

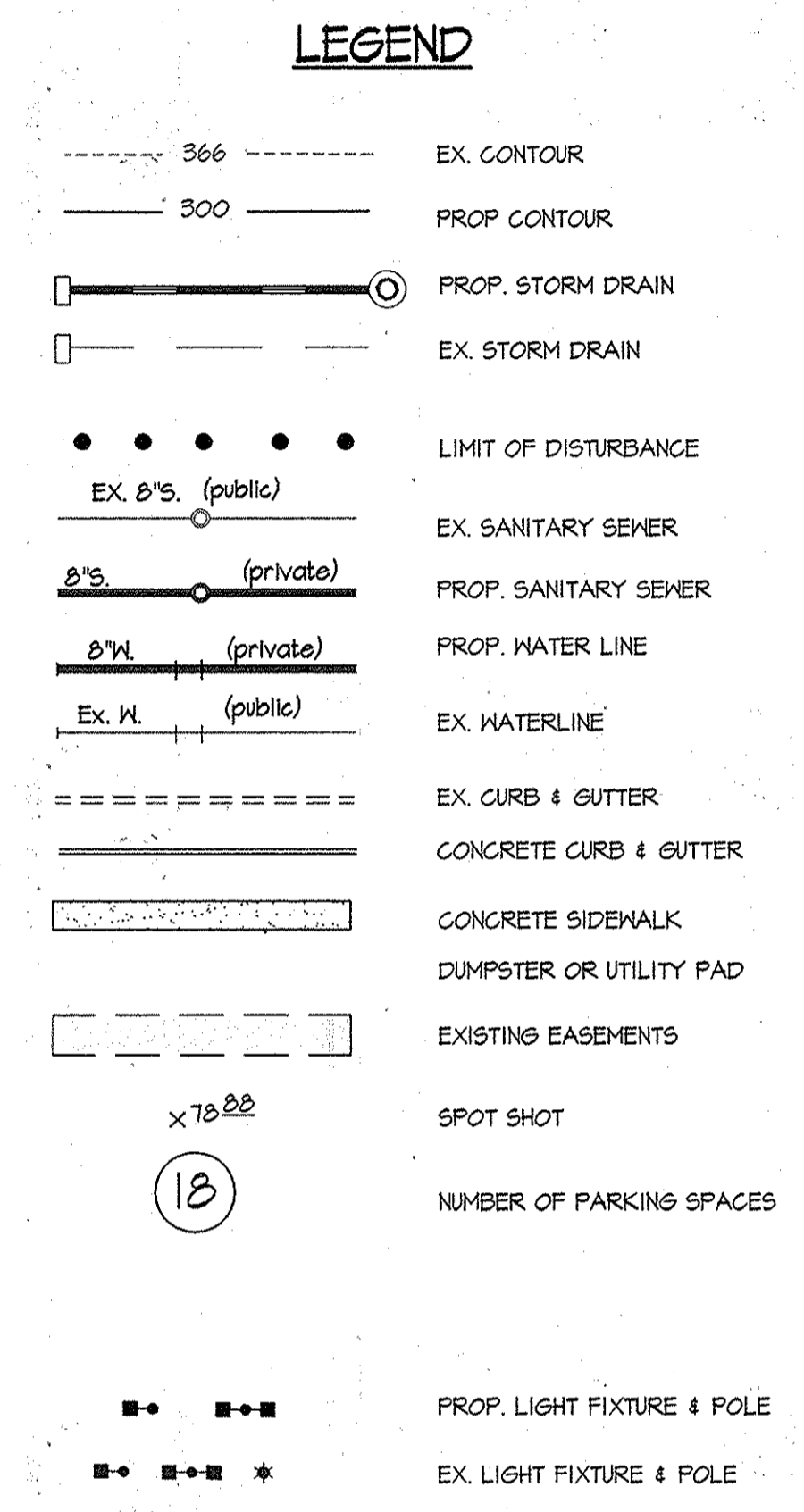
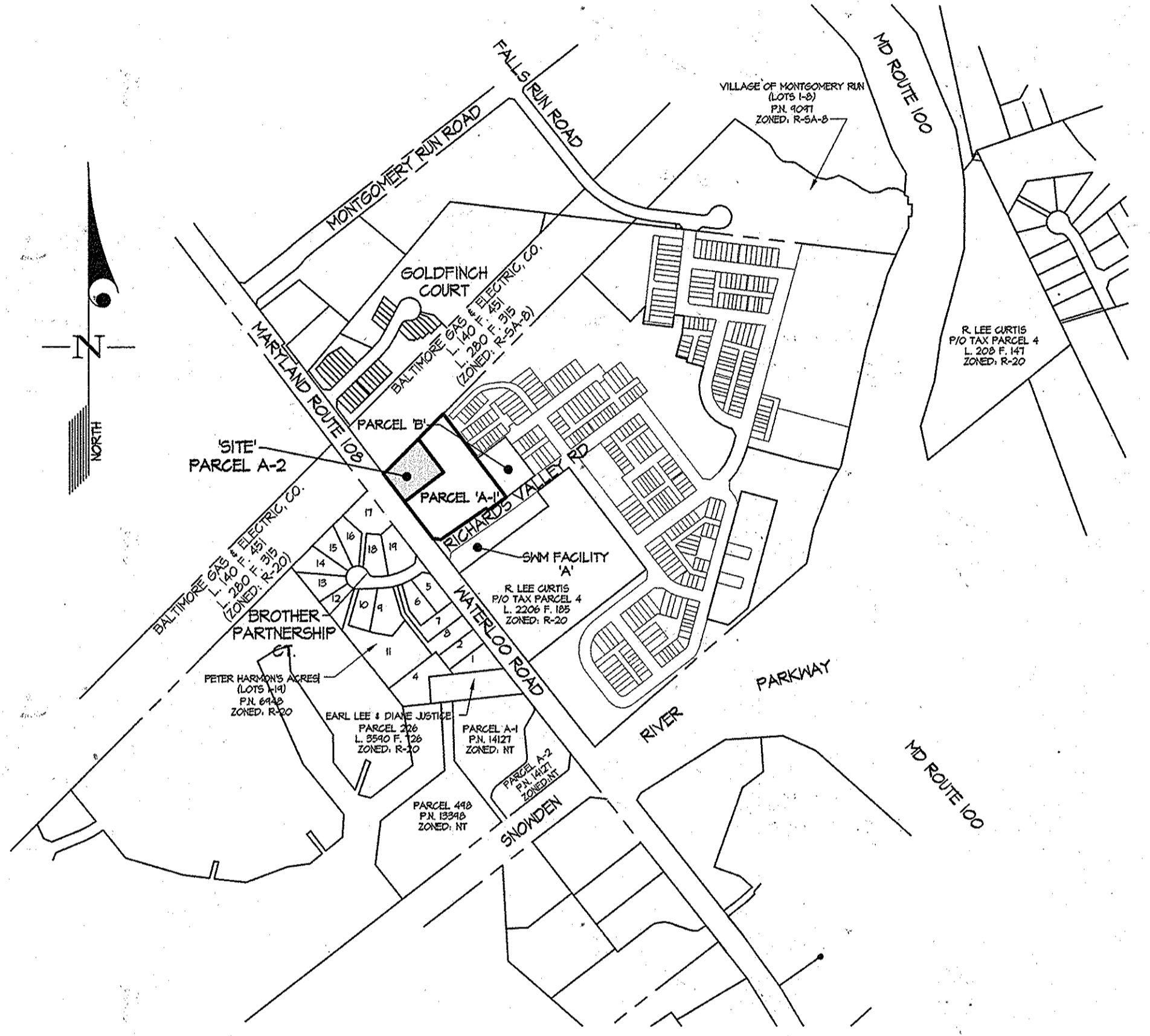
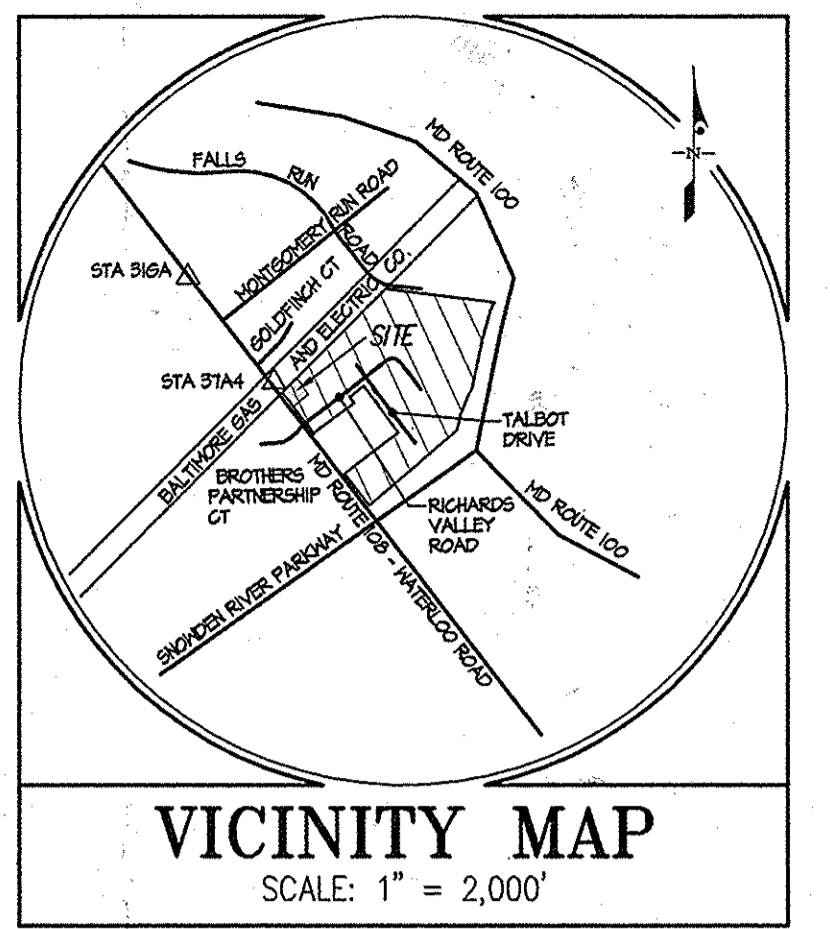
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&E UTILITY" AT 1-800-251-7771 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- AREA OF PARCEL A-2 IS 0.98 AC.
- 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 UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY IS FROM A FIELD SURVEY BY GUTSCHICK, LITTLE, & WEBER DATED JULY 2014.
- COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
- EXISTING WATER AND SEWER SHOWN HAS DERIVED FROM THE APPROVED PUBLIC WATER & SEWER PLANS UNDER CONTRACTS 14-4255-D AND SDP 07-053.
- EXISTING STORM DRAIN SHOWN IS PER F-07-043 AND SDP 07-053.
- STORMWATER MANAGEMENT QUALITY & QUANTITY CONTROL IS PROVIDED BY EXISTING POND A, DESIGNED UNDER F-007-043. THE RECHARGE (REV) REQUIREMENT FOR PARCEL IS PROVIDED UNDER F-07-043.
- THERE ARE NO STREAMS, WETLANDS, OR FLOODPLAINS RELATED TO THIS SITE.
- ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE.
- SIDEWALKS ADJACENT PARKING SHALL BE 5' WIDE, EXCEPT WHERE DIMENSIONED OTHERWISE.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL 32) FOR 6" WATER HOUSE CONNECTIONS.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
- PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
- RECORDING REFERENCE: PLAT NO. 14232 & 22645
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. ALL HANDICAP ACCESSIBLE SIDEWALKS SHALL HAVE A TWO PERCENT MAXIMUM GROSS SLOPE. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
- ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- THE END OF THE PROPOSED UTILITY STUBS ARE LOCATED 5' FROM THE BUILDING FACE. FINAL CONNECTION TO THE BUILDING IS BY THE BUILDING PLUMBER.
- THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
- MAINTAIN 2% CROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS. WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JANUARY 18, 2008.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE PROPOSED USE OF PARCEL A-2 IS SHOPPING CENTER. A REVISED HOWARD COUNTY INDUSTRIAL WASTE SURVEY QUESTIONNAIRE WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT.
- THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2248002, 2248003.
- FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-06-014.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT AS NOTED ON SHEET 5. THE SURETY IS IN THE AMOUNT OF \$600.00.
- APPLICABLE DPZ FILE REFERENCE: S 04-04 (APPROVED 2/15/03), NP 04-105, F 06-014, NP 06-045 ZRA-65, F 07-001, P-06-001, F-07-043, SDP 07-053, & F-14-016.
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS.
- HOWARD COUNTY FIRE AND RESCUE GENERAL REQUIREMENTS
 - A KNOX BOX (FIRE DEPT. ACCESS BOX) IS REQUIRED TO BE PLACED IN FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-8" IN HEIGHT AND NO MORE THAN 6' LATERSALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED. NFPA-1 10.2.23.11 AMENDED IN TITLE IT.
 - MAINTAIN A MINIMUM CANOPY HEIGHT OF 15 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. NFPA-1 10.2.23.11 AMENDED IN TITLE IT.
 - PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.
- ALL PUBLIC ROADS SHOWN WITHIN THESE PLANS ARE EITHER STATE OR COUNTY ROADS.
- THE SHARED PARKING AND ACCESS EASEMENTS FOR PARCELS 'A-1' & 'A-2' ARE RECORDED AS PART OF EASEMENTS AND COVENANTS AGREEMENT, RECORDED L: 15248 F: 32

Note: The 450 sqft additional seating area is exempt from stormwater management. Any future increase in volume of the cumulative total order is over 5,000 sqft shall be required to provide stormwater management.

SITE DEVELOPMENT PLAN SHIPLEY'S GRANT

PARCEL A-2 PN. 22645



VICINITY MAP
SCALE: 1" = 2,000'
STANDARD DISC ON CONCRETE MONUMENT.
ADC HOWARD COUNTY MAP PAGE 16 - GRID F-6
Howard County Control Stations
316A ELEV. = 511.65
STANDARD DISC ON CONCRETE MONUMENT
N 564,425.75, E 1367,067.65
37A4 ELEV. = 431.28
STANDARD DISC ON CONCRETE MONUMENT
N 563,825.91, E 1367,471.65

SITE ANALYSIS DATA

Site zoning: B-1 (per the 2/2/04 Comprehensive Zoning Plan)	Existing Building A (Shopping Center) (Information taken from SDP 07-053)	Parking Tabulation (Parcel A-1 & A-2)
Gross Area of Parcel A-2 = 0.98 Ac.	Gross Building Area = 19,093 sq-ft	Total Parking Required @ 5 spaces/1,000 sq. ft. = 165 spaces
Disturbed Area = 0.85 Ac.	Outdoor Seating Area = 634 sq-ft	Total Parking Provided = 180 spaces (140 spaces per SDP-07-053, 40 spaces per SDP-10-046)
Proposed Building C (Shopping Center)	Canopy Area = 1,532 sq-ft	Total Handicap Parking Required = 6 spaces
Gross Building Area = 5,965 sq-ft.	Existing Building B (Shopping Center) (Information taken from SDP 07-053)	Total Handicap Van Parking Required = 2 space
Outdoor Seating Area = 790 sq-ft.	Gross Building Area = 6,432 sq-ft.	Handicap Parking Provided = 9 spaces (7 spaces per SDP-07-053, 2 spaces per SDP-10-046)
Total Canopy Area = 0 sq-ft.	Canopy Area = 404 sq-ft.	Total Handicap Van Parking Provided = 9 spaces (7 spaces per SDP-07-053, 2 spaces per SDP-10-046)
Building Coverage = 5,465 sq-ft.	Total Areas (Parcels A-1 & A-2)	
% Building Coverage = 14.0%	Total Gross Building Area = 32,914 sq-ft*	
	* Includes outdoor seating area.	
	Total Canopy Area = 1,936 sq-ft.	

Notes:
1. No change in use is permitted without compliance with the applicable parking requirements of zoning section 133.d and the approval of the DPZ.
2. Restaurants in overall shopping center (Buildings A, B, & C) shall not exceed 60% of its gross floor area. If restaurant uses a exceed 50% of the gross floor area, the parking requirements for all buildings shall be calculated separately based on their specific use(s) and the related specific parking requirement(s) found in Zoning Section 133.d with the exception of Zoning Section 133.d.4.1 which is for "Shopping Center".
3. All three buildings operate as one continuous shopping center. None of the buildings are considered separate pad sites.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN & PARCEL MAP
- HANDICAP ACCESSIBILITY AND TYPICAL DETAILS
- SEDIMENT CONTROL PLAN, NOTES, DETAILS & SOILS MAP
- LANDSCAPE PLAN, SCHEDULES AND PLANT DETAILS
- LANDSCAPE NOTES AND PLANT LIST
- UTILITY PROFILES & STORM DRAIN DRAINAGE AREA MAP

ADDRESS CHART	
BUILDING	STREET ADDRESS
△ BLDG C	5715 RICHARDS VALLEY ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SHIPLEY'S GRANT		SECTION/AREA	PARCEL A-2	
PLAT No. △	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
19232 & 22645	B-1	37	1	1	6011.02
WATER CODE:	DOT		SEWER CODE:	2780000	

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWER SYSTEMS
Maureen Roseman 11/14/2014
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kevin A. Grogan 11/18/14
Director Date

Wesley Shalinski 11-18-14
Chief, Division of Land Development Date

Chad Pinner 10-30-14
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

10.2.15	Parking Note #2 revised, outdoor seating area added	3+
10/2014	LAYOUT REVISED FOR RETAIL. PARCEL A SUBDIVIDED INTO A-1 & A-2	△
DATE	REVISION	BY APPR.

PREPARED FOR:
SHIPLEY'S GRANT PAD SITE, LLC
c/o BAVAR PROPERTIES GROUP, LLC
1954 Greenspring Drive, SUITE 400
TIMONIUM, MARYLAND 21093
ATTN: ROBERT BAVAR
410-560-0300

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14933
EXPIRATION DATE: MAY 21, 2018

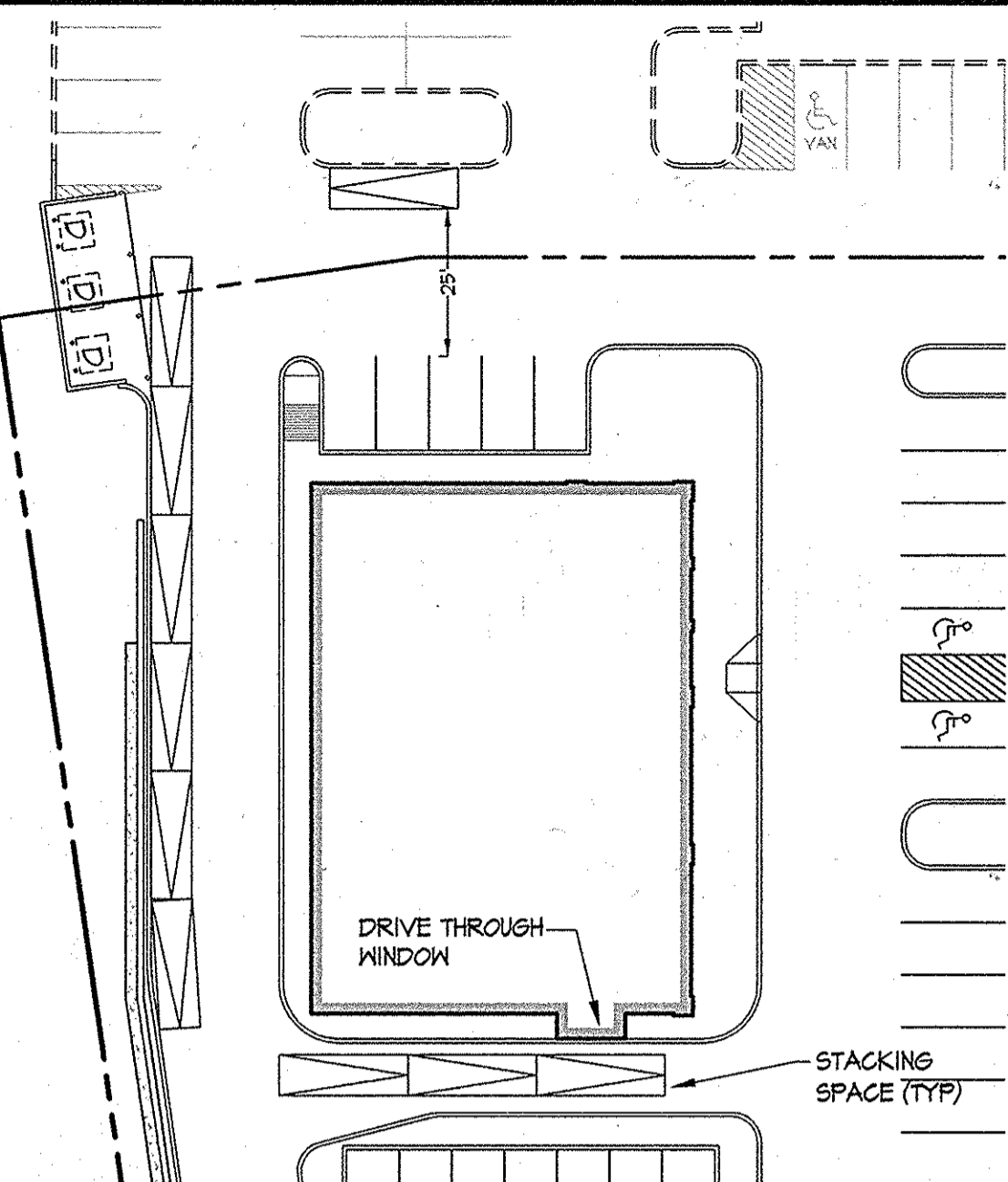
REVISED COVER SHEET
**SHIPLEY'S GRANT
PARCEL A-2**
PLAT No. 19232 & 22645 △
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	08015
DATE	TAX MAP - GRID	SHEET
OCT, 2014	37 - 1	1 OF 7

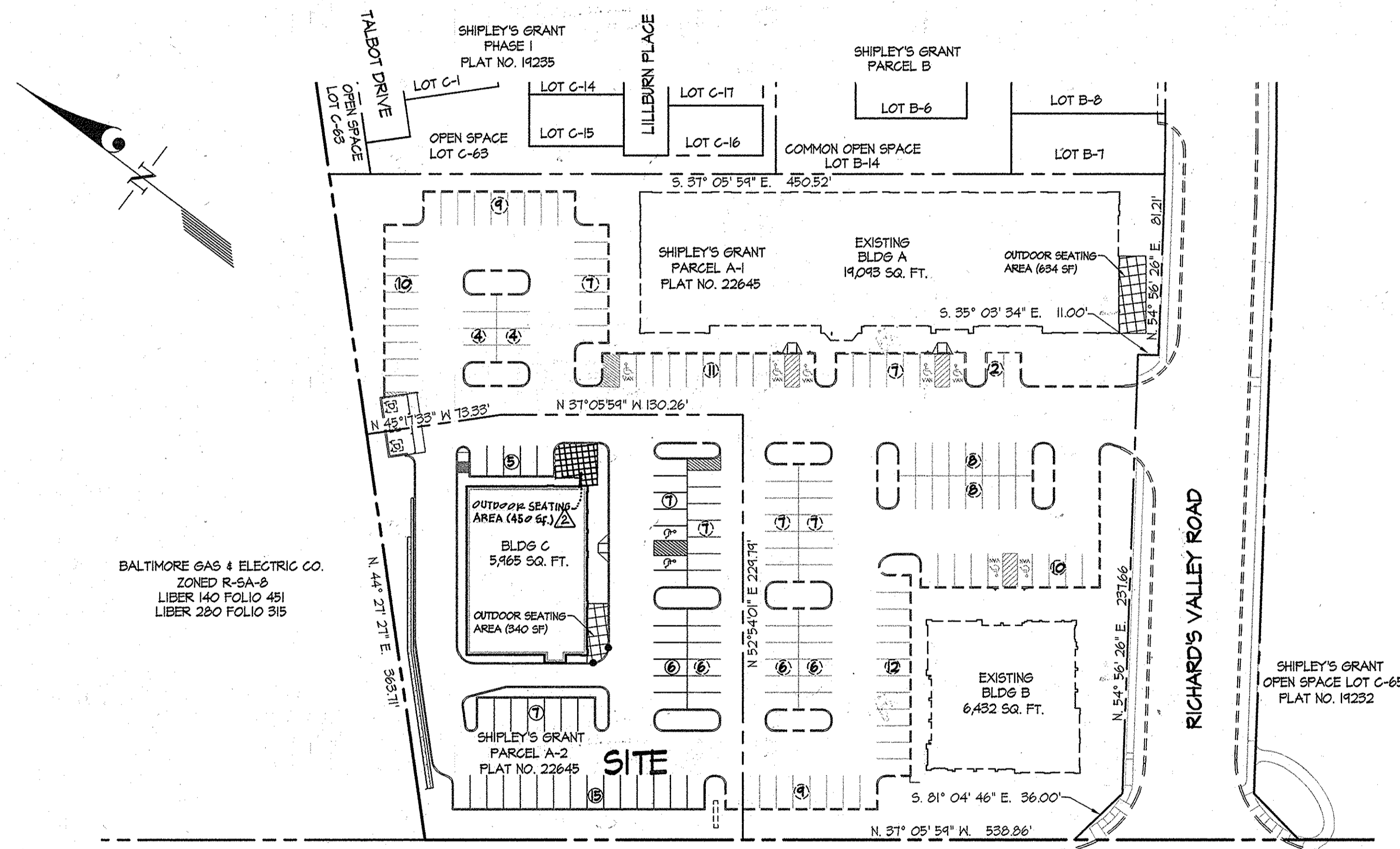
PER DESIGN MANUAL 3, TABLE 5.02
FOR A FAST FOOD RESTAURANT 10
STACKING SPACES ARE REQUIRED PER
BAY OR LANE.

NUMBER OF SPACES REQUIRED:
1 BAY X 10 SPACES / BAY = 10 SPACES

NUMBER OF SPACES PROVIDED:
10 SPACES



STACKING DIAGRAM
SCALE: 1" = 50'



PARCEL MAP
SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David A. Weyler 11/16/14
 Director Date
Kathleen... 11/18/14
 Chief, Division of Land Development Date
Ch... 10-20-14
 Chief, Development Engineering Division Date

PETER HARMON ACRES
ZONED R-20
PLAT NO. 8948

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
102.10	10/20/14	Outdoor Seating Added	gt	
		LAYOUT REVISED FOR RETAIL. PARCEL A SUBDIVIDED INTO A-1 & A-2		
		REVISION		

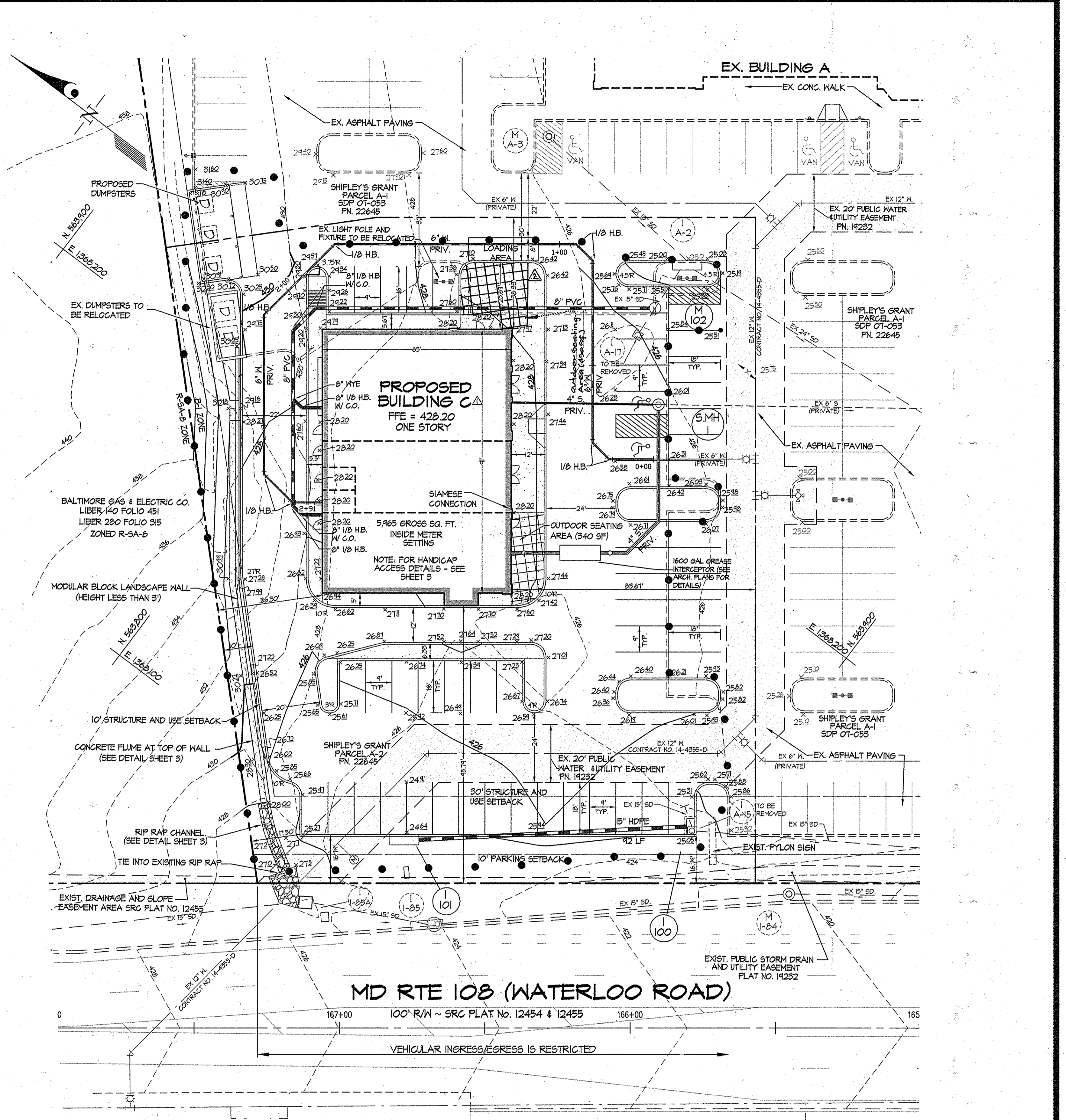
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 TIMONIUM, MARYLAND 21093
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 LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2018

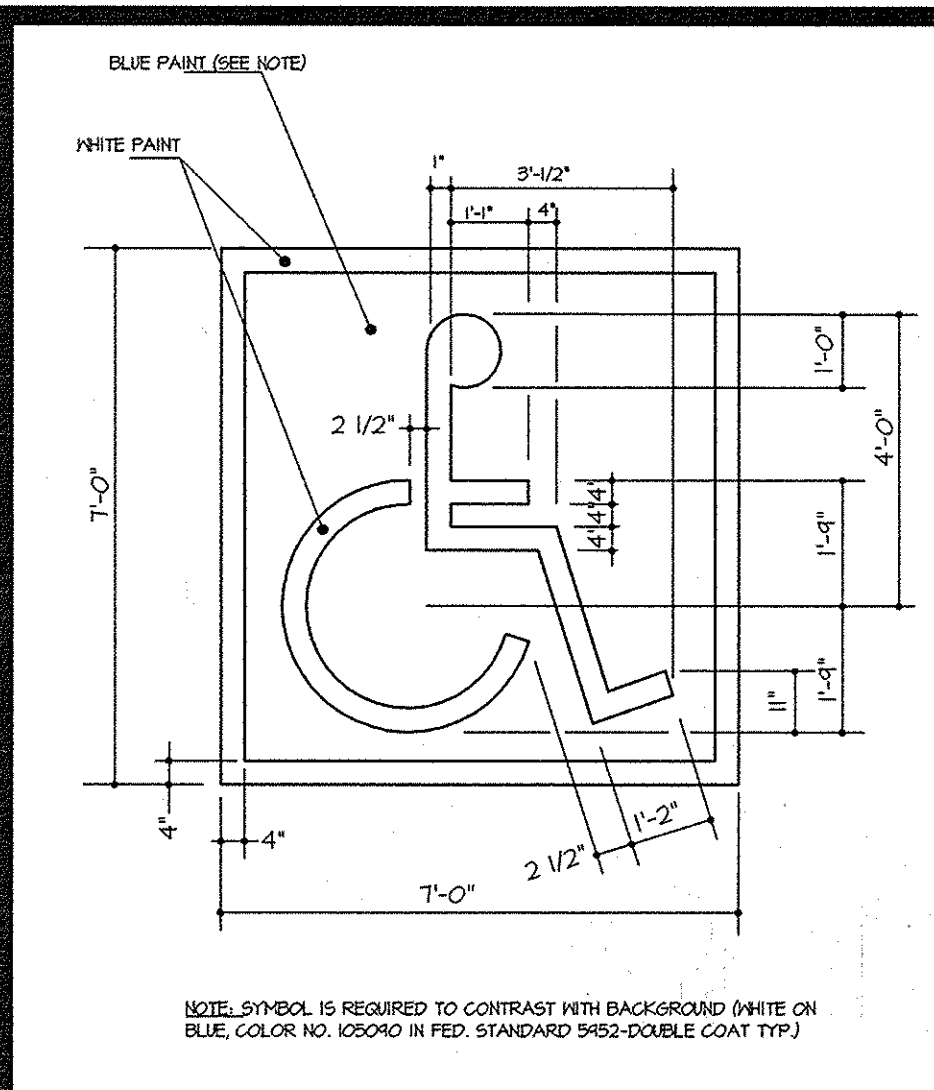
REVISED SITE DEVELOPMENT PLAN
**SHIPLEY'S GRANT
 PARCEL A-2**
 PLAT No. 19232 & 22645

ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

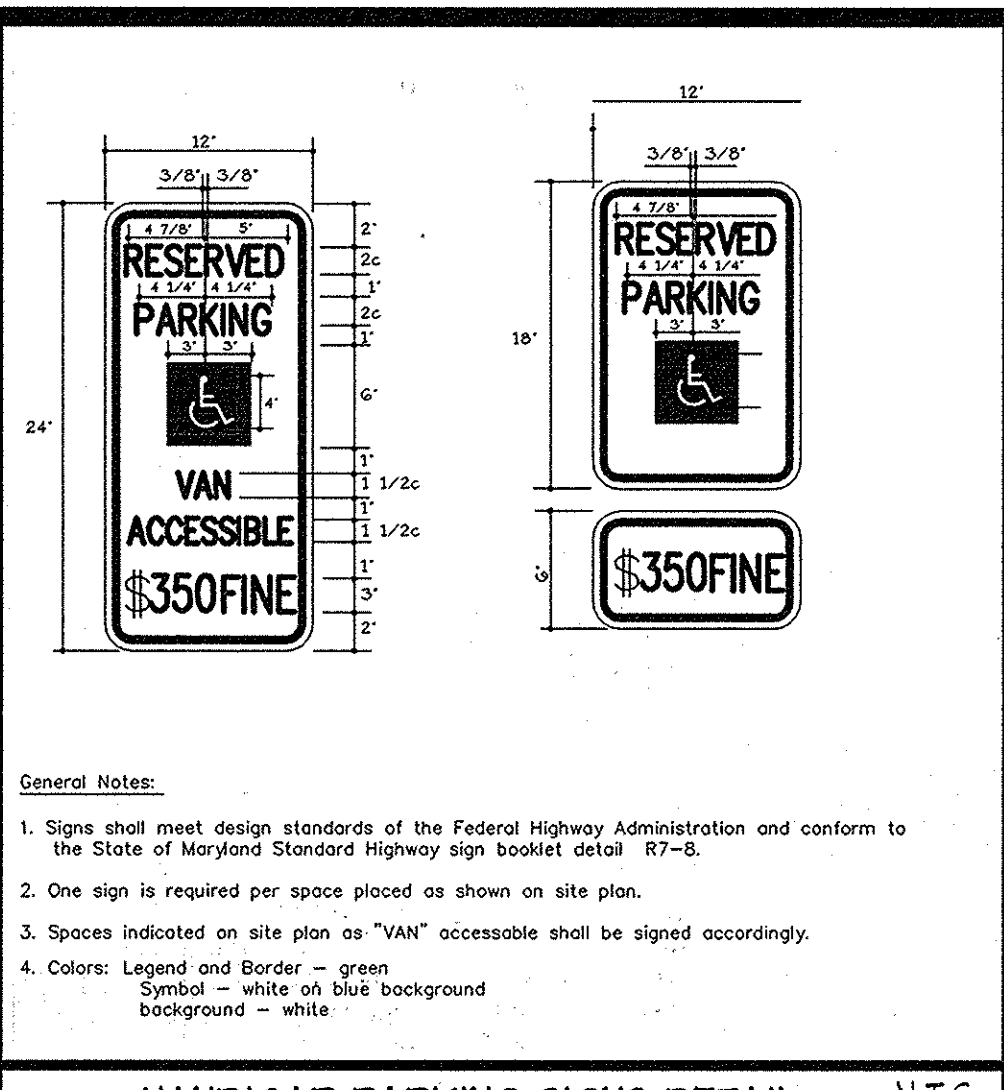
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DATE	TAX MAP - GRID	SHEET
OCT, 2014	37 - 1	2 OF 7



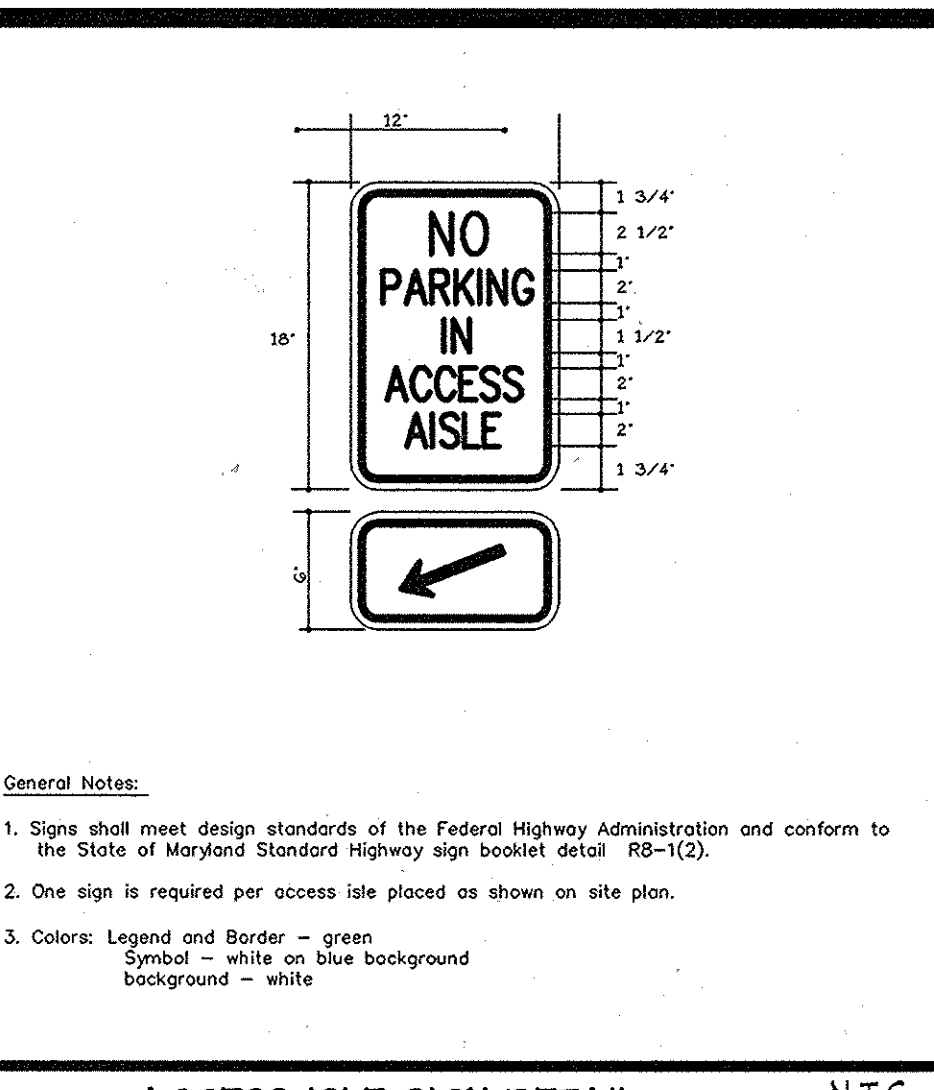
SCALE: 1 inch = 20 ft.



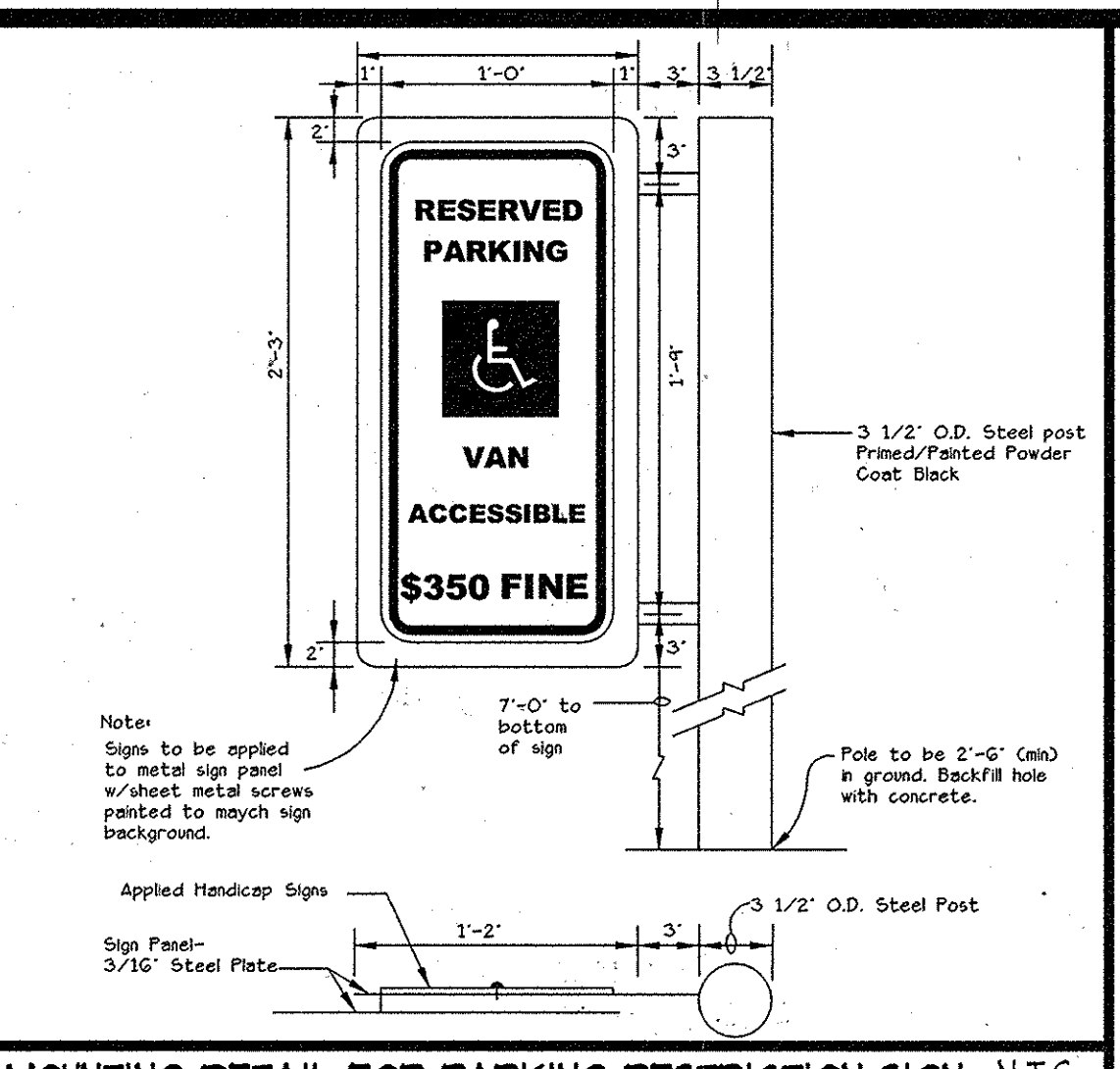
HANDICAP STENCIL DETAIL N.T.S.



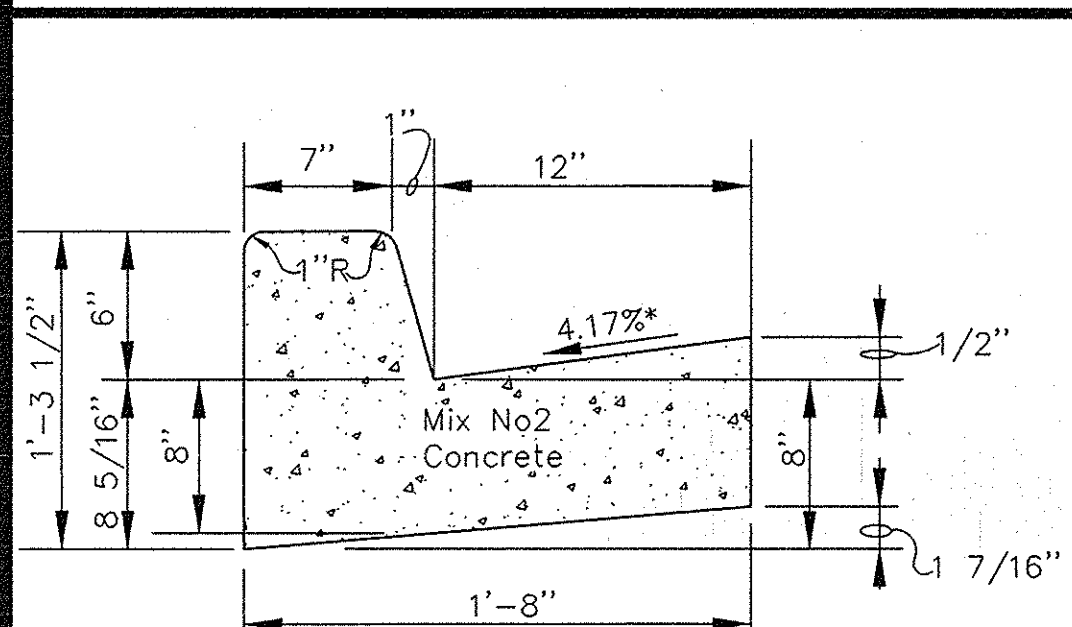
HANDICAP PARKING SIGNS DETAIL N.T.S.



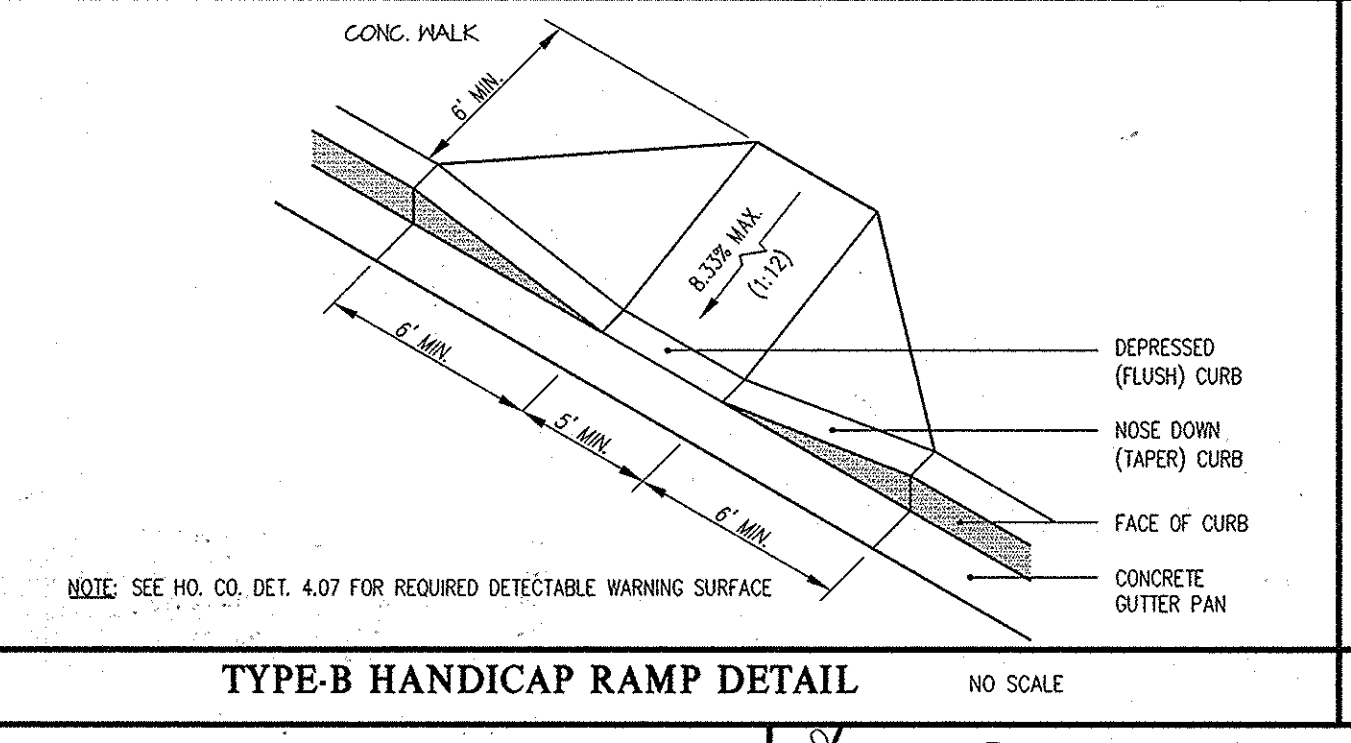
ACCESS AISLE SIGN DETAIL N.T.S.



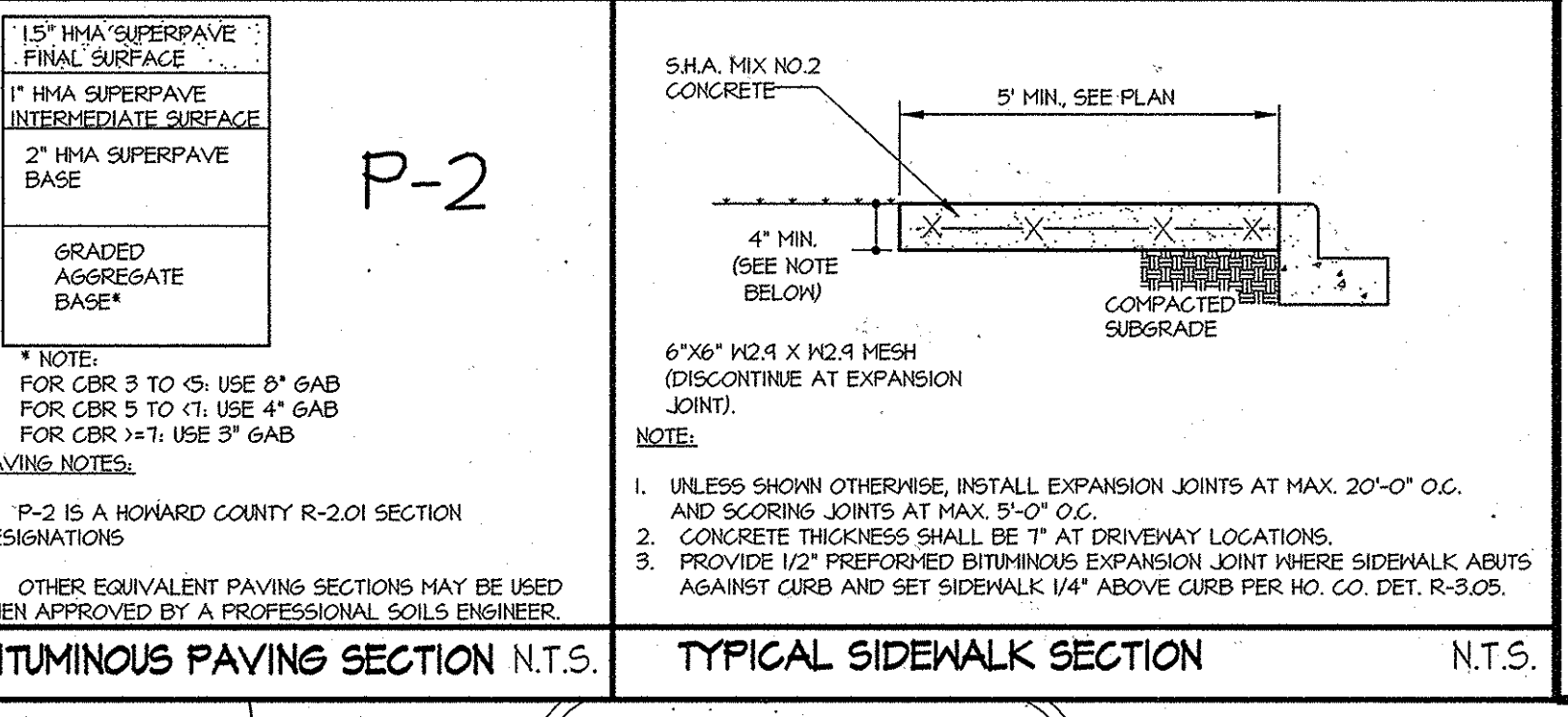
MOUNTING DETAIL FOR PARKING RESTRICTION SIGN N.T.S.



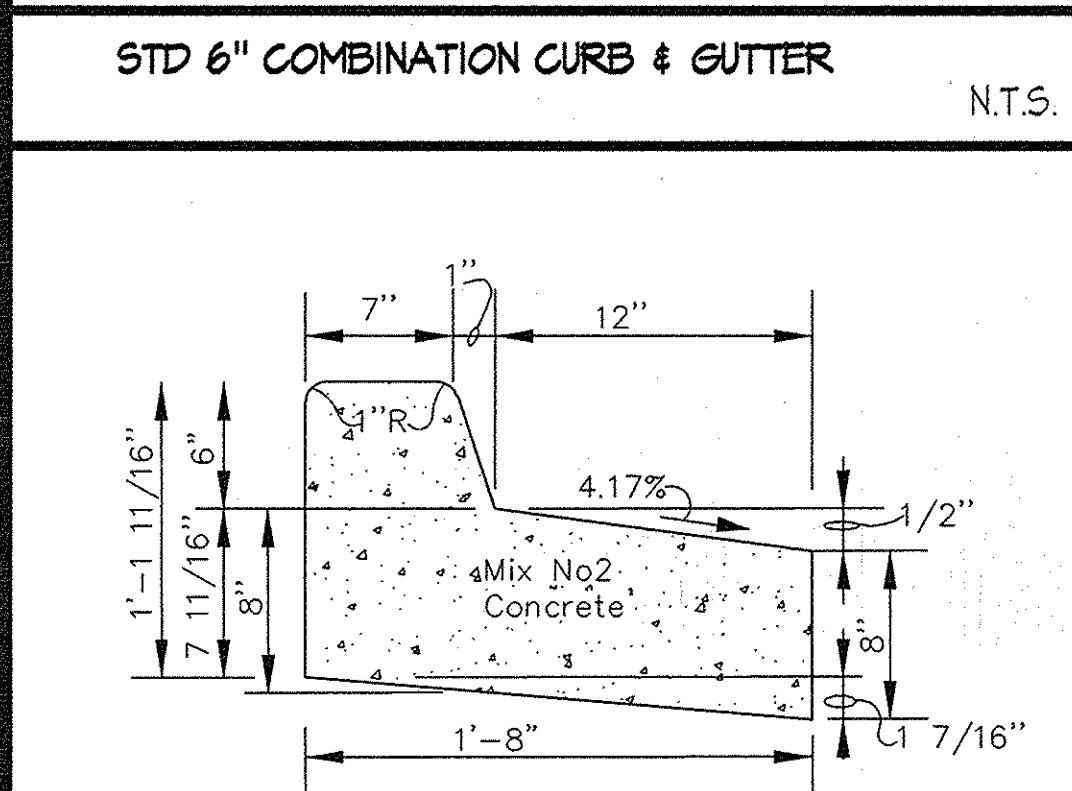
TYPE-B HANDICAP RAMP DETAIL NO SCALE



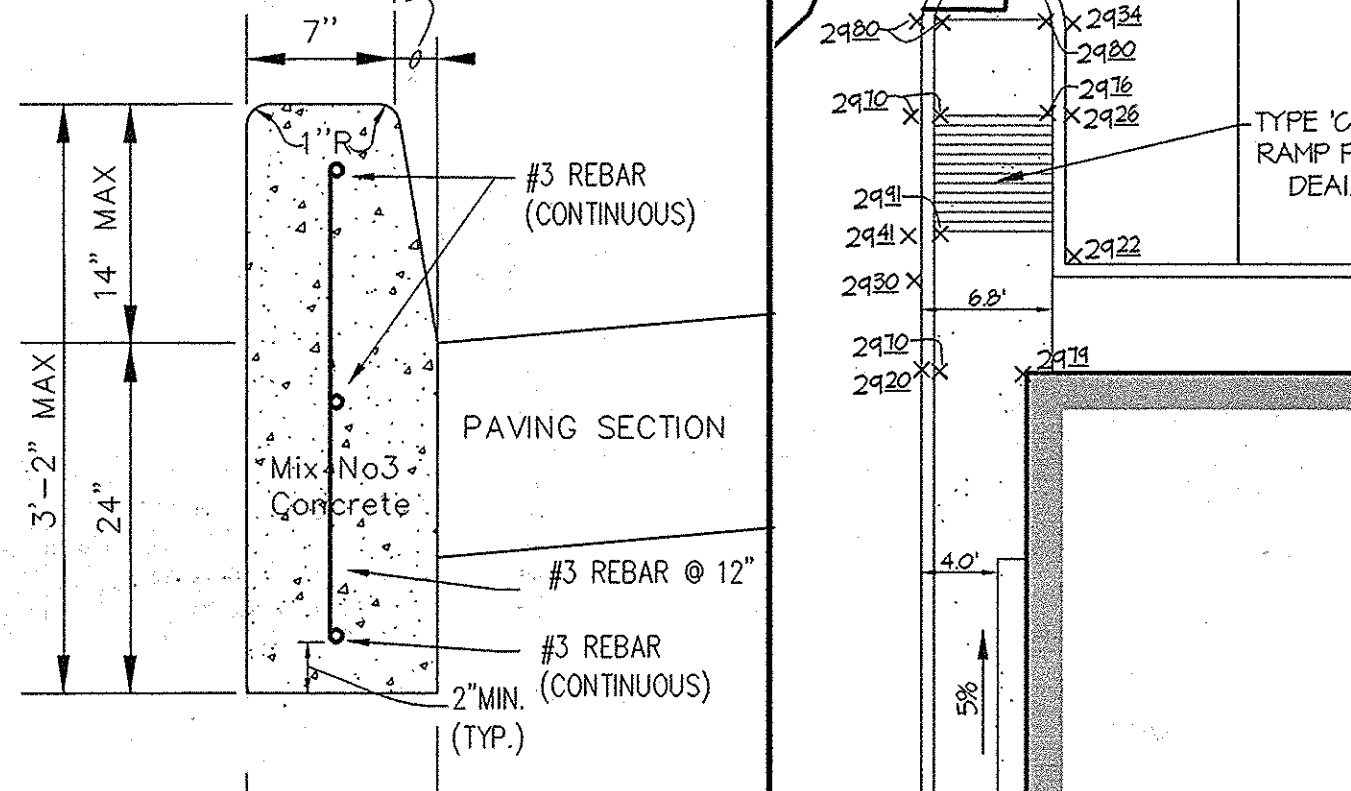
BITUMINOUS PAVING SECTION N.T.S.



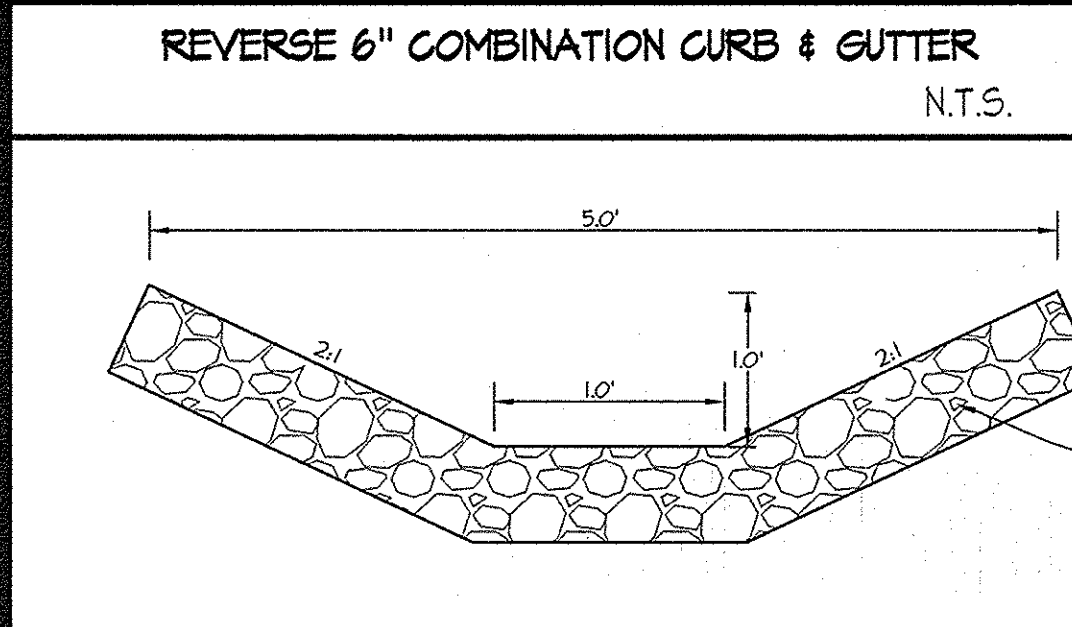
TYPICAL SIDEWALK SECTION N.T.S.



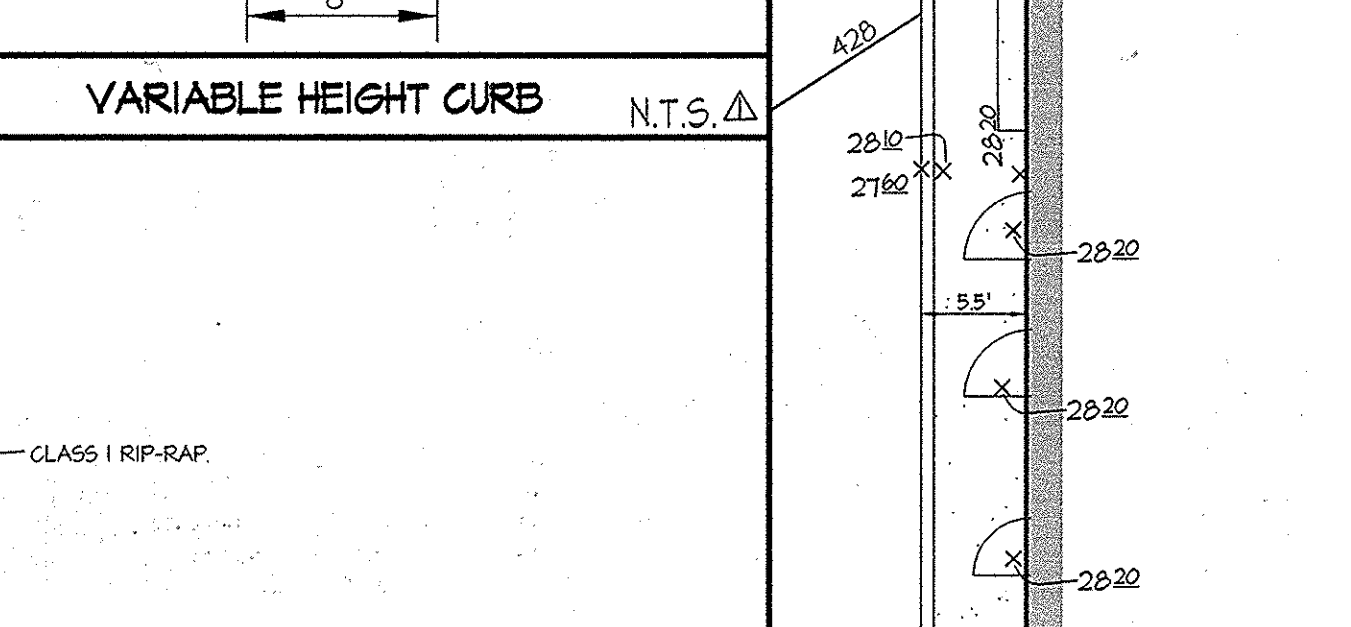
STD 6" COMBINATION CURB & GUTTER N.T.S.



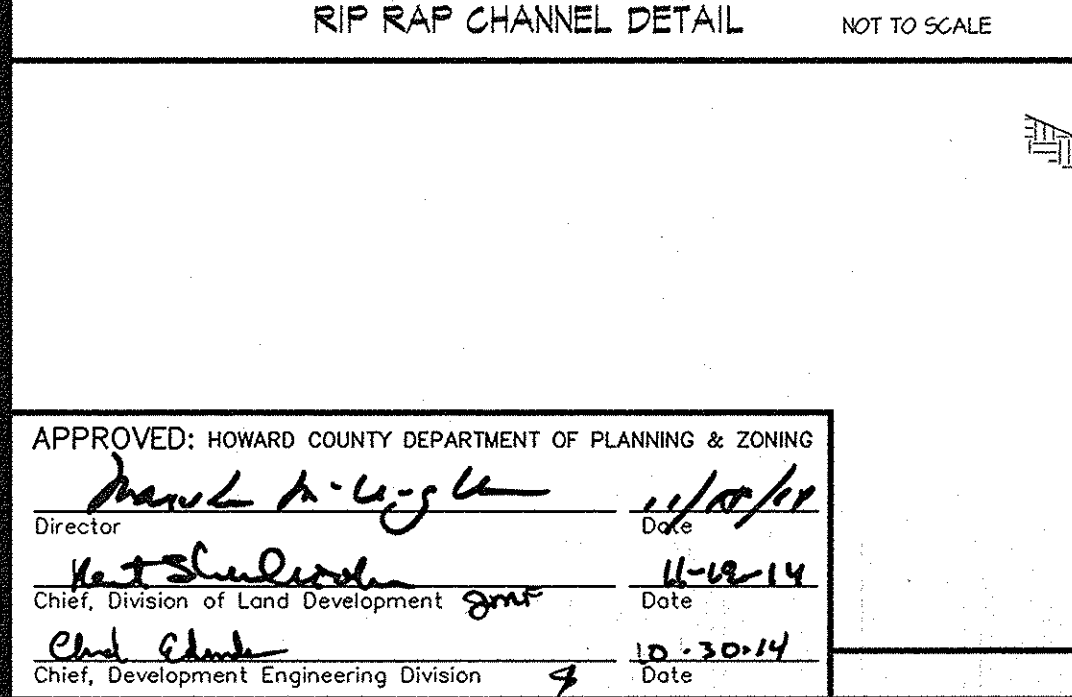
VARIABLE HEIGHT CURB N.T.S.



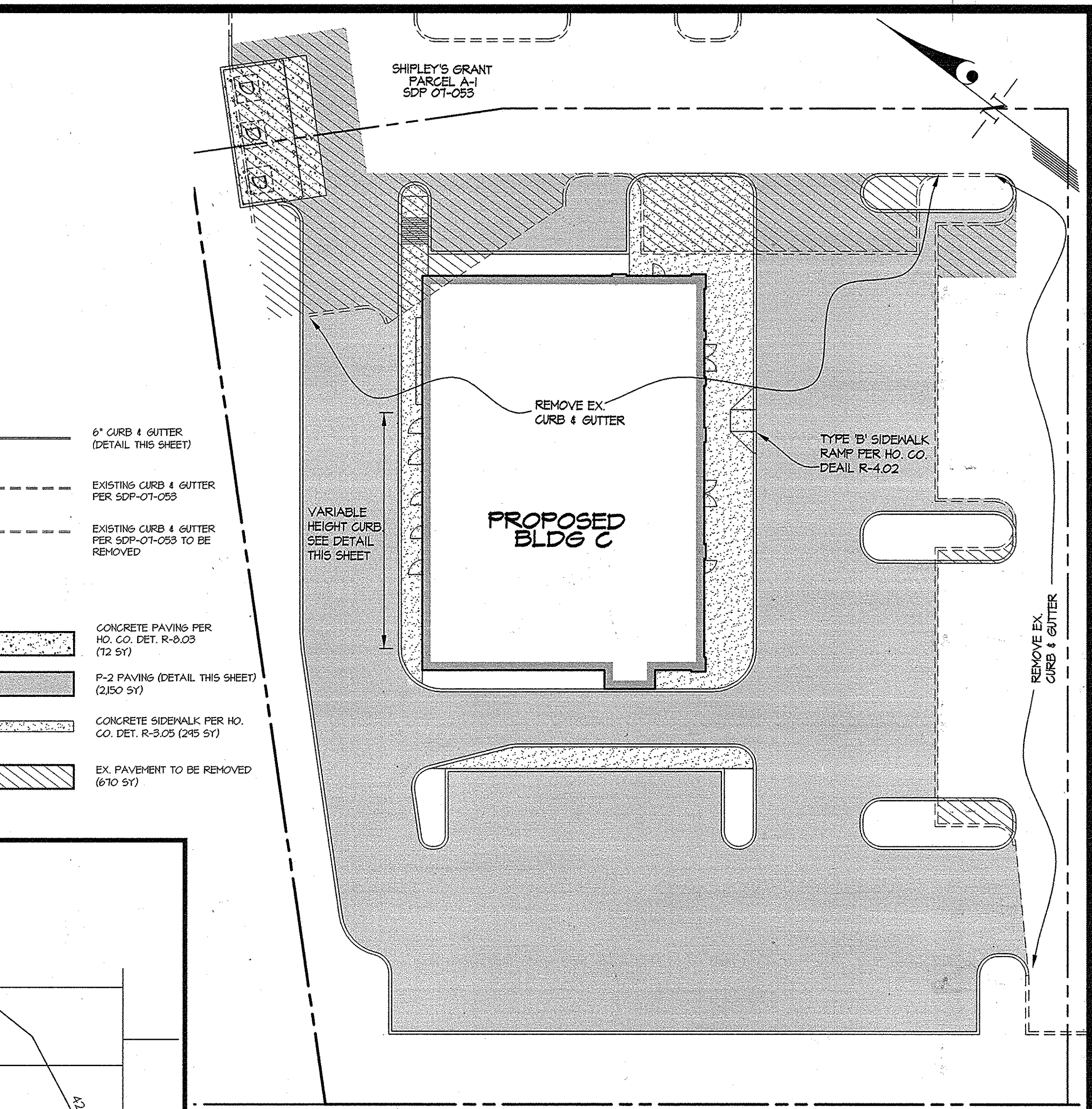
REVERSE 6" COMBINATION CURB & GUTTER N.T.S.



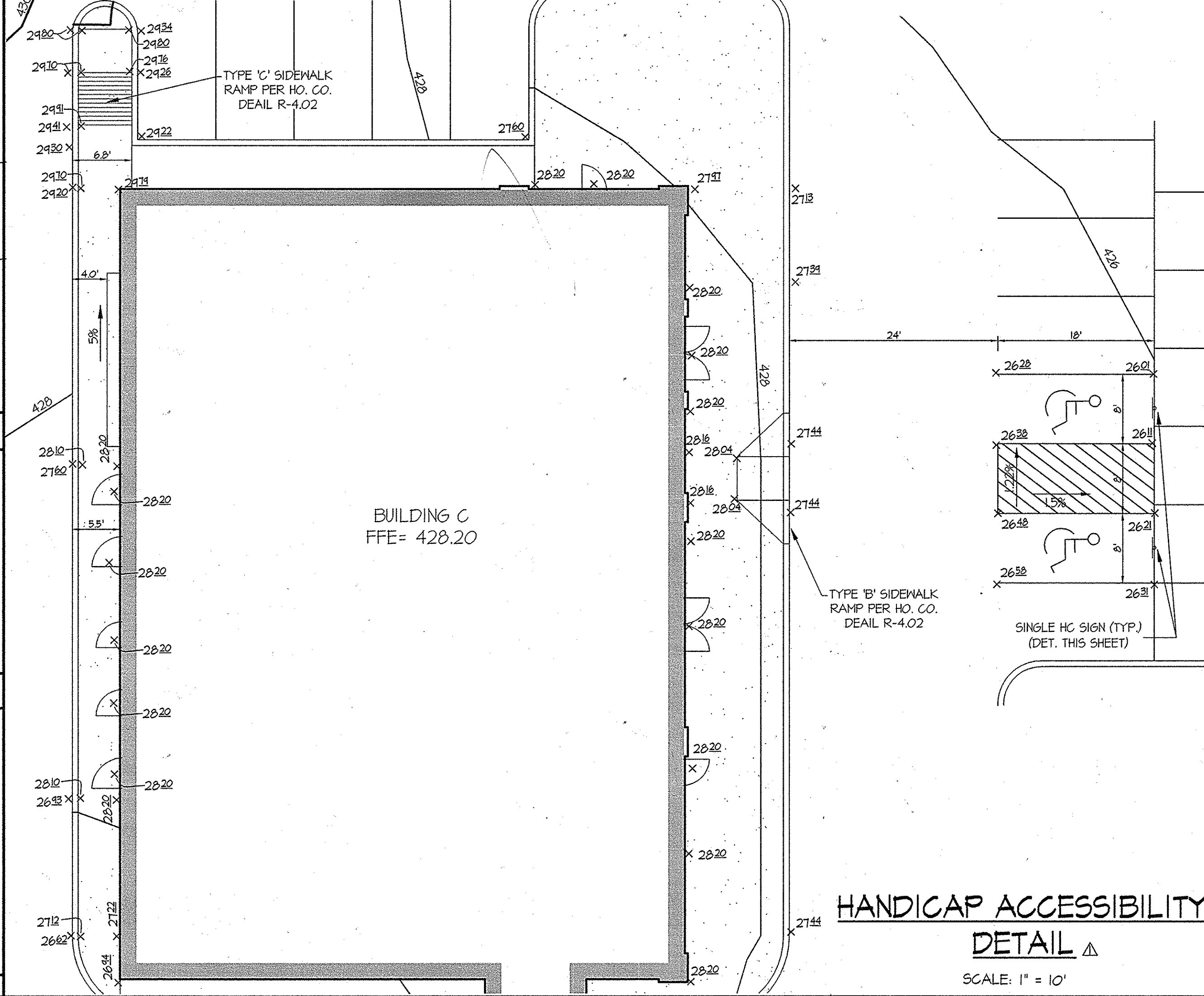
CONCRETE FLUME DETAIL N.T.S.



RIP RAP CHANNEL DETAIL NOT TO SCALE



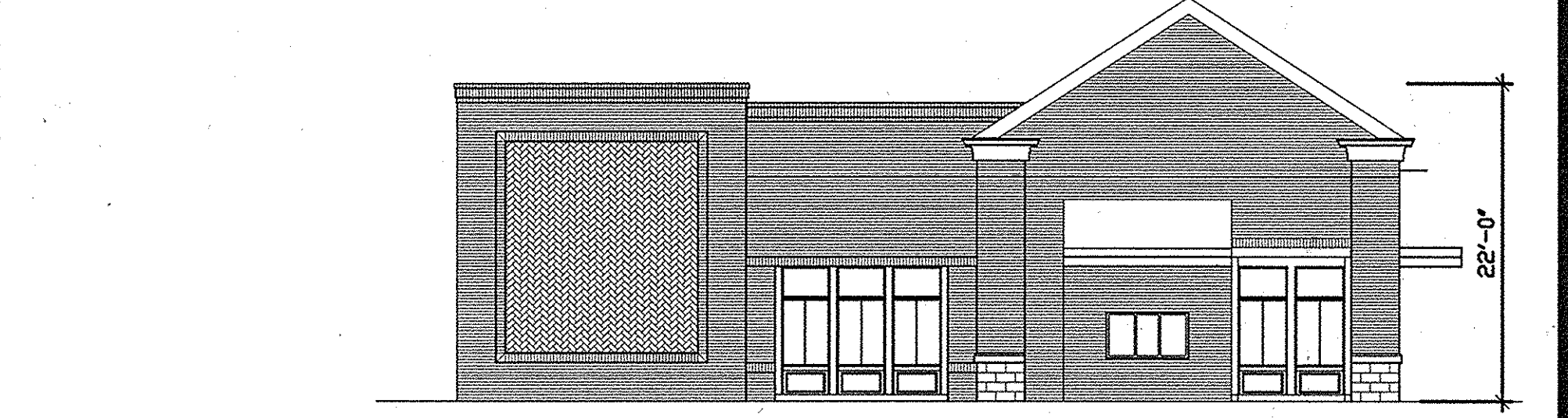
PAVING PLAN SCALE: 1" = 20'



HANDICAP ACCESSIBILITY DETAIL SCALE: 1" = 10'



SCHEMATIC EAST ELEVATION NOT TO SCALE



SCHEMATIC SOUTH ELEVATION NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David A. Uggler* Date: 11/18/14
 Chief, Division of Land Development: *Tom Shuler* Date: 11-18-14
 Chief, Engineering Division: *Chad Clark* Date: 10-30-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 EXPIRATION DATE: MAY 21, 2016



HANDICAP ACCESSIBILITY AND TYPICAL DETAILS

SHIPLEY'S GRANT
 PARCEL A-2
 PLAT No. 19232 & 22645

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	08015
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OCT, 2014	37 - 1	3 OF 7

10/2014 BUILDING ELEVATIONS AND HANDICAP DETAILS REVISED
 DATE REVISION BY APPR.

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.
2. PLANT STANDARDS
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE- AFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-ED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRCC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AAN STANDARDS".

4. PLANT IDENTIFICATION
LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION
THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. PLANTING METHODS

ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZING OR NET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".

3. EXCAVATION OF PLANT PITS
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES; DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES: SHALL BE SOUND WOOD 2" x 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE: SHALL BE NEW, 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAULS TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING
A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

B. GUARANTEES FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
G	2	25-3" CAL.	Gleditsia triacanthos var. 'Imperial' / Imperial Thornless Honeylocust	B4B

NOTE: FINANCIAL SURETY FOR THE TOTAL REQUIRED LANDSCAPING PER THE SCHEDULES SHALL BE POSTED AS PART OF GRADING PERMIT ASSOCIATED WITH THIS SDP. THE LANDSCAPE SURETY IS \$600.00 FOR THE FOLLOWING:
2 SHADE TREES @ \$300.00 EA = \$600.00

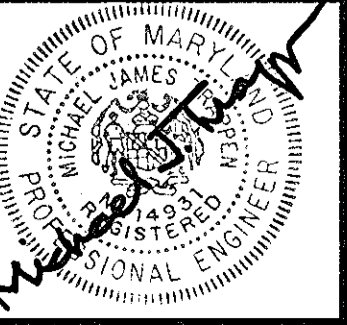
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *M. S. Suttle* Date: 4/19/10
 Chief, Division of Land Development: *Neil Ste. Douch* Date: 4-19-10
 Chief, Development Engineering Division: *John D. ...* Date: 4/13/10

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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 SHIPLEY'S GRANT RETAIL, LLC
 c/o BAVAR PROPERTIES GROUP, LLC
 1966 GREENSPRING DRIVE, SUITE 508
 TIMONUM, MARYLAND 21093
 ATTN: MICHAEL SHEEDY
 410-360-0300

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1993
 EXPIRATION DATE: MAY 25, 2016

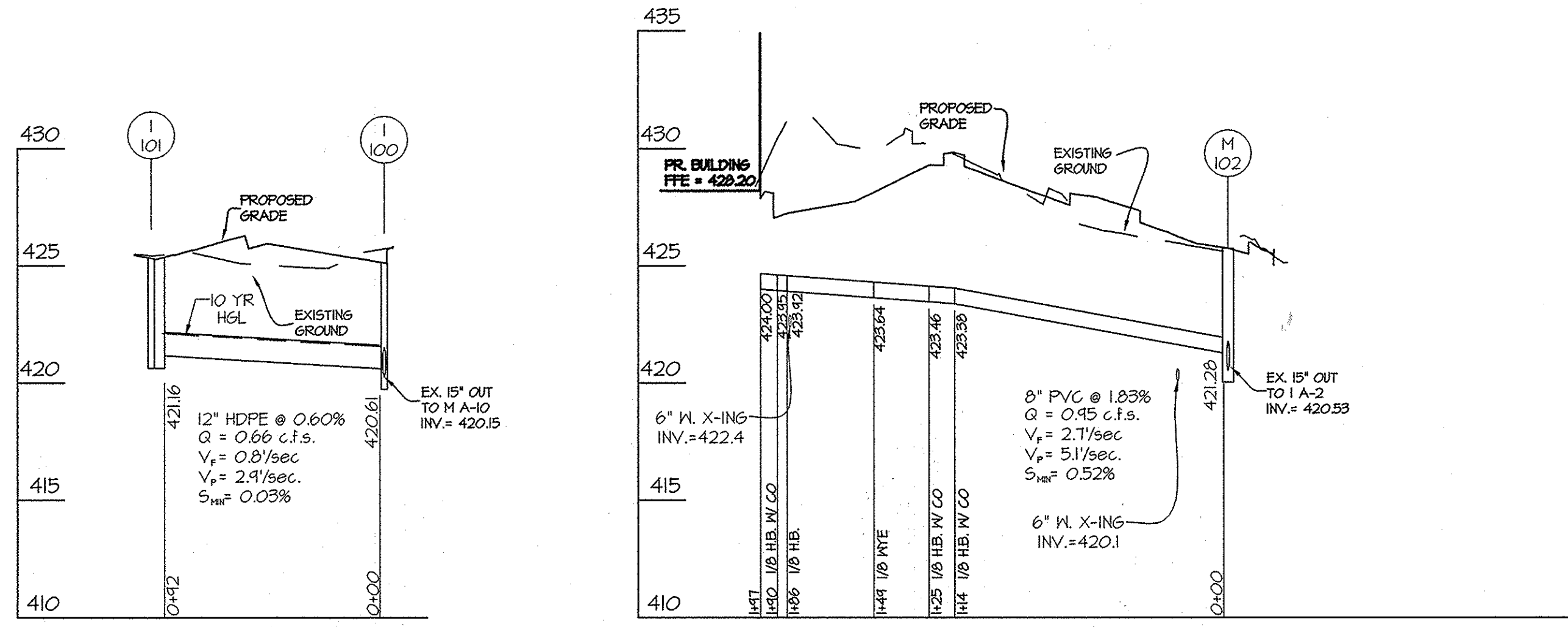


LANDSCAPE NOTES AND PLANT LIST

SHIPLEY'S GRANT PARCEL A PLAT No. 19232

ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	08015
DATE	TAX MAP - GRD	SHEET
MARCH, 2010	37 - 1	6 OF 7



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

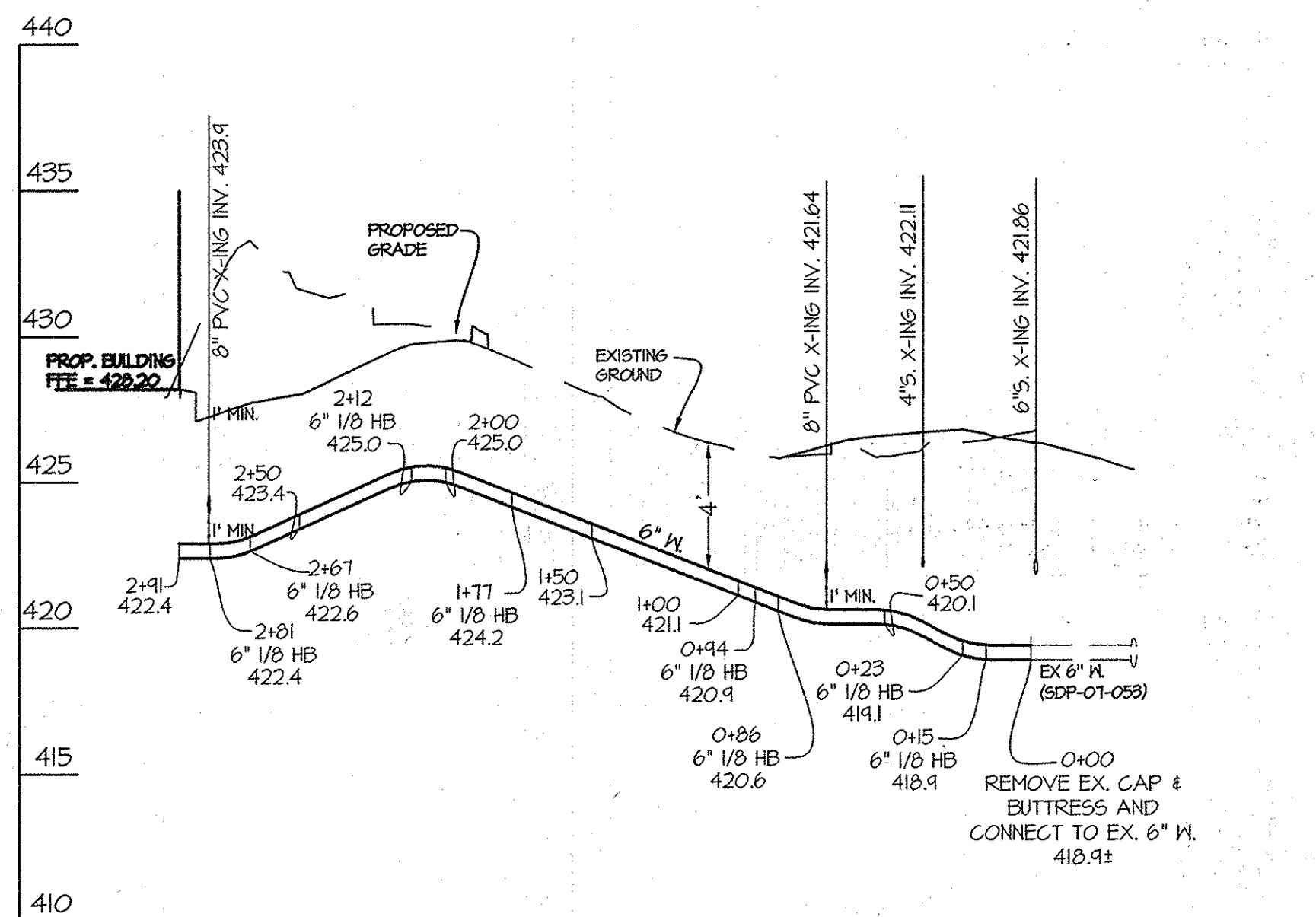
STORM DRAIN PROFILE Δ
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

S.D. STRUCTURE SCHEDULE Δ

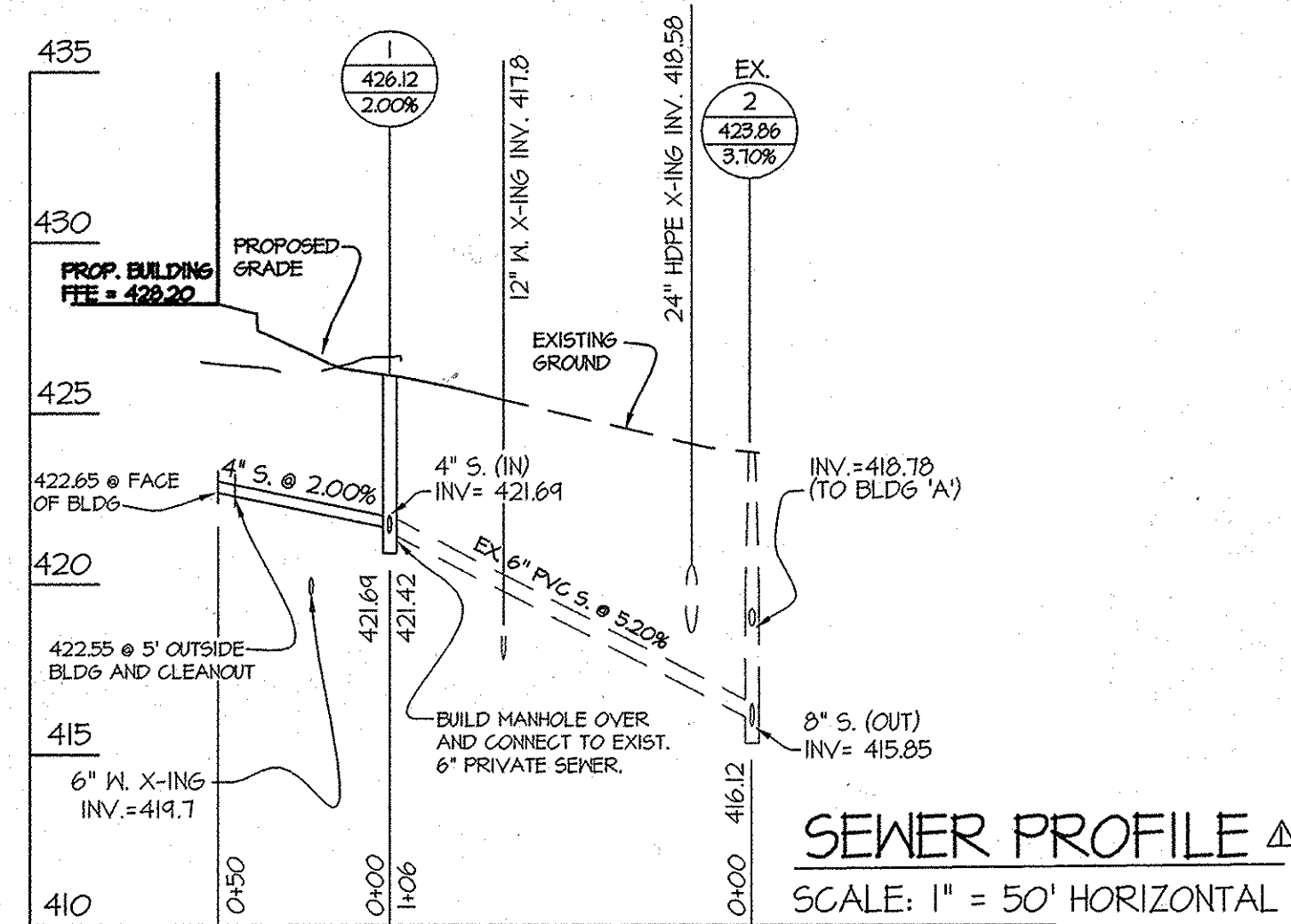
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	NOTES
			UPPER	LOWER	UPPER	LOWER		
I-100	A-10	2'-6"	425.14	---	420.61	420.15	HO. CO. SD 4.03	
I-101	DOUBLE INR	2'-6"	425.67	425.55	422.24	421.16	HO. CO. SD 4.35	
M-102	MANHOLE	4'-0"	425.75	---	421.28	420.53	HO. CO. 6.512	

S.D. Pipe Summary Table Δ

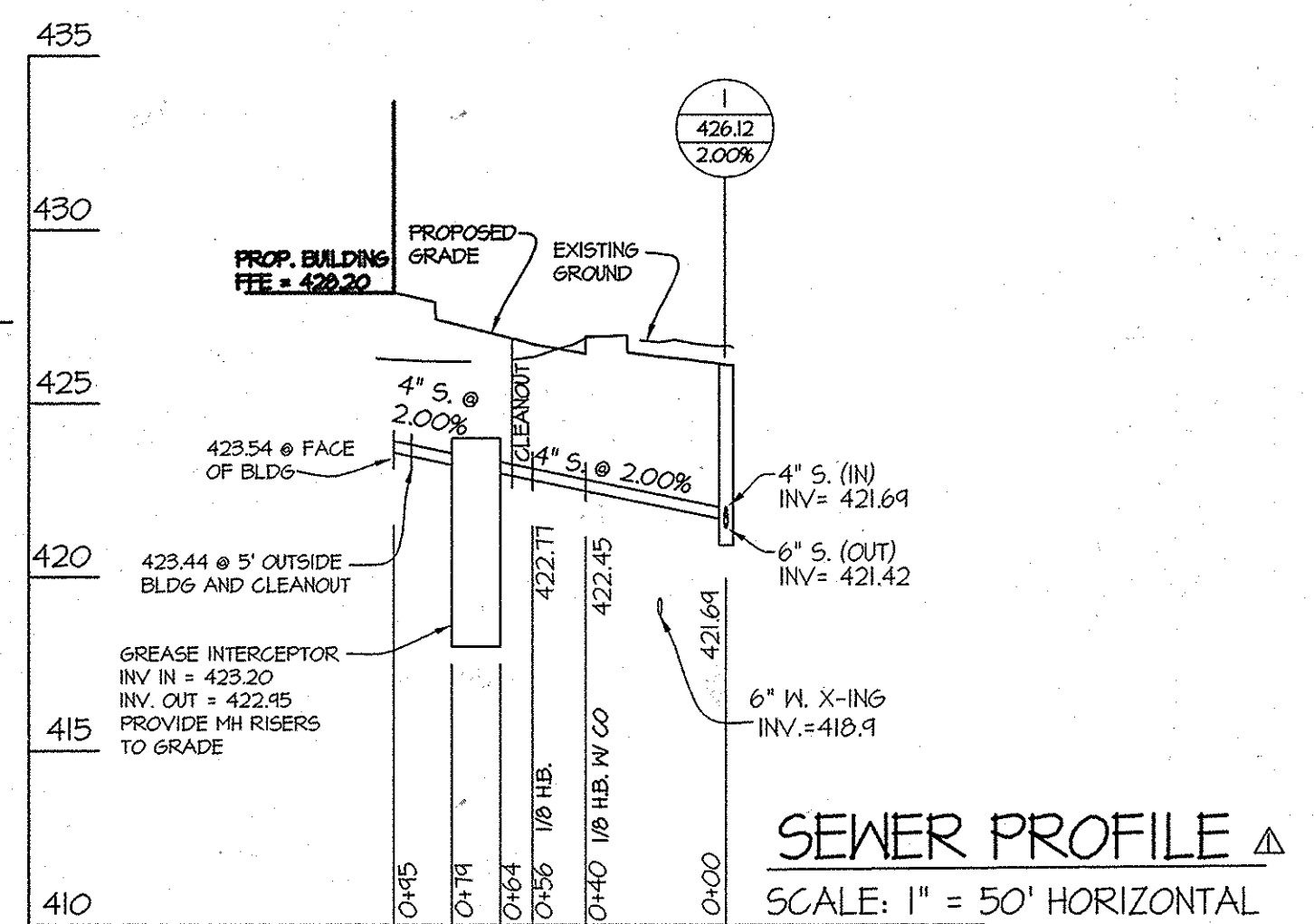
Size (in.)	Type	Quantity (L.F.)	Remarks
8	PVC	197	SCH. 40
12	HDPE	42	ADS N12 or equiv.



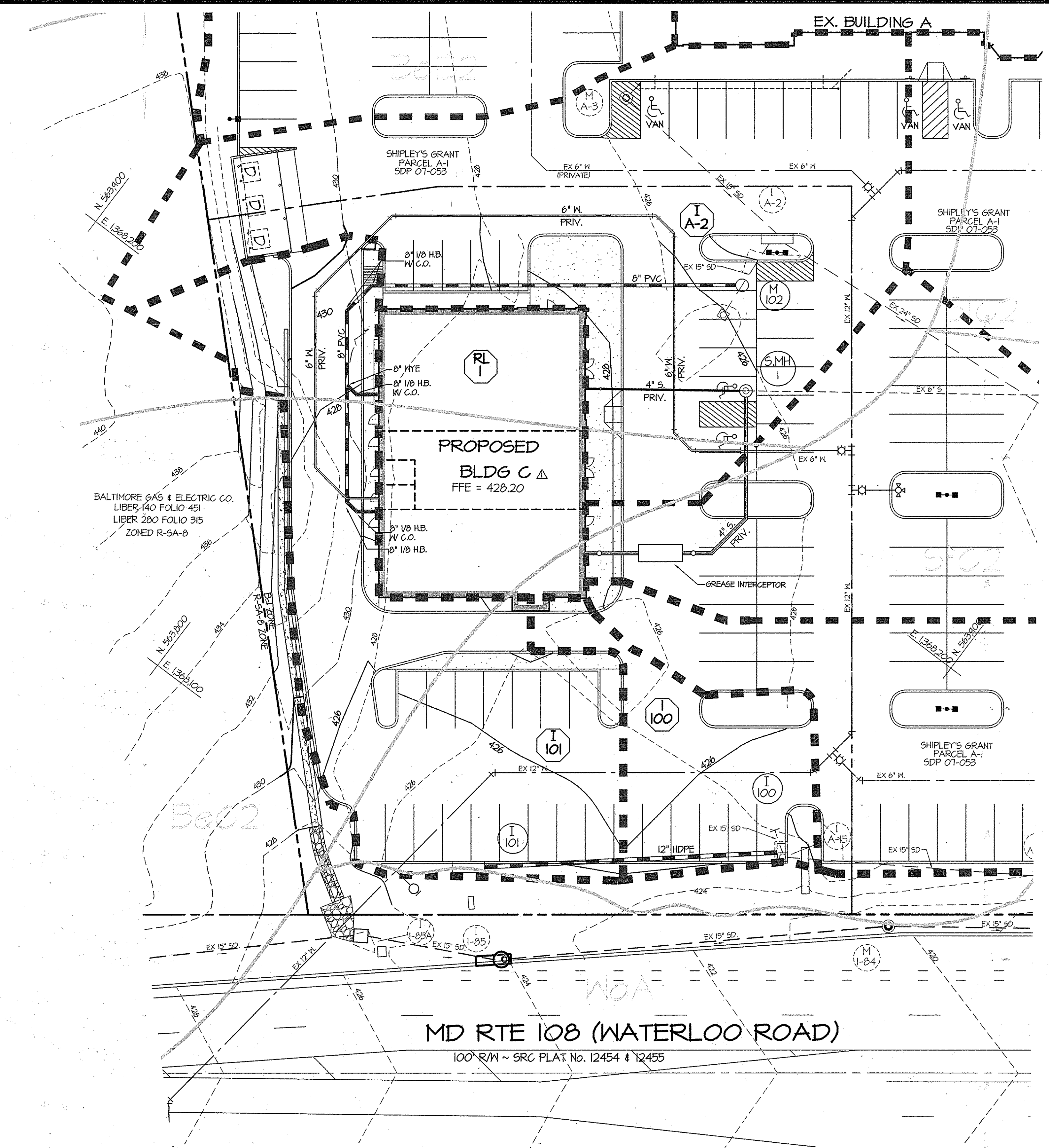
WATER PROFILE Δ
SCALE: 1" = 50' HORIZONTAL



SEWER PROFILE Δ
SCALE: 1" = 50' HORIZONTAL

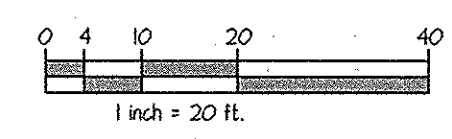


SEWER PROFILE Δ
SCALE: 1" = 50' HORIZONTAL



DRAINAGE AREA TABULATION Δ

No.	AREA	C FACTOR	ZONING	% IMPV
100	0.36	0.86	B-1	85%
101	0.04	0.86	B-1	85%
EX. I-A-2	0.50	0.86	B-1	85%
RL 1	0.13	0.86	B-1	100%



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Paul DeCuyler Director
Michael... Chief, Division of Land Development
 Date: 11-18-14
 Date: 10-30-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
10/2014	DRAINAGE AREAS AND UTILITY PROFILES REVISED FOR BUILDING C LAYOUT Δ		

PREPARED FOR:
 SHIPLEY'S GRANT PAD SITE, LLC
 c/o BAVAR PROPERTIES GROUP, LLC
 1954 Greenspring Drive, SUITE 400
 TIMONIUM, MARYLAND 21093
 ATTN: ROBERT BAVAR
 410-560-0300

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 19831
 EXPIRATION DATE: MAY 21, 2016

REVISED UTILITY PROFILES & STORM DRAIN DRAINAGE AREA MAP
SHIPLEY'S GRANT
PARCEL A-2 Δ
PLAT No. 19232 & 22645 Δ
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	08015
DATE	TAX MAP - GRID	SHEET
OCT., 2014	37 - 1	7 OF 7