

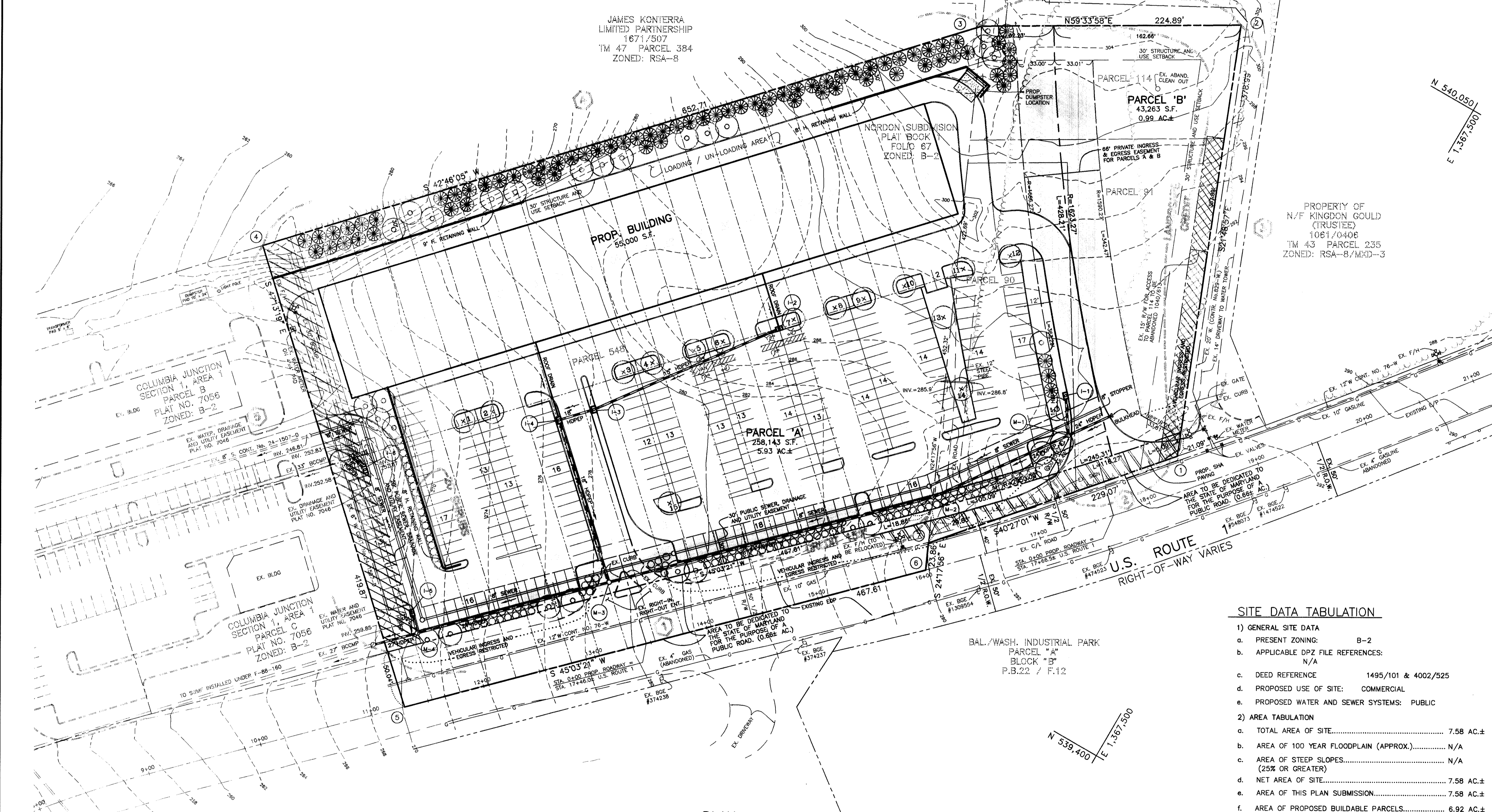
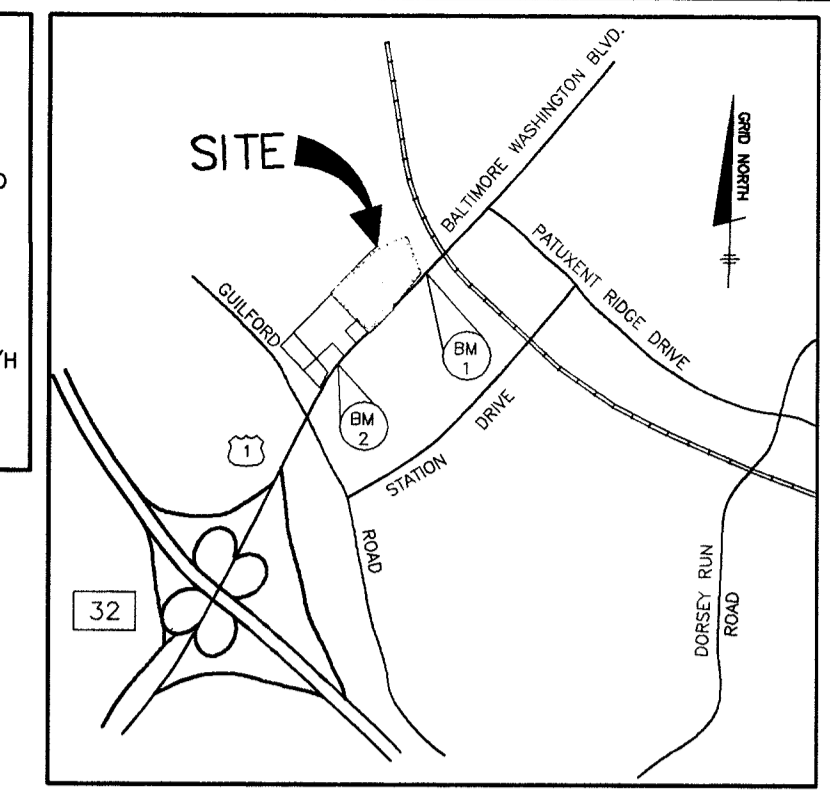
SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROP.		
	(1) E	(2) B	(3) C	(4) D	(5) A
LANDSCAPE TYPE					
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	594'	120'	382'	653'	370'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			YES 448	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES BERM-3" HIGH OR GREATER	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES	11	2	3	11	6
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	65	-
SHRUBS	110	-	-	-	-
NUMBER OF PLANTS PROVIDED					
SHADE TREES	-	-	-	-	4
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-	20
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	275
NUMBER OF TREES REQUIRED:	
SHADE TREES	15
OTHER TREES (2:1 SUBSTITUTE)	0
SHRUBS (10:1 SUBSTITUTE)	0

- LANDSCAPING ALONG THE EAST SIDE OF PARCEL 'B' SHALL BE REQUIRED IF THE EXISTING VEGETATION WHICH HAS BEEN USED AS CREDIT FOR THIS PLAN IS REMOVED UNDER A FUTURE SDP.
- LANDSCAPING ALONG PERIMETER NO.5 IS TO BE INSTALLED ALONG PROPOSED RETAINING WALL AS SHOWN. TWO SHADE TREES HAVE BEEN SUBSTITUTED w/20 SHRUBS IN ACCORDANCE WITH THE LANDSCAPE MANUAL.

COORD. CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	539,680.84	1,367,429.59
2	540,012.69	1,367,288.75
3	539,898.77	1,367,094.85
4	539,419.61	1,366,651.64
5	539,134.45	1,366,959.82
6	539,484.78	1,367,290.79
7	539,486.52	1,367,290.98

BENCHMARK NAD'83		
HO. CO. #43GA		
STAMPED DISC SET ON 3" CYLINDRICAL CONC. BASE 1"-2" BELOW SURFACE, 68.8' SW OF F/H CAP POLE #178, 4.8' FROM EOP NORTHBOUND LANE OF U.S. ROUTE 1.		
N	541797.053'	E 1369159.481'
HO. CO. #43GG		
STAMPED DISC SET ON 3" CYLINDRICAL CONC. BASE 1"-2" BELOW SURFACE, 68.8' SW OF F/H AT CORNER OF MOTEL, 3.6' SE OF E/B NORTHBOUND LANE OF U.S. ROUTE 1.		
N	544117.540'	E 1370550.805'



- ### GENERAL NOTES
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
 - PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 - BOUNDARY SHOWN WAS TAKEN FROM A SURVEY BY SHANBERGER AND LANE ON 2-7-86.
 - TOPOGRAPHIC INFORMATION FOR THIS SITE WAS FILED RUN BY BENCHMARK ENGINEERING, INC. ON 8-9-98.
 - HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 43GA AND 43GG.
 - THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
 - TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM AND ASSOC., INC. IN APRIL, 1999 AND APPROVED IN NOVEMBER, 1999.
 - FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. DATED FEB., 1999.
 - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
 - STORMWATER MANAGEMENT FOR PARCEL 'B' SHALL BE PROVIDED BY EXTENDED DETENTION WITHIN A FUTURE FACILITY. STORMWATER MANAGEMENT FOR PARCEL 'A' WAS PREVIOUSLY PROVIDED WITHIN THE SWMF CONSTRUCTED AS PART OF F-88-160.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
 - STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
 - WP-99-35 WAS CONSIDERED AND DENIED ON 12/3/98, WHICH REQUESTED A WAIVER OF SECTION 16.144(a) AND (i) TO REQUIRE SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN FOR THE PROPOSED SUBDIVISION OF PARCELS 90, 91 AND 114.
 - THE PURPOSE OF THIS PLAN IS TO ALLOW FOR THE COMBINING OF SEVERAL SMALLER LOTS WITHIN PARCELS 90, 91, 114 & 548 INTO TWO PARCELS. PARCEL 548 CONTAINS LOTS 1 THRU 16, 16A THRU 16D AND 17 THRU 37.
 - THE ACCESS ROAD FOR THE SITE IS INTENDED TO BECOME A PUBLIC ROAD w/66' R/W IN THE FUTURE. AN AGREEMENT WILL BE RECORDED TO ENSURE THAT BOTH THE OWNERS OF PARCELS 'A' AND 'B' WILL ALLOW FOR THE FUTURE ROAD R/W DEDICATION.
 - A SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE EXECUTED BETWEEN THE EXISTING COLUMBIA JUNCTION SHOPPING CENTER PARCEL 180 AND THIS DEVELOPMENT PARCEL 548.
 - STREET TREES ARE REQUIRED ALONG U.S. ROUTE 1 & THE FUTURE PUBLIC ROAD AND WILL BE INDICATED ON THE FUTURE SUBDIVISION PLANS FOR THIS PROJECT.
 - THE FOREST CONSERVATION REQUIREMENT FOR THIS SITE WILL BE PROVIDED BY A FEE-IN-LIEU PAYMENT FOR 102,366 S.F. OF TOTAL REFORESTATION.

NOTE:
PARCEL 'A' AND 'B' ARE BEING SUBDIVIDED AS BULK COMMERCIAL PARCELS. NO USER FOR EITHER PARCEL IS CURRENTLY KNOWN. PARCEL 'B' WILL BE DEVELOPED AT A LATER TIME.

SITE DATA TABULATION

- GENERAL SITE DATA
 - a. PRESENT ZONING: B-2
 - b. APPLICABLE DPZ FILE REFERENCES: N/A
 - c. DEED REFERENCE: 1495/101 & 4002/525
 - d. PROPOSED USE OF SITE: COMMERCIAL
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
 - a. TOTAL AREA OF SITE: 7.58 AC.±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): N/A
 - c. AREA OF STEEP SLOPES (25% OR GREATER): N/A
 - d. NET AREA OF SITE: 7.58 AC.±
 - e. AREA OF THIS PLAN SUBMISSION: 7.58 AC.±
 - f. AREA OF PROPOSED BUILDABLE PARCELS: 6.92 AC.±
 - g. AREA OF PROPOSED OPEN SPACE LOTS: N/A
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.66 AC.±
- PARKING SPACE DATA
 - a. FLOOR SPACE ON EACH LEVEL PER BUILDING(S) PER USE: 55,000 S.F.
 - b. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON-SITE PER USE: N/A
 - c. NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA: 275
 - d. TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE: 275
 - e. TOTAL NUMBER OF SERVICE PARKING SPACES PROVIDED ON-SITE: N/A
 - f. NUMBER OF HANDICAPPED PARKING SPACES PROVIDED ON-SITE: 7

PLAN
SCALE: 1" = 50'

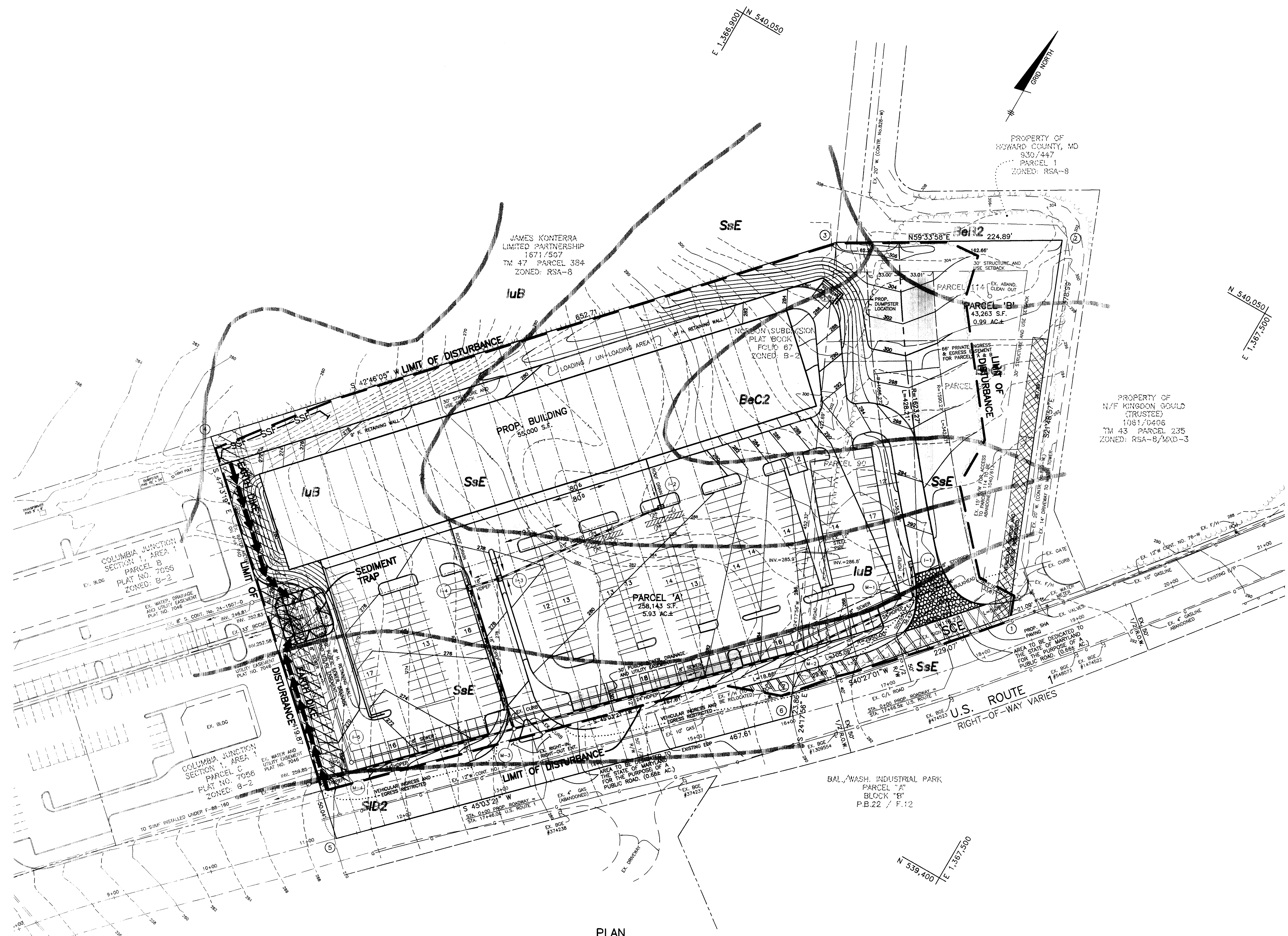
NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • BELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-6644

OWNERS: PARCELS 90, 91 & 114 CALEB C. GOULD AND JAMES R. MOXLEY III, TRUSTEES P.O. BOX 417 CITY, MARYLAND 21041	PROJECT: FISH/REED PARCEL
DEVELOPER: SCI LIMITED PARTNERSHIP P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP 48 - BLOCK 1 PARCELS 90, 91, 114 & 548 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 1999 FEBRUARY, 2000	TITLE: PRELIMINARY EQUIVALENT SKETCH/LANDSCAPE PLAN
DES: DAM DRAFT: MCR/DBT CHECK: DAM	PROJECT NO.: 1221 SHEET: 1 OF 2



LEGEND

SOILS CLASSIFICATION	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING WOODS LINE	---
PROPOSED WOODS LINE	---
EXISTING STRUCTURE	□
PROPOSED STRUCTURE	□
PROPOSED EARTH DIKE	→→→
LIMIT OF DISTURBANCE	---
PROPOSED SILT FENCE	—SF—
PROP. SUPER SILT FENCE	—SSF—
STABILIZED CONSTRUCTION ENTRANCE	---

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Decker 3/3/00
PLANNING DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNERS: PARCELS 90, 91 & 114 CALEB C. GOULD AND JAMES R. MOXLEY III, TRUSTEES P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041	PROJECT: FISH/REED PARCEL
DEVELOPER: SCI LIMITED PARTNERSHIP P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP 48 - BLOCK 1 PARCELS 90, 91, 114 & 548 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL, 1999 FEBRUARY, 2000	TITLE: PRELIMINARY GRADING/ SEDIMENT & EROSION PLAN
DES: DAM DRAFT: MCR/DBT CHECK: DAM	PROJECT NO. 1221 SCALE: AS SHOWN SHEET 2 OF 2