

PARCEL 'H' SITE DATA

Total Project Area	11.8191 Ac or 514,843 s.f.
Area of Submission/Limit of Disturbance	0.81 Ac
Deed Reference	4467/1590 Plat 15057
Tax Account Number	04-41902
Councilmanic District	4
Zoning	B-2 & RC-DEO
Exist. Use	Super Market/Shopping Center
Proposed Use	8,125 s.f. Retail
Open Space Provided	7,255/11.81 Ac. = 61.39%
Building Coverage	1.19/11.81 Ac. = 10.08%
DPZ File References	GP 87-66, F 87-64, SDP 87-194, SDP 88-173, SDP 94-22, SDP 97-161, SDP 01-08, F-02-132, SDP 02-96

PARKING TABULATION

SEE THIS SHEET AND SDP 02-096 FOR PARKING TABULATION

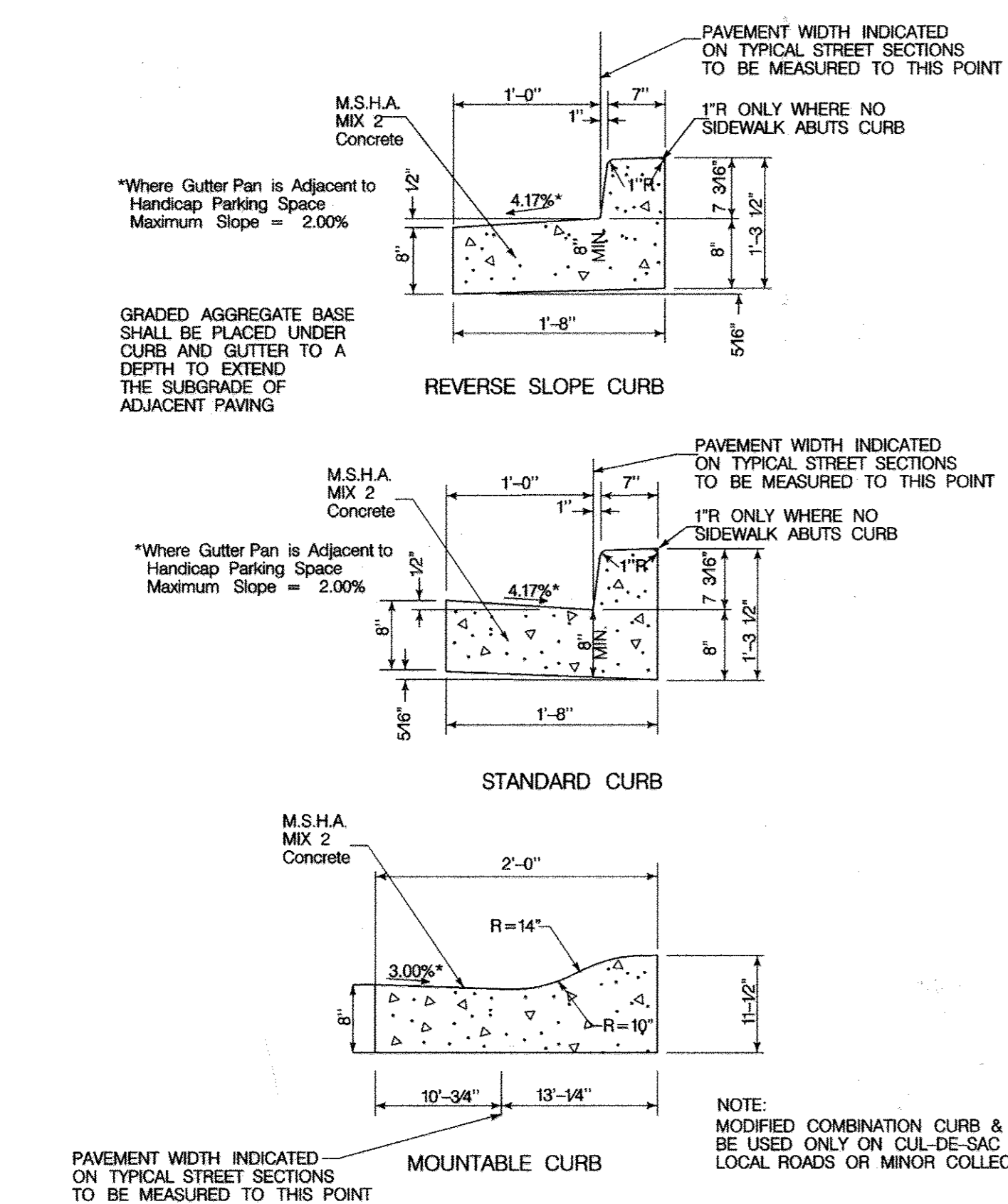
Ex. Building 'A'	= 14,225 S.F.	(11,500 S.F. - Food/Retail) - 1 SP./150 S.F.	78
Ex. Building 'B'	= 15,450 S.F.	(General Retail) - 5 SP./1000 S.F.	78
Ex. Building 'C'	= 8,000 S.F.	(General Retail) - 5 SP./1000 S.F.	35
	= 2,400 S.F.	(High's Store) - 2 SP./1000 S.F.	5
		(Gas)	3
Ex. Building 'D'	= 3,531 S.F.	(Restaurant) - 48 Seats, 12 Employees	18
		1 SP./4 Seats, 1 SP./2 Empl.	14
Ex. Building 'E'	= 2,618 S.F.	(Bank) - 5 SP./1000 S.F.	18
Ex. Building 'F'	= 2,936 S.F.	(Fast Food Restaurant) - 1 SP./1000 sq. ft.	40
		(Fast Food) - 14 SP./1000 S.F.	3
Ice Cream Stand	= 162 S.F.		
Future Retail Bldg 'G'	= 8,000 S.F.	(General Retail) - 5 SP./1000 S.F.	40
Ex. Super Market Bldg 'H'	= 33,782 S.F.	(General Retail) - 5 SP./1000 S.F.	169
Future Super Market Expansion	= 7,047 S.F.	(General Retail) - 5 SP./1000 S.F.	36
Future Retail Bldg 'I'	= 3,200 S.F.	(General Retail) - 5 SP./1000 S.F.	16
Prop. Retail Bldg	= 8,125 S.F.	(General Retail) - 5 SP./1000 S.F.	41

(Future Buildings are not approved as part of this plan)

TOTAL PARKING REQUIRED FOR ALL BUILDINGS 575 P.S.

TOTAL PARKING PROVIDED 589 P.S.

(Includes 23 Handicap Spaces, 12 Required)
(Standard Parking Spaces are 10' x 18')



Refer to Howard County Standard Plate R-3.01
Detail Concrete Curb and Gutter
Not To Scale

NOTE:
The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system. Each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

- GENERAL NOTES**
- All work shall be performed in accordance with the Howard County Design Manual, Volume IV, i.e., Standard Specifications and Details for Construction and/or as shown on these plans.
 - The contractor shall notify the Department of Public Works, Construction Inspection Division at (410-313-1880) at least 24 hours prior to the start of work.
 - The contractor shall notify Miss Utility at (800-257-7777) at least 48 hours prior to any excavation.
 - The contractor shall test pit existing utilities at least five (5) days before starting work shown on these drawings to verify their location and elevation.
 - The contractor shall notify the engineer immediately if location of utilities is other than shown.
 - Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
 - All areas not being paved or receiving any building coverage shall be stabilized in accordance with the plans approved by the Howard Soil Conservation District.
 - All slopes shall be 2:1 or flatter.
 - The contractor shall maintain at least a 2' level bench behind all curb and gutter receiving fill areas.
 - The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
 - All utilities installed under paving shall receive full trench compaction.
 - All water main tees, bends, caps, etc. shall be buttressed in accordance with the Howard County design requirements.
 - All water lines shall have a minimum 4' cover.
 - All plan dimensions are to face of curb unless otherwise noted.
 - For details of ramps and signs for the handicapped and aged and as shown hereon, see Sheet 3.
 - 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.
 - Water is PRIVATE (well) and sewer is PRIVATE (septic field).
 - Storm Water quantity/quality management IS PRIVATE and provided in the existing infiltration basin, reference F 87-64 and GP 87-66. The original pond was designed for the proposed area, therefore, quantity management for the 2 and 10-yr storms shall be provided in the existing facility.
 - Fire protection provided by an existing 40,000 gal tank and fire hydrant as shown on SDP 88-173 and a existing 30,000 gal. fire suppression tank shown on SDP 02-96.
 - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County code and the Landscape Manual.
 - Financial security for the required landscaping has been posted as part of the grading process in the amount of \$ 1500.
 - This project is exempt from the requirements of Section 16.1200 of the Howard County Code for forest conservation because the subdivision was approved prior December 31, 1992 and no existing forest is affected by this subdivision.
 - The subject property is zoned B2 per the 2/2/2004 comprehensive zoning plan.
 - Topography furnished by Maddox, Inc. July 2001.
 - All exterior lighting shall comply with Zoning Regulations, Section 134 (See lighting detail Sheet 3).
 - There are no known cemeteries or burial grounds on this site, however upon discovery of any evidence of burial or graves, the Developer will be subject to Section 16.1305 of the Howard County Subdivision and Land Development Regulations.
 - Traffic study prepared by Lee Cunningham & Assoc., Inc. completed September, 2004.
 - There are no wetlands present on this site.
 - There is no floodplain on this site.
 - Trash collection for the dumpsters are PRIVATE.
 - The appropriations number for the existing well is H087G005-03
 - See the Board of Appeals Case (B.A. Case) #96-02E for a special exception to operate a gasoline service station and convenience store in a B-2 Zoning District.
 - The Lisbon Center Drive public R/W has been abandoned by County Council Resolution 15-2003, dated 2/03/03, Reference F-02-132.
 - The Maryland State Groundwater Discharge Permit #02-DP-3405 for the Lisbon Business Center is effective August 1, 2003 and expires August 1, 2008. The maximum flow for the entire project is 24,437 gal/day.
 - The owner shall be advised that if the property is subdivided, independent water supplies may be required for each parcel.
 - An automatic fire suppression system designed in accordance with NFPA #13 is required.

PARCEL 'G' PARKING TABULATION

EX. BUILDING 'A'	= 14,225 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	72
EX. BUILDING 'B'	= 15,450 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	78
	9,000 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	45
	5,550 S.F.	(STD. RESTAURANT)	14 SP./1000 S.F.	78
	900 S.F.	(CARRY OUT REST.)	4 SP./1000 S.F.	4
	330 S.F.	(OUTDOOR SEATING REST.)	7 SP./1000 S.F.	3
EX. BUILDING 'C'	= 7,200 S.F.	(GENERAL RETAIL/MEDICAL)	5 SP./1000 S.F.	18
	3,600 S.F.	(CONVENIENCE STORE)	5 SP./1000 S.F.	18
	3,600 S.F.	(GAS)		3
EX. BUILDING 'D'	= 3,531 S.F.	(RESTAURANT) - 48 SEATS/12 EMPLOYEES		18
		1 SP./4 SEATS; 1 SP./2 EMPL.		14
EX. BUILDING 'E'	= 2,618 S.F.	(BANK) - 5 SP./1000 S.F.		14
EX. BUILDING 'F'	= 2,936 S.F.	(FAST FOOD RESTAURANT) - 23 SEATS/7 EMPL.		14
		1 SP./3 SEATS; 1 SP./2 EMPL.		12
FUT. BUILDING 'G'	= 8,000 S.F.	(GENERAL RETAIL) - 5 SP./1000 S.F.		40

TOTAL PARKING REQUIRED FOR ALL BUILDINGS PARCEL 'G' 327 P.S.

PARCEL 'H' PARKING TABULATION

EX. BUILDING 'H'	= 33,782 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	169
FUT. BUILDING 'H' EXPANSION	= 7,047 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	36
FUT. BUILDING 'I'	= 3,200 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	16
EX. BUILDING 'J'	= 8,125 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	41
	4,889 S.F.	(GENERAL RETAIL)	5 SP./1000 S.F.	25
	3,226 S.F.	(CARRY OUT REST.)	6 SP./1000 S.F.	20

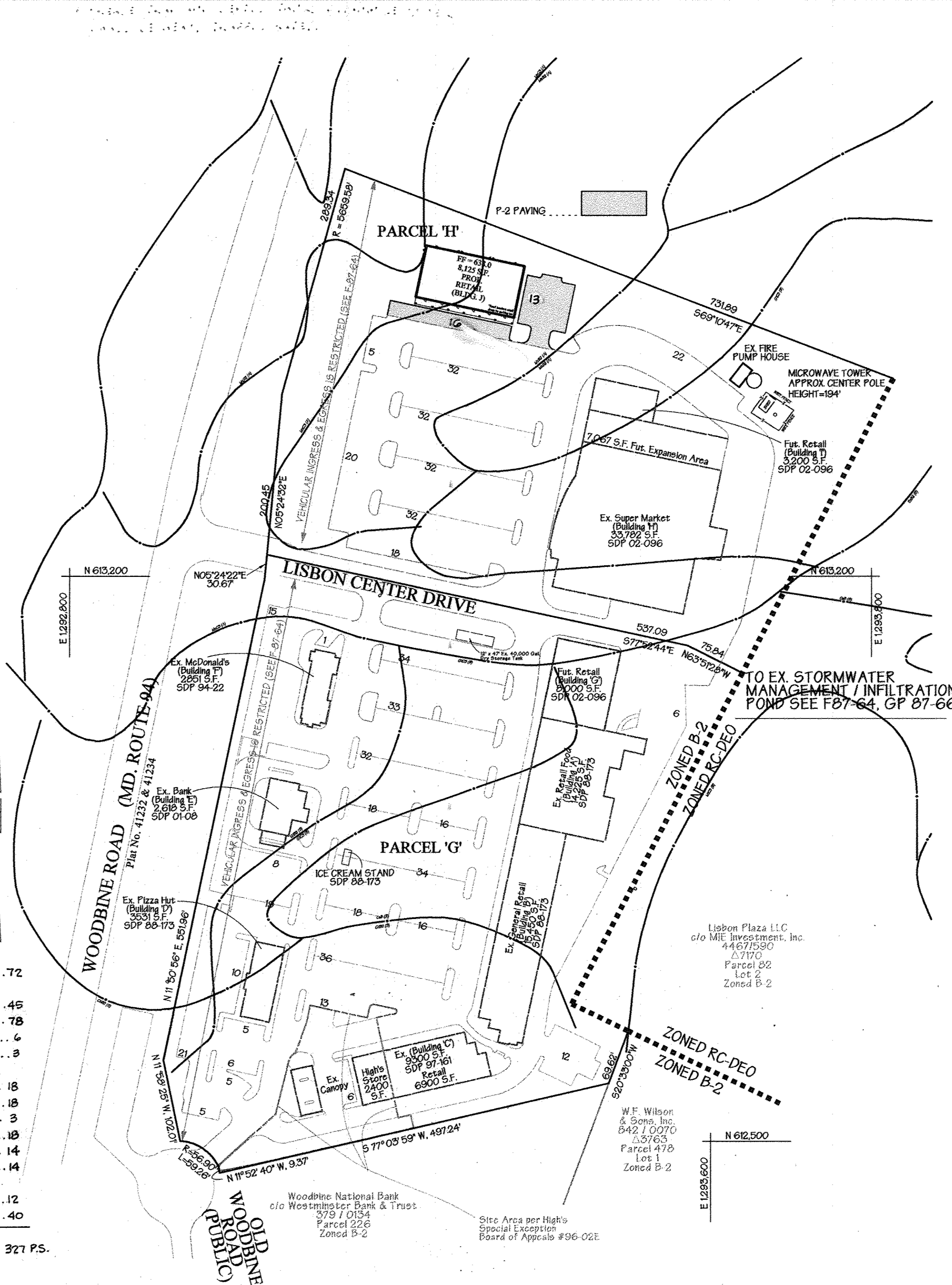
TOTAL PARKING REQUIRED FOR ALL BUILDINGS PARCEL 'H' 266 P.S.

TOTAL PARKING REQUIRED PARCELS 'G' & 'H' 593

TOTAL PARKING PROVIDED PARCELS 'G' & 'H' 606

(INCLUDES 25 HANDICAP SPACES 13 REQUIRED)
(STANDARD PARKING SPACES ARE 10' x 18')

PARKING NOTE:
PARKING IS PROVIDED FOR THE FOLLOWING BUILDINGS IN ACCORDANCE WITH THE REGULATIONS IN EFFECT AT THE TIME OF THE ORIGINAL APPROVAL AS THE BUILDINGS AND USES HAVE NOT CHANGED:
BUILDING D - SDP 88-173
BUILDING E - SDP 97-161
BUILDING F - SDP 94-22
PARKING FOR THE REMAINING BUILDINGS HAS BEEN COMPUTED PER CURRENT REQUIREMENTS AND USES.

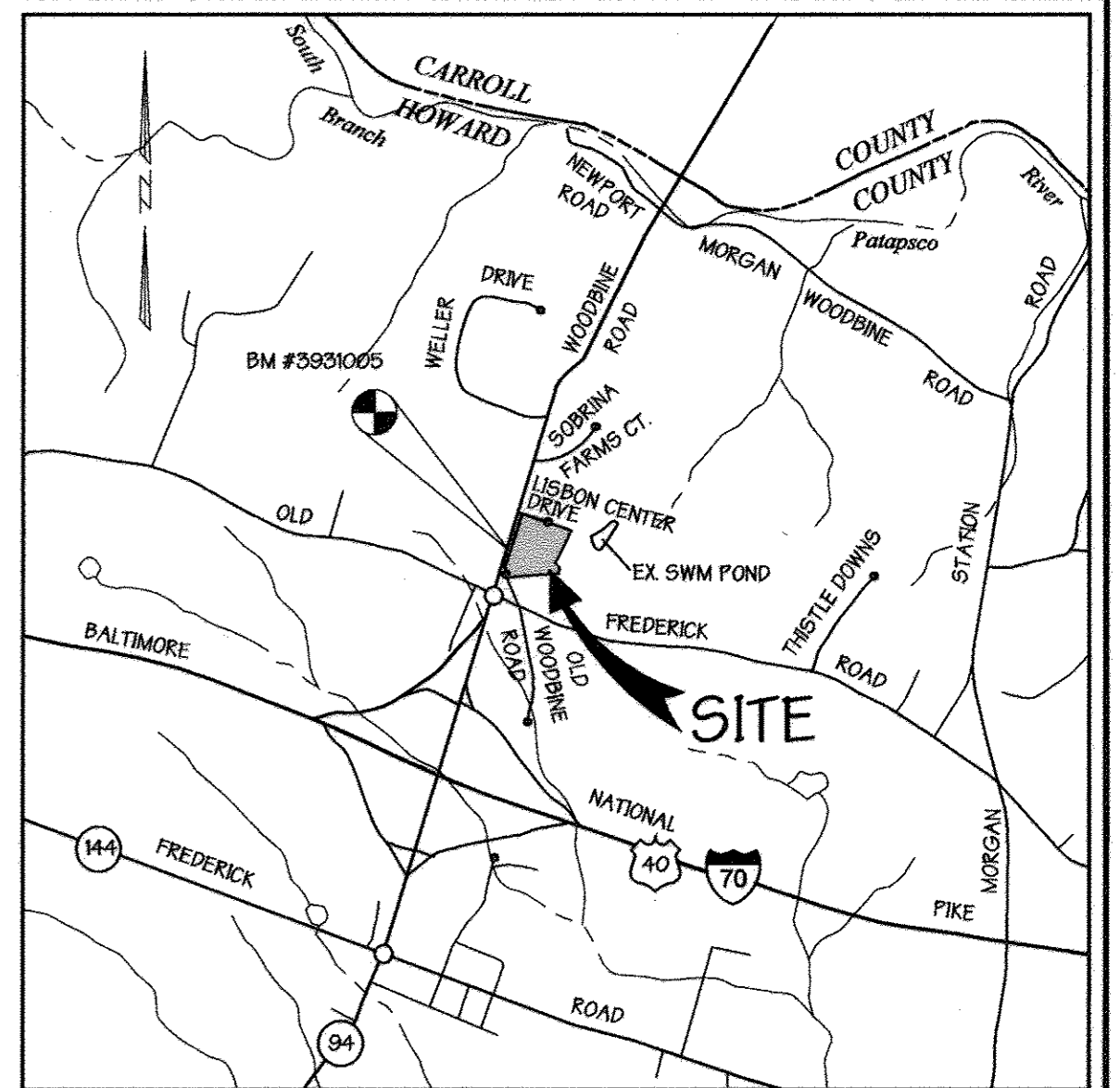


SOILS LEGEND

(From the Howard County Soil Survey, Map 2)

ChB2	Chester silt loam	3-8% slopes	moderately eroded
CuB	Comus silt loam	3-8% slopes	moderately eroded
G1B2	Glencg loam	3-8% slopes	moderately eroded
G1C3	Glencg loam	8-15% slopes	severely eroded
MIC3	Manor loam	8-15% slopes	severely eroded
MtD2	Mount Airy channery loam	15-25% slopes	moderately eroded
MtC3	Mount Airy channery loam	8-15% slopes	severely eroded
MtB2	Mount Airy channery loam	3-8% slopes	moderately eroded

REVISION #18 BY: NJB
ENGINEERING, INC.



SHEET INDEX

1	Title Sheet
2	Site Plan
3	Detail sheet
4	Sediment Control Plan
5	Sediment Control Notes & Details
6	Landscaping Plan

BUILDING	STREET ADDRESS
BLDG. A	712 Lisbon Center Drive
BLDG. B	710 Lisbon Center Drive
BLDG. C	708 Lisbon Center Drive
BLDG. D	706 Lisbon Center Drive
BLDG. E	704 Lisbon Center Drive
BLDG. F	702 Lisbon Center Drive
BLDG. G	714 Lisbon Center Drive
BLDG. H	705 Lisbon Center Drive
BLDG. I	709 Lisbon Center Drive
MICROWAVE TOWER	715 Lisbon Center Drive
FIRE PUMP HOUSE	713 Lisbon Center Drive
BLDG. J	708 Lisbon Center Drive

Approved: For private water and private sewerage systems.
Howard County Health Department.

Robert J. Walker 4/12/05
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: Department of Planning and Zoning

Chris Hamilton 4/12/05
CHIEF DEVELOPMENT ENGINEERING DIVISION

Mark J. Layton 4/21/05
DIVISION OF LAND DEVELOPMENT

DIRECTOR

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
Parcel H	Lisbon Center Drive (See Chart Above)

SUBDIVISION NAME	SECTION NAME	PARCEL #			
Route 94 Business Center	N/A	Parcel H			
PLAT #	BLOCK #	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
15857	24	B-2	SEWER	4	6040.01
WATER CODE	N/A	SEWER CODE	N/A		

Title Sheet
RETAIL BUILDING
ROUTE 94 BUSINESS CENTER
LISBON CENTER - PARCEL H

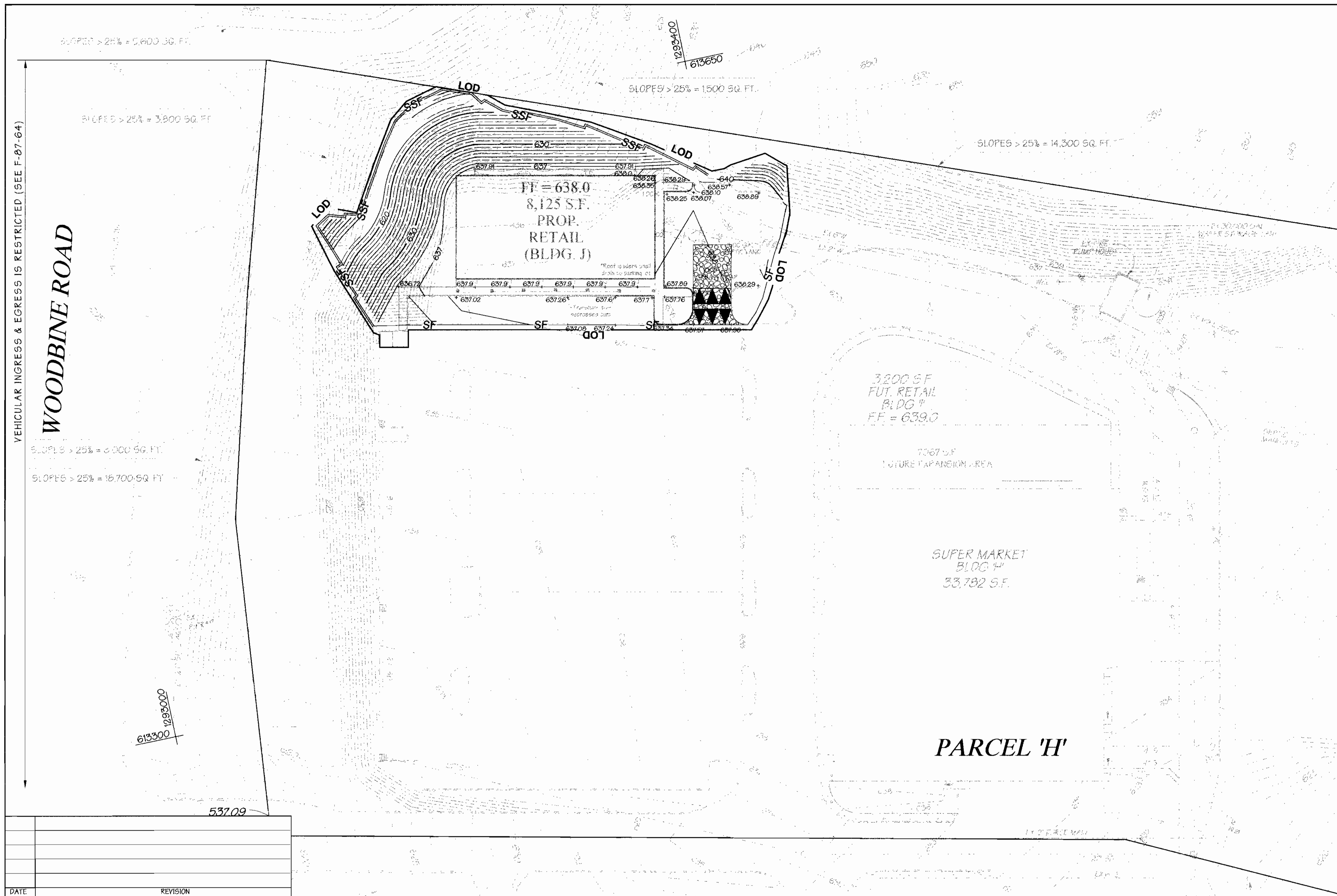
Election District #4
Deed Ref: 4467/1590
Tax Map 2, Grid 24, Parcel 82
Scale: As Shown

Howard County, Maryland
March 30, 2005
Sheet 1 of 6

Matis Warfield
consulting engineers
contact: Nick Brader
10540 York Road, Suite 100
Hunt Valley, Maryland 21086
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

OWNER/DEVELOPER
Lisbon Plaza, LLC
c/o MIE Properties, Inc.
5720 Executive Drive
Baltimore, Maryland 21228
(410) 788-0100
Contact: Tom Pilon

4/14/05	REV.#1 - UPDATE PARKING AND SHOW DUMST	ENCLOSURE
	ADD REFERENCE TO SDP 02-096 FOR PARKING	
DATE	REVISION	



LEGEND

- PROPERTY LINE ————
- EXISTING CONTOURS ———— 2/0
- PROPOSED CONTOURS ———— 2/0
- EXISTING WATER ————
- EXISTING STORM DRAIN ————
- EXISTING SANITARY ————
- PROPOSED STORM DRAIN ————
- PROPOSED SANITARY ————
- PROPOSED WATER ————
- EXISTING CURB AND GUTTER ————
- PROPOSED CURB AND GUTTER ————
- EX DOUBLE PARKING LOT LIGHT □
- EX SINGLE PARKING LOT LIGHT □
- BG & E POLE ○
- SLOPES > 25% ————
- SLOPES > 10% ————
- SILT FENCE ———— SF
- DOUBLE ROW SUPER SILT FENCE ———— SSF
- STABILIZED CONSTRUCTION ENTRANCE [Symbol]
- MOUNTABLE BERM [Symbol]

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS PRIOR TO BEGINNING WORK.
3. INSTALL SEDIMENT CONTROLS (SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE) (3 DAYS)
4. BEGIN GRADING OPERATION MAINTAINING POSITIVE DRAINAGE TOWARD SEDIMENT CONTROL DEVICES AND MEASURES. (1 DAY)
5. BEGIN BUILDING CONSTRUCTION. (3 WEEKS)
6. FINE GRADE AREA NOT BEING PAVED AND STABILIZE (2 DAYS)
7. INSTALL PAVEMENT AND SIDEWALKS FOR THE ENTIRE SITE (3 DAYS)
8. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE. (2 DAYS)

- * SILT FENCE/SUPER SILT FENCE SHOULD BE INSTALLED IN A "J" CONFIGURATION WHENEVER IT "RUNS DOWNHILL"
- * THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE EXISTING SWM POND FOR ANY SEDIMENT ATTRIBUTED TO THIS PLAN.

Approved: For private water and private sewerage systems, Howard County Health Department.	
<i>Robert Wilson</i> COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT	4/22/05 DATE
Reviewed for the Howard Conservation District and meets technical requirements.	
<i>Jim Meyer</i> NATURAL RESOURCES CONSERVATION SERVICE	4/11/05 DATE
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.	
<i>John R. Robertson</i> HOWARD SOIL CONSERVATION DISTRICT	4/11/05 DATE
APPROVED: Department of Planning and Zoning	
<i>Michael...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/12/05 DATE
<i>Carole...</i> DIVISION OF LAND DEVELOPMENT	4/27/05 DATE
<i>...</i> DIRECTOR	4/27/05 DATE

DATE	REVISION

NOTE:
tenant or occupant of any building, shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

PLAN
SCALE: 1" = 30'

Matis Warfield
consulting engineers
contact: Nick Brader
10540 York road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

ENGINEER CERTIFICATION:
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.

Engineer: *Tanya L. Bensinger* Date: 3/30/05
Name: Tanya L. Bensinger PE # 29179

OWNER/DEVELOPER
Lisbon Plaza, LLC
c/o MIE Properties, Inc.
5720 Executive Drive
Baltimore, Maryland 21228
(410) 788-0100
Contact: Tom Pilon

DEVELOPER CERTIFICATION:
We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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 inspection by the Howard Soil Conservation District.

Developer: *Edward S. Goff* Date: 3/31/05
Name: Edward S. Goff

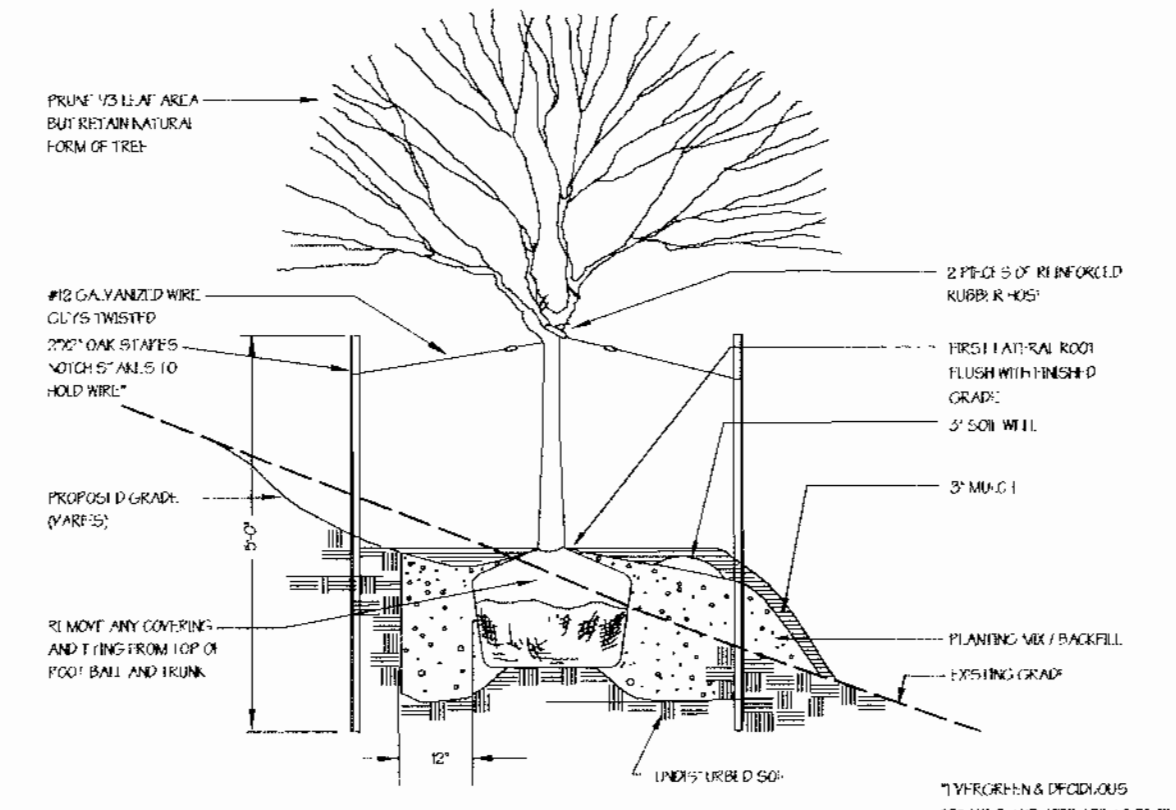
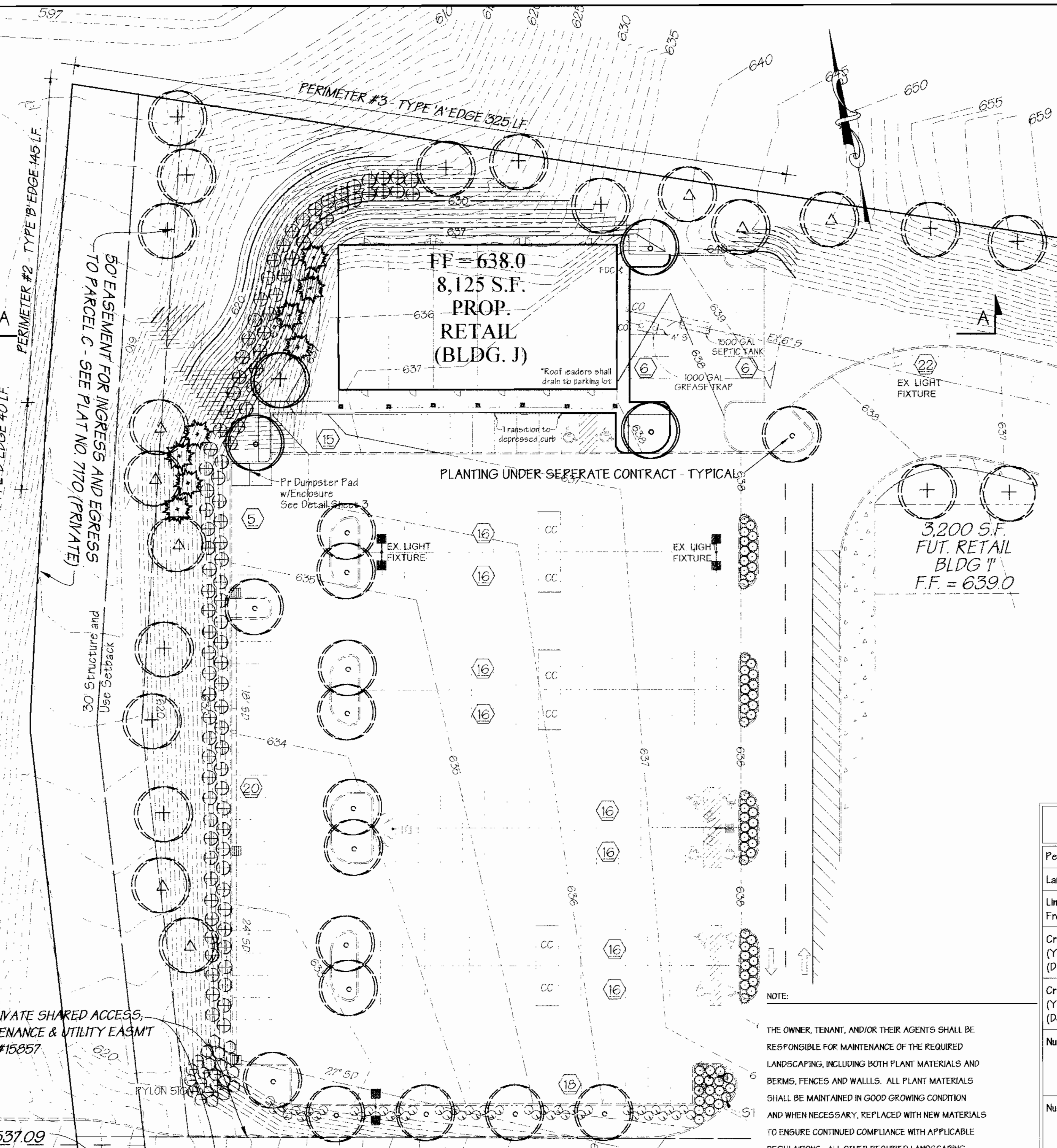
Sediment Control Plan
RETAIL BUILDING
ROUTE 94 BUSINESS CENTER
LISBON CENTER - PARCEL H

Election District #4
Deed Ref: 4467/590
Tax Map 2, Grid 24, Parcel 82
Scale: 1"=30'

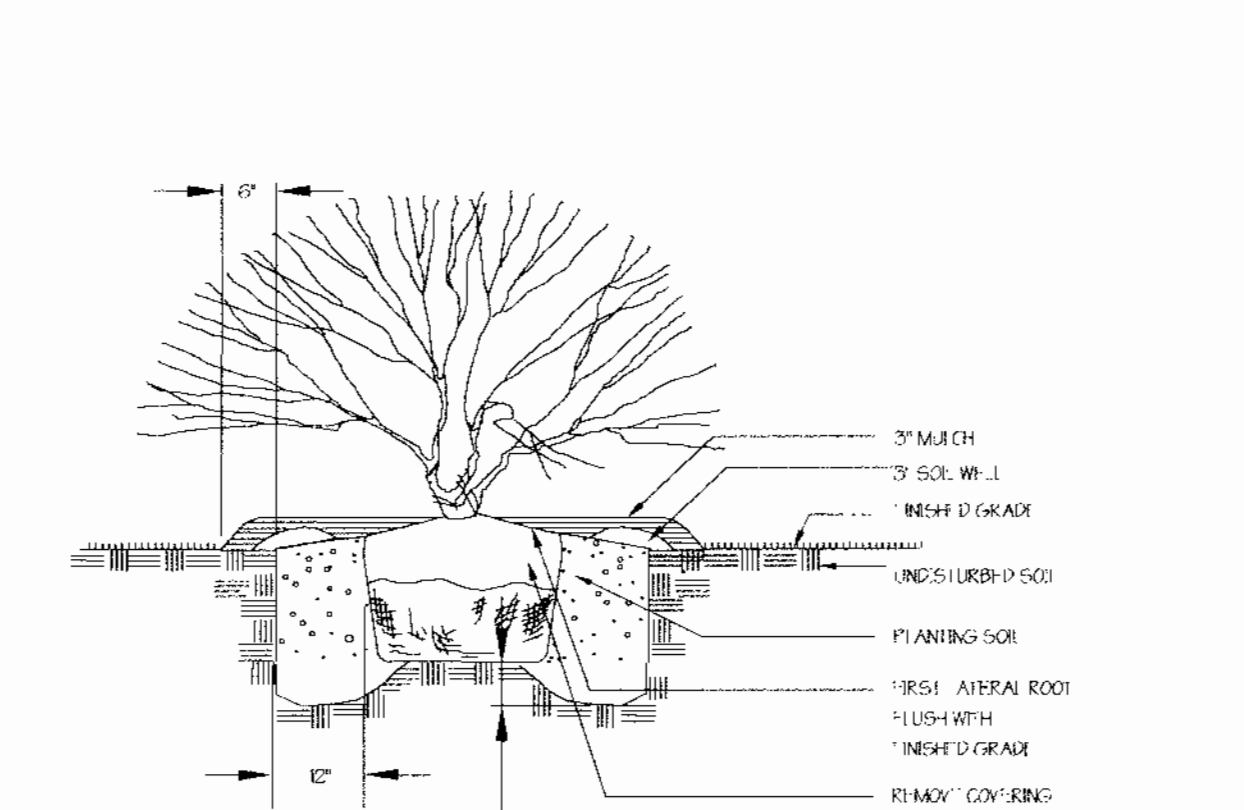
Howard County, Maryland
March 30, 2005
Sheet 4 of 6

LEGEND

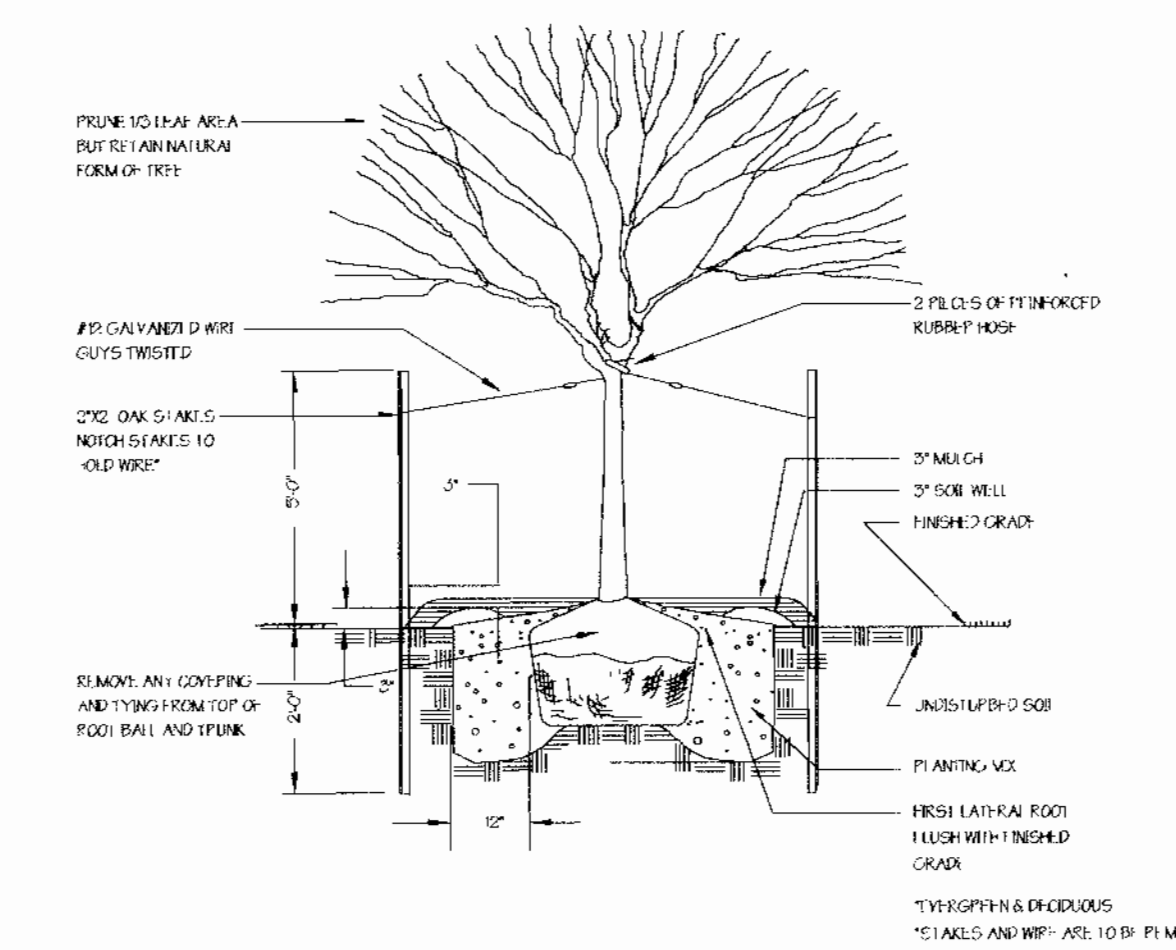
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER
- PROPOSED STORM DRAIN
- EXISTING SANITARY
- PROPOSED STORM DRAIN
- PROPOSED SANITARY
- PROPOSED WATER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EX DOUBLE PARKING LOT LIGHT
- EX SINGLE PARKING LOT LIGHT
- BG & E POLE
- CART CORRAL



SLOPE PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
NOT TO SCALE

SPECIFICATIONS FOR PLANTING

- A. STANDARDS:
 1. ALL PLANT MATERIAL, CONSTRUCTION METHOD AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALLBORNE-WASHINGTON METROPOLITAN AREA".
 2. ALL TREES SHALL BE DELIVERED TO THE SITE BALLED AND BURLAPPED. ALL BRANCHES SHALL BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL GRASSES & PERENNIALS SHALL BE IN CONTAINERS.
 3. AFTER THE PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER, THE MAINTENANCE OF WATERING AND WEEDING OF EACH PLANT AND PLANTED AREA SHALL BE PROVIDED BY THE OWNER. SINCE THE PLANTS ARE TO BE GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL MAINTAIN THE PLANTS, A WRITTEN REPORT, IN TRIPLICATE, STATING APPROPRIATE CHANGES SHALL BE GIVEN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. THE COSTS WILL BE FORWARDED TO THE OWNER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 4. MAINTAIN TREES UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN SEVEN (7) DAYS AFTER ACCEPTANCE OF PLANTING. MAINTAIN ALL PLANTS BY PRUNING, CA TRAVEL AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES AND GUY SUPPORTS AND RESET TREES TO PROPER ORIGIN ON VERTICAL POSITION AS REQUIRED. WEEDS OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP ALL PLANTS FREE OF INSECTS AND DISEASE.
 5. WATERING:
 1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PROVIDED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATERING SHALL NOT BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL PROVIDE A SEPARATE LUMP SUM FEE IN THE OVERALL LANDSCAPE FEE FOR WATERING TO ALL NEW PLANTINGS DURING ONE GROWING SEASON.
 2. EXCAVATION:
 1. DEPTH AND WIDTH OF EXCAVATION FOR PLANTING OF ALL PLANTS SHALL BE TO THE DEPTH AND WIDTH OF ROOT BALL OR CONTAINER OF PLANT TO BE INSTALLED, EXCEPT AS NOTED ON DETAILS.
 2. ALL PLANT MATERIAL AND LAWN AREAS SHALL BE GUARANTEED TO BE IN A PROGRESSIVE GROWING CONDITION ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE. AT THE TERMINATION OF THIS PERIOD, THE CONTRACTOR SHALL HAVE COMPLETED THE PROGRESSIVE MAINTENANCE SCHEDULE. ANY PLANTS DEFECTIVE WITH DISEASE OR INSECTS WILL BE REMOVED OR REPLACED. ALL DEAD OR UNACCEPTABLE PLANTS WILL BE REPLACED BY THE SAME PLANT AND SIZE TERMINATED ON THE PLANT LIST. THESE PLANTS SHALL BE PLANTED, BALLED AND GUYED AS SPECIFIED HEREIN AND WITHOUT EXTRA COMPENSATION TO THE CONTRACTOR. AT THE COMPLETION OF ALL SUCH WORK AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE CONTRACT WILL BE CONSIDERED COMPLETE.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Properties	
Perimeter Number	1	2	3
Landscape Type	'D'	'B'	'A'
Linear Feet of Roadway Frontage/Perimeter	40 LF.	145 LF.	325 LF.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	2 SHADE TREES UNDER SEPARATE CONTRACT	3 SHADE TREES UNDER SEPARATE CONTRACT	5 SHADE TREES UNDER SEPARATE CONTRACT
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO
Number of Plants Required			
Shade Trees			
Evergreen Trees	4	4	
Shrubs			
Number of Plants Provided			
Shade Trees		1	
Evergreen Trees	4	4	
Other Trees (2:1 substitution)			
Shrubs (10:1 substitution)			
(Describe plant substitution credits below if needed)			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	28 AUTOMOBILE
Number of Trees Required	1
Number of Trees Provided	4
Shade Trees	
Other Trees (2:1 substitution)	
Internal Islands Required	1
Internal Islands Provided (Min 200 Sf.)	1

PLANTING NOTES:

1. This Plan is for planting purposes only.
2. This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
3. All plant material shall be nursery grown and shall conform to American Association of Nurserymen latest standards. Plant installation must conform to the minimum standards cited in the latest edition of the "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractors' Association.
4. Contractor is to notify Miss Utility a minimum of 72 hours prior to digging. Telephone 1-800-257-7777
5. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plants material is to be approved in field by the Landscape Architect.
6. No tree or shrub planting pits are to be left open or unattended.
7. Shrubs are to be grouped into matched beds. Beds are to be edged and the grass is to be killed or removed prior to mulching.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
○	3	PLATANUS ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	21/2 3" CAL	B & B	
+	1	QUERCUS PALUSTRIS PIN OAK	21/2 3" CAL	B & B	
☆	6	PINUS STROBUS EASTERN WHITE PINE	6' HT.	B & B	SPACE 10' O.C.

LANDSCAPE SURETY NOTE:

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF:

(1) SHADE TREES @ \$300 EACH = \$900
 (2) EVERGREEN TREES @ \$150 EACH = \$1200
 TOTAL = \$2100

DEVELOPER/BUILDER'S CERTIFICATION

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 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.

Richard H. Hildebrand
DEVELOPER/BUILDER
3/31/05 DATE

APPROVED: Department of Planning and Zoning

John P. ...
CHIEF DEVELOPMENT ENGINEERING DIVISION
4/13/05 DATE

Cindy Hamite
DIVISION OF LAND DEVELOPMENT #18
4/2/05 DATE

David ...
DIRECTOR
4/24/05 DATE

Matis Warfield
consulting engineers
contact: Nick Brader
10540 York road suite 111
hunt valley maryland 21030
phone 410-683-7004
facsimile 410-683-1799
www.matiswarfield.com

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410 825 3885
Contact: Devlin Leary

OWNER/DEVELOPER
Lisbon Plaza, LLC
c/o MIE Properties, Inc.
5720 Executive Drive
Baltimore, Maryland 21228
(410) 788-0100
Contact: Tom Pilon

LANDSCAPE PLAN
RETAIL BUILDING
ROUTE 94 BUSINESS CENTER
LISBON CENTER - PARCEL H
Election District #4
Tax Map 2, Grid 24, Parcel 82
Scale: 1"=30'

Howard County, Maryland
March 30, 2005
Sheet 6 of 6

SDP-05-41