

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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY 1-410-954-6226
 - HOWARD COUNTY BUREAU OF UTILITIES 313-2266
 - AT&T CABLE LOCATION DIVISION 393-3553
 - B.G.A.E. CO. CONTRACTOR SERVICES 850-4620
 - B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 - STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS:
 - AREA OF PARCEL: 2.4119 AC.
 - PRESENT ZONING: HT
 - USE OF STRUCTURE: BUILDING RESTAURANT USE
 - BUILDING B - RETAIL SALES
 - BUILDING A COVERAGE: 6,745 SF (0.155 AC. OR 6.43% OF GROSS AREA)
 - BUILDING B COVERAGE: 6,000 SF (0.138 AC. OR 5.72% OF GROSS AREA)
 - TOTAL BUILDING COVERAGE: 12,745 SF (0.293 AC. OR 12.15% OF GROSS AREA)
 - PAVED PARKING LOT/AREA ON SITE: 1.05 AC. OR 43.54% OF GROSS AREA
 - AREA OF LANDSCAPE ISLAND: 0.08 AC. OR 3.32% OF GROSS AREA
 - LIMIT OF DISTURBED AREA: 4,373.98 SF OR .996 AC.
 - PROJECT AREA: 0.955 AC.
 - CUT: 500 CY
 - FILL: 500 CY
- PROJECT BACKGROUND:
 - LOCATION: COLUMBIA, MD.; TAX MAP 37, BLOCK 1, PARCEL 498, LOT B-6
 - ZONING: HT
 - SUBDIVISION: COLUMBIA ROUTE 108 COMMERCIAL
 - SECTION/AREA: SEC. 1/AREA 1
 - SITE AREA: 2.4118 AC.
 - DPZ REFERENCES: SP-98-05, WP-98-14, WP-97-107; FDP PHASE 229; PB-315; F-00-57, F-98-101, SDP-00-044; PLAT #14126; PLAT #14173
- 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.
- ANY CHANGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD TOPOGRAPHICAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 05, 2007.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD PLAT #14126.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAIL SHEET 4)
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL SHEET 4)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-3813-D.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-3813-D.
- STORMWATER MANAGEMENT RETENTION POND HAS BEEN PROVIDED UNDER F-98-101, ROUTE 108 COMMERCIAL, SECTION ONE/AREA ONE. WATER QUALITY IS PROVIDED UNDER F-98-101.
- ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 4)
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS A PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,560.00 FOR THE REQUIRED 8 SHADE TREES, 7 EVERGREEN TREES AND 37 SHRUBS.
- A TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, DATED JUNE 2007, AND HAS BEEN APPROVED BY HOWARD COUNTY, ON 9/28/07.
- ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS 'C'.
- BUILDING TO HAVE INSIDE WATER METER SETTING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SUBJECT PROPERTY IS ZONED HT PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
- THIS PROJECT IS IN THE NEW TOWN (NT) ZONE, THEREFORE IT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.
- LANDSCAPING IS NOT PERMITTED WITHIN 7.5' ON EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR, UNRESTRICTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.4
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993), AND AS MODIFIED BY CHANGES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993).
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 37AA AND 37AB WERE USED FOR THIS PROJECT.
- EXISTING DUMPSTER LOCATION TO BE USED FOR BOTH BUILDINGS A&B.
- LANDSCAPE REQUIREMENTS FOR THIS PROJECT ARE SATISFIED BY ALTERNATIVE COMPLIANCE, UTILIZING THE GENERAL GROWTH PROPERTIES LANDSCAPING STANDARDS.

SNOWDEN / 108

SITE DEVELOPMENT PLAN

RETAIL BUILDING

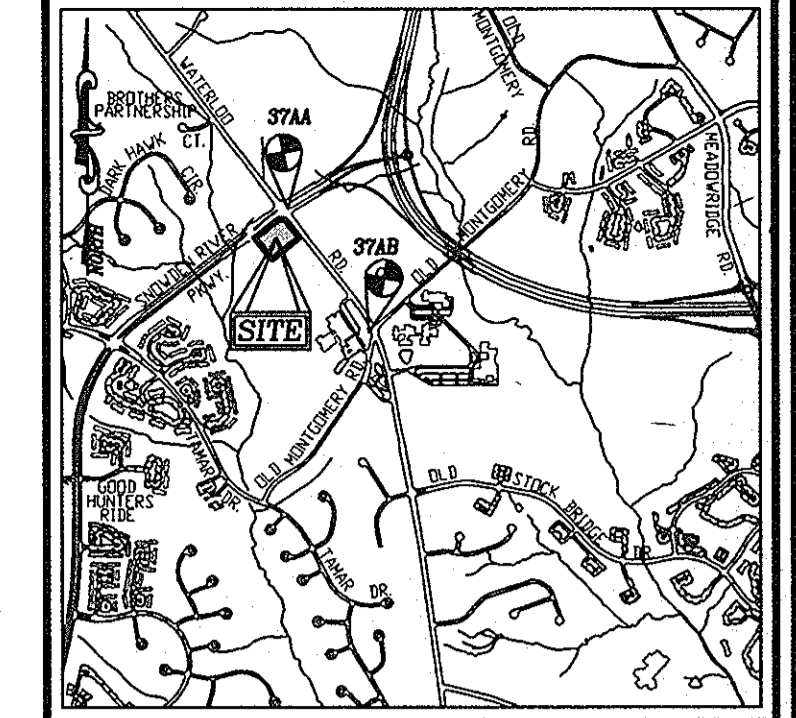
COLUMBIA ROUTE 108 COMMERCIAL

SECTION 1 AREA 1

PARCEL 498, LOT B-6

LEGEND

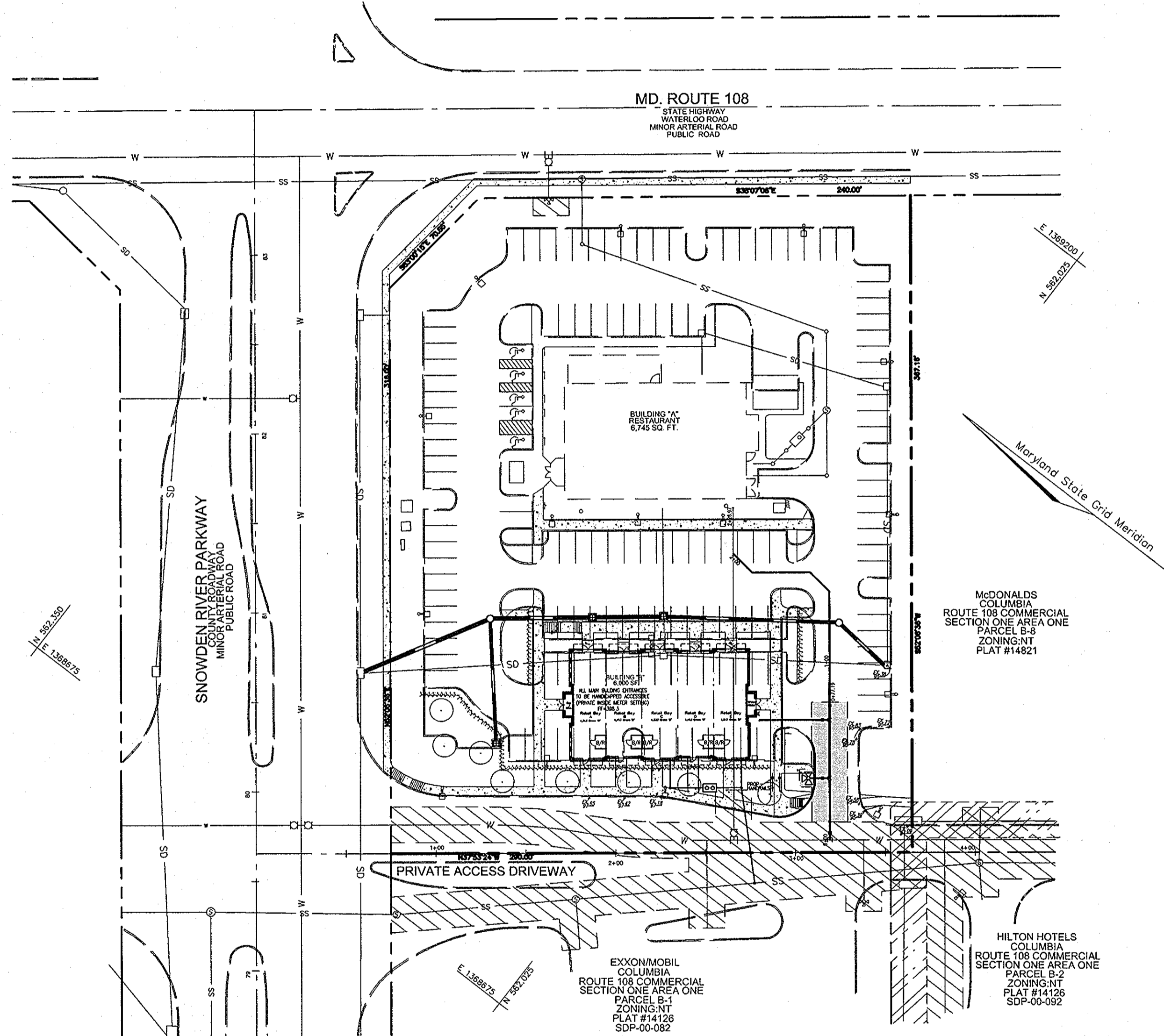
Existing Contour	
Existing Light Poles	
Proposed Light Poles	
Proposed Sidewalk	
Existing p-3 paving	
Existing private stormdrain easement (L-4976 F.222)	
Existing water, sewer, and utility easement (PLAT #14076)	



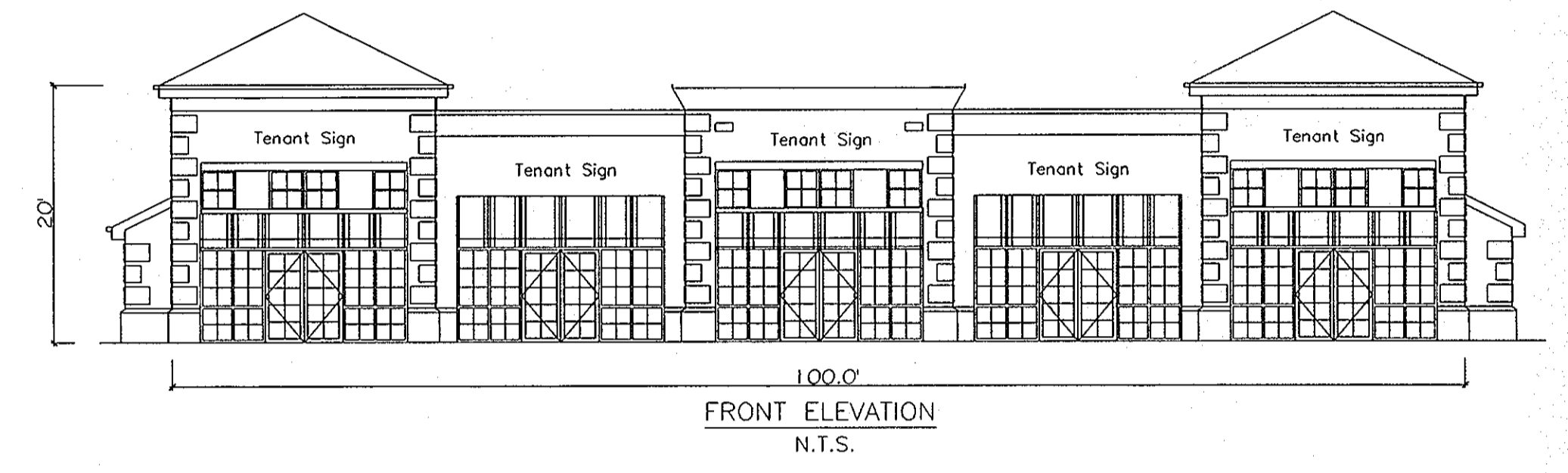
VICINITY MAP
SCALE: 1"=200'
ADC MAP COORDINATE: 16 F7

BENCHMARKS

HOWARD COUNTY BENCHMARK 37AA (CONCRETE MONUMENT)	N 562422.960	E 1369052.645	ELEV. 398.740
HOWARD COUNTY BENCHMARK 37AB (CONCRETE MONUMENT)	N 561137.342	E 1369891.865	ELEV. 390.467



LOCATION MAP
SCALE: 1"=50'



PARKING TABULATION

	REQUIRED
BUILDING A: 6,745 SF @ 5 SPACES/1000 SF	34 SPACES
BUILDING B: 6,000 SF @ 5 SPACES/1000 SF	30 SPACES
TOTAL SPACES REQUIRED:	64 SPACES
TOTAL SPACES PROVIDED:	123 TOTAL SPACES INCLUDING 7 HANDICAP SPACES

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN, SITE DETAILS, AND DEMOLITION PLAN	2 OF 6
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SITE, SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
STORM DRAIN DRAINAGE AREA MAP, AND UTILITY PROFILES	5 OF 6
SITE LANDSCAPE PLAN	6 OF 6

ADDRESS CHART

LOT/PARCEL#	STREET ADDRESS
B-6/498	8201 SE SNOWDEN RIVER PARKWAY

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
COLUMBIA ROUTE 108 COMMERCIAL	SEC. 1/AREA 1	B-6/498

PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TR.
14126	1	NT	37	6th	6066.05

WATER CODE: E-07 SEWER CODE: 2780000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 7/6/08

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 7/9/08

DIRECTOR: *[Signature]* 7/9/08

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: *March 27, 2008*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER: *[Signature]* 6/18/2008

HOWARD COUNTY HEALTH DEPARTMENT: *[Signature]*

OWNER
TAYLOR FAMILY LP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21041
410-465-3500

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
443-367-0422

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

COVER SHEET

SNOWDEN / 108
RETAIL BUILDING
COLUMBIA ROUTE 108 COMMERCIAL
SECTION 1 AREA 1

TAX MAP 37 BLOCK 1 PARCEL 498, LOT B-6
6TH ELECTION DISTRICT PREVIOUS SDP-01-046
PLAT# 14126 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: MMR
DRAWN BY: JMR
CHECKED BY: RHV
DATE: APRIL 22, 2008
SCALE: AS SHOWN
W.O. NO.: 06-60

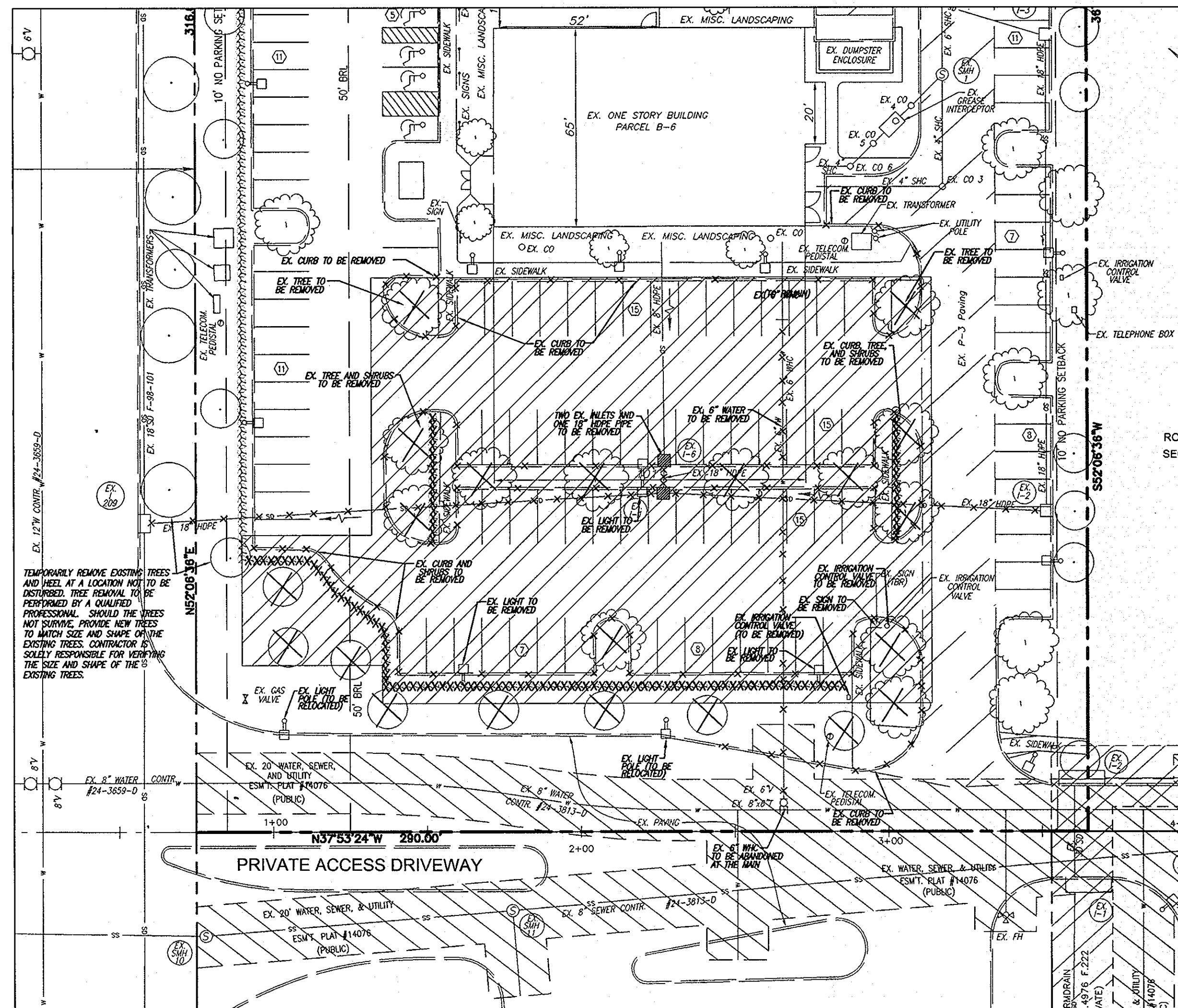
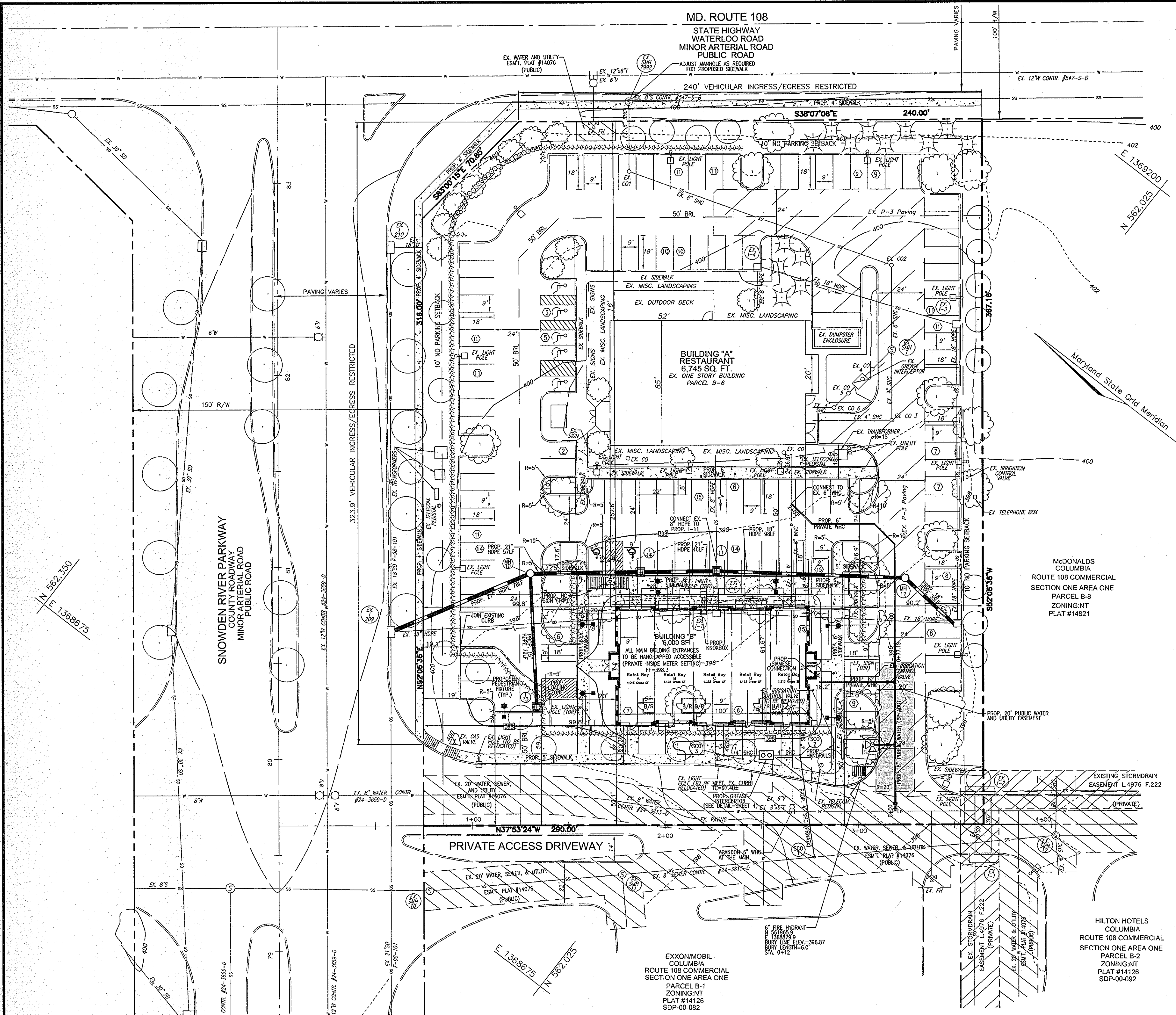
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRES ON 06-27-2008.

1 SHEET OF 6

MD. ROUTE 108
STATE HIGHWAY
WATERLOO ROAD
MINOR ARTERIAL ROAD
PUBLIC ROAD

LEGEND:

---	EXISTING CONTOUR	○	EXISTING SIGN
---	PROPOSED CONTOUR	○	EXISTING SANITARY MANHOLE
---	PROPOSED SPOT ELEVATION	---	EXISTING SANITARY LINE
---	EXISTING SPOT ELEVATION	---	EXISTING CLEANOUT
---	EXISTING CURB AND GUTTER	---	EXISTING FIRE HYDRANT
---	PROPOSED CURB AND GUTTER	---	EXISTING WATER LINE
---	EXISTING UTILITY POLE	---	PROPOSED STORM DRAIN
---	EXISTING LIGHT POLE	---	PROPOSED STORM DRAIN INLET
---	EXISTING STORMDRAIN LINE	---	PROPOSED SIDEWALK
---	RIGHT-OF-WAY LINE	---	PROPERTY LINE
---	PROPOSED LIGHT	---	SOILS BOUNDARY
---		---	EXISTING P-3 PAVING
---		---	EXISTING PRIVATE STORMDRAIN EASEMENT (L4976 F.222)
---		---	EXISTING WATER, SEWER, AND UTILITY EASEMENT (PLAT #14076)



DEMOLITION PLAN
SCALE: 1"=30'

PLAN VIEW
SCALE: 1"=30'

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/1/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/9/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/9/08
DIRECTOR DATE

HILTON HOTELS
COLUMBIA
SECTION ONE AREA ONE
PARCEL B-2
ZONING: NT
PLAT #14126
SDP-00-082

EXXONMOBIL
COLUMBIA
SECTION ONE AREA ONE
PARCEL B-1
ZONING: NT
PLAT #14126
SDP-00-082

MCDONALDS
COLUMBIA
SECTION ONE AREA ONE
PARCEL B-8
ZONING: NT
PLAT #14821

OWNER
TAYLOR FAMILY LP
4100 COLLEGE AVE.
ELICOTT CITY, MD 21041
410-465-3500

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DRIVE
ELICOTT CITY, MD 21042
443-367-0422

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
SITE LAYOUT AND
DEMOLITION PLAN**

SNOWDEN / 108
RETAIL BUILDING
COLUMBIA ROUTE 108 COMMERCIAL
SECTION 1 AREA 1

TAX MAP 37 BLOCK 1
6TH ELECTION DISTRICT
PLAT # 14126

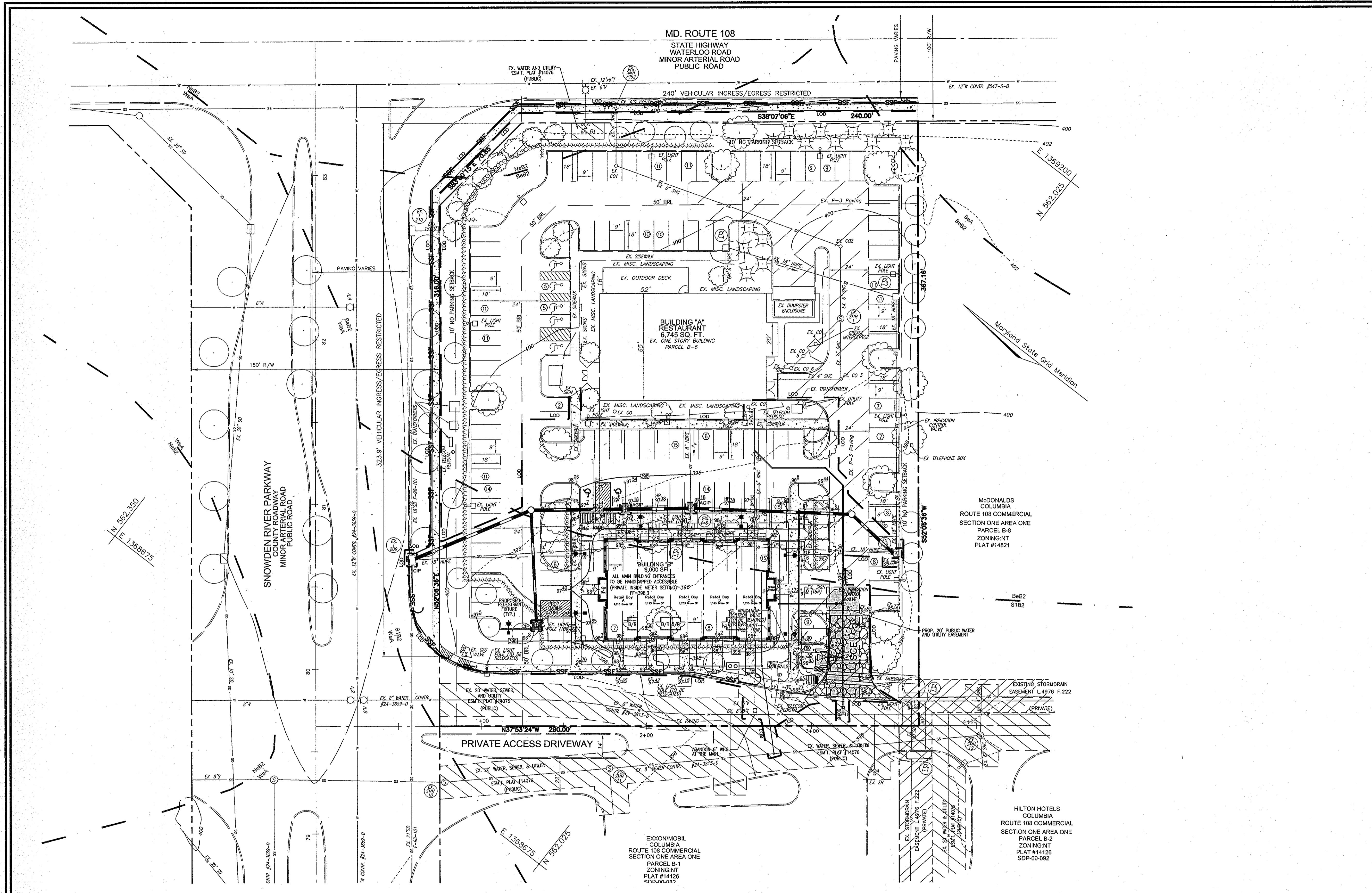
PARCEL 498, LOT B-6
PREVIOUS SDP-01-046
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
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. 16193
EXPIRES DATE: 08-27-2008

DESIGN BY: MMR
DRAWN BY: JMR
CHECKED BY: RHY
DATE: APRIL 22, 2008
SCALE: AS SHOWN
W.O. NO.: 08-62

2 SHEET OF 6



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING STORM DRAIN LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING VEGETATION (APPROXIMATE LOCATION)
	EXISTING STREET TREES (F-XX-XXXX)
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	PROPOSED SIDEWALK
	EXISTING P-3 PAVING
	EXISTING PRIVATE STORM DRAIN EASEMENT (L4976 F.222)
	EXISTING WATER, SEWER, AND UTILITY EASEMENT (PLAT #14076)
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	CURB INLET PROTECTION
	AT GRADE INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE

OWNER
 TAYLOR FAMILY LP
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21041
 410-465-3500

DEVELOPER
 LAND DESIGN AND DEVELOPMENT
 MR. DONALD REUWER
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 443-367-0422

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND
EROSION CONTROL PLAN
SNOWDEN / 108
 RETAIL BUILDING
 COLUMBIA ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 TAX MAP 37 BLOCK 1 PARCEL 498, LOT B-6
 6TH ELECTION DISTRICT PREVIOUS SDP-01-046
 PLAT# 14126 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 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. 16183, EXPIRATION DATE 06-27-2008.

DESIGN BY: MMR
 DRAWN BY: JMR
 CHECKED BY: RLV
 DATE: APRIL 22, 2008
 SCALE: AS SHOWN
 W.O. NO.: 06-60

3 SHEET OF 6

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE March 27, 2008

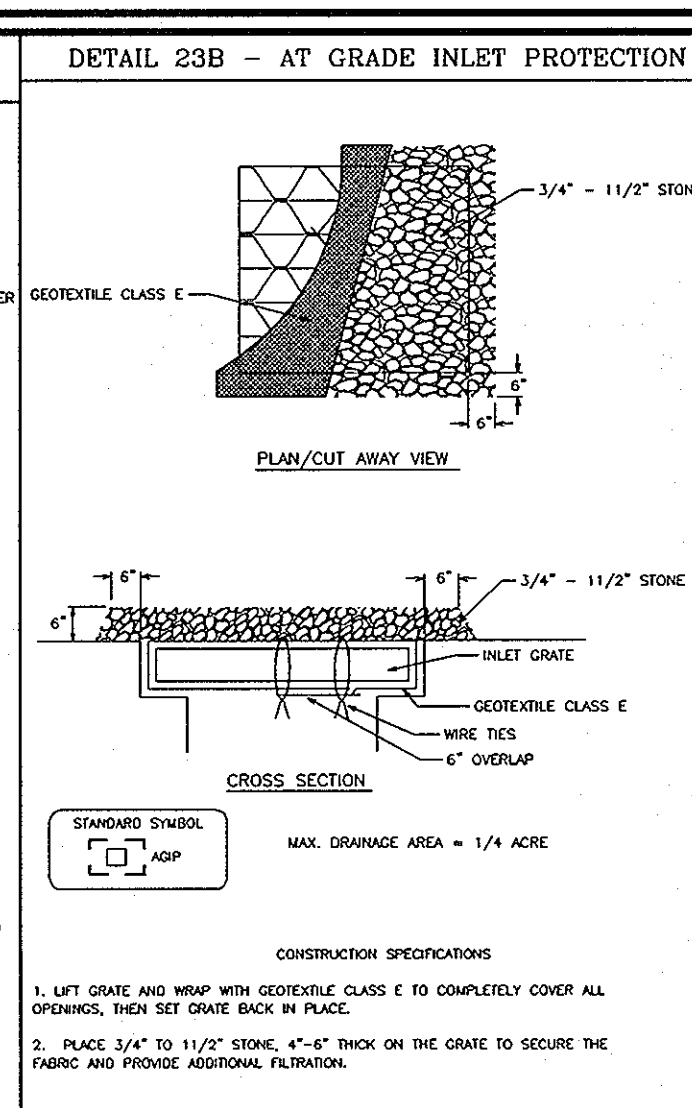
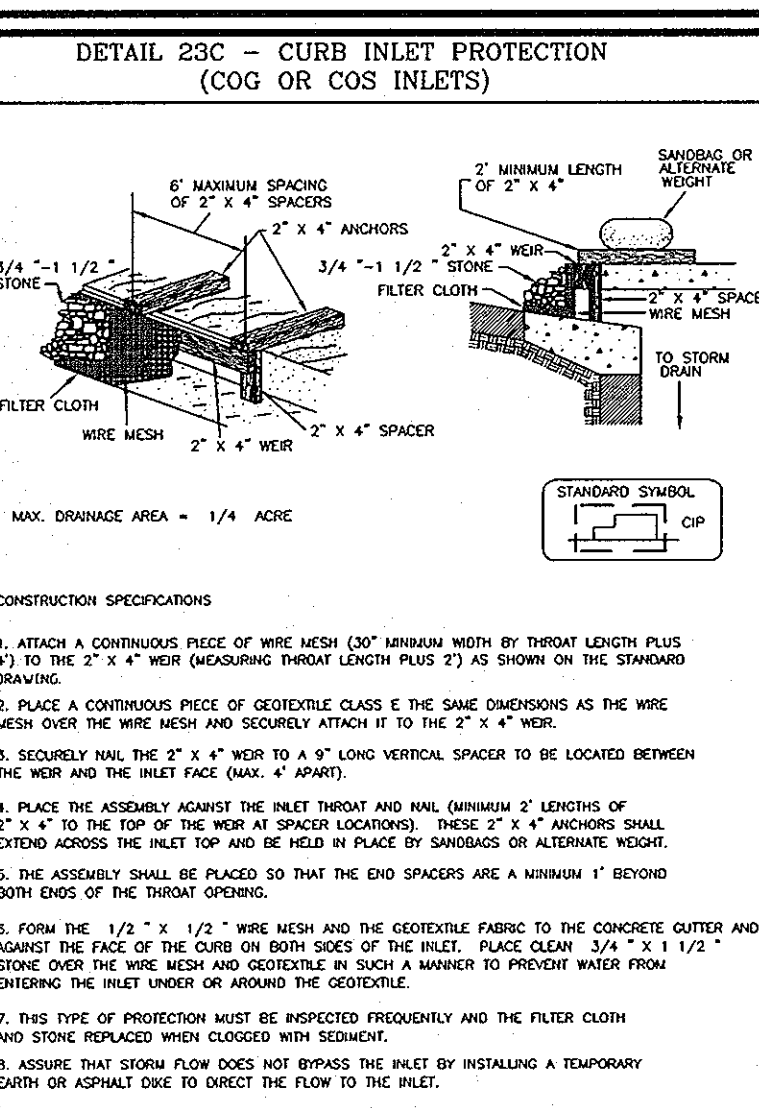
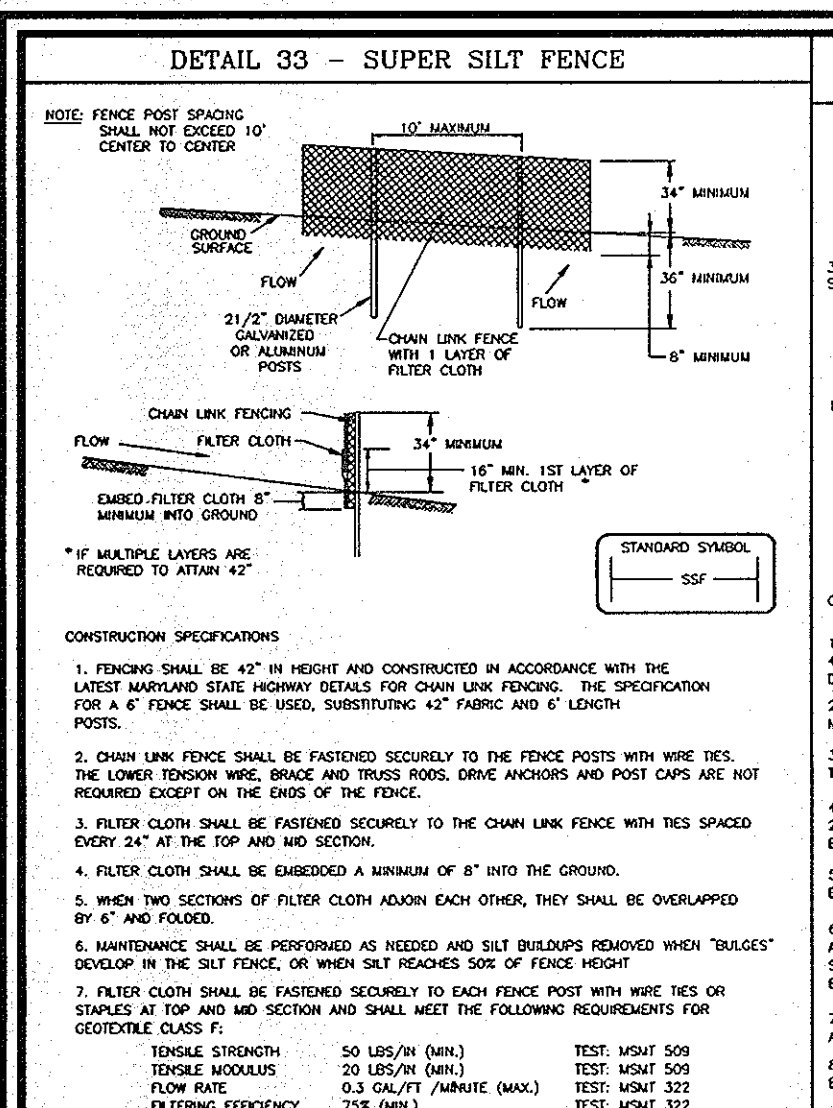
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/9/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 7/9/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 7/9/08
 DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS REQUIREMENTS.
 [Signature] 5/16/08
 HOWARD S.C.D. DATE

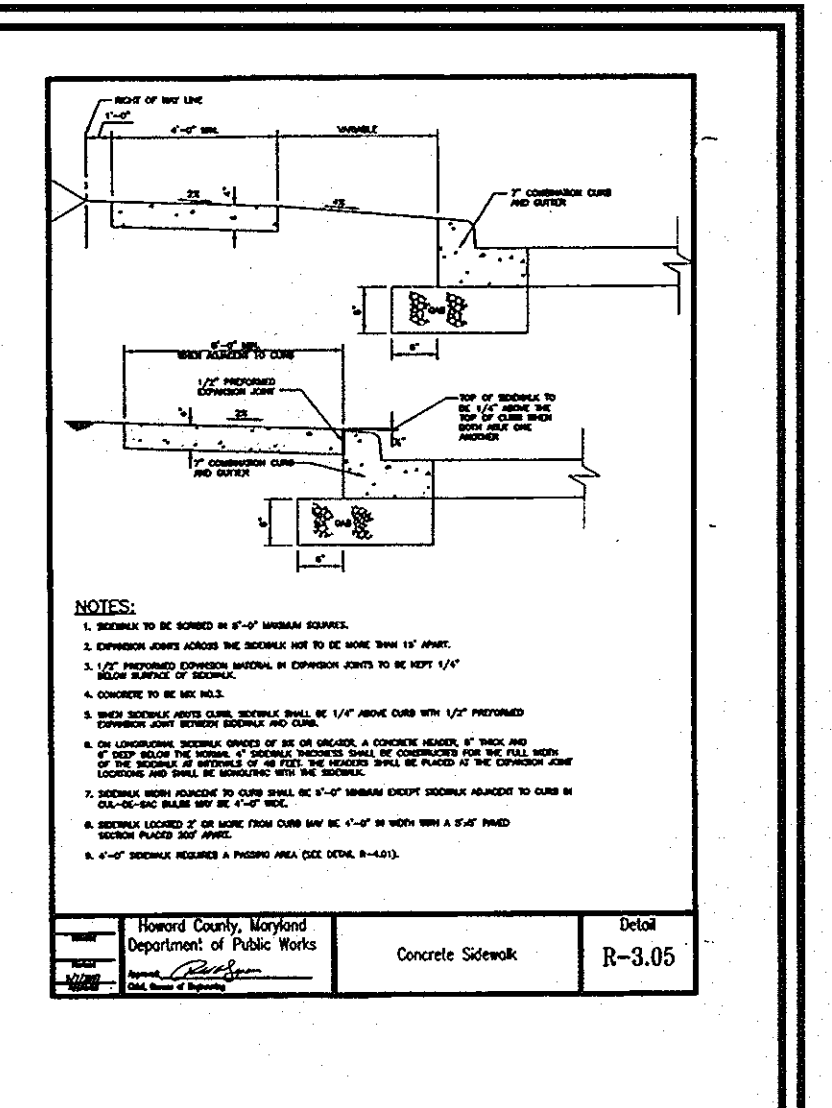
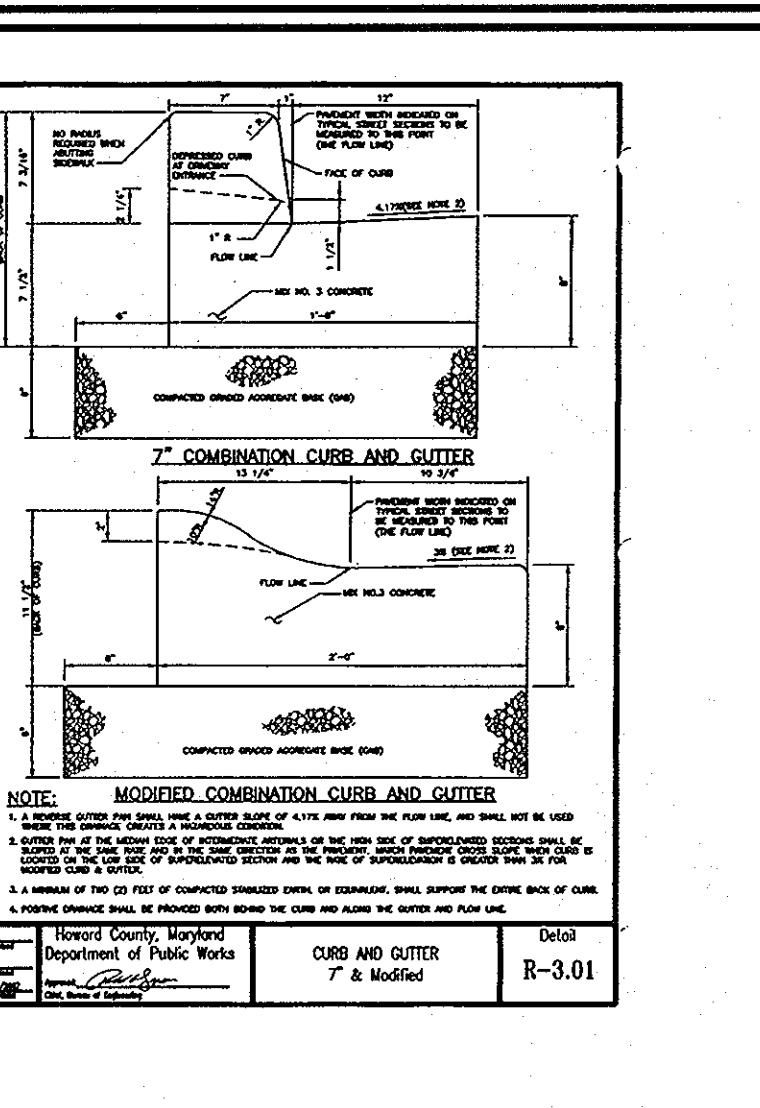
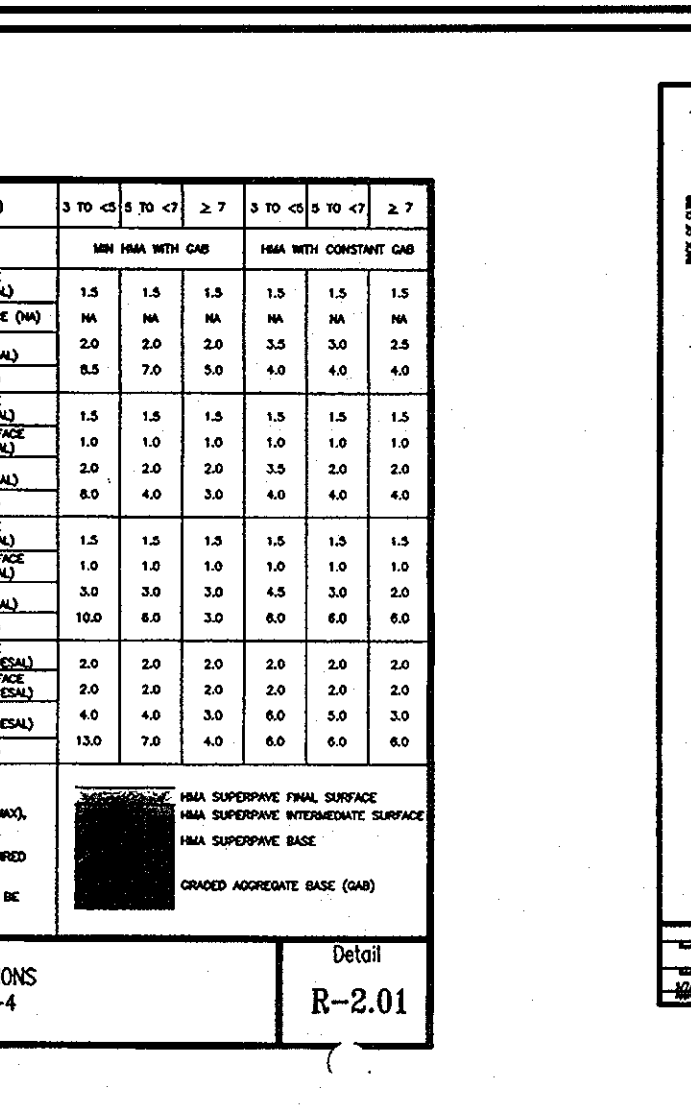
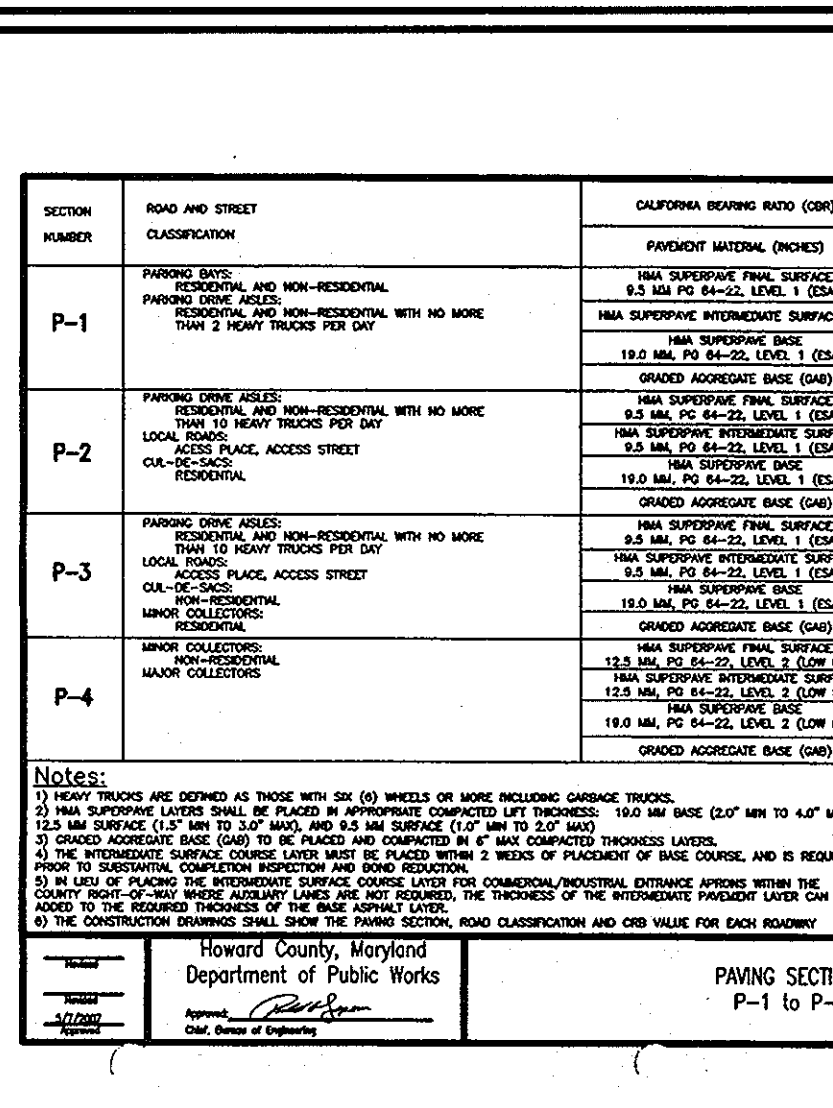
BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 4/30/08
 SIGNATURE OF DEVELOPER 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 4/30/08
 SIGNATURE OF ENGINEER DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 [Signature] 5/12/08
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT DATE



SECTION	ROAD AND STREET CLASSIFICATION	PAVING SURFACE	3 TO 4' TO 5' TO 6'	5' TO 6' TO 7' TO 8'	7' TO 8' TO 9' TO 10'	9' TO 10' TO 11' TO 12'
P-1	PARKING LOT - NON-RESIDENTIAL WITH NO MORE THAN 25 TRUCKS PER DAY	1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
		1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
P-2	PARKING LOT - NON-RESIDENTIAL WITH NO MORE THAN 25 TRUCKS PER DAY	1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
		1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
P-3	PARKING LOT - NON-RESIDENTIAL WITH NO MORE THAN 25 TRUCKS PER DAY	1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
		1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
P-4	PARKING LOT - NON-RESIDENTIAL WITH NO MORE THAN 25 TRUCKS PER DAY	1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5
		1.5" SUPERFINE FINE SAND	1.5	1.5	1.5	1.5



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE UNDER A PERMANENT LONG-LIVED VEGETATIVE SEEDBED PREPARATION. Loosen upper three inches of soil by raking, digging or other acceptable means before seeding, if not previously done.

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

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 urea-form fertilizer (9 lbs./1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper 3 inches of soil.

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

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre.

MAINTENANCE: Inspect all seeded areas and make needed repairs.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Placement of topsoil over a prepared subsoil prior to seeding. To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or

Conditions Where Practice Applies

1. This practice is limited to areas having 2:1 or flatter.
2. The texture of the exposed subsoil/potential material is b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
3. The original soil to be vegetated contains d. The soil is so acidic that treatment with lime is required.

Construction and Material Specifications

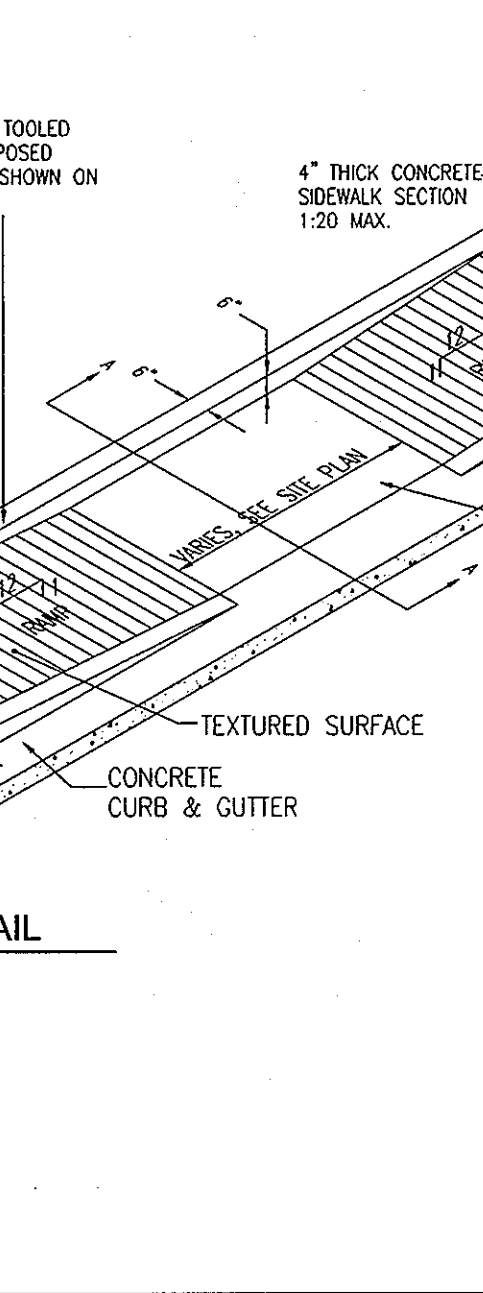
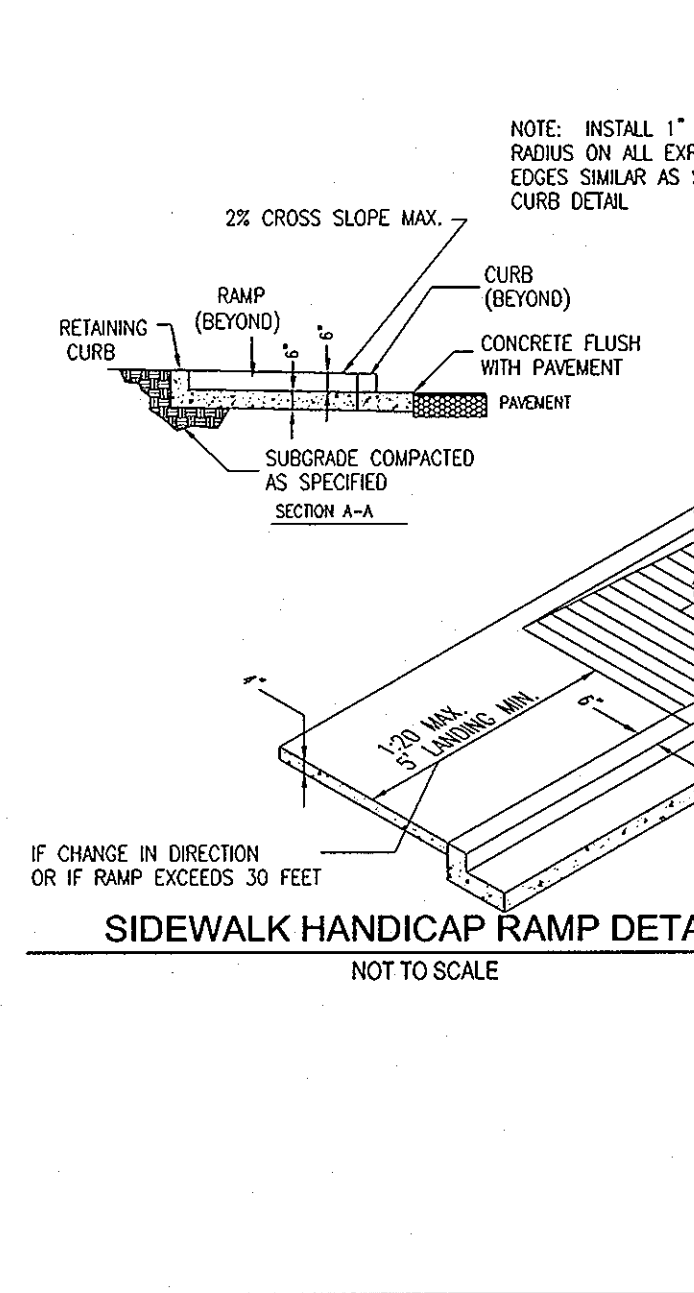
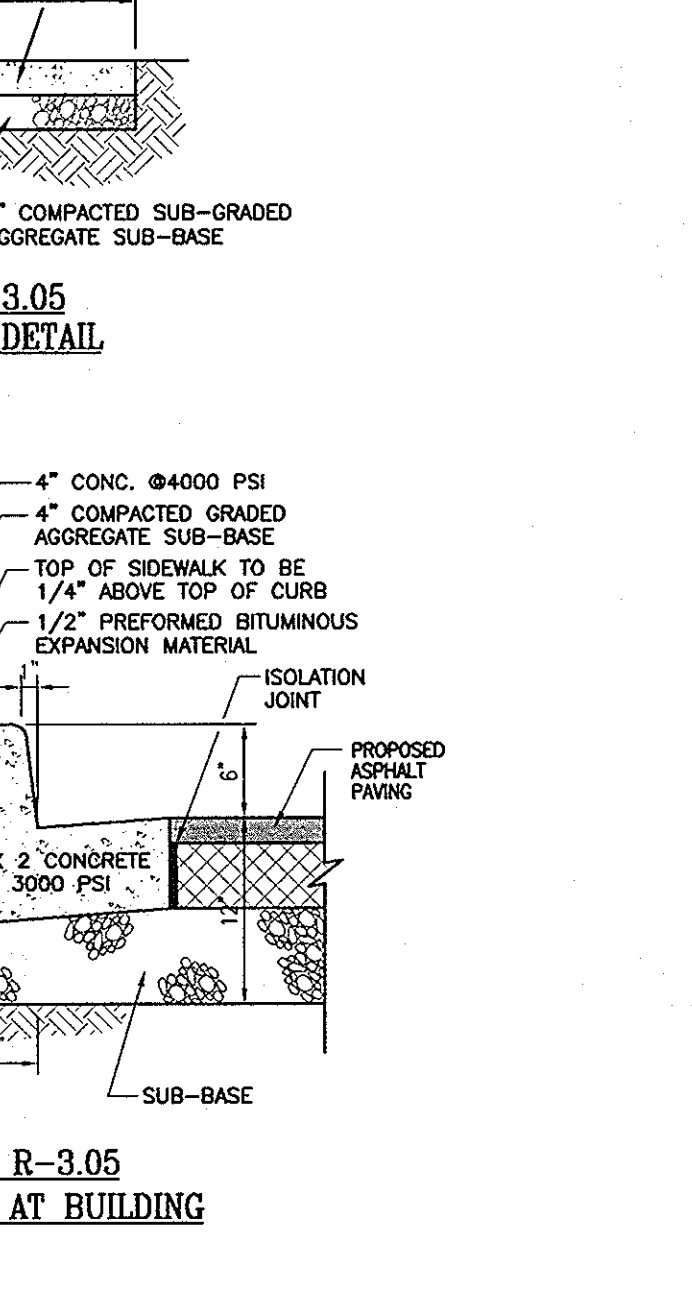
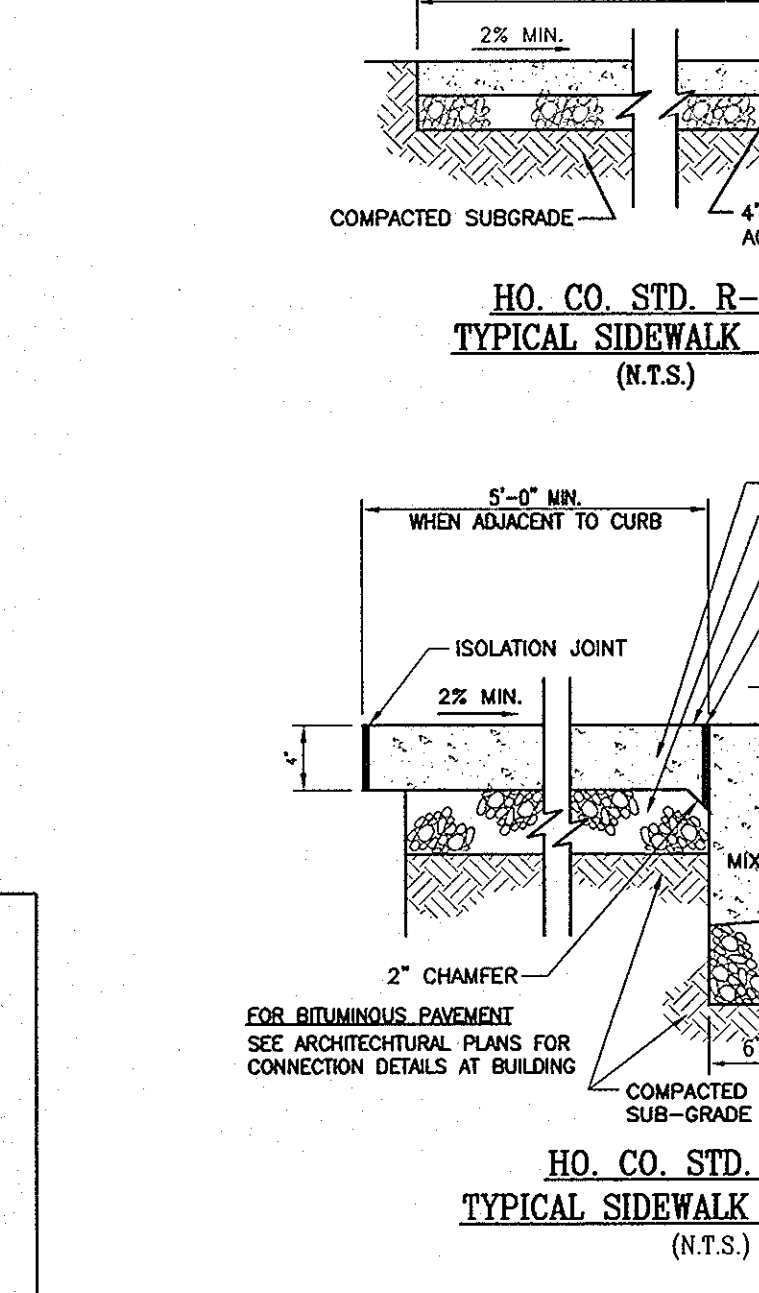
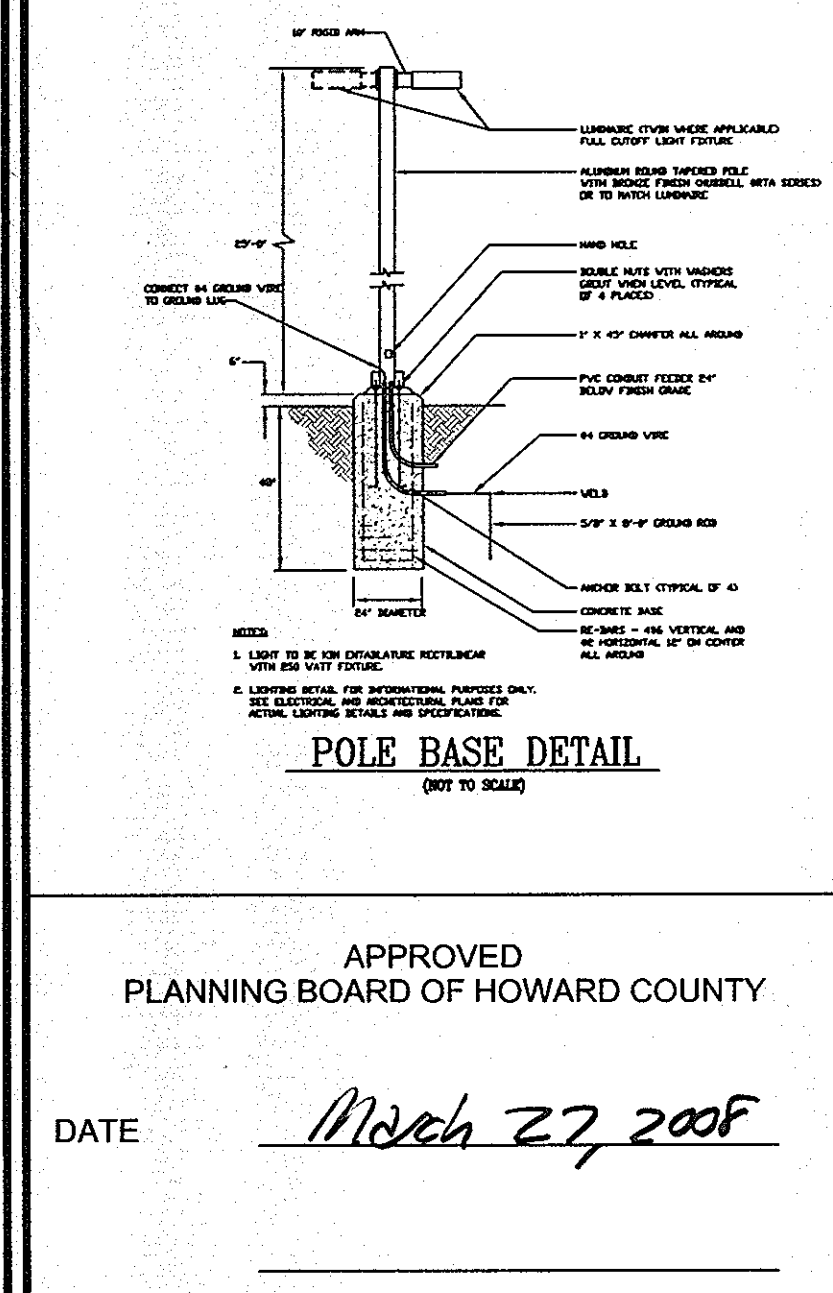
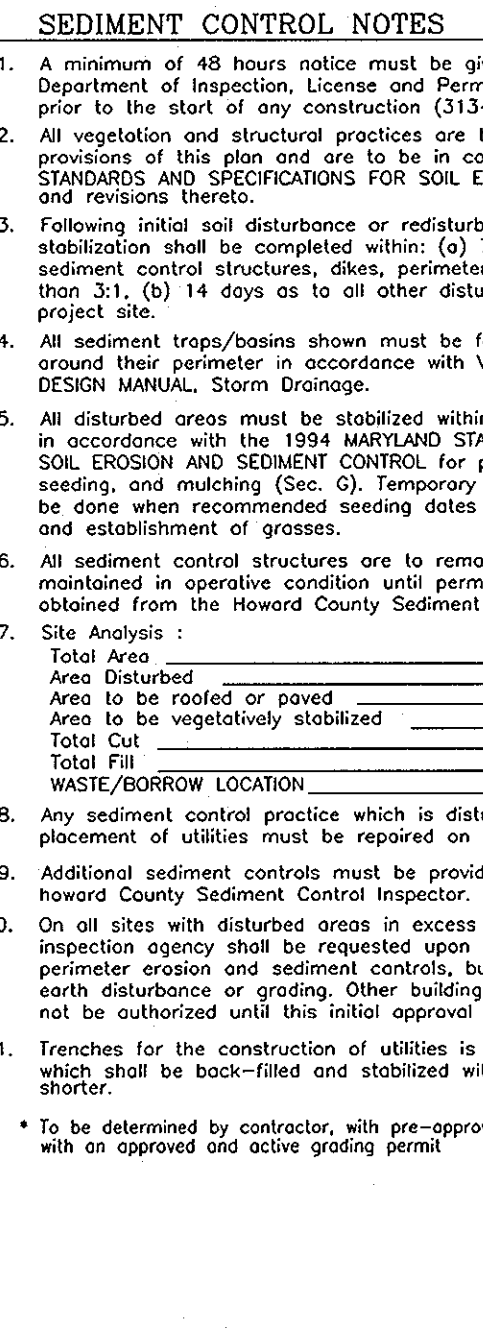
1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland.
2. Topsoil Specifications - Soil to be used as topsoil i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured soils and shall contain less than 2% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
3. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, etc.
4. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the appropriate approved authority.
5. For sites having disturbed areas under 5 acres: i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

SEQUENCE OF CONSTRUCTION

1. OBTAIN HOWARD COUNTY GRADING PERMIT. (WEEK 1)
2. NOTIFY HOWARD COUNTY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. (WEEK 1)
3. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (WEEK 1)
4. INSTALL ALL SILT FENCE, AS INDICATED ON PLANS. (WEEK 2)
5. BEGIN DEMOLITION OF EXISTING FEATURES OF SHOWN ON THE DEMOLITION PLAN. (WEEK 3)
6. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, CLEAR AND CRUISE SITE. (WEEK 3)
7. BEGIN SITE GRADING AND UTILITY CONSTRUCTION. PROVIDE INLET PROTECTION AS SHOWN ON SEDIMENT CONTROL PLAN. (WEEK 3)
8. BEGIN UTILITY AND STORMDRAIN CONSTRUCTION. (WEEK 3)
9. BEGIN BUILDING CONSTRUCTION. (WEEK 7)
10. WITH INSPECTOR'S APPROVAL, INSTALL ON-SITE PAVING BASE COURSE. (WEEK 8)
11. BEGIN INSTALLATION OF ON-SITE CURB AND GUTTER. (WEEK 11)
12. COMPLETE ALL CURB & GUTTER AND PAVEMENT CONSTRUCTION. (WEEK 12)
13. INSTALL ALL PAVING SURFACE COURSE. (WEEK 13)
14. INSTALL SIDEWALK FOR SITE. (WEEK 13)
15. FINE GRADE AND STABILIZE ALL AREAS OF PARCEL INCLUDING ANY EXPOSED EARTH AREAS OUTSIDE THE LOD. REMOVE ALL TRASH JUNK AND DEBRIS FROM ENTIRE PARCEL. (WEEK 14)
16. INSTALL SITE LANDSCAPING. (WEEK 15)
17. REMOVE ALL SEDIMENT CONTROL MEASURES AFTER RECEIVING APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR. (WEEK 15)

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (6) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1. (6) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, soil, temporary seeding, and mulching (Sec. 2). Temporary stabilization with mulch alone shall be done when recommended seeding does not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
 - Total Area: 2.4119 Acres
 - Area Disturbed: 0.9366 Acres
 - Area to be roofed or paved: 0.7333 Acres
 - Area to be vegetatively stabilized: 0.2033 Acres
 - Total Cut: 500 cu. yd.
 - Total Fill: 500 cu. yd.
 - DE SITE: 0
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
 - To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved active grading permit.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: March 27, 2008

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

DATE: 3/16/08

DATE: 3/9/08

DATE: 2/25/08

DATE: 3/16/08

DATE: 4/30/08

DATE: 4/30/08

BY THE DEVELOPER:

DATE: 4/30/08

SIGNATURE OF DEVELOPER

BY THE ENGINEER:

DATE: 4/30/08

SIGNATURE OF ENGINEER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

DATE: 4/30/08

SIGNATURE OF COUNTY HEALTH OFFICER

750 GALLON GREASE TRAP

SCALE: NTS

OWNER: TAYLOR FAMILY LP, 4100 COLLEGE AVENUE, ELLICOTT CITY, MD 21041, 410-465-3500

DEVELOPER: LAND DESIGN AND DEVELOPMENT, DONALD R. ELLIOTT, 5300 DORSEY HALL DRIVE, ELLICOTT CITY, MD 21042, 443-367-0422

NO. REVISION DATE

SITE DEVELOPMENT PLAN, SITE, SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

SNOWDEN / 108 RETAIL BUILDING, COLUMBIA ROUTE 108 COMMERCIAL SECTION 1 AREA 1

TAX MAP 37 BLOCK 1, 6TH ELECTION DISTRICT, PLAT# 14126

PARCEL 498, LOT B-6, PREVIOUS SDP-01-046, HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET, ELLICOTT CITY, MD 21043, TEL: 410.461.7666, FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: MMR

DRAWN BY: JMR

CHECKED BY: RLV

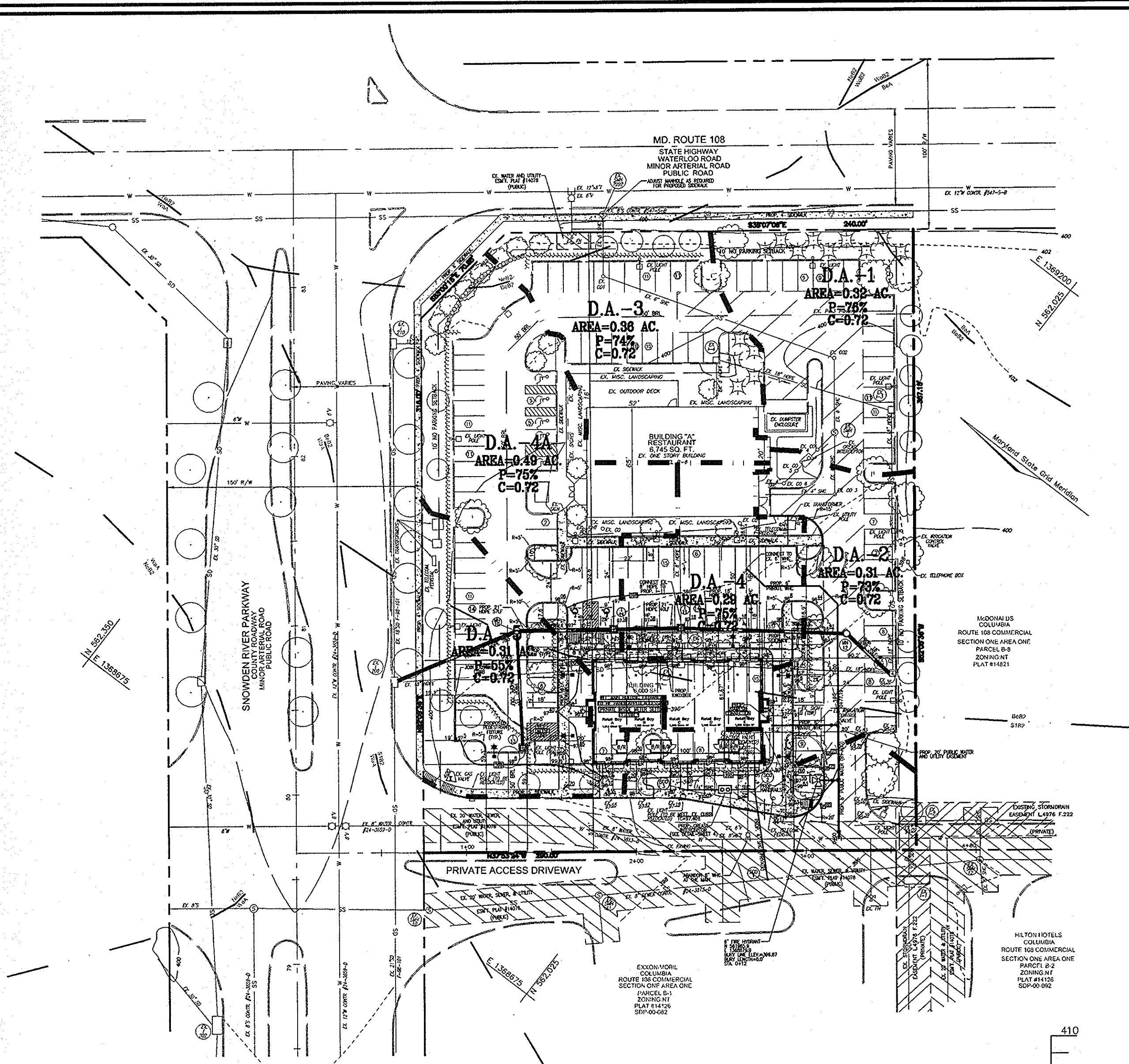
DATE: APRIL 22, 2008

SCALE: AS SHOWN

W.O. NO.: 06-60

4 SHEET OF 6

SDP-07-140



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1"=50'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	COMMENTS
I-11	SINGLE TYPE 'S' INLET	N 562085 E 1368902	397.18	390.86	390.51	HO. CO. STD SD-4.22
I-13	SINGLE TYPE 'S' COMBO INLET	N 562115 E 1368789	396.80	N/A	390.64	HO. CO. STD SD-4.32
I-14	SINGLE TYPE 'S' INLET	N 562116 E 1368877	397.18	390.20	390.10	HO. CO. STD SD-4.22
MH-10	STANDARD 4' PRECAST MANHOLE	N 562161 E 1368842	398.30	389.74	389.66	HO. CO. STD G-5.12
MH-12	STANDARD 4' PRECAST MANHOLE	N 562010 E 1368956	396.05	391.89	391.79	HO. CO. STD G-5.12

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BeA	BELTSVILLE SILT LOAM, 0 TO 1 PERCENT SLOPES	C
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
SiB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
WaA	WATCHUNG SILT LOAM, 0 TO 3 PERCENT SLOPES	D
WoB2	WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C

PIPE SCHEDULE			
SIZE	TYPE	LENGTH	
21"	HDPE	175 LF	
18"	HDPE	133 LF	
15"	HDPE	70 LF	
4"	PVC SHC	118 LF	
6"	DIP	213 LF	
6"	DIP WHC	76 LF	
8"	DIP	18 LF	

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE March 27, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/9/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 7/9/08
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 7/9/08
DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

[Signature]
USDA-NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD S.C.D. DATE

BY THE DEVELOPER:

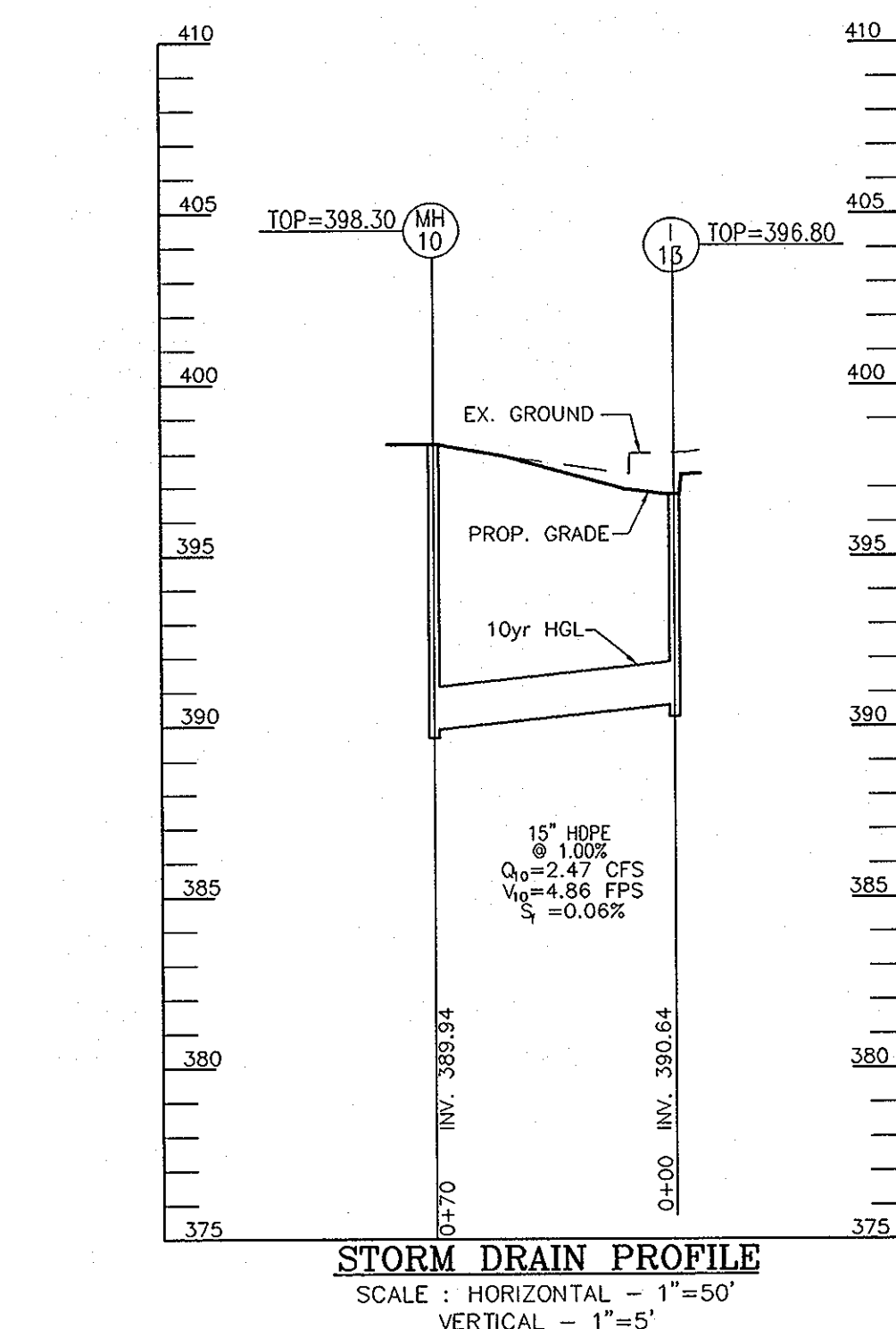
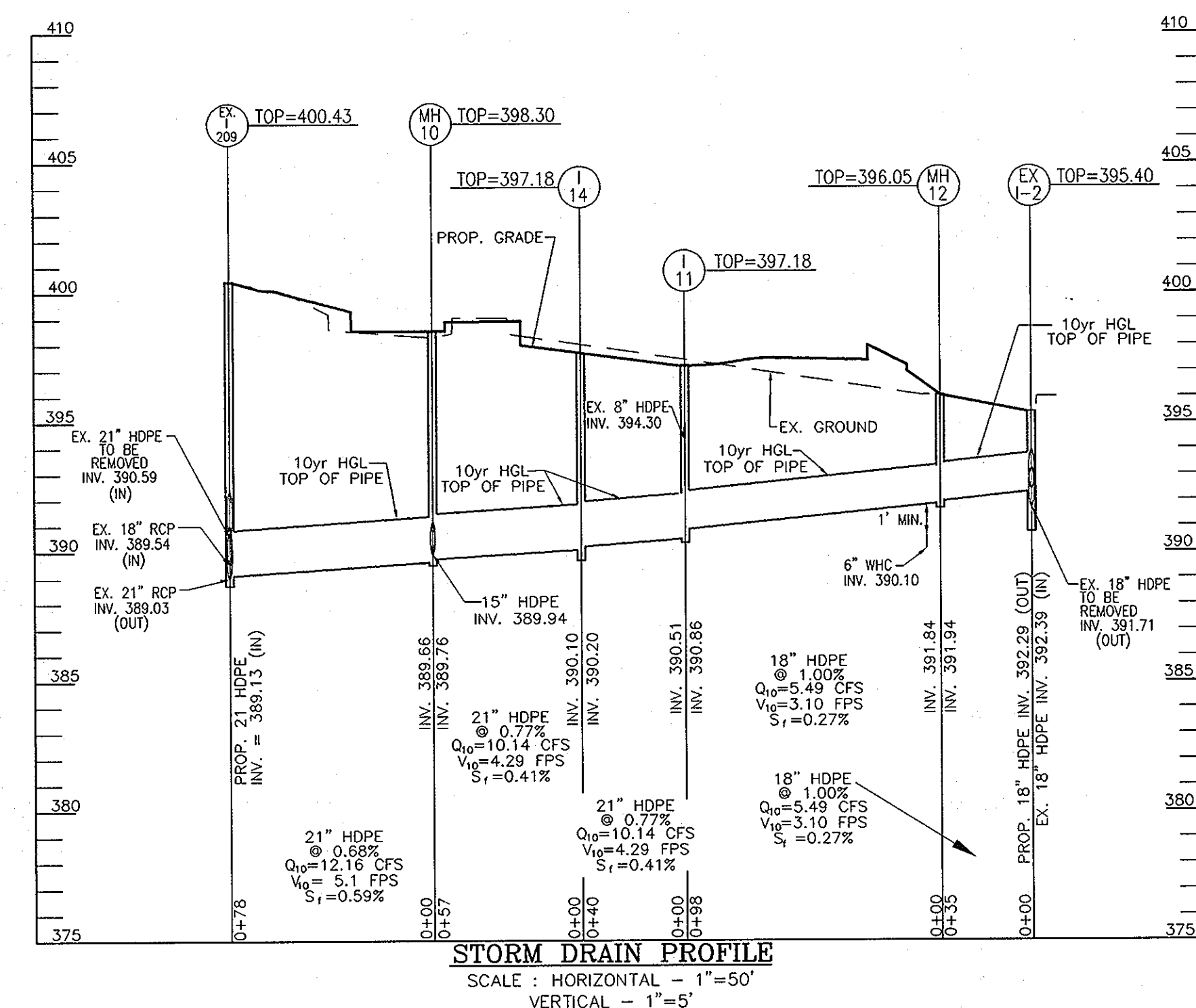
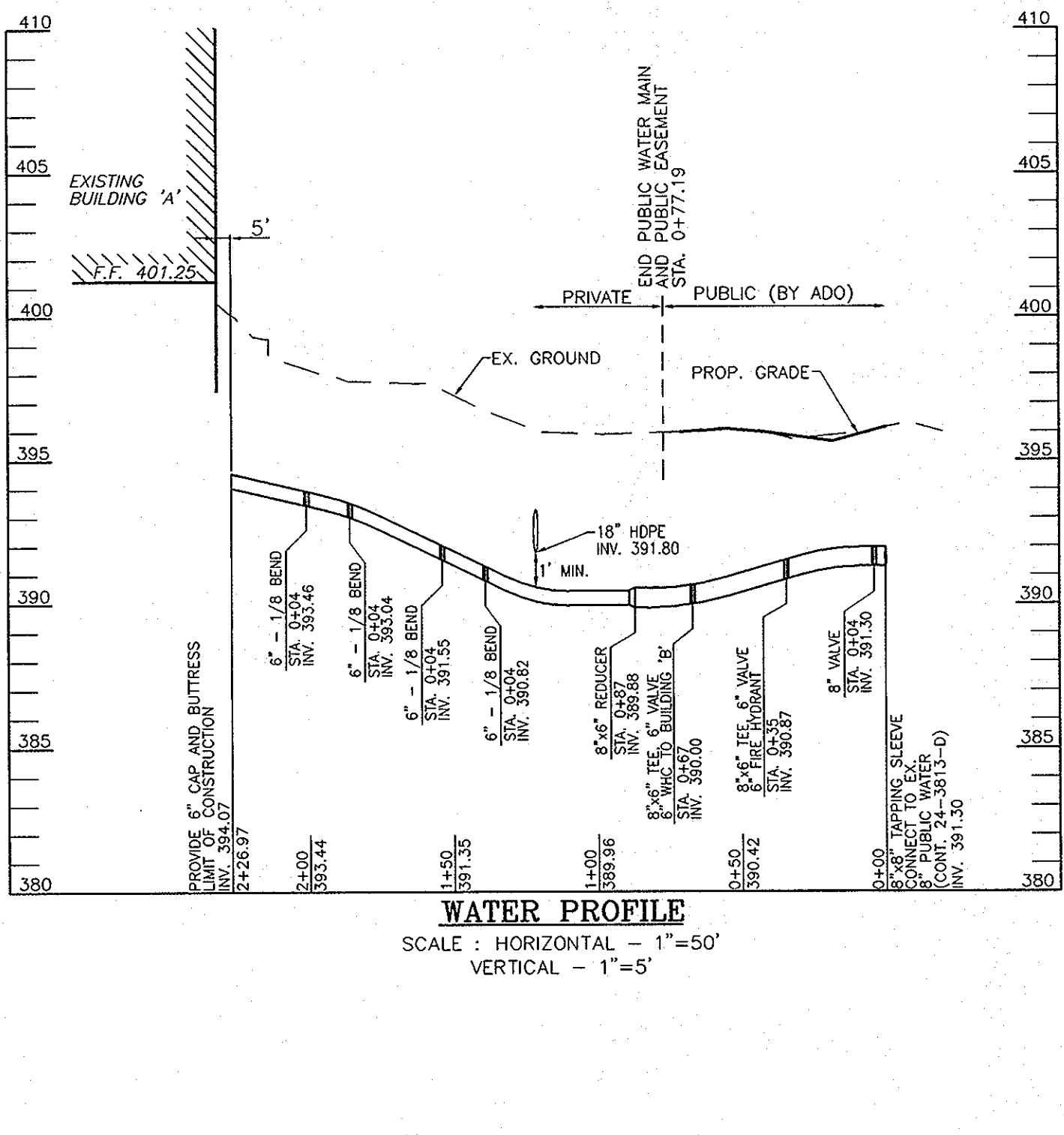
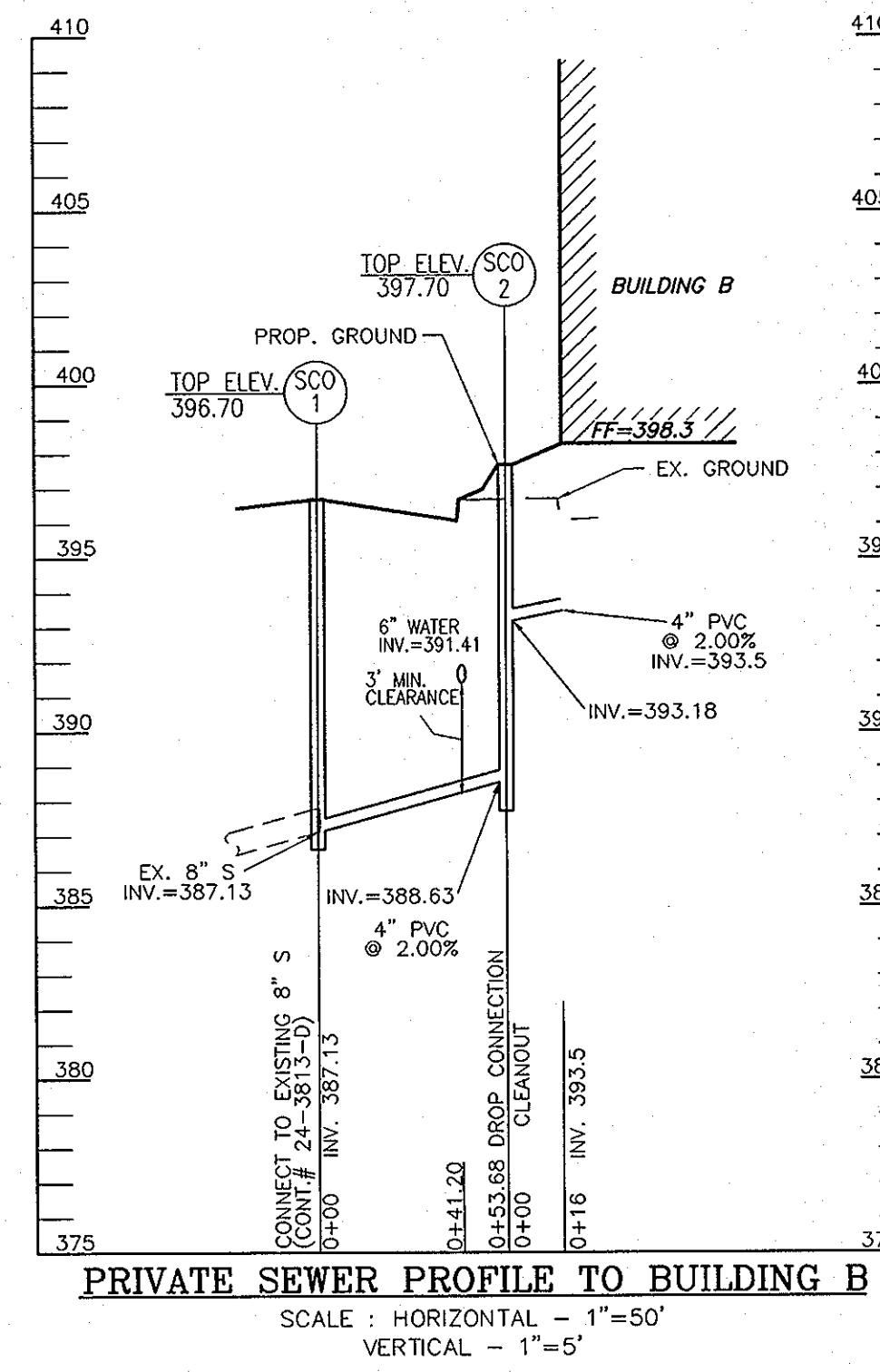
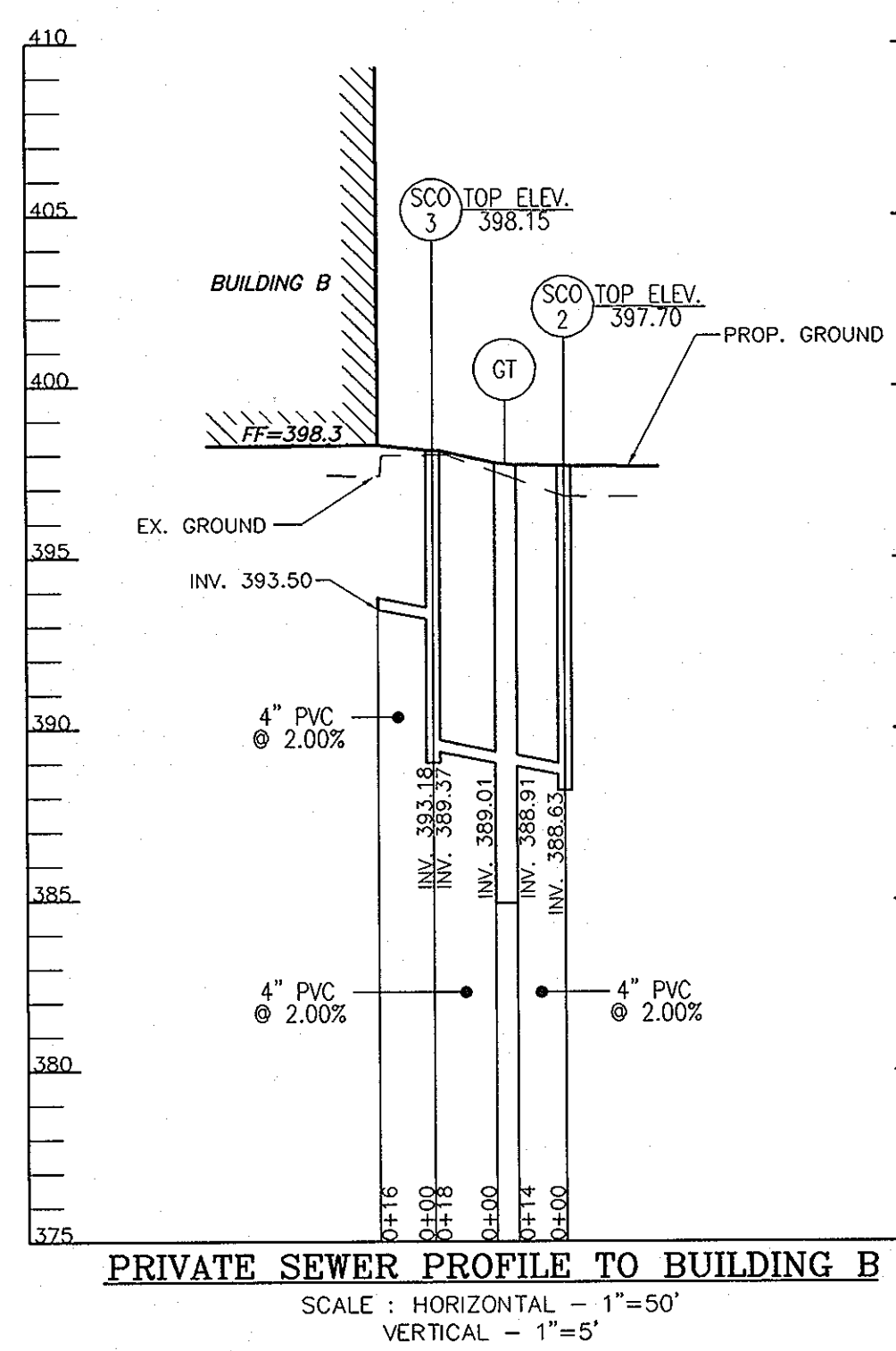
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 4/30/08
SIGNATURE OF DEVELOPER 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 4/30/08
SIGNATURE OF ENGINEER DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE



OWNER
TAYLOR FAMILY LP
4100 COLLEGE AVENUE
ELLICOTT CITY, MD 21041
410-465-3500

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042
443-367-0422

NO. REVISION DATE

SITE DEVELOPMENT PLAN
STORM DRAIN DRAINAGE AREA MAP,
AND UTILITY PROFILES
SNOWDEN / 108
RETAIL BUILDING
COLUMBIA ROUTE 108 COMMERCIAL
SECTION 1 AREA 1
TAX MAP 37 BLOCK 1
6TH ELECTION DISTRICT
PLAT# 14126

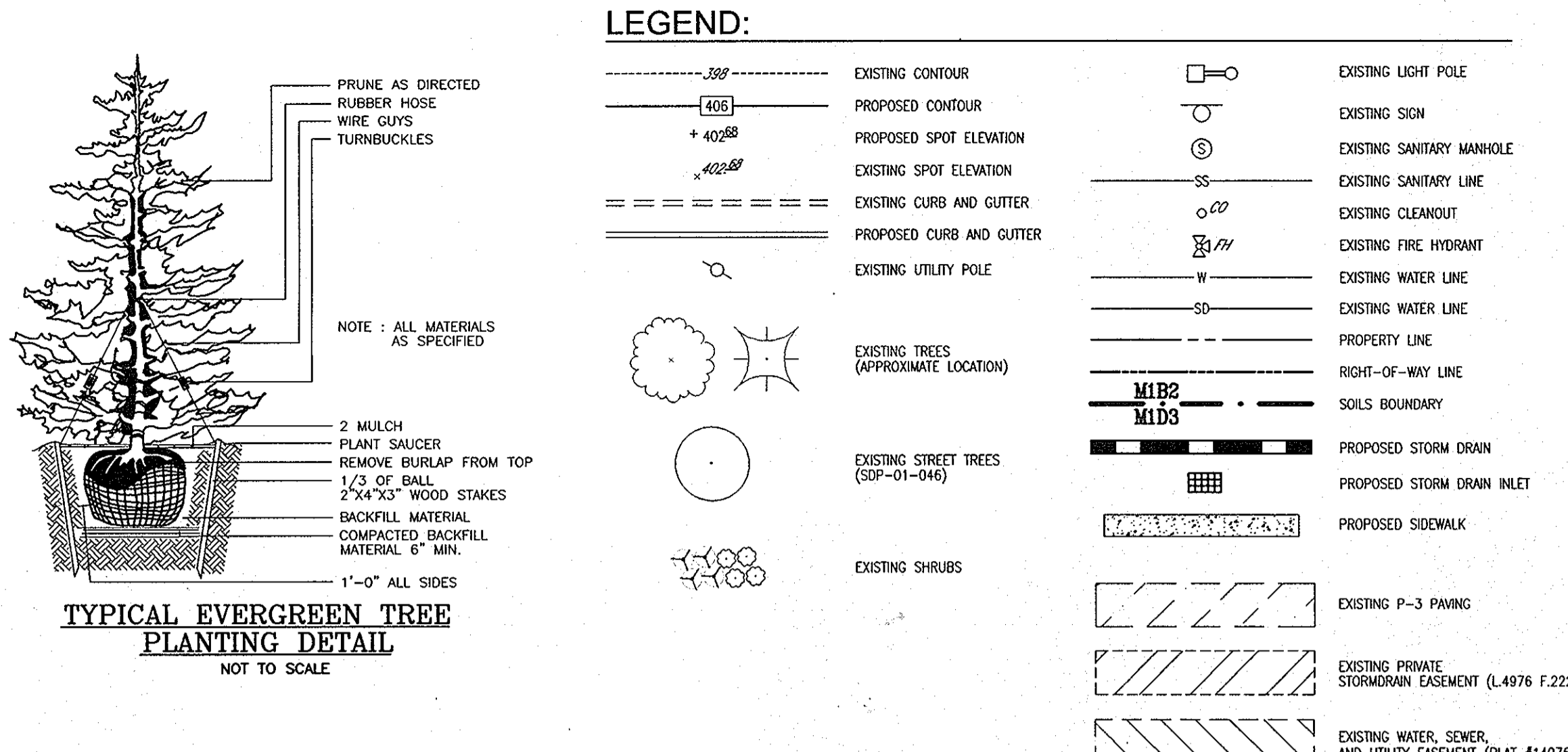
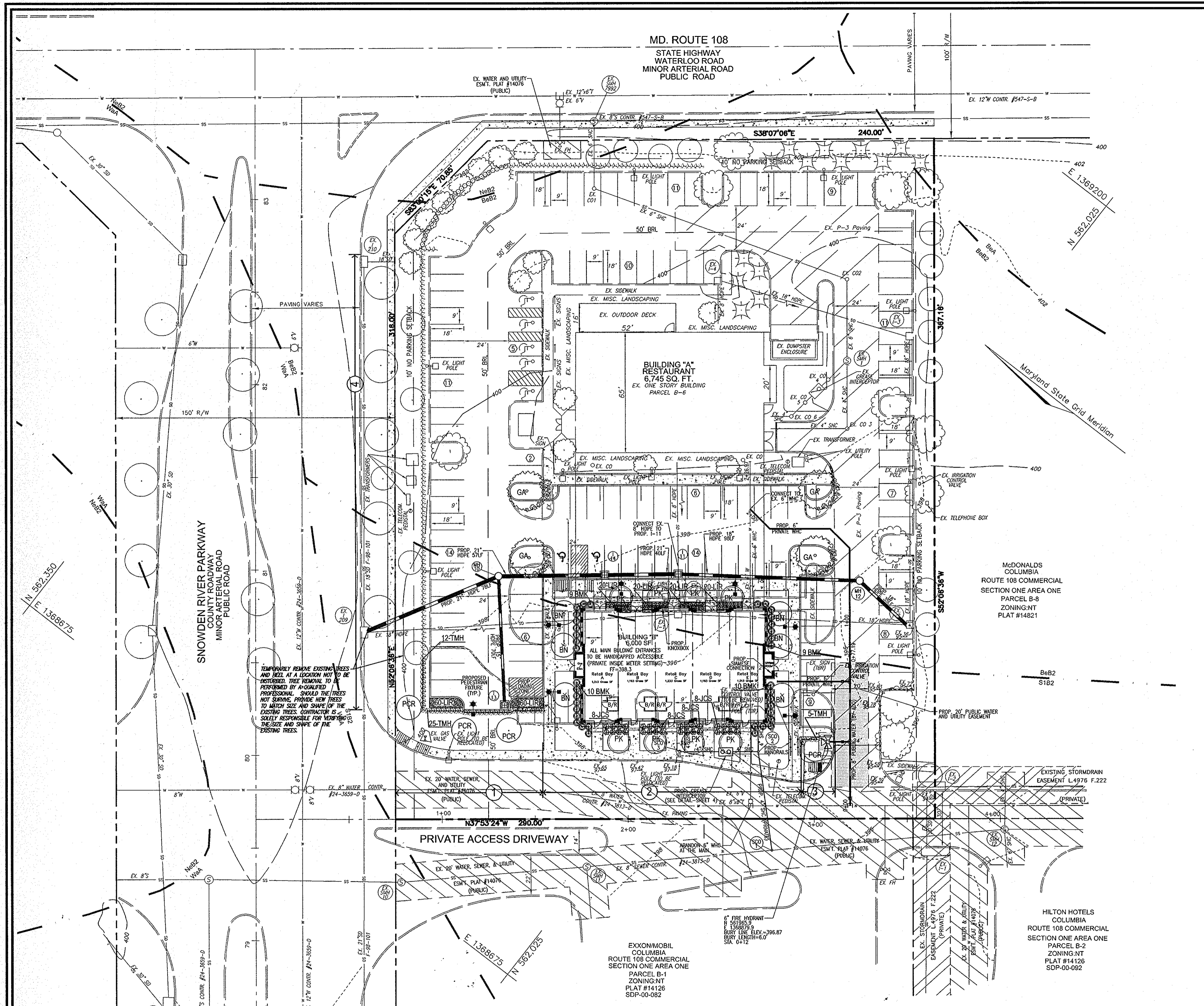
PARCEL 498, LOT B-6
PREVIOUS SDP-01-046
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: MMR
DRAWN BY: JMR
CHECKED BY: RHY
DATE: APRIL 22, 2008
SCALE: AS SHOWN
W.O. NO.: 06-60

PROFESSIONAL CERTIFICATE
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. 16193, EXPIRATION DATE: 09-27-2008

5 SHEET OF 6



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS			
	1	2	3	4
Perimeter/Frontage Designation	E	C	E	E
Linear Feet of Roadway Frontage/Perimeter	60	140	30	240
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	NO	NO	NO	5 SHRUBS 48 SHRUBS**
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	-	-	-	-
Number of Plants Required	1:40	2:140	4:140	1:40
Shrubs	1:4	15	1:20	7
Evergreen Trees	-	-	-	1:4
Shade Trees	-	-	-	60**
Number of Plants Provided	-	-	-	-
Shade Trees	-	2	4	1**
Evergreen Trees	-	0*	-	-
Other Trees (2:1 Substitution)	-	25	-	-
Shrubs (10:1 Substitution)	-	-	70*	5
Describe Plant Substitution Credits Below if needed	-	-	-	12***

NOTE: *SUBSTITUTE TO SHRUBS FOR 7 EVERGREEN TREES. **CREDIT TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN, 1 NEW SHADE TREE PROPOSED. ***CREDIT TAKEN FOR 48 SHRUBS TO REMAIN, 12 NEW SHRUBS ARE PROPOSED.

GENERAL NOTES:

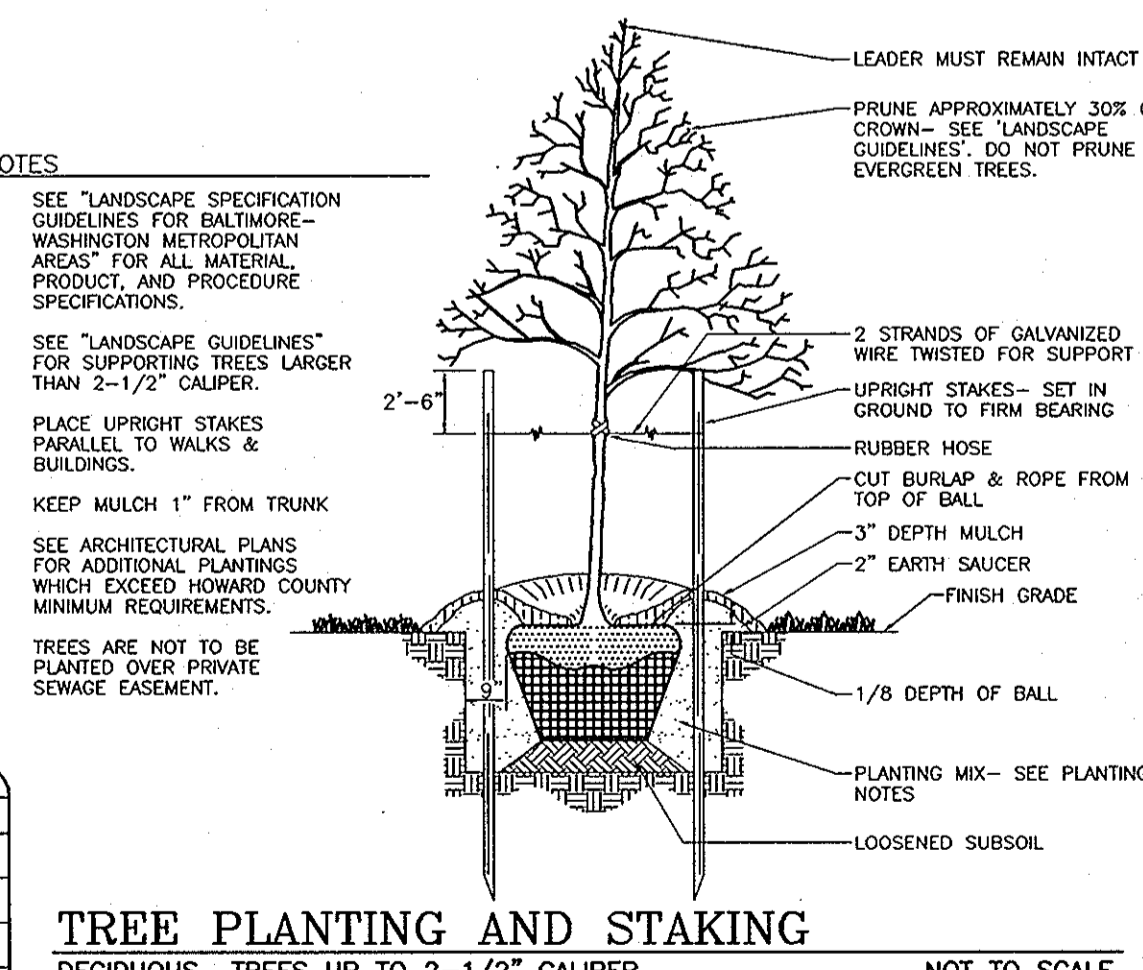
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,560.00 FOR THE REQUIRED 8 SHADE TREES, 7 EVERGREENS AND 37 SHRUBS.
- 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 WILL 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.
- THERE WILL BE A 1-YEAR SURVIVAL GUARANTEE FOR NEWLY INSTALLED LANDSCAPING.
- ANY EXISTING TREES SCHEDULED TO REMAIN IN PLACE DURING CONSTRUCTION THAT BECOME DAMAGED OR ARE REMOVED, WILL BE REPLACED BY A SPECIMEN OF THE SAME SPECIES AND SIZE.
- THIS LANDSCAPE PLAN IS IN COMPLIANCE WITH THE STANDARDS SET FORTH BY GENERAL GROWTH PROPERTIES AND MEETS HOWARD COUNTY STANDARD UNDER ALTERNATIVE COMPLIANCE PER SECTION 16.124(C) IF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANNING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

OWNER
TAYLOR FAMILY LP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21041
410-465-3500

DEVELOPER
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5300 DORSEY HALL DRIVE
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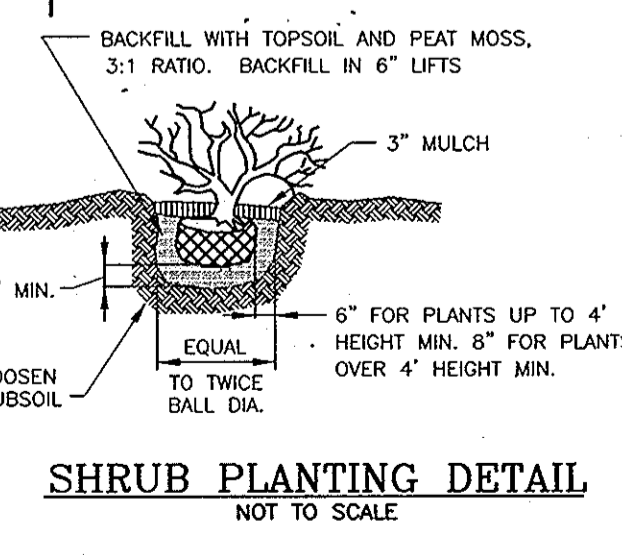


TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CAT
BN	6	BETULA NIGRA	RIVER BIRCH	40"-70" HT. 40"-60" SP.	B & B
PK	8	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1"-1/2"-2" CAL	B & B
GA	4	FRAXINUS PENNSYLVANICA	PATMORE GREEN ASH	3"-3 1/2" OIL	B & B
PCR	4	PRUNUS CALLERIANA 'CLEVELAND SELECT'	CLEVELAND SELECT	3"-3 1/2" OIL	B & B
*TMH	37	TAXUS MEDIA HICKSII	HICK'S YEW	30"-36"	B & B
JCS	32	JUNIPERUS CHINENSIS 'SARGENT'	SARGENT JUNIPER	18"-24" SP.	B & B
BMK	36	BUXIUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	24"-30" HR.	B & B
LIR	200	LIRIOPE MUSCARI 'BIG BLUE'	LIRIOPE	GROUND COVER	B & B

NOTE: *SHADE TREE REQUIREMENT IS FULL FILLED BY USE OF EXISTING 'PRINUS CALLERIANA CLEVELAND SELECT' TREES
-ALL TREES AND SHRUBS TO BE REMOVED OR DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED WITH THE SAME SPECIES AND SIZE AS ORIGINAL SPECIMENS.
*NEW LANDSCAPING TO REPLACE THE ONES REMOVED FOR CONSTRUCTION.



SHRUB PLANTING DETAIL
NOT TO SCALE

PLAN VIEW
SCALE: 1"=30'

NOTE:
FOR REMOVAL OF EXISTING TREES, DUE TO CONSTRUCTION OF BUILDING B, SEE DEMOLITION PLAN

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: March 27, 2008

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: [Signature] DATE: 4/30/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7/1/08

CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 7/9/08

DIRECTOR: [Signature] DATE: 7/9/08

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER: [Signature] DATE: 7/9/08

HOWARD COUNTY HEALTH DEPARTMENT

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

SITE LANDSCAPE PLAN
SNOWDEN / 108
RETAIL BUILDING
COLUMBIA ROUTE 108 COMMERCIAL SECTION 1 AREA 1

TAX MAP 37 BLOCK 1
6TH ELECTION DISTRICT
PLAT # 14126

PARCEL 498, LOT B-6
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TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: MMR

DRAWN BY: JMR

CHECKED BY: RHV

DATE: APRIL 22, 2008

SCALE: AS SHOWN

W.O. NO.: 06-80

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. 16193, EXPIRES 06-27-2008.

6 SHEET OF 6

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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY 1-410-954-6281
 - HOWARD COUNTY BUREAU OF UTILITIES 313-2386
 - AT&T CABLE LOCATION DIVISION 303-3553
 - B.G.&E. CO. CONTRACTOR SERVICES 850-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 - STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS:**
 - AREA OF PARCEL: 2.4119 AC.
 - PRESENT ZONING: N
 - USE OF STRUCTURE:
 - BUILDING A - RESTAURANT USE
 - BUILDING B - RETAIL SALES
 - BUILDING A COVERAGE: 6,745 SF (0.155 AC. OR 6.43% OF GROSS AREA)
 - BUILDING B COVERAGE: 6,000 SF (0.138 AC. OR 5.72% OF GROSS AREA)
 - TOTAL BUILDING COVERAGE: 12,745 SF (0.293 AC. OR 12.15% OF GROSS AREA)
 - PAVED PARKING LOT/AREA ON SITE: 1.05 AC. OR 43.54% OF GROSS AREA
 - AREA OF LANDSCAPE ISLAND: 0.08 AC. OR 3.32% OF GROSS AREA
 - LIMIT OF DISTURBED AREA: 43,373.99 SF OR .996 AC.
 - PROJECT AREA: 0.955 AC.
 - CUT: 500 CY FILL: 500 CY
- PROJECT BACKGROUND:**
 - LOCATION: COLUMBIA, MD.; TAX MAP 37, BLOCK 1, PARCEL 498, LOT B-6
 - ZONING: N
 - SUBDIVISION: COLUMBIA ROUTE 108 COMMERCIAL
 - SECTION/AREA: SEC. 1/AREA 1
 - SITE AREA: 2.4119 AC.
 - DPZ REFERENCES: SP-98-05; WP-98-34; WP-97-107; FDP PHASE 229; PB-315; F-09-57; F-98-101; SDP-00-044; PLAT #14126; PLAT #14173
- 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.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD TOPOGRAPHICAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 05, 2007.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD PLAT #14126.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 4)
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 4)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-3813-D.
- STORMWATER MANAGEMENT RETENTION POND HAS BEEN PROVIDED UNDER F-98-101, ROUTE 108 COMMERCIAL, SECTION ONE/AREA ONE. WATER QUALITY IS PROVIDED UNDER F-98-101.
- ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 4)
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS A PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,560.00 FOR THE REQUIRED 8 SHADE TREES, 7 EVERGREEN TREES AND 37 SHRUBS.
- A TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, DATED JUNE 2007, AND HAS BEEN APPROVED BY HOWARD COUNTY, ON 9/28/07.
- ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS 'C'.
- BUILDING TO HAVE INSIDE WATER METER SETTING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT IS IN THE NEW TOWN (NT) ZONE, THEREFORE IT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.
- LANDSCAPING IS NOT PERMITTED WITHIN 7.5' ON EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR, UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1, 13.1.4.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-0" IN HEIGHT AND NO MORE THAN 1' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II (1993) AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS" (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED PERFORATED SQUARE TUBE POST (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 37AA AND 37AB WERE USED FOR THIS PROJECT.
- EXISTING DUMPSTER LOCATION TO BE USED FOR BOTH BUILDINGS A&B.
- LANDSCAPE REQUIREMENTS FOR THIS PROJECT ARE SATISFIED BY ALTERNATIVE COMPLIANCE, UTILIZING THE GENERAL GROWTH PROPERTIES LANDSCAPING STANDARDS.

SNOWDEN / 108

SITE DEVELOPMENT PLAN

RETAIL BUILDING

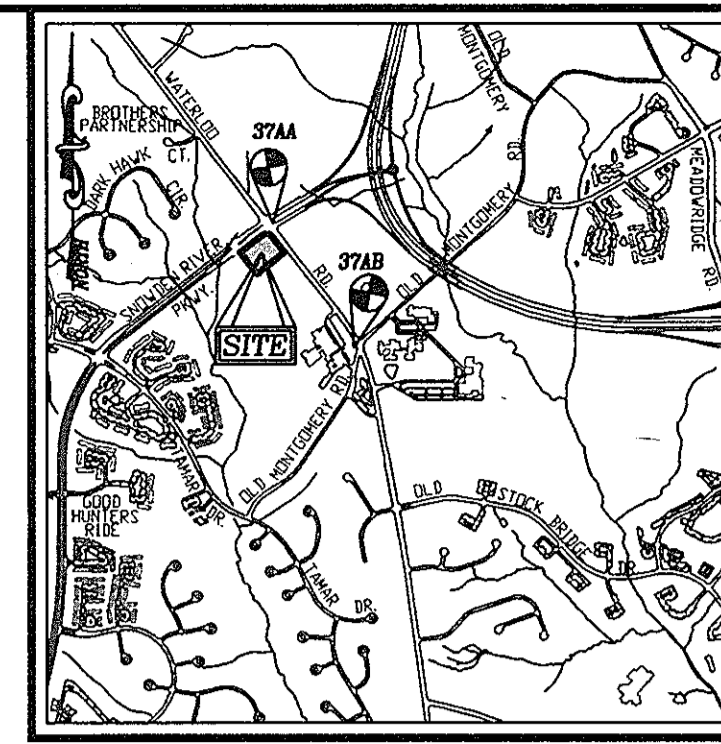
COLUMBIA ROUTE 108 COMMERCIAL

SECTION 1 AREA 1

PARCEL 498, LOT B-6

LEGEND

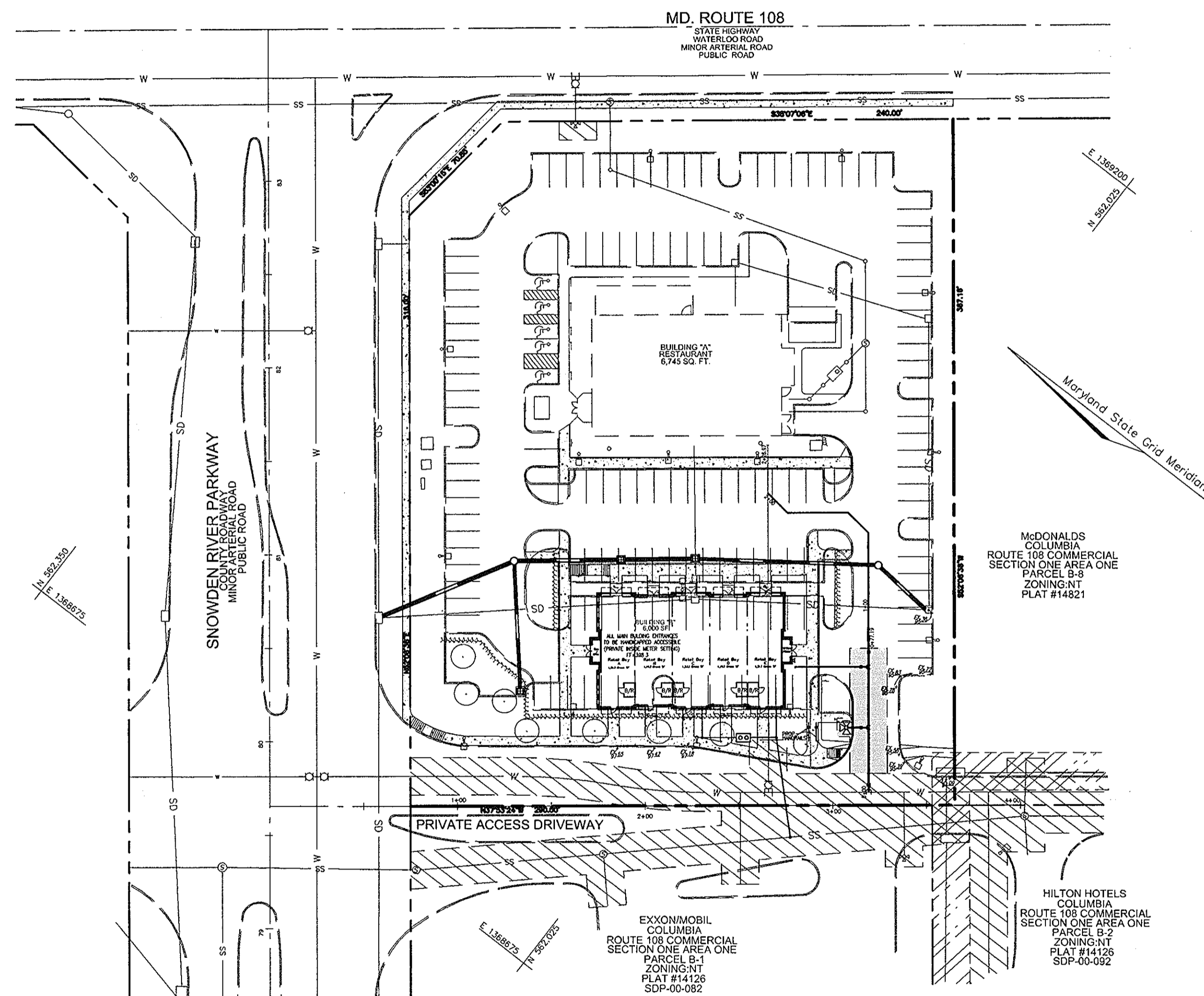
- Existing Contour
- Existing Light Poles
- Proposed Light Poles
- Proposed Sidewalk
- Existing p-3 paving
- Existing private stormdrain easement (L.4976 F.222)
- Existing water, sewer, and utility easement (PLAT #14076)



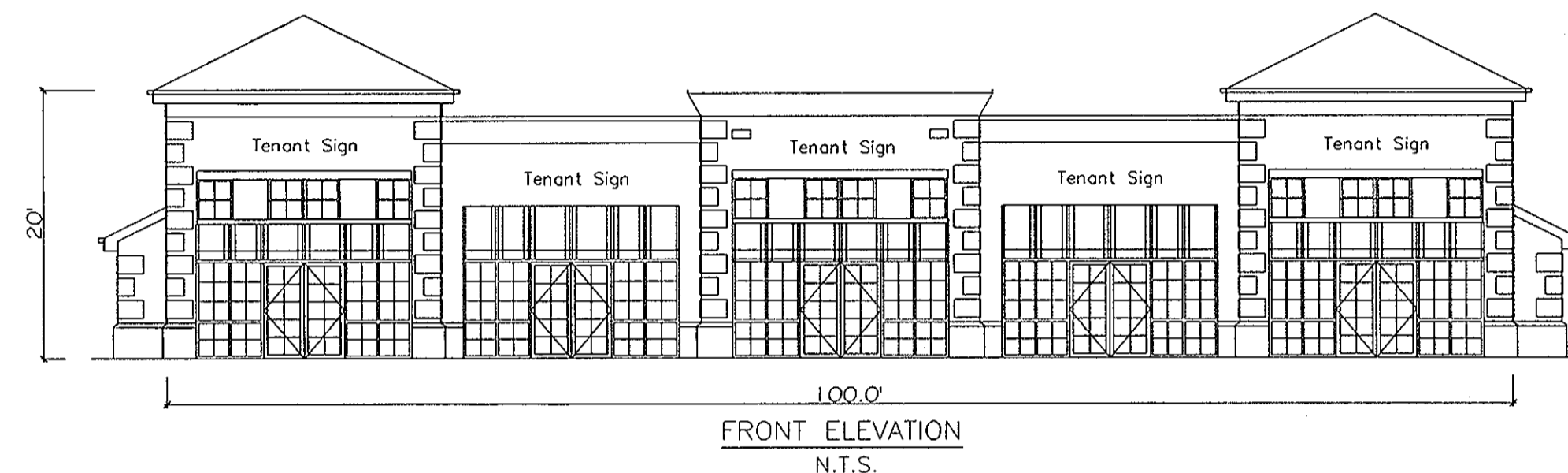
VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 16 F7

BENCHMARKS

HOWARD COUNTY BENCHMARK 37AA (CONCRETE MONUMENT)
N 562422.960 E 1369052.645 ELEV. 398.740
HOWARD COUNTY BENCHMARK 37AB (CONCRETE MONUMENT)
N 561137.342 E 1369891.865 ELEV. 390.467



LOCATION MAP
SCALE: 1"=50'



OWNER
TAYLOR FAMILY LP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21041
410-465-3500

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
443-367-0422

PARKING TABULATION

	REQUIRED	
BUILDING A: 6,745 SF @ 5 SPACES/1000 SF	34 SPACES	
BUILDING B: 6,000 SF @ 5 SPACES/1000 SF	30 SPACES	
TOTAL SPACES REQUIRED:	64 SPACES	
TOTAL SPACES PROVIDED:	123 TOTAL SPACES INCLUDING 7 HANDICAP SPACES	

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN, SITE DETAILS, AND DEMOLITION PLAN	2 OF 6
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SITE, SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
STORM DRAIN DRAINAGE AREA MAP, AND UTILITY PROFILES	5 OF 6
SITE LANDSCAPE PLAN	6 OF 6

ADDRESS CHART		STREET ADDRESS	
LOT/PARCEL#	STREET ADDRESS	STREET ADDRESS	
B-6/498	8201 SNOWDEN RIVER PARKWAY - BUILDING A	8205 SNOWDEN RIVER PARKWAY - BUILDING B	
PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER	
COLUMBIA ROUTE 108 COMMERCIAL	SEC. 1/AREA 1	B-6/498	
PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.
14126	1	NT	37
		ELECT. DIST.	CENSUS TR.
		6th	6066.05
WATER CODE:	E-07	SEWER CODE:	2780000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/9/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 7/9/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 7/9/08
 DIRECTOR

APPROVED PLANNING BOARD OF HOWARD COUNTY
 [Signature] 6/18/2008
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 [Signature] 6/18/2008
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

NO.	REVISION	DATE
1	REVISE TO ADD ADDRESS BUILDING B	6/29/08

SITE DEVELOPMENT PLAN
COVER SHEET
SNOWDEN / 108
RETAIL BUILDING
COLUMBIA ROUTE 108 COMMERCIAL
SECTION 1 AREA 1

TAX MAP 37 BLOCK 1
6TH ELECTION DISTRICT
PLAT# 14126

PARCEL 498, LOT B-6
PREVIOUS SDP-01-048
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: MMR
DRAWN BY: JMR
CHECKED BY: RHV
DATE: APRIL 22, 2008
SCALE: AS SHOWN
W.O. NO.: 06-60

PROFESSIONAL CERTIFICATE
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. 16193, EXPIRATION DATE 09-27-2009

1 SHEET OF 6