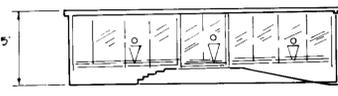
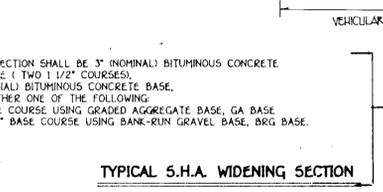
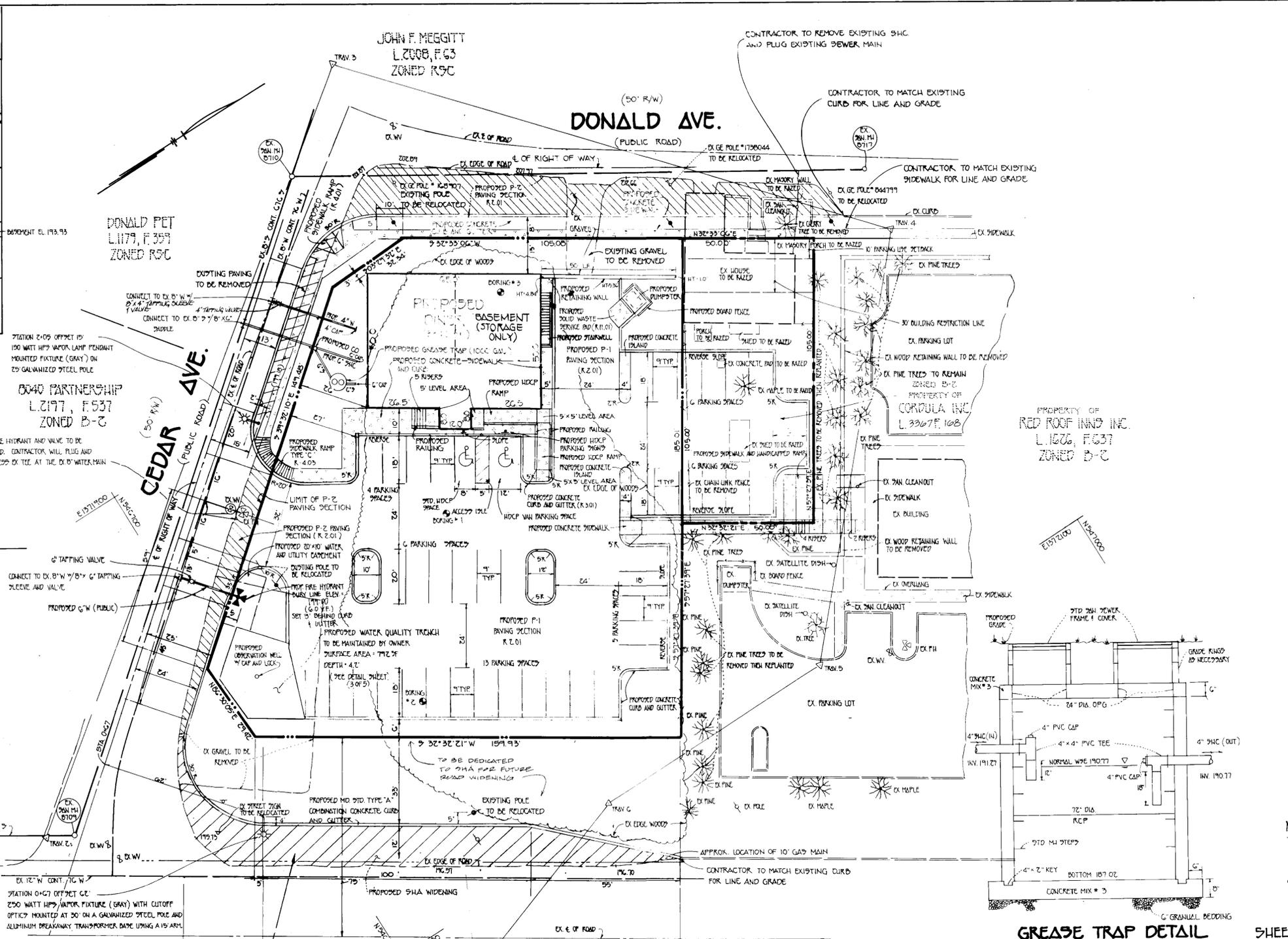


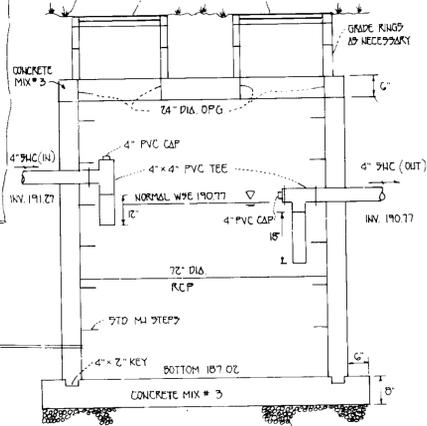
WHC & SHC PROFILE
SCALE: HOR: 1" = 20'
VERT: 1" = 5'



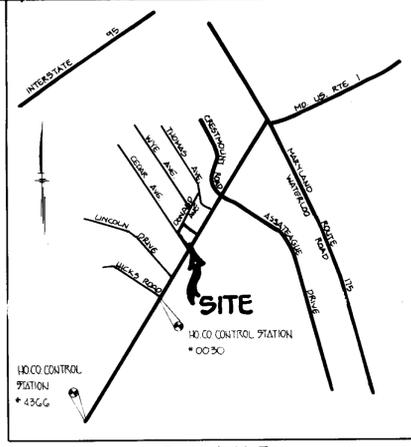
TYPICAL BUILDING PROFILE
NOT TO SCALE



TYPICAL S.H.A. WIDENING SECTION



GREASE TRAP DETAIL
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1200'

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DEPARTMENT OF CONSTRUCTION INSPECTION DIVISION AT 311-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "METS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY RELOCATION WORK.
 - PROJECT BACKGROUND:
 - LOCATION: 0.5 AC. PLOTS 1 AND CEDAR AVE
 - TAX MAP #3, PARCELS 188, 187 & 458
 - EXISTING UTILITIES WERE LOCATED BY FIELD SURVEY. COORDINATES BASED ON NAD 83. HORIZONTAL COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY ORDNATE CONTROL STATION NO. 6010 AND 4106.
 - STA. NO. 1010 N 185848.2300 METERS
 - STA. NO. 4306 N 418552.8320 METERS
 - STA. NO. 4306 E 417744.7225 METERS
 - THIS PLAN IS SUBJECT TO # 84-11
 - THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON THIS SITE.
- SIZE ANALYSIS**
- AREA OF PARCEL: 0.973 AC.
 - PRESENT ZONING: R-2
 - THIS PLAN SUBJECT TO BOARD OF APPEALS CASE NO. BA 93-129 WHICH THE HOWARD COUNTY BOARD OF APPEALS ON JULY 23, 1993 APPROVED THE FOLLOWING:
 - A. REMOVE THE EXISTING TWENTY (20) FOOT PARKING STRIP FROM 0.2 AC. PLOTS 1 TO SIX (6) FEET.
 - B. REMOVE THE EXISTING TWENTY (20) FOOT PARKING STRIP FROM CEDAR AVENUE TO TWENTY THREE (23) FEET.
 - C. REMOVE THE EXISTING FIFTY (50) FOOT STRUCTURE STRIP FROM CEDAR AVENUE TO THREE (3) FEET FOR A PROPOSED BUILDING.
 - D. REMOVE THE EXISTING FIFTY (50) FOOT STRUCTURE STRIP FROM DONALD AVENUE TO THIRTEEN (13) FEET FOR A PROPOSED BUILDING.
 - E. REMOVE THE EXISTING FIFTY (50) FOOT STRUCTURE STRIP FROM DONALD AVENUE FOR A PROPOSED RETAINING WALL.
 - F. REMOVE THE EXISTING FIFTY (50) FOOT USE STRIP TO THE RIGHT (R) FEET FOR A PROPOSED DUMPSTER.
 - G. IN ACCORDANCE WITH BA CASE 93-129 THIS PROJECT IS SUBJECT TO:
 - 1) THE SPECIFICATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL STATE AND COUNTY LAW AND REGULATIONS.
 - 2) THE SIZES OF THE DUMPSTER NOT ENCLOSED BY THE BRICK OR BLOCK WALL SHALL BE ENCLOSED WITHIN A BOARD OR BOARD FENCE.
 - PROPOSED USE OF STRUCTURE IS A ONE STORY DINER.
 - PROPOSED 250 SQ. FT. FLOOR SPACE.
 - MAXIMUM SQUARE FOOTAGE IS 2,324 SQ. FT. 25 TAX OUT-841.
 - NUMBER OF PARKING SPACES REQUIRED: 14
 - THE TOTAL SQUARE FOOTAGE IS 2,324 SQ. FT. THE DIFFERENCE IN SQUARE FOOTAGE IS 2,323 SQ. FT. 25 TAX OUT-841. PARKING SPACES FOR TAKE OUT BASED ON 250 SQ. FT. & 1,000 SQ. FT. - 3 PARKING SPACES.
 - TOTAL REQUIRED AND PARKING SPACES:
 - PARKING REQUIRED BASED ON PARKING STUDY DONE ON APRIL 1, 1994 APPROVAL ON APRIL 14, 1994
 - NUMBER OF PARKING SPACES PROPOSED:
 - 4) STANDARD SPACES
 - 5) HANDICAPPED SPACES
 - BUILDING COVERAGE OF SITE: 7.0% OF GROSS AREA.
 - PARKING COVERAGE OF SITE: 17.0% OF GROSS AREA.
 - 1024 SQ. FT. STORAGE IN BASEMENT.
 - HALF BASEMENT.

NOTE: FEE-IN-LIEU 9MM G-43-D.LPA
THE DEVELOPER HAS APPLIED FOR DESIGN MANUAL NUMBERS TO VOLUME 1 CHAPTER 10 SECTION 2. G. 4. TO REDUCE REQUIRED TWENTY (20) FOOT MIN. STRIPBACK OF 9MM STRUCTURE TO RIGHTS OF WAY SECTION 2. 3. C. REQUEST OF FEE-IN-LIEU OF PROVIDING 9MM. (APPROVED: MARCH 29, 1994)

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	GRADING PLAN
3	SEDIMENT/EROSION CONTROL PLAN
4	LANDSCAPE PLAN
5	NOTES AND DETAILS



OWNER
MR. EDWARD W. PRAACZ
124 MARYLAND ROUTE 3
MILLERSVILLE, MARYLAND 21108

DEVELOPER
MR. & MRS. FRANKLIN DAVIS 1/2
COROULA, INC.
71799 ELBERTA DRIVE
POTOMAC, MARYLAND 21144

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTHORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21043
300 461 - 2895

Signature of Engineer: *[Signature]* DATE: 10/17/94

ENGINEER'S 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 WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature of Developer: *[Signature]* DATE: 10-18-94

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Patricia Greig 10/17/94
U.S. SOIL CONSERVATION SERVICE

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

John P. Robertson 10/19/94
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

Planning Director: *[Signature]* DATE: 11/2/94

Chief, Division of Land Development and Research: *[Signature]* DATE: 11/4/94

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Health Officer: *[Signature]* DATE: 11/2/94

APPROVED: DEPARTMENT OF PUBLIC WORKS, FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

Director, Public Works: *[Signature]* DATE: 10/21/94

Chief, Bureau of Engineering: *[Signature]* DATE: 10/21/94

PROPERTY/SUBDIVISION	SECTION/AREA	PARCEL
THE CEDAR'S		D

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11193	8, 14	D-2	43	671	6069.01

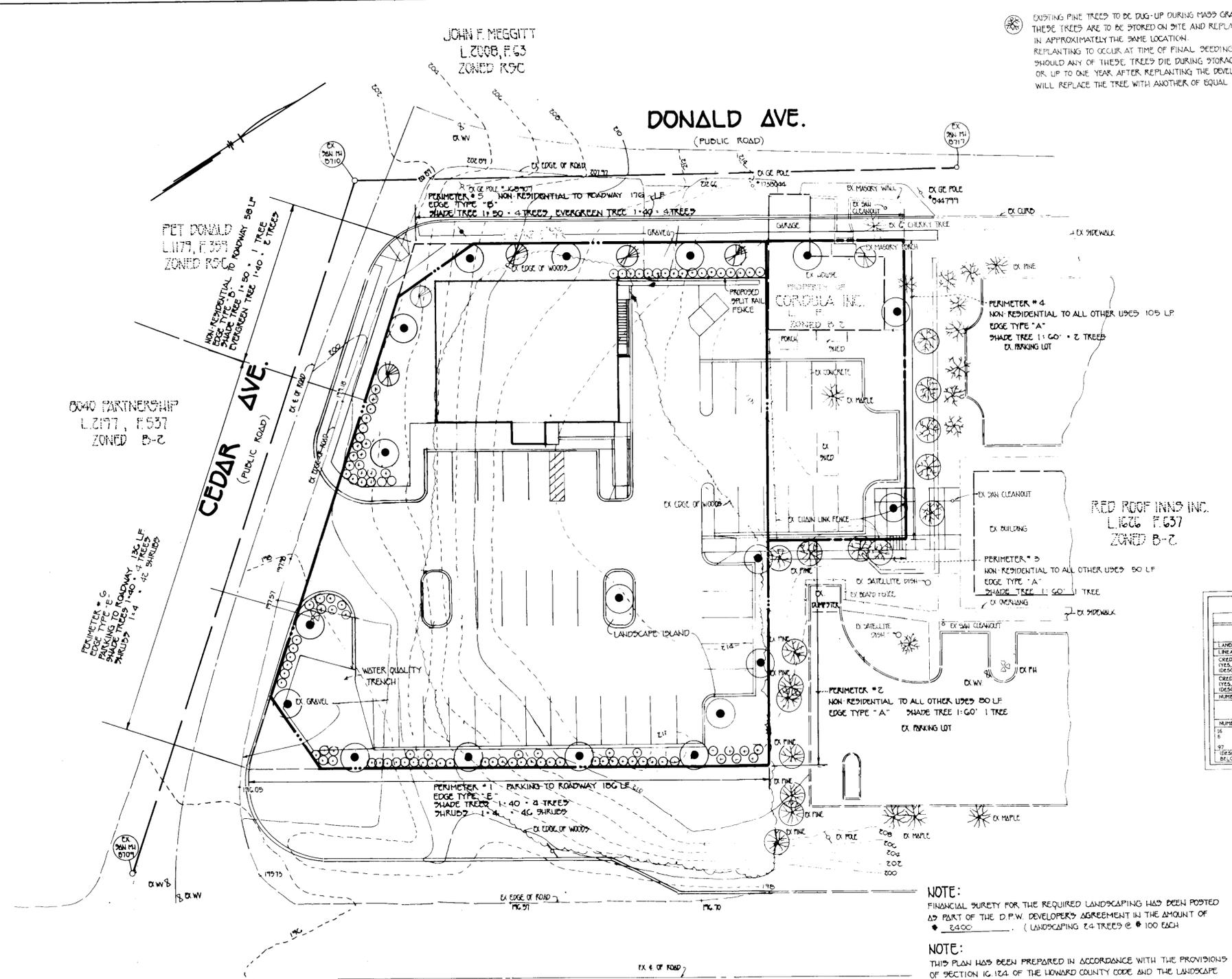
WATER CODE: D 02 SEWER CODE: 3670000

SITE DEVELOPMENT PLAN

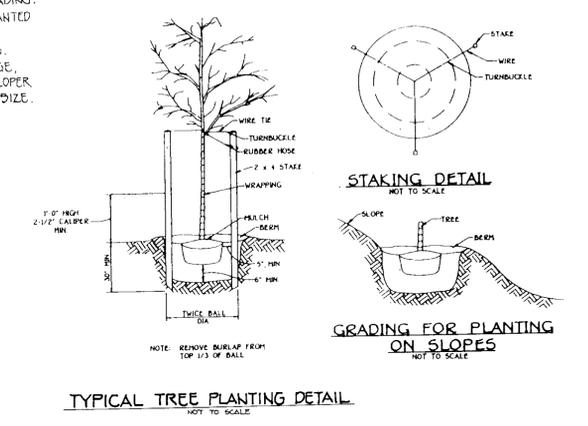
FRANK'S DINER

THE CEDAR'S

TAX MAP 45 F 94-51 PARCEL D
SIXTH ELECTION DIST. DATE: AUGUST 3, 1994
SCALE: 1" = 20' SHEET 1 OF 5



EXISTING PINE TREES TO BE DUG-UP DURING MASS GRADING. THESE TREES ARE TO BE STORED ON SITE AND REPLANTED IN APPROXIMATELY THE SAME LOCATION. REPLANTING TO OCCUR AT TIME OF FINAL BEEDING. SHOULD ANY OF THESE TREES DIE DURING STORAGE, OR UP TO ONE YEAR AFTER REPLANTING THE DEVELOPER WILL REPLACE THE TREE WITH ANOTHER OF EQUAL DIZE.



LANDSCAPE LEGEND			
SYMBOL	QUANTITY	BOTANICAL / COMMON NAME	SIZE
(Symbol)	18	GLEDITIS TRIACANTHOS INERMIS SHADEMASTER THORNLESS HONEYLOCUST	2 1/2" - 5" CAL.
(Symbol)	6	CEDRUS DEODORA / DEODAR CEDAR	6" - 8" HT.
(Symbol)	97	ELIYMYLUS ALATUS COMPACTA / DWARF WING ELIYMYLUS	2" - 2 1/2" HT.

PERIMETER	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	1	2	3	4	5	6
PERIMETER	Adjacent to Roadways	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Properties	Adjacent to Roadways	Adjacent to Roadways
LANDSCAPE TYPE	E	A	A	A	B	B
LINEAR FEET OF PERIMETER	165'	80'	50'	100'	170'	200' 130'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	-	-	-	-	-	-
CREDIT FOR WALL, FENCE OR BEAM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED						
SHADE TREES	4	1	1	2	4	3
EVERGREEN TREES	16	1	1	2	4	34
NUMBER OF PLANTS PROVIDED						
18 SHADE TREES	4	1	1	2	4	3
6 EVERGREEN TREES	16	1	1	2	4	34
97 OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	16	1	1	2	4	34

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	42
Number of Trees Required	2
Number of Trees Provided	2
Shade Trees	2
Other Trees (2:1 substitution)	2

NOTE:
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,000 (LANDSCAPING 24 TREES @ \$100 EACH)

NOTE:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

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 year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

U.S. ROUTE 1
WASHINGTON BOULEVARD
(PUBLIC ROAD)

OWNER
MR. EDWARD W. DRAKOS
124 MARYLAND ROUTE 3
MILLERSVILLE, MARYLAND 21108

DEVELOPER
MR. FRANKLIN DAVID 1/4
CORNUA, INC.
7777 ELBERTA DRIVE
ZEVERN, MARYLAND 21144

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
471 BALTIMORE NATIONAL PKE., SUITE 100
ELLSWORTH CITY, MARYLAND 22943
(301) 461-2855

ENGINEER'S 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 WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: [Signature]
Date: 11/17/94

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
Signature: [Signature]
Date: 10/28/94

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS
Signature: [Signature]
Date: 10/19/94
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: [Signature]
Date: 10/19/94
HOWARD SOIL CONSERVATION DISTRICT

APPROVED DEPT. OF PLANNING AND ZONING
Signature: [Signature]
Date: 11/7/94
PLANNING DIRECTOR

Signature: [Signature]
Date: 11/4/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
Signature: [Signature]
Date: 11/2/94
HEALTH OFFICER

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
Signature: [Signature]
Date: 10/21/94
DIRECTOR, PUBLIC WORKS

Signature: [Signature]
Date: 10/21/94
CHIEF, BUREAU OF ENGINEERING

PROPERTY/SUBDIVISION: THE CEDARS
SECTION/AREA: B
PARCEL/LOT NO: D

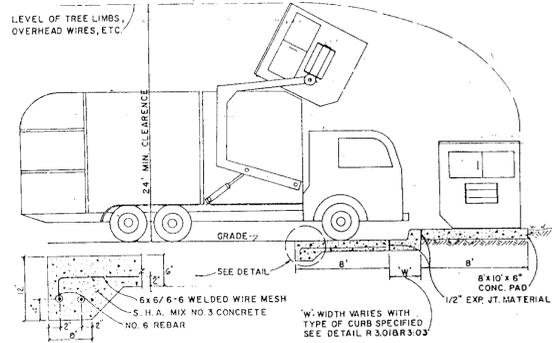
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BLOCK NO: B, 14
ZONE: B-Z
TAX/ZONE: 43
ELEC. DIST: GTH
CENSUS TR: 6009 01

WATER CODE: B 02
SEWER CODE: 3290000

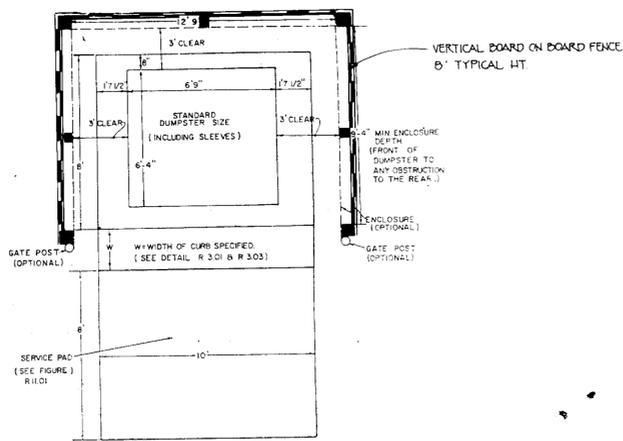
LANDSCAPE PLAN
FRANKS DINER
THE CEDARS

F 94-51
PARCEL B
TAX MAP 43
SIXTH ELECTION DIST.
SCALE: 1" = 20'
SHEET 4 OF 5

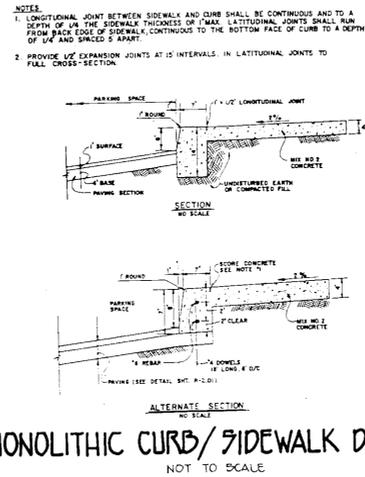
HOWARD COUNTY, MARYLAND
DATE: AUGUST 3, 1994



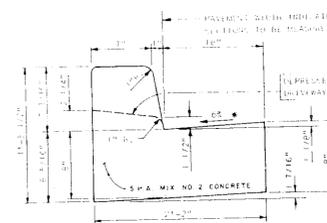
SOLID WASTE SERVICE PAD
NOT TO SCALE



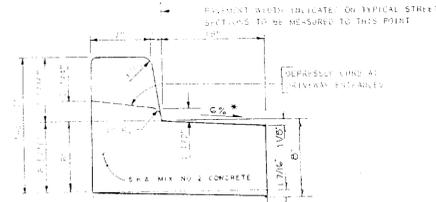
SOLID WASTE OPTIONAL CONTAINER ENCLOSURE
DETAIL
NOT TO SCALE



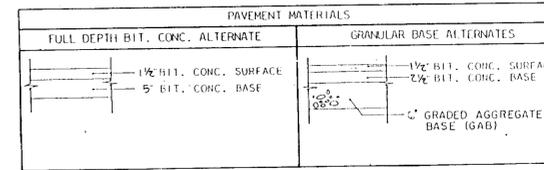
MONOLITHIC CURB/SIDEWALK DETAIL
NOT TO SCALE



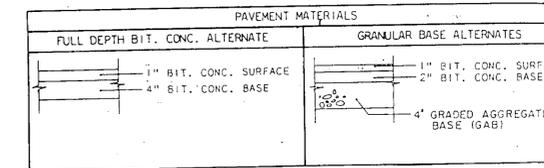
STANDARD COMBINATION CURB & GUTTER
NOT TO SCALE



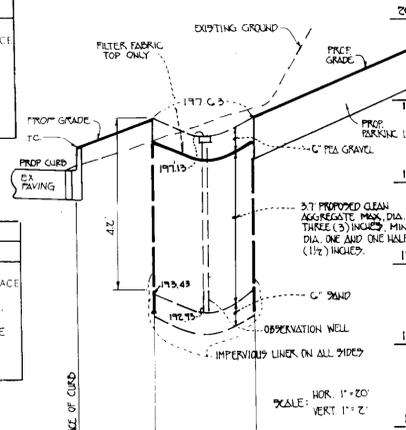
STANDARD COMBINATION CURB & GUTTER w/ REVERSE SLOPE DETAIL
NOT TO SCALE



P-2 PAVING SECTION DETAIL
NOT TO SCALE



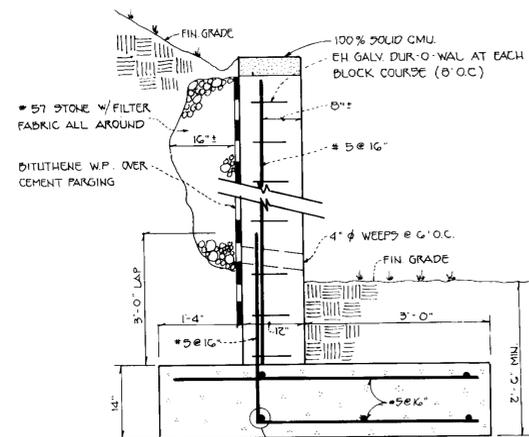
P-1 PAVING SECTION DETAIL
NOT TO SCALE



TRENCH DETAIL
NOT TO SCALE



RESERVED HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

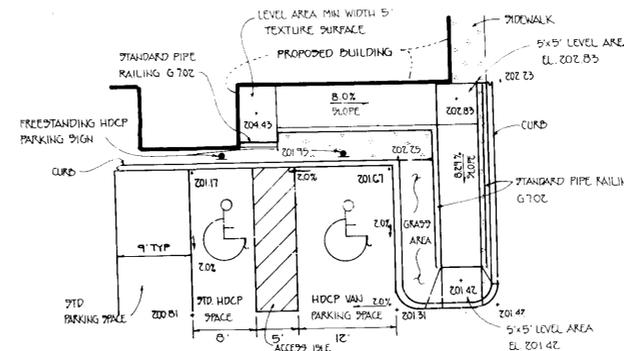


TYPICAL RETAINING WALL SECTION

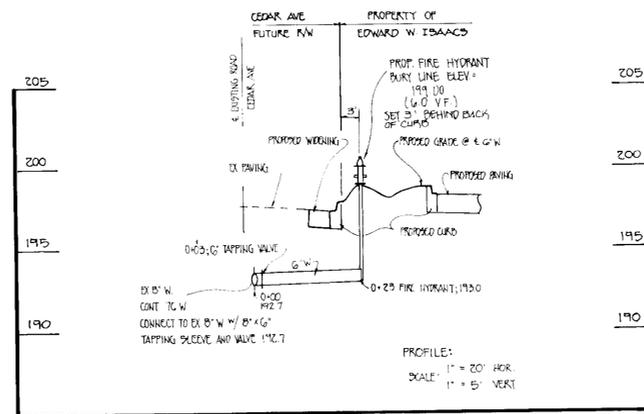
NOTES

1. ALL WORK IN ACCORDANCE WITH LOCAL AND STATE CODES.
2. SOIL VALUE ASSUMED TO BE MIN. 2000 P.S.F. VERIFY IN FIELD.
3. CONCRETE TO BE 3,000 P.S.F. @ 28 DAYS.
4. MASONRY TO BE ASTM C 90 CMU MORTAR TO BE TYPE S.
5. FILL ALL CELLS WITH MIN. 2,500 P.S.F. PEA GRAVEL CONCRETE.
6. REINFORCE STEEL TO BE ASTM A 615 GRADE 60.
7. PROVIDE 2 CONTROL JOINTS IN WALL. (16'-0" O.C.) DO NOT EXTEND REINF. THRU JOINT.

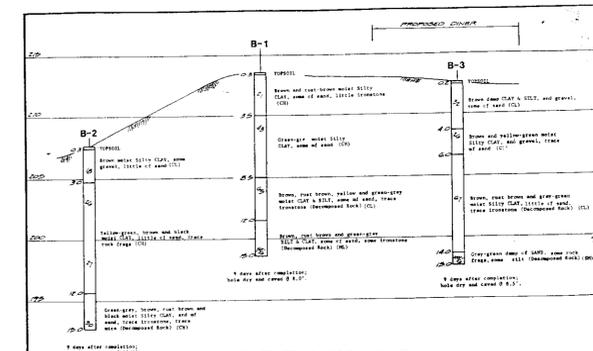
TYPICAL WALL CROSS-SECTION DETAIL
NOT TO SCALE



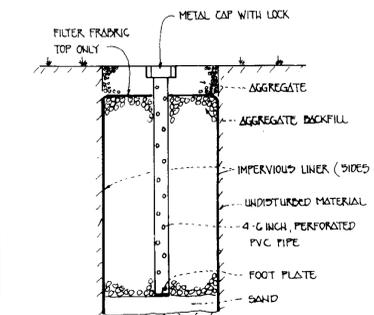
HANDICAPPED PARKING DETAIL
NOT TO SCALE



PROPOSED 6" PUBLIC WATER FIRE HYDRANT LEAD



SOIL BORING LOGS
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE

OWNER
MR EDWARD W. ISAACS
124 MARYLAND ROUTE 3
MILLERSVILLE, MARYLAND 21108

DEVELOPER
MR & MRS FRANKLIN DAVID 1/0
CORDULA, INC.
7799 ELBERTA DRIVE
SEVERN, MARYLAND 21144



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21043
1300 461 - 2855

ENGINEER'S CERTIFICATE
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SIGNATURE OF ENGINEER: [Signature]
DATE: 10/17/94

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

SIGNATURE OF DEVELOPER: [Signature]
DATE: 10-13-94

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS
[Signature] 10/19/94
DATE
[Signature] 10/19/94
DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED DEPT. OF PLANNING AND ZONING
[Signature] 11/7/94
DATE
[Signature] 11/4/94
DATE
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
[Signature] 11/2/94
DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
[Signature] 10/21/94
DATE
[Signature] 10/21/94
DATE
PROPERTY/SUBDIVISION: THE CEDARS
SECTION/AREA: B
PARCEL: 10
PLAT NO.: 11193
BLOCK NO.: B, 1d
ZONE: B-2
TAX/ZONE: 43
ELEC. DIST.: GTH
CENSUS TR.: GOC9 01
WATER CODE: B02
SEWER CODE: 3270000

NOTES AND DETAILS
FRANKS DINER
THE CEDARS
F 94-51
PARCEL 10
HOWARD COUNTY, MARYLAND
DATE: AUGUST 3, 1994
SHEETS 5 OF 5