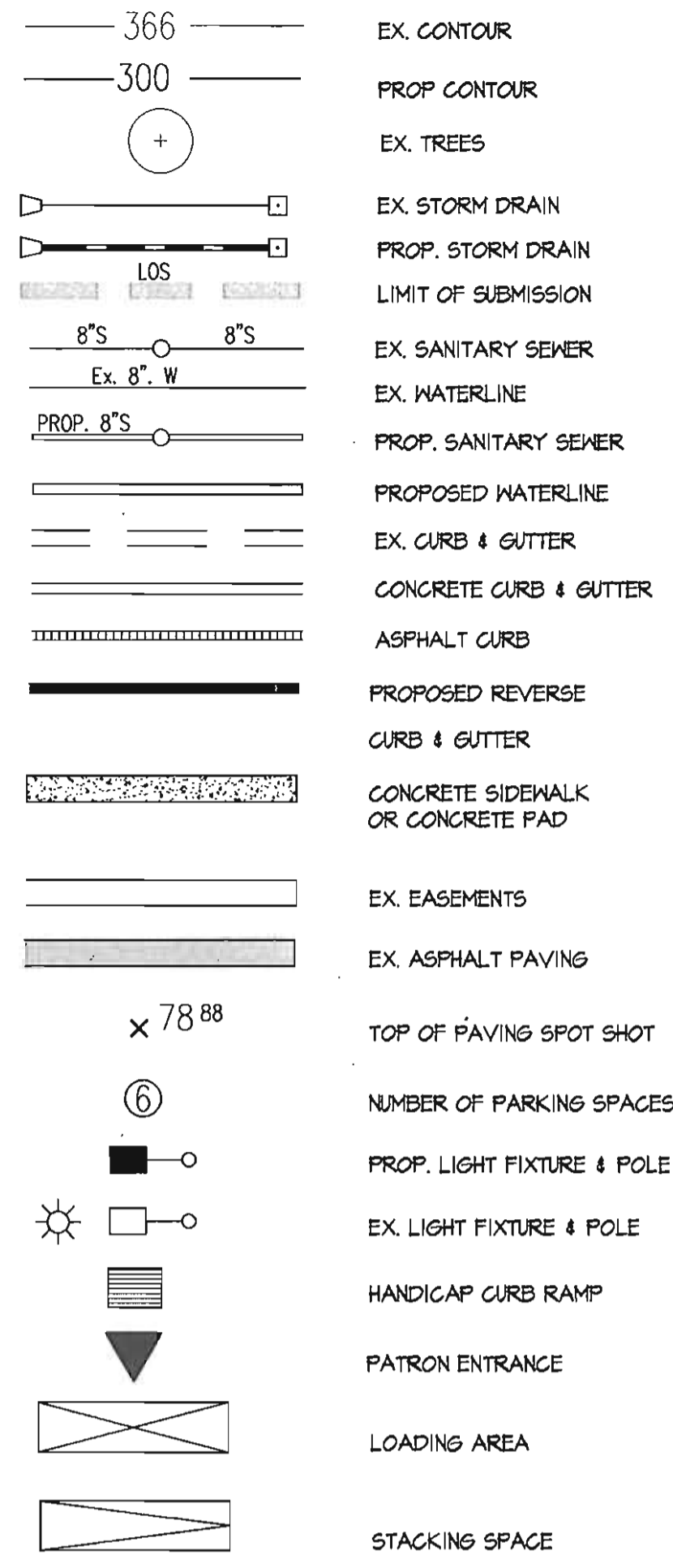


General Notes

- 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, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least 48 Hours 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.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
- Proposed Use: BANK
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by GLW & from design plans for construction.
- Coordinates and bearings are based upon the MD State plane system (NAD '83).
- Water and sewer service is public.
- All existing water and sewer is per Contract 34-3528-D.
- All existing public storm drain is per SDP-46-110 & F-46-84.
- See trench bedding class "C" for storm drains.
- Recording reference: Plat No. 16985
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on Site.
- There are no wetlands on Site.
- Building setbacks and building restrictions are per FDP 222, PART II.
- This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(iv) for planned unit development (New Town) that was more than 50% developed before December 31, 1992.
- All outdoor lighting shall comply with the requirements of zoning section 134.
- The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual. Landscape surety shall be posted with the Grading Permit in the amount of \$4,210.00
- Stormwater management for this site is in an existing offsite regional facility approved under F 46-84.
- Trash collection for this site will be internal to the building. No exterior storage containers (dumpsters) are provided.
- Parcel W-1 is in compliance with the minimum public road frontage requirement of Section 16.1202(c)(1) of the Subdivision and Land Development Regulations for parcels within a commercial center development that have shared access and parking without public road frontage. Shared Access and Parking Easement for Parcels W-1 through W-3 is recorded among the Land Records of Howard County, Maryland in Liber B5671, Folio 107.
- A meeting was held on or about March 25, 2004 between staff of Gutschick, Little and Weber, P.A. and Battalion Chief Michael Faith to determine the need for additional fire hydrants to serve the site. The proposed building is below the area limit to require a fire suppression system and the locations of the existing hydrants will provide sufficient fire coverage. The results of the meeting were that no additional hydrants were required for the subject site

LEGEND



Site Analysis Data Chart

- Gross Area: Parcel W-1: 44,081 SF or 1.01 Ac.
Gross Area: Parcel W-2: 74,174 SF or 1.70 Ac.
- Limit of Disturbed Area = 54,257 SF or 1.25 Ac. (LOD of both parcels W-1 and W-2)
- Zoning = NT - Employment Center - Commercial (FDP 222, Part II) per the Comprehensive Zoning dated 2/2/04
- Proposed Use: Building: One-story bank building, parking area and landscaping on Parcel W-1 and shared access across Parcels W-1 and W-2.
- Gross Floor Area: 3,474 SF
- Net Floor Area: 3,474 SF - 174 SF = 3,305 SF (Bank).
- No. of standard parking spaces required by FDP 222, Part II: (5 spaces per 1,000 SF net Retail/Bank area) 3,305/1,000 x 5 = 17 spaces required
- No. of standard parking spaces provided: 27 spaces.
- No. of handicap spaces provided: 2 spaces (van).
- Total parking spaces provided: 29 spaces.
- No. of handicap spaces required: 2 spaces.
- No. of handicap van spaces required: 1 space.
- Building area including canopy: 3,474 SF + 724 SF canopy = 4,203 SF
- Building Percent Coverage = 4,203/44,081 x 100 = 10%
- Project background: See Dept. of Planning & Zoning File Numbers: S 43-21, P 45-10, F 46-84, WP 45-114, FDP 222-PART 2, F 47-43, SDP 46-110, and F 04-184.

Sheet Index

- Site Development Plan
- Handicap Accessibility Plan & Site Details
- Landscape and Lighting Plan
- Landscape Details Notes & Schedules
- Sediment Control Plan & Details
- Sediment Control Notes
- Water, Sewer, Storm Drain Profiles & Schedules
- Storm Drain Drainage Area Map

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 12-08-04

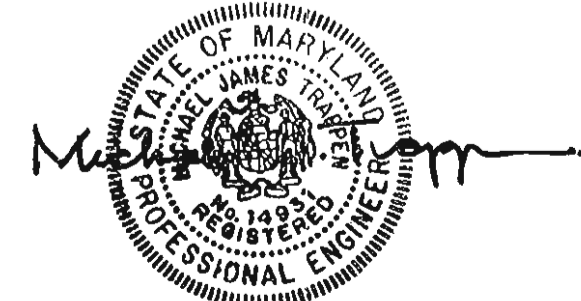
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ronald D. Lytle Director 1/24/05
Cindy Hammett Chief, Division of Land Development 1/21/05
John Brown Chief, Development Engineering Division 1/19/05

Point Number	Coordinate	Elevation (top)
1	562,282	1330,055
2	562,278	1330,046
3	562,281	1330,036
4	562,268	1330,014
5	562,256	1330,020
6	562,245	1330,015
7	562,253	1330,052

Q INTX DAYBREAK CIRCLE

Entrance Curb Table

OWNER PARCEL W-2:
ROUSE RIVER HILL VILLAGE CENTER, INC.
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



PREPARED FOR and OWNER PARCEL W-1:
CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

SITE DEVELOPMENT PLAN
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
W-1	6090 DAYBREAK CIRCLE

SUBDIVISION NAME:	SECTION/AREA	PARCELS
VILLAGE OF RIVER HILL	4/2	W-1

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
16985	NT (COMMERCIAL)	34	6	5	6C55

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	1 OF 8

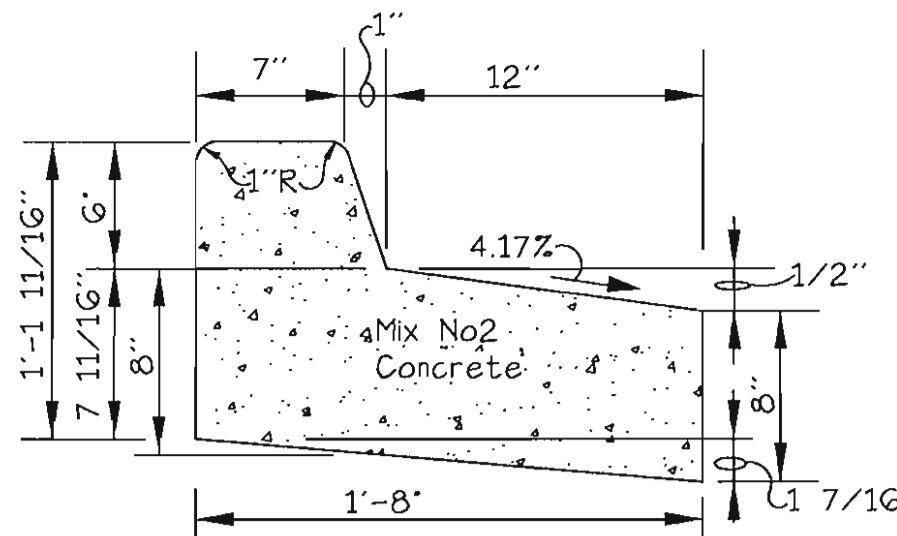
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20885
TEL: 301-421-4024 FAX: 410-989-1820 DC/TK: 301-989-2524 FAX: 301-421-4186

DRAWINGS\03100\SDP\03100SP1.dwg DES. MJT DRN. AWL CHK.

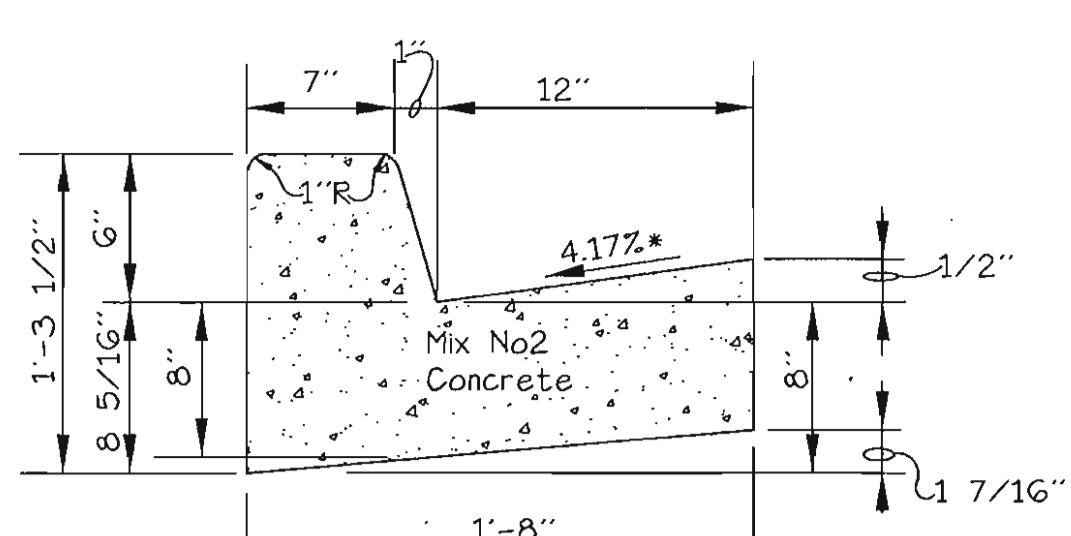
DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5

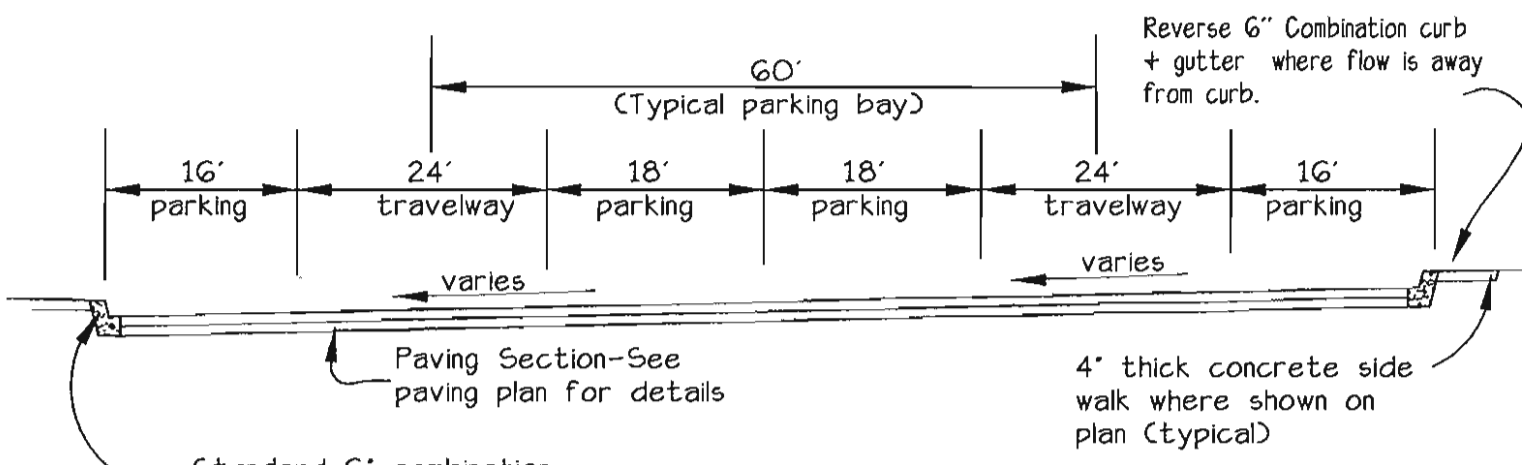
HOWARD COUNTY, MARYLAND



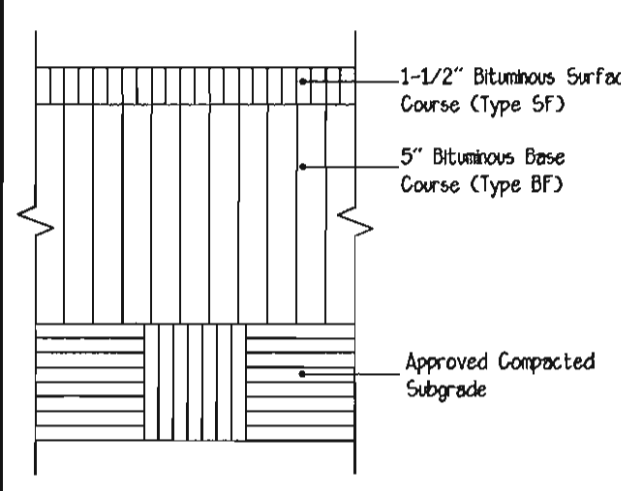
Reverse 6" Combination Curb + Gutter
N.T.S.



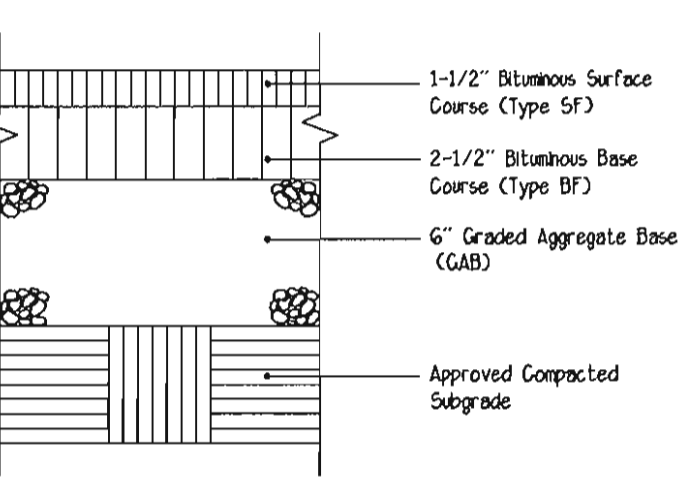
Standard 6" Combination Curb + Gutter
N.T.S.



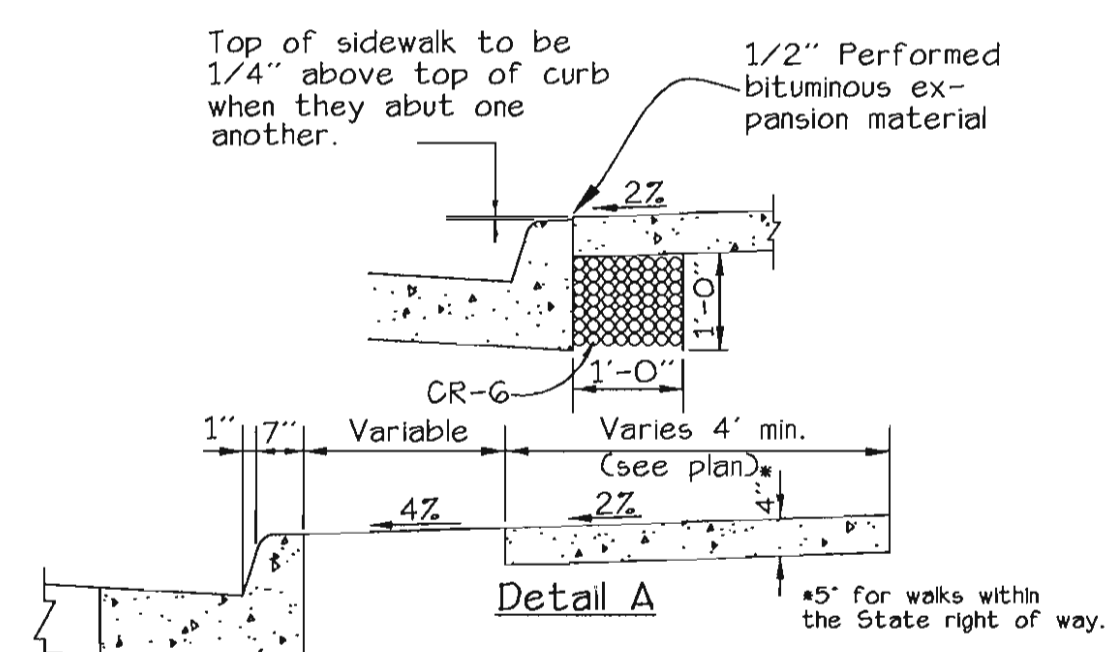
Typical Section-Private Parking
N.T.S.



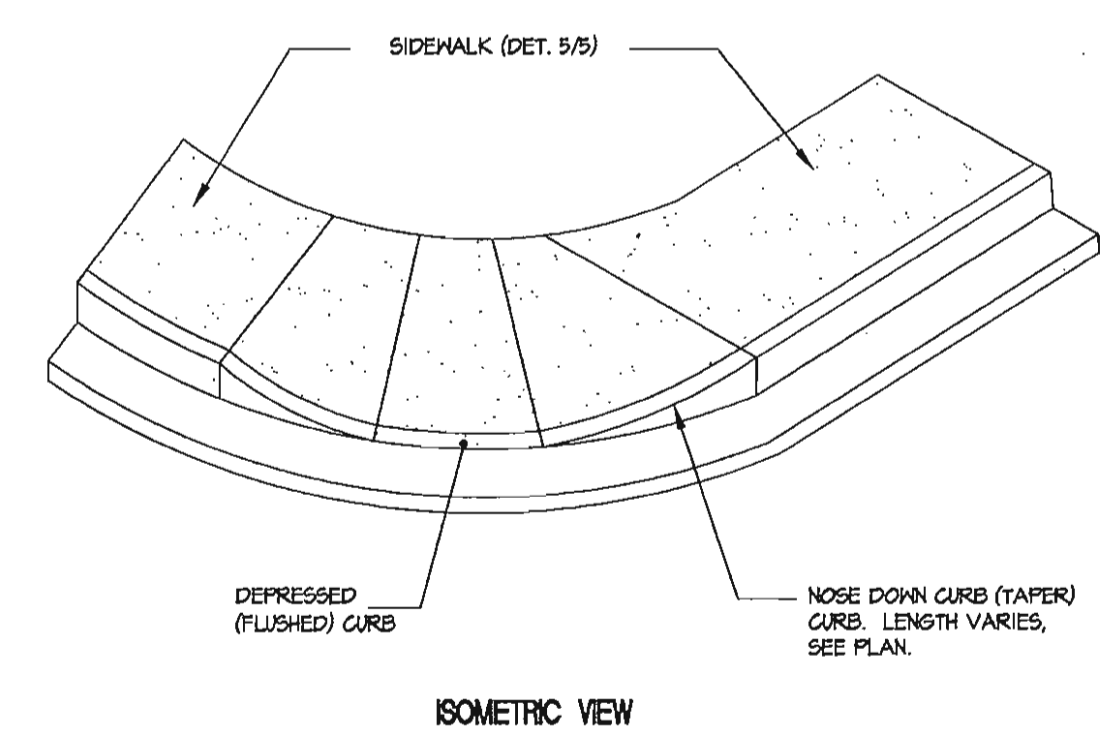
FULL DEPTH BITUMINOUS ALTERNATE
P-2 - MEDIUM DUTY PAVEMENT DETAIL
N.T.S.



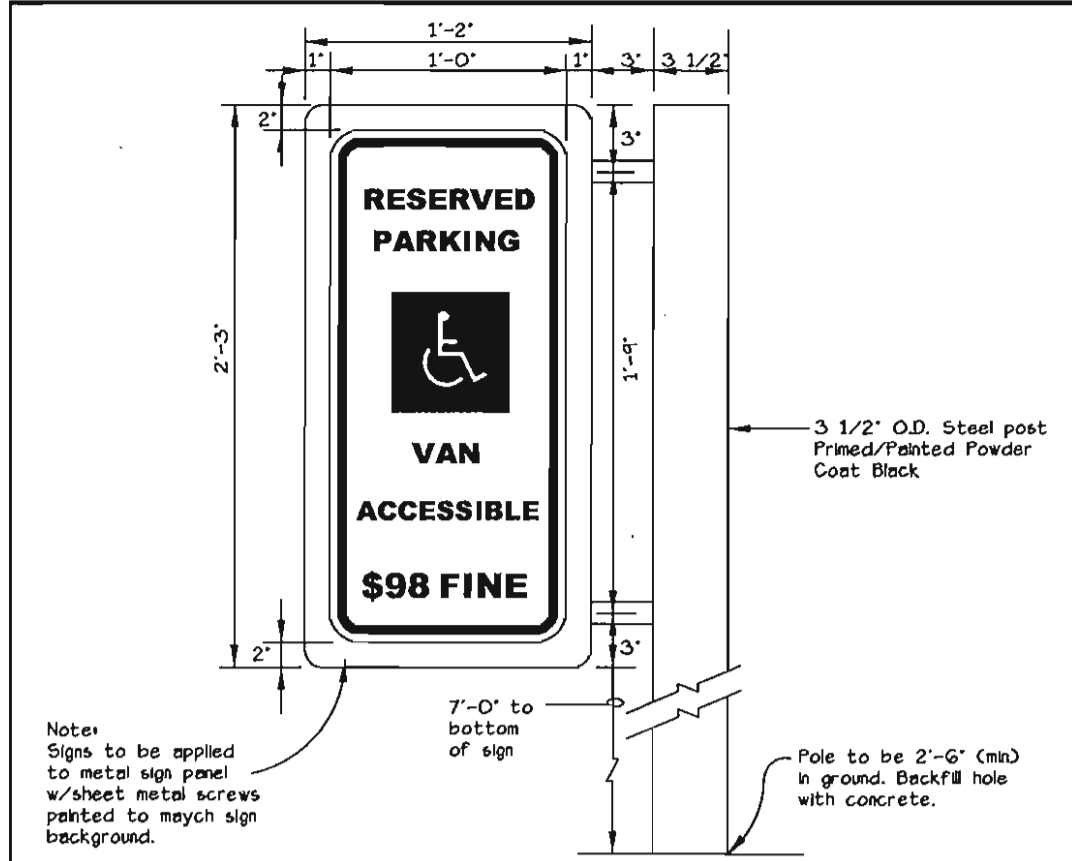
PORTLAND CEMENT CONCRETE PAVEMENT
N.T.S.
Materials and construction procedures shall be in accordance with the Md. D.O.T. Standard Specifications Section 520.



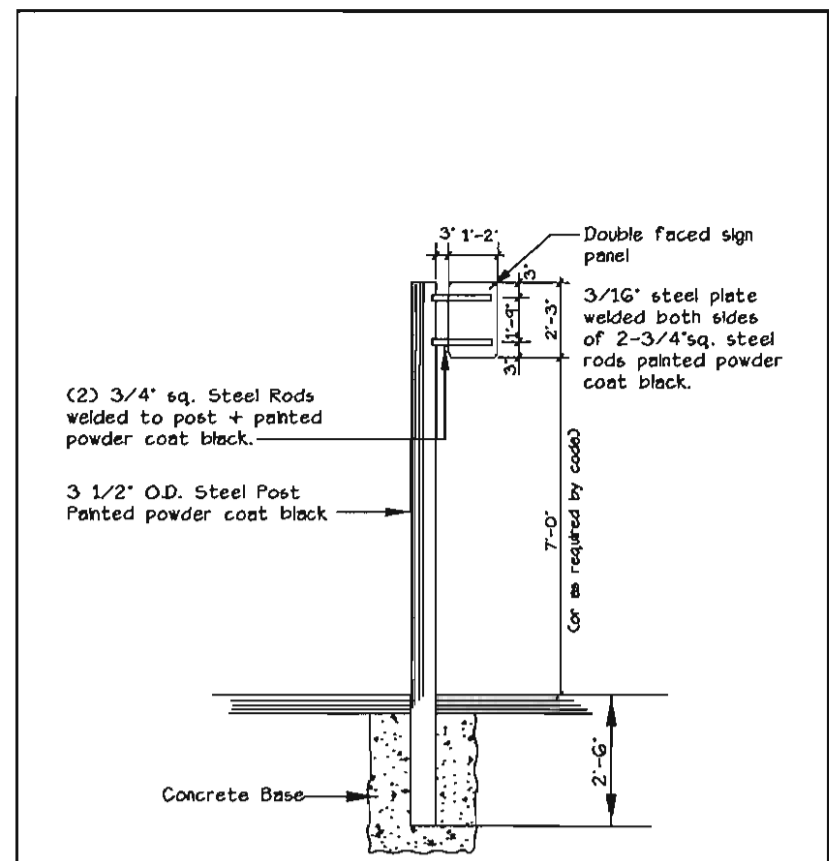
- Notes:
- Sidewalk to be scribed scribed in 5' maximum squares.
 - Expansion joints across the sidewalk not to be more than 15' apart.
 - 1/2" performed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 - Concrete to be mix No.2
 - When sidewalk abuts curb, walk shall be 1/4" above curb with performed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
 - On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



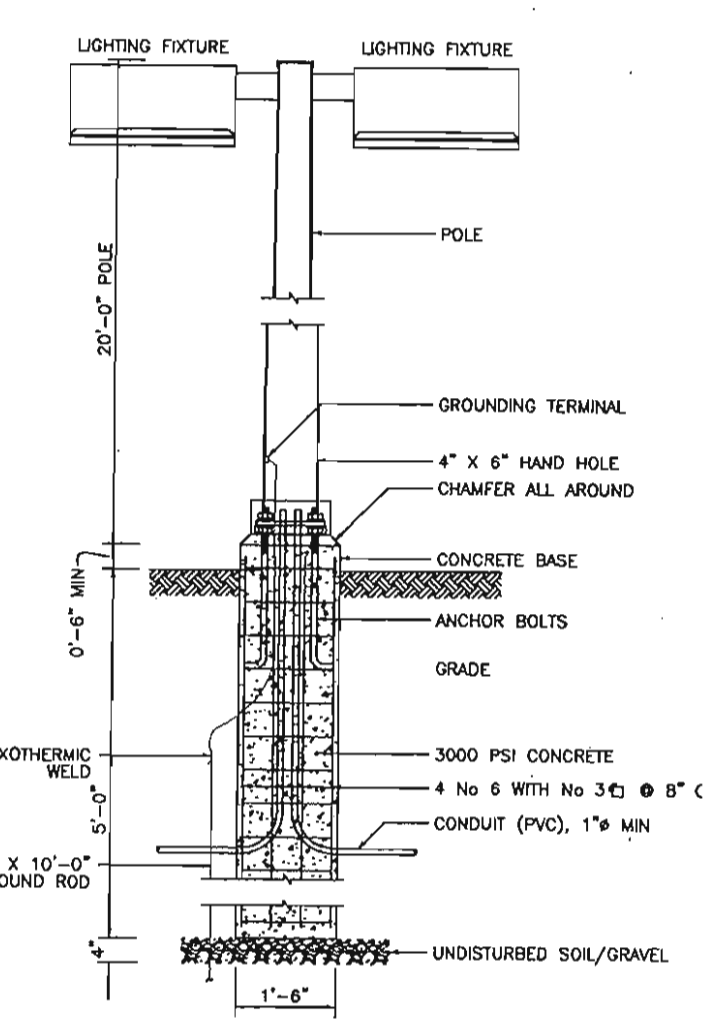
TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION
NO SCALE



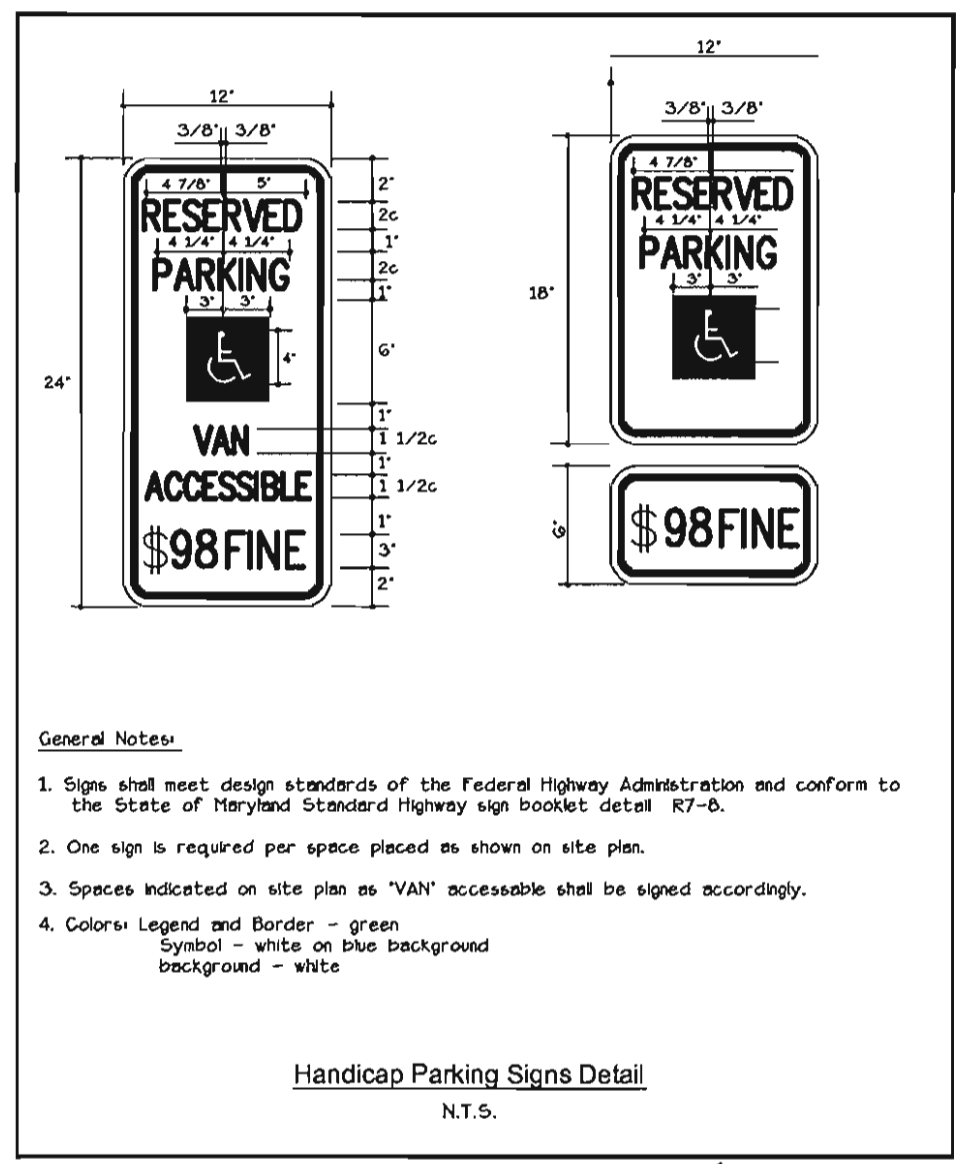
Mounting Detail For Parking Restriction Sign
N.T.S.



Post & Sign Panel Detail For Parking Restriction Sign
N.T.S.

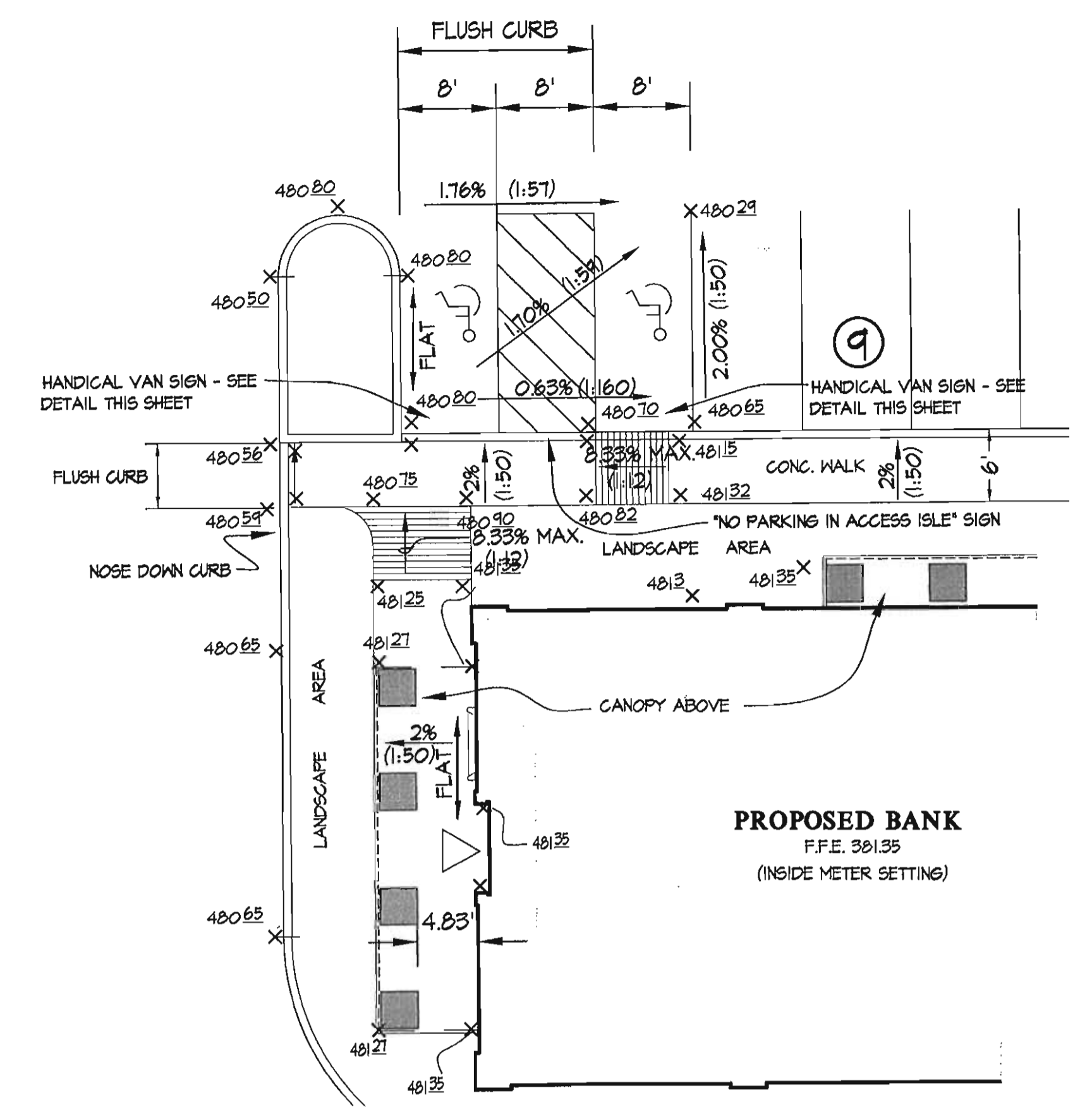


LIGHT POLE DETAIL
SCALE: NONE

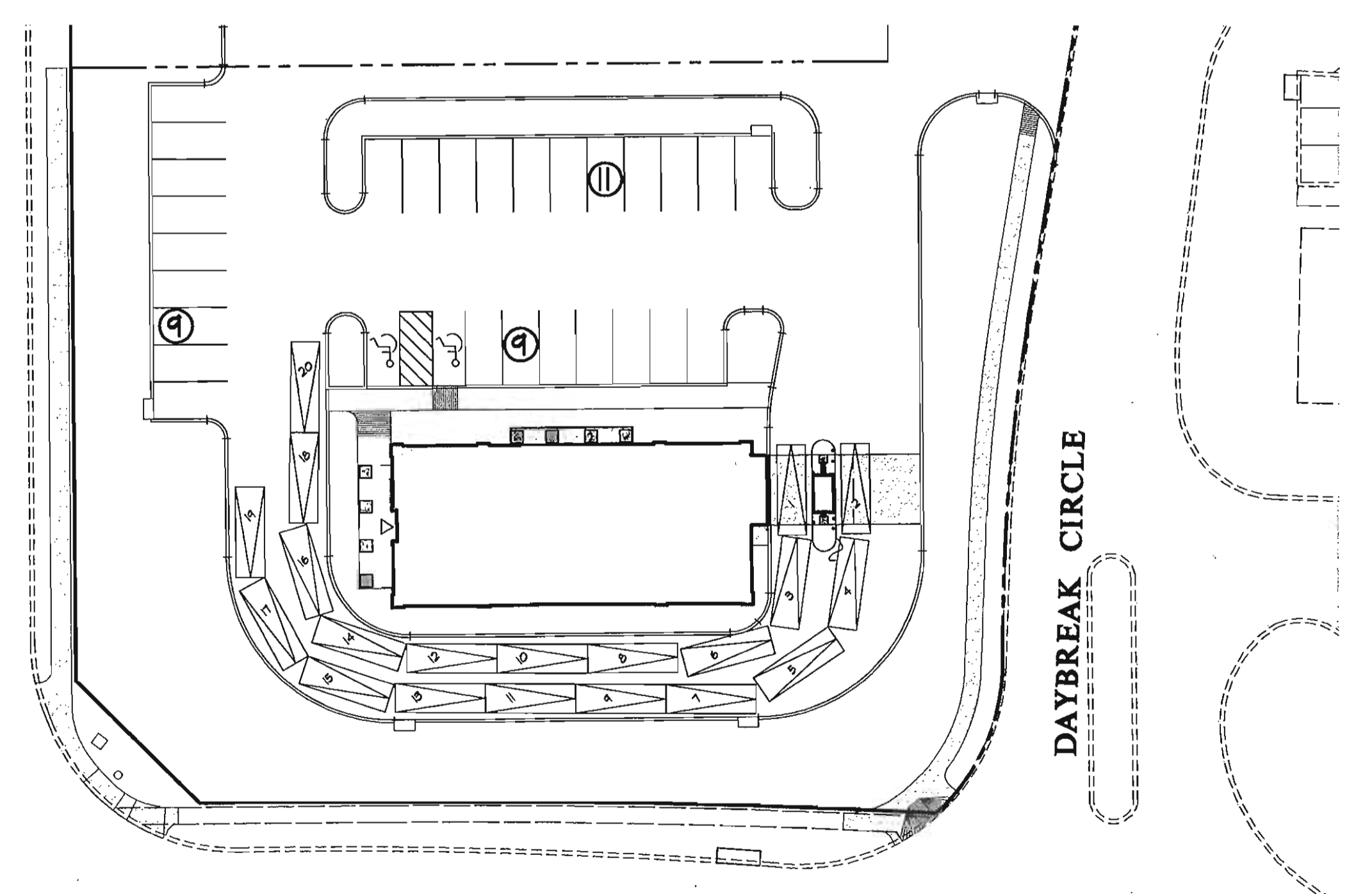


Handicap Parking Signs Detail
N.T.S.

- General Notes:
- Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail K7-B.
 - One sign is required per space placed as shown on site plan.
 - Spaces indicated on site plan as "VAN" accessible shall be signed accordingly.
 - Colors: Legend and Border - green
Symbol - white on blue background
Background - white

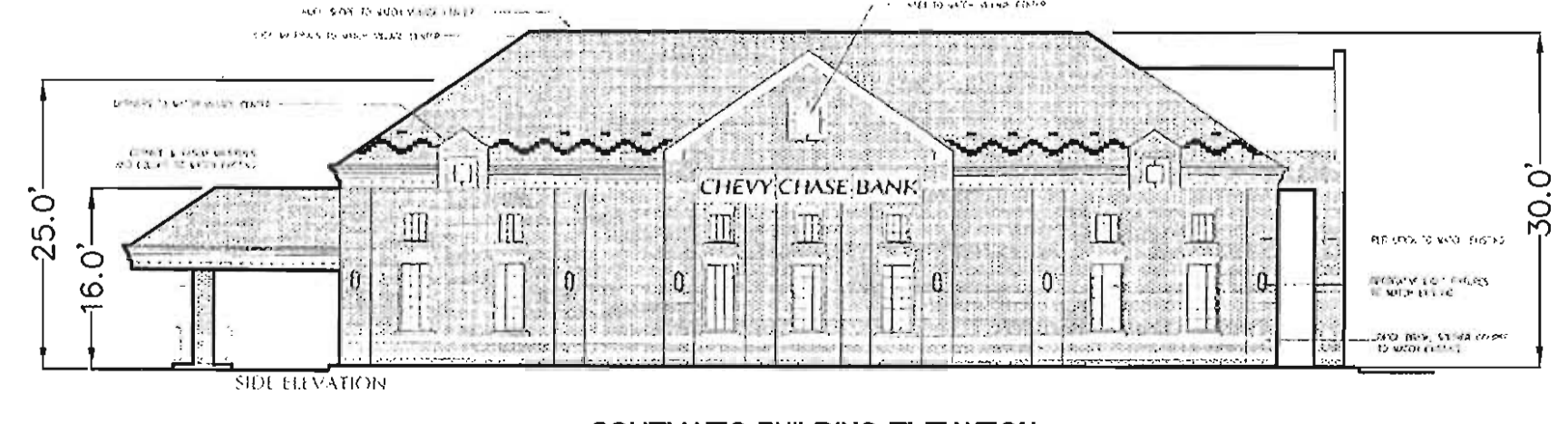


HANDICAP ACCESS DIAGRAM
SCALE: 1" = 10'



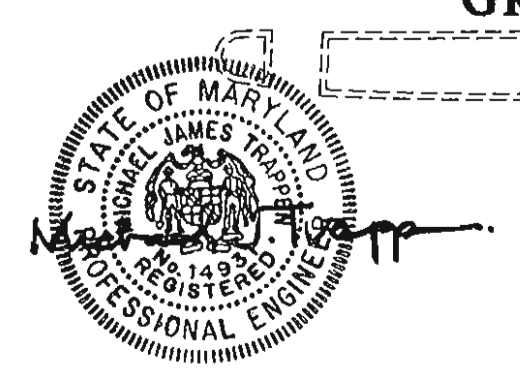
DRIVE-THRU STACKING SPACE DIAGRAM
SCALE: 1" = 20'

CLARKSVILLE PIKE (MARYLAND ROUTE 108)
(CHECK ADDRESS)



SCHEMATIC BUILDING ELEVATION
NO SCALE

OWNER PARCEL W-2:
ROUSE RIVER HILL VILLAGE CENTER, INC.
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10215 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING

Director: *James F. ...* Date: 1/21/05

Chief, Division of Land Development: *...* Date: 1/19/05

Chief, Development Engineering Division: *...* Date: 1/19/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-989-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR and OWNER PARCEL W-1:
CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

SITE DETAILS, HANDICAP ACCESS AND STACKING SPACE PLAN
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	2 OF 8

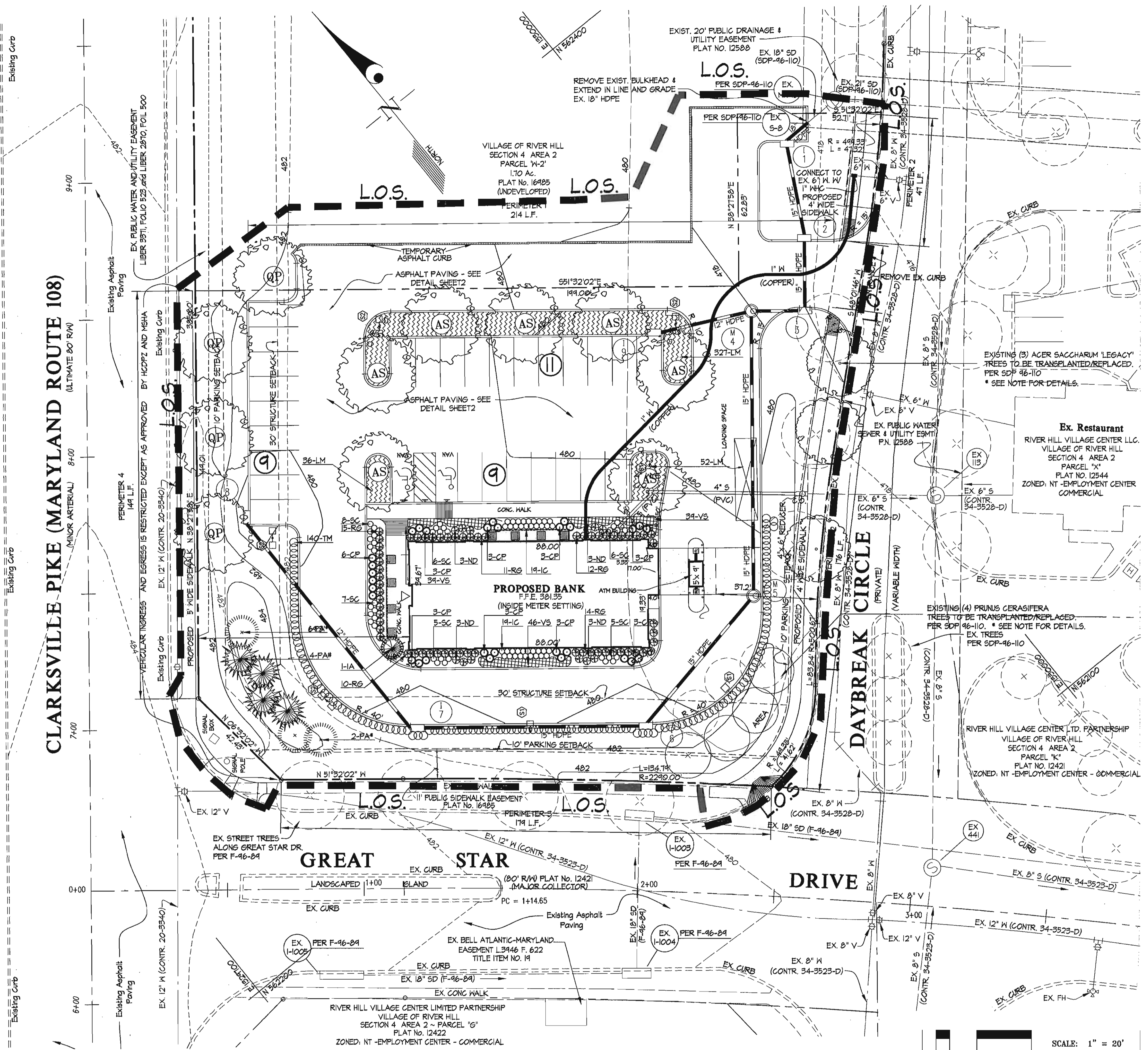
I:\CADD\DRAWINGS\03100\SDP\04017SP2.dwg 01/04/2005 03:37:28 PM EST

PLANT LIST			
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE
SHADE TREES			
AS 7		Acer saccharum 'Green Mountain' 'Green Mountain' Sugar Maple	2 1/2"-3" Cal. B&B 12' - 14' height 6' min. branching ht
QP 4		Quercus phellos Willow Oak	2 1/2"-3" Cal. B&B 12' - 14' height 6' min. branching ht
*3		Acer saccharum 'Legacy' 'Legacy' Sugar Maple	3 1/2" Cal. B&B 14' height 6' min. branching ht
*4		Prunus cerasifera 'Thundercloud' Thundercloud Purple Leaf Plum	3 1/2" Cal. B&B
EVERGREEN TREES			
IA 1		Ilex x attenuata 'Fosteri' Foster's Holly	8'-10' height
PA 7		Picea abies Norway Spruce	# 10'-12' height (4) # 8'-10' height (3)
SHRUBS & ORNAMENTAL GRASSES			
CP 30		Chamaecyparis pisifera 'Fillifera Aurea Nana' Dwarf Golden Thread False Cypress	18"-24" In hgt. - container
IC 38		Ilex crenata 'Bee Hive' Bee Hive Japanese Holly	18"-24" In hgt. - container
ND 12		Nandina domestica 'Firepower' Firepower Heavenly Bamboo	15"-18" In hgt. - container
RG 62		Rhododendron 'Girard Hot Shot' Girard Hot Shot Azalea	24"-30" In hgt. - container
SC 37		Spiraea x 'Candle Light' Candle Light Spiraea	15"-18" In hgt. - container
TM 140		Taxus x media 'Hicksii' Hicksii Yew	24"-36" In hgt. - container plant 24" o.c.
PERENNIALS AND GROUNDCOVER			
LM 415		Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal. container - 24" o.c.
VS 124		Veronica alpina 'Goddess Grows' Goddess Grows' Alpine Speedwell	1 qt. container - 18" o.c.

EXISTING PLANT RELOCATION NOTES

- Transplant trees are designated for relocation to locations shown on the drawings.
- Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for healing-in of materials until final planting areas are prepared, if required.
 - Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed berm of topsoil or bark. Water as required to maintain adequate root moisture.
 - Re-burlap plant balls if required before final transplanting operations.
 - Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.

***NOTE**
 4 existing Prunus cerasifera 'Thundercloud' trees to be transplanted on site or replaced at 3/2" caliper.
 3 existing Acer saccharum 'Legacy' trees to be transplanted on site or replaced at 3/2" caliper, 14' height.



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING
 Director: [Signature] Date: 1/4/15
 Chief, Division of Land Development: [Signature] Date: 1/21/15
 Chief, Development Engineering Division: [Signature] Date: 1/19/15

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRS	DRN. JRS	CHK. KAF	DATE	REVISION	BY	APPR.

OWNER PARCEL W-2:
 ROUSE RIVER HILL VILLAGE CENTER, INC.
 C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
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 COLUMBIA, MARYLAND 21044

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 7501 WISCONSIN AVENUE
 9TH FLOOR - CORPORATE FACILITIES
 BETHESDA, MD 20814
 ATTN: JOSEPH B. PEARSON, JR.
 240-497-7032

LANDSCAPE AND LIGHTING PLAN
VILLAGE OF RIVER HILL
 SECTION 4, AREA 2
 PARCEL W-1
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	3 of 8

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" diameter
3.5" - 4"	14'-16'	8'-10'	36" diameter
4" - 4.5"	16'-18'	8'-10'	40" diameter
4.5" - 5"	16'-17'	10'-12'	44" diameter
5" - 5.5"	16'-20'	10'-12'	48" diameter
5.5" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B4B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3.5" cal.	32"	64"	28"
3.5" - 4" cal.	36"	72"	32"
4" - 4.5" cal.	40"	80"	36"
4.5" - 5" cal.	44"	88"	40"
5" - 5.5" cal.	48"	96"	44"
5.5" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practices. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4' long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Vista, or Escort.

LANDSCAPING NOTES

- This plan has been prepared in accordance with the New Town Alternative Compliance provisions of Section 16.124 of the Howard County Code and the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the AAN Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- Financial surety for the required landscaping per schedule A and B shall be posted with the grading permit in the amount of \$2,940.00
- Tabulation for landscape shown:
Required planting by HRD for 1.02 acres of a bank combined at 26 trees/acre = 27 trees

Planting provided:	
Shade Trees	0 = 0 E.S.T. 1 SHADE AT 2:1
Ornamental Trees	0 = 4 E.S.T. 1 SHADE AT 2:1
Evergreen Trees	0 = 3 E.S.T. 1 SHADE AT 10:1
Shrubs provided:	

Total E.S.T. = 46
*E.S.T., or Equivalent Shade Tree

12. 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.

DEVELOPER'S/BUILDER'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 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.

NAME: *[Signature]* DATE: 1/15/05

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

PERIMETER No.	1	2	3	4
USE SITUATION	INTERNAL PERIMETER	PARKING ADJ. TO ROADWAY	PARKING ADJ. TO ROADWAY	PARKING ADJ. TO ROADWAY
LANDSCAPE TYPE	N/A	E	E	E
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		223 L.F.	174 L.F.	144 L.F.
CREDIT FOR EXISTING VEGETATION		YES	YES	NO
CREDIT FOR WALL, FENCE OR BERM		NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES		6	5	4
EVERGREEN TREES		0	0	0
SHRUBS		56	45	38
NUMBER OF PLANTS PROVIDED				
SHADE TREES		6*	1**	4
EVERGREEN TREES		0	3	4
OTHER TREES (@ 2:1 substitution)		0	0	0
SHRUBS (10:1 substitution)		35	74	26

Schedule 'A' Number of required SHADE TREES for bonding: 15 x \$300 = \$4,500.00
Schedule 'A' Number of required EVERGREEN TREES for bonding: 0 x \$50 = \$0
Schedule 'A' Number of required SHRUBS for bonding: 194 x \$20 = \$3,880.00

* 3 RELOCATED ACER SACCCHARUMS AND 3 RELOCATED PRUNUS CERASIFERA
** 1 RELOCATED PRUNUS CERASIFERA

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	24 TOTAL SPACES
NUMBER OF SHADE TREES REQUIRED (1 PER 20 SPACES)	2
NUMBER OF TREES PROVIDED	
SHADE TREES	7
OTHER TREES (2:1 SUBSTITUTION)	N/A
NUMBER OF LANDSCAPED ISLANDS REQUIRED:	2 @ 1 PER 20 SPACES
NUMBER OF LANDSCAPED ISLANDS PROVIDED:	6 @ 200 SF/ISLAND
Schedule 'B' Number of required Shade Trees for bonding:	2 x \$300 = \$600.00

LANDSCAPE SURETY SHALL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$9,270.00

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING

[Signature] 1/24/05
Director

[Signature] 1/21/05
Chief, Division of Land Development

[Signature] 1/19/05
Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR and OWNER PARCEL W-1:

CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

LANDSCAPE PLAN

VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1

SCALE ZONING G. L. W. FILE No.

1"=XX' NT 03100

DATE TAX MAP - GRID SHEET

JAN., 2005 34-6 4 of 8



OWNER PARCEL W-2:
ROUSE RIVER HILL VILLAGE CENTER, INC.
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

THIS PLAN FOR LANDSCAPE PURPOSES ONLY

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

STANDARD 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 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

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- II. 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

- I. 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 RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - C. 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 PROCEDURES.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - A. ON SOIL TESTING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - 1. 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.
 - 2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - 3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - 4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DEGRADATION OF PHOTO-TOXIC MATERIALS.

- NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- V. TOPSOIL APPLICATION
 - A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ABOUT 4"-8" HIGHER IN ELEVATION.
 - C. 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL 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.
 - D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS 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.

- VI. 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.
 - A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - 1. 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.
 - 2. 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 COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - 3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOWGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

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 OCTOBER 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 LOWGRASS (0.7 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

NOTE:

THESE SEEDING NOTES ARE THE MINIMUM REQUIRED FOR SEDIMENT CONTROL. REFER TO PROJECT SPECIFICATIONS FOR SEEDING REQUIREMENTS OF OTHER AREAS OF THE SITE.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G). TEMPORARY STABILIZATION, WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7. SITE ANALYSIS:
 - TOTAL AREA OF SITE : 1.01 ACRES
 - AREA DISTURBED : 1.25 ACRES
 - AREA TO BE ROOFED OR PAVED : 0.84 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED : 0.61 ACRES
 - TOTAL CUT : 1,500 CU. YDS.
 - TOTAL FILL : 1,500 CU. YDS.
 - OFF-SITE WASTE/BORROW AREA LOCATION: N/A
- 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
- 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PILE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

Sequence of Construction

- 1. Obtain permits and arrange for pre-construction meeting with the Sediment Control Inspector (1 day);
- 2. Install stabilized construction entrance and perimeter silt fence and super silt fence. (1 week);
- 3. Fine grade site (2 weeks);
- 4. Construct building, install utilities. Install inlet protection as soon as storm drain inlets are installed (6 months);
- 5. Install curb and gutter, sidewalks and base pave all areas. Stabilize areas with grass seed and mulch (2 weeks);
- 6. When permission has been granted by the Sediment Control Inspector and all areas draining to the sediment controls have been stabilized, remove the sediment controls and stabilize areas with grass seed and mulch. (2 days);
- 7. Install landscaping. Stabilize all remaining areas with grass seed and mulch (1 week);
- 8. Install surface course paving and parking lot striping (1 week);



DEVELOPER'S/BUILDER'S CERTIFICATE

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

Jim Maynor 1/13/05
Natural Resources Conservation Service
Date

John R. Robertson 1/13/05
Howard S.C.D.
Date

Michael J. Fopp 1/13/05
Signature of Developer/Builder
Date

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Michael J. Fopp 1/13/05
Signature of Registered Engineer
Date

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 12-06-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Donna DiCenzo 1/24/05
Director
Date

John R. Robertson 1/21/05
Chief, Division of Land Development
Date

John R. Robertson 1/19/05
Chief, Development Engineering Division
Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

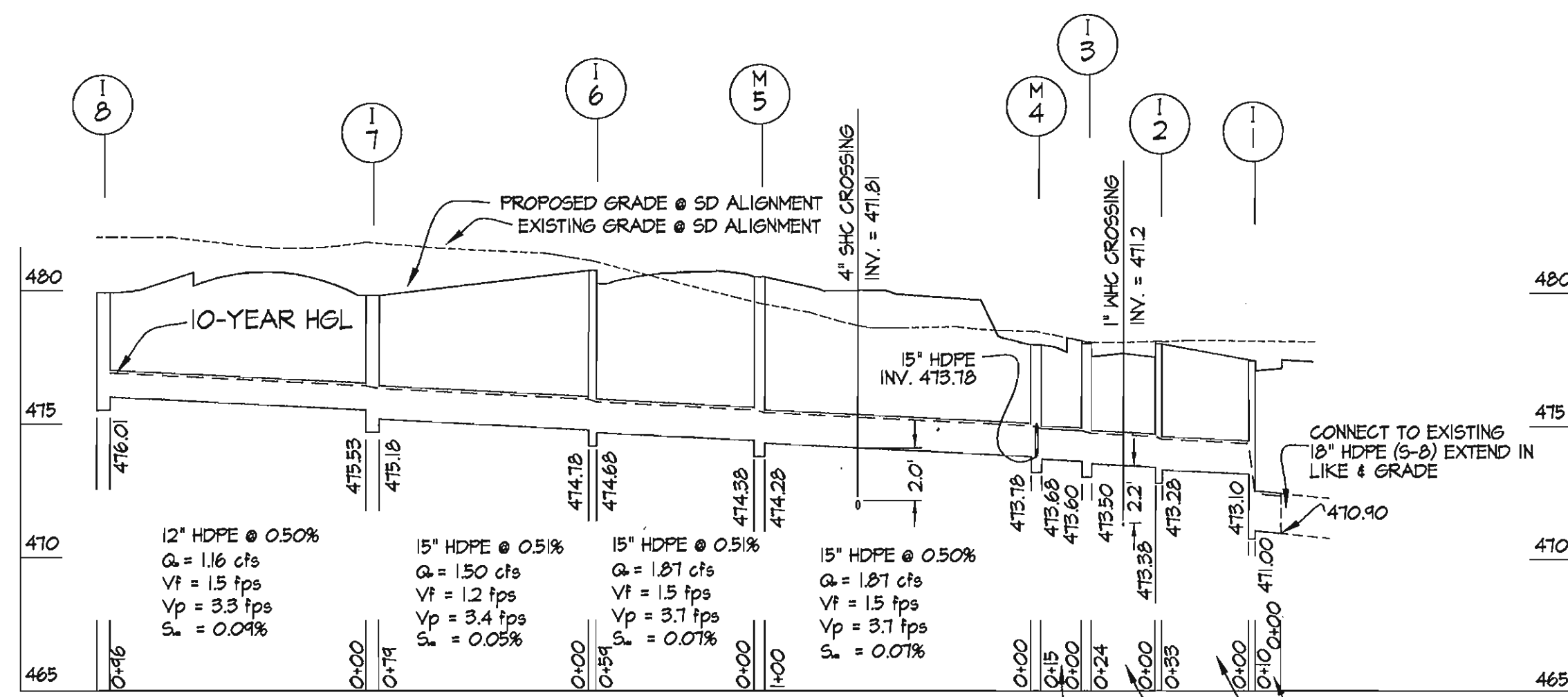
PREPARED FOR and OWNER PARCEL W-1:
CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

SEDIMENT CONTROL NOTES
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1

SCALE	ZONING	G. L. W. FILE No.
NONE	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	6 OF 8

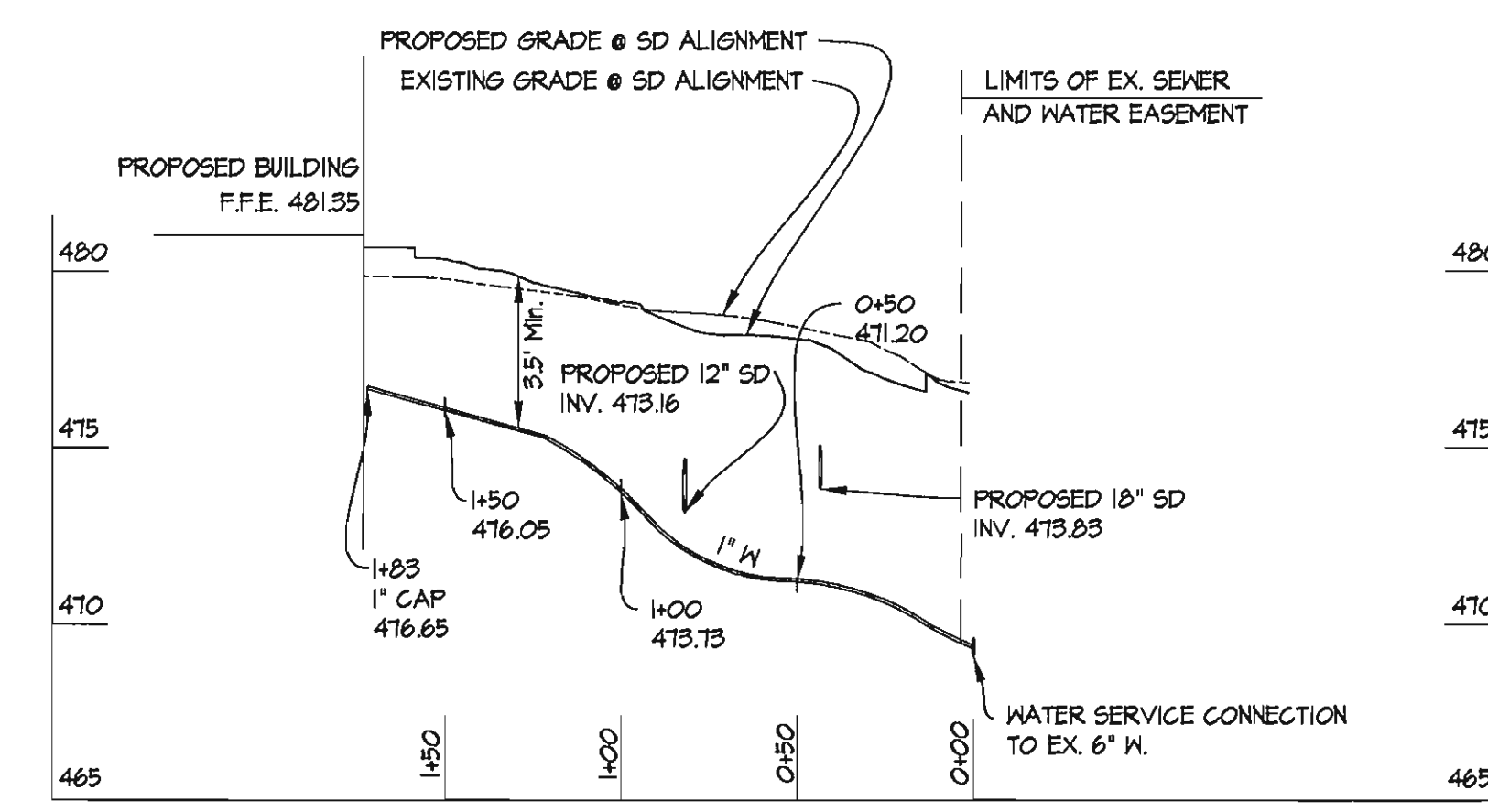
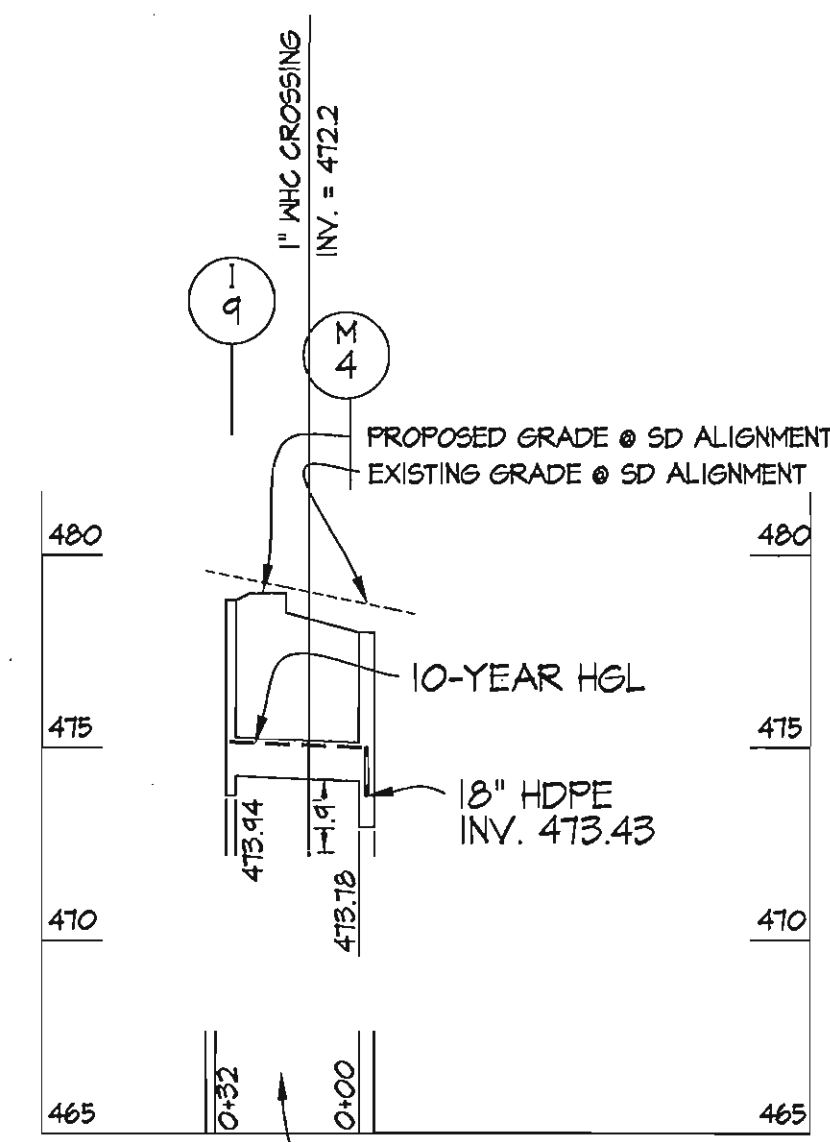
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



STORM DRAIN PROFILE

NOTE: HDPE PIPE INSTALLATION SHALL CONFORM TO ASTM D2321.

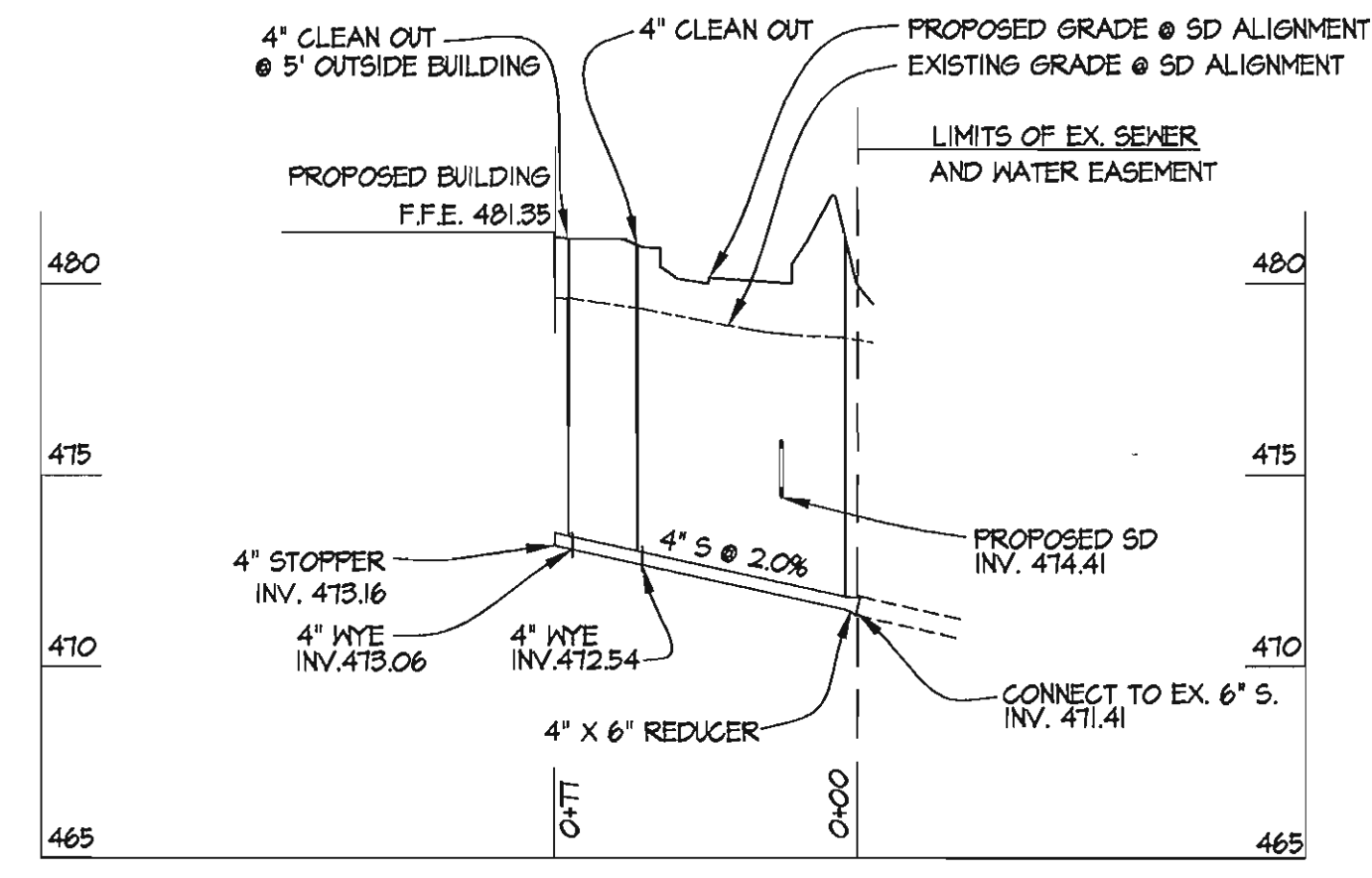


WATER MAIN PROFILE

NOTE:
1. Contractor shall maintain a min. 35' of cover from proposed grade and a min. 1.0' from utility crossings.
2. See detail W3.23 of the Howard County Standard Specifications And Details for the water service connection.

STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATION & REMARKS
			UPPER	LOWER	UPPER	LOWER		
I-1	A-5	2'-6"	477.42	477.42	473.10	471.00	HC SD-4.01	See Plan
I-2	A-5	2'-6"	478.30	477.21	473.38	473.28	HC SD-4.01	See Plan
I-3	A-5	2'-6"	478.02	477.92	473.60	473.50	HC SD-4.01	See Plan
M-4	Manhole	4'	478.00	478.00	473.78	473.68	HC G-5.13	See Plan
M-5	Manhole	4'	480.60	480.60	474.38	474.28	HC G-5.13	See Plan
I-6	A-5	2'-6"	480.00	480.00	474.78	474.68	HC SD-4.01	See Plan
I-7	A-5	3'-0"	480.00	480.00	475.53	475.18	HC SD-4.01	See Plan
I-8	A-5	3'-6"	479.89	479.89	—	476.01	HC SD-4.01	See Plan
I-9	A-5	2'-6"	478.83	478.83	473.94	473.78	HC SD-4.01	See Plan

PIPE SCHEDULE		
Pipe Size	Length (ft)	Type
12"	120 FT.	HDPE
15"	310 FT.	HDPE
18"	10 FT.	HDPE



SANITARY SEWER PROFILE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 1/2/05
Chief, Division of Land Development: [Signature] Date: 1/2/05
Chief, Development Engineering Division: [Signature] Date: 1/2/05

OWNER PARCEL W-2:
ROUSE RIVER HILL VILLAGE CENTER, INC.
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-380-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR and OWNER PARCEL W-1:
CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

UTILITY PROFILE PLAN
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

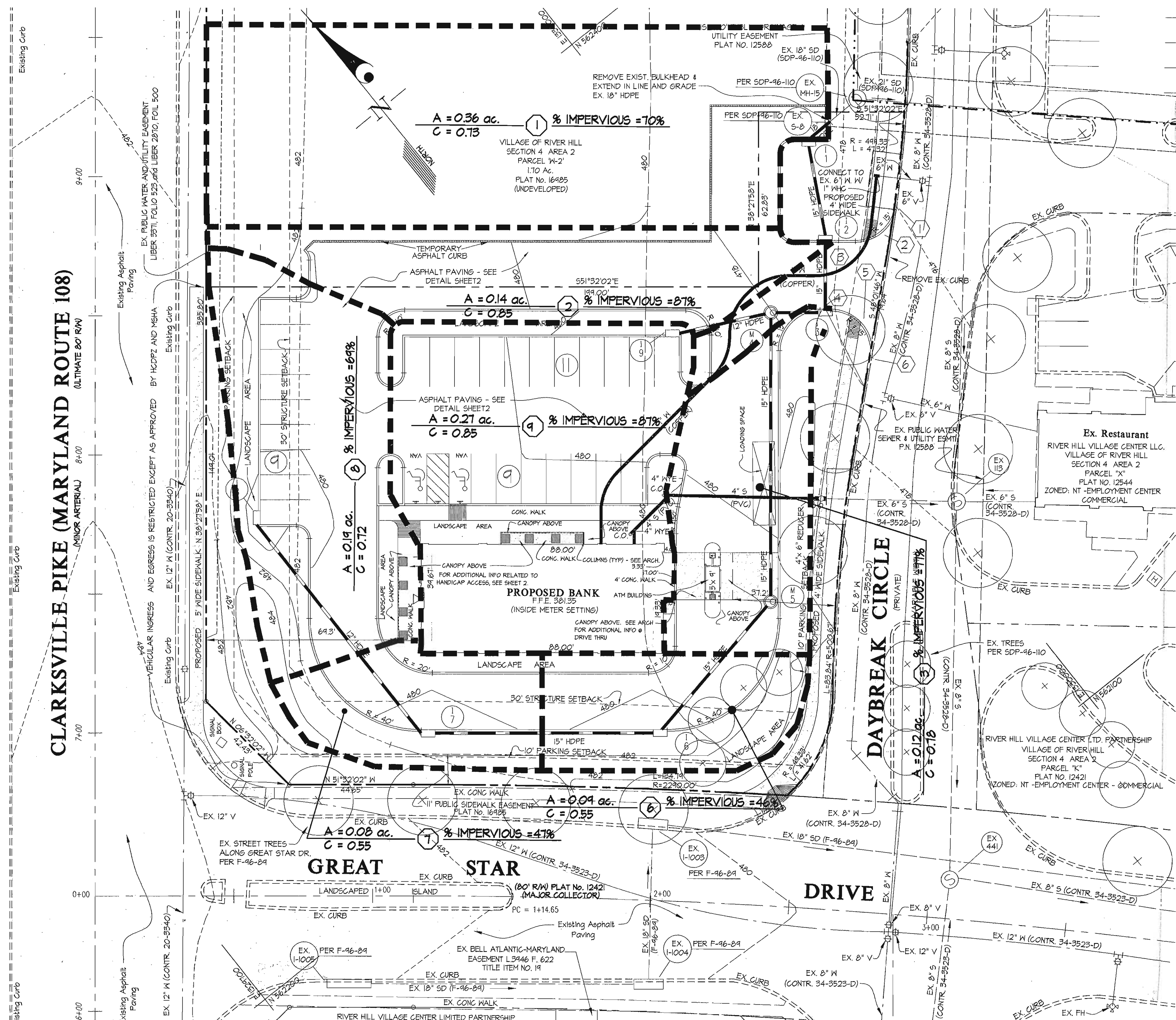
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AS SHOWN	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	7 OF 8

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NOTE: THE SOILS CLASSIFICATION ACCORDING TO THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOR THE PARENT SOILS WITHIN THE BOUNDARY OF THIS SITE IS C SOILS.

CLARKSVILLE PIKE (MARYLAND ROUTE 108)
 (ULTIMATE 80' R/W)
 (MINOR ARTERIAL) 84'00"



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY

DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: David A. Winger Date: 1/24/05
 Chief, Division of Land Development: Cindy Kramer Date: 1/21/05
 Chief, Development Engineering Division: [Signature] Date: 1/19/05

OWNER PARCEL W-2:
 ROUSE RIVER HILL VILLAGE CENTER, INC.
 C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR and OWNER PARCEL W-1:
 CHEVY CHASE BANK, FSB
 7501 WISCONSIN AVENUE
 9TH FLOOR - CORPORATE FACILITIES
 BETHESDA, MD 20814
 ATTN: JOSEPH B. PEARSON, JR.
 240-497-7032

DRAINAGE AREA MAP
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	8 OF 8

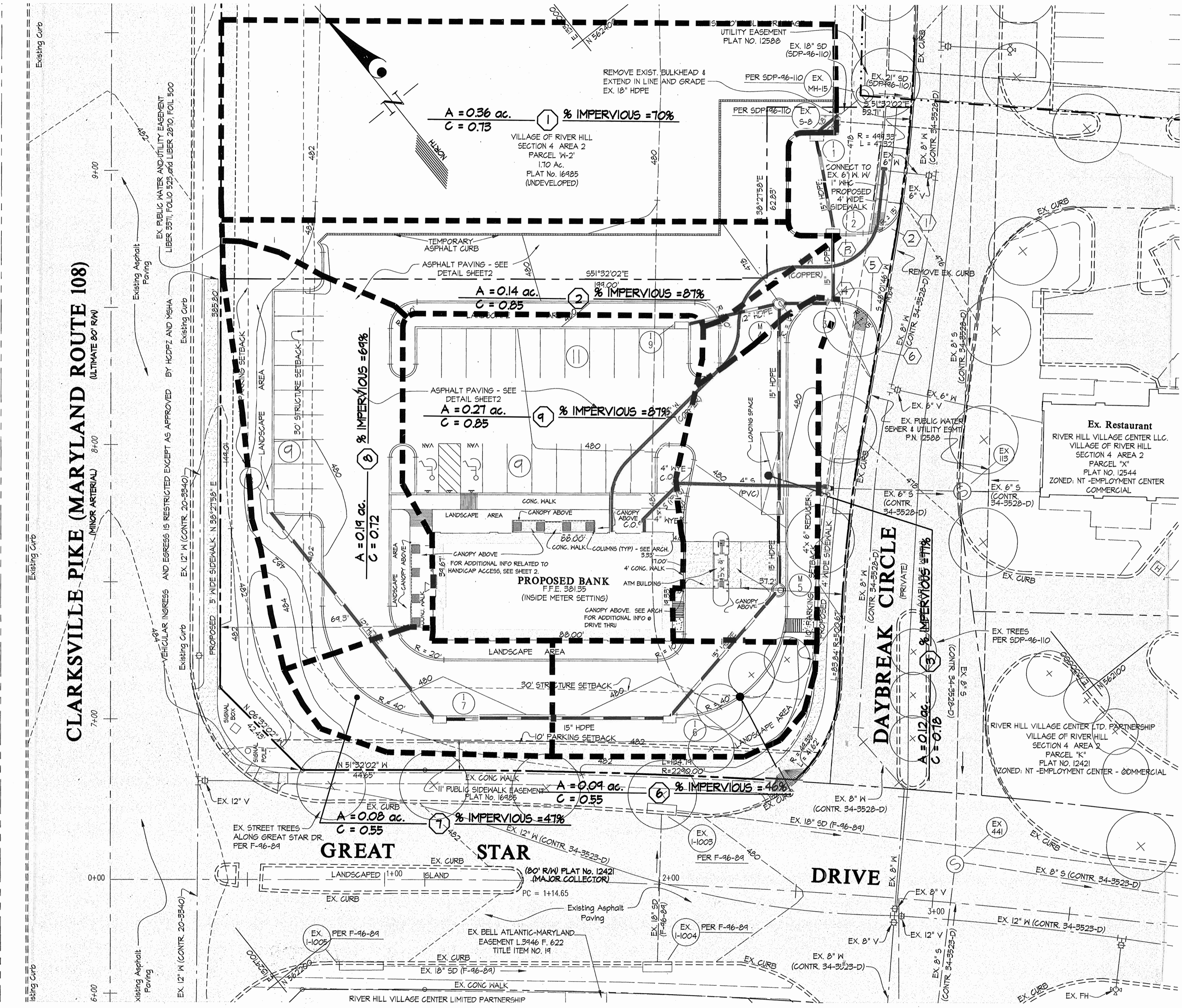
DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

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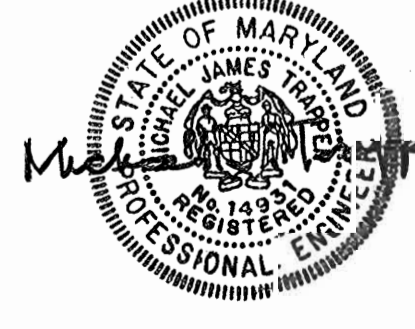
NOTE: THE SOILS CLASSIFICATION ACCORDING TO THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOR THE PARENT SOILS WITHIN THE BOUNDARY OF THIS SITE IS C SOILS.



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David A. Taylor* Date: 1/24/05
 Chief, Division of Land Development: *Linda Kramer* Date: 1/24/05
 Chief, Development Engineering Division: *Robert L. ...* Date: 1/19/05

OWNER PARCEL W-2:
 ROUSE RIVER HILL VILLAGE CENTER, INC.
 C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044



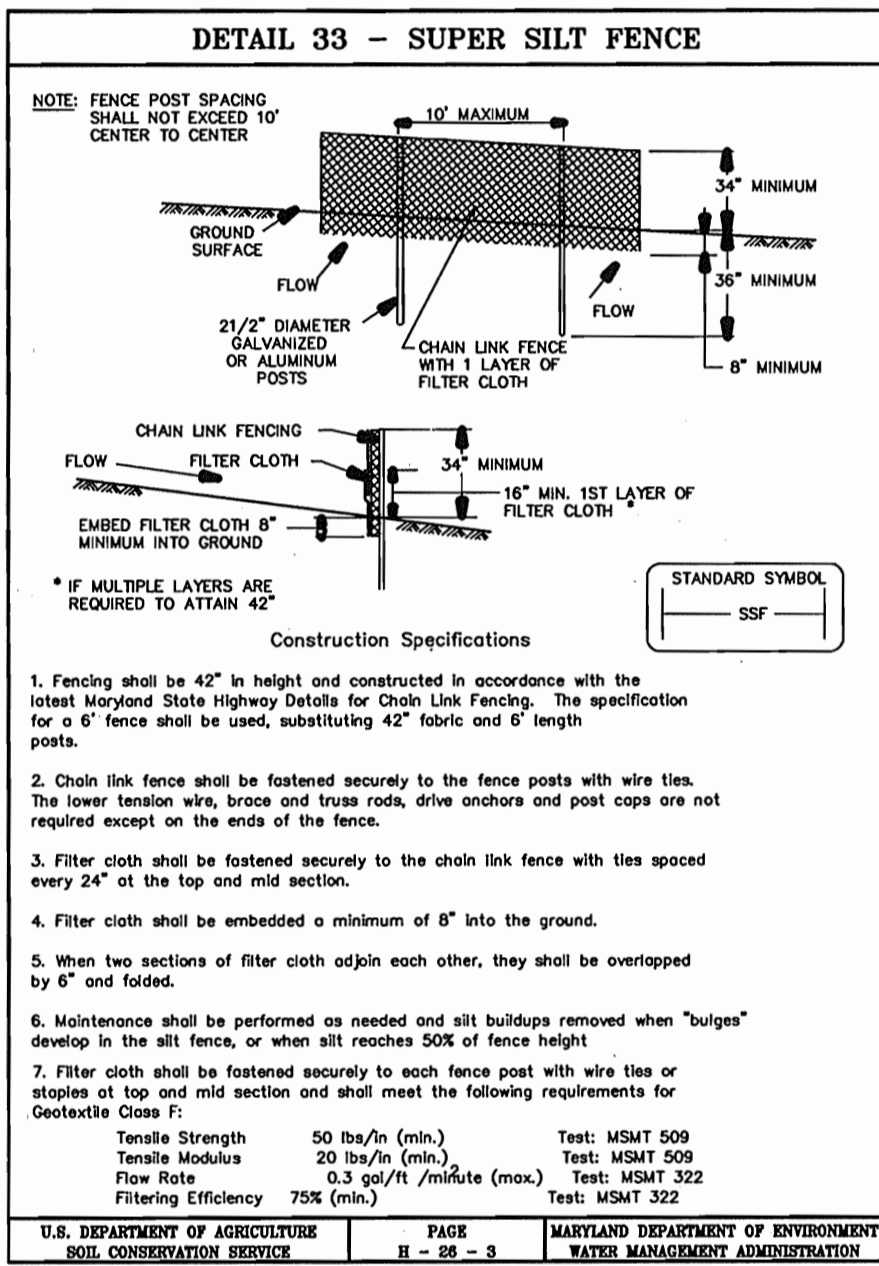
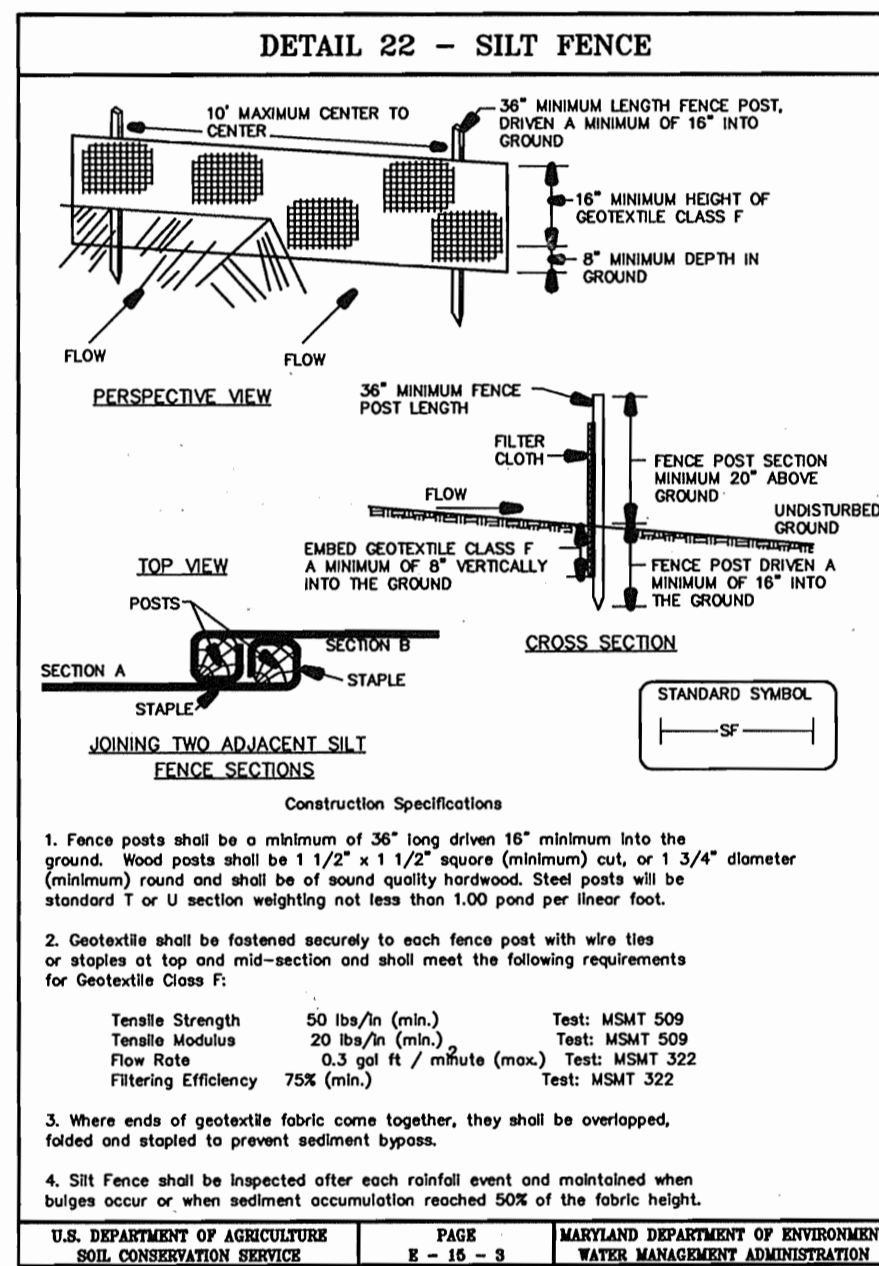
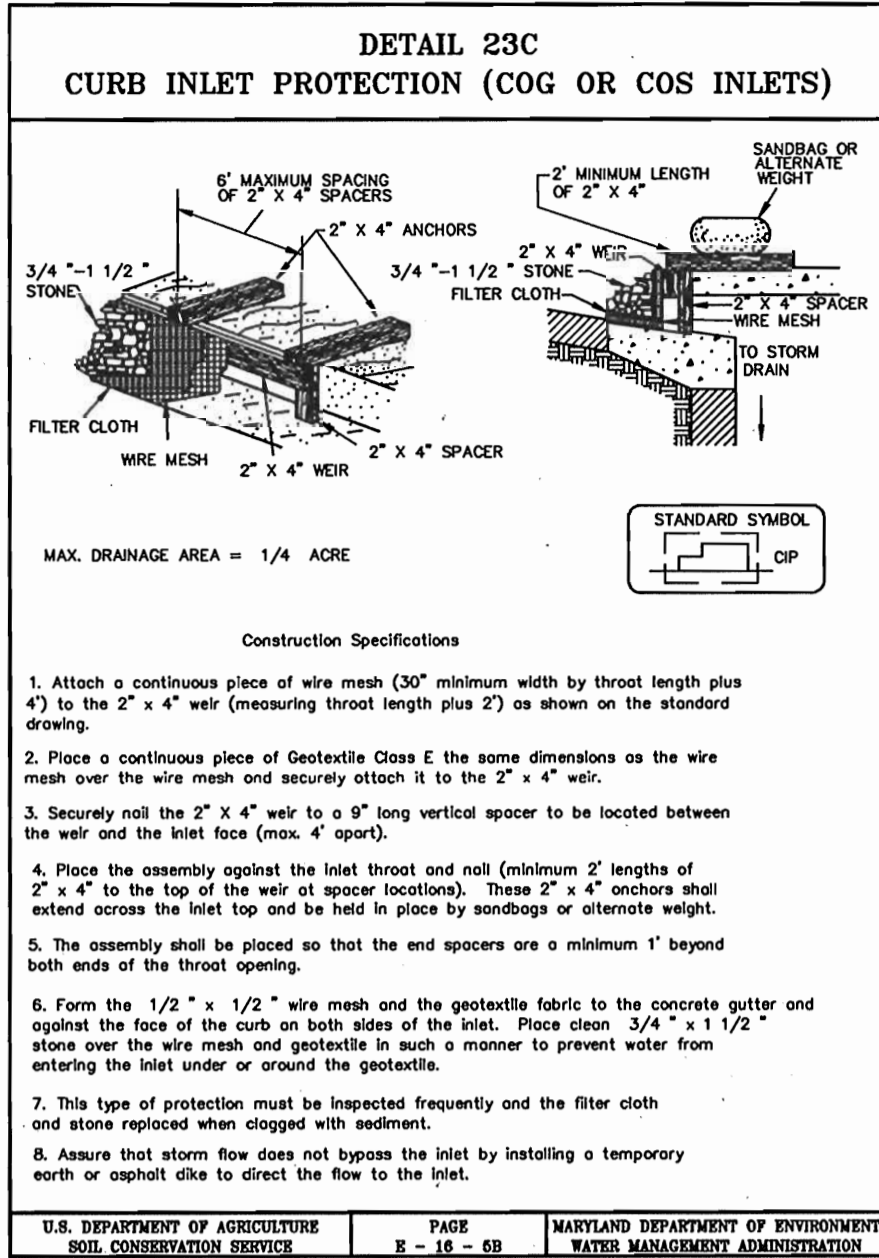
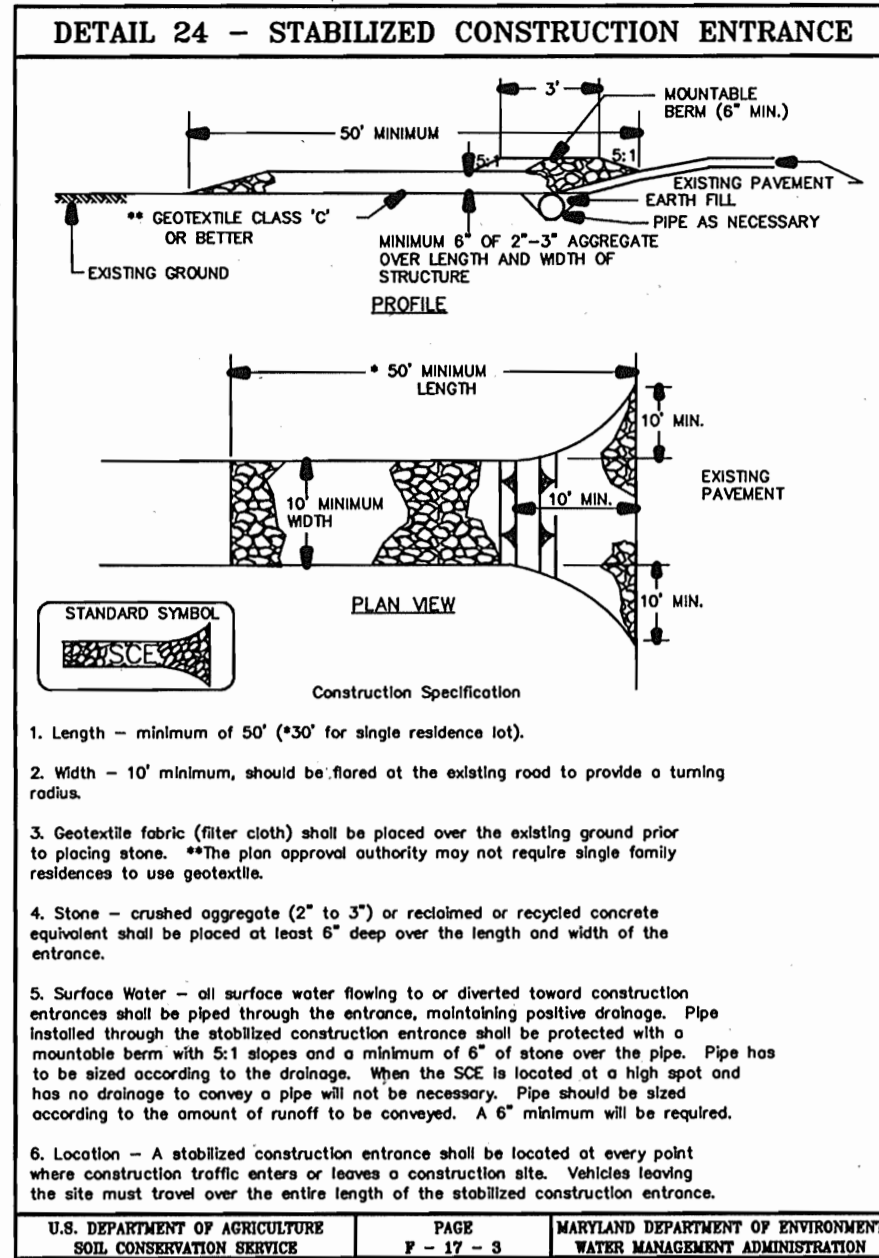
PREPARED FOR and OWNER PARCEL W-1:
 CHEVY CHASE BANK, FSB
 7501 WISCONSIN AVENUE
 9TH FLOOR - CORPORATE FACILITIES
 BETHESDA, MD 20814
 ATTN: JOSEPH B. PEARSON, JR.
 240-497-7032

DRAINAGE AREA MAP
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	8 OF 8

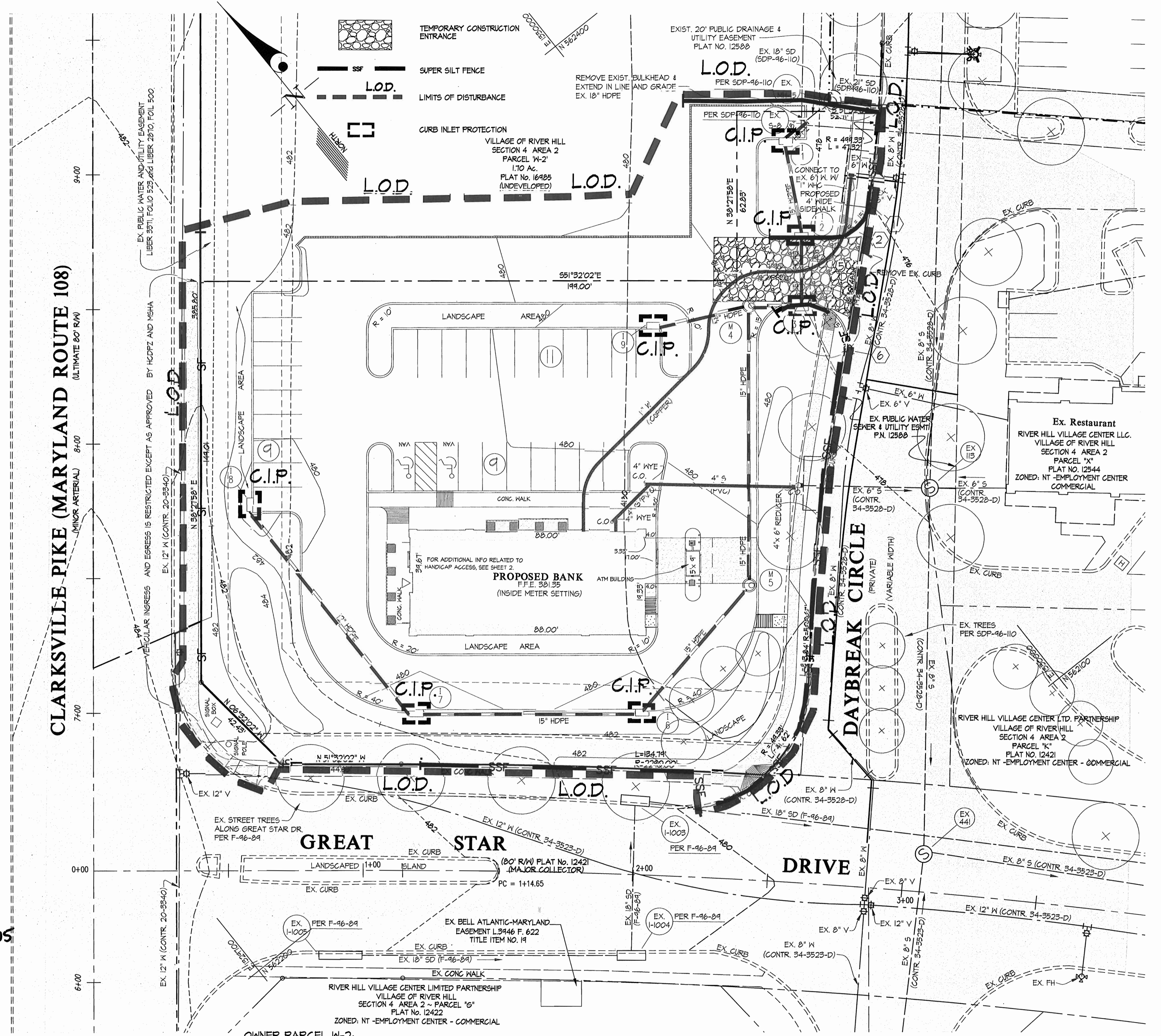
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/10/03	Add sidewalk from ramp from back exit to public sidewalk	WesJ	4PPR



LEGEND

- SF SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE
- L.O.D. LIMITS OF DISTURBANCE
- C.I.P. CURB INLET PROTECTION



DEVELOPER'S/BUILDER'S CERTIFICATE

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

Signature of Developer/Builder: *[Signature]* Date: 1/5/05

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Registered Engineer: *[Signature]* Date: 1/6/05



These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Signature: *[Signature]* Date: 1/13/05

Signature: *[Signature]* Date: 1/13/05

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 1/2/05

Chief, Division of Long Development: *[Signature]* Date: 1/2/05

Chief, Development Engineering Division: *[Signature]* Date: 1/9/05

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR and OWNER PARCEL W-1 CHEVY CHASE BANK, FSB 7501 WISCONSIN AVENUE 9TH FLOOR - CORPORATE FACILITIES BETHESDA, MD 20814 ATTN: JOSEPH B. PEARSON, JR. 240-497-7032

SEDIMENT CONTROL PLAN and DETAILS

VILLAGE OF RIVER HILL SECTION 4, AREA 2 PARCEL W-1

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. T. FILE NO.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN, 2005	34-6	5 OF 8

Drawings\03100\SDP\03100SP5.dwg DES. mjt DRN. mjt CHK. mjt

DATE: 1/13/05 BY: WBJ APPR.

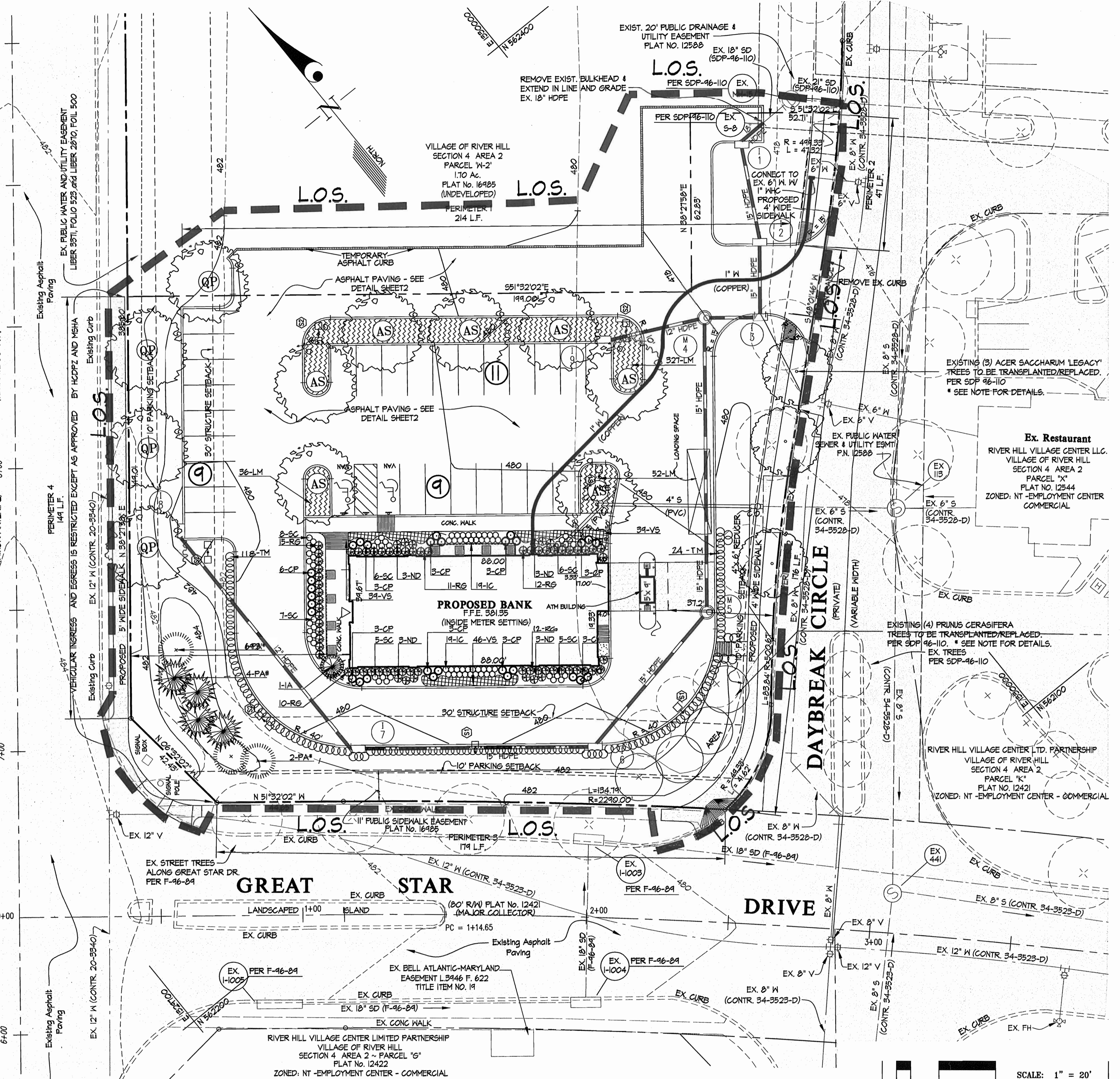
PLANT LIST			
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE
SHADE TREES			
AS 7		Acer saccharum 'Green Mountain' 'Green Mountain' Sugar Maple	2 1/2"-3" Cal. B4B 12' - 14' height 6' min. branching ht
QP 4		Quercus phellos Willow Oak	2 1/2"-3" Cal. B4B 12' - 14' height 6' min. branching ht
*3		Acer saccharum 'Legacy' 'Legacy' Sugar Maple	3 1/2" Cal. B4B 14' height 6' min. branching ht
*4		Prunus cerasifera 'Thundercloud' 'Thundercloud' Purple Leaf Plum	3 1/2" Cal. B4B
EVERGREEN TREES			
IA 1		Ilex x attenuata 'Fosteri' Foster's Holly	8'-10' height
PA 7		Picea abies Norway Spruce	# 10'-12' height (4) # 8'-10' height (3)
SHRUBS & ORNAMENTAL GRASSES			
CP 30		Chamaecyparis plifera 'Filiifera Aurea Nana' Dwarf Golden Thread False Cypress	18"-24" In hgt. - container
IC 38		Ilex crenata 'Bee Hive' Bee Hive Japanese Holly	18"-24" In hgt. - container
ND 12		Nandina domestica 'Firepower' Firepower Heavenly Bamboo	15"-18" In hgt. - container
RG 60		Rhododendron 'Gloria Hot Shot' Gloria Hot Shot Azalea	24"-30" In hgt. - container
SC 57		Spiraea x 'Candle Light' Candle Light Spiraea	15"-18" In hgt. - container
TM 142		Taxus x media 'Hickell' Hickell Yew	24"-36" In hgt. - container plant 24" o.c.
PERENNIALS AND GROUND COVER			
LM 415		Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal. container - 24" o.c.
VS 124		Veronica alpina 'Goddess Grows' 'Goddess Grows' Alpine Speedwell	1 qt. container - 18" o.c.

EXISTING PLANT RELOCATION NOTES

- Transplant trees are designated for relocation to locations shown on the drawings.
- Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for healing-in of materials until final planting areas are prepared, if required.
 - Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed berm of topsoil or bark. Water as required to maintain adequate root moisture.
 - Re-burlap plant balls if required before final transplanting operations.
 - Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.

***NOTE**
 4 existing Prunus cerasifera 'Thundercloud' trees to be transplanted on site or replaced at 3 1/2" caliper.
 3 existing Acer saccharum 'Legacy' trees to be transplanted on site or replaced at 3 1/2" caliper, 14' height.

CLARKSVILLE PIKE (MARYLAND ROUTE 108)
 (ULTIMATE 80' R/W)
 (MINOR ARTERIAL) 81+00



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING
 Director: [Signature] Date: 1/4/05
 Chief, Division of Land Development: [Signature] Date: 1/2/05
 Chief, Development Engineering Division: [Signature] Date: 1/19/05

OWNER PARCEL W-2:
 ROUSE RIVER HILL VILLAGE CENTER, INC.
 C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

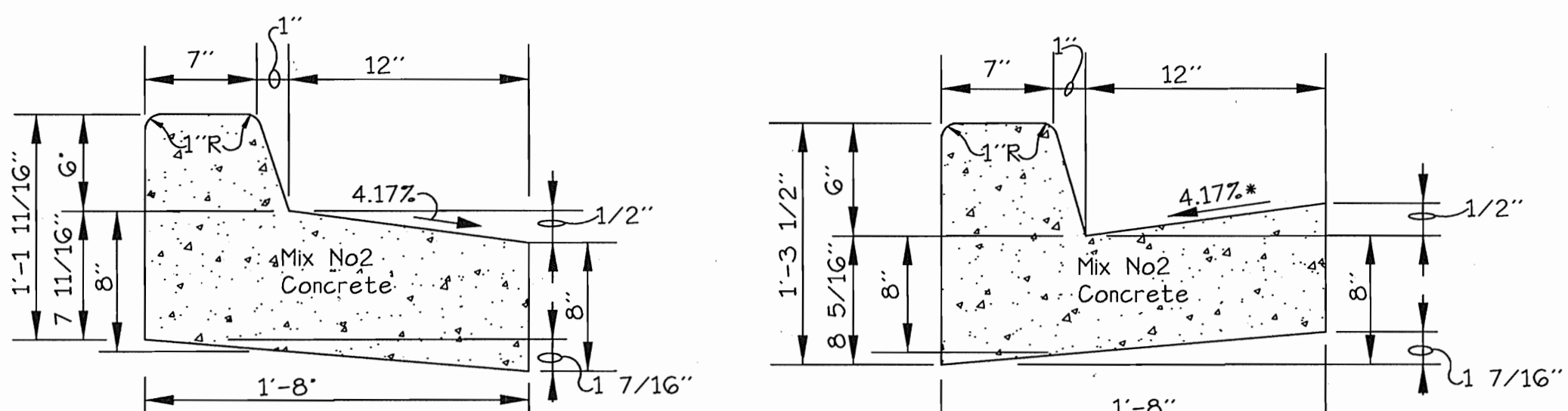
PREPARED FOR and OWNER PARCEL W-1:
 CHEVY CHASE BANK, FSB
 7501 WISCONSIN AVENUE
 9TH FLOOR - CORPORATE FACILITIES
 BETHESDA, MD 20814
 ATTN: JOSEPH B. PEARSON, JR.
 240-497-7032

LANDSCAPE AND LIGHTING PLAN
VILLAGE OF RIVER HILL
 SECTION 4, AREA 2
 PARCEL W-1
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	3 of 8

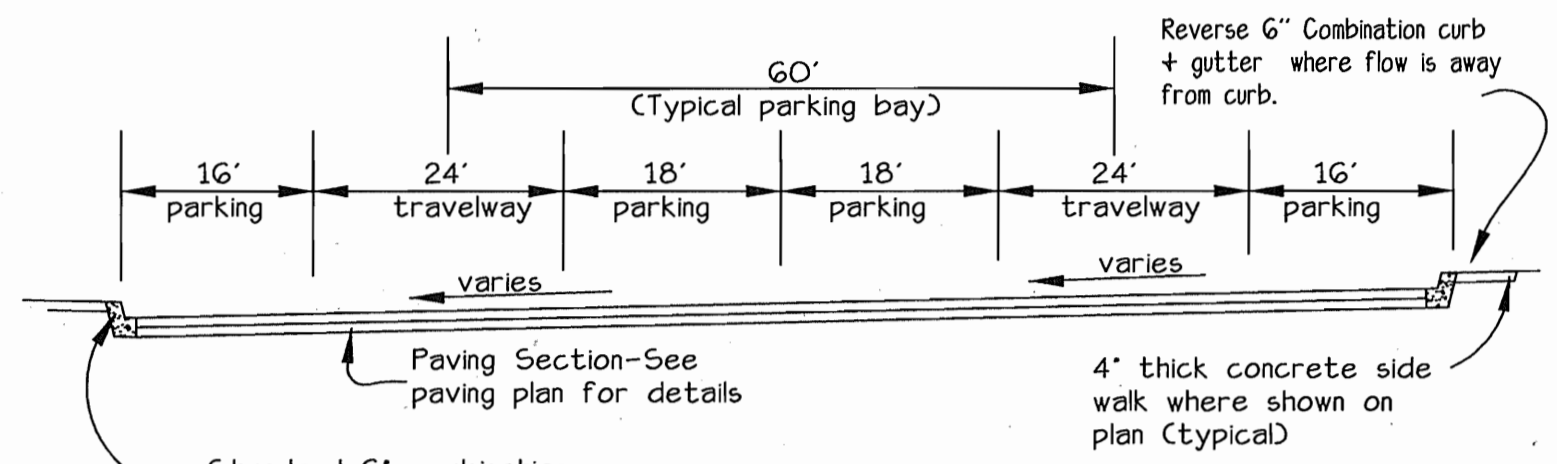
DATE	REVISION	BY	APP'R.
11/19/05	Rev Landscape For Sidewalk From Back Exit To Public Sidewalk	WBJ	

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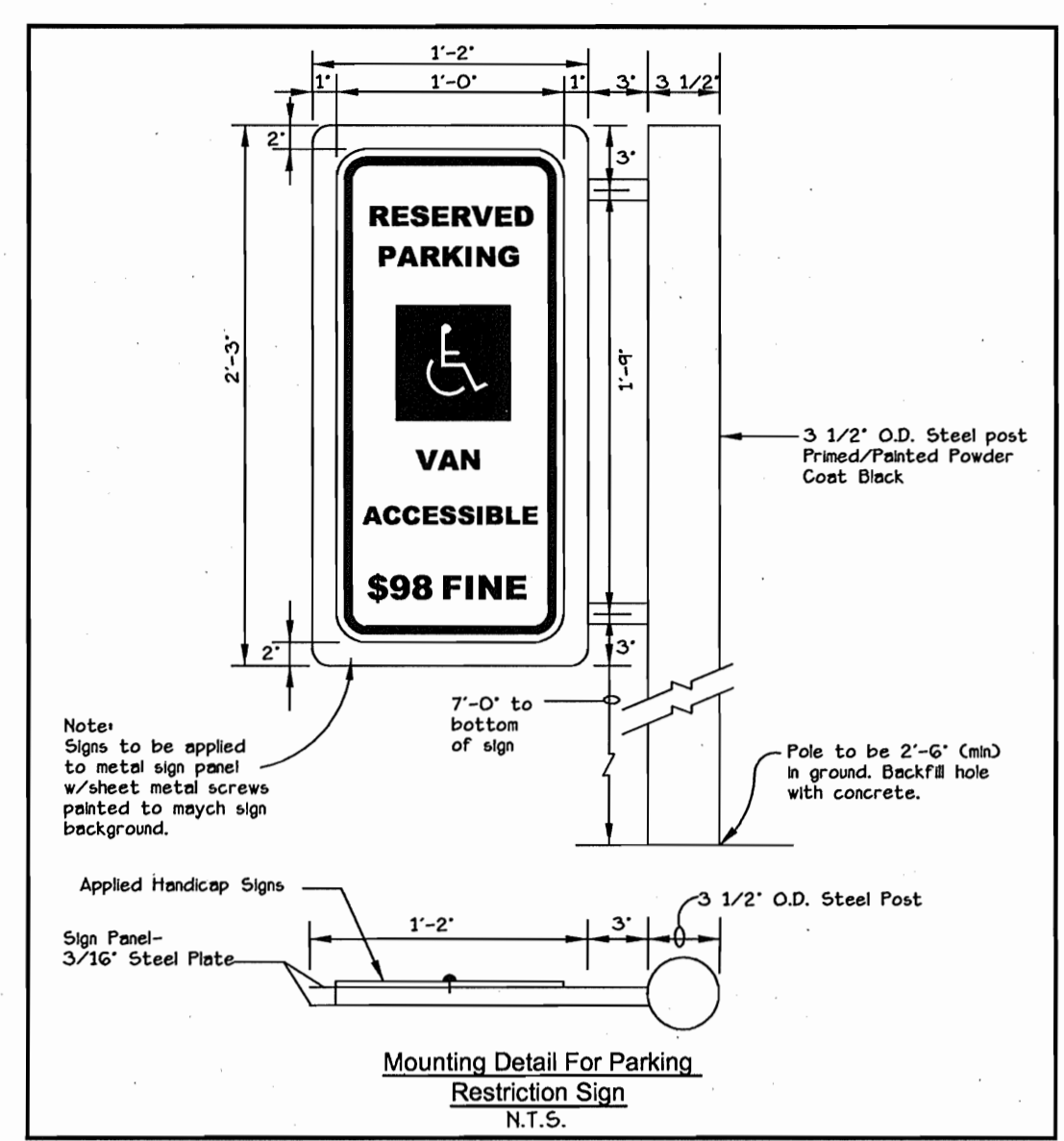


Reverse 6" Combination Curb + Gutter
N.T.S.

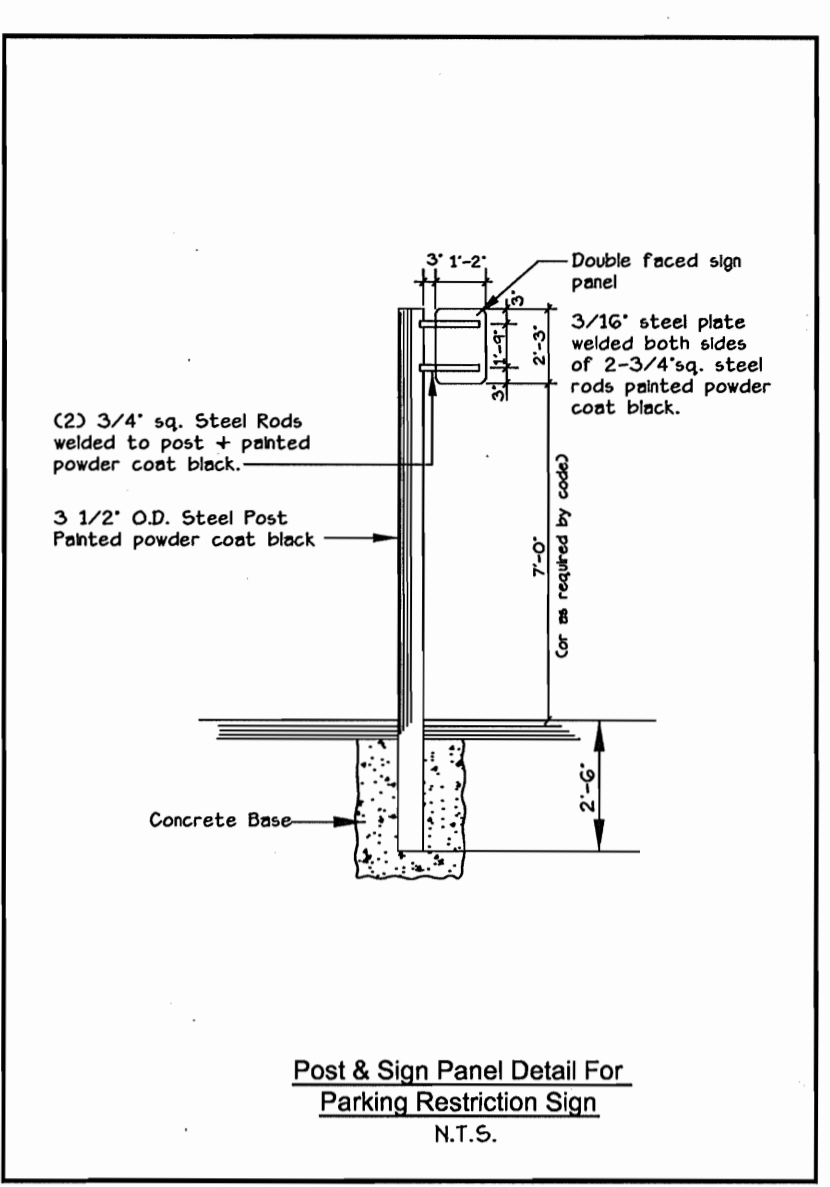
Standard 6" Combination Curb + Gutter
N.T.S.



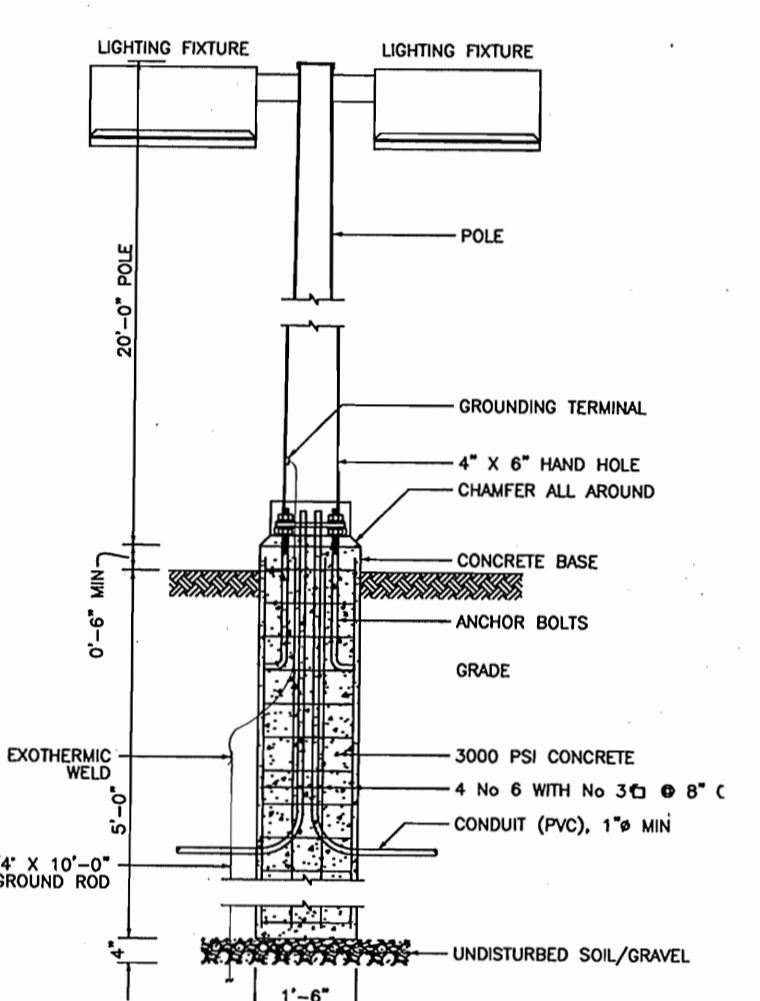
Typical Section-Private Parking
N.T.S.



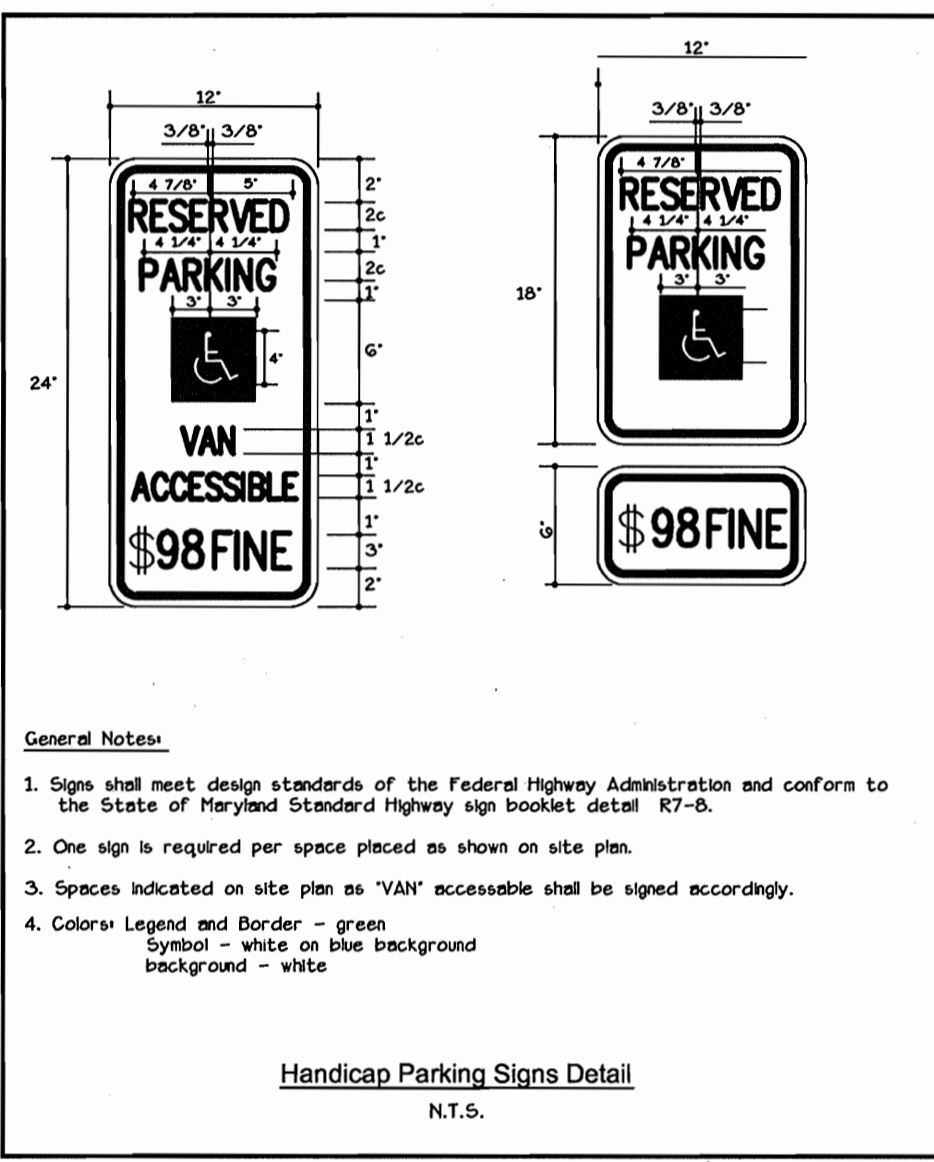
Mounting Detail For Parking Restriction Sign
N.T.S.



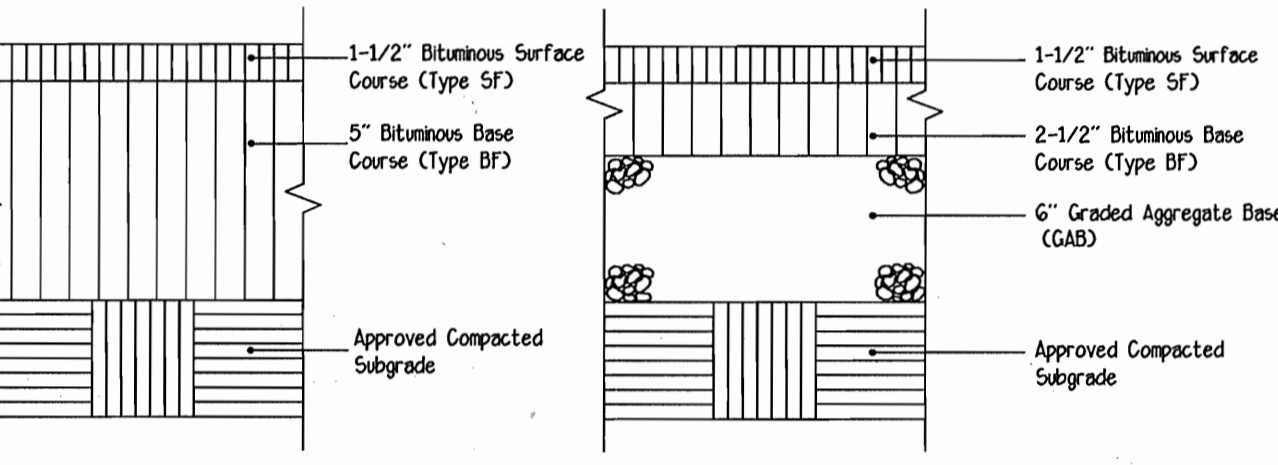
Post & Sign Panel Detail For Parking Restriction Sign
N.T.S.



LIGHT POLE DETAIL
SCALE: NONE



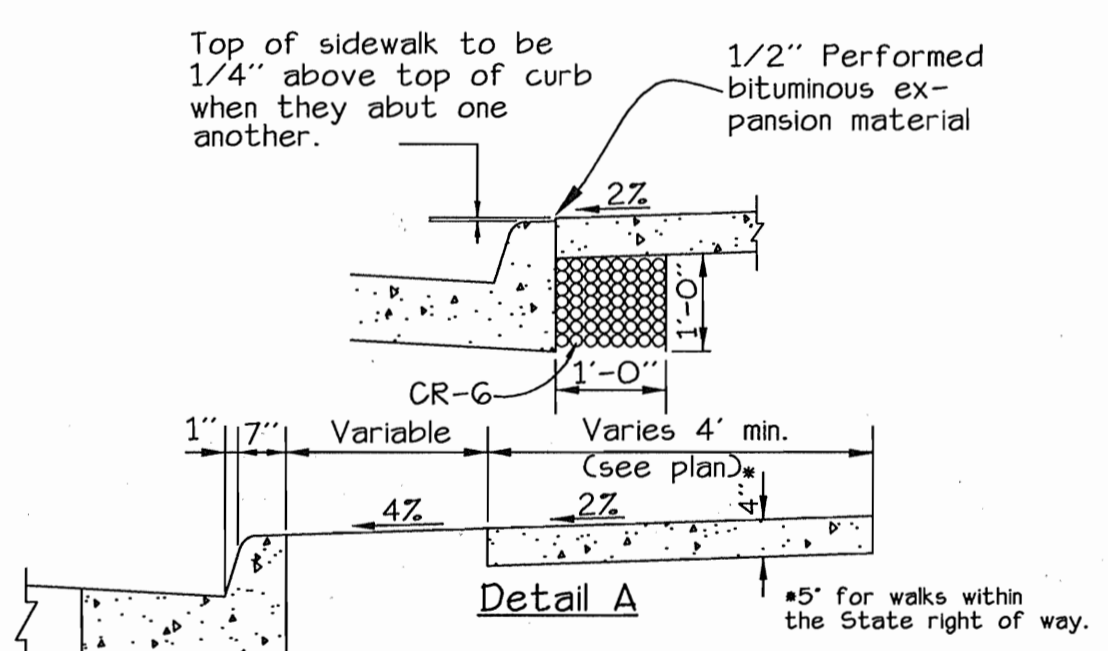
Handicap Parking Signs Detail
N.T.S.



P-2 - MEDIUM DUTY PAVEMENT DETAIL
N.T.S.

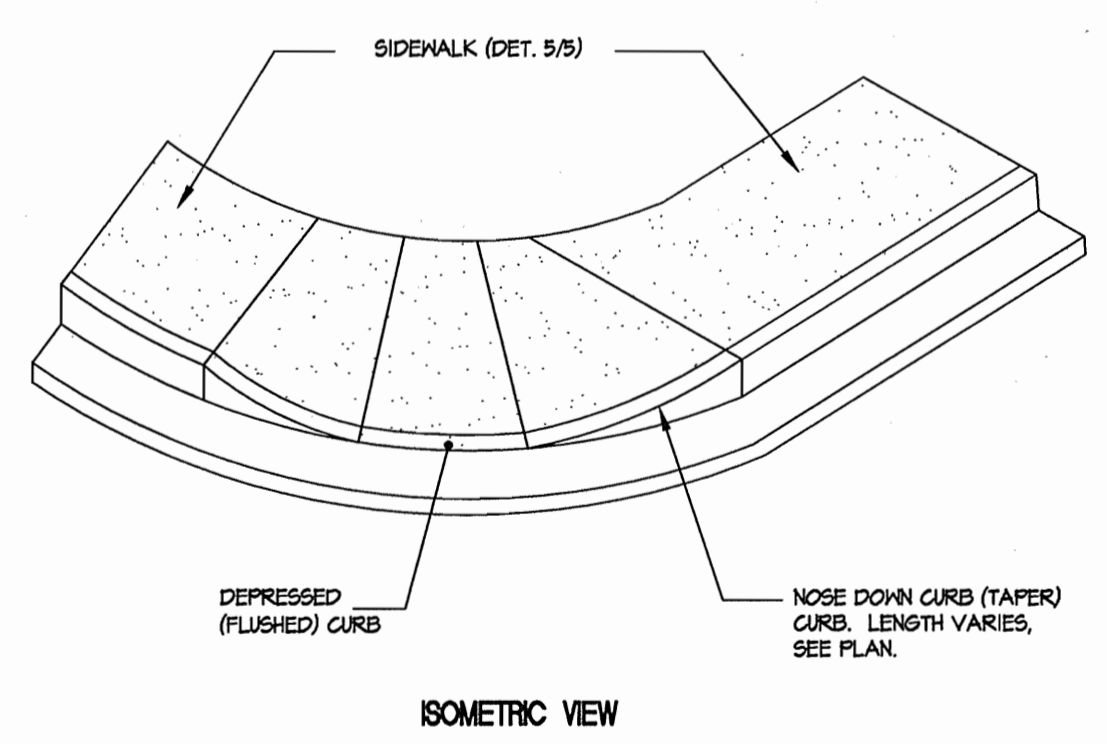
PORTLAND CEMENT CONCRETE PAVEMENT
N.T.S.

Materials and construction procedures shall be in accordance with the Md. D.O.T. Standard Specifications Section 520.

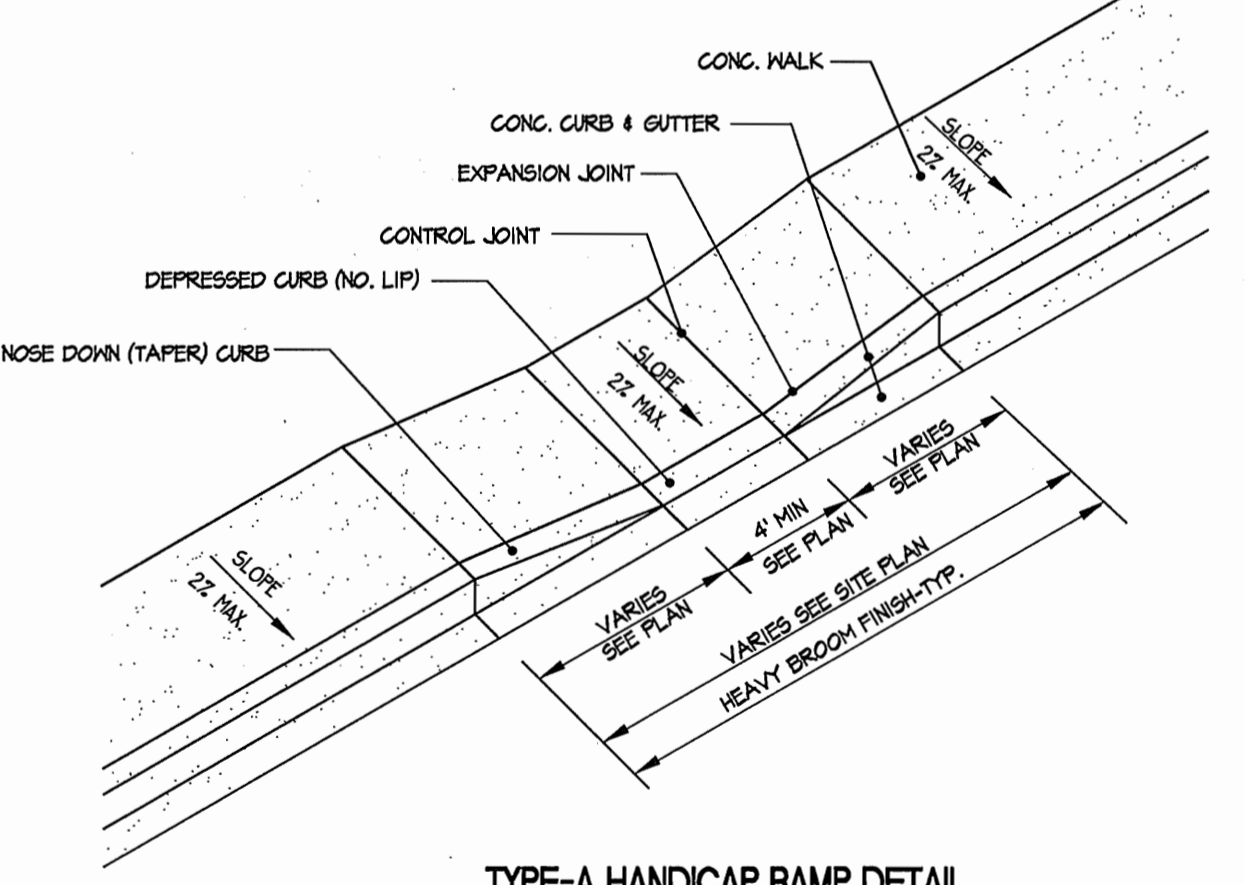


Detail A

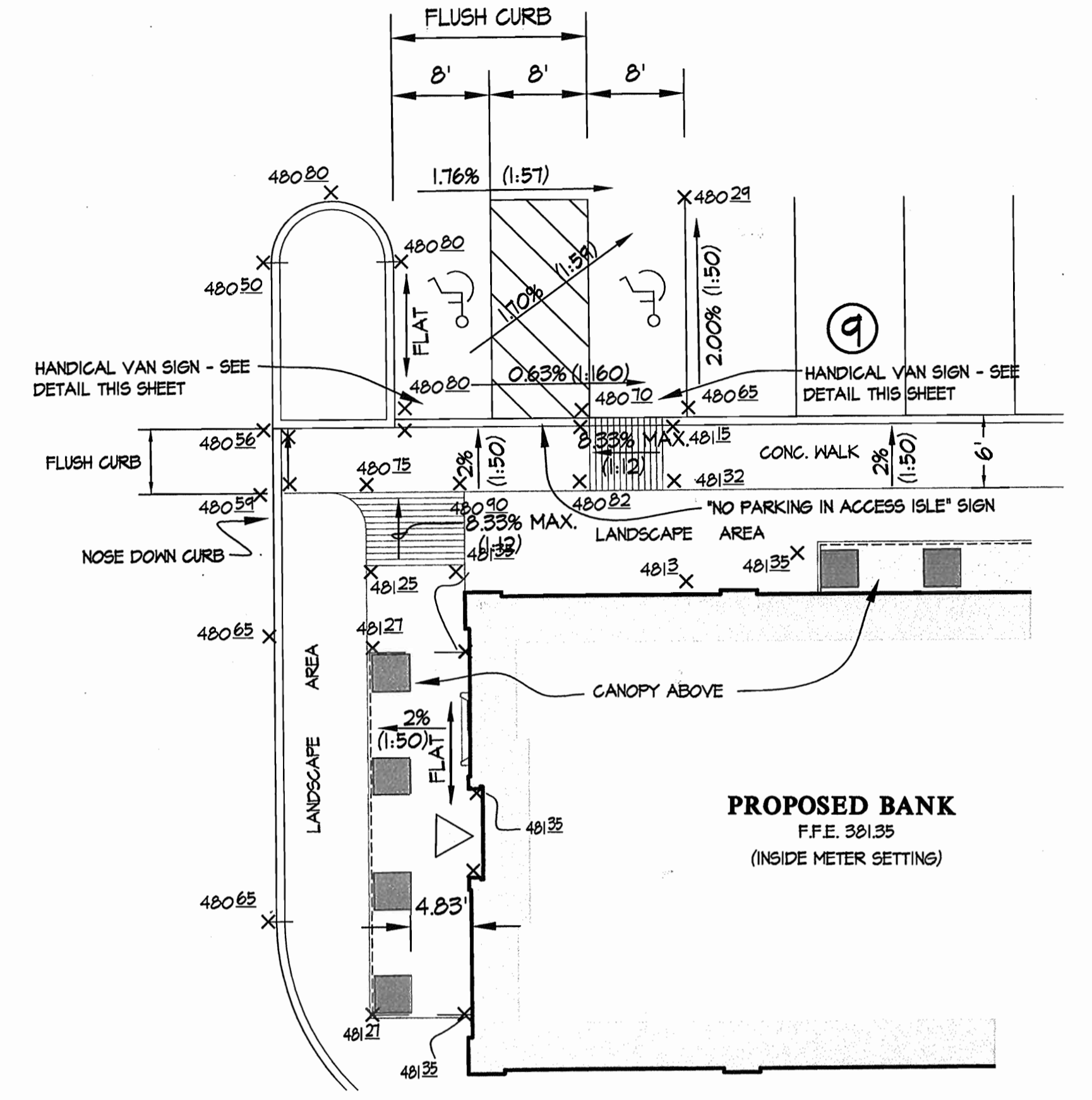
- Notes:
- Sidewalk to be scribed scribed in 5' maximum squares.
 - Expansion joints across the sidewalk not to be more than 15' apart.
 - 1/2" performed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 - Concrete to be mix No.2
 - When sidewalk abuts curb, walk shall be 1/4" above curb with performed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
 - On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



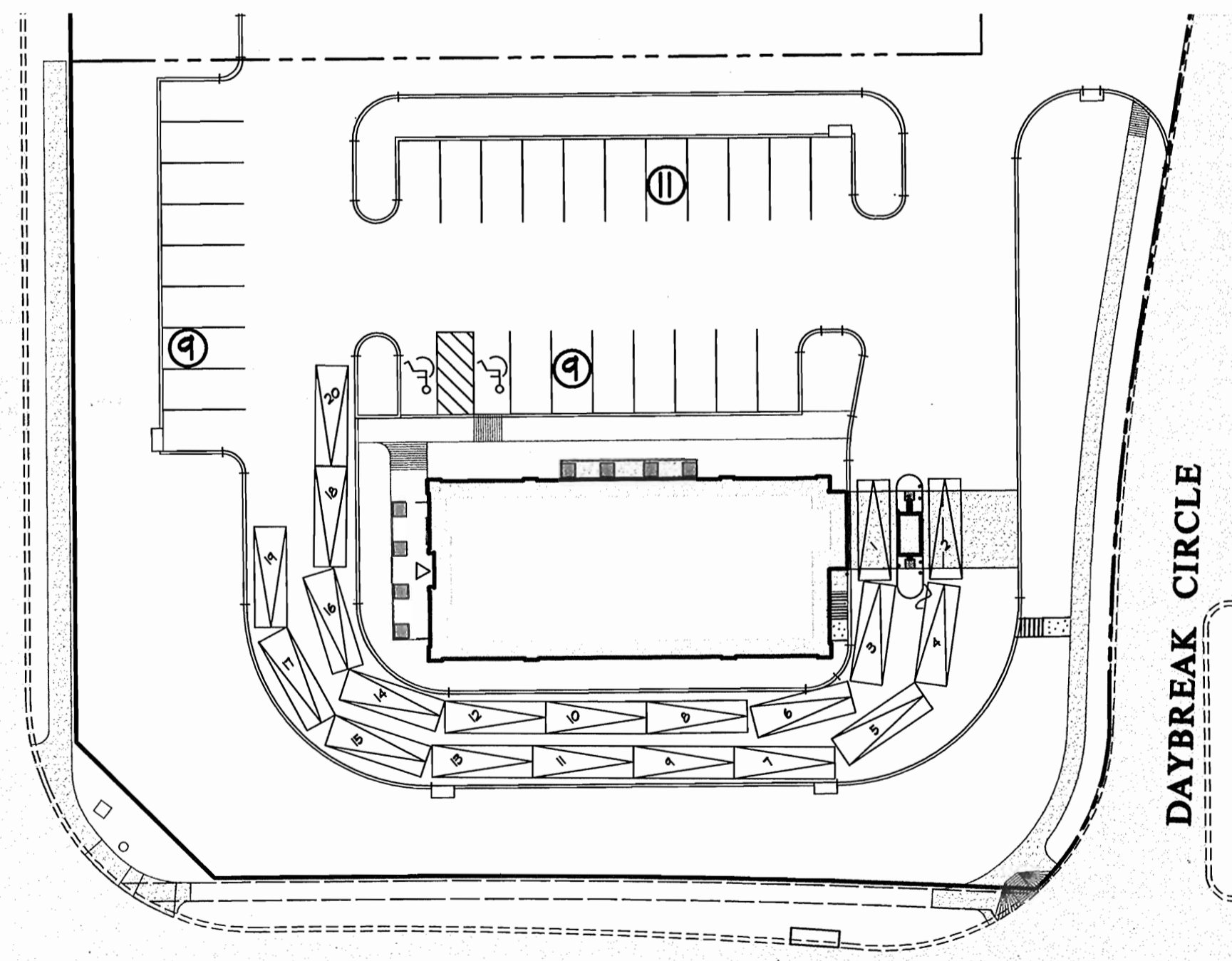
TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION
NO SCALE



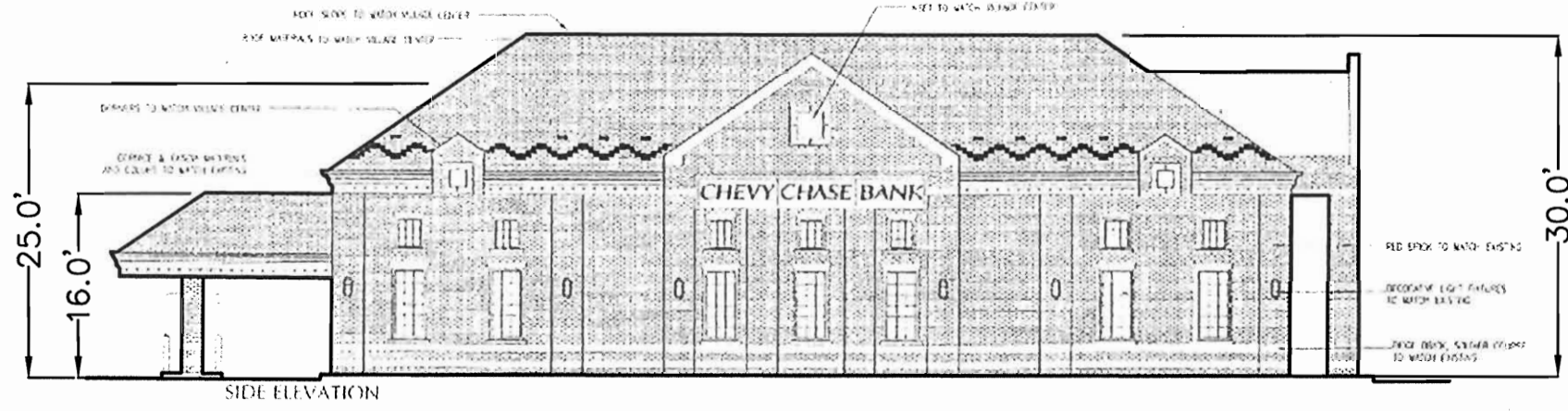
TYPE-A HANDICAP RAMP DETAIL
NO SCALE



HANDICAP ACCESS DIAGRAM
SCALE: 1" = 10'



DRIVE-THRU STACKING SPACE DIAGRAM
SCALE: 1" = 20'



SCHEMATIC BUILDING ELEVATION
NO SCALE

OWNER PARCEL W-2:
ROUSE RIVER HILL VILLAGE CENTER, INC.
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10215 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 10-03-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING
Director: *David J. Luyke* Date: 1/2/05
Chief, Division of Land Development: *Andy Smith* Date: 1/2/05
Chief, Development Engineering Division: *John Smith* Date: 1/19/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-865-1820 DC/VA: 301-985-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10/05	Add sidewalk & ramps from back exit to public sidewalk	WJS	

PREPARED FOR and OWNER PARCEL W-1:
CHEVY CHASE BANK, FSB
7501 WISCONSIN AVENUE
9TH FLOOR - CORPORATE FACILITIES
BETHESDA, MD 20814
ATTN: JOSEPH B. PEARSON, JR.
240-497-7032

SITE DETAILS, HANDICAP ACCESS AND STACKING SPACE PLAN
VILLAGE OF RIVER HILL
SECTION 4, AREA 2
PARCEL W-1
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	03100
DATE	TAX MAP - GRID	SHEET
JAN., 2005	34-6	2 OF 8

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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, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least 48 Hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-251-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
- Proposed Use: BANK
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by GLW & from design plans for construction.
- Coordinates and bearings are based upon the MD State plane system (NAD '83).
- Water and sewer service is public.
- All existing water and sewer is per Contract 34-3528-D.
- All existing public storm drain is per SDP-46-110 & F-46-89.
- See trench bedding class "C" for storm drains.
- Recording reference: Plat No. 16485
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on Site.
- There are no wetlands on Site.
- Building setbacks and building restrictions are per FDP 222, PART II.
- This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(IV) for planned unit development (New Town) that was more than 50% developed before December 31, 1992.
- All outdoor lighting shall comply with the requirements of zoning section 134.
- The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual. Landscape surety shall be posted with the Grading Permit in the amount of \$9,210.00
- Stormwater management for this site is in an existing offsite regional facility approved under F 46-89.
- Trash collection for this site will be internal to the building. No exterior storage containers (dumpsters) are provided.
- Parcel W-1 is in compliance with the minimum public road frontage requirement of Section 16.120(c)(1) of the Subdivision and Land Development Regulations for parcels within a commercial center development that have shared access and parking without public road frontage. Shared Access and Parking Easement for Parcels W-1 through W-3 is recorded among the Land Records of Howard County, Maryland in Liber 8567, Folio 107.
- A meeting was held on or about March 25, 2004 between staff of Gutschick, Little and Weber, P.A. and Battalion Chief Michael Faith to determine the need for additional fire hydrants to serve the site. The proposed building is below the area limit to require a fire suppression system and the locations of the existing hydrants will provide sufficient fire coverage. The results of the meeting were that no additional hydrants were required for the subject site

LEGEND

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- (+) EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LIMIT OF SUBMISSION
- 8" S EX. 8" S
- PROP. 8" S
- EX. WATERLINE
- PROP. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- ASPHALT CURB
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK OR CONCRETE PAD
- EX. EASEMENTS
- EX. ASPHALT PAVING
- x 78.88 TOP OF PAVING SPOT SHOT
- (6) NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP
- PATRON ENTRANCE
- LOADING AREA
- STACKING SPACE

Site Analysis Data Chart

- Gross Area: Parcel W-1: 44,087 SF or 1.01 Ac.
Gross Area: Parcel W-2: 74,174 SF or 1.70 Ac.
- Limit of Disturbed Area = 54,257 SF or 1.25 Ac. (LOD of both parcels W-1 and W-2)
- Zoning = NT - Employment Center - Commercial (FDP 222, Part II) per the Comprehensive Zoning dated 2/2/04
- Proposed Use: Building: One-story bank building, parking area and landscaping on Parcel W-1 and shared access across Parcels W-1 and W-2.
- Gross Floor Area: 3,479 SF
- Net Floor Area: 3,479 SF - 174 SF = 3,305 SF (Bank).
- No. of standard parking spaces required by FDP 222, Part II: (5 spaces per 1,000 SF net Retail/Bank area) 3,305/1,000 x 5 = 17 spaces required
- No. of standard parking spaces provided: 27 spaces.
- No. of handicap spaces provided: 2 spaces (van).
- Total parking spaces provided: 29 spaces.
- No. of handicap spaces required: 2 spaces.
- No. of handicap van spaces required: 1 space.
- Building area including canopy: 3,479 SF + 724 SF canopy = 4,203 SF
- Building Percent Coverage = 4,203/44,087 x 100 = 10%
- Project background: See Dept. of Planning & Zoning File Numbers: 9 93-21, P 45-10, F 46-89, WP 45-114, FDP 222-PART 2, F 97-43, SDP 46-110, and F 04-189.

Sheet Index

- Site Development Plan
- Handicap Accessibility Plan & Site Details
- Landscape and Lighting Plan
- Landscape Details Notes & Schedules
- Sediment Control Plan & Details
- Sediment Control Notes
- Water, Sewer, Storm Drain Profiles & Schedules
- Storm Drain Drainage Area Map

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 12-08-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Rand D. Wynn Director 1/24/05
Cindy Hamann Chief, Division of Land Development 1/21/05
Mark Krantz Chief, Development Engineering Division 1/19/05

Point Number	Coordinate	Elevation (top)
1	562,282	1,330,055
2	562,278	1,330,046
3	562,281	1,330,036
4	562,268	1,330,014
5	562,256	1,330,020
6	562,245	1,330,015
7	INTX. DAYBREAK CIRCLE	562,253
		1,330,052

Entrance Curb Table

Sidewalk and Ramp Table

Point Number	Elevation
10	480.94
11	480.85
12	480.85
13	480.74
14	480.80
15	481.90
16	481.95

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
W-1	6090 DAYBREAK CIRCLE

SUBDIVISION NAME:	SECTION/AREA	PARCELS
VILLAGE OF RIVER HILL	4/2	W-1

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
16485	NT (COMMERCIAL)	34	6	5	6055

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND, 20866
 TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR and OWNER PARCEL W-1:
 CHEVY CHASE BANK, FSB
 7501 WISCONSIN AVENUE
 9TH FLOOR - CORPORATE FACILITIES
 BETHESDA, MD 20814
 ATTN: JOSEPH B. PEARSON, JR.
 240-497-7032

SITE DEVELOPMENT PLAN
VILLAGE OF RIVER HILL
 SECTION 4, AREA 2
 PARCEL W-1

SCALE: 1"=20'
 ZONING: NT
 G. L. W. FILE No. 03100
 DATE: JAN., 2005
 TAX MAP - GRID: 34-6
 SHEET: 1 OF 8

L:\CADD\DRAWINGS\03100\SDP\03100SP1.dwg 01/04/2005 03:30:08 PM EST

\\DRAWINGS\03100\SDP\03100SP1.dwg DES. MJT DRN. AML CHK.

DATE	REVISION	BY	APPR.
11/05	Add sidewalk & Ramps From Back Exit To Public sidewalk	Woj	

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SDP-05-023

