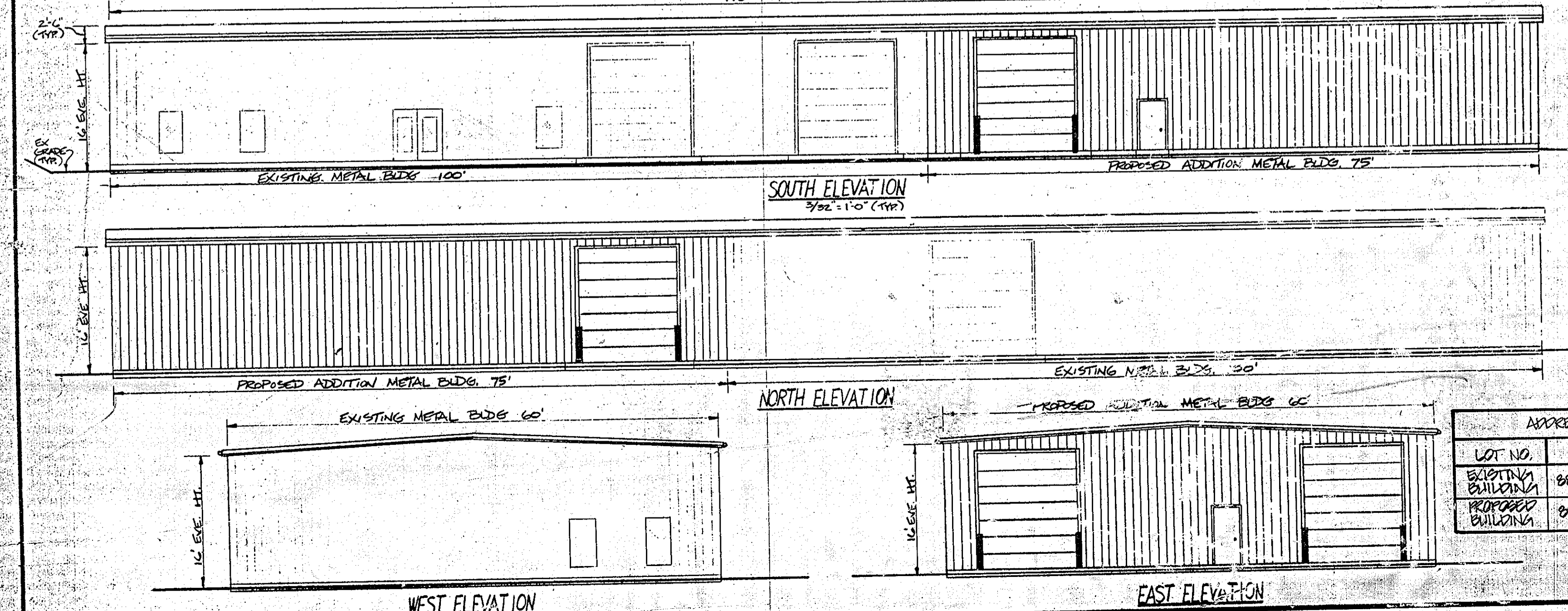
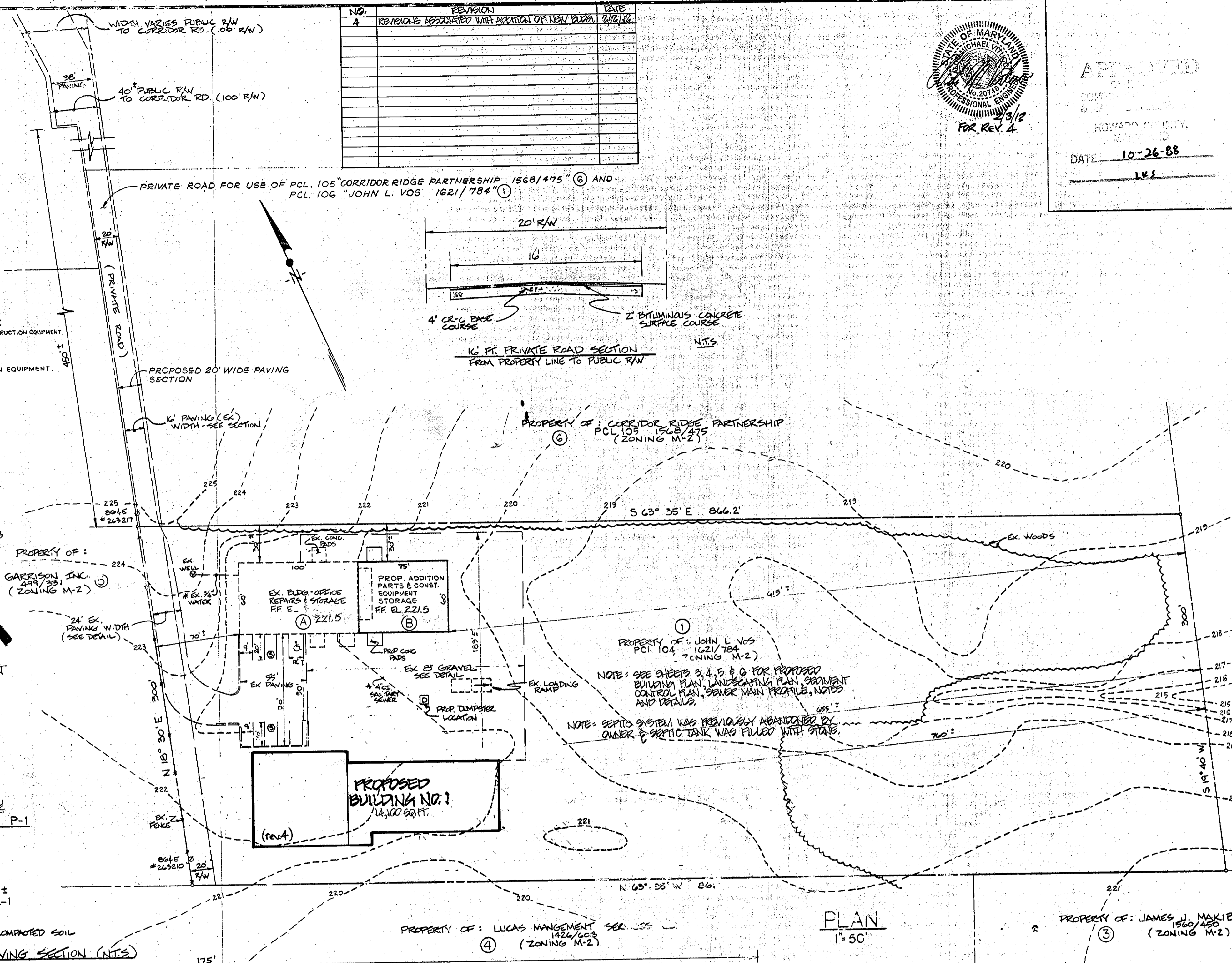
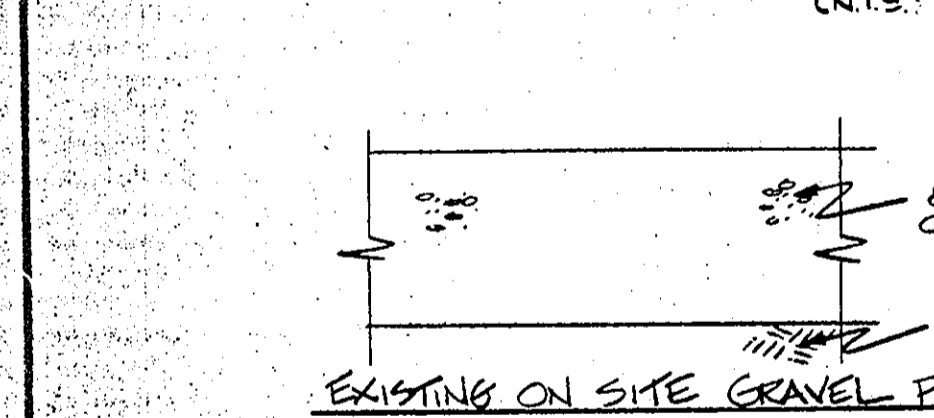
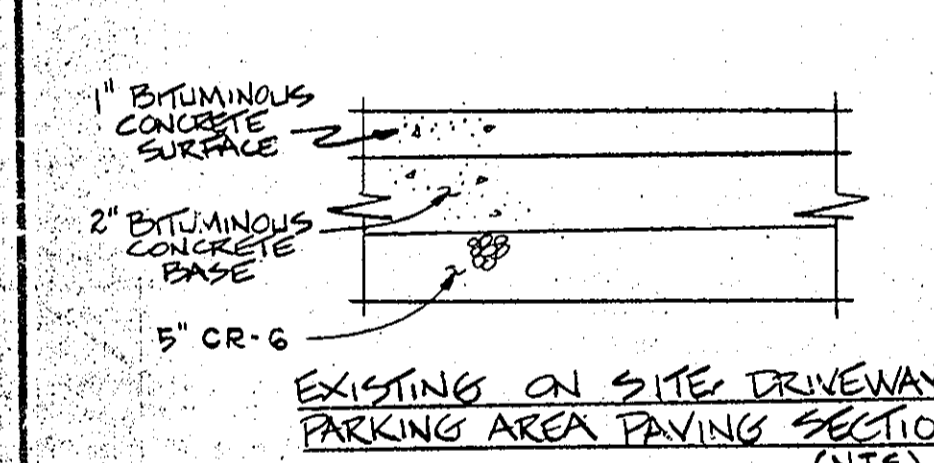


SITE ANALYSIS

- AREA OF PARCEL = 5,909 AC.± (257,396 S.F.)
- CURRENT ZONING - M-2
- BUILDING 'A' EXISTING USE - OFFICE/REPAIR/STORAGE
 PROPOSED USE - STORAGE PARTS & CONSTRUCTION EQUIPMENT
 EXISTING FLOOR SPACE - 1,000 S.F.
 PROP. ADDITIONAL FLOOR SPACE - 4,500 S.F.
 TOTAL - 5,500 S.F.
- BUILDING 'B' EXISTING USE - STORAGE OF CONSTRUCTION EQUIPMENT.
 PROPOSED USE - EX. FLOOR SPACE - 4050 SF
- BUILDING 'D' EXISTING USE - OFFICE + STORAGE
 PROPOSED USE - EX. FLOOR SPACE - 1250 SF
- EXISTING TOTAL BUILDING COVERAGE OF SITE - 11,000 S.F. - 4.3%
 PROPOSED TOTAL BUILDING COVERAGE OF SITE - 15,000 S.F. - 6%
- OPEN SPACE (GREEN) EXISTING 213,411 S.F. - 83%
 PROPOSED 213,411 S.F. - 83%
- MACADAM AREA EX. 4,810 S.F. 2,685 - 13%
 GRANITE AREA EX. 27,575 S.F. 1,85 - 11%
 GRANITE AREA PROP. 4,810 S.F. 1,85 - 11%
 GRANITE AREA PROP. 23,315 S.F.
- MAXIMUM # OF EMPLOYEES EXISTING - 8
 PROPOSED - 0... TOTAL: 8
- PARKING REQUIRED 1 SPACE/2 EMP. SERVICES PARKING PROVIDED - 10
 HANDICAPPED PARKING - 1 SPACE
 (NOTE: ALL PARKING IS EXISTING)
 (1) PARKING SPACE SIZE 9'x20'
 HANDICAPPED SPACE SIZE 12'x20'
- ALL PARKING AND DRIVES ARE PRIVATE
- THERE ARE NO EXISTING STRUCTURES WITHIN 100' OF PROPERTY LINES

SEE SHEET 5 FOR THE SITE ANALYSIS DATA CHART

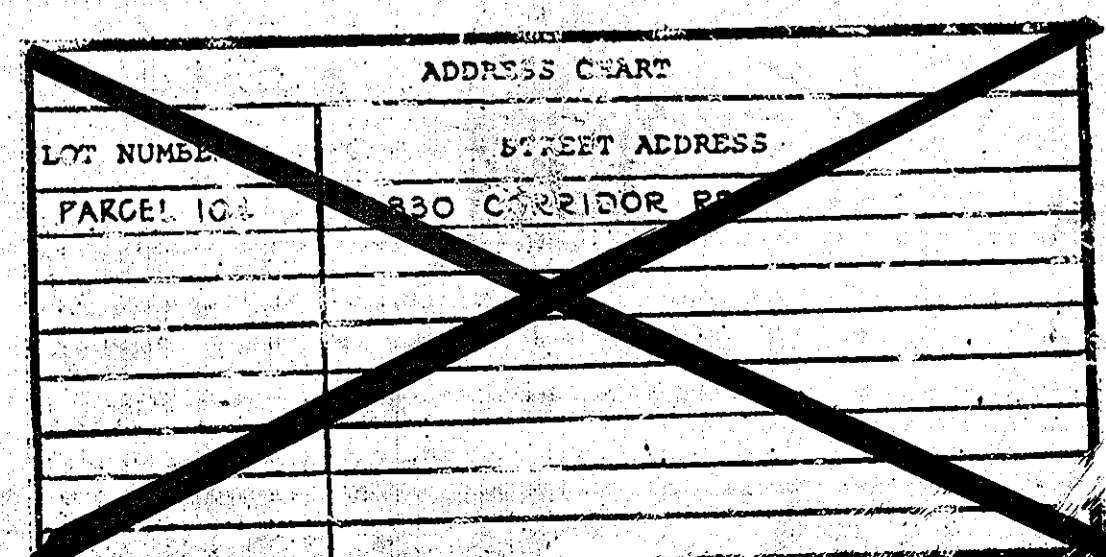


LEGEND

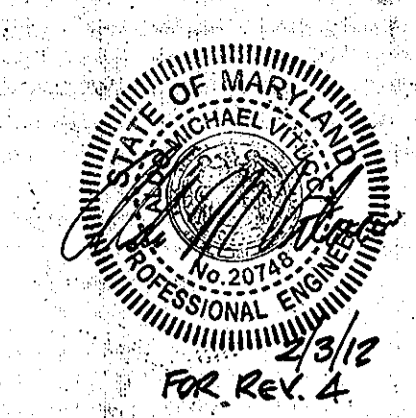
- EXISTING GRADE
- PROPERTY LINE
- EXISTING BUILDINGS
- PROPOSED BLDG. ADDITION
- HANDICAPPED PARKING SPACE & NUMBER OF PARKING SPACES
- EXISTING WELLS
- EX. WATER SERVICE (PRIVATE)
- EX. SEWER SERVICE (PRIVATE)
- DUMPSTER LOCATION
- EXISTING FIRE HYDRANT

ADDRESS CHART

LOT NO.	STREET ADDRESS
EXISTING BUILDING	8830 CORRIDOR ROAD
PROPOSED BUILDING	8832 CORRIDOR ROAD



NO.	REVISION	DATE
4	REVISIONS ASSOCIATED WITH ADDITION OF NEW BLDG.	12/12/88



APPROVED
 DATE 10-26-88
 L.E.S.

STORM WATER DRAINAGE
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 APPROVED: James J. Makibin 12/14/88
 DIRECTOR DATE
 CHIEF BUREAU OF ENGINEERING, P.S. DATE 12-12-88
 APPROVED: Howard County Office of Planning and Zoning
 APPROVED: James J. Makibin 12/12/88
 DIRECTOR DATE
 APPROVED: 12-20-88
 CHIEF DIV. OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: James J. Makibin 11-21-88
 COUNTY HEALTH OFFICER DATE

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION
 - HANDICAPPED PARKING DETAILS SHALL BE IN ACCORDANCE WITH THE ADA AND BUILDING CODE FOR THE DISTRICT OF COLUMBIA
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE ANNEAPOLIS JUNCTION SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK @ 192-2817 OR 792-7272
 - THE PROPOSED ADDITION WILL NOT RESULT IN ANY ADDITIONAL EMPLOYEES
 - THIS PROJECT DISTURBS LESS THAN 5000 S.F. AND IS THEREFORE EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS
 - EXISTING PARKING AND STORAGE ARE TO BE DISTURBED TO THE EXTENT OF THE PROPOSED CONSTRUCTION. THE ONLY AREA THAT WILL RECEIVE FILL IS THE AREA OF THE BUILDING PERMITS AND ALL OTHER AREAS SHALL REMAIN UNDISTURBED AND ALL OTHER AREAS SHALL CHANGES IN CONTOUR OR DRAINAGE
 - ALL EXISTING VEGETATION AND TREES SHALL REMAIN INTACT AND UNDISTURBED
 - THE DUMPSTER LOCATION IS AS SHOWN ON PLAN AND SHALL BE EMPTIED WEEKLY
 - THERE IS NO PUBLIC WATER OR FIRE HYDRANTS ON HILDA AVE. THE NEAREST HYDRANT IS 34' AWAY ON JUNCTION DRIVE, SEE LOCATION PLAN.
 - AWAIVER FROM PAVING REQUIREMENTS AND DRIVEWAY WIDTHS HAS BEEN APPROVED BY DEPT. OF PUBLIC WORKS OCT. 17, 1988
 - DISTURBED AREA IS LESS THAN 3,000 S.F. AND LESS THAN 100 CY OF MATERIAL WILL BE EXCAVATED THEREFOR THIS PROJECT IS EXEMPT FROM:
 a) A SEDIMENT AND EROSION CONTROL PLAN, 5/31/88 HOWARD COUNTY S.C.D. CODE # 10.3
 b) THIS SITE IS EXEMPT FROM STORM WATER MANAGEMENT 10.3.1 - 3.2.C. HOWARD CO. DESIGN MANUAL VOL. 1.

12. THIS PLAN IS SUBJECT TO WP-12-088 WHICH THE PLANNING DIRECTOR ON DECEMBER 23, 2011 APPROVED A REQUEST TO WAIVER SECTION 16.1001 (n) TO USE THE NET TRACT AREA TO BE USED IN CALCULATING FOREST OBLIGATIONS AND SECTION 16.1004 (d) REQUIRING THE IDENTIFICATION OF THE NET TRACT AREA SEE PAGE 6 FOR ADDITIONAL INFORMATION REGARDING THIS WAIVER PETITION

13. IN ACCORDANCE WITH WP-12-088 THE FOREST CONSERVATION IS PROVIDED BY A PRE-IN-LIEU PAYMENT IN THE AMOUNT OF \$4,247.10 OBTAINED IN SECTION 16.1010 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF HOWARD COUNTY

14. WETLANDS AND THE BUFFER EXIST ON LOT 4 BUT WILL NOT BE DISTURBED BY THIS DEVELOPMENT

15. STORMWATER MANAGEMENT WILL BE PROVIDED BY REMOVAL OF AN AMOUNT GREATER THAN 50% OF THE OF THE IMPERVIOUS MATERIAL WITHIN THE LOT IN COMPLIANCE WITH THE DEVELOPMENT CRITERIA WITHIN THE STORMWATER MANAGEMENT DESIGN MANUAL

16. LANDSCAPING FOR THIS SITE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.1024 OF THE HOWARD COUNTY CODES AND THE LANDSCAPE MANUAL SUBJECT IN THE AMOUNT OF \$1,500 FOR A TOTAL OF 5 SHADE TREES & 5 SHADE TREES AND 1 EXISTING TREE FOR 6000' WILL BE PROVIDED WITH THE BUILDERS PLANTING BUDGET

* NOTES: THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION PRIOR TO STARTING CONSTRUCTION

THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY

DEED REFERENCE: LIBER 1621 FOLIO 784
 PROPOSED ADDITION OF 4500 S.F. FOR PARTS STORAGE

APPLICANT OWNER: JOHN L. VOS (PRESIDENT)
 VERMEER SALES & SERVICE, INC.
 2830 CORRIDOR RD.
 ANNAPOLIS JUNCTION, MD 20701
 PHONE# 792-4133

FILE NUMBER: 18-17-88
 REVISIONS: 1 10-17-88, 2 11-15-88, 3 02-09-12

DRAWING SHEET 1 OF 3

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
JOHN DUINKER PROPERTY	NA	PARCEL 104

PLAT # OR L.P. BLOC. #	ZONE	TAX/ZONE MAP	EL.C.	ST.	CENSUS TR.
1621/784	M2	40	6		6064

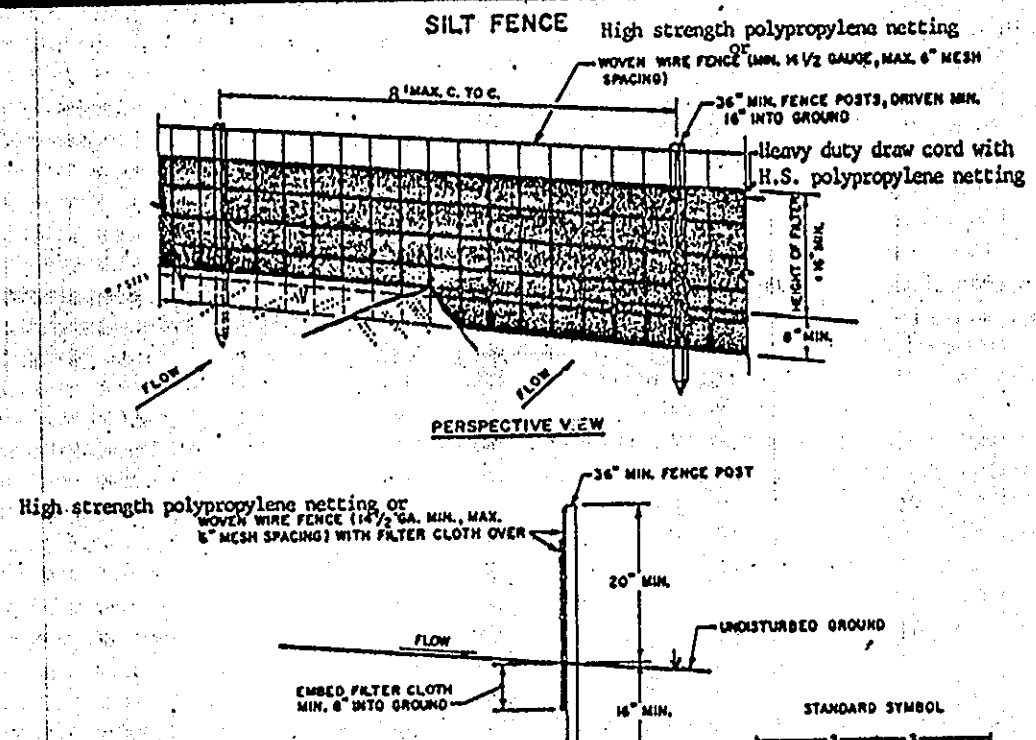
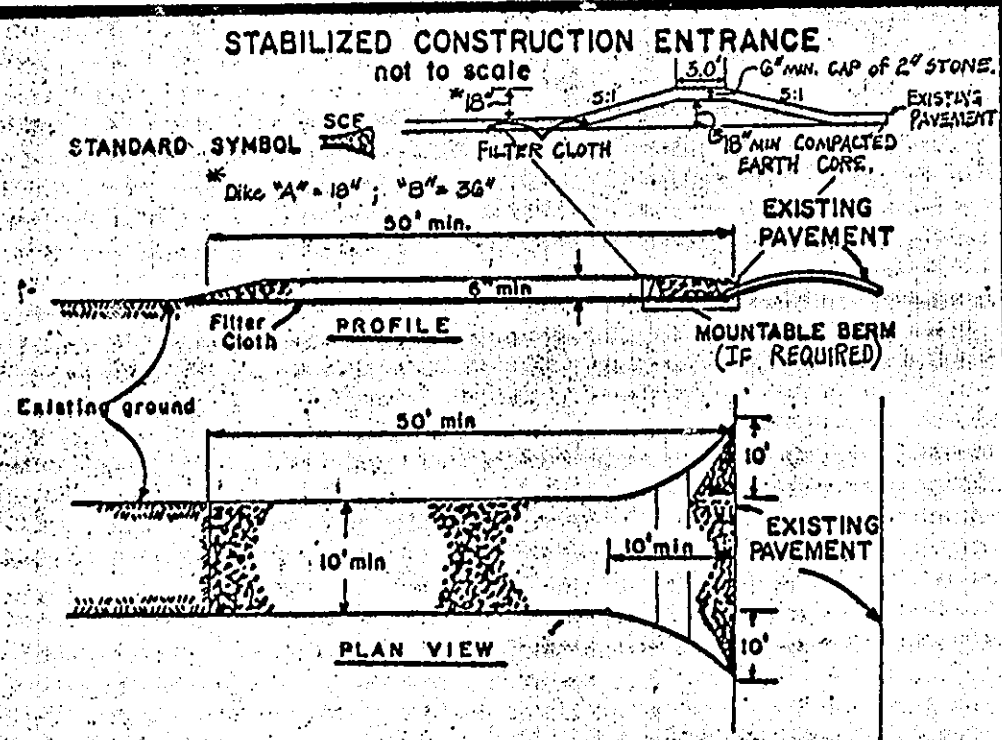
MAPER CODE: PRIVATE
 SEWER CODE: PRIVATE

PROYLES, HAYES & ASSOC.
 ENGINEERS, DESIGNERS, SURVEYORS
 1922 MIDDLEBOROUGH RD.
 BALTO, MD 21221
 (301) 574-2227

VERMEER SALES AND SERVICE, INC.
 HOWARD CO, MD

PROJECT: Prepared for Building Addition
 DATE: 12-12-88
 DRAWN BY: L.S.

SDP-88-199



NO.	REVISION	DATE
1	REVISIONS ASSOCIATED WITH ADDITION OF NEW BLDG	7/27/12

CONSTRUCTION SPECIFICATIONS

- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 50 ft. (except on a single residence lot where a 30 ft. minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) ft. minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounded berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Trucks shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- High strength polypropylene netting or woven wire fence to be fastened securely to fence posts with wire ties or staples.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- Maintenance shall be performed as needed and material removed when "pulses" develop in the silt fence.

POSTS: STEEL EITHER T OR U TYPE OR 2" DIA. MIN. (Actual) (Vertical)

FENCE: WOVEN WIRE, 16 GA. OR HIGH STRENGTH POLYPROPYLENE NETTING

FILTER CLOTH: FILTER CLOTH FROM TRENCH SHOP - LINUM TRENCH OR APPROVED EQUAL

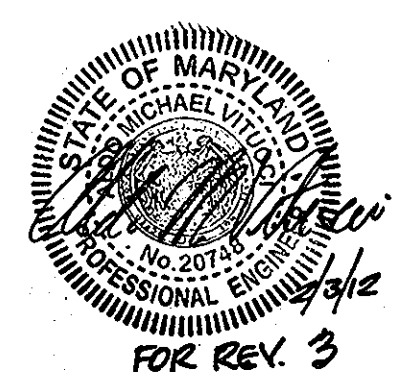
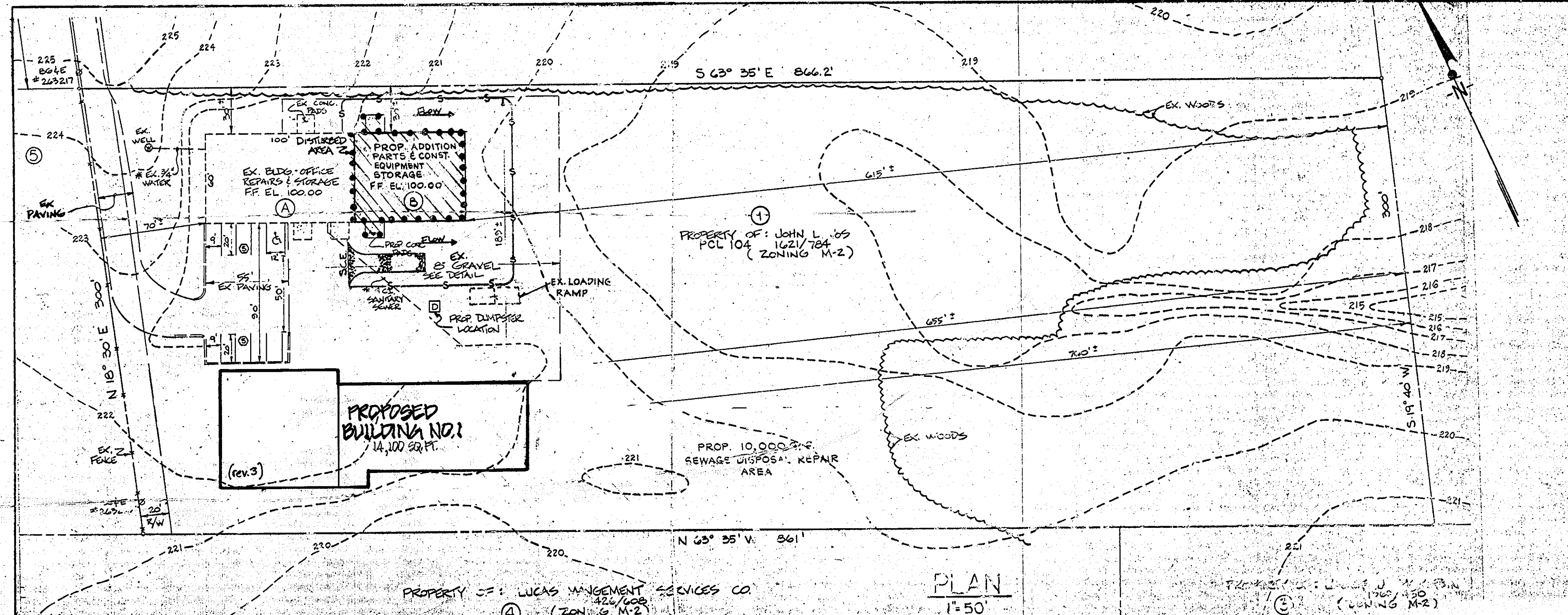
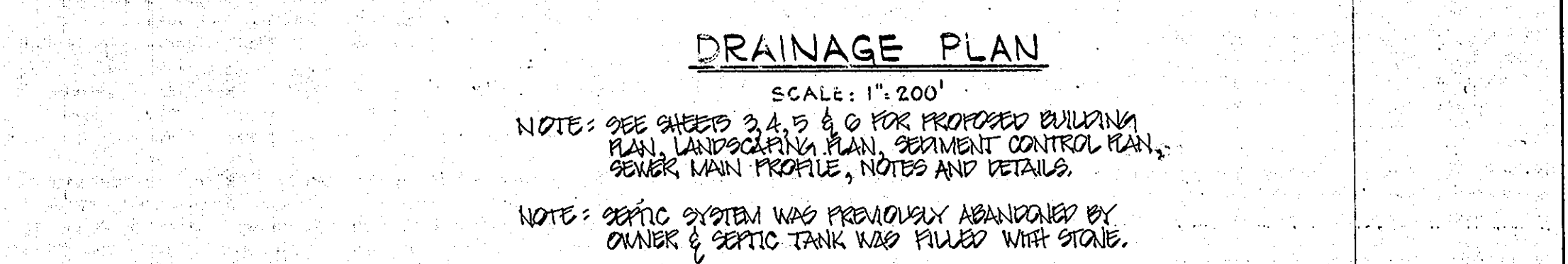
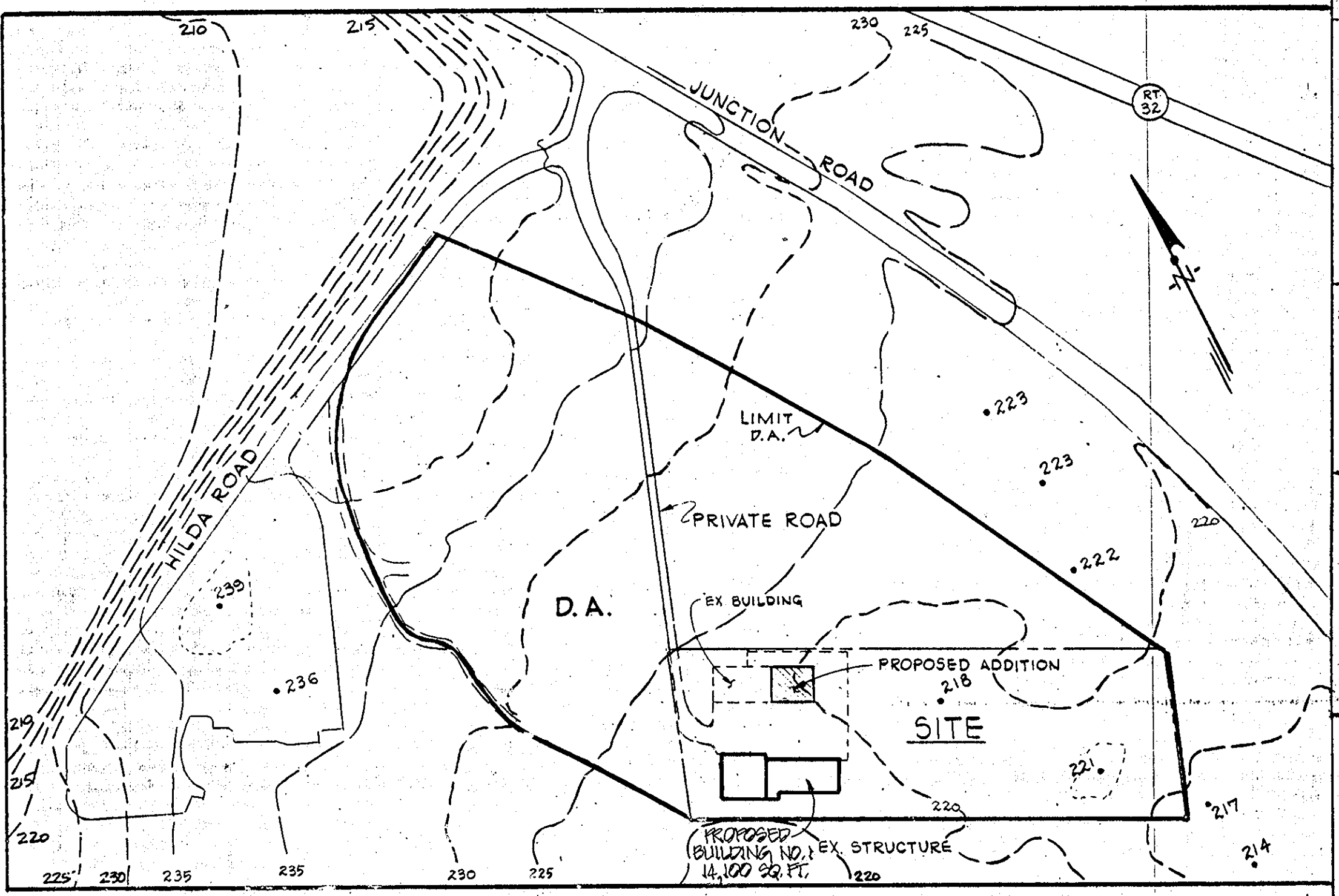
PREFABRICATED UNIT: Geofab, Envirofence, or Approved Equal.

CONSTRUCTION SEQUENCE

NO.	DESCRIPTION	DAYS
1)	NOTIFY HOWARD CO. DEPARTMENT OF INSPECTIONS 48 HOURS PRIOR TO BEGINNING WORK. (992-2437)	2
2)	INSTALL STABILIZED CONSTRUCTION ENTRANCE	1
3)	INSTALL SOIL EROSION & SEDIMENT CONTROL DEVICE	2
4)	GRADE, FINE GRADE AND CONSTRUCT BUILDING ADDITION	120
5)	REPAIR STONE LOT	1
6)	AFTER OBTAINING PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES	2
7)	REPAIR STONE LOT ON REMOVED SEDIMENT CONTROL AREAS	1

SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1982 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1982 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 Total Area of Site: 5.909 Acres
 Area Disturbed: 4,740 S.F. 0.110 Acres
 Area to be roofed or paved: 0.110 Acres
 Area to be vegetatively stabilized: 0 Acres
 Total Cut: 27 Cu. yds
 Total Fill: 54 Cu. yds
 Offsite waste/borrow area location SHALL MEET AN APPROVED SEDIMENT CONTROL PLAN.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional soil stabilization practices, if deemed necessary by the Howard County DEP and approved by the Howard County DEP.
- On all sites, a permit in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals are not substituted for this initial approval by the inspection agency.



DATE: 10-26-88
LKS

APPROVED FOR: SYSTEMS AND PRIVATE ROADS - HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 DIRECTOR: [Signature] DATE: 12/16/88
 CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 12-13-88
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 DIRECTOR: [Signature] DATE: 12/16/88
 CHIEF DIV. OF COMMUNITY PLANNING AND LAND DEVELOPMENT: [Signature] DATE: 12-13-88

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 11-21-88
 DEVELOPER'S / BUILDERS CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certificate of attendance at a D.N.R. approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as deemed necessary.
 SIGNATURE OF DEVELOPER/BUILDER: [Signature] DATE: 5-3-88

ENGINEERS CERTIFICATE
 I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it is prepared in accordance with the requirements of the Howard Soil Conservation District.
 SIGNATURE OF ENGINEER: [Signature] DATE: 5-3-88
 Steven K. Broyles, P.E., No. 14429
 REVIEWED FOR HOWARD COUNTY S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 U.S. SOIL CONSERVATION SERVICE DATE: _____
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT
 HOWARD S.C.D. DATE: _____

DEED REFERENCE: LIBER 1621 FOLIO 78A
 PROPOSED ADDITION OF 4500 SQ. FT. FOR PARTS STORAGE
 APPLICANT OWNER: JOHN L. VOS, (PRESIDENT),
 VERMEER SALES & SERVICE, INC.
 8030 CORRIDOR RD
 ANNAPOLIS JUNCTION, MD 20701
 PHONE # 792-4133



Broyles, Hayes & Assoc.
 ENGINEERS-DESIGNERS-SURVEYORS
 1922 MIDDLEBOROUGH RD
 BALTO, MD 21221
 (301) 574-2227

Vermeer Sales and Service, Inc.
 HOWARD CO., MD

FILE NUMBER	REVISIONS
1	8-17-88
2	11-10-88
3	10-02-12

DRAWING SHEET: 2 of 6

SOIL EROSION & SEDIMENT CONTROL

NOTE: DUE TO THE EXISTENCE OF THE GRAVEL AREA THROUGHOUT THIS SITE, THE SEDIMENT CONTROL INSPECTOR IS TO DETERMINE THE LOCATION OF THE STABILIZED CONSTRUCTION ENTRANCE IF REQUIRED DURING THE SITE INSPECTION.

SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SILT FENCE
(Symbol)	SUPER SILT FENCE
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	EXISTING FORCE LINE
(Symbol)	EX. LIMIT OF TREES AND FOREST
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	EXISTING TREES
(Symbol)	EXISTING GRAVEL AREA TO BE REMOVED
(Symbol)	PROPOSED GRAVEL
(Symbol)	EXISTING GRAVEL
(Symbol)	EXISTING CONCRETE WALK
(Symbol)	PROPOSED CONCRETE WALK

PLAN
SCALE: 1" = 30'

ENGINEER'S CERTIFICATE
I certify that the erosion and sediment control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Aldo M. Vitucci* 2/3/12 Date

BUILDER/DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *John R. Robertson* 2/8/12 Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Howard SCD: *John R. Robertson* 2/8/12 Date

DEVELOPER	OWNER
RASHMUSSEN CONSTRUCTION SERVICES, INC. 614 KLEES MILL ROAD WESTMINSTER, MD 21157 410-781-7575	JOHN L. VOS, TRUSTEE 2630 CORRIDOR ROAD HOWARD COUNTY, MARYLAND 21042

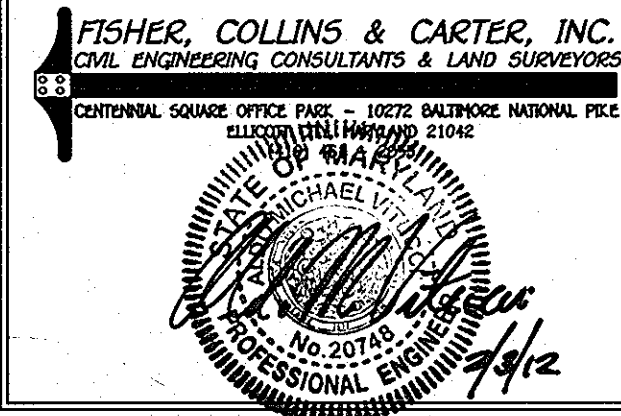
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Ket Stender* 3-29-12 Date
Signature: *John R. Robertson* 3-28-12 Date
Signature: *Marsha M. Leugli* 3/28/12 Date

PROJECT: ANNAPOLIS JUNCTION PARCEL 106	SECTION: N/A	PARCEL NO.: 106
PLAT: 1621 / 784	BLOCK NO.: 13	ZONE: M-2
TAX/ZONE: 4B	ELEC. DIST.: SIXTH	CENSUS TR.: 6069.02
WATER CODE: 400	SEWER CODE: 4020000	

REVISED PLAN SHEET

VERMEER SALES AND SERVICE INC.
PROPOSED BUILDING
TAX MAP NO.: 48 GRID NO.: 13 PARCEL NO.: 106
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2012
SHEET 3 OF 6



NO.	REVISION	DATE
2	Added Handicap Access Walks to Plan	6-12-12
1	REVISIONS ASSOCIATED WITH ADDITION OF NEW BUILDING	2/2/12

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABNORMALS OF THE PLANT, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR DISEASES. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

BID SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS. PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS. POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS (2 PERCENT SLOPE).

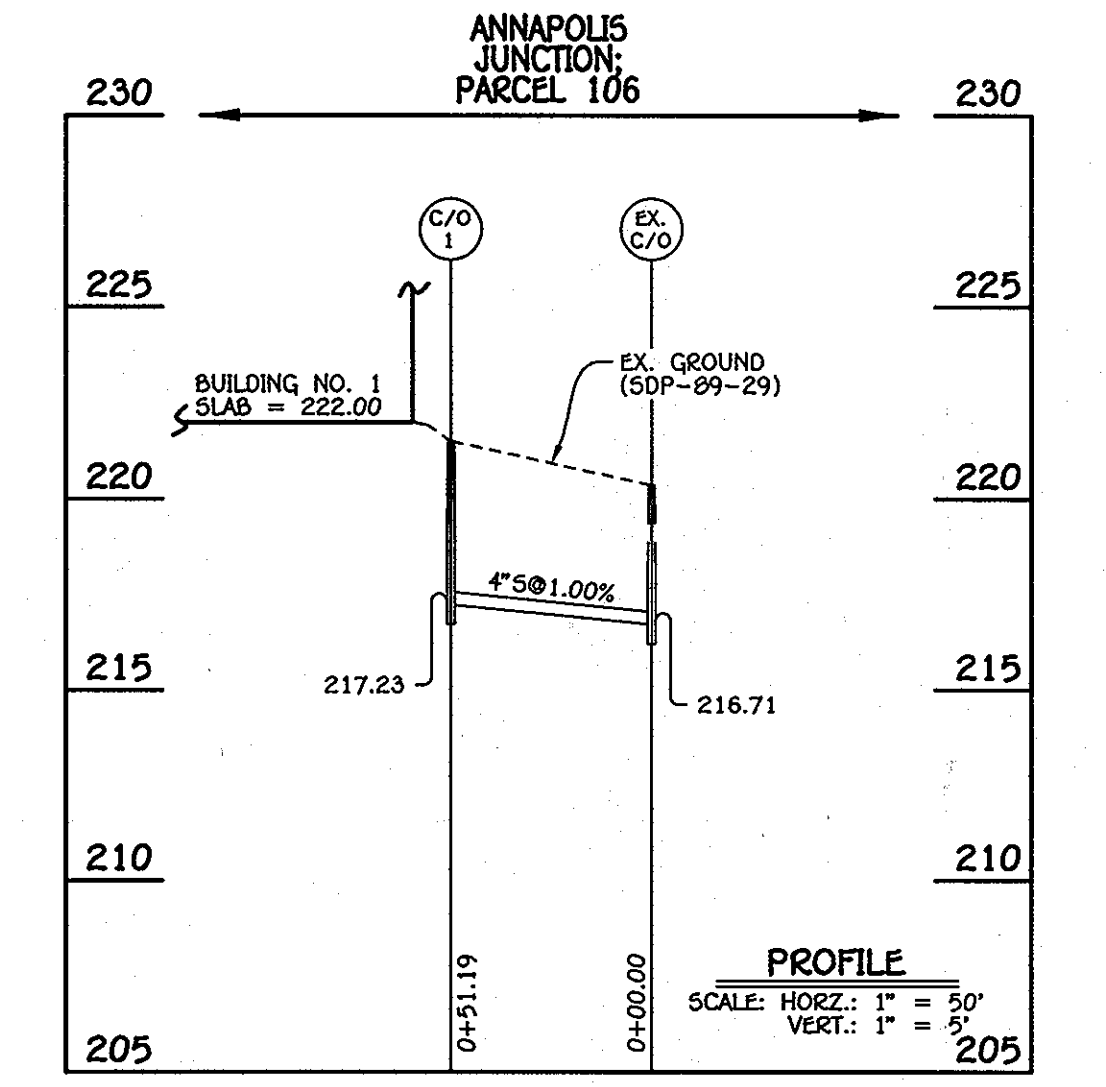
PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

LANDSCAPE PLAN GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE & LANDSCAPE MANUAL.
- ALTERNATIVE LANDSCAPING HAS BEEN PROVIDED ALONG PERIMETER NO.1 TO ESTABLISH AN ADDITIONAL SCREEN FOR THE PROPOSED RESIDENTIAL UNITS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1,500 (5 SHADE TREES @ 300.00/TREE)
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.



CLEAN-OUT TABULATION CHART

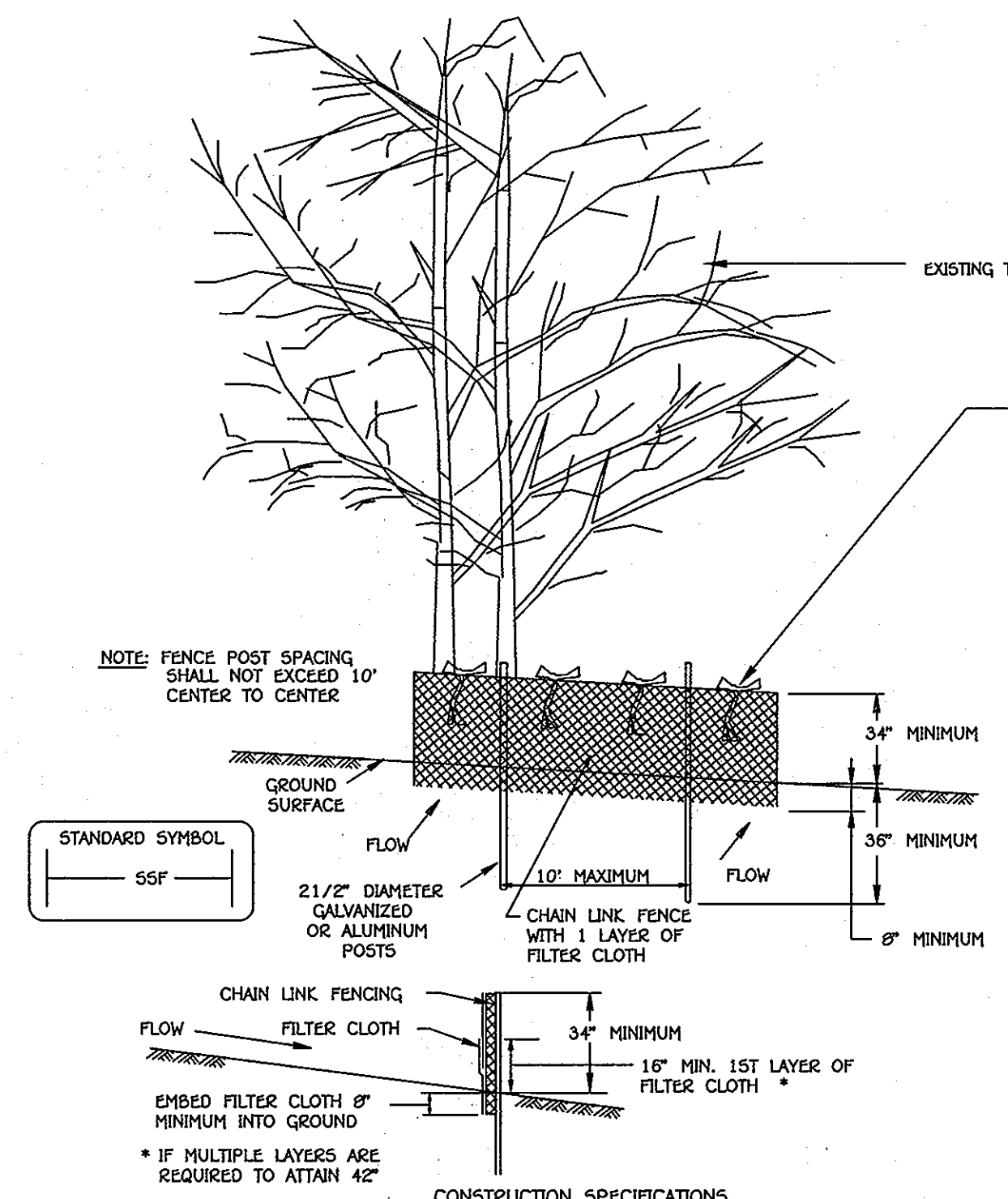
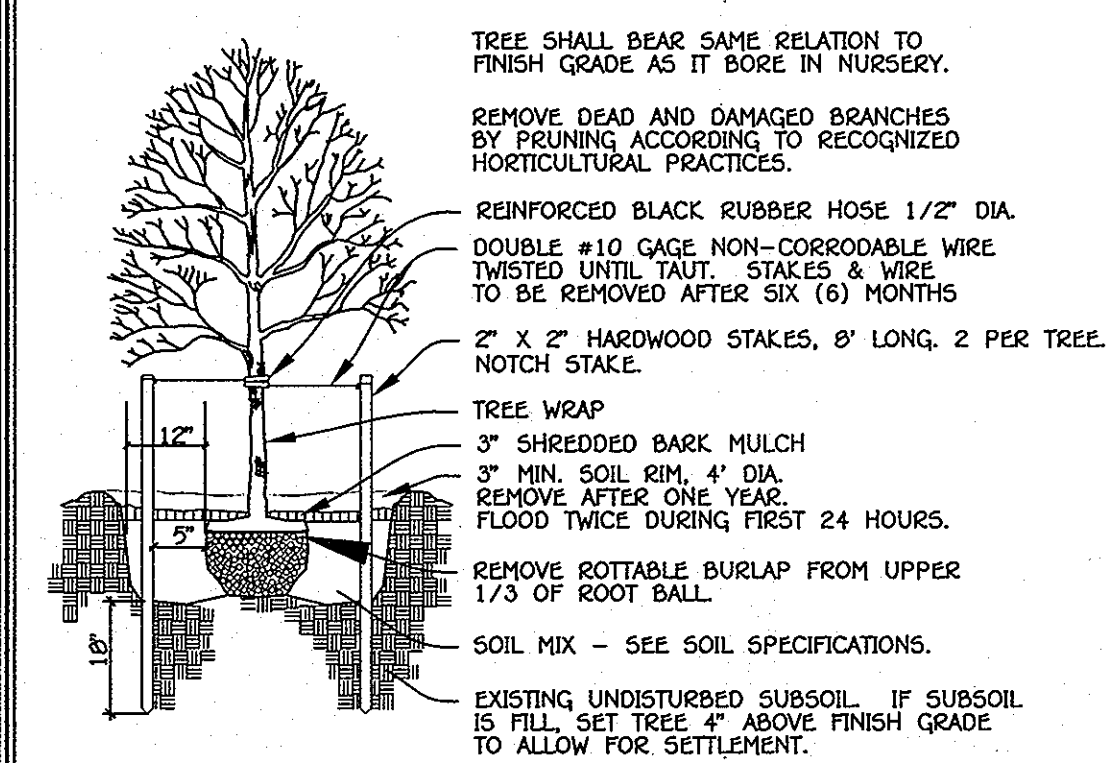
NO.	NORTHING	EASTING	RIM ELEVATION
1	531987.73	1368632.45	221.50

NOTE: SET MH RIMS FLUSH W/EXISTING GROUND OR PROPOSED GRADE AS APPLICABLE.

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO PROPERTY	P-2 ADJACENT TO PROPERTY
LANDSCAPE TYPE	A	A
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	130'	290'
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 130'	YES Ex. 36" Black Cherry Tree
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	---	5
SHADE TREES	---	---
EVERGREEN TREES	---	---
SHRUBS	---	---
NUMBER OF PLANTS PROVIDED	---	4*
SHADE TREES	---	---
EVERGREEN TREES	---	---
SHRUBS	---	---

* CREDIT FOR ONE 36" BLACK CHERRY TREE, FOUR (4) SHADE TREES SHALL BE PLANTED ALONG P-1 TO SCREEN THE SIDE OF THE NEW BUILDING, SHALL CONFORM TO THE LANDSCAPE GUIDELINES.



LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
4	(Symbol)	ACER RUBRUM RED MAPLE	2-1/2" - 3" OL.

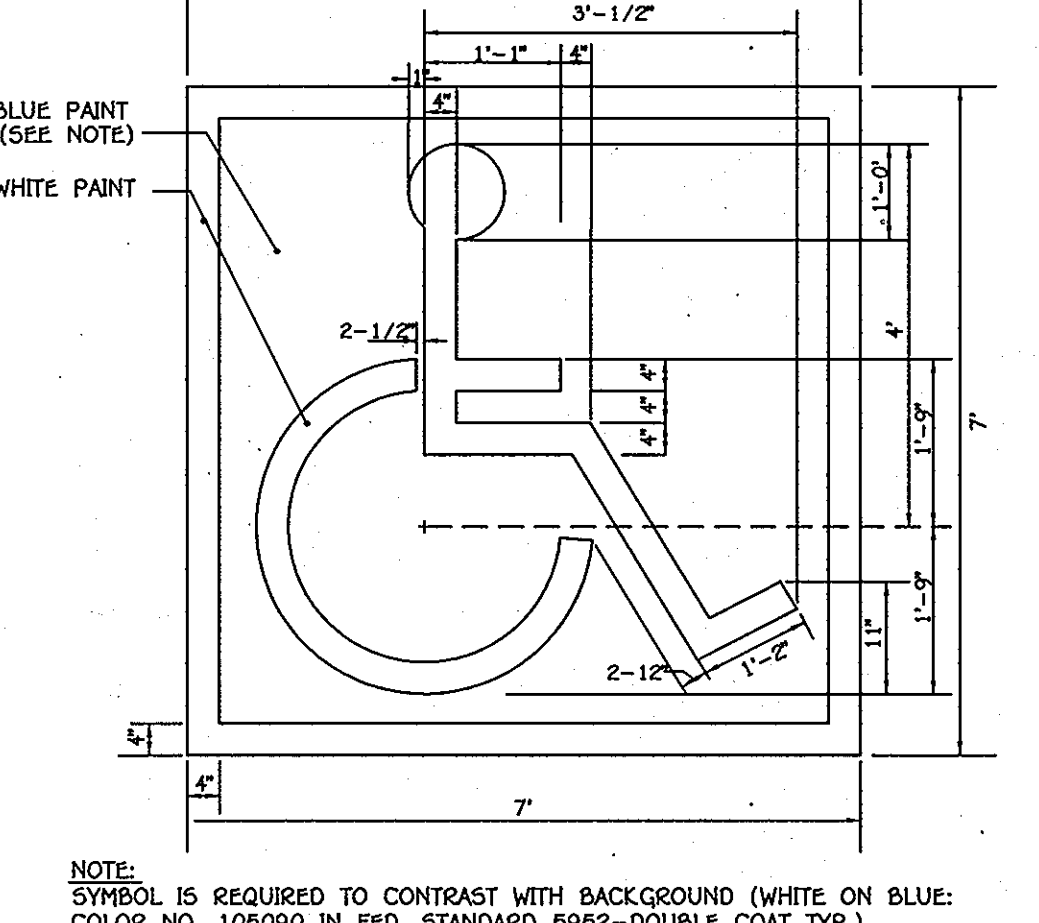
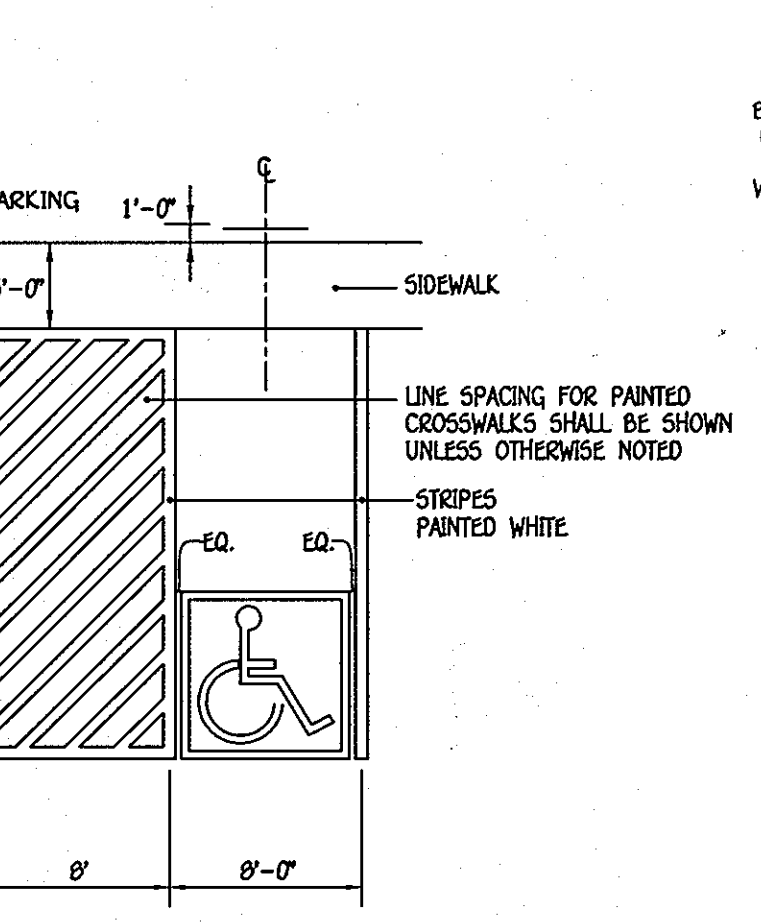
DEVELOPER'S LANDSCAPE CERTIFICATE

"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 LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

Signature of Developer: *[Signature]* Date: 2/6/12

HANDICAP ACCESS PLAN

SCALE: 1" = 20'

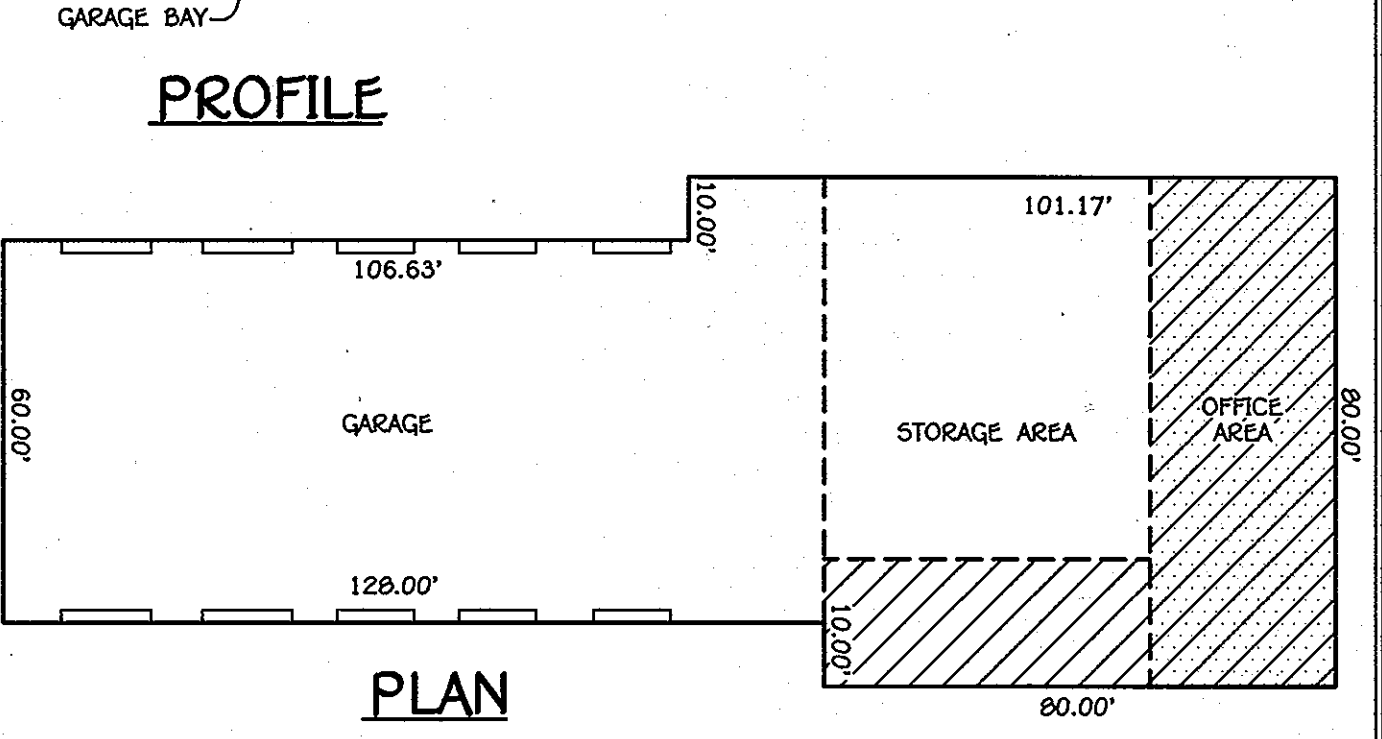
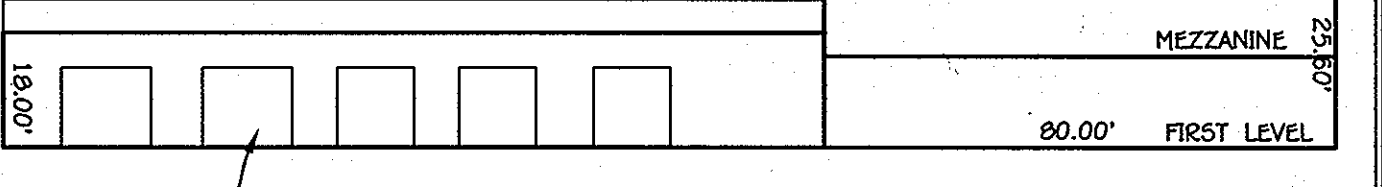


ACCESSIBLE SPACE LAYOUT

SCALE: 1" = 20'

HANDICAP SPACE STENCIL LAYOUT

SCALE: 1" = 20'



BUILDING DETAIL
SCALE: 1" = 30'

MEZZANINE OFFICE 3,344 Sqft.
FIRST LEVEL OFFICE 2,325 Sqft.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

10772 BALDWIN NATIONAL PIKE
CROFTON, MARYLAND 21114

Professional Seal: *[Seal]*

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20704, EXPIRATION DATE: 2/22/13.

Signature: *[Signature]* Date: 2/6/12

OWNER

JOHN L. VOS, TRUSTEE
2030 CORRIDOR ROAD
HOWARD COUNTY, MARYLAND 21042

DEVELOPER

RASMUSSEN CONSTRUCTION SERVICES, INC.
614 KLEES MILL ROAD
WESTMINSTER, MD 21157
410-781-7575

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 3-29-12

Chief, Development Engineering Division: *[Signature]* Date: 3-28-12

Director - Department of Planning and Zoning: *[Signature]* Date: 2/29/12

PROJECT	SECTION	PARCEL NO.
ANNAPOLIS JUNCTION PARCEL 106	N/A	106

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1621 / 784	13	M-2	4B	SIXTH	6069.02

WATER CODE: 400 SEWER CODE: 4020000

REVISED
SEWER PROFILE, LANDSCAPING, TREE PROTECTION DETAILS, HANDICAP ACCESS PLAN, NOTES & DETAILS SHEET

VERMEER SALES AND SERVICE INC.
PROPOSED BUILDING

TAX MAP NO.: 4B GRID NO.: 13 PARCEL NO.: 106
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2012
SHEET 4 OF 6

SDP-00-199

FCP NOTES

1. THE FOREST CONSERVATION OBLIGATION HAS BEEN BASED ON THE NET TRACT AREA OF 0.86 ACRES. THIS AREA IS DEFINED BY THE PROPOSED LIMITS OF DISTURBANCE REQUIRED FOR THE CONSTRUCTION OF THE NEW BUILDING AND ASSOCIATED UTILITIES. NO FOREST OCCURS WITHIN THE NTA AS SUCH THE FOREST CONSERVATION OBLIGATION FOR THE SITE IS A 0.13 ACRE AFFORESTATION OBLIGATION PER THE ATTACHED WORKSHEET.
2. THE AFFORESTATION OBLIGATION WILL BE MET THROUGH THE PAYMENT OF A COUNTY FEE-IN-LIEU OF \$4,247.00
3. ANY FUTURE DEVELOPMENT ON THE SITE OUTSIDE THE CURRENT LOD WILL REQUIRE COMPLIANCE WITH THE FOREST CONSERVATION ACT.

SFSO NOTES

1. NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
2. SURROUNDING LAND USE IS LOW DENSITY RESIDENTIAL DEVELOPMENT AND FOREST.
3. FOREST COVER OCCURRING ON THE SITE IS 1.38 ACRES. APPROXIMATELY 0.1 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE SITE ON ADJACENT PROPERTIES.

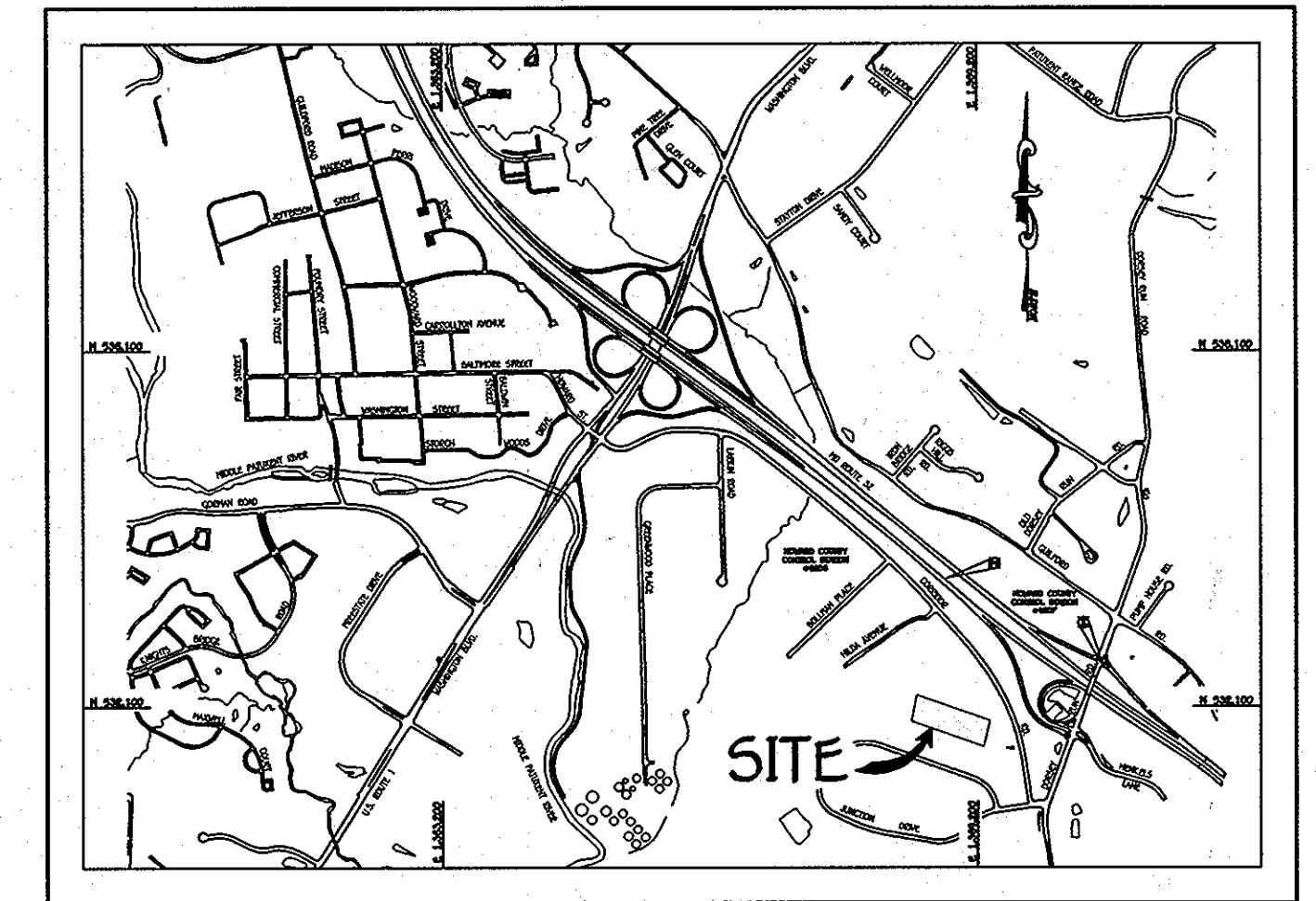
FOREST CONSERVATION WORKSHEET

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	6.0
B. AREA WITHIN 100 YEAR FLOODPLAIN	0
C. AREA TO REMAIN UNDISTURBED BY PROJECT	4.92
D. NET TRACT AREA = LIMITS OF DISTURBANCE	0.86
LAND USE CATEGORY: COMMERCIAL/INDUSTRIAL	
E. AFFORESTATION THRESHOLD (PERCENTAGE)	0.15
F. CONSERVATION THRESHOLD (PERCENTAGE)	0.13
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0
H. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0
BREAK-EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	BREAK-EVEN POINT
K. CLEARING PERMITTED WITHOUT MITIGATION	
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	0
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE	0
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0
Q. TOTAL REFORESTATION REQUIRED	0
R. TOTAL AFFORESTATION REQUIRED	0.13
S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.13

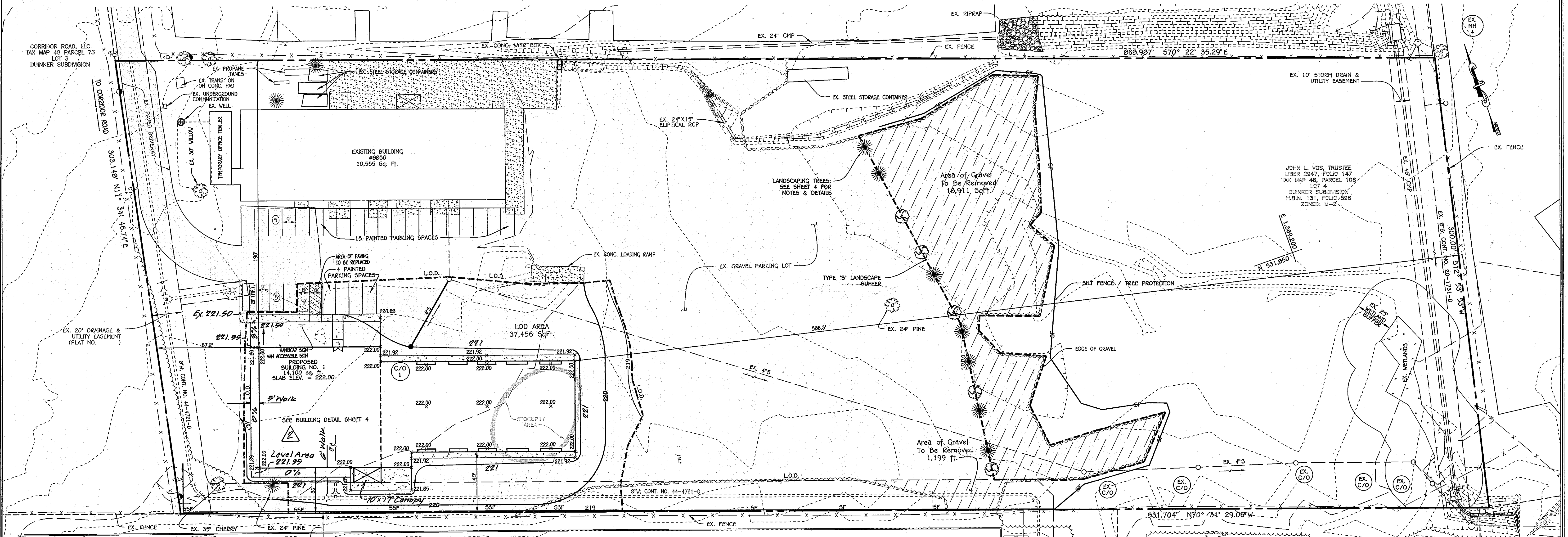
WAIVER PETITION NOTE:

WP-12-088 was approved Subject to seven (7) Conditions:

1. The Division Recommends That A Forest Conservation Easement For On-Site Forest Retention Of 0.26 Acres (A Retention Rate Of 2:1 For "Off-Site" Retention 0.13 x 2 = 0.26 Acres) Must Be Recorded On The Forthcoming Duinker Subdivision Plat Of Revision (Considered Off-Site Because It's Beyond The Net Tract Area). The Existing Forested Area (0.26 Acres) At The Rear Of Lot 4 Should Be Protected By This Easement And This Easement Shall Also Include The Existing Wetland Area And Its Buffer (Priority Area). If A Forest Retention Easement Is Not Provided, The Applicant Is Required To Pay A Fee-In-Lieu In The Amount Of \$4,247.10 For The Afforestation Obligation Of 0.13 Acres Calculated At The Rate Of \$0.75 Per Square Foot As Part Of The Red-Line Revision Approval Process.
2. This Site's Forest Conservation Obligation Must Be Addressed On The Red-Line Revision To SDP-08-199 And Shall Include A Forest Conservation Plan If On-Site Mitigation Is Provided As Recommended In Condition No. 1 With A Forest Conservation Worksheet And Applicable Forest Notes. (*The Land Use Category For The Worksheet Should Be Commercial And Industrial Use "CJA").
3. No Disturbance Is Permitted Beyond The Limit Of Disturbance (0.86 Acres) As Shown On The Amended Waiver Petition Exhibit Dated December 21, 2011.
4. Any Future Site Expansion Or Additional Development Will Require The Owner/Developer To Address Forest Conservation On The Remaining Area Of The Site That Is Beyond The LOD Of 0.86 Acres Proposed Under The Red-Line Revision For SDP-08-199.
5. On The Red-Line Revision To SDP-08-199 And The Plat Of Revision, Provide A Brief Description Of The Waiver Petition (WP-12-088), As A General Note To Include Request(s), Section(s) Of The Regulations, Action And Date.
6. The Applicant Shall Submit A Completed Forest Conservation Data Summary To DPZ, D.D. Attn: Derrick Jones;
7. Subject To Compliance With The Attached DED Comments Dated 12/20/2011.



VICINITY MAP
SCALE: 1" = 2000'



<p>PLAN SCALE: 1" = 30'</p>	<p>OWNER JOHN L. VOS, TRUSTEE 8830 CORRIDOR ROAD HOWARD COUNTY, MARYLAND 21042</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 3-28-12 Date Chief, Division of Land Development <i>[Signature]</i> 3-28-12 Date Chief, Development Engineering Division <i>[Signature]</i> 4/25/12 Date Director - Department of Planning and Zoning</p>	<p style="text-align: center;">REVISED SIMPLIFIED FOREST STAND DELINEATION PLAN, FOREST CONSERVATION PLAN & NOTES</p> <p style="text-align: center;">VERMEER SALES AND SERVICE INC. PROPOSED BUILDING</p> <p>TAX MAP NO. 48 GRID NO. 13 PARCEL NO. 106 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JANUARY, 2012 SHEET 6 OF 6</p> <p style="text-align: right;">SDP-08-199</p>																
<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CORPORATE HEADQUARTERS - 10772 BALTIMORE NATIONAL PIKE MONTICELLO, MARYLAND 21042 301.281.1000</p>	<p>Eco-Science Professionals, Inc. Consulting Ecologists P.O. Box 6066 Clear Area, Maryland 21037 Telephone (410) 835-2420 Fax (410) 835-4488</p>	<p>DEVELOPER RASMUSSEN CONSTRUCTION SERVICES, INC. 614 KLEES MILL ROAD WESTMINSTER, MD 21157 410-781-7575</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>PLAT</th> <th>BLOCK NO.</th> <th>ZONE</th> <th>TAX/ZONE</th> <th>ELEC. DIST.</th> <th>CENSUS TR.</th> </tr> </thead> <tbody> <tr> <td>1621 / 784</td> <td>13</td> <td>M-2</td> <td>48</td> <td>SIXTH</td> <td>6069.02</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>WATER CODE</th> <th>SEWER CODE</th> </tr> </thead> <tbody> <tr> <td>400</td> <td>4020000</td> </tr> </tbody> </table>	PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.	1621 / 784	13	M-2	48	SIXTH	6069.02	WATER CODE	SEWER CODE	400	4020000
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