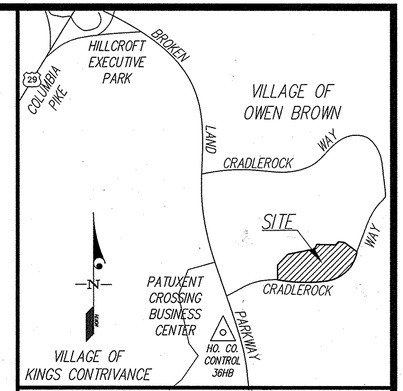
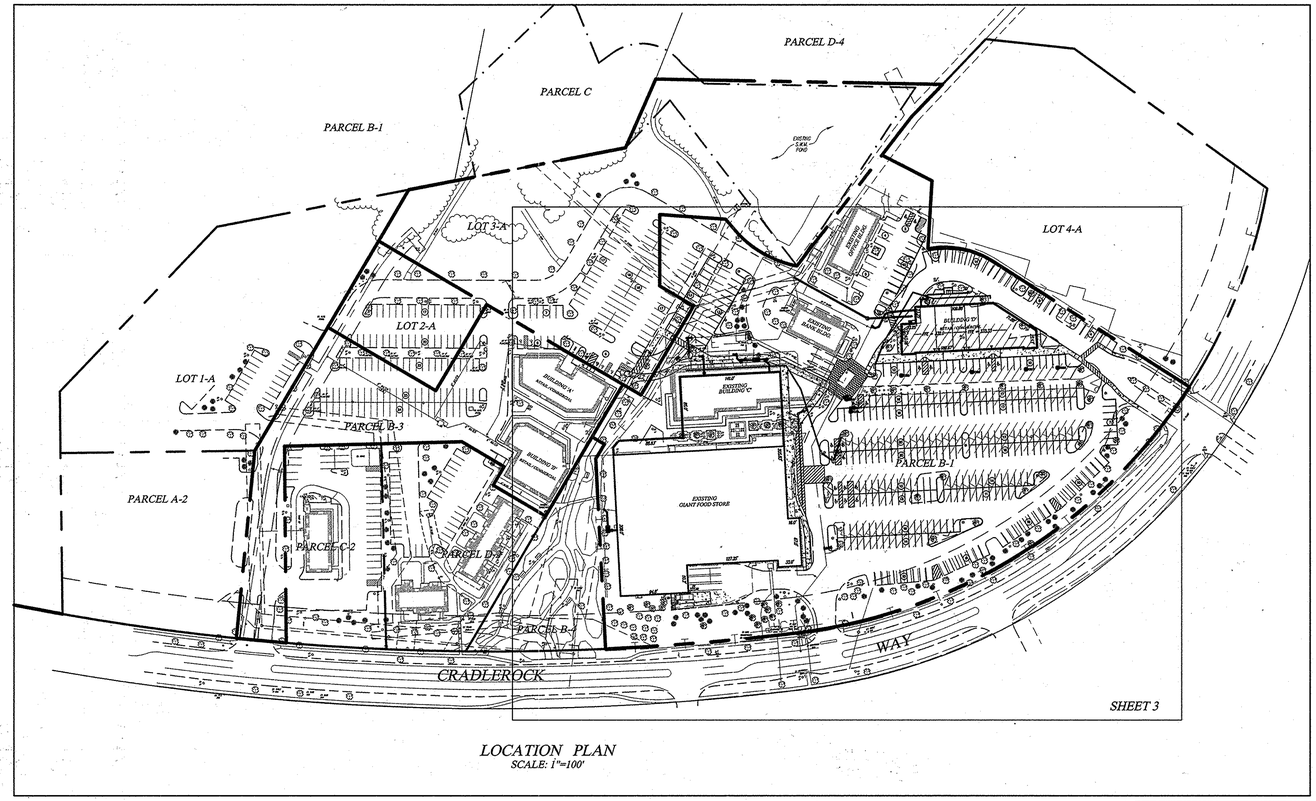
# SITE DEVELOPMENT PLAN
# OWEN BROWN VILLAGE CENTER
## PARCELS B-1, B-3 AND LOTS 2-A & 3-A

### GENERAL NOTES

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to 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 (5) working days prior to starting any excavation work.
5. Site area: Parcel B-1 = 8.090 Ac.
   Parcel B-3 = 1.927 Ac.
   Lot 2-A = 0.562 Ac.
   Lot 3-A = 3.543 Ac.
   Total Site Area = 14.12 Ac.
6. All plan dimensions are to face of curb unless otherwise noted.
7. Existing topography is shown per field run survey information by Gutschick, Little Weber, P.A. (Sept. 1998)
8. Coordinates and bearings are based upon the MD State plane system (NAD '27).
9. Water and sewer shown is public.
10. Stormwater management for this site is provided off-site at Lake Elkhorn. NO ADDITIONAL MANAGEMENT IS PROPOSED WITH THIS SUBMISSION.
11. Existing water and sewer is per Contracts No.(s) 2735 D & 44-1459-D.
12. Existing public storm drain is shown per field survey.
13. All curb radii is 5' unless noted otherwise.
14. Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
15. Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for water house connections.
16. Use trench bedding class "C" for storm drains.
17. Paved areas indicated are private except as noted.
18. Project background: See Dept. of Planning & Zoning File Numbers: SDP-78-45c, SDP-86-72c, SDP-86-114c, F77-52, F78-165,FDP-150-A-II Development Area Declaration and Agreement L: 829 F: 653. Deed and Agreement of Easement L:1085 F: 208 Development Area Declaration and Agreement L:872 F: 448
19. Recording reference: Plat Nos. 3718, 3719, 4002, 4282.
20. 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.
21. 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.
22. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
23. There is no floodplain within the limits of disturbance.
24. There are no wetlands within the limits of disturbance.
25. All exterior lighting will comply with Zoning Regulations section 134.
26. No traffic study is required for this site.




VICINITY MAP
SCALE: 1" = 2000'




LOCATION PLAN
SCALE: 1"=100'

LEGEND

| | |
|---|---|
| LIMIT OF DISTURBANCE | EX. CURB & GUTTER |
| EX. STORM DRAIN | REVERSED CURB & GUTTER |
| PROP. STORM DRAIN | EX CONTOUR |
| SEWER | PROP. CONTOUR |
| CLEAN OUT | EX ELEVATION |
| WATER | PROP. ELEVATION |
| OVERHEAD WIRE | EX BUILDING |
| FIRE HYDRANT | PROPOSED BUILDING |
| WATER VALVE | LOADING DOCK DOOR |
| WATER METER | DOOR |
| GAS | PROPOSED CONC. |
| GAS VALVE | PROPOSED ASPHALT PAVEMENT WALK/PAVEMENT |
| ELECTRIC | EX. EDGE OF PAVEMENT |
| POLE W/LIGHT | EX. DRAINAGE DIVIDE |
| ELECTRIC POLE | PROP. DRAINAGE DIVIDE |
| GUY | |
| TRANSFORMER | |
| SIGN | |
| HANDICAP | |
| WOOD FENCE | |
| CHAIN LINK FENCE | |
| BARBED WIRE FENCE | |
| STANDARD CURB & GUTTER | |

SITE INDEX


1) COVER SHEET....1 OF 13
2) SITE DEVELOPMENT PLAN....2 OF 13
3) SITE DEVELOPMENT PLAN....3 OF 13
4) SITE DETAILS....4 OF 13
5) PAVING PLAN....5 OF 13
6) WATER,SEWER & STORM DRAIN PROFILES/DETAILS....6 OF 13
7) SEDIMENT CONTROL PLAN....7 OF 13
8) SEDIMENT CONTROL DETAILS....8 OF 13
9) LANDSCAPE PLAN....9 OF 13
10) LANDSCAPE PLAN....10 OF 13
11) LANDSCAPE DETAILS....11 OF 13
12) DETAILED SITE PLAN....12 OF 13
13) DRAINAGE AREA MAP....13 OF 13


ADJACENT PROPERTY INFORMATION:

| PARCEL / LOT | OWNER: |
|---|---|
| 1-A | OWEN BROWN INTERFAITH CENTER, INC. |
| A-2 | MOBIL OIL CORPORATION |
| C-2 | McDONALDS CORPORATION |
| 4-A | COLUMBIA ASSOCIATION |
| D-2 | CARTON STEPHEN I |
| | GREENFIELD WAYNE M |
| | CRADLEROCK WAY LLC |
| | BUSCH CATHERINE M |
| | KEMI LABORATORIES |
| | ZALDUMBIDE JULIO E |
| | MORGAN CHARLES N |
| B-4 | COLUMBIA ASSOCIATION, INC. |
| D-4 | THE SHELTER FOUNDATION, INC. |
| C | HOWARD RESEARCH & DEV. CORPORATION |
| | HOWARD COUNTY HOUSING COMMISSION |
| | OWEN BROWN II LTD. PARTNERSHIP |

PROPOSED GIANT ELEVATION
NOT TO SCALE

BUILDING 'D' ELEVATIONS
NOT TO SCALE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS 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: 17285
EXPIRATION DATE : MARCH 17 2017

STATE OF MARYLAND · TODD MICHAEL REDDEN · 17285 · PROFESSIONAL ENGINEER

3.12.15

APPROVED: ~~FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT~~
~~County Health Officer~~ ~~Date~~

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — 3/26/15 Date
Chief, Division of Land Development — 3-26-15 Date
Chief, Development Engineering Division — 3.23.15 Date

OWNERS:

(PARCELS B-1 & B-3)
GIANT FOOD INC.
GFS REALTY, LLC.
P.O. BOX 1804 D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8440
FAX: (301) 618-4951

(LOTS 2-A & 3-A)
COLUMBIA ASSOCIATION, INC.
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

| ADDRESS CHART | |
|---|---|
| PARCEL NUMBER | STREET ADDRESS |
| B-1 | 7200 CRADLEROCK WAY (GIANT) |
| B-1 | 7180 CRADLEROCK WAY (BLDG. 'D') |
| B-3 | 7100 CRADLEROCK WAY |
| LOT 2-A | OPEN SPACE ( NO ADDRESS AVAILABLE) |
| LOT 3-A | OPEN SPACE ( NO ADDRESS AVAILABLE) |

| WATER CODE: | SEWER CODE: | SUBDIVISION NAME: | SECTION/AREA | PARCELS |
|---|---|---|---|---|
| E11 | 530800 | VILLAGE OF OWEN BROWN | 1 / 3 | B-1,B-3,2-A,3-A |

| PLAT | ZONE | TAX MAP | BLOCK | ELEC. DIST. | CENSUS TRACT |
|---|---|---|---|---|---|
| 3718 3719 4002 4282 | NT | 36 | 21 | 6 | 6067.02 |

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022CS.dwg | DES. | DRN. CLB | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 12/8/14 | MOVED SITE ANALYSIS TO SHEET 2, LABELED BLDG A, B, AND D, AS "RETAIL/COMMERCIAL" | | |
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804 D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8440
FAX: (301) 618-4951

COVER SHEET

OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| AS SHOWN | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| JANUARY 2001 | 36-21 | 1 OF 13 |

SDP-01-94

99022cs.dwg 12-18-01 4:06:47 pm EST

.\CADD\DRAWINGS\99022\design\99022CS.DWG, 3/12/2015 3:57:59 PM, toddr, 1:100

## SITE ANALYSIS

1. Site Area:
   - A. Parcel B-1 8.09 Acres
   - B. ParcelB-3 1.927 Acres
   - C. Lot 3-A 3.543 Acres
   - D. Lot 2-A 0.562 Acres
   - Total Site Area 14.12 Acres

2. Zoning: New Town (NT)

3. Use: Shopping Center

4. Existing Building Area:
   - A. Proposed Giant Food Store 59,571 sq. ft.
   - B. Existing Retail Building A 6,680 sq. ft.
   - C. Existing Retail Building B 6,485 sq. ft.
   - D. Existing Retail Building C Demolished
   - E. Existing Bank 3,500 sq. ft.
   - F. Existing Office 3,000 sq. ft.
   - G. Proposed Building D 10,400 sq. ft.

   Total Proposed Building 89,636 sq. ft.

5. Floor Area Ratio:
   - Existing 0.15
   - Allowed 1.0

6. Parking Requirements:
   - A. Leaseable Retail/Commercial Area = 5.0 spaces/1,000 sf (FDP-150-A-II)
   - B. Office Space = 3.0 spaces/1,000 sf (FDP-150-A-II)
   - C. Bank = 3.3 spaces/1,000 sf (Section 133.0 of the Zoning Regulations)

7. Parking Provided:

   Total Parking Provided = 567 spaces

   Number of Handicap spaces required = 12 spaces
   Number of Handicap spaces provided = 24 spaces (6 van spaces are required and 14 van spaces are provided)
   Number of Standard spaces provided = 543 spaces

   Number of spaces provided on Parcel B-1: 385 spaces
   Number of spaces provided on Parcel B-3: 66 spaces
   Number of spaces provided on Lot 2-A: 44 spaces
   Number of spaces provided on Lot 3-A: 72 spaces

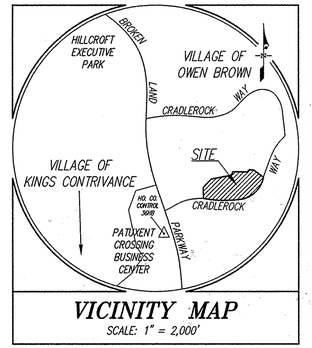
Section 133.0.F: Permitted Reductions in Off-street Parking Requirements
Use Categories and related Percentages Applied per Zoning Regulation's Shared Parking Adjustment Chart

| Owen Brown Village Center-Parcels B-1 & B-3 and Lots 2-A & 3-A | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 567 On-Site Parking Spaces Provided | | | | Shared Parking Adjustment Chart-Based on Permitted Reductions in Off-Street Parking Requirements | | | | | | | | | | | | | | | |
| | | | | Weekday | | | | | | | | Weekend | | | | Nighttime | | | |
| | | | | Morning 6am-8am | | Mid-day 8am-3pm | | Afternoon 3pm-5pm | | Evening 5pm-Mid | | Daytime 6am-6pm | | Evening 6pm-Mid | | Midnight-6am | | | |
| Use | Net Usable Area | Standard Parking Ratio Required | Standard Parking Spaces Required | SP | % | SP | % | SP | % | SP | % | SP | % | SP | % | SP | % | | |
| Retail/Commercial (per FDP-150-A-II): | 59,571 sf | | | | | | | | | | | | | | | | | | |
| Building A | 6,680 sf | | | | | | | | | | | | | | | | | | |
| Building B | 6,485 sf | | | | | | | | | | | | | | | | | | |
| Building D | 10,400 sf | | | | | | | | | | | | | | | | | | |
| TOTAL | 83,136 sf | 5.0/1,000 sf | 415.7 | 83.1 | 20% | 249.4 | 60% | 249.4 | 60% | 374.1 | 90% | 415.7 | 100% | 291.0 | 70% | 20.8 | 5% | | |
| Office (per FDP-150-A-II): | 3,000 sf | 3.0/1,000 sf | 9.0 | 7.2 | 80% | 9.0 | 100% | 9.0 | 100% | 9.0 | 100% | 0.9 | 10% | 0.5 | 5% | 0.5 | 5% | | |
| Bank (per Zoning Regulations): | 3,500 sf | 3.3/1,000 sf | 11.5 | 9.2 | 80% | 11.5 | 100% | 11.5 | 100% | 1.2 | 10% | 1.2 | 10% | 0.6 | 5% | 0.6 | 5% | | |
| Total Parking Spaces Required for Uses | | | 437 | 100 | | 270 | | 270 | | 385 | | 418 | | 293 | | 22 | | | |
| 32 Parking Spaces for Avis Rental Car Storage | | | 32 | 32 | | 32 | | 32 | | 32 | | 32 | | 32 | | 32 | | | |
| 27 Parking Spaces for Off-Site Tennis Facility on OS Lot 4 | | | 27 | 27 | | 27 | | 27 | | 27 | | 27 | | 27 | | 27 | | | |
| Total Required Parking Spaces | | | 496 | 159 | | 329 | | 329 | | 444 | | 477 | | 352 | | 81 | | | |

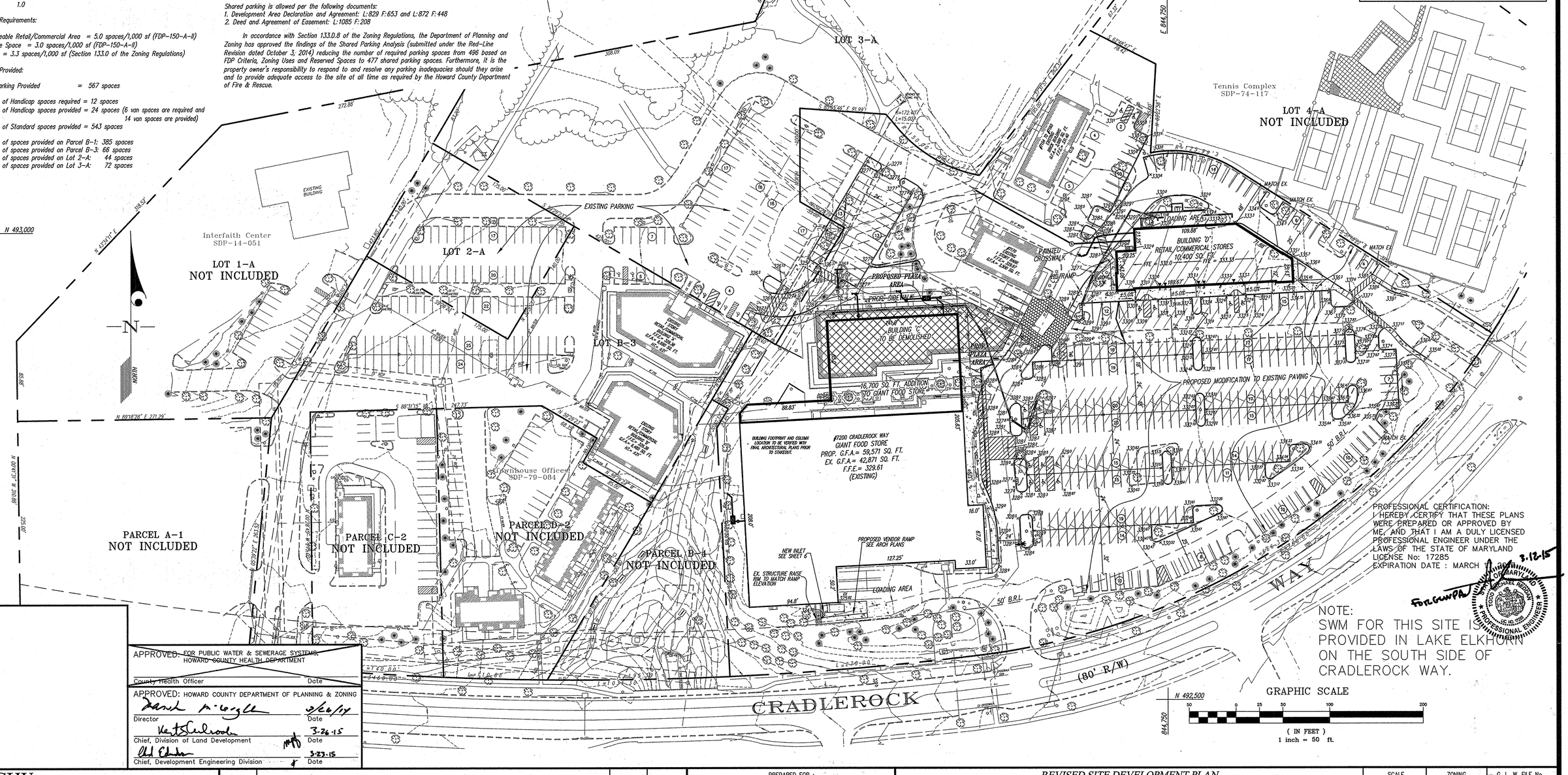
NOTES:
43 Parking Spaces located within Lot 2-A are being shared with the adjacent Interfaith Center (SDP-14-051). Based on the offset in peak time use for each of these facilities, these 43 shared parking spaces are considered to be available for both uses which include the retail/commercial uses and the interfaith use.

Shared parking is allowed per the following documents:
1. Development Area Declaration and Agreement: L:829 F:653 and L:872 F:448
2. Deed and Agreement of Easement: L:1085 F:208

In accordance with Section 133.D.8 of the Zoning Regulations, the Department of Planning and Zoning has approved the findings of the Shared Parking Analysis (submitted under the Red-Line Revision dated October 3, 2014) reducing the number of required parking spaces from 496 based on FDP Criteria, Zoning Uses and Reserved Spaces to 477 shared parking spaces. Furthermore, it is the property owner's responsibility to respond to and resolve any parking inadequacies should they arise and to provide adequate access to the site at all time as required by the Howard County Department of Fire & Rescue.




VICINITY MAP
SCALE: 1" = 2,000'




APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Date 3/26/15

Chief, Division of Land Development Date 3-26-15

Chief, Development Engineering Division Date 3-23-15

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS 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: 17285
EXPIRATION DATE : MARCH 11, 2016

3.12.15

FOR GLW PA

STATE OF MARYLAND MICHAEL REDDEN NO. 17285 PROFESSIONAL ENGINEER

NOTE:
SWM FOR THIS SITE IS PROVIDED IN LAKE ELKHORN ON THE SOUTH SIDE OF CRADLEROCK WAY.


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


L:\CADD\DRAWINGS\99022\design\99022sp2.dwg | DES. | DRN. JMG | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 12-8-14 | REVISED PARKING ANALYSIS TO SHOW, RENTAL CAR USE, SHARED PARKING FOR RETAIL, BANK AND OFFICE.27 RESERVED SPACES FOR PARCEL D-2 REMOVED. | | |
| 4-8-03 | ADDED SIDEWALK TO WEST SIDE OF BUILDING 'D' | | |
| 9-13-02 | REMOVED BUILDING ADDITION, ADDED VENDOR RAMP | | |
| 5-23-02 | REV. HC SPACES | | |
| 5-22-01 | ADDED LANDLORD ROOM TO BUILDING 'D' AND ADJUSTED WHC/SHC AT BLDG 'D' | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

REVISED SITE DEVELOPMENT PLAN

# OWEN BROWN VILLAGE CENTER

PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

GUILFORD ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=50' | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| DECEMBER 2000 | 36 | 2 OF 13 |

SDP-01-94

L:\CADD\DRAWINGS\99022\design\99022sp2.dwg

L:\CADD\DRAWINGS\99022\design\99022sp2.dwg, 3/12/2015 3:18:09 PM, kobs 1:50

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

## EXISTING UTILITY NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT Co., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

LOT 3-A
LOT 4-A
LOT B-3
PARCEL B-4
BUILDING 'D' RETAIL STORES 10,400 SQ. FT.
FFE = 332.0
FFE = 333.33
HANDICAP ACCESSIBLE ENTRANCES TO TENNANT SPACES DENOTED AS ▼
LOADING AREA (ASPHALT)
EXISTING 1 STORY BANK F.F.E.= 328.67 G.F.A.= 3,500 SQ. FT.
#7170
EXISTING 1 STORY RETAIL BUILDING 'A' F.F.E.= 328.38 G.F.A.= 6,680 SQ. FT. HT.= 22'±
EXISTING RETAIL STORE 1 STORY F.F.E.= 328.36 G.F.A.= 6,465 SQ. FT. HT.= 22'±
EXISTING 12,053 SQ. FT. RETAIL BUILDING 'C' TO BE REMOVED
PROPOSED 16,700 SQ. FT. ADDITION TO GIANT FOOD STORE F.F.E. = 329.61 (MATCH EX. SLAB ELEV. OF GIANT)
PROPOSED PLAZA AREA
#7200 CRADLEROCK WAY
GIANT FOOD STORE
PROP. G.F.A.=59,571 SQ. FT.
EX. G.F.A.= 42,871 SQ. FT.
F.F.E.= 329.61
(EXISTING)
CRADLEROCK WAY
(80' R/W)
N 493,100
E 844,200
N 493,000
E 845,000
N 492,600
E 844,900
S 85°55'46" E 91.99'
R=172.40'
L=15.00'
R=150.00'
L=107.27'
N 39°29'23" W 85.00'
N 30°30'37" E 238.82'
N 39°29'23" W 205.31'
N 30°30'37" E 200.00'
S 57°18'22" E 966.31'
R=760.00'
L=666.30'
GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

## PLAN NOTES

AS NECESSARY

2. REMOVE EXISTING CONCRETE AND REGRADE TO NEW LOW POINT AT STRUCTURE 10.
3. REMOVE EXISTING STRUCTURE 102 AND EXISTING PIPE FROM STRUCTURE 3 TO STRUCTURE 5.
4. PLUMBER TO CONNECT WATER AND SEWER TO SYSTEM IN BUILDING 'D'.
5. REMOVE AND REPLACE CURB AND GUTTER AS NECESSARY AT SAME GRADE AFTER SEWER TRENCH IS BACKFILLED.
6. SEE PAVING PLAN FOR DELINEATION OF EXISTING AND PROPOSED PAVING.
7. BRICK SHUT EXISTING DRAIN AND LEAVE MANHOLE. ADJUST RIM ACCORDINGLY.
8. REMOVE EXISTING STRUCTURE 103 AND EXISTING PIPE FROM STRUCTURE 103 TO STRUCTURE 8.
9. BUILD STRUCTURE 8 OVER EXISTING PIPE.
10. EXISTING 6" SHC TO BE ABANDONED. CONTRACTOR TO VERIFY THAT SHC IS ONLY CONNECTED TO BUILDING 'C' PRIOR TO DISCONNECTION.

06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/11/01
Chief, Division of Land Development — Date 7/16/01
Chief, Development Engineering Division — Date 7/12/01

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer — Date

PRIVATE WATER, SEWER AND STORM DRAIN PLAN

**GLW GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022sp3.dwg | DES. | DRN. MG | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 4-20-01 | Added Sidewalk To West Side Of Building "D" | | |
| 5-18-01 | Removed building addition & prop. storm drain, added vendor ramp & I-10 | | |
| 6-19-01 | Rev. HC spaces | | |
| 6-29-01 | Added 4" SHC, added M-6, G-2, T, & G | | |
| 7/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

SITE PLAN
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
GULFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP - GRID | SHEET |
| DECEMBER 2000 | 36 | 3 OF 13 |

99022sp3.dwg 6-29-01 3:05:04 pm EST

SDP-01-94

## 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 shade trees shall be six feet (6'), maximum eight feet (8').

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

| CALIPER | HEIGHT | SPREAD | SIZE OF BALL |
|---|---|---|---|
| 3" – 3.5" | 14'-16' | 6'-8' | 32" diameter |
| 3.5"– 4" | 14'-16' | 8'-10' | 36" diameter |
| 4" – 4.5" | 16'-18' | 8'-10' | 40" diameter |
| 4.5"– 5" | 16'-17' | 10'-12' | 44" diameter |
| 5" – 5.5" | 16'-20' | 10'-12' | 48" diameter |
| 5.5"– 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.

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" – 3.5"cal. | 32" | 64" | 28" |
| 3.5"– 4" cal. | 36" | 72" | 32" |
| 4" – 4.5"cal. | 40" | 80" | 36" |
| 4.5"– 5" cal. | 44" | 88" | 40" |
| 5"– 5.5"cal. | 48" | 96" | 44" |
| 5.5"– 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".

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 metropoliton 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.

### LANDSCAPING NOTES

1. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
2. Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocation's are required.
4. Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
5. All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
6. No substitution shall be made without written consent of the owner or his representative.
7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
10. Financial surety for the required landscaping per Schedules A and B must be posted as part of the Grading Permit in the amount of $6,750.00.
11. Tabulation for landscape shown:
    Required planting by HRD for 8.09 acre of office combined at 24 trees/acre = 73 trees

    Planting provided:

| | |
|---|---|
| Shade Trees (plants existing and proposed) | 83 |
| Ornamental Trees (existing) | 9 = 0 E.S.T. 1 2:1 |
| Evergreen Trees (existing and proposed) | 24 = 0 E.S.T. 1 2:1 |
| Shrubs provided: (Shrubs not incl. in alt. comp.) | 331 = 33 E.S.T. 1 10:1 |
| | Total E.S.T. = 73 |

    *E.S.T., or Equivalent Shade Tree
12. The owner, tenant, and /or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE<br>Category | EDGE A<br>Adj. to Loading | EDGE B<br>Adj. to Roadway | Adj. to Perimeter Property |
|---|---|---|---|
| Landscape Buffer Type | D | E | N/A – Internal Perimeter |
| Linear Feet of Roadway/ Perimeter Frontage | 297' | 557' | |
| Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed) | YES: 15 SHADE 1 ORN 16 E' GREEN | YES: 16 SHADE 3 ORN 22 E' GREEN | |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed) | YES: 297' | YES: 557' | |
| Number of Plants Required<br>Shade Trees<br>Evergreen Trees<br>Shrubs | 4<br>29<br>0 | 13<br>0<br>0 | |
| Number of Plants Provided<br>Shade Trees<br>Evergreen Trees<br>Other Trees (2:1 subst.)<br>Shrubs (10:1 subst.)<br>(describe plant substitution credits below if needed) | 11<br>0<br>0<br>0 | 6<br>0<br>0<br>0 | |

Bond Requirement – Surety for Schedule A:

| | | | |
|---|---|---|---|
| Schedule 'A' Number of Shade Trees for bonding: | 0 x | $300 | = $ |
| Schedule 'A' Number of Evergreen Trees for bonding: | 13 x | $150 | = $1,950.00 |
| Schedule 'A' Number of Shrubs for bonding: | 0 x | $30 | = $ |
| Schedule 'A' Number of Street Trees for bonding: | 0 x | $300 | = $ |
| TOTAL Estimate for Surety: | | | $1,950.00 |

COMMENTS:

| SCHEDULE B<br>PARKING LOT INTERNAL LANDSCAPING |
|---|
| Number of Parking Spaces = 316 Spaces (Provided) |
| Number of Trees Required = 16 Trees @ 1 per 20 spaces |
| Number of Trees Provided Shade Trees 35<br>Other Trees (2:1 substitution) 0<br>NOTE:<br>Alternative Compliance per HRD's Standards<br>Alternative Compliance exceeds County requirements |
| Schedule 'B' Number of required Shade Trees for bonding: 16 x $300 = $4,800.00 |

### DEVELOPER'S / BUILDER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape manual. I/We further cerify that upon completion, a Certification of Landscape installation, accompanies by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

D.J. Patalita, Giant of Maryland, LLC — 6-18-01

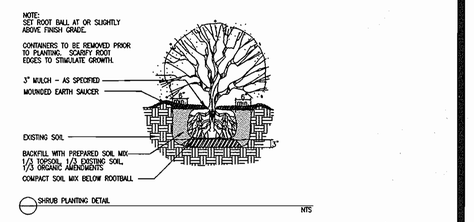
Nome (Developer's /Builder's) — Date

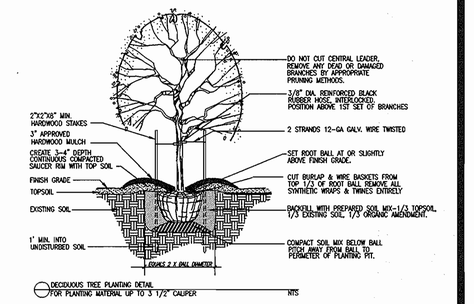
Financial surety for the required landscaping per Schedules A and B must be posted as part of the Grading Permit in the amount of $6,750.00.

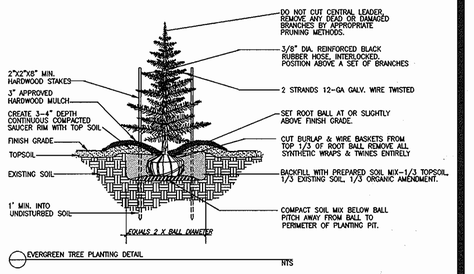
### PLANT LIST

| QTY. | SYMBOL. | NAME (BOTANICAL/COMMON) | SIZE | SPACING | ROOT | COMMENTS |
|---|---|---|---|---|---|---|
| Deciduous Trees | | | | | | |
| 7 | AR | Acer rubrum 'Red Sunset'/ Red Sunset Maple | 2 1/2 – 3" Cal. | | B&B | |
| 37 | QP | Quercus palustris/ Pin Oak | 2 1/2 – 3" Cal. | | B&B | |
| 8 | GT | Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust | 2 1/2 – 3" Cal. | | B&B | |
| 7 | MZ | Malus sieboldii var zumi Zumi Crabapple | 2 1/2 – 3" Cal. | | B&B | |
| Evergreen Trees | | | | | | |
| 3 | NS | Ilex 'Nellie Stevens'/ Nellie Stevens Holly | 7-8' Ht | | B&B | |
| 8 | PA | Picea abies/ Norway Spruce | 7-8' Ht. | | B&B | |
| Shrubs / Groundcover / Perennials | | | | | | |
| 30 | AZ | Rhododendron 'Glen Dale' Glen Dale Azalea | 18-24" Ht. | | B&B | |
| 288 | BJ | Berberis julianae/ Julianae Barberry | 24-30" | 4' O.C. DOUBLE ROW | B&B | |
| 169 | EA | Euonymus alata 'compacta' Burning Bush | 24-30" | 4' O.C. | B&B | |
| 18 | TM | Taxus xmedia 'Wardii' Wards Yew | 24-30" Ht. | 3' O.C. | B&B | |
| 154 | TH | Taxus 'Hicksii' | 24-30" Ht | 3. O.C. | B&B | |

Note: – Plant quantities to be verified by contractor.




APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01

Chief, Division of Land Development — Date 7/16/01

Chief, Development Engineering Division — Date 7/12/01

David J. Gutschick
7/2/01

99022LD.dwg 6-11-01 4:33:05 pm EST


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


\DRAWINGS\00151\DESIGN\00151LD.DWG | DES. LMM | DRN. LMM | CHK.

| | REVISION | BY | APP'R. |
|---|---|---|---|
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

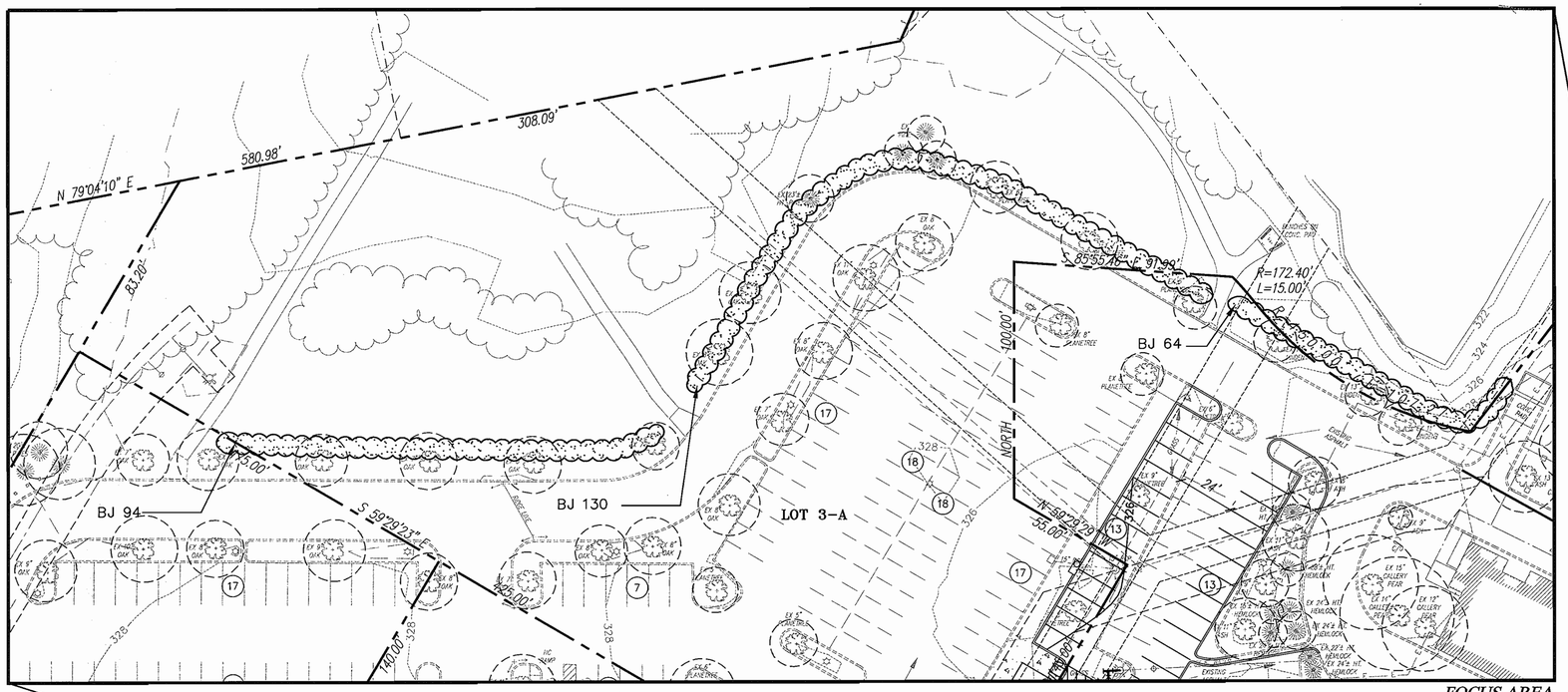
*LANDSCAPE NOTES & DETAILS*

**OWEN BROWN VILLAGE CENTER**
*PARCELS B-1, B-3 AND LOTS 2-A & 3-A*
*VILLAGE OF OWEN BROWN*
*SECTION 1, AREA 3*

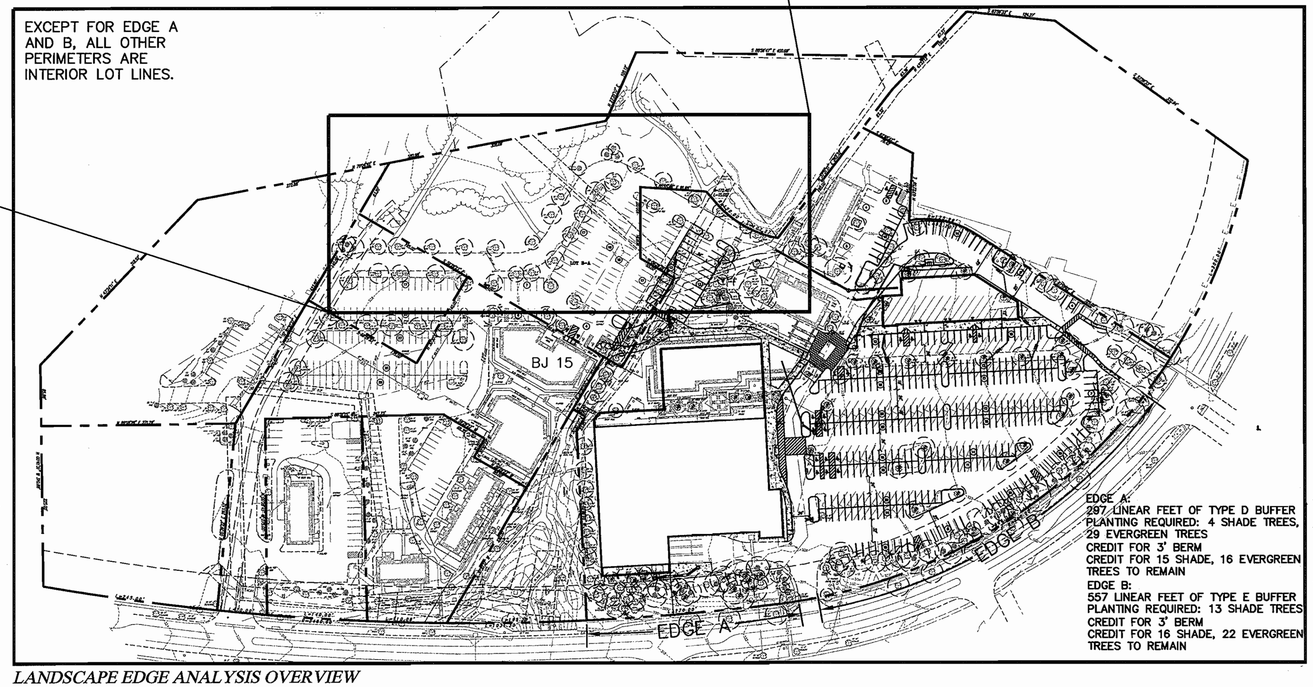
GULFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| NTS (PLOT AT 1"=10') | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| January, 2001 | 36 | 11 OF 13 |

SDP-01-94




FOCUS AREA




LANDSCAPE EDGE ANALYSIS OVERVIEW

THIS PLAN FOR LANDSCAPING PURPOSES ONLY

David Weber 7/2/01

EXISTING TREES

EXISTING TREES TO BE REMOVED

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

| | |
|---|---|
| Director | 7/16/01 Date |
| Chief, Division of Land Development | 7/16/01 Date |
| Chief, Development Engineering Division | 7/12/01 Date |


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 5.23.02 | Rev. Hc. Spaces | | |
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

\DRAWINGS\99022\DESIGN\99022Lp4.dwg | DES. | DRN. | CHK.

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

LANDSCAPE PLAN

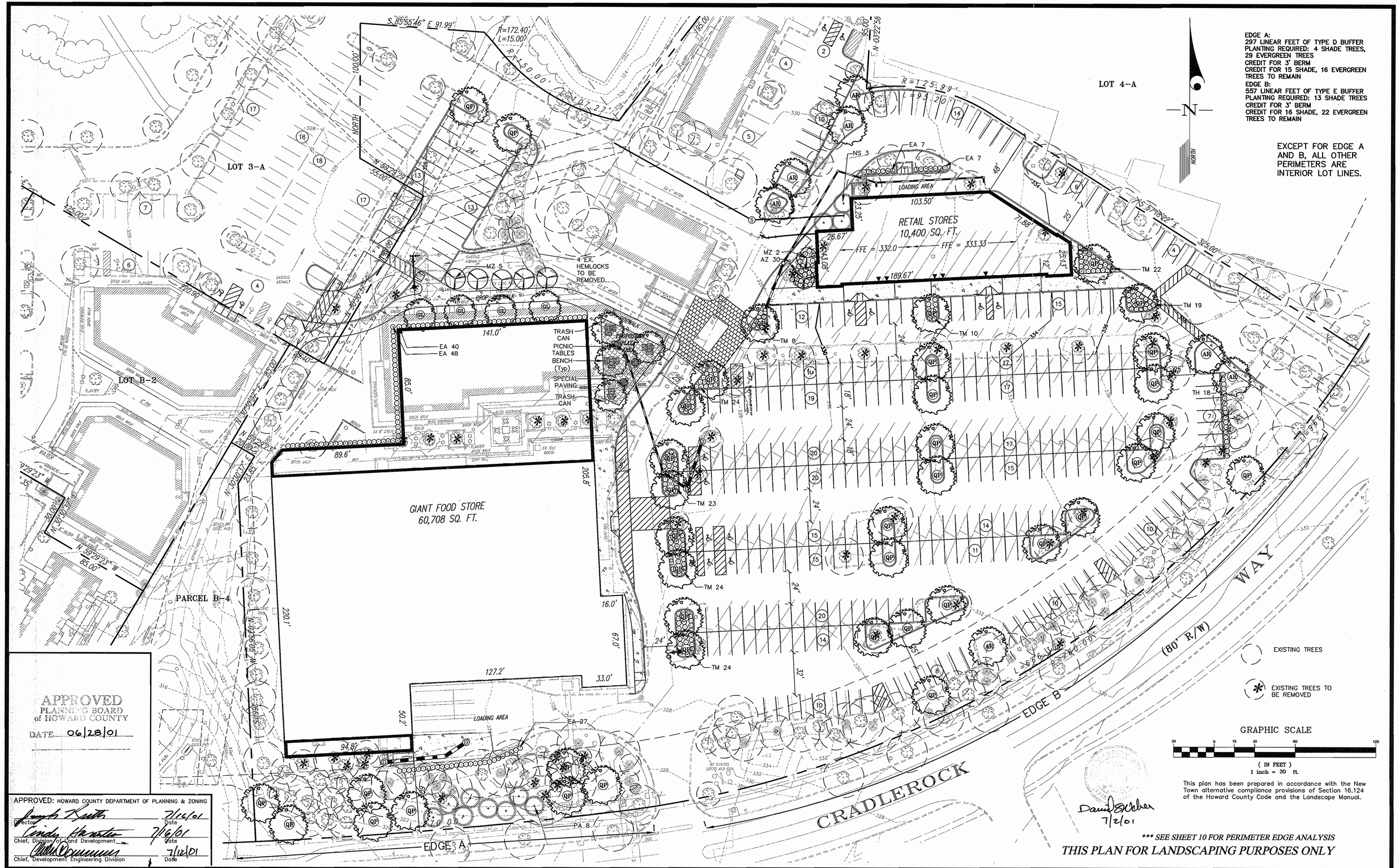
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP - GRID | SHEET |
| JANUARY 2001 | 36 | 10 OF 13 |

SDP-01-94

99022lp4.dwg 6-11-01 4:02:16 pm EST




EDGE A:
297 LINEAR FEET OF TYPE D BUFFER
PLANTING REQUIRED: 4 SHADE TREES, 29 EVERGREEN TREES
CREDIT FOR 3' BERM
CREDIT FOR 15 SHADE, 16 EVERGREEN TREES TO REMAIN

EDGE B:
557 LINEAR FEET OF TYPE E BUFFER
PLANTING REQUIRED: 13 SHADE TREES
CREDIT FOR 3' BERM
CREDIT FOR 16 SHADE, 22 EVERGREEN TREES TO REMAIN

EXCEPT FOR EDGE A AND B, ALL OTHER PERIMETERS ARE INTERIOR LOT LINES.

This plan has been prepared in accordance with the New Town alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01
Chief, Division of Land Development — Date 7/16/01
Chief, Development Engineering Division — Date 7/12/01

David S. Weber 7/2/01

*** SEE SHEET 10 FOR PERIMETER EDGE ANALYSIS

THIS PLAN FOR LANDSCAPING PURPOSES ONLY


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 5.23.02 | Rev. Hc. spaces | | |
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

\DRAWINGS\99022\DESIGN\99022Lp3.dwg | DESLMM | DRN. LMM | CHK.

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

LANDSCAPE PLAN

OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

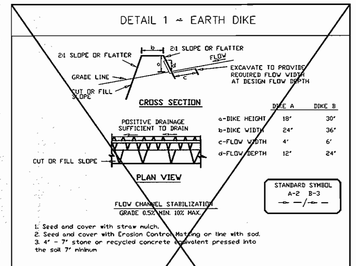
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP - GRID | SHEET |
| January 2001 | 36 | 9 OF 13 |

SDP-01-94

99022lp3.dwg 6-28-01 5:46:05 pm EST

## DETAIL 1 – EARTH DIKE




1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" – 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.

2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

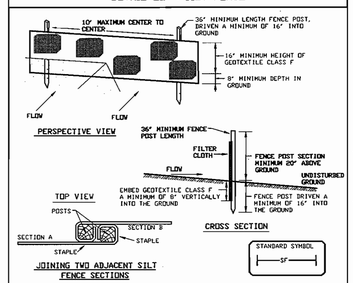
6. Fill shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after each rain event.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE A -1 – 6 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 22 – SILT FENCE




### JOINING TWO ADJACENT SILT FENCE SECTIONS

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

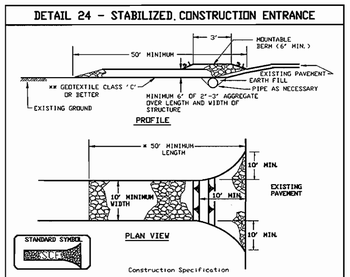
| | | |
|---|---|---|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft²/minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE E – 18 – 58 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE




Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. * The plan approval authority may not require single family residences to use geotextile.

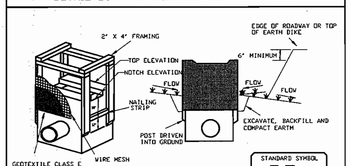
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE F – M – 3 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 23A – STANDARD INLET PROTECTION




MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.

2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the notch (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.

3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.

4. Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.

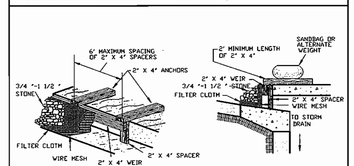
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.

6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.

7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE E – 16 – 5 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 23C – CURB INLET PROTECTION (COG OR COS INLETS)




MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

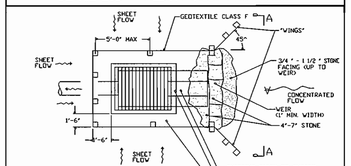
6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE E – 18 – 58 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 24D – MEDIAN INLET PROTECTION




Construction Specifications

1. Fence posts shall be 36" (min) long, driven 16" into the ground and spaced 5' (max) apart. Wood posts shall be 1 1/2" x 1 1/2" (min) square cut or 1 3/4" (min) diameter round and shall be of sound quality hardwood. Steel posts shall be standard T or U section weighing not less than 1.0 lb/linear foot.

2. Geotextile Class F shall be fastened securely to each post with wire ties or staples at top and mid-section.

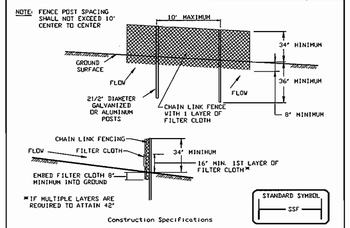
3. Where ends of geotextile fabric come together they shall be overlapped, folded and stapled.

4. Median Inlet Protection shall be inspected after each rain and maintained when bulges occur in the fabric or when the stone gets clogged.

5. Stone used to construct the weir shall be 4" – 7" with a 1' thick layer of 3/4" – 1 1/2" stone on the upstream face.

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE E – 18 – 5C | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## DETAIL 33 – SUPER SILT FENCE




Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

| | | |
|---|---|---|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft²/minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |

| U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE H – 26 – 3 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |
|---|---|---|

## 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 theses 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 standard 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 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, loamy sand. Other soils may be used if recommended by an organomist 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 1–1/2" 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 procedure.

III. 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.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be perscribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto–toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualifies organomist or soil scientists and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. 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 conditions that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead or applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 40#/1,000 square feet, and 1/3 the normal lime application rate.

## DUST CONTROL

*Definition*

Controlling dust blowing and movement on construction sites and roads.

*Purpose*

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off–site damage, health hazards, and improve traffic safety.

*Conditions Where Practice Applies*

This practice is applicable to areas subject to dust blowing and movements where on and off–site damage is likely without treatment.

*Specifications*

Temporary Methods

1. Mulches – See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover – See standards for temporary vegetative cover.
3. Tillage – To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel–type plows spaces about 12" apart, spring–toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation – This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers – Solid board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
6. Calcium Chloride – Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

1. Permanent Vegetation – See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling – Covering with less erosive soil materials. See standards for topsoiling.
3. Stone – Cover surface with crushed stone or coarse gravel.

## Sequence of Construction

1. Apply for grading permit.
2. Obtain grading permit at on–site pre–construction meeting. (1 Day)

PHASE I

3. Install sediment control devices in Phase I area (2 Days)
   * Stabilized construction entrance for Phase I construction
   * Silt Fence
   * Inlet Protection Devices

Obtain permission from the Sediment Control Inspector prior to proceeding to next step

4. Construct proposed building D in Phase I. ( 2 months)
5. Re–construct storm drain within Phase I as shown on site plan. (1 week).
6. Construct curb and gutter, and revised parking area in Phase I (4 weeks)

PHASE II

7. Install sediment control devices in Phase II area (2 Days)
   * Stabilized construction entrance for Phase I construction
   * Silt Fence
   * Inlet Protection Devices

Obtain permission from the Sediment Control Inspector prior to proceeding to next step

8. Perform Demolition of existing retail building C in Phase II. (1 week)
9. Construct expansion on Giant Food Store in Phase II. (2 months)
10. Construct revised curb and gutter, and parking area in Phase II. (1 week).

ITEM NUMBER 11 CAN BE PERFORMED DURING PHASE I AND II IF DESIRED

11. Re–construct remaining parking lot islands and storm drain in front of Giant food store (2 weeks)
12. Install landscaping, surface course paving, and re–stripe parking lot. (1 week).
13. Permanently stabilize all disturbed areas. (1 week).
14. Remove sediment control devices with prior approval of Sediment Control Inspector. (1 day).

**Note: At the close of each day, the contractor is responsible for the repair or reinstallation of any sediment control devices damaged by construction activity.**

## 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 (unless 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 ureaform 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 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 (unless 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.

## SEDIMENT CONTROL NOTES

1. A minimum of 24 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.

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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. G).
Temporary stabilization, with mulch alone, can 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 | : | 14.1 | Acres |
| Area Disturbed | : | 5.2 | Acres |
| Area to be roofed or paved | : | 11.3 | Acres |
| Area to be vegetatively stabilized | : | 2.8 | Acres |
| Total Cut | : | 1000 | Cu. Yds. |
| Total Fill | : | 1000 | Cu. Yds. |
| Off–site waste/borrow area location: | | N/A | |

8. Any sediment control practice which is disturbed by grading actively 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 DPW 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 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01

Chief, Division of Land Development — Date 7/16/01

Chief, Development Engineering Division — Date 7/12/01

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

Howard S.C.D. — Date 7/9/01

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

Natural Resources Conservation Service — Date 7/9/01

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."

DAVID S. WEBER — 7/2/01 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 of Developer/Builder — 6-18-01 Date

GIANT OF MARYLAND, LLC


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301–421–4024 BALT: 410–880–1820 DC/VA: 301–989–2524 FAX: 301–421–4186


| \DRAWINGS\99022\DESIGN\99022SCD.DWG | DES. | DRN. | CHK. |
|---|---|---|---|

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 9/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D–671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341–8424
FAX: (301) 618–4951

SEDIMENT CONTROL NOTES & DETAILS

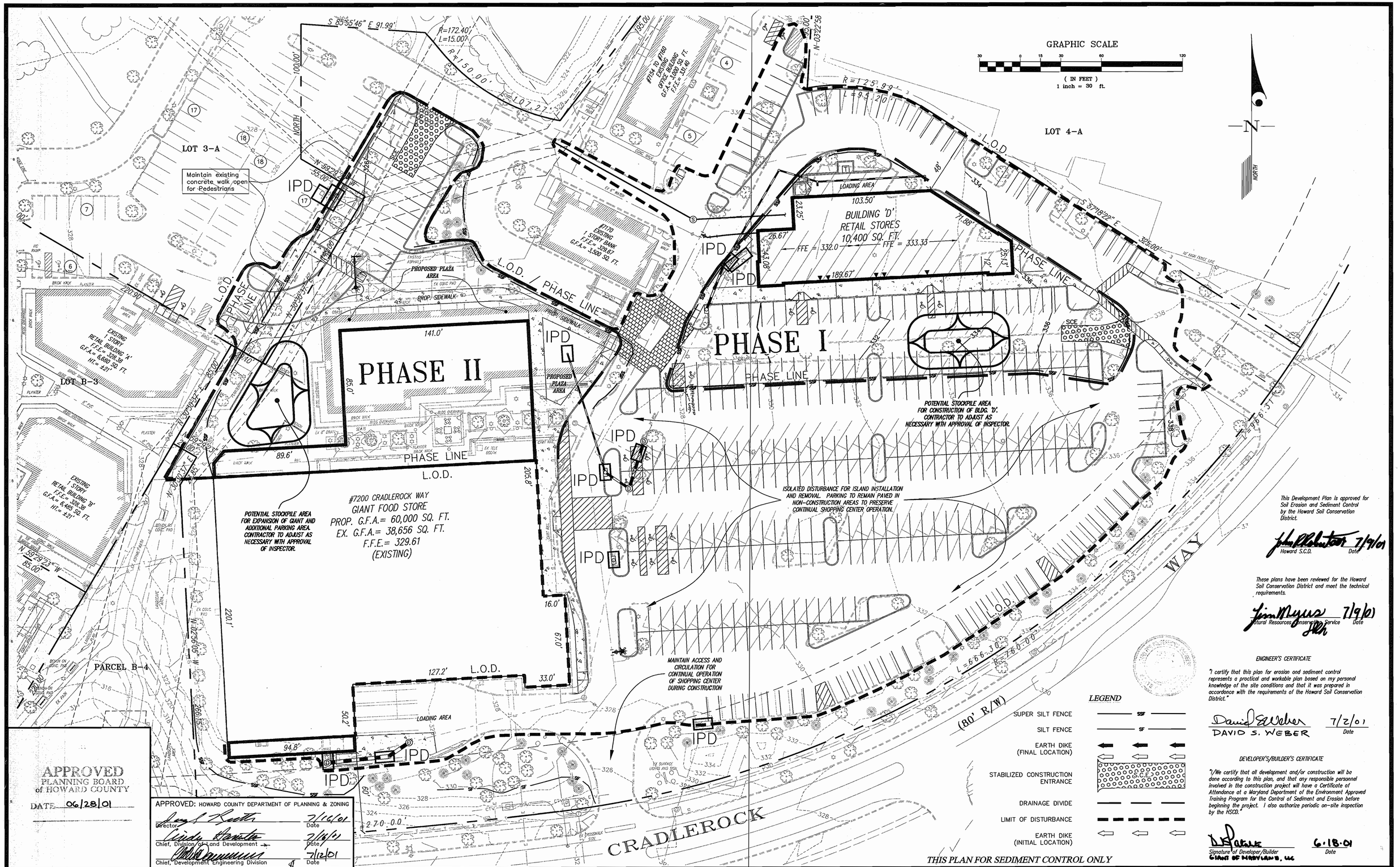
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| N/A | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| JANUARY 2001 | 36 | 8 OF 13 |

SDP–01–94

99022SCD.dwg 6–16–01 11:56:43 am EST




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

Howard S.C.D. 7/9/01 Date

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

Natural Resources Conservation Service 7/9/01 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."

DAVID S. WEBER 7/2/01 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 of Developer/Builder 6.18.01 Date
GIANT OF MARYLAND, LLC

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director 7/16/01 Date

Chief, Division of Land Development 7/16/01 Date

Chief, Development Engineering Division 7/12/01 Date

THIS PLAN FOR SEDIMENT CONTROL ONLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022SCP.dwg | DES. | DRN. CAD/MG | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 6.29.02 | Rev. Hc. Spaces | | |
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

SEDIMENT CONTROL PLAN

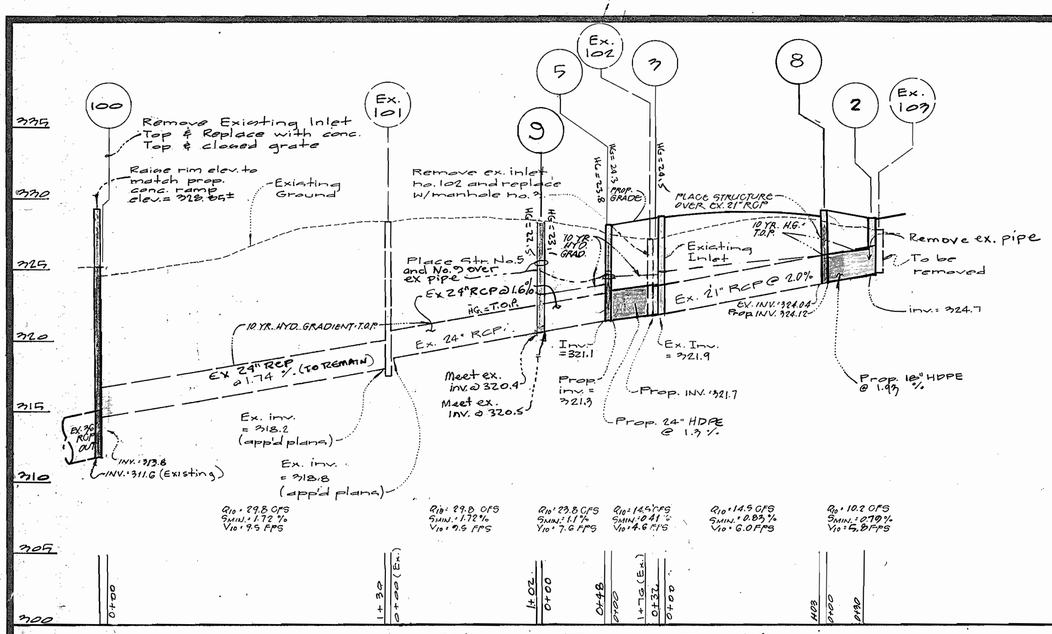
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

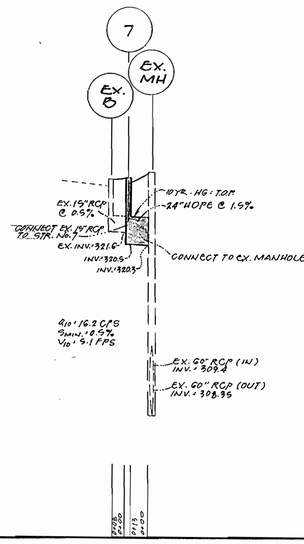
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

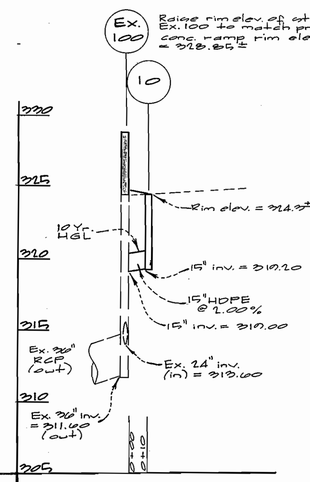
| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP - GRID | SHEET |
| DECEMBER 2000 | 36 | 7 OF 13 |

SDP-01-94

99022SCP.dwg 6-16-01 11:41:20 am EST




| | No. | TYPE | WIDTH-DIAM. | TOP ELEVATION UPPER | TOP ELEVATION LOWER | INV. ELEV. | STD. DETAIL | LOCATION |
|---|---|---|---|---|---|---|---|---|
| PRIVATE | A | NYLO PLAST DRAIN BASIN | 24 INCH | 329.6 | | 326.25 | | |
| | B | NYLO PLAST DRAIN BASIN | 18 INCH | 331.3 | | 327.6 | | |
| | 2 | A-10 INLET | STD | 328.90 | | | HO. CO. 4.41 | SEE PLAN |
| | C | NYLO PLAST DRAIN BASIN | 18 INCH | 333.0 | | 328.64 | | |
| | J | PRECAST MANHOLE | 48" DIAM. | 326.6 | | 321.70 | HO. CO. G5.12 | MEET EX. PIPE - SEE PLAN * |
| | 4 | C09-10 | 48 INCH | 328.9 | | 322.20<br>321.8 | MD. 374.63 | SEE PLAN |
| | 5 | PRECAST MANHOLE | 60 INCH | 328.35 | | 321.30<br>321.1 | HO. CO. G5.12 | MEET EX. PIPE - " " * |
| | 9 | Nyloplast | 12" | 328.23 | | | | |
| | 7 | A-10 INLET | STD | 325.60 | | 321.60 | HO. CO. G 4.41 | MEET EX. PIPE - SEE PLAN |
| | T | Nyloplast Drain Basin | 15" | 329.4 | | 327.0 | | cooled lid |
| | 8 | A-10 INLET | 2'-0" | 329.30 | | 326.84<br>326.64 | HO. CO. 90 4.41 | MEET EX. PIPE - " * |
| | U | Nyloplast Drain Basin | 15" | 329.0 | | 326.2 | | cooled lid |
| | 3 | C09-10 | 48 INCH | 328.30 | | 324.4 | MD 374.63 | * SEE PLAN |
| | 10 | WR-INLET | STD. | 324.90 | GRATE 324.2 | 319.20 | HO. CO. 90 4.35 | SEE PLAN |
| | P | NYLO PLAST DRAIN BASIN | 15 INCH | 329.0 | | 325.60 | | PLAZA |

Structure 'P' to be 18" diam. drain with pedestrian grate by Nyoplaast or equivalent

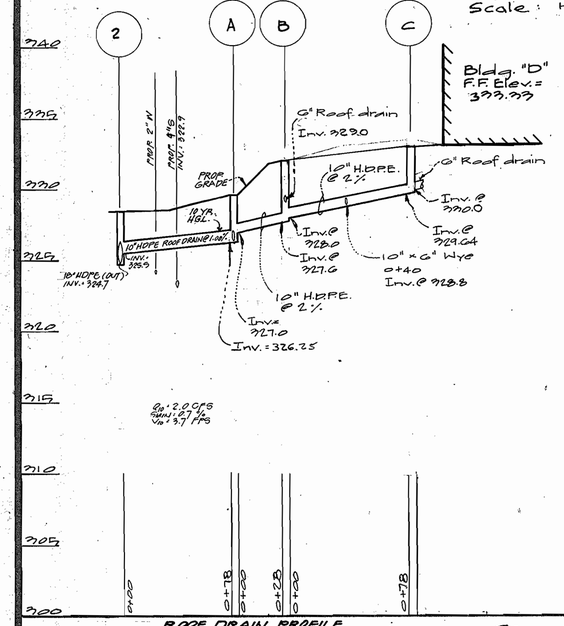
* Contractor to dig test pit, verify elev. of 24" RCP prior to ordering Str. No. 10, 1, 5, 3, & 8

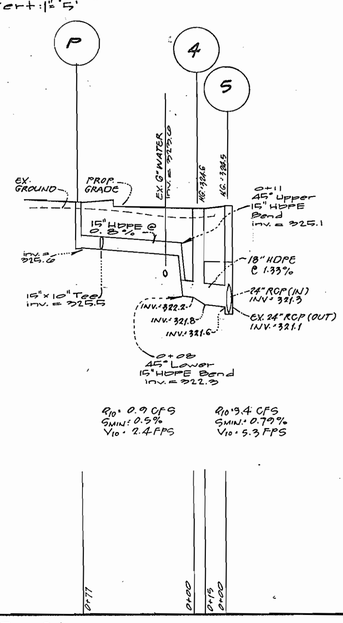
| PIPE SCHEDULE | | |
|---|---|---|
| SIZE | TYPE | LENGTH |
| 12" | HDPE | 87 LF |
| 10" | HDPE | 184 LF |
| 18" | HDPE | 45 LF |
| 24" | HDPE | 45 LF |
| | | |

HDPE = High density polyethelene double wall, smooth interior HI-Q by Hancor Inc., Hi-Q by ADS, Inc. or equivalent. Meet AASHTO M-294 type 'S' and AASHTO MP6-95 type 'S' (12-36" diam), meet AASHTO M-252 type 'S' (4-10" diameter).

## Storm Drain Profiles

Scale: Horz: 1" = 50' Vert: 1" = 5'

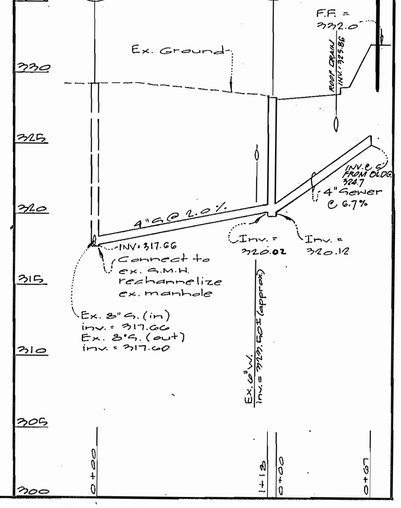


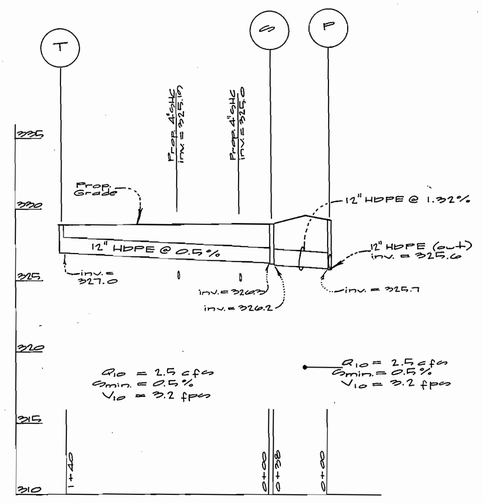




ROOF DRAIN PROFILE

## Storm Drain Profiles

SCALE: HORIZ: 1" = 50'
VERT. 1" = 5'




## Private Sewer Profile

Scale: Horz: 1" = 50' Vert. 1" = 5'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01

Chief, Division of Land Development — Date 7/16/01

Chief, Development Engineering Division — Date 7/12/01

MARYLAND PROFESSIONAL ENGINEERS — DAVID SAMUEL BRICKEY — STATE OF MARYLAND

7/2/01


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


\DRAWINGS\99022\.... | DES. TMR | DRN. FMM | CHK. TMR

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 9.13.01 | Removed I-10 & M-1, add. new inlet 10 & new profile | | |
| 4.12.01 | Rev. add profile 'P' to 4 rev. structure schedule & added profile 'P thru T' | | |
| 6.13.01 | ADJUSTED GRADE OF RIM ELEVATION ON STR. 'A', 'B', 'C' | | |
| 6.11.01 | REVISED ROOF DRAIN PROFILE, SEWER PROFILE (S126) | | |
| 4.2.01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

WATER, SEWER & STORM DRAIN PROFILES

# OWEN BROWN VILLAGE CENTER

PARCEL B-1, B-3, LOTS 2-A AND 3-A
VILLAGE OF OWEN BROWN

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| AS SHOWN | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| JANUARY, 2001 | 36 | 6 OF 13 |

SDP-01-94

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

LOT 3-A
LOT 4-A
LOT B-3
PARCEL B-4
EXISTING 1 STORY RETAIL BUILDING 'A' F.F.E.= 328.38 G.F.A.= 6,680 SQ. FT. Ht.= ±21'
EXISTING 1 STORY RETAIL BUILDING 'B' F.F.E.= 328.38 G.F.A.= 6,485 SQ. FT. Ht.= ±21'
#7154 TO #7160 EXISTING OFFICE BUILDING G.F.A.= 5,000 SQ. FT. F.F.E.= 334.40
#7170 EXISTING 1 STORY BANK F.F.E.= 329.87 G.F.A.= 3,600 SQ. FT.
BUILDING 'D' RETAIL STORES 10,400 SQ. FT.
#7200 CRADLEROCK WAY
GIANT FOOD STORE
PROP. G.F.A.= 60,708 SQ. FT.
EX. G.F.A.= 42,871 SQ. FT.
F.F.E.= 329.61
(EXISTING)
PROPOSED PLAZA AREA
LOADING AREA
PROPOSED REMOVAL/ REPAVING WITH CONCRETE
REMOVE PLANTERS AND SIDEWALK
TO BE SEEDED
PROP. SIDEWALK
PROPOSED SIDEWALK
PRIVATE FIRE HYDRANT
REMOVE EX. CURB
MATCH EX.
CRADLEROCK WAY (80' R/W)
NORTH
N 493,100
E 844,200
E 845,000
N 492,600
E 846,600
S 85°55'46" E 91.99'
R=172.40'
L=15.00'
R=150.00'
L=107.27'
N 89°20'28" W 55.00'
N 00°39'32" E 85.00'
R = 125.99'
L = 95.10'
S 37°16'22" E 320.00'
R = 660.00'
L = 66.03'
N 50°39'32" W 220.1'
N 50°39'32" W 205.8'
N 39°20'28" E 220.90'
N 50°39'32" W 205.00'
N 39°20'28" E 200.90'
N 50°39'32" W 85.00'
N 39°20'28" E 55.00'
N 50°39'32" W 89.6'
N 39°20'28" E 30.00'
N 50°39'32" W 23.65'
N 39°20'28" E 43.00'
N 50°39'32" W 141.0'
S 39°20'28" W 55.0'
S 50°39'32" E 94.8'
N 39°20'28" E 50.2'
S 50°39'32" E 127.2'
S 39°20'28" W 33.0'
N 50°39'32" W 16.0'
S 39°20'28" W 67.0'
R = 270.00'
LOT B-3
PARCEL B-4
PROPOSED ASPHALT PAVING (THIS IS FOR NEW ASPHALT AND REPLACING ASPHALT)
PROPOSED HEAVY-DUTY PAVING (THIS IS FOR NEW ASPHALT AND REPLACING ASPHALT)
GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 7/6/01
Chief, Division of Land Development — Date 7/6/01
Chief, Development Engineering Division — Date 7/12/01

David Fischer
7/2/01

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022PP.dwg | DES. | DRN. JMG | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 6.27.01 | Per Hc. Spacer | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

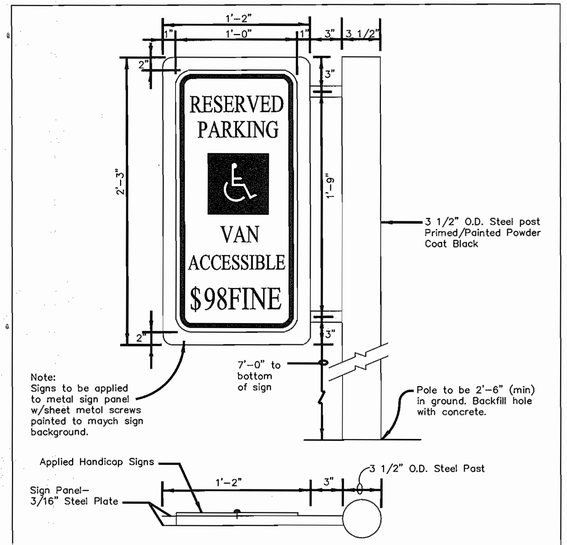
PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

PAVING PLAN
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

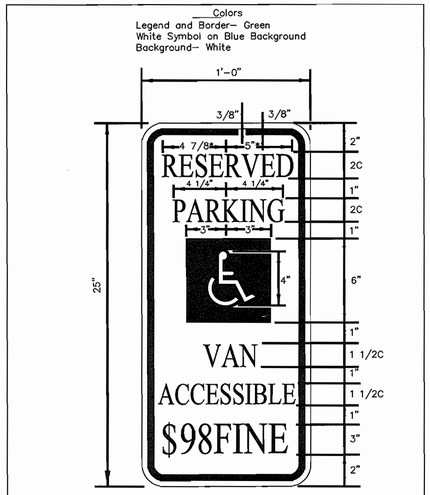
| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| DECEMBER 2000 | 36 | 5 OF 13 |

99022PP.dwg 6-28-01 5:43:03 pm EST

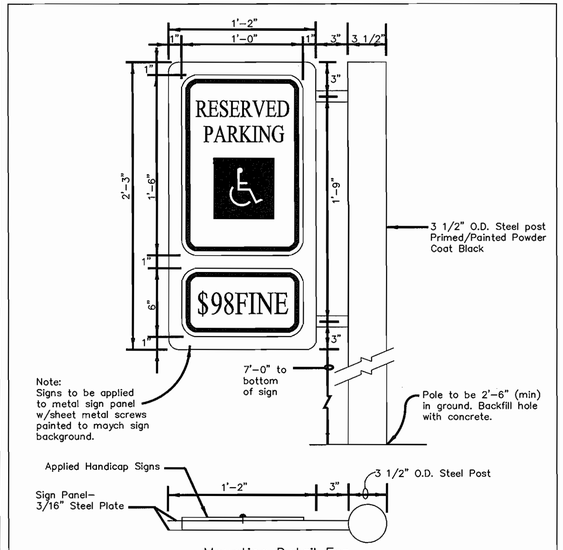
SDP-01-94



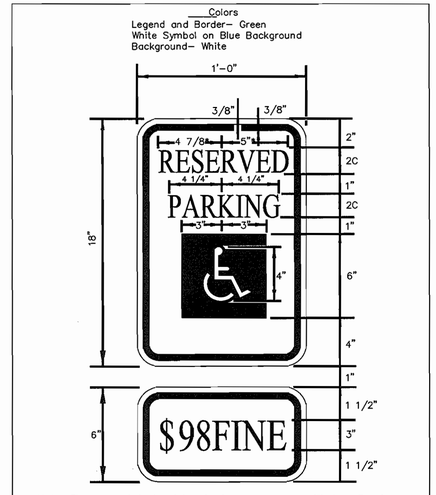

Mounting Detail For
Parking Restriction Sign
N.T.S.



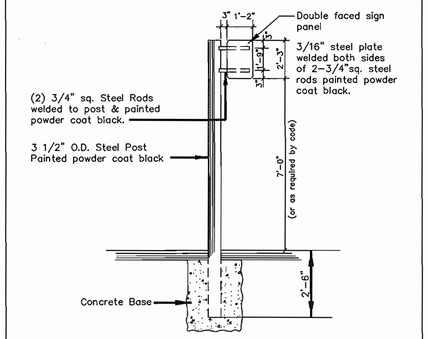

Parking Restriction Sign for
Van Handicapped Parking
N.T.S.



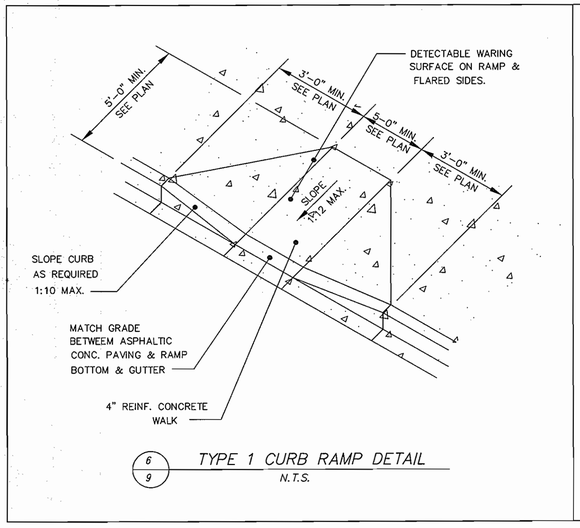

Mounting Detail For
Parking Restriction Sign
N.T.S.



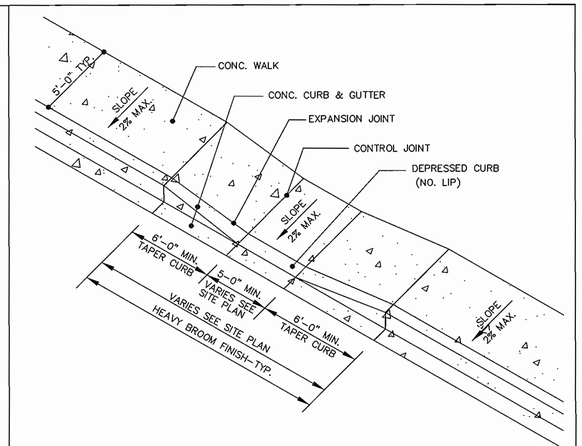

Parking Restriction Sign for
Handicapped Parking
N.T.S.



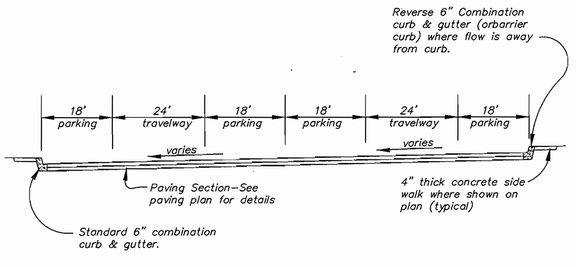

Post & Sign Panel Detail For
Parking Restriction Sign
N.T.S.



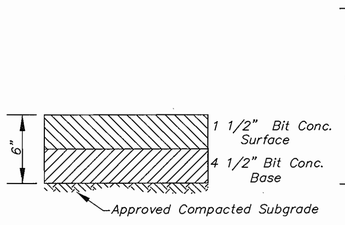

6/9 TYPE 1 CURB RAMP DETAIL
N.T.S.



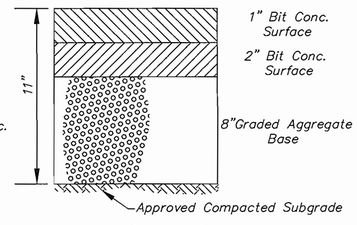

5/9 TYPE A CONCRETE RAMP DETAIL
N.T.S.




Typical Section-Private Parking
N.T.S.

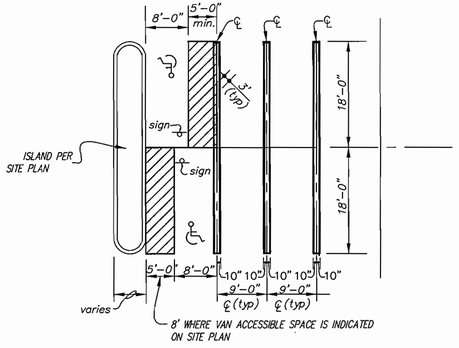



Full Depth
Bituminous Concrete
N.T.S.

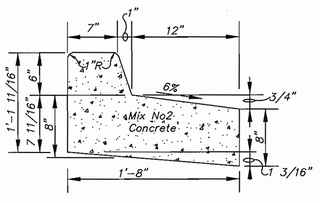



Granular
Base (Alternate)
N.T.S.

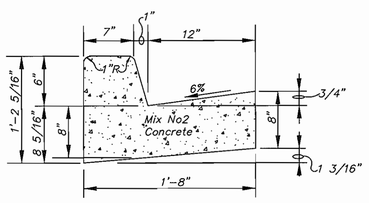
## Paving Sections for Light Duty Paving
N.T.S.
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.



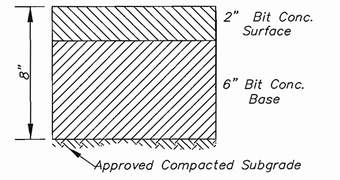

Typical Striping of Parking Lot and
Handicap Parking Detail
Note: 4" wide white stripes typical (unless noted otherwise)



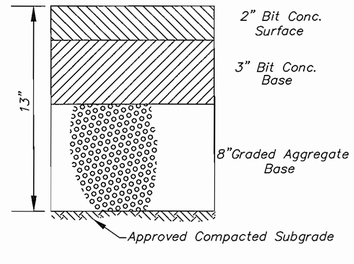

Reverse 6" Combination
Curb & Gutter
N.T.S.




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




Full Depth
Bituminous Concrete
N.T.S.




Granular
Base (Alternate)
N.T.S.

## Paving Sections for Heavy Duty Paving
N.T.S.
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01
Chief, Division of Land Development — Date 7/16/01
Chief, Development Engineering Division — Date 7/12/01

BOARD FOR PROFESSIONAL ENGINEERS — DAVID SAMUEL WEBER — 12961 — STATE OF MARYLAND
7/2/01

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022HAD.dwg | DES. | DRN. | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8424
FAX: (301) 618-4951

SITE DETAILS
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION I, AREA 3
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| AS SHOWN | NT | 99022 |
| DATE | TAX MAP - GRID | SHEET |
| JANUARY 2001 | 36- | 4 OF 13 |

99022HAD.dwg 4-2-01 2:31:36 pm EST

SDP-01-94

EX. HC RAMP TO REMAIN

EX. OFFICE BUILDING TO REMAIN F.F.E. = 328.38

EXISTING PARKING TO REMAIN

EX. HC RAMP TO BE REPAIRED OR REPLACED AFTER SEWER CONSTRUCTION

TYPE 1 HC RAMP

Painted Crosswalk

EX. HC RAMP TO REMAIN

TYPE 1 HC RAMP

EX. BANK TO REMAIN F.F.E. = 328.38

PROPOSED BUILDING 'D'

4 HEMLOCK TREES TO BE REMOVED

CONNECT TO EX. 8" W W/ 8"x6" TAPPING SLEEVE & VALVE

EX. CURB TO REMAIN

MZ 5

EX. TRANSFORMER PAD TO REMAIN

MZ 2

SEE ARCH. PLANS FOR DRIVE THRU CANOPY SUPPORT COLUMN LOCATIONS

EX. HC RAMP TO REMAIN

NEW STRIPING TO PROVIDE 4 HC SPACES

TYPE A HC RAMP

TYPE 1 HC RAMP

TYPE A HC RAMP

PROPOSED CONCRETE SIDEWALK

EX. BANK DRIVE THRU TO REMAIN

TRASH CAN

PROPOSED PLAZA AREA

PICNIC TABLES

BENCH (Typ)

SPECIAL PAVING

TRASH CAN

EA 40

MZ 5

EX. BUILDING TO REMAIN F.F.E. = 328.38

EX. PLANTERS, BENCHES AND PAVING TO BE REMOVED AND REPLACED WITH GRASS. EX. TREES TO REMAIN

EXISTING CONCRETE SIDEWALK TO REMAIN

PROPOSED EDGE OF WALK

EX. GRADE 328.0±

PROPOSED ADDITION TO GIANT FOOD STORE

PROPOSED CONCRETE SIDEWALK

EXISTING GIANT FOOD STORE F.F.E. = 329.61

24' TYP.

18' TYP.

9' TYP.

5' MIN.

HC SIGN (TYP.)

5' MIN.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

7/2/01

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 06/28/01

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/6/01

Chief, Division of Land Development — Date 7/6/01

Chief, Development Engineering Division — Date 7/2/01


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186


\DRAWINGS\99022\DESIGN\99022sp4.dwg | DES. | DRN. JMG | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 4-8-09 | Added Sidewalk To West Side of Building "D" | | |
| 5-27-09 | Rev. HC Spaces | | |
| 6/11/01 | SUBMIT TO GIANT CONSTRUCTION | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

DETAILED SITE PLAN

# OWEN BROWN VILLAGE CENTER

PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=20' | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| JANUARY 2001 | 36 | 12 OF 13 |

SDP-01-94

99022sp4.dwg 6-28-01 5:48:36 pm EST

## EXISTING UTILITY NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT Co., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.

6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

## PLAN NOTES

1. REMOVE EXISTING INLET AT EXISTING STRUCTURE 100 AND REPLACE WITH A MANHOLE. SEE STRUCTURE SCHEDULE ON SHEET 6.
2. REMOVE EXISTING CONCRETE AND REGRADE TO NEW LOW POINT AT STRUCTURE 10.
3. REMOVE EXISTING STRUCTURE 102 AND EXISTING PIPE FROM STRUCTURE 3 TO STRUCTURE 5.
4. PLUMBER TO CONNECT WATER AND SEWER TO SYSTEM IN BUILDING 'D'.
5. REMOVE AND REPLACE CURB AND GUTTER AS NECESSARY AT SAME GRADE AFTER SEWER TRENCH IS BACKFILLED.
6. SEE PAVING PLAN FOR DELINEATION OF EXISTING AND PROPOSED PAVING.
7. BRICK SHUT EXISTING DRAIN AND LEAVE MANHOLE. ADJUST RIM ACCORDINGLY.
8. REMOVE EXISTING STRUCTURE 103 AND EXISTING PIPE FROM STRUCTURE 103 TO STRUCTURE 8.
9. BUILD STRUCTURE 8 OVER EXISTING PIPE.
10. EXISTING 6" SHC TO BE ABANDONED. CONTRACTOR TO VERIFY THAT SHC IS ONLY CONNECTED TO BUILDING 'C' PRIOR TO DISCONNECTION.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7/16/01
Chief, Division of Land Development — Date 7/6/01
Chief, Development Engineering Division — Date 7/12/01

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer — Date

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99022\DESIGN\99022sp3.dwg | DES. | DRN. JMC | CHK.

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 5.17.01 | Rev. HC spaces | | |
| 4/12/01 | Rev. DA to include str. 7 | | |
| 4/2/01 | ADDRESSED HOWARD COUNTY COMMENTS | | |

PREPARED FOR :
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATAUTA
TELE: 301-341-8440
FAX: 301-618-4951

*DRAINAGE AREA MAP*
# OWEN BROWN VILLAGE CENTER
*PARCELS B-1, B-3 AND LOTS 2-A & 3-A*
*VILLAGE OF OWEN BROWN*
*SECTION 1, AREA 3*
GULFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | NT | 99022 |
| DATE | TAX MAP – GRID | SHEET |
| DECEMBER 2000 | 36 | 13 OF 13 |

99022sp3.dwg 6-29-01 7:28:04 am EST

SDP-01-94