

MONTPELIER SHOPPING CENTER

MONTPELIER RESEARCH PARK, PARCEL C-8

5th ELECTION DISTRICT

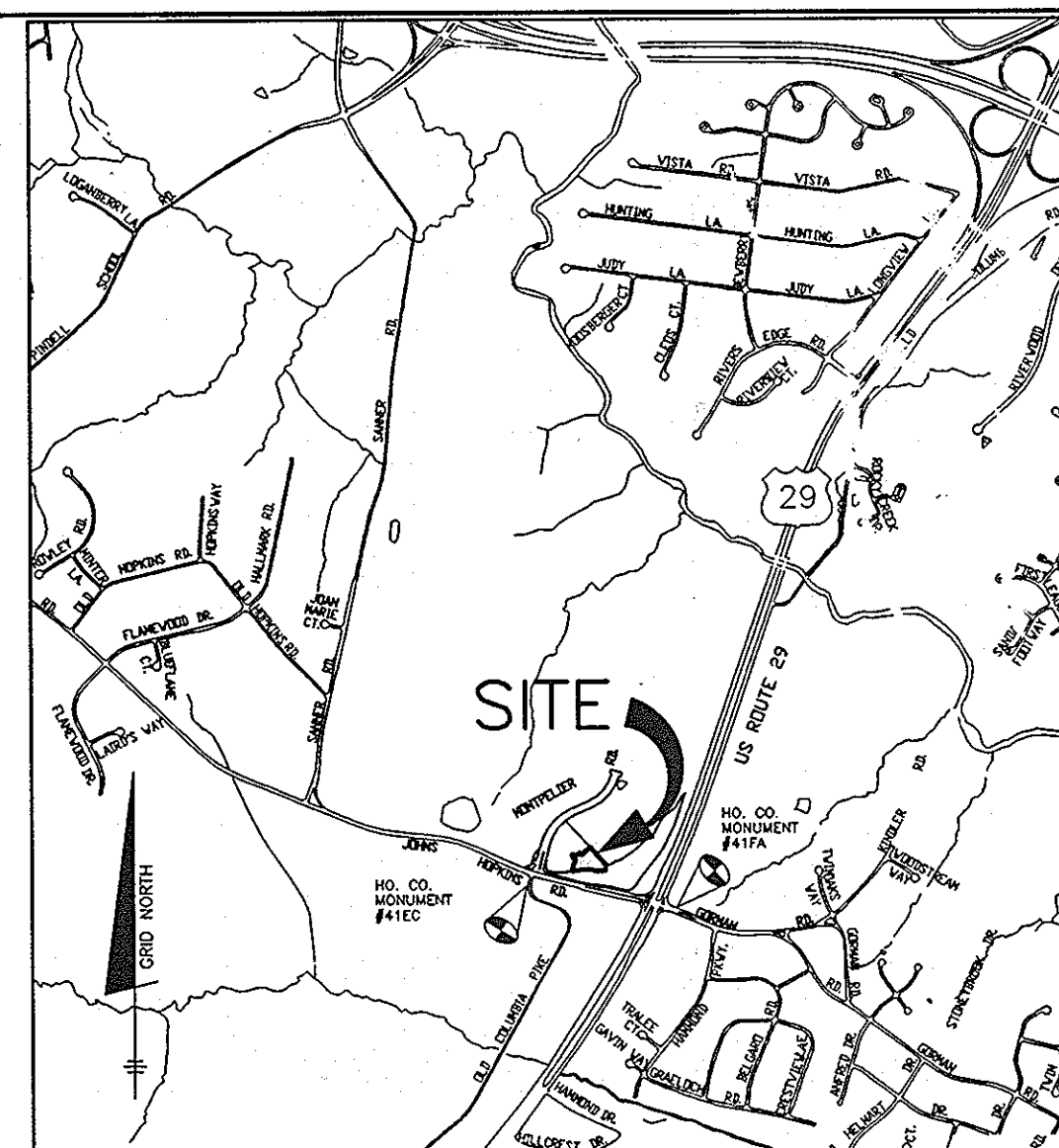
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

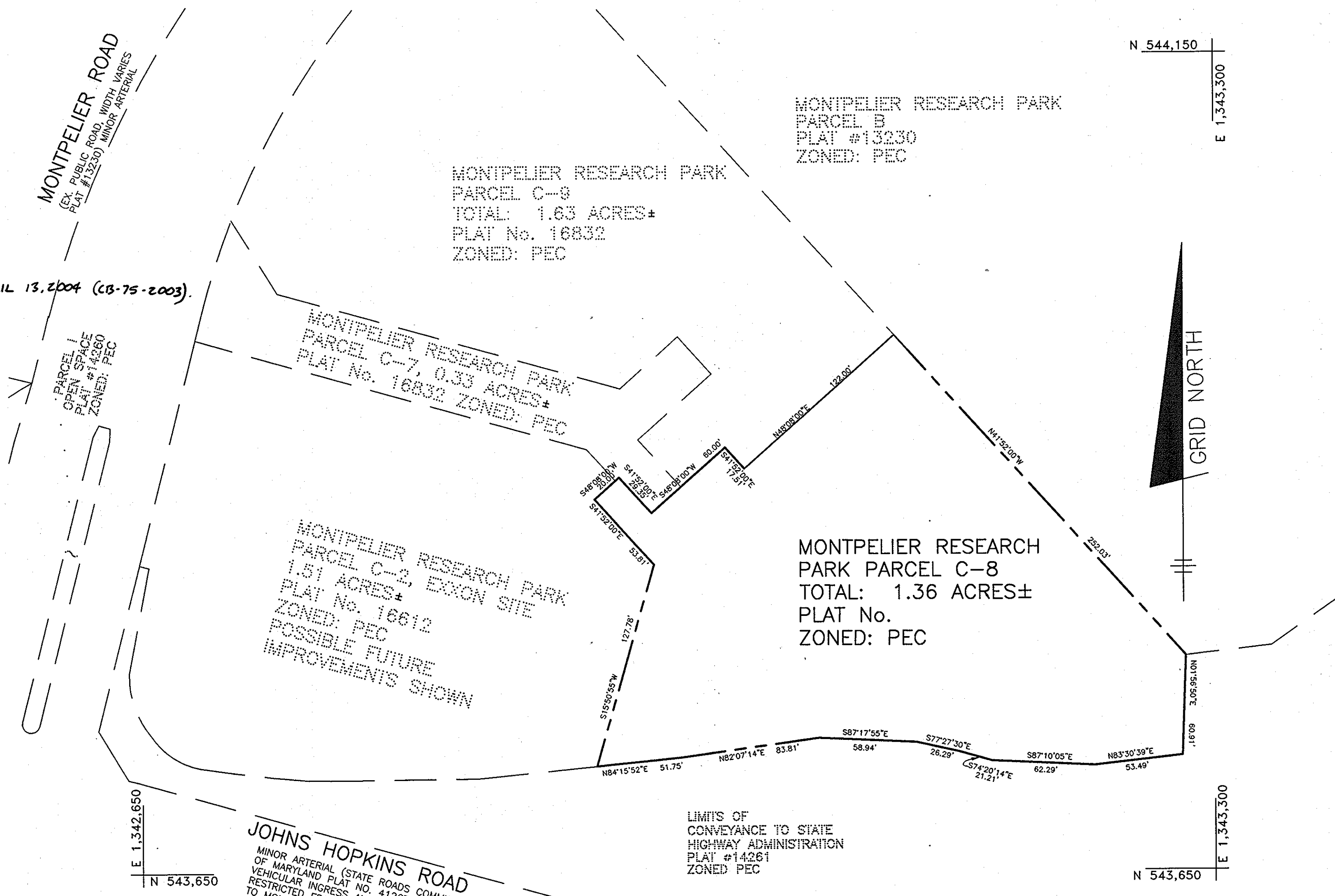
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PEC PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-513-1800 AT LEAST (TWO) (2) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK AND RECEIVE CONFORMANCE THAT ALL UTILITIES HAVE BEEN MARKED BEFORE PROCEEDING WITH SITE WORK.
- TRAFFIC CONTROL MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVAL. THE TOPOGRAPHY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2003, AND SUPPLEMENTED WITH THE TOPOGRAPHY AS SHOWN ON F-98-45, SDP-98-011.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
- BOUNDARY SURVEY WAS PERFORMED BY DMW (DAFT, McCUNE, WALKER, INC.) ON OR ABOUT JUNE 25, 1996.
- WATER AND SEWER FOR THIS SUBDIVISION IS PUBLIC. SEWER & WATER CONTRACT NOS. ARE #34-4285-D AND #44-4179-D. THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
- STORMWATER MANAGEMENT FOR THIS PARCEL WAS PROVIDED UNDER SDP-98-011 IN A REGIONAL FACILITY ON PARCEL F-1.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER F-98-45, PLAT NUMBERS 13229 THROUGH 13234, BY THE RECORDATION OF 15.3 ACRES OF FOREST CONSERVATION EASEMENT ON PARCELS E, F AND G.
- A TRAFFIC STUDY HAS BEEN PREPARED BY CUNNINGHAM ASSOCIATES AND IS INCLUDED WITH THIS PLAN SUBMISSION.
- GEOTECHNICAL REPORT IS NOT REQUIRED.
- EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS BY BENCHMARK ENGINEERING INC., DATED APRIL, 2003.
- UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: F-98-45, SDP-98-011, F-04-31, SDP-04-012 AND WP-98-12.
- CONTRACTOR SHALL ADJUST ALL UTILITIES, RIM ELEVATIONS AND INVERT ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993), ZONING SECTION 134 AND AS SHOWN ON THESE PLANS.
- ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R4.01 AND ALL CURRENT ADA REQUIREMENTS.
- WARRANTY PETITIONS WP-98-12 WAS GRANTED ON 8-22-97, DEFERRING LANDSCAPE REQUIREMENTS TO FINAL AND/OR SITE DEVELOPMENT PLANS AND FOR WAIVING THE REQUIREMENTS OF SKETCH AND PRELIMINARY PLANS FOR INITIAL STAGE OF SUBDIVISION. LANDSCAPING FOR PART OF PARCEL C-8 IS PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR PARCEL C-8 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,630.00.
- IMPROVEMENTS ON PARCELS C-2 AND C-9 ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THESE PARCELS CURRENTLY ARE IMPROVED WITH COMMERCIAL BUILDINGS AND PARKING LOTS, REFER TO THE SITE DEVELOPMENT PLANS FOR THESE PARCELS FOR ANY INFORMATION REGARDING THE IMPROVEMENTS.
- THE ALLOWED USES ON PARCEL C-8 ARE LIMITED TO THOSE LISTED IN SECTION 116.B.(34) OF THE ZONING REGULATIONS **EFFECTIVE APRIL 13, 2004 (CB-75-2003)**.
- PARCEL C-7 IS USED AS PRIVATE ACCESS TO PARCELS C-2, C-8 AND C-9. THERE ARE NO COMMERCIAL USES ALLOWED ON PARCEL C-7.

BENCH MARKS	
HO. CO. #41EC (NAD '83)	ELEV. 430.329'
STAMPED DISC ON CONCRETE MONUMENT BEING 23' NORTH OF A TRAFFIC SIGNAL POLE, 5.6' SOUTHWEST OF THE PC OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD AND 3.3' SOUTH OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD.	
N 543,588.822'	E 1,342,628.79'
HO. CO. #41FA (NAD '83)	ELEV. 407.585'
STAMPED DISC ON CONCRETE MONUMENT BEING 8' EAST OF BQE POLE #503388, 13.3' SOUTH OF LEFT REAR CORNER OF AN INLET AND 2.7' NORTH OF THE EDGE OF PAVING OF HAMMOND PARKWAY.	
N 543,109.869'	E 1,344,797.53'



VICINITY MAP
SCALE: 1"=2000'

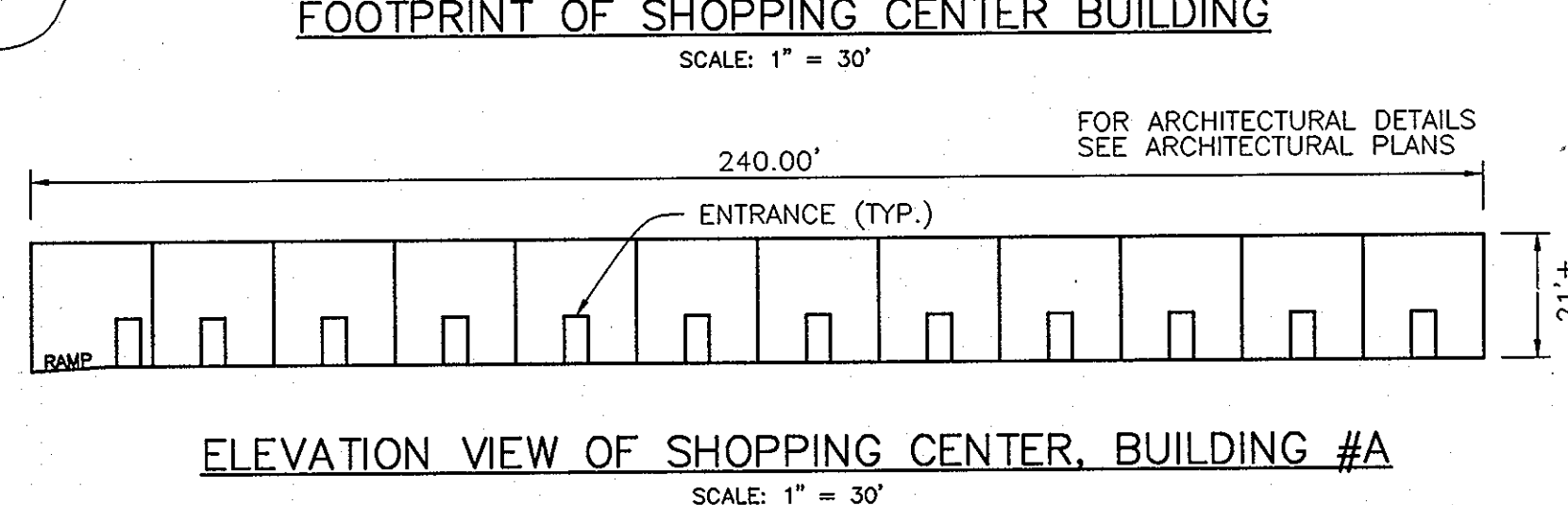
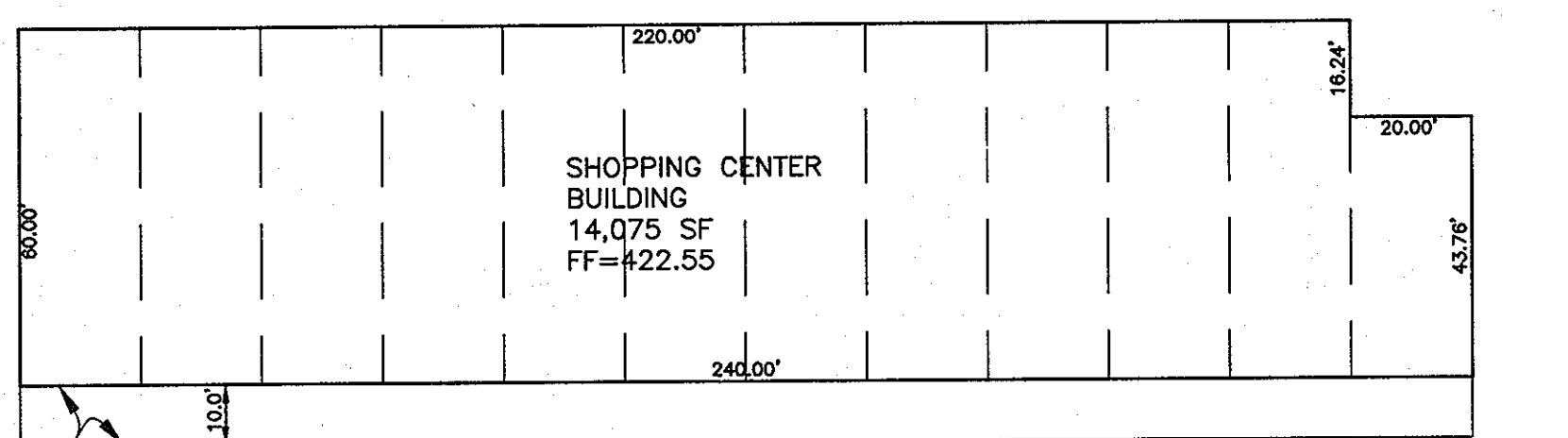


LOCATION MAP
SCALE: 1" = 50'

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT AND EROSION NOTES AND DETAILS
5	STORM DRAIN DRAINAGE AREA MAP
6	LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS

USE TABULATION			
PARCEL	USE	PARCEL AREA	AREA DEVOTED TO COMMERCIAL USES
MRP	PEC	104.158 ACRES	3.08 ACRES
C-9	RETAIL/COMMERCIAL**	1.69 AC.	1.16 AC. (A)
C-8	RETAIL/COMMERCIAL**	1.36 AC.	0.89 AC. (A)
C-2	RETAIL/COMMERCIAL**	1.51 AC.	1.03 AC. (B)
TOTAL	SITE DEVELOPMENT PLANS	4.56 AC.	3.08 AC.*

* MAXIMUM ALLOWED RETAIL USE FOR ALL MONTPELIER RESEARCH PARK PER SECTION 116.B(34) OF THE ZONING REGULATIONS = 4% OF GROSS AREA (104,158 ACRES) OR 4.16 ACRES.
 ** SEE GENERAL NOTE 24, CURRENTLY 3.0% OF GROSS AREA.
 (A) BASED ON BUILDING AREA PLUS PARKING LOT AREA PLUS ANY AREA FOR STORMWATER MANAGEMENT.
 (B) BASED ON SDP-04-117, EXCON MOBIL PROJECT AREA MINUS OPEN SPACE ON SITE, SEE SDP-04-117 SHEET 1.



SITE ANALYSIS DATA CHART	
A) TOTAL PROJECT AREA:	1.36 AC.±
B) AREA OF PLAN SUBMISSION:	1.36 AC.±
C) LIMIT OF DISTURBANCE AREA:	1.3 AC.±
D) PRESENT ZONING:	PEC
E) PROPOSED USES FOR SITE AND STRUCTURES:	RETAIL
F) SQUARE FOOT AREA:	14,918 SF
G) PARKING IS PROVIDED BASED ON SPECIFIC USES.	
H) NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS (PER SECTION 133.D OF THE ZONING REGULATIONS AT 5 PARKING SPACES PER 1,000 SF OF BUILDING):	75
I) TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION: (INCLUDING 4 HANDICAPPED PARKING SPACES):	76
J) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAN:	N/A
K) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
L) BUILDING COVERAGE OF SITE:	24%
M) APPLICABLE DPZ FILE REFERENCES:	F-98-45, SDP-98-011, F-00-94, F-04-31, SDP-04-012, WP-98-12, F-04-146, F-05-172
N) ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	N/A

ADDRESS CHART	
BUILDING	STREET ADDRESS
A	7530 MONTPELIER ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
MONTPELIER RESEARCH PARK		PARCEL C-8			
PLAT No. 182.13	GRID No. 17	ZONE PEC	TAX MAP 41	ELEC. DIST. 5th	CENSUS 6051.02
WATER CODE E21	SEWER CODE 6440000				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT **CLM** DATE: 5/10/06

John P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION **YR** DATE: 4/27/06

David ...
DIRECTOR, DATE: 5/19/06

NO. 1 DATE: 3-25-12 REVISION: Revise General Note 24, Use Tabulation and Site Analysis For Ratio.

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
www.bel-civilengineering.com

Donald Mason
DATE: 3/27/06

OWNER/DEVELOPER: CASCADE MONTPELIER, II, LLC
P.O. BOX 417
ELICOTT CITY, MD 21041
410-465-4244

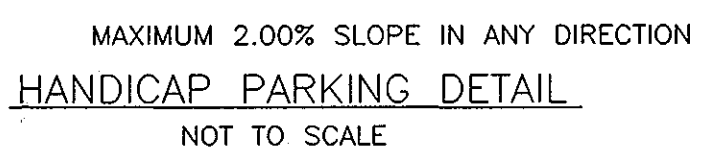
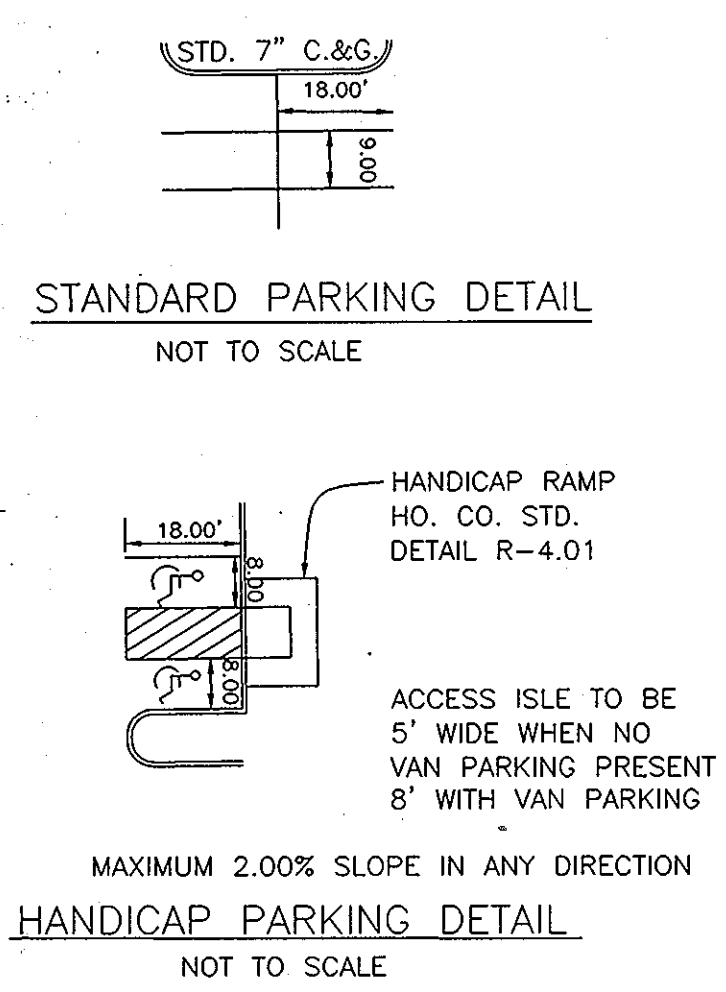
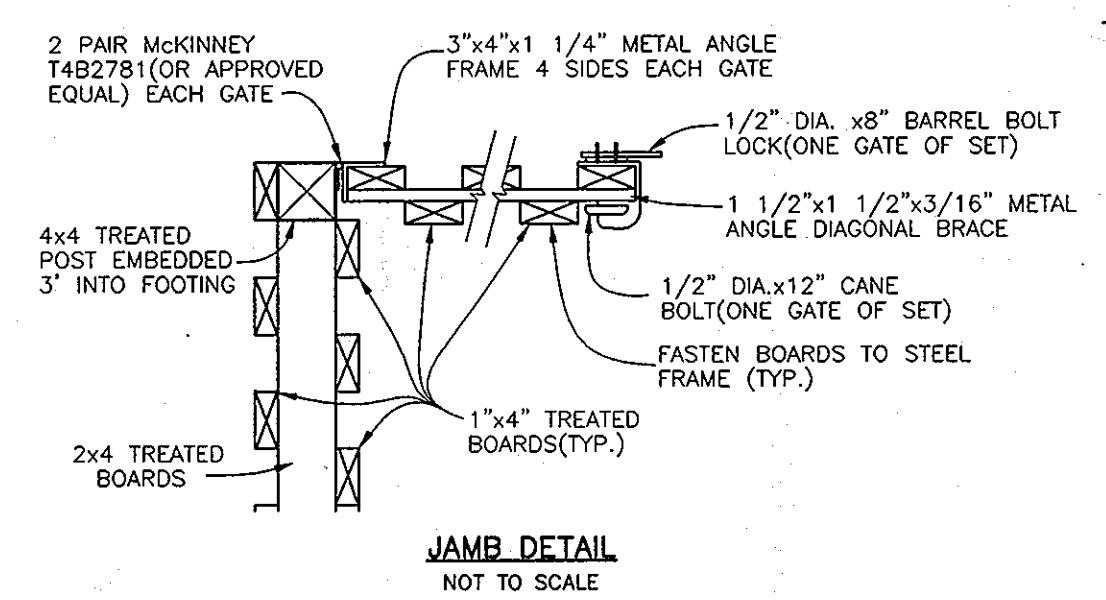
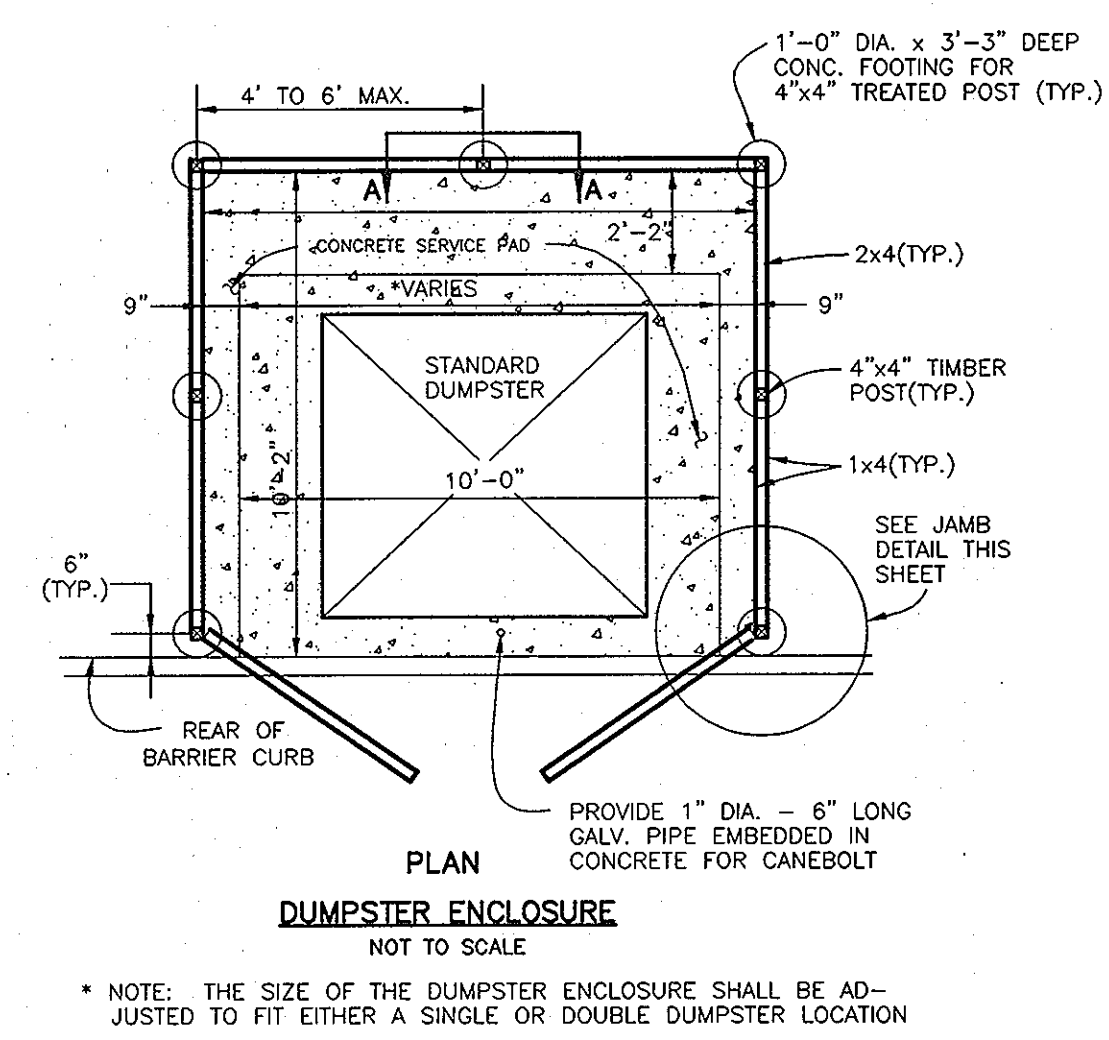
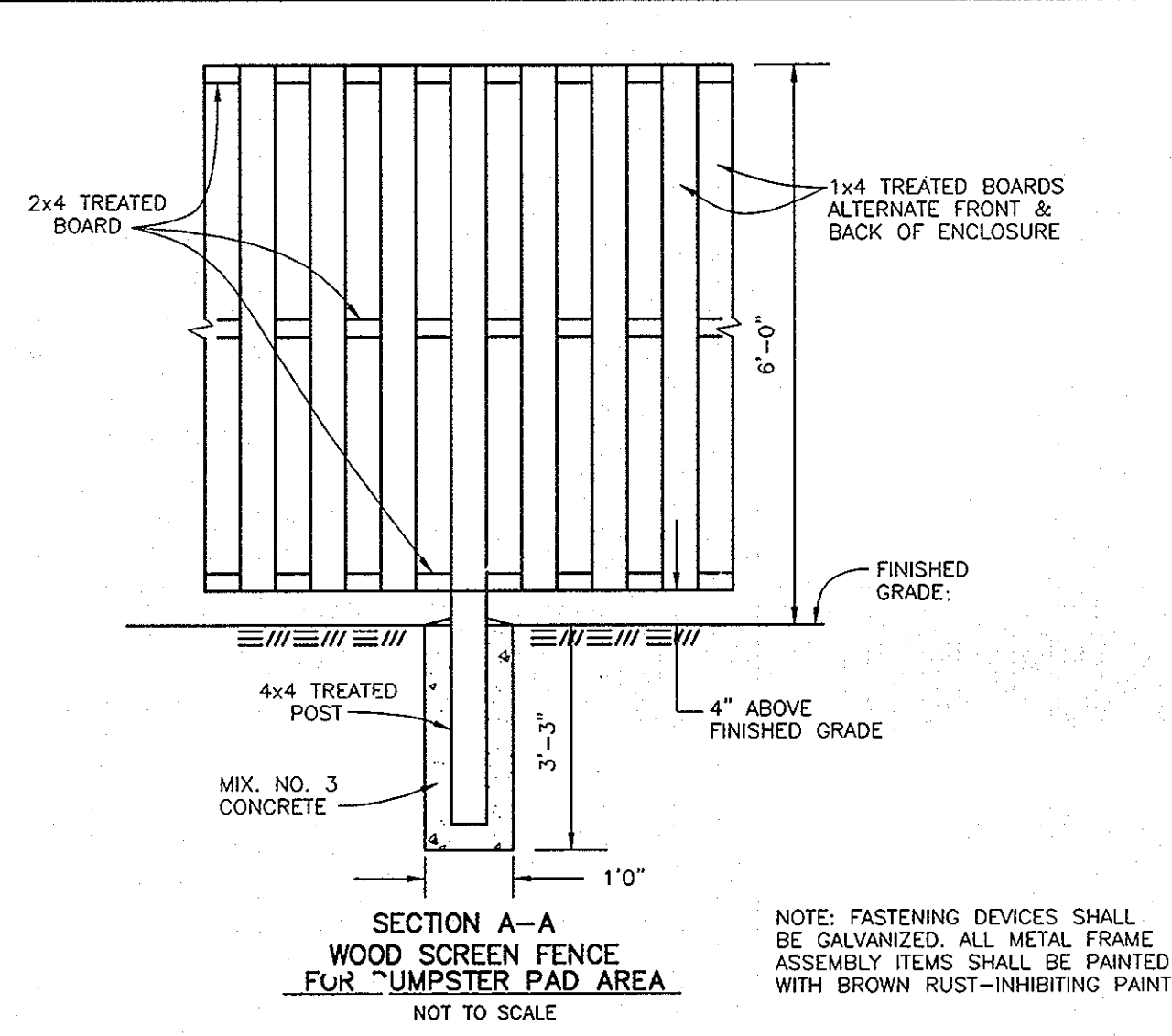
PROJECT: MONTPELIER SHOPPING CENTER
MONTPELIER RESEARCH PARK, PARCEL C-8

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

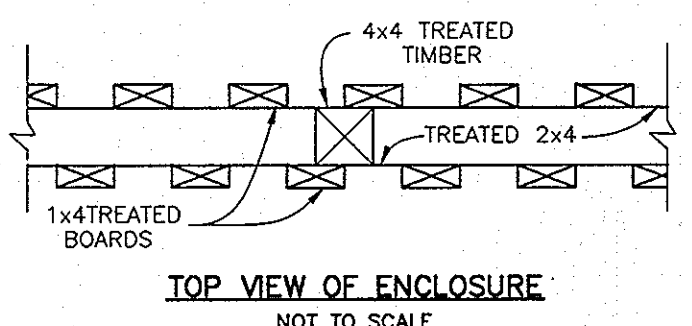
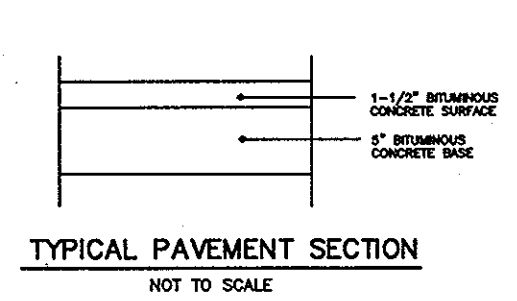
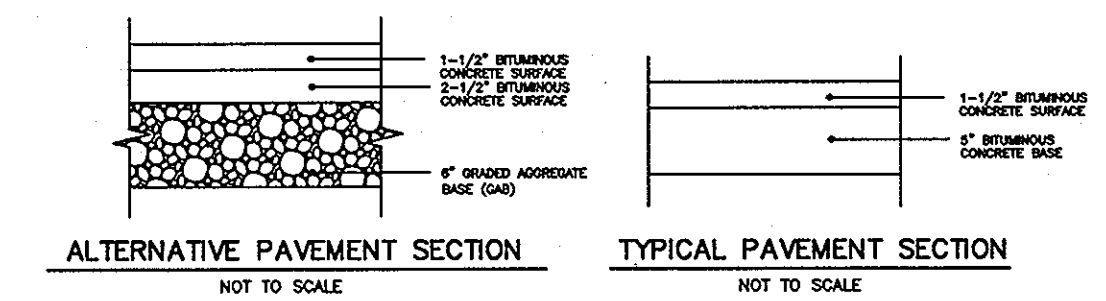
DATE: APRIL, 2005 PROJECT NO. 1791
MARCH, 2006

DESIGN: JMC DRAFT: EDD SCALE: AS SHOWN DRAWING 1 OF 6



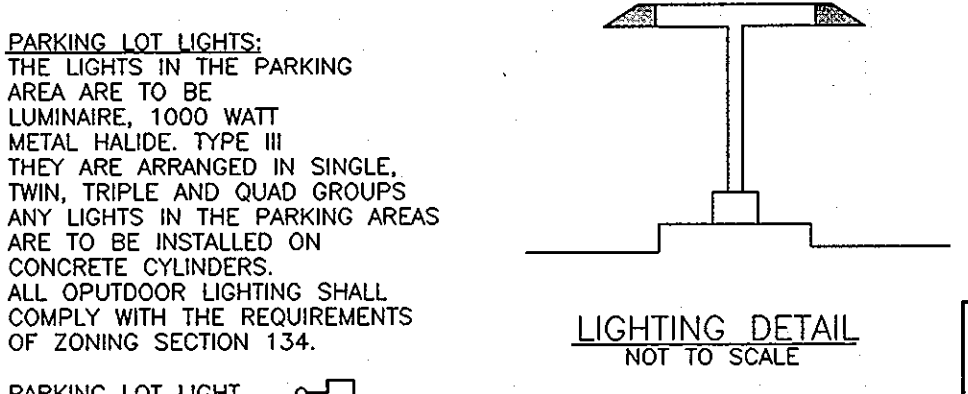
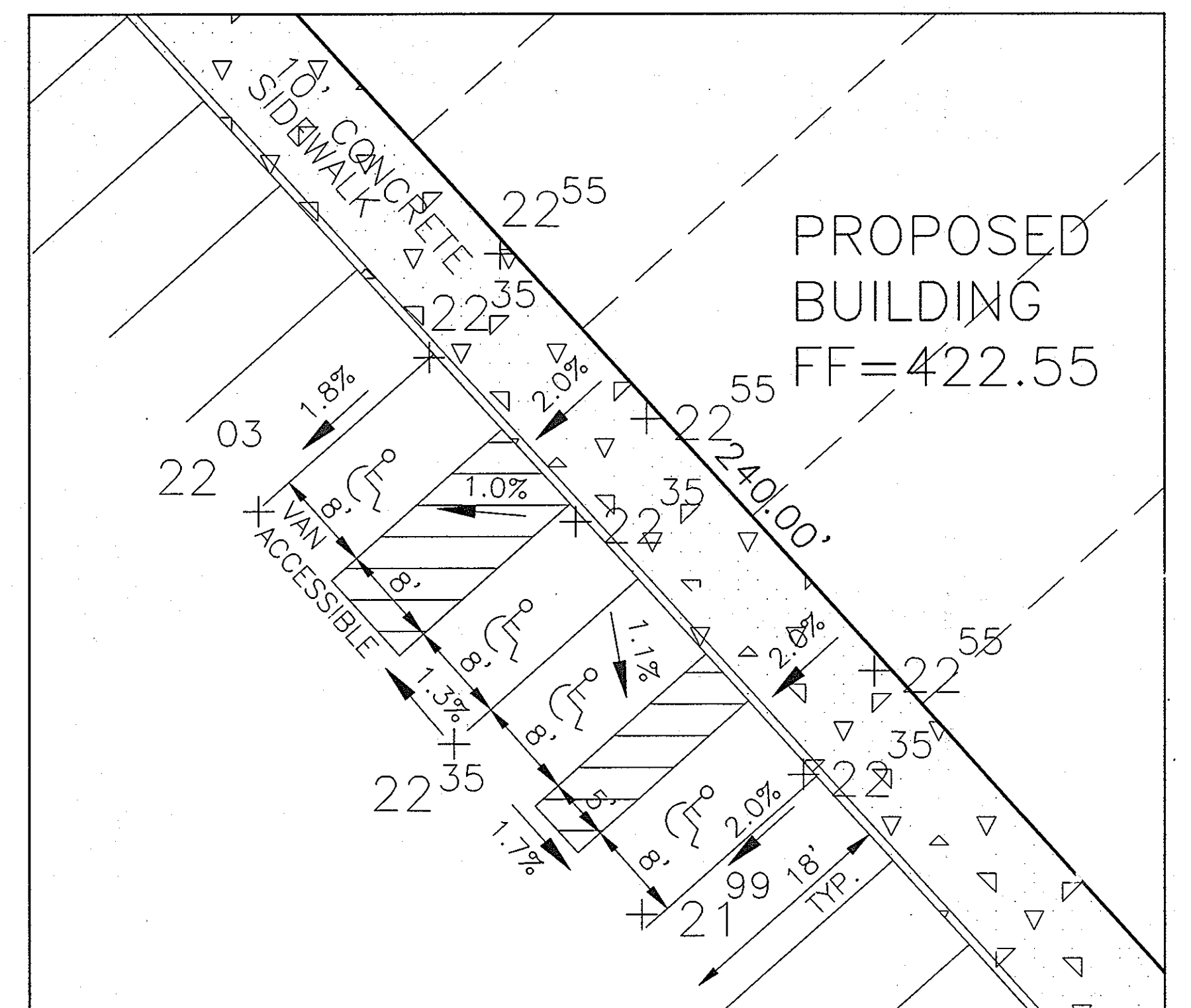
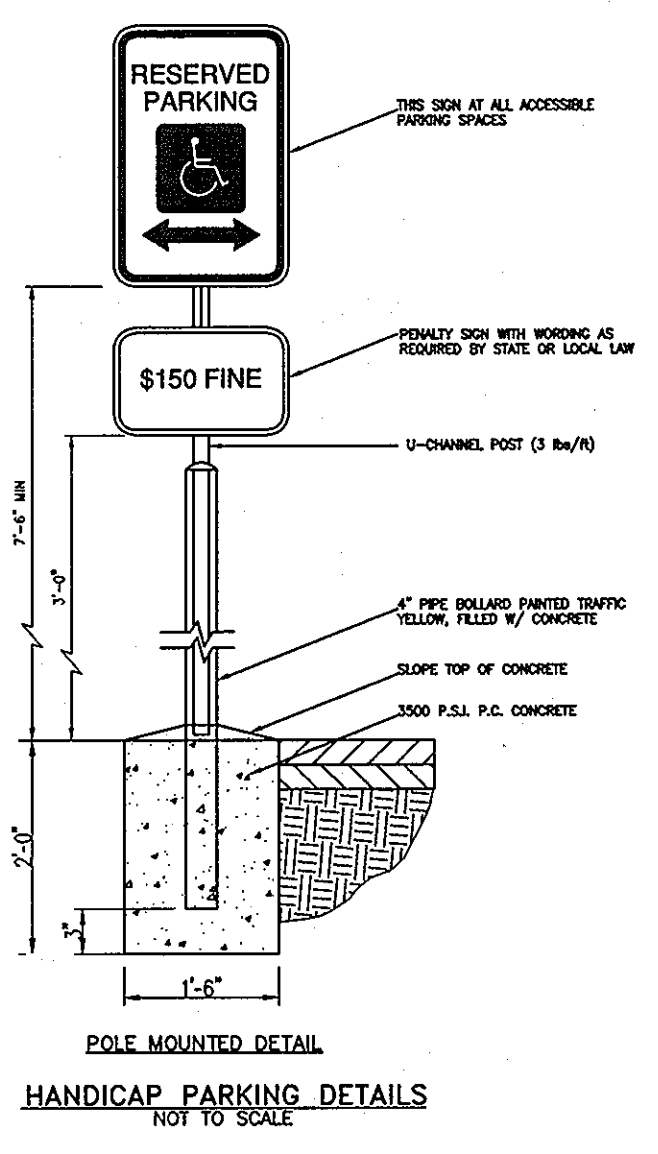
SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
MgC2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EkB2	C	ELKOK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

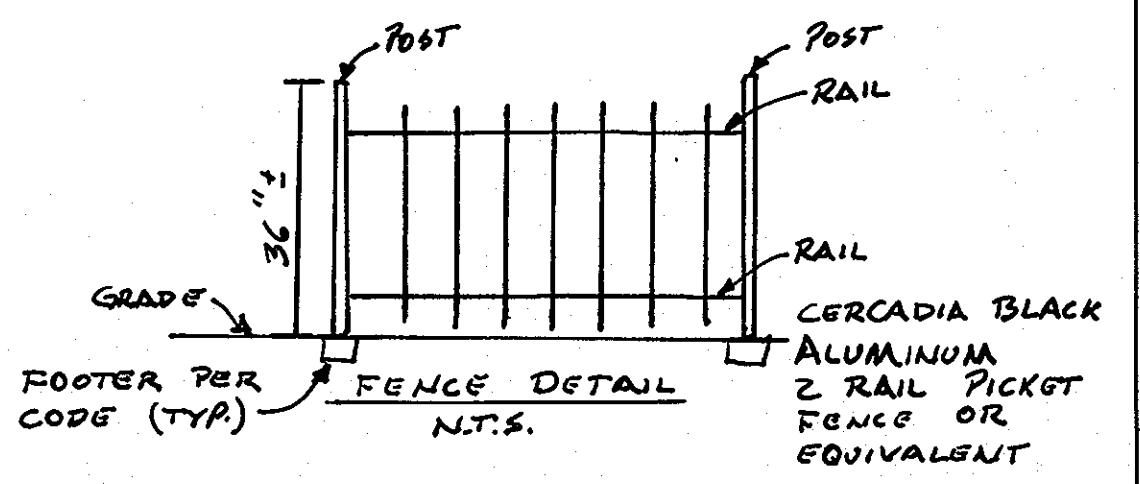
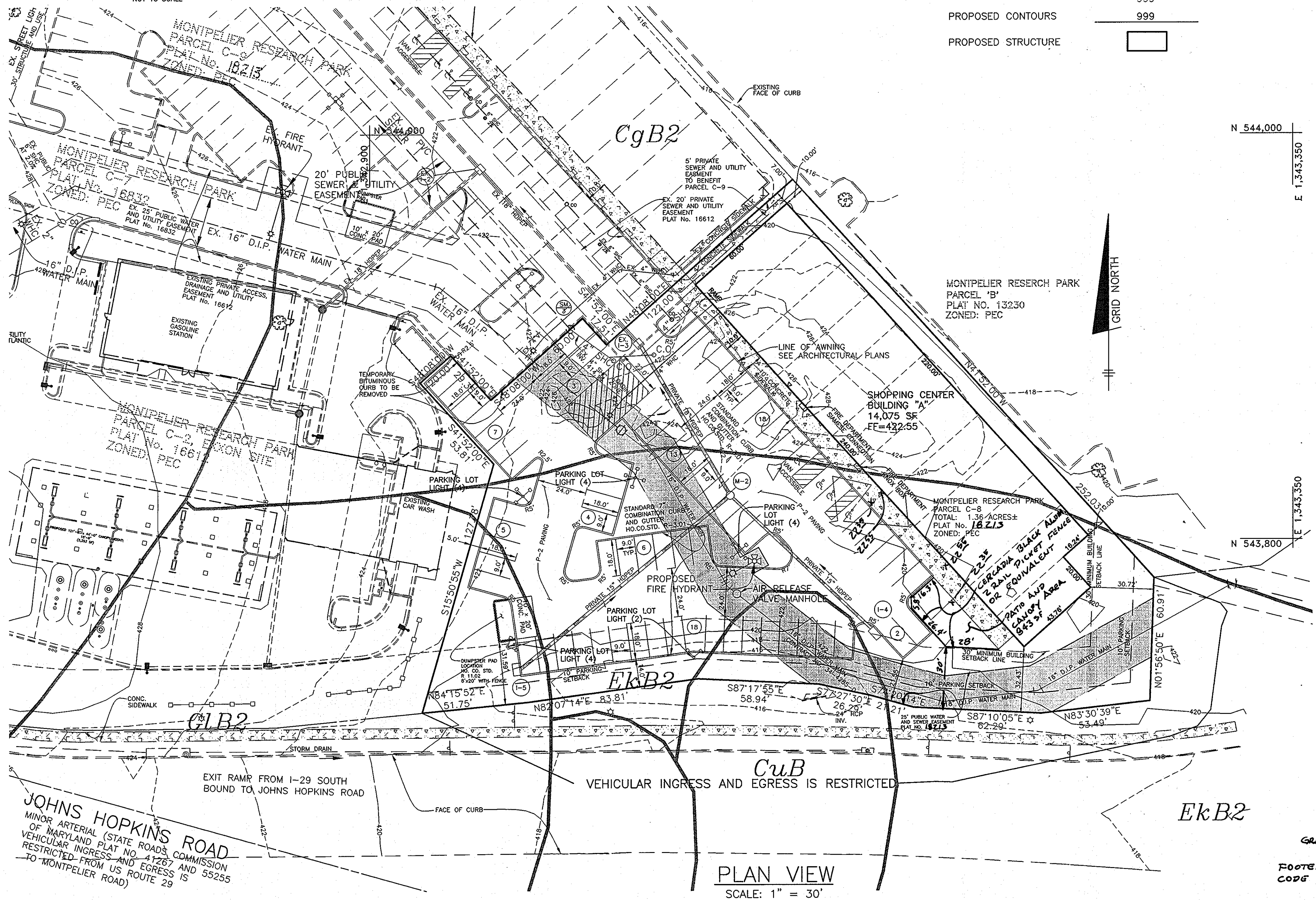


LEGEND

SOILS CLASSIFICATION	<i>CuB</i>
SOILS DELINEATION	---
EXISTING CONTOURS	999
PROPOSED CONTOURS	999
PROPOSED STRUCTURE	□



PARKING TABULATION	
TOTAL SPACES REQUIRED	75
TOTAL SPACES PROVIDED	75
FRONT	75
PARKING RATIO:	5 P.S. PER 1,000 SF GLA



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Judy Hamrick
CHIEF, DIVISION OF LAND DEVELOPMENT *caj* 5/10/06 DATE

Mike Deussen
CHIEF, DEVELOPMENT ENGINEERING DIVISION *yr* 4/27/06 DATE

Paul K. Meyer
DIRECTOR 5/10/06 DATE

NUMBER	DATE	REVISION
1	3-25-12	ADD CANOPY AND PATIO AREA TO BUILDING "A"

BENCHMARK
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ENGINEERING, INC.

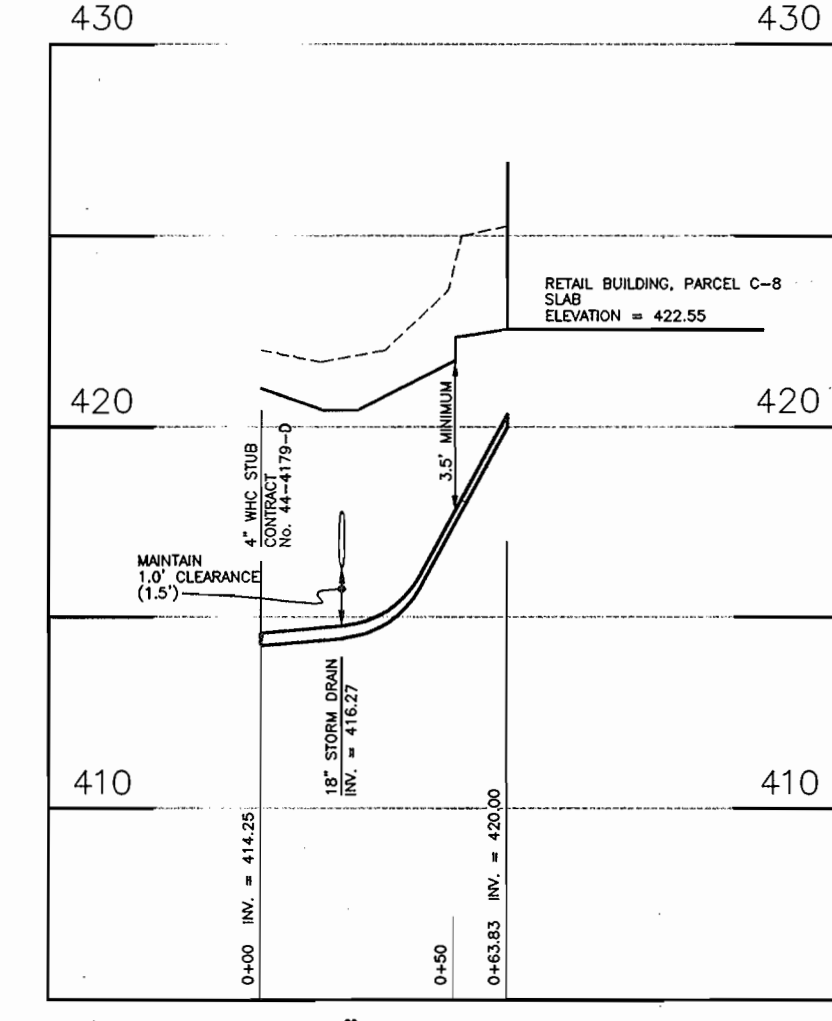
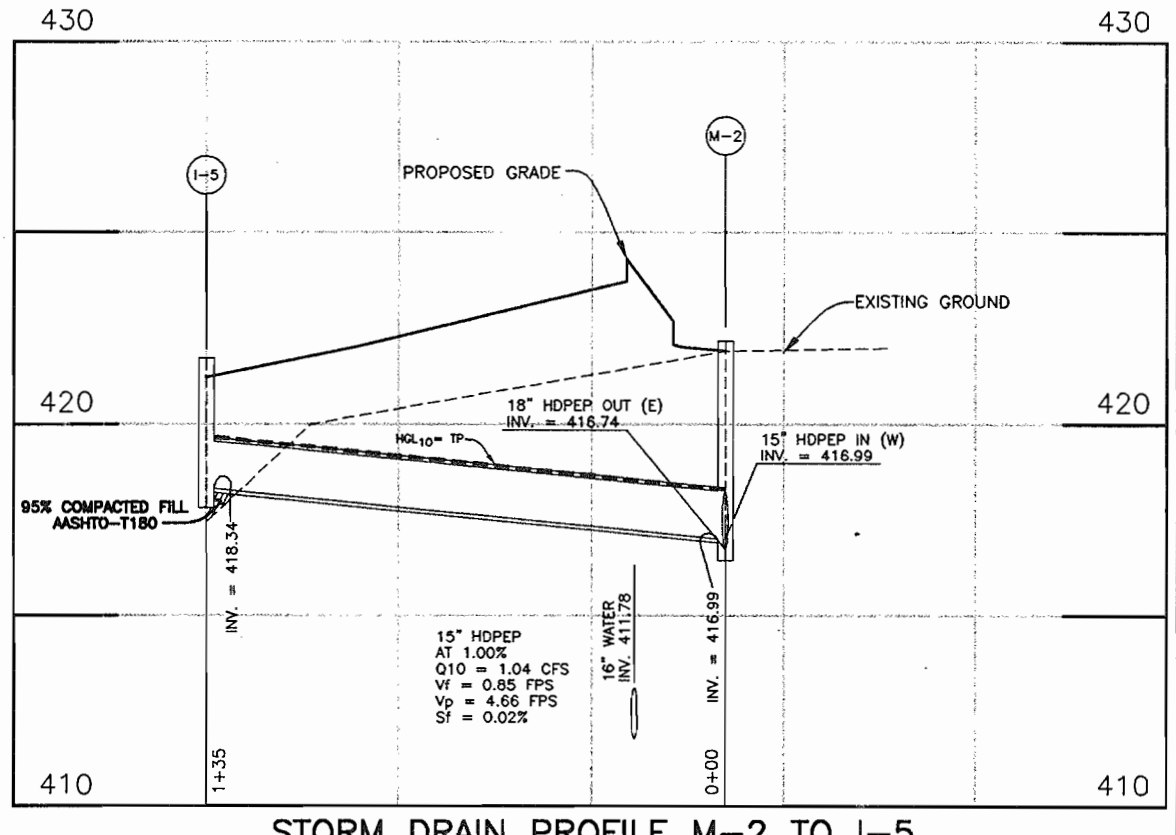
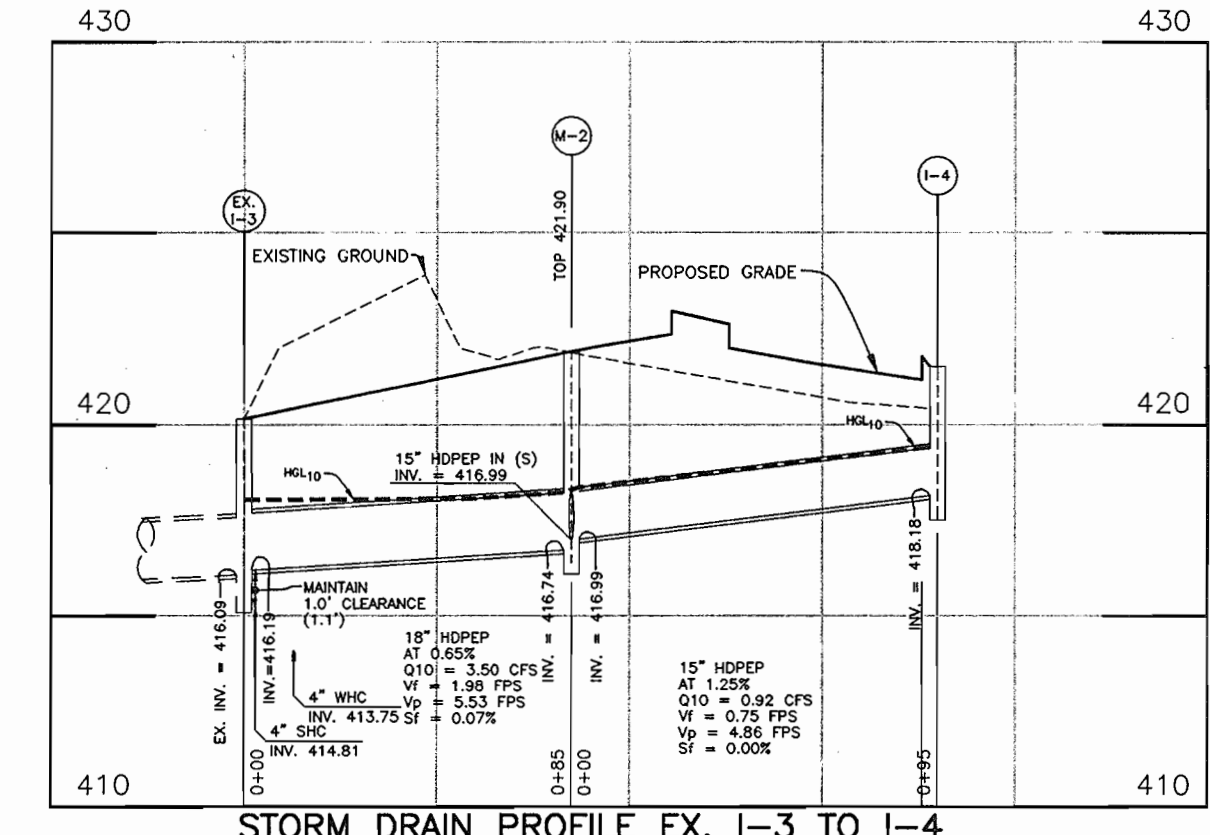
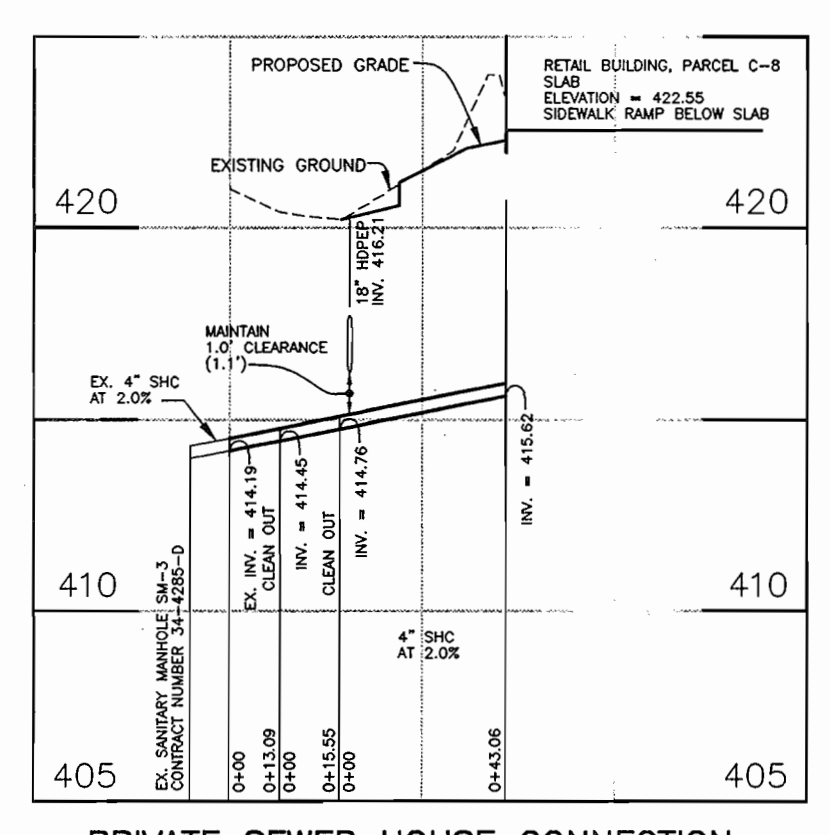
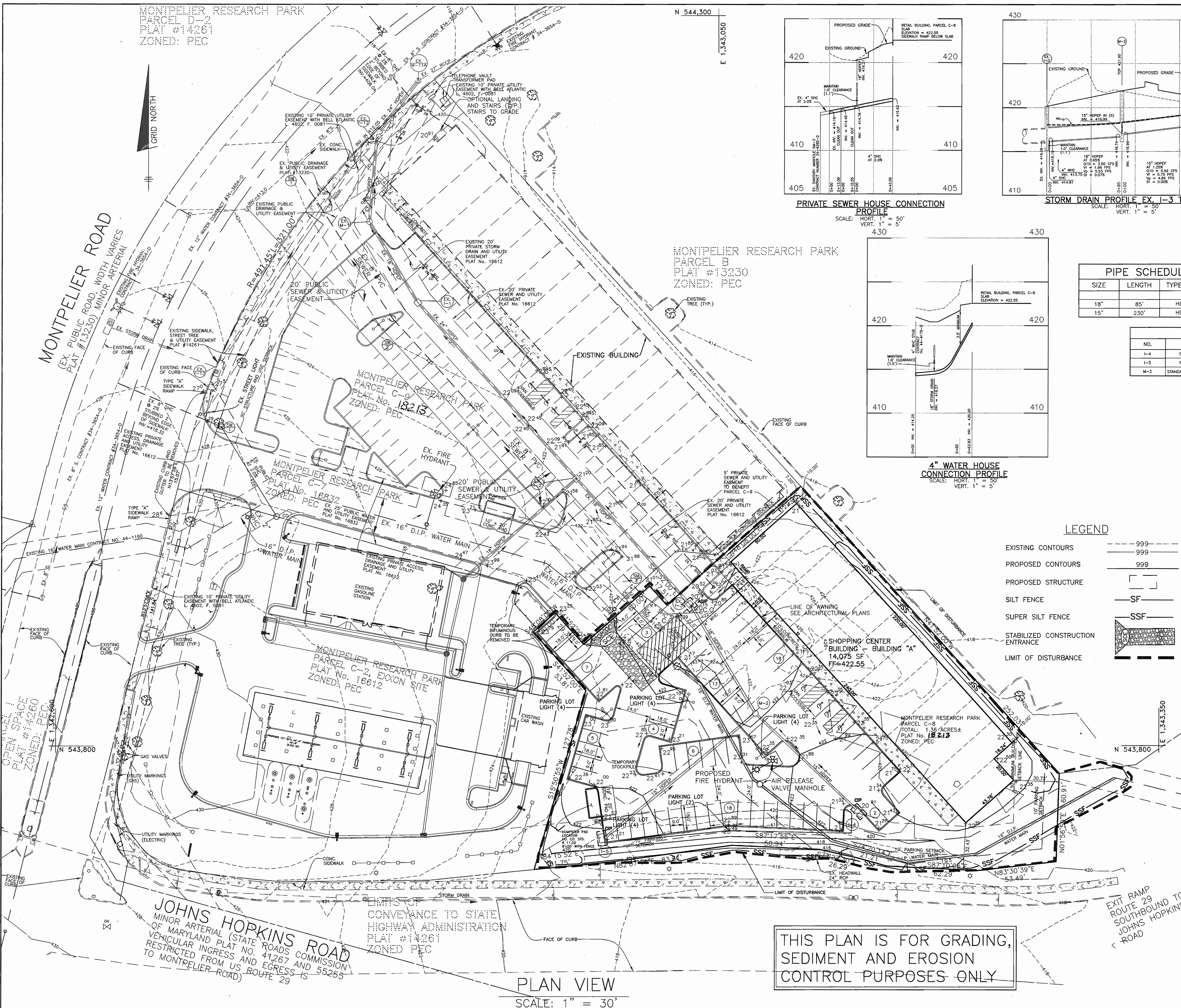
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bal-civilengineering.com

Donald Maan
3/21/06

OWNER/DEVELOPER:	CASCADE MONTEPIELER, II, LLC P.O. BOX 417 ELICOTT CITY, MD 21041 410-465-4244	PROJECT:	MONTEPIELER SHOPPING CENTER MONTEPIELER RESEARCH PARK, PARCEL C-8
LOCATION:	TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE:	SITE DEVELOPMENT PLAN AND SOILS MAP
DATE:	APRIL 2005 OCTOBER 2005	PROJECT NO.:	1791
DESIGN:	JMC	DRAFT:	EDD
SCALE:	AS SHOWN	DRAWING:	2 OF 16

MONPELIER RESEARCH PARK
PARCEL D-2
PLAT #14261
ZONED: PEC

N 544,300
E 1,343,050



PIPE SCHEDULE

SIZE	LENGTH	TYPE & CLASS
18"	85'	HDPE HI-Q
15"	230'	HDPE HI-Q

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
CuB	B	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES
EKB2	C	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	HO. CO. STD.	REMARKS
1-4	TYPE "A-5"	N 543,753.93 E 1,343,146.48	418.18	421.51	421.51	Ho.Co.Std. SD-4-01	INTERIOR WIDTH = 2.5'
1-5	TYPE "A-5"	N 543,736.31 E 1,342,971.82	418.51	421.81	421.81	Ho.Co.Std. SD-4-01	INTERIOR WIDTH = 2.5'
M-2	STANDARD 4" MANHOLE	N 543,821.95 E 1,343,075.80	416.99	416.74	421.90	Ho.Co.Std. G-5-12	

LEGEND

- EXISTING CONTOURS 999
- PROPOSED CONTOURS 999
- PROPOSED STRUCTURE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER - CASCADE MONPELIER, II, LLC
STEVEN K. BREEDEN, MANAGER
DATE: 3/27/06

BY THE ENGINEER:
I/WE 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.

ENGINEER - DONALD MAON, P.E. # 21443
DATE: 3/27/06

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

HOWARD SOIL CONSERVATION DISTRICT
DATE: 4/20/06

APPROVED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

NATURAL RESOURCE CONSERVATION SERVICE
DATE: 4/20/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/27/06

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/10/06

DIRECTOR
DATE: 5/10/06

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bel-civilengineering.com

OWNER/DEVELOPER:
CASCADE MONPELIER, II, LLC
P.O. BOX 417
ELICOTT CITY, MD 21041
410-465-4244

PROJECT:
MONPELIER SHOPPING CENTER
MONPELIER RESEARCH PARK, PARCEL C-8

LOCATION:
TAX MAP NO. 41, GRID NO. 17, PARCEL NO. 124
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
GRADING, SEDIMENT AND EROSION CONTROL PLAN

DATE: MARCH, 2005
MARCH, 2006

PROJECT NO. 1791

DESIGN: JMC DRAFT: EDD

SCALE: AS SHOWN

DRAWING 3 OF 6

THIS PLAN IS FOR GRADING,
SEDIMENT AND EROSION
CONTROL PURPOSES ONLY

PLAN VIEW
SCALE: 1" = 30'

JOHNS HOPKINS ROAD
MINOR ARTERIAL (STATE ROADS COMMISSION RESTRICTED FROM US INGRESS AND EGRESS TO MONTPELIER ROAD)
VEHICULAR INGRESS AND EGRESS IS RESTRICTED FROM US ROUTE 29 TO MONTPELIER ROAD

EXIT RAMP ROUTE 29 SOUTHBOUND TO JOHNS HOPKINS ROAD

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, disking or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules.

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sf).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 50 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through 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 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term 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: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

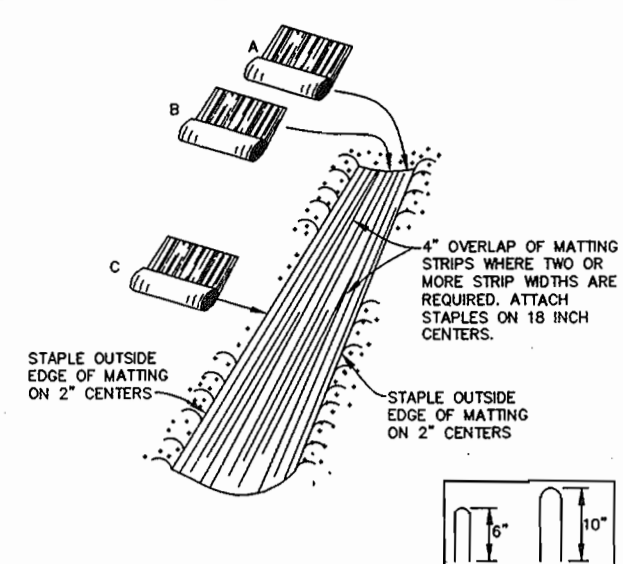
Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 16 through February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (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 most current Maryland Standards and Specifications for Soil Erosion and Sediment Control, and revisions thereto.
3. Following initial soil disturbances 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 calendar 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 Seeding (Sec. 51) Sod (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
Total Area of Site: 1.33± acres
Area to be Disturbed: 1.3± acres
Area to be roofed or paved: 0.9± acres
Area to be vegetatively stabilized: 0.4± acres
Total Cut: 73± C.Y.
Total Fill: 16± C.Y.
Offsite Waste/Borrow Area Location: 16± C.Y.
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 controls 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 three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
12. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.



CONSTRUCTION SPECIFICATIONS

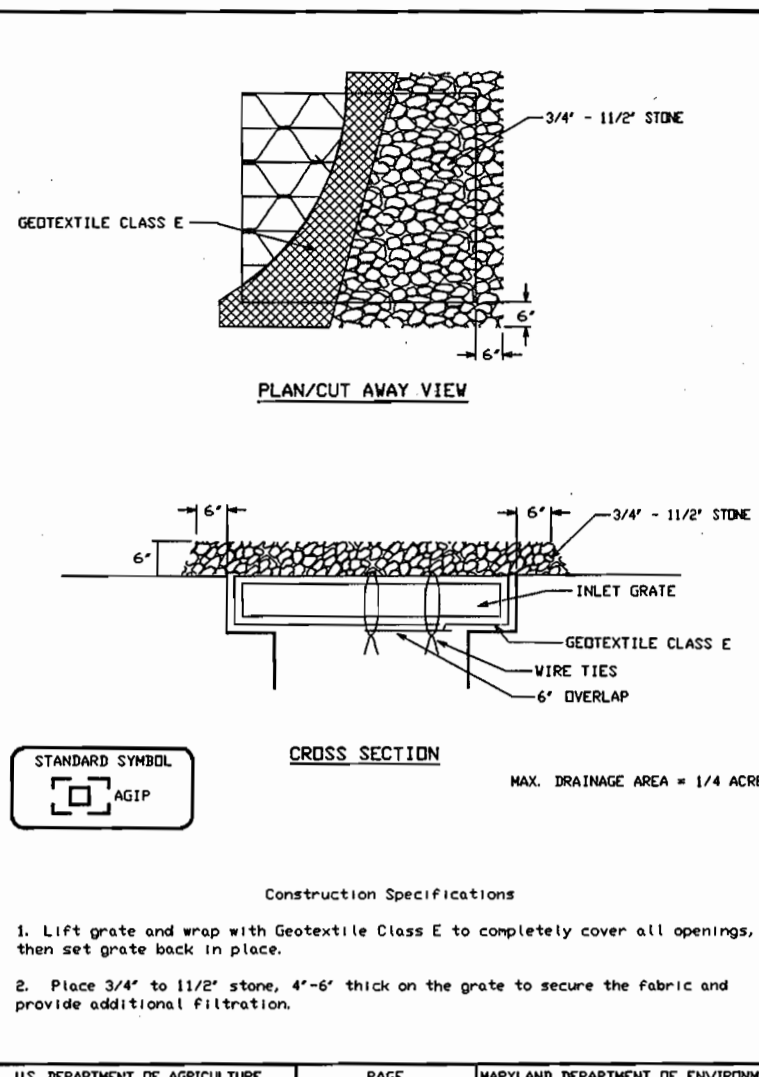
1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH. IF A 2" DEPTH, BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4" DOWN SLOPE FROM THE TRENCH SPACING BETWEEN STAPLES IS 2'.
2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH 4' ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4". DOUBLE PATTERN REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINE SHOULD BE SIMILARLY SECURED WITH 2" DOUBLE ROWS OF STAPLES.

NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA SPECIFIED BY THE FLOW MUST BE KEY-IN.

SOIL STABILIZATION MATTING

NOT TO SCALE

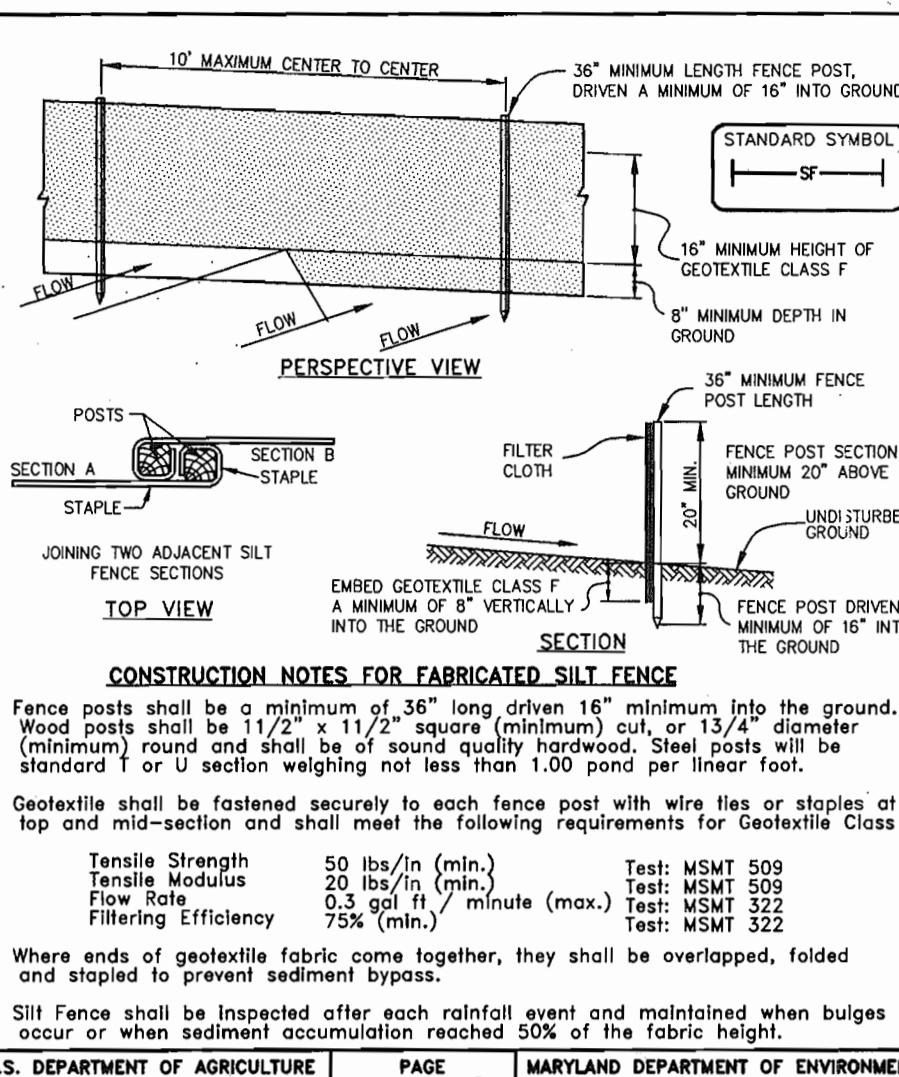
DETAIL 23B - AT GRADE INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

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

DETAIL 22 - SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

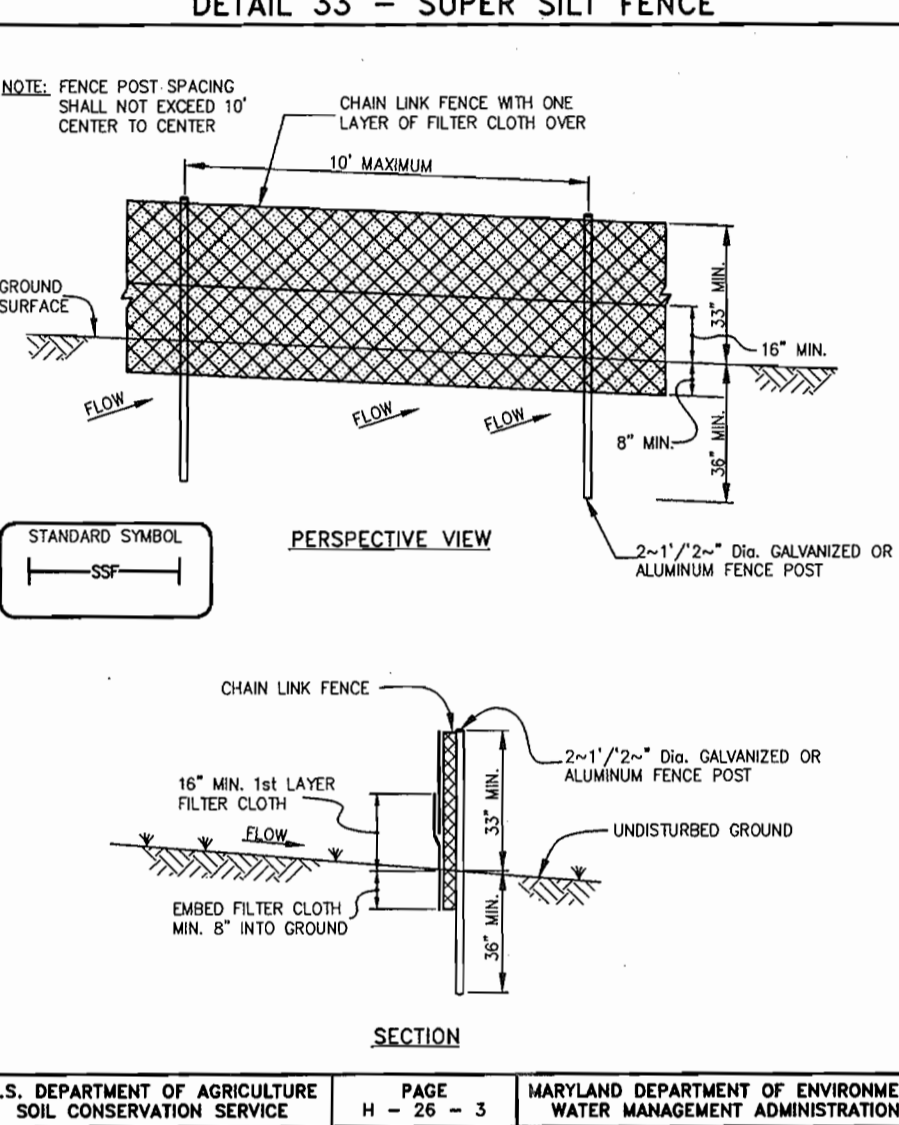
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Flood posts shall be 1 1/2" x 1 1/2" square (minimum) cut or 1 1/2" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1 or U section weighing not less than 1,000 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples of 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 0.2 gpl/h/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

SILT FENCE

SILT FENCE DESIGN CRITERIA		
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

DETAIL 33 - SUPER SILT FENCE



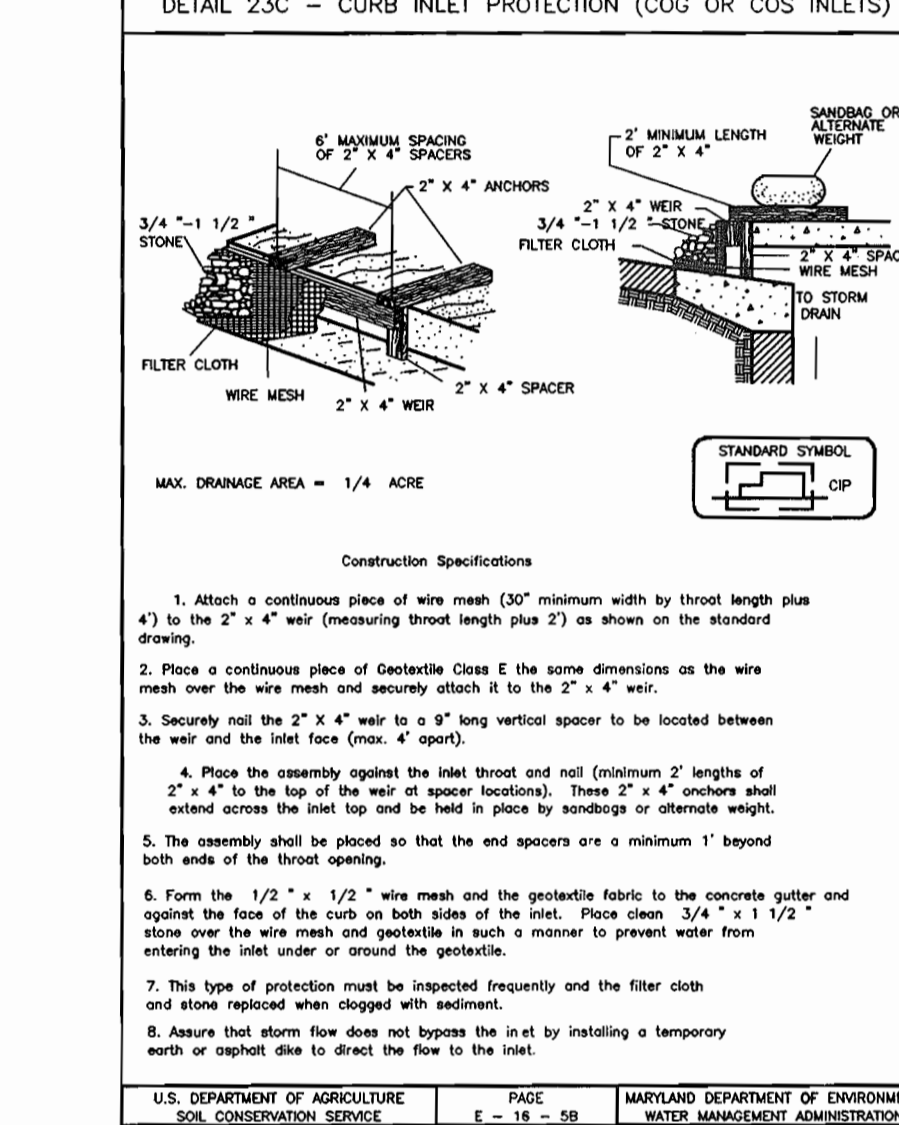
CONSTRUCTION SPECIFICATIONS

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid-section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth 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 0.2 gpl/h/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322

SUPER SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
0 - 10%	0 - 10:1	Unlimited
10 - 20%	10:1 - 5:1	200 feet
20 - 33%	5:1 - 3:1	100 feet
33 - 50%	3:1 - 2:1	100 feet
50% +	2:1 +	50 feet

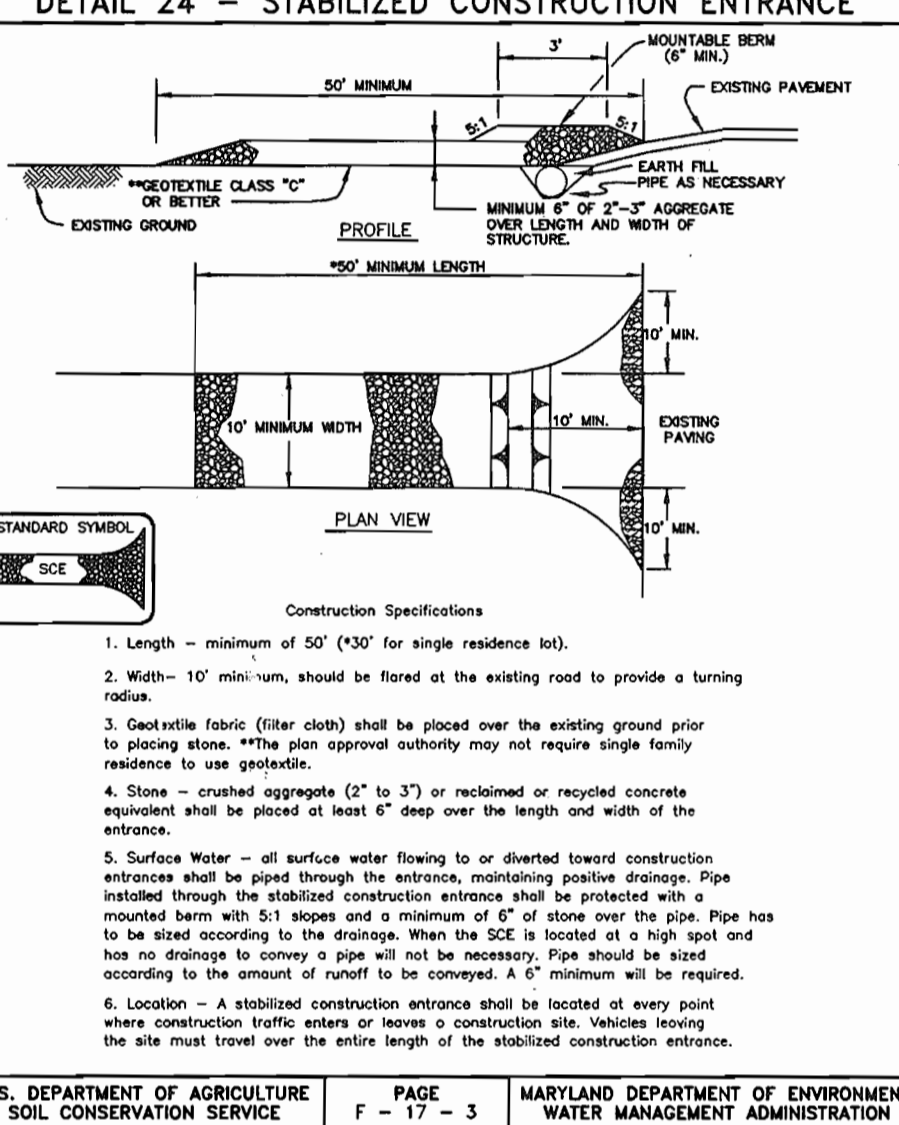
DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



CONSTRUCTION SPECIFICATIONS

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the weir mesh and securely attach it to the 2" x 4" weir.
3. Securely nail the 2" x 4" weir to a 6" long vertical support to be located between the weir and the silt face (max. 4' apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir or support location). There 2" x 4" anchors shall extend across the silt top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. Length - minimum of 50' (30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approved authority may not require single family residence to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounted berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SSE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every spot where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

BY THE DEVELOPER:	
DATE: 3-27-06	
DEVELOPER - CASCADE MONTEPELIER, II, LLC STEVEN K. BREEDEN, MANAGER	
BY THE ENGINEER:	
DATE: 3/27/06	
ENGINEER - DONALD A. MASON, P.E. # 21443	
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
DATE: 4/20/06	
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.	
DATE: 4/20/06	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
DATE: 4/20/06	
DATE: 5/10/06	
DATE: 5/10/06	

SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN GRADING PERMIT.
- DAY 2-3 CLEAR AND GRUB FOR SEDIMENT CONTROL DEVICES, INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND SUPER SILT FENCE. CONTRACTOR MUST OBTAIN PERMISSION OF INSPECTOR PRIOR TO PROCEEDING TO NEXT STEP.
- DAY 4-12 CLEAR AND GRUB REMAINDER OF SITE.
- DAY 13-23 MASS GRADE SITE.
- DAY 24-28 COMMENCE WITH PARKING LOT AND ACCESS DRIVE.
- DAY 29-35 WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL STORM DRAIN, AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- DAY 36-40 GRADE BUILDING PAD.*
- DAY 41-51 INSTALL CURB AND GUTTER.
- DAY 52-62 INSTALL PAVING FOR ACCESS DRIVE AND PARKING LOT.
- DAY 63-68 FINAL GRADE REMAINDER OF SITE AND PERMANENTLY STABILIZE.
- DAY 69-72 INSTALL REQUIRED LANDSCAPING AS SPECIFIED ON THE LANDSCAPE PLAN.
- DAY 72-75 UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE.
* BEGIN CONSTRUCTION OF BUILDING (APPROXIMATELY 6 Mo.).

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bel-civilengineering.com

OWNER/DEVELOPER: CASCADE MONTEPELIER, II, LLC
P.O. BOX 417
ELICOTT CITY, MD 21041
410-465-4244

PROJECT: MONTEPELIER SHOPPING CENTER
MONTEPELIER RESEARCH PARK, PARCEL C-8

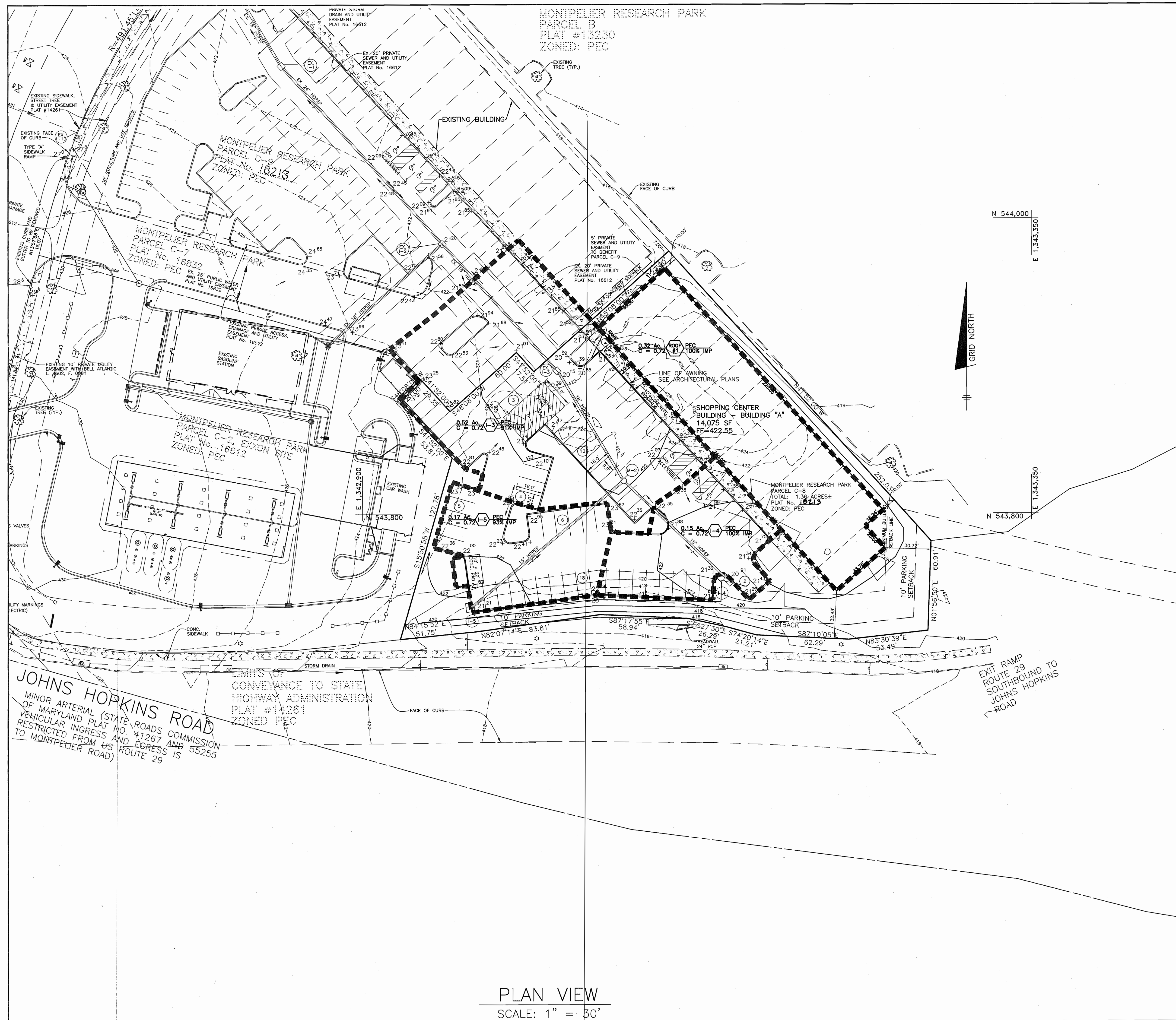
LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

DATE: FEBRUARY, 2005
MARCH, 2006

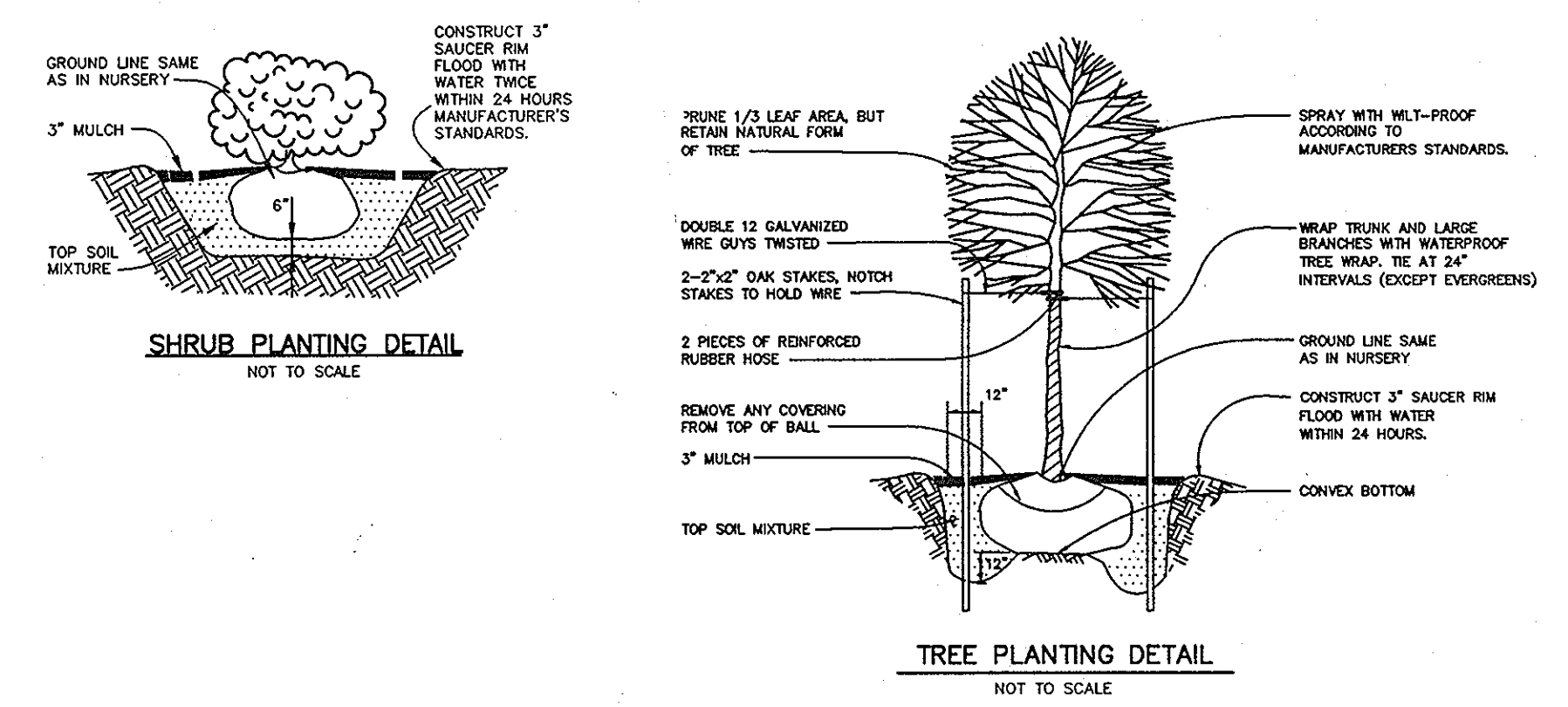
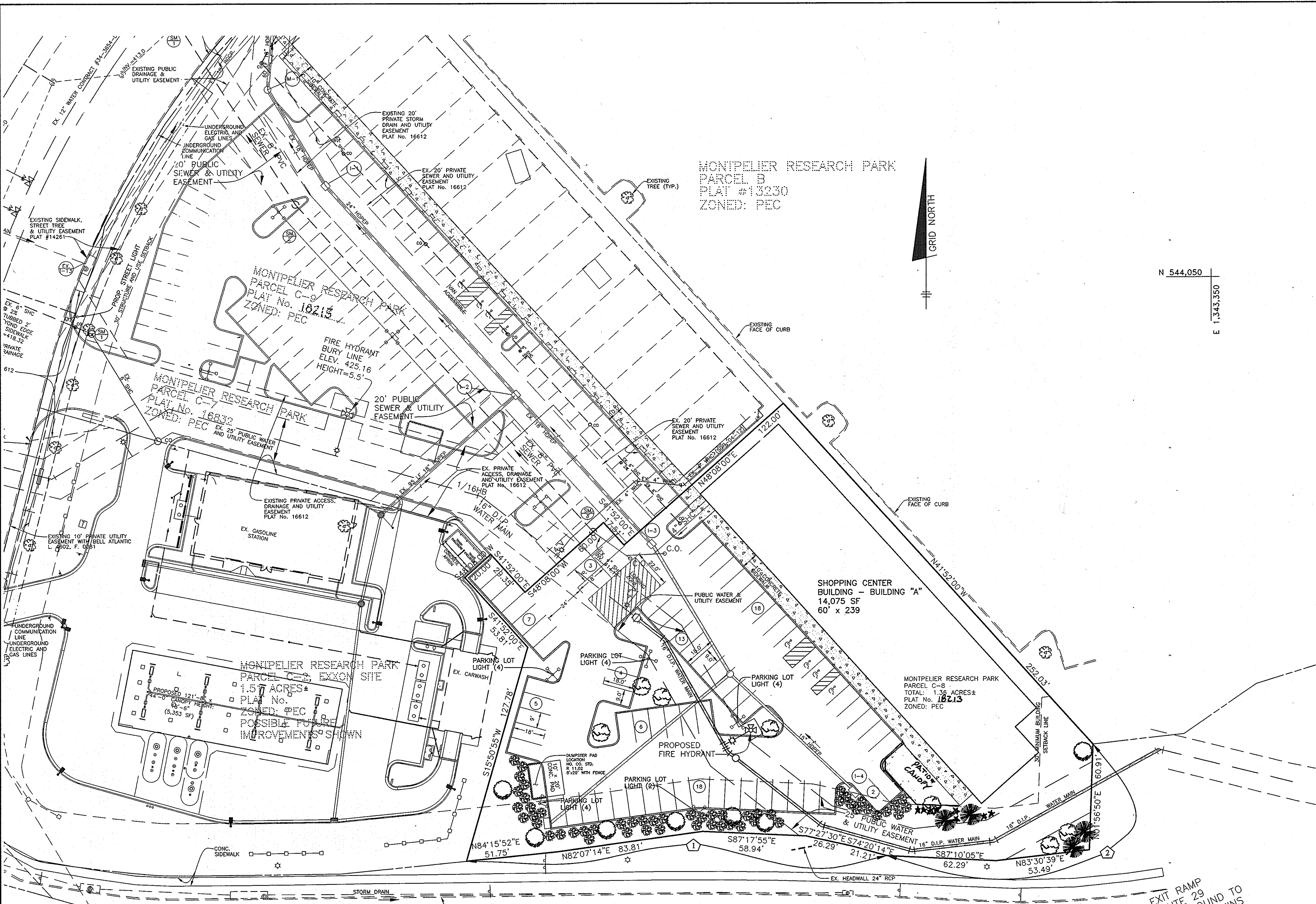
PROJECT NO. 1791

DESIGN: JMC DRAFT: EDD SCALE: AS SHOWN DRAWING 4 OF 6



PLAN VIEW
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Cecily Hamant</i> CHIEF, DIVISION OF LAND DEVELOPMENT	3/10/06 DATE
<i>Michael...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/12/06 DATE
<i>David...</i> DIRECTOR	5/10/06 DATE
NO. DATE REVISION	
<p align="center">BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS</p> <p align="center">ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-8844 www.bei-civilengineering.com</p>	
OWNER/DEVELOPER: CASCADE MONTEPIELIER, II, LLC P.O. BOX 417 ELICOTT CITY, MD 21041 410-465-4244	PROJECT: MONTEPIELIER SHOPPING CENTER MONTEPIELIER RESEARCH PARK, PARCEL C-8
LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: STORM DRAIN DRAINAGE AREA MAP
DATE: APRIL, 2005 MARCH, 2006	PROJECT NO. 1791
DESIGN: JMC	DRAFT: EDD
SCALE: AS SHOWN	DRAWING 5 OF 6



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	YES	NO
PERIMETER NO. / LANDSCAPE TYPE			1	2
LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER)			242	177
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			NO	NO
CREDIT FOR WALL, FENCE OR BARR: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			NO	NO
NUMBER OF PLANTS REQUIRED:				
SHADE TREES			6	4
EVERGREEN TREES			0	4
OTHER TREES (2:1 SUBSTITUTION)			0	0
SHRUBS			61	0
NUMBER OF PLANTS PROVIDED:				
SHADE TREES			6	4
EVERGREEN TREES			0	4
OTHER TREES (2:1 SUBSTITUTION)			0	0
SHRUBS (10:1 SUBSTITUTION)			61	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			-	-

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	7	Tilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN)	2 1/2" MIN. CAL. B & B FULL HEAD
(Symbol)	7	Quercus rubra (RED OAK)	2 1/2" MIN. CAL. B & B FULL HEAD
(Symbol)	61	Azalea 'hershey red' (HERSHEY RED AZALEA)	18" - 24" SP.
(Symbol)	4	Pinus strobus (WHITE PINE)	6' - 8' HT.
(Symbol)	8	** Tilia occidentalis 'Hetz Midget' / Hete Midget Arborvitae	2' - 2 1/2' HT.

**** OR SIMILAR EVERGREEN SHRUB CONSIDERED ACCEPTABLE FOR THE LANDSCAPE MANUAL.**

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	76
NUMBER OF TREES REQUIRED	1 PU
NUMBER OF TREES PROVIDED	20 SPACES x 76 = 4
SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF LANDSCAPE ISLANDS REQUIRED	4
NUMBER OF LANDSCAPE ISLANDS PROVIDED	4

PU STANDS FOR PLANTING UNIT

- PLANTING NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVING, 10' FROM A DRIVEWAY AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - ALL PLANTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,630.00.

NO.	DATE	REVISION
1	3-25-12	REVISE SHRUB PLANT AND LOCATION.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 www.bei-civilengineering.com

Donald Maan
3/21/12

DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Steven K. Breeden* DATE: 3/21/12
 STEVEN K. BREEDEN, MANAGER CASCADE MONTEPELIER, II, LLC

OWNER/DEVELOPER:	PROJECT:
CASCADE MONTEPELIER, II, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCEL C-8
LOCATION:	TITLE:
TAX MAP NO. 41, GRID NO. 17, PARCEL NO. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	LANDSCAPE PLAN NOTES AND DETAILS
DATE:	PROJECT NO.:
FEBRUARY, 2005 MARCH, 2006	1791
DESIGN: JMC	DRAFT: EDD
SCALE: AS SHOWN	DRAWING NO. OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hammett 5/10/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William D. ... 4/27/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark ... 5/10/06
DIRECTOR, DATE

PLAN VIEW
SCALE: 1" = 30'

LIMITS OF CONVEYANCE TO STATE HIGHWAY ADMINISTRATION
 PLAT #14261
 ZONED PEC

JOHNS HOPKINS ROAD
 MINOR ARTERIAL (STATE ROADS COMMISSION VEHICULAR INGRESS AND EGRESS IS RESTRICTED FROM US ROUTE 29 TO MONTEPELIER ROAD)

EXIT RAMP ROUTE 29 SOUTHBOUND TO JOHNS HOPKINS ROAD