

SITE DEVELOPMENT PLAN

NEW ANTWERPEN USED CAR FACILITY

HOLWECK SUBDIVISION PARCEL 'C-2'

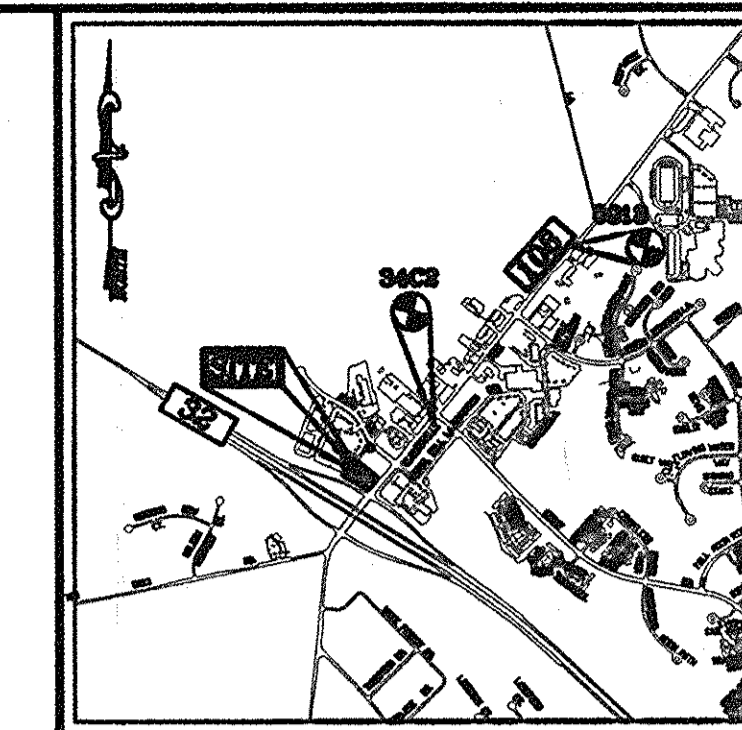
12410 AUTO DRIVE

PARCEL 365 (L. 04960 / F. 00136)

PLAT NO. 22450 (F-12-096)

LEGEND:

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING CURB AND GUTTER
---	EXISTING EDGE OF PAVING
---	PROPOSED CURB AND GUTTER
---	PROPOSED SIDEWALK



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PG. 4933 / K-7

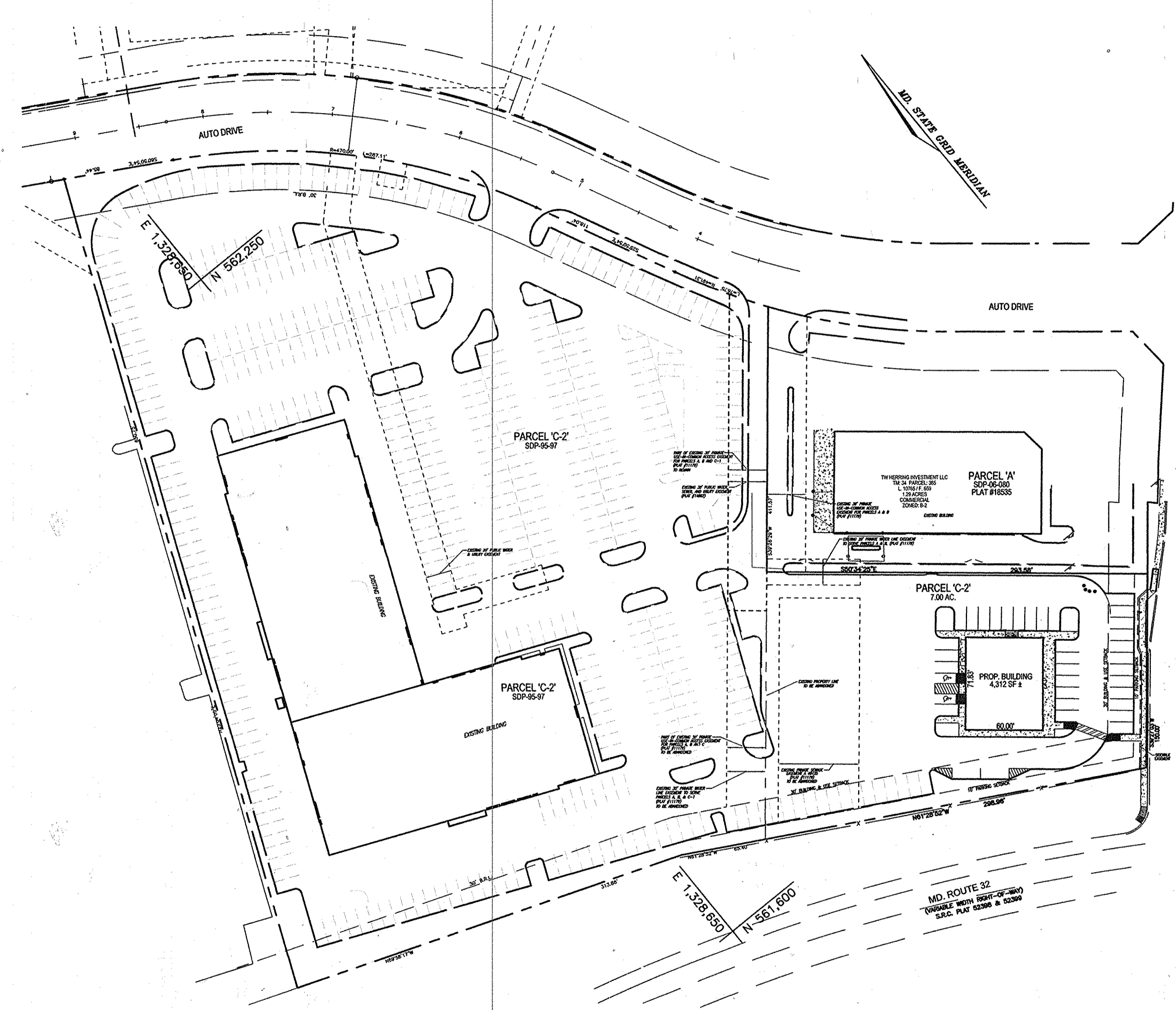
BENCHMARKS

HOWARD COUNTY BENCHMARK 35A2	N 564,154.81	E 1,331,201.09	ELEV. 487.90
HOWARD COUNTY BENCHMARK 0044	N 562,176.48	E 1,329,641.84	ELEV. 484.47

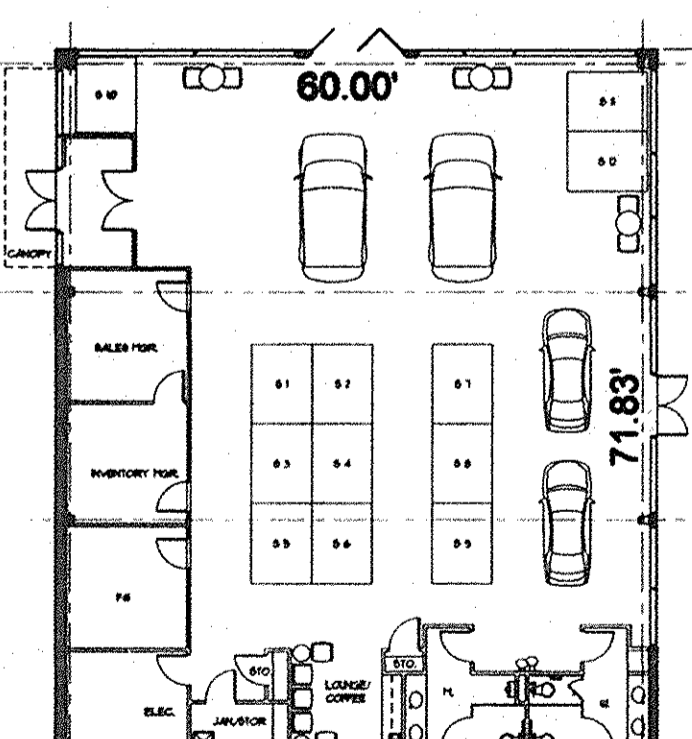
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- 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 DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

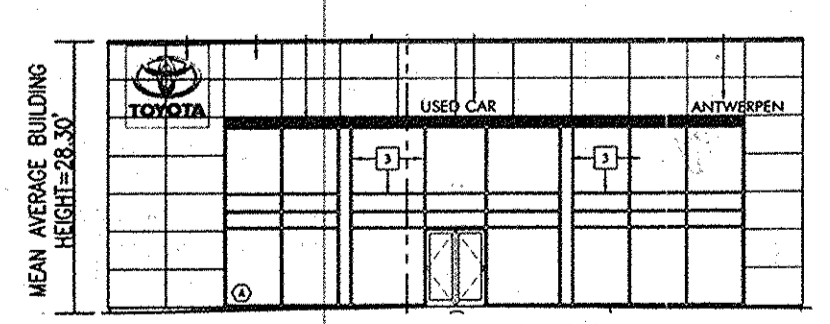
MISS UTILITY	1-800-257-7777
VERBON	1-800-743-0033
BUREAU OF UTILITIES:	410-313-4900
AT&T	1-800-743-1333
B.G.A.E. (CONSTRUCTION SERVICES):	410-637-8713
B.G.A.E. (EMERGENCY):	410-685-0123
STATE HIGHWAY ADMINISTRATION:	410-531-5333
COLONIAL PIPELINE CO.:	410-795-1390
- SITE ANALYSIS:**
 - TOTAL PROJECT AREA: 7.0 AC. (304,920 SF)
 - ZONING: B-2
 - USE OF STRUCTURE: COMMERCIAL
 - BUILDING COVERAGE: 4,312 SF (0.10 AC. OR 1.41% OF GROSS AREA) (1 FLOOR ONLY)
 - PAVED PARKING LOT/AREA ON SITE: 27,215 SF. (0.62 AC. OR 8.93% OF GROSS AREA)
 - AREA OF LANDSCAPE ISLAND: 3,805 SF (0.09 AC. OR 1.25% OF GROSS AREA)
 - LIMIT OF DISTURBED AREA: 1.93 AC.
 - CUT: 800 CY
 - FILL: 800 CY
- PROJECT BACKGROUND:**
 - LOCATION: TAX MAP 34, BLOCK 6, PARCEL 365
 - ZONING: B-2
 - SUBDIVISION: HOLWECK
 - SECTION/AREA: N/A
 - SITE AREA: 7.0 AC.
 - DEED REFERENCES: L. 04960/F. 00136, PLAT 11178-11183, PLAT 14862, PLAT 14863
 - DPZ REFERENCES: SDP-95-23, F-94-38, F-92-161, SP-93-14, F-95-075, ZB-947M, SDP-01-20, ECP-12-031, F-12-096, CONT: 24-473-0, F-01-197
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1890 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S PREPARATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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 PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE SYSTEM. HOWARD COUNTY MONUMENT NOS. 34C2 AND 0013 WERE USED FOR THIS PROJECT.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING INC. DATED NOVEMBER, 2007.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. PERFORMED ON NOVEMBER, 2007.
- THERE ARE NO STREAMS, WETLANDS, OR 100 YEAR FLOODPLAIN LOCATED ON SITE.
- THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE MINIMUM P-2 & P-3 PAVING, UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 44-3337-0.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 40-3887-0.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 12/13/11, APPROVED 03/08/12.
- THE SUBJECT PROPERTY IS ZONED B-2 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.
- ALL STORM DRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY AASHTO-180.
- ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY INTO STORM DRAIN SYSTEM.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- 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 FOR THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$25,200 FOR THE REQUIRED 10 SHADE TREES, AND 75 SHRUBS.
- FOREST CONSERVATION WAS ADDRESSED WITH THE SUBDIVISION FOR HOLWECK SUBDIVISION (F-94-38)
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- MD ROUTE 108 IS NOT A SCENIC ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- FIRE LANES SHOULD BE PROVIDED IN THIS SITE TO ALLOW EMERGENCY VEHICLE ACCESS. EITHER FIRE LANE SIGNAGE SHOULD BE INSTALLED OR THE CURB SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE. FIRE LANES SHALL BE DESIGNATED IN THE DEVELOPMENT ONCE COMPLETED.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY 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.
- SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- EXTERIOR LIGHTING WILL BE PROVIDED BY EXISTING ON-SITE LIGHT FIXTURES. NO NEW EXTERIOR LIGHTING IS PROPOSED UNDER THIS PROJECT.
- TRASH COLLECTION AND RECYCLING COLLECTION TO BE PRIVATE.
- INGRESS AND EGRESS ON MD 108 IS PROHIBITED.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING A-2 PERMEABLE PAVEMENT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE. ALL EXISTING STRUCTURES LOCATED ON-SITE ARE TO REMAIN.
- THE PROPOSED FACILITY AND RELATED CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS.
- STOCKPILING WILL NOT BE PERMITTED ON SITE.
- THERE ARE NO STEEP SLOPES LOCATED ON SITE.



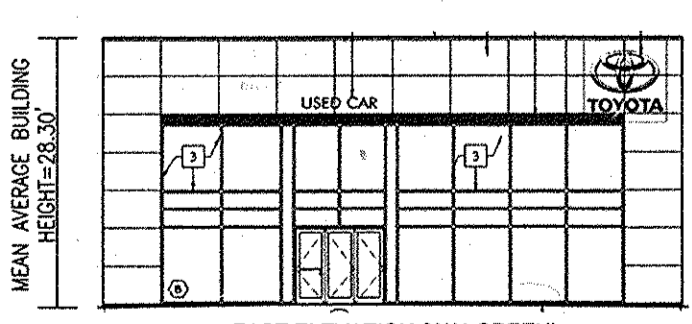
PLAN VIEW
SCALE: 1"=60'



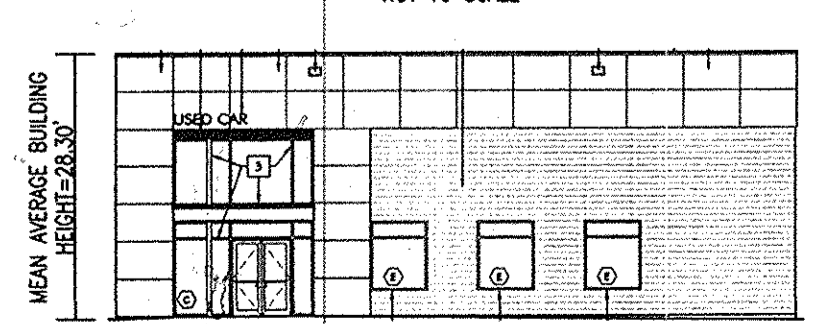
BUILDING FOOTPRINT
NOT TO SCALE



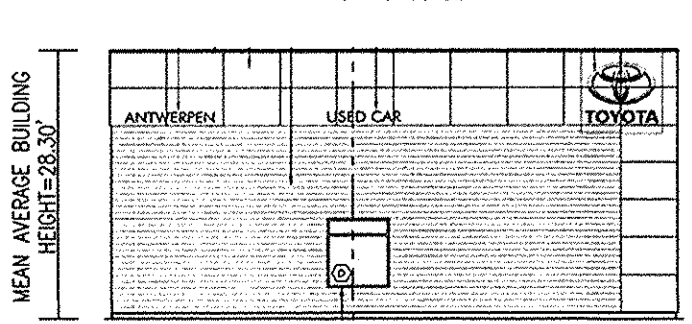
SOUTH ELEVATION (ROUTE 108)
NOT TO SCALE



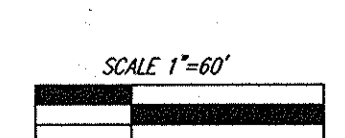
EAST ELEVATION (WALGREEN)
NOT TO SCALE



NORTH ELEVATION - MAIN ENTRANCE (TOWARD EXIST. BUILDING)
NOT TO SCALE



WEST ELEVATION (ROUTE 32)
NOT TO SCALE



ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
PARCEL 'C-2'	12410 AUTO DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #			
HOLWECK	N/A	365			
PLAT # OR L/F	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
22450	6	B-2	34	2ND	6051.01

NO AS-BUILT INFORMATION THIS SHEET

PARKING TABULATION

	REQUIRED	PROVIDED
2 SPACES PER 1000 SF OF BUILDING (4,312 SF x 2/1000 SF)	9	9
1 SPACE PER 1000 SF OF OUTDOOR DISPLAY AREA (11,811 SF x 1/1000 SF)	12	13
TOTAL SPACES:	21	22

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 8
DEMOLITION PLAN	2 OF 8
LAYOUT SHEET AND SITE DETAILS	3 OF 8
GRADING, SEDIMENT AND EROSION CONTROL PLAN & SOILS MAP	4 OF 8
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 8
STORM DRAIN DRAINAGE AREA MAP	6 OF 8
SWM NOTES AND DETAILS	7 OF 8
PROFILE & DETAIL SHEET	8 OF 8
LANDSCAPE PLAN	8 OF 8

OWNER/DEVELOPER
ANTOY LLC
12420 AUTO DRIVE
CLARKSVILLE, MD 21029
(410) 531-5700

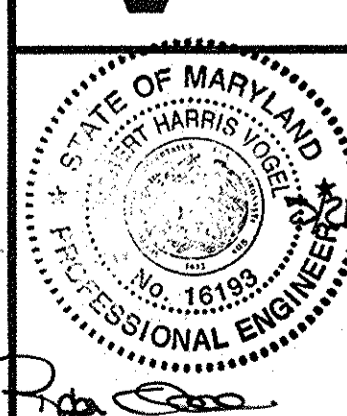
SITE DEVELOPMENT PLAN
COVER SHEET

NEW ANTWERPEN USED CAR FACILITY
HOLWECK SUBDIVISION PARCEL 'C-2'
12410 AUTO DRIVE
PARCEL 365 (L. 04960 / F. 00136)
PLAT NO. 22450 (F-12-096)

TAX MAP 34, BLOCK 06, DISTRICT 2
DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1

ZONING: B-2
DISTRICT: PARCEL 'C-2'
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



DESIGN BY: JBS
DRAWN BY: JMR/EDS
CHECKED BY: RHW/JBS
DATE: APRIL 2013
SCALE: AS SHOWN
W.O. NO.: 06-16

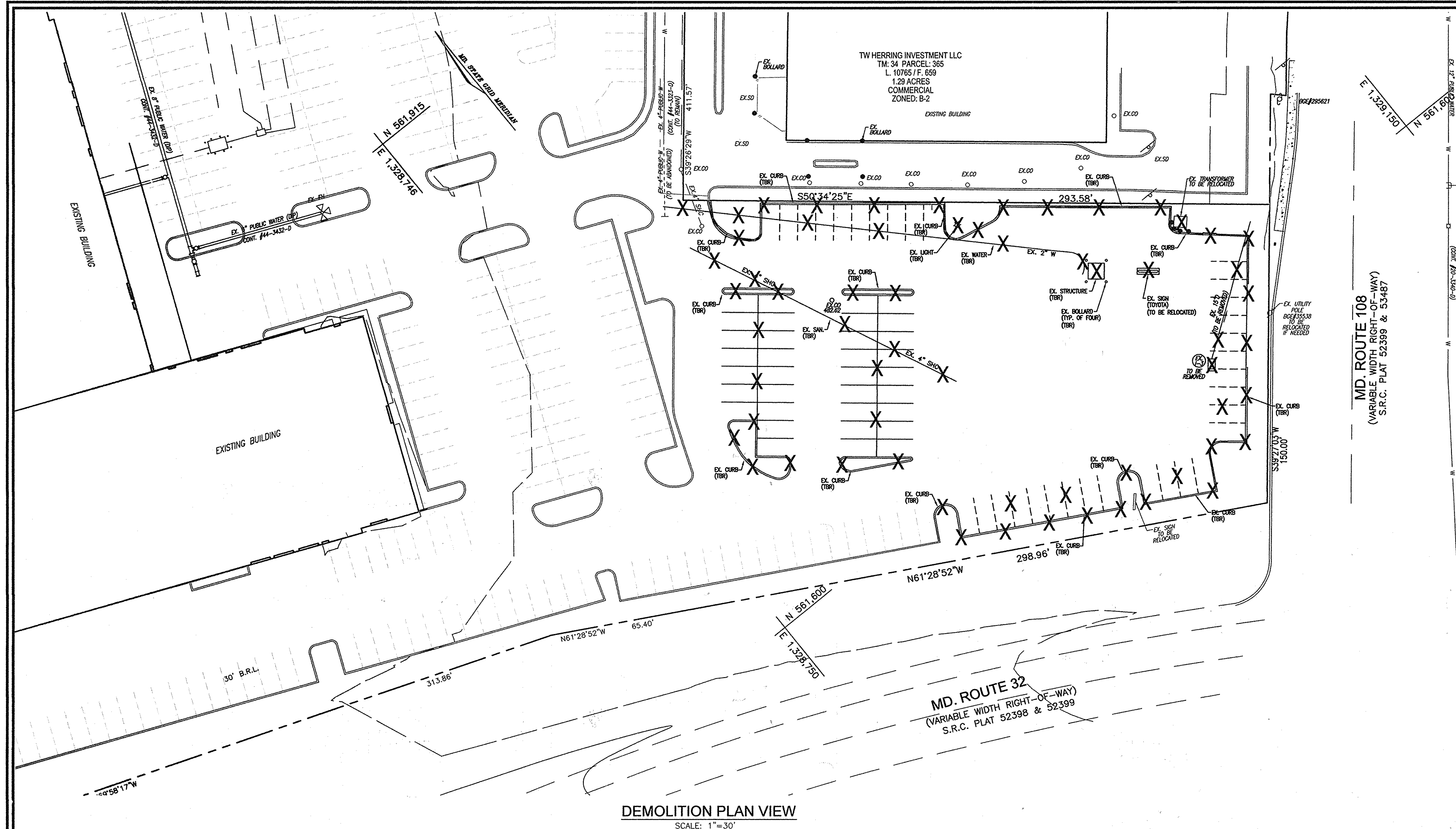
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193
EXPIRATION DATE: 09-27-2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/20/13

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/19/13

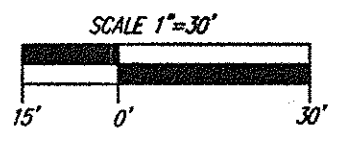
DIRECTOR: *[Signature]* DATE: 6/20/13



LEGEND:

=====	EXISTING CURB AND GUTTER
-----	PROPOSED CURB AND GUTTER
⊕	EXISTING UTILITY POLE
☀	EXISTING LIGHT POLE
⊞	EXISTING MAILBOX
⊙	EXISTING SIGN
⊖	EXISTING SANITARY MANHOLE
—S—	EXISTING SANITARY LINE
—C—	EXISTING CLEANOUT
—F—	EXISTING FIRE HYDRANT
—W—	EXISTING WATER LINE
—T—	EXISTING TREETRUNK (FIELD LOCATED)
○	EXISTING VEGETATION (APPROXIMATE LOCATION)
—X—	EXISTING METAL FENCE
—W—	EXISTING WOOD FENCE
—P—	PROPERTY LINE
—R—	RIGHT-OF-WAY LINE
X	AREAS TO BE DEMOLISHED

DEMOLITION PLAN VIEW
SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/12/13 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 6/19/13 DATE

DIRECTOR 6/20/13 DATE

NO AS-BUILT INFORMATION THIS SHEET

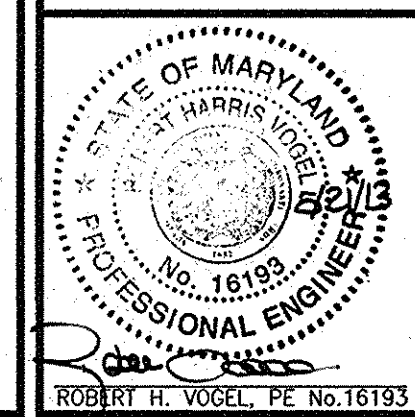
OWNER/DEVELOPER
ANTOY LLC
12420 AUTO DRIVE
CLARKSVILLE, MD 21029
(410) 531-5700

**SITE DEVELOPMENT PLAN
DEMOLITION PLAN**

NEW ANTWERPEN USED CAR FACILITY
HOLWECK SUBDIVISION PARCEL 'C-2'
12410 AUTO DRIVE
PARCEL 365 (L. 04960 / F. 00136)
PLAT NO. 22450 (F-12-096)

TAX MAP 34 BLOCK 06 ZONED: B-2
2ND ELECTION DISTRICT LOT: PARCEL C-2
DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1 HOWARD COUNTY, MARYLAND

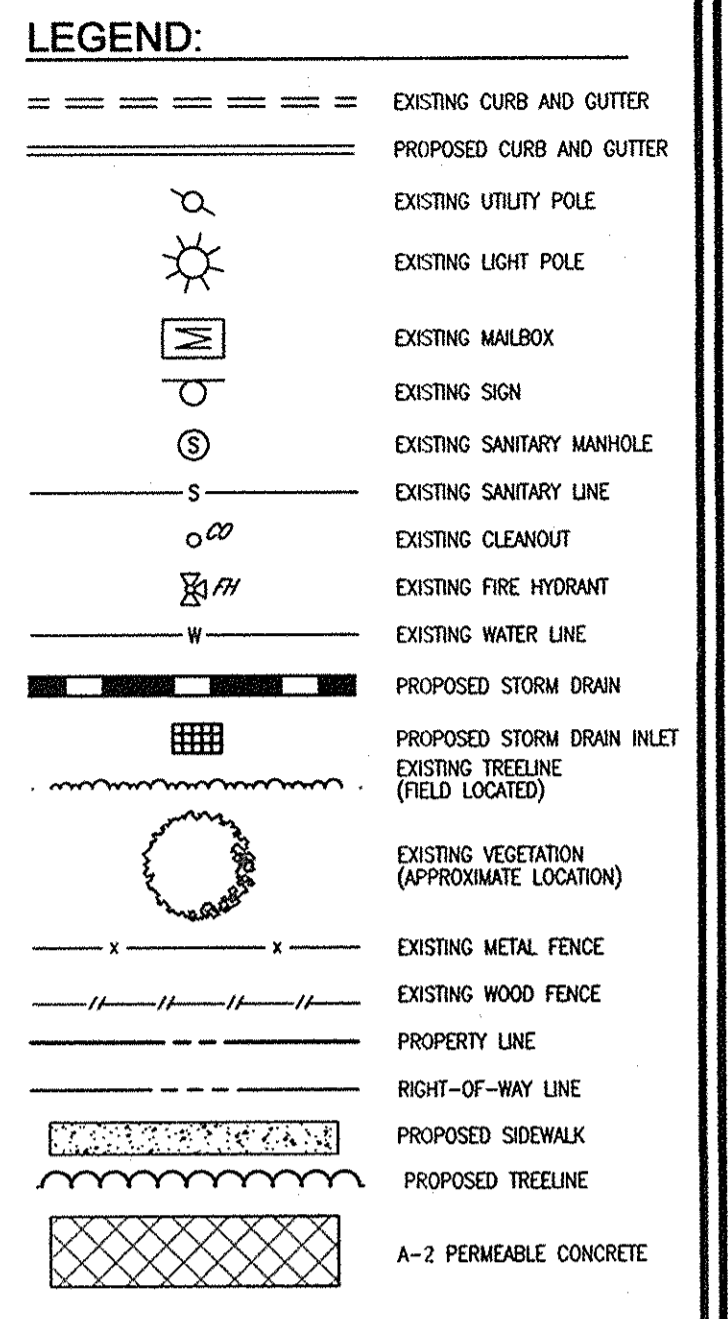
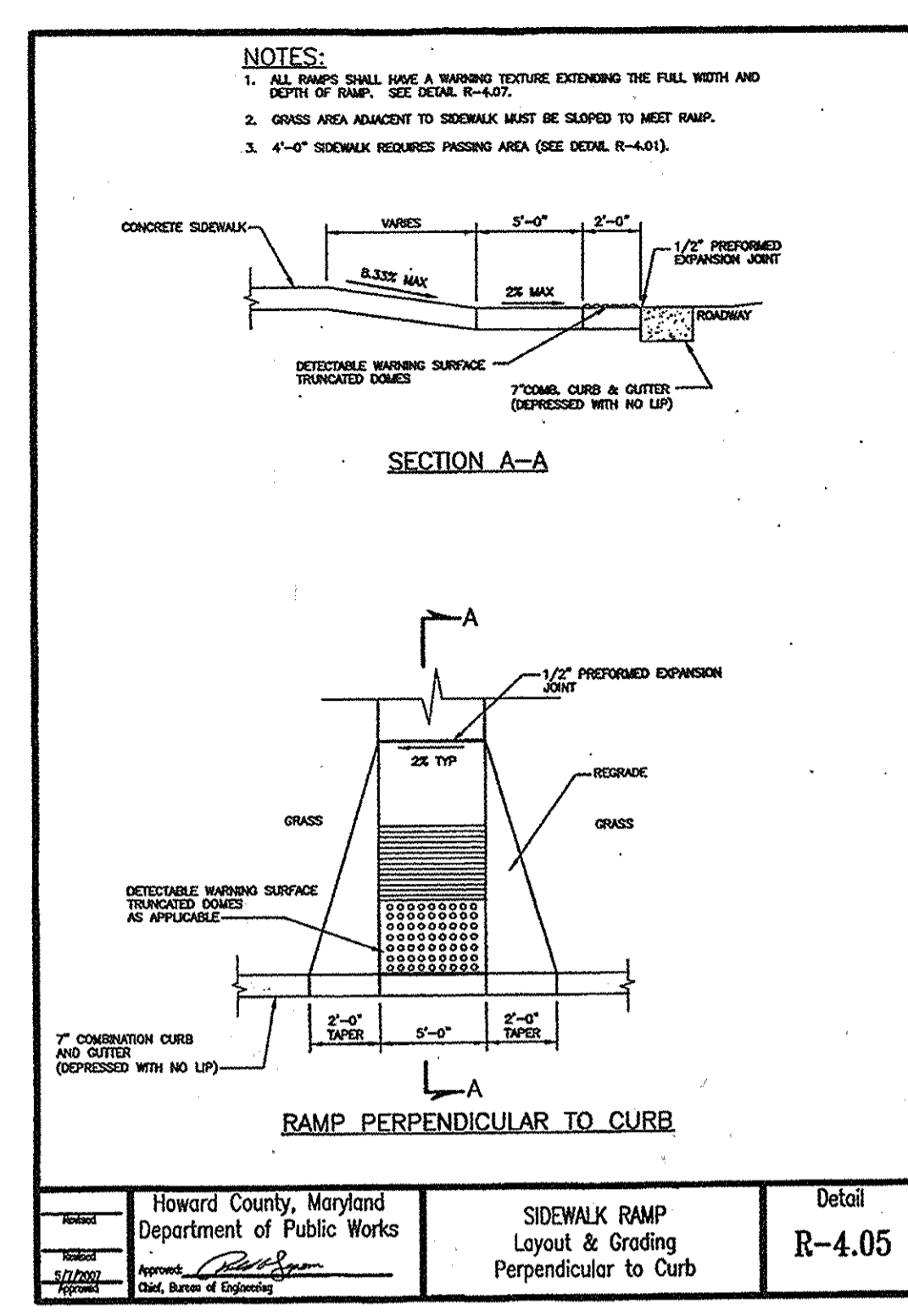
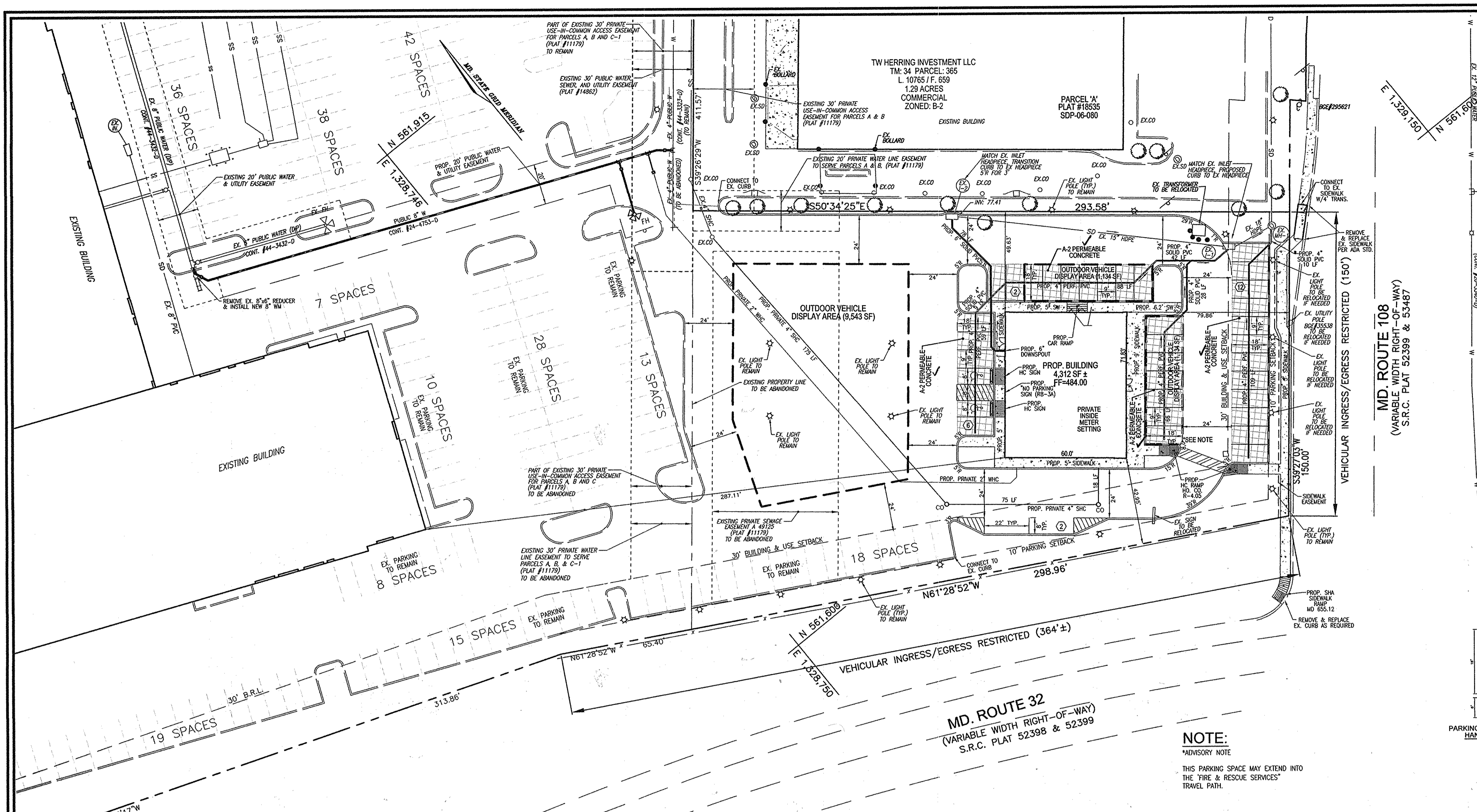
**ROBERT H. VOGEL
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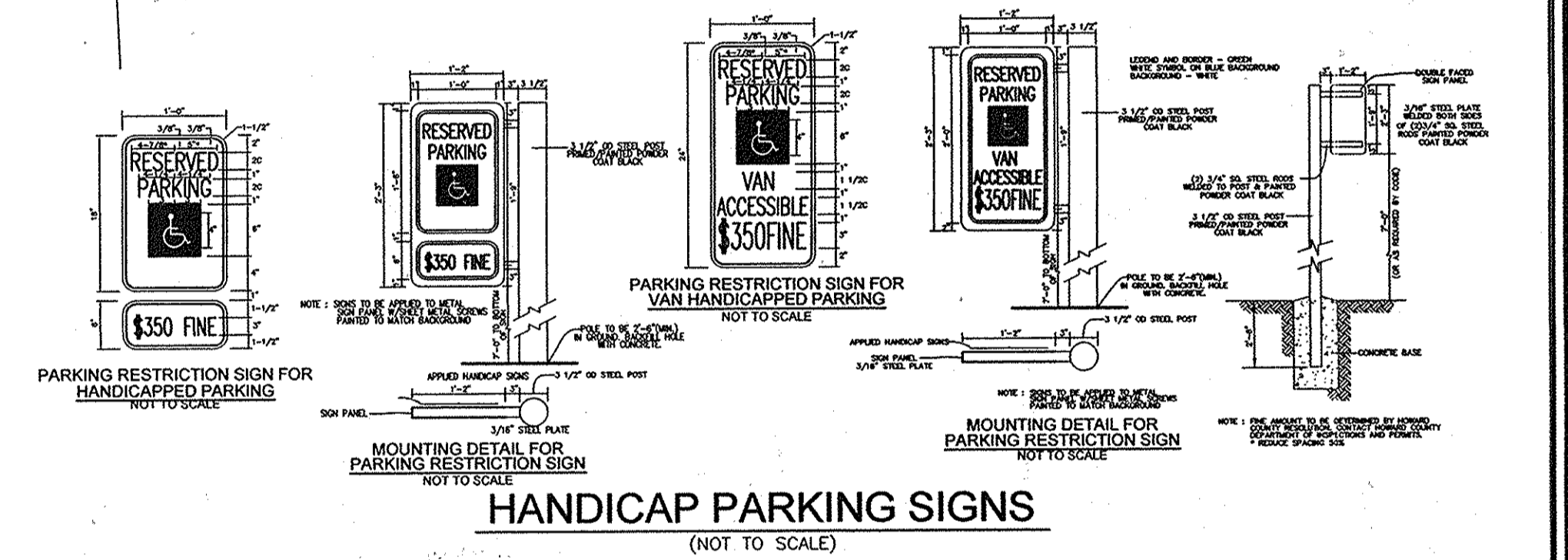
DESIGN BY: JBS
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EXPIRATION DATE: 09-27-2014

2 SHEET OF 8



Howard County, Maryland Department of Public Works	SIDEWALK RAMP Layout & Grading Perpendicular to Curb	Detail R-4.05
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PLAN VIEW
SCALE: 1"=30'

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	7 TO <9	9 TO <11	11 TO <15	15 TO <20
P-1	PAVING DECKS RESIDENTIAL AND NON-RESIDENTIAL THAT 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
P-2	PAVING DRIVE PAVES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS ACCESS PLACE, ACCESS STREET CUL-DE-SAC	HMA SUPERPAVE INTERMEDIATE SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE BASE 19.0 MPA PO 64-22, LEVEL 1 (ESAL) GRADED AGGREGATE BASE (GAB)	1.5	1.5	1.5	1.5	1.5	1.5
P-3	PAVING DRIVE ASLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS ACCESS PLACE, ACCESS STREET CUL-DE-SAC MINOR COLLECTORS RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE INTERMEDIATE SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE BASE 19.0 MPA PO 64-22, LEVEL 1 (ESAL) GRADED AGGREGATE BASE (GAB)	1.5	1.5	1.5	1.5	1.5	1.5
P-4	MAJOR COLLECTORS	HMA SUPERPAVE FINAL SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE INTERMEDIATE SURFACE 0.5 MPA PO 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE BASE 19.0 MPA PO 64-22, LEVEL 1 (ESAL) GRADED AGGREGATE BASE (GAB)	2.0	2.0	2.0	2.0	2.0	2.0

P2: PARKING SPACES
P3: DRIVE AISLE

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

DATE: 6/10/13
 DATE: 6/19/13
 DATE: 6/20/13

PAVING SECTIONS
 P-1 to P-4

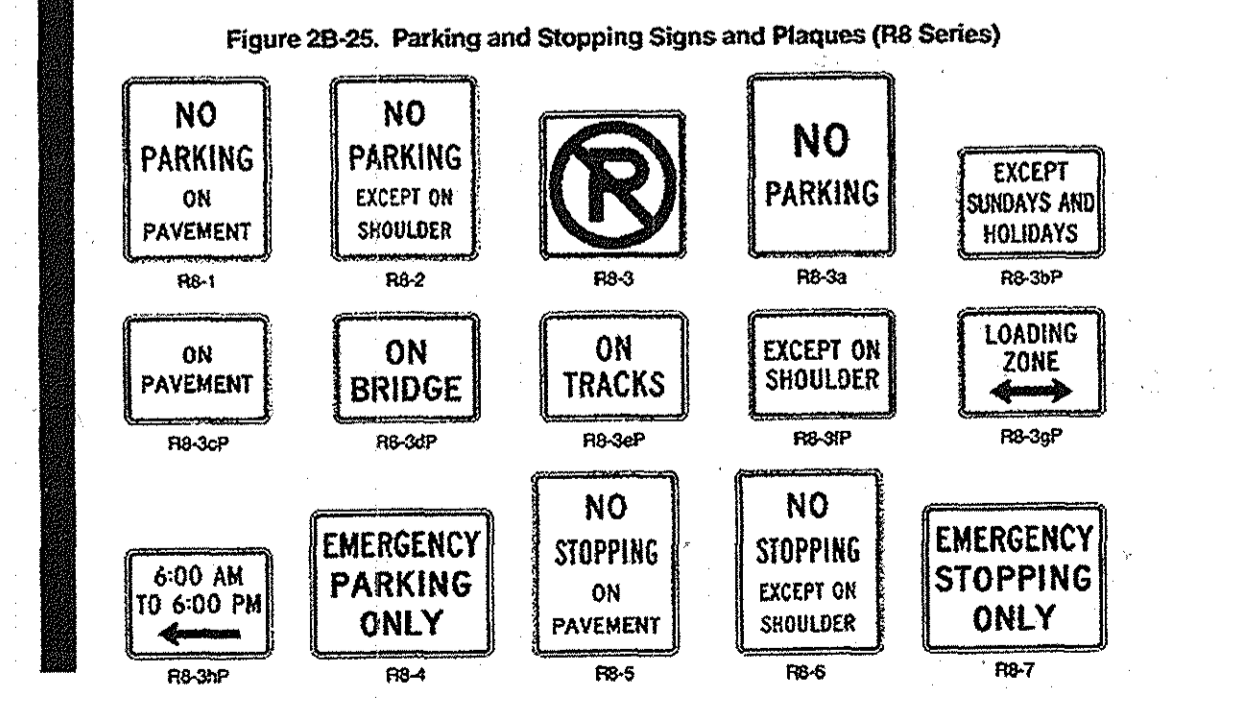
Detail
 R-2.01

SCALE 1"=30'

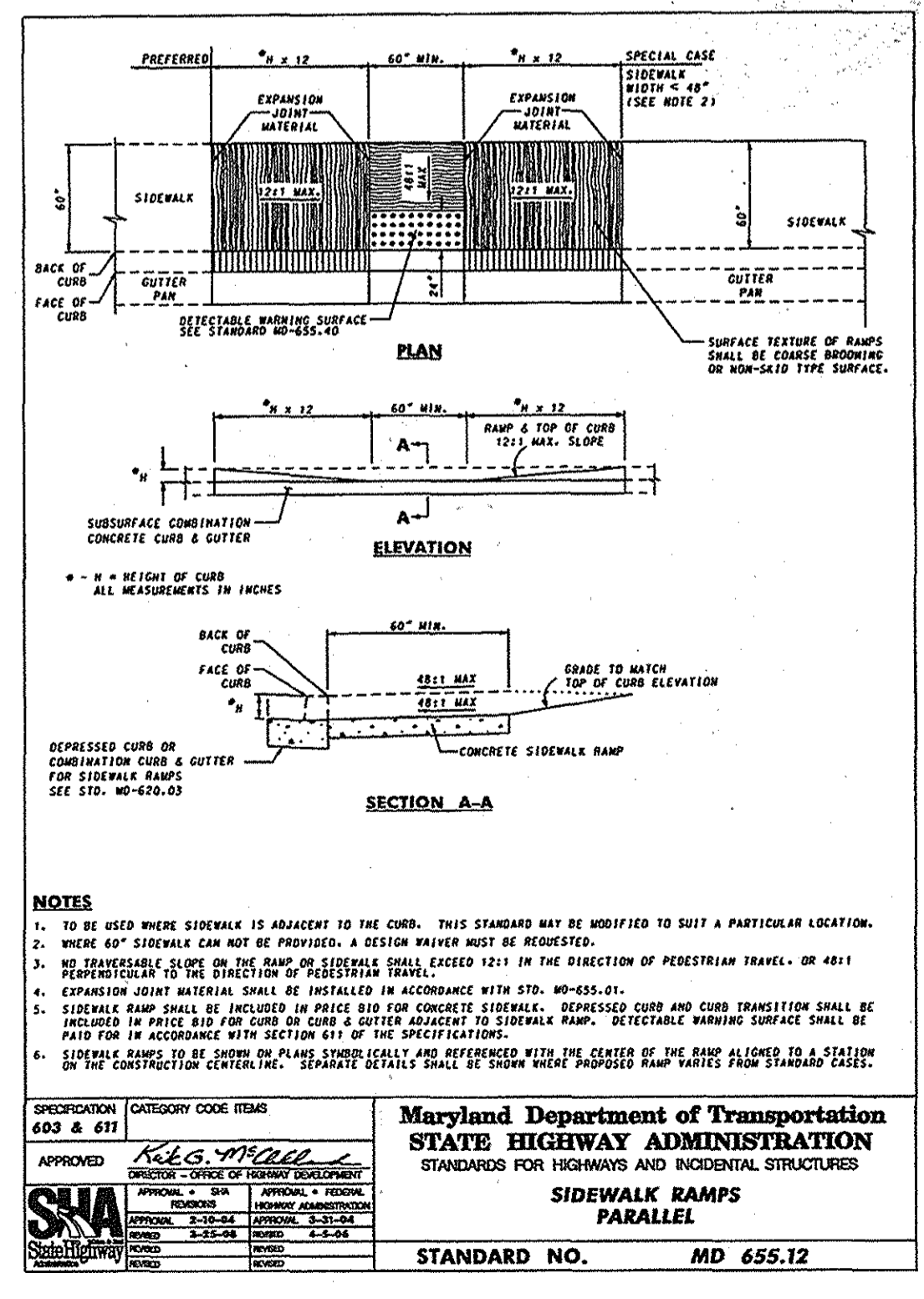
Figure 2B-25 Long Description - MUTCD 2009 Edition - FHWA Page 1 of 2

Manual on Uniform Traffic Control Devices (MUTCD)

Figure 2B-25. Parking and Stopping Signs and Plaques (R8 Series)



R8-3a is shown as a vertical rectangular white sign with a red border and the words "NO PARKING" in red on two lines.



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN IS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLAN AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 SIGNATURE: [Signature] DATE: 11/13/13

OWNER/DEVELOPER
 ANTOY LLC
 12420 AUTO DRIVE
 CLARKSVILLE, MD 21029
 (410) 531-5700

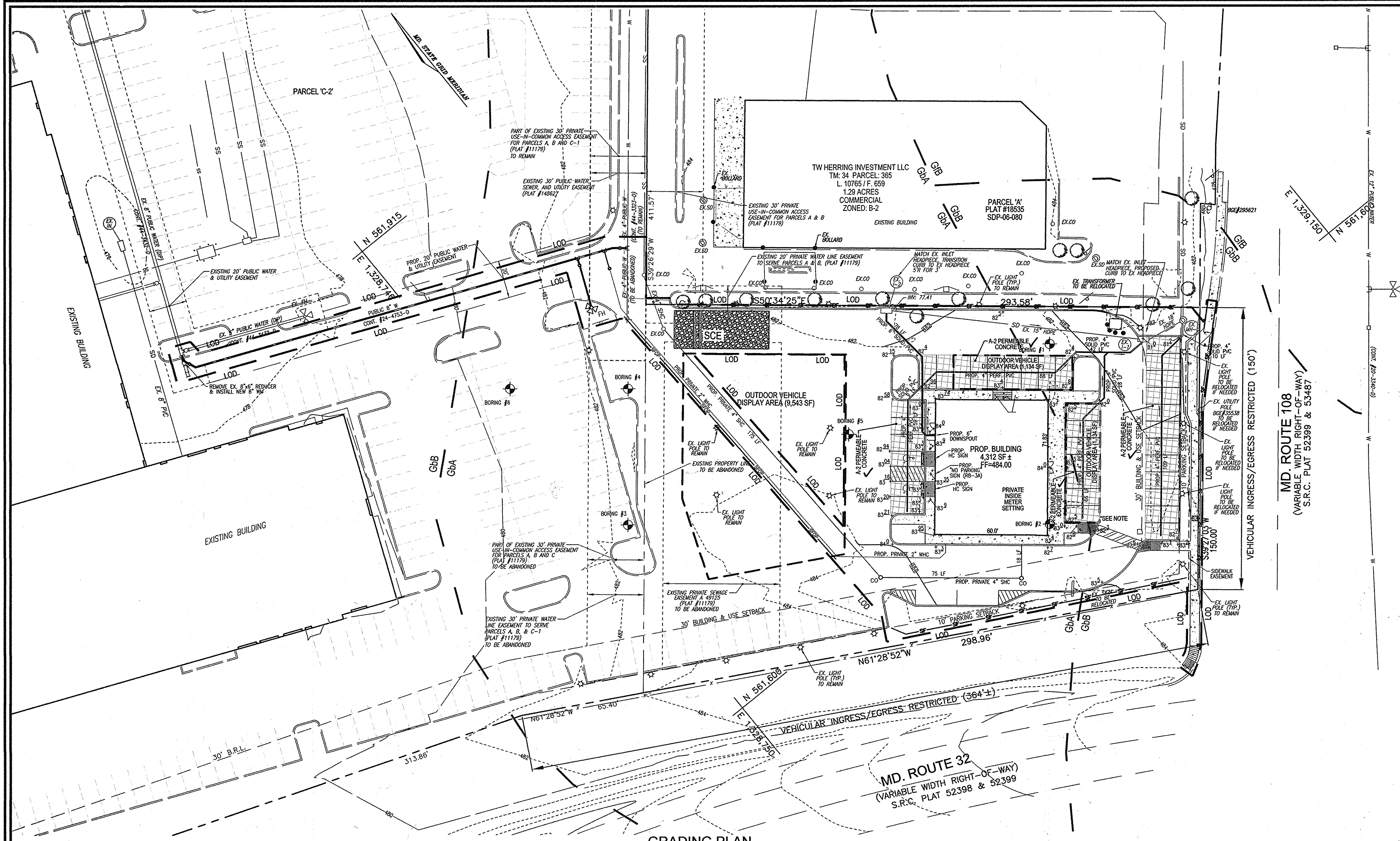
SITE DEVELOPMENT PLAN
 SITE LAYOUT PLAN
 NEW ANTWERPEN USED CAR FACILITY
 HOLWECK SUBDIVISION PARCEL C-2
 12410 AUTO DRIVE
 PARCEL 365 (L. 04960 / F. 00136)
 PLAT NO. 22450 (F-12-098)
 ZONED: B-2
 2ND ELECTION DISTRICT
 DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
 ENGINEERS - SURVEYORS - PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410-461-7666
 FAX: 410-461-8961

DESIGN BY: JBS
 DRAWN BY: JMR/EDS
 CHECKED BY: RHW/JBS
 DATE: APRIL 2013
 SCALE: AS SHOWN
 W.O. NO.: 06-16

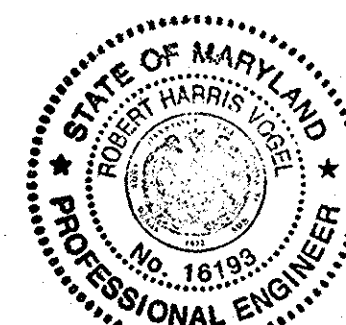
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3 SHEET OF 8

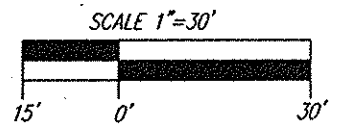


LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND 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
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING METAL FENCE
- EXISTING WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED SIDEWALK
- SILT FENCE
- SILT FENCE ON PAVEMENT
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TREELINE
- A-2 PERMEABLE CONCRETE



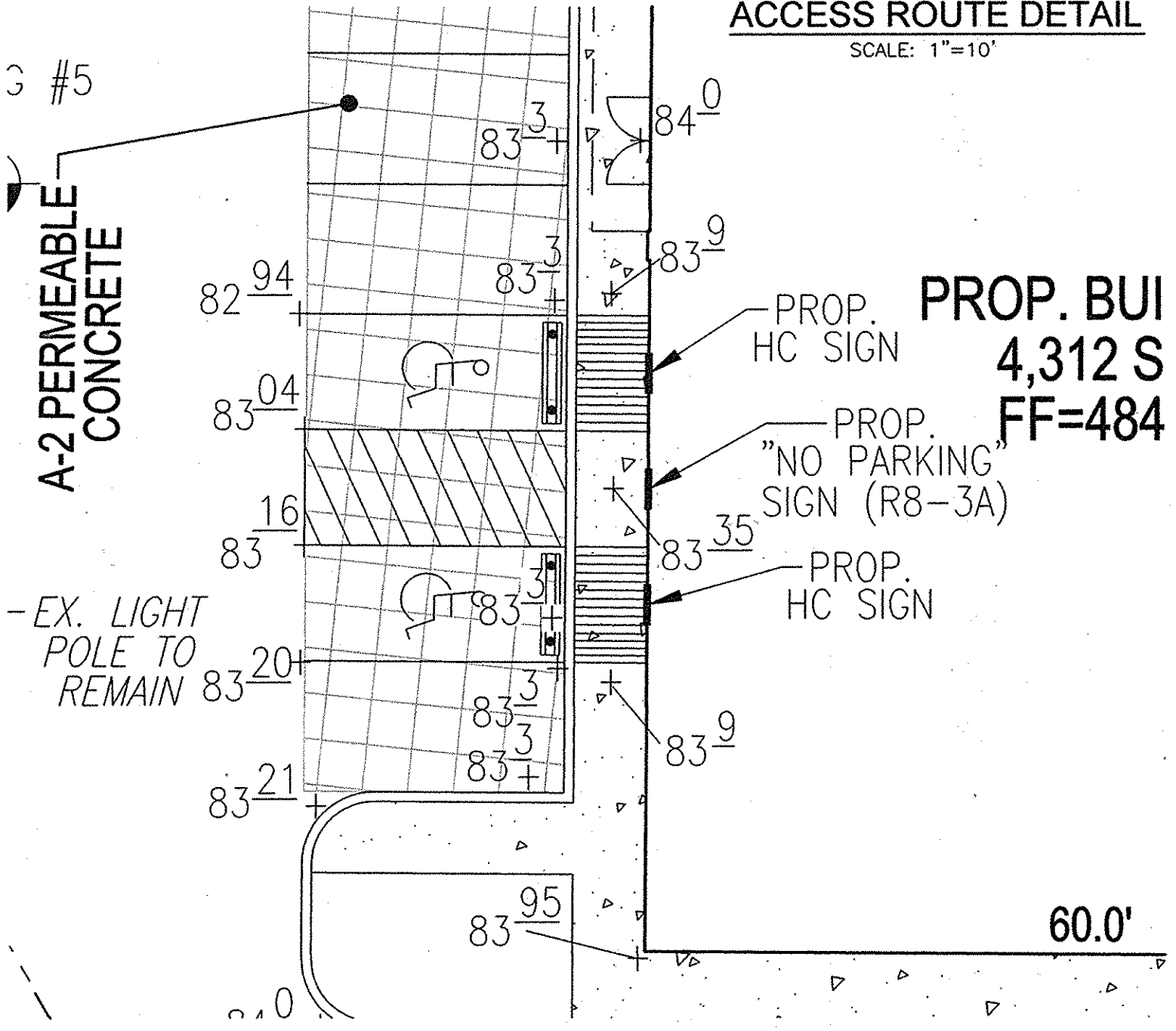
AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 SIGNATURE: [Signature] PE NO: 10193 DATE: 11/13/15



GRADING PLAN
 SCALE: 1"=30'

MD. ROUTE 32
 (VARIABLE WIDTH RIGHT-OF-WAY)
 S.R.C. PLAT 52398 & 52399

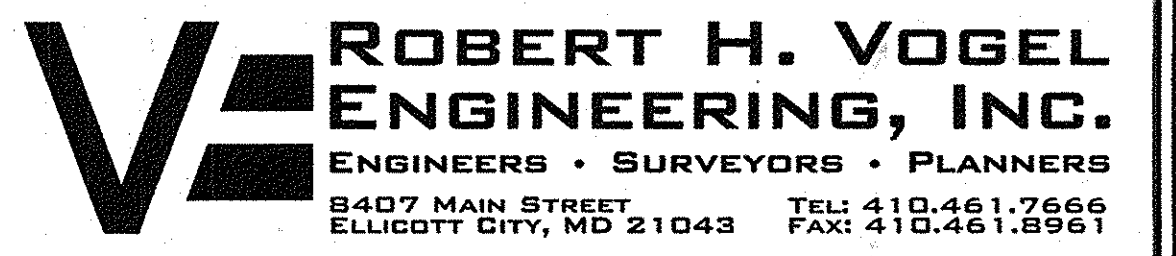
ADA PARKING AND ACCESS ROUTE DETAIL
 SCALE: 1"=10'



OWNER/DEVELOPER
 ANTOY LLC
 12420 AUTO DRIVE
 CLARKSVILLE, MD 21029
 (410) 531-5700

SITE DEVELOPMENT PLAN
 GRADING, EROSION, SEDIMENT CONTROL PLAN, AND SOILS MAP

NEW ANTWERPEN USED CAR FACILITY
 HOLWECK SUBDIVISION PARCEL 'C-2'
 12410 AUTO DRIVE
 PARCEL 365 (L. 04960 / F. 00136)
 PLAT NO. 22450 (F-12-096)



ROBERT H. VOGEL ENGINEERS & SURVEYORS - PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: JBS
 DRAWN BY: JMR/EDS
 CHECKED BY: RHV/JBS
 DATE: APRIL 2013
 SCALE: AS SHOWN
 W.O. NO.: 08-16

PROFESSIONAL CERTIFICATE
 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 09-27-2014.

4 OF 8

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate *		Recommended Seeding Dates by Plant Hardiness Zone **			
	lb/ac	lb/1000 ft ²	5b and 6a	6b	7a and 7b	
Cool-Season Grasses						
Annual Ryegrass (<i>Lolium perenne</i> sp. multiflorum)	40	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Barley (<i>Hordeum vulgare</i>)	96	2.2	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Chia (<i>Salvia nutans</i>)	72	1.7	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Wheat (<i>Triticum aestivum</i>)	120	2.8	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Cereal Rye (<i>Suaeda cereale</i>)	112	2.8	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Warm-Season Grasses						
Forst Millet (<i>Syntherisma italica</i>)	30	0.7	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14	
Pearl Millet (<i>Pennisetum glaucum</i>)	20	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14	

NOTE: STOCKPILING WILL NOT BE PERMITTED ON-SITE.

SOILS LEGEND

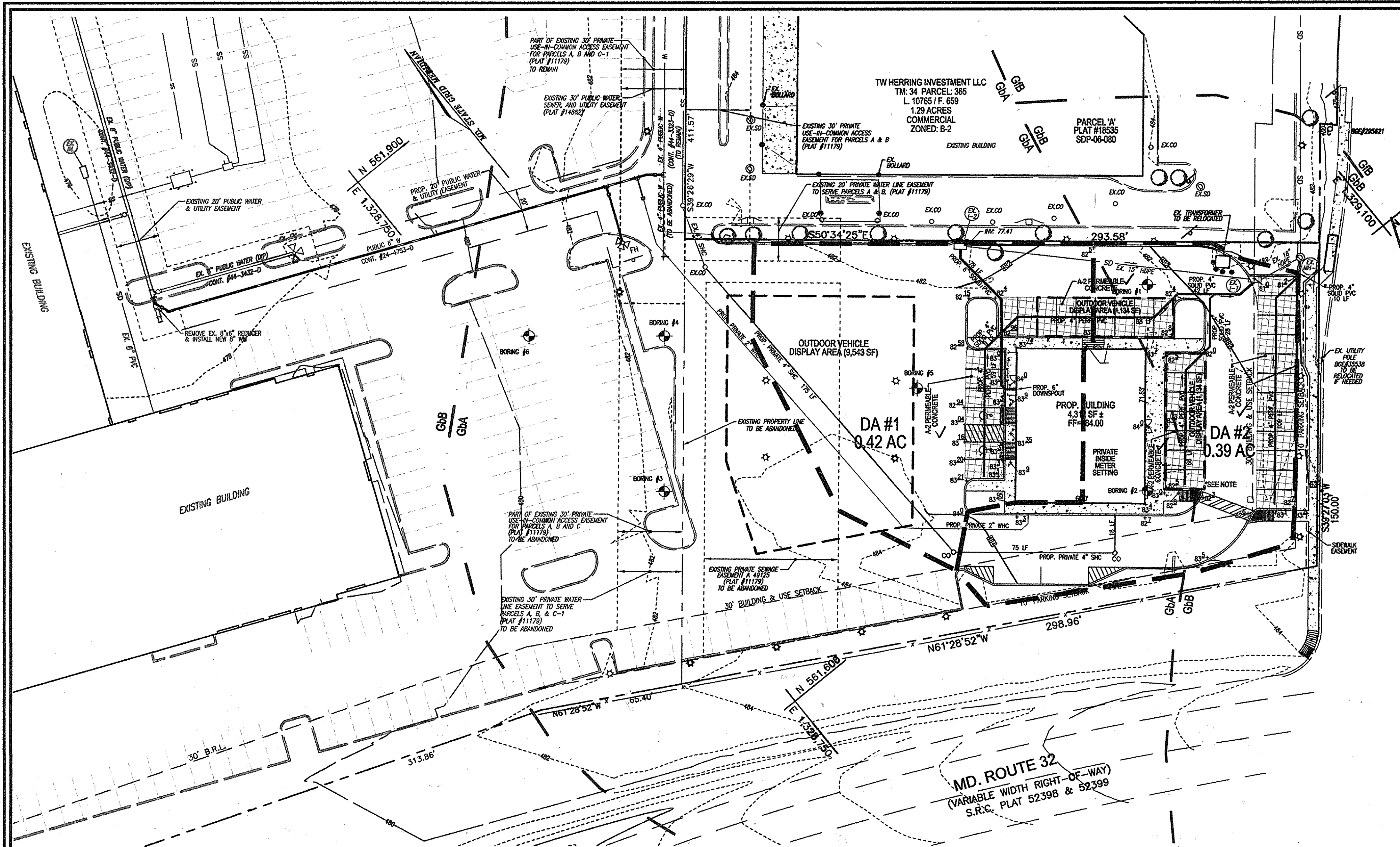
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	K-FACTOR	PRIME FARMLAND
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	0.24	NO
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	0.37	NO

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/10/15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/10/15
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/20/15
 DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 HOWARD COUNTY HEALTH OFFICER
 [Signature] 6/11/15
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] HOWARD S.C.D.

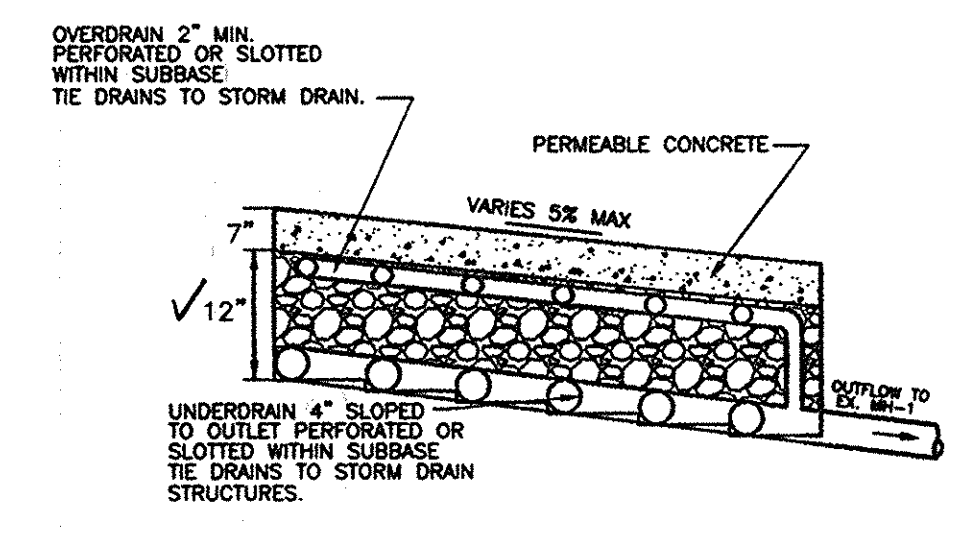
BY THE DEVELOPER:
 "I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING 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] 6/15/15
 SIGNATURE OF 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, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 [Signature] 6/11/15
 SIGNATURE OF ENGINEER



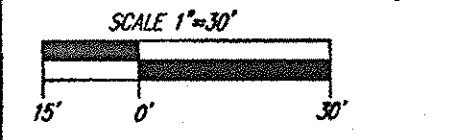
B.4.B SPECIFICATIONS FOR PERMEABLE PAVEMENTS & REINFORCED TURF
 THESE SPECIFICATIONS INCLUDE INFORMATION ON ACCEPTABLE MATERIALS FOR TYPICAL APPLICATIONS AND ARE NOT EXCLUSIVE OR LIMITING. THE DESIGNER IS RESPONSIBLE FOR DEVELOPING SPECIFICATIONS FOR INDIVIDUAL PROJECTS AND SPECIFIC CONDITIONS.

1. PERVIOUS CONCRETE SPECIFICATIONS
 DESIGN THICKNESS - PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED. APPLICATIONS MAY BE DESIGNED USING EITHER STANDARD PAVEMENT PROCEDURES (E.G., AASHTO, ACI 308.9R, ACI 309.0R OR USING STRUCTURAL VALUES DERIVED FROM FLEXIBLE PAVEMENT DESIGN PROCEDURES.
 MIX & INSTALLATION - TRADITIONAL PORTLAND CEMENTS (ASTM C 150, C 1157) MAY BE USED IN PERVIOUS CONCRETE APPLICATIONS. PHOSPHORUS ADMIXTURES MAY ALSO BE USED. MATERIALS SHOULD BE TESTED (E.G., TENSILE STRENGTH) PRIOR TO CONSTRUCTION SO THAT CRITICAL PROPERTIES (E.G., SETTLING TIME, RATE OF STRENGTH DEVELOPMENT, POROSITY, PERMEABILITY) CAN BE DETERMINED.
 AGGREGATE - PERVIOUS CONCRETE CONTAINS A LIMITED FINE AGGREGATE CONTENT. COMMONLY USED GRADATIONS INCLUDE ASTM C 33 NO. 67 (3/4 IN. TO NO. 4), NO. 8 (3/8 IN. TO NO.16) AND NO. 89 (3/8 IN. TO NO.50) SERIES. SINGLE-SIZE AGGREGATE (UP TO 1 INCH) MAY ALSO BE USED.
 WATER CONTENT - WATER-TO-CEMENT RATIOS BETWEEN 0.27 AND 0.30 ARE USED ROUTINELY WITH PROPER INCLUSION OF CHEMICAL ADMIXTURES. WATER QUALITY SHOULD MEET ACI 308. AS A GENERAL RULE, POTABLE WATER SHOULD BE USED ALTHOUGH RECYCLED CONCRETE PRODUCTION WATER MEETING ASTM C 94 OR AASHTO M 157 MAY ALSO BE USED.
 ADMIXTURES - CHEMICAL ADMIXTURES (E.G., RETARDERS OR HYDRATION-STABILIZERS) ARE USED TO OBTAIN SPECIAL PROPERTIES IN PERVIOUS CONCRETE. USE OF ADMIXTURES SHOULD MEET ASTM C 494 (CHEMICAL ADMIXTURES) AND CLOSELY FOLLOW MANUFACTURER'S RECOMMENDATIONS.
 BASE COURSE - THE BASE COURSE SHALL BE AASHTO NO. 3 OR 4 COURSE AGGREGATE WITH AN ASSUMED OPEN PORE SPACE OF 30% (n=0.30).
 2. PERMEABLE INTERLOCKING CONCRETE PAVEMENTS (PICP)
 PAVEMENT BLOCKS - BLOCKS SHOULD BE EITHER 39 IN. OR 4 IN. THICK AND MEET ASTM C 936 OR CSA A231.2 REQUIREMENTS. APPLICATIONS SHOULD HAVE 20% OR MORE (40% PREFERRED) OF THE SURFACE AREA OPEN. INSTALLATION SHOULD FOLLOW MANUFACTURER'S INSTRUCTIONS, EXCEPT THAT REINFORCEMENT MATERIALS AND LEVELING COURSE - OPENINGS SHALL BE FILLED WITH ASTM C-33 GRADED SAND OR SANDY LOAM. PICP BLOCKS SHALL BE PLACED ON A ONE-INCH THICK LEVELING COURSE OF ASTM C-33 SAND.
 BASE COURSE - THE BASE COURSE SHALL BE AASHTO NO. 3 OR 4 COURSE AGGREGATE WITH AN ASSUMED OPEN PORE SPACE OF 30% (n=0.30).
 3. REINFORCED TURF
 REINFORCED GRASS PAVEMENT (RGP) - WHETHER USED WITH GRASS OR GRAVEL, THE RGP THICKNESS SHALL BE AT LEAST 1-3/4" THICK WITH A LOAD CAPACITY CAPABLE OF SUPPORTING THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED.



- LEGEND:**
- - - - - EXISTING CONTOUR
 - EXISTING CONTOUR
 - + 402.00 PROPOSED SPOT ELEVATION
 - x 402.00 EXISTING SPOT ELEVATION
 - ===== EXISTING CURB AND GUTTER
 - ===== PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
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 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - ===== PROPOSED STORM DRAIN
 - ===== PROPOSED STORM DRAIN INLET
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING VEGETATION (APPROXIMATE LOCATION)
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - DRAINAGE AREA
 - A-2 PERMEABLE CONCRETE

- LEGEND:**
- ✓ PERVIOUS PERMEABLE CONCRETE
 - ✓ ASTM C 33 3/4" TO 2" STONE



DRAINAGE AREA MAP
 SCALE: 1"=30'

A-2. PERMEABLE PAVEMENTS CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH PERMEABLE PAVEMENT:

- EROSION AND SEDIMENT CONTROL: FINAL GRADING FOR INSTALLATION SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AROUND PROPOSED PAVEMENT LOCATIONS.
- SOIL COMPACTION: SUB SOILS SHALL NOT BE COMPACTED. CONSTRUCTION SHOULD BE PERFORMED WITH LIGHTWEIGHT, WIDE TRACKED EQUIPMENT TO MINIMIZE COMPACTION. EXCAVATED MATERIALS SHOULD BE PLACED IN A CONTAINED AREA.
- DISTRIBUTION SYSTEMS: OVERDRAIN, UNDERDRAIN, AND DISTRIBUTION PIPES SHALL BE CHECKED TO ENSURE THAT BOTH THE MATERIAL AND PERFORMANCES MEET SPECIFICATIONS (SEE APPENDIX B.4). THE UPSTREAM ENDS OF PIPES SHOULD BE CAPPED PRIOR TO INSTALLATION. ALL UNDERDRAIN OR DISTRIBUTION PIPES USED SHOULD BE INSTALLED FLAT ALONG THE BED BOTTOM.
- SUBBASE INSTALLATION: SUBBASE AGGREGATE SHALL BE CLEAN AND FREE OF FINES. THE SUBBASE SHALL BE PLACED IN LIFTS AND LIGHTLY ROLLED ACCORDING TO THE SPECIFICATIONS (SEE APPENDIX B.4).

INSPECTION:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

- DURING EXCAVATION TO SUB GRADE.
- DURING PLACEMENT AND BACKFILL OF ANY DRAINAGE OR DISTRIBUTION SYSTEM(S).
- DURING PLACEMENT OF THE CRUSHED STONE SUBBASE MATERIAL.
- DURING PLACEMENT OF THE SURFACE MATERIAL.
- UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

TRUCKS AND OTHER HEAVY VEHICLES CAN GRIND DIRT AND GRIT INTO THE POROUS SURFACES, LEADING TO CLOGGING AND PREMATURE FAILING. THESE VEHICLES SHOULD BE PREVENTED FROM TRACKING AND SPILLING MATERIAL ONTO THE PAVEMENT.

DEICERS SHOULD BE USED IN MODERATION. WHEN USED, DEICERS SHOULD BE NON-TOXIC AND ORGANIC AND CAN BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT. SNOW PLOWING SHOULD BE DONE CAREFULLY WITH BLADES SET ONE-INCH HIGHER THAN NORMAL. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- A. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- B. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
- C. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- D. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE-INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

MAINTENANCE CRITERIA:

THE FOLLOWING PROCEDURES SHOULD BE CONSIDERED ESSENTIAL FOR MAINTAINING PERMEABLE PAVEMENT SYSTEMS:

- PAVEMENTS SHOULD BE USED ONLY WHERE REGULAR MAINTENANCE CAN BE PERFORMED. MAINTENANCE AGREEMENTS SHOULD CLEARLY SPECIFY HOW TO CONDUCT ROUTINE TASKS TO ENSURE LONG-TERM PERFORMANCE.
- PAVEMENT SURFACES SHOULD BE SWEEPED AND VACUUMED TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING SYSTEMS AND COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- DRAINAGE PIPES, INLETS, STONE EDGE DRAINS, AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE SHOULD BE CLEANED OUT AT REGULAR INTERVALS.

AREA AND "C" FACTOR TABULATION

DRAINAGE AREA	AREA (A)	"C" FACTOR (C)	% IMPERVIOUS (P)
DA-1	0.42	0.93	98
DA-2	0.39	0.88	92

ESD PRACTICES BY DRAINAGE AREA

DRAINAGE AREA	ESD PRACTICE
#1	A-2 PERMEABLE PAVEMENT
#2	A-2 PERMEABLE PAVEMENT

DRAINAGE AREA	IMPERVIOUS AREA	GRASS AREA	TOTAL AREA	PERCENT IMPERVIOUS	RV	ESD MIN	ESD MAX	ESD PROPOSED
1	17939	356	18295	0.98	0.93	711	1848	370
2	15593	1395	16988	0.92	0.88	620	1612	731
TOTAL AREA				0.81 AC				1101 CF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/10/13

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/19/13

 DIRECTOR
 DATE: 6/20/13

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

 HOWARD COUNTY HEALTH OFFICER

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

 HOWARD S.C.D.
 DATE: 6/14/13

BY THE DEVELOPER:

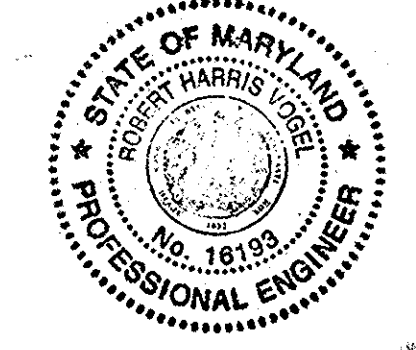
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL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

 SIGNATURE OF DEVELOPER
 DATE: 6/20/13

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 OF ENGINEER
 DATE: 6/20/13



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

 SIGNATURE
 16193
 PE NO

 DATE: 10/21/13

OWNER/DEVELOPER
 ANTOY LLC
 12420 AUTO DRIVE
 CLARKSVILLE, MD 21029
 (410) 531-5700

SITE DEVELOPMENT PLAN
DRAINAGE AREA MAP & DETAIL SHEET

NEW ANTWERPEN USED CAR FACILITY
 HOLWECK SUBDIVISION PARCEL C-2
 12410 AUTO DRIVE
 PARCEL 365 (L. 04960 / F. 00136)
 PLAT NO. 22450 (F-12-096)

TAX MAP 34, BLOCK 06
 2ND ELECTION DISTRICT
 DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1

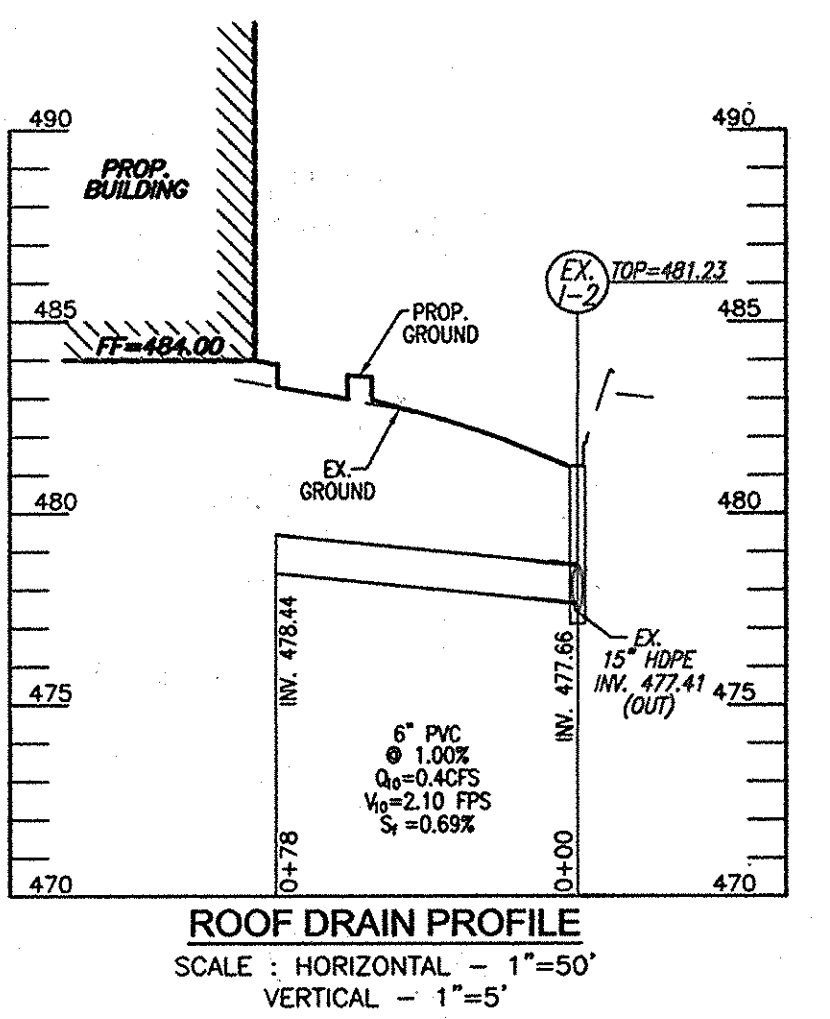
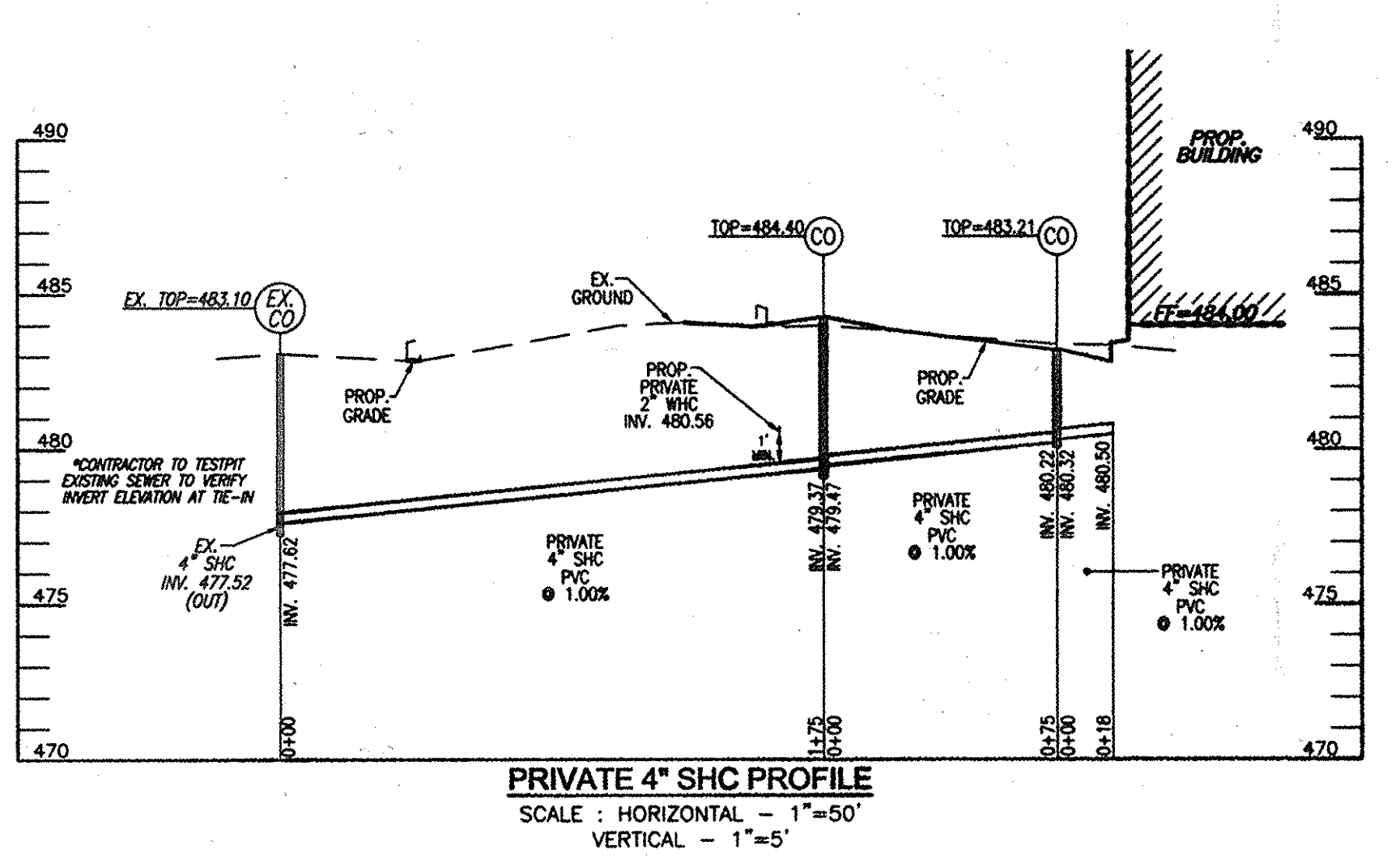
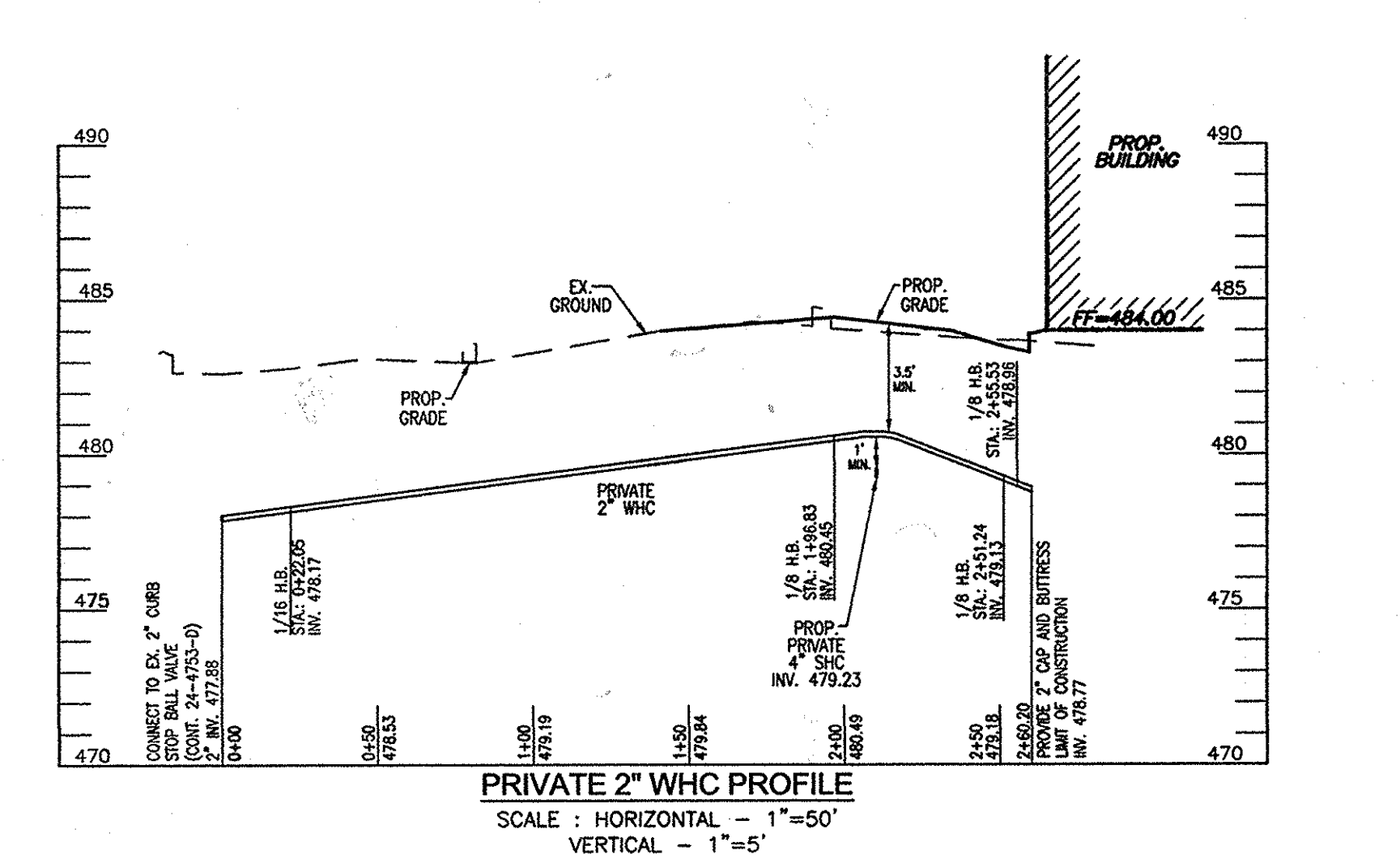
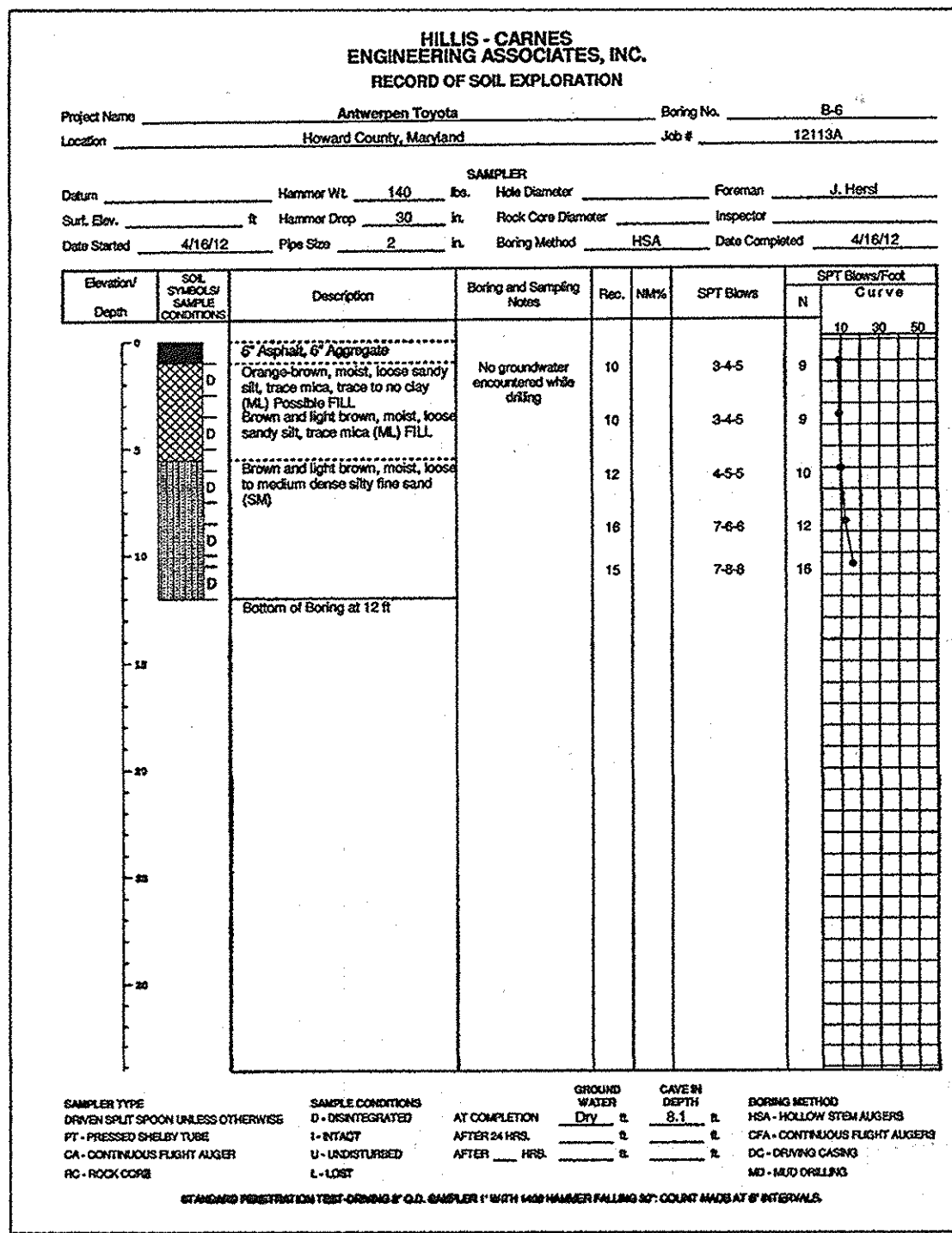
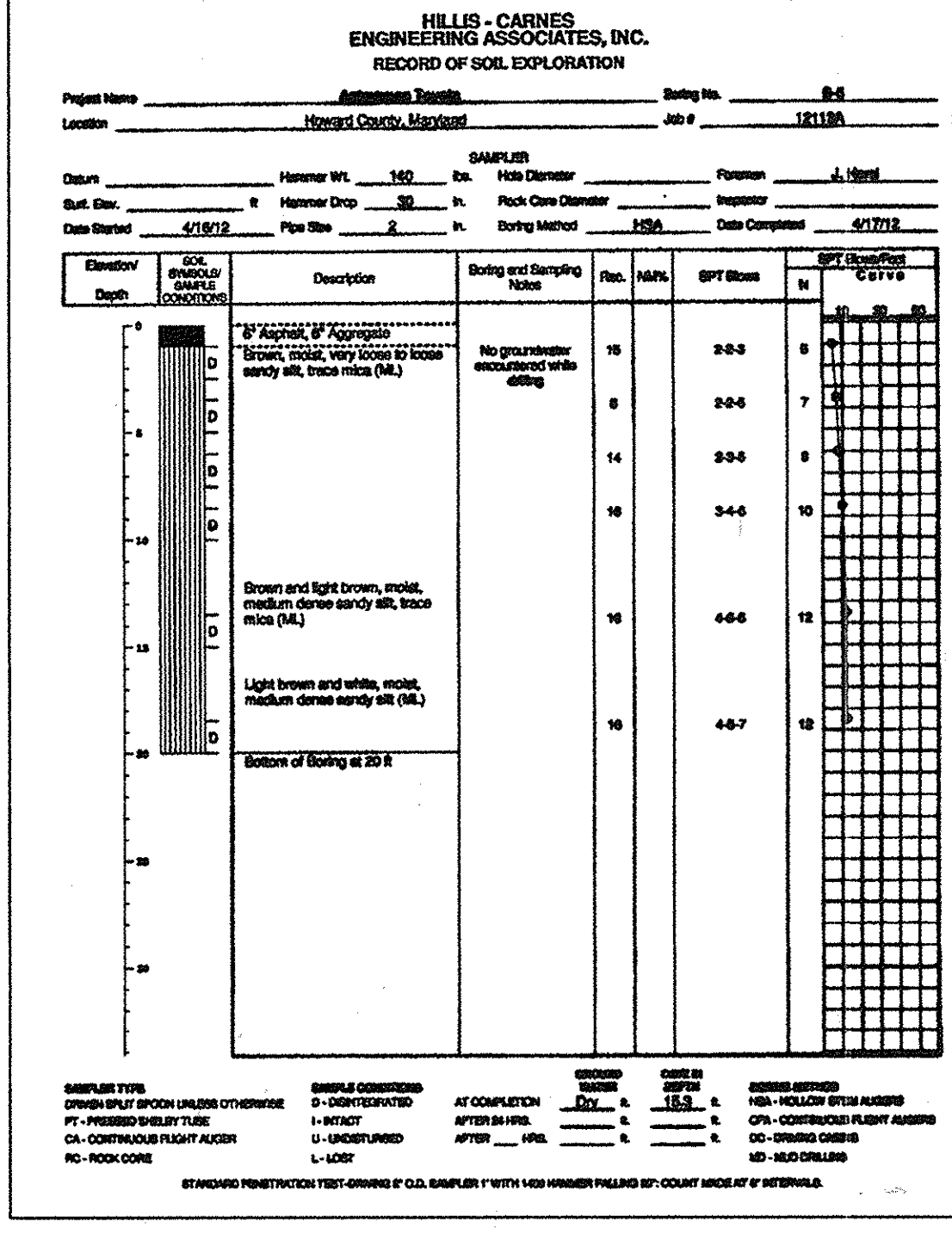
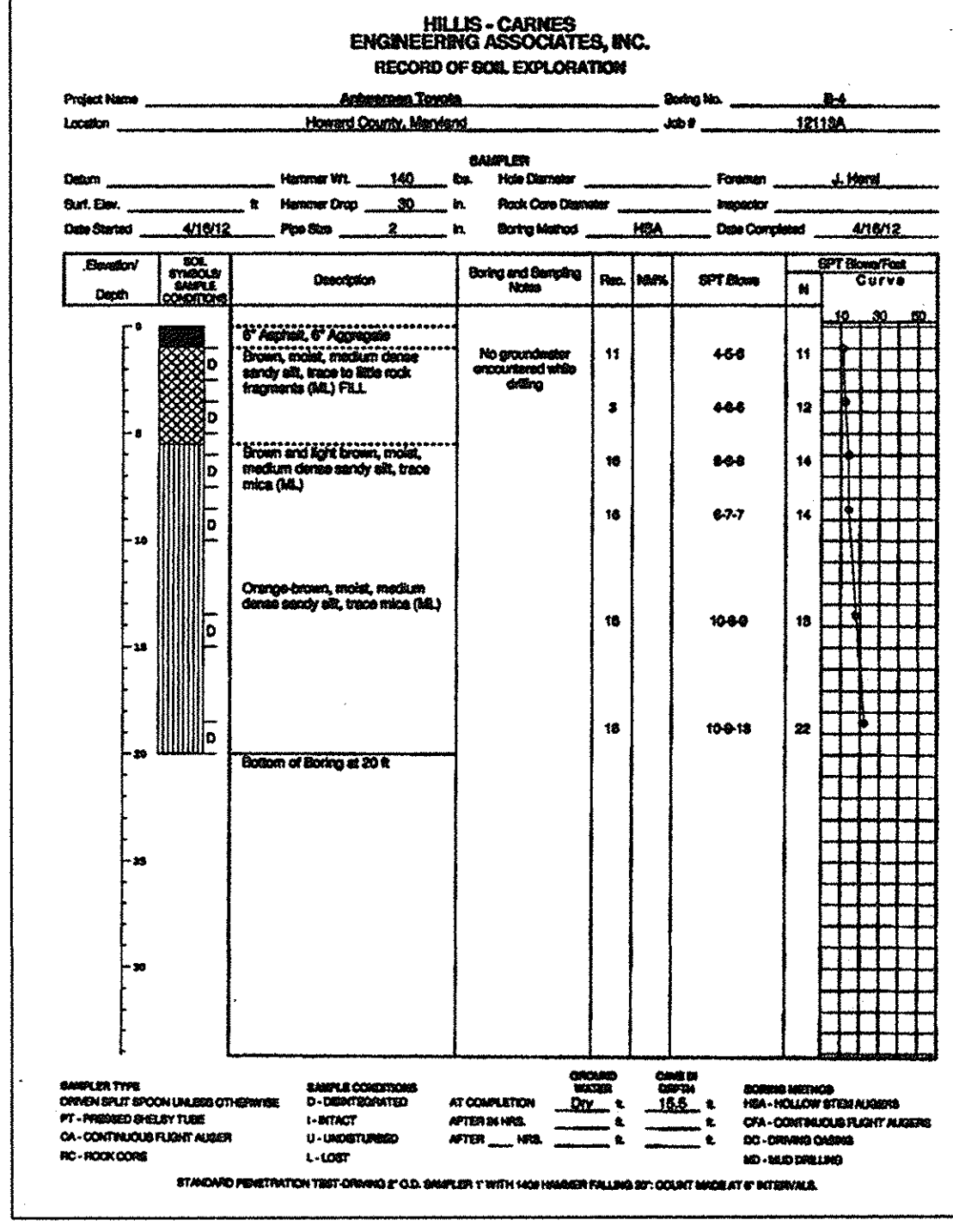
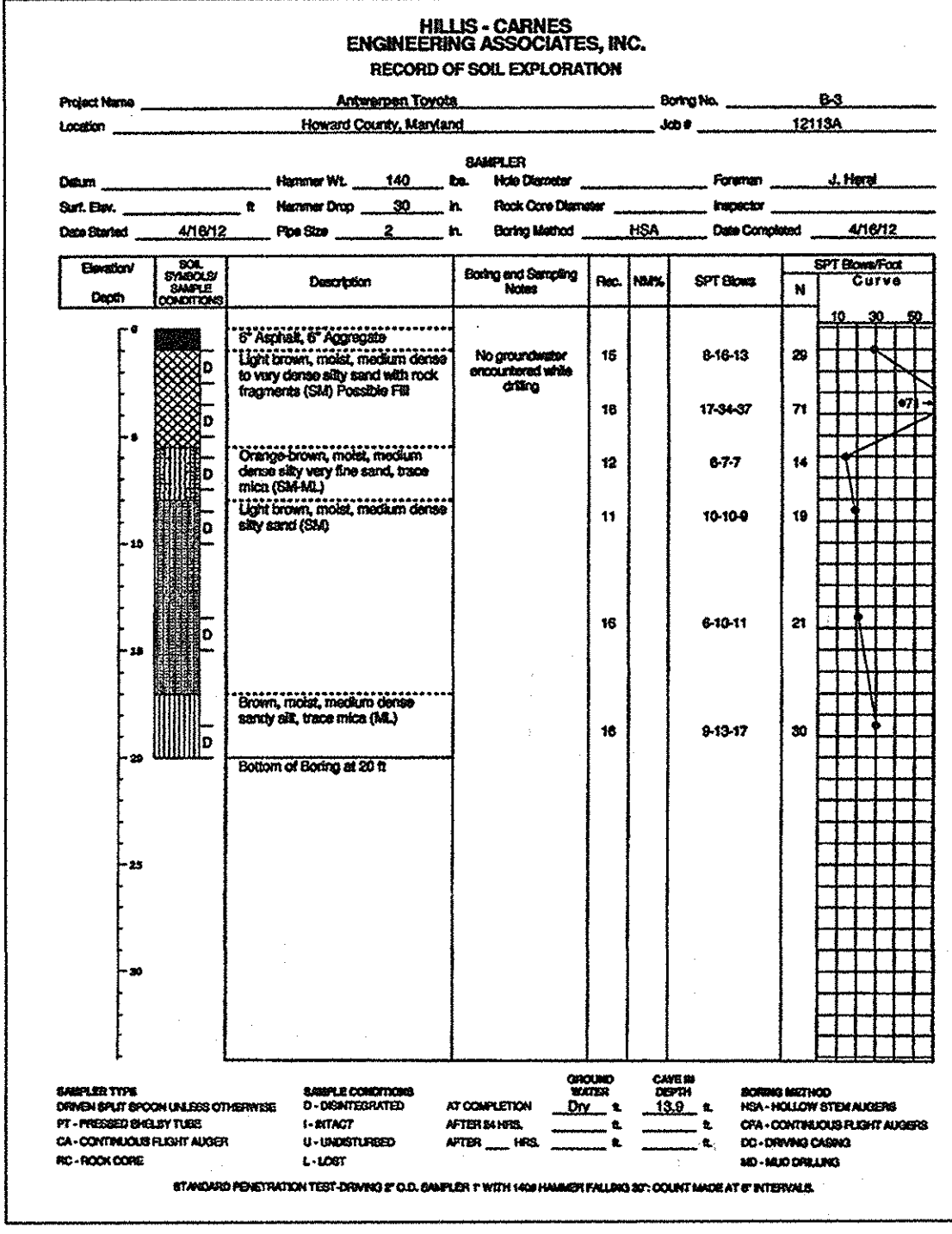
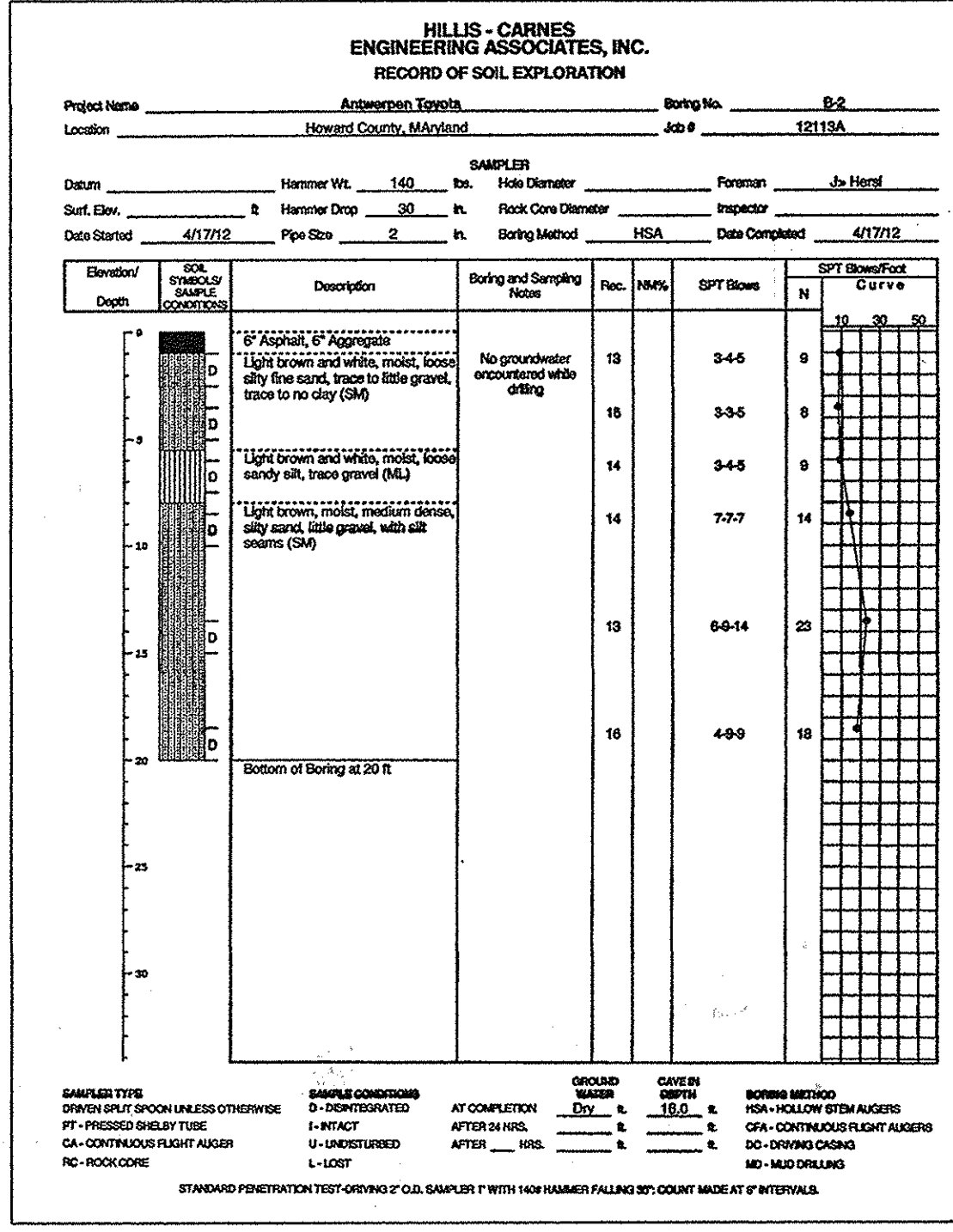
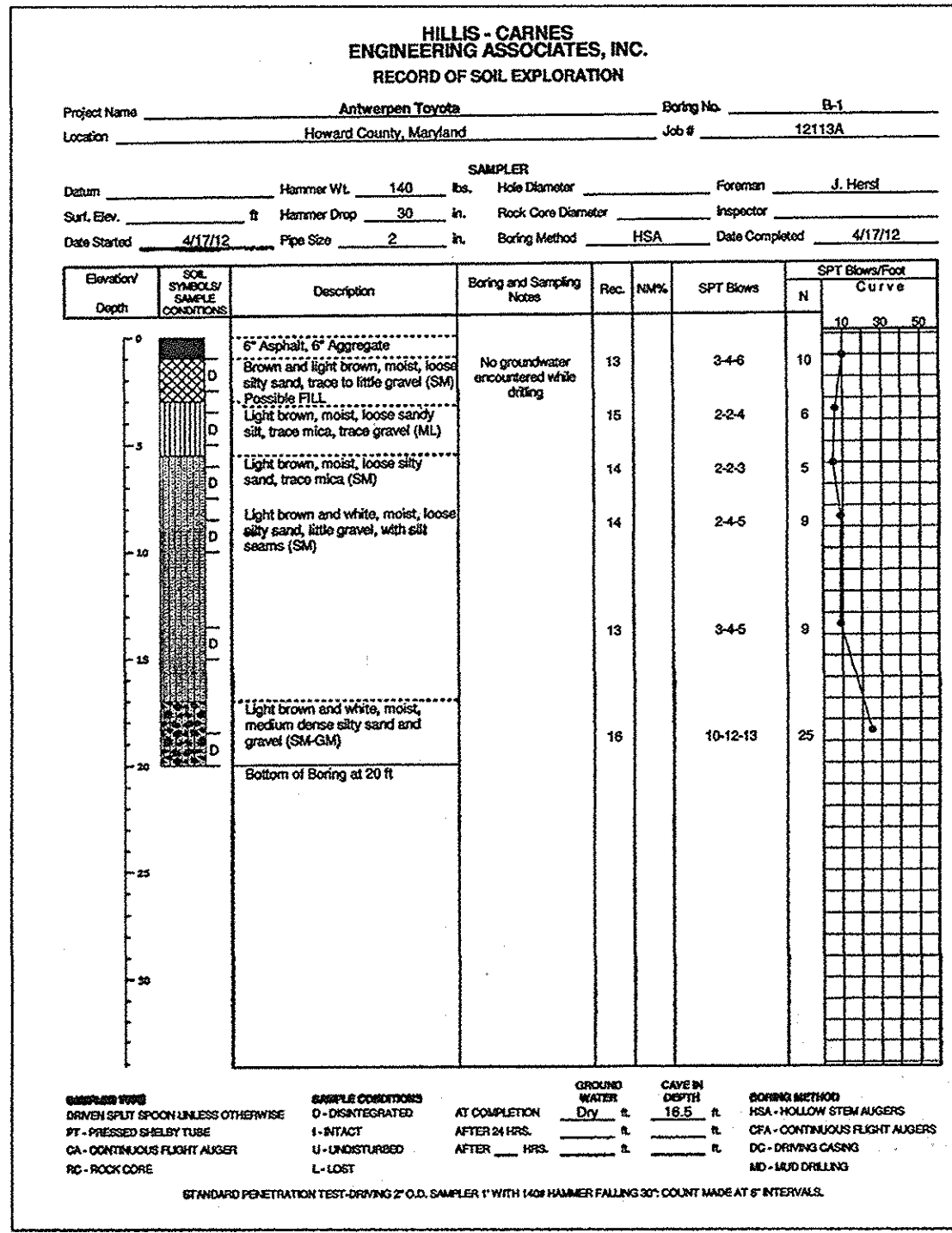
ZONED: B-2
 LOT: PARCEL C-2
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELIJAH CITY, MD 21043
 TEL: 410.461.7888
 FAX: 410.461.8981

DESIGN BY: JBS
 DRAWN BY: JMR/EDS
 CHECKED BY: RHV/JBS
 DATE: APRIL 2013
 SCALE: AS SHOWN
 W.O. NO.: 06-16

PROFESSIONAL CERTIFICATE
 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: 09-27-2014.

6 SHEET OF 8



PIPE SCHEDULE

PIPE SIZE	TYPE	TOTAL LENGTH
4"	PERF. PVC	322 LF
4"	SOLID PVC	89 LF
6"	SOLID PVC	78 LF

OWNER/DEVELOPER
ANTOY LLC
12420 AUTO DRIVE
CLARKSVILLE, MD 21029
(410) 531-5700

**SITE DEVELOPMENT PLAN
PROFILE & DETAIL SHEET**

**NEW ANTWERPEN USED CAR FACILITY
HOLWECK SUBDIVISION PARCEL C-2
12410 AUTO DRIVE
PARCEL 365 (L. 04960 / F. 00136)
PLAT NO. 22430 (F-12-098)**

TAX MAP 34, BLOCK 08, 2ND ELECTION DISTRICT
DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1

ZONED: B-2
LOT: PARCEL C-2
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
BELLGATE CITY, MD 21043
TEL: 410-281-2887
FAX: 410-281-2887

DESIGN BY: JBS
DRAWN BY: JMR/EDS
CHECKED BY: RNV/JBS
DATE: APRIL 2013
SCALE: AS SHOWN
W.O. NO.: 05-16

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2014

7 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/10/13

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/19/13

DIRECTOR: *[Signature]* DATE: 6/20/13

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

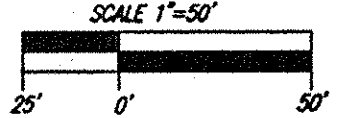
HOWARD COUNTY HEALTH OFFICER: *[Signature]* DATE: 6/4/13

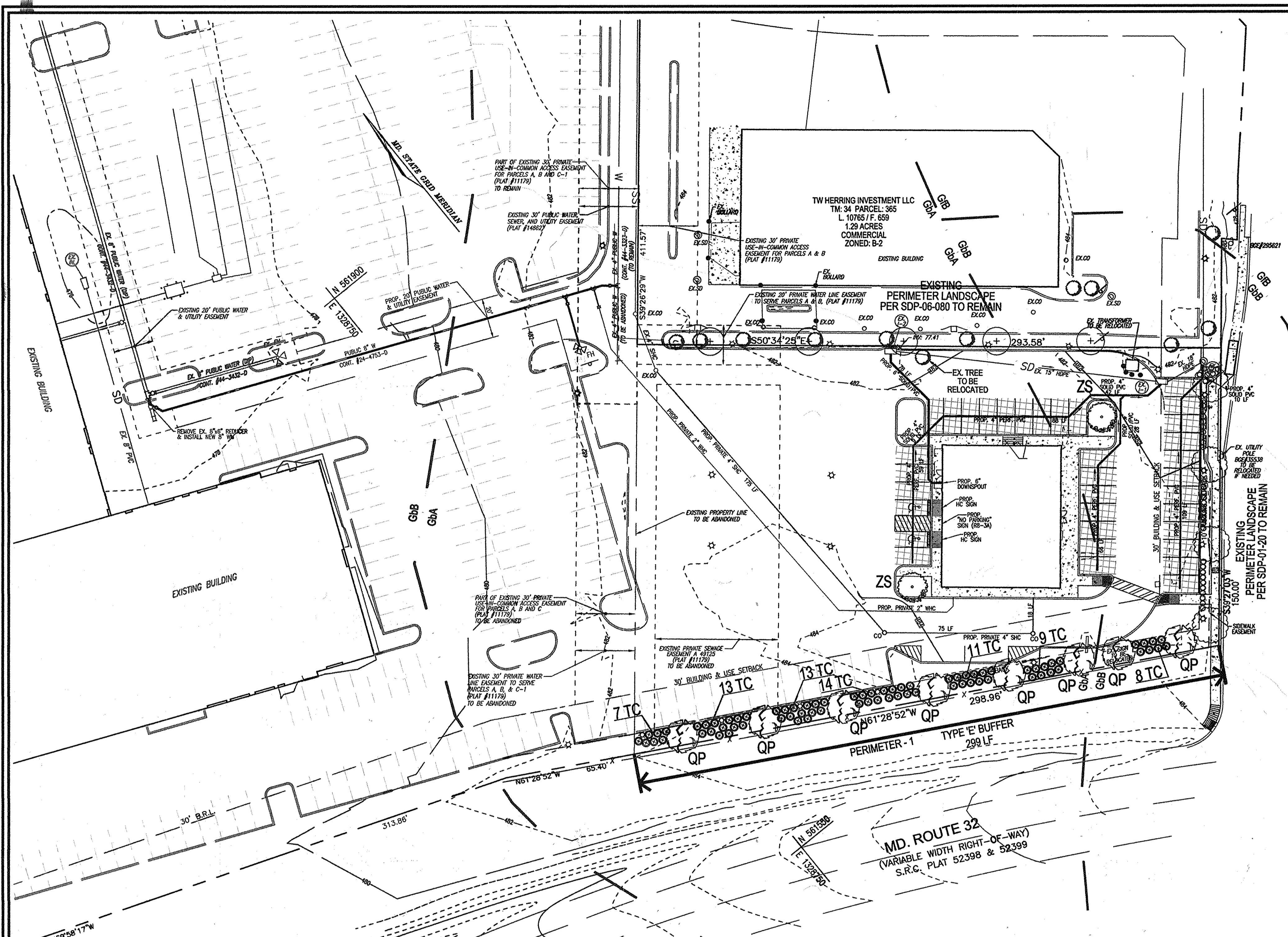
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE DEVELOPER:
I/WE 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] DATE: 1/27/13

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] DATE: 5/21/13

NO AS-BUILT INFORMATION THIS SHEET





SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PROPOSED PARKING SPACES	22
NUMBER OF TREES REQUIRED (1/20 SPACES)	2
NUMBER OF TREES PROVIDED	2
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

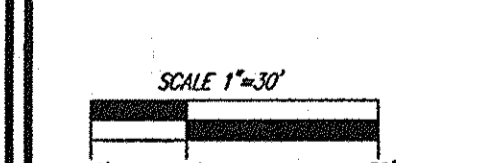
PARKING LOT INTERNAL LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
⊙	ZS	ZELKOVA SERRATA VILLAGE GREEN JAPANESE ZELKOVA	2 1/2"-3" CAL.	B & B

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO PERIMETER PROPERTIES/ROADWAYS	TOTAL
PERIMETER/FRONTAGE DESIGNATION	1	
LANDSCAPE TYPE	2	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	299'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	
NUMBER OF PLANTS REQUIRED (IF REMAINING)	299	
SHADE TREES	1:40 B	8
EVERGREEN TREES	1:4 75	75
SHRUBS	-	-
NUMBER OF PLANTS PROVIDED	8	8
SHADE TREES	-	-
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTION)	75	75
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
⊙	QP	QUERCUS PALUSTRIS PIN OAK	2 1/2"-3" CAL.	B & B
⊙	TC	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW	30"-36" HT.	B & B

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊙ PROPOSED SPOT ELEVATION
- ⊙ EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND 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
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- ⊙ PROPOSED LIGHT POLE
- ⊙ EXISTING VEGETATION (APPROXIMATE LOCATION)
- ⊙ PROPOSED SHADE TREE
- ⊙ PROPOSED SHRUBS
- ⊙ LANDSCAPE PERIMETER



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

4/2/12
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

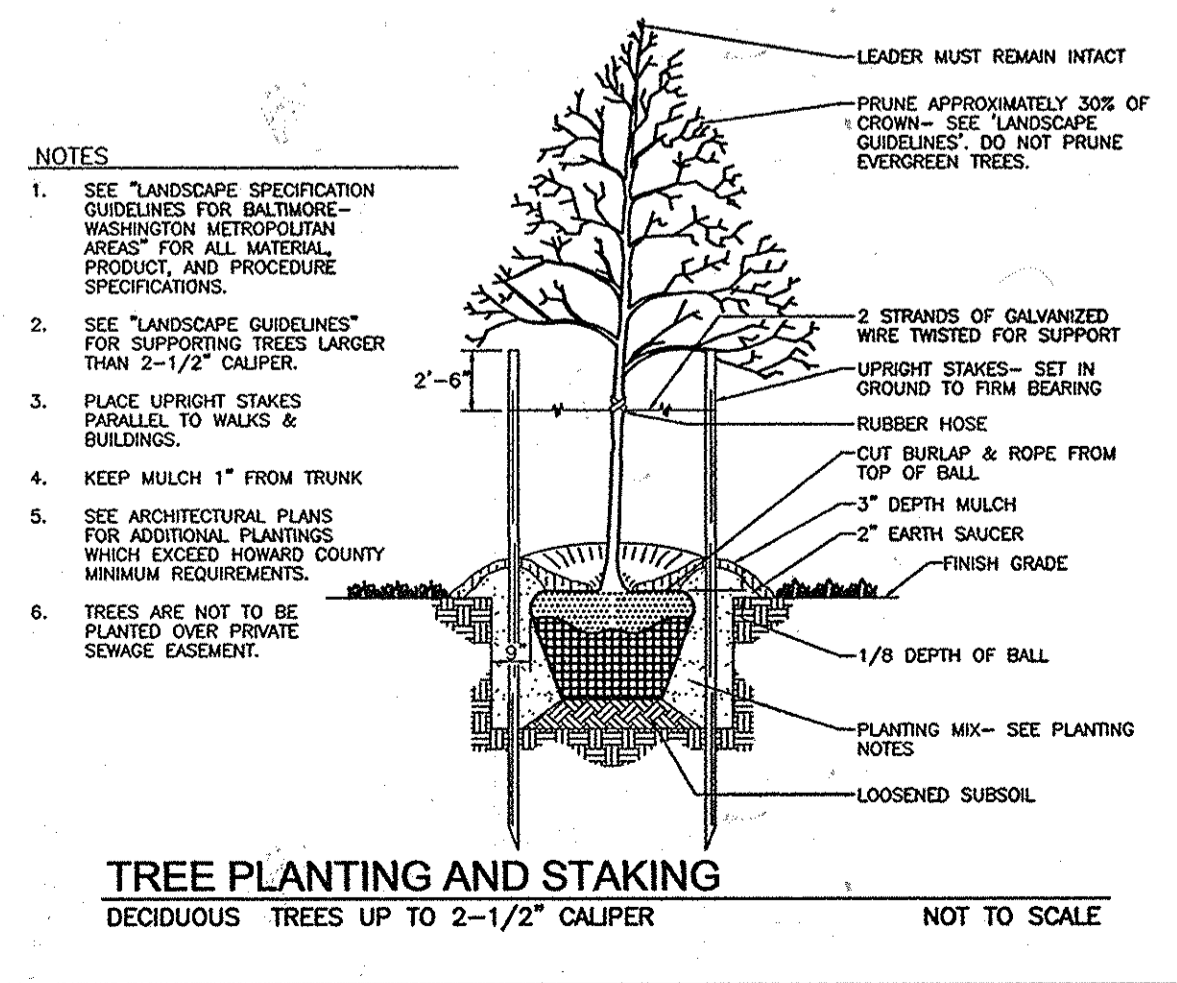
4/2/12
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

4/2/12
DATE

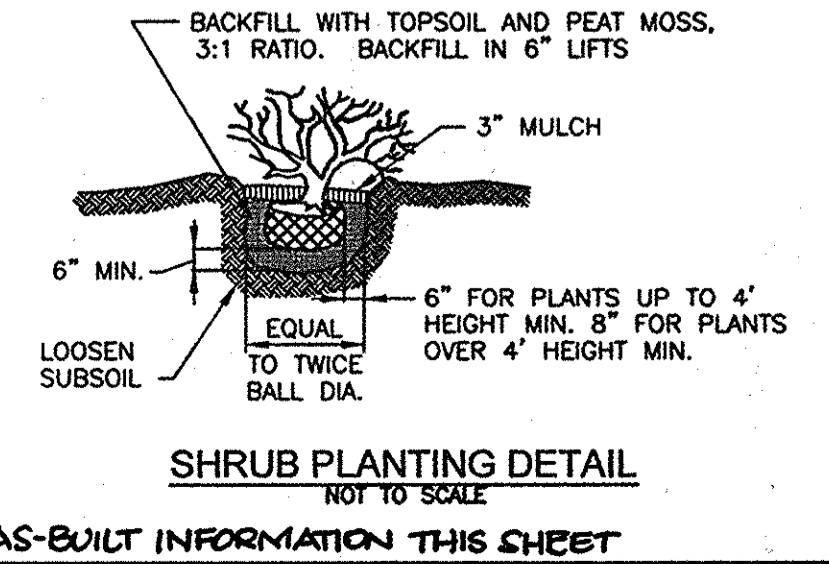
DIRECTOR

4/2/12
DATE



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

- 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 FOR THIS SITE. DEVELOPMENT PLAN IN THE AMOUNT OF \$2,500.00 FOR THE REQUIRED TO SHADE TREES, AND 75 SHRUBS. THE SURETY FOR PREVIOUS SDP-01-20 WILL BE RETURNED SUBSEQUENT TO POSTING SURETY FOR THIS SDP.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY. UNLESS SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - THE REMOVAL OF TREES 30" OR GREATER DHB IS PROHIBITED WITH OUT COUNTY APPROVAL.
 - NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER, OR STORMDRAIN.
 - ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED 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 BIDDING. IF PLAN OFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
 - ANY EXISTING PERIMETER LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES OR APPROVED EQUAL.



SHRUB PLANTING DETAIL
NOT TO SCALE
NO AS-BUILT INFORMATION THIS SHEET

OWNER/DEVELOPER
ANTOY LLC
12420 AUTO DRIVE
CLARKSVILLE, MD 21029
(410) 531-5700

**SITE DEVELOPMENT PLAN
LANDSCAPE PLAN**

NEW ANTWERPEN USED CAR FACILITY
HOLWECK SUBDIVISION PARCEL C-2
12410 AUTO DRIVE
PARCEL 365 (L. 04960 / F. 00136)
PLAT NO. 27450 (F-12-086)

TAX MAP 34, BLOCK 08
2ND ELECTION DISTRICT
DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1

ZONED: B-2
LOT: PARCEL C-2
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
CLARKSVILLE, MD 21043
TEL: 218-251-7969

DESIGN BY: JBS
DRAWN BY: JMR/EDS
CHECKED BY: RHY/JBS
DATE: APRIL 2013
SCALE: AS SHOWN
W.O. NO.: 06-16

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, LICENSE NO. 16193
EXPIRATION DATE: 09-27-2014

8 SHEET OF 8