

SITE DATA FOR MISSION PLACE DEVELOPMENT

1. LOCATION: TAX MAP 43, GRID 14, PARCELS A, B & C.
2. 6TH ELECTION DISTRICT
3. ZONING: CAC-CL1
4. WATERSHED: DORSEY RUN, STREAM USE 1.
5. NUMBER OF DWELLING UNITS PROPOSED BY SDP-07-104 ON PARCELS A&C: 366
6. DENSITY CALCULATION FOR OVERALL PROJECT:
GROSS AREA OF PROJECT: 16.6255 AC
100 YEAR FLOOD PLAIN: 0.1349 AC
NET TRACT AREA: 16.4906 AC
ALLOWED DENSITY = (16.4906 x 25) = 412 DU
PROPOSED DENSITY = (22.1945 DU / NET AC = 366 DU
7. THE DENSITY CALCULATION INCLUDES THE LAND AREA OF PARCELS A,B & C. NO RESIDENTIAL DEVELOPMENT WILL OCCUR ON PARCEL B.
8. AREA OF PROPOSED HOWARD COUNTY PUBLIC ROAD DEDICATION: 0.2589 AC.
9. AREA OF PROPOSED MSHA PUBLIC ROAD DEDICATION: 0.6664 AC.
10. AREA OF PROPOSED RESIDENTIAL CONDO PARCEL 'A': 7.1571 AC.
11. AREA OF PROPOSED RESIDENTIAL APARTMENT PARCEL 'C': 6.5829 AC.
12. AREA OF PROPOSED OFFICE/RETAIL USE ON PARCEL 'C': 25,035 SQ FT
13. AREA OF PROPOSED OFFICE/RETAIL PARCEL 'B': 1.9602 AC.
14. AREA OF PROPOSED OFFICE/RETAIL USE ON PARCEL 'B': 64,000 SQ FT
15. NO MINIMUM OPEN SPACE OR RECREATION OPEN SPACE REQUIRED IN CAC-CL1 ZONE PER ZONING ORDINANCE. THE RTE 1 MANUAL REQUIRES 10% OF THE NET SITE AREA BE PROVIDED AS PEDESTRIAN AMENITY AREAS
16. ALL COMMUNITY OPEN SPACES WILL BE ACCESSIBLE TO ALL RESIDENTS OF THE COMMUNITY. SITE AMENITY AREAS ARE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ADA STANDARDS.
17. SEE CALCULATION BELOW FOR LISTING OF PROJECT-WIDE SITE AMENITIES.

SITE TABULATION, PARCEL B:

REQUIRED PARKING TABULATION:	
8,000 SF Retail @ 5.0/1,000:	40 spaces
56,000 SF Office @ 3.3/1,000:	185 spaces (max. 25% of required may be compact = 46 spaces)
Business Vehicles:	10 spaces
Total Space Required:	235 spaces (includes 7 HC in deck)
PROVIDED PARKING:	
8,000 SF Retail @ 5.0/1,000:	40 spaces
56,000 SF Office @ 4.2/1,000:	235 spaces (71 compact: 46 base plus 25 from additional parking)
Business Vehicles:	10 spaces
Total Space Provided:	285 spaces (includes 7 HC in deck)

A MAXIMUM OF 10 BUSINESS VEHICLES WILL BE ALLOWED TO BE PARKED ON-SITE, IN ADDITION TO 225 MINIMUM REQUIRED SPACES.

THE PROPOSED OVERALL COMMERCIAL/OFFICE / RESIDENTIAL RATIO IS 243 SQ FT PER DU, INCLUDING 64,000 SQ FT ON PARCEL B AND 25,035 SQ FT ON PARCEL C.

** SEE ALTERNATIVE COMPLIANCE NOTES BELOW REGARDING REDUCTION FROM 300 SQ.FT. / DU.

GENERAL NOTES

26. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
27. 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.
28. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
29. THERE IS NO 100 YEAR FLOODPLAIN ON PARCEL B.
30. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND 100 YEAR FLOODPLAIN, EXCEPT AS SHOWN AND APPROVED PER WP-06-096.
31. THE SUBJECT PROPERTY IS ZONED CAC-CL1 PER PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING, AMENDMENTS EFFECTIVE 7/28/06.
32. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
33. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH 1-1/2" MIN. ASPHALT GEOMETRY - MAX 14% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
STRUCTURES - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LADING)
DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1' FOOT DEPTH OVER DRIVEWAY SURFACE
MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE
34. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE LANDSCAPE MANUAL.
35. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,100.00 FOR 17 SHADY TREES @ \$300/TREE, 0 EVERGREEN TREES @ \$150/TREE, AND \$4,260.00 FOR 142 SHRUBS @ \$30/SHRUB. TOTAL IS \$9,360.00
36. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AS PART OF F-07-156 BY PROVIDING 0.45 AC ON-SITE REFORESTATION, 0.15 ACRES OF ON-SITE RETENTION AND 4.69 AC OFF-SITE REFORESTATION. FOREST CONSERVATION SURVEY WAS POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,801.00 (19,802 SQUARE FEET AT \$0.50 / SQUARE FOOT) FOR THE ON-SITE REFORESTATION AND \$1,306.80 (6,534 SQUARE FEET AT \$0.20 / SQUARE FOOT) FOR ON-SITE RETENTION. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF CONSERVATION EASEMENTS ARE ALLOWED. THIS SITE REQUIRES 5.14 ACRES OF REFORESTATION, PROVIDED BY THE OFF-SITE AREA IS CONTAINED ON A PLAT ENTITLED "TALLEY PROPERTY, PARCEL 2" (2.22 AC), AND ON A PLAT ENTITLED "E. ALEXANDER ADAMS AND MARIAN HARLESS PROPERTY, LOT 2" (2.47 AC). ON-SITE RETENTION OF 0.15 ACRES PLUS 0.10 ACRES OF FORESTED FLOODPLAIN IS INCLUDED IN THE 0.70 ACRES FOREST CONSERVATION EASEMENT.
37. LIGHT TRAP SPACES ALONG THE BOUNDARY OF THIS SITE ADJACENT TO RESIDENTIAL AREAS ZONED R-3C IS LIMITED TO 0.1 FOOT CANDLES AS MEASURED 3 FEET ABOVE THE GROUND AT THE PROPERTY LINE. LIGHTS SHALL BE SHIELDED IN ACCORDANCE WITH HOWARD COUNTY ZONING SECTION 134.
38. ALL BUILDINGS WILL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS EXCEPT THE PARKING DECK IN THE APARTMENT BUILDING. A KNOX BOX WILL BE INSTALLED ON THE OFFICE BUILDING WITHIN 6 FEET OF THE RIGHT SIDE OF THE MAIN DOOR, AT A HEIGHT OF 4-5 FEET. THE BOX SHALL BE INTEGRATED INTO THE FIRE ALARM SYSTEM PER NFPA-110, 12.1.
39. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
40. THIS SITE WAS PREVIOUSLY CLEARED AND GRADED IN ACCORDANCE WITH SDP-07-101. ALL EXISTING UTILITIES, PAVEMENT, STRUCTURES, AREAS OF STEEP SLOPE, SPECIMEN TREES, AND VEGETATION ON-SITE, WITHIN THE LIMITS OF DISTURBANCE OF SDP-07-101 AND LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY WERE DEMOLISHED AND REMOVED. NO EXISTING SLOPES GREATER THAN 25% REMAIN ON THIS SITE. NO POE AREAS, WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFERS ARE APPLICABLE ON THIS PLAN. FOREST STAND F-3 WAS PRESERVED AND EXPANDED WITH REFORESTATION AS PART OF F-07-156.
41. PER HOWARD COUNTY ZONING SECTION 127.5D, THE MINIMUM SETBACK TO ADJACENT PROPERTIES FOR RESIDENTIAL BUILDINGS AND RELATED STRUCTURES IS 20 FEET. FOR PRIMARY STRUCTURES AND RELATED USES, THE MINIMUM SETBACK TO ROUTE 1 AND TO MISSION ROAD IS ZERO (0) FEET. PER ALTERNATIVE COMPLIANCE APPROVED BY THE DIRECTOR ON MAY 4, 2008, THE MAXIMUM SETBACK FROM ROUTE 1 IS 88.5 FEET. FOR ALL OTHER STRUCTURES AND USES, THE MINIMUM SETBACK TO MISSION ROAD IS 10 FT.
42. CONTRACTOR MUST DIRECT ALL ROOF LEADERS TO THE APPROPRIATE ON-SITE BMP.
43. APPROVAL OF THIS PLAN IS SUBJECT TO THE APPROVAL OF SDP-07-104 FOR PARCELS A AND C, AND RECORDATION OF F-07-156 APPROVALS FROM PRELIMINARY EQUIVALENT SKETCH PLAN SP-06-096, APPROVED ON NOVEMBER 22, 2006, AND FROM FINAL PLAN F-07-156 ON APRIL 10, 2008

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE DATE: 5/19/08

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5/20/08 DATE

5/22/08 DATE

5/28/08 DATE

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

05/06/08 DATE

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 REQUIREMENT OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

05/06/08 DATE

SITE DEVELOPMENT PLAN

MISSION PLACE- PARCEL B

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

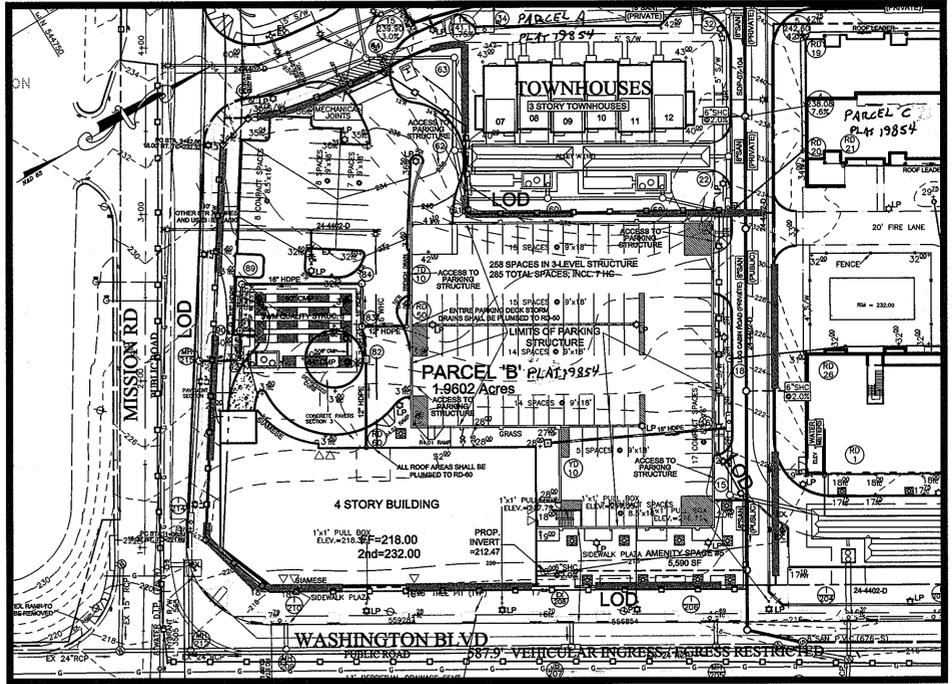
SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SEDIMENT CONTROL PLAN & DETAILS
- 4-5. STORM DRAIN PROFILES & DETAILS / STORM WATER MANAGEMENT DETAILS
6. WATER AND SEWER LATERAL PROFILES AND SITE DETAILS.
7. LANDSCAPE DETAILS
8. DRAINAGE AREA & SOILS MAP/ PAVEMENT MARKING PLAN.

PARKING BREAKDOWN:

	SURFACE	GARAGE
STANDARD SPACES	15	192
COMPACT SPACES	12	69
HC PARKING	0	7
TOTAL	27	259
TOTAL PARKING PROVIDED ON PARCEL B:		285

NOTE:
SEE SHEET 7 FOR EXISTING ON-SITE VEGETATION DESCRIPTION



OVERALL PLAN

SCALE: 1"=50'
600 SCALE MAP # 2243

SITE ANALYSIS DATA CHART FOR PARCELS A, B, AND C.

TOTAL PROJECT AREA FOR PARCELS A, B & C:	16.6255 AC
AREA OF PLAN SUBMISSION:	1.81 AC
LIMIT OF DISTURBED AREA:	1.81 AC
PRESENT ZONING DESIGNATION:	CAC-CL1
USES ALLOWED FOR PROJECT:	RESIDENTIAL & COMMERCIAL
TOTAL UNITS PROPOSED ON PREVIOUS SDP-07-104	366 DU
APARTMENTS	262 DU
TOWNHOMES	60 DU
44 DU	
TOTAL UNITS PROPOSED FOR THIS SDP-07-113	0 DU
PROPOSED USE FOR PARCEL B:	64,000 SQFT OFFICE & RETAIL
PARKING SPACES REQUIRED:	260 SPACES
PARKING SPACES PROVIDED:	285 SPACES
OPEN SPACE ON SITE:	0.00 AC
AREA OF RECREATION OPEN SPACE REQUIRED:	1.595 AC
ACRES REQUIRED FOR ENTIRE PROJECT:	1.657 AC
ACRES PROVIDED FOR ENTIRE PROJECT:	0.128 AC
BUILDING COVERAGE:	0.37 AC
PERCENTAGE OF GROSS AREA OF PARCEL B:	18.9%
DPZ FILE REFERENCES:	ZB 1048B, SP-06-18, HO-827, F-07-156, SDP-07-101, SDP-07-104, WP-06-096, AA-06-016
FLOOR SPACE USE IN OFFICE BUILDING:	
1ST:	8,000 SQ FT OFFICE + 8,000 SQ FT RETAIL MIN.
2ND:	16,000 SQ FT OFFICE
3RD:	16,000 SQ FT OFFICE
4TH:	16,000 SQ FT OFFICE
TOTAL:	56,000 SQ FT OFFICE + 8,000 SQ FT RETAIL

REQUIRED AMENITY AREA CALCULATION

(10% OF NET SITE AREA IS REQUIRED AS PEDESTRIAN AMENITY AREAS PER RTE 1 MANUAL)

NET SITE AREA = 694,910 SQ FT
10% x NET SITE AREA = 69,491 SQ FT REQUIRED

PROPOSED AMENITY AREAS	AREA (SQ FT)	AMENITY / USE
AMENITY AREA #1	18,800	TOT LOT, PLAYGROUND, PICNIC AREA
AMENITY AREA #2	11,240	BARBEQUE, PICNIC AREA
AMENITY AREA #3	18,490	BARBEQUE, PLAY AREA, PICNIC AREA
AMENITY AREA #4	15,880	POOL, PLAY AREA, PICNIC AREA
AMENITY AREA #5 (PHASE 2)	5,980	PUBLIC GATHERING
AMENITY AREA #6	2,160	PUBLIC GATHERING
TOTAL AMENITY AREA PROVIDED:	72,760	

NOTE: AMENITY AREAS 1 THROUGH 6 WILL BE ACCESSIBLE TO ALL RESIDENTS OF THE COMMUNITY. AMENITY AREAS 5 & 6 ARE PUBLIC AMENITY SPACES OPEN TO GENERAL PUBLIC AS WELL. SITE FURNITURE AND FIXTURES FOR AMENITY AREA #5 ARE SHOWN ON THE LANDSCAPE PLANS.

PHASING PLAN

THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES:

PHASE 1 (EST. START 2007) WILL CONSIST OF THE FOLLOWING WORK:
THE 262 UNIT APARTMENT BUILDING & GARAGE, THE 25,035 SQ FT COMMERCIAL SPACE, AND ALL INFRASTRUCTURE ON PARCEL C. ALL 104 OF THE TOWNHOUSE UNITS AND THE INFRASTRUCTURE ON PARCEL A, FOR A TOTAL OF 366 DWELLING UNITS;

FOR ALLOCATION YEAR 2009:
ROUTE 1: 164 UNITS, LOCATED IN THE APARTMENT BUILDING
MIHU: 61 UNITS, LOCATED IN THE APARTMENT BUILDING
TOTAL 225 UNITS FOR 2009

FOR ALLOCATION YEAR 2010 (CURRENT YEAR):
ROUTE 1: 141 UNITS: 37 LOCATED IN THE APARTMENT BUILDING, 104 LOCATED IN THE TOWNHOUSE
TOTAL 141 UNITS FOR 2010

TOTAL ALLOCATION FOR PROJECT: 366 DU

PHASE 2 (EST. START 2008) WILL CONSIST OF THE FOLLOWING WORK:
THE 64,000 SQ FT OFFICE BUILDING OR OTHER APPROVED USE (INCLUDING 48,000 SQ FT OF GROUND FLOOR RETAIL/SERVICE) AND ALL INFRASTRUCTURE & DEVELOPMENT ON PARCEL B.

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. 18095
EXPIRATION DATE: 12/21/08

ADDRESS CHART

PARCEL NO.	ADDRESS
OFFICE BLDG	8100 MISSION HILL PLACE, JESSUP, MD
METER RM	8102 MISSION HILL PLACE, JESSUP, MD

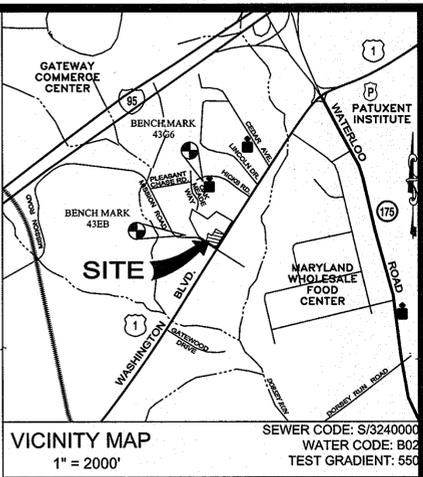
PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT / PARCEL #
MISSION PLACE	N/A	PARCELS A, B, C
PLAT # OR L.P. BLOCK #	ZONE	TAX MAP
19854	CAC-CL1	43
		SIXTH
		CENSUS TR.
		6069.01
WATER CODE	SEWER CODE	
B-02	3240000	
PROPOSED IMPROVEMENTS		
OFFICE BUILDINGS WITH GROUND FLOOR RETAIL		

NOTE:
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WITHIN 40 FEET OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

BENCH MARKS

- CONTROL STATION 43G6
ELEVATION 220.11
N 544,117.545
E 1,370,550.825
LOCATED NEAR THE ENTRANCE TO TRAILER PARK, 68.8' SOUTH FROM FIRE HYDRANT
- CONTROL STATION 43EB
ELEVATION 216.99
N 545,963.658
E 1,371,573.830
LOCATED 78' NORTH OF HICKS ROAD.



VICINITY MAP

1" = 2000'

ADC STREET MAP # 20, GRID G-2 & G-3

- GENERAL NOTES
1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. WAIVER PETITION WP-06-096 REQUESTING MODIFICATION TO SUBDIVISION AND LAND REGULATIONS SECTION 16.119(1) TO ALLOW RIGHT-IN ACCESS FROM ROUTE 1; SECTION 16.116(a)(1) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND TO ALLOW PAVING WITHIN 25 FEET OF A WETLAND FOR THE PURPOSE OF THE PRIMARY SITE ENTRANCE FROM MISSION ROAD; AND SECTION 16.116(a)(2) (ii), TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF REMOVAL OF EXISTING WATER & SEWER MAINS, PAVING AND DEBRIS, TO REGRADE AND RESTORE AN AREA OUTSIDE OF THE EXISTING TREELINE, TO PROVIDE A DECELERATION LANE OF US ROUTE 1, AND TO ALLOW CONSTRUCTION OF AN 18' WIDE PRIVATE ROAD AND A RETAINING WALL, WAS APPROVED ON AUGUST 9, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:
1. FOLLOWING THE REMOVAL OF THE PUBLIC UTILITIES AND PAVEMENT FROM THE ENVIRONMENTAL BUFFERS LYING ALONG THE NORTHEASTERN EDGE OF THE SITE, THE APPLICANT SHALL REFOREST THE AREA BETWEEN THE PRIVATE ROAD/RETAINING WALL AND THE EXISTING FOREST. THIS REFORESTATION SHALL BE DONE TO THE MAXIMUM EXTENT POSSIBLE, BUT SHALL NOT BE LESS THAN THE 0.17 ACRES IDENTIFIED ON THE APPLICANT'S EXHIBIT DATED 6/22/06.
2. PER SDC COMMENTS DATED 4/20/06:
a. MOVE RETAINING WALL/COTER EDGE TO NO CLOSER THAN 10' FROM BUFFER EDGE.
b. SHOW STREAM FROM PLEASANT CHASE POND OUTFALL.
3. THE APPLICANT SHALL ACQUIRE AN ACCESS PERMIT FROM SHA FOR THE ACCESS FROM ROUTE 1.
ADMINISTRATIVE ADJUSTMENT PETITION AA-06-016 REQUESTING MODIFICATION TO ZONING ORDINANCE SECTION 127.5-D.2.a TO INCREASE MAXIMUM BUILDING HEIGHT FROM 55 FEET TO 60.65 FEET WAS APPROVED ON JUNE 16, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED APARTMENT COMPLEX AS DEPICTED ON THE ADMINISTRATION ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
3. A BUILDING PERMIT FOR THE APARTMENT COMPLEX SHALL BE OBTAINED WITHIN 2 YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN 3 YEARS. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT APPLICATION.
4. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
2. THIS PLAN SHALL BE SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND AMENDED ZONING REGULATIONS PER COUNCIL BILL 75-2003; APRIL 13, 2004.
3. THE EXISTING TOPOGRAPHY ON-SITE AND ADJACENT PUBLIC STREETS IS TAKEN FROM A FIELD RAIN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY DEWBERRY & DAVIS, LLC, DATED JULY 7, 2004. TOPOGRAPHIC INFORMATION FOR ADJACENT PROPERTIES TAKEN FROM AVAILABLE RECORDS.
4. PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY DEWBERRY & DAVIS, LLC, AUGUST 20, 2004. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43EB AND 43G6 ARE THE CLOSEST TO THIS PROJECT AND WERE USED FOR THIS PROJECT.
5. PUBLIC WATER WILL BE PROVIDED FOR ALL PARCELS. CONTRACT # 24-4402-D; DORSEY RUN DRAINAGE AREA.
6. PUBLIC SEWER WILL BE PROVIDED FOR ALL PARCELS. CONTRACT #24-4402-D; DORSEY RUN DRAINAGE AREA.
7. EXISTING UTILITIES WERE PLOTTED FROM FIELD SURVEY AND AS-BUILT DRAWINGS.
8. STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE BY PRIVATE UNDERGROUND QUALITY CONTROL, AS SHOWN ON PLANS. CHANNEL PROTECTION VOLUMES AND GROUND WATER RECHARGE WERE PROVIDED ON PARCELS A & C AS PART OF SDP-07-104.
9. THERE ARE WETLANDS ON SITE AS SHOWN BASED ON FIELD STUDY DONE BY MCCARTHY & ASSOCIATES, FEBRUARY 2006. MDE PERMIT 07- NT-3012, USACE PERMIT 200760333. PARCEL B IS PHASE II OF THIS DEVELOPMENT PROJECT. WETLANDS AND THEIR BUFFERS DO NOT OCCUR WITHIN THE BOUNDARIES OF PARCEL B.
10. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2006. AN APPO STUDY BY THE TRAFFIC GROUP, DATED MAY 26, 2007, WAS APPROVED AS PART OF SP-06-18. SEE PHASING NOTES BELOW FOR ALLOCATION BREAKDOWN.
11. NOISE STUDY FOR THIS PROJECT WAS PREPARED BY POLYSONICS, DATED FEBRUARY 9, 2006.
12. GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY ECS, LLC, DATED AUGUST 2004 & DECEMBER 2005.
13. FOREST STAND DELINEATION BY DEWBERRY & DAVIS LLC, MARCH 2006 SUBMITTED WITH SP-06-018.
14. STREET LIGHTING FOR MISSION ROAD, ROUTE 1, AND ALL ON-SITE LIGHTING FOR THE PRIVATE STREETS ON PARCELS A, B, & C WAS INCLUDED AS PART OF SDP-07-104. LIGHTING FOR THE PARKING ON PARCEL B IS SHOWN ON THIS PLAN. ALL PEDESTRIAN AND STREET LIGHTING SHOWN ALONG ROUTE 1, MISSION ROAD, AND ON-SITE USES THE US 1 CORRIDOR POST-TOP LIGHT FIXTURE ON A DIRECT BURY POST, WITH A MOUNTING HEIGHT OF 15 FEET. INSTALLATION SHALL BE COORDINATED WITH THE DIVISION OF STREET LIGHTING PLANNING TO AVOID CONFLICTS. STREET LIGHTS SHALL BE A MINIMUM OF 15 FEET FROM ANY TREE. NO SPOTLIGHTS WILL BE ADDED TO THE STRUCTURE. LIGHTING ON THE TOP DECK OF THE GARAGE IS SHOWN ON THE PLANS, AND WILL BE THE SAME POST MOUNTED FIXTURE AS THE REST OF THE SITE, ON 15' POLES MOUNTED TO THE DECK STRUCTURE. THRESHOLD LIGHTING AND INTERIOR LIGHTING FOR THE GARAGE WILL BE REVIEWED AS PART OF THE BUILDING PERMIT.
15. SEDIMENT & EROSION CONTROL WILL BE PROVIDED PER THIS PLAN.
16. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT FOR PUBLIC WATER & SEWER.
17. THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON THIS SITE.
18. THE SITE IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-827. PURSUANT TO PLAN REVIEW BY THE HISTORIC DISTRICT COMMISSION ON MAY 9, 2007, THE EXISTING LOG CABIN BUILDING ON THE SITE WILL BE DEMOLISHED.
19. ALL EXISTING B&E POLES ON-SITE WERE REMOVED OR RELOCATED IN ACCORDANCE WITH SDP-07-101 AND PERMITS.
20. TRASH PICKUP FOR THE OFFICE BUILDING WILL BE PROVIDED AT TRASH ENCLOSURE INSIDE THE BUILDING.
21. VEHICULAR AND PEDESTRIAN STREETLIGHTS ARE PROVIDED THROUGHOUT THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
22. ALL CROSSWALKS SHOWN ON PLANS WILL BE PAINTED STRIPES.
23. ALL SITE AMENITIES, FURNITURE AND FIXTURES ARE SHOWN ON THE LANDSCAPE PLANS.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
25. 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 THE START OF WORK.

COVER SHEET
MISSION PLACE
PHASE II, PARCEL B, PLAT # 19854-19858
OFFICE BUILDING
W&S CONTRACT: 24-4402-D
HOWARD COUNTY, MARYLAND

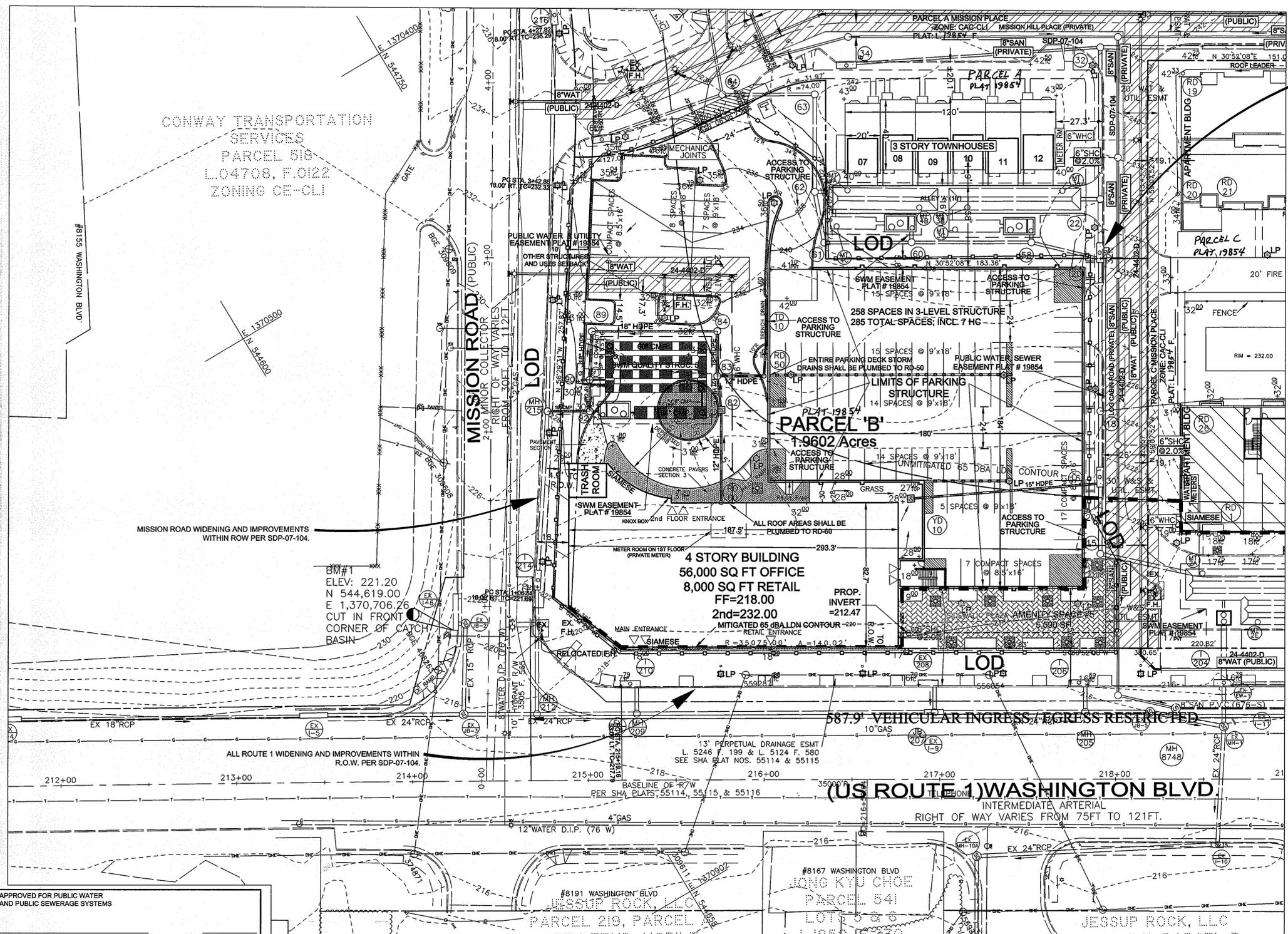
6TH ELECTION DISTRICT

Dewberry
203 PERRY PARKWAY, SUITE 1
GATHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

OWNER / DEVELOPER:
MISSION ROAD INVESTORS, LLC
C/O THE DOLBEN COMPANY, INC.
2600 MIDWAY BRANCH RD, 2nd FL
CORTON, MD 21113
CONTACT: MATTHEW BITAR
PH: 301.912.3600
FX: 301.912.3400

Drawn by: KDM
Designed by: KDM
Checked by: JMC
Zone: CAC-CL1
Sheet: 1 of 8
File number: SDP-07-113

Section: NA Area: NA Phase: NA Scale: NA
Tax Map Grid & Parcel: Map 43, GRID 14 PARCEL B Date: MAY 2008
Prior Submittal: ZB 1048M SP-06-18 F-07-156 HO-827 WP-06-096 SDP-07-101 AA-06-016



ALL ON-SITE IMPROVEMENTS (PAVEMENT, SIDEWALKS, LANDSCAPING, UTILITIES) WITHIN MISSION HILL PLACE, LOG CABIN ROAD, AND ALLEY A: AS WELL AS ALL BUILDINGS ON PARCELS A & C ARE PER SDP-07-104.

LEGEND:

EXISTING	
	SANITARY SEWER
	WATER LINE, METER, VALVE & HYDRANT
	STORM DRAIN
	SITE BOUNDARY
	LOT LINE
	TREE LINE
	FENCE
	WETLANDS & BUFFER
	STREAM BUFFER
	100 YR FLOODPLAIN
	BUILDING
	CURB
	EDGE OF PAVEMENT
	SIDEWALK
	GAS LINE
	OVERHEAD UTILITY
	UNDERGR. TELE.
	BENCH MARK & ELEV.
PROPOSED	
	SANITARY SEWER
	WATER LINE, METER, VALVE & HYDRANT
	W&S CONNECTIONS
	STORM DRAIN
	LOT LINE
	TREE LINE
	LIMITS OF DISTURB.
	BUILDING
	CURB
	EDGE OF PAVEMENT
	SIDEWALK
	150 WATT POST-TYPE PRIVATE STREET LIGHT
	150 WATT POST-TYPE PUBLIC STREET LIGHT
	SUPER SILT FENCE
	FIRE HYDRANT

CONWAY TRANSPORTATION SERVICES
PARCEL 519
L04708, F.0122
ZONING CE-CLI

MISSION ROAD WIDENING AND IMPROVEMENTS WITHIN ROW PER SDP-07-104.

BM#1
ELEV: 221.20
N 544,619.00
E 1,370,706.26
CUT IN FRONT CORNER OF CATCH BASIN

PARCEL 'B'
1.9602 Acres

4 STORY BUILDING
56,000 SQ FT OFFICE
8,000 SQ FT RETAIL
FF=218.00
2nd=232.00
MITIGATED 65' BALDN CONTOUR
R=35.07+0.0' A=14.0 0.2'

587.9' VEHICULAR INGRESS, EGRESS RESTRICTED

(US ROUTE 1) WASHINGTON BLVD

INTERMEDIATE ARTERIAL
RIGHT OF WAY VARIES FROM 75FT TO 121FT.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

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

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

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR

CHIEF, DEVELOPMENT ENGINEERING DIVISION

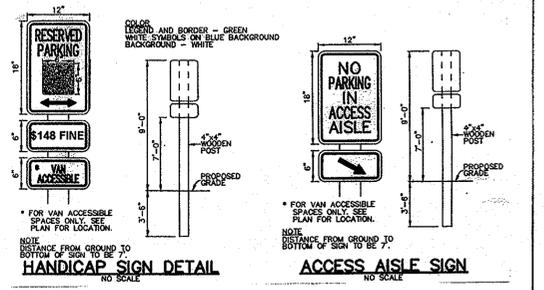
CHIEF, DIVISION OF LAND DEVELOPMENT

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

SIGNATURE OF DEVELOPER
PRINTED NAME: SCOTT C. REED, MANAGER

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 REQUIREMENT OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER
PRINTED NAME: JOANNE CHECK



NOTE:
PARCEL 'B' HAS ONE BUILDING CONTAINING 4 LEVELS OF OFFICE ABOVE GROUND FLOOR.
50% OF GROUND FLOOR TO BE RETAIL.
A 3 LEVEL PARKING STRUCTURE IS LOCATED NORTH OF THE OFFICE BUILDING. FIRST LEVEL ACCESSED FROM LOG CABIN ROAD, LEVELS 2 & 3 ACCESSED FROM MISSION HILL PLACE.
THE MAIN LOBBY ENTRANCE IS LOCATED AT THE INTERSECTION OF WASHINGTON BLVD (U.S ROUTE 1) AND MISSION ROAD.

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. 18095
EXPIRATION DATE: 12/21/08



NOTE
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SITE DEVELOPMENT PLAN
MISSION PLACE
PHASE II, PARCEL B, PLAT # 19854-19858
OFFICE BUILDING
W&S CONTRACT: 24-4402-D HOWARD COUNTY, MARYLAND

6TH ELECTION DISTRICT

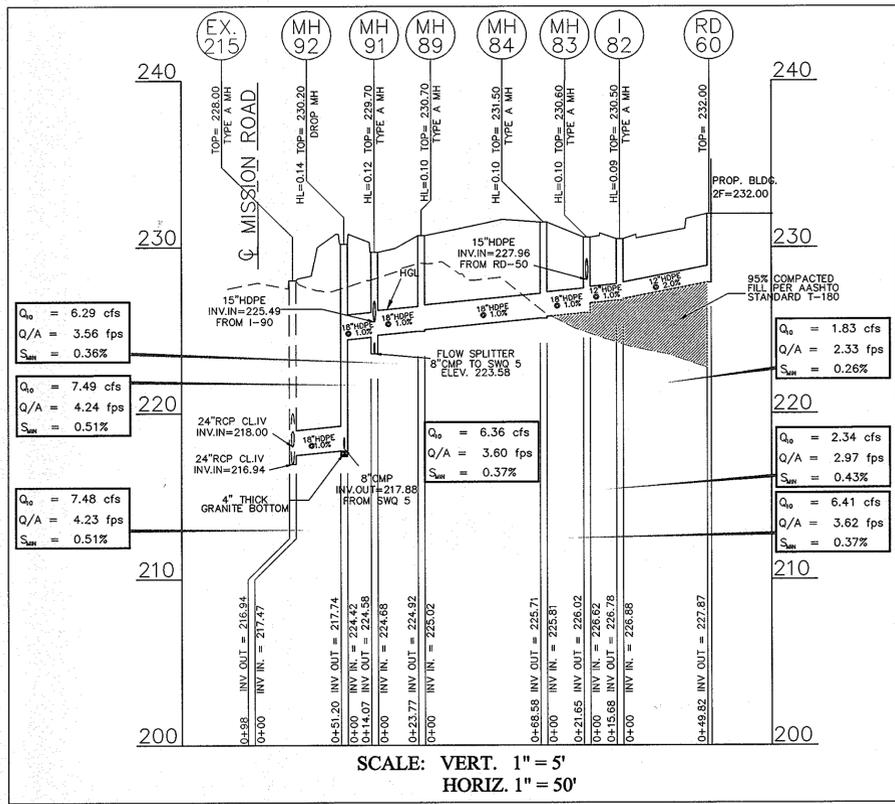
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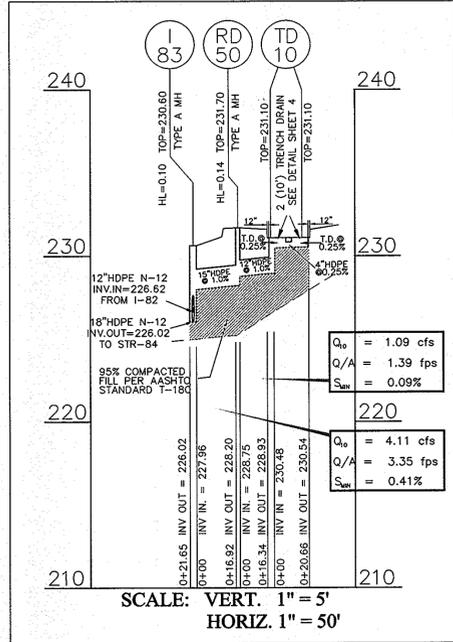
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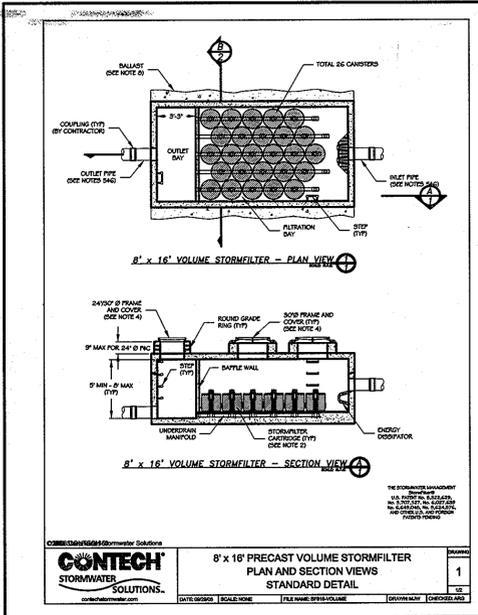
Sheet: 2 of 8
File number:



SCALE: VERT. 1" = 5'
HORIZ. 1" = 50'



SCALE: VERT. 1" = 5'
HORIZ. 1" = 50'



8' x 16' PRECAST VOLUME STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

ZURN Z-812 12" WIDE TRENCH DRAIN SYSTEM

Dimensions Subject to Manufacturing Tolerances

Note: *Actual channel length is 10' 2-1/2" to allow for overlap, with the exception of P.N. 1.

ENGINEERING SPECIFICATION Zurn Z-812 Channels shall be 10' long, 12" wide and have a 0-1/4" throat. Modular channel sections shall be made of FRP (Fiber Reinforced Polymer) fiberglass, have interlocking ends, and radiused bottom. Channel shall be provided either flat (neutral) or with a 1.04% built-in slope. Channels shall be available with inverts ranging from 6.25' to 16.75'. Choices of class A, B, C, D, E, and F grates shall be available with H-20 and/or F-150 load ratings and/or ADA compliance with mechanical lockdown devices. A heavy-duty steel frame shall be provided to distribute weight between the grates and the FRP fiberglass channel. End caps and catch basins shall be available to complement the channel and grates. End outlets, bottom outlets, and side outlets shall be available in 4", 6", and 8" diameters. Trench drain shall be flow-thru model 812.

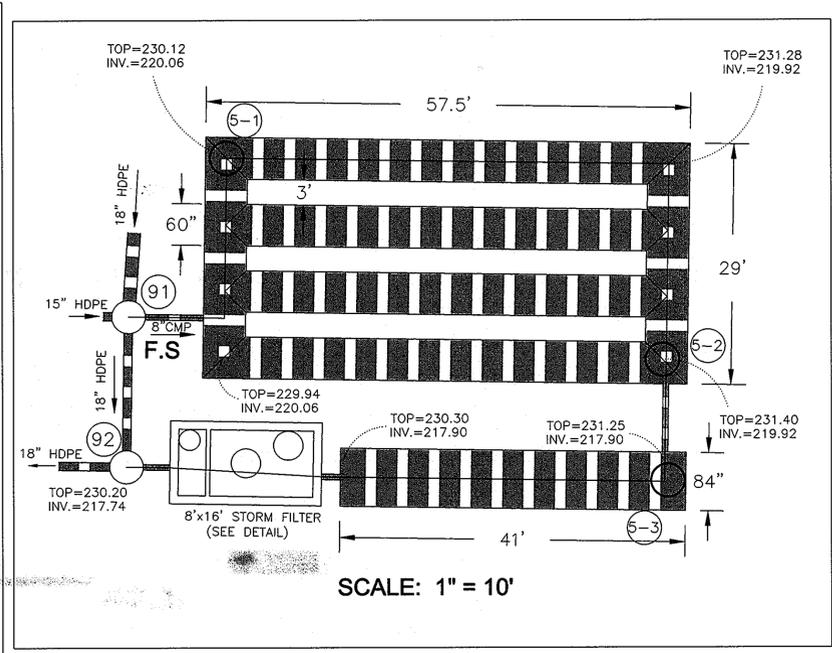
OPTIONS (Check/specify appropriate options)

PREFIXES	Trench No.	Shallow Invert (ft)	Shallow Depth (ft)	Deep Invert (ft)	Deep Depth (ft)	Flow Rate (gpm)	Flow Rate (lps)
Z	2001	8.25	1.50	7.50	1.25	222	1,410
ZV	2002	8.75	2.22	8.75	2.22	1,410	857
ZV	2003	9.25	2.94	9.25	2.94	1,410	511
ZV	2004	9.75	3.66	9.75	3.66	1,410	172
ZV	2005	10.25	4.38	10.25	4.38	1,410	129
ZV	2006	10.75	5.10	10.75	5.10	1,410	110
ZV	2007	11.25	5.82	11.25	5.82	1,410	108
ZV	2008	11.75	6.54	11.75	6.54	1,410	108
ZV	2009	12.25	7.26	12.25	7.26	1,410	108
ZV	2010	12.75	7.98	12.75	7.98	1,410	108

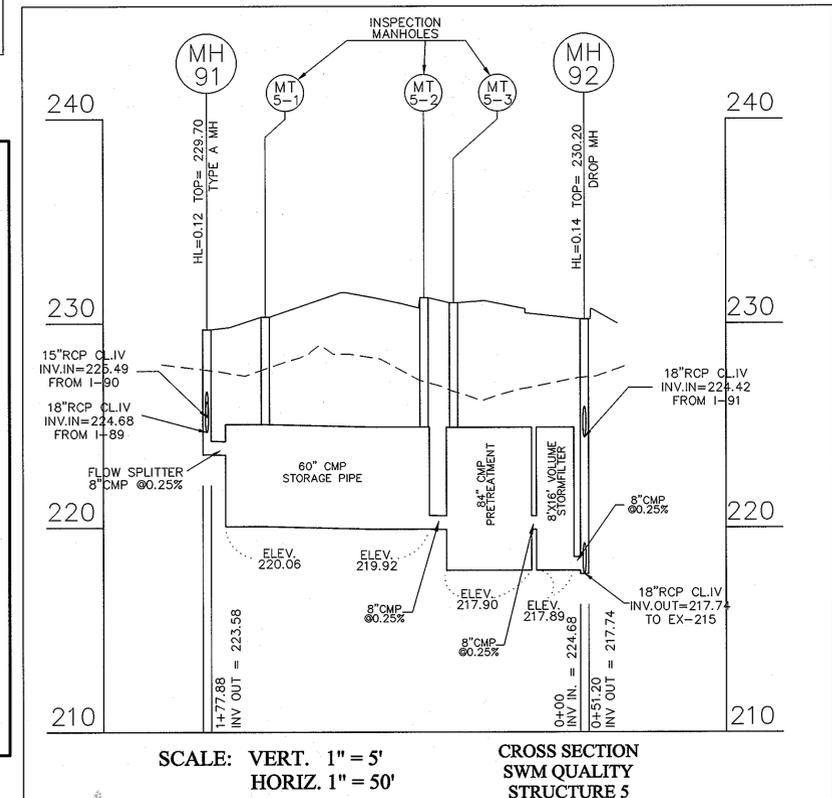
REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED
DWG. NO. 57030 PRODUCT NO. Z-812

(200) PROPOSED FOR THIS PROJECT

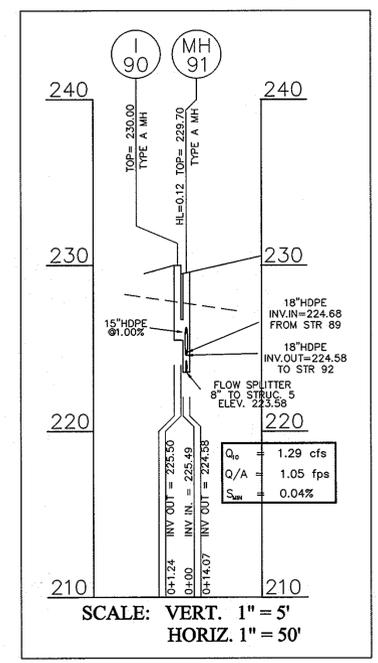
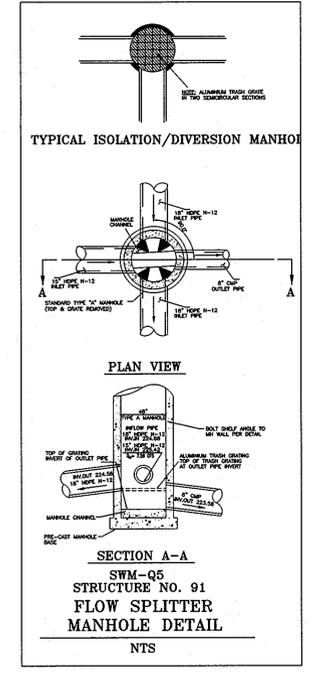
THE ENDS OF THE TRENCH DRAIN SHALL ABUT THE GUTTER PAN, FORM GUTTER PAN TO DIRECT FLOW INTO TRENCH DRAIN.



SCALE: 1" = 10'



SCALE: VERT. 1" = 5'
HORIZ. 1" = 50'



SCALE: VERT. 1" = 5'
HORIZ. 1" = 50'

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

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DATE

BY THE DEVELOPER:

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DATE: 05/06/08

SIGNATURE OF DEVELOPER: SCOTT C. REED, MANAGER

BY THE ENGINEER:

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DATE: 05/06/08

SIGNATURE OF ENGINEER: JOANNE CHECK

PRIVATE PIPE SCHEDULE

SIZE	TYPE	CLASS	LENGTH
12	HDPE	N-12	82
15	HDPE	N-12	127
18	HDPE	N-12	157

STRUCTURE SCHEDULE

STR. #	TYPE	WIDTH DIA.	INVERT ELEV.		TOP ELEVATION		STANDARD DETAIL	REMARKS
			INV. IN	INV. OUT	UPPER	LOWER		
RD-60	MH	4'	-	227.87	232.00	232.00	PRECAST MANHOLE G5.12	
82	WR INLET	36"	226.88	226.78	230.50	230.50	WR INLET D-4.37	
TD-10	TRENCH	12"	-	228.93	231.10	231.10	SEE PLAN SHEET 4 OF 8	
RD-50	MH	2.4'	228.75	228.20	231.70	231.70	PRECAST MANHOLE G5.12	
83	MH	4'	226.62	226.02	230.60	230.60	PRECAST MANHOLE G5.12	
84	MH	4'	225.81	225.71	231.50	231.50	PRECAST MANHOLE G5.11	
89	MH	4'	225.02	224.92	230.70	230.70	PRECAST MANHOLE G5.11	
90	A-10	26"	-	225.50	230.30	230.00	A-10 INLET D-4.03	
91	MH	4'	224.68	224.58	229.70	229.70	PRECAST MANHOLE G5.11	
92	MH	4'	224.42	217.74	230.20	230.20	PRECAST MANHOLE G5.11	DROP MANHOLE
YD-10	YARD INLET	32"	-	215.00	227.00	227.00	YARD INLET D-4.14	

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LICENSE NO. 18095
EXPIRATION DATE: 12/21/08

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STORM DRAIN PROFILES & DETAILS / SWM DETAILS MISSION PLACE

PHASE II, PARCEL B, PLAT # 19854-19858
OFFICE BUILDING
W&S CONTRACT: 24-4402-D HOWARD COUNTY, MARYLAND

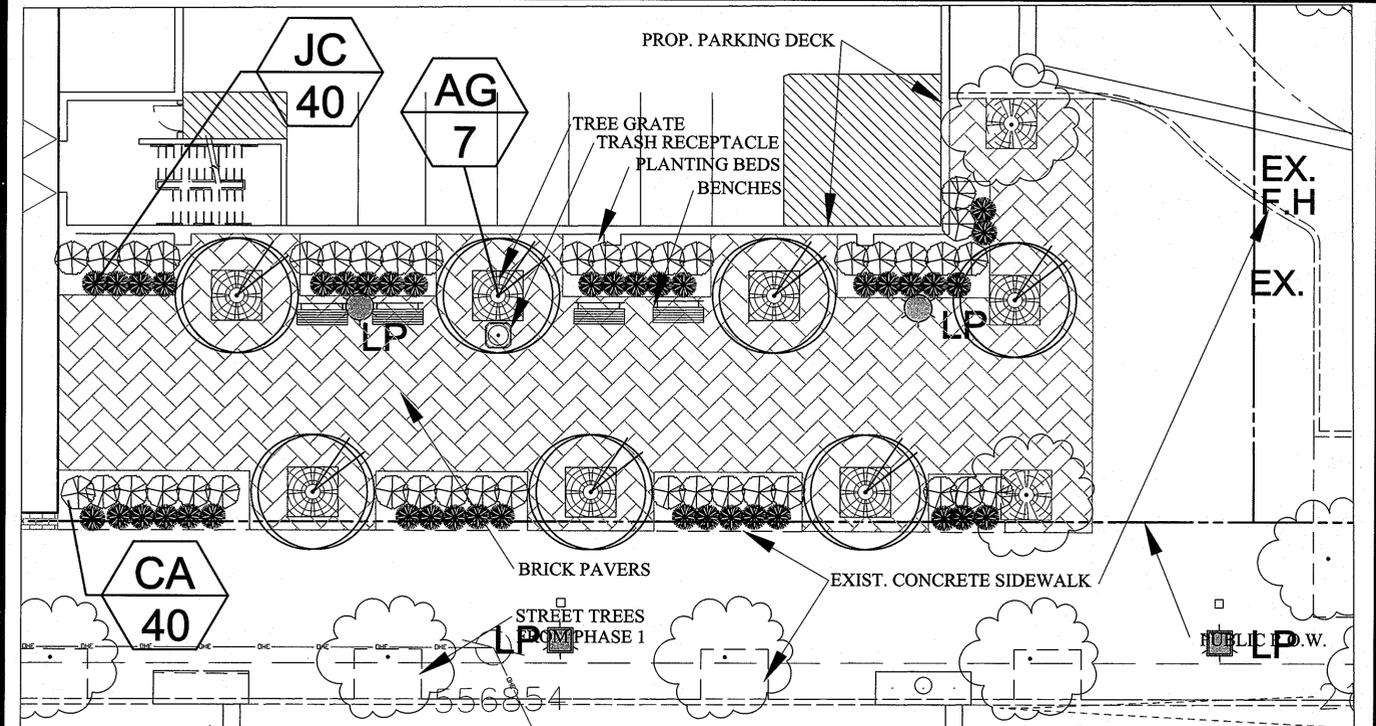
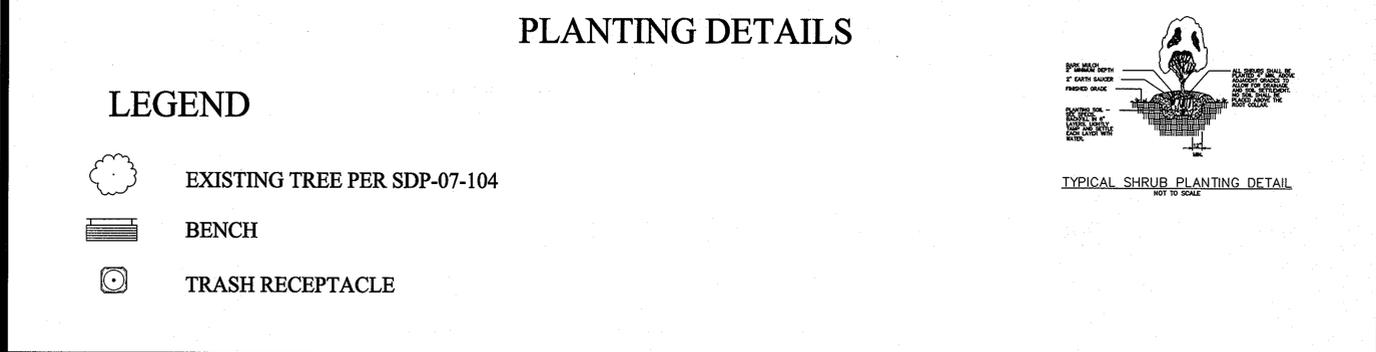
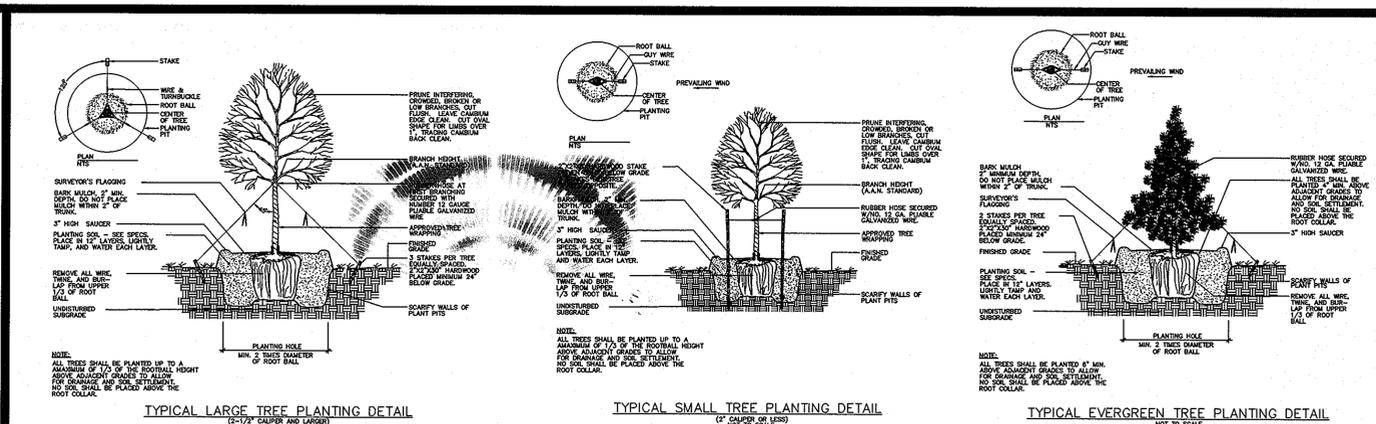
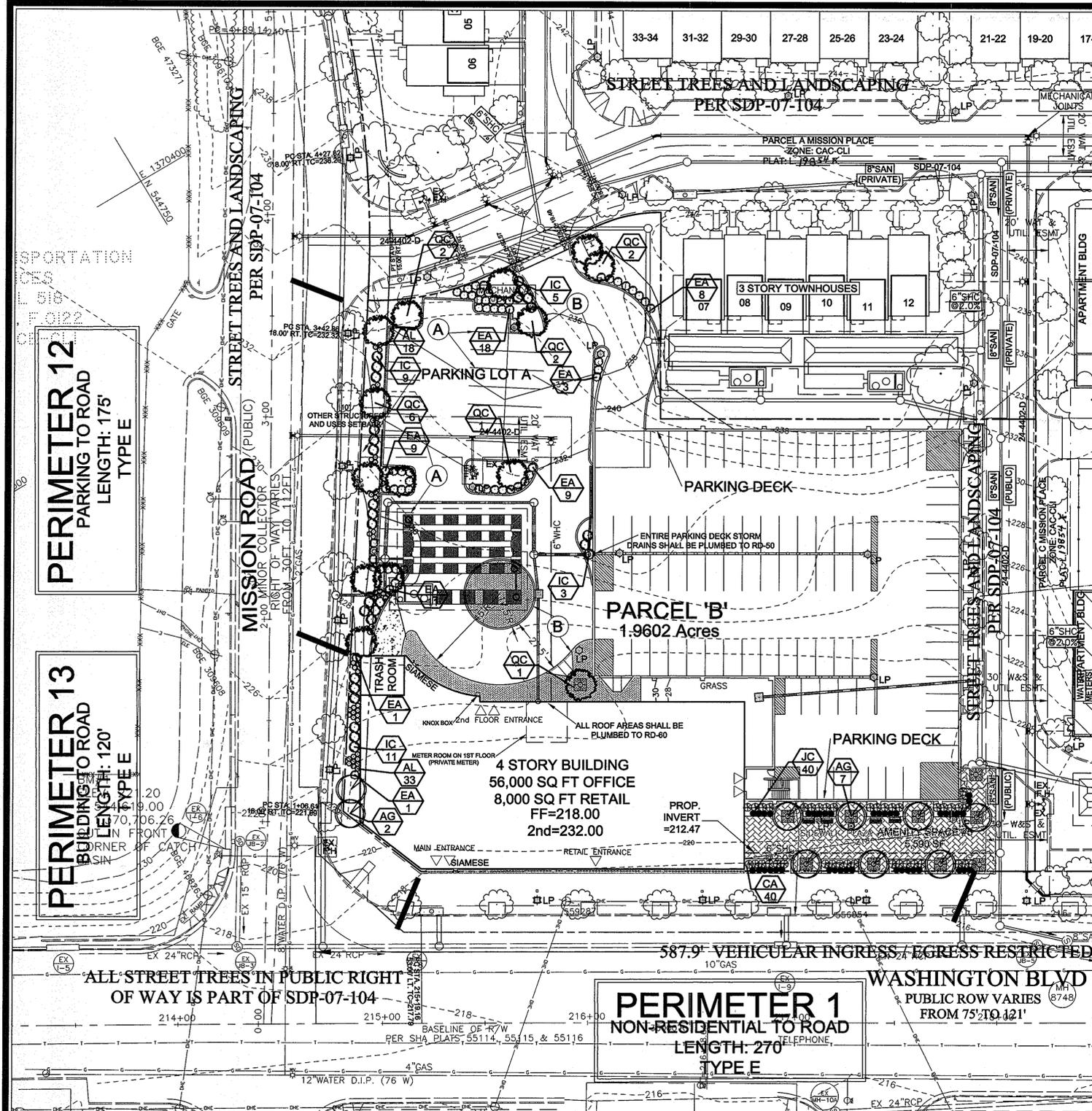
6TH ELECTION DISTRICT

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Drawn by: KDM
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Section: NA Area: NA Phase: NA Scale: 1"=50'
Tax Map Grid & Parcel: MAF 43, GRID 14 Parcel B Date: MAY 2008
Prior Submittal: ZB 1048M SP-06-18 P-07-156 Date: MAY 2008
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U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED: *[Signature]* DATE 5/21/08

DIRECTOR

CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* DATE 5/21/08

CHIEF, DIVISION OF LAND DEVELOPMENT

BY THE DEVELOPER:

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SIGNATURE OF DEVELOPER: *[Signature]* DATE 05/08/08

PRINTED NAME: SCOTT C. REED, MANAGER

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 REQUIREMENT OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER: *[Signature]* DATE 05/08/08

PRINTED NAME: JOANNE CHECK

OVERALL LANDSCAPE PLAN

1"=30'

LANDSCAPE NOTES:

"THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIAL AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED."

* AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE OF THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTION OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.*

DETAIL OF AMENITY SPACE #5

1"=10'

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LANDSCAPE PLAN

MISSION PLACE

PHASE II, PARCEL B, PLAT # 19054-19858

OFFICE BUILDING

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6TH ELECTION DISTRICT

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