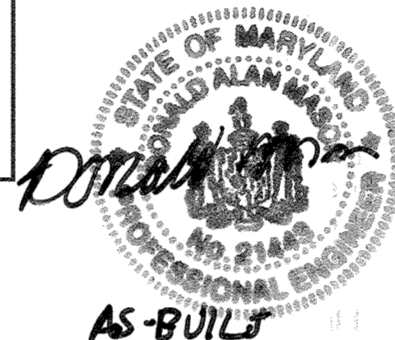
SCHEMATIC PLANTING DETAIL FOR (M-6) PRACTICES
NOT TO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-3) LANDSCAPE INFILTRATION (M-6) MICRO-BIORETENTION

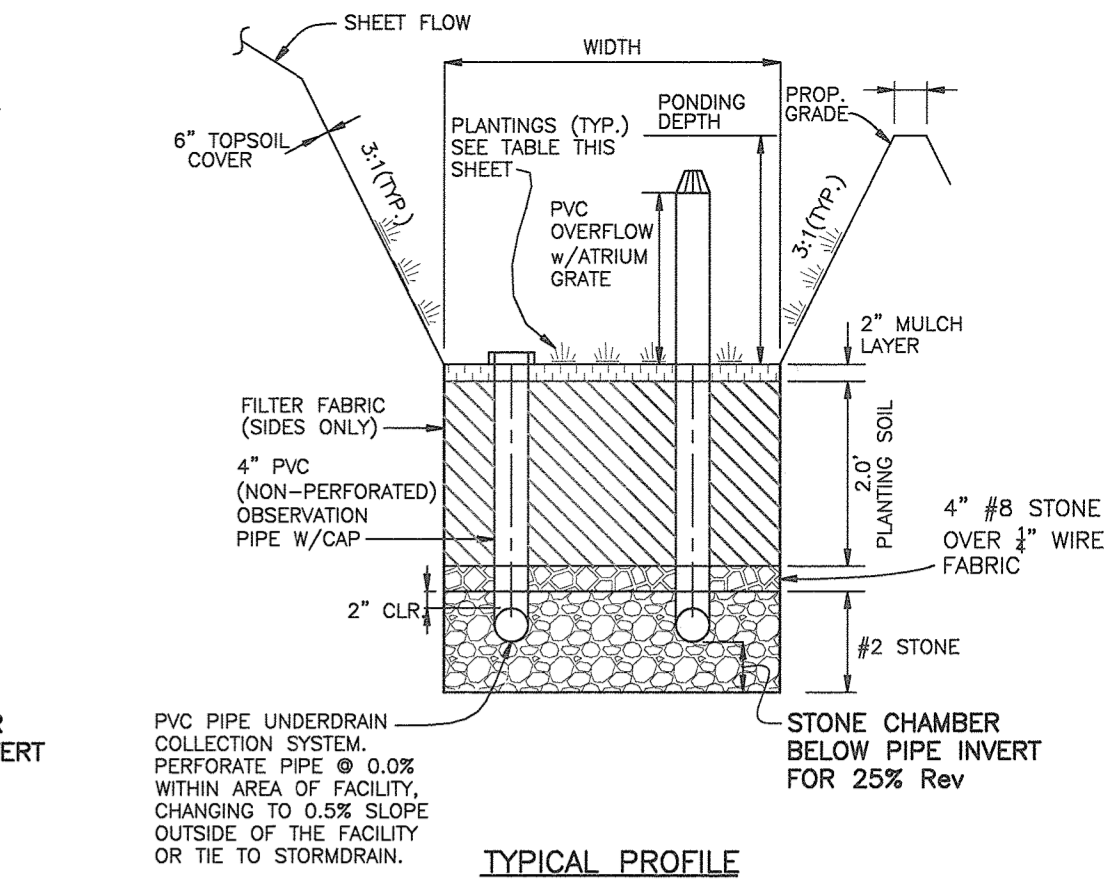
- The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- The Owner shall perform a plant inspection in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed the new layer is applied.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

| (M-6) Micro Bio-Retention Landscaping Chart | | | | | |
|---|---------------------|----------------------------|------------|----------|-------|
| PLANT NAME | COMMON NAME | SURFACE AREA TYPE | SIZE | QUANTITY | MB-1 |
| Ilex verticillata | Common Winterberry | shrub | 2.5'-3' ht | 2 | 242.8 |
| Lobelia cardinalis | Cardinal flower | perennial herbaceous plant | quart bulb | 16 | |
| Lobelia siphilitica | Great Blue Lobelia | perennial herbaceous plant | quart bulb | 16 | |
| Carex stricta | Upright Sedge | grass | quart bulb | 16 | |
| Irish versicolor | Blue Water Iris | perennial herbaceous plant | quart bulb | 16 | |
| Liatis spicata | Prairie Gay Feather | perennial herbaceous plant | quart bulb | 16 | |

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications.
Donald Mason, P.E. Date: 7/23/2020

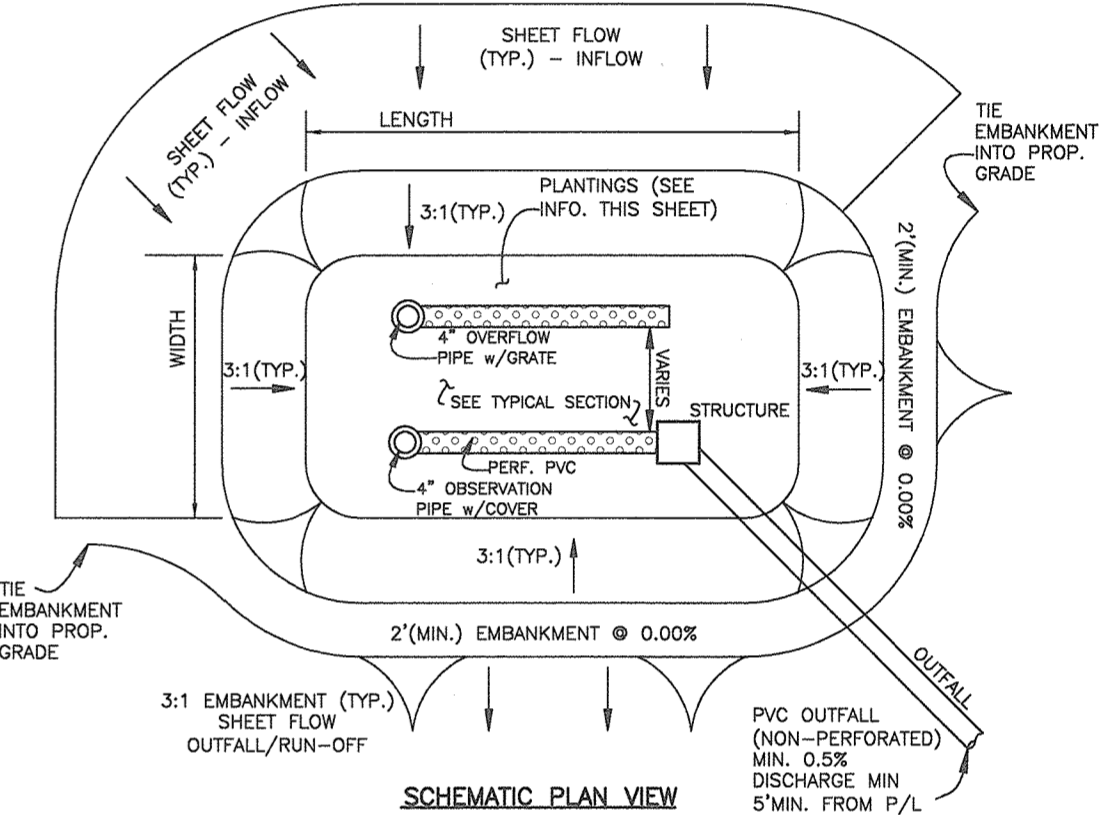


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443, Expiration Date: 12/31/20

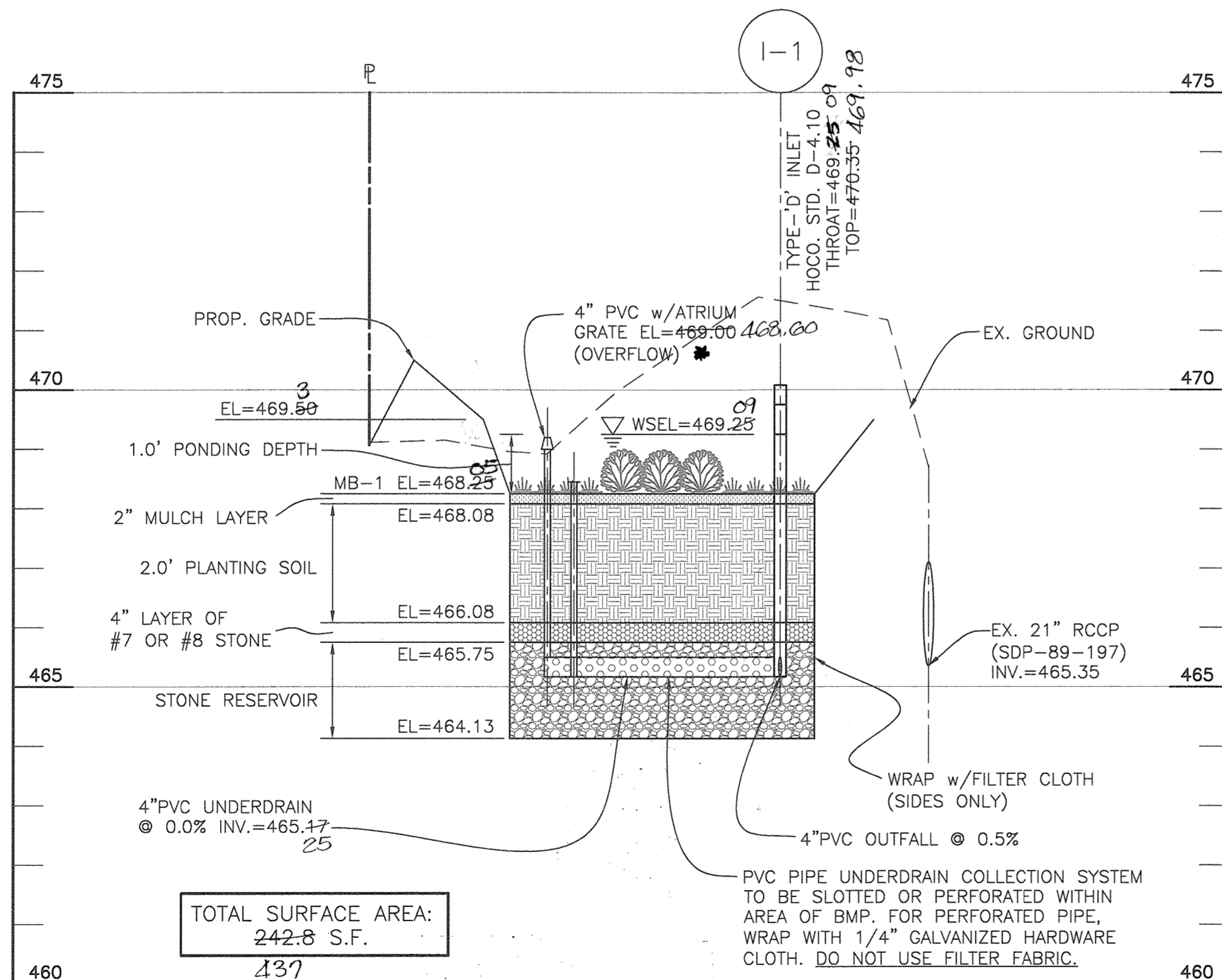


UNDERDRAIN, OVERFLOW AND OUTFALL NOTES

1. THE LAST CLEAN-OUT LOCATION WITHIN EACH MICRO-BIORETENTION FACILITY SHALL BE FITTED WITH A NON-CLOGGING SURFACE DRAIN (EXAMPLE: 4" ABS ROOF DRAIN W/CAST ALUMINUM DOME) AT THE POND SURFACE ELEVATION INDICATED IN THE CORRESPONDING TABLE ELEV. 2.
2. THE PVC WITHIN THE FACILITY SHALL BE PERFORATED.
3. THE UNDER-DRAIN AND PIPE TO OUTFALL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 2' BELOW FINISHED GRADE AND SHALL MAINTAIN A MINIMUM 0.5% SLOPE AND MAINTAIN A MINIMUM OF 1' OF SEPARATION AT ALL CROSSINGS.



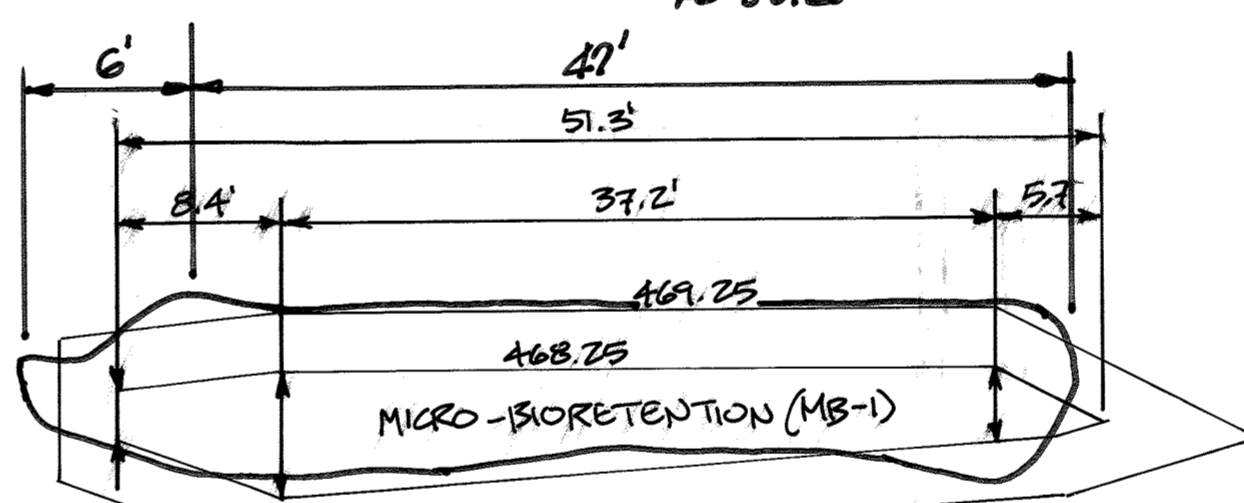
STANDARD MICRO-BIORETENTION DETAILS
NOT TO SCALE



MICRO-BIORETENTION PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

* OVERFLOW PIPE IS NOT CONNECTED TO UNDERDRAIN PIPE.



MB-1 DIMENSION SCHEMATIC
SCALE: 1"=10'±

SWM NOTE:

THE PROPOSED NEW PARKING IMPERVIOUS AREA IS 3,435 SF. THERE IS APPROXIMATELY 310 SF OF EXISTING IMPERVIOUS AREA ABOVE WHAT WAS PROPOSED UNDER AN APPROVED REDLINE REVISION TO SDP-00-085. THIS AREA FALLS WITHIN THE PROPOSED LIMIT OF DISTURBANCE. THE PROPOSED SITE GRADING IS ADJUSTED TO INTERCEPT THIS AREA, THUS THE OVERALL IMPERVIOUS AREA TO BE TREATED WITHIN THE PROPOSED (M-6) MICRO-BIORETENTION FACILITY IS 3,745 SF.

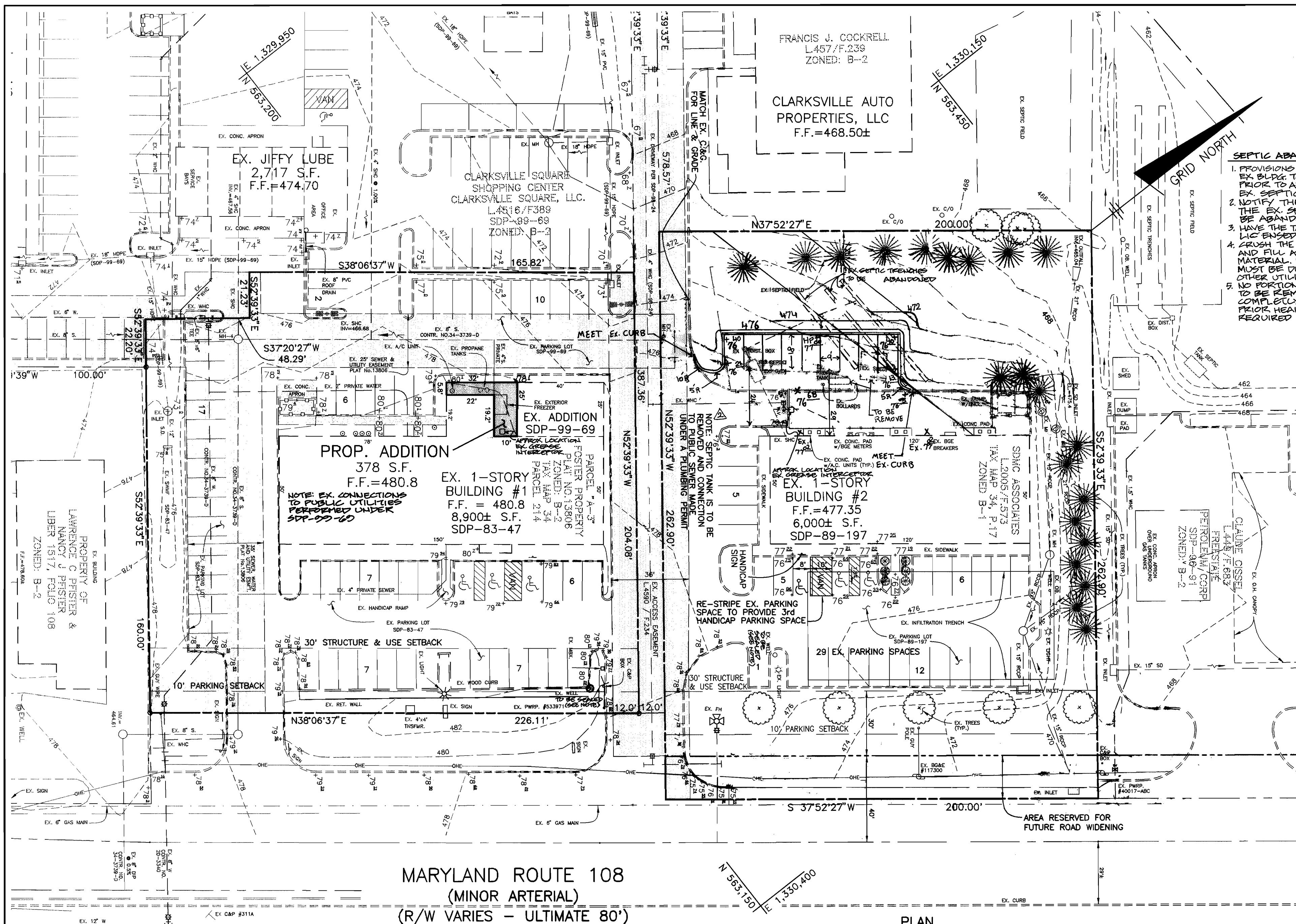
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12.12.19
12/26/19
12-28-19

| ESD STORMWATER MANAGEMENT SUMMARY TABLE | | | | | | | | | | | | | | | | | |
|---|----------|----------------------|------|---------|---------------|-------|------|-------------|----------|----------|-----------|----------|-------------|-----|-----------|----------|---------|
| LOT | Practice | | | DA (sf) | Imp Area (sf) | % Imp | Rv | Pe required | Af (sf) | | ESDv (cf) | | Pe Provided | REV | Ownership | | |
| | MDE | Type | No. | | | | | | Required | Provided | 2% DA? | Required | | | | Provided | |
| 1 | (M-6) | Micro-Bioretentation | MB-1 | 7,643 | 3,745 | 49% | 0.49 | 1.8 | 153 | 243 | PASS | 563 | 565 | 1.8 | 83 | 85 | Private |
| Totals per individual Drainage Area | | | | 7,643 | 3,745 | 49% | 0.49 | | | | | 563 | 565 | | | | |
| Totals per Overall Site | | | | 7,643 | 3,745 | 49% | 0.49 | 1.8 | | | | 563 | 565 | | | | |

Notes:
1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)

THIS SHEET IS ADDED TO APPROVED SDP-00-085 DATED MAY, 2000

| | | |
|--|----------|--|
| NO. | DATE | REVISION |
| 1 | 11-14-19 | ADD SHEETS 6 & 7 TO THE PLAN SET FOR 13 ADDITIONAL PARKING SPACES BEHIND EX. BLDG. #2 AND REVISE PLANS ACCORDINGLY |
| <p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (7) 410-465-6444 WWW.BEI-CVLENGINEERING.COM</p> | | |
| OWNER: | | SDMC ASSOCIATES 12186 CLARKSVILLE PIKE |
| DEVELOPER: | | SDMC ASSOCIATES 18420 BROOKE GROVE RD OLNEY, MD 20832 301-980-3030 |
| DESIGN: MCR | | DRAFT: MCR |
| TAX MAP: 34 GRID: 0006 PARCEL: 17 ZONED: B-1 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND | | REVISED SITE DEVELOPMENT PLAN PROPOSED PARKING ADDITION ESD-SWM PROFILES & DETAILS |
| DATE: OCTOBER, 2019 | | BEI PROJECT NO. 2950 |
| SCALE: 1"=20' | | SHEET 7 OF 7 |



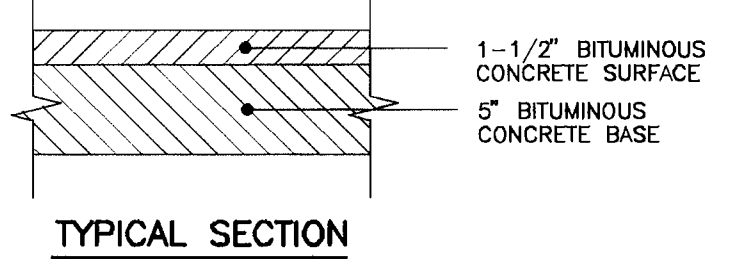
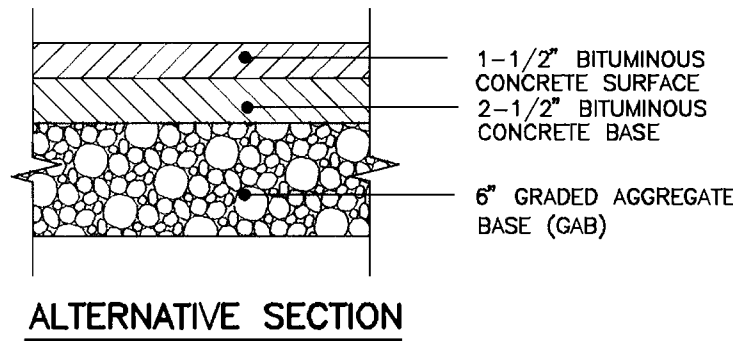
MARYLAND ROUTE 108
(MINOR ARTERIAL)
(R/W VARIES - ULTIMATE 80')

PLAN
SCALE: 1" = 30'

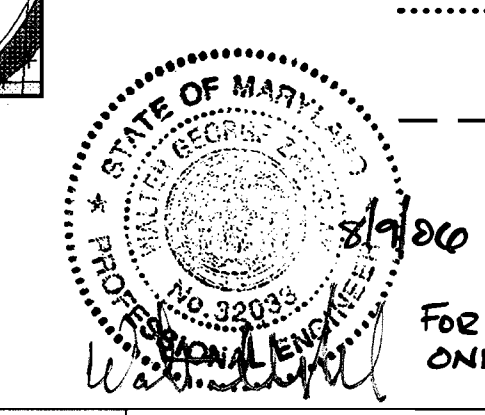
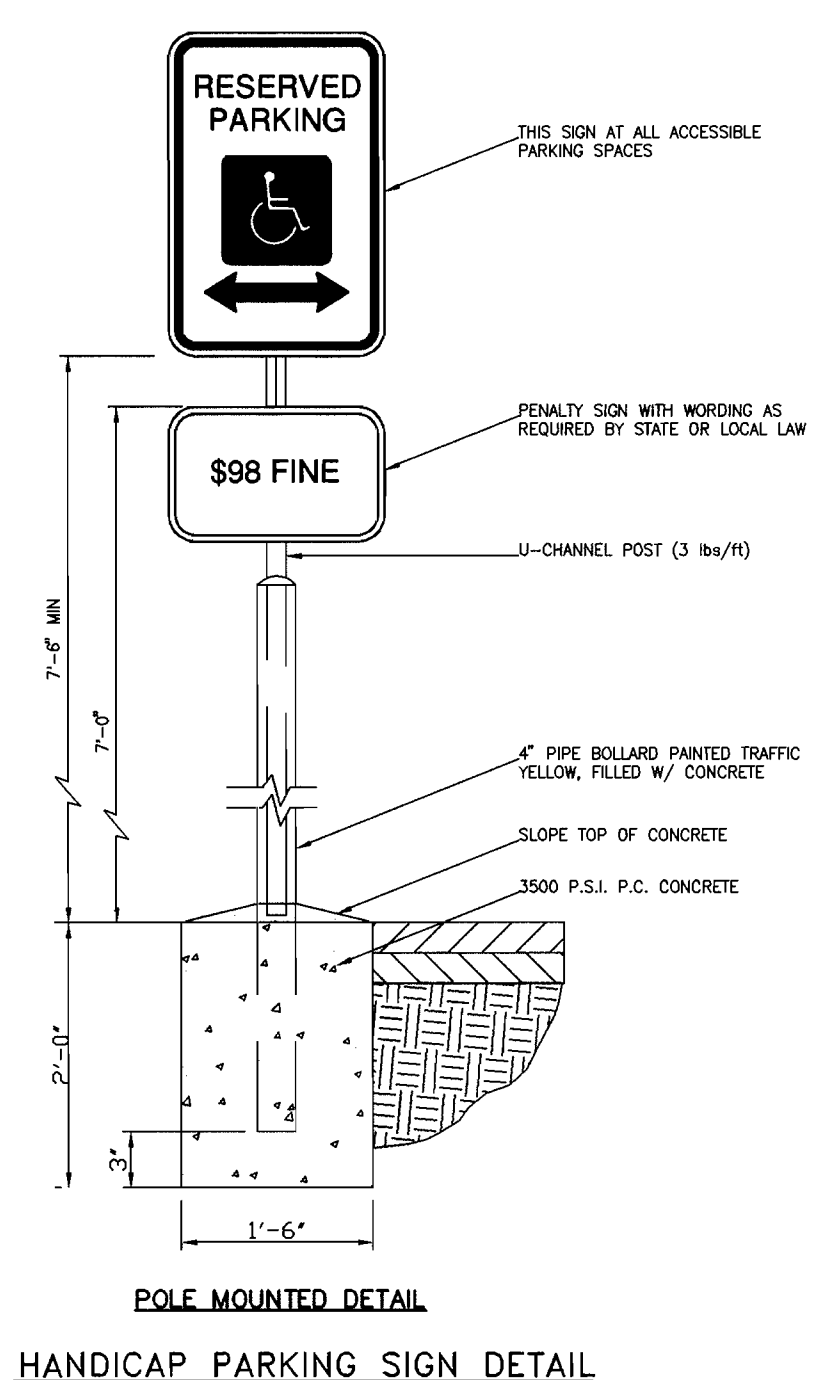
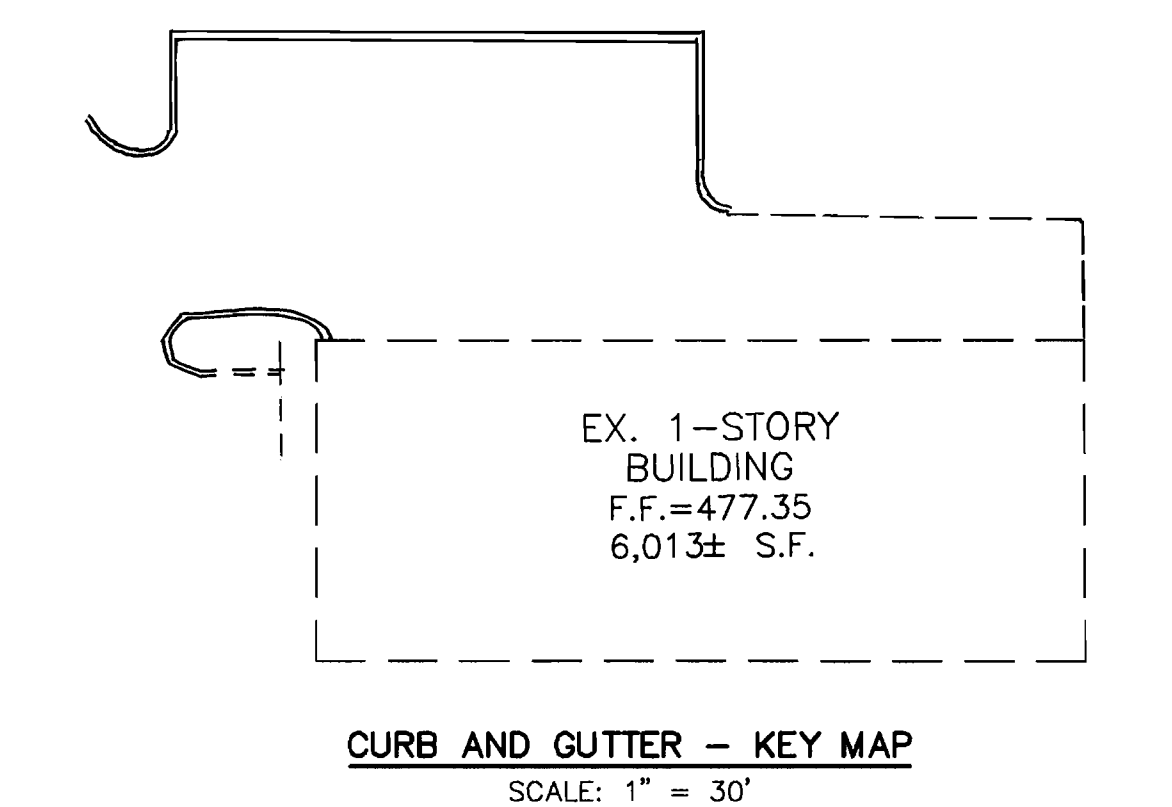
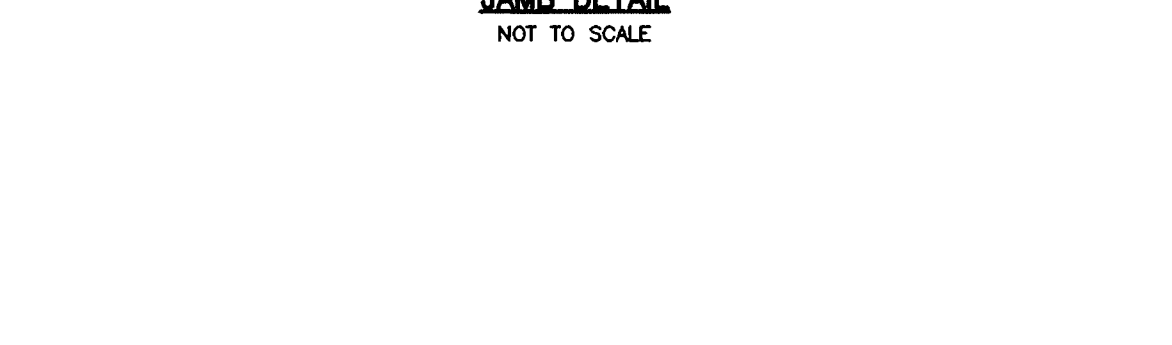
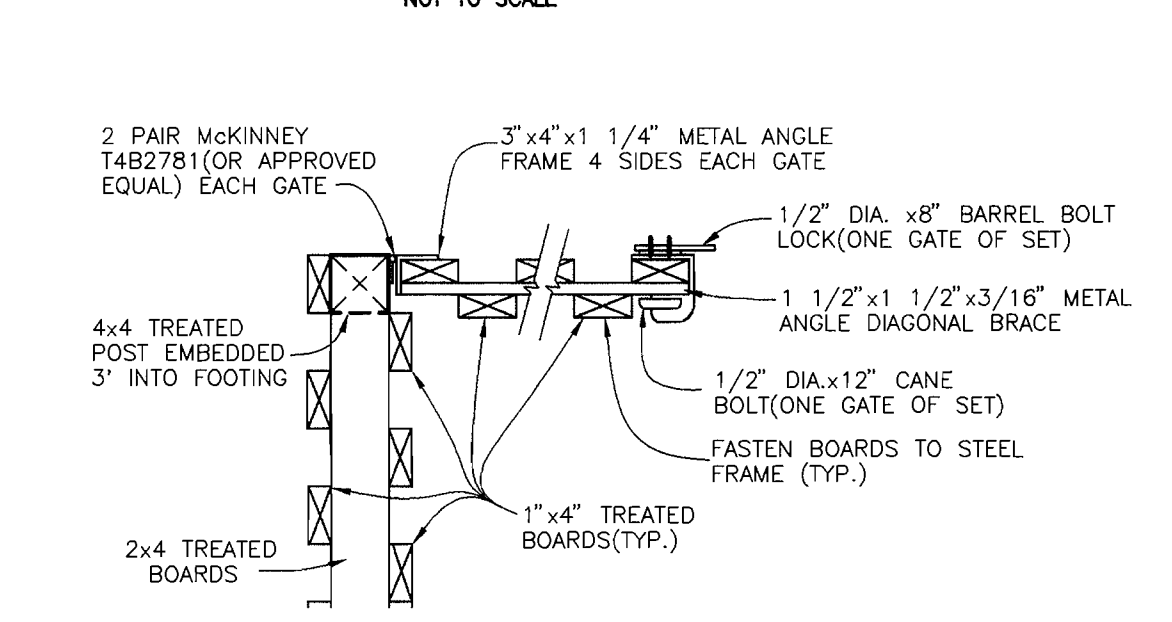
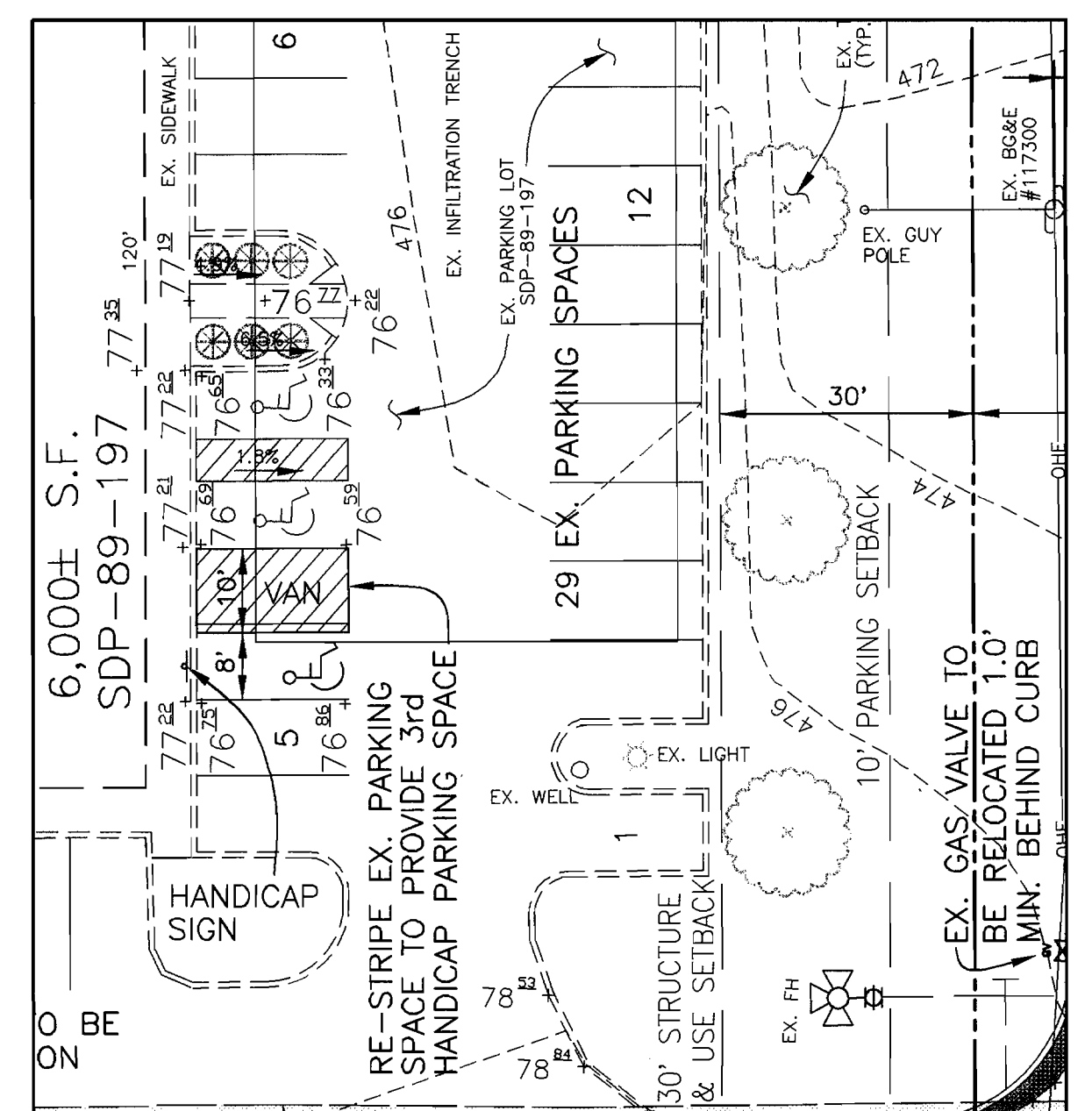
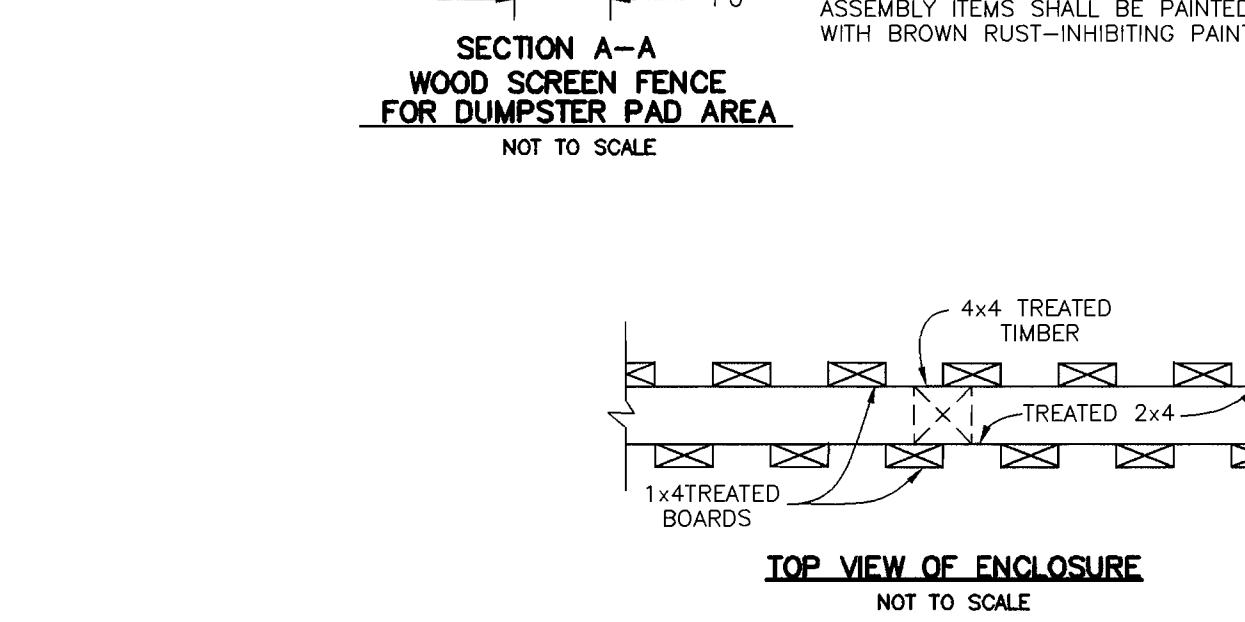
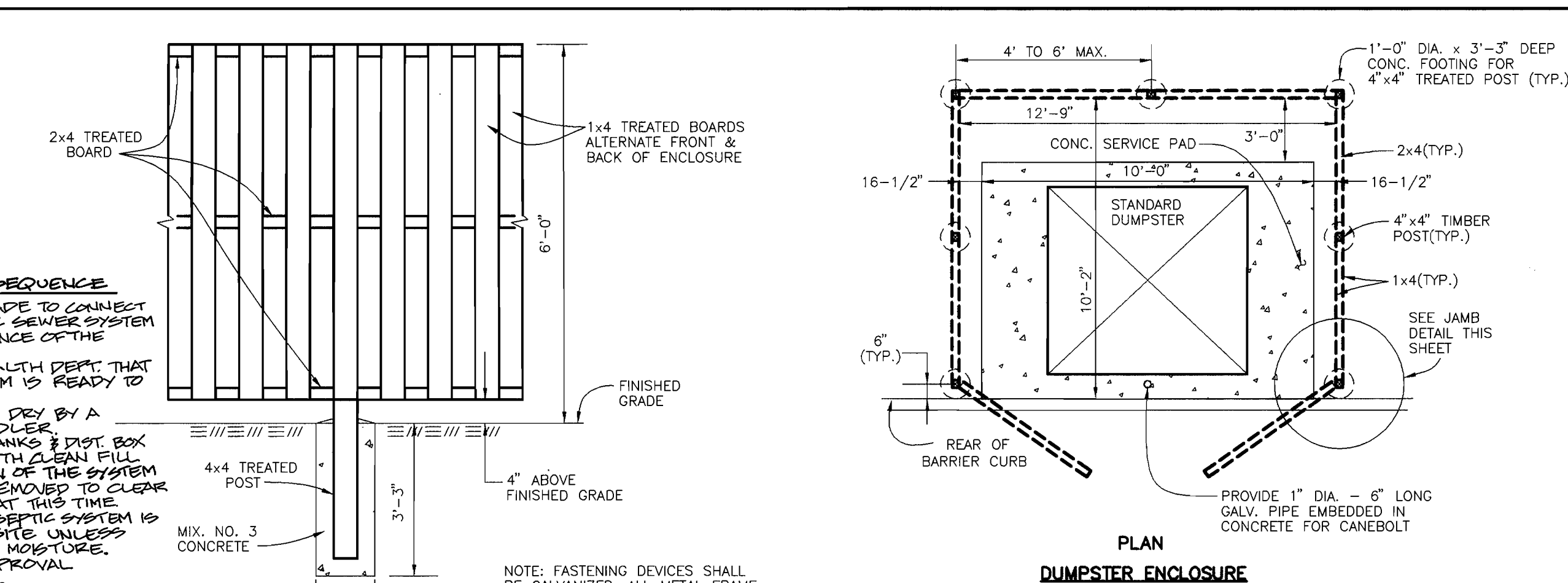
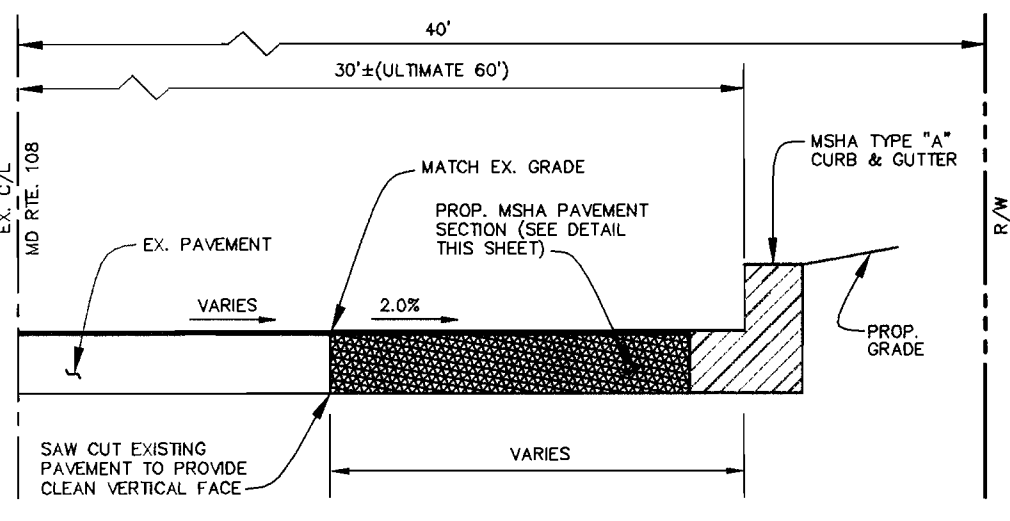
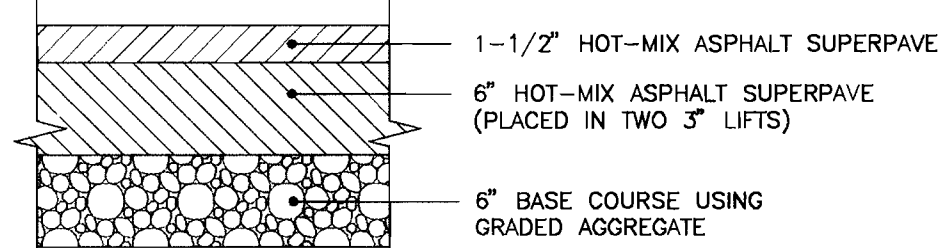
NOTE: ALL PROPOSED PAVING SHOWN ON THIS PLAN IS TO BE HO. CO. STD. 2.01 "P-2" EXCEPT WITHIN THE STATE R.O.W. WHICH WILL BE IN ACCORDANCE WITH THE SHA PAVING SECTION SHOWN ON THESE PLANS

LEGEND

- EXISTING CONTOURS ——— 999
- PROPOSED CONTOURS ——— 999
- EXISTING WOODS LINE ———
- PROPOSED WOODS LINE ———
- EXISTING STRUCTURE ———
- PROPOSED STRUCTURE ———



P-2 PAVEMENT DETAIL
NOT TO SCALE



| NO. | DATE | REVISION |
|---------|------|--|
| 11-4-05 | | ADD 9 P.S. BEHIND BUILDING #2 W/CURB & GUTTER |
| 1-5-01 | | REVISE PLAN TO DELETE PARKING & SWM AT REAR OF BLDG #2 |

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
Dee J. Mitchell 7-26-00
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Hamilton 7/14/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
David Smith 7/26/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

OWNER/DEVELOPER: SDMC ASSOCIATES
 21 BAY DRIVE
 ANNAPOLIS, MD 21403
 410-774-8499

PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS
 LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & P/O 214 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TITLE: SITE DEVELOPMENT PLAN AND DETAILS
 DATE: JANUARY, 2000 PROJECT NO. 1325
 MAY, 2000
 SCALE: AS SHOWN DRAWING 2 OF 5

| SHEET INDEX | |
|-------------|--|
| NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | SITE DEVELOPMENT PLAN AND DETAILS |
| 3 | UNDERGROUND SWM NOTES AND DETAILS |
| 4 | SEDIMENT & EROSION CONTROL PLAN AND DETAILS |
| 5 | LANDSCAPE PLAN & STORM DRAIN DRAINAGE AREA MAP |

SDMC PROPERTIES BUILDING AND PARKING ADDITIONS

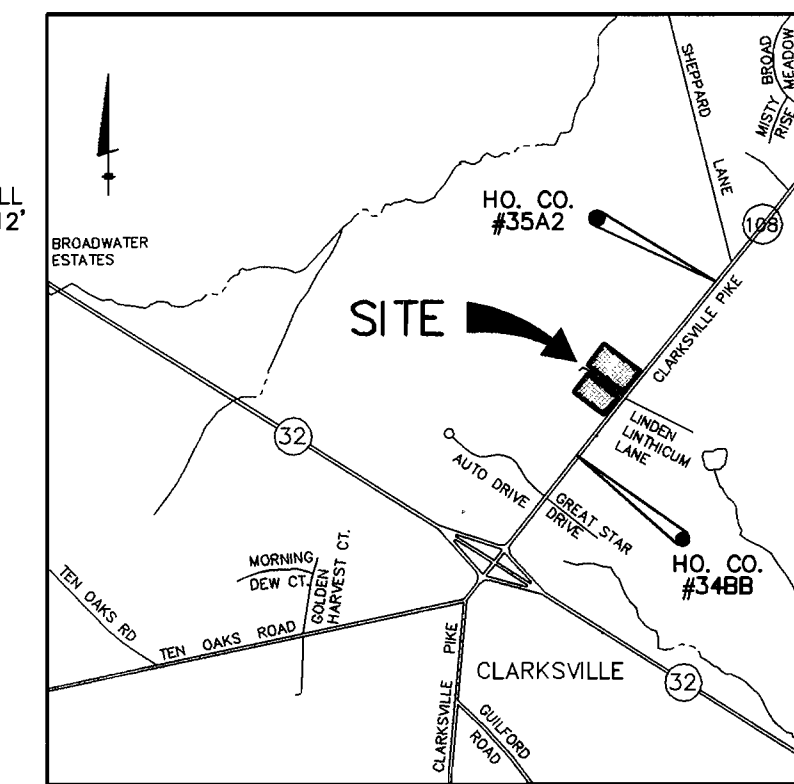
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

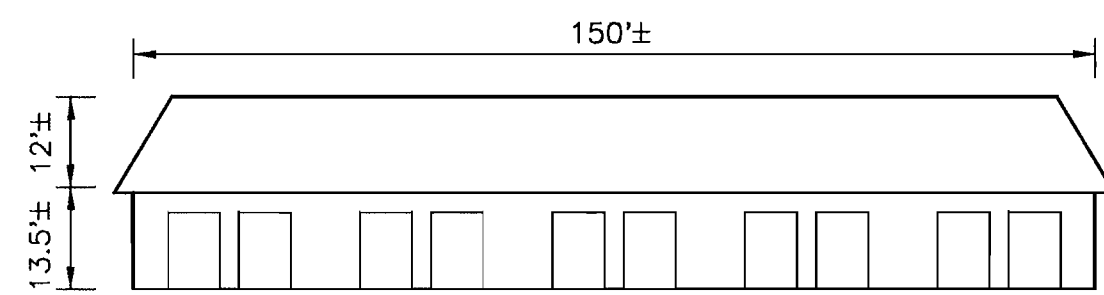
BENCH MARKS (NAD83)

HO. CO. No. 348B ELEV. 485.254
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3' DEEP) COLUMN,
 1.3' EAST OF THE EDGE OF PAVEMENT OF
 ROUTE 108, 87.5' NORTH OF THE SOUTHERN WALL
 LINE OF KENDALL HARDWARE PROJECTED AND 112'
 NORTH OF BGS POLE #531720. E 1,329,641.876'
 N 562,178.459

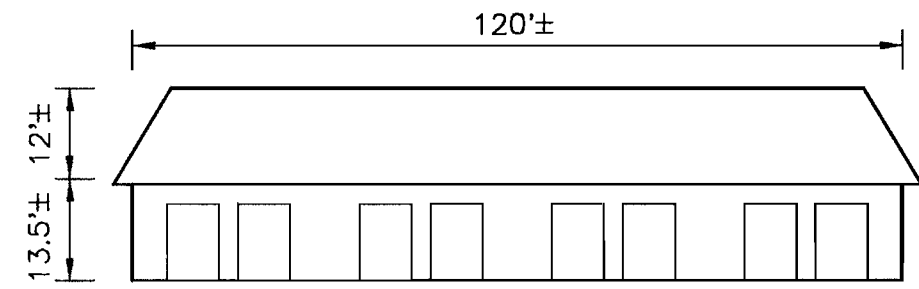
HO. CO. No. 35A2 ELEV. 488.644
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3' DEEP) CYLINDRIC BASE
 2.8' WEST OF THE EDGE OF ROUTE 108,
 214.5' SOUTH OF THE CENTERLINE OF
 SHEPPARD LANE AND 3.9' EAST OF A FENCE.
 N 564,154.800' E 1,331,201.112'



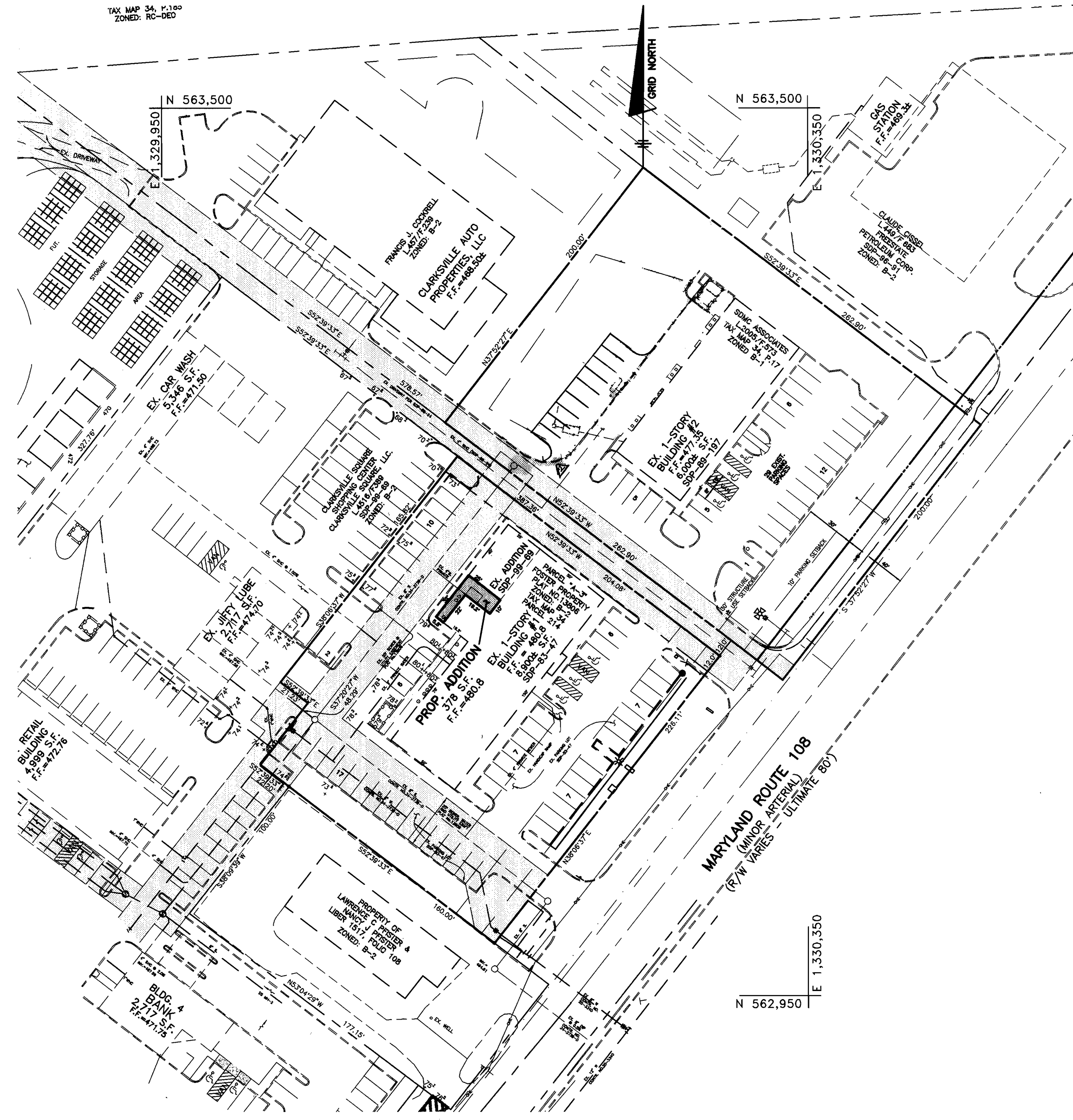
VICINITY MAP
SCALE: 1"=2000'



FRONT VIEW
ELEVATION - BUILDING #1
SCALE: 1" = 30'



FRONT VIEW
ELEVATION - BUILDING #2
SCALE: 1" = 30'



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA 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 MOST CURRENT 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 DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT NOVEMBER 15, 1999
- VERTICAL CONTROL BASED UPON HOWARD COUNTY NAD '27 CONTROL STATION No.2637003. HORIZONTAL CONTROL BASED UPON HOWARD COUNTY NAD '83 CONTROL STATIONS No.348B & No.35A2.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 34-3771-D. DRAINAGE AREA IS IN THE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND FACILITY FOR WATER QUANTITY CONTROL. QUALITY CONTROL WILL BE PROVIDED BY A BAYSAYER, INC. STORMWATER TREATMENT FACILITIES. THESE FACILITIES WILL BE PRIVATELY OWNED & MAINTAINED AND CONSTRUCTED UNDER THIS SDP.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ASSOC., INC., DATED JAN. 12, 2000
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: SDP-83-47, SDP-96-76, SDP-99-69, F-00-116 F-99-137(PARCEL 214), SDP-89-197(PARCEL 17)
- CONTRACTOR SHALL ADJUST ALL UTILITIES AND RIM ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- DISTURBANCE SHOWN ON PARCEL 17 IS CONDITIONALLY EXEMPT FROM FOREST CONSERVATION SINCE IT IS BEING PERFORMED ON A SINGLE LOT WITH TOTAL AREA OF DISTURBANCE LESS THAN 40,000 S.F. A DECLARATION OF INTENT FOR SINGLE LOT CLEARING LESS THAN 40,000 S.F. OF FOREST HAS BEEN FILED FOR PARCEL 17. PARCEL 214/A-3 IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iii) OF THE COUNTY CODE DUE TO APPROVAL OF A MASS GRADING PERMIT GRANTED PRIOR TO DECEMBER 31, 2000.
- PARCEL 214/A-3 IS ZONED B-2 AND PARCEL 17 IS ZONED B-1 AS PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD CO. ZONING REGULATIONS.
- A SHARED DRIVEWAY AGREEMENT FOR THE DRIVEWAY BETWEEN PARCELS 17 AND 214 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4590 AT FOLIO 0234.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$750.00.
- A MARYLAND STATE HIGHWAY ACCESS PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES WITHIN THE STATE HIGHWAY RIGHT-OF-WAY.
- EX. WELLS TO BE ABANDONED BY FILLING W/CONCRETE OR GROUT BY A LICENSED WELL DRILLER IN ACCORDANCE WITH THE LATEST HOWARD COUNTY HEALTH DEPT. STANDARDS.
- PARKING FOR THIS BUILDING ADDITION IS BEING PROVIDED VIA AN EXISTING CROSS EASEMENT AGREEMENT AND EXISTING PARKING AS APPROVED BY A LETTER FROM THE DEPARTMENT OF PLANNING AND ZONING DATED NOVEMBER 21, 2000 FOR THIS PROJECT.
- FURTHER DEVELOPMENT OF THIS PLAN WILL REQUIRE STORMWATER MANAGEMENT.

ONSITE PARKING TABULATION

| BLDG. NO. | PROP. USE | BUILDING AREA | PARKING REQUIRED | PARKING PROVIDED | HANDICAP SPACES REQUIRED | HANDICAP SPACES PROVIDED |
|-----------|------------|-------------------------------------|------------------|------------------|--------------------------|--------------------------|
| 1 | RETAIL | 7,400 sf. x 5/1000 | 37 | 62 | 3 | 3 |
| | RESTAURANT | (EX.) 1,500 sf. +(PROP.) 378 sf. | | | | |
| | | 1,878 sf. x 14/1000 | 27 | | | |
| | | | 64 TOTAL | | | |
| 2 | RETAIL | 6,013 sf. x 5/1000 | 30 | 38 | 3 | 3 |
| | | | 94 | 100 | 6 | 6 |

SITE DATA TABULATION

- GENERAL SITE DATA
- PRESENT ZONING: PARCEL 214/A-3-B-2; PARCEL 17-B-1
 - APPLICABLE DPZ FILE REFERENCES:
 F-94-113, SDP-99-69, F-00-116, SDP-83-47, SDP-96-76 * ADDITIONAL PARKING IS PROVIDED ON ADJACENT CLARKSVILLE SQUARE SHOPPING CENTER TO SATISFY THE REQUIRE PARKING FOR THIS SITE
 F-99-137(PARCEL 214), SDP-89-197(PARCEL 17)
 - PROPOSED USE OF SITE: COMMERCIAL
 - PROPOSED WATER PUBLIC
 PROPOSED SEWER PUBLIC

AREA TABULATION

| | PARCEL 214/A-3 BLDG.#1 | PARCEL 17 BLDG.#2 | TOTAL |
|--|---------------------------------|---------------------|------------------|
| 1.) TOTAL PROJECT AREA..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 2.) AREA OF 100 YR. FLOODPLAIN..... | N/A | N/A | - |
| 3.) NET AREA OF SITE..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 4.) AREA OF THIS PLAN SUBMISSION..... | 0.97 AC. | 1.21 AC. | 2.18 AC. |
| 5.) APPROXIMATE LIMIT OF DISTURBANCE..... | 378 S.F. | 15,738 S.F. | 0.37 AC. |
| 6.) BUILDING COVERAGE OF SITE (PERMITTED)..... | N/A | N/A | - |
| 7.) BUILDING COVERAGE OF SITE (PROPOSED)..... | 8900 S.F. EX. 378 S.F. PROP. | 6000 S.F. EX. (11%) | 15278 S.F. (16%) |
| OPEN SPACE DATA | 9278 S.F. TOTAL (22%) | | |

OPEN SPACE DATA

| | | | |
|--|---|---|---|
| 1.) OPEN SPACE ON SITE(0.0%)..... | - | - | - |
| 2.) AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS | - | - | - |
| ACRES REQUIRED..... | - | - | - |
| ACRES PROVIDED..... | - | - | - |

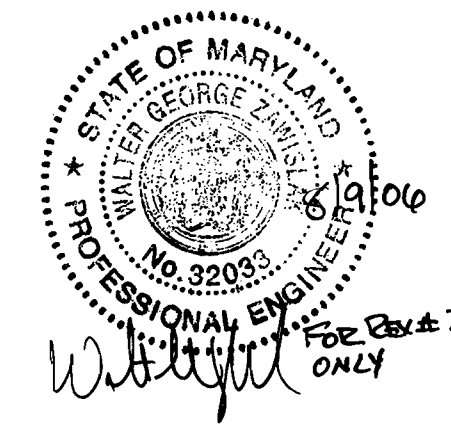
PARKING SPACE DATA

| | | | |
|---|--------------------|------------------------|----------|
| 1.) FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE..... | 6013 sf. 1st BLDG. | 8299 sf. 2nd BLDG. | 0.33 AC. |
| 2.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE..... | - | - | - |
| 3.) NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA..... | 64 | 30 | 94 |
| 4.) TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDING HANDICAP SPACES)..... | 62 | 51=(29 EX. & 22 PROP.) | 113 |
| 5.) NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE (INCL. IN TOTAL NO. ABOVE)..... | 3 | 3 | 6 |

LOCATION PLAN

SCALE: 1"=50'

| ADDRESS CHART | |
|---------------|------------------------|
| BLDG. NO. | STREET ADDRESS |
| 1 | 12206 CLARKSVILLE PIKE |
| 2 | 12180 CLARKSVILLE PIKE |



| NO. | DATE | REVISION |
|-----|---------|--|
| 1 | 11-4-05 | ADD 9 PS. BEHIND BUILDING #2 |
| 2 | 1-5-01 | REVISE PLAN TO DELETE PROP. PARKING LOT BEHIND BUILDING #2 |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

6-27-00

| | |
|--|---|
| OWNER/DEVELOPER: SDMC ASSOCIATES 21 BAY DRIVE ANNAPOLIS, MD 21403 410-774-8499 | PROJECT: SDMC PROPERTIES BUILDING AND PARKING ADDITIONS |
| LOCATION: TAX MAP 34 - BLOCK 6 PARCELS 17 & p.o. 214 (PARCEL A-3) 5th ELECTION DISTRICT (FOSTER PROP.) HOWARD COUNTY, MARYLAND | TITLE: COVER SHEET |
| DATE: JANUARY, 2000 MAY, 2000 | PROJECT NO. 1325 |
| SCALE: AS SHOWN | DRAWING 1 OF 5 |
| Design: MLV Draft: MCR Check: DAM | |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mr. Damann 7/14/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cinda Hemstra 7/28/00
CHIEF, DIVISION OF LAND DEVELOPMENT

Dir. L. Mc... 7-26
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

| PERMIT INFORMATION CHART | | | | | |
|---|--------------------|-------------------------------|------------|-----------------|----------------|
| SUBDIVISION NAME | LOT/PARCEL# | ZONE | TAX MAP | ELEC. DIST. | CENSUS |
| SDMC PROPERTIES AND FOSTER PROP. PARCEL A-3 | 17 & p.o. 214/A-3 | P.17 = B-1 P.214/A-3 = B-2 | 34 | 5th | 6051.01 |
| PLAT No. 13806 | BLOCK No. 6 | SEC./AREA N/A | TAX MAP 34 | ELEC. DIST. 5th | CENSUS 6051.01 |
| WATER CODE I-10 | SEWER CODE 6653500 | | | | |