

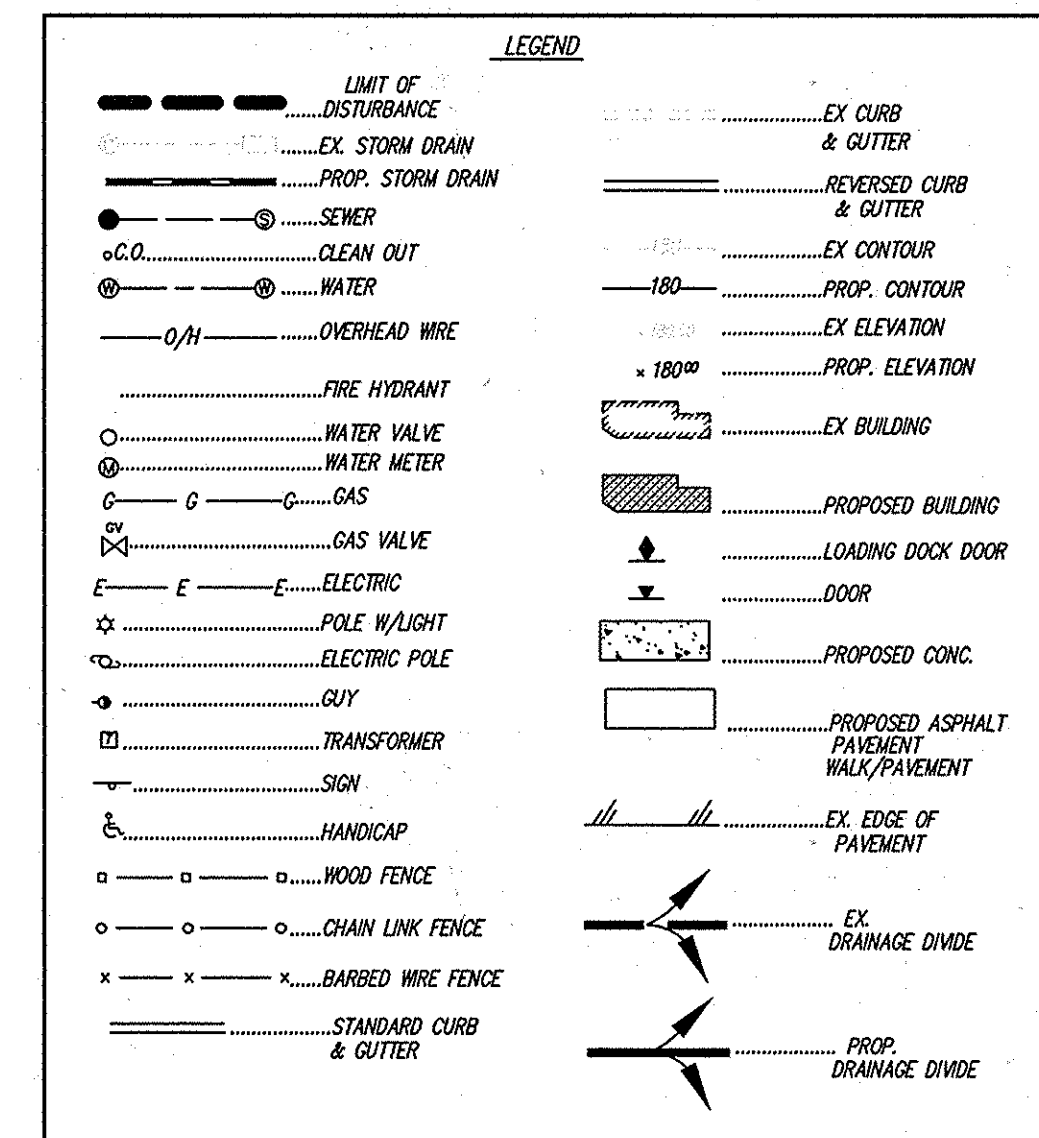
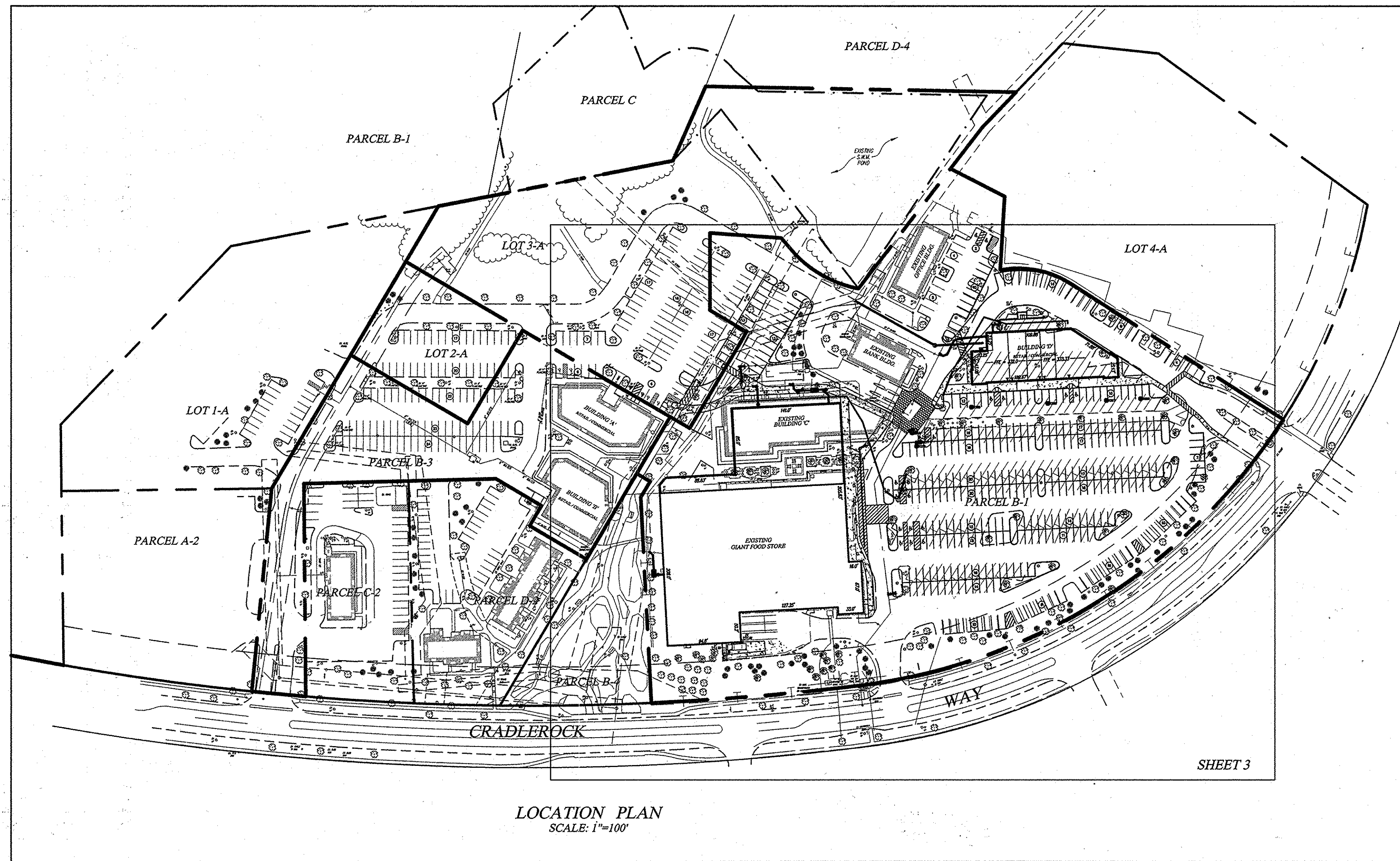
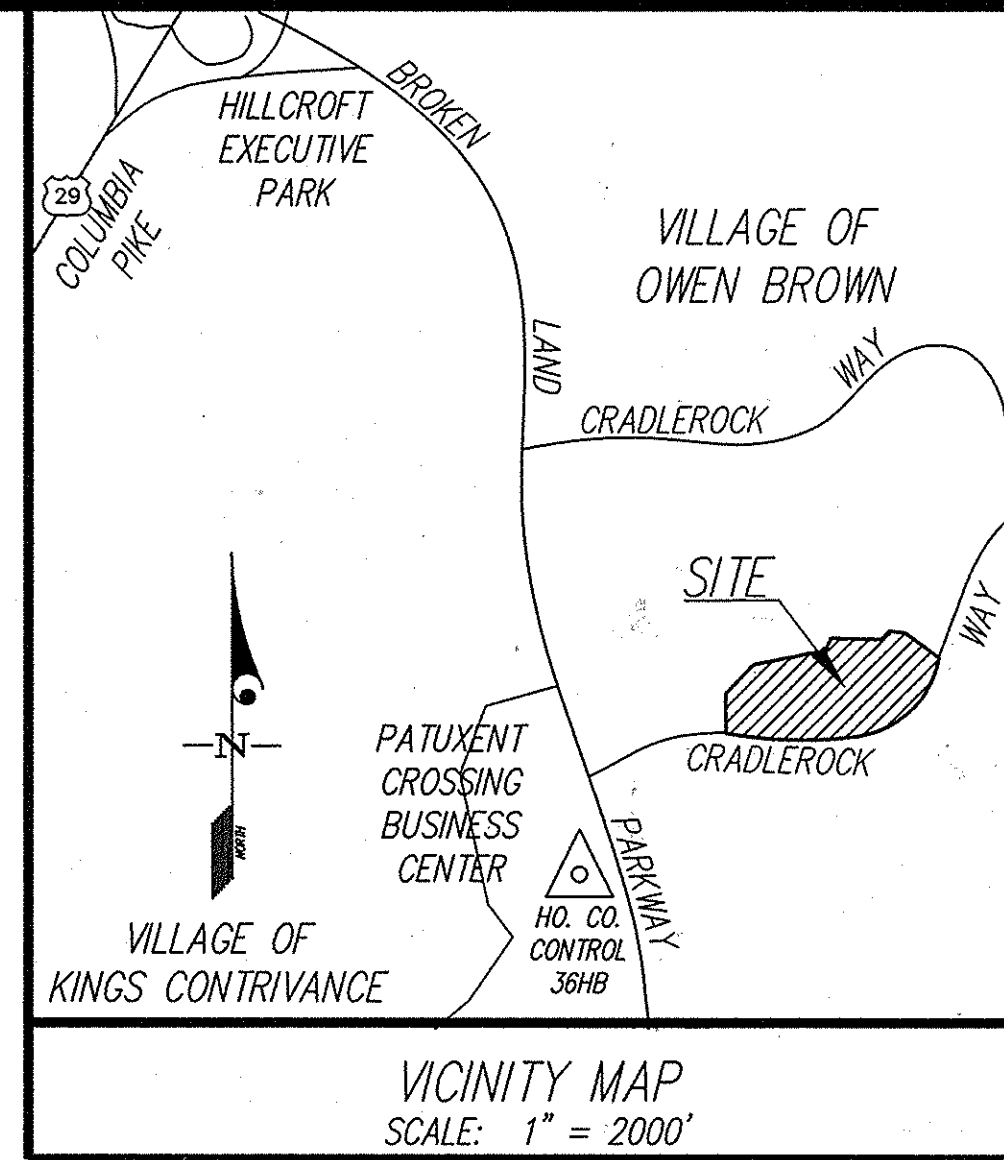
GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
- Site area: Parcel B-1 = 8.090 Ac.
Parcel B-3 = 1.927 Ac.
Lot 2-A = 0.562 Ac.
Lot 3-A = 3.543 Ac.
Total Site Area = 14.12 Ac.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by Gutschick, Little, Weber, P.A. (Sept. 1998)
- Coordinates and bearings are based upon the MD State plane system (NAD '27).
- Water and sewer shown is public.
- Stormwater management for this site is provided off-site at Lake Elkhorn. NO ADDITIONAL MANAGEMENT IS PROPOSED WITH THIS SUBMISSION.
- Existing water and sewer is per Contracts No.(s) 2735 D & 44-1459-D.
- Existing public storm drain is shown per field survey.
- All curb radii is 5' unless noted otherwise.
- Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for water house connections.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private except as noted.
- Project background: See Dept. of Planning & Zoning File Numbers: SDP-78-45c, SDP-86-72c, SDP-86-114c, F77-52, F78-165, FDP-150-A-II Development Area Declaration and Agreement L: 829 F: 653. Deed and Agreement of Easement L: 1085 F: 208 Development Area Declaration and Agreement L: 872 F: 448
- Recording reference: Plat Nos. 3718, 3719, 4002, 4282.
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain within the limits of disturbance.
- There are no wetlands within the limits of disturbance.
- All exterior lighting will comply with Zoning Regulations section 134.
- No traffic study is required for this site.

SITE DEVELOPMENT PLAN

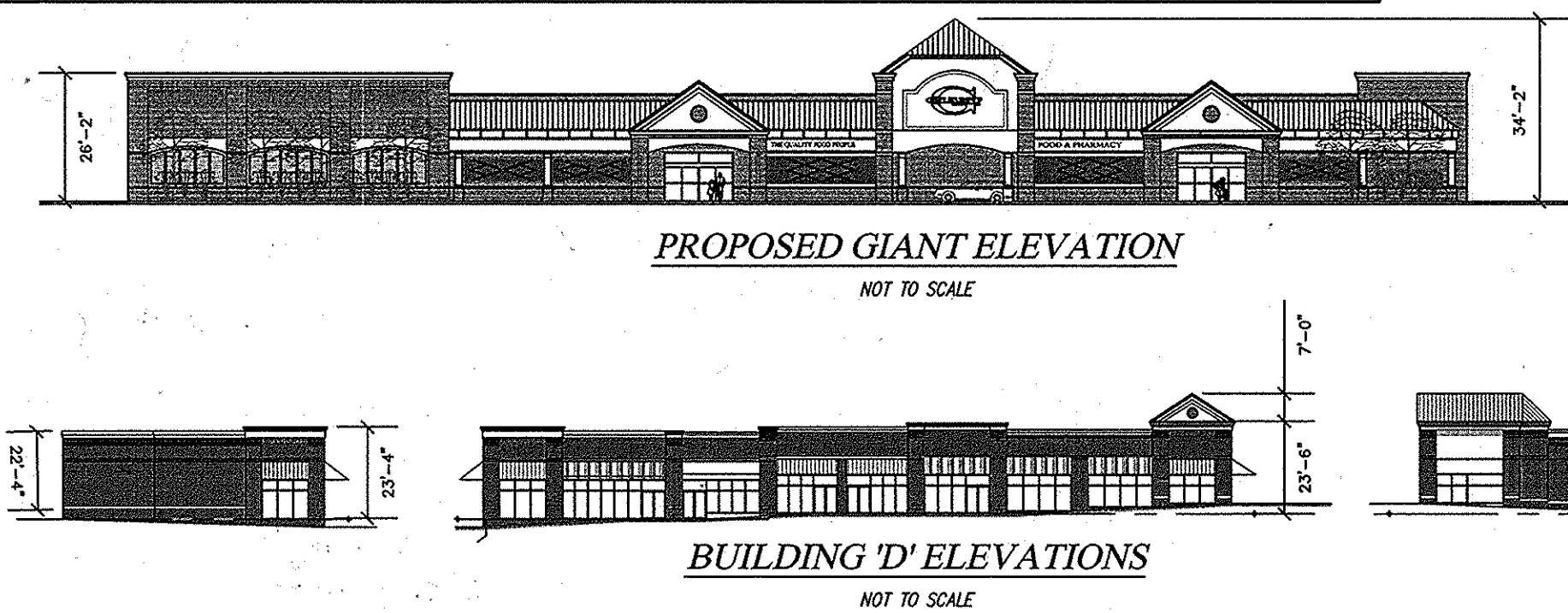
OWEN BROWN VILLAGE CENTER

PARCELS B-1, B-3 AND LOTS 2-A & 3-A



SITE INDEX		ADJACENT PROPERTY INFORMATION:	
		PARCEL / LOT	OWNER:
1) COVER SHEET.....	1 OF 13	1-A	OWEN BROWN INTERFAITH CENTER, INC.
2) SITE DEVELOPMENT PLAN.....	2 OF 13	A-2	MOBIL OIL CORPORATION
3) SITE DEVELOPMENT PLAN.....	3 OF 13	C-2	MCDONALDS CORPORATION
4) SITE DETAILS.....	4 OF 13	4-A	COLUMBIA ASSOCIATION
5) PAVING PLAN.....	5 OF 13	D-2	CARTON STEPHEN I
6) WATER, SEWER & STORM DRAIN PROFILES/DETAILS.....	6 OF 13		GREENFIELD WAYNE M
7) SEDIMENT CONTROL PLAN.....	7 OF 13		CRADLEROCK WAY LLC
8) SEDIMENT CONTROL DETAILS.....	8 OF 13		BUSCH CATHERINE M
9) LANDSCAPE PLAN.....	9 OF 13		KEMI LABORATORIES
10) LANDSCAPE PLAN.....	10 OF 13		ZALUMBIDE JULIO E
11) LANDSCAPE DETAILS.....	11 OF 13		MORGAN CHARLES N
12) DETAILED SITE PLAN.....	12 OF 13	B-4	COLUMBIA ASSOCIATION, INC.
13) DRAINAGE AREA MAP.....	13 OF 13	D-4	THE SHELTER FOUNDATION, INC.
		C	HOWARD RESEARCH & DEV. CORPORATION
			HOWARD COUNTY HOUSING COMMISSION
			OWEN BROWN II LTD. PARTNERSHIP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No: 17285 EXPIRATION DATE : MARCH 17 2017



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David Patalita* Date: 3/26/15

Chief, Division of Land Development: *David Patalita* Date: 3/23/15

Chief, Development Engineering Division: _____ Date: _____

OWNERS:

(PARCELS B-1 & B-3) GIANT FOOD INC.
GFS REALTY, LLC.
P.O. BOX 1804 D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8440
FAX: (301) 618-4951

(LOTS 2-A & 3-A) COLUMBIA ASSOCIATION, INC.
10221 WINGPIN CIRCLE
COLUMBIA, MARYLAND 21044

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20888
TEL: 301-421-4024 BALT: 410-980-820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12/8/14	MOVED SITE ANALYSIS TO SHEET 2, LABELED BLDG. A, B, AND D, AS 'RETAIL/COMMERCIAL'		
6/11/01	SUBMIT TO GIANT CONSTRUCTION		
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804 D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8440
FAX: (301) 618-4951

COVER SHEET
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

ADDRESS CHART		SCALE		ZONING		G. L. W. FILE No.	
PARCEL NUMBER	STREET ADDRESS	AS SHOWN	NT	36-21	NT	99022	
B-1	7200 CRADLEROCK WAY (GIANT)						
B-1	7180 CRADLEROCK WAY (BLDG. D')						
B-3	7100 CRADLEROCK WAY						
LOT 2-A	OPEN SPACE (NO ADDRESS AVAILABLE)						
LOT 3-A	OPEN SPACE (NO ADDRESS AVAILABLE)						
SECTION/AREA	1/3						
PARCELS	B-1B-32-A3-A						
CENSUS TRACT	6067.02						

SITE ANALYSIS

- Site Area:
 - A. Parcel B-1: 8.09 Acres
 - B. Parcel B-3: 1.927 Acres
 - C. Lot 3-A: 3.543 Acres
 - D. Lot 2-A: 0.562 Acres
 - Total Site Area: 14.12 Acres
- Zoning: New Town (NT)
- Use: Shopping Center
- Existing Building Area:
 - A. Proposed Giant Food Store: 59,571 sq. ft.
 - B. Existing Retail Building A: 6,680 sq. ft.
 - C. Existing Retail Building B: 6,485 sq. ft.
 - D. Existing Retail Building C: Demolished
 - E. Existing Bank: 3,500 sq. ft.
 - F. Existing Office: 3,000 sq. ft.
 - G. Proposed Building D: 10,400 sq. ft.
 - Total Proposed Building: 89,636 sq. ft.

Section 133.0.F: Permitted Reductions in Off-street Parking Requirements
 Use Categories and related Percentages Applied per Zoning Regulation's Shared Parking Adjustment Chart

Use	Net Usable Area	Standard Parking Ratio Required	Standard Parking Spaces Required	Shared Parking Adjustment Chart-Based on Permitted Reductions in Off-Street Parking Requirements															
				Morning 6am-8am				Mid-day 8am-3pm				Evening 5pm-Mid				Nighttime			
				SP	%	SP	%	SP	%	SP	%	SP	%	SP	%	SP	%		
Retail/Commercial (per FDP-150-A-II):																			
Building A	59,571 sf																		
Building B	6,680 sf																		
Building D	10,400 sf																		
TOTAL	83,136 sf	5.0/1,000 sf	415.7	83.1	20%	249.4	60%	249.4	60%	374.1	90%	415.7	100%	291.0	70%	20.8	5%		
Office (per FDP-150-A-II)	3,000 sf	3.0/1,000 sf	9.0	7.2	80%	9.0	100%	9.0	100%	9.0	100%	0.9	10%	0.5	5%	0.5	5%		
Bank (per Zoning Regulations)	3,500 sf	3.3/1,000 sf	11.5	9.2	80%	11.5	100%	11.5	100%	1.2	10%	1.2	10%	0.6	5%	0.6	5%		
Total Parking Spaces Required for Uses	437	100	270	270	270	385	418	293	22										
32 Parking Spaces for Avis Rental Car Storage	32		32	32		32		32		32		32		32		32			
27 Parking Spaces for Off-Site Tennis Facility on OS Lot 4	27		27	27		27		27		27		27		27		27			
Total Required Parking Spaces	496		159	329		329		444		477		352		81					

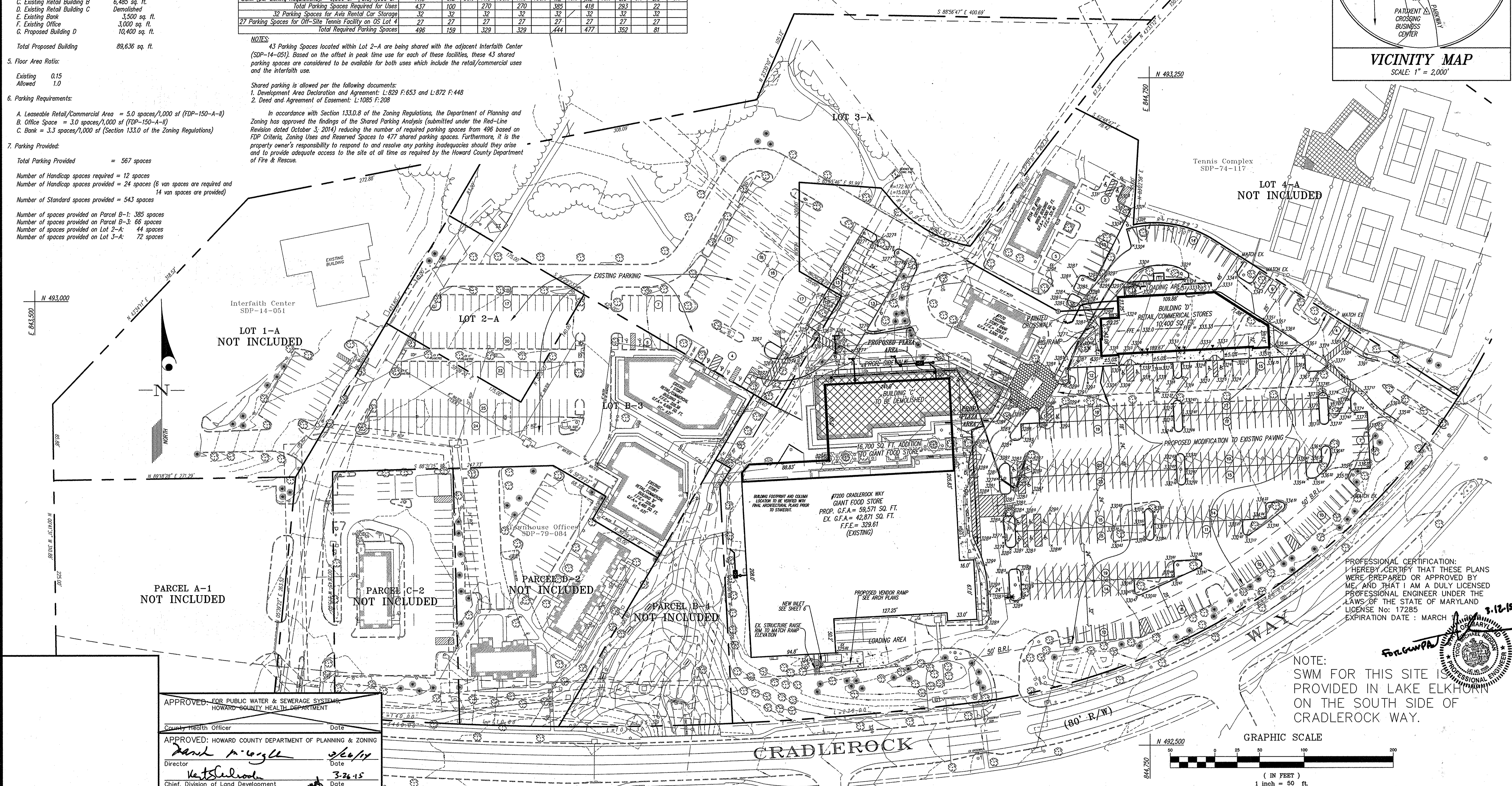
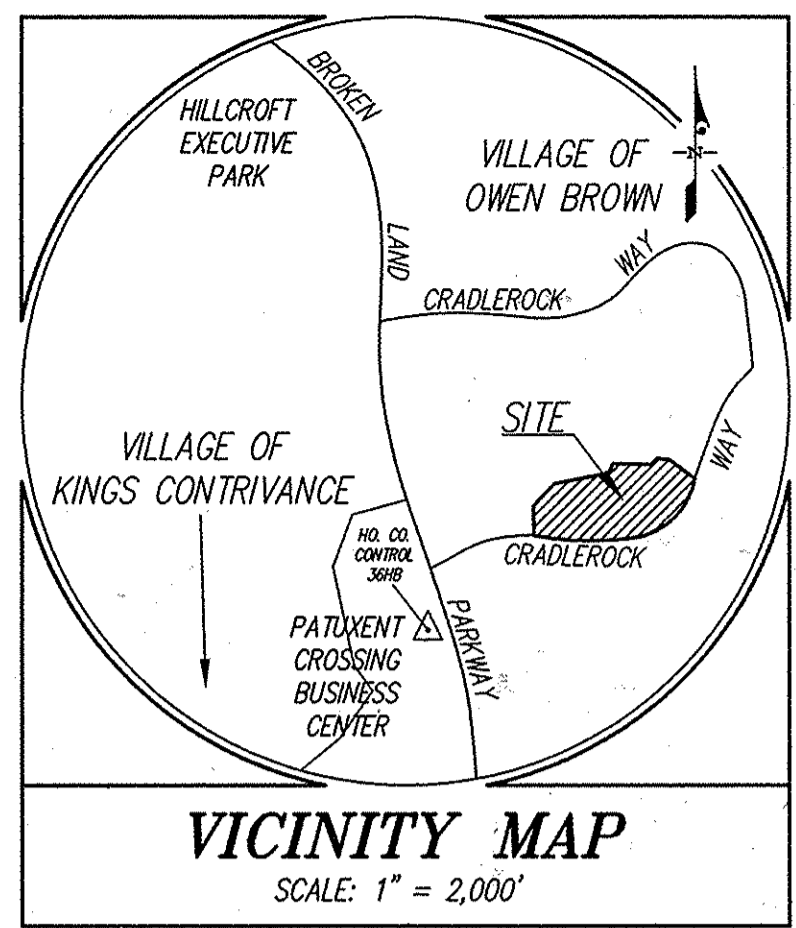
NOTES:

43 Parking Spaces located within Lot 2-A are being shared with the adjacent Interfaith Center (SDP-14-051). Based on the offset in peak time use for each of these facilities, these 43 shared parking spaces are considered to be available for both uses which include the retail/commercial uses and the interfaith use.

Shared parking is allowed per the following documents:
 1. Development Area Declaration and Agreement: L-829 F:653 and L-872 F:448
 2. Deed and Agreement of Easement: L-1085 F:208

In accordance with Section 133.0.8 of the Zoning Regulations, the Department of Planning and Zoning has approved the findings of the Shared Parking Analysis (submitted under the Red-Line Revision dated October 3, 2014) reducing the number of required parking spaces from 496 based on FDP Criteria, Zoning Uses and Reserved Spaces to 477 shared parking spaces. Furthermore, it is the property owner's responsibility to respond to and resolve any parking inadequacies should they arise and to provide adequate access to the site at all time as required by the Howard County Department of Fire & Rescue.

- Floor Area Ratio:
 - Existing: 0.15
 - Allowed: 1.0
- Parking Requirements:
 - A. Leaseable Retail/Commercial Area = 5.0 spaces/1,000 sf (FDP-150-A-II)
 - B. Office Space = 3.0 spaces/1,000 sf (FDP-150-A-II)
 - C. Bank = 3.3 spaces/1,000 sf (Section 133.0 of the Zoning Regulations)
- Parking Provided:
 - Total Parking Provided = 567 spaces
 - Number of Handicap spaces required = 12 spaces
 - Number of Handicap spaces provided = 24 spaces (6 van spaces are required and 14 van spaces are provided)
 - Number of Standard spaces provided = 543 spaces
 - Number of spaces provided on Parcel B-1: 385 spaces
 - Number of spaces provided on Parcel B-3: 66 spaces
 - Number of spaces provided on Lot 2-A: 44 spaces
 - Number of spaces provided on Lot 3-A: 72 spaces



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

County Health Officer: _____ Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

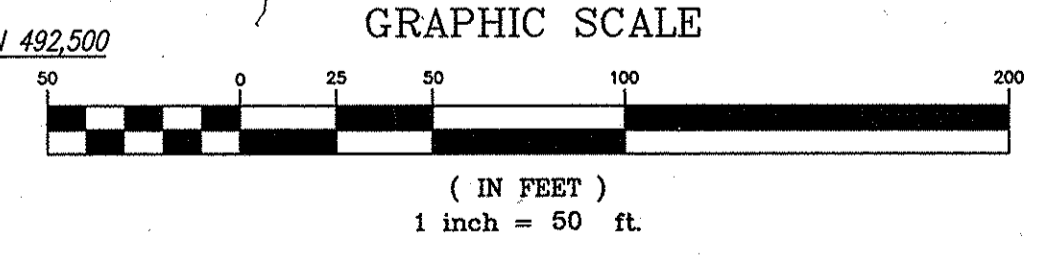
Director: *David M. Coyle* Date: *3/26/14*

Chief, Division of Land Development: *W. T. Schrock* Date: *3-26-15*

Chief, Development Engineering Division: *Al. Elchin* Date: *3-23-15*

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO: 17285. EXPIRATION DATE: MARCH 31, 2015.

NOTE: SWM FOR THIS SITE IS PROVIDED IN LAKE ELKHORN ON THE SOUTH SIDE OF CRADLEROCK WAY.



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-589-2524 FAX: 301-421-4186


DATE	REVISION	BY	APP'R.
12-8-14	REVISED PARKING ANALYSIS TO SHOW RENTAL CAR USE, SHARED PARKING FOR RETAIL, BANK AND OFFICE 27 RESERVED SPACES FOR PARCEL D-2 REMOVED		
4-28-13	ADDED SIDEWALK TO WEST SIDE OF BUILDING 'D'		
8-12-12	REVISED BUILDING ADDITION, ADDED VENDOR RAMP		
5-22-12	REV. INC SPACES		
8-22-11	ADDED LANDLORD ROOM TO BUILDING 'D' AND ADJUSTED IHC/SIC AT BLDG 'D'		
4/2/01	ADDED HOWARD COUNTY COMMENTS		

PREPARED FOR:
 GIANT FOOD INC.
 GFS REALTY, INC.
 P.O. BOX 1804, D-971
 WASHINGTON, D.C. 20013
 ATTN: DAVE PATALITA
 TELE: 301-341-8440
 FAX: 301-618-4951

REVISED SITE DEVELOPMENT PLAN
OWEN BROWN VILLAGE CENTER
 PARCELS B-1, B-3 AND LOTS 2-A & 3-A
 VILLAGE OF OWEN BROWN
 SECTION 1, AREA 3
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT	99022
DATE	TAX MAP - GRID	SHEET
DECEMBER 2000	36	2 OF 13

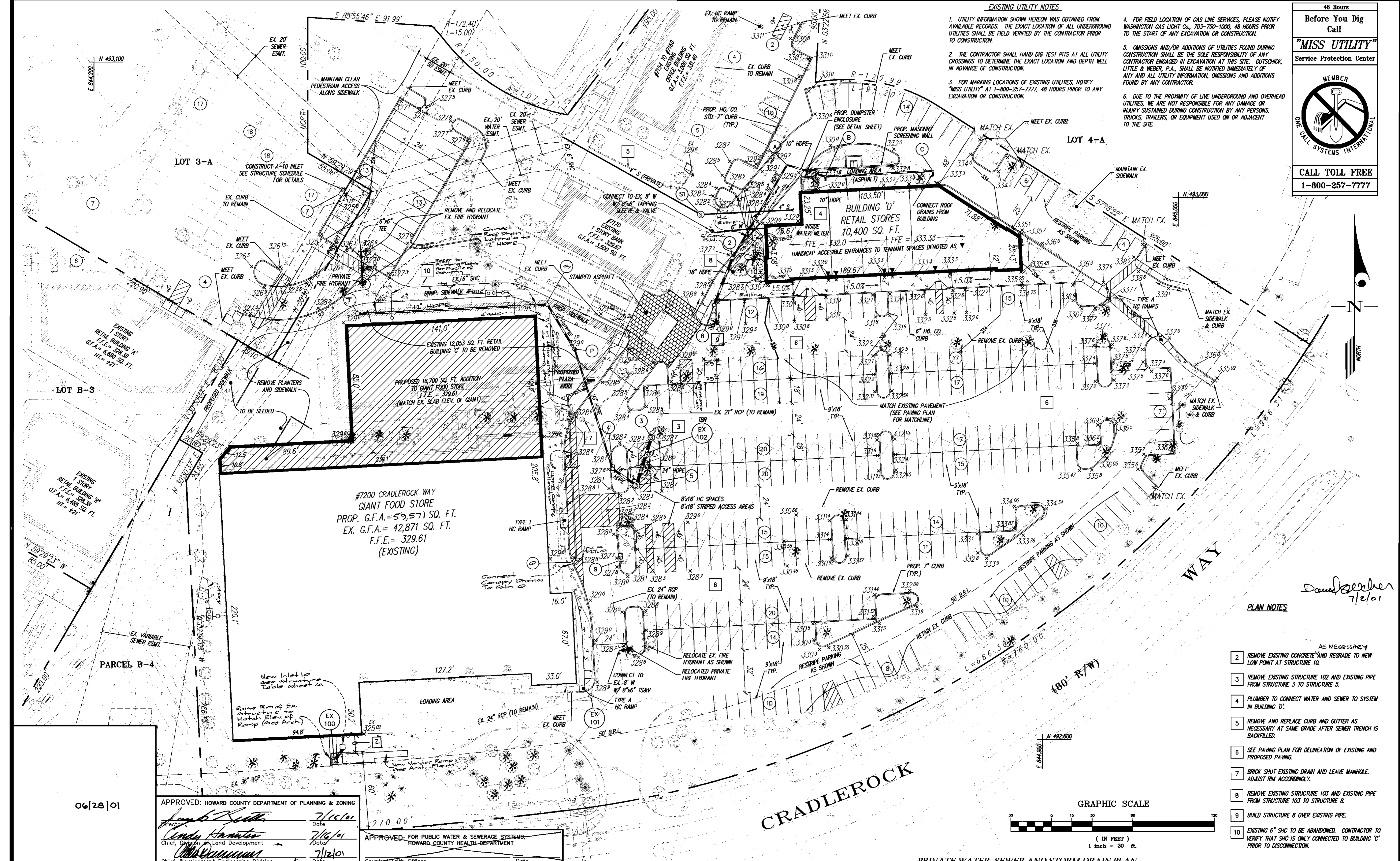
48 Hours
Before You Dig
 Call
"MISS UTILITY"
 Service Protection Center

MEMBER

 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777

EXISTING UTILITY NOTES

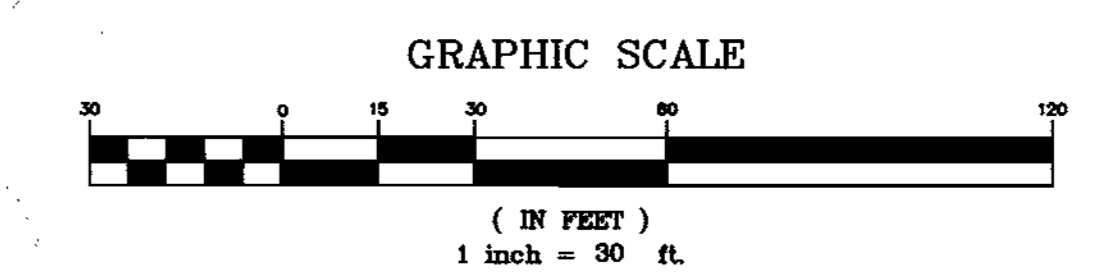
- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.



Dauderher
 7/2/01

PLAN NOTES

- REMOVE EXISTING CONCRETE AND REGRADE TO NEW LOW POINT AT STRUCTURE 10.
- REMOVE EXISTING STRUCTURE 102 AND EXISTING PIPE FROM STRUCTURE 3 TO STRUCTURE 5.
- PLUMBER TO CONNECT WATER AND SEWER TO SYSTEM IN BUILDING 'D'.
- REMOVE AND REPLACE CURB AND GUTTER AS NECESSARY AT SAME GRADE AFTER SEWER TRENCH IS BACKFILLED.
- SEE PAVING PLAN FOR DELINEATION OF EXISTING AND PROPOSED PAVING.
- BRICK SHUT EXISTING DRAIN AND LEAVE MANHOLE. ADJUST RIM ACCORDINGLY.
- REMOVE EXISTING STRUCTURE 103 AND EXISTING PIPE FROM STRUCTURE 103 TO STRUCTURE 8.
- BUILD STRUCTURE 8 OVER EXISTING PIPE.
- EXISTING 6" SHC TO BE ABANDONED. CONTRACTOR TO VERIFY THAT SHC IS ONLY CONNECTED TO BUILDING 'C' PRIOR TO DISCONNECTION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Howard County Seal
 Chief, Division of Land Development
 Date: 7/16/01

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer
 Date: 7/12/01

06/28/01

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APPR.
4-2-00	Added sidewalk to West Side of Building 'D'		
4-12-00	Removed building addition & prop. exterm. drain, added vnder ramp & I-10		
5-13-00	Rev. HC spaces		
4-12-00	Added 4' x 6' added Min. S&T & Q		
4/2/01	ADDED HOWARD COUNTY COMMENTS		

PREPARED FOR:
GIANT FOOD INC.
 GFS REALTY, INC.
 P.O. BOX 1804, D-871
 WASHINGTON, D.C. 20013
 ATTN: DAVE PATALITA
 TELE: 301-341-8440
 FAX: 301-618-4951

SITE PLAN
OWEN BROWN VILLAGE CENTER
 PARCELS B-1, B-3 AND LOTS 2-A & 3-A
 VILLAGE OF OWEN BROWN
 SECTION 1, AREA 3
 GULFORD ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	99022
DATE	TAX MAP - GRID	SHEET
DECEMBER 2000	36	3 OF 13

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

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

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

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

A 20 % compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethonized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in

diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance with the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- Financial surety for the required landscaping per Schedules A and B must be posted as part of the Grading Permit in the amount of \$6,750.00.
- Tabulation for landscape shown:
Required planting by HRO for 8.09 acre of office combined at 24 trees/acre = 73 trees
Planting provided:
Shade Trees (plants existing and proposed) 83
Ornamental Trees (existing) 9 = 0 E.S.T. 1 2:1
Evergreen Trees (existing and proposed) 24 = 0 E.S.T. 1 2:1
Shrubs provided: 331 = 33 E.S.T. 1 10:1
(Shrubs not incl. in alt. comp.) Total E.S.T. = 73
*E.S.T., or Equivalent Shade Tree
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

SCHEDULE A PERIMETER LANDSCAPE EDGE Category	EDGE A		EDGE B
	Adj. to Loading	Adj. to Roadway	Adj. to Perimeter Property
Landscape Buffer Type	D	E	N/A - Internal Perimeter
Linear Feet of Roadway/ Perimeter Frontage	297'	557'	
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	YES: 15 SHADE 1 ORN	YES: 16 SHADE 3 ORN	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	YES: 297'	YES: 557'	
Number of Plants Required	4 Shade Trees 29 Evergreen Trees 0	13 Shade Trees 0 Evergreen Trees 0	
Number of Plants Provided	11 Shade Trees 0 Other Trees (2:1 subst.) 0 Shrubs (10:1 subst.) 0	6 Shade Trees 0 Other Trees (2:1 subst.) 0 Shrubs (10:1 subst.) 0	
Bond Requirement - Surety for Schedule A: Schedule 'A' Number of Shade Trees for bonding: 0 x \$300 = \$ Schedule 'A' Number of Evergreen Trees for bonding: 13 x \$150 = \$1,950.00 Schedule 'A' Number of Shrubs for bonding: 0 x \$30 = \$ Schedule 'A' Number of Street Trees for bonding: 0 x \$300 = \$ TOTAL Estimate for Surety: \$1,950.00			
COMMENTS:			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces = 316 Spaces (Provided)	
Number of Trees Required = 16 Trees @ 1 per 20 spaces	
Number of Trees Provided	Shade Trees 35 Other Trees (2:1 substitution) 0
NOTE: Alternative Compliance per HRO's Standards Alternative Compliance exceeds County requirements	
Schedule 'B' Number of required Shade Trees for bonding: 16 x \$300 = \$4,800.00	

DEVELOPER'S / BUILDER'S CERTIFICATE

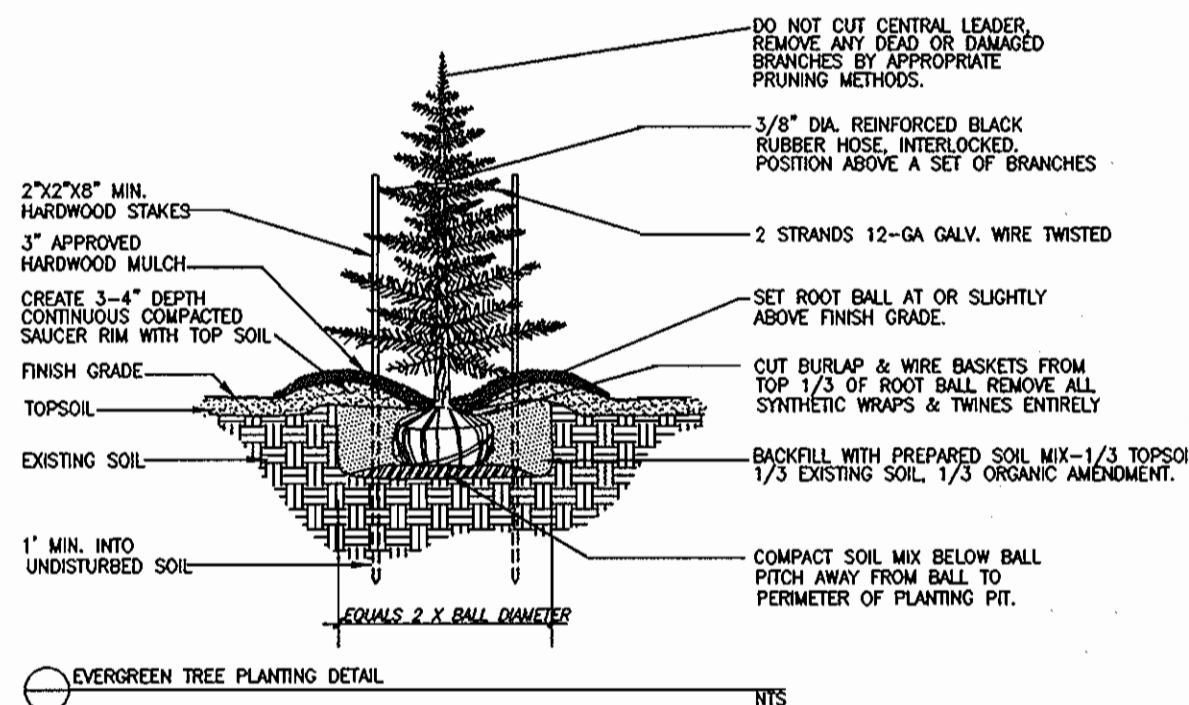
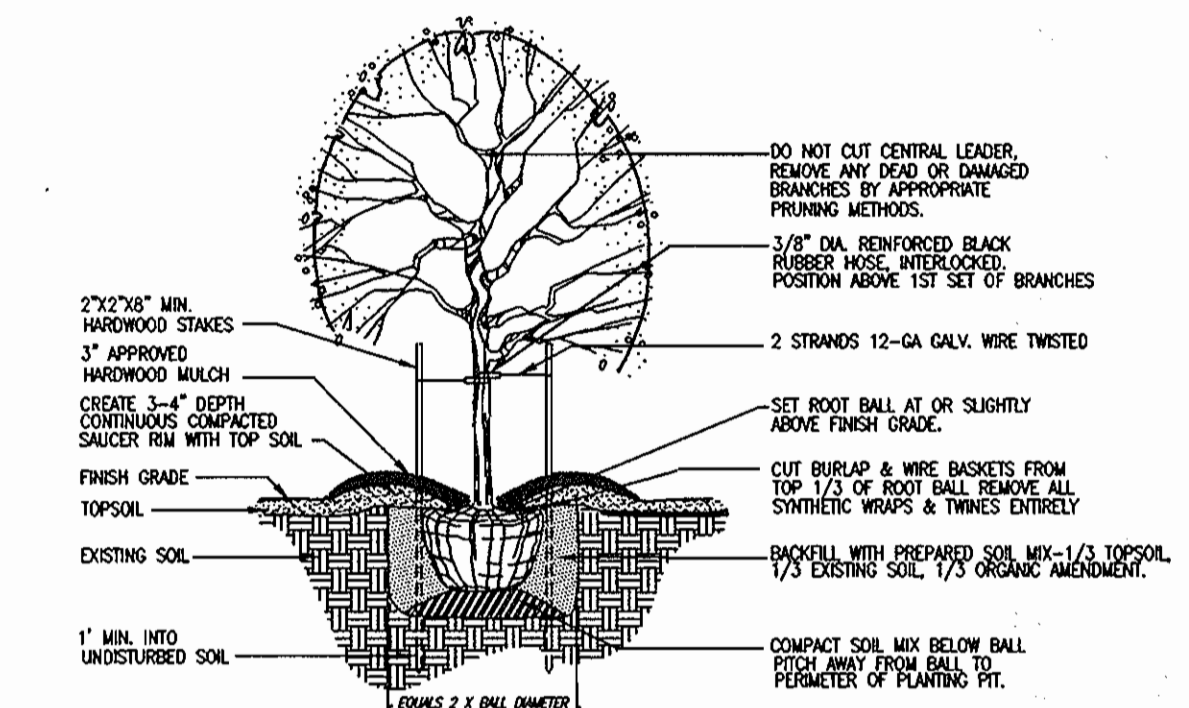
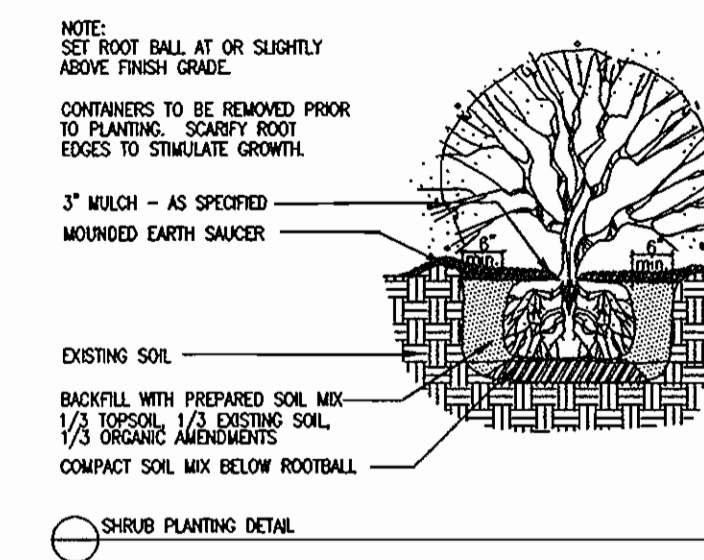
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion, a Certification of Landscape Installation, accompanied by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

D. Patella *Chief of Maryland, Inc.* *6-18-01*

Name (Developer's / Builder's) _____ Date _____

Financial surety for the required landscaping per Schedules A and B must be posted as part of the Grading Permit in the amount of \$6,750.00.

QTY.	SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	SPACING	ROOT	COMMENTS
Deciduous Trees						
7	AR	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2 - 3" Cal.		B&B	
37	QP	Quercus polustris / Pin Oak	2 1/2 - 3" Cal.		B&B	
8	GT	Gleditsia triacanthos 'Shademaster' / Shademaster Honeylocust	2 1/2 - 3" Cal.		B&B	
7	MZ	Malus sieboldii var zumi / Zumi Crabapple	2 1/2 - 3" Cal.		B&B	
Evergreen Trees						
3	NS	Ilex 'Nellie Stevens' / Nellie Stevens Holly	7-8' Ht.		B&B	
8	PA	Picea abies / Norway Spruce	7-8' Ht.		B&B	
Shrubs / Groundcover / Perennials						
30	AZ	Rhododendron 'Glen Dale' / Glen Dale Azalea	18-24" Ht.		B&B	
288	BJ	Berberis julianae / Julianae Barberry	24-30"	4' O.C.	B&B	DOUBLE ROW
169	EA	Euonymus alata 'compacta' / Burning Bush	24-30"	4' O.C.	B&B	
18	TM	Taxus xmedia 'Wardii' / Wards Yew	24-30" Ht.	3' O.C.	B&B	
154	TH	Taxus 'Hicksii' / Hicksii	24-30" Ht.	3 O.C.	B&B	
Note: - Plant quantities to be verified by contractor.						



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph R. Potts 7/16/01
Director Date
Chris H. Hovatta 7/16/01
Chief, Division of Land Development Date
Michael J. Cummings 7/12/01
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-855-1820 DC/VA: 301-359-2524 FAX: 301-421-4166

6/11/01 SUBMIT TO GIANT CONSTRUCTION
4/2/01 ADDRESSED HOWARD COUNTY COMMENTS

REVISION

BY

APPR.

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

LANDSCAPE NOTES & DETAILS
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
HOWARD COUNTY, MARYLAND

SCALE
NTS
PLAT AT 1"=10'

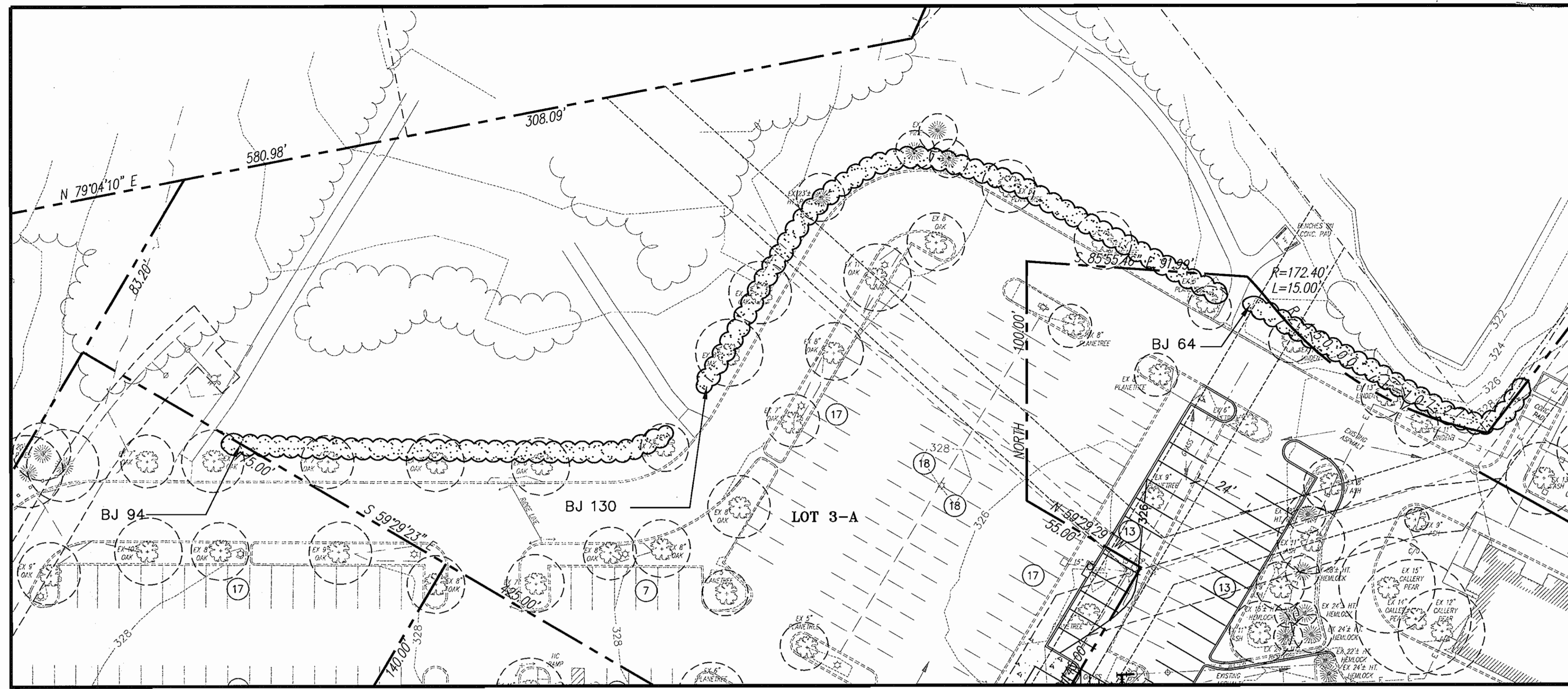
ZONING
NT

G. L. W. FILE NO.
99022

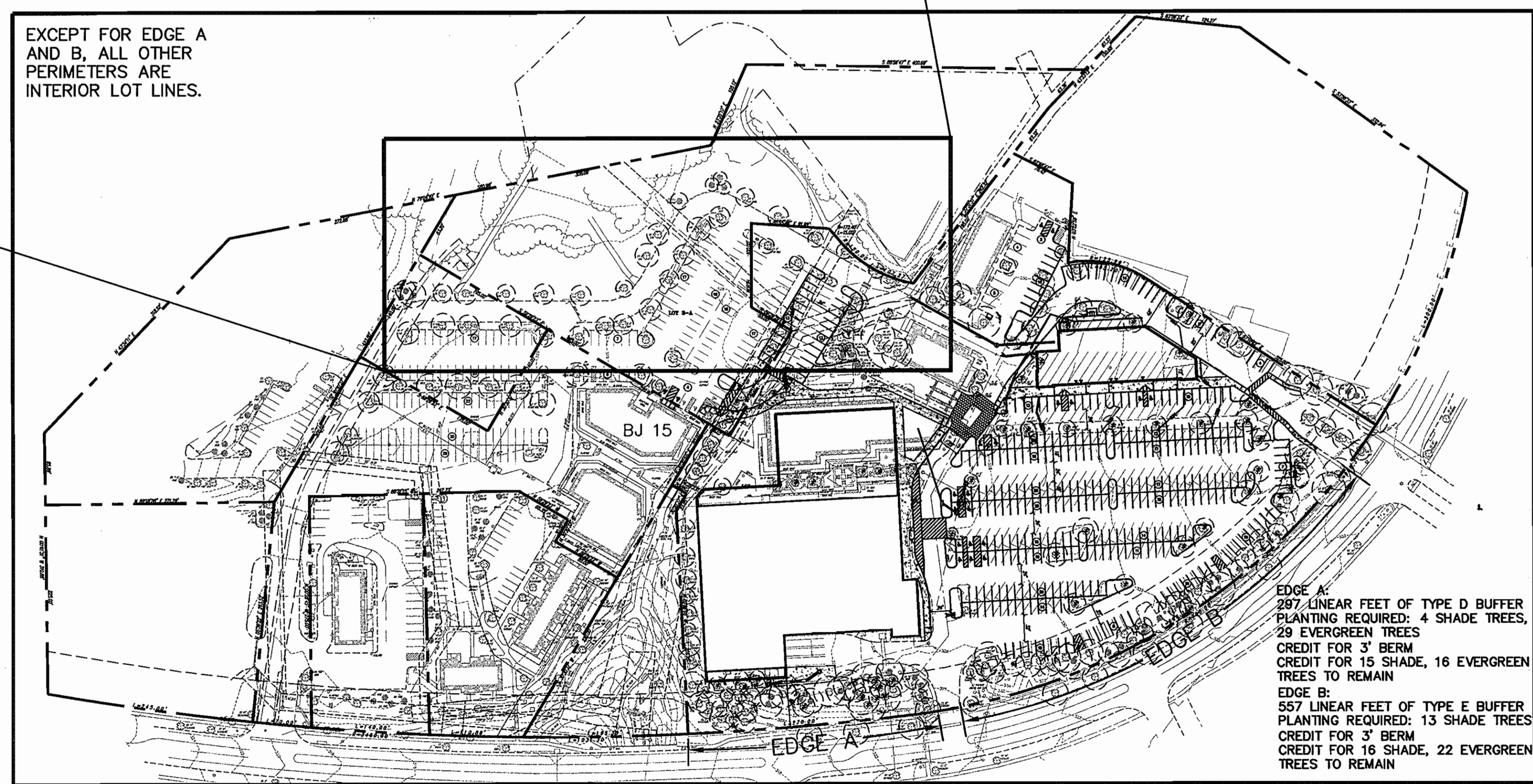
DATE
January, 2001

TAX MAP - GRID
36

SHEET
11 OF 13



FOCUS AREA



LANDSCAPE EDGE ANALYSIS OVERVIEW

THIS PLAN FOR LANDSCAPING PURPOSES ONLY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 7/14/01
 Chief, Division of Land Development: *[Signature]* 7/16/01
 Chief, Development Engineering Division: *[Signature]* 7/12/01

David Patalita
7/2/01

- EXISTING TREES
- * EXISTING TREES TO BE REMOVED

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

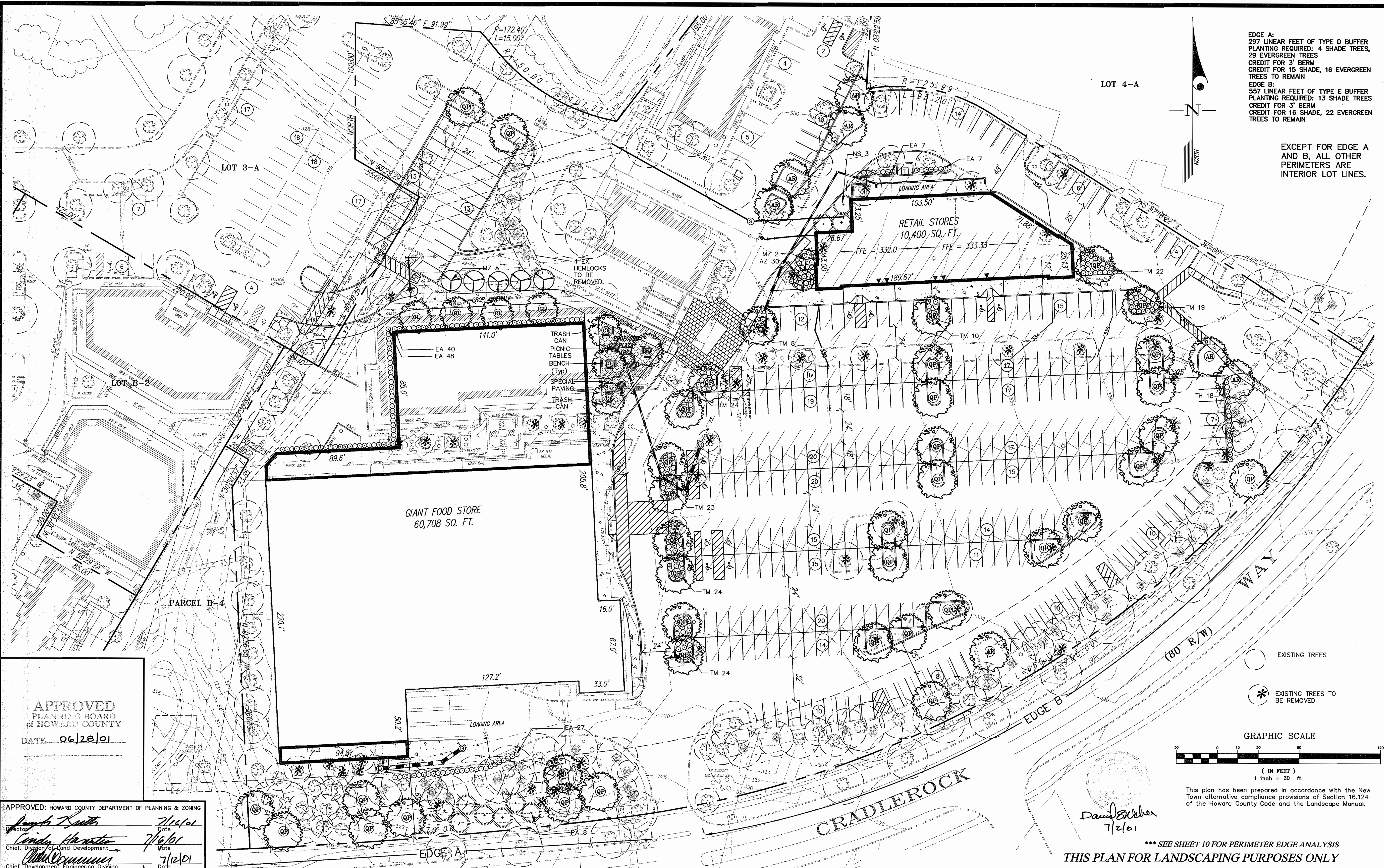
DATE	REVISION	BY	APPR.
6/22/01	Rev. H.C. [Signature]		
6/21/01	SUBMIT TO GIANT CONSTRUCTION		
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
 GIANT FOOD INC.
 GFS REALTY, INC.
 P.O. BOX 1804, D-871
 WASHINGTON, D.C. 20013
 ATTN: DAVE PATALITA
 TELE: 301-341-8440
 FAX: 301-618-4851

LANDSCAPE PLAN
OWEN BROWN VILLAGE CENTER
 PARCELS B-1, B-3 AND LOTS 2-A & 3-A
 VILLAGE OF OWEN BROWN
 SECTION 1, AREA 3
 HOWARD COUNTY, MARYLAND

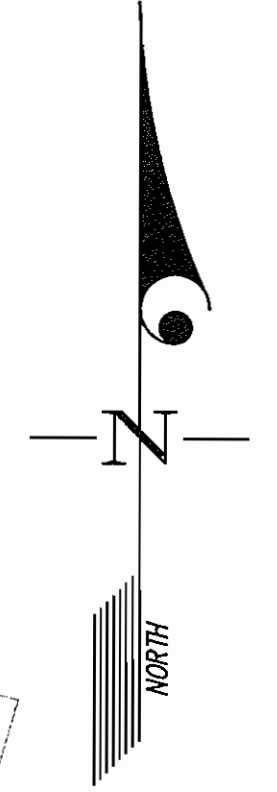
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1"=30'	NT	99022
DATE	TAX MAP - GRID	SHEET
JANUARY 2001	36	10 OF 13

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EDGE A:
297 LINEAR FEET OF TYPE D BUFFER
PLANTING REQUIRED: 4 SHADE TREES,
29 EVERGREEN TREES
CREDIT FOR 3' BERM
15 SHADE, 16 EVERGREEN
TREES TO REMAIN

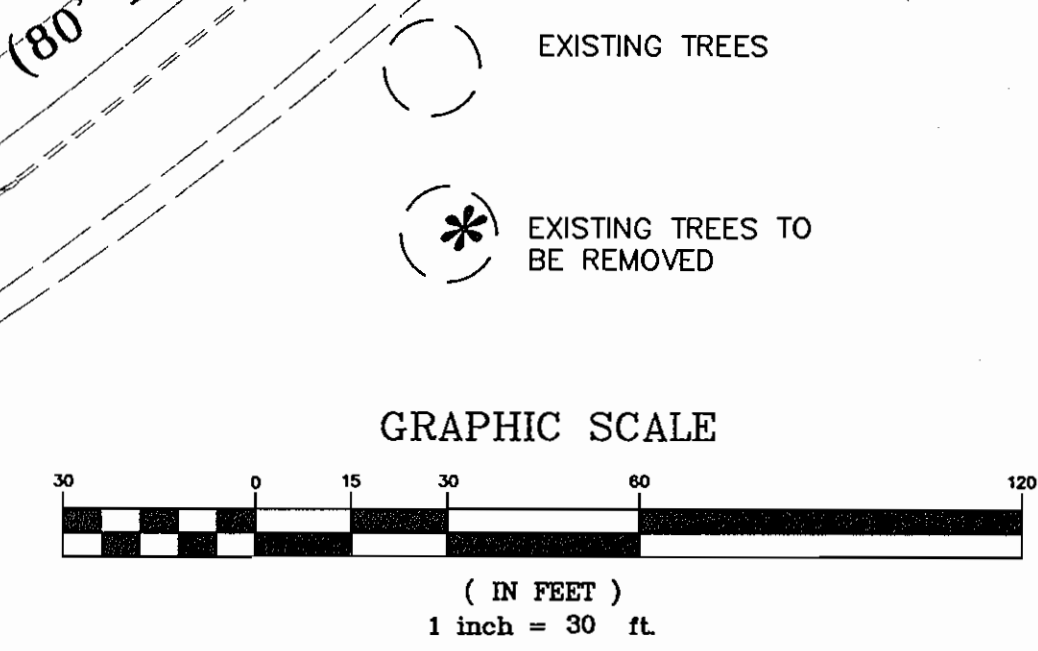
EDGE B:
557 LINEAR FEET OF TYPE E BUFFER
PLANTING REQUIRED: 13 SHADE TREES
CREDIT FOR 3' BERM
16 SHADE, 22 EVERGREEN
TREES TO REMAIN



EXCEPT FOR EDGE A
AND B, ALL OTHER
PERIMETERS ARE
INTERIOR LOT LINES.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Joseph Smith* 7/16/01
Chief, Division of Land Development: *Cindy Hanover* 7/16/01
Chief, Development Engineering Division: *Chris Williams* 7/12/01



This plan has been prepared in accordance with the New Town alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

David Silber
7/2/01
*** SEE SHEET 10 FOR PERIMETER EDGE ANALYSIS
THIS PLAN FOR LANDSCAPING PURPOSES ONLY

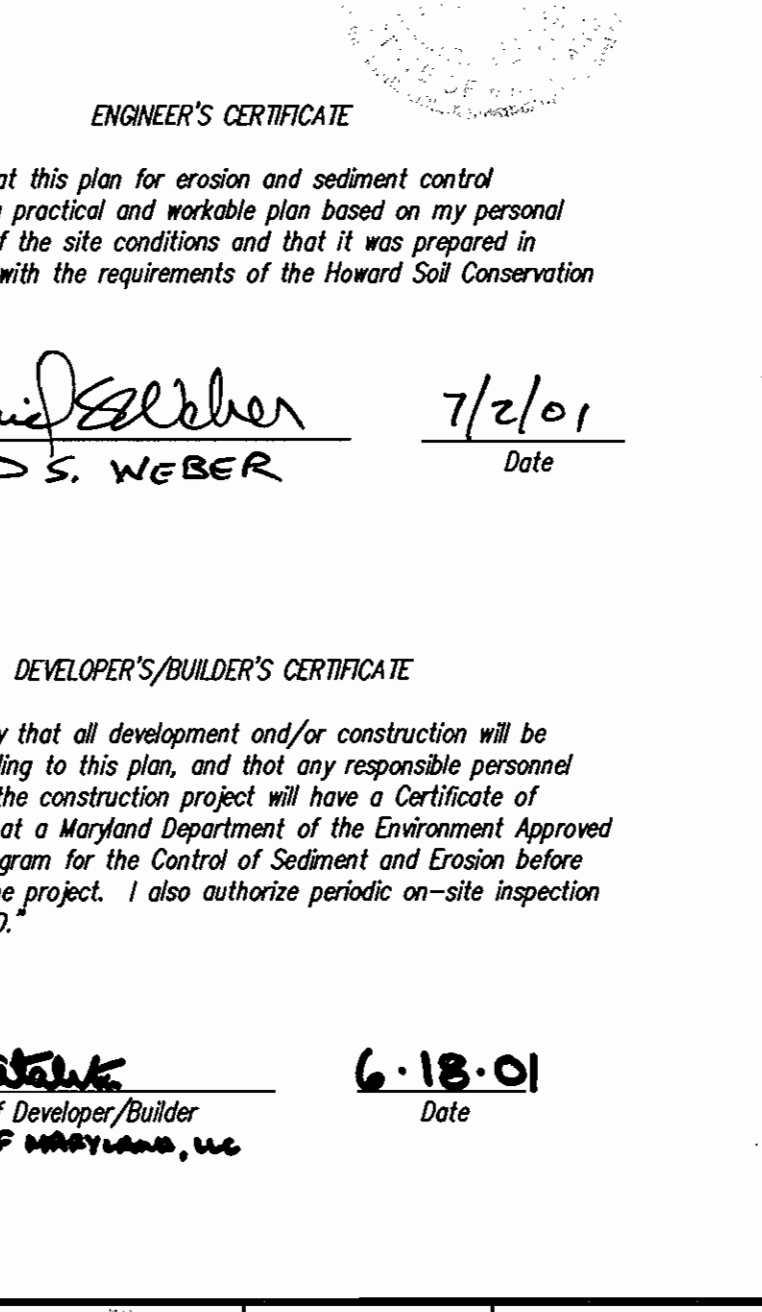
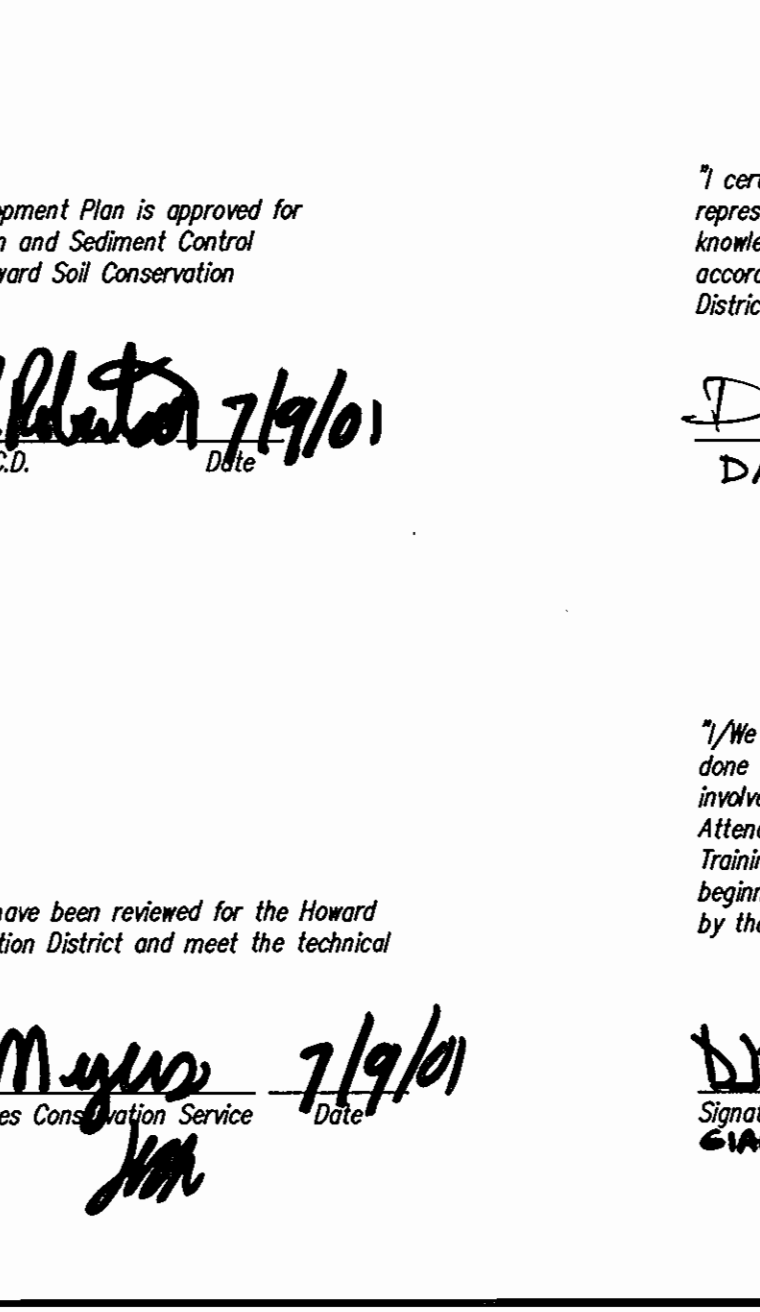
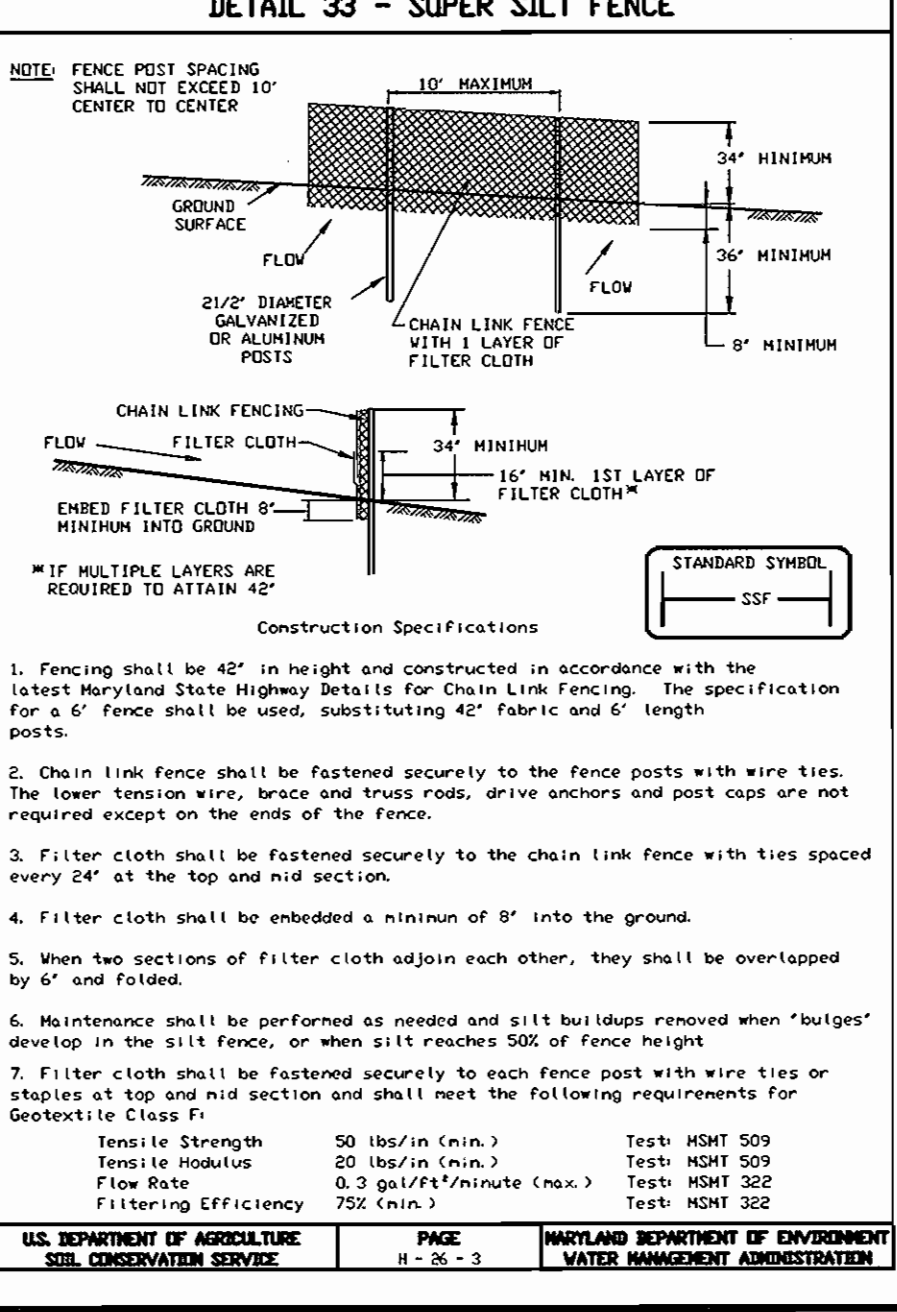
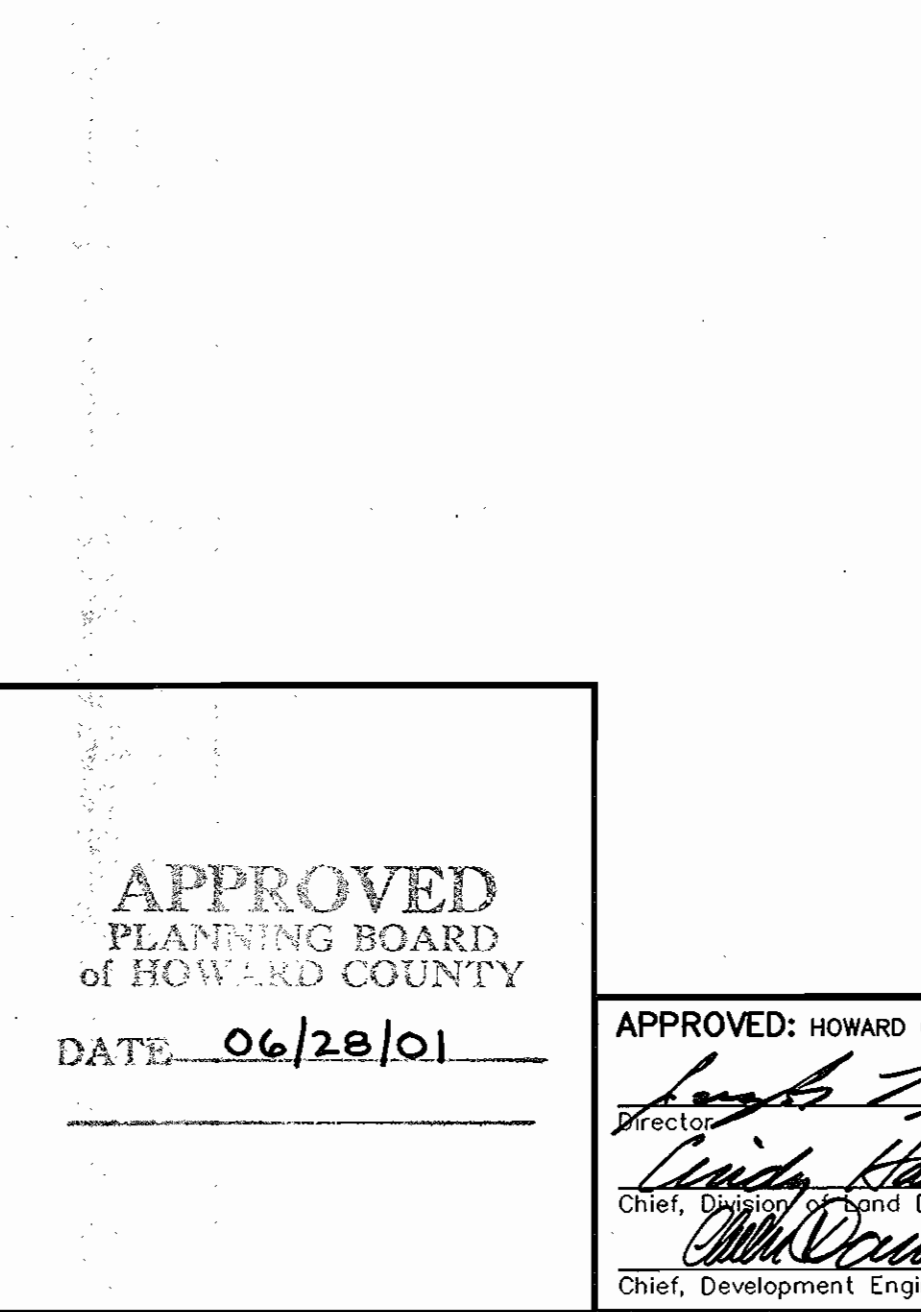
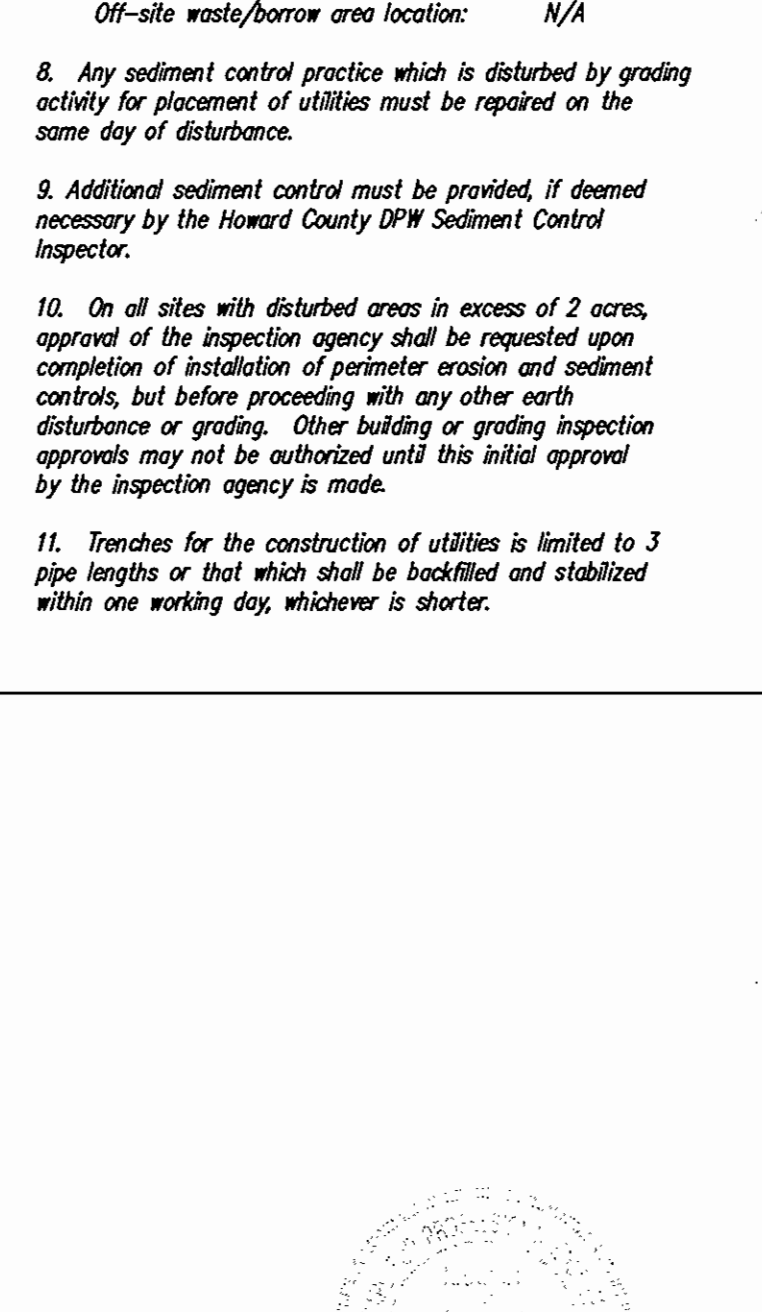
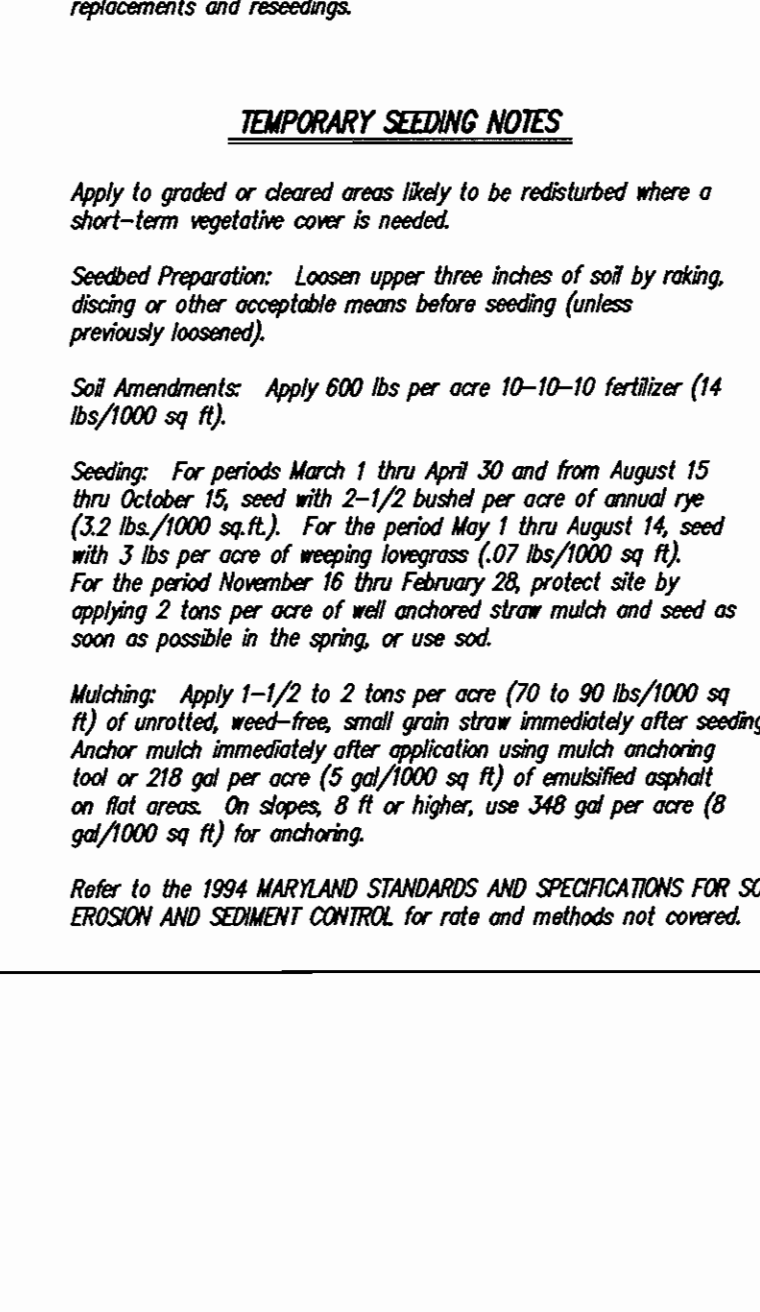
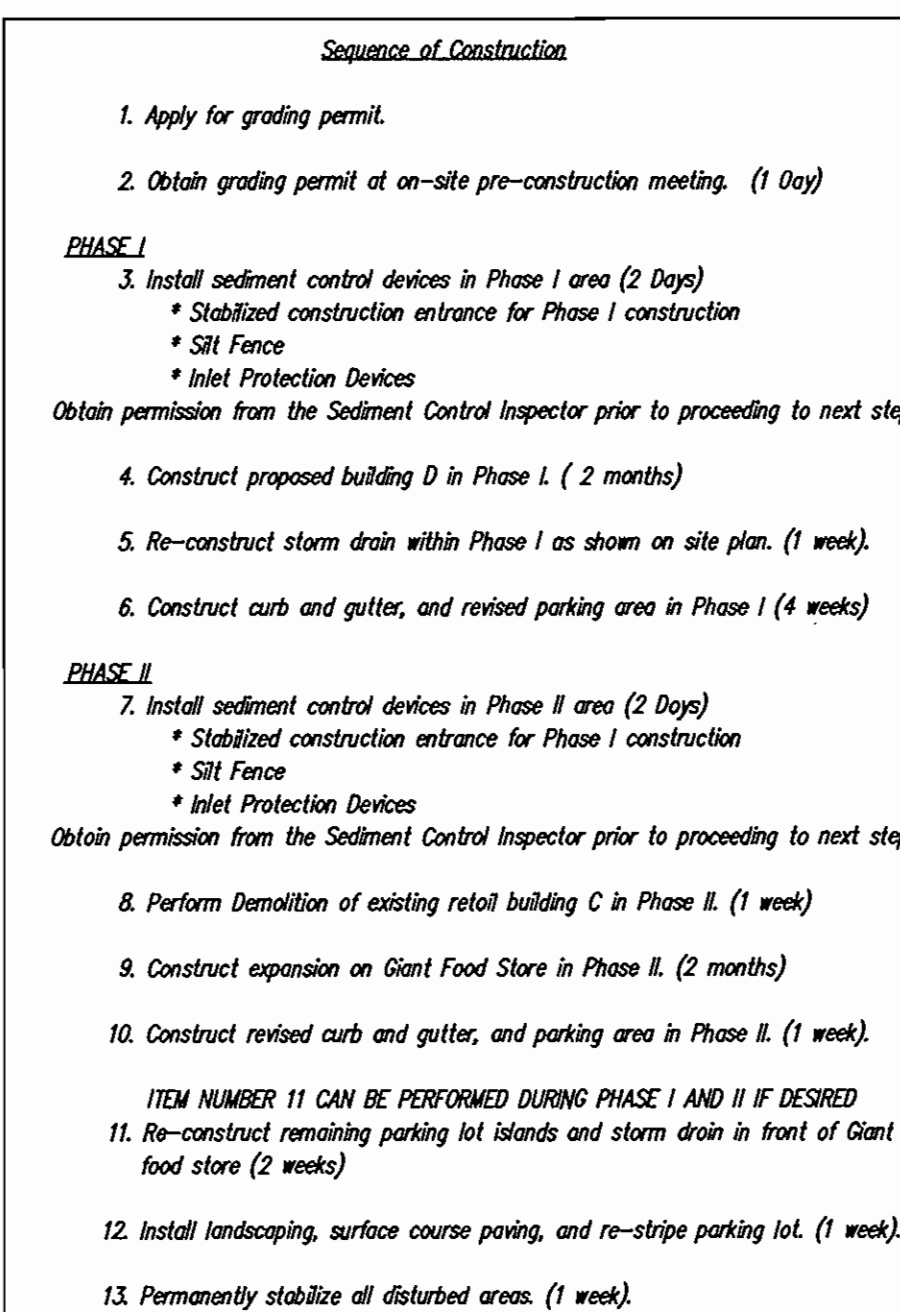
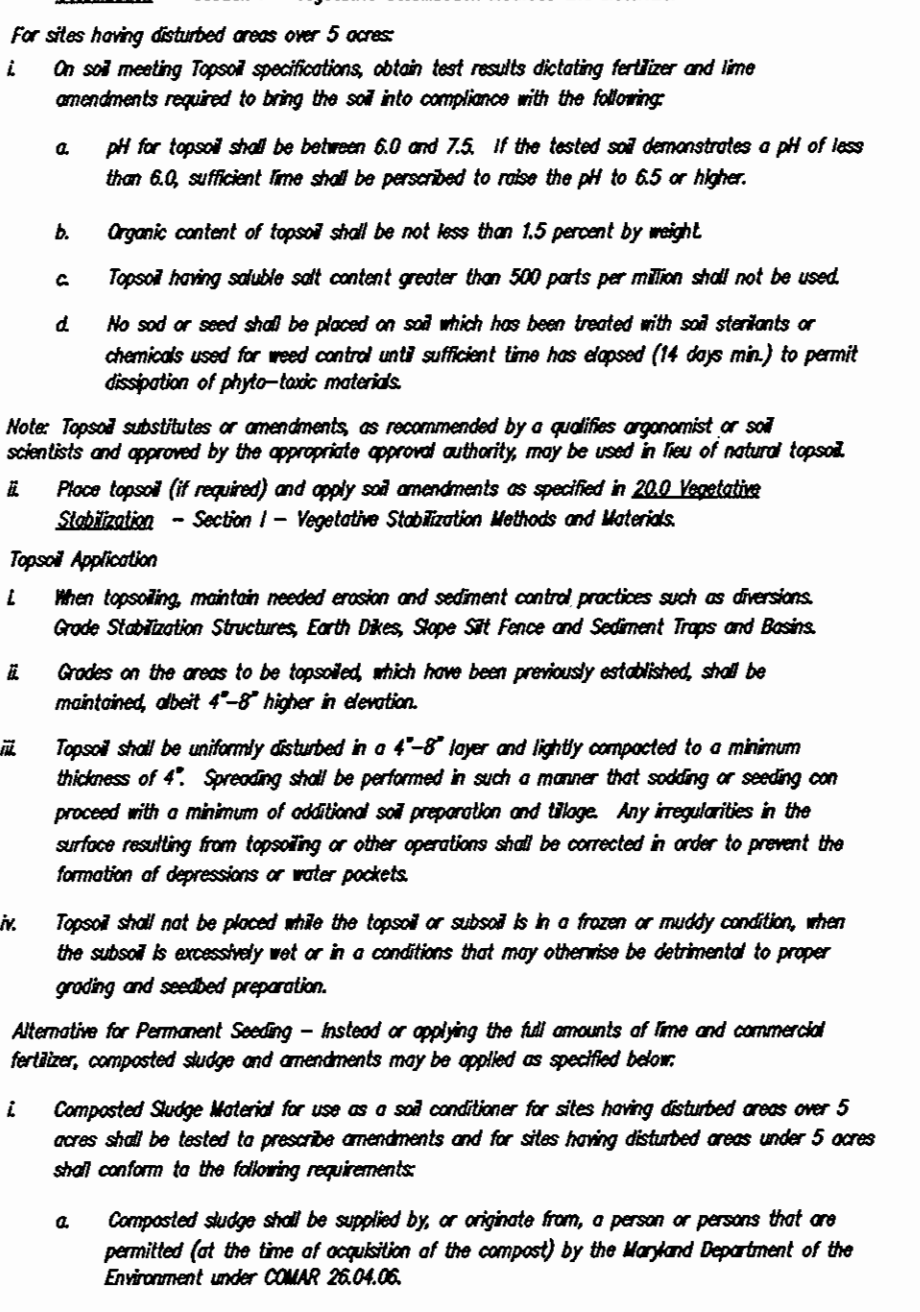
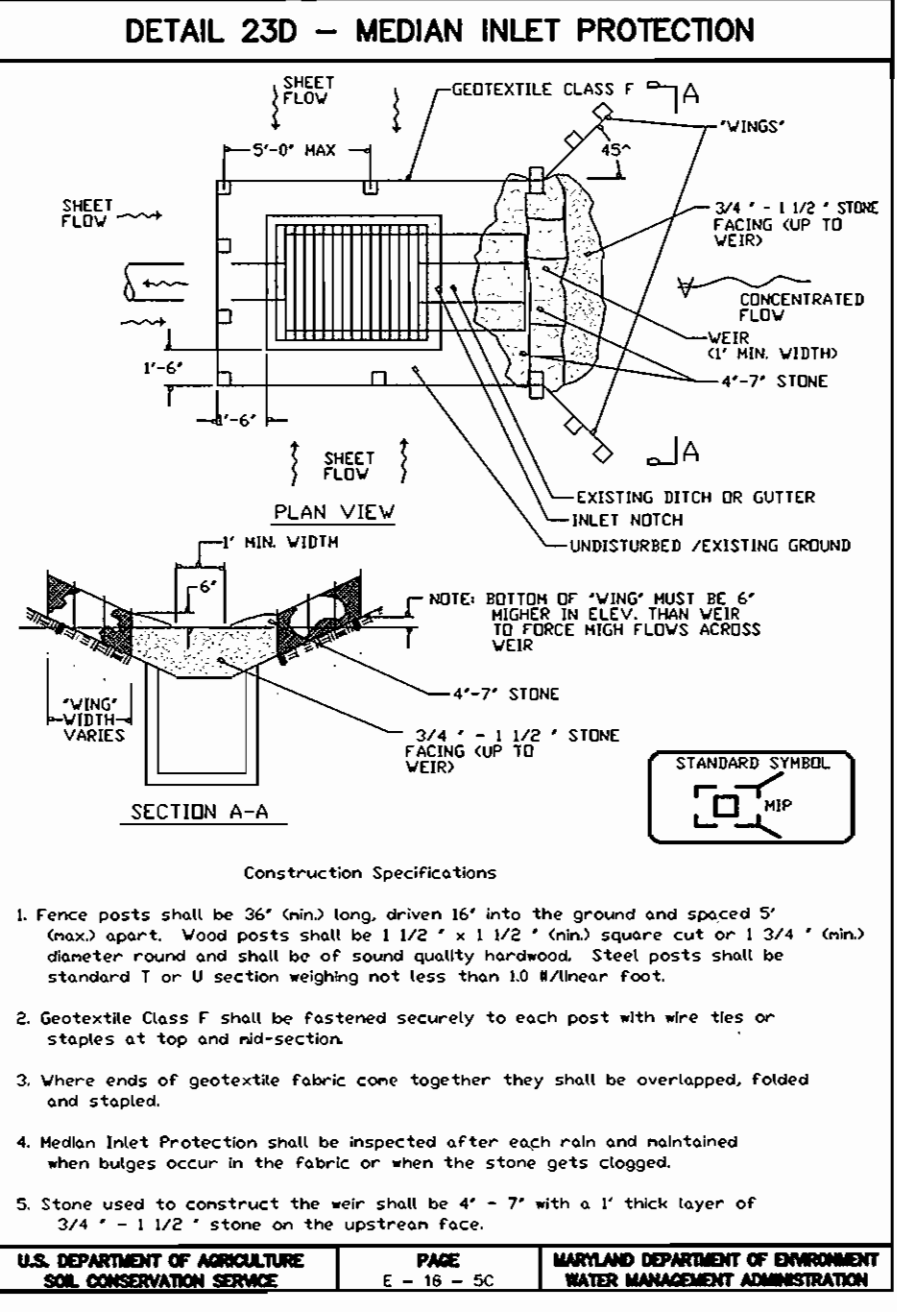
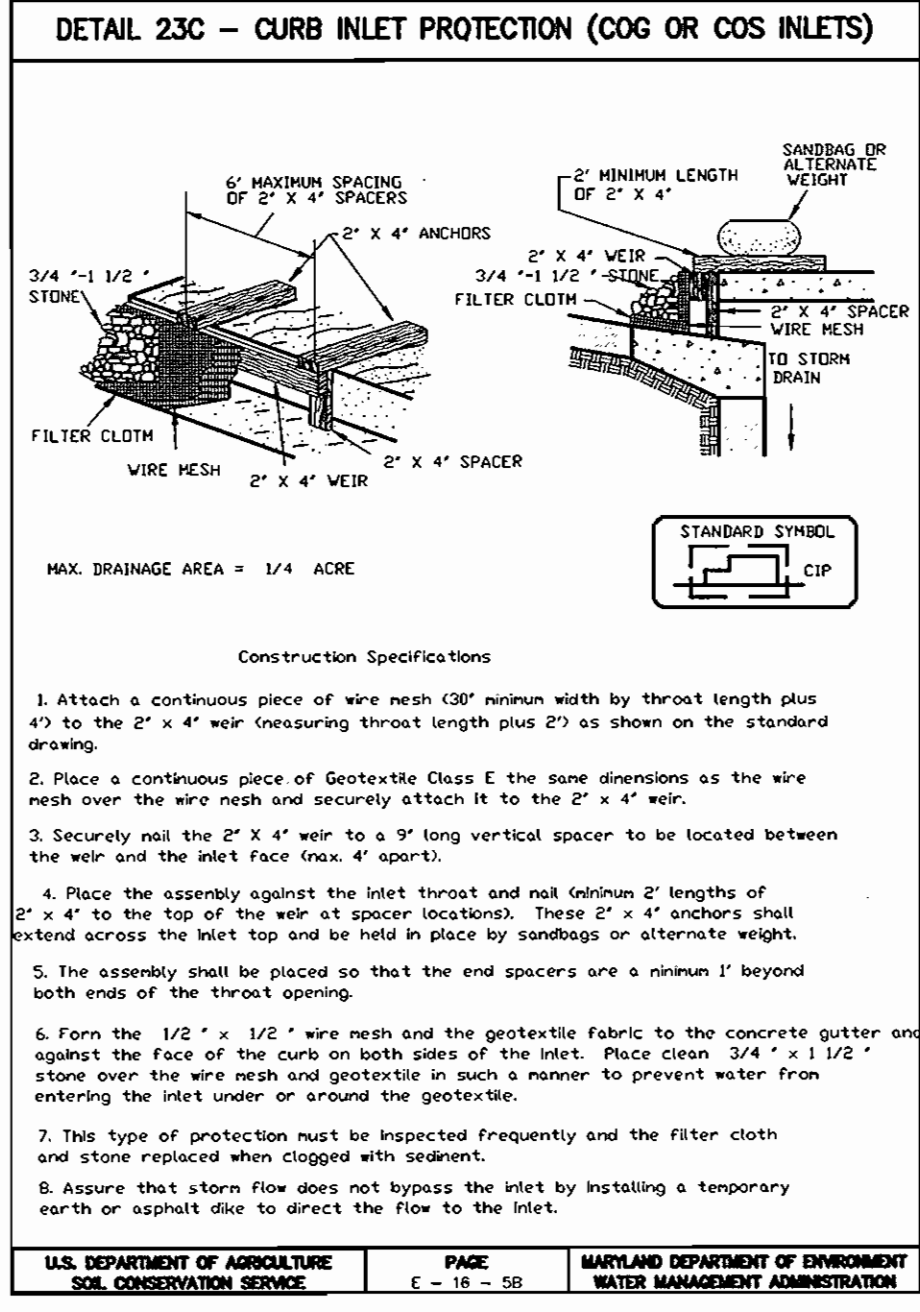
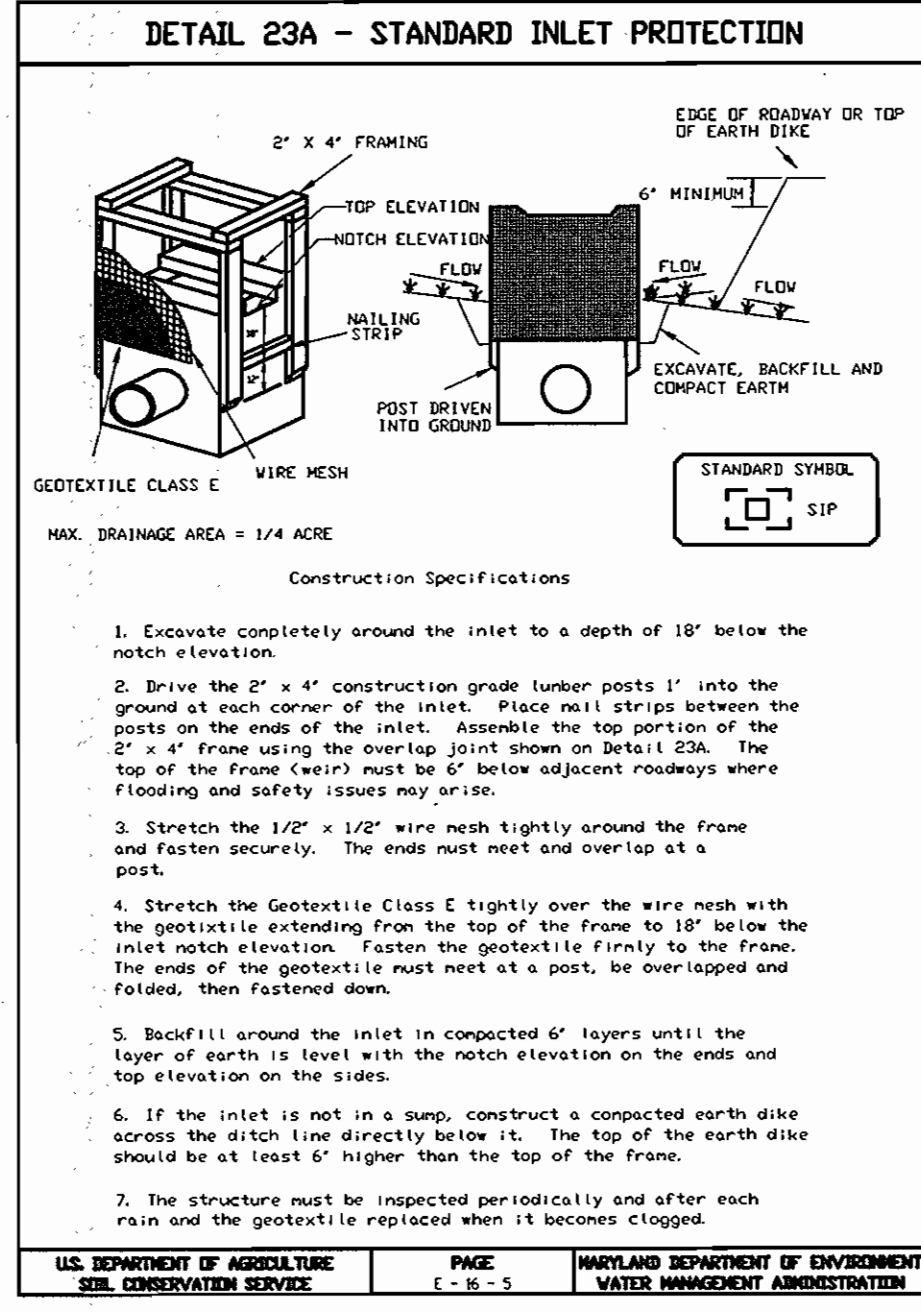
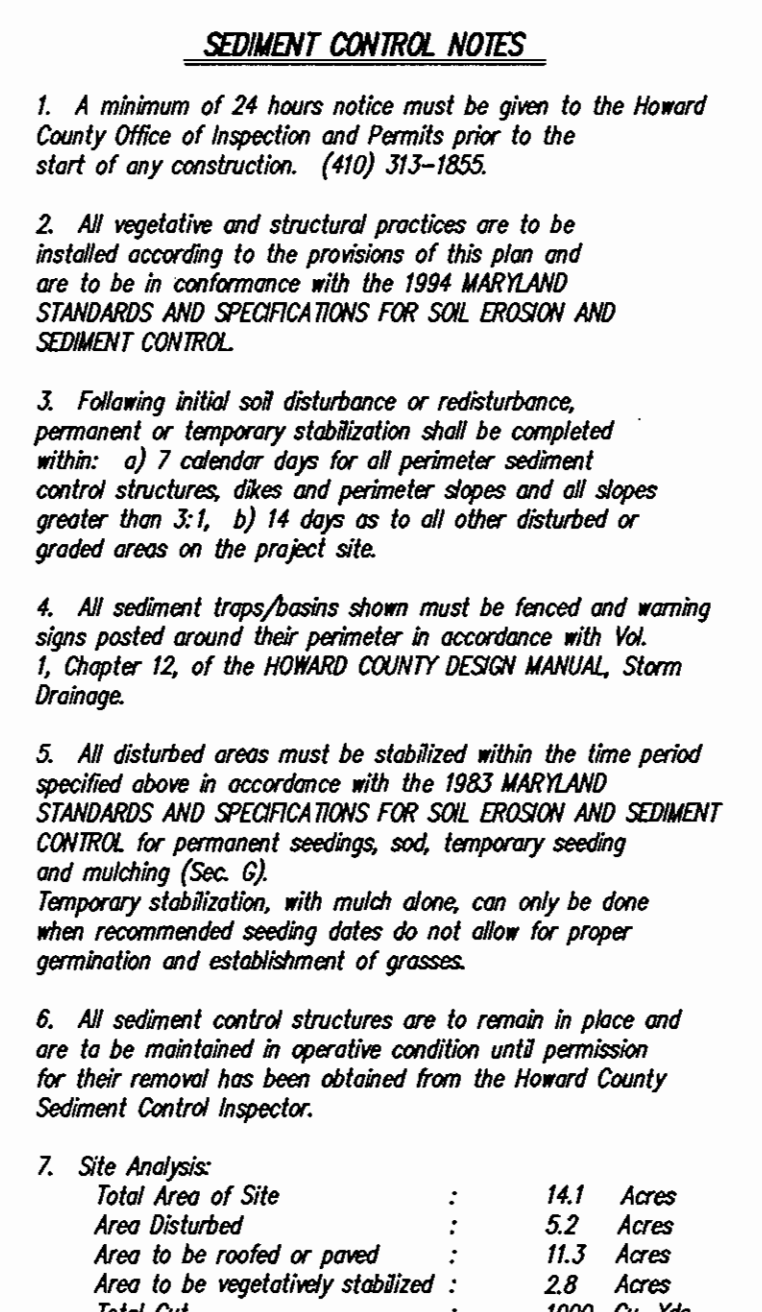
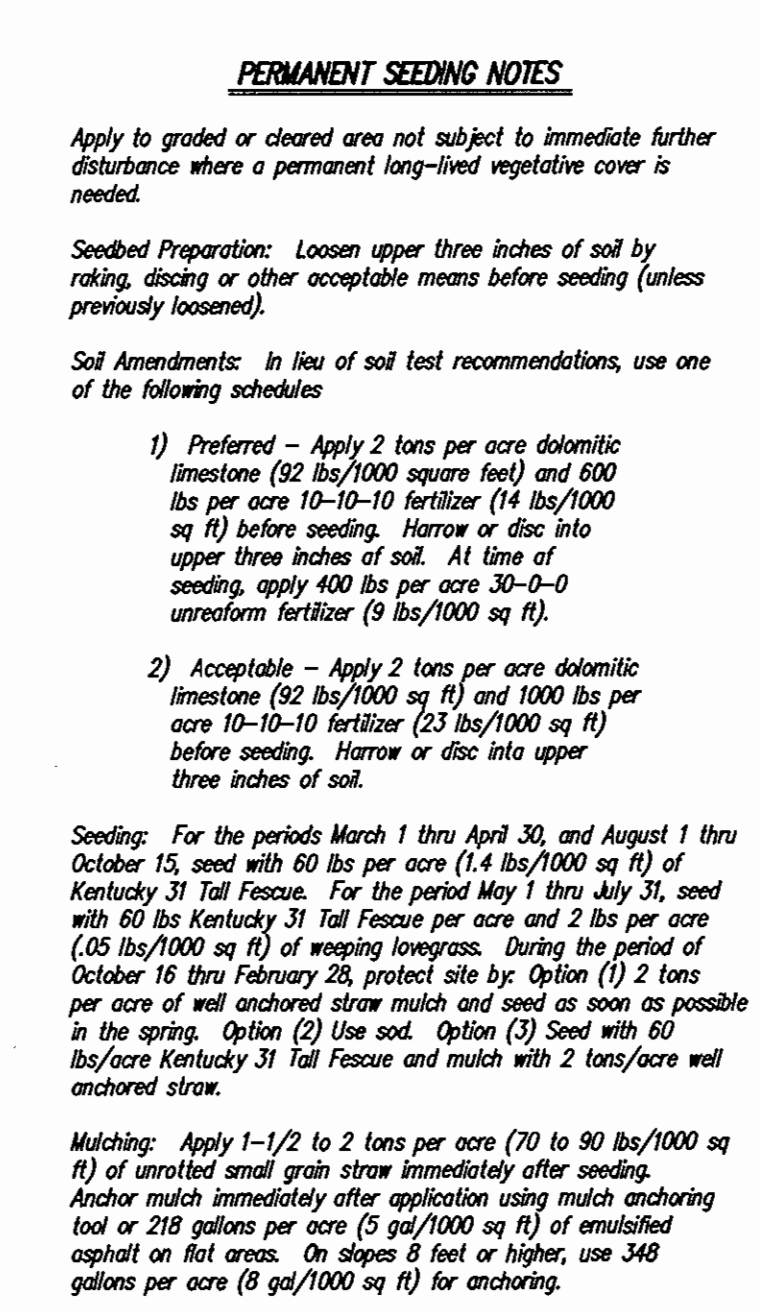
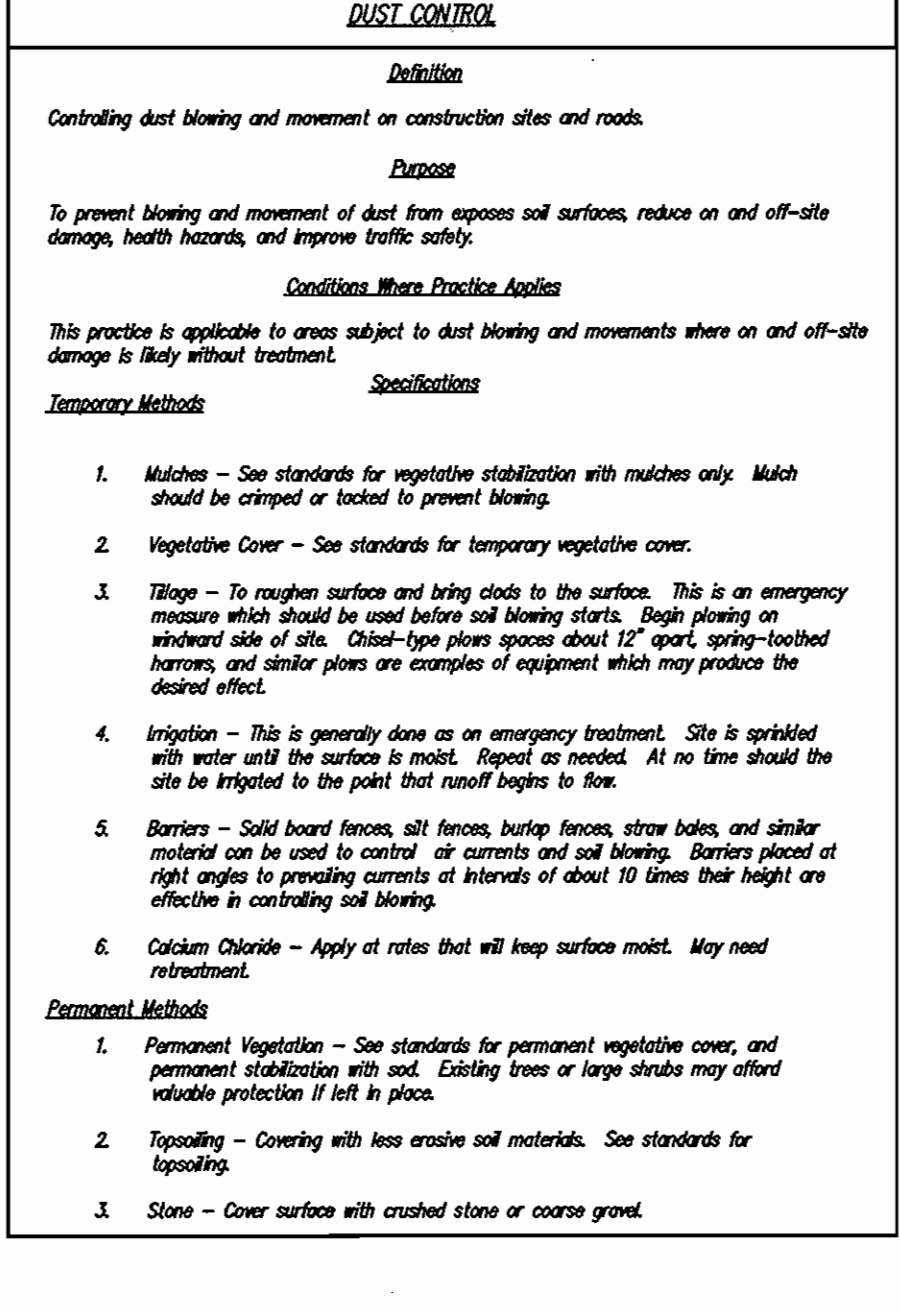
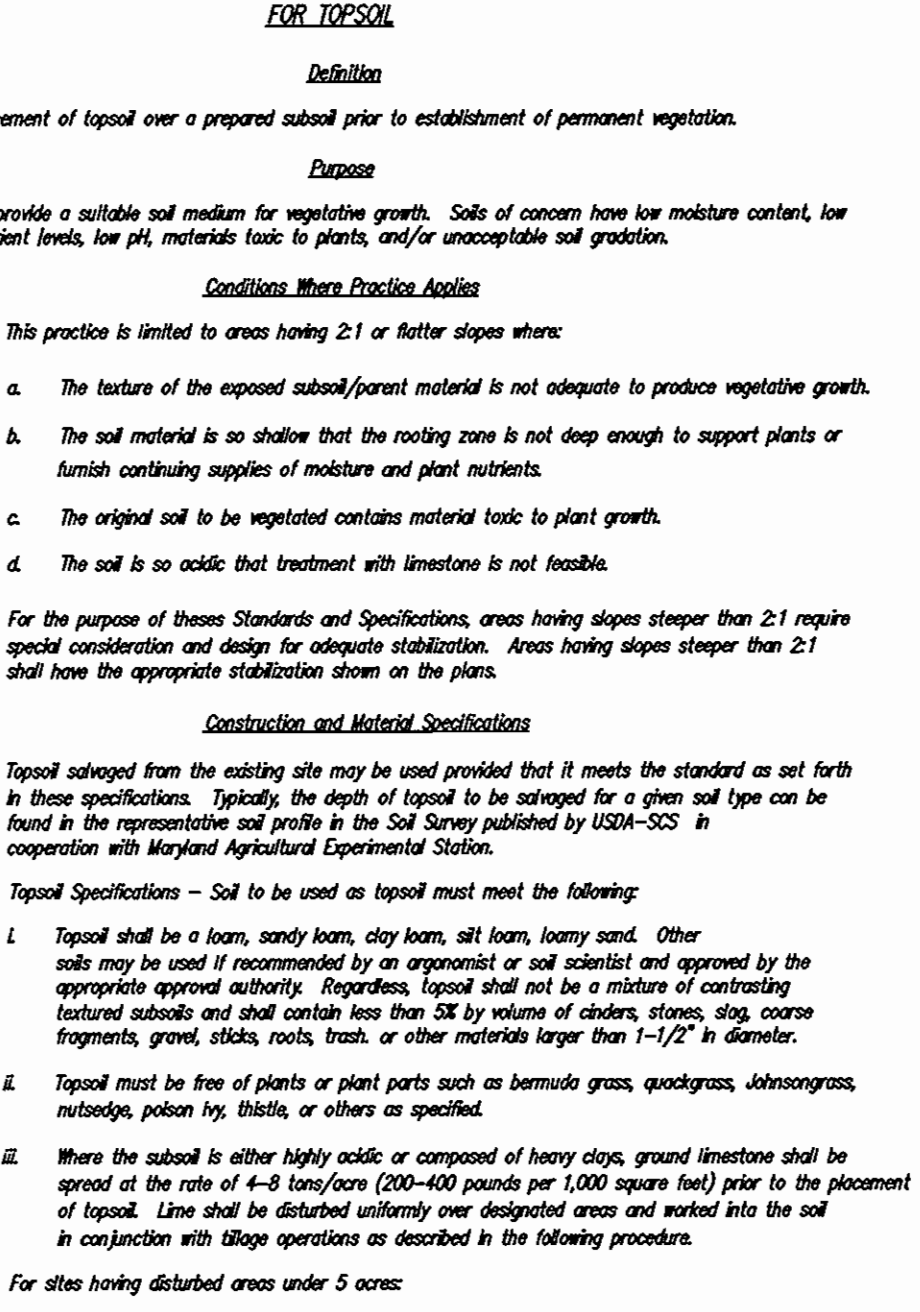
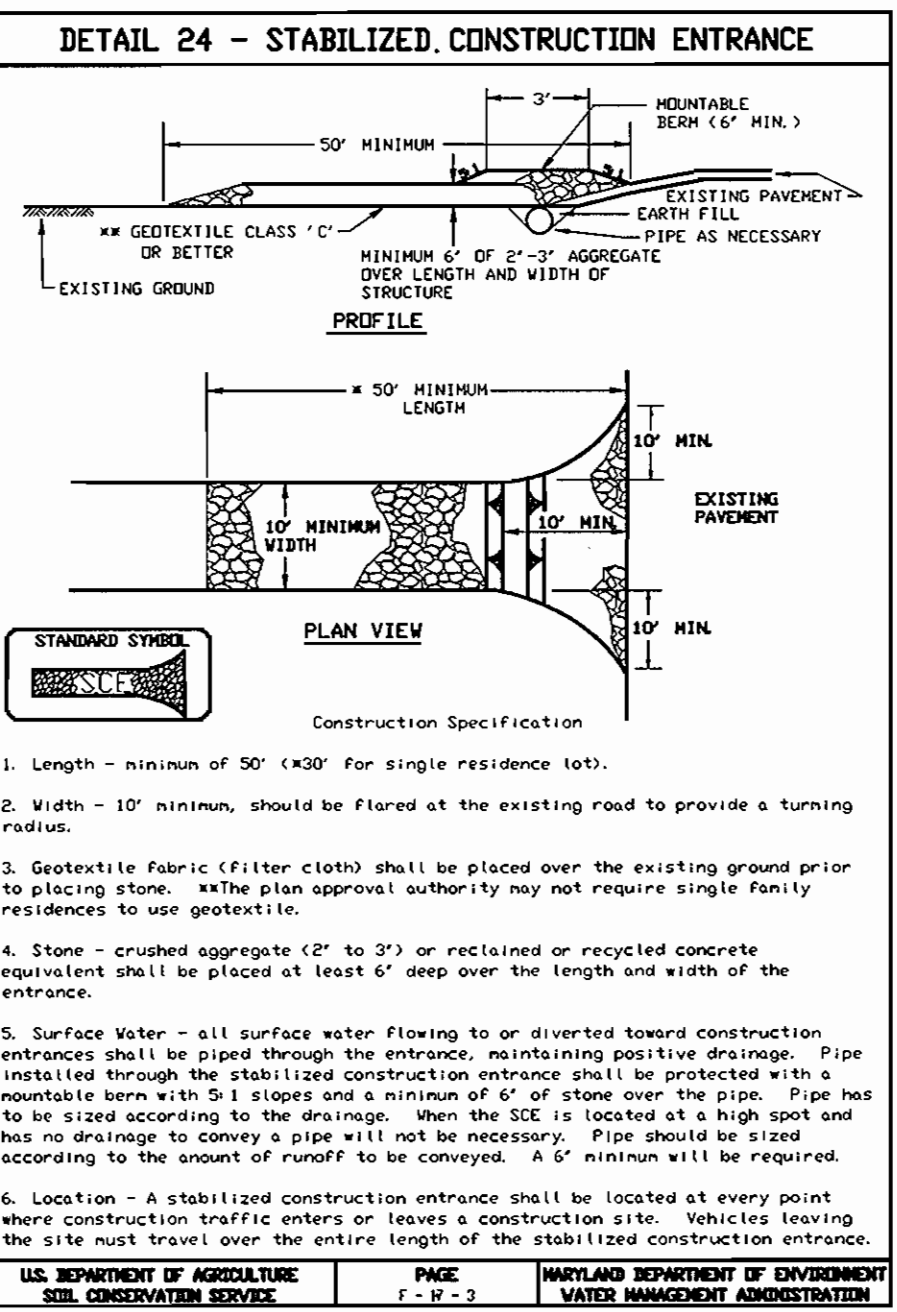
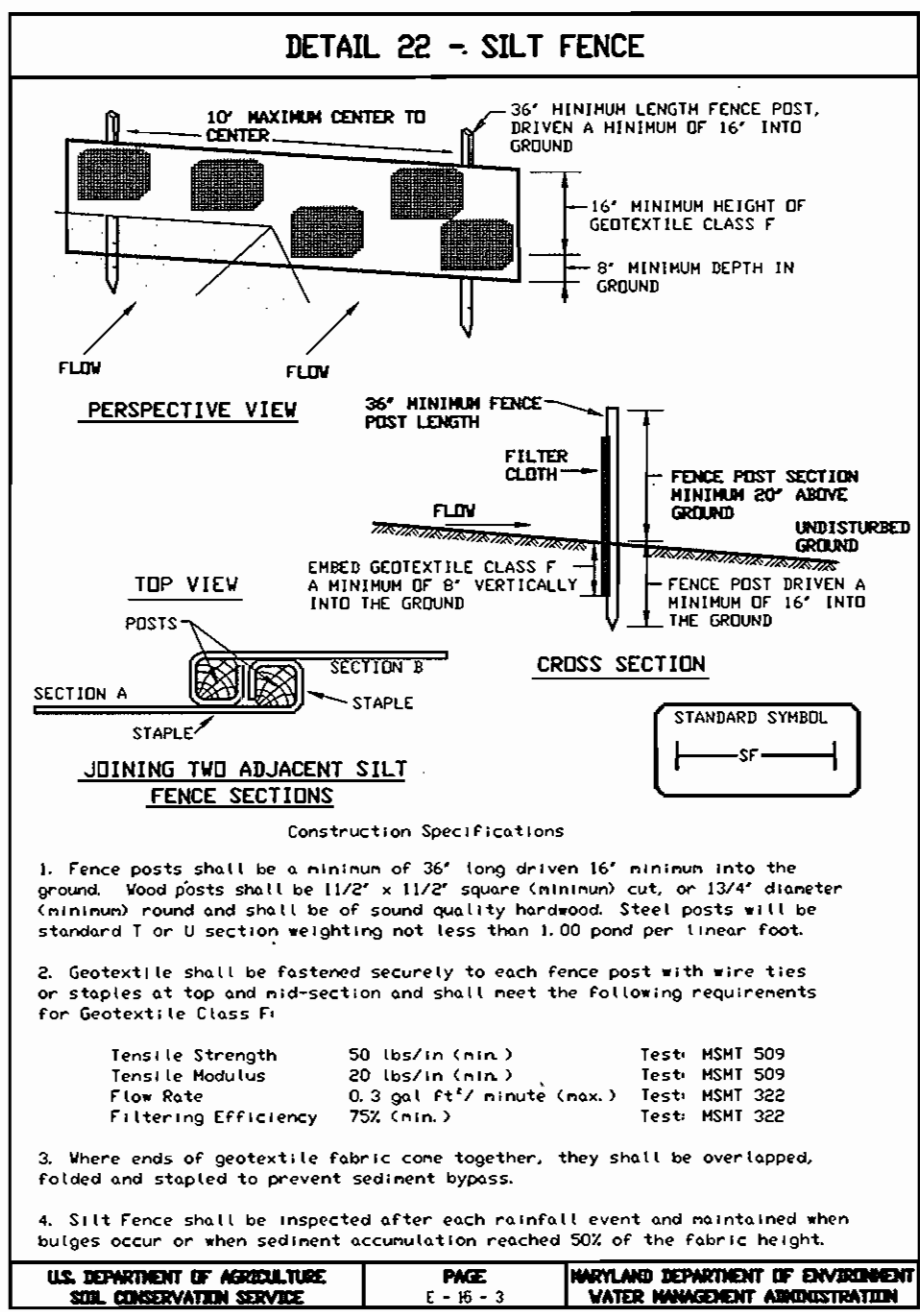
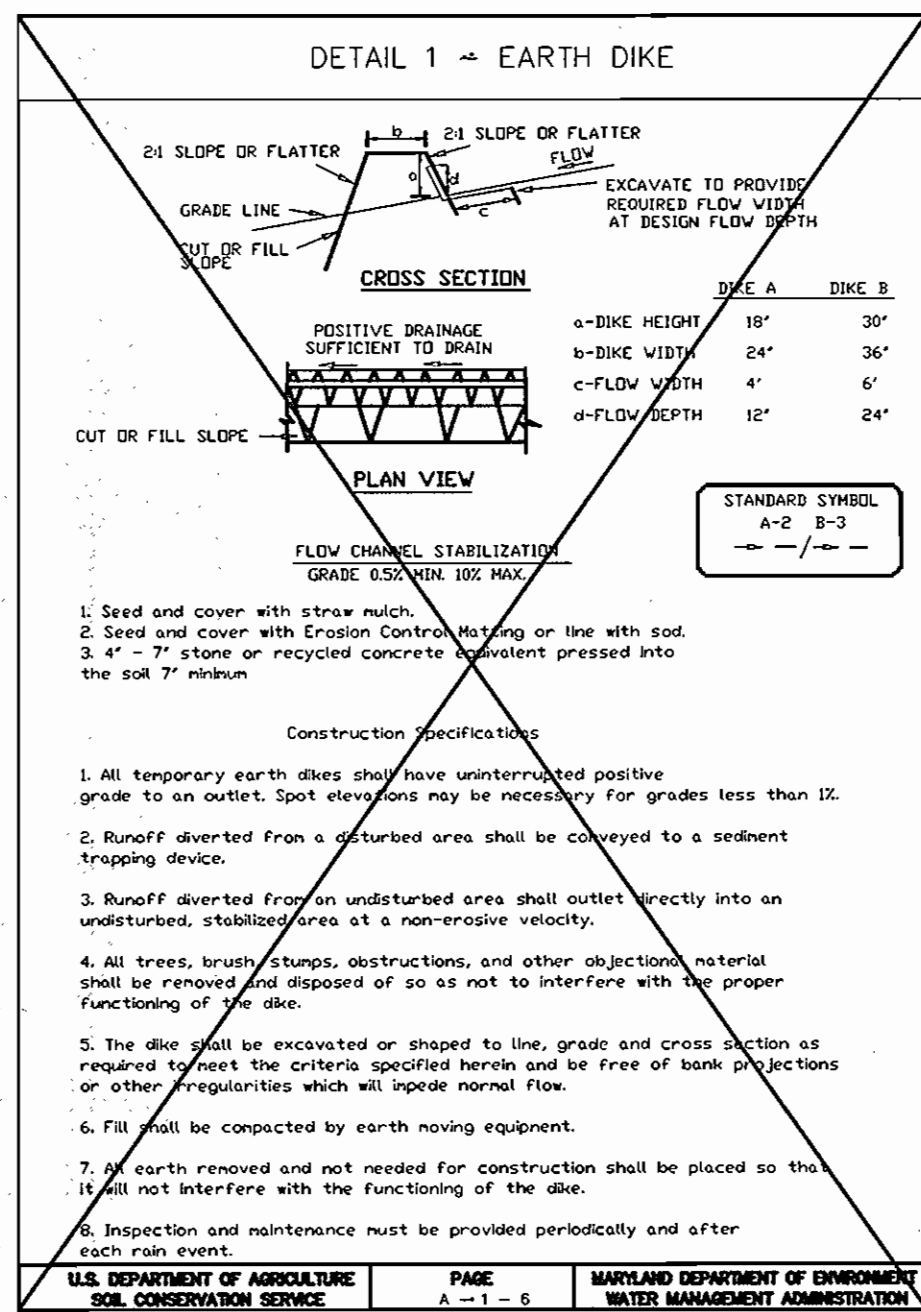
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-360-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWINGS\99022\DESIGN\99022lp3.dwg DESLMM DRN. LMM CHK.

DATE	REVISION	BY	APPR.
6/11/01	REV. H.C. SPACER		
4/2/01	SUBMIT TO GIANT CONSTRUCTION		
	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4851

LANDSCAPE PLAN
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
GULFORD ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	99022
DATE	TAX MAP - GRID	SHEET
January 2001	36	9 OF 13



APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 7/16/01
Chief, Division of Land Development: [Signature] Date: 7/16/01
Chief, Development Engineering Division: [Signature] Date: 7/16/01

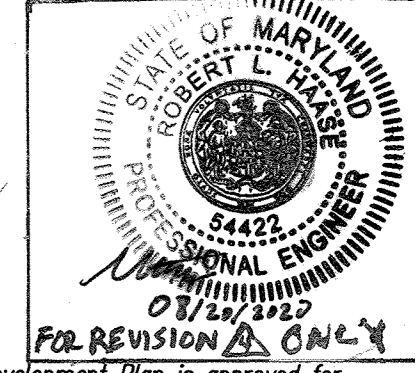
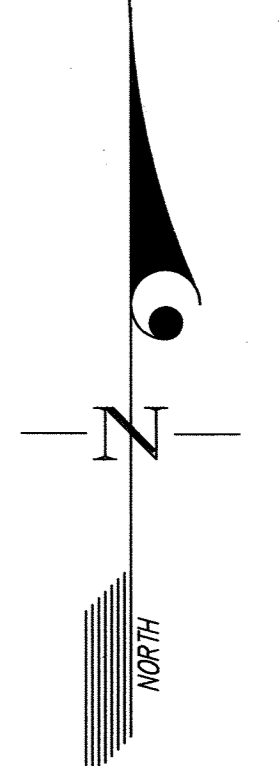
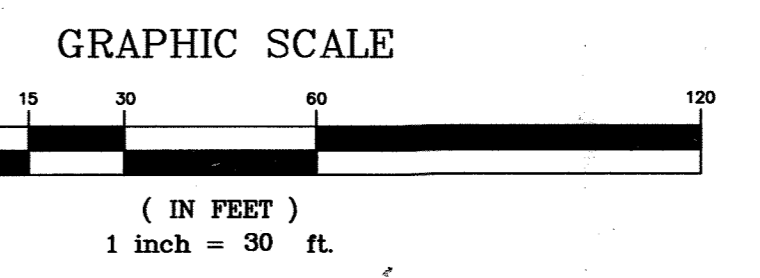
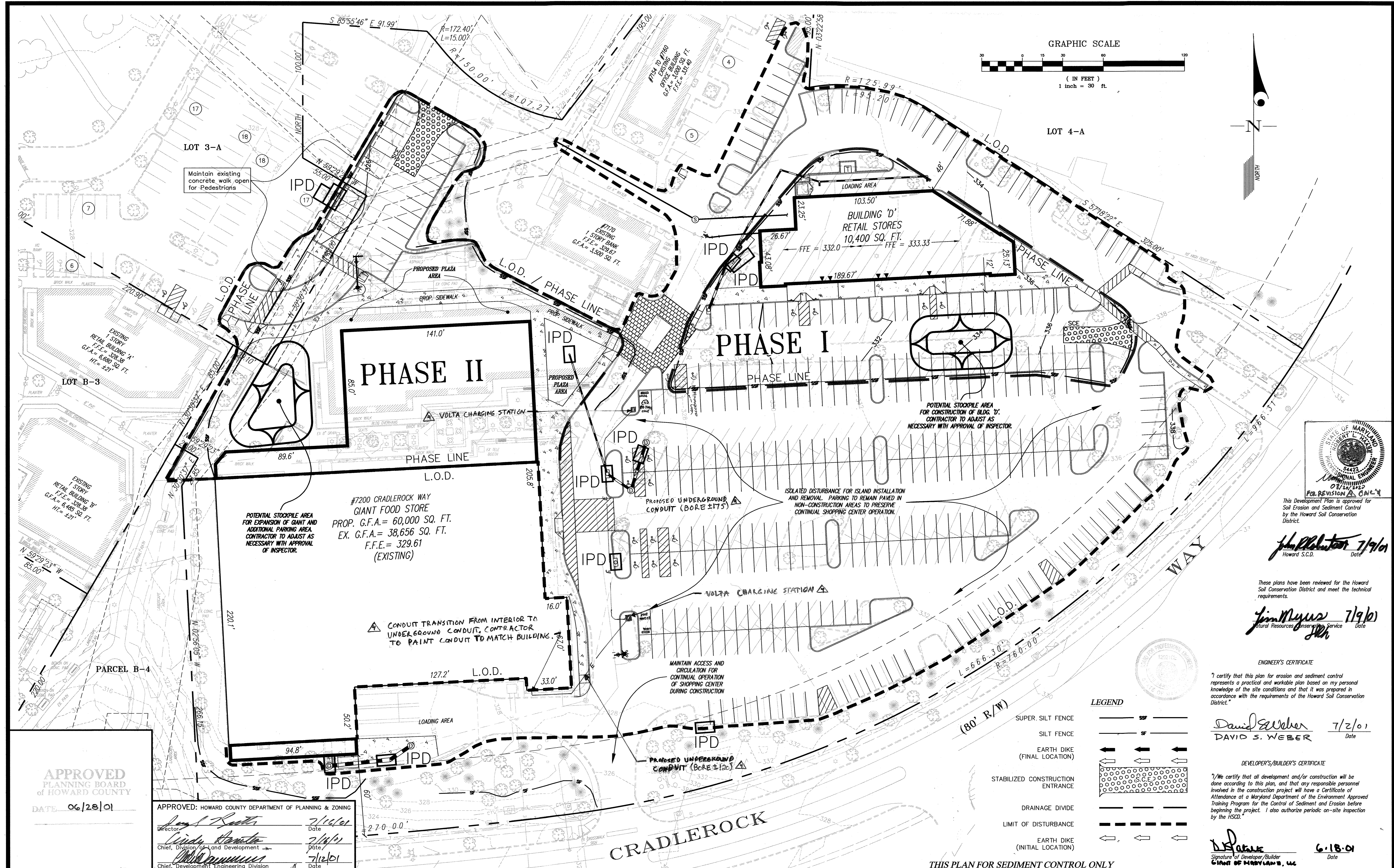
Construction Specifications:
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 4" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and cross rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt bulges removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test MSMT 509
Tensile Modulus 20 lbs/in (min.) Test MSMT 509
Flow Rate 0.3 gal/ft²/minute (max.) Test MSMT 302
Filtering Efficiency 75% (min.) Test MSMT 302

Construction Specifications:
1. Length - minimum of 50' (+30' for single residence lot).
2. Width - 10" minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. With plan approval, authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5" slabs and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SSE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every spot where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
7. For sites having disturbed areas under 5 acres:
a. Place topsoil (if required) and apply soil amendments as specified in 2002 Vegetation Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
8. For sites having disturbed areas over 5 acres:
a. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
i. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be purchased to raise the pH to 6.5 or higher.
ii. Organic content of topsoil shall be not less than 1.5 percent by weight.
iii. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
iv. No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dispersion of phytotoxic materials.
b. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
c. Place topsoil (if required) and apply soil amendments as specified in 2002 Vegetation Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
9. Topsoil Application
i. When topsoiling, maintain erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Sill Fence and Sediment Traps and Basins.
ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4"-6" higher in elevation.
iii. Topsoil shall be uniformly distributed in a 4"-6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
10. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.06.02.
b. Composted sludge shall contain at least 1 percent nitrogen, 15 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate conditions must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 40/1,000 square feet, and 1/3 the normal lime application rate.

SEDIMENT CONTROL NOTES & DETAILS
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
HOWARD COUNTY, MARYLAND

SCALE: N/A
ZONING: NT
G. L. W. FILE NO.: 99022
DATE: JANUARY 2001
TAX MAP - GRID: 36
SHEET: 8 OF 13

PREPARED FOR: GHANT FOOD INC. / GFS REALTY, INC.
P.O. BOX 1804, D-671 WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALUA
PHONE: (301) 341-8424
FAX: (301) 618-4951



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John Hollister 7/9/01
Howard S.C.D. Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Jim Myers 7/9/01
Natural Resources Conservation Service Date

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
David S. Weber 7/2/01
DAVID S. WEBER Date

DEVELOPER'S/BUILDER'S CERTIFICATE
I/We certify that all development and/or 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 Maryland 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 HSCD.
David S. Weber 6.18.01
Signature of Developer/Builder Date
GIANT OF MARYLAND, INC.

LEGEND

SUPER SILT FENCE	SSF
SILT FENCE	SF
EARTH DIKE (FINAL LOCATION)	← →
STABILIZED CONSTRUCTION ENTRANCE	○ ○ ○ ○ ○ ○ ○ ○ ○ ○
DRAINAGE DIVIDE	— — — — —
LIMIT OF DISTURBANCE	- - - - -
EARTH DIKE (INITIAL LOCATION)	← →

THIS PLAN FOR SEDIMENT CONTROL ONLY
SEDIMENT CONTROL PLAN

OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	NT	99022
DATE	TAX MAP - GRID	SHEET
DECEMBER 2000	36	7 OF 13

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David S. Weber 7/16/01
Director Date
Cindy Hunter 7/16/01
Chief, Division of Land Development Date
John Hollister 7/12/01
Chief, Development Engineering Division Date

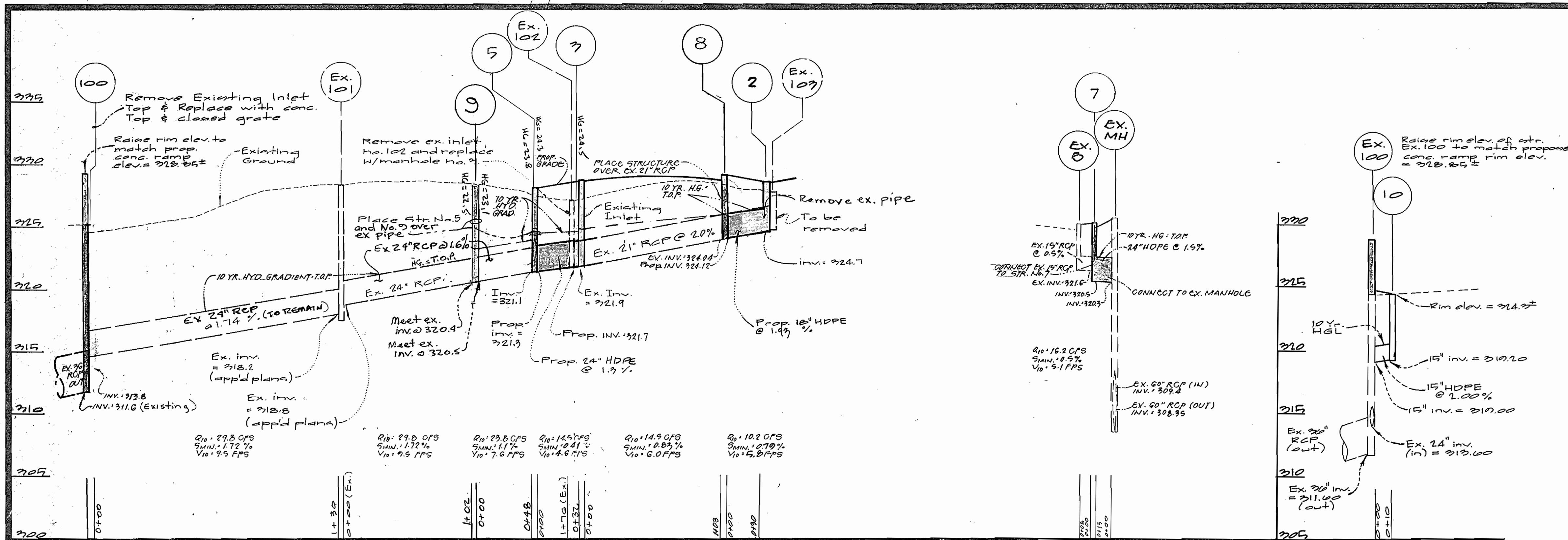
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWINGS\99022\DESIGN\99022SCP.dwg DES. DRN. CAD/MC CHK.

8/19/2000	INSTALL ELECTRIC VEHICLE CHARGING STATIONS A			
5/27/02	REV. H.C. GREEN			
6/11/01	SUBMIT TO GIANT CONSTRUCTION			
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS			
DATE	REVISION	BY	APP'R.	

PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PALAITA
TELE: 301-341-8440
FAX: 301-618-4951

GUILFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



STRUCTURE SCHEDULE

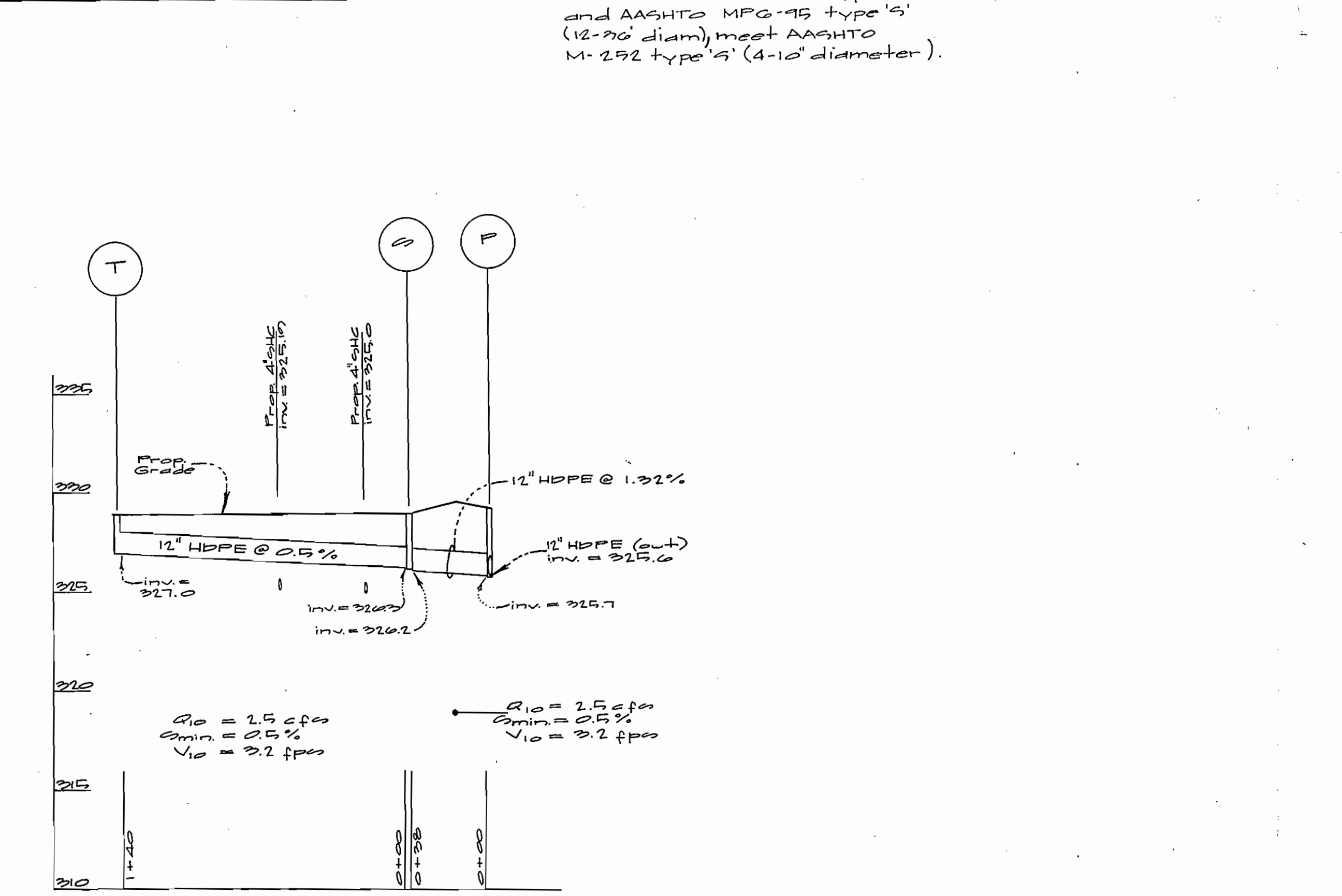
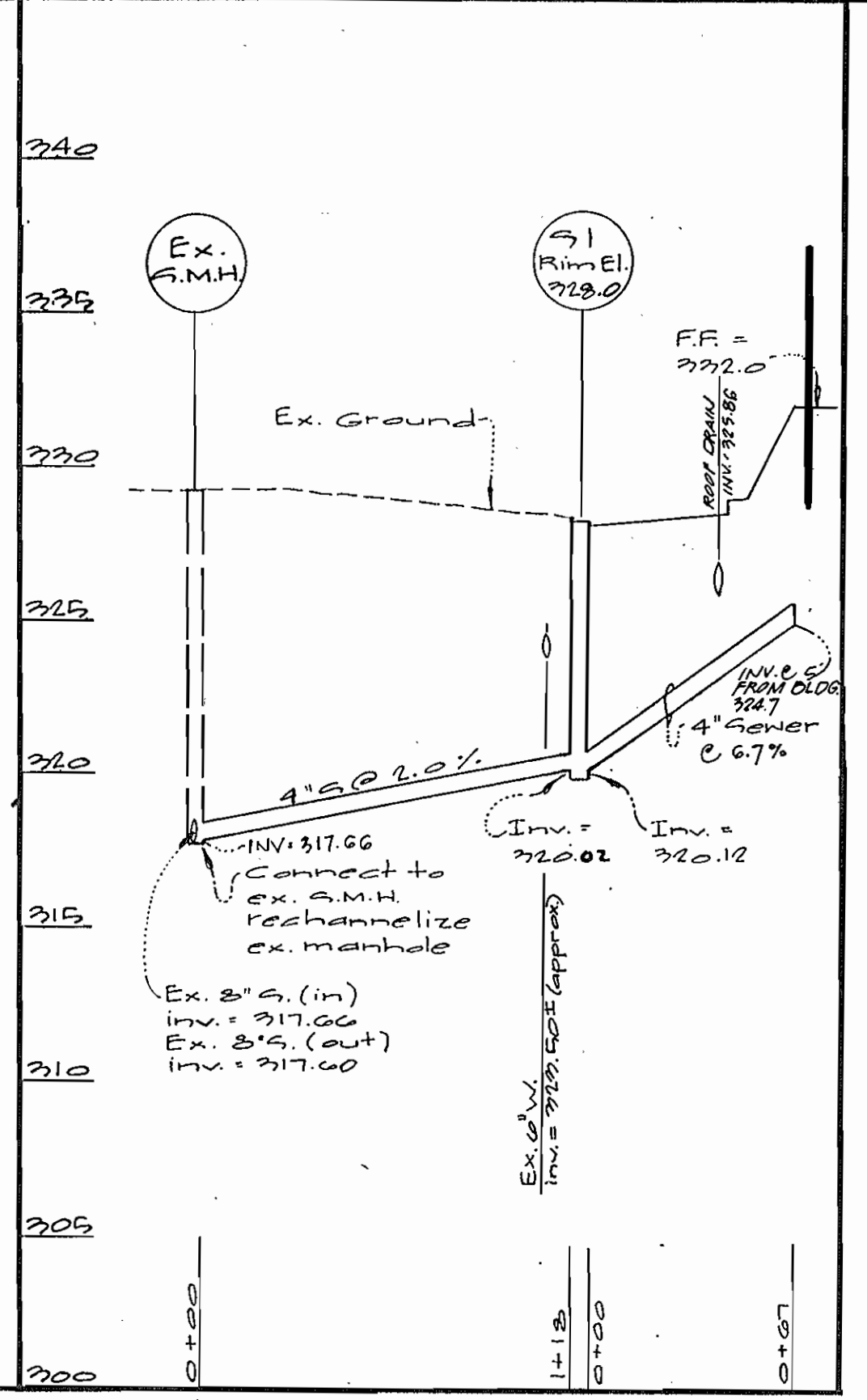
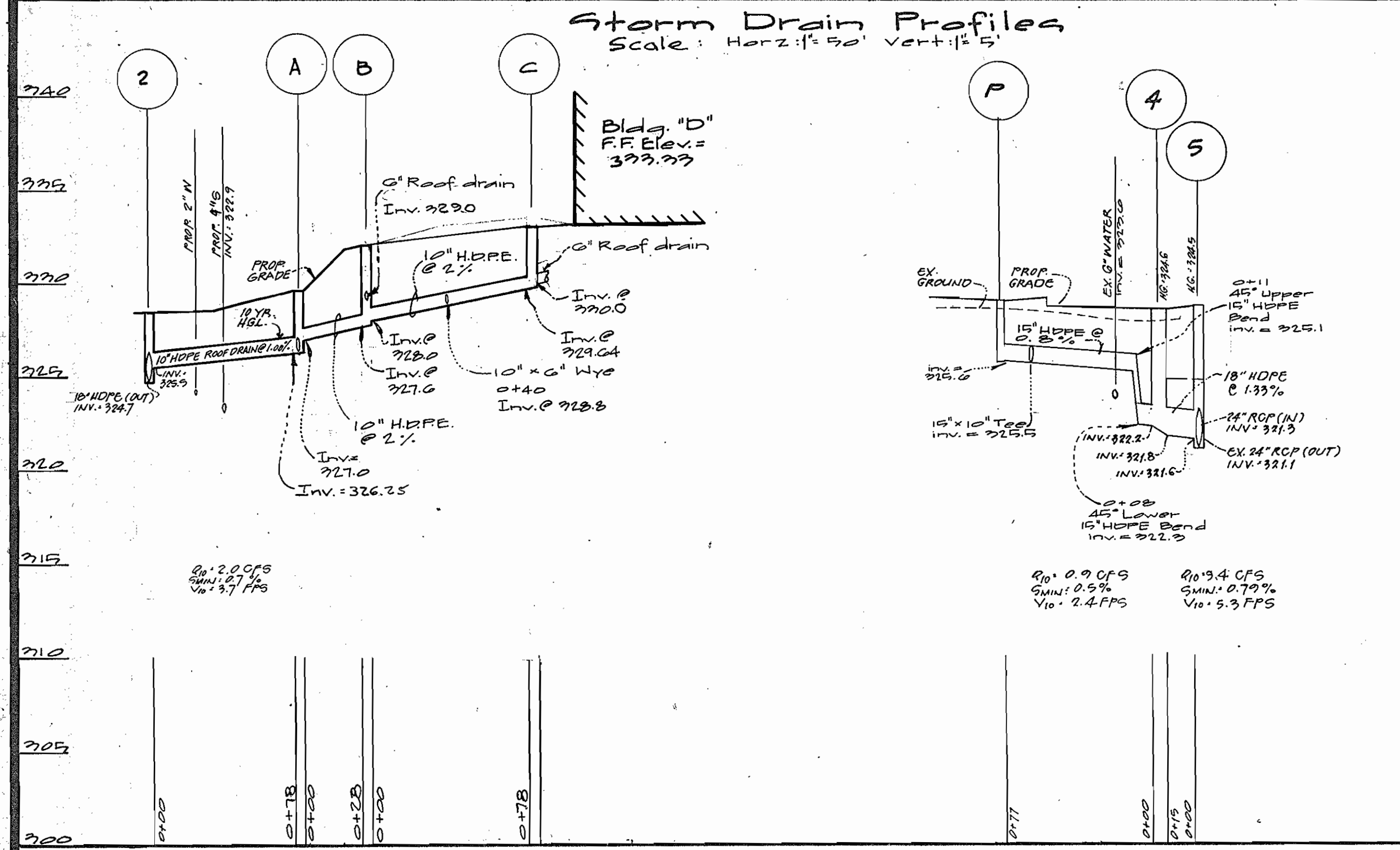
No.	TYPE	WIDTH-DIAM.	TOP ELEVATION UPPER	LOWER	INV. ELEV.	STD. DETAIL	LOCATION
A	NYLO PLAST DRAIN BASIN	24 INCH	325.6		325.5		
B	NYLO PLAST DRAIN BASIN	18 INCH	331.3		327.6		
2	A-10 INLET	STD	328.92			HO. CO. 4.41	SEE PLAN
C	NYLO PLAST DRAIN BASIN	18 INCH	333.0		329.4		
3	PRECAST MANHOLE	48" DIAM	328.6		321.70	HO. CO. 65.12	MEET EX. PIPE - SEE PLAN *
4	CO9-10	48 INCH	328.2		322.20	MD. 374.63	SEE PLAN
5	PRECAST MANHOLE	60 INCH	328.35		321.30	HO. CO. 65.12	MEET EX. PIPE - " " *
					321.1		
6	Nyloplast	12"	328.25				
7	A-10 INLET	STD	328.62		321.60	HO. CO. 4.41	MEET EX. PIPE - SEE PLAN
T	Nyloplast Drain Basin	15"	329.4		321.0		solid lid
8	A-10 INLET	3'-0"	327.30		324.2	HO. CO. 90.441	MEET EX. PIPE - " " *
9	Nyloplast Drain Basin	15"	329.4		326.2		solid lid
10	C-05-10	48 INCH	328.30		320.4	MD. 374.63	* SEE PLAN
7	C-05-10	STD	328.30		319.10	HO. CO. 90.441	SEE PLAN
P	NYLO PLAST DRAIN BASIN	15 INCH	327.0		325.0		PLAZA

Structure 'P' to be 18" diam. drain with pedestrian grate by Nyloplast or equivalent
 * Contractor to dig test pit verify elev. of 24" RCP prior to ordering str. No. 7, 5, 3, 8

PIPE SCHEDULE

SIZE	TYPE	LENGTH
9" R	HOPE	87 LF
12"	HOPE	184 LF
10"	HOPE	45 LF
24"	HOPE	45 LF

HDPE = High density polyethylene double wall, smooth interior HI-2 by Hancor Inc., 1/12 by ADS, Inc. or equivalent. Meet AASHTO M-294 type 'S' and AASHTO MFG-75 type 'S' (12-20" diam), meet AASHTO M-292 type 'S' (4-10" diameter).



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James Burt 7/16/01
 Director

Clayton Hamilton 7/16/01
 Chief, Division of Land Development

John Hamilton 7/12/01
 Chief, Development Engineering Division

Daniel K. Weber
 7/2/01

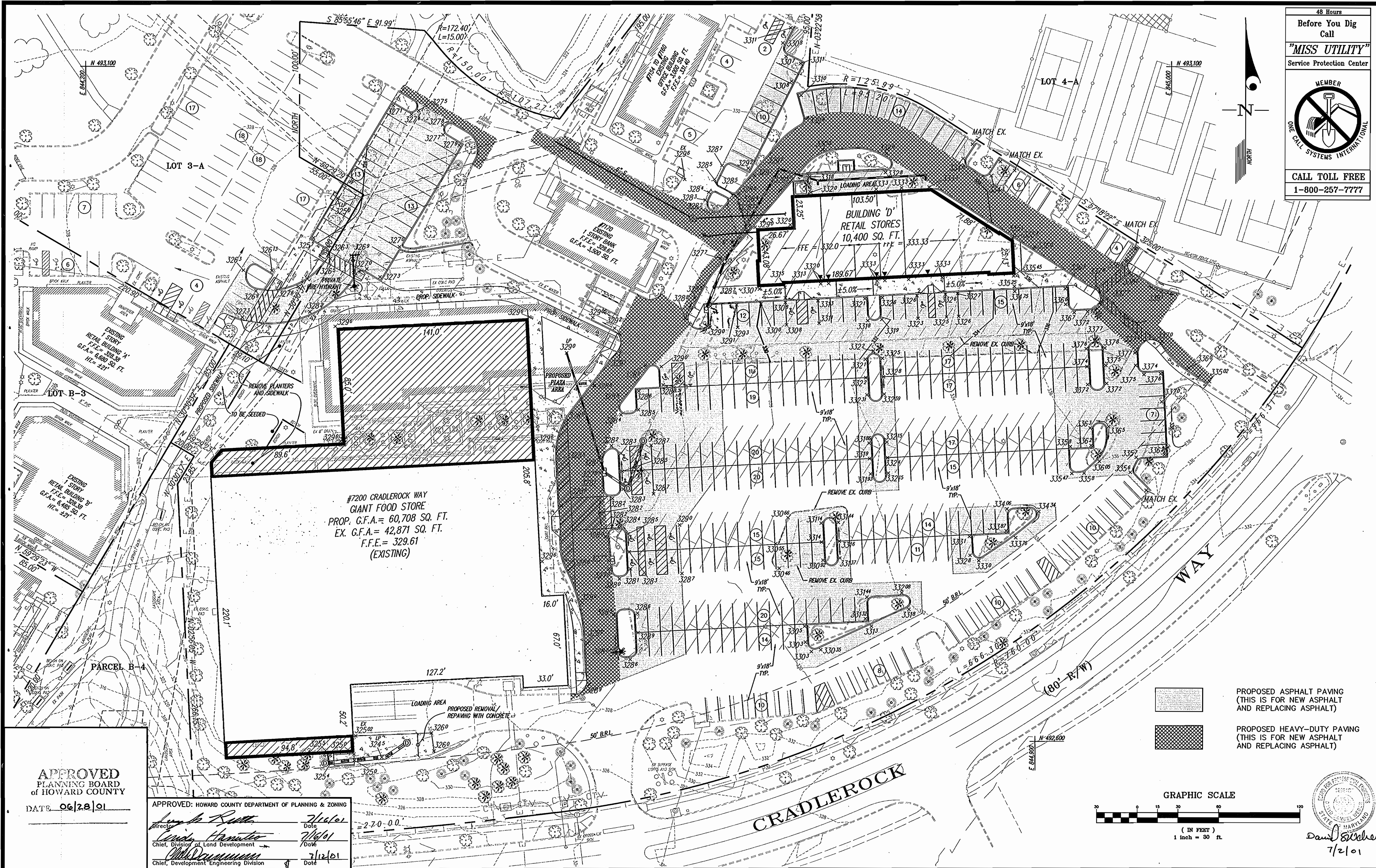
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

NO.	DATE	DESCRIPTION	BY	APP.
1.12.01		Removed I-10 & M-1, add new inlet 10 & new profile		
4.12.01		Rev. profile P to A, rev. structure schedule & added profile 'P' thru 'T'		
6.12.01		Adjusted grade of rim elevation on str. 'A', 'B', 'C'		
6.12.01		Revised roof drain profile, sewer profile (5136)		
7.2.01		Addressed Howard County comments		

PREPARED FOR:
 GIANT FOOD INC.
 GFS REALTY, INC.
 P.O. BOX 1804, D-871
 WASHINGTON, D.C. 20013
 ATTN: DAVE PALITJA
 TELE: 301-341-8440
 FAX: 301-618-4851

WATER, SEWER & STORM DRAIN PROFILES
OWEN BROWN VILLAGE CENTER
 PARCEL B-1, B-3, LOTS 2-A AND 3-A
 VILLAGE OF OWEN BROWN

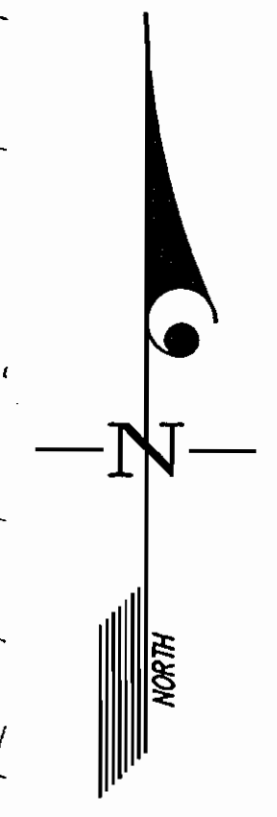
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	99022
DATE	TAX MAP - GRID	SHEET
JANUARY, 2001	36	6 OF 13



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

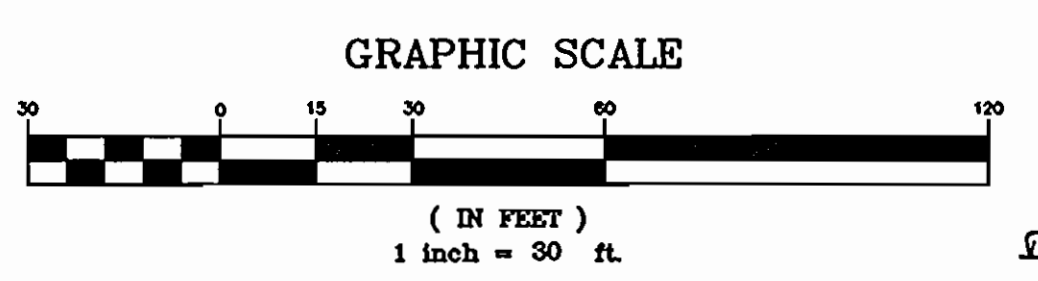
MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



PROPOSED ASPHALT PAVING
(THIS IS FOR NEW ASPHALT
AND REPLACING ASPHALT)

PROPOSED HEAVY-DUTY PAVING
(THIS IS FOR NEW ASPHALT
AND REPLACING ASPHALT)



David Silver
7/2/01

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John R. Rutter Director Date 7/16/01

Cindy Hamster Chief, Division of Land Development Date 7/16/01

Michael J. ... Chief, Development Engineering Division Date 7/12/01

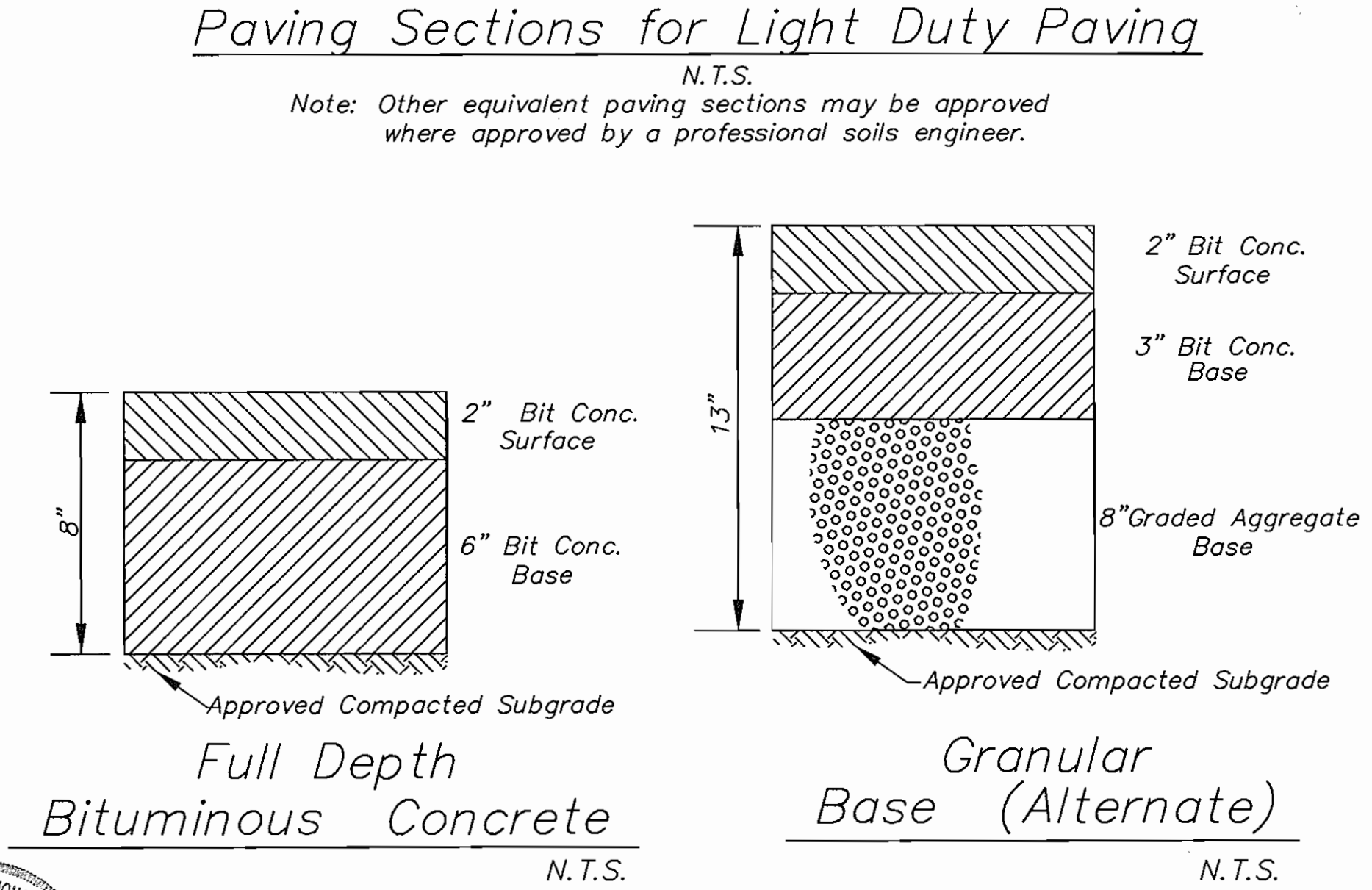
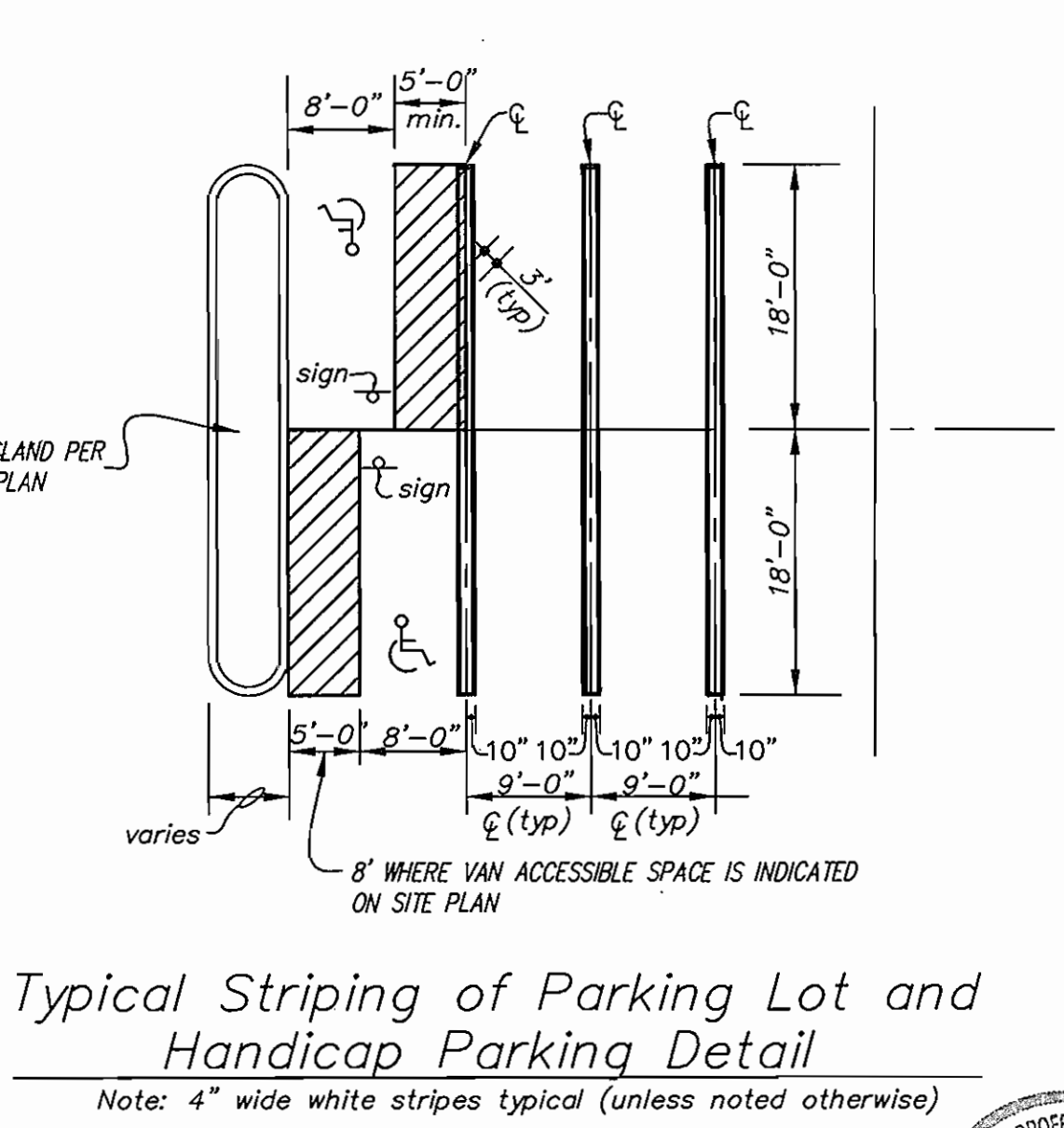
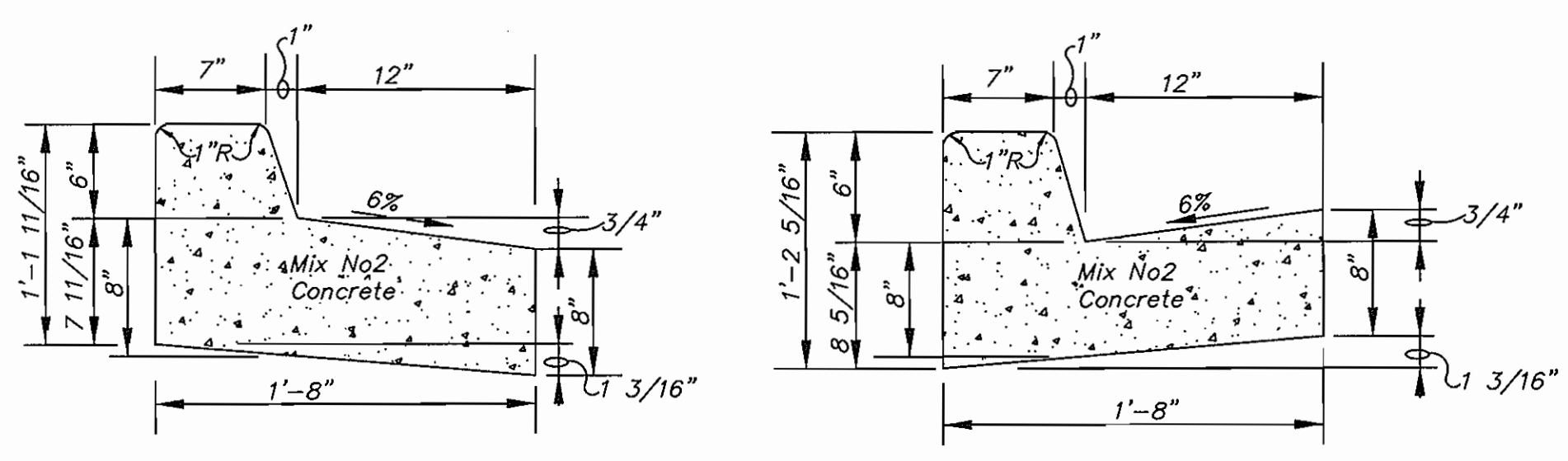
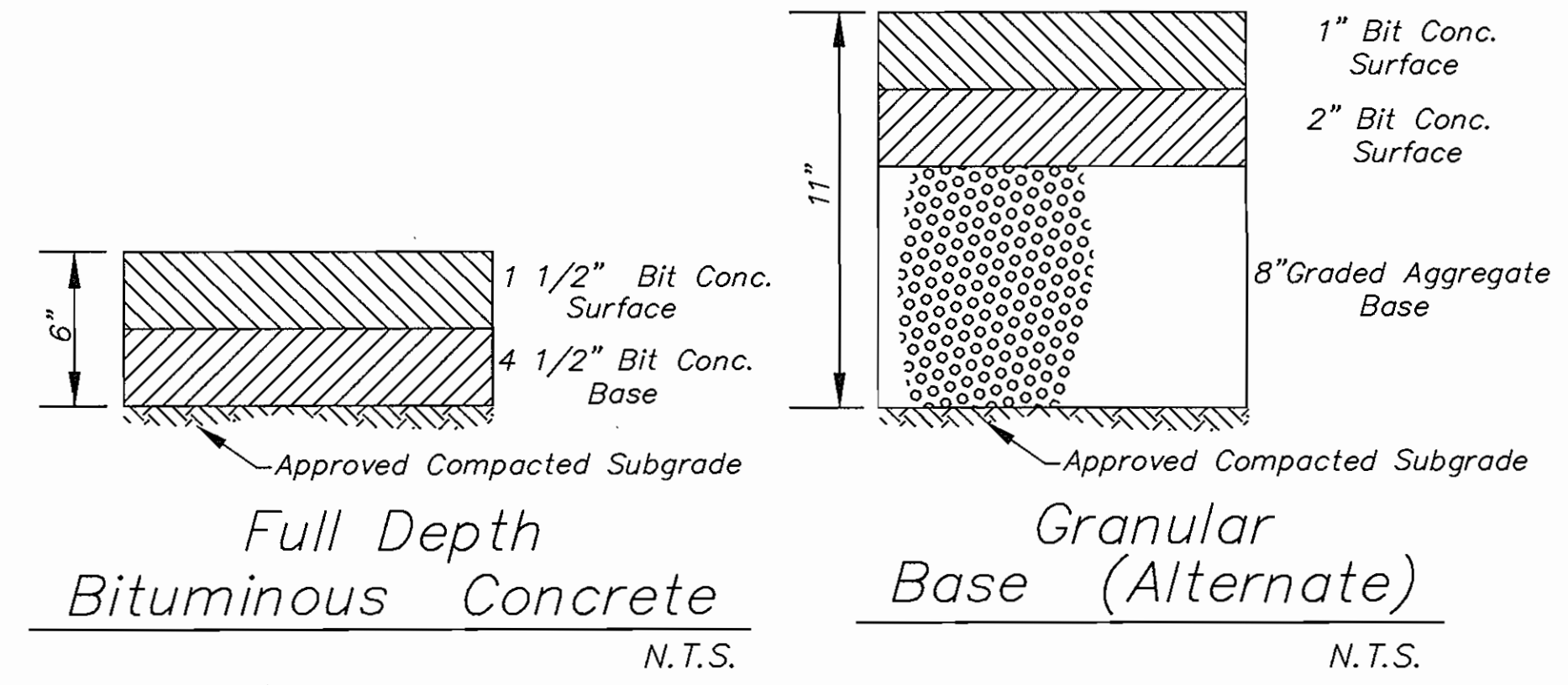
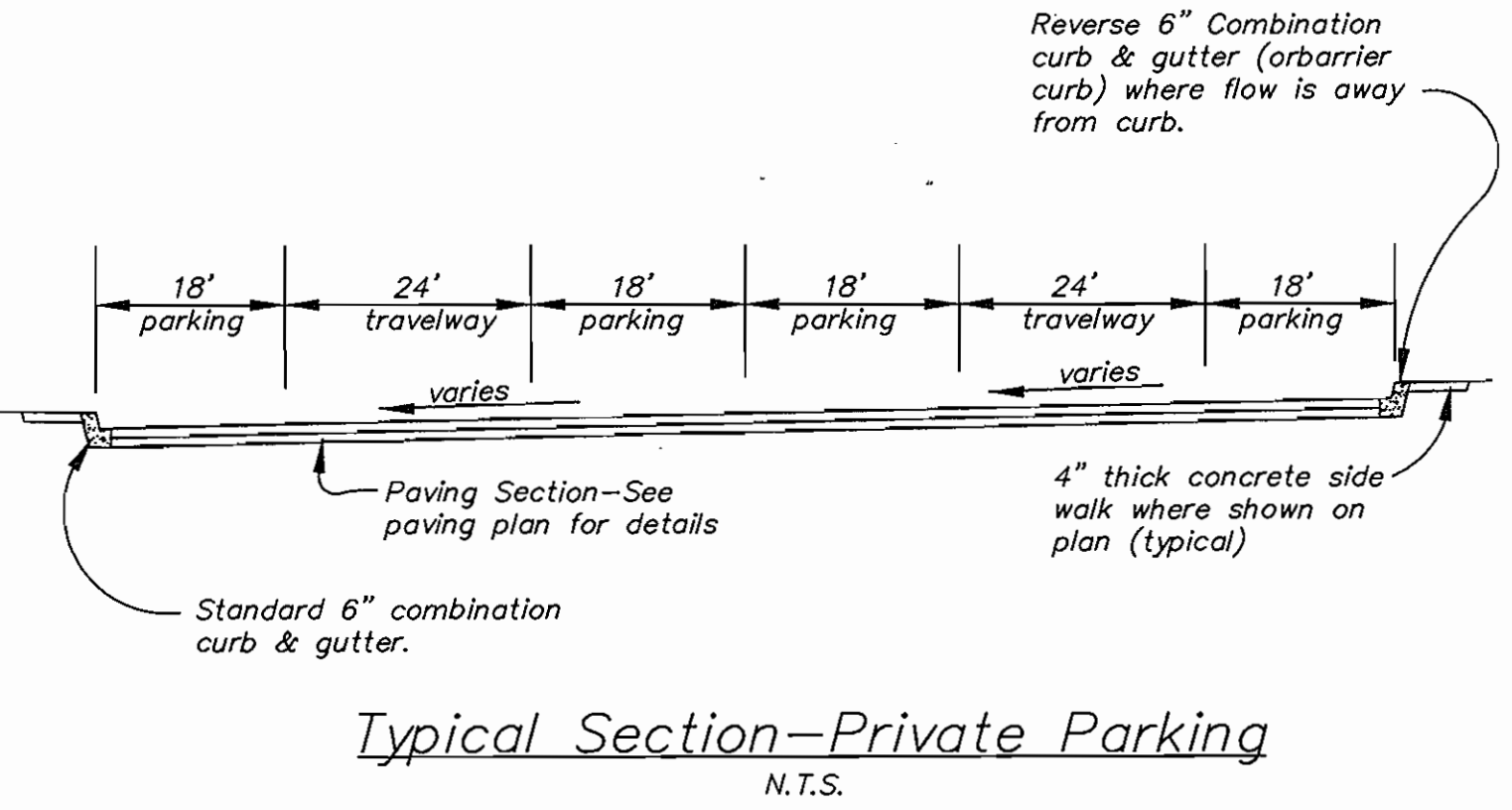
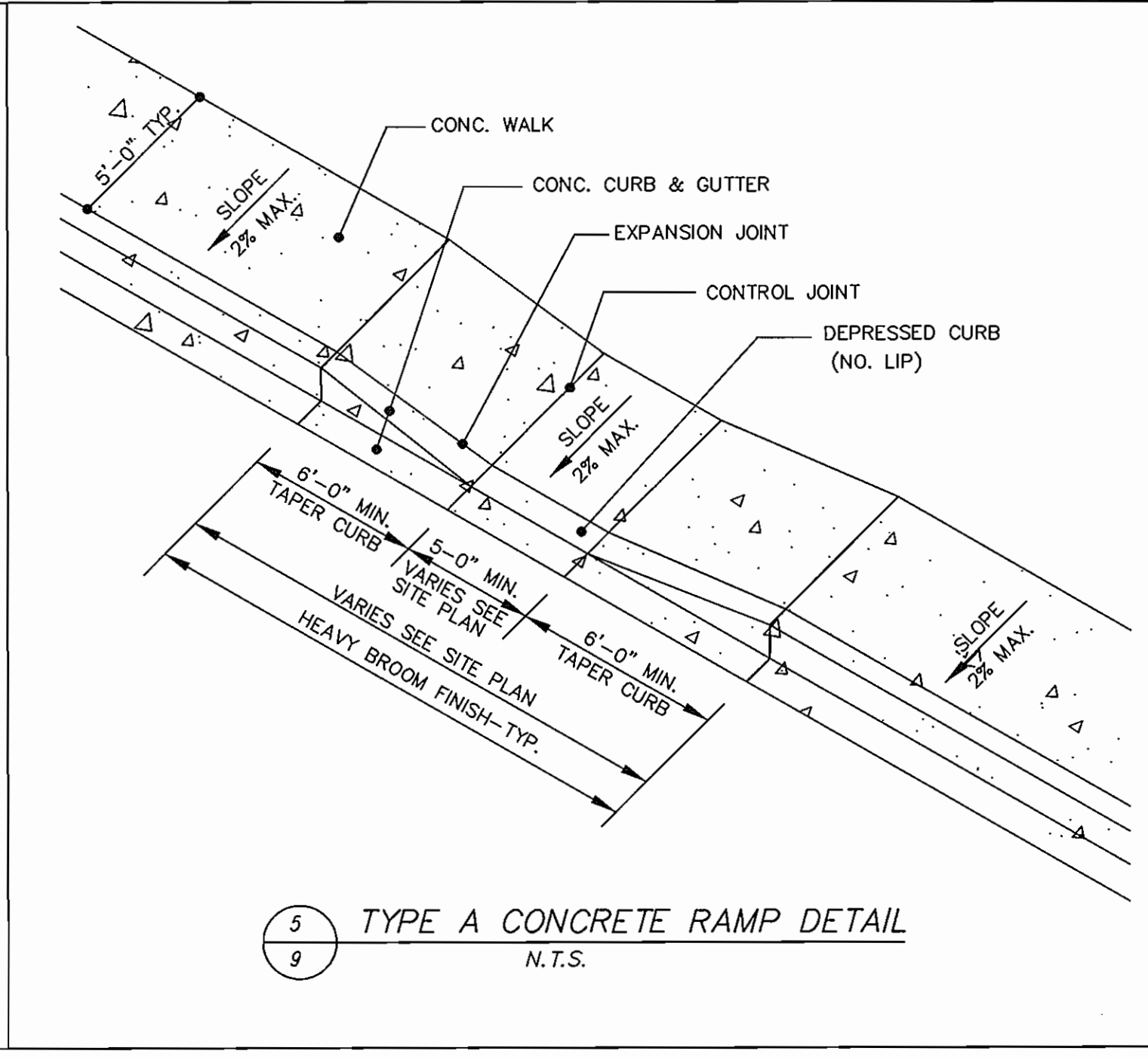
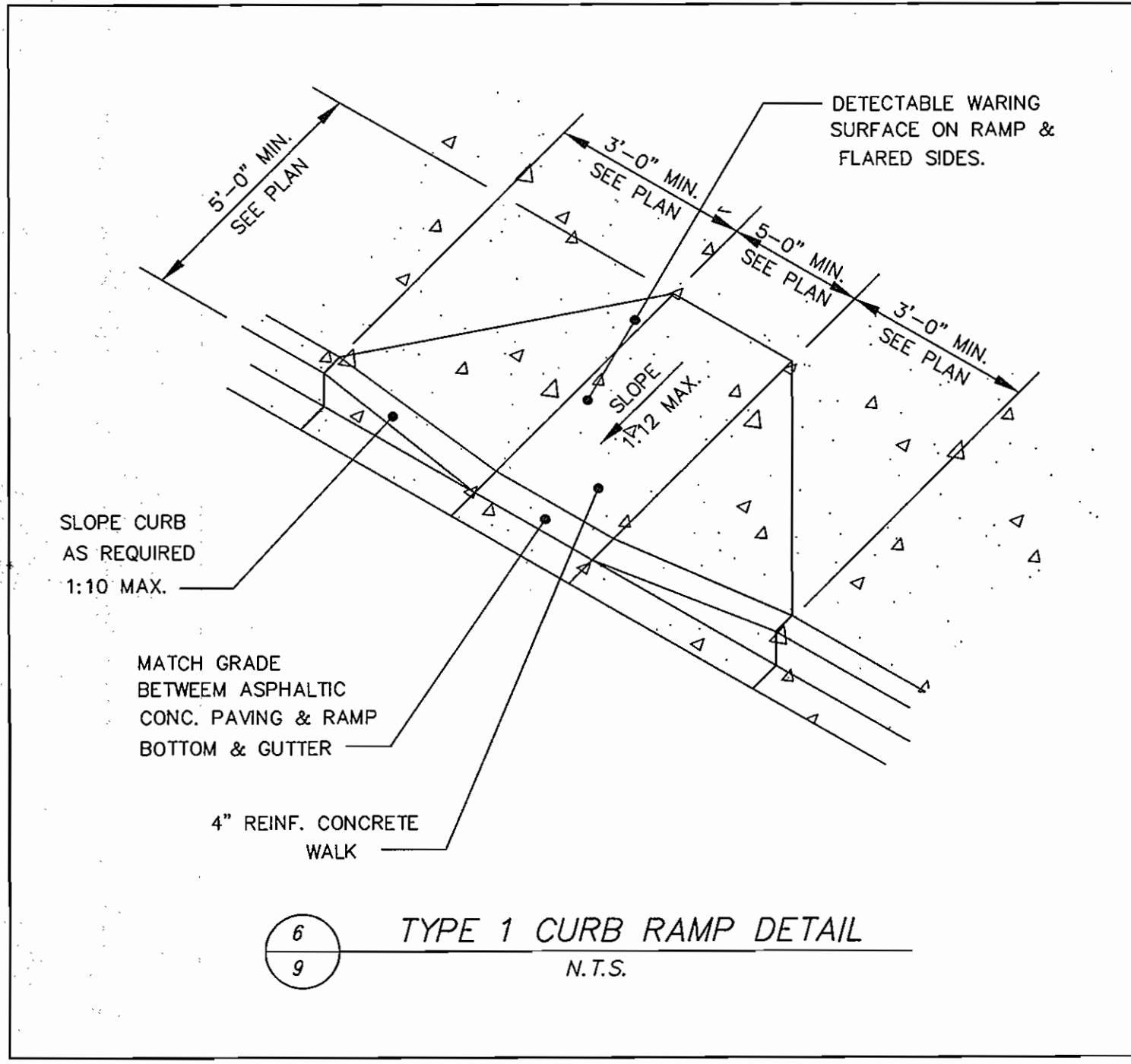
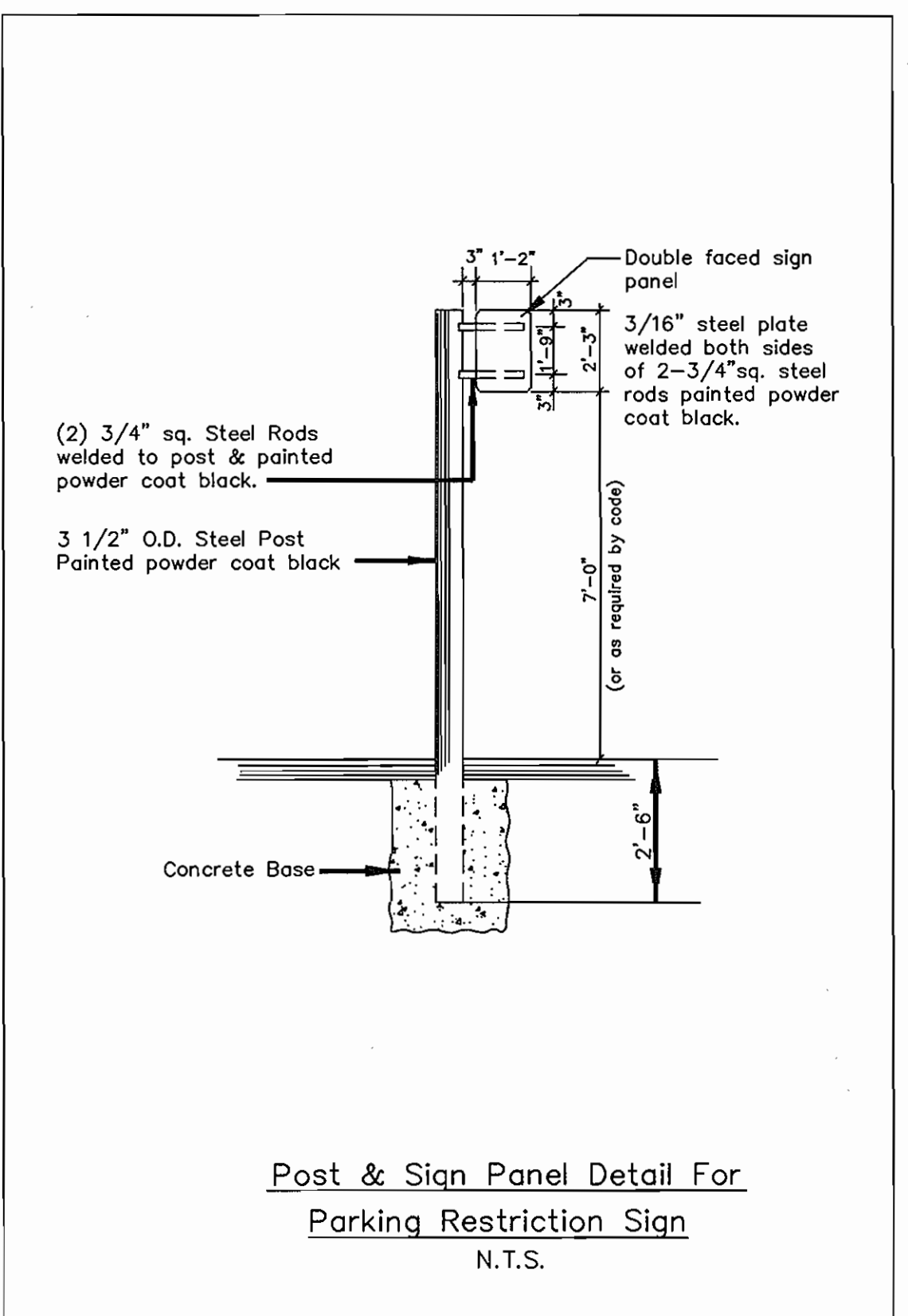
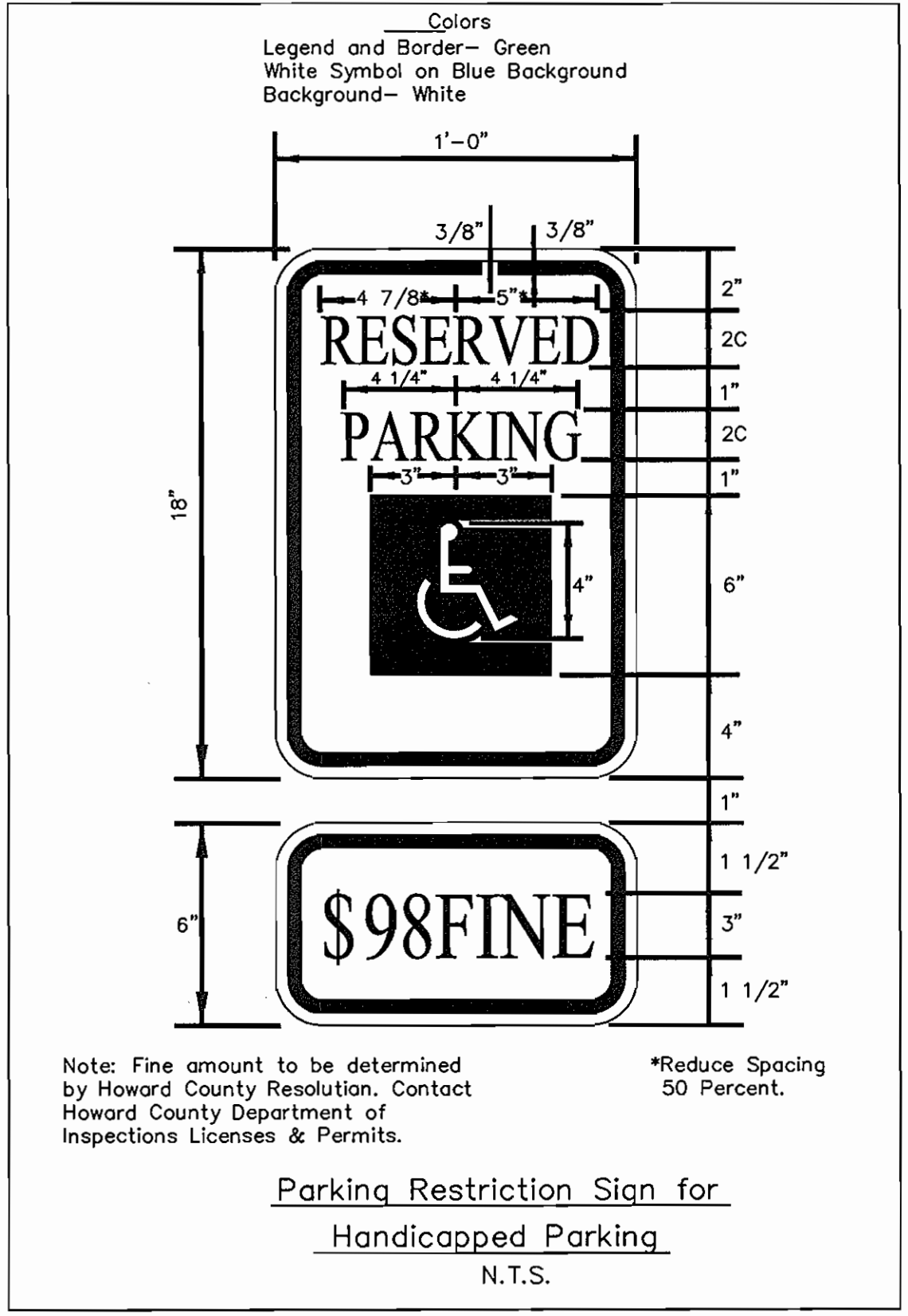
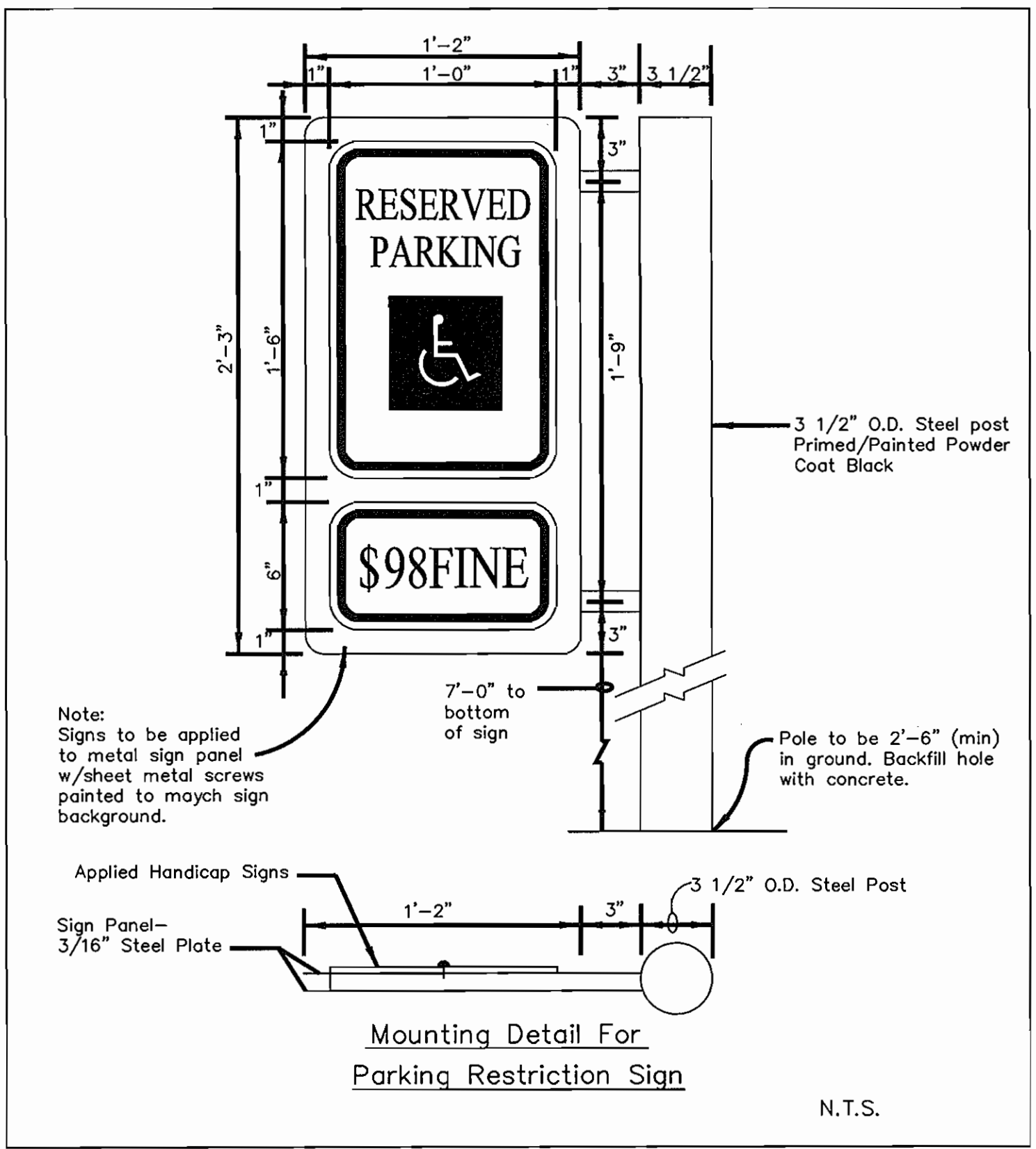
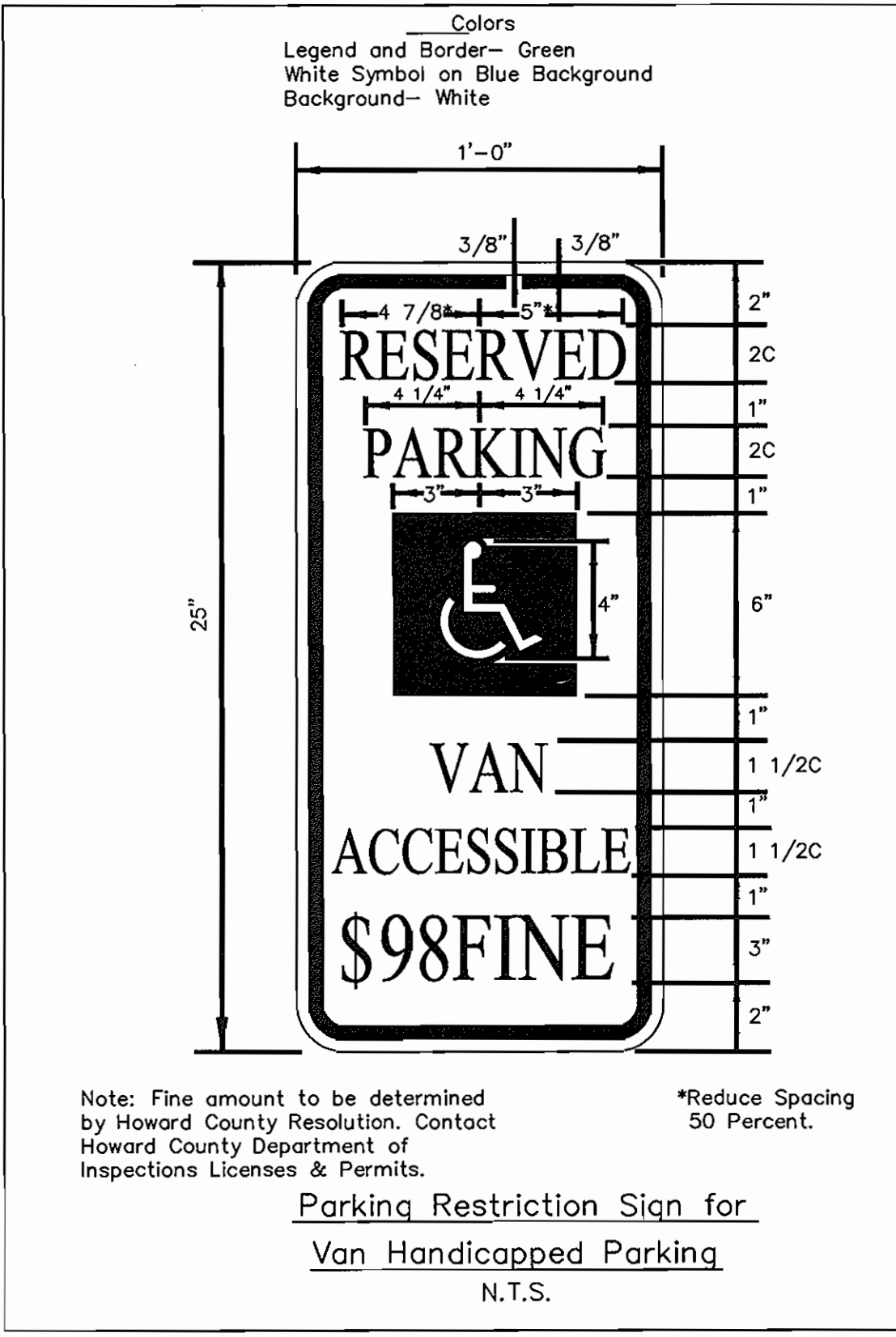
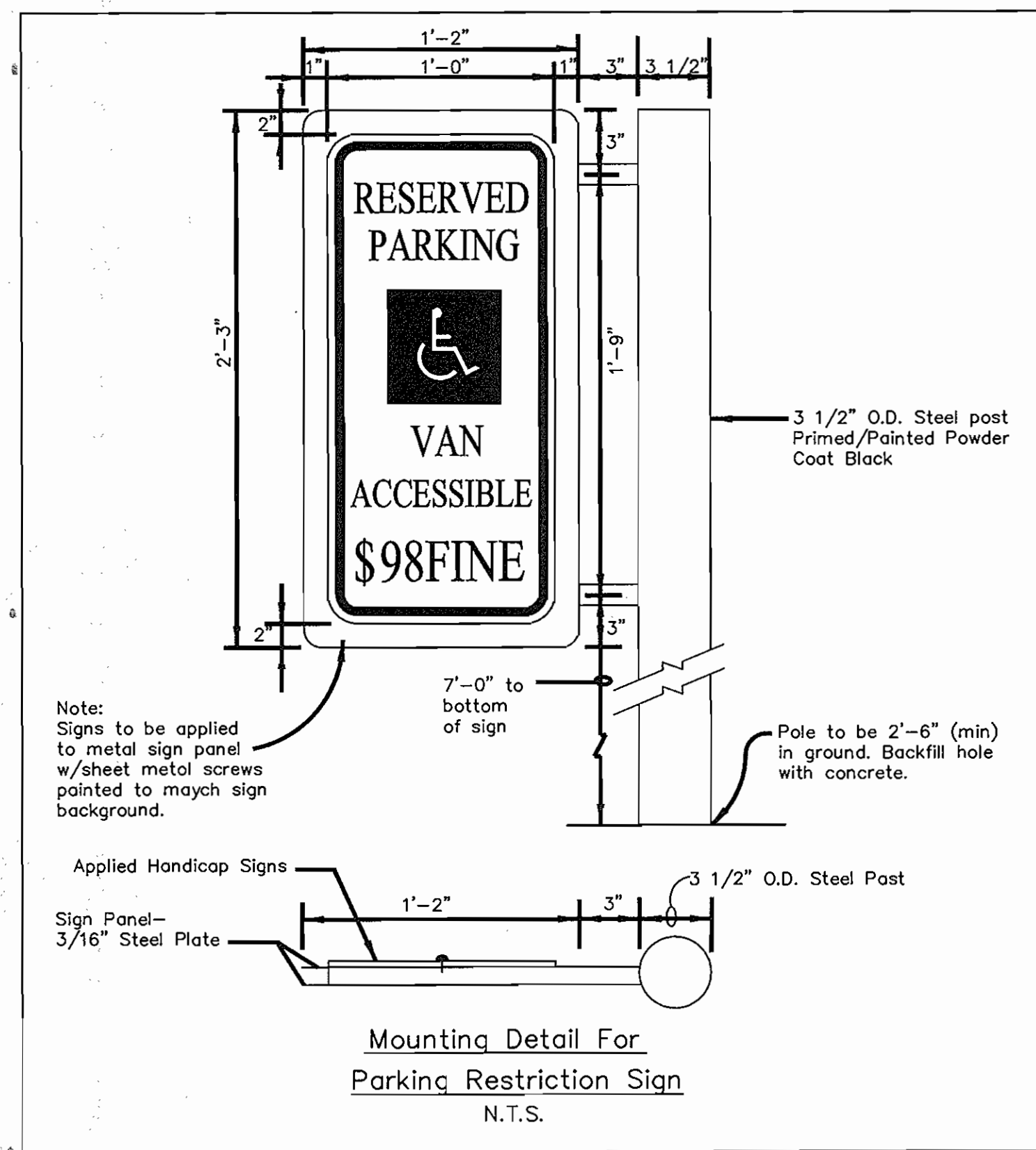
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-830-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	BY	APP'R.	REVISION
5/29/01	Rev. H. ...		
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
GIANT FOOD INC.
G'S REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

PAVING PLAN
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	99022
DATE	TAX MAP - GRD	SHEET
DECEMBER 2000	36	5 OF 13



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John R. Smith 7/16/01
Director

Condy Chenier 7/16/01
Chief, Division of Land Development

Chris DeLuca 7/12/01
Chief, Development Engineering Division

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

DATE	ADDRESS HOWARD COUNTY COMMENTS	BY	APPR.
4/2/01			

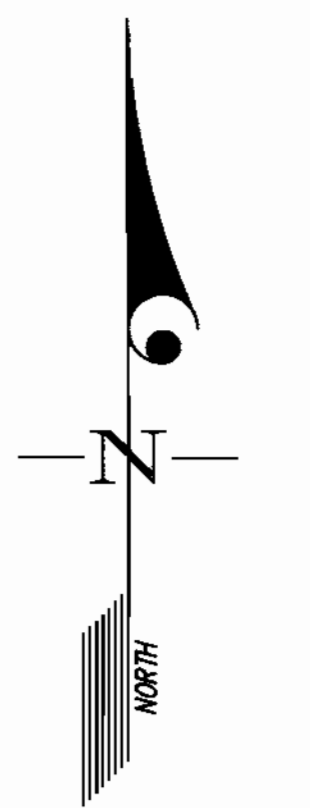
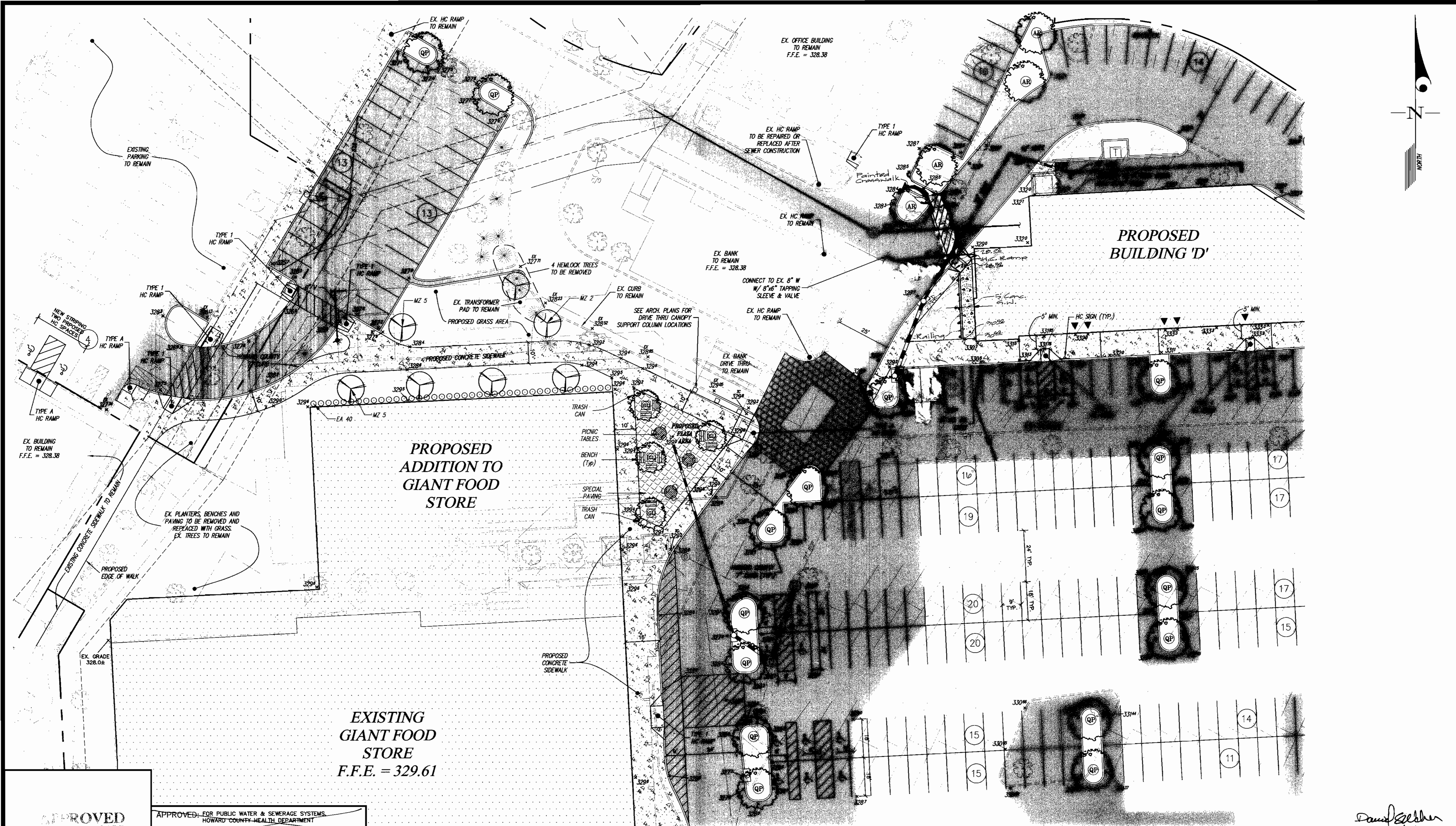
PREPARED FOR:
GIANT FOOD INC.
GFS REALTY, INC.
P.O. BOX 1804, D-671
WASHINGTON, D.C. 20013
ATTN: MR. DAVID PATALITA
PHONE: (301) 341-8424
FAX: (301) 618-4951

SITE DETAILS

OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3

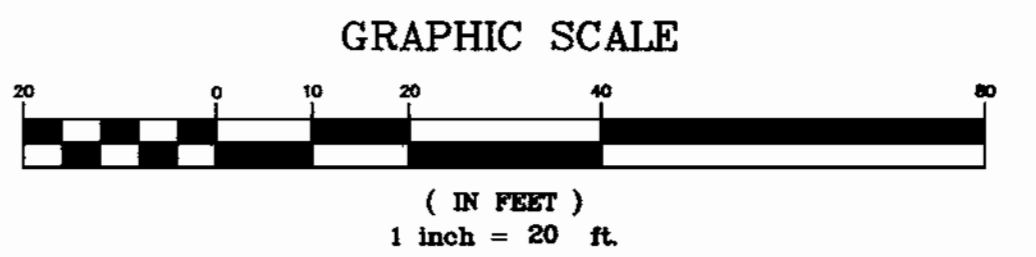
DAVID WALKER
7/2/01

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	99022
DATE	TAX MAP - GRID	SHEET
JANUARY 2001	36-	4 OF 13



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer _____ Date _____
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 _____ 7/16/01 Date
 _____ 7/16/01 Date
 _____ 7/12/01 Date
 Chief, Development Engineering Division

APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE: 06/28/01



David Selzer
 7/2/01

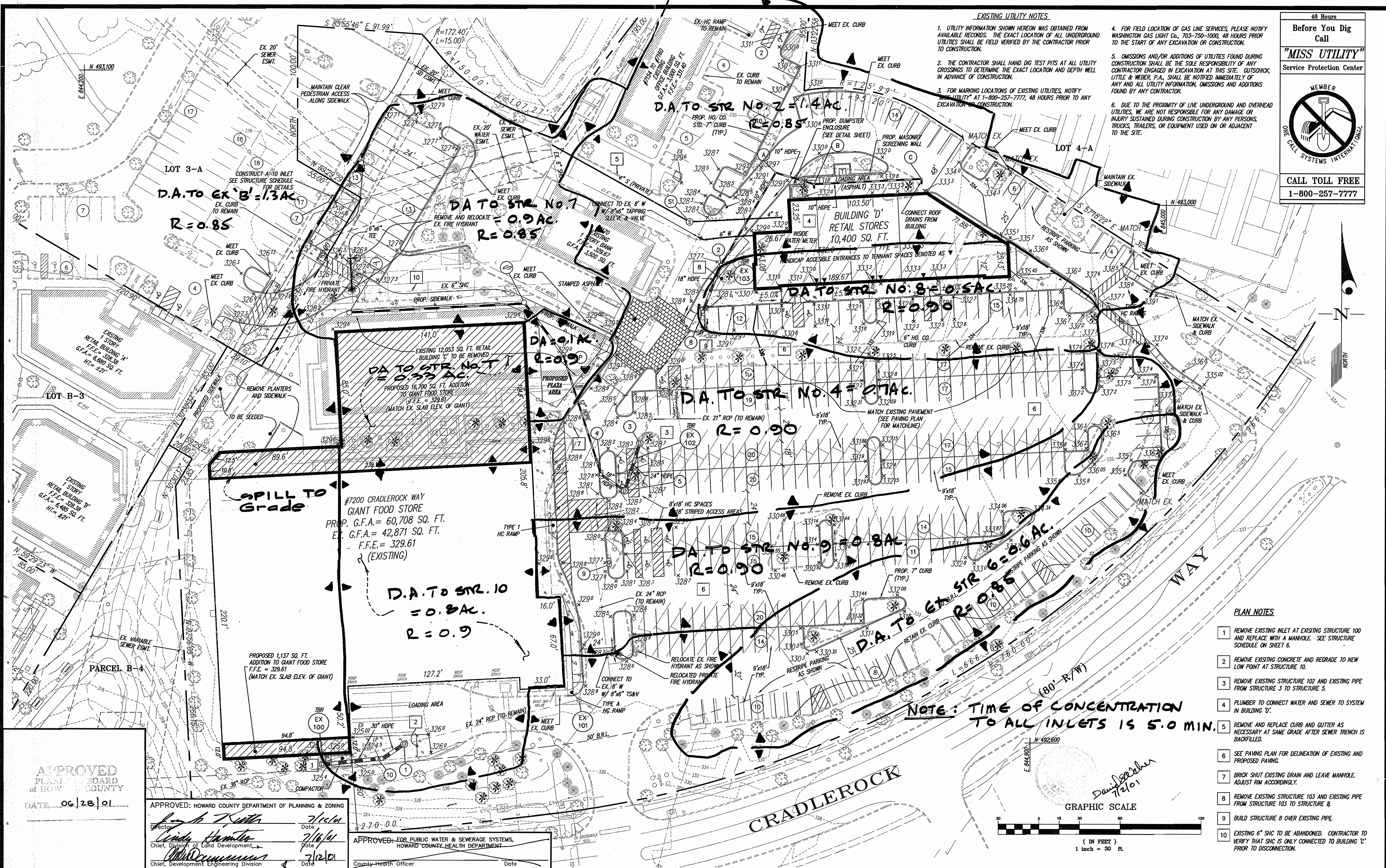
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4196

DATE	REVISION	BY	APPR.
4.8.02	Added Sidewalk To West Side of Building "D"		
5.29.02	Rev. H.C. spaces		
6/7/01	SUBMIT TO GRANT CONSTRUCTION		
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
 GIANT FOOD INC.
 GFS REALTY, INC.
 P.O. BOX 1804, D-871
 WASHINGTON, D.C. 20013
 ATTN: DAVE PATALITA
 TEL: 301-341-8440
 FAX: 301-616-4851

DETAILED SITE PLAN
OWEN BROWN VILLAGE CENTER
 PARCELS B-1, B-3 AND LOTS 2-A & 3-A
 VILLAGE OF OWEN BROWN
 SECTION 1, AREA 3
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	99022
DATE	TAX MAP - GRID	SHEET
JANUARY 2001	36	12 OF 13



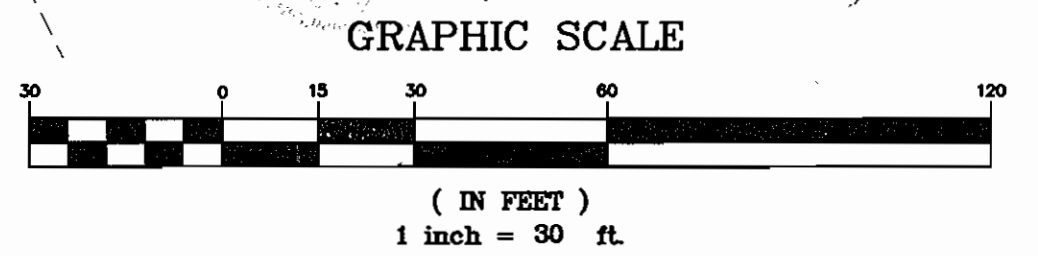
EXISTING UTILITY NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

PLAN NOTES

- 1 REMOVE EXISTING INLET AT EXISTING STRUCTURE 100 AND REPLACE WITH A MANHOLE. SEE STRUCTURE SCHEDULE ON SHEET 6.
- 2 REMOVE EXISTING CONCRETE AND REGRADE TO NEW LOW POINT AT STRUCTURE 10.
- 3 REMOVE EXISTING STRUCTURE 102 AND EXISTING PIPE FROM STRUCTURE 3 TO STRUCTURE 5.
- 4 PLUMBER TO CONNECT WATER AND SEWER TO SYSTEM IN BUILDING 'D'.
- 5 REMOVE AND REPLACE CURB AND GUTTER AS NECESSARY AT SAME GRADE AFTER SEWER TRENCH IS BACKFILLED.
- 6 SEE PAVING PLAN FOR DELINEATION OF EXISTING AND PROPOSED PAVING.
- 7 BRICK SHUT EXISTING DRAIN AND LEAVE MANHOLE. ADJUST RIM ACCORDINGLY.
- 8 REMOVE EXISTING STRUCTURE 103 AND EXISTING PIPE FROM STRUCTURE 103 TO STRUCTURE 8.
- 9 BUILD STRUCTURE 8 OVER EXISTING PIPE.
- 10 EXISTING 6" SHC IS TO BE ABANDONED. CONTRACTOR TO VERIFY THAT SHC IS ONLY CONNECTED TO BUILDING 'C' PRIOR TO DISCONNECTION.



NOTE: TIME OF CONCENTRATION TO ALL INLETS IS 5.0 MIN.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 7/16/01
Chief, Division of Land Development: *[Signature]* Date: 7/16/01
Chief, Development Engineering Division: *[Signature]* Date: 7/12/01

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer: _____ Date: _____

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-688-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
5/22/01	REV. HC SPACES		
4/12/02	REV. DA TO INCLUDE STR. 7		
4/2/01	ADDRESSED HOWARD COUNTY COMMENTS		

PREPARED FOR:
GIANT FOOD INC.
G'S REALTY, INC.
P.O. BOX 1804, D-871
WASHINGTON, D.C. 20013
ATTN: DAVE PATALITA
TELE: 301-341-8440
FAX: 301-618-4951

DRAINAGE AREA MAP
OWEN BROWN VILLAGE CENTER
PARCELS B-1, B-3 AND LOTS 2-A & 3-A
VILLAGE OF OWEN BROWN
SECTION 1, AREA 3
GULFORD ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	99022
DATE	TAX MAP - GRID	SHEET
DECEMBER 2000	36	13 OF 13