

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN, DRAINAGE AREA MAP AND PROFILES
4	NOTES AND DETAILS
5	LANDSCAPE PLAN

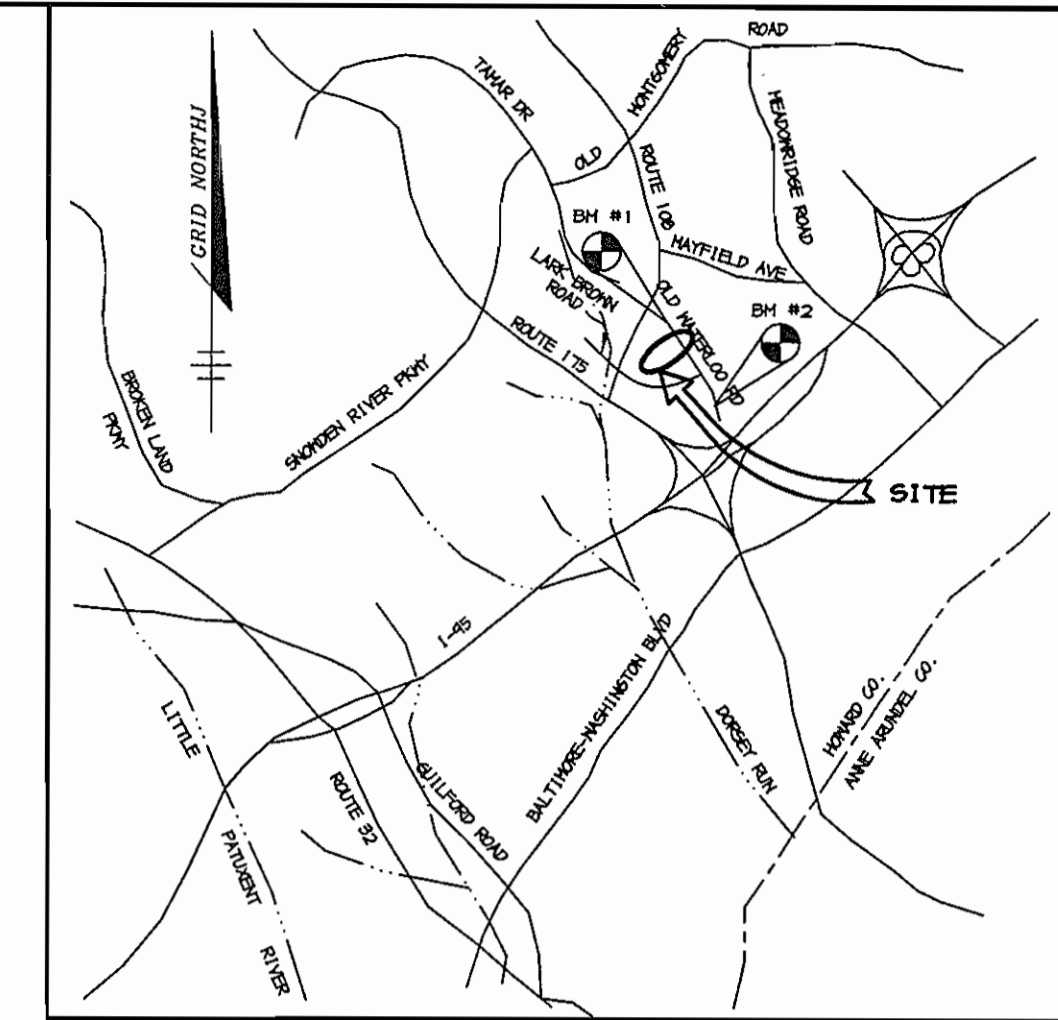
SITE DEVELOPMENT PLAN

OLD WATERLOO ROAD

RETAIL BUILDING

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

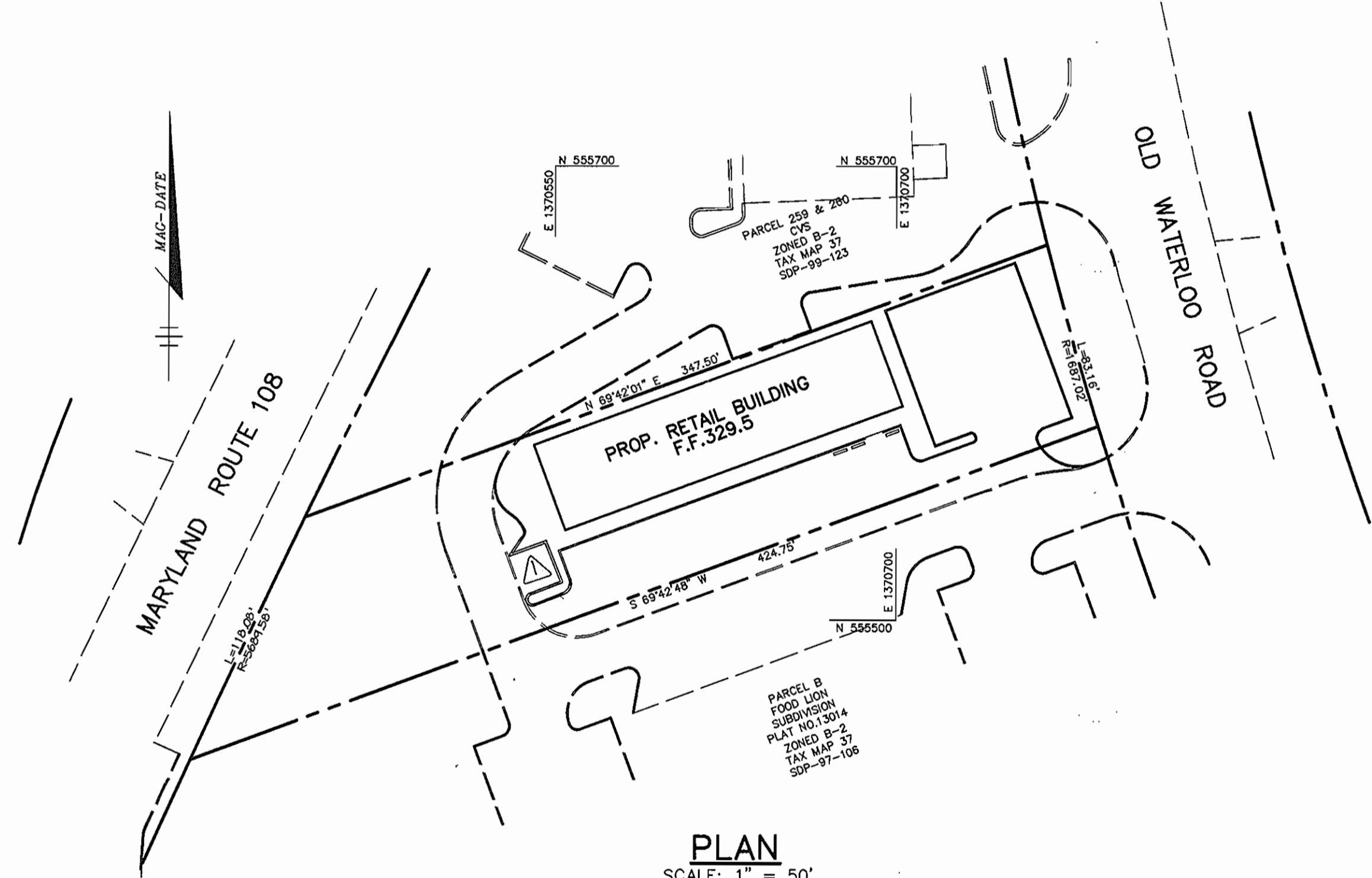
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE & ASSOC. DATED AUGUST, 1997.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. STATION NUMBERS 37GC AND 37HC WERE USED.
- WATER IS PUBLIC, CONTRACT NO. 320-W.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: DORSEY RUN TREATMENT PLANT; DORSEY RUN PUMPING STATION CONTRACT NO. 20-1264-D.
- A SHARED MAINTENANCE AGREEMENT FOR USE OF THE PRIVATE SWM FACILITY HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AS LIBER NO. 4834 FOLIO NO. 520. THE FACILITY SERVING THIS SITE IS PER SDP-97-106 AND SDP-99-123, AND IS A PRIVATE RETENTION FACILITY FOR QUANTITY CONTROL WITH BAYSAVERS USED FOR QUALITY MANAGEMENT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO GEOTECHNICAL STUDY IS REQUIRED FOR THIS PROJECT.
- THE BOUNDARY FOR THIS PROJECT WAS PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. DATED MAY, 1997.
- SUBJECT PROPERTY ZONED B-2 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S - SDP-97-106, F-98-56, SDP-99-123.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNLIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4, VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T100.
- THERE ARE NO WETLANDS ON THIS SITE BASED ON A FIELD INSPECTION.
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SITE. SEE SHEET 5 FOR THE REQUIRED FINANCIAL SURETY.
- A CROSS-EASEMENT TO UTILIZE THE USE-IN-COMMON ACCESS EASEMENT ACROSS PARCELS A AND B OF THE FOOD LION SITE AND PARCEL 262 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND, AS LIBER 4834, FOLIO 561.
- A DECLARATION OF INTENT HAS BEEN FILED TO MEET FOREST CONSERVATION OBLIGATIONS, SUBDIVISION SUBTITLE SECT. 16.1202 (b)(2)(i) WITH 0 SQUARE FEET OF FOREST AREA TO BE CLEARED.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PERFORMED BY STREET TRAFFIC STUDIES DATED APRIL 2001.

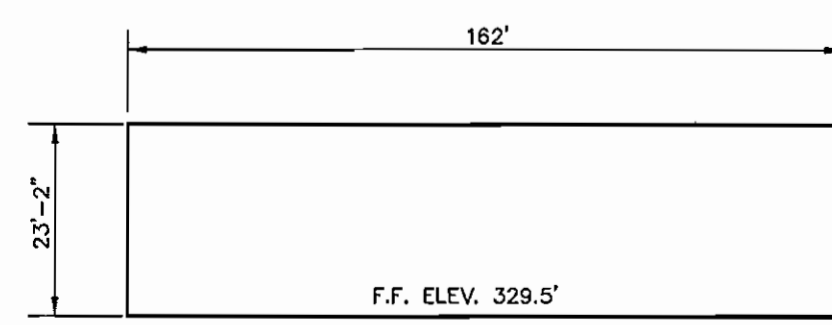
SITE ANALYSIS

AREA OF PARCEL 262	0.73 ACRES (31,989 SF)
DISTURBED AREA	0.65 ACRES (28,182 SF)
ZONING	B-2
PROPOSED USE	ONE STORY RETAIL BUILDING ** WITH CARRYOUT RESTAURANT
BUILDING COVERAGE	6,400 SF (20.3% OF SITE) CONSISTING OF 1280 SF CARRYOUT AND 5120 SF RETAIL
# OF PARKING SPACES REQUIRED	34 SPACES
# OF PARKING SPACES PROVIDED	34 SPACES (INCL. 2 HC)
PAVED AREA	12,757 SF (39.9% OF SITE)

* PER SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS.
** NO CHANGE IN USE IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT.



PLAN
SCALE: 1" = 50'



BUILDING ELEVATION
NO SCALE

BENCHMARKS

BM #1
HOCO MONUMENT 37GC
ELEV. 331.93
N 555,250.79 E 1,370,946.36

BM #2
HOCO MONUMENT 37HC
ELEV. 291.79
N 552,854.21 E 1,372,639.50

ADDRESS CHART

PARCEL	STREET ADDRESS
262	6500 OLD WATERLOO ROAD

SUBDIVISION NAME -	SECT./AREA -	PARCEL -
L.F. -	BLOCK # -	ZONING -
L. 4492 F. 12B	20	B-2
TAX MAP NO. -	ELECT. DIST. -	CENSUS TRACT -
37	6th	6067.03
WATER CODE -	SEWER CODE -	
EOB	3460000	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>David Rust</i>	8/2/01
DIRECTOR	DATE
<i>William Muegge</i>	7/26/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Cindy Hamilton</i>	8/1/01
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

10-25-01	MODIFIED SITE ANALYSIS & PLAN VIEW
DATE	REVISION

OWNER / DEVELOPER

G n A INC.
c/o BOOTH, DYSON LLC.
5034 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
410-964-5100

PROJECT

OLD WATERLOO ROAD
RETAIL BUILDING

AREA

PARCEL 262 ZONED B-2
TAX MAP NO. 37 BLOCK 20
6th ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE

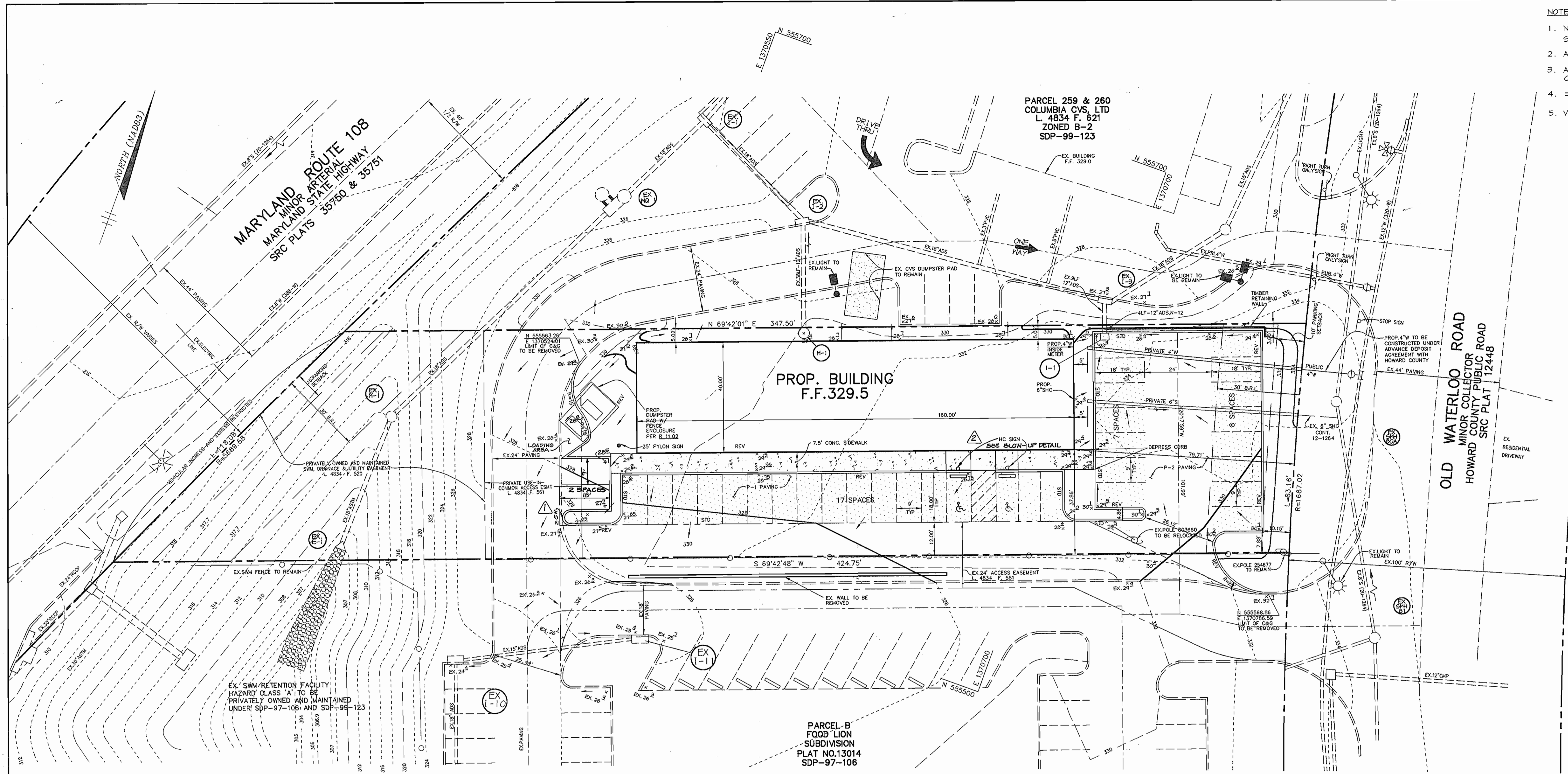
TITLE SHEET

RIEMER MUEGGE
a division of:
Patton Harris Rust & Associates, pc
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS
8818 Centro Park Drive, Columbia, MD 21046 • tel 410.987.8800 fax 410.987.8282

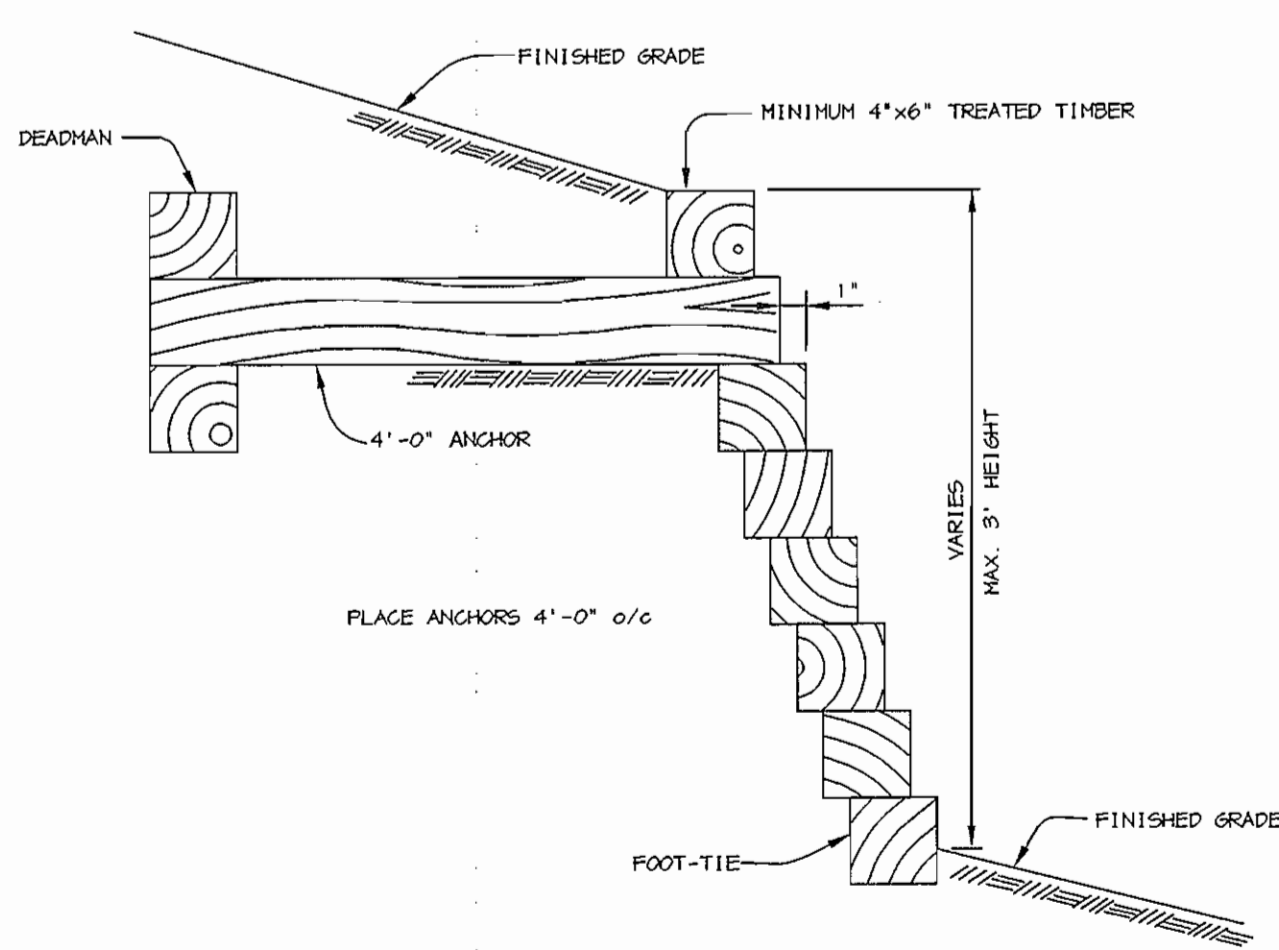
DATE	DESIGNED BY : C.J.R.
	DRAWN BY: K.C.B.
	PROJECT NO. 99175/RETAIL SDP1.DWG
	DATE : JULY 17, 2001
	SCALE : AS SHOWN
ARTHUR E. MUEGGE #8707	DRAWING NO. 1 OF 5

- NOTES:**
1. NO ON-SITE LIGHTING PROPOSED. ANY FUTURE OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
 2. ALL CURB RADII ARE 5' UNLESS OTHERWISE LABELED.
 3. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE LABELED.
 4. STD CURB REV CURB
 5. VI 4 ER = VEHICULAR INGRESS AND EGRESS RESTRICTED

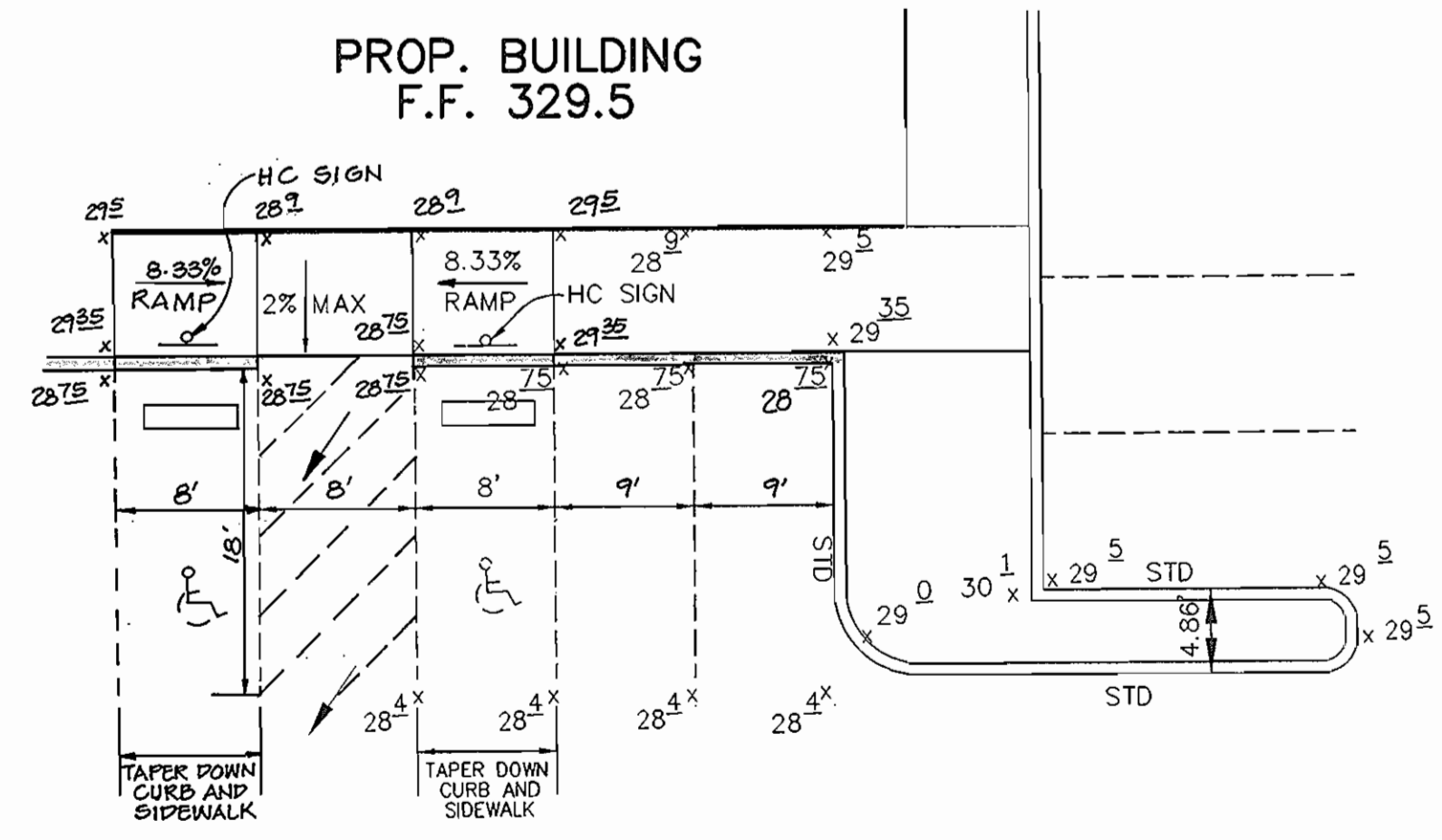
- LEGEND**
- P-1 PAVING
 - P-2 PAVING
 - FLOW ARROW



PLAN
SCALE: 1" = 20'



RETAINING WALL DETAIL
NO SCALE



HC RAMP DETAIL
SCALE: 1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: *[Signature]* DATE: 8/2/01

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 7/26/01

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 8/1/01

5-24-02/2 MODIFIED HANDICAP PARKING & RAMP DETAIL
10-25-01/1 ADDED 2 PARKING SPACES

DATE NO. REVISION

OWNER / DEVELOPER: G n A INC. c/o BOOTH, DYSON LLC. 5034 DORSEY HALL DRIVE, ELLICOTT CITY, MARYLAND 21042 410-964-5100

PROJECT: OLD WATERLOO ROAD RETAIL BUILDING

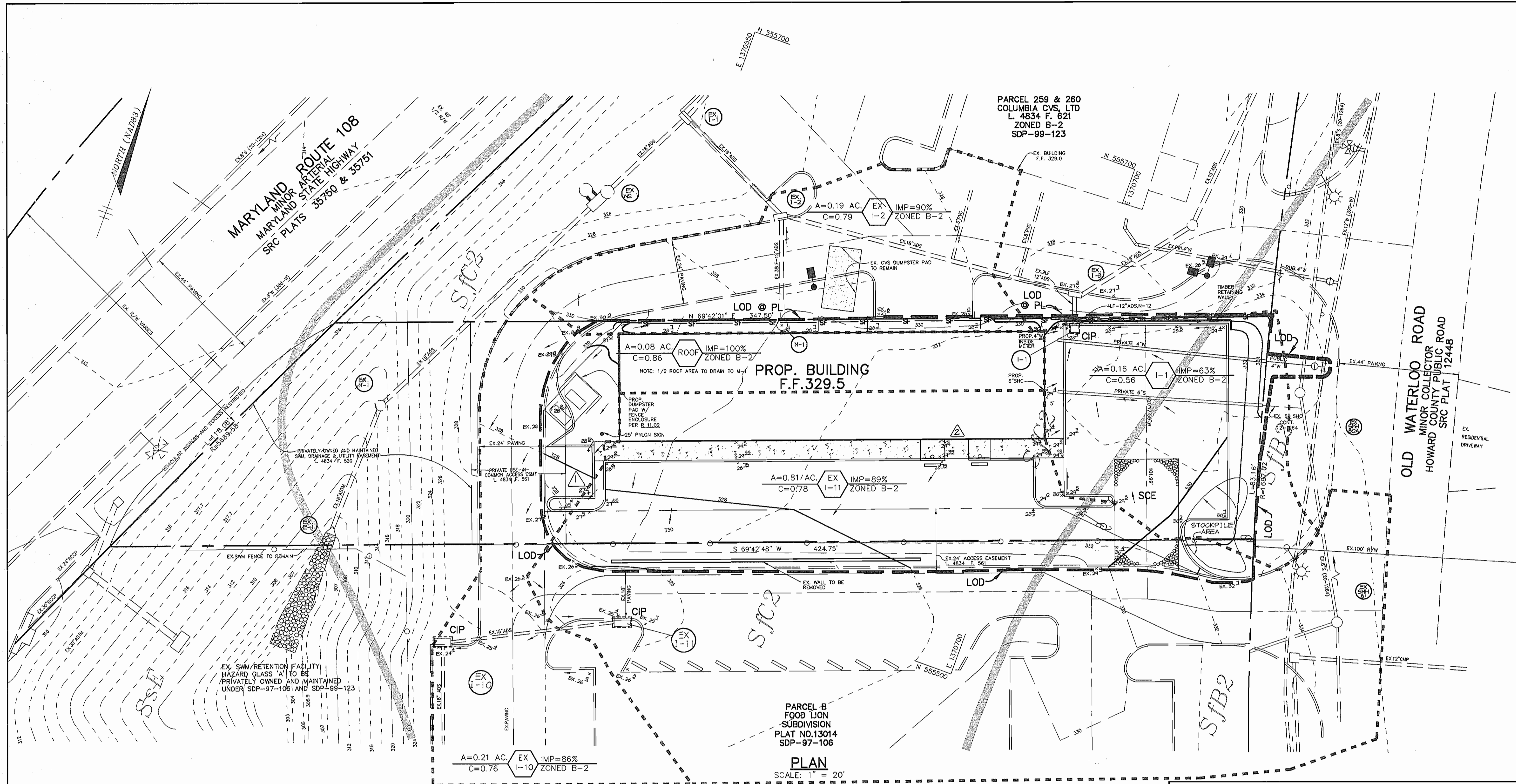
AREA: PARCEL 262 ZONED B-2 TAX MAP NO. 37 BLOCK 20 6th ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE: SITE DEVELOPMENT PLAN

RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21046 • Tel 410.997.8900 Fax 410.997.8282

DATE: DESIGNED BY: C.J.R. DRAWN BY: K.C.B. PROJECT NO.: 99175/RETAIL SDP2.DWG DATE: JULY 17, 2001 SCALE: AS SHOWN DRAWING NO.: 2 OF 5

ARTHUR E. MUEGGE #8707 SDP-01-124



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Joseph C. [Signature] 7-17-01
DEVELOPER DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Arthur E. Muegge 7-17-01
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Muegge 7/20/01
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. [Signature] 9/20/01
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John R. [Signature] 8/2/01
DIRECTOR DATE

Arthur E. Muegge 7/20/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy [Signature] 8/1/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
5-29-02	2	MODIFIED HANDICAP PARKING
10-25-01	1	REVISED CURBING

OWNER / DEVELOPER

G n A INC.
c/o BOOTH, DYSON LLC
5034 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
410-964-5100

PROJECT

OLD WATERLOO ROAD
RETAIL BUILDING

AREA

PARCEL 262 ZONED B-2
TAX MAP NO. 37 BLOCK 20
6th ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE

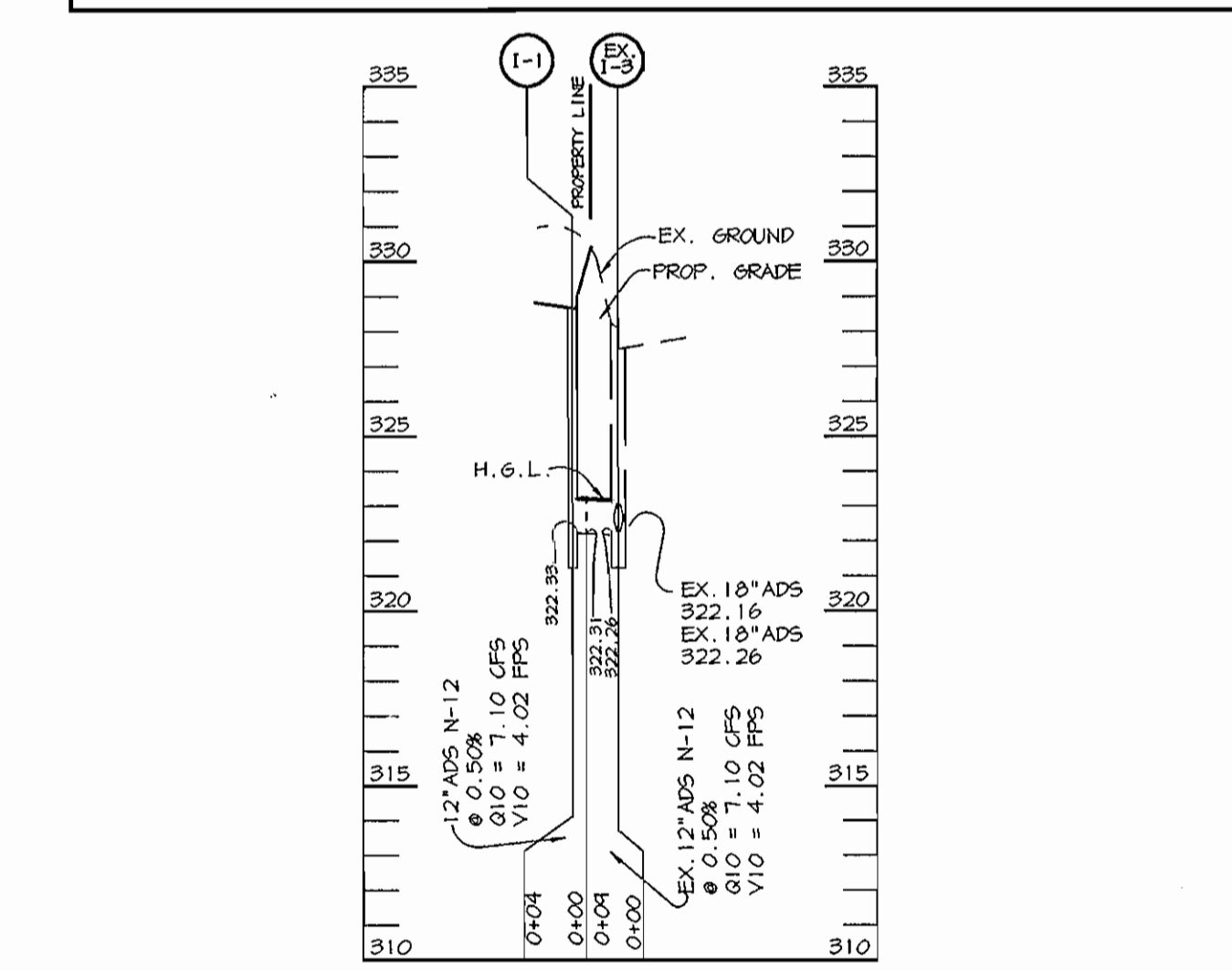
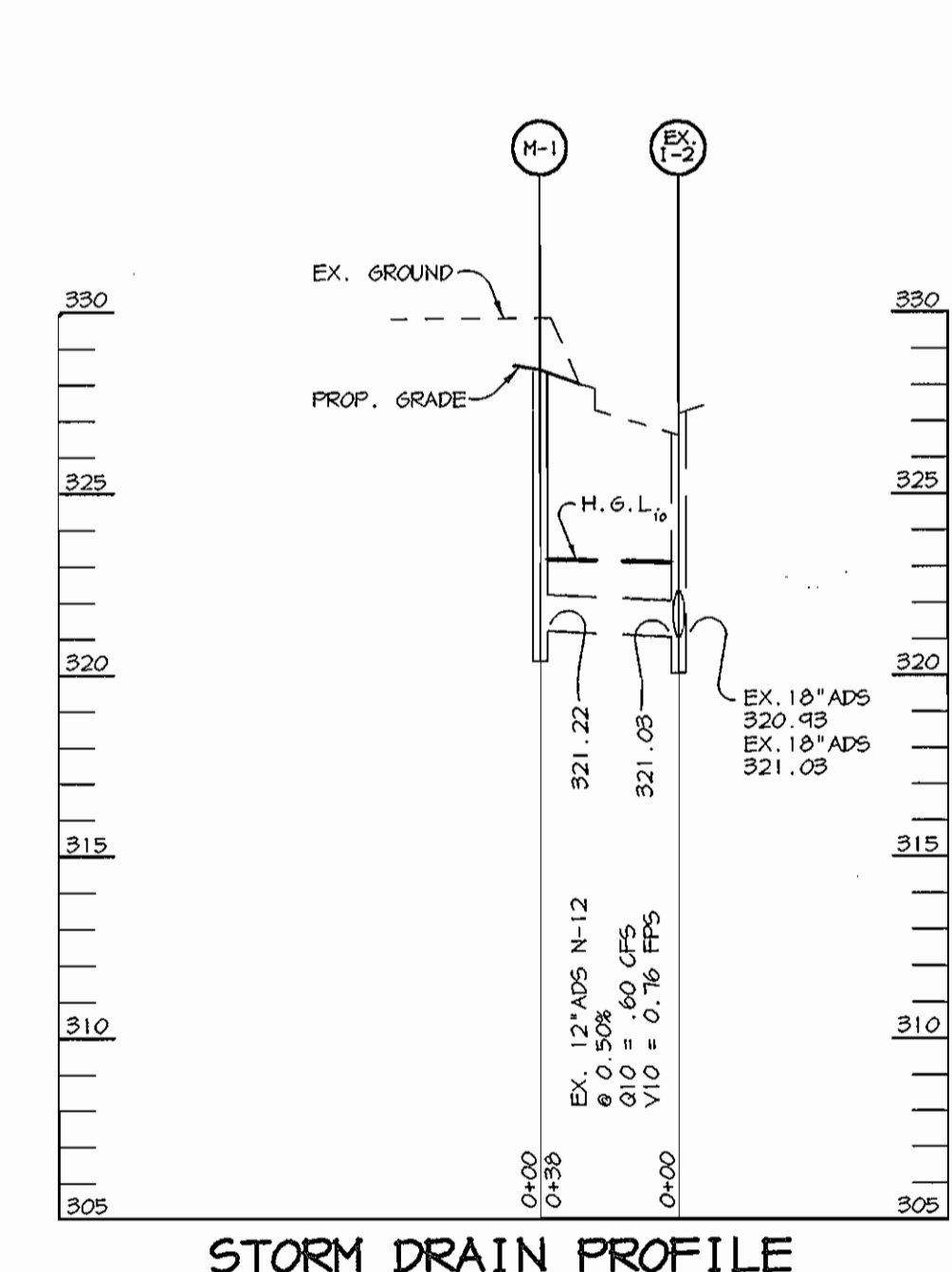
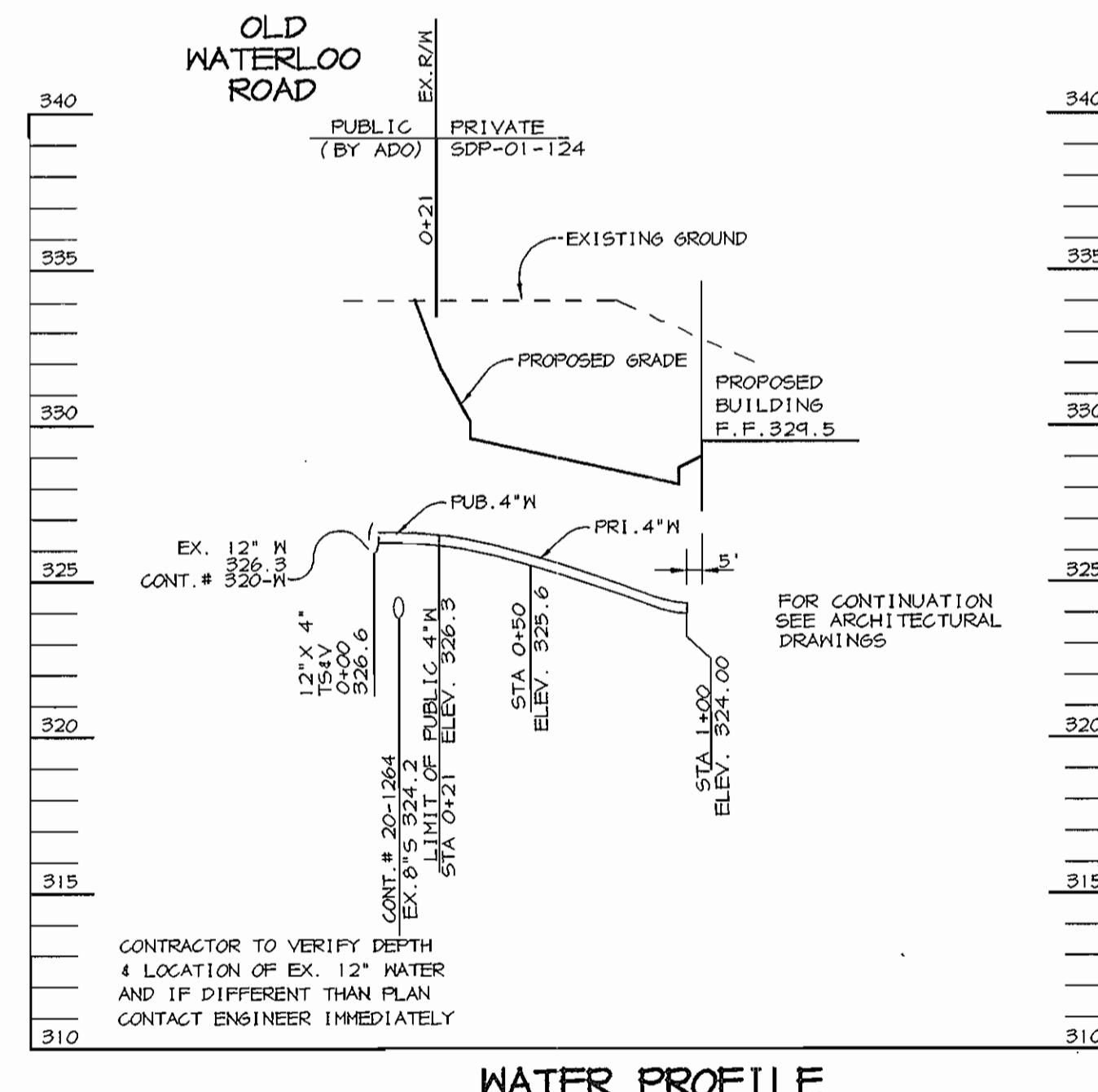
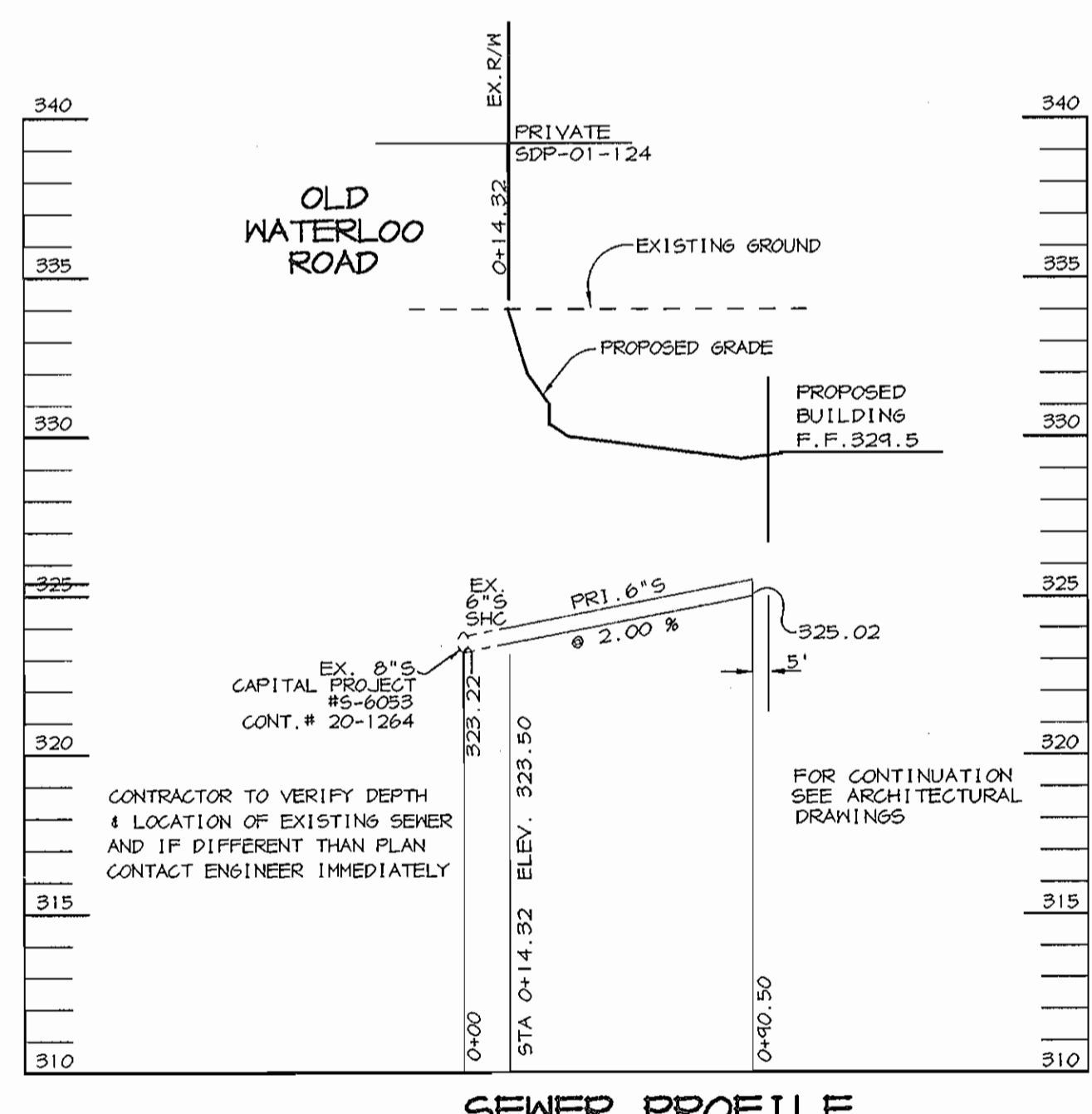
**GRADING, SEDIMENT CONTROL PLAN,
DRAINAGE AREA MAP,
AND PROFILES**

RIEMER MUEGGE
Patton Harris Rust & Associates, pc
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.9900 fax 410.997.9922

DESIGNED BY : C.J.R.
DRAWN BY : K.C.B.
PROJECT NO : 99175/RETAIL SDP3.DWG
DATE : JULY 17, 2001
SCALE : AS SHOWN
DRAWING NO. 3 OF 5

SOILS INVENTORY

SYMBOL	NAME	TYPE
SfB2	SASSAFRASS LOAM	B
Sfc2	SASSAFRASS GRAVELLY, SANDY LOAM	B
Sse	SASSAFRASS	B



P:\proj\rect\99175\Retail\SDP3.dwg Mon Jul 16 22:54:14 2001 Riemer Muegge, a division of PHRA

TEMPORARY SEEDING NOTES

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

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

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

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq. ft.) for the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (0.07 lbs. per 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. per 1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR rate and methods not covered.

21.0 STANDARD AND SPECIFICATIONS

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 these Practices Apply

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - 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.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

1. Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SGS in cooperation with Maryland Agricultural Experiment Station.

2. Topsoil Specifications - Soil to be used as topsoil must meet the following:

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand, other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, twigs, or other materials larger than 1/4" in diameter.
- Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
- Where subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

11. For sites having disturbed areas over 5 acres:

- On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - 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 prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or soil 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 phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

11. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

12. Topsoil Application

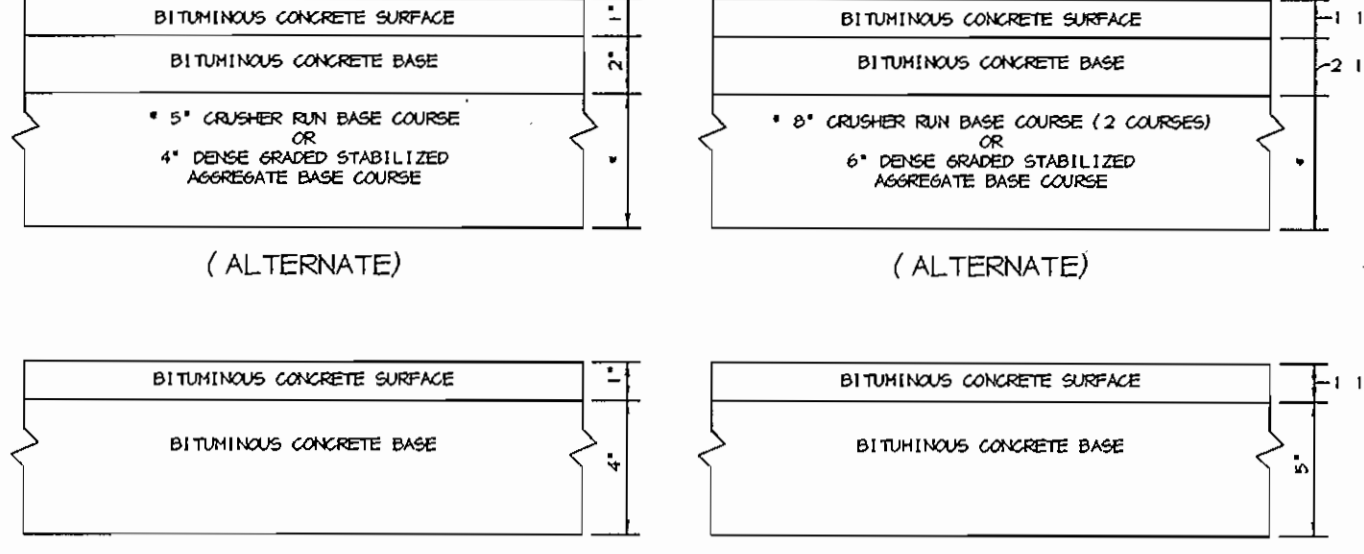
- When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- 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.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

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

1. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall conform to the following requirements:

- 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.
- 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.
- Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

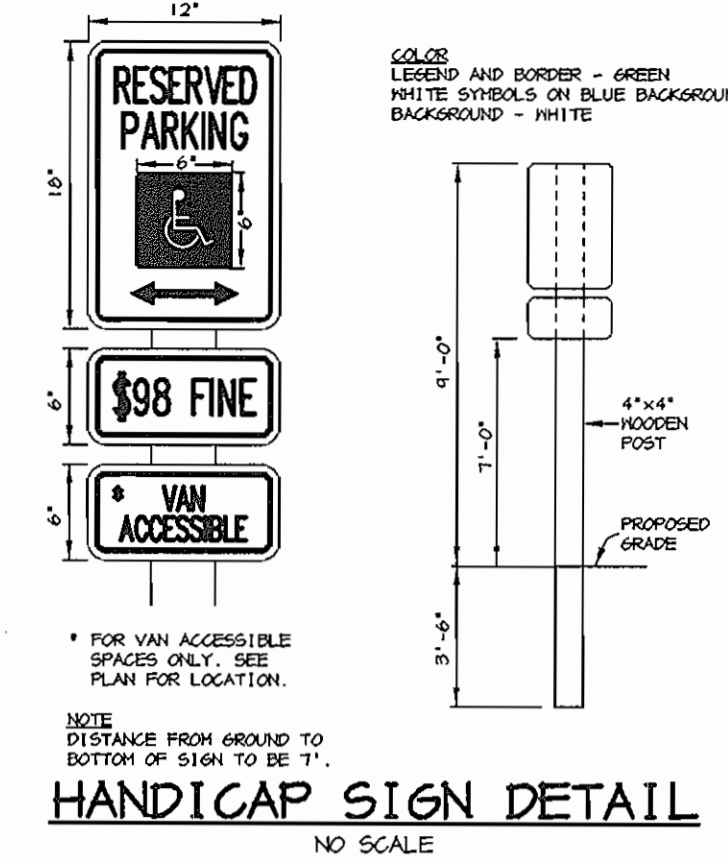
Reference: Guideline Specifications, Soil Preparation and Seeding, MD-WA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute. Revised 1478.



HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)

P-1 PAVING
NO SCALE

P-2 PAVING
NO SCALE



PERMANENT SEEDING NOTES

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

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

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

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 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 (4 lbs. per 1000 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq. ft.) of creeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- Use sod.
- Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

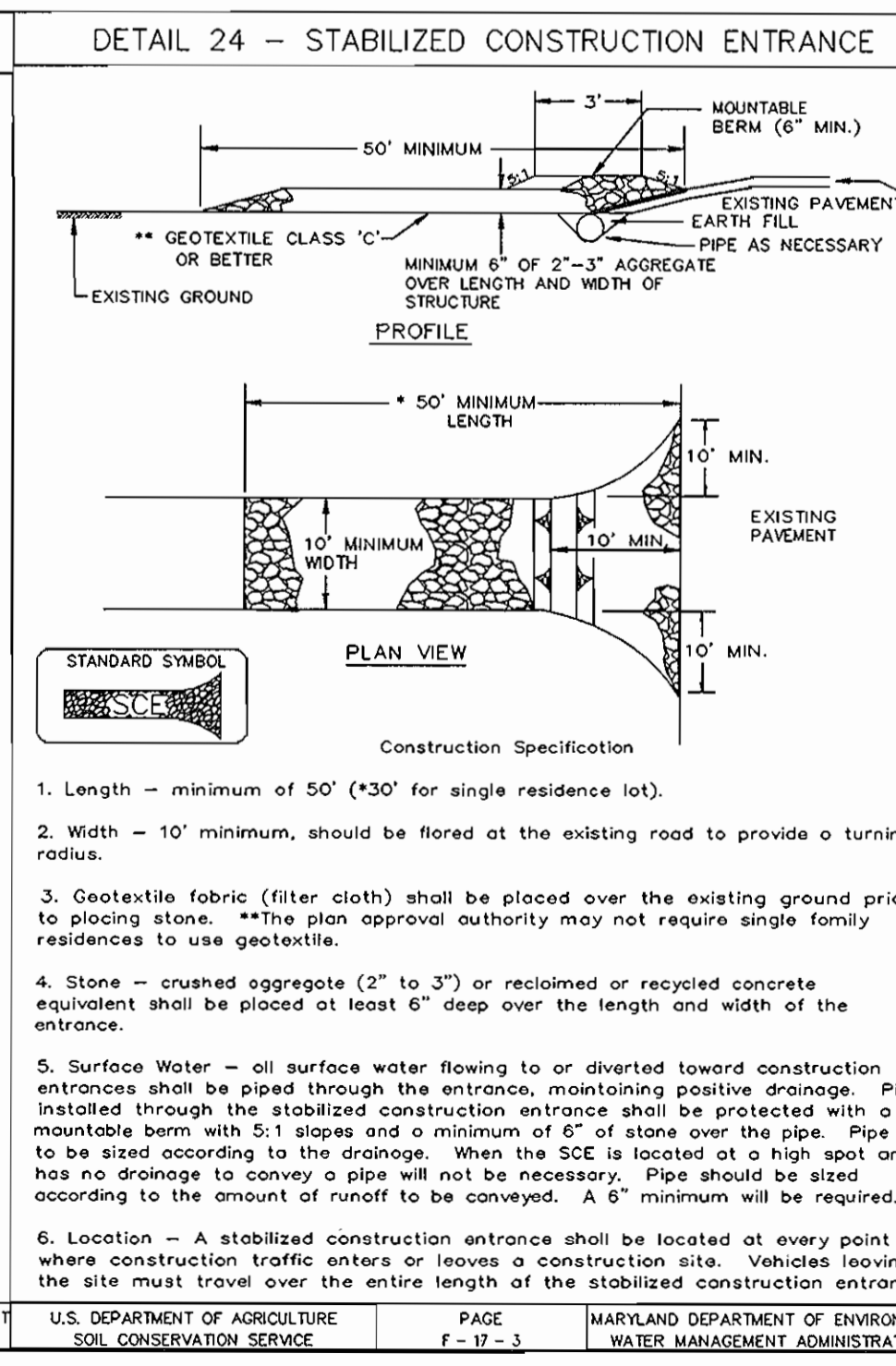
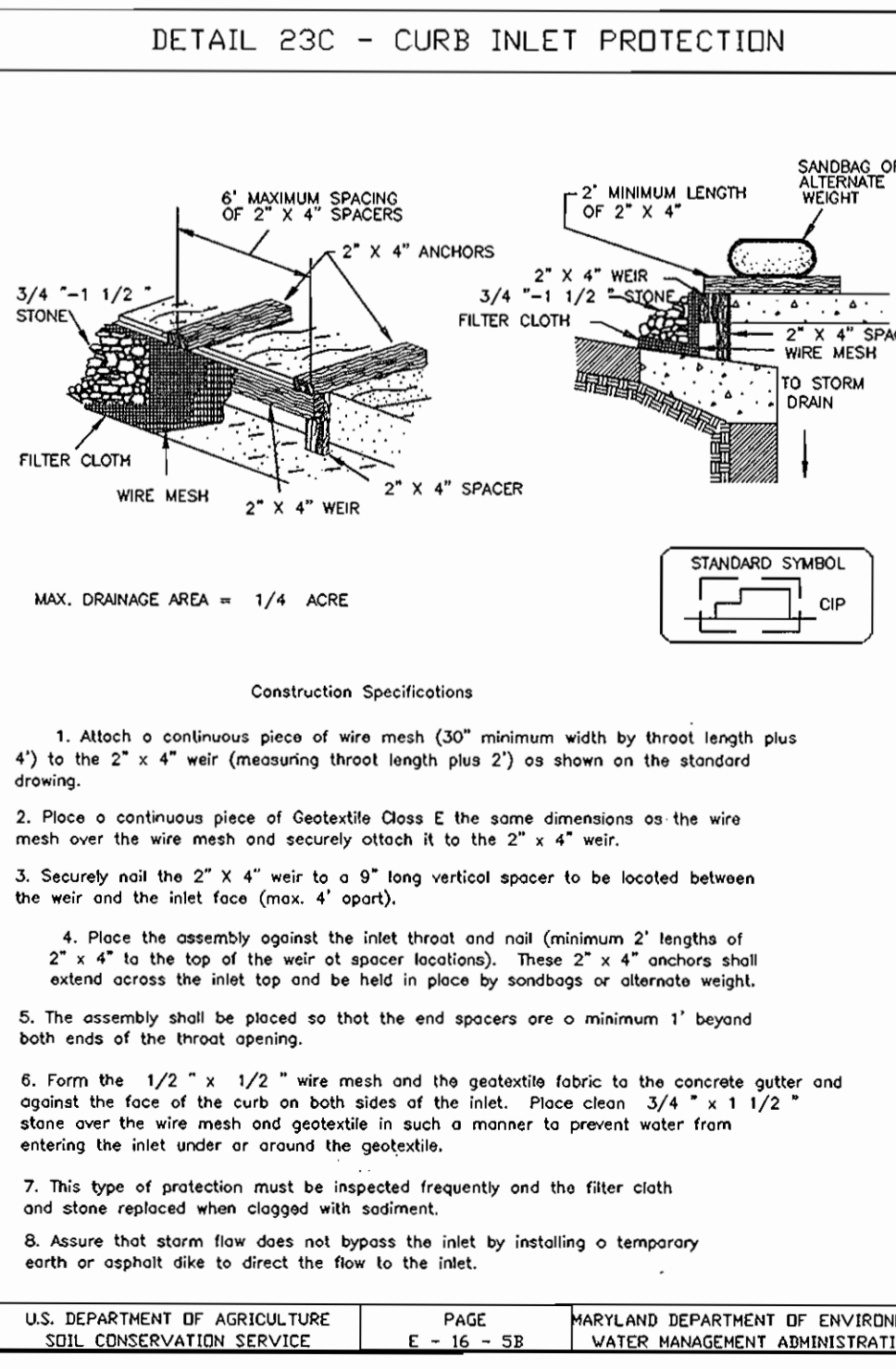
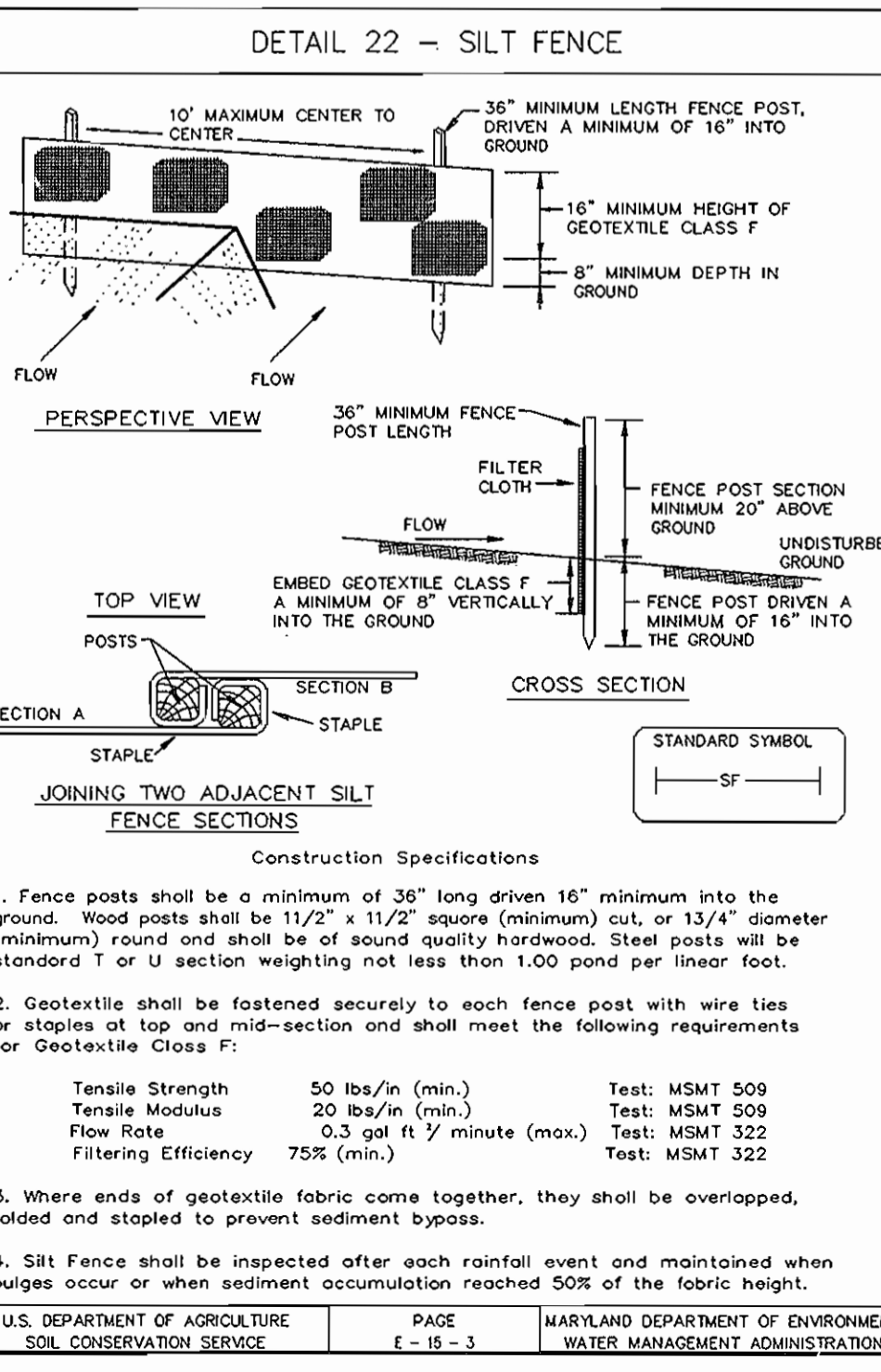
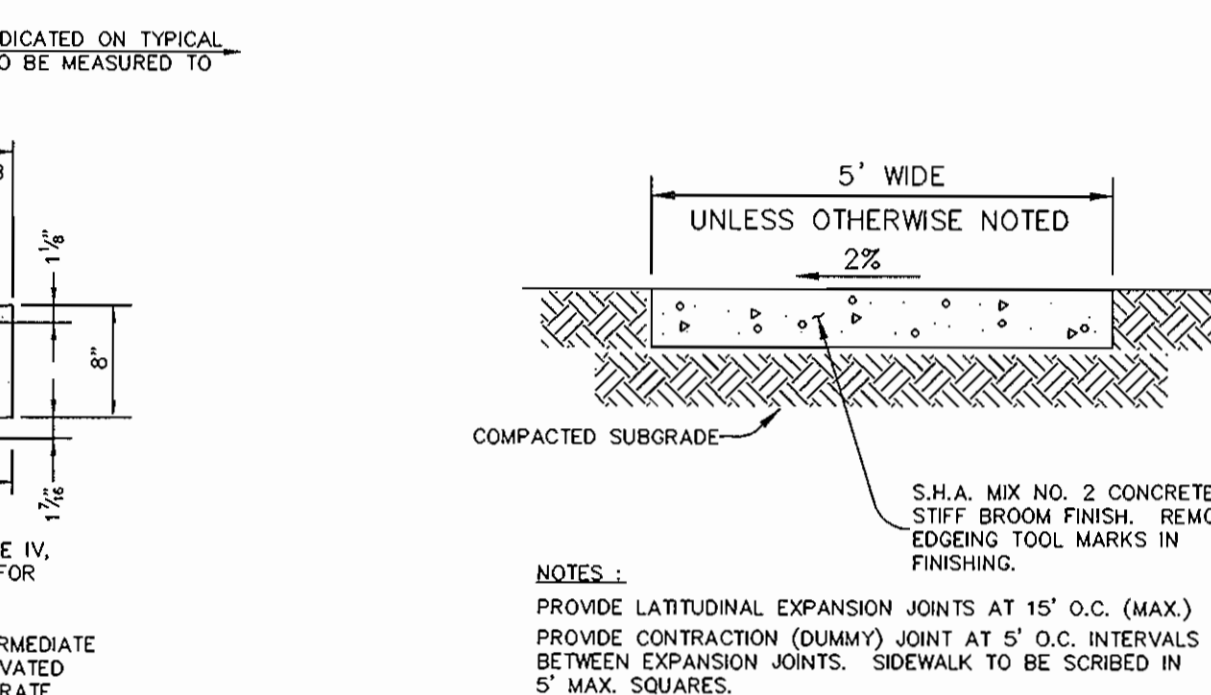
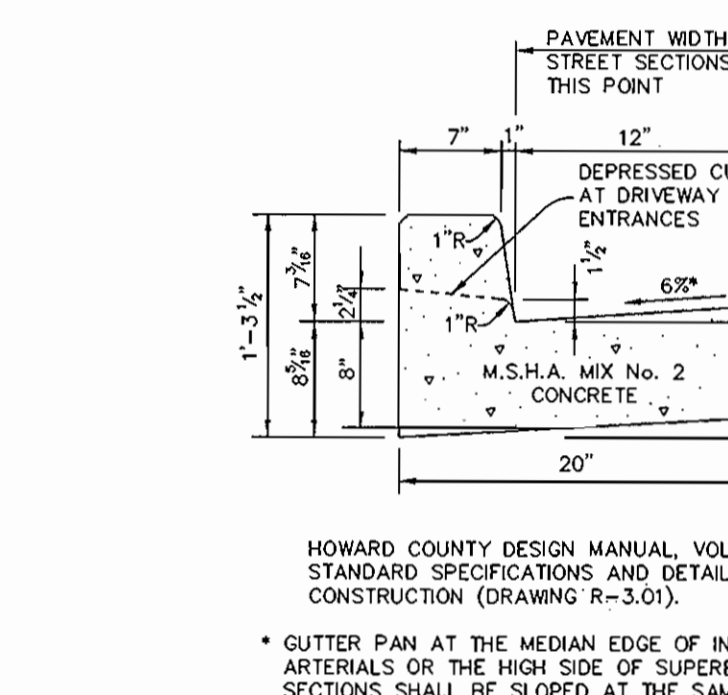
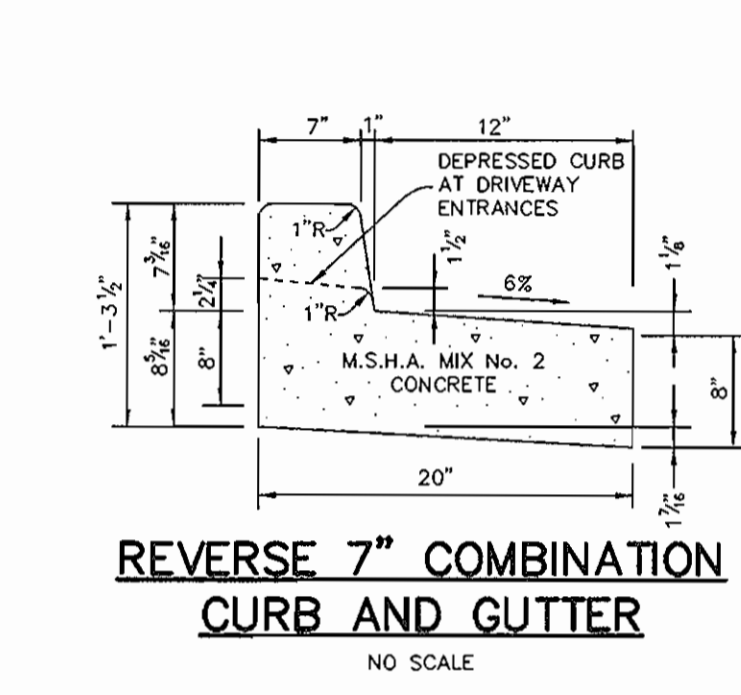
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (919-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. 6.) TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:**
 - TOTAL AREA OF SITE: 0.78 ACRES
 - AREA DISTURBED: 0.68 ACRES
 - AREA TO BE ROOFED OR PAVED: 0.40 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 0.25 ACRES
 - TOTAL CUT: 2500 CU. YARDS
 - TOTAL FILL: 50 CU. YARDS
 - OFFSITE WASTE/BORROW AREA LOCATION TO HAVE AN ACTIVE GRADING PERMIT
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND INLET PROTECTION ON EX. 1-3, 1-10 AND 1-11. (2 DAYS)
- WITH PERMISSION OF HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR, PERFORM ROUGH GRADING, OBTAIN BUILDING PERMIT AND BEGIN BUILDING CONSTRUCTION. (1 WEEK)
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL UTILITIES INCLUDING WATER, AND SEWER. (2 WEEKS)
- INSTALL CURB AND GUTTER, THEN PAVE. (1 WEEK)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS AS NECESSARY IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (3 DAYS)
- INSTALL LIGHTS, LANDSCAPING, SIGNS, AND STRIPING, AND COMPLETE REMAINING BUILDING CONSTRUCTION. (2 MONTHS)
- UPON APPROVAL OF HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR REMOVE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

STRUCTURE SCHEDULE

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
M-1	4' MH	N 555,600.89 E 1,370,546.67	321.22	321.03	320.4	HOCO STD. DETAIL 6 S.12
I-1	5' COMB	N 555,637.61 E 1,370,648.48	-	322.33	324.0	HOCO STD. DETAIL SD4.32



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Douglas C. Goff 7-17-01
DEVELOPER DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Arthur E. Muegge 7-17-01
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Mayer 7/26/01
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Roberts 7/26/01
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph R. Rupp 8/2/01
DIRECTOR DATE

Michael R. Williams 7/26/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

David Schmitz 8/1/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER

G n A INC.
c/o BOOTH, DYSON LLC.
5034 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042
410-964-5100

PROJECT **OLD WATERLOO ROAD RETAIL BUILDING**

AREA PARCEL 262 ZONED B-2
TAX MAP NO. 37 BLOCK 20
6th ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE **NOTES AND DETAILS**

RIEMER MUEGGE
a division of:
Patton Harris Rust & Associates, pc
ENGINEERS & SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS
8818 Curtis Park Drive, Columbia, MD 21046 • tel 410.997.8900 fax 410.997.9282

DATE: JULY 17, 2001

DESIGNED BY : C.J.R.

DRAWN BY: K.C.B.

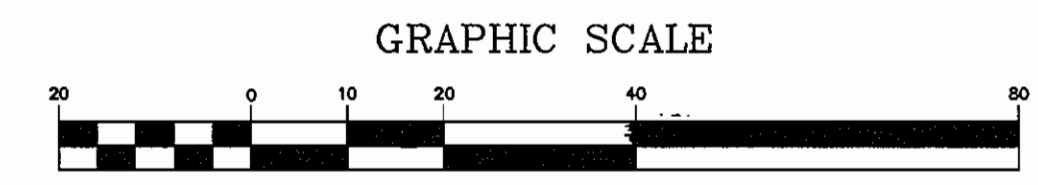
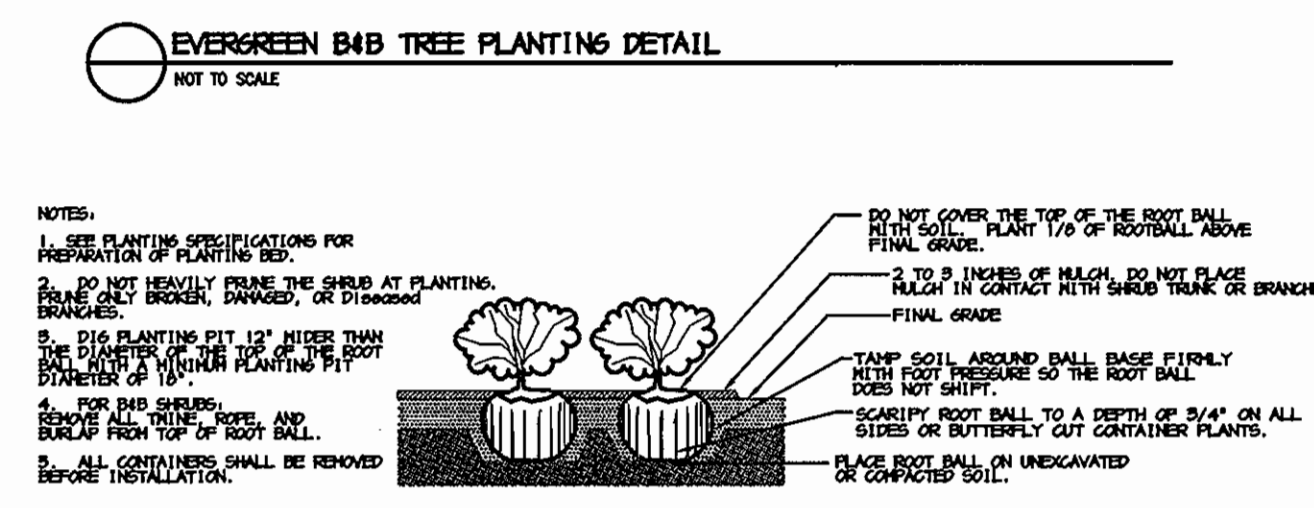
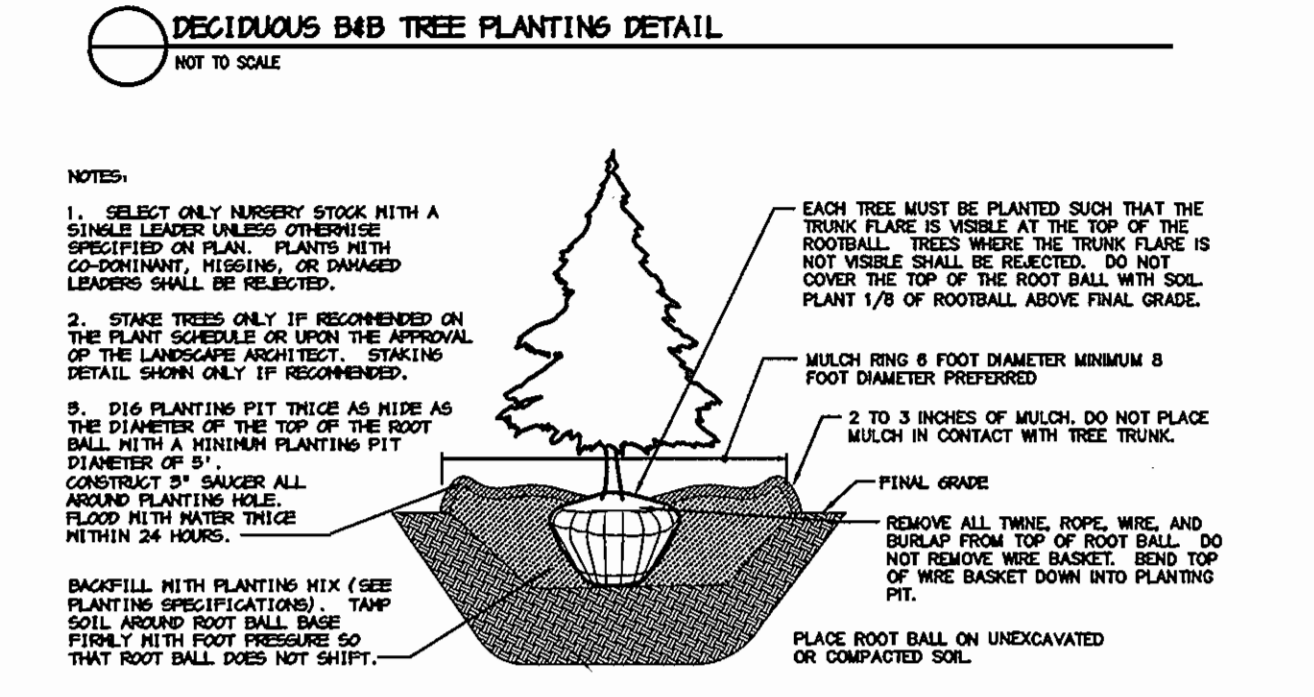
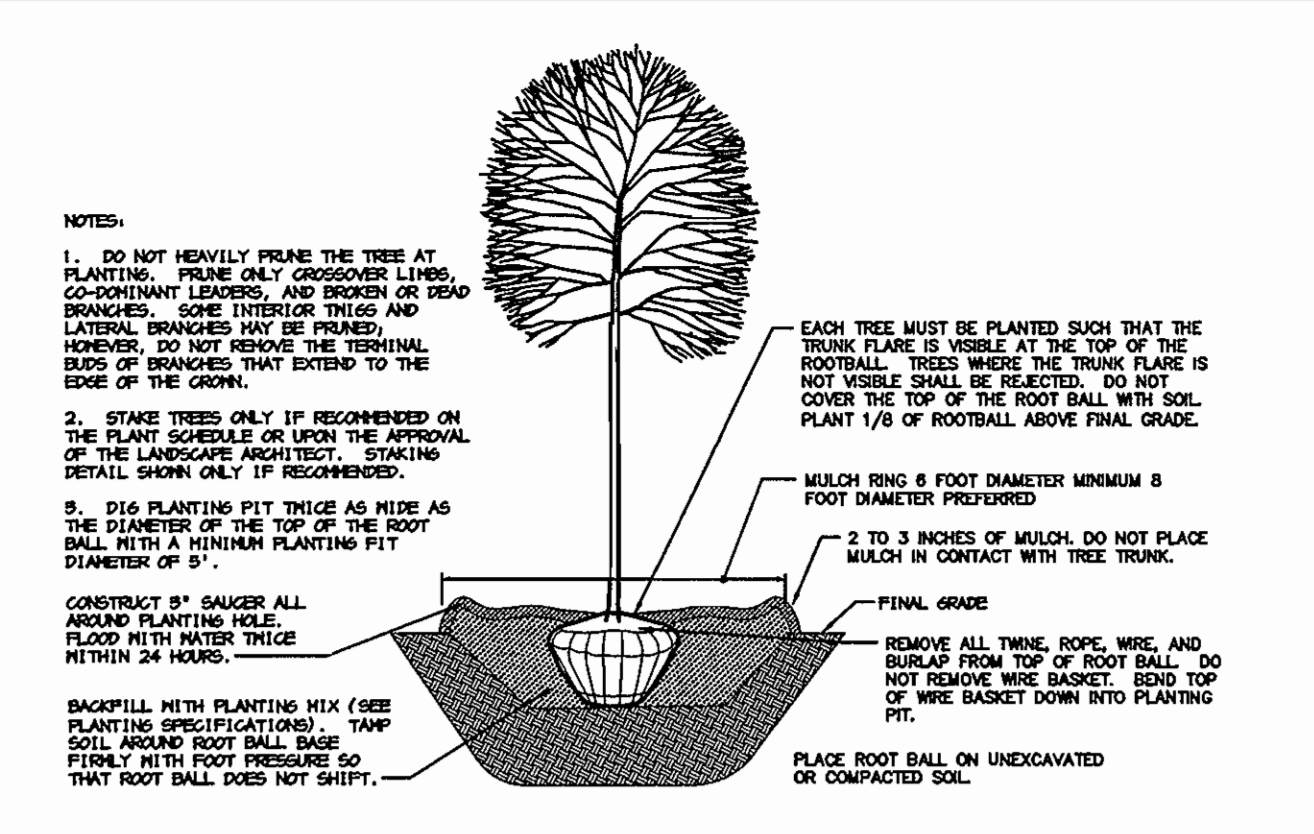
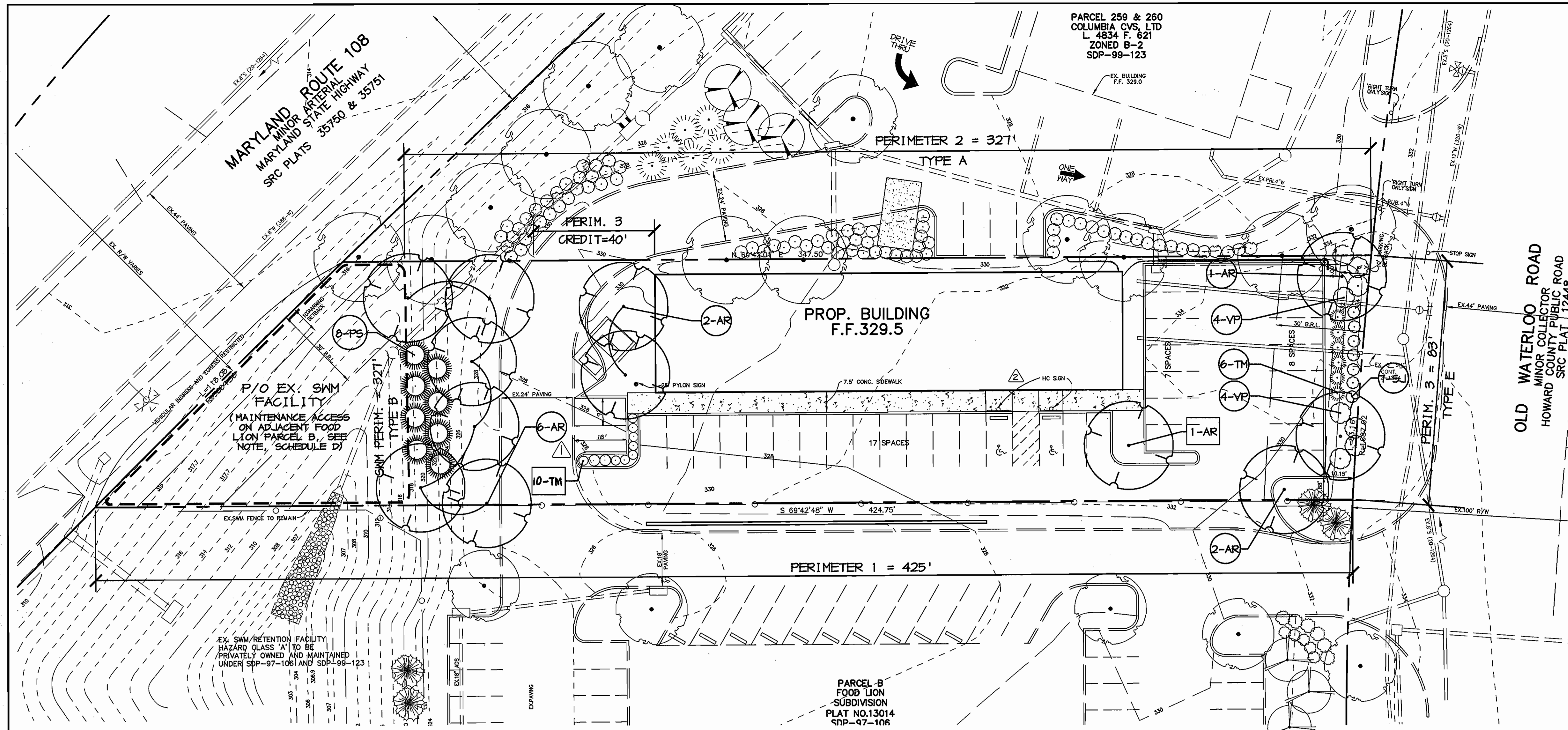
PROJECT NO. 99175/RETAIL_SDP4.DWG

SCALE : AS SHOWN

DRAWING NO. 4 OF 5

ARTHUR E. MUEGGE #8707

SDP-01-124



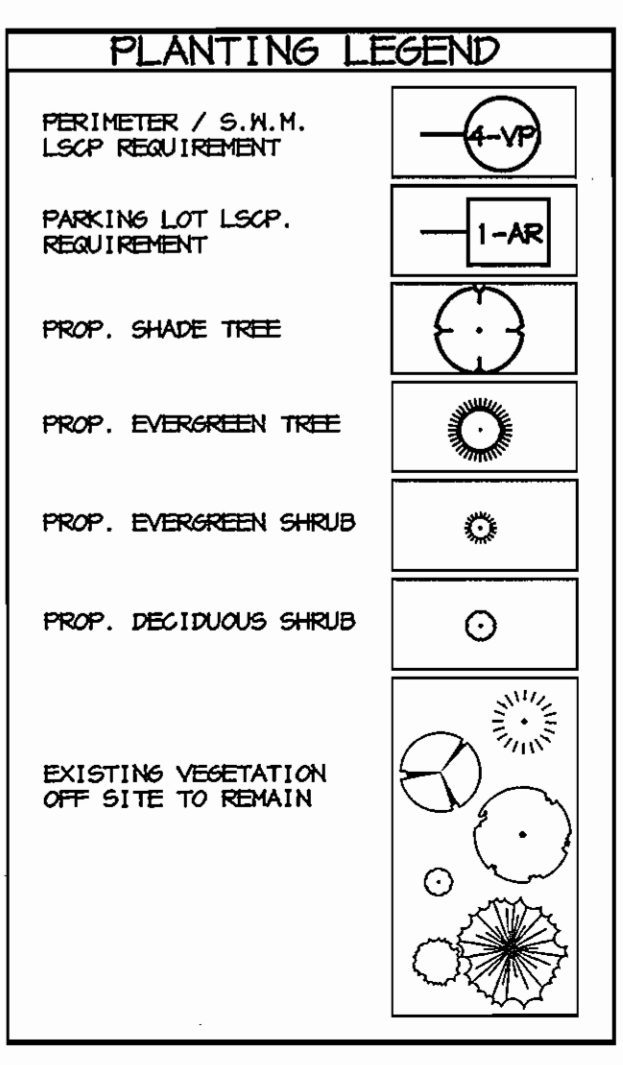
PERIMETER	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	1	2	3	
LANDSCAPE TYPE	N/A*	A	E	N/A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	425'	321'	83'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO) (LINEAR FEET)	NO	YES, 40' (DRIVEWAY)	NO	
LINEAR FEET REMAINING	425'	281'	83'	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	-	5	2	7
EVERGREEN TREES	-	-	21	21
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	-	5	2	7
EVERGREEN TREES	-	-	21	21
SMALL FLOWERING TREES	-	-	-	-
SHRUBS	-	-	21	21

S.N.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	321'
CREDIT FOR LINEAR FEET SHARED ALONG PERIMETER EDGE	*106'
CREDIT FOR OTHER LANDSCAPING (NO OR YES & %)	NO
CREDIT FOR EX. VEGETATION (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	103'
NUMBER OF TREES REQUIRED:	
SHADE TREES	5
EVERGREEN TREES	6
NUMBER OF PLANTS PROVIDED	
SHADE TREES	4**
EVERGREEN TREES	6**

SCHEDULE 'D' NOTES:
 * CREDIT FOR LANDSCAPING ACCOUNTED FOR UNDER THE PERIMETERS 1 & 2.
SCHEDULE 'D' SUBSTITUTION NOTES:
 ** (2) EVERGREEN TREES WERE SUBSTITUTED FOR (1) SHADE TREE

PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been out back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no heated-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xopressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 12). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Bi-causous plants (Azaleas, Rhododendrons, etc.), top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yew), top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Need & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing salicic acid to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
AR	13	Acer rubrum / Red Maple 'October Glory'	2.5-3" cal.	B&B	Straight trunk, full crown
PS	8	Pinus strobus / Eastern White Pine	6-8'	B&B	Unsheared
VP	8	Viburnum plicatum var. tomentosum / Doublefile Viburnum	3-4' ht.	B&B	Plant 6' o.c.
TM	16	Taxus x media 'Everlow' / Everlow Angiojap Yew	24-30" ht.	B&B	Plant 4' o.c.
SJ	7	Spiraea japonica 'Snowmound' / Snowmound Spiraea	30-36" ht.	cont.	Plant 3'-3.5' o.c.

PARKING LOT	1
NUMBER OF PARKING SPACES	32
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	2
NUMBER OF TREES PROVIDED	
SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	2
NUMBER OF ISLANDS PROVIDED	2

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,750.
 13 SHADE TREES @ \$300 = \$3,900
 6 EVERGREEN TREES @ \$150 = \$900
 21 SHRUBS @ \$30 = \$630
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED 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 NURSEMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERENTH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- PROPOSED PLANTS BETWEEN SWM POND & DRIVEWAY ARE LOCATED ON A CUT SLOPE FOR THE POND.

DEVELOPER'S/BUILDER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN SHALL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DATE: JULY 16, 2001
 SIGNATURE: [Signature]
 DATE: 7-1-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director: [Signature] DATE: 8/23/01
 Chief, Development Engineering Division: [Signature] DATE: 7/26/01
 Chief, Division of Land Development: [Signature] DATE: 8/1/01

5-24-02 MODIFIED HANDICAP PARKING.
 10-25-01 MODIFIED ISLAND PLANTING & PLANT LIST.

DATE	NO.	REVISION

OWNER / DEVELOPER: G n A INC. c/o BOOTH, DYSON LLC. 5034 DORSEY HALL DRIVE. ELLICOTT CITY, MARYLAND 21042. 410-964-5100

PROJECT: OLD WATERLOO ROAD RETAIL BUILDING

AREA: PARCEL 262 ZONED B-2. TAX MAP NO. 37 BLOCK 20. 6th ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE: LANDSCAPE PLAN

RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc. ENGINEERS • SURVEYORS • PLANNERS. LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS. 8618 Centre Park Drive, Columbia, MD 21046 • tel 410.987.8800 fax 410.987.8822

DATE: JULY 16, 2001

DESIGNED BY: D.T.D.
 DRAWN BY: A.J.L.
 PROJECT NO: 99175/RETAIL LSCP.DWG
 DATE: JULY 10, 2001
 SCALE: 1" = 20'
 DRAWING NO: 5 OF 5

DAVID T. DOWS #830