

WEIS GAS N' GO

SITE DEVELOPMENT PLAN

GAS STATION

FREESTATE

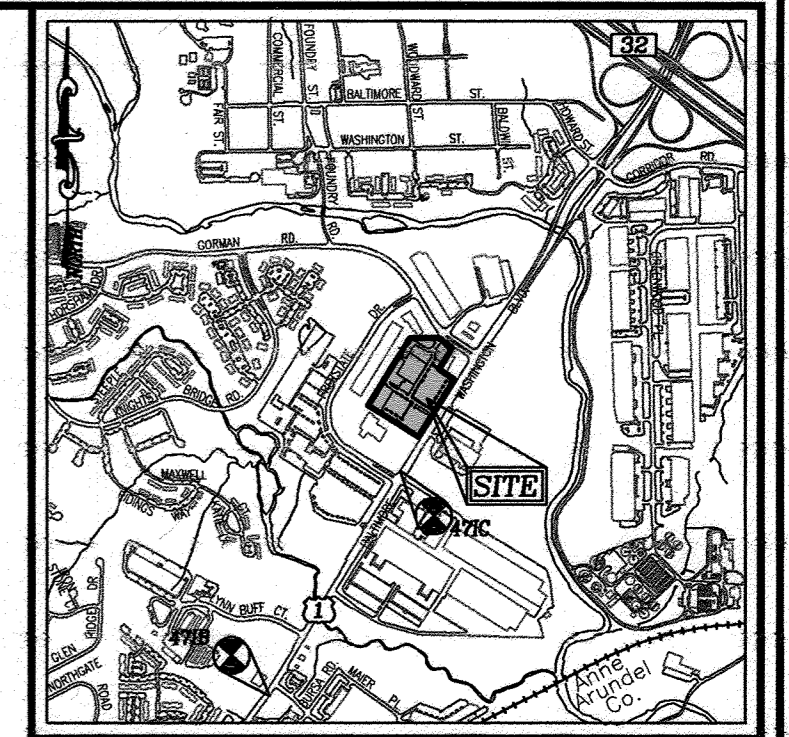
PARCEL 142, LOT A-4

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- LIGHT POLES
- SOIL TYPE
- CONCRETE

BENCHMARKS

- HOWARD COUNTY BENCHMARK 4718 (CONCRETE MONUMENT)
N 529701.5613 E 1361469.7792 ELEV. 179.936
- HOWARD COUNTY BENCHMARK 471C (CONCRETE MONUMENT)
N 532036.8706 E 1362819.0711 ELEV. 188.270



VICINITY MAP

SCALE: 1"=2000'
ADC MAP COORDINATE: 20 C8/C9

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: 1-410-354-6293
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
ATA&F CABLE LOCATION DIVISION: 353-353
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
AREA OF PARCEL 142, LOT A-4: 12,240.02 AC.
PRESENT ZONING: B-2
USE OF STRUCTURE: A - RETAIL (WEIS MARKET)
EXISTING BUILDING A - COMMERCIAL (AUTOMOTIVE OFFICE)
EXISTING BUILDING B - COMMERCIAL (AUTOMOTIVE OFFICE)
EXISTING BUILDING C - COMMERCIAL (GAS STATION KIOSK)
EXISTING BUILDING D (WEIS MARKET): 70,088 SF (1.6090 AC. OR 13.15% OF GROSS AREA)
EXISTING BUILDING E (AUTOMOTIVE OFFICE): 3,555 SF (0.0816 AC. OR 0.67% OF GROSS AREA)
BUILDING C COVERAGE: 288 SF (0.0062 AC. OR 0.5% OF GROSS AREA)
TOTAL BUILDING COVERAGE: 73,911 SF (1.6988 AC. OR 13.87% OF GROSS AREA)
PAVED PARKING LOT/AREA ON SITE: 6,840 AC. OR 55.87% OF GROSS AREA
AREA OF LANDSCAPE ISLAND ON SITE: 1,0177 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/AREA: N/A
SUBDIVISION: FREESTATE
SITE AREA: 12,240.02 AC.
DP2 REFERENCES: S-90-28, P-91-02, F-92-74, F-96-149, 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 PHOTOGRAPHY 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 CURB 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 CUTTER 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-D.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-3701-D.
- 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 \$410,000 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 STORMDRAIN PIPE BEDDING IS TO BE IN ACCORDANCE WITH CURRENT HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- BUILDING TO HAVE INSIDE WATER METER 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)(iii).
- ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.
- LANDSCAPING IS NOT PERMITTED WITHIN 7.5' 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 RANGE OF 5' IN HEIGHT AND NO MORE THAN 6' LATERAL FROM THE DOOR. 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 471B AND 471C 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% SF 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 131.14.2b, APPROVAL, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE CONDITIONAL USE SHALL APPLY ONLY TO THE PROPOSED GASOLINE SERVICE STATION AS DESCRIBED IN THE PETITION AND CONDITIONAL USE PLAN SUBMITTED ON OCTOBER 16, 2007.
2. 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 RAMPS AND OTHER INCLUDING 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 NEAR STORES COMPACTOR LOCATED AT THE REAR OF THE BUILDING.

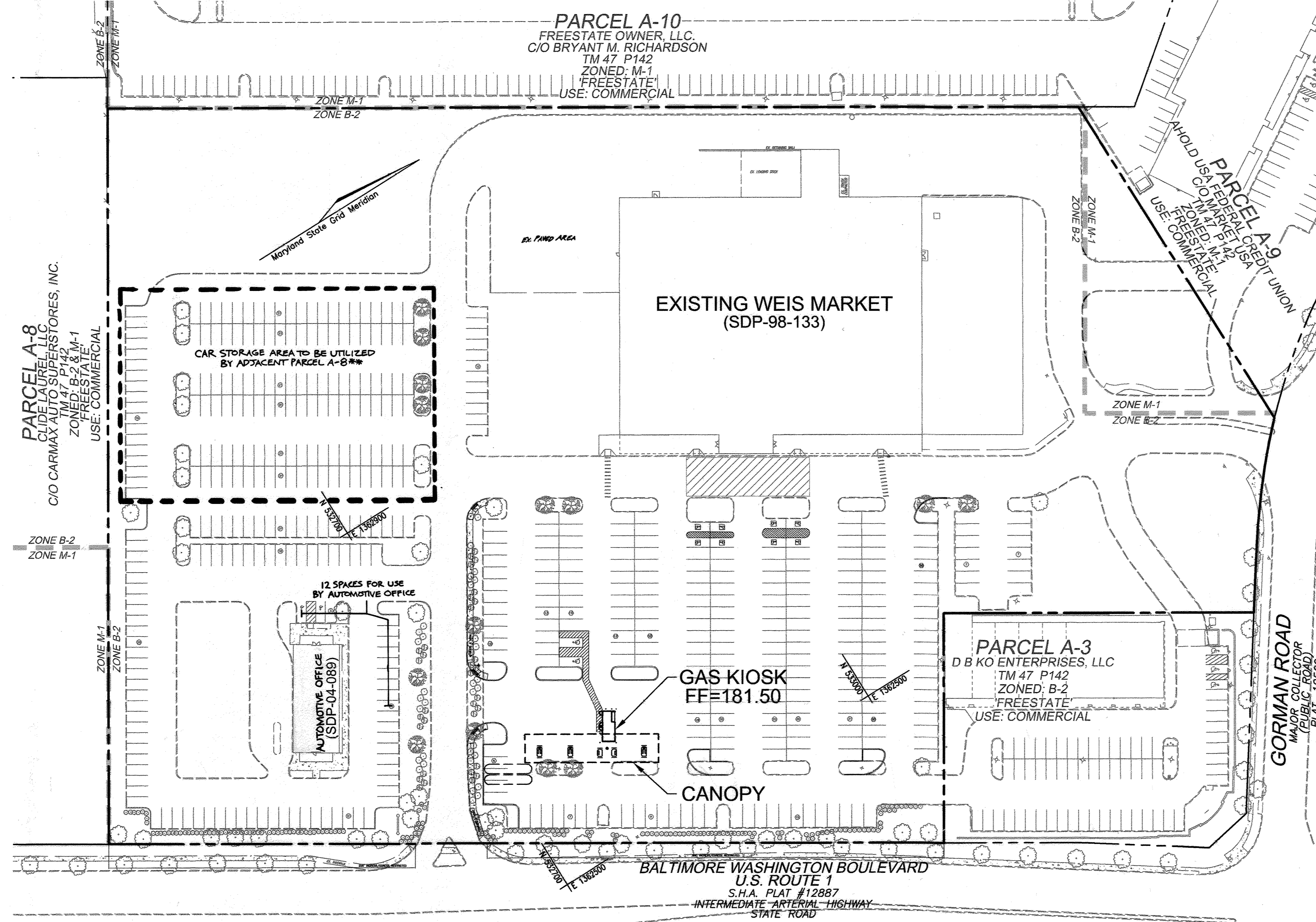
NOTE:
NO CUSTOMERS WILL VISIT THE CAR STORAGE AREA.

PARKING TABULATION

	REQUIRED
EXISTING BUILDING A (WEIS MARKETS): 70,088 SF @ 5 SPACES/1000 SF	351 SPACES
EXISTING BUILDING B (AUTOMOTIVE OFFICE): 3,555 SF @ 3.3 SPACES/1000 SF	12 SPACES
EX. BUILDING C (GAS STATION KIOSK AND CANOPY):	3 SPACES
TOTAL SPACES REQUIRED:	366 SPACES
TOTAL SPACES PROVIDED (WEIS MARKETS, SDP-98-133):	351 TOTAL SPACES INCLUDING 8 HANDICAP SPACES
TOTAL SPACES PROVIDED (AUTOMOTIVE OFFICE, SDP-04-089):	12 TOTAL SPACES INCLUDING 2 HANDICAP SPACES
TOTAL SPACES PROVIDED (GAS STATION KIOSK AND CANOPY):	3 TOTAL SPACES INCLUDING 2 HANDICAP SPACES
TOTAL SPACES PROVIDED:	513 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' - AUTOMOTIVE OFFICE)
A-4 / P.142	9240 WASHINGTON BLVD. ROAD (EX. 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
PLAT 13267	L-371/F13	17
		B-2
		47
		6TH
		6069.02
WATER CODE: C05	SEWER CODE: 7220000 & 5090000	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Quincy Hunter 1/22/09
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

Paul H. Leyle 1/22/09
DIRECTOR
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Brian Christopher Bielewicz 1/22/09
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
DATE

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

NO.	REVISION	DATE
1	REVISE TO CHANGE THE USE FROM BANK TO AUTOMOTIVE OFFICE AND REVISE THE PARKING	3-29-22

SITE DEVELOPMENT PLAN

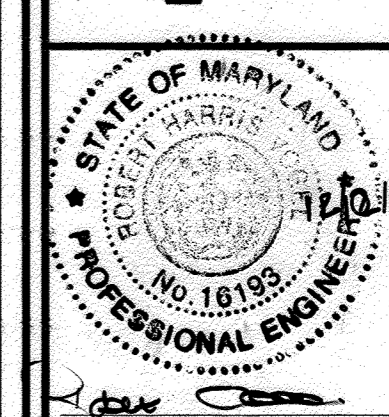
COVER SHEET

WEIS GAS N' GO

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


























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

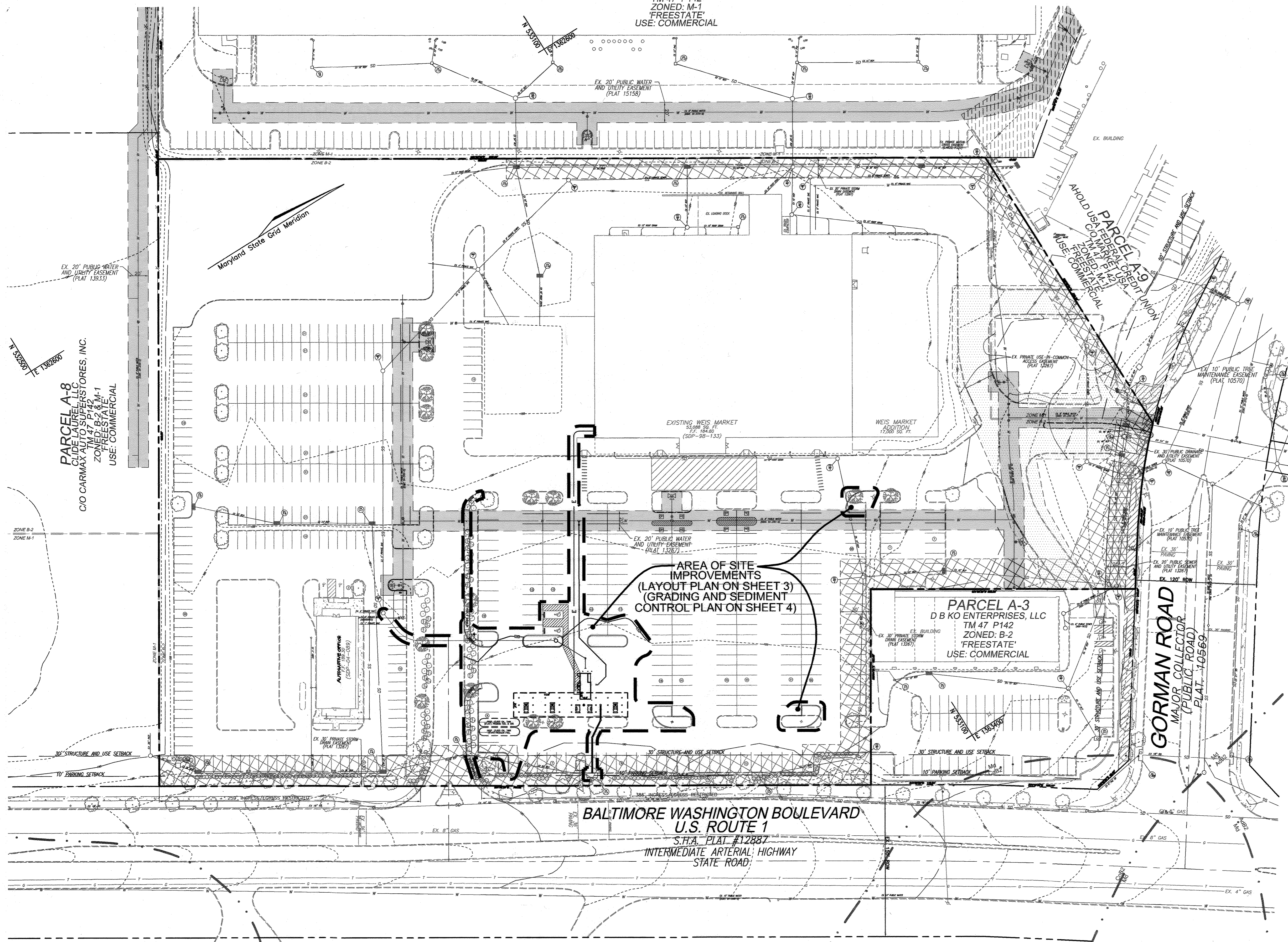
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010

1 SHEET OF 7

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
-  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



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Md	MADE LAND	B

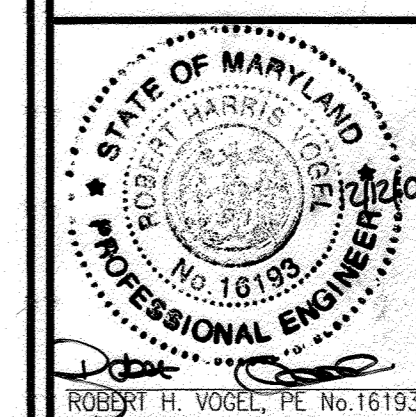
NOTE: ALL SOILS WITHIN LIMIT OF SUBMISSING AR MD.

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

NO.	REVISION	DATE
1	REVISE TO CHANGE THE USE FROM BANK TO AUTOMATIVES OFFICE AND BRUSH THE PARKING	3-29-22

SITE DEVELOPMENT PLAN
OVERALL SITE PLAN;
SOILS MAP
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

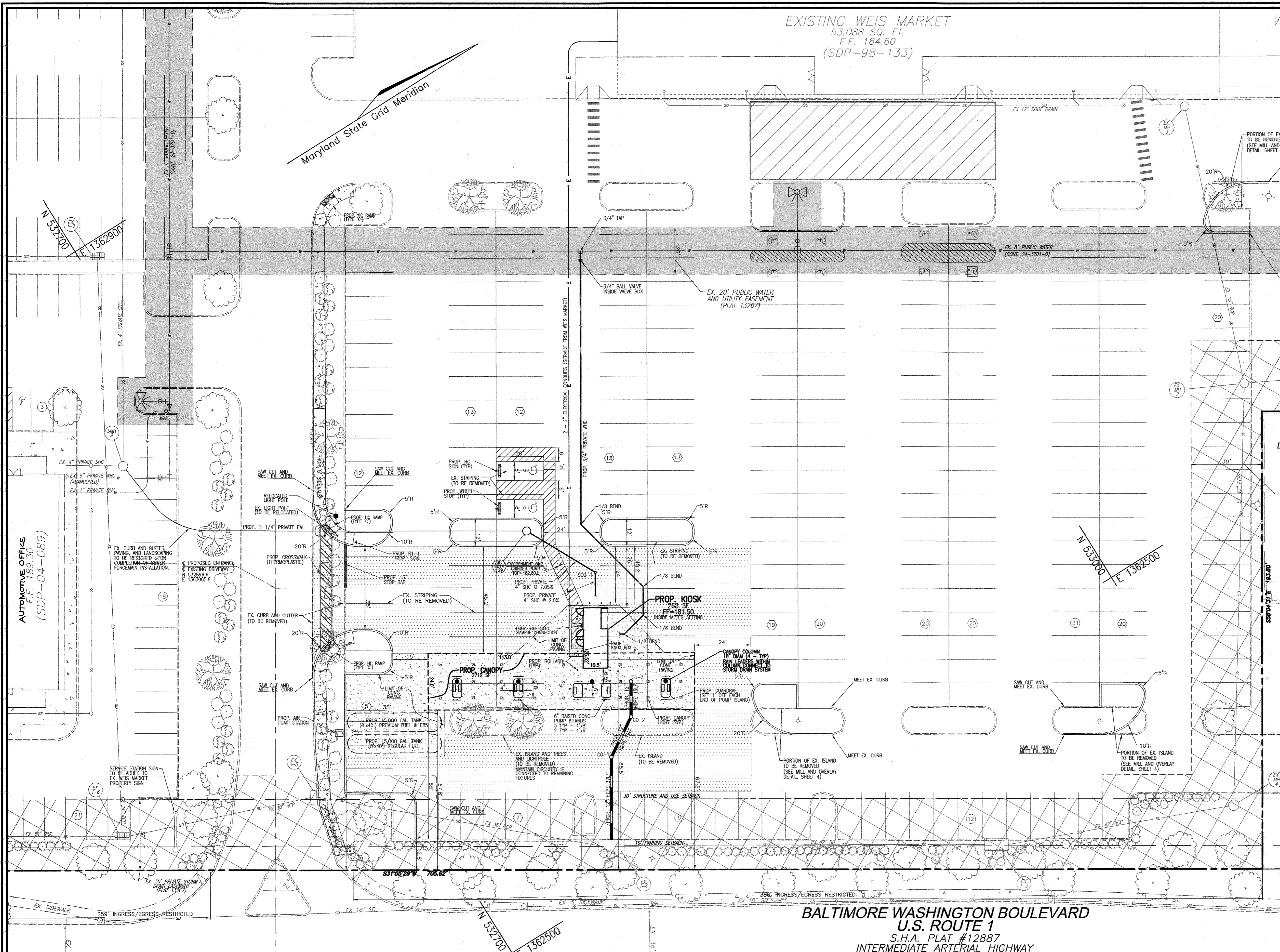
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21104
 TEL: 410.461.7666
 FAX: 410.461.8961



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. 16193, EXPIRATION DATE: 09-27-2010.
 DESIGN BY: DZ
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: DECEMBER 2008
 SCALE: AS SHOWN
 W.D. NO.: 06-65
 2 SHEET OF 7

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

OVERALL PLAN VIEW
 SCALE: 1"=50'



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
---	PROPOSED SIDEWALK
---	CONCRETE PAVING
---	LIGHT DUTY PAVING
---	HEAVY DUTY PAVING

PARCEL A-3
 DB 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
1	REVISED TO CHANGE THE USE FROM BANK TO AUTOMOTIVE OFFICE AND REVISE THE PERMITS	3-29-22

SITE DEVELOPMENT PLAN
SITE LAYOUT 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
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 No. 16193

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. 16193, EXPIRATION DATE 09-27-2016

3 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

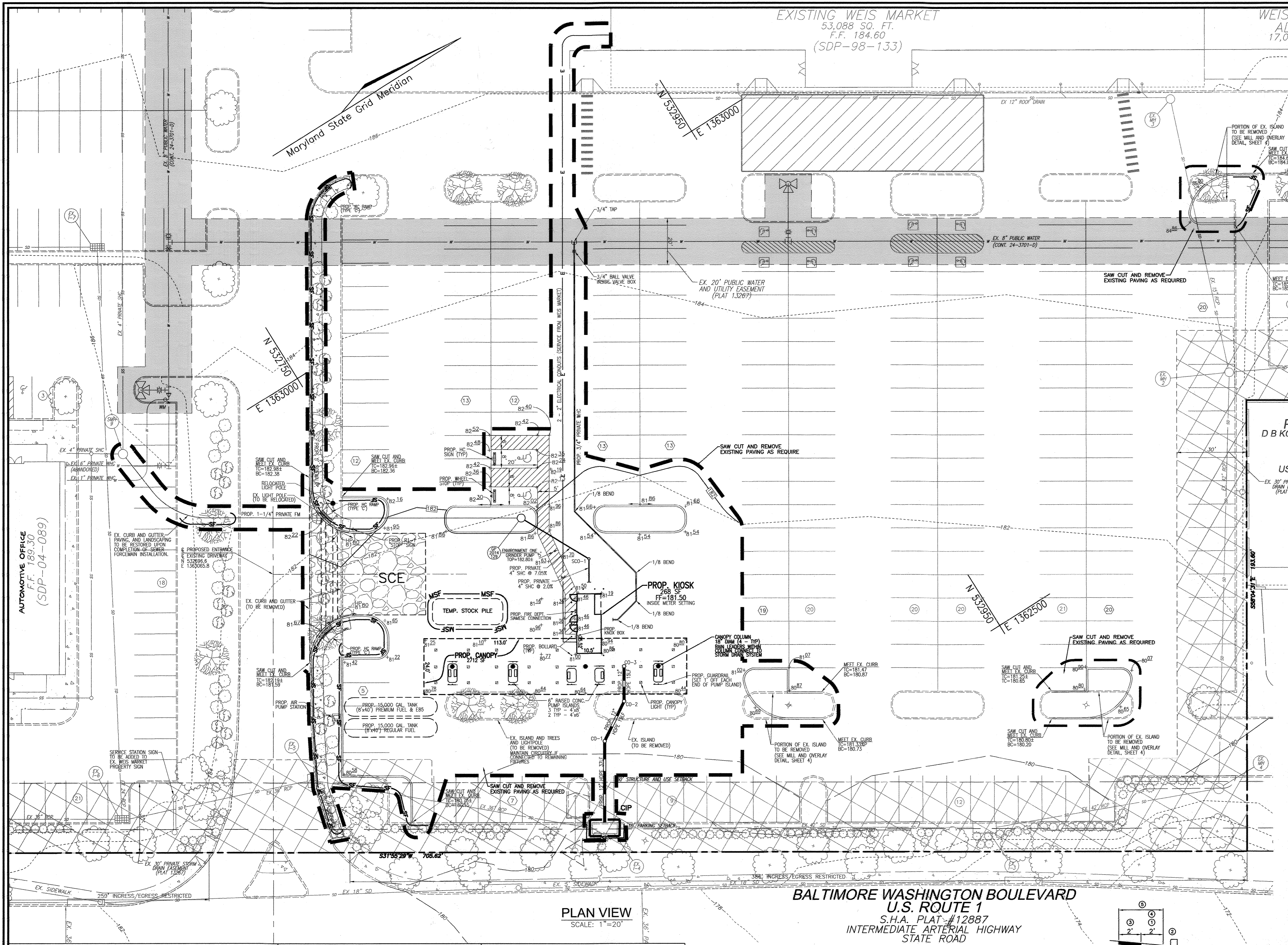
Chief, Development Engineering Division
 1/5/9
 DATE

Chief, Division of Land Development
 1/24/09
 DATE

Director
 1/20/05
 DATE

PLAN VIEW
 SCALE: 1"=20'

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



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
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	EXISTING TREES (FIELD LOCATED)
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	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

REVISE TO CHANGE THE USE FROM BANK TO AUTOMOTIVE OFFICE AND REVERSE THE TRAFFIC		3-29-12
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# 13287
 PARCEL 142, LOT 'A'-4
 PREVIOUS SDP-98-133
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8966

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
 ROBERT H. VOGEL, P.E.
 No. 16193
 EXPIRES 09-27-2010

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 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 09-27-2010.

4 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edman 1/5/9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Chris Hahn 1/26/09
 CHIEF, DIVISION OF LAND DEVELOPMENT
Paula K. Leight 1/26/09
 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.

Paul P. Gill 12/10/08
 SIGNATURE OF DEVELOPER
 DATE

BY THE ENGINEER:

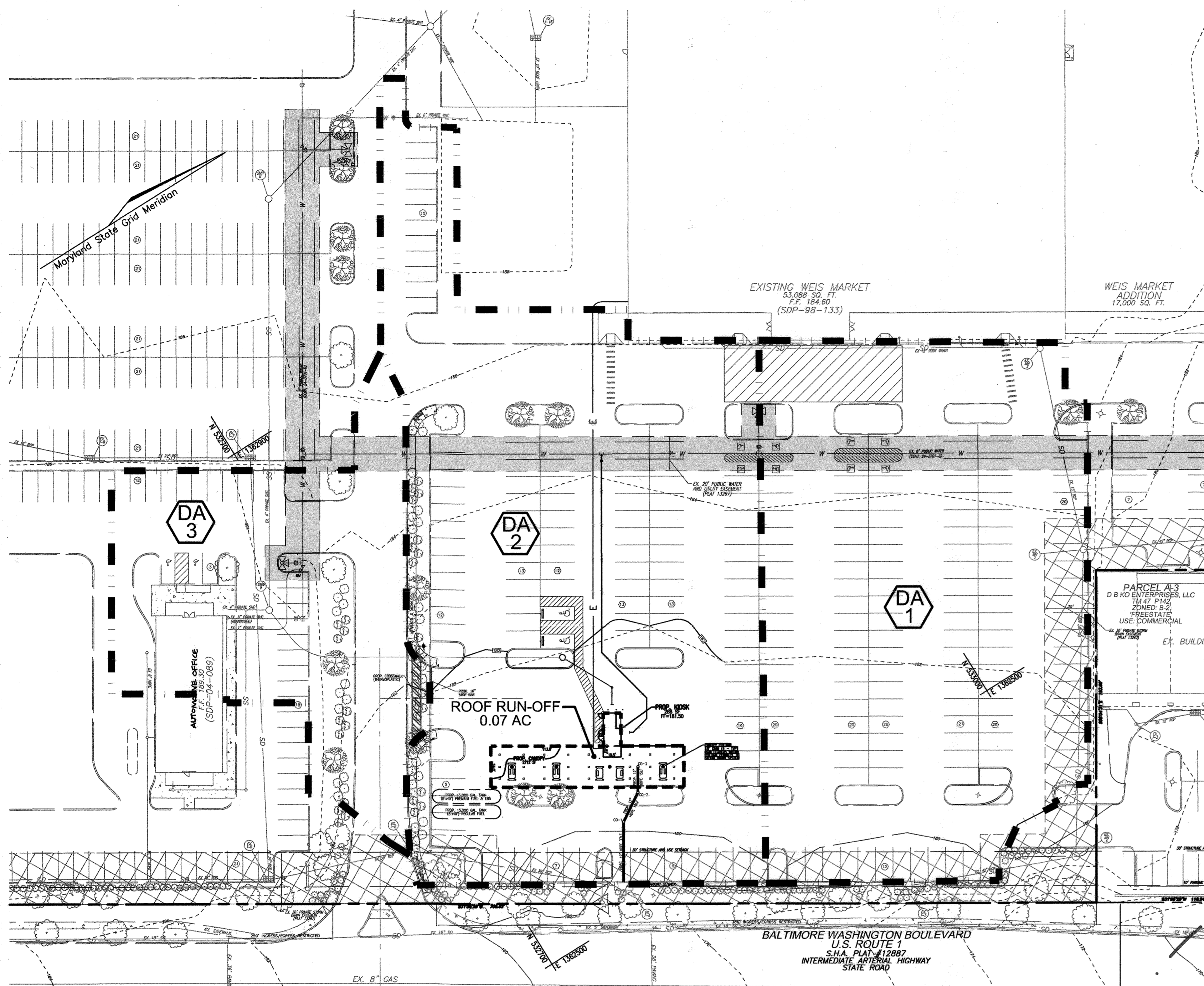
I, CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Peterson 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 K. Peterson 12/22/08
 HOWARD S.C.D.
 DATE

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



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

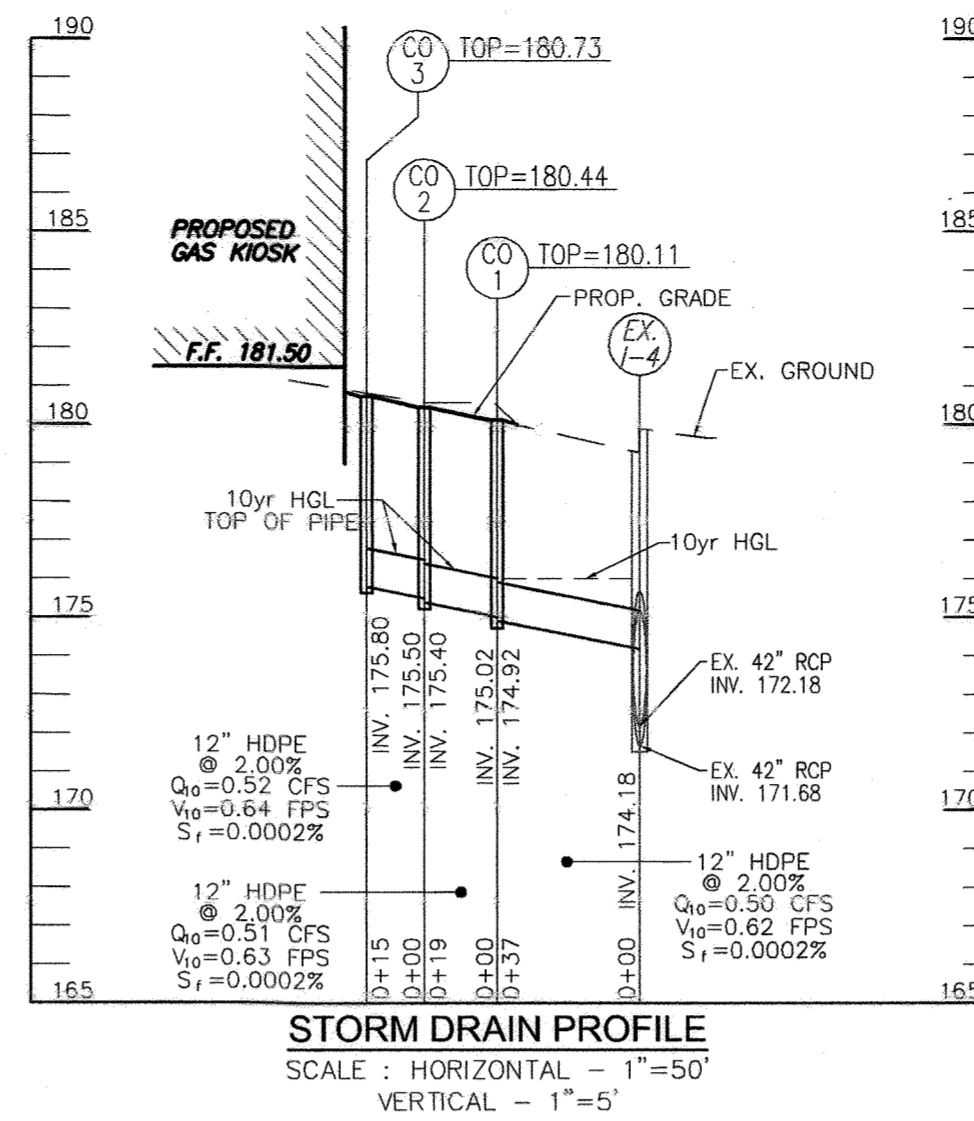
DA	INLET NO.	AREA	'C' FACTOR
DA-1	EX. 1-3*	1.35 AC.	0.83
DA-2	EX. 1-4*	1.69 AC.	0.80
DA-3	EX. 1-5**	0.65 AC.	0.58

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

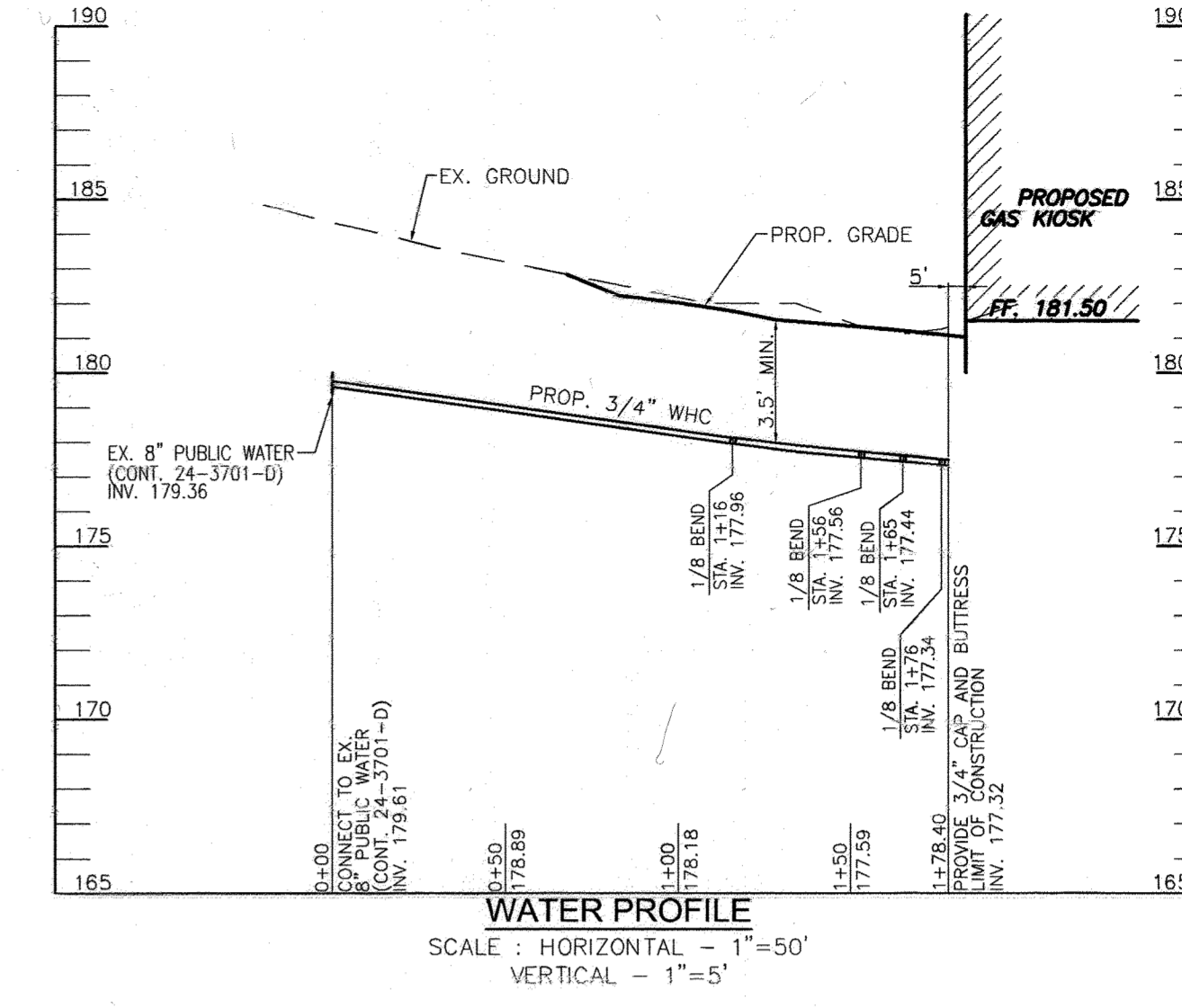
DA	INLET NO.	AREA	'C' FACTOR	% IMPERVIOUS
DA-1	EX. 1-3	1.31 AC.	0.83	98
DA-2	EX. 1-4	1.68 AC.	0.80	86
DA-3	EX. 1-5	0.66 AC.	0.62	82

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

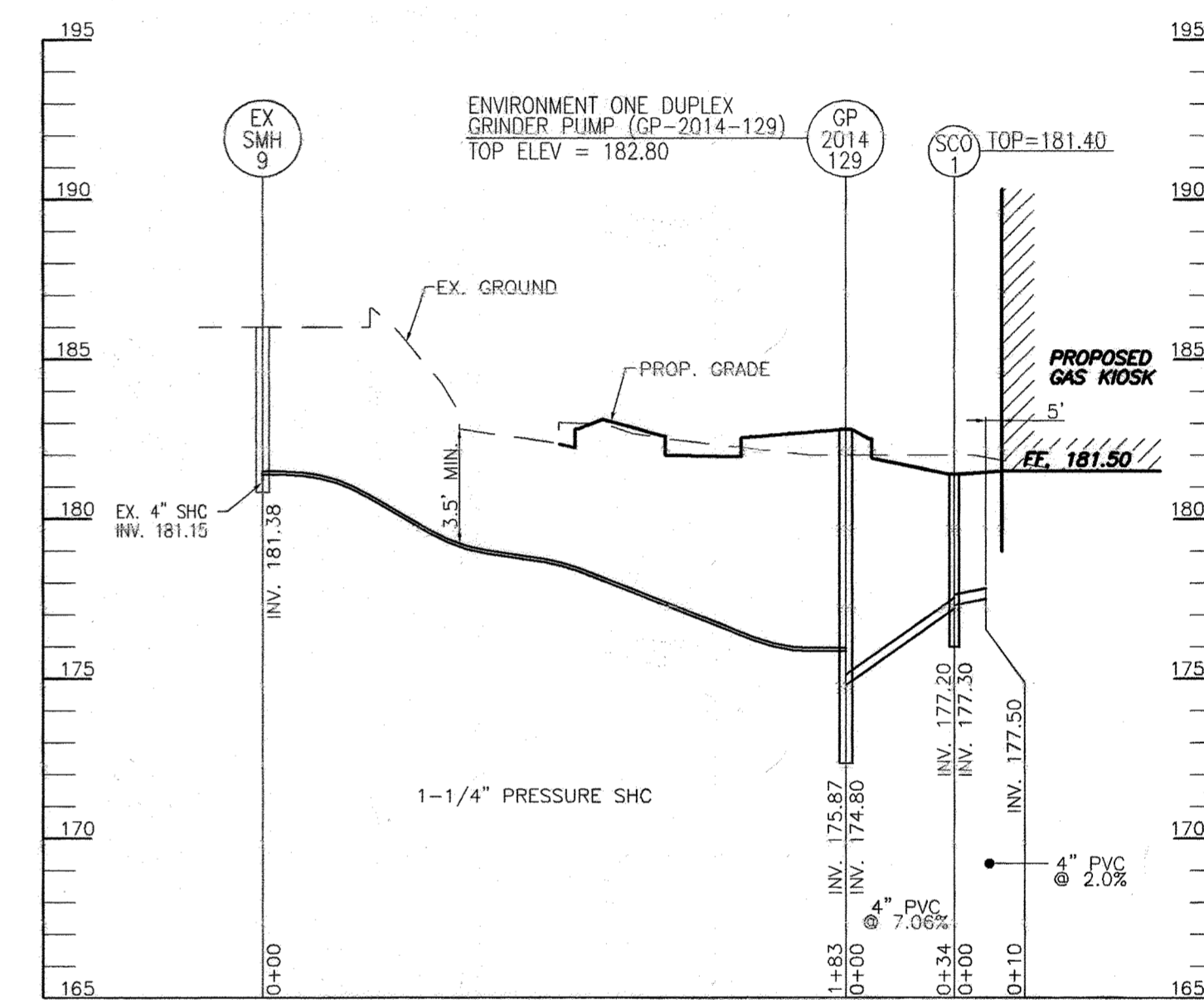
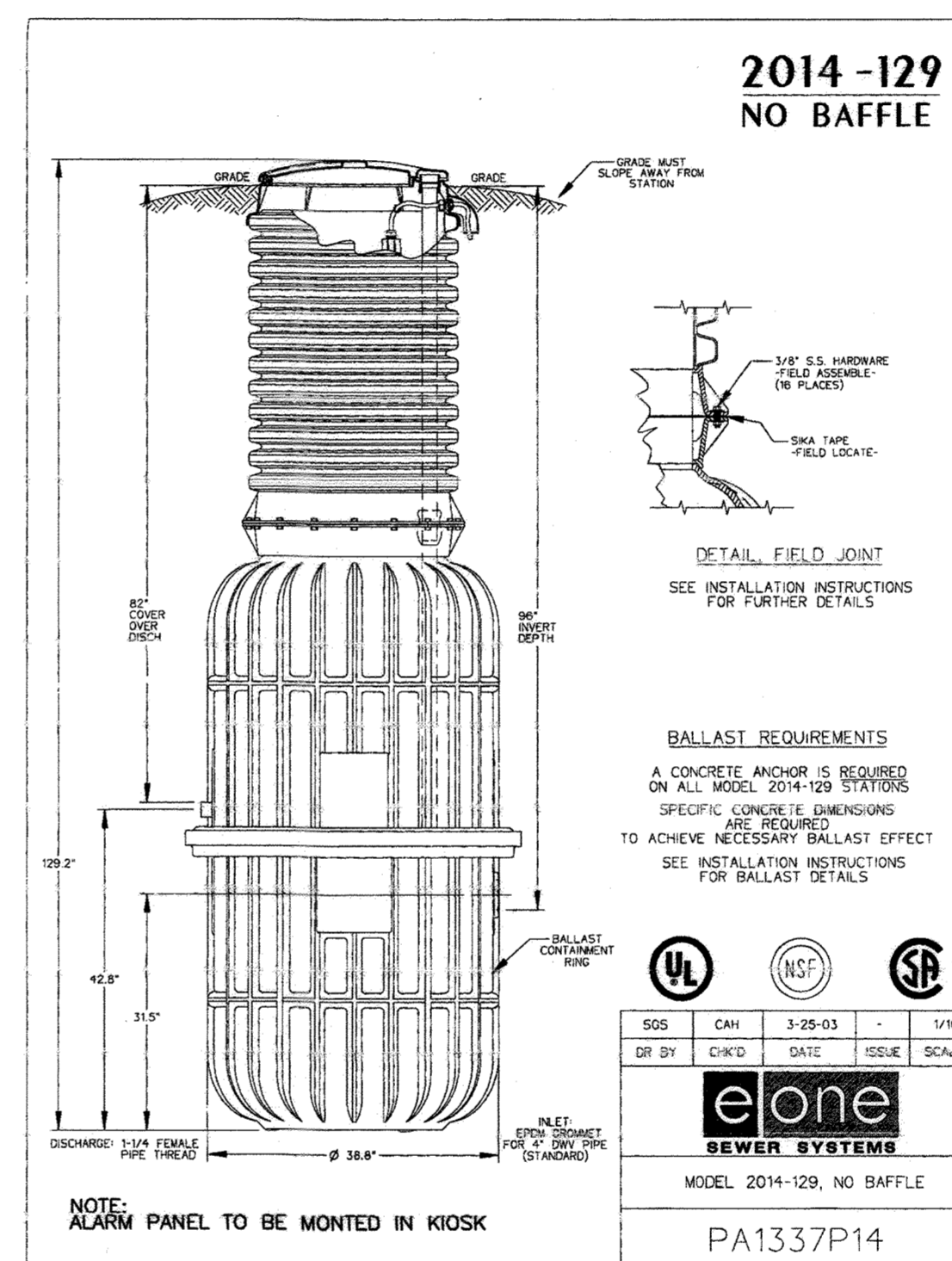
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	COMMENTS
CO-1	CLEANOUT	N 532779.6 E 1363202.1	180.11	175.02	174.92	HO. CO. STD S-2.22
CO-2	CLEANOUT	N 532795.7 E 1363192.0	180.44	175.50	175.40	HO. CO. STD S-2.22
CO-3	CLEANOUT	N 532803.7 E 1363179.3	180.73	-	175.80	HO. CO. STD S-2.22
SCO-1	CLEANOUT	N 532815.4 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'

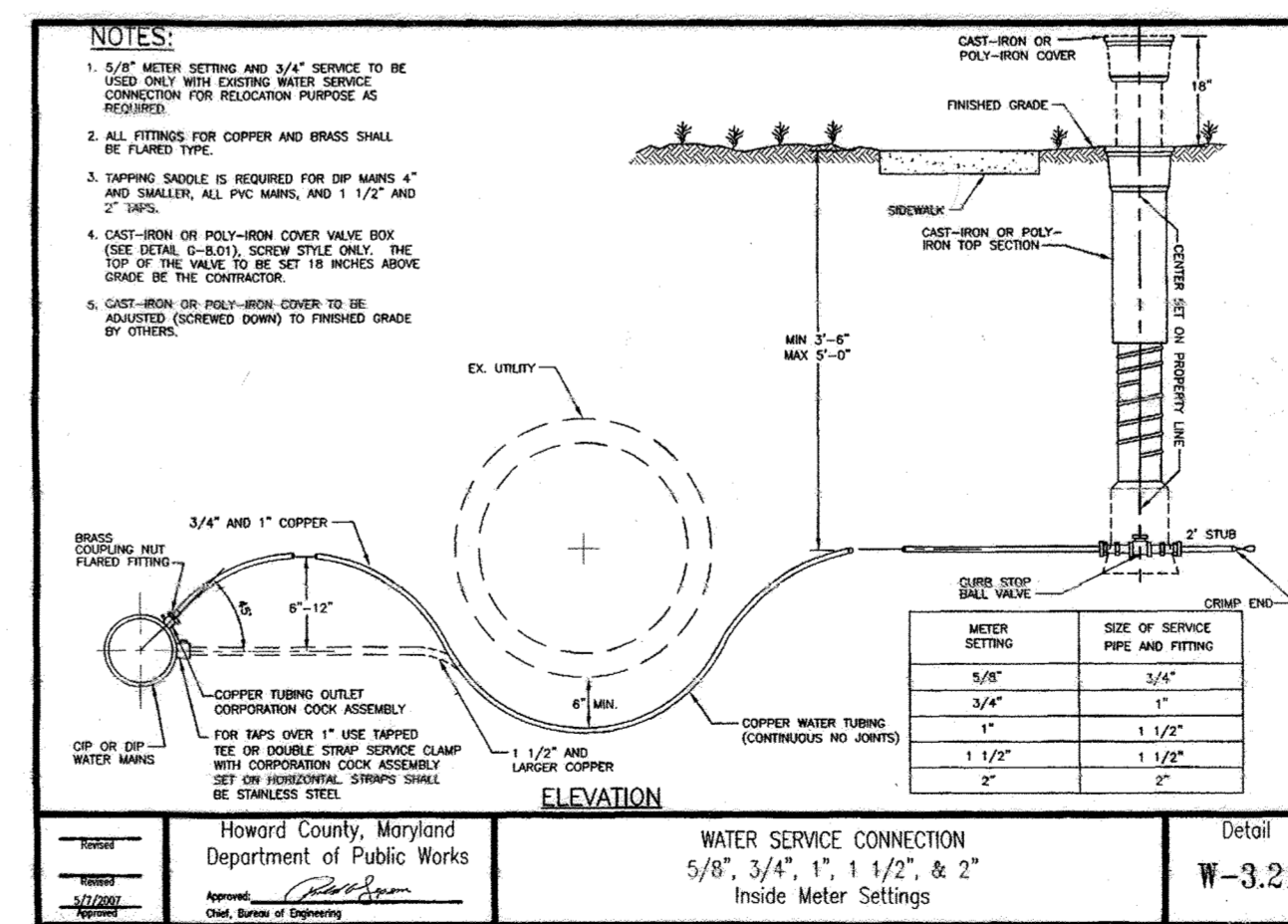


WATER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



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



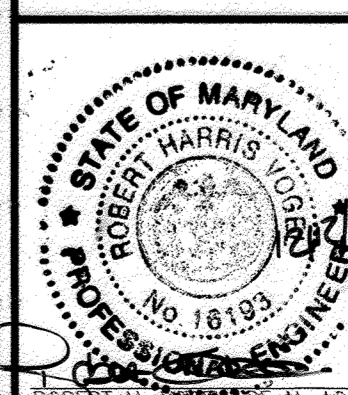
Detail W-3.21

NO.	REVISION	DATE
1	REVISE TO CHANGE THE USE FROM BANK TO AUTOMOTIVE OFFICE. AND REVISE THE PARKING	3-29-22

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

WEIS GAS N' GO
GAS STATION
FREESTATE
TAX MAP 47 BLOCK 17
8TH ELECTION DISTRICT
PLAT# 13267

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: _____
DRAWN BY: DZ
CHECKED BY: RHV
DATE: DECEMBER 2008
SCALE: AS SHOWN
W.D. NO.: 06-65

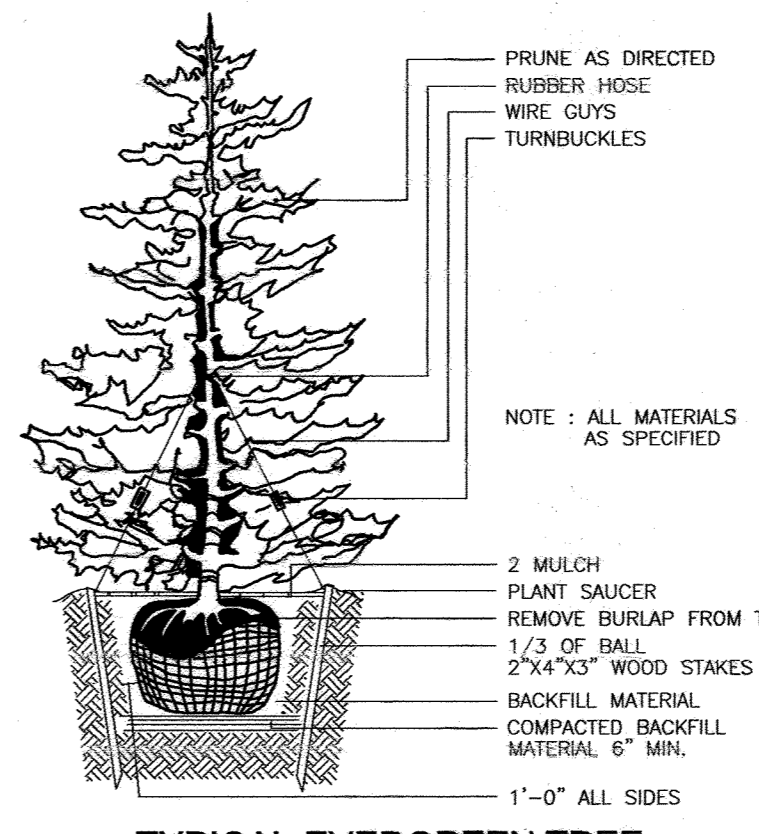
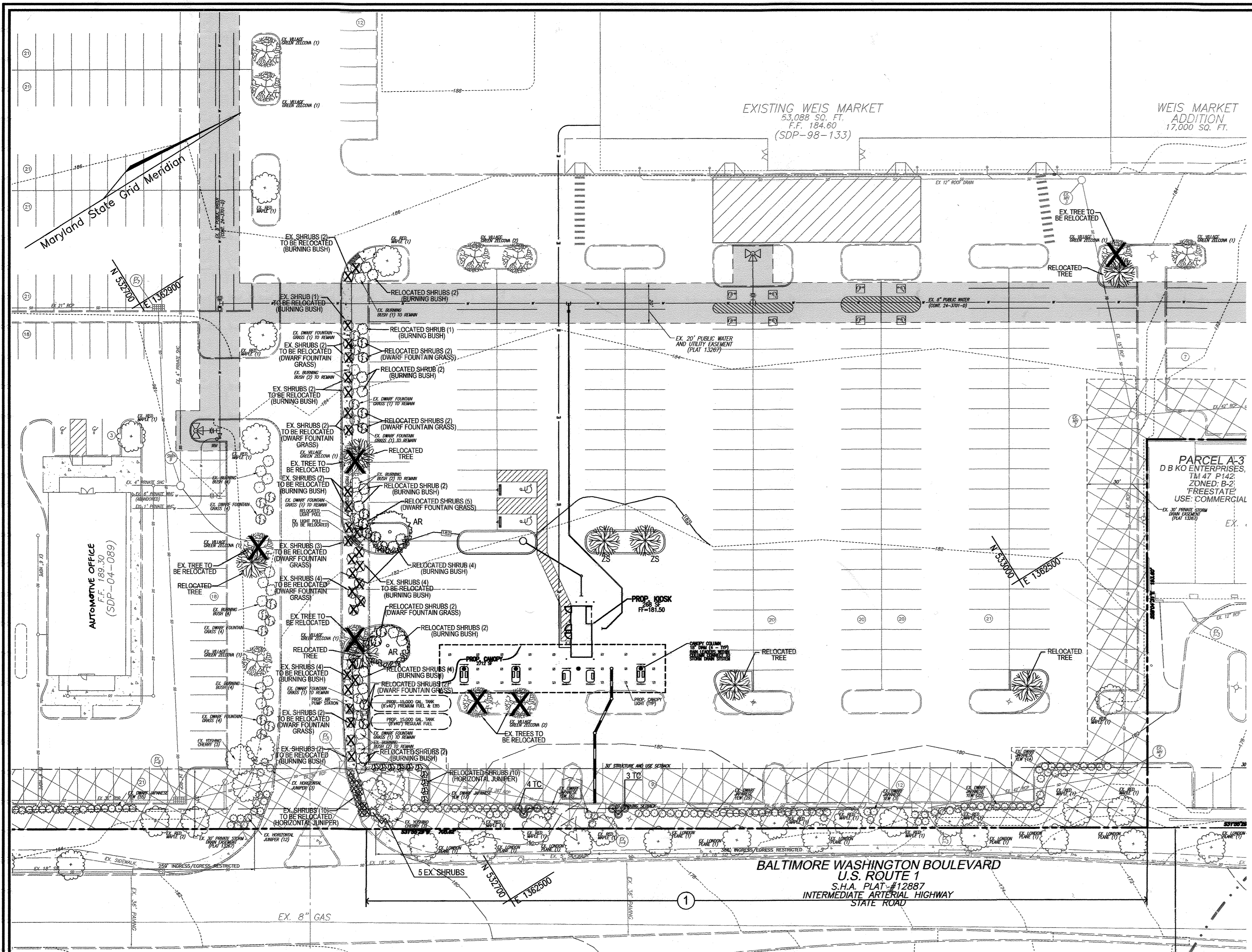
6 SHEET OF 7

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

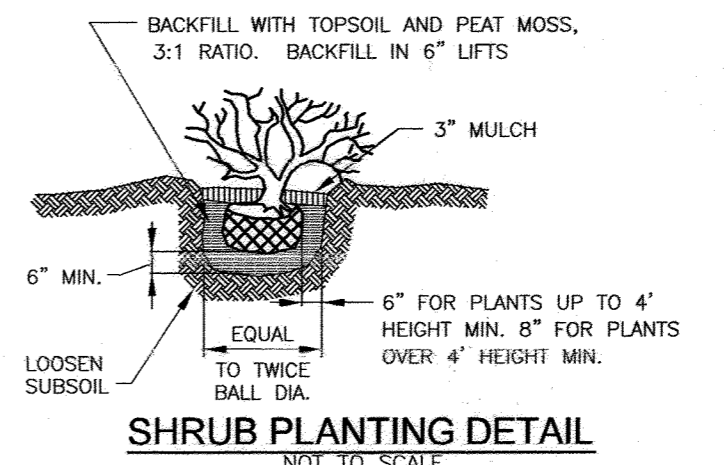
BY THE DEVELOPER:
I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING 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.
DATE: 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.
DATE: 12/12/08

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD S.C.D. DATE: _____



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 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
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE
- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- LANDSCAPE PERIMETER
- EXISTING TREES (APPROXIMATE LOCATION)
- EXISTING SHRUBS (APPROXIMATE LOCATION)

PLAN VIEW
SCALE: 1"=30'

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS
Perimeter/Frontage Designation	F
Landscape Type	F
Linear Feet of Roadway	391
Frontage/Perimeter	12
Credit for Existing Vegetation (Yes, No, Linear Feet Describe Below if needed)	94 SHRUBS
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe Below if needed)	-
Number of Plants Required	1:40 10
Shade Trees	1:4 98
Number of Plants Provided	-
Shade Trees	0
Evergreen Trees	-
Other Trees (2:1 Substitution)	7
Shrubs (10:1 Substitution)	-
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	EUCYPRINUS ALATUS BURNING BUSH	2-1/2" - 3" HT.	B & B
GS	13	FEWESSELIUM ALBODECURIOIDES DWARF FOUNTAIN GRASS	2 CAL.	CONT.
JH	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 AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED 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	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.

David Gill 12/10/08
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 1/5/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Chris Hunter 1/23/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Paul D. Gyle 1/24/09
DIRECTOR DATE

OWNER/DEVELOPER

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

SITE DEVELOPMENT PLAN

SITE LANDSCAPE PLAN

WEIS GAS N' GO
GAS STATION
FREESTATE

TAX MAP 47 BLOCK 17
8TH 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

DESIGN BY: DZ
DRAWN BY: DZ
CHECKED BY: RHV
DATE: DECEMBER 2008
SCALE: 1"=20'
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. 16193, EXPIRATION DATE 09-27-2010.

7 SHEET OF 7