

WEIS GAS N' GO

SITE DEVELOPMENT PLAN

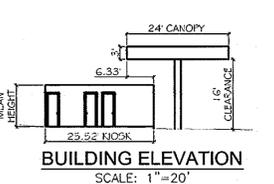
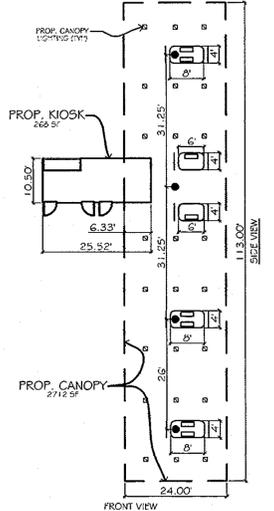
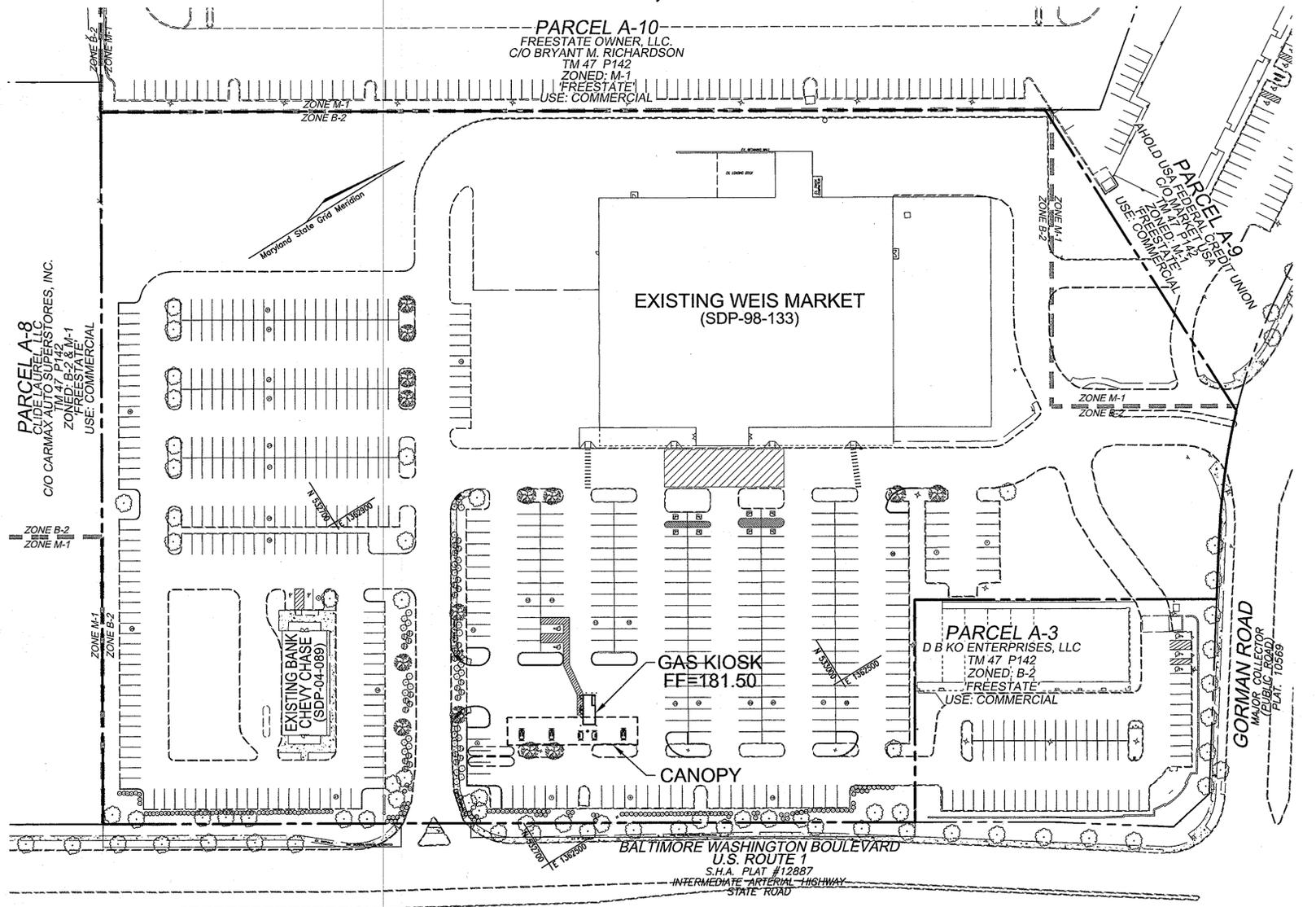
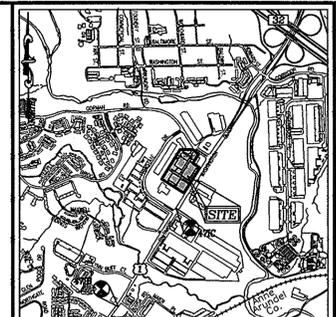
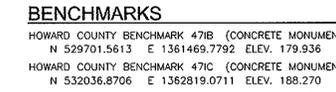
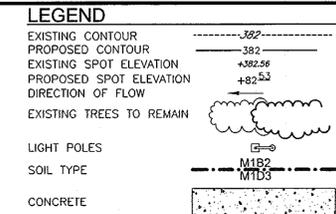
GAS STATION

FREESTATE

PARCEL 142, LOT A-4

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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY: 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: 1-410-954-6281
 - HOWARD COUNTY BUREAU OF UTILITIES: 311-2368
 - AT&T CABLE LOCATION DIVISION: 361-3553
 - B.G.A.E. CO. CONTRACTOR SERVICES: 850-4620
 - B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 - AREA OF PARCEL 142, LOT A-4: 12,240.2 AC.
 - PRESENT ZONING: B-2
 - USE OF STRUCTURE:
 - EXISTING BUILDING A - RETAIL (WEIS MARKET)
 - EXISTING BUILDING B - COMMERCIAL (CHEVY CHASE BANK)
 - NEW BUILDING C - COMMERCIAL (GAS STATION KIOSK)
 - EXISTING BUILDING A COVERAGE (WEIS MARKET): 70,088 SF (1,609.0 AC. OR 13.15% OF GROSS AREA)
 - EXISTING BUILDING B COVERAGE (CHEVY CHASE BANK): 3,555 SF (0.0816 AC. OR 0.67% OF GROSS AREA)
 - BUILDING C COVERAGE: 269 SF (0.0062 AC. OR 0.005% OF GROSS AREA)
 - TOTAL BUILDING COVERAGE: 73,911 SF (1,696.8 AC. OR 13.87% OF GROSS AREA)
 - PAVED PARKING LOT/AREA ON SITE: 6,840.6 AC. OR 55.87% OF GROSS AREA
 - AREA OF LANDSCAPE ISLAND ON SITE: 1,017.7 AC. OR 8.31% OF GROSS AREA
 - LIMIT OF DISTURBED AREA: 0.72 AC.
 - PROJECT AREA: 0.72 AC.
 - CUT: 1768 CY
 - FILL: 0 CY
- PROJECT BACKGROUND:
 - LOCATION: COLUMBIA, MD.; TAX MAP 47, BLOCK 17, PARCEL 142, LOT A-4
 - ZONING: B-2
 - SECTION: N/A
 - SUBDIVISION: FREESTATE
 - SITE AREA: 12,240.2 AC.
 - SDP PREFERENCES: S-90-28, P-91-02, F-92-74, F-98-149, SDP-98-133, PLAT 13267; BA-06-048C
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHY PERFORMED BY POTOMAC AERIAL SURVEYS DATED DECEMBER 1997. SUPPLEMENTAL TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2008.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD PLAT #13267 PREPARED BY VOGEL AND ASSOCIATES, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PAVING SECTIONS ARE DELINEATED ON SHEET 3, AND DETAILS ARE PROVIDED ON SHEET 5. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTIONS PRIOR TO CONSTRUCTION.
- ALL CURBS AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 5)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT #24-3701-0.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-3701-0.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY IS PROVIDED UNDER F-92-74.
- ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 5)
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- 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 HAS BEEN POSTED AS A PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$4410.00 FOR THE REQUIRED 4 NEW SHADE TREES, 7 NEW SHRUBS, 6 RELOCATED SHADE TREES AND 40 RELOCATED SHRUBS.
- TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, DATED MAY 2008; APPROVED 09/02/08.
- ALL STORMWATER PIPE BEDDING IS TO BE IN ACCORDANCE WITH CURRENT HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- BUILDING TO HAVE INSIDE WATER SETTING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SUBJECT PROPERTY IS ZONED B-2 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT HAD PRELIMINARY SUBDIVISION APPROVAL PRIOR TO DECEMBER 31, 1992, PER SUBDIVISION SECTION 16.1202(b)(1)(ii).
- ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.
- LANDSCAPING IS NOT PERMITTED WITHIN 5' ON EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR, UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.4.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF AT LEAST 6' FROM THE GROUND. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47B AND 47C WERE USED FOR THIS PROJECT.
- EXISTING DUMPSTER LOCATION FOR WEIS MARKETS TO BE USED FOR ALL BUILDINGS.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WETLANDS WERE NOT FOUND ON THIS SITE.
- THERE ARE NO STEEP SLOPES GREATER THAN 20.00% OF CONTIGUOUS AREA LOCATED ON THIS PROPERTY.
- THIS PLAN IS SUBJECT TO BA-06-048C, APPROVED APRIL 24, 2008; A CONDITIONAL USE TO CONSTRUCT A GASOLINE SERVICE STATION INCLUDING A KIOSK, IN A B-2 ZONING DISTRICT, PURSUANT TO SECTION 131.N.25. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE CONDITIONAL USE SHALL APPLY ONLY TO THE PROPOSED GASOLINE SERVICE STATION AS DESCRIBED IN THE SUBDIVISION AND CONDITIONAL USE PLAN SUBMITTED ON OCTOBER 16, 2007 TO THE BOARD AS PETITIONER'S EXHIBIT #1, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE SUBJECT PROPERTY.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
- SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS, AND EACH SUITE SEPARATED BY LETTER.
- IF THE GASOLINE SERVICE STATION IS ABANDONED AND THE CONDITIONAL USE BECOMES VOID, ALL GASOLINE PUMPS, PUMP ISLAND CANOPES AND OTHER IMPROVING BUILDINGS SHALL BE REMOVED FROM THE SITE WITHIN SIX MONTHS OF THE DATE OF WHICH THE CONDITIONAL USE BECOMES VOID.
- TRASH IS TO BE REMOVED FROM THE GASOLINE SERVICE STATION ONCE DAILY, BY STORE JANITORIAL STAFF, AND DISPOSED OF IN THE WEIS STORE'S COMPACTOR LOCATED AT THE REAR OF THE BUILDING.



OWNER/DEVELOPER
 WEIS MARKETS, INC.
 C/O DAVID GILL
 1000 SOUTH SECOND STREET
 SUNBURY, PA 17801-3318
 717-286-3640

PARKING TABULATION

	REQUIRED
EXISTING BUILDING A (WEIS MARKETS): 70,088 SF @ 5 SPACES/1000 SF	351 SPACES
EXISTING BUILDING B (CHEVY CHASE BANK): 3,555 SF @ 5 SPACES/1000 SF	18 SPACES
NEW BUILDING C (GAS STATION KIOSK AND CANOPY):	3 SPACES
TOTAL SPACES REQUIRED:	372 SPACES
TOTAL SPACES PROVIDED (WEIS MARKETS, SDP-98-133):	355 TOTAL SPACES INCLUDING 8 HANDICAP SPACES
TOTAL SPACES PROVIDED (CHEVY CHASE BANK, SDP-04-089):	3 TOTAL SPACES INCLUDING 2 HANDICAP SPACES
TOTAL SPACES OMITTED UNDER THIS SDP (SDP-08-111):	43 SPACES
TOTAL SPACES PROVIDED:	515 TOTAL SPACES INCLUDING 12 HANDICAP SPACES

LOCATION MAP

SCALE: 1"=60'

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 7
OVERALL SITE PLAN; SOILS MAP	2 OF 7
SITE LAYOUT PLAN	3 OF 7
GRADING, SEDIMENT AND EROSION CONTROL PLAN	4 OF 7
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 7
STORM DRAIN DRAINAGE AREA MAP, AND UTILITY PROFILES	6 OF 7
LANDSCAPE PLAN	7 OF 7

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
A-4 / P.142	8861 GORMAN ROAD (EX. BUILDING 'A' - WEIS MARKET)
A-4 / P.142	9270 WASHINGTON BLVD. (EX. BUILDING 'B' - CHEVY CHASE BANK)
A-4 / P.142	9240 WASHINGTON BLVD. ROAD (NEW BUILDING 'C')

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
FREESTATE	N/A	LOT A-4 / P.142

PLAT # OR L/F	BLOCK NO.	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TR.
PLAT 13267	17	B-2	47	6TH	6069.02
L4371/F13					

WATER CODE:	SEWER CODE:
C05	7220000 & 5090000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Edwards 1/5/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Hester 1/22/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David K. Goyler 1/22/09
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

B. D. ... 1/22/09
 COUNTY HEALTH OFFICER DATE
 HOWARD COUNTY HEALTH DEPARTMENT

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

COVER SHEET

WEIS GAS N' GO
 GAS STATION
 FREESTATE

TAX MAP 47 BLOCK 17
 6TH ELECTION DISTRICT
 PLAT # 13267

PARCEL 142, LOT 'A-4'
 PREVIOUS SDP-98-133
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: DZ
 DRAWN BY: DZ
 CHECKED BY: RHW
 DATE: DECEMBER 2008
 SCALE: AS SHOWN
 W.O. NO.: 06-65

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-21-2010

1 SHEET OF 7

SDP-08-111

PARCEL A-10
 FREESTATE OWNER, LLC.
 C/O BRYANT M. RICHARDSON
 TM 47 P142
 ZONED: M-1
 'FREESTATE'
 USE: COMMERCIAL

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 402.88 EXISTING SPOT ELEVATION
- + 402.88 PROPOSED SPOT ELEVATION
- ==== EXISTING CURB AND GUTTER
- ==== PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED SIDEWALK

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Md	MADE LAND	B

NOTE: ALL SOILS WITHIN LIMIT OF SUBMISSIO AR MD.

OWNER/DEVELOPER
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 C/O DAVID GILL
 1000 SOUTH SECOND STREET
 SUNBURY, PA 17801-3318
 717-286-3640

NO.	REVISION	DATE

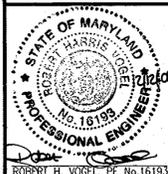
SITE DEVELOPMENT PLAN

**OVERALL SITE PLAN;
 SOILS MAP**

WEIS GAS N' GO

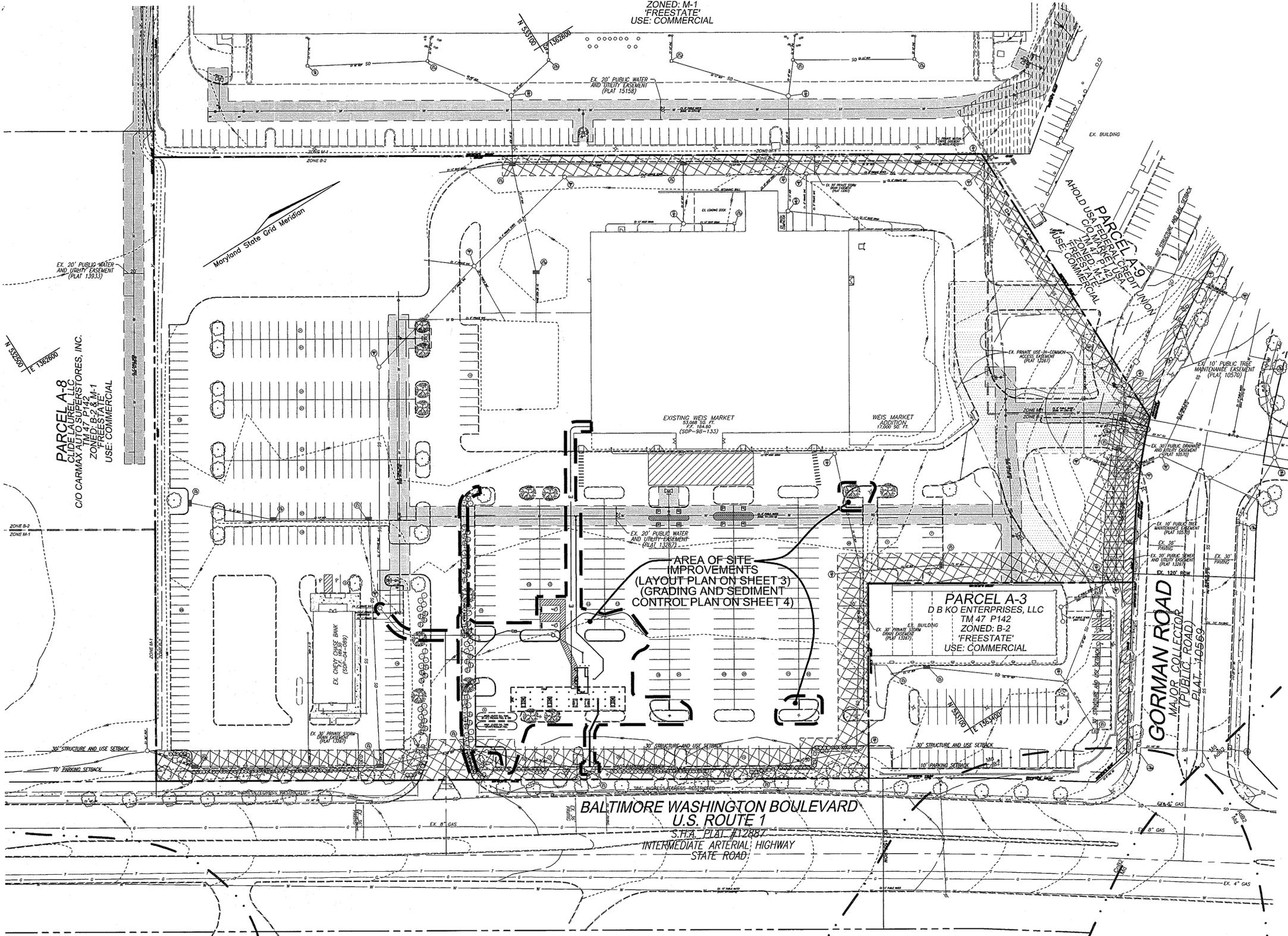
TAX MAP 47 BLOCK 17
 6TH ELECTION DISTRICT
 PLAT 13267
 GAS STATION
 FREESTATE
 PARCEL 142, LOT 'A'-4'
 PREVIOUS SDP-98-133
 HOWARD COUNTY, MARYLAND

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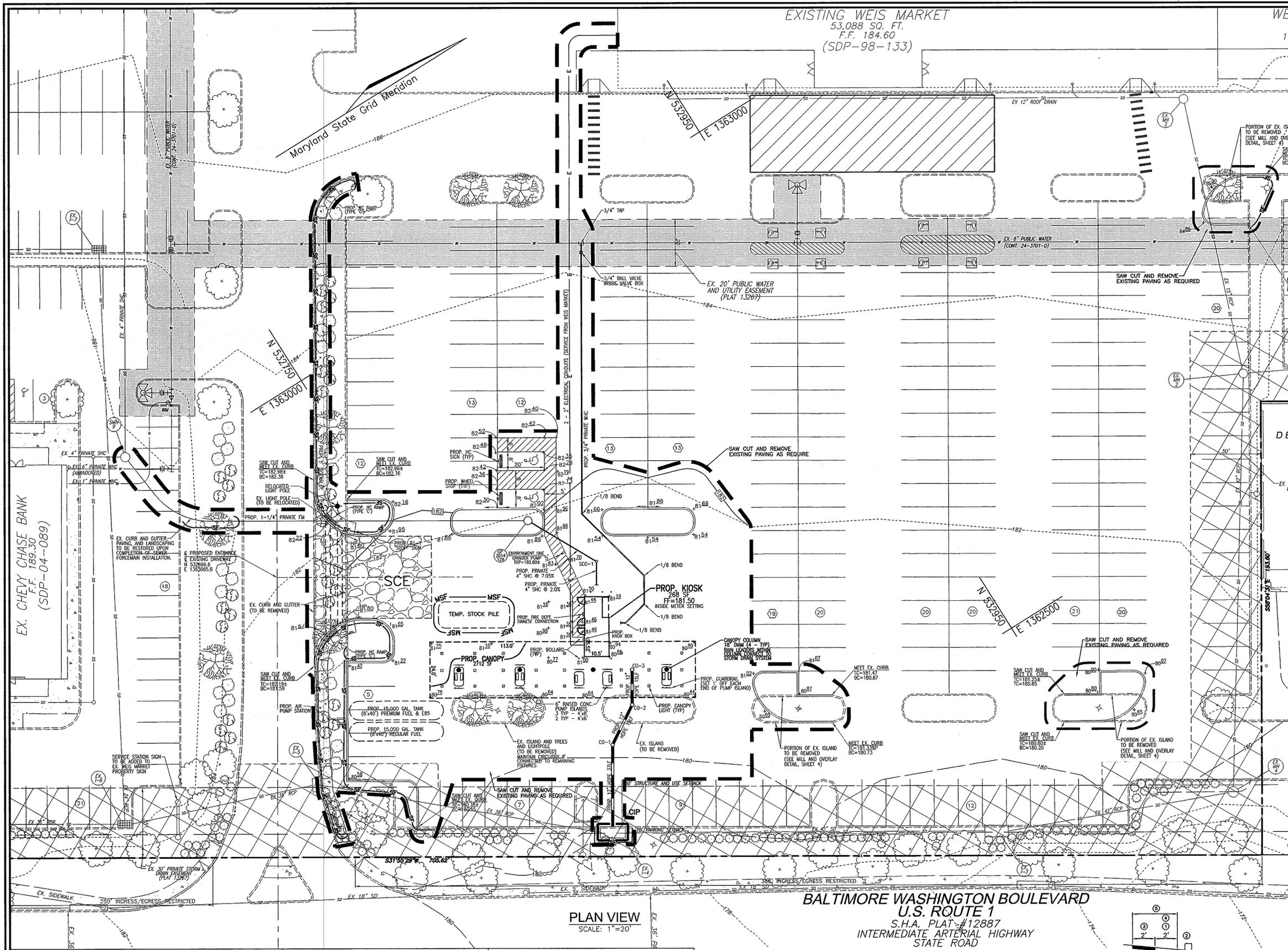
PROFESSIONAL CERTIFICATE
 DESIGN BY: DZ
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: DECEMBER 2008
 SCALE: AS SHOWN
 W.O. NO.: 06-65
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16199, EXPIRATION DATE 02-27-2010.

2 SHEET OF 7



OVERALL PLAN VIEW
 SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 1/5/09
 1/23/09
 1/24/09



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING TREES (FIELD LOCATED)
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	PROPOSED SIDEWALK
	SILT FENCE
	LIMIT OF DISTURBANCE
	CURB INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE

PARCEL A-3
 D B KO ENTERPRISES, LLC
 TM 47 P142
 ZONED: B-2
 'FREESTATE'
 USE: 'COMMERCIAL'

OWNER/DEVELOPER
 WEIS MARKETS, INC.
 C/O DAVID GILL
 1000 SOUTH SECOND STREET
 SUNBURY, PA 17801-3318
 717-286-3640

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN
WEIS GAS N' GO
 GAS STATION
 FREESTATE
 TAX MAP 47 BLOCK 17
 6TH ELECTION DISTRICT
 PLAT# 13267
 PARCEL 142, LOT 'A'-4'
 PREVIOUS SDP-98-133
 HOWARD COUNTY, MARYLAND

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 ELLICOTT CITY, MD 21043
 TEL: 410-461-7566
 FAX: 410-461-8961

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 NO. 18193
 EXPIRES 09-27-2010

DESIGN BY: DZ
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: DECEMBER 2008
 SCALE: AS SHOWN
 W.D. NO.: 08-65

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND (PLATE NO. 18193) EXPIRATION DATE 09-27-2010

4 SHEET OF 7

PLAN VIEW
 SCALE: 1"=20'

BALTIMORE WASHINGTON BOULEVARD
U.S. ROUTE 1
 S.H.A. PLAT #12887
 INTERMEDIATE ARTERIAL HIGHWAY
 STATE ROAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edman 1/5/9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Carole Hester 1/20/09
 CHIEF, DIVISION OF LAND DEVELOPMENTAL
Paul A. Leight 1/24/09
 DIRECTOR

BY THE DEVELOPER:

"I, 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."

John P. Kelly 12/10/08
 SIGNATURE OF DEVELOPER
 DATE

BY THE ENGINEER:

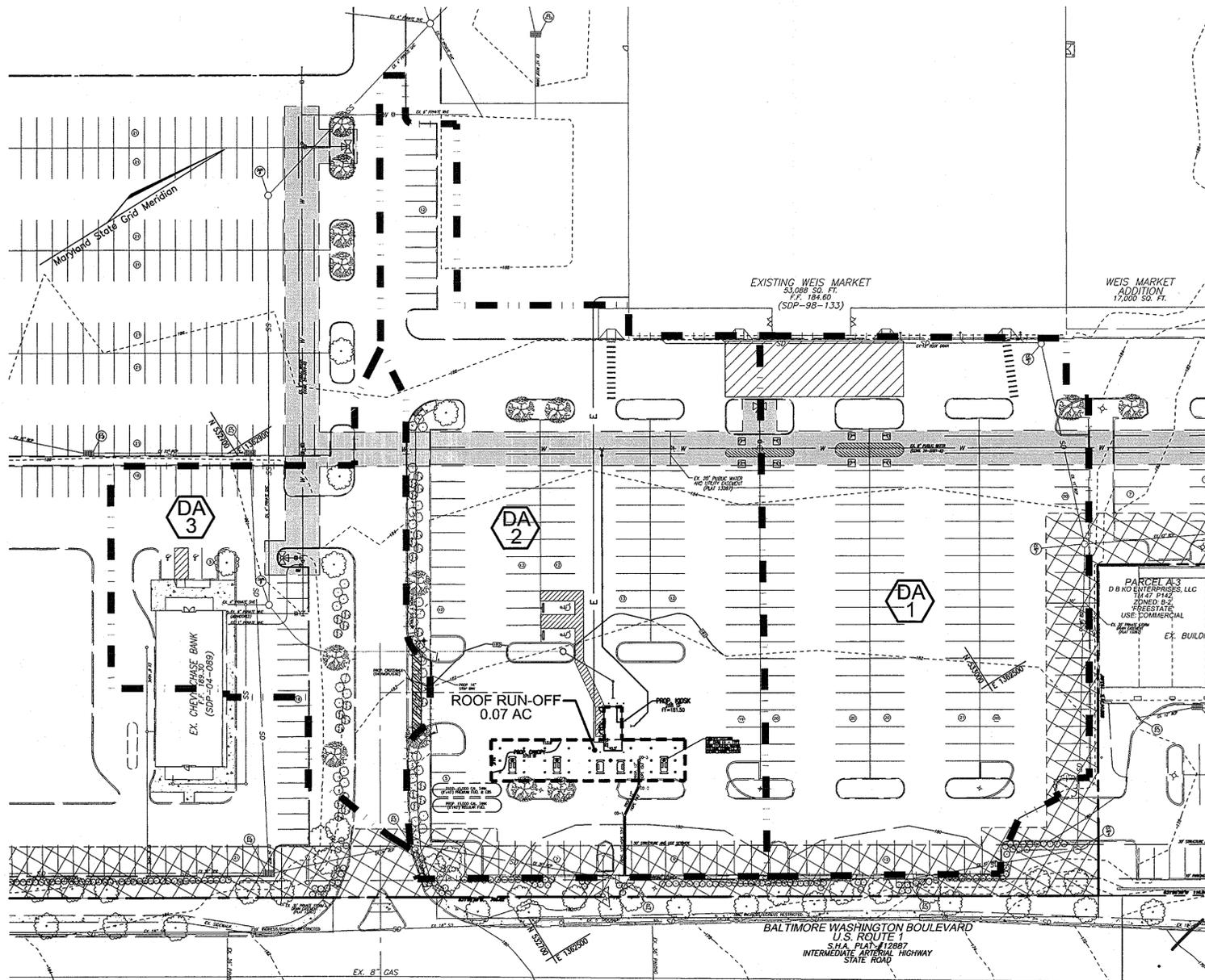
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

John P. Kelly 12/22/08
 SIGNATURE OF ENGINEER
 DATE

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

John P. Kelly 12/22/08
 HOWARD S.C.D. DATE

- 1 REMOVE EXISTING CURB AND GUTTER INCLUDING 2" OF EXISTING PAVING (SAW CUT).
 - 2 INSTALL HOWARD COUNTY TYPE 'A' CURB AND GUTTER.
 - 3 MILL 2" WIDE OF EXISTING PAVING TO 1-1/2" DEPTH AT GUTTER PAN AS REQUIRED.
 - 4 INSTALL BASE WIDENING (PAVING SECTION P-2), EXCLUDING 1-1/2" OVERLAY.
 - 5 INSTALL 1-1/2" OVERLAY TO GUTTER.
- MILL AND OVERLAY DETAIL**
 NOT TO SCALE



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1"=40'

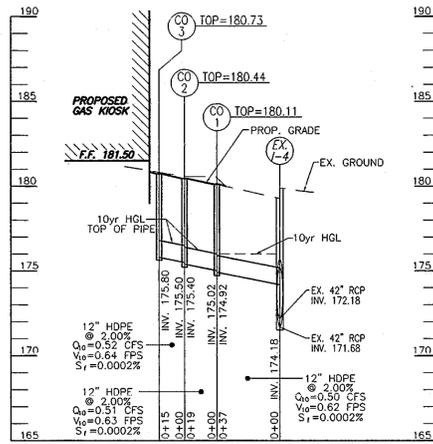
DA	INLET NO.	AREA	C FACTOR
DA-1	EX. 1-3*	1.35 AC.	0.83
DA-2	EX. 1-4*	1.69 AC.	0.80
DA-3	EX. 1-5**	0.65 AC.	0.58

*PER SDP-98-133
**PER SDP-04-089

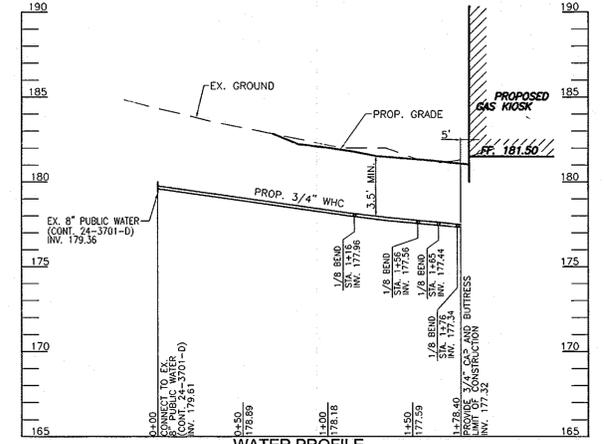
DA	INLET NO.	AREA	C FACTOR	% IMPERVIOUS
DA-1	EX. 1-3	1.31 AC.	0.83	98
DA-2	EX. 1-4	1.68 AC.	0.80	86
DA-3	EX. 1-5	0.66 AC.	0.62	82

SIZE	TYPE	LENGTH
12"	HDPE	71 LF
4"	PVC SEWER	44 LF
1-1/4"	PVC PRESSURE SEWER	183 LF
3/4"	DIP WHC	167 LF

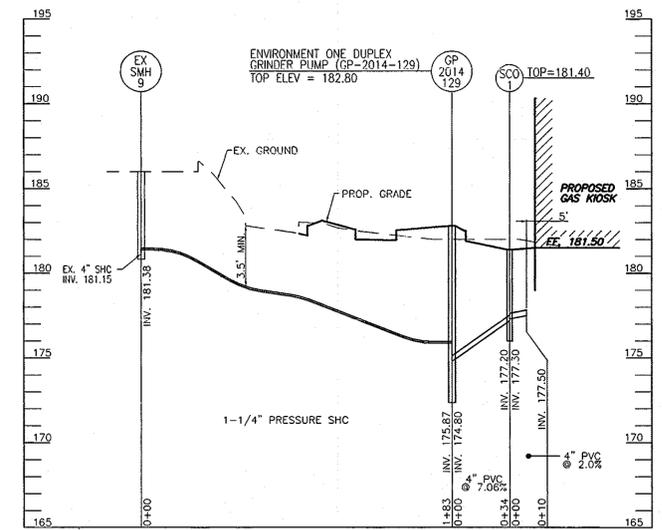
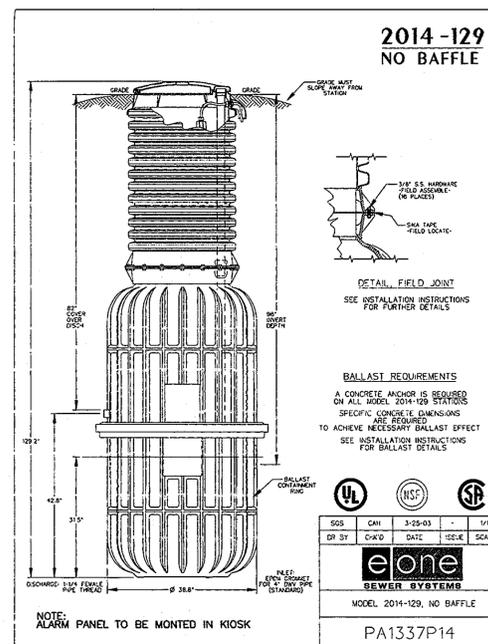
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	COMMENTS
CO-1	CLEANOUT	N 532779.6 E 1363202.1	180.11	175.02	174.92	HO. CO. STD S-2.22
CO-2	CLEANOUT	N 532795.7 E 1363192.0	180.44	175.50	175.40	HO. CO. STD S-2.22
CO-3	CLEANOUT	N 532803.7 E 1363179.3	180.73	-	175.80	HO. CO. STD S-2.22
SCO-1	CLEANOUT	N 532815.4 E 1363132.1	181.40	177.30	177.20	HO. CO. STD S-2.22
GP-2014-129	E-ONE GRINDER PUMP	N 532799.9 E 1363101.9	182.80	174.80	175.87	MODEL 2014-129



STORM DRAIN PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

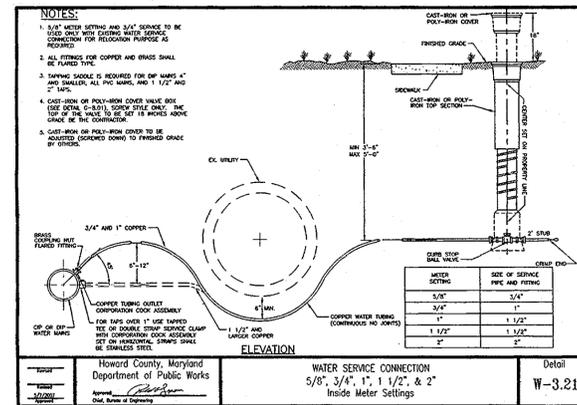


WATER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



SEWER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

OWNER/DEVELOPER
WEIS MARKETS, INC.
C/O DAVID GILL
1000 SOUTH SECOND STREET
SUNBURY, PA 17801-3318
717-286-3640



Detail W-3.21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
1/5/09
12/24/08
1/24/09

BY THE DEVELOPER:

I HEREBY 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.

12/10/08

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.

12/21/08

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

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
STORM DRAIN DRAINAGE AREA MAP,
AND UTILITY PROFILES

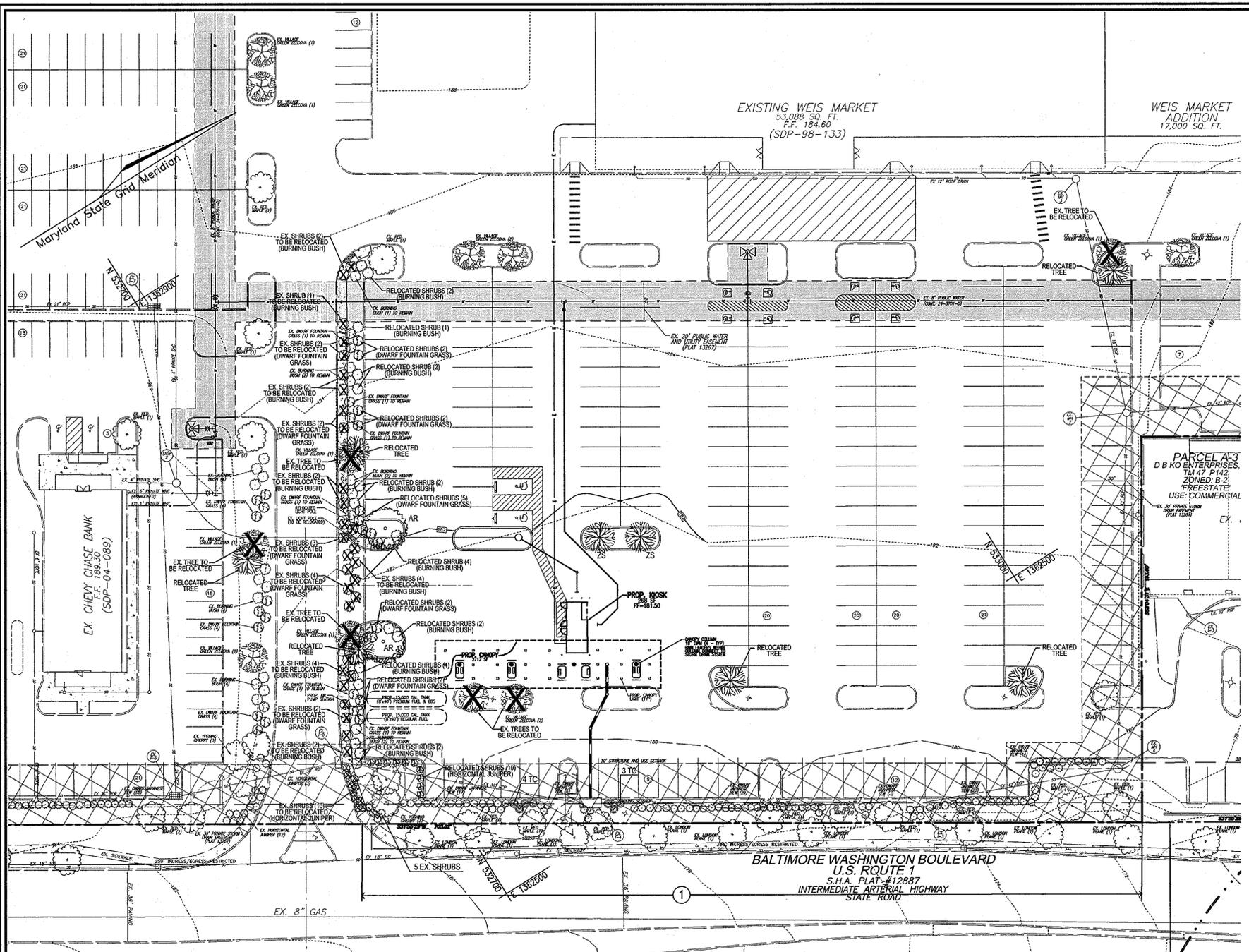
WEIS GAS N' GO
GAS STATION
FREESTATE
TAX MAP 47 BLOCK 17
6TH ELECTION DISTRICT
PLAT # 13267

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

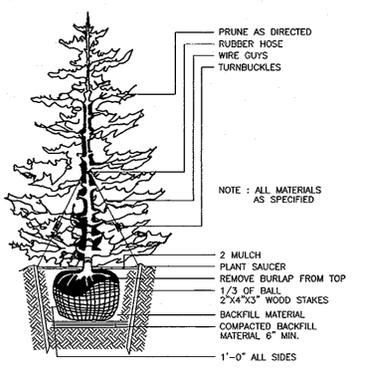
DESIGN BY: DZ
DRAWN BY: DZ
CHECKED BY: RHY
DATE: DECEMBER 2008
SCALE: AS SHOWN
W.O. NO.: 06-65

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18183, EXPIRATION DATE: 08-27-2010

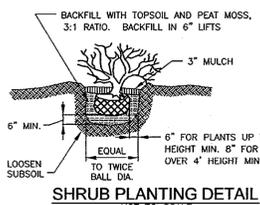
6 SHEET OF 7



PLAN VIEW
SCALE: 1"=30'

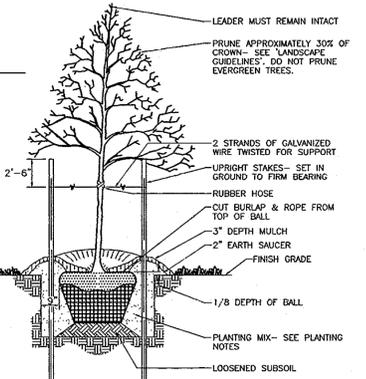


TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
 - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ===== EXISTING CURB AND GUTTER
- ===== PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- M1B2 PROPOSED STORM DRAIN
- M1D3 PROPOSED STORM DRAIN
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE
- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- LANDSCAPE PERIMETER
- EXISTING TREES (APPROXIMATE LOCATION)
- EXISTING SHRUBS (APPROXIMATE LOCATION)

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C/O DAVID GILL
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717-286-3640

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LANDSCAPE PLAN
WEIS GAS N' GO
GAS STATION
FREESTATE
TAX MAP 47 BLOCK 17
6TH ELECTION DISTRICT
PLAT# 13267
PARCEL 142, LOT 'A-4'
PREVIOUS SDP-98-133
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: DZ
DRAWN BY: DZ
CHECKED BY: RHV
DATE: DECEMBER 2008
SCALE: 1"=20'
W.O. NO.: 06-65
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2010.
7 SHEET OF **7**

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS
Perimeter/Frontage Designation	1
Landscape Type	391
Linear Feet of Roadway Frontage/Perimeter	391
Credit for Existing Vegetation (Yes, No, Linear Feet)	94 SHRUBS
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	---
Number of Plants Required	1:40 10
Shade Trees	1:4 88
Evergreen Trees	---
Number of Plants Provided	---
Shade Trees	0
Evergreen Trees	---
Other Trees (2:1 Substitution)	---
Shrubs (10:1 Substitution)	7
Describe Plant Substitution Credits Below if needed	---

LANDSCAPE SCHEDULE (RELOCATED)

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
AR	6	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2-1/2" - 3" CAL.	B & B
BT	17	EUNYMIUS ALATUS BURNING BUSH	2-1/2" - 3" HT.	B & B
GS	13	PEWESETUM ALBOCUCURITODES DWARF FOUNTAIN GRASS	2 CAL.	CONT.
JA	10	JUNIPERUS HORIZONTALIS HORIZONTAL JUNIPER	1' - 2' HT.	B & B

- LANDSCAPE SCHEDULE NOTE:**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT MAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

LANDSCAPE SCHEDULE (NEW)

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
AR	2	ACER RUBRUM OCTOBER GLORY RED MAPLE	2-1/2" - 3" CAL.	B & B
ZS	2	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2-1/2" - 3" CAL.	B & B
TC	7	TAXUS CUPRESSINA 'NANA' DWARF JAPANESE YEW	2' - 2-1/2' HT.	B & B

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 CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Signature of Developer: *Daniel P. Kelly* DATE: 12/10/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: *Chad Edwards* DATE: 1/5/09
Chief, Division of Land Development: *Carole Hunter* DATE: 1/23/09
Director: *Daniel P. Kelly* DATE: 1/26/09