

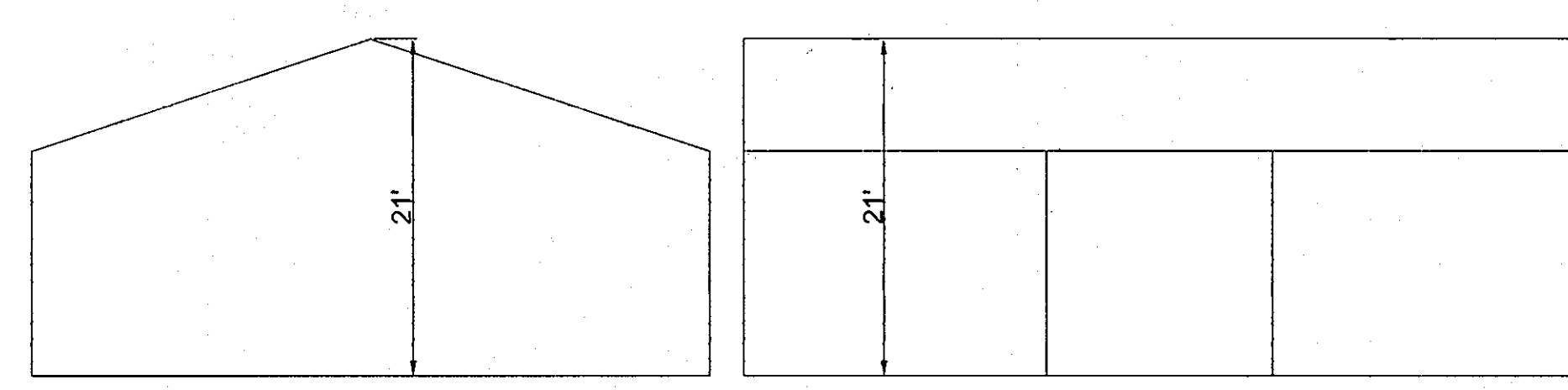
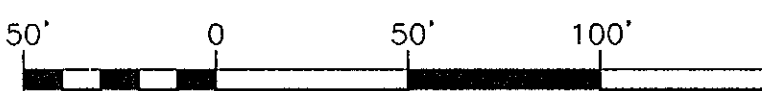
**GENERAL NOTES**

- 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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
 MISS UTILITY 1-800-257-7777  
 VERIZON TELEPHONE COMPANY 410-854-6281  
 HOWARD COUNTY BUREAU OF UTILITIES 410-313-2366  
 AT&T CABLE LOCATION DIVISION 410-393-3553  
 B.G.&E. CO. CONDUCTOR SERVICES 410-850-4820  
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL 410-787-4820  
 STATE HIGHWAY ADMINISTRATION 410-531-5533
- SITE ANALYSIS:**  
 TOTAL SITE AREA: 65,848.00 SF OR 1.97 AC.  
 USE: CONCRETE MIX PLANT  
 BUILDING COVERAGE: 4,082 SF OR 0.059 AC.  
 PERVIOUS PARKING/YARD AREA: 74,747 SF OR 1.72 AC  
 AREA OF LANDSCAPE ISLAND: N/A  
 LIMIT OF DISTURBED AREA: 16,808 SF OR 0.39 AC.  
 CUT: 275 CY FILL: 54 CY
- PROJECT BACKGROUND:**  
 LOCATION: JESSUP, MD.; TAX MAP 48, BLOCK 14, PARCELS 36 & 40  
 ZONING: M-2  
 SUBDIVISION: N/A  
 SECTION/AREA: N/A  
 TOTAL SITE AREA: 1.97 AC.  
 DPZ REFERENCES: BA-09-029V, L 10307 / F 492, SHA PLAT 51221  
 PLAT REFERENCE: HEN NO. 119, FOLD 127, MAP OF WHITEHURST
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORAGE STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED CONSTRUCTION BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED 2008. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED 11/25/2010.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT BECAUSE NO RESIDENTIAL USE IS PROPOSED.
- GEOTECHNICAL ENGINEER TO CONFIRM ANY PAVING SECTION PRIOR TO CONSTRUCTION. PAVING SECTIONS CAN BE FOUND ON SHEET 7.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD.
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ANY PROPOSED HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED TO THE EXTENT POSSIBLE. THE PURPOSE OF THIS PLAN IS TO ADDRESS A CONSENT ORDER AND VARIANCE PLAN. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED BY THIS PLAN. A WATER QUALITY SWALE IS BEING PROPOSED TO PROVIDE LIMITED WATER QUALITY.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR. THE SUBJECT PROPERTY IS ZONED M-2 PER THE 2008 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 07/28/06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR OTHER REGULATED AREAS.
- ALL STORMWATER PIPE BEDDING IS TO BE IN CONFORMANCE WITH HOWARD COUNTY STANDARD DETAIL C-2.12.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, HOWARD COUNTY BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 73-2003.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$7,110.00 FOR THE REQUIRED 13 SHADE TREES, 20 EVERGREEN TREES, AND 7 SHRUBS.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAS BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY LANDSCAPE CONSERVATION MANUAL BY FEEL-N-LEVEE PAYMENT IN THE AMOUNT OF \$9,801.00 FOR THE 0.30 ACRES OF FOREST CONSERVATION REQUIRED.
- THERE IS NO FLOODPLAIN, WETLANDS, STREAM OR STEEP SLOPES ON THIS SITE.  
 AN EROSION CONTROL PLAN HAS BEEN DEVELOPED BY THE CONTRACTOR, DATED JUNE 3, 2010. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH A CONCRETE BATCH FACILITY. TO COMPLY WITH CONSENT ORDER AND EROSION CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE A LETTER DATED BY THE CONTRACTOR TO THE COUNTY ENGINEER. THE GARAGE WILL HAVE NO IMPACT ON SURROUNDING AREA TRAFFIC CONDITIONS. THE GARAGE IS USED FOR STORAGE OF EQUIPMENT AND TOOLS. THEREFORE, THIS PLAN SATISFIES HOWARD COUNTY ADEQUATE ROAD FACILITIES TEST EVALUATION REQUIREMENTS.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT 24-3417 AND 653-W.  
 PUBLIC SEWER AVAILABLE THROUGH CONTRACT 24-3417.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME II (1993) AND AS MOTIVATED BY TOWNSHIP STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTRY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) -3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AND BE AT LEAST 18" IN HEIGHT ABOVE THE FINISHED GRADE. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-1 18.2.2.1
- ALL GATES SHALL BE REQUIRED TO HAVE A KNOX BOX (SEE DEPARTMENT ACCESS BOX) OR KNOX BOX KEY OVERBEAR CONTROL TO INSURE TIMELY FIRE DEPARTMENT ACCESS. NFPA-1 18.2.2.2
- REFERENCE BA CASE NO. 09-029V, APPROVED, 11/23/09, FOR VARIANCES TO (1) REDUCE THE 50 FOOT SETBACK FROM A STREET RIGHT-OF-WAY TO 30' FOR A STRUCTURE; (2) REDUCE A 50 SETBACK FROM A STREET RIGHT-OF-WAY TO ZERO (0') FOR A FENCE AND GRAVEL DRIVE ADJACENT TO HILDERS AVE. AND (3) REDUCE A 50' STRUCTURE AND USE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY TO ZERO (0') FOR A STRUCTURE, FENCE, AGGREGATE STORAGE AND RELATED STRUCTURES ADJACENT TO MD 32. IN AN M-2 ZONING DISTRICT, FILED PURSUANT TO SECTION 130.B.2 OF THE HOWARD COUNTY ZONING REGULATIONS. APPROVAL SUBJECT TO THE FOLLOWING CONDITION:  
 1. VARIANCES WILL APPLY ONLY TO THE USES AND STRUCTURES BEING REQUESTED AND NOT TO ANY NEW STRUCTURES, USES, OR CHANGE IN USES ON THE SUBJECT PROPERTY OR TO ANY ADDITIONS THEREON.
- THE PURPOSE OF THIS PLAN IS TO COMPLY WITH A CONSENT ORDER ISSUED BY THE DISTRICT COURT OF MARYLAND FOR HOWARD COUNTY, CITATION NO. 0233132057, BASED UPON THE CONSENT AND AGREEMENT, DATED 01/27/10, THE DISTRICT COURT OF MARYLAND FOR HOWARD COUNTY ORDERED:  
 A. WITHIN FORTY-FIVE (45) DAYS OF THE DATE OF THIS CONSENT ORDER, SPIRIT MASTER AND/OR ITS TENANT, PCS HOLDINGS, LLC SHALL SUBMIT A SITE DEVELOPMENT PLAN FOR THE BUILDING TO THE SUBDIVISION REVIEW COMMITTEE OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING;  
 B. IN THE EVENT THAT THE COUNTY APPROVES THE SUBMITTED SITE DEVELOPMENT PLAN, SPIRIT MASTER AND/OR PCS HOLDINGS, LLC SHALL WITHIN SEVEN (7) DAYS AFTER THE DATE THE COUNTY APPROVES THE SITE DEVELOPMENT PLAN, APPLY FOR A BUILDING PERMIT TO COVER THE "AS-BUILT" BUILDING OR THE BUILDING AS MODIFIED OR TOTALLY RECONSTRUCTED;  
 C. IN THE EVENT THAT A SITE DEVELOPMENT PLAN IS SUBMITTED PURSUANT TO PARAGRAPH A, AND IF THE COUNTY DISAPPROVES THE SITE DEVELOPMENT PLAN SUBMITTED, SPIRIT MASTER AND/OR PCS HOLDINGS, LLC SHALL WITHIN THIRTY (30) DAYS AFTER THE DATE THE COUNTY DISAPPROVES THE SITE DEVELOPMENT PLAN, REMOVE THE BUILDING LOCATED ON THE PROPERTY OR SUBMIT A REVISED SITE DEVELOPMENT PLAN, WHICH INCORPORATES ANY CHANGES ORDERED BY HOWARD COUNTY;  
 D. SPIRIT MASTER SHALL, WITHIN FOURTEEN (14) DAYS OF THE DATE OF THIS ORDER, PAY A FINE IN THE AMOUNT OF \$250.00, PAYABLE TO THE COUNTY DIRECTOR OF FINANCE;  
 E. THE PARTIES HERETO, THAT THE TIME TABLE FOR WHEN CERTAIN ACTS MUST BE COMPLETED DEPENDS TO SOME DEGREE ON THE TIME IT TAKES FOR THE COUNTY TO REVIEW AND APPROVE CERTAIN SUBMISSIONS REQUIRED OF THIS CONSENT ORDER. NEVERTHELESS, THE PARTIES ALSO ACKNOWLEDGE THAT COMPLIANCE WITH CERTAIN OF THE TIME LIMITATIONS ADDRESSED IN THIS CONSENT ORDER AND WITHIN THE CONTROL OF SPIRIT MASTER AND/OR PCS HOLDINGS, LLC ARE SOLELY THE RESPONSIBILITY OF SPIRIT MASTER AND/OR PCS HOLDINGS, LLC. SPIRIT MASTER AGREES THAT FAILURE TO COMPLY WITH THOSE TIME LIMITATIONS FOR WHICH SPIRIT MASTER AND/OR PCS HOLDINGS, LLC IS RESPONSIBLE, SHALL CONSTITUTE A BREACH OF THIS AGREEMENT, FOR WHICH SPIRIT MASTER SHALL BE DEEMED RESPONSIBLE; AND  
 F. IN THE EVENT OF A BREACH OF THE CONDITIONS SET OUT IN THIS CONSENT ORDER OR FAILURE OF SPIRIT MASTER AND/OR ITS TENANT, PCS HOLDINGS, LLC, TO CONFORM TO THE TIME LIMITS SET OUT HEREIN, HOWARD COUNTY, MARYLAND, MAY SEEK ADDITIONAL PENALTIES AND SANCTIONS AGAINST SPIRIT MASTER, INCLUDING A FINE OR CONTEMPIT FOR FAILURE TO COMPLY WITH THE TERMS OF THIS CONSENT ORDER AND THE ENTIRE AMOUNT OF THE FINE OWING, FROM THE DATE THE CITATION WAS ISSUED ON APRIL 9, 2009, FOR AS LONG AS THE VIOLATION REMAINS UNABATED.
- THE INTENDED USE OF THE PORTION OF EXISTING GARAGE TO REMAIN AND THE PROPOSED ADDITION WILL BE FOR THE MAINTENANCE OF COMPANY'S TRUCKS AND EQUIPMENT.
- THE RELOCATION OF THE EXISTING GARAGE DOES NOT ALTER THE USE, CHANGE THE ACCESS POINT TO THE PUBLIC RIGHT-OF-WAY OR INCREASE THE NUMBER OF TRIPS TO AND FROM THE PROPERTY. THE CURRENT CONFIGURATION MAY ACTUALLY SERVE TO REDUCE THE NUMBER OF TRIPS GENERATED, GIVEN THE LACK OF IMPACT ON THE PUBLIC ROAD. A TRAFFIC ANALYSIS IS NOT NECESSARY FOR THE PROPOSED SITE DEVELOPMENT PLAN.
- ALL SOURCES OF WASTEWATER ON THE SUBJECT PROPERTY (TAX MAP 48, PARCELS 36 & 40, 10980 GUILFORD ROAD) MUST BE CONNECTED TO PUBLIC SEWER SERVICE, AND THE EXISTING SEPTIC SYSTEM COMPONENTS PROPERLY ABANDONED, AND THE HEALTH DEPARTMENT IN BEHALF OF PROPER DOCUMENTATION, PRIOR TO HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT FOR THE SUBJECT PROPERTY.
- AN AGREEMENT BETWEEN THE SHM AND THE OWNER HAS BEEN MADE TO PERMIT THE RETENTION OF THE PCS STORAGE BIN WITHIN THE SHA ROUTE 32 RIGHT OF WAY.

# PCS SITE DEVELOPMENT PLAN



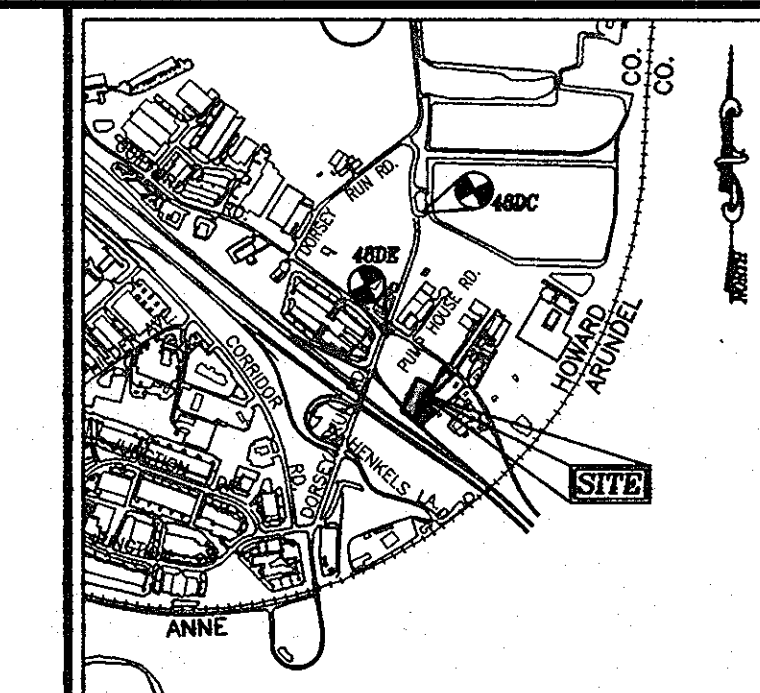
**LOCATION MAP**  
SCALE: 1"=50'



**EXISTING GARAGE ELEVATION**  
NTS

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- LIGHT POLES
- SOIL TYPE
- CONCRETE
- ADJACENT PROPERTY LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOT NUMBERS
- PARKING COUNT



**VICINITY MAP**  
SCALE: 1"=200'  
ADC MAP COORDINATES: PAGE 5054, D-10

**BENCHMARKS**

HOWARD COUNTY BENCHMARK 480C	N 534290.4994 E 1371119.4535	ELEV. 208.965
HOWARD COUNTY BENCHMARK 480E	N 532989.6378 E 1370750.9778	ELEV. 216.487

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 7
SITE LAYOUT PLAN	2 OF 7
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOILS MAP	3 OF 7
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS; SWM DETAILS	4 OF 7
DRAINAGE AREA MAP	5 OF 7
LANDSCAPE AND FOREST CONSERVATION PLAN	6 OF 7
LANDSCAPE AND FOREST CONSERVATION PLAN NOTES AND DETAILS	7 OF 7

**OWNER/DEVELOPER**  
 SPIRIT MASTER FUNDING III, LLC  
 14633 N. SCOTTSDALE RD, SUITE 200  
 SCOTTSDALE, AZ 85254-2711  
 C/O CATHY PHILLIPS  
 (480) 606-0820

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**COVER SHEET**  
**PCS**  
 10980 GUILFORD ROAD  
 JESSUP, MD 20701  
 TAX MAP 48 GRID 14 3RD ELECTION DISTRICT  
 DPZ REF: PLAT 51221, BA-09-029V  
 ZONING: M-2  
 PARCELS 36 & 40  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666  
 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RHV  
 DRAWN BY: OZ  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2011  
 SCALE: AS SHOWN  
 W.O. NO.: 05-20

1 SHEET OF 7

**ADDRESS CHART**

LOT/PARCEL#	STREET ADDRESS
PARCEL 36	10980 GUILFORD ROAD
PARCEL 40	10980 GUILFORD ROAD

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
N/A	N/A	PARCELS 36 & 40			
LIBER/FOLD	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR. #
L 10307 / F 492	14	M-2	48	3RD	606901

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/5/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 4/13/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 4/13/11  
 DIRECTOR  
 DATE

**PARKING TABULATION**

CONCRETE MIX PLANT	REQUIRED
18 EMPLOYEES	18 SPACES
1.0 SPACE / EMPLOYEE	18 SPACES
TOTAL SPACES REQUIRED:	34 SPACES (INCLUDING 1 HANDICAP)
TOTAL SPACES PROVIDED:	34 SPACES (INCLUDING 1 HANDICAP)

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+382.56
PROPOSED SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
LIGHT POLES	⊖
SOIL TYPE	M1B2 M1D3
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & CUTTER	---
EXISTING UTILITY POLE	⊖
EXISTING LIGHT POLE	⊖
EXISTING MAILBOX	M
EXISTING SIGN	⊖
EXISTING SANITARY MANHOLE	⊖
EXISTING SANITARY LINE	---
EXISTING CLEANOUT	---
EXISTING FIRE HYDRANT	⊖
EXISTING WATER LINE	---
EXISTING FENCE	---
LOT NUMBERS	②
PARKING COUNT	⑦
EXISTING TREE	⊗

**PAVING NOTES:**  
FOR PAVING SECTIONS AND LIMITS, SEE SHEET 7.

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SCOTSDALE, AZ 85254-2711  
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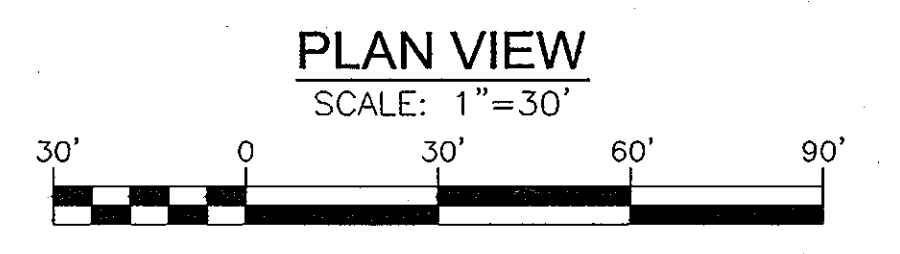
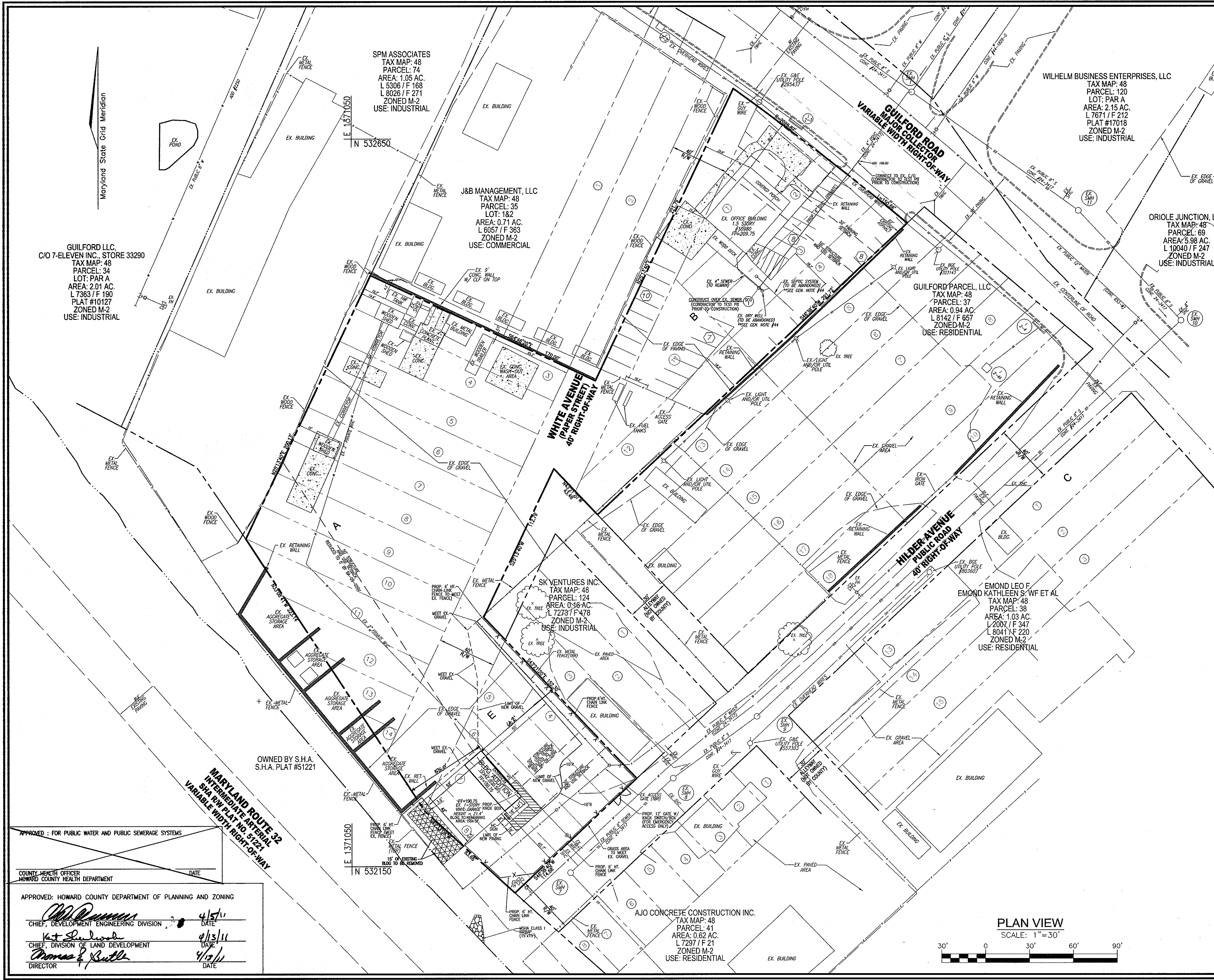
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**PROFESSIONAL CERTIFICATE**  
DESIGN BY: RHV  
DRAWN BY: OZ  
CHECKED BY: RHV  
DATE: FEBRUARY 2011  
SCALE: AS SHOWN  
W.O. NO.: 05-20

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE 08-27-2012.

2 SHEET OF 7



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

DATE: \_\_\_\_\_

COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT

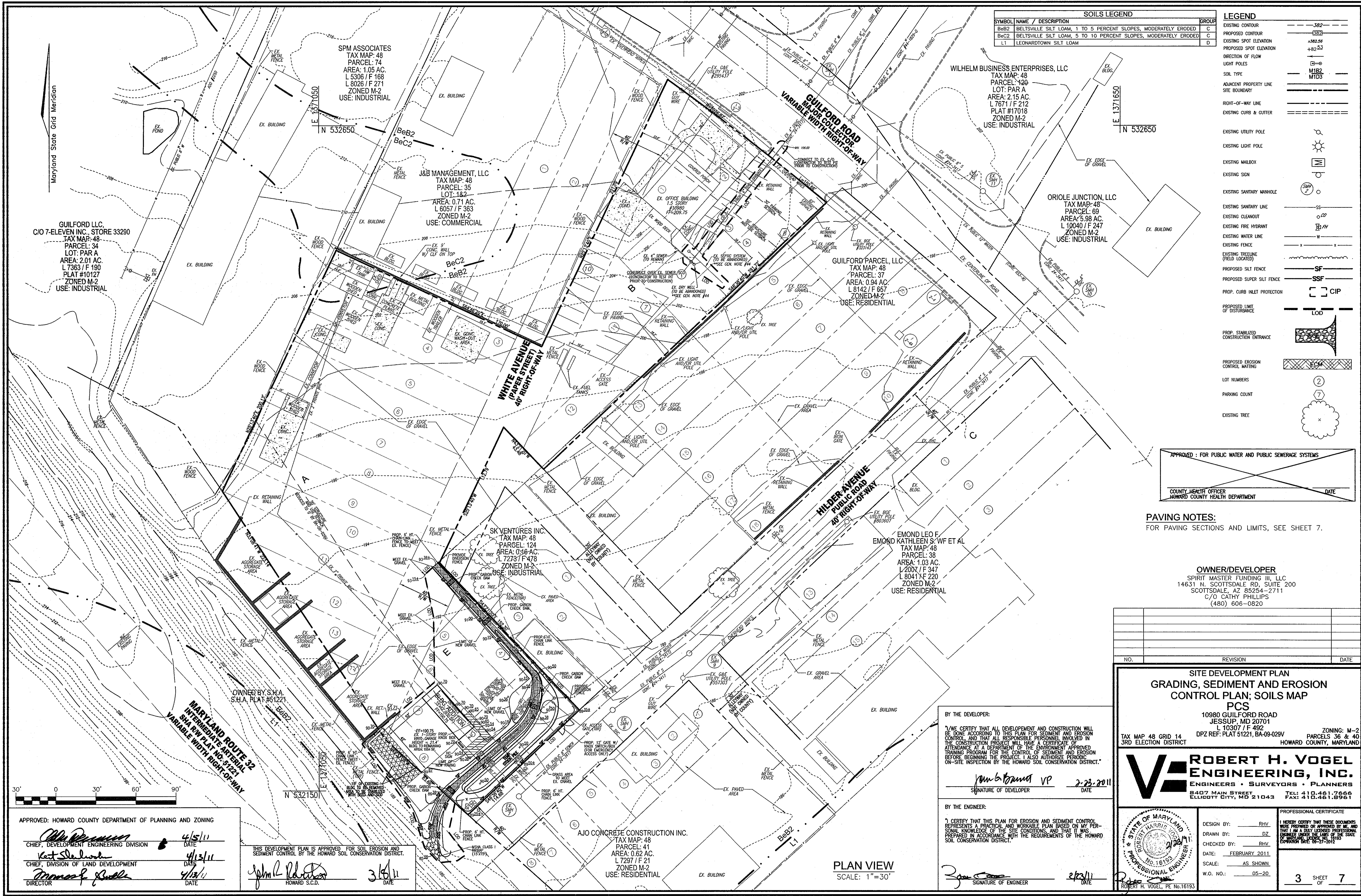
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Vogel* 4/5/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Shindler* 4/13/11  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Thomas E. Buller* 4/12/11  
DIRECTOR DATE

K:\Projects\05-20\ENR\dwg\SDP\1002-LA100.dwg, 2/14/2011 9:17:11 AM



SYMBOL NAME / DESCRIPTION	GROUP
BeB2 BELTSVILLE SILTY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC2 BELTSVILLE SILTY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
L1 LEONARDTOWN SILTY LOAM	D

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+382.56
PROPOSED SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
LIGHT POLES	⊕
SOIL TYPE	MIB2 MTD3
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & GUTTER	---
EXISTING UTILITY POLE	⊕
EXISTING LIGHT POLE	⊕
EXISTING MAILBOX	M
EXISTING SIGN	S
EXISTING SANITARY MANHOLE	⊙
EXISTING SANITARY LINE	---
EXISTING CLEANOUT	---
EXISTING FIRE HYDRANT	⊕
EXISTING WATER LINE	---
EXISTING FENCE	---
EXISTING TREELINE (FIELD LOCATED)	---
PROPOSED SILT FENCE	SF
PROPOSED SUPER SILT FENCE	SSF
PROP. CURB INLET PROTECTION	CIP
PROPOSED LIMIT OF DISTURBANCE	LOD
PROP. STABILIZED CONSTRUCTION ENTRANCE	---
PROPOSED EROSION CONTROL MATING	ECM
LOT NUMBERS	②
PARKING COUNT	⑦
EXISTING TREE	⊗

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 HOWARD COUNTY HEALTH DEPARTMENT

**PAVING NOTES:**  
 FOR PAVING SECTIONS AND LIMITS, SEE SHEET 7.

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 SCOTTSDALE, AZ 85254-2711  
 C/O CATHY PHILLIPS  
 (480) 606-0820

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**GRADING, SEDIMENT AND EROSION**  
**CONTROL PLAN; SOILS MAP**  
**PCS**  
 10980 GUILFORD ROAD  
 JESSUP, MD 20701  
 10307 / F 482  
 DPZ REF: PLAT 51221, BA-09-029V  
 PARCELS 36 & 40  
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**PROFESSIONAL CERTIFICATE**  
 DESIGN BY: RHV  
 DRAWN BY: DZ  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2011  
 SCALE: AS SHOWN  
 W.O. NO.: 05-20

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11843, EXPIRATION DATE 08-27-2012.

3 SHEET OF 7

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

*[Signature]* VP  
 SIGNATURE OF DEVELOPER  
 2-23-2011  
 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.

*[Signature]*  
 SIGNATURE OF ENGINEER  
 2/23/11  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/5/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 4/13/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 4/13/11  
 DIRECTOR  
 DATE

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

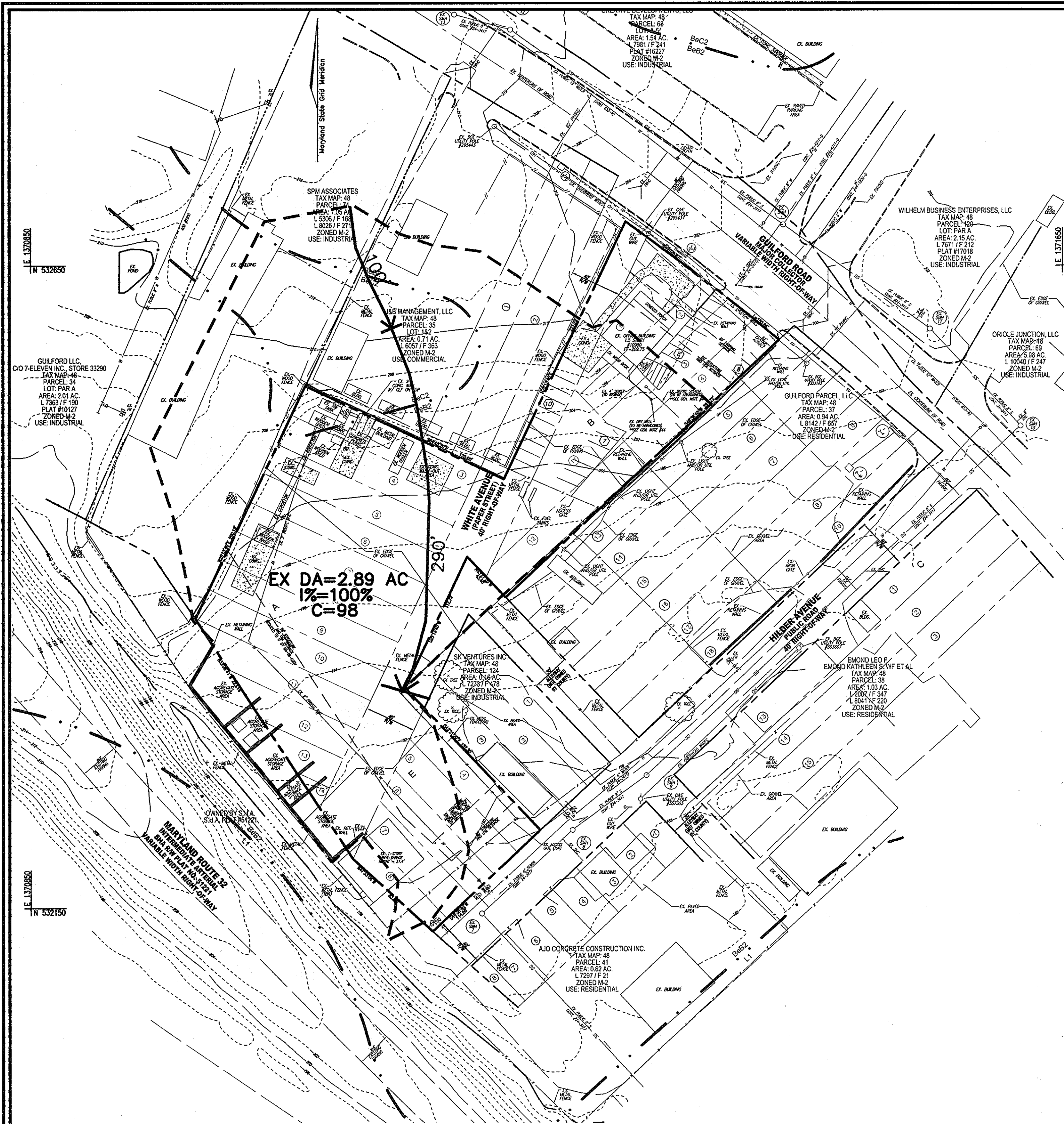
*[Signature]* 3/16/11  
 HOWARD S.C.D.  
 DATE

AJO CONCRETE CONSTRUCTION INC.  
 TAX MAP: 48  
 PARCEL: 41  
 AREA: 0.62 AC.  
 L 7297 / F 21  
 ZONED M-2  
 USE: RESIDENTIAL

**PLAN VIEW**  
 SCALE: 1"=30'

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EXISTING DRAINAGE AREA MAP  
SCALE: 1"=50'



PROPOSED DRAINAGE AREA MAP  
SCALE: 1"=50'

OWNER/DEVELOPER  
SPIRIT MASTER FUNDING III, LLC  
14631 N. SCOTTSDALE RD, SUITE 200  
SCOTTSDALE, AZ 85254-2711  
C/O CATHY PHILLIPS  
(480) 606-0820

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
DRAINAGE AREA MAP**

**PCS**  
10980 GUILFORD ROAD  
JESSUP, MD 20701  
10307 / F 492

TAX MAP 48, GRID 14 DPZ REF: PLAT 51221, BA-09-029V PARCELS 36 & 40  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL  
ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RHV  
DRAWN BY: DZ  
CHECKED BY: RHV  
DATE: FEBRUARY 2011  
SCALE: AS SHOWN  
W.O. NO.: 05-20

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16183, EXPIRATION DATE 06-27-2012.

5 SHEET OF 7

STORMWATER MANAGEMENT REQUIREMENTS-DESIGN POINT 1

AREA 1.75 AC.	REQUIREMENT 20%		STRUCTURAL PRACTICES SWALE	VOLUME PROVIDED
	OF EXISTING IMPERVIOUS	REQUIREMENT		
WQv	1,036 CF	1,208 CF		1,208 CF

DEVELOPED IMPERVIOUS SUMMARY

AREA DESCRIPTION	ACRES
PROPOSED IMPERVIOUS AREA	1.75
EXISTING IMPERVIOUS AREA	1.75
INCREASE IN IMPERVIOUS AREA	0.00
EXISTING IMPERVIOUS AREA REQUIRING TREATMENT	0.35
TOTAL IMPERVIOUS AREA REQUIRING TREATMENT	0.35

SOILS LEGEND

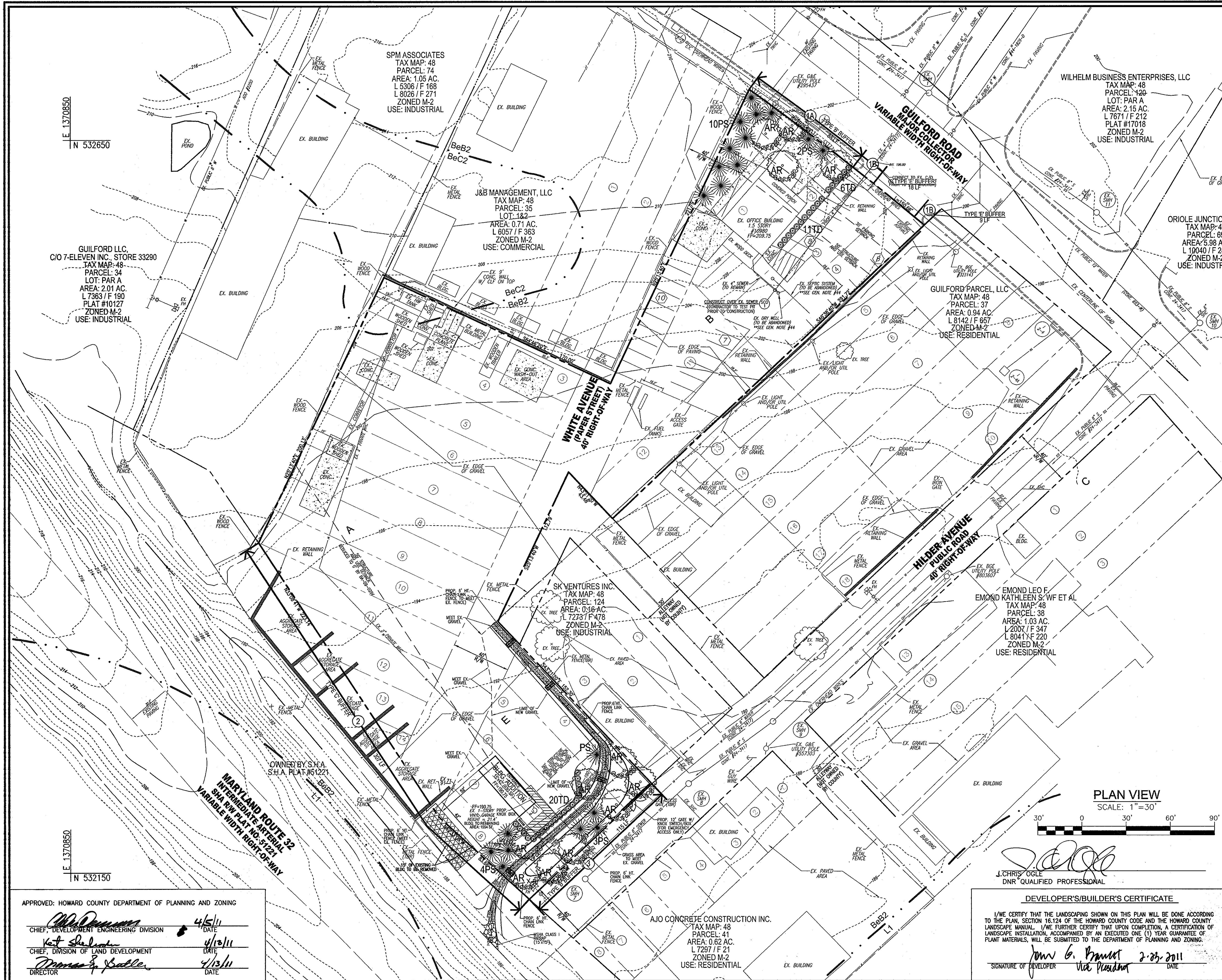
SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
L1	LEONARDTOWN SILT LOAM	D

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Vogel* 4/5/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vet Shelton* 4/13/11  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Thomas E. Smith* 4/13/11  
DIRECTOR DATE



**LEGEND**

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+82.56
PROPOSED SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
LIGHT POLES	⊠
SOIL TYPE	M1B2
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & GUTTER	---
EXISTING UTILITY POLE	⊠
EXISTING LIGHT POLE	⊠
EXISTING MAILBOX	⊠
EXISTING SIGN	⊠
EXISTING SANITARY MANHOLE	⊠
EXISTING SANITARY LINE	---
EXISTING CLEANOUT	⊠
EXISTING FIRE HYDRANT	⊠
EXISTING WATER LINE	---
EXISTING FENCE	---
EXISTING TREELINE (FIELD LOCATED)	---
PROPOSED SIDEWALK	---
PROPOSED SHADE TREE	AR
PROPOSED EVERGREEN TREE	PS
PROPOSED SHRUBS	OTD
LANDSCAPE PERIMETER	②
LOT NUMBERS	②
PARKING CURB	⑦
EXISTING TREE	⊠

**FOREST CONSERVATION NOTE**  
 THERE IS CURRENTLY NO EXISTING TREE/FORRESTED AREA LOCATED ONSITE.

**OWNER/DEVELOPER**  
 SPIRIT MASTER FUNDING III, LLC  
 14631 N. SCOTTSDALE RD, SUITE 200  
 SCOTTSDALE, AZ 85254-2711  
 C/O CATHY PHILLIPS  
 (480) 606-0820

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**LANDSCAPE AND FOREST CONSERVATION PLAN**  
**PCS**  
 10980 GUILFORD ROAD  
 JESSUP, MD 20701  
 10307 / F 491  
 DPZ REF: PLAT 51221, BA-09-029V  
 PARCELS 36 & 40  
 HOWARD COUNTY, MARYLAND  
 ZONING: M-2

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
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 TEL: 410.461.7666  
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**PROFESSIONAL CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 EXPIRATION DATE: 08-27-2012

DESIGN BY: RHY  
 DRAWN BY: DZ  
 CHECKED BY: RHY  
 DATE: FEBRUARY 2011  
 SCALE: AS SHOWN  
 W.O. NO.: 05-20

6 SHEET OF 7

**PLAN VIEW**  
 SCALE: 1"=30'

J. CHRIS OGLE  
 DNR QUALIFIED PROFESSIONAL

**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 (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature of Developer: *John G. Brunst* DATE: 2-23-2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William J. ...* 4/5/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kevin ...* 4/10/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Dennis ...* 4/13/11  
 DIRECTOR

**AJO CONCRETE CONSTRUCTION INC.**  
 TAX MAP: 48  
 PARCEL: 41  
 AREA: 0.62 AC.  
 L 7297 / F 21  
 ZONED M-2  
 USE: RESIDENTIAL

**SK VENTURES INC.**  
 TAX MAP: 48  
 PARCEL: 124  
 AREA: 0.36 AC.  
 L 7273 / F 478  
 ZONED M-2  
 USE: INDUSTRIAL

**GUILFORD PARCEL, LLC**  
 TAX MAP: 48  
 PARCEL: 37  
 AREA: 0.94 AC.  
 L 8142 / F 657  
 ZONED M-2  
 USE: RESIDENTIAL

**EMOND LEO F. EMOND KATHLEEN S. WOLF ET AL**  
 TAX MAP: 48  
 PARCEL: 38  
 AREA: 1.03 AC.  
 L 2007 / F 347  
 L 8041 / F 220  
 ZONED M-2  
 USE: RESIDENTIAL

**WILHELM BUSINESS ENTERPRISES, LLC**  
 TAX MAP: 48  
 PARCEL: 120  
 LOT: PAR A  
 AREA: 2.15 AC.  
 L 7671 / F 212  
 PLAT #17018  
 ZONED M-2  
 USE: INDUSTRIAL

**ORIOLE JUNCTION, LLC**  
 TAX MAP: 48  
 PARCEL: 69  
 AREA: 5.98 AC.  
 L 10040 / F 247  
 ZONED M-2  
 USE: INDUSTRIAL

**J&B MANAGEMENT, LLC**  
 TAX MAP: 48  
 PARCEL: 35  
 LOT: 122  
 AREA: 0.71 AC.  
 L 6057 / F 363  
 ZONED M-2  
 USE: COMMERCIAL

**SPM ASSOCIATES**  
 TAX MAP: 48  
 PARCEL: 74  
 AREA: 1.05 AC.  
 L 5306 / F 168  
 L 8026 / F 271  
 ZONED M-2  
 USE: INDUSTRIAL

**GUILFORD LLC, C/O 7-ELEVEN INC. STORE 33290**  
 TAX MAP: 48  
 PARCEL: 34  
 LOT: PAR A  
 AREA: 2.01 AC.  
 L 7363 / F 190  
 PLAT #10127  
 ZONED M-2  
 USE: INDUSTRIAL

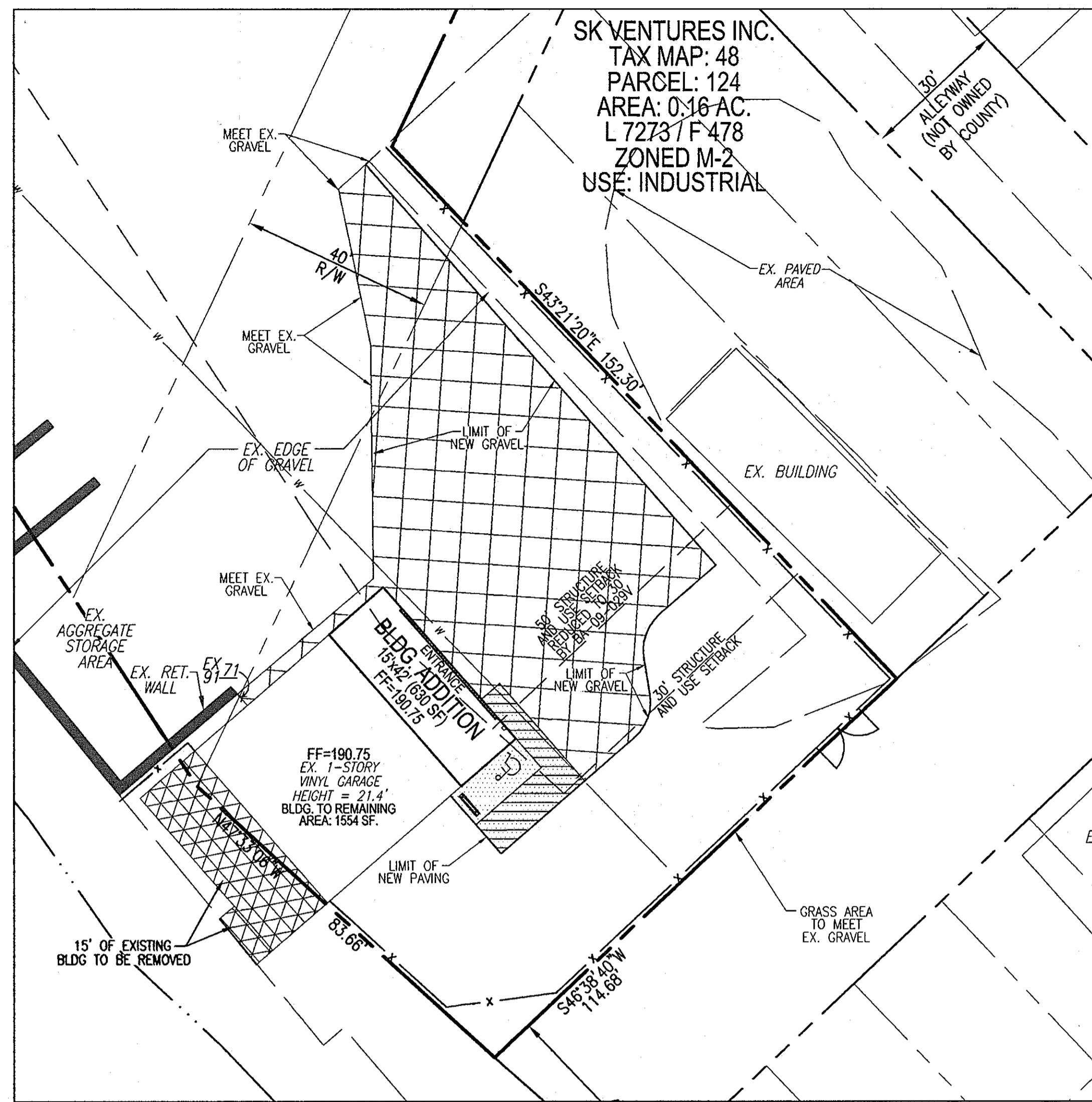
**MARYLAND ROUTE 32**  
 INTERSTATE ARTERIAL  
 VARIABLE WIDTH RIGHT-OF-WAY

**WHITE AVENUE (PAPER STREET)**  
 40' RIGHT-OF-WAY

**GUILFORD ROAD**  
 VARIABLE WIDTH RIGHT-OF-WAY

**HILDER AVENUE**  
 PUBLIC ROAD  
 80' RIGHT-OF-WAY

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SK VENTURES INC.  
TAX MAP: 48  
PARCEL: 124  
AREA: 0.16 AC.  
L 7273/F 478  
ZONED M-2  
USE: INDUSTRIAL

**PAVING LEGEND**

GRAVEL PAVING SECTION	
P-2 PAVING SECTION	

**PAVING DETAIL**  
SCALE: 1"=20'

**NOTE:**  
PAVING SECTIONS ARE TO BE VERIFIED AND APPROVED BY THE GEOTECH PRIOR TO CONSTRUCTION.

**SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	34
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	
SHADE TREES	1*
OTHER TREES (2:1 SUBSTITUTION)	10*

\* INTERNAL PARKING LOT LANDSCAPING PLANTED WITHIN PERIMETER 1A, AS 1 SHADE TREE, AND 10 SHRUBS.

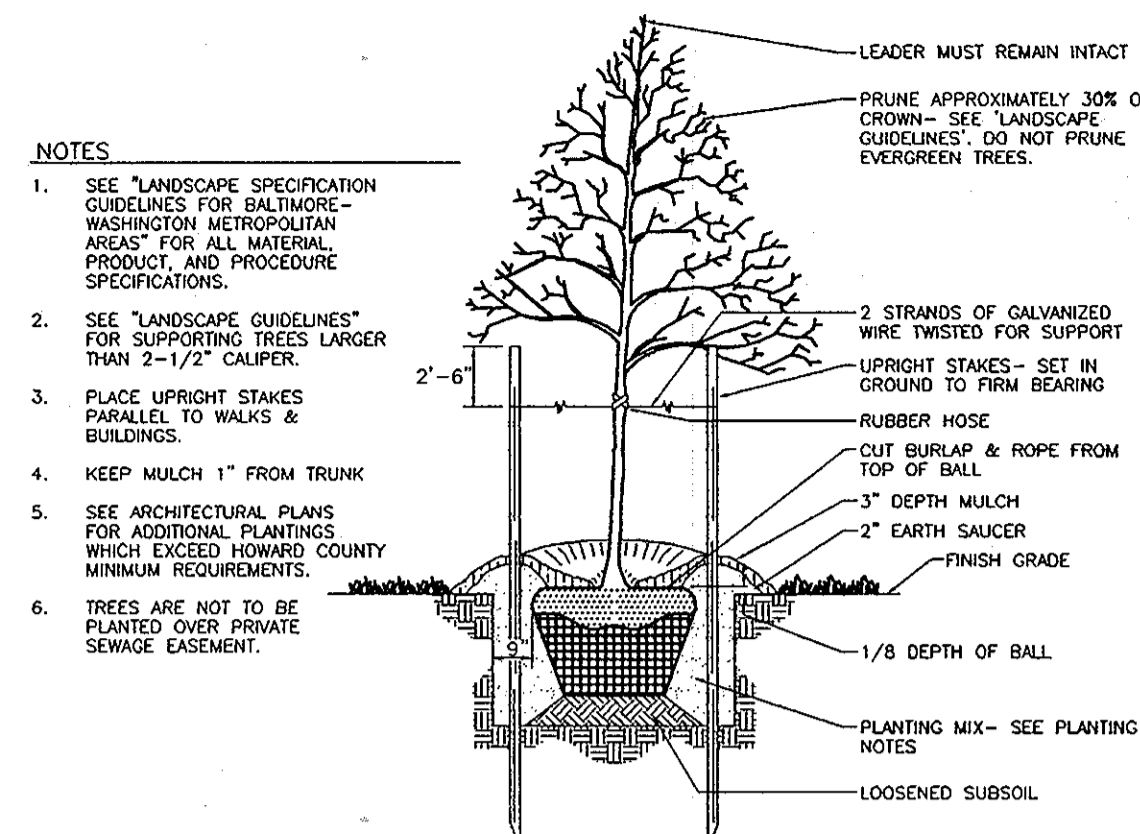
**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	CAT.
AR	12	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B
PS	20	PINUS STROBUS EASTERN WHITE PINE	6"-8" HT.	B & B
TD	37	TAXUS MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2 1/2"-3" HT.	B & B

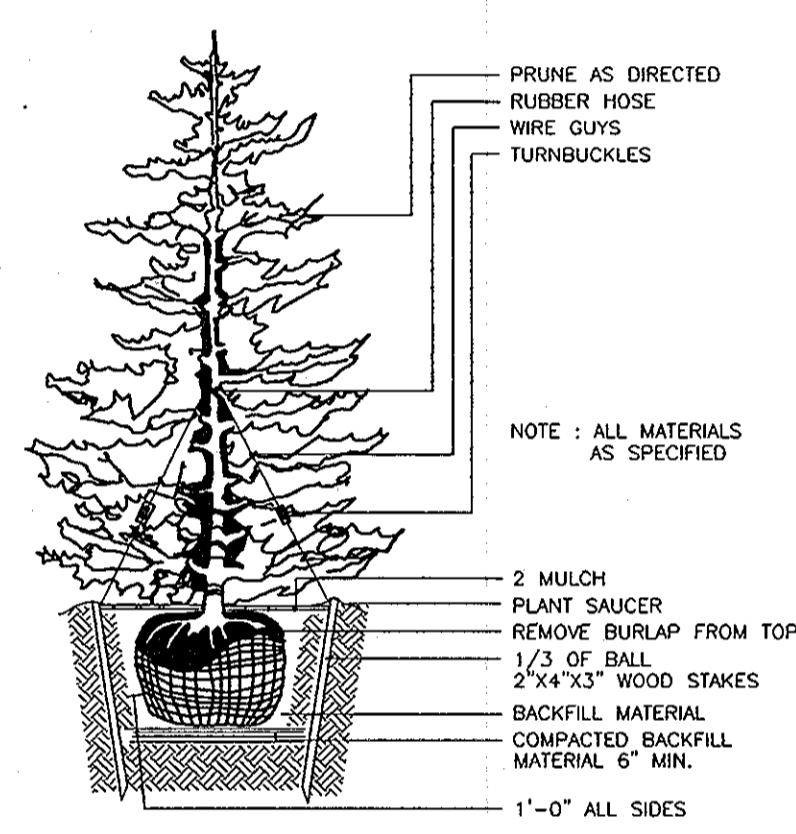
**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS				
	1A	1B	2	3	TOTAL
PERIMETER/FRONTAGE DESIGNATION	B	E	C	B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	88 LF	27 LF	307 LF	115 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	1:50=2	1:40=1	1:40=8	1:50=2	13
SHADE TREES	1:40=2	-	1:20=15	1:40=3	20
EVERGREEN TREES	-	1:4=7	-	-	7
SHRUBS	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	4*	0*	3 (**)	5**	12
SHADE TREES	12*	-	4 (**)	4**	20
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	17*	0*	-	20**	37
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED					

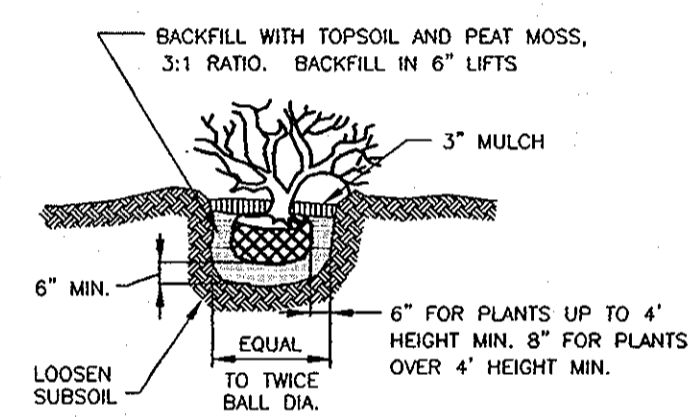
\* PERIMETER 1A ALSO INCLUDES THE 1 SHADE AND 10 SHRUBS FROM INTERNAL PARKING LOT LANDSCAPING; 1 SHADE AND 7 SHRUBS FROM PERIMETER 1B; AND 10 EVERGREEN FROM PERIMETER 2.  
\*\* PERIMETER 3 ALSO INCLUDES 3 SHADE, 1 EVERGREEN, AND 20 SHRUBS (SUBSTITUTED FOR 2 SHADE) FROM PERIMETER 2.



**TREE PLANTING AND STAKING**  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



**TYPICAL EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

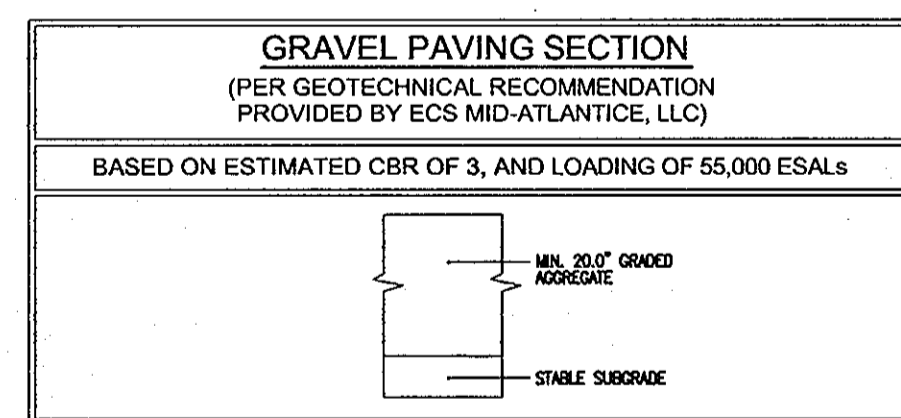


**SHRUB PLANTING DETAIL**  
NOT TO SCALE

- 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. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
  - NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
  - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH LAND MATERIALS AND BERMS, FENCES & WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN APPLICABLE REGULATIONS, ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
  - AT THE TIME OF INSTALLMENT, ALL SHRUBS & OTHER PLANTINGS HEREWITH LISTED & APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW & APPROVAL FROM THE DEPARTMENT OF PLANNING & ZONING. ANY DEVIATION FROM THIS APPROVAL LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
  - SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPACES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD & GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER & INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
  - THERE IS NO 100-YEAR FLOODPLAIN, OR WETLANDS LOCATED ON THIS SITE.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES, SHALL BE PERMITTED WITHIN THE WETLANDS, WETLAND BUFFER, STREAM BANK BUFFER, OR FOREST CONSERVATION EASEMENTS.
  - THERE ARE NO STEEP SLOPES ON THIS SITE.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$7,110.00 FOR THE REQUIRED 13 SHADE TREES, 20 EVERGREEN TREES, AND 7 SHRUBS.
  - FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAS BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$9801.00 FOR THE 0.30 ACRES OF FOREST CONSERVATION REQUIRED.

- LANDSCAPE SCHEDULE NOTES:**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
  - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
  - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7
P-1	PARKING DRIVE: RESIDENTIAL AND NON-RESIDENTIAL. PARKING DRIVE AND LOCAL ROADS AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERGRADE FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERGRADE INTERMEDIATE SURFACE (HA)	NA	NA	NA	NA	NA	NA
		HMA SUPERGRADE BASE	2.0	2.0	2.0	3.5	3.0	2.3
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	4.0	4.0
P-2	PARKING DRIVE: LOCAL ROADS AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY. LOCAL ROADS: R/W: 40'-0" (30'-0" C&G). ADDRESS STREET: 30'-0" (20'-0" C&G). RESIDENTIAL	HMA SUPERGRADE FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERGRADE INTERMEDIATE SURFACE (HA)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERGRADE BASE	2.0	2.0	2.0	3.5	3.0	2.3
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0
P-3	PARKING DRIVE: LOCAL ROADS AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY. LOCAL ROADS: R/W: 40'-0" (30'-0" C&G). ADDRESS STREET: 30'-0" (20'-0" C&G). MINOR COLLECTORS: RESIDENTIAL	HMA SUPERGRADE FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERGRADE INTERMEDIATE SURFACE (HA)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERGRADE BASE	3.0	3.0	3.0	4.5	3.0	2.0
		GRADED AGGREGATE BASE (GAB)	10.0	6.0	3.0	6.0	6.0	6.0
P-4	MINOR COLLECTORS: RESIDENTIAL. MAJOR COLLECTORS	HMA SUPERGRADE FINAL SURFACE	2.0	2.0	2.0	2.0	2.0	2.0
		HMA SUPERGRADE INTERMEDIATE SURFACE (HA)	2.0	2.0	2.0	2.0	2.0	2.0
		HMA SUPERGRADE BASE	4.0	4.0	3.0	6.0	5.0	3.0
		GRADED AGGREGATE BASE (GAB)	13.0	7.0	4.0	6.0	6.0	6.0



**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA:  
A. TOTAL TRACT AREA = 1.97 AC  
B. DEDUCTIONS = 0.00 AC  
C. NET TRACT AREA = 1.97 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)  
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

D. AFFORESTATION THRESHOLD = 15% X C = 0.30 AC  
E. CONSERVATION THRESHOLD = 15% X C = 0.30 AC

EXISTING FOREST COVER:  
F. EXISTING FOREST COVER (WITHIN THE NET TRACT AREA) = 0.00 AC  
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:  
H. BREAK EVEN POINT = 0.00 AC  
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:  
J. TOTAL AREA OF FOREST TO BE CLEARED = 0.00 AC  
K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC

PLANTING REQUIREMENTS:  
L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC  
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC  
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC  
O. TOTAL REFORESTATION REQUIRED = 0.00 AC  
P. TOTAL AFFORESTATION REQUIRED = 0.30 AC  
Q. TOTAL PLANTING REQUIREMENT = 0.30 AC

FOREST CONSERVATION OBLIGATIONS HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$9,801.00 FOR THE REMAINING 0.30 AC. OF FOREST CONSERVATION REQUIRED.  
FEE-IN-LIEU CALCULATION: 13,068 SF (0.30 AC.) x 0.75 = \$9,801.00

**OWNER/DEVELOPER**  
SPIRIT MASTER FUNDING III, LLC  
14631 N. SCOTTSDALE RD, SUITE 200  
SCOTTSDALE, AZ 85254-2711  
C/O CATHY PHILLIPS  
(480) 606-0820

**SITE DEVELOPMENT PLAN  
LANDSCAPE AND FOREST CONSERVATION  
PLAN NOTES AND DETAILS; PAVING DETAILS  
PCS**  
10980 GUILFORD ROAD  
JESSUP, MD 20701  
(301) 492-1992

TAX MAP 48 GRID 14 DPZ REF: PLAT 51221, BA-09-029V PARCELS 36 & 40 ZONING: M-2  
3RD ELECTION DISTRICT. HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL  
ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
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DESIGN BY: RHY  
DRAWN BY: DZ  
CHECKED BY: RHY  
DATE: FEBRUARY 2011  
SCALE: AS SHOWN  
W.O. NO.: 05-20

7 SHEET OF 7

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

4/5/11  
4/13/11  
4/13/11

**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 (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John G. Bennett VP 2.23.2011  
SIGNATURE OF DEVELOPER DATE