

**GENERAL NOTES**

1. All construction shall be in accordance with the latest standards and specifications of Howard County and all other standards and specifications, if applicable.
2. The contractor shall notify "Tree Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
3. The contractor shall notify the following utilities or agencies at least five days before starting work on these drawings:  
 Tree Utility: 1-800-257-7777  
 Verizon: 1-800-621-9900  
 Howard County Bureau of Utilities: 313-2366  
 A-4 Cable Location Division: 393-3553  
 B-G & E Gas Contractors Services: 850-4620  
 B-G & E Gas Underground Damage Control: 787-4620  
 State Highway Administration: 531-5533
4. Site analysis:  
 Area of parcel: 4.3 Ac.  
 Present zoning: N-75E (employment center commercial) FDP 229  
 Use of structure: Restaurant  
 Building area: 11,750sf  
 Building coverage on site: 0.15 Ac. or 6.4% of gross area  
 Paved parking lot area: 22 Ac. or 51% of gross area  
 Area of landscape area: 0.17 Ac. = 7,260sf  
 There are no steep slopes on-site.
5. Project background:  
 Location: Columbia Year Tax Map 37, Parcel B-6  
 Zoning: N-75E  
 Section/Area: 1/1  
 Site Area: 2.4 Ac.  
 State references: SDP-98-05; WP-98-34; WP-97-107; FDP Phase 229; PB-315; F-00-57  
 SDP references: SDP-00-044; Plat #14126; Plat #14173
6. The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspector Division at (410) 313-1880 at least five (5) working days prior to start of work.
7. Any damage to public right-of-ways, paving, or existing utilities will be corrected at the contractor's expense.
8. Existing utilities located from Road Construction Plans, Field Surveys and available record drawings. Approximate location of existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to monitor uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
9. All reinforced concrete for storm drain structures shall have a minimum of 28 days strength of 3,500 p.s.i.
10. 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.
11. Estimates of earthwork quantities are provided solely for the purpose of calculating fees.
12. Soil construction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test.
13. All storm drain pipe laying shall meet manufacturers specifications and/or Howard County requirements.
14. Coordinates and elevations are based on Howard County Right-of-Way Monuments.
15. A noise study is not required for this project.
16. Existing topography is based on field run information performed by Gutschick, Little and Weber, Inc. P.A. in January 1999.
17. Paving sections to be standard P-2, see sheet 2 of 7 for P-3 paving area.
18. All curb and gutter to be Howard County Standard concrete Detail 3.01 unless otherwise specified.
19. Contractor responsible to construct all handicap parking and handicap access in accordance with current ADA requirements.
20. Where drainage flows away from curb, contractor to reverse the gutter pan.
21. All elevations are to finished/bottom of curb unless otherwise noted.
22. All dimensions are to face of curb unless otherwise noted.
23. Public water available from private parking area Contract #24-3813-D (6"), Public Sewer available from Maryland Route 108 Contract #547-5-B (6").
24. Stormwater Management is provided per F-98-101, Route 108 Commercial, Section One/Area One; Water Quality is provided per F-98-101.
25. All exterior lighting shall conform to Zoning Regulations Section 134. Parking Lot lighting to be KM Enclosure ET Luminaire, 25' Black Steel round poles, Metal Halide. For details contact Sherrill Yaffe with Commercial Lighting Sales, Inc. (410)796-1033.  
 Building to have inside water meter settings.
26. This site passed the 1990 traffic test on May 8, 1998 as a condition of approval for SP-98-05.
27. This site is exempt from the Forest Conservation Ordinance in accordance with 16.1202(b)(1)(iv). The Forest Conservation Ordinance have been taken care of under F-98-101.
28. All setbacks and other applicable regulations requirements will be in accordance with FDP-229. Building Restriction Lines from Arterial Rights-of-Way: 50'. Parking Restriction Lines from Arterial Rights-of-Way: 0'. No building or Parking Restriction Lines from internal lot line.
29. Existing storm drain structures/elevations are in accordance with F-98-101. Adjustments may be necessary to meet as-built vertical locations of storm drain stubs.
30. Contractor to connect all roof drains to storm drain system, see Architectural plans for details.
31. Contractor to see all areas adjacent to building, parking lot islands and area adjacent to entrance drive aisle. All other areas to be seeded and mulched.
32. Landscape Surety in the amount of \$16,050.00 will be included in the grading permit.
33. All sewer house connection cleanouts to be traffic bearing.

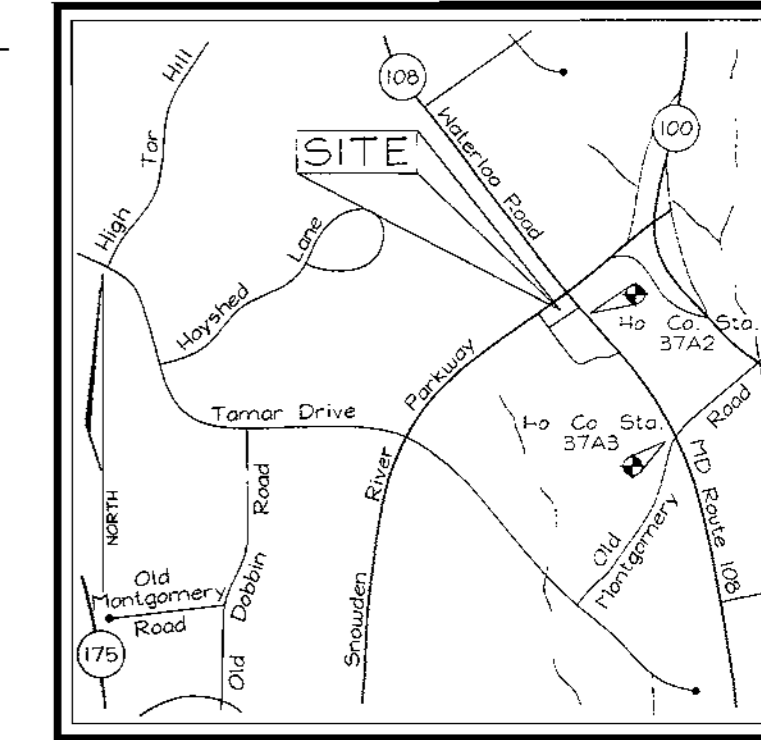
# SITE DEVELOPMENT PLAN

# BENNIGAN'S

## GRILL & TAVERN

**LEGEND**

- Existing Contour: - - - - -382
- Proposed Contour: ————+825.3
- Proposed Spot Elevation: □
- Direction of Flow: →
- Light Poles: □
- Concrete: [hatched pattern]

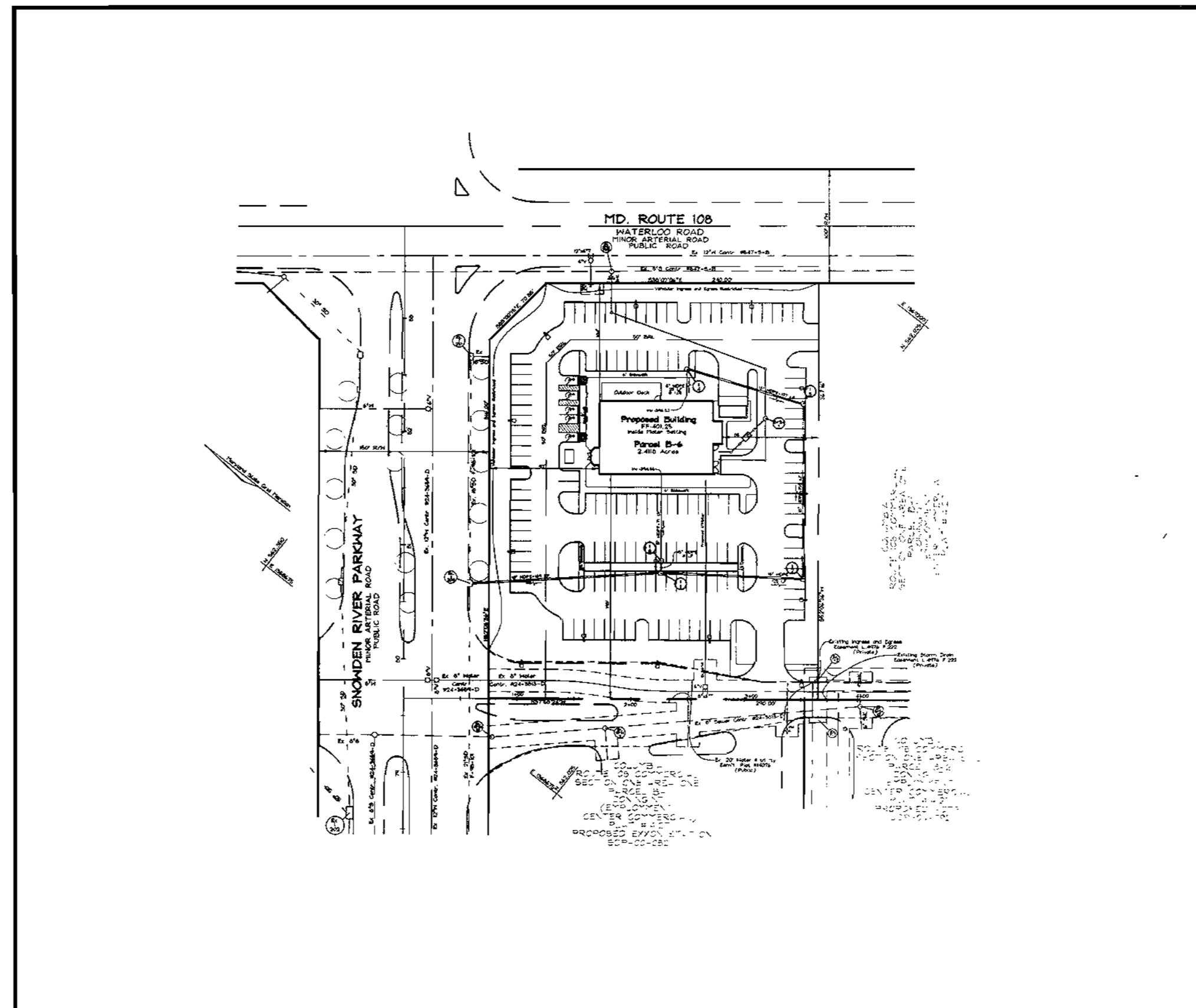


**BENCHMARKS**

Howard County Station 36EA - Elev. 955.906  
 Howard County Station 36HA - Elev. 292.872

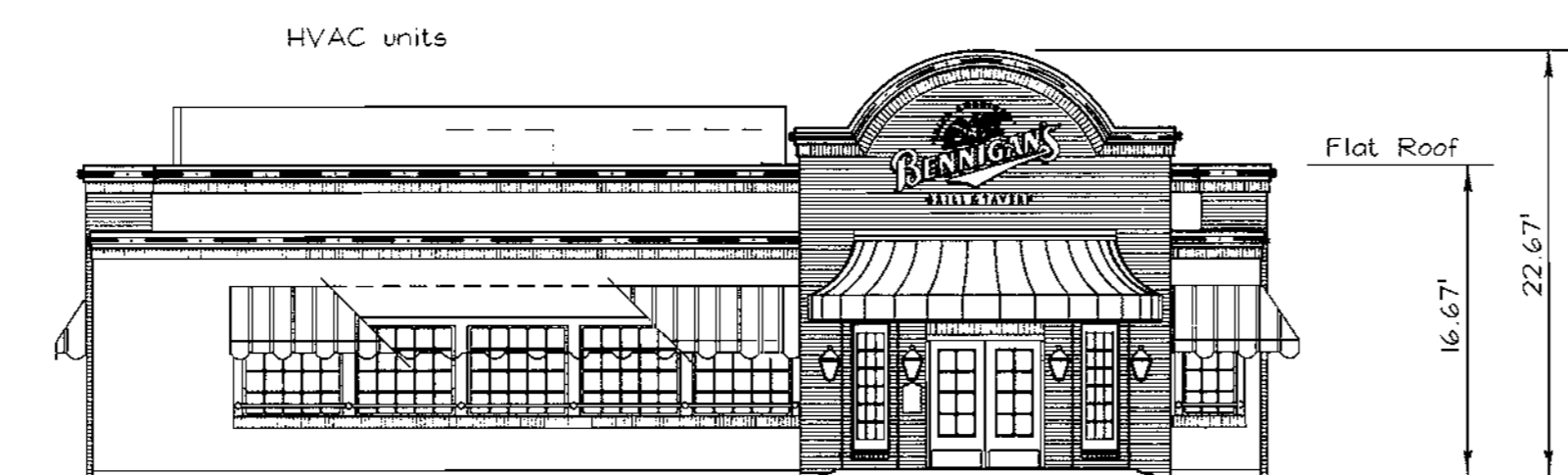
**SHEET INDEX**

DESCRIPTION	SHEET NO.
Cover Sheet	1 of 7
Site Development Plan	2 of 7
Sediment and Erosion Control Plan	3 of 7
Sediment and Erosion Control Details	4 of 7
Storm Drain Drainage Area Map	5 of 7
Storm Drain, Water and Sewer Profiles and Miscellaneous Details	6 of 7
Landscape Plan	7 of 7

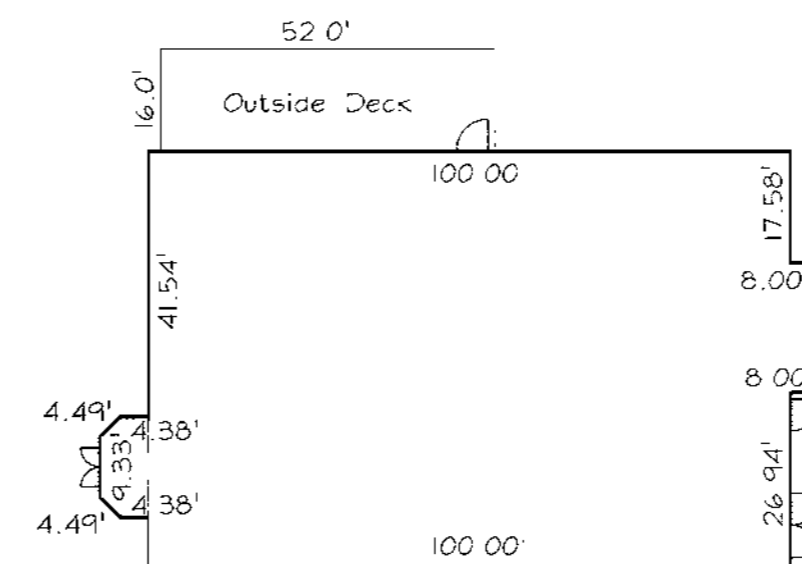


**LOCATION MAP**

SCALE: 1"=100'



**BUILDING ELEVATION**  
SCALE: 1"=10'



**BUILDING PLAN VIEW**  
SCALE: 1"=30'

APPROVED  
 DATE: 11-16-2000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEER DIVISION MK 12/15/00  
 DATE  
 CHIEF DIVISION OF LAND DEVELOPMENT JA 1/2/01  
 DATE  
 DIRECTOR 1/9/01  
 DATE

**PARKING TABULATION**

REQUIRED	PROPOSED
32 spaces	143 spaces
15 spaces/1 Van	5 spaces, including 1 VAN space

Net Leasable Area: 6,400 sf; 5 spaces/1,000 sf=

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] DATE: 12-29-00

**OWNER/DEVELOPER**  
 BENNIGAN'S  
 c/o Next Shift Enterprises  
 10500 Little Patuxent Parkway, Suite 770  
 Columbia, MD 21044  
 410.884.0220

ADDRESS CHART	
PARCEL #	STREET ADDRESS
B-6	8201 Snouwen River Parkway

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
Columbia Route 108 Commercial	1/1	B-6

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT	DIST	CENSUS TR.
14/26	1	NT ECC	37	6th		6066.22

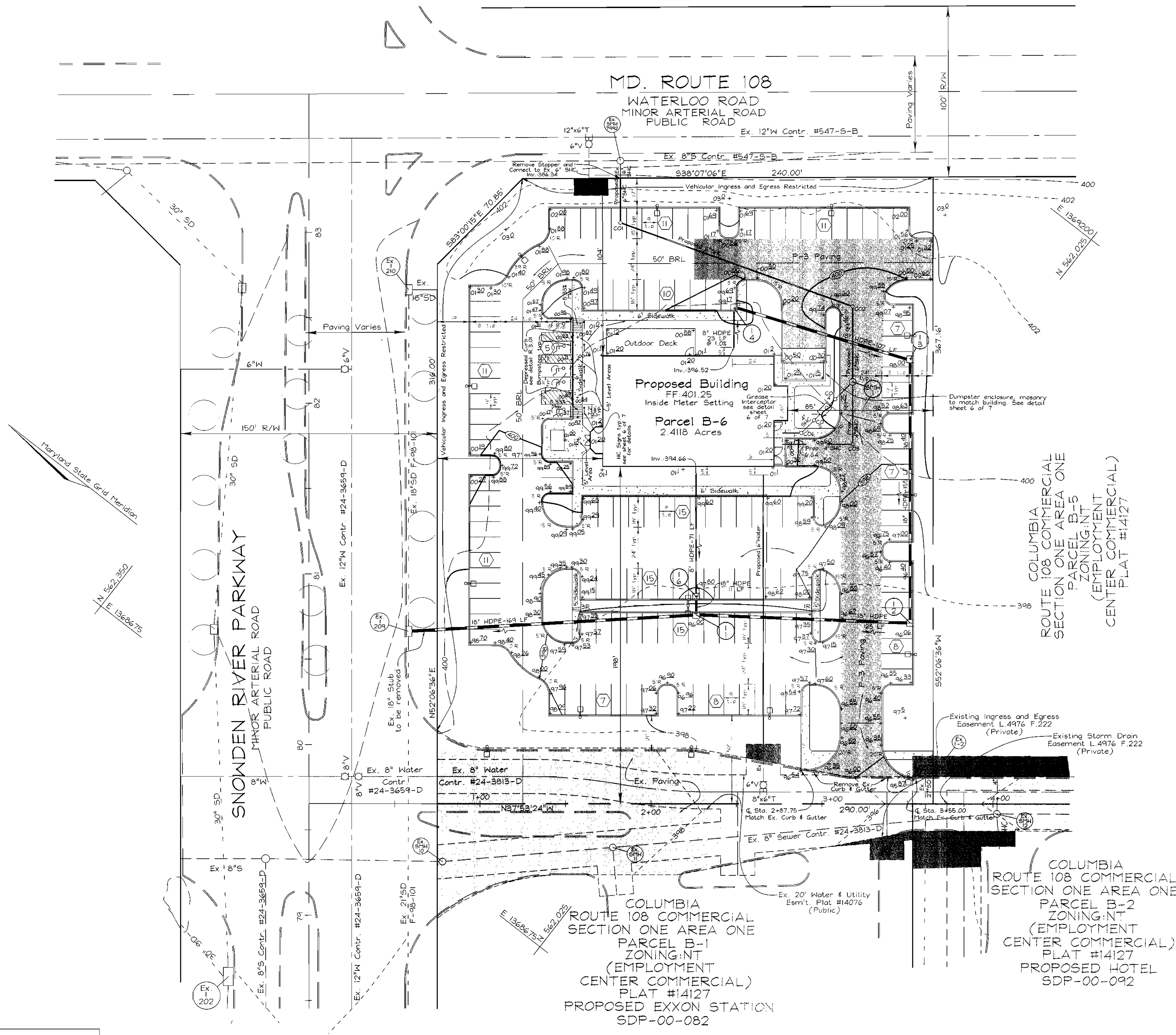
WATER CODE: E-07 | SEWER CODE: 2780000

**COVER SHEET**  
**BENNIGAN'S**  
 COLUMBIA ROUTE 108 COMMERCIAL  
 SECTION 1 AREA 1  
 TAX MAP #37 GRID #1 PARCEL B-6  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
 ENGINEERS-SURVEYORS-PLANNERS  
 3601 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
 Tel 410.461.5828 Fax 410.465.3666

DESIGN BY: PS  
 DRAWN BY: PS  
 CHECKED BY: RHW  
 DATE: Dec. 01, 2000  
 SCALE: As Shown  
 N.O. NO.: 00-047

1 SHEET OF 7



NO	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**BENNIGAN'S**  
 COLUMBIA ROUTE 108 COMMERCIAL SECTION I AREA I  
 TAX MAP #37 GRID #1 PARCEL B-6  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
 ENGINEERS SURVEYORS-PLANNERS  
 3891 Park Avenue, Suite 101 • Elliott City, Maryland 21043  
 Tel: 410.451.5828 Fax: 410.465.3966

	DESIGN BY: PS	2 SHEET OF 7
	DRAWN BY: PS	
	CHECKED BY: RHY	
	DATE: Dec. 01, 2000	
	SCALE: 1"=30'	
W.O. NO.: 00-095	OWNER/DEVELOPER	

COLUMBIA ROUTE 108 COMMERCIAL SECTION ONE AREA ONE  
 PARCEL B-2  
 ZONING: NT  
 (EMPLOYMENT CENTER COMMERCIAL)  
 PLAT #14127  
 PROPOSED HOTEL  
 SDP-00-092

COLUMBIA ROUTE 108 COMMERCIAL SECTION ONE AREA ONE  
 PARCEL B-1  
 ZONING: NT  
 (EMPLOYMENT CENTER COMMERCIAL)  
 PLAT #14127  
 PROPOSED EXXON STATION  
 SDP-00-082

APPROVED  
 DATE: 11.16.2000

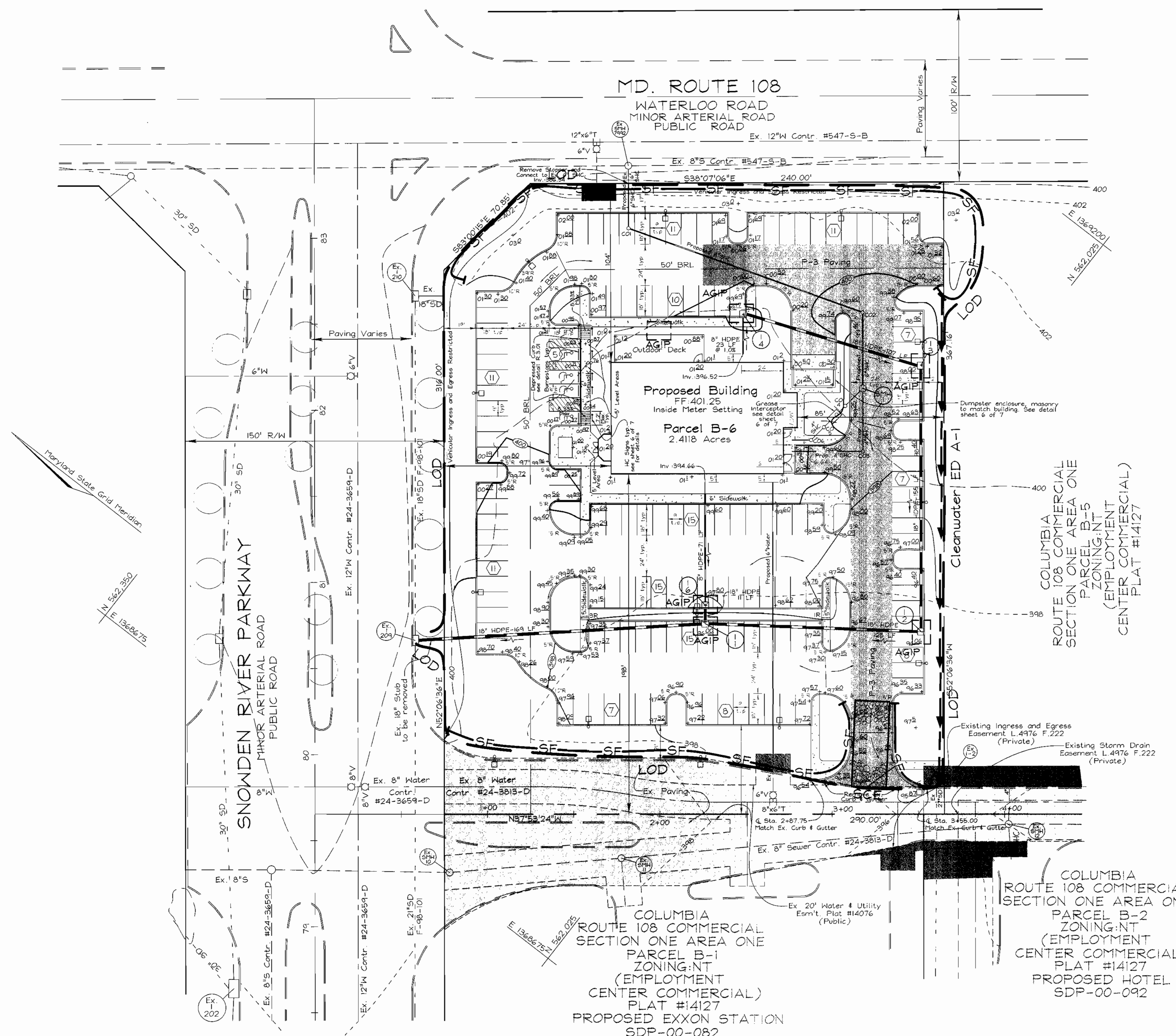
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 12/14/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK  
 [Signature] 1/2/01  
 CHIEF, DIVISION OF ZONING DEVELOPMENT JA  
 [Signature] 1/9/01  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature] 12-29-00  
 COUNTY HEALTH OFFICER AR  
 DATE

OWNER/DEVELOPER  
 BENNIGAN'S  
 c/o Next Shift Enterprises  
 10500 Little Patuxent Parkway, Suite 770  
 Columbia, MD 21044

**LEGEND**

Existing Contour	---	-382
Proposed Contour	---	-382
Spot Elevation	○	+82.53
Direction of Flow	→	
Light Poles	○	Overhead
Stabilized Construction Entrance	▬	
Silt Fence	▬	SF
Earth Dike	▬	ED A-1
Limit of Disturbance	▬	LOD
At Grade Inlet Protection	□	AGIP



COLUMBIA  
ROUTE 108 COMMERCIAL  
SECTION ONE AREA ONE  
PARCEL B-5  
ZONING: NT  
(EMPLOYMENT  
CENTER COMMERCIAL)  
PLAT #14127

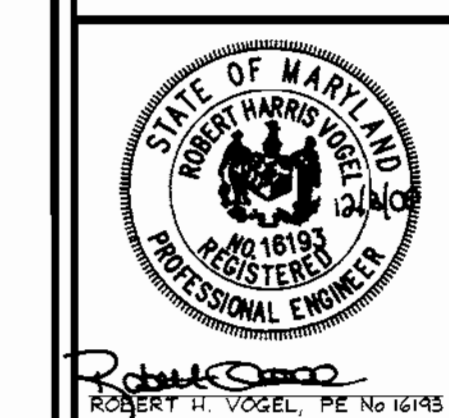
COLUMBIA  
ROUTE 108 COMMERCIAL  
SECTION ONE AREA ONE  
PARCEL B-2  
ZONING: NT  
(EMPLOYMENT  
CENTER COMMERCIAL)  
PLAT #14127  
PROPOSED HOTEL  
SDP-00-092

APPROVED  
PLANNING  
DIVISION  
of HOWARD COUNTY  
DATE: 11-16-2000

NO.	REVISION	DATE

**SEDIMENT AND EROSION CONTROL PLAN**  
**BENNIGAN'S**  
COLUMBIA ROUTE 108 COMMERCIAL SECTION 1 AREA 1  
TAX MAP #37 GRID #1 PARCEL B-6  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS  
3891 Park Avenue, Suite 101 • Elkott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3965



DESIGN BY: PS  
DRAWN BY: PS  
CHECKED BY: RHV  
DATE: Dec. 01, 2000  
SCALE: 1"=30'  
W.O. NO.: 00-095

3 SHEET OF 7

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Danvers* 12/14/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cinda Hamilton* 1/2/01  
CHIEF, DIVISION OF LAND DEVELOPMENT JA DATE

*John P. Rault* 1/9/01  
DIRECTOR DATE

**ENGINEERS CERTIFICATE**

I, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Robert H. Vogel* 12/13/00  
SIGNATURE OF ENGINEER DATE  
ROBERT H. VOGEL

**DEVELOPER'S CERTIFICATE**

I, ME CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 SOIL CONSERVATION DISTRICT.

*John G. Wainfield* 11/6/00  
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*John G. Wainfield* 12/11/00  
12/11/00  
DATE

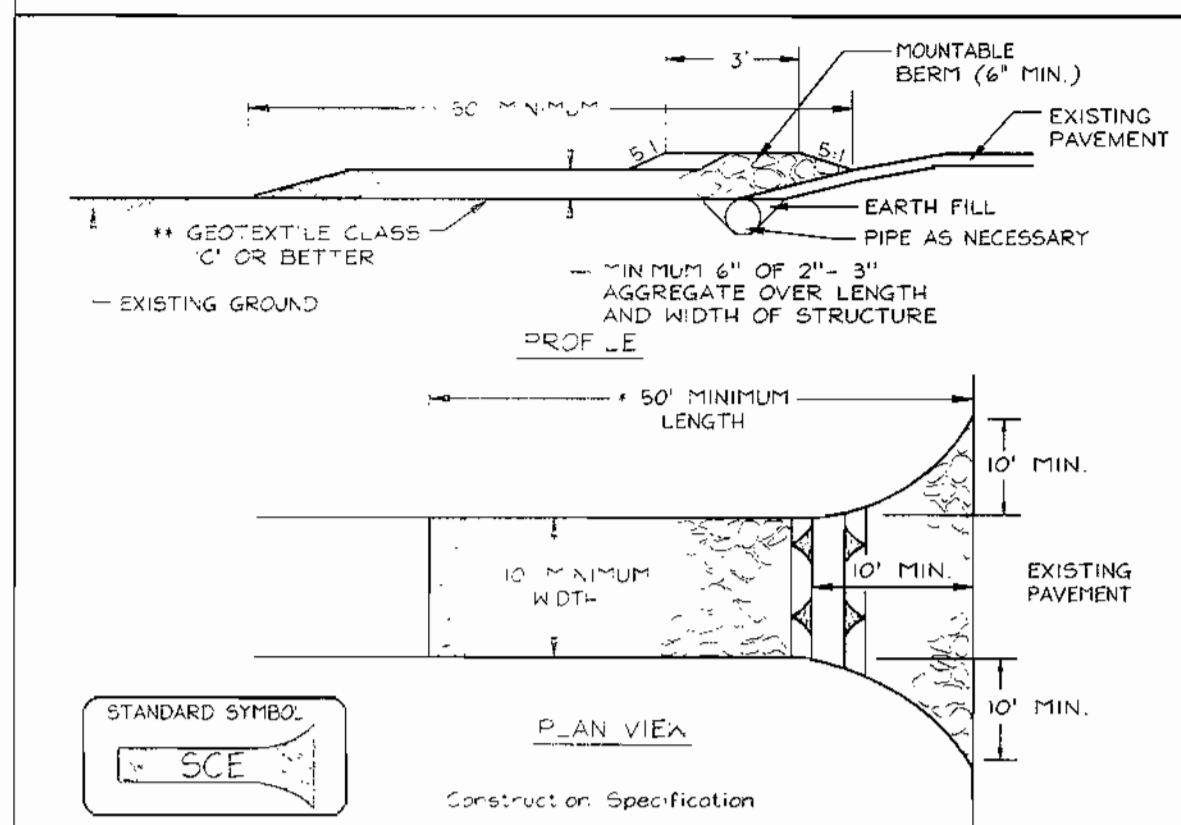
*John R. Robertson* 12/11/00  
12/11/00  
DATE

HOWARD SCD DATE

**OWNER/DEVELOPER**

BENNIGAN'S  
c/o Next Shift Enterprises  
10500 Little Patuxent Parkway, Suite 770  
Columbia, MD 21044

**DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE**

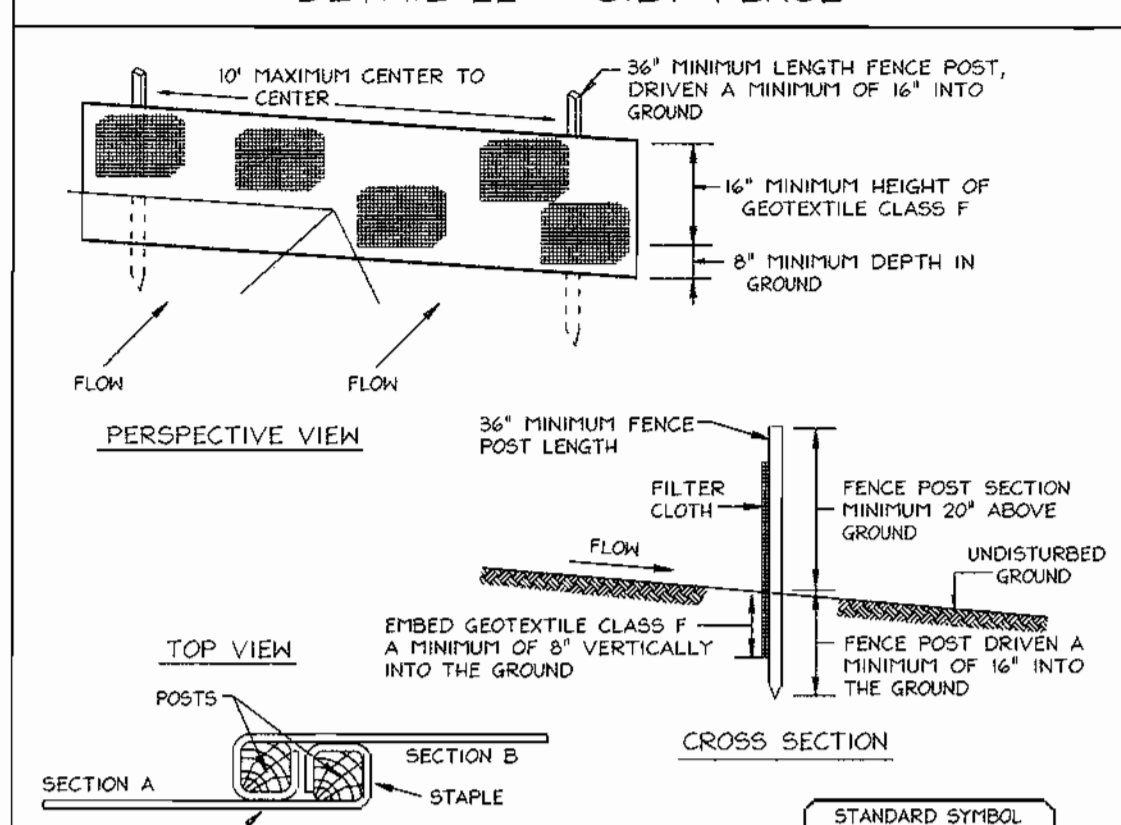


**Construction Specifications**

- Length - minimum of 50' x 30' for a single residence lot.
- Width - 10' minimum should be placed at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The soil approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate #2 to #3 or reclaimed or recycled concrete equivalent shall be placed at least a one over the length and width of the entrance.
- Surface water - all surface water flowing to or diverted toward construction entrance shall be passed through the entrance, maintaining positive drainage. Pipe installed through the stone construction entrance shall be protected with a mountable berm at 5' slopes and a minimum of 6' of stone over the pipe. Pipe may be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey, a pipe will not be necessary. Pipe and a bed according to the amount of runoff to be conveyed. A 2" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction or traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 1-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DETAIL 22 - SILT FENCE**



**Construction Specifications**

- Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Sided posts will be standard T or U section weighing not less than 100 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft. Annule (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**TEMPORARY SEEDING NOTES**

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

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq.ft.) of unweeded small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

**REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.**

**PERMANENT SEEDING NOTES**

**APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.**

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/100 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 the time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/100 sq.ft.) and apply 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.5 lbs/1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring, Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq.ft.) of unweeded small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition:** Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose:** To provide a suitable soil medium for vegetable 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 limestone is not feasible.
- 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.

**Construction and Material Specifications:**

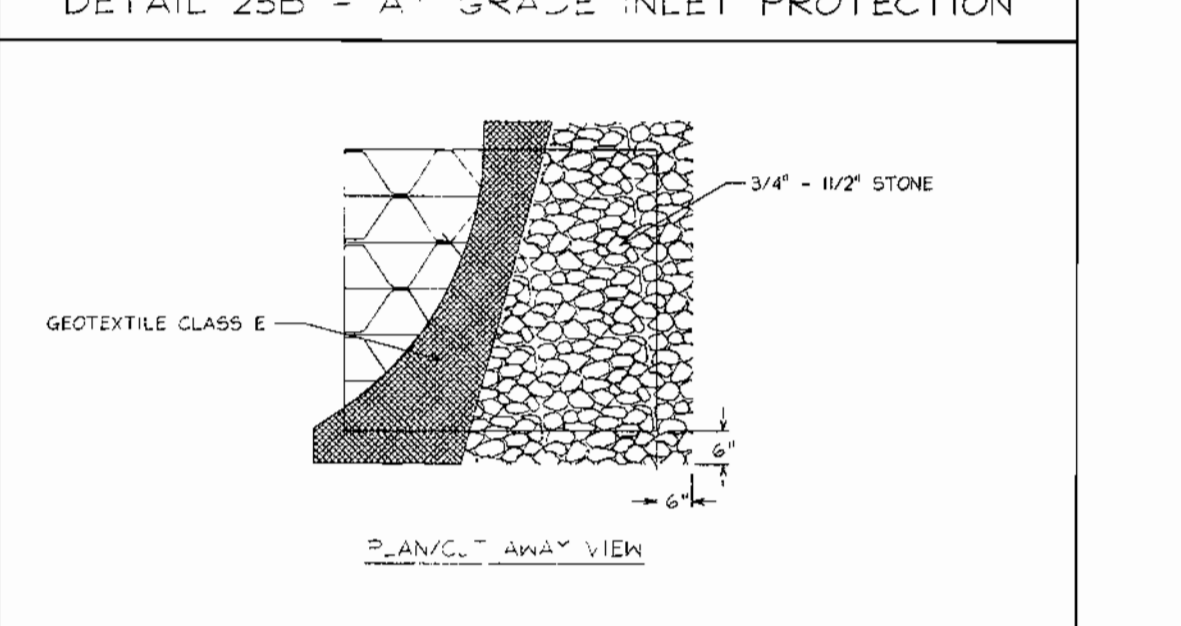
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment 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 a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread 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 procedure:
    - For sites having disturbed areas over 5 acres:
      - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
    - For sites having disturbed areas over 5 acres:
      - On soil meeting topsoil specifications, obtain test results indicating 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 sod 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.

**SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation 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 redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1; (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, 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 seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall 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 permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 

Total Area	2.41 Acres ±
Area Disturbed	2.25 Acres
Area to be roofed or paved	1.33 Acres
Area to be vegetatively stabilized	0.92 Acres
Total Cut	2659CY
Total Fill	1436CY
Offsite waste/borrow area location	
- 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 in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

**DETAIL 23B - AT GRADE INLET PROTECTION**

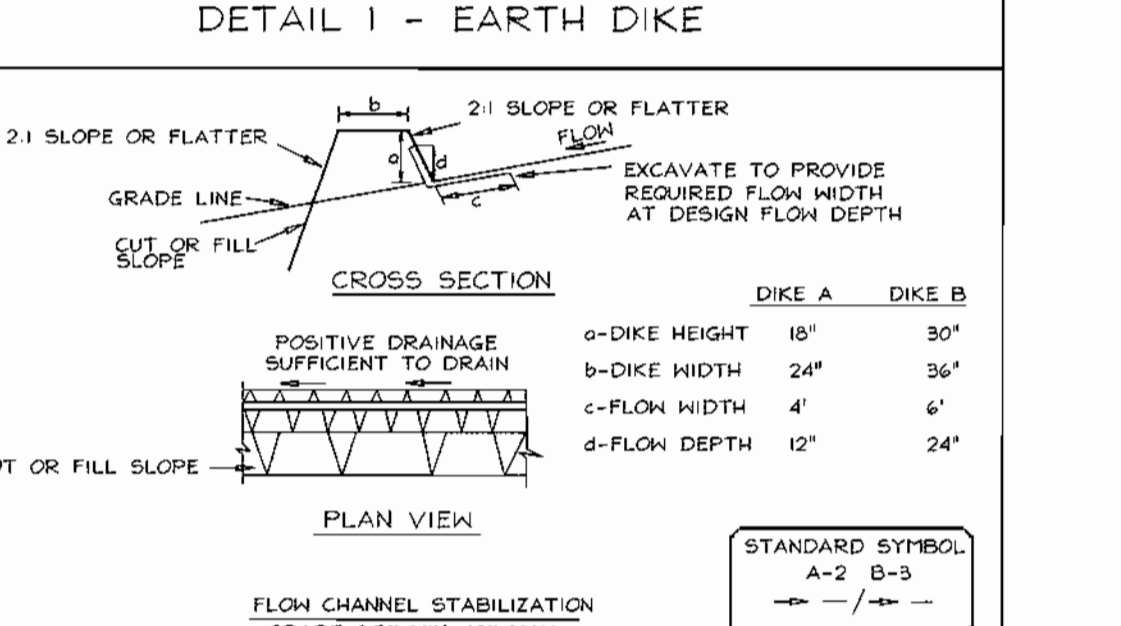


**Construction Specifications**

- 1/2" grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
- Place 3/4" to 1 1/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-4-5A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DETAIL 1 - EARTH DIKE**



**Construction Specifications**

- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or lime with sod.
- 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A-1-6 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**SEQUENCE OF CONSTRUCTION**

- Obtain grading permit.
- Notify Howard County Bureau of Inspection and Permits at (410)313-1850 at least 24 hours before starting any work.
- Install Stabilized Construction Entrance and Silt Fence and Earth Dike. (4 days)
- Rough grade site. (1 week)
- Construct Water, Sewer and Storm Drain, and install Inlet Protection. (4-8 weeks)
- Begin building construction. (3 mos. - 6 mos.)
- As building construction continues fine grade site. (4 days)
- Install curb and gutter, paving and sidewalks. (2 days)
- Install Landscaping. (1 week)
- With permission of the Inspector, remove all Sediment Controls from the site. Stabilize all disturbed areas immediately. (1 week)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.
- Following initial soil disturbances or redistribution permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter Sediment Control Structures, Dikes, and all slopes greater than 3:1.
  - 14 calendar days for all other disturbed areas.

APPROVED PLAN of HOWARD COUNTY DATE 11/16/2000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 12/1/00 DATE

Chief, Division of Land Development JA 1/26/01 DATE

Director 1/9/01 DATE

**ENGINEER'S CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Signature of Engineer: Robert H. Vogel DATE: 12/3/00

**DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 SOIL CONSERVATION DISTRICT."

Signature of Developer: [Signature] DATE: 12/10/00

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Signature: J. S. W. [Signature] DATE: 12/10/00

Signature: [Signature] DATE: 12/14/00

**OWNER/DEVELOPER**

BENNIGAN'S  
c/o Next Shift Enterprises  
10500 Little Patuxent Parkway, Suite 770  
Columbia, MD 21044

**SEDIMENT AND EROSION CONTROL DETAILS**

**BENNIGAN'S**

COLUMBIA ROUTE 108 COMMERCIAL SECTION I AREA I

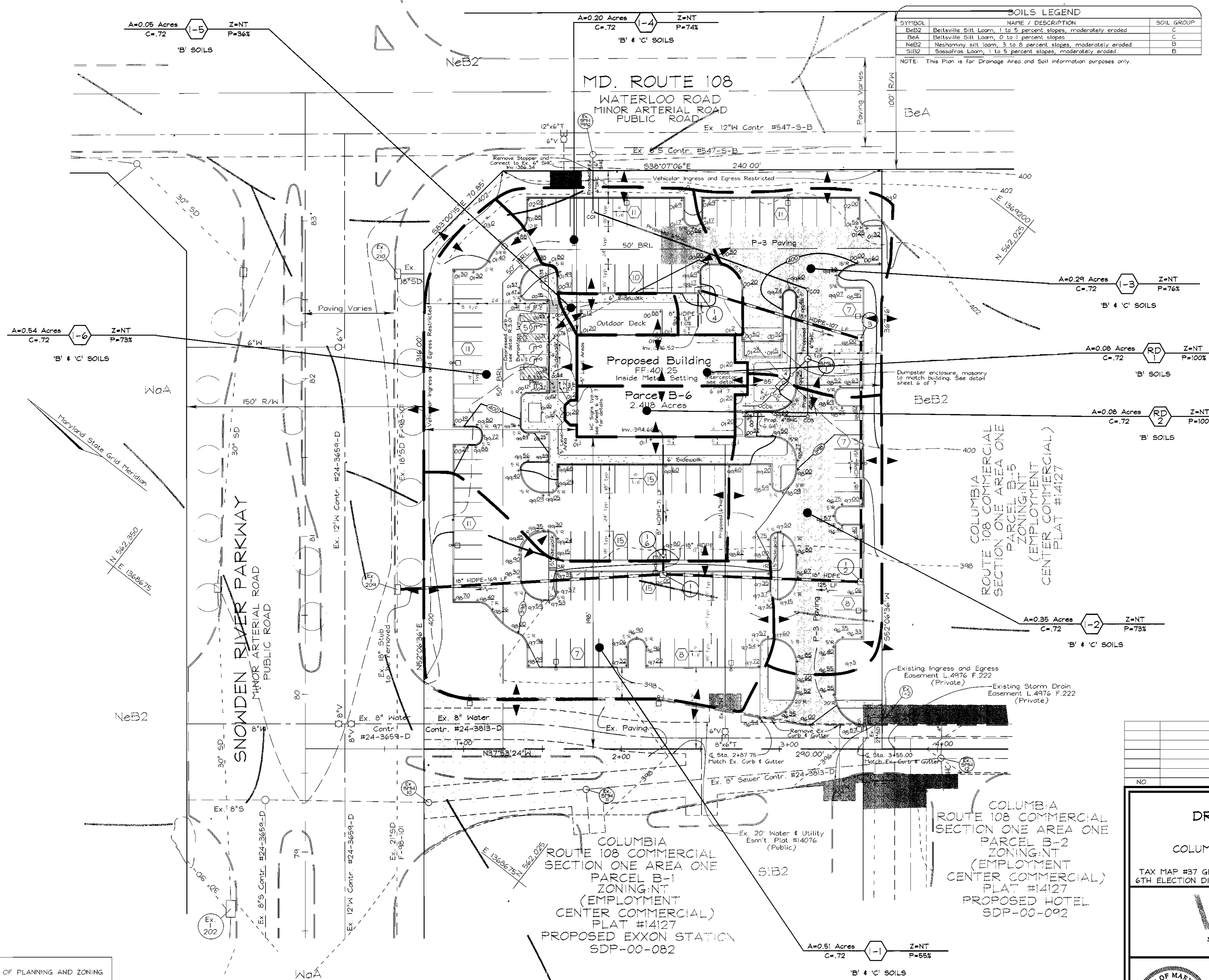
TAX MAP #37 GRID #1 PARCEL B-6  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS

3801 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.9828 Fax 410.465.3996

DESIGN BY: PS  
DRAWN BY: PS  
CHECKED BY: RHV  
DATE: Dec. 01, 2000  
SCALE: As Shown  
W.O. NO.: 00-047

4 SHEET OF 7



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BeB2	Beltsville Silt Loam, 1 to 5 percent slopes, moderately eroded	C
BeA	Beltsville Silt Loam, 0 to 1 percent slopes	C
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B
SiB2	Sassafras Loam, 1 to 5 percent slopes, moderately eroded	B

NOTE: This Plan is for Drainage Area and Soil Information purposes only.

LEGEND	
Existing Contour	--- 392
Proposed Contour	--- 392
Spot Elevation	+32.53
Direction of Flow	→
Existing Trees to Remain	⊗
Light Poles	⊗ Post Top ⊕ Overhead
Soils Divide	--- 392 --- 392
Existing Drainage Divide	← --- 392 --- 392
Proposed Drainage Divide	← --- 392 --- 392

DATE: 11/16/2000

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Dammann* 12/19/00  
 C-EP, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Judy Hamill* 1/2/01  
 C-EP, DIVISION OF LAND DEVELOPMENT SA DATE

*Joseph S. Kutt* 1/9/01  
 REC'D DATE

COLUMBIA ROUTE 108 COMMERCIAL SECTION ONE AREA ONE PARCEL B-2 ZONING: NT (EMPLOYMENT CENTER COMMERCIAL) PLAT #14127 PROPOSED HOTEL SDP-00-092

COLUMBIA ROUTE 108 COMMERCIAL SECTION ONE AREA ONE PARCEL B-1 ZONING: NT (EMPLOYMENT CENTER COMMERCIAL) PLAT #14127 PROPOSED EXXON STATION SDP-00-082

NO	REVISION	DATE

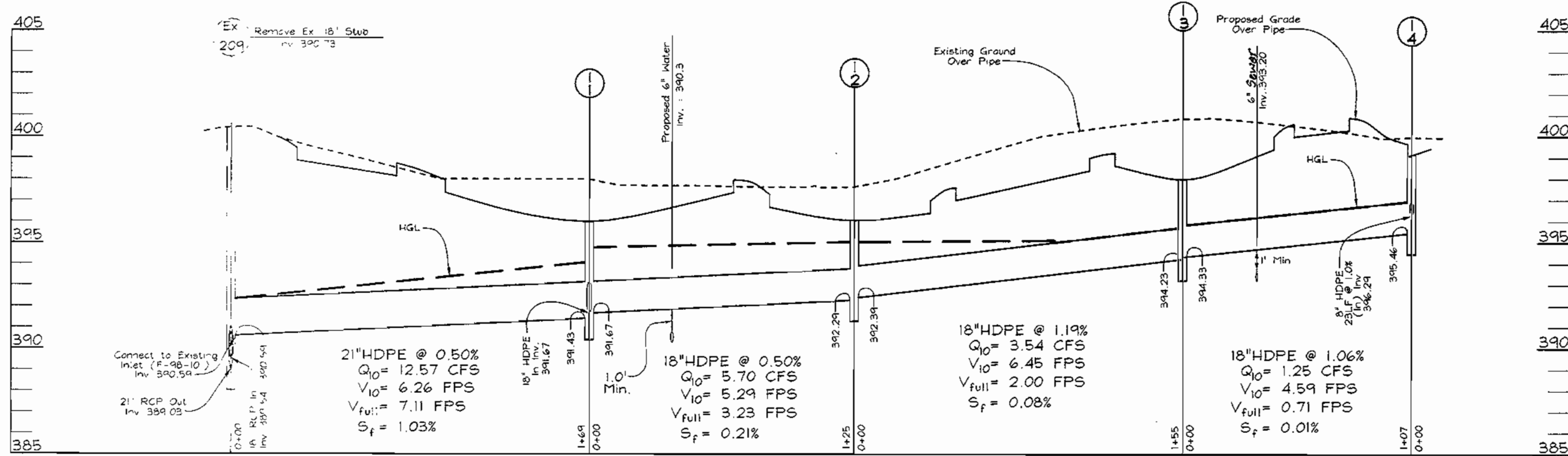
STORM DRAIN DRAINAGE AREA MAP  
**BENNIGAN'S**  
 COLUMBIA ROUTE 108 COMMERCIAL SECTION 1 AREA 1  
 TAX MAP #37 GRID #1 PARCEL B-6  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
 ENGINEERS SURVEYORS PLANNERS  
 3681 Park Avenue, Suite 101 • Elliott City, Maryland 21043  
 Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: PS  
 DRAWN BY: PS  
 CHECKED BY: RHW  
 DATE: Dec. 01, 2000  
 SCALE: 1"=30'  
 H.C. NO.: 00-095

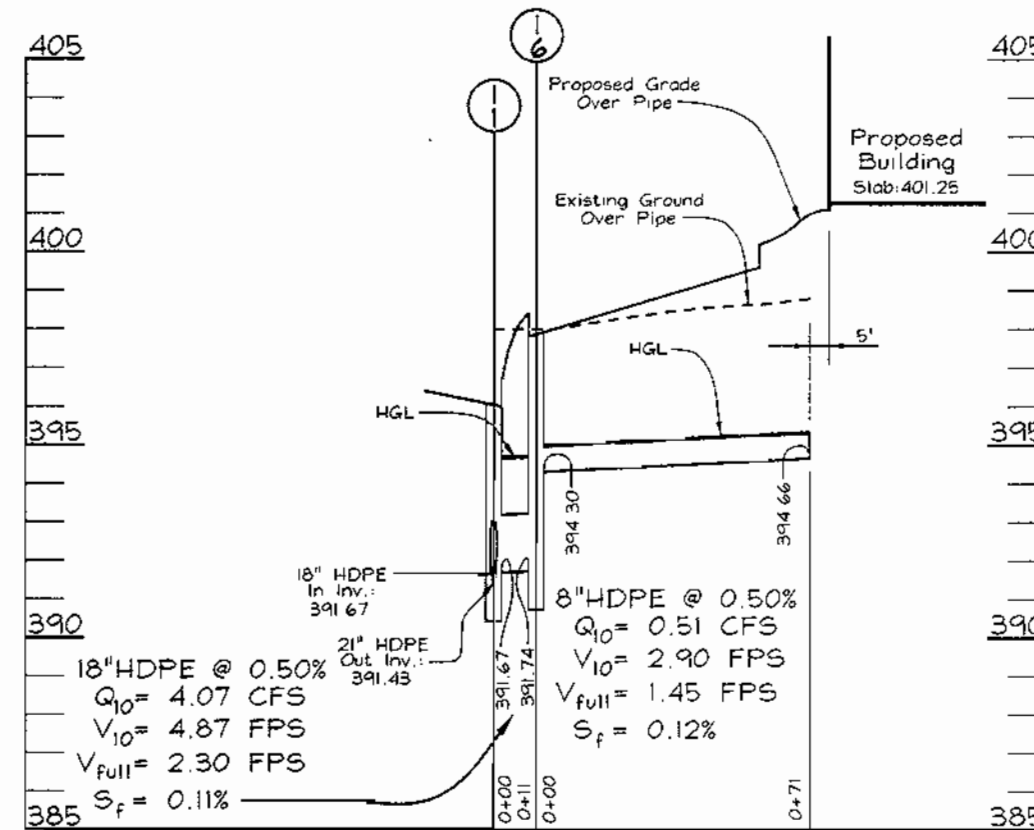
5 SHEET OF 7

OWNER/DEVELOPER  
 BENNIGAN'S  
 c/o Next Shift Enterprises  
 10500 Little Patuxent Parkway, Suite 770  
 Columbia, MD 21044



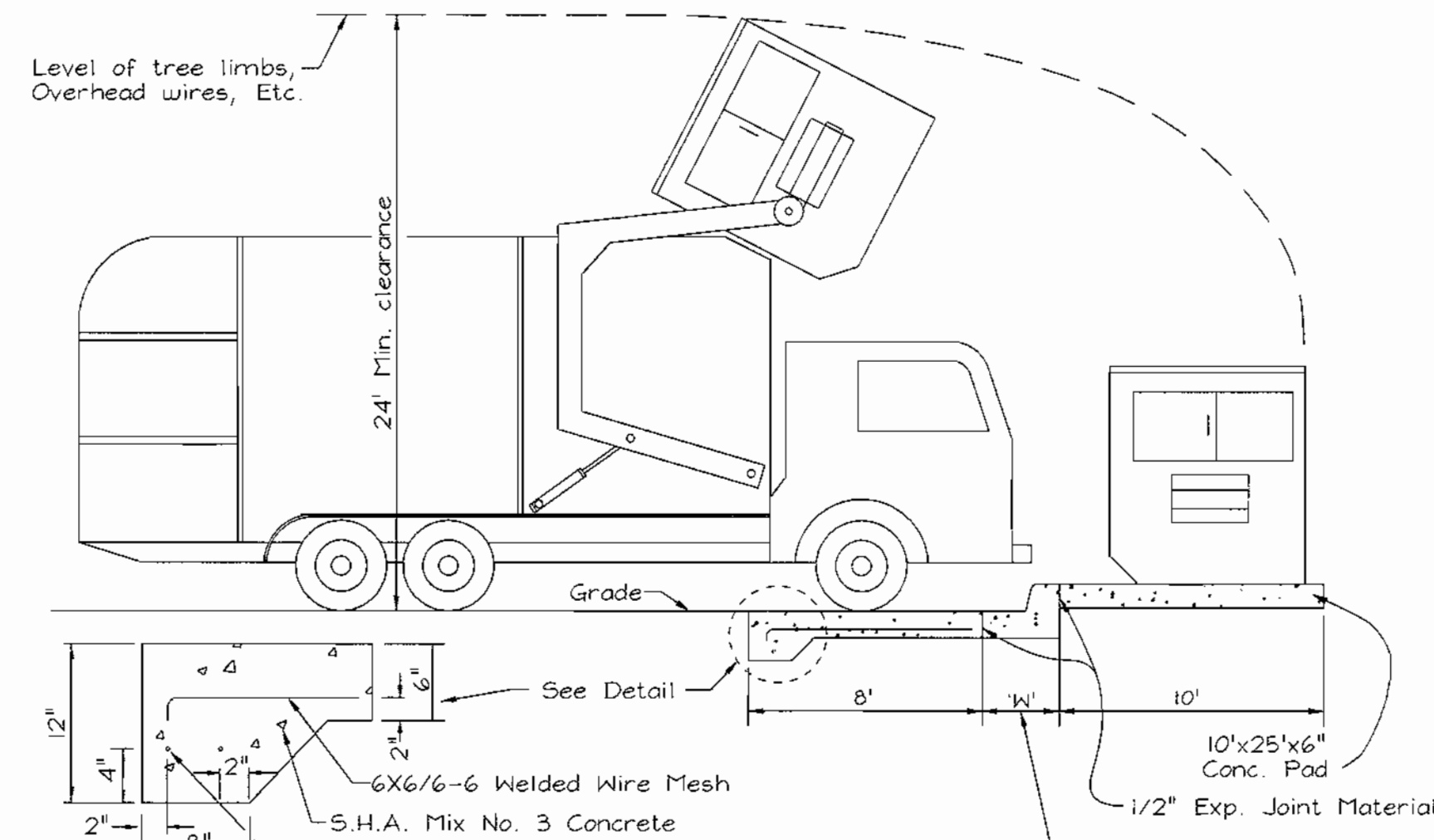
STORM DRAIN PROFILE

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



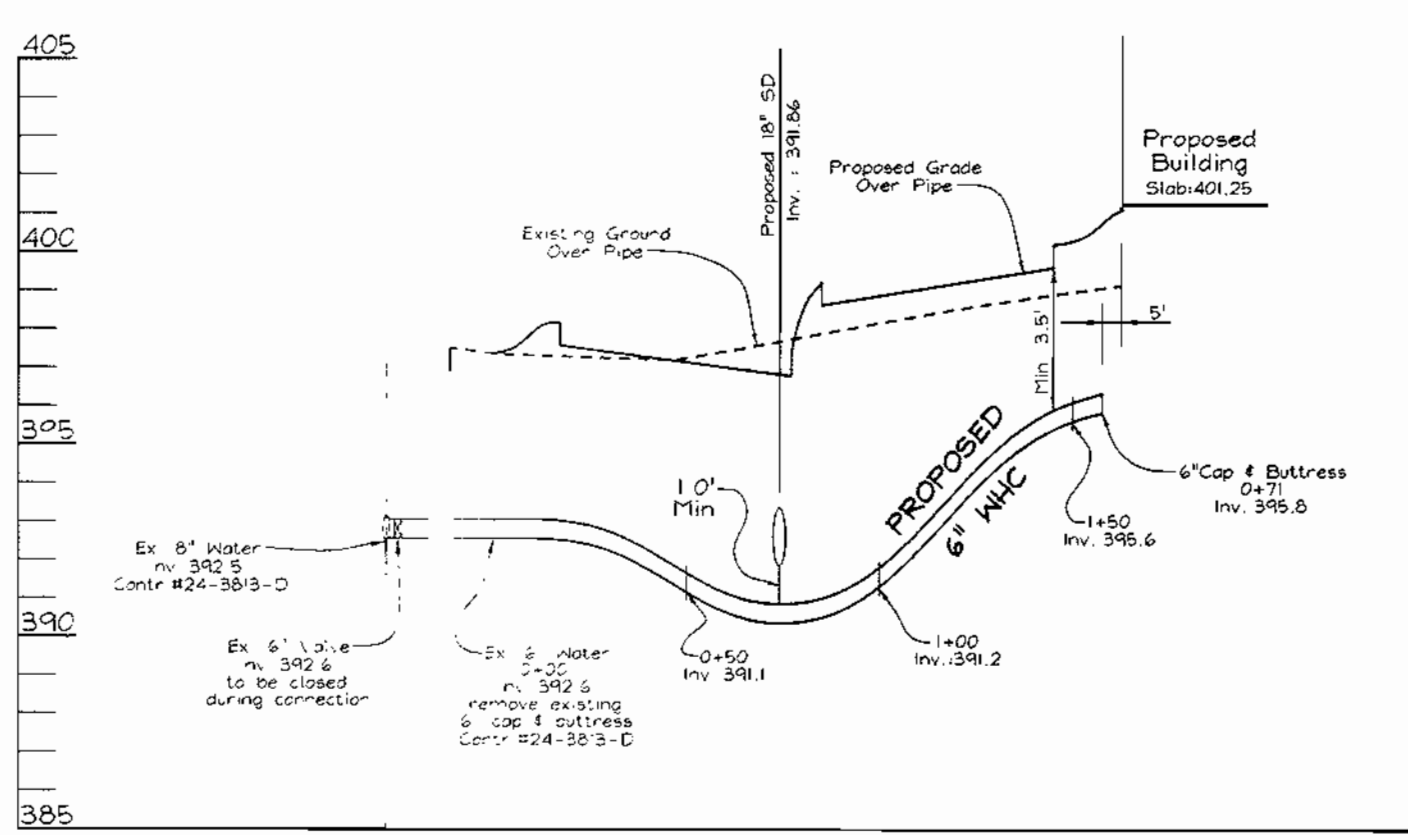
STORM DRAIN PROFILE

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



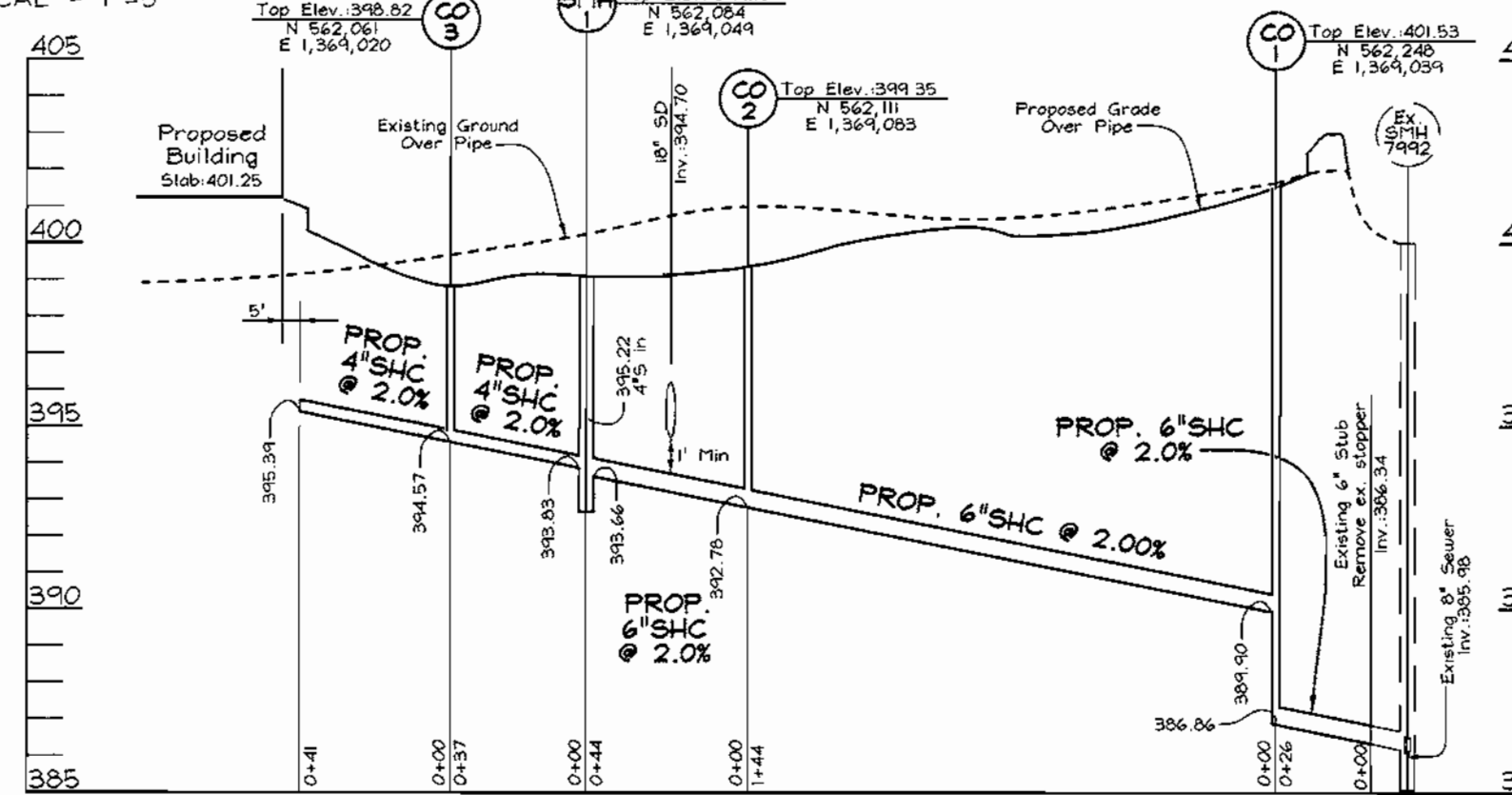
SOLID WASTE SERVICE PAD

HOWARD COUNTY STD. R 11.01  
NOT TO SCALE



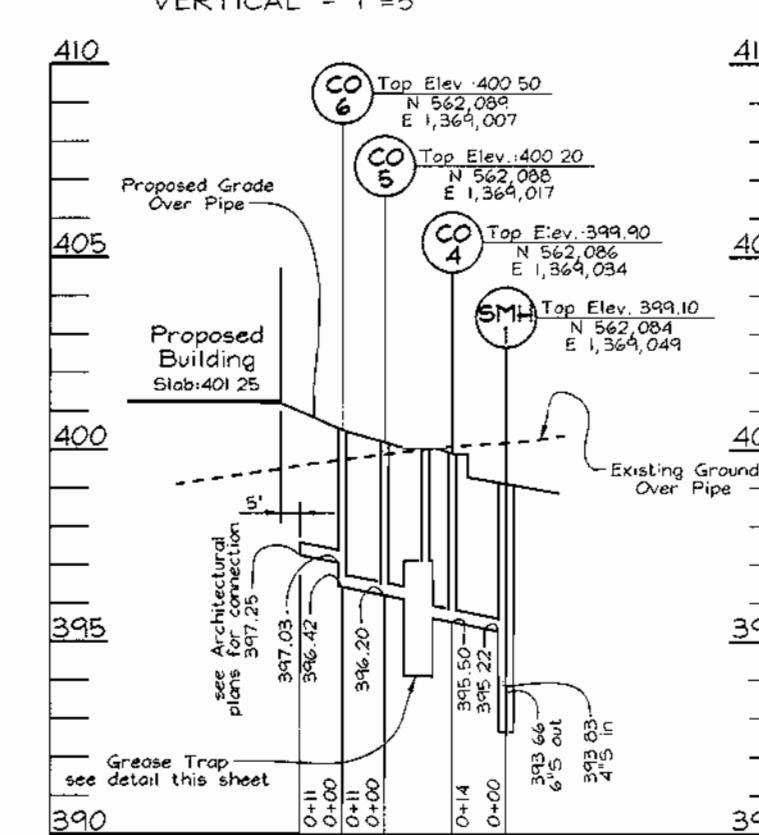
WATER HOUSE CONNECTION PROFILE

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



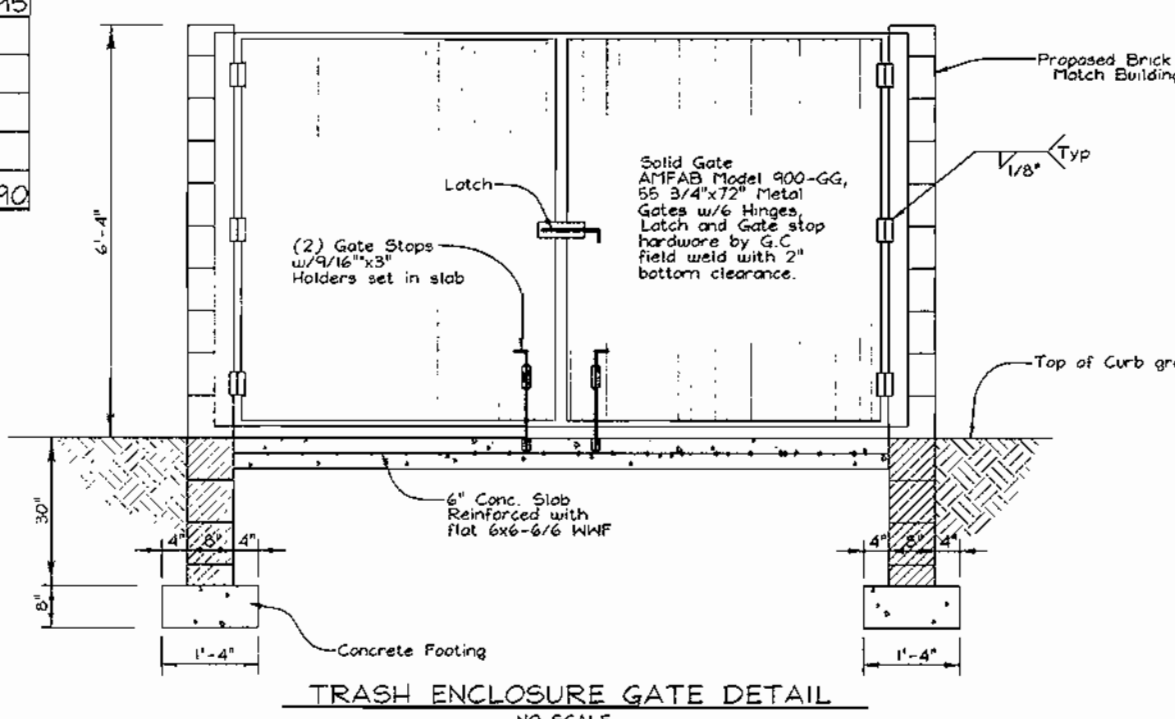
SEWER HOUSE CONNECTION PROFILE

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



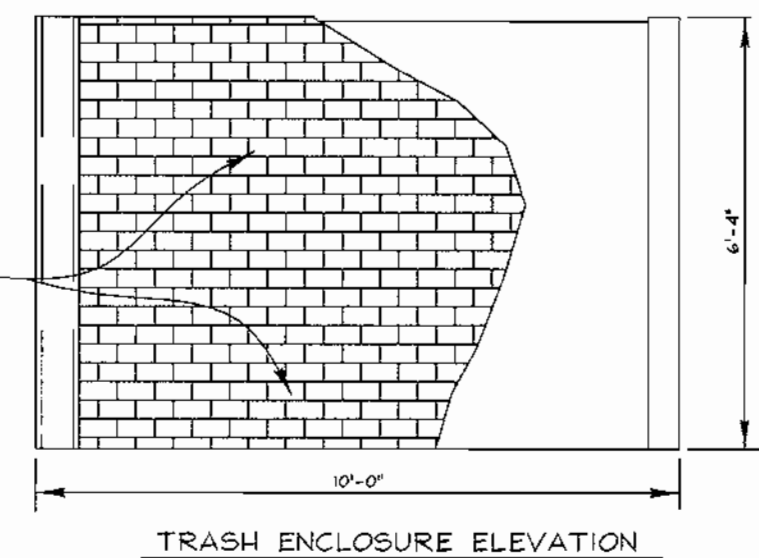
GREASE TRAP PROFILE

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



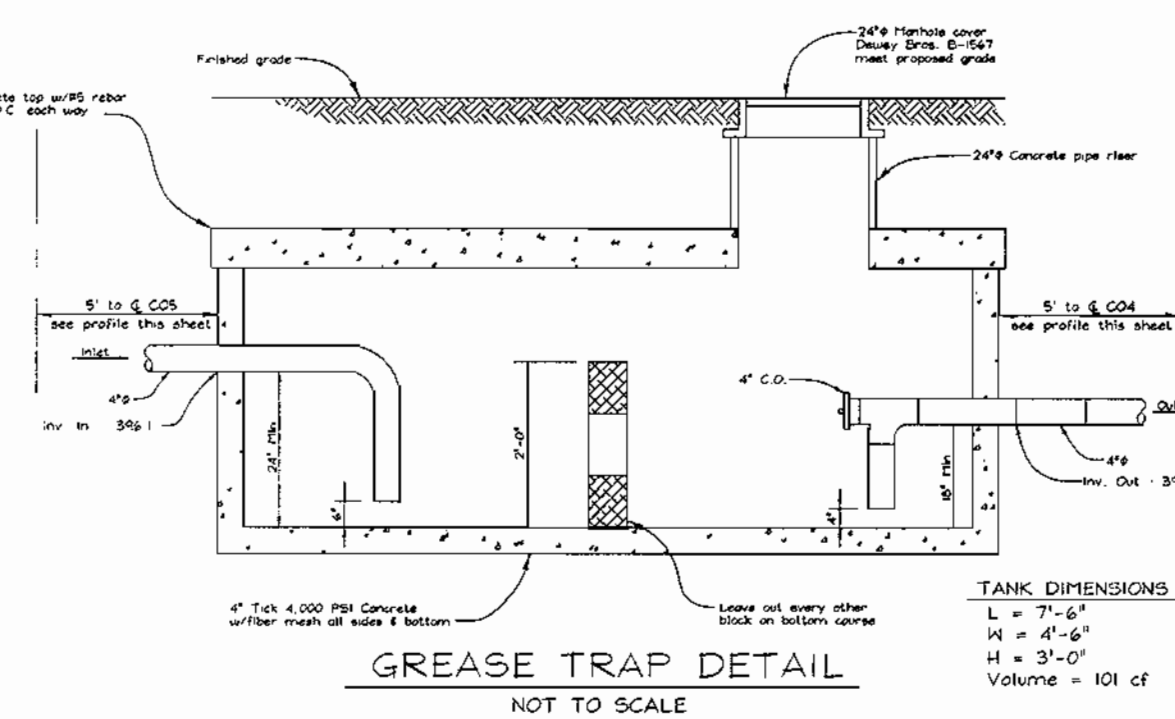
TRASH ENCLOSURE GATE DETAIL

NO SCALE



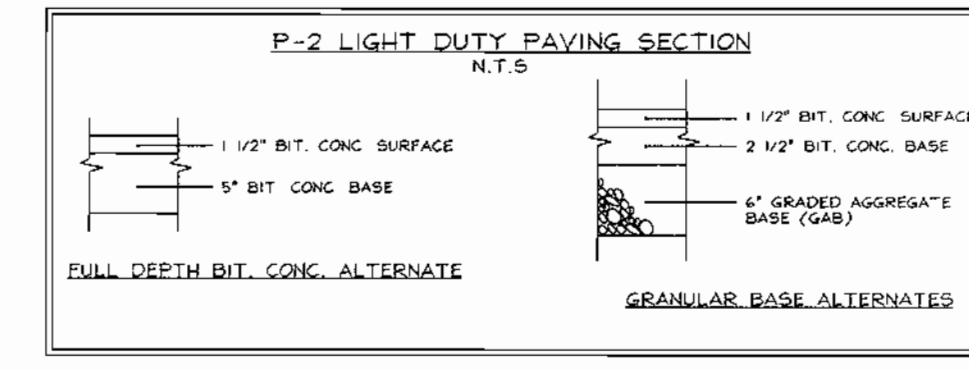
TRASH ENCLOSURE ELEVATION

NOT TO SCALE



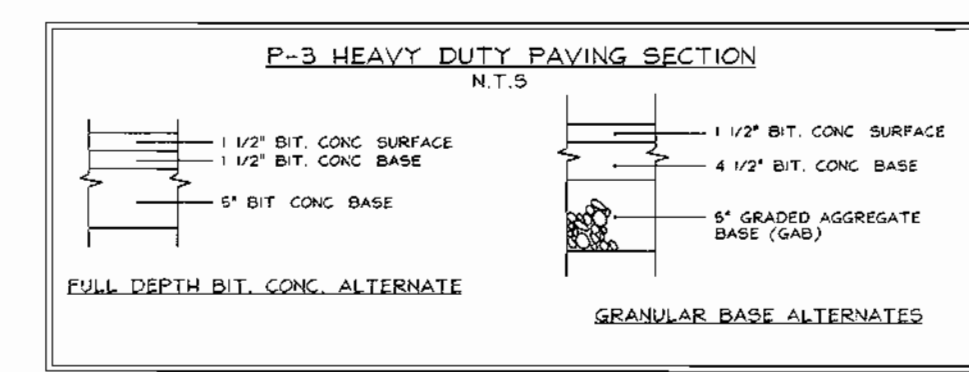
GREASE TRAP DETAIL

NOT TO SCALE



P-2 LIGHT DUTY PAVING SECTION

N.T.S.



P-3 HEAVY DUTY PAVING SECTION

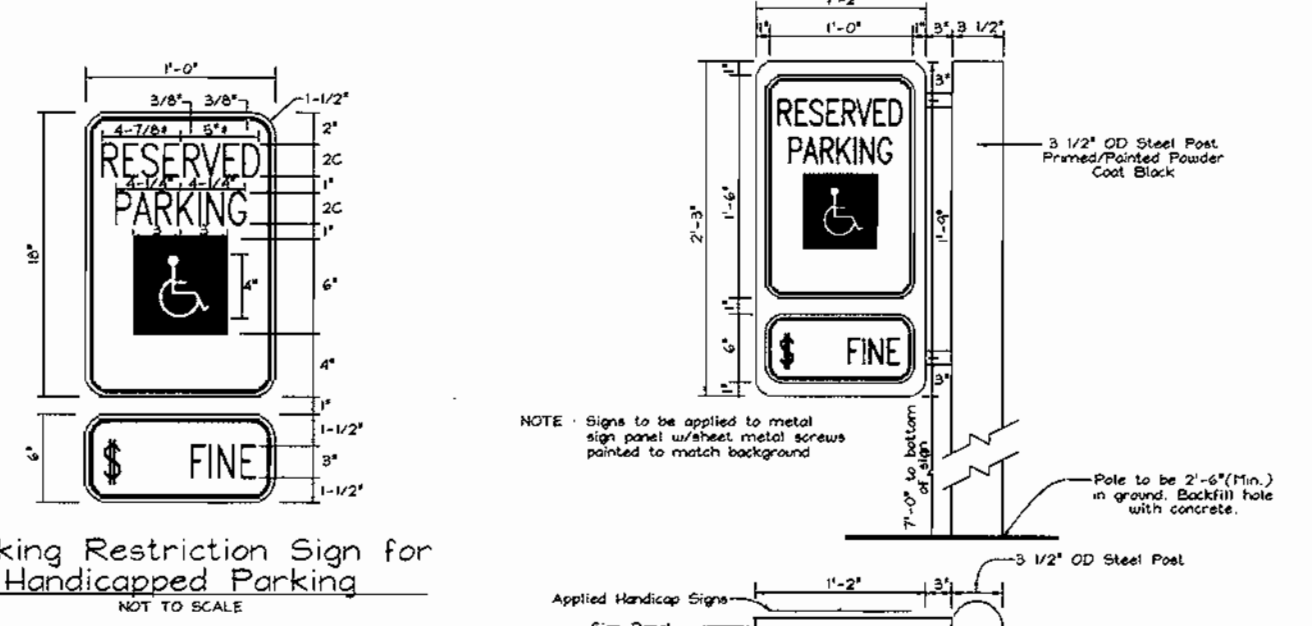
N.T.S.

SIZE	TYPE	LENGTH
8"	HDPE	94 LF
18"	HDPE	398 LF
21"	HDPE	169 LF

STRUCTURE SCHEDULE

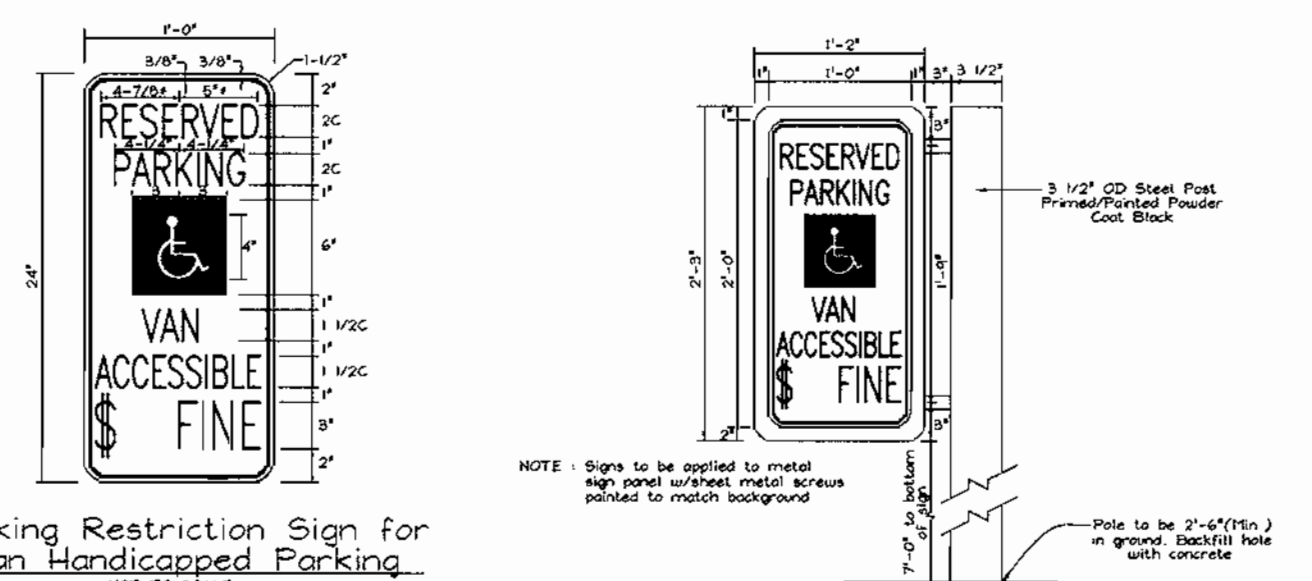
NO.	TYPE	LOCATION	TOP ELEV.	INVERT IN	INVERT OUT	REMARKS
1-1	Type 'S' Combination Inlet	N 562,072 E 1,368,885	396.60	18" (NE) 396.67 18" (NW) 396.53	21" 391.43	SD 4.32
1-2	Type 'S' Combination Inlet	N 561,971 E 1,369,958	396.66	18" 392.39 18" 392.29	18" 392.29	SD 4.32
1-3	Type 'S' Combination Inlet	N 562,065 E 1,369,080	398.60	18" 394.33 18" 394.23	18" 394.23	SD 4.32
1-4	Type 'S' Combination Inlet	N 562,165 E 1,369,040	399.77	18" (SW) 396.29 18" (NW) 396.71	18" 395.46	SD 4.32
1-6	Type 'S' Combination Inlet	N 562,079 E 1,368,893	398.40	18" 394.30	18" 391.74	SD 4.32

NOTE: 1. Top elevations are to the center of the structure at top of curb for Type 'S' Comb. Inlets, and center top of grate for Yard Inlet.  
2. For top slab slopes see grading plan.  
3. See Architectural plans for roof drain details.  
4. See E-9B-10 for existing storm drain information.



Parking Restriction Sign for Handicapped Parking

NOT TO SCALE



Parking Restriction Sign for Van Handicapped Parking

NOT TO SCALE

HANDICAP PARKING SIGNS  
NOT TO SCALE

DATE: 11-16-2000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 JOHN J. VANMETER, CHIEF DEVELOPER, ENGINEERING DIVISION MK, 12/19/00  
 JUDY S. HARRIS, CHIEF DIVISION OF LAND DEVELOPMENT JA, 1/2/01  
 LARRY R. KATH, DIRECTOR, 1/9/01

OWNER/DEVELOPER  
 BENNIGANS  
 c/o Next Shift Enterprises  
 10500 Little Patuxent Parkway, Suite 770  
 Columbia, MD 21044

STORM DRAIN, WATER AND SEWER PROFILES AND MISCELLANEOUS DETAILS  
**BENNIGAN'S**  
 COLUMBIA ROUTE 108 COMMERCIAL SECTION 1 AREA 1  
 TAX MAP #37 GRID #1 PARCEL B-6  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
 ENGINEERS-SURVEYORS-PLANNERS  
 3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
 Tel 410.461.5628 Fax 410.465.3396



DESIGN BY: FS  
 DRAWN BY: FS  
 CHECKED BY: RMV  
 DATE: Dec. 01, 2000  
 SCALE: 1"=30'  
 W.O. NO.: 00-095

6 SHEET OF 7



Howard County Plant List and Cost Estimate (For Submittal to County)

Quan	Symbol	Botanical Name	Common Name	Remarks	Price Per	Total
<b>Trees</b>						
3	OGM	Acer rubrum 'October Glory'	October Glory Maple	3 - 3 1/2" cal., 13-15' hgt.	B&B \$300	\$900
2	SCC	Malus 'Snowdrift'	Snowdrift Crabapple	2 - 2 1/2" cal., 6-8' hgt.	B&B \$150	\$300
13	GA	Fraxinus pennsylvanica 'Palmore'	Palmore Green Ash	3 - 3 1/2" cal., 13 - 15' hgt.	B&B \$300	\$3900
6	PB	Prunus 'cerasifera' Newport	Purpleleaf Plum	3 - 3 1/2" cal., 11-13' hgt.	B&B \$150	\$900
14	PCR	Pyrus calleryana 'Cleveland Select'	Cleveland Select	3 - 3 1/2" cal., 4' hgt.	B&B \$300	\$4200
<b>Shrubs</b>						
195	TMH	Taxus media 'Hicksi'	Hicks Yew	18-24", 30" o.c.	Full \$30	\$5850
					<b>Grand Total</b>	<b>\$16,050</b>

Plan prepared by:

**SLATER**

ASSOCIATES INC.

5560 Sterrett Place Suite 302  
Columbia, Maryland 21044  
410.992.0001 phone  
410.992.0212 fax

Total Plant List (Includes Howard County Plant List)

Quan	Symbol	Botanical Name	Common Name	Remarks
3	OGM	Acer rubrum 'October Glory'	October Glory Maple	3 - 3 1/2" cal., 13-15' hgt.
21	GA	Fraxinus pennsylvanica 'Palmore'	Palmore Green Ash	3 - 3 1/2" cal., 12-14' hgt.
5	NSH	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8-10' hgt.
4	CM	Lagerstroemia indica	Common Crape Myrtle	8-10' hgt.
10	SCC	Malus 'Snowdrift'	Snowdrift Crabapple	2 - 2 1/2" cal., 6-8' hgt.
9	PA	Picea abies	Norway Spruce	6-8' hgt. (not sheared)
10	PB	Prunus 'cerasifera' Newport	Purpleleaf Plum	3-3 1/2" cal., 11-13' hgt.
1	WJC	Prunus subhirtella 'Pendula'	Weeping Japanese Cherry	2 - 2 1/2" cal., 8-10' hgt.
14	PCR	Pyrus calleryana 'Cleveland Select'	Cleveland Select	3-3 1/2" cal., 4' hgt.
<b>Shrubs</b>				
30	PJC	Berberis thunbergii 'Crimson Pygmy'	Dwarf Purple Barberry	18-24"
175	EAC	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	18-24"
6	ICH	Ilex crenata helleri	Dwarf Japanese Holly	18-24"
6	NAN	Nandina domestica	Nandina, Heavenly Bamboo	30-36"
35	AZ-T	Rhododendron kurume x traditional	Traditional Azalea	18-24"
16	TBR	Taxus baccata repandens	Weeping English Yew	24-30"
236	TMH	Taxus media hicksi	Hicks Yew	18-24"
30	VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	42-48"
<b>Groundcover</b>				
752	LIR	Liriope muscari 'Big Blue'	Liriope	2 qt. cont., 12" o.c.
<b>Perennials</b>				
46	PCF	Echinacea purpurea	Purple Coneflower	1 gal. cont.
30	SDO	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	2 qt. cont., 18" o.c.
6	HOS	Hosta caerulea	Plantain Lily	2 qt. cont., 2" o.c.
48	BES	Rudbeckia 'Goldstrum'	Black-eyed Susan	1 gal. cont.
60	<b>Annuals</b>			

Schedule B

Parking Lot Internal Landscaping	
Number of Visitor Parking Spaces	143
Number of Trees Provided	143/20 = 8
Number of Shade Trees	8
Other Trees (2:1 Substitution)	0

HRD Calculations:

Area = 2.4118 acres  
Shade Trees Per Acre: 26  
2.4118 x 26 = 63  
Trees Required = 63 trees  
Trees Provided = 36 Shade trees  
27 Ornamental Trees (2:1)  
302 Shrubs (10:1)  
Total w/ Substitution = 79 Trees

Developers/Builders 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 a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the department of planning and zoning.

Name: [Signature] Date: 12/1/00

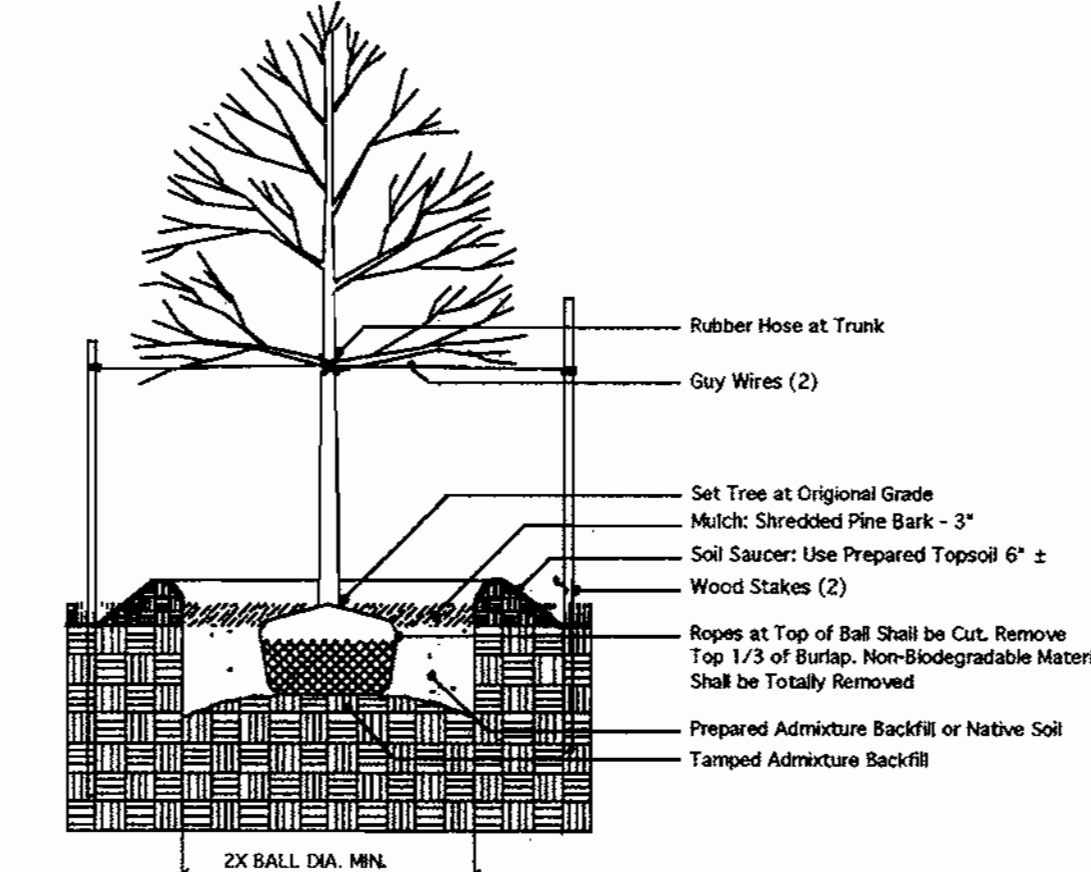
This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$16,050.00. This surety is based on 30 shade trees at \$300.00 each, 8 Ornamental trees at \$150 each, and 195 shrubs at \$30.00 each.

The owner, tenant, and/or their agents shall be responsible for the 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.

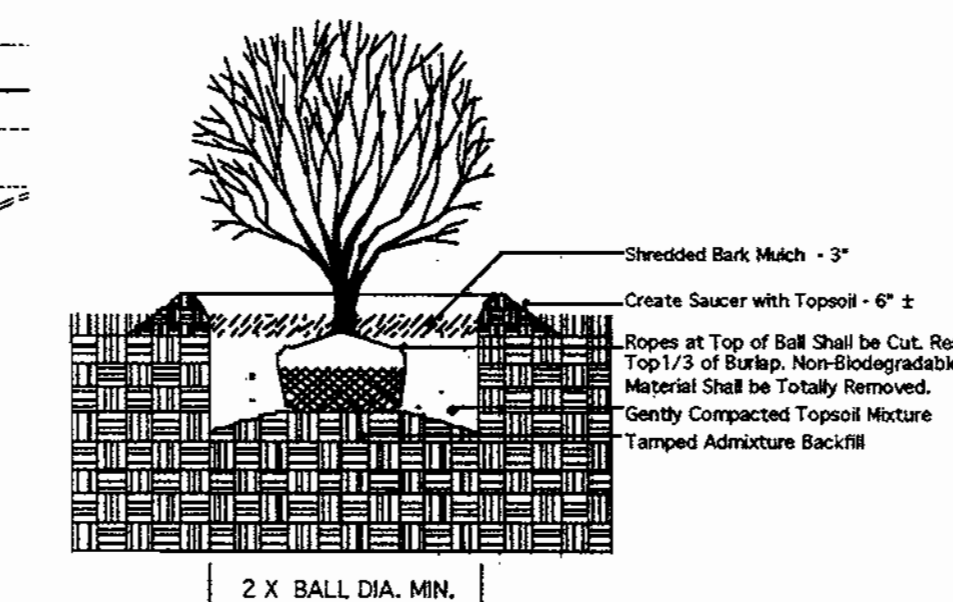
Schedule A Perimeter Landscape Edge

Landscape Type	Adjacent to Roadways	
	A	E
Linear Feet of Roadway Frontage/Perimeter	335'	779'
Credit for Existing Vegetation (Yes No. Linear Feet)	0	0
Credit for Wall Fence or Berm (Yes No. Linear Feet)	0	0
Number of Plants Required		
Shade Trees	335/60 = 6	779/40 = 20
Evergreen Trees	0	0
Shrubs	0	779/4 = 195
Number of Plants Provided		
Shade Trees	6	16
Evergreen Trees	0	8
Other Trees (2:1 Substitution)	0	8
Shrubs (10:1 Substitution)	0	195

This plan is prepared to meet new town requirements. The surety is based on the minimum number of plants required by the county.



TREE PLANTING  
N.T.S.

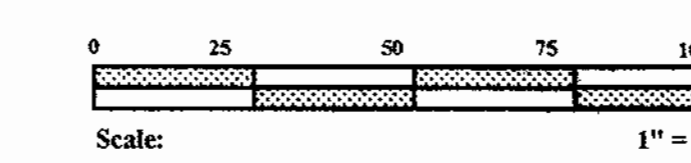


SHRUB PLANTING  
N.T.S.

DATE 11-16-2000



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] DATE 12/19/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] DATE 1/2/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] DATE 1/9/01  
 DIRECTOR



OWNER / DEVELOPER  
 BENNIGAN'S  
 c/o Next Shift Enterprises  
 10500 Little Patuxent Parkway, Suite 770  
 Columbia, MD 21044

LANDSCAPE PLAN  
 BENNIGAN'S  
 COLUMBIA ROUTE 108 COMMERCIAL  
 SECTION 1 AREA 1  
 TAX MAP #37 GRID #1 PARCEL B-6  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



3691 Park Avenue, Suite 101, Ellicott City, Maryland 21043  
 Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: NHC & MJW  
 DRAWN BY: MJW  
 CHECKED BY: NHC  
 DATE: Sept. 29, 2000  
 SCALE: 1"=30'  
 W.O. NO.: 00-095

SDP-01-4