

RITA'S ITALIAN ICE CARRY-OUT AND RETAIL

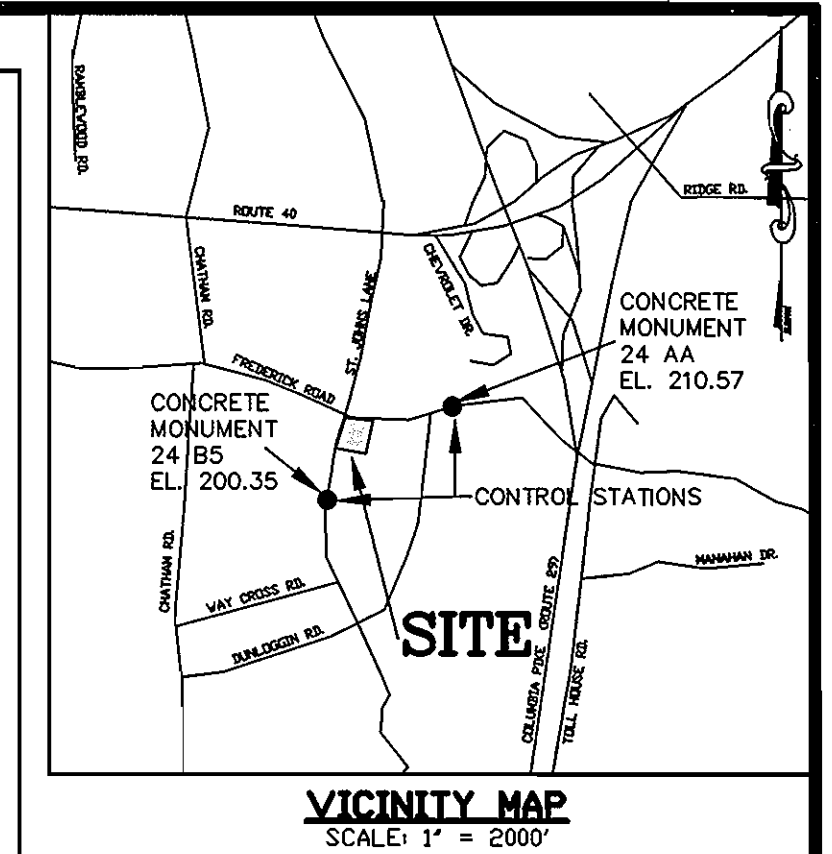
AT THE INTERSECTION OF
SAINT JOHNS LANE/FREDERICK ROAD
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

INDICATES AREAS WHERE VEHICULAR INGRESS AND EGRESS IS RESTRICTED

LEGEND

5' PERIMETER CHAIN LINK FENCE	
3' INTERNAL CHAIN LINK FENCE	
PROPOSED DISPLAY AREA	
EX. CURB TO BE REMOVED	
EX. PAVEMENT TO BE REMOVED AND TOPSOIL PLACED FLUSH W/CURB	
PROPOSED CURB	

EXISTING ELEVATION	102.45
PROPOSED ELEVATION	102x45
EXISTING CONTOUR	102
PROPOSED CONTOUR	102
SILT FENCE	SF-SF-SF
LIMITS OF DISTURBANCE	
EXISTING TREE (TO BE REMOVED)	
EXISTING PAVING	
EXISTING GRAVEL	
STABILIZED CONSTRUCTION ENTRANCE	



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED B1 IN ACCORDANCE WITH COMPREHENSIVE ZONING PLAN OF 10/18/93.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, AND 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 BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 244A (EL. 210.57) AND 2485 (EL. 200.35) WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC STATE CONTRACT NO. 131-W.
- SEWER IS PUBLIC STATE CONTRACT NO. 411-S.
- THERE IS NO EXISTING STORMWATER MANAGEMENT PRACTICES ON THIS SITE. STORMWATER MANAGEMENT CONTROLS ARE NOT REQUIRED BECAUSE THE TOTAL IMPERVIOUS AREA (PER COMPUTER MEASUREMENT) IS 73% SEE TABLE BELOW.
- THERE IS NO FLOODPLAIN ON SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- APPO ROADS/TRAFFIC IMPACT STUDY DATED MARCH 2002 FROM TRAFFIC CONCEPTS INC. APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON MARCH 28, 2002.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.

SEQUENCE OF CONSTRUCTION

- CONSTRUCT NEW CURB AND GUTTER AND STRIPE.....1 WEEK
- PLACE NEW PERIMETER CHAIN LINK FENCE.....3 DAYS
- MODIFY/REMODEL EXISTING BUILDING INTO FARMERS...3 MONTHS MARKET. CONSTRUCT SNO-BALL STAND AND SHADE HOUSE

STORMWATER MANAGEMENT NOTE

THERE IS NO STORMWATER MANAGEMENT PROVIDED BECAUSE SITE IS LESS THAN 65% IMPERVIOUS SEE TABLE BELOW.

SCOPE OF PROJECT NOTE

1) THE PURPOSE OF THIS PLAN IS TO ALLOW THE CONTINUATION OF THE TRAMWASH FARMERS GARDEN CENTER AND TO INCLUDE A "FARM STORE" TO BE OPERATED OUT OF THE EXISTING BUILDING LOCATED DRIVEN. THE EXISTING BUILDING AND SITE WAS PREVIOUSLY A GAS STATION THAT WAS CONVERTED TO A BANK. THE CONVERSION TO USE AS A BANK INVOLVED MINIMAL SITE MODIFICATION. THE PROPOSED CHANGE TO A FARMERS MARKET/ GARDEN CENTER PROPOSES TO UTILIZE EXISTING SITE LIKE MANNER EXCEPT PARKING & ENTRANCE LOCATION ARE BEING BROUGHT INTO CONFORMANCE WITH DESIGN REQUIREMENTS.

LANDSCAPE AND FOREST CONSERVATION NOTES

- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE THE SUBJECT PROPERTY IS LESS THAN 40,000 SQ. FT. IN AREA IN ACCORDANCE SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 2 SHADE TREES, 8 EVERGREEN TREES AND 175 SHRUBS IN THE AMOUNT OF \$7,050.00 IS PART OF THE DEVELOPER'S GRADING PERMIT APPLICATION.

DEVELOPER'S/BUILDERS CERTIFICATE

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

Donna Marsh 3/29/02 DATE
 DONNA MARSH - OWNER
Michael H. Helfrich 3/29/02 DATE
 MICHAEL H. HELFRICH MD REGISTRATION NO. 15542 DATE

BY THE DEVELOPER:
 I/VE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS - BUILT" PLAN OF THE PROJECT WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHENTIC PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Donna Marsh 3/29/02 DATE
 DEVELOPER

BY THE ENGINEER:
 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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS - BUILT" PLAN OF THE PROJECT WITHIN 30 DAYS OF COMPLETION.

Michael H. Helfrich 3/29/02 DATE
 ENGINEER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Donna Marsh 4-24-02 DATE
 COUNTY HEALTH OFFICER

SITE ANALYSIS DATA CHART

	SQ. FT.	AC.
A. TOTAL PROJECT AREA (LESS DEDICATED R/W)	29,767	0.68
B. AREA OF PLAN SUBMISSION	29,767	0.68
C. LIMIT OF DISTURBED AREA	5,833	0.14

FLOOR SPACE, EMPLOYEES AND PARKING REQUIREMENTS:	NO. OF EMPLOYEES	PARKING REQUIREMENT	SPACES PROVIDED
F.1) RITA'S ITALIAN ICE (RETAIL)	4	6 SP/200 S.F. = 6	11
VACANT (RETAIL)	0	5 SP/1000 S.F. = 5	10
J. TOTAL NUMBER OF PARKING SPACES REQUIRED			11
K. TOTAL NUMBER OF PARKING SPACES PROVIDED			21
L. NO OPEN SPACE REQUIRED OR PROPOSED			2

ADDRESS CHART

LDT/PARCEL	STREET ADDRESS
1065	9095 FREDERICK ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME:	RECORD NO.:	LOT/PARCEL NO.:	LOT/PARCEL NO.:
THE WOODIN H. OSWALD PROPERTY	N/A	P. 1065 (A)	
PLAT OR L.P.:	DATE:	ELECT. DIST.:	LOCAL TRACT:
PB 23 F 70 11	11	B-1	24
WATER CODE:		SEWER CODE:	2nd
			6023.06

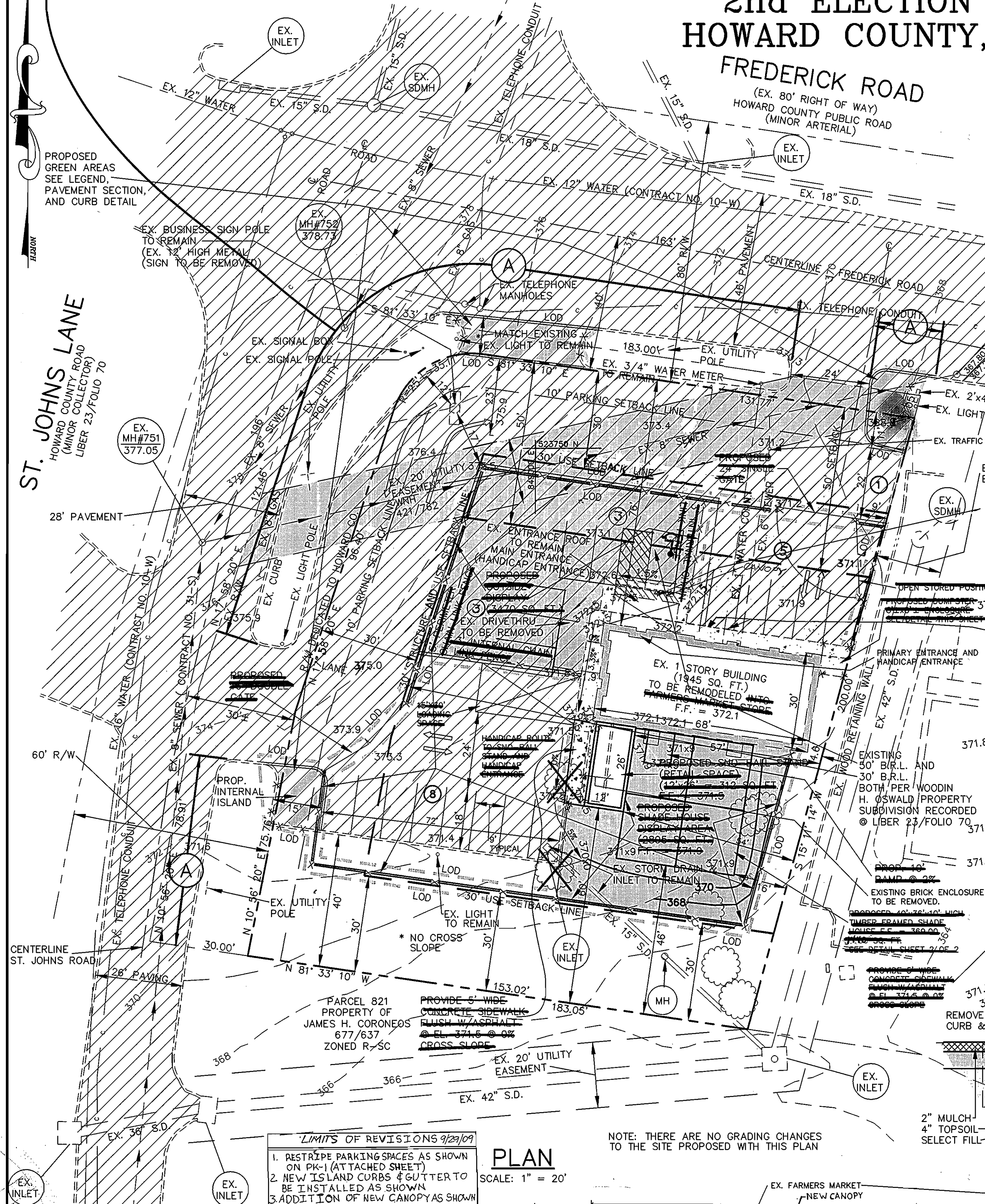
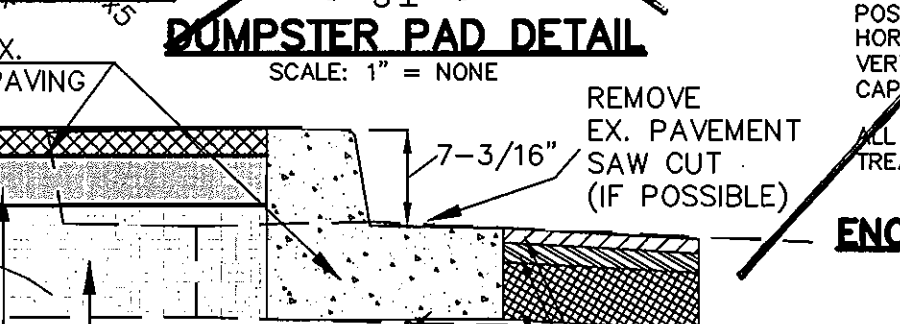
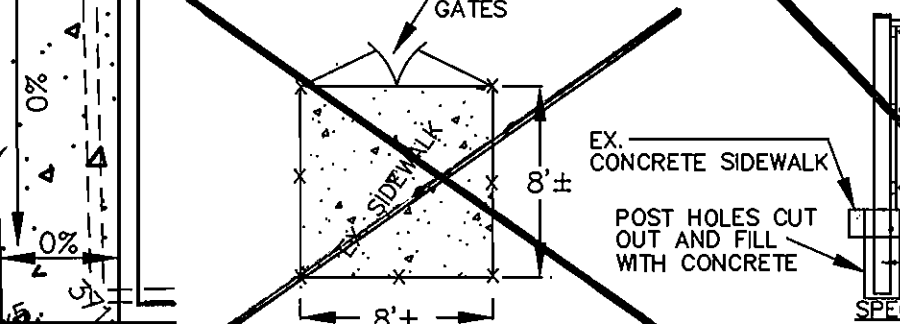
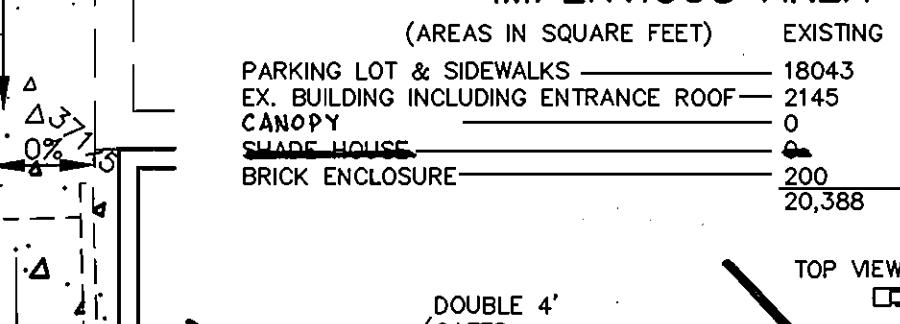
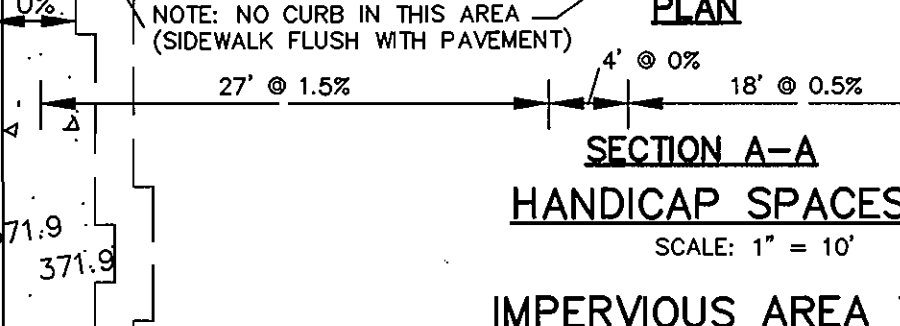
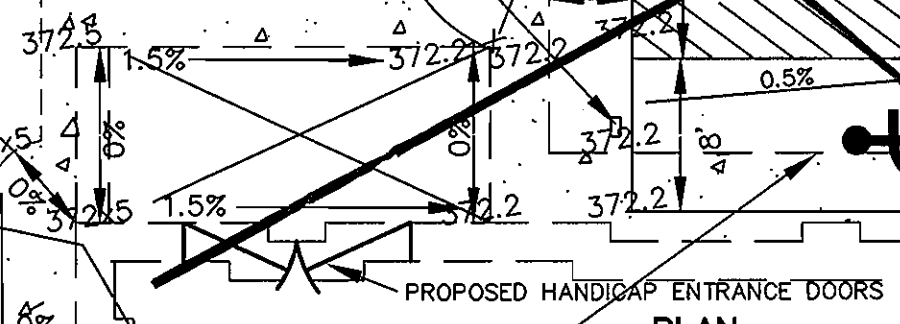
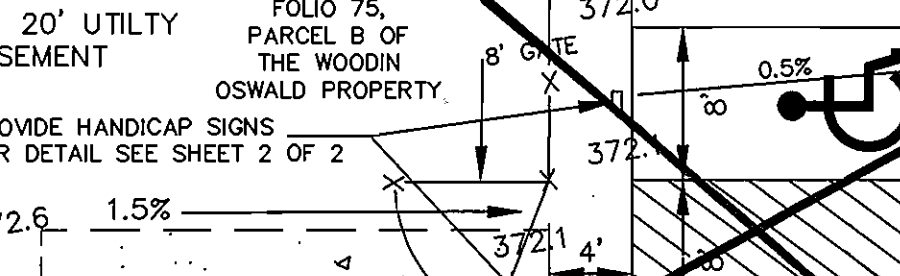
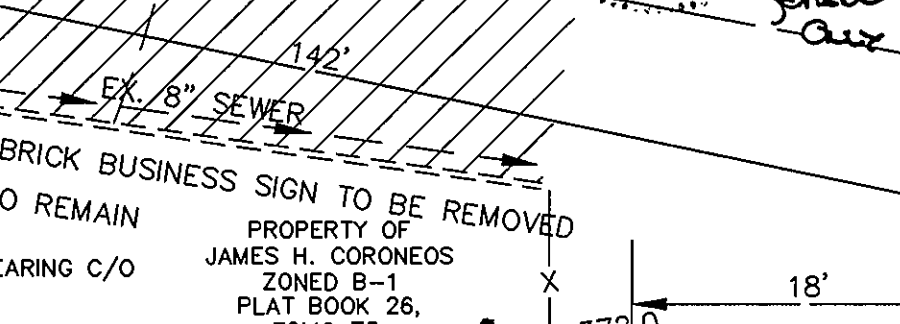
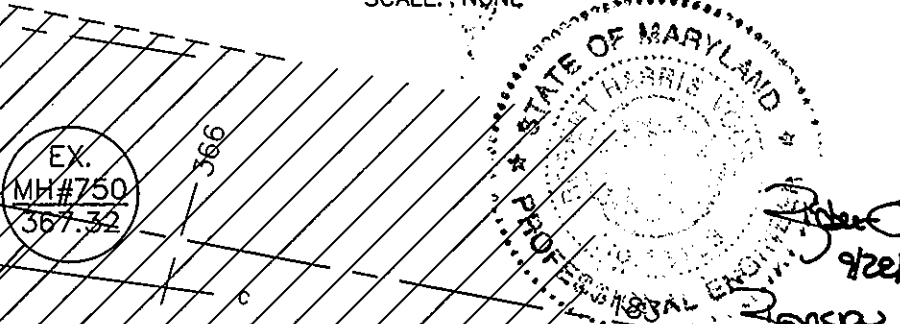
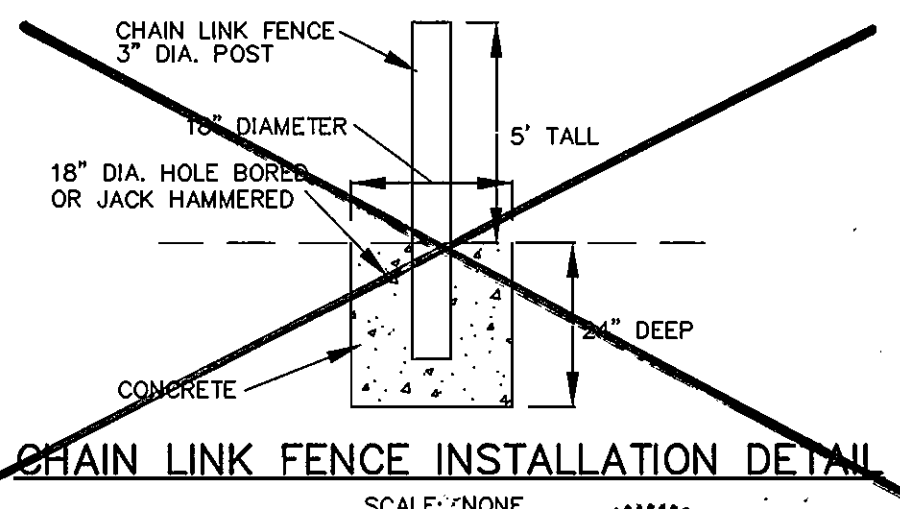
PREVIOUS DPZ FILE REFERENCES

FILE NO.	DATE
WP-01-102	
2V-99-24	
WP-00-85	
SDP-73-03	
SDP-89-87	
SDP-99-128	
WP-00-21	

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	EXISTING CONDITIONS, SOILS, ENVIRONMENTAL ANALYSIS, SEDIMENT, DRAINAGE AREA ANALYSIS, LANDSCAPE PLAN AND DETAILS

DEVELOPERS/OWNERS
 MS. DONNA MARSH, MR. MARK LENEZ
 12935 FOLLY QUARTER ROAD
 ELLICOTT CITY, MD, 21042
 PHONE # (410) 203-2670



APPROVED DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/15/02 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4/26/02 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 4/26/02 DATE
 DIRECTOR

GAMMA ENGINEERING
 1203 WEST STREET SUITE A
 ANNAPOLIS, MD 21401
 (410) 626-1070

NOTE: THERE ARE NO GRADING CHANGES TO THE SITE PROPOSED WITH THIS PLAN

LIMITS OF REVISIONS 9/29/09
 1. RESTRIPE PARKING SPACES AS SHOWN ON PK-1 (ATTACHED SHEET)
 2. NEW ISLAND CURBS & GUTTER TO BE INSTALLED AS SHOWN
 3. ADDITION OF NEW CANOPY AS SHOWN

REVIEWED FOR HOWARD SCD AND MEET TECHNICAL REQUIREMENTS
[Signature] DATE

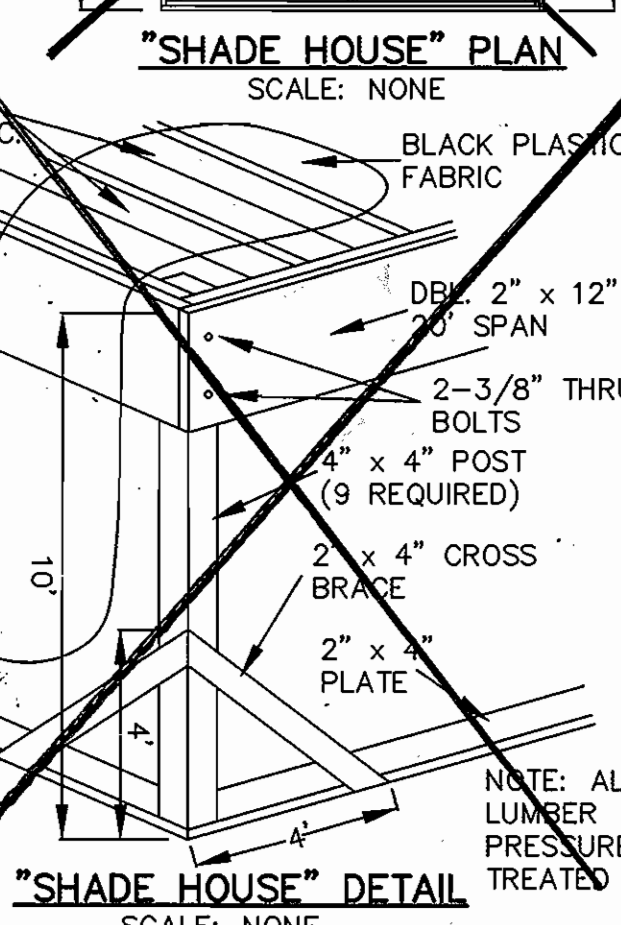
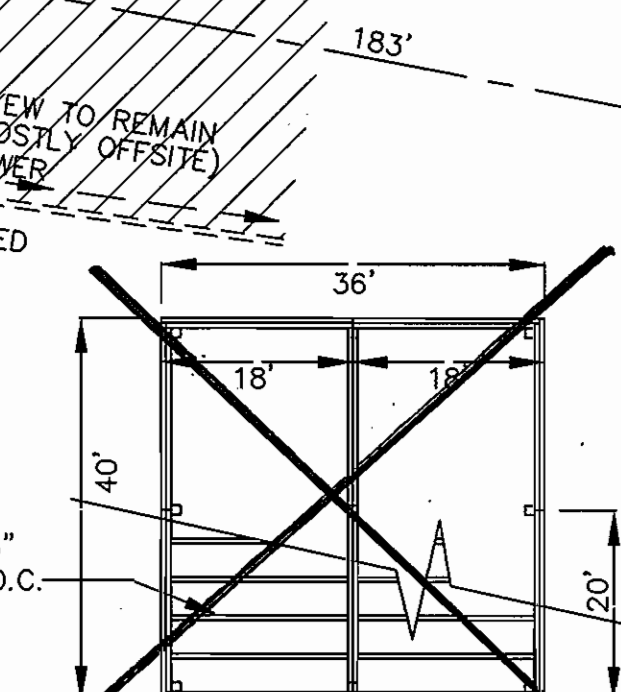
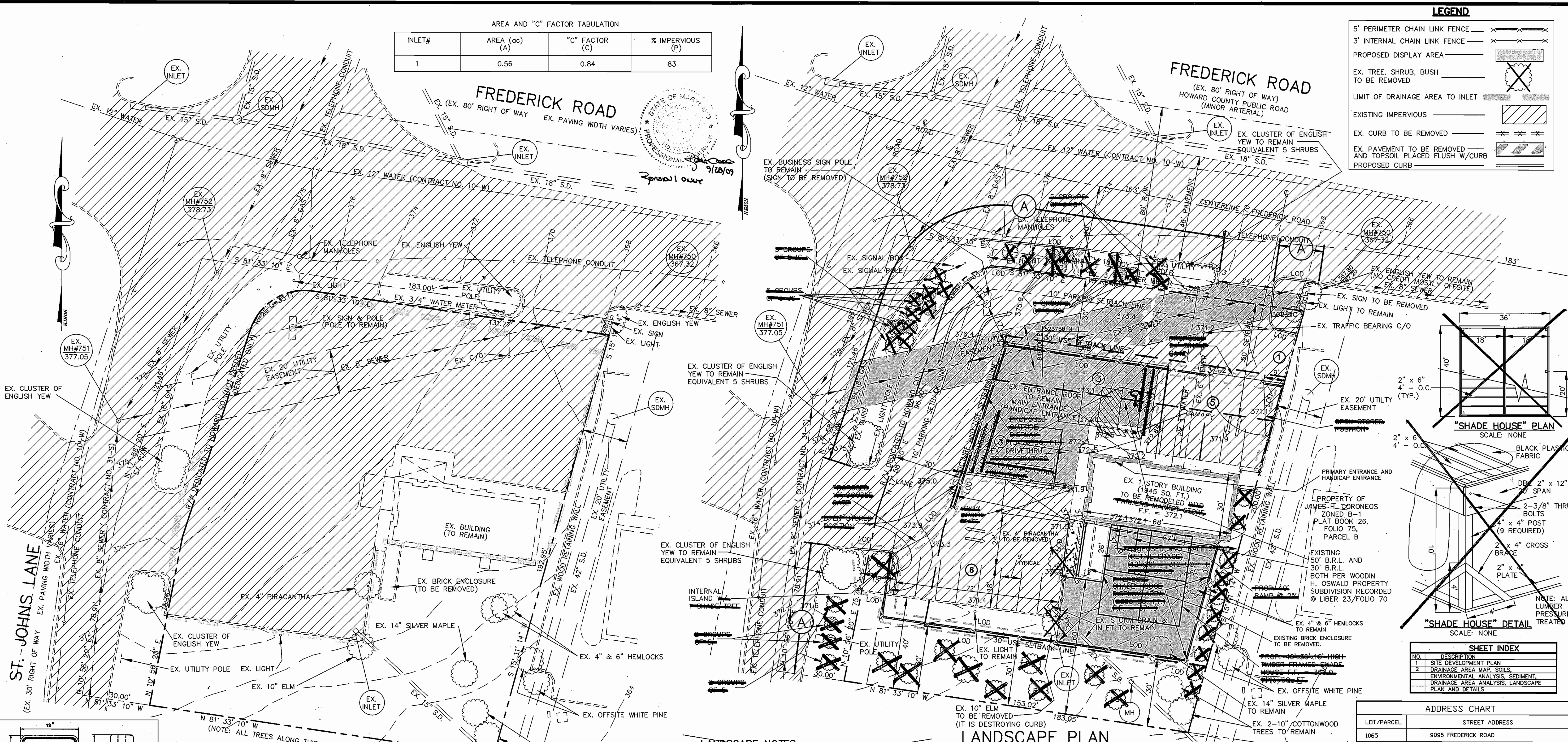
USDA-NRCS NATURAL RESOURCES CONSERVATION SERVICE

AREA AND "C" FACTOR TABULATION

INLET#	AREA (ac) (A)	"C" FACTOR (C)	% IMPERVIOUS (F)
1	0.56	0.84	83

LEGEND

- 5' PERIMETER CHAIN LINK FENCE
- 3' INTERNAL CHAIN LINK FENCE
- PROPOSED DISPLAY AREA
- EX. TREE, SHRUB, BUSH TO BE REMOVED
- LIMIT OF DRAINAGE AREA TO INLET
- EXISTING IMPERVIOUS
- EX. CURB TO BE REMOVED
- EX. PAVEMENT TO BE REMOVED AND TOPSOIL PLACED FLUSH W/CURB
- PROPOSED CURB



SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA MAP, SOILS, ENVIRONMENTAL ANALYSIS, SEDIMENT, DRAINAGE AREA ANALYSIS, LANDSCAPE PLAN AND DETAILS

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
1065	9095 FREDERICK ROAD

PERMIT INFORMATION CHART

DESCRIPTION	DATE	STATUS	DATE
THE WOODIN H. OSWALD PROPERTY	N/A	RECORDED	10/6/02
PLAT NO. 23	F 70	11	B-1
DATE	24	2nd	6023.06

EXISTING CONDITIONS
SCALE: 1" = 20'

SOILS LIST
SOILS MAP NO. 15

ABBREVIATION	COMMON	SCD SOILS TYPE
MIC2	MANOR LOAM, 8 - 15% SLOPES, MOD. ERODED	B
QUB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 - 8% SLOPES	B
GRB2	GLENNVILLE SILT LOAM, 3 - 8% SLOPES, MOD. ERODED	B
MIB2	MANOR LOAM, 3 - 8% SLOPES, MOD. ERODED	B

SOILS WHICH MAY CONTAIN HYDRIC INCLUSIONS.
NOTE: CUB, NORMALLY WELL DRAINED, BUT COMUS SOILS MAY CONTAIN HYDRIC INCLUSIONS WHERE IT IS SUBJECT TO FREQUENT FLOODING.

LANDSCAPE NOTES
1.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SCHEDULE FOR THE REQUIRED 2 SHADE TREES & EVERGREEN TREES AND 175 SHRUBS IN THE AMOUNT OF \$7,050.00 IS PART OF THE DEVELOPER'S GRADING PERMIT APPLICATION.

SCHEDULE B
INTERNAL LANDSCAPE SCHEDULE

FEATURE	INTERNAL ISLANDS REQUIRED	PROVIDED
ISLANDS	1 (1.0 EXIST.)	1 (1.0 PROVIDED)
1/20 SPACES	1 (1.0 EXIST.)	1 (1.0 PROVIDED)
SHADE TREES	1	1 OR OFFSITE ON REQUIRED ISLAND

SCHEDULE A
PERIMETER LANDSCAPE SCHEDULE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		TOTAL REQUIRED
	WEST	NORTH	SOUTH	EAST	
LANDSCAPE TYPE	E	E	C	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	155	120	153	190	618
CREDIT FOR EXISTING VEGETATION	YES	YES	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	(4)*0	(3)*0		(3)**0	(10)
EVERGREEN TREES	0	0	0	0	(8)
SHRUBS	39	30	0	0	(69)
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	0	(1 OR 2 EX. COTONWOODS & 1 EX. MAPLE TO REMAIN)	0	(1 NEW, 3 EX.)
EVERGREEN TREES	0	0	0	0	(8)
SHRUBS	0	0	0	0	(190 (175 NEW, 15 EX.))

* 10 SHRUBS SUBSTITUTED FOR EACH TREE, SINCE TREES NOT ALLOWED IN R/W.
** 20 SHRUBS SUBSTITUTED FOR 1 SHADE TREE.



APPROVED DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

VEGETATIVE ANALYSIS
EXISTING SITE CONSISTS OF PARKING LOT, BUILDING, SIDEWALKS, LAWN, AND ORNAMENTAL BUSHES INDICATED HEREON

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE: 4-24-02

DEVELOPER'S/BUILDERS CERTIFICATE
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. 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.

DIANNA MARSH - OWNER
MICHAEL H. HELFRICH MD. (REGISTRATION NO. 15542)
DATE: 3/29/02

DEVELOPERS/OWNERS
MS. DIANNA MARSH, MR. MARK LENEZ
12935 FOLLY QUARTER ROAD
ELLCOTT CITY, MD. 21042
PHONE # (410) 203-2670

RITA'S ITALIAN ICE & RETAIL

AREA TAX MAP 24 GRID 11 PARCEL 1065
PARCEL "A", THE WOODIN H. OSWALD PROPERTY PLAT 23/70
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

EXISTING CONDITIONS, SOILS, ENVIRONMENTAL ANALYSIS, DRAINAGE AREA ANALYSIS, LANDSCAPE PLAN AND DETAILS

DATE: 3/29/02
DESIGNED BY: MMH
DRAWN BY: BAT
PROJECT NO: SDP-02-09
DATE: JULY 2001
SCALE: 1" = 20'
DRAWING NO. 2 OF 2