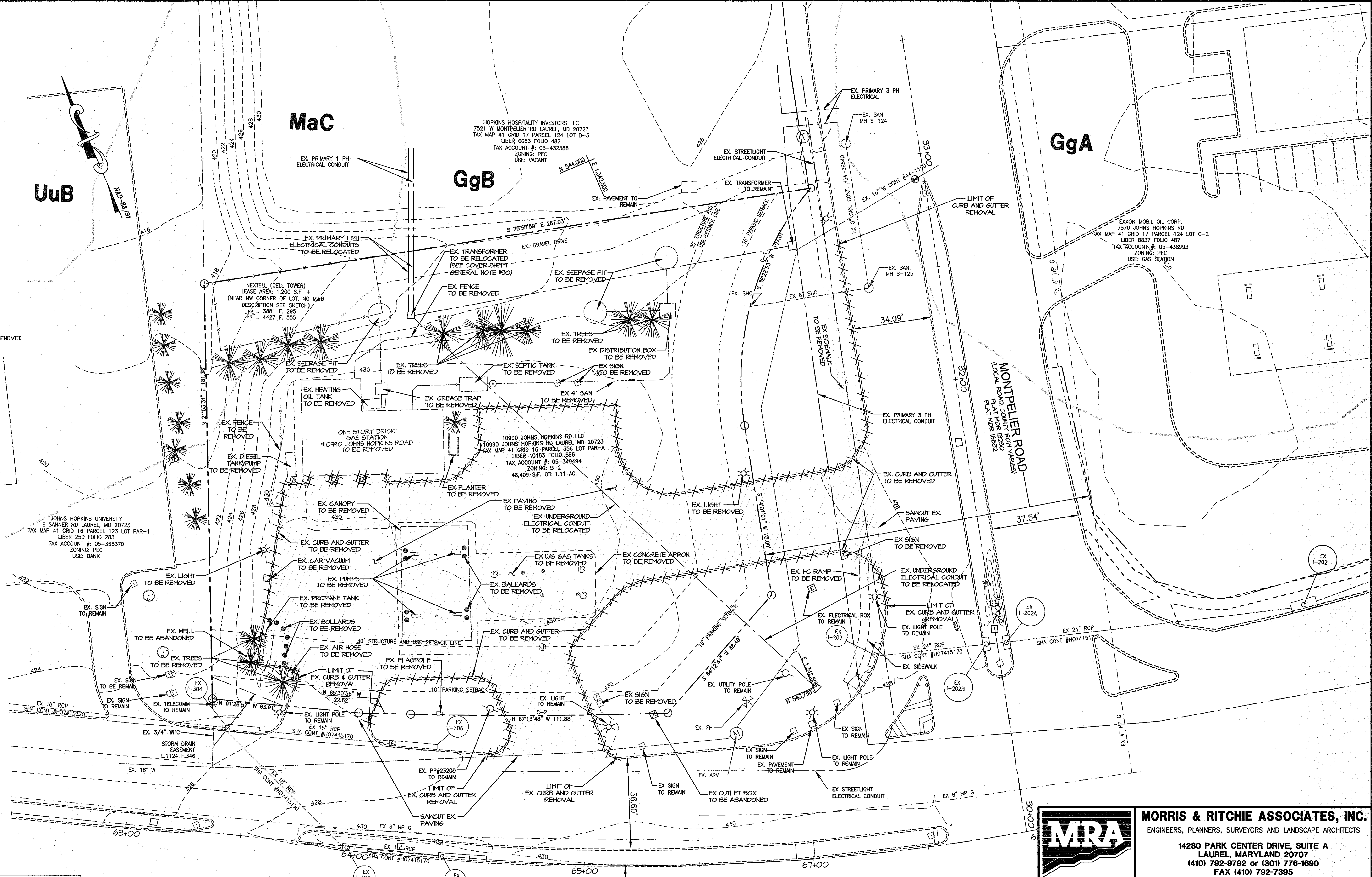


LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. SOIL DIVIDE
- SOIL TYPE
- EX. FOREST CONSERVATION AREA
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. SIGN
- EX. LIGHT POLE
- EX. TREE
- EX. FEATURE TO BE REMOVED
- EX. PAVEMENT/CONCRETE TO BE REMOVED



SOILS CHART

SOIL SYMBOL	SOIL NAME	SOIL TYPE
GgA	GLENELG LOAM, 0% TO 3% SLOPES	B
GgB	GLENELG LOAM, 3% TO 8% SLOPES	B
MaC	MANOR LOAM, 0% TO 15% SLOPES MODERATELY ERODATED	B
UuB	URBAN LAND UDOROTHENTS COMPLEX, 15% - 25% SLOPES	D

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	130.00'	48°58'38"	111.01'	54.14'	S38°22'53"W	107.67'
C-2	166.126'	32°54'3"	111.84'	55.46'	N67°13'40"W	111.80'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/12/05

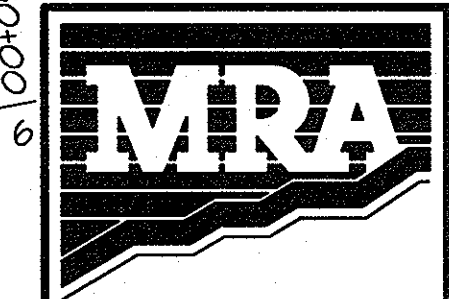
Mark A. Leavelle
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/14/05

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

HOPKINS STATION GENERAL PARTNERSHIP
 10895 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3095 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: B-2
 USE: BANK

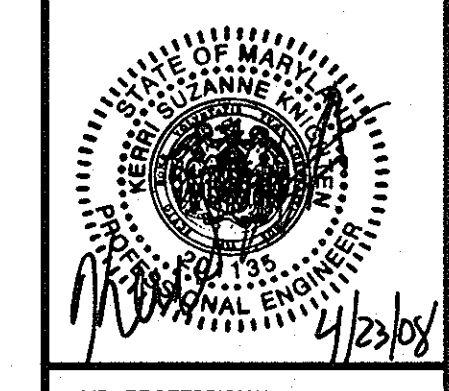
DEMOLITION PLAN

SCALE: 1" = 20'



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-0792 or (301) 776-1690
 FAX (410) 792-7395



SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPELIER

DEMOLITION PLAN

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

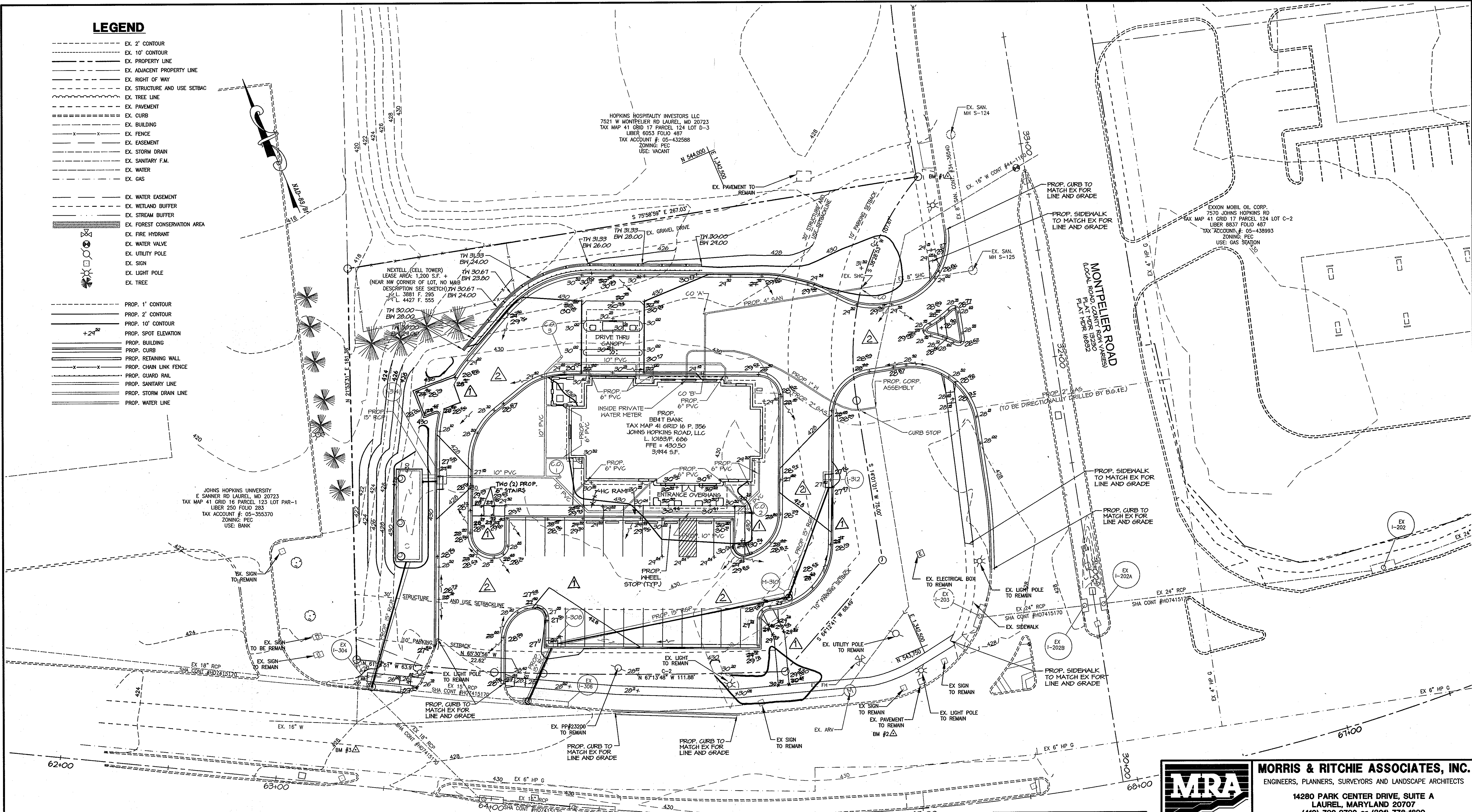
MD PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	1" = 20'
		DATE:	4/02/08
		DRAWN BY:	JYW/JCE
		DESIGN BY:	JCW/JMC
		REVIEW BY:	KSK
		SHEET:	2 OF 18

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. FOREST CONSERVATION AREA
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. SIGN
- EX. LIGHT POLE
- EX. TREE
- PROP. 1' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. SPOT ELEVATION
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARINGS	CHORD
G-1	130.00'	48°55'38"	111.01'	54.14'	S88°28'53"W	107.67'
G-2	1864.26'	32°5'43"	111.84'	55.46'	N61°13'48"W	111.88'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 5/16/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

... 5/16/08
 CHIEF, DIVISION OF LAND DEVELOPMENT, DATE

... 5/16/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING, DATE

HOPKINS STATION GENERAL PARTNERSHIP
 10985 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3095 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: B-2
 USE: BANK

SITE GRADING PLAN

SCALE: 1" = 20'

AS-BUILT PLAN

NOTE: ALL SPOT ELEVATIONS AT CURB LINES ARE FLOWLINE ELEVATIONS. ADD (+)400 TO ALL PROPOSED SPOT ELEVATIONS.

AS-BUILT CERTIFICATION FOR FSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVAL PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOSING OF THE UNDERGROUND STORM WATER MANAGEMENT FACILITY.

Thomas Neugebauer 2-1-11
 THOMAS NEUGEBAUER, PE
 LIC. EXPIRES 6-16-11

DEVELOPER

BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



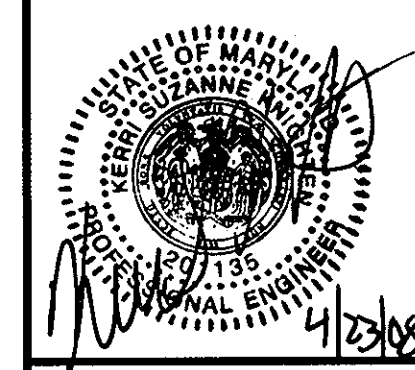
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 778-1890
 FAX (410) 792-7395

SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPELIER

SITE GRADING PLAN

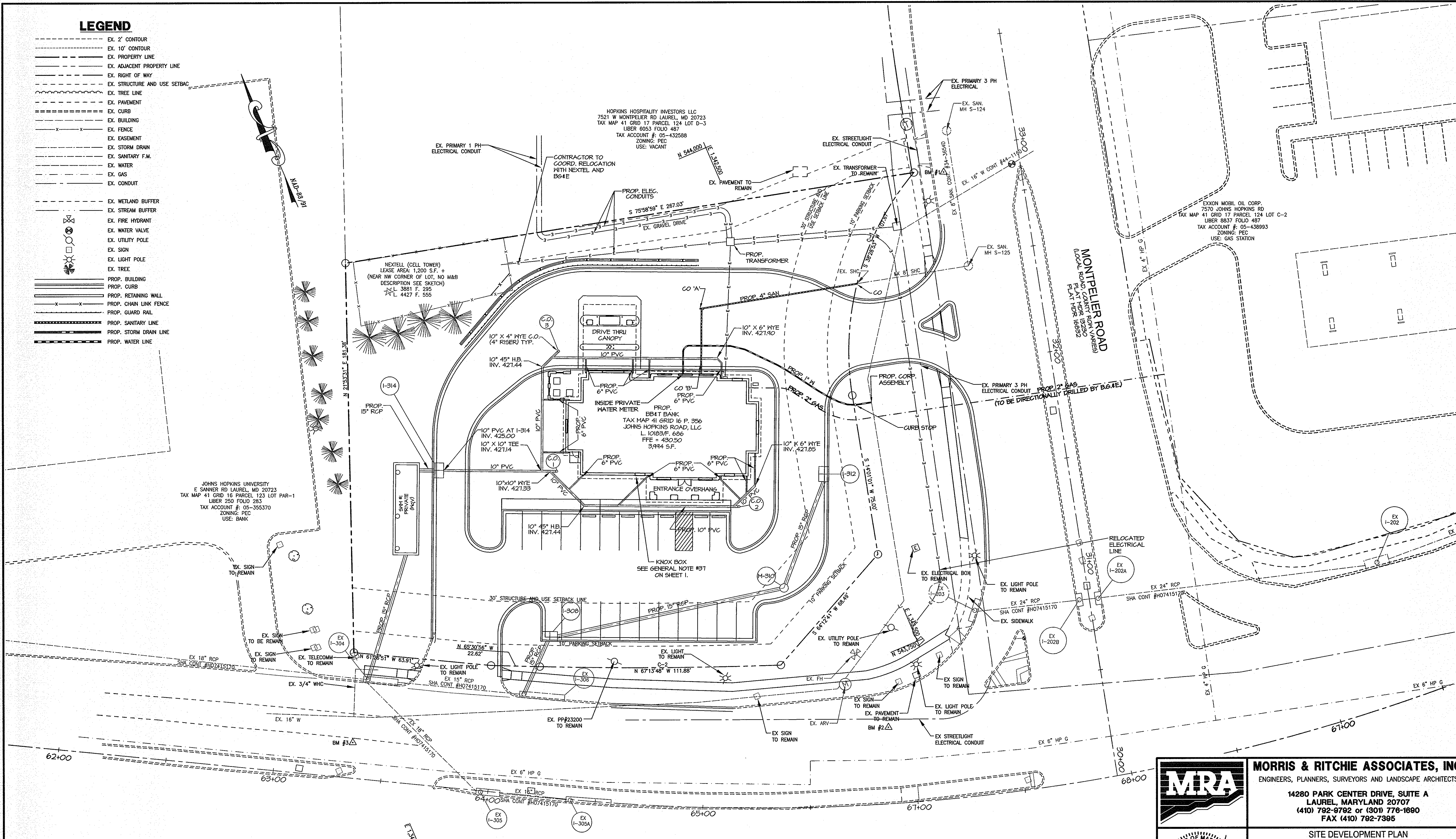
LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND



DATE	REVISIONS	JOB NO.:
10/03/08	ADDED DRAINAGE PIPES & SIDEWALK EXTENSIONS	15205
11/11/10	AS-BUILT INFO ADDED TO PLAN	SCALE: 1" = 20'
		DATE: 4/02/08
		DRAWN BY: JYW/CE
		DESIGN BY: JCW/JMC
		REVIEW BY: KSK
		SHEET: 4 OF 18

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. SIGN
- EX. LIGHT POLE
- EX. TREE
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	150.00'	48°5'30"	111.01'	54.14'	S30°28'53"N	107.61'
C-2	1864.86'	3°25'43"	111.84'	55.96'	N6°11'19"40"W	111.80'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/18/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/13/08

[Signature] 5/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/13/08

[Signature] 5/13/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE: 5/13/08

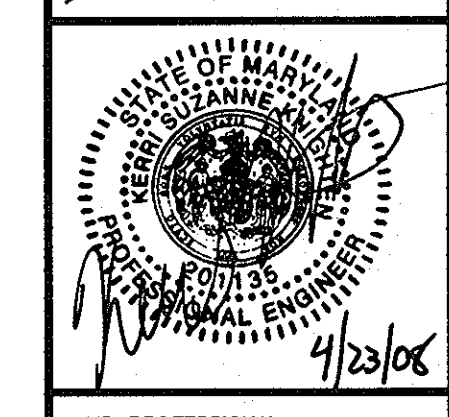
HOPKINS STATION GENERAL PARTNERSHIP
 10985 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3025 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: B-2
 USE: BANK

UTILITY PLAN
 SCALE: 1" = 20'

DEVELOPER
 BB&T BANK
 5400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395



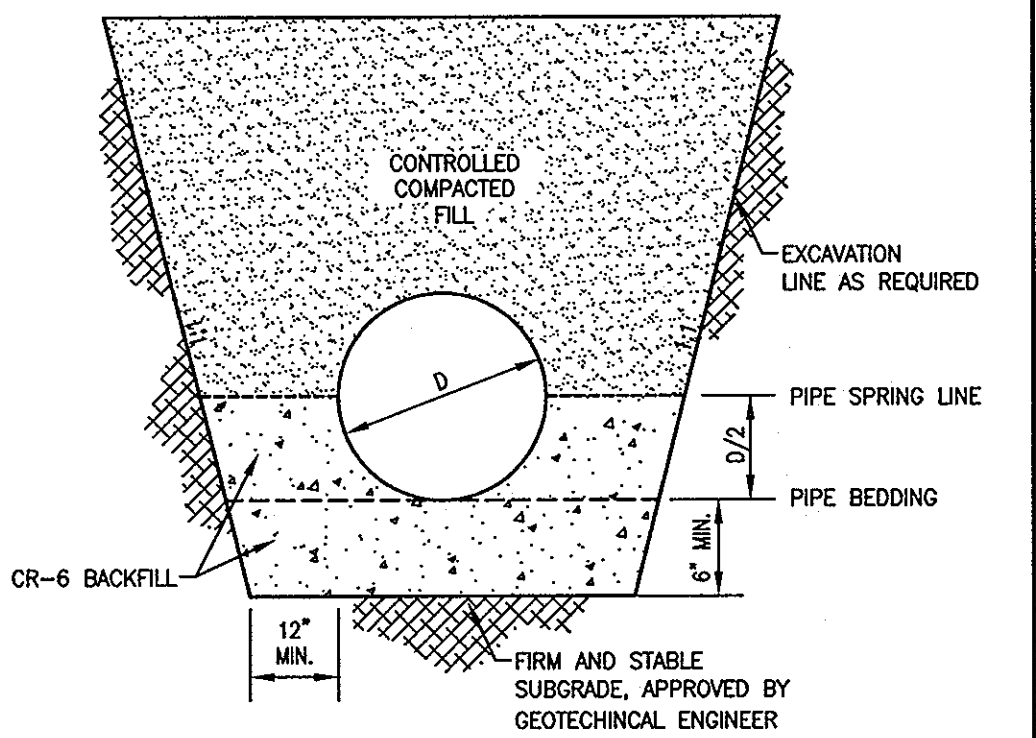
SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPIER

UTILITY PLAN

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONING: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	1" = 20'
		DATE:	4/02/08
		DRAWN BY:	JW/JCE
		DESIGN BY:	JCW/JMC
		REVIEW BY:	KSK
		SHEET:	5 OF 18

I. Materials
 A. Pipe Bedding Material - pipe bedding material shall consist of CR-6.
 B. Backfill Materials - Use CR-6 as backfill material to the minimum extent shown on the plans. The backfill for the remainder of the trench shall consist of on-site or off-site soils conforming to the requirements of the geotechnical report and City/County specifications. No stones larger than 2 inches should be allowed within 2 feet of the utility. Larger stone, up to 6 inches in the largest dimension can be used in lifts 2 feet above the utility. No organic material shall be allowed. For 5% passing #200 sieve, the soil moisture should be less than 35% and the plasticity index should be less than 17. For fine-grained soils (greater than 35% passing #200 sieve), the soil moisture should be within 0 to plus 4 percent of optimum unless otherwise dictated by engineer or County specifications.



RCP STORM DRAIN PIPE BACKFILL DETAIL N.T.S.

The compaction requirement shall be 92 percent of the Modified Proctor (ASTM D-1557) maximum dry density for material placed below the top 12 inches of roadway subgrade. The top 12 inches shall be compacted to 97% unless otherwise recommended by the geotechnical engineer. The top 12 to 24 inches of soil may be required to meet certain material properties for subgrade support for pavements.

II. Backfilling Procedures
 A. Contractor shall place lifts of soil adjacent to and above the utility. The lift thickness shall be dependent upon the type of equipment being used for compaction and the materials. The following shall be used as a guide:

1. Fine-Grained Materials - fine-grained materials (materials with more than 35% passing #200 sieve) should be compacted with sheep's-foot type roller. The lift thickness should not exceed 4 inches if hand operated equipment is used. Hand equipment will be required for compaction around manholes, structures and adjacent to and above the utility. If heavy construction sheep's-foot compaction equipment is used, a maximum loose lift thickness should be no greater than the length of the sheep's-foot or a maximum of eight inches. Each lift should be uniformly compacted with a sufficient number of passes to obtain the required degree of compaction.
2. Granular Soils - granular soils (materials with less than 35% passing #200 sieve) should be compacted with a vibratory type compaction equipment. The loose lift thickness should not exceed 4 inches for hand operated equipment. Hand equipment will be required around manholes, structures and adjacent to and above the utility. If heavy vibratory compaction equipment is used, then the loose lift thickness can be increased to 8 inches. Each lift should be uniformly compacted with a sufficient number of passes to obtain the recommended degree of compaction.
3. The backfill should be worked using hand tools around pipe haunch to provide uniform and firm support.

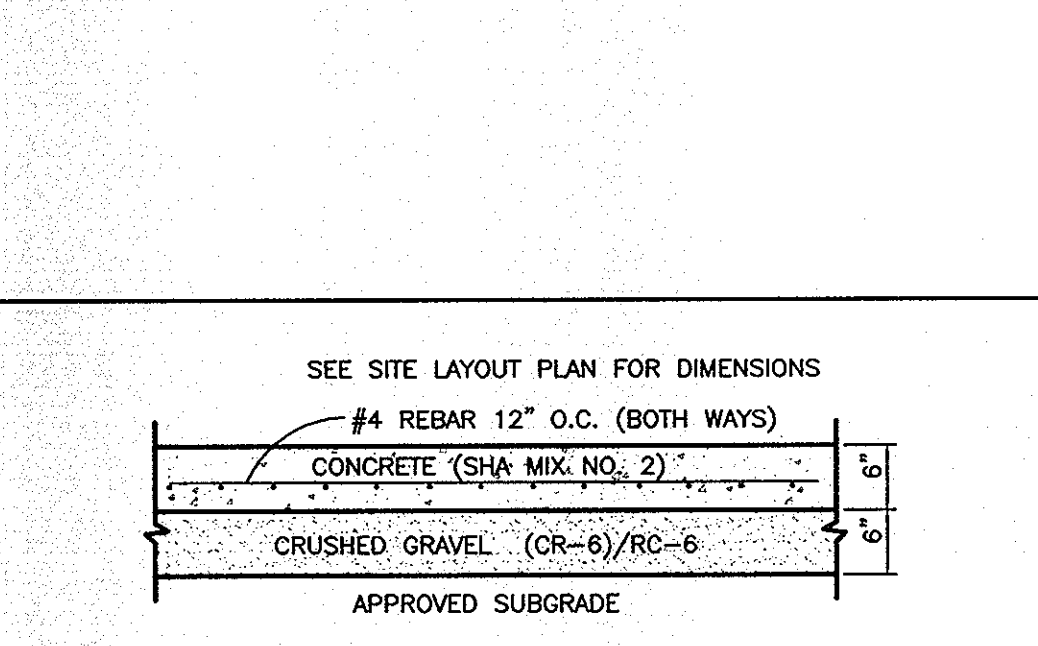
B. If a lift fails to meet the required compaction, then the lift shall be re-compacted and retained. If the material is too wet or too dry, the moisture should be adjusted to within the required range prior to re-compaction.

III. Testing
 Each lift of fill should be monitored for stability, lift thickness and compactive effort. A density test should be performed for each lift of fill placed every 150 feet of trench. This requirement includes the utility lateral connections. The procedure should be the sand cone method (ASTM D-1536) or the nuclear gauge method (ASTM D-2922). The test results shall be made available to the contractor upon the completion of the test. For each test, the technician shall record the following: Date, test location, test elevation, material type, degree of compaction, one-point results; lift thickness; and moisture content.

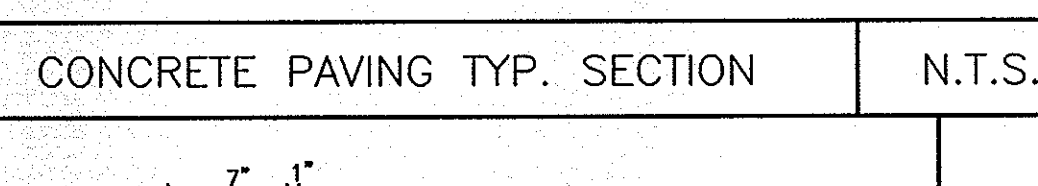
UTILITY TRENCH NOTES



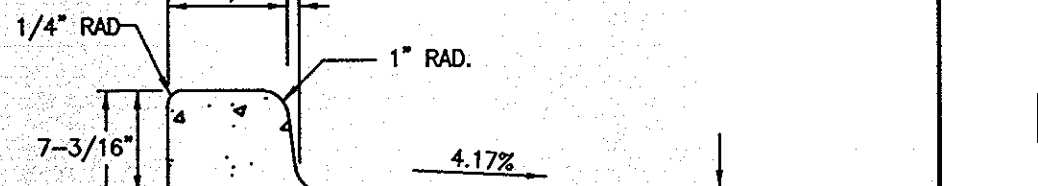
PVC/HDPE STORM DRAIN PIPE BACKFILL DETAIL N.T.S.



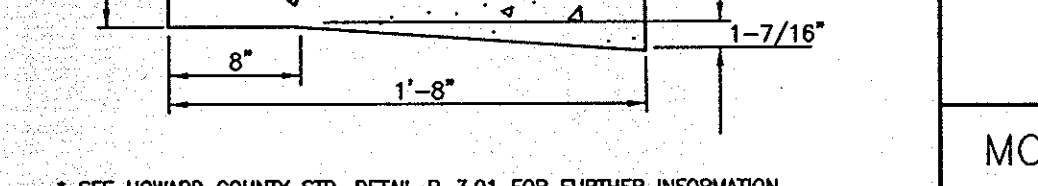
DOWNSPOUT ADAPTER DETAIL N.T.S.



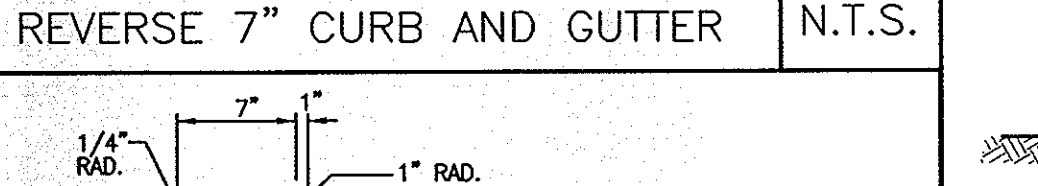
HANDICAPPED RAMP N.T.S.



CONCRETE PAVING TYP. SECTION N.T.S.



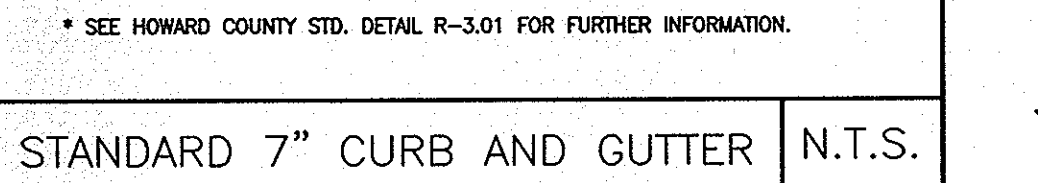
REVERSE 7" CURB AND GUTTER N.T.S.



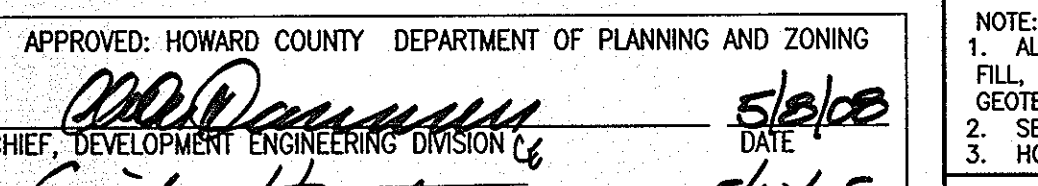
STANDARD 7" CURB AND GUTTER N.T.S.



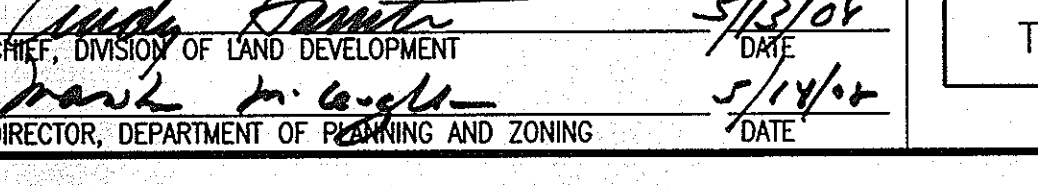
SIDEWALK SECTION N.T.S.



TYPICAL PAVEMENT SECTION N.T.S.



WHEELSTOP DETAIL N.T.S.



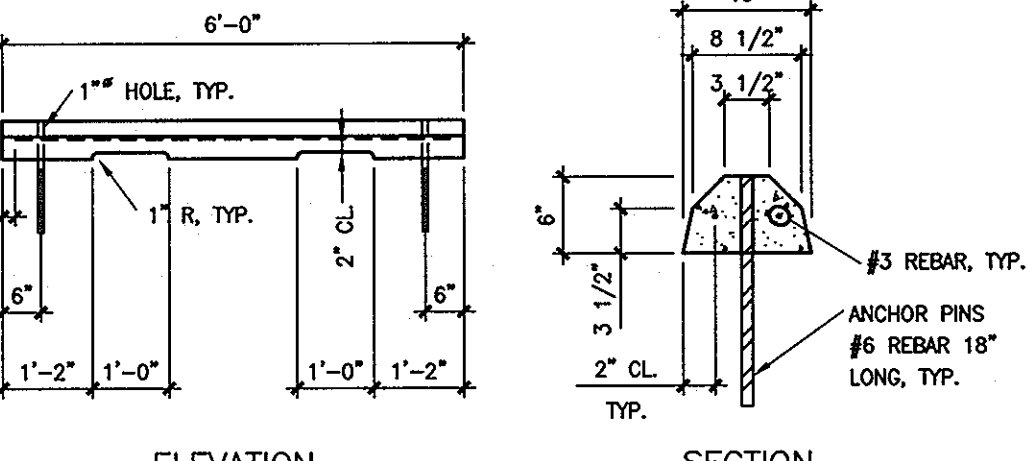
HANDICAP SIGN DETAIL N.T.S.



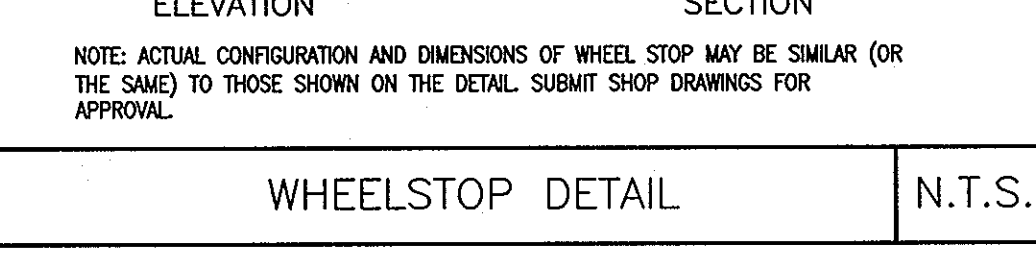
DEPRESSED CURB N.T.S.

PIPE BOLLARD N.T.S.

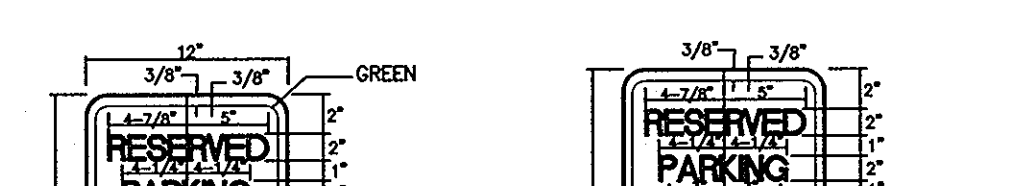
NOSE DOWN CURB N.T.S.



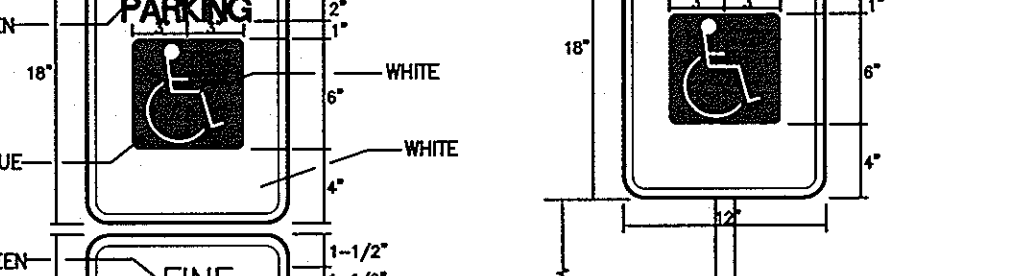
WHEELSTOP DETAIL N.T.S.



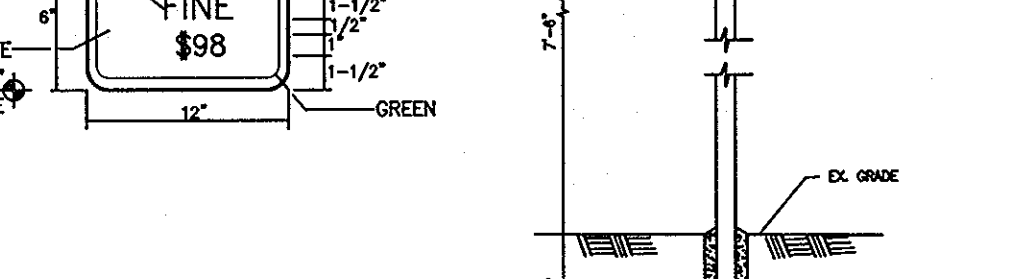
ACCESSIBLE PARKING SYMBOL N.T.S.



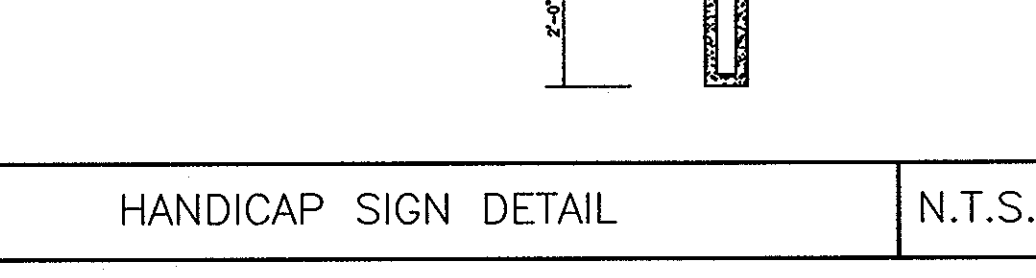
HANDICAP SIGN DETAIL N.T.S.



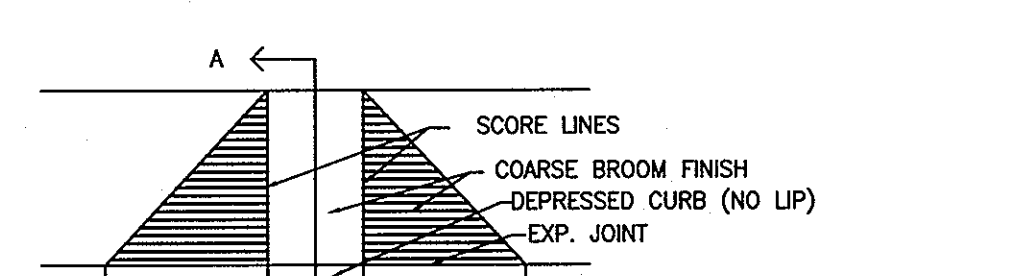
HANDICAPPED RAMP N.T.S.



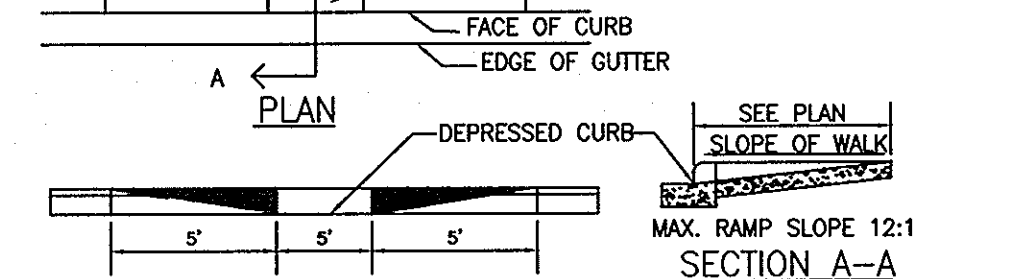
DOWNSPOUT ADAPTER DETAIL N.T.S.



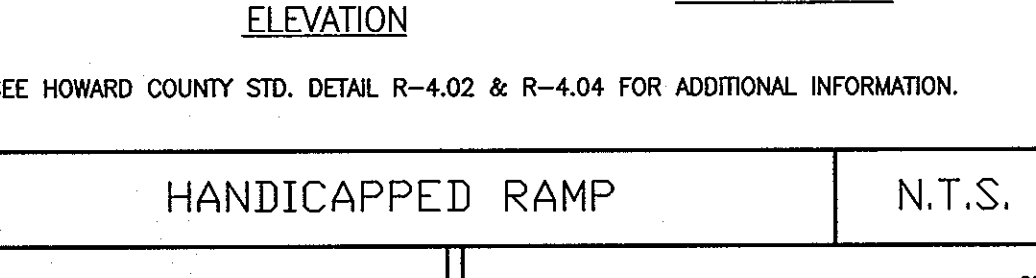
CONCRETE PAVING TYP. SECTION N.T.S.



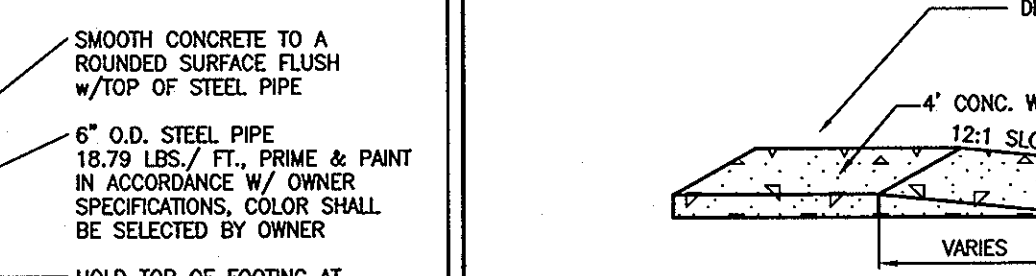
REVERSE 7" CURB AND GUTTER N.T.S.



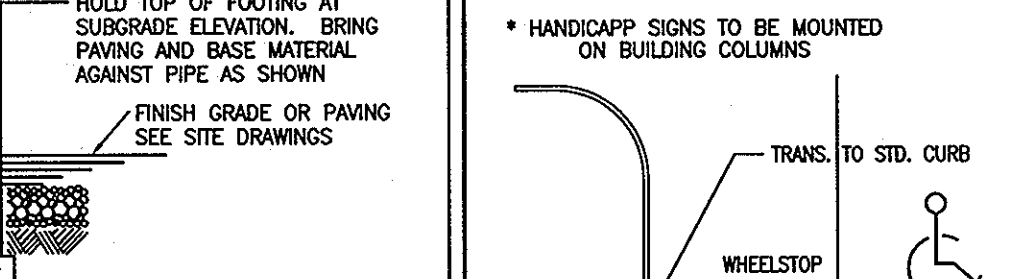
STANDARD 7" CURB AND GUTTER N.T.S.



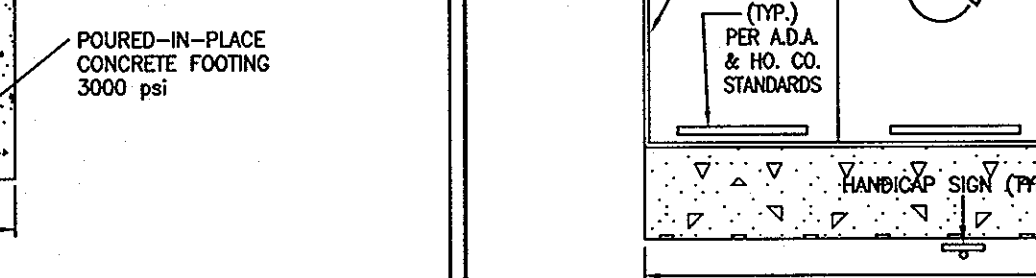
SIDEWALK SECTION N.T.S.



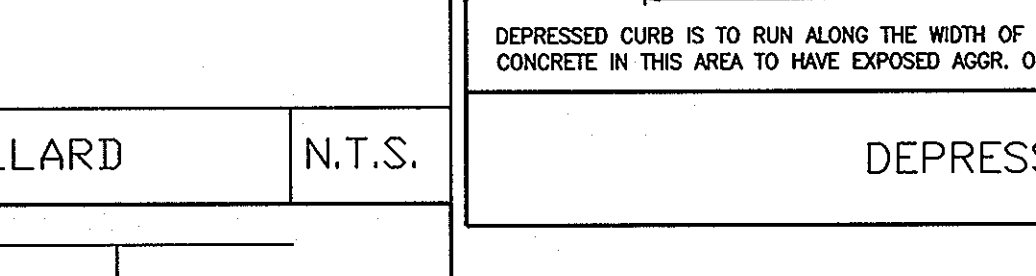
TYPICAL PAVEMENT SECTION N.T.S.



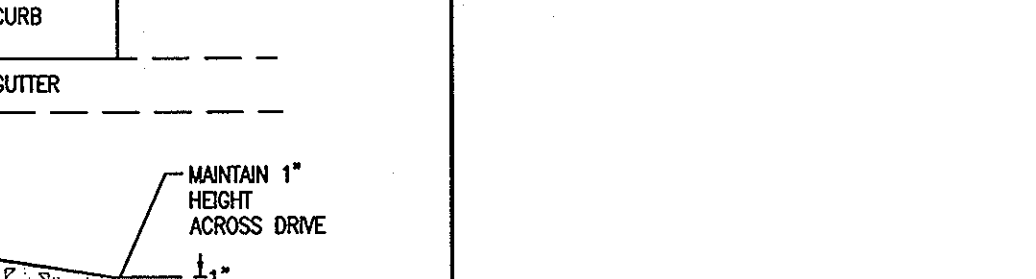
WHEELSTOP DETAIL N.T.S.



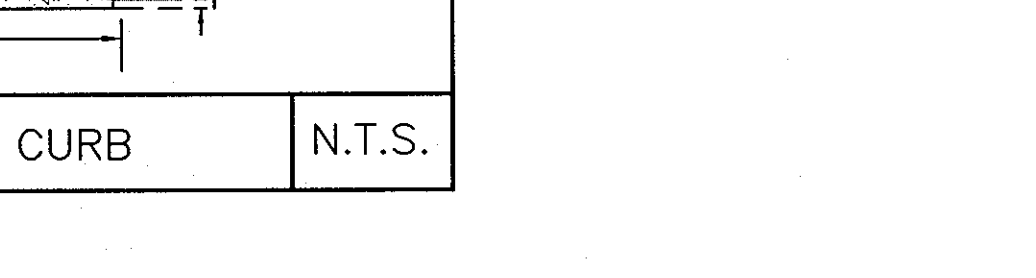
HANDICAP SIGN DETAIL N.T.S.



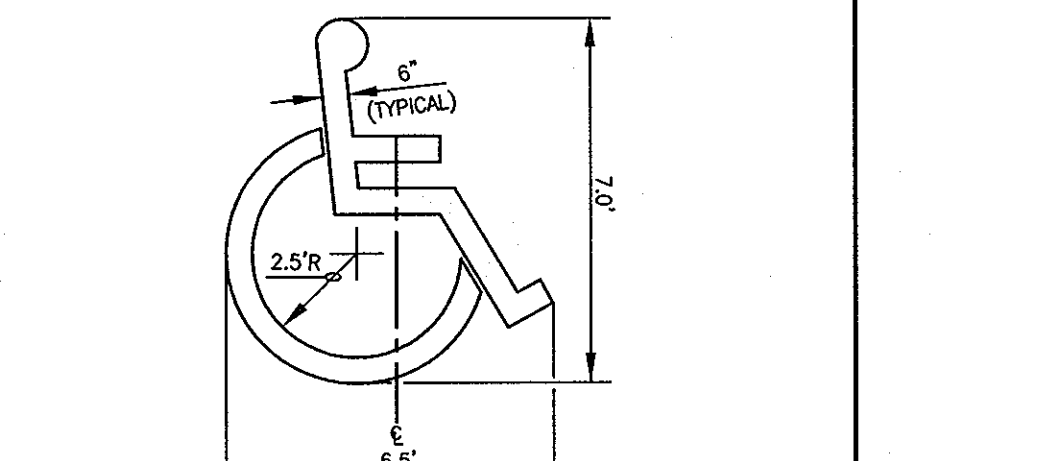
DEPRESSED CURB N.T.S.



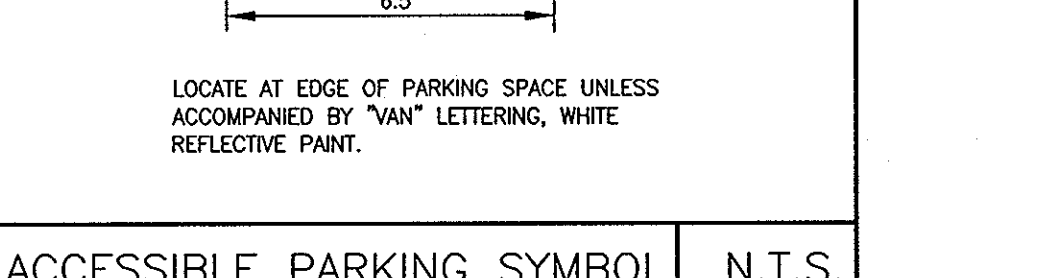
PIPE BOLLARD N.T.S.



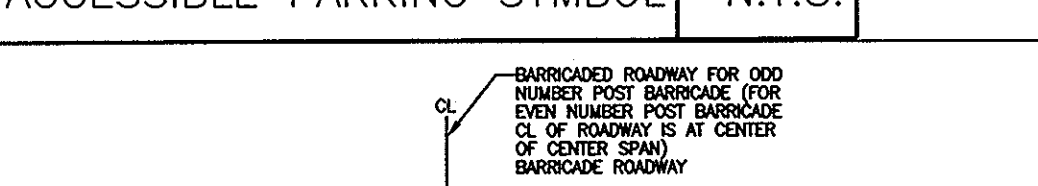
NOSE DOWN CURB N.T.S.



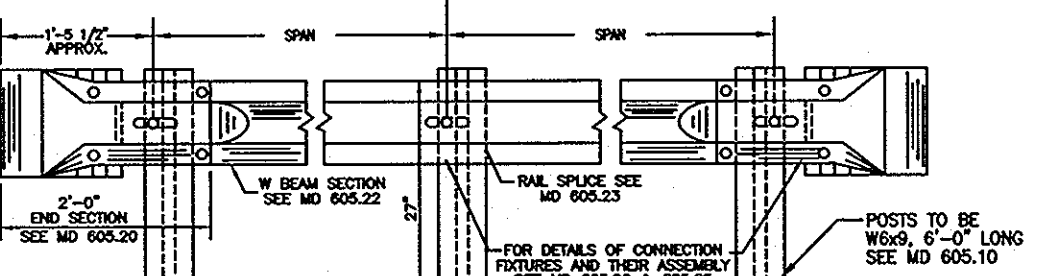
WHEELSTOP DETAIL N.T.S.



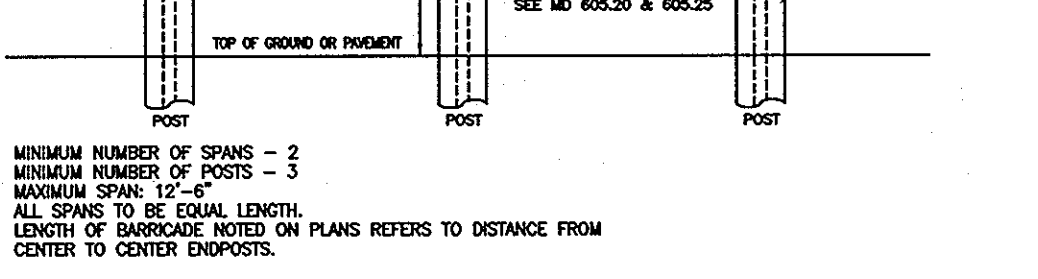
ACCESSIBLE PARKING SYMBOL N.T.S.



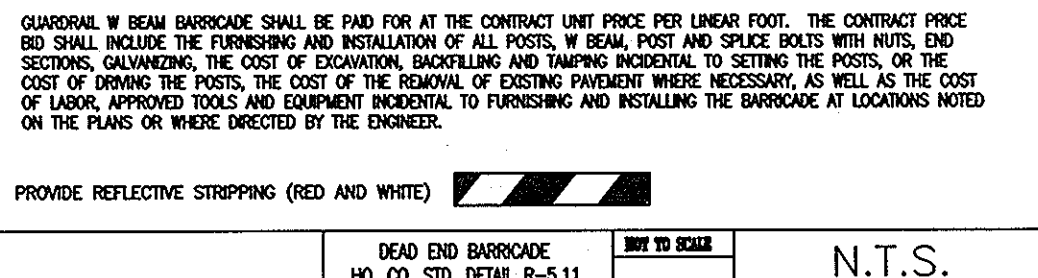
HANDICAP SIGN DETAIL N.T.S.



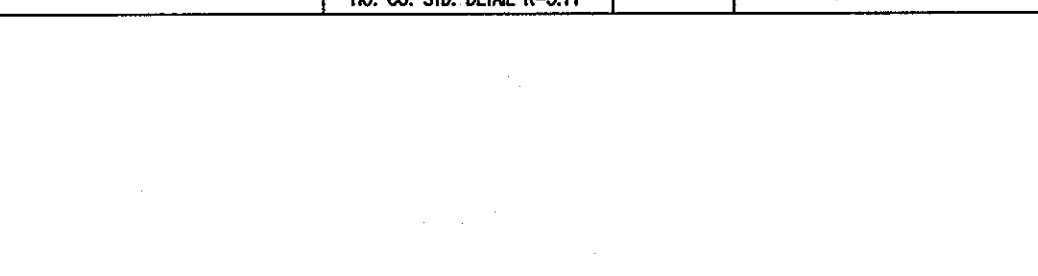
HANDICAPPED RAMP N.T.S.



DOWNSPOUT ADAPTER DETAIL N.T.S.



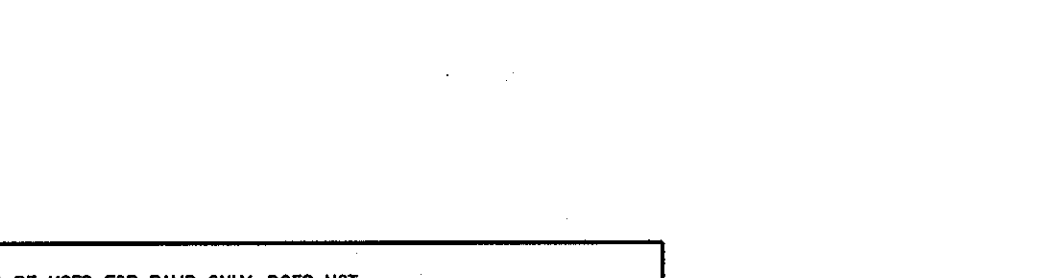
CONCRETE PAVING TYP. SECTION N.T.S.



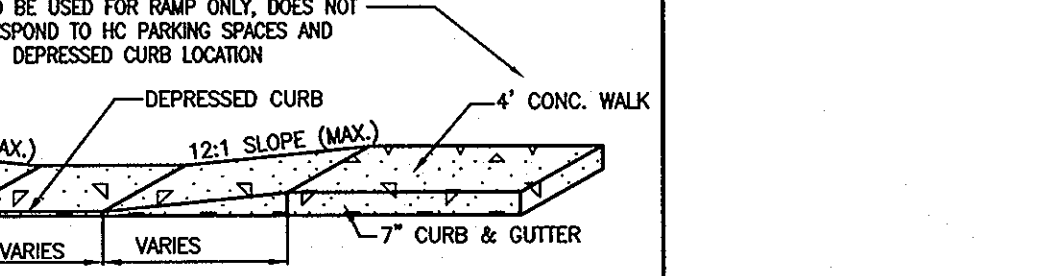
REVERSE 7" CURB AND GUTTER N.T.S.



STANDARD 7" CURB AND GUTTER N.T.S.



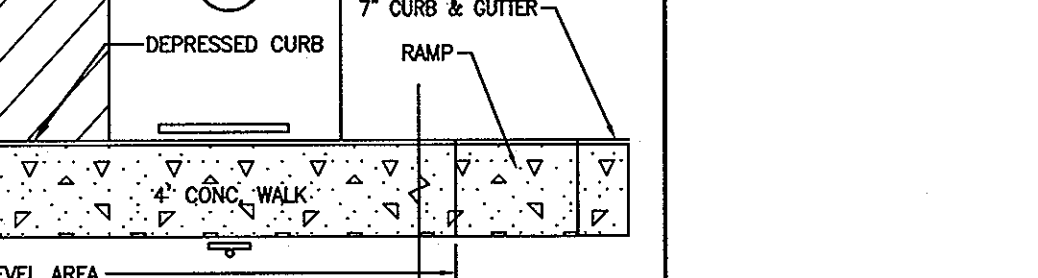
SIDEWALK SECTION N.T.S.



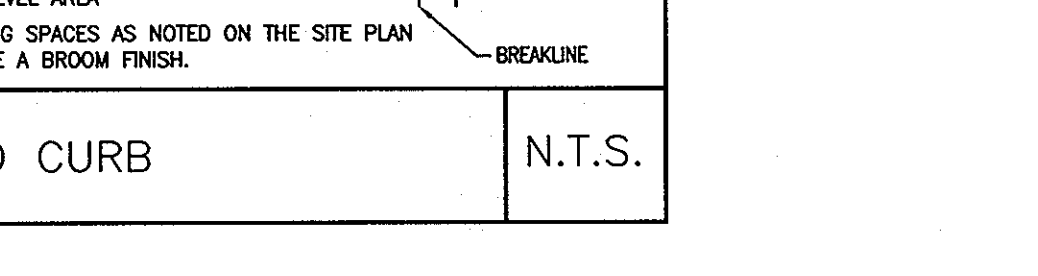
TYPICAL PAVEMENT SECTION N.T.S.



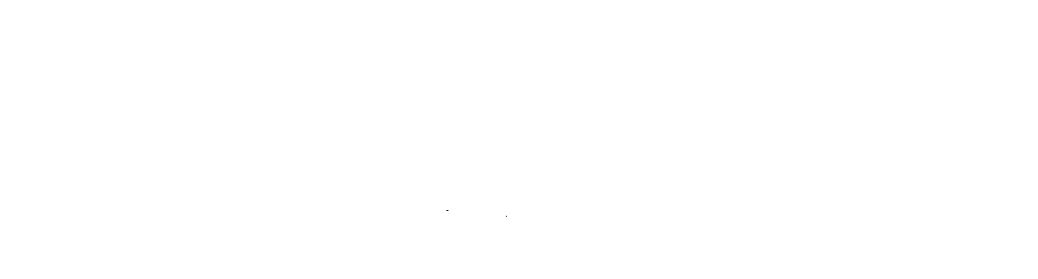
WHEELSTOP DETAIL N.T.S.



HANDICAP SIGN DETAIL N.T.S.



DEPRESSED CURB N.T.S.

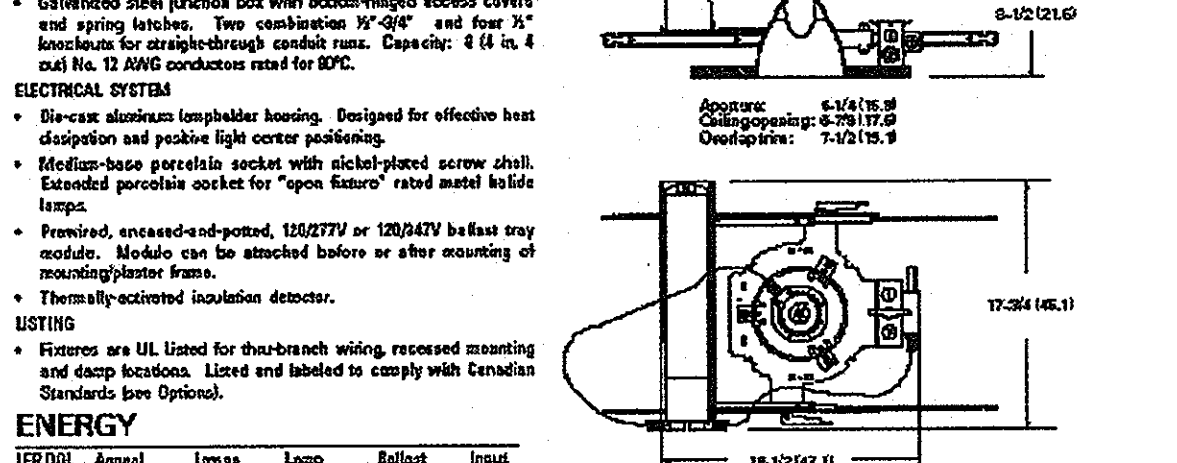


PIPE BOLLARD N.T.S.



NOSE DOWN CURB N.T.S.

FEATURES
 • Reflector - Self-flanged, specular clear or semi-reflective reflector.
 • Backing - High impact polycarbonate backing provides long life lamp lens and shock resistance from top of reflector to bottom.
 • Minimum flange matches reflector flange. White painted flange optional.
 • Backlighting - Specular clear upper reflector. Microgroove flange with white painted flange or specular black case with flange that matches case finish.
 • MECHANICAL
 • 15 gauge galvanized steel mounting/plastic frame with friction mount system to make optical system adjustments in the 20' clock-calling standard. See Accessories for increased ceiling clearance capability.
 • Mounting base is 15 gauge galvanized steel with continuous 4" vertical adjustment, held in place with toolless, cam-action locking system. Fast installation adjustment possible without the use of tools from above or below the ceiling. Shipped pre-adjusted.
 • Galvanized steel junction box with hinged access covers and spring latches. Two combinations "N" and "P" for 1" junctions for straight-through conduit runs. Capacity: 8 if in, 4 out No. 12 AWG conductors rated for 80°C.
 • ELECTRICAL SYSTEMS
 • Die-cast aluminum lampholder housing. Designed for efficient heat dissipation and public light center mounting.
 • Medium-base parallel socket with slotted-plated screw shell. Standard porcelain socket for "open flame" rated metal halide lamps.
 • Pre-wired, recessed-and-painted, 120V/177V or 120V/240V ballast tray module. Module can be attached before or after mounting of mounting frame.
 • Thermally-activated isolation detector.
 • LIGHTING
 • Fixtures are UL Listed for shockproof wiring, recessed mounting and damp locations. Listed and labeled to comply with Canadian Standards Code (CSA).
 • ENERGY
 • ENERGY Star Lamp Lamp Ballast Input Energy Cost Watts Factor Watts
 • 95 850 100W/160W 85W 1.00 125



HID Downlight 6" AH Open Reflector N.T.S.

ORDERING INFORMATION
 Choose the ballast and mounting accessories that best meet your needs and write in on the appropriate line. Order accessories as separate catalog numbers shipped separately.
 Example: AH100MBAR120

Ballast	Mounting	Reflector	Finish	Options
95	850	100W/160W	85W	1.00 125

gotham
 LITHONIA LIGHTING
 1800 Lister Road, Suite 2000, Lithonia, GA 30058
 770-942-2222
 gothamlighting.com

LITHONIA LIGHTING
 Soft Square Outdoor Lighting
KAD
 METAL HALIDE
 100W, 150W, 170W, 200W, 250W, 300W, 350W, 400W
 20" to 35" Mounting

FEATURES & SPECIFICATIONS
 INTENDED USE - Used for parking areas, street lighting, walkways and car ports.
 CONSTRUCTION - Rugged, die-cast, cast aluminum housing with 0.125" nominal wall thickness. Extruded 4" soft corner arm for pole or post mounting in standard, die-cast die from heat-treated, temper-treated glass lens that is fully gasketed with non-piece rubber silicone.
 FINISH - Standard finish is dark bronze (DZR) polyester powder finish, with other architectural colors available.
 OPTICAL SYSTEM - Advanced aluminum hydroformed reflectors: ES 540 cast aluminum (R), ES 540 cast aluminum (R), ES 540 cast aluminum (R) and ES 540 cast aluminum (R) and ES 540 cast aluminum (R). High performance anodized, segmented aluminum reflectors ES 540 cast aluminum (R) (symmetrical, 30° symmetrical) and ES 540 cast aluminum (R), sharp cut-off, segmented reflectors attach with toolless fasteners and are available in standard and non-standard configurations.
 ELECTRICAL SYSTEM - High resistance, high pressure ballast for 100W/160W, 150W/200W, 170W/200W and 200W/250W. Super CWA Pulse Start ballast required for 200W, 250W and 300W (ballast under SCWA option). Ballast is copper-wound and 100% factory tested. Power factor horizontal, position-oriented, socket with copper alloy, self-ground screw shell and center contact. Medium base socket used with 100W & 150W. Metal base socket used with 170W-400W. UL listed 100W/160W.
 LISTING - UL Listed (standard), CSA Certified (see Option), UL listed for wet locations. IES listed in accordance with standard IES C-28.

ORDERING INFORMATION
 Choose the ballast and mounting accessories that best meet your needs and write in on the appropriate line. Order accessories as separate catalog numbers.
 Example: KAD 400M R2 120 SPD04 LPI

Series	Mounting	Options
KAD 100M	30000 Square pole (6" arm) (standard)	Shipped installed in fixture
KAD 150M	30000 Square pole (6" arm)	SF Single lens (120, 170, 200, 250, 300, 350, 400)
KAD 170M	30000 Square pole (6" arm)	DF Double lens (200, 240, 400, 470)
KAD 200M	30000 Square pole (6" arm)	KADVWS Wire guard
KAD 250M	30000 Square pole (6" arm)	KADVBA Decorative wall bracket
KAD 300M	30000 Square pole (6" arm)	PER NEMA interlock receptacle only (no photocell)
KAD 350M	30000 Square pole (6" arm)	Standard Colors
KAD 400M	30000 Square pole (6" arm)	LPI Lamp Incandescent standard
		LAP Lens lamp
		PD Power Trip
		WIB Terminal Wiring Block
		QMS Quartz halide system (200W, 250W, 300W, 350W, 400W)
		MSM Medium base socket
		CSA CSA Certified
		SCWA Super CWA Pulse Start Ballast per SCWA (100W & 150W)
		SKS Skipped Separately
		DCG Character and logo
		DTG Tomlin green
		DBR Bright red
		DSB Sand blue

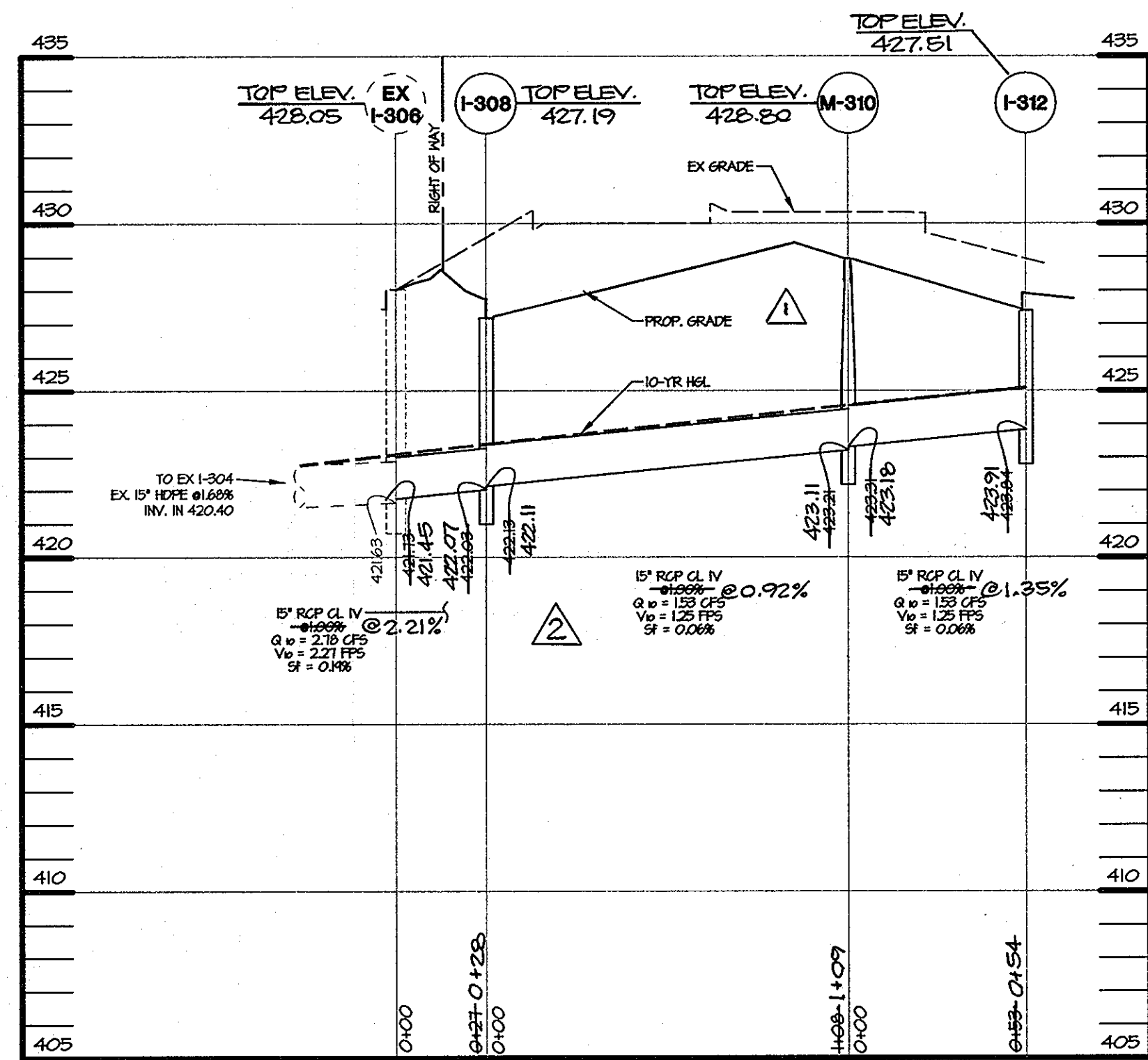
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395

SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTPELIER
SITE DETAILS
 LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	AS SHOWN
		DATE:	4/02/08
		DRAWN BY:	MSP
		DESIGN BY:	MSP/KSK
		REVIEW BY:	KSK
		SHEET:	6 OF 18

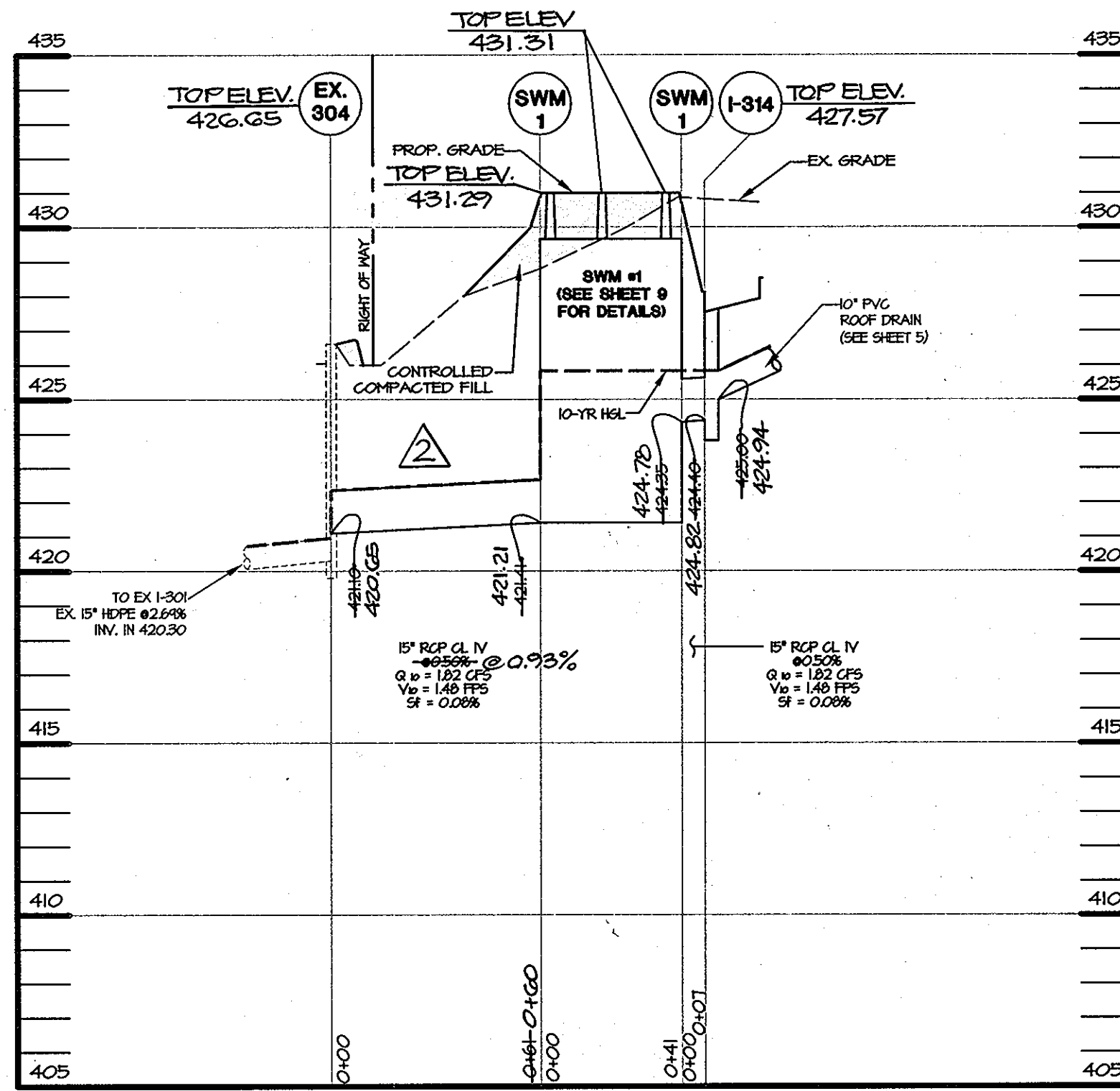
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/2/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/2/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE: 5/14/08

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



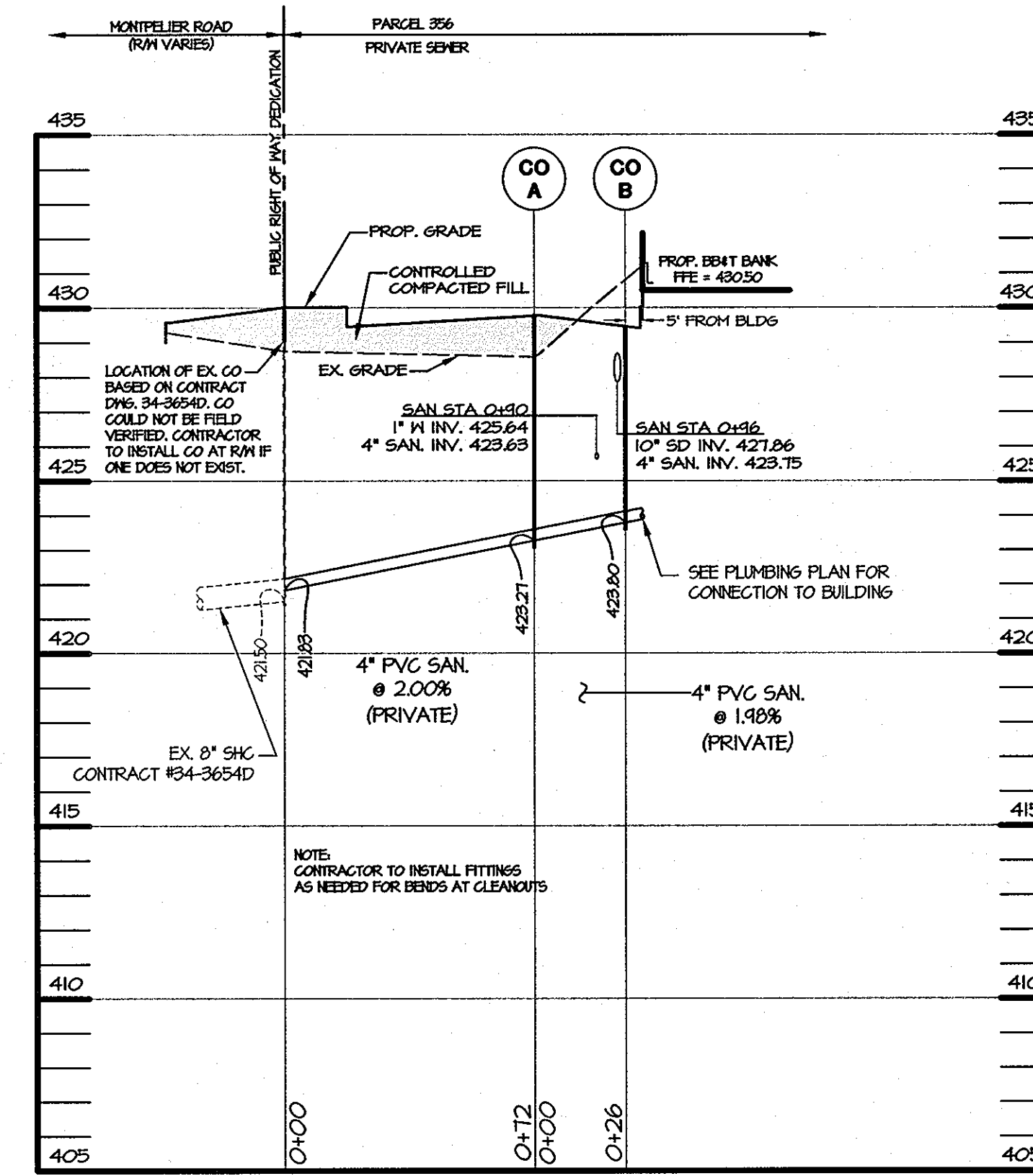
**STORM DRAIN PROFILE
EX I-306 TO I-312**

HOR. 1" = 40'
VERT. 1" = 4'



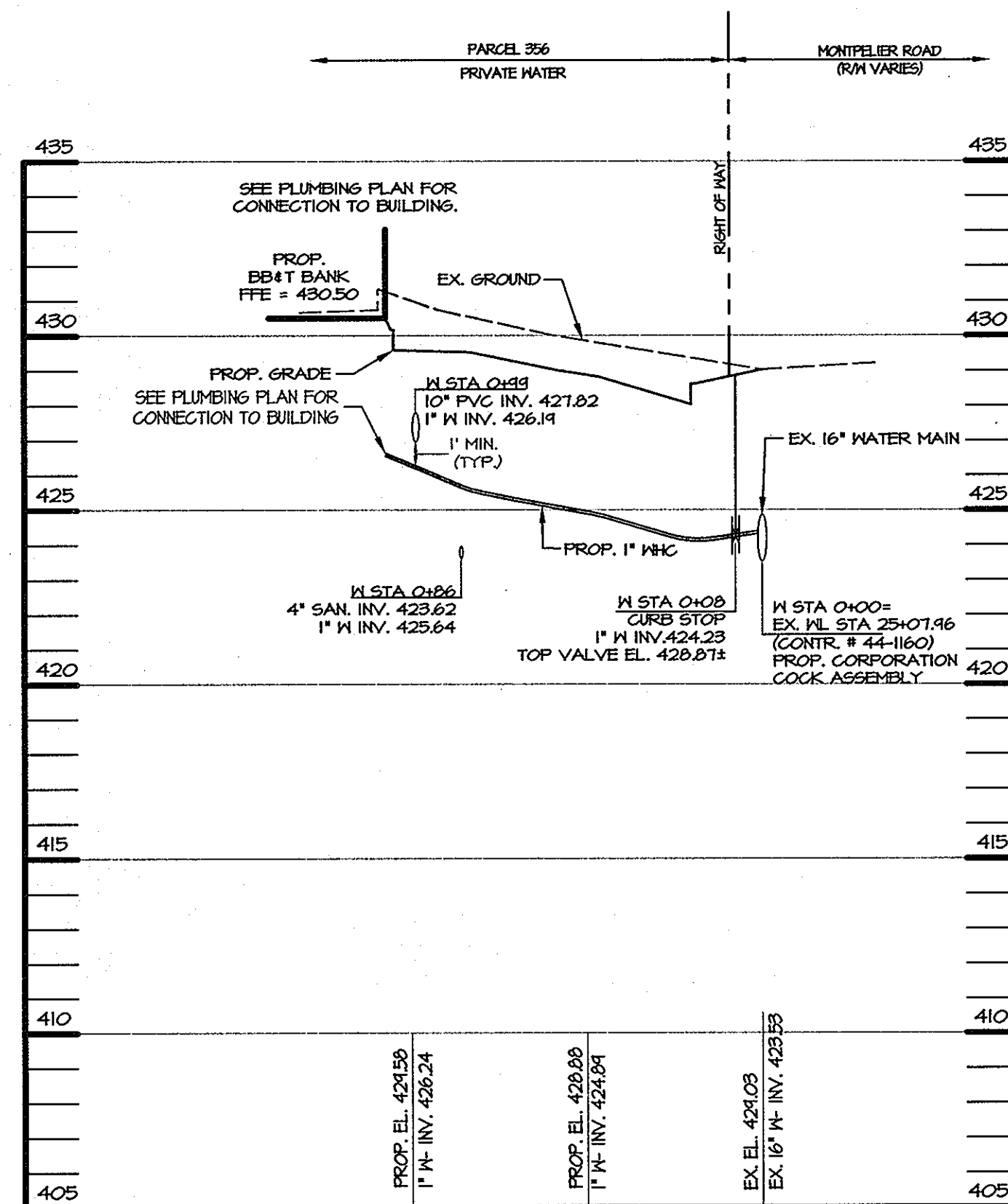
**STORM DRAIN PROFILE
EX I-304 TO I-314**

HOR. 1" = 40'
VERT. 1" = 4'



SANITARY PROFILE

HOR. 1" = 40'
VERT. 1" = 4'



WATER SERVICE CONNECTION PROFILE

HOR. 1" = 40'
VERT. 1" = 4'

● COORDINATES TO CENTER OF STRUCTURE AT FLOWLINE FOR DOUBLE WR & CENTER OF STRUCTURE FOR SINGLE WR INLETS & MANHOLES.
* TOP OF GRADE ELEVATION AT CENTER OF STRUCTURE AT FLOWLINE FOR DOUBLE WR, SINGLE WR INLET, MANHOLE, AND CLEANOUT ELEVATIONS ARE AT CENTER OF RIM.

STR NO.	TOP ELEV.	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
I-308	427.15	422.11	422.09	422.09	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,819.26	1,342,344.17
M-310	428.00	423.01	423.01	423.01	STANDARD PRECAST MANHOLE, HO. CO. STAND. DETAIL G-5.12		543,797.06	1,342,452.85
I-312	427.40	423.04	423.04	423.04	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,838.74	1,342,492.23
I-314	427.55	423.04	423.04	423.04	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,910.25	1,342,327.31
CO # 1	429.58	---	---	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22		543,889.71	1,342,374.45
CO # 2	430.20	---	---	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22		543,841.10	1,342,446.20
CO # 3	429.66	---	---	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,938.01	1,342,396.01

* TOP COVER TO BE TRAFFIC BEARING, SEE HOWARD COUNTY STANDARD DETAIL S-3.21.

● COORDINATES TO CENTER OF STRUCTURE.

STR NO.	TOP ELEV.	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
SWM # 1	431.00	424.35	424.35	424.35	UNDERGROUND SWM FACILITY, SEE DETAIL SHEET 9.		543,889.59	1,342,362.56

● COORDINATES TO CENTER OF STRUCTURE.

STR NO.	TOP ELEV.	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
CO A	429.78	---	---	423.27	STANDARD CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,931.97	1,342,468.17
CO B	429.47	---	---	423.80	STANDARD CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,908.25	1,342,458.56

* TOP COVER TO BE TRAFFIC BEARING, SEE HOWARD COUNTY STANDARD DETAIL S-3.21.

SIZE	TYPE	LENGTH
4"	PVC SDR 35	103 LF

CONTROLLED AND COMPACTED FILL PER AASHTO T-180, TO BE CERTIFIED BY AN APPROVED ON-SITE GEOTECHNICAL ENGINEER

COMPACTED SPECIFICATIONS FOR UTILITIES IN FILL

WHERE UTILITY PIPES ARE TO BE PLACED ON COMPACTED FILL, THE FOLLOWING APPLIES:

- A. PRIOR TO PLACEMENT OF COMPACTED FILL, ANY SOFT OR OTHERWISE UNSUITABLE SOILS ENCOUNTERED AT THE EXISTING RAVINE BOTTOM OR SLOPE, SHALL BE UNDERCUT AND REMOVED FROM THE CONSTRUCTION AREA.
- B. ACCEPTABLE COMPACTED FILL SHALL BE PLACED IN SIX INCH THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180.
- C. THE COMPACTED FILL SHALL BE BENCHED INTO THE EXISTING VIRGIN SLOPES WITH EACH LIFT PLACED TO A SMOOTH TRANSITION FROM VIRGIN TO FILL SOILS.

AS-BUILT CERTIFICATION FOR PSMW

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVAL PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT EROSION OF THE UNDERGROUND STORM WATER MANAGEMENT FACILITY.

THOMAS NEUGEBAUER PE
LIC. EXPIRES 6-16-11

AS-BUILT PLAN



SIZE	TYPE	LENGTH
15"	RCP, CL. IV	168
10"	PVC SCHEDULE 40	296
6"	PVC SCHEDULE 40	123

NOTE: ALL ROOF DRAINS ARE SLOPED AT 0.50%.

SIZE	TYPE	LENGTH
15"	RCP, CL. IV	68

SIZE	TYPE	LENGTH
1"	TYPE K COPPER	106 LF

SIZE	TYPE	LENGTH
4"	PVC SDR 35	103 LF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director, Department of Planning and Zoning

5/8/08
5/13/08
5/14/08

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

MD PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

DATE	REVISIONS	JOB NO.:
10/02/08	ADDED DUMPSTER PAD & SIDEWALK EXTENSION	152795
11/11/10	AS-BUILT INFO ADDED TO PLAN	SCALE: AS SHOWN DATE: 4/02/08 DRAWN BY: JCW DESIGN BY: JCW REVIEW BY: KSK SHEET: 8 OF 18

SAND FILTER SPECIFICATIONS

1. MATERIAL SPECIFICATIONS FOR SAND FILTER

THE ALLOWABLE MATERIALS FOR SAND FILTER CONSTRUCTION ARE DETAILED IN TABLE B.3.1.

2. SAND FILTER TESTING SPECIFICATION

UNDERGROUND SAND FILTERS, FACILITIES WITH SENSITIVE GROUNDWATER AQUIFERS, AND FILTERS DESIGNED TO SERVE URBAN HOT SPOTS ARE TO BE TESTED FOR WATER TIGHTNESS PRIOR TO PLACEMENT OF FILTER MEDIA. ENTRANCES AND EXITS SHOULD BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO LEAKAGE FOR A PERIOD OF 8 HOURS.

ALL OVERFLOW WEIRS, MULTIPLE ORIFICES AND FLOW DISTRIBUTION SLOTS ARE TO BE FIELD-TESTED TO VERIFY ADEQUATE DISTRIBUTION OF FLOWS.

3. SAND FILTER CONSTRUCTION SPECIFICATIONS

PROVIDE SUFFICIENT MAINTENANCE ACCESS (I.E., 12-FOOT-WIDE ROAD WITH LEGALLY RECORDED EASEMENT). VEGETATED ACCESS SLOPES ARE TO BE MAXIMUM OF 10% GRAVEL SLOPES TO 25% PAVED SLOPES TO 25%. ABSOLUTELY NO KNOCK OFF IS TO ENTER THE FILTER UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SURFACE OR FILTER BED IS TO BE LEVEL. ALL UNDERGROUND SAND FILTERS SHOULD BE CLEARLY DELINEATED WITH SIGNS SO THAT THEY MAY BE LOCATED WHEN MAINTENANCE IS DUE.

SURFACE SAND FILTERS MAY BE PLANTED WITH APPROPRIATE GRASSES. SEE APPENDIX A. "POCKET" SAND FILTERS (AND RESIDENTIAL BROWDERWAY FACILITIES TREATING AREAS LARGER THAN AN ACRE) SHALL BE SIZED WITH A STONE "WINDOW" THAT COVERS APPROXIMATELY 10% OF THE FILTER AREA. THIS "WINDOW" SHALL BE FILLED WITH PEA GRAVEL (3/8 INCH STONE).

4. SPECIFICATIONS PERTAINING TO UNDERGROUND SAND FILTERS (F-2)

PROVIDE MANHOLE AND/OR GRATES TO ALL UNDERGROUND AND BELOW GRADE STRUCTURES. MANHOLES SHALL BE IN COMPLIANCE WITH STANDARD SPECIFICATIONS FOR EACH COUNTY BUT DIAMETERS SHALL BE 30" MINIMUM (TO COMPLY WITH OSHA CONTAINED SPACE REQUIREMENTS). ALUMINUM AND STEEL LOCKED DOORS ARE ALSO ACCEPTABLE. TEN INCH WIDE (MINIMUM) MANHOLE STEPS (12" O.C.) SHALL BE CAST IN PLACE OR DRILLED AND MORTARED INTO THE WALL BELOW EACH MANHOLE. A 5' MINIMUM HEIGHT CLEARANCE FROM THE TOP OF THE SAND LAYER TO THE BOTTOM OF THE UPPER/SURFACE SLAB IS REQUIRED FOR ALL PERMANENT UNDERGROUND STRUCTURES. LIFT PIPES ARE TO BE SUPPLIED TO REMOVE/SURFACE TOP SLABS ON PRE-FABRICATED STRUCTURES. MANHOLE COVERS SHOULD ALLOW FOR PROPER VENTILATION. UNDERGROUND SAND FILTERS SHOULD BE CONSTRUCTED WITH A GATE VALVE LOCATED JUST ABOVE THE TOP OF THE UNDERGROUND SAND BEDS SHALL BE PROTECTED FROM TRASH ACCUMULATION BY A WIDE MESH GEOTEXTILE SCREEN TO BE PLACED ON THE SURFACE OF THE SAND BEDS. SCREEN IS TO BE ROLLED UP, REMOVED, CLEANED AND RE-INSTALLED DURING MAINTENANCE OPERATIONS.

MAINTENANCE & REPAIR SCHEDULE

MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. IN GENERAL, THE PRACTICES CONTAINED IN THE "MAINTENANCE AND REPAIR" CHAPTER OF THE "MARYLAND DAM SAFETY MANUAL," DNR-WRA 1998, AND ANY ADDENDA THERETO, AND SHOULD BE FOLLOWED AND CONDUCTED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER FAMILIAR WITH DAM CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR.

IN ADDITION, THE MD-378 DAM INSPECTION CHECKLIST MAY BE USED AS A GUIDE FOR MAINTENANCE AND INSPECTION.

AT A MINIMUM, THE STORMWATER MANAGEMENT FACILITY SHALL BE INSPECTED BI-ANNUALLY FOR THE FOLLOWING ITEMS:

1. CONDITION OF FOUNDATION, INTERIOR WALLS, AND TOP SLAB.
2. CONDITION OF ALL WEIR WALLS.
3. CONDITION OF ACCESS MANHOLES.
4. CONDITION OF SPILLWAYS AND PIPE OUTLETS.
5. CONDITION OF PRETREATMENT STORAGE AREA.
6. CONDITION OF SAND FILTER BED AND FILTER BED PIPE DRAINS.
7. SEDIMENT LOAD IN PRETREATMENT STORAGE AREA AND FILTER BED.
8. SEEPAGE INTO FACILITY THROUGH FOUNDATION OR INTERIOR WALLS.
9. ANY OTHER ITEMS WHICH COULD AFFECT THE FUNCTION OF THE SAND FILTER.
10. EVIDENCE OF CLOSING OF ALL OPENINGS AND FILTER BED PIPE DRAINS.
11. EROSION OF SAND FILTER BED.
12. CRACKING OF CONCRETE FOUNDATION, INTERIOR WALLS, AND TOP SLAB.

THE FILTER MEDIA (SAND AND PEA GRAVEL) SHALL BE INSPECTED BI-ANNUALLY, AND BE REPLACED EVERY TWO (2) YEARS WITH CLEAN WASHED MATERIAL IN KIND.

ANY NEEDED MAINTENANCE OR REPAIR OF FOUNDATION, INTERIOR WALLS, WEIR SPILLWAYS, FILTER BED, OR PIPE CONDUITS SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

IN ADDITION TO BI-ANNUAL INSPECTIONS, INSPECTIONS SHALL BE DONE DURING WET SEASON, AND AFTER MAJOR STORMS.

ALL DEBRIS, LITTER, OR SEDIMENT ACCUMULATED IN PRETREATMENT STORAGE AREA, SAND FILTER BED, AND PIPE OUTFALL SHALL BE REMOVED.

CONSTRUCTION INSPECTION SCHEDULE

UNDERGROUND SAND FILTER STRUCTURES

1. INSPECTIONS SHALL BE CONDUCTED BY THE AS-BUILT CERTIFYING ENGINEER:

1. UPON THE COMPLETION OF EXCAVATION TO SUB-FOUNDATION AND WHEN REQUIRED, AND UPON THE INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
 - A. REINFORCEMENT AND FORM WORK FOR FOUNDATION, WALLS, AND TOP SLAB OF UNDERGROUND CONCRETE VAULT.
 - B. INLET OR OUTLET STRUCTURES.
 - C. WATER-TIGHT CONNECTORS ON PIPES.
 - D. TRENCHES FOR ENCLOSED STORM DRAIN FACILITIES.
 - E. UTILITY CROSSINGS OF INFLOW OR OUTFLOW PIPES.

2. DURING THE PLACEMENT OF STRUCTURAL FILL AND CONCRETE, AND INSTALLATION OF PIPING.
3. DURING BACKFILL OF FOUNDATIONS AND TRENCHES.
4. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND STORMWATER FILTRATION SYSTEMS (F-2 AND F-3)

1. THE SEDIMENT CHAMBER OUTLET DEVICES SHALL BE CLEANED AND/OR REPAIRED WHEN DRAW-DOWN TIMES WITHIN THE CHAMBER EXCEED 36 HOURS.
2. DEBRIS AND LITTER SHALL BE REMOVED AS NECESSARY TO INSURE PROPER OPERATION OF THE SYSTEM.
3. SEDIMENT SHALL BE CLEANED OUT OF THE SEDIMENTATION CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF 6 INCHES. VEGETATION WITHIN THE SEDIMENT CHAMBER SHALL BE LIMITED TO A HEIGHT OF 18 INCHES.
4. WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 72 HOURS, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
5. A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
6. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
7. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

GRADATION CHART FOR ASTM C-33 CONCRETE SAND

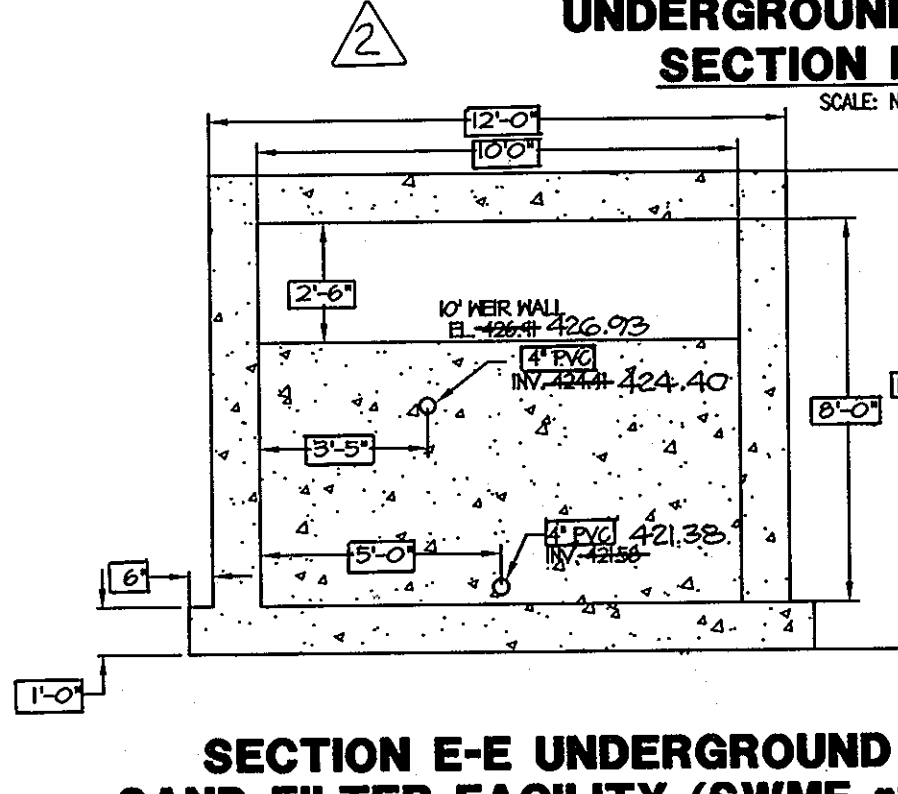
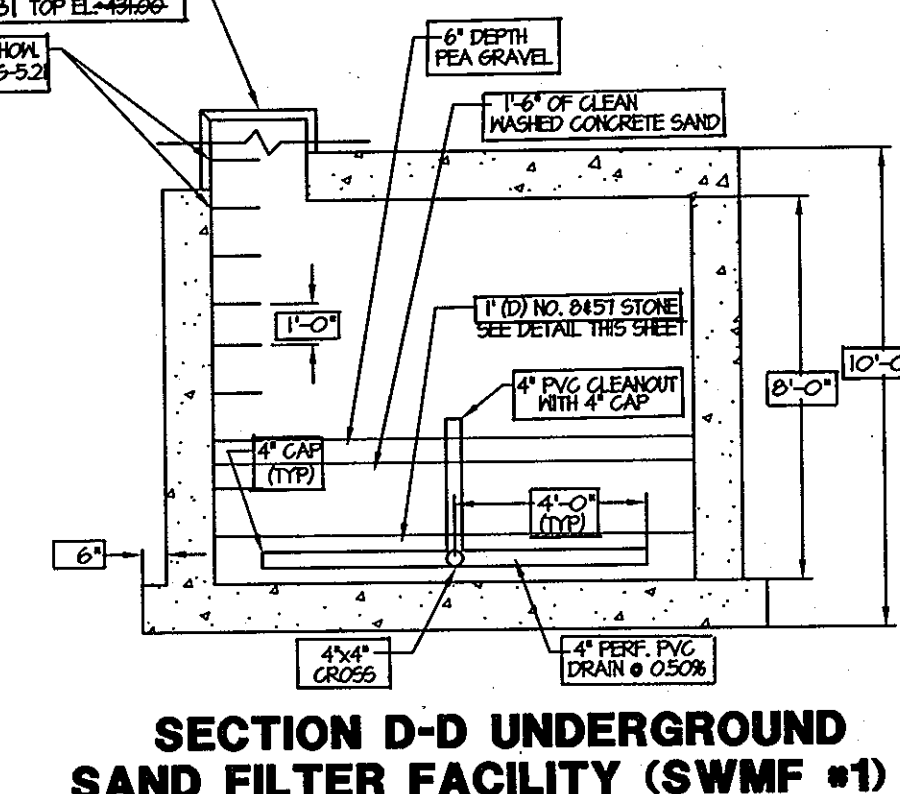
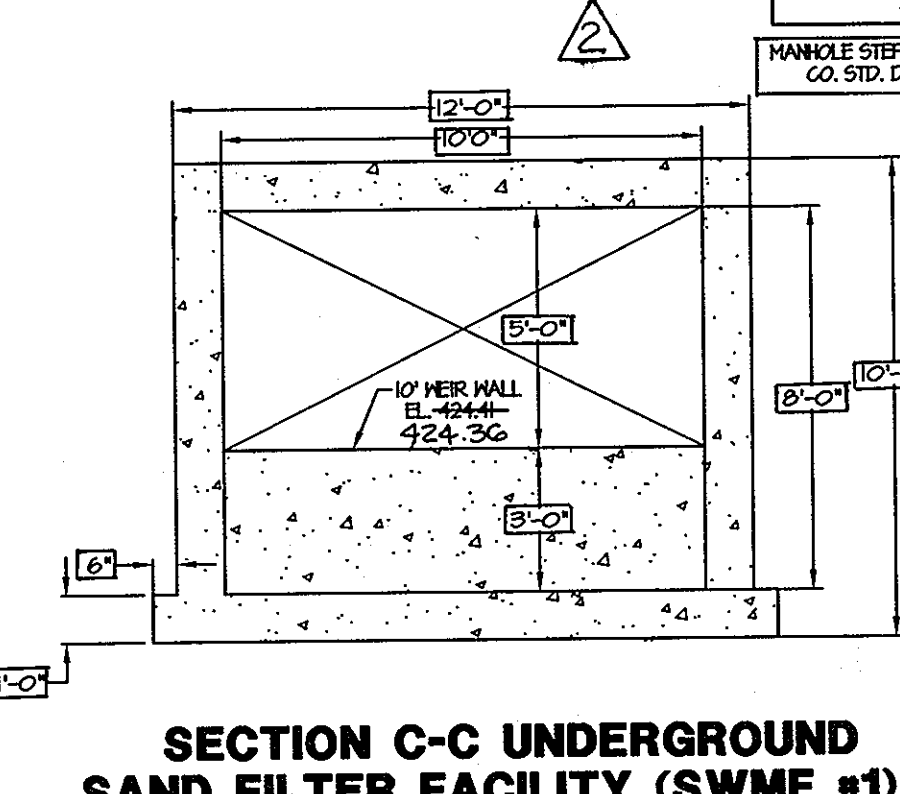
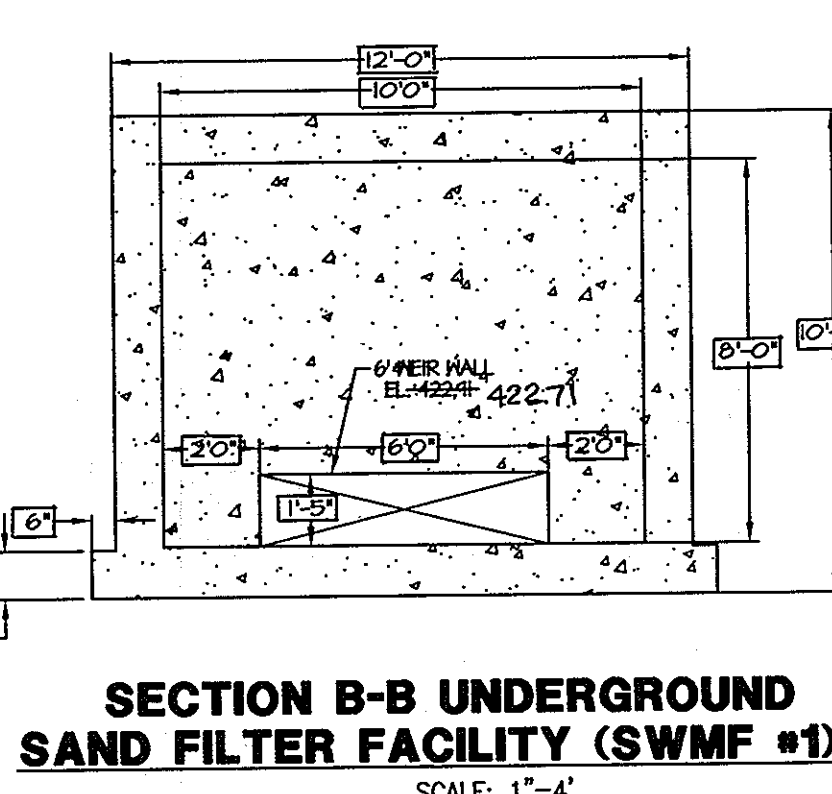
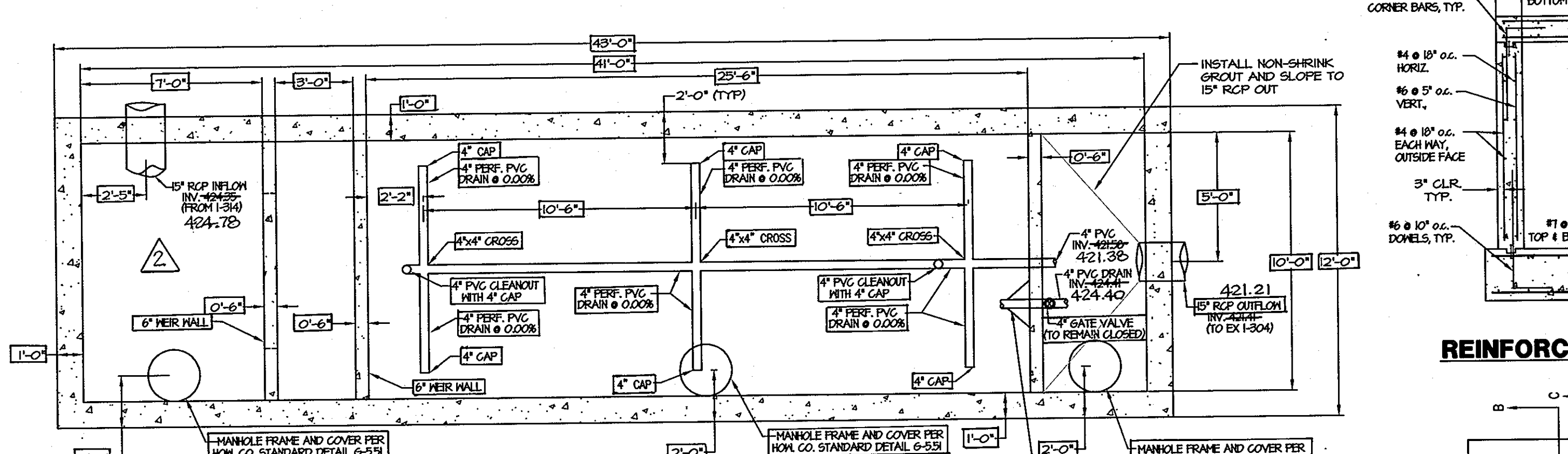
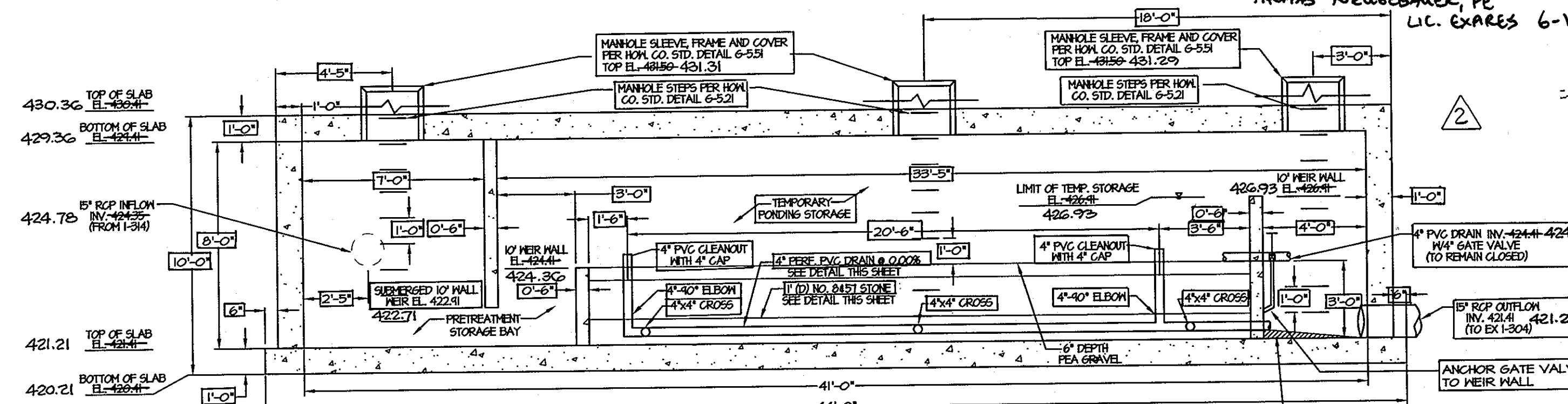
SIENIE SIZE	mm	% PASSING
3/8 IN.	9.5	100
No. 4	4.75	90-100
No. 10	2.00	70-100
No. 20	0.850	50-85
No. 50	0.300	25-50
No. 100	0.150	8-30
No. 140	0.106	0-15
No. 200	0.075	0-5

GRADATION CHART FOR No.57 STONE

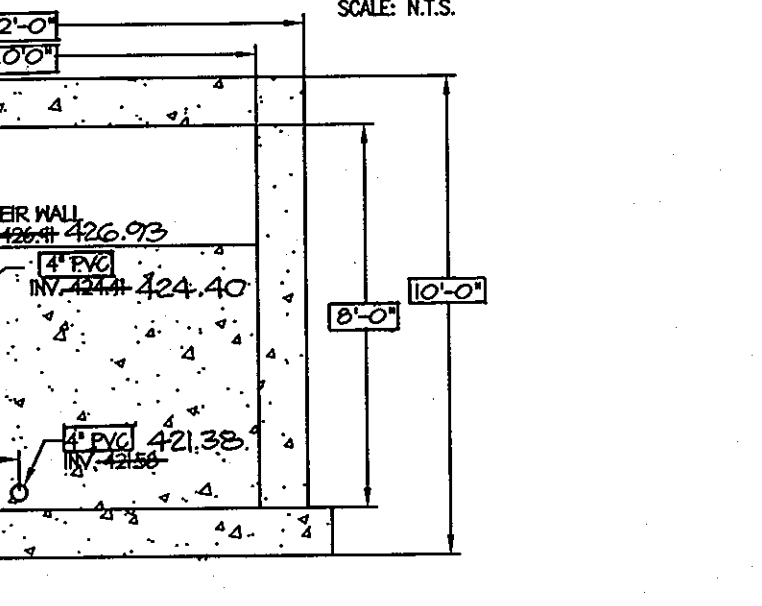
SIENIE SIZE	% PASSING
1-1/2	100
1	95-100
3/4	25-60
No. 4	0-10
No. 8	0-5

TABLE B.3.1 MATERIAL SPECIFICATIONS FOR SAND FILTERS

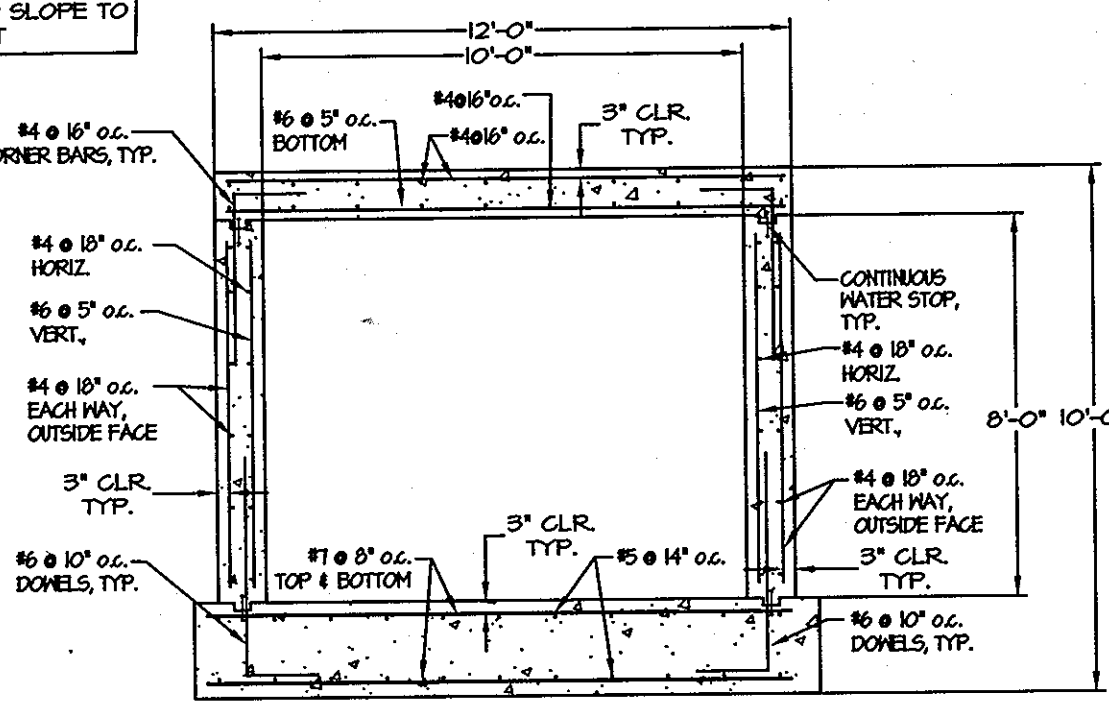
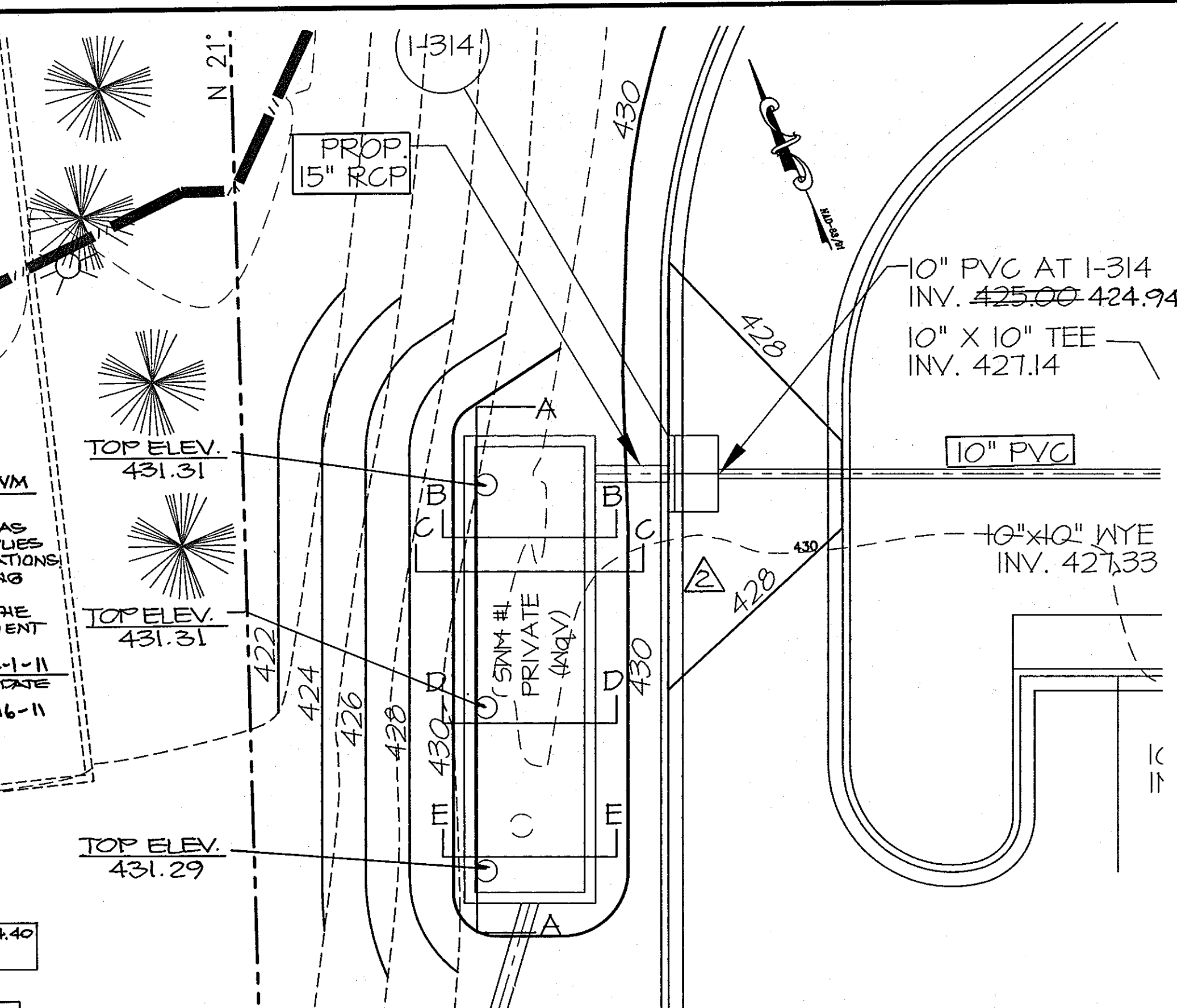
MATERIAL	SPECIFICATION/TEST METHOD	SIZE	NOTES
PEA GRAVEL	ASTM-M-43	0.25" - 0.50"	WASHED, RIVER RUN, ROUND DIAMETER
SAND	CLEAN ASHTO-M-6 OR ASTM-C-33 CONCRETE SAND, SEE GRADATION CHART	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DATABASE AND GRAVSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CHLORIDE OR DOLICUM SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "POCKET DUST" CAN BE USED FOR SAND.
PEAT	ASH CONTENT: <15% FN RANGE: 5.2 TO 4.9 LOOSE BULK DENSITY 0.12 TO 0.15 G/CC	N/A	THE MATERIAL MUST BE REED-SOGE HEMC PEAT, SHREDDED, UNCOMPACTED, UNIFORM AND CLEAN.
LEAF COMPOST		N/A	
UNDERDRRAIN GRAVEL	ASTM-M-43	0.375" TO 1.50"	DOUBLE WASHED NO. 57 STONE. SEE GRADATION CHART
GEOTEXTILE FABRIC (IF REQUIRED)	ASTM-D-4833 (PUNCTURE STRENGTH-123 LB) ASTM-D-4832 (TENSILE STRENGTH-300 LB)	0.004" THICK EQUIVALENT OPENING SIZE OF #80 SIEVE	MUST MAINTAIN 75 GPM PER SQ. FT. FLOW RATE. NOTE: A 4" PEA GRAVEL LAYER MAY BE SUBSTITUTED FOR GEOTEXTILES MEANT TO "SEPARATE" SAND FILTER LAYERS.
IMPERMEABLE LINER (IF REQUIRED)	ASTM-D-4833 (THICKNESS) 1,100 LB. ELONGATION (200%) ASTM-D-424 (TENSILE STRENGTH +150 LB./IN.) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL THICKNESS	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
UNDERDRRAIN PIPING	F 758, TYPE PS 28 OR ASHTO-M-278	4"-6" RIGID SCH. 40 PVC OR SDR335	4" PERFS. @ 3" ON CENTER. 3 HOLES PER ROW. SEE DRAIN PIPE PERFORMANCE DETAIL. MINIMUM OF 3" OF GRAVEL OVER PIPES. NOT NECESSARY UNDERNEATH PIPES.
CONCRETE (CAST-IN-PLACE)	MISHA STANDARDS AND SPECS. SECTION 902, MIX NO. 3, F'c = 3500 PSI. NORMAL WEIGHT, AIR ENTRAINED; REINFORCING TO MEET ASTM-A515-66	N/A	ON SITE TESTING OF Poured-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST. ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
CONCRETE (PRECAST)	PER PRE-CAST MANUFACTURER	N/A	SEE ABOVE NOTE
NON-REBAR STEEL	ASTM A-36	N/A	STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED ASTM-A-123



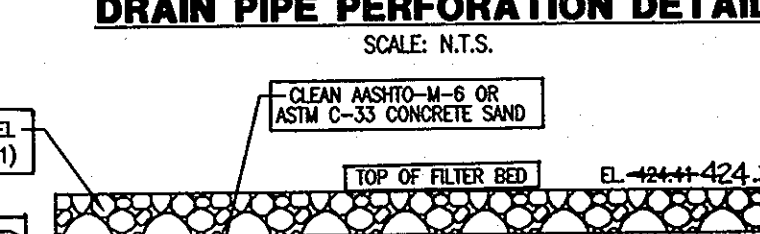
UNDERGROUND SAND FILTER SECTION LOCATIONS



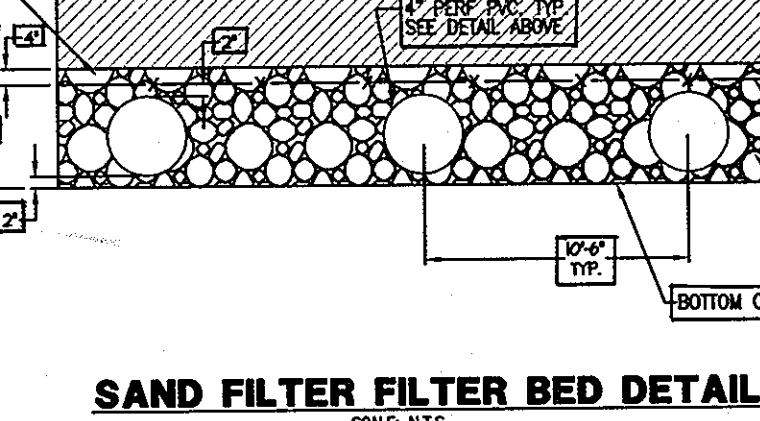
AS-BUILT CERTIFICATION FOR F-2
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND COMPLIES WITH THE APPROVAL PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOSING OF THE UNDERGROUND STORMWATER MANAGEMENT FACILITY.
DATE: 2-1-11
THOMAS NEUBECKER, PE
LIC. EXARES 6-16-11



DRAIN PIPE PERFORMANCE DETAIL



SAND FILTER FILTER BED DETAIL



AS-BUILT PLAN

MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 782-9792 or (301) 776-1690
FAX (410) 782-7395

SITE DEVELOPMENT PLAN
BB&T BANK - AT MONTPELIER

STORMWATER MANAGEMENT PLAN

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
11/11/10	AS-BUILT INFO. ADDED TO PLAN	15205
		SCALE: AS SHOWN
		DATE: 4/02/08
		DRAWN BY: JCW
		DESIGN BY: JCW
		REVIEW BY: KSK
		SHEET: 9 OF 18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief Development Engineering Division
DATE: 5/18/08
Chief Division of Land Development
DATE: 5/18/08
Director, Department of Planning and Zoning
DATE: 5/18/08

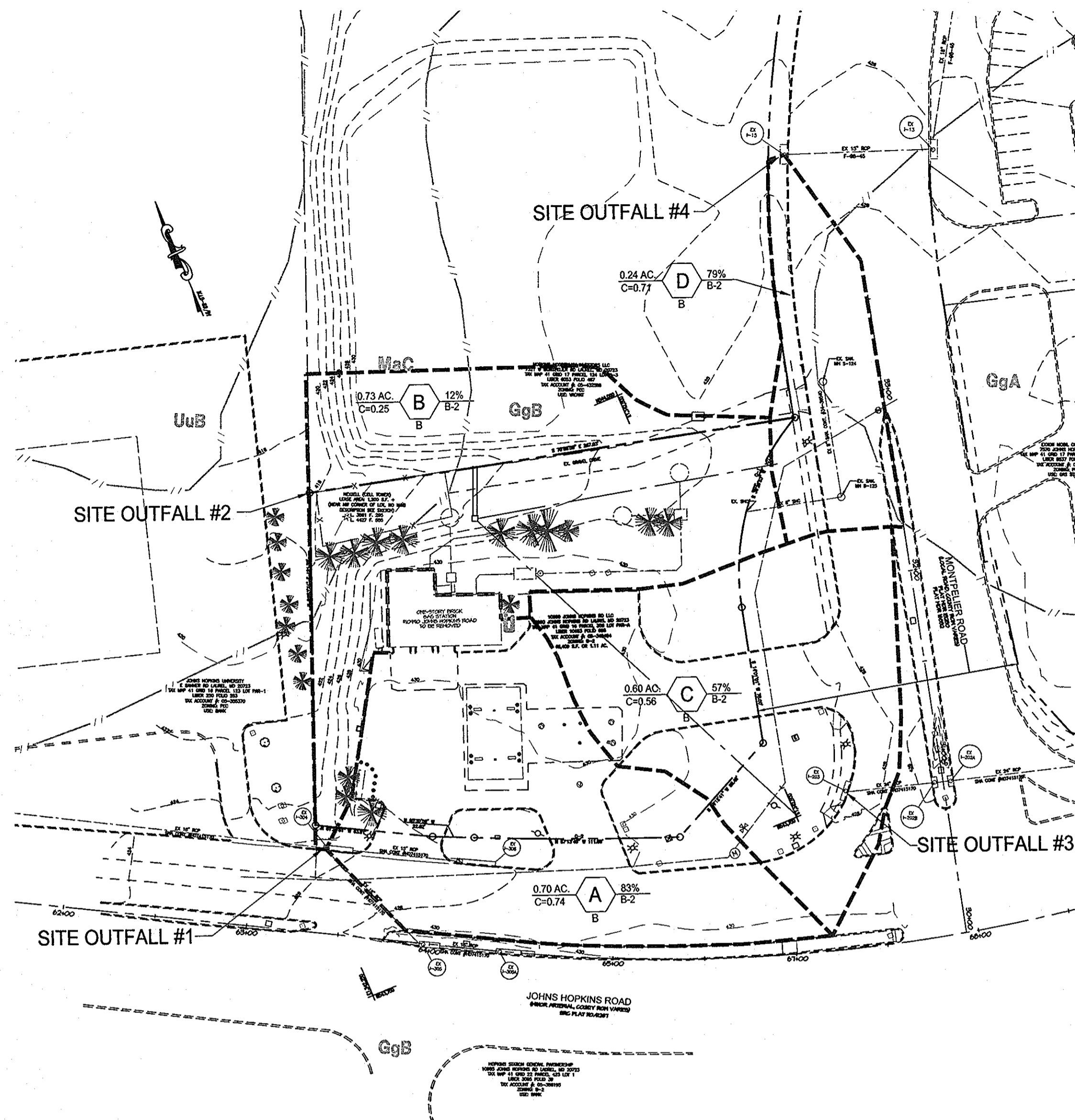
NO. 57 PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135. EXPIRATION DATE: 7/29/08.

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY FAL
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. WETLAND
- EX. SOIL TYPE
- EX. URNANCE MARK
- PROP. 1' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. SPOT ELEVATION
- PROP. BUILDING
- PROP. CURB

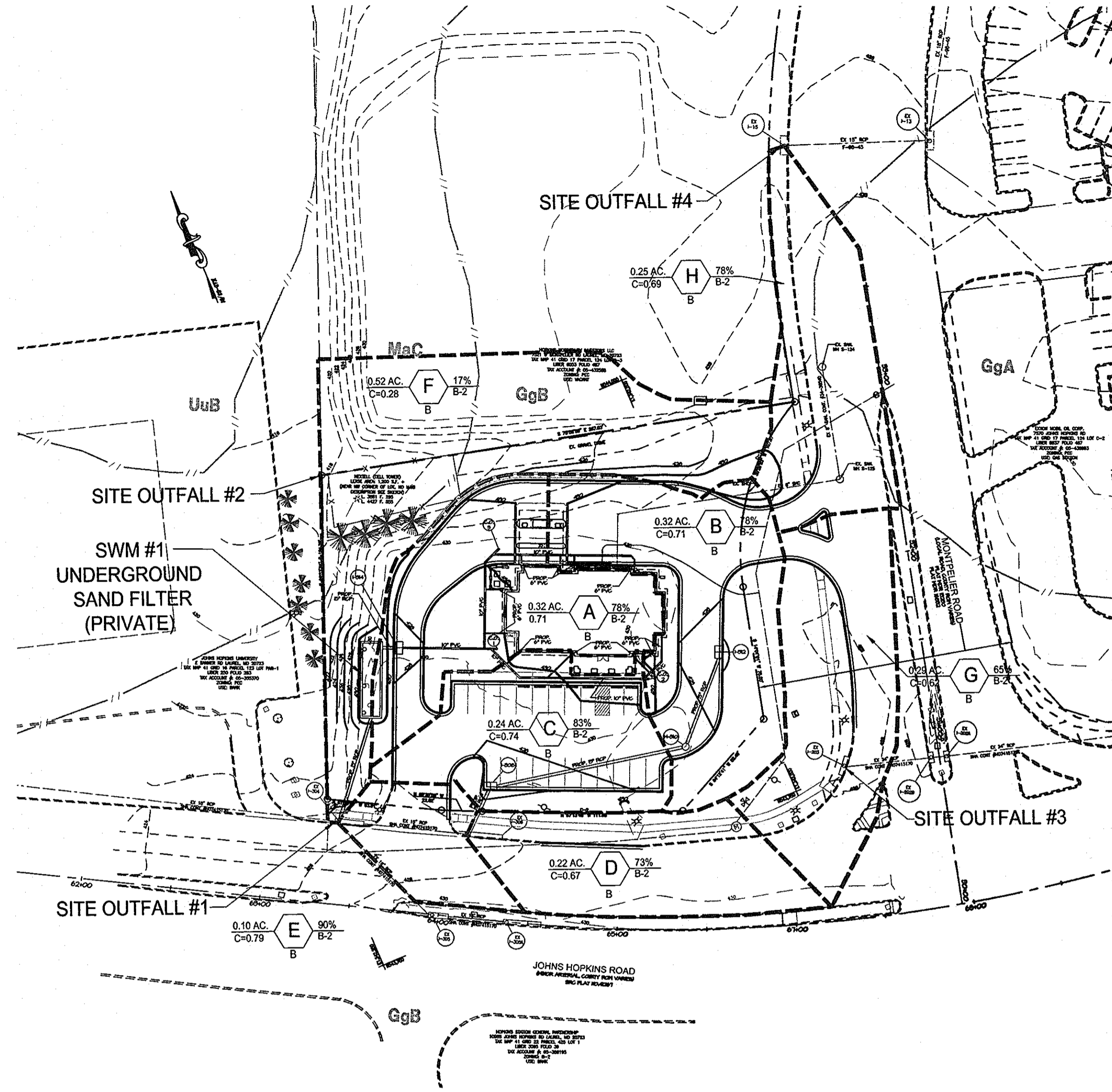
SWM NOTES

1. THIS SITE IS CLASSIFIED AS A RE-DEVELOPMENT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME 1. IT IS ONLY REQUIRED THAT "QUALITATIVE" MANAGEMENT FOR TWENTY PERCENT OF THE TOTAL SITE IMPERVIOUS AREA BE PROVIDED IN THE FORM OF WATER QUALITY (WqV).
2. WATER QUALITY VOLUME (WqV) FOR THE SITE IS PROVIDED BY STRUCTURAL METHODS. WqV IS PROVIDED AS FOLLOWS: 0.026 AC.-FT. BY SWM FACILITY #1 BHP GROUP 4, TYPE F-2 UNDERGROUND SAND FILTER. A TOTAL OF 0.25 ACRES OF IMPERVIOUS AREA IS TREATED BY SWM #1.
3. RECHARGE VOLUME (RwV) IS NOT REQUIRED FOR THIS RE-DEVELOPMENT.
4. CHANNEL PROTECTION VOLUME (CpV) IS NOT REQUIRED FOR THIS RE-DEVELOPMENT.
5. FLOOD PROTECTION VOLUME (Qp10) IS NOT REQUIRED FOR THIS RE-DEVELOPMENT.
6. EXTREME FLOOD PROTECTION VOLUME (Qp100) IS NOT REQUIRED FOR THIS RE-DEVELOPMENT.



EXISTING SWM DRAINAGE AREA MAP

SCALE: 1" = 50'



PROPOSED SWM & SD DRAINAGE AREA MAP

SCALE: 1" = 50'

GENERAL SWM STORAGE REQUIREMENTS			
STEP	REQUIREMENT	VOLUME REQUIRED (ac.-ft.)	NOTES
1	WATER QUALITY VOLUME (WqV)	0.023 ac.-ft.	0.026 ac.-ft. PROVIDED BY SWM #1, PRIVATE SAND FILTER
2	RECHARGE VOLUME (RwV)	N/A	RE-DEVELOPMENT DOES NOT REQUIRE RwV
3	CHANNEL PROTECTION VOLUME (CpV)	N/A	RE-DEVELOPMENT DOES NOT REQUIRE CpV
4	OVERBANK FLOOD PROTECTION VOLUME (Qp)	N/A	RE-DEVELOPMENT DOES NOT REQUIRE Qp10
5	EXTREME FLOOD PROTECTION VOLUME (Qp100)	N/A	RE-DEVELOPMENT DOES NOT REQUIRE Qp100

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	SOIL TYPE
GgA	GLENELG LOAM, 0-3% SLOPES	B
GgB	GLENELG LOAM, 3-8% SLOPES	B
MaC	MANOR LOAM, 8%-15% SLOPES, MODERATELY ERODED	B
UuB	URBAN LAND UDORTMENTS COMPLEX, 15%-25% SLOPES	D

**SITE OUTFALL #1
DRAINAGE AREA: EX. DA. A**

DRAINAGE AREA:	0.70 AC
AREA LAWN:	0.12 AC
AREA IMPERVIOUS:	0.58 AC
WEIGHTED C-FACTOR:	0.74
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	3.63 CFS

**SITE OUTFALL #2
DRAINAGE AREA: EX. DA. B**

DRAINAGE AREA:	0.73 AC
AREA LAWN:	0.64 AC
AREA IMPERVIOUS:	0.09 AC
WEIGHTED C-FACTOR:	0.25
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	1.28 CFS

**SITE OUTFALL #3
DRAINAGE AREA: EX. DA. C**

DRAINAGE AREA:	0.60 AC
AREA LAWN:	0.26 AC
AREA IMPERVIOUS:	0.34 AC
WEIGHTED C-FACTOR:	0.56
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	2.35 CFS

**SITE OUTFALL #4
DRAINAGE AREA: EX. DA. D**

DRAINAGE AREA:	0.24 AC
AREA LAWN:	0.05 AC
AREA IMPERVIOUS:	0.19 AC
WEIGHTED C-FACTOR:	0.71
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	1.19 CFS

**SITE OUTFALL #1
DRAINAGE AREA: PR. DA. A-E**

DRAINAGE AREA:	1.21 AC
AREA LAWN:	0.31 AC
AREA IMPERVIOUS:	0.90 AC
WEIGHTED C-FACTOR:	0.68
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	5.76 CFS

**SITE OUTFALL #2
DRAINAGE AREA: PR. DA. F**

DRAINAGE AREA:	0.52 AC
AREA LAWN:	0.43 AC
AREA IMPERVIOUS:	0.09 AC
WEIGHTED C-FACTOR:	0.28
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	1.02 CFS

**SITE OUTFALL #3
DRAINAGE AREA: PR. DA. G**

DRAINAGE AREA:	0.29 AC
AREA LAWN:	0.10 AC
AREA IMPERVIOUS:	0.19 AC
WEIGHTED C-FACTOR:	0.62
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	1.26 CFS

**SITE OUTFALL #4
DRAINAGE AREA: PR. DA. H**

DRAINAGE AREA:	0.25 AC
AREA LAWN:	0.06 AC
AREA IMPERVIOUS:	0.19 AC
WEIGHTED C-FACTOR:	0.69
TIME OF CONCENTRATION:	5 MIN
SITE RUNOFF: (10-YR.)	1.21 CFS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/13/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 776-1890
 FAX (410) 792-7395
 SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPELIER
**EXISTING & PROPOSED
 SWM & STORM DRAIN
 DRAINAGE AREA MAP**
 LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND
 MD PROFESSIONAL
 CERTIFICATION:
 I HEREBY CERTIFY THAT
 THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY
 LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS
 OF THE STATE OF MARYLAND,
 LICENSE NO. 201135,
 EXPIRATION DATE: 7/29/08.

DATE	REVISIONS	JOB NO.:	SCALE:
		15205	AS SHOWN
			DATE: 4/02/08
			DRAWN BY: JCW
			REVIEW BY: TCN
			SHEET: 10 OF 18

Earthwork Operations

Subgrade Preparation

Subgrade preparation should generally include the stripping of any unsuitable surface materials from the planned structure and pavement areas. Caution should be taken when stripping unsuitable materials so as to not mix these materials with otherwise suitable subgrade soils. It is recommended that the stripping of unsuitable materials should extend to a minimum of 5 feet beyond the structure and pavement area limits.

Subsequent to initial stripping operations, the exposed subgrade soils in the planned building and pavement areas should be examined and probed by a qualified representative of the Geotechnical Engineer. If there is uncertainty regarding the ability of the existing soil to support new building and fill loads, then the exposed soils should be thoroughly probed by a vehicle having an axle weight of at least 10 tons, such as a fully-loaded tandem-axle dump truck. This procedure is intended to assist in identifying any localized loose or unstable materials. In the event that any suitable materials are encountered during the probing operations, those subgrade soils should either be thoroughly densified in-place, or removed to firm ground and replaced with compacted fill back up to final subgrade elevations.

Fill Placement

Prior to placement of compacted fill, representative bulk samples (about 50 pounds) should be taken of the proposed fill soils and laboratory tests should be conducted to determine Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships for compaction. These test results will be necessary for proper control of construction for new engineered fill.

Upon achieving competent subgrade conditions, the Contractor can place and compact engineering fill to reach final subgrade levels. In general, any materials to be used as structural fill should consist of soil types classified as ML, SC, SM or more granular, in accordance with ASTM D 2487, and should have a Liquid Limit less than 40 and a Plasticity Index less than 20. However, materials used as backfill behind below-grade walls or retaining walls should have classifications of SM, or more granular, in accordance with ASTM D 2487. The results of the borings indicate that the majority of the Existing Fill soils and on-site natural soils should be suitable for re-use at the site as general fill, with moisture adjustment during fill placement. However, more select materials may be needed as backfill within the critical zones of below-grade walls.

Fine-grained plastic soils, and organic soil types, if encountered at the site, may be used as fill in landscape areas. Any such materials encountered during grading operations should be either stockpiled for later use in landscape fills, or should be placed in approved disposal areas either on-site or off-site.

Prior to the utilization of any on-site or off-site borrow materials, the Geotechnical Engineer should be provided with representative samples in order to determine the suitability of the materials for use as a controlled compaction fill and to develop moisture-density relationships. In order to expedite the earthwork operations, it is recommended that any off-site borrow materials important to the site generally should be comprised of SM or more granular soil types.

All structural fill should be placed in loose lifts, which do not exceed 8 inches in thickness, and should be compacted to at least 95 percent of the maximum dry density, as determined by the Standard Proctor Compaction Test (ASTM D 698). Structural fill placed within the upper 2 feet of floor slab subgrades and pavement areas should be compacted to at least 98 percent of the Standard Proctor maximum dry density to provide improved support characteristics for above and pavements. Generally, the moisture content of the fill material should be maintained within ±2 percentage points of the optimum moisture content for the fill material, as determined by ASTM D 698. Fill materials placed in non-structural areas should be compacted to at least 90 percent of the Standard Proctor maximum dry density in order to avoid significant subsidence under soil weight.

Due to the natural variations of the on-site soils, variations in moisture-density relationships should be anticipated. Such variations must be determined in the field by a qualified representative of the Geotechnical Engineer at the time of construction, so that any necessary changes to fill placement and compaction procedures can be implemented.

During placement of new fill, the footprint of the proposed building area should be well defined, including the limits of the fill zones at the time of fill placement. Grade controls should be maintained throughout the filling operations. All filling operations should be observed on a full-time basis by a qualified representative of the Geotechnical Engineer to determine that minimum compaction requirements are being achieved. A minimum of one compaction test per lift should be made per 2,500 square feet of lift area, but not fewer than two tests per lift should be made for any lift. The elevations and locations of the field density tests should be clearly identified at the time of fill placement and compaction.

Compaction equipment suitable for the soil types being used as fill should be selected to compact the fill. Theoretically, any equipment type can be used, so long as the required density is achieved. Ideally, a steel drum roller generally will be the most efficient for compaction of granular soil types and for sealing the surface soils, while a sheepsfoot roller or pneumatic-tire roller generally will be most efficient for compaction of cohesive soil types.

At the end of each work day, all fill areas should be graded to facilitate surface drainage of any water runoff associated with precipitation, and should be sealed by use of a smooth-drum roller to limit infiltration of surface water. During placement and compaction of new fill at the beginning of each workday, the Contractor should, at the direction of the Geotechnical Engineer, carefully examine subgrade soils so that a weak plane will not be formed between the new fill and the existing subgrade soils. When and where necessary, we recommend that subgrade soils should be scarified to depths of about 4 inches prior to placement of new fill.

Fill materials should not be placed on frozen soils, frost-heaved soils, and/or excessively wet soils. All frozen, frost-heaved, or excessively wet soils should be removed prior to continuation of fill operations. Borrow fill materials should not contain frozen materials at the time of placement. Moisture contents for excessively wet soils will need to be lowered to the range limits previously discussed.

If any problems are encountered during the earthwork operations, or if site conditions are found to deviate from those indicated by the soil test borings, the Geotechnical Engineer should be notified immediately.

Construction Considerations

The on-site soils contain silt and clay fines and therefore, will be sensitive to moisture increases and to construction disturbance. Construction activities in the presence of excessive moisture can lead to softening of the subgrade soils and loss of bearing capacity. Therefore, it will be prudent to schedule earthwork operations during the warmer and drier seasons that generally occur from late spring to early fall. Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to provide for drainage of surface water from areas being developed.

A firm working surface for the placement of engineered fill should be established prior to construction of new fills. The moisture content of the fill soils at the time of placement should be carefully controlled to ensure that the required compaction effort can be achieved without excessive pumping or movement of the fill mass. In the event that the earthwork operations are accomplished during the cooler and wetter periods of the year, delays and additional costs should be anticipated. At these times, reduction of soil moisture may need to be accomplished by a combination of mechanical manipulation and the use of chemical additives, such as lime or cement, in order to lower moisture contents to levels appropriate for compaction.

As noted in the Water Level Observations section of this report, groundwater was not encountered in the soil borings at the time of the subsurface exploration. Therefore, ECS anticipates that groundwater should not be encountered during construction operations. However, if perched groundwater or elevated groundwater is encountered at the time of

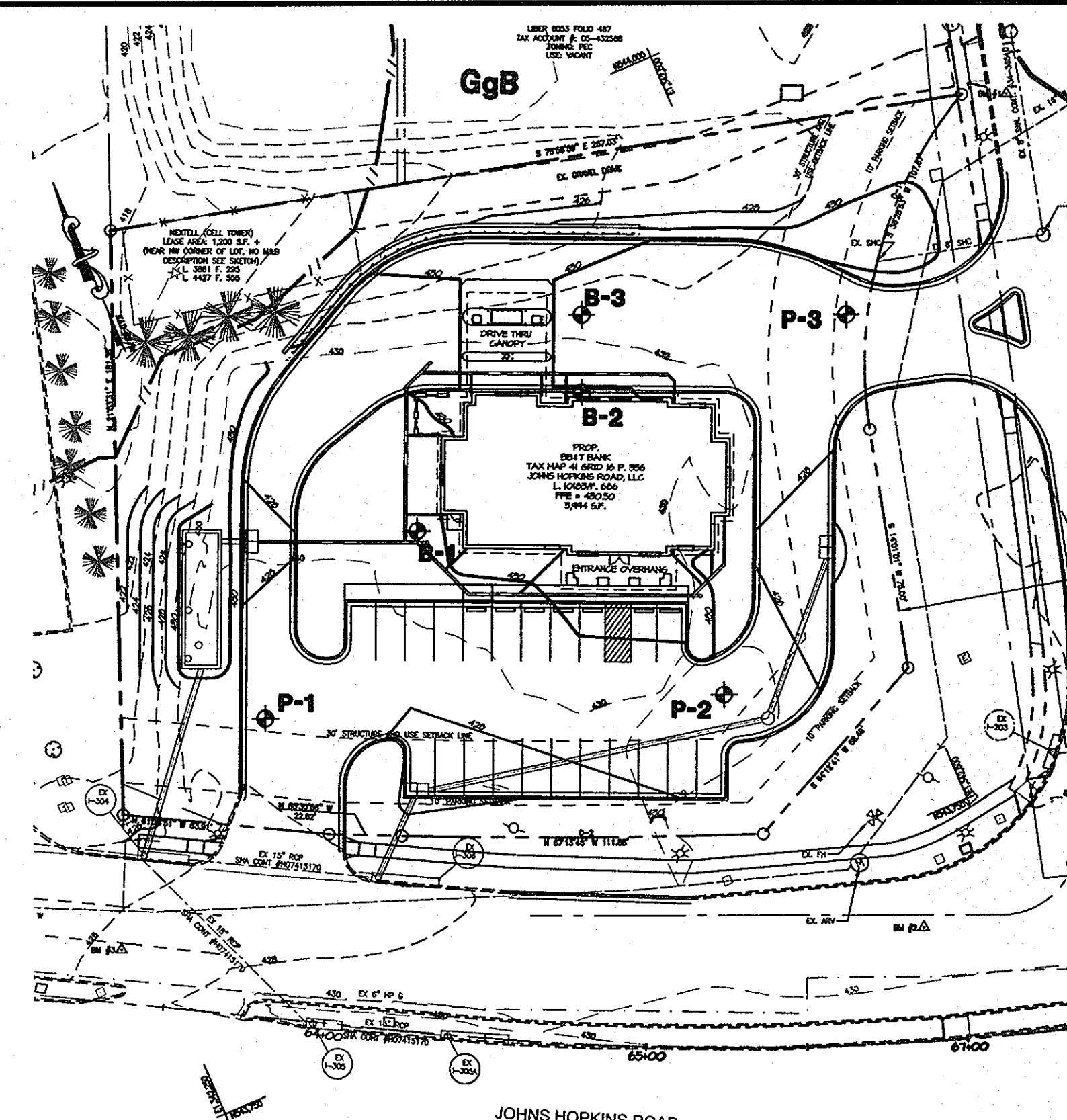
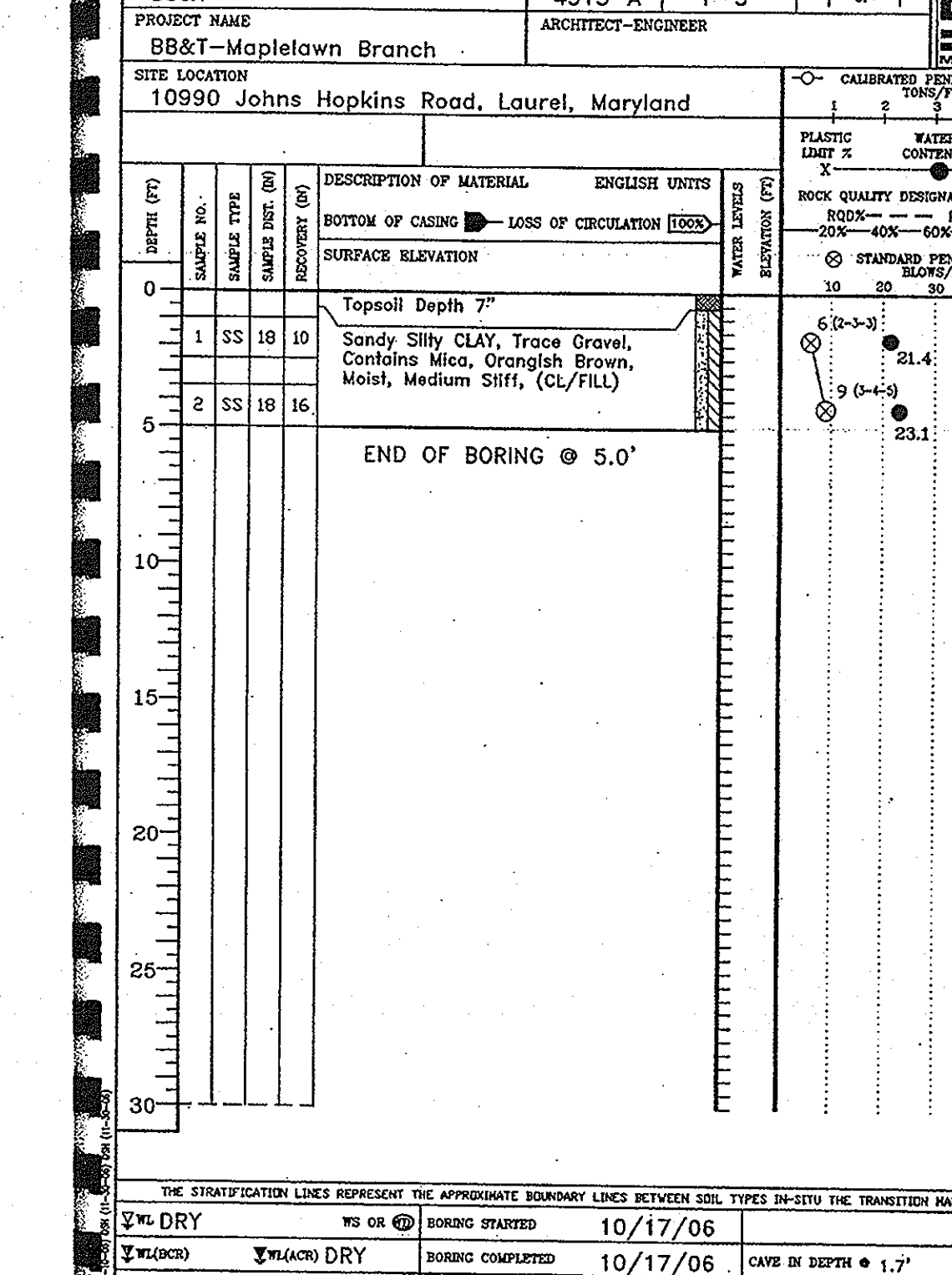
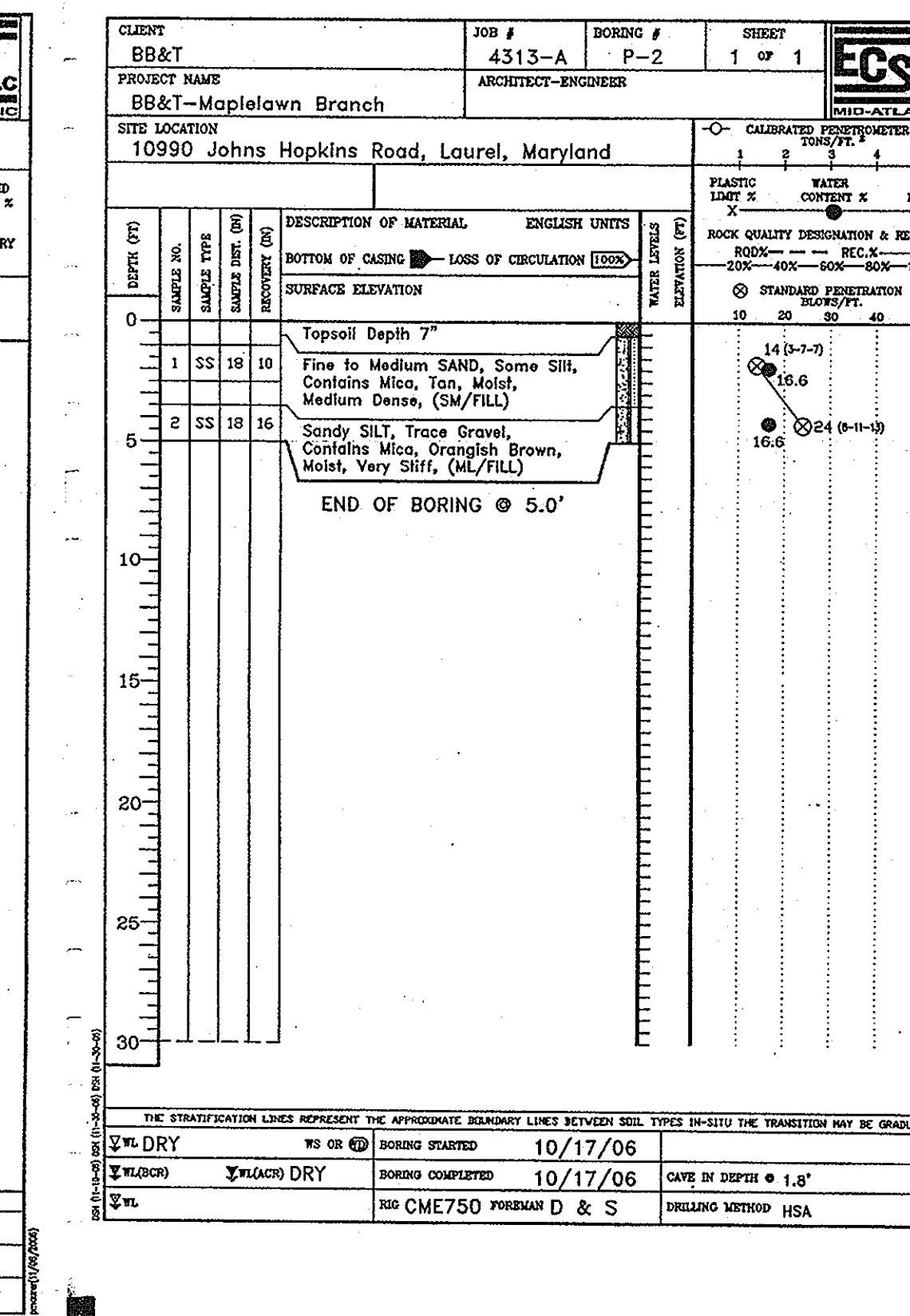
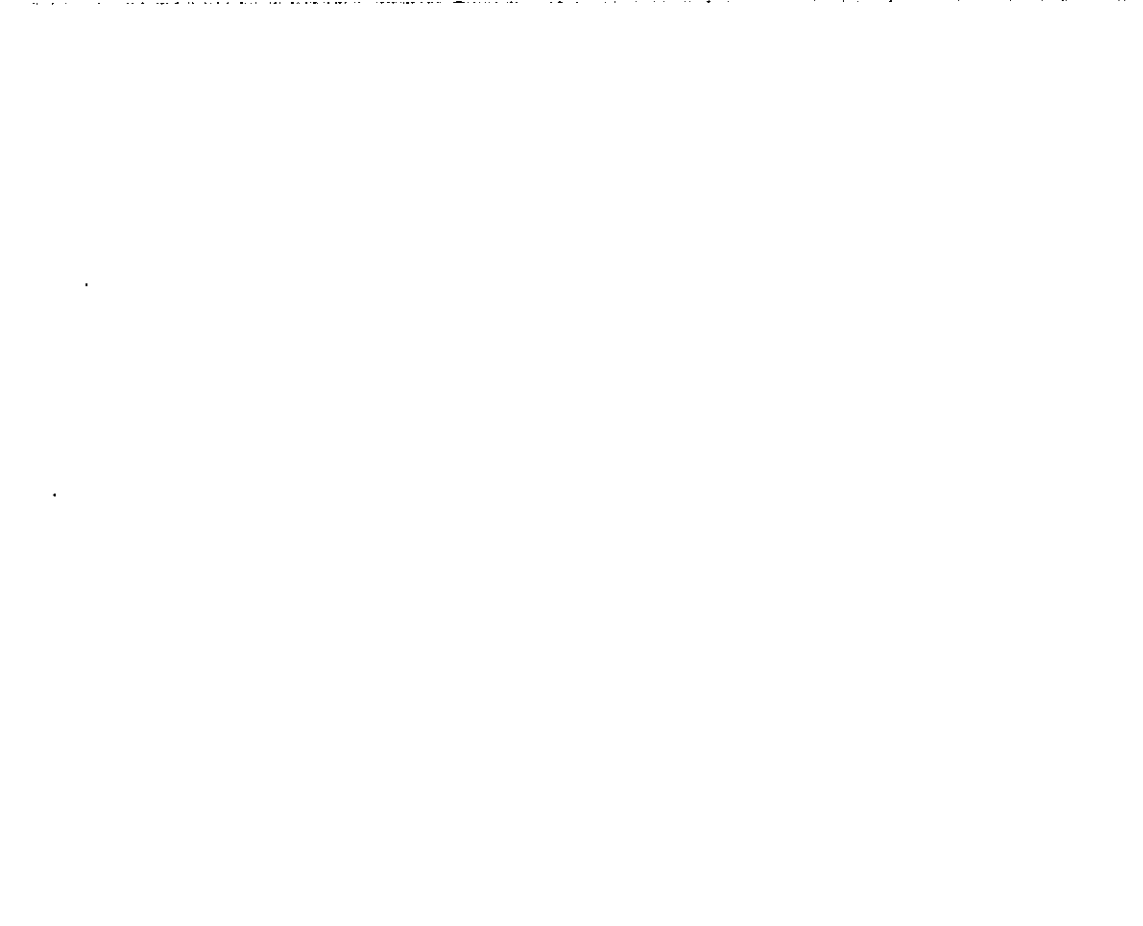
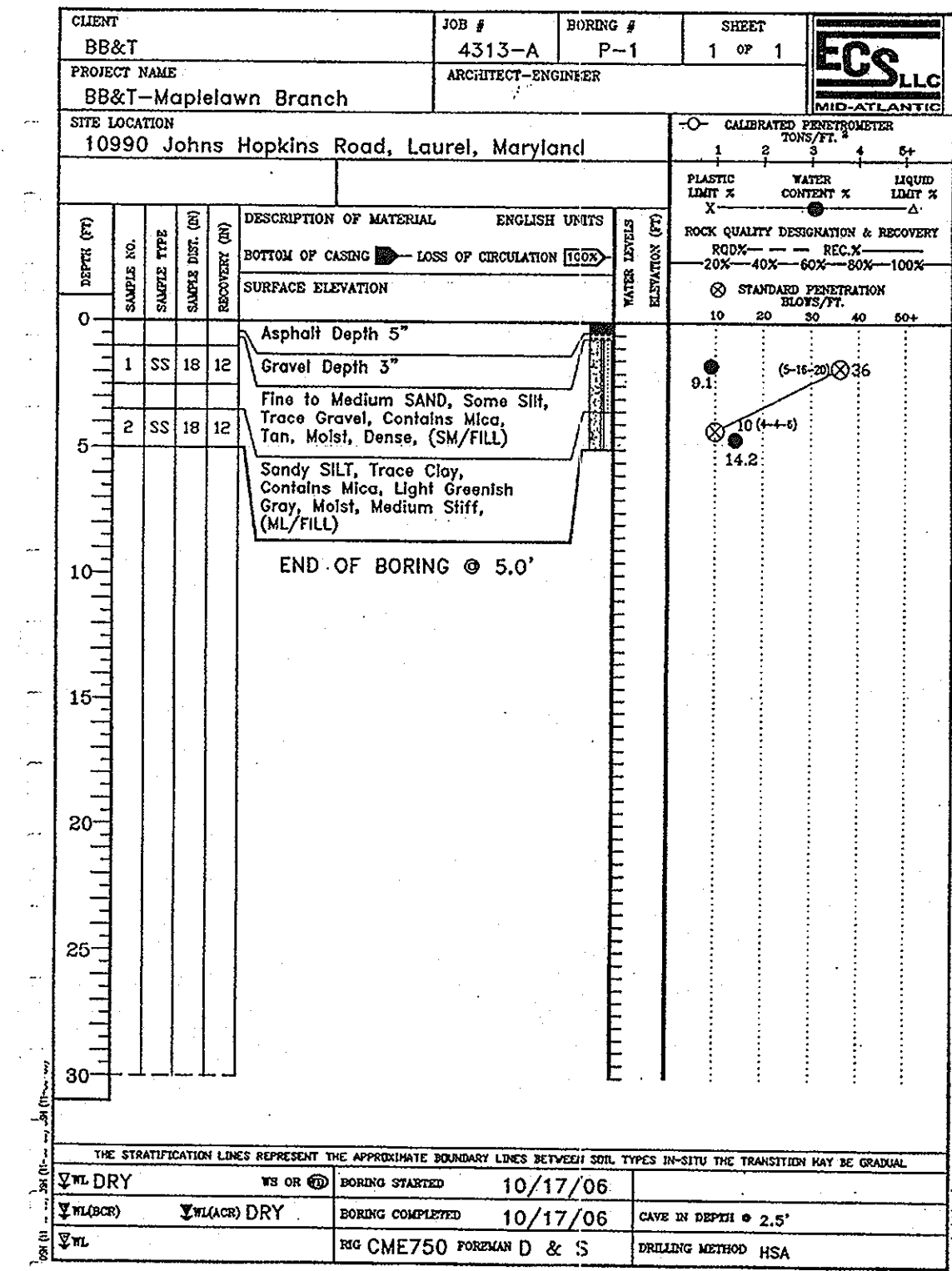
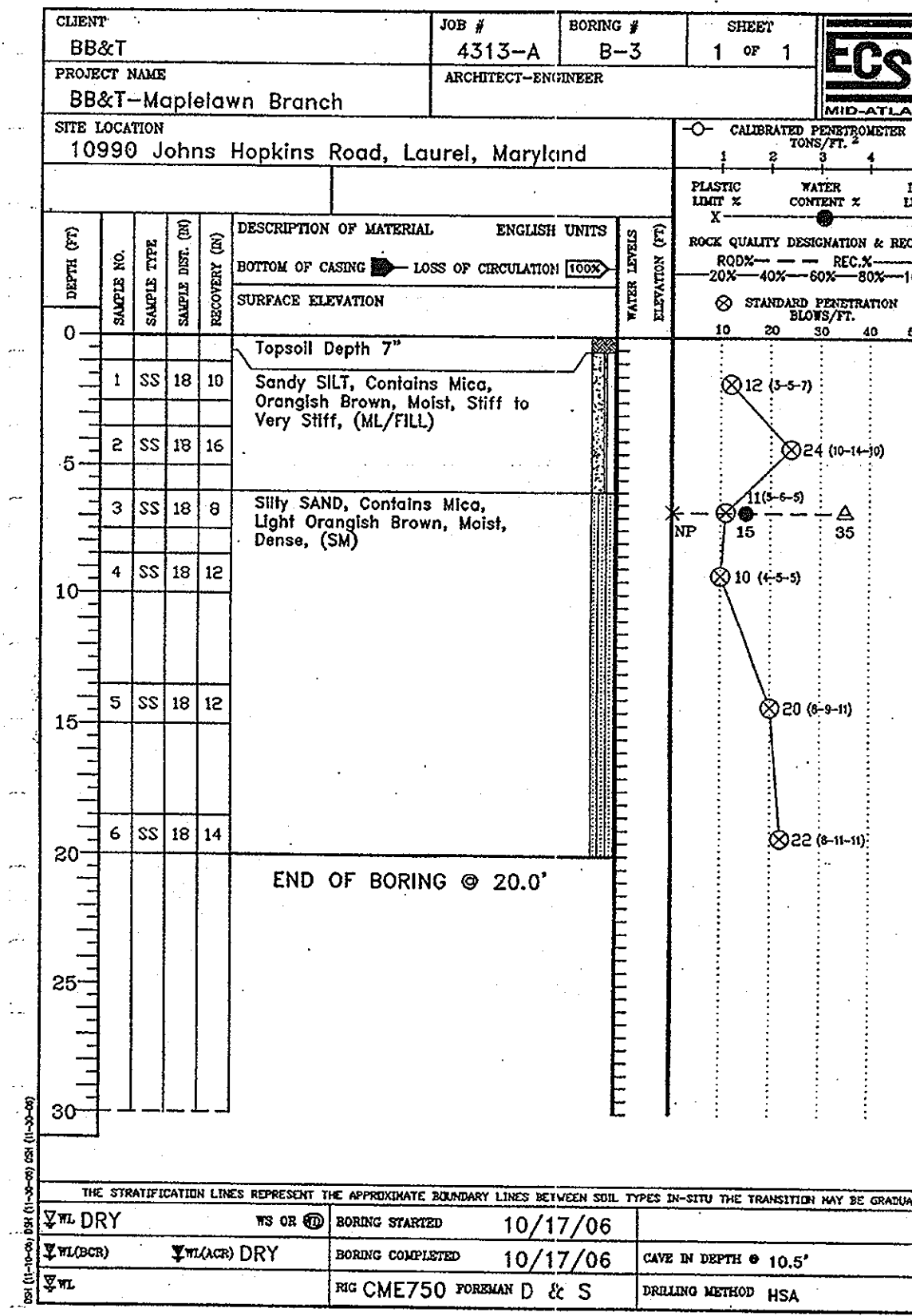
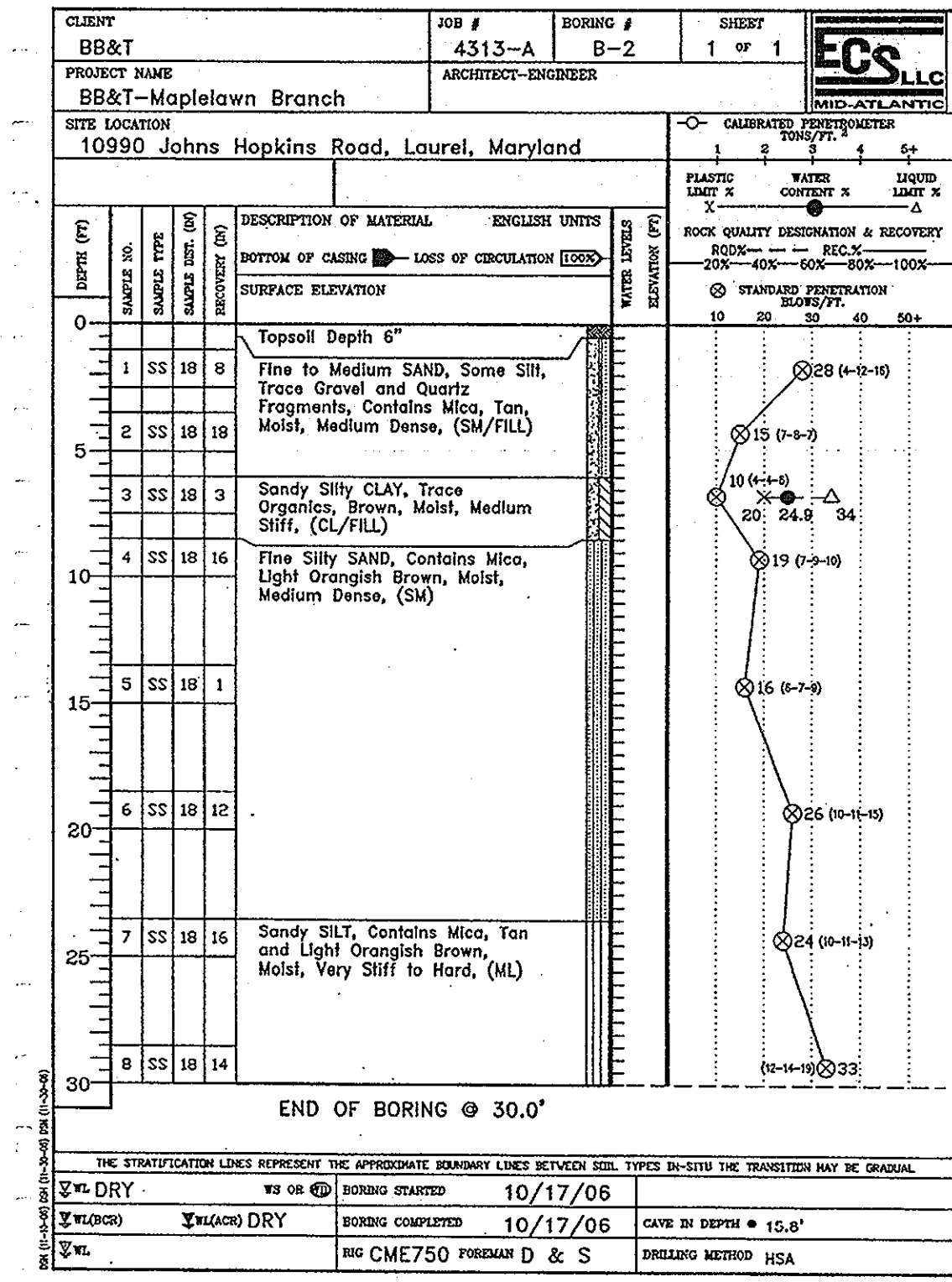
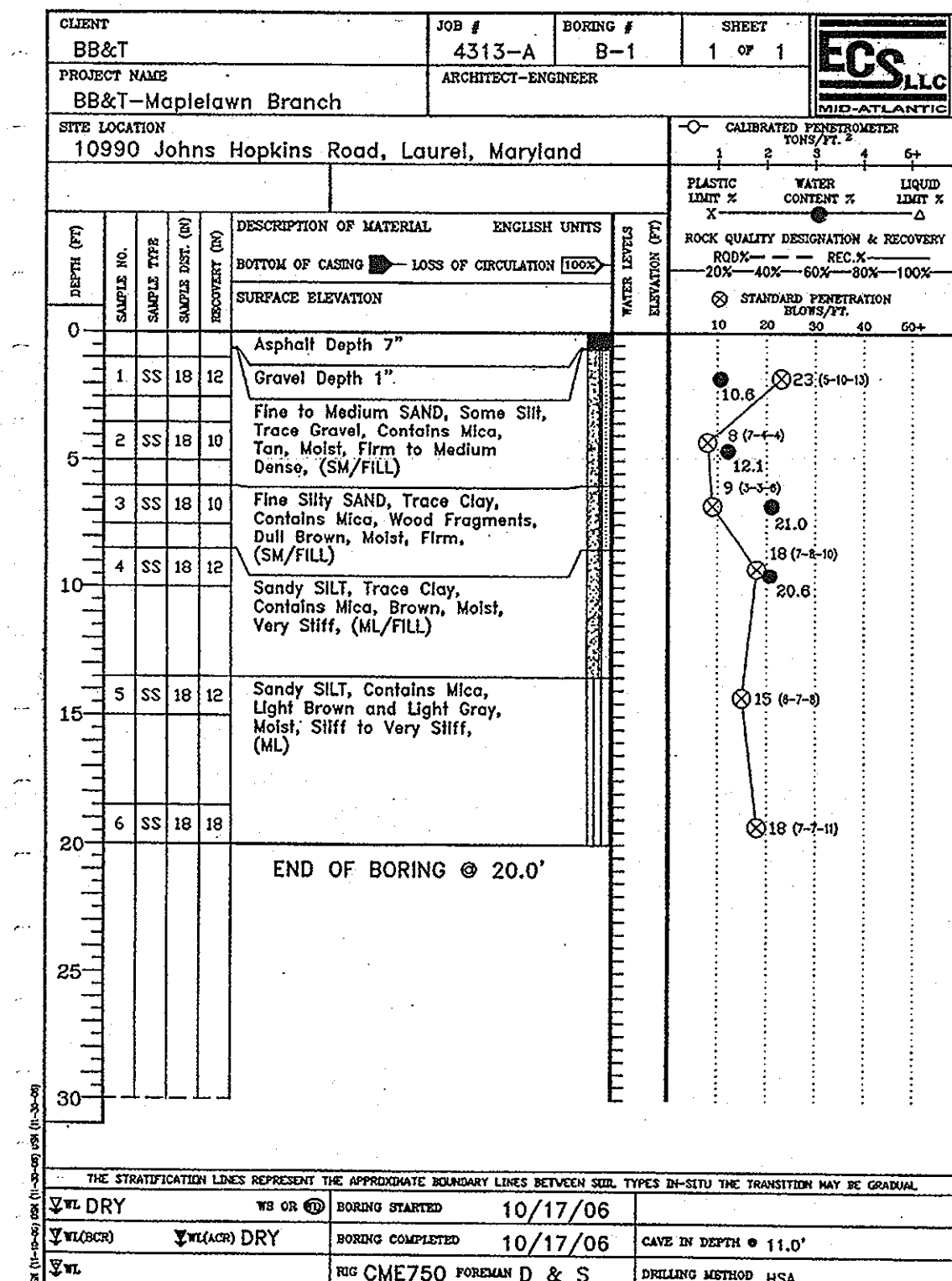
construction, groundwater control methods may be required, including the use of ditches, and sump pits and pumps. The Geotechnical Engineer should be further consulted if such groundwater is encountered.

All foundation excavations must be protected to prevent the disturbance of the subgrade materials and to minimize any potential loss of support capacity. Foundation concrete generally should be placed for foundations during the same day that the foundation excavations are made and exposed. Should excavating and placing the foundation concrete during the same day not be practical, we recommend that a concrete mud mat, 2 to 3 inches thick, be placed to protect the subgrade soils from moisture changes and disturbance. If protection of the soils is not provided with a concrete mud mat, then undercutting of softened or loosened soils may be necessary prior to the placement of reinforcing steel and concrete for the foundation.

Prior to the placement of any foundation concrete or mud mat, the subgrade soils must be carefully examined and tested by a qualified representative of the Geotechnical Engineer to confirm the availability of the design soil bearing capacity. To minimize disturbance to the subgrade soils during excavation, we recommend that a bucket without scarifying teeth, in addition to hand excavation methods, be used during the final phases of the excavation for the foundations to avoid disturbing the bearing soils.

Any cuts or excavations associated with building and utility excavations may require forming or bracing, slope flattening or other physical measures to control sloping and/or to prevent slope instability. The Contractor should be familiar with applicable OSHA codes and requirements regarding protection of workers in trench excavations.

The surface soils contain appreciable fines and are considered erodible. The Contractor should provide and maintain good site drainage during earthwork operations to help to maintain the integrity of the surface soils. All erosion and sedimentation control measures should be in accordance with sound engineering practice and current local requirements. Surface water should be directed away from the construction area, and the work area should be sloped at gradients of 1 to 2 percent, to reduce the potential for ponding water and the subsequent saturation of the surface soils.



SOIL BORING LOCATION PLAN
SCALE: 1" = 40'

SOIL SYMBOL	SOIL NAME	SOIL TYPE
GGA	GLENELO LOAM, 0% TO 3% SLOPES	B
GGB	GLENELO LOAM, 3% TO 8% SLOPES	B
MAC	MANOR LOAM, 8% TO 15% SLOPES MODERATELY ERODED	B
UB	URBAN LAND UNDERTECHS COMPLEX, 15%-25% SLOPES	A

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/2/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/12/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-8792 or (301) 778-1690
 FAX (410) 792-7395

MRA

SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPELIER

GEO-TECH. REPORT INFORMATION

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	1" = 60'
		DATE:	4/02/08
		DRAWN BY:	MSP
		DESIGN BY:	MSP/KSK
		REVIEW BY:	KSK
		SHEET:	11 OF 18

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

MD PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- SOIL DIVIDE
- PROP. 1' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. ELECTRIC LINE
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SILT FENCE
- PROP. SUPER SILT FENCE
- PROP. RIP RAP
- PROP. LIMIT OF DISTURBANCE
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. INLET PROTECTION DEVICE

SOILS CHART		
SOIL SYMBOL	SOIL NAME	SOIL TYPE
GgA	GLENELG LOAM, 0% TO 3% SLOPES	B
GgB	GLENELG LOAM, 3% TO 8% SLOPES	B
MaC	MANOR LOAM, 0% TO 15% SLOPES MODERATELY ERODATED	B
UwB	URBAN LAND UNDERTEMENTS COMPLEX, 15%-25% SLOPES	D

STOCKPILE NOTES

1. NO STOCKPILING ALLOWED ON ASPHALT.
2. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

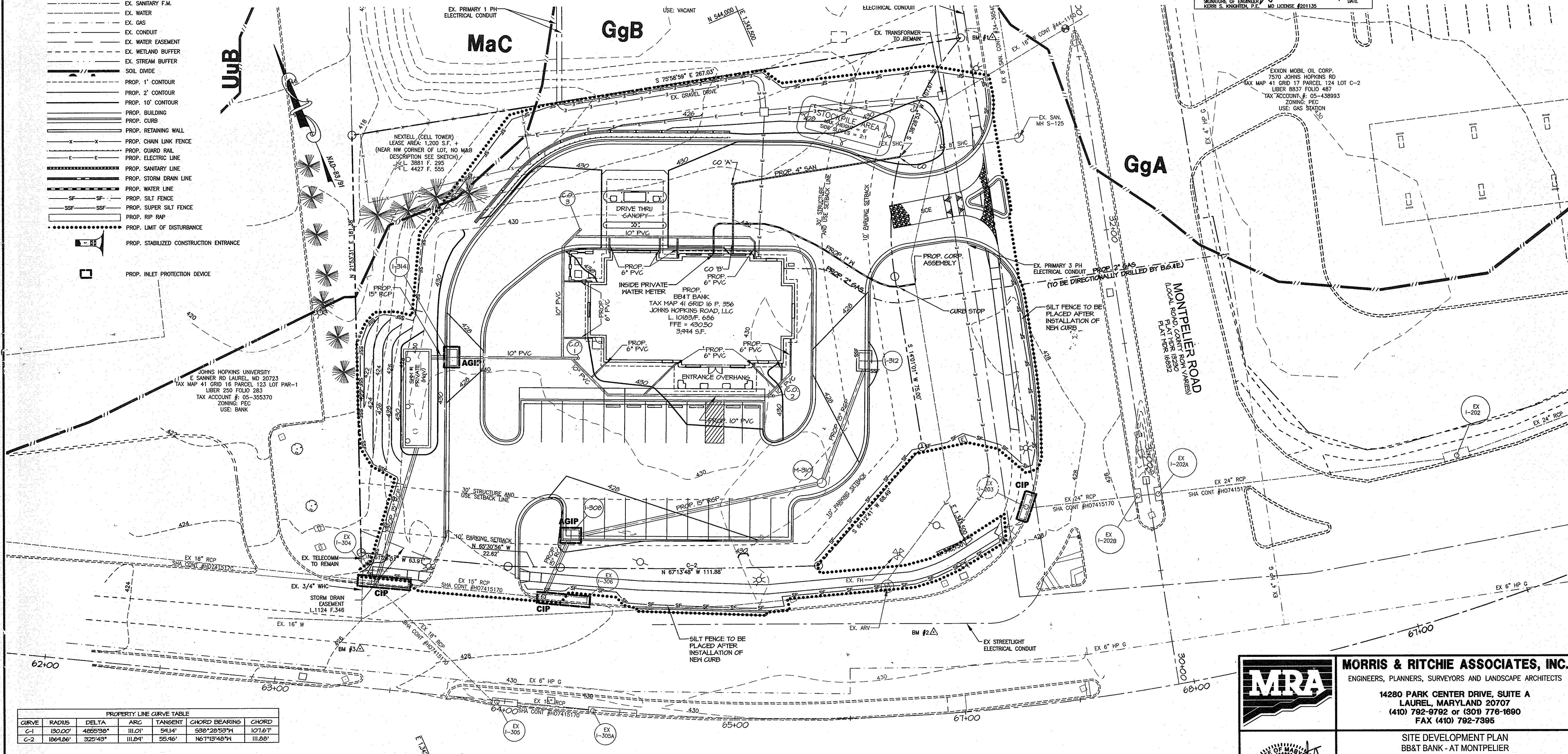
SEQUENCE OF CONSTRUCTION

- | | | | |
|--|---------|---|---------|
| 1. OBTAIN ALL NECESSARY PERMITS. CONTACT THE HOWARD COUNTY OFFICE OF INSPECTIONS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK. | 1 DAY | 6. BEGIN BUILDING CONSTRUCTION AND RETAINING WALL CONSTRUCTION. | 90 DAYS |
| 2. CLEAR AND GRUB FOR INSTALLATION OF SEDIMENT CONTROLS ONLY. | 2 DAYS | 7. INSTALL UNDERGROUND SAND FILTER PER SWM PLAN (SEE U.G.S.F. SEQUENCE ON SHEET 9) | 14 DAYS |
| 3. INSTALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES. | 2 DAYS | 8. INSTALL STORM DRAIN, AND UTILITY SERVICES. | 20 DAYS |
| 4. BEGIN DEMOLITION AND/OR RELOCATION OF EXISTING STRUCTURES, PAVING, CURB, UTILITY SERVICES, AND SITE FEATURES. | 30 DAYS | 9. INSTALL CURB & GUTTER AND BASE PAVING. | 15 DAYS |
| 5. CLEAR AND GRUB AREAS FOR GRADING. BEGIN GRADING FOR BUILDING, DRIVE, ASLES, & PARKING AREAS. PROVIDE TEMPORARY STABILIZATION AS REQUIRED. | 30 DAYS | 10. FINE GRADE SITE AND PROVIDE PERMANENT STABILIZATION. | 15 DAYS |
| | | 11. INSTALL SURFACE PAVING, LANDSCAPING AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS. | 10 DAYS |
| | | 12. WITH THE SEDIMENT CONTROL INSPECTOR'S APPROVAL, REMOVE ALL REMAINING SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS. | 2 DAYS |

BY THE DEVELOPER
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER: *R.L. Prosser* DATE: 4-11-08

BY THE ENGINEER
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: *Kevin S. Knighten* DATE: 4/23/08
 KERRI S. KNIGHTEN, P.E. MD LICENSE #201135

REVIEWED FOR HOWARD COUNTY AND MEETS TECHNICAL REQUIREMENTS
 U.S.D.A.-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John L. Howard 3/5/08
 HOWARD COUNTY SOIL CONSERVATION DISTRICT



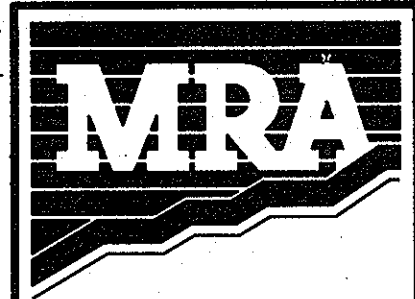
PROPERTY LINE CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	130.00'	48°59'30"	111.01'	54.14'	S38°28'53"W	107.61'
C-2	1864.86'	32°54'3"	111.24'	55.46'	N67°13'48"W	111.28'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *5/13/08*
 Chief, Division of Land Development: *5/14/08*
 Director, Department of Planning and Zoning: *5/14/08*

EROSION AND SEDIMENT CONTROL PLAN

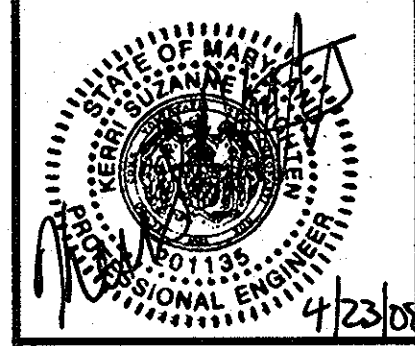
HOPKINS STATION GENERAL PARTNERSHIP
 10885 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3026 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: E-2
 USE: BANK

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395



**SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTEPELIER
 EROSION AND SEDIMENT CONTROL PLAN**

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	1" = 20'
		DATE:	4/02/08
		DRAWN BY:	MSP
		DESIGN BY:	MSP/KSK
		REVIEW BY:	KSK
		SHEET:	12 OF 18

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	P-1 ADJACENT TO ROADWAYS	P-2 ADJACENT TO ROADWAYS	P-3 PARKING ADJACENT TO ROADWAY	P-4 ADJACENT TO ROADWAYS	P-5 ADJACENT TO ROADWAYS	P-6 ADJACENT TO PERIMETER PROPERTIES	P-7 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE- NON-RESIDENTIAL	B	B	E	B	B	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	65'	165'	101'	18'	33'	181'	267'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	YES 4 EX. EVERGREENS
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE 1 EVERGREENS	3 SHADE TREE 4 EVERGREENS	3 SHADE TREES 0 EVERGREENS 25 SHRUBS	0 SHADE TREE 0 EVERGREENS	1 SHADE TREE 1 EVERGREENS	3 SHADE TREES 0 EVERGREENS 6 ORNAMENTALS	5 SHADE TREES 0 EVERGREENS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (2:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	0 SHADE TREE 1 EVERGREENS 2 ORNAMENTAL	3 SHADE TREES 0 EVERGREENS 4 ORNAMENTALS	0 SHADE TREES 0 EVERGREENS 0 ORNAMENTALS 25 SHRUBS	0 SHADE TREE 0 EVERGREENS	0 SHADE TREE 3 EVERGREENS	0 SHADE TREES 0 EVERGREENS 6 ORNAMENTALS	0 SHADE TREES 0 EVERGREENS 4 EX. EVERGREENS

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	22
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	1 0

PLANT SCHEDULE

Shade Trees

Key	Quantity	Botanical Name / Common Name	Size	Root	Remarks
Tc	6	Tilia cordata 'Greenspire' 'Greenspire' Linden	2 1/2" - 3" cal. min.	B & B	

Flowering Trees

Ac	8	Amelanchier canadensis Shadblow Serviceberry	8-10' Ht.	B & B	tree form, specimen
Ag	10	Acer ginnala Amur Maple	1 1/2" - 2" cal. min.	B & B	specimen

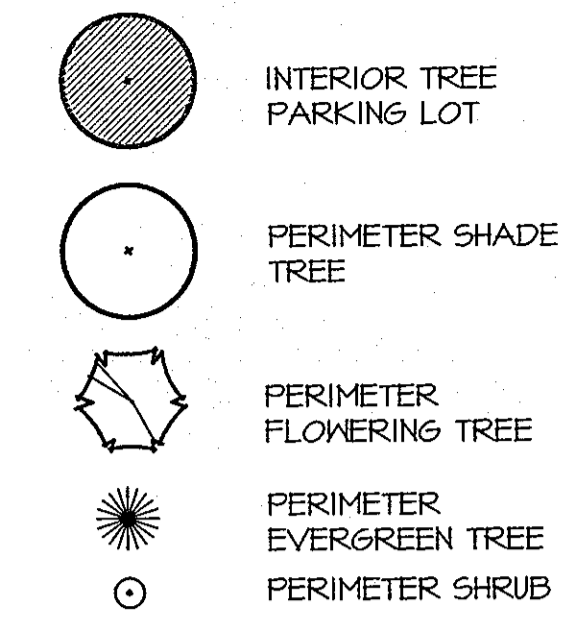
Evergreen Trees

Pn	10	Pinus nigra Austrian Pine	6' - 8'	B & B	
----	----	------------------------------	---------	-------	--

Shrubs

Ab	25	Abelia x grandiflora Glossy Abelia	30"-36"	B & B	
----	----	---------------------------------------	---------	-------	--

LEGEND



GENERAL NOTES:

- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND/OR HOWARD COUNTY PLANNING AND ZONING. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE, QUANTITY, AND LOCATION.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
- CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THE RESEEDED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, AND ON SLOPES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$6,150 (4 SHADE TREES @ \$300.00 EA., 28 FLOWERING/EVERGREEN TREES @ \$150.00 EA., 25 SHRUBS @ \$30.00 EA.) IS PART OF THE DEVELOPER'S AGREEMENT.
- THERE ARE NO VEGETATIVE COMMUNITIES OR SPECIMEN TREES ONSITE.

STANDARD LANDSCAPE PLAN NOTE

"AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS."

"THE OWNER, TENANTS 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."

JOHNS HOPKINS UNIVERSITY
E SANNER RD LAUREL, MD 20723
TAX MAP 41 GRID 16 PARCEL 123 LOT PAR-1
LIBER 250 FOLIO 283
TAX ACCOUNT #: 05-355370
ZONING: PEC
USE: BANK

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/14/08

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

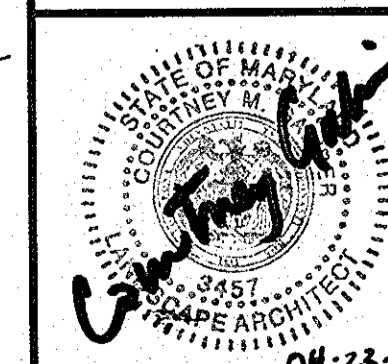
JOHNS HOPKINS ROAD
(MINOR ARTERIAL, COUNTY ROW VARIES)
SRC PLAT NO.41267
LANDSCAPING PLAN
SCALE: 1" = 20'

DEVELOPER
BB&T BANK
6400 ARLINGTON BLVD
SUITE 1140
FALLS CHURCH, VA 22042
PHONE: 703-531-2855
ATTN: RICHARD PROSSER



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-9792 or (301) 776-1690
FAX (410) 792-7395



SITE DEVELOPMENT PLAN
BB&T BANK - AT MONTPELIER

LANDSCAPING PLAN

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

MD PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

DATE	REVISIONS	JOB NO.:	15205
		SCALE:	1" = 20'
		DATE:	4/02/08
		DRAWN BY:	CMG
		DESIGN BY:	CMG/KSK
		REVIEW BY:	KSK
		SHEET:	14 OF 18

PLANTING SPECIFICATIONS

PART 1 GENERAL:

1.01 DESCRIPTION:

- A. Work consists of all labor, materials, equipment and services necessary for and incidental to the execution and completion of THE FINAL LANDSCAPE PLAN as indicated on the Drawings and specified herein.
- B. Include:
 1. Layout.
 2. Furnishing of tree protection and planting materials.
 3. Preparation, planting operations, mulching and staking.
 4. Maintenance.

1.02 REFERENCES AND QUALITY ASSURANCE:

- A. Landscape Contractors Association MD-DC-VA (LCA), Landscape Specification Guidelines, latest edition except where superseded by specific requirements herein.
- B. American Association of Nurserymen (A.A.N.): American Standard for Nursery Stock, A.N.S.I. Z60.1, latest edition.
- C. Nomenclature: In accordance with Hortus Third, latest edition, by the staff of the L. H. Bailey Hortorium, Cornell University.
- D. Federal Specification: Q-P-166e as applicable to Peat Moss.
- E. National Arborist Association, Standard for Pruning of Shade Trees, Guying of Shade Trees, Fertilizing Shade and Ornamental Trees and Pesticides Application Operations, latest edition.
- F. Maryland Department of Transportation, State Highway Administration (MSHA) Standard Specifications for Construction and Materials, October 1993, as amended to date. Delete references to "Measurement and Payment".

1.03 STANDARD OF COMPARISON:

- A. When requested by the Owner's Representative, the Contractor shall obtain approval of a "standard" of comparison, prior to the delivery of plant material to the site.
 1. Contact the Owner's Representative to schedule an inspection for approval of the "standards" for plant material to be installed at the project site.
 2. "Standards" shall be assembled at the project site for review and approval, or at the Contractor's principal business location, as determined by the Owner's Representative. Approved "standards" may be planted at the project site.

1.04 SUBMITTALS:

- A. Source: Notify the Owner's Representative, in writing, of the source of all material at least ten (10) working days prior to delivery at the project site.
- B. Samples and Certifications:
 1. If requested, a mulch sample shall be provided at the site for approval by the Owner's Representative (1 C.F. minimum).
 2. Submit certification of peat moss compliance with referenced specifications.

1.05 DELIVERY, STORAGE AND HANDLING:

- A. Store plants that cannot be planted within 8 hours in a sheltered place. Water and maintain as required until planted.
- B. Transport and handle plants so that foliage and roots are protected from breakage, sun and wind. Tops or roots of plants allowed to dry out or which have been damaged or disturbed root systems may be rejected.
- C. B & B (balled and burlapped) plants: Firm, natural balls of soil, with size and depth of ball in accordance with A.A.N. Standards.

1.06 QUANTITIES AND SUBSTITUTIONS:

- A. Quantities of plant material are based upon the plant lists shown on the Drawings.
- B. Substitutions
 1. Bidders shall notify the Owner's Representative if specified plants are not available from sources within 100 miles of the project site, giving the names of all sources contacted.
 2. If an acceptable source cannot be located for the specified plants, the Owner's Representative will select a substitute and notify the Bidders of the approved substitution for the Bid to be based upon, or provide a source for the originally specified plant.
 3. Substituted plants shall be of the same size and condition as the original plant specified.

1.07 PROJECT CONDITIONS:

- A. Planting Season:
 1. Primary planting season: September 15 to May 15.
 2. Other periods with written approval from the Owner's Representative.
- B. Existing Conditions: Notify Miss Utility (1-800-257-7777), and the Owner's Representative prior to planting operations. Verify the location of underground utilities.

1.08 DEFINITIONS:

- A. Diameter at Breast Height (DBH): The diameter of a tree measured at a point on the trunk 4.5 feet above the ground.
- B. Initial Acceptance: Occurs when all plant material is in place in accordance with the specifications and approved by the Owner's Representative.
- C. Maintenance Period: From initial acceptance of the plantings, and continuing thereafter for a period of 12 months.
- D. Owner's Representative: The Landscape Architect or other Qualified Professional designated by the Owner or Developer of the Project.
- E. Retention: The deliberate holding and protecting of existing trees, shrubs or herbaceous plants on the site.
- F. Specimen Tree: A tree which exists on the project site prior to construction or planting having a 30 inch or greater DBH, or tree having 75 percent or more of the diameter of the current state or county champion tree of that same species.
- G. Start of Planting: Installation of plant material into excavated pits or beds.
- H. Final Acceptance: Occurs after Contractor has completed all outstanding items, as determined by the Owner's Representative, at the end of the maintenance period.

1.09 SURVIVAL REQUIREMENT AND REPLACEMENTS:

- A. The minimum survival rate shall be 100 percent of the total number of trees and shrubs planted at the end of the 12-month maintenance period.
- B. Replacement materials shall be the same size as the original plant material taking into account any growth that has occurred since original installation.
- C. Methods of installation shall be identical to the original.

1.10 PENALTY FOR VIOLATION:

- A. Immediately following the completion of construction and installation of the plantings, the owner or owner's representative will be notified for an inspection of the entire project site.
- B. If, upon Final Acceptance Inspection, trees and other vegetation designated as retention plant material are found to be damaged or dead due to mechanical intrusion or related construction activities associated with the landscape contractors installation and maintenance of the said plan, then replacement equivalent will be required.

PART 2 PRODUCTS:

2.01 PLANTS:

- A. Plant materials shall meet or exceed the requirements of A.A.N. standards, or as amended herein.
- B. Plants shall be typical of the species and variety, and have a normal habit of growth with well established root systems.
- C. Sound, healthy, vigorous, free from plant diseases, insect pests or their eggs and without suckers or evidence of suckering.
- D. Trees and shrubs shall be freshly dug and nursery grown. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the project locality.
- E. Plants cut back from larger sizes or pruned prior to delivery will not be accepted, if the project or properly acclimated to conditions of the project locality. All container grown plants shall be well rooted & established in the container in which they are sold.
- F. Measurements: The caliper of deciduous trees (except seedlings and whips) shall be measured 6-inches above ground level for trees up to and including 4 inch caliper and 12 inches above ground level for material larger than 4 inch caliper. Seedlings and whips shall be measured at the root collar.

2.02 DECIDUOUS SHADE TREES:

- A. Single straight leader, well branched, and symmetrical, without suckers or evidence of suckering, according to their normal habit.
- B. Trees planted within five (5) feet of pedestrian ways, parking lots or roads shall be free from branches up to eight (8) feet in height from finish grade.

2.03 EVERGREENS:

- A. Sheared evergreen plant material shall not be acceptable.

2.04 SHRUBS:

- A. At least 75% of the individual branches or canes of a shrub shall be to the height specified.

2.05 HERBICIDES:

- A. Contact herbicide shall be "Round-up" or approved equal.
- B. Pre-emergence herbicide shall be "Snapshot" or approved equal.

2.06 TOPSOIL FOR AMENDING EXISTING SOIL:

- A. General Requirements (only where required by details on the Drawings):
 1. Natural, friable sand loam topsoil which is free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1-inch.
 2. Free of brush, objectionable weeds and litter or other substance which is harmful to plant growth.
- B. In accordance with M.S.H.A. Item 920.01.02 for Furnished Topsoil if borrow topsoil is required from an off-site location.

2.07 FERTILIZER FOR POST PLANTING:

- A. 5-10-5 (Plant food by minimum percentages.)

(N)	Total Nitrogen	5
(P2O2)	Available Phosphoric Acid	10
(K2)	Soluble Potash	5
- B. Fertilizer shall be slow release over a minimum 3 year period. Fertilizer shall be delivered to the site with formulas attached.

2.08 PEAT MOSS:

- A. Baled sphagnum peat moss, Type I-A, conforming to Federal Specification Q-P-166e.

2.09 MULCH:

- A. Mulch shall be the following as indicated on the Drawings.
 1. Shredded hardwood.
 2. Pine Straw.
- B. Mulch shall have been prepared within the last four (4) months.

2.10 WATER:

- A. Potable; if not available at the site from a public water supply, the Contractor shall provide water at no additional cost to the Owner.

2.11 ANTI-TRANSPIRANT:

- A. Shall be the following or approved equal:
 - "Wilt-Pruf"
 - Wilt-Pruf Products Inc.
 - P. O. Box 469
 - Essex, CT 06426
 - (203) 767-7033
 - or approved equal.

2.12 ACCESSORIES:

- A. Tree guying:
 1. Stakes: 2 inch x 2 inch rough sawn oak stakes, notched to hold wire, length as required to secure the tree.
 2. Wire: Galvanized steel wire, doubled.
 3. Sleeves: Nylon reinforced green vinyl hose.
- B. Tree shelters, netting and stakes: Extruded twin-walled polypropylene with ultra-violet stabilizer and anti-abrasion rim as manufactured by:
 - Tubex
 - P.O. Box 7097
 - Saint Paul, MN 55107
 - (612) 228-0535
 - or approved equal.

- 1. Stake shall be oak, pointed, 1 inch x 1 inch x 3 feet nominal.
- 2. Protective netting: Flexible plastic mesh capable of covering the top opening of the tube to prevent entry by birds.

PART 3 EXECUTION:

3.01 INITIAL INSPECTIONS:

- A. Pre-construction meeting:
 1. Prior to the beginning of any clearing, grading or disturbance of the site, a meeting at the project site shall be held with the Contractor and Owner's Representative.
 2. The following items, and others as deemed necessary, will be reviewed as applicable to the Project:
 - a) Staked limits of required retention areas and protection fencing, proposed limits of clearing and grubbing, the proposed location of sediment control devices, and the sequence of operations.
 - b) Staking and flagging shall be completed by the Contractor prior to the pre-construction meeting.
 3. Designated adjustments to the proposed limits and locations of items reviewed in the field during the pre-construction meeting shall be incorporated prior to beginning construction.
- B. Pre-planting meeting:
 1. Prior to the beginning of planting operations, a meeting shall be held at the project site with the Contractor and Owner's Representative to review the following, as applicable to the project:
 - a) Staked limits, of proposed planting areas, completed prior to the meeting.
 - b) Areas to receive selective application of herbicides prior to planting, if applicable.
 - c) Proposed location of temporary and permanent fencing.
 - d) Proposed schedule, sequence of planting operations and other requirements.

3.02 PREPARATION:

- A. Tree protection fencing, signage and other pre-construction activities noted on the Drawings for retention areas shall be installed prior to any on-site clearing or grading operations.
- B. Additional temporary, and permanent fencing, shall be installed in conjunction with or prior to planting operations as shown on the Drawings.
- C. Plant Locations: As shown on the Drawings, to dimensions if shown, or as detailed if not specifically labeled. Locations subject to review by the Owner's Representative prior to planting.
- D. Utilities: The Contractor shall locate existing and proposed utilities prior to excavation of planting holes.
 1. If a conflict is identified between the location of utilities and proposed planting locations, the Owner's Representative shall establish an alternate location for plants as required to avoid the conflict.
 2. Bidders shall notify the Owner's Representative of potential conflicts identified prior to submission of a Bid.
- E. No plant material shall be installed until the Owner's Representative has approved the finish grade of areas to receive planting.

3.03 EXCAVATION:

- A. Unclassified: Excavate and remove surplus materials encountered, without additional cost to the Owner. Retain only sufficient soil to form soil wells as shown on the Drawings. Disposal of surplus material may be on-site if approved by the Owner's Representative.
- B. Underground obstruction, rock or other obstructions too massive to remove: Notify Owner's Representative for further direction. Alternate locations will be selected. Make such relocations without additional compensation.

3.04 PLANTING PROCEDURES:

- A. Do not plant when ground is frozen or excessively wet.
- B. Set plants straight and plumb and at such a level, that after settlement the first lateral root is flush with the adjacent ground surface.
- C. When B&B or container plants are set, planting soil shall be carefully tamped around the base of the balls to prevent voids. All burlap, rope, wires, etc., shall be removed from the tops of balls. Plastic/nylon cords or cloth shall not be left in place on balled materials.
- D. Backfill plants and tamp to two-thirds depth of pit and thoroughly water before bringing backfill up to proper grade. Thoroughly water the plant again after the soil well has been completely formed in-place.
- E. Wells Around Trees and Shrubs: After planting is complete, form a soil well around designated plants, extending to the outer limit of the plant pit in accordance with the planting details shown on the Drawings.
- F. Designated Planting Beds: All vegetative growth shall be removed to a sufficient depth to insure a weed-free bed. Till the existing soil to a depth of 8-inches throughout the designated bed areas. The edge of all planting beds shall be cut vertically and the soil recessed within 1 foot of the bed edge so that the mulch is flush with adjacent grade when the installation has been completed.

3.05 MULCHING:

- A. Plants and beds shall receive a 2 to 4 inch cover of mulch. Mulch shall be installed within 8 hours after planting has been completed.
- B. Mulch, surrounding planting mass areas, shall provide a uniform and contiguous surface, and appearance between and around all plant material, buildings and paved areas.

3.06 STAKING, WRAPPING AND GUYING:

- A. Stake trees, which require staking as shown on the Drawings, during the same day as planting.
 1. Guying shall be in accordance with the Details.
 2. Stakes shall be securely driven in ground and plants guyed to provide and maintain adequate support.

3.07 PRUNING AND ANTI-TRANSPIRANT APPLICATION:

- A. Pruning: Any broken or damaged branches shall be removed. Damage, removal or pruning of tree leaders shall be cause for rejection.
- B. Anti-transpirant: Deciduous plants, installed from May 1st to September 15th shall receive application in accordance with the manufacturer's recommendations.

3.08 POST-PLANTING FERTILIZATION:

- A. Notify Owner's Representative prior to fertilizing operations.
- B. Approximately 1 year after planting, but prior to the maintenance agreement's expiration, the Contractor shall fertilize all plant material. Plant foliage shall be completely dry at the time of application. Fertilizer adhering to plant foliage after application shall be removed. Water thoroughly after application.
- C. Rate of application shall be in accordance with the fertilizer manufacturer's recommendations or the following:
 1. Shrubs: 4 pounds of 5-10-5 per 100 square feet.
 2. Trees: 2 pounds of 5-10-5 per inch of caliper distributed uniformly in planting well.

3.09 CLEAN-UP:

- A. Excess and waste materials shall be removed from the site before or upon completion of planting operations, or daily if required by the Owner's Representative.
- B. Repair turf areas and other existing conditions damaged during planting operations, including regrading, seeding and mulching to the satisfaction of the Owner's Representative.

3.10 WARRANTY:

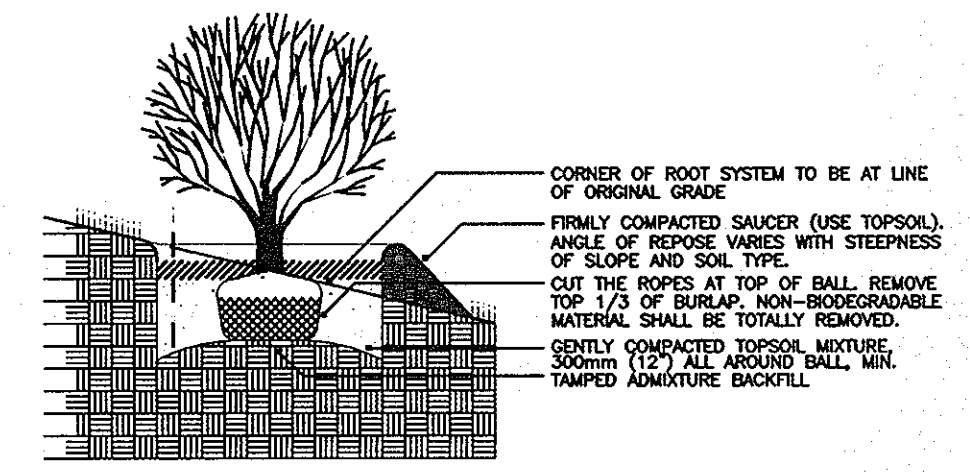
- A. Contractor shall warranty all plant material for a period of one (1) full year after the date of substantial completion against defects, unsatisfactory growth, disease or death.

3.11 MAINTENANCE:

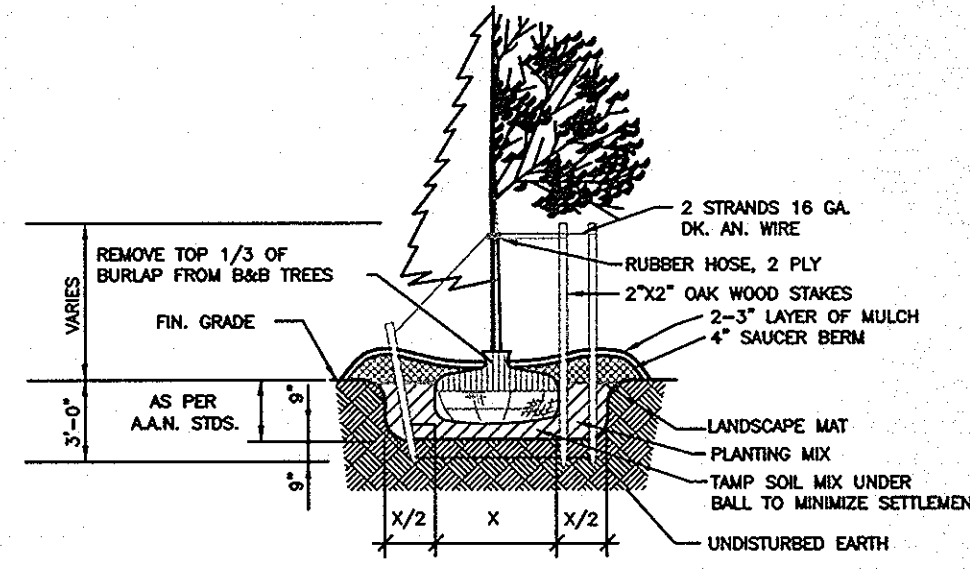
- A. Contractor shall inspect and provide necessary services throughout the 12-month maintenance period.
 1. Watering as required for local conditions.
 2. Inspection for pests and disease shall be performed a minimum of two (2) times within the initial year, after spring leaf-out and at mid-summer, or more frequently if necessary to control problems.
 3. Weeding and removal of invasive plants shall be performed a minimum of four (4) times per year, during the first two weeks of the months of May, June, July and August.
 4. Plant material shall be re-mulched, just prior to the maintenance agreement's expiration, with a minimum 1-inch depth of new mulch.
 5. Fencing, signs, stakes and guys shall be tightened, repaired or replaced as necessary throughout the maintenance period in accordance with original details and installation requirements. Ensure trees to remain plumb and upright.
- B. Remove and replace dead or damaged plant material to comply with the Minimal Survival requirement in accordance with item 1.09 above.
- C. Notify Owner's Representative prior to initiating maintenance operations.

3.12 ACCEPTANCE:

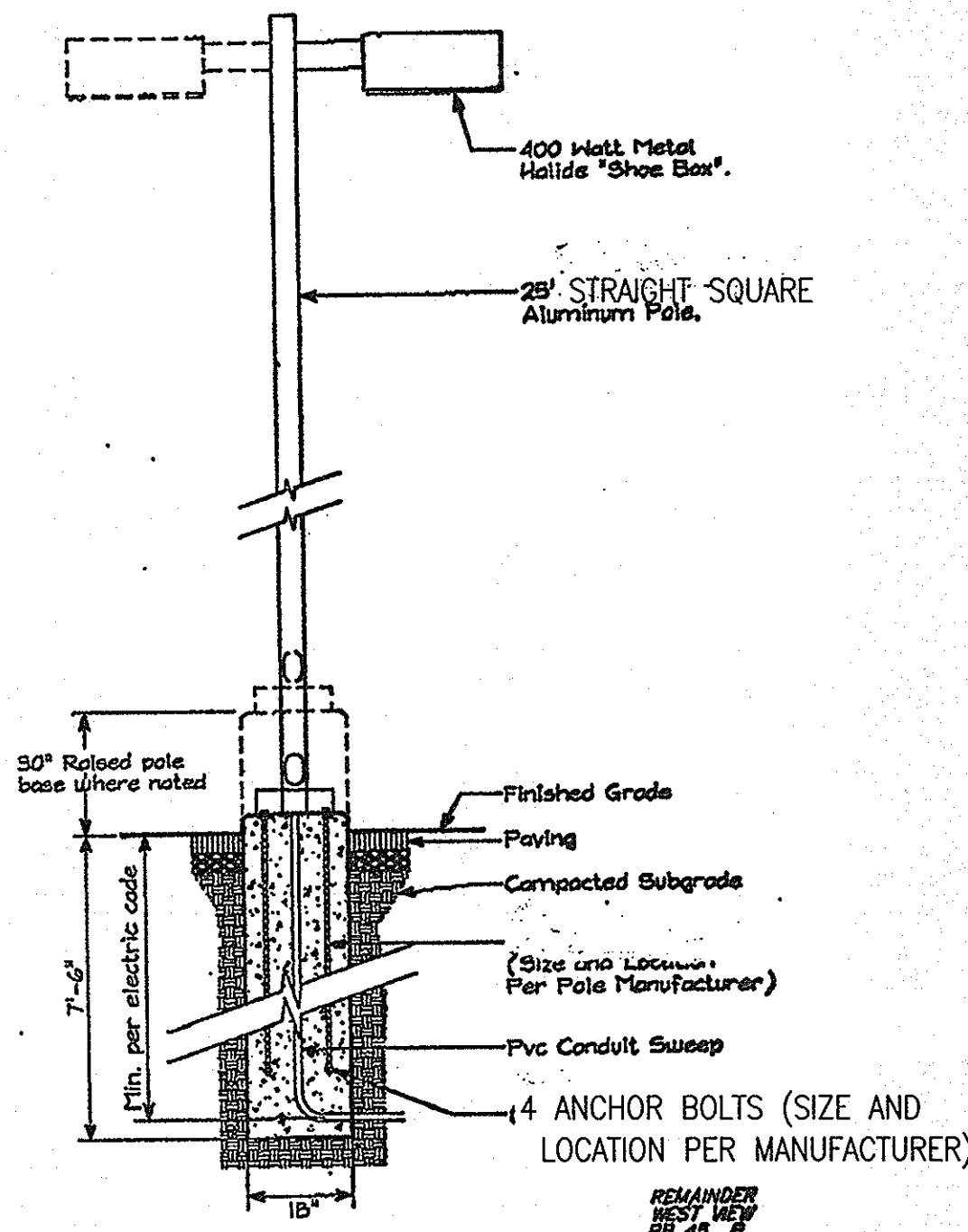
- A. Contractor must contact the Owner at least ten working days in advance to schedule acceptance inspection(s).



SHRUB PLANTING DETAIL (BALL & BURLAP OR CONTAINER) NOT TO SCALE



SHADE, FLOWERING OR EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



POLE BASE DETAIL NO SCALE Provide 30\"/>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 5/13/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 5/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 5/13/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

DEVELOPER

BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9792 or (301) 776-1690 FAX (410) 792-7395	
	SITE DEVELOPMENT PLAN BB&T BANK - AT MONTEPELIER	
	LIGHTING AND LANDSCAPING DETAILS	
	LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND	
MD PROFESSIONAL CERTIFICATION:	DATE:	JOB NO.: 15205 SCALE: N/A DATE: 4/02/08 DRAWN BY: CG DESIGN BY: CG REVIEW BY: DRB SHEET: 15 OF 18

SEGMENTAL RETAINING WALL SPECIFICATIONS

PART 1 - GENERAL

1.1 WORK INCLUDES

FURNISHING AND INSTALLING SEGMENTAL RETAINING WALL UNITS, GEGRID REINFORCEMENT, WALL FILL, AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS AND AS SPECIFIED HEREIN...

1.2 REFERENCE STANDARDS

- A. ASTM C90 - HOLLOW LOAD BEARING MASONRY UNITS.
B. ASTM C140 - SAMPLING AND TESTING CONCRETE MASONRY UNITS.
C. ASTM C145 - SOLID LOAD BEARING CONCRETE MASONRY UNITS.

1.3 DELIVERY, STORAGE AND HANDLING

- A. CONTRACTOR SHOULD CHECK THE MATERIALS UPON DELIVERY TO ASSURE THAT PROPER MATERIAL HAS BEEN RECEIVED.
B. CONTRACTOR SHOULD PREVENT EXCESSIVE MUD, WET CEMENT, EPOXY, AND LIKE MATERIALS WHICH MAY AFFECT THEMSELVES, FROM COMING IN CONTACT WITH THE MATERIALS.

1.4 SUBMITTALS/CERTIFICATION

THE CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO THE START OF THE WORK, THAT THE RETAINING WALL SYSTEM COMPONENTS MEET THE REQUIREMENTS OF ASTM C 1372 AND OTHER REQUIREMENTS SPECIFIED HEREIN...

PART 2 - PRODUCTS

2.1 DEFINITIONS

- A. GEGRID IS A HIGH DENSITY POLYETHYLENE, POLYESTER, OR POLYPROPYLENE GRID, SPECIFICALLY FABRICATED FOR USE AS A SOIL REINFORCEMENT.
B. CONCRETE RETAINING WALL UNITS ARE AS DETAILED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2.2 MATERIALS

THE CONTRACTOR SHOULD SUBMIT MANUFACTURER'S CATALOG AND SAMPLES OF THE PROPOSED MATERIALS FOR APPROVAL BY THE PROJECT GEOTECHNICAL ENGINEER A MINIMUM OF SEVEN DAYS BEFORE THE START OF CONSTRUCTION...

A. CONCRETE UNITS

- 1. MASONRY UNITS SHOULD BE KEYSTONE STANDARD II RETAINING WALL UNITS. SUBSTITUTION OF OTHER CONCRETE UNITS MAY BE ALLOWED WITH THE PRIOR APPROVAL OF THE GEOTECHNICAL ENGINEER.
2. CONCRETE WALL UNITS SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI...

B. LEVELING PAD

MATERIAL FOR LEVELING PAD/FOOTING SHOULD CONSIST OF COMPACTED FREE-DRAINING COARSE AGGREGATES MEETING THE REQUIREMENTS OF ASTM #57 STONE OR OTHER APPROVED GRADED AGGREGATE MATERIAL...

C. FIBERGLASS CONNECTING PINS

- 1. THERMOSET ISOPHTHALIC POLYESTER RESIN PULTRUDED FIBERGLASS REINFORCEMENT RODS, A MINIMUM ONE-HALF INCH IN DIAMETER.
2. PINS SHOULD HAVE A MINIMUM FLEXURAL STRENGTH OF 128,000 PSI AND SHORT BEAM SHEAR OF 6,400 PSI.

D. GEGRID

GEGRID SHALL BE MIRAGRID 3XT, OR EQUIVALENT AS APPROVED BY THE GEOTECHNICAL ENGINEER. THE GEGRID SHOULD HAVE A LONG-TERM DESIGN STRENGTH OF 3,000 POUNDS PER FOOT...

E. REINFORCED BACKFILL

REINFORCED BACKFILL SOILS SHOULD BE NON-PLASTIC, CONTROLLED FILL MEETING THE REQUIREMENTS OF AASHTO A-2-4, OR MORE GRANULAR, BASED ON THE AVAILABLE SUBSURFACE INFORMATION...

F. CONTROLLED FILL

CONTROLLED FILL SOILS TO BE PLACED OUTSIDE THE REINFORCED BACKFILL AREA AND WHERE SPECIFIED SHOULD CONSIST OF ON-SITE OR BORROW SOILS MEETING THE REQUIREMENTS OF AASHTO A-4 OR MORE GRANULAR...

G. LOW-PERMEABILITY SOIL

LOW-PERMEABILITY SOILS TO BE PLACED AT THE TOP OF THE WALL WHERE SPECIFIED SHOULD CONSIST OF SANDY, SILTY OR CLAYEY SOILS MEETING THE REQUIREMENTS OF ML, CL, SM, OR SC WITH A MINIMUM OF 25% PASSING THE #200 SIEVE.

H. UNIT CORE/DRAINAGE FILL

OPEN-GRADED SOILS TO BE PLACED WITHIN THE VOIDS OF THE RETAINING WALL UNITS AND A MINIMUM OF 12 INCHES BEHIND THE UNITS, WHERE SPECIFIED, SHOULD CONSIST OF ASTM #57 STONE AND SHOULD BE WRAPPED IN FILTER FABRIC.

I. DRAINAGE PIPE

THE DRAINAGE PIPES SHOULD BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D-3034.

J. FILTER FABRIC

FILTER FABRIC SHOULD BE NON-WOVEN, POLYPROPYLENE GEOTEXTILE, 140N MANUFACTURED BY NICOLON MIRAFI GROUP OR APPROVED EQUIVALENT.

PART 3 - EXECUTION

3.1 EXCAVATION

- A. THE CONTRACTOR SHOULD EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. UNDER NO CIRCUMSTANCES SHOULD THE EXCAVATION LINES AND GRADES BE EXCEEDED, EXCEPT WITH OWNER'S APPROVAL.
B. PRIOR TO RETAINING WALL CONSTRUCTION AND THE PLACEMENT OF FILL, ALL TOPSOIL SHOULD BE STRIPPED AND REMOVED FROM THE SITE.

3.2 FOUNDATION SUBGRADE PREPARATION

- A. FOUNDATION SOIL SHOULD BE EXCAVATED AS REQUIRED FOR INSTALLATION OF LEVELING PAD, GEGRID AND OTHER ELEMENTS AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
B. ALLOWABLE BEARING PRESSURE FOR NATURAL AND CONTROLLED, COMPACTED FILL SOILS SHOULD BE AS SPECIFIED IN PART 5.

3.3 LEVELING PAD

- 1. THE LEVELING PAD SHOULD BE PLACED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITH A MINIMUM THICKNESS OF 6 INCHES.
2. LEVELING PAD MATERIALS SHOULD BE INSTALLED UPON UNDISTURBED IN-SITU SOILS OR CONTROLLED, COMPACTED BACKFILL.

3.4 UNIT INSTALLATION

- A. FIRST COURSE OF CONCRETE WALL UNITS SHOULD BE PLACED ON THE LEVELING PAD. THE UNITS SHOULD BE CHECKED FOR LEVEL AND ALIGNMENT. THE FIRST COURSE IS THE MOST IMPORTANT TO PROVIDE ACCURATE AND ACCEPTABLE RESULTS.
B. INSURE THAT UNITS ARE IN FULL CONTACT WITH BASE.

3.5 GEGRID INSTALLATION

- A. ALL UTILITIES IN THE VICINITY OF ANY RETAINING WALL OR GEGRID REINFORCEMENT MUST BE INSTALLED AND PROPERLY BACKFILLED PRIOR TO PLACING THE GEGRID SOIL REINFORCEMENT OR CONSTRUCTING THE WALL.
B. THE GEGRID SOIL REINFORCEMENT SHOULD BE LAID HORIZONTALLY ON COMPACTED BACKFILL AND CONNECTED TO THE CONCRETE WALL UNITS...

3.6 FILL PLACEMENT

- A. WALL BACKFILL MATERIAL SHOULD BE PLACED IN NO MORE THAN 8-INCH LIFTS AND COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR (ASTM D-698).
B. BACKFILL SHOULD BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF WRINKLES IN AND/OR MOVEMENT OF THE GEGRID.

3.7 DRAINAGE

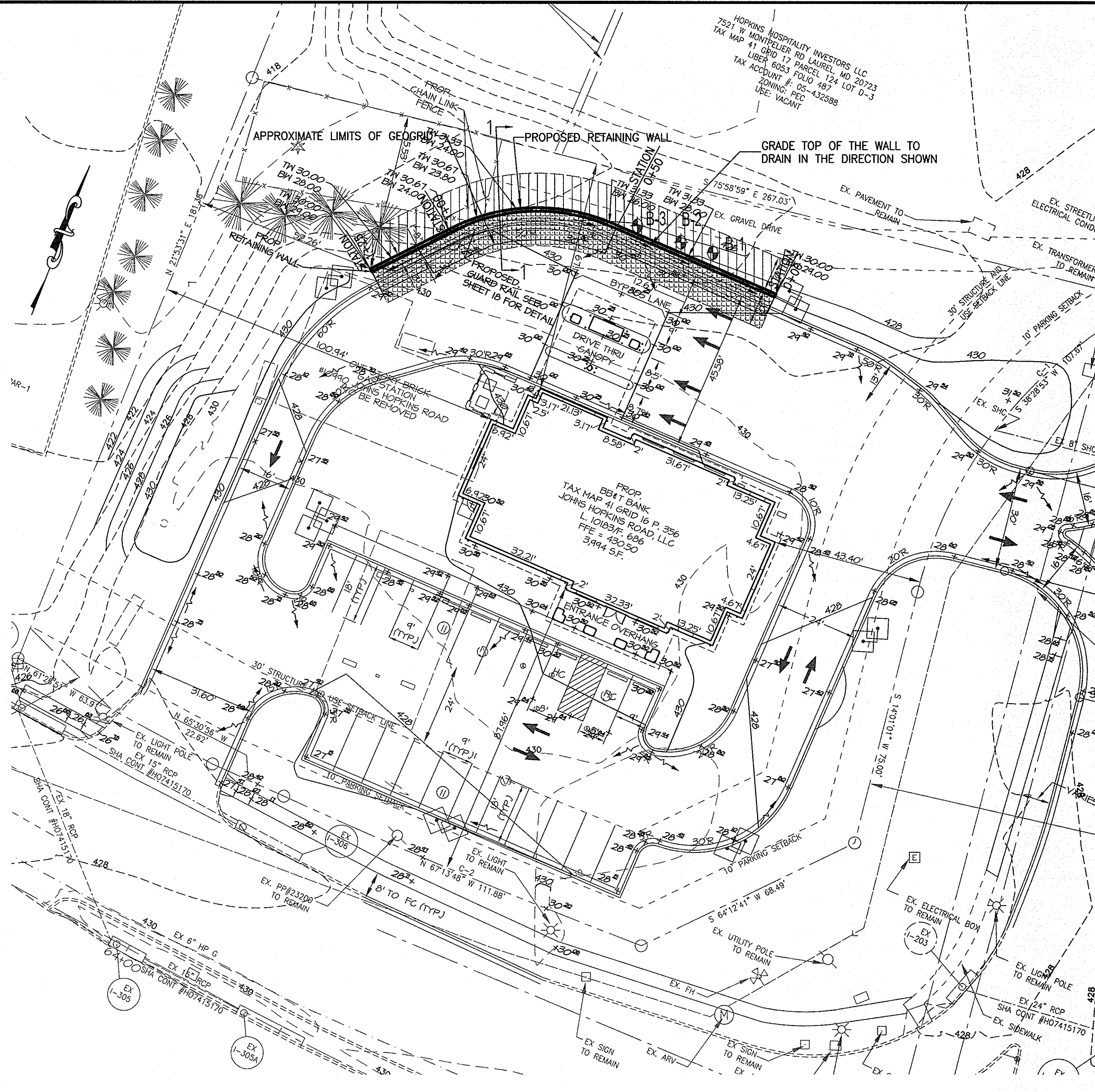
- A. DRAINAGE FILL SHOULD BE PLACED BEHIND THE WALL TO THE LIMITS SHOWN. THE DRAINAGE FILL SHOULD BE A MINIMUM OF 12-INCHES THICK AND SHOULD MEET THE REQUIREMENTS OF ASTM #57 STONE.
B. POSITIVE DRAINAGE SHOULD BE MAINTAINED DURING AND AFTER CONSTRUCTION...

PART 4 - CONSTRUCTION OBSERVATION AND TESTING

- A. RETAINING WALLS SHOULD BE CONSTRUCTED UNDER THE OBSERVATION OF GTA. GTA'S PARTICIPATION WILL FACILITATE COMPLIANCE WITH GTA'S RECOMMENDATIONS AND ALLOW CHANGES TO BE MADE IN THE EVENT THAT SUBSURFACE CONDITIONS ARE FOUND TO VARY FROM THOSE ANTICIPATED DURING THIS DESIGN.
B. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHOULD BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN...

PART 5 - DESIGN CRITERIA

- A. REQUIRED MINIMUM ALLOWABLE FOUNDATION BEARING PRESSURE IS 2,000 PSF.
B. DESIGN INTERNAL FRICTION ANGLE FOR REINFORCED SOIL = 28 DEGREES.
C. DESIGN MOIST UNIT WEIGHT FOR REINFORCED SOIL = 110 PCF.



RETAINING WALL LOCATION PLAN

SCALE: 1" = 20'

THE LOCATION PLAN WAS ADOPTED FROM THE SITE GRADING PLAN, SHEET 4, DATED 6/6/07, PREPARED BY MORRIS & RITCHE ASSOCIATES, INC.

RW-1



GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

14280 PARK CENTER DRIVE, SUITE A

LAUREL, MARYLAND 20707

(410) 792-9446 or (301) 470-4470

FAX: (410) 792-7395

WWW.MRAGTA.COM



BB&T BANK - AT MONTEPELLIER

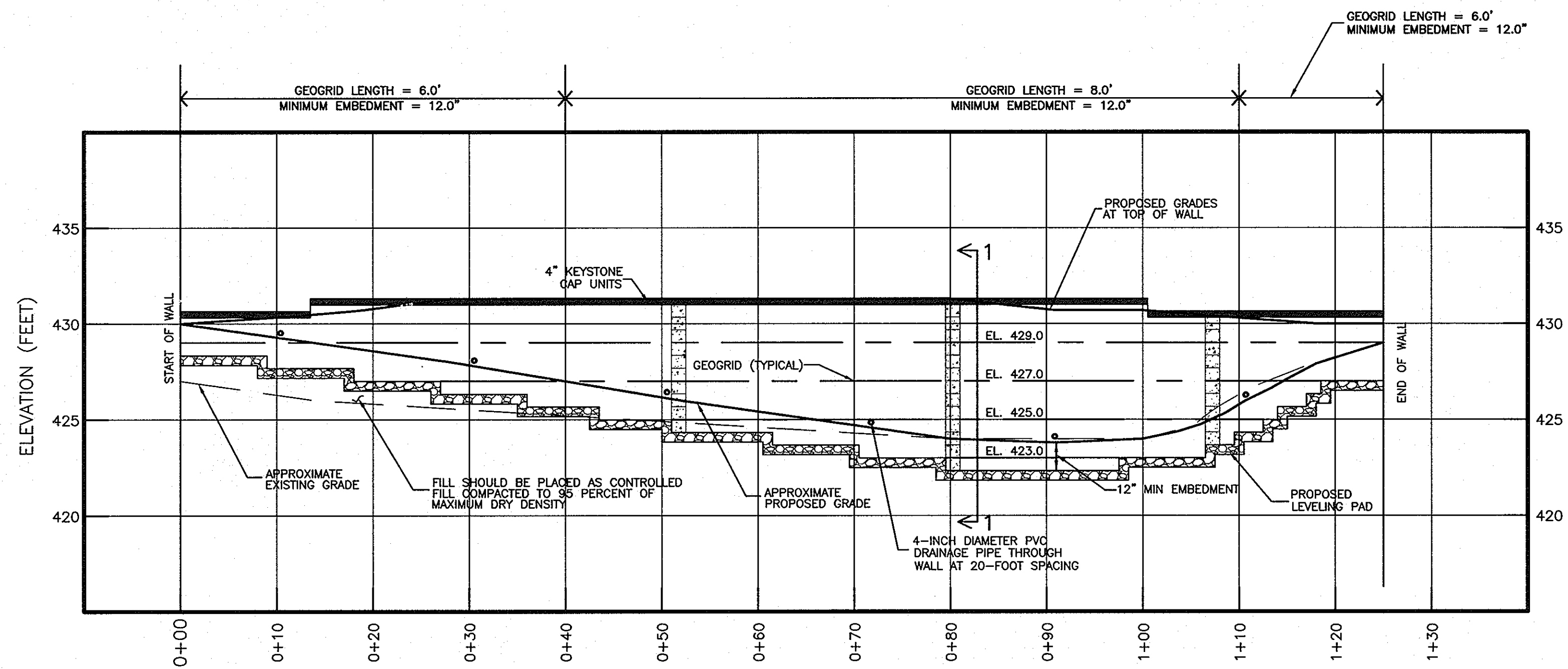
RETAINING WALL

PLAN AND GENERAL NOTES

HOWARD COUNTY, MARYLAND

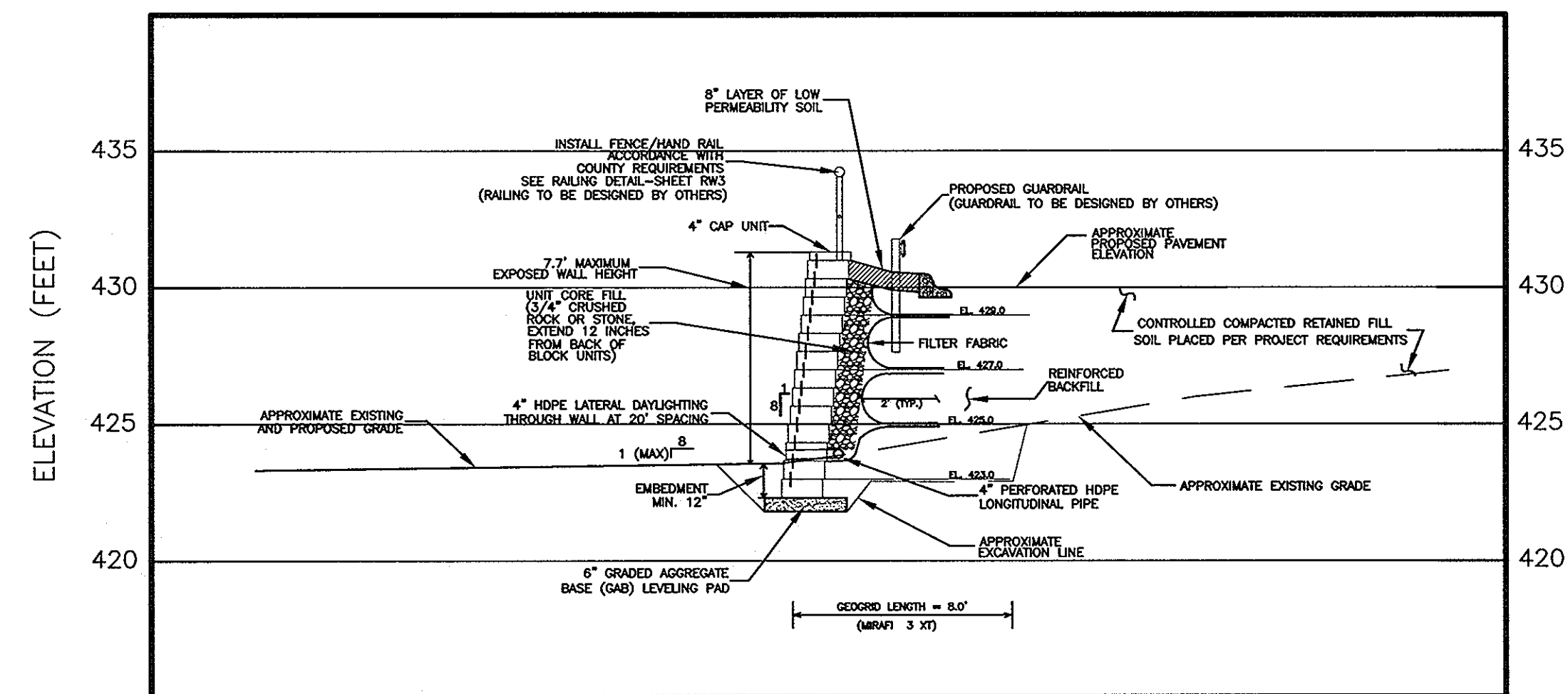
Table with columns: DATE, REVISIONS, JOB NO. 070084. Row 1: 6/6/07, REVISED PLANS BASED ON COUNTY COMMENTS, SCALE: AS SHOWN. Row 2: DATE: 02/27/07. Row 3: DESIGNED BY: GTA. Row 4: DRAWN BY: JAV. Row 5: REVIEW BY: RPM. Row 6: SHEET: 16 OF 18.

Approval stamps from Howard County Department of Planning and Zoning. Includes signatures and dates for: Chief, Development Engineering Division (5/13/08), Chief, Division of Land Development (5/13/08), and Director, Department of Planning and Zoning (5/14/08).



RETAINING WALL PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



RETAINING WALL - SECTION 1 (APPROXIMATE STATION 0+83)

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/18/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/12/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

RW-2

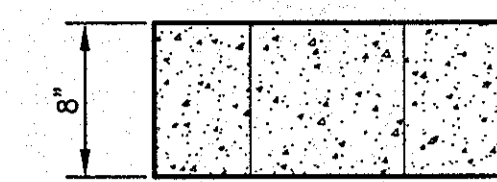


GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14280 PARK CENTER DRIVE, SUITE: A
 LAUREL, MARYLAND 20707
 (410) 792-9446 or (301) 470-4470
 FAX: (410) 792-7395
 WWW.MRAGTA.COM



**BB&T BANK - AT MONTPELIER
 RETAINING WALL**
 PROFILE AND SECTION
 HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
6/6/07	REVISED PLANS BASED ON COUNTY COMMENTS	070084
		SCALE: AS SHOWN
		DATE: 02/27/07
		DESIGNED BY: GTA
		DRAWN BY: JAV
		REVIEW BY: RPM
		SHEET: 17 OF 18



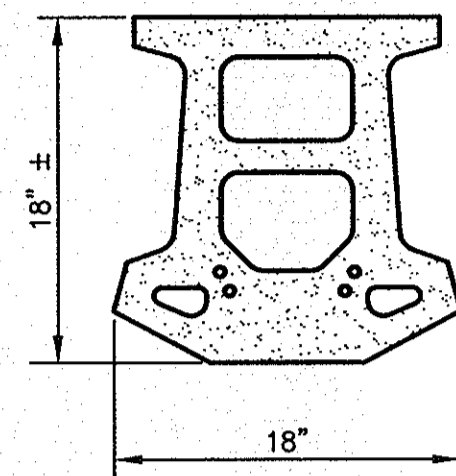
STANDARD II ELEVATION



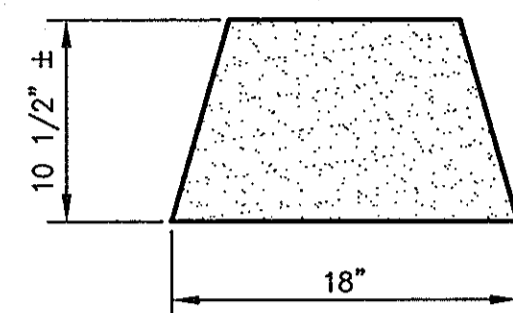
CAP UNIT ELEVATION



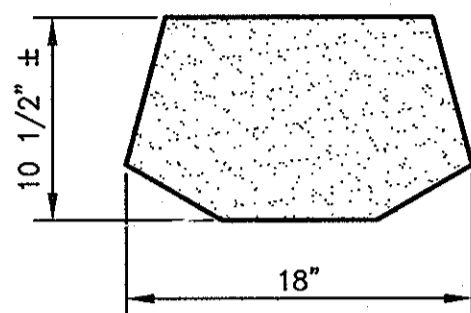
CAP UNIT ELEVATION



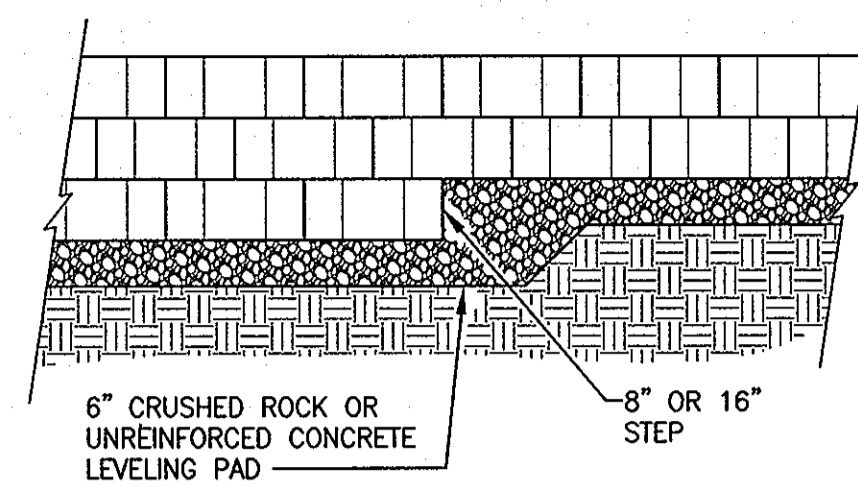
STANDARD II PLAN
STANDARD II UNIT



CAP UNIT PLAN
UNIVERSAL
CAP UNIT OPTION

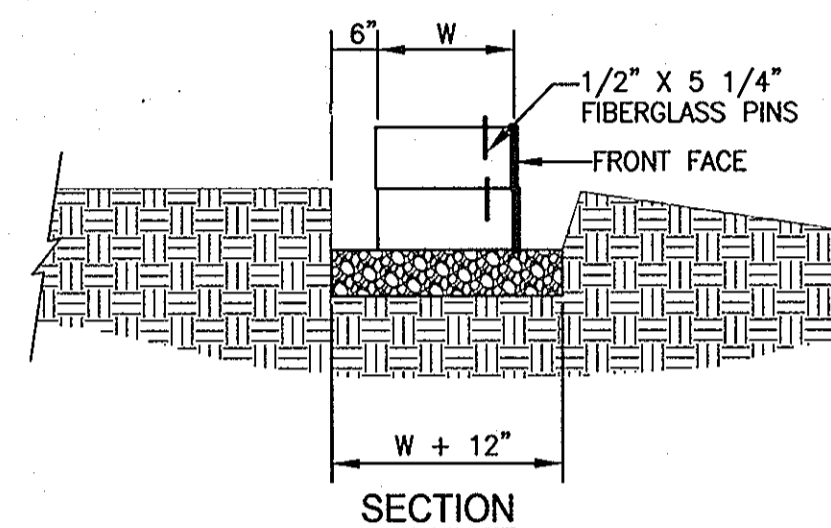


CAP UNIT PLAN
3-PLANE SPLIT
CAP UNIT OPTION



ELEVATION

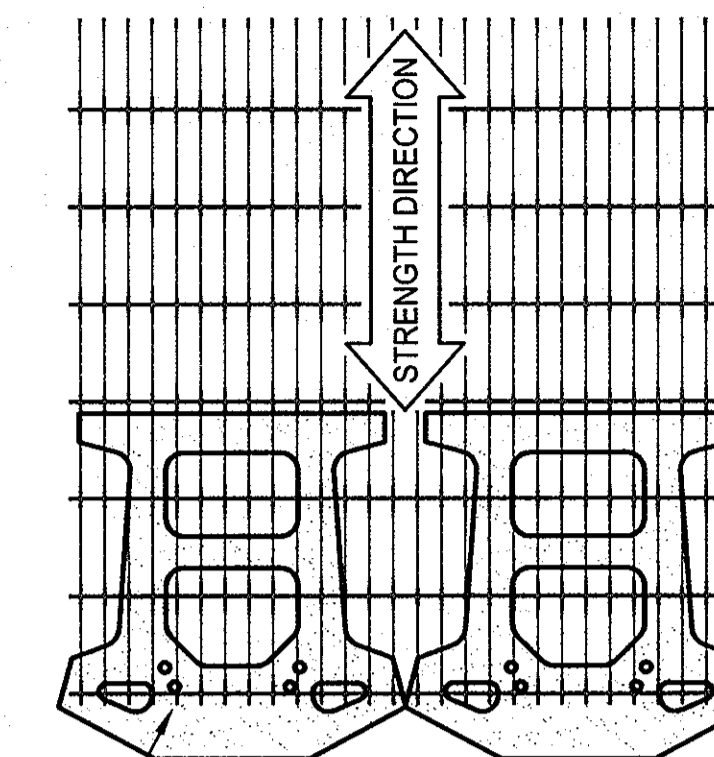
NOTE:
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2000 PSI ± UNREINFORCED CONCRETE.



SECTION

LEVELING PAD DETAIL

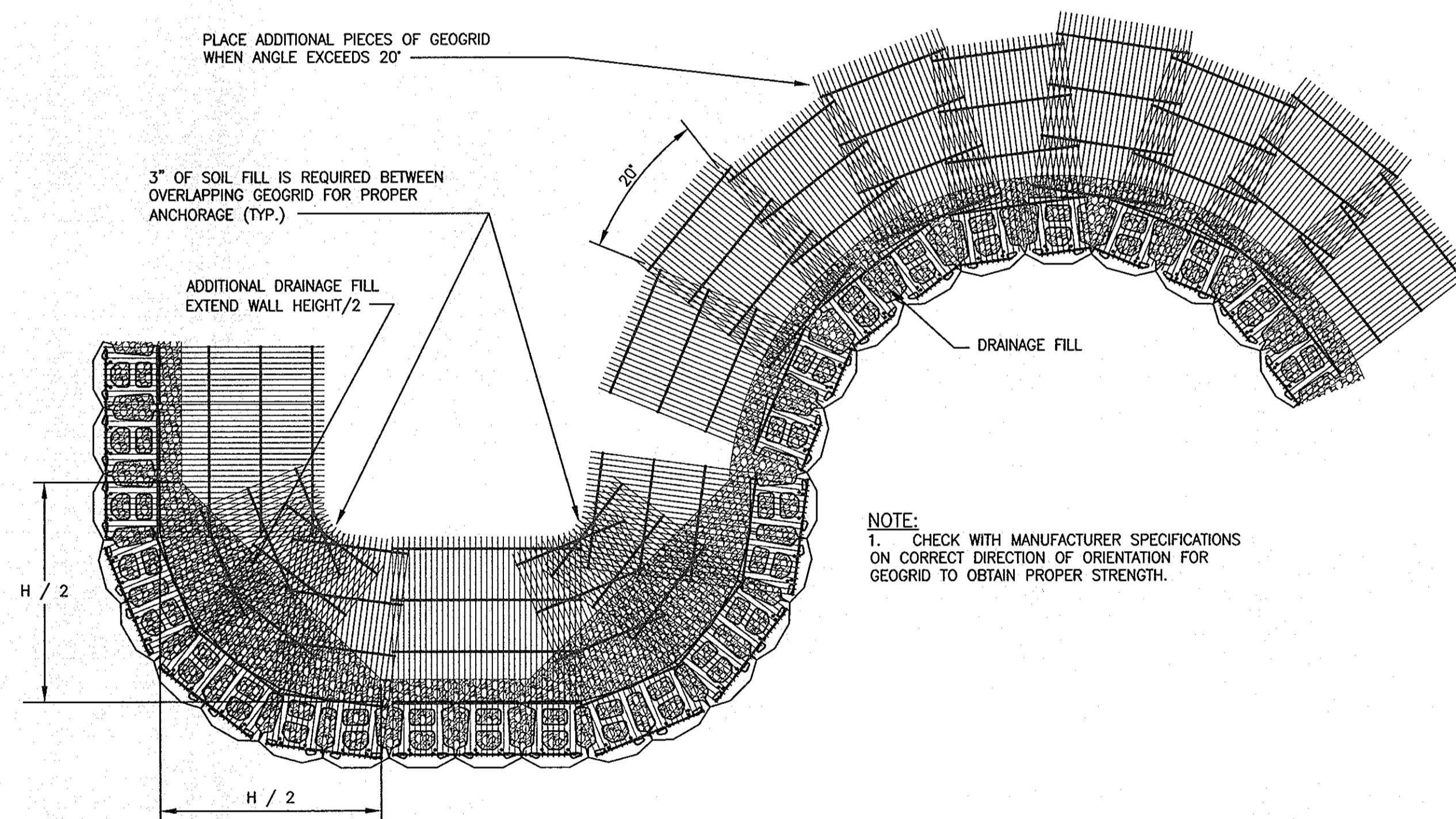
NOT TO SCALE



GEOGRID IS TO BE PLACED ON LEVEL BACKFILL AND EXTENDED OVER THE FIBERGLASS PINS. PLACE NEXT UNIT. PULL GRID TAUGHT AND BACKFILL STAKE AS REQUIRED.

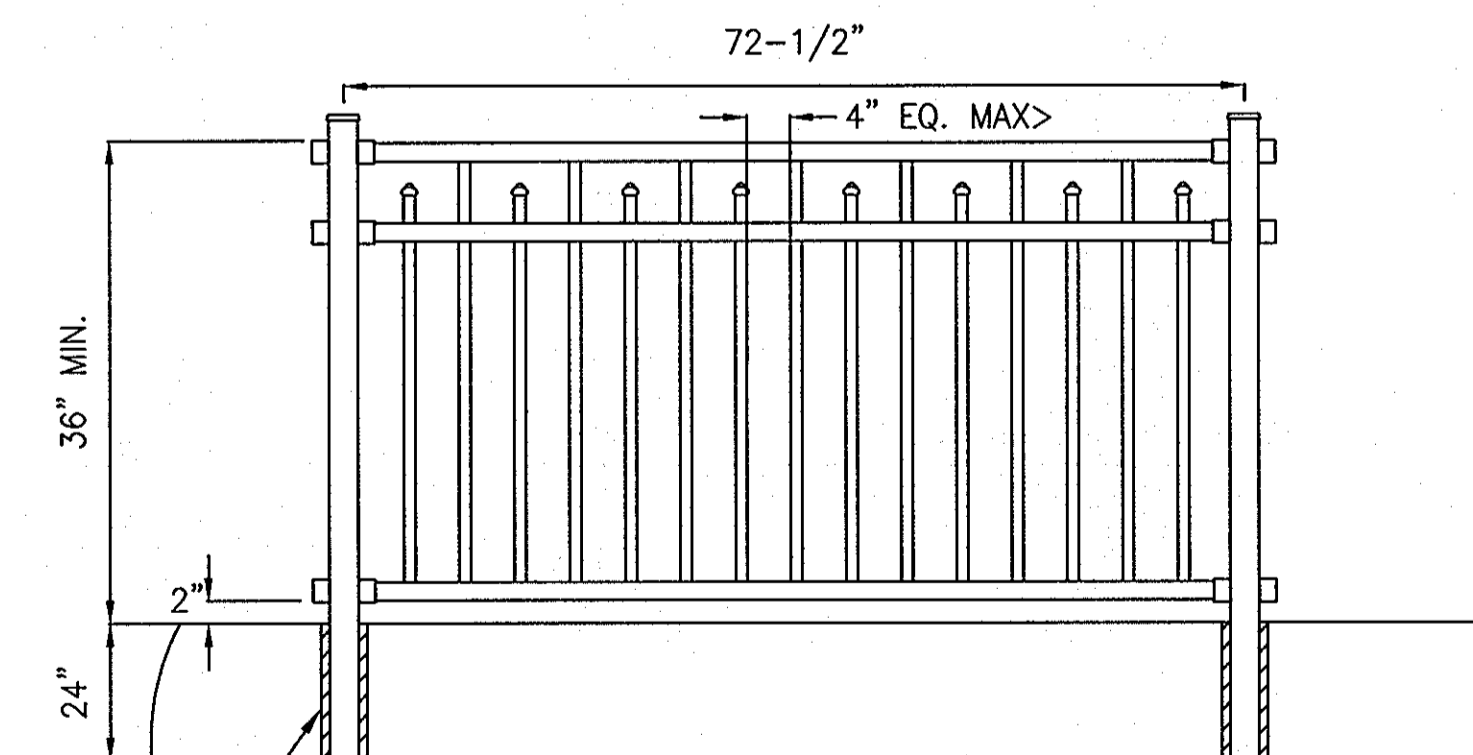
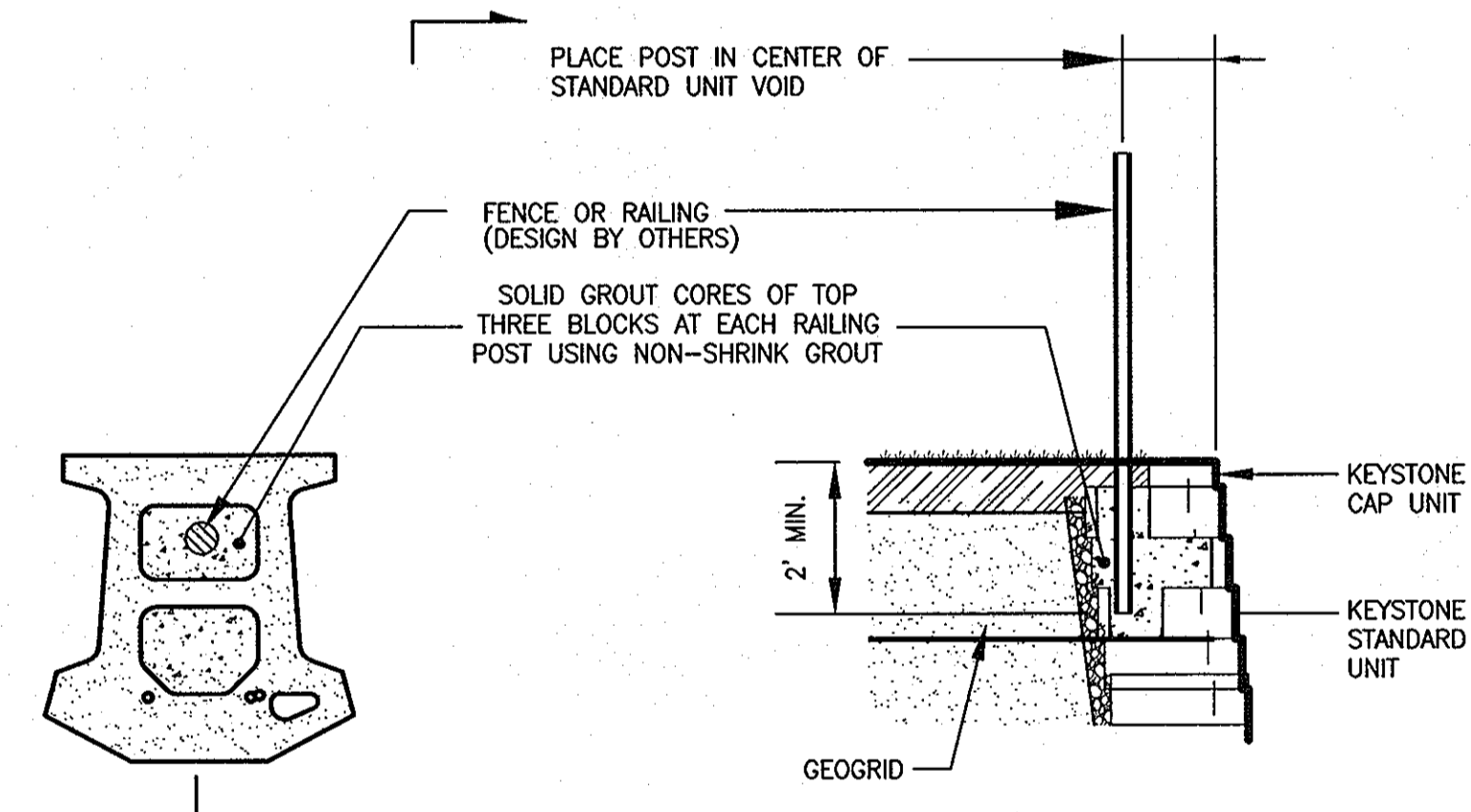
GRID & PIN CONNECTION

NOT TO SCALE



GEOGRID INSTALLATION ON CURVES

NOT TO SCALE

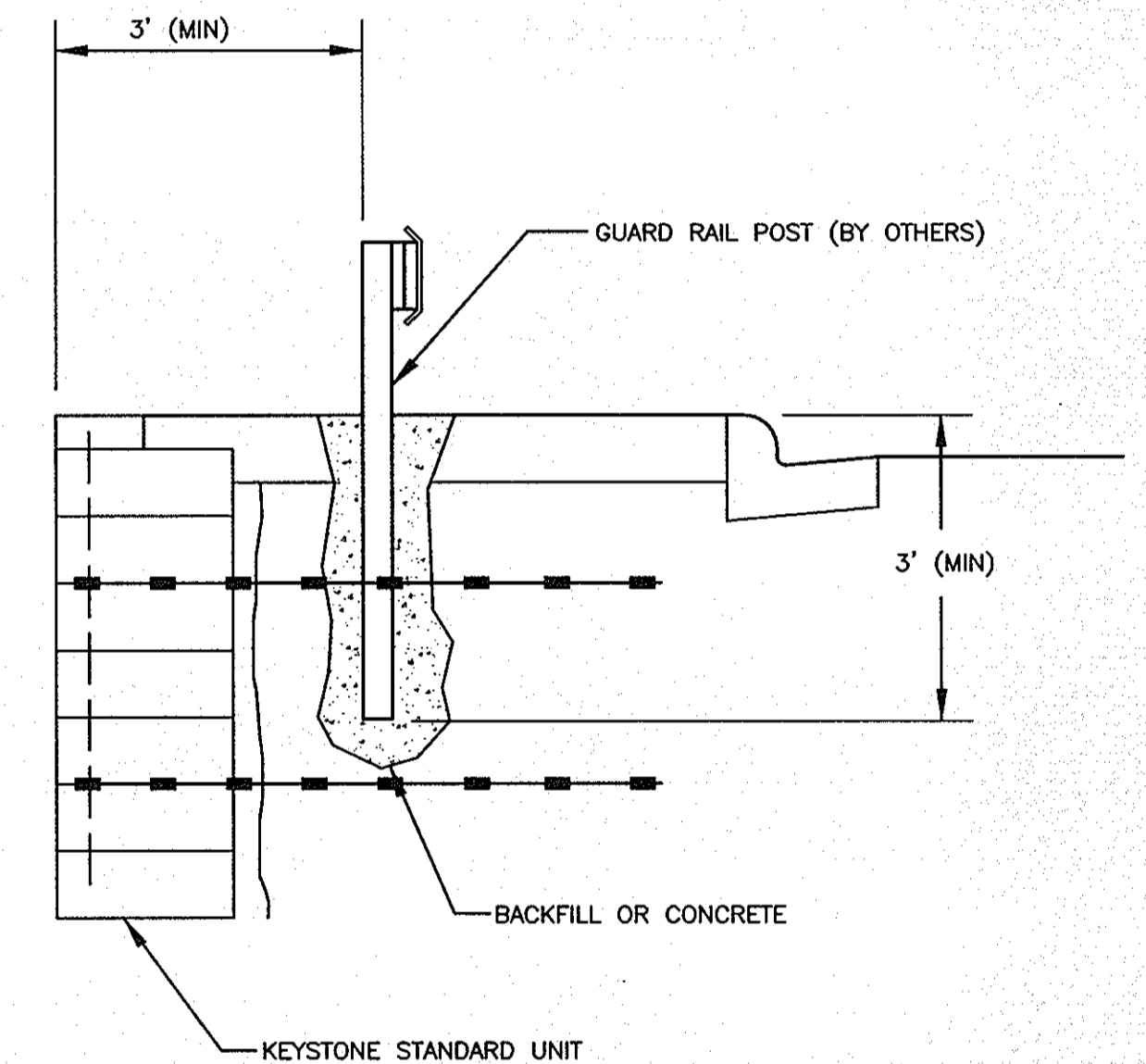


4" DIAMETER STEEL OR PVC-SLEEVE. INSTALL POST IN CENTER OF UNIT VOID. GROUT POST USING NON-SHRINK GROUT.

BLACK ALUMINUM DECORATIVE FENCE (DESIGN BY OTHERS) RESIDENTIAL STRENGTH - #200 (OR EQUAL) MANUFACTURED BY JERTH MANUFACTURING COMPANY, INC. SIMILAR FENCE SUPPLY BY OTHER MANUFACTURERS MAY BE USED WITH PRIOR APPROVAL OF THE DESIGN ENGINEER.

ORNAMENTAL FENCE TYPICAL DETAIL

NOT TO SCALE



TYPICAL GUARD RAIL DETAIL

NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/16/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 5/18/07
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 5/14/07
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

RW-3

	GEO-TECHNOLOGY ASSOCIATES, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS 14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9446 or (301) 470-4470 FAX: (410) 792-7395 WWW.MRAGTA.COM
	BB&T BANK - AT MONTEPELIER RETAINING WALL TYPICAL DETAILS HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
6/6/07	REVISED PLANS BASED ON COUNTY COMMENTS	070084
		SCALE: AS SHOWN
		DATE: 02/27/07
		DESIGN BY: GTA
		DRAWN BY: JAV
		REVIEW BY: RPM
		SHEET: 18 OF 18

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	P-1 ADJACENT TO ROADWAYS	P-2 ADJACENT TO ROADWAYS	P-3 PARKING ADJACENT TO ROADWAY	P-4 ADJACENT TO ROADWAYS	P-5 ADJACENT TO ROADWAYS	P-6 ADJACENT TO PERIMETER PROPERTIES	P-7 ADJACENT TO PERIMETER PROPERTIES	P-8 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE- NON-RESIDENTIAL	B	B	E	B	B	A	A	C
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	65'	165'	101'	18'	33'	181'	267'	121'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	4 EX EVERGREENS	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE 1 EVERGREENS	3 SHADE TREE 4 EVERGREENS	3 SHADE TREES 0 EVERGREENS 25 SHRUBS	0 SHADE TREE 0 EVERGREENS	1 SHADE TREE 1 EVERGREENS	3 SHADE TREES 0 EVERGREENS	5 SHADE TREES 0 EVERGREENS	0 SHADE TREES 1 EVERGREEN
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2) SUBSTITUTION SHRUBS (0) SUBSTITUTION DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	0 SHADE TREE 1 EVERGREENS 2 ORNAMENTAL	3 SHADE TREES 0 EVERGREENS 4 ORNAMENTALS	0 SHADE TREES 0 EVERGREENS 6 ORNAMENTALS 25 SHRUBS	0 SHADE TREE 0 EVERGREENS	0 SHADE TREE 3 EVERGREENS	0 SHADE TREES 0 EVERGREENS 6 ORNAMENTALS	0 SHADE TREES 0 EVERGREENS 4 EX EVERGREENS	0 SHADE TREES 2 EVERGREENS

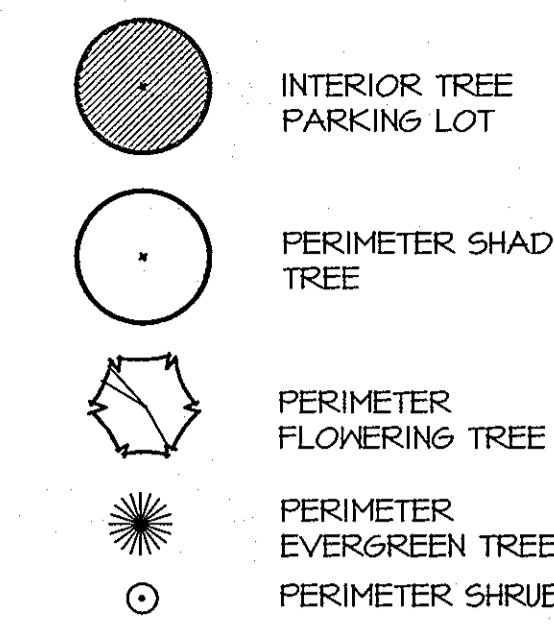
SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	22
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2) SUBSTITUTION	1 0

PLANT SCHEDULE

Key	Quantity	Botanical Name / Common Name	Size	Root	Remarks
Shade Trees					
Tc	6	Tilia cordata 'Greenspire' / 'Greenspire' Linden	2 1/2" - 3" cal. min.	B & B	
Flowering Trees					
Ac	8	Amelanchier canadensis / Shadbowl Serviceberry	8-10' Ht.	B & B	tree form, specimen
Ag	10	Acer glabrum / Amur Maple	1 1/2" - 2" cal. min.	B & B	specimen
Evergreen Trees					
Pn	12	Pinus nigra / Austrian Pine	6' - 8'	B & B	
Shrubs					
Ab	25	Abelia x grandiflora / Glossy Abelia	30"-36"	B & B	

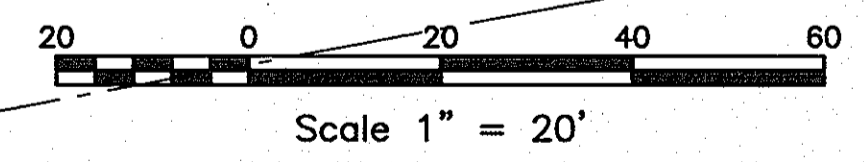
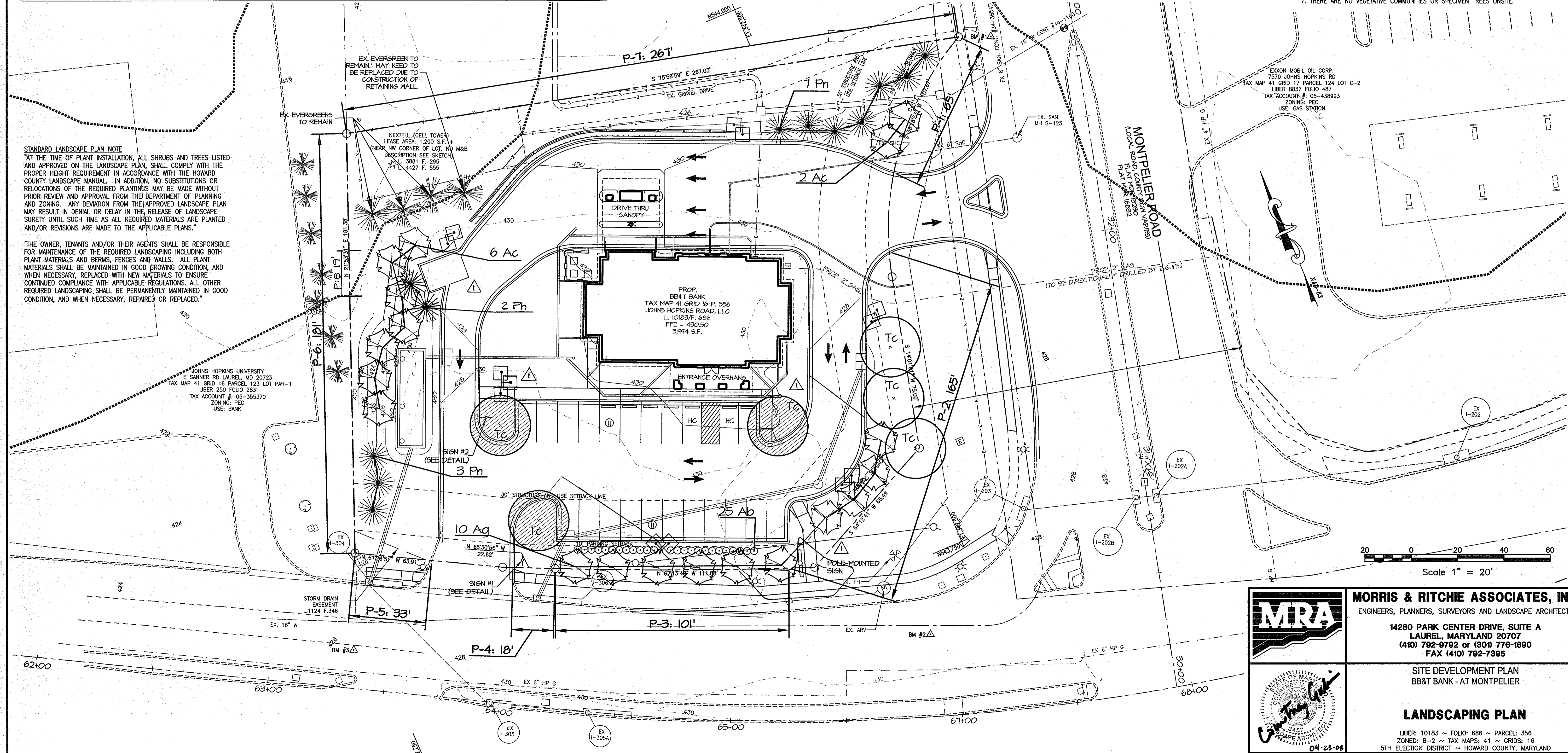
LEGEND



- GENERAL NOTES:
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND/OR HOWARD COUNTY PLANNING AND ZONING. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE, QUANTITY, AND LOCATION.
 - TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
 - CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
 - SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THE RESEDED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSED, IN SWALES AND AREAS OF CONCENTRATED FLOWS, AND ON SLOPES.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$6,150 (4 SHADE TREES @ \$300.00 EA., 20 FLOWERING/EVERGREEN TREES @ \$150.00 EA., 25 SHRUBS @ \$300.00 EA.) IS PART OF THE DEVELOPER'S AGREEMENT.
 - THERE ARE NO VEGETATIVE COMMUNITIES OR SPECIMEN TREES ON SITE.

STANDARD LANDSCAPE PLAN NOTE
AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

THE OWNER, TENANTS 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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director, Department of Planning and Zoning

JOHNS HOPKINS ROAD
 (MINOR ARTERIAL, COUNTY ROAD VARIES)
 SRC PLAT NO. 41267
LANDSCAPING PLAN
 SCALE: 1" = 20'

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9782 or (301) 776-1690 FAX (410) 792-7395	SITE DEVELOPMENT PLAN BB&T BANK - AT MONTPELIER	
	LANDSCAPING PLAN LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND	
MD PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.	DATE: 10/03/08 REVISIONS: ADD DUMPSTER PAD & SIDEWALK EXTENSION	JOB NO.: 15205 SCALE: 1" = 20' DATE: 4/02/08 DRAWN BY: CMG DESIGN BY: CMG/KSK REVIEW BY: KSK SHEET: 14 OF 18

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- SOIL DIVIDE
- PROP. 1' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. ELECTRIC LINE
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SILT FENCE
- PROP. SUPER SILT FENCE
- PROP. RIP RAP
- PROP. LIMIT OF DISTURBANCE
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. INLET PROTECTION DEVICE

SOIL SYMBOL	SOIL NAME	SOIL TYPE
gGa	GLENELG LOAM, 0% TO 3% SLOPES	B
gGb	GLENELG LOAM, 3% TO 8% SLOPES	B
MaC	MANOR LOAM, 0% TO 15% SLOPES MODERATELY ERODATED	B
UwB	URBAN LAND UPOURMENTS COMPLEX, 15% - 25% SLOPES	D

STOCKPILE NOTES

- NO STOCKPILING ALLOWED ON ASPHALT.
- ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

SEQUENCE OF CONSTRUCTION

- | | | | |
|---|---------|---|---------|
| 1. OBTAIN ALL NECESSARY PERMITS. CONTACT THE HOWARD COUNTY OFFICE OF INSPECTIONS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK. | 1 DAY | 6. BEGIN BUILDING CONSTRUCTION AND RETAINING WALL CONSTRUCTION. | 90 DAYS |
| 2. CLEAR AND GRUB FOR INSTALLATION OF SEDIMENT CONTROLS ONLY. | 2 DAYS | 7. INSTALL UNDERGROUND SAND FILTER PER SWM PLAN (SEE U.S.F. SPECIFICATIONS ON SHEET 9) | 14 DAYS |
| 3. INSTALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES. | 2 DAYS | 8. INSTALL STORM DRAIN, AND UTILITY SERVICES. | 20 DAYS |
| 4. BEGIN DEMOLITION AND/OR RELOCATION OF EXISTING STRUCTURES, PAVING, CURBS, UTILITY SERVICES, AND SITE FEATURES. | 30 DAYS | 9. INSTALL CURB & GUTTER AND BASE PAVING. | 15 DAYS |
| 5. CLEAR AND GRUB AREAS FOR GRADING, BEGIN GRADING FOR BUILDING, DRIVE AREAS, & PARKING AREAS. PROVIDE TEMPORARY STABILIZATION AS REQUIRED. | 30 DAYS | 10. FINE GRADE SITE AND PROVIDE PERMANENT STABILIZATION. | 15 DAYS |
| | | 11. INSTALL SURFACE PAVING, LANDSCAPING AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS. | 10 DAYS |
| | | 12. WITH THE SEDIMENT CONTROL INSPECTOR'S APPROVAL, REMOVE ALL REMAINING SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS. | 2 DAYS |

BY THE DEVELOPER

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

SIGNATURE OF DEVELOPER: *R.L. Prosser* DATE: 4-11-08

BY THE ENGINEER

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

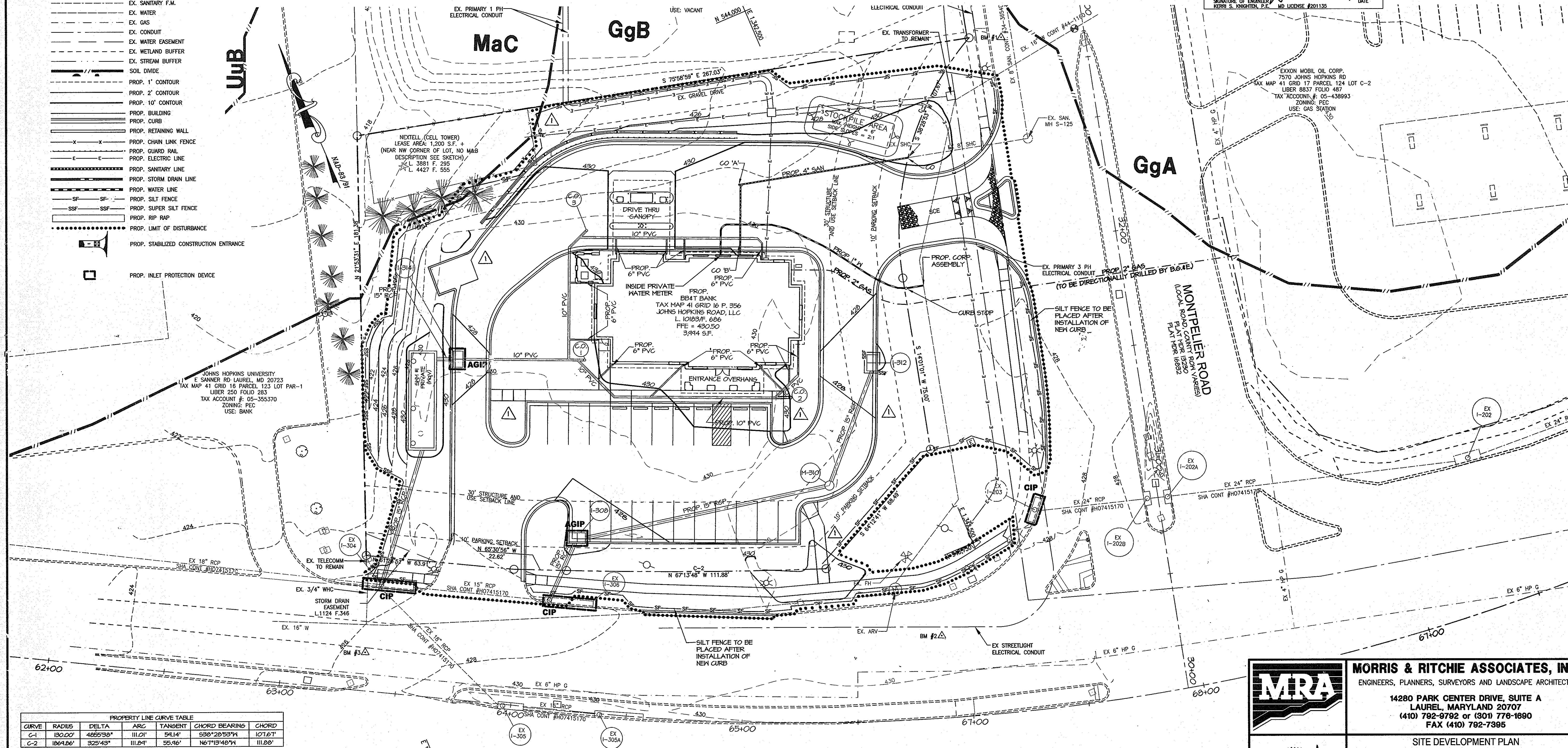
SIGNATURE OF ENGINEER: *Ken Knighten* DATE: 4/23/08
 KEPP S. KNIGHTEN, P.E. MD LICENSE #201135

APPROVED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE

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

John K. Knighten 5/15/08 DATE



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	130.00'	40°55'38"	111.01'	54.14'	S38°28'53"W	107.67'
C-2	1864.26'	32°54'3"	111.84'	55.96'	N67°13'48"W	111.89'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Harris DATE: 5/13/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

David L. Wynn DATE: 5/14/08
 CHIEF, DIVISION OF LAND DEVELOPMENT

David L. Wynn DATE: 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

EROSION AND SEDIMENT CONTROL PLAN

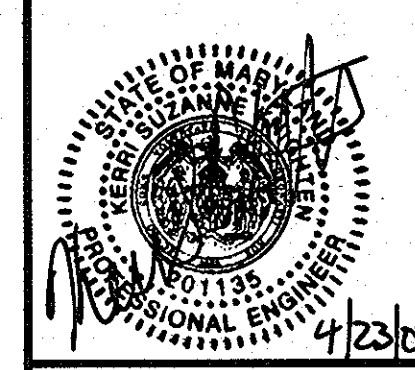
HOPKINS STATION GENERAL PARTNERSHIP
 10985 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3025 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: B-2
 USE: BANK

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

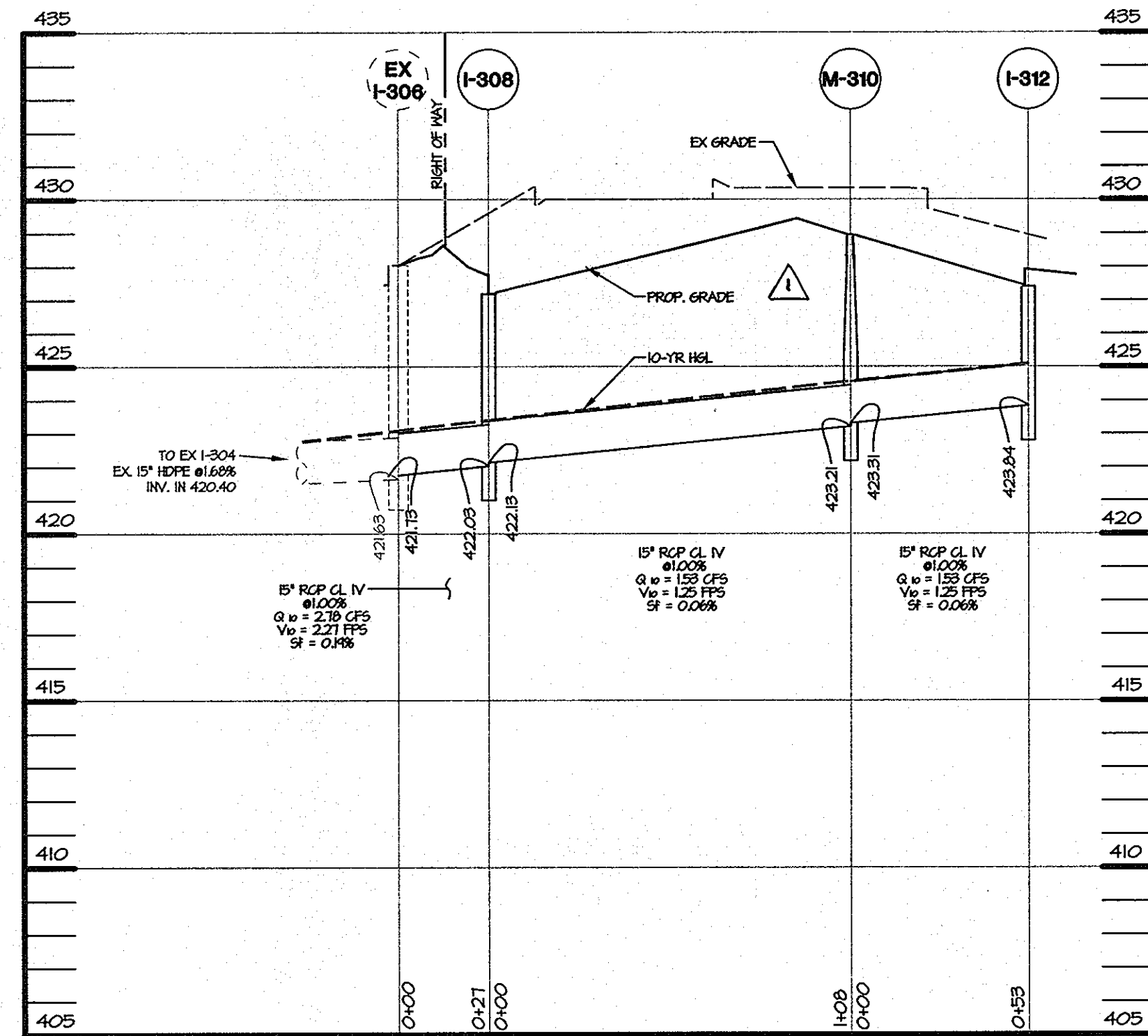
14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395



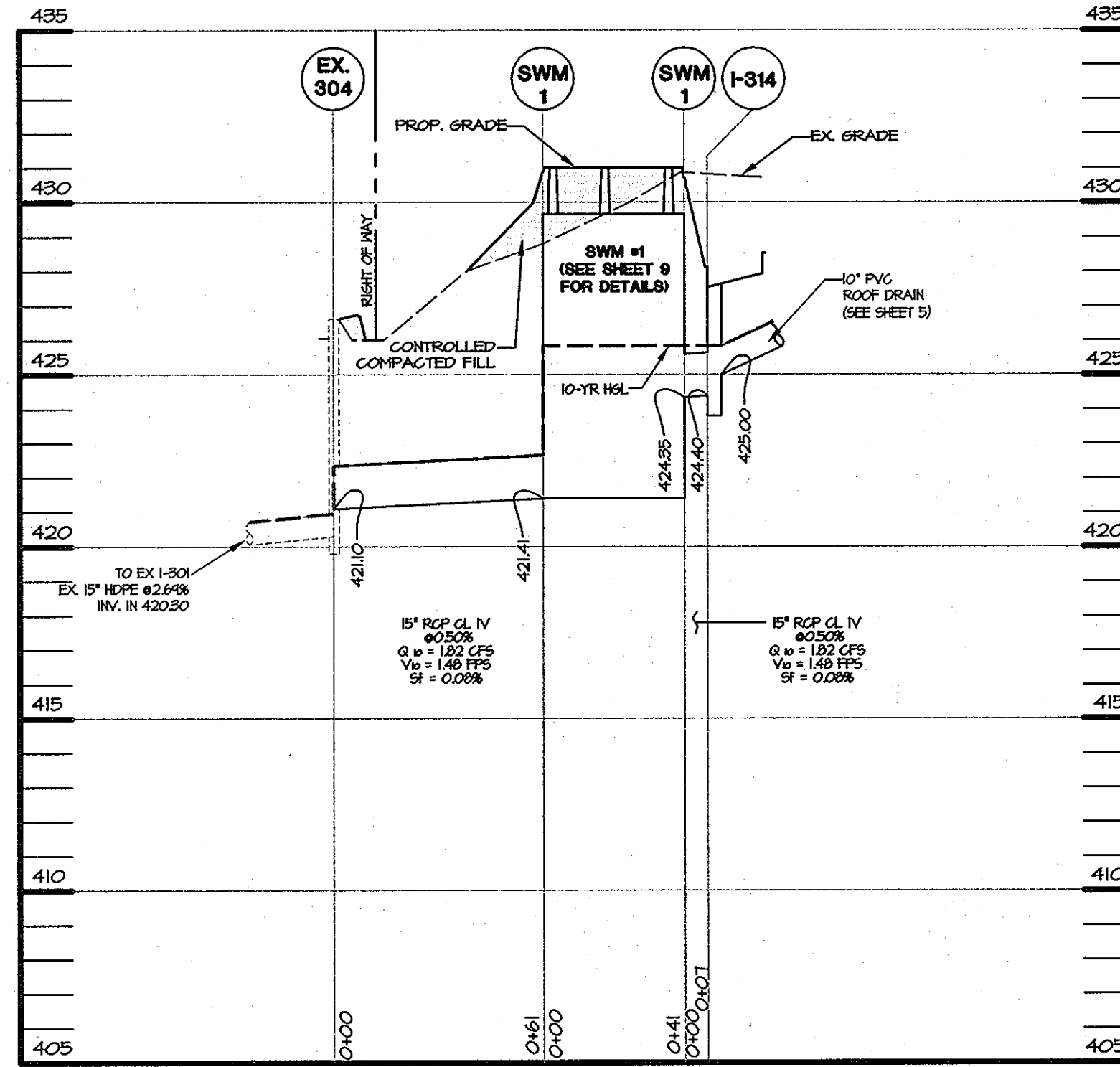
**SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTPELIER
 EROSION AND SEDIMENT CONTROL PLAN**

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

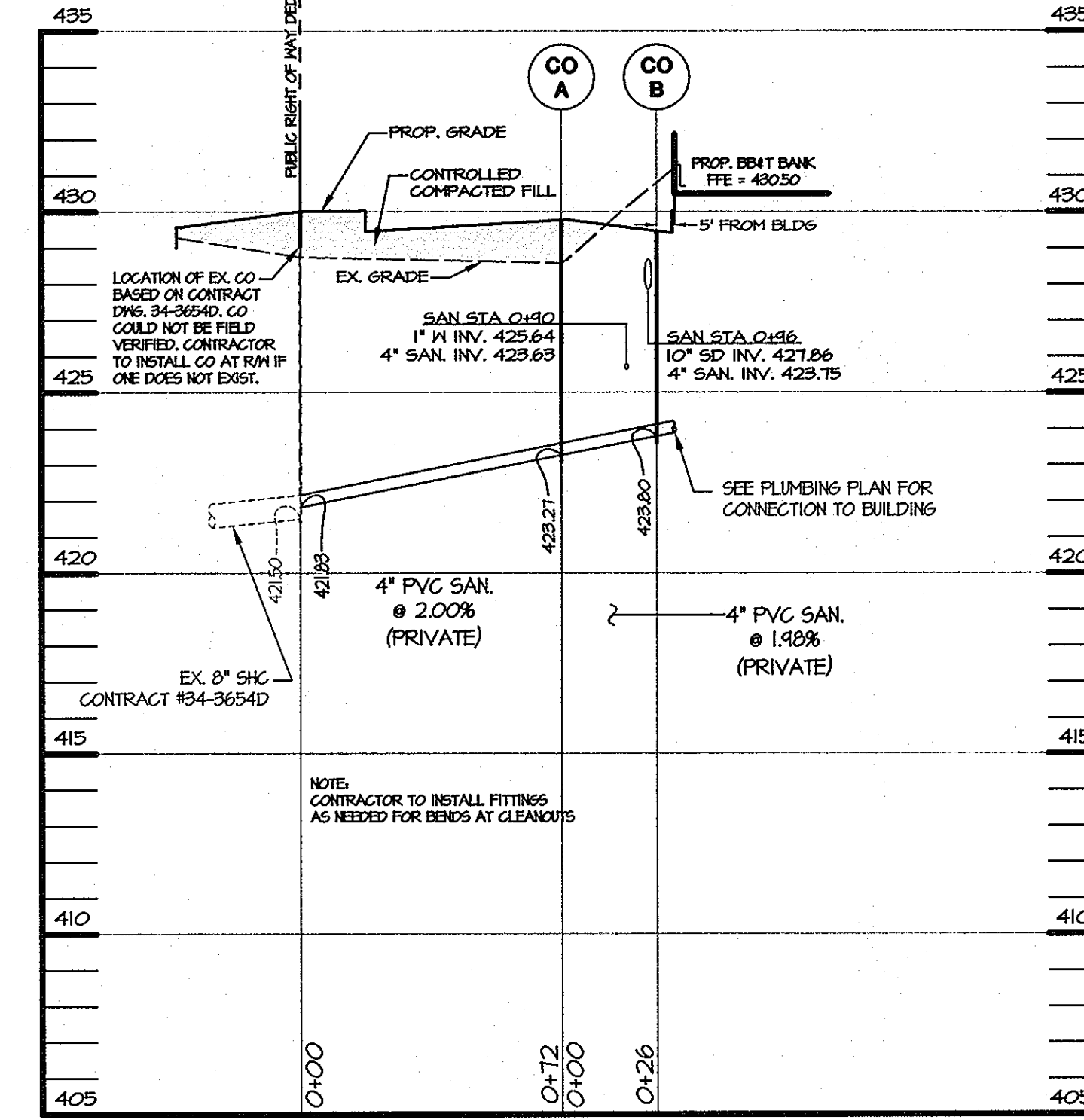
DATE	REVISIONS	JOB NO.:
10/03/08	ADDED DUMPSTER PAD & SIDEWALK EXTENSION.	15205
		SCALE: 1" = 20'
		DATE: 4/02/08
		DRAWN BY: MSP
		DESIGN BY: MSP/KSK
		REVIEW BY: KSK
		SHEET: 12 OF 18



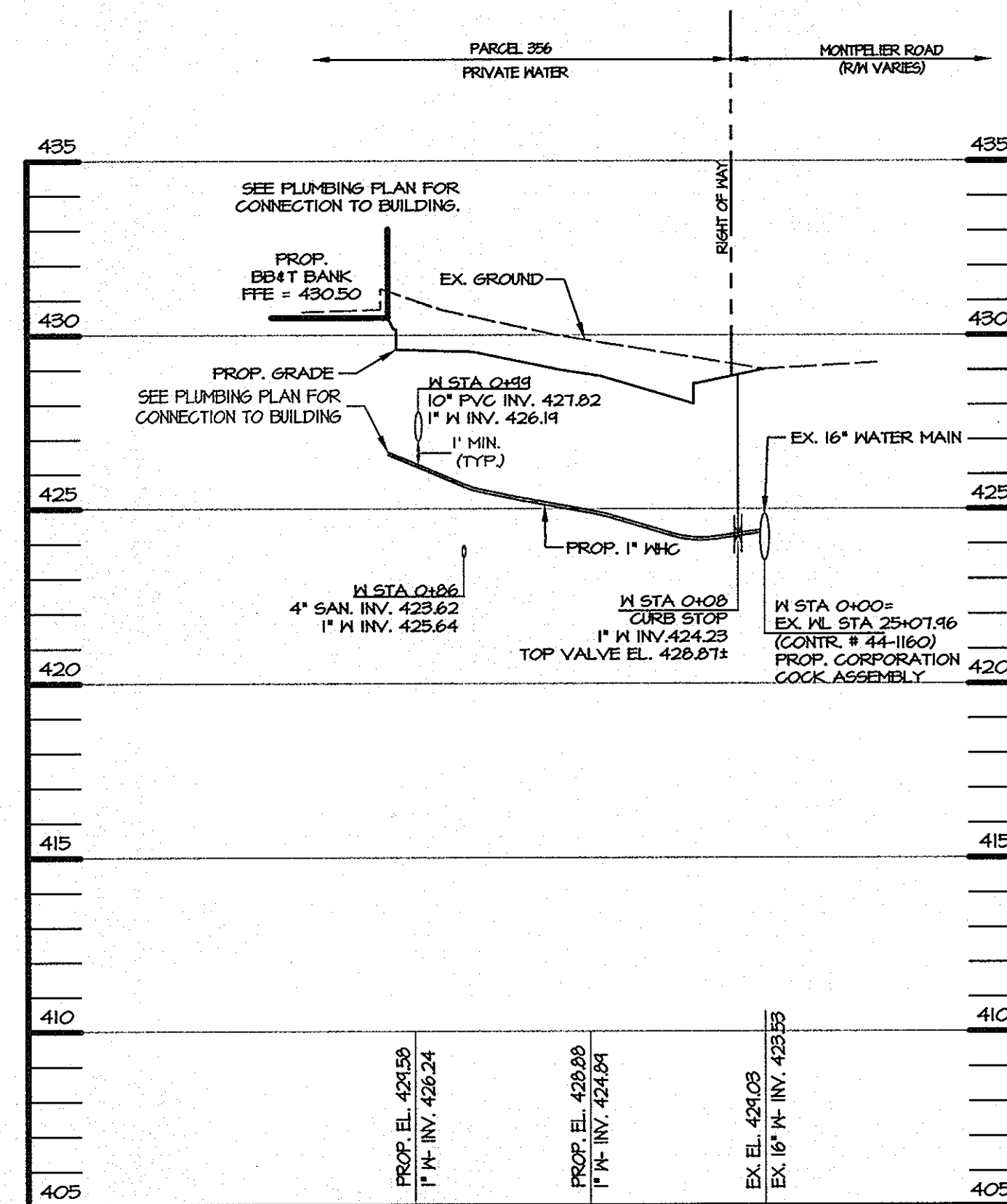
STORM DRAIN PROFILE
EX I-306 TO I-312
 HOR. 1" = 40'
 VERT. 1" = 4'



STORM DRAIN PROFILE
EX I-304 TO I-314
 HOR. 1" = 40'
 VERT. 1" = 4'



SANITARY PROFILE
 HOR. 1" = 40'
 VERT. 1" = 4'



WATER SERVICE CONNECTION PROFILE
 HOR. 1" = 40'
 VERT. 1" = 4'

COORDINATES TO CENTER OF STRUCTURE AT FLOWLINE FOR DOUBLE WR & CENTER OF STRUCTURE FOR SINGLE WR INLETS & MANHOLES.
 * TOP OF GRATE ELEVATION AT CENTER OF STRUCTURE AT FLOWLINE FOR DOUBLE WR, SINGLE WR INLET, MANHOLE, AND CLEANOUT ELEVATIONS ARE AT CENTER OF RIM.

STORM DRAIN STRUCTURE SCHEDULE									
STR. NO.	* TOP ELEV.	INV IN	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
I-308	427.15	---	422.13	422.03	---	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,819.26	1,342,344.17
M-310	428.96	---	423.31	423.21	---	STANDARD PRECAST MANHOLE, HO. CO. STAND. DETAIL G-5.12		543,797.06	1,342,452.85
I-312	427.40	---	423.84	---	---	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,838.74	1,342,492.23
I-314	427.55	---	---	424.40	---	PRECAST WR INLET, HOWARD COUNTY STANDARD DETAIL D-4.35		543,910.25	1,342,327.31
CO # 1	429.58	---	---	427.33	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,889.71	1,342,374.45
CO # 2	430.20	---	---	427.78	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,841.10	1,342,446.20
CO # 3	429.66	---	---	427.48	---	MODIFIED CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,938.01	1,342,396.01

* TOP COVER TO BE TRAFFIC BEARING, SEE HOWARD COUNTY STANDARD DETAIL S-3.21.

COORDINATES TO CENTER OF STRUCTURE.

STORMWATER MANAGEMENT STRUCTURE SCHEDULE									
STR. NO.	TOP ELEV.	INV IN	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
SWM #1	431.00	---	424.35	421.41	---	UNDERGROUND SWM FACILITY, SEE DETAIL SHEET 9.		543,889.59	1,342,362.56

COORDINATES TO CENTER OF STRUCTURE.

SANITARY STRUCTURE SCHEDULE									
STR. NO.	TOP ELEV.	INV IN	INV IN	INV IN	INV OUT	TYPE	REMARKS	NORTHING	EASTING
CO A	429.78	---	---	423.27	---	STANDARD CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,931.97	1,342,468.17
CO B	429.47	---	---	423.80	---	STANDARD CLEANOUT, HOWARD COUNTY STANDARD DETAIL S-2.22	TRAFFIC BEARING	543,908.25	1,342,458.56

* TOP COVER TO BE TRAFFIC BEARING, SEE HOWARD COUNTY STANDARD DETAIL S-3.21.

CONTROLLED AND COMPACTED FILL PER AASHTO T-180, TO BE CERTIFIED BY AN APPROVED ON-SITE GEOTECHNICAL ENGINEER

COMPACTED SPECIFICATIONS FOR UTILITIES IN FILL

WHERE UTILITY PIPES ARE TO BE PLACED ON COMPACTED FILL, THE FOLLOWING APPLIES:

- A. PRIOR TO PLACEMENT OF COMPACTED FILL, ANY SOFT OR OTHERWISE UNSUITABLE SOILS ENCOUNTERED AT THE EXISTING RAVINE BOTTOM OR SLOPE, SHALL BE UNDERCUT AND REMOVED FROM THE CONSTRUCTION AREA.
- B. ACCEPTABLE COMPACTED FILL SHALL BE PLACED IN SIX INCH THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. METHOD T-180.
- C. THE COMPACTED FILL SHALL BE BENCHED INTO THE EXISTING VIRGIN SLOPES WITH EACH LIFT PLACED TO A SMOOTH TRANSITION FROM VIRGIN TO FILL SOILS.

SD PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	RCP, CL. IV	188
10"	PVC SCHEDULE 40	296
6"	PVC SCHEDULE 40	123

NOTE: ALL ROOF DRAINS ARE SLOPED AT 0.50%.

SWM PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	RCP, CL. IV	68

WATER PIPE SCHEDULE (PRIVATE)		
SIZE	TYPE	LENGTH
1"	TYPE K COPPER	106 LF

WATER PIPE FITTINGS SCHEDULE (PRIVATE)		
TYPE	QUANTITY	
CURB ASSEMBLY	1	
CORPORATION STOP	1	

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-8792 or (301) 776-1690
 FAX (410) 792-7395

SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTPELIER

UTILITY PROFILES

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE: 10/03/08

REVISIONS: **ADD TO COMPACTER PAD & SIDEWALK EXTENSION**

JOB NO.: 15205

SCALE: AS SHOWN

DATE: 4/02/08

DRAWN BY: JCW

DESIGN BY: JCW

REVIEW BY: KSK

SHEET: 8 OF 18

DATE: 5/8/08

DATE: 5/13/08

DATE: 5/14/08

MD PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

DEVELOPER

BB&T BANK
 8400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

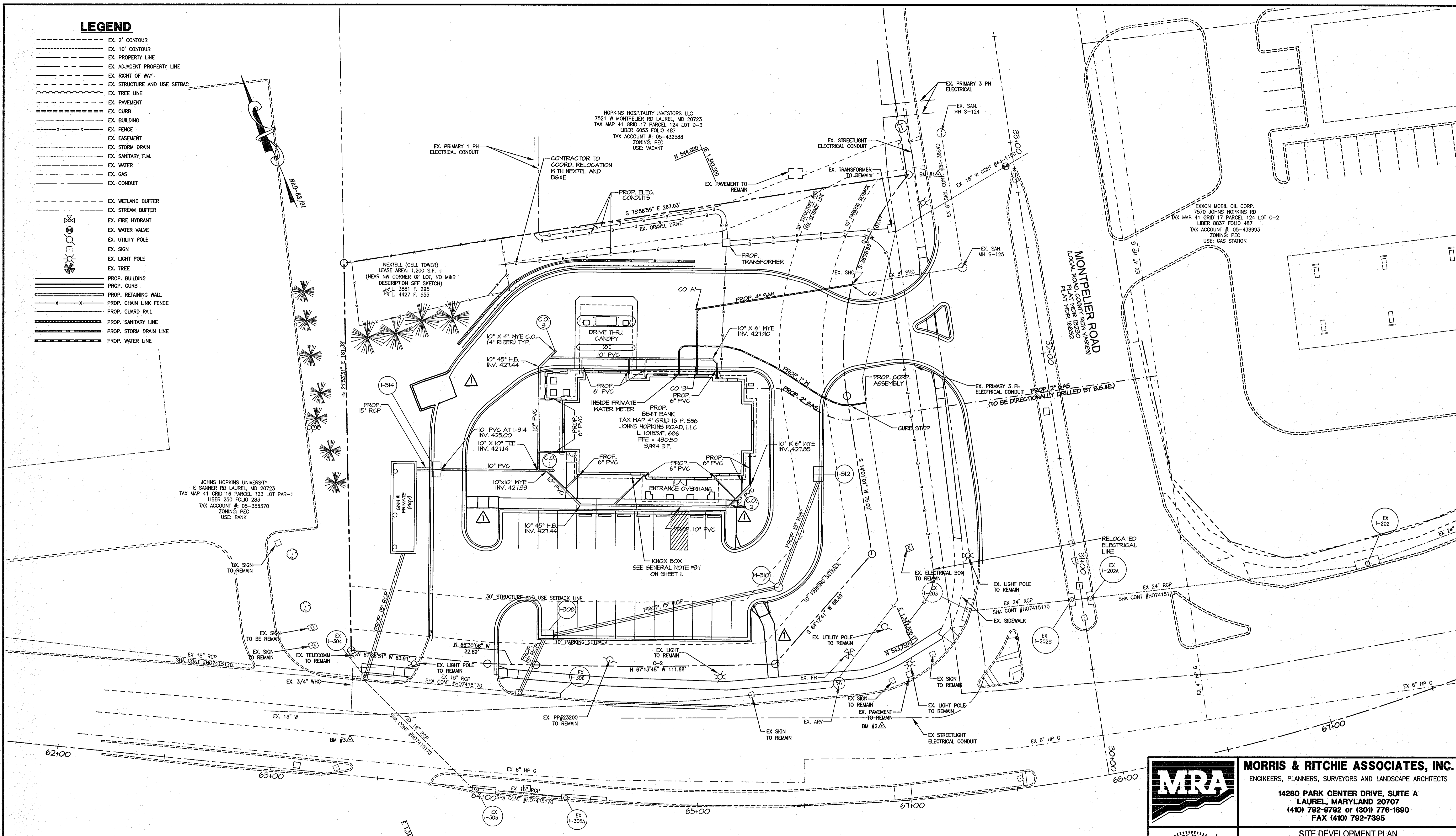
[Signature] 5/8/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. CONDUIT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. SIGN
- EX. LIGHT POLE
- EX. TREE
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	130.00'	48°55'38"	111.01'	54.14'	S38°28'53"W	107.67'
C-2	1264.86'	32°54'3"	111.84'	55.46'	N67°13'48"W	111.88'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/13/08

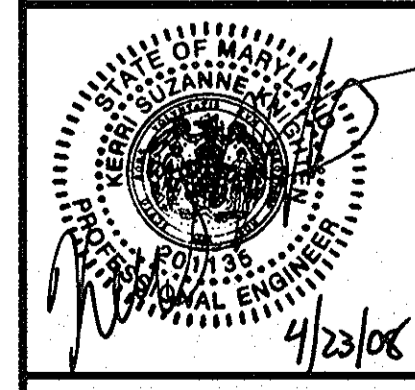
James H. ...
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/14/08

James H. ...
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE: 5/14/08

HOPKINS STATION GENERAL PARTNERSHIP
 10985 JOHNS HOPKINS RD LAUREL, MD 20723
 TAX MAP 41 GRID 22 PARCEL 425 LOT 1
 LIBER 3055 FOLIO 39
 TAX ACCOUNT #: 05-386195
 ZONING: B-2
 USE: BANK

UTILITY PLAN
 SCALE: 1" = 20'

MRA
MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-8792 or (301) 776-1690
 FAX (410) 792-7395



SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTPELIER

UTILITY PLAN
 LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE: 10/03/08
 REVISIONS: ADDED DUMPSTER PAD & SIDEWALK
 EXTENSION

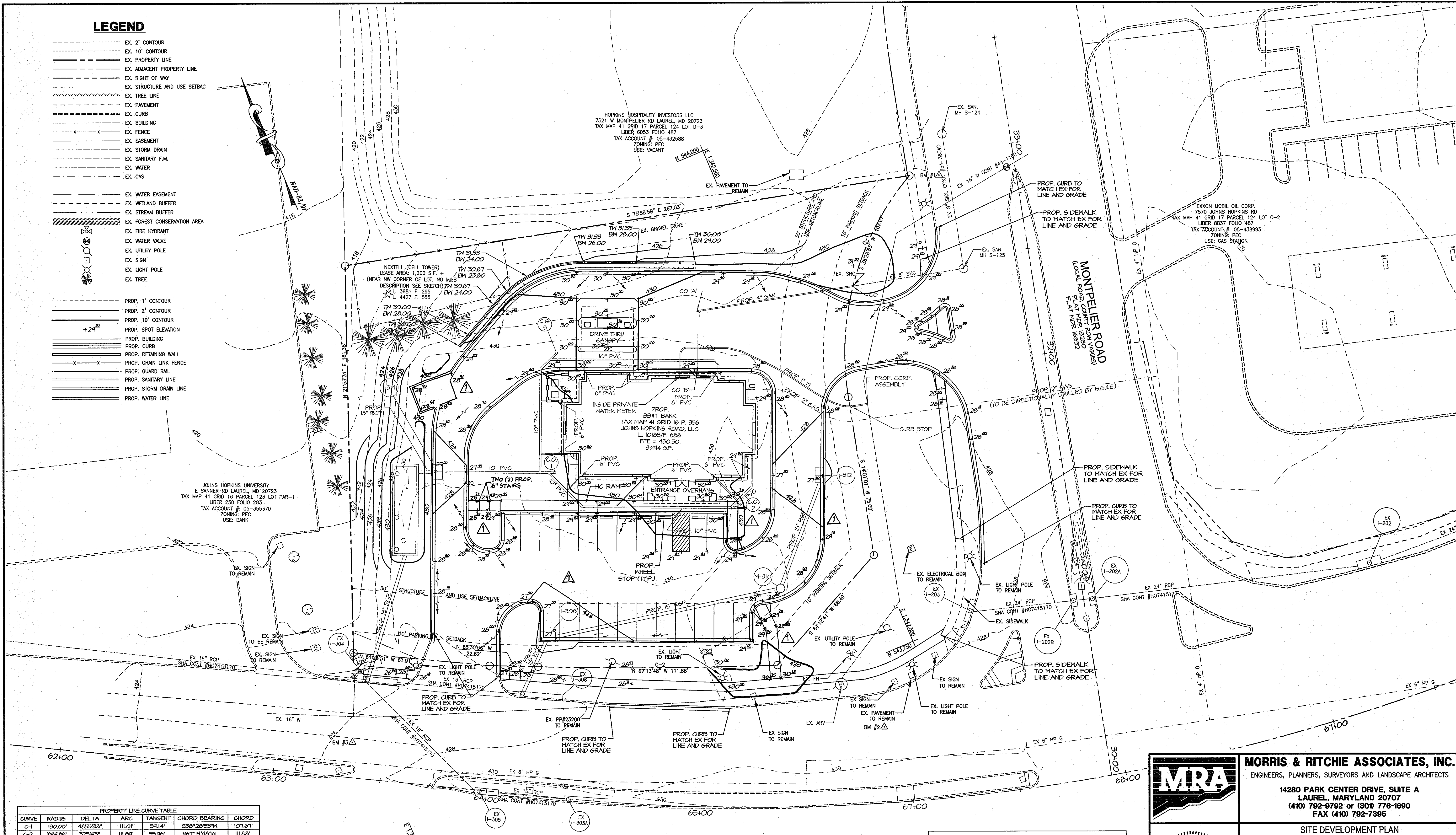
DATE	REVISIONS	JOB NO.
10/03/08	ADDED DUMPSTER PAD & SIDEWALK EXTENSION	15205

SCALE: 1" = 20'
 DATE: 4/02/08
 DRAWN BY: JYW/CE
 DESIGN BY: JCW/JMC
 REVIEW BY: KSK
 SHEET: 5 OF 18

DEVELOPER
 BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. STORM DRAIN
- EX. SANITARY F.M.
- EX. WATER
- EX. GAS
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. FOREST CONSERVATION AREA
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. UTILITY POLE
- EX. SIGN
- EX. LIGHT POLE
- EX. TREE
- PROP. 1' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- PROP. SPOT ELEVATION
- PROP. BUILDING
- PROP. CURB
- PROP. RETAINING WALL
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARINGS	CHORD
C-1	130.00'	48°59'38"	111.01'	59.14'	S38°28'53"W	107.67'
C-2	1864.26'	32°5'43"	111.24'	55.96'	N61°13'48"W	111.89'

JOHNS HOPKINS ROAD
(MINOR ARTERIAL, COUNTY ROW VARIES)
SRC PLAT NO. 41261

NOTE: ALL SPOT ELEVATIONS AT CURB LINES ARE FLOWLINE ELEVATIONS. ADD (+)400 TO ALL PROPOSED SPOT ELEVATIONS.

SITE GRADING PLAN

SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Deane
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/13/08

David Harris
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/14/08

Patrick de la Torre
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
DATE: 5/14/08

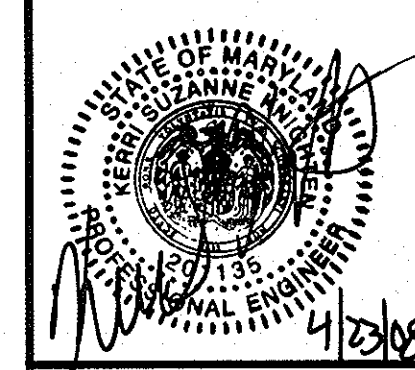
HOPKINS STATION GENERAL PARTNERSHIP
10985 JOHNS HOPKINS RD LAUREL, MD 20723
TAX MAP 41 GRID 22 PARCEL 425 LOT 1
LIBER 3095 FOLIO 39
TAX ACCOUNT #: 05-386195
ZONING: B-2
USE: BANK

DEVELOPER
BB&T BANK
6400 ARLINGTON BLVD
SUITE 1140
FALLS CHURCH, VA 22042
PHONE: 703-531-2855
ATTN: RICHARD PROSSER



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-9792 or (301) 776-1690
FAX (410) 792-7395



SITE DEVELOPMENT PLAN
BB&T BANK - AT MONTEPELIER

SITE GRADING PLAN

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

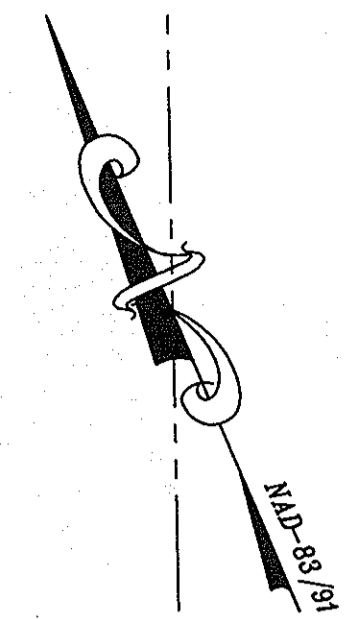
DATE	REVISIONS	JOB NO.:
10/03/08	ADDED DRAFTER AND SIDEWALK EXTENSION	15205

SCALE: 1" = 20'
DATE: 4/02/08
DRAWN BY: JYW/CE
DESIGN BY: JCW/JMC
REVIEW BY: KSK
SHEET: 4 OF 18

MD PROFESSIONAL ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

LEGEND

- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. STRUCTURE AND USE SETBACK
- EX. TREE LINE
- EX. PAVEMENT
- EX. CURB
- EX. BUILDING
- EX. FENCE
- EX. EASEMENT
- EX. GAS
- EX. WATER EASEMENT
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. FOREST CONSERVATION AREA
- EX. FIRE HYDRANT
- EX. METER
- PROP. BUILDING
- PROP. CURB
- PROP. EASEMENT
- PROP. PAVEMENT
- PROP. RETAINING WALL
- PROP. CONCRETE
- PROP. LIGHT POLE
- PROP. CHAIN LINK FENCE
- PROP. GUARD RAIL
- SCG LIMIT OF STANDARD CURB & GUTTER
- RCG LIMIT OF REVERSE CURB & GUTTER
- PROP. RETAINING WALL CONSTRUCTION CLEAR BUFFER
- PROP. RETAINING WALL MAINTENANCE CLEAR BUFFER



HOPKINS HOSPITALITY INVESTORS LLC
7521 W MONTPELIER RD LAUREL, MD 20723
TAX MAP 41 GRID 17 PARCEL 124 LOT D-3
LIBER 6053 FOLIO 487
TAX ACCOUNT #: 05-432588
ZONING: PEC
USE: VACANT

EXXON MOBIL OIL CORP.
7570 JOHNS HOPKINS RD
TAX MAP 41 GRID 17 PARCEL 124 LOT C-2
LIBER 8857 FOLIO 487
TAX ACCOUNT #: 05-438993
ZONING: PEC
USE: GAS STATION

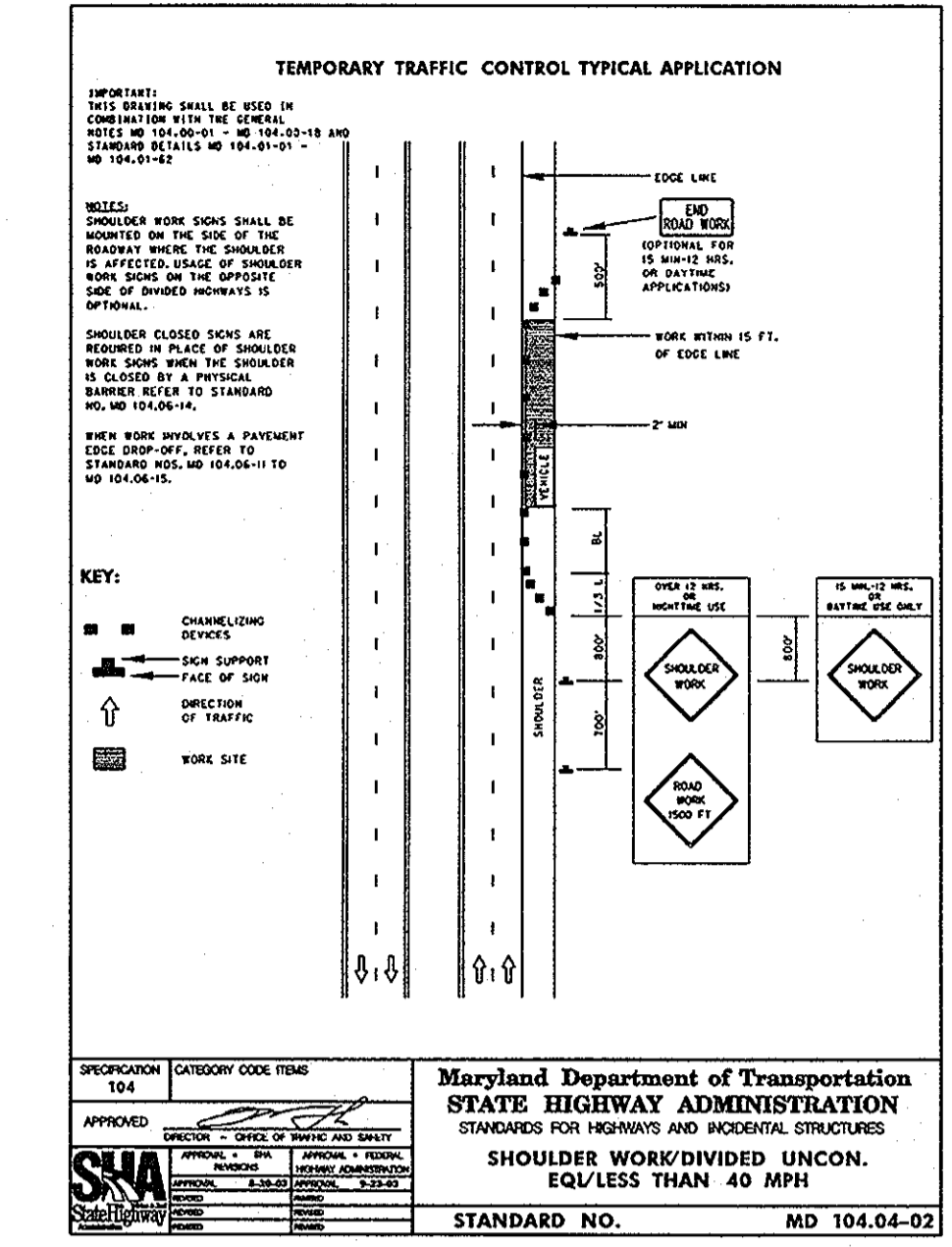
JOHNS HOPKINS UNIVERSITY
E SANNER RD LAUREL, MD 20723
TAX MAP 41 GRID 16 PARCEL 123 LOT PAR-1
LIBER 250 FOLIO 283
TAX ACCOUNT #: 05-355370
ZONING: PEC
USE: BANK

JOHNS HOPKINS ROAD
(MINOR ARTERIAL, COUNTY ROW VARIES)
SRC FLAT NO. 41267

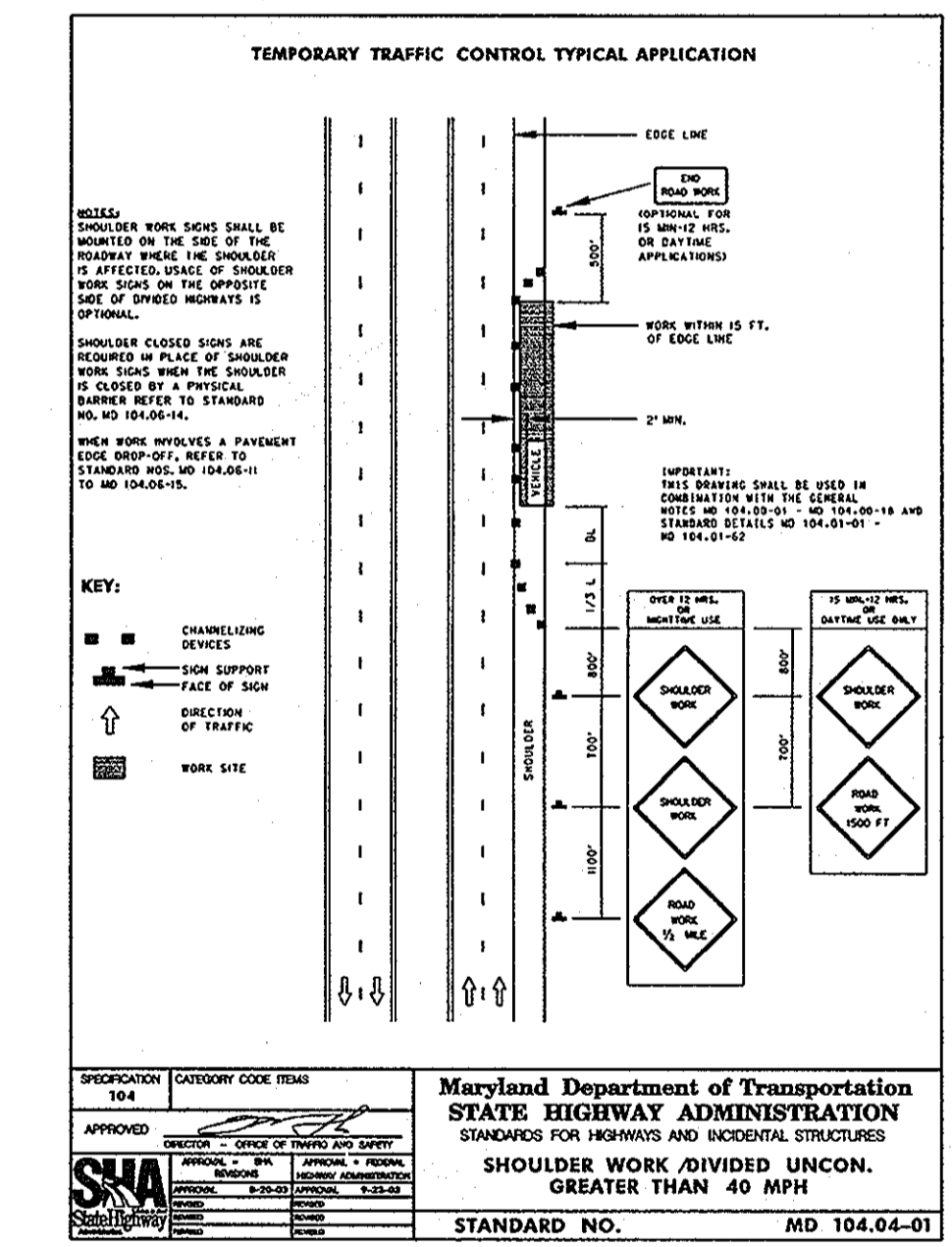
HOPKINS STATION GENERAL PARTNERSHIP
10985 JOHNS HOPKINS RD LAUREL, MD 20723
TAX MAP 41 GRID 22 PARCEL 425 LOT 1
LIBER 3095 FOLIO 39
TAX ACCOUNT #: 05-386195
ZONING: B-2
USE: BANK

SITE LAYOUT PLAN

SCALE: 1" = 20'



MONTPELIER ROAD MAINTENANCE OF TRAFFIC PLAN



JOHNS HOPKINS ROAD MAINTENANCE OF TRAFFIC PLAN

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C-1	130.00'	48°53'30"	111.01'	54.14'	S38°28'53" W	107.61'
C-2	1864.86'	32°54'3"	111.89'	55.96'	N67°13'48" W	111.28'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning

DATE: 5/18/08

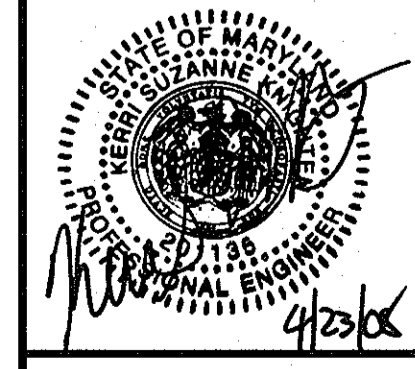
DATE: 5/12/08

DATE: 5/14/08



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-9792 or (301) 776-1690
FAX (410) 792-7395



SITE DEVELOPMENT PLAN
BB&T BANK - AT MONTPELIER

SITE LAYOUT & MAINTENANCE OF TRAFFIC PLANS

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DEVELOPER

BB&T BANK
6400 ARLINGTON BLVD
SUITE 1140
FALLS CHURCH, VA 22042
PHONE: 703-531-2855
ATTN: RICHARD PROSSER

MD PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 201135, EXPIRATION DATE: 7/29/08.

DATE	REVISIONS	JOB NO.
10/03/08	ADDED DUMPSTER, PRO (4) SIDEWALK EXTENSION	15205
		SCALE: 1" = 20'
		DATE: 4/02/08
		DRAWN BY: JYW/JCE
		DESIGN BY: JCW/JMC
		REVIEW BY: KSK
		SHEET: 3 OF 18

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 FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL SPOT GRADES ARE FLOWLINE BOTTOM OF CURB GRADES UNLESS OTHERWISE NOTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED OUTSIDE OF THE LIMIT OF DISTURBANCE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM (HORIZ. NAD 83, VERT. NAD 88). HOWARD COUNTY MONUMENT NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.

STA. NO. 41EC N 543,588.817 ELEV. 430.35 *STD. CONC. MON. WITH A BRASS DISC.
 E 1,342,628.786
 STA. NO. 41FA N 543,109.884 ELEV. 407.62 *STD. CONC. MON. WITH A BRASS DISC.
 E 1,344,797.530

- PROPOSED WATER IS TO BE PUBLIC.
- PROPOSED SEWER IS TO BE PUBLIC.
- ONLY QUALITATIVE STORMWATER MANAGEMENT (SWM) IS REQUIRED FOR THESE PROPOSED SITE IMPROVEMENTS BECAUSE THESE IMPROVEMENTS ARE CONSIDERED PER HOWARD COUNTY DESIGN MANUAL VOLUME 1: AN UNDERGROUND SAND FILTER (BMP GROUP 4, TYPE F-2) IS PROPOSED TO MEET THE SWM REQUIREMENTS FOR THIS SITE. THIS WILL BE A PRIVATE SWM FACILITY, WHICH WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER (SEE OPERATION & MAINTENANCE NOTES ON SHEET 9).
- EXISTING UTILITIES ARE BASED ON CONTRACT DRAWINGS FOR WATER (CONTRACT #44-1160) & SEWER (CONTRACT #34-3654-0). THERE IS NO FLOODPLAIN ON THIS SITE. THERE ARE NO WETLANDS ON THIS SITE.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY ON A FIELD RUN SURVEY ON SEPTEMBER 29, 2006. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MAY 24, 2007.
- CONTRACTOR IS RESPONSIBLE FOR ALL SITE CONDITIONS, CONSTRUCTION REQUIREMENTS, AND SHALL CONFORM TO ALL STATE, FEDERAL, AND COUNTY CONSTRUCTION REGULATIONS. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY SHOULD ANY REQUIRED ITEMS PERTAINING TO SITE CONSTRUCTION NOT BE INCLUDED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS AS SHOWN ON THESE PLANS.
- LOCATIONS OF EXISTING UTILITIES WERE OBTAINED FROM THE BEST AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY TO HIS/HER SATISFACTION THE FIELD LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ANY DAMAGE TO EXISTING UTILITIES, PAVEMENT, OR CURB AND GUTTER DUE TO CONSTRUCTION ACTIVITY OUTSIDE THE LIMITS OF DISTURBANCE IS TO BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- WHERE NECESSARY, THE CONTRACTOR SHALL TEST FIT ALL EXISTING UTILITIES AT LEAST FIVE (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PROPERTY MONUMENTS, MARKERS, SIGNS, LIGHTS, OR ANY OTHER EXISTING SITE FEATURES DISTURBED DURING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROLS" PUBLISHED JOINTLY BY THE WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE.
- THE SUBJECT PROPERTY IS ZONED B-2 PER THE 7/28/06 "COMP. LITE" ZONING REGULATIONS AMENDMENTS.
- A GEO-TECHNICAL STUDY WAS CONDUCTED FOR THIS PROJECT BY ESS AND ATLANTIC, LLC DATED DECEMBER 5, 2006.
- TRENCH COMPACTION FOR STORM DRAINS WITHIN ROADWAYS AND PARKING AREAS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOL. IV, STANDARD NO. C-2.11.
- ALL COMPACTED FILL SHALL BE IN ACCORDANCE WITH ASHTO T-189 REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134. PROPOSED LIGHT LOCATIONS SHOWN ON SHEET 3 AND DETAILS ON SHEETS 6, 7 AND 15.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$6,150 (4 SHADE TREES @ \$300.00 EA, 30 FLOWERING/EVERGREEN TREES @ \$150.00 EA, 25 SHRUBS @ \$30.00 EA) IS PART OF THE DEVELOPER'S AGREEMENT.
- THERE ARE NO NATURAL STEEP SLOPES (25% OR >), WITHIN THE PROJECT AREA.

- PROPOSED BUILDING WILL NOT BE SPRINKLERED.
- THE PROPOSED DEVELOPMENT SHOWN IN THIS PLAN REQUIRES THE RELOCATION OF A BGE TRANSFORMER AND RELATED ELECTRICAL SERVICES. SEE DEMOLITION PLAN. THIS TRANSFORMER PROVIDES SERVICE TO THE CELL TOWER, TRAFFIC LIGHT (MONTPELIER ROAD), AND A SECONDARY TRANSFORMER LOCATED IN THE MONTPELIER RIGHT-OF-WAY. IT IS THE DEVELOPER'S RESPONSIBILITY TO COORDINATE THE RELOCATION OF THE TRANSFORMER AND ALL ASSOCIATED SERVICES, WITH BGE. THE DEVELOPER IS FINANCIALLY RESPONSIBLE FOR THE COST OF THIS WORK. THE DEVELOPER WILL ALSO BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGES DUE TO LOSS OF SERVICE TO THE CELL TOWER, TRAFFIC LIGHT, OR OTHER SERVICES FED BY THE TRANSFORMER.
- RELOCATED SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY, AND WILL BE SUBJECT TO FINAL DESIGN AND APPROVAL BY BGE. WHERE POSSIBLE, TEMPORARY POWER SHOULD BE PROVIDED TO THE TRAFFIC SIGNAL AND CELL TOWER. ANY DISRUPTION IN SERVICE IS TO BE COORDINATED BY BGE, WITH PROPER NOTIFICATION TO THESE OWNERS OR ENTITIES AFFECTED BY THE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABANDONMENT OF THE EXISTING WELL, AND REMOVAL OF THE EXISTING SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERMITTING OF THIS WORK WITH THE HOWARD COUNTY HEALTH DEPARTMENT, AND ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS AND REQUIREMENTS.
- THIS PARCEL WAS ORIGINALLY DEVELOPED UNDER SDP-72-043 BY HUMBLE OIL & REFINING COMPANY. BOARD OF APPEALS CASE BA-683-c WAS APPROVED ON NOVEMBER 22, 1971 AS A SPECIAL PERMIT TO OPERATE A GASOLINE STATION ON THE PARCEL.
- ALL EXTERIOR LIGHTING SHALL BE ORIENTED TO DIRECT OR REFLECT LIGHT INWARD AND DOWNWARD AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. ALL OUTDOOR LIGHTING SHALL CONFORM TO ZONING REGULATIONS SECTION 134.b.2. THE B-2 ZONING DISTRICT REQUIRES THE USE OF FULLY SHIELDED LIGHT FIXTURES AS CERTIFIED BY THE LIGHT MANUFACTURER OR PHOTOMETRIC TEST REPORT, PER SECTION 134.c.1.
- A DESIGN MANUAL WAGER TO DRIVE IN SECTIONS 2.8 AND 5.2E TO REDUCE THE REQUIREMENTS OF 6 SPACES PER DRIVE-THRU LANE TO 4 WAS APPROVED ON MAY 31, 2007, BASED ON THE FOLLOWING CONDITIONS:
 - THE SITE LAYOUT AND ENTRANCE CANNOT BE ADJUSTED ENOUGH TO ACCOMMODATE A FIFTH VEHICLE PER LANE WITHOUT CREATING AN INTERSECTION SPACING ISSUE TO THE PUBLIC ROAD.
 - AS DESIGNED, THE OUTSIDE LANE CAN ACCOMMODATE A FIFTH STACKING VEHICLE AND MAINTAIN TWO-WAY TRAFFIC THROUGHOUT THE SITE.
 - THE CURRENT DESIGN DOES NOT APPEAR TO AFFECT THE FUNCTION OF THE PUBLIC ROAD.
 - THE BANK/DEVELOPER HAS PROVIDED A LETTER ACCEPTING THE CONDITION AND INCLUDED SUPPORT DATA TO JUSTIFY THE NEED FOR ONLY 4 SPACES FOR THEIR BANK.
 - THE DEVELOPER SHALL ADJUST THE CURB LINE OF THE BYPASS LANE AT THE REAR OF THE OUTSIDE FOURTH VEHICLE TO ALLOW A FIFTH VEHICLE IN THE OUTSIDE LANE TO BYPASS. THE BYPASS LANE SHALL BE A CONTINUOUS WIDTH OF 12'.
- WP-07-123 TO SECTIONS 16.1201.1 AND 16.118.2 WAS APPROVED ON JUNE 26, 2007 TO ALLOW ACCESS ONTO JOHNS HOPKINS ROAD (A MINOR ARTERIAL), WITH THE FOLLOWING CONDITIONS:
 - REFERENCE THIS WAGER ON SDP-07-093.
 - THE EXISTING ENTRANCE FROM JOHNS HOPKINS ROAD (THE ONE WHICH IS CLOSEST TO MONTPELIER ROAD) MUST BE CLOSED AS INDICATED ON THE SDP.
 - LANDSCAPING ALONG THE JOHNS HOPKINS ROAD MUST BE PROVIDED IN ACCORDANCE WITH SDP-07-093, BUT SHALL BE ARRANGED TO NOT OBSTRUCT THE SIGHT DISTANCE OF DRIVERS AND PEDESTRIANS.
 - THE ENTRANCE ONTO JOHNS HOPKINS ROAD SHOULD BE AS CLOSE AS POSSIBLE WITH THE MEDIAN OPENING THAT CROSSES JOHNS HOPKINS ROAD, SO THAT VEHICLES MAY CROSS OVER FROM EAST BOUND JOHNS HOPKINS INTO THE BANK SITE.
- A KNOX ENTRY SYSTEM SHALL BE INSTALLED ON THE FRONT OF THE BUILDING ADJACENT TO THE ENTRY DOOR. THE BOX SHALL BE A KNOX 4400 SERIES KNOX BOX, WITH A HINGED DOOR.
- FOREST CONSERVATION FOR THIS SITE HAS BEEN MET WITH A FEE-IN-LIEU PAYMENT OF \$5,553.90 FOR 0.17 ACRES OF AFFORESTATION.
- CONTRACTOR ASSUMES THE RESPONSIBILITY FOR DEMOLITION AND REMOVAL OF FUEL DISPENSERS, UNDERGROUND GASOLINE STORAGE TANKS, AND ALL ASSOCIATED CONDUITS, FUEL LINES, AND PIPING. CONTRACTOR IS RESPONSIBLE FOR ALL COUNTY, STATE, AND FEDERAL PERMITS REQUIRED FOR DEMOLITION AND REMOVAL OF GAS STATION ITEMS AND APPURTENANCES.
- WP-08-063 TO WAVE SECTION 16.156(a) WAS APPROVED ON FEBRUARY 12, 2008 WITH THE FOLLOWING CONDITIONS:
 - THE DEVELOPER'S AGREEMENT PROCESS AND THE SUBMISSION OF THE SDP ORIGINALS MUST BE COMPLETED WITHIN 90 DAYS (ON OR BEFORE MAY 12, 2008) FROM THE DATE OF THE APPROVED WAGER PETITION.
 - THE DEVELOPER SHALL COMPLETE ALL WAGE REQUIREMENTS FOR THE REMOVAL AND THE CLOSING OUT OF THE UNDERGROUND STORAGE TANKS ON THE FORMER GASOLINE STATION SITE (TEXACO).
 - THE DIVISION OF LAND DEVELOPMENT WILL NOT ACCEPT REQUESTS FOR EXTENSIONS, UNLESS A FORMAL WAGER PETITION IS SUBMITTED.

SITE DEVELOPMENT PLAN

BB&T BANK

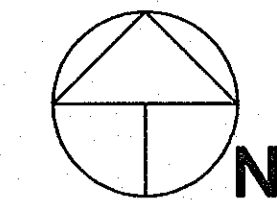
AT MONTPELIER

PARCEL "356"

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SDP-07-093

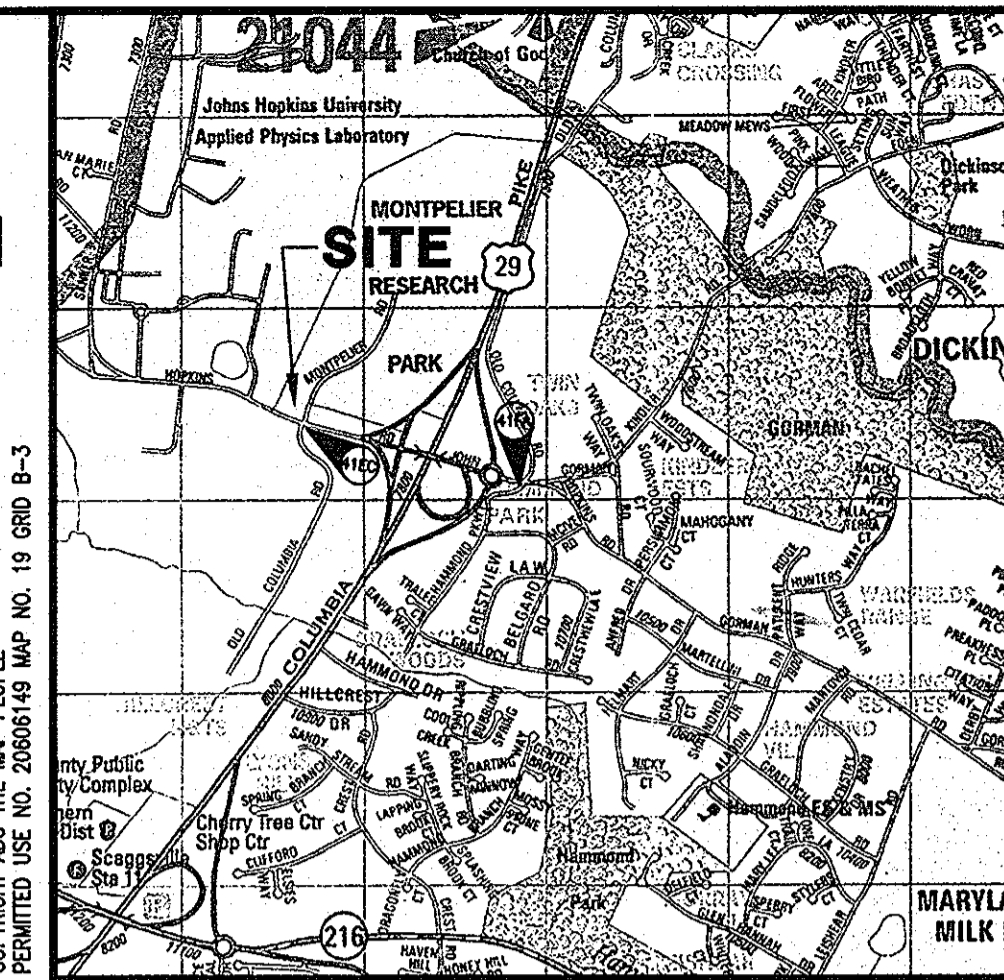


△ BENCHMARKS

GEODETIC SURVEY CONTROL: 41EC
 N 543,588.817
 E 1,342,628.786
 ELEVATION: 430.354

GEODETIC SURVEY CONTROL: 41FA
 N 543,109.884
 E 1,344,797.530
 ELEVATION: 407.618

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NO. 2006/049 MAP NO. 19 GRID B-3



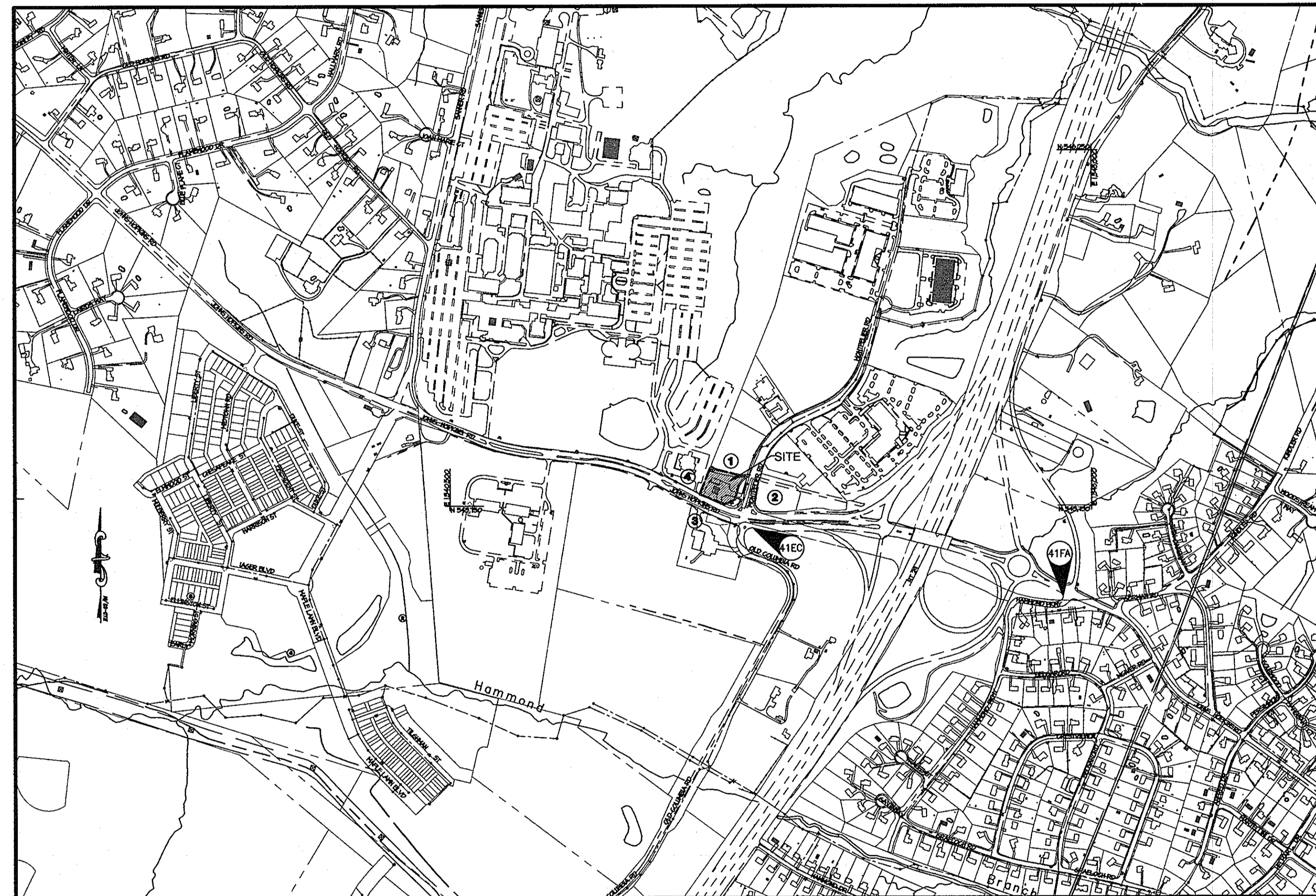
VICTINITY MAP
 SCALE: 1" = 2000'

SHEET INDEX

1	COVER SHEET
2	DEMOLITION PLAN
3	SITE LAYOUT & MAINTENANCE OF TRAFFIC PLANS
4	SITE GRADING PLAN
5	UTILITY PLAN
6	SITE DETAILS
7	BUILDING ELEVATIONS & SITE DETAILS
8	UTILITY PROFILES
9	STORMWATER MANAGEMENT PLAN
10	DRAINAGE AREA MAPS
11	GEO-TECH REPORT INFORMATION
12	EROSION & SEDIMENT CONTROL PLAN
13	EROSION & SEDIMENT CONTROL DETAILS
14	LIGHTING & LANDSCAPING PLAN
15	LIGHTING & LANDSCAPING DETAILS
16	RETAINING WALL PLAN & GENERAL NOTES
17	RETAINING WALL PROFILE & SECTION
18	RETAINING WALL TYPICAL DETAILS

ADJACENT PROPERTY CHART

NO.	OWNER	TAX MAP
1	HOPKINS HOSPITALITY INVESTORS LLC	41
2	EXXON MOBIL OIL CORP.	41
3	HOPKINS STATION GENERAL PARTNERSHIP	41
4	JOHN HOPKINS UNIVERSITY	41



LOCATION MAP
 SCALE: 1" = 600'

SITE ANALYSIS DATA CHART

1. TOTAL PROJECT AREA:	1.11 ACRES +/-
2. AREA OF PLAN SUBMISSION:	1.11 ACRES +/-
3. LIMIT OF DISTURBANCE:	1.29 ACRES +/-
4. PRESENT ZONING:	B-2
5. PROPOSED USE:	BB&T BANK W/ 2 DRIVE UP TELLER LANES, 1 ATM LANE, AND LOBBY ATM MACHINES
6. FLOOR SPACE:	3,994 S.F.
7. MAXIMUM NUMBER OF EMPLOYEES:	12
8. MINIMUM NUMBER OF PARKING SPACES REQUIRED BY ZONING:	17
9. PARKING SPACES PROVIDED:	22 (INCL. 2 HC SPACES)
10. EXISTING BUILDING COVERAGE:	0.05 ACRES
11. PROPOSED BUILDING COVERAGE:	3,994 SF OR 0.09 ACRES ±
12. TOTAL BUILDING COVERAGE* (INCLUDING CANOPIES & OVERHANGS):	0.13 ACRES, 11.2% OF TOTAL LOT AREA
13. CASE NUMBERS - APPLICABLE IMPROVEMENTS:	
H07415170	- JOHNS HOPKINS ROAD IMPROVEMENTS
F-88-MONTPELIER ROAD IMPROVEMENTS	
44-1160	- WATER LINE EXTENSION
34-3654D	- PUBLIC SEWER PLANS
14. SANITARY SEWER/ WATER SERVICE:	PUBLIC

FOREST CONSERVATION WORKSHEET
 VERSION 1.0
 (Enter in Yellow Cells)

NET TRACT AREA:	
A. Total tract area	1.11
B. Area within 100 year floodplain	0.00
C. Area to remain in agricultural production	0.00
D. Net tract area	1.11

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
Input the number "1" under the appropriate land use zoning, and limit to only one entry.	
ARA	0
MOR	0
IDA	0
HOR	0
MPD	0
CIA	0

EXISTING FOREST COVER:	
G. Existing forest cover (including floodplain)	0.00
H. Area of forest above afforestation threshold	0.00
I. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:	
J. Forest reforestation above threshold with no mitigation	0.00
K. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:	
L. Total area of forest to be cleared	0.00
M. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:	
N. Reforestation for clearing above conservation threshold	0.00
O. Credit for retention above conservation threshold	0.00
P. Credit for retention above afforestation threshold	0.00
Q. Credit for retention above conservation threshold	0.00
R. Total reforestation required	0.00
S. Total afforestation required	0.17
T. Total reforestation and afforestation required	0.17

OPTION 1: FEE-IN-LIEU	FOREST CONSERVATION DATA SUMMARY	
File Number: SDP-07-093	Project/Subdivision Name: BB&T Bank at Montpelier	
Fee-In-Lieu Amount: \$5,553.90	Net Tract Area: 1.11 acres	Area of Disturbance: 1.29 acres
Cash Receipt No.: 4036	Watershed: Middle Patuxent	
Comment: Fee-In-Lieu for 0.17 acres of Afforestation		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/13/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5/14/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING DATE

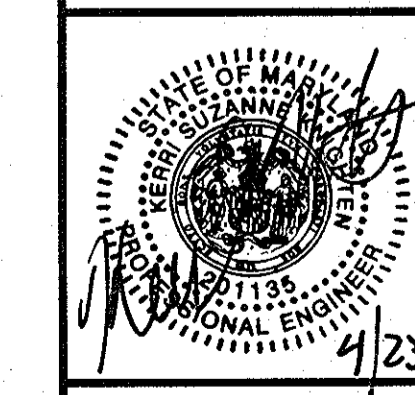
DEVELOPER

BB&T BANK
 6400 ARLINGTON BLVD
 SUITE 1140
 FALLS CHURCH, VA 22042
 PHONE: 703-531-2855
 ATTN: RICHARD PROSSER



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9792 or (301) 778-1890
 FAX (410) 792-7395



SITE DEVELOPMENT PLAN
 BB&T BANK - AT MONTPELIER

COVER SHEET

LIBER: 10183 ~ FOLIO: 686 ~ PARCEL: 356
 ZONED: B-2 ~ TAX MAPS: 41 ~ GRIDS: 16
 5TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/03/08	ADDED DUMPSTER PAD & SIDEWALK EXTENSION	15205
		SCALE: AS SHOWN
		DATE: 4/02/08
		DRAWN BY: JMC
		DESIGN BY: JMC/JW
		REVIEW BY: KSK
		SHEET: 1 OF 18