

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS AS APPLICABLE TO ALL WORK AND MATERIALS SHALL COMPLY WITH 0.5-H.A. STANDARDS.

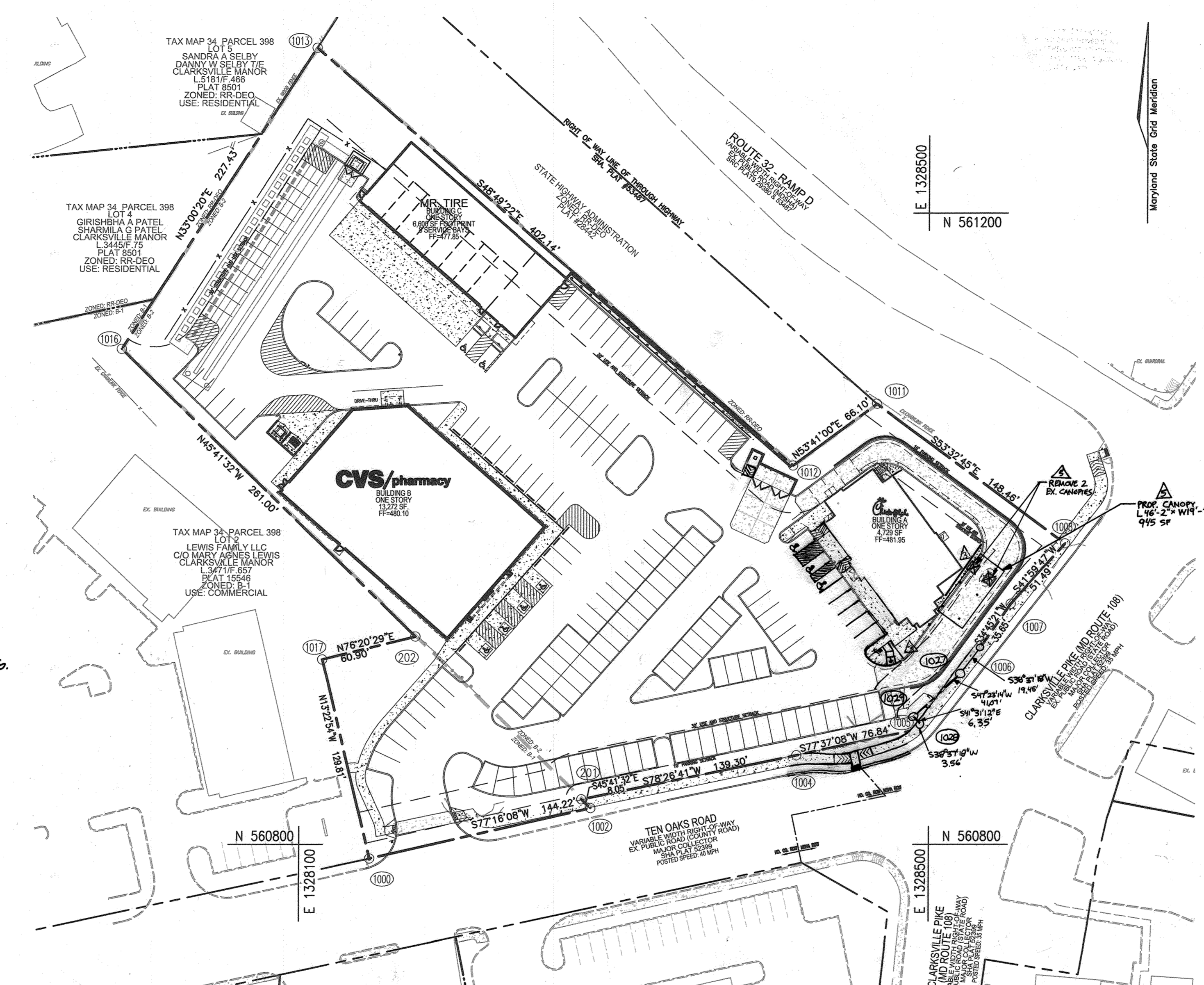
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

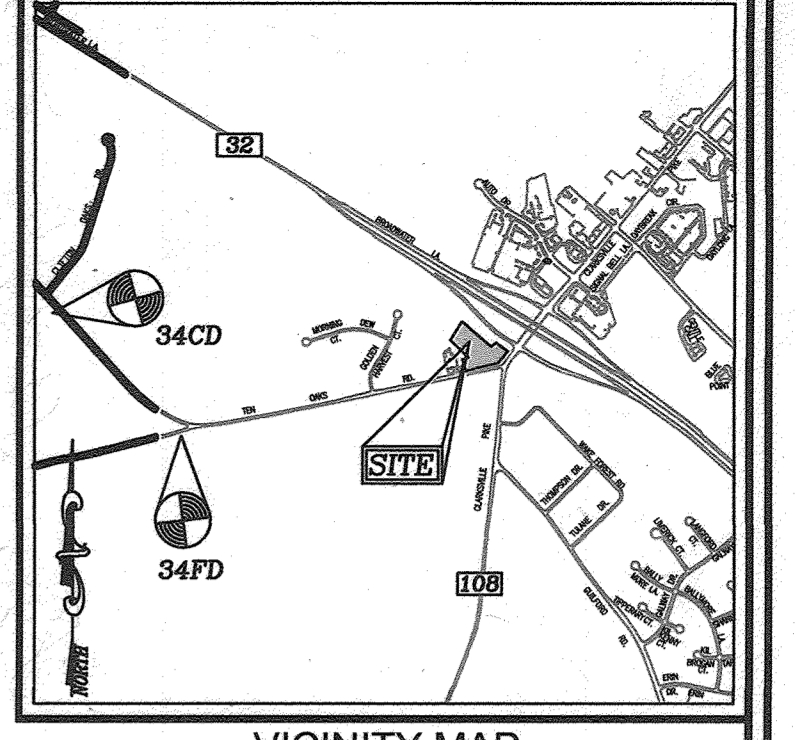
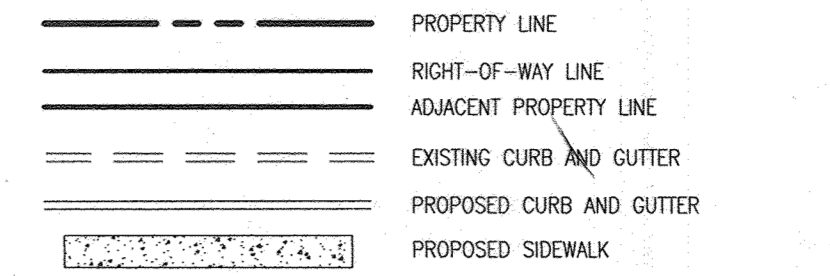
4. SITE ANALYSIS: TOTAL PROJECT AREA: 3.34 AC. PRESENT ZONING: B-1 / B-2. USE OF STRUCTURE: FAST FOOD, RETAIL, AND AUTO SERVICE.

5. PROJECT BACKGROUND: LOCATION: CLARKSVILLE, MD; TAX MAP 34, BLOCK 12, PARCEL 35, PARCEL 161 & P/O PARCEL 36; PARCEL D. ZONING: B-1 / B-2.

SITE DEVELOPMENT PLAN ANTWERPEN PROPERTIES - PARCEL D TEN OAKS ROAD AND MD ROUTE 108 RETAIL, FAST FOOD AND AUTOMOTIVE MAINTENANCE



BENCHMARKS: HOWARD COUNTY BENCHMARK 34CD N 561,461.630 E 1,323,850.413 ELEV.: 491.282'



SHEET INDEX: TABLE with columns for DESCRIPTION and SHEET NO. Lists various sheets like COVER SHEET, SITE LAYOUT PLAN, etc.

COORDINATE TABLE: TABLE with columns for NO., NORTH, and EAST. Lists coordinate values for specific points.

FOR BUILDING FOOTPRINTS AND ELEVATIONS, SEE SHEET 19.

STORMWATER MANAGEMENT INFORMATION: TABLE with columns for LOT/PARCEL #, FACILITY NAME & NUMBER, PRACTICE TYPE (QUANTITY), PUBIC, PRIVATE, MAINTENANCE BY, and MISC.

AS-BUILT CERTIFICATION FOR PSWM

HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.



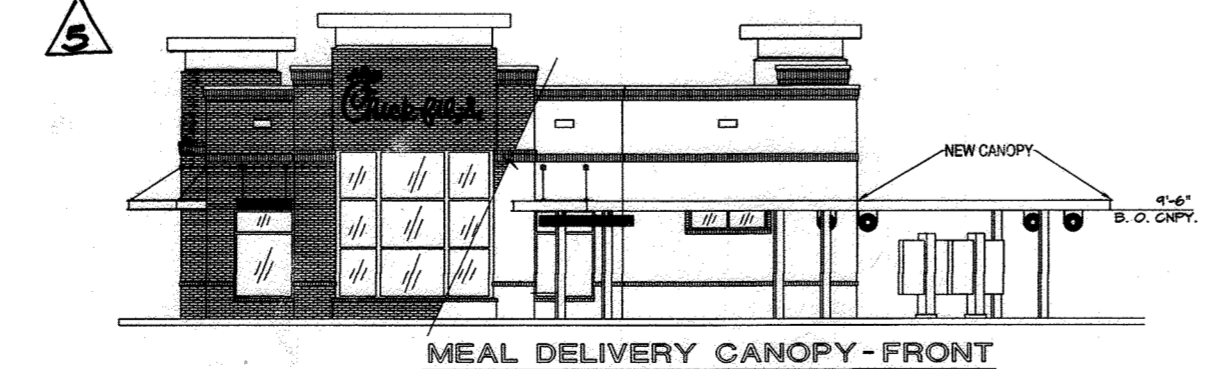
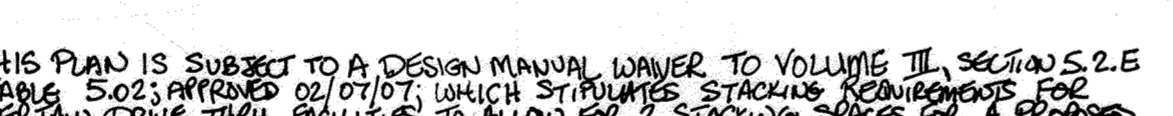
DEVELOPER/OWNER: JA TEN OAKS LLC, C/O ANTWERPEN AUTOMOTIVE, 6440 BALTIMORE NATIONAL PIKE, BALTIMORE, MD 21228.

57. THIS PLAN IS SUBJECT TO A DESIGN MANUAL, VOLUME 11, SECTION 2.2.5 TABLE 5.02Z APPROVED 02/10/17 WHICH SPECIFIES STACKING REQUIREMENTS FOR CURB AND GUTTER QUALITIES TO ALLOW FOR STAKING SPACES FOR A PROPOSED DRIVE THRU PHARMACY.

58. ADDITIONAL PLANTINGS ADDED PER REVISION 3 TO CHICK-FIL-A LANDSCAPE ARE NOT REQUIRED PER LANDSCAPING REGULATIONS THEREFORE THESE PLANTINGS DO NOT REQUIRE SURETIES OR INSPECTIONS.

59. A VARIANCE PETITION REQUEST, CASE #BA-22-003V, TO DECREASE THE STRUCTURE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY FROM 30' TO 14'-10" IN ORDER TO CONSTRUCT A 46X20' OPEN SIDED FREE-STANDING CANOPY WAS GRANTED IN AUGUST 22, 2022.

56. NOTE FROM GENERAL NOTE 35 ABOVE: THE 16 ORNAMENTAL TREES WERE ERRONEOUSLY EXCLUDED FROM THE INITIAL SURETY AMOUNT. DPZ WILL NOT REQUIRE ADDITIONAL POSTING; HOWEVER, ALL LANDSCAPING AS SHOWN ON THE PLAN MUST BE COMPLETED PRIOR TO RELEASE OF LANDSCAPING SURETY.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Engineering Division: [Signature] DATE: 3-6-17. Chief, Division of Land Development: [Signature] DATE: 3-13-17.

I, ANDREW G. STINE, 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: 57087 Exp: 7/2025.

FOR REVISION 3 ONLY ANDREW G STINE. Signature and date: 3/21/18.

REVISION TABLE: NO. 4, REVISION: REVISE THIS PLAN TO THE ADJUSTMENT OF THE MSHA RIGHT-OF-WAY TO ACCOMMODATE A TRAFFIC SIGNAL POLE. DATE: 12-04-18.

PARKING TABULATION: BUILDING A (4,729 SF - FAST FOOD) REQUIRED: 67 SPACES. BUILDING B (13,272 SF - RETAIL) REQUIRED: 67 SPACES.

ADDRESS CHART: BUILDING NO. 1, STREET ADDRESS: 6395 TEN OAKS ROAD. BUILDING NO. 2, STREET ADDRESS: 6383 TEN OAKS ROAD. BUILDING NO. 3, STREET ADDRESS: 6389 TEN OAKS ROAD.

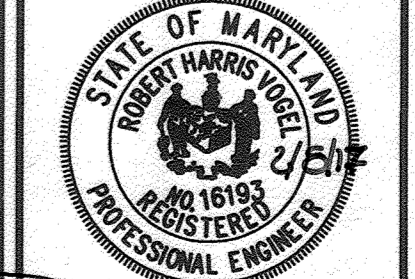
PERMIT INFORMATION CHART: SUBDIVISION NAME: ANTWERPEN PROPERTIES. SECTION/AREA: N/A. LOT/PARCEL NUMBER: PARCELS D, PARCELS 35, 161 & 361.

Revision table with columns for NO., REVISION, and DATE. Includes entries for adding open-sided canopy and revising sidewalk.

SITE DEVELOPMENT PLAN COVER SHEET

ANTWERPEN PROPERTIES - PARCEL D, TEN OAKS ROAD AND MD ROUTE 108, ZONED B-1 & B-2, PARCELS 35, 161 & 361, HOWARD COUNTY, MARYLAND.

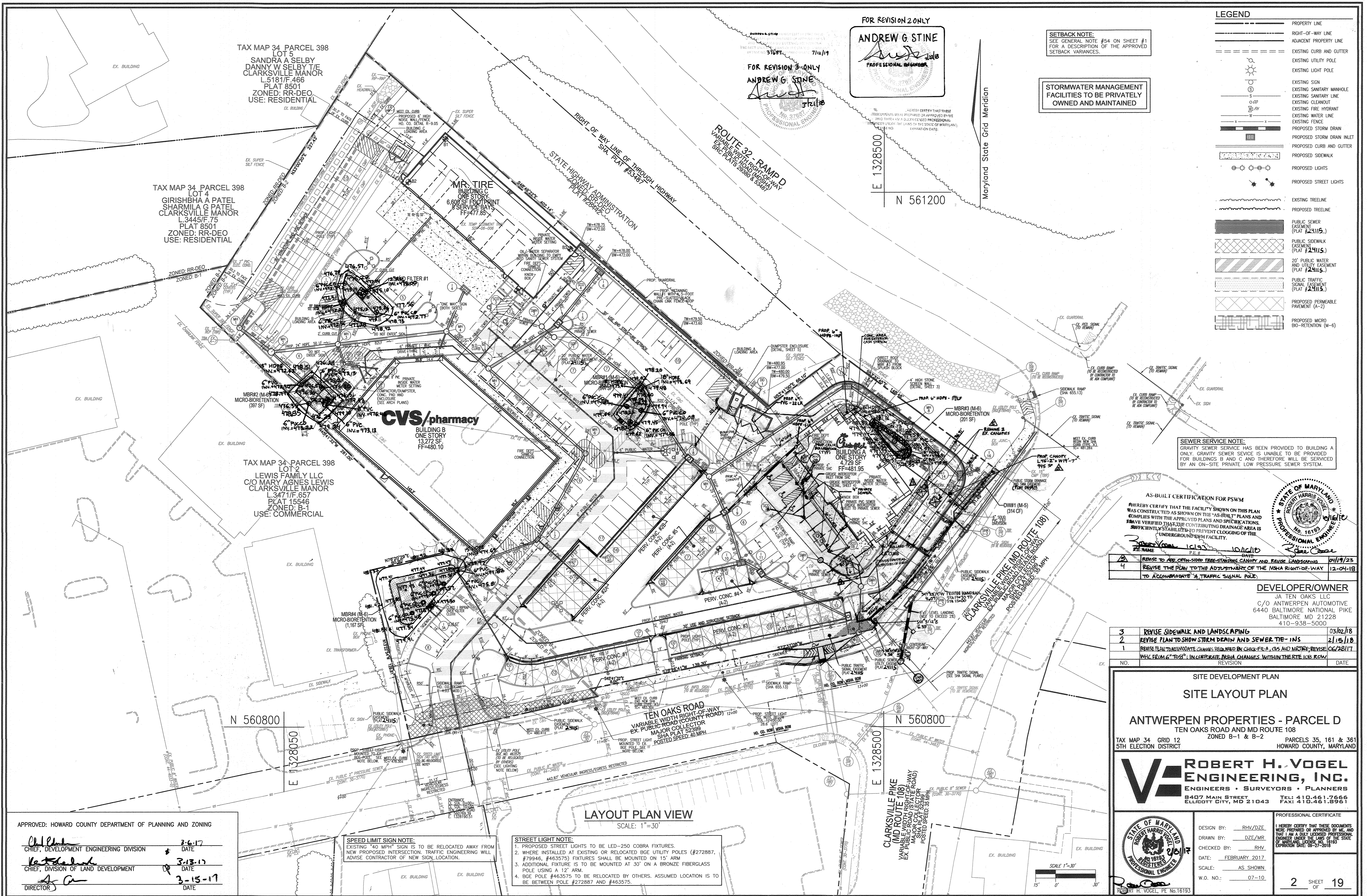
ROBERT H. VOGEL ENGINEERS, SURVEYORS, & PLANNERS, 8407 MAIN STREET, ELLICOTT CITY, MD 21043. TEL: 410-461-7666, FAX: 410-461-8961.



DESIGN BY: RHV/DZE. DRAWN BY: DZE/MR. CHECKED BY: RHV. DATE: FEBRUARY 2017. SCALE: AS SHOWN. W.O. NO.: 07-10.

1 SHEET OF 19. SDP-16-021.

AS-BUILT SEPTEMBER 2018



FOR REVISION 2 ONLY
ANDREW G. STINE
 PROFESSIONAL ENGINEER
 No. 16193

FOR REVISION 3 ONLY
ANDREW G. STINE
 PROFESSIONAL ENGINEER
 No. 16193

SETBACK NOTE:
 SEE GENERAL NOTE #54 ON SHEET #1
 FOR A DESCRIPTION OF THE APPROVED
 SETBACK VARIANCES.

**STORMWATER MANAGEMENT
 FACILITIES TO BE PRIVATELY
 OWNED AND MAINTAINED**

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN INLET
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED LIGHTS
[Symbol]	PROPOSED STREET LIGHTS
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PUBLIC SEWER EASEMENT (PLAT #24115)
[Symbol]	PUBLIC SIDEWALK EASEMENT (PLAT #24115)
[Symbol]	20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #24115)
[Symbol]	PUBLIC TRAFFIC SIGNAL EASEMENT (PLAT #24115)
[Symbol]	PROPOSED PERMEABLE PAVEMENT (A-2)
[Symbol]	PROPOSED MICRO BIO-RETENTION (M-6)

SEWER SERVICE NOTE:
 GRAVITY SEWER SERVICE HAS BEEN PROVIDED TO BUILDING A ONLY. GRAVITY SEWER SERVICE IS UNABLE TO BE PROVIDED FOR BUILDINGS B AND C AND THEREFORE WILL BE SERVICED BY AN ON-SITE PRIVATE LOW PRESSURE SEWER SYSTEM.



AS-BUILT CERTIFICATION FOR PWSM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

3	REVISE TO ADD OPEN-SIDED TREE-STANDING CANOPY AND REVISE LANDSCAPING	09/19/23
4	REVISE THE PLAN TO THE ADJUSTMENT OF THE NSHA RIGHT-OF-WAY TO ACCOMMODATE A TRAFFIC SIGNAL POLE	12-04-18

DEVELOPER/OWNER
 JA TEN OAKS LLC
 C/O ANTWERPEN AUTOMOTIVE
 6440 BALTIMORE NATIONAL PIKE
 BALTIMORE MD 21228
 410-938-5000

3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
2	REVISE PLAN TO SHOW STORM DRAIN AND SEWER TIE-INS	2/15/18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHICK-FILA, CVS AND MTRTIRE; REVISE FROM "G" TO "B" IN CORNER; INCORPORATE NSHA CHANGES WITHIN THE 100' ROW	06/28/17

**SITE DEVELOPMENT PLAN
 SITE LAYOUT PLAN**
ANTWERPEN PROPERTIES - PARCEL D
 TEN OAKS ROAD AND MD ROUTE 108
 ZONED B-1 & B-2
 TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY:	RHV/DZE	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. MY LICENSE NO. IS 16193. EXPIRATION DATE: 09-27-2018.
DRAWN BY:	DZE/MR	
CHECKED BY:	RHV	
DATE:	FEBRUARY 2017	
SCALE:	AS SHOWN	
W.O. NO.:	07-10	
2 SHEET OF 19		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ch. P. ... 3-6-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

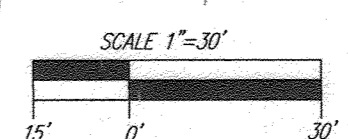
K. ... 3-13-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

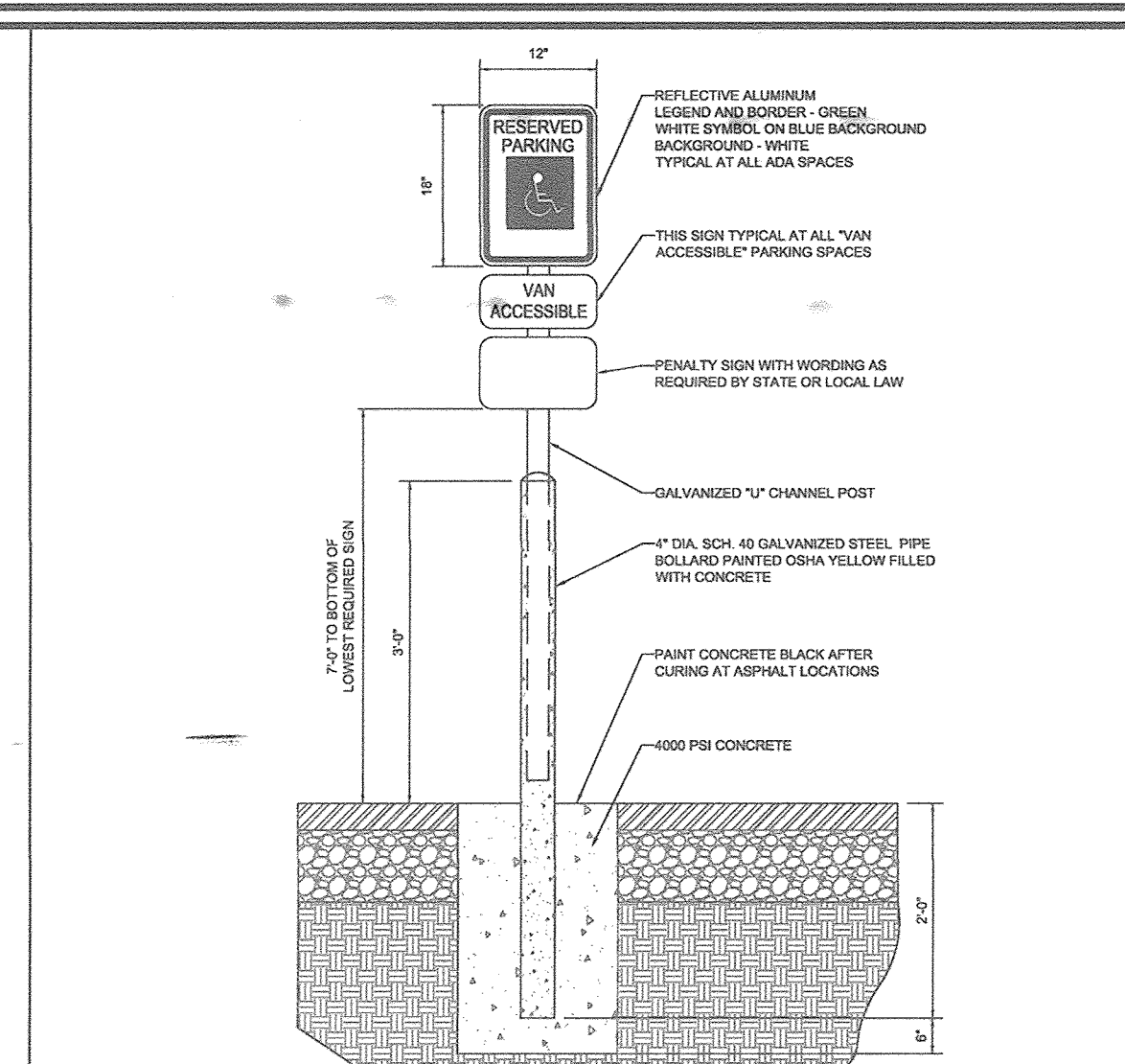
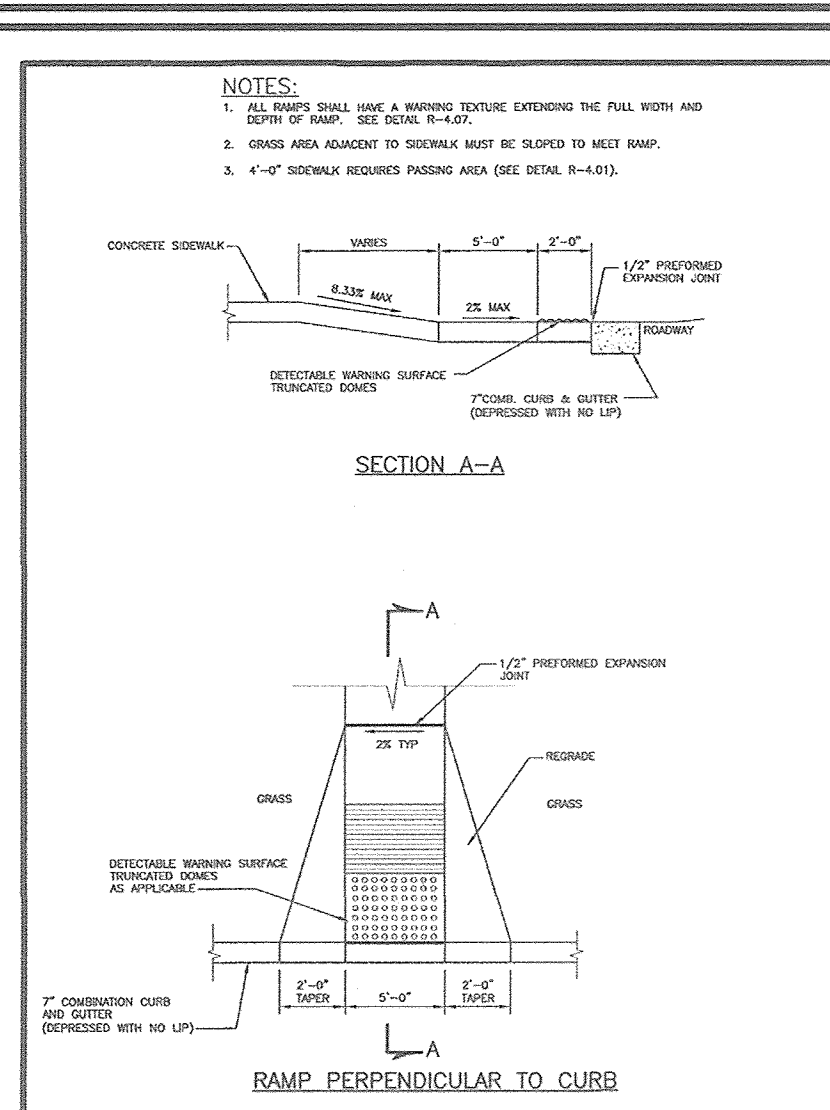
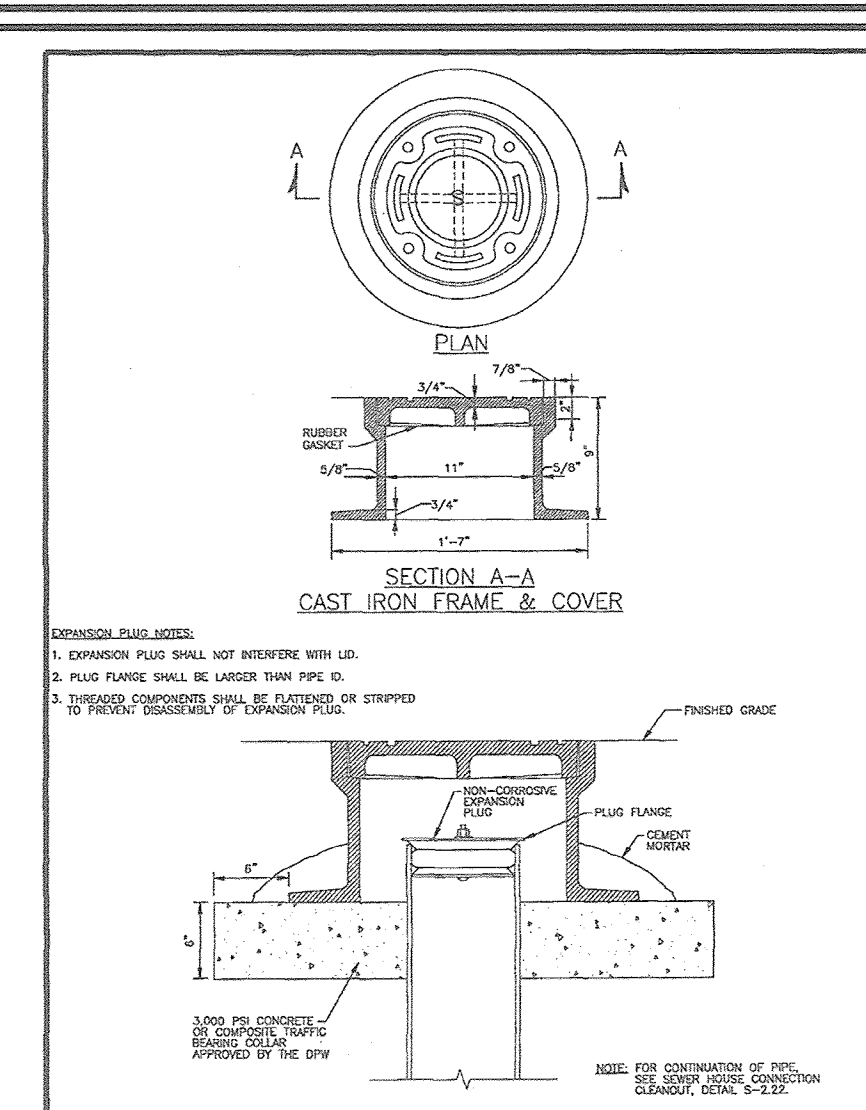
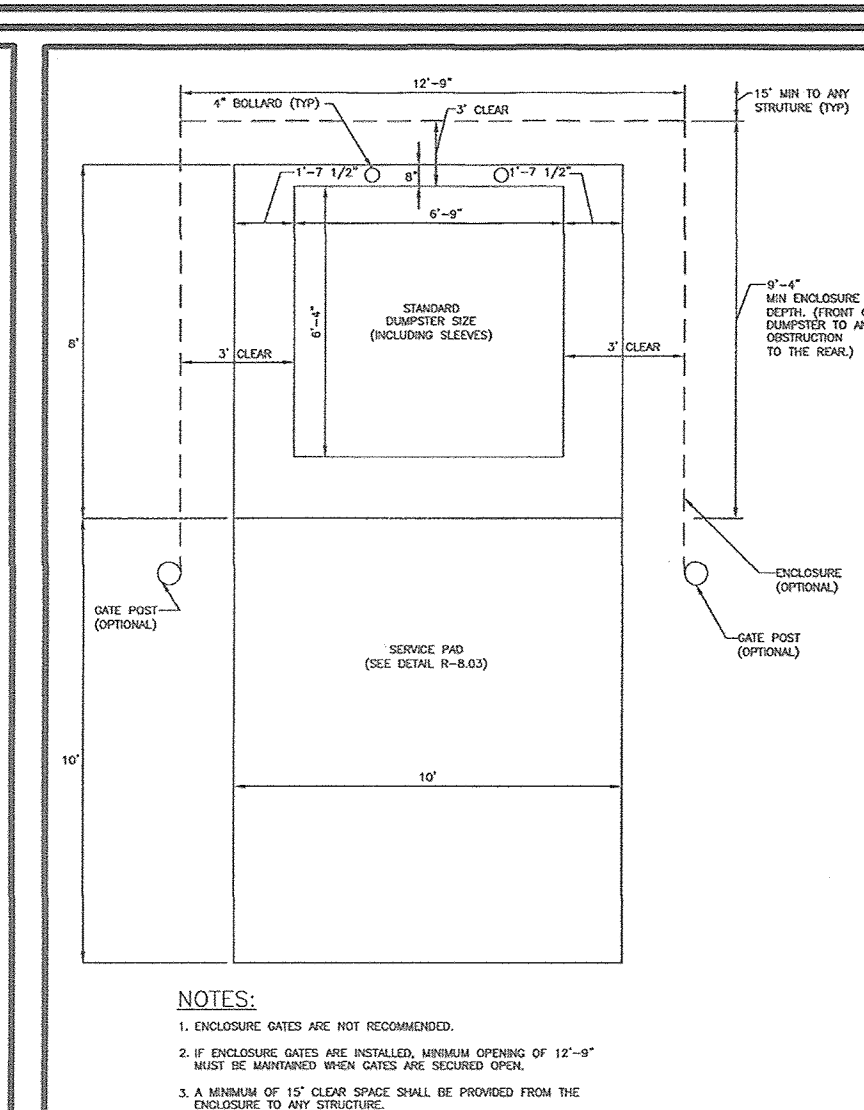
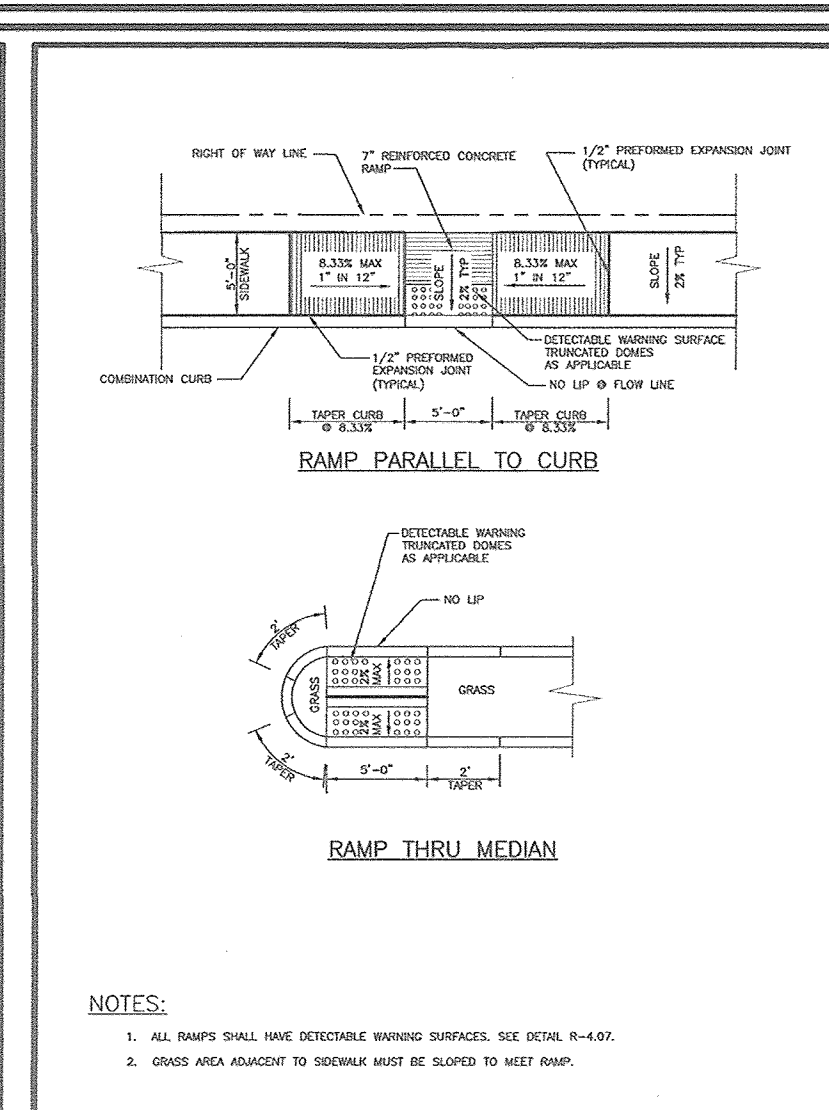
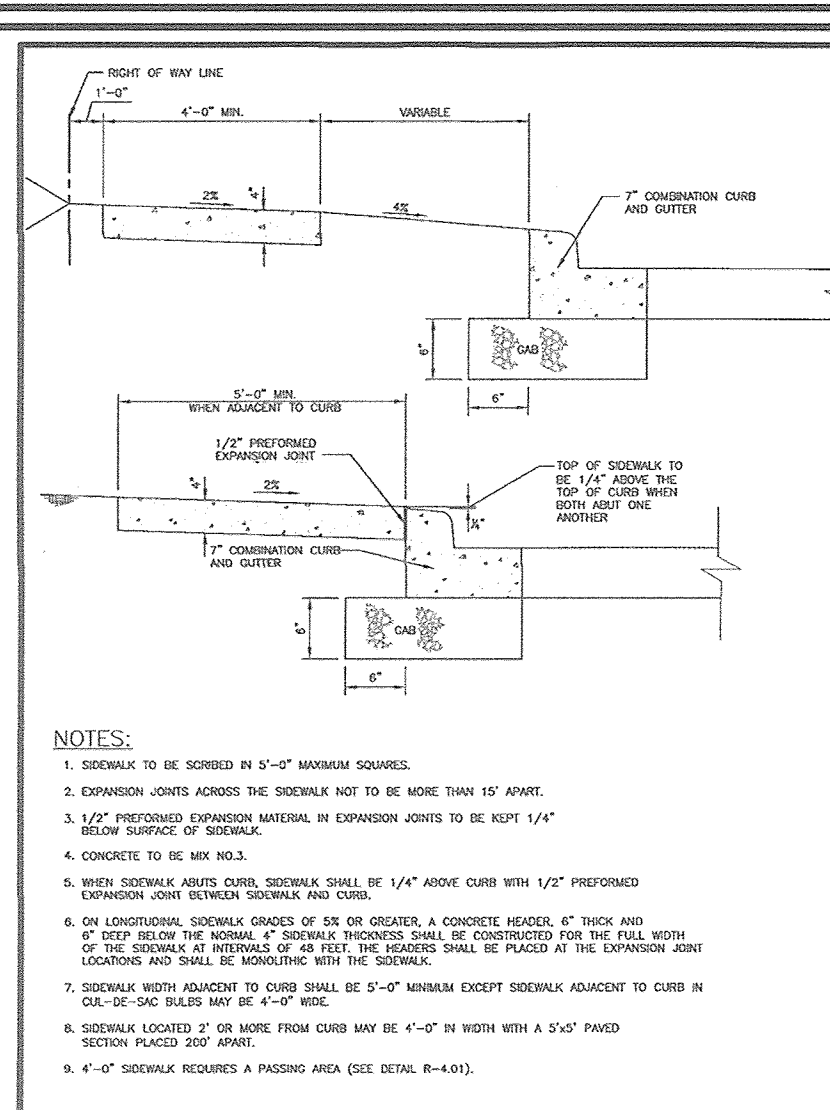
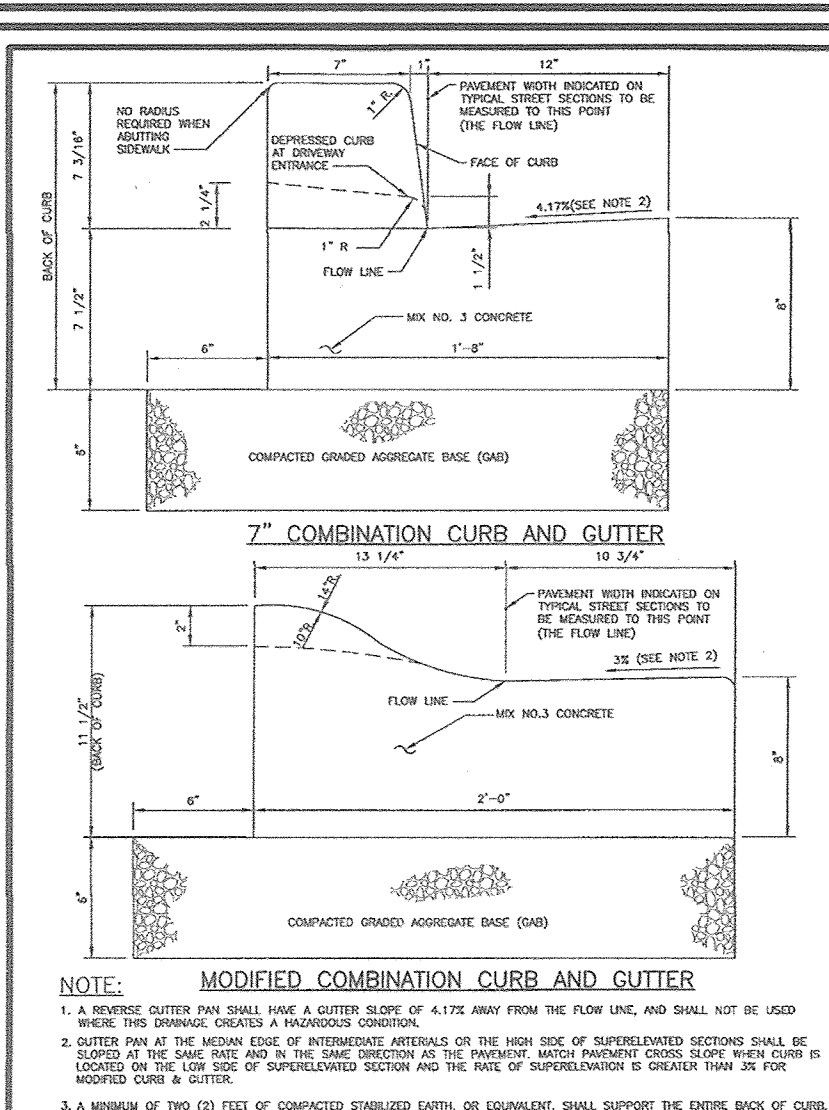
A. ... 3-15-17
 DIRECTOR DATE

SPEED LIMIT SIGN NOTE:
 EXISTING "40 MPH" SIGN IS TO BE RELOCATED AWAY FROM NEW PROPOSED INTERSECTION. TRAFFIC ENGINEERING WILL ADVISE CONTRACTOR OF NEW SIGN LOCATION.

STREET LIGHT NOTE:
 1. PROPOSED STREET LIGHTS TO BE LED-250 COBRA FIXTURES.
 2. WHERE INSTALLED AT EXISTING OR RELOCATED BGE UTILITY POLES (#272887, #79946, #463575) FIXTURES SHALL BE MOUNTED ON 15' ARM
 3. ADDITIONAL FIXTURE IS TO BE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
 4. BGE POLE #463575 TO BE RELOCATED BY OTHERS. ASSUMED LOCATION IS TO BE BETWEEN POLE #272887 AND #463575.

LAYOUT PLAN VIEW
 SCALE: 1"=30'





Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Curb and Gutter
7" & Modified
R-3.01

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Curb and Gutter
7" & Modified
R-3.05

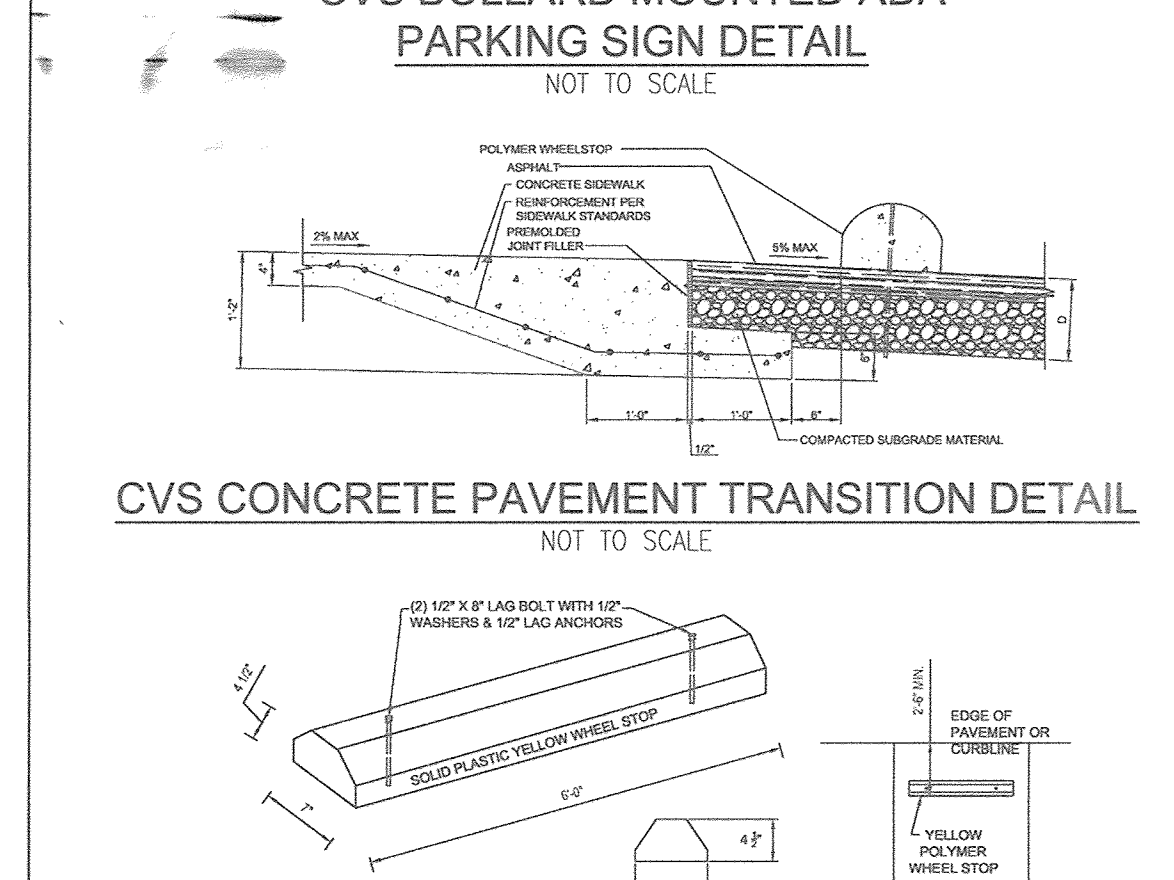
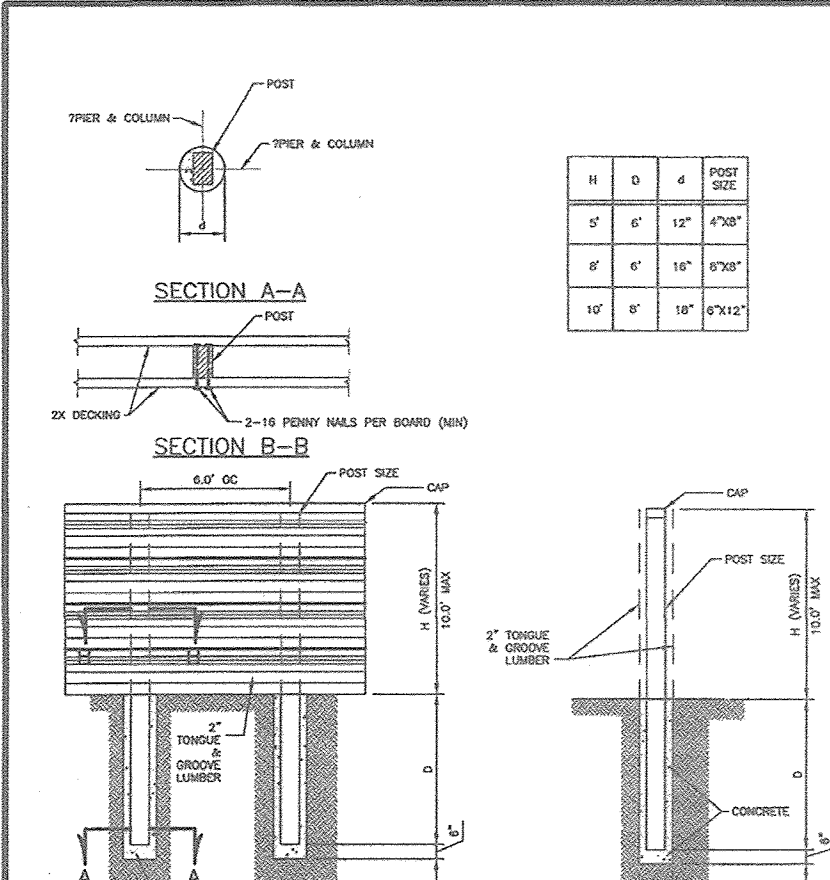
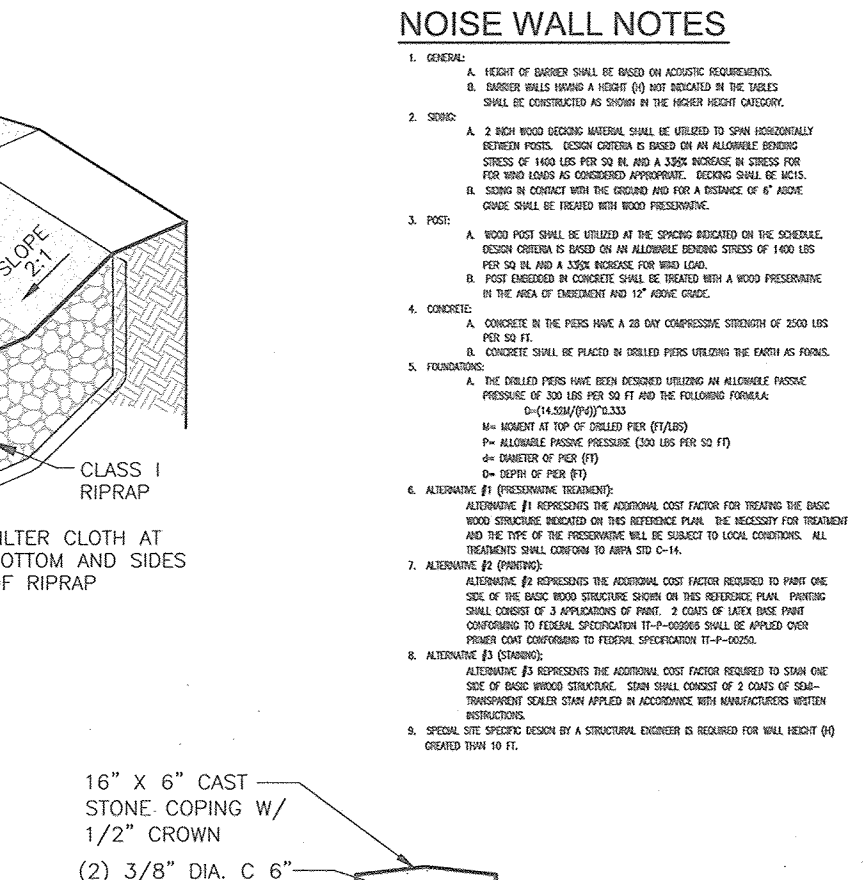
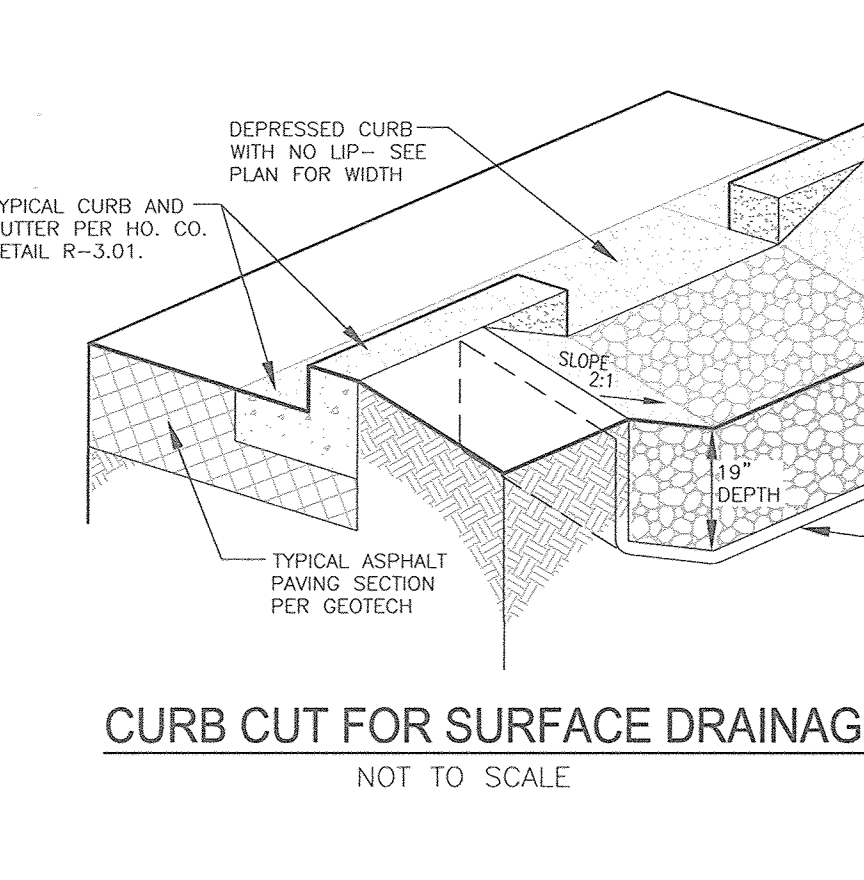
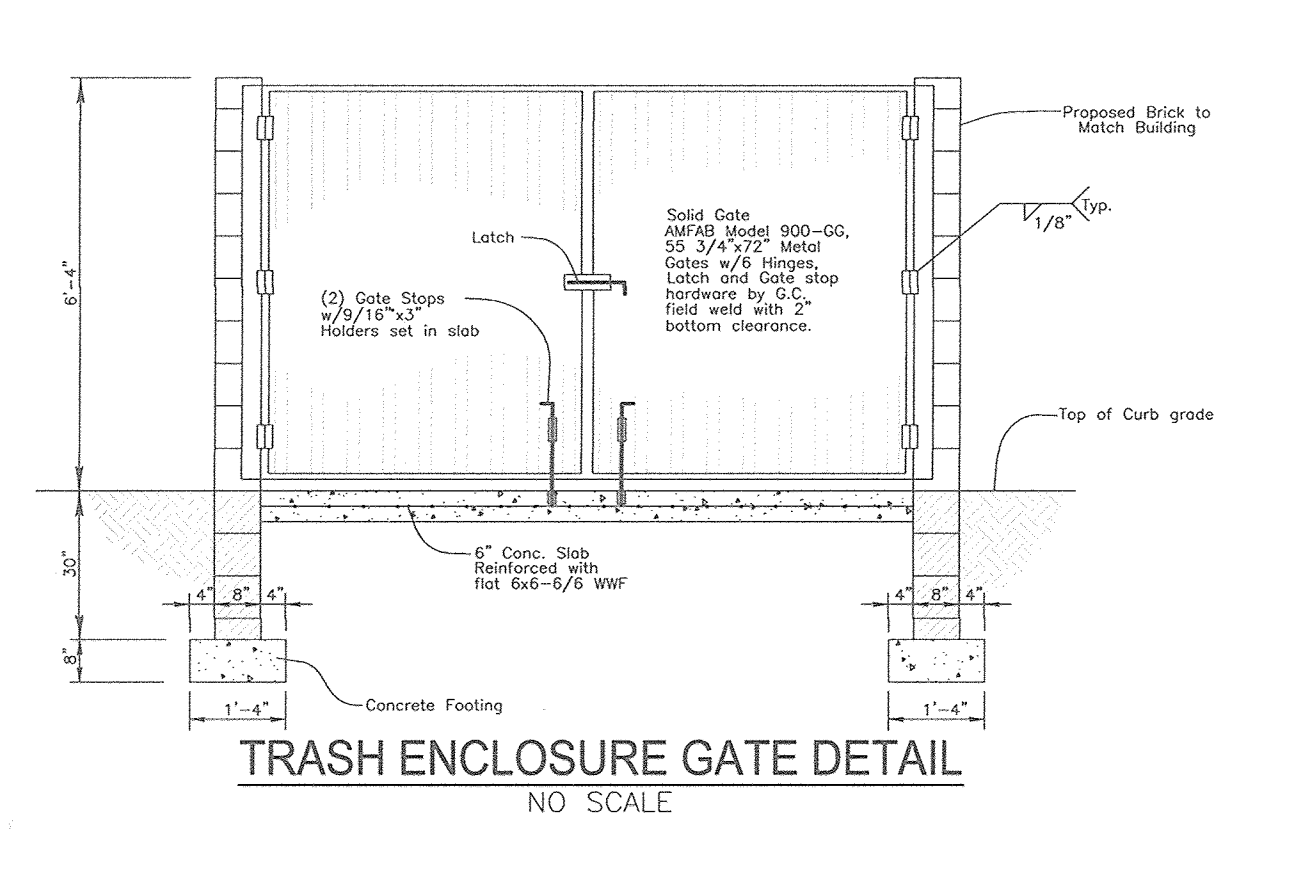
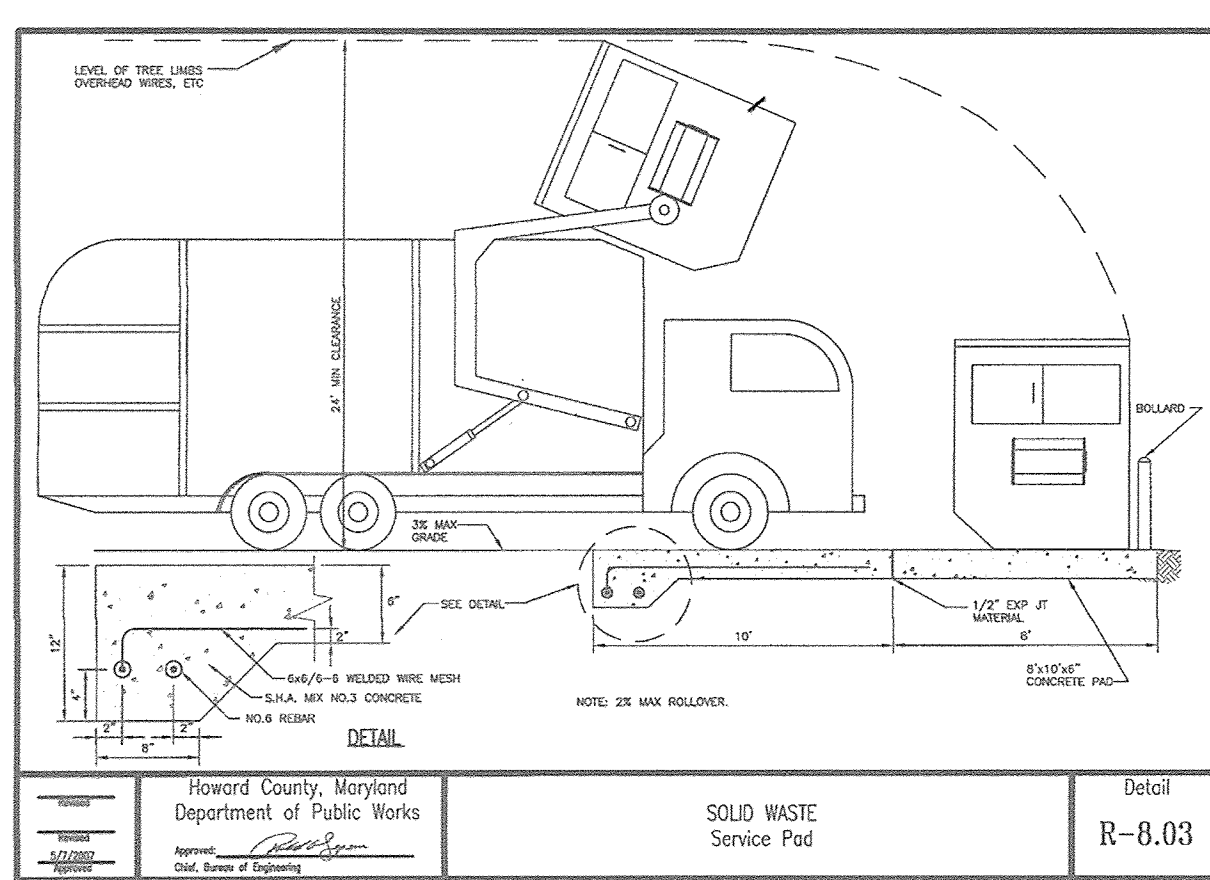
Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Sidewalk Ramp
Layout & Grading
Parallel to Curb & Thru Median
R-4.06

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Solid Waste
Single Container Enclosure
R-8.04

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Circular Cover Assembly
For All Paved Areas
S-2.23

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Sidewalk Ramp
Layout & Grading
Perpendicular to Curb
R-4.05

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
CVS Bollard Mounted ADA
Parking Sign Detail
NOT TO SCALE



Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Solid Waste
Service Pad
R-8.03

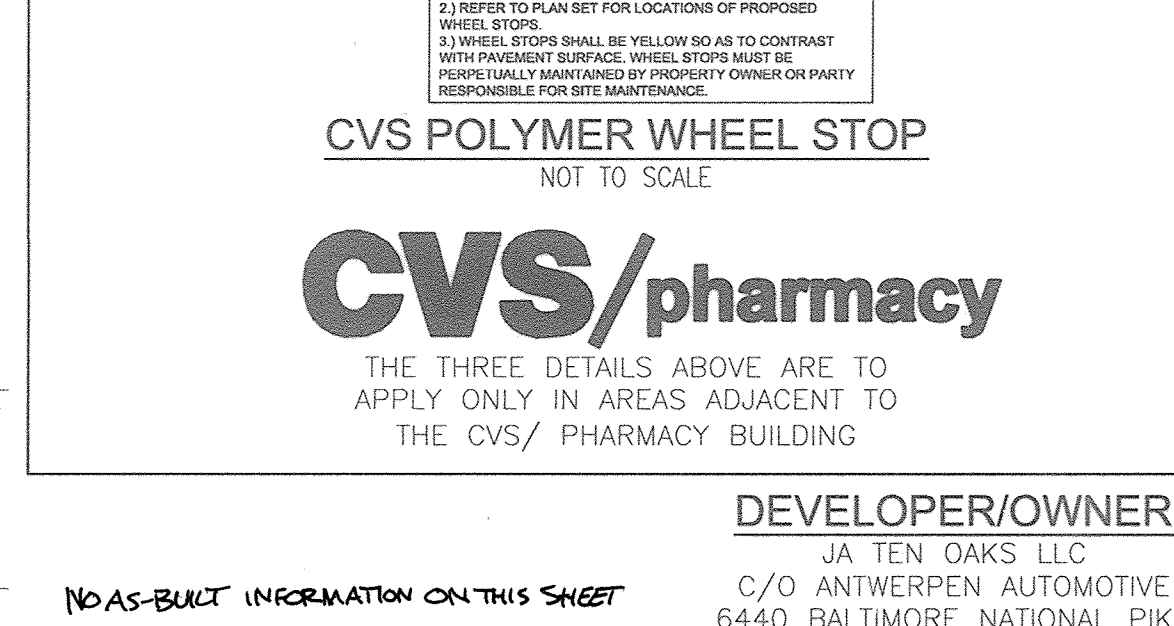
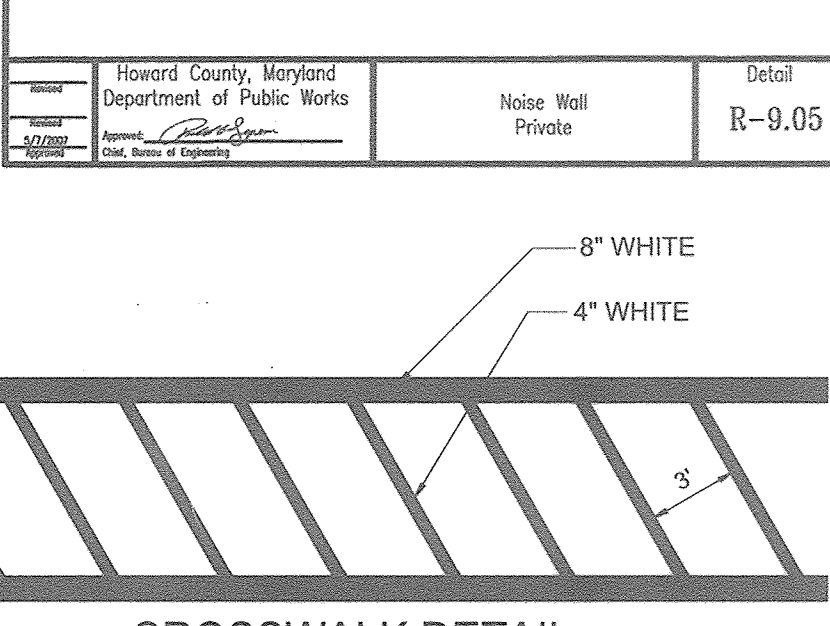
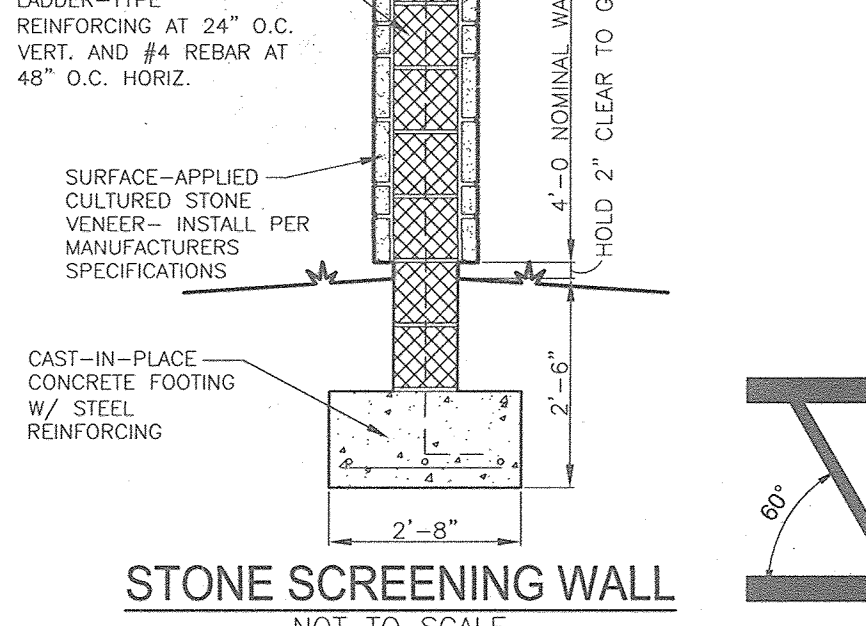
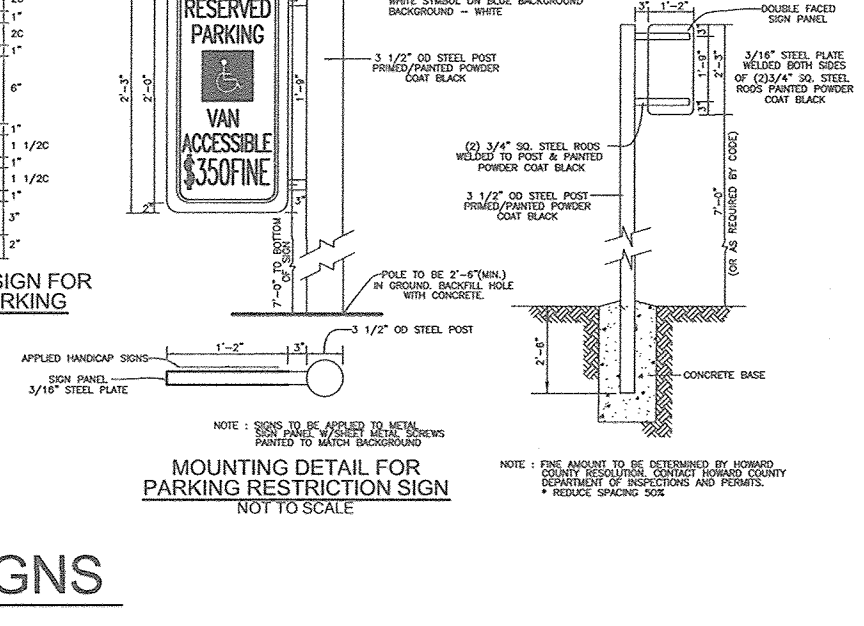
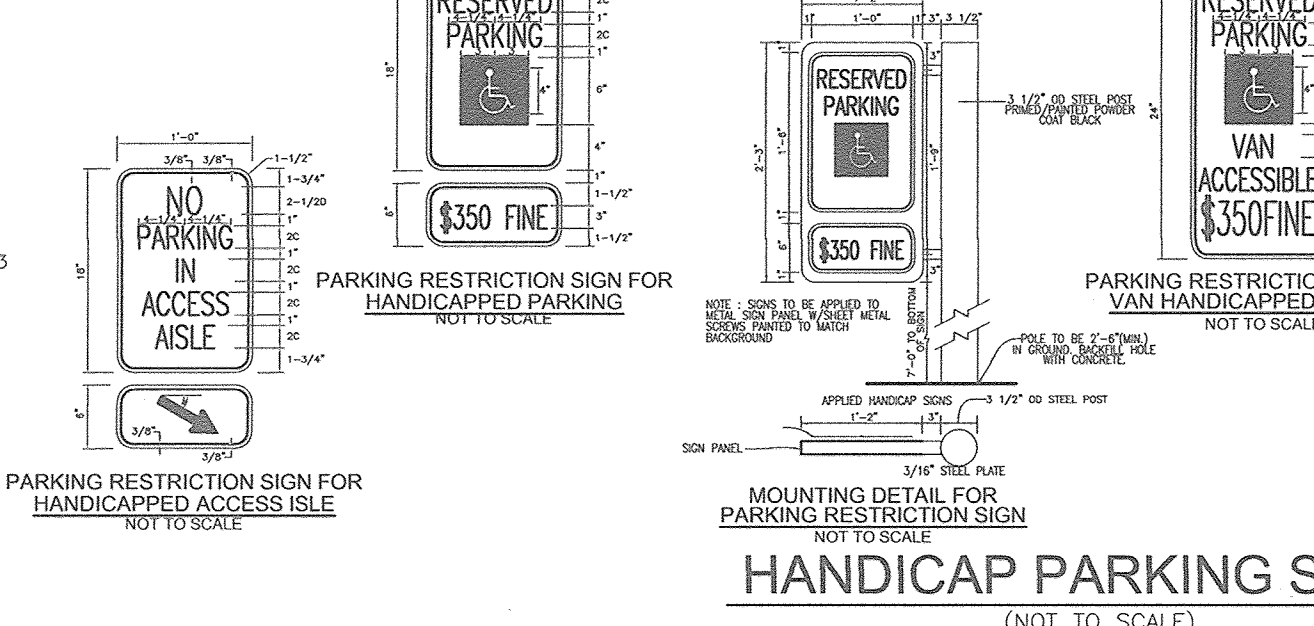
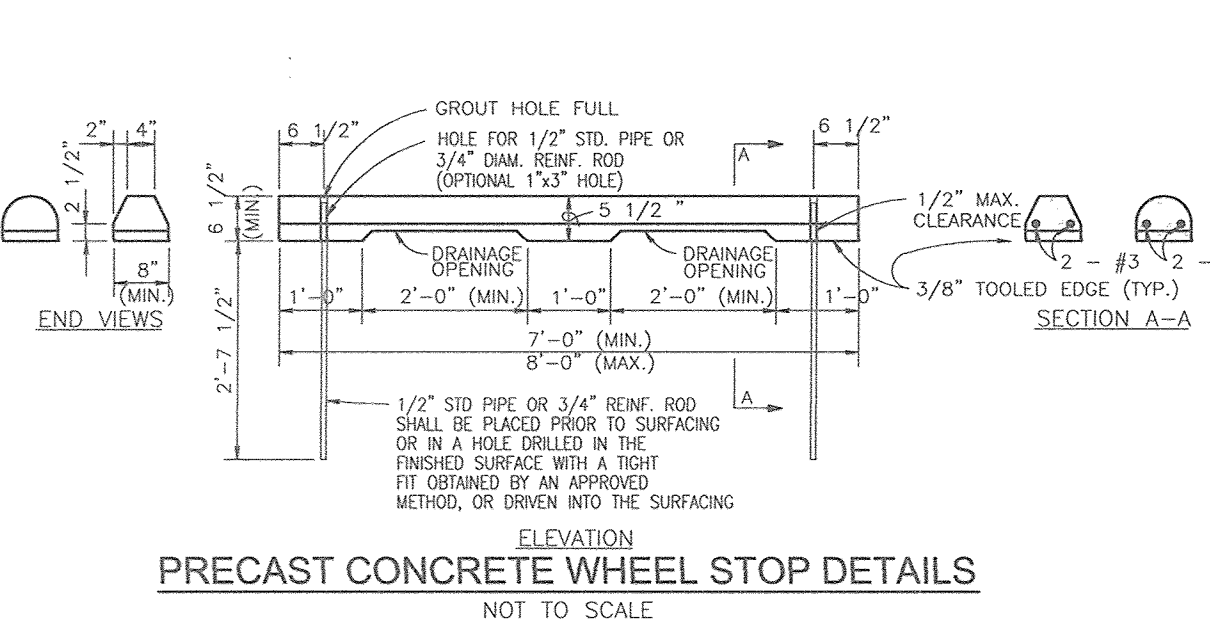
Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Trash Enclosure Gate
NO SCALE

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Curb Cut for Surface Drainage
NOT TO SCALE

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
Noise Wall
Private
R-9.05

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
CVS Concrete Pavement
Transition Detail
NOT TO SCALE

Howard County, Maryland
Department of Public Works
Concrete Sidewalk
CVS Polymer Wheel Stop
NOT TO SCALE



Light Duty:
6" Compacted Graded Aggregate Base
3.0" Bituminous Concrete Base Course, Supereave 12.5 mm
1.5" Bituminous Concrete Surface Course, Supereave 9.5 mm
Heavy Duty:
6" Compacted Graded Aggregate Base
4.5" Bituminous Concrete Base Course, Supereave 19 mm
1.5" Bituminous Concrete Surface Course, Supereave 9.5 mm

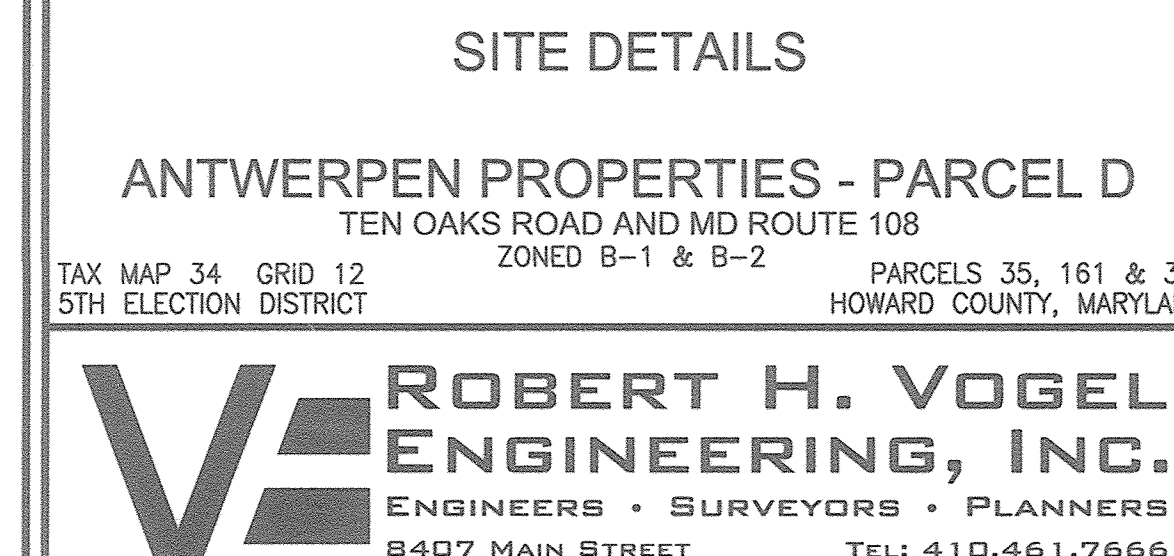
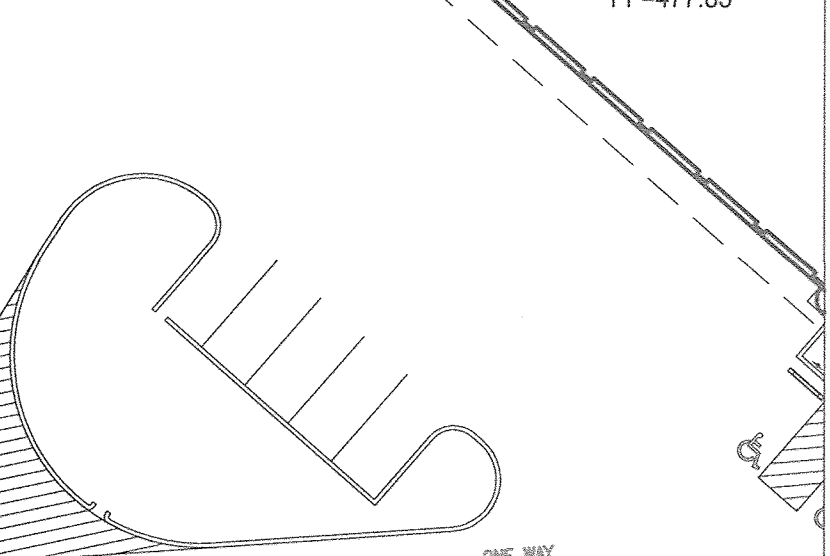
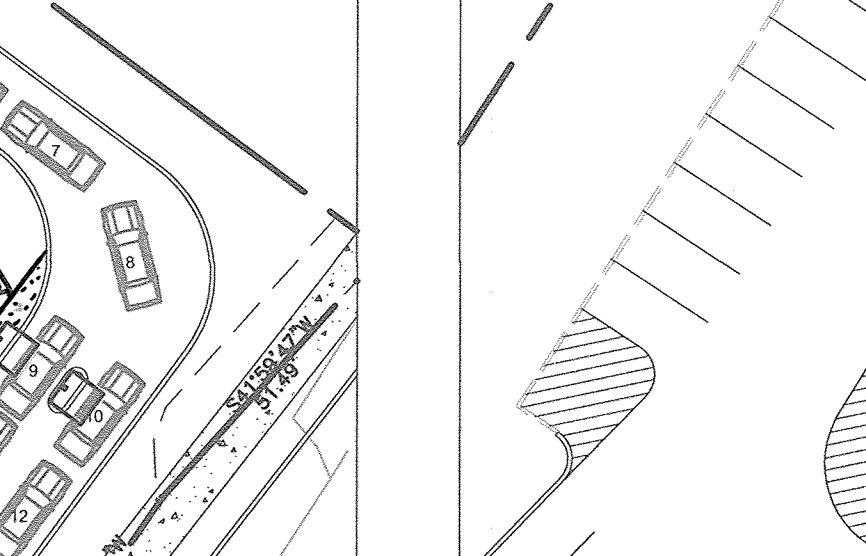
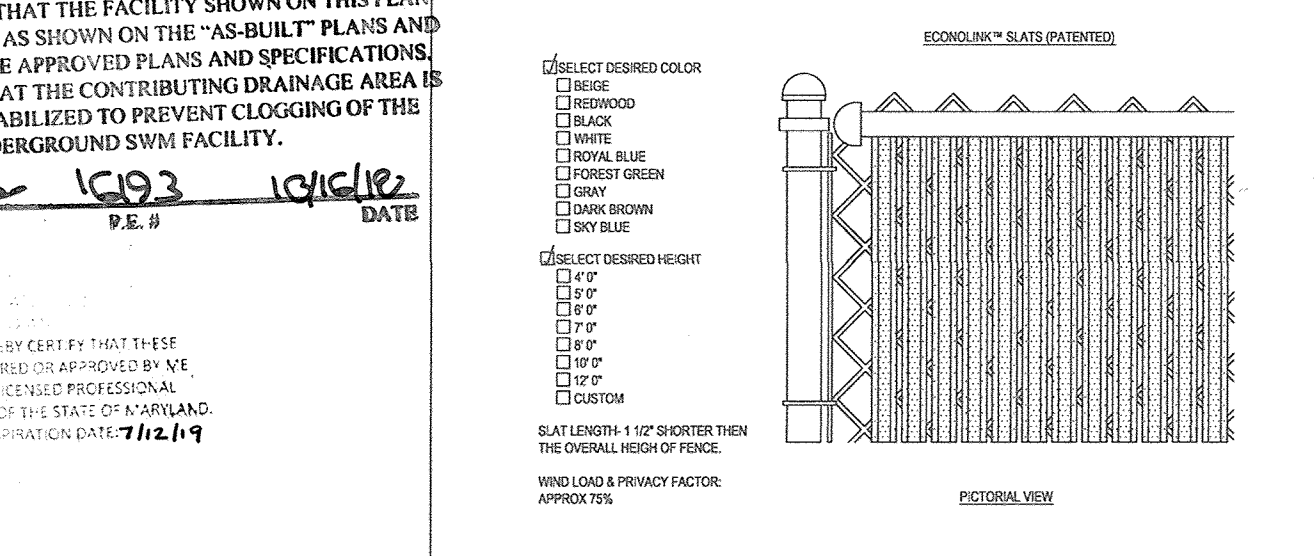
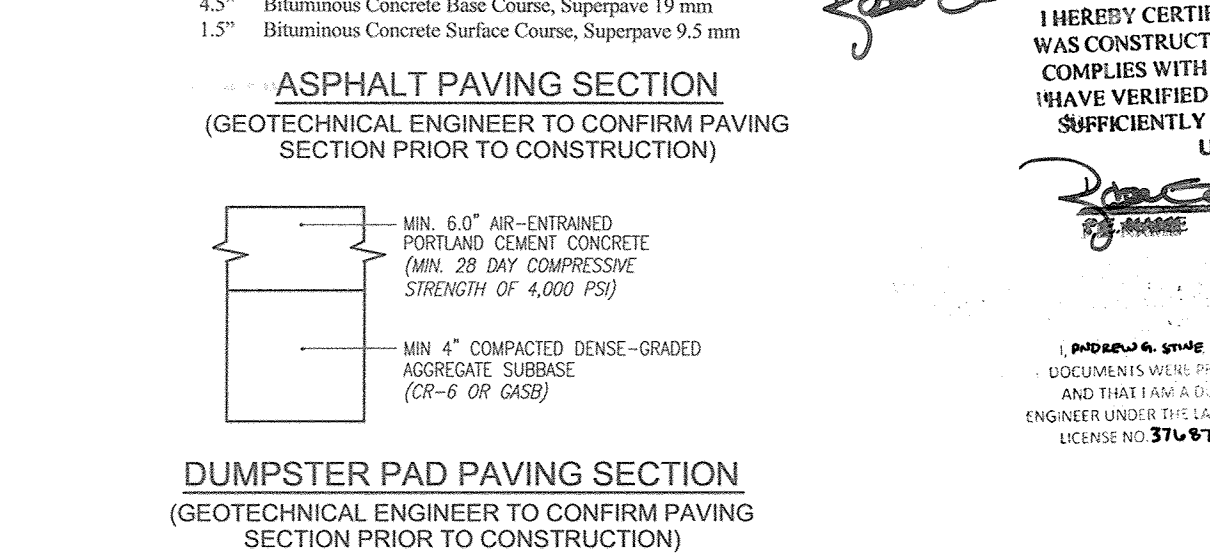
AS-BUILT CERTIFICATION FOR PSWM
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16" X 6" CAST STONE COPING W/ 1/2" CROWN
(2) 3/8" DIA. C 6" STAINLESS STEEL DOWELS PER COPING PIECE
8" CMU - GROUT CELLS
SOLID - PROVIDE LADDER-TYPE REINFORCING AT 24" O.C. VERT. AND #4 REBAR AT 48" O.C. HORIZ.
SURFACE-APPLIED CULTURED STONE VENEER - INSTALL PER MANUFACTURERS SPECIFICATIONS
CAST-IN-PLACE CONCRETE FOOTING W/ STEEL REINFORCING
HOLD 2" CLEAR TO GROUND

CVS PHARMACY
THE THREE DETAILS ABOVE ARE TO APPLY ONLY IN AREAS ADJACENT TO THE CVS/ PHARMACY BUILDING

DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
410-938-5000

NO AS-BUILT INFORMATION ON THIS SHEET



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
3-6-17
Chief, Division of Land Development
3-13-17
Director
3-15-17

FOR REVISION 3 ONLY
ANDREW B. STINE
Professional Engineer
No. 37871

PRIVACY LINKS
P.O. BOX 295
ROCKE PARK, UT 84316
TOLL FREE: 1-800-574-1076
PHONE: (435) 563-1058
FAX: (435) 563-1052
www.privacylink.com

MR. TIRE BUILDING C ONE STORY
6,600 SF FOOTPRINT
8 SERVICE BAYS
FF=477.85

CHICK-FIL-A BUILDING C ONE STORY
4,729 SF
FF=481.95

ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2
PARCELS 35, 161 & 361
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

AS-BUILT SEPTEMBER 2018

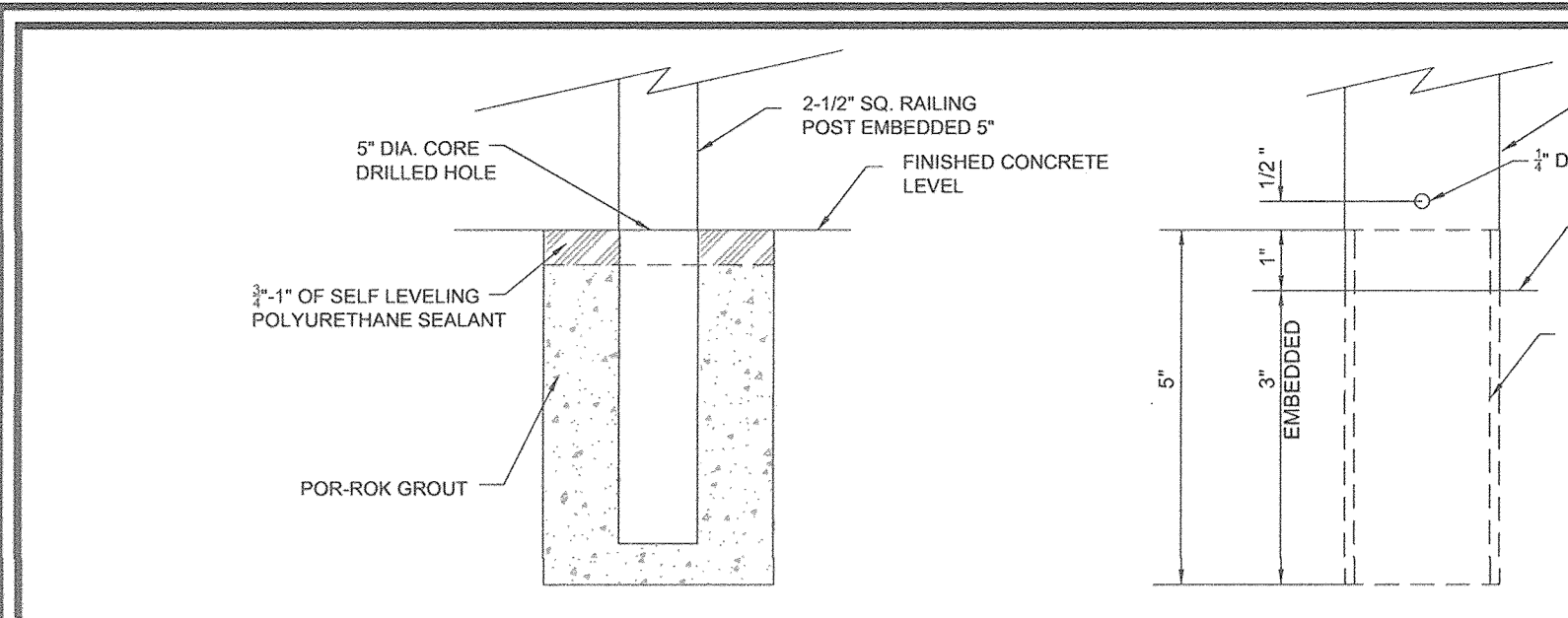
SDP-16-021

SDP-16-021

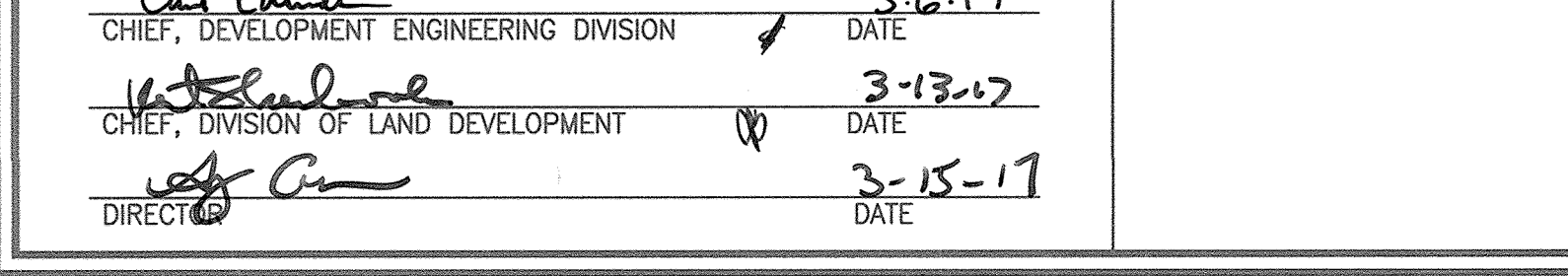
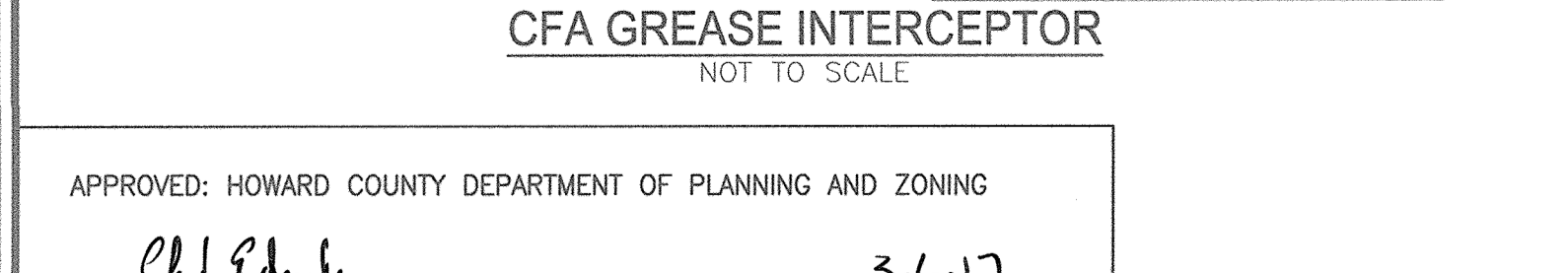
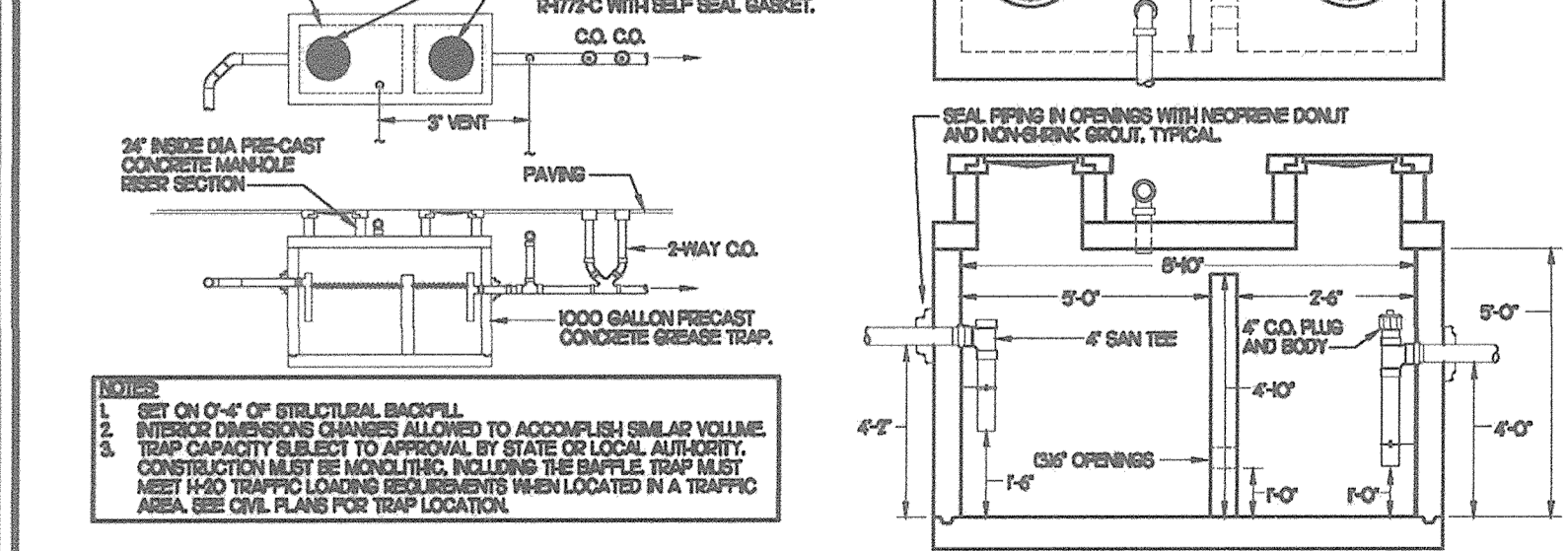
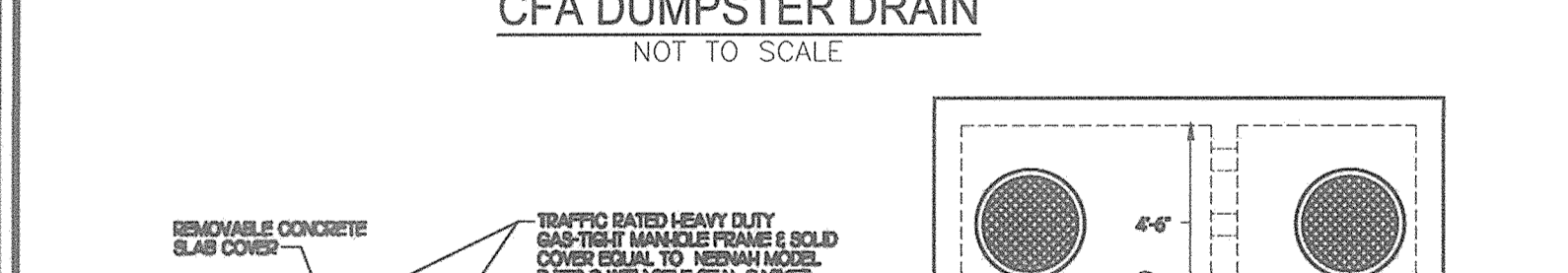
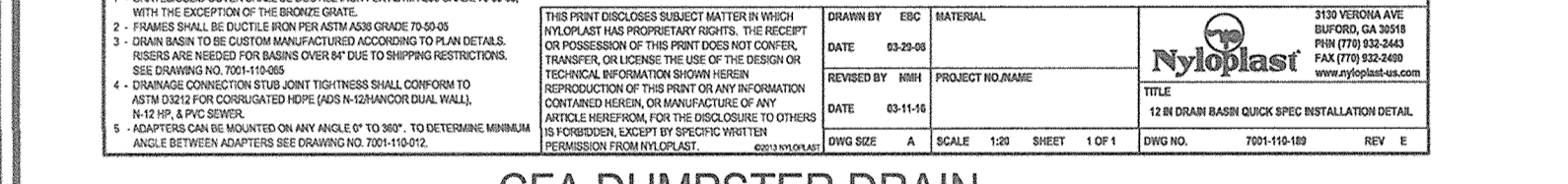
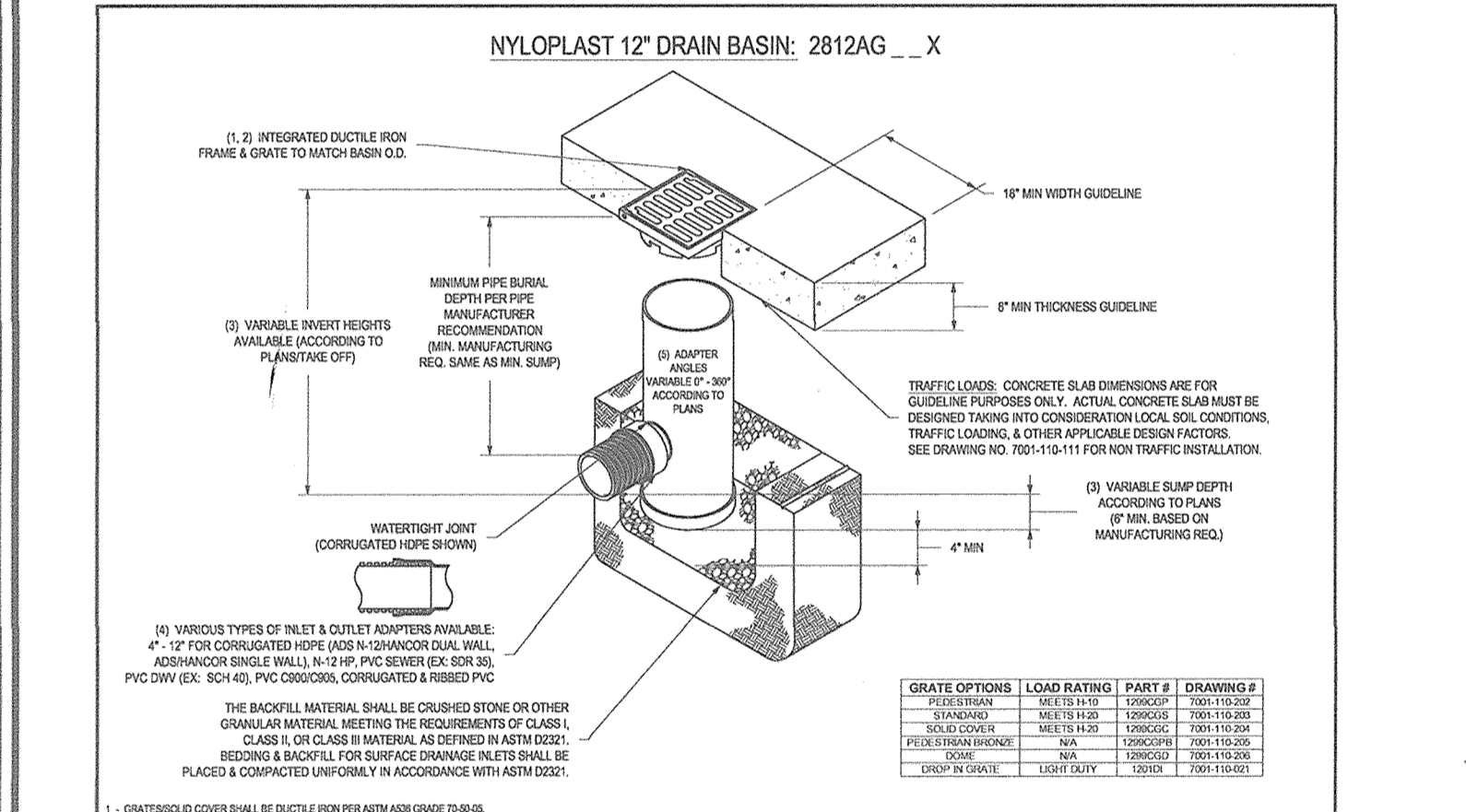
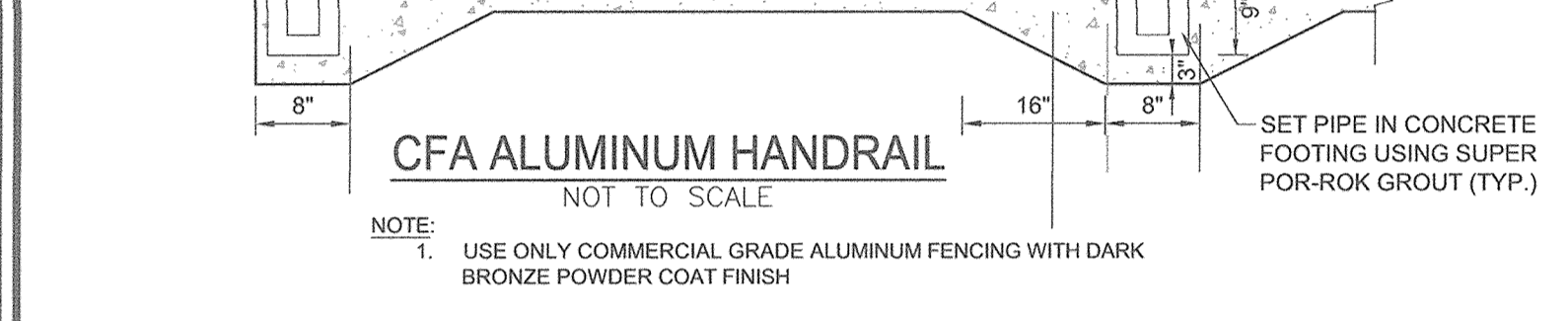
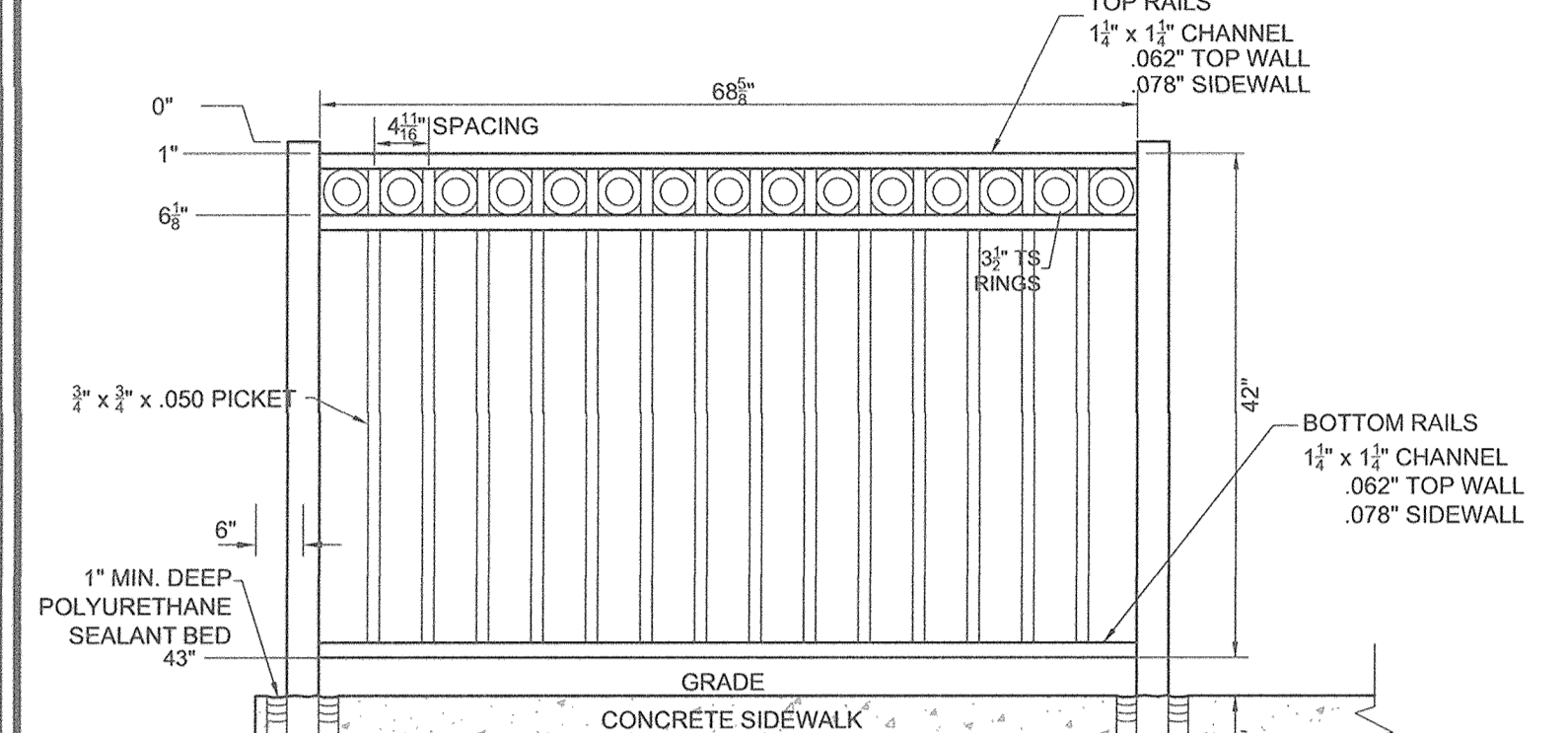
SDP-16-021

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SDP-16-021



WEEP HOLE NOTE
 ALL POSTS GROUTED INTO CONCRETE MUST HAVE A 1/2" DIAMETER WEEP HOLE LOCATED JUST ABOVE THE MOUNTING SURFACE AND ALONG THE PLANE OF THE RAIL. WEEP HOLES WILL NEED TO BE DRILLED AFTER RAILS HAVE BEEN INSTALLED.

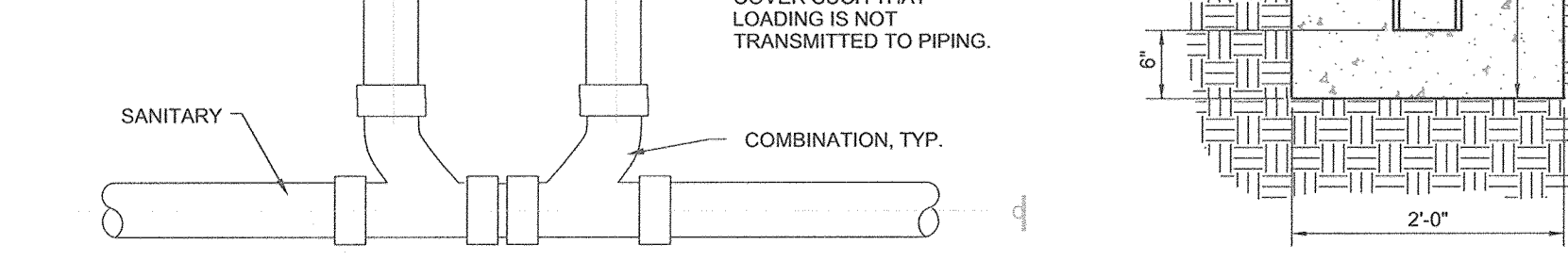
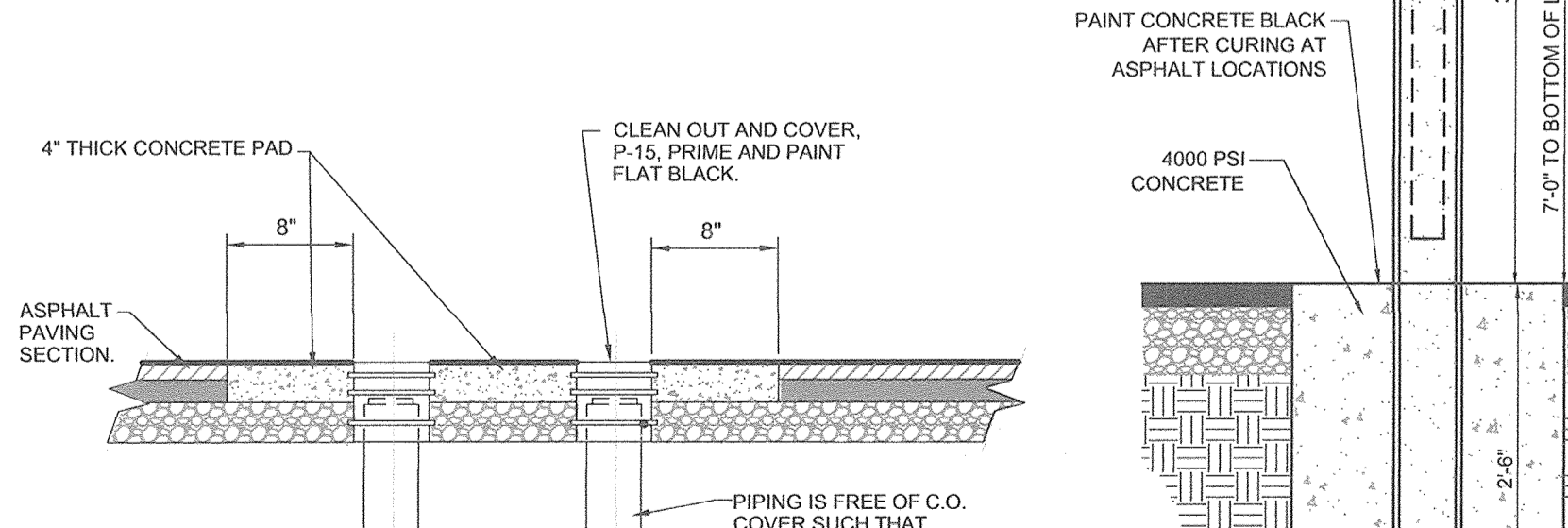
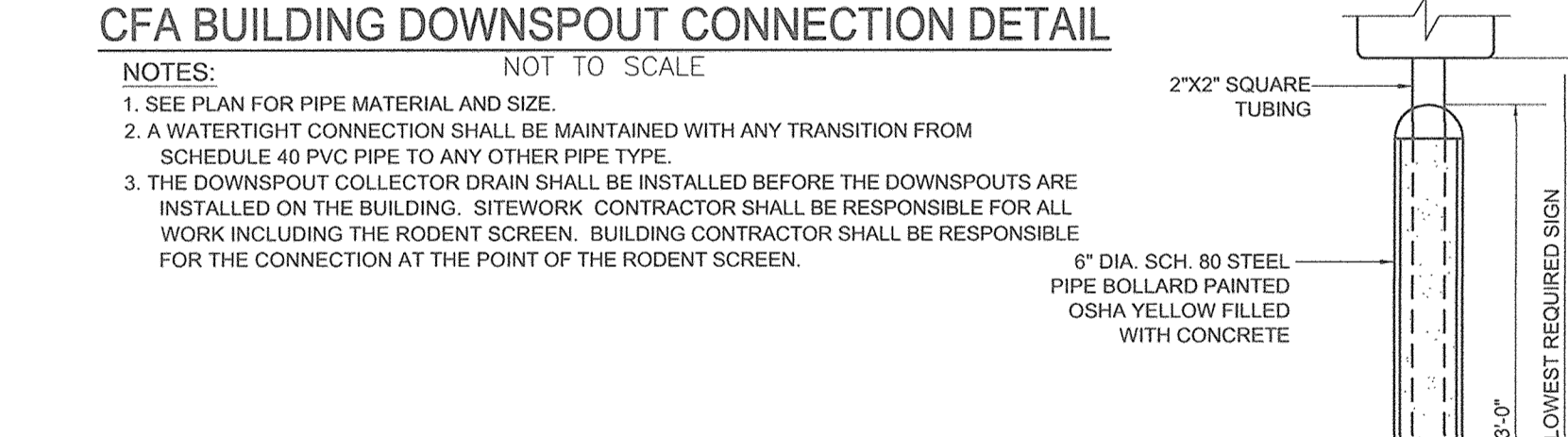
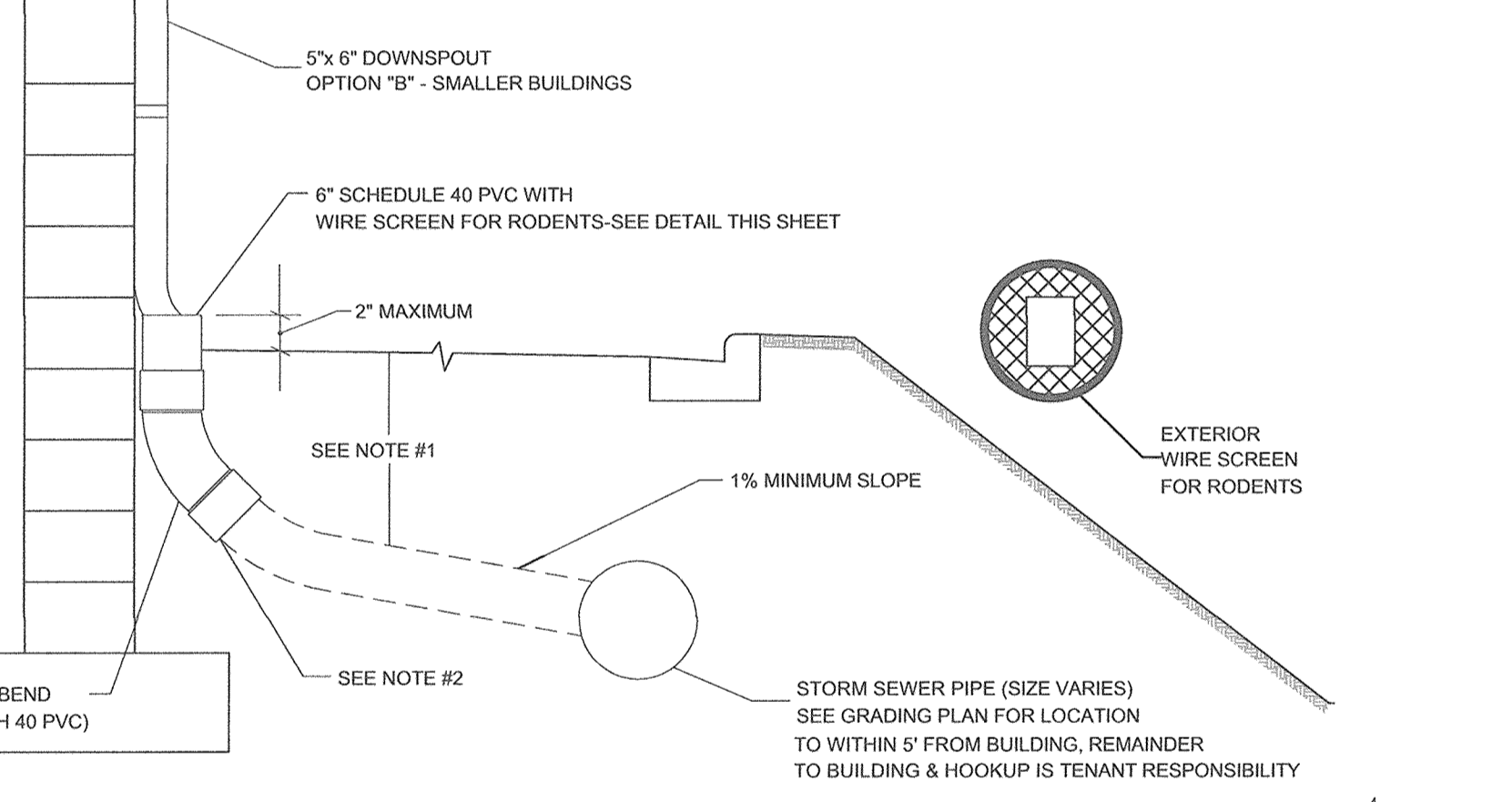
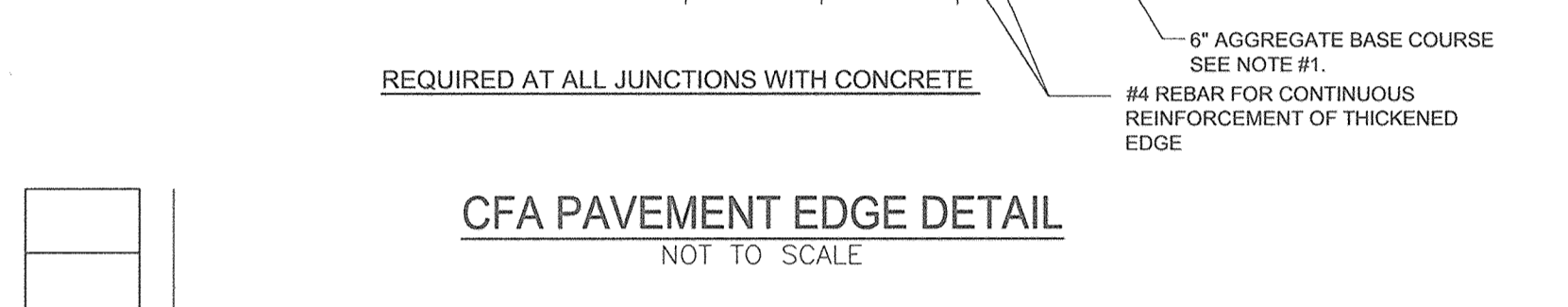
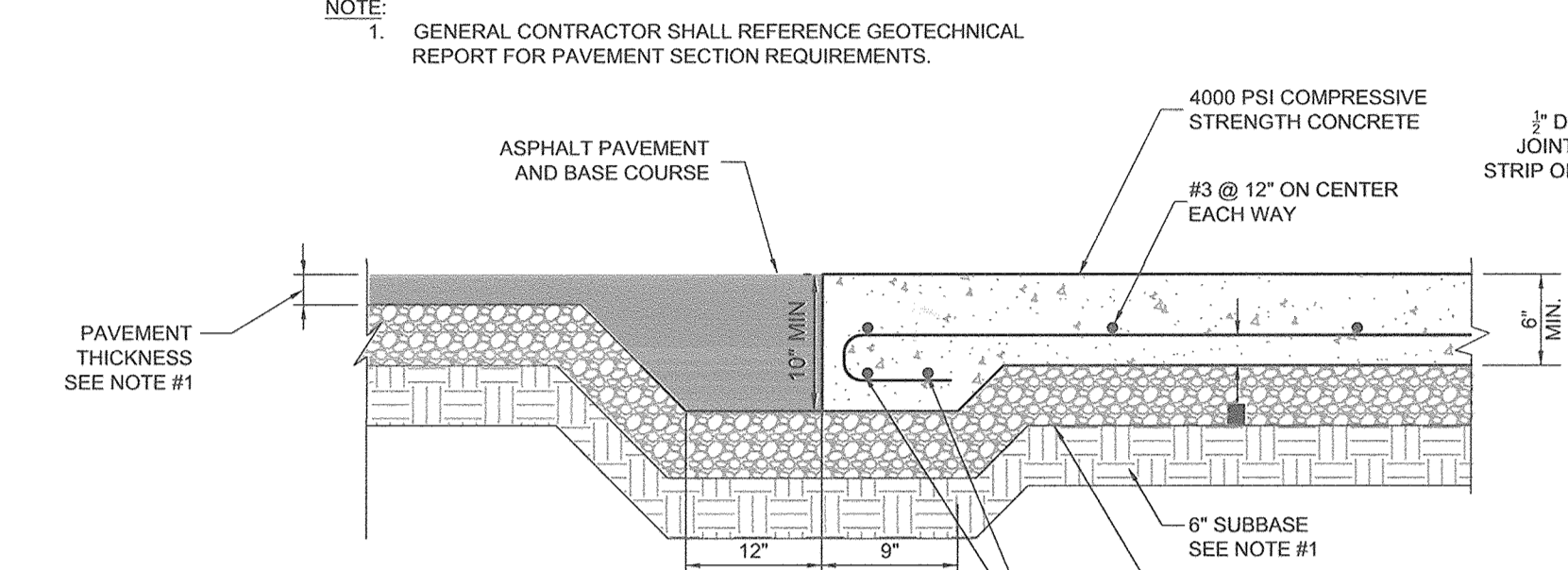
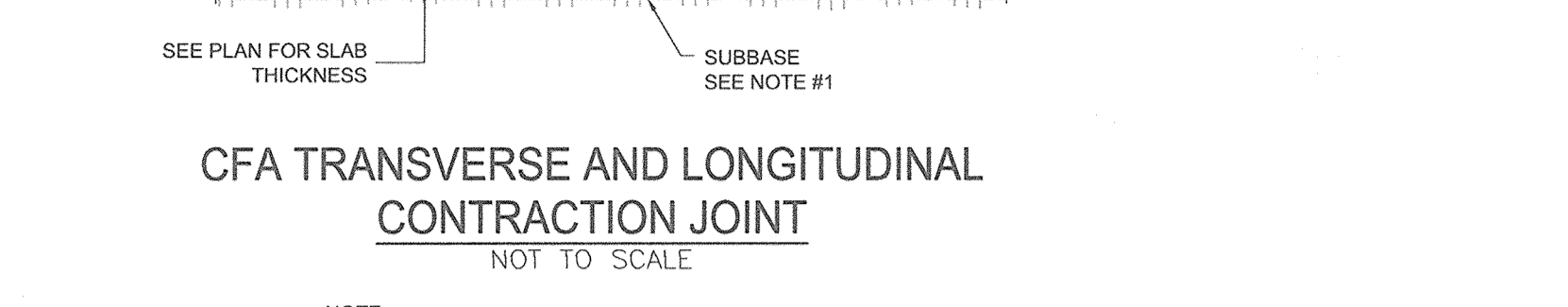
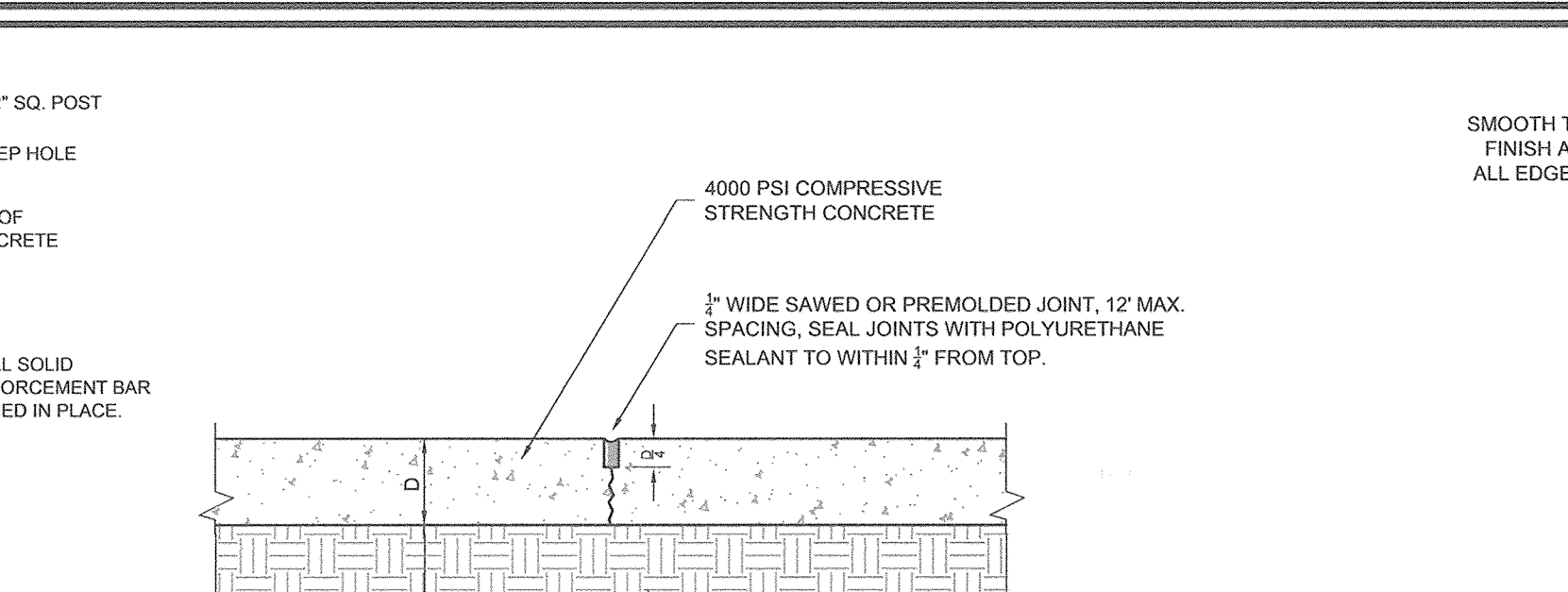


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-6-17 DATE

Chief, Division of Land Development 3-13-17 DATE

Director 3-15-17 DATE

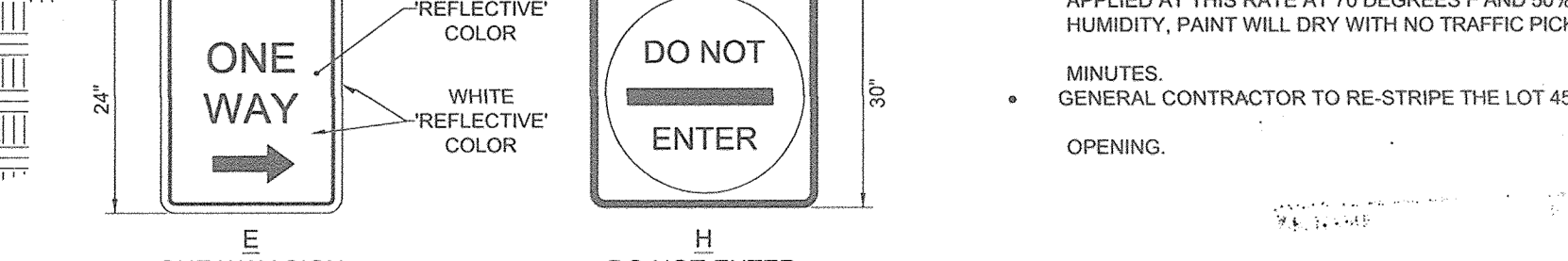
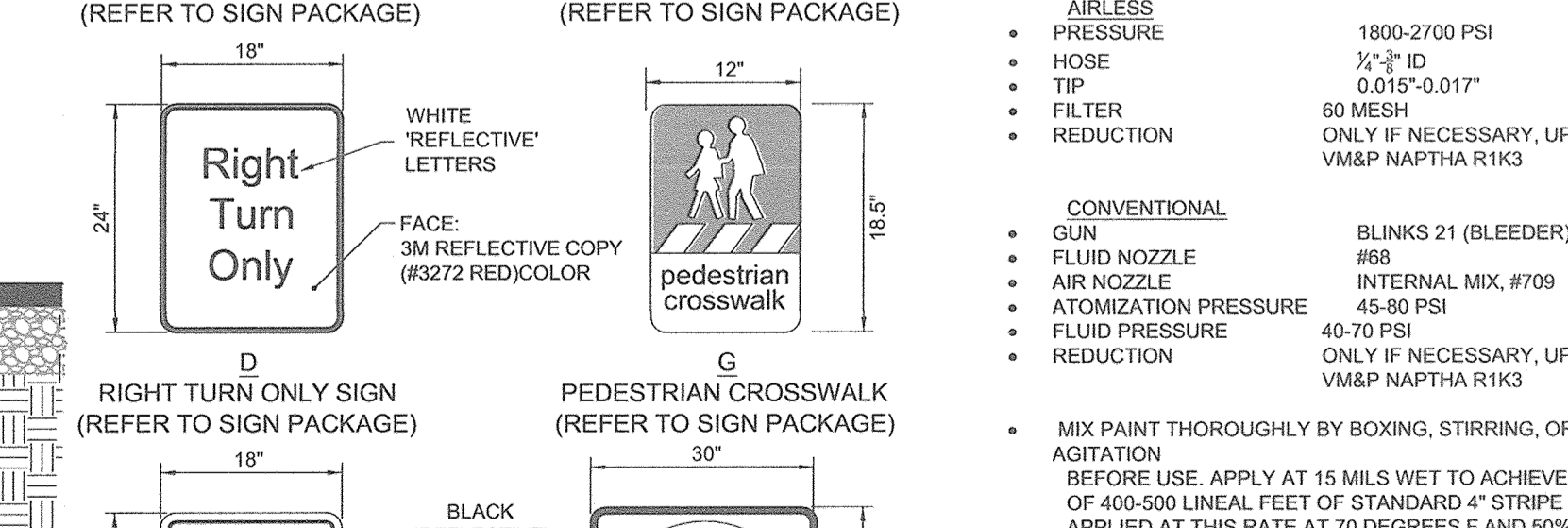
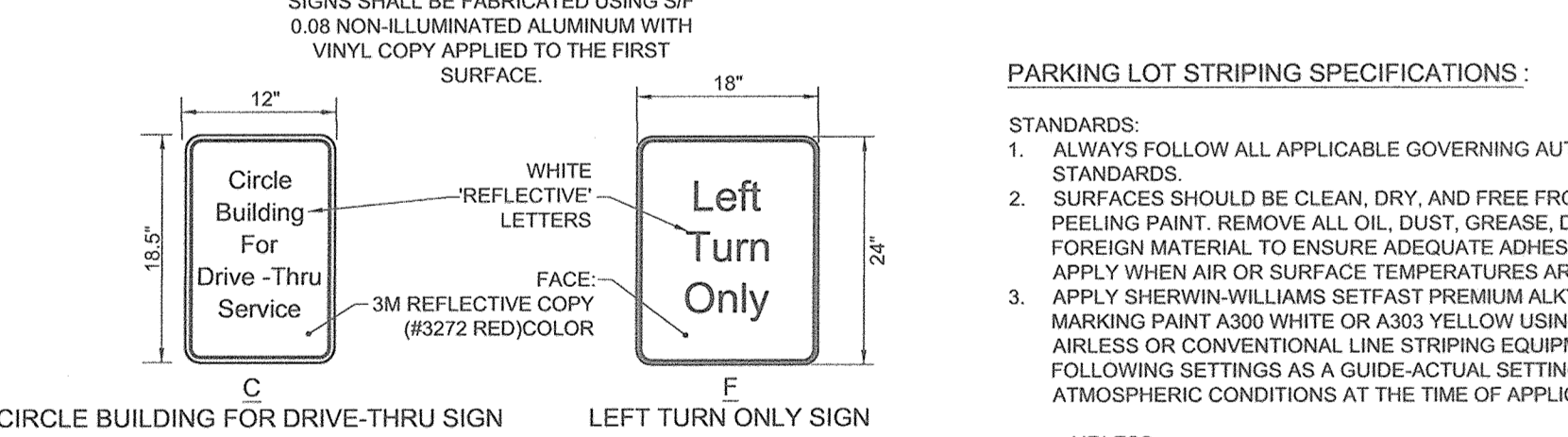
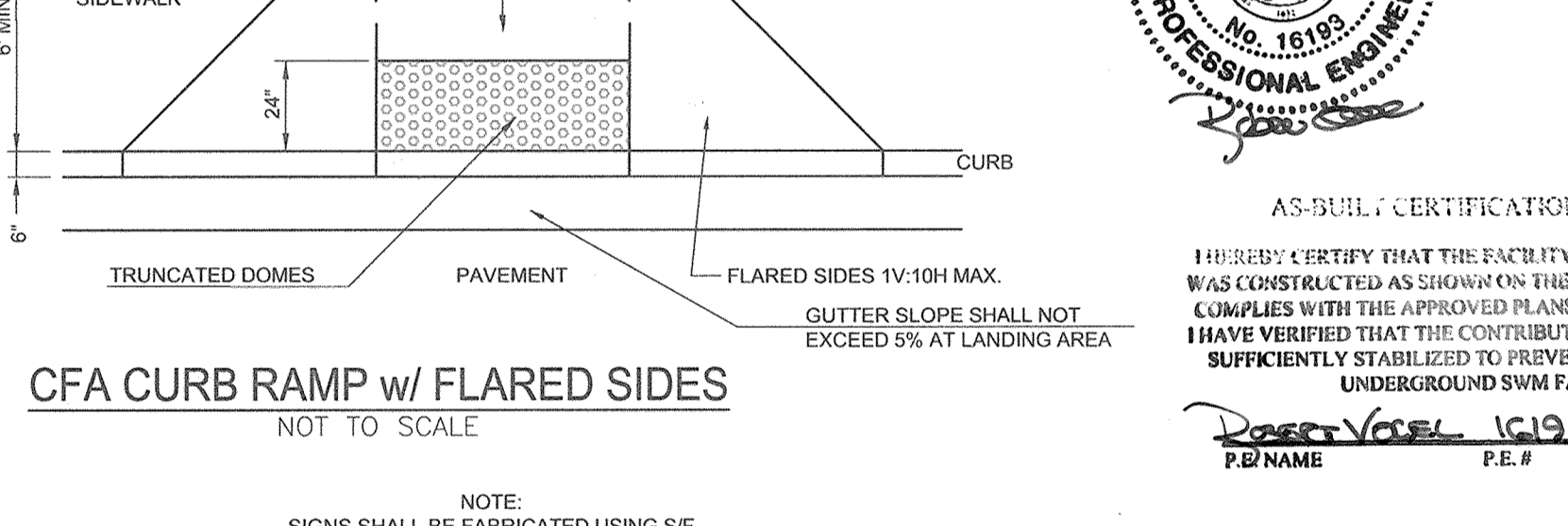
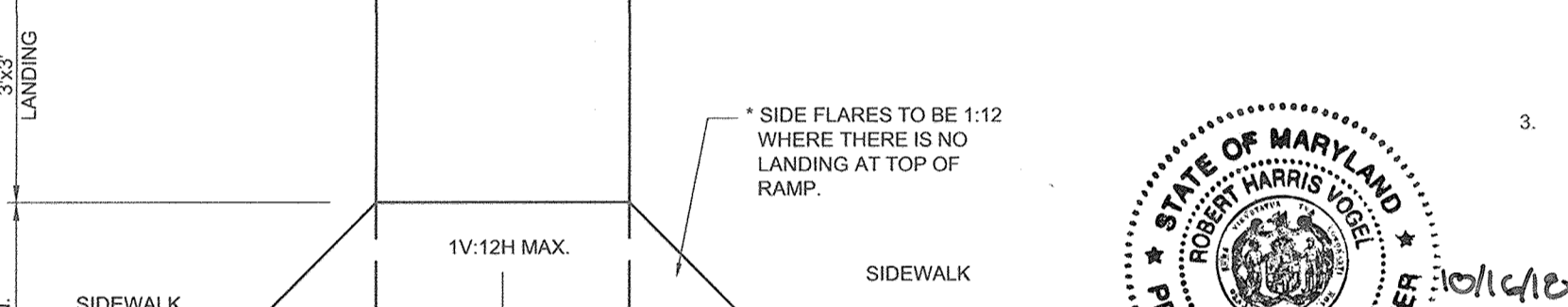
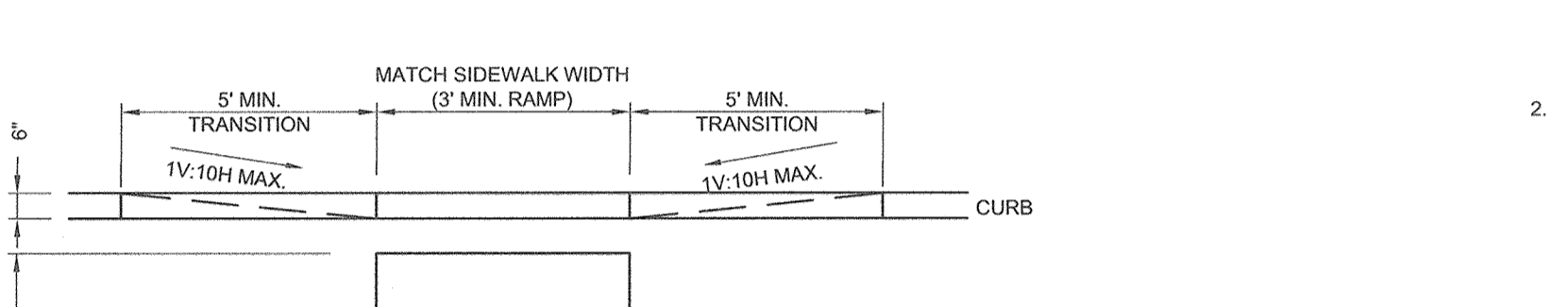
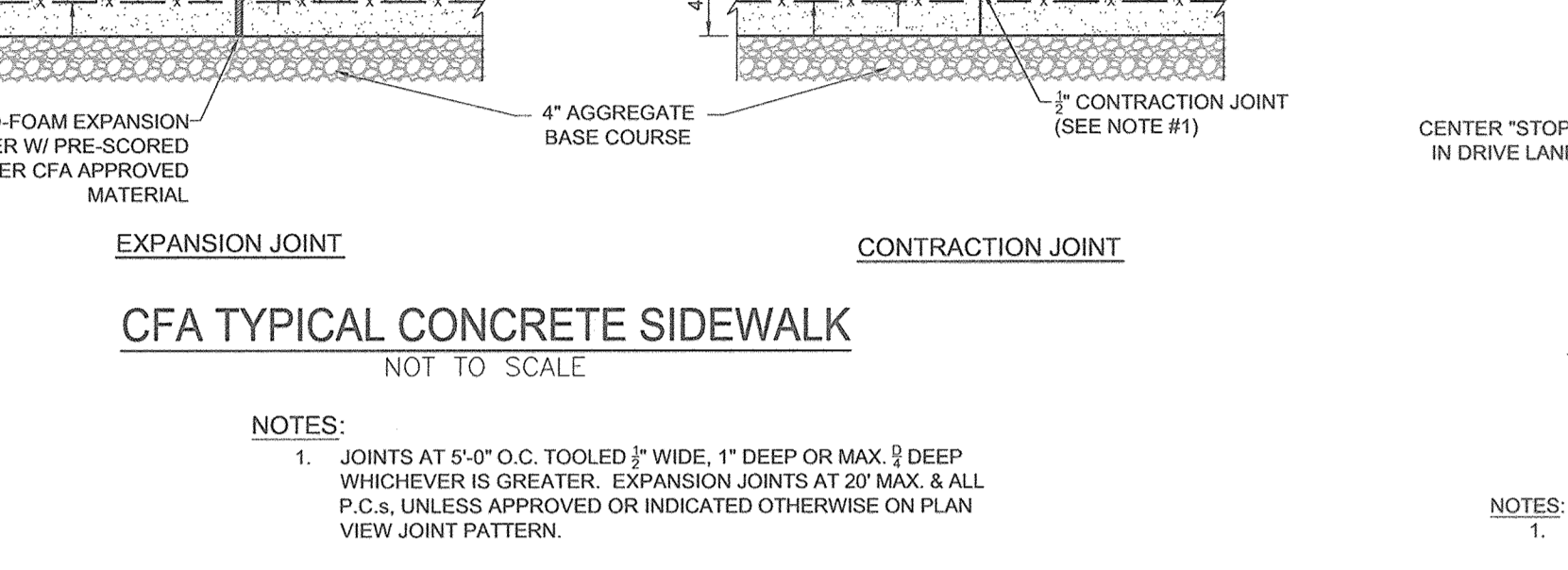
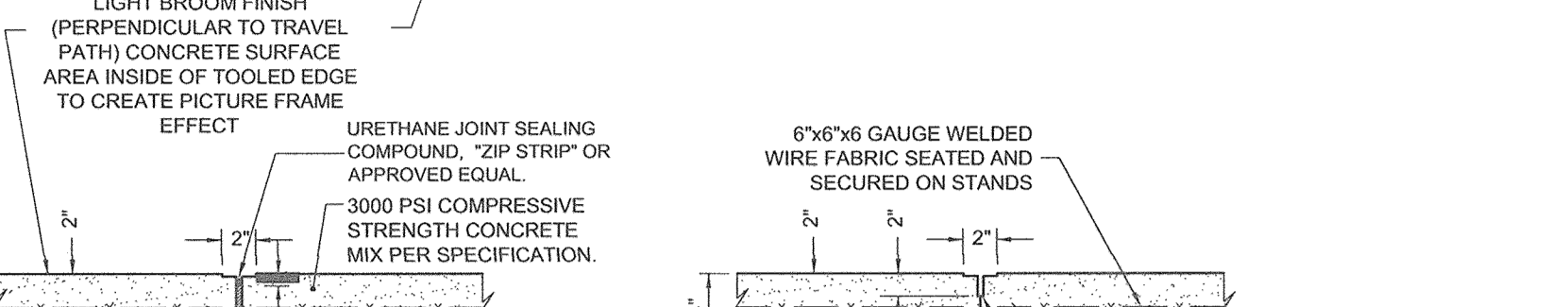
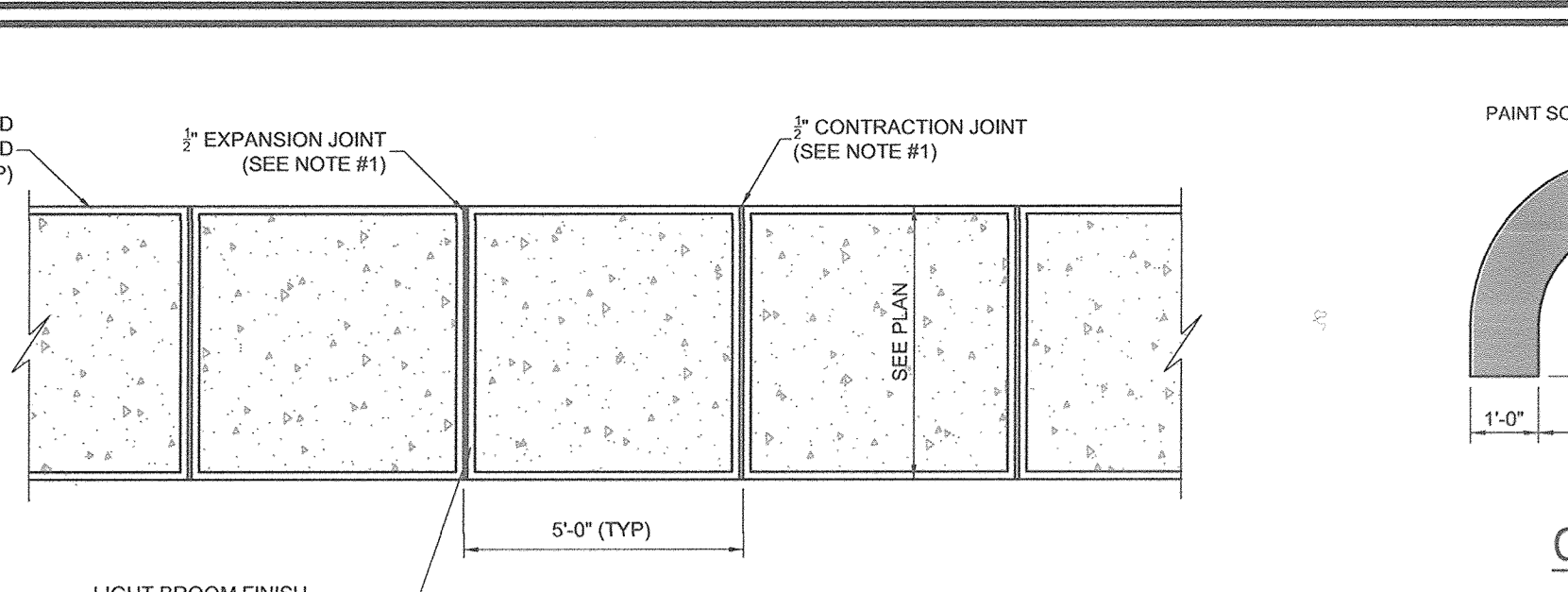


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-6-17 DATE

Chief, Division of Land Development 3-13-17 DATE

Director 3-15-17 DATE

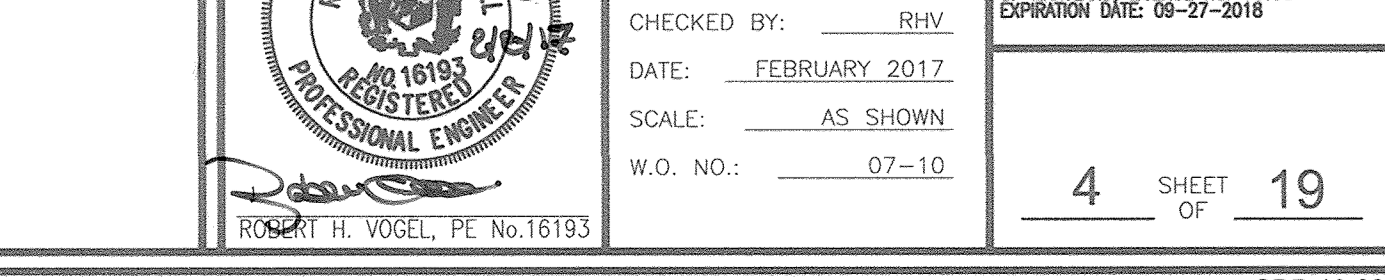
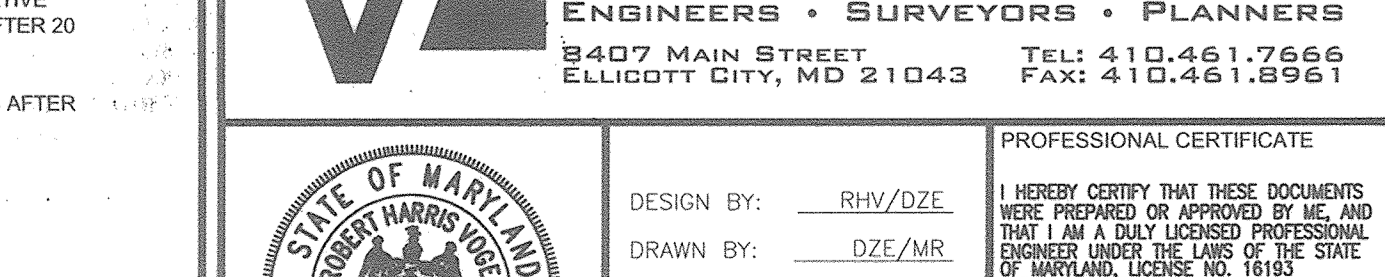
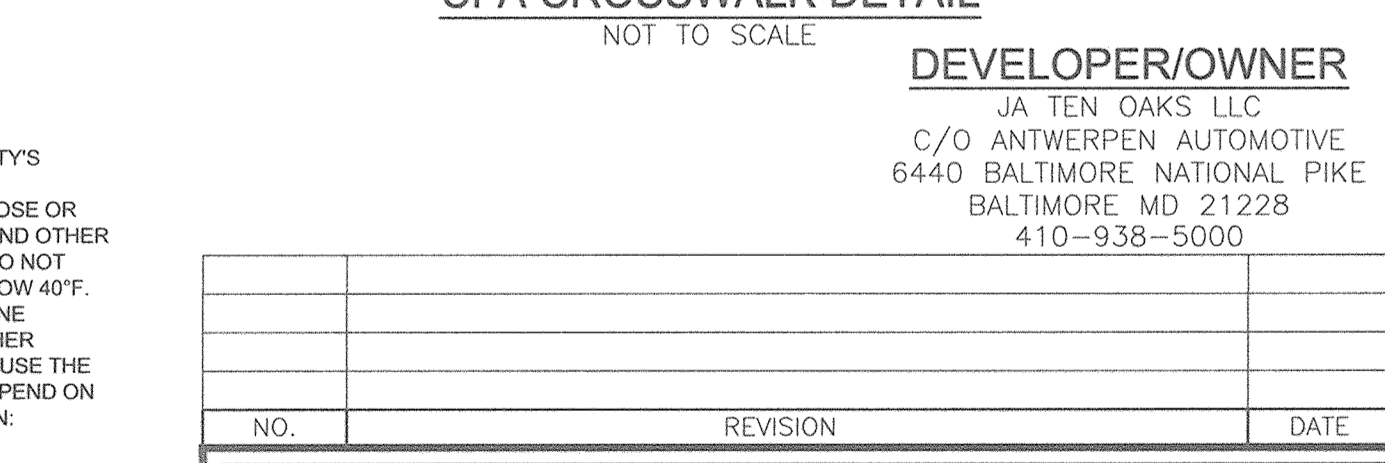
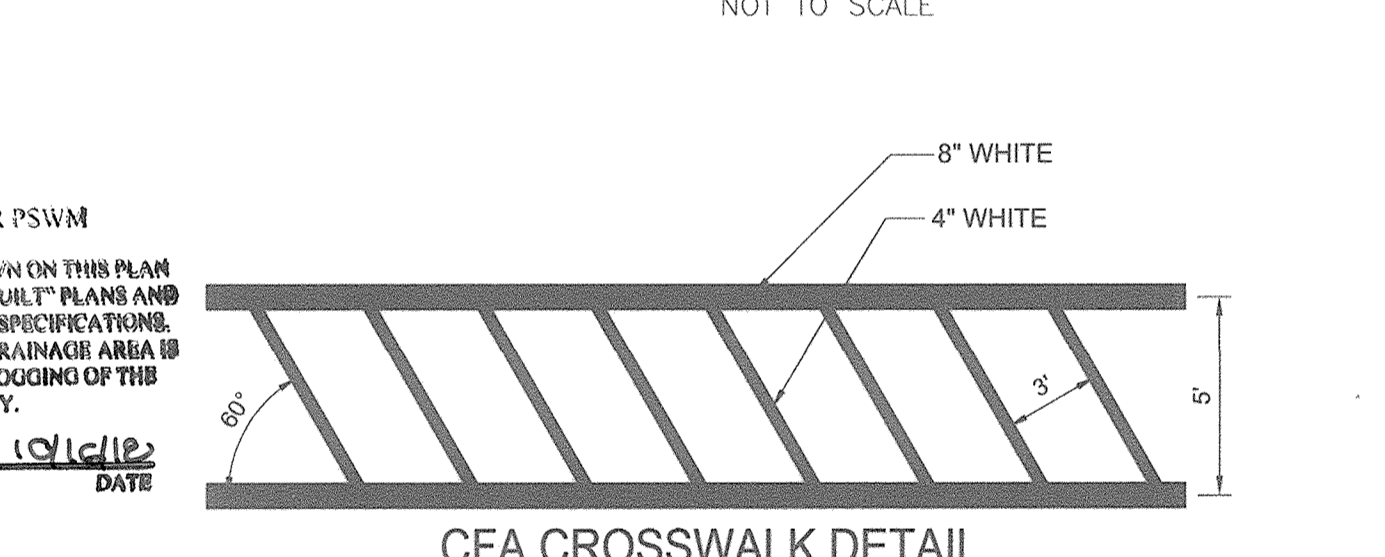
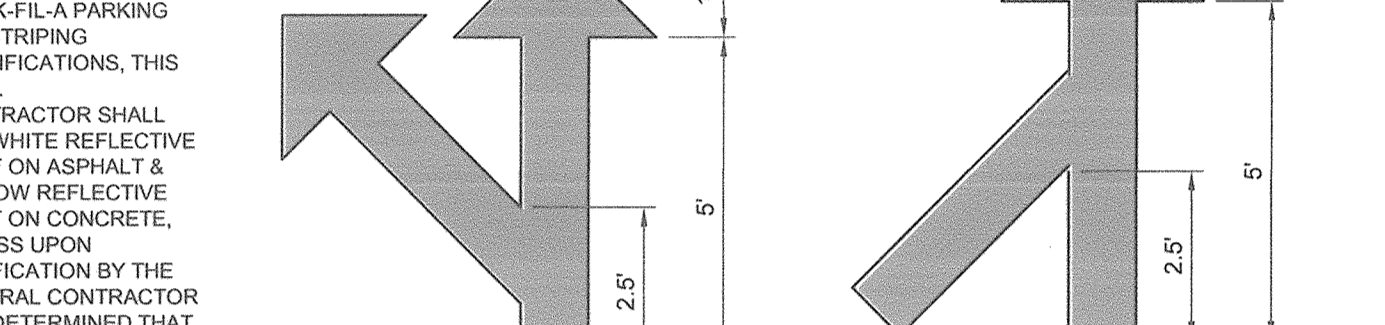
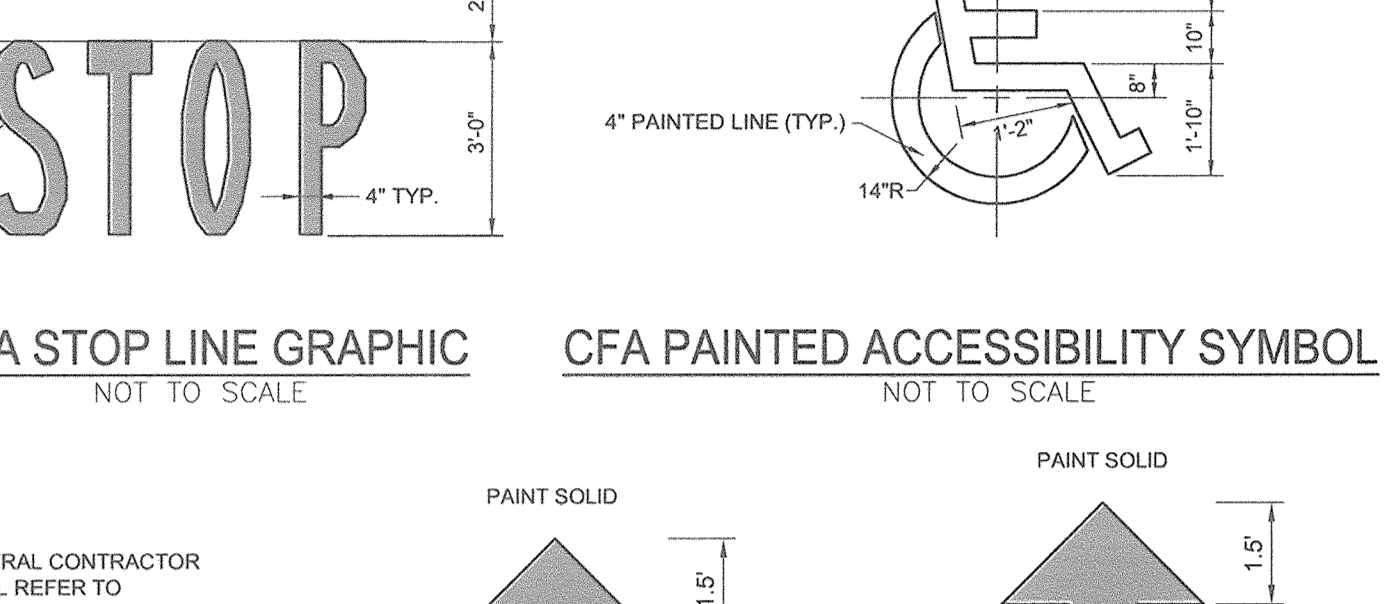
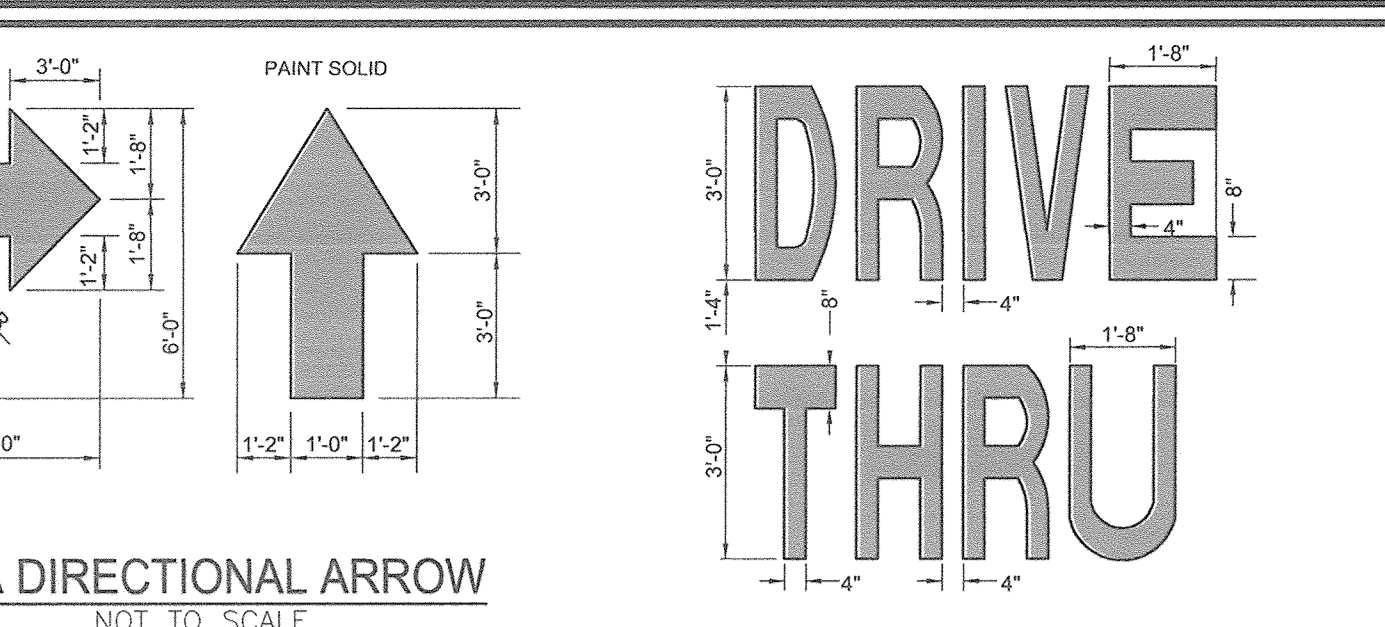


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-6-17 DATE

Chief, Division of Land Development 3-13-17 DATE

Director 3-15-17 DATE

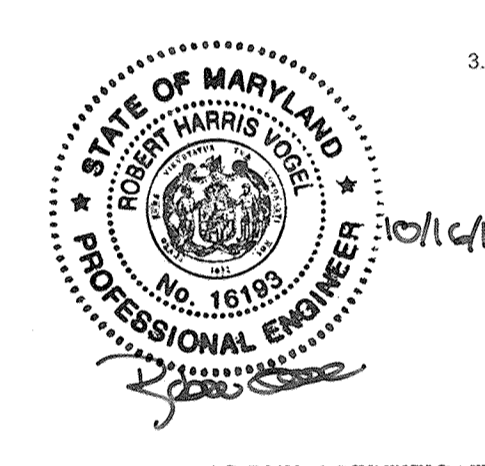


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-6-17 DATE

Chief, Division of Land Development 3-13-17 DATE

Director 3-15-17 DATE



AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THIS UNDERGROUND SWM FACILITY.

Robert H. Vogel 10/13 10/18
 P.E. NAME P.E. # DATE

- PARKING LOT STRIPING SPECIFICATIONS:**
- STANDARDS:
- ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
 - SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
 - APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE. ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

- AIRLESS**
- PRESSURE: 1800-2700 PSI
 - HOSE: 1/2" ID
 - TIP: 0.015"-0.017"
 - FILTER: 60 MESH
 - REDUCTION: ONLY IF NECESSARY, UP TO 1PTGAL VM&P NAPHTHA R1K3
- CONVENTIONAL**
- AGITATION: BLINKS 21 (BLEEDER) OR EQUIVALENT
 - FLUID NOZZLE: #68
 - AIR NOZZLE: INTERNAL MIX, #709
 - ATOMIZATION PRESSURE: 45-80 PSI
 - FLUID PRESSURE: 40-70 PSI
 - REDUCTION: ONLY IF NECESSARY, UP TO 1PTGAL VM&P NAPHTHA R1K3
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.

NO AS-BUILT INFORMATION ON THIS SHEET

SITE DEVELOPMENT PLAN

Antwerpen Properties - Parcel D

TEN OAKS ROAD AND MD ROUTE 108
 ZONED B-1 & B-2

TAX MAP 34 CRID 12
 5TH ELECTION DISTRICT

PARCELS 35, 161 & 361
 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

DESIGN BY: RHY/DZE
 DRAWN BY: DZE/MR
 CHECKED BY: RHY
 DATE: FEBRUARY 2017
 SCALE: AS SHOWN
 W.O. NO.: 07-10

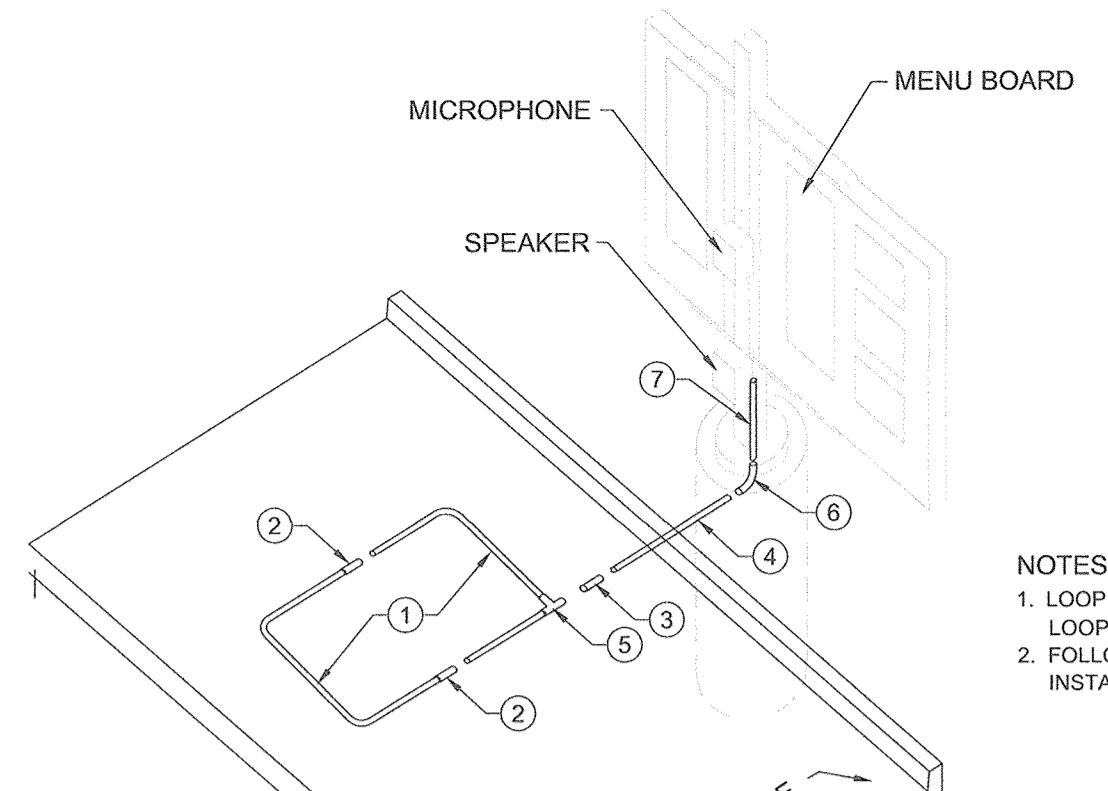
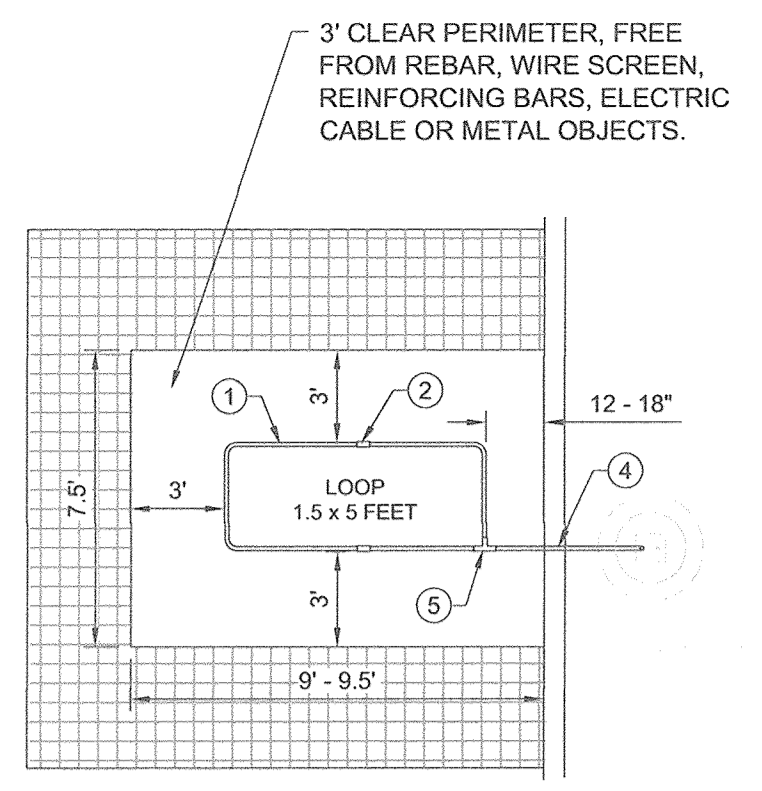
PROFESSIONAL CERTIFICATE

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: 08-27-2018

4 SHEET OF 19

SDP-16-021

AS-BUILT SEPTEMBER 2018

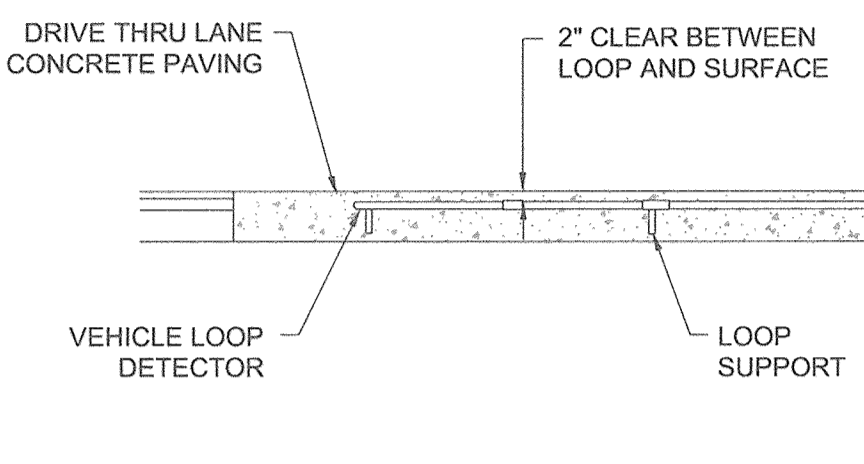


- NOTES:**
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
 2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

PARTS LIST

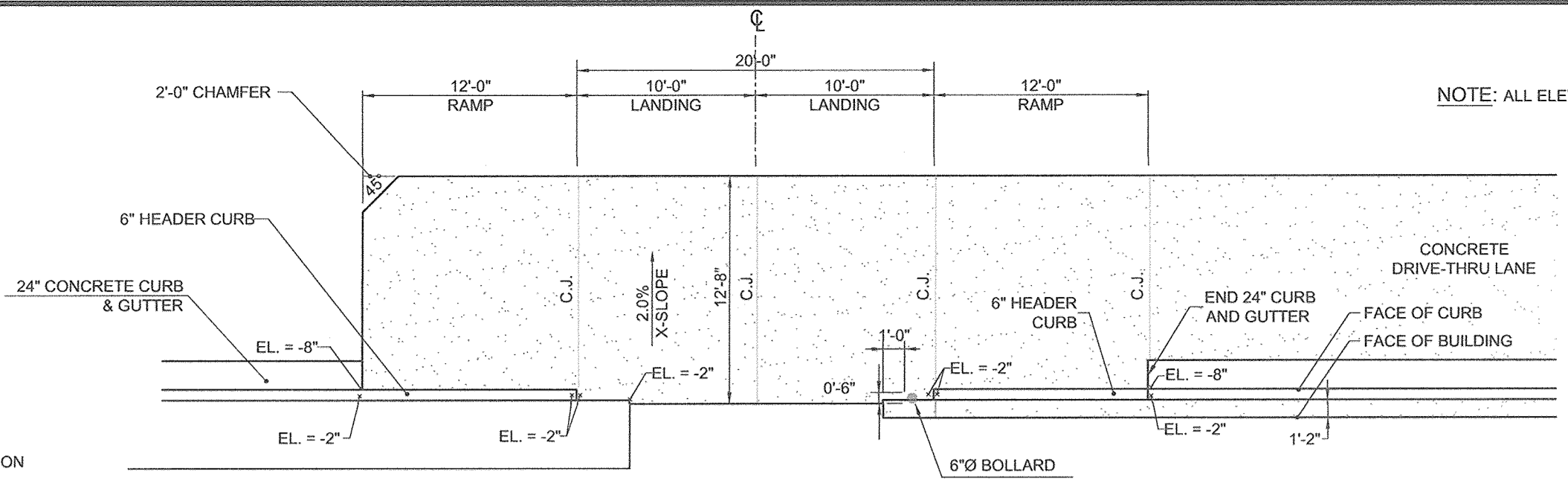
1. PREFAB (FOLDED) LOOP (1.5 x 5)
2. 1/2" PVC COUPLING
3. 1/2" PVC SLEEVE COUPLING
4. 1/2" PVC TUBING (3' LENGTH)
5. 1/2" PVC CORNER FITTING
6. 1/2" PVC 90° ELBOW
7. 1/2" PVC TUBING (2' LENGTH)

PLAN VIEW

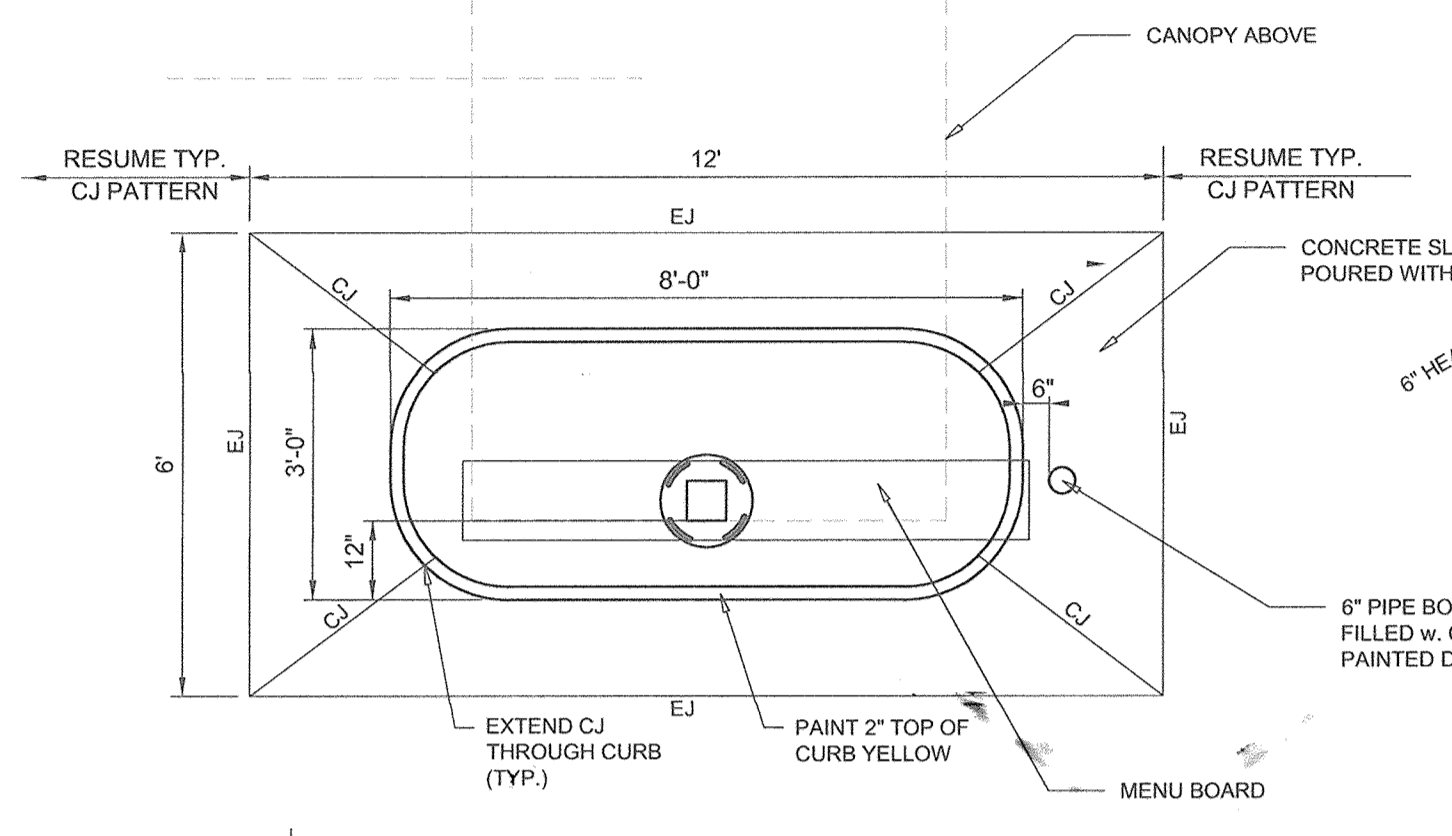


SECTION VIEW

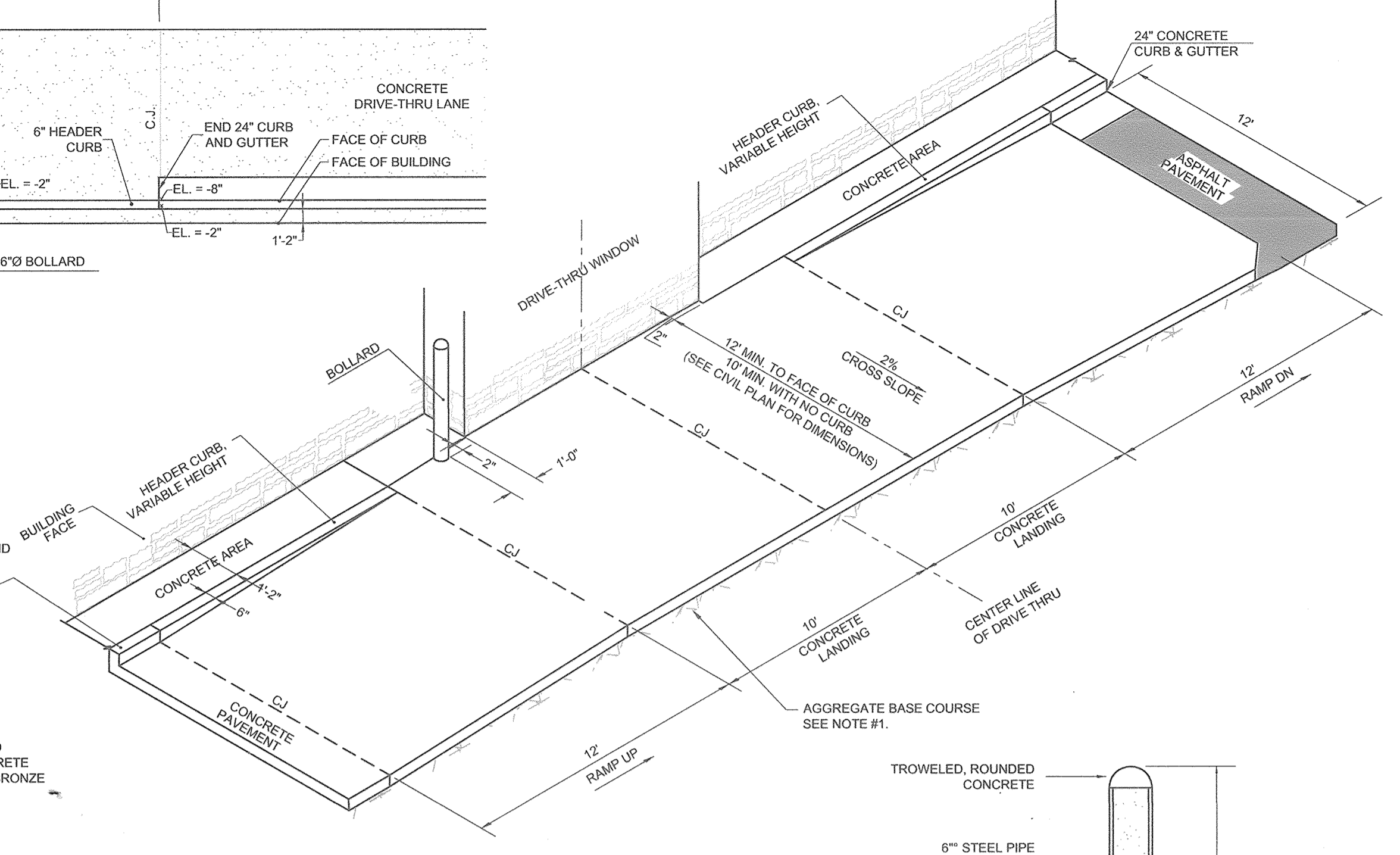
CFA MENU BOARD LOOP DETECTION SYSTEM
NOT TO SCALE



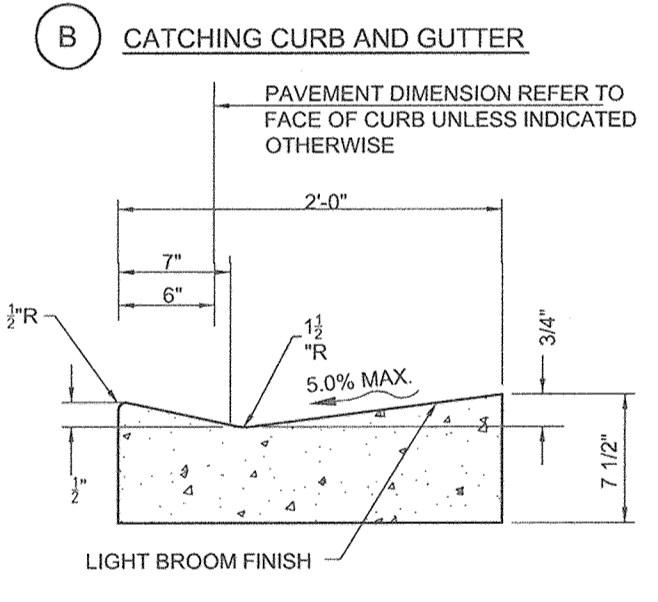
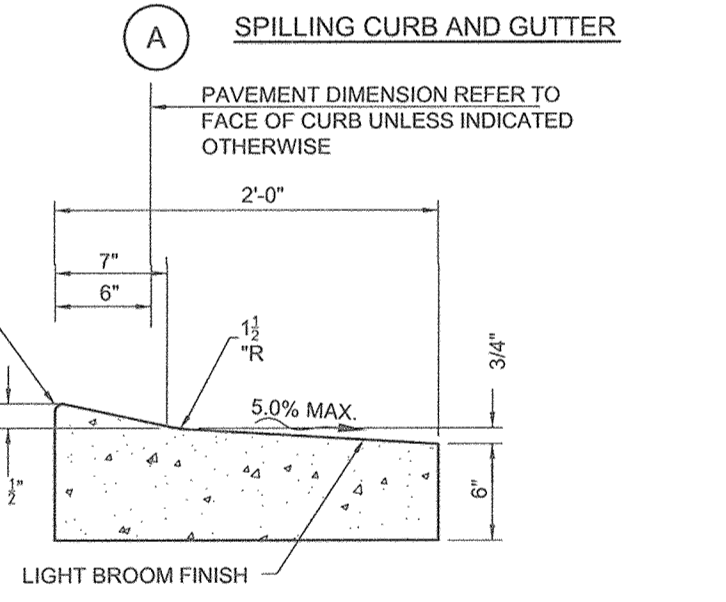
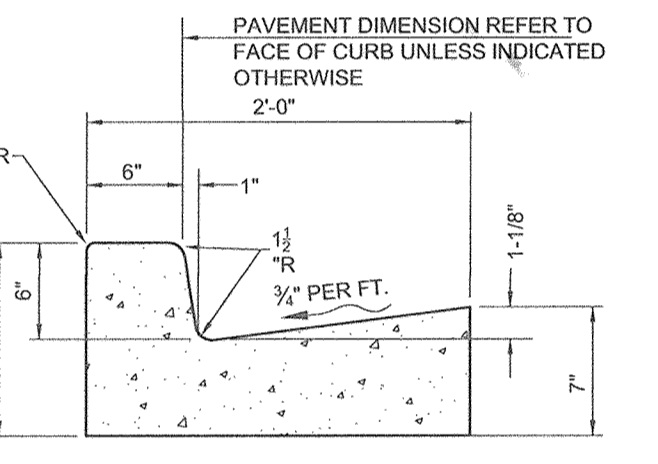
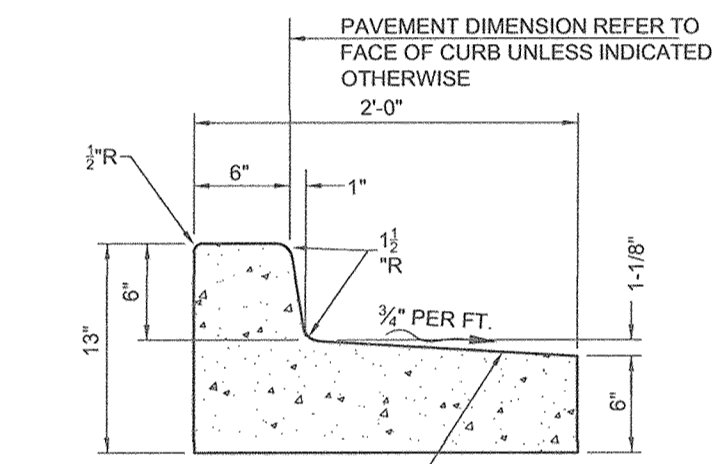
CFA DRIVE-THRU PLAN
NOT TO SCALE



ISLAND CURB PLAN

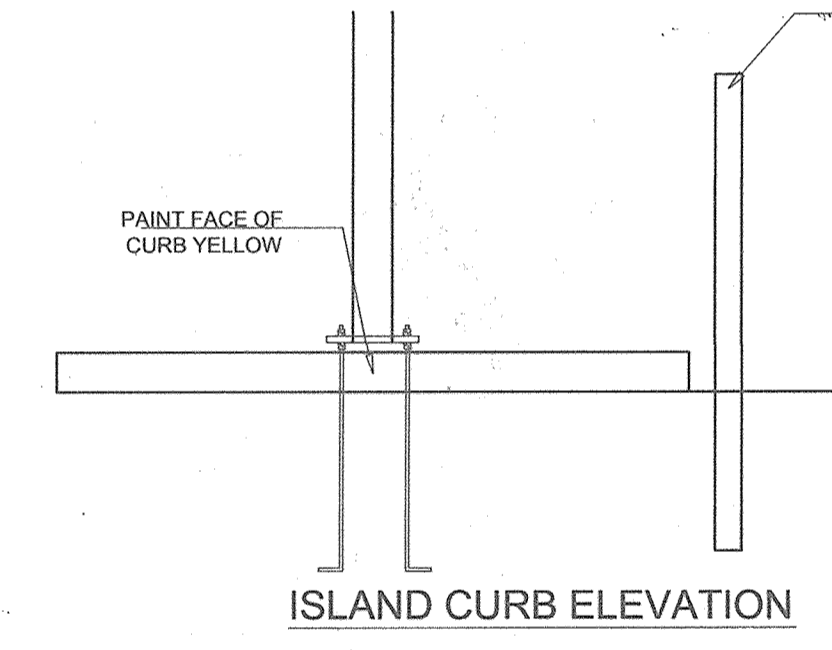
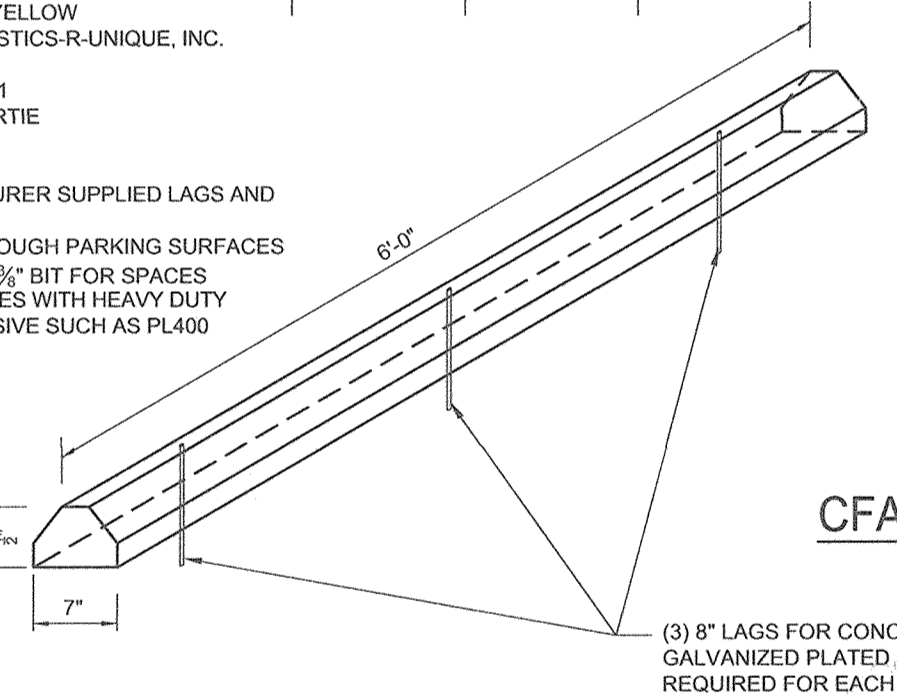


CFA DRIVE-THRU ISOMETRIC
NOT TO SCALE

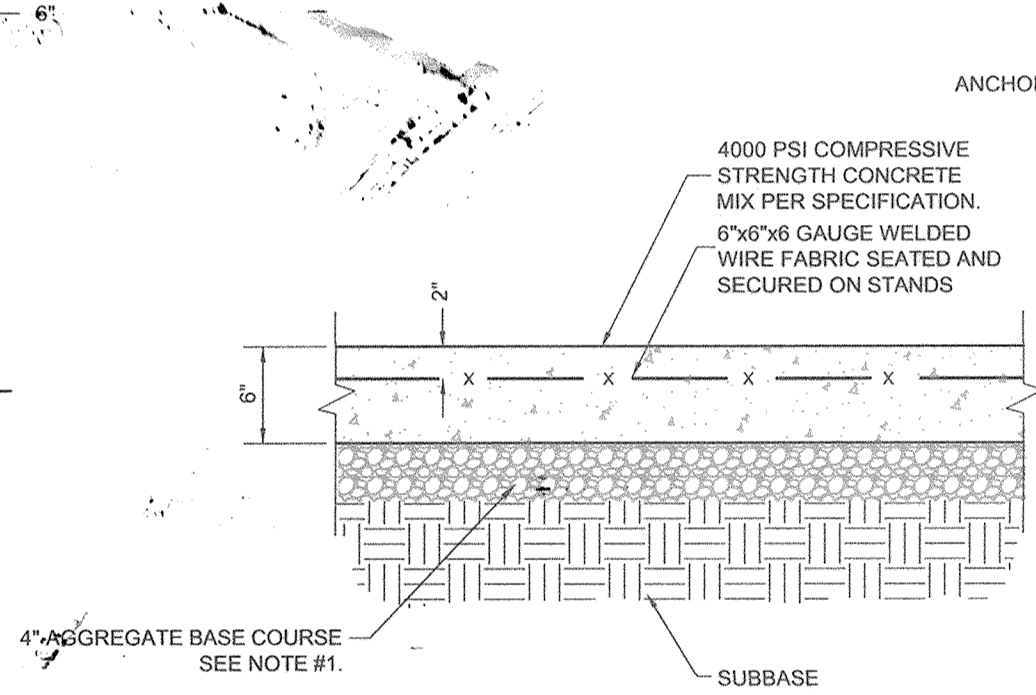


- NOTES:**
1. MATERIAL: SOLID POLYETHYLENE
 2. WHEEL STOP COLOR: YELLOW
 3. MANUFACTURER: PLASTICS-R-UNIQUE, INC. 352 MILL STREET WADSWORTH, OH 44281 CONTACT - BOBBIE PERTIE 330-334-4820 PHONE 330-334-4720 FAX
 4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES
 5. PRE-DRILL HOLES THROUGH PARKING SURFACES (1/4" BIT FOR LAGS AND 3/8" BIT FOR SPACES)
 6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL-400

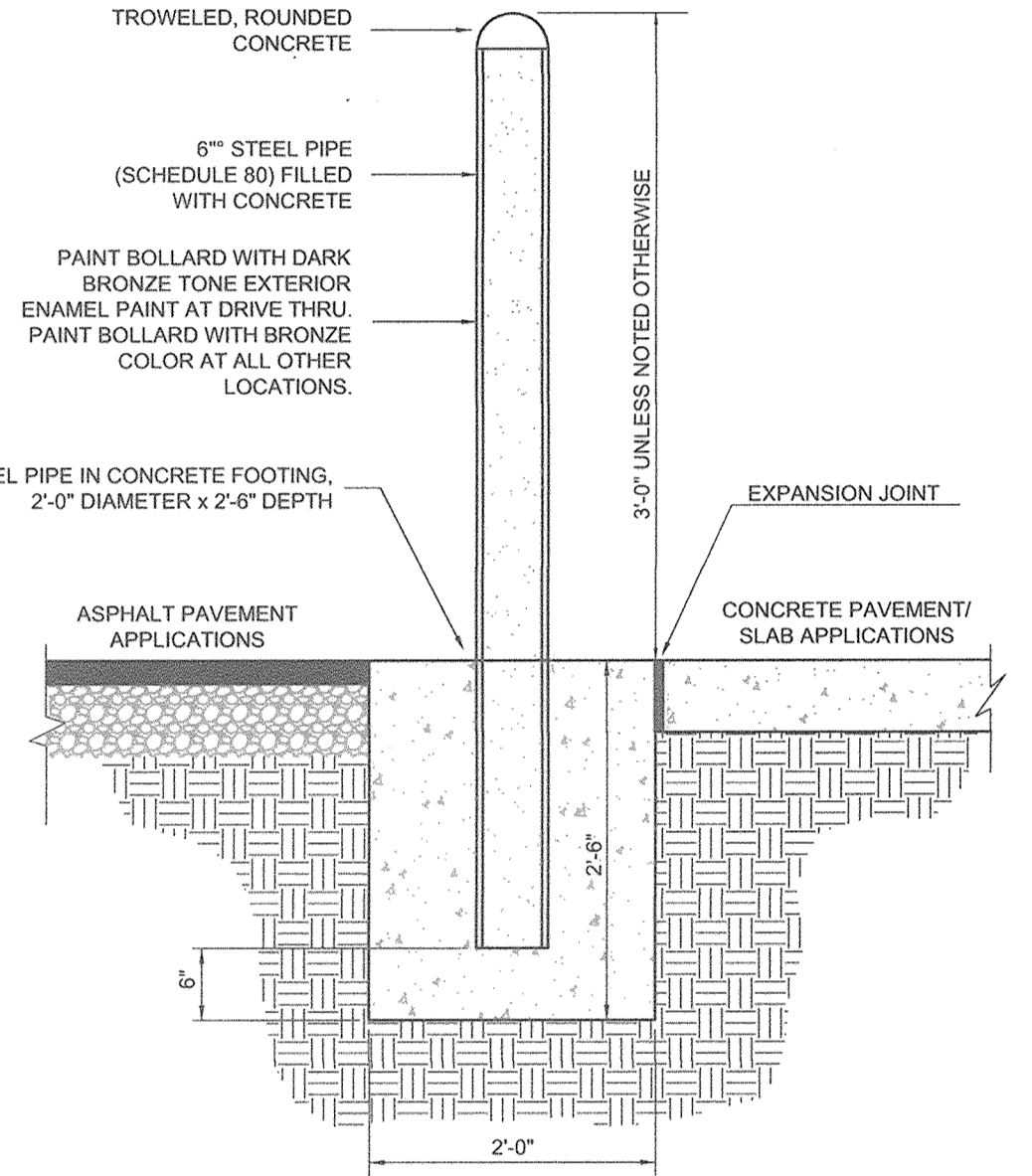
CFA SOLID PLASTIC WHEEL STOP
NOT TO SCALE



CFA DRIVE THRU ORDER POINT ISLAND CURB
NOT TO SCALE



CFA CONCRETE PAVING DRIVE-THRU LANE
NOT TO SCALE



CFA CONCRETE BOLLARD
NOT TO SCALE

- NOTE:**
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

- NOTE:** BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW

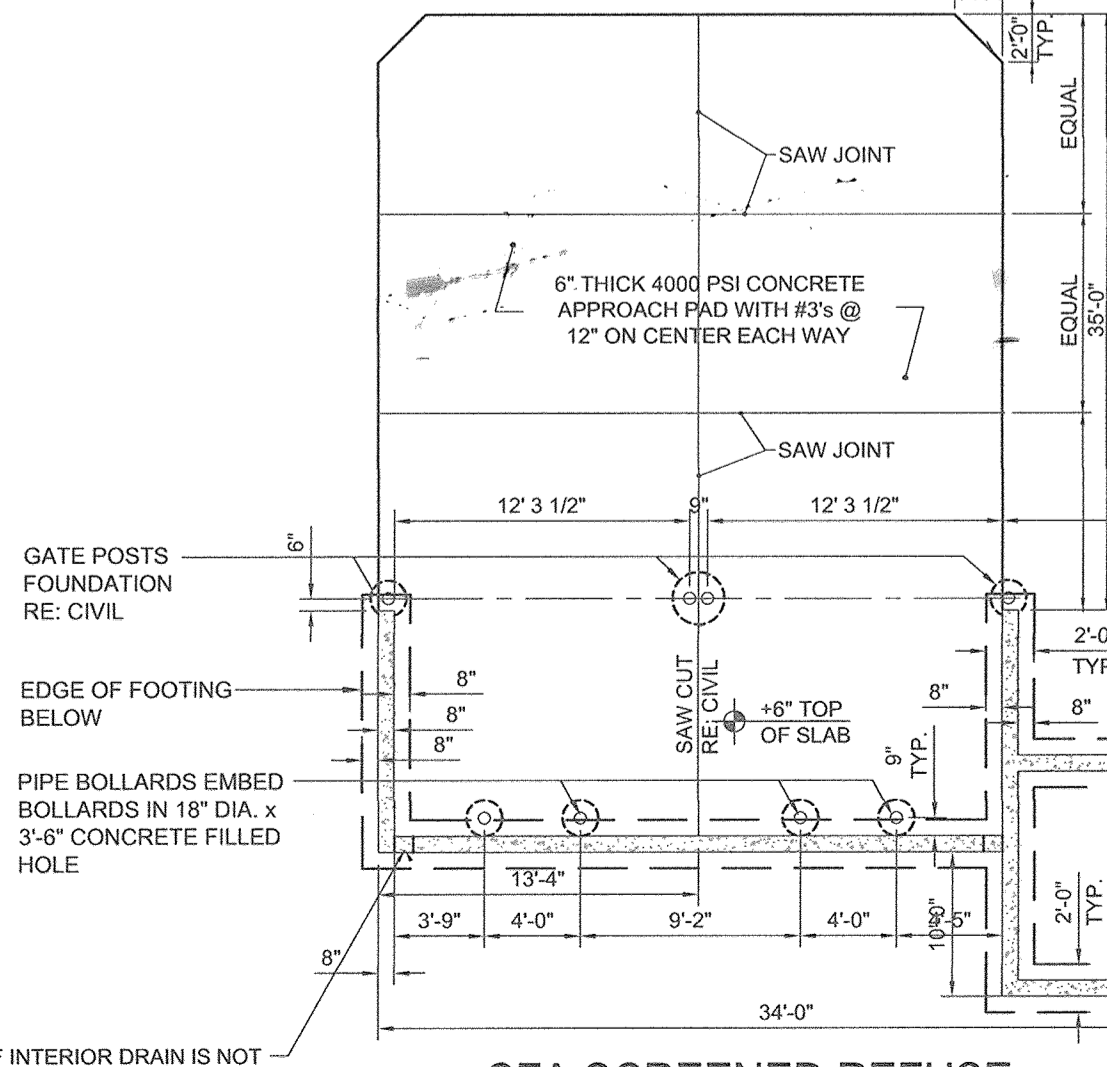
DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228
410-938-5000

CFA TYP. CONCRETE CURB
NOT TO SCALE

CONCRETE JOINTS AT 18'-0" O.C. TOOLED 1/4" (3/16" - 3/8") WIDE, 1" OR MAX. DIA. DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 40' MAX. AND ALL P.C.'S, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

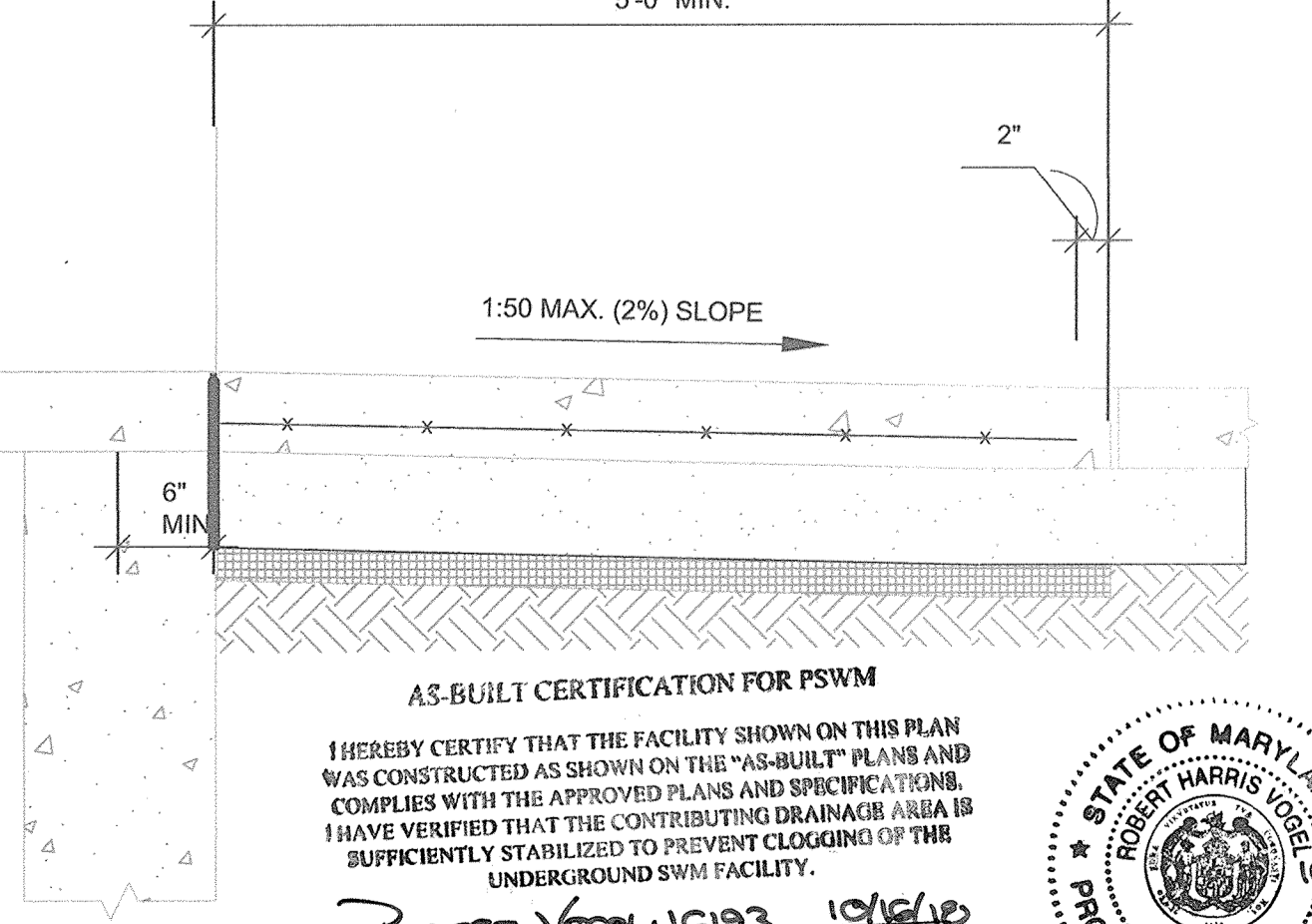
REFUSE ENCLOSURE PLAN GENERAL NOTES:

1. SEE SITE PLAN FOR LAYOUT OF CONCRETE LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD AND DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON TRASH ENCLOSURE
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN AND CLOSED POSITION.



CFA SCREENED REFUSE ENCLOSURE FOUNDATION PLAN
NOT TO SCALE

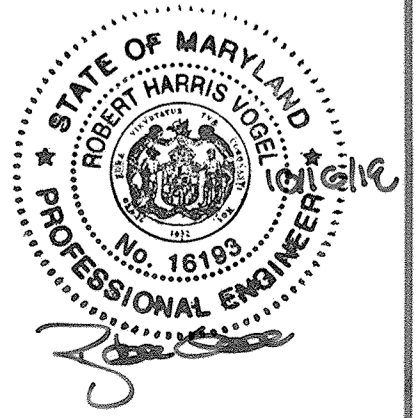
CFA ENTRY DOOR FROST SLAB DETAIL
NOT TO SCALE



AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Robert H. Vogel, P.E. 10/24/18 DATE



NO AS-BUILT INFORMATION ON THIS SHEET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *John Edwards* DATE: 3-6-17

Chief, Division of Land Development: *Kristen Land* DATE: 3-13-17

Director: *John G...* DATE: 3-15-17

IF INTERIOR DRAIN IS NOT REQUIRED, OMIT 8" BLOCK WIDTH AT FLOOR LEVEL, BOTH SIDES, FOR DRAINAGE OUTSIDE OF DUMPSTER AREA

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

Antwerpen Properties - Parcel D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2
PARCELS 35, 161 & 361
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

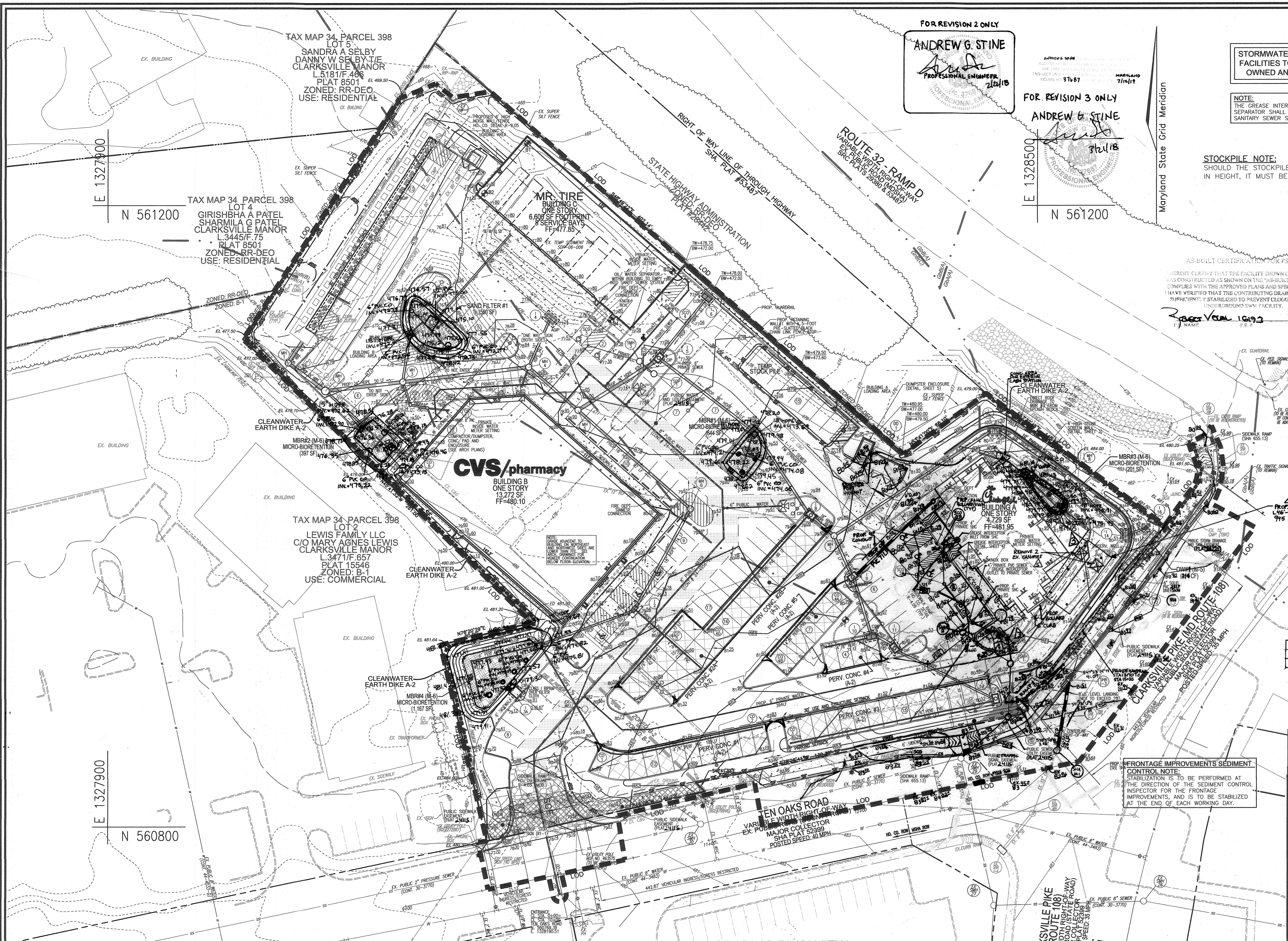
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RHY/DZE
DRAWN BY: DZE/MR
CHECKED BY: RHY
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.O. NO.: 07-10

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. 18193 EXPIRATION DATE: 10-24-21

5 SHEET OF 19



FOR REVISION 2 ONLY
ANDREW G. STINE
 PROFESSIONAL ENGINEER
 2/21/18

FOR REVISION 3 ONLY
ANDREW G. STINE
 PROFESSIONAL ENGINEER
 3/11/18

STORMWATER MANAGEMENT FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED

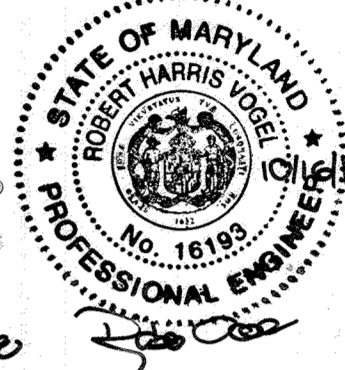
STOCKPILE NOTE:
 SHOULD THE STOCKPILE AREA EXCEED 15 FT IN HEIGHT, IT MUST BE BENCHED.

AS-BUILT CERTIFICATION FOR PSWM:
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Robert Vogel 10/19/17
 P.E. # 16193 DATE

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN INLET
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED PRIVATE LIGHTS
[Symbol]	PROPOSED STREET LIGHTS
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PUBLIC SEWER EASEMENT (PLAT #24115)
[Symbol]	PUBLIC SIDEWALK EASEMENT (PLAT #24115)
[Symbol]	20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #24115)
[Symbol]	PUBLIC TRAFFIC SIGNAL EASEMENT (PLAT #24115)
[Symbol]	PROPOSED PERMEABLE PAVEMENT (A-2)
[Symbol]	PROPOSED MICRO BIO-RETENTION (M-6)
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	SOILS BOUNDARY
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED SUPER SILT FENCE
[Symbol]	PROPOSED DIVERSION FENCE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED EARTH DIKE (A-3)



SEWER SERVICE NOTE:
 GRAVITY SEWER SERVICE HAS BEEN PROVIDED TO BUILDING A ONLY. GRAVITY SEWER SERVICE IS UNABLE TO BE PROVIDED FOR BUILDINGS B AND C AND THEREFORE WILL BE SERVICED BY AN ON-SITE PRIVATE LOW PRESSURE SEWER SYSTEM.

3	REVISE TO ADD OPEN-SIDED FREE-STANDING CANOPY AND REBAR LANDSCAPING	04/11/23
4	REVISE THEM TO THE ADJUSTMENT OF THE MSHA RIGHT-OF-WAY TO ACCOMMODATE A TRAFFIC SIGNAL POLE	12-04-18

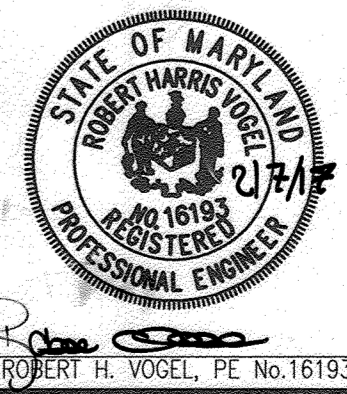
DEVELOPER/OWNER
 JA TEN OAKS LLC
 C/O ANTWERPEN AUTOMOTIVE
 6440 BALTIMORE NATIONAL PIKE
 BALTIMORE MD 21228
 410-938-5000

3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
2	REVISE PLAN TO SHOW STORM DRAIN AND SEWER TIE-INS	2/15/18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHUCKIEILA, CVS AND MR. TIRE	06/28/17
	REVISE WIC FROM 6 TO 8" INCORPORATE MSHA CHANGES WITHIN THE RTE 108 ROW	
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT AND
 EROSION CONTROL PLAN; SOILS MAP**

ANTWERPEN PROPERTIES - PARCEL D
 TEN OAKS ROAD AND MD ROUTE 108
 TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
 5TH ELECTION DISTRICT ZONED B-1 & B-2 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
 8407 MAAS STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8991



DESIGN BY: RHV/DZE
 DRAWN BY: DZE/MR
 CHECKED BY: RHV
 DATE: FEBRUARY 2017
 SCALE: AS SHOWN
 W.O. NO.: 07-10

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. MY LICENSE NO. IS 16193. EXPIRATION DATE: 06-30-2018.

6 SHEET OF 19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3-6-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3-13-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 3-15-17
 DIRECTOR DATE

OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

[Signature] 2/7/17
 OWNER/DEVELOPER SIGNATURE DATE
Jack Antwerpen
 PRINTED NAME & TITLE

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

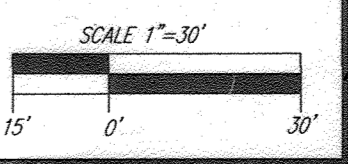
[Signature] 2/7/17
 DESIGNER'S SIGNATURE DATE
ROBERT H. VOGEL
 PRINTED NAME
 MD REGISTRATION NO. 16193
 (E.A., R.L.S., OR R.L.A. (circle one))

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

[Signature] 3/1/17
 HOWARD S.C.D. DATE

SOILS LEGEND
 HOWARD COUNTY SOILS MAP #16

SYMBOL	NAME / DESCRIPTION	GROUP	ERODIBLE	K-FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	A	NO	.28
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	A	NO	.28
GcB	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	B	NO	.28
GnB	GLENNVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	YES	.43



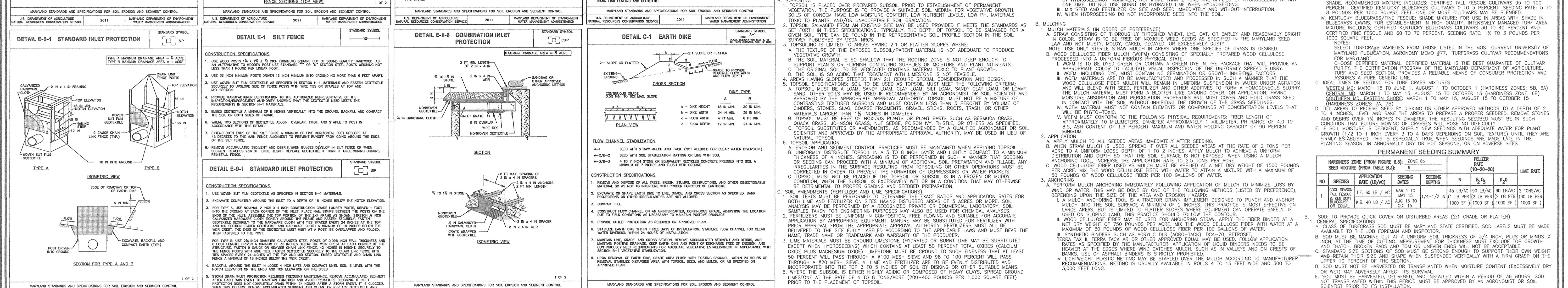
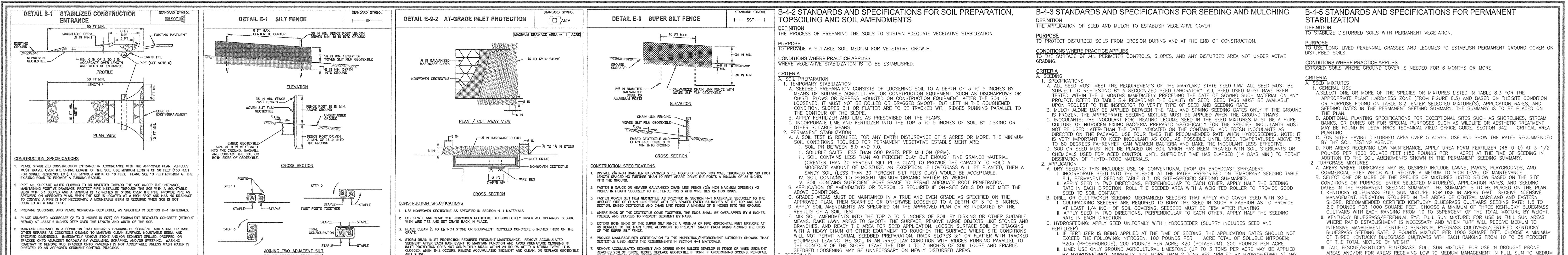


Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate ^a (lb/acre)	Seeding Depth ^b (ft)	Recommended Seeding Dates by Plant Hardiness Zone ^c					
			Zone 5a	Zone 5b	Zone 6a	Zone 6b	Zone 7a	Zone 7b
Cool-Season Grasses								
Annual Ryegrass (<i>Lolium perenne</i> sp.)	40	1.0	0.5	Mar 15 to May 31, Aug 1 to Sep 30	Mar 1 to May 15, Aug 15 to Nov 30	Mar 15 to Apr 30, Aug 15 to Nov 30		
Barley (<i>Hordeum vulgare</i>)	96	2.2	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 15, Aug 15 to Nov 30	Mar 15 to Apr 30, Aug 15 to Nov 30		
Oats (<i>Avena sativa</i>)	72	1.7	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 1 to May 15, Aug 15 to Nov 30	Mar 15 to Apr 30, Aug 15 to Nov 30		
Wheat (<i>Triticum aestivum</i>)	120	2.8	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 15, Aug 15 to Nov 30	Mar 15 to Apr 30, Aug 15 to Nov 30		
Creole Ryegrass (<i>Secalia creola</i>)	112	2.8	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 1 to May 15, Aug 15 to Nov 30	Mar 15 to Apr 30, Aug 15 to Nov 30		
Warm-Season Grasses								
Florida Millet (<i>Cenchrus ciliaris</i>)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14		
Pearl Millet (<i>Pennisetum glaucum</i>)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14		

NOTES:
 1. Seeding rates for the warm-season grasses are in pounds of Pure Seed (PLS). Planting plans shall be adjusted to reflect percent germination and purity, as noted. Adjustments are usually not needed for the cool-season grasses.
 2. Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mix, use 1/3 of the seedling rate listed above for barley, oats, and wheat. For annual-wheat grass (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent mix. Creole ryegrass should not be used as a nurse crop, unless planted in rows to allow for a mowing schedule and other site management practices used for the site stabilization project for the duration and growth of the plants. If it must be used as a nurse crop, seed at 1/3 of the seedling rate listed above.
 3. Use the recommended nurse crop for warm-season grasses.

Table B.2: Standards and Specifications for Stockpile Area

DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

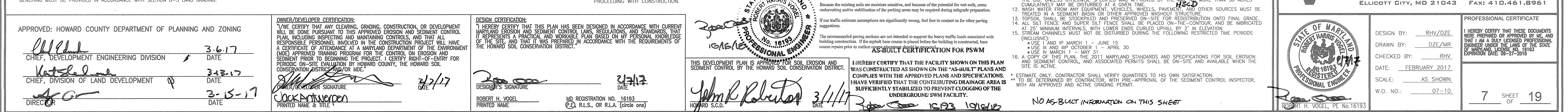
CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA:

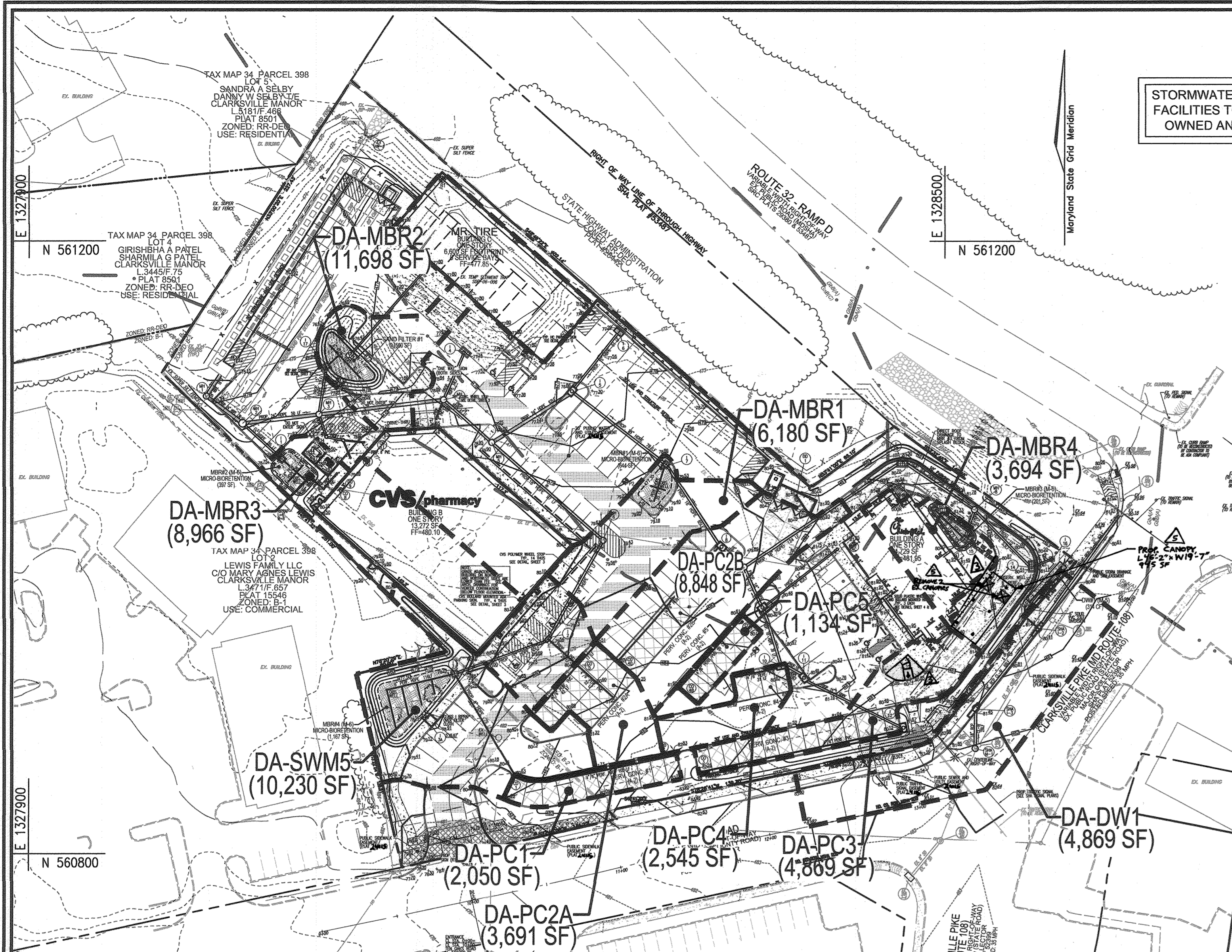
1. STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 8-1 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS TO THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. PERMANENT WATER RUNOFF FROM THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE SIDE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE PROVIDED.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-4 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPROVED SURFACE, STABILIZATION SHOULD BE PROVIDED TO ALLOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERVIOUS SEEDING.

MAINTENANCE:

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN THE SPECIFIED RATIO. THE STOCKPILE AREA MUST BE MAINTAINED AND STABILIZED AS NECESSARY. ACCESS TO THE STOCKPILE MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.



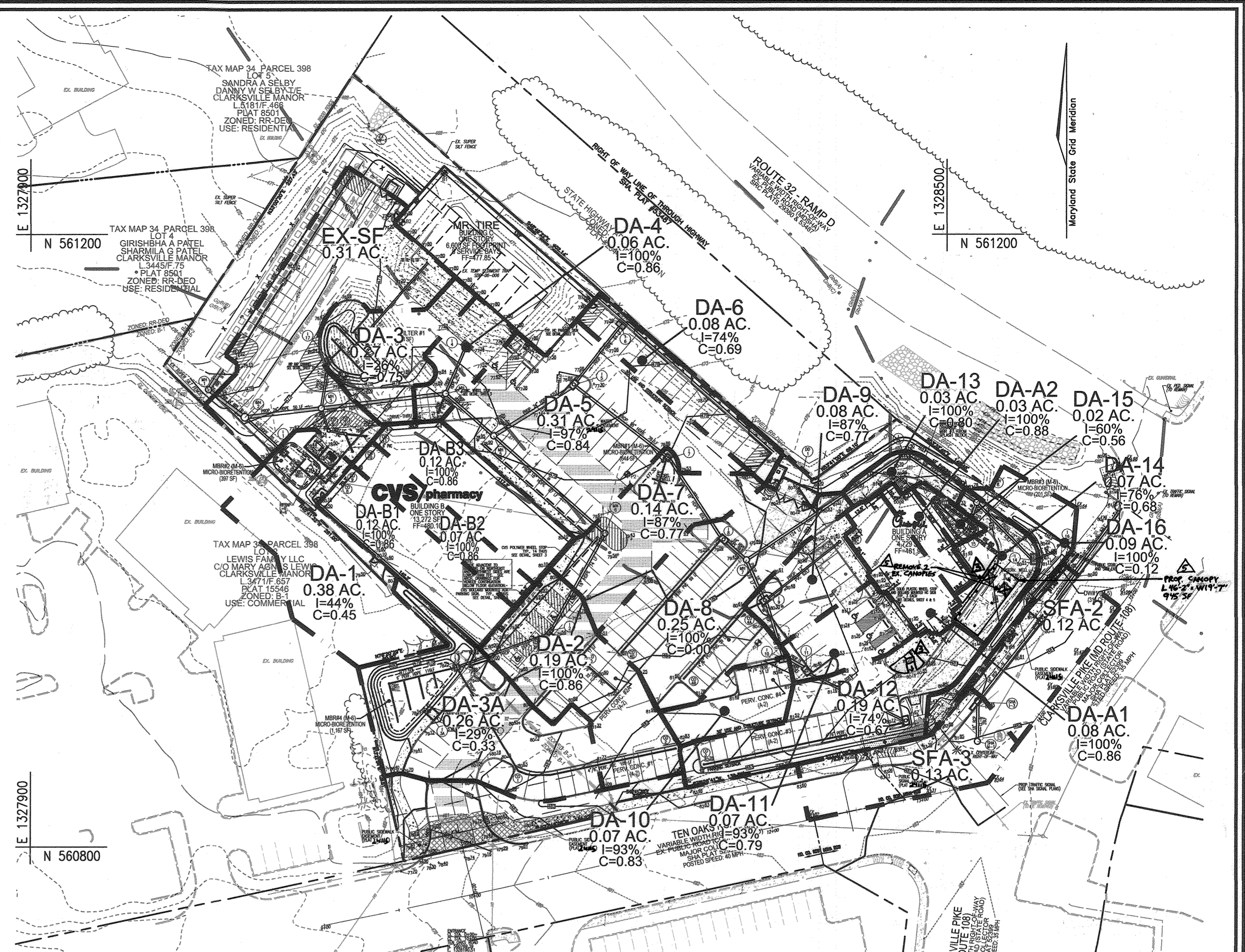
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 3-15-17
 DATE: 3-15-17
 DATE: 3-15-17



STORMWATER MANAGEMENT FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED

SWM DRAINAGE AREA MAP

SCALE: 1"=50'



STORMDRAIN DRAINAGE AREA MAP

SCALE: 1"=50'

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING FENCE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CURB AND GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED PRIVATE LIGHTS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PUBLIC SEWER EASEMENT (PLAT #24115)
 - PUBLIC SIDEWALK EASEMENT (PLAT #24115)
 - 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #24115)
 - PUBLIC TRAFFIC SIGNAL EASEMENT (PLAT #24115)
 - PROPOSED PERMEABLE PAVEMENT (A-2)
 - PROPOSED MICRO BIO-RETENTION (M-6)
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED SPOT ELEVATION
 - M1/B2 SOILS BOUNDARY
 - M1/D3 PROPOSED SWM/STORMDRAIN DRAINAGE AREA

SOILS LEGEND
HOWARD COUNTY SOILS MAP #16

SYMBOL	NAME / DESCRIPTION	GROUP	ERODIBLE	K-FACTOR
G/A	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	A	NO	28
G/B	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	A	NO	28
G/gB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	28
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	YES	4.3

ENVIRONMENTAL SITE DESIGN PRACTICE (ESD)

DRAINAGE AREA #	AREA TREATED	FACILITY NUMBER	PERMEABLE PAVEMENT	GRAVEL	BIORETENTION	BIOMIMETIC	BIOMIMETIC FILTER	BIOMIMETIC SAND	BIOMIMETIC GRAVEL	BIOMIMETIC WELLS	BIOMIMETIC X	BIOMIMETIC VOLUME
PC1	2030	PC1	422	0	0	0	0	0	0	0	0	422
PC2A	991	PC2A	400	360	0	0	0	0	0	0	0	760
PC2B	8948	PC2B	397	713	0	0	0	0	0	0	0	1080
PC3	4899	PC3	591	498	0	0	0	0	0	0	0	989
PC4	2545	PC4	133	259	0	0	0	0	0	0	0	392
PC5	1134	PC5	234	0	0	0	0	0	0	0	0	234
MBR1	6180	MBR1	0	0	659	465	0	0	0	0	0	1214
MBR2	8706	MBR2	0	0	577	173	0	0	0	0	0	750
MBR3	3954	MBR3	0	0	288	90	0	0	0	0	0	346
MBR4	10290	MBR4	0	0	1556	0	0	0	0	0	0	1556
SANDFILTER	13155	SF1	0	0	0	0	0	0	0	7068	0	7068
DW1	3967	DW1	0	0	0	0	0	0	0	0	314	314

TOTAL AREA: 18725 SF
TREATED: 430 AC
ESD: SANDFILTER TREATS THE ENTIRE SITE 3.03 AC (SOME DOUBLE TREATMENT)
* ADDITIONAL ROAD WIDENING

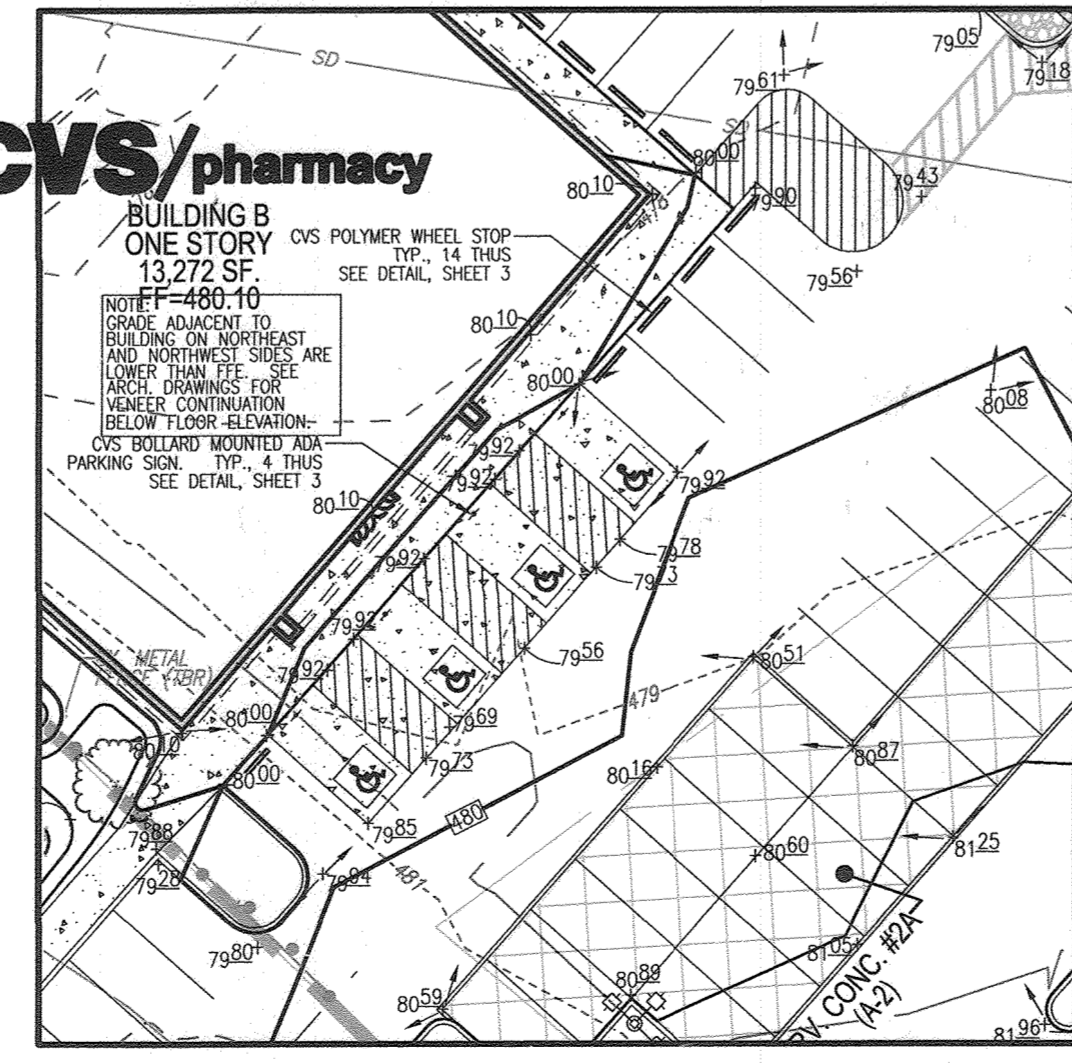
PROJECT: ANTWERPEN PLAZA
DESIGNER: RHW
DATE: 11/03/15
ROBERT H. VOGEL ENGINEERING, INC.

PARCELS A,B-1 AND C-1 AND PARCEL 161

DRAINAGE AREA #	AREA	PERCENT IMPERVIOUS	RV	ESD	ESD	ESD
PC1	2030	1.00	0.05	362	422	422
PC2A	991	1.00	0.05	292	760	760
PC2B	8948	0.56	0.91	669	1740	1080
PC3	4899	1.00	0.05	385	987	987
PC4	2545	1.00	0.05	201	324	392
PC5	1134	1.00	0.05	90	233	234
MBR1	6180	0	0.54	489	1272	1214
MBR2	8706	0.82	0.79	578	1552	750
MBR3	3954	0.77	0.74	228	592	346
MBR4	10290	0.54	0.53	456	1185	1197
SF1	13155	0.83	0.80	781	2029	971
DW1	3967	1.00	0.05	314	817	314

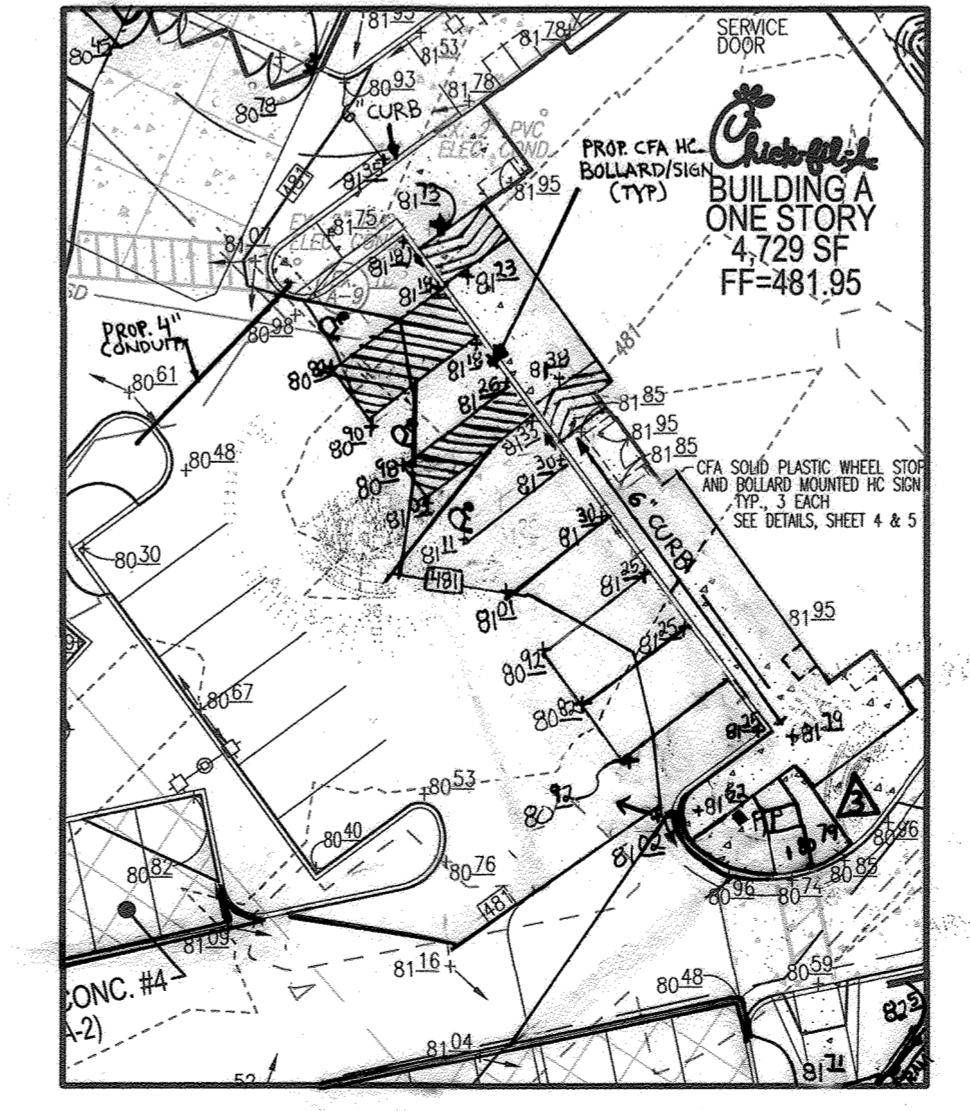
TOTAL DRAINAGE AREA TO DW1 IS 11,033 SF, OF WHICH 9337 SF IS IMPERVIOUS, DW1 WILL ONLY TREATING THE 3,967 SF OF NEW IMPERVIOUS AREA, SHOWN IN THIS CHART

TOTAL ESD PROVIDED: 8405 CF
TOTAL WQW PROVIDED BY SANDFILTER: 7068 CF
TOTAL WATER QUALITY TREATMENT: 15253 CF



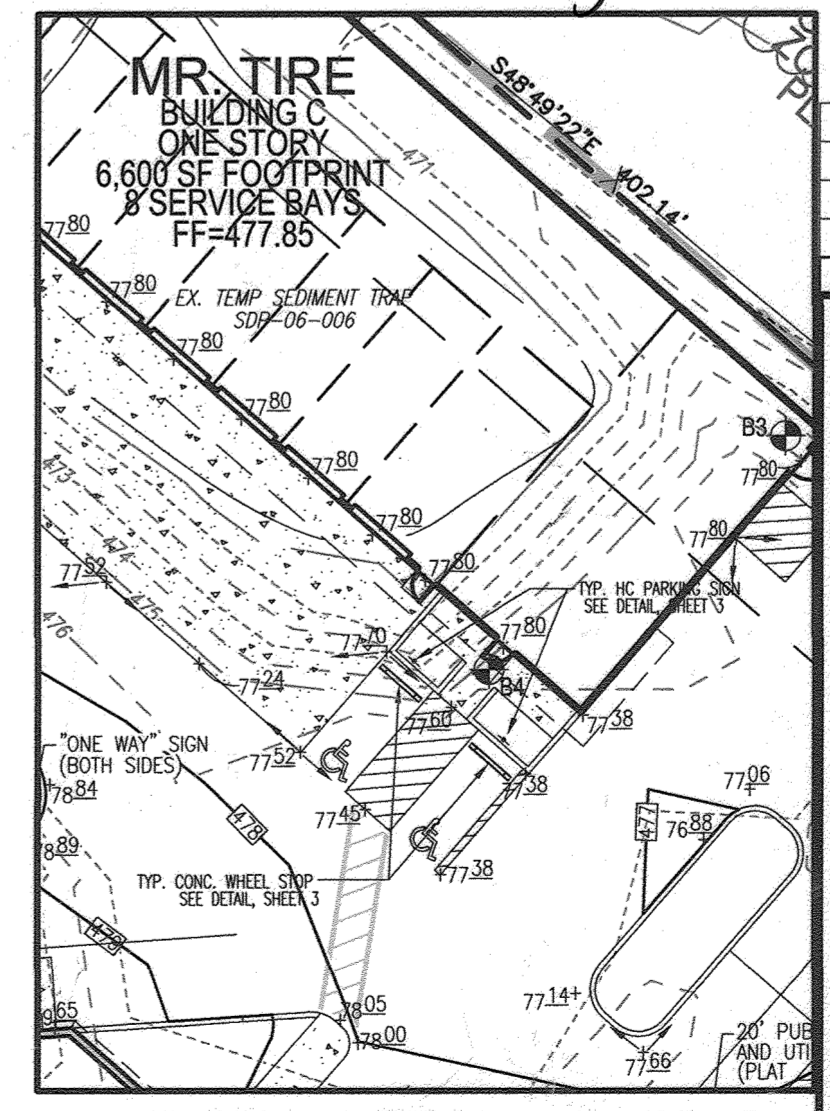
HC ACCESS DETAIL - BUILDING B

SCALE: 1"=30'



HC ACCESS DETAIL - BUILDING A

SCALE: 1"=30'



HC ACCESS DETAIL - BLDG C

SCALE: 1"=30'

AS-BUILT CERTIFICATION FOR PSWM
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Robert Vogel 10/19/18 10/16/18
P.E. NAME P.E. # DATE



FOR REVISION 3 ONLY
ANDREW G. STINE
Professional Engineer

DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228
410-938-5000

NO.	REVISION	DATE
3	REVISE TO ADD OPEN SIDED FREE-STANDING CANOPY AND REVISE LANDSCAPING	04/19/23
3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHICK-FILA, CVS AND MR. TIRE	06/28/17
1	REVISE WMC FROM 6" TO 8", INCORPORATE MSHA CHANGES WITHIN THE RTE 108 ROW	

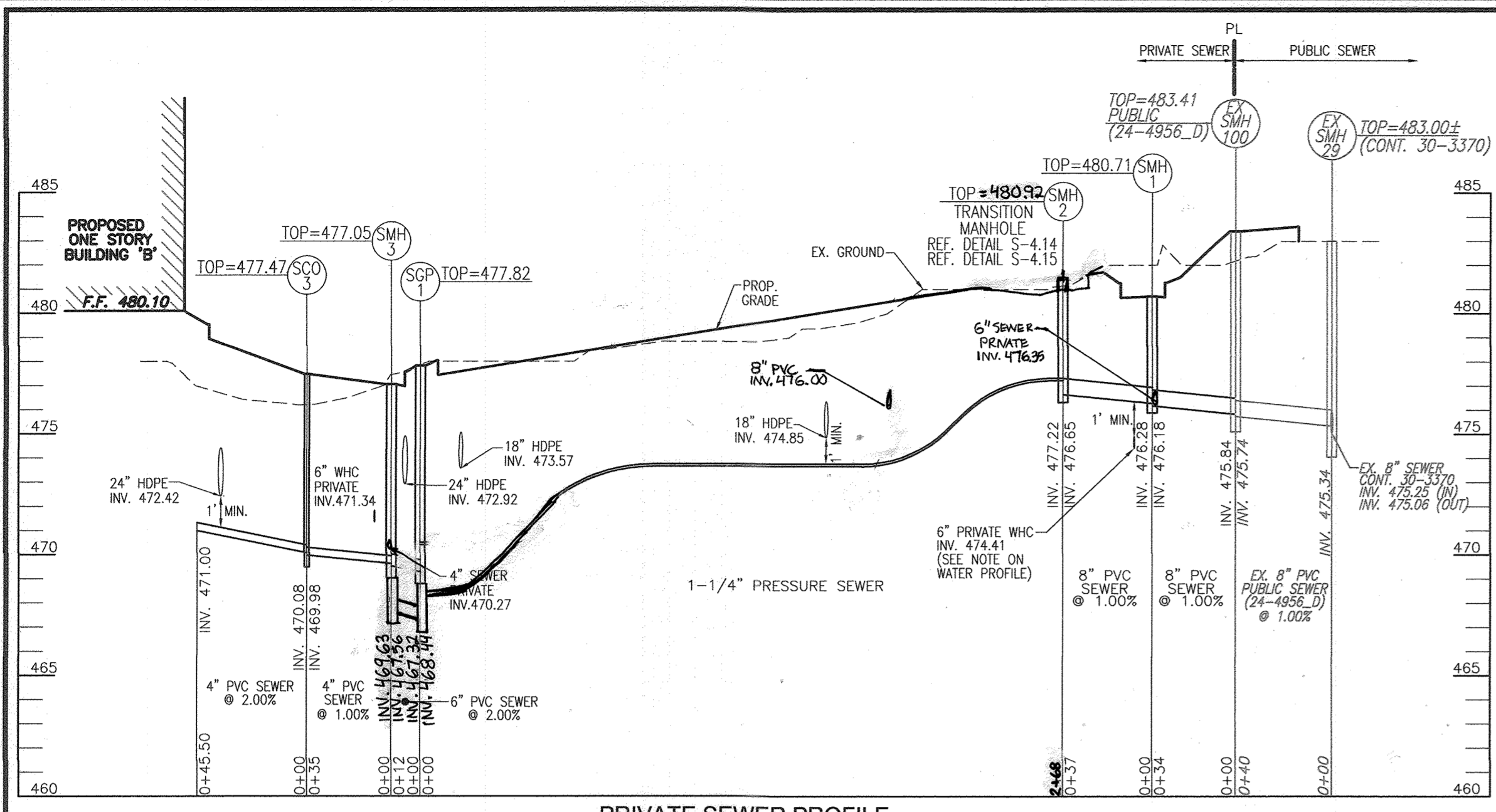
SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT AND STORM DRAIN DRAINAGE AREA MAP
ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2
PARCELS 35, 161 & 361
HOWARD COUNTY, MARYLAND

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

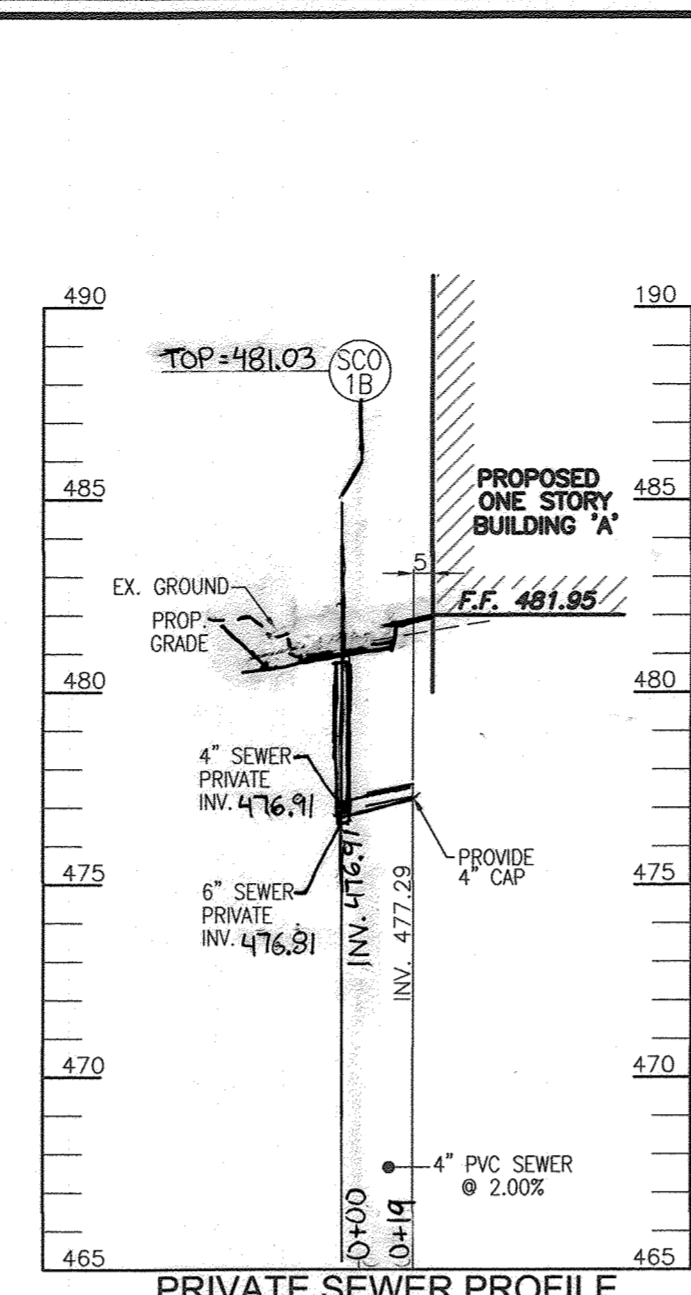
DESIGN BY: RHW/DZE
DRAWN BY: DZE/MR
CHECKED BY: RHW
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.O. NO.: 07-10

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: 07-27-2027.

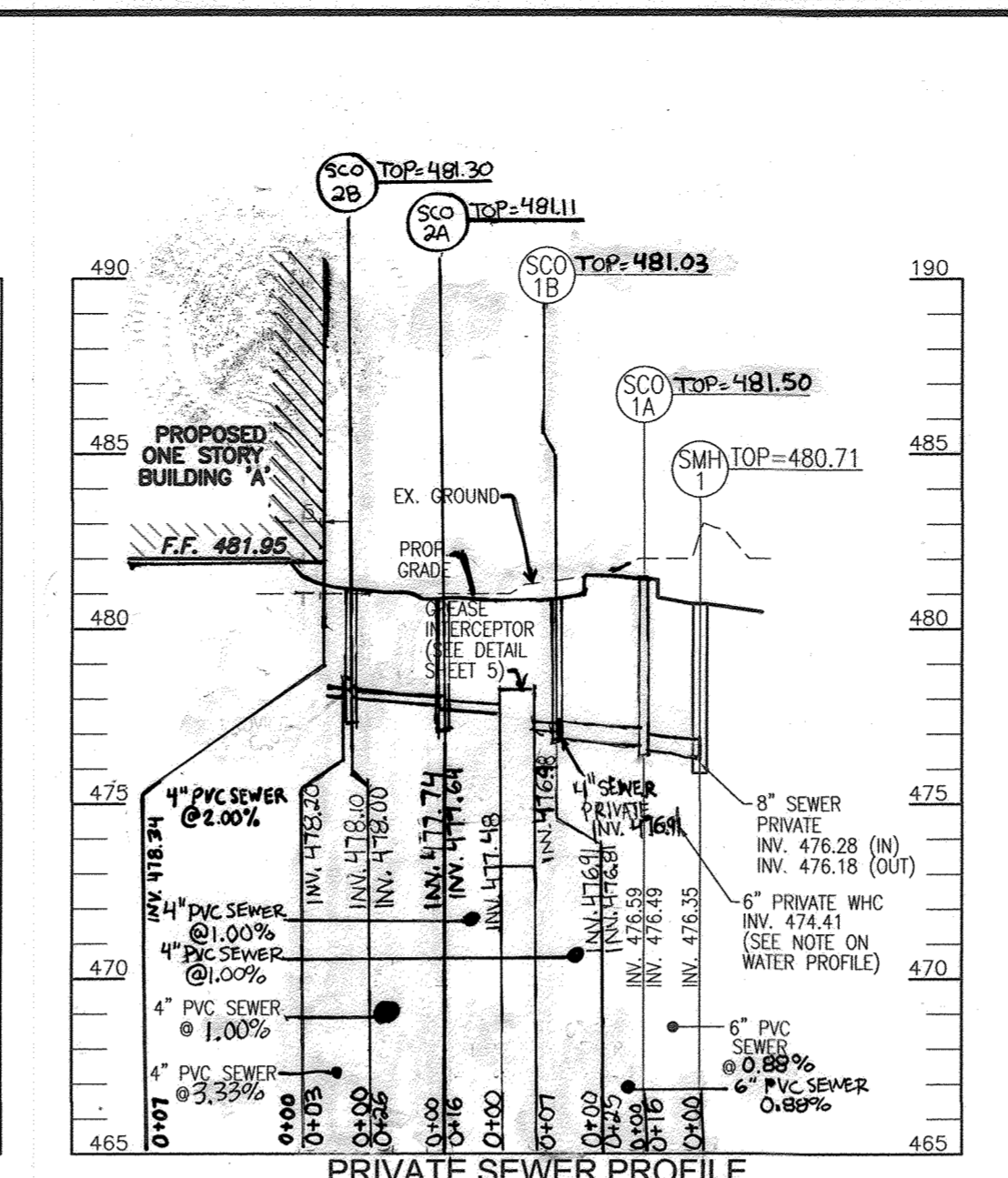
8 SHEET OF 19



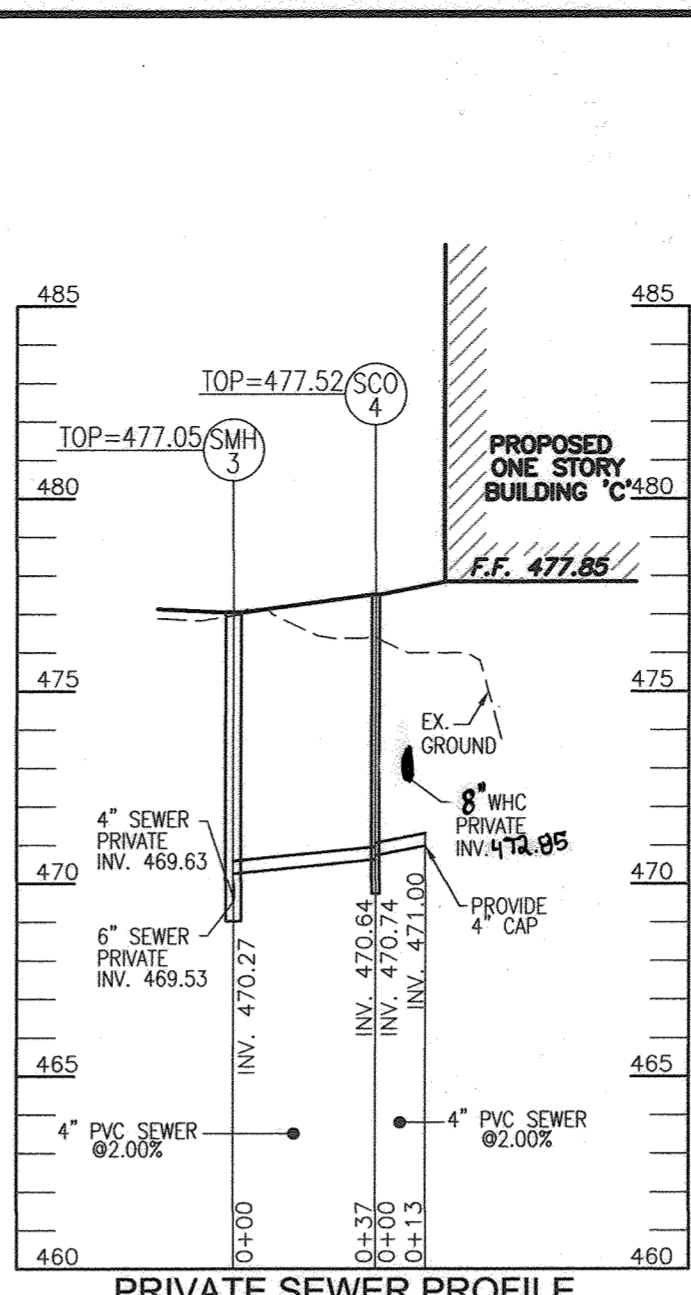
PRIVATE SEWER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



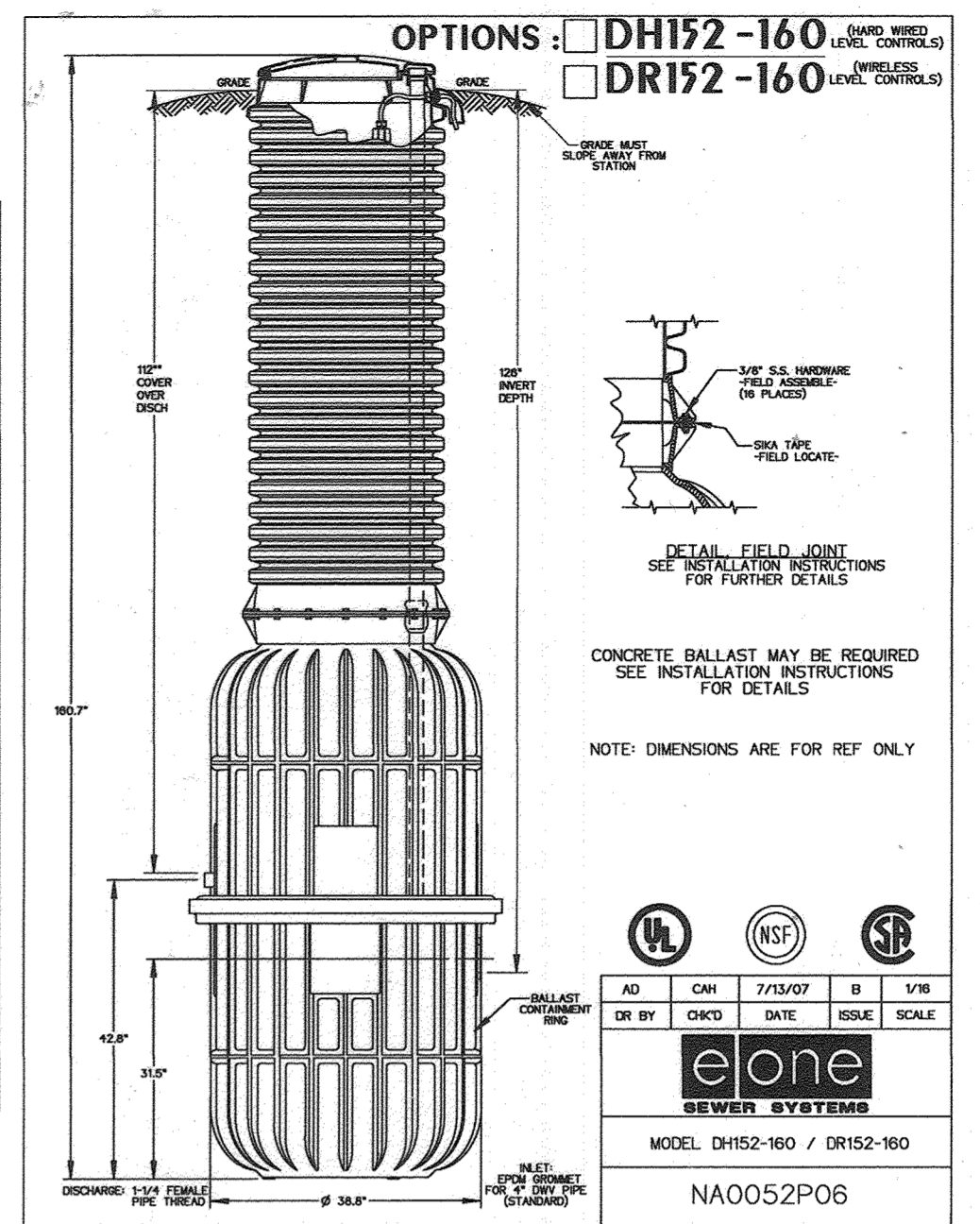
PRIVATE SEWER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



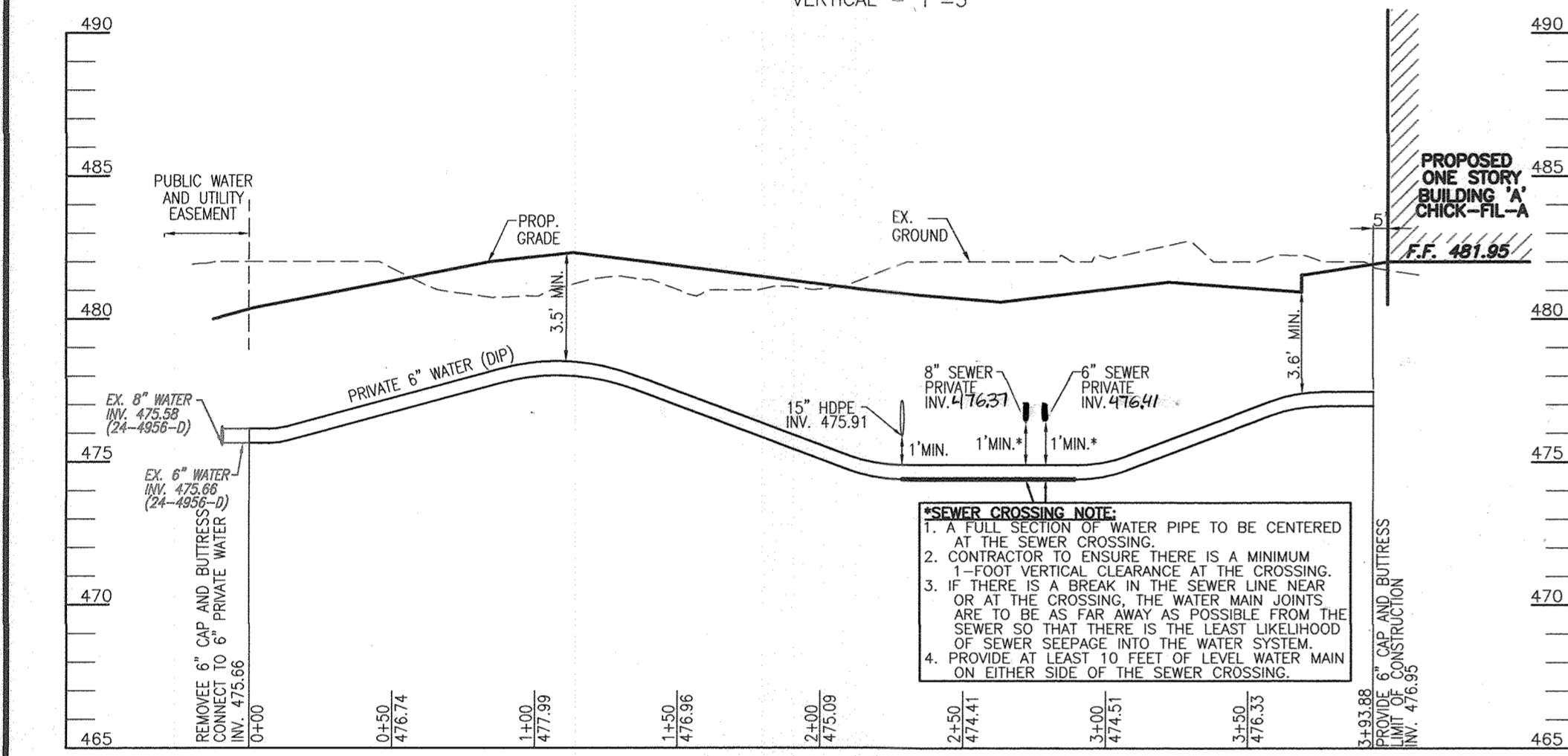
PRIVATE SEWER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



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

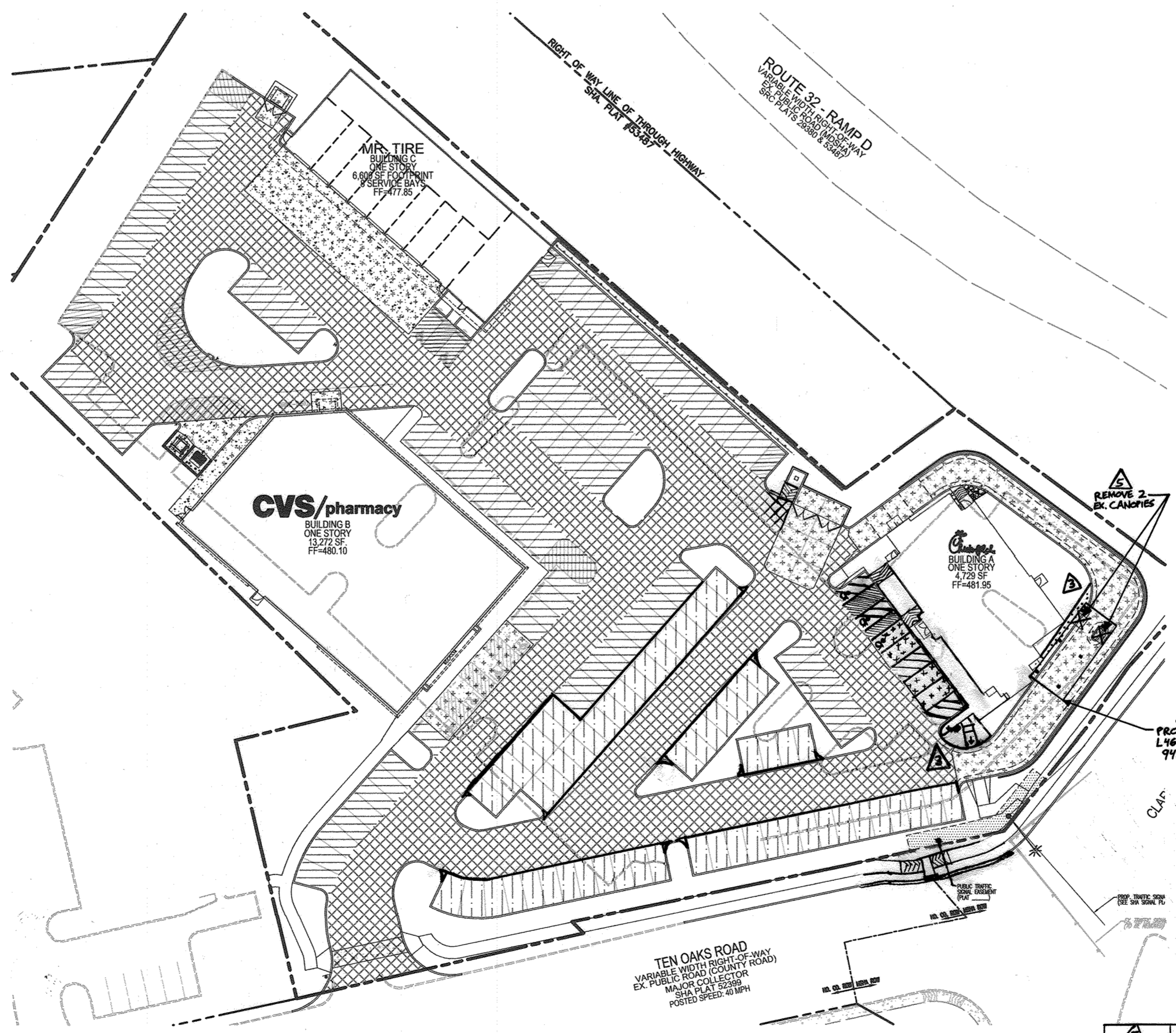


* VISUAL ALARMS TO BE PLACED ON EXTERIOR OF BUILDINGS 'B' AND 'C'.



PRIVATE 6" WATER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

SEWER SERVICE NOTE:
GRAVITY SEWER SERVICE HAS BEEN PROVIDED TO BUILDING A ONLY. GRAVITY SEWER SERVICE IS UNABLE TO BE PROVIDED FOR BUILDINGS B AND C AND THEREFORE WILL BE SERVICED BY AN ON-SITE PRIVATE LOW PRESSURE SEWER SYSTEM.



PAVEMENT PLAN
SCALE: 1"=50'

PAVEMENT LEGEND

PRIVATE SEWER STRUCTURE SCHEDULE							
NO.	TYPE	NORTHING	EASTING	TOP	INV. IN	INV. OUT	COMMENTS
SMH-1	STANDARD 4' PRECAST MANHOLE	560905.01	1328482.85	480.71	476.35	476.18	HO. CO. STD. G-5.12 REF. DETAILS S-4.14 AND S-4.15
SMH-2	STANDARD 4' PRECAST MANHOLE	560924.70	1328461.78	480.92	477.22	476.65	HO. CO. STD. G-5.12
SMH-3	STANDARD 4' PRECAST MANHOLE	561099.82	1328243.21	477.05	469.63	467.56	HO. CO. STD. G-5.12
SGP-1	E-ONE SANITARY GRINDER PUMP	561081.73	1328252.46	477.82	467.32	468.44	MODEL DH-152
SCO-1A	SEWER CLEANOUT	560920.25	1328480.69	481.50	476.59	476.49	HO. CO. STD. S-2.22
SCO-1B	SEWER CLEANOUT	560931.30	1328467.11	481.03	476.91	476.81	HO. CO. STD. S-2.22
SCO-2A	SEWER CLEANOUT	560956.11	1328491.24	481.11	477.79	477.69	HO. CO. STD. S-2.22
SCO-2B	SEWER CLEANOUT	561110.07	1328210.05	477.47	470.08	469.98	HO. CO. STD. S-2.22
SCO-4	SEWER CLEANOUT	561127.31	1328267.28	477.52	470.74	470.64	HO. CO. STD. S-2.22
GR-1	GREASE INTERCEPTOR	560950.70	1328449.85	480.97	473.48	476.98	DETAIL ON SHEET 4
SCO-2B	SEWER CLEANOUT	560983.68	1328498.70	481.30	481.10	478.00	HO. CO. STD. S-2.22

NOTE: ALL CLEANOUTS WITHIN PAVING TO BE TRAFFIC BEARING.

FOR REVISION 2 ONLY
ANDREW G. STINE
PROFESSIONAL ENGINEER
12/2/18



DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228
410-938-5000

NO.	REVISION	DATE
3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
2	REVISE PLAN TO SHOW STORM DRAIN AND SEWER TIE INS	2/15/18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHECK-POLICE, CVS AND MR. TIRE; REVISE MISC. FROM G-10'S; INCORPORATE MSHA CHANGES WITHIN RTE. 108 ROW	06/29/17

SITE DEVELOPMENT PLAN
WATER AND SEWER PROFILES
ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2
TAX MAP 34 GRID 12
5TH ELECTION DISTRICT
PARCELS 35, 161 & 361
HOWARD COUNTY, MARYLAND

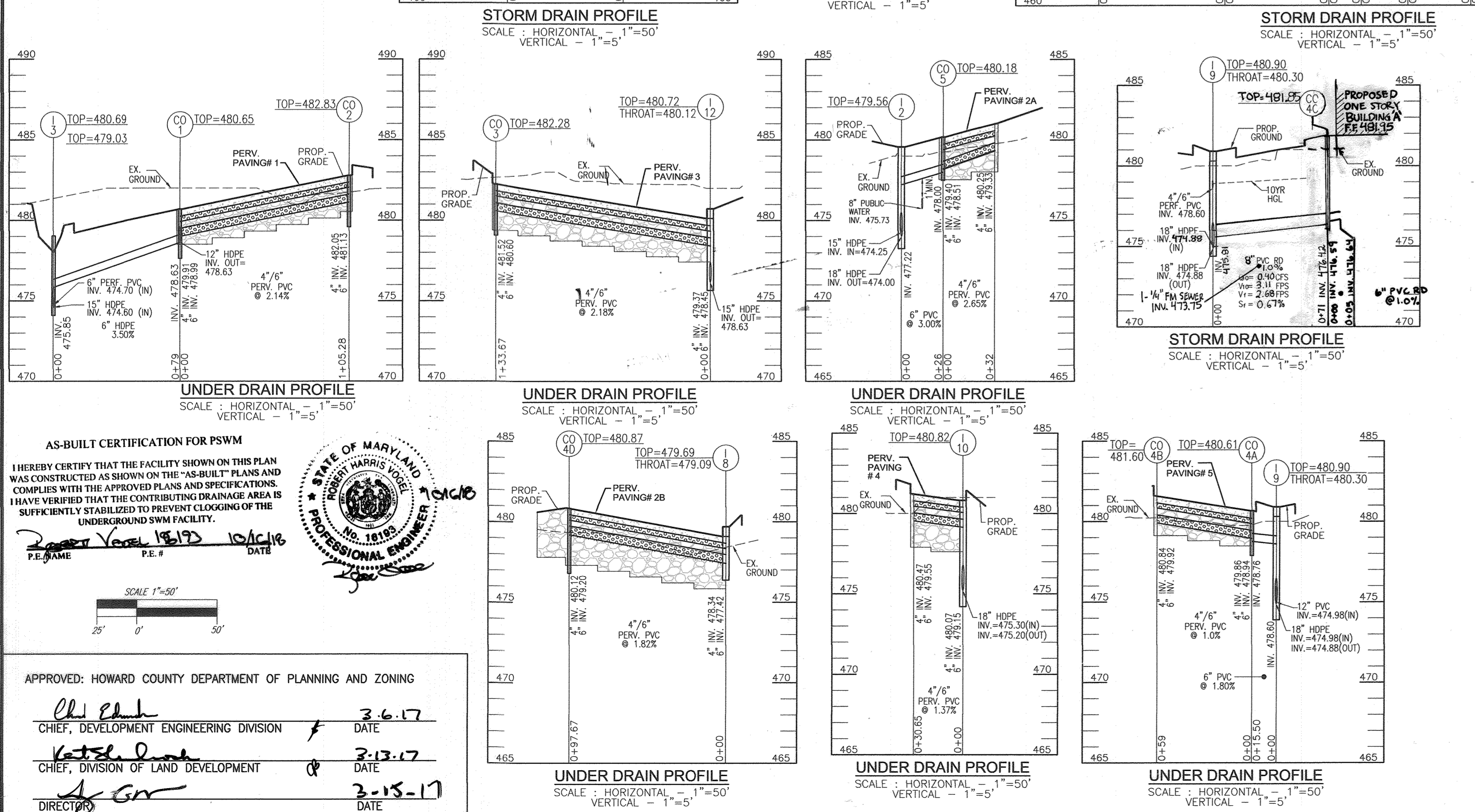
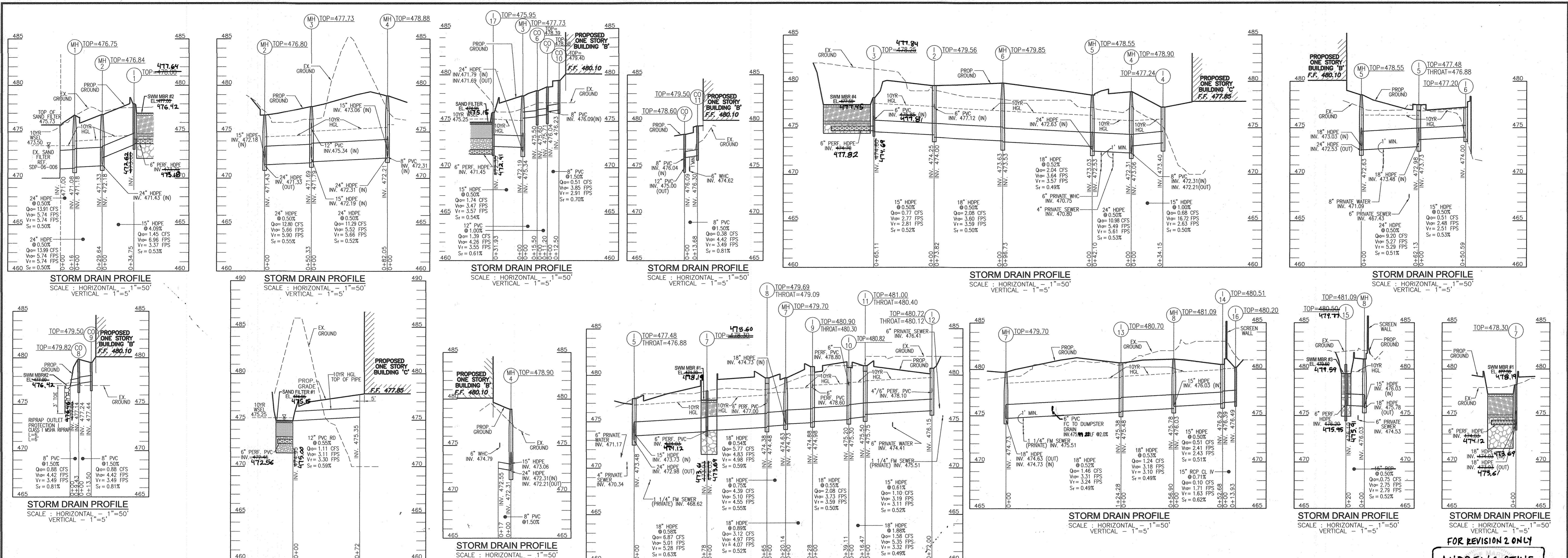
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLIOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: RHW/DZE
DRAWN BY: DZE/MR.
CHECKED BY: RHW
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.O. NO.: 07-10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chadwick
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3-6-17
Kathleen
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3-13-17
A.G.
DIRECTOR
DATE: 3-15-17

FOR REVISION 3 ONLY
ANDREW G. STINE

NO AS-BUILT INFORMATION ON THIS SHEET



STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	NORTHING	EASTING	TOP	THROAT	INV. IN	INV. OUT	COMMENTS
I-1	TYPE 'S' INLET		561057.58	1328066.03	478.00	473.70	476.60	HO. CO. STD D-4.22	
I-2	STANDARD ADA COMPLIANT INLET DOUBLE GRATE		560940.39	1328240.01	479.56	477.48	474.00	SHA M374.86 & M374.91	
I-3	TYPE 'S' INLET		560917.44	1328179.13	478.25	475.85	474.60	HO. CO. STD D-4.22	
I-3A	PRECAST COS OPERATING INLET (6" WIDE X 6" DEEP)		560884.63	1328166.31	479.51	478.91	474.00	SHA M374.88	
I-4	DOUBLE 'S' INLET		561127.24	1328185.82	477.24	474.70	473.40	HO. CO. STD D-4.23	
I-5	TYPE A-5 (8FT INSIDE DEPTH)		561103.45	1328254.03	477.48	476.88	473.73	472.98	HO. CO. STD D-4.01
I-6	DOUBLE WR-INLET		561141.83	1328267.61	477.20	473.48	474.00	HO. CO. STD D-4.35	
I-7	TYPE 'S' INLET		561054.21	1328313.43	478.30	474.03	473.93	HO. CO. STD D-4.22	
I-8	TYPE A-5 (8FT INSIDE DEPTH)		560998.98	1328322.48	479.09	477.42	474.38	HO. CO. STD D-4.01	
I-9	TYPE A-5 (2.5FT INSIDE DEPTH)		560959.21	1328382.22	480.90	480.30	478.88	HO. CO. STD D-4.01	
I-10	DOUBLE WR-INLET		560923.77	1328392.74	480.82	479.15	475.20	HO. CO. STD D-4.35	
I-11	TYPE A-5 (8FT INSIDE DEPTH)		560916.38	1328409.77	481.00	480.40	475.50	HO. CO. STD D-4.01	
I-12	TYPE A-5 (2.5FT INSIDE DEPTH)		560882.02	1328471.06	480.12	479.37	476.15	HO. CO. STD D-4.01	
I-13	DOUBLE TYPE 'S' INLET		561054.69	1328274.46	480.70	475.48	475.38	HO. CO. STD D-4.23	
I-14	DOUBLE TYPE 'S' INLET		560987.83	1328557.18	480.51	478.39	478.29	HO. CO. STD D-4.23	
I-15	TYPE 'S' INLET		561005.45	1328513.02	480.50	476.20	476.10	HO. CO. STD D-4.22	
I-16	YARD INLET		560992.48	1328570.25	480.20	475.49	475.49	HO. CO. STD D-4.14	
I-17	TYPE 'S' INLET		561115.21	1328695.68	478.94	472.45	472.35	HO. CO. STD D-4.22	
DD-1	12" NYLOPAST DRAIN BASIN		561033.82	1328402.94	480.03	475.91	475.91	2812AG (MEETS H2O LOADING)	
MH-1	STANDARD 4' PRECAST MANHOLE		561098.82	1328016.38	477.50	225.50	215.54	HO. CO. STD. G-5.12	
MH-2	STANDARD 5' PRECAST MANHOLE		584599.80	1368391.71	243.55	237.09	236.92	HO. CO. STD. G-5.13	
MH-3	STANDARD 4' PRECAST MANHOLE		561086.68	1328090.20	477.73	475.94	472.19	HO. CO. STD. G-5.12	
MH-4	STANDARD 4' PRECAST MANHOLE		561096.14	1328171.70	478.90	472.31	472.31	HO. CO. STD. G-5.12	
MH-5	STANDARD 4' PRECAST MANHOLE		561068.42	1328203.39	478.55	472.83	472.83	HO. CO. STD. G-5.12	
MH-6	STANDARD 4' PRECAST MANHOLE		561004.74	1328276.19	479.85	473.63	473.53	HO. CO. STD. G-5.12	
MH-7	STANDARD 4' PRECAST MANHOLE		560987.30	1328368.90	479.70	474.73	474.63	HO. CO. STD. G-5.12	
MH-8	STANDARD 4' PRECAST MANHOLE		561024.70	1328515.96	481.09	476.03	475.78	HO. CO. STD. G-5.12	
CO-1	CLEAN OUT		560849.71	1328219.50	480.65	478.03	478.99	HO. CO. STD. S-2.22	
CO-2	CLEAN OUT		560864.23	1328322.58	482.83	482.05	481.13	HO. CO. STD. S-2.22	
CO-3	CLEAN OUT		560853.78	1328341.09	482.28	481.52	480.80	HO. CO. STD. S-2.22	
CO-4	CLEAN OUT		560993.97	1328367.11	480.61	479.86	478.75	HO. CO. STD. S-2.22	
CO-4B	CLEAN OUT		560909.86	1328327.93	481.60	480.84	479.82	HO. CO. STD. S-2.22	
CO-4C	CLEAN OUT		561004.64	1328433.24	481.85	476.42	476.42	HO. CO. STD. S-2.22	
CO-4D	CLEAN OUT		560927.24	1328287.18	480.87	480.12	479.20	HO. CO. STD. S-2.22	
CO-5	CLEAN OUT		560923.12	1328259.45	480.16	479.40 (3)	478.00	HO. CO. STD. S-2.22	
CO-6	CLEAN OUT		561071.84	1328095.20	478.39	475.60	475.50	HO. CO. STD. S-2.22	
CO-7	CLEAN OUT		561069.79	1328106.19	478.62	476.04	475.71	HO. CO. STD. S-2.22	
CO-8	CLEAN OUT		561077.91	1328083.19	478.62	477.24	477.14	HO. CO. STD. S-2.22	
CO-9	CLEAN OUT		561045.04	1328102.66	479.60	477.44	477.44	HO. CO. STD. S-2.22	
CO-10	CLEAN OUT		561058.18	1328110.93	479.40	476.23	476.23	HO. CO. STD. S-2.22	
CO-11	CLEAN OUT		561068.32	1328119.79	479.50	476.30	476.30	HO. CO. STD. S-2.22	

PIPE SCHEDULE

SIZE	TYPE	LENGTH
6"	SOLID PVC (SD)	20
8"	SOLID PVC (SD)	135
12"	SOLID PVC (SD)	497
15"	HDPE (SD)	377
18"	HDPE (SD)	600
24"	HDPE (SD)	284
18"	RCP CLASS IV (SHA SD)	159
4"	PERF. PVC (SWM)	520
6"	PERF. PVC (SWM)	560
6"	SOLID PVC (SWM)	144
6"	PERF. HDPE (SWM)	268
1-1/4"	PVC PRESSURE (SEWER)	255
4"	PVC (SEWER)	201.5
6"	PVC (SEWER)	58
3/4"	COPPER (WATER)	144
6"	C-900 PVC (WATER)	615
8"	C-900 PVC (WATER)	81

FOR REVISION 2 ONLY

ANDREW G. STINE
PROFESSIONAL ENGINEER

DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
410-938-5000

2. REVISE PLAN TO SHOW STORM DRAIN AND SEWER TIE-INS
3. REVISE THE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHICK-FILA, MKR, TIE, 2/15/18
REVISE THE MKR FROM C TO B, INCORPORATE MSHA CHANGES WITHIN RTE. 108 ROW

DATE: 02/28/17

SITE DEVELOPMENT PLAN

STORM DRAIN PROFILES

ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2 PARCELS 35, 161 & 361
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

DESIGN BY: RHW/DZE
DRAWN BY: DZE/MR
CHECKED BY: RHW
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.O. NO.: 07-10

1. 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. EXPIRATION DATE: 08-28-2018

10 SHEET OF 19

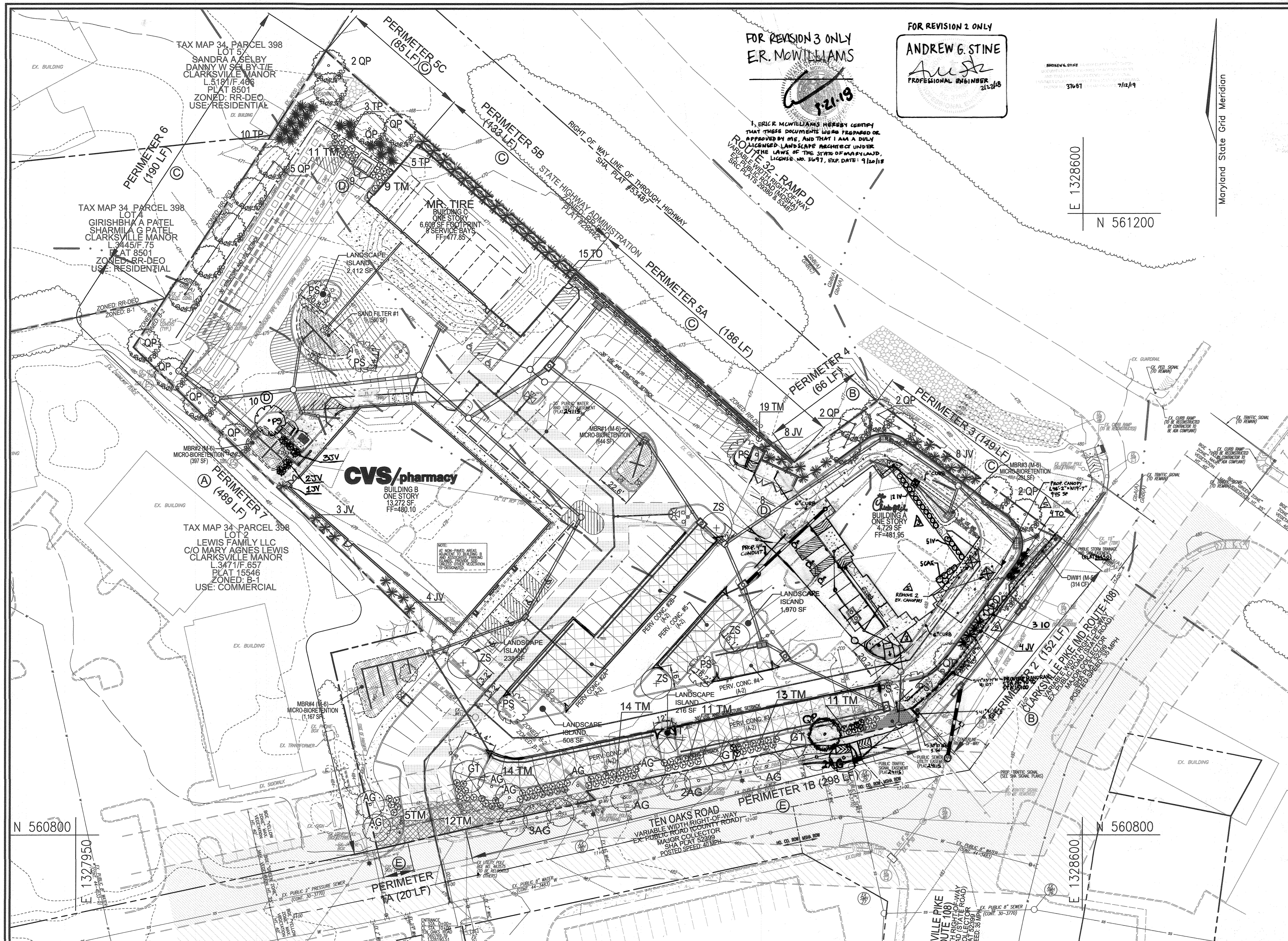
AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND WAS CONSTRUCTED AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS. COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

STATE OF MARYLAND
PROFESSIONAL ENGINEER
ROBERT H. VOGEL
No. 16183

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3.6.17 DATE
3.13.17 DATE
3-15-17 DATE



FOR REVISION 3 ONLY
E.R. McWILLIAMS

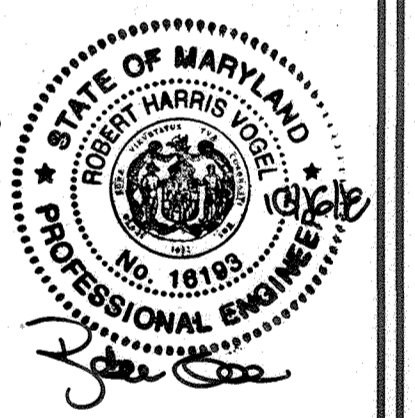
FOR REVISION 2 ONLY
ANDREW G. STINE
PROFESSIONAL ENGINEER

LEGEND

	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED PRIVATE LIGHT POLES
	PROPOSED STREET LIGHTS
	EXISTING TREELINE
	PROPOSED TREELINE
	BGE "GREEN ZONE" TREE HEIGHT LIMITED (TREE HEIGHT 25' MAX.)
	BGE "YELLOW ZONE" TREE HEIGHT LIMITED (TREE HT. LIMITED BY DISTANCE)
	PUBLIC SEWER EASEMENT (PLAT #24115)
	PUBLIC SIDEWALK EASEMENT (PLAT #24115)
	20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #24115)
	PUBLIC TRAFFIC SIGNAL EASEMENT (PLAT #24115)
	PROPOSED PERMEABLE PAVEMENT (A-2)
	PROPOSED MICRO BIO-RETENTION (M-6)
	PROPOSED SHADE TREES
	PROPOSED EVERGREEN TREES
	PROPOSED SHRUBS
	PROPOSED LANDSCAPE BUFFER
	PROPOSED SHRUBS 3

AS-BUILT CERTIFICATION FOR PSWM
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

P.E. NAME: Robert H. Vogel, P.E. # 16193
DATE: 09/12/18



DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
410-938-5000

3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
2	REVISE PLAN TO SHOW STORM DRAIN AND GUTTER TIE-INS	2/15/18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHICK-FILA, CVS AND MR TIRE.	06/28/17
	REVISE PLAN FROM 6/2017 TO INCORPORATE IN-SHA CHANGES WITHIN THE RTE 108 ROW	
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
LANDSCAPE AND FOREST CONSERVATION PLAN

ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108

TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
5TH ELECTION DISTRICT ZONED B-1 & B-2 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8911

DESIGN BY: RHW/DZE
DRAWN BY: DZE/JMR
CHECKED BY: RHW
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.D. NO.: 07-10

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. MY LICENSE EXPIRES ON 09-21-2018.

11 SHEET OF 19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3-6-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3-13-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-15-17
DIRECTOR DATE

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] 3/12
SIGNATURE OF DEVELOPER DATE

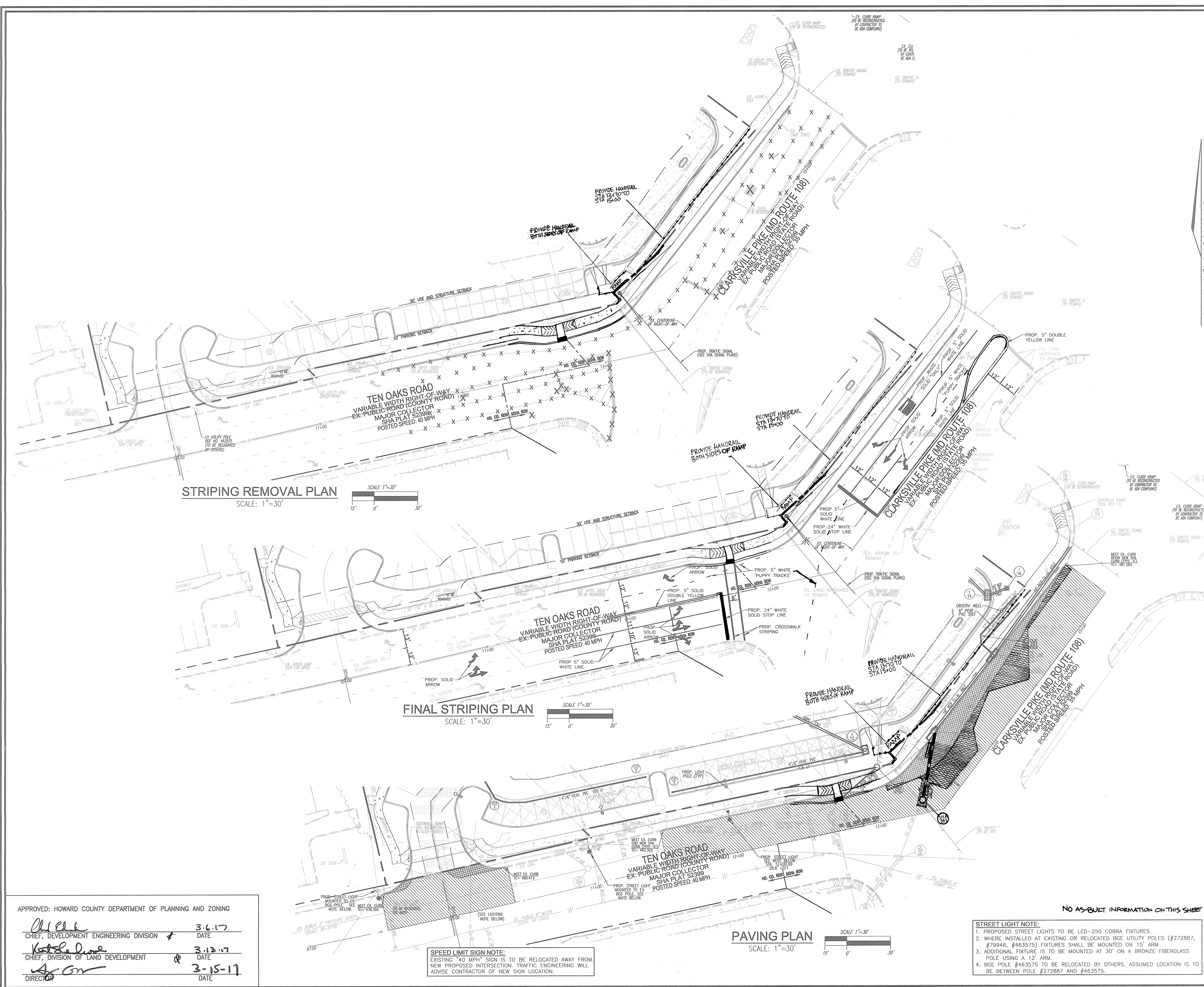
LANDSCAPE PLAN VIEW
SCALE: 1"=30'

NO AS-BUILT INFORMATION ON THIS SHEET

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 3006 Glen Arm, Maryland 21037 Telephone (410) 832-2480 Fax (410) 832-2488

JOHN P. CANOLES
MD DNR Qualified Professional USACE Wetland Delineator
Certification # WD093MD06104462

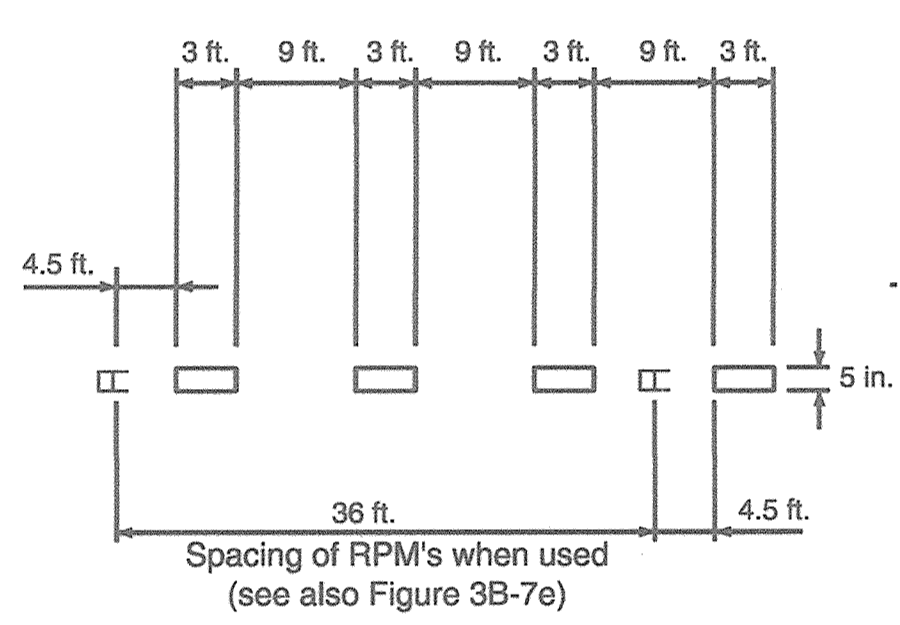
3	REVISE TO ADD OVERSHOULDER FREE-STANDING CANOPY AND REFINER LANDSCAPING	04/19/23
4	REVISE THE PLAN TO THE ADJUSTMENT OF THE R/W RIGHT-OF-WAY	12-04-18
1	TO ACCOMMODATE A TRAFFIC SIGNAL POLE	
NO.	REVISION	DATE



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FENCE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED LIGHTS
	PROPOSED STREET LIGHTS
	PROPOSED PERMEABLE PAVEMENT (A-2)
	PROPOSED MILL AND OVERLAY OF EXISTING PAVEMENT
	PROPOSED FULL-DEPTH NEW PAVEMENT
	PROPOSED PAVEMENT STRIPING
	EXISTING STRIPING TO REMAIN
	EXISTING STRIPING TO BE REMOVED

a - Type I "Puppy" - Conventional Roadways



AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

P.E. NAME: *Robert H. Vogel* PE # 16193 DATE: 10/16/18



DEVELOPER/OWNER
 JA TEN OAKS LLC
 C/O ANTWERPEN AUTOMOTIVE
 6440 BALTIMORE NATIONAL PIKE
 BALTIMORE MD 21228
 410-938-5000

4	REVISE THE PLAN TO THE ADJUSTMENT OF THE MSHA RIGHT-OF-WAY TO ACCOMMODATE A TRAFFIC SIGNAL POLE	12-04-18
1	REVISE PLAN TO ACCOMMODATE CHANGES REQUIRED BY CHECK-FIL-A, C6 AND MATURE; REVISE WIC FROM 6" TO 8"; INCORPORATE MSHA CHANGES WITHIN RITE 108 ROW	06/28/17
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
ROAD IMPROVEMENT PLAN
ANTWERPEN PROPERTIES - PARCEL D
 TEN OAKS ROAD AND MD ROUTE 108
 ZONED B-1 & B-2 PARCELS 35, 161 & 361
 TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

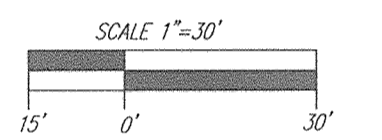
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7566 FAX: 410.461.8961

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 09-27-2018

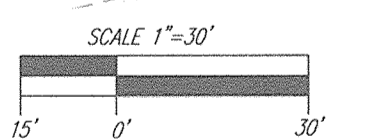
DESIGN BY: RHV/DZE
 DRAWN BY: DZE/MR
 CHECKED BY: RHV
 DATE: FEBRUARY 2017
 SCALE: AS SHOWN
 W.O. NO.: 07-10

14 SHEET OF 19

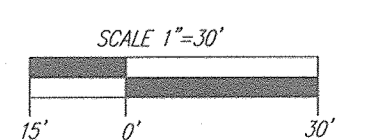
STRIPING REMOVAL PLAN
 SCALE: 1"=30'



FINAL STRIPING PLAN
 SCALE: 1"=30'



PAVING PLAN
 SCALE: 1"=30'



SPEED LIMIT SIGN NOTE:
 EXISTING "40 MPH" SIGN IS TO BE RELOCATED AWAY FROM NEW PROPOSED INTERSECTION. TRAFFIC ENGINEERING WILL ADVISE CONTRACTOR OF NEW SIGN LOCATION.

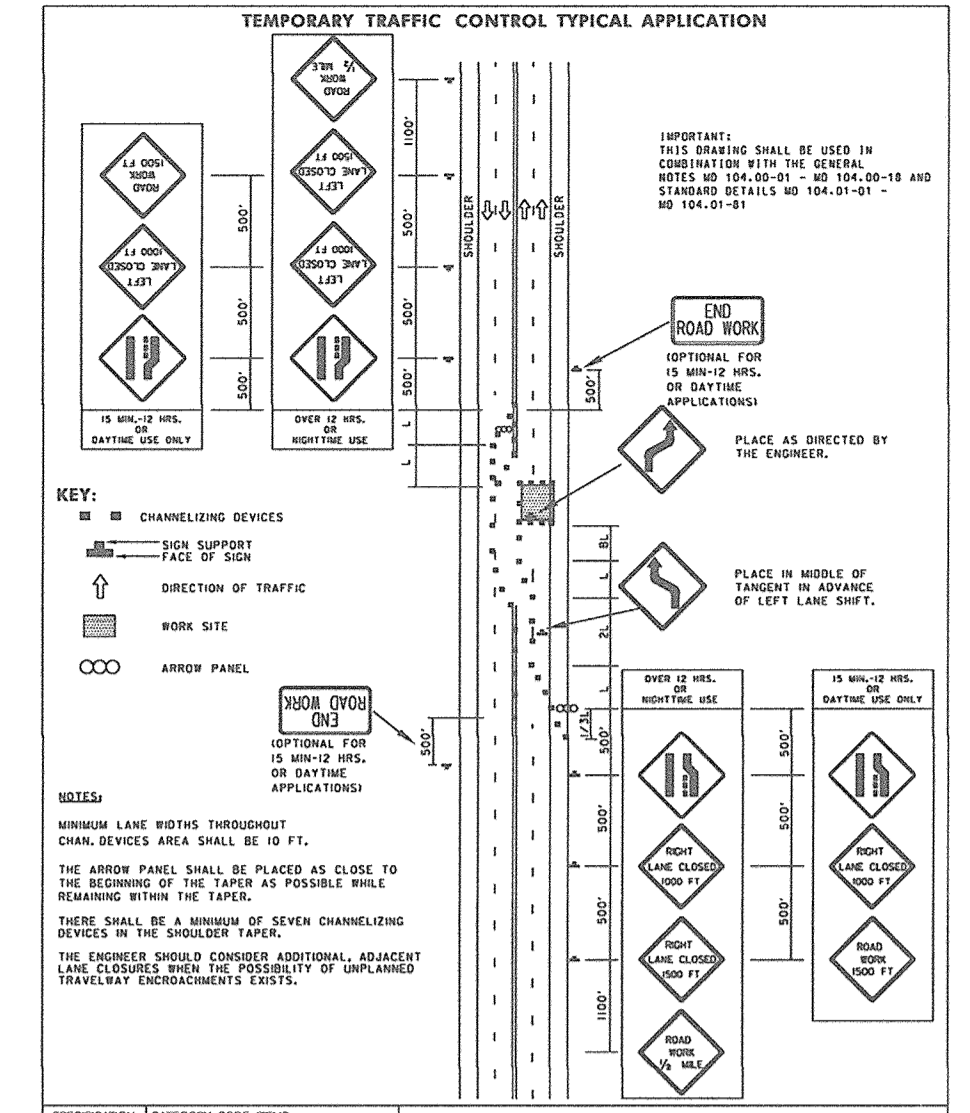
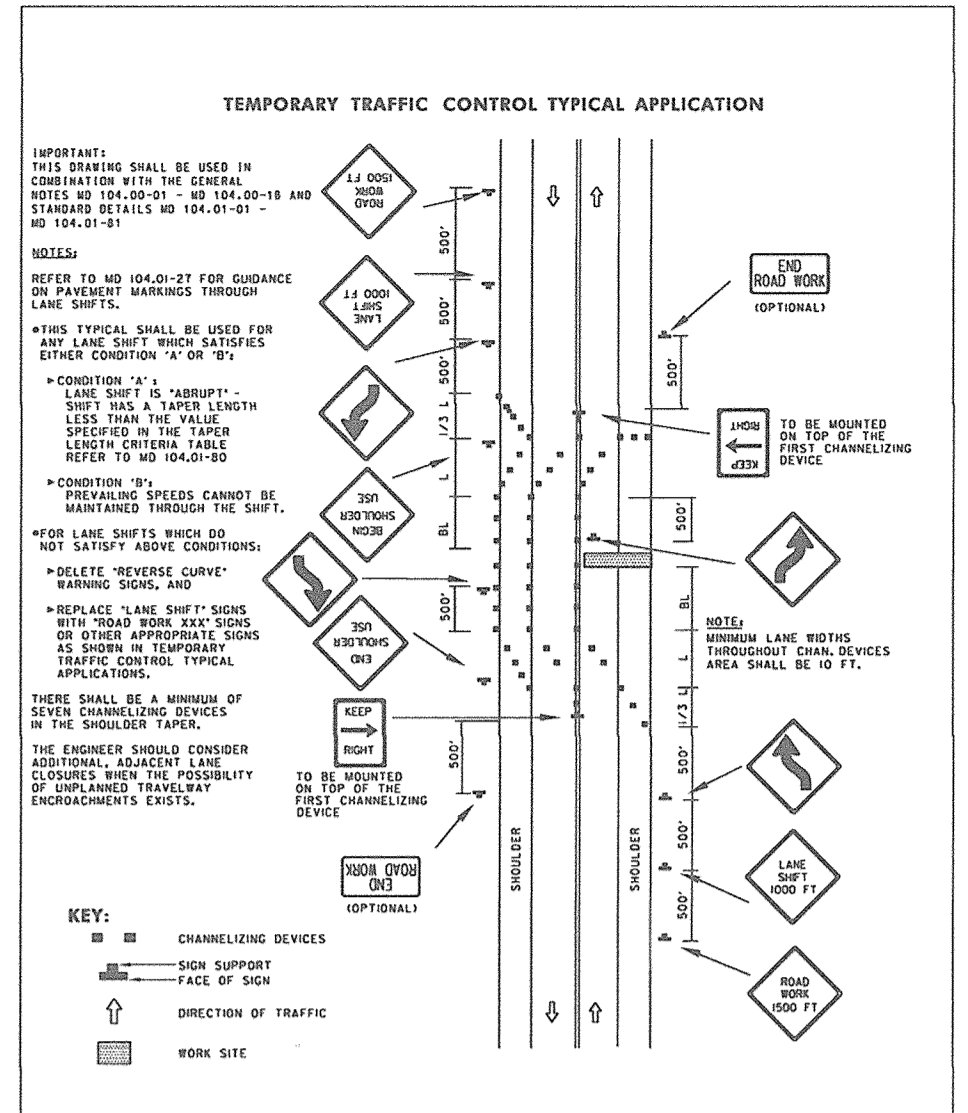
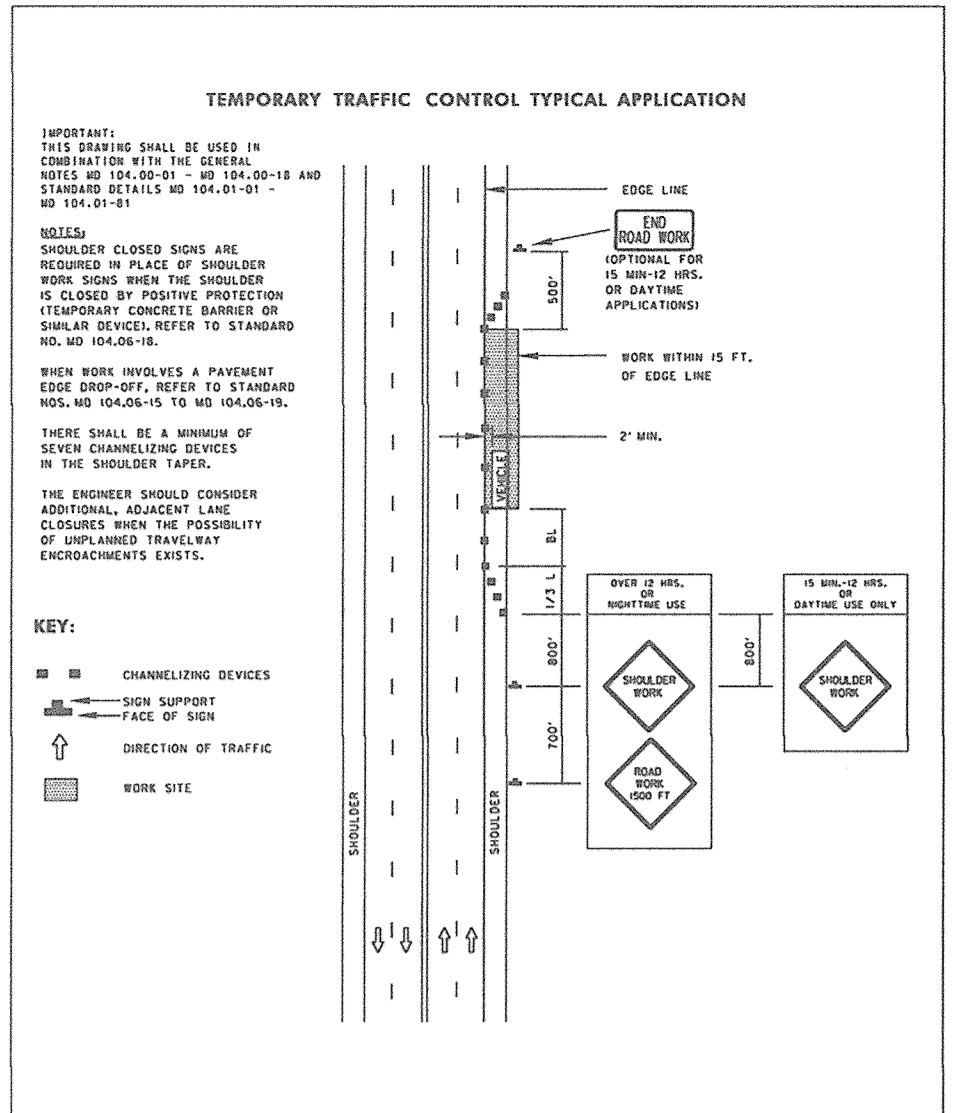
STREET LIGHT NOTE:
 1. PROPOSED STREET LIGHTS TO BE LED-250 COBRA FIXTURES.
 2. WHERE INSTALLED AT EXISTING OR RELOCATED BGE UTILITY POLES (#272887, #79946, #463575) FIXTURES SHALL BE MOUNTED ON 15' ARM.
 3. ADDITIONAL FIXTURE IS TO BE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
 4. BGE POLE #463575 TO BE RELOCATED BY OTHERS. ASSUMED LOCATION IS TO BE BETWEEN POLE #272887 AND #463575.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ch. Ch. 3-6-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Dine 3-13-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

A. G. 3-15-17
 DIRECTOR DATE



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS SHIELD SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES AND DETAILS OF THE STANDARD MD 104.03-01 AND 104.03-02.

NOTES:

- SHOULDER CLOSURE WORK IS REQUIRED IN PLACE OF SHOULDER WORK WHEN THE SHOULDER IS CLOSED BY POSITIVE PROTECTION (TEMPORARY CONCRETE BARRIERS OR SIMILAR BEVEL). REFER TO STANDARD MD 104.03-01.
- WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD MD 104.03-01-10 AND 104.03-01-11.
- TACER SHALL BE A MINIMUM OF SEVEN CHANNELIZING DEVICES.
- THE ENGINEER SHALL CONSIDER ADDITIONAL ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAFFIC ENDEAVORS EXISTS.

KEY:

- CHANNELIZING DEVICES
- SOFT SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE

APPROVED: *[Signature]* DATE: 3-6-17

CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* DATE: 3-13-17

CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: *[Signature]* DATE: 3-15-17

DIRECTOR

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
SHOULDER WORK/MULTILANE UNDIV.
EQ/LESS THAN 40 MPH
STANDARD NO. MD 104.03-02

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS SHIELD SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES AND DETAILS OF THE STANDARD MD 104.03-01 AND 104.03-02.

NOTES:

- REFER TO MD 104.03-01 FOR DISTANCE OF PAVEMENT BARRIERS THROUGH LANE SHIFTS.
- WHEN TYPICAL SHALL BE USED FOR ONE LANE CLOSURE, WORK EXTENDED DISTANCE CONDITIONS: 100 FT.
- CONDITION 1: A TACER SHALL BE A MINIMUM OF SEVEN CHANNELIZING DEVICES.
- CONDITION 2: THE ENGINEER SHALL CONSIDER ADDITIONAL ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAFFIC ENDEAVORS EXISTS.

KEY:

- CHANNELIZING DEVICES
- SOFT SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE

APPROVED: *[Signature]* DATE: 3-6-17

CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* DATE: 3-13-17

CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: *[Signature]* DATE: 3-15-17

DIRECTOR

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
LANE SHIFT RIGHT OR LEFT SIDE/2-LANE,
2-WAY EQ/LESS THAN 40 MPH/15 MIN -
12 HRS. OR DAYTIME ONLY
STANDARD NO. MD 104.03-04

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS SHIELD SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES AND DETAILS OF THE STANDARD MD 104.03-01 AND 104.03-02.

NOTES:

- WHEN LANE WORK INVOLVES CHANNEL SERVICES AREA SHALL BE 10 FT.
- THE ARROW PANEL SHALL BE PLACED AS CLOSE TO THE BEGINNING OF THE TAPER AS POSSIBLE WHILE REMAINING WITHIN THE TAPER.
- THERE SHALL BE A MINIMUM OF SEVEN CHANNELIZING DEVICES.
- THE ENGINEER SHALL CONSIDER ADDITIONAL ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAFFIC ENDEAVORS EXISTS.

KEY:

- CHANNELIZING DEVICES
- SOFT SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE

APPROVED: *[Signature]* DATE: 3-6-17

CHIEF, DEVELOPMENT ENGINEERING DIVISION

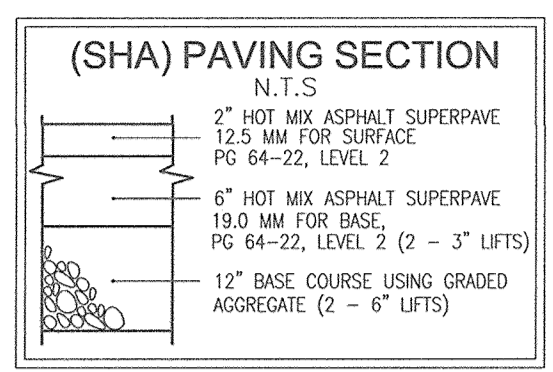
APPROVED: *[Signature]* DATE: 3-13-17

CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: *[Signature]* DATE: 3-15-17

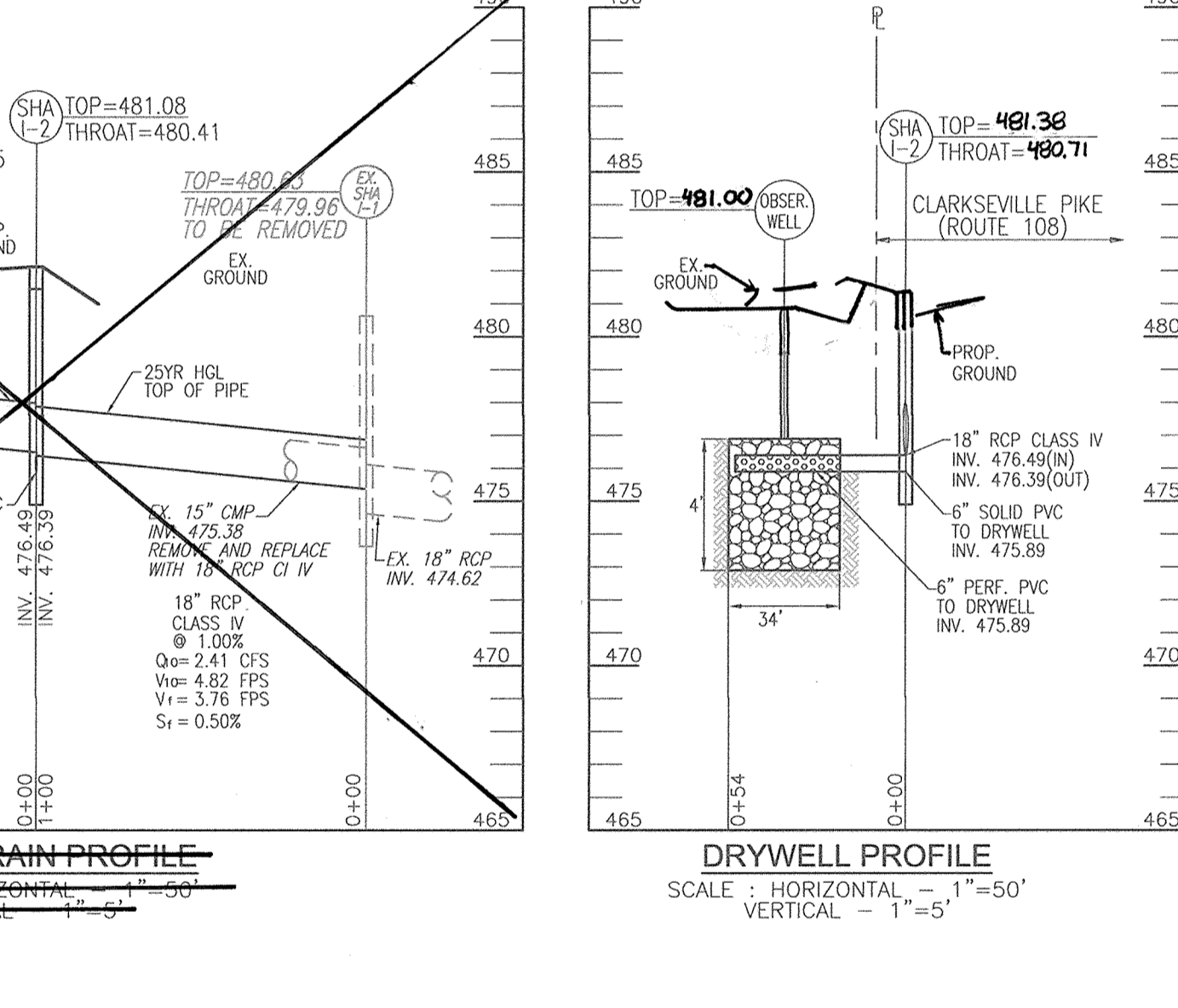
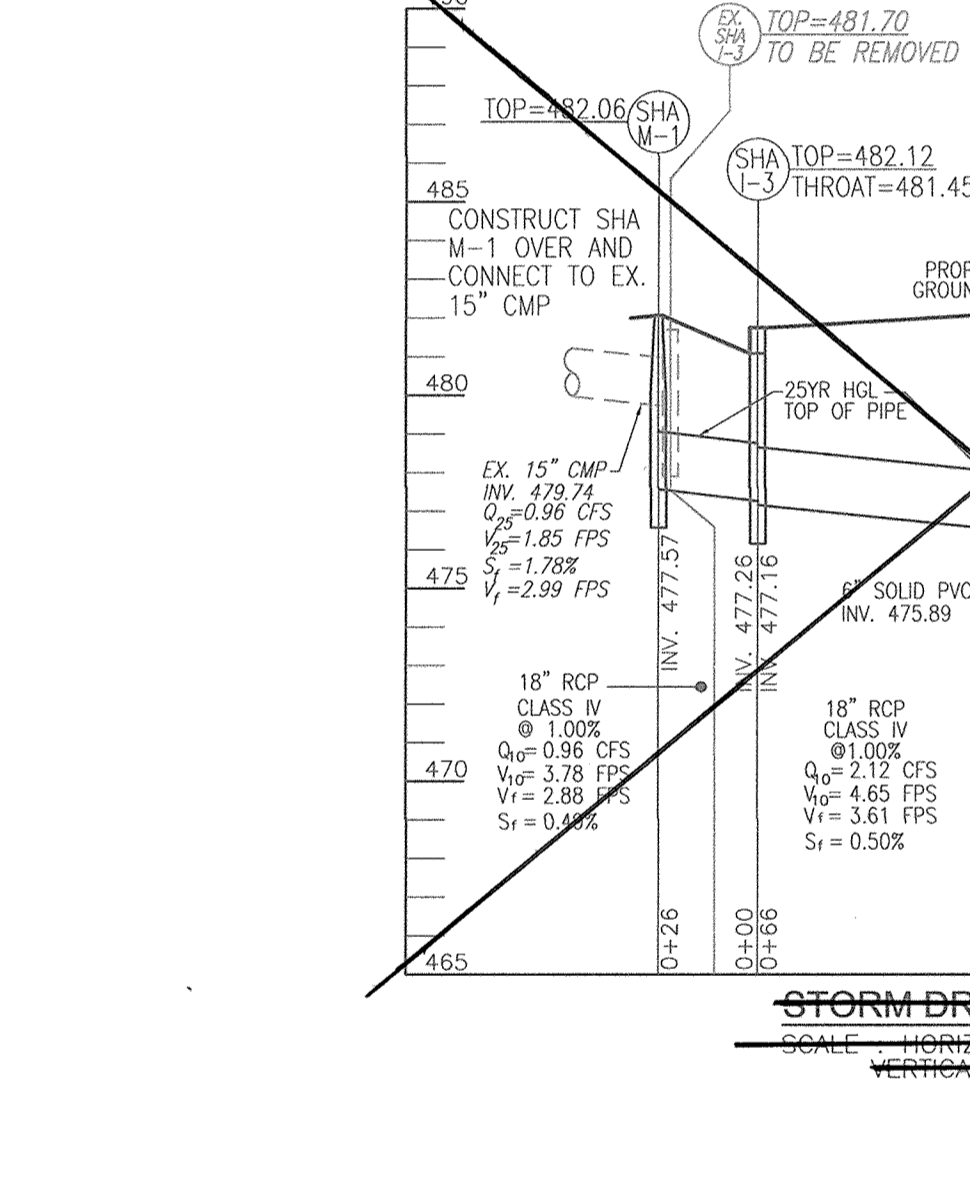
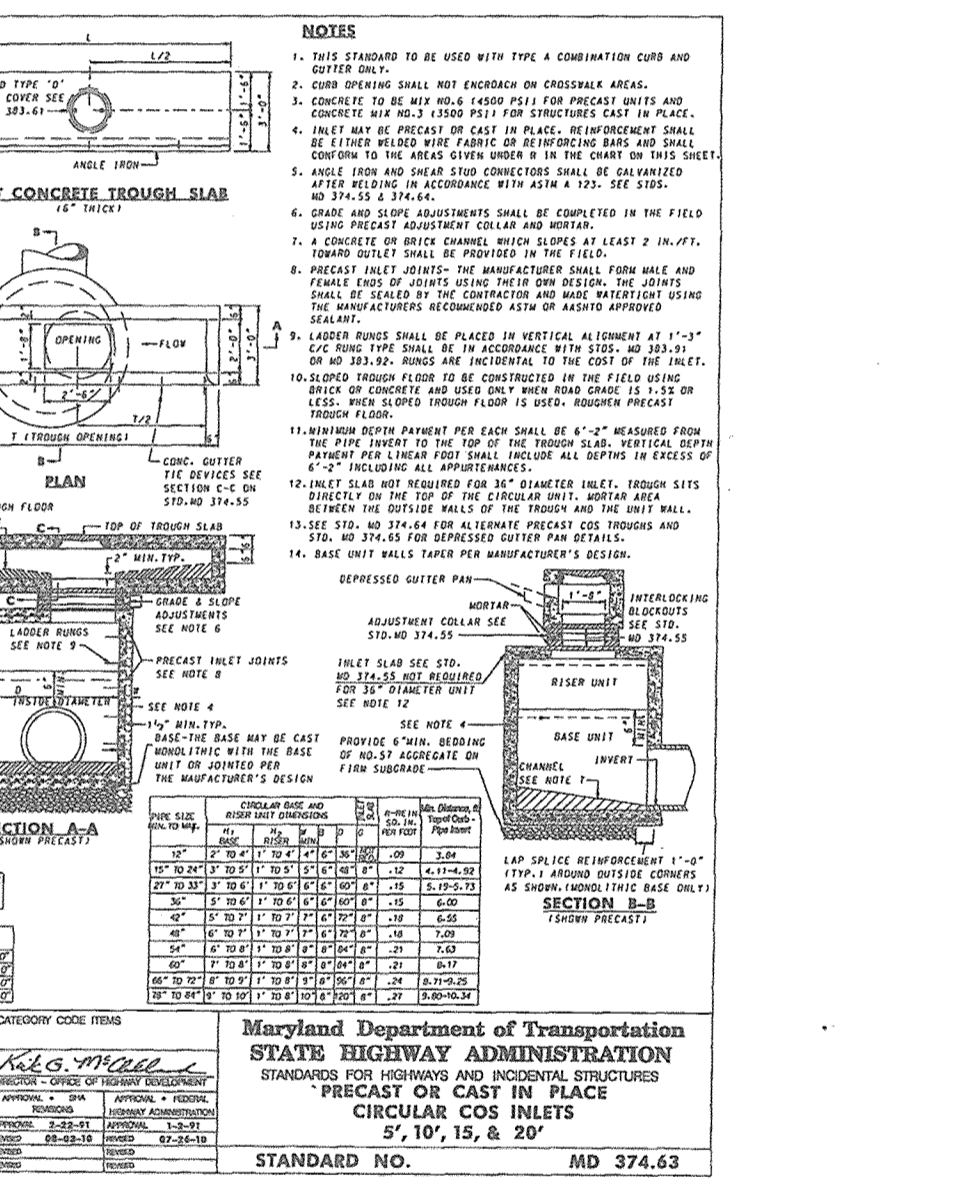
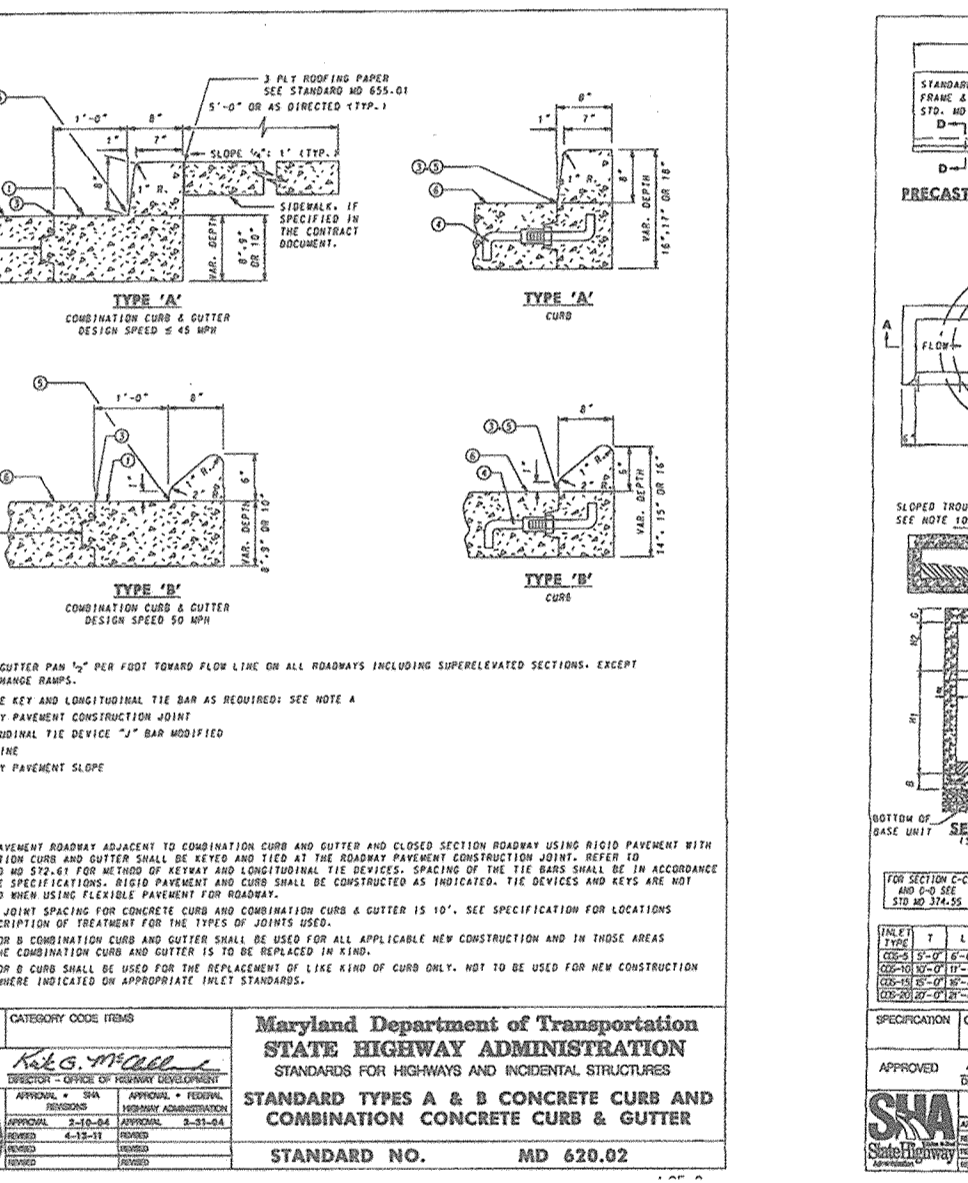
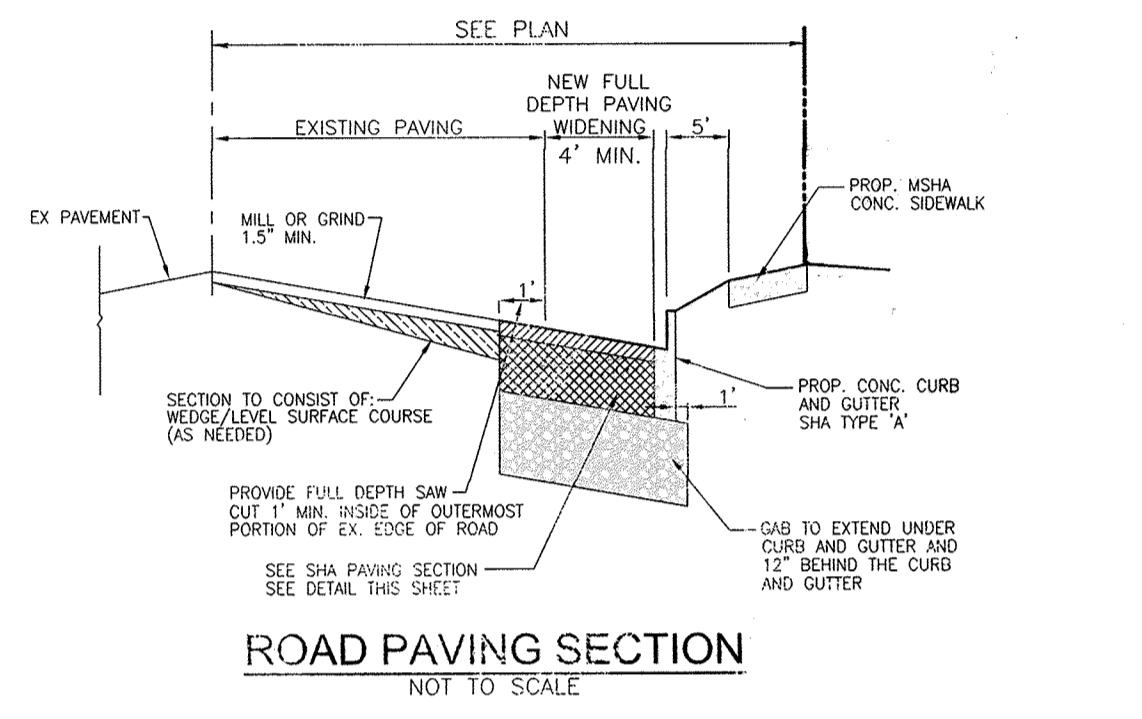
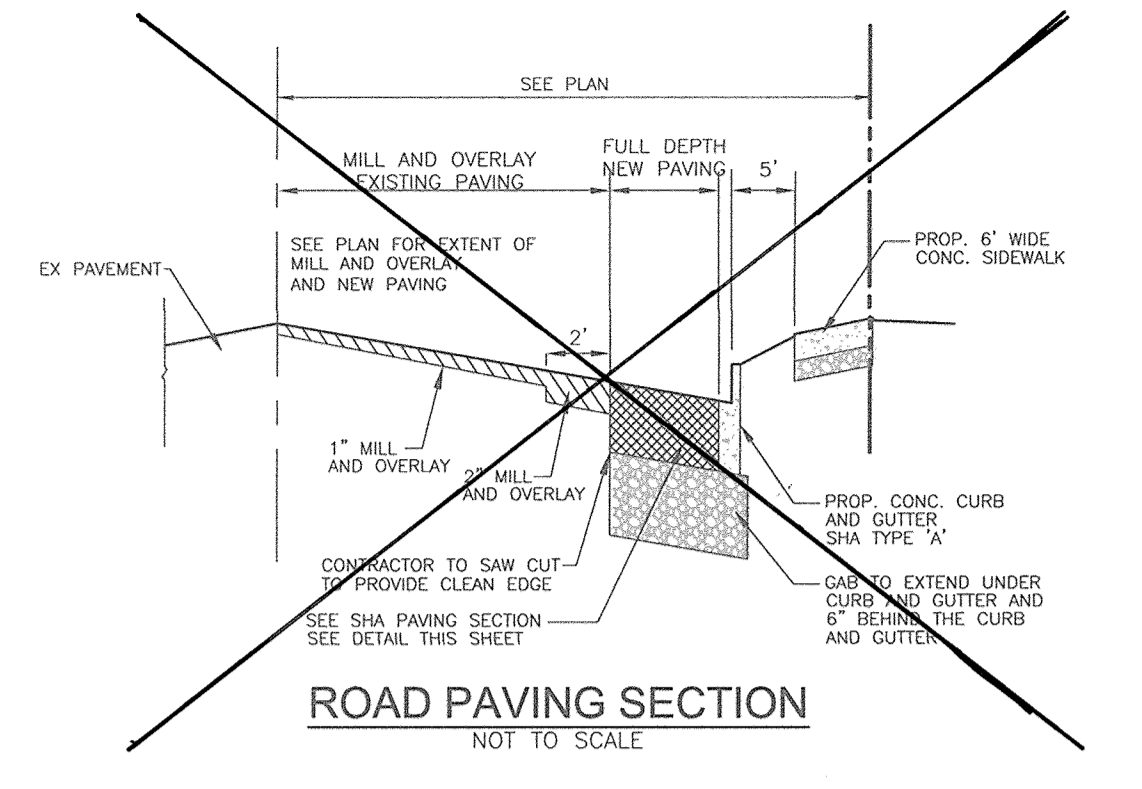
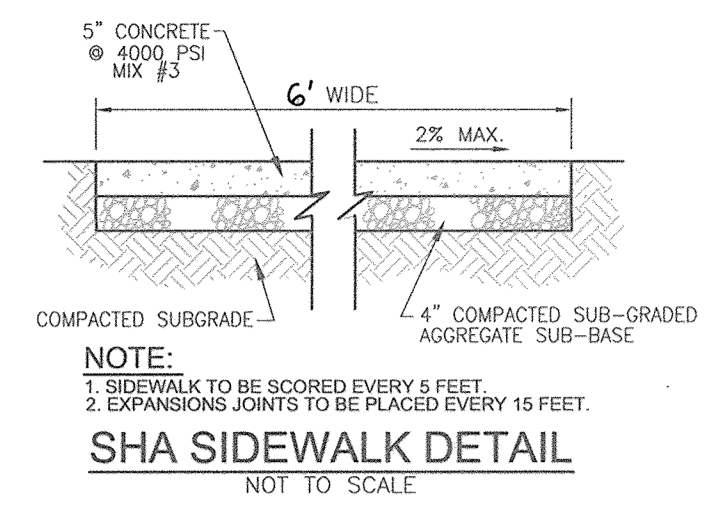
DIRECTOR

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PARTIAL ROADWAY CLOSURE/MULTILANE UNDIV.
EQ/LESS THAN 40 MPH
STANDARD NO. MD 104.03-08



(SHA) PAVING NOTE:

- ANY DISTURBED MARKINGS WILL NEED TO BE REPLACED IN KIND AS REQUIRED AND SHALL USE MATERIALS TO MATCH EXISTING MARKINGS.
- MILL TO A DEPTH OF 2" WEDGE AND RESURFACE THE ENTRANCE.



STRUCTURE SCHEDULE							
NO.	TYPE	LOCATION	TOP ELEV.	THROAT ELEV.	INV. IN	INV. OUT	COMMENTS
SHA I-2	PRECAST CIRCULAR COG INLET	N 560945.55 E 1328561.93	481.38	480.71	476.39	476.39	MD 374.62
SHA I-3	PRECAST CIRCULAR COG INLET	N 560892.72 E 1328520.81	482.18	480.67	477.26	477.16	MD 374.63
SHA M-1	SHA STANDARD MANHOLE	N 560948.34 E 1328512.25	482.74	-	479.84	477.74	MD 383.01

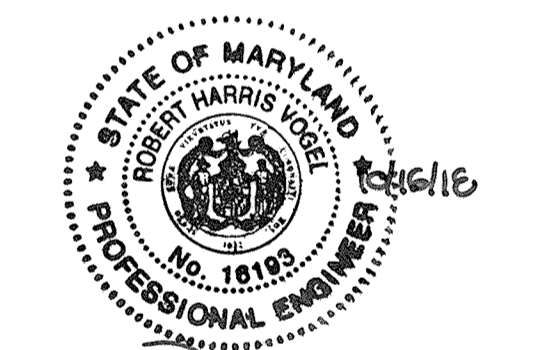
PIPE SCHEDULE		
SIZE	TYPE	LENGTH
18"	RCP CLASS CI IV	214 LF
6"	SOLID PVC (SWM)	23 LF
6"	PERF. PVC (SWM)	34 LF

AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

[Signature] DATE: 10/16/18

P.E. NAME: P.E.# DATE



DEVELOPER/OWNER

JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
410-938-5000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 3-6-17

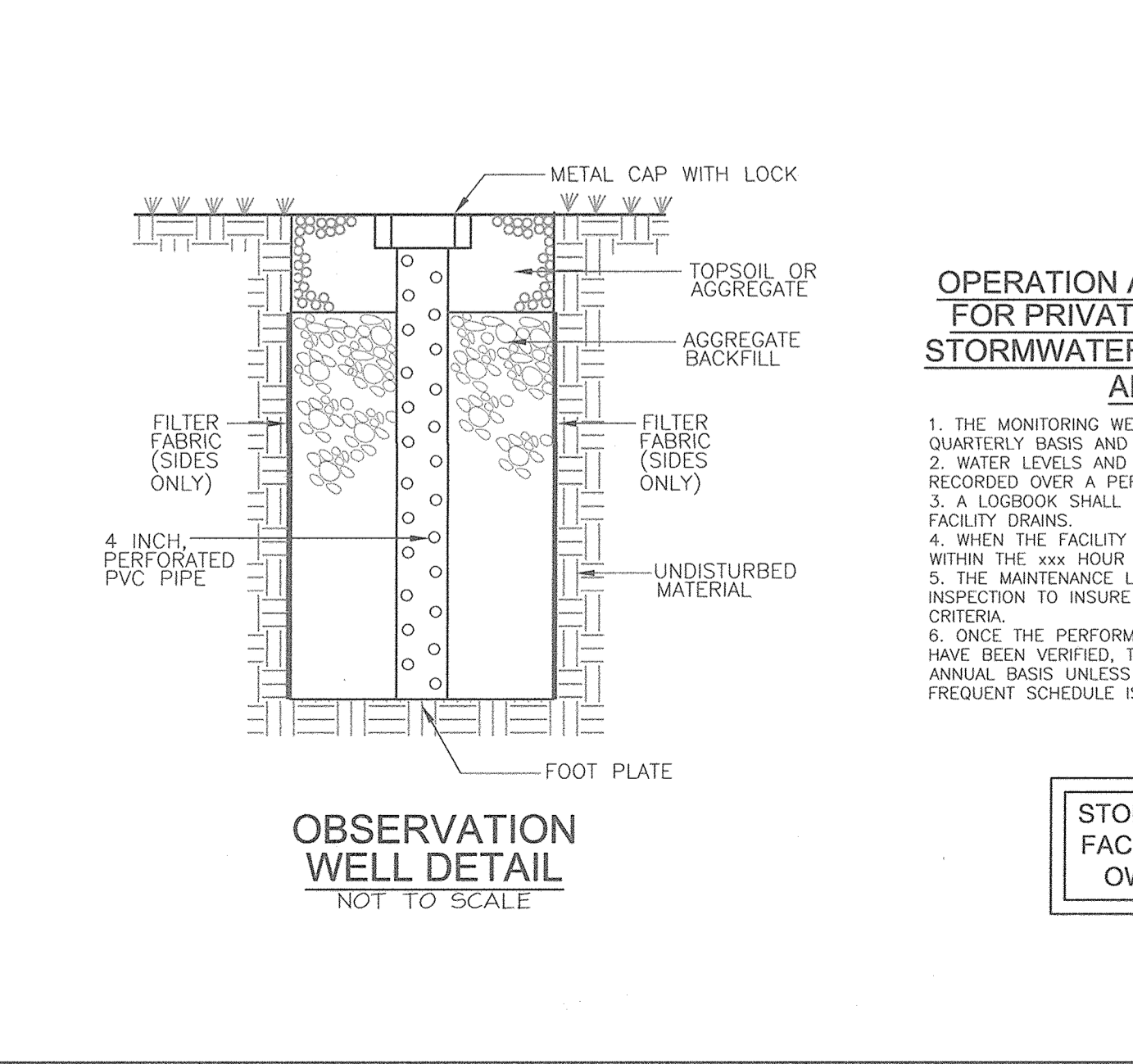
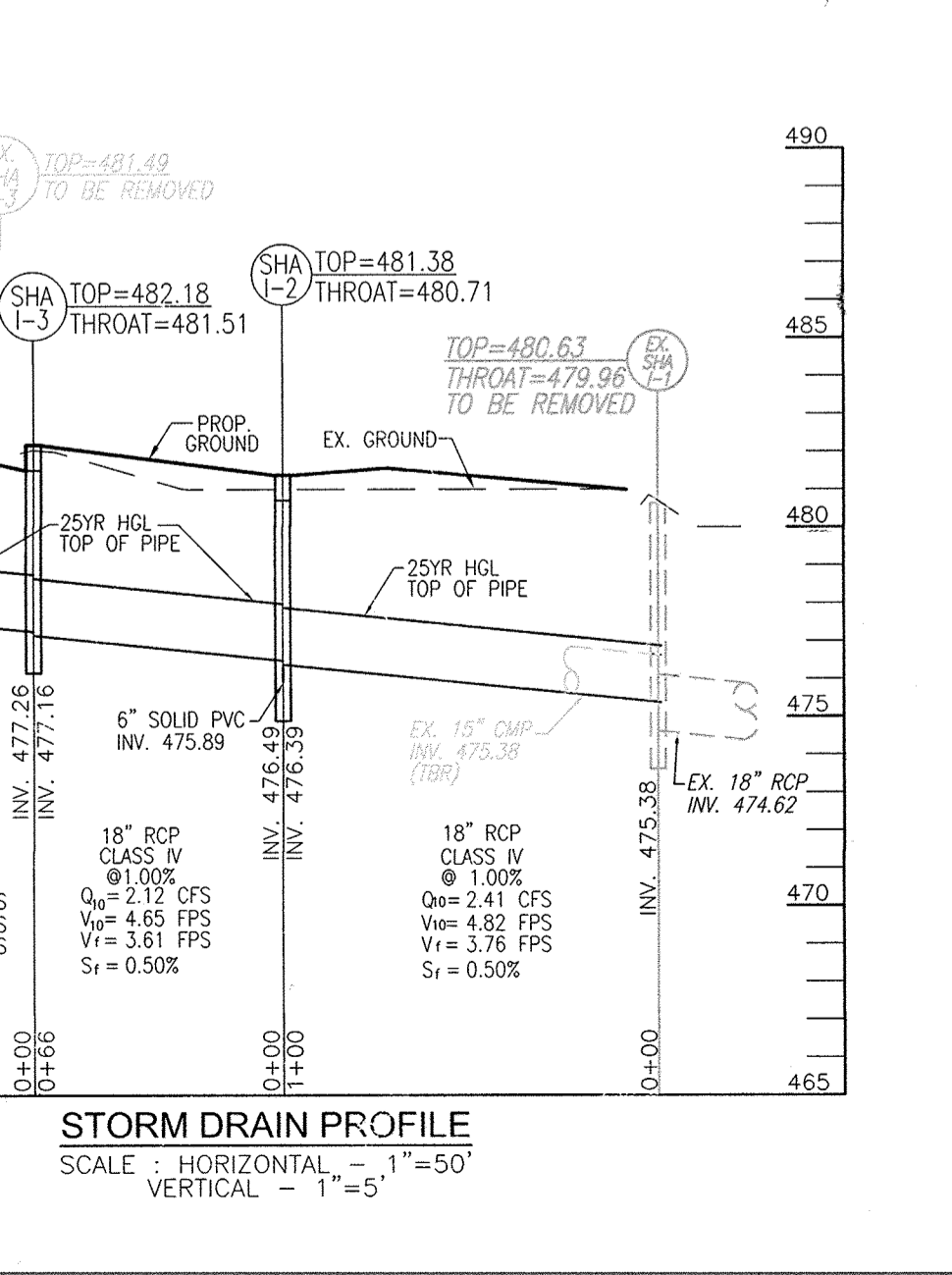
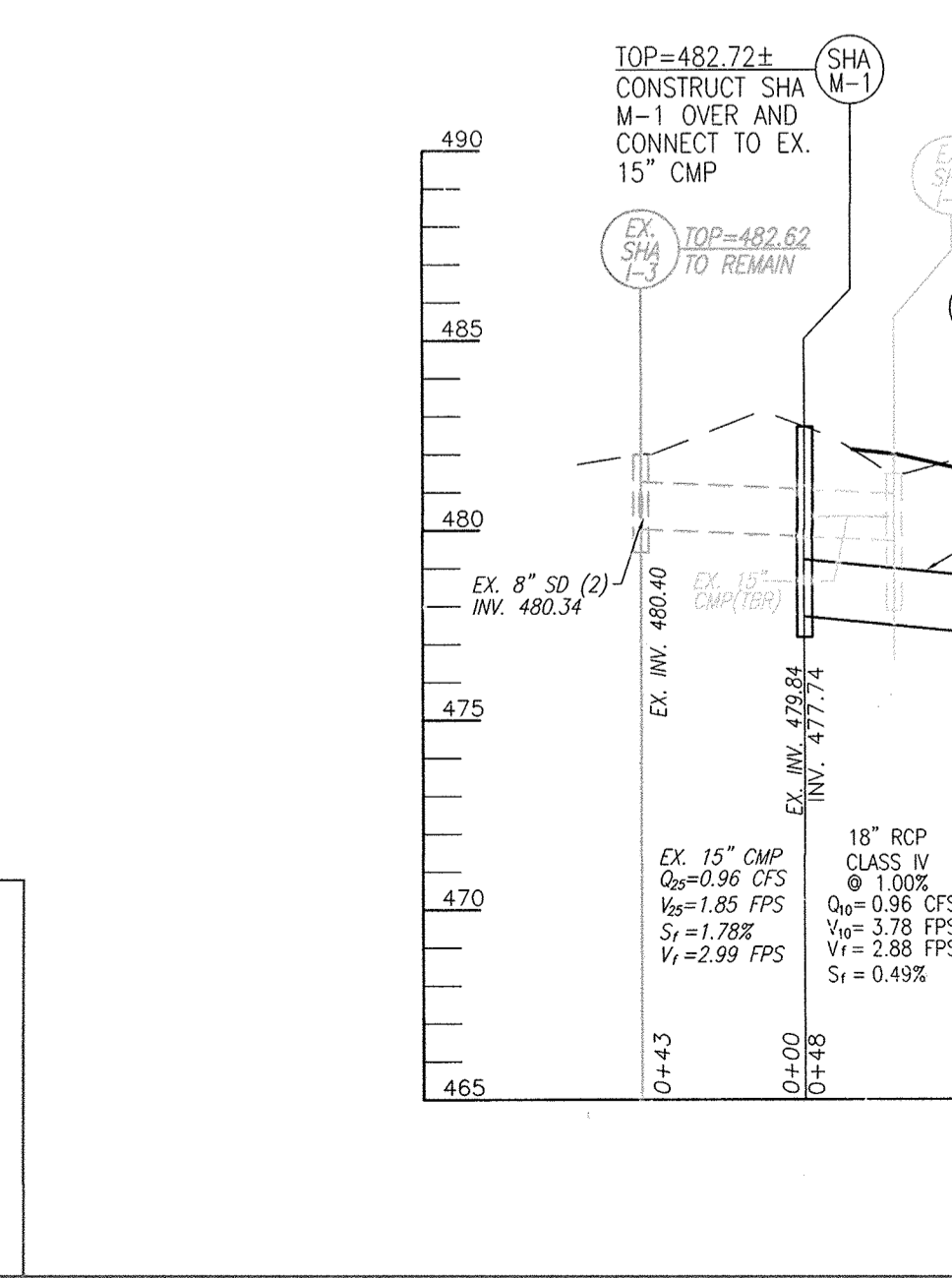
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 3-13-17

CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 3-15-17

DIRECTOR



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1), AND DRYWELLS (M-5)

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOGBOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 24 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

STORMWATER MANAGEMENT FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED

SITE DEVELOPMENT PLAN

ROAD IMPROVEMENT DETAILS

ANTWERPEN PROPERTIES - PARCEL D

TEN OAKS ROAD AND MD ROUTE 108

TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
5TH ELECTION DISTRICT ZONED B-1 & B-2 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

DESIGN BY: RHV/DZE
DRAWN BY: DZE/MR
CHECKED BY: RHV
DATE: FEBRUARY 2017
SCALE: AS SHOWN
W.O. NO.: 07-10

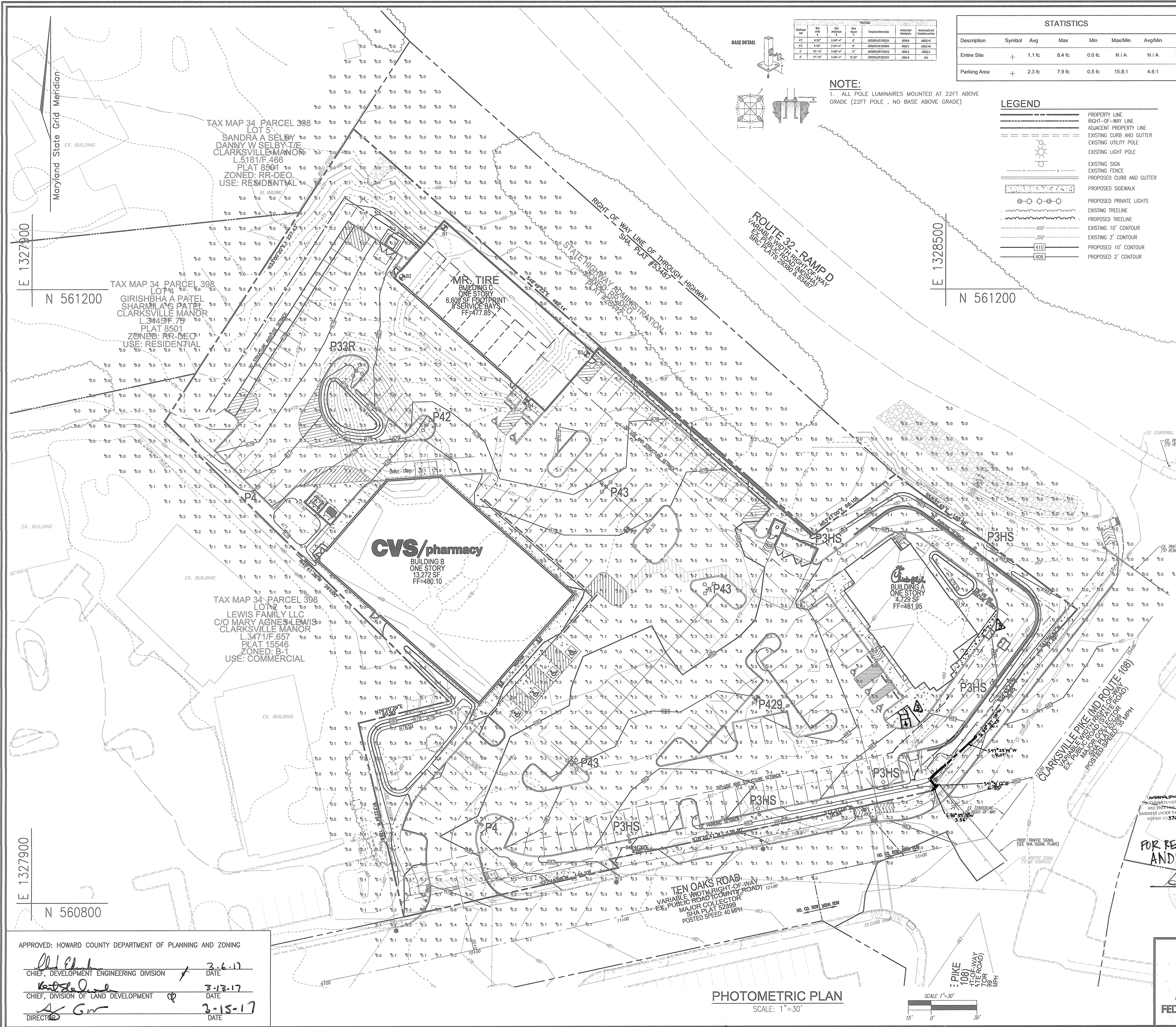
PROFESSIONAL CERTIFICATE

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: 08-27-2018

15 SHEET OF 19

NO AS-BUILT INFORMATION ON THIS SHEET

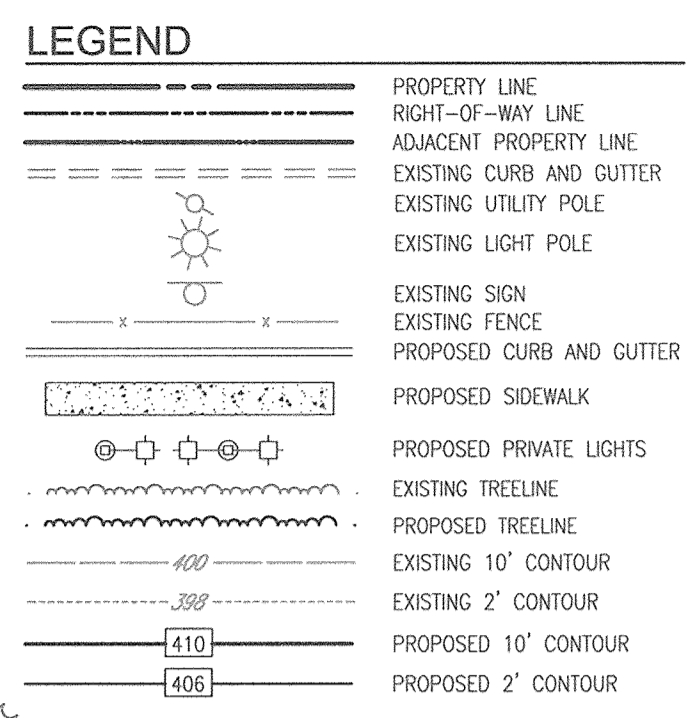
AS-BUILT SEPTEMBER 2018



Part No.	Qty	Part Description	Notes
1	1	LED Luminaire	See Schedule
2	1	LED Luminaire	See Schedule

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Entire Site	+	1.1 fc	8.4 fc	0.0 fc	N/A
Parking Area	+	2.3 fc	7.9 fc	0.5 fc	15.8:1

NOTE:
1. ALL POLE LUMINAIRES MOUNTED AT 22FT ABOVE GRADE (22FT POLE, NO BASE ABOVE GRADE)



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	P3HS	6	DSX1 LED 60C 530 40K T3M MVOLT HS	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 3 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	DSX1_LED_60_C_530_40K_T3_M_MVOLT_HS	Absolute	0.85	99
□	P4	2	DSX1 LED 60C 530 40K T4M MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT_HS	Absolute	0.85	99
□	P33R	1	DSX1 LED 60C 530 40K T3M MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 3 MEDIUM OPTICS OPTIC TO BE ROTATED 90 DEGREES AS SHOWN	LED	DSX1_LED_60_C_530_40K_T3_M_MVOLT_HS	Absolute	0.85	297
□	P42	1	DSX1 LED 60C 530 40K T4M MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT_HS	Absolute	0.85	198
□	P43	3	DSX1 LED 60C 530 40K T4M MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT_HS	Absolute	0.85	297
□	P429	1	DSX1 LED 60C 530 40K T4M MVOLT	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT_HS	Absolute	0.85	198

D-Series Size 1 LED Area Luminaire

AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

DATE: 10/16/18

PROFESSIONAL ENGINEER

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD									
DSX1 LED	60C	530	40K	T3M / T4M	MVOLT	SPA	DDBXD	HS	DDBXD
Forward optics	530 530mA	30K 2000K	T35 Type 1 Short	T37M Forward Three Medium	Forward Three Medium	1001*	SPA	Square pole mounting	DDBXD Black
40K 40LEDs (no-angled)	300 700mA	40K 4000K	T25 Type 8 Short	T25M Type 8 Short	2001*	SPA	Square pole mounting	DDBXD Black	
60C 60LEDs (no-angled)	300 700mA	40K 4000K	T25 Type 8 Short	T25M Type 8 Short	2001*	SPA	Square pole mounting	DDBXD Black	
Rotated optics*	60C 60LEDs (no-angled)	40K 4000K	T35 Type 11 Short	T35M Type 11 Short	2401*	SPA	Square pole universal mounting adapter*	DDBXD Black	
	60C 60LEDs (no-angled)	40K 4000K	T35 Type 11 Medium	T35M Type 11 Medium	2401*	SPA	Square pole universal mounting adapter*	DDBXD Black	
	60C 60LEDs (no-angled)	40K 4000K	T35 Type 11 Medium	T35M Type 11 Medium	2401*	SPA	Square pole universal mounting adapter*	DDBXD Black	

Shipped installed		Shipped installed	
PER: 100% (see spec)	PER: 100% (see spec)	PER: 100% (see spec)	PER: 100% (see spec)
...

DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
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ROBERT H. VOGEL ENGINEERING, INC.
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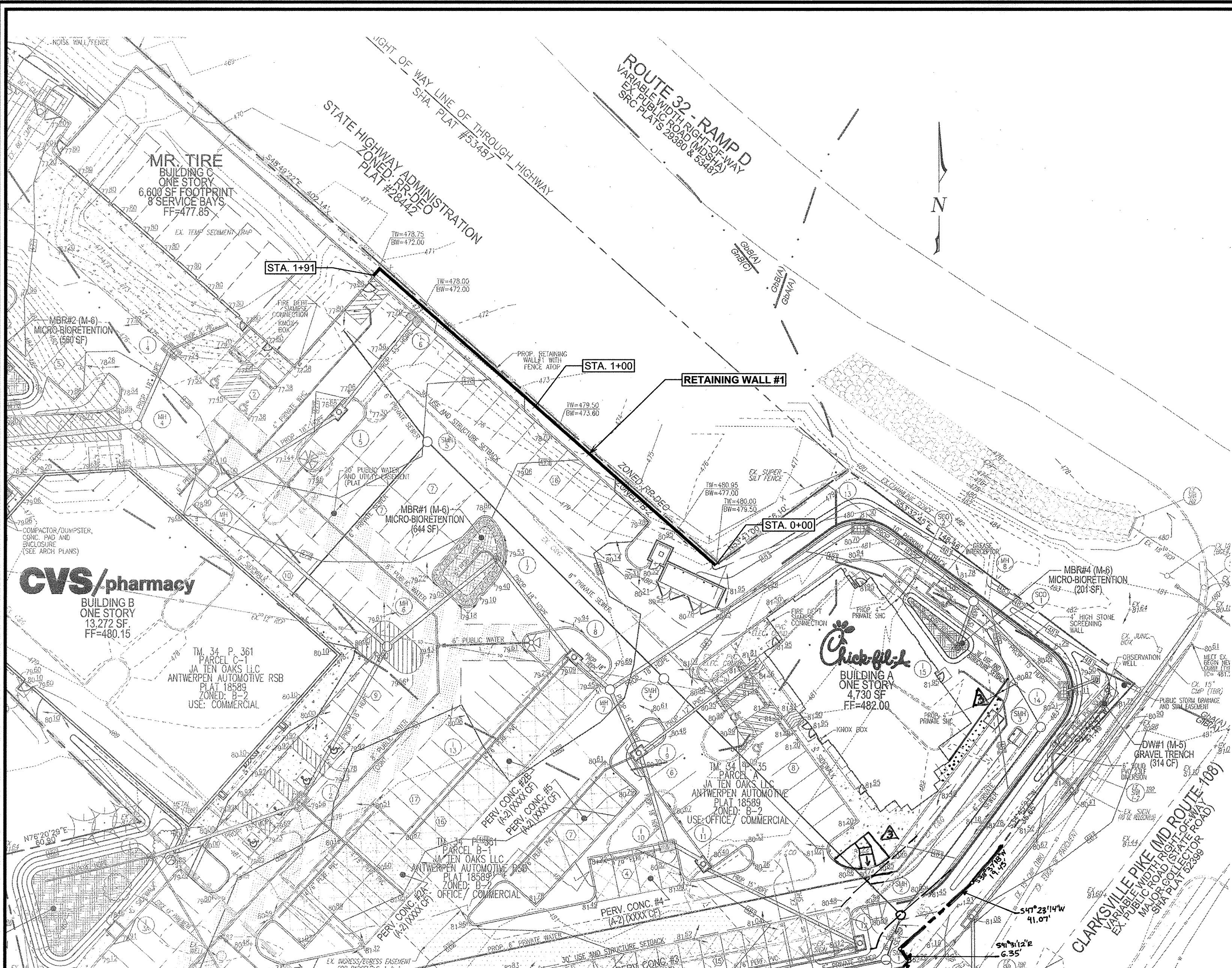
PROFESSIONAL CERTIFICATE	
DESIGN BY: RHW/DZE	DATE: 3-6-17
DRAWN BY: DZE/MR	DATE: 3-13-17
CHECKED BY: RHW	DATE: 3-15-17
DATE: FEBRUARY 2017	SCALE: AS SHOWN
SCALE: AS SHOWN	W.O. NO.: 07-10
16 SHEET OF 19	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	DATE: 3-6-17
Chief, Division of Land Development	DATE: 3-13-17
Director	DATE: 3-15-17

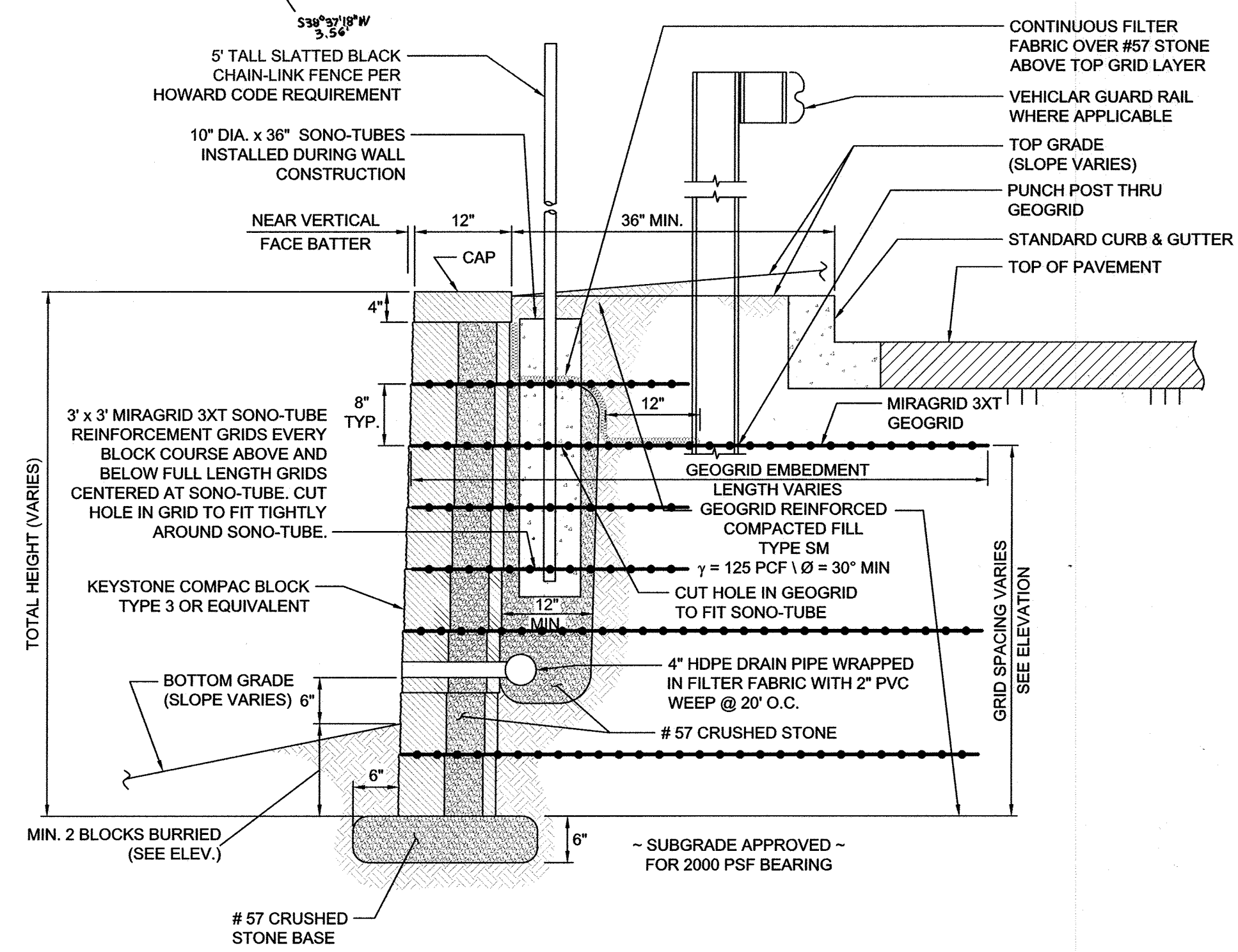
PHOTOMETRIC PLAN
SCALE: 1"=30'

SCALE 1"=30'

AS-BUILT SEPTEMBER 2018



WALL #1 LOCATION PLAN
1" = 30'



TYPICAL WALL SECTION
N.T.S.

SPECIFICATIONS
MODULAR CONCRETE BLOCK RETAINING WALL

PART 1: GENERAL

1.01 DESCRIPTION

A. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTION OF A MODULAR RETAINING WALL SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN, AND DIMENSIONS SHOWN ON THE PLANS.

B. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, UNIT DRAINAGE FILL, AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.

C. WORK INCLUDES FURNISHING AND INSTALLING GEOGRID SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION, AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS.

1.02 DELIVERY, STORAGE AND HANDLING

A. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE PROPER TYPE, GRADE, COLOR, AND CERTIFICATION HAS BEEN RECEIVED.

B. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOB SITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.

PART 2: PRODUCTS

2.01 MODULAR CONCRETE RETAINING WALL UNITS

A. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:
FACE COLOR - COLOR MAY BE SPECIFIED BY THE OWNER.
FACE FINISH - SCULPTURED ROCK FACE IN ANGULAR TRI-PANOR OR FLAT CONFIGURATION. OTHER FACE FINISHES WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF OWNER.
BOND CONFIGURATION - RUNNING WITH BONDS NOMINALLY LOCATED AT MIDPOINT VERTICALLY ADJACENT UNITS, IN BOTH STRAIGHT AND CURVED ALIGNMENTS.
EXPOSED SURFACES OF UNITS SHALL BE FREE OF CHIPS, CRACKS OR OTHER IMPERFECTIONS WHEN VIEWED FROM A DISTANCE OF 10 FEET UNDER DIFFUSED LIGHTING.

B. MODULAR CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1372 - STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS.

C. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING STRUCTURAL AND GEOMETRIC REQUIREMENTS MEASURED IN ACCORDANCE WITH APPROPRIATE REFERENCES:
COMPRESSIVE STRENGTH = 3000 PSI MINIMUM;
ABSORPTION = 8% MAXIMUM (6% IN NORTHERN STATES) FOR STANDARD WEIGHT AGGREGATES;
DIMENSIONAL TOLERANCES = ±1/8" FROM NOMINAL UNIT DIMENSIONS NOT INCLUDING ROUGH SPLIT FACE, ±1/16"
UNIT HEIGHT - TOP AND BOTTOM PLANES; UNIT SIZE - 8" (H) X 18" (W) X 12" (D) MINIMUM;

2.02 SHEAR CONNECTORS (IF APPLICABLE)

A. SHEAR CONNECTORS SHALL BE 1/2 INCH DIAMETER THERMOSET ISOPHTHALIC POLYESTER RESIN-PROTRUDED THERMOSET REINFORCEMENT RODS OR EQUIVALENT TO PROVIDE CONNECTION BETWEEN VERTICALLY AND HORIZONTALLY ADJACENT UNITS. STRENGTH OF SHEAR CONNECTORS BETWEEN VERTICAL ADJACENT UNITS SHALL BE APPLICABLE OVER A DESIGN TEMPERATURE OF 10 DEGREES F TO + 100 DEGREES F. B. SHEAR CONNECTORS SHALL BE CAPABLE OF HOLDING THE GEOGRID IN THE PROPER DESIGN POSITION DURING GRID PRE-TENSIONING AND BACKFILLING.

2.03 BASE LEVELING PAD MATERIAL

A. MATERIAL SHALL CONSIST OF A COMPACTED #57 CRUSHED STONE BASE AS SHOWN ON THE CONSTRUCTION DRAWINGS.

2.04 UNIT DRAINAGE FILL

A. UNIT DRAINAGE FILL SHALL CONSIST OF #57 CRUSHED STONE.

2.05 REINFORCED BACKFILL

A. REINFORCED BACKFILL SHALL TYPE SM, BE FREE OF DEBRIS AND MEET THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D422 AND MEET OTHER PROPERTIES SHOWN ON THE PLAN:

SEIVE SIZE	PERCENT PASSING
2 INCH	100-75
3/4 INCH	100-75
NO. 40	0-60
NO. 200	0-35

PLASTICITY INDEX (PI) <10 AND LIQUID LIMIT <35 PER ASTM D-4318.

B. MATERIAL CAN BE SITE EXCAVATED SOILS WHERE THE ABOVE REQUIREMENTS CAN BE MET. UNSUITABLE SOILS FOR BACKFILL (HIGH PLASTIC CLAYS OR ORGANIC SOILS) SHALL NOT BE USED IN THE REINFORCED SOIL MASS.

2.06 GEOGRID SOIL REINFORCEMENT

A. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEORIGS MANUFACTURED SPECIFICALLY FOR SOIL

REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN.

2.07 DRAINAGE PIPE

A. THE DRAINAGE PIPE SHALL BE PERFORATED CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D-1248.

PART 3 EXECUTION

3.01 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSPECTING AND APPROVING THE EXCAVATION PRIOR TO PLACEMENT OF LEVELING MATERIAL OR FILL SOILS.

3.02 BASE LEVELING PAD

A. LEVELING PAD MATERIAL SHALL BE PLACED TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES AND EXTEND LATERALLY A MINIMUM OF 6" IN FRONT AND BEHIND THE MODULAR WALL UNIT.

B. LEVELING PAD SHALL BE PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE CONCRETE UNITS.

3.03 MODULAR UNIT INSTALLATION

A. FIRST COURSE OF UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROPRIATE LINE AND GRADE. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.

B. PLACE THE FRONT OF UNITS SIDE-BY-SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. INSTALL SHEAR/CONNECTING DEVICES PER MANUFACTURER'S RECOMMENDATIONS.

D. PLACE AND COMPACT DRAINAGE FILL WITHIN AND BEHIND WALL UNITS. PLACE AND COMPACT BACKFILL SOIL BEHIND DRAINAGE FILL. FOLLOW WALL ERECTION AND DRAINAGE FILL CLOSELY WITH STRUCTURE BACKFILL.

E. MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS, PRIOR TO UNIT DRAINAGE FILL AND BACKFILL PLACEMENT AND COMPACT, SHALL NOT EXCEED THREE COURSES.

3.04 STRUCTURAL GEOGRID INSTALLATION

A. GEOGRID SHALL BE ORIENTED WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL ALIGNMENT.

B. GEOGRID REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS, AND ELEVATIONS SHOWN ON THE CONSTRUCTION DESIGN DRAWINGS OR AS DIRECTED BY THE ENGINEER.

C. THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED BACKFILL AND ATTACHED TO THE MODULAR WALL UNITS. PLACE THE NEXT COURSE OF MODULAR CONCRETE UNITS OVER THE GEOGRID. THE GEOGRID SHALL BE FILLED TAUT, AND ANCHORED PRIOR TO BACKFILL PLACEMENT ON THE GEOGRID.

D. GEOGRID REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS AND EACH LEVEL. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOGRID OR GAPS BETWEEN ADJACENT PIECES OF GEOGRID ARE NOT PERMITTED.

3.05 REINFORCED BACKFILL PLACEMENT

A. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOGRID AND INSTALLATION DAMAGE.

B. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES WHERE HAND COMPACTION IS USED, OR 8 - 10 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.

C. REINFORCED BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT EACH LAYER AND SHALL BE + 3% TO - 3% OF OPTIMUM.

D. ONLY LIGHTWEIGHT HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET FROM THE TAIL OF THE MODULAR CONCRETE UNIT.

E. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOGRID REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.

F. RUBBER TIED EQUIPMENT MAY PASS OVER GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SURED BRAKING AND SHARP TURNING SHALL BE AVOIDED.

G. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCED BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.

3.06 CAP INSTALLATION

A. CAP UNITS SHALL BE GLUED TO UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER.

3.07 FIELD QUALITY CONTROL

A. THE OWNER SHALL ENGAGE INSPECTION AND TESTING SERVICES, INCLUDING INDEPENDENT LABORATORIES, TO PROVIDE QUALITY ASSURANCE AND TESTING SERVICES DURING CONSTRUCTION.

B. AS A MINIMUM, QUALITY ASSURANCE TESTING SHOULD INCLUDE FOUNDATION SOIL INSPECTION, SOIL AND BACKFILL TESTING, VERIFICATION OF DESIGN PARAMETERS, AND OBSERVATION OF CONSTRUCTION FOR GENERAL COMPLIANCE WITH DESIGN DRAWINGS AND SPECIFICATIONS.

- HOWARD COUNTY NOTES:**
- NO TREES SHALL BE PLANTED WITHIN 10 FEET OF THE TOP OF THE RETAINING WALL.
 - RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER AND A (NICET, WACEL, OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
 - ONE SOIL BORING SHALL BE REQUIRED EVERY ONE HUNDRED FEET ALONG THE ENTIRE LENGTH OF THE WALL. COPIES OF ALL BORING REPORTS SHALL BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
 - THE REQUIRED BEARING PRESSURE BENEATH THE WALL SYSTEM SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN. TESTING DOCUMENTATION MUST BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO START OF CONSTRUCTION. THE REQUIRED BEARING TEST SHALL BE THE DYNAMIC CONE PENETROMETER TEST ASTM STP-399.
 - THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE SOILS TECHNICIAN. EACH 8' LIFT MUST BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.
 - WALLS SHALL NOT BE CONSTRUCTED ON UNCERTIFIED FILL MATERIALS.
 - WALLS SHALL NOT BE CONSTRUCTED WITHIN A HOWARD COUNTY RIGHT-OF-WAY OR EASEMENT.

FOR REVISION 3 ONLY
ANDREW G. STINE
Andrew G. Stine
Professional Engineer

DEVELOPER/OWNER
JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
410-938-5000

4	REVISE THE PLAN TO THE ADJUSTMENT OF THE MSHA RIGHT-OF-WAY TO ACCOMMODATE A TRAFFIC SIGNAL POLE	12-04-18
3	REVISE SIDEWALK AND LANDSCAPING	03/02/18
NO.	REVISION	DATE

RETAINING WALL #1 LOCATION PLAN & CONSTRUCTION DETAILS
ANTWERPEN PROPERTIES - PARCEL D
TEN OAKS ROAD AND MD ROUTE 108
ZONED B-1 & B-2
TAX MAP 34 GRID 12
5TH ELECTION DISTRICT
PARCELS 35, 161 & 361
HOWARD COUNTY, MARYLAND

HILLIS-CARNES
ENGINEERING ASSOCIATES
10975 Gullford Road, Suite A Annapolis Junction, Maryland
(410) 880-4788 WWW.HCEA.COM Fax: (410) 880-4098

PROFESSIONAL CERTIFICATE

DESIGN BY: HM
DRAWN BY: HM
CHECKED BY: RWS
DATE: FEBRUARY 2017
SCALE: AS SHOWN
JOB NO.: 15488-A

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. EXPIRATION DATE: 02/17/17

17 SHEET OF **19**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andrew G. Stine 3-6-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert G. ... 3-13-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

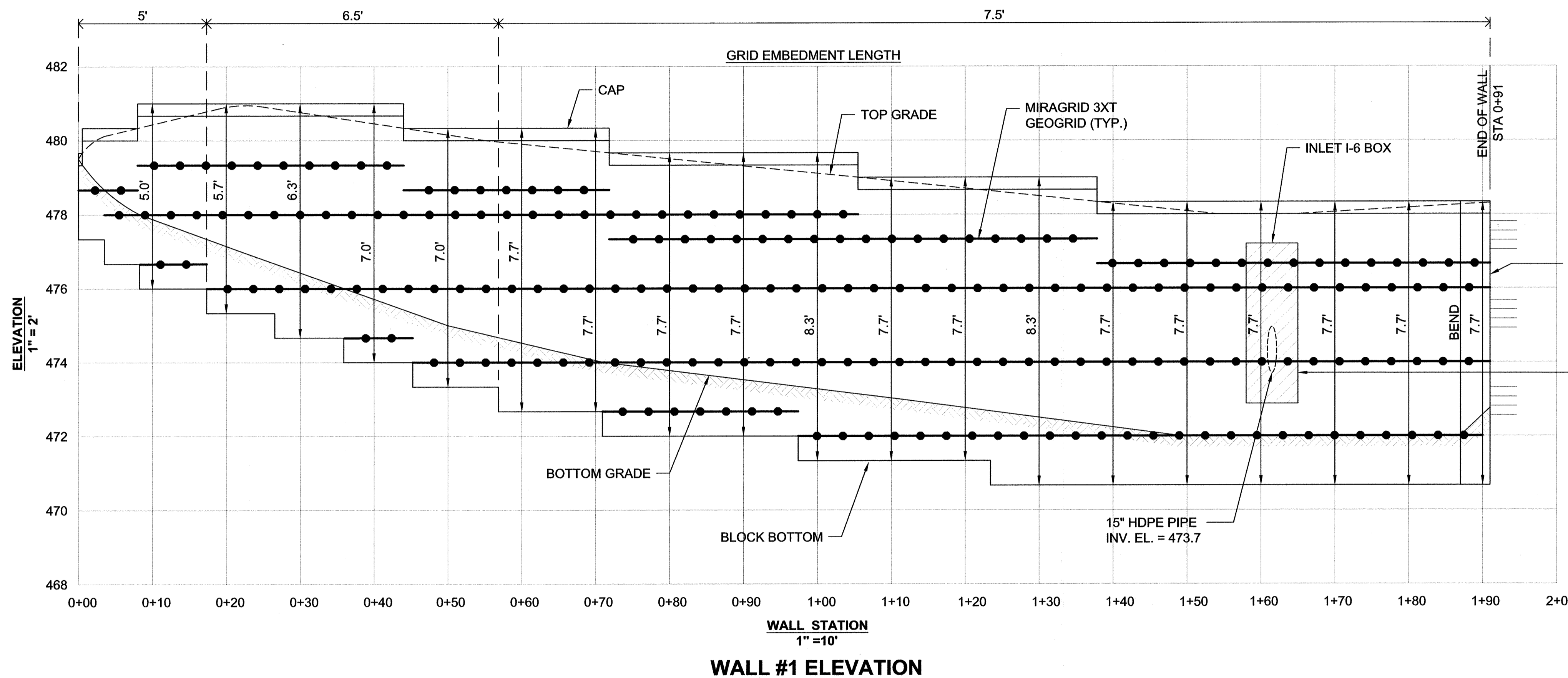
... 3-15-17
DIRECTOR DATE

AS-BUILT CERTIFICATION FOR FORMS

I HEREBY CERTIFY THAT THE FABRICATED FORMS WERE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE CONSTRUCTION DRAWINGS AND THAT THE CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DIMENSIONS SHOWN THEREON.

Robert G. ... 10/16/18
DATE

NO AS-BUILT INFORMATION ON THIS SHEET



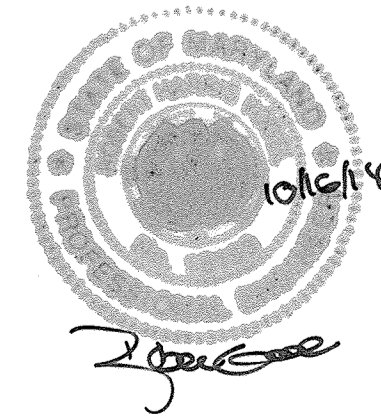
NOTE:
 INSTALL INLET I-6 BOX AND PIPE DURING WALL CONSTRUCTION. BACKFILL AROUND ENTIRE OUTSIDE PERIMETER OF INLET BOX (FULL HEIGHT) WITH A 3 FT. THICK WRAP OF COMPACTED SOIL-CEMENT CONSISTING OF, A RATIO OF 180 LBS. PORTLAND CEMENT THOROUGHLY MIXED WITH 1 YD.³ OF TYPE SM SOIL AT 3% OVER OPTIMUM MOISTURE. TRIM GEOGRIDS AT FACE OF BOX AND EMBED IN SOIL-CEMENT WITHIN 1 HR. OF MIXING.

DEVELOPER/OWNER
 JA TEN OAKS LLC
 C/O ANTWERPEN AUTOMOTIVE
 6440 BALTIMORE NATIONAL PIKE
 BALTIMORE, MD 21228
 410-938-5000

NO.	REVISION	DATE

RETAINING WALL #1 ELEVATION
ANTWERPEN PROPERTIES - PARCEL D
 TEN OAKS ROAD AND MD ROUTE 108
 ZONED B-1 & B-2
 TAX MAP 34 GRID 12 PARCELS 35, 161 & 361
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HILLIS-CARNES
ENGINEERING ASSOCIATES
 10975 Guilford Road, Suite A Annapolis Junction, Maryland
 (410) 880-4788 WWW.HCEA.COM Fax: (410) 880-4098



AS-BUILT CERTIFICATION FOR PERMITS
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND I HAVE REVIEWED THE CONSTRUCTION RECORDS AND I AM SURELY WELL INFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Voelz 16193 10/16/18

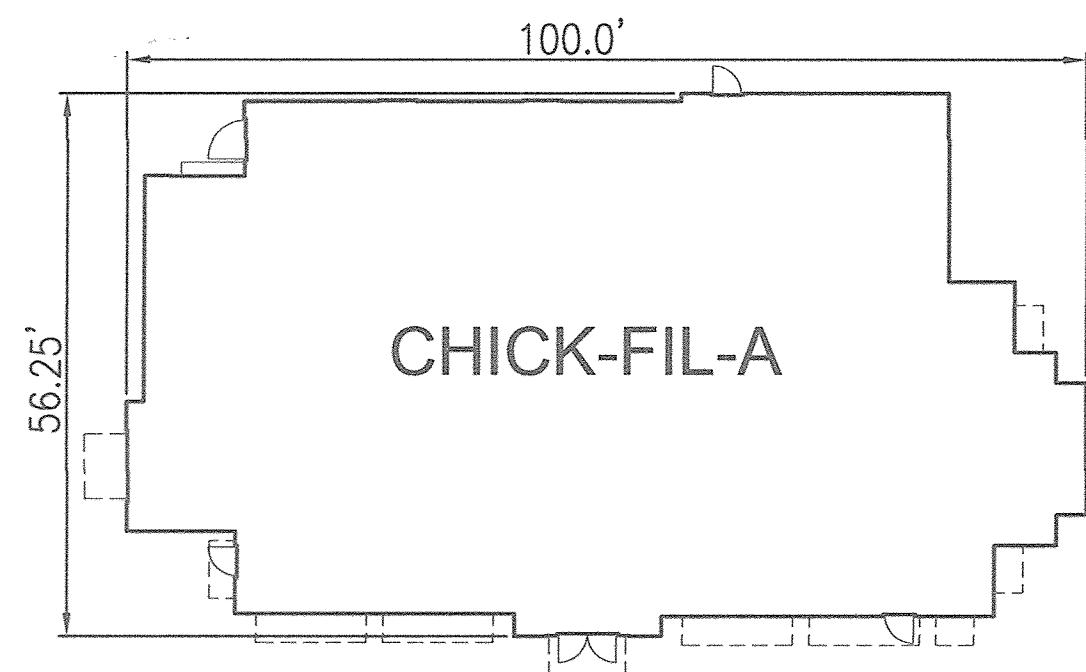
DESIGN BY: _____ HM		PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14434 EXPIRES DATE: 02/17/17
DRAWN BY: _____ HM		
CHECKED BY: _____ RWS		
DATE: FEBRUARY 2017		
SCALE: AS SHOWN		
JOB NO.: 15488-A		

18 SHEET OF 19

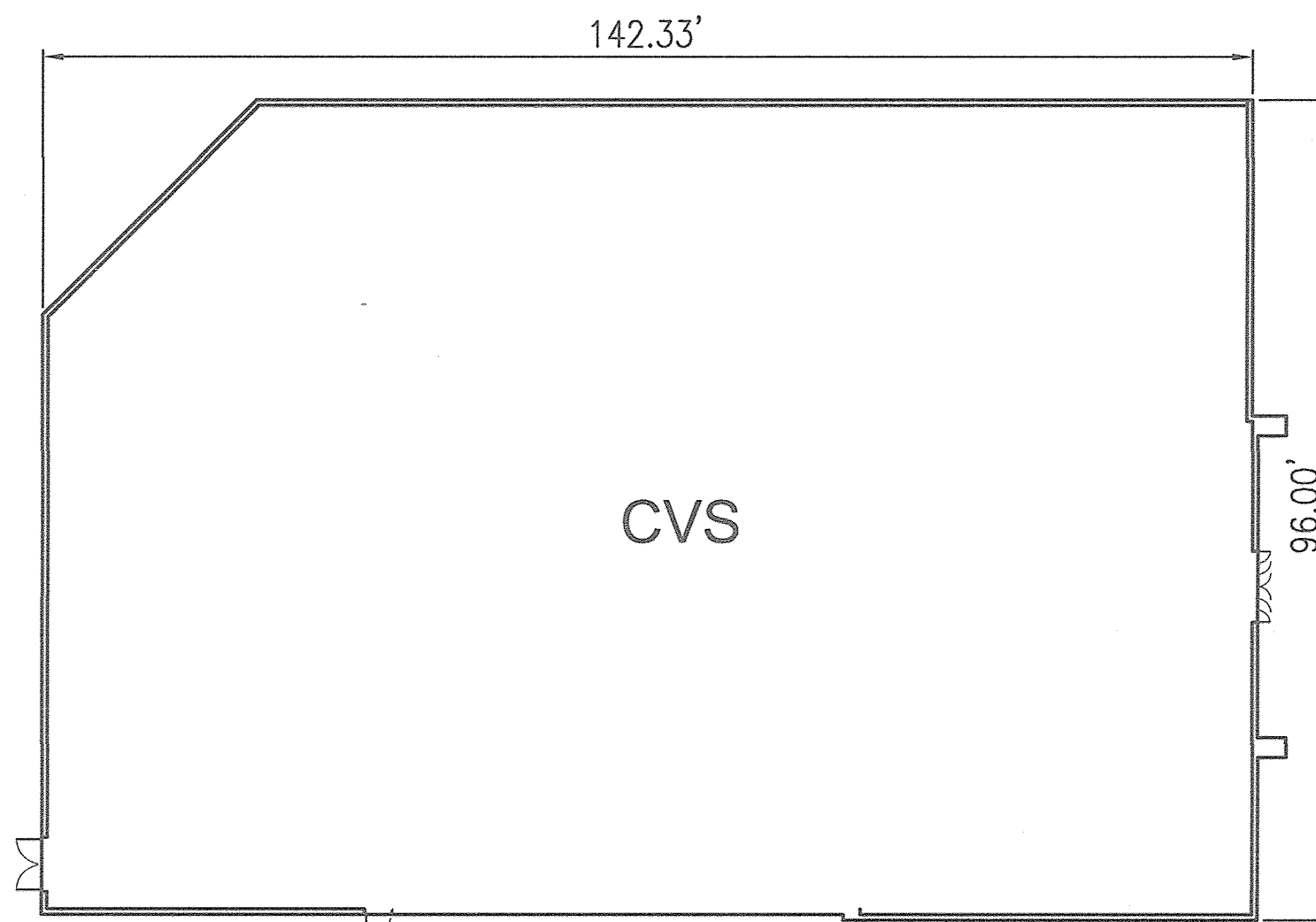
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3-6-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION # DATE
 3-13-17
 CHIEF, DIVISION OF LAND DEVELOPMENT 00 DATE
 3-15-17
 DIRECTOR DATE

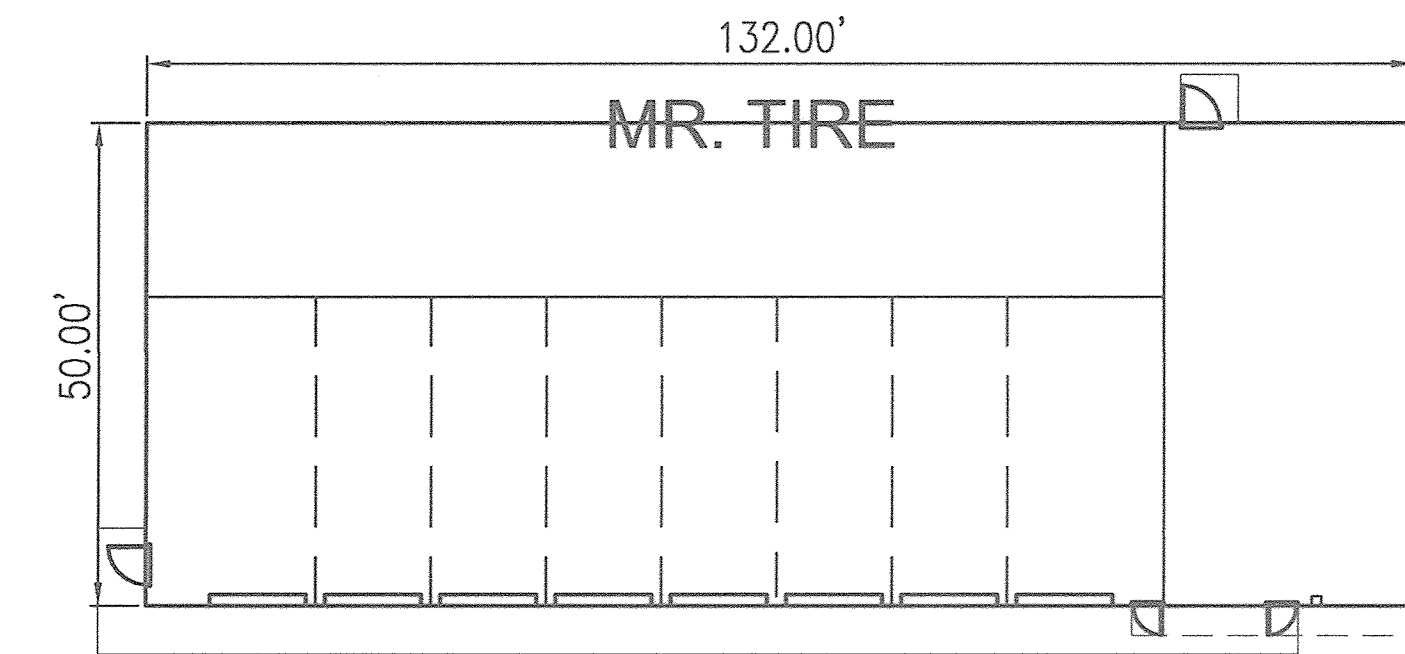
NO AS-BUILT INFORMATION ON THIS SHEET



BUILDING A - FAST FOOD - FOOTPRINT



BUILDING B - RETAIL/PHARMACY - FOOTPRINT



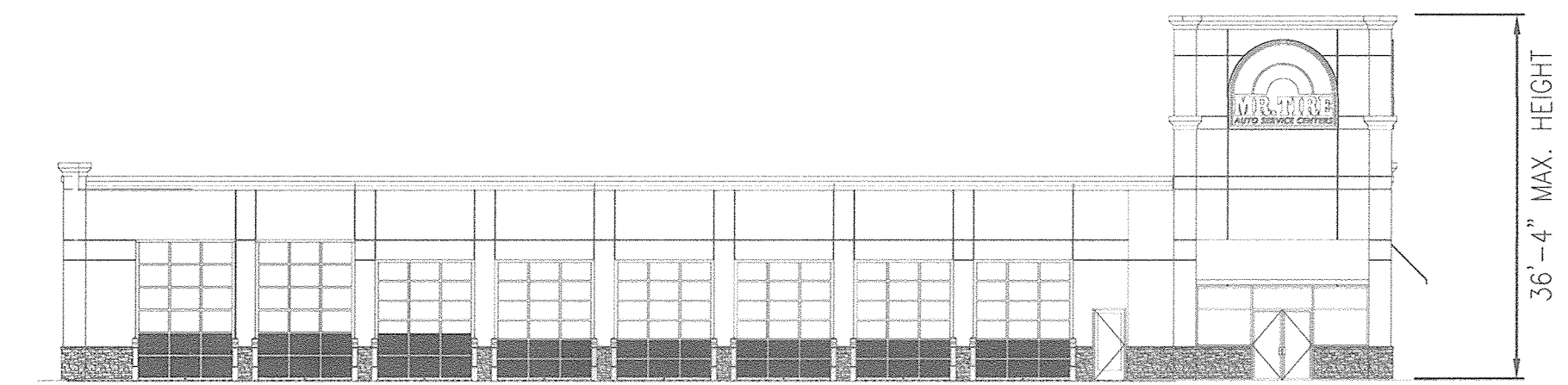
BUILDING C - SERVICE STATION - FOOTPRINT



BUILDING A - FAST FOOD - FRONT



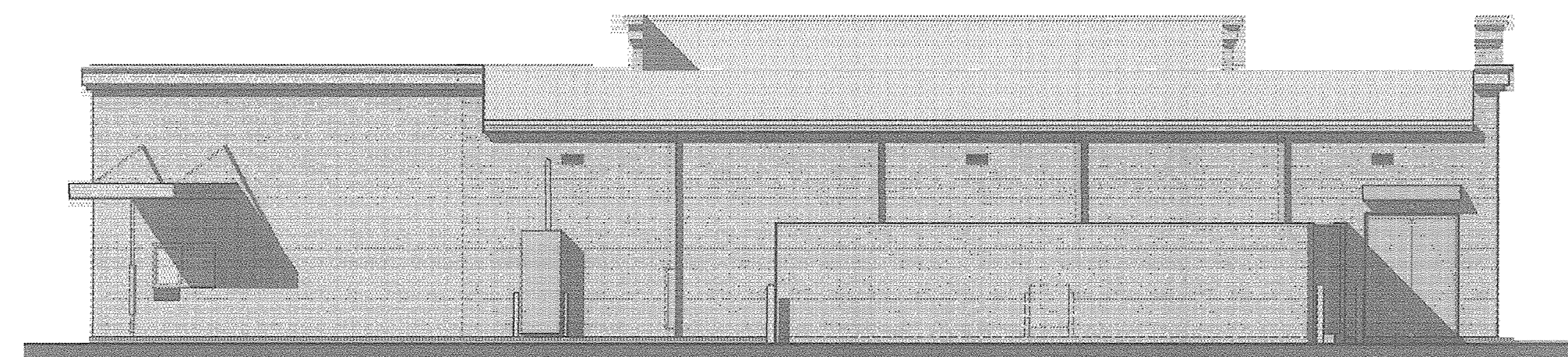
BUILDING B - RETAIL/PHARMACY - FRONT



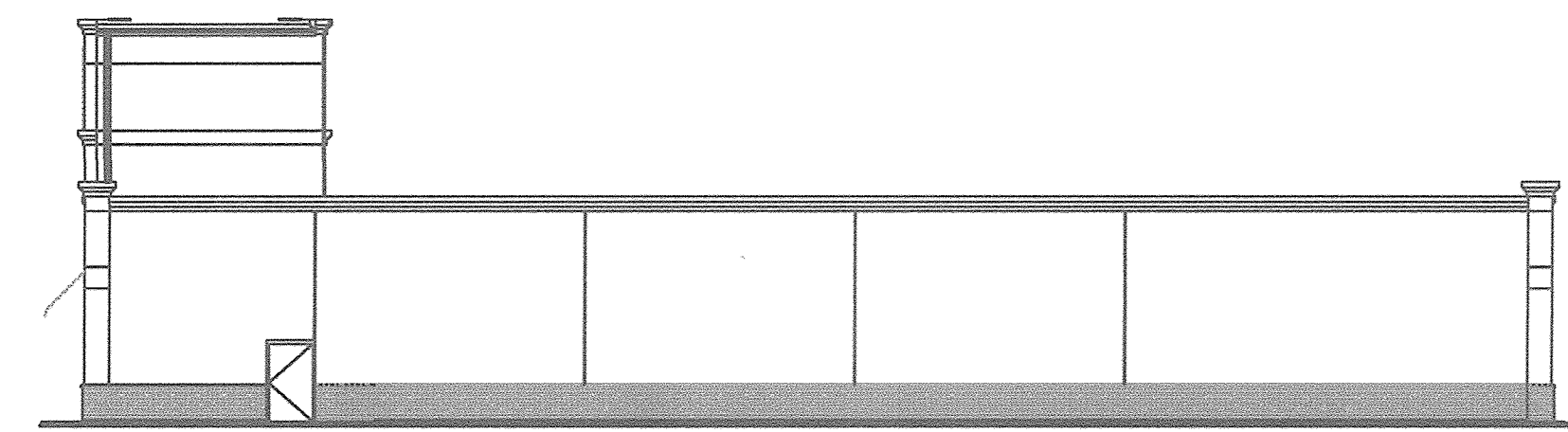
BUILDING C - SERVICE STATION - FRONT



BUILDING A - FAST FOOD - REAR



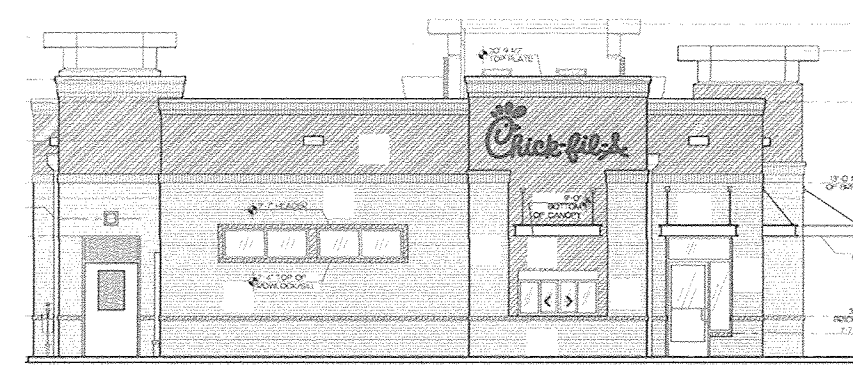
BUILDING B - RETAIL/PHARMACY - REAR



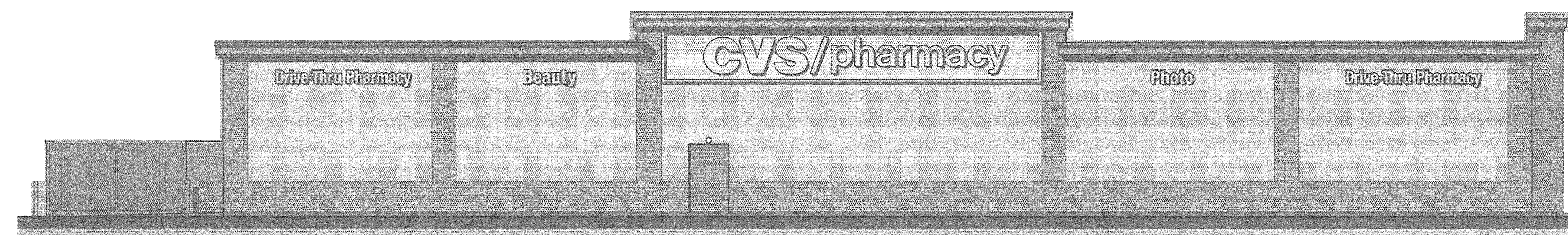
BUILDING C - SERVICE STATION - REAR



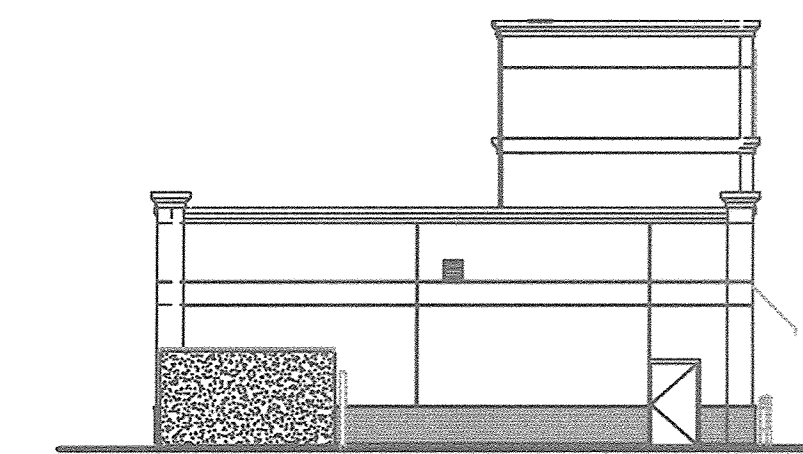
BUILDING A - FAST FOOD - SIDE



BUILDING A - FAST FOOD - SIDE

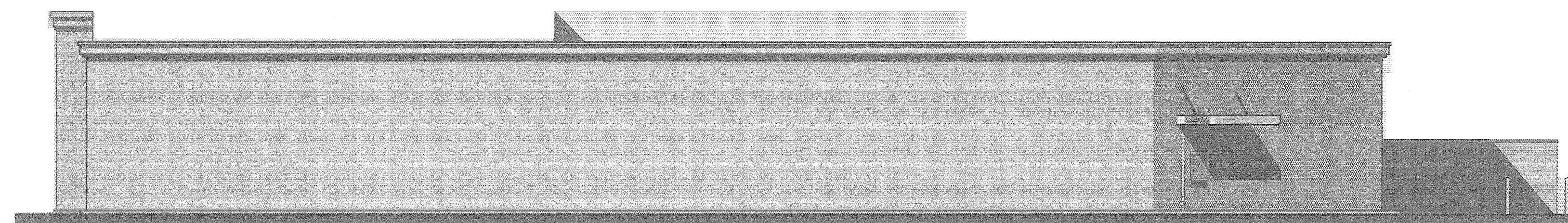


BUILDING B - RETAIL/PHARMACY - SIDE



BUILDING C - SERVICE STATION - SIDE

NOT TO SCALE



BUILDING B - RETAIL/PHARMACY - SIDE



BUILDING C - SERVICE STATION - SIDE

AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPLICABLE PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABLE TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
 Robert Vogel, PE No. 16193 10/16/18
 P.E. NAME P.E. # DATE

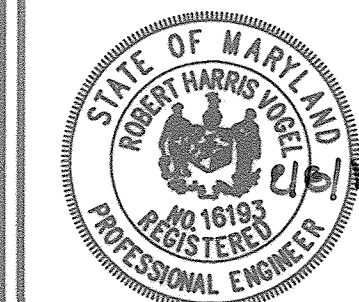


DEVELOPER/OWNER
 JA TEN OAKS LLC
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 6440 BALTIMORE NATIONAL PIKE
 BALTIMORE, MD 21228
 410-938-5000

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS
 ANTWERPEN PROPERTIES - PARCEL D
 TEN OAKS ROAD AND MD ROUTE 108
 ZONED B-1 & B-2 PARCELS 35, 161 & 361
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



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: 09-27-2018
 DESIGN BY: RHV/DZE
 DRAWN BY: DZE/MR
 CHECKED BY: RHV
 DATE: FEBRUARY 2017
 SCALE: AS SHOWN
 W.O. NO.: 07-10

19 SHEET OF 19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-6-17
 Chief, Division of Land Development 3-13-17
 Director 3-13-17

NO AS-BUILT INFORMATION ON THIS SHEET