

**LEGAL DESCRIPTION**

BEGINNING at a point for a corner in the Northwesterly line of Lynx Lane at the southerly end of a cutoff line connecting the said Northwesterly line of Lynx Lane with the Southwesterly line of Twin Rivers Road;

THENCE extending from said point of beginning, along the Northwesterly line of Lynx Lane, South 45° 14' 16" West, a distance of 200.00' to a point for a corner; Thence leaving the Northwesterly line of Lynx Lane and extending North 44° 45' 15" West, a distance of 140.00' to a point for a corner; Thence extending North 45° 14' 16" East, a distance of 224.24' to a point for a corner in the aforementioned Southwesterly line of Twin Rivers Road; Thence extending along the Southwesterly line of Twin Rivers Road along a curve bearing to the right in a Southeasterly direction having a radius of 307.25', an arc distance of 21.56' to a point of tangency; Thence still along the Southwesterly line of Twin Rivers Road, South 44° 45' 44" East, a distance of 93.45' to a point at the northerly end of the aforementioned cutoff line between Twin Rivers Road and Lynx Lane; Thence extending along the cutoff line, South 00° 14' 16" West, a distance of 35.36' to the first mentioned point and place of beginning.

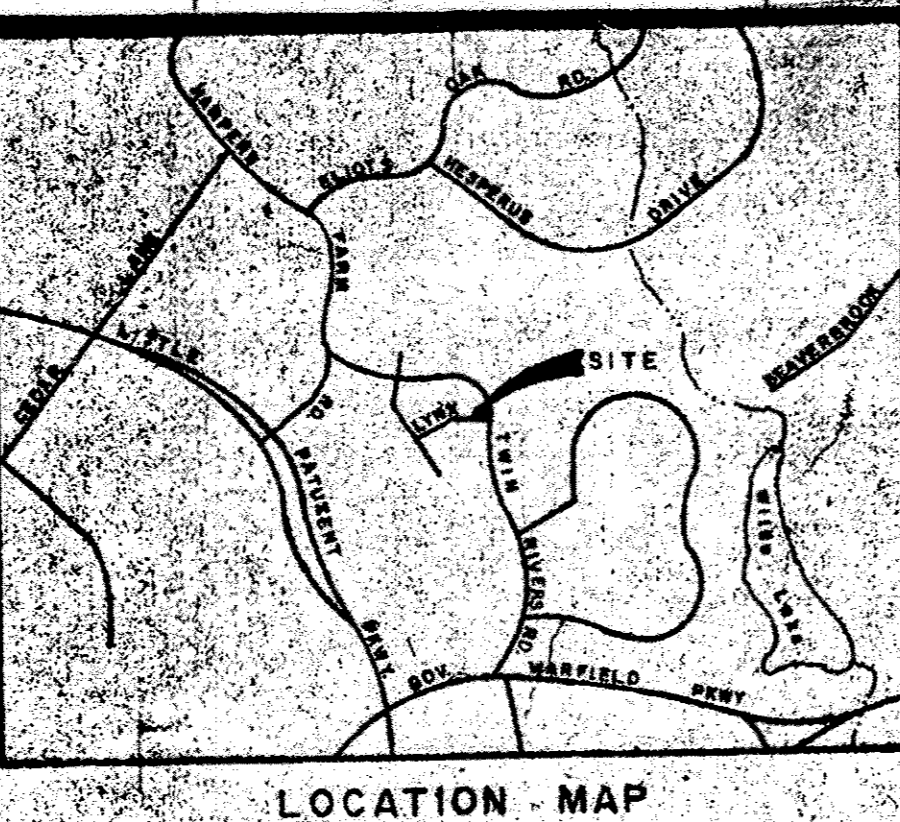
VWL, 4/2, Lot 7 Restaurant Building Addition to SDP-71-41C + SDP 81-156C Tax Map #29, Date 6-3-81 Scale 1"=20.0' 5th Election District, Ho. Co., MD.

**NOTES**

- Property known as Lot 7, Columbia, Village of Wilde Lake, Resubdivision of Lots 1 & 2, Section 4, Area 2, Howard County, Maryland as recorded in Plat Book 18 at Folio 38.
- Reference is made to Deed of Record as recorded in the Howard County Court House in Liber 547 at page 432 & c. in the name of Foodmaker, Inc.
- Reference is also made to a Deed of Easement for ingress and egress as recorded in the Howard County Court House in Liber 542 at page 97 & c.
- Total parcel contains 31,189 square feet (0.716 acre) of land be the same more or less.
- Elevations are based on assumed datum; Bench Mark is the Building Floor, Elevation 50.00.
- Location of utility lines as shown hereon are approximate only and must be verified prior to any construction.
- Address - 5400 Lynx Lane @ Twin Rivers Road,
- Total Seats existing 78
- Ten employees per shift.
- Zoning: New Town FDP-39A, Village Center Commercial Land Use.
- Existing building square feet 2819.5 Proposed building square feet 2864.0
- PARKING DATA REQUIREMENTS:  
1 space for 3 seats and 1 space for 2 employees  
Total Required = 26 + 5 = 31  
Total Provided = 31 spaces (INCLUSIVE OF 2 HANDICAPPED SPACES)
- SEE SHT. A-5 FOR SITE DETAILS & NOTES.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 412-7272
- FINANCIAL SURETY FOR THE REQUIRED 9 TREES AND 283 SHRUBS IN THE AMOUNT OF \$11,190 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 7.

**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHORE TREES</b>					
PROB	2	PLATANUS KACERPOLA BLOODGOOD	BLOODGOOD LONDON PLANETREE	2 1/2" CAL / 12' H	B#8
UAP	7	LUMBA AMERICANA PRINCECTON	PRINCECTON AMERICAN ELM	2 1/2" CAL / 12' H	B#8
<b>DECIDUOUS SHRUBS</b>					
VCAC	75	VIBURNUM CHALISI VORHAYCTAM	COMPACT KOREANSPICE VIBURNUM	24-37"	B#8
<b>EVERGREEN SHRUBS</b>					
NON	174	NANONA DOMESTICA NANK	HEAVILY BARBDO	24-37"	K04N
TR	33	TAXUS MEDIA WARD	WARDS YEW	30-38"	B#8
<b>PERMANIALS</b>					
MSD	111	HEMEROCALLIS STELLA DOROT	STELLA DORO DAYLILY	2 GAL.	CONTAINER
<b>SUBTOTAL</b>					
		111			



**SITE DEVELOPMENT PLAN REQUIREMENTS AND PREPARATION INFORMATION**

APPROVED: For public Water, Public Sewerage and Storm Drainage Systems and Roads  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: [Signature] DATE: 5-31-83  
 CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 5-31-83

APPROVED: For public Water and Public Sewerage Systems  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] DATE: 6-2-83

APPROVED: Howard County Office of Planning and Zoning  
 PLANNING DIRECTOR: [Signature] DATE: 6-3-83  
 CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 6-3-83

**PRINTS ISSUED**

6 PERMITS	11,688 S.M.
3 ZONING	2,883 S.M.

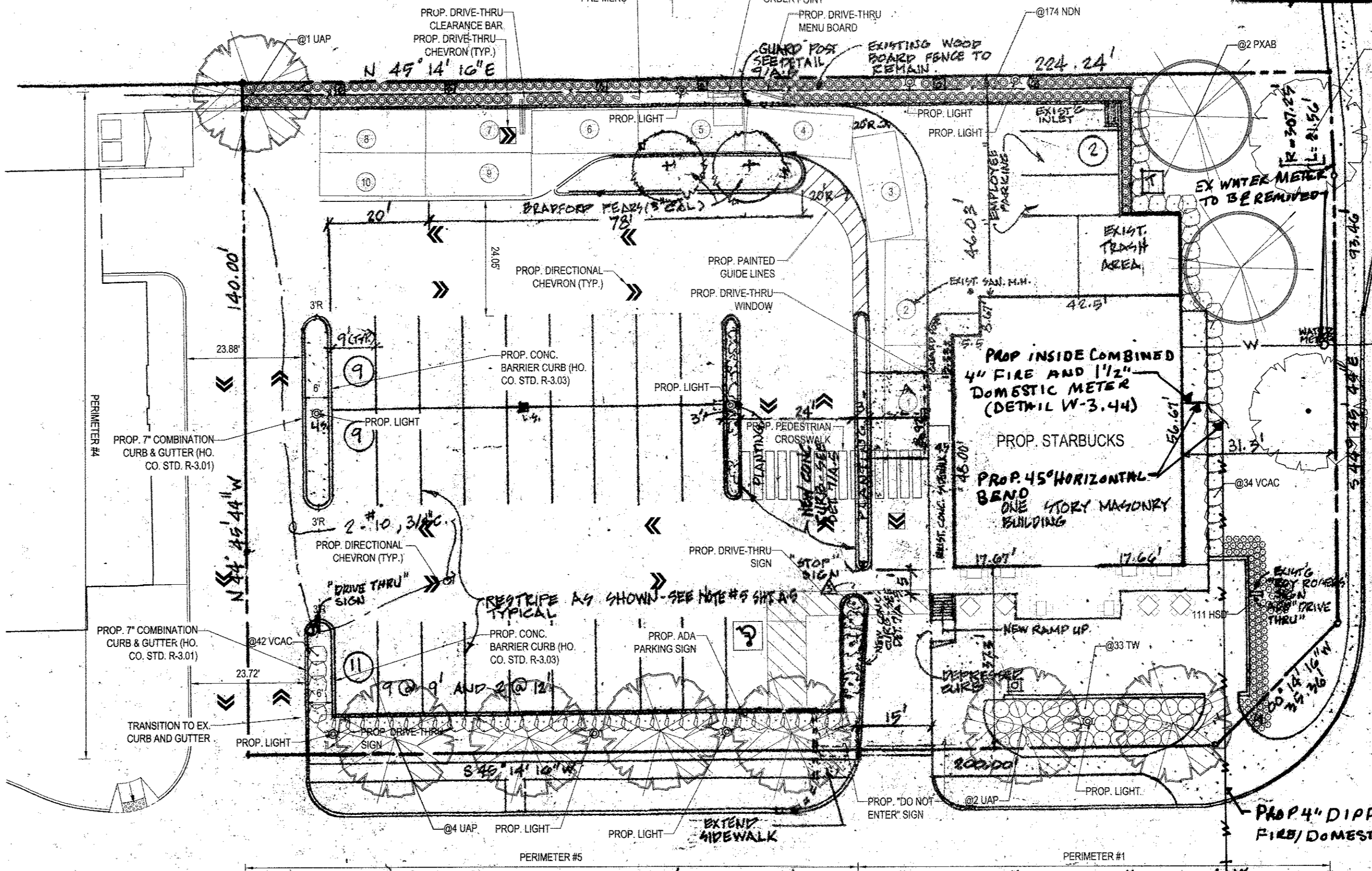
  

**REVISE SITE DEVELOPMENT PLAN ADD-FIRE SERVICE**

REVISED SITE DEVELOPMENT PLAN - BUILDING MODIFICATION, NEW SITE LIGHTS, NEW LANDSCAPING AND PARKING LOT STRIPING, NEW LANDSCAPE ISLANDS AND SIDEWALK	10/24/78 DSH
ZONING (HOWARD CO.)	7/19 S.M.
ZONING (HOUS. CO.)	4/16 S.M.
ZONING (COUSE CO.)	3/8/82 S.M.

**REVISIONS**

ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR  
 ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK



Note: Exterior Changes  
 1. New Tower, Signage and canopy at Entry  
 2. New Tower, Signage and canopy at Drive Thru. 10/1/10



**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE 5-18-83  
 [Signature]

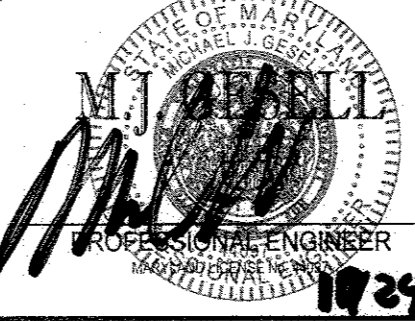
THIS SITE PLAN IS PREPARED FROM A CERTIFIED SURVEY & SITE PLAN DONE BY MABLE HOPKINS, ASSOC., INC., WILLINGBORO, NEW JERSEY DATED NOVEMBER 20, 1980.

**FOR REVISION 5 ONLY**

**SHEET INDEX**

- SITE PLAN - SHEET 1
- CONSTRUCTION DETAILS - SHEET 2
- CONSTRUCTION DETAILS - SHEET 3

**FOR REVISION 4 ONLY**

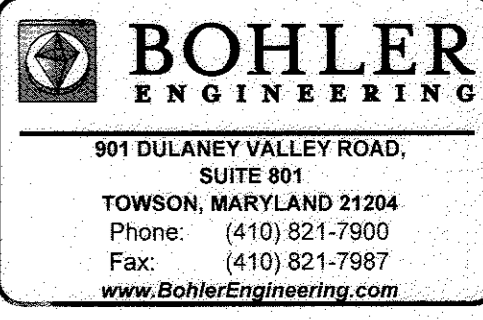


PROFESSIONAL CERTIFICATION  
 I, MICHAEL J. GESSALL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44287, EXPIRATION DATE: 6/31/17

**DEVELOPER'S / OWNER'S LANDSCAPE CERTIFICATE**

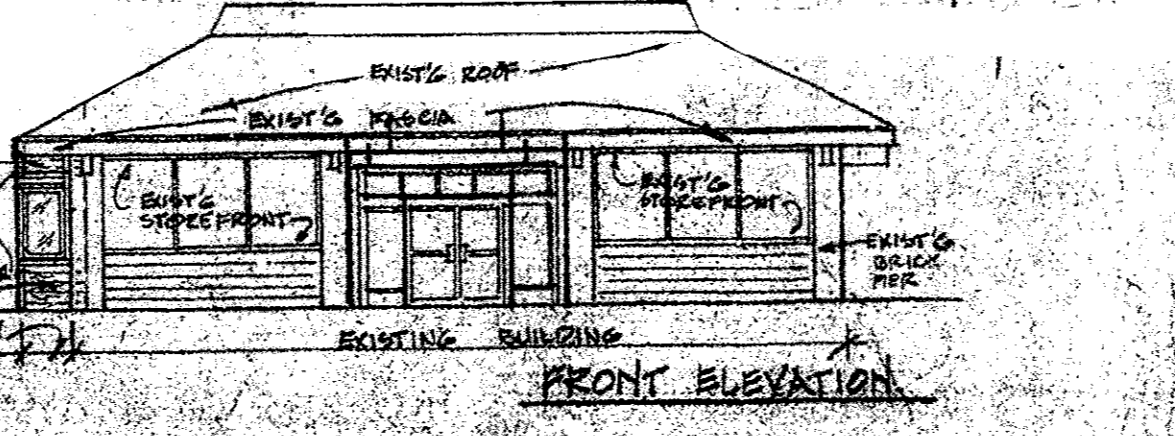
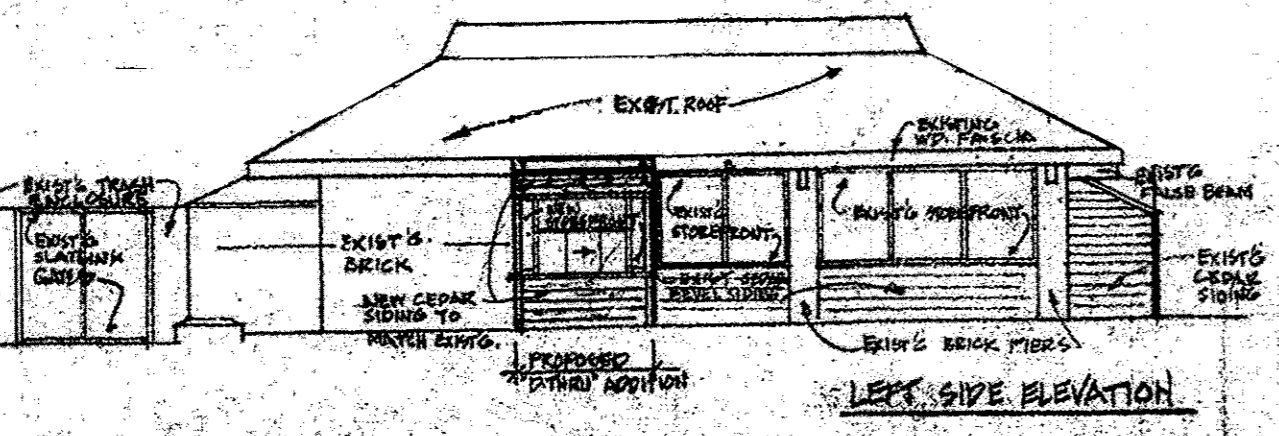
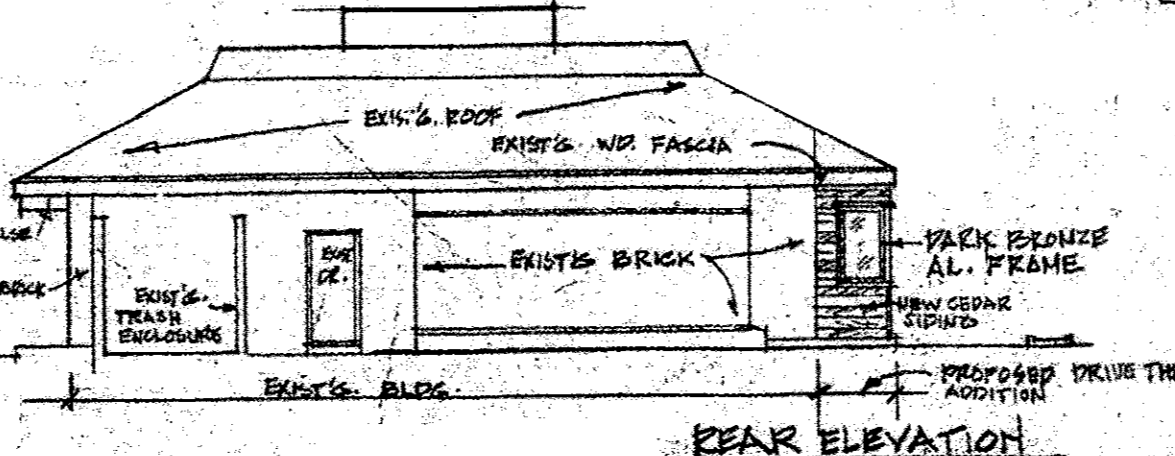
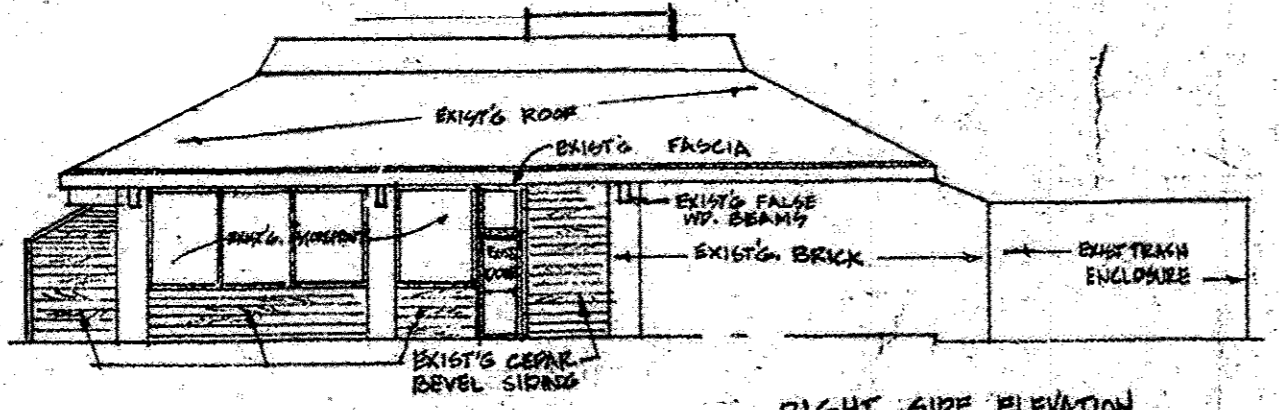
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

WILDE LAKE BUSINESS TRUST  
 BY: CIVIL RETAIL BUSINESS TRUST, ITS TRUSTEE  
 BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER  
 NAME: [Signature] DATE: 10/24/16  
 TITLE: Vice President



**SHEET TITLE** SITE PLAN  
**PROPOSED DRIVE THRU ADDITION TO EXIST. BLDG.**

**DRAWN & I.T.M.** ISSUED  
**APPR** SCALE: 1"=20.0'  
**DWG NO** 1 OF 3



APPROVED PLANNING BOARD OF HOWARD COUNTY  
 DATE: [Signature]  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF-DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 4/8/86  
 CHIEF-DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 11-9-86  
 DIRECTOR: [Signature] DATE: [Signature]

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT... UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS A. GENERAL - ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0 (IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS).

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAG SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY UNTIL IT IS TO BE USED.

3. GENERAL WORK PROCEDURES A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

6. SOIL MODIFICATIONS A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

7. FINISHED GRADING A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

8. TOPSOILING A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

9. PLANTING A. INsofar as IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL... PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPORT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.

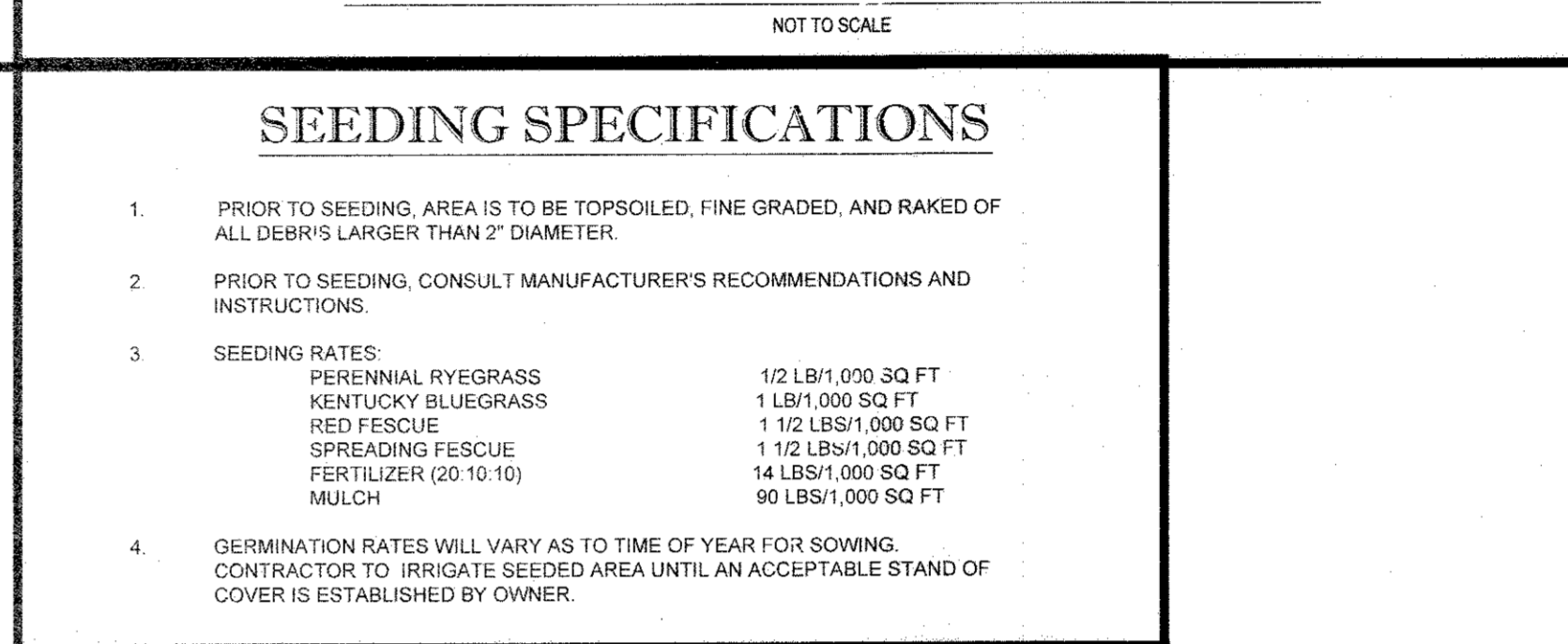
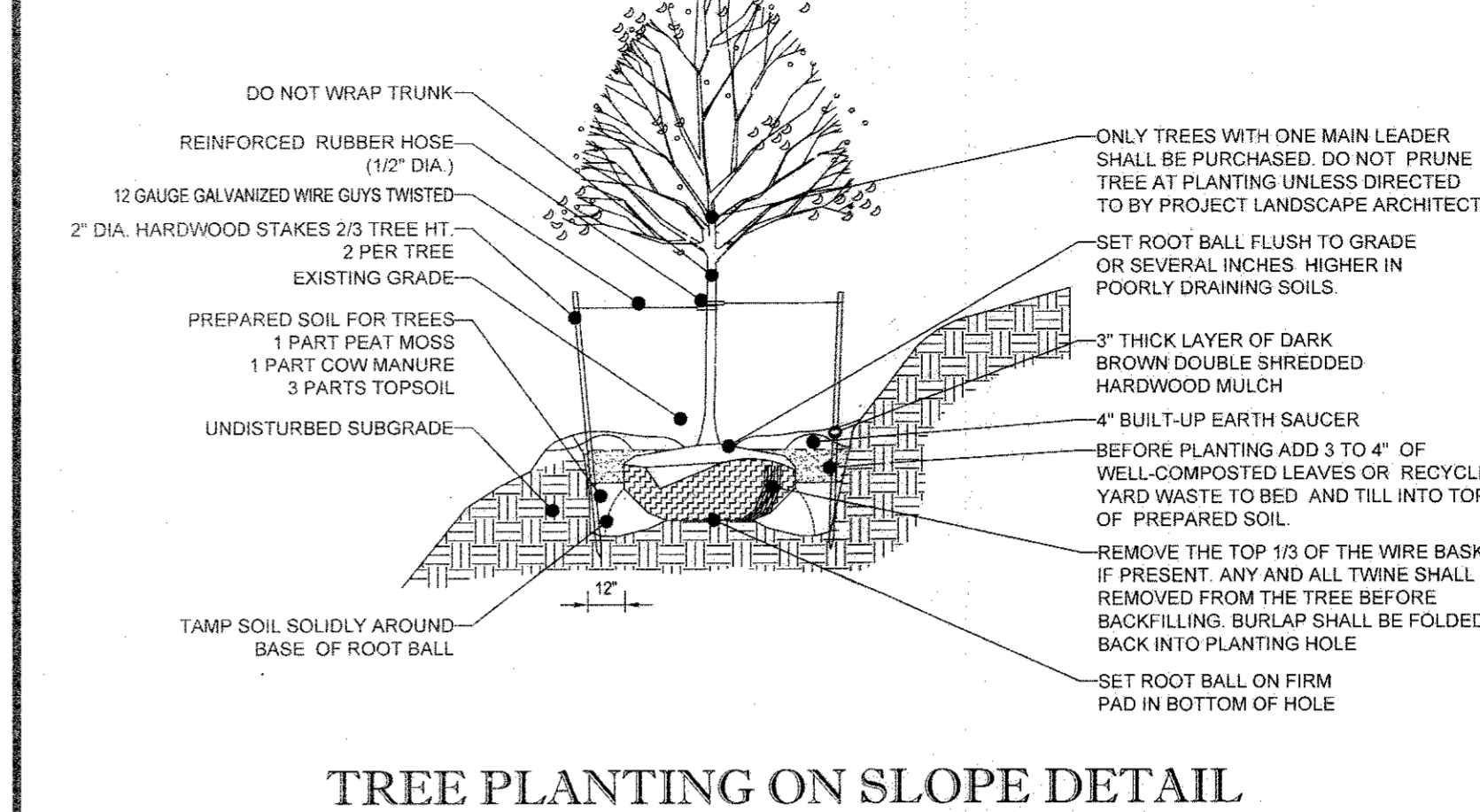
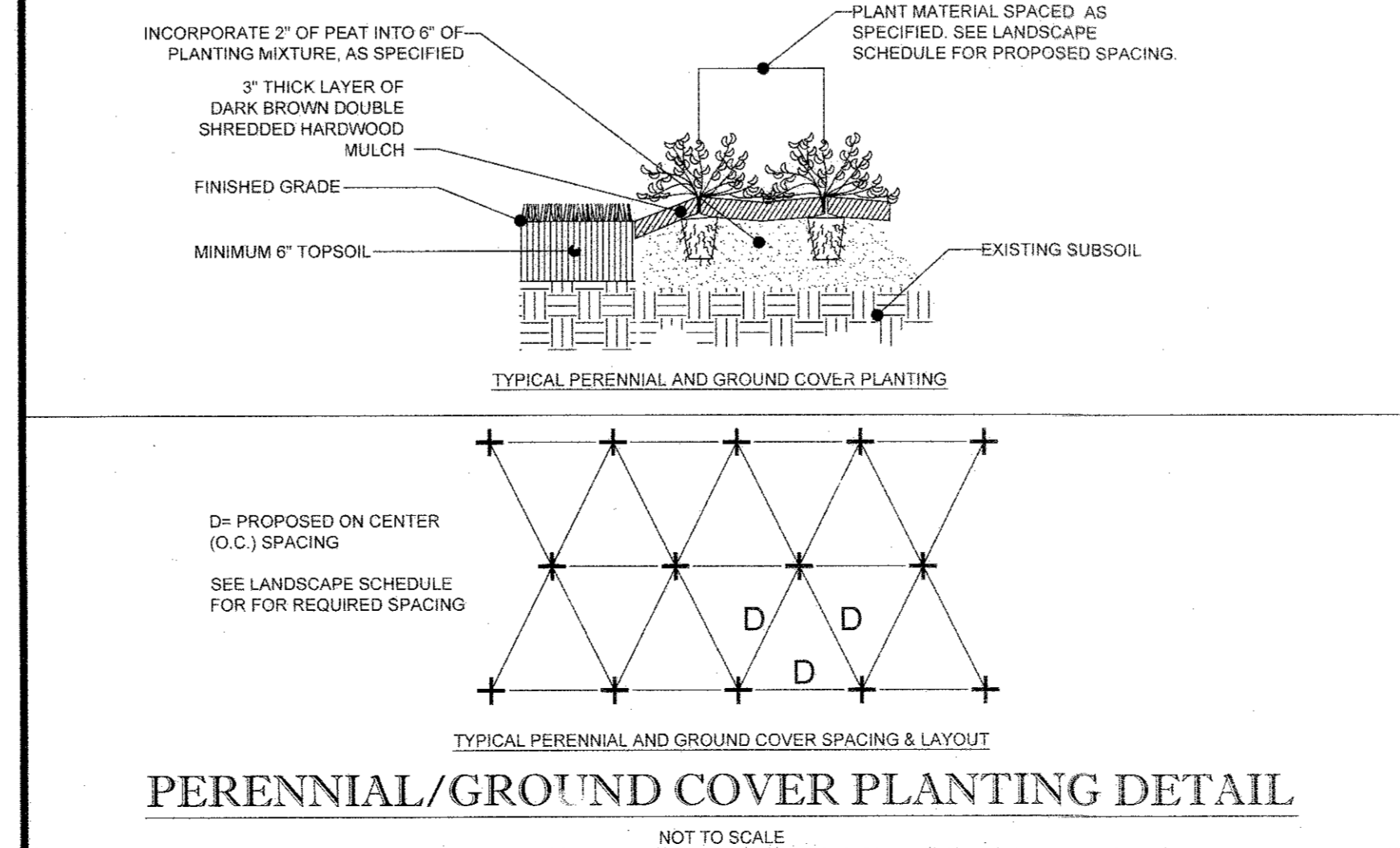
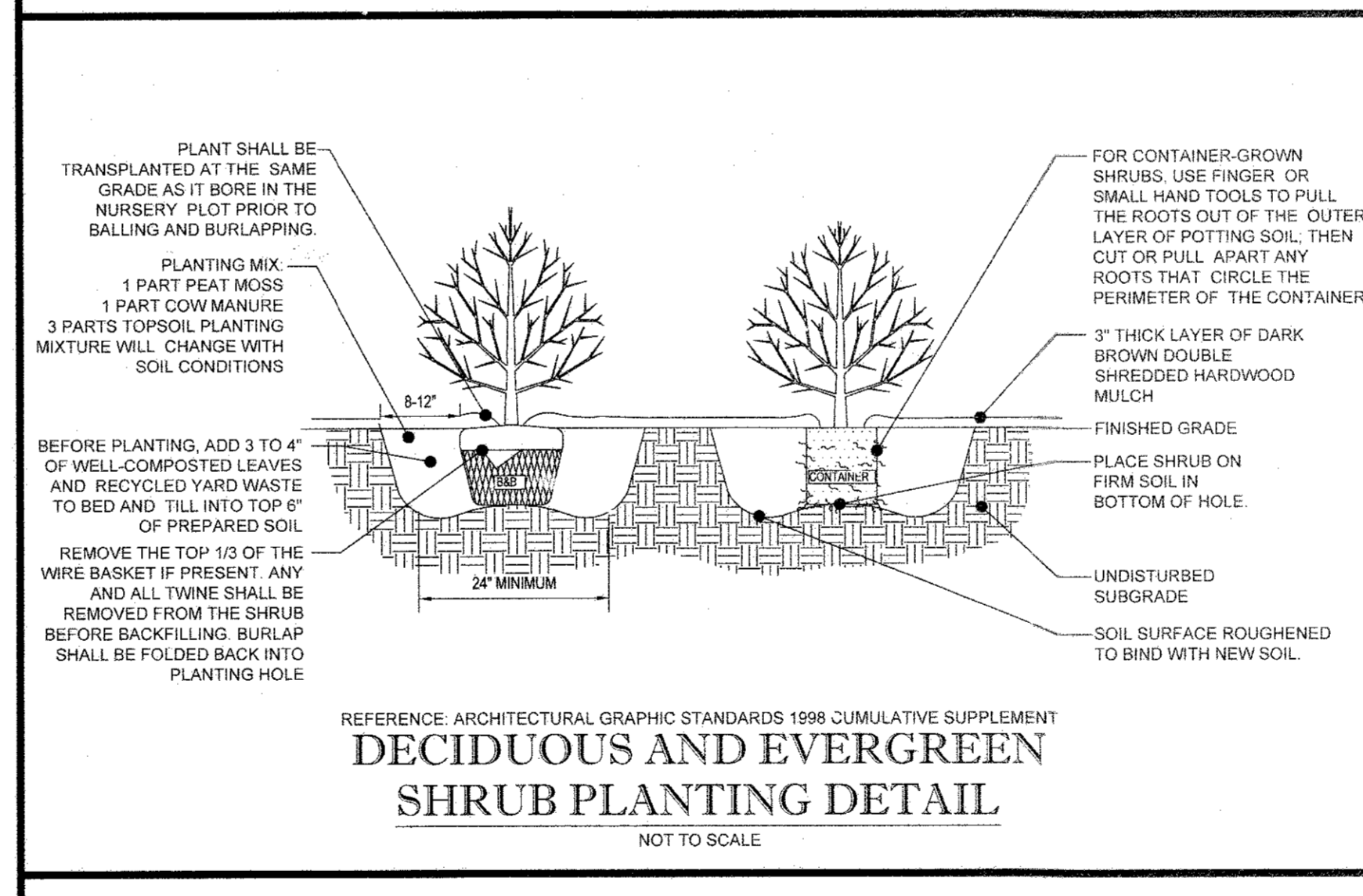
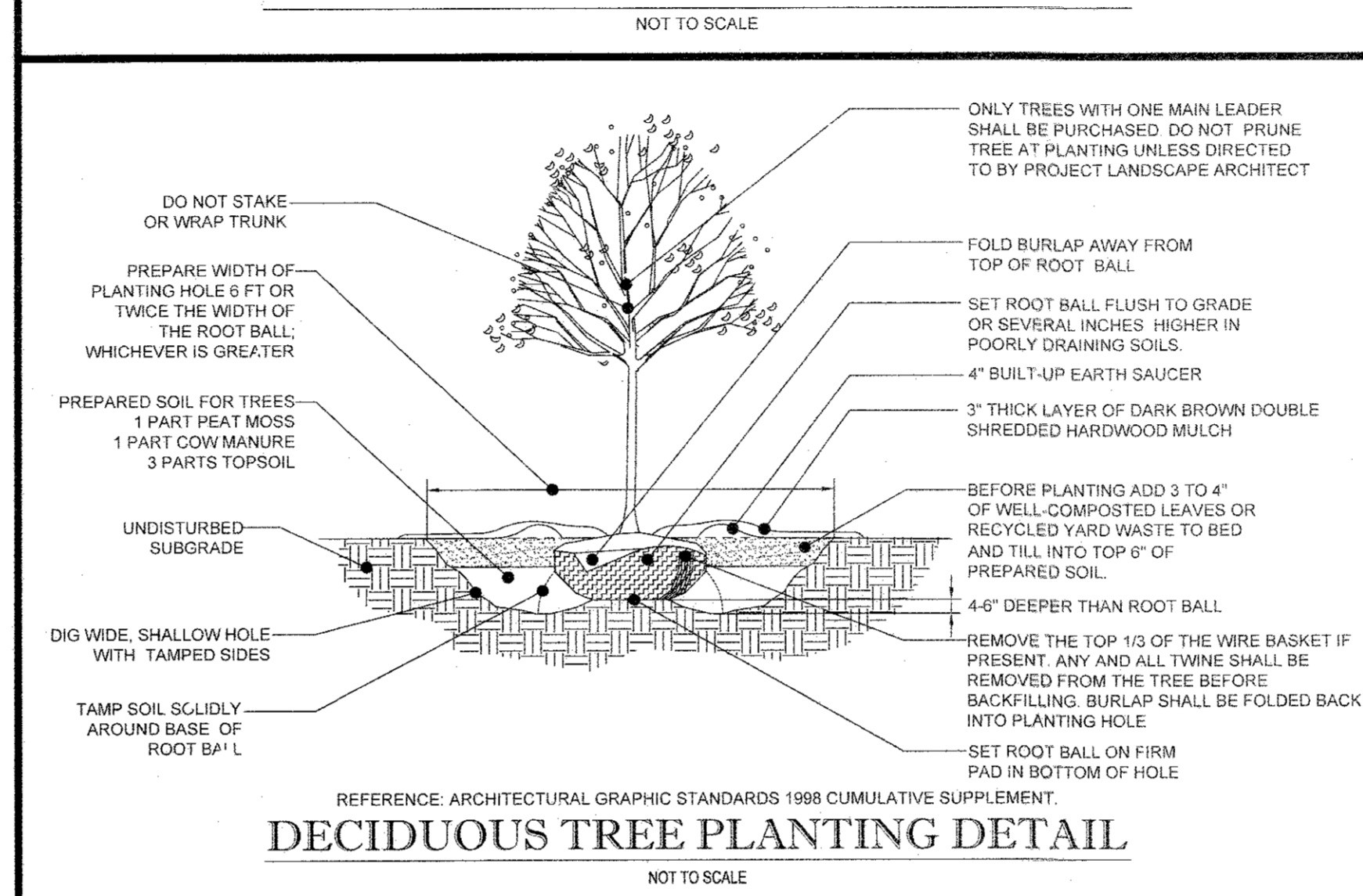
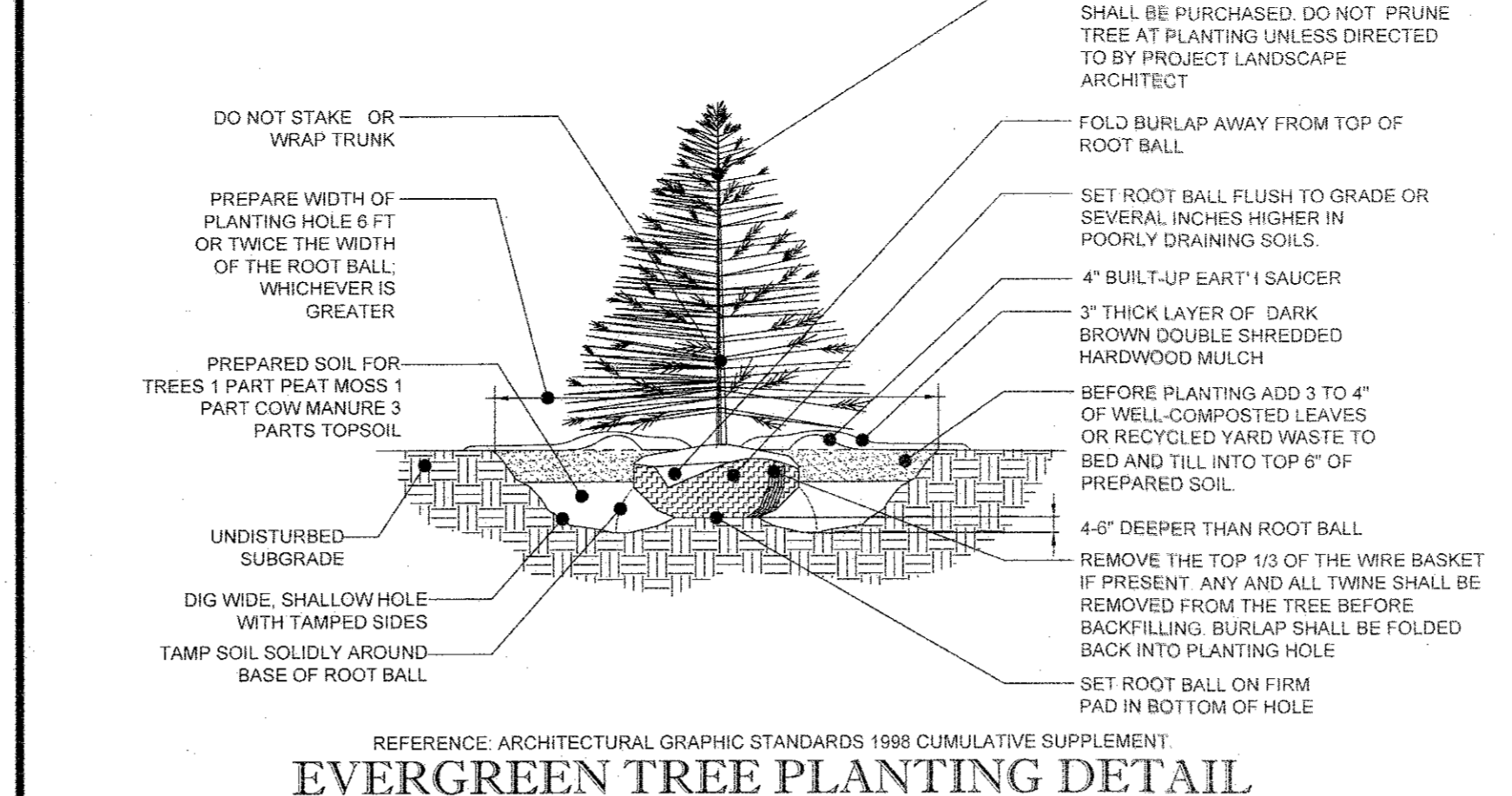
10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

12. GUARANTEE A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD.

13. CLEANUP A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA).

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.



OWNER MAINTENANCE RESPONSIBILITIES UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT TO PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

DEVELOPER'S / OWNER'S LANDSCAPE CERTIFICATE I / WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I / WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

FOR REVISION 4 ONLY PROFESSIONAL CERTIFICATION I MICHAEL J. GESSEL 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. 44087. EXPIRATION DATE: 09/17/16

REVISIONS TABLE with columns: REV, DATE, COMMENT, BY. Also includes OWNER information: PARCEL 272, LOT 7, WILDE LAKE BUSINESS TRUST, C/O KIMCO REALTY CORPORATION, 3333 NEW HYDE PARK ROAD, NEW HYDE PARK, NY 11042.

BOHLER ENGINEERING logo and contact information including address: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284. Phone: (410) 821-7900. Fax: (410) 821-7987.

REVISIONS table with columns: REV, DATE, COMMENT, BY.

811 logo and text: KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG. It's fast. It's free. It's the law.

APPROVED FOR CONSTRUCTION stamp.

PROJECT: PROP. SITE PLAN DOCUMENTS FOR KIMCO REALTY CORPORATION. LOCATION OF SITE: VILLAGE OF WILDE LAKE, 5400 LYNX LANE, COLUMBIA, MD.

BOHLER ENGINEERING logo and contact information.

Professional Engineer seal for Michael J. Gesell, State of Maryland, License No. 44087, Expiration Date 09/17/16.

CONSTRUCTION DETAILS SHEET TITLE: 2 of 3. SHEET NUMBER: 2 of 3. SDP-83-058C.

