



TECHNICAL STAFF REPORT
Planning Board Meeting of July 6, 2017

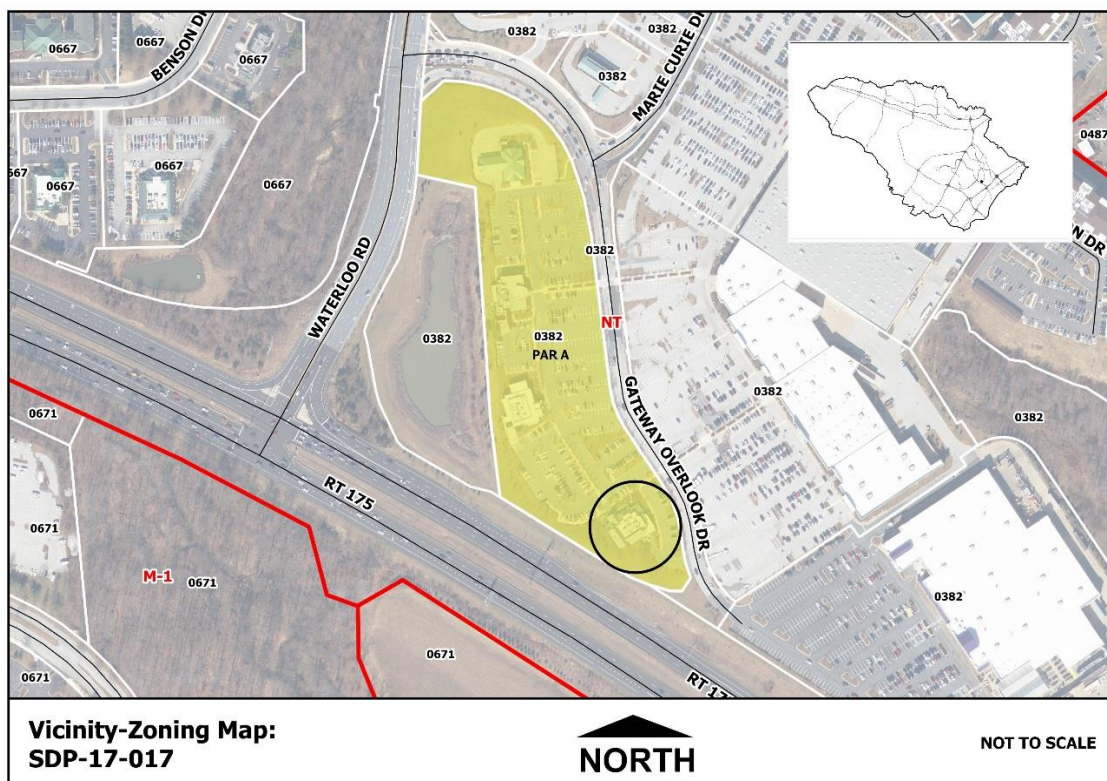
Project/Petitioner: SDP-17-017 Silver Diner (Benson East- Parcel 'A')
Silver Diner Development, Inc./WRIT Gateway Overlook, LLC

Planner: Eric Buschman
Division of Land Development
410-313-0729

Request: The request is to approve a site development plan to construct a one-story restaurant and associated site improvements in accordance with Final Development Plan FDP-240-A-3 and the Zoning Regulations.

Recommendation: *Approval subject to compliance with Subdivision Review Committee (SRC) comments and any conditions imposed by the Planning Board.*

Location: The proposed restaurant is located northeast of the Waterloo Road (Route 108) and Route 175 intersection, in the Benson East (Gateway Overlook) shopping center. The 8.7 acre site (zoned New Town- Employment Center Commercial) is located within an existing parking lot and is accessed from Waterloo Road and Gateway Overlook Drive. The site is currently improved with a 7,611 square foot restaurant (Mimi's Café), which is proposed for demolition.



Vicinal Properties: The site is bounded on the west by Waterloo Road, on the south by Route 175 and the rest by developed parcels within the Benson East commercial center.

Site History:

- 04/28/04: Comprehensive Sketch Plan S-03-005 approved for commercial and residential apartment development at Benson East.
- 06/03/05: Final Development Plan FDP-240 recorded; establishing land use map and criteria for Benson East.
- 12/12/05: Final plat F-05-058 recorded, creating Parcel 'A' and Gateway Overlook Drive.
- 02/05/07: Site Development Plan SDP-06-081 approved to construct three restaurants, a bank and associated parking on Parcel 'A'.

Site Improvements: A 5,815 square foot restaurant; including associated site improvements, such as utilities, sidewalks, stormwater management and landscaping.

Stormwater Management: Stormwater management will be provided for this redevelopment project by environmental site design utilizing one micro-bioretenion facility, which will be privately owned and maintained by the property owner.

Environmental Considerations: The subject property does not contain wetlands, streams, buffers or 100-year floodplains, nor are there adjacent cemeteries, historic structures, forest resources or scenic roads.

Landscaping: Landscaping will be provided in accordance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

Evaluation and Conclusions: The Site Development Plan complies with Final Development Plan FDP-240-A-3, as follows:

- **Setbacks:** It meets a 50' setback from an intermediate divided arterial highway and a 10' setback from parking areas to lot lines.
- **Land Use:** The proposed restaurant is among the permitted uses in commercial districts and Employment Center- Commercial land use zones. These include all uses in the 'POR', 'B-1', 'B-2' and 'SC' zoning districts, including restaurants.
- **Building Height:** No height limitation is imposed upon structures constructed within the Employment Center- Commercial land use area, provided improvements are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
- **Parking:** Restaurant parking is based on 5 spaces/1,000 square feet of net leasable area; therefore a 5,815 square foot restaurant requires 30 spaces. No revisions to the existing parking areas are proposed. The existing restaurant allocated 32 spaces, which fulfills the parking requirements for the proposed redevelopment.

SRC Action: The SRC notified the petitioner on March 27, 2017, that the plan may be approved, subject to Planning Board approval.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-17-017, subject to compliance with SRC comments and any conditions imposed by the Planning Board.

 6/19/17
Valdis Lazdins, Director Date
Department of Planning & Zoning

VL:eb

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN: (SEE COVER SHEET)
2. ALL ACCESSIBLE (AKIA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE "SECTION 508 OF THE REHABILITATION ACT" (29 U.S.C. § 7931) AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, OF ANY DISCREPANCIES OR CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS "OF RECORD" FOR EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE REMOVED FROM THE PROJECT SITE AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CURRENT OSHA STANDARDS AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, DESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE MUST BE AIR TRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEFINED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER INFORMATION AS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE SUBMITTAL AS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSICING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIREMENTS FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PRACTICE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%).
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" L LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES IN FEET LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117-2.003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CORRECTED IMPROVEMENTS MUST FOLLOW THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: (SEE COVER SHEET)
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
 - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTIONS AND ANY MODIFICATIONS. THE TIME OF PLACEMENT MUST BE SUBMITTED IN A CONTRACTOR EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE INSTALLATION OF ALL IMPROVEMENTS COMPLY WITH ALL APPLICABLE REQUIREMENTS WITH JURISDICTION AND CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-IN/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITIES. THE CONTRACTOR MUST BE FAMILIAR WITH THE LOCAL UTILITY AND ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL VERIFY THE TIME OF PLACEMENT WITH THE CONTRACTOR REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. CONTRACTOR MUST COMPLY WITH THE STANDARD STATE SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUILT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION SHOWN ON THIS CONSTRUCTION PLAN. THIS INFORMATION MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST PROMPTLY NOTIFY THE OWNER WITHIN 14 DAYS OF THE START AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES). TO PREVENT PONDING, CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING FROM ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSEE IN THE STATE WHERE THE CONSTRUCTION OCCURS.

23. STORM DRAINAGE PIPE:

UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO ASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

28. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

• WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, THE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

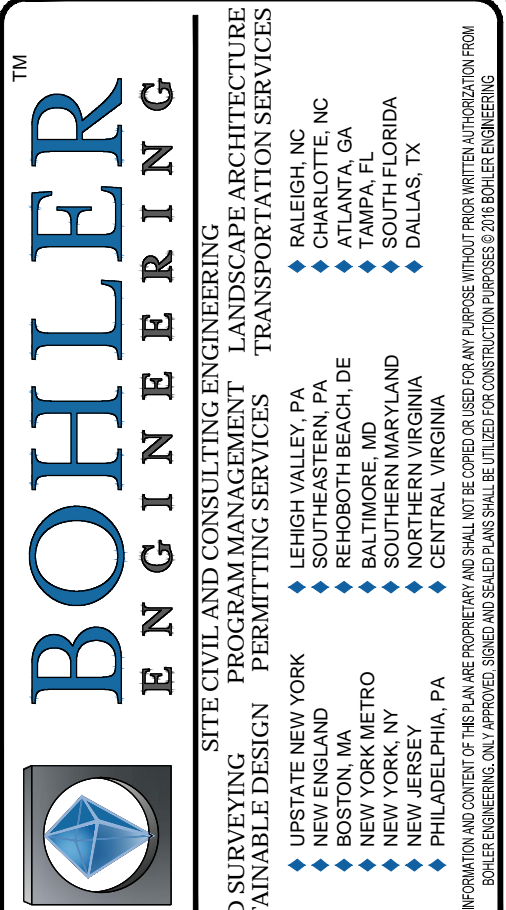
30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

31. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED. TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDED.

32. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATIONS) ARE SCHEMATIC FOR GENERAL BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND FOR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

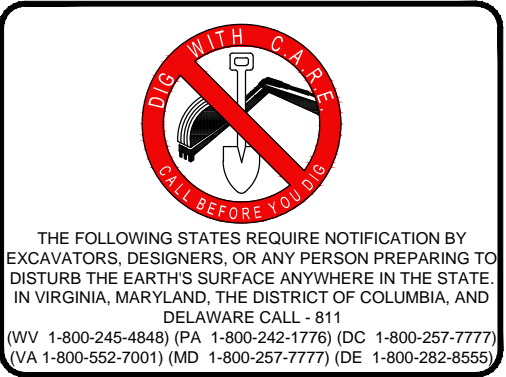
33. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

34. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.



REVISIONS

REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB



PROJECT NO.:	MD152001
DRAWN BY:	KML
CHECKED BY:	GEE
DATE:	02/11/17
SCALE:	AS SHOWN
CAD I.D.:	SDI

PROJECT: **SITE DEVELOPMENT PLAN** FOR **SILVER DINER BENSON EAST - PARCEL A**

LOCATION OF SITE
8250 GATEWAY
OVERLOOK DRIVE
COLUMBIA, MD
MAP 37, GRID 20, PARCEL 382
HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7997
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER
LICENSE NO. 40888 EXPIRATION DATE: 7/31/17

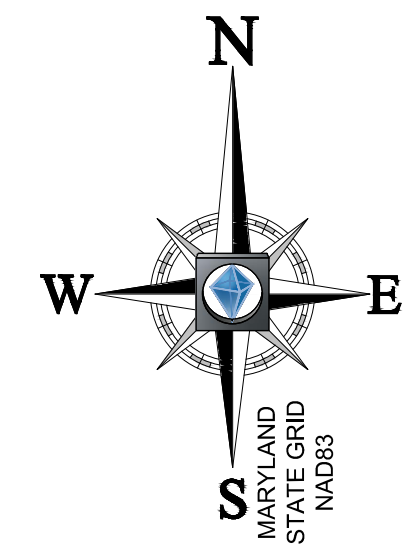
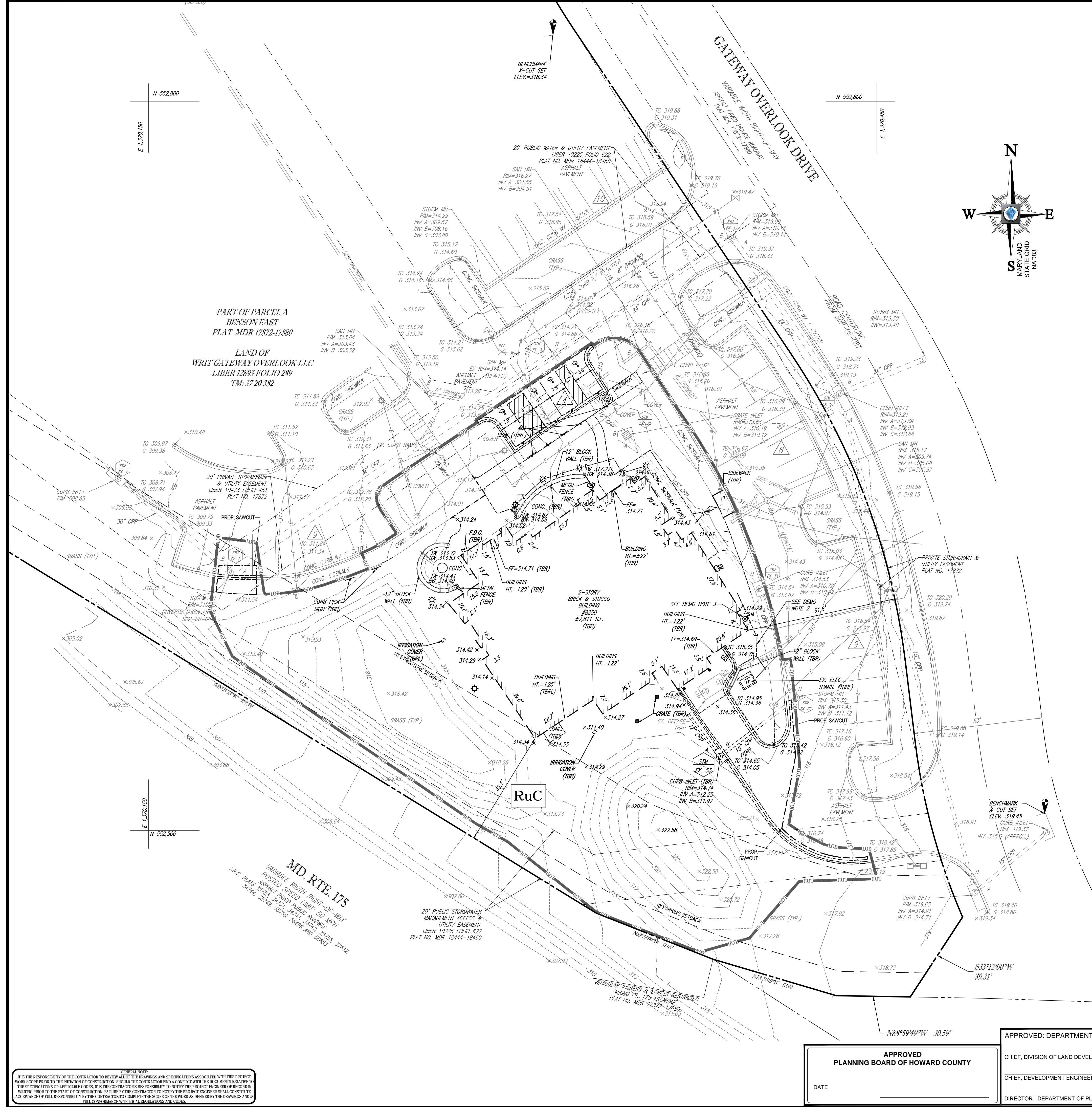
SHEET TITLE: **GENERAL NOTES**

SHEET NUMBER: **2**

OWNER: WIRI GATEWAY OVERLOOK, LLC
1775 EYE ST. NW SUITE 1000
WASHINGTON DC 20006
PHONE: (202) 462-1000

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
12267 ROCKVILLE PIKE
ROCKVILLE, MD 20850
CORPORATE OFFICE: MARK RUSSELL
PHONE: (301) 674-7878

PROFESSIONAL CERTIFICATION
I BRANDON K. ROWE, 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



DEMOLITION NOTES

- APPROX. TELE. SERVICE LOC. CONTRACTOR TO CONTACT TELEPHONE SERVICE PROVIDER TO DISCONNECT EXISTING SERVICE AND RELOCATE TO PROPOSED BUILDING.
- APPROX. ELEC. SERVICE LINE. CONTRACTOR TO CONTACT ELECTRIC PROVIDER TO DISCONNECT EXISTING SERVICE AND RELOCATE TO PROPOSED BUILDING. CONTRACTOR TO COORDINATE WITH ELECTRIC PROVIDER FOR RELOCATION/REPLACEMENT OF EXISTING TRANSFORMER.
- APPROX. GAS SERVICE LINE. CONTRACTOR TO CONTACT NATURAL GAS PROVIDER TO DISCONNECT EXISTING SERVICE AND RELOCATE TO PROPOSED BUILDING.
- PROPERTY IS PART OF PARCEL A, BENSON EAST AS RECORDED IN PLAT NO. MDR 17872-17880 AND BEING THE LANDS OF WRIT GATEWAY OVERLOOK LLC, AS RECORDED IN PLAT NO. MDR 289 ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 37 20 382 PER THE DEPARTMENT OF ASSESSMENTS.
- LOD AREA = 0.80 ACRES
- LOCATION OF UTILITIES SERVING THE SURVEYED PROPERTY ARE SHOWN FROM OBSERVED EVIDENCE OF ABOVE GROUND FEATURES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON SEPTEMBER 13, 2016, BY BOHLER ENGINEERING.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON NAVD88 PER SHA SRP-1 WITH A PUBLISHED ELEVATION OF 399.179 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND, AND INCORPORATED AREAS", PANEL 170 OF 235, MAP NUMBER 24027C017D, MAP REVISED NOVEMBER 6, 2013.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UNDERGROUND UTILITIES WERE MARKED IN THE FIELD BY INSIGHT ON SEPTEMBER 8, 2016 AND FIELD LOCATED BY BOHLER ENGINEERING.

SURVEY NOTES:

- PROPERTY IS PART OF PARCEL A, BENSON EAST AS RECORDED IN PLAT NO. MDR 17872-17880 AND BEING THE LANDS OF WRIT GATEWAY OVERLOOK LLC, AS RECORDED IN PLAT NO. MDR 289 ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 37 20 382 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = .80 ACRES
- LOCATION OF UTILITIES SERVING THE SURVEYED PROPERTY ARE SHOWN FROM OBSERVED EVIDENCE OF ABOVE GROUND FEATURES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON SEPTEMBER 13, 2016, BY BOHLER ENGINEERING.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
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- UNDERGROUND UTILITIES WERE MARKED IN THE FIELD BY INSIGHT ON SEPTEMBER 8, 2016 AND FIELD LOCATED BY BOHLER ENGINEERING.

BOHLER ENGINEERING

STATE OF MARYLAND PROFESSIONAL ENGINEER
 No. 40808
 EXPIRES 12/31/2017

LAND SURVEYING, CIVIL ENGINEERING, ARCHITECTURE, PLANNING, TRANSPORTATION SERVICES, PERMITTING SERVICES, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN

OFFICES:
 BALTIMORE, MD
 BETHESDA, MD
 BOSTON, MA
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 FORT LAUDERDALE, FL
 HOUSTON, TX
 LOS ANGELES, CA
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, ENGINEERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV 1-800-552-4546) (PA 1-800-242-1776) (DC 1-800-227-7777) (MD 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-6559)

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE, COLUMBIA, MD, MAP 37, GRID 20, PARCEL 382, HOWARD COUNTY

PROJECT No.: MD152001
DRAWN BY: KML
CHECKED BY: GEE
DATE: 08/17
SCALE: 1" = 20'
CAD I.D.: SS1

BOHLER ENGINEERING

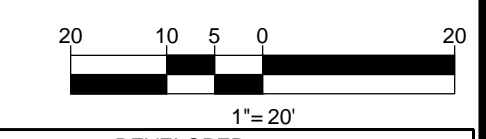
901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.F. ROWE

STATE OF MARYLAND PROFESSIONAL ENGINEER
 No. 40808
 EXPIRES 12/31/2017

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
RuC	RUSSET AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.28	0.80 AC.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

PLANNING BOARD OF HOWARD COUNTY

DATE: _____

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE _____

OWNER: WRIT GATEWAY OVERLOOK, LLC
 1775 EYE ST., NW SUITE 1000
 WASHINGTON DC 20006
 PHONE: _____

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12203 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSELL
 PHONE: (301) 874-7878

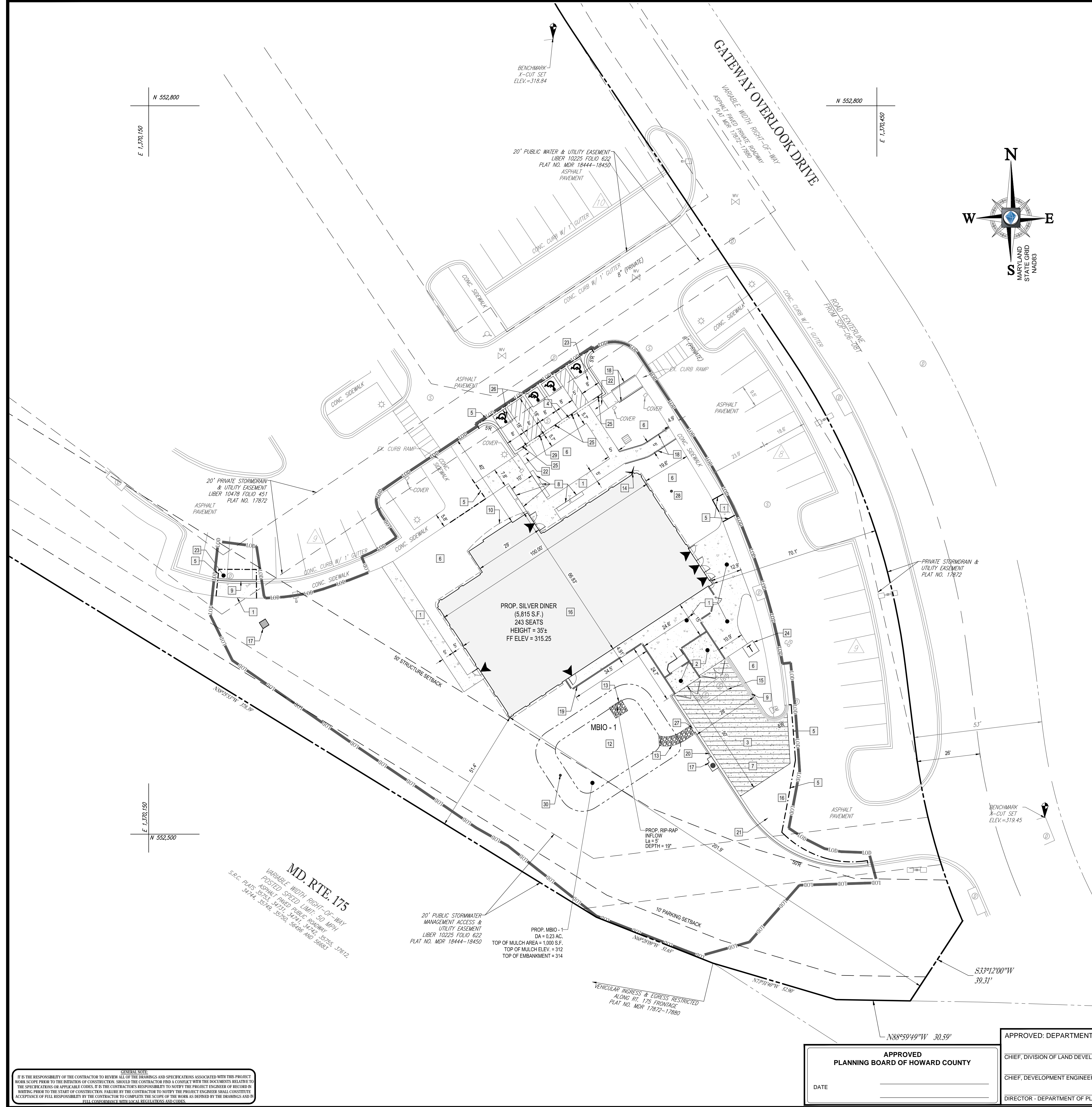
TAX MAP: 37 **GRID:** 20 **ZONED:** NT
PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE NO.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 380, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

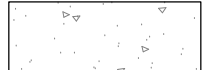

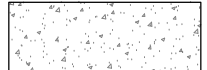
PROFESSIONAL CERTIFICATION:
 I, BRANSON K. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 12/31/2017

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: **3**

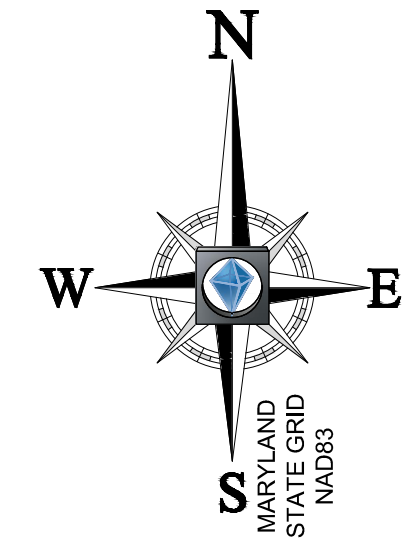


LEGEND :

-  CONCRETE SIDEWALK (SEE PLAN FOR DIMENSIONS)
-  STANDARD DUTY P-1 ASPHALT PAVEMENT (SEE DETAIL ON SHEET 13)
-  STANDARD DUTY CONCRETE PAVEMENT

SITE KEYNOTES

- 1 TYPICAL CONCRETE SIDEWALK (SEE PLAN FOR DIMENSIONS)
- 2 REFUSE ENCLOSURE
- 3 CONC. PAVEMENT SECTION
- 4 CURB BREAK WITH TAPERS
- 5 PROP. SAW CUT
- 6 LANDSCAPE AREA (TYP.)
- 7 LOADING SPACE
- 8 BENCH (THE MIDTOWN SERIES BY KEYSTONE DESIGN) (TYP. 6)
- 9 6" CURB & GUTTER (SPILL)
- 10 BUILDING OVERHANG (TYP.)
- 11 FLUSH CURB
- 12 MICRO-BIORETENTION FACILITY
- 13 RIP-RAP
- 14 FIRE DEPARTMENT CONNECTION
- 15 EX. GREASE TRAP
- 16 SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
- 17 STORM DRAIN INLET
- 18 HANDRAIL
- 19 STANDARD WALL, SEE ARCH. PLANS
- 20 6" CURB & GUTTER (CATCH)
- 21 ASPHALT PAVEMENT SECTION P-2 (SEE SHEET 13)
- 22 ADA ACCESSIBLE RAMP
- 23 ASPHALT PAVING SECTION P-1 (SEE SHEET 13)
- 24 PROP. RELOCATED TRANSFORMER
- 25 BOLLARD MOUNTED ADA SIGN RELOCATED
- 26 ADA SPACES
- 27 3" CURB BREAK
- 28 8" PVC DRAIN W/ ADS INSERTA TEE
- 29 BOLLARD MOUNTED 'NO PARKING IN ACCESS AISLE' SIGN
- 30 12" NYLOPLAST DRAIN BASIN



BOHLER ENGINEERING

STATE OF MARYLAND LICENSE NO. 40808
 PROFESSIONAL ENGINEER

LAND SURVEYING, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES, LANDSCAPE ARCHITECTURE

BALEIGH, NC
 LEHIGH VALLEY, PA
 RICHMOND, VA
 BALTIMORE, MD
 NEW YORK, NY
 PHILADELPHIA, PA

ATLANTA, GA
 TAMPA, FL
 MIAMI, FL
 JACKSONVILLE, FL
 CHARLOTTE, NC
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY INDICATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-368-6848) (PA 1-800-242-1776) (DC 1-800-227-7777) (VA 1-800-552-7011) (MD 1-800-257-7777) (DE 1-800-282-6559)

PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 02/11/17
 SCALE: 1" = 20'
 CAD I.D.: SS1

SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 601
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

STATE OF MARYLAND LICENSE NO. 40808
 PROFESSIONAL ENGINEER

OWNER: WRT GATEWAY OVERLOOK, LLC
 1775 EYE ST., NW, SUITE 1000
 WASHINGTON DC 20006
 PHONE: (410) 821-7900

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12203 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSELL
 PHONE: (301) 874-7878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE _____

SUBDIVISION NAME: BENSON EAST - PARCEL A
 SECTION AREA: N/A
 PLAT # 17876

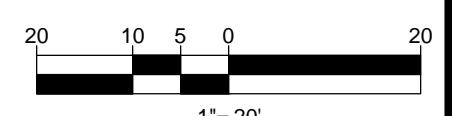
PREVIOUS FILE NO.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 380, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

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 PARCEL: 382
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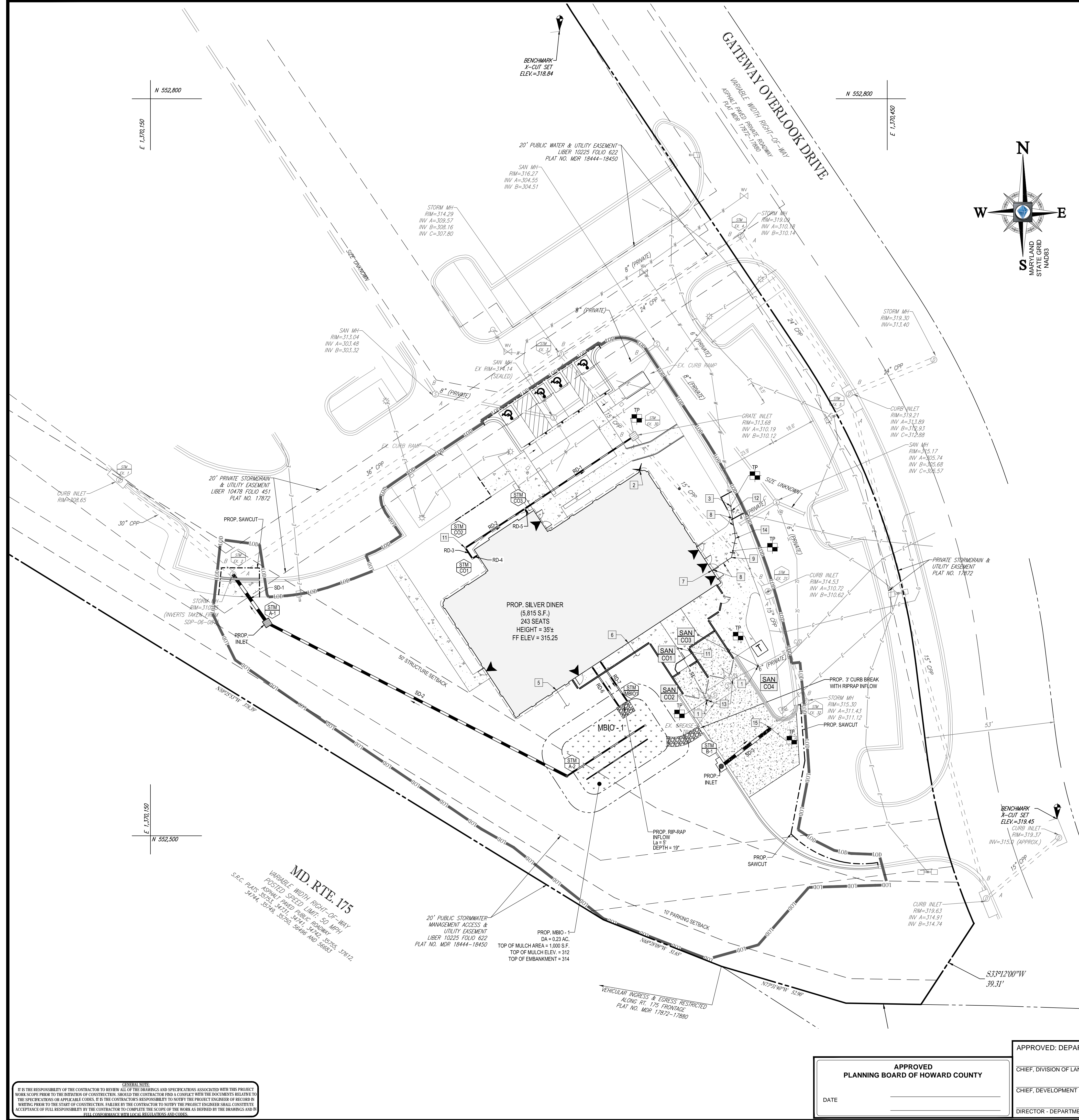
APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE _____



GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.



UTILITY PLAN KEYNOTES

- 1 AT START OF CONSTRUCTION, CONTRACTOR TO TEST PIT TO CONFIRM INVERT OF EXISTING GREASE TRAP AT THE PROPOSED CONNECTION POINT. SHOULD THE INVERT BE HIGHER THAN 310.42, CONTRACTOR TO NOTIFY BOHLER ENGINEERING IN WRITING.
- 2 FIRE DEPARTMENT CONNECTION
- 3 WATER SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE. OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.
- 4 NOT USED
- 5 NATURAL GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE. OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS. DO NOT ROUTE THROUGH MBIO-1 FACILITY.
- 6 ELECTRIC SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE. OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS. DO NOT ROUTE THROUGH MBIO-1 FACILITY.
- 7 4" WATER CONNECTION THAT SPLITS INTERNALLY TO DOMESTIC AND FIRE SPRINKLER SYSTEM
- 8 4" - 45° VERTICAL BEND (SEE PROFILE SHEET 7 FOR ALL LOCATIONS)
- 9 4" - 45° HORIZONTAL BEND
- 10 NOT USED
- 11 CLEANOUT
- 12 6" x 4" REDUCER
- 13 CONTRACTOR TO ENSURE CLEANOUT IS TRAFFIC RATED. REPLACE IF NECESSARY.
- 14 4" - 22.5° HORIZONTAL BEND
- 15 MAKE CONNECTION USING ADS COUPLER

TEST PIT NOTE

TP AT THE START OF CONSTRUCTION, CONTRACTOR TO TEST PIT FOR EXACT LOCATION AND INVERT OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

UTILITY NOTES

1. MINIMUM OF 3'-6" COVER OVER ALL WATER LINES SHALL BE MAINTAINED.
2. CONTRACTOR TO NOTE THAT UTILITIES ARE PROPOSED TO RUN UNDER THE TRASH ENCLOSURE SCREEN WALL AND THAT THE CONTRACTOR SHOULD REFERENCE ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.
3. FOR ROOF DRAIN TABLE AND STORM COMPUTATIONS TABLE SEE SHEET 12.

SANITARY SEWER SCHEDULE

TO	LOWER INVERT	PIPE DATA					UPPER INVERT	FROM	COMMENTS
		NO.	LENGTH (FEET)	SIZE	MATERIAL	SLOPE (%)			
SAN CO4	310.42	SAN1	27.39	4"	PVC	2.08	310.98	SAN CO3	VERIFY INVERT ELEVATION FROM SURVEY
SAN CO3	310.98	SAN2	13.17	4"	PVC	2.08	311.25	BLDG	
EX. GREASE TRAP	310.43	SAN3	1.56	4"	PVC	2.08	310.47	SAN CO2	VERIFY INVERT FROM SURVEY
SAN CO2	310.47	SAN4	24.24	4"	PVC	2.08	310.98	SAN CO1	
SAN CO1	310.98	SAN5	13.17	4"	PVC	2.08	311.25	BLDG	

BOHLER ENGINEERING

STATE OF MARYLAND LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 40988

LAND SURVEYING • CIVIL ENGINEERING • UTILITY ENGINEERING
 SUSTAINABLE DESIGN • PROGRAM MANAGEMENT • TRANSPORTATION SERVICES

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 • GREENSBORO, NC
 • HARTFORD, CT
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 • KANSAS CITY, MO
 • LITTLE ROCK, AR
 • LOS ANGELES, CA
 • MEMPHIS, TN
 • NEW YORK, NY
 • PHILADELPHIA, PA
 • RICHMOND, VA
 • ROCKVILLE, MD
 • TAMPA, FL
 • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 06/17
 SCALE: 1" = 20'
 CAD I.D.: SS1

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 40988

UTILITY PLAN

SHEET NUMBER: **6**

APPROVED: DEPARTMENT OF PLANNING AND ZONING

PLANNING BOARD OF HOWARD COUNTY

DATE: _____

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE _____

SUBDIVISION NAME: BENSON EAST - PARCEL A
 SECTION/AREA: A/A
 PLAT # 17876

PREVIOUS FILE NO.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 380, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

OWNER: WRT GATEWAY OVERLOOK, LLC
 1775 EYE ST. NW, SUITE 1000
 WASHINGTON DC 20006

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12203 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSELL
 PHONE: (301) 874-7878

TAX MAP: 37 GRID: 20 ZONED: NT
 PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

GENERAL NOTE

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REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB

NOT APPROVED FOR CONSTRUCTION

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PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 02/1/17
 SCALE: AS SHOWN
 CAD I.D.: PU1

SITE DEVELOPMENT PLAN
 FOR
SILVER DINER BENSON EAST - PARCEL A
 LOCATION OF SITE
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

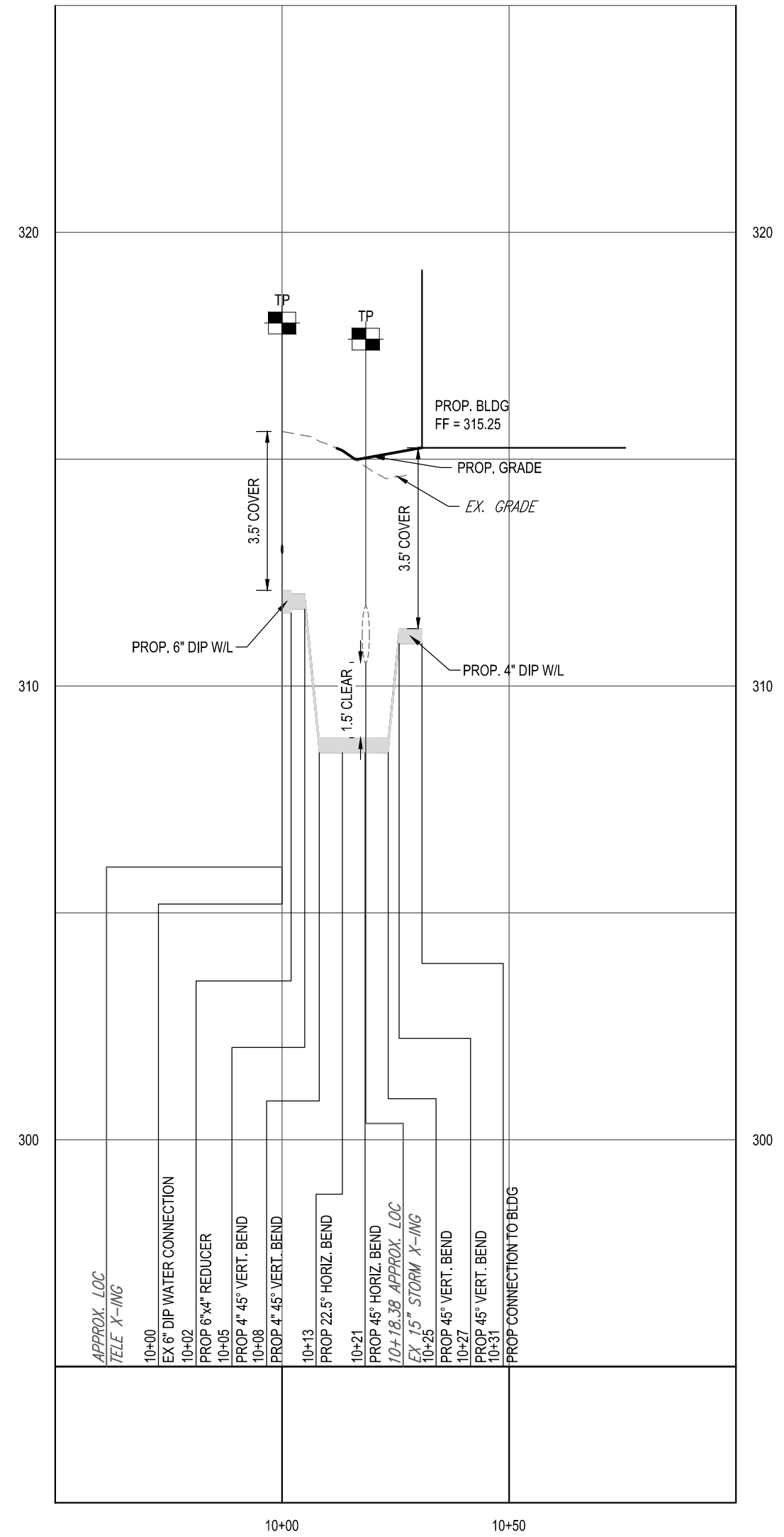
BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

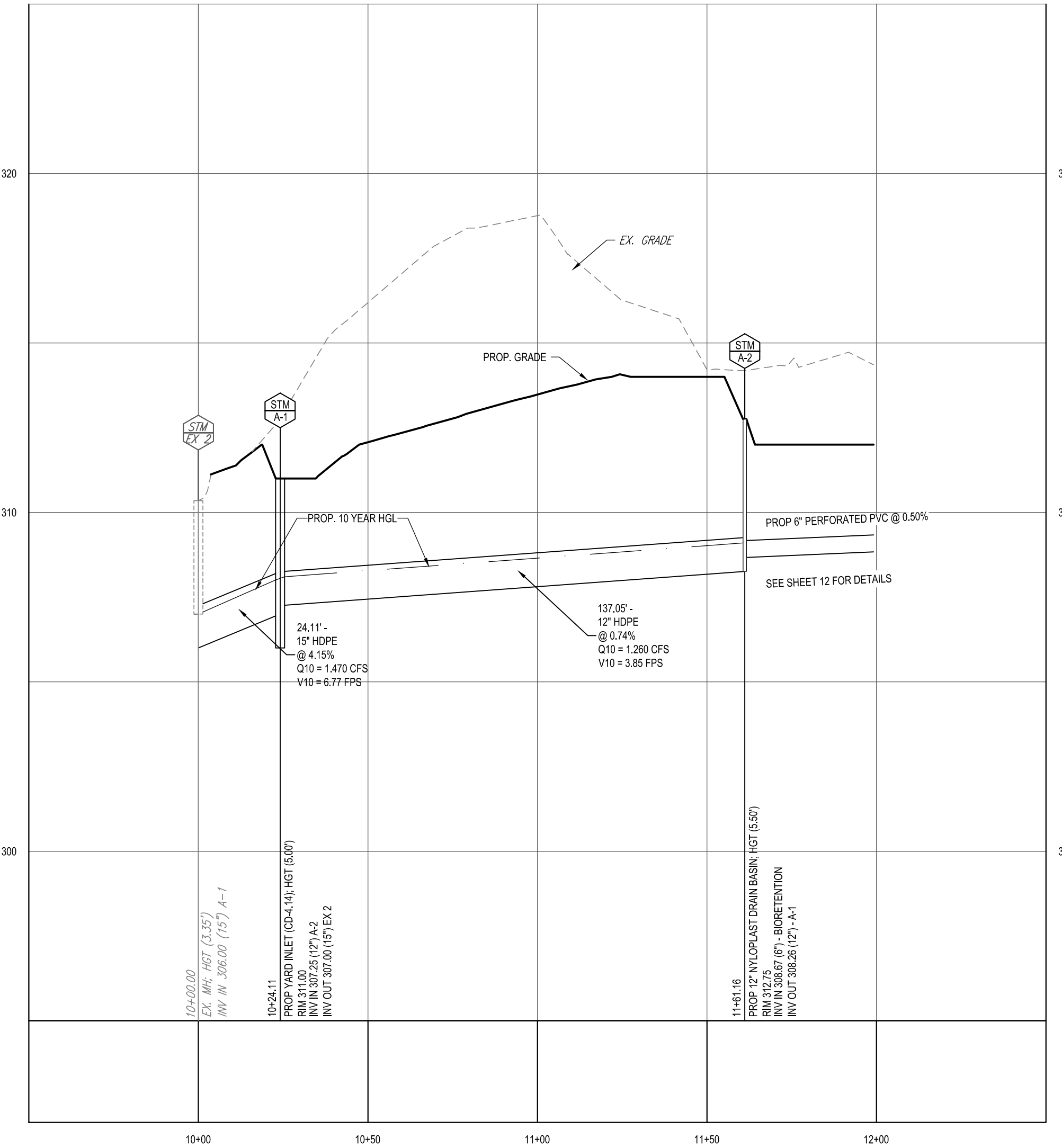
B.R. ROWE
 PROFESSIONAL ENGINEER
 No. 40808
 PROFESSIONAL ENGINEER

SHEET TITLE:
UTILITY PROFILES

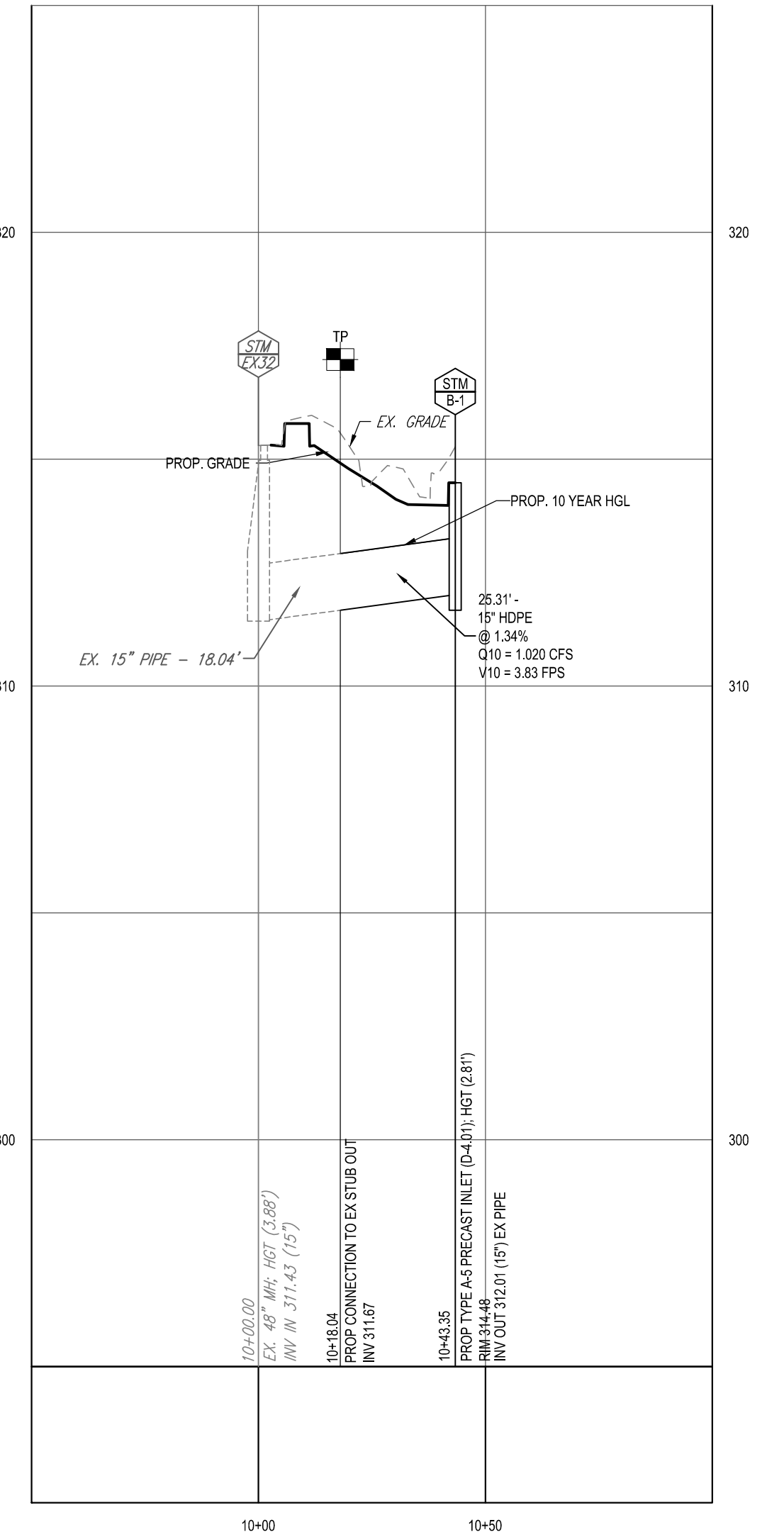
SHEET NUMBER:
7



PROPOSED 4" DIP WATER PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



PROPOSED STORM PROFILE - (EX-2 TO A-2)
 SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



PROPOSED STORM PROFILE - (EX-32 TO B-1)
 SCALE: 1" = 30' HORIZONTAL
 1" = 3' VERTICAL

TEST PIT NOTE

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

PLANNING BOARD OF HOWARD COUNTY

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

SUBDIVISION NAME: BENSON EAST - PARCEL A SECTIONARE: A, VIA PLAT # 17876

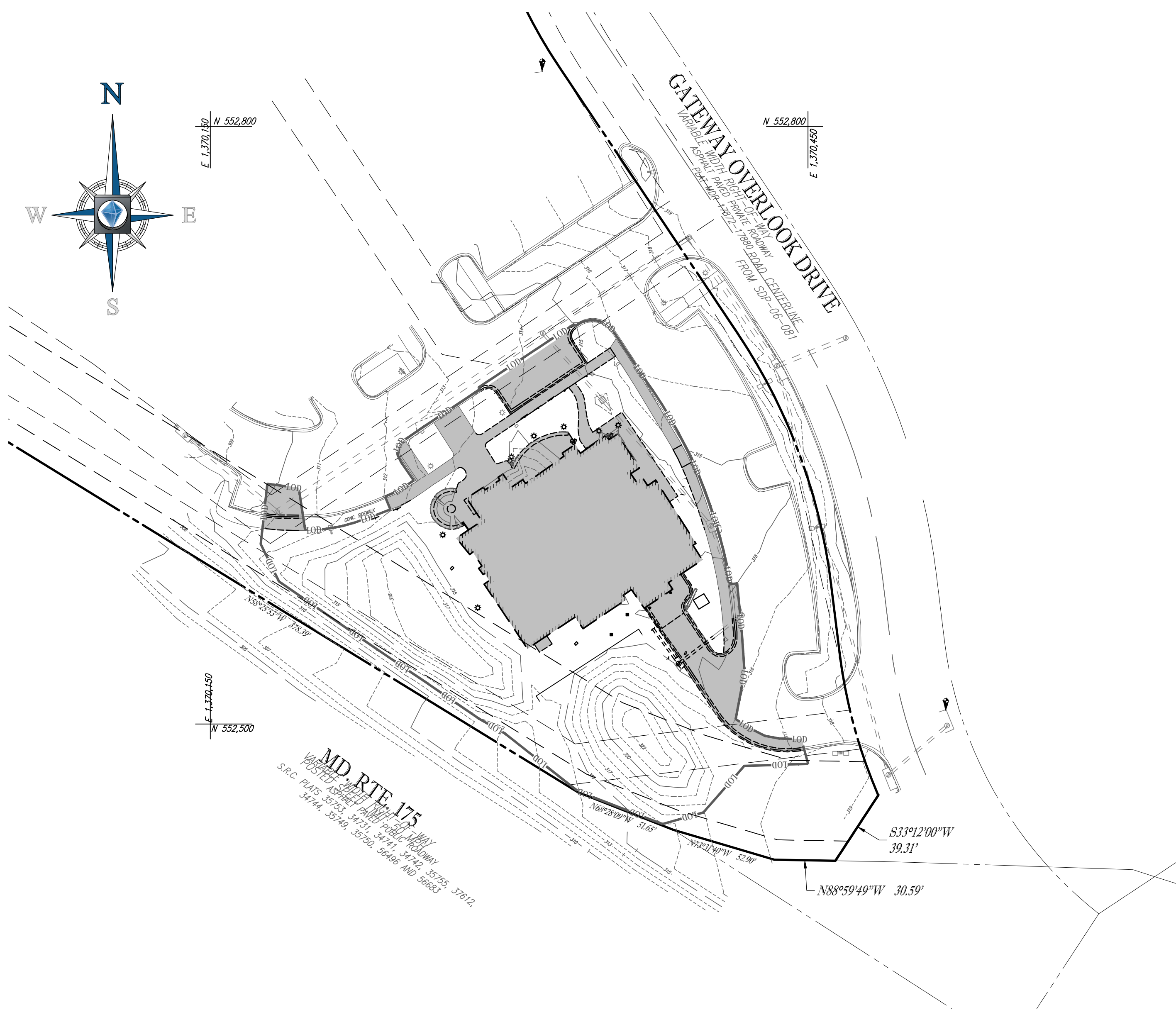
PREVIOUS FILE No.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 360, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

TAX MAP: 37 GRID: 20 ZONED: NT
 PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: WRIT GATEWAY OVERLOOK, LLC
 1775 EYE ST., NW, SUITE 1000
 WASHINGTON DC 20006
 PHONE: (410) 821-7900

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12203 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSELL
 PHONE: (301) 874-7878

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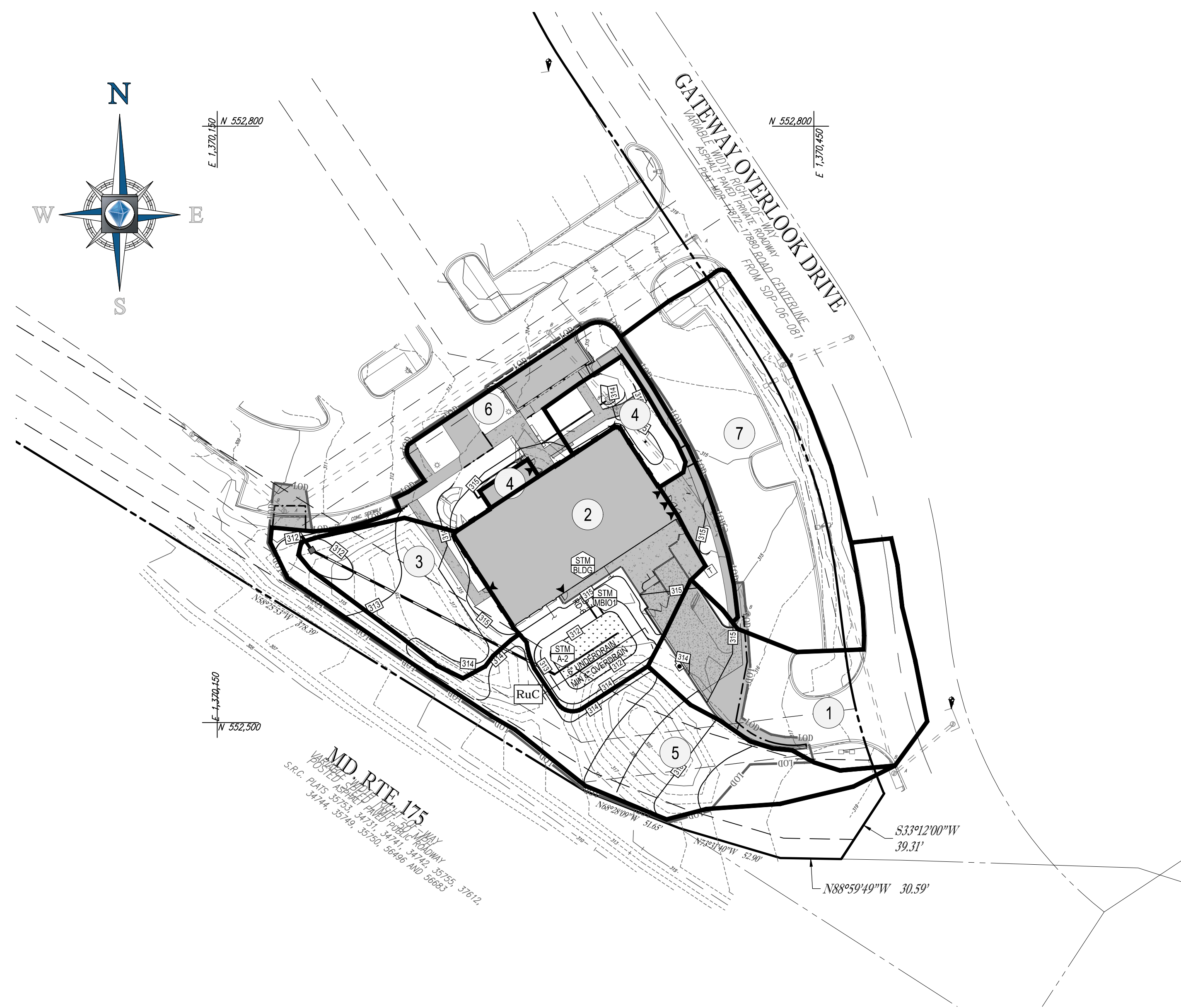


PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'

COVERAGE AREA (LOD)

IMPERVIOUS AREA = 0.33 AC.
PERVIOUS AREA = 0.47 AC.
TOTAL AREA = 0.80 AC.



POST-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'

COVERAGE AREA (LOD)

IMPERVIOUS AREA = 0.32 AC.
PERVIOUS AREA = 0.48 AC.
TOTAL AREA = 0.80 AC.

ESD SUMMARY TABLE																	
DRAINAGE AREA	MDE TYPE	TOTAL DA S.F.	IMPERVIOUS AREA S.F.	At					ESDV					Pe		Rev	
				REQUIRED	PROVIDED	2% DA	PONDING DEPTH	MEDIA DEPTH	TOTAL REQUIRED	TOTAL PROVIDED	PONDING REQUIRED (75%)	PONDING PROVIDED	75% ESDV PROVIDED	PROVIDED	REQUIRED	PROVIDED	
2	MICRO-BIO	10,019	6,969.60	200	1,000	PASS	9"	2'	568	1,000	426	750	PASS	1.77'	NO	N/A	

Site Area, A (LOD in acres)	0.80
Existing Impervious Surface Area (acres)	0.33
Proposed Impervious Surface Area (acres)	0.32
Rainfall Depth, P (in)	1.0

Existing Imperviousness, I_{pre}	41.3%
Proposed Imperviousness, I_{post}	40.0%

Development Category	Redevelopment
Required Treatment Area (acres)	0.16
Runoff Coefficient, R_v	0.95
Required ESDv (ac-in)	0.15
Required ESDv (cf)	535

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATED TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATORY AGENCIES.

LEGEND

- DRAINAGE DIVIDE
- DRAINAGE AREA LABEL
- IMPERVIOUS AREA
- LIMIT OF DISTURBANCE
- PROP. MICRO-BIORETENTION FACILITY
- SOIL TYPE
- OVERLAND RELIEF

*NOTE: OVERLAND RELIEF IS PROVIDED BY SURFACE FLOW. NO STRUCTURES OR PIPES WILL BE LOCATED IN THE PUBLIC EASEMENT.

STORMWATER DRAINAGE AREAS

- ① IMPERVIOUS AREA - 0.13 AC.
PERVIOUS AREA - 0.05 AC.
TOTAL AREA - 0.18 AC.
C FACTOR - 0.67
- ② MBR - 1
IMPERVIOUS AREA - 0.16 AC.
PERVIOUS AREA - 0.07 AC.
TOTAL AREA - 0.23 AC.
C FACTOR - 0.65
- ③ IMPERVIOUS AREA - 0.01 AC.
PERVIOUS AREA - 0.10 AC.
TOTAL AREA - 0.11 AC.
C FACTOR - 0.22
- ④ IMPERVIOUS AREA - 0.01 AC.
PERVIOUS AREA - 0.04 AC.
TOTAL AREA - 0.05 AC.
C FACTOR - 0.72
- ⑤ IMPERVIOUS AREA - 0.20 AC.
PERVIOUS AREA - 0.20 AC.
TOTAL AREA - 0.40 AC.
C FACTOR - 0.16
- ⑥ IMPERVIOUS AREA - 0.08 AC.
PERVIOUS AREA - 0.14 AC.
TOTAL AREA - 0.22 AC.
C FACTOR - 0.56
- ⑦ IMPERVIOUS AREA - 0.20 AC.
PERVIOUS AREA - 0.08 AC.
TOTAL AREA - 0.28 AC.
C FACTOR - 0.66

SOILS TABLE					
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
RuC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.28	0.80 AC.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE _____

DATE _____

SUBDIVISION NAME: BENSON EAST - PARCEL A SECTION AREA: N/A PLAT # 17876

PREVIOUS FILE NO.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 380, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

TAX MAP: 37 GRID: 20 ZONED: NT

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BOHLER ENGINEERING

STATE OF MARYLAND PROFESSIONAL ENGINEER
LICENSE NO. 40808 EXPIRES 7/3/2017

LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

OFFICES:
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REVISIONS

REV	DATE	COMMENT	BY
1	6/8/17	PLANNING BOARD	RLB

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THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (NV 1-800-368-6848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-8559)

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE, COLUMBIA, MD, MAP 37, GRID 20, PARCEL 382, HOWARD COUNTY

PROJECT NO: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 02/17
 SCALE: AS NOTED
 CAD I.D.: SW0

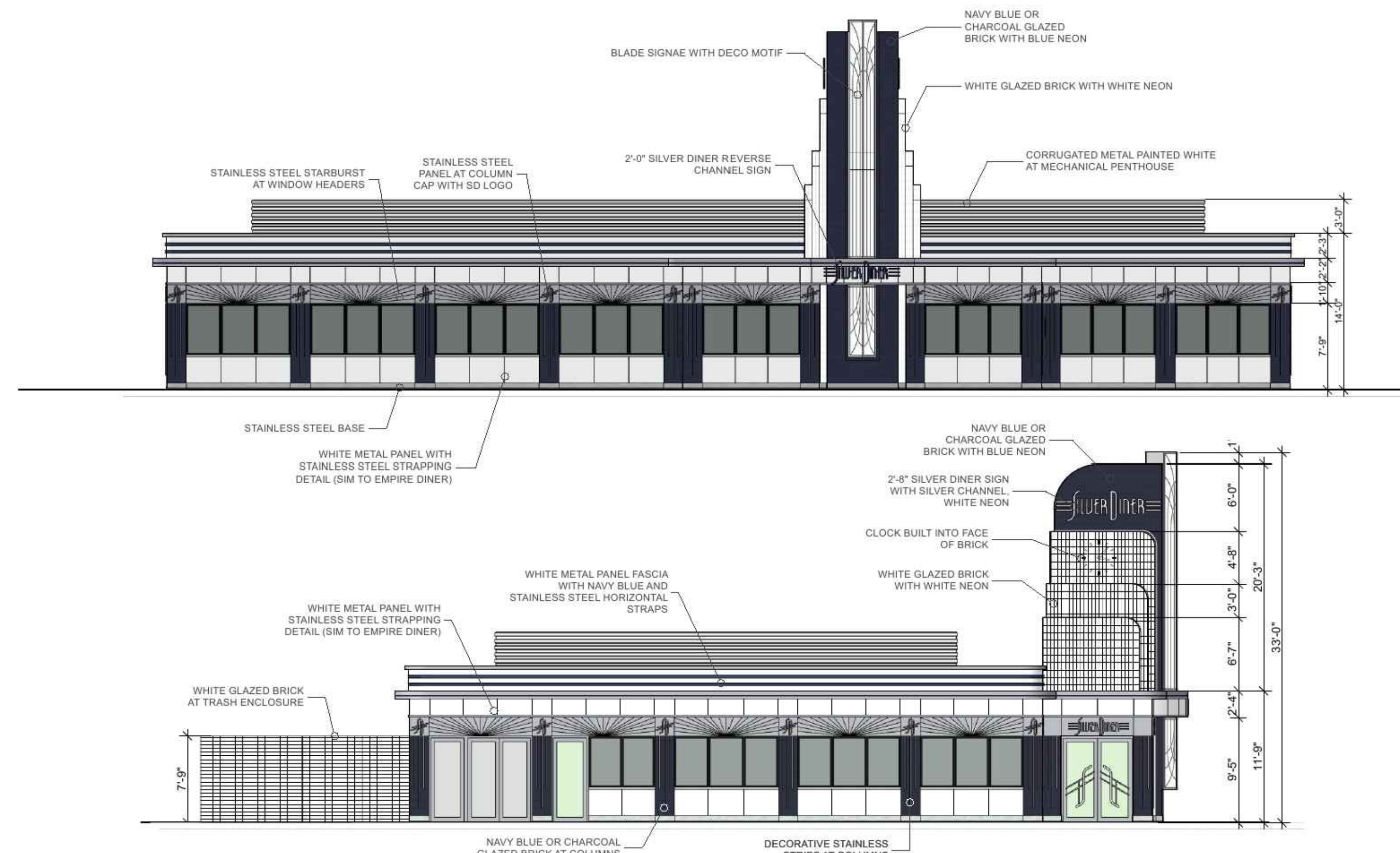
BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

BRANDON K. ROWE
PROFESSIONAL ENGINEER
LICENSE NO. 40808
EXPIRES 7/3/2017

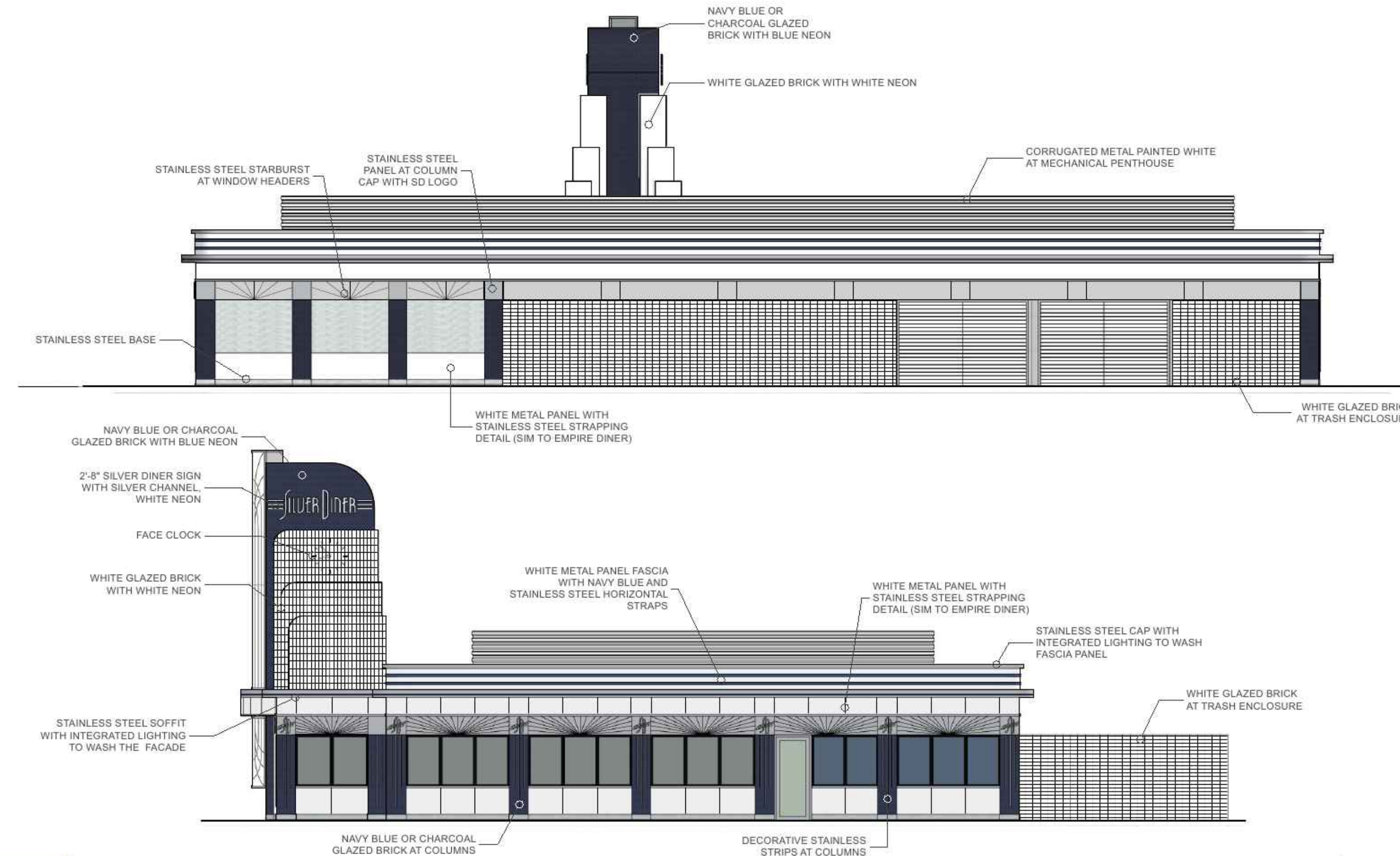
SHEET TITLE: STORMWATER MANAGEMENT AND COVERAGE MAPS

SHEET NUMBER: 11



CORE
 1010 wisconsin ave nw, suite 405
 washington, dc 20007
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Silver Diner - Prototype Pres.12
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GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE PERMITS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE STOPPED IMMEDIATELY IF THE CONTRACTOR FINDS A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE PERMITS OR SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND PERMITS AND SPECIFICATIONS.

NOTE:
 ELEVATIONS SHOWN ON THIS SHEET ARE FROM CORE, DATED 12/12/16.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____
 CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

SUBDIVISION NAME: BENSON EAST - PARCEL A
 SECTION/AREA: N/A
 PLAT # 17876
 PREVIOUS FILE No.: SDP-06-081, S-03-05,
 FDP-240, FDP-240-A, PB 360, WP 04-113, WP
 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

TAX MAP: 37 GRID: 20 ZONED: NT
 PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 PROFESSIONAL CERTIFICATION
 I, BRANDON K. ROWE, 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. 40808 EXPIRATION DATE: 7/31/17

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE COLUMBIA, MD
MAP 37, GRID 20, PARCEL 382 HOWARD COUNTY

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B.R. ROWE
 PROFESSIONAL ENGINEER
 No. 40808
 EXPIRATION DATE: 7/31/17

BUILDING ELEVATIONS
 SHEET NUMBER: 16