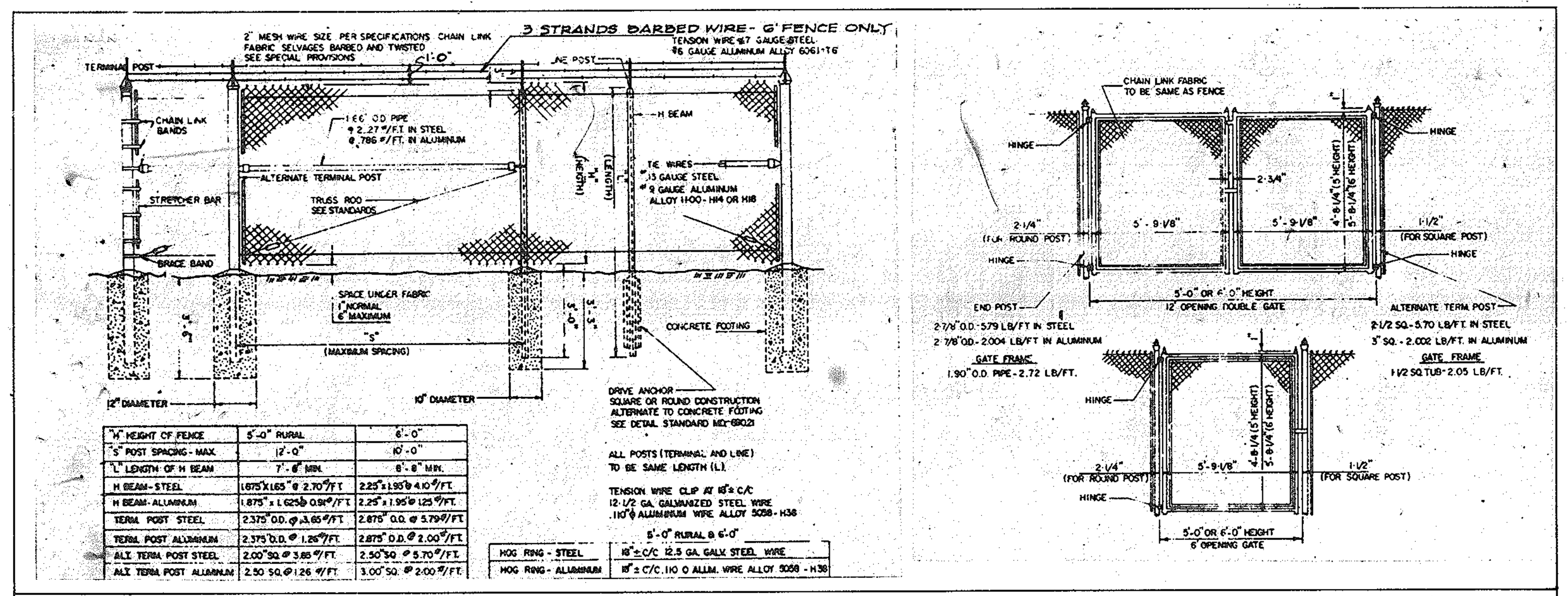
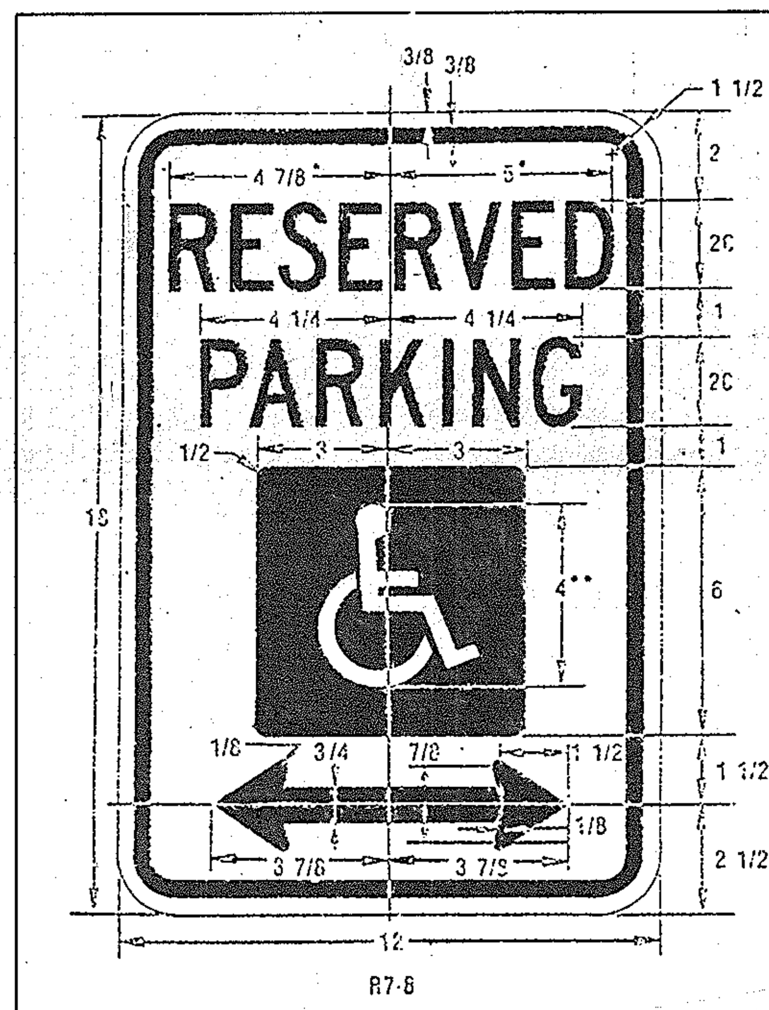


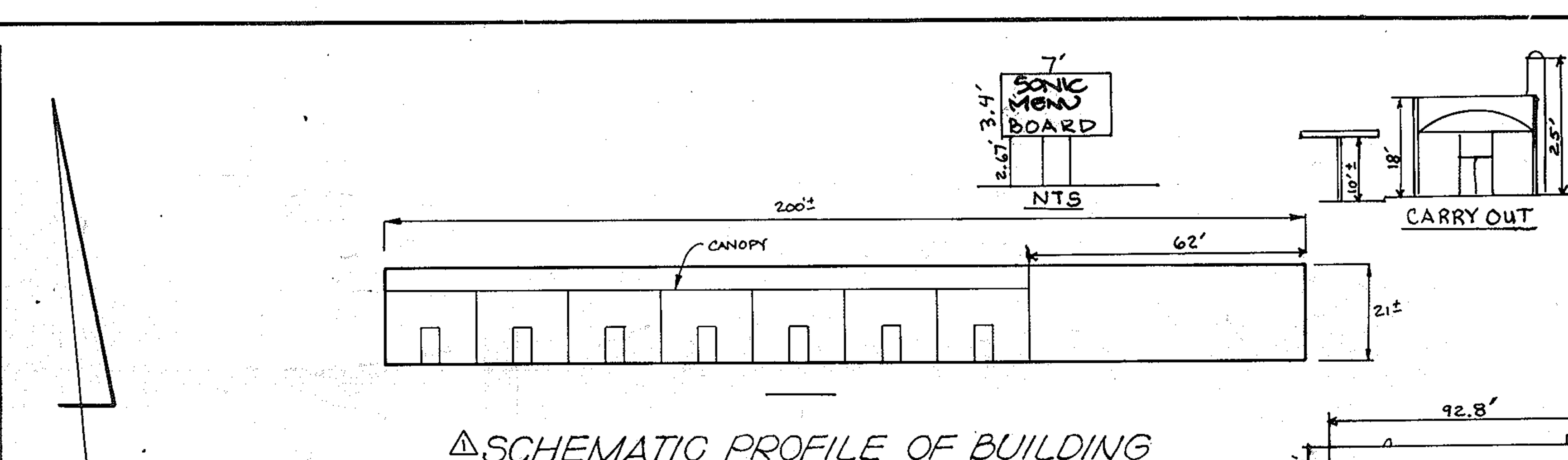
CHAIN LINK FENCE AND GATE DETAILS



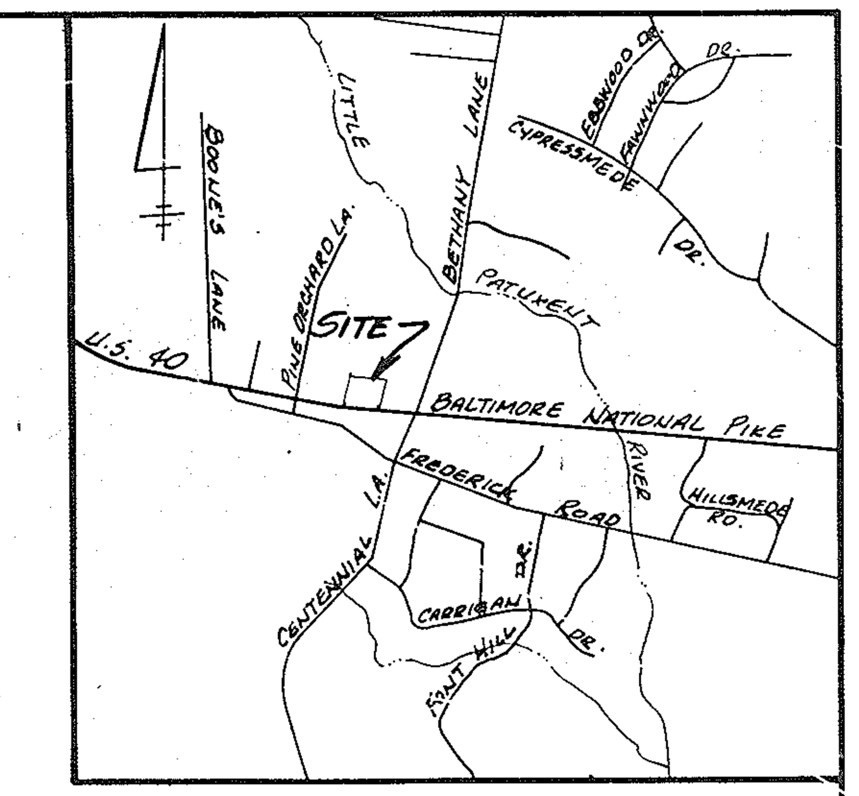
NOTES:
1. SIGN COLORS: LEGEND - GREEN, BORDER - GREEN, SYMBOL - WHITE ON BLUE BACKGROUND, BACKGROUND - WHITE
2. SIGNS TO BE ATTACHED TO BUILDING WALL 6' ABOVE GRADE AT EACH HANDICAPPED PARKING SPACE.
3. HANDICAPPED PARKING SPACES SHALL BE 12' x 20'.

SIGN
AS PER MARYLAND CODE FOR HANDICAPPED

HANDICAPPED PARKING



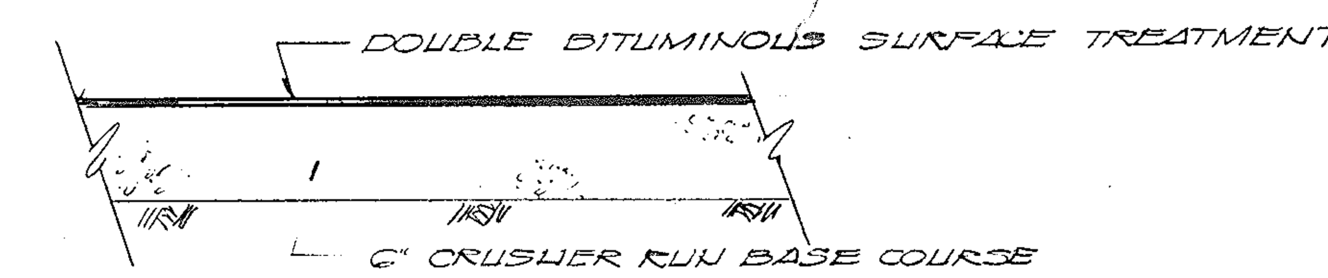
△ SCHEMATIC PROFILE OF BUILDING
SCALE: HOR. 1" = 50'
VERT. 1" = 20'



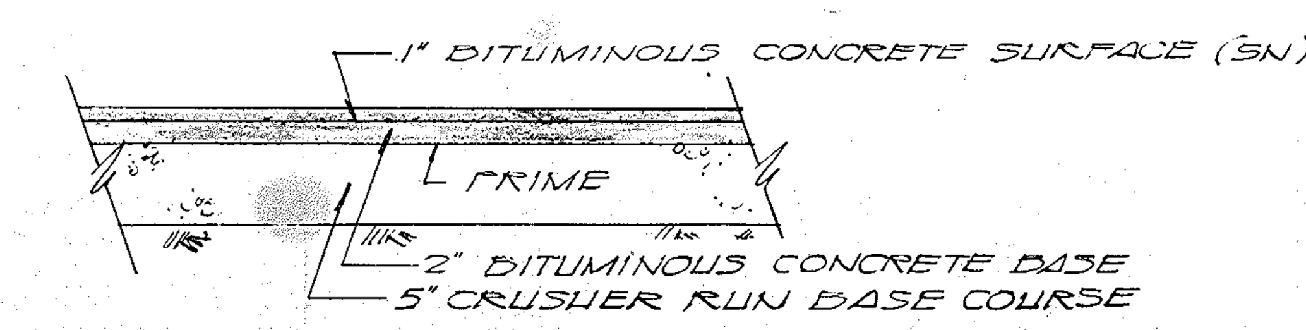
VICINITY MAP
SCALE: 1" = 2000'

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: 22390 EXPIRATION DATE: 6-30-2011

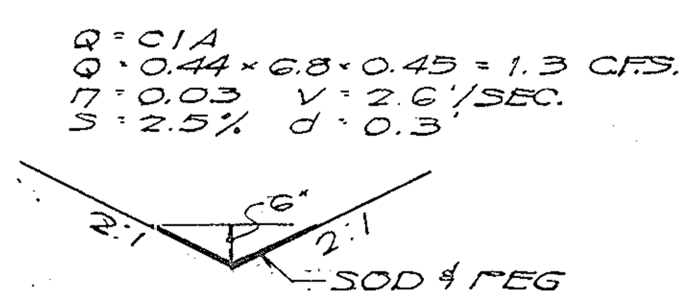
5/7/10
FOR ONLY REVISION #1 #2



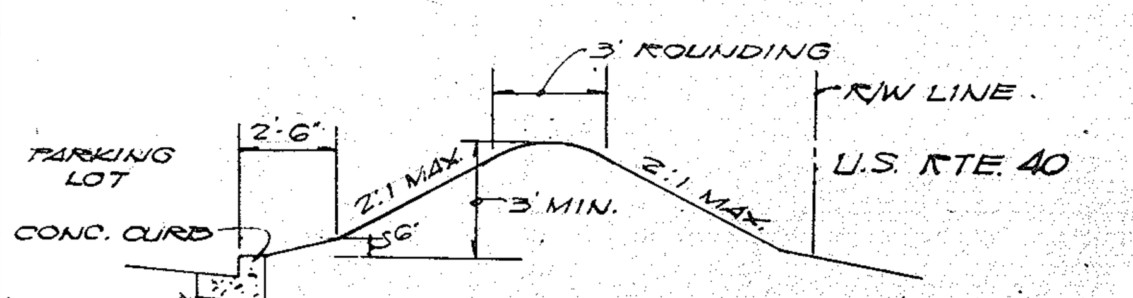
DETAIL
STORAGE SHED AREA PAVING
NO SCALE



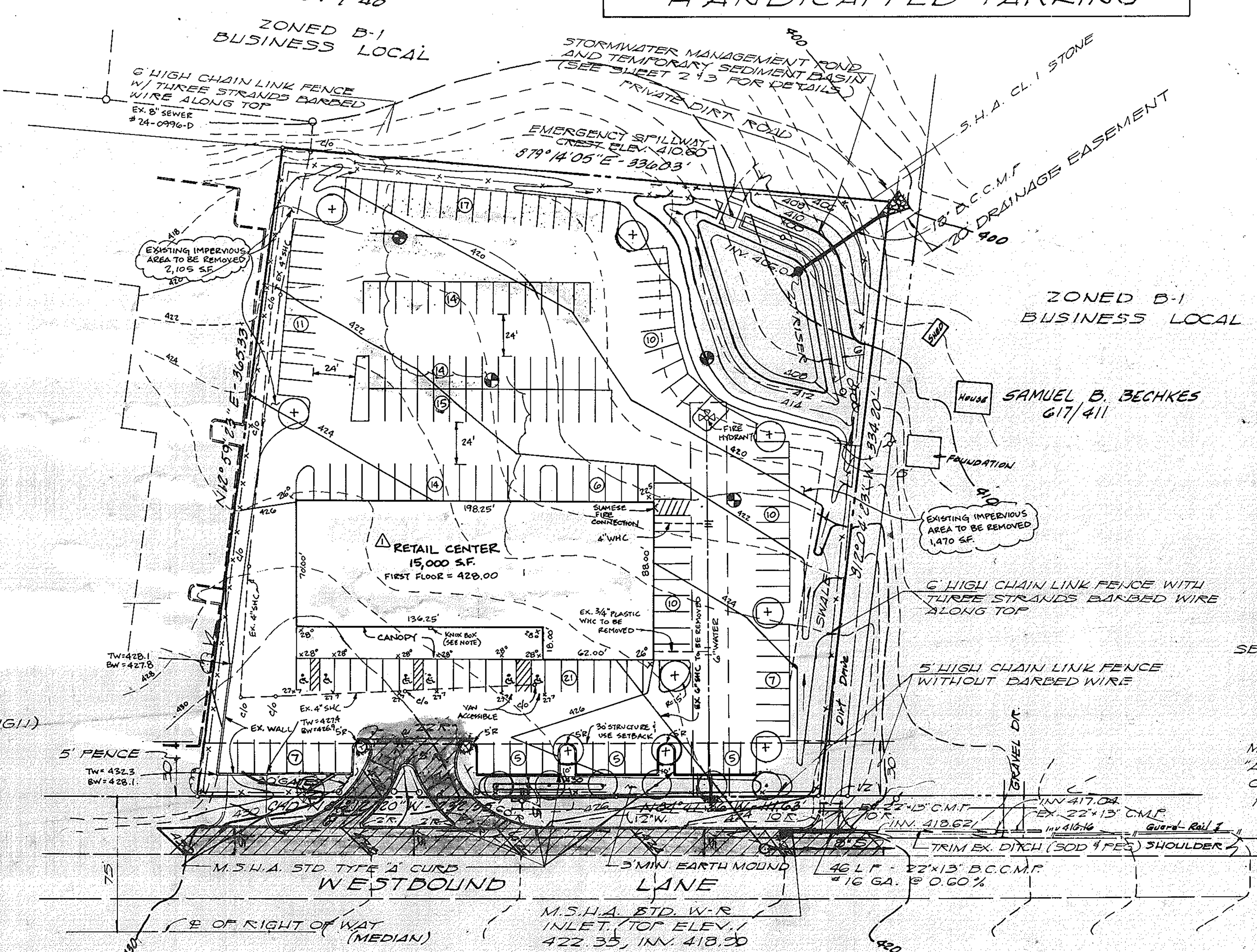
DETAIL
DRIVE & PARKING AREA PAVING
NO SCALE



CROSS SECTION
SWALE - NORTH AND WEST OF PERIMETER
NO SCALE



DETAIL
EARTH MOUNDING ALONG U.S. ROUTE 40
NO SCALE



10' Ø STORE IDENTIFICATION SIGN (35' HIGH)
24' HIGH MERCURY VAPOR LIGHTS

U.S. ROUTE 40 WEST
(150' WIDE)
S.R.C. PLAT #3123 & #3124

PLAN
SCALE: 1" = 50'

SEE SHEET 4 OF 4 FOR THE PROPOSED REVISIONS TO THIS SITE DEVELOPMENT PLAN.

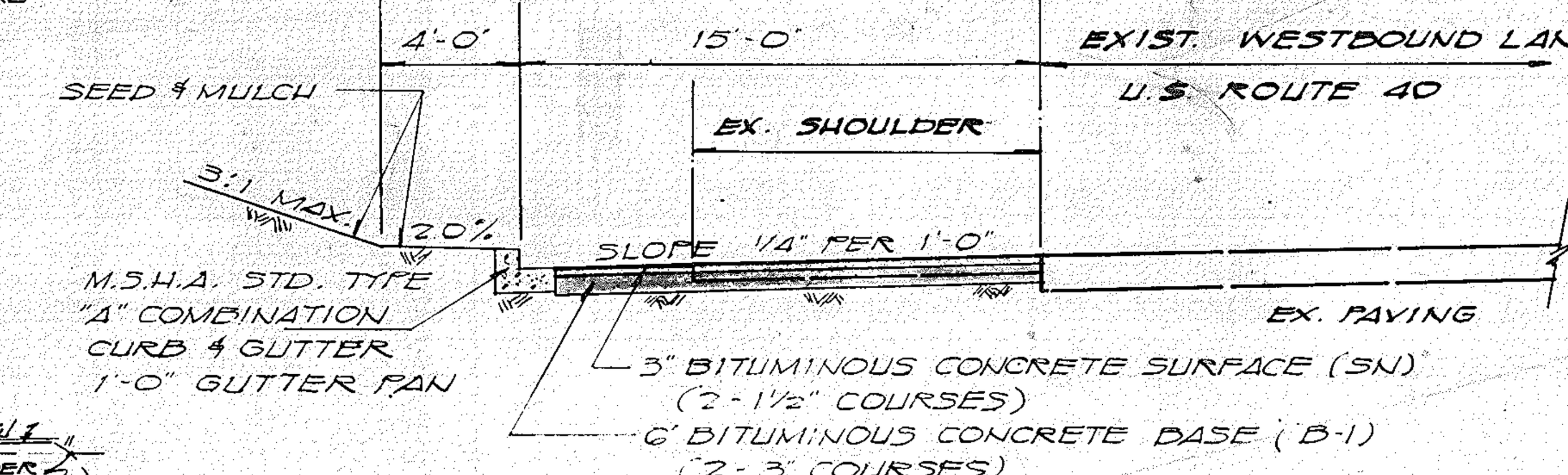
SHEET INDEX	
NO.	TITLE
1	SITE DEVELOPMENT PLAN.
2	STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
3	STORMWATER MANAGEMENT AND SEDIMENT CONTROL DETAILS
4	SUPPLEMENTAL SITE DEVELOPMENT PLAN

SITE ANALYSIS

1. TOTAL SITE AREA: 2.7243 AC.
2. PRESENT ZONING: B-1
3. BUILDING FLOOR SPACE: RETAIL 15100 S.F., CARRY-OUT 1,894 S.F.
4. PARKING SPACES: (SEE PARKING TABULATION THIS SHEET)
5. TOTAL AREA OF PARKING LOT: 30,666 S.F.
6. PERCENTAGE OF LANDSCAPED ISLANDS CONTAINED IN PARKING LOT: 5.2 % OR 1,700 S.F.
7. OPEN SPACE:
   REQUIRED - 20 % OF SITE OR 0.55 AC.
   PROVIDED - 40 % OF SITE OR 1.6 AC.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-4-81

SDP # 81-164

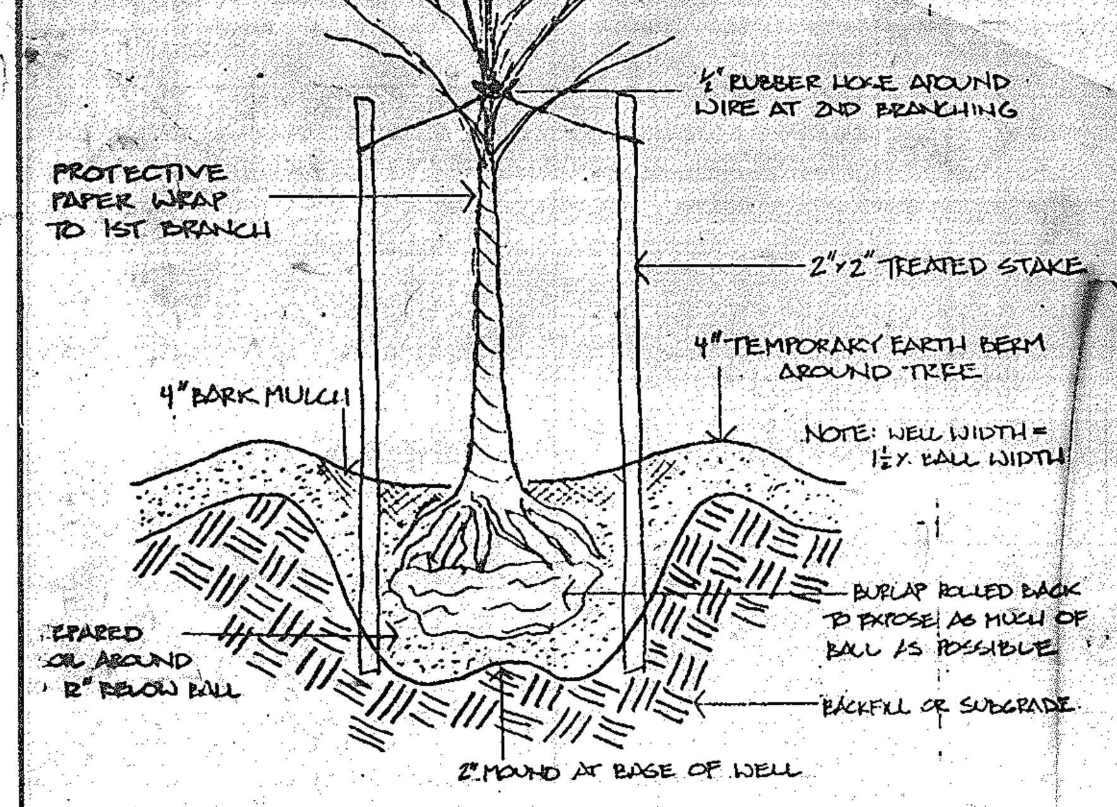


TYPICAL SECTION
U.S. ROUTE 40 - WIDENING
SCALE: 1" = 5'-0"

DENOTES M.S.H.A. PAVING SPECIFICATIONS

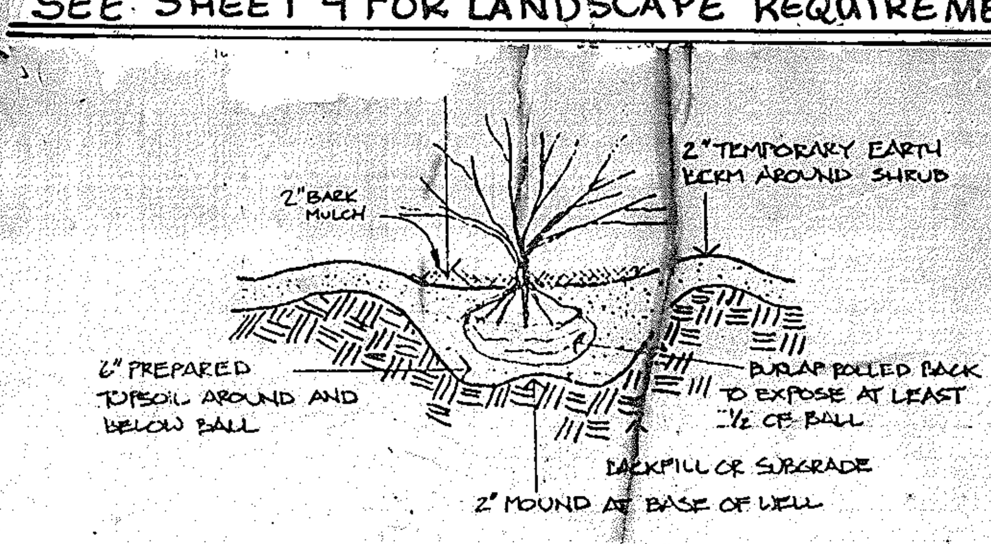
△ ADDRESS CHART	
BLDG 1	10164 BALTIMORE NATIONAL PIKE
BLDG 2	10160 BALTIMORE NATIONAL PIKE

△ NOTE:
KNOX BOX TO BE PLACED ON THE FRONT OF THE BUILDING NO MORE THAN 6 FEET TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF 4'-5'. IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).



TREE PLANTING - SECTION
NO SCALE

SEE SHEET 4 FOR LANDSCAPE REQUIREMENTS



SHRUB PLANTING - SECTION
NO SCALE

△ SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	107
NUMBER OF TREES REQUIRED	5
NUMBER OF TREES PROVIDED - SHADE TREES - SMALL DECIDUOUS OR EVERGREEN TREES (2:1 RATIO)	8 8 –

NO.	BY:	DATE:	DESCRIPTION
2	BEI	12/5/13	ADD CARRY-OUT WITH ASSOCIATED PARKING AND SWM
1	BEI	5/3/2010	REVISE TO SHOW NEW RETAIL CENTER, ADD PARKING, REVISE TITLE, OWNER, DEVELOPER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
11-19-81
COUNTY HEALTH OFFICER — DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
11-20-81
PLANNING DIRECTOR — DATE
11-20-81
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
11-17-81
DIRECTOR — DATE
11-17-81
CHIEF, BUREAU OF ENGINEERING — DATE
11-17-81

△ PERMIT INFORMATION CHART					
SUBDIVISION NAME: CENTENNIAL CROSSING (84 LUMBER CO.)		SECTION/AREA: –		LOT/PARCEL: PARCEL 12	
PLAT NO:	GRID NO:	ZONE:	TAX MAP:	ELEC. DIST.	CENSUS
L. 11252 F. 561	1	B-1	24	2nd	602200

SITE DEVELOPMENT PLAN
△ CENTENNIAL CROSSING
(FORMERLY 84 LUMBER CO.)
U.S. ROUTE 40 WEST
2ND ELECTION DIST. HOWARD CO, MARYLAND
TAX MAP 24 PARCEL 12

OWNER/DEVELOPER:
CENTENNIAL CROSSING, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
410-465-4244

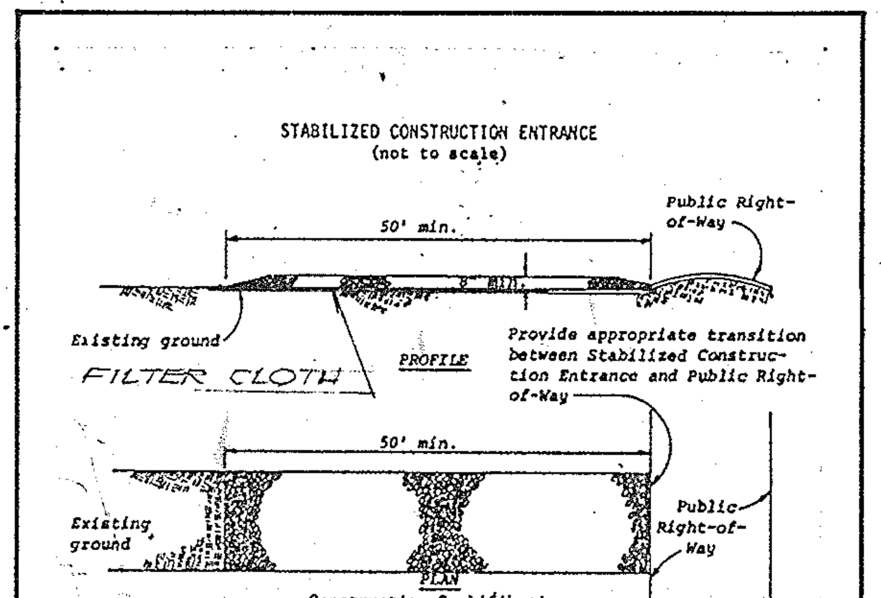
apr associates, inc.
surveyors - engineers
204-206 E. MAIN STREET, ELKTON, MD. 21921, PHONE: 398-7766
7427 HARFORD ROAD, BALTIMORE, MD. 21234, PHONE: 444-4312

* REVISED 5 DEC. 1995 SEE NOTE #8

REV. 6-16-81	
DESIGNED BY	W.K.W.
DRAWN BY	W.K.W.
PROJECT NO.	
DATE:	5/6/81
SCALE:	AS SHOWN
SHEET	NO. 1 OF 4

Douglas L. Kennedy

SDP-81-164

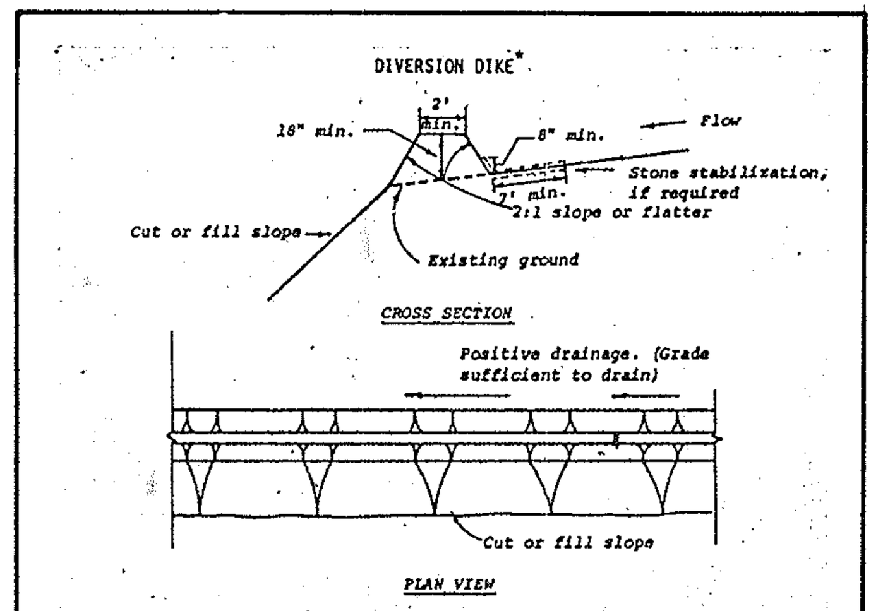


Construction Specifications

1. Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation M43, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Standard Symbol SCE

STABILIZED CONSTRUCTION ENTRANCE



PLAN VIEW

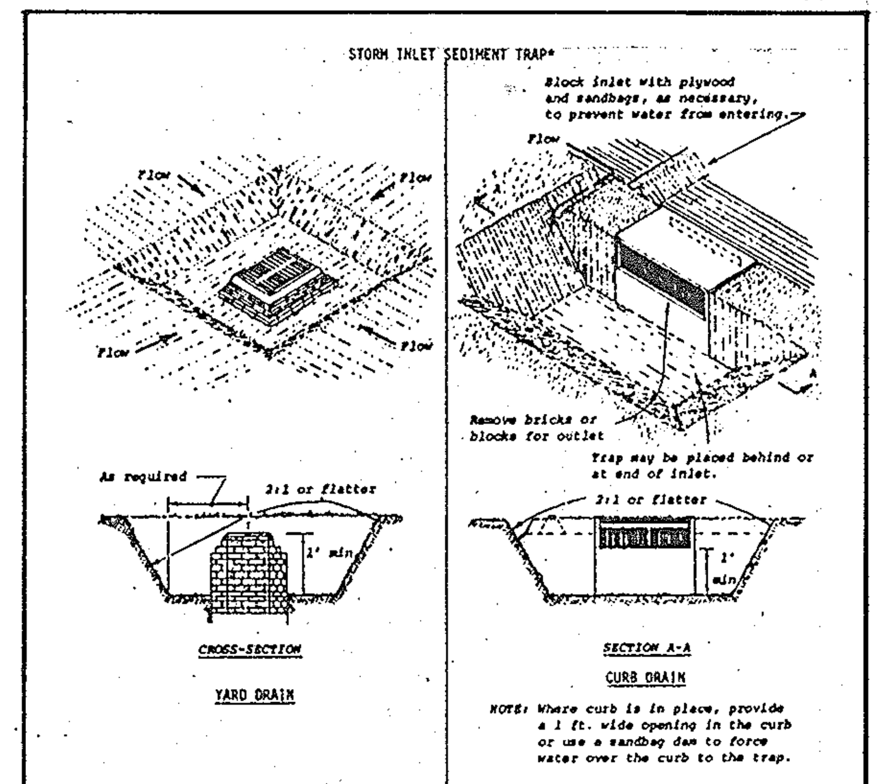
Construction Specifications.

1. All dikes shall be machine compacted.
2. All diversion dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO M43 size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol DD

* Drainage area less than 5 acres

DIVERSION DIKE



CONSTRUCTION SPECIFICATIONS

1. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The structure shall be inspected after each rain and repairs made as needed.
3. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
4. The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
5. All cut and fill slopes shall be 2:1 or flatter.

STORM INLET SEDIMENT TRAP

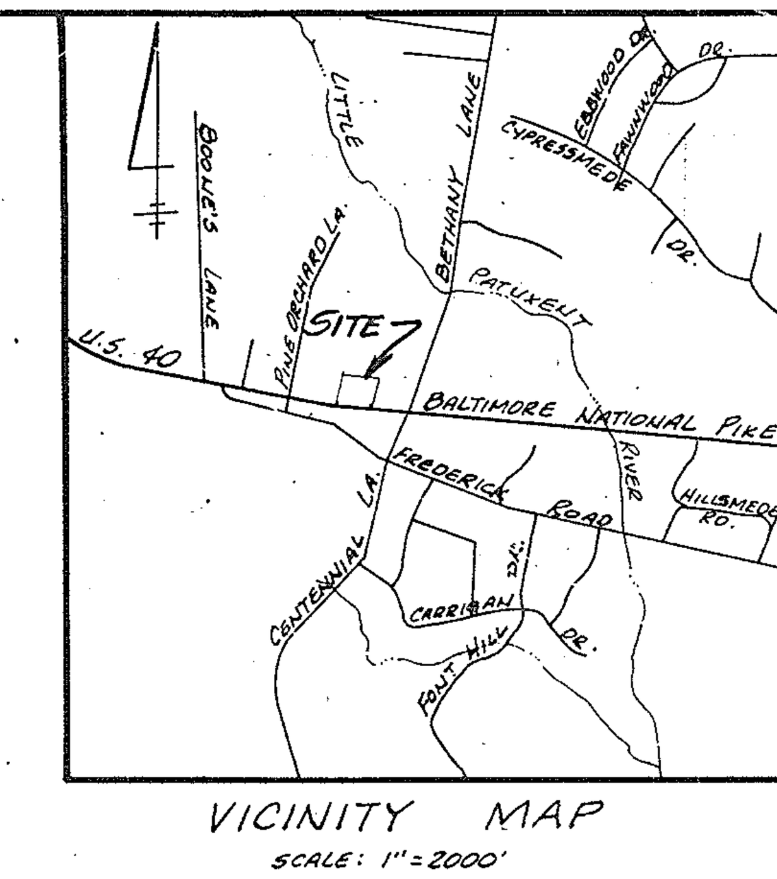
POND CONSTRUCTION SEQUENCE

PHASE I

1. Proposed Stormwater Management Pond will be used for Sediment Control during the grading and construction phase of this project.
2. Construct pond and pipe spillway to elevations specified on these plans.
3. Construct 6" perforated CMP dewatering device with filter cloth and #2 stone, as per the detail shown on sheet 3 of 3.
4. Stabilize pond area immediately with Temporary Seed Mixture specified hereon.

PHASE II

1. Upon completion of all grading and construction, and upon stabilization of all disturbed areas, this pond shall be converted for use as a permanent stormwater management facility.
2. Remove accumulated sediment from pond and restore slopes to the elevations specified on these plans.
3. Remove 6" perforated CMP dewatering device.
4. Stabilize pond area with permanent seed mixture specified on these plans.
5. Construct 42" high chain-link fence in location specified on these plans.



VICINITY MAP

SCALE: 1"=2000'

SEEDING SPECIFICATIONS

PERMANENT SEEDING

All disturbed areas shall be stabilized as follows:

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1000 sq. ft.). Harrow or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (9.2 lbs./1000 sq. ft.) of 38-0-0 ureaform fertilizer and 500 lbs. per acre (11.5 lbs./1000 sq. ft.) of 10-20-20 fertilizer.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre Kentucky 31 Tall Fescue (1.4 lbs./1000 sq. ft.) For the period May 1 thru July 31, seed with 60 lbs. per acre Kentucky 31 Tall Fescue (1.4 lbs./1000 sq. ft.) and 2 lbs. per acre of weeping lovegrass (.05 lbs./1000 sq. ft.). During the period of October 16 thru February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - use sod. Option (3) - seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Seeding For Storm Water Management Ponds Only: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 87 lbs. per acre Kentucky 31 Tall Fescue (1.4 lbs per 1000 sq. ft.) For the period May 1 thru July 31, seed with 87 lbs. per acre Kentucky 31 Tall Fescue (1.4 lbs./1000 sq. ft.) and 2 lbs. per acre weeping lovegrass (.05 lbs./1000 sq. ft.). During the period of October 16 thru February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - use sod. Option (3) - seed with 87 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw. All Kentucky 31 Tall Fescue shall be inoculated with Crown Vetch at 22 lbs. per acre (0.5 lbs./1000 sq. ft.).

Mulching: Apply 1.5 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

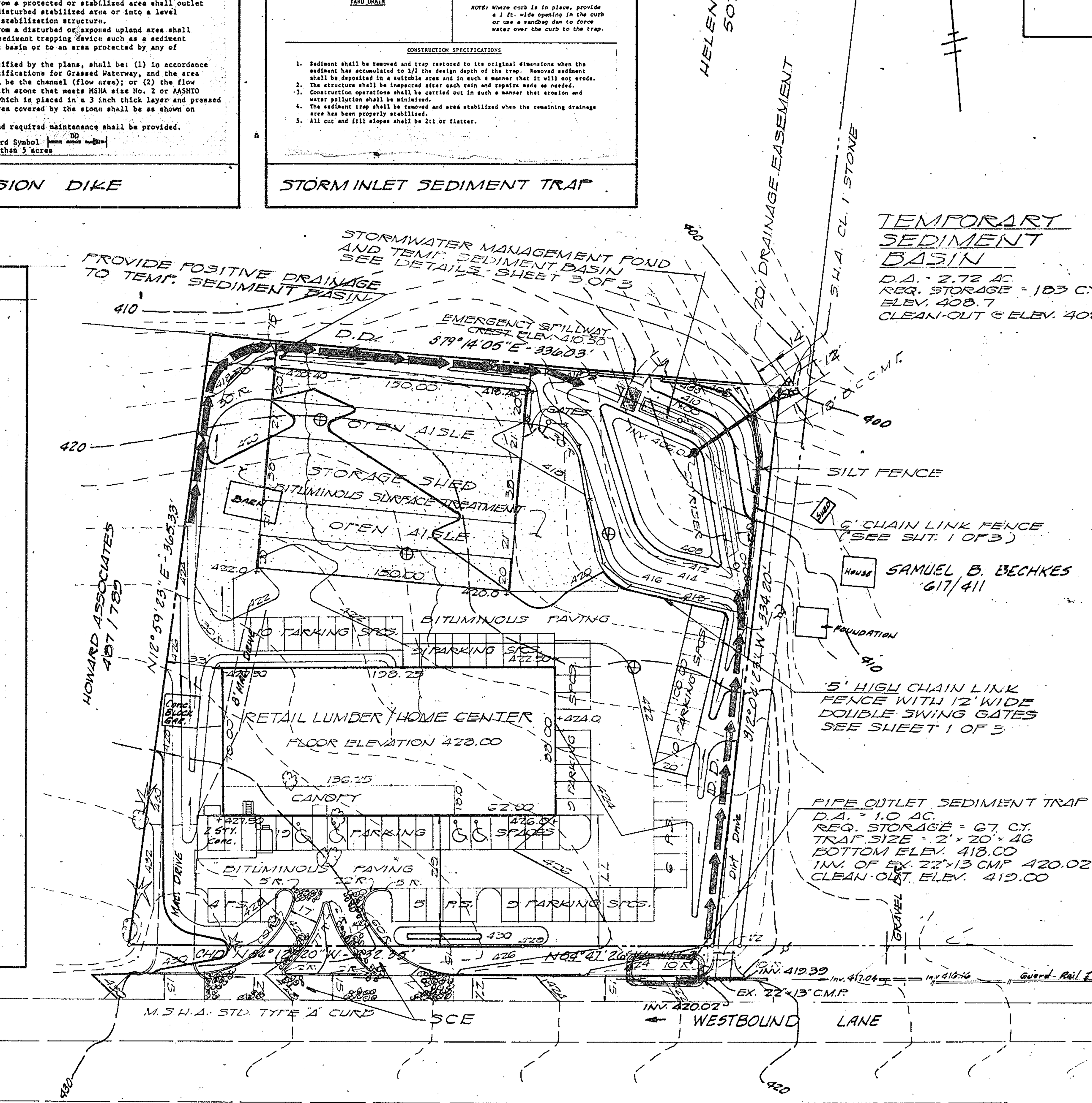
TEMPORARY SEEDING

Seedbed Preparation: Loosen upper 3 inches of soil by discing, raking or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre of 10-20-10 fertilizer (15 lbs./1000 sq. ft.).

Seeding: For periods March 1 thru April 30, and from August 15 thru November 15, seed with 2.5 bushels per acre annual rye (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq. ft.).

Mulching: Apply 1.5 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.



NOTE:
THIS PLAN IS FOR STORMWATER MANAGEMENT AND SEDIMENT CONTROL MEASURES ONLY. FOR SITE GRADING, LAYOUT AND DETAILS SEE APPROVED SITE DEVELOPMENT PLAN, SHEET 1 OF 3.

U.S. ROUTE 40 WEST

(150' WIDE)

SRC PLAT 3123 & 3124

PLAN

SCALE: 1" = 50'

SEQUENCE OF CONSTRUCTION

1. Contractor shall notify Howard Soil Conservation District at least 3 working days prior to start of construction.
2. Place stabilized construction entrance at the proposed driveways entering the site from U.S. Route 40.
3. Perform clearing for the installation of the Stormwater Management Pond and temporary Sediment Basin.
4. Place silt fences at Northeast corner of property below Stormwater Management Pond and temporary Sediment Basin.
5. Construct Stormwater Management Pond in accordance with the approved plans, which are included as part of this Sediment Control Plan, specifications and Phase I - Sediment Control Use construction sequence.
6. Construct temporary Sediment Basin in accordance with this plan, profiles and details specified on these plans.
7. Clear, grub and perform limited grading for the installation of other sediment control measures specified hereon.
8. Construct and stabilize all other sediment control measures shown hereon.
9. Clear, grub and rough grade site, maintaining all sediment control measures as necessary.
10. Construct water, sanitary sewer and buildings.
11. Fine grade site and stabilize roads and lawns.
12. Upon stabilization of entire site, remove temporary sediment control measures, including sediment basin, with permission of the Sediment Control Inspector.
13. Convert Stormwater Management Pond for use as a permanent facility in accordance with the Phase II Construction Sequence specified on these plans.

SEDIMENT CONTROL NOTES

1. All work shall be accomplished in accordance with Soil Conservation Services's "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas", July, 1975, and this plan of Sediment Control approved by the Howard County Soil Conservation District and the Department of Public Works.
2. During the layout of the sediment control measures shown hereon, minor field adjustments can and will be made to insure the arrest and control of any sediment before it leaves the construction site. These said changes require prior approval of the Sediment Control Inspector and the Soil Conservation District.
3. At the end of each working day, all sediment control measures will be inspected and left in an operational condition.
4. No sediment control measures may be removed without permission of the Sediment Control Inspector.
5. All 2:1 slopes are to be stabilized immediately after grading operations with sod.
6. Any disturbed area left idle for more than 30 days will be stabilized according to the temporary seeding notes shown hereon.
7. Any changes to the grading proposed on these plans will require that they be resubmitted to the Soil Conservation District.

SEE SHEET 4 OF 4 FOR THE PROPOSED REVISIONS TO THIS SITE DEVELOPMENT PLAN.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-4-81

SDP # 81-164

STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
CENTENNIAL CROSSING
FORMERLY 84 LUMBER
U.S. ROUTE 40 WEST

2ND ELECTION DIST. HOWARD CO., MARYLAND
TAX MAP 24 PARCEL 12

OWNER/DEVELOPER:
CENTENNIAL CROSSING LLC
PO BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING	APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
COUNTY HEALTH OFFICER 11-19-81 DATE	PLANNING DIRECTOR 11-20-81 DATE	DIRECTOR 11-17-81 DATE
	CHIEF - DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION 11-20-81 DATE	CHIEF-BUREAU OF ENGINEERING 11-17-81 DATE

NO	DATE	BY	REVISION
1	12-6-13	BEI	ADD CARRY-OUT WITH ASSOCIATED PARKING AND SWM

HOWARD SOIL CONSERVATION DISTRICT	U.S. SOIL CONSERVATION SERVICE	DEVELOPER'S CERTIFICATION	ENGINEER'S CERTIFICATION
These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.	These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control.	"I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion." 84 LUMBER / Dave Darchuk 8-17-81	"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion." Douglas L. Kennedy 8-17-81

apr associates, inc.
surveyors-engineers
204-206 E. MAIN STREET, ELKTON, MD. 21921, PHONE: 398-7766
7427 HARFORD ROAD, BALTIMORE, MD. 21234, PHONE: 444-4312

STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 10748 — REGISTERED PROFESSIONAL ENGINEER
Douglas L. Kennedy

REV. 6-16-81
DESIGNED BY: WKW
DRAWN BY: WKW
PROJECT NO.
DATE: 5/6/81
SCALE: AS SHOWN
SHEET NO. 2 OF 4

SDP-81-164

POND CONSTRUCTION SPECIFICATIONS

I. SITE PREPARATION

Areas under the embankment and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. Areas within the pond shall be cleared of all brush and trees, unless otherwise noted on plans.

II. EARTH FILL

Material

The fill material shall be taken from the approved designated borrow areas. It shall be free from stumps, roots, wood, rubbish, oversize stones, frozen or other objectionable materials. The embankment shall be constructed to the elevation specified which provides for anticipated settlement to the design elevation.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness layers (before compaction) which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction

Fill material shall be compacted to 95% of AASHTO T-99 density with a sheepsfoot, rubber tired or vibratory roller.

Core Trench

As specified, a core trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the excavation equipment used, with the minimum width being 4-feet. The minimum depth shall be 4-feet. The side slopes of the trench shall be 1 to 1, or flatter. The backfill material for the core trench shall be the most impervious material available ~~(Unified Classification System CL or SC)~~ and shall be compacted to 95% of AASHTO T-99 density.

III. STRUCTURAL BACKFILL

Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed 4-inches in thickness and compacted by hand tampers to 95% of AASHTO T-99 density. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than 4-feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a pipe or structure unless there is a compacted fill of at least 2-feet over the pipe or structure.

IV. PIPE CONDUITS

Corrugated Metal Pipe

1. Materials (steel pipe) - This pipe and its appurtenances shall be galvanized and fully bituminous coated, conforming to the requirements of AASHTO Specification M-190, Type 'A' with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

2. Connections - All connections with pipes shall be completely watertight. The low flow pipe and barrel shall be continuously welded to the riser. Watertight coupling bands with rubber gaskets shall be used at all joints. Anti-seep collars shall also be connected to the pipe in such a manner as to be completely watertight.

3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

4. Laying Pipe - The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.

5. Backfilling shall conform to structural backfill as shown above.

6. Appurtenances - Other details (anti-seep collars, trash racks, riser assembly, etc.) shall be as specified on the plans. These items shall be shop fabricated and bituminous coated after welding.

V. CONCRETE

Concrete shall meet minimum requirements set forth in Maryland State Highway Administration Specifications for Materials, Highways, Bridges and Incidental Structures, Article 20.07 (Portland Cement Concrete Mixtures), Mix No. 1.

VI. STABILIZATION

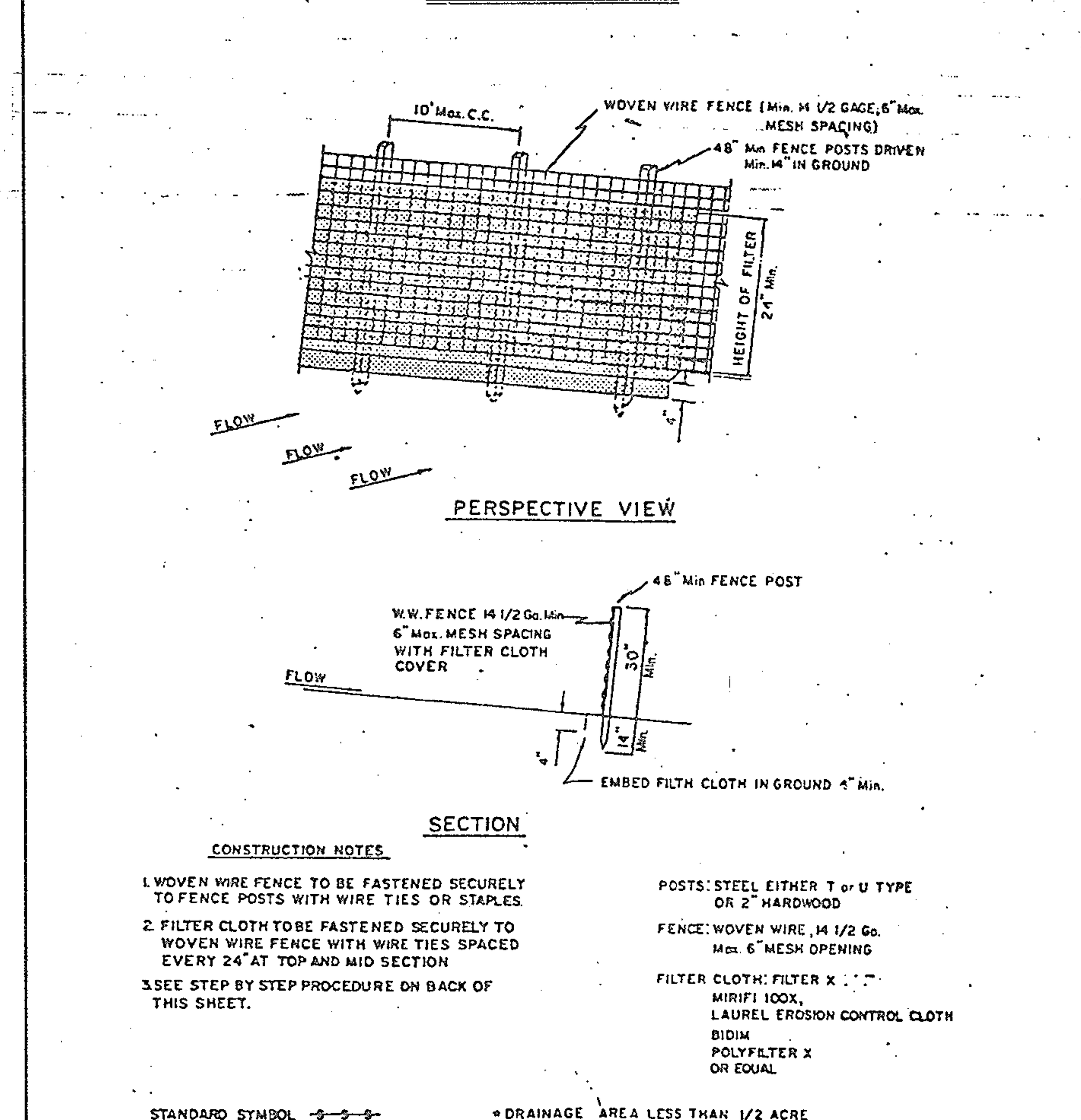
All borrow areas shall be graded to provide proper drainage and left in a sightly condition. All exposed surfaces of the embankment, earth spillway, pond area and borrow areas shall be stabilized by seeding and applying straw mulch in accordance with the "Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas" immediately after finish grading. The embankment, earth spillway and pond area shall receive the following permanent seed mixture:

Fertilizer:	10-10-10	@ 11.5 lbs/1000 sq ft
Seed:	Crownvetch, inoculated	@ 0.46 lbs/1000 sq ft
	'Kentucky 31' Tall Fescue	@ 0.92 lbs/1000 sq ft
Mulch:	Straw	@ 70-90 lbs/1000 sq ft
Asphalt Tie-down:	Slopes	@ 8 gal/1000 sq ft
	Flat areas	@ 5 gal/1000 sq ft

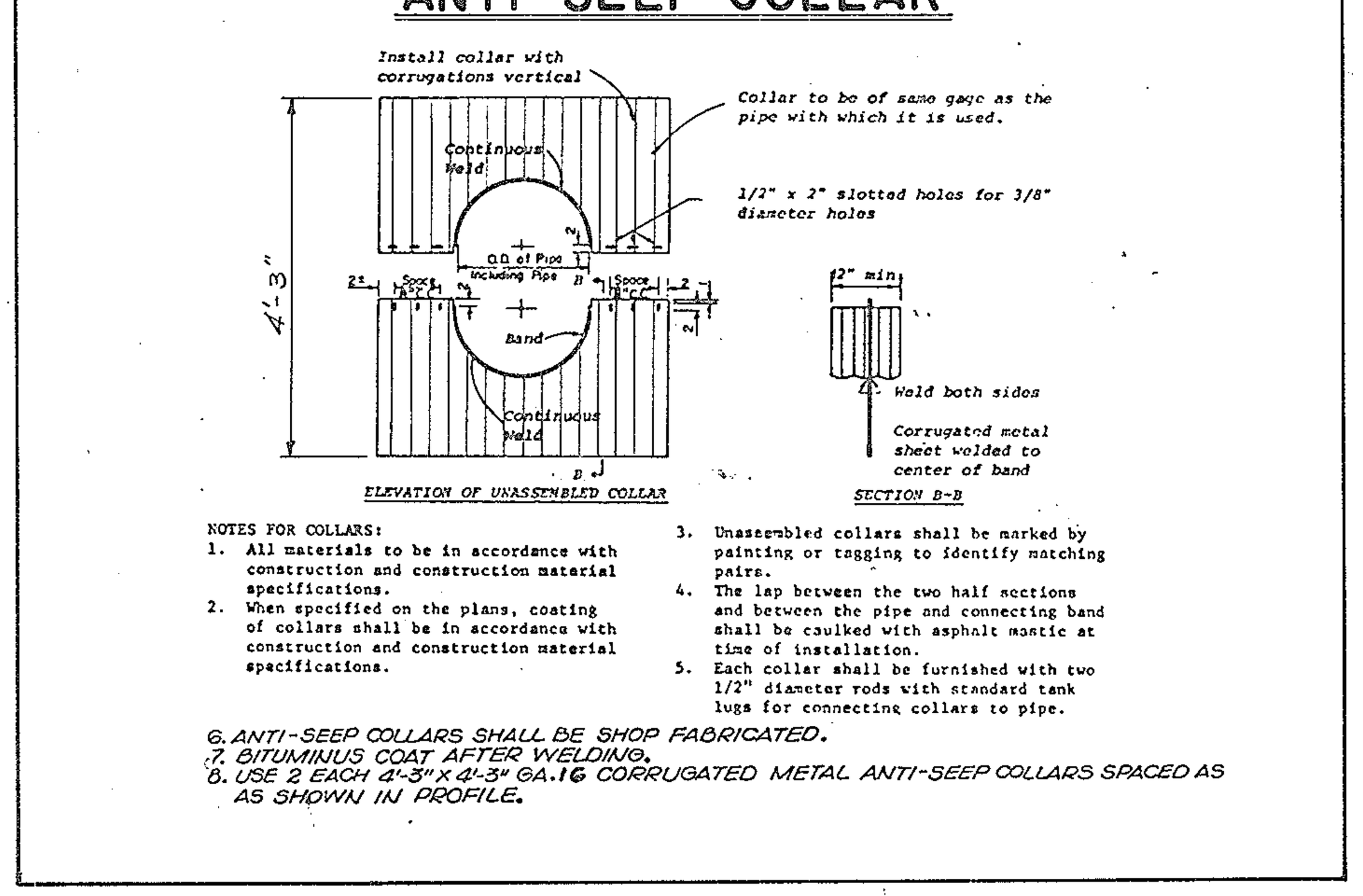
VII. FENCING

If required, a 50" high chain-link fence shall be constructed in the location specified on the plan. Materials and construction shall be in accordance with Maryland State Highway Administration Standard Details 690.01 and 690.02. The specifications for a 6'-0" fence shall be used, substituting 50" fabric and 7'-8" line posts.

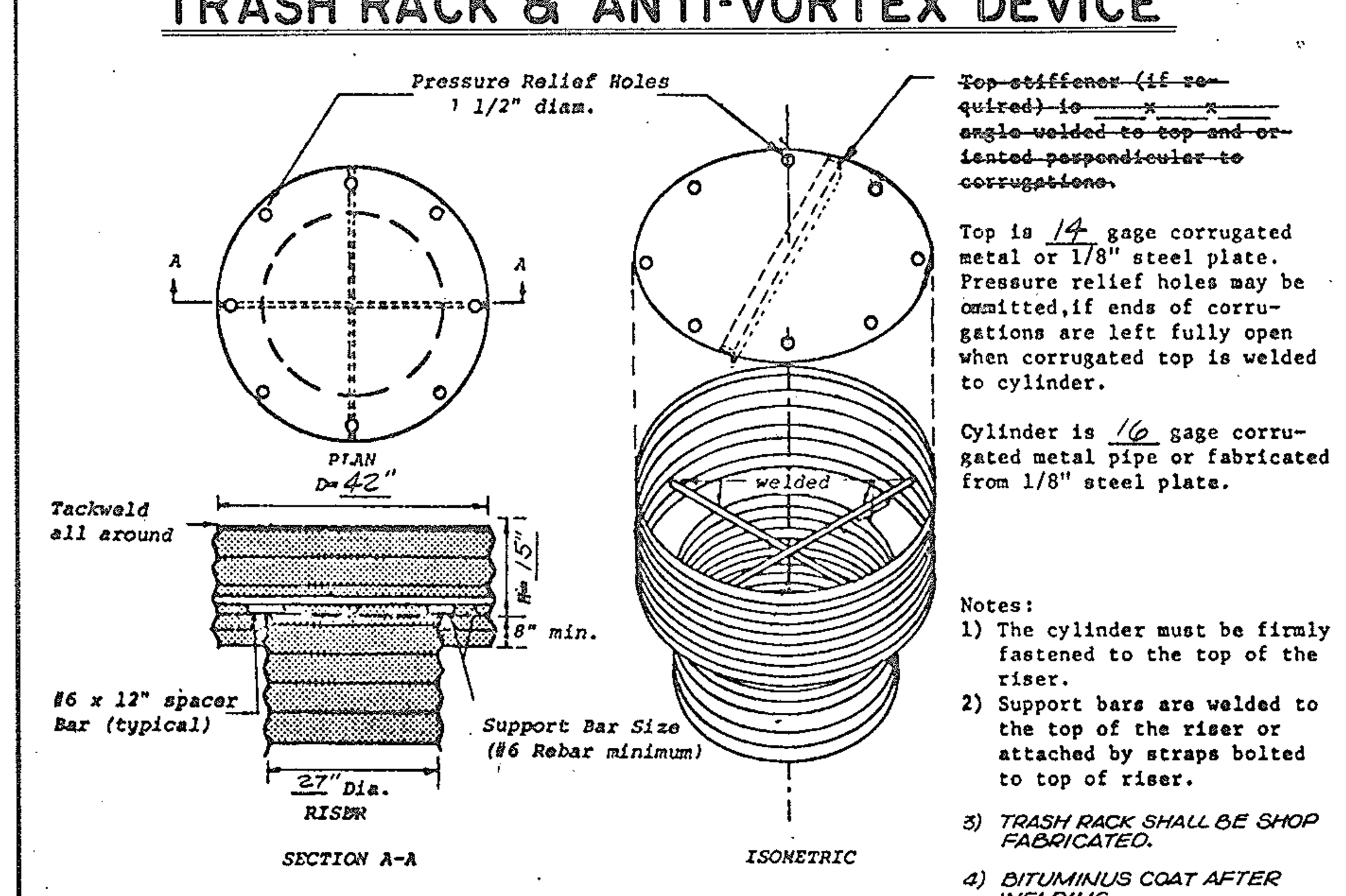
SILT FENCE



ANTI-SEEP COLLAR



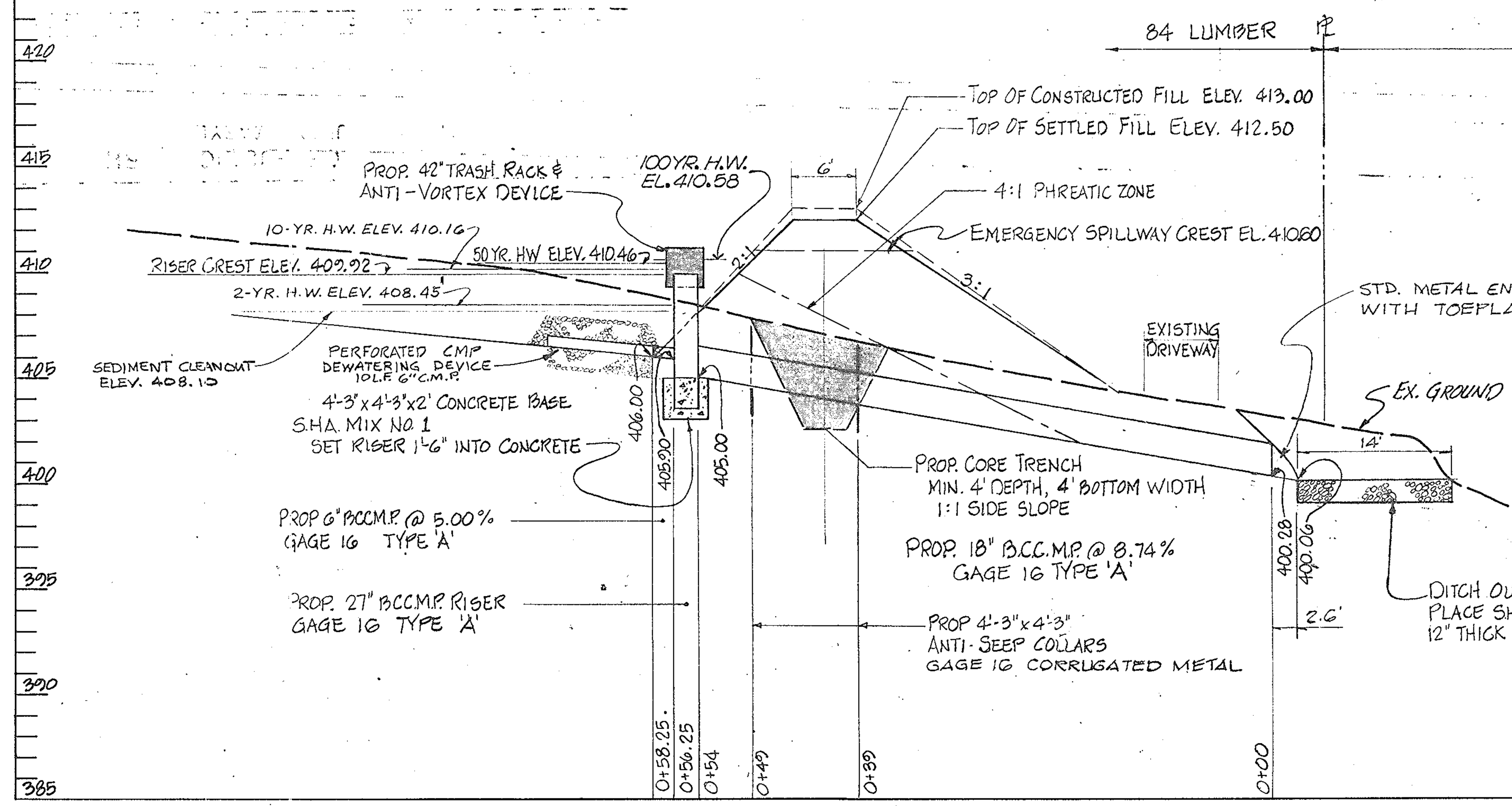
TRASH RACK & ANTI-VORTEX DEVICE



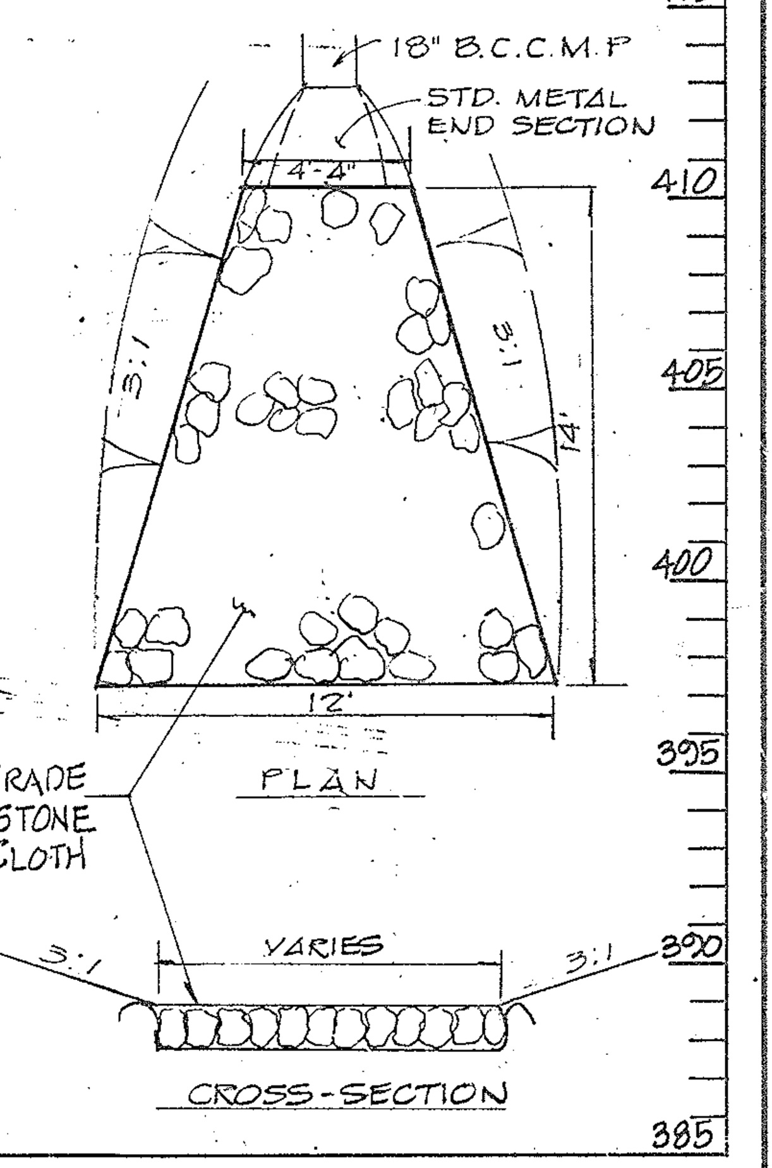
Pressure Relief Holes 1 1/2" diam.
PLAN D=42"
Tackweld all around
#6 x 12" spacer Bar (typical)
Support Bar Size (#6 Rebar minimum)
27" Dia. RISER
SECTION A-A
ISOMETRIC
Top is 14 gage corrugated metal or 1/8" steel plate. Pressure relief holes may be omitted, if ends of corrugations are left fully open when corrugated top is welded to cylinder.
Cylinder is 16 gage corrugated metal pipe or fabricated from 1/8" steel plate.
Notes:
1) The cylinder must be firmly fastened to the top of the riser.
2) Support bars are welded to the top of the riser or attached by straps bolted to top of riser.
3) TRASH RACK SHALL BE SHOP FABRICATED.
4) BITUMINOUS COAT AFTER WELDING.

DESIGN DATA

STORM FREQ. (YR.)	EX. Q (C.F.S.)	DEV. Q_i (C.F.S.)	DEV. Q_o (C.F.S.)	V_s (AC.-FT.)	ELEV. (FT.)
2	1.7	6.2	1.4	0.096	408.45
10	5.5	12.9	4.6	0.228	410.16
50	——	17.3	10.5	0.259	410.46
100	——	20.7	13.2	0.272	410.58

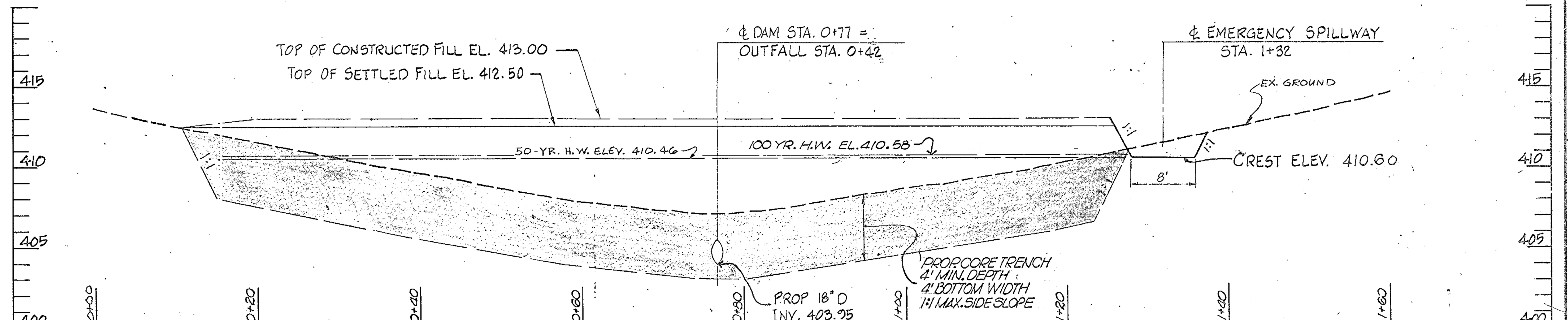


84 LUMBER
TOP OF CONSTRUCTED FILL ELEV. 413.00
TOP OF SETTLED FILL ELEV. 412.50
PROP. 42" TRASH RACK & ANTI-VORTEX DEVICE
100YR. H.W. EL. 410.58
4:1 PHREATIC ZONE
EMERGENCY SPILLWAY CREST EL. 410.60
10-YR. H.W. ELEV. 410.16
50 YR. H.W. ELEV. 410.46
RISER CREST ELEV. 409.92
2-YR. H.W. ELEV. 408.45
STD. METAL END SECTION WITH TOEPLATE
EXISTING DRIVEWAY
SEDIMENT CLEANOUT ELEV. 408.10
PERFORATED CMP DEWATERING DEVICE
4'-3" x 4'-3" x 2' CONCRETE BASE
SHA. MIX No 1
SET RISER 1'-6" INTO CONCRETE
EX. GROUND
PROP. CORE TRENCH MIN. 4' DEPTH, 4' BOTTOM WIDTH 1:1 SIDE SLOPE
PROP 6" BCCMP @ 5.00% GAGE 16 TYPE 'A'
PROP. 18" B.C.C.M.P. @ 8.74% GAGE 16 TYPE 'A'
PROP. 27" BCCMP RISER GAGE 16 TYPE 'A'
PROP 4'-3" x 4'-3" ANTI-SEEP COLLARS GAGE 16 CORRUGATED METAL
DITCH OUT @ 0.0% GRADE PLACE SHA. CLASS 1 STONE 12" THICK W/FILTER CLOTH



PROFILE: ℄ PRINCIPAL SPILLWAY

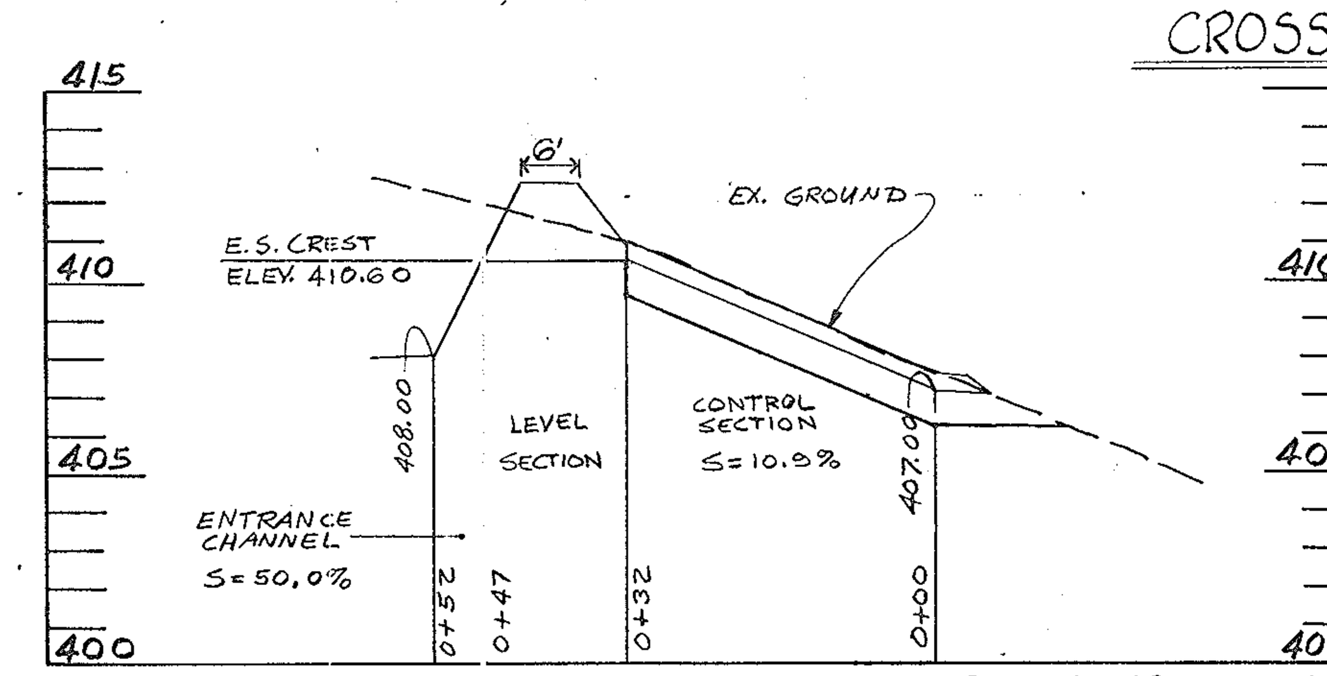
SCALE: VERT. 1"=5' HOR. 1"=10'



TOP OF CONSTRUCTED FILL EL. 413.00
TOP OF SETTLED FILL EL. 412.50
℄ DAM STA. 0+77 = OUTFALL STA. 0+42
℄ EMERGENCY SPILLWAY STA. 1+32
EX. GROUND
50-YR. H.W. ELEV. 410.46
100 YR. H.W. EL. 410.58
CREST ELEV. 410.60
PROP CORE TRENCH 4' MIN. DEPTH 4' BOTTOM WIDTH 1:1 MAX. SIDE SLOPE
PROP 18" ∅ INV. 403.95

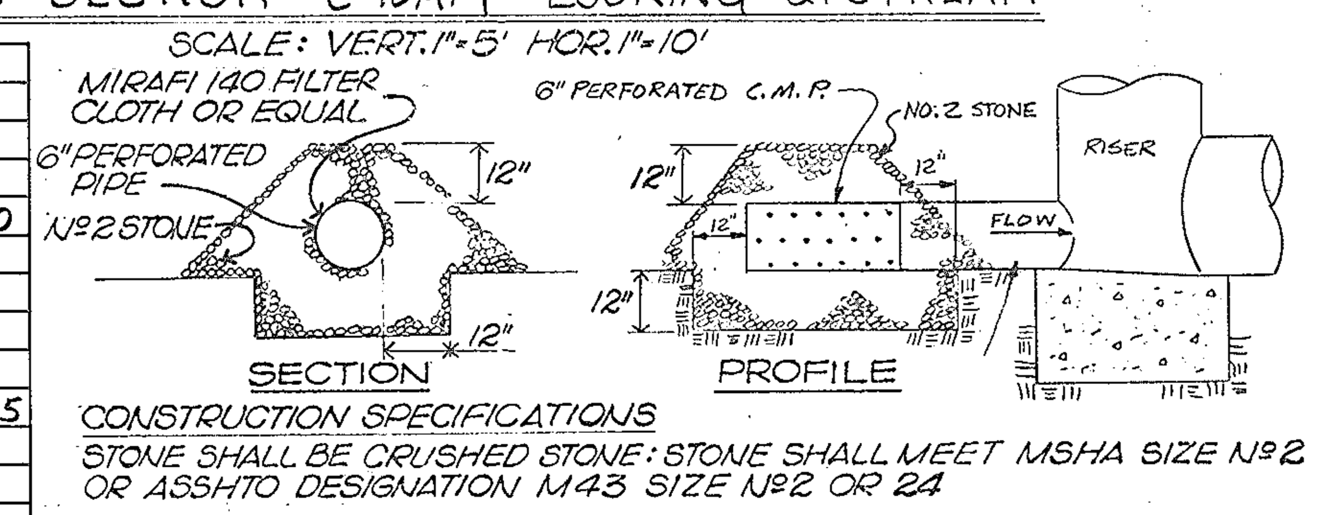
CROSS-SECTION ℄ DAM LOOKING UPSTREAM

SCALE: VERT. 1"=5' HOR. 1"=10'



EMERGENCY SPILLWAY PROFILE

SCALE: VERT. 1"=5' HOR. 1"=20'



MIRAFI 140 FILTER CLOTH OR EQUAL
6" PERFORATED PIPE
No2 STONE
6" PERFORATED C.M.P.
NO.2 STONE
RISER
FLOW
SECTION
PROFILE
CONSTRUCTION SPECIFICATIONS
STONE SHALL BE CRUSHED STONE: STONE SHALL MEET MSHA SIZE No2 OR ASSHTO DESIGNATION M43 SIZE No2 OR 24

DEWATERING DEVICE FOR SEDIMENT CONTROL USE

NO SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-4-81

SDP # 81-164

STORMWATER MANAGEMENT
AND
SEDIMENT CONTROL DETAILS
CENTENNIAL CROSSING
(FORMERLY 84 LUMBER)
U.S. ROUTE 40 WEST

2ND. ELECTION DIST. HOWARD CO., MARYLAND
TAX. MAP 24 PARCEL 12

OWNER/DEVELOPER
CENTENNIAL CROSSING LLC
PO BOX 417
ELLICOTT CITY, MARYLAND
21041
410-465-4244

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

11-19-81
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

Thomas G. Harris 11-20-81
PLANNING DIRECTOR — DATE

11-20-81
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. Nemeyer 11-17-81
DIRECTOR — DATE

William E. Riley 11-17-81
CHIEF-BUREAU OF ENGINEERING — DATE

apr associates, inc.
surveyors-engineers
204-206 E. MAIN STREET, ELKTON, MD. 21921, PHONE: 398-7766
7427 HARFORD ROAD, BALTIMORE, MD. 21234, PHONE: 444-4312

STURCTURE CLASSIFICATION

STRUCTURE CLASS	'A'
STORAGE-HEIGHT PRODUCT	32 < 3000
WATERSHED AREA	2.72 ac. < 100
NORMAL SURFACE AREA	N.A.
HEIGHT TO EM. SPILLWAY CREST	4.0' < 15'
STRUCTURE AREA	URBAN

HYDROLOGIC CRITERIA

PRINCIPAL SPILLWAY:	REQUIRED - 0 YR.
	PROVIDED - 100 YR.
EMERGENCY SPILLWAY:	REQUIRED - 50 YR.
	PROVIDED - >50 YR.
FREEBOARD:	REQUIRED - 2.0' + 50-YR. H.W.
	PROVIDED - 2.04' + 50-YR. H.W.
	PROVIDED - 1.92' + 100-YR. H.W.

No	BY	DATE	REVISION
1	BEL	12-6-13	REVISE TITLE BLOCK AND SHEET NO.

HOWARD SOIL CONSERVATION DISTRICT

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

U.S. SOIL CONSERVATION SERVICE

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control.

DEVELOPER'S CERTIFICATION

"I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion.

84 Lumber / Dave Dusdale 8.17.81

ENGINEER'S CERTIFICATION

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion."

Douglas L. Kennedy 8-17-81

STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 10746 — REGISTERED PROFESSIONAL ENGINEER

Douglas L. Kennedy

REV. 6-16-81
DESIGNED BY: J.A.W.
DRAWN BY: KCW
PROJECT NO.
DATE: May 1981
SCALE: AS SHOWN
SHEET NO. 3 OF 4

SDP-81-164

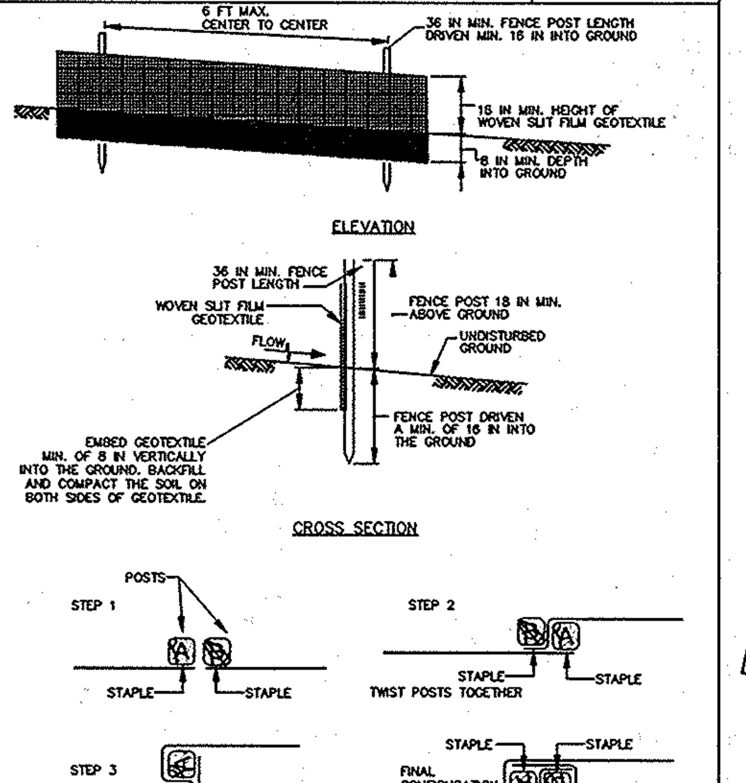
FOREST CONSERVATION WORKSHEET
Centennial Crossing Gross Area

5-Aug-02

NET TRACT AREA:							
A. Total tract area ...							2.70
B. Land dedication acres (parks, county facility, etc.) ...							0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...							0.00
D. Area to remain in commercial agricultural production/use ...							0.00
E. Other deductions (specify) .... floodplain							0.00
F. Net Tract Area ....=							2.70
LAND USE CATEGORY: (from *Trees Technical Manual*) Input the number "1" under the appropriate land use, limit to only one entry.							
	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	0	0	0	1	
G. Afforestation Threshold ...					15%	x F =	0.41
H. Conservation Threshold ...					15%	x F =	0.41
EXISTING FOREST COVER:							
I. Existing forest cover ....=							0.00
J. Area of forest above afforestation threshold ....=							0.00
K. Area of forest above conservation threshold ....=							0.00
BREAK EVEN POINT:							
L. Forest retention above threshold with no mitigation ....=							0.00
M. Clearing permitted without mitigation ....=							0.00
PROPOSED FOREST CLEARING:							
N. Total area of forest to be cleared ....=							0.00
O. Total area of forest to be retained ....=							0.00
PLANTING REQUIREMENTS:							
P. Reforestation for clearing above conservation threshold ....=							0.00
Q. Reforestation for clearing below conservation threshold ....=							0.00
R. Credit for retention above conservation threshold ....=							0.00
S. Total reforestation required ....=							0.00
T. Total afforestation required ....=							0.41
U. Credit for landscaping (may not exceed 20% of "S") ....=							0.00
V. Total reforestation and afforestation required ....=							0.41

DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅛ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

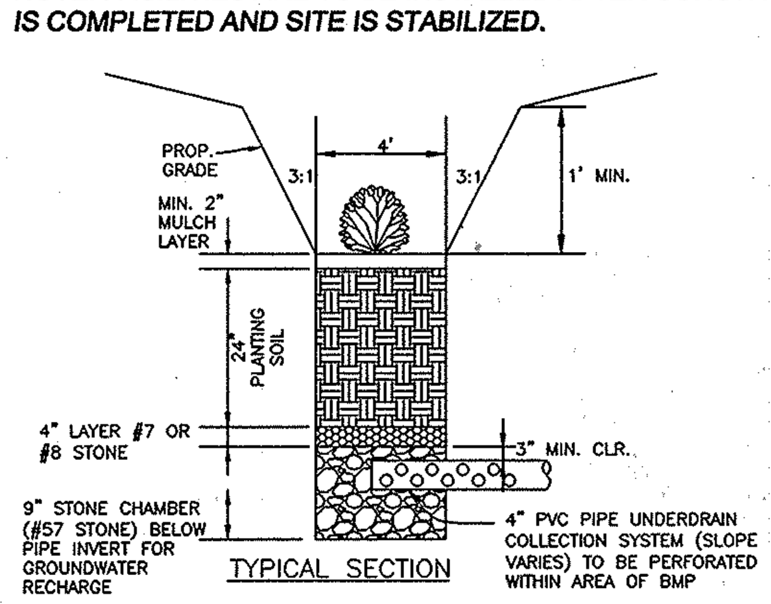
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

MATERIALS AND SPECIFICATIONS FOR (M-6) MICRO-BIORETENTION

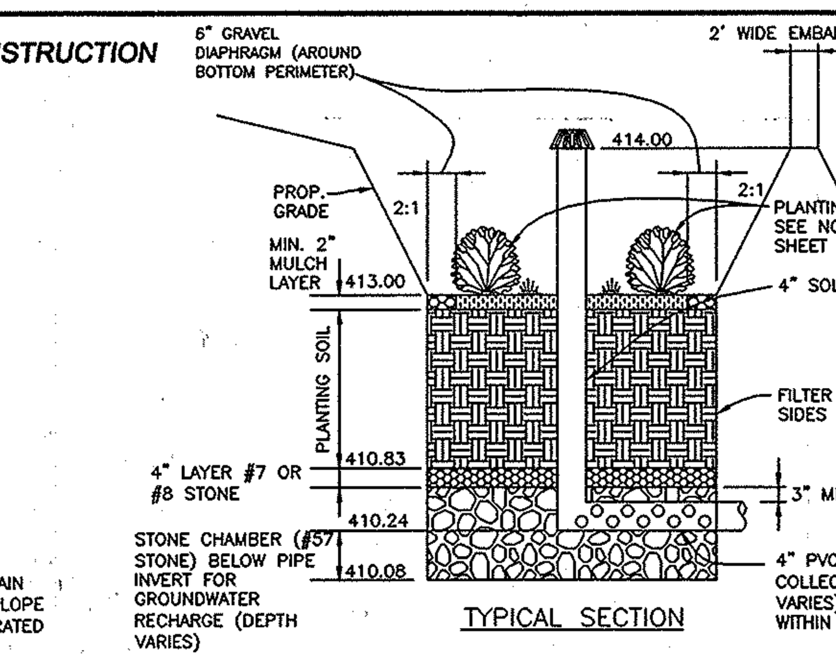
MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS (IF REQUIRED)	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND (60-65%) & COMPOST (35-40%) OR LOAMY SAND (30%) COARSE SAND (30%) & COMPOST (35-40%)	N/A	USDA SOIL TYPES: LOAMY SAND, SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM D2974)	N/A	–
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM D-448	#8 OR #9 (1/8" TO 3/8")	
GEOTEXTILE		N/A	PE TYPE 1 – NONWOVEN
GRAVEL (UNDERDRAINS & BERMS)	AASHTO M-43	#57 OR #6 AGGREGATE (3/8" TO 3/4")	#8 STONE
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC OR SDR35	SLOTTED OR PERFORATED: 3/8" PERFS. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWIRE CLOTH
POURED-IN-PLACE CONC. (IF REQUIRED)	MSHA MIX NO.3; f'c=3500psi @ 28 DAYS, NORMAL WEIGHT, AIR ENTRAINED; REINFORCING TO MEET ASTM 615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONC. REQUIRED: 28 DAY STRENGTH TEST AND SLUMP TEST: ALL CONC. DESIGN (CAST-IN-PLACE or PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND. - DESIGN TO INCLUDE MEETING ACI CODE 350.R/89: VERTICAL LOADING (H-10 or H-20) ALLOWABLE HORIZONTAL LOADING (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING
SAND (1.0' DEEP)	AASHTO M-6 OR ASTM C-33	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

NOTE: FACILITIES ARE TO BE INSTALLED AFTER CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED.



TYPICAL MICRO-BIORETENTION SWALE (M-8) DETAILS

NOT TO SCALE



TYPICAL MICRO-BIORETENTION BMP (M-6) DETAILS

NOT TO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6) (M-8)

a. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. 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. FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE
b. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLAN MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
c. THE OWNER SHALL INSPECT MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
d. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.
e. FILTER MATERIAL MUST BE REPLACED WHEN THE WATER REMAINS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 24 HOURS FOLLOWING A 1 OR 2 YEAR STORM EVENT OR MORE THAN 48 HOURS FOLLOWING A 10 YEAR STORM EVENT.

BIO-PLANTING TABLE

PLANTS	M-6	M-8
VINCA MINOR (COMMON PERIWINKLE)	6	4
AJUSTA REPTAN S (CREEPING BUGLEWEED)	17	12
IRIS VERSICOLOR (IRIS)	17	12
ELYMUS VIRGINICUS (VIRGINIA WILD RYE)	6	4
VACCINIUM ATROCOCCUM (HIGHBUSH BLUEBERRY)	6	4
ACER RUBRUM (RED MAPLE)	1	0

RETAIL PARKING TABULATION

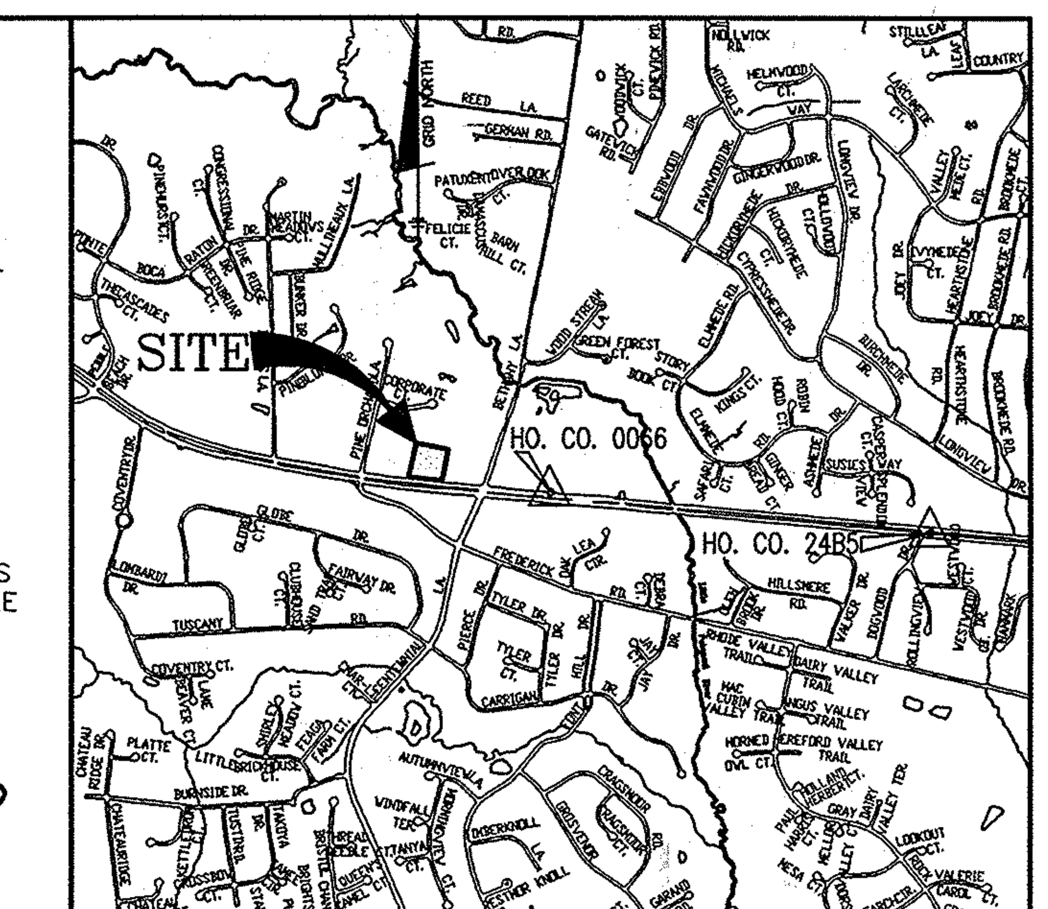
REQUIRED: 76 ((15,100/1000)*5)
PROVIDED: 80
HANDICAP SPACES REQ: 4
HANDICAP SPACE PROV: 4

CARRY-OUT PARKING TABULATION

REQUIRED: 14 ((1,894/1000)*6)
PROVIDED: 17
RESERVOIR SPACES REQUIRED: 10
RESERVOIR SPACES PROVIDED: 10
HANDICAP SPACES REQ: 1
HANDICAP SPACE PROV: 1
TOTAL SPACES REQUIRED: 90
TOTAL SPACES PROVIDED: 97

NOTE: THE 6 SUB-COMPACT PARKING SPACES AND THE 2 SPACES FOR THE DELAY ORDERS ARE NOT COUNTED TOWARDS THE REQUIRED PARKING SPACES.

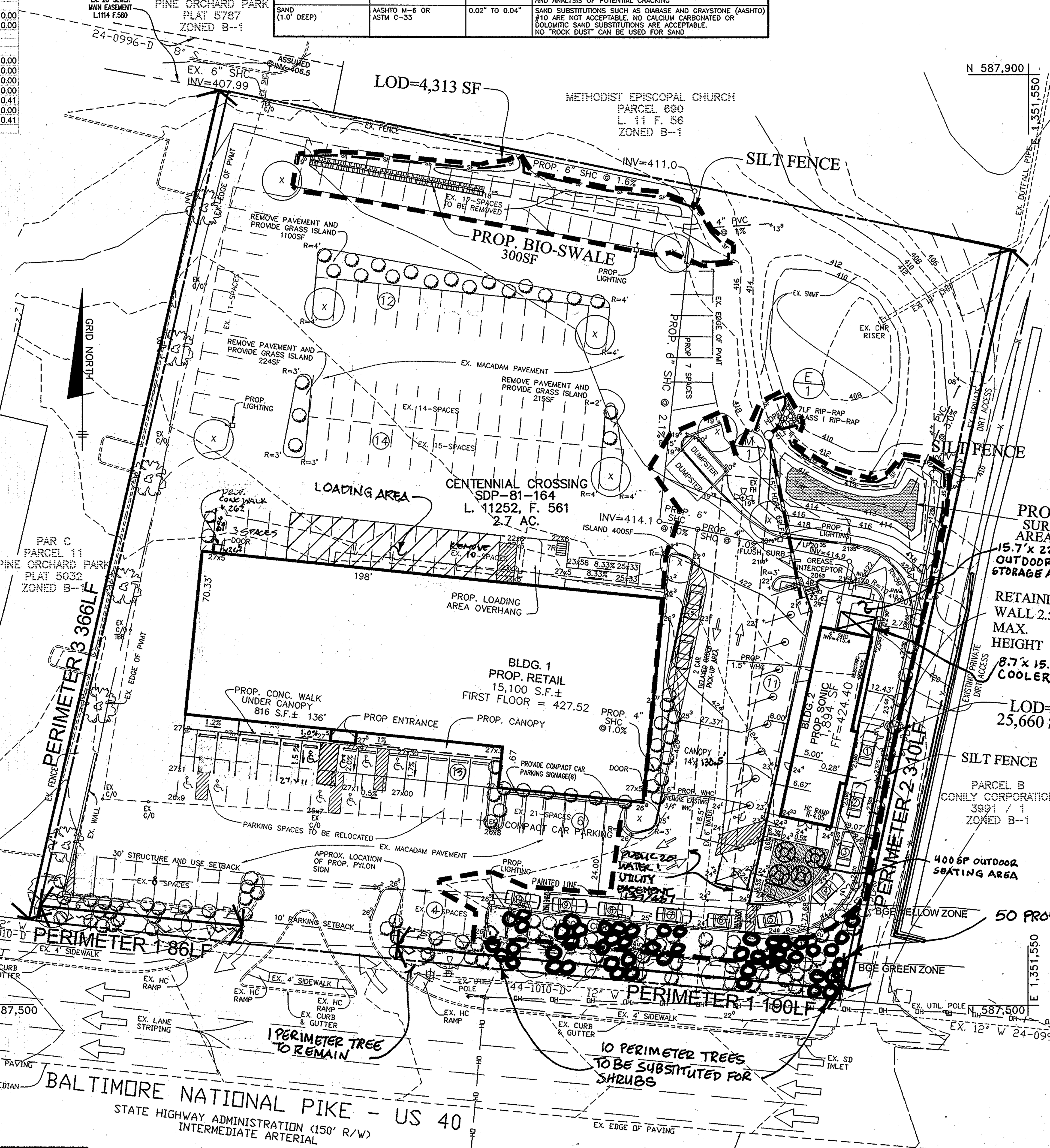
INDOOR SEATING: 28
OUTDOOR SEATING: 16
OUTDOOR SEATING: 3 REQUIRED (400/1000)*7)



ADC MAP NO. 4815 GRID B-5

VICINITY MAP

SCALE : 1'=2000'



* LANDSCAPE PLANTING LIST

SYMBOL	QUANITY	NAME	REMARKS
●	50	NANDINA DOMESTICA 'HARBORDWARF HABORDWARF NANDINA	18"-24" SPREAD

STREET TREE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
○	9	ACER TATARICUM "TATARIAN MAPLE" (SMALL BGE TREE)	1 1/2"- 2" CAL

LANDSCAPE PLANTING LIST

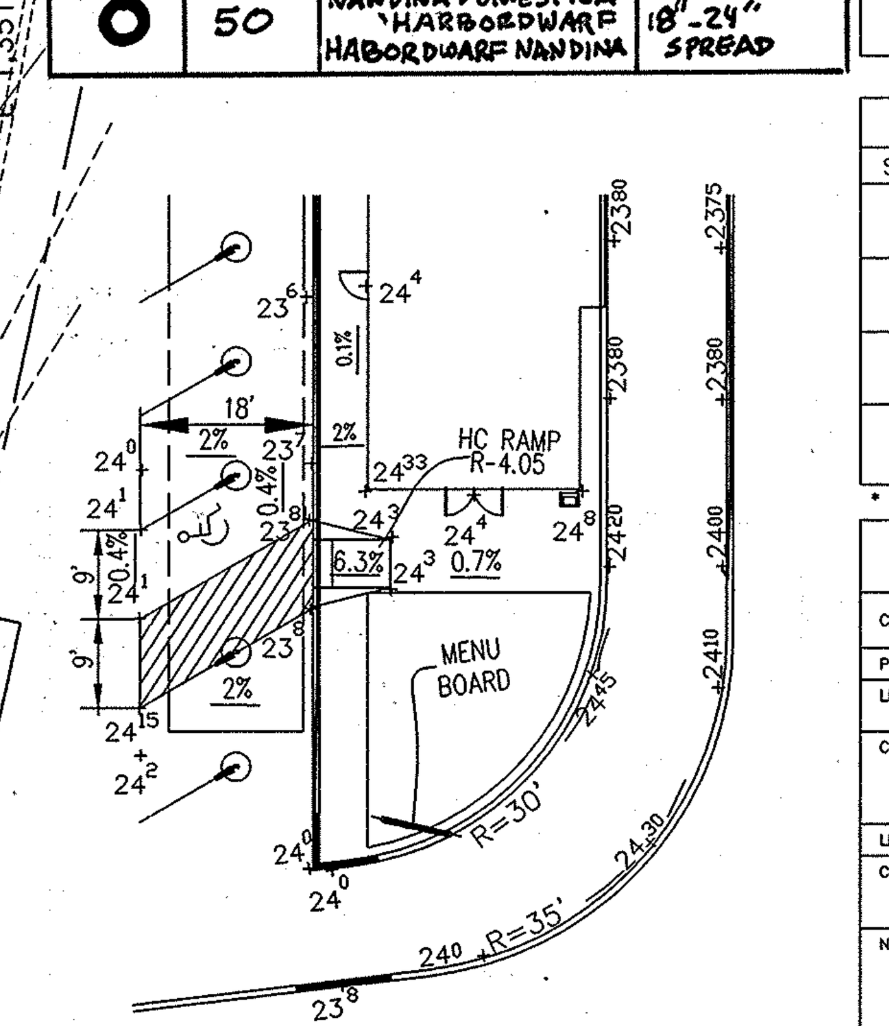
SYMBOL	QUANTITY	NAME	REMARKS
○	69 *42	BUXUS MICROPHYLLA KOREANA "WINTER GREEN BOXWOOD"	2"-2 1/2" HT
	5	CERCIS CANADENSIS "EASTERN REDBUD" (SMALL TREE)	1 1/2" - 1" CAL
	14	ACER RUBRUM "RED MAPLE"	2 1/2" - 3" CAL
x	8	TILIA CORDATA 'GREENSPIRE' "LITTLE LEAF LINDEN" (INTERNAL PARKING)	2 1/2" - 3" CAL

* ADDITIONAL PLANTING ARE PROVIDED PER DAP.

SCHEDULE A PERIMETER LANDSCAPE EDGE

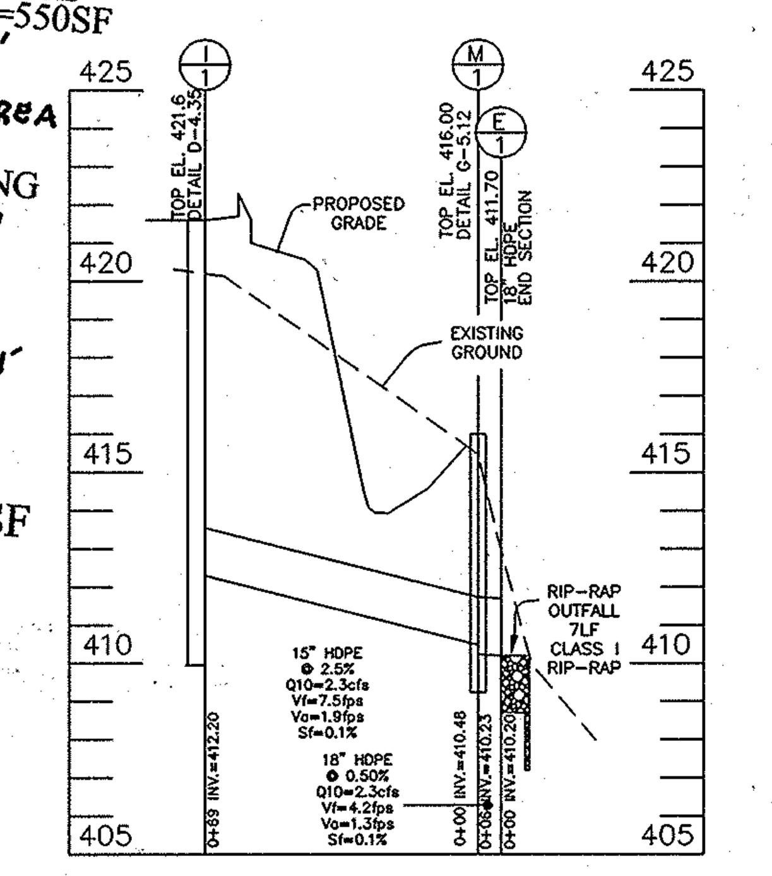
CATEGORY			
ADJACENT TO ROADWAY	YES	NO	NO
ADJACENT TO PERIMETER PROPERTIES	NO	YES	YES
PERIMETER NO. / LANDSCAPE TYPE	① E	② A	③ A
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)	276	325	366
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING	276	173	366
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO –	NO –	NO –
NUMBER OF PLANTS REQUIRED: SHADE TREES / EVERGREEN TREES / OTHER TREES (2:1 SUBSTITUTE) / SHRUBS	7 – – 69	5 – – –	6 – – –
NUMBER OF PLANTS PROVIDED: SHADE TREES / EVERGREEN TREES / OTHER TREES (2:1 SUBSTITUTE) / SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	5 – – 119 * –	4 – – 10 –	6 – – – –

*SUBSTITUTE 50 SHRUBS FOR 5 SHADE TREES IN AREA OF PROP. SONIC BUILDING



HANDICAP PARKING DETAIL

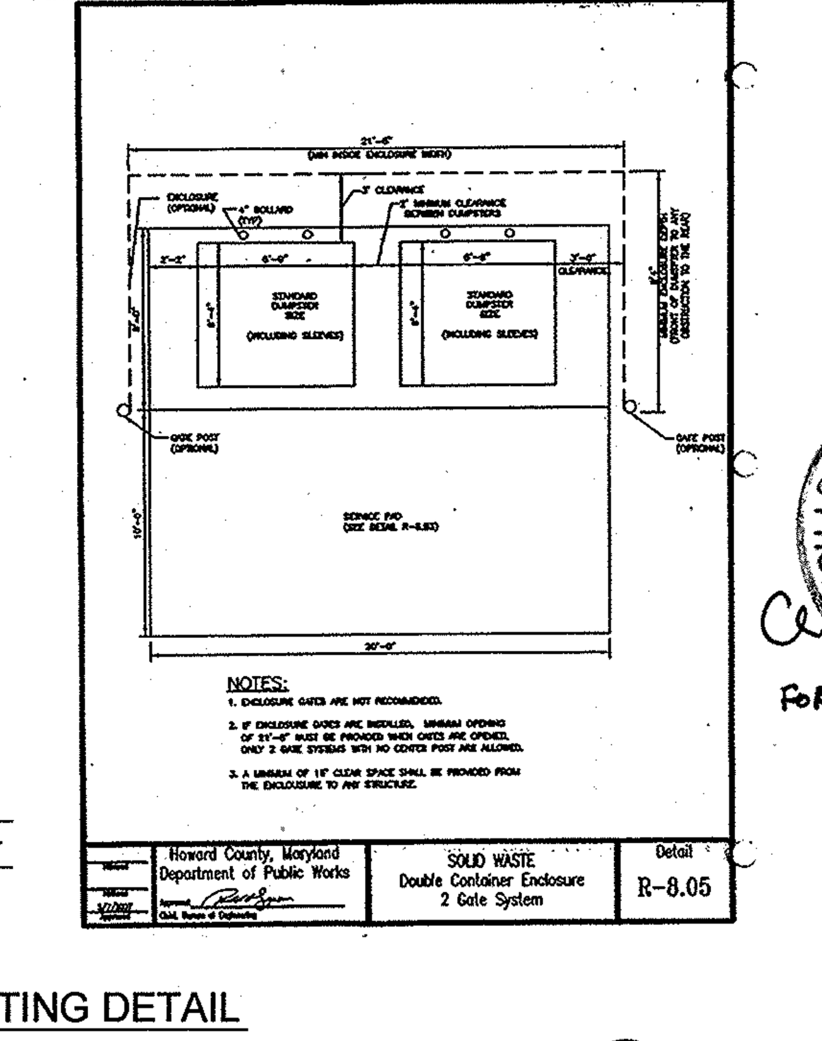
SCALE:1:=20'



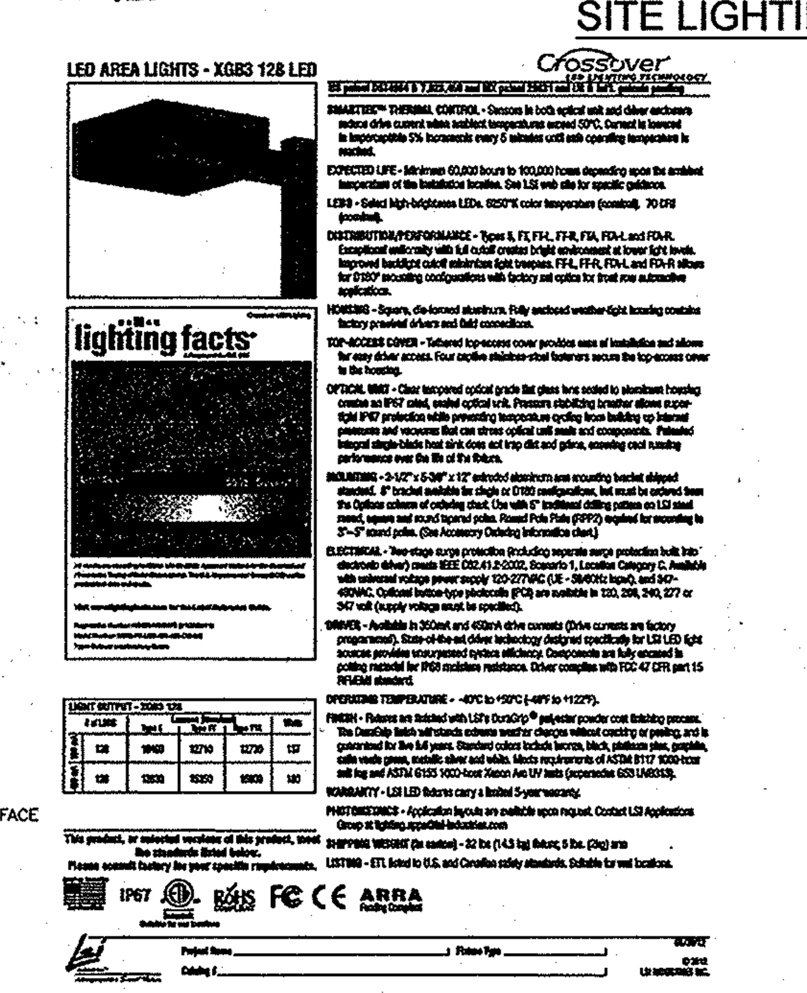
STORM DRAIN PROFILE

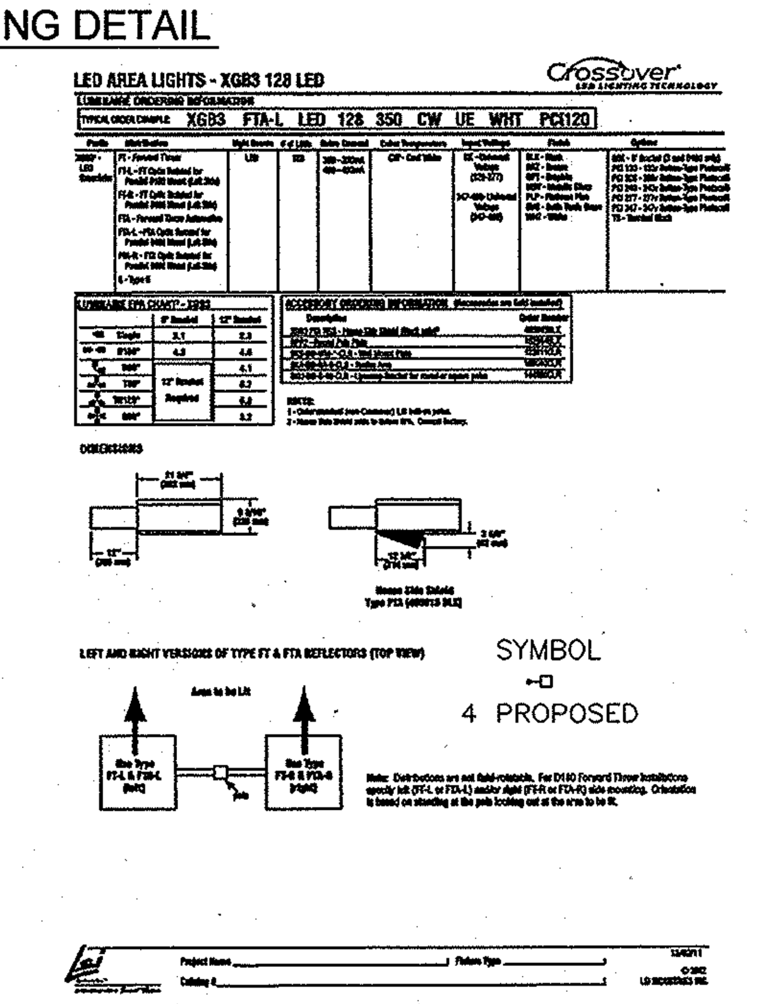
SCALE: VERTICAL 1"=5'

HORIZONTAL 1"=50'



SITE LIGHTING DETAIL





SYMBOL

4 PROPOSED

SITE ANALYSIS (CONTINUED FROM SHEET 1):

8. STORMWATER MANAGEMENT FOR THE PROPOSED CARRY-OUT IS PROVIDED BY REDEVELOPMENT AND A MICRO-BIORETENTION FACILITY.
9. THIS PLAN WAS PRESENTED TO THE DAP FOR THE SONIC BUILDING DATED FEBRUARY 13, 2013, AND FOR THE RETAIL BUILDING AUGUST 14, 2013.
10. SEE SHEET 2 FOR LANDSCAPE SCHEDULE A.
11. THIS PLAN IS SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT APPROVED APRIL 26, 2013 TO REDUCE THE 30' STRUCTURE AND USE SETBACK TO 25.5' BASED ON THE FOLLOWING CONDITIONS:
    1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
    2. THE GRANTED AA SHALL APPLY SOLELY TO THE PROPOSED CARRY OUT RESTAURANT AS DEPICTED ON THE AA PLAN SUBMITTED BY THE PETITIONER AND NOT ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
    3. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
    4. THE PETITIONER SHALL PROVIDE A 'TYPE E' LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE BEGINNING AT THE ENTRANCE TO THE PROPERTY FROM ROUTE 40 AND EXTEND ALL THE WAY TO THE PROPERTY LINE ON THE EAST SIDE OF THE PARCEL AS SHOWN ON THE AA PLAN SUBMITTED BY THE PETITIONER.
12. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE PLAN.
13. FINANCIAL SURETY FOR THE REQUIRED 22 SHADE TREES, 23 SMALL SHADE TREES AND 111 SHRUBS IN THE AMOUNT OF $13,380.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION. BE ADVISED THAT A LANDSCAPE INSPECTION FEE MUST BE PAID IN THE AMOUNT OF $100.00.
14. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BREMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
15. THE BUILDING PERMIT APPLICATION DATE FOR THE REDLINE FOR THE CONSTRUCTION OF THE PROPOSED BUILDINGS IS 11-14-14 (1 YEAR FROM THE APPROVAL DATE OF THIS REDLINE), IF APPLICABLE.
16. THE APPROVAL OF THIS REDLINE DOES NOT APPROVE THE 8' PYLON SIGN AT THE ENTRANCE OF THE SITE. THE SIGN MUST BE APPROVED BY THE SIGN ADMINISTRATOR FOR DILP.
17. THIS PLAN IS SUBJECT TO WP-13-178 APPROVED AUGUST 8, 2013 TO WAIVE SECTION 16.156(o)(1)(ii) AND (iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REACTIVATE A SITE DEVELOPMENT PLAN APPROVAL STATUS THAT MISSED OBTAINING A BUILDING PERMIT WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THE LATEST REDLINE REVISION APPROVAL SUBJECT TO THE FOLLOWING:
    1. FOREST CONSERVATION OBLIGATION MUST BE SATISFIED FOR THE ENTIRE GROSS PARCEL.
    2. COMPLIANCE WITH THE PREVIOUSLY TRANSMITTED COMMENTS FROM THE DIVISION OF COMPREHENSIVE AND COMMUNITY PLANNING DATED JUNE 18, 2013.
    3. COMPLIANCE WITH THE PREVIOUSLY TRANSMITTED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JUNE 5, 2013.
    4. THE RETAIL BUILDING MUST BE REVIEWED BY THE DESIGN ADVISORY PANEL.
    5. THE REDLINE TO SDP-81-164 FOR THE GOODWILL STORE MUST COMPLY WITH ALL SRC AGENCY COMMENTS AND INCLUDE THE FOLLOWING: A REVISED APFO TRAFFIC STUDY, SUBMIT A SIMPLIFIED ECP ADDRESSING THE NEW SWM REQUIREMENTS FOR REDEVELOPMENT AND ATTEMPT TO COMPLY WITH THE ROUTE 40 MANUAL DESIGN STANDARDS FOR STREET TREES, SITE LIGHTING AND LANDSCAPING FOR THE SITE.
    6. ON THE SDP REDLINE, PROVIDE A BRIEF DESCRIPTION OF WAVER PETITION, WP-13-178, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
18. THE FOREST CONSERVATION OBLIGATIONS FOR THE ENTIRE PARCEL FOR THE REQUIRED 0.41 AC. OF AFFORESTATION WILL BE PROVIDED BY A FEE IN LIEU IN THE AMOUNT OF $13,394.70 AND WILL BE PAID WITH THE REDLINE APPROVAL SUBMISSION.

STATE OF MARYLAND CHRISTOPHER ALAN MALAGARI NO. 22390 REGISTERED PROFESSIONAL ENGINEER 10-1-14

FOR REVISION #4 ONLY

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.

CENTENNIAL CROSSING LLC — 12/13/13 DATE

THE PURPOSE OF THIS ADDITIONAL PLAN SHEET IS TO SHOW THE PROPOSED RESTAURANT AND RETAIL BUILDING

NO.	DATE	REVISION
4	9/29/14	PROVIDE SHRUB SUBSTITUTION FOR 5 SHADE TREES PERIMETER 1
3	3/30/14	EXTEND CANOPY (14X130.5) ADD COOLER &A BLE OUT DOOR STORAGE AREA ADD INDOOR & OUTDOOR SEATING
2	12/13/13	ADD CARRY-OUT WITH ASSOCIATED PARKING & SWM

BENCHMARK ENGINEERING, INC.
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
75 THOMAS JOHNSON DRIVE ▲ SUITE E ▲ FREDERICK, MARYLAND 21702
301-710-5686
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. 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. 28559, Expiration Date: 7.22.15.

STATE OF MARYLAND BRIAN F. CLEARY NO. 28559 REGISTERED PROFESSIONAL ENGINEER 12/18/2013

OWNER:

CENTENNIAL CROSSING, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

DEVELOPER:

CENTENNIAL CROSSING, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

CENTENNIAL CROSSING

10160 BALTIMORE NATIONAL PIKE &
10164 BALTIMORE NATIONAL PIKE

TAX MAP: 24 GRID: 1 PARCEL: 12
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND

REVISED SITE DEVELOPMENT PLAN

DATE:	DECEMBER 2013	BEI PROJECT NO.	2103
SCALE:	1" = 30'	SHEET	4 OF 4

SDP-81-164

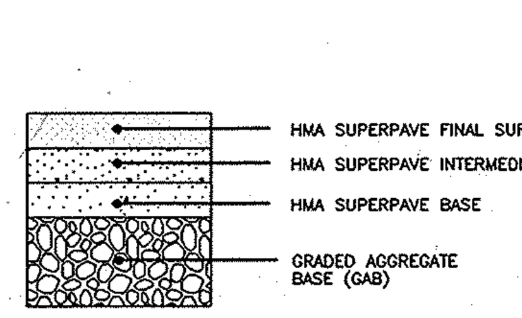
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 1.7.14 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 1-15-14 DATE

DIRECTOR — 1/15/14 DATE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
		PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB			HMA WITH CONSTANT GAB		
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY; LOCAL ROADS: ACCESS PLACE, ACCESS STREET; CUL-DE-SAC: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 1 (LOW ESAL)	2.0	2.0	2.0	3.5	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0



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