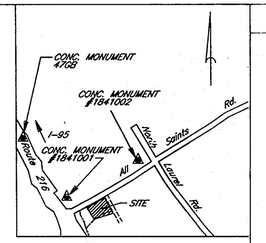
SITE DEVELOPMENT PLAN FOR

McDonald's®

SCAGGSVILLE, MD



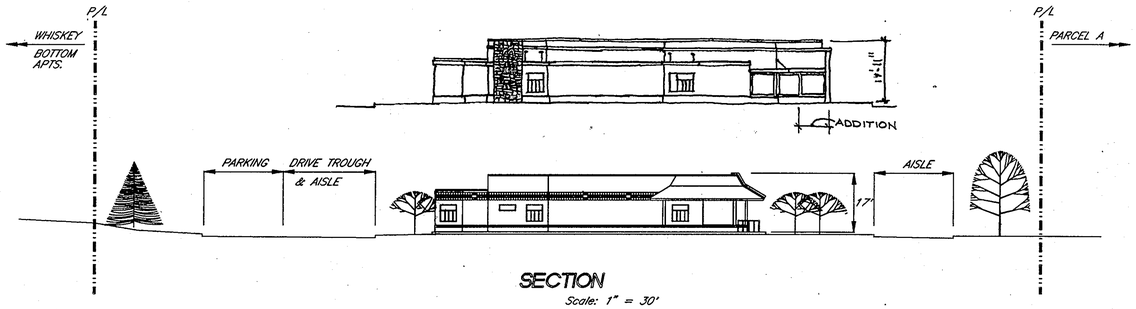
VICINITY MAP
Scale: 1" = 1200'

ADDITIONAL GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY THE RBA GROUP JULY 1994
   2 FOOT CONTOUR INTERVAL
   BENCH MARKS: COUNTY #1841001–ELEV. 228.138 (CONC. MONUMENT)
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S ACTIONS SHALL BE REPARIED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND MAINTAIN MINIMUM COVER IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
6. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST 48 HOURS BEFORE THE START OF WORK SHOWN ON THESE PLANS:

"MISS UTILITY"	1–800–257–7777
BALTIMORE GAS & ELECTRIC CO.	(410) 954–6260
C & P TELEPHONE CO.	(410) 393–3648

7. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NOT NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PREFORM SUCH WORK.
8. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR CONSTRUCTION.
9. ALL UTILITES ARE TO BE RETAINED UNLESS MARKED OTHEWISE AND APPURTENANCES ARE TO BE ADJUSTED TO FINISHED GRADE.
10. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410) 313–1880 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL CONSTRUCTION AND VERIFIY ALL OFFSETS, SETBACKS, EXISITNG UTILITY LOCATIONS (HORIZONTAL AND VERTICAL), AND DIMENSIONS.
12. SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE ENGINEER. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
13. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH ENGINEER'S RECOMMENDATIONS.
14. ALL NON–TIDAL WETLANDS, WETLAND BUFFERS, AND STREAM BUFFERS WHICH AFFECT THE SITE ARE SHOWN.
15. THE LOCATION OF OFF–SITE UTILITY WAS TAKEN FROM PLANS ON FILE AT HOWARD COUNTY (CONTRACT 1W) AND PLANS BY FREDERICK WARD ASSOC. (F–95–38)
16. TRAFFIC CONTROL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
17. STORMWATER MANAGEMENT IS BEING PROVIDED ON SITE AND WILL BE MAINTAINED BY THE OWNNER. STORMWATER QUANTITY IS BEING PROVIDED BY A WATER QUALITY STRUCTURE AND STORMWATER QUANITY IS BEING PROVIDED BY AN UNDERGROUND FACILITY PROVIDING 2 AND 10 YEAR CONTROL.
18. ADJUSTMENTS TO THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS PRIOR TO SUCH ADJUSTMENTS. SEE THE SEDIMENT CONTROL PLAN FOR ADDITIONAL NOTES.
19. PROPOSED WATER AND SEWER LINES ARE PRIVATE. THESE AND ALL IMPROVEMENTS SHALL BE MAINTAINED BY THE OWNER.
~~20. FOREST CONSERVATION REQUIREMENTS: THIS PROJECT QUALIFIES FOR A SINGLE LOT EXEMPTION. PROPOSED CLEARING IS +/– 30,200 SQ. FEET. THE DEVELOPER WILL FILE A DECLARATION OF INTENT AS REQUIRED.~~
21. ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROADS.
22. A WAIVER PETITION WAS FILED UNDER WP–95–83 TO WAIVE SECTION 16.116(a)(1) AND 16.116 (a)(2)(ii) TO PERMIT GRADING WITHIN 25 FEET OF A WETLAND AND 50 FEET OF A STREAM IN A NON–RESIDENTIAL ZONING DISTRICT. IT WAS APPROVED BY LETTER DATED MAY 17, 1995.
23. THE FINAL PLAT FOR CREATION OF THIS LOT WAS FILED UNDER F–95–38.
24. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.



SECTION
Scale: 1" = 30'

⚠ SITE ANALYSIS

1. AREA OF PARCEL: 1.492 AC. (64,990 SQ. FT.)
2. ZONING: B–2 PER THE ~~OCTOBER 18, 1993~~ 2004 ⚠ COMPREHENSIVE ZONING PLAN
3. PROPOSED USE OF STRUCTURE: RESTAURANT, ~~70~~ 97 ⚠ SEATS
4. PROP. FLOOR AREA: SEE CORRECTED BUILDING AREAS

BUILDING	3,177 SQ. FT.
FREEZER	273 SQ. FT.
TOTAL	3,450 SQ. FT.
ADDITION	315.83 SQ. FT.
⚠	3,765.83 ~~3,526~~ SQ. FT. ADDITION
TOTAL	4,117.83 SQ. FT.

5. PARKING PROVIDED:

TYPICAL STALLS	~~42~~ 45
BARRIER FREE	2
TOTAL	⚠ ~~44~~ 47

6. REQUIRED PARKING (14 SPACES PER 1,000 SQ. FT.):
   ~~45~~ SPACES
   ⚠ 42
7. GREEN SPACE TO REMAIN: ~~33,893~~ 33,661 ⚠ SQ. FT.
   ~~52.12%~~ 51.17% ⚠ OF GROSS AREA
8. BUILDING COVERAGE: ~~3,450~~ 3,680 SQ.FT ⚠ SQ. FT.
   ~~5.30%~~ 5.65 % ⚠ OF GROSS AREA
9. PARKING AREAS (INCLUDING ISLES): 26,656 SQ. FT.
   41.01% OF GROSS AREA
10. OTHER IMPERVIOUS AREA: 1,605 SQ. FT.
    2.47% OF GROSS OF AREA
11. TOTAL LIMITS OF DISTURBANCE: 1.15 AC.
12. NUMBER OF LANDSCAPE ISLANDS RQUIRED: 2
    PROVIDED: 5

⚠ AREA OF BUILDING AS BUILT, INCLUDING,
FREEZER — 3327.64 SQ.FT.
ADDITIONS — 352 SQ.FT.
TOTAL BLDG. AREA — 3679.64 SQ.FT.
DEDUCTIONS
FREEZER — 273 SQ.FT.
STORAGE 1 – 271.6 SQ.FT.
STORAGE 2 – 64.5 SQ.FT.
VESTIBULE 1 – 58 SQ.FT.
VESTIBULE 2 – 58 SQ.FT.
TOTAL — 725.1 SQ.FT.
BUILDING AREA 3679.64 SQ.FT.
DEDUCTIONS 725.1 SQ.FT.
2954.54 SQ.FT.
ROUND UP TO 2955 SQ.FT.
2955 / 1000 = 2.955
2.955 x 14 = 41.37
PARKING REQUIRED 42 PARKING SPACES

SHEET INDEX

SHEET NO.	TITLE	SHEET REFERENCE
1	TITLE SHEET	C–1
2	EXISTING CONDITIONS PLAN	C–2
3	SITE LAYOUT & UTILITIES PLAN	C–3
4	GRADING AND DRAINAGE PLAN	C–4
5	SITE DETAILS	C–5
6	SITE DETAILS	C–6
7	PROFILES	C–7
8	WATER QUALITY STRUCTURE DETAILS	C–8
9	CONTROL STRUCTURE DETAILS	C–9
10	SEDIMENT CONTROL PLAN	C–10
11	SEDIMENT CONTROL DETAILS	C–11
12	LANDSCAPE PLAN	L–1
13	LANDSCAPE DETAILS	L–2
14	DRAINAGE AREA MAP	D–1

LEGEND:

EXISTING		PROPOSED	
CONTOUR	300	CONTOUR	300
TREE LINE		TREE LINE	
		SPOT ELEVATIONS	+55.94
PROPERTY LINE		CURB AND GUTTER	
WETLAND LIMIT (REFER TO SHEET 7 FOR MEETS AND BOUNDS INFORMATION)	W8	BUILDING STRUCTURE	
WETLAND BUFFER		STORM SEWER	15" RCP
STREAM LINE		SANITARY SEWER (GRAVITY)	6" S
STREAM BUFFER		WATER LINE	4" W
WATER LINE	W W	PARKING SPACE COUNT	21
SEWER LINE	S S	CONCRETE	

OWNER

MIZRA H.A. BAIG AND AMINA J. BAIG
4401 DUFTIN ROAD
BURTONSVILLE, MARYLAND 20866

DEVELOPER

GOLDEN ARCH LIMITED PARTNERSHIP
8850 STANFORD BOULEVARD, SUITE 2000
COLUMBIA, MARYLAND 21045
(410) 290–0000

ADDRESS CHART	
PARCEL	STREET ADDRESS
B	9261 ALL SAINTS ROAD
	LAUREL, MARYLAND

SUBDIVISION NAME			SECTION/AREA		PARCEL
BAIG SUBDIVISION					B
PLAT	BLOCK	ZONE	TAX/ZONE	MAP	ELEC. DIST.	CENSUS TR
11882	21	B–2	47		6	6069.03
WATER CODE			SEWER CODE		
C05			7142500		

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

~~DIRECTOR~~ ~~DATE~~

~~CHIEF, BUREAU OF ENGINEERING~~ ~~DATE~~

APPROVED: ~~DEPARTMENT~~ DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

DIRECTOR — DATE 9/26/95 JJC

Gina Fiummara
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

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

COUNTY HEALTH OFFICER — DATE 9-21-95

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.

PAVING SPECIFICATION
(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE DISPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES					
~~45~~ 47	~~45~~	SPACES	9	– X 20	– @ 60 – °
	1	– SPACES	8	– X 20	– @ 60 – °
	1	– SPACES	12	– X 20	– @ 60 – °
		– SPACES		– X	– @ – °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8 INCH	PVC	S.W. PROPERTY CORNER
WATER	16 INCH	DIP	ALL SAINTS ROAD
STORM SEWER	CONCRETE FLUME		S.W. PROPERTY CORNER
ELECTRIC	OVERHEAD LINES		ALL SAINTS ROAD
GAS	3 INCH	WRAPPED STEEL	ALL SAINTS ROAD

SURVEY INFORMATION

PREPARED BY: The RBA Group — ENGINEERS • ARCHITECTS • PLANNERS, 7164 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER — S S S
WATER — W W W
STORM SEWER — ST ST ST
ELECTRIC — E E E
GAS — G G G
LOT LIGHT — LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO: 19–462
CAD FILE:

PLAN DISCRIPTION: TITLE SHEET

REV	DATE	DESCRIPTION	BY
1	3/15/95	REV. SITE ANALYSIS AND PARKING COUNT, ADD ADDED A 10'x 31.83' BLDG. ADDITION.	MP
2	8/25/10		CDG

STATE OF MARYLAND — MARIE C. MCPHERSON — No. 21599 — REGISTERED PROFESSIONAL ENGINEER — 8/23/95

ARCHITECTURAL REGISTRATION BOARD — 8623-R — STATE OF MARYLAND

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE

REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT.

CO-SIGN SIGNATURES — CONTRACTOR — OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS–BUILT		

McDonald's
BALTIMORE REGION
OFFICE 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290–0000
ADDRESS

C–1
SHEET 1 OF 14

SDP-95-83

NOTE: THIS SHEET SHALL NOT BE USED FOR STORM DRAIN CONSTRUCTION INFORMATION. REFER TO SHEET 4 FOR ALL STORM DRAIN CONSTRUCTION.

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

DIRECTOR — DATE 9/28/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

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

COUNTY HEALTH OFFICER — DATE 9-21-95

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PAVING SPECIFICATION
(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

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LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES						
47	45	– SPACES 9	– X 20	– @ 60 – *		
	1	– SPACES 8	– X 20	– @ 60 – *		
	1	– SPACES 12	– X 20	– @ 60 – *		
		– SPACES	– X	– @	– *	

UTILITY INFORMATION

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ELECTRIC	OVERHEAD LINES		ALL SAINTS ROAD
GAS	3 INCH	WRAPPED STEEL	ALL SAINTS ROAD

SURVEY INFORMATION

PREPARED BY: The RBA Group
ENGINEERS • ARCHITECTS • PLANNERS
7134 Columbia Gateway Drive
Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER — S — S — S —
WATER — W — W — W —
STORM SEWER — ST — ST — ST —
ELECTRIC — E — E — E —
GAS — G — G — G —
LOT LIGHT LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500
REGIONAL DWG. NO 19-462
CAD FILE: 1113BASE.DWG
PLAN DISCRIPTION: SITE LAYOUT AND UTILITIES PLAN

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-3
SHEET 3 OF 14

5DP-95-83

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	9/12/95	ADDED LOT LIGHTING & ADDITIONAL R/W	MP	
2	6/14/95	ADDED TELECOM. COMPOUND, ACCESS, TELE/NEWARK ROUTES & LOD	REV.	
3	8/25/95	FRONT ADDITION & ENTRY	CDG	

CO-SIGN SIGNATURES

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE

REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT. | CONTRACTOR | OWNER

STATE OF MARYLAND — JOHN RICHARD BAIG — No. 16956 — REGISTERED PROFESSIONAL ENGINEER
5/11/95

STATE OF MARYLAND — No. 23058 — MARY ANNE MEHAN — PROFESSIONAL ENGINEER

ARCHITECTURAL REGISTRATION BOARD — 8633-R — STATE OF MARYLAND

McDonald's

OFFICE — BALTIMORE REGION
ADDRESS — 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

DIRECTOR — DATE 9/28/95

DIRECTOR — DATE 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

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

COUNTY HEALTH OFFICER — DATE 9-21-95

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LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES 47.

45	– SPACES 9	– X 20	– ⊕ 60 – *
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ENGINEERS ◆ ARCHITECTS ◆ PLANNERS
7154 Columbia Gateway Drive
Suite 200, Columbia, Maryland 21046

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ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE: 1113BASE.DWG

PLAN DISCRIPTION: GRADING AND DRAINAGE PLAN

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR / OWNER

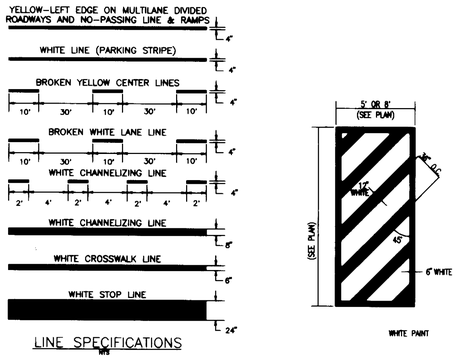
REV	DATE	DESCRIPTION	BY	ISSUE REF
1	5/12/95	ADDED 10'X 31'363 SQ.FT. PEDESTRIAN AND BICYCLE WALKWAY	K&P	
2	8/23/95	FRONT ADDITIONS	CDG	

STATE OF MARYLAND — JOHN WINFRED GUSHARUSE — No. 16966 — REGISTERED PROFESSIONAL ENGINEER
5/11/95

McDonald's
BALTIMORE REGION
OFFICE 8850 STANFORD BOULEVARD COLUMBIA, MD. 21045 (410) 290-0000
ADDRESS

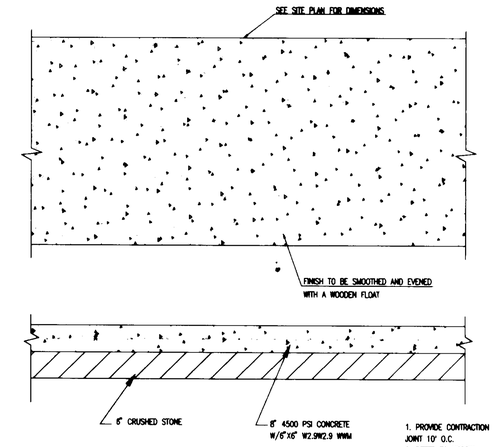
C-4
SHEET 4 OF 14

SDP-95-83



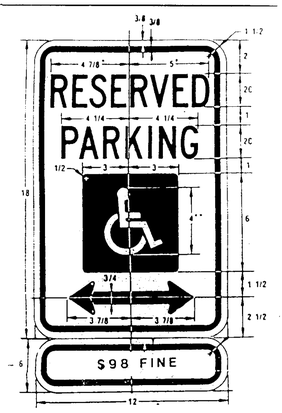
LINE SPECIFICATIONS

1 C-5 STRIPING DETAIL
SCALE: NTS



1. PROVIDE CONTRACTION JOINT 10' O.C.
2. REFER TO HCDPW STD. R11.01 FOR ADDITIONAL DETAILS NOT SHOWN.

5 C-5 CONCRETE PAVEMENT
SCALE: NTS



R7-8

COLORS
LEGEND AND BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE

*REDUCE SPACING 50%
**SEE PAGE 3-53 FOR SYMBOL DESIGN

8 C-5 RESERVED PARKING SIGN
SCALE: NTS

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

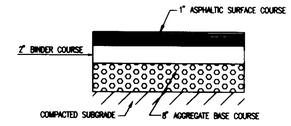
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/19/95

DIRECTOR — DATE 9/20/95 VJC

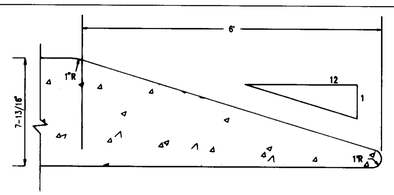
Gina Fiumara — 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

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

Joyce M. Baldwin — 9-21-95
COUNTY HEALTH OFFICER — DATE

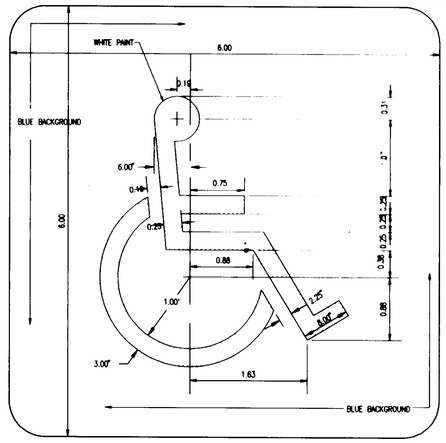


2 C-5 BITUMINOUS PAVEMENT(HCDPW STD P-1, MODIFIED)
SCALE: NTS

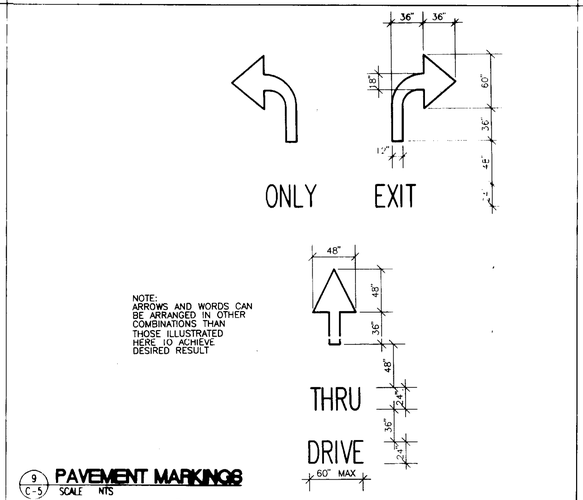


ELEVATION

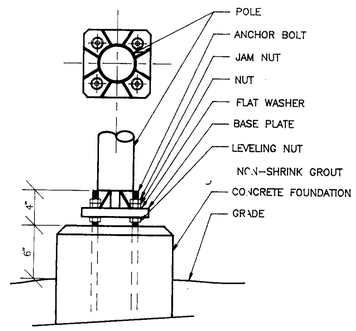
3 C-5 CURB TRANSITION
SCALE: NTS



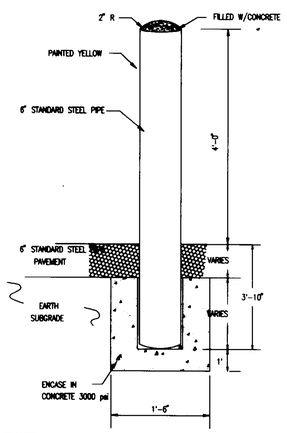
6 C-5 INTERNATIONAL HDCP. SYMBOL
SCALE: NTS



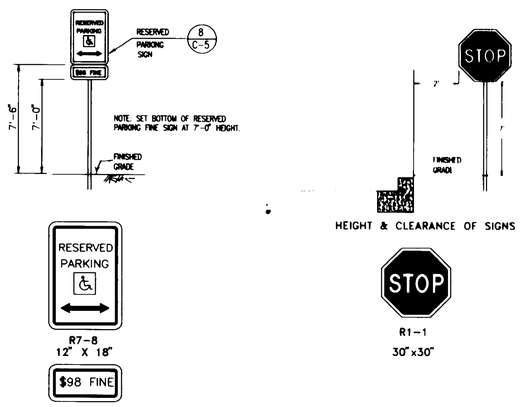
9 C-5 PAVEMENT MARKINGS
SCALE: NTS



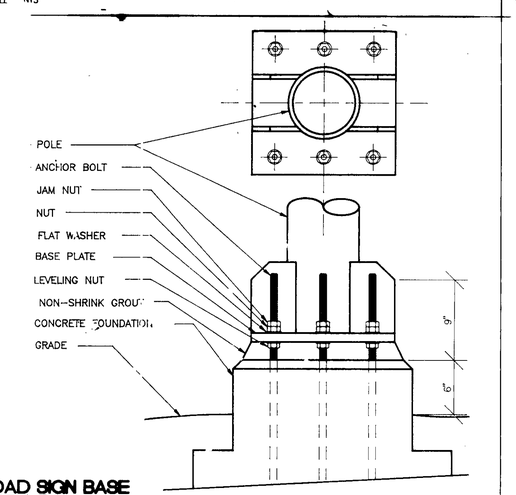
11 C-5 FLAGPOLE BASE
SCALE: NTS



4 C-5 GUARD POST
SCALE: SCALE



7 C-5 SIGNS DETAIL
SCALE: NTS



10 C-5 ROAD SIGN BASE
SCALE: NTS

PREPARED BY: The RBA — ENGINEERS • ARCHITECTS • PLANNERS, 7364 Columbia Gateway Drive, Suite 108, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT LP:30
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE L05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE: 1113DET1.DWG

PLAN DISCRIPTION: SITE DETAILS

REV	DATE	DESCRIPTION	BY	ISSUE REF

5/11/95

McDONALD'S

BALTIMORE REGION
OFFICE 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
ADDRESS

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE

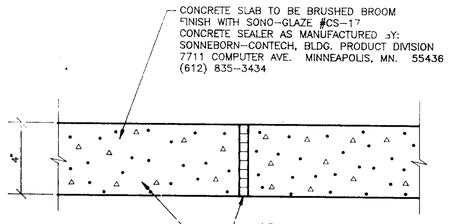
REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT.

CO-SIGN SIGNATURES — CONTRACTOR / OWNER

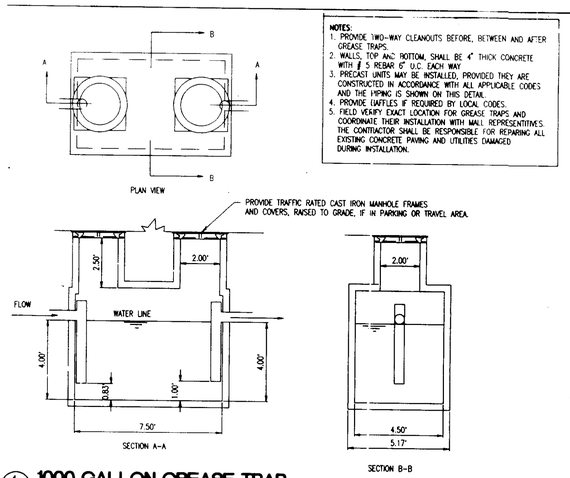
STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-5
SHEET 5 OF 14

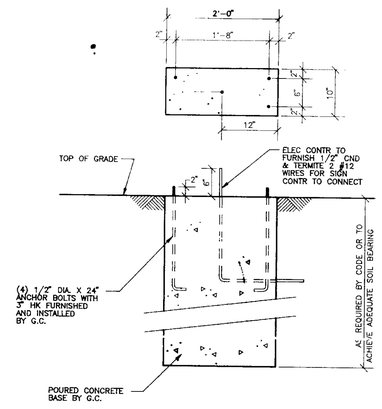
SDP-95-83



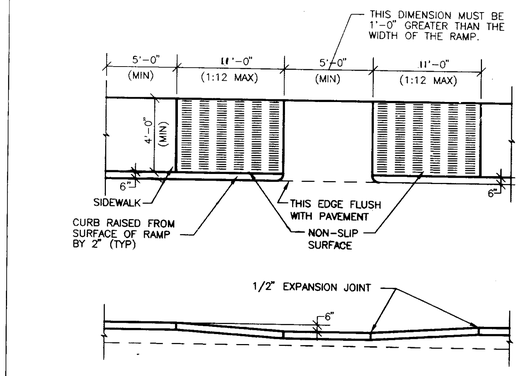
1 / C-6 SIDEWALK TREATMENT
SCALE: NTS



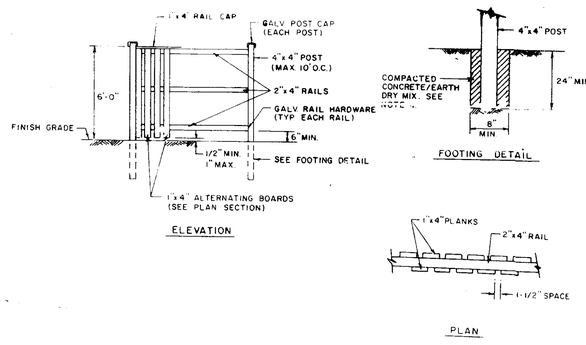
4 / C-6 1000 GALLON GREASE TRAP
SCALE: NTS



7 / C-6 ENTRANCE SIGN BASE
SCALE: NTS

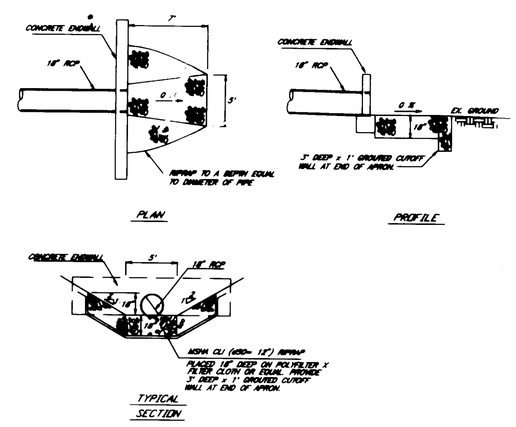


2 / C-6 SIDEWALK RAMP
SCALE: NTS

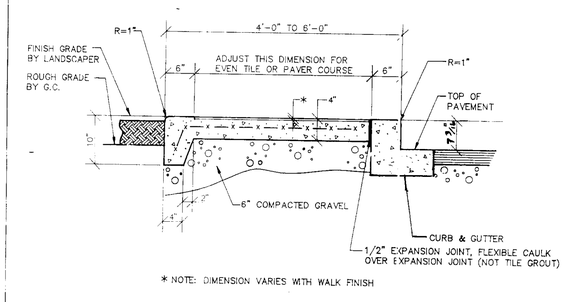


NOTES:
1) ALL LUMBER SHALL BE **CCA TREATED #2 OR BETTER**.
2) ALL HARDWARE AND NAILS SHALL BE GALVANIZED FOR CORROSION RESISTENCE.
3) ASSEMBLE WITH APPROPRIATE SIZE NAILS OR FASTENERS.
4) MIX SHALL CONSIST OF 50% CONCRETE MIX (DRY) AND EARTH BACKFILL. POURED (WET) CONCRETE MAY BE SUBSTITUTED.

5 / C-6 WOOD FENCE
SCALE: NTS

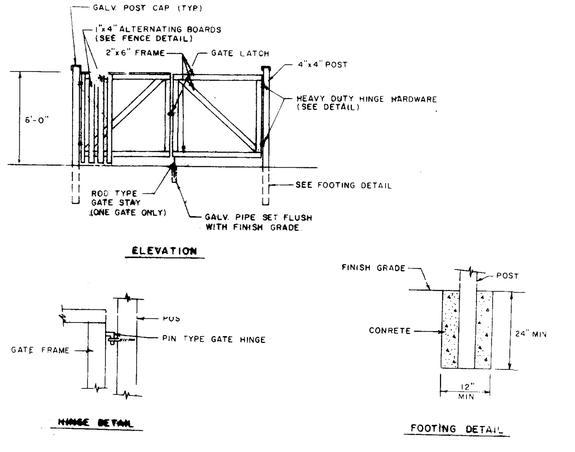


8 / C-6 RIPRAP OUTLET PROTECTION
SCALE: NTS

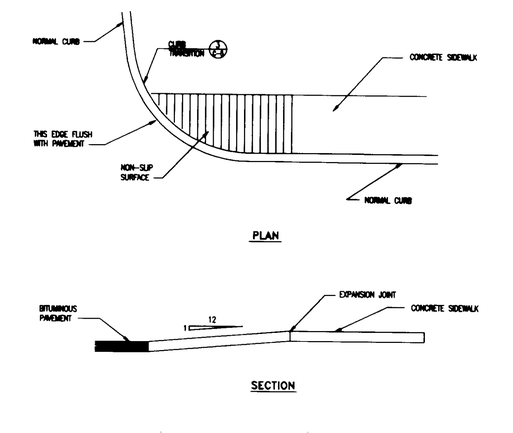


* NOTE: DIMENSION VARIES WITH WALK FINISH

3 / C-6 CONCRETE SIDEWALK
SCALE: NTS



6 / C-6 WOOD GATE
SCALE: NTS



9 / C-6 SIDEWALK RAMP
SCALE: NTS

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/26/95

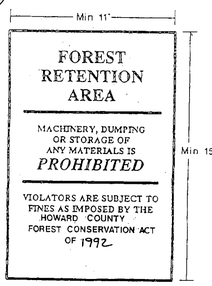
DIRECTOR — DATE 9/26/95 VJC

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

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

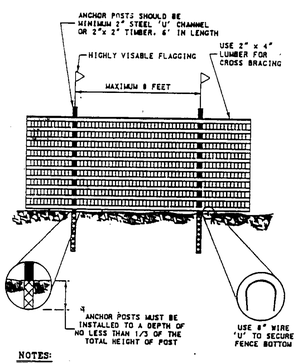
COUNTY HEALTH OFFICER — DATE 9-21-95

10 / C-6 DETAIL - TREE PROTECTION SIGNAGE



11 / C-6 DETAIL - TREE PROTECTION FENCE

FOREST PROTECTION OPTION: PLASTIC MESH FENCING



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

PREPARED BY: The RBA Group — Engineers • Architects • Planners — 9200 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT LP:30
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462 — PLAN DISCRIPTION SITE DETAILS

CAD FILE:

REV	DATE	DESCRIPTION	BY
		ISSUE REF	

STATE OF MARYLAND — MARK STEVENSON BOYD — No. 11888 — REGISTERED PROFESSIONAL ENGINEER
8/28/95

McDonald's

BALTIMORE REGION
8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
OFFICE
ADDRESS

PLAN APPROVALS

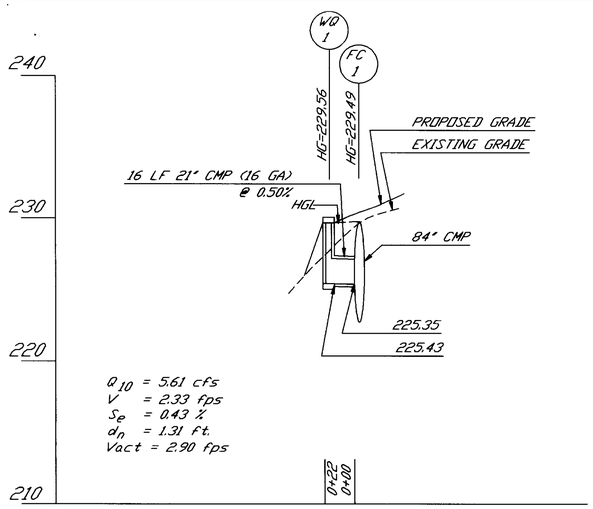
SIGNATURE (2 REQUIRED)	DATE

CO-SIGN SIGNATURES: REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT. | CONTRACTOR | OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

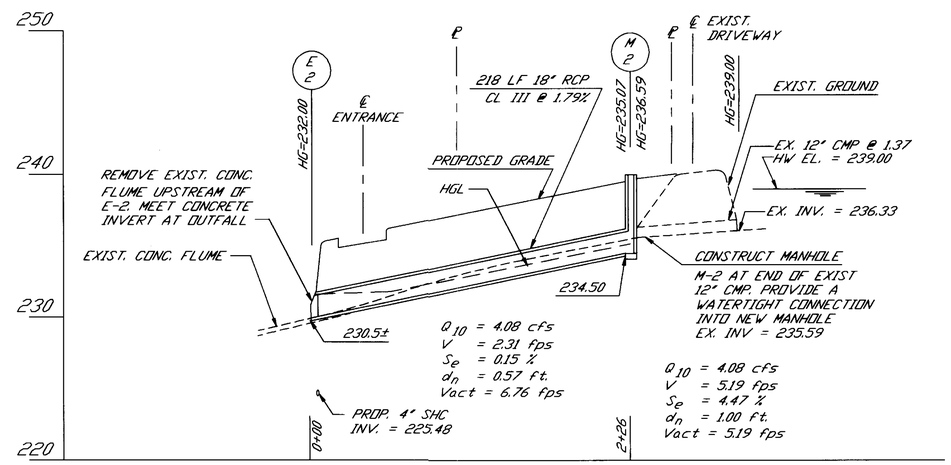
C-6
SHEET 6 OF 14

SDP-95-83



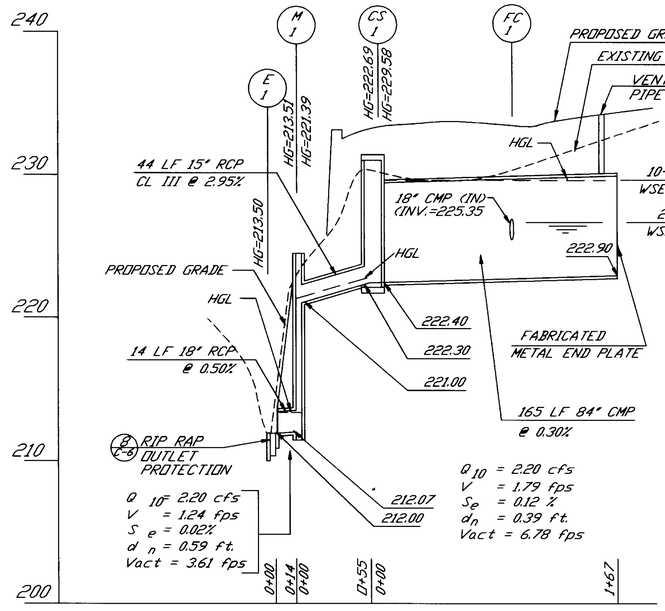
STORM DRAIN PROFILE #1

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



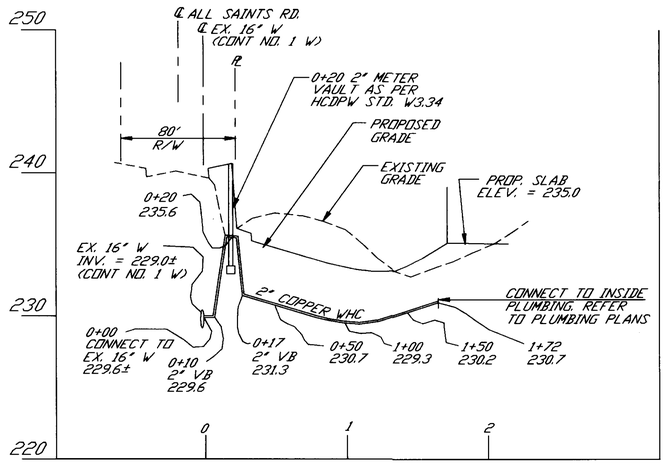
STORM DRAIN PROFILE #3

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



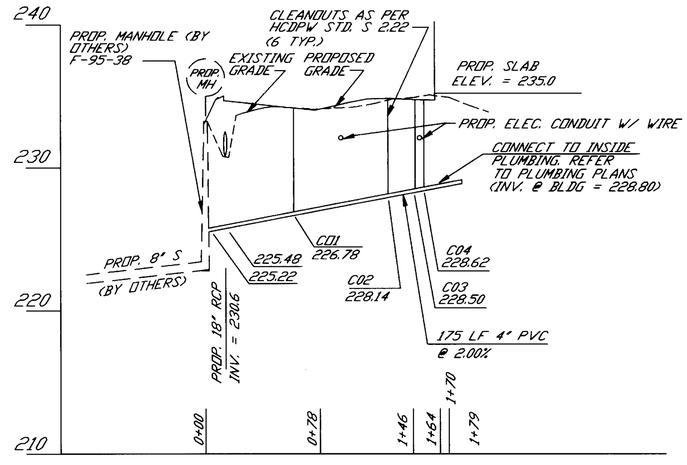
STORM DRAIN PROFILE #2

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



WATER HOUSE CONNECTION (PRIVATE)

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



SEWER HOUSE CONNECTION (PRIVATE)

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

STRUCTURE SCHEDULE

NUMBER	TYPE	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT IN	INVERT OUT	SIZE	REMARKS ①
M-1	STANDARD PRECAST MH	224.5	---	221.00	212.00	4'-0"	HCDPW STD. G5.12
M-2	SHALLOW PRECAST MH	240.0	---	235.6±	234.50	4'-0"	HCDPW STD. G5.12
E-1	TYPE "C" WALL	----	---	-	212.00	18"	HCDPW STD. S15.21
E-2	CONC. END SECTION	---	---	-	230.5±	18"	HCDPW STD. S15.51
CS-1	CONTROL STRUCT.	②	②	②	②	②	SEE NOTE 2
WQ-1	WATER QUALITY STRUCT.	③	③	③	③	③	SEE NOTE 3
FC-1	FIELD CONNECTION	④	④	225.35	④	④	SEE NOTE 4

NOTES:
1. ALL STRUCTURES ARE HOWARD COUNTY D.P.W. STANDARDS UNLESS NOTED OTHERWISE.
2. SPECIAL DESIGN - SEE DETAILS ON SHEET
3. SPECIAL DESIGN - SEE DETAILS ON SHEET
4. CONNECT TO STUB FABRICATED UNTO 84" CMP

PIPE SCHEDULE

SIZE	TYPE	QUANTITY
15"	RCP CL. III	44 LF
18"	RCP CL. III	232 LF
21"	CMP 16 GA.	16 LF
84"	CMP 12 GA.	165 LF

NOTE:
1. ALL PIPES SHALL BE BEDDED AS PER HCDPW STD. G2.01.
2. ALL CMP TO HAVE 5"x 1" CORRUGATIONS. ALL CONNECTIONS TO BE WATERTIGHT.

WETLAND BEARINGS AND DISTANCES TABLE

W1	N51° 00' 33" E	39.67'		W13	N55° 24' 30" E	32.66'	
W2	N42° 26' 23" E	31.89'		W14	N40° 00' 20" E	27.99'	
W3	N61° 56' 41" E	49.08'		W15	N66° 31' 32" E	17.78'	
W4	N39° 19' 24" E	34.69'		W16	N44° 55' 08" E	22.01'	
W5	N44° 33' 53" E	36.49'		W17	N58° 10' 53" E	36.44'	
W6	N60° 21' 39" E	11.31'		W18	N26° 56' 02" E	20.64'	
W7	N12° 01' 12" E	11.04'		W19	S83° 05' 08" E	12.52'	
W8	N72° 49' 38" E	10.34'		W20	N43° 42' 39" E	36.61'	
W9	S55° 56' 56" E	16.55'		W21	N36° 51' 32" E	28.11'	
W10	S40° 08' 59" W	25.88'		W22	N71° 32' 42" E	25.24'	
W11	S14° 24' 27" E	8.68'		W23	S62° 53' 01" E	27.60'	
W12	N71° 30' 30" E	35.84'					

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERIG DIVISION — DATE 9/28/95

DIRECTOR — DATE 9/22/95

Gina Fiumara — 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

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

9-21-95
COUNTY HEALTH OFFICER — DATE

REV	DATE	DESCRIPTION	BY	ISSUE REF

STATE OF MARYLAND — JOHN WINFIELD CLASSEN — No. 11796 — REGISTERED PROFESSIONAL ENGINEER
5/11/95

BALTIMORE REGION
8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
OFFICE ADDRESS

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

PREPARED BY: The RBA Group — ENGINEERS • ARCHITECTS • PLANNERS — 7164 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046
DATE: MAY 8, 1995

LEGEND

SANITARY SEWER — S — S — S —
WATER — W — W — W —
STORM SEWER — ST — ST — ST —
ELECTRIC — E — E — E —
GAS — G — G — G —
LOT LIGHT LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
2261 ALL SAINTS ROAD, LAUREL, MD.

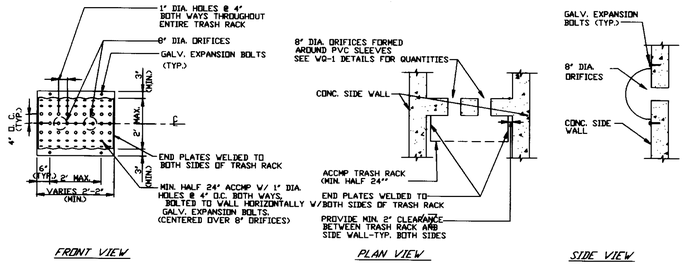
ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE: 1113PRO.DWG

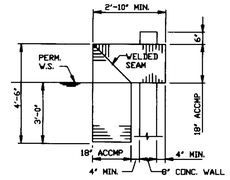
PLAN DISCRIPTION: PROFILES

C-7
SHEET 7 OF 14

SDP-95-83



1 C-8 **TRASH RACK (HORIZONTAL)**
SCALE: NTS



2 C-8 **18" ACCMP ELBOW**
SCALE: NTS

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

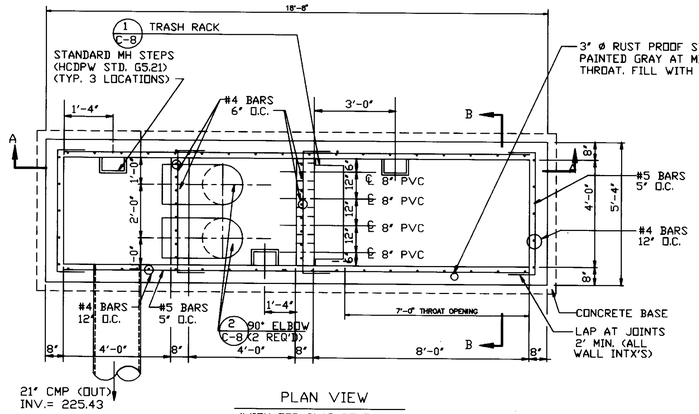
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

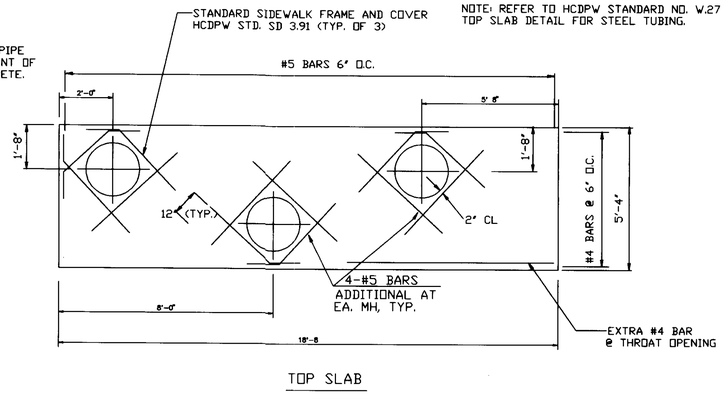
DIRECTOR — DATE 9/28/95 VJC

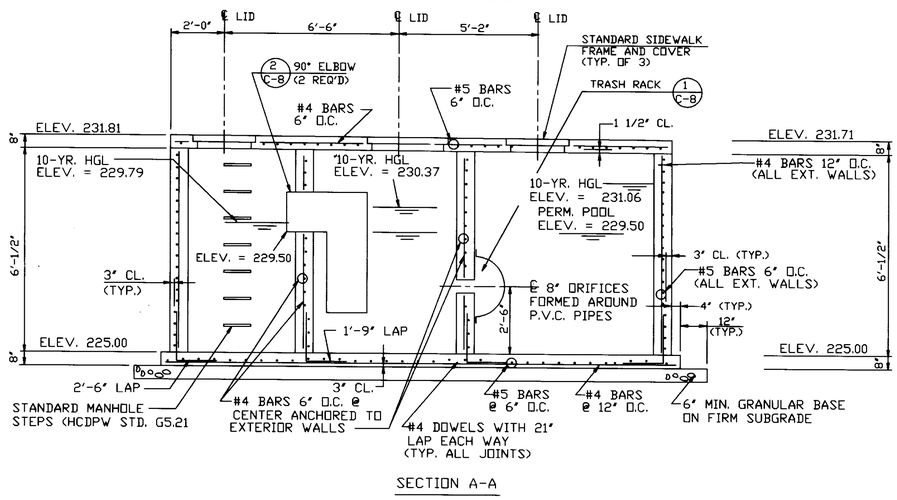
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

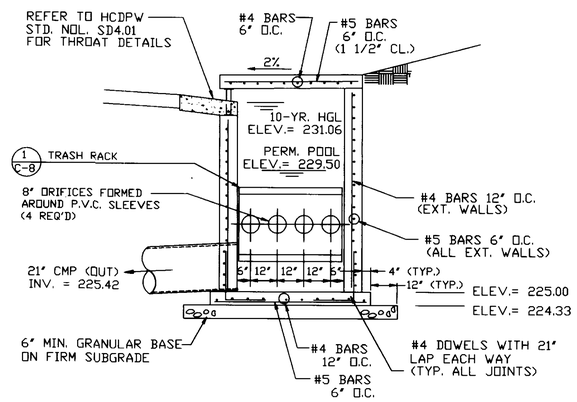
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 9-21-95









NOTE: OIL GRIT SEPARATOR SHALL BE CLEANED EVERY THREE MONTHS. PUMP ALL CHAMBERS DRY AND CLEAN THOROUGHLY. EFFLUENT SHALL BE DISCHARGE IN AN APPROVED SANITARY SEWER.

3 C-8 **WATER QUALITY STRUCTURE WQ-1**
SCALE: NTS

STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE SCHEDULE

1. OWNER SHALL MONITOR WATER QUALITY STRUCTURE PERIODICALLY AND CLEAN OUT STRUCTURE AS NEEDED. REMOVE WASTE FROM ALL CHAMBERS NOT LESS THAN FOUR TIMES ANNUALLY. ALL WASTE SHALL BE PROPERLY DISPOSED OF BY QUALIFIED PERSONS LICENSE AS REQUIRED BY LAW.

CONTROL STRUCTURE CS-1 AND
WATER QUALITY STRUCTURE WQ-1.

GENERAL NOTES:

1. Use poured-in place concrete for the entire structure.
2. Refer to Maryland State Highway Administration for materials and methods of construction.
3. Wall thickness shall be as follows:
   Minimum 8 inches thick for the first 8'-0" of depth. 12 inch thick walls between 8'-0" and 12'-0" of depth and 16 inch thick walls or depth greater than 12'-0".
4. Concrete shall be Mix No. 3, f'c = 3,500 psi at 28 days.
5. All reinforcing steel to be ASTM A615, GR.60.
6. The top 4 inches of walls may be brick masonry for leveling if required. Brick masonry shall comply with the latest SHA Specification.
7. When drainage grate opening is used, refer to the appropriate City standard for details.

CONSTRUCTION NOTES:

1. Silt and debris shall not be allowed to enter the structures until contributing drainage areas have been permanently stabilized.
2. All openings to structures shall be protected with the appropriate sediment control measures during construction.

INSPECTION NOTES:

1. Prior to start of construction of water quality structures, the inspector must be called 48 hours in advance.
2. The inspector must be notified at each of the following stages:
   A. Approval of subgrade for footings.
   B. Footing formed and steel set prior to pouring.
   C. Structure sides formed and steel set prior to pouring.
   D. Prior to top slab and manholes being set, inspector must check structure and all debris and silt in structure removed.
   E. When site is permanently stabilized and sediment control measures to protect inlet are to be removed.

MAINTENANCE NOTES (WATER QUALITY STRUCTURE WQ-1):

1. Water Quality Structures will require periodic and regular cleaning. Owners of these facilities shall clean them four times anually or on a frequency that the approving authority determines is appropriate.
2. Maintenance of these facilities will consist of cleaning out the separator and disposal of the waste and the repair of the facility as needed. Periodic inspections of these facilities will be made by the inspection authority.
3. The disposal of the liquid and solid matter should be as follows:
   A. All liquid material in the separator inlet shall be pumped into a suitable tank truck, treated and return to inlet or disposed of in an approved method.
   B. The solid material shall be landfilled in an approved sanitary landfill.
4. The inlet pipes, trash racks, grates, and structural parts shall be repaired as needed.

PREPARED BY: The RBA Group
ENGINEERS ◆ ARCHITECTS ◆ PLANNERS
7164 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046
DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT LP:30
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE 605 — SEWER CODE 7A2500

REGIONAL DWG. NO 19-462
CAD FILE: 1113SWM.DWG
PLAN DISCRIPTION: WATER QUALITY STRUCTURE DETAILS

REV	DATE	DESCRIPTION	BY	ISSUE REF

5/11/95

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT.

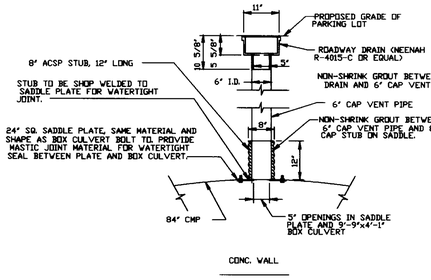
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

McDONALD'S
BALTIMORE REGION
8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
OFFICE | ADDRESS

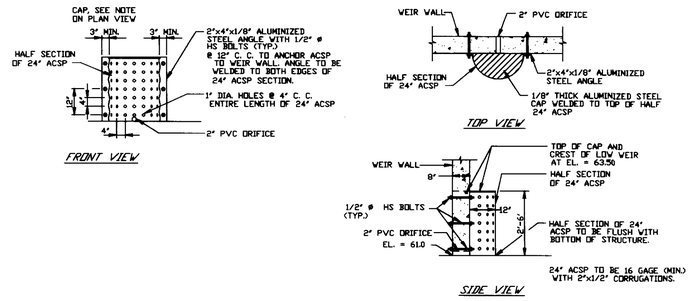
STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-8
SHEET 8 OF 14

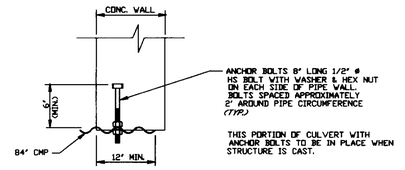
SDP-95-83



1 C-9 VENT PIPE DETAIL
SCALE: NTS



2 C-9 TRASH RACK (VERTICAL)
SCALE: NTS



3 C-9 ANCHOR BOLT DETAIL
SCALE: NTS

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

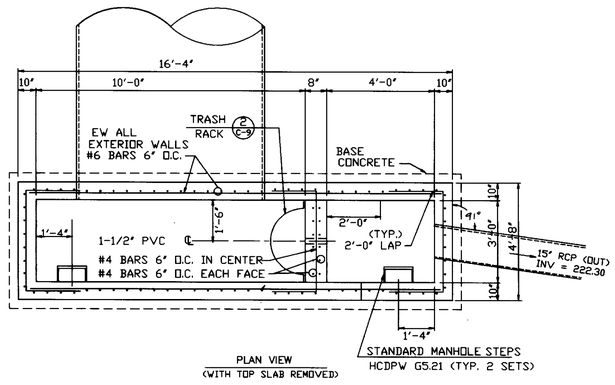
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/10/95

DIRECTOR — DATE 9/28/95

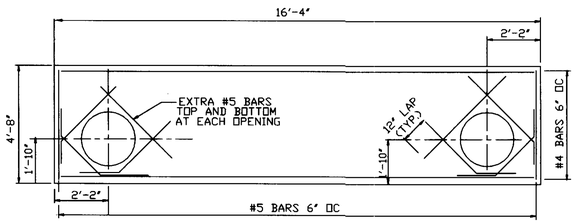
Qima Zhuumana — 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

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

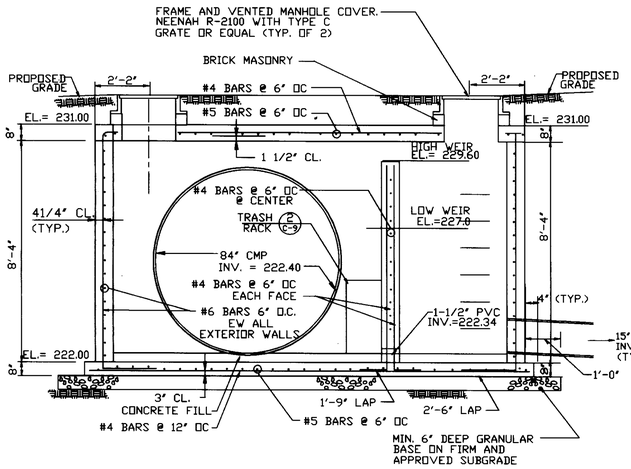
Joyce Y. Doyle Mly per ltr — 9-21-95
COUNTY HEALTH OFFICER — DATE



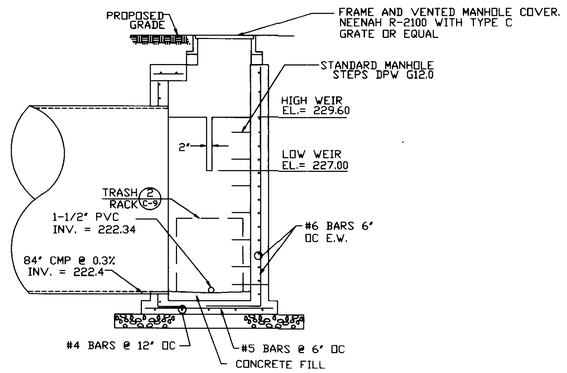
PLAN VIEW
(WITH TOP SLAB REMOVED)



TOP SLAB

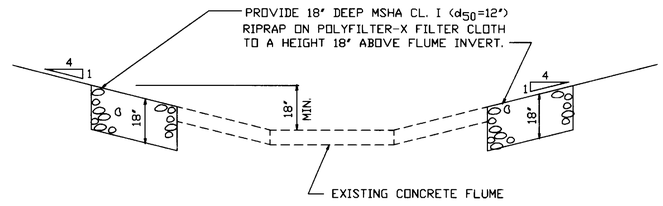


ELEVATION



SECTION

4 C-9 CONTROL STRUCTURE CS-1
SCALE: NTS



5 C-9 RIPRAP CHANNEL PROTECTION
SCALE: NTS

PREPARED BY: The RBA — ENGINEERS • ARCHITECTS • PLANNERS, 7254 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046
DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT — LP:30
STORM SEWER	EXISTING ELEVATION — (76.5)
ELECTRIC	PROPOSED ELEVATION — 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C-05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE: 1113SWM.DWG

PLAN DISCRIPTION: CONTROL STRUCTURE DETAILS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT.
CO-SIGN SIGNATURES: CONTRACTOR | OWNER

REV	DATE	DESCRIPTION	BY	ISSUE REF

STATE OF MARYLAND — WINFRED CLASS SMITH — No. 10046 — REGISTERED PROFESSIONAL ENGINEER
5/11/95

The RBA — ENGINEERS • ARCHITECTS • PLANNERS
OFFICE ADDRESS: 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
BALTIMORE REGION

C-9
SHEET 9 OF 14

SDP-95-83

CERTIFICATION BY THE DEVELOPER

"I/WE HEREBY 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 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 — 5/12/95 DATE

(PRINT NAME BELOW SIGNATURE)
DAVID NEISS

CERTIFICATION 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 — 5/11/95 DATE

(PRINT NAME BELOW SIGNATURE)
JOHN CURSADDLE

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

APPROVED: HOWARD S.C.D. — 9/11/95 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: U.S. SOIL CONSERVATION SERVICE — 9/11/95 DATE

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: ~~DIRECTOR~~ DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/26/95

DIRECTOR — DATE 9/28/95 VJC

Gina Swimmonk — 9/27/95 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

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

COUNTY HEALTH OFFICER — 9-21-95 DATE

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.

PAVING SPECIFICATION
(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, O.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES					
47	45	– SPACES 9	– X 20	– ⊕ 60 –	*
	1	– SPACES 8	– X 20	– ⊕ 60 –	*
	1	– SPACES 12	– X 20	– ⊕ 60 –	*
		– SPACES	– X	– ⊕ –	*

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8 INCH	PVC	S.W. PROPERTY CORNER
WATER	16 INCH	DIP	ALL SAINTS ROAD
STORM SEWER	CONCRETE FLUME		S.W. PROPERTY CORNER
ELECTRIC	OVERHEAD LINES		ALL SAINTS ROAD
GAS	3 INCH	WRAPPED STEEL	ALL SAINTS ROAD

SURVEY INFORMATION

PREPARED BY: The RBA — ENGINEERS • ARCHITECTS • PLANNERS, 7154 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER — S — S — S —
WATER — W — W — W —
STORM SEWER — ST — ST — ST —
ELECTRIC — E — E — E —
GAS — G — G — G —
LOT LIGHT — LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE:

PLAN DISCRIPTION: SEDIMENT CONTROL PLAN

C-10
SHEET 10 OF 14

SDP-95-83

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	9/12/95	ADDED BLDG. SETBACK LINE	MP	
2		FRONT ADDITIONS	CDG	

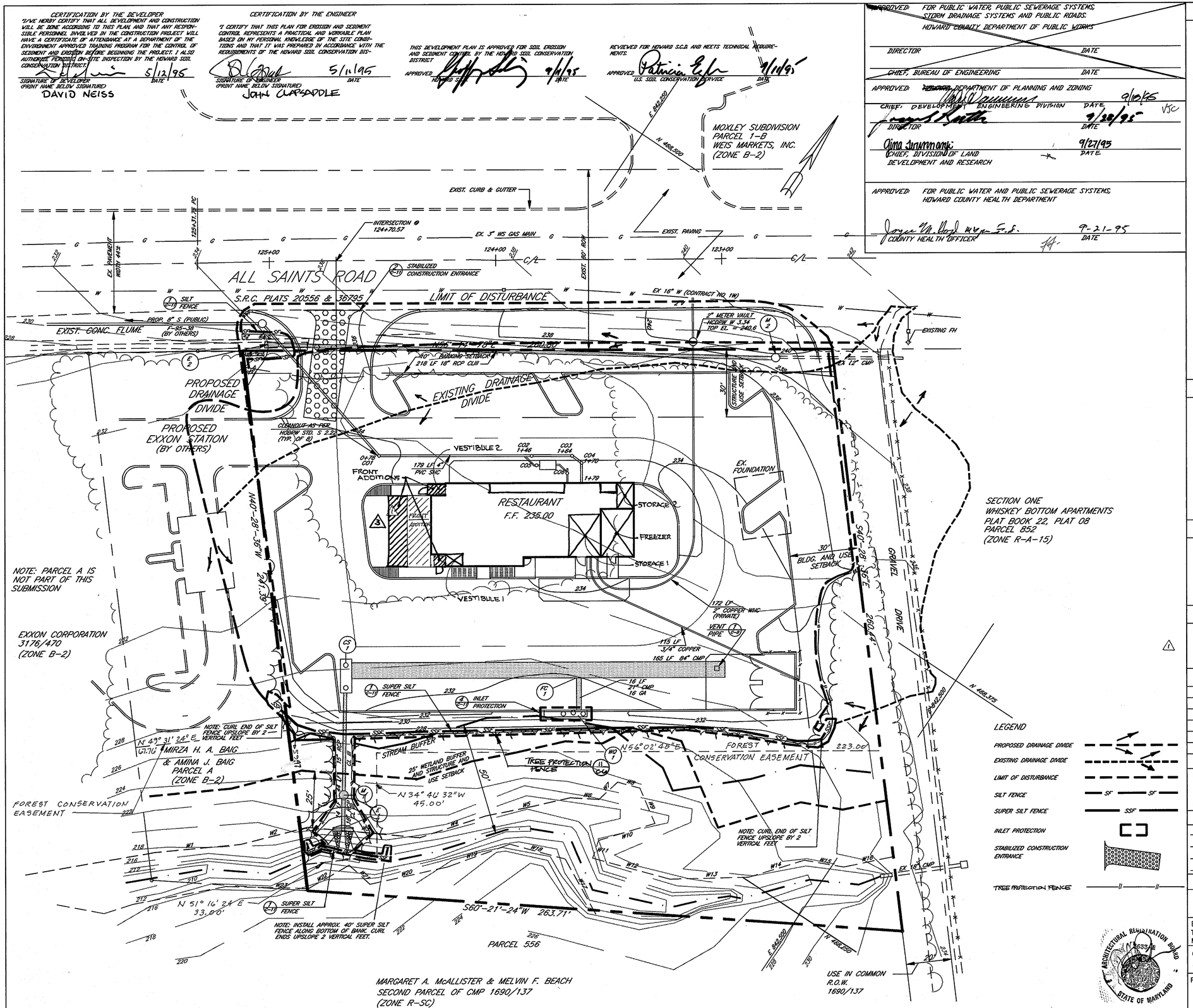
STATE OF MARYLAND — JAMES WHEELER CLARK — No. 19006 — REGISTERED PROFESSIONAL ENGINEER
5/11/95

McDonald's
BALTIMORE REGION
OFFICE 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR / OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

ARCHITECTURAL REGISTRATION BOARD — No. 3635 — STATE OF MARYLAND



SEDIMENT AND EROSION CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE INCONFORMANCE WITH THE MOST CURRENT "MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS HERETO.
3. FOLLOWING THE INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETE WITHIN: A) SEVEN (7) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTILL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF THE SITE:	1.492	ACRES
AREA DISTRUBED:	1.15	ACRES
AREA TO BE ROOFED OR PAVED:	0.70	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.45	ACRES
TOTAL CUT:	1,329	CU. YDS.
TOTAL FILL:	1,179	CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION: LANDFILL		

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED IF DEEMED NECESSARY BY THE HOWARD COUNTY DEPT. OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES, DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEOFRE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
12. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE CONTROL OF ANY SEDIMENT. CHANGES IN THE SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
13. ANY CHANGE TO THE GRADING PROPOSED ON THIS PLAN REQUIRES RE-SUBMISSION TO HOWARD COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL.
14. ANY VARIATION FROM THE SEQUENCE OF OPERATIONS STATED ON THIS PLAN REQUIRES THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE HOWARD COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE INITIATION OF THE CHANGE.
15. AT THE END OF EACH WORK DAY ALL SEDIMENT CONTROL PRACTICE WILL BE INSPECTED AND LEFT IN THE OPERATIONAL CONDITION.
16. ALL SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE AGREEMENT MADE BETWEEN COLUMBIA ASSOCIATION AND HSCD AND AS AMENDED 8/1/90.
17. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS-OF-WAYS THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHT S-OF-WAYS THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
18. THE SEDIMENT CONTROL APPROVALS ON THIS PLAN EXTEND ONLY TO AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK AND SHALL APPLY AS IF SHOWN ON ALL PLANS.
19. THE APPROVAL OF THE PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE E/COUNTY REQUIREMENTS PERTAINING TO ENVIRONMENTAL ISSUES.

SEQUENCE OF CONSTRUCTION

1.	Obtain all necessary permits and have all existing utilities marked in the field.	4 weeks
2.	Schedule and attend a pre-construction meeting with the assigned County Inspector and resolve all site related issues.	1 week
3.	Install structures M-2, E-2 and connecting 18' RCP. Block flow into 18' pipe during construction and pump clean water flows from 12' CMP away from work area.	1 week
4.	Backfill pipe trench only after installation of 18' pipe	1 day
5.	Install stabilized construction entrance as shown and super silt fence and obtain inspector approval of installation before proceeding.	1 week
6.	Clear and grub areas to be graded and begin grading operations. Maintain all sediment control devices as necessary.	6 weeks
7.	As rough grading is achieved, begin utility and building construction.	16 weeks
8.	Begin construction of underground storage pipe and control structure. Upon installation of storm drain inlets, install inlet protection immediately.	6 weeks
9.	Upon completion of utilities in a given area, backfill and begin curb and gutter construction.	2 weeks
10.	Upon completion of curb and gutter, complete fine grading, prepare subgrade and begin base paving.	2 weeks
11.	Upon completion of work in a given area, stabilize area immediately.	N/A
12.	Upon completion of building construction and removal of all heavy equipment from site, install surface course paving.	2 weeks
13.	Upon completion of all work, stabilize all remaining areas. Upon complete stabilization of all areas, remove sediment control devices only upon approval of the County Inspector.	2 weeks

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TESTS RECOMMENDATIONS. USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED - APPLY 2 TONS PER ARCE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING APPLY 400 LB. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT.)

2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMETRIC LIMESTONE ((2 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING- FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/100 SQ. FT.) OF WEEPING LOVEGRASS. 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/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1 1/2 TO TO TONS PER ACRE (70 TO 90 LBS /1000 SQ. FT.) OF UNROTTED SMALL GRAN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PE ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE - INSPECT AL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

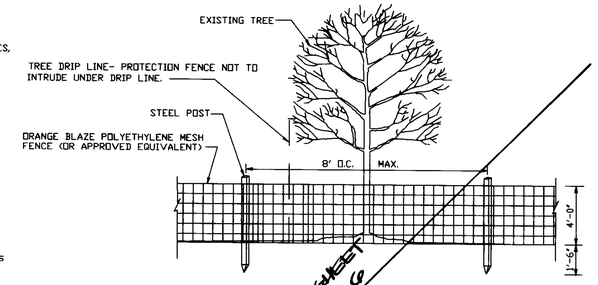
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.)

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/100 SQ. FT.) FOR THE PERIOD OF MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/100 SQ. FT.) FOR THE PERIOD OF NOVEMBER 16 THRU FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OR USE SOD.

MULCHING - APPLY 1 1/2 TO TO OTONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 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.

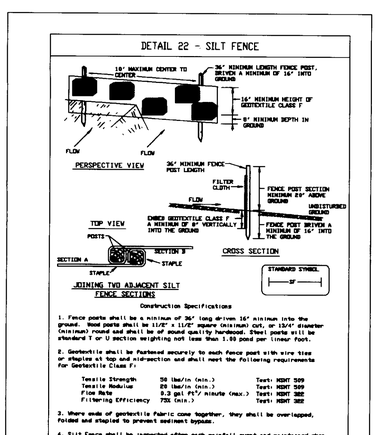
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



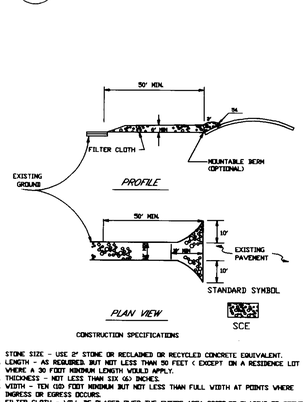
TREE PROTECTION PROCEDURES

1. TREE PROTECTION FENCE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREES TO BE PROTECTED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. THE GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR TREE PROTECTION. HE SHALL TAKE CARE TO PROTECT TREE ROOT SYSTEMS FROM DAMAGE INCLUDING SMOTHERING, FLOODING, AND SPILLAGE.
3. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA WILL BE PROHIBITED.
4. FOOT AND VEHICULAR TRAFFIC SHALL BE KEPT TO MINIMUM IN THE TREE PROTECTION. THE FOLLOWING CONSTRUCTION ACTIVITES ARE PROHIBITED: PLACING BACKFILL IN THE PROTECTED AREA; BURNING IN OR IN CLOSE PROXIMITY TO PROTECTED AREAS; FELLING TREES IN THE PROTECTED AREA; STORING SUPPLIES IN THE PROTECTED AREA OR CONDUCTRENCHING OPERATIONS IN THE PROTECTED AREA.
5. ALL TREES TO BE REMOVED WITHIN 50 FEET OF THE TREE PROTECTION AREA ARE TO TO BE REMOVED IN A MANNER THAT WILL NOT DAMAGE THE TREES OR ROOTS OF THE TREES IN THE TREE PROTECTION AREA.

5 / C-11 TREE PROTECTION FENCE N.T.S.



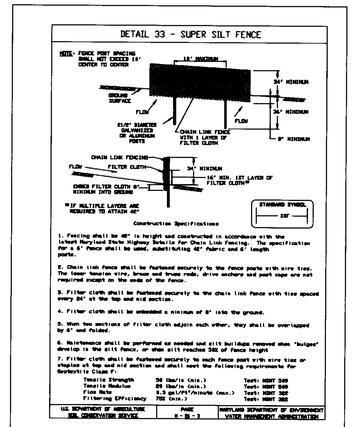
1 / C-11 SILT FENCE N.T.S.



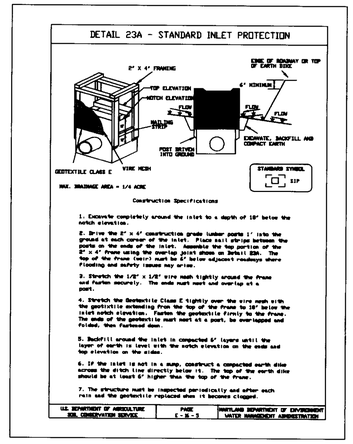
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5H SLOPES WILL BE PERMITTED.
7. 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 TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEM AND 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.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTAINANCE SHALL BE PROVIDED AFTER EACH RUN.

2 / C-11 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



3 / C-11 SUPER SILT FENCE N.T.S.



4 / C-11 INLET PROTECTION DETAIL N.T.S.

CERTIFICATION BY THE DEVELOPER

"I/WE HEREBY 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 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 COUNTY SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DAVID NEISS — DATE 5/12/95

CERTIFICATION 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 (PRINT NAME BELOW SIGNATURE) JOHN CLAMADDLE — DATE 5/11/95

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

APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE 9/14/95

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

APPROVED Patricia Snyder U.S. SOIL CONSERVATION SERVICE — DATE 9/11/95

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/28/95

DIRECTOR — DATE 9/28/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

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

COUNTY HEALTH OFFICER — DATE 9-21-95

STATE OF MARYLAND — JAMES A. CLAMADDLE — No. 21564 — REGISTERED PROFESSIONAL ENGINEER — 5/11/95

REV	DATE	DESCRIPTION	BY	ISSUE REF

PREPARED BY: The RBA GROUP — ENGINEERS • ARCHITECTS • PLANNERS — 7164 Columbia Gateway Drive, Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER S S S	GAS G G G
WATER W W W	LOT LIGHT LP:30
STORM SEWER ST ST ST	EXISTING ELEVATION (78.5)
ELECTRIC E E E	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE 605 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462
CAD FILE: 11135C-N.DWG

PLAN DISCRIPTION: SEDIMENT CONTROL DETAILS & NOTES

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT.
CO-SIGN SIGNATURES — CONTRACTOR — OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-11
SHEET 11 OF 14

SDP-95-83

WSDG — OFFICE ADDRESS: 8850 STANFORD BOULEVARD, COLUMBIA, MD 21045 (410) 290-0000 — BALTIMORE REGION

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT $2,400.00

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

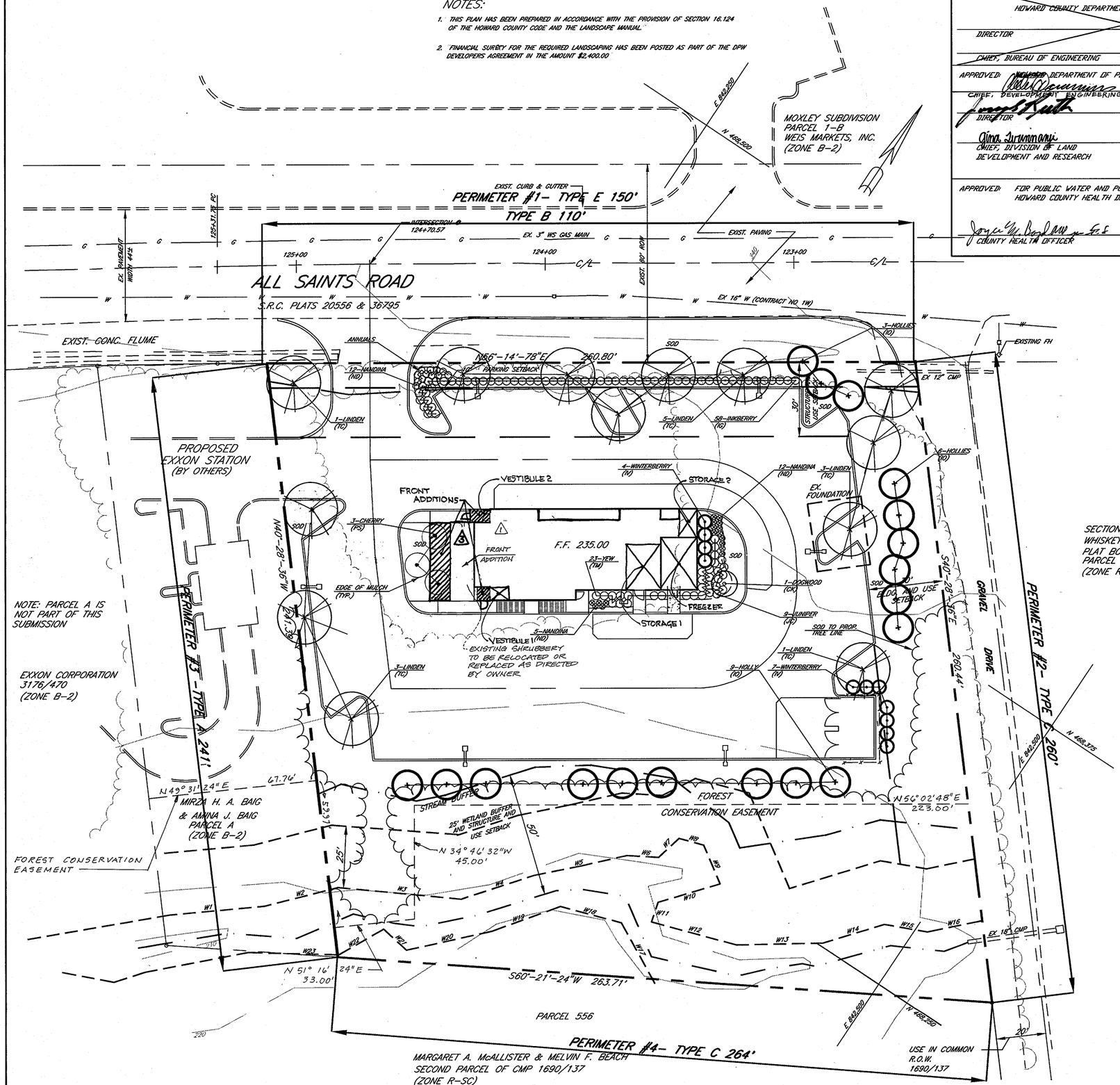
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

DIRECTOR — DATE 9/22/95

Gina Fiummara — 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

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

Joyce M. Beadle M.P.H., R.E. — 9-21-95
COUNTY HEALTH OFFICER — DATE



SECTION ONE
WHISKEY BOTTOM APARTMENTS
PLAT BOOK 22, PLAT 08
PARCEL 852
(ZONE R-A-15)

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.

PAVING SPECIFICATION
(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES 47	45	– SPACES 9	– X 20	– @ 60 – *
	1	– SPACES 8	– X 20	– @ 60 – *
	1	– SPACES 12	– X 20	– @ 60 – *
		– SPACES	– X	– @ – *

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8 INCH	PVC	S.W. PROPERTY CORNER
WATER	16 INCH	DIP	ALL SAINTS ROAD
STORM SEWER	CONCRETE FLUME		S.W. PROPERTY CORNER
ELECTRIC	OVERHEAD LINES		ALL SAINTS ROAD
GAS	3 INCH	WRAPPED STEEL	ALL SAINTS ROAD

SURVEY INFORMATION

PREPARED BY: The RBA Group
ENGINEERS • ARCHITECTS • PLANNERS
7104 Columbia Gateway Drive
Suite 200, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER — S — S — S —
WATER — W — W — W —
STORM SEWER — ST — ST — ST —
ELECTRIC — E — E — E —
GAS — G — G — G —
LOT LIGHT LP:30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

ARCHITECTURAL REGISTRATION BOARD — 8633-R — STATE OF MARYLAND

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS — 952 — JANET A. CLARK — STATE OF MARYLAND

McDonald's RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B

CENSUS TRACT NO. 6069.03

WATER CODE C05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462

CAD FILE:

PLAN DISCRIPTION: LANDSCAPE PLAN

REV	DATE	DESCRIPTION	BY
1	9/12/09	ADDED #8 & #9 TO FRONT ADDITION AND VESTIBULE	MP
2	8/23/10	FRONT ADDITIONS	CDG

PLAN APPROVALS

SIGNATURE (2 REQUIRED) — DATE

REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT.

CO-SIGN SIGNATURES — CONTRACTOR — OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

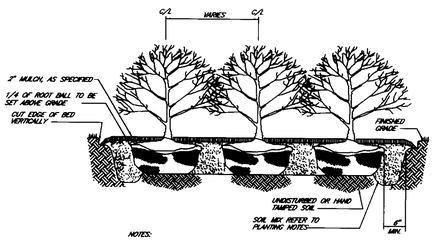
McDonald's

BALTIMORE REGION
OFFICE 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000
ADDRESS

L-1
SHEET 12 OF 14

SDP-95-83

Plotted from: CADD1



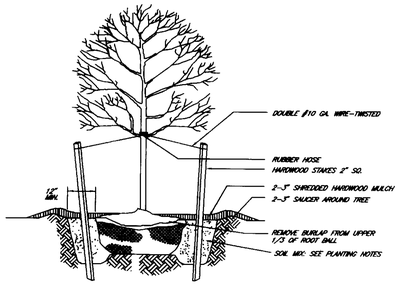
NOTES:
1. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL AS SHOWN.
2. SCARIFY SUBSOIL.
3. THIN DECIDUOUS SHRUBS BY 1/3 FOR INITIAL BRANCHING, RETAINING NATURAL FORM.

MASS SHRUB PLANTING

N.T.S.

SCHEDULE B- PARKING LOT LANDSCAPING

NUMBER OF PARKING SPACES 44			
NUMBER OF TREES REQ'D (1/20)	2	NUMBER OF ISLANDS REQ'D (1/20)	2
NUMBER OF TREES PROVIDED SHADE TREES	2	NUMBER OF ISLANDS PROVIDED	5



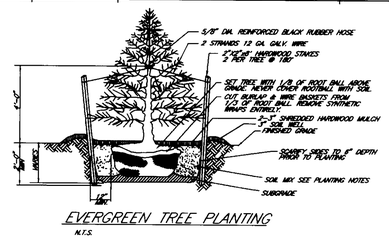
1. THIN BRANCHES BY 1/3, RETAINING NORMAL TREE SHAPE.
2. NEVER CUT CENTRAL LEADER.
3. SET TREE WITH 1/4 ROOT BALL ABOVE GRADE.
4. STAKES, WIRES & HOSES SHALL BE REMOVED AFTER ONE YEAR.
5. SCARIFY SUBSOIL TO A MIN. 4" DEPTH.
6. PLACE STAKES PARALLEL TO WALKS.

DECIDUOUS TREE PLANTING

N.T.S.

PLANT LIST

KEY	QUAN	SIZE/SPACING	PLANT NAME	REMARKS
CK	1	2 1/2-3" CAL.	CORNUS KOUSA KOUSA DOGWOOD	B&B
IG	58	24-30" 3' O.C.	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY	CONT.
IO	18	5'-6' SPACE AS SHOWN	ILEX OPACA 'GREENLEAF' GREENLEAF AMERICAN HOLLY	B&B
IV	11	30-36" 4-1/2' O.C.	ILEX VERTICILLATA 'WINTERBERRY' WINTER RED WINTERBERRY	B&B
JC	23	24-30" SPR. 3' O.C.	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	CONT.
ND	43	15-18" 2 1/2' O.C.	NANDINA DOMESTICA 'HARBOUR DWARF' HARBOUR DWARF NANDINA	CONT.
PS	3	2 1/2-3" CAL.	PRUNUS SUBHIRTELLA 'PENDULA PINK CLOUD' PINK CLOUD WEEPING HIGAN CHERRY	B&B
TC	13	2 1/2-3" CAL.	TILIA CORDATA 'JUNE BRIDE' JUNE BRIDE LINDEN	B&B
TM	34	24-30"	TAXUS X MEDIA 'CHADWICKII' CHADWICK ANGLOJAP YEW	B&B
SOD	52 YD.		ANGIO SOD (CONTRACTOR TO DETERMINE QUANTITY)	



EVERGREEN TREE PLANTING

N.T.S.

SCHEDULE A PERIMETER #1

CATEGORY	ADJACENT TO RESIDENCE B & E	ADJACENT TO PUBLISHED PROPERTIES
LANDSCAPE TYPE	B	
LINEAR FEET OF FRONTAGE/PERIMETER	360' (TYPE C- 108') (TYPE B-114')	
CREDIT FOR EXISTING VEGETATION	0	
CREDIT FOR WALL, FENCE OR BERM	0	
NUMBER OF PLANTS REQUIRED: SHADE TREES	9	
EVERGREEN TREES	7	
SHRUBS	38	
NUMBER OF PLANTS PROVIDED: SHADE TREES	9	
EVERGREEN TREES	7	
SHRUBS	58	

SCHEDULE A PERIMETER #2

CATEGORY	ADJACENT TO RESIDENCE	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE		C
LINEAR FEET OF FRONTAGE/PERIMETER		360'
CREDIT FOR EXISTING VEGETATION		120'
CREDIT FOR WALL, FENCE OR BERM		0
NUMBER OF PLANTS REQUIRED: SHADE TREES		3
EVERGREEN TREES		5
SHRUBS		0
NUMBER OF PLANTS PROVIDED: SHADE TREES		4*
EVERGREEN TREES		7*
SHRUBS		0

*EVERGREEN TREES WERE SUBSTITUTED FOR MORE EFFECTIVE SCREENING

SCHEDULE A PERIMETER #3

CATEGORY	ADJACENT TO RESIDENCE	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE		A
LINEAR FEET OF FRONTAGE/PERIMETER		341'
CREDIT FOR EXISTING VEGETATION		70'
CREDIT FOR WALL, FENCE OR BERM		0
NUMBER OF PLANTS REQUIRED: SHADE TREES		3
EVERGREEN TREES		6
SHRUBS		0
NUMBER OF PLANTS PROVIDED: SHADE TREES		3
EVERGREEN TREES		6
SHRUBS		0

SCHEDULE A PERIMETER #4

CATEGORY	ADJACENT TO RESIDENCE	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE		C
LINEAR FEET OF FRONTAGE/PERIMETER		284
CREDIT FOR EXISTING VEGETATION		284'
CREDIT FOR WALL, FENCE OR BERM		0
NUMBER OF PLANTS REQUIRED: SHADE TREES		0
EVERGREEN TREES		0
SHRUBS		0
NUMBER OF PLANTS PROVIDED: SHADE TREES		0
EVERGREEN TREES		0
SHRUBS		0

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

DIRECTOR — DATE 9/22/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 9/27/95

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

COUNTY HEALTH OFFICER — DATE 9-21-95

REV	DATE	DESCRIPTION	BY
		ISSUE REF	

BOARD OF EXAMINERS FOR LANDSCAPE ARCHITECTS — STATE OF MARYLAND

LANDSCAPE SPECIFICATIONS

PART 1 – JOB CONDITIONS

1. Insurance on plant material and other stored or installed materials is the responsibility of the Contractor. Contractor is liable for any losses due to theft, fire or vandalism incurred prior to Date of Substantial Completion of the work. Owner shall in no way be held responsible for any loss of plant material and other stored or installed materials due to fire, theft or vandalism.
2. Proceed with and complete all landscape work as soon as portions of the site becomes available.
3. Existing Utilities: Locate all underground utilities. Avoid possible damage to utilities. All damages to utilities resulting from this contract work will be repaired at the Contractor's expense.
4. Excavations: When conditions detrimental to plant growth are encountered, such as debris, poor drainage, or other subsurface deterrents, notify Architect in writing.
5. Planting Schedule: Coordinate schedule with General Contractor, Irrigation Contractor and other concerned Subcontractors.

PART 2 – PRODUCTS

1. TOPSOIL
   A. Any additional topsoil necessary shall be fertile, friable, loamy, reasonably free of subsoil, clay, weeds, litter and free of roots, stumps and stones larger than two inches in any dimension and any other toxic matter harmful to plant growth. Topsoil should have an acidity range between 5.5 and 6.0 and have a minimum of 4% organic matter.
   B. Obtain topsoil From local sources having similar soil texture to that present at Project Site.
2. SOIL AMENDMENTS
   A. Lime: Natural limestone containing 100% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and 90% passes a 100-mesh sieve.
   B. Humus:
   1. Air dried, finely shredded and ph range suitable for intended horticultural use.
   2. Humus may be peat-type or completely decomposed forest-type including decomposed leaves, bark and organic wastes.
   C. Bonemeal: Commercial, raw, finely ground, 4% nitrogen and 20% phosphoric acid.

   Superphosphate: Soluble mixture of treated minerals, 20% available phosphoric acid.

   D. Commercial Fertilizer: Complete fertilizer o neutral character, with some elements derived from organic sources and containing following percentages of available plant nutrients.
   1. Provide a homogeneous fertilizer for trees, shrubs and ground cover complete with micro nutrients having an analysis of 6-6-6 (six pounds of nitrogen, six pounds of available phosphoric acid and six pounds of water soluble potash respectively or each 100 pounds of mixture).
   2. Provide fertilizer for lawns in accordance with results and recommendations or soil report relative to lawn installation. Provide nitrogen in a form that will be available to lawn during initial growth period.
3. PLANTING SOIL
   A. Planting soil mix for on-grade plantings: Provide soil amended as per laboratory recommendations. Basic planting soil mix consists of:

   50% existing clean topsoil
   50% soil mix (by volume as follows)
   1/3 imported topsoil (sandy loam)
   1/3 peat
   1/3 cow manure (commercially processed)

4. PLANT MATERIALS
   A. General:
   1. Provide plants true to species and variety, complying with recommendations of ANSI Z60: 1" American Standard for Nursery Stock".
   2. Specific requirements concerning plant material and the manner in which it is to be supplied are shown on the Drawings and plant List.
   B. Quality and Size:
   1. Furnish nursery grown plants, freshly dug, well branched, fully foliaged when in leaf and with healthy well developed root systems. Plants to be free of insect infestation, their eggs or any diseases.
   2. Provide symmetrical plans whenever called for.
   3. Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the Architect and if sizes or roots or rootballs are increased proportionally. The increased size will not result in additional cost to the Owner.
   4. Within each size range or container material not less than 50% of the plants must be of the maximum size specified.
   5. Balled and Burlaped Plants: Plants designates "B&B" are to have firm, natural balls of soil corresponding to sizes specified in ANSI Z60 1" American Standard for Nursery Stock". Balls to be firmly wrapped in biodegradable burlap and securely ties with biodegradable heavy twine, rope and/or wire baskets. Plants with loose, broken or manufactured rootballs will be rejected. Rootballs shall be lifted from the bottom only, not by stems or trunks.
   6. Container grown plants in cans or plastic containers will be acceptable in lieu of balled or burlaped plants provided that they are of specified quality. The container must be removed, with care being exercised as to not injure the plant, prior to planting.
   C. Trees:
   1. Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are specified in the Contract Documents.
   2. Caliper shall be measured six inches above ground for trees up to and including four inch caliper. Trees over four inch caliper shall be measured 12 inches above ground, specified height and spread dimensions refer to the main body of the plant and branch tip to tip. Take measurements with branches in natural position.
   D. Do not limb up tree forms more than two feet before planting. Prune to desired shape as directed by Landscape Architect.
   E. Provide established and well rooted ground cover plants, in removable containers or integral peat pots, having not less than minimum number and length of runners by ANSI Z60.1 for the pot size specified.
   F. Grass:
   1. Sod: Provide strongly rooted sod, not less than two years old and free of weeks and undesirable native grasses. Only provide sod capable of growth and development when planted. Provide machine cut sod of a uniform minimum soil thickness of 5/8 inch plus thickness of top growth and thatch. Sod pieces to be consistent in size and shape. All sod must be a true certified turf grass.
5. MISCELLANEOUS LANDSCAPE MATERIALS
   A. Burlap for wrapping earthball shall be biodegradable jute mesh not less than 7.2 oz per square yard. Wrapping materials made form man made fibers are unacceptable.
   B. Stakes: Grade no. 2 or better, uniform grade pressure treated pine LP-22 or sound new hardwood or redwood free of knotholes and other defects.
   C. Anchors: #4 rebars or comparable size steel stakes, 36 inches in length.
   D. Guys and Wire Ties: 2-strand, twisted, pliable galvanized steel wire not lighter than #12 gauge.
   E. Hose: Reinforced, 1/2 inch diameter black rubber or plastic garden hose. Cut to required lengths to protect tree trunks from damage by wires.
   F. Soil separator: Rot resistant polypropylene filter fabric, water permeable and unaffected by freeze-thaw.
   G. Drainage Gravel: Clean crushed stone (approx. 1/2" dia.).
   H. Water is available at the site, furnished by the Owner at no cost to the Contractor. Water transportation is the sole responsibility of the Contractor.
   I. Mulch: (2-3" layer) Well-aged, fine-shredded, hardwood, uniform in size and free of foreign matter.
   J. Anti-Desiccant: Emulsion-type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture form plats. Deliver in manufacturer's fully identified containers and apply in accordance with manufacturer's instructions.

PART III – EXECUTION

1. PREPARATION
   A. General:
   1. Contractor shall examine conditions under which planting is to be installed. Review applicable architectural and engineering drawings, and be familiar with location of underground utilities before digging.
   2. Planting operations are to be performed at such times of the year as the job may require, the Contractor guarantees the plant material as specified. Plant only during suitable weather conditions.
   3. Layout trees and shrub locations and areas for mass plantings. Stake locations, outline areas and secure Site Superintendent's acceptance before start of excavation for planting work. Make adjustments as may be requested.
   4. Notify Architect of adverse sub-surface drainage or soil conditions. State conditions and submit a proposal for correction including costs. Obtain approval for method of correction prior to continuing work in the affected area. In the event that alternate locations are selected, the Contractor shall prepare such areas at no additional expenses to the Owner.
   B. Excavation for Trees and Specimen Shrubs:
   1. Excavate pits, beds and trenches as specified and as shown on the drawings.
   2. Loosen hardpan until hardpan has been broken and moisture is allowed to drain freely.
   3. For balled and burlaped (B&B) trees and shrubs) make excavations at least 12" wider for every 12" of rootball for the top 1/3 of the pit. For the remaining depth of the pit, excavate at least two feet wider than the rootball diameter and equal to the ball depth plus an allowance for setting.
   4. Excavate as specified for balled and burlaped stock for container growth stock. Adjust to size of container width and depth.
   C. Test Drainage
Tree and specimen shrub pit: Fill each pit with water. If percolation is less than 100% within a period of 12 hours, drill a ten inch hole auger to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with soil separator. Retest pit if case drainage is still unsatisfactory. Notify architect, in writing, of the condition before planting trees in the questionable areas.
   D. Subsoil Removal
Dispose of subsoil removed from landscape excavations. Do not mix with planting soil. Do not use as backfill.
2. PREPARATION OF PLANTING SOIL
   A. Clean topsoil of roots, plants, clods, stones, clay lumps ad other extraneous materials harmful or toxic to plant growth before mixing.
   B. For pit and trench type backfill, mix planting soil prior to backfilling and keep covered until used.
   C. For ground cover and shrub beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting. (Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
   1. Mix lime, if required, with dry soil prior to mixing of fertilizer.
   2. Prevent lime form contacting roots of acid-loving plants.
   3. Apply phosphoric acid fertilizer (in addition to that constituting a portion of complete fertilizers) directly to subgrade before applying planting soil and tilling.
3. PREPARATION OF SHRUB AND GROUND COVER PLANTING BEDS
   A. Layout planting beds on the ground as shown on the plans. Layout to be approved by Site Superintendent prior to constructing the beds.
   B. Outline bed with a trench edge as detailed. Place soil from trench edge within bed areas.
   C. Loosen existing soil to a minimum depth of 12". Remove detrimental to plant growth.
   D. Spread six inches minimum layer of planting soil mixture over entire bed area. Additional soil mix may be necessary to build up shrub beds to grade as detailed. Working planting soil into top of loosened soil.
   E. Fine grade planting areas to conform to ensure positive drainage after settlement has occurred. Slope surface of shrub beds to drain toward the trench edge.
4. PREPARATION OF PLANTERS
   A. Place drainage and filter materials in bottom of planters according to detail and ill with planting soil mixture. Place soil in lightly compacted layers to an elevation of one to one half inches below top of planter.
   B. Contractor shall take precautions to maintain integrity of waterproofing. Notify Architect of any damage defects in planter waterproofing prior to planting.
5. PREPARATION OF SEASONAL COLOR BEDS
   A. Excavate seasonal color bed to a depth of four inches, break through "hard pan" and remove all stone, roots, debris, etc. Remove excavated soil.
   B. Roto till excavated bed to a depth of 6-8".
   C. Slope the base of the seasonal color bed to the trench edge. Add four inch in diameter drainage pipe if necessary to ensure proper drainage.
   D. Spread planting soil mix as specified above over bed.
   E. Seasonal color bed should be a minimum of six inches above existing grade.
6. PREPARATION FOR PLANTING LAWNS
   A. Loosen the grade of lawn areas to a minimum depth of six inches. Remove stones over one inch or two inch in any dimension, sticks, roots, rubbish and other extraneous planted promptly after preparation.
   B. Place approximately half of total amount of topsoil required. Work into top of loosened subgrade to create a transition and then place remainder of topsoil mixture to minimum depth required to meet lines, grades and elevation shown after light rolling and natural settlement. Allow for sod thickness in areas to be sodded.
   C. Grade lawn area to smooth, even surface with loose, uniformly fine texture, roll and rake as required to meet finish grades. Limit fine grading to area which can be planted immediately after grading.
   D. Fertilize and lime prior to start of grassing operation. Apply ground limestone at the rate recommended by soil test analysis and work into top six inches of soil. Apply fertilizer at the recommended rate, work into top two inches of soil. The fertilizer application shall proceed the placement of sod by more than three days.
   E. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns.
   F. Repair lawn areas, if eroded or otherwise disturbed after fine grading and prior to planting.
   G. Lawn areas with unchanged grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, etc., prepare soil for lawn planting as follows prior to preparation of unchanged areas, remove existing grass vegetation and turf. Dispose of such material outside of Owner's property. Till to a depth of not less than six inches; apply soil amendments and initial fertilizers as specified; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, free of lumps, stones, roots and other extraneous matter.
7. PLANTING TREES AND SPECIMEN SHRUBS
   A. Set balled and burlaped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit with 1/5 of ball above the finish grade. Remove all straps and ropes made of man-made fibers completely from rootball. Loose and remove burlap and biodegradable ropes from top third of rootball. Cut and remove the top third of all wire baskets before backfilling. The planting soil mixture to backfill plant pits. After plants are set, place additional backfill around base and sides of ball and work each layer to scale, backfill, and eliminate voids and air pockets. When excavation is approximately two thirds full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Repeat watering after placing final layer of backfill.
   B. Set container grown stock exactly like balled and burlaped stock. Remove containers, without damaging rootballs, prior to backfilling.
   C. Apply anti-desiccant if deciduous trees or shrubs are moved in full leaf, spray with anti-desiccant at nursery before moving and again after planting as per manufacturer's recommendations.
   D. Smooth planting areas to conform to specified grades after full settlement has occurred and mulch has been applied.
   E. Mulching: Immediately after planting work has been completed, mulch pits, tranches, and planting beds. Provide 2-3" of mulch as specified above. Finish edges according to detail.
   F. Water: Seal all plants immediately after planting and continue watering as necessary until Substantial Completion Date.
8. STAKING, GUYING AND PRUNING
   A. Stake and guy trees immediately after planting. Plants shall be plumbed after staking or guying. Maintain stakes, wires and guys until acceptance of the job.
   B. Staking trees of one inch to three inch caliper. Drive stakes securely into ground and fasten to tree with wire and tie. Use hose around wire to sire is not in contact with plant, or use Cinch-tie of appropriate size. Adhere to staking details unless alternate detail has been approved by Architect prior to beginning of planting operations.
   C. Guying trees over three inches: Guy trees according to detail. Position guys around trunk at approximately two-fifths the height of the tree. Anchor guys in ground to specified stakes driven below finish grade.
   D. Pruning: Do not cut tree leaders. Remove injured or dead branches from trees. Thin branches by 1/4 retaining normal tree shape.
   E. Inspect tree-trunks for injury, improper pruning and insect infestation. Inform Architect of any problems.
9. PLANTING SHRUBS AND GROUND COVER BEDS
   A. Excavate and loosen soil in large enough area to install specified container grown plants.
   B. Remove plants from containers without damaging the rootball and set in excavated hole with 1/4 of rootball above final shrub bed elevation.
   C. Backfill rootball with soil from the bed, planting soil mix and lightly compact soil around plant to eliminate voids and air pockets.
   D. Mulching: Immediately after planting, mulch planting beds with 2-3" of mulch.
   E. Soak entire are immediately after planting with water. Water thereafter as necessary until substantial completion.
10. INSTALLING LAWNS
   A. Sodding New lawns:
   1. Water soil of are to be sodded prior to laying sod. Soil must be moist, but not saturated when laying sod.
   2. Lay sod within 24 hours from time of stripping. If not possible, sod may be stored on site up to 36 hours after stripping provided sod is properly protected; unstack, unroll, place in shade and keep moist.
   3. Do not plant dormant sod.
   4. Do not plant sod on frozen ground.
   5. Lay sod to form a solid mass with tightly fitted joints. Do to overlap. Stagger stripe. Work form boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into gaps between pieces or sod; remove excess to avoid smothering of adjacent grass.
   6. Anchor sod with pegs to prevent slippage on slopes wherever erosion can be anticipated. Lay sod perpendicular to slope direction with staggered joints.
   7. Water sod thoroughly with a fine spray immediately after planting until soil is damp to a depth of four inches.
11. MAINTENANCE
   A. Begin maintenance immediately after planting and maintain trees, shrubs and other plants until Date of Substantial Completion.
   B. Maintain trees, shrubs and other plants by all accepted horticulture practices such as watering pruning, cultivating, spraying for insects and disease as well as remulching as required for healthy growth. Restor planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or to plumb position as required. Restore or replace damaged wrappings.
   C. Maintain lawns until issuance of Subetantial Completion. Maintain lawns by watering, weeding, mowing, repair or eroded areas and re-seeding or re-sodding as necessary to establish a uniform lawn areas.
12. CLEAN UP AND PROTECTION
   A. Keep pavements, staging and work areas in an orderly condition.
   B. Upon completion or work, clear grounds of debris, materials, and all equipment.
   C. Protect Landscape Work and materials from damage due to operations by other contractors and trades. Maintain protection during installation and maintenance periods. Repair or replace damaged Landscape Work as directed at no additional cost to the Owner.
   D. Theft: Contractor is responsible for theft of plant material at the Project Site before, during and after planting until the issuance of Substantial Completion.
13. INSPECTION AND ACCEPTANCE
   A. Periodic site Inspections will be made from time to time by the Landscape Architect to review the quality and progress of the work. Unacceptable work must be corrected within five calendar days.
   B. Upon completion of work, the Contractor shall notify the Landscape Architect and the Owner at least ten (10) days prior to requested date of Substantial Completion inspection of all portions of the work. Landscape Architect or Site Superintendent will issue a punch list for work to be corrected. All work in the punch list must be completed within five (5)working days from date of inspection. Where inspected work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected and accepted by the Landscape Architect.
   C. Certificate of Substantial Completion will be issued for acceptable work. If punch list items are issued with the Certificate, they must be corrected within five (5) working days.
   D. One year warranty commences on the date of issuance of the Certificate of Substantial Completion.
   E. Final acceptance: One year after Date of Substantial Completion of work in total, the Landscape Architect and the Owner inspects the work for Final Acceptance. Upon satisfactory completion of repairs and/or replacement, the Landscape Architect will serve as evidence that Contractor's one-year warranty obligations have been met.

PREPARED BY:

The RBA
ENGINEERS • ARCHITECTS • PLANNERS
7134 Columbia Gateway Drive
Suite 206, Columbia, Maryland 21046

DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT LP:30
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

McDONALD'S RESTAURANT
9261 ALL SAINTS ROAD, LAUREL, MD.

ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND
TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE C05 — SEWER CODE 7142500
REGIONAL DWG. NO 19-462
CAD FILE:
PLAN DISCRIPTION: LANDSCAPE DETAILS

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE

CO-SIGN SIGNATURES: REGIONAL MGR. | CONST. MGR. | OPERATIONS DEPT. | REAL ESTATE DEPT. | CONTRACTOR | OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

McDONALD'S®
BALTIMORE REGION
OFFICE ADDRESS: 8850 STANFORD BOULEVARD COLUMBIA, MD 21045 (410) 290-0000

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SHEET 13 OF 14

AREA TABULATION

INLET	AREA NO.	AREA (ACRES)	IMPERVIOUS (ACRES)	LANDSCAPED (ACRES)	'C' FACTOR
WQ-1	1	0.97	0.72	0.25	0.68
EX. CULVERT	2	1.17	0.41	0.76	0.41

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/18/95

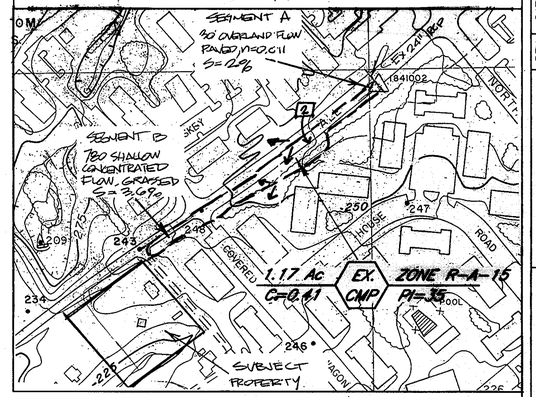
DIRECTOR — DATE 9/28/95 VJC

Gina Fiummara — 9/27/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

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

COUNTY HEALTH OFFICER — 9-21-95 DATE

REV	DATE	DESCRIPTION	BY
2	5/12/95	ADDED 10' x 81.66' APPRTION.	MP
1	8/23/95	FRONT ADDITIONS	CDG

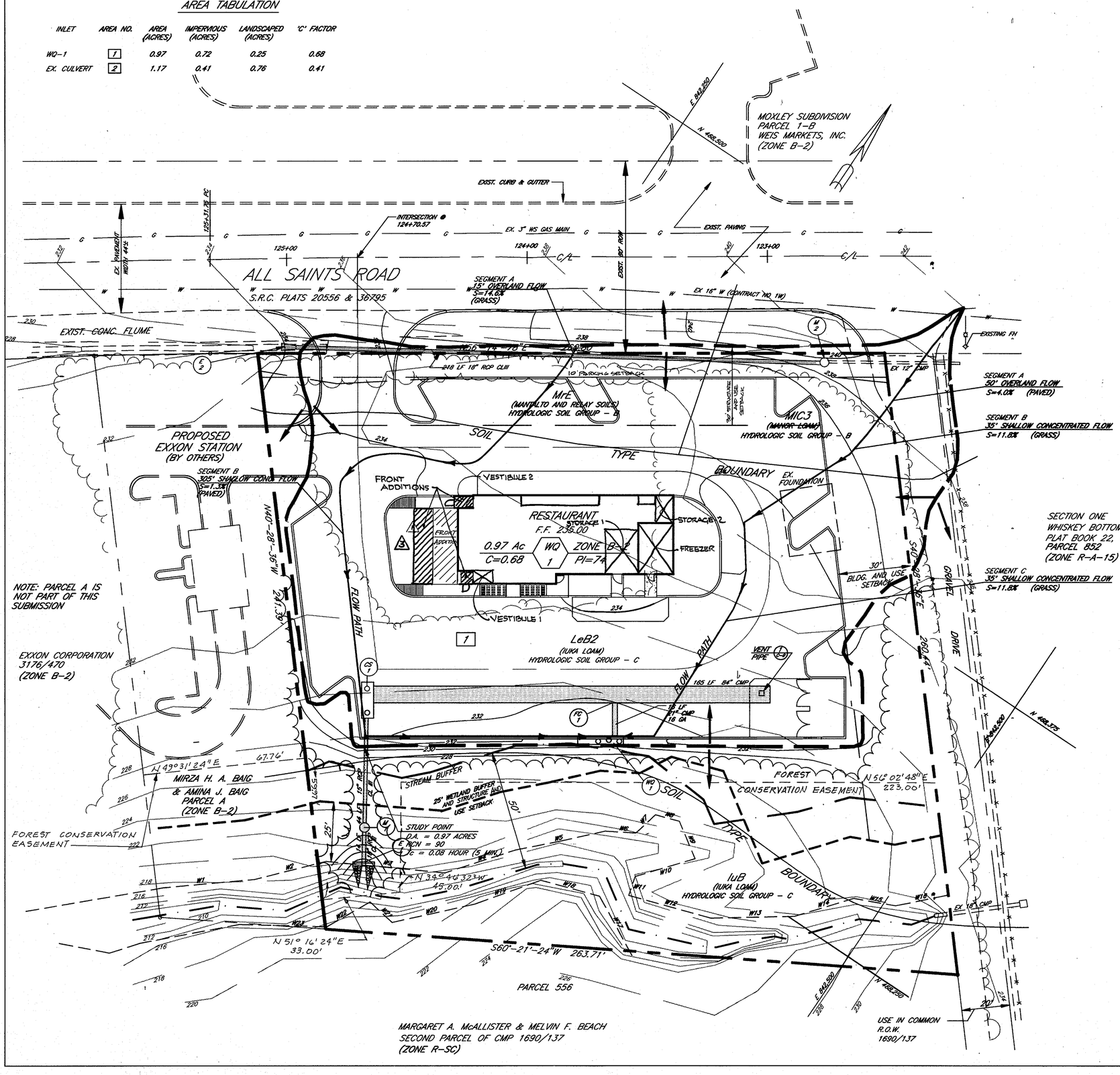


OFFSITE DRAINAGE AREA MAP

SCALE: 1" = 200'

SECTION ONE
WHISKEY BOTTOM APARTMENTS
PLAT BOOK 22, PLAT 08
PARCEL 852
(ZONE R-A-15)

STATE OF MARYLAND — RICHARD L. CLEM — 5/11/95



ARCHITECTURAL REGISTRATION BOARD — 3635 — STATE OF MARYLAND

PREPARED BY: The RBA — ENGINEERS • ARCHITECTS • PLANNERS, 7164 Columbia Gateway Drive, Suite 100, Columbia, Maryland 21046
DATE: MAY 8, 1995

LEGEND

SANITARY SEWER	GAS
WATER	LOT LIGHT LP:30
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TAX MAP NO. 47, GRID 21
MIRZA H.A. BAIG & AMINA J. BAIG, PARCEL B
CENSUS TRACT NO. 6069.03
WATER CODE L05 — SEWER CODE 7142500

REGIONAL DWG. NO 19-462 — PLAN DISCRIPTION: DRAINAGE AREA MAP
CAD FILE: 1113BASE.DWG

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

D-1
SHEET 14 OF 14

McDONALD'S
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OFFICE — COLUMBIA, MD 21045 (410) 290-0000
ADDRESS — 8850 STANFORD BOULEVARD COLUMBIA