

RIVERS OVERLOOK

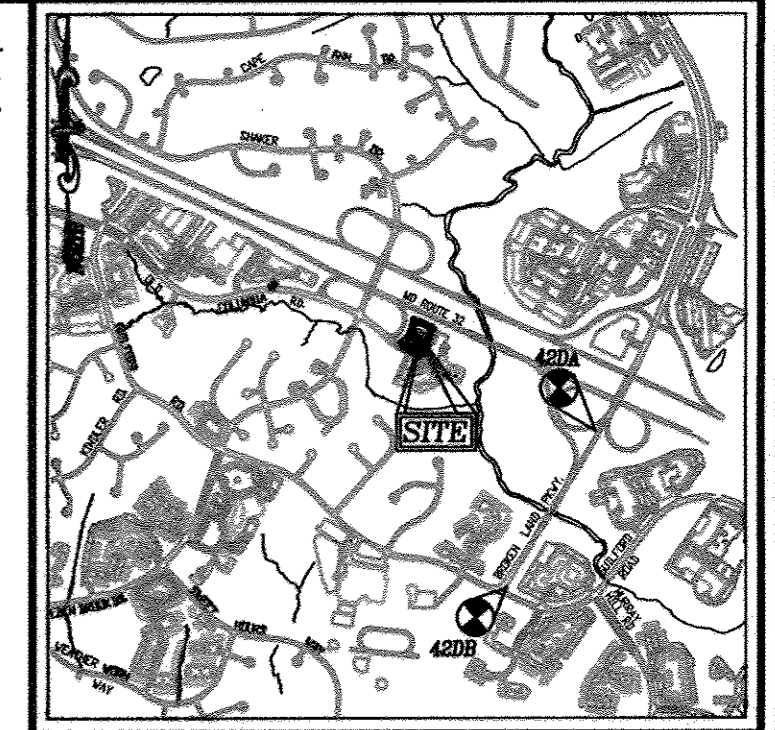
RIVERS CORPORATE PARK 10000 OLD COLUMBIA ROAD DENTAL OFFICE AND VET HOSPITAL LOT F-3 / PARCEL 322

SITE DEVELOPMENT PLAN

NO.	NORTH	EAST
201	549047.52	1352538.32
202	549135.82	1352342.89
203	549138.39	1352317.32
204	549159.80	1352315.39
205	549201.29	1352372.53
206	549422.57	1352464.53
207	548334.59	1352668.01
209	549400.46	1352622.20

[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EX. 20' DRAINAGE & UTILITY EASEMENT PLAT #596

HOWARD COUNTY BENCHMARK 42DA (CONC. MON.)	N 546260.108	E 1354371.811	ELEV. 299.06
HOWARD COUNTY BENCHMARK 420B (CONC. MON.)	N 546638.827	E 1353431.484	ELEV. 310.83



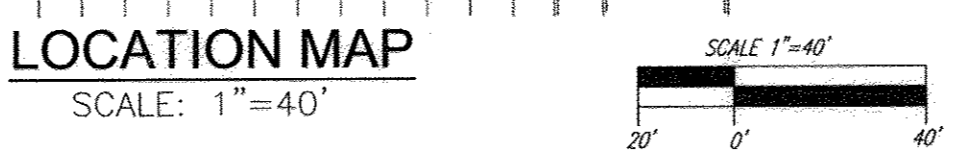
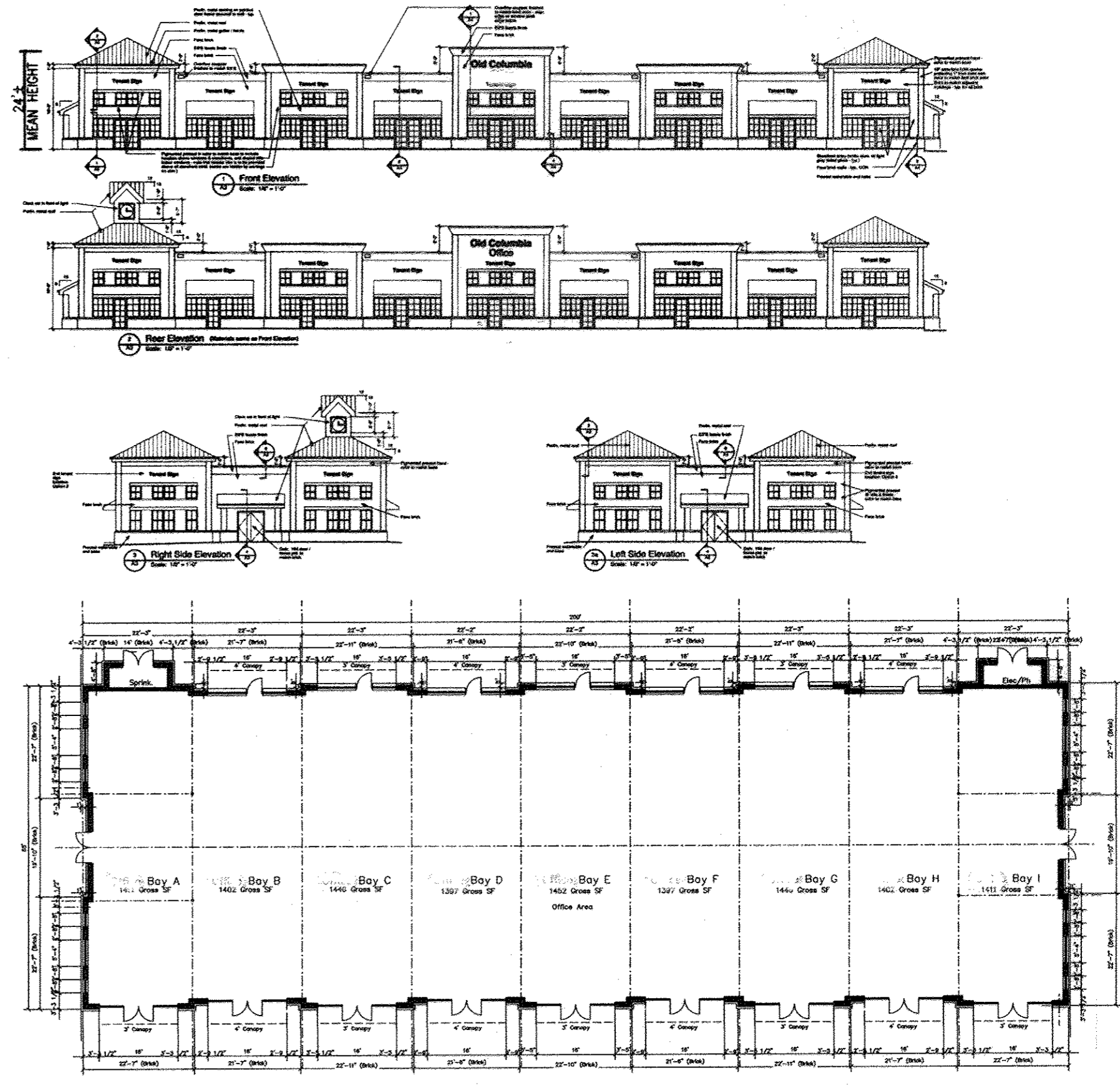
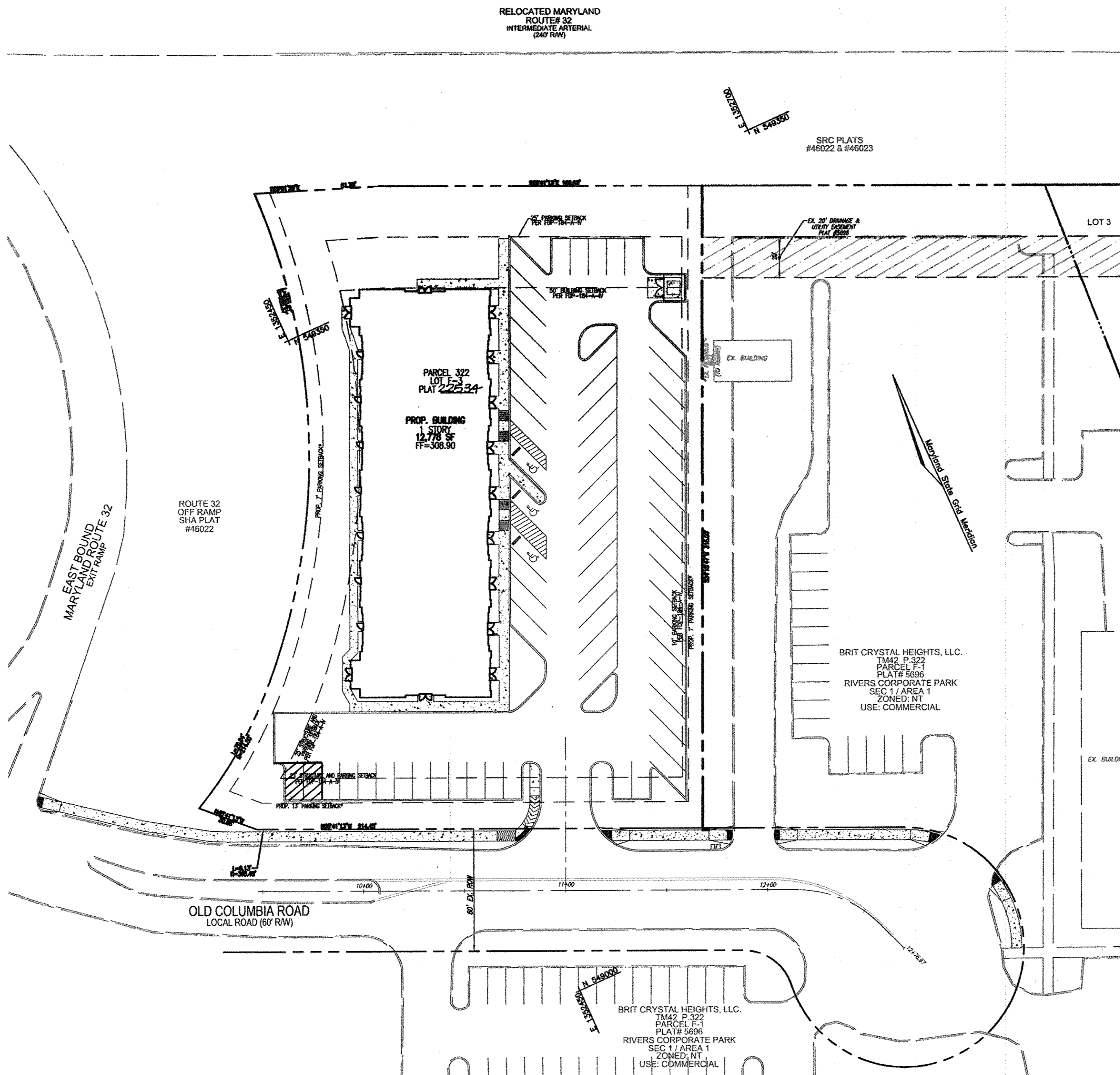
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS IF APPLICABLE.

2. 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: 1-410-354-6281
- HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2386
- AT&T CABLE LOCATION DIVISION: 1-800-393-3553
- B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4650
- B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
- STATE HIGHWAY ADMINISTRATION: 410-531-5533

3. 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.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
5. 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 SIDEWALK SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A FIELD RUN TOPOGRAPHICAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2007.
8. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2013. THESE PROPERTIES WERE CONSOLIDATED INTO ONE LOT (PARCEL F-3) WITH F-13-004.
9. 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 420A AND 420B WERE USED FOR THIS PROJECT.
10. PUBLIC WATER AVAILABLE THROUGH CONTRACT #24-1174-D.
11. STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6) & PERMEABLE PAVEMENT (A-2). STORMWATER MANAGEMENT FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
12. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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.
13. THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
14. THERE ARE NO WETLANDS LOCATED WITHIN THE LIMITS OF THIS PROJECT.
15. TRAFFIC IMPACT STUDY PERFORMED BY THE TRAFFIC GROUP, INC.; DATED DECEMBER 10, 2012. APPROVED JANUARY 22, 2013.
16. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
17. BUILDING TO HAVE INSIDE WATER METER SETTING.
18. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
19. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER OR FOREST CONSERVATION EASEMENTS.
20. THE SUBJECT PROPERTY IS ZONED "NT" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE 10/22/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/22/03 PER COUNCIL BILL 78-2003.
21. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN THE NT ZONE.
22. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
23. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
24. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
25. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
26. OLD COLUMBIA ROAD IS NOT A SCENIC ROAD.
27. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
28. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
29. SOIL CONSTRUCTION SPECIFICATIONS, REQUIREMENTS 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.
30. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING PRIOR TO CONSTRUCTION. ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED.
31. ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL R-3-01 UNLESS OTHERWISE NOTED.
32. CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
33. WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
34. ALL ELEVATIONS ARE TO BE FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
35. ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 3)
36. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
37. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
38. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE LANDSCAPING IN THE AMOUNT OF \$10,680.00 FOR THE REQUIRED 24 SHADE TREES, 14 EVERGREENS, AND 45 SHRUBS SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN.
39. 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.
40. ALL STORM DRAIN PIPE BEDDING IS TO BE CLASS "C".
41. A KNOCK 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).
42. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME 2 (2006) SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
43. ALL SIGN POSTS USED FOR TRAFFIC CONTROL. SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED (QUICK PUNCH) SQUARE TUBE POST (1 1/2 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
44. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
45. ON AUGUST 29, 2012, THE PLANNING DIRECTOR DETERMINED THAT PARCEL 535, WHICH WAS LAND PREVIOUSLY HELD AS SHA RIGHT-OF-WAY, WAS INTENDED TO BE USED AS INDUSTRIAL, PARK-COMMERCIAL WITH FDP CRITERIA UNDER FDP-184-A-IV TO BE APPLIED TO THIS SITE, AND THAT THE FDP IS NOT REQUIRED TO BE AMENDED TO SHOW THIS LAND AREA SINCE THE LAND AREA IS RECOGNIZED TO BE PART OF THE CHART ON FDP-213-A-1.
46. ANY WORK WITHIN THE SHA RIGHT OF WAY WILL REQUIRE A DISTRICT OFFICE PERMIT.
47. THE PARKING SETBACK REDUCTION FROM 25' TO 13' ALONG THE SOUTHERN BOUNDARY, A PARKING SETBACK REDUCTION FROM 25' TO 7' ALONG THE WEST BOUNDARY, AND A PARKING SETBACK REDUCTION FROM 25' TO 7' ALONG THE EAST BOUNDARY WAS APPROVED BY PLANNING BOARD AS PART OF THE SDP ON 04/16/13.
48. THE PLANNING DIRECTOR DETERMINED THE WEST SETBACK TO THE SHA OWNED LOT THAT INCLUDES THE ROUTE 32 RAMP ONLY REQUIRES A 25' STRUCTURE AND PARKING SETBACK.
49. SETBACKS AND OTHER BULK REGULATION REQUIREMENTS ARE TO BE IN ACCORDANCE WITH FDP-184-A-IV OR AS APPROVED BY THE PLANNING BOARD FOR THIS PROJECT.
50. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.



DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 8
SITE LAYOUT AND DEMOLITION PLAN	2 OF 8
SITE NOTES AND DETAILS	3 OF 8
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOILS MAP	4 OF 8
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 8
SWM & STORM DRAIN DRAINAGE AREA MAP	6 OF 8
SWM & UTILITY PROFILES; SWM NOTES AND DETAILS	7 OF 8
LANDSCAPE PLAN, NOTES AND DETAILS	8 OF 8

TOTAL BUILDING AREA -	12,778 SQUARE FEET
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DENTAL OFFICE -	2813 SF - 5 SPACES PER 1000 SF = 15 SPACES
VETERINARY HOSPITAL -	9969 SF - 4 SPACES PER 1000 SF = 40 SPACES
PARKING REQUIRED -	65 SPACES
PARKING PROVIDED -	61 SPACES
HANDICAP PARKING REQUIRED -	3 SPACES
HANDICAP PARKING PROVIDED -	3 SPACES

LOT/PARCEL#	STREET ADDRESS
LOT F-3/PARCEL 322	10000 NE OLD COLUMBIA RD.

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
RIVERS CORPORATE PARK	2/1	LOT F-3/PARCEL 322

PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TR.
L10605/E.479 PLAT 22534	8	NT/ INDUSTRIAL	42	6TH	6062

WATER CODE: E16	SEWER CODE: 5290000
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OWNER	DEVELOPER
TAYLOR FAMILY LP A 4100 COLLEGE AVENUE ELLICOTT CITY, MD 21041 (410) 465-3500	LAND DESIGN AND DEVELOPMENT MR. DONALD REUEUR 5300 DORSEY HALL DR. ELLICOTT CITY, MD 21042 (443) 367-0422

NO.	REVISION	DATE
3	REVISE PLAN TO SHOW THE PROPOSED LOCATION FOR GENERATOR	11/30/16
2	REVISE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16
1	REVISE PLAN TO ADD A GREASE TRAP	6/17/14

**SITE DEVELOPMENT PLAN
COVER SHEET**

RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
DENTAL OFFICE AND VETERINARY HOSPITAL ZONED: NT
LOT F-3/PARCEL 322
HOWARD COUNTY, MARYLAND

TAX MAP 42 BLOCK 8
6TH ELECTION DISTRICT

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: RHW/DZ
DRAWN BY: JMR/DZ
CHECKED BY: RHW
DATE: JULY 2013
SCALE: AS SHOWN
W.O. NO.: 06-58

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. MY LICENSE NO. IS 18183. EXPIRATION DATE: 09-27-2014.

1 SHEET OF 8

APPROVED BY PLANNING BOARD OF HOWARD COUNTY

June 6, 2013

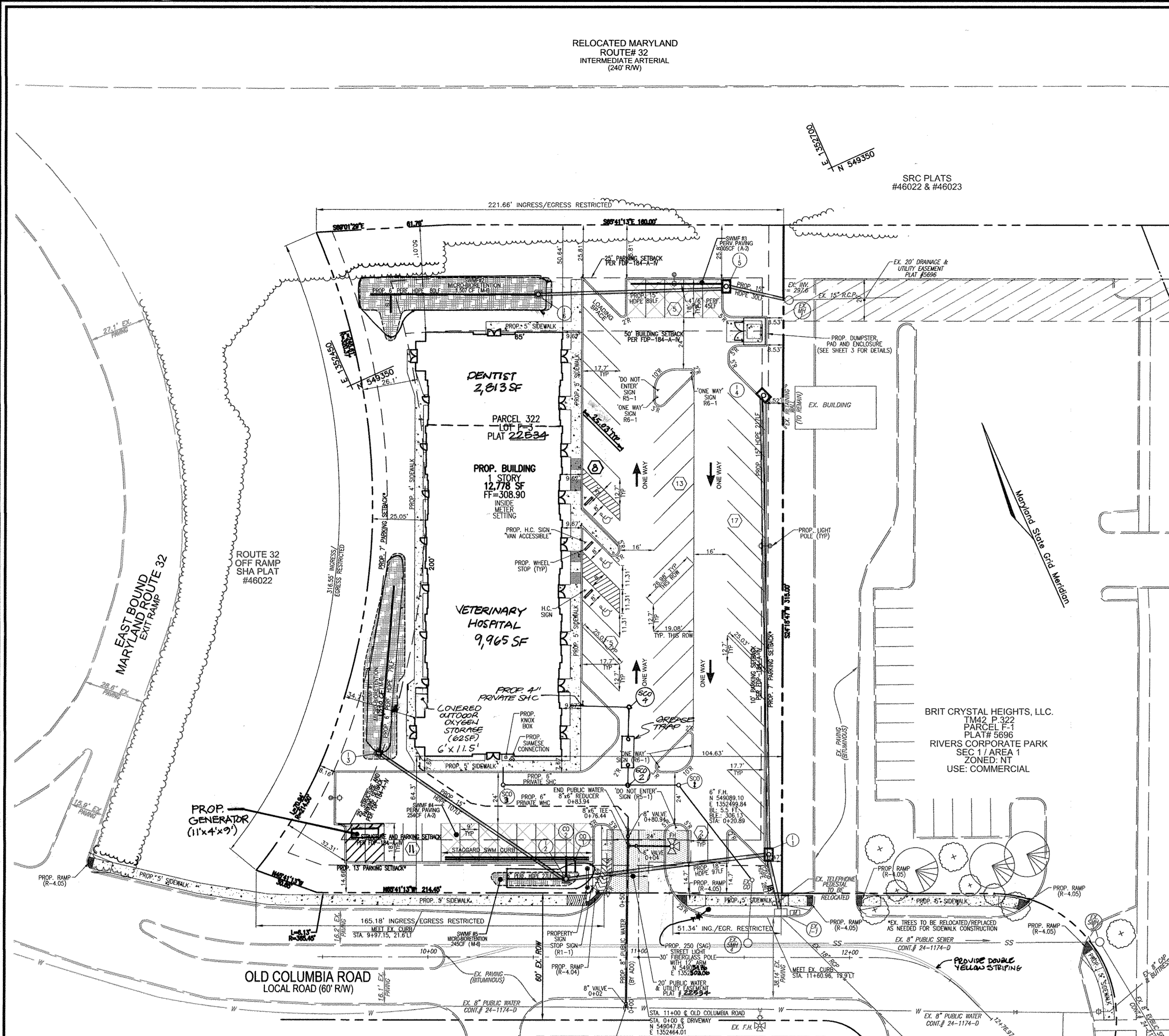
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

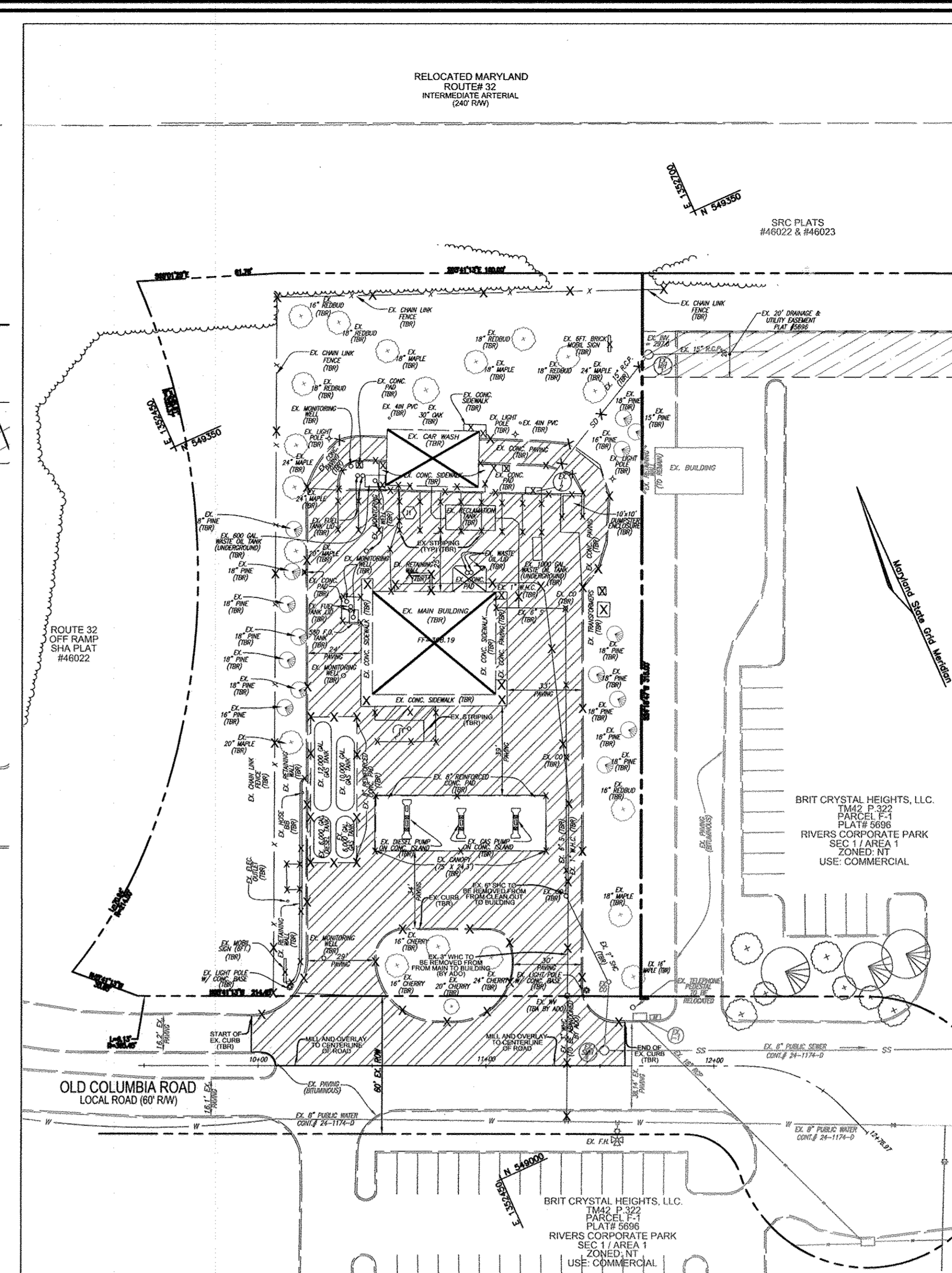
Chad Edmond 9/17/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter L. Lander 10/02/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul W. Lugg 10/2/13
DIRECTOR DATE



LAYOUT PLAN VIEW
SCALE: 1"=30'

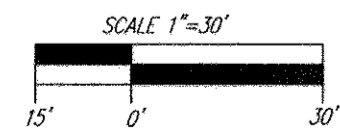


DEMOLITION PLAN VIEW
SCALE: 1"=40'

LEGEND:

---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
○	EXISTING LIGHT POLE WITH CONCRETE BASE
□	EXISTING MAILBOX
○	EXISTING SIGN
○	EXISTING SANITARY MANHOLE
SS	EXISTING SANITARY LINE
○	EXISTING CLEANOUT
○	EXISTING FIRE HYDRANT
W	EXISTING WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED STORM DRAIN INLET
X-X	EXISTING FENCE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	PROPOSED SIDEWALK
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EX. 20' DRAINAGE & UTILITY EASEMENT PLAT #5696
---	PROP. 20' PUBLIC WATER & UTILITY EASEMENT PLAT #
---	PROP. MICRO BIOTENTION AREA (M-6)
---	PROP. PERVIOUS PAVEMENT (A-2)

NOTE:
*PROPOSED SETBACK TO BE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

DATE: 9/12/13
 DATE: 10/02/13
 DATE: 10/14/13

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE: June 16, 2013

EX. WHC ABANDONMENT NOTE:
 THE ABANDONMENT OF THE EXISTING 3" WATER TO FOLLOW VOLUME IV REQUIREMENTS FOR CLOSING THE VALVE, CUTTING AND CAPPING THE 3" WATER BEHIND THE VALVE, AND REMOVAL OF THE ROADWAY BOX.

AS-BUILT CERTIFICATION

I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meets the approved plans and specifications.

Signature: [Handwritten Signature]
 PENO: 16193
 Date: 8/23/17



**EXHIBIT 1
 CONSTRUCTION NOTES FOR ADVANCE DEPOSIT ORDER (A.D.O.)
 WORK IN THE PUBLIC WATER & UTILITY EASEMENT
 A.D.O. for 10000 Old Columbia Road**

- PART I - GENERAL UTILITY CONSTRUCTION NOTES**
- For details not shown on the drawing, and for materials and construction methods, use Howard County Design Manual, Volume IV, Standard Specifications and Details for Construction (Latest Edition). The contractor shall have a copy of Volume IV on the job.
 - The A.D.O. construction work must be performed under the continuous inspection of the Howard County Bureau of Utilities. The contractor shall notify the Bureau of Utilities (Mr. Harry Zellmer at 410-313-9492 or Mr. Don Campbell at 410-313-1438) at least five (5) days prior to the start of any construction for this A.D.O.
 - Clear all utilities by a minimum of 12 inches. Clear all poles by 5'-0" minimum or taller as required unless otherwise noted. The contractor shall coordinate with the utility companies to schedule the bracing of the poles.
 - The contractor shall notify all utilities and agencies and Miss Utility at least two (2) working days before starting work shown on the plans.
 - Existing utilities in the vicinity of the proposed work for which test pits have not been dug shall be located by the contractor in advance of construction operations at his own expense.
 - The contractor shall notify the Howard County Bureau of Highways, 410-313-7450, at least five working days before open cutting or boring/jacking of any County road for laying water or sewer mains or service connections.
 - Excavations must be supported for the protection of workers, the construction work area and adjacent property. Refer to *Temporary Excavation Support Systems* under Section 1000.03.03 of the Standard Specifications.
 - Excavations must be kept well drained at all times. Dewatering, drainage and pumping is required during construction. Refer to *Dewatering, Drainage and Pumping* under Section 1000.03.03 of the Standard Specifications. Pumps must be the proper type and capacity to maintain a dry work area.
 - The use of steel plates to protect the trench and roadway shall be as specified under Section 1000.03.05, Section 104 and Standard Detail Plate G-4.02 of the Standard Specifications.
 - Temporary and permanent repair of roadway openings shall be as specified under Section 1000.03.08 and Standard Detail Plate G-4.01 of the Standard Specifications unless otherwise specified by Permit from the authority having jurisdiction. Temporary paving shall consist of not less than 12 (twelve) inches of crushed stone and 2 (two) inches of bituminous cold patch material.

- PART II - WATER UTILITY CONSTRUCTION NOTES**
- All water mains shall be D.I.P., Class 54 minimum, or AWWA C900/C905 P.V.C. pipe, Class DR18 minimum.
 - Top of all water pipes shall have not less than 4'-0" of cover unless otherwise noted.
 - Valves adjacent to tees shall be strapped to tees.
 - Fire hydrants shall be set to the bury line elevations shown on the Plans. All fire hydrants shall be installed in accordance with Standard Details. The soil around the fire hydrant shall be compacted in accordance with Sections 1000 and 1005 of the Standard Specifications.
 - All fittings shall be buttressed or anchored with concrete in accordance with Standard Details unless otherwise provided for on the drawings.
 - The contractor shall notify the Bureau of Utilities at least 48 hours in advance of scheduled shutdowns of the existing water main. Shutdowns of the existing water main for new connections and removal of existing service connections shall be as specified under Section 1002.06, *Connections of the Standard Specifications*.
 - The contractor shall not operate any water main valves on the existing water system.
 - The abandonment of existing water service connections is specified under Section 1015.03 of the Standard Specifications.
 - Top of all water pipes shall be ductile iron conforming to AWWA C153.
 - All changes in horizontal or vertical direction of C-900 PVC water pipe shall be made with high-deflection couplings, 5-degree sweeps or standard bends. No bending of pipe or deflection of PVC pipe joints is permitted.
 - Seventeen (17) pound sacrificial anodes shall be installed on all valves and metallic fittings used with PVC water mains in accordance with the Standard Specifications and Details. Magnesium anodes shall be installed on all iron valves and ductile iron fittings including restrainers and harnesses. Zinc anodes shall be installed on all stainless steel fittings and saddles used with PVC water mains.

EXISTING PAVING TO BE REMOVED

OWNER
 TAYLOR FAMILY LP A
 MR. DONALD REUWER
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21041
 (410) 465-3500

DEVELOPER
 LAND DESIGN AND DEVELOPMENT
 5300 DORSEY HALL DR.
 ELLICOTT CITY, MD 21042
 (443) 367-0422

NO.	REVISION	DATE
3	REVISE PLAN TO SHOW THE PROPOSED LOCATION FOR GENERATOR	11/30/12
2	REVISE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TRENCH USES	9/13/12
1	REVISE PLAN TO ADD GREASE TRAP	6/7/11

SITE DEVELOPMENT PLAN
SITE LAYOUT AND DEMOLITION PLAN

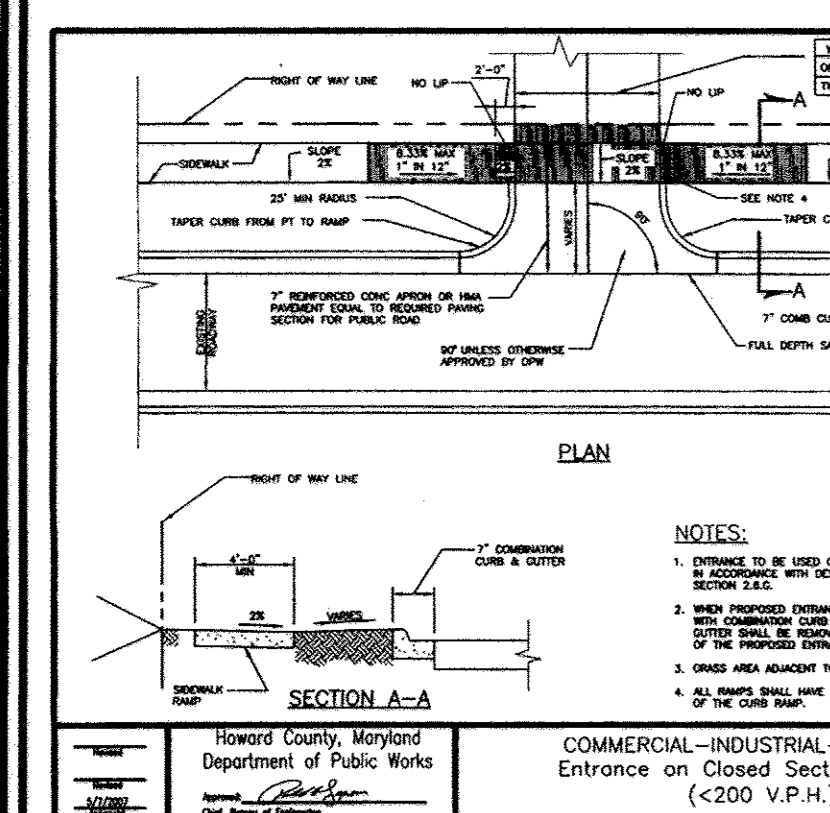
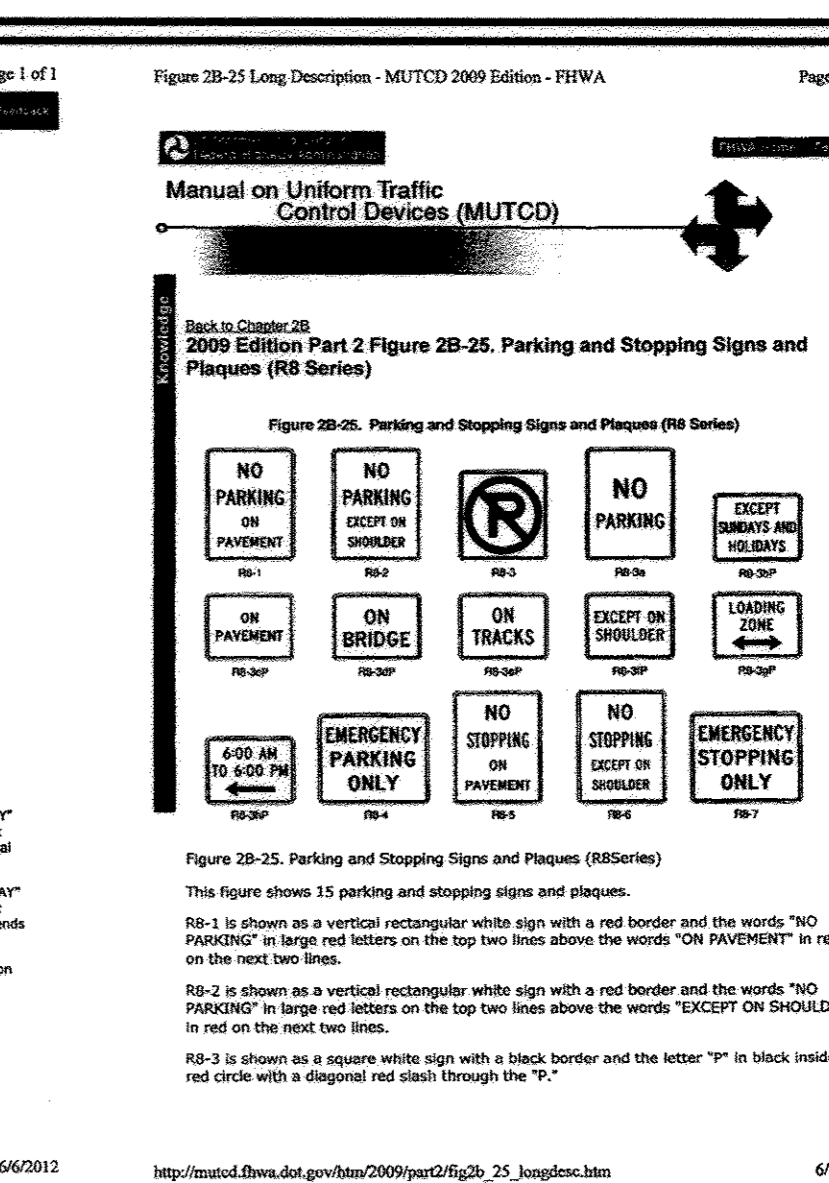
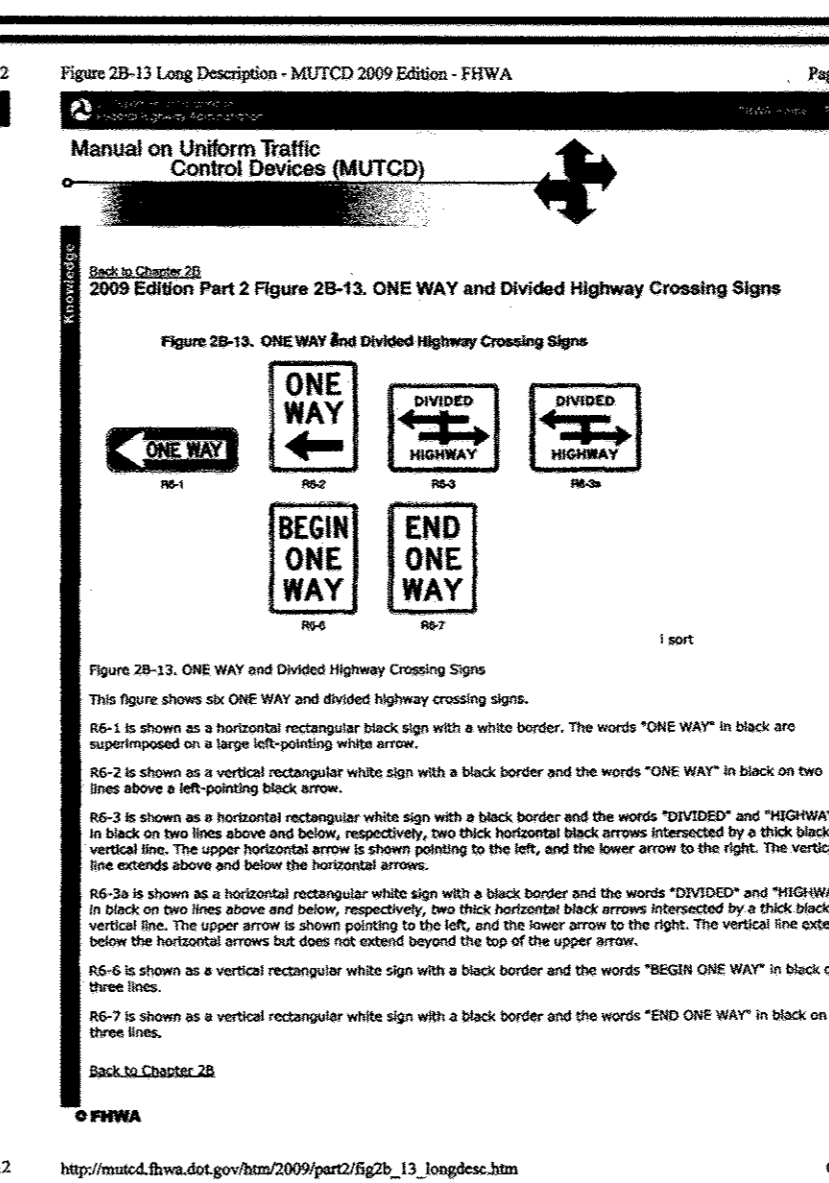
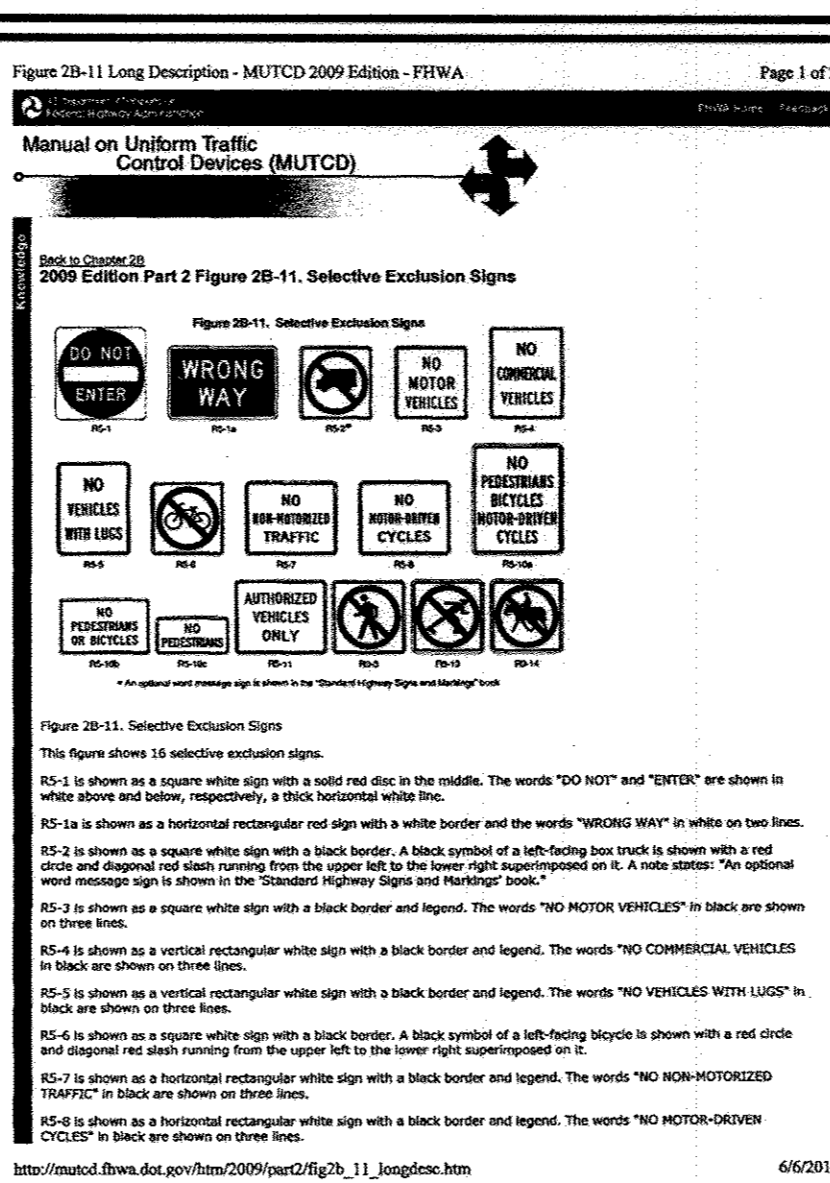
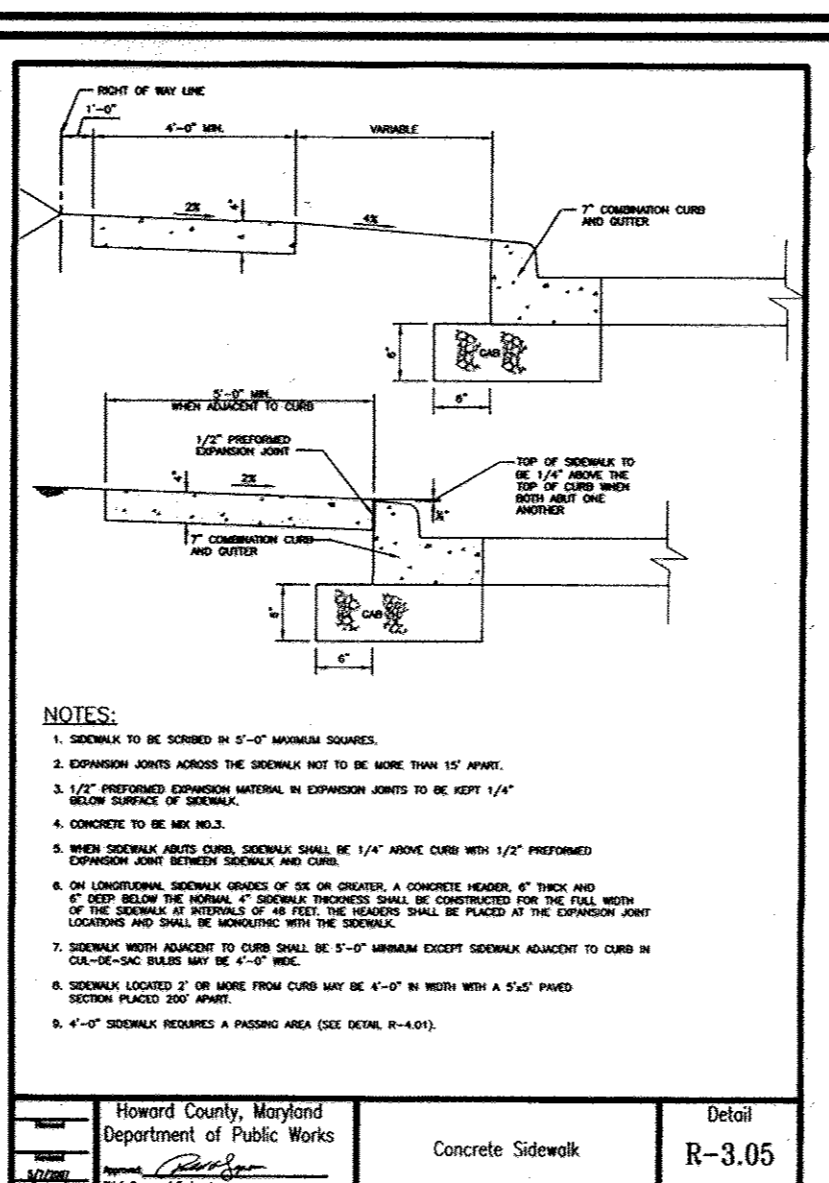
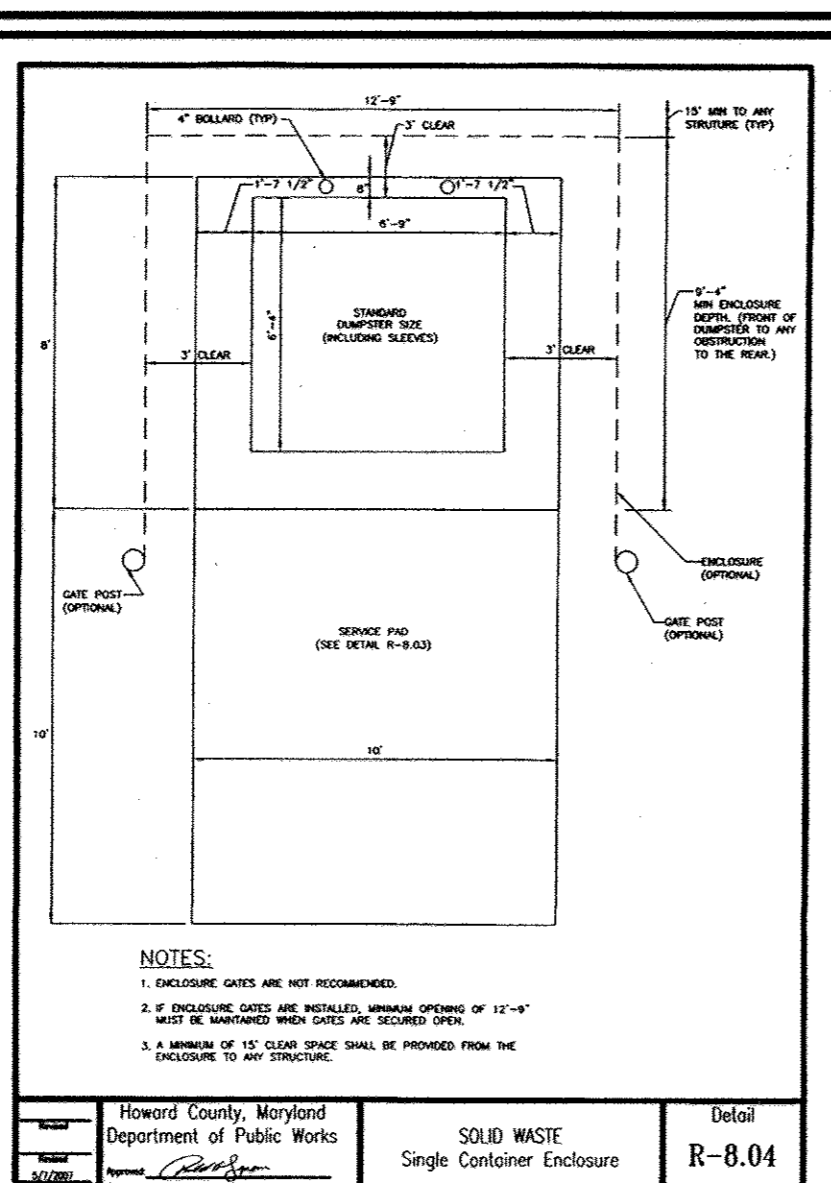
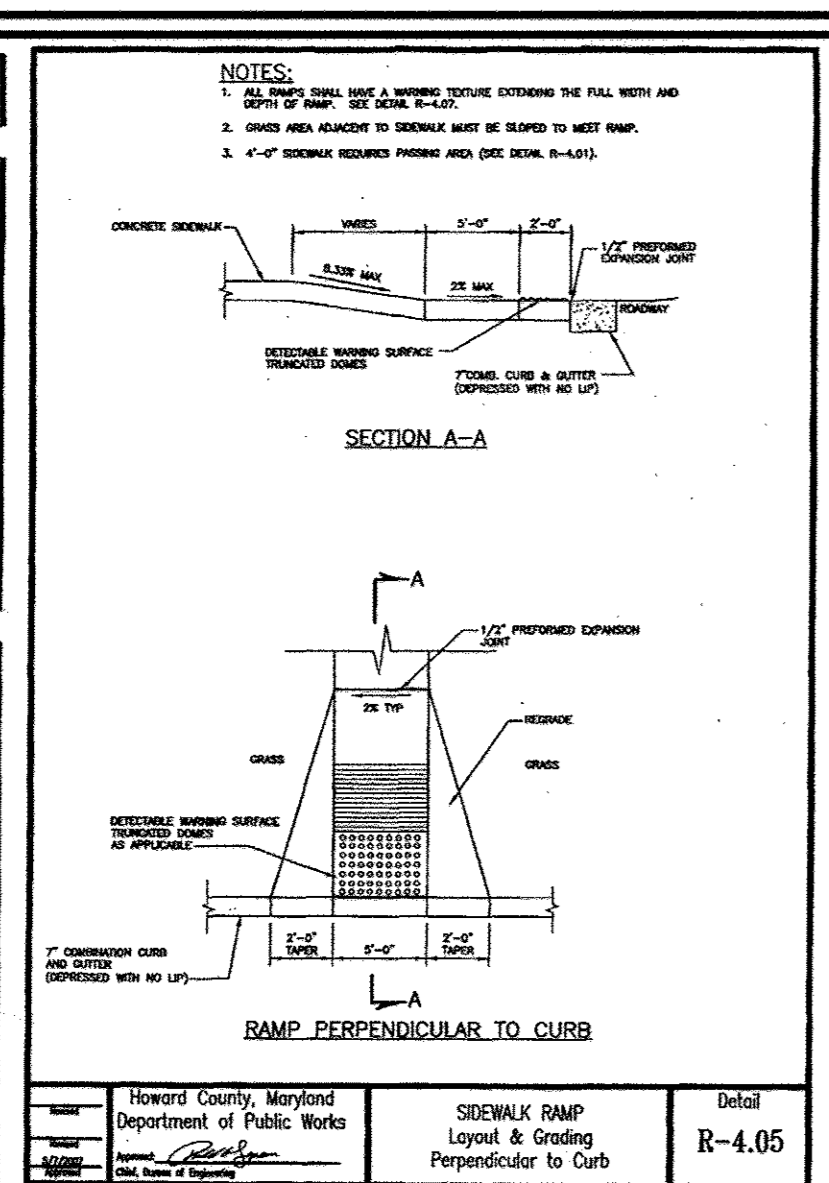
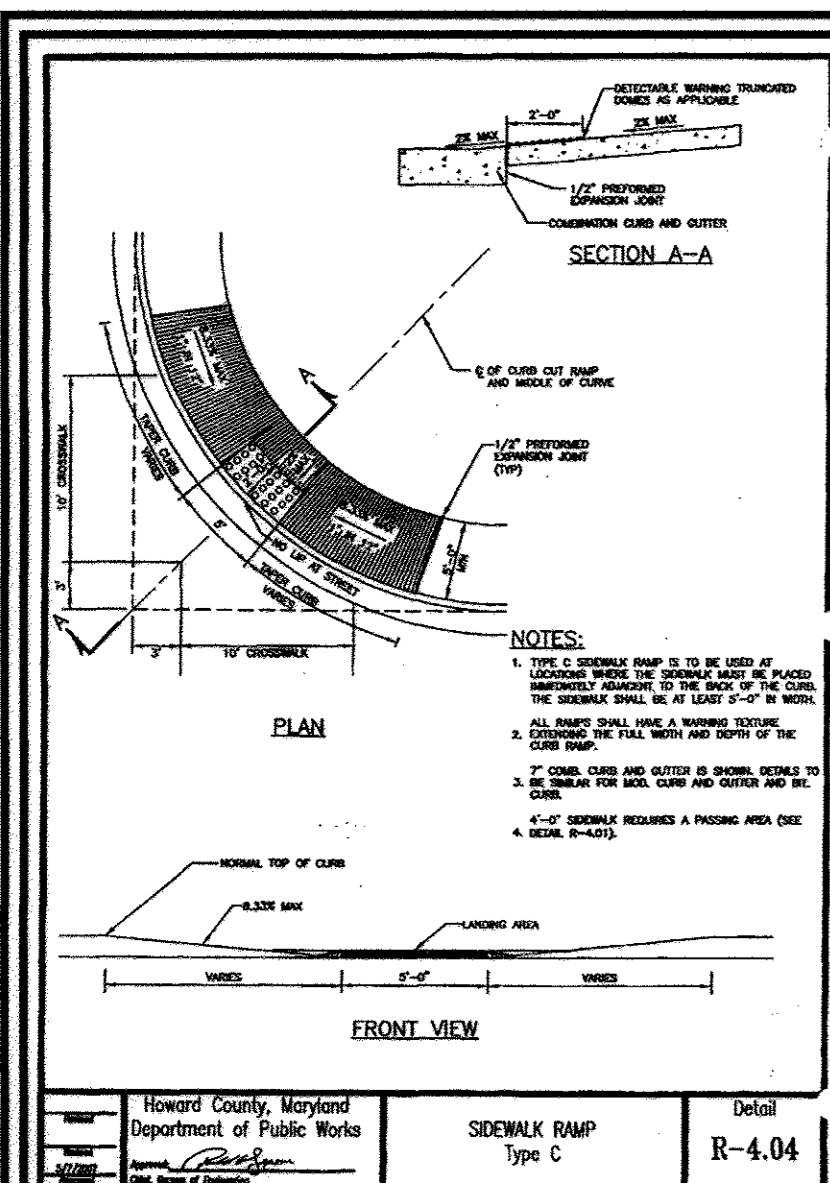
RIVERS OVERLOOK
 RIVERS CORPORATE PARK
 10000 OLD COLUMBIA ROAD
 DENVER OFFICE AND VETERINARY HOSPITAL, ZONED: NT
 TAX MAP 42 BLOCK 8, 6TH ELECTION DISTRICT
 PLAT #22834 LOT F-3/PARCEL 322
 HOWARD COUNTY, MARYLAND

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

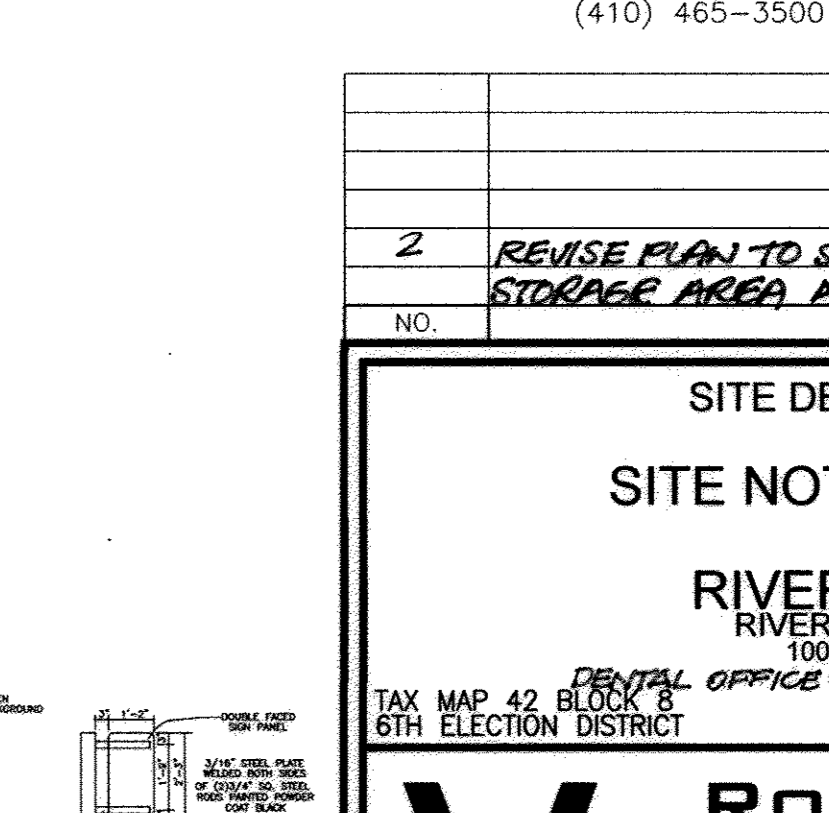
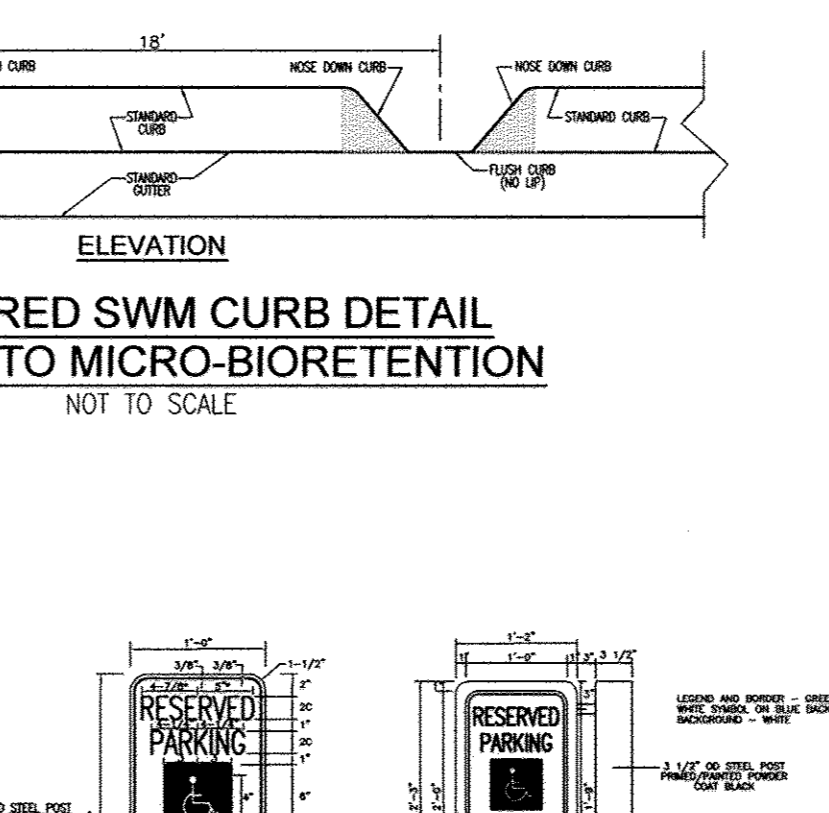
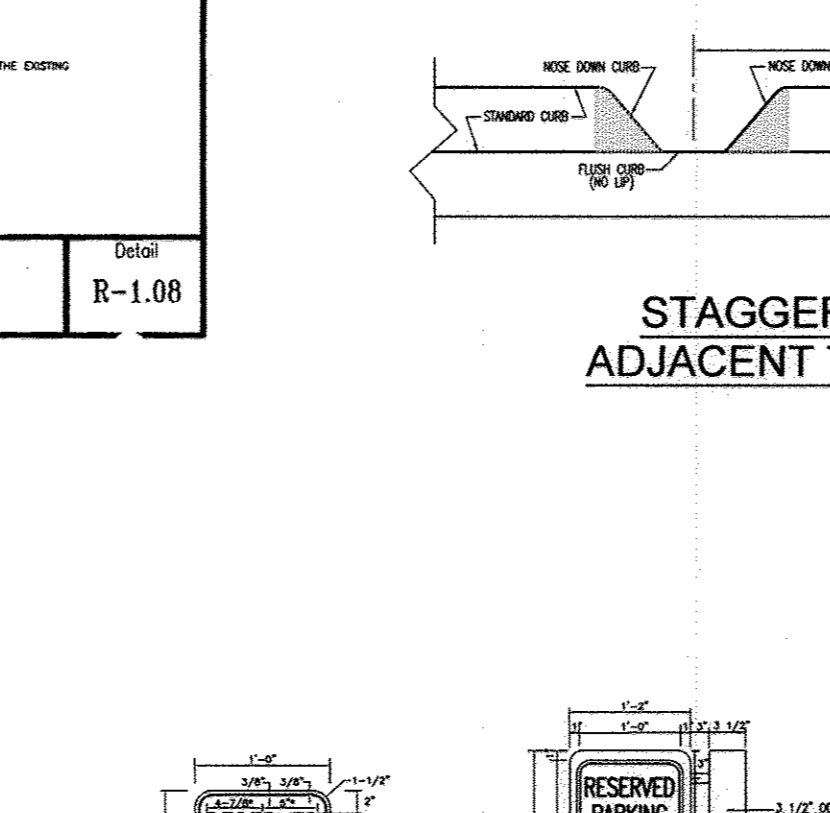
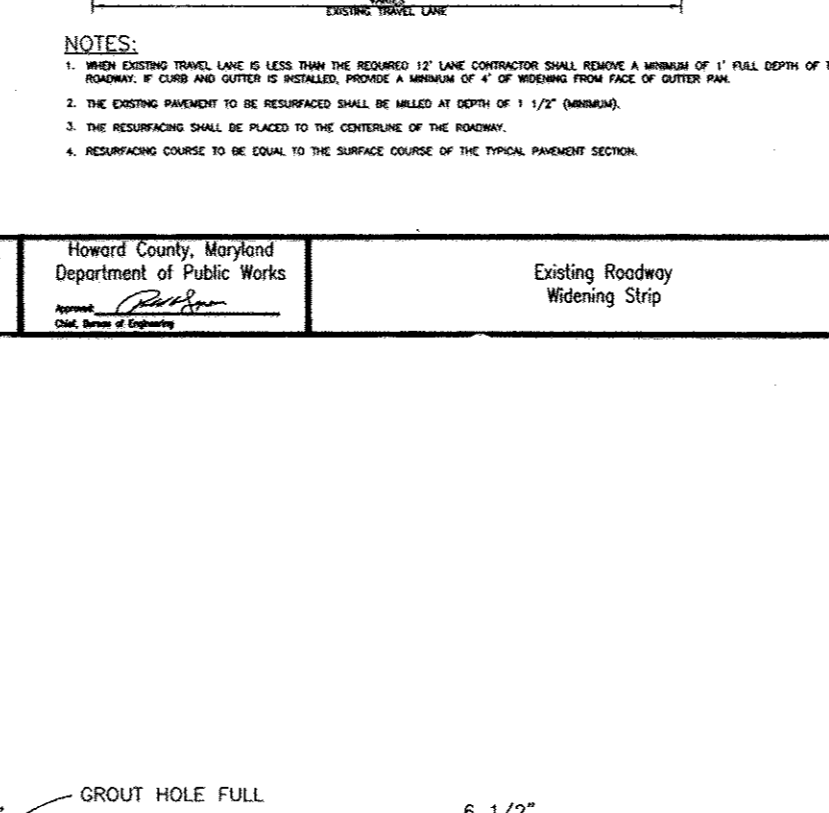
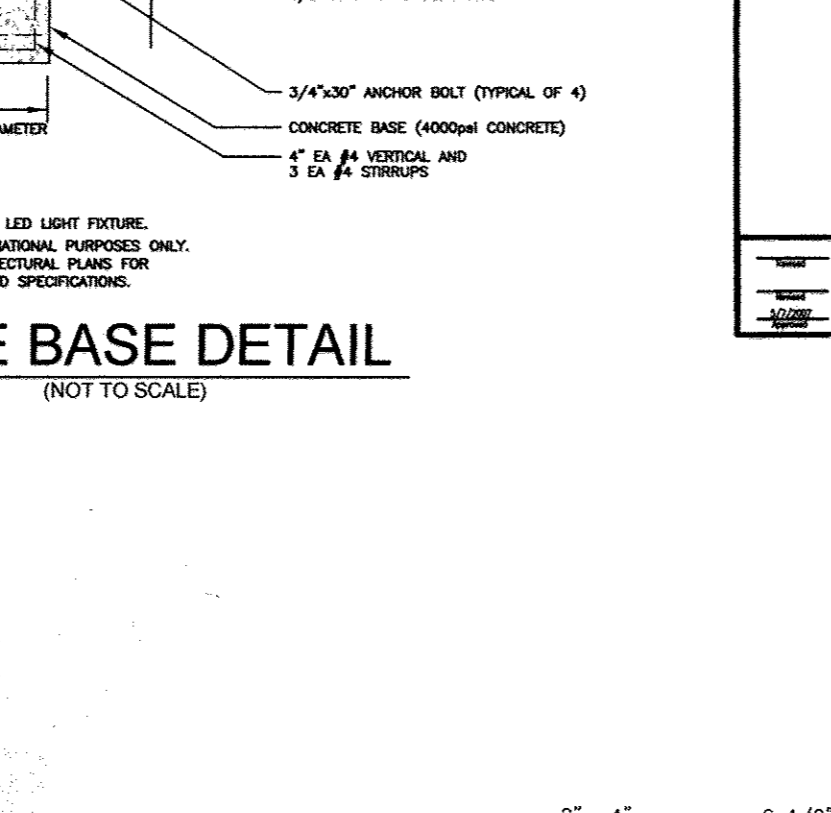
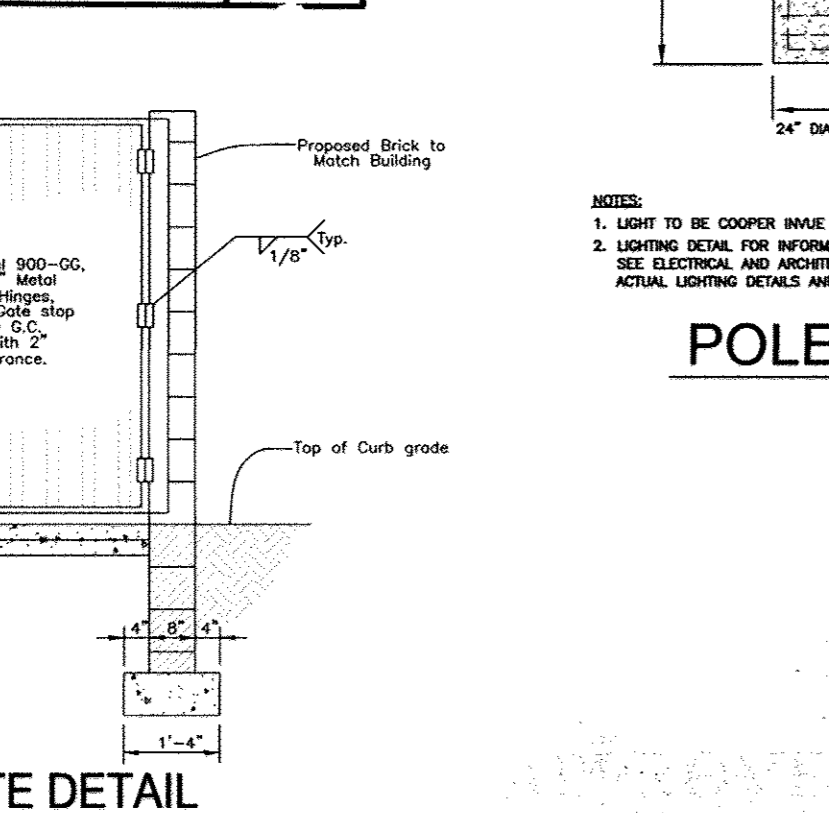
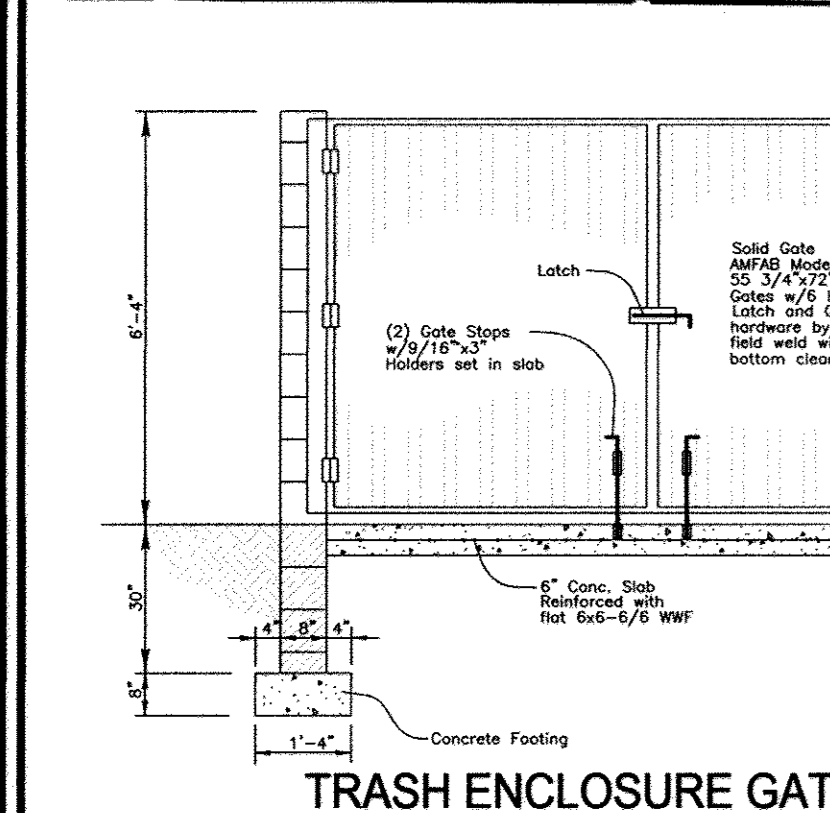
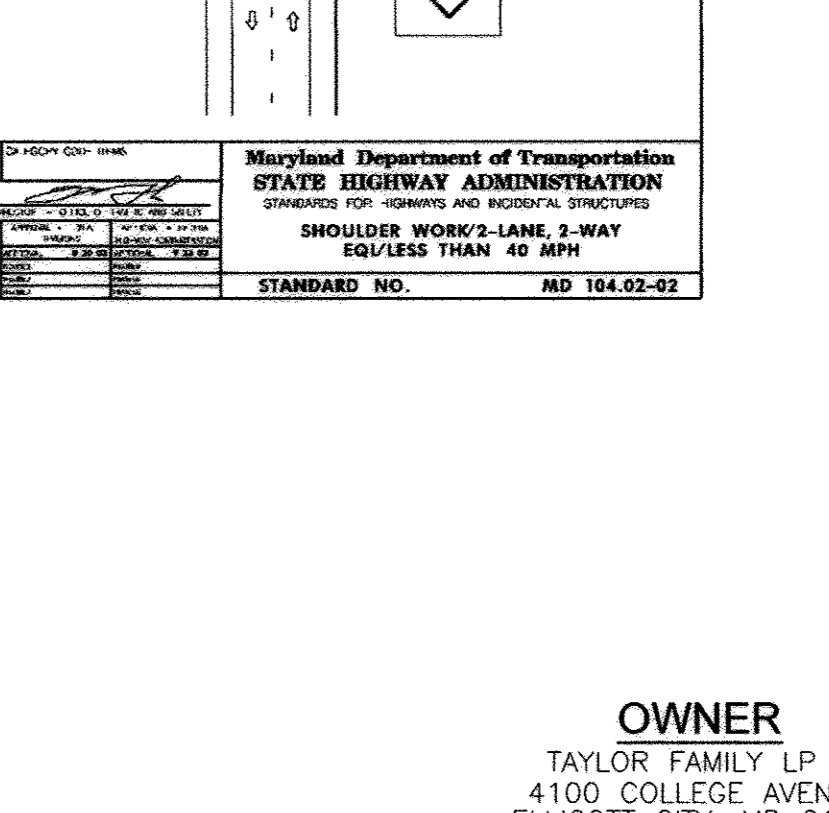
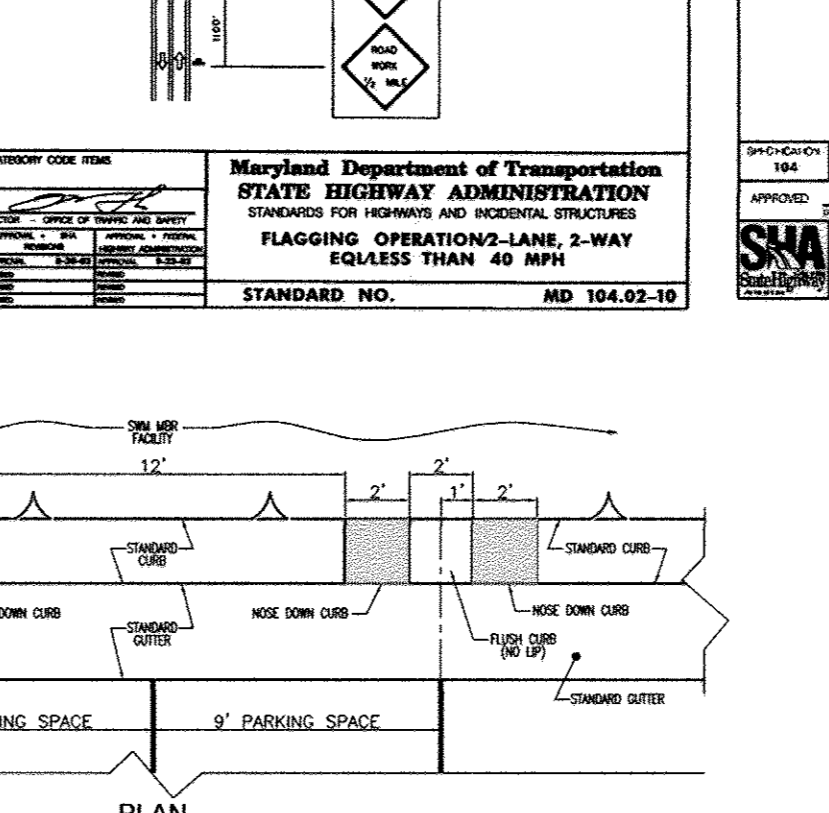
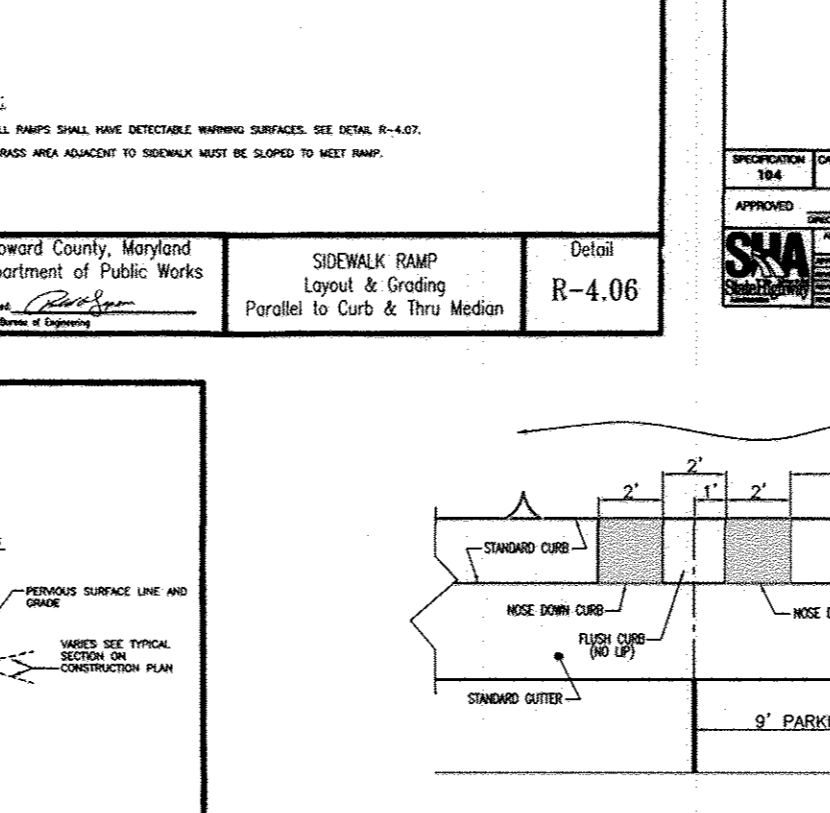
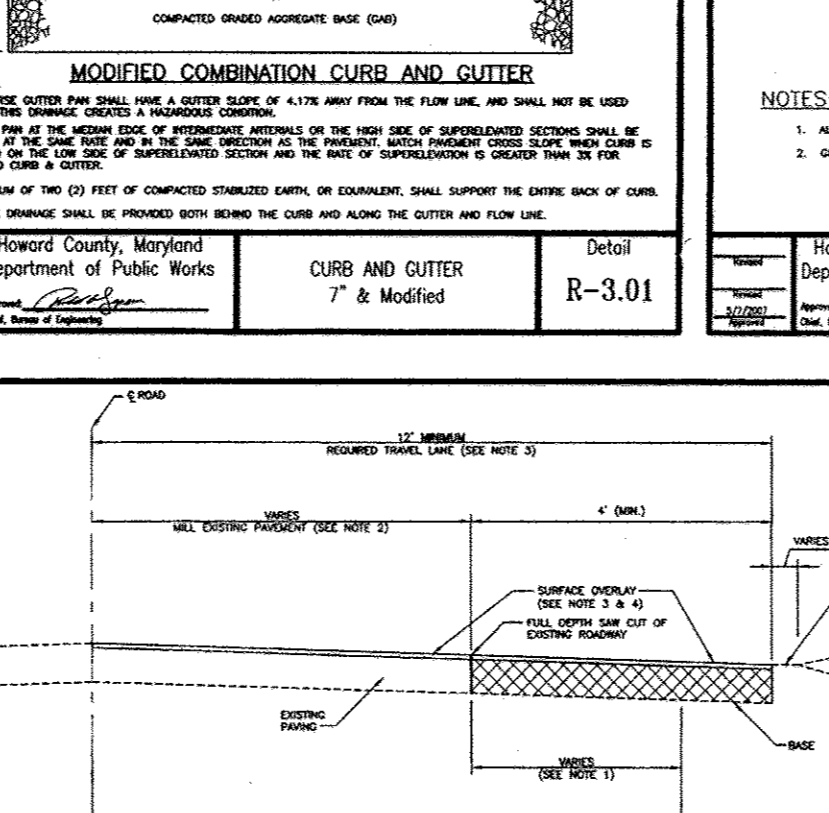
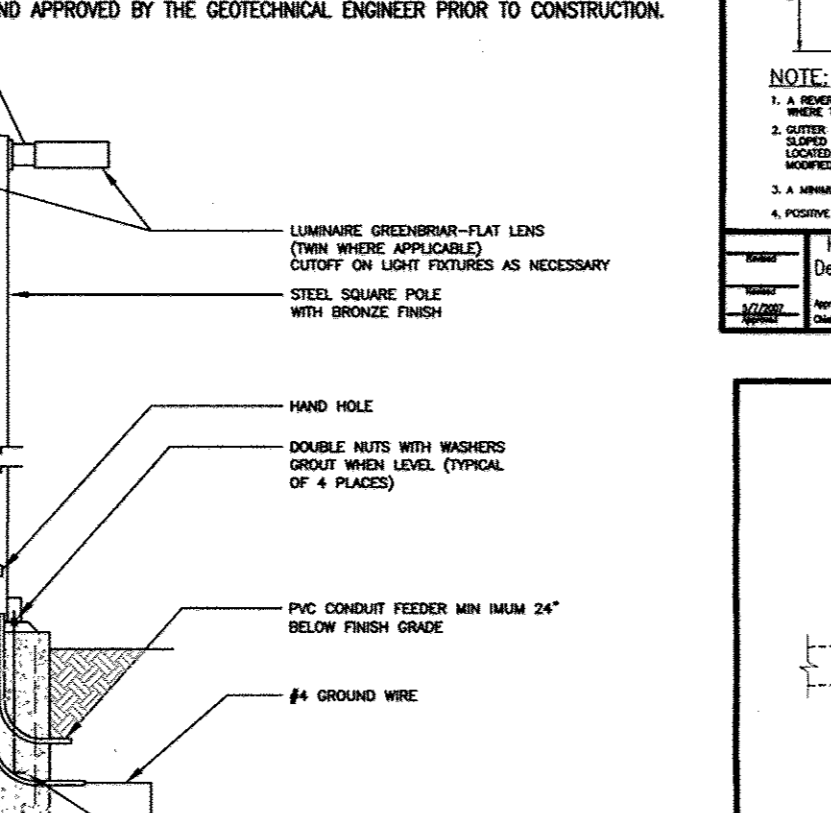
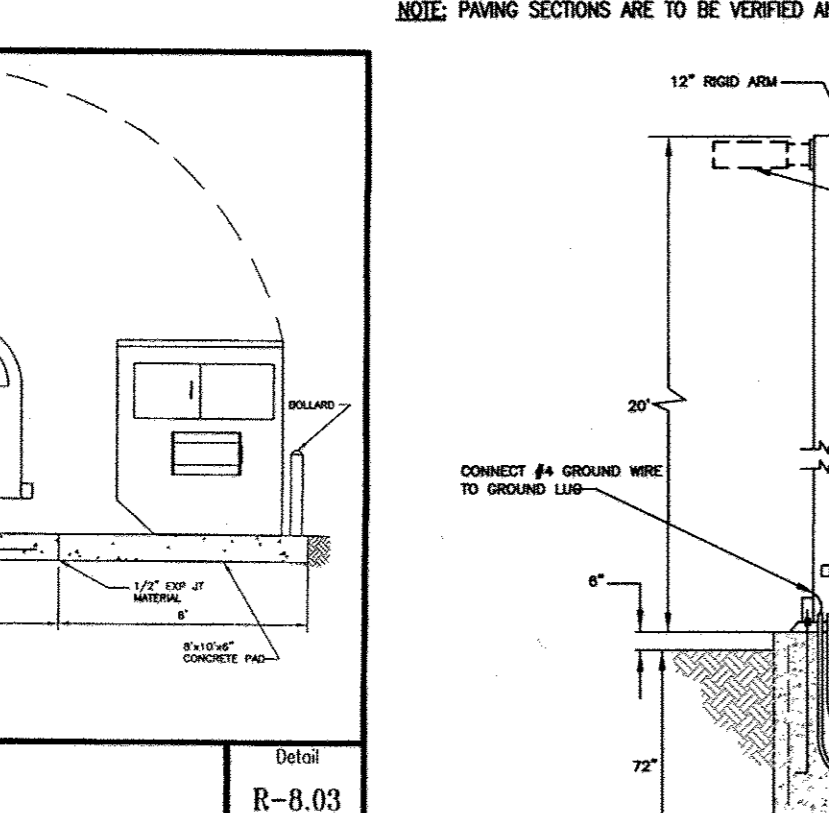
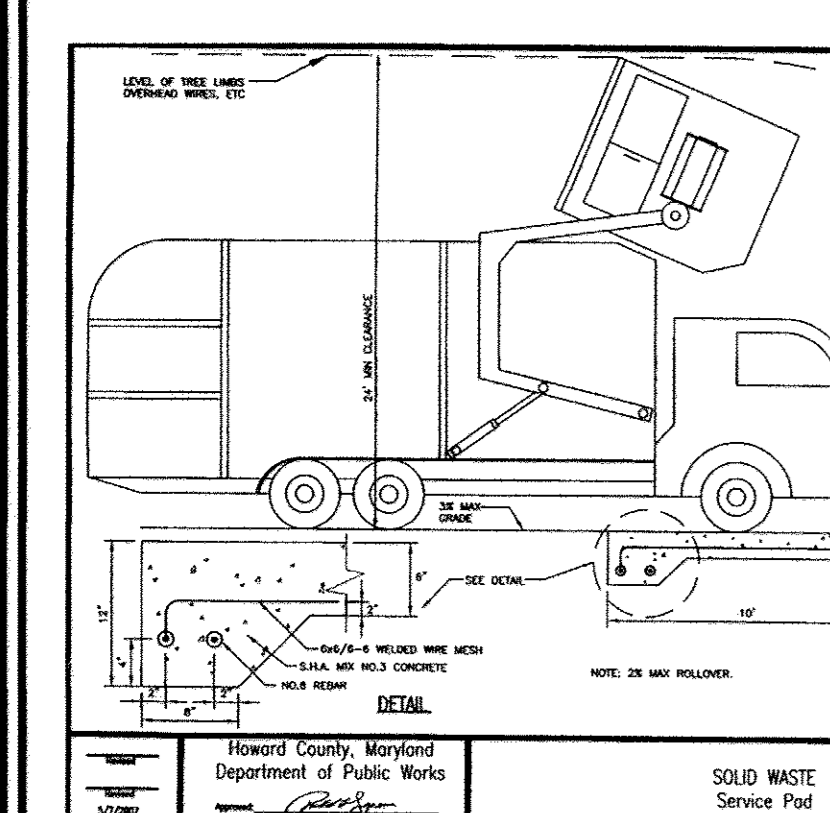
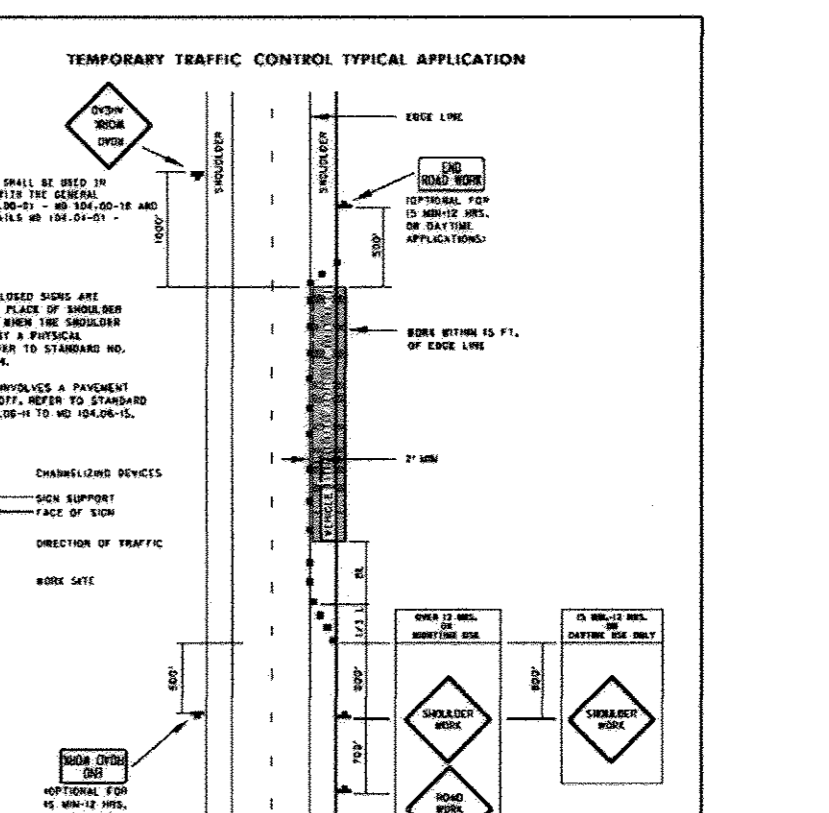
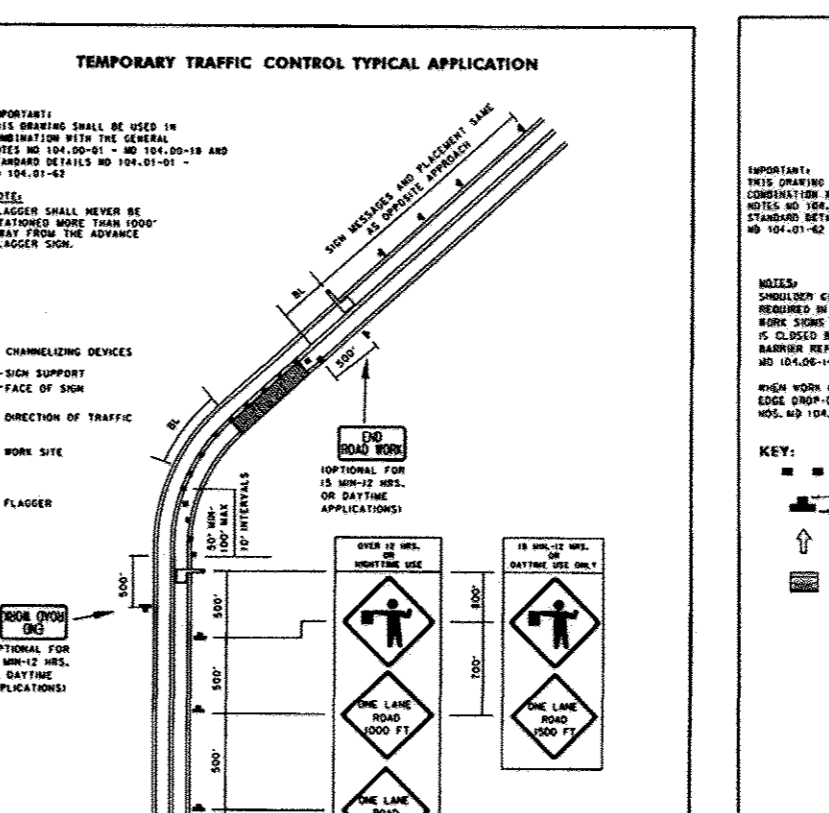
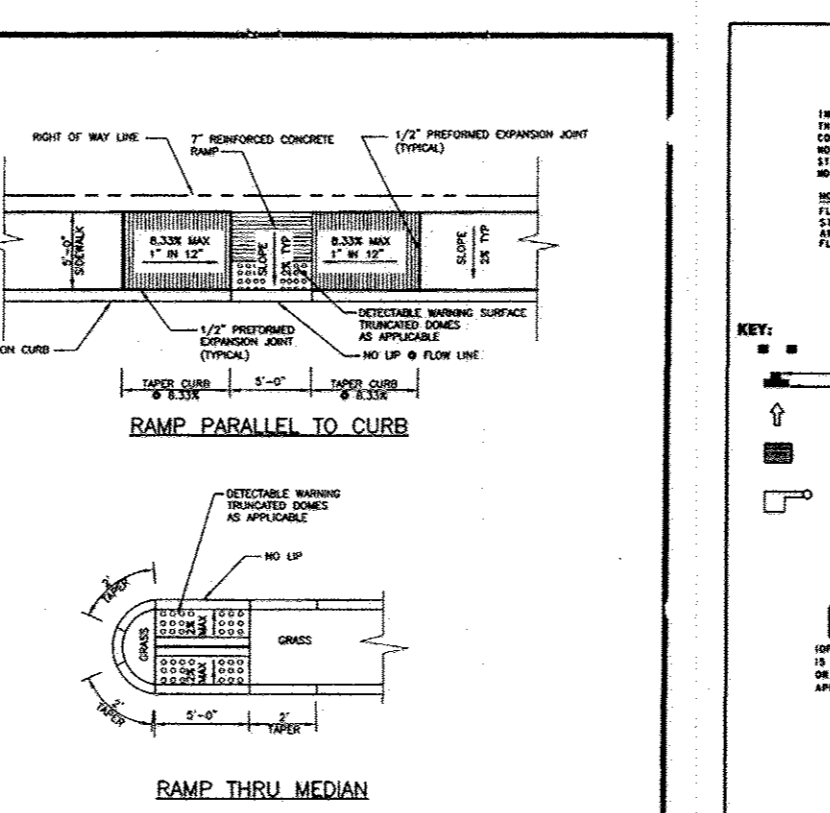
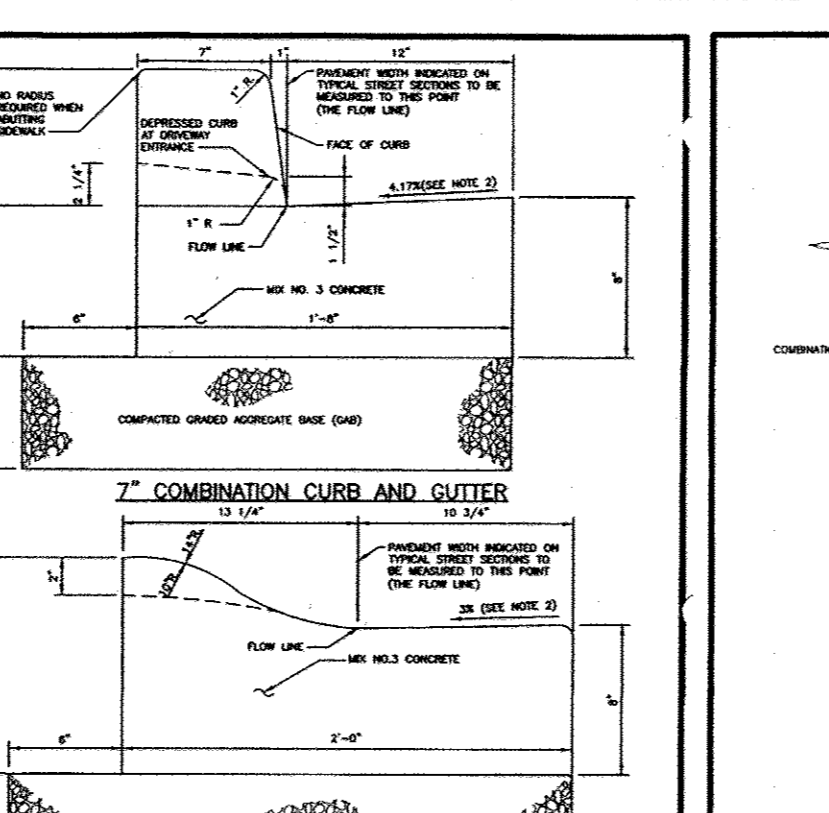
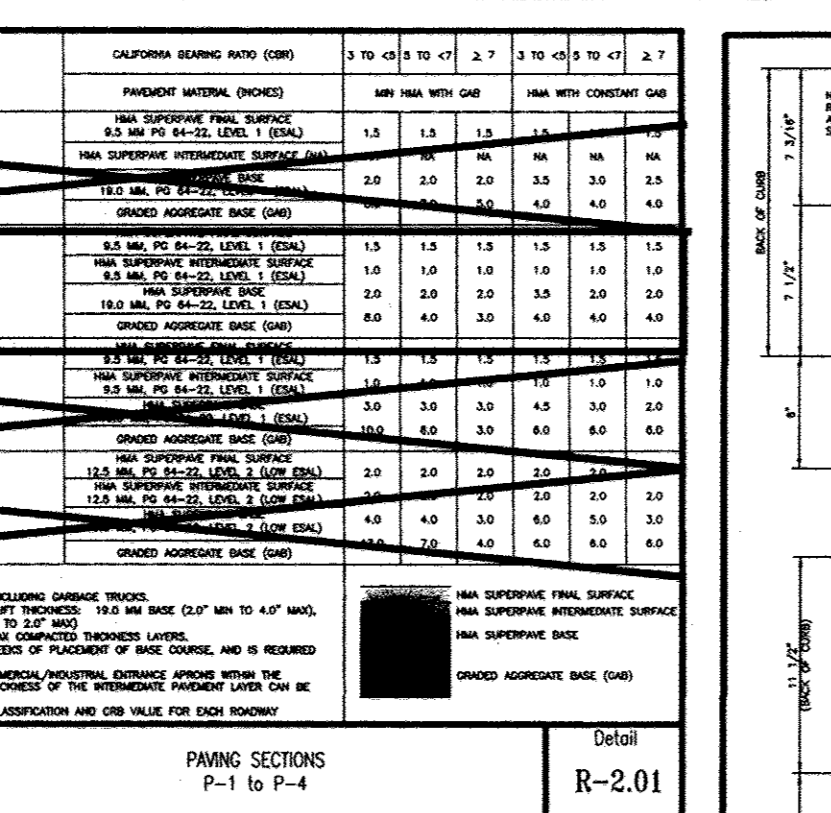
DESIGN BY: RHW/DZ
 DRAWN BY: JMR/DZ
 CHECKED BY: RHW
 DATE: JULY 2013
 SCALE: AS SHOWN
 W.O. NO.: 06-58

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 08-27-2014

2 SHEET OF 8



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4	3 TO 4
P-1	LOCAL RESIDENTIAL	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
P-2	LOCAL COMMERCIAL	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-3	LOCAL INDUSTRIAL	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
P-4	STATE HIGHWAY	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

9/12/13

10/21/13

1/12/13

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: June 6, 2013

PRECAST CONCRETE WHEEL STOP DETAILS (NOT TO SCALE)

STAGGERED SWM CURB DETAIL ADJACENT TO MICRO-BIORETENTION (NOT TO SCALE)

HANDICAP PARKING SIGNS (NOT TO SCALE)

HANDICAP PARKING SIGNS (NOT TO SCALE)

HANDICAP PARKING SIGNS (NOT TO SCALE)

OWNER: TAYLOR FAMILY LP, 400 COLLEGE AVENUE, ELLICOTT CITY, MD 21041, (410) 465-3500

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

NO.	REVISION	DATE
2	REVISE PLAN TO SHOW OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16

SITE DEVELOPMENT PLAN

SITE NOTES AND DETAILS

RIVERS OVERLOOK

RIVERS CORPORATE PARK

10000 O'D COLUMBIA RD.

DENTAL OFFICE AND VETERINARY HOSPITAL

TAX MAP 42 BLOCK 8 6TH ELECTION DISTRICT

PLAT 22554

ZONED: NT LOT F-3/PARCEL 322

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

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.

EXPIRATION DATE: 08-27-2014

DESIGN BY: RHW/DZ

DRAWN BY: JMR

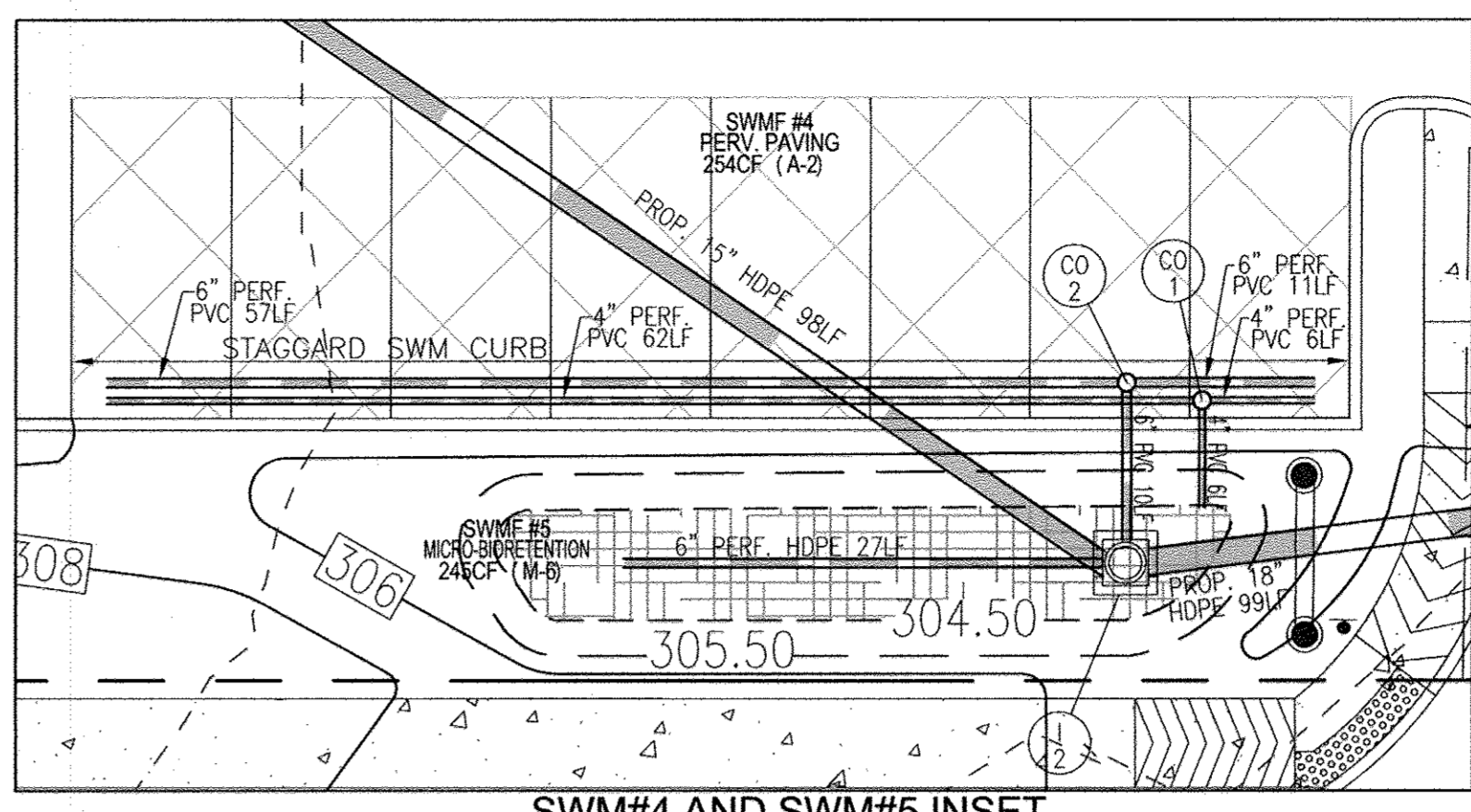
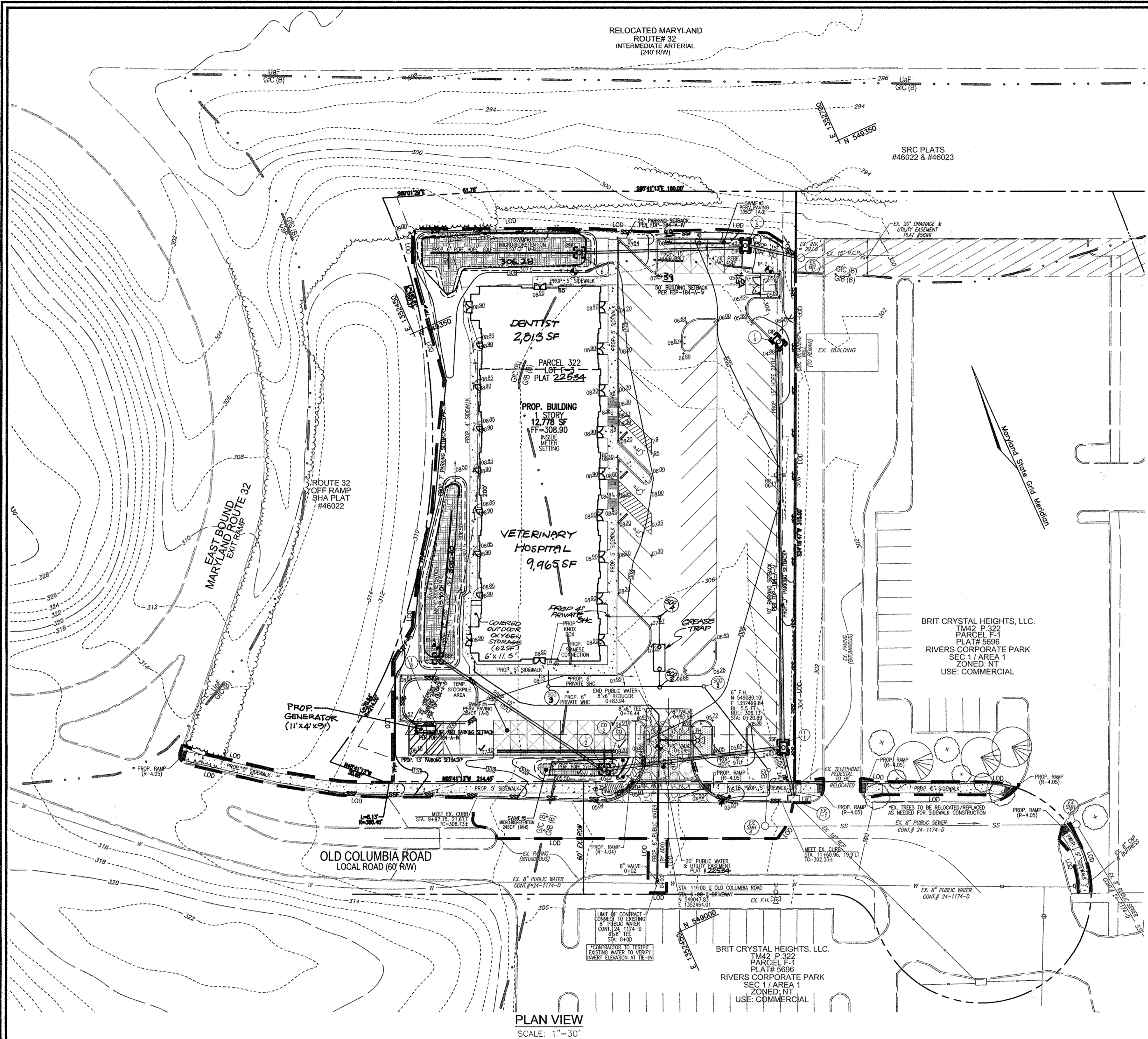
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DATE: MAY 2013

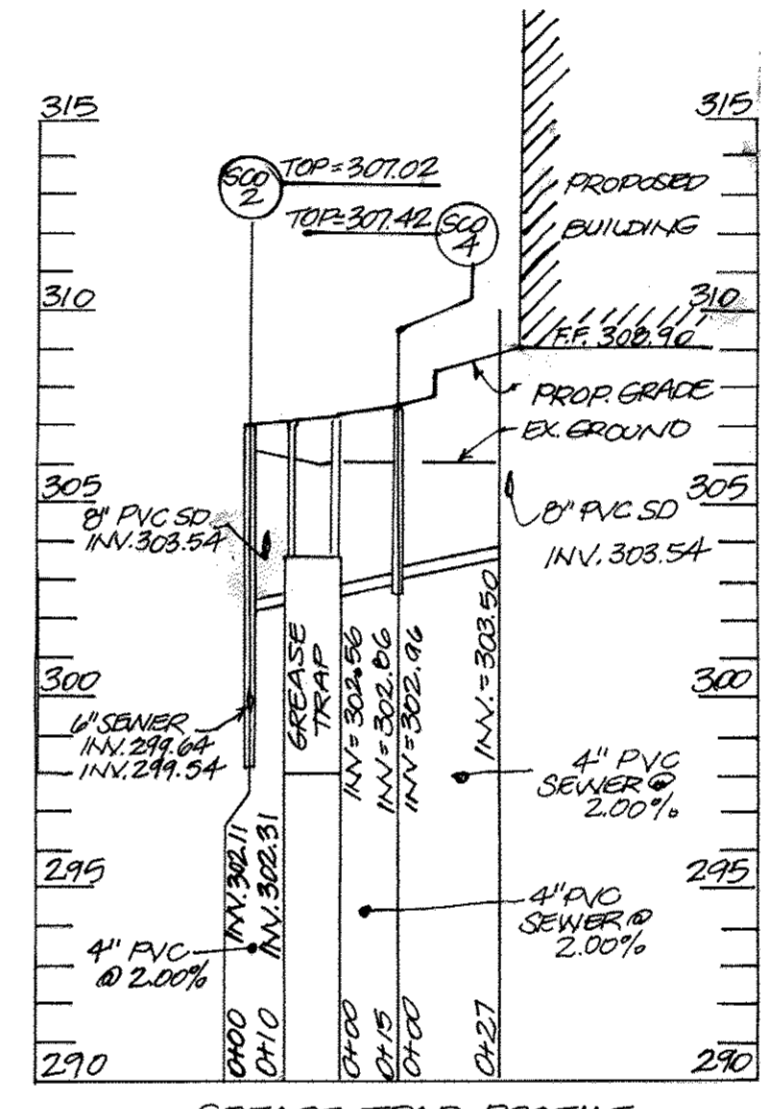
SCALE: AS SHOWN

W.O. NO.: 06-58

3 SHEET OF 8



SWM#4 AND SWM#5 INSET
SCALE: 1"=10'



GREASE TRAP PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - +402.68 PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - ☀ EXISTING LIGHT POLE
 - ☐ EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANKOAT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - ☐ PROPOSED STORM DRAIN INLET
 - PROPOSED DRAIN INLET
 - EXISTING TREELINE
 - EXISTING FENCE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - EX. 20' DRAINAGE & UTILITY EASEMENT PLAT #5696
 - PROP. 20' PUBLIC WATER & UTILITY EASEMENT PLAT #
 - PROP. MICRO SEDIMENTATION AREA (M-5)
 - PROP. PERVIOUS PAVEMENT (A-2)
 - ☐ PROP. INLET PROTECTION
 - TREE PROTECTION FENCE

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

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

NO.	REVISION	DATE
3	REVISE PLAN TO SHOW THE PROPOSED LOCATION FOR GENERATOR	11/30/16
2	REVISE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16
1	REVISE PLAN TO ADD GREASE TRAP	6/7/14

SITE DEVELOPMENT PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOILS MAP
RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
DENTAL OFFICE AND VETERINARY HOSPITAL ZONED: NT
TAX MAP 42 BLOCK 8 LOT F-3/PARCEL 322
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

AS-BUILT CERTIFICATION
I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meets the approved plans and specifications.
Signature: _____
PE NO. 16193
Date: 8/23/17

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GIB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B
GIC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B

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: 08-27-2014.
DESIGN BY: RHV/DZ
DRAWN BY: JMR/DZ
CHECKED BY: RHV
DATE: JULY 2013
SCALE: AS SHOWN
W.O. NO.: 06-58
4 SHEET OF 8

NOTE:
*PROPOSED SETBACK TO BE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

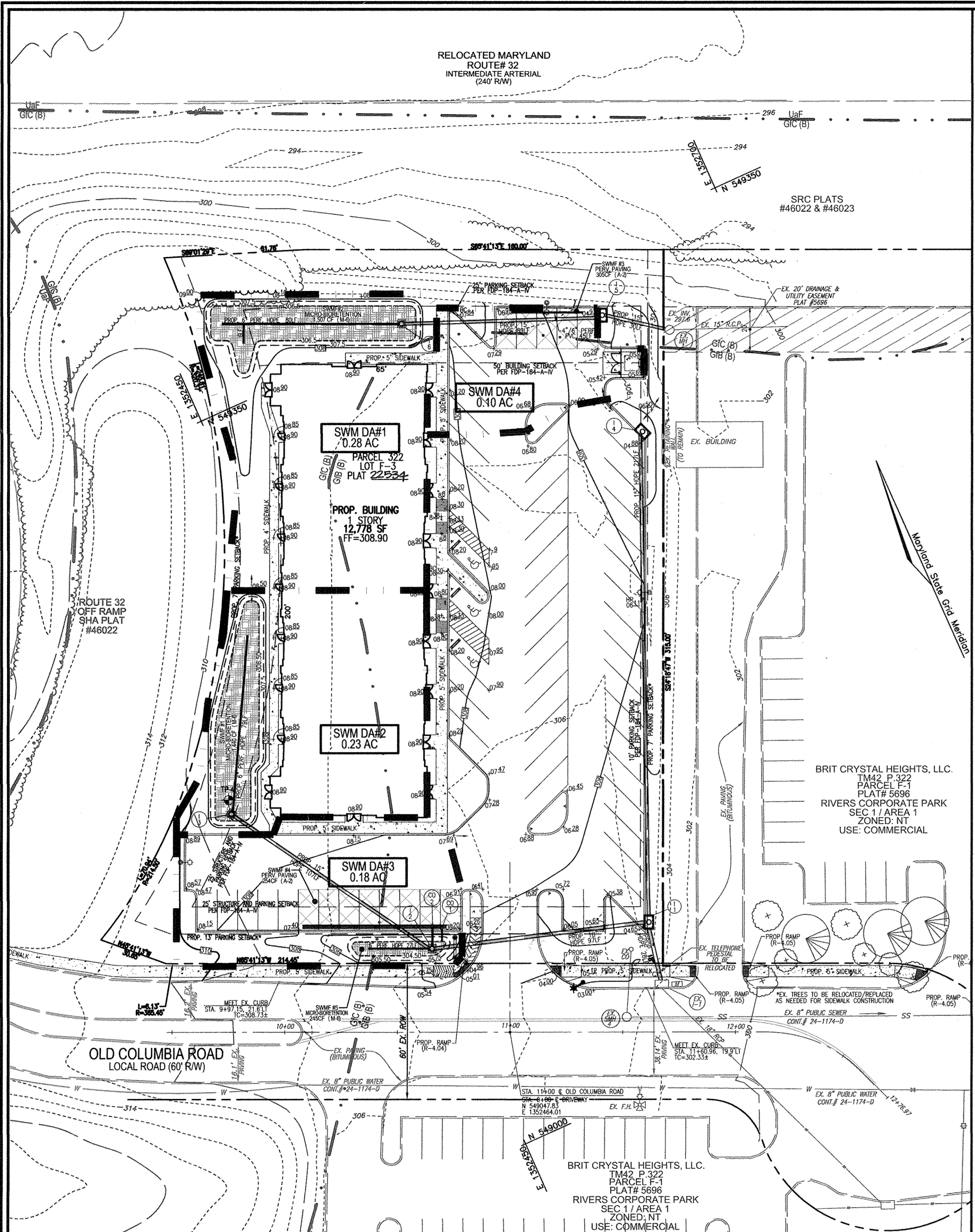
APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: June 6, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: 9/12/13
Chief, Division of Land Development: 10/2/13
Director: 1/4/14

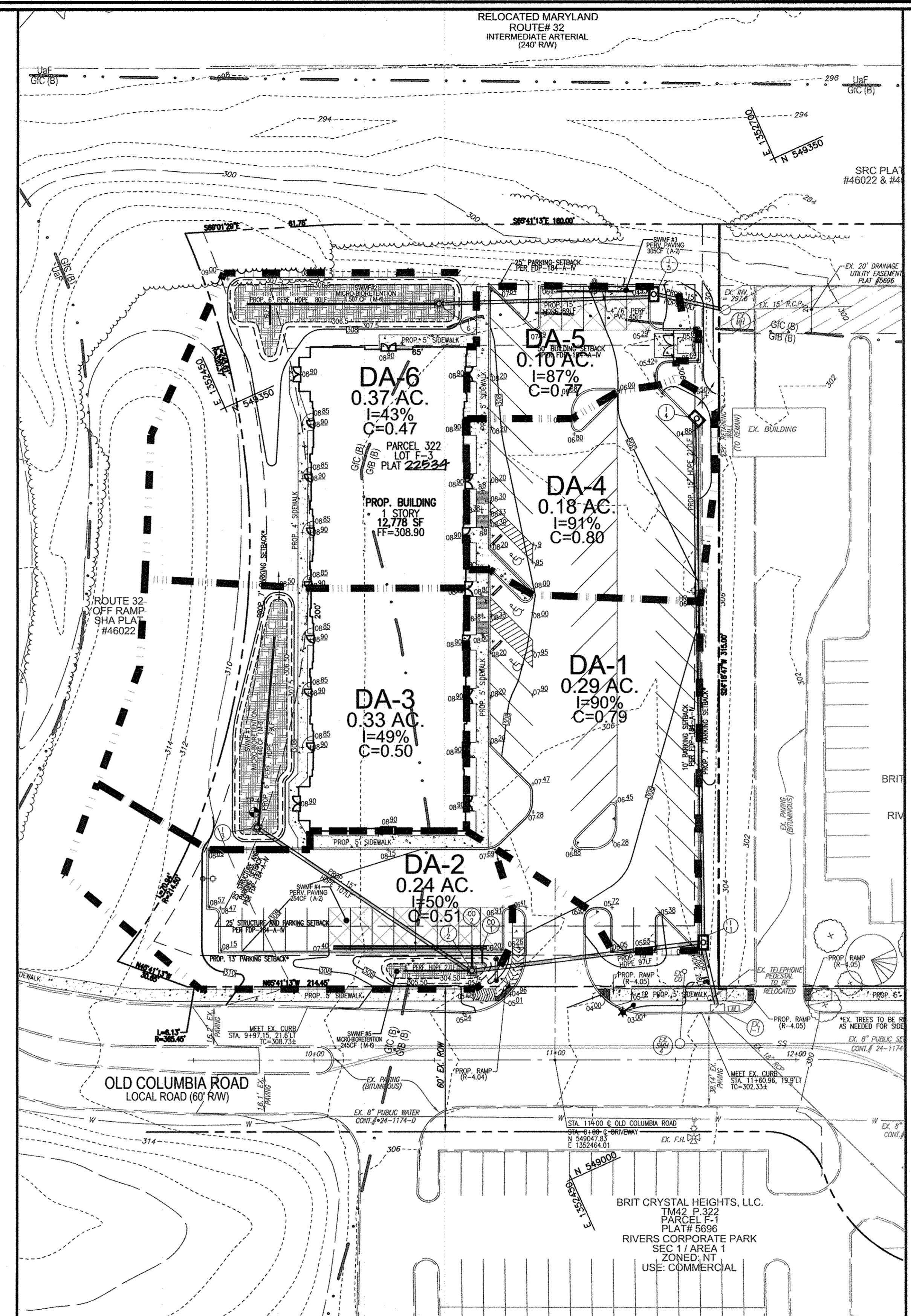
BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING 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 of Developer: _____
DATE: 7/21/13

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: _____
DATE: 9/3/13

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: _____
DATE: 9/3/13



SWM DRAINAGE AREA MAP
SCALE: 1"=30'



STORMDRAIN DRAINAGE AREA MAP
SCALE: 1"=30'

LEGEND:

- 500 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- + 402.88 --- PROPOSED SPOT ELEVATION
- 402.88 --- EXISTING SPOT ELEVATION
- --- EXISTING CURB AND GUTTER
- --- PROPOSED CURB AND GUTTER
- ☀ --- EXISTING LIGHT POLE
- ✉ --- EXISTING MAILBOX
- ⊙ --- EXISTING SIGN
- ⊙ --- EXISTING SANITARY MANHOLE
- SS --- EXISTING SANITARY LINE
- ⊙ --- EXISTING CLEANOUT
- ⊙ --- EXISTING FIRE HYDRANT
- W --- EXISTING WATER LINE
- --- PROPOSED STORM DRAIN
- --- PROPOSED STORM DRAIN INLET
- --- PROPOSED TREELINE
- --- EXISTING TREELINE
- --- EXISTING FENCE
- --- PROPERTY LINE
- --- ADJACENT PROPERTY LINE
- --- RIGHT-OF-WAY LINE
- --- PROPOSED SIDEWALK
- --- EX. 20" DRAINAGE & UTILITY EASEMENT PLAT #5899
- --- PROP. 20" PUBLIC WATER & UTILITY EASEMENT PLAT #5899
- --- PROP. MICRO BIORETENTION AREA (M-6)
- --- PROP. PERVIOUS PAVEMENT (A-2)
- --- PROPOSED SWM/STORMDRAIN DRAINAGE AREA

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

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD RUEWER
5300 DORSEY HALL DR.
ELLCOTT CITY, MD 21042
(443) 367-0422

NO.	REVISION	DATE
2	REVISE THE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16

**SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT &
STORM DRAIN DRAINAGE AREA MAP
RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
LOT F-3/PARCEL 322
PLAT 22534**

TAX MAP 42, BLOCK 8, 6TH ELECTION DISTRICT
DENTAL OFFICE AND VETERINARY HOSPITAL
ZONED: NT
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

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV/DZ
DRAWN BY: JMR/DZ
CHECKED BY: RHV
DATE: JULY 2013
SCALE: AS SHOWN
W.O. NO.: 06-58

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: 08-21-2014.

6 SHEET OF 8

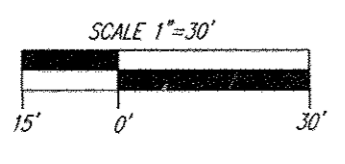
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: June 6, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Edwards, 9-12-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Vette DeLoach, 10/21/13
CHIEF, DIVISION OF LAND DEVELOPMENT, DATE

Mark A. Leigh, _____
DIRECTOR, DATE



NO AS-BUILT INFORMATION ON THIS SHEET

AS-BUILT AUG. 2017

SDP-13-032

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS

1. MATERIAL SPECIFICATIONS
 THE FOLLOWING MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

2. FILTERING MEDIA OR PLANTING SOIL
 THE SOIL SHALL BE A UNIFORM MIX FREE OF STONES, STUMPS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTITUTES SHALL BE USED UNLESS APPROVED BY THE DESIGNER. THE MICRO-BIORETENTION PRACTICE SHALL BE CONSTRUCTED TO PROTECT A UNIFORM TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF FERTILIZERS, GROWTH PROMOTERS, OR OTHER HAZARDOUS MATERIALS AS SPECIFIED UNDER SOIL 15.00.02.05.

3. COMPACTION
 IT IS VERY IMPORTANT TO MAINTAIN COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EQUIPMENT KEYS TO FINISH THE ORIGINAL SOIL. IF PRACTICES ARE EXISTING UNDER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO A MINIMUM OF 12 INCHES TO 18 INCHES. THE SAND/TOPSOIL SHOULD BE FINISHED TO A MINIMUM OF 12 INCHES TO 18 INCHES. THE SAND/TOPSOIL SHOULD BE FINISHED TO A MINIMUM OF 12 INCHES TO 18 INCHES. THE SAND/TOPSOIL SHOULD BE FINISHED TO A MINIMUM OF 12 INCHES TO 18 INCHES.

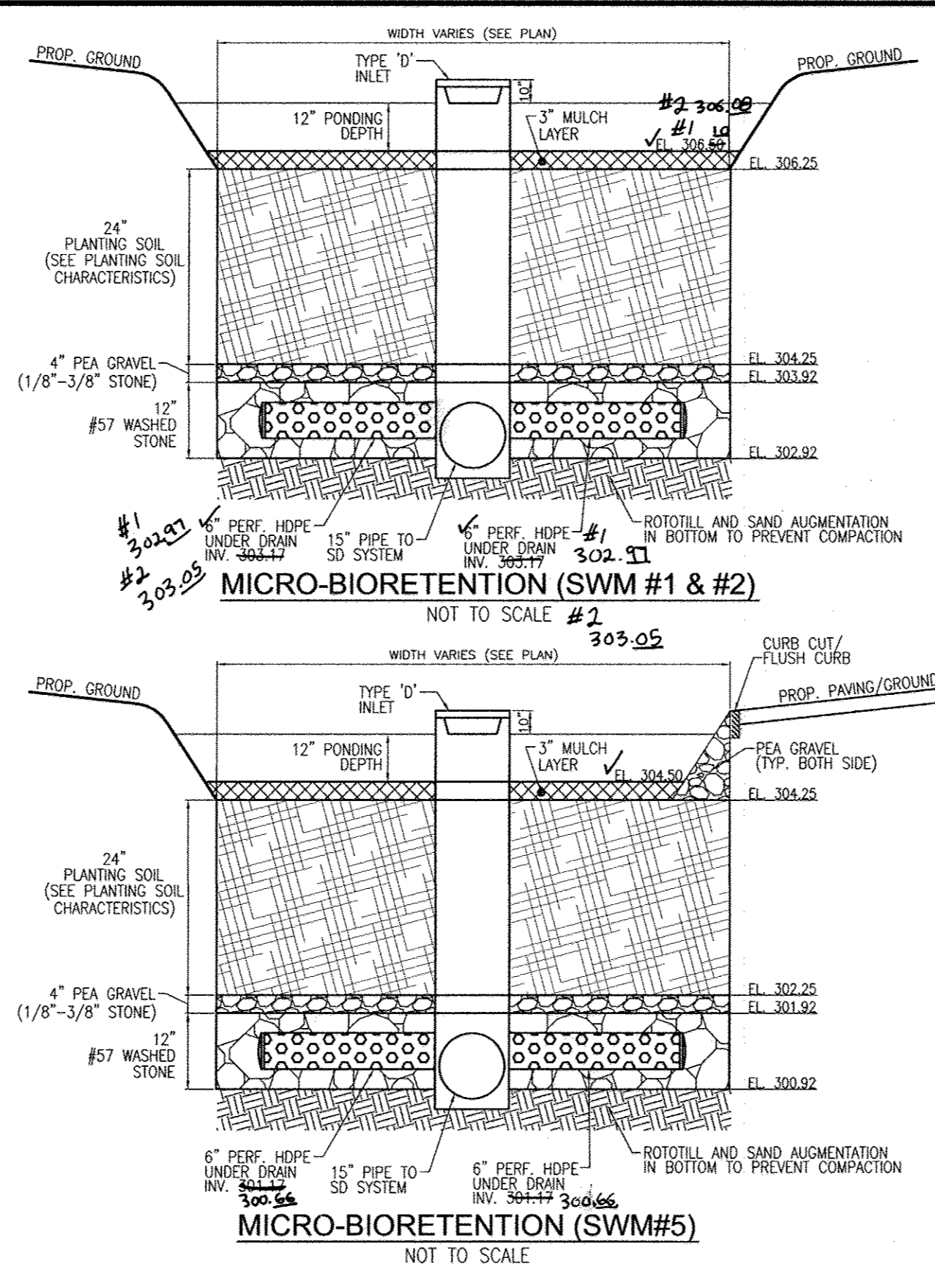
B.4.B SPECIFICATIONS FOR PERMEABLE PAVEMENTS & REINFORCED TURF

THESE SPECIFICATIONS INCLUDE INFORMATION ON ACCEPTABLE MATERIALS FOR TYPICAL APPLICATIONS AND ARE NOT EXCLUSIVE OR LIMITING. THE DESIGNER IS RESPONSIBLE FOR DEVELOPING SPECIFICATIONS FOR INDIVIDUAL PROJECTS AND SPECIFIC CONDITIONS.

1. PERVIOUS CONCRETE SPECIFICATIONS
 DESIGN THICKNESS - PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED. APPLICATIONS MAY BE DESIGNED USING EITHER STANDARD PAVEMENT PROCEDURES (E.G., AASHTO, AC 325.8R, AC 330R) OR USING STRUCTURAL VALUES DERIVED FROM FLEXIBLE PAVEMENT DESIGN PROCEDURES.

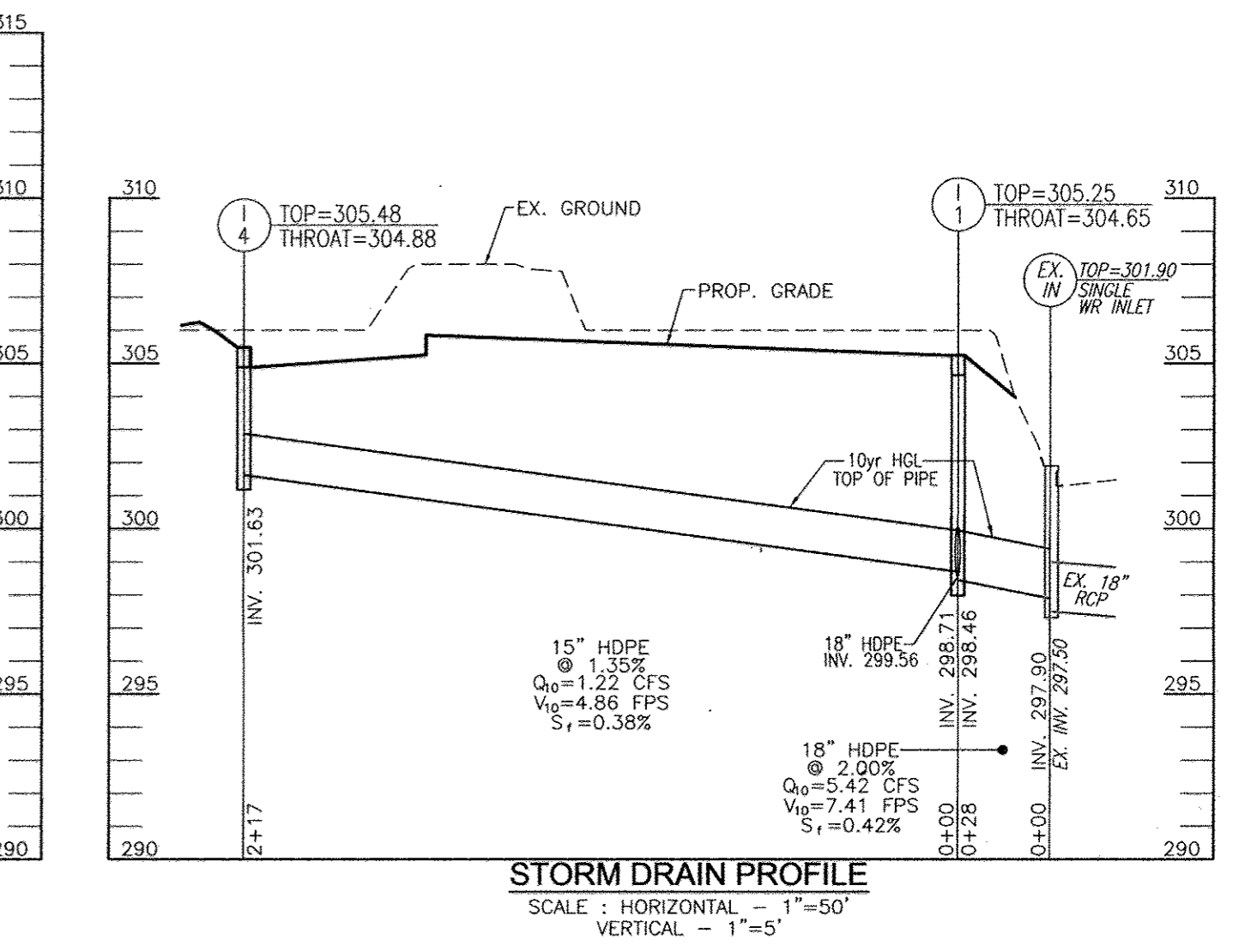
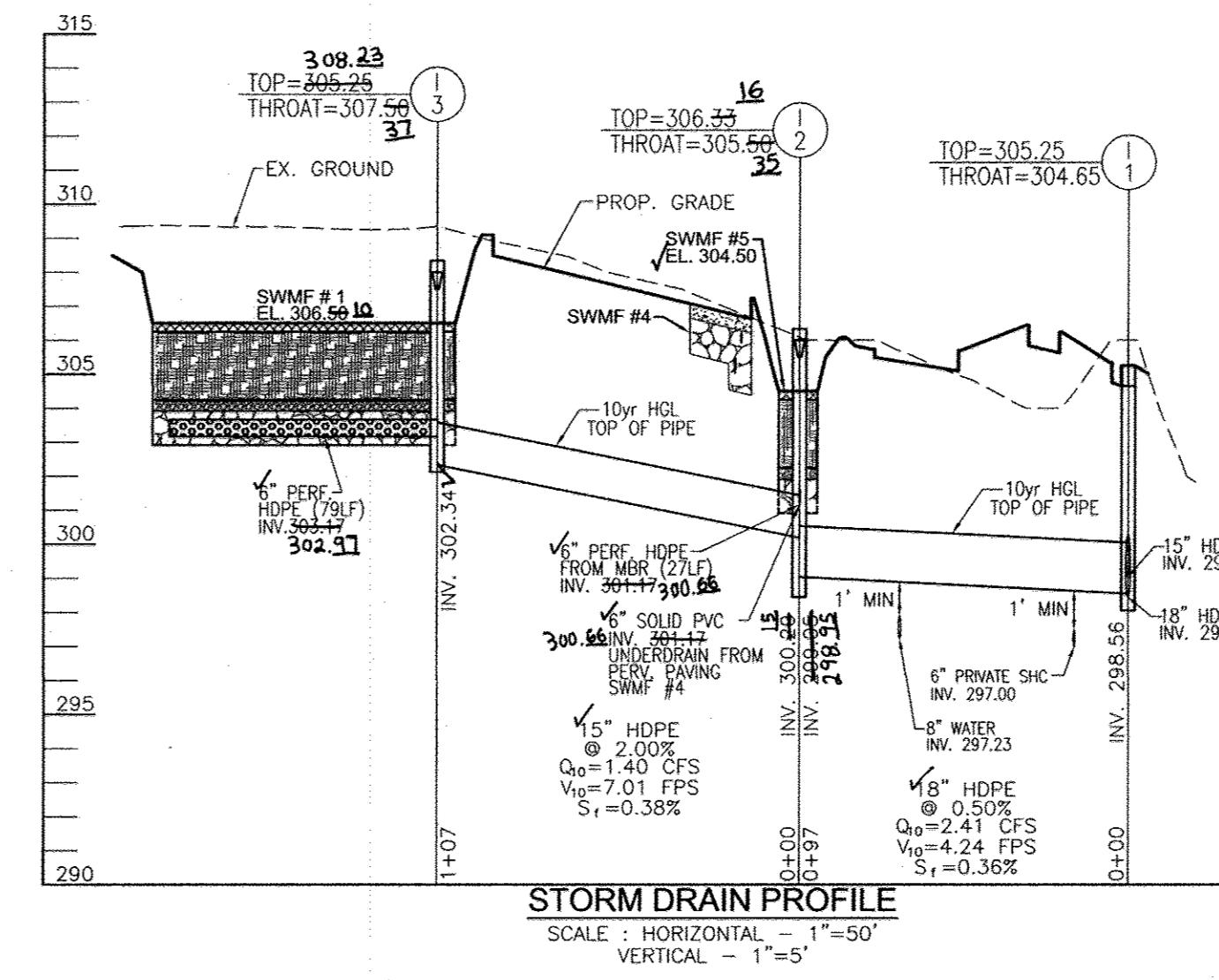
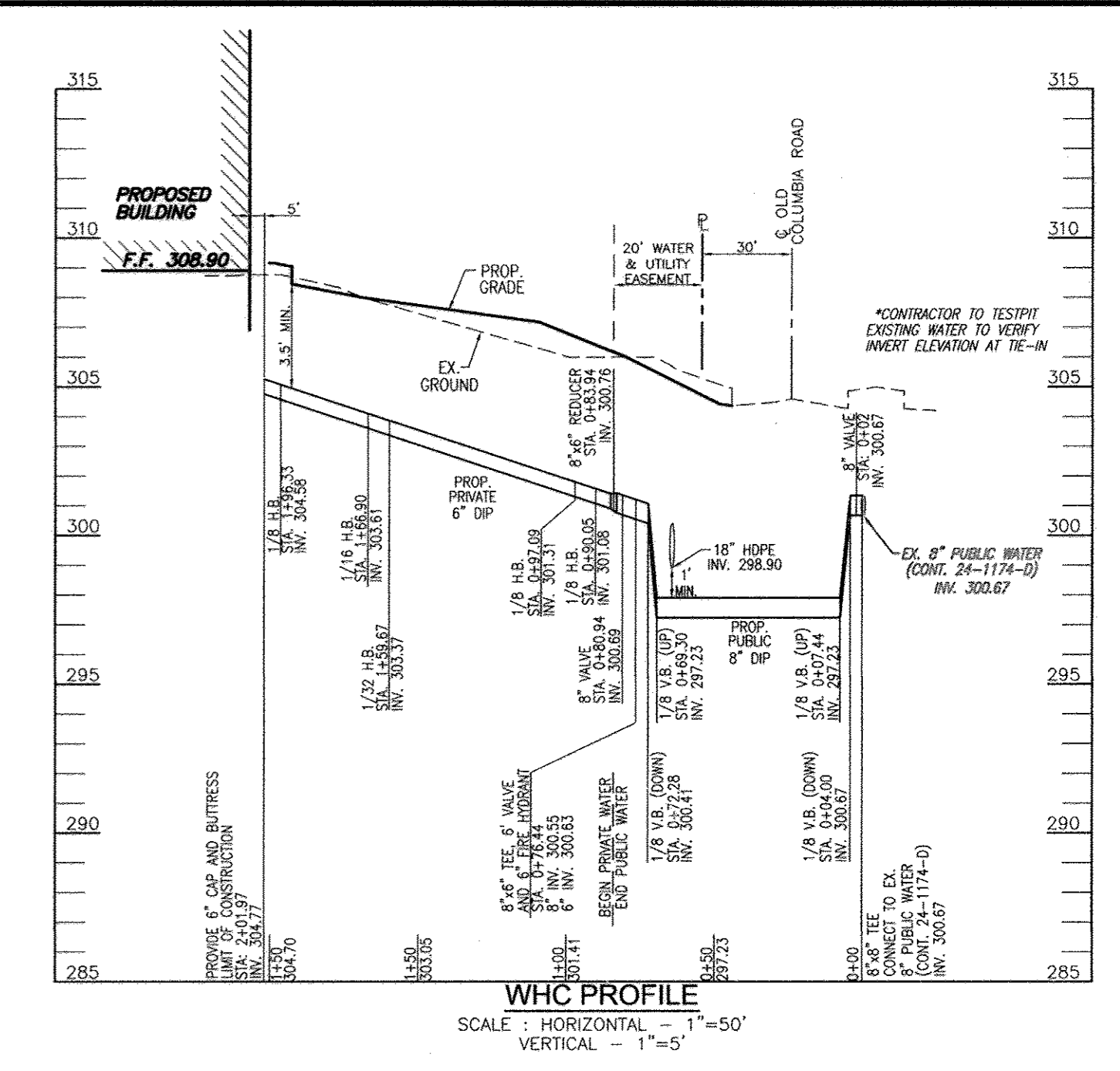
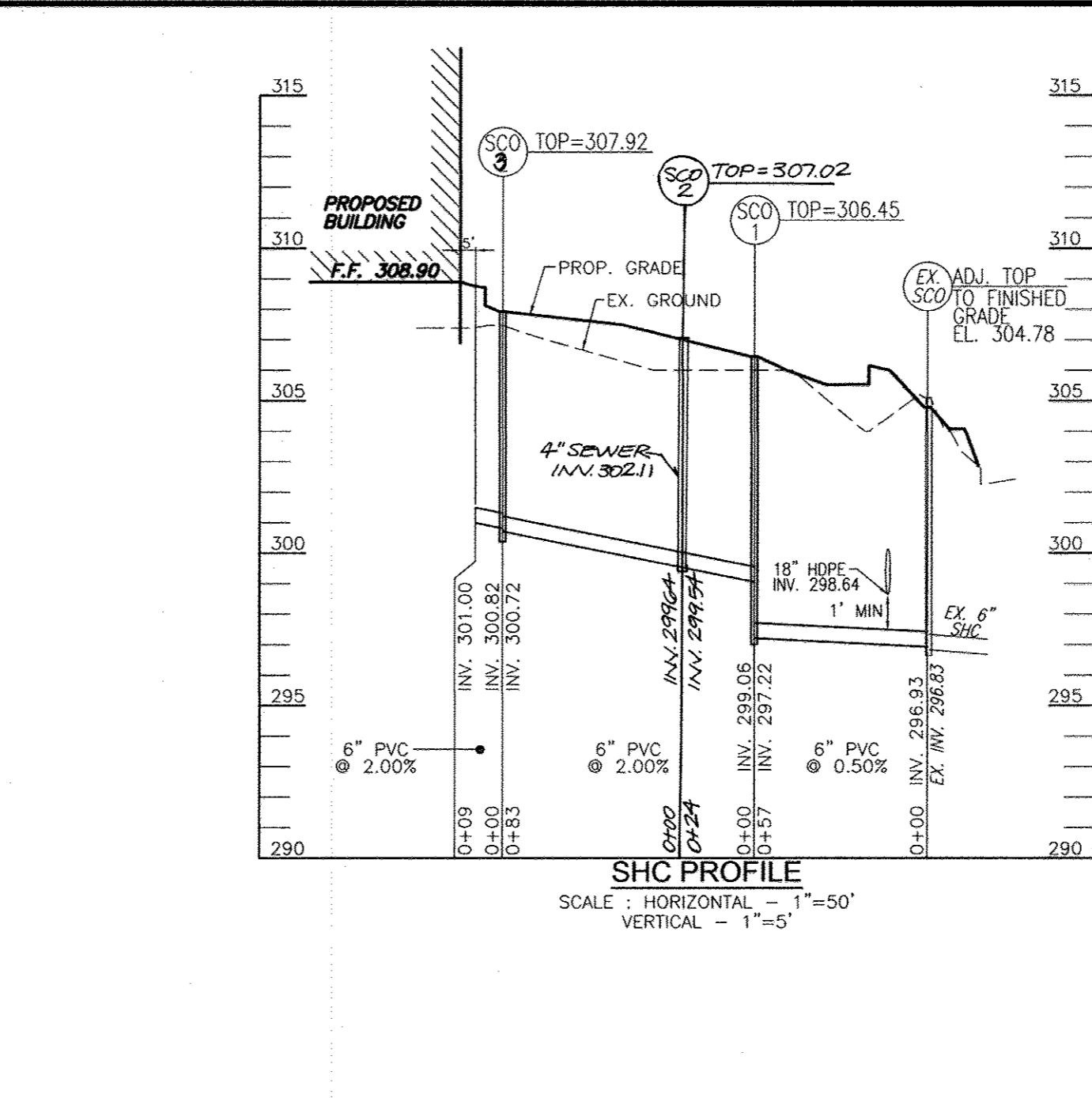
2. PERMEABLE INTERLOCKING CONCRETE PAVEMENTS (PICP)
 PAVEMENT BLOCKS - BLOCKS SHOULD BE EITHER 3/4 IN. OR 4 IN. THICK, AND MEET ASTM C 936 OR CSA A231.2 REQUIREMENTS. APPLICATIONS SHOULD HAVE 20% OR MORE (40% PREFERRED) OF THE SURFACE AREA OPEN. INSTALLATION SHOULD FOLLOW MANUFACTURER'S INSTRUCTIONS, EXCEPT THAT INFILL AND BASE COURSE MATERIALS AND DIMENSIONS SPECIFIED IN THIS APPENDIX SHALL BE FOLLOWED.

3. REINFORCED TURF
 REINFORCED GRASS PAVEMENT (RGP) - WHETHER USED WITH GRASS OR GRAVEL, THE RGP THICKNESS SHALL BE AT LEAST 1-3/4" THICK WITH A LOAD CAPACITY CAPABLE OF SUPPORTING THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED.



Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Planting soil	See Appendix A, Table A.1	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)	n/a	aged 6 months, minimum; no pine or wood chips
Match	per gravel: ASTM D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curbs	ornamental stone: washed cobbles	2" to 5"	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	6" or 8" rigid schedule 40 PVC or SDR35	Slotbed or perforated pipe, 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipe; not necessary underdrain pipe. Perforated pipe shall be wrapped with 16-oz galvanized hardware cloth.
Poured in place concrete (if required)	MSHA Mix No. 3, P ₁ - 3500 psi @ 28 days, normal weight, air-entrained, reinforcing to meet ASTM A615-60	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 - design to include meeting ACI Code 309 R99; vertical loading (H 10 or H 20); allowable horizontal loading based on soil pressure; and analysis of potential cracking.
Sand	AASHTO M-6 or ASTM C-33	0.075" to 0.04"	Sand substitutions such as Diabase and Gneiss (AASHTO #10) are not acceptable. No calcium sulfonated or diatomaceous sand substitutions are acceptable. No "rock dust" can be used for sand.



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM) POROUS CONCRETE PAVEMENTS TO REMOVE SURFACES TO REMOVE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT, WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE DRAIN DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE CURBSIDE.
- THE OWNER SHALL USE DEICERS IN WINTERIZATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

DA % IMPERV Rv DA ESDV MINIMUM VOLUME PROVIDED*

DA	% IMPERV	Rv	DA	ESDV	MINIMUM VOLUME PROVIDED*	MAXIMUM VOLUME PROVIDED**
1	58	0.57	238	132	132	1507
2	70	0.69	238	1495	571	1405
3	71	0.69	0.18	1168	449	1168
4	88	0.84	0.10	778	299	778

* Provided Volume is less than ESDV Required because Bio-retention utilized in each subarea at the rate of 75%.

Volume provided in DA#4 includes 0.60 ft of additional stone under previous paving (146 CF).

PIPE SCHEDULE

SIZE	TYPE	LENGTH
6"	DIP WHC (PRIVATE)	94 LF
6"	DIP (PUBLIC)	21 LF
8"	DIP (PUBLIC)	84 LF
6"	PVC (SEWER)	148 LF
15"	HDPE (SD)	443 LF
18"	HDPE (SD)	125 LF
6"	PERF. HDPE (SWM)	192 LF
4"	PERF. PVC (SWM)	113 LF
6"	PERF. PVC (SWM)	113 LF
4"	SOLID PVC (SWM)	6 LF
6"	SOLID PVC (SWM)	10 LF

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	THROAT ELEV.	INV. IN.	INV. OUT.	COMMENTS
I-1	TYPE 'A-S' INLET	N 549066.88 E 1352540.05	305.25	304.65	298.78	298.78	HO. CO. STD. D-4.01
I-2	TYPE 'D' INLET	N 549095.65 E 1352447.78	306.33	305.50	299.95	299.95	HO. CO. STD. D-4.10
I-3	TYPE 'D' INLET	N 549186.42 E 1352390.89	308.33	307.50	303.17	302.34	HO. CO. STD. D-4.10
I-4	TYPE 'A-S' INLET	N 549265.19 E 1352626.53	305.48	304.88	301.63	301.63	HO. CO. STD. D-4.01
I-5	TYPE 'A-S' INLET	N 547319.34 E 1352631.38	305.53	304.93	299.57	299.57	HO. CO. STD. D-4.01
I-6	TYPE 'D' INLET	N 549352.56 E 1352548.61	308.33	307.50	303.17	302.34	HO. CO. STD. D-4.10
CO-1	CLEANOUT	N 549102.17 E 1352455.45	306.34	-	304.86	304.86	HO. CO. STD. S-2.22
CO-2	CLEANOUT	N 549104.83 E 1352451.99	306.41	-	301.47	301.47	HO. CO. STD. S-2.22
SCO-1	CLEANOUT	N 549114.08 E 1352514.53	306.46	-	299.06	297.67	HO. CO. STD. S-2.22
SCO-2	CLEANOUT	N 549148.35 E 1352438.64	307.92	-	300.82	300.72	HO. CO. STD. S-2.22
SCO-3	CLEANOUT	N 549123.96 E 1352498.66	307.02	-	300.11	299.54	HO. CO. STD. S-2.22
SCO-4	CLEANOUT	N 549150.12 E 1352500.00	307.42	-	302.90	302.80	HO. CO. STD. S-2.22

NOTE: 1. TOP ELEVATIONS ARE AT CENTER TOP OF HEADPIPE FOR TYPE 'A-S'; CENTER TOP OF MANHOLE FOR TYPE 'D' INLET.
 2. FOR TOP SLAB SLOPES SEE GRADING PLAN.
 3. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF DRAIN DETAILS.
 4. ALL CUSTOM AND NON-STANDARD STRUCTURES TO BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE: 9/12/13

Chief, Division of Land Development DATE: 10/02/13

Director DATE: 10/2/13

BY THE DEVELOPER:

Signature of Developer DATE: 7/21/13

BY THE ENGINEER:

Signature of Engineer DATE: 9/13/13

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: June 10, 2013

AS-BUILT CERTIFICATION

STATE OF MARYLAND PROFESSIONAL ENGINEER

Signature DATE: 8/23/17

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

DEVELOPER: LAND DESIGN AND DEVELOPMENT MR. DONALD REULVER 5300 DORSEY HALL DR. ELLICOTT CITY, MD 21042 (443) 367-0422

NO.	REVISION	DATE
2	REVISE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16
1	REVISE PLAN TO ADD BRAKE TRAP	6/7/14

SITE DEVELOPMENT PLAN

SWM & UTILITY PROFILES; SWM NOTES AND DETAILS

RIVERS OVERLOOK

RIVERS CORPORATE PARK

DENTAL OFFICE AND VETERINARY HOSPITAL

TAX MAP 42 BLOCK 8 6TH ELECTION DISTRICT

ZONED: NT LOT F-3/PARCEL 322 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: RHW/DZ

DRAWN BY: JMR/DZ

CHECKED BY: RHW

DATE: JULY 2013

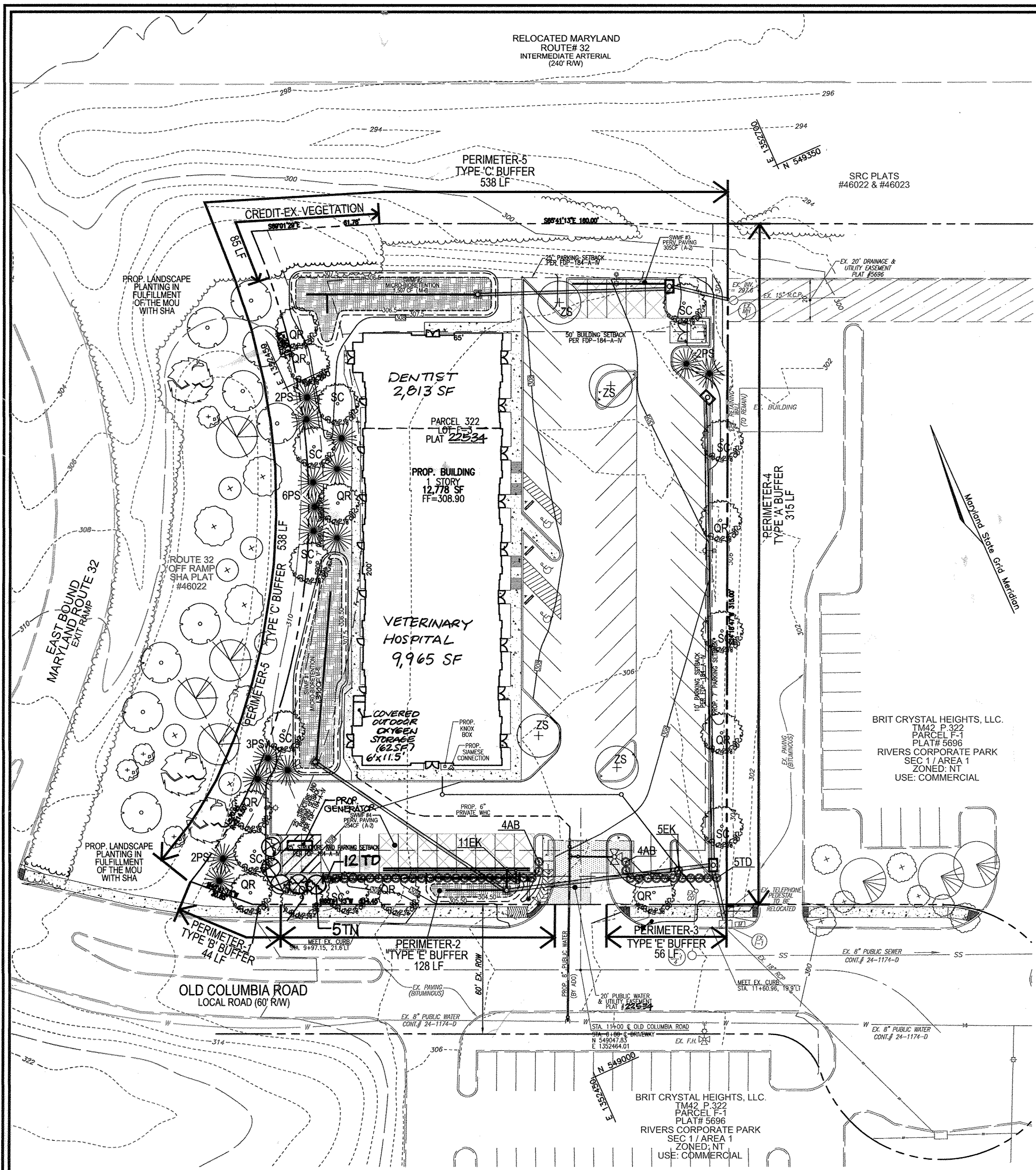
SCALE: AS SHOWN

W.D. NO.: 06-58

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. EXPIRES: 06-30-2014

7 SHEET OF 8



LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- + 40268 PROPOSED SPOT ELEVATION
- x 40268 EXISTING SPOT ELEVATION
- EXISTING CURB AND CUTTER
- - - PROPOSED CURB AND CUTTER
- ☀ EXISTING LIGHT POLE
- ☐ EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED TREETRINE
- EXISTING TREETRINE
- EXISTING FENCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- PROP. 20" PUBLIC WATER & UTILITY EASEMENT PLAT #5696
- EX. 20" DRAINAGE & UTILITY EASEMENT PLAT #5696
- PROP. MICRO BIODEGRADATION AREA (M-6)
- PROP. PERVIOUS PAVEMENT (A-2)
- PROPOSED SHRUBS
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED LANDSCAPE BUFFER
- PRUNE AS DIRECTED
- RUBBER HOSE
- WIRE GUYS
- TURNBUCKLES

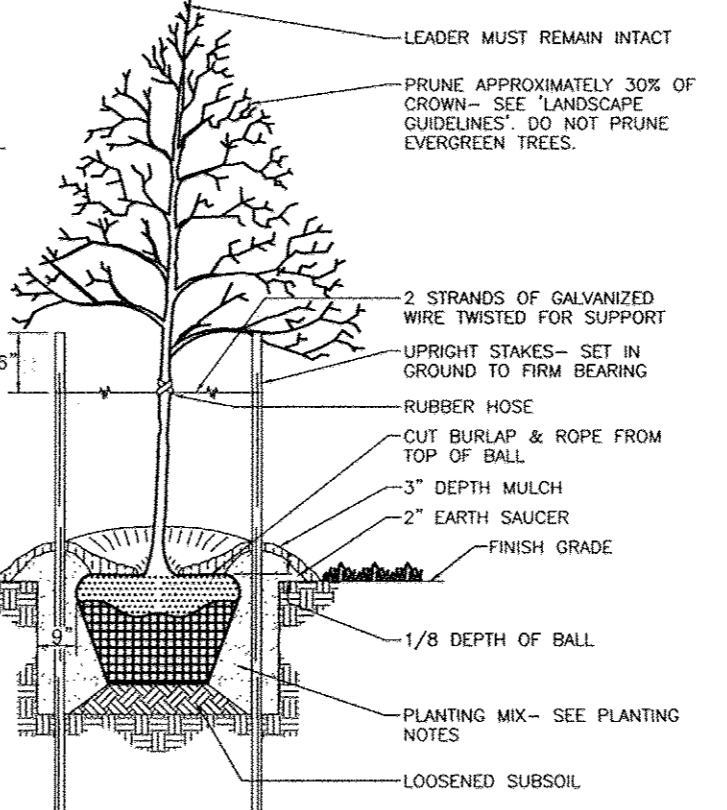
SCHEDULE 'A' PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS					
	1	2	3	4	5	TOTAL
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	6
LANDSCAPE TYPE	1	2	3	4	5	6
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	44'	128'	56'	315'	538'	35
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	YES: 85'	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:50	1:40	1:40	1:60	45:1	20
SHADE TREES	1:40	1:40	1:40	1:60	1:50	14
EVERGREEN TREES	1:40	1:40	1:40	1:60	1:50	14
SHRUBS	1:40	1:40	1:40	1:60	1:50	14
NUMBER OF PLANTS PROVIDED	1	3	1	5	9	20
SHADE TREES	1	3	1	5	9	14
EVERGREEN TREES	1	3	1	5	9	14
SHRUBS	1	3	1	5	9	14
OTHER TREES (2:1 SUBSTITUTION)	32	14	14	14	14	46
SHRUBS (10:1 SUBSTITUTION)	32	14	14	14	14	46
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	CAT
QR	10	QUERCUS RUBRA NORTHERN RED OAK	2 1/2"-3" CAL.	B & B
SC	10	PRUNUS SARGENTII SARGENT CHERRY	2 1/2"-3" CAL.	B & B
ZS	4	ZELCOVA SERRATA VILLAGE GREEN	2 1/2"-3" CAL.	B & B
PS	15	PRUNUS STROBUS	6"-8" HT.	B & B
TN	5	TILIA OCCIDENTALIS 'NIGRA'	4"-5" HT. (MAX. HEIGHT=20')	B & B
AB	8	AZALEA 'BLAUW'S PINK'	18"-24" SPREAD	B & B
EK	16	EUNYMIUS KAUTSCHOWIUS 'MANHATTAN'	2 1/2"-3" HT.	B & B
TD	17	TAXUS MEDIA 'DENSIFORMIS DENSIFORMIS YEW	2 1/2"-3" HT.	B & B

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING			
NUMBER OF PROPOSED PARKING SPACES	NUMBER OF TREES REQUIRED (1/20 SPACES)	NUMBER OF TREES PROVIDED	SHADE TREES (2:1 SUBSTITUTION)
61	4	4	4

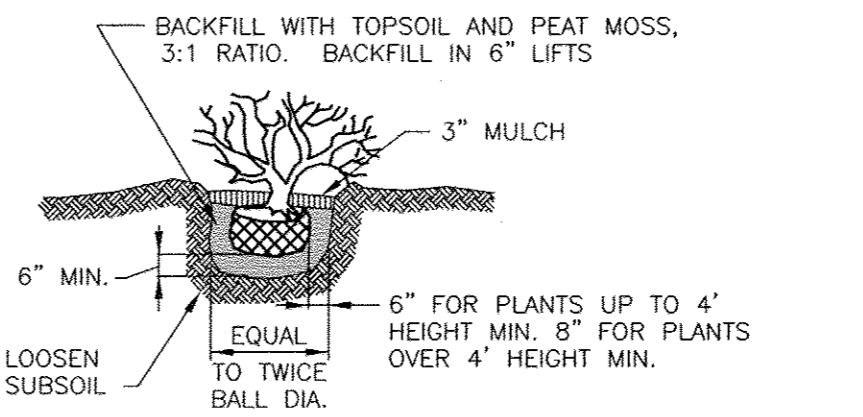
NOTES:

- SEE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA FOR ALL MATERIALS, PRODUCTS, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWERAGE EASEMENT.



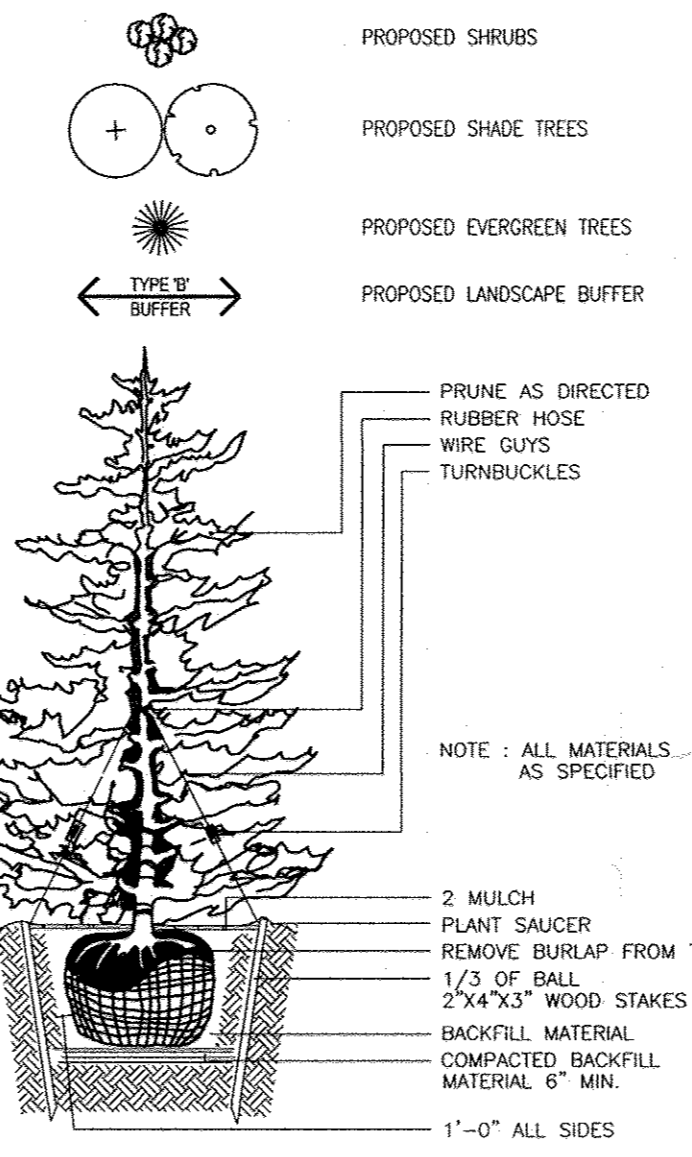
TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

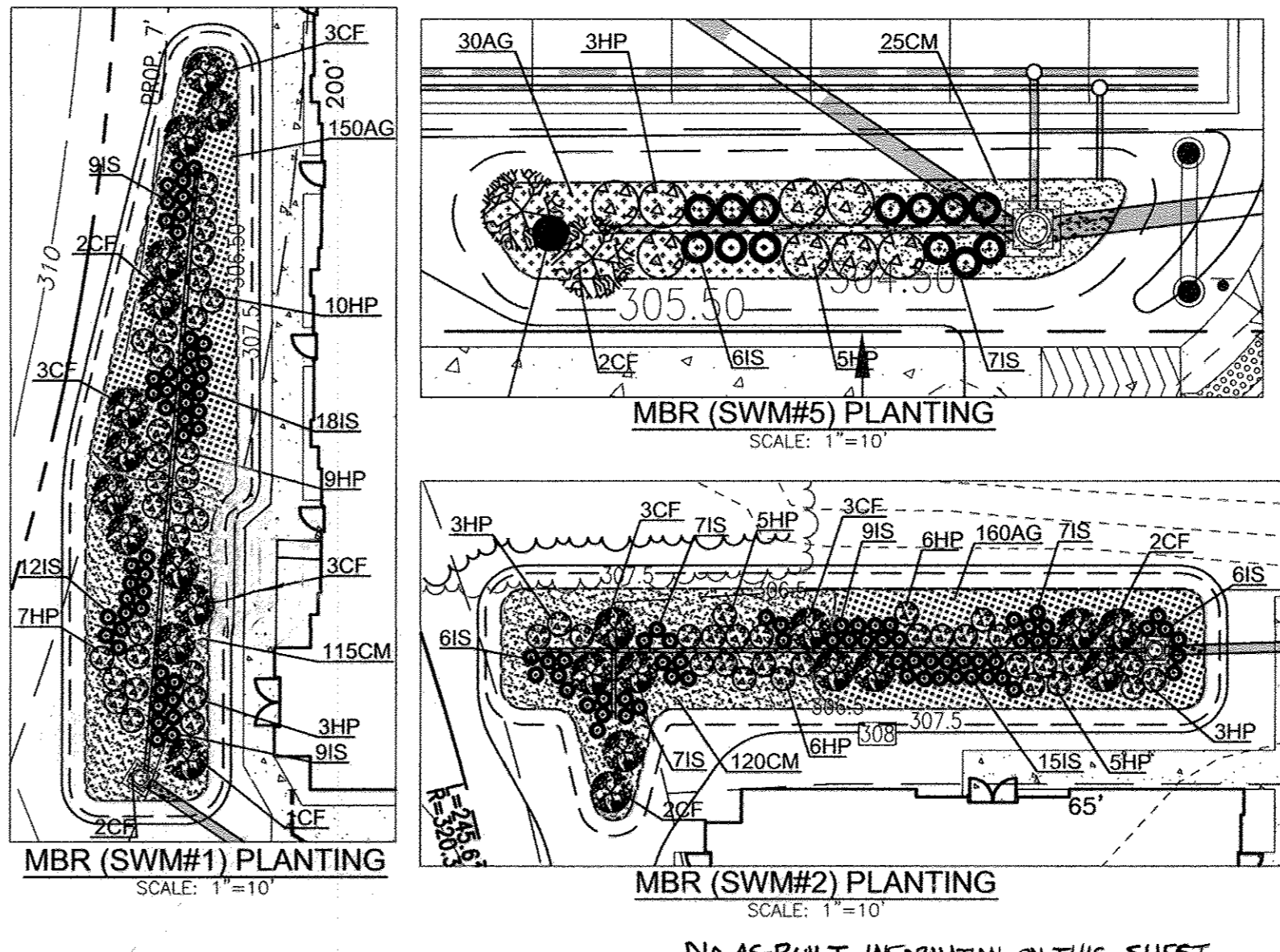


TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

BIODEGRADATION PLANTING REQUIREMENTS			
MBR	AREA	STEMS REQUIRED	STEMS PROVIDED
1	1440 SF	33	83
2	1507 SF	35	95
5	245 SF	6	23

BIODEGRADATION PLANTING SCHEDULE				
NO.	QTY.	BIODEGRADATION PLANTING	SIZE	REMARKS
118	1	IRIS SENECIO VANDERUP BLUE	1 GALLON	18" O.C.
119	1	IRIS SENECIO BLUE BROWN	1 GALLON	18" O.C.
120	1	IRIS SENECIO 'THREE BLUE EYES'	1 GALLON	18" O.C.
121	1	IRIS SENECIO 'CERULEA'	1 GALLON	18" O.C.
122	1	IRIS SENECIO 'GOLDEN WINGS'	1 GALLON	18" O.C.
123	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
124	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
125	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
126	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
127	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
128	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
129	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.
130	1	IRIS SENECIO 'SUNSHINE'	1 GALLON	18" O.C.



LANDSCAPE NOTES

- 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 OF 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, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL BE THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING 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.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE LANDSCAPING IN THE AMOUNT OF \$10,680.00 FOR THE REQUIRED 24 SHADE TREES, 14 EVERGREENS, AND 46 SHRUBS SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- THERE ARE NO WETLANDS LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER OR FOREST CONSERVATION EASEMENTS.
- THE SUBJECT PROPERTY IS ZONED "NT" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH, 2007.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A FIELD RUN TOPOGRAPHICAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH, 2007.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO GRAVE SITES, OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE REMOVAL OF TREES 30' OR GREAT DHB IS PROHIBITED WITHOUT COUNTY WAIVER APPROVAL.
- NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER, OR STORMDRAIN.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN THE NT ZONE.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- 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. N.F.P.A.-1 13.1.4
- H.C. ARCHITECTURAL REVIEW COMMITTEE APPROVAL IS NOT REQUIRED FOR LANDSCAPING IN RIVERS CORPORATE PARK.

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

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

NO.	REVISION	DATE
3	REVISE PLAN TO SHOW THE PROPOSED LOCATION FOR GENERATOR	11/30/16
2	REVISE PLAN TO SHOW AN OUTDOOR OXYGEN STORAGE AREA AND UPDATE TENANT USES	9/13/16

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN, NOTES AND DETAILS

RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
ZONED: NT
TAX MAP 42 BLOCK 8 LOT F-3/PARCEL 322
6TH ELECTION DISTRICT 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

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
ROBERT H. VOGEL
No. 16193
PROFESSIONAL ENGINEER

DESIGN BY: RHV/DZ
DRAWN BY: JMR/DZ
CHECKED BY: RHV
DATE: JULY 2013
SCALE: AS SHOWN
W.O. NO.: 06-58

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 08-28-2014

8 SHEET OF 8

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: June 4, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: 9/12/13
Chief, Division of Land Development: 10/02/13
Director: 11/2/13

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A 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: 7/21/13