GENERAL NOTES

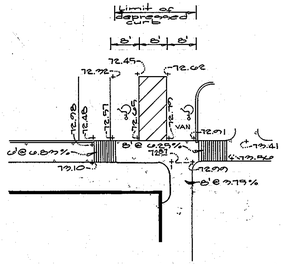
1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
2. The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
5. Site area: 0.6227 acres (approved mass grading F-96-89).
6. 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.
7. All plan dimensions are to face of curb unless otherwise noted.
8. Existing topography reflects mass grading as shown on F-96-89.
9. Coordinates and bearings are based upon the MD State plan system (NAD '27).
10. Water and sewer shown is public.
11. Stormwater management for this site was approved under Department of Planning & Zoning File No. F-96-89.
12. All existing water and sewer is per Contract 34-3528-D.
13. All existing public storm drain is per F-96-89 (F-97-43) (Plat No. 12421).
14. All curb radii is 5' unless noted otherwise.
15. Utility information taken from approved final construction plans for development.
16. Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
17. Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL. 51) for 6" water house connection.
18. For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment to the first structure.
19. Use trench bedding class "C" for storm drains.
20. Paved areas indicated are private except as noted.
21. Project background: See Dept. of Planning & Zoning File Numbers: S-93-121, P-95-10, WP-95-32, WP-95-78, WP-95-441, F-96-89 (F-97-43) & SDP-96-110, FDP Phase 222, Phase II.
22. Recording reference: Plat No. 12421.
23. All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
24. All water meters shall be located inside buildings.
25. The limits of public maintenance for waterhouse connections shall be 7' from the back of curb.
26. All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
27. For Gas, Telephone and Electric routing, see plans by others.
28. Fire Lanes to be provided in accordance with the direction of the Fire Marshall or local Fire Department.
29. There is no floodplain on this site as determined by a study performed by Whitman, Requardt and Assoc. and approved under P-95-10 on January 20, 1995.
30. There are no wetlands on this site as determined by Exploration Research, Inc. and approved under P-95-10 on January 20, 1995.
31. The traffic study for this site was prepared by Wells & Associates and was approved under P-95-10 on January 20, 1995.

22. The exist farm pond & water quality facilities are located within land to be owned by the Columbia Association. Cosmetic & landscaping items not performed by Ho. Co. Dept. of Public Works will be the responsibility of the Columbia Association. Structural & scheduled cosmetic/aesthic items will be the responsibility of the Howard Co. Dept. of Public Works.

23. The site development plan with parking shown within 10' parking setback was approved by the planning board at a public meeting on July 10, 1997.

24. Developer's agreement number 24-3528-D was executed on 9/29/96 & developer's agreement number 24-3528-D was executed on 10/11/96

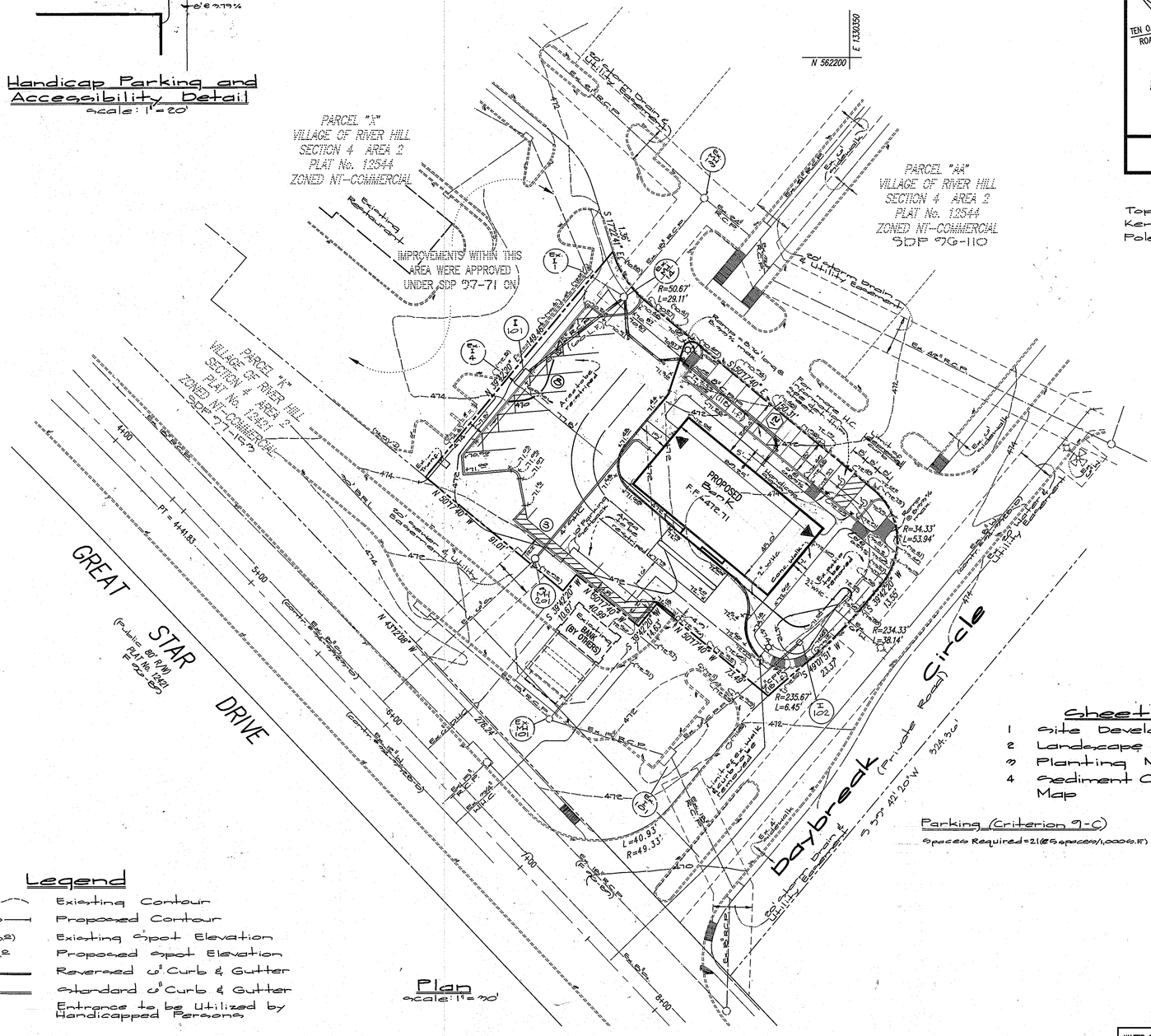
E 1329800 N 562200



Handicap Parking and Accessibility Detail

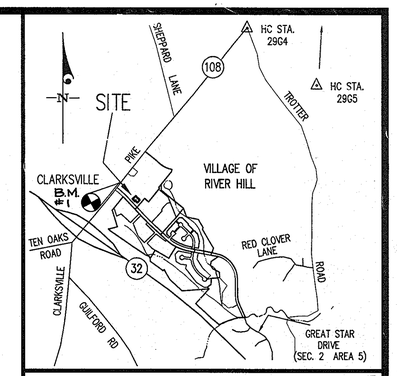
scale: 1"=20'

E 1329900 N 561900



Plan

scale: 1"=40'



VICINITY MAP

SCALE: 1"=2000'

B.M. #1 Description

Top of Fire Hydrant in Front of Kendall's Hardware Near Utility Pole No. 276861 Elev. = 486.57

N

MD STATE GRID NAD 83

Sheet Index

Parking (Criterion 9-C)

Spaces Required = 2.1 (65 spaces/1,000 S.F.)

SITE ANALYSIS - PARCEL "L"

1. AREA OF PARCEL: 27,124 S.F. / 0.6227 AC.
2. ZONING: NEW TOWN
3. PROPOSED USE: BANK.
4. GROSS BUILDING AREA: 4,016 ± SQ.FT. (14.8% coverage)
5. TOTAL PARKING SPACES REQUIRED: 21 spaces
6. TOTAL PARKING SPACES PROVIDED: 29 spaces
7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 1 spaces
8. NO. OF HANDICAP VAN SPACES REQUIRED: 1 space
9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 2 spaces
10. NO. OF HANDICAP VAN SPACES PROVIDED: 2 spaces

* Employment Center Commercial, Village Center.

Legend

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Reversed 6" Curb & Gutter
- Standard 6" Curb & Gutter
- Entrance to be Utilized by Handicapped Persons

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.67'	29.11'	14.97'	28.71'	S 33°50'11" E	32°55'00"
2	34.33'	53.94'	34.34'	48.56'	S 05°18'12" E	90°01'02"
3	234.33'	38.14'	19.11'	38.10'	S 44°22'05" W	09°19'32"
4	235.67'	6.45'	3.23'	6.45'	S 48°14'56" W	01°34'08"

STATE OF MARYLAND CARLTON K. GUTSCHICK REG. NO. 12972 PROFESSIONAL ENGINEER

APPROVED PLANNING BOARD of HOWARD COUNTY DATE 16 July '97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 8/19/97

Chief, Division of Land Development — Date 8/19/97

Chief, Development Engineering Division — Date 7/31/97

Approved: For Public Water & Sewerage Systems Howard County Health Dept.

Facility Health Officer — Date 8/6/97

ADDRESS CHART			
WATER CODE:	SEWER CODE:	PARCEL NUMBER: L	STREET ADDRESS: 6011 Baybreak Circle
SUBDIVISION NAME: VILLAGE OF RIVER HILL		SECTION/AREA 4/2	PARCEL L
PLAT 12421	ZONE NEW TOWN	TAX MAP 34	BLOCK — ELEC. DIST. 6 — CENSUS TRACT 6055

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 | DES. | DRN. CPM | CHK.

DATE	REVISION	BY	APP'R.
9-18-97	Rev. parking lot layout and proposed building type/	WJL	

Prepared For: Developer
M&T Bank
P.O. Box 1596
Baltimore Maryland 21203
Attn.: Mr. John Pillon
(410) 347-6812

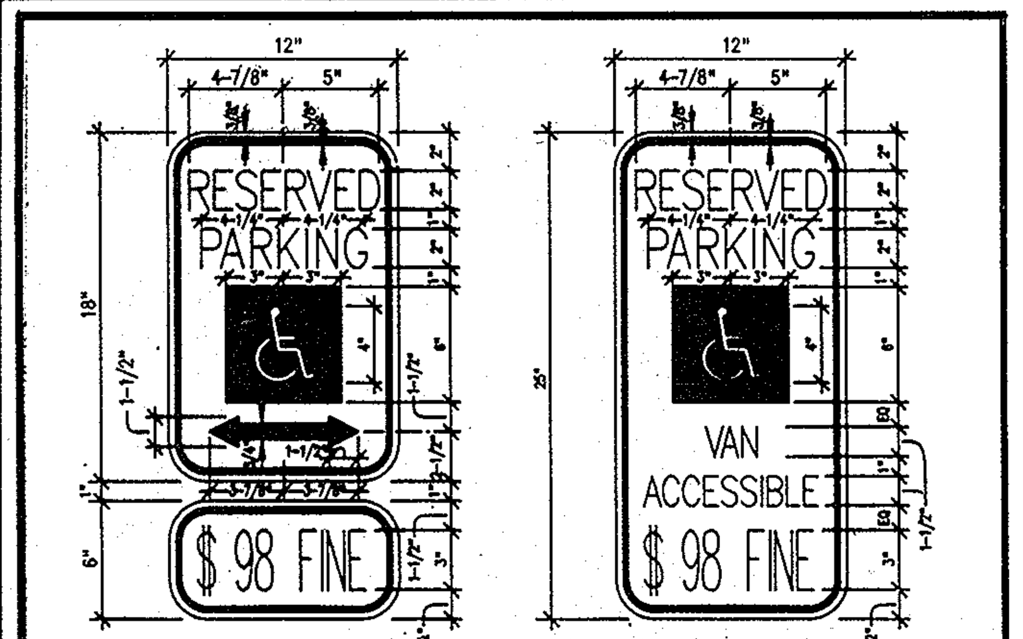
SITE DEVELOPMENT PLAN

VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PARCEL "L"

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
As Shown	NT - COMMERCIAL	97055
DATE	TAX MAP No.	SHEET
JULY 24, 1997	34	1 OF 4

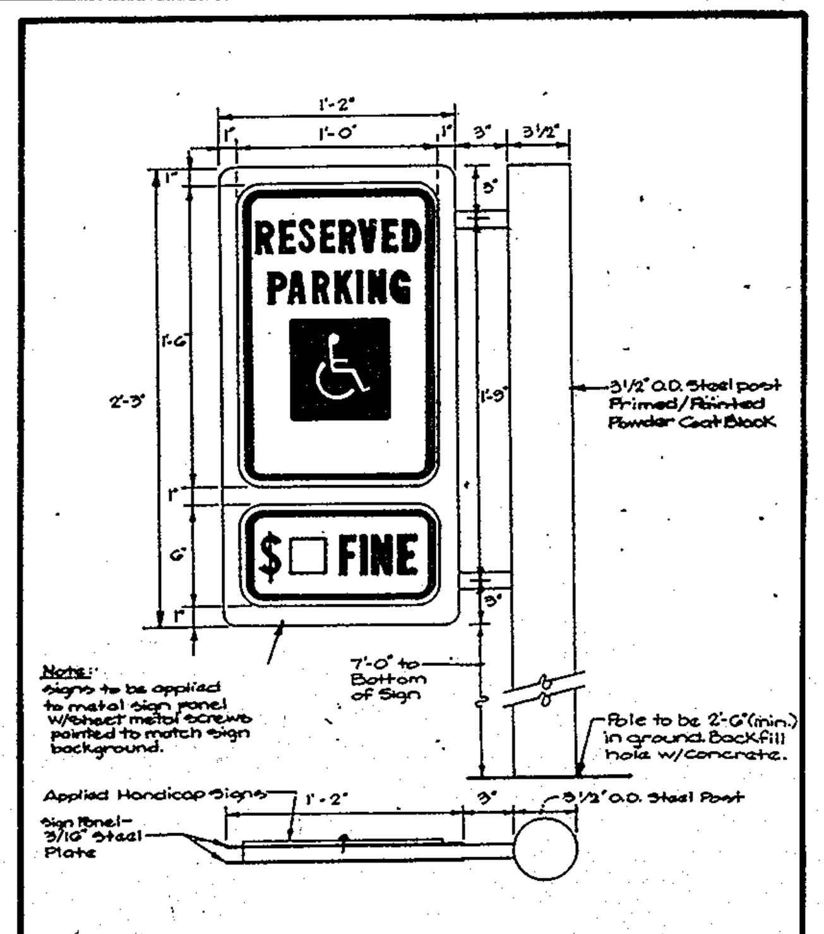
SDP 97-157



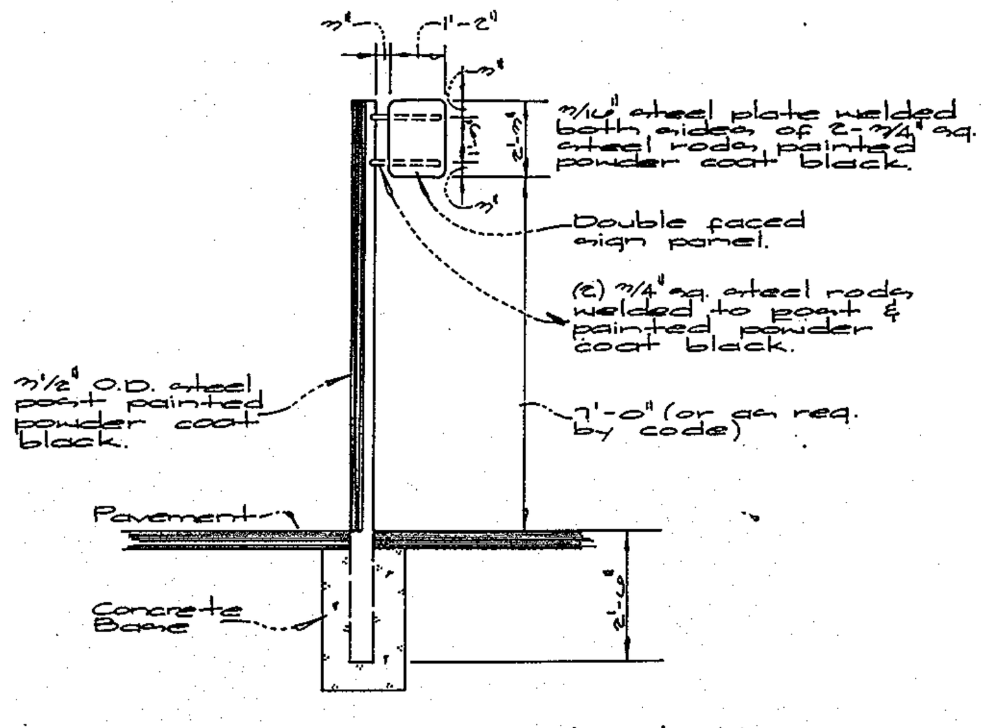
GENERAL NOTES:

1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
6. COLORS: LEGEND AND BORDER-GREEN
   SYMBOL-WHITE ON BLUE BACKGROUND
   BACKGROUND-WHITE

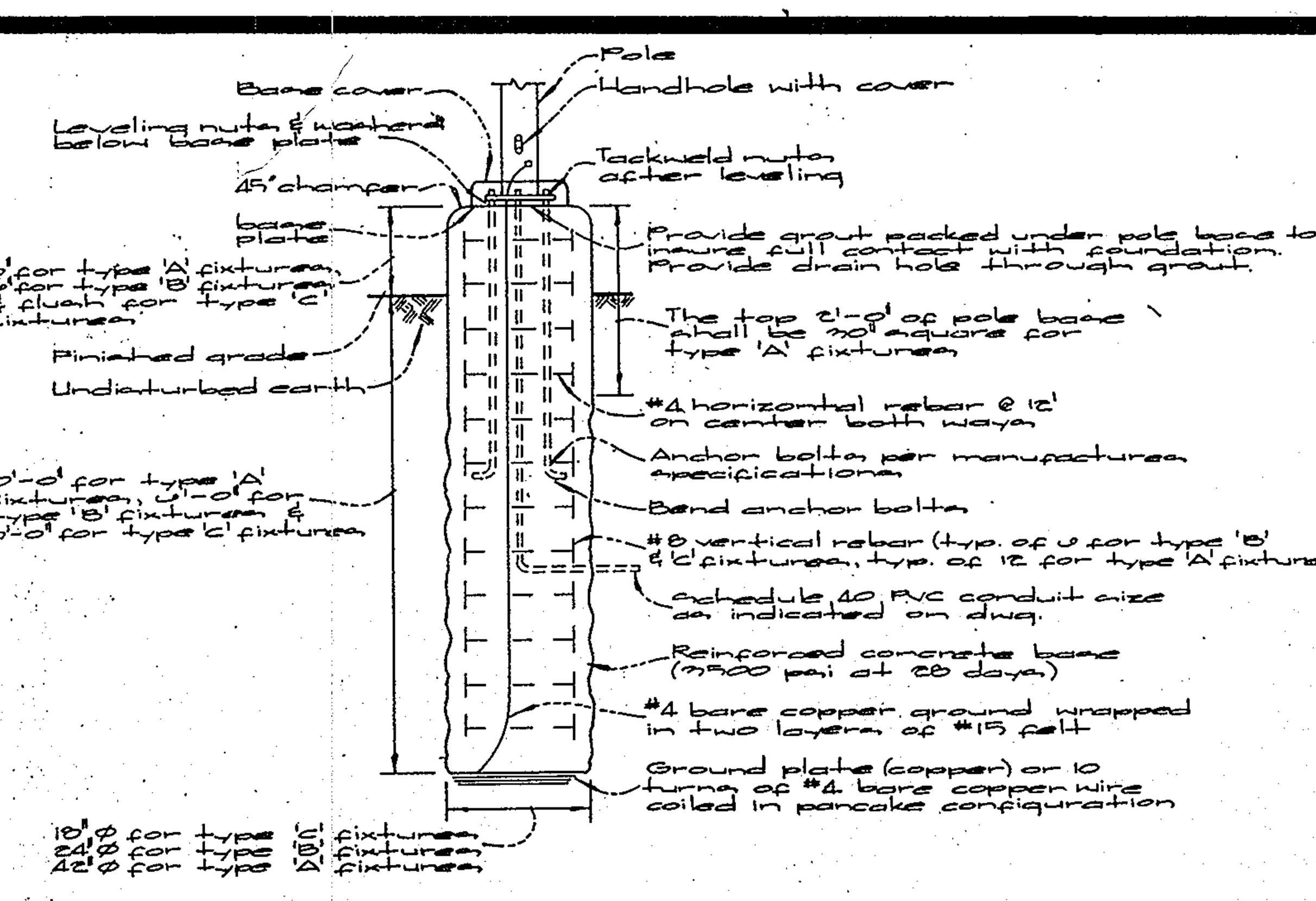
HANDICAP PARKING SIGNS DETAIL



Mounting Detail For Parking Restriction Sign
No Scale

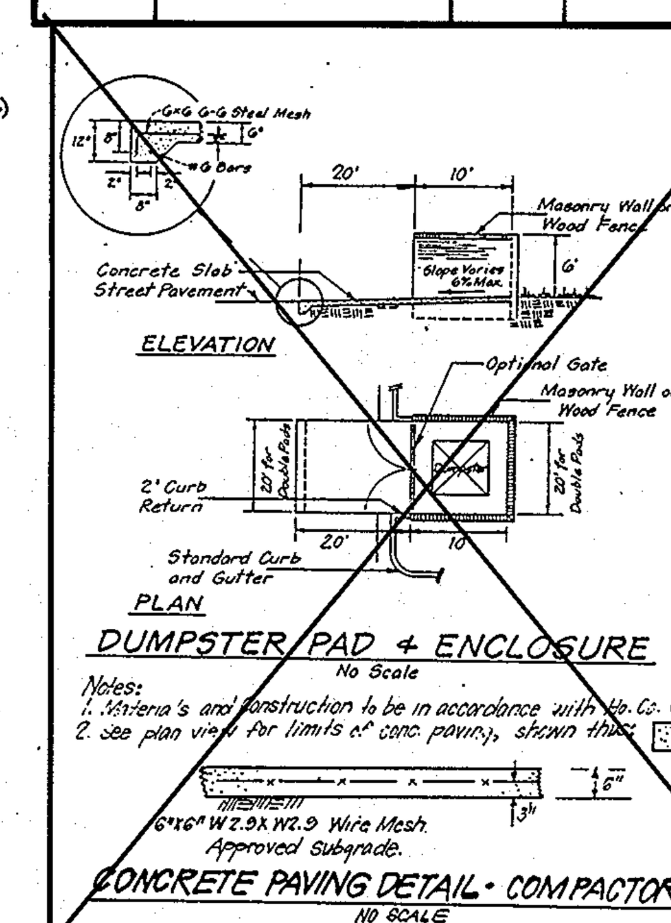


Post & Sign Detail For Parking Restriction Sign



Pole Base Detail

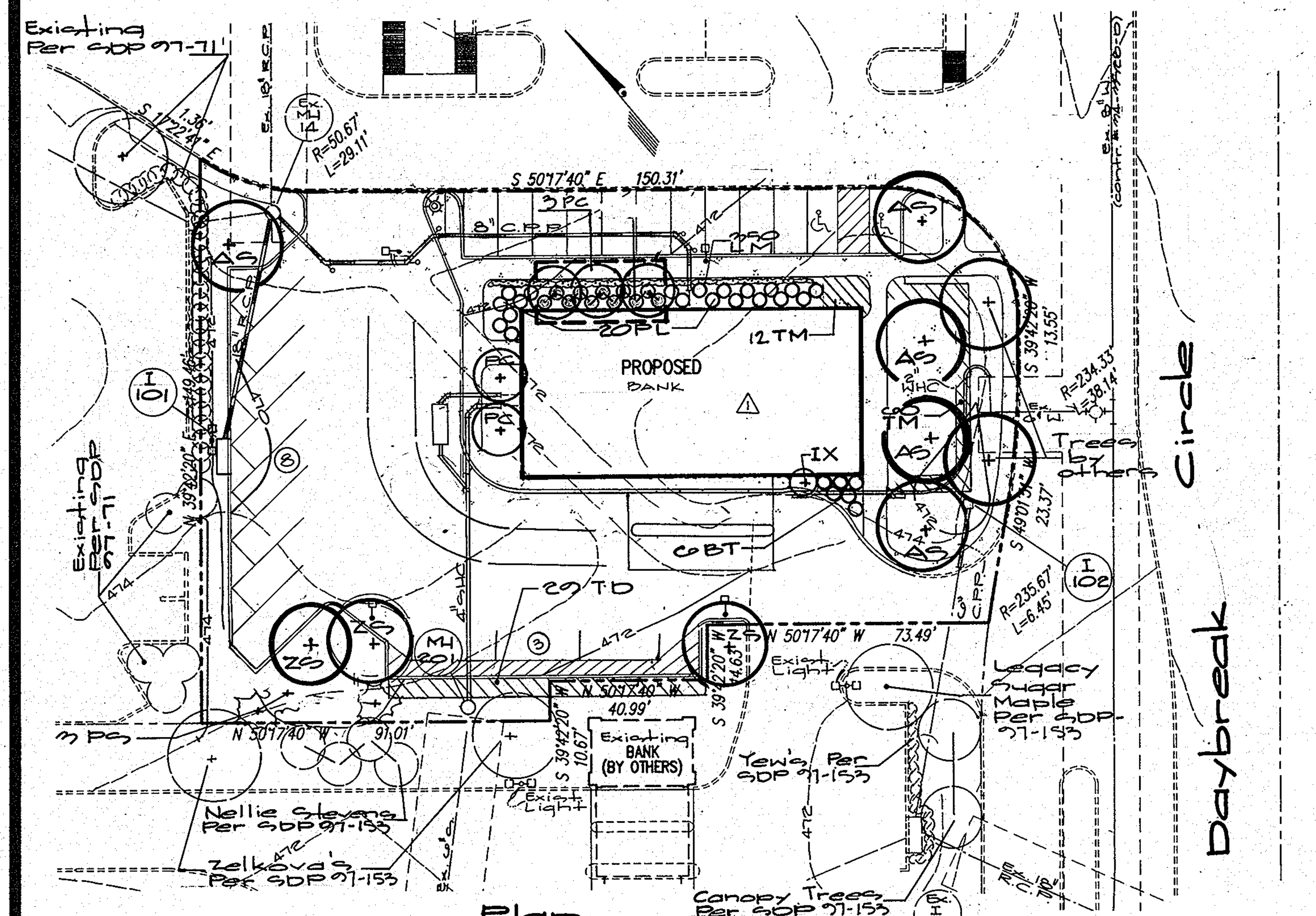
Structure Schedule									
No.	Type	width (inside)	Top Elevation Upper	Top Elevation Lower	Invert Elevation Upper	Invert Elevation Lower	Std. Detail	Location	Remarks
I-101	A-10 Inlet	3'-0"	—	470.16	—	466.75	S.D. 4.02	See plan	
I-102	Spec. D. Basin	8"	—	471.30	—	468.84	—	See plan	



Profiles
scale: 1" = 5' vert.
1" = 50' horz.

Pipe Schedule		
size	type	length (L.F.)
15"	RCP cl. IV	60 l.f.
8"	*C.P.P.	127 l.f.
6"	*C.P.P.	18 l.f.

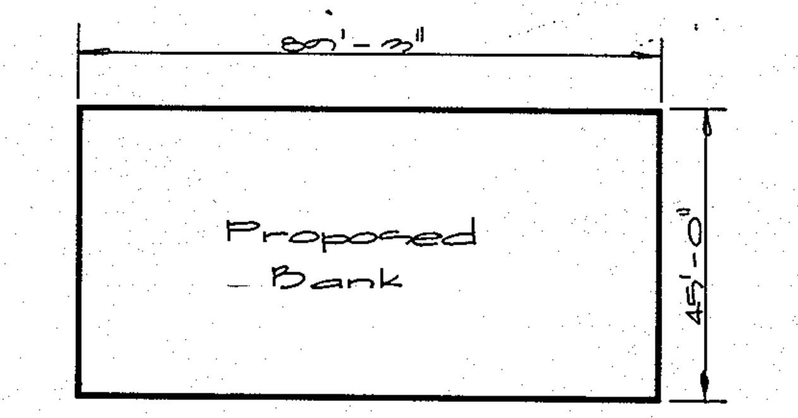
* C.P.P. indicates corrugated plastic pipe. Contractor shall use Hi-Q by Hancor or N-12 by ADS.



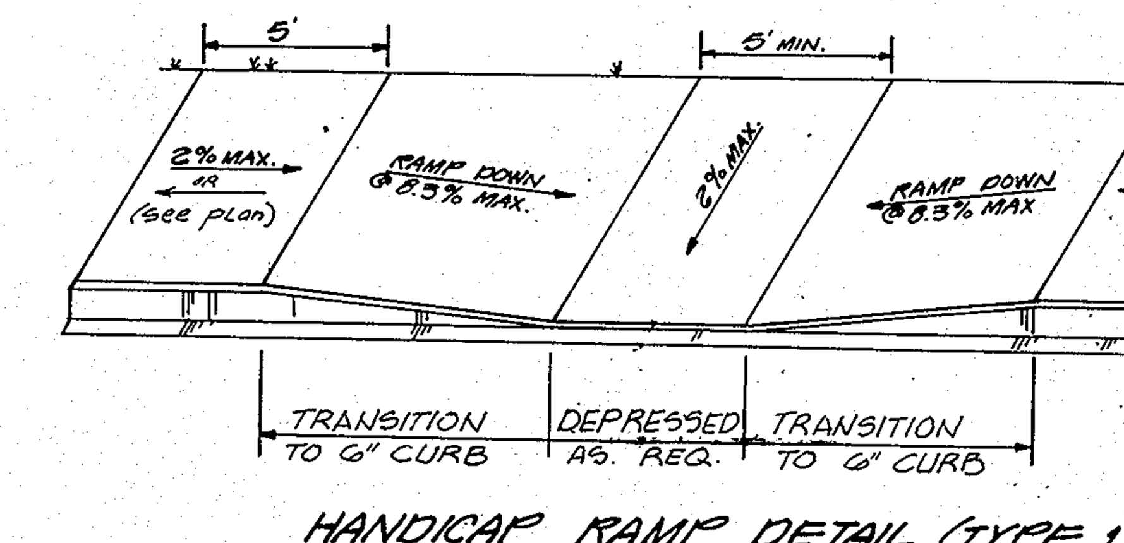
Plan
scale: 1" = 30'

Exterior Lighting Fixture Schedule		
Symbol	Description	Quantity
TWAF	Luminaire: (2) Emco Eca 18-1-3-400-volt-BRP Lamp: MS 400/HOR Pole: KW industries RTSP 30-6.8-11.0-BRZ-DM-8180-BC	1
	Luminaire: (1) Emco Eca 18-1-3-400-volt-BRP Lamp: MS 400/HOR Pole: KW industries RTSP 30-6.8-11.0-BRZ-DM-8180-BC	4

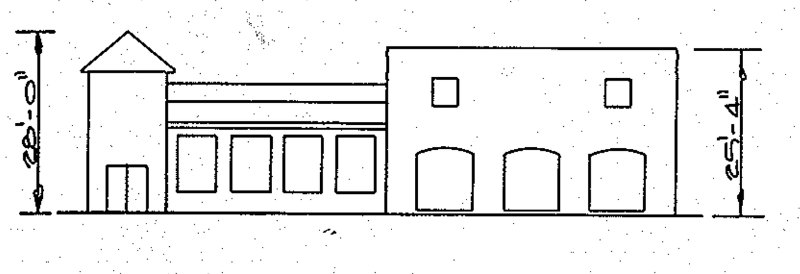
Exterior Lighting Notes:
1. Exterior fixtures directly exposed to weather shall be U.L. wet location listed - all other fixtures below canopies shall be U.L. damp location listed.
2. Pole light fixtures shall match existing site lights in style & finish.
3. Lamp specifications provided by: Site Photometrics & are in compliance with zoning section 134. (410) 236-6095



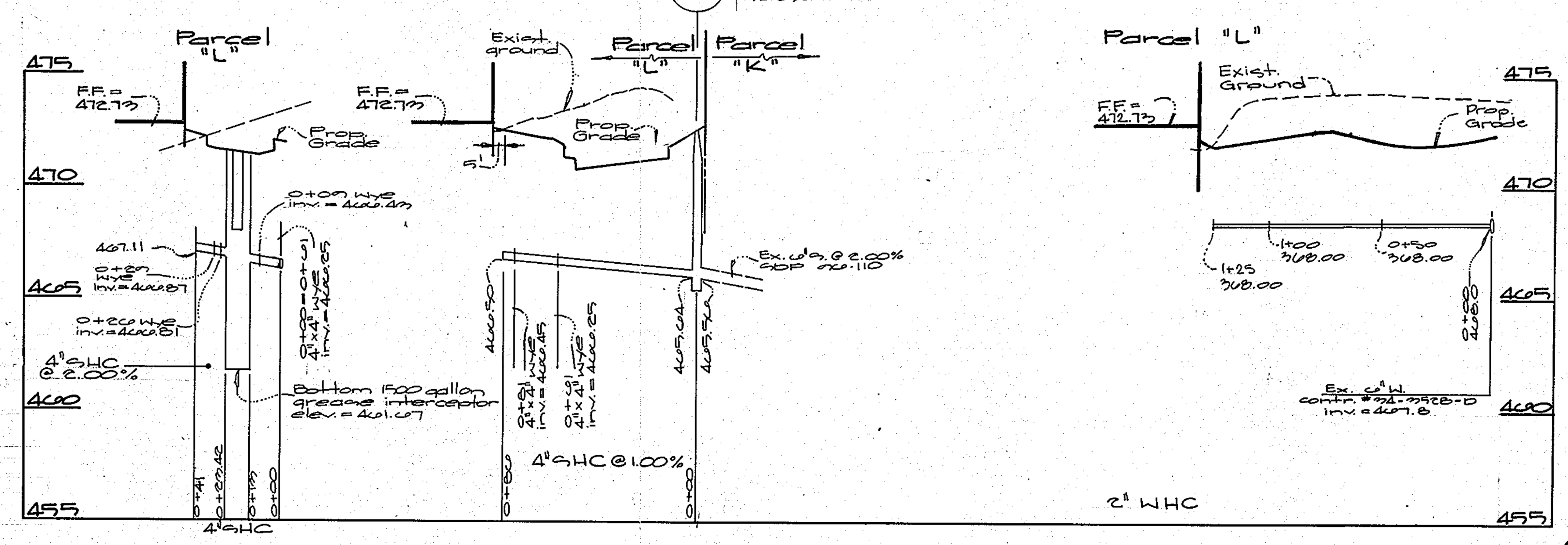
Building Dimensions
scale: 1" = 10'

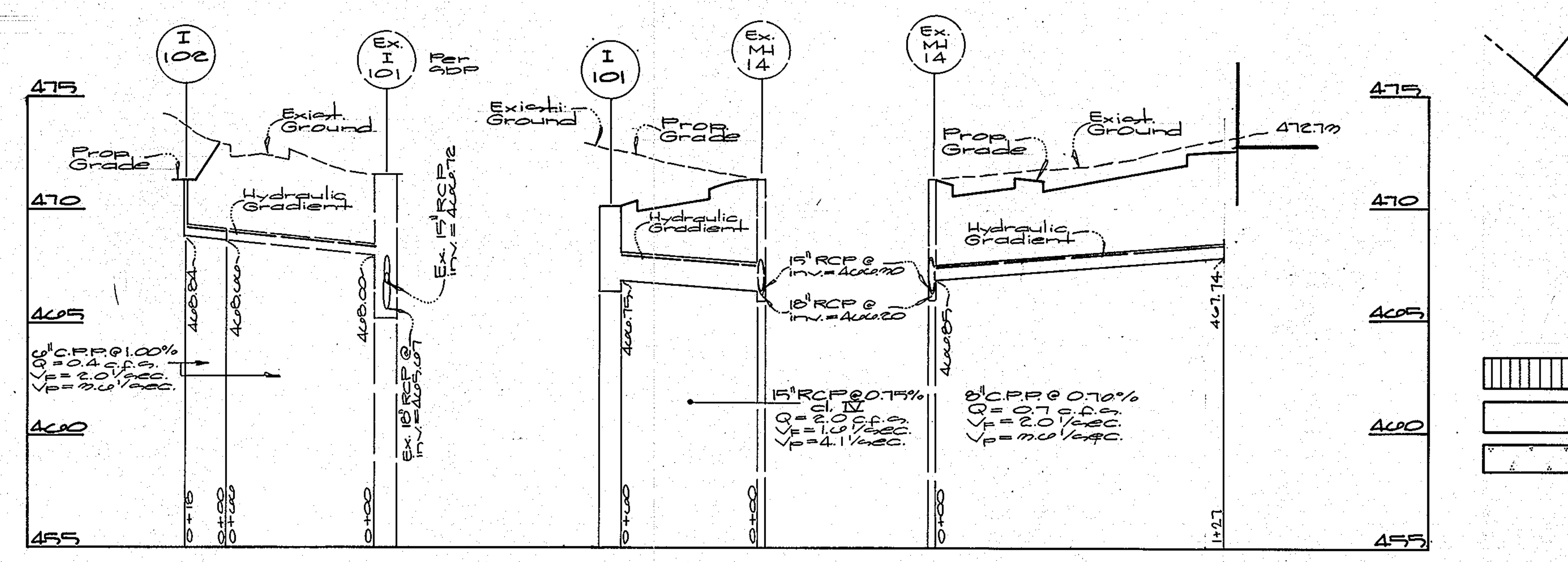


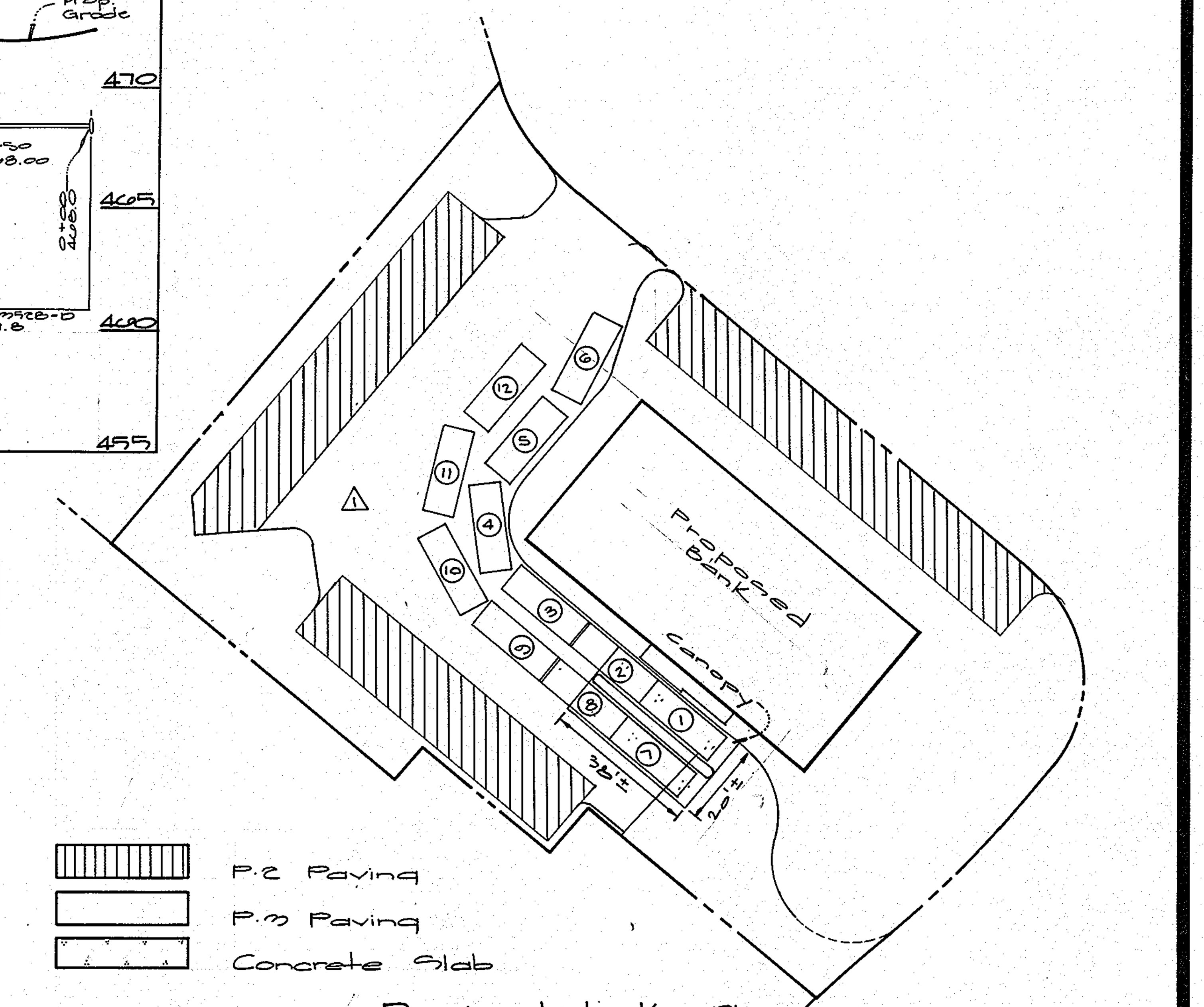
HANDICAP RAMP DETAIL (TYPE 1)
NO SCALE



Building Elevation
scale: 1" = 10'

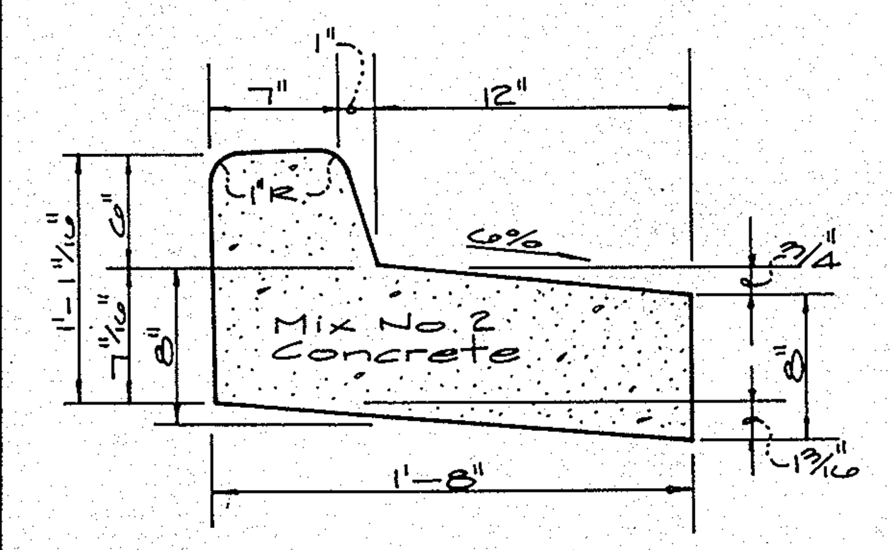




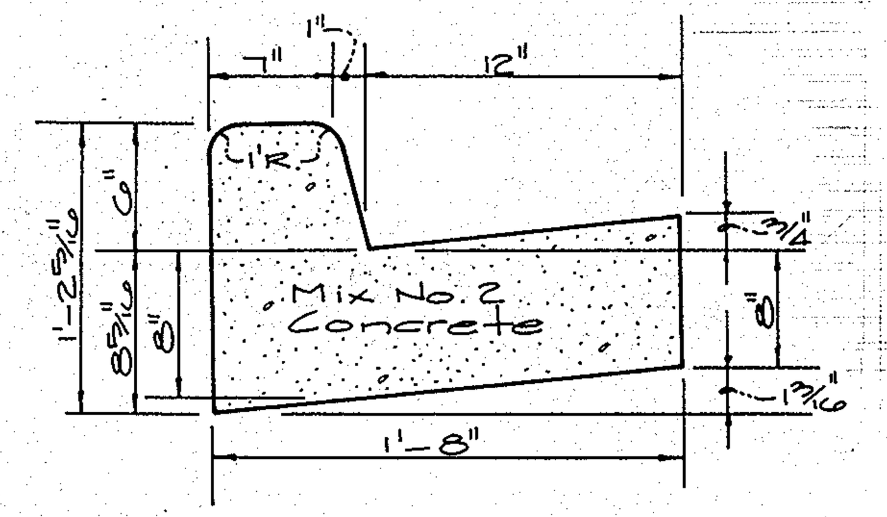


P-2 Paving
P-3 Paving
Concrete Slab

Paving & Stacking Plan
scale: 1" = 30'



Reverse 6" Combination Curb & Gutter
N.T.S.



Standard 6" Combination Curb & Gutter
N.T.S.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 16 July '97

Approved: For Public Water & Sewerage Systems
Howard County Health Dept.
County Health Officer — Date 8/6/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 8/19/97
Chief, Division of Land Development — Date 8/19/97
Chief, Development Engineering Division — Date 7/31/97

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9-18-97	Rev. parking lot layout and Proposed building type	WSJ	

Prepared For:
Developer/
M&T Bank
P.O. Box 1596
Baltimore, Maryland 21203
Attn.: Mr. John Dillon
(410) 347-6812

Landscaping Plan, Utility Profiles & Details
Village of River Hill
Section 4 Area 2
Parcel "L"
Guilford Election District No. 6 — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.: klp	As shown	NT-commercial	97055
CHK.:	DATE: July 24, 1997	TAX MAP No.: 34	SHEET: 2 of 4

SDP 97-157

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

   Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

   All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

   All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

   All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

   a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

   b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

   c. Minimum size for planting shade trees shall be 3-3½" caliper, 14'-16' in height.

   d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3½" caliper, 10'-12' in height.

   e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

   f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3½"	14'-16'	6'-8'	32" diameter
3½"- 4"	14'-16'	8'-10'	36" diameter
4" - 4½"	16'-18'	8'-10'	40" diameter
4½"- 5"	16'-17'	10'-12'	44" diameter
5" - 5½"	16'-20'	10'-12'	48" diameter
5½"- 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

   Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

   The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

   The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

   The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

   All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

   The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

   a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

   b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

   c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

   d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3½" cal.	32"	64"	28"
3½"- 4" cal.	36"	72"	32"
4" - 4½" cal.	40"	80"	36"
4½"- 5" cal.	44"	88"	40"
5" - 5½" cal.	48"	96"	44"
5½"- 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

   a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

   b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

   c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

   d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

   a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

   b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

   c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

   The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

   All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

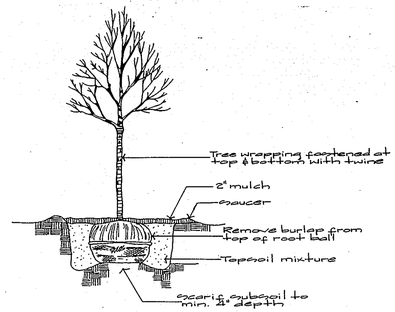
   a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

   b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

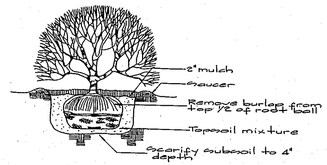
Sodding

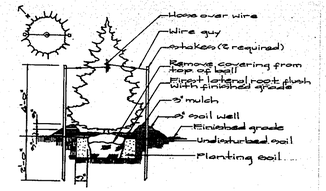
All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington metropolitan Areas"-latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

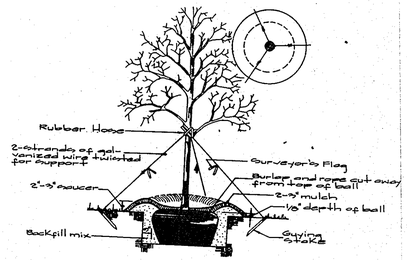
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



Typical Deciduous Tree Planting







Typical Tree Guying Detail

Schedule 'A'
Perimeter Landscape Edge

Category	Adjacent to Roadway	Adjacent to Perimeter Properties
Landscape Type		
Linear Feet of Roadway Frontage/Perimeter		
Credit for Exist. Vegetation (Yes, No, Linear Feet) (Describe Below if Needed)		
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe Below if Needed)	N/A	N/A
Number of Plants Required Shade Trees, Evergreen Trees, Shrubs		
Number of Plants Provided Shade Trees, Evergreen Trees, Other Trees (2:1 sub.) Shrubs (10:1 sub.) (Describe plant substitution credits below if necessary)		

Sch. 'A' total equ. shade tree for bonding: 0

Schedule 'B'
Parking Lot Internal Landscaping

Number of Parking Spaces	293
Number of Trees Required 1/20	2
Number of Trees Provided Shade Trees, Other Trees (2:1 sub.)	Alternative Compl.

Sch. 'B' total equ. shade tree for bonding: $800

Plant List

Quant.	Symbol	Name	Size	Remarks
5	PC	Prunus Cerasifera 'Thundercloud' Purpleleaf Flowering Plum	2½" min. 8'-10' ht.	B&B
5	AS	Acer Saccharum 'Legacy' Legacy Sugar Maple	2½"-3" cal. 12'-14' ht.	pp#A9779
3	ZS	Zelkova Serrata 'Village Green' Village Green Zelkova	2½"-3" cal. 12'-14' ht.	B&B
11	PS	Pinus Strobus Eastern White Pine	8'-10' ht.	
1	IX	Ilex X Meserveae 'Blue Stallion' Blue Stallion Holly	4' min	B&B
20	PL	Prunus laurocerasus 'Schipkaensis' Cherry Laurel	24"-30" 3 cont.	B&B
72	TM	Taxus X Media 'Hicksii' Hicks Yew	3 cont. plant @ 18' o.c.	
29	TD	Taxus X Media 'Densiformis' Densiformis Yew	24"-30" spread	
350	LM	Liriope Muscari/Green Liriope	4" pot plant @ 24" o.c.	
6	BT	Berberis Thunbergii Atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	24"-30" 3 cont. plant @ 3' o.c.	

Notes:

1. The Landscaping Plan has been prepared in accordance w/the alternative compliance provisions of Sect. 16.124 of the Howard County Code & the Landscape Manual.
2. Landscape schedules 'A' & 'B' are shown for surety purposes only. The Financial Surety for the required landscaping per these schedules, i.e. $2,400 and will be paid at the grading permit stage.

Planting Required by HRD:
.08 x 730 = 19

Planting Provided: 11.5 shade eqv.
shade trees (est.) 8
evergreen trees 11

Remainder of req. shade tree eqv. to be provided by shrubs.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 16 July '97

Approved: For Public Water & Sewerage Systems
Howard County Health Dept.
Jayne M Boyd Culpepper for MR 8/6/97
County Health Officer or MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director 8/19/97 Date
Chief, Division of Land Development 8/19/97 Date
Chief, Development Engineering Division 7/23/97 Date

STATE OF MARYLAND
CARLTON K. GUTSCHICK
REG. NO. 7297
PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9.18.97	Rev. Plant schedule per Plan change	WGJ	

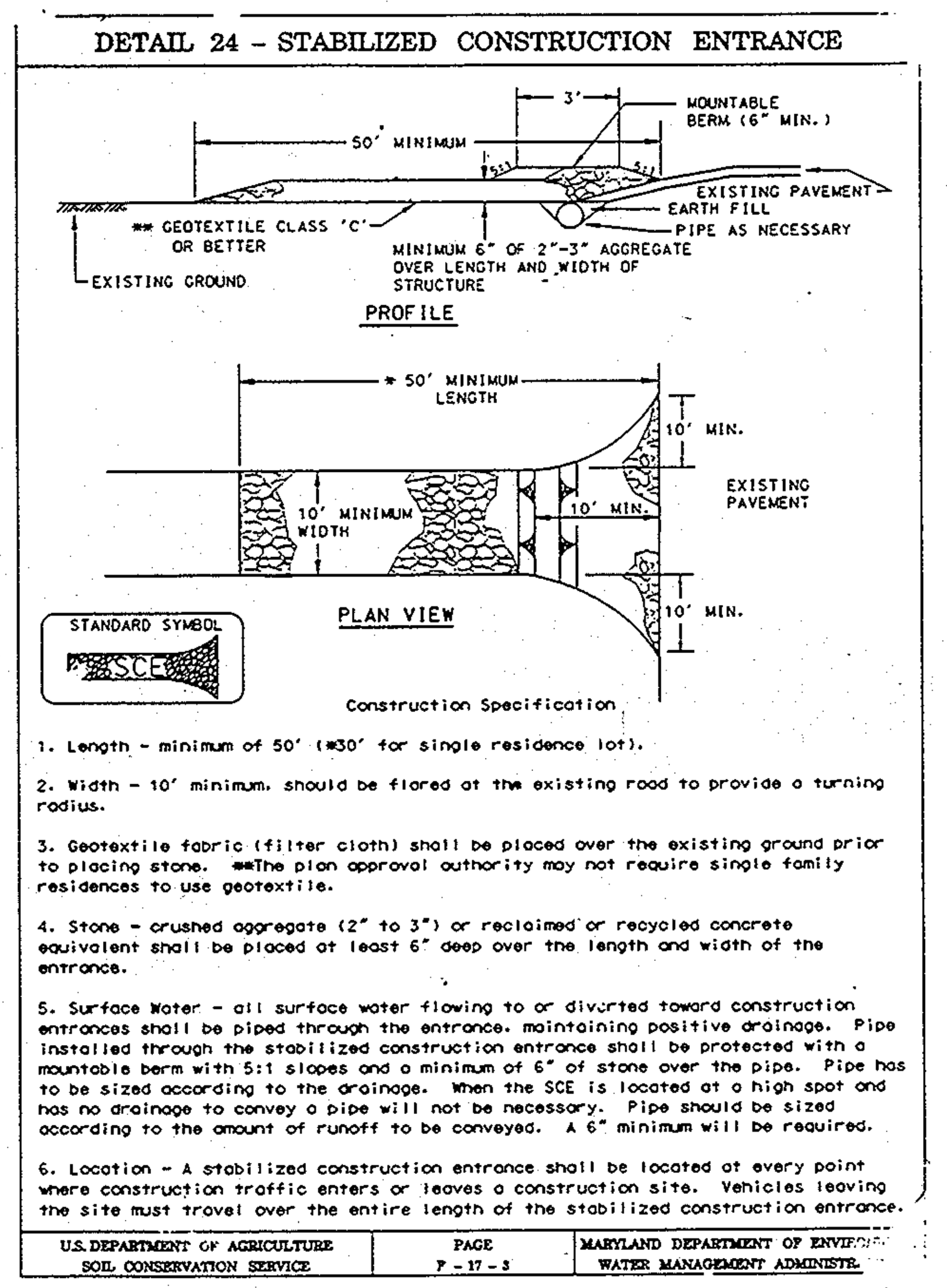
Prepared For:
Developer
M & T Bank
P.O. Box 1596
Baltimore, Maryland 21203
Attn.: Mr. John Dillon
(410)347-6812

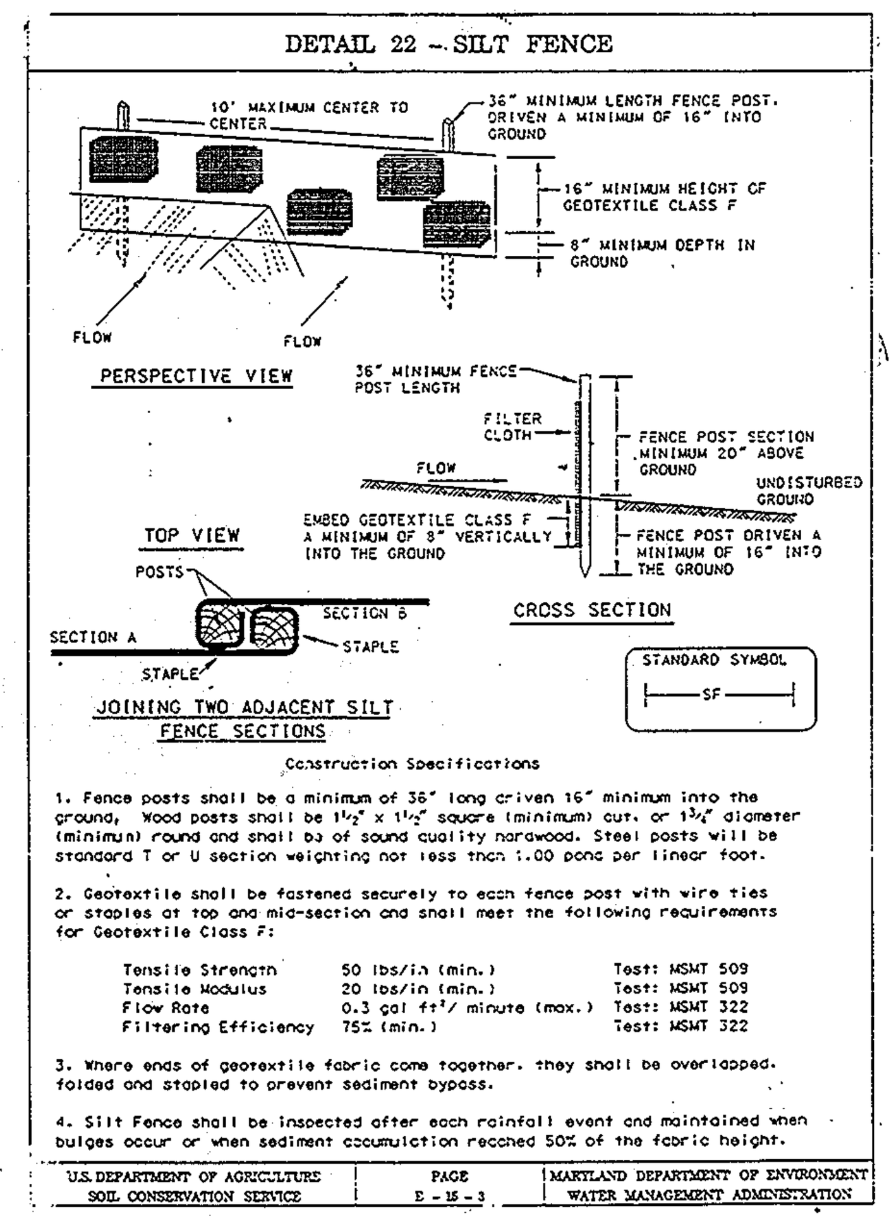
Planting Notes & Details

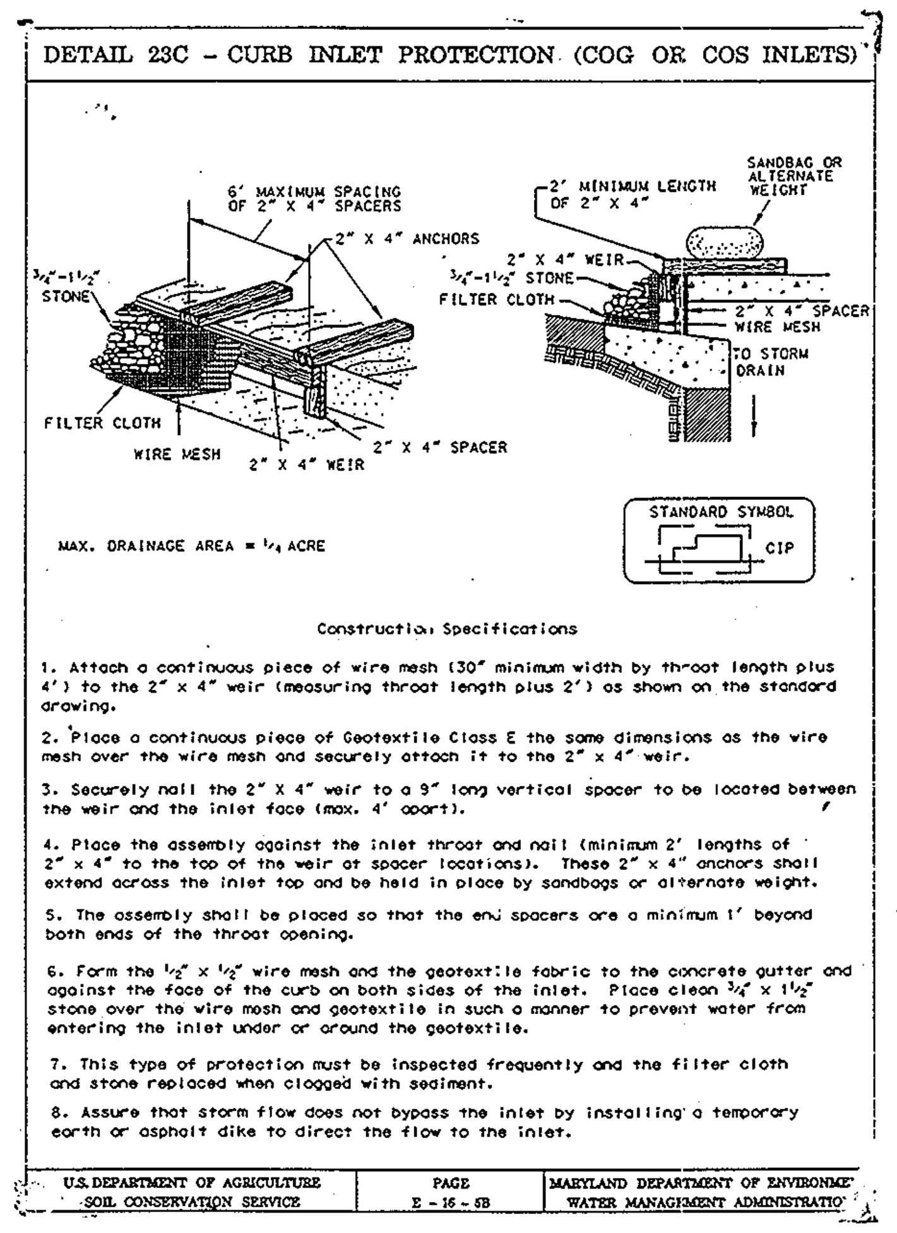
VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PARCEL "L"
GULFORD ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.:	—	NT - commercial	97055
CHK.:	DATE	TAX MAP No.	SHEET
	July 24, 1997	#24	3 of 4

SDP 97-157

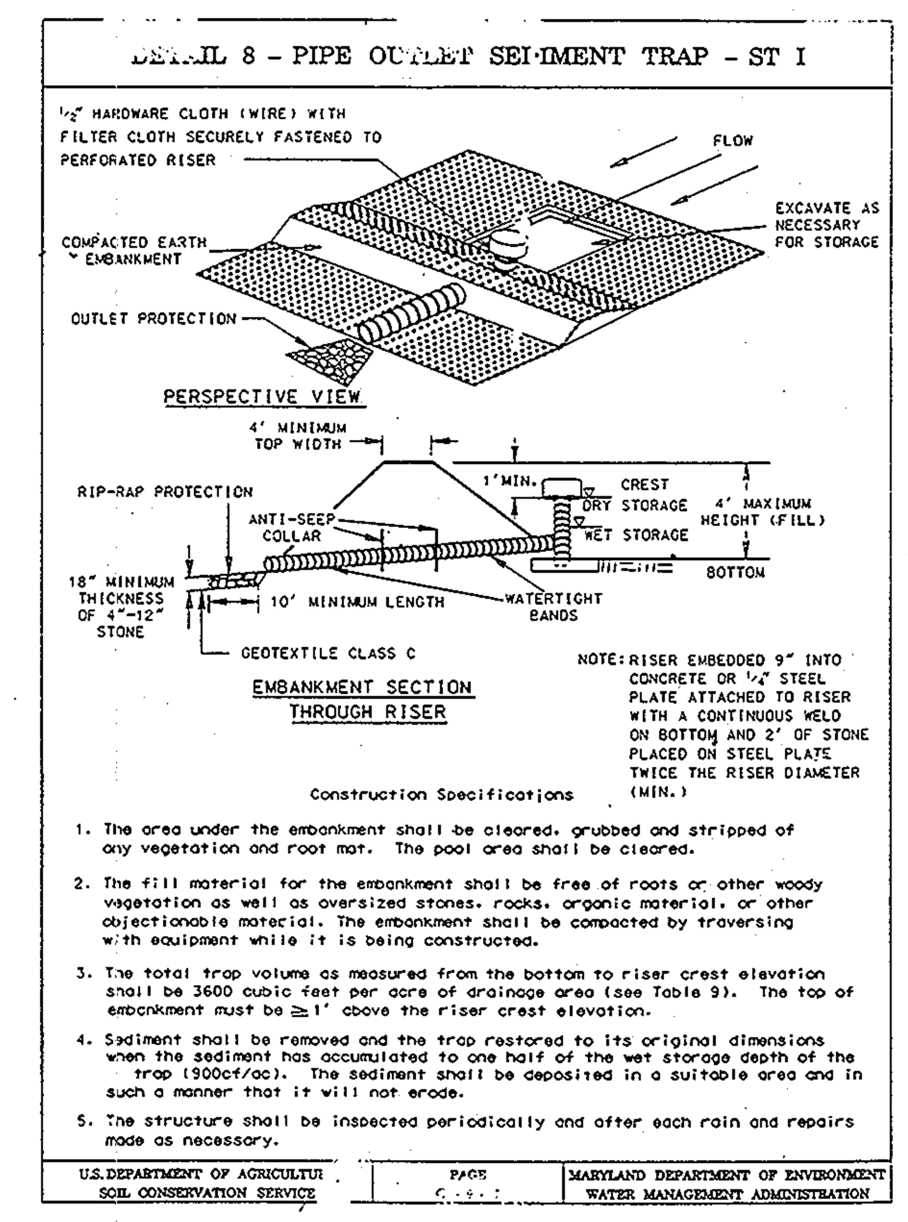






Sequence of Construction

1. Obtain Grading Permit. (1 day)
2. Arrange on-site pre construction meeting with Sediment Control Inspector. (1 day)
3. Install stone construction entrance, pipe outlet sediment trap and silt fence as shown on these plans. (2 days)
4. Fine grade site. (2 weeks)
5. Construct utilities from existing stubs to the building. (1 week)
6. Construct building. (2 months)
7. Install curb and gutter, sidewalks & base paving. Stabilize remaining areas w/ grass seed and mulch. (2 weeks)
8. When areas draining to sediment control measures have been stabilized & permission is granted from the Sediment Control Inspector remove sediment control devices. (2 days)
9. Install surface paving. (1 week)
10. Install Landscaping. (3 days)
11. Remove any remaining sediment controls. (1 day)



SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions there to.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 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 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching. (Sec. G) Temporary stabilization, with mulch alone, shall only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis:

Total Area of Site	:	0.627	Acres
Area Disturbed	:	0.59	Acres
Area to be roofed or paved	:	0.41	Acres
Area to be vegetatively stabilized	:	0.18	Acres
Total Cut	:	1000	Cu. Yds.
Total Fill	:	—	Cu. Yds.

Off-site waste/borrow area location: Village of River Hill 4/2, Village center (SDP 96-110).

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 control 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.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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

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

2) Acceptable – Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three 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 Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

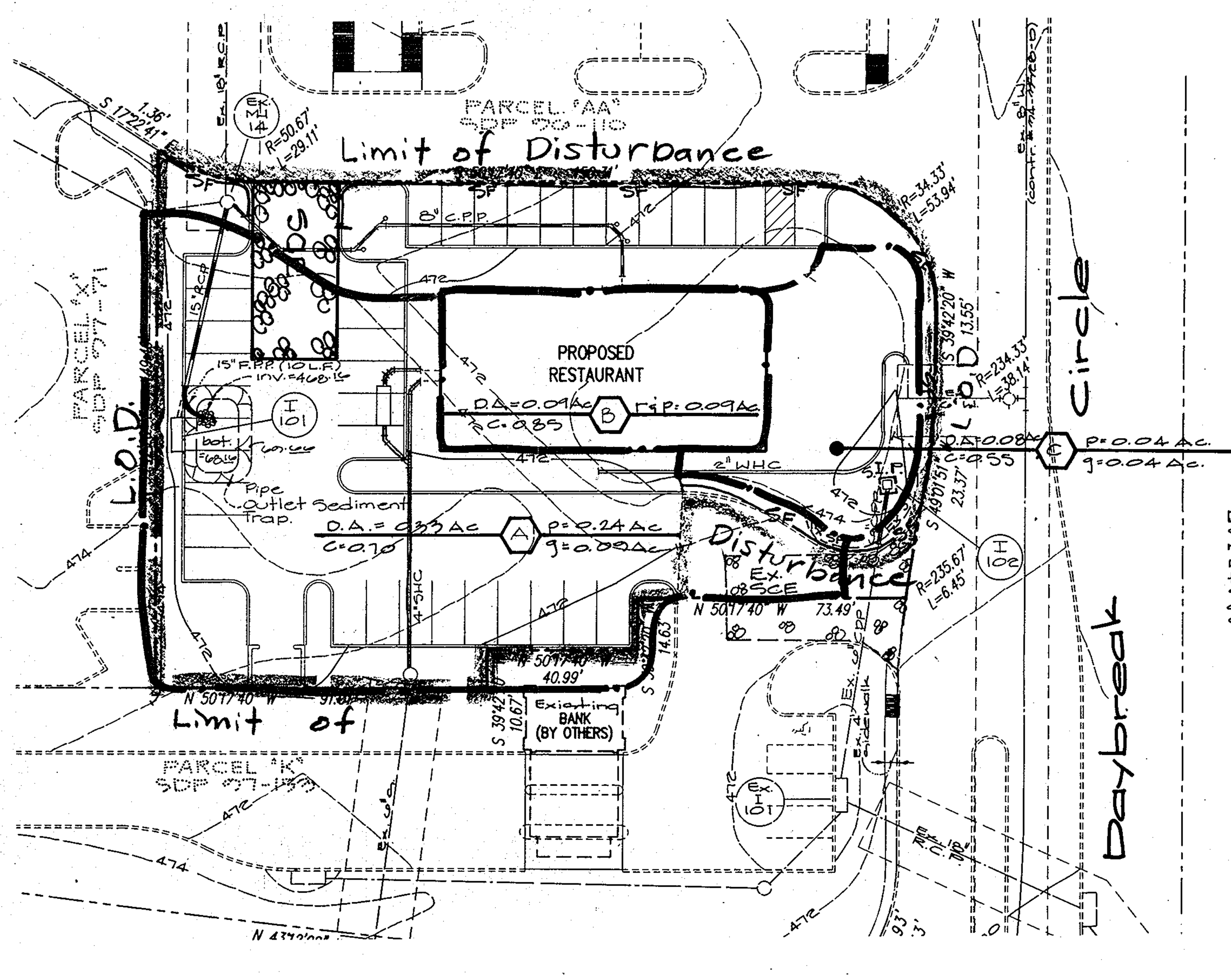
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

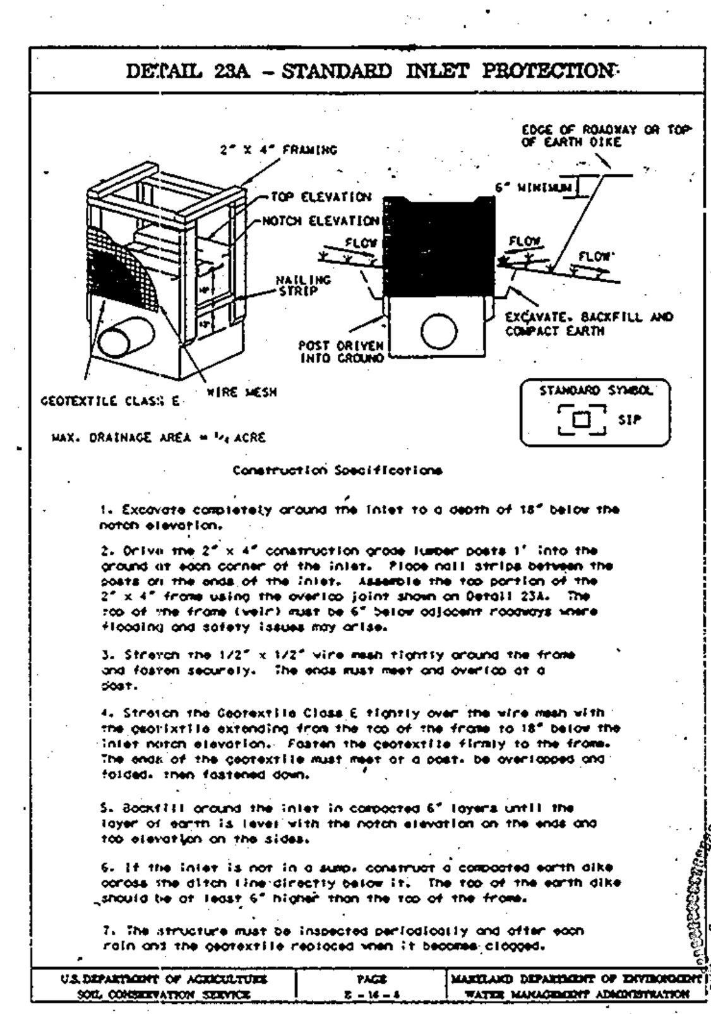


Plan
scale: 1"=30'

Pipe Outlet Sediment Trap ST-I

Before Dev. D.A.: N/A
After Dev. D.A.: 0.40Ac.
Storage Required: 720 c.f.
Storage Provided: 729 c.f.
Pipe size: 15"
Cleanout elev.: 468.91
Bottom elev.: 468.16
Dimensions
Top: 18'x27'
Bottom: 12'x21'
Limit of storage elev.: 469.66

Due to construction schedules, Ex. sediment control devices may or may not be in place. It will be the responsibility of the contractors for parcels "K" and "L" along with the sediment control inspector to coordinate sediment control devices and how to implement them as needed.



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   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.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. 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 Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:
   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 soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½" in diameter.
   ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
   iii. 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 following procedures.

II. 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 I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application
   i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
   ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
   iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
   iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

APPROVED
PLANNING BOARD of HOWARD COUNTY
DATE 16 July '97

Approved: For Public Water & Sewerage Systems Howard County Health Dept.
[signature] 8/6/97
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[signature] Director — 8/19/97 Date
[signature] Chief, Division of Land Development — 8/19/97 Date
[signature] Chief, Development Engineering Division — 7/31/97 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD."

[signature] Signature of Developer/Builder — 7-23-97 Date

ENGINEER'S CERTIFICATE

"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] 7-22-97 Date

STATE OF MARYLAND — CARLTON K. GUTSCHICK — No. 12975 — REGISTERED PROFESSIONAL ENGINEER

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

[signature] Howard S.C.D. 7/28/97 Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

[signature] Natural Resources Conservation Service 7/28/97 Date

This plan is for Sediment Control and Drainage Area Tabulations Only.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9-18-07	Rev. owner information ⚠	WAJ	

Prepared For: Developer
M&T Bank
P.O. Box 1596
Baltimore, Maryland 21203
Attn.: Mr. John Dillon
(410)347-6812

Sediment Control Plan/Drainage Area Map

VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PARCEL "L"

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.:	As Shown	NT-commercial	97055
CHK.:	DATE	TAX MAP No.	SHEET
	July 24, 1997	34	4 of 4

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SDP 97-157