

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING AND SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL DETAILS
6	DETAIL SHEET
7	PROFILES AND DETAILS
8	LANDSCAPE PLAN
9	LANDSCAPE SCHEDULES AND DETAILS
10	FOREST CONSERVATION PLAN
11	STORMWATER DRAINAGE AREA MAP EXISTING CONDITIONS
12	STORMWATER DRAINAGE AREA MAP PROPOSED CONDITIONS

SITE DEVELOPMENT PLAN

SLEEP INN

PARCEL 495

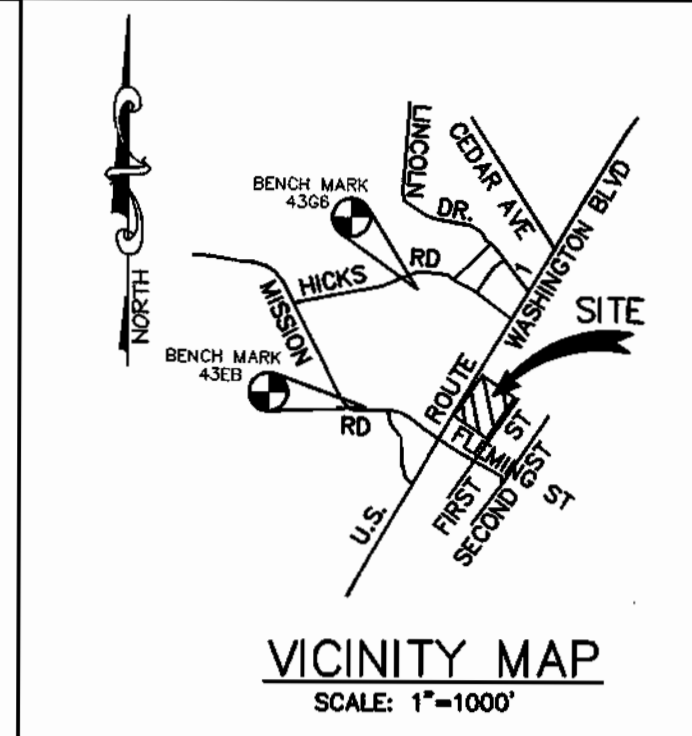
6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

BENCH MARK

CONTROL STATION 43G6
ELEVATION 220.11
N 544,117.545
E 1,370,550.825
LOCATED NEAR THE
ENTRANCE TO TRAILER PARK,
68.8' SOUTH OF FIRE HYDRANT

CONTROL STATION 43EB
ELEVATION 216.99
N 545,963.658
E 1,371,573.830
LOCATED 78' NORTH OF
HICKS ROAD

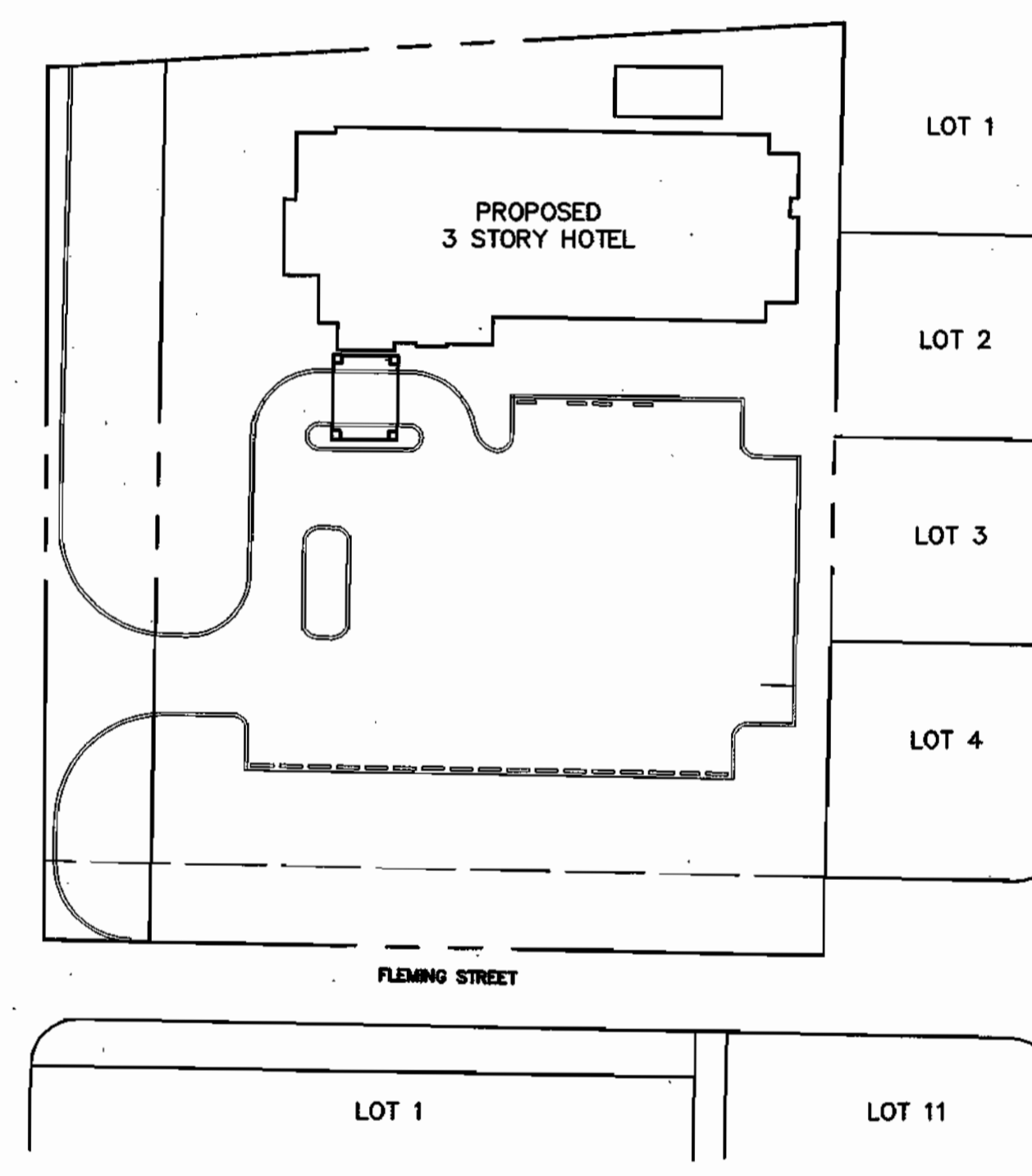


GENERAL NOTES

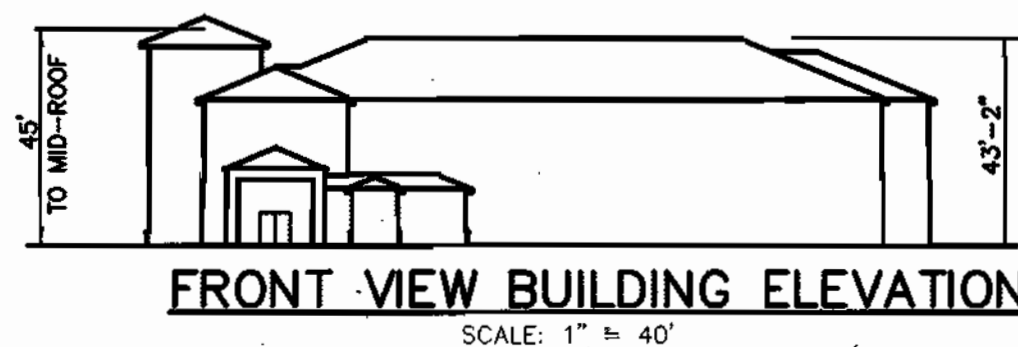
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 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 BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON 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 MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PHR&A DATED AUGUST 2001.
- 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. 4309 AND 43EB WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 76W
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: DORSEY CONTRACT NO. 676-S
- THE STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED BY A PRIVATELY MAINTAINED UNDERGROUND DETENTION SYSTEM AND BIORETENTION BMP.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS WITHIN THE PROPERTY.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP. DATED AUGUST 2002.
- THE GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT FOR THIS PROJECT WAS PREPARED BY GEOTECH ENGINEERS, INC. DATED AUGUST 2002.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PHR&A DATED FEBRUARY 2002.
- SUBJECT PROPERTY ZONED M-2 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. BA CASE NO.01-68V, SDP-81-171 (TALL PINES MOTEL)
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T99.
- BA CASE NO. 01-68V VARIANCE TO REDUCE THE 50 FOOT SETBACK FROM AN EXTERNAL PUBLIC STREET RIGHT OF WAY TO 38 FEET, WAS APPROVED ON APRIL 18, 2002. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE VARIANCE SHALL APPLY ONLY TO THE PROPOSED MOTEL BUILDING AS DESCRIBED IN THE PETITION AND AS DEPICTED ON THE VARIANCE PLAN FOR "SLEEP INN--JESSUP" SUBMITTED ON FEBRUARY 28, 2002, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
- THE HOWARD COUNTY FOREST CONSERVATION OBLIGATION OF 0.04 AC FOR THE CURRENT SITE DEVELOPMENT PLAN HAS BEEN SATISFIED BY PAYING A FEE-IN-LIEU OF \$871.20 TO THE HOWARD COUNTY FOREST CONSERVATION FUND. (*AFFORESTATION)
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.

SITE TABULATION

AREA OF PARCEL 495	1.64 ACRES
LIMIT OF DISTURBED AREA	1.7 ACRES
PRESENT ZONING	M-2
PROPOSED USE	3 STORY HOTEL 54 ROOMS
PARKING SPACES REQUIRED	
1 SPACE PER GUEST ROOM	54 SPACES
PARKING SPACES PROVIDED	54 SPACES (INCLUDES 4 HC SPACES)



LOCATION PLAN
1" = 50'



ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 495	8145 WASHINGTON BLVD.

SUBDIVISION NAME	SECT./AREA	PARCEL
SLEEP INN		495
LIBER/FOLIO	BLOCK # ZONING	TAX MAP NO.
1846/297	14 M-2	43
WATER CODE	ELECT. DIST.	CENSUS TRACT
B02	6	6069.01
	SEWER CODE	
	3260000	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Wanda L. Taylor 11/2/02
DIRECTOR DATE

Christopher J. Reid 9/23/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION MRS DATE

Conita Hamilton 10/1/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER

TALL PINES MOTEL, INC.
c/o KRIT PATEL
2301 WILLIS ROAD
RICHMOND, VA 23237
(804)271-6081

PROJECT **SLEEP INN--JESSUP**
PARCEL 495

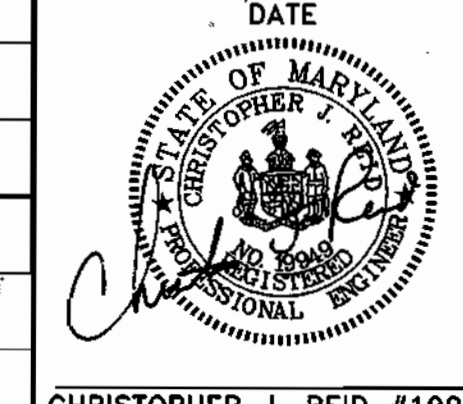
AREA TAX MAP 43 ZONED M-2
PARCEL 495
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE **TITLE SHEET**

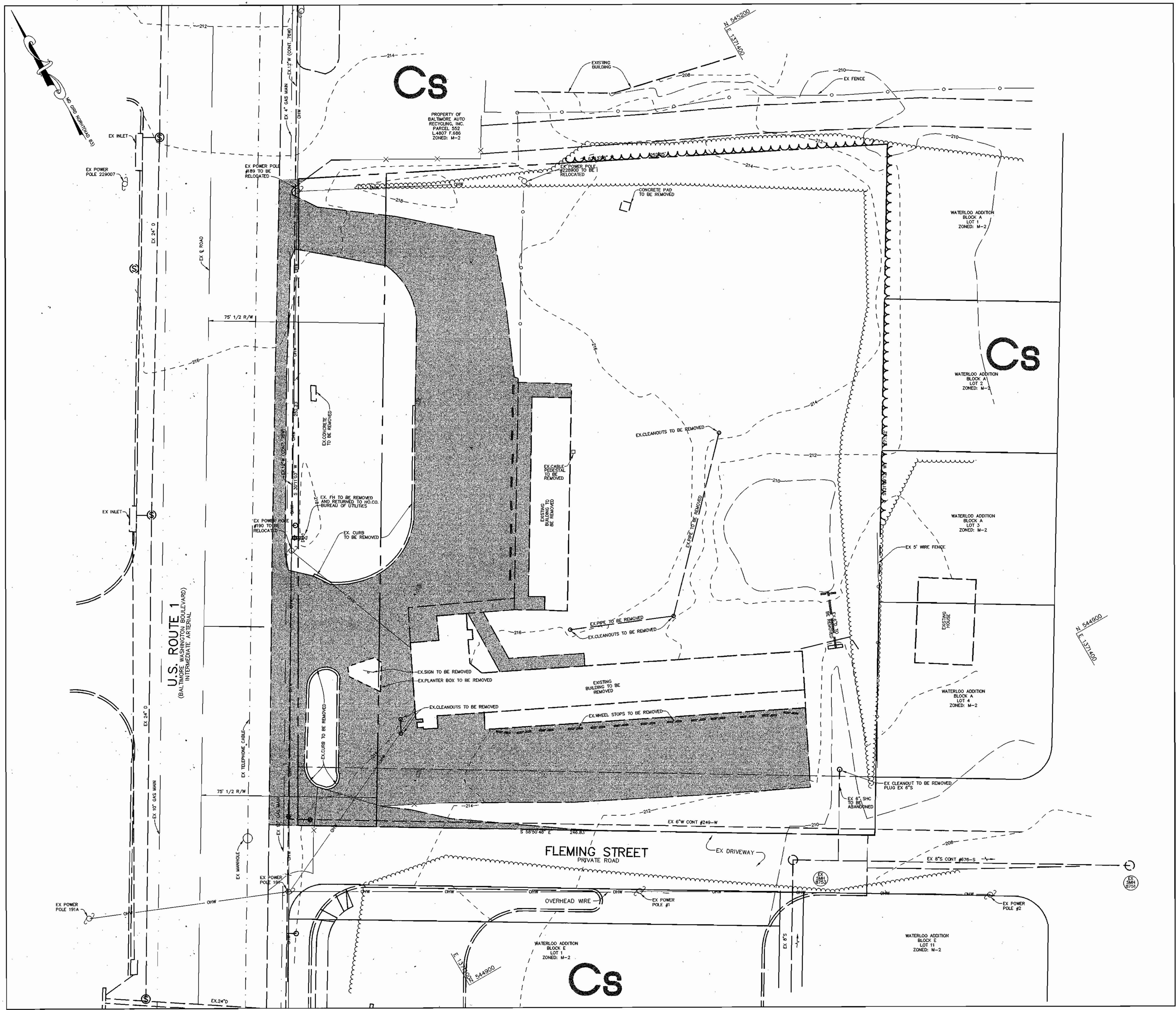
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

3.25.03
DATE

DESIGNED BY : C.J.R.
DRAWN BY: DAM
PROJECT NO .01046/
"CD00COV.DWG"
DATE : APRIL 2, 2003
SCALE : AS SHOWN
DRAWING NO. 1 OF 12



SDP-03-22



NOTES:

1. [Hatched Area] PAVEMENT TO BE REMOVED
2. SOIL Cs - COMUS SILT LOAM

LEGEND

EXISTING 2' CONTOUR	---	300
EXISTING 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
EASEMENT	---	
FENCE	-x-x-	
GUARDRAIL	-•-•-	
OVERHEAD WIRES	-OH-	
EXISTING TREELINE	~	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank J. Leight 1/13/03
 DIRECTOR DATE
Chris Domonico 9/23/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE
Cindy Hamilton 10/1/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
 TALL PINES MOTEL, INC.
 c/o KIRIT PATEL
 2301 WILLIS ROAD
 RICHMOND, VA 23237
 (804)271-6081

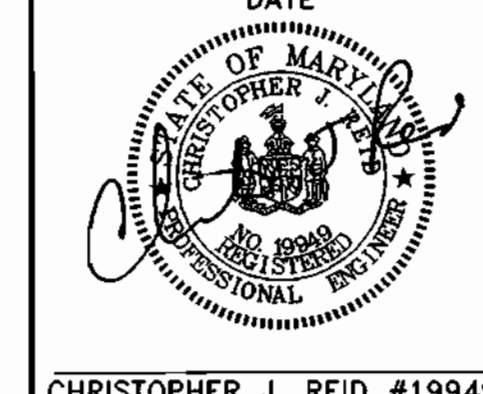
PROJECT **SLEEP INN-JESSUP**
 PARCEL 495

AREA TAX MAP 43 ZONED M-2
 PARCEL 495
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

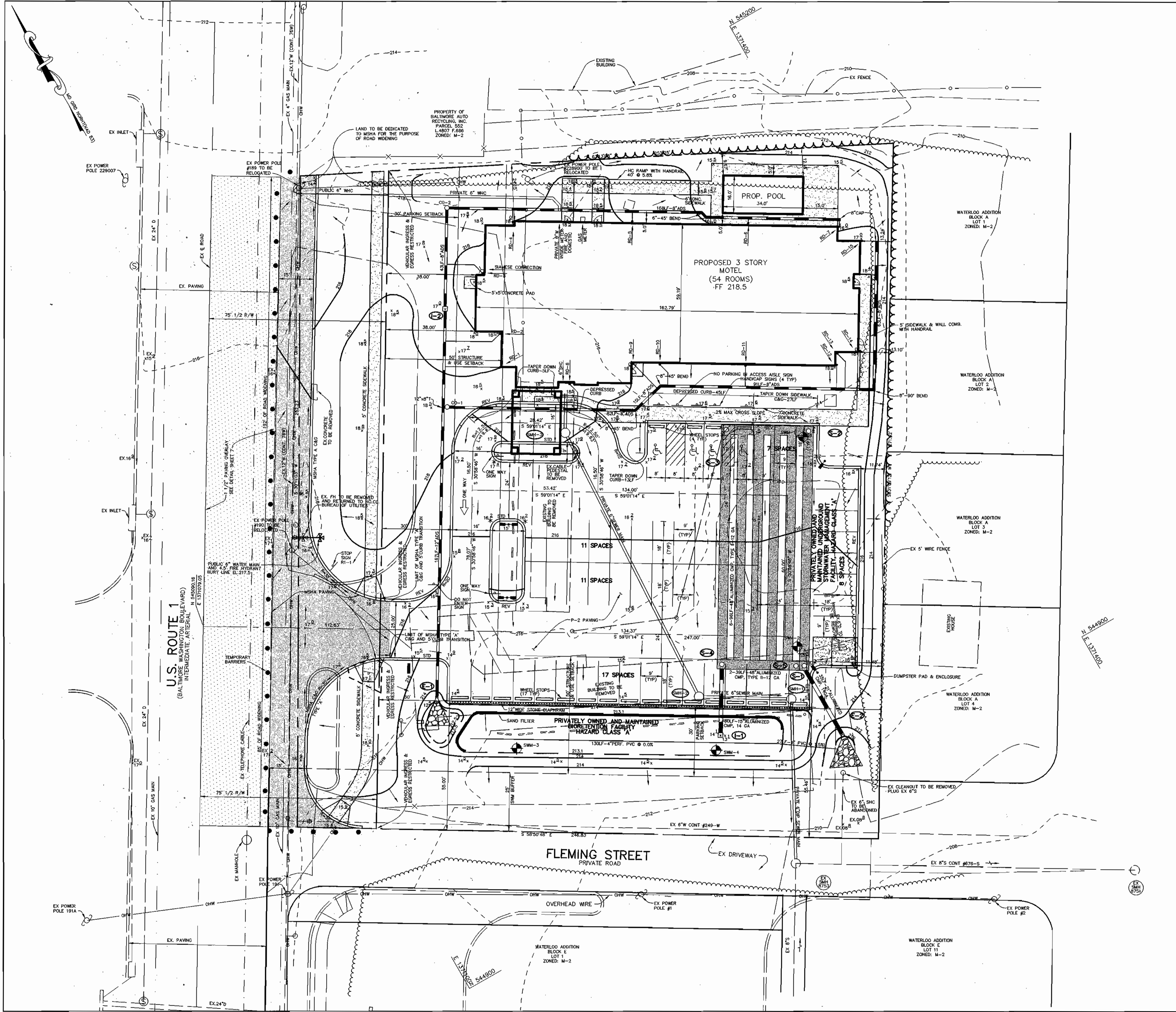
TITLE **DEMOLITION PLAN**

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

3.25.03
 DATE
 DESIGNED BY : C.J.R.
 DRAWN BY: DAM
 PROJECT NO : 01046/
 C300DEM.DWG
 DATE : APRIL 2, 2003
 SCALE : 1" = 20'
 DRAWING NO. 2 OF 12



P:\project\0461-0\Eng\Plans\C300DEM.dwg SITE: 03/21/2003 11:11:40 AM: HP750C(96).pc3 Arch D - 24 x 36 in. (landscape): 1:1



NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
2. ALL ON-SITE ROADS ARE PRIVATE.
4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
5. * STD/REV - STANDARD TO REVERSE CURB TRANSITION.
6. P-2 PAVING
7. MSHA PAVING
8. CONCRETE
9. PAVING OVERLAY
10. SOIL Cc - COMUS SILT LOAM
11. POLE MOUNTED SHOE BOX TYPE III DISTRIBUTION 20BY, 400W MI, 25' x 4' SQUARE STEEL POLE, SPAULDING CM-M400-VS.
12. ALL DEBRIS IS TO BE KEPT OUT OF THE UNDERGROUND STORMWATER MANAGEMENT FACILITY DURING AND AFTER CONSTRUCTION.

LEGEND

EXISTING 2' CONTOUR	---	300
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	298
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
EASEMENT	---	
FENCE	x x	
GUARDRAIL	---	
STORM DRAIN	---	15'D
OVERHEAD WIRES	---	OH
EXISTING TREELINE	---	
PROPOSED TREELINE	---	
TEMPORARY BARRIER	---	

SWM SUMMARY

CRITERIA	REQUIRED	COMMENTS
Rev	0.021 AC-FT	IN GRAVEL RESERVOIR UNDER BIORETENTION
WQv	0.06 AC-FT *	BIORETENTION
Cpv	0.14 AC-FT	UNDERGROUND 48" PIPES
Qp & Qr	N/A	

* WQv = 0.08 - Rev = 0.06 AC-FT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Derek A. Leyle 10/3/03
 DIRECTOR DATE
Chris Dammann 9/10/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE
Andy Hamata 11/1/02
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

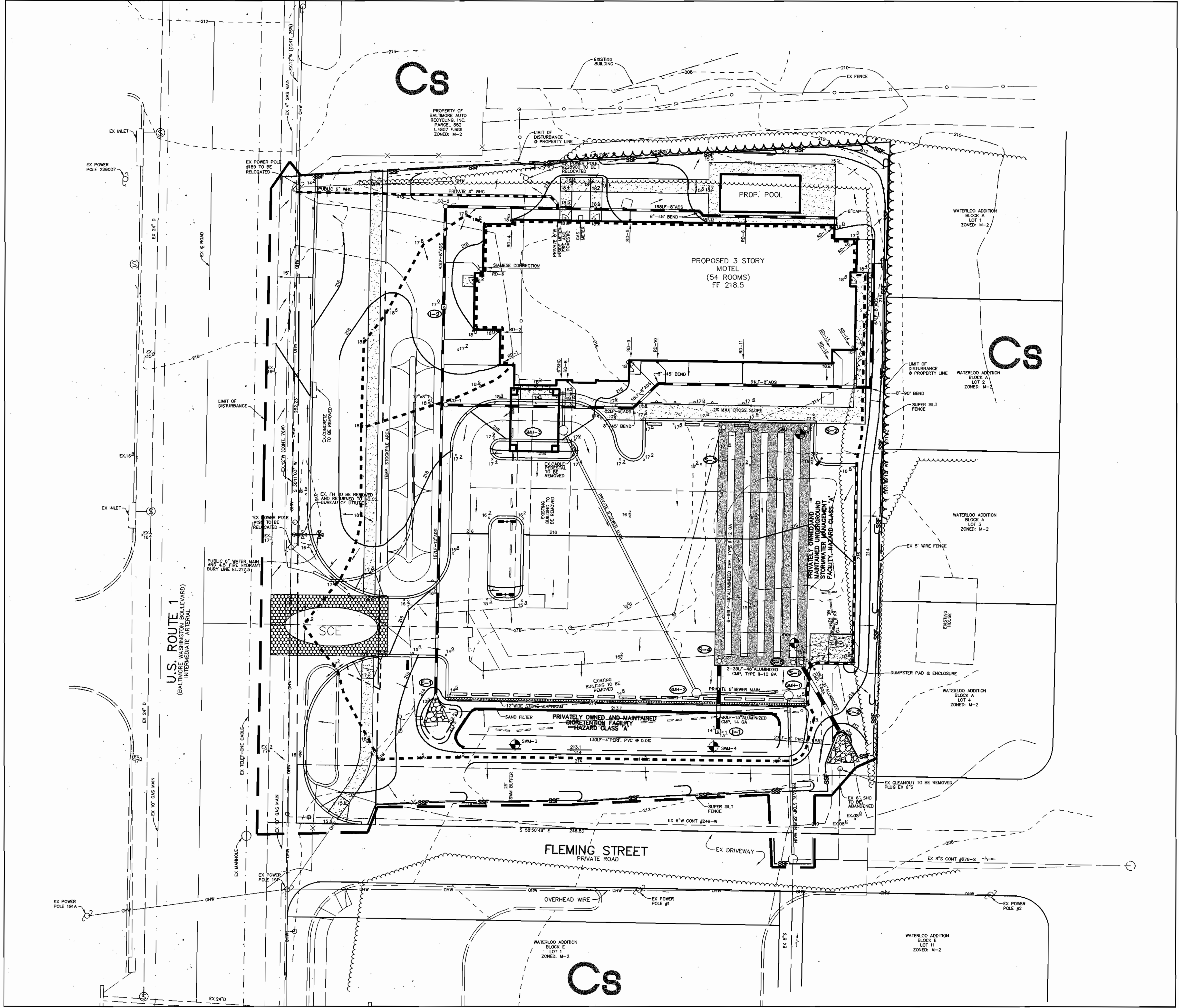
DATE	NO.	REVISION

OWNER / DEVELOPER
 TALL PINES MOTEL, INC.
 c/o KIRIT PATEL
 2301 WILLIS ROAD
 RICHMOND, VA 23237
 (804)271-6081

PROJECT **SLEEP INN-JESSUP**
 PARCEL 495
 AREA TAX MAP 43 ZONED M-2
 PARCEL 495
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE **SITE DEVELOPMENT PLAN**
Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DATE **3-25-03**
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO. 01046/
 C400SIT.DWG
 DATE: APRIL 2, 2003
 SCALE: 1" = 20'
 DRAWING NO. 3 OF 12



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- DRAINAGE AREA DIVIDE

INLET	DRAINAGE AREA	'C' FACTOR	% IMP
1-1	1.04 AC.	0.39	29
1-2	0.08 AC.	0.27	12.5

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Kirit Patel 3.25.03
DEVELOPER KIRIT PATEL DATE

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Chris J. Reid 3.25.03
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Myers 9/15/03
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Robinson 9/4/03
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David Light 4/2/03
DIRECTOR DATE

Chris J. Reid 9/12/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hanata 10/1/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER

TALL PINES MOTEL, INC.
c/o KIRIT PATEL
2301 WILLIS ROAD
RICHMOND, VA 23237
(804)271-6081

PROJECT SLEEP INN-JESSUP
PARCEL 495

AREA TAX MAP 43 ZONED M-2
PARCEL 495
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE GRADING AND
SEDIMENT CONTROL PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

3.25.03
DATE

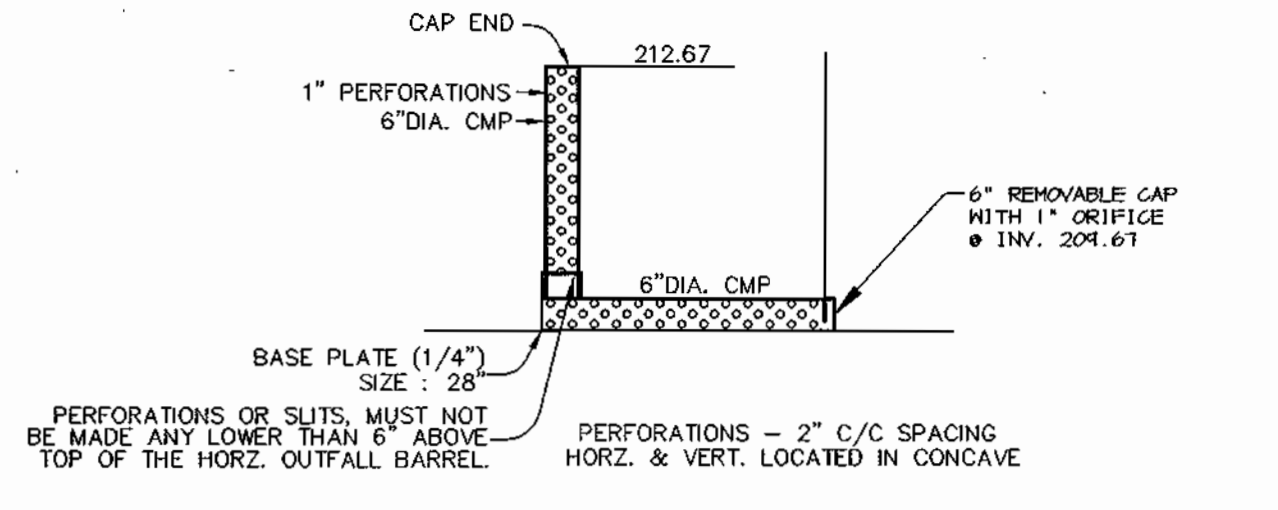
DESIGNED BY : C.J.R.
DRAWN BY: DAM
PROJECT NO : 01046/
Q200ESC.DWG
DATE : APRIL 2, 2003
SCALE : 1" = 20'
DRAWING NO. 4 OF 12

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND STORMWATER MANAGEMENT FACILITY

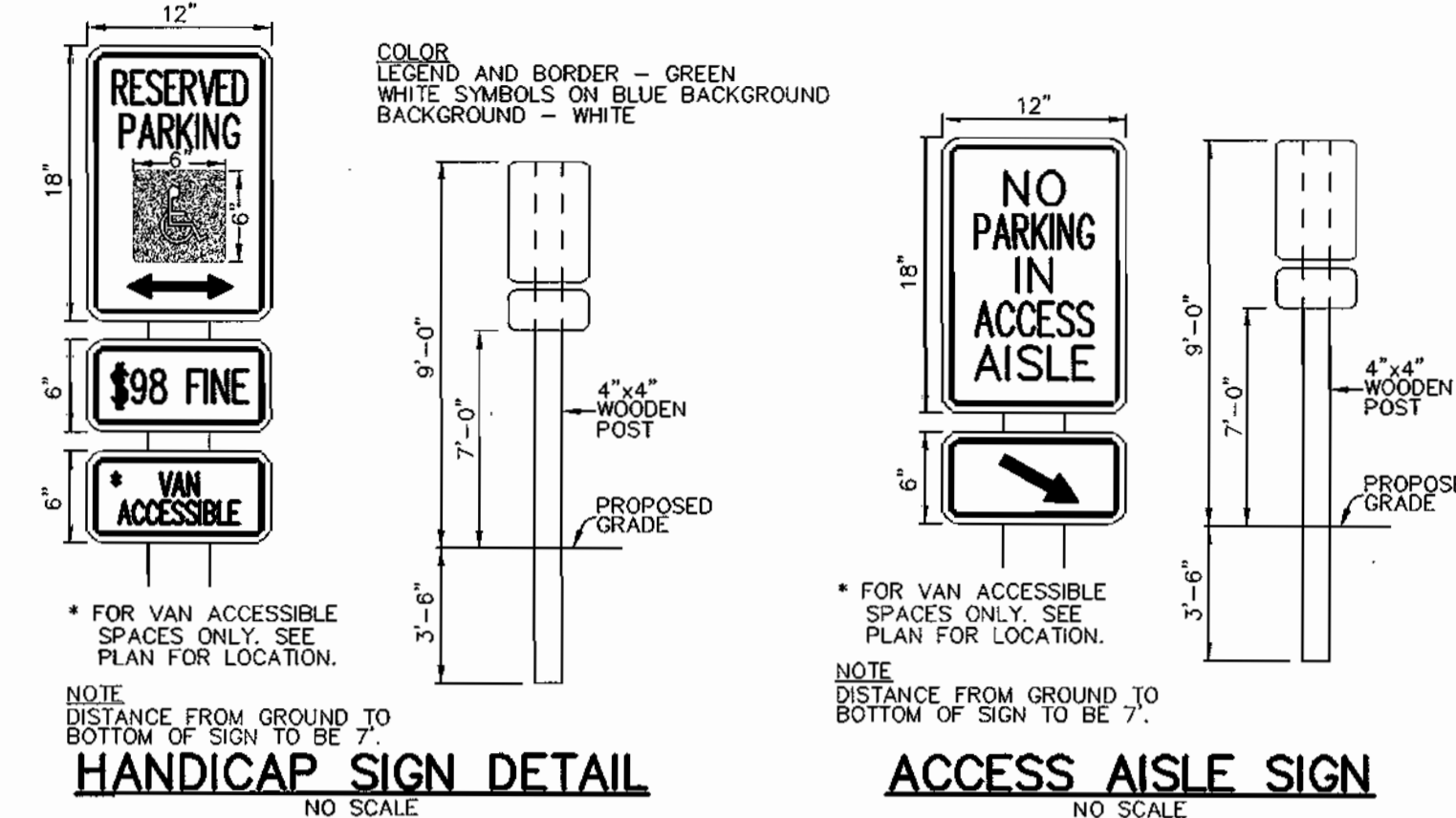
- Underground structures will require periodic inspection and cleaning to maintain operation and function. Owners will have the underground structures inspected yearly or as Owners will have the underground structures inspected yearly or as required by Howard County, utilizing the underground units Inspection/Monitoring Form, inspections can be done by using a clear Plexiglas tube ("sludge judge") to extract a water column sample. When sediment depths exceed 5" then cleaning of the structures is required.
- Underground facility structures must be checked and cleaned immediately after petroleum spills. Contact appropriate regulatory agencies.
- Maintenance of underground structures should be done by a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons, and other materials in the unit. The proper cleaning and disposal of the removed materials and liquid must be followed.
- Inlet and outlet pipes must be checked for any obstructions and if any obstructions are found they must be removed. Structural parts of the underground facility will be repaired as needed.
- Owner shall retain and make underground facility Inspection/Monitoring forms available to Howard County officials upon their request.

GENERAL NOTES:

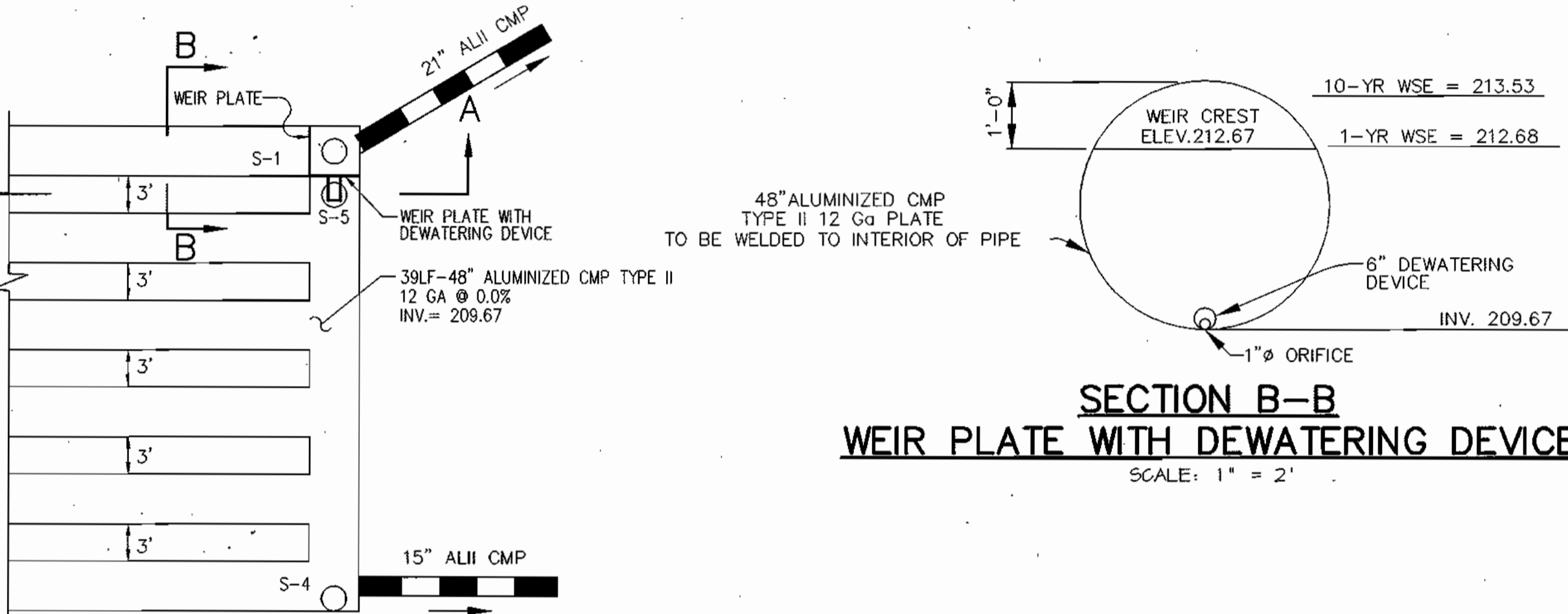
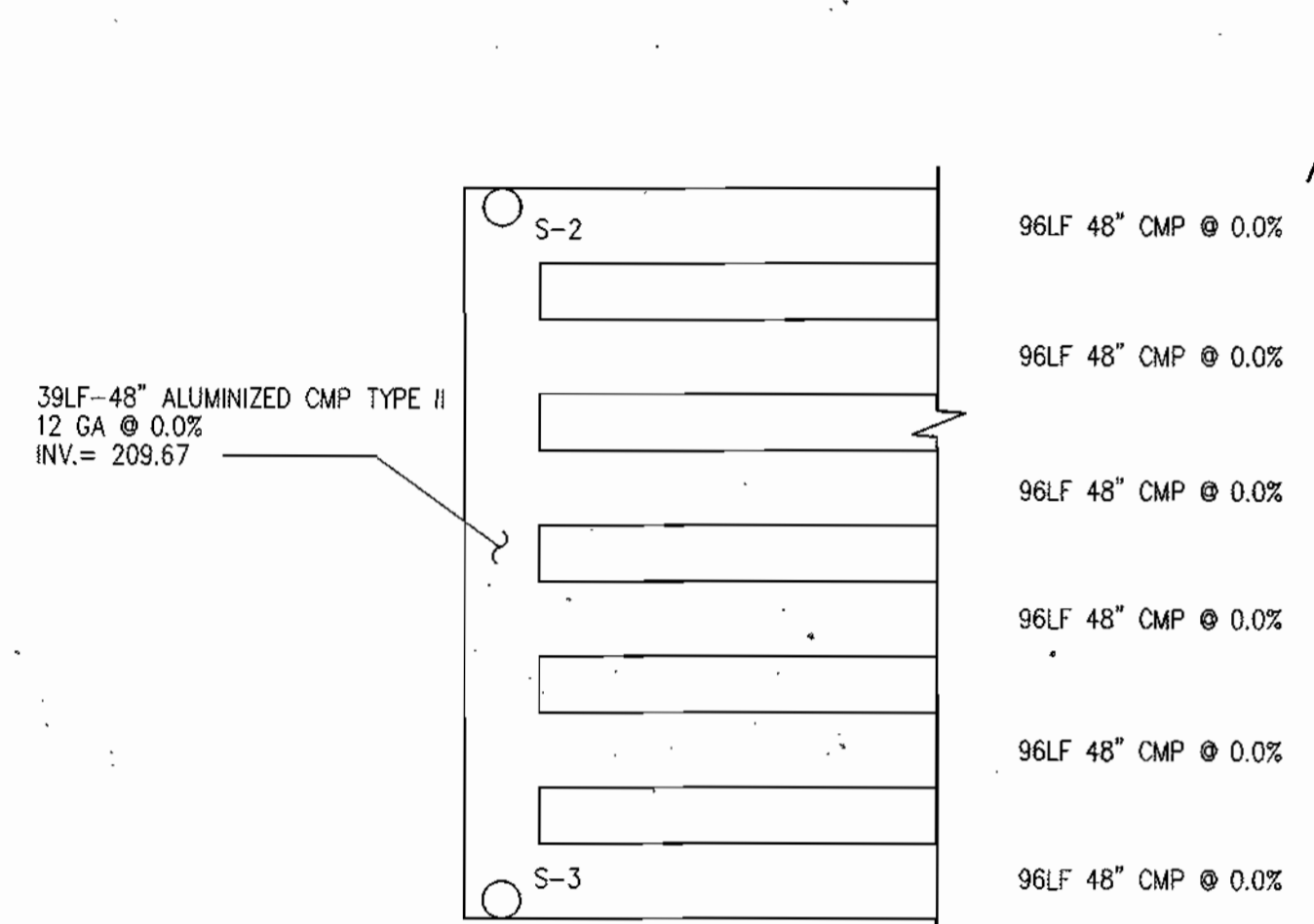
- ALL CONSTRUCTION SHALL MEET THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- CONCRETE STRENGTH SHALL BE 4,000 PSI MIN. AT 28 DAYS.
- REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AND MEET ASTM-615 GRADE 60.
- ALL REINFORCEMENT SHALL HAVE 2" MIN. COVER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- THE STRUCTURE FOUNDATION AND PIPE BEDDING SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.
- GALVANIZE TRASH RACK AFTER FABRICATION AND PAINT WITH TWO COATS OF BATTLESHIP GREY PAINT.
- ALL ALUMINIZED PIPE IN CONTACT WITH CONCRETE SHALL BE COATED WITH BITUMINOUS COATING.
- CMP PIPE INSTALLATION PER MANUFACTURER'S RECOMMENDATION.
- CONTRACTOR SHALL EXERCISE CARE DURING CONSTRUCTION SO AS NOT TO DAMAGE UNDERGROUND S.W.M.F. ANY DAMAGE TO CMP, MANHOLES, ETC. SHALL BE REPAIRED BY CONTRACTOR AT HIS/HER EXPENSE TO SATISFACTION OF ENGINEER.



DEWATERING DEVICE
SCALE: 1" = 2'

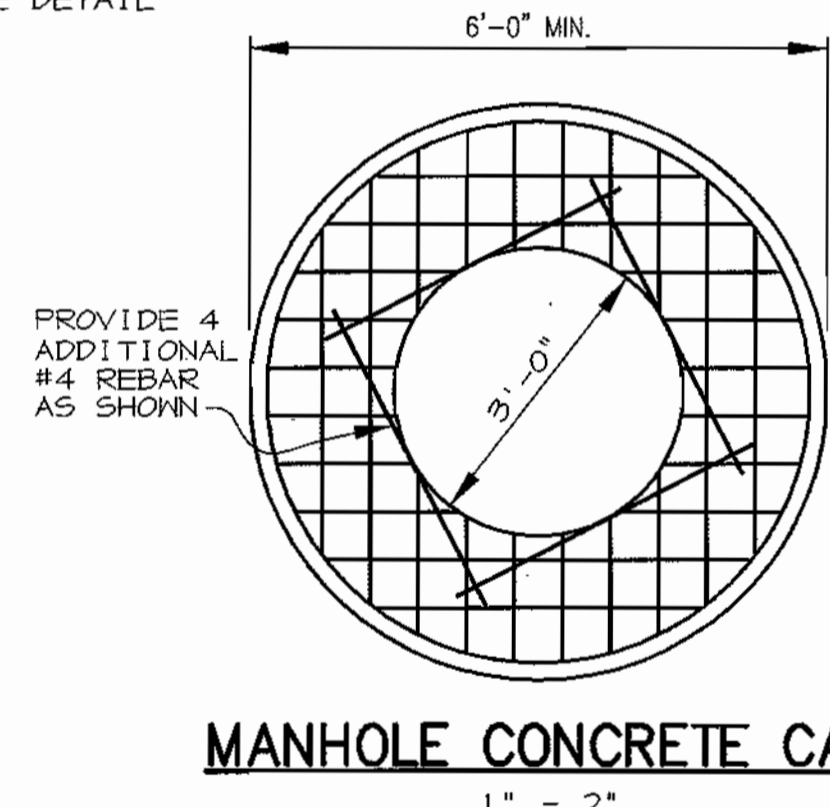
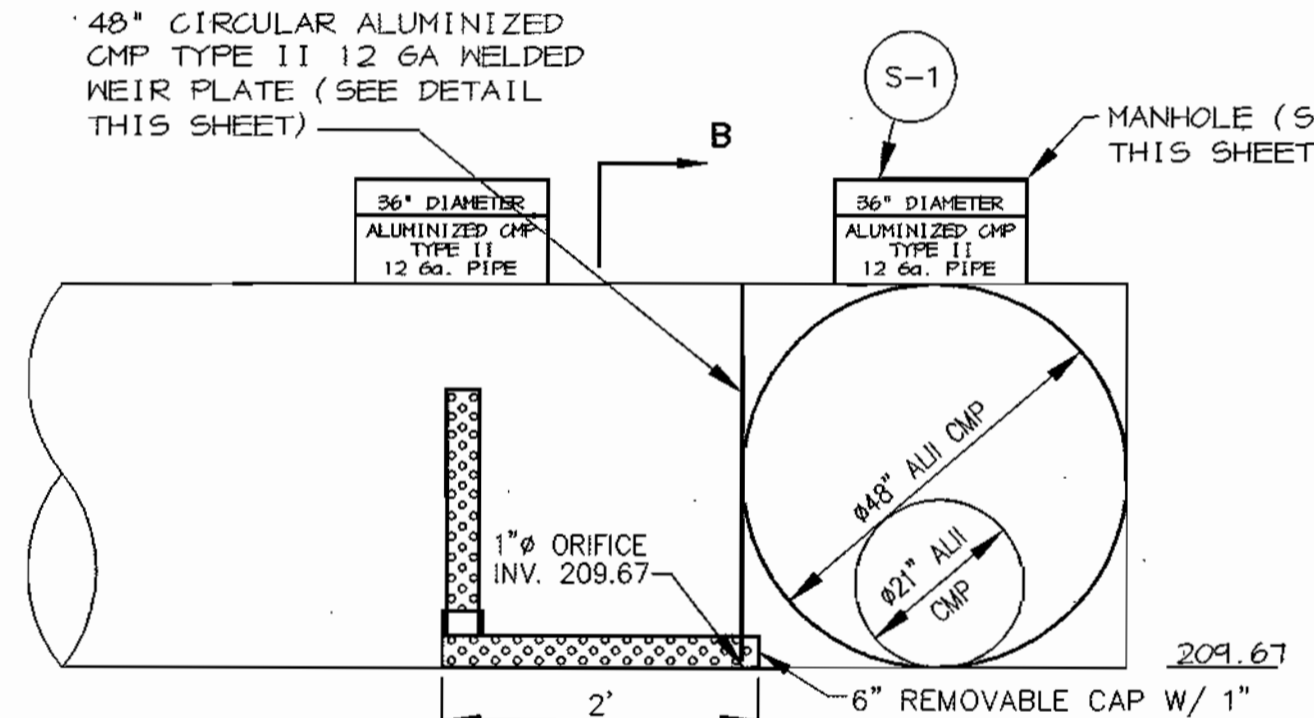


HANDICAP SIGN DETAIL NO SCALE
ACCESS AISLE SIGN NO SCALE

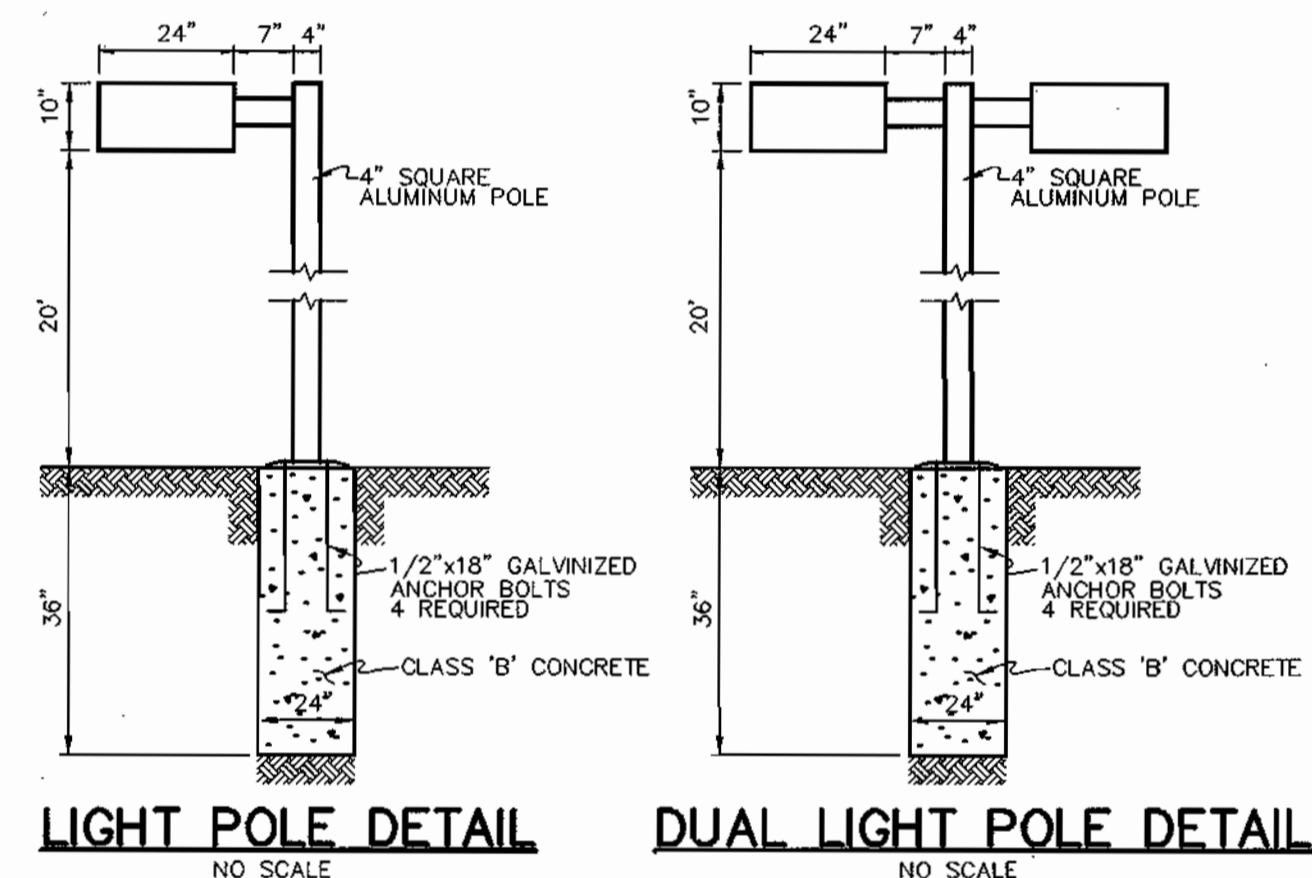


SECTION B-B WEIR PLATE WITH DEWATERING DEVICE
SCALE: 1" = 2'

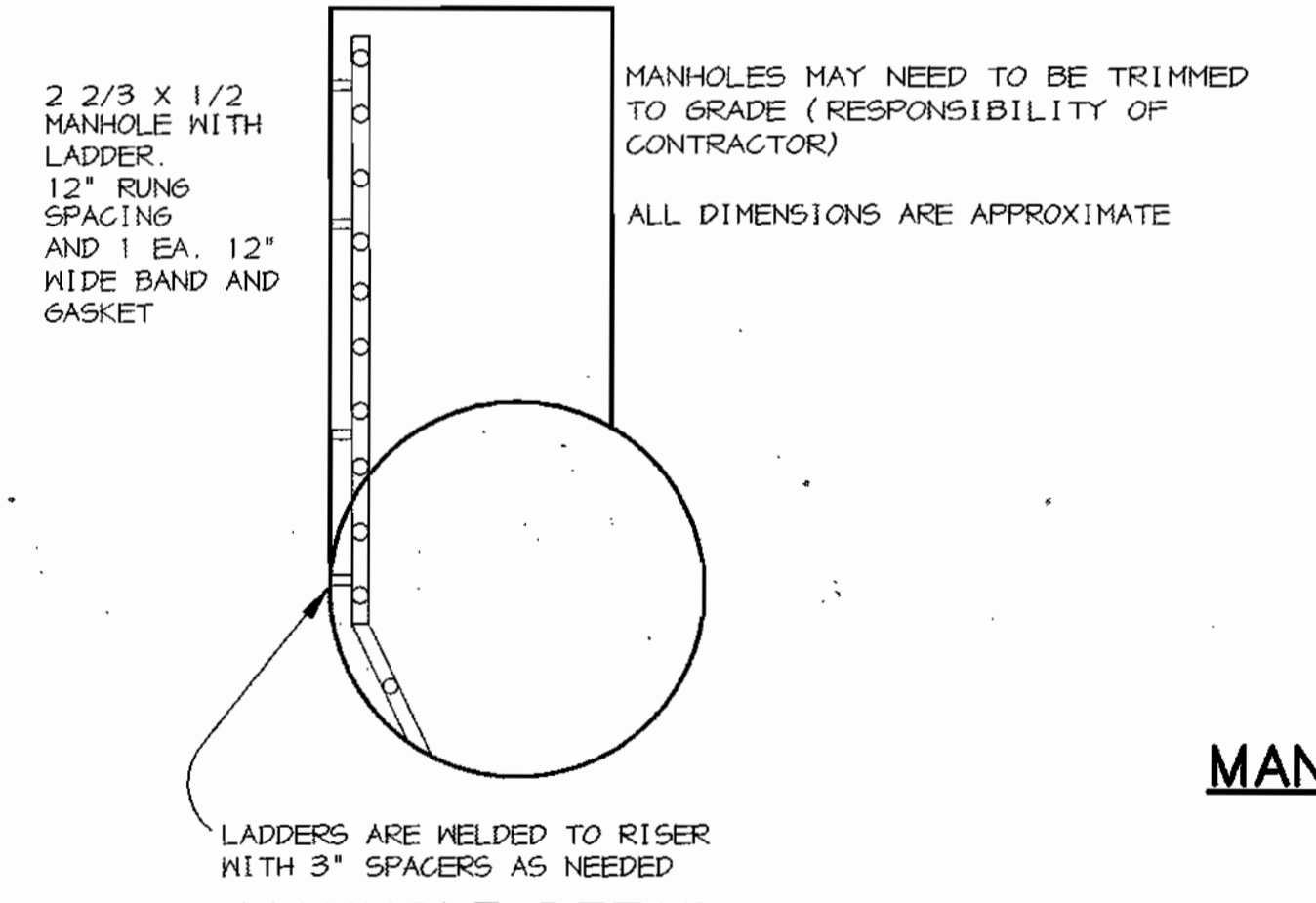
- NOTES:**
- STRUCTURE S-1 & S-2 TO BE DESIGNED TO MEET ROADWAY LOAD STANDARDS.
 - ALL CONSTRUCTION SHALL MEET THE HOWARD CO. STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - THE STRUCTURE FOUNDATION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - ALL DEBRIS SHALL BE KEPT OUT OF THE FACILITY DURING AND AFTER CONSTRUCTION.



MANHOLE CONCRETE CAP
SCALE: 1" = 2'



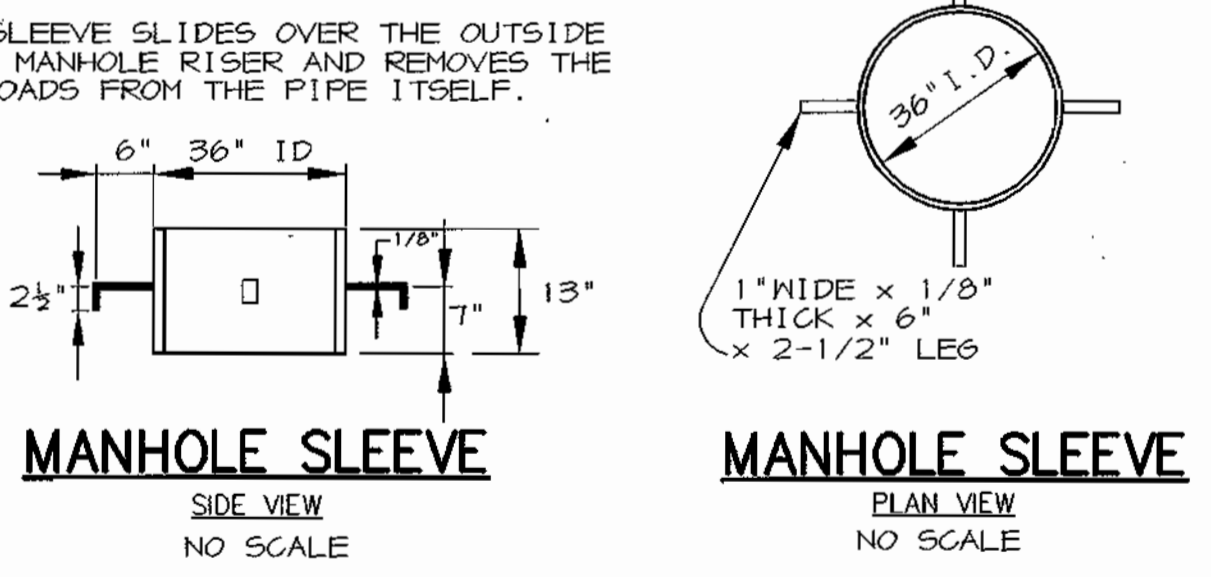
LIGHT POLE DETAIL NO SCALE
DUAL LIGHT POLE DETAIL NO SCALE



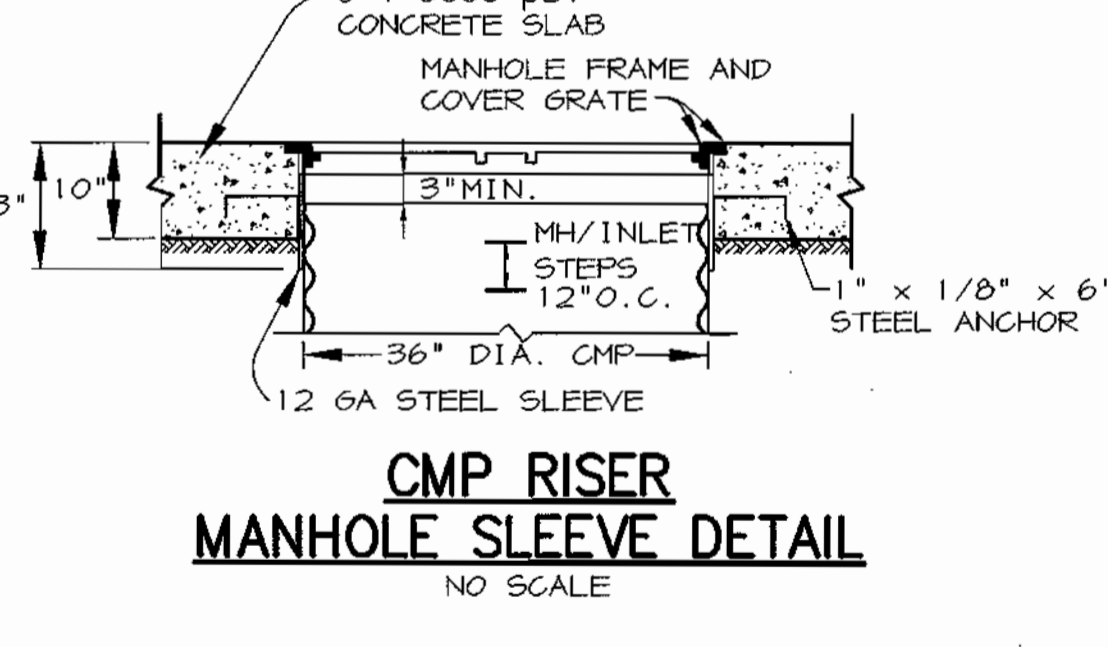
MANHOLE LADDER DETAIL
NOT TO SCALE

SECTION A-A
SCALE: 1" = 2'

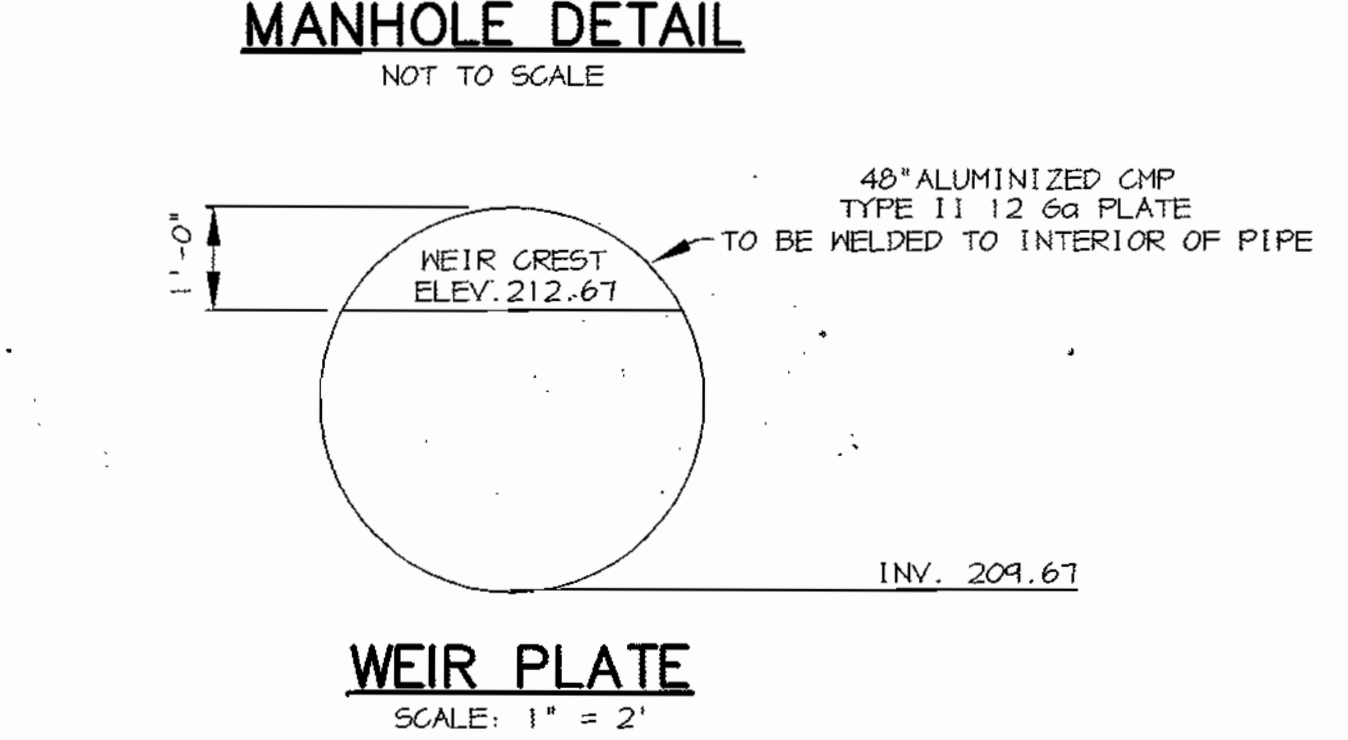
- MANHOLE NOTES**
- CONCRETE TO BE MIX NO. 3
 - MANHOLE RISER TO BE SAME GA. AS MAINLINE PIPE.
 - STEPS TO BE INSTALLED BELOW MANHOLE PER MANUFACTURER SPECIFICATIONS, CONTACT TOP 1" OF SUBGRADE TO 100% OF MAXIMUM DRY DENSITY. (PER AASHTO T-99-C) UNDER CONCRETE CAP.
 - CONCRETE CAP SHALL BE REINFORCED WITH #4 REBAR @ 6" C/C.
 - SEE GEOMETRY PLAN FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.



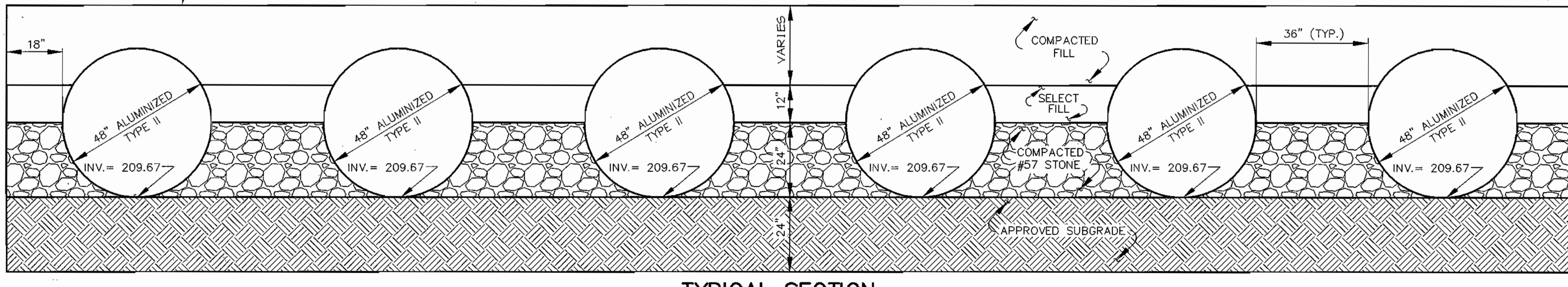
MANHOLE SLEEVE NO SCALE
MANHOLE SLEEVE NO SCALE



CMP RISER MANHOLE SLEEVE DETAIL
NO SCALE



WEIR PLATE
SCALE: 1" = 2'



TYPICAL SECTION
SCALE: 1" = 2'

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Kirit Patel 3.25.03 DATE
DEVELOPER KIRIT PATEL

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Christopher J. Reid 3.25.03 DATE
ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Jim Myers 9/15/03 DATE
NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 9/15/03 DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Doreen A. Taylor 10/15/03 DATE
DIRECTOR

Chris Hamilton 10/15/03 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE	NO.	REVISION

OWNER / DEVELOPER
TALL PINES MOTEL, INC.
c/o KIRIT PATEL
2301 WILLIS ROAD
RICHMOND, VA 23237
(804)271-6081

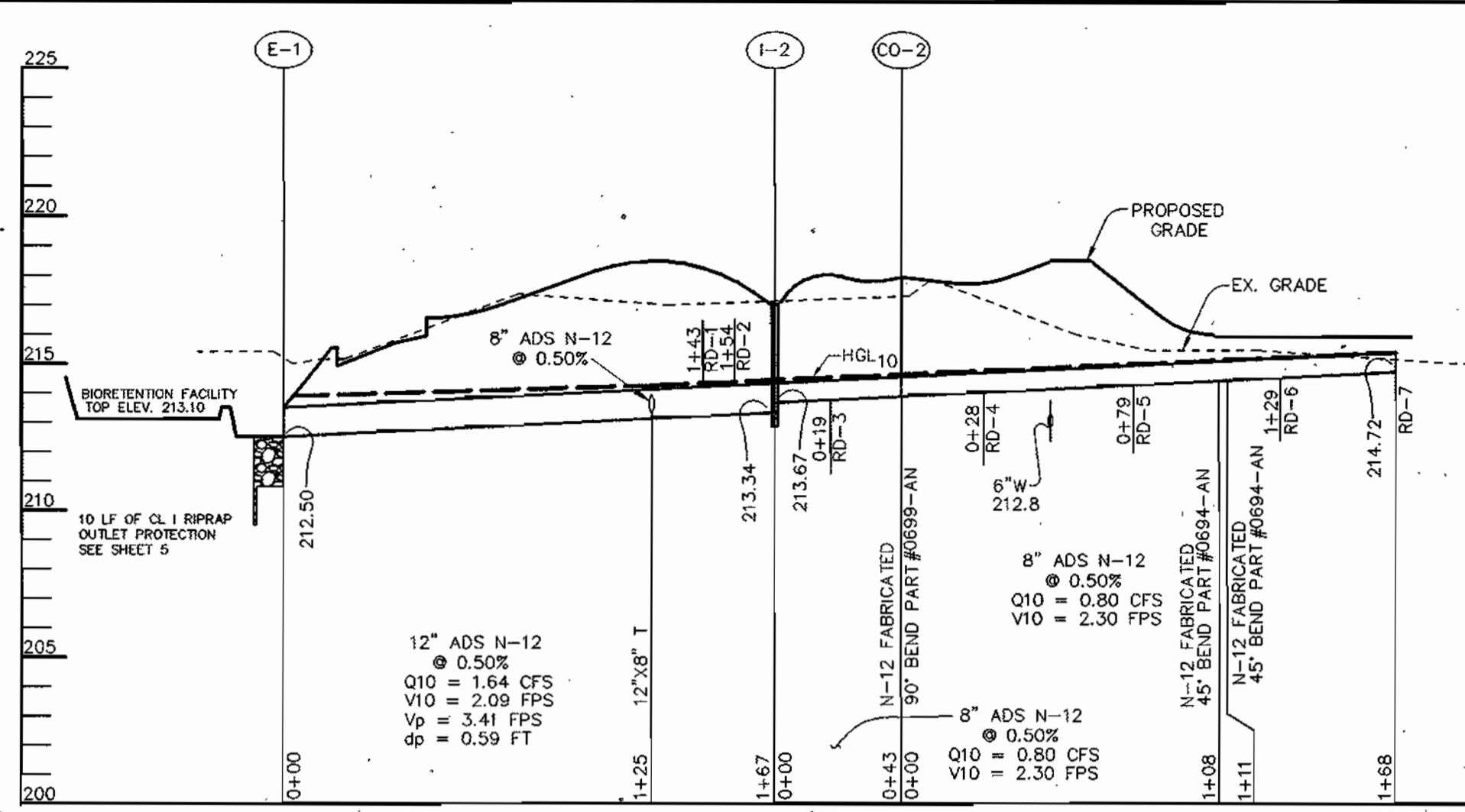
PROJECT SLEEP INN-JESSUP
PARCEL 495

AREA TAX MAP 43, ZONED M-2
PARCEL 495
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

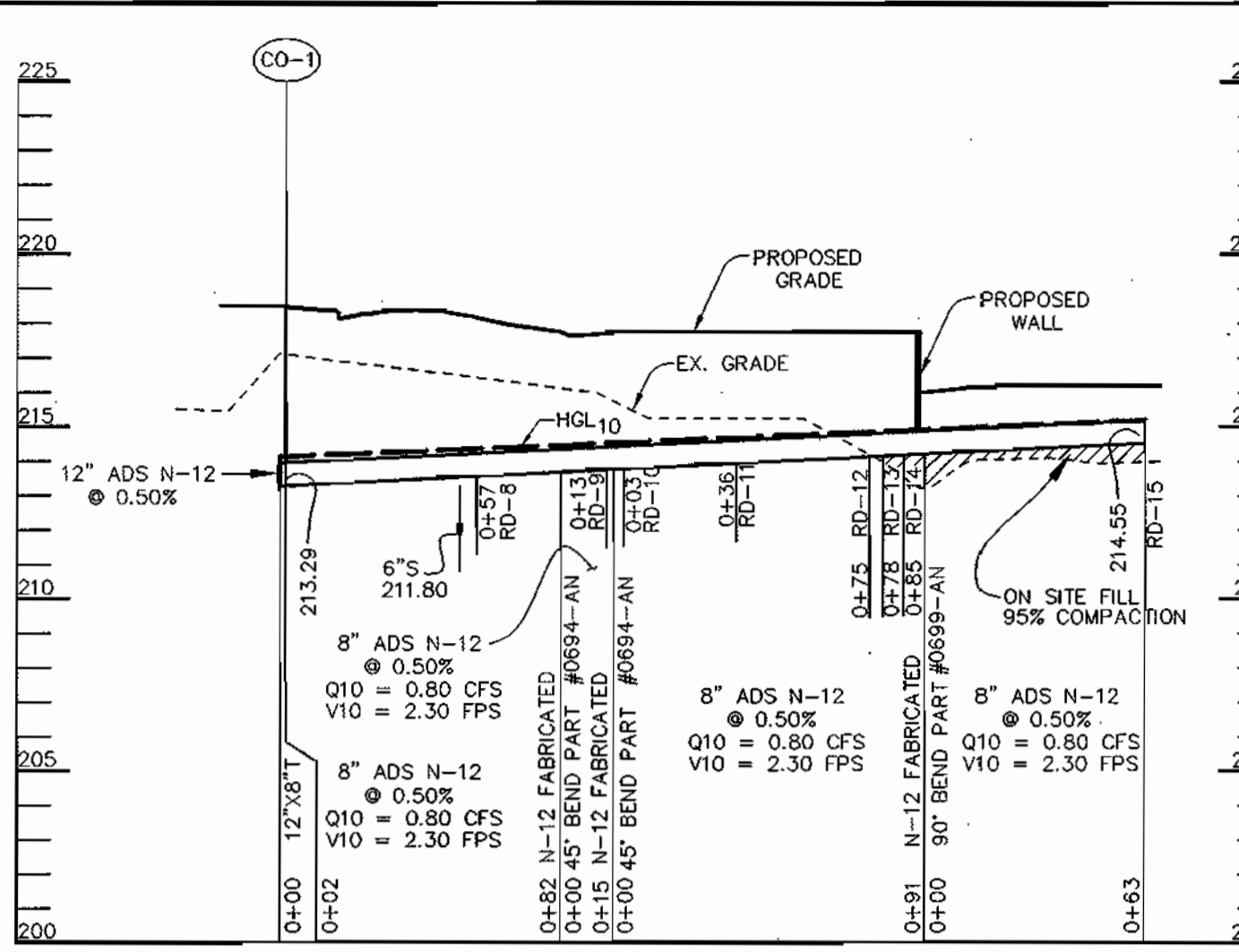
TITLE DETAIL SHEET

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

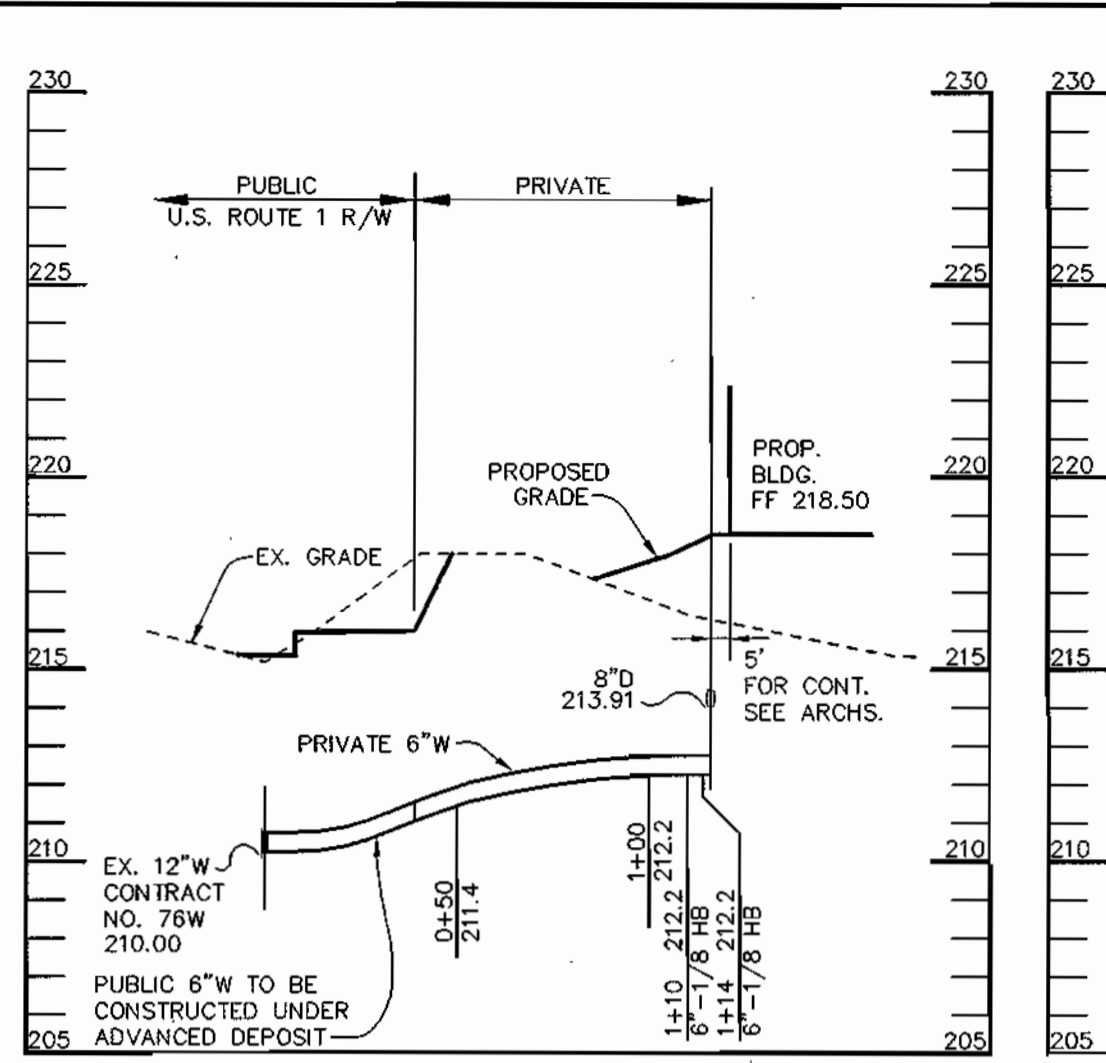
3.25.03 DATE
Christopher J. Reid
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO. 01046/
DETAIL2.DWG
DATE: APRIL 2, 2003
SCALE: AS SHOWN
DRAWING NO. 6 OF 12
CHRISTOPHER J. REID #19949



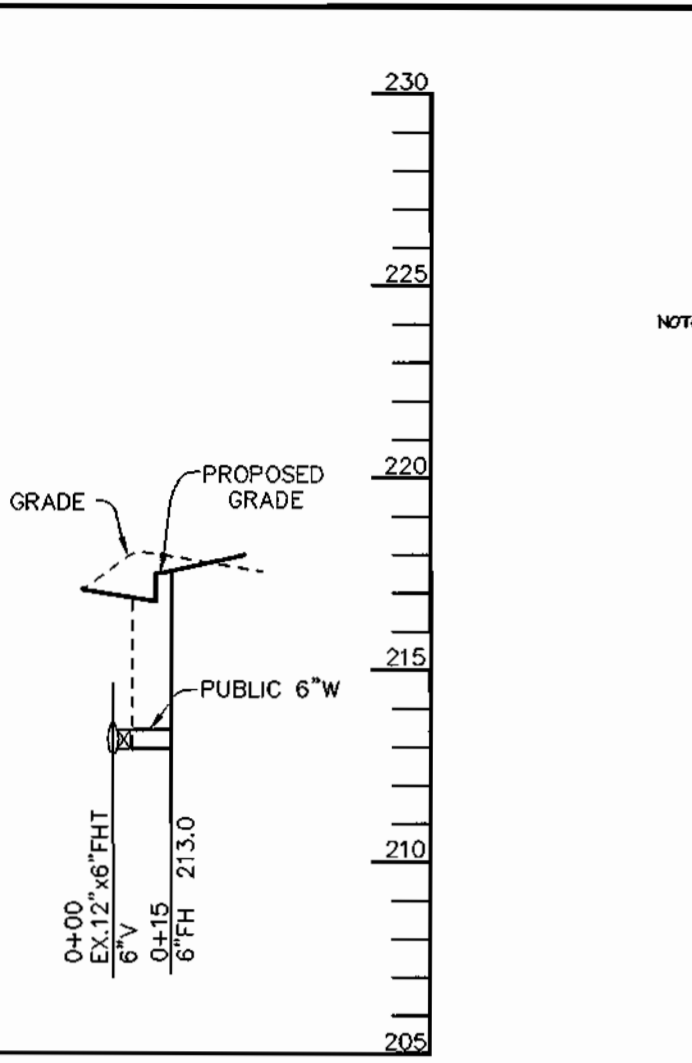
PROFILE #1 ROOF DRAIN



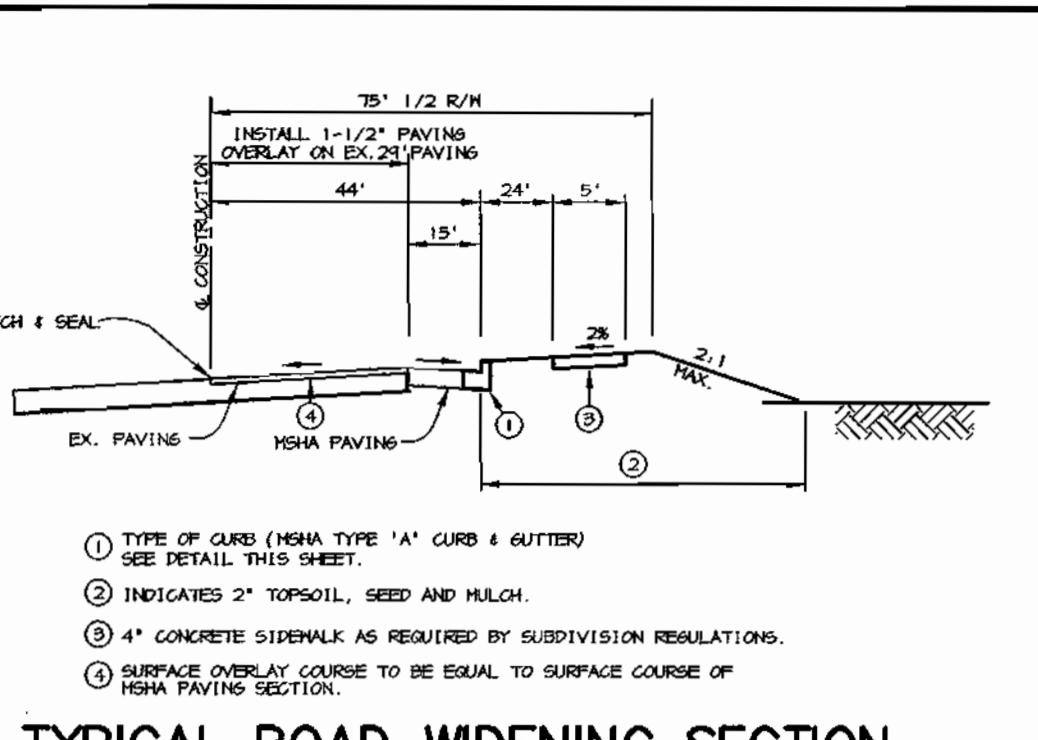
PROFILE #2 ROOF DRAIN



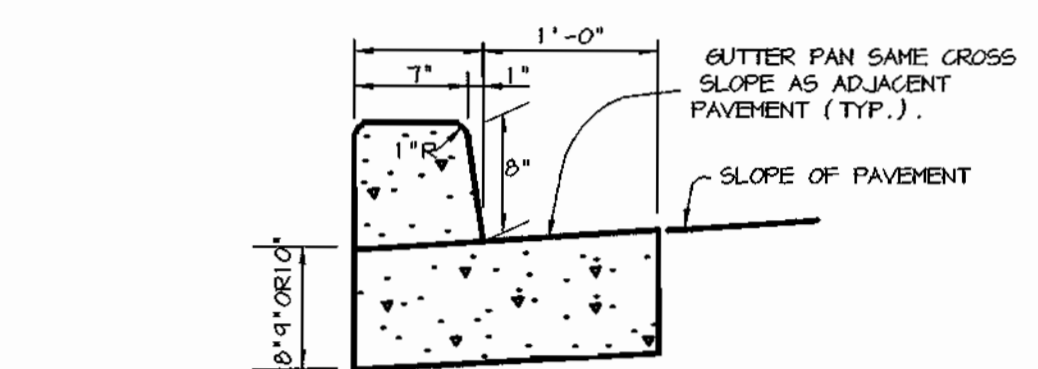
WATER PROFILE



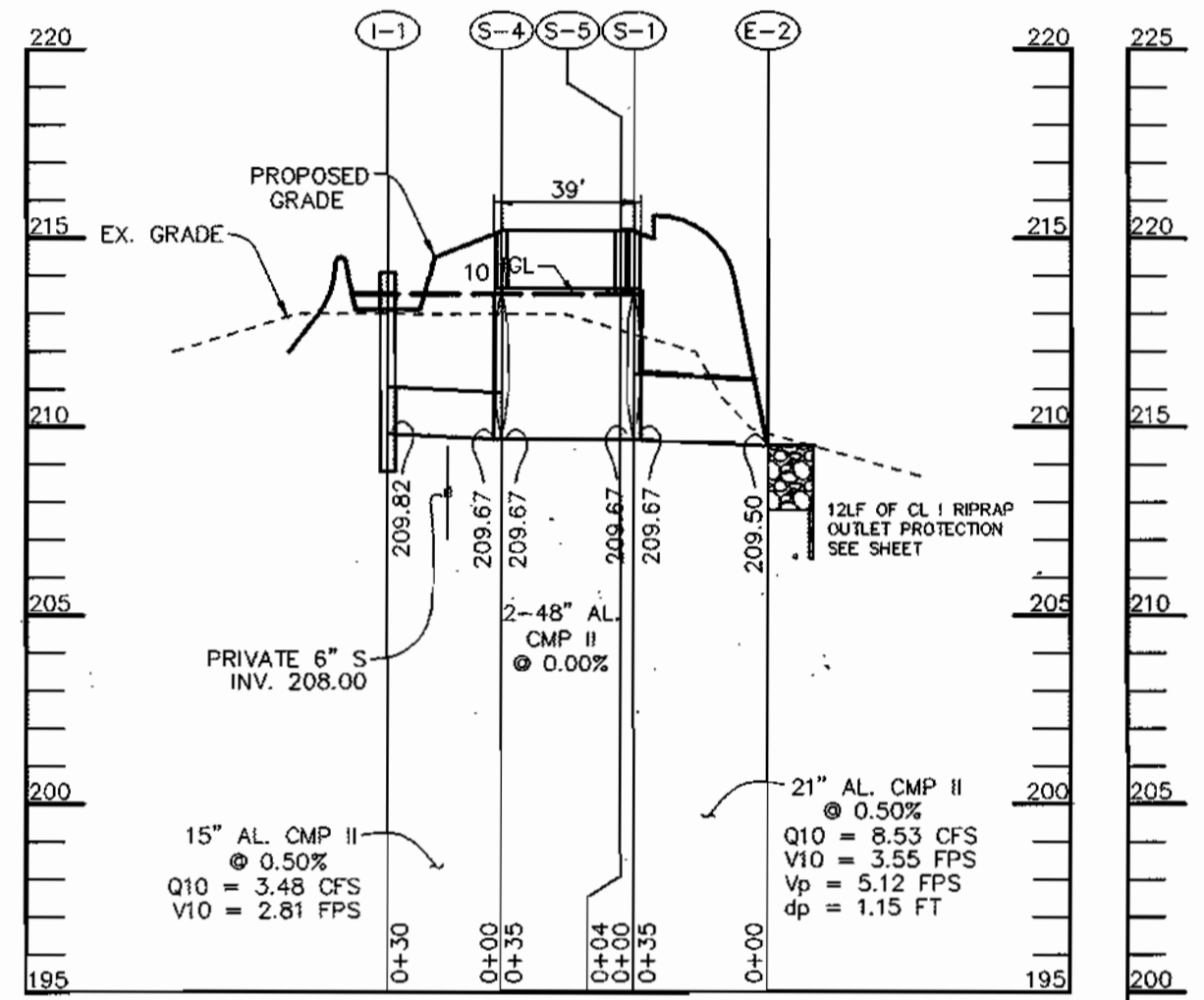
WATER PROFILE



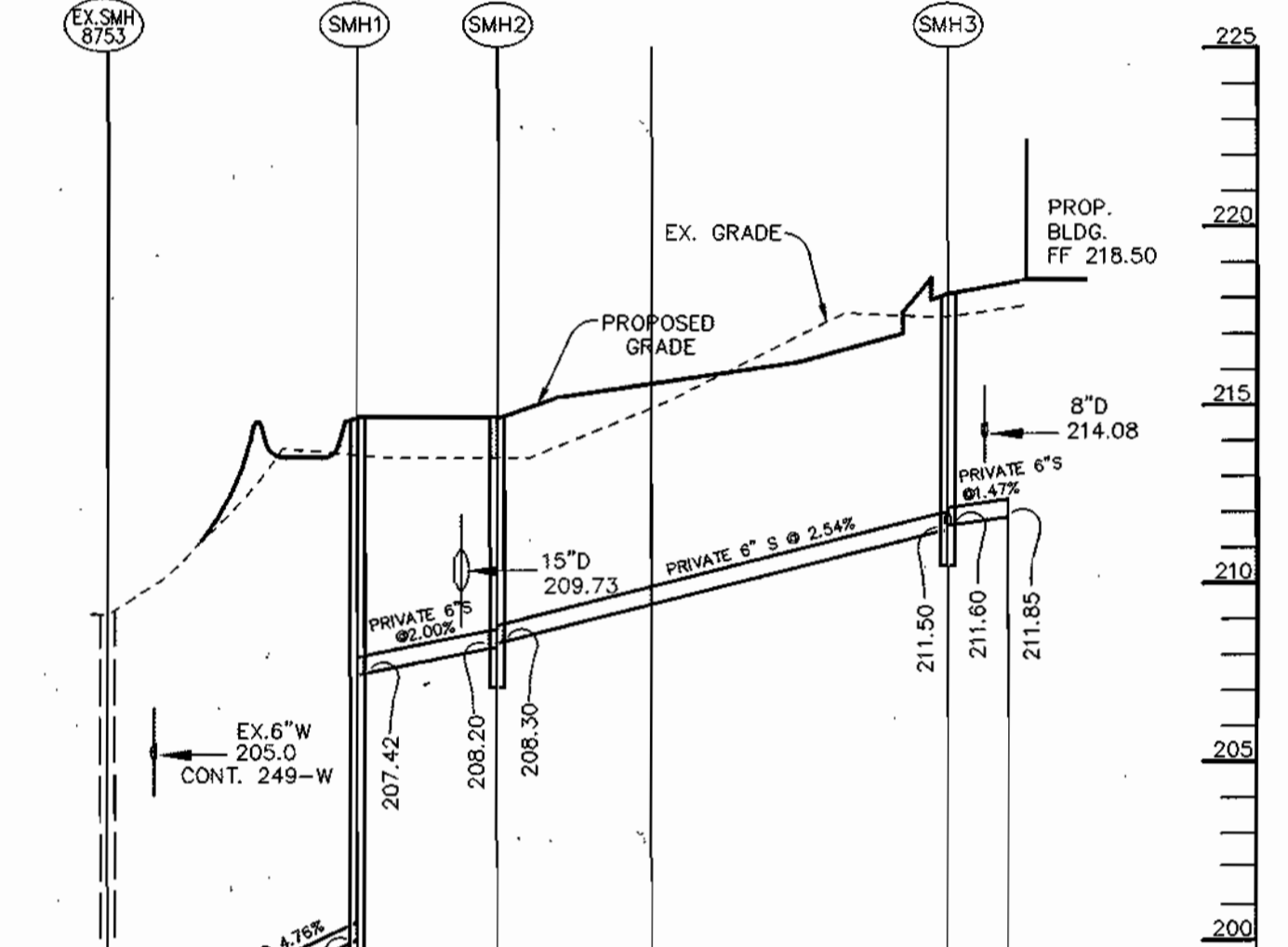
TYPICAL ROAD WIDENING SECTION



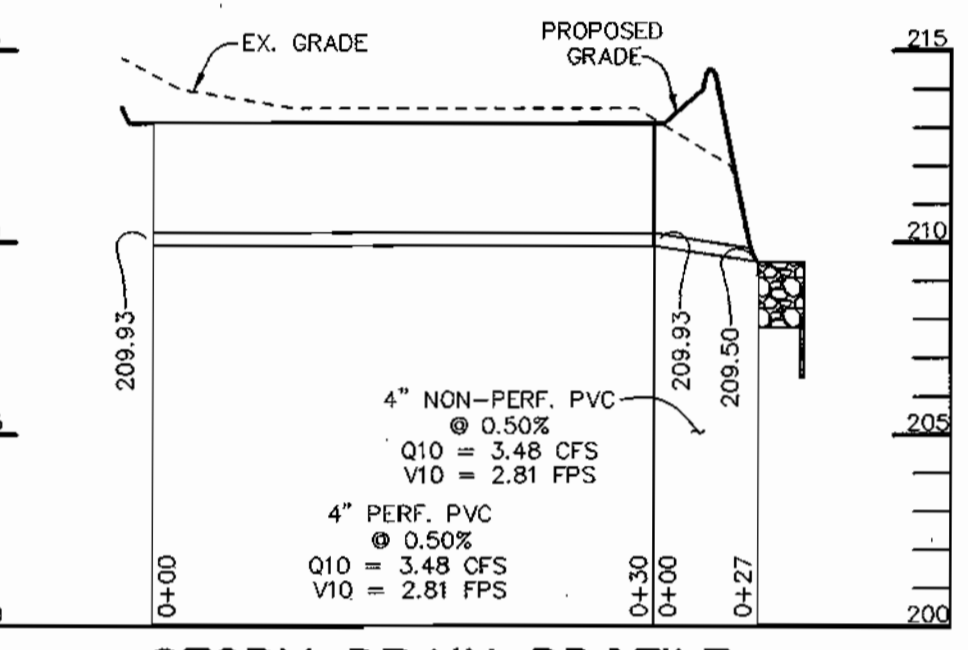
M.S.H.A. TYPE 'A' CURB AND GUTTER



STORM DRAIN PROFILE



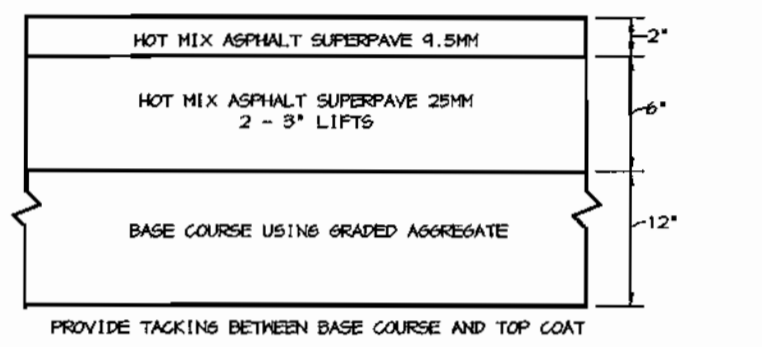
SEWER PROFILE



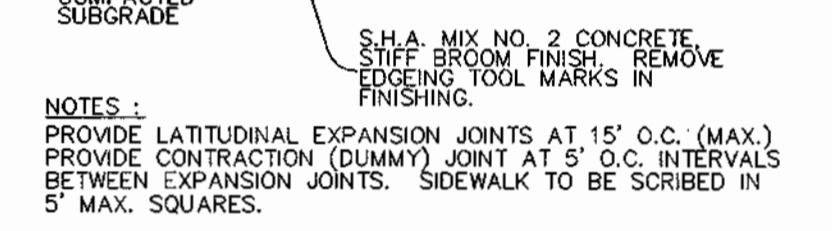
STORM DRAIN PROFILE

PIPE SCHEDULE

PIPE LENGTH	SIZE	TYPE
462	8"	ADS N-12
167	12"	ADS N-12
30	15"	CMP AL. II
35	21"	CMP AL. II
654	48"	CMP AL. II
130	4"	PERF. PVC
27	4"	PVC



M.S.H.A. PAVING SECTION

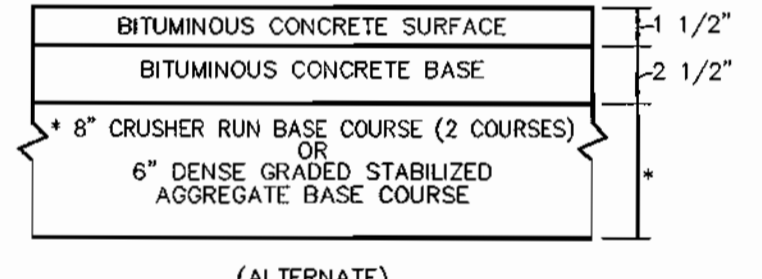


SIDEWALK DETAIL

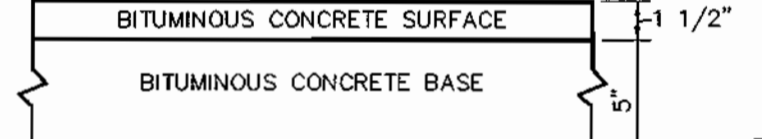
STRUCTURE SCHEDULE

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	DOUBLE 'S' INLET	N 544940.26 E 1371246.08	-	209.81 (15')	214.1	HOCO STD. DETAIL SD-4.23
I-2	YARD INLET	N 545156.06 E 1371235.27	213.67 (6')	213.34 (12')	217.0	HOCO STD. DETAIL SD-4.14
S-1	ACCESS MANHOLE	N 544948.09 E 1371291.68	209.67 (48')	209.67 (48')	215.3	SEE SHEET 6
S-2	ACCESS MANHOLE	N 545033.83 E 1371343.15	209.67 (48')	209.67 (48')	217.4	SEE SHEET 6
S-3	ACCESS MANHOLE	N 5450521.84 E 1371313.14	209.67 (48')	209.67 (48')	217.4	SEE SHEET 6
S-4	ACCESS MANHOLE	N 544966.11 E 1371261.67	209.67 (48')	209.67 (48')	217.4	SEE SHEET 6
S-5	ACCESS MANHOLE	N 544959.80 E 1371288.62	209.67 (48')	209.67 (48')	215.3	SEE SHEET 6
E-1	12" ADS	N 545012.85 E 1371148.88	212.5 (12')	-	-	HOCO STD. DETAIL SD-5.61
E-2	21" CMP END SECTION	N 544912.61 E 1371290.83	209.5 (21')	-	-	HOCO STD. DETAIL SD-5.61
SMH-1	4'-0" DIA.	N 544938.51 E 1371279.83	207.40 (6')	200.00 (6')	214.6	HOCO STD. DETAIL G-5.11
SMH-2	4'-0" DIA.	N 544959.04 E 1371246.37	208.20 (6')	208.30 (6')	214.6	HOCO STD. DETAIL G-5.11
SMH-3	4'-0" DIA.	N 545094.84 E 1371253.20	211.60 (6')	211.50 (6')	217.9	HOCO STD. DETAIL G-5.11

NOTES:
FOR END SECTIONS THE LOCATION IS CENTER OF THROAT OPENING AT FACE OF STRUCTURE. LOCATION OF INLETS AND MANHOLES IS AT CENTER OF TOP COVER

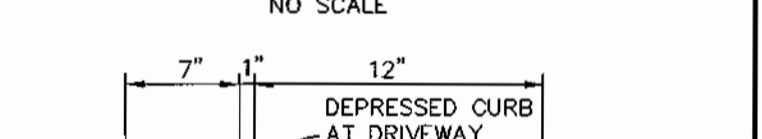


BITUMINOUS CONCRETE SURFACE

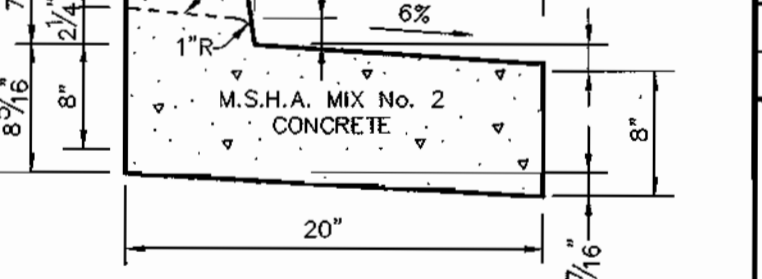


BITUMINOUS CONCRETE SURFACE

P-2 PAVING

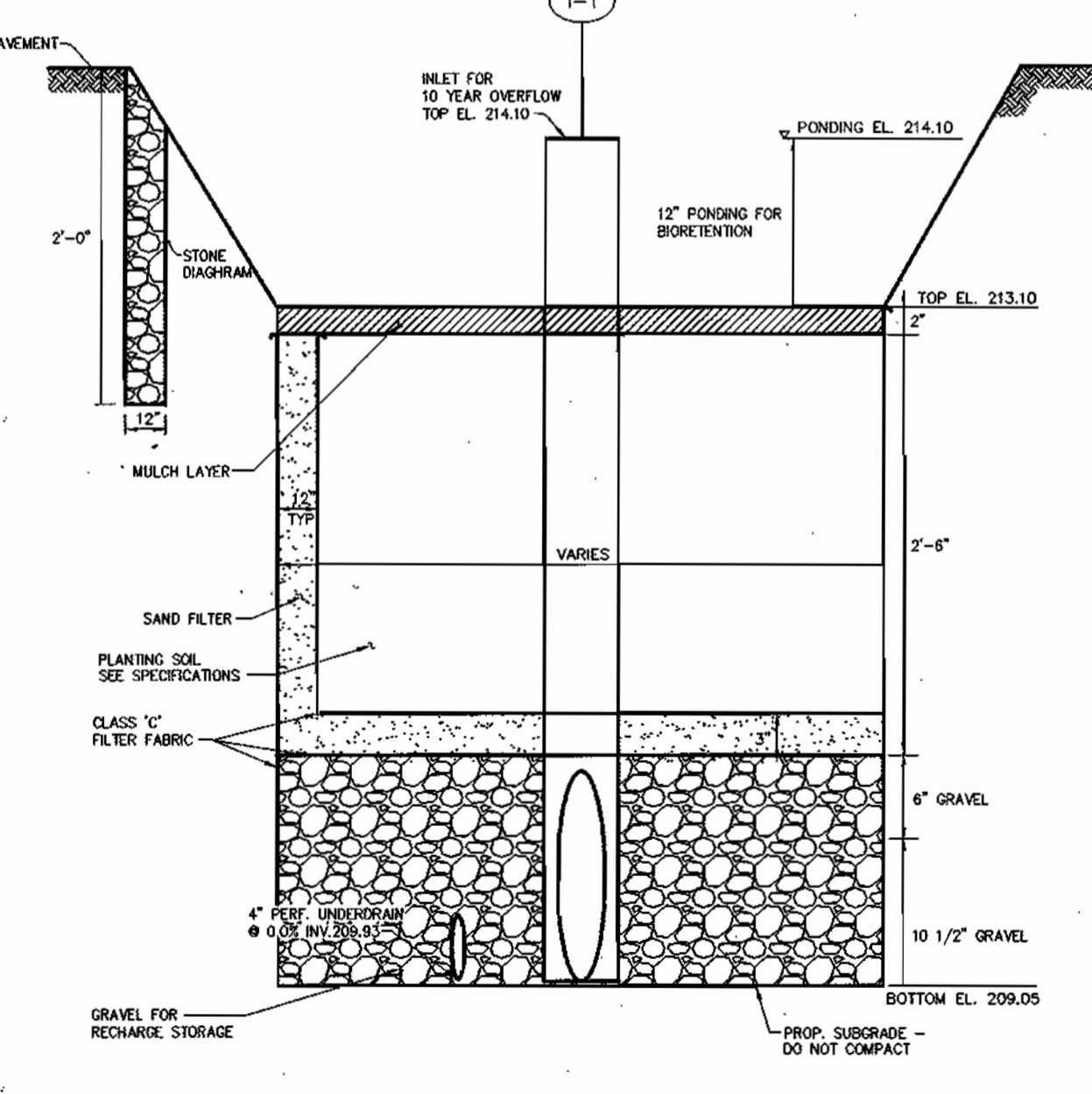


REVERSE 7" COMBINATION CURB AND GUTTER

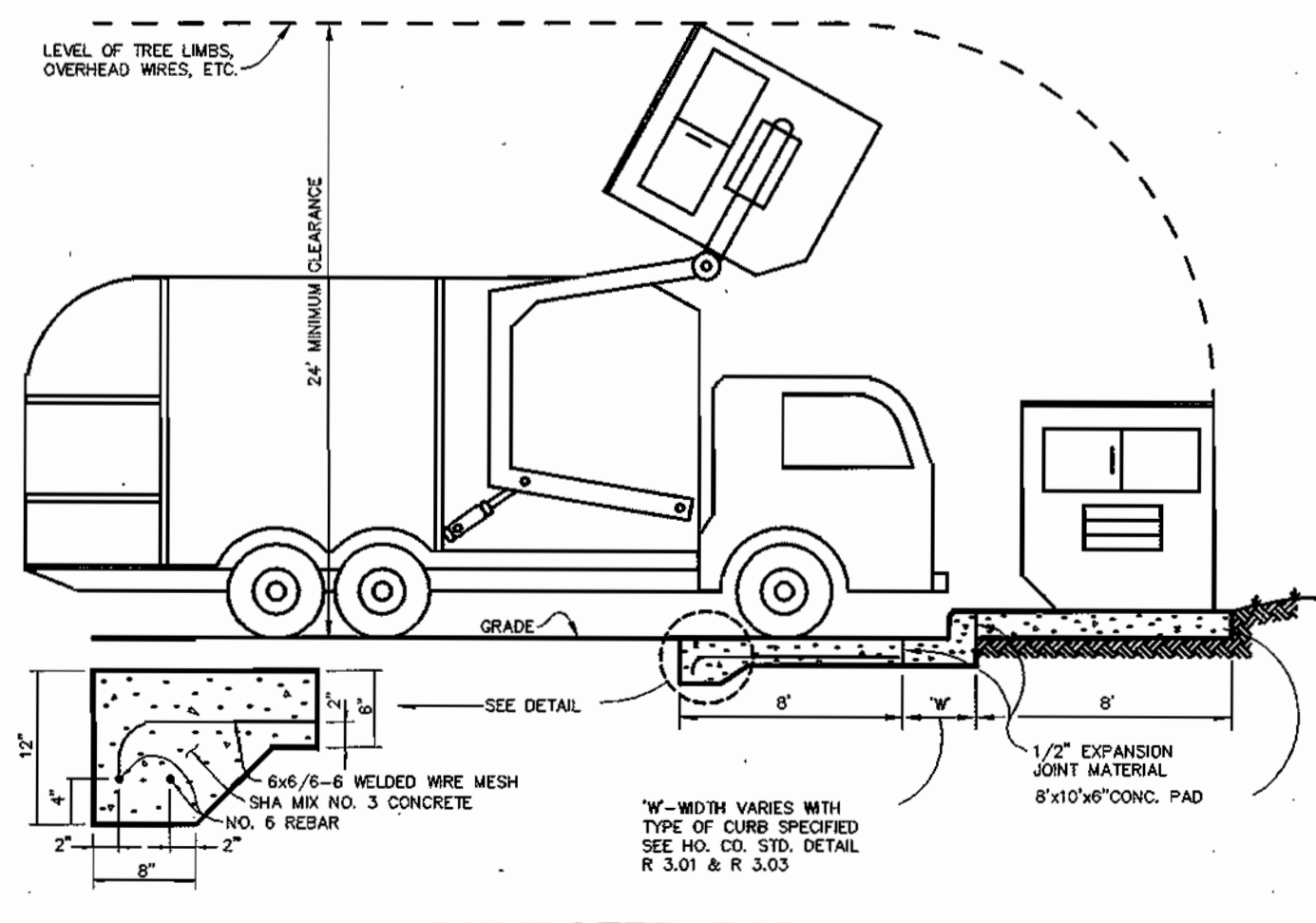


STANDARD 7" COMBINATION CURB AND GUTTER

- OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITY
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
 - SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
 - MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER EVERY 2 TO 3 YEARS.
 - SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



BIORETENTION FACILITY TYPICAL SECTION



DUMPSTER PAD

MATERIAL	SPECIFICATIONS	SIZE	NOTES
PLANTINGS	SEE LANDSCAPE PLAN SHEET	N/A	
PLANTING SOIL (2.5' TO 4' DEEP)	SAND 35 - 60 % SILT 30 - 55 % CLAY 10 - 25 %	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM, OR LOAM
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM
STONE DIAGRAM AND CURTAIN DRAIN	PEA GRAVEL: ASTM-D-448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: No. 6 STONE: 2" to 5"	
GEOTEXTILE	CLASSE "C"-APPARENT OPENING SIZE (ASTM-D-4751), GRAB TENSILE STRENGTH (ASTM-D-4832), PUNCTURE RESISTANCE (ASTM-D-4822)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY.
UNDERDRAIN GRAVEL	AASHTO M-43	0.375" to 0.75"	
UNDERDRAIN PIPE	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	3/8" PERF. @ 6"/O.C. 4 HOLES PER ROW; MIN. OF 3" OF GRAVEL OVER PIPES.
SAND	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRANSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David M. Layton 10/9/03
DIRECTOR DATE

Chris Hamaker 9/16/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MHS DATE

Chris Hamaker 10/1/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER / DEVELOPER

TALL PINES MOTEL, INC.
c/o KRIT PATEL
2301 WILLIS ROAD
RICHMOND, VA 23237
(804)271-6081

PROJECT SLEEP INN-JESSUP
PARCEL 495

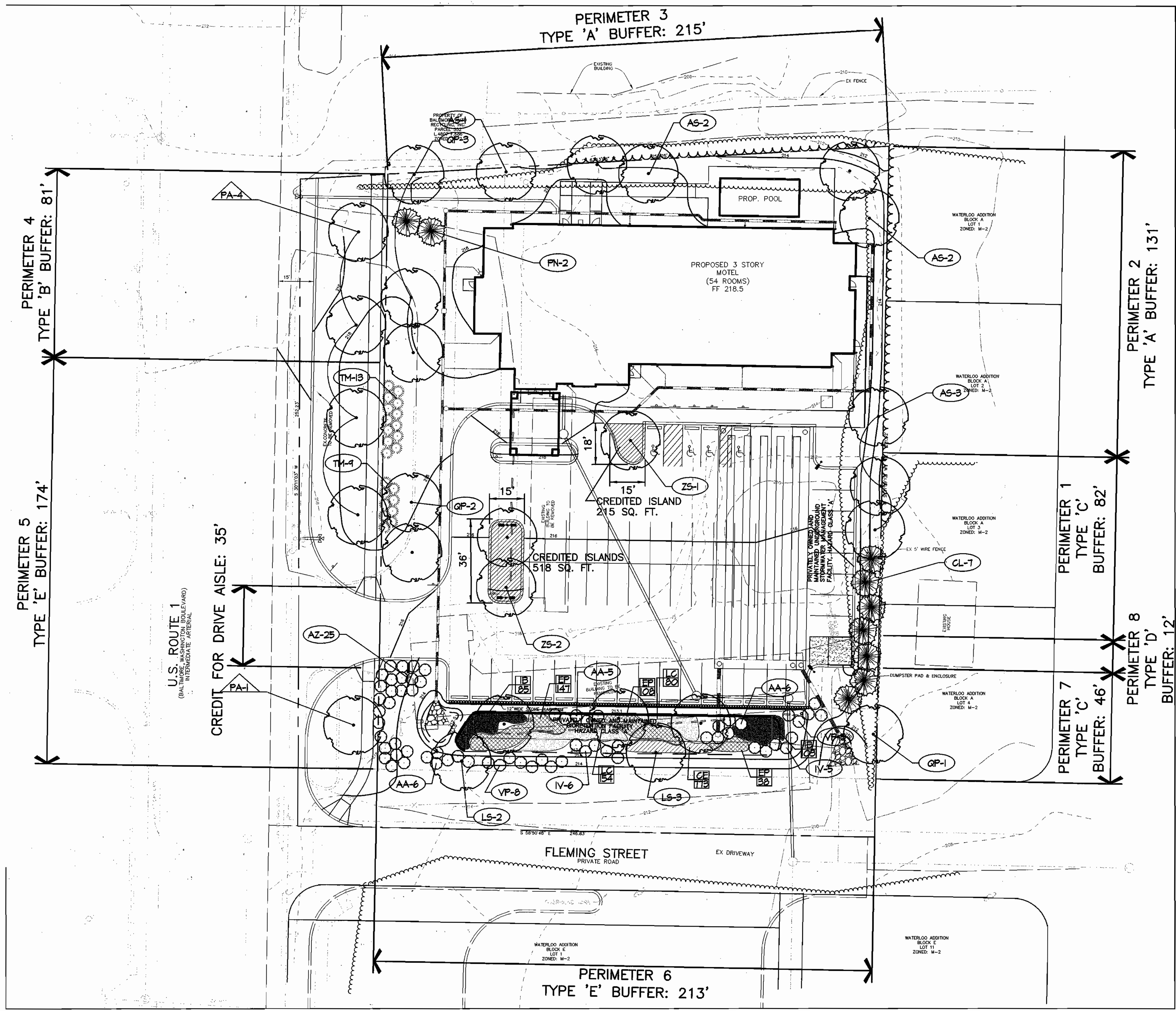
AREA TAX MAP 43 ZONED M-2
PARCEL 495
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE PROFILES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

3.25.03 DATE

DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 01046/
"C800UTL.DWG"
DATE: APRIL 2, 2003
SCALE: AS SHOWN
DRAWING NO. 7 OF 12



LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
WETLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50' BUFFER	
100-YEAR FLOODPLAIN	
CONTOUR LINES	
EX. BUILDING	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. ORNAMENTAL TREE	
PROP. SHRUBS	
LANDSCAPE REQUIREMENT	
STREET TREE REQUIREMENT	
BIORETENTION PLANTING	
PERIMETER LANDSCAPE EDGE LIMITS	
CREDITED LANDSCAPE ISLAND	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>David T. Dows</i> DIRECTOR	11/13/03 DATE
<i>John Damman</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION M-2	9/23/03 DATE
<i>Chris Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	10/1/03 DATE
DATE	NO. REVISION
OWNER / DEVELOPER	
TALL PINES MOTEL, INC. c/o KIRIT PATEL 2301 WILLIS ROAD RICHMOND, VA 23237 (804)271-6081	
PROJECT SLEEP INN-JESSUP PARCEL 495	
AREA TAX MAP 43 ZONED M-2 PARCEL 495 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE LANDSCAPE PLAN	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE 3.26.03	DESIGNED BY : PJS/GTH/KLS
	DRAWN BY: GTH/KLS
	PROJECT NO .01046/ L200LND.DWG
	DATE : APRIL 2, 2003
	SCALE : 1" = 20'
DAVID T. DOWS #830	DRAWING NO. 8 OF 12

SCHEDULE A - PERIMETER LANDSCAPE EDGE								
PERIMETER	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES				
	4	5	6	1	2	3	7	8
LANDSCAPE TYPE	B	E	E	C	A	A	C	D
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	81'±	174'±	213'±	82'±	131'±	215'±	46'±	12'±
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	NO	YES, 35'	NO	NO	NO	NO	NO	NO
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO
LINEAR FEET REMAINING	81'±	139'±	213'±	82'±	131'±	215'±	46'±	12'±
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED								
SHADE TREES	0	0	0	2	2	4	1	0
EVERGREEN TREES	0	0	0	2	2	0	2	1
SHRUBS	0	35	53	0	0	0	0	0
NUMBER OF PLANTS PROVIDED								
SHADE TREES	0	3	5	2	2	4	1	0
EVERGREEN TREES	0	0	0	2	2	0	2	1
SMALL FLOWERING TREES	0	35	53	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
PARKING LOT	
NUMBER OF PARKING SPACES	54
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	3
NUMBER OF TREES PROVIDED	
SHADE TREES	3
OTHER TREES (2:1 SUBSTITUTION)	-
NUMBER OF ISLANDS REQUIRED (1/20 SPACES)	3
NUMBER OF ISLANDS PROVIDED (200 SF/ISLAND)	3

PLANT LIST					
SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
AS	8	Acer saccharum 'Green Mountain'	2.5"-3" cal.	B&B	Plant as shown
LS	5	Liquidambar styraciflua Sweet Gum	2.5"-3" cal.	B&B	Plant as shown
QP	6	Quercus phellos Willow Oak	2.5"-3" cal.	B&B	Plant as shown
ZS	3	Zelkova serrata 'Village Green'	2.5"-3" cal.	B&B	Plant as shown
CL	7	Xyprressocyparis leylandii Leyland Cypress	5'-6' ht.	B&B	Plant as shown
PN	2	Picea nigra Austrian Pine	6'-8' ht.	B&B	Plant as shown
AA	17	Aronia arbutifolia Red Chokeberry	24"-30" ht.	Cont.	Plant 4.5' o.c.
AZ	25	Azalea 'Gumpo Pink'	24"-30" ht.	Cont.	Plant 4.5' o.c.
IV	11	Ilex verticillata 'Red Sprite'	24"-30" ht.	Cont.	Plant 4.5' o.c.
TM	22	Taxus xmedia 'Densiflora'	24"-30" ht.	Cont.	Plant 4.5' o.c.
VP	13	Viburnum plicatum tomentosum Doublefile Viburnum	30"-36" ht.	Cont.	Plant 5' o.c.

STREET TREE PLANT LIST					
KEY	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	SPACING
PA	5	Platanus xacerifolia London Planetree	2.5"-3" cal.	B&B	Plant as shown

BIORETENTION PLANT LIST						
KEY	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	SPACING	ZONE*
CE	173	CAREX ELATA 'AUREA'	BARE ROOT	CONT.	6" SPACING	(1, 2), 3
EP	243	BOYLES GOLDEN SEDGE	1 GALLON	CONT.	10" SPACING	***
IB	180	IRIS VERSICOLOR 'BLUE FLAG'	BARE ROOT	CONT.	10" SPACING	(1, 2), 3
LC	234	LOBELIA CARDINALIS CARDINAL FLOWER	1 GAL.	CONT.	10" SPACING	1, (2, 3), 4

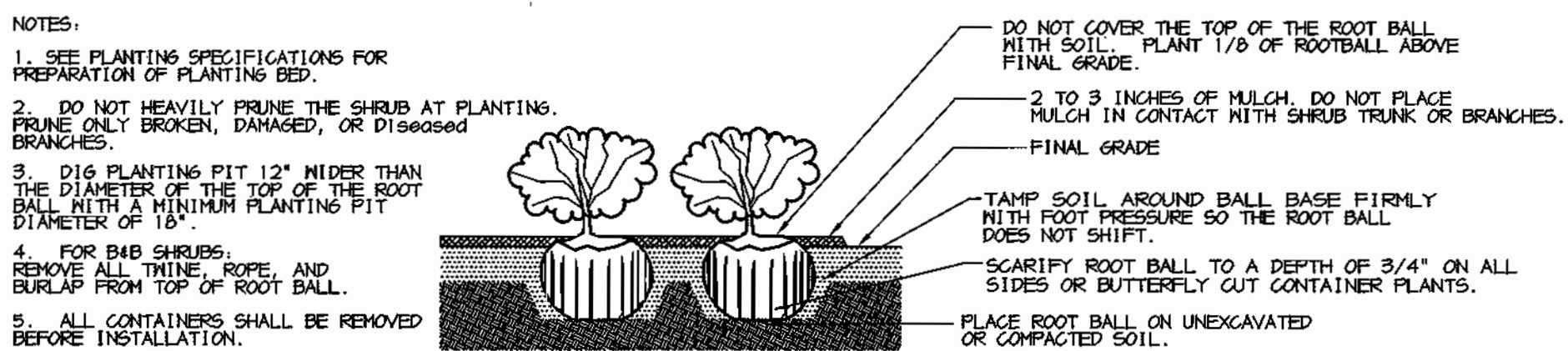
BIORETENTION PLANT LIST NOTES:
 * HYDROLOGIC ZONES ACCORDING TO APPENDIX A OF THE MARYLAND MODEL STORMWATER MANAGEMENT ORDINANCE JULY 2000.
 ** ALSO KNOWN CAREX STRICTA 'AUREA'
 *** COMMONLY USED BIORETENTION SPECIES ACCORDING TO TABLE A.4 IN APPENDIX A OF THE MARYLAND MODEL STORMWATER MANAGEMENT ORDINANCE JULY 2000.

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
S.N.M. POND PERIMETER	1
LANDSCAPE TYPE	
LINEAR FEET OF TOTAL PERIMETER	
CREDIT FOR EX. VEGETATION (NO OR YES & %)	
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	
LINEAR FEET OF REMAINING PERIMETER	
NUMBER OF TREES REQUIRED:	
SHADE TREES	
EVERGREEN TREES	
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	
EVERGREEN TREES	
OTHER TREES (2:1 SUBSTITUTION, 50% MAX.)	

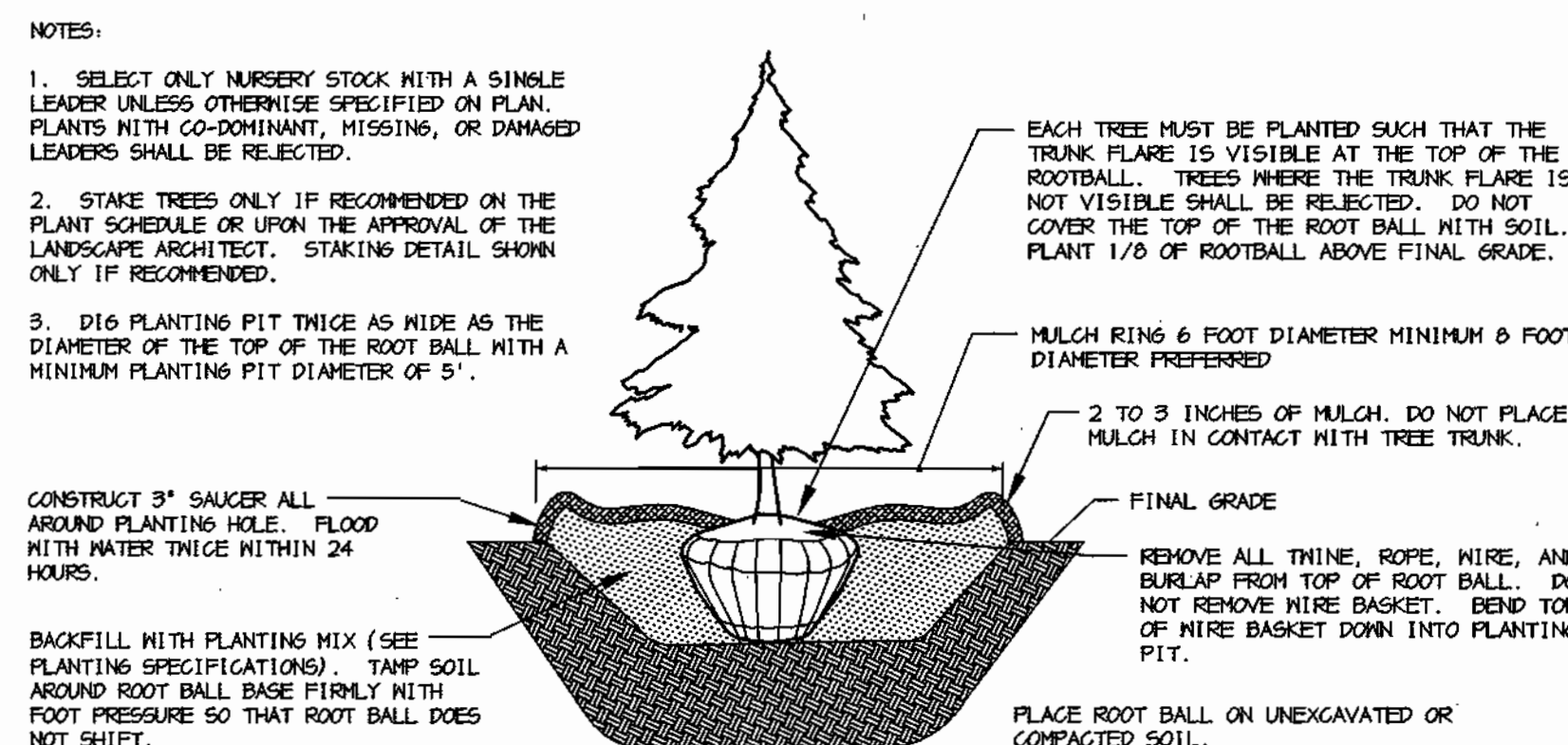
* SEE GENERAL NOTE #9

PLANTING SPECIFICATIONS

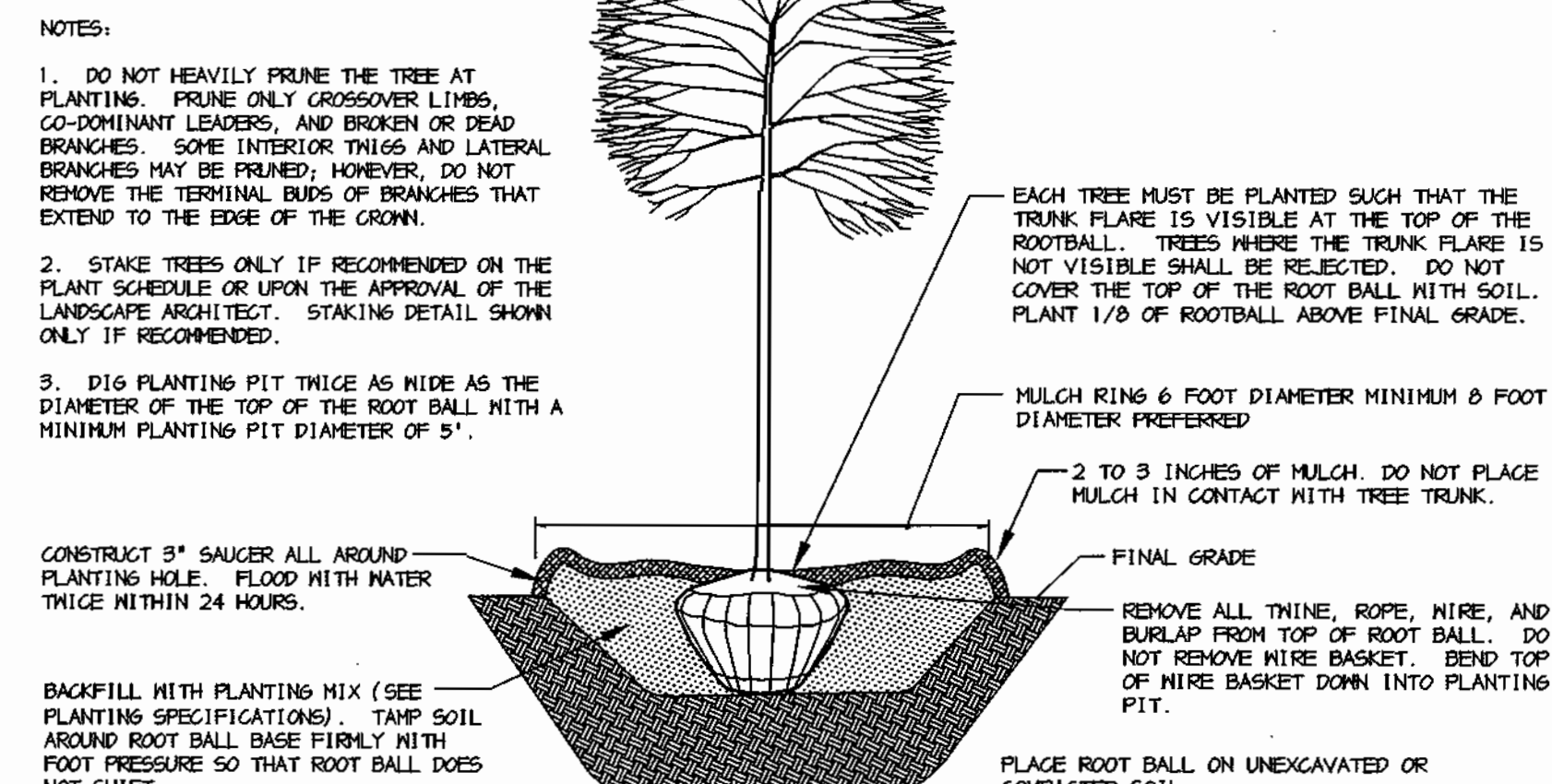
- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no healed-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xyprressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.), top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English keeping yew): Top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Mulch & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS
NOT TO SCALE



EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

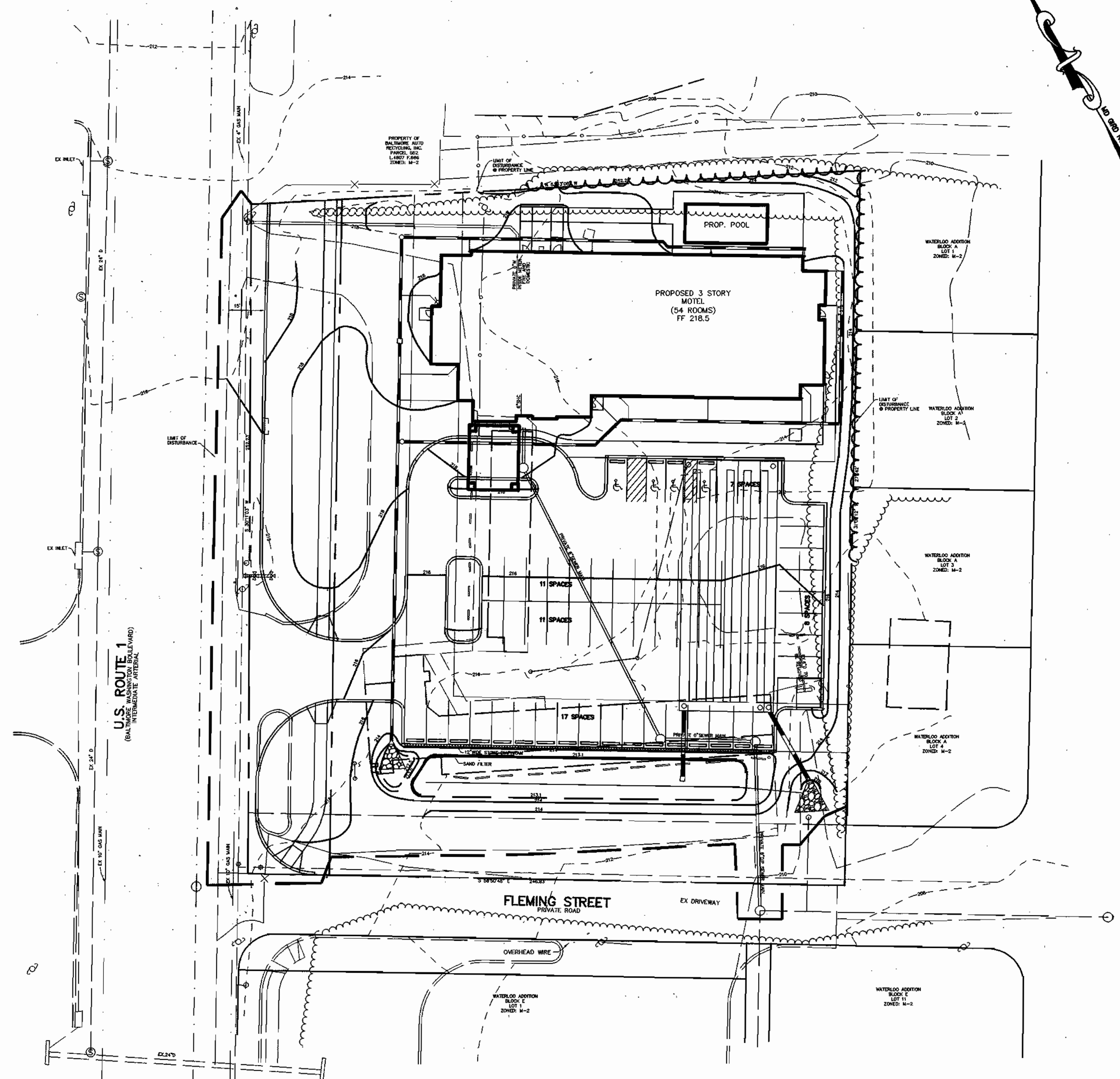
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00.
 27 SHADE TREES @ \$300 = \$8,100
 9 EVERGREEN TREES @ \$150 = \$1,350
 0 ORNAMENTAL TREES @ \$150 = \$0.00
 88 SHRUBS @ \$30 = \$2,640
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED 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.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.
- PLANTING FOR SWM AREAS IS PROVIDED WITH BIORETENTION LANDSCAPING. NO ADDITIONAL PLANTING IS PROPOSED.

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.

Signature: KIRIT PATEL
 Date: 3.25.03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
DIRECTOR: <i>[Signature]</i>	DATE: 4/4/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE: 9/16/03
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE: 10-1-03
DATE NO.	REVISION
OWNER / DEVELOPER	TALL PINES MOTEL, INC. c/o KIRIT PATEL 2301 WELLS ROAD RICHMOND, VA 23237 (804)271-6081
PROJECT	SLEEP INN-JESSUP PARCEL 495
AREA	TAX MAP 43 ZONED M-2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	LANDSCAPE SCHEDULES AND DETAILS
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE	3-26-03
DESIGNED BY:	PJS/GTH/KLS
DRAWN BY:	GTH/KLS
PROJECT NO.	01046/ L201LND.DWG
DATE:	APRIL 2, 2003
SCALE:	NOT TO SCALE
DRAWING NO.	9 OF 12



Howard County Forest Conservation Worksheet

PROJECT NAME: Sleep Inn COUNTY FILE #: SDP-03-022
 DATE: 10/2/2002 PHRA PROJECT #: 01046

Site Data

A. Total site area	1.68
B. Areas in 100 year floodplain	0.00
Areas in agriculture use and preservation parcels	0.00
Other: Area already cleared under SDP-81-171	1.39
C. Net Tract Area (A-B)	0.29
D. Forest Cover on net tract area	0.00
E. Amount of Net Tract Area Forest to be cleared per plan	0.00
F. Land Use Category	CIA (commercial)
G. Reforestation requirement percent by land use category	15%
H. Afforestation requirement percent by land use category	15%

Break Even Point

A. Area of forest above conservation threshold	0.00
B. Amount of forest to retain w/o mitigation	0.00
C. Forest clearing permitted w/o mitigation	0.00

Reforestation Calculations

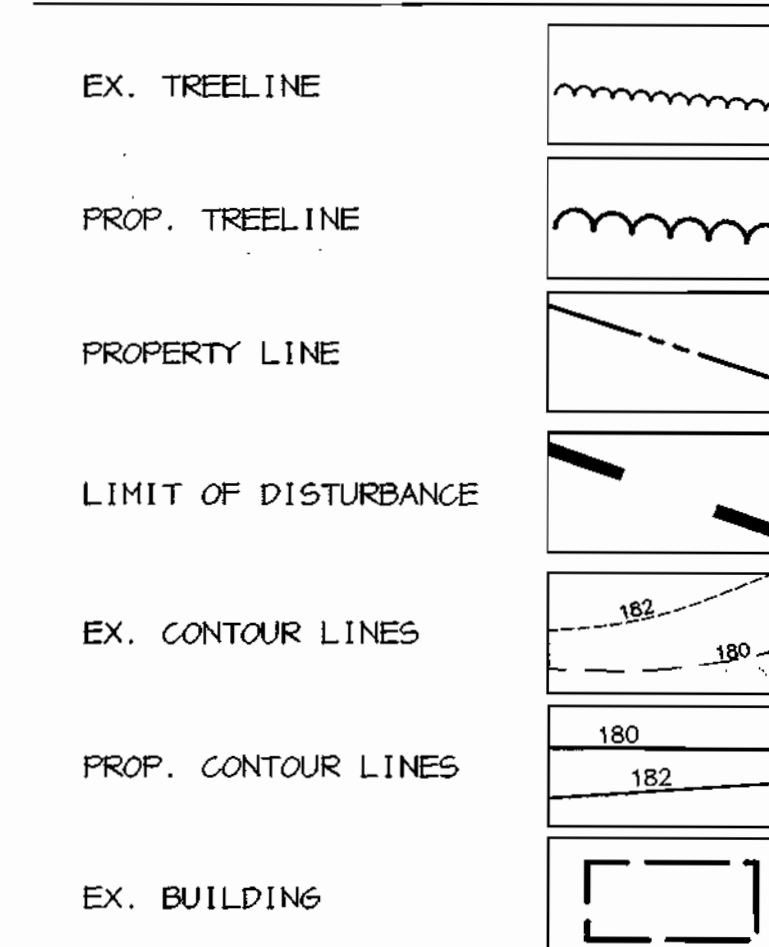
A. Net Tract Area	0.29
B. Total forest within Net Tract Area	0.00
C. Net Tract Area forests to be cleared by development plan	0.00
D. Forest area remaining	0.00
E. Reforestation threshold in acres	0.04
F. Reforestation Debt	
above threshold	0.00
below threshold	0.00
G. Reforestation credit	0.00
H. REFORESTATION OBLIGATION	0.00

Afforestation Calculations

A. Net Tract Area	0.29
B. Total forest within Net Tract Area	0.00
C. Afforestation threshold in acres	0.04
D. AFFORESTATION OBLIGATION (C-B)	0.04

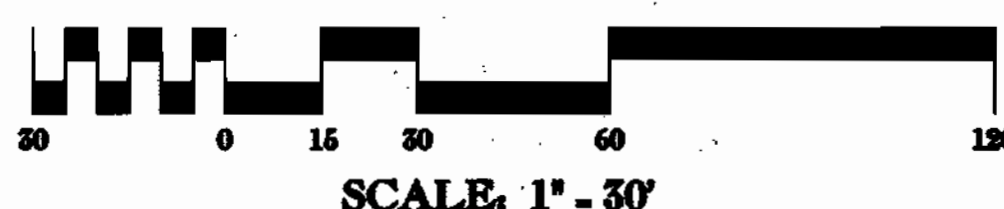
TOTAL REFORESTATION + AFFORESTATION OBLIGATION 0.04

LEGEND



GENERAL NOTES:

1. THE PLAN HAS BEEN PREPARED USING FIELD RUN TOPOGRAPHY.
2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
4. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
5. TWO EXISTING MOTEL BUILDINGS ARE LOCATED ON THE SITE AND WILL BE REMOVED AS PART OF THE CONSTRUCTION PROCESS.
6. THIS SITE CONTAINS ONE SOIL, SFC2.
7. A LETTER HAS BEEN SUBMITTED IN LIEU OF AN FSD. NO FOREST EXISTS ON SITE.
8. NO FOREST WILL BE REMOVED WITH THIS DEVELOPMENT. THE FOREST CONSERVATION OBLIGATION OF 0.04 AC FOR THE PROPOSED DEVELOPMENT IS SOLELY COMPRISED OF AFFORESTATION. A FEE-IN-LIEU AMOUNT OF \$271.20 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
9. THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
10. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank A. Coughlin 10/2/02
 DIRECTOR DATE

Chris Damman 9/25/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M&J DATE

Chris Hamden 10/1/02
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
 TALL PINES MOTEL, INC.
 c/o KIRIT PATEL
 2301 WILLIS ROAD
 RICHMOND, VA 23237
 (804)271-6081

PROJECT **SLEEP INN-JESSUP**
 PARCEL 495

AREA TAX MAP 43 ZONED M-2
 PARCEL 495
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE **FOREST CONSERVATION PLAN**

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

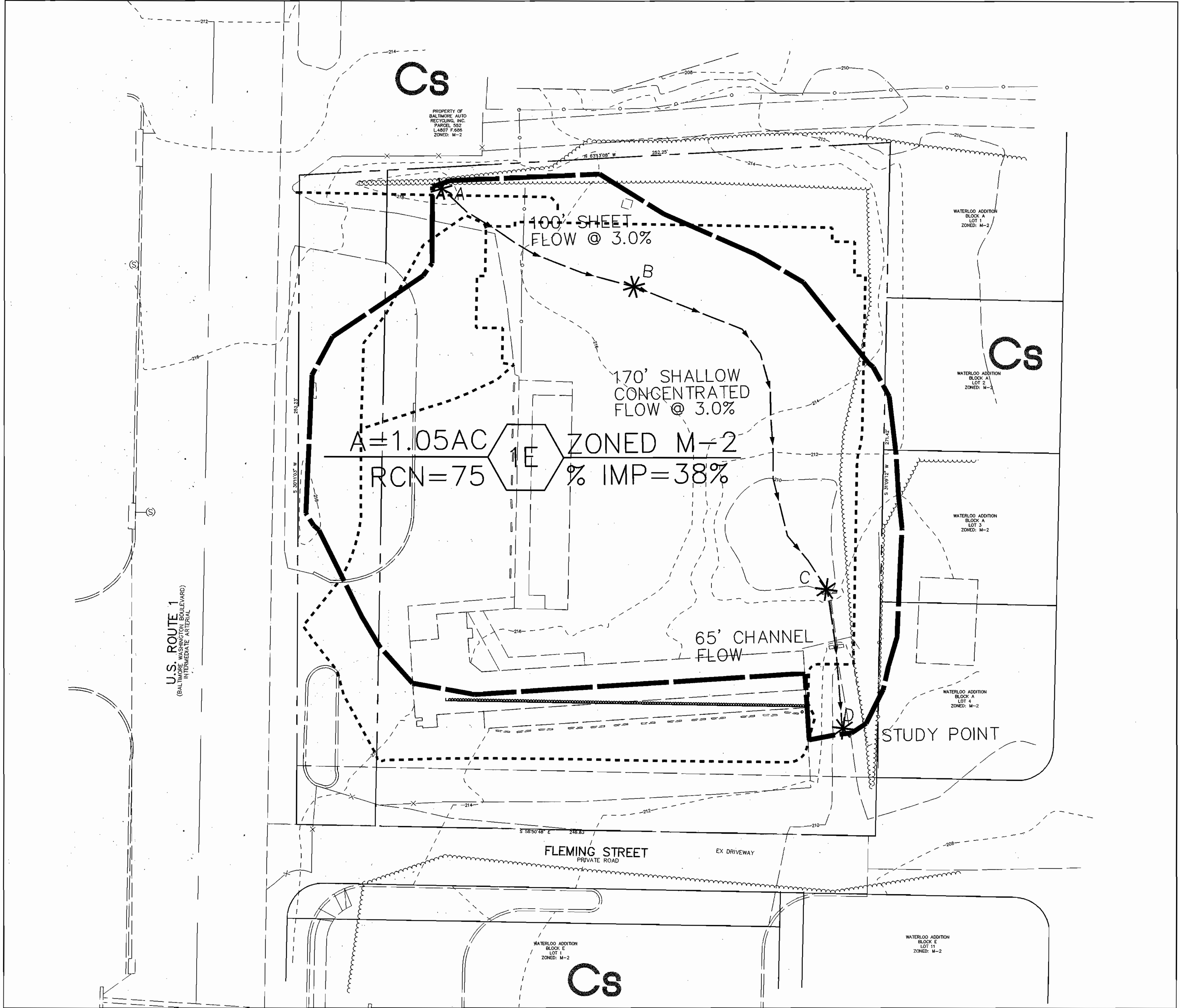
PHRA

DATE 5/20/03

DESIGNED BY: PJS/GTH/KLS
 DRAWN BY: GTH/KLS
 PROJECT NO. 01046/
 L200FCP.DWG
 DATE: APRIL 2, 2003
 SCALE: 1" = 30'
 DRAWING NO. 10 OF 12

David T. Dows
 DAVID T. DOWS 4/30

P:\project\01046-1\01046-1\Plan\PlanL200FCP.dwg, SITE: 03/21/2003 11:43:05 AM, HP750C(86).pc3, Act D - 24 x 36 in. (landscape), 1:1



LEGEND

DRAINAGE DIVIDE
 TIME OF CONCENTRATION

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Kirit Patel 3.25.03
 DEVELOPER KIRIT PATEL DATE

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Christopher J. Reid 3.25.03
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Murray 9/15/03
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Robertson 9/15/03
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Denise D. Layton 1/15/03
 DIRECTOR DATE

Chris Dammann 9/26/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Linda Hamilton 10/1/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO.	REVISION

OWNER / DEVELOPER

TALL PINES MOTEL, INC.
 c/o KIRIT PATEL
 2301 WILLIS ROAD
 RICHMOND, VA 23237
 (804)271-6081

PROJECT SLEEP INN-JESSUP
 PARCEL 495

AREA TAX MAP 43 ZONED M-2
 PARCEL 495
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

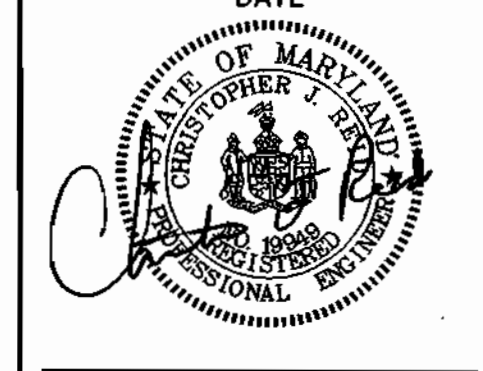
TITLE SWM DRAINAGE AREA MAP
 EXISTING CONDITIONS

PHRA
 Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

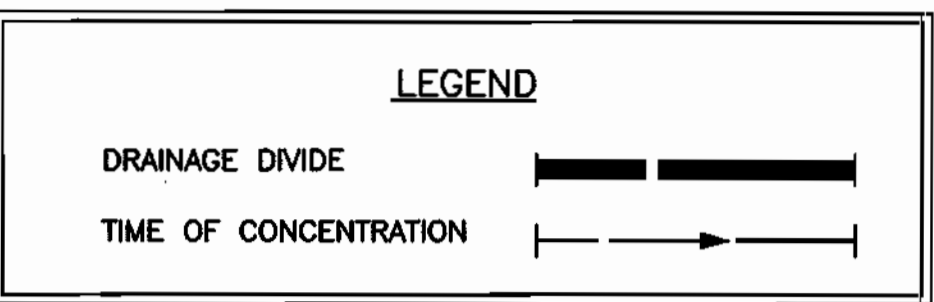
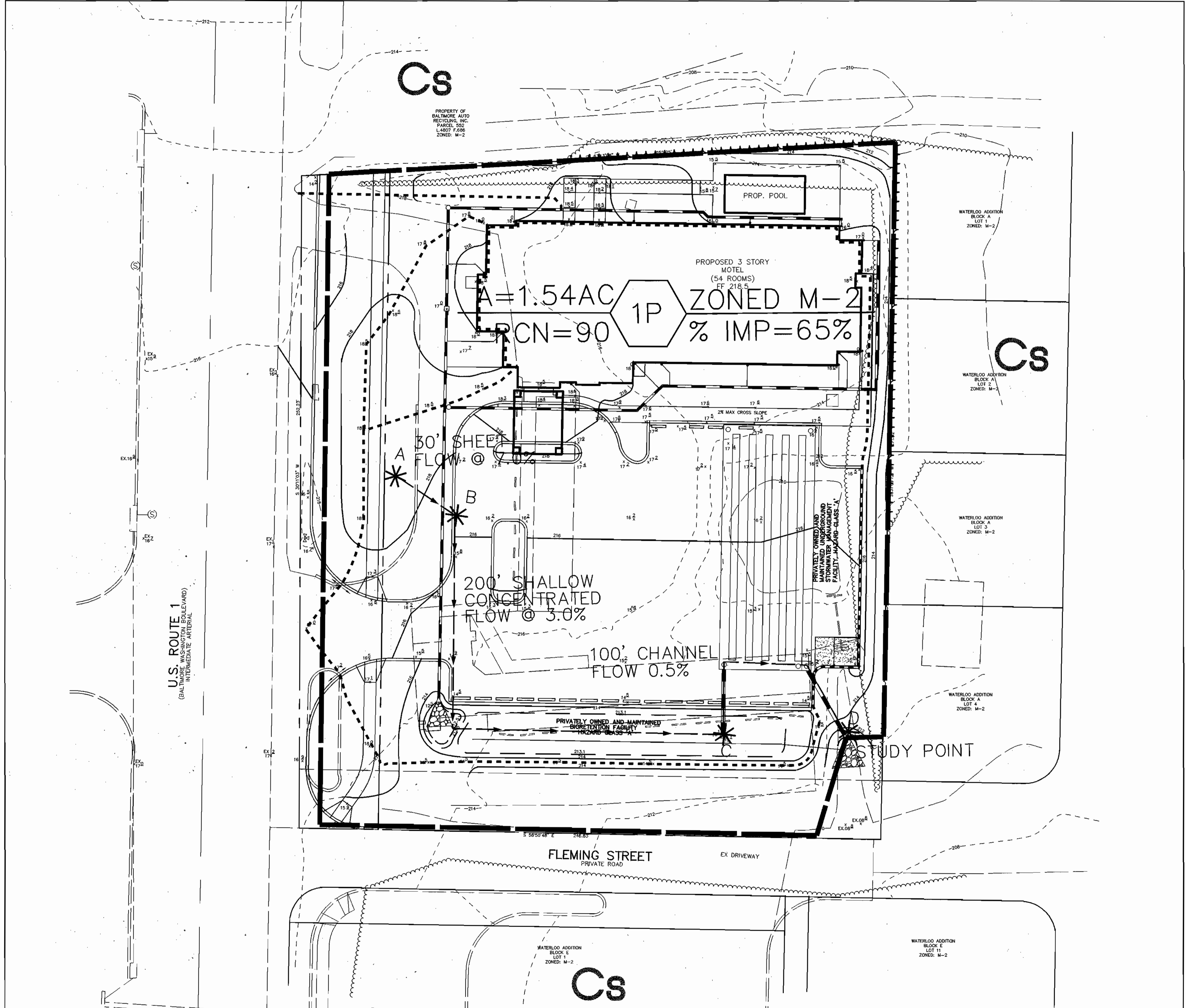
DATE 3.25.03

DESIGNED BY : C.J.R.
 DRAWN BY: DAM
 PROJECT NO .01046/
 C600EXDA.DWG
 DATE : APRIL 2, 2003
 SCALE : 1" = 20'
 DRAWING NO. 11 OF 12

CHRISTOPHER J. REID #19949



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BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Kirit Patel 3.25.03
 DEVELOPER KIRIT PATEL DATE

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Chris O'Keefe 3.25.03
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark McLaughlin 10/3/03
 DIRECTOR DATE

Al Danman 9/10/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Lois Hamilton 10/1/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER

TALL PINES MOTEL, INC.
 c/o KIRIT PATEL
 2301 WILLIS ROAD
 RICHMOND, VA 23237
 (804)271-6081

PROJECT SLEEP INN-JESSUP
 PARCEL 495

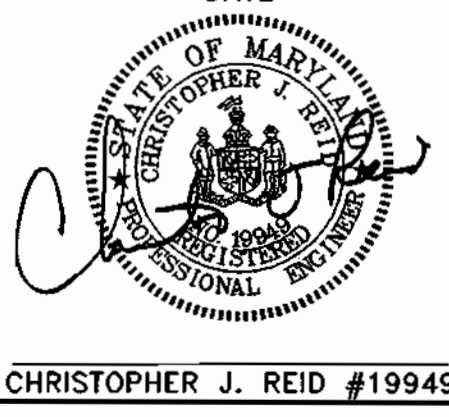
AREA TAX MAP 43 ZONED M-2
 PARCEL 495
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE SWM DRAINAGE AREA MAP
 PROPOSED CONDITIONS

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

3.25.03
 DATE

DESIGNED BY : C.J.R.
 DRAWN BY: DAM
 PROJECT NO .01046/
 C600PRDA.DWG
 DATE : APRIL 2, 2003
 SCALE : 1" = 20'
 DRAWING NO. 12 OF 12



CHRISTOPHER J. REID #19949