

LEASE TABULATION

PARCEL A = 27,057.64 #
 PARCEL B = 3729.03 #
 PARCEL C = 11,051.12 #

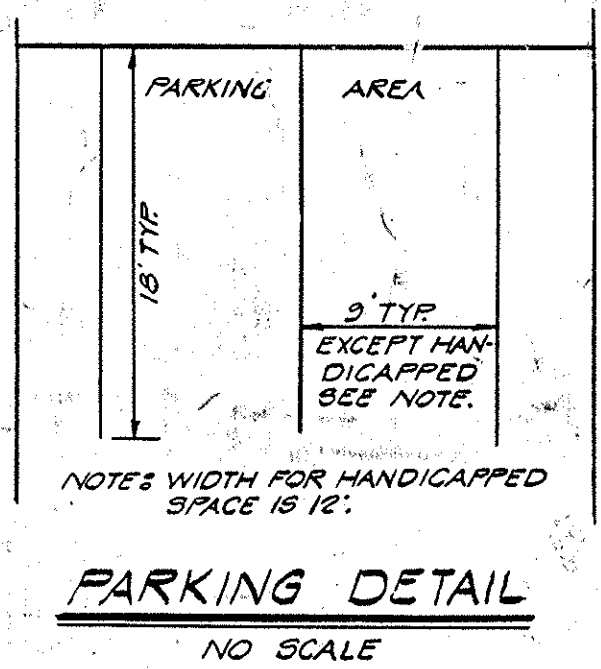
* PARCEL DESIGNATION FOR LEASE INFORMATION ONLY

GENERAL NOTES:

- Tax Map 47, Parcel 457 & 458
- Deed reference: Beauty Shop 1090/001, Supermarket 1090/009
- All site work shall be performed in accordance with the Howard County Road Construction Code and Standard Specifications.
- All water and sewer work and materials shall be in accordance with the Howard County Plumbing Code and Health Department regulations.
- The contractor is to notify the following utilities at least 72 hours before starting work shown on these drawings.
 C & P Telephone Company 725-9976
 Baltimore Gas & Electric Co. 539-8000 ext. 691
 Howard County Bureau of Utilities 992-2366
- The contractor or developer shall contact the construction inspection/survey division five (5) days prior to commencement of work at 992-2417 or 992-2418.
- The location of existing utilities shown hereon is not guaranteed. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. The existence of utilities other than those shown hereon is not known. The contractor shall immediately notify the appropriate utility company if other utilities are encountered. Any damages will be repaired at the contractor's expense and under the direction of the utility company.
- All elevations shown hereon are based on Howard County Bench Mark.
- All fill under pavement and structures shall be compacted a minimum 95% optimum compaction per A.A.S.H.T.O.
- All excess excavation to be placed on site. All disturbed areas shall receive 2" topsoil seed and mulch.
- Site Analysis:
 - a. Present Zoning: B-1 "SEE ZONING BOARD CASE #70"
 - b. Area of Site: 0.960 ac.
 - c. Impervious Area (Post Development): 0.390 ac. ± (41%)
 - d. Parking Tabulation:

Spaces Required (Based on Gross Area)		
Supermarket	2800 s.f./200 s.f. per space	14 spaces
Laundry	800 s.f./200 s.f. per space	2
Office	800 s.f./200 s.f. per space	2
Beauty Shop	1800 s.f./200 s.f. per space	9
TOTAL REQUIRED		27 spaces
Spaces Provided (incl. handicapped)		33
 - e. Open Space Tabulation:

Existing Open Space:	60% (25,100 sf.)
Future Open Space:	56% (23,402.8 s.f.)
 - f. Parking Lot Area Pavement: 14,767 sf
 Area Green Space: 662 sf or 5.6%

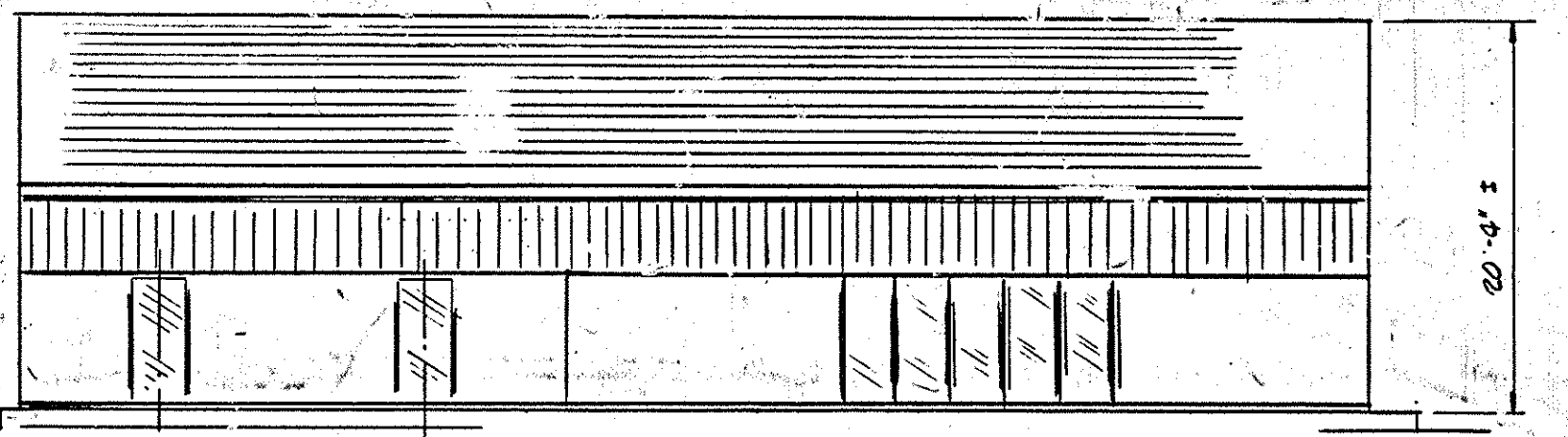


B. STORCH
 L. STORCH
 2/16/253

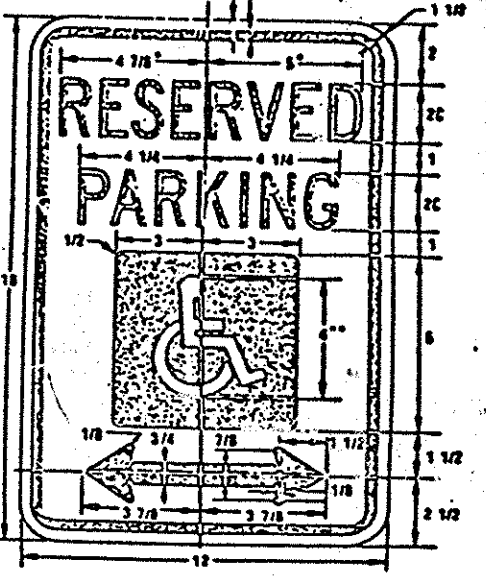
TEMPORARY SEDIMENT TRAP (10' x 100' ±)
 DRAINAGE AREA 0.50 AC.
 VOLUME REQ'D 916 cu.ft.
 VOLUME PROVIDED 1070 cu.ft.
 NOTE: CONTRACTOR SHALL MAINTAIN POSITIVE TEMP. DRAINAGE TO TRAP AT ALL TIMES.

NOTE: WHEN ENTIRE SITE IS STABILIZED, TEMP. STONE FILTER SHALL BE REMOVED & BASIN SHALL BE CLEANED-OUT TO DESIGN ELEVATION AND SEDIMENT MULCHED.

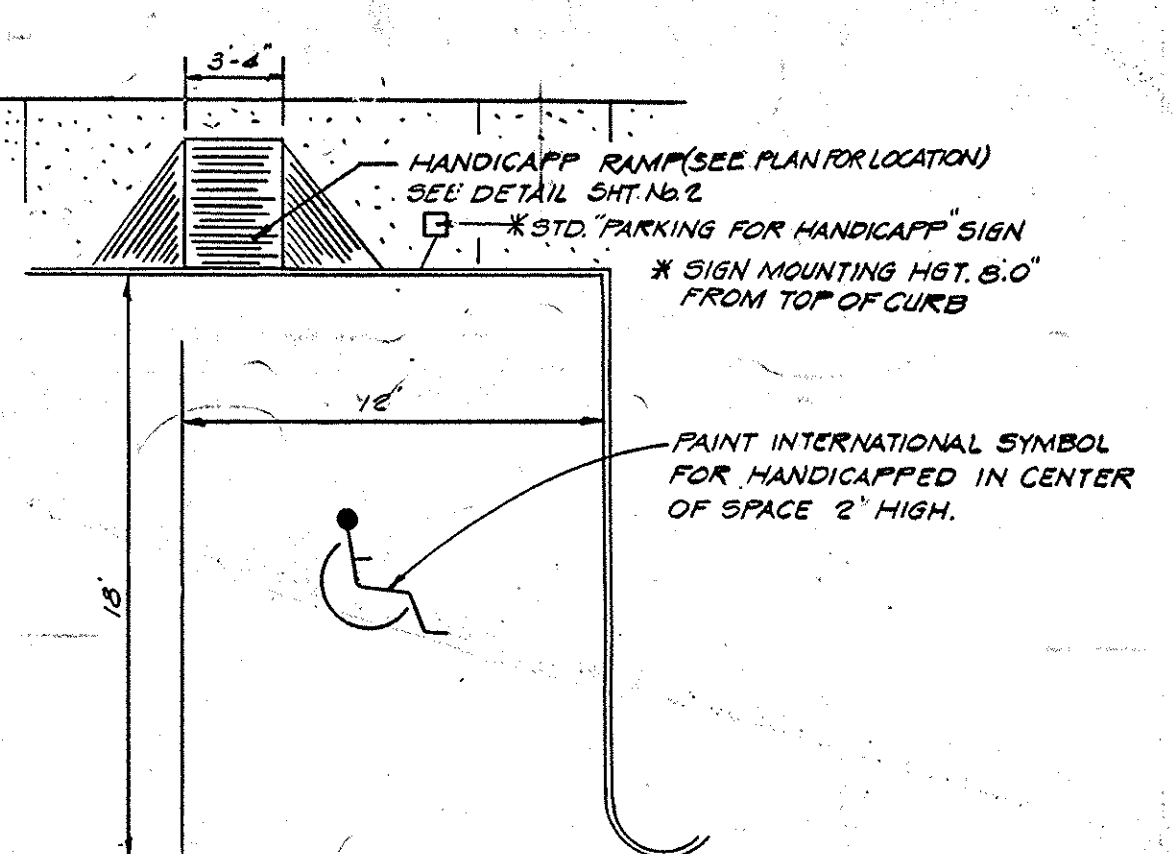
CLEAN OUT ELEV. 208.70



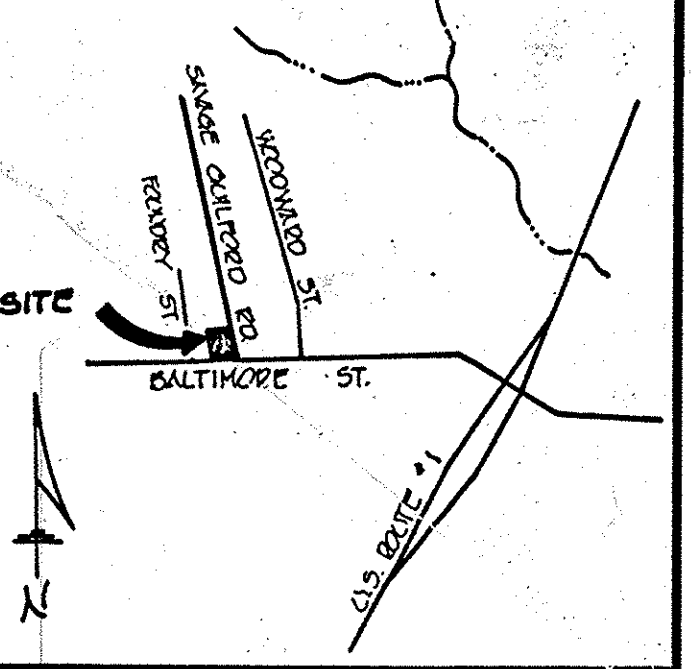
FRONT ELEVATION
 SHOPPING CENTER SCHEMATIC
 NO. SCALE



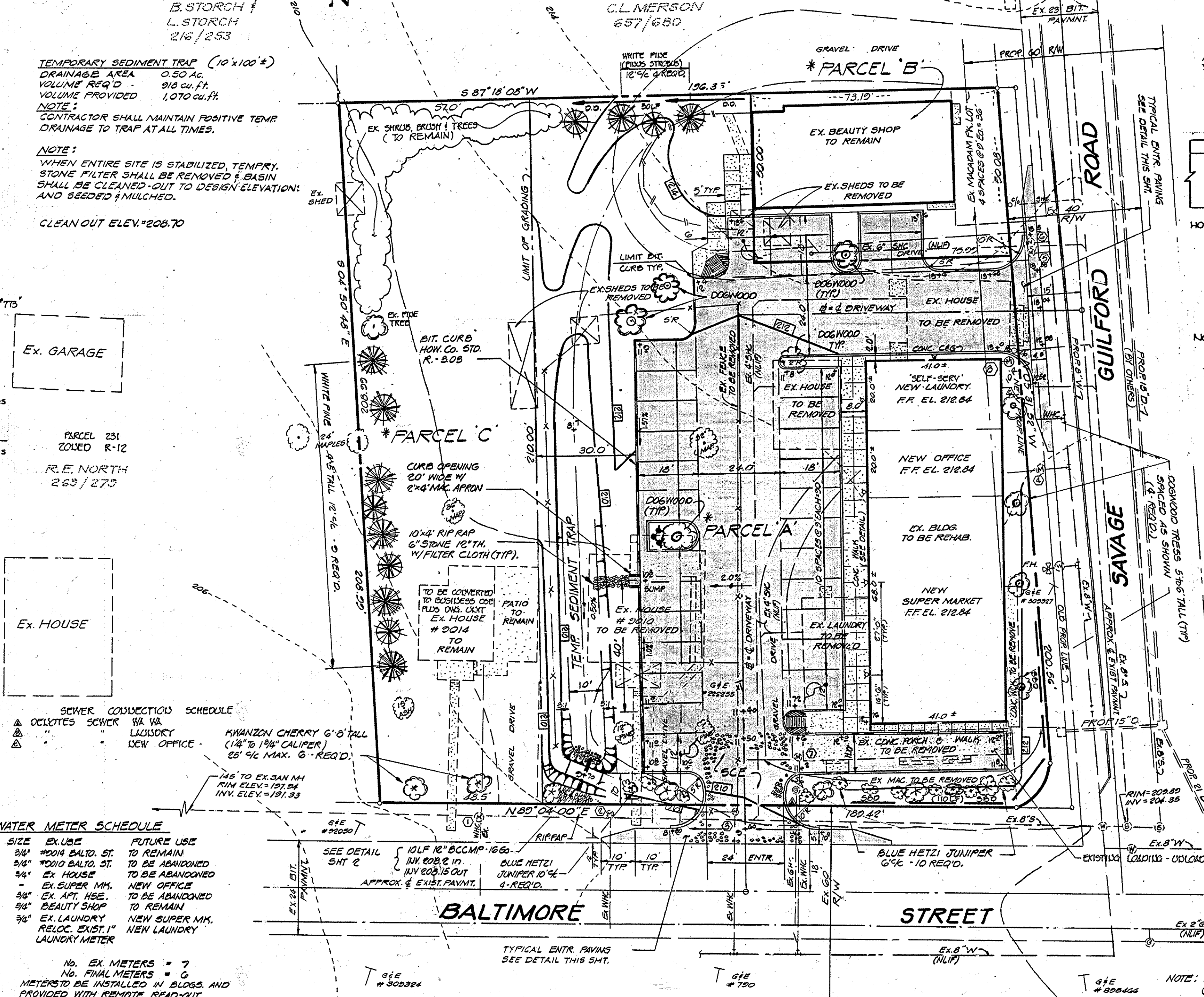
SIGN DETAIL
 NO. SCALE



HANDICAPPED PARKING DETAIL
 NO. SCALE



VICINITY MAP
 SCALE: 1" = 2000'



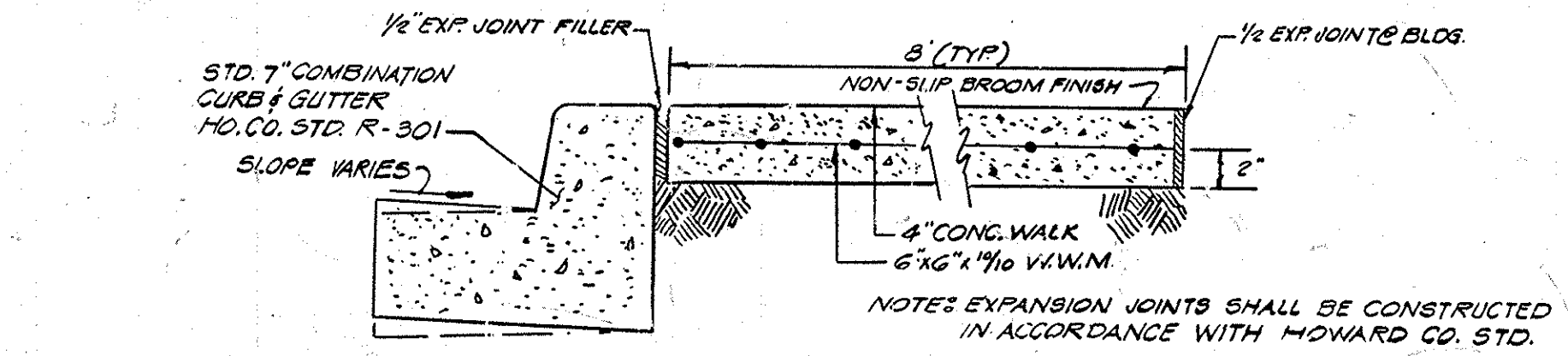
SEWER CONNECTIONS SCHEDULE

▲	DELOTES SEWER	1/4" DIA.
▲	LAUNDRY	1/4" DIA.
▲	NEW OFFICE	1/4" DIA.

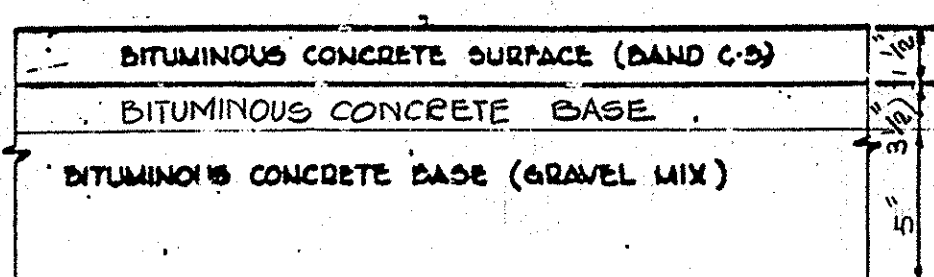
WATER METER SCHEDULE

NO.	SIZE	EX. USE	FUTURE USE
1	3/4"	FROM BALTO. ST.	TO REMAIN
2	3/4"	FROM BALTO. ST.	TO BE ABANDONED
3	3/4"	EX. HOUSE	TO BE ABANDONED
4	3/4"	EX. SUPER MK.	NEW OFFICE
5	3/4"	EX. H.P. HSE.	TO BE ABANDONED
6	3/4"	EX. BEAUTY SHOP	TO REMAIN
7	3/4"	EX. LAUNDRY	NEW SUPER MK.
8	3/4"	RELOC. EXIST. 1"	NEW LAUNDRY

NOTE: EX. METERS = 7
 NO. FINAL METERS = 6
 METERS TO BE INSTALLED IN BLOSSES AND PROVIDED WITH REMOTE READ-OUT.



CURB & SIDEWALK DETAIL (TYP)
 NO. SCALE



HOWARD COUNTY STANDARD, SECTION P-4, DETAIL R-201.

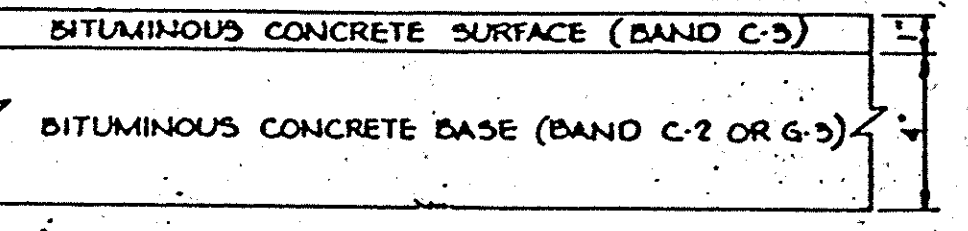
CLEARING AND GRADING	ARTICLE C-1
SUB. GRADE	ARTICLE C-2
BASE COURSE	ARTICLE C-3
SURFACE COURSE	ARTICLE C-5

1 1/4" PAVEMENT

- NOTES:
- A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-51-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 - BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-50-5 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 - TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

ENTRANCE PAVING SECTION

NO. SCALE



HOWARD COUNTY STANDARD, SECTION P-1, DETAIL R-201.

CLEARING AND GRADING	ARTICLE C-1
SUBGRADE	ARTICLE C-2
BASE COURSE	ARTICLE C-3 OR C-5
SURFACE COURSE	ARTICLE C-5

5" PAVEMENT

- NOTES:
- A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-51-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 - BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-50-5 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 - TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

SITE PAVING SECTION

NO. SCALE

LIGHTING SCHEDULE (EXTERIOR)

- 100 WATT H.P. SODIUM VAPOR ILLUMINAIRE BY FAIL-SAFE LIGHTING SYSTEMS - CAT. NO. 1006 OR APPROVED EQUAL.
 - 150 WATT H.P. SODIUM VAPOR ILLUMINAIRE (AS ABOVE) CAT. NO. 1008 OR APPROVED EQUAL.
 - 400 WATT H.P. SODIUM VAPOR ILLUM. (2-HEADS) BY WESTINGHOUSE CAT. NO. FV4-FSP3-W76A OR EQUAL. PLE MOUNTED - 24' MAST (2-HEADS) NO. OTM-24-W/P BY ELWOOD CITY TRUSS AND WIRE CO. OR EQUAL.
- ALL LIGHTS SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING RESIDENTS.

() Reviewed for Howard S.C.D. and meets Technical Requirements,
 James M. Helms, 9/13/82
 S. Soil Conservation Service
 () THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Howard S.C.D., 9/13/82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 Planning Director, 9-20-82
 Chief, Division of Land Development (also Zoning Administrations), 9-20-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer, 9-16-82

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director, 9-15-82
 Chief, Bureau of Engineering, 9-15-82

DATE	NO.	REVISION DESCRIPTION
7-16-82	1	REVISED PER COUNTY COMMENTS OF 7-7-82

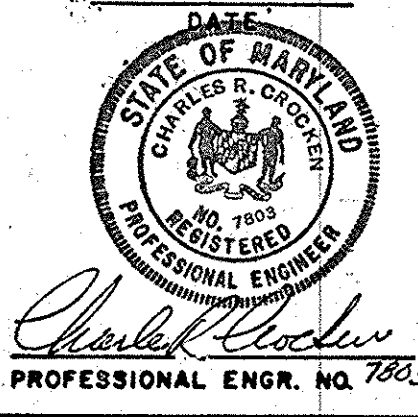
OWNER:
 DEVELOPER: STEVE N. STORCH, 8930 BALTIMORE STREET, SAVAGE MARYLAND 20863
 PROJECT: SAVAGE TOWN CENTER
 AREA: SAVAGE MARYLAND SIXTH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
 TITLE: SITE DEVELOPMENT PLAN

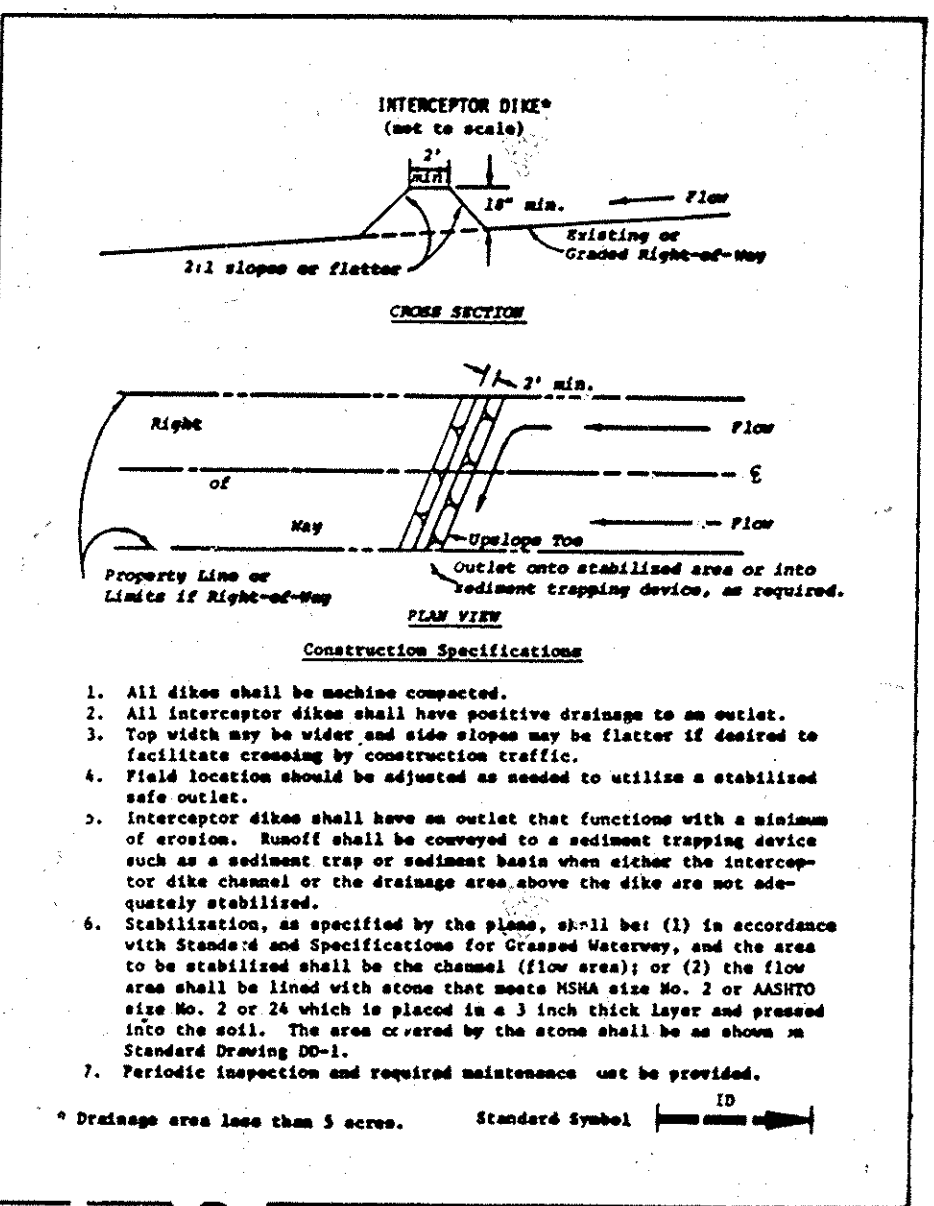
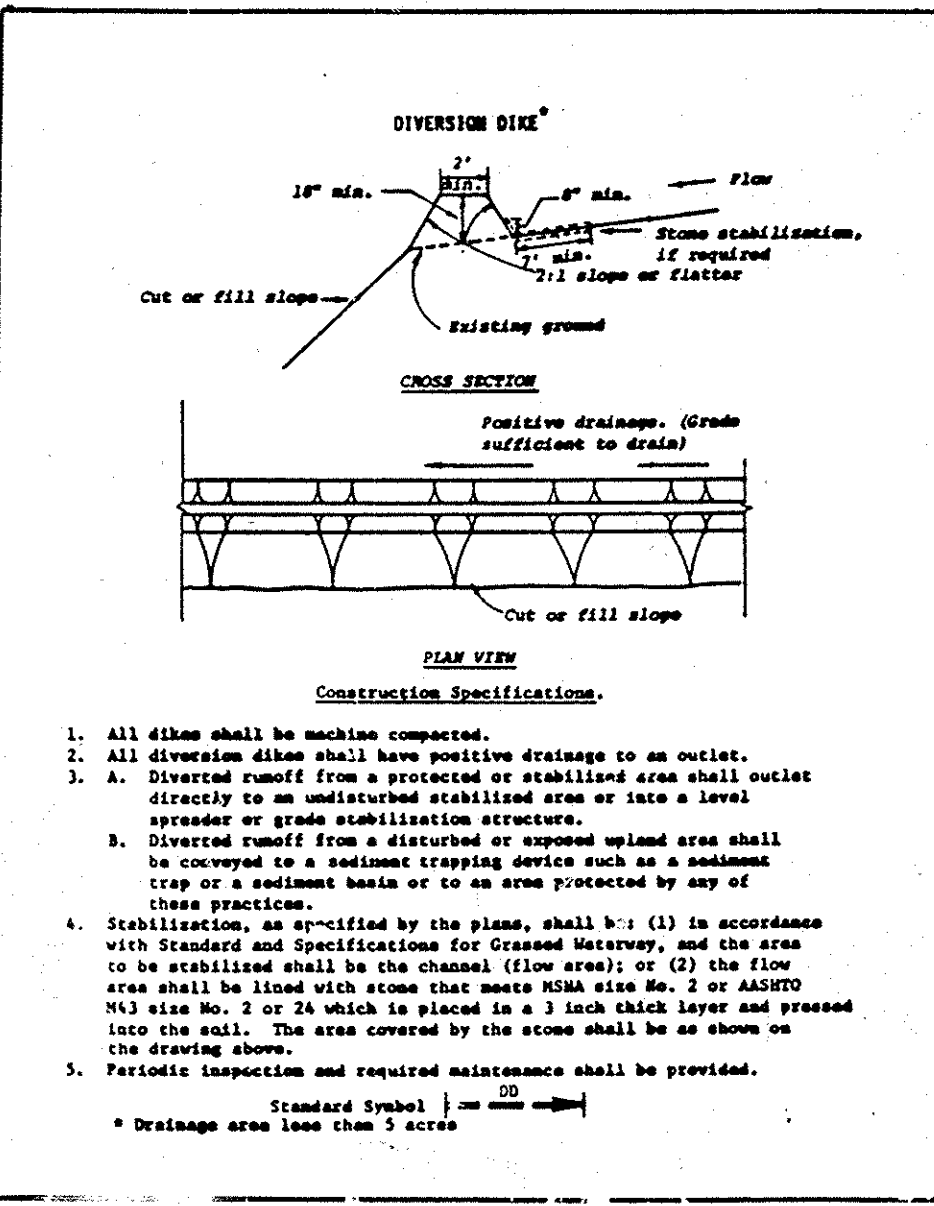
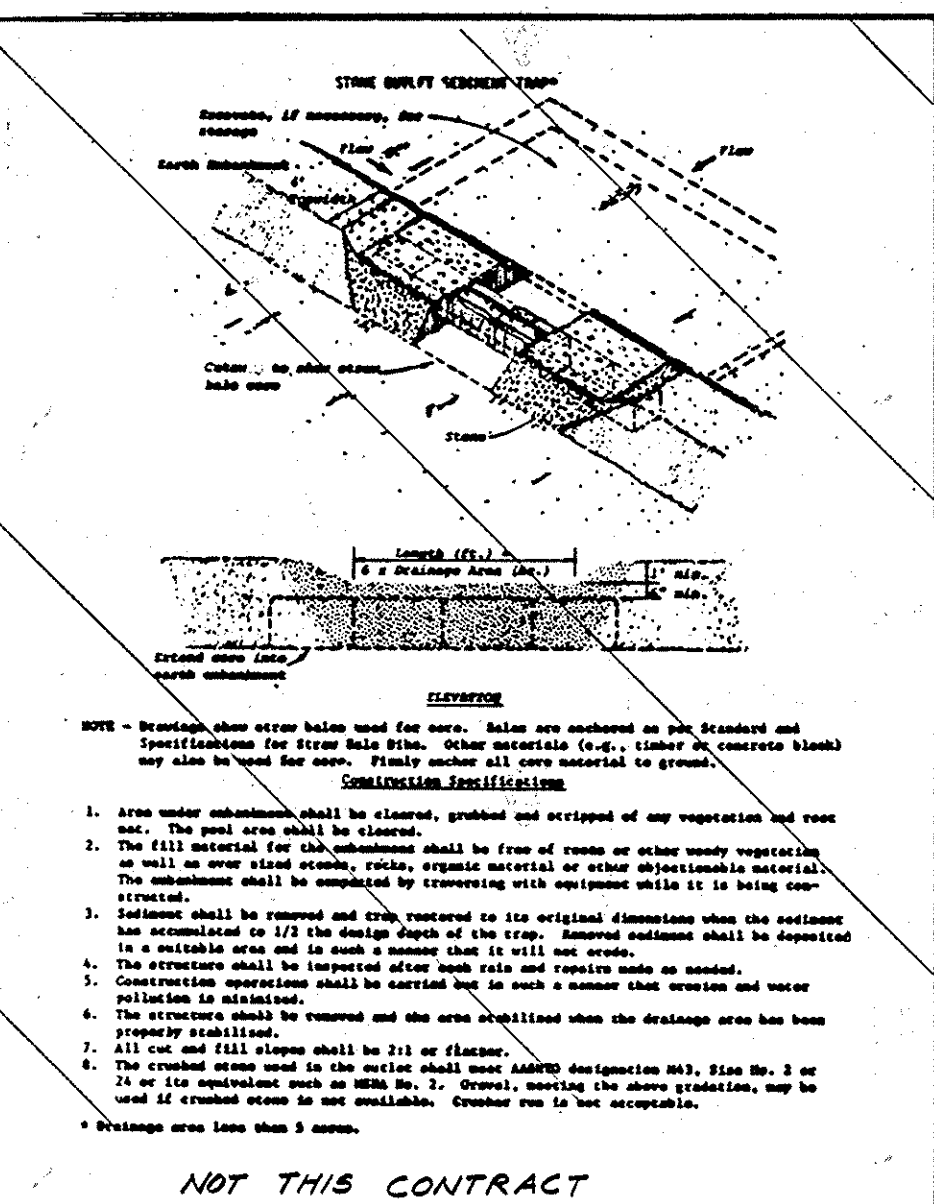
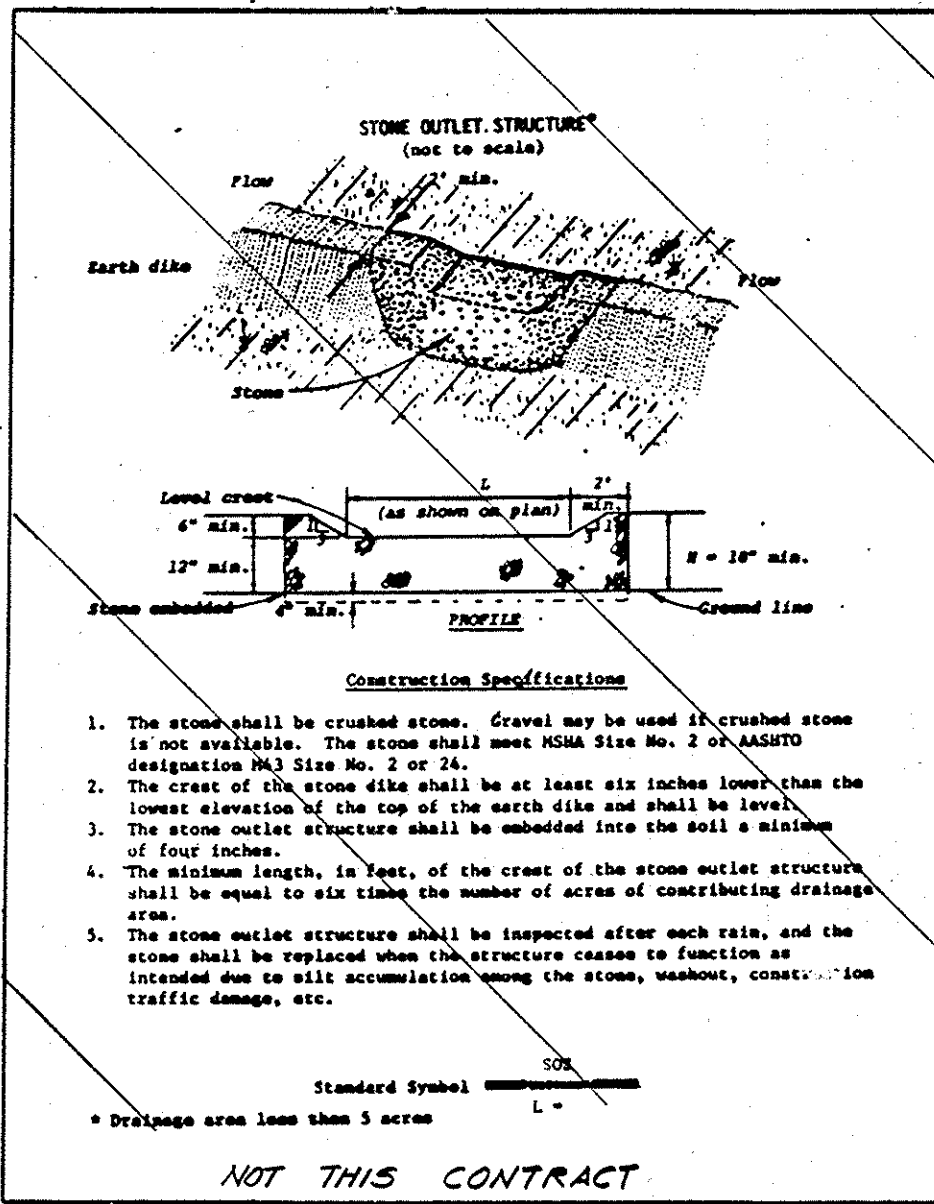
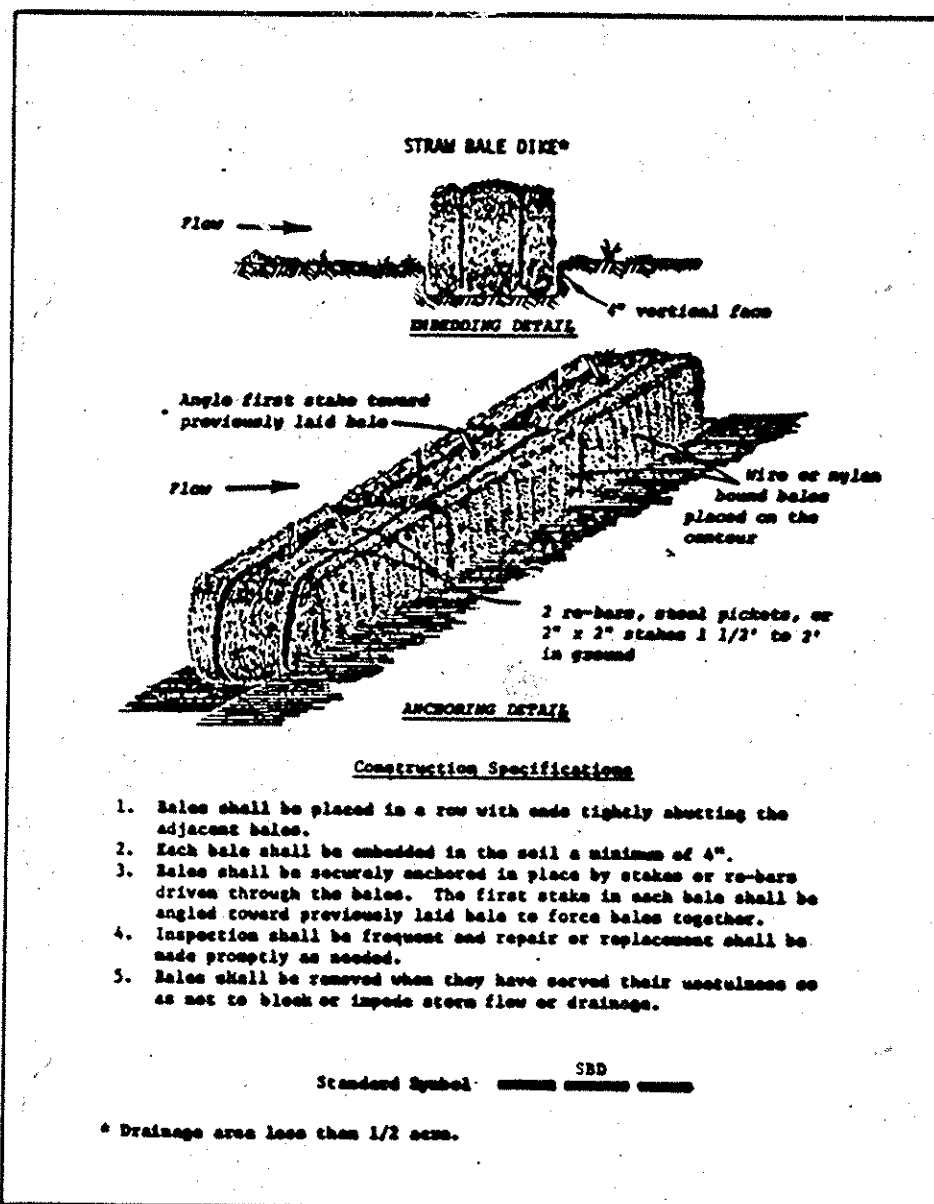
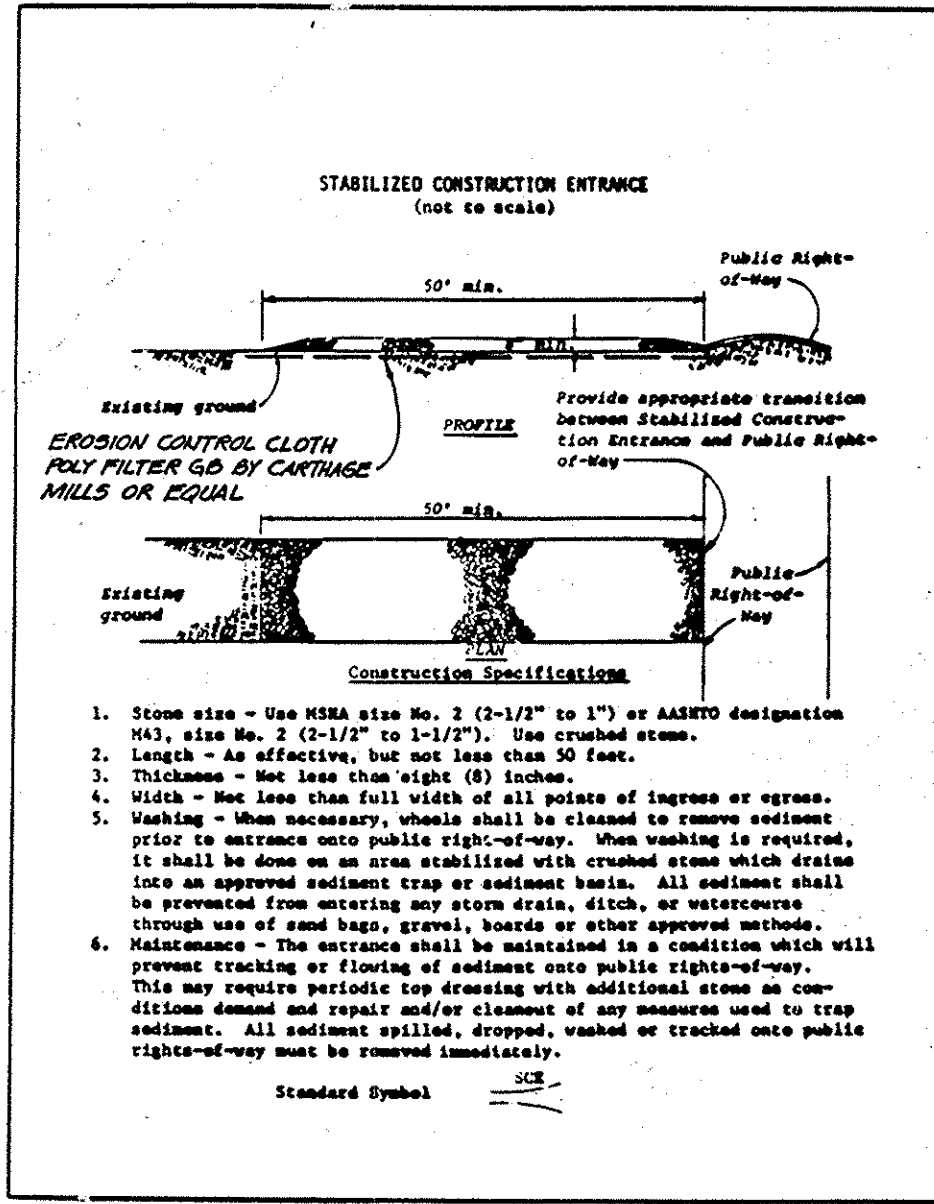
CHARLES R. CROCKEN
 AND ASSOCIATES INC.
 CIVIL ENGINEERING AND LAND PLANNING
 8370 COURT AVENUE ELLICOTT CITY MD. 21043 465-0660

7-22-82
 DESIGNED BY: C.R.C.
 DRAWN BY: M.E.D.
 PROJECT NO: 871Z
 DATE:
 SCALE: 1" = 20'
 DRAWING NO 1 OF 2

() 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: Charles R. Crocken, 7-22-82
 Date: 7-22-82

() By the Developer:
 "I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 Signature of Developer: Steve Storch, 8/30/82
 Date: 8/30/82





SEDIMENT CONTROL CONSTRUCTION NOTES

GENERAL NOTES

1. A MINIMUM 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (922-2070)
2. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN ACCORDANCE WITH "THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. SITE GRADINGS WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
4. ALL DISTURBED AREAS ARE TO BE DRESSED AND STABILIZED ACCORDING TO THE TEMPORARY OR PERMANENT SEEDING SCHEDULES AS SOON AS PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
5. SEDIMENT WILL BE REMOVED FROM TRAP WHEN THE DEPTH REACHES THE CLEAN OUT ELEVATION SHOWN ON THE PLANS.
6. FERTILIZER AND LIME RATES MAY BE CHANGED THROUGH AUTHORIZATION BY THE HOWARD SOIL CONSERVATION DISTRICT IF SOIL TESTS DETERMINE A REDUCTION IN THE SPECIFIED RATES IS JUSTIFIED.
7. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
8. REFERENCES CALLED FOR ON THE SEDIMENT CONTROL CONSTRUCTION PLAN AND DETAILS ARE MADE TO "THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".

TEMPORARY SEEDING

AREA TO BE SEEDING SHALL BE RECENTLY LOOSENESED. IF THE GROUND IS PACKED, CRUSTED OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENESED BY DISCING, RACKING OR OTHER ACC-PYABLE MEANS.

1. APPLY 10-20-10 FERTILIZER (OR EQUIVALENT) AT THE RATE OF 600 LBS. PER ACRE OR 15 LBS. PER 1000 SQ. FT.
2. WHERE SOIL IS KNOWN TO BE HIGHLY ACID, APPLY DOLOMITIC LIME ONE AT THE RATE OF 1 TON PER ACRE.
3. WORK BOTH INTO SOIL AND SEED WITH CYCLONE SEEDER, DRILL, CULTIPAKER SEEDER OR HYDROSEEDER (SLURRY WILL INCLUDE SEED AND FERTILIZER) AT THE RATE OF 40 LBS. PER ACRE OF ITALIAN OR PERENNIAL RYEGRASS.
4. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS. PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.

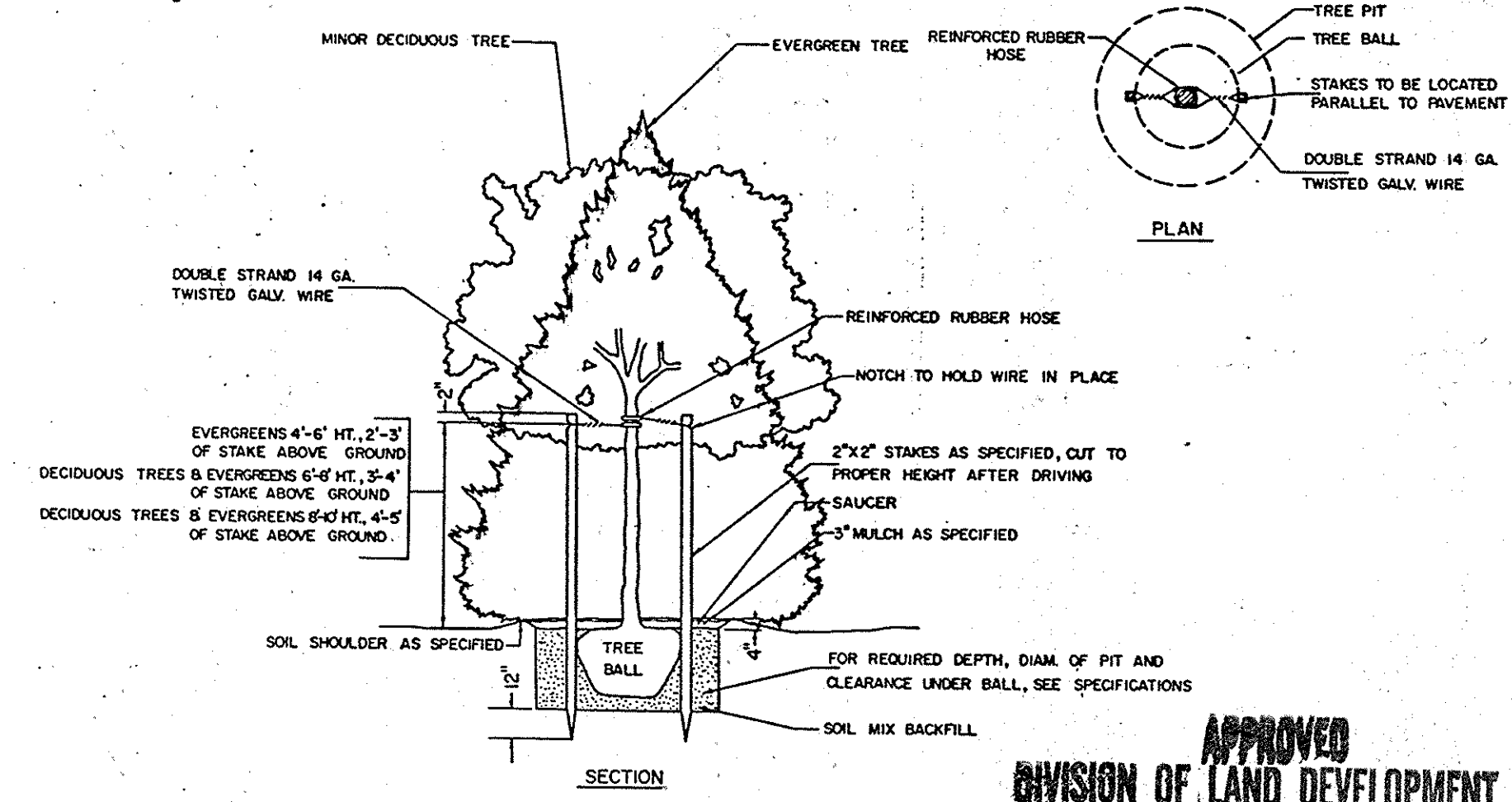
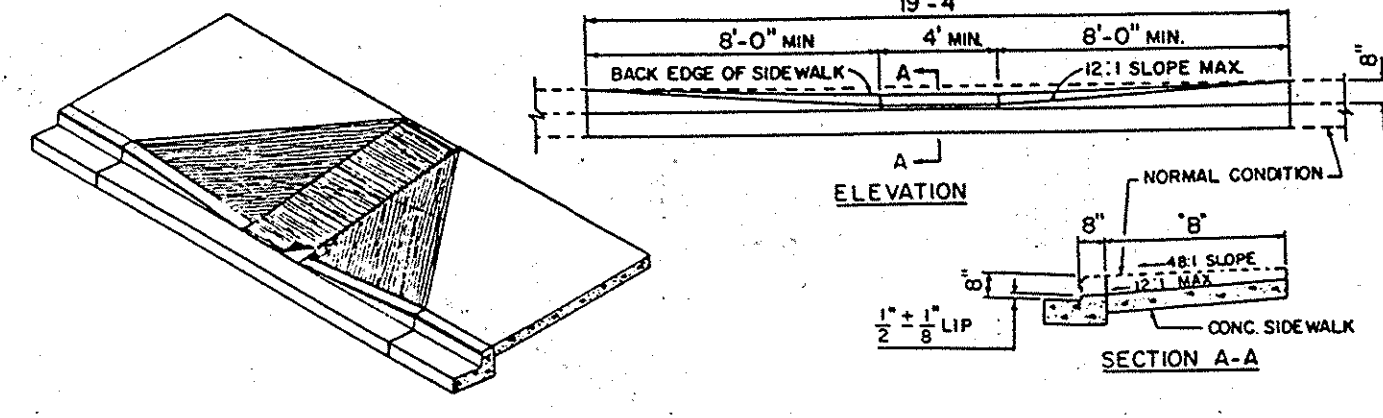
PERMANENT SEEDING

FINAL STABILIZATION WILL TAKE PLACE AS SOON AS POSSIBLE AS WEATHER CONDITIONS PERMIT, AS FOLLOWS:

1. APPLY DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS. PER ACRE (ONE TON. PER ACRE IF APPLICATION OF TON. PER ACRE WAS MADE FOR TEMPORARY SEEDING).
2. APPLY 0-20-20 FERTILIZER AT THE RATE OF 600 LBS. PER ACRE. NARROW OR DISC LIME AND 0-20-20 FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 3 LAYNS OR HIGH MAINTENANCE AREAS WILL BE DRAGED AND LEVELED WITH A YORK RAKE. AT THE TIME OF SEEDING APPLY 400 POUNDS OF 38-0-0 UREAFORM FERTILIZER AND 500 LBS. OF 10-20-20 OR EQUIVALENT FERTILIZER PER ACRE.
3. SEED WITH A MIXTURE OF CERTIFIED "MERION" KENTUCKY BLUEGRASS @ 40 LBS. PER ACRE; COMMON KENTUCKY BLUEGRASS @ 40 LBS. PER ACRE; RED FESCUE, PENNLANH OR JAMESTOWN @ 20 LBS. PER ACRE.
4. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS. PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.
5. SEED ALL SLOPES WITH A MIXTURE OF CERTIFIED KENTUCKY 31 TALL FESCUE @ 50 LBS. PER ACRE AND INOCULATED KOREAN LESPEDEZA @ 15 LBS. PER ACRE.

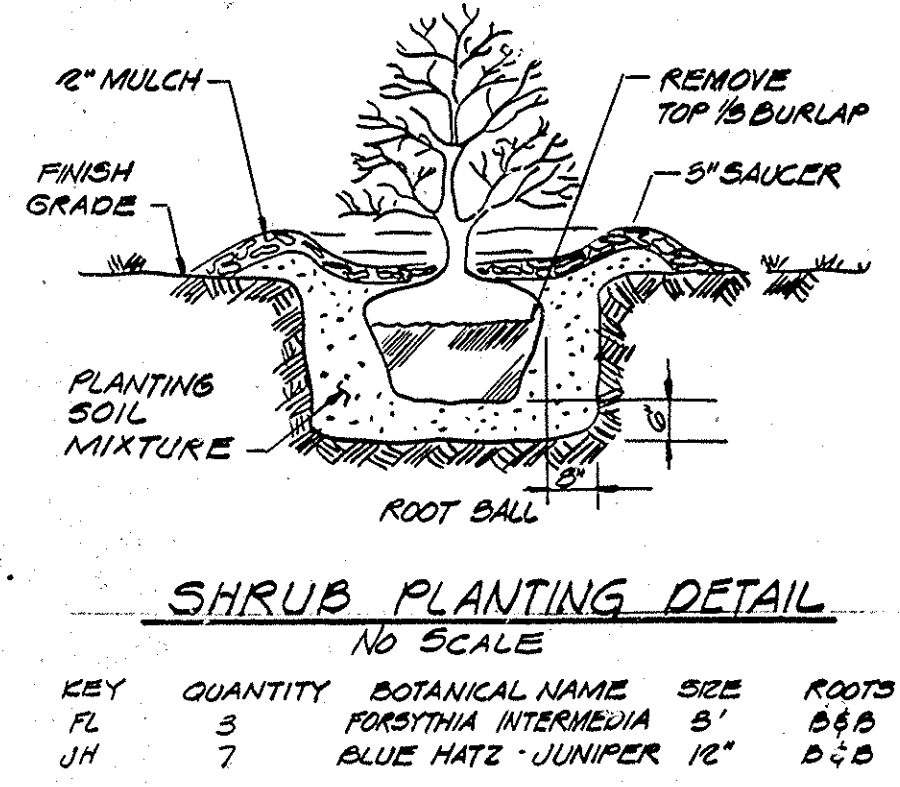
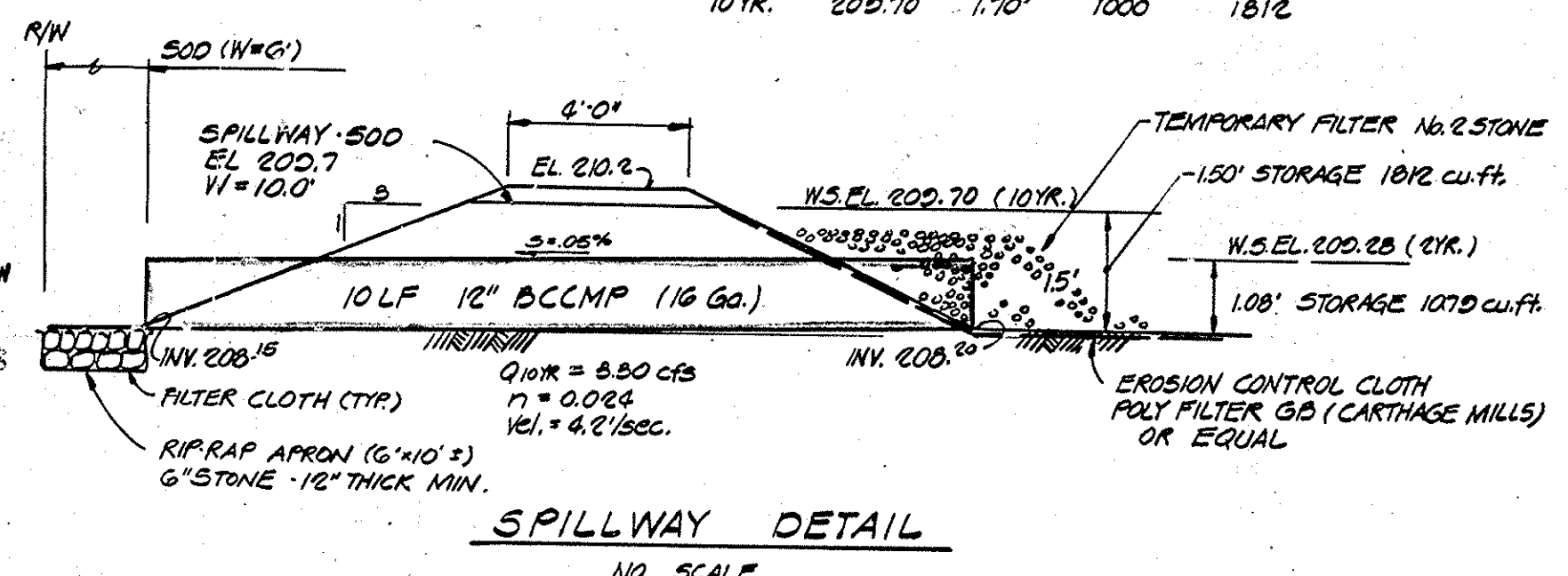
SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 3. SEED PER TEMPORARY SEEDING NOTES.
 4. INSTALL PERIMETER DIKES AND SEED PER TEMPORARY SEEDING NOTES.
 5. PERFORM ROUGH GRADING OPERATION AND SEED PER TEMPORARY SEEDING NOTES.
- NOTE: NO STORM DRAINS SHALL BE INSTALLED UNDER THIS PERMIT. ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTILL SUCH TIME AS ALL ROADWAY AND STORM DRAIN CONSTRUCTION HAS BEEN COMPLETED.



S.W.M. RETENTION DATA

DESIGN STORM	W.S. ELEV.	DEPTH FT.	REQD. STORAGE CU. FT.	PROVIDED STORAGE CU. FT.
2YR.	200.26	1.08'	600	1070
10YR.	200.70	1.70'	1000	1812



() 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."

Charles R. Crocken
Signature of Engineer
7-22-82
Date

() By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."

Steve Storch
Signature of Developer
8/30/82
Date

1. SIDEWALK RAMPS SHOULD BE LOCATED AS INDICATED ON DRAWINGS, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP WELLS, ETC. MAY AFFECT PLACEMENT.
2. NO SLOPE SHALL EXCEED 12:1 ON THE RAMP OR SIDEWALK.
3. IN NO CASE SHALL THE WIDTH OF RAMPS BE LESS THAN 3'-4" WIDTHS MAY EXCEED 3'-4" IF NECESSARY.
4. 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
5. THE PEDESTRIAN CROSSWALK LINES SHALL BE ESTABLISHED BY BISECTING THE INTERSECTION RADIUS.
6. RAMPS SHALL BE LOCATED SO THAT THE BEGINNING WILL BE TWO FEET FROM THE INSIDE PEDESTRIAN CROSSWALK LINE. (GENERALLY)
7. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

8. SIDEWALK RAMPS TO BE INCLUDED IN COST BID FOR CONCRETE SIDEWALK AND CURB & GUTTER.

9. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION. SIDEWALK RAMPS TO BE SHOWN ON PLAN BY SYMBOL (B) AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE.

() Reviewed for *Howard* S.C.D. Name
and meets Technical Requirements.

James M. Nelson 9/13/82 Date
U.S. Soil Conservation Service

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

Wendell Rouse 9-13-82 Date
Howard S.C.D.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Amigo 9-20-82 DATE
PLANNING DIRECTOR

Shirley M. Anderson 9-20-82 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

Joseph J. Grew 9-16-82 DATE
COUNTY HEALTH OFFICER

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John F. Nemy 9-15-82 DATE
DIRECTOR

William B. Day 9-15-82 DATE
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION DESCRIPTION
7-12-82	1	REVISED PER COUNTY COMMENTS OF 7-7-82

DEVELOPER: *Steve N. Storch*
OWNER: 8230 BATHING STREET SAVAGE MARYLAND 20863

PROJECT: SAVAGE TOWN CENTER

AREA: SAVAGE MARYLAND SIXTH ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE: SEDIMENT CONTROL PLAN

CHARLES R. CROCKEN AND ASSOCIATES INC.
CIVIL ENGINEERING AND LAND PLANNING
8370 COURT AVENUE ELLICOTT CITY MD. 21043 465-0660

DESIGNED BY: C.R.C.
DRAWN BY: M.E.D.
PROJECT NO: 871.E.
DATE:
SCALE: AS SHOWN
DRAWING NO. 2 OF 2