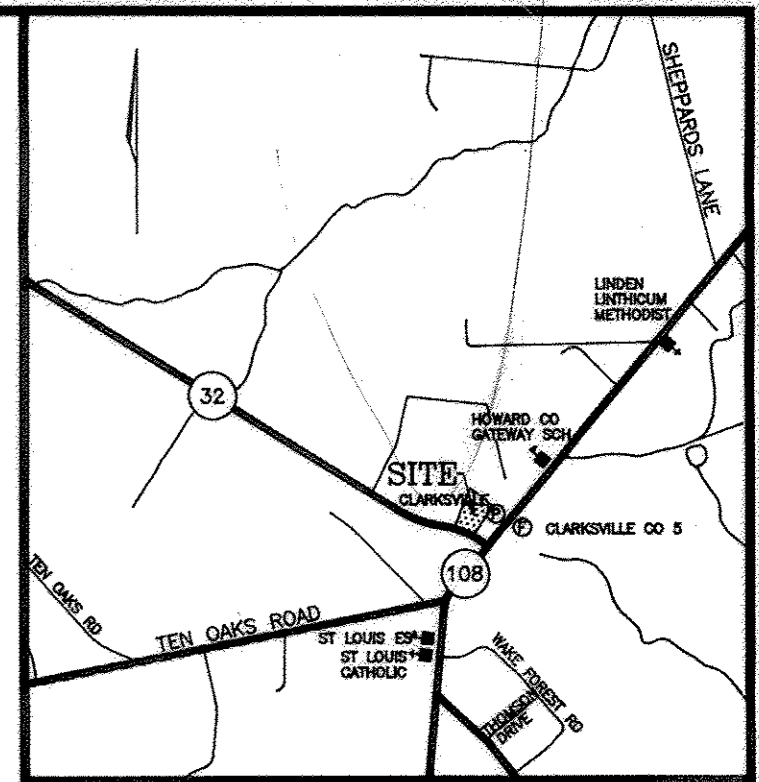


# ANTWERPEN TOYOTA NEW CAR AUTOMOBILE DEALERSHIP P/O PARCEL C-2, HOLWECK SUBDIVISION

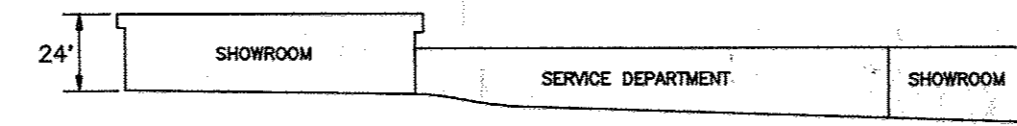
## SITE DEVELOPMENT PLAN



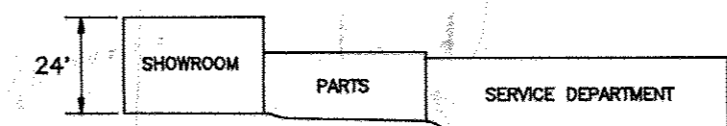
VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

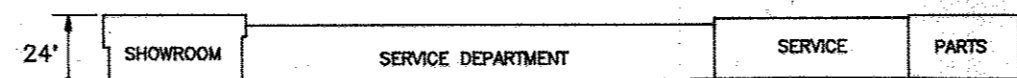
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY 1-800-257-7777  
C & P TELEPHONE COMPANY: 725-9876  
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366  
AT&T CABLE LOCATION DIVISION: 393-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS: NEW CAR FACILITY (BUILDING #1)  
AREA OF PARCEL = 7.062 AC.  
PRESENT ZONING: B-2  
USE OF STRUCTURE: AUTO RETAIL SALES AND SERVICE  
FIRST FLOOR BUILDING AREA: 47,622 SQ. FT. (INCLUDING 42 SERVICE BAYS: 19,479 SF)  
SECOND FLOOR BUILDING AREA: 14,177 SQ. FT. / USED CAR FACILITY (BLDG #2) 4,312 S.F.  
MAXIMUM NUMBER OF EMPLOYEES: 175  
BUILDING COVERAGE ON SITE: 51,799 S.F. / 1.19 AC. / 17.62% OF GROSS AREA  
PAVED PARKING LOT/AREA ON SITE: 220,606 S.F. / 5.06 AC. / 74.28% OF GROSS AREA  
AREA OF LANDSCAPE ISLAND: 32,650 S.F. / 0.75 AC. / 10.70% OF GROSS AREA
- PROJECT BACKGROUND:  
LOCATION: CLARKSVILLE, MARYLAND TAX MAP: 34 PARCELS: 256, 365 AND 195  
ZONING: B-2  
SECTION/AREA: N/A  
SITE AREA: 7.062 AC.  
SPZ REFERENCES: SP-93-14 APPROVED 9/20/93 SDP-95-23, F92-141, ZB-947M, SDP-01-20, ECP-12-91, F-01-197, CNT. 30-3687-D, CNT. 44-3823-D  
F-94-38(11179) APPROVED 1/13/94, F-95-75(11584) APPROVED (1/23/95) SDP-12-049, F-12-096, CNT. 24-47-59, CNT. 44-4168-D  
WP-93-90 APPROVED 7/16/93 DEEP REF: L04960/F00196, PLAT 1178-1183, PLAT 14622, PLAT 22450
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11-4, VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL.
- STORMWATER MANAGEMENT PROVIDED UNDER F-94-38, AND BY MICAO-BIORETENTON FACILITY SHOWN ON THIS PLAN WHICH WILL BE PRIVATELY OWNED & MAINTAINED.
- COORDINATES ARE BASED ON HOWARD COUNTY MONUMENTS 0013 AND 34C2 (MAD 83)
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- EXISTING TOPOGRAPHY IS FROM HOLWECK SUBDIVISION ROAD CONSTRUCTION PLANS, PROPOSED GRADING F 94-38, AND SUPPLEMENTED BY FIELD RUN TOPOGRAPHY (MARKS & VOGEL ASSOCIATES, INC. DATED MARCH, 1995)
- SEWER FOR THIS PROJECT IS PRIVATE.
- ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD P-2 UNLESS OTHERWISE NOTED (SEE P-2 AND P-3 DETAILS SHEET 7)
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD CONCRETE (SEE DETAIL SHEET 8), UNLESS OTHERWISE NOTED.
- TOPOGRAPHY ON SHEETS 9-13 IS FROM A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. PERFORMED IN FEBRUARY, 2006.
- A WATER METER SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION ON THE INCOMING WATER LINE TO EACH BUILDING.
- APPROVAL OF COMMERCIAL SITE DEVELOPMENT PLAN SUBJECT TO COMPLIANCE TO INDUSTRIAL DISCHARGE PERMIT REQUIREMENTS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL MATERIALS COLLECTED BY INTERNAL OIL/GRIT SEPARATOR TO BE DISPOSED OF OFFSITE.
- PRIVATE SEPTIC SYSTEM AND SEWAGE EASEMENT HAVE BEEN ABANDONED. SEWER IS NOW SERVED BY PUBLIC SEWER CONTRACT # 30-3687-D.
- THE PERMIT APPLICATION DATE FOR NEWLY REDLINED FEATURES IS JUNE 4, 2015 AND INCLUDES MODIFICATIONS TO THE EXISTING NEW CAR BUILDING W/ 3 SMALL ADDITIONS TOTALING 1,817 S.F. AND MODIFICATIONS TO THE EXISTING PARKING LOT AND STORM DRAIN TO ACCOMMODATE THE NEW ADDITIONS, MINIMIZE IMPERVIOUS AREAS AND PROVIDE STORMWATER MANAGEMENT. A PUBLIC FIRE HYDRANT WILL ALSO BE RELOCATED UNDER SEPARATE REDLINE REVISIONS TO THE EXISTING PUBLIC WATER CONTRACT DRAWINGS.
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP PARKING AND HANDICAP ACCESS ROUTES IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- AFPO TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 25, 2002 FOR THE HYUNDAI DEALERSHIP REVISION.
- THE PROPERTY LINES SHOWN ON SHEET 1-15 ARE BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER, 2007.
33. PARCELS 256, 365 AND 195 WERE RESULTING UNDER F-12-096 (PLAT 22450) IN ORDER TO CONSOLIDATE THE TWO PARCELS INTO ONE PARCEL UNDER ONE OWNERSHIP, KNOWN AS PARCEL C-2, ANTWERPEN TOYOTA. THERE ARE TWO SITE DEVELOPMENT PLANS FOR PARCEL C-2 AS SDP-95-07 (NEW CAR FACILITY) AND SDP-12-049 (USED CAR FACILITY).
34. FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED UNDER THE FINAL PLAN FOR HOLWECK SUBDIVISION (F-94-38).
35. DUE TO THE COMPLEXITY OF DETERMINING AS-BUILT CONDITIONS AND PROPOSED IMPROVEMENTS FOR ANTWERPEN TOYOTA, ALL IMPROVEMENTS IN CONJUNCTION WITH THE BUILDING RENOVATIONS, REVISION # 3, ARE SHOWN ON SHEETS 9 THRU 12.
36. THE LANDSCAPE REQUIREMENTS FOR THIS PROPERTY HAVE BEEN PREVIOUSLY ADDRESSED BY THIS NEW CAR FACILITY PLAN (SDP-95-07) SHEETS 6 & 9 UNDER SDP-12-049 (USED CAR FACILITY), AND UNDER F-48-38 (HOLWECK SUBDIVISION), WHICH INCLUDE STREET TREE PLANTING.
37. FINANCIAL SURETY IN THE AMOUNT OF \$2,100,000 FOR THE 7 REQUIRED REPLACEMENT PARKING LOT SHADE TREES (AS SHOWN ON SHEETS 6 & 9 OF THIS SDP, REVISION # 3) SHALL BE POSTED WITH THE GRADING PERMIT.



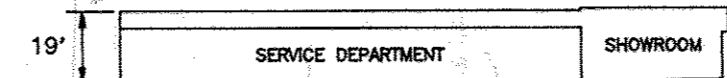
NORTH ELEVATION



EAST ELEVATION

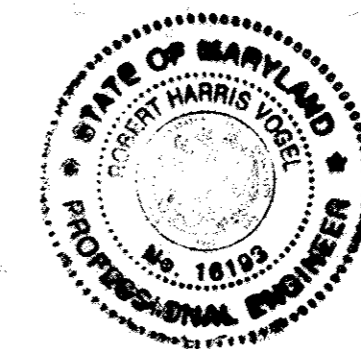


SOUTH ELEVATION



WEST ELEVATION

### BUILDING ELEVATIONS BUILDING #1 - NEW CAR FACILITY (SEE SDP-12-049 FOR BUILDING #2 - USED CAR FACILITY)



### AS-BUILT CERTIFICATION

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

Signature: *Robert H. Vogel*  
PENO: 18193  
DATE: 12/6/17

NO AS-BUILT INFORMATION ON THIS SHEET

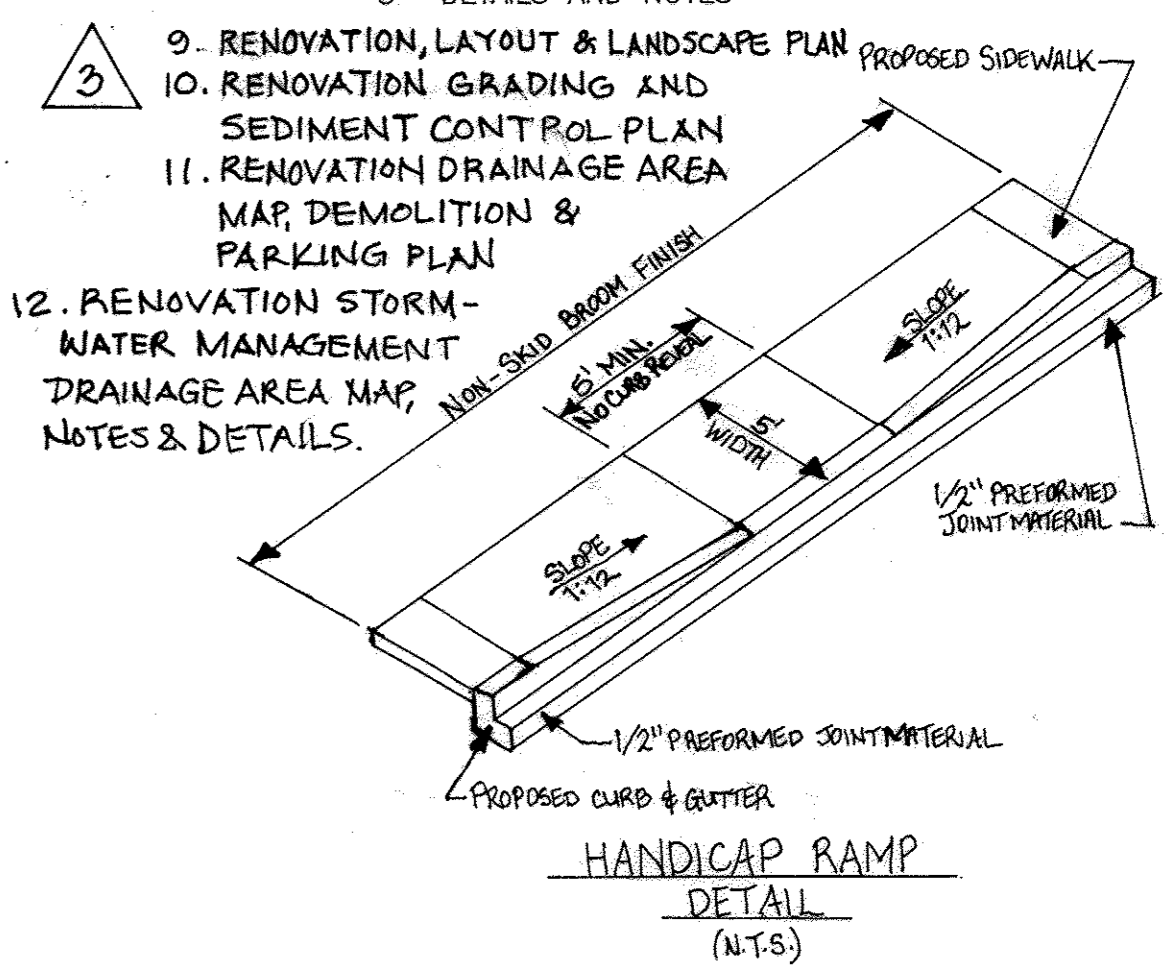
ADDRESS CHART	
PARCEL	STREET ADDRESS
'C-2'	12420 AUTO DRIVE (SDP-95-097)
'C-2'	12410 AUTO DRIVE (SDP-12-049)

BUILDING #1 PARKING TABULATION		REQUIRED	PROPOSED
SALES/OFFICE (1st & 2nd Floor)	27,471 SF.	55 SPACES	70 SPACES
2 SPACES/1,000 SQ.FT. =	(4,812 SF x 2/1,000 SF)	122 SPACES	138 SPACES
42 SERVICE BAYS; 3 SPACES/BAY =		126 SPACES	126 SPACES
30,632 SQ.FT. OUTDOOR DISPLAY; 1 SPACE/1,000 SQ.FT. =		31 SPACES	31 SPACES
HANDICAP SPACES =		7 SPACES	7 SPACES (INCL. 2 VNL SPACES)
TOTAL SPACES =		212 SPACES	244 SPACES

BUILDING #2 PARKING TABULATION		REQUIRED	PROVIDED
2 SPACES PER 1,000 SF OF BUILDING		9	9
1 SPACE PER 1,000 SF OUTDOOR DISPLAY AREA (11,811 SF x 1/1,000 SF)		12	13
TOTAL SPACES		21	22

PARKING NOTE: SEE SHEET 11 FOR OVERALL PARKING PLAN.  
SHALL BE POSTED WITH THE GRADING PERMIT.

OWNER/DEVELOPER  
ANTOY LLC  
c/o ANTWERPEN TOYOTA  
P.O. BOX 144  
CLARKSVILLE, MD 21029  
TELEPHONE: (410) 531-8700



HANDICAP RAMP  
DETAIL  
(N.T.S.)

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-29-02
2	Add Canopy Between Bldg. No. 1 and 2 and Around Roofline of Bldg. No. 2	10-18-02
3	Revise PLAN TO ADD 1,817 SF. BLDG. ADDITIONS, REVISE SWM AND ASSOCIATED GRADING AND MODIFY SITE DESIGN.	06-04-14

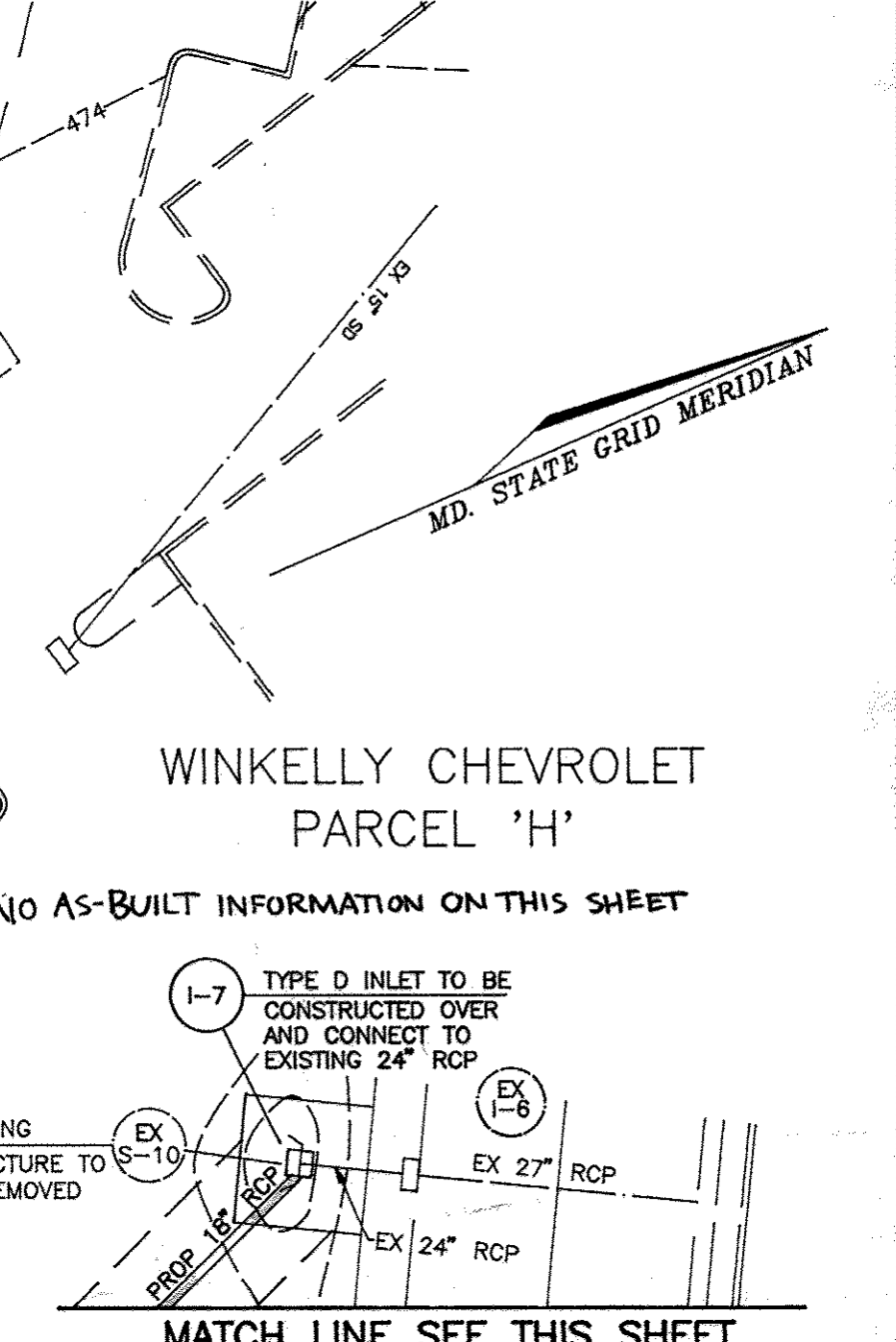
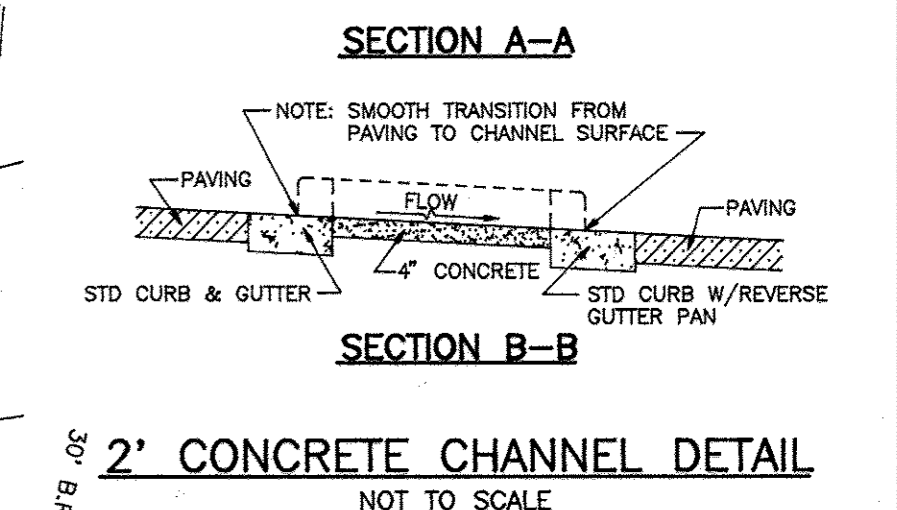
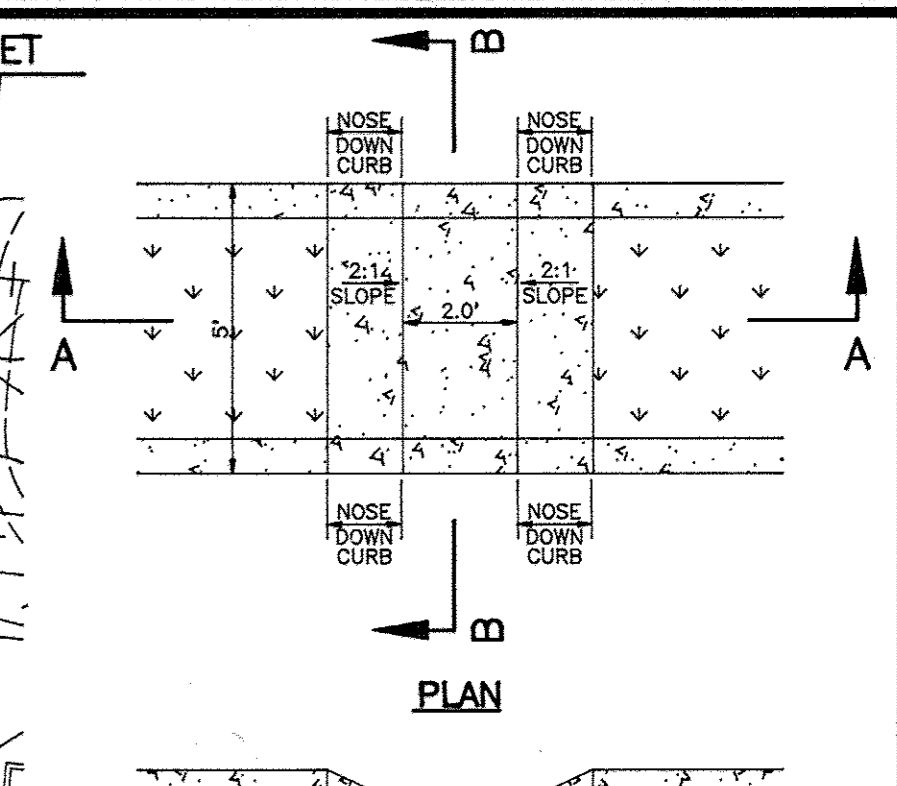
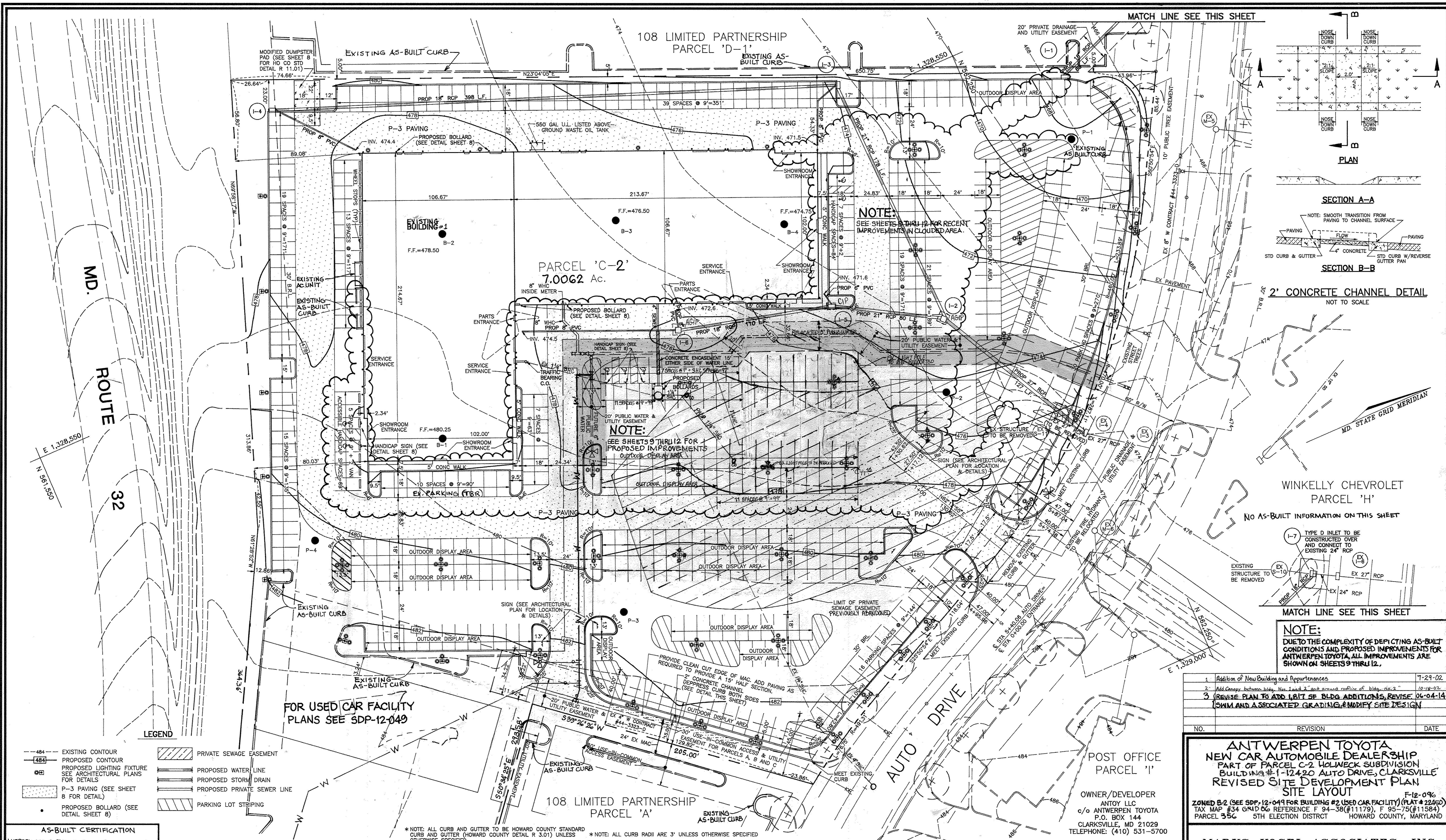
**ANTWERPEN TOYOTA**  
NEW CAR AUTOMOBILE DEALERSHIP  
PART OF PARCEL C-2 HOLWECK SUBDIVISION  
BLDG #1 - 12420 AUTO DRIVE, CLARKSVILLE  
REVISED SITE DEVELOPMENT PLAN  
COVER SHEET (PLAT NO. 22450)  
ZONED B-2 (SEE SDP-12-049 FOR BLDG #2 USED CAR FACILITY) F-12-096  
TAX MAP #34 GRID 06 REFERENCE: F-94-38(11179), F-95-75(11584)  
PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS  
3891 PARK AVENUE, SUITE 101  
ELLCOTT CITY, MARYLAND 21043  
TELEPHONE: (410) 461-5828  
FAX: (410) 466-3966

DESIGN BY: R.H.V.  
DRAWN BY: D.G.H.  
CHECKED BY: R.H.V.  
DATE: APRIL, 1995  
SCALE: AS SHOWN  
W.O. NO.: 1 SHEET OF 12

<p><b>ENGINEERS CERTIFICATE</b></p> <p>"I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."</p> <p>Signature: <i>Robert H. Vogel</i> 6/21/95 SIGNATURE OF ENGINEER DATE</p>	<p><b>DEVELOPER'S CERTIFICATE</b></p> <p>"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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."</p> <p>Signature: <i>Antoy LLC</i> 7/11/95 SIGNATURE OF DEVELOPER DATE</p>	<p>REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.</p> <p>Signature: <i>Patricia Engle</i> 6/27/95 U. S. SOIL CONSERVATION SERVICE DATE</p> <p>THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT</p> <p>Signature: <i>John R. Robertson</i> 6/27/95 APPROVER: HOWARD SOIL CONSERVATION DISTRICT DATE</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p>Signature: <i>John R. Robertson</i> 7/14/95 DIRECTOR DATE</p> <p>Signature: <i>John R. Robertson</i> 7/14/95 CHIEF, LAND DEVELOPMENT AND RESEARCH DATE</p> <p>Signature: <i>John R. Robertson</i> 7/11/95 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE</p>	<p>APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT</p> <p>Signature: <i>John R. Robertson</i> 7-7-95 COUNTY HEALTH OFFICER DATE</p> <table border="1"> <tr> <td>SUBDIVISION NAME</td> <td>SECTION/AREA</td> <td>PARCEL NUMBER</td> </tr> <tr> <td>HOLWECK SUBDIVISION</td> <td>N/A</td> <td>PARCEL 356 P/O C-2</td> </tr> <tr> <td>PLAT NO.</td> <td>BLOCK NO.</td> <td>ZONE</td> </tr> <tr> <td>22450</td> <td>6</td> <td>B-2</td> </tr> <tr> <td>TAX/ZONE</td> <td>ELECT. DIST.</td> <td>CENSUS TR.</td> </tr> <tr> <td>34</td> <td>5th</td> <td>6051.01</td> </tr> <tr> <td>WATER CODE</td> <td>J. 07</td> <td>SEWER CODE</td> </tr> <tr> <td></td> <td></td> <td>PRIVATE</td> </tr> </table>	SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER	HOLWECK SUBDIVISION	N/A	PARCEL 356 P/O C-2	PLAT NO.	BLOCK NO.	ZONE	22450	6	B-2	TAX/ZONE	ELECT. DIST.	CENSUS TR.	34	5th	6051.01	WATER CODE	J. 07	SEWER CODE			PRIVATE
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WATER CODE	J. 07	SEWER CODE																										
		PRIVATE																										





- LEGEND**
- 484 --- EXISTING CONTOUR
  - 484 --- PROPOSED CONTOUR
  - ⊙ PROPOSED LIGHTING FIXTURE SEE ARCHITECTURAL PLANS FOR DETAILS
  - P-3 PAVING (SEE SHEET 8 FOR DETAIL)
  - PROPOSED BOLLARD (SEE DETAIL SHEET 8)
  - ▨ PRIVATE SEWAGE EASEMENT
  - ▨ PROPOSED WATER LINE
  - ▨ PROPOSED STORM DRAIN
  - ▨ PROPOSED PRIVATE SEWER LINE
  - ▨ PARKING LOT STRIPING

**AS-BUILT CERTIFICATION**

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

\_\_\_\_\_  
SIGNATURE  
PENO 1693  
DATE: 2/24/17

**ENGINEERS CERTIFICATE**

"I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

\_\_\_\_\_  
SIGNATURE OF ENGINEER  
DATE: 6/21/15

**DEVELOPER'S CERTIFICATE**

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

\_\_\_\_\_  
SIGNATURE OF DEVELOPER  
DATE: 6/17/15

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

\_\_\_\_\_  
Patricia Engler  
U. S. SOIL CONSERVATION SERVICE  
DATE: 6/12/15

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

\_\_\_\_\_  
DATE: 6/27/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
DIRECTOR  
DATE: 7/14/15

\_\_\_\_\_  
CHIEF, LAND DEVELOPMENT AND RESEARCH  
DATE: 7/14/15

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 7/16/15

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

\_\_\_\_\_  
COUNTY HEALTH OFFICER  
DATE: 7-7-95

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOLWECK SUBDIVISION	N/A	PARCEL 35C
PLAT NO.	BLOCK NO.	ZONE
22450	6	B-2
TAX/ZONE	ELECT. DIST.	CENSUS TR.
34	5th	6051.01
WATER CODE	J 07	SEWER CODE
		PRIVATE

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-29-02
2	Add Contour between bldgs. No. Land 2" and around portion of bldgs. No. 2"	10-18-02
3	REVISE PLAN TO ADD 1817 SF BLDG ADDITIONS, REVISE SWM AND ASSOCIATED GRADING, & MODIFY SITE DESIGN	06-04-14

**ANTWERPEN TOYOTA**  
NEW CAR AUTOMOBILE DEALERSHIP  
PART OF PARCEL C-2 HOLWECK SUBDIVISION  
BUILDING #1-12420 AUTO DRIVE, CLARKSVILLE  
REVISED SITE DEVELOPMENT PLAN  
SITE LAYOUT F-12-09c  
ZONED B-2 (SEE SDP 12-049 FOR BUILDING #2 (USED CAR FACILITY) (PLAT # 22450)  
TAX MAP #34 GND 06 REFERENCE F 94-38(#11179), F 95-75(#11584)  
PARCEL 35C 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101  
ELLICOTT CITY, MARYLAND 21043

TELEPHONE: (410) 461-5828  
FAX: (410) 465-9966

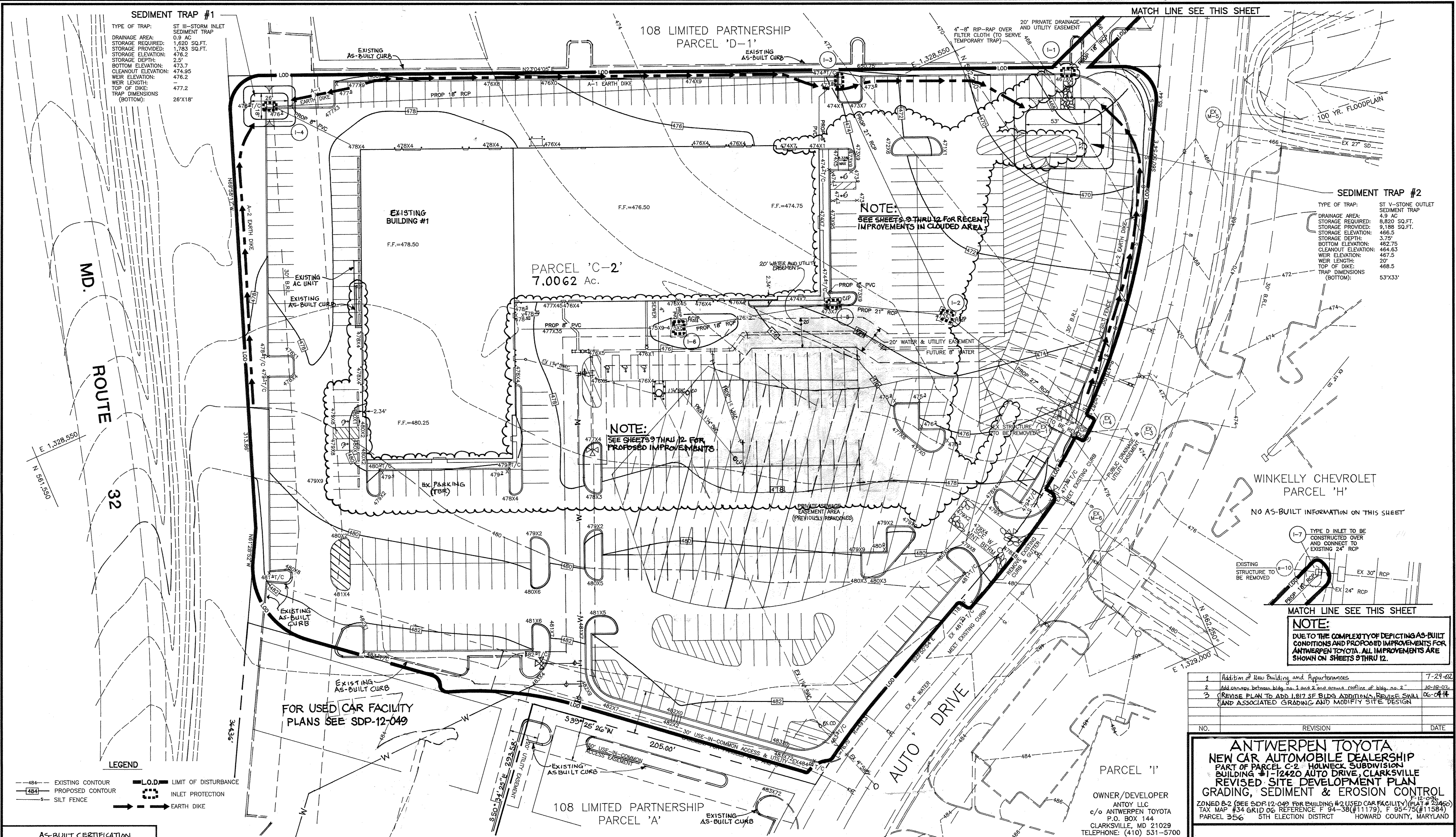
DESIGN BY: R.H.V.  
DRAWN BY: D.G.H.  
CHECKED BY: R.H.V.  
DATE: APRIL, 1995  
SCALE: 1"=30'  
W.O. NO.: 2 OF 12



**SEDIMENT TRAP #1**

TYPE OF TRAP: ST III-STORM INLET  
 DRAINAGE AREA: 0.8 AC  
 STORAGE REQUIRED: 1,620 SQ.FT.  
 STORAGE PROVIDED: 1,783 SQ.FT.  
 STORAGE ELEVATION: 476.2  
 STORAGE DEPTH: 2.5'  
 BOTTOM ELEVATION: 473.7  
 CLEANOUT ELEVATION: 474.95  
 WEIR ELEVATION: 476.2  
 WEIR LENGTH: 20'  
 TOP OF DIKE: 477.2  
 TRAP DIMENSIONS (BOTTOM): 26'X18'

MATCH LINE SEE THIS SHEET



**SEDIMENT TRAP #2**

TYPE OF TRAP: ST V-STONE OUTLET  
 DRAINAGE AREA: 4.9 AC  
 STORAGE REQUIRED: 8,820 SQ.FT.  
 STORAGE PROVIDED: 9,188 SQ.FT.  
 STORAGE ELEVATION: 466.5  
 STORAGE DEPTH: 3.75'  
 BOTTOM ELEVATION: 462.75  
 CLEANOUT ELEVATION: 464.63  
 WEIR ELEVATION: 467.5  
 WEIR LENGTH: 20'  
 TOP OF DIKE: 468.5  
 TRAP DIMENSIONS (BOTTOM): 53'X33'

**NOTE:**  
 DUE TO THE COMPLEXITY OF DEPICTING AS-BUILT CONDITIONS AND PROPOSED IMPROVEMENTS FOR ANTWERPEN TOYOTA, ALL IMPROVEMENTS ARE SHOWN ON SHEETS 9 THRU 12.

- 1 Addition of New Building and Appurtenances 7-29-02
- 2 Add canopy between bldg. no. 1 and 2 and around rooftop of bldg. no. 2 10-19-02
- 3 REVISE PLAN TO ADD 1,817 SF BLDG. ADDITIONS, REVISE SWM (AND ASSOCIATED GRADING AND MODIFY SITE DESIGN) 06-04-04

**ANTWERPEN TOYOTA**  
 NEW CAR AUTOMOBILE DEALERSHIP  
 PART OF PARCEL C-2, HOLWICK SUBDIVISION  
 BUILDING #1-12420 AUTO DRIVE, CLARKSVILLE  
 REVISED SITE DEVELOPMENT PLAN  
 GRADING, SEDIMENT & EROSION CONTROL

ZONED B-2 (SEE SDP-12-049 FOR BUILDING #2 USED CAR FACILITY) (PLAT # 22450)  
 TAX MAP #34 GRID 06 REFERENCE F 94-38 (#11179), F 95-75 (#11584)  
 PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101  
 ELLICOTT CITY, MARYLAND 21043

TELEPHONE: (410) 461-5828  
 FAX: (410) 465-3986

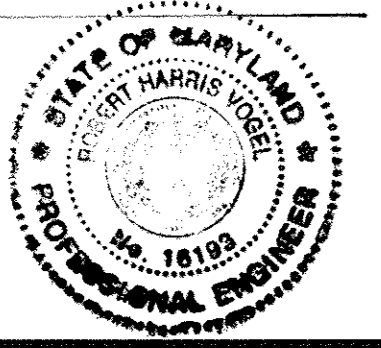
DESIGN BY: R.H.V.  
 DRAWN BY: D.G.H.  
 CHECKED BY: R.H.V.  
 DATE: APRIL, 1995  
 SCALE: 1"=30'  
 W.G. NO.: 3 SHEET OF 12

- LEGEND**
- 484- EXISTING CONTOUR
  - 484- PROPOSED CONTOUR
  - S- SILT FENCE
  - L.O.D.- LIMIT OF DISTURBANCE
  - INLET PROTECTION
  - EARTH DIKE

**AS-BUILT CERTIFICATION**

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

SIGNATURE \_\_\_\_\_  
 P.E. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_



**ENGINEERS CERTIFICATE**

"I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT"

Robert H. Vogel 6/21/95  
 SIGNATURE OF ENGINEER DATE

**DEVELOPER'S CERTIFICATE**

"I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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."

Patricia Engler/VKM 6/21/95  
 SIGNATURE OF DEVELOPER DATE

**REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.**

Patricia Engler/VKM 6/21/95  
 U. S. SOIL CONSERVATION SERVICE DATE

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

John P. Redman 6/21/95  
 HOWARD SOIL CONSERVATION DISTRICT DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

Joseph S. Miller 7/14/95  
 DIRECTOR DATE

Olga Summery 7/14/95  
 CHIEF, LAND DEVELOPMENT AND RESEARCH DATE

John P. Redman 7/14/95  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

Joseph M. Boyd M.D. 7-2-95  
 COUNTY HEALTH OFFICER (C) DATE

SUBDIVISION NAME		SECTION/AREA		PARCEL NUMBER	
HOLWICK SUBDIVISION		N/A		PARCEL 356	
PLAT NO.		BLOCK NO.		ZONE	
22450		6		B-2	
TAX/ZONE		ELECT. DIST.		CENSUS TR.	
34		5th		6051.01	
WATER CODE			SEWER CODE		
J 07			PRIVATE		

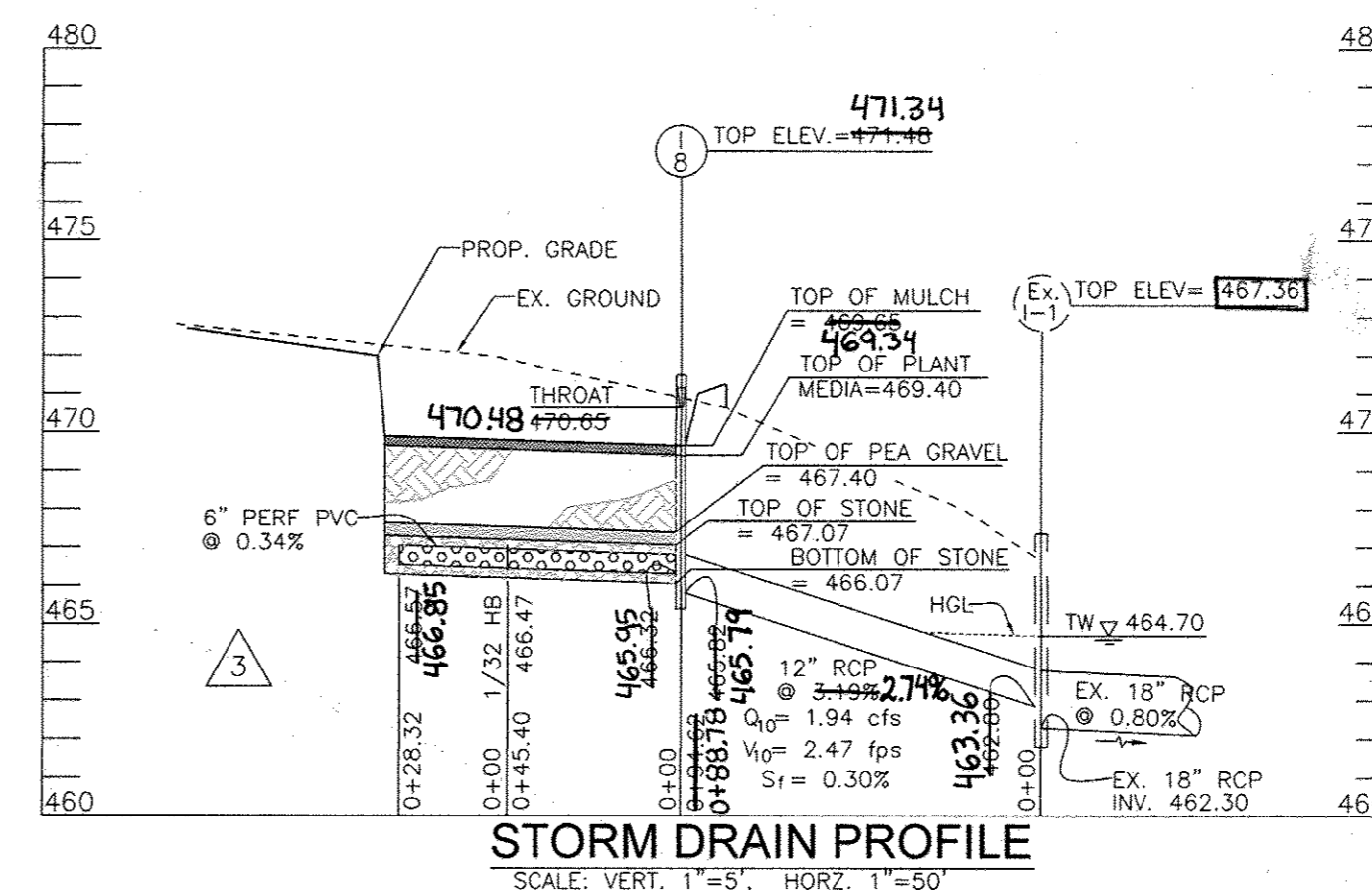
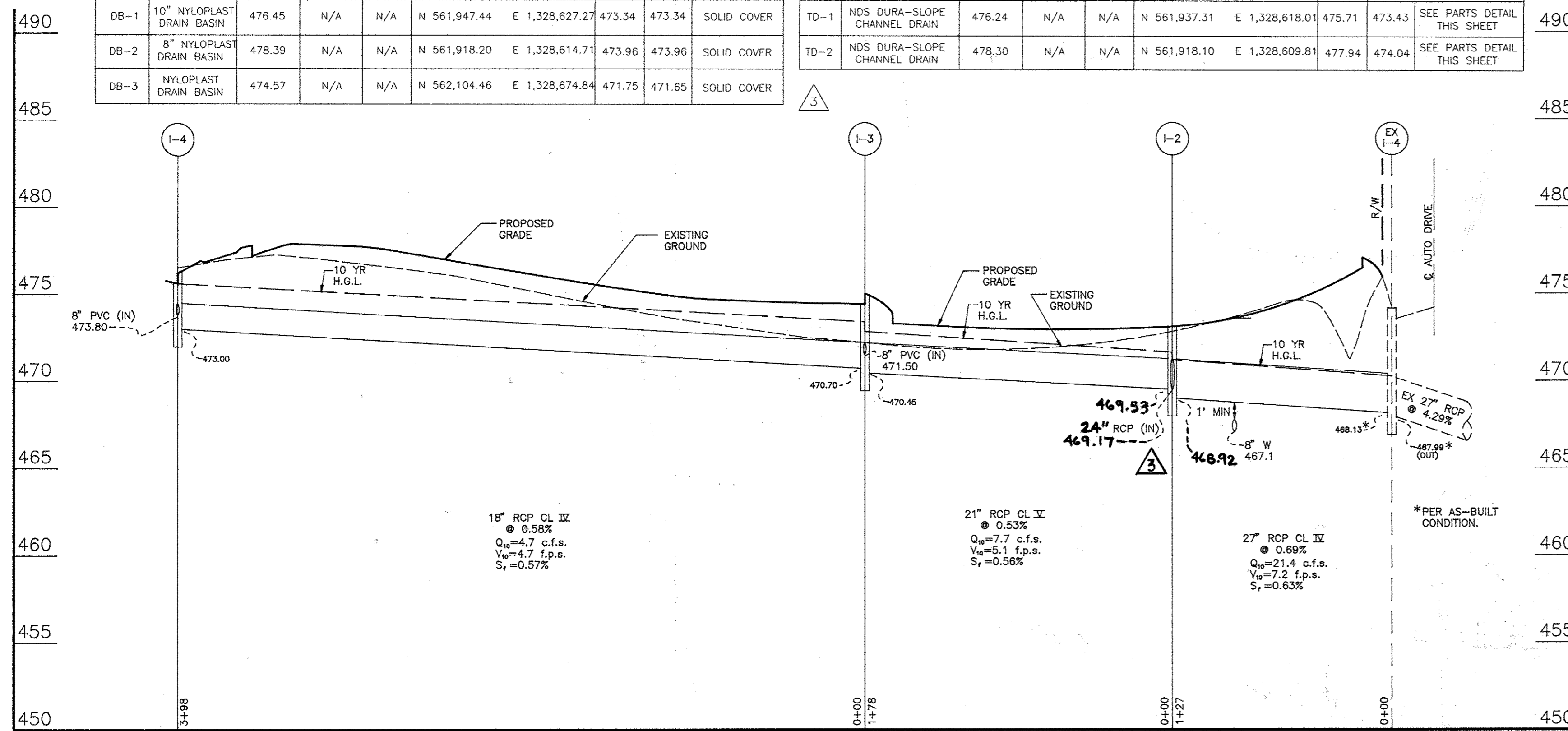


STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEVATION	ROADWAY SLOPE	CROSS SLOPE	LOCATION	INV IN	INV OUT	REMARKS
DB-1	10" NYLOPLAST DRAIN BASIN	476.45	N/A	N/A	N 561,947.44 E 1,328,627.27	473.34	473.34	SOLID COVER
DB-2	8" NYLOPLAST DRAIN BASIN	478.39	N/A	N/A	N 561,918.20 E 1,328,614.71	473.96	473.96	SOLID COVER
DB-3	NYLOPLAST DRAIN BASIN	474.57	N/A	N/A	N 562,104.46 E 1,328,674.84	471.75	471.65	SOLID COVER

STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEVATION	ROADWAY SLOPE	CROSS SLOPE	LOCATION	INV IN	INV OUT	REMARKS
TD-1	NDS DURA-SLOPE CHANNEL DRAIN	476.24	N/A	N/A	N 561,937.31 E 1,328,618.01	475.71	473.43	SEE PARTS DETAIL THIS SHEET
TD-2	NDS DURA-SLOPE CHANNEL DRAIN	478.30	N/A	N/A	N 561,918.10 E 1,328,609.81	477.94	474.04	SEE PARTS DETAIL THIS SHEET

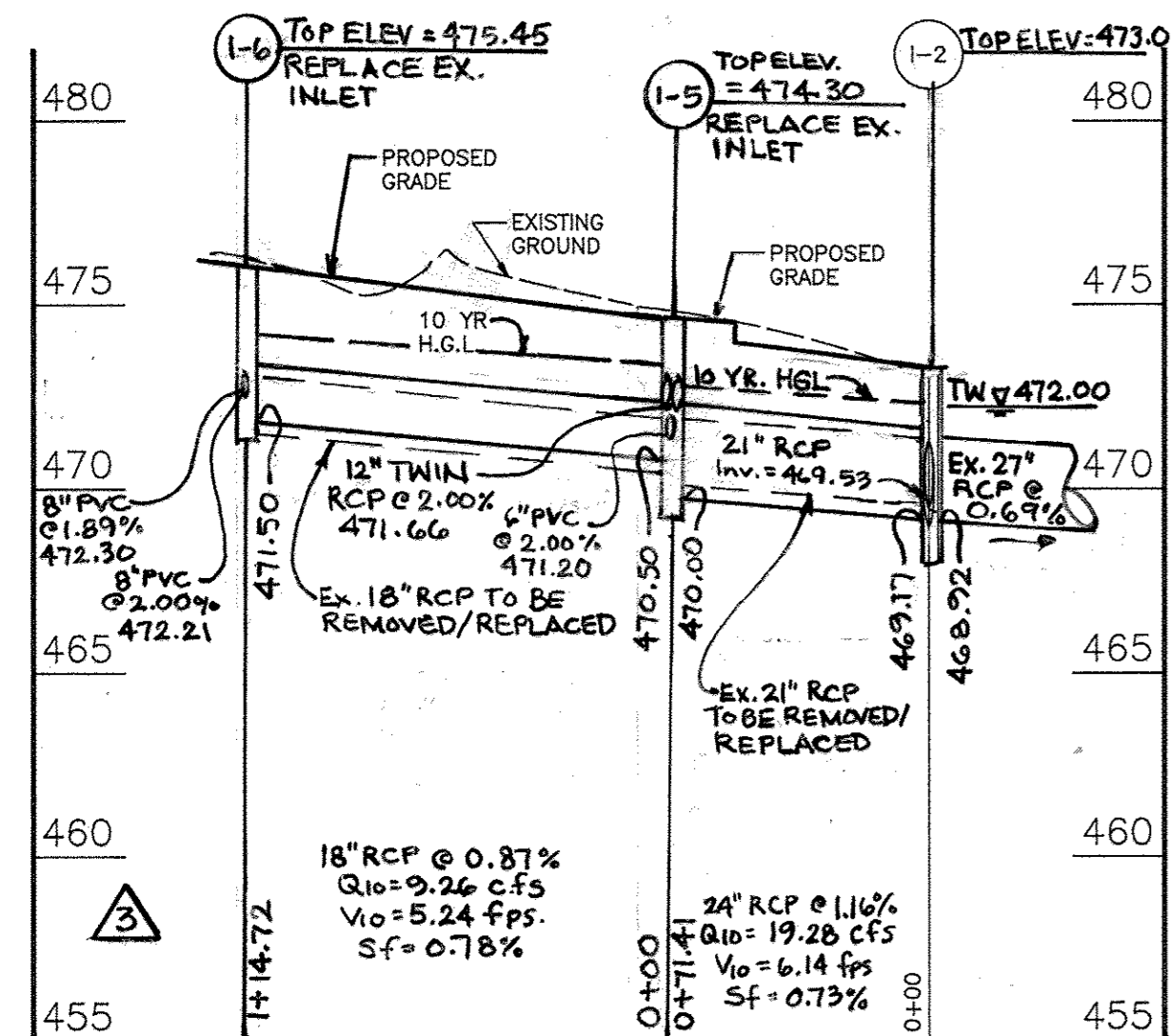


STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEVATION	ROADWAY SLOPE	CROSS SLOPE	LOCATION	INV IN	INV OUT	REMARKS
I-8	PRECAST 'D' INLET	471.34	SUMP	N/A	N 562,219.08 E 1,328,606.71	466.33	466.33	HO. CO. STD. DET. D-4.10
I-9	PRECAST 'A-10' INLET	475.47	SUMP	4.0%	N 562,093.15 E 1,328,726.72	-	472.65	HO. CO. STD. DET. D-4.03

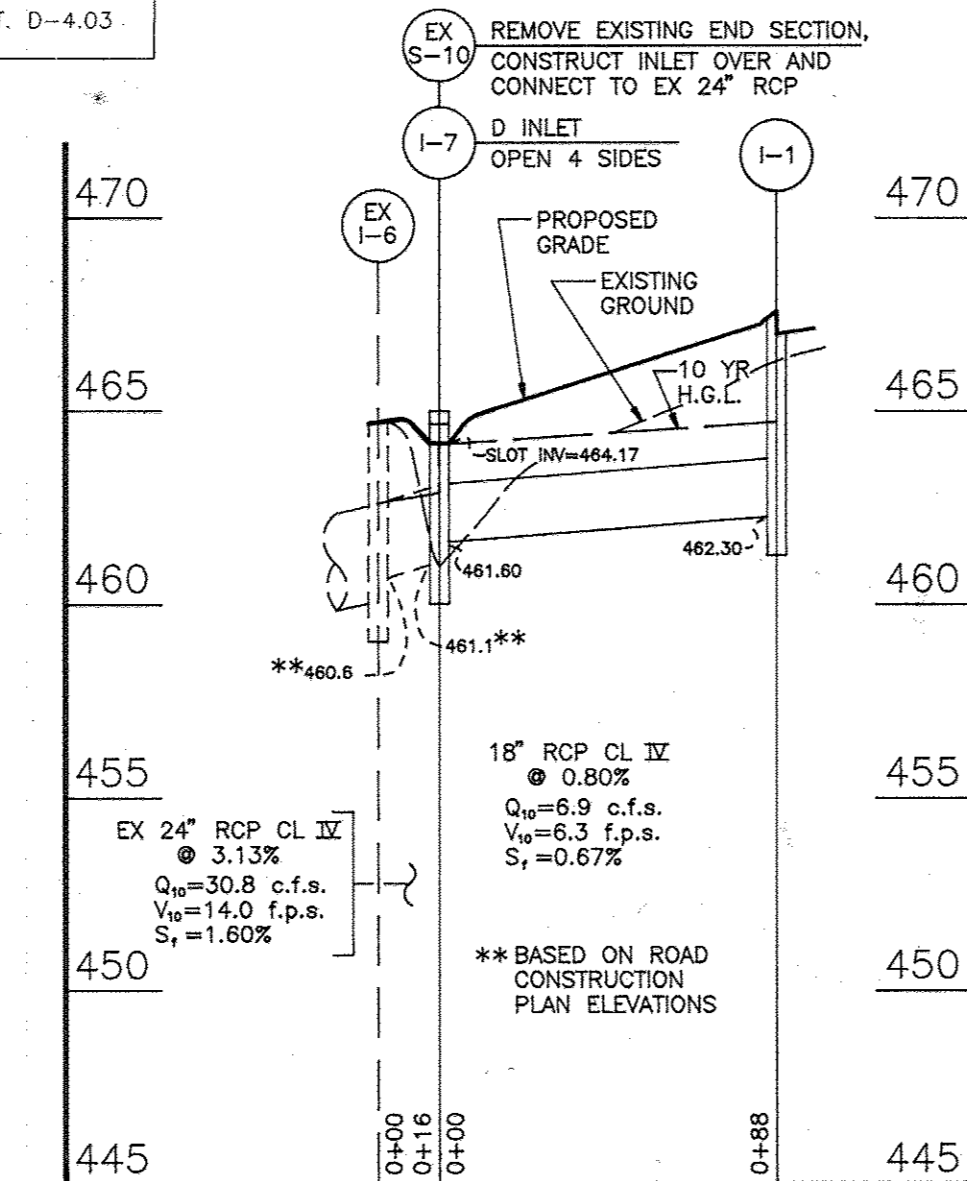
STORM DRAIN PROFILE

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



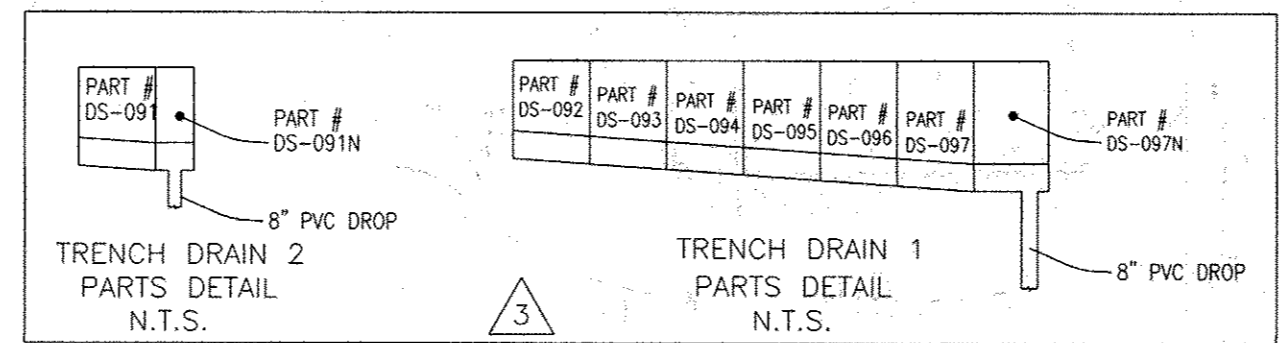
STORM DRAIN PROFILE

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



STORM DRAIN PROFILE

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



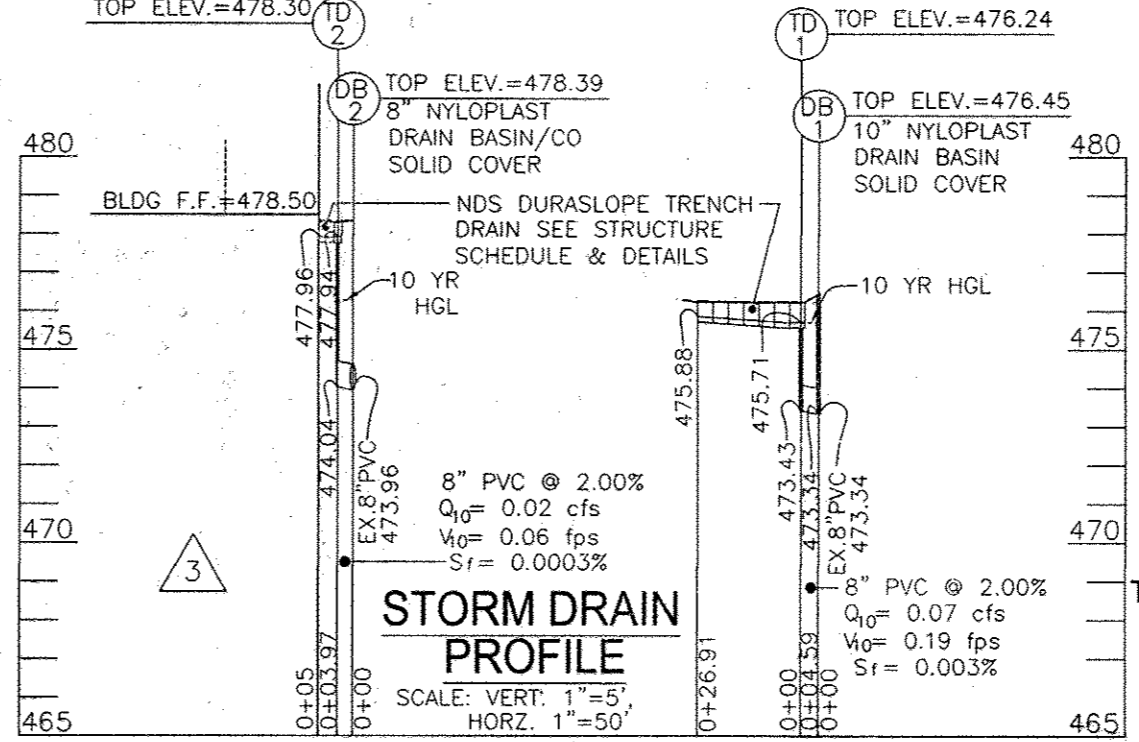
STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEVATION	ROADWAY SLOPE	CROSS SLOPE	LOCATION	INV IN	INV OUT	REMARKS
I-1	PRECAST STD TYPE A-10 INLET	467.00*	SUMP	2.0%	N 562,315.8 E 1,328,596.4	-	462.30	HOWARD COUNTY STD. DTL SD 4.41
I-2	DOUBLE S INLET	473.01†	3.0%	2.0%	N 562,171.1 E 1,328,715.4	461.17	469.92	HOWARD COUNTY STD. DTL SD 4.23
I-3	PRECAST STD TYPE A-5 INLET	474.4*	SUMP	2.0%	N 562,166.7 E 1,328,535.6	470.70	470.45	HOWARD COUNTY STD. DTL SD 4.40
I-4	PRECAST STD TYPE A-5 INLET	476.8*	SUMP	2.0%	N 561,795.8 E 1,328,394.5	-	473.00	HOWARD COUNTY STD. DTL SD 4.40
I-5	PRECAST STD TYPE A-5 INLET	474.30*	SUMP	2.0%	N 562,103.14 E 1,328,694.90	476.50	471.20	HOWARD COUNTY STD. DTL SD 4.40
I-6	DOUBLE S INLET	475.45†	SUMP	2.0%	N 561,997.64 E 1,328,649.83	472.21	472.30	HOWARD COUNTY STD. DTL SD 4.23
I-7	STD TYPE D INLET	465.0†	SUMP	-	N 562,394.8 E 1,328,562.8	461.80	461.1	HOWARD COUNTY STD. DTL SD 4.11

AS-BUILT CERTIFICATION

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

SIGNATURE: *[Signature]*  
P.E. NO. 16193  
DATE: 11/22/17



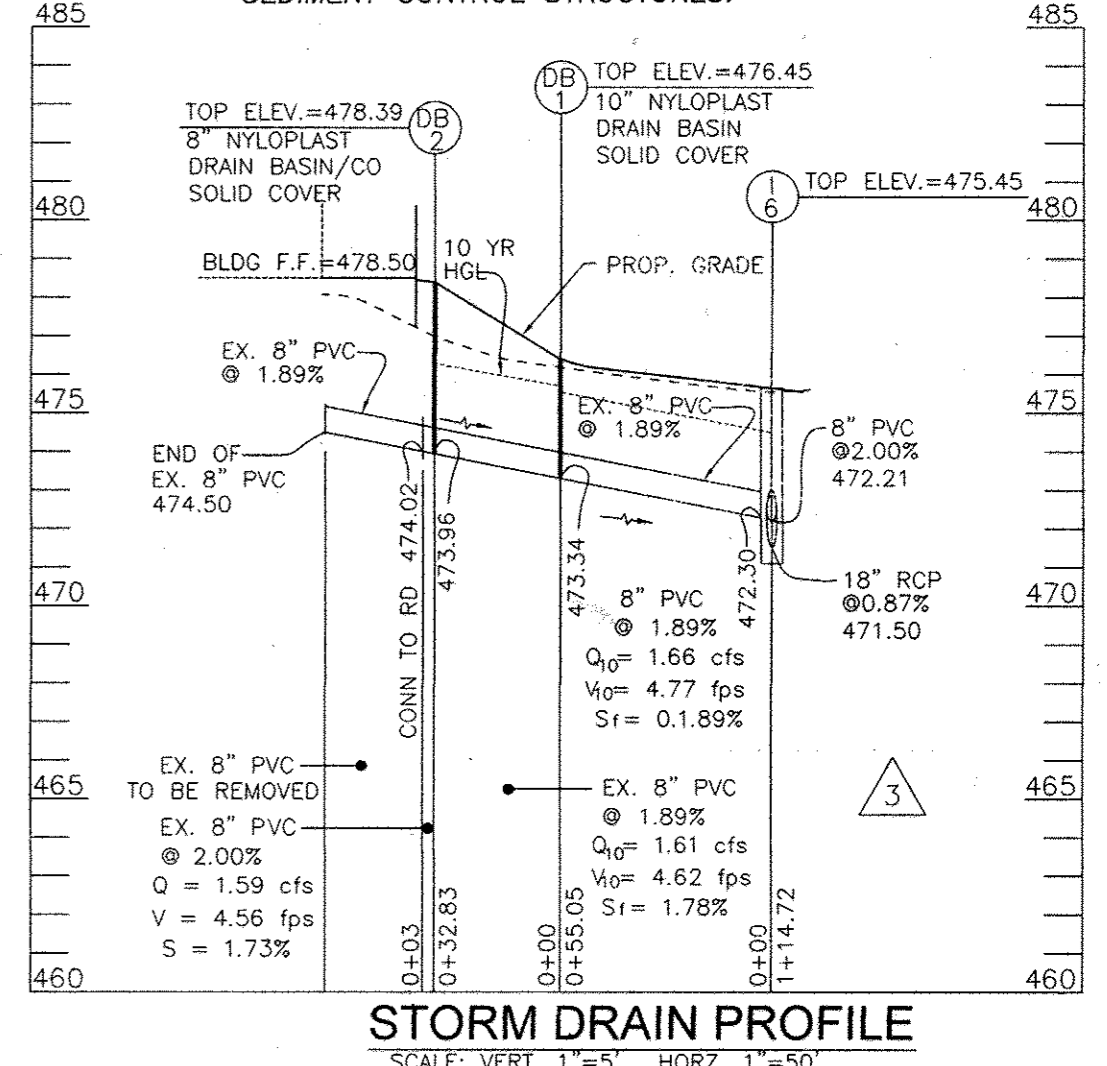
STORM DRAIN PROFILE

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

NOTE: SEE SHEET 12 OF 12 FOR NEW SEQUENCE OF CONSTRUCTION CORRESPONDING TO PROPOSED RENOVATIONS UNDER REVISION # 3 OF THIS SDP.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. 1 DAY
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. 2 DAYS
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. 1 DAY
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES, INCLUDING SEDIMENT TRAP #1. 2 DAYS
- CONSTRUCT STORM DRAINAGE SYSTEM AND INSTALL INLET PROTECTION AND INLET SEDIMENT TRAP (#2) 1 WEEK
- PERFORM FINAL SITE GRADING. 2 DAYS
- BEGIN BUILDING CONSTRUCTION 8 WEEKS
- INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM. CONTACT HEALTH DEPARTMENT FOR INSPECTION PRIOR TO COVERING TRENCHES. 2 DAYS
- CONSTRUCT WATER MAIN 1 WEEK
- CONSTRUCT PARKING LOTS, DRIVEWAYS, AND SIDEWALKS. 2 WEEKS
- INSTALL LANDSCAPING. 1 DAY
- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
  - B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL STRUCTURES.



STORM DRAIN PROFILE

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

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-29-02
2	Add canopy between bldg. no. 3 and 2 (and around roofline of bldg. no. 2)	10-28-02
3	REVISE PLAN TO INCLUDE BLDG ADDITIONS, REVISE SWM & ASSOCIATED GRADING, AND MODIFY SITE DESIGN	06-04-14

**ANTWERPEN TOYOTA**  
NEW CAR AUTOMOBILE DEALERSHIP  
PART OF PARCEL C-2 HOLWECK SUBDIVISION  
BUILDING # 1-12420 AUTO DRIVE CLARKSVILLE  
REVISED SITE DEVELOPMENT PLAN  
STORM DRAIN PROFILES F-12-096  
ZONED B-2 (SEE SDP-12-04) FOR BUILDING #2 USED CAR FACILITY (PLAT # 22450)  
TAX MAP # 34 GRID 06 REFERENCE F 94-38(#11179), F 95-75(#11584)  
PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS-VOGEL ASSOCIATES, INC.

ENGINEERS - SURVEYORS - PLANNERS  
3691 PARK AVENUE, SUITE 101  
ELLCOTT CITY, MARYLAND 21043  
TELEPHONE: (410) 461-5828  
FAX: (410) 465-3968

DESIGN BY: R.H.V.  
DRAWN BY: D.G.H.  
CHECKED BY: R.H.V.  
DATE: APRIL, 1995  
SCALE: AS SHOWN  
W.O. NO.: 4 SHEET OF 12

ENGINEERS CERTIFICATE  
I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

SIGNATURE OF ENGINEER: *[Signature]* DATE: 6/21/95

DEVELOPER'S CERTIFICATE  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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: *[Signature]* DATE: 4/18/95

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
Patricia Engler/PE 6/27/95  
U. S. SOIL CONSERVATION SERVICE DATE

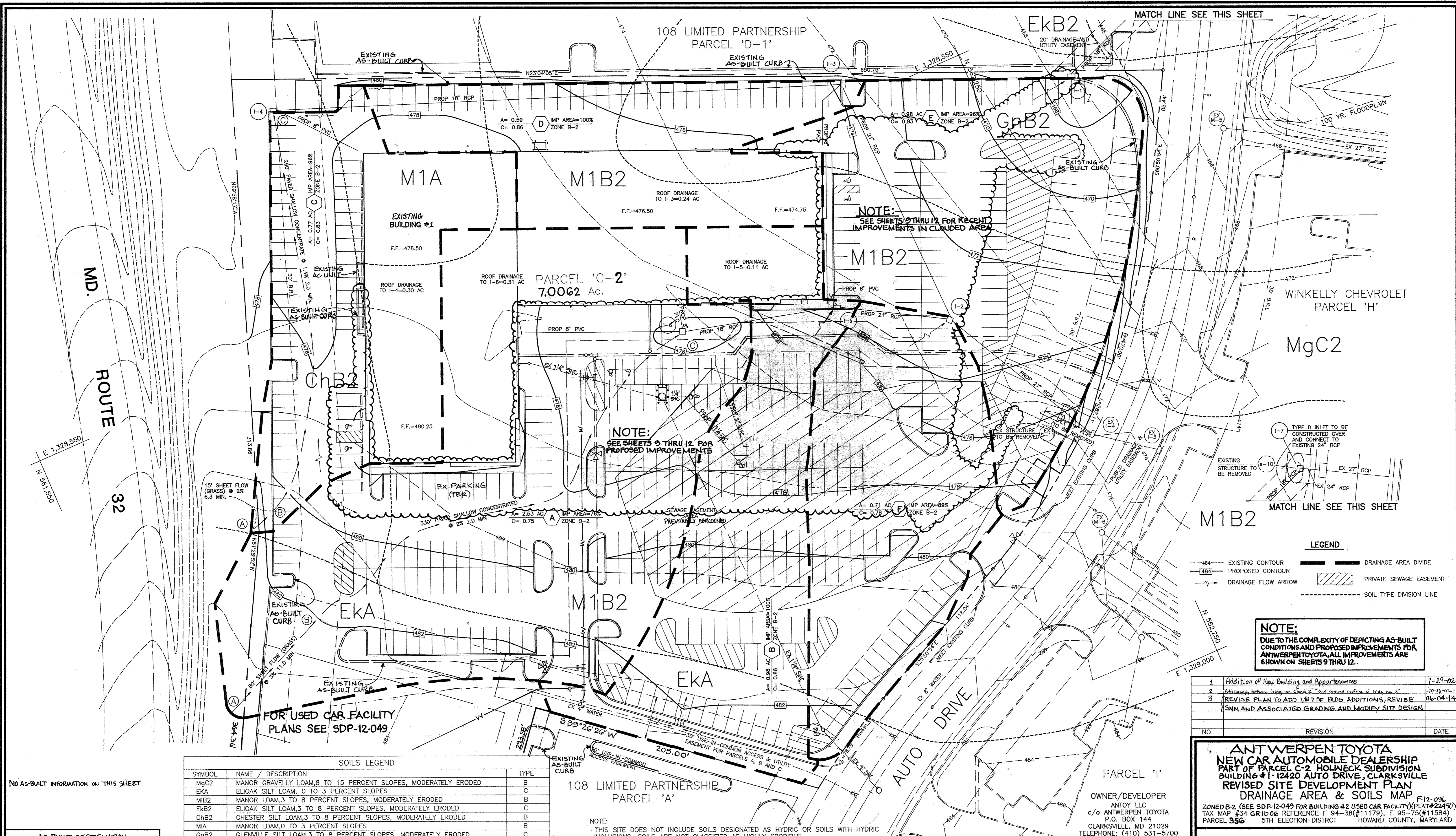
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
APPROVED: *[Signature]* 6/27/95  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DIRECTOR: *[Signature]* 7/14/95  
CHIEF, LAND DEVELOPMENT AND RESEARCH: *[Signature]* 7/14/95  
DATE

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER: *[Signature]* 7-7-95  
DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOLWECK SUBDIVISION	N/A	PARCEL 356
PLAT NO.	BLOCK NO.	ZONE
22450	6	B-2
TAX/ZONE	ELECT. DIST.	CENSUS TR.
34	5th	6051.01
WATER CODE	J 07	SEWER CODE
		PRIVATE





**LEGEND**

-484-	EXISTING CONTOUR	▬	DRAINAGE AREA DIVIDE
▬	PROPOSED CONTOUR	▨	PRIVATE SEWAGE EASEMENT
→	DRAINAGE FLOW ARROW	- - -	SOIL TYPE DIVISION LINE

**NOTE:**  
DUE TO THE COMPLEXITY OF DEPICTING AS-BUILT CONDITIONS AND PROPOSED IMPROVEMENTS FOR ANTWERPEN TOYOTA, ALL IMPROVEMENTS ARE SHOWN ON SHEETS 9 THRU 12.

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-29-02
2	Add canopy between bldg. no. 4 and 2 and around corner of bldg. no. 2	10-18-02
3	REVISE PLAN TO ADD 1,817 SQ. BLDG. ADDITIONS, REVISE SWM AND ASSOCIATED GRADING AND MODIFY SITE DESIGN	06-04-14

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	TYPE
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
EKA	ELIOLAK SILT LOAM, 0 TO 3 PERCENT SLOPES	C
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
EKB2	ELIOLAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
M1A	MANOR LOAM, 0 TO 3 PERCENT SLOPES	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C

NO AS-BUILT INFORMATION ON THIS SHEET

**AS-BUILT CERTIFICATION**

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

Signature: *[Signature]*  
 PEN NO. 16193  
 DATE: 12/17

**ENGINEERS CERTIFICATE**

"I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT"

Signature: *[Signature]* 6/21/95  
 SIGNATURE OF ENGINEER DATE

**DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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: *[Signature]* 4/15/95  
 SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *[Signature]* 6/27/95  
 U. S. SOIL CONSERVATION SERVICE DATE

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

Signature: *[Signature]* 4/27/95  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* 7/14/95  
 DIRECTOR DATE

Signature: *[Signature]* 7/14/95  
 CHIEF, LAND DEVELOPMENT AND RESEARCH DATE

Signature: *[Signature]* 7/14/95  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

Signature: *[Signature]* 7-7-95  
 COUNTY HEALTH OFFICER (C) DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOLWECK SUBDIVISION	N/A	PARCEL 356 P/C-2

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
22450	6	B-2	34	5th	6051.01

WATER CODE J 07 SEWER CODE PRIVATE

**ANTWERPEN TOYOTA**  
**NEW CAR AUTOMOBILE DEALERSHIP**  
 PART OF PARCEL C-2, HOLWECK SUBDIVISION  
 BUILDING #1-12420 AUTO DRIVE, CLARKSVILLE  
**REVISED SITE DEVELOPMENT PLAN**  
**DRAINAGE AREA & SOILS MAP**

OWNER/DEVELOPER: ANTOY LLC  
 c/o ANTWERPEN TOYOTA  
 P.O. BOX 144  
 CLARKSVILLE, MD 21029  
 TELEPHONE: (410) 531-5700

ZONED B-2 (SEE SDP-12-049 FOR BUILDING #2 USED CAR FACILITY) (PLAT #22450)  
 TAX MAP #34 GRID 06 REFERENCE F 94-38 (#11179), F 95-75 (#11584)  
 PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101  
 ELLICOTT CITY, MARYLAND 21048  
 TELEPHONE: (410) 461-5828  
 FAX: (410) 466-3966

DESIGN BY: R.H.V.  
 DRAWN BY: D.G.H.  
 CHECKED BY: R.H.V.  
 DATE: APRIL, 1995  
 SCALE: 1"=30'  
 W.O. NO.: 5 SHEET OF 12



**PLANTING NOTES**

- PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORM, BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCOLD INJURIES, BRUISES, OR OTHER PLANT DAMAGE, INSECT PEST EGGS, BOWDERS AND ALL FORMS OF INFESTATION OR OTHER HAZARDOUS AFFLICTIONS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG, NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" AND 2001-1996 PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.
- UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" (HEREIN-AFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
- PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
- ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEDED AND MULCHED OR SOODED IN ACCORDANCE WITH 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE.
- PLANTING MIX SHALL BE DONE AS FOLLOWS:  
DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE AND 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX.  
EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX.  
TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
- THIS PLAN IS INTENDED FOR LANDSCAPE PLAN ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
- CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE ENGINEER OR LANDSCAPE ARCHITECT.

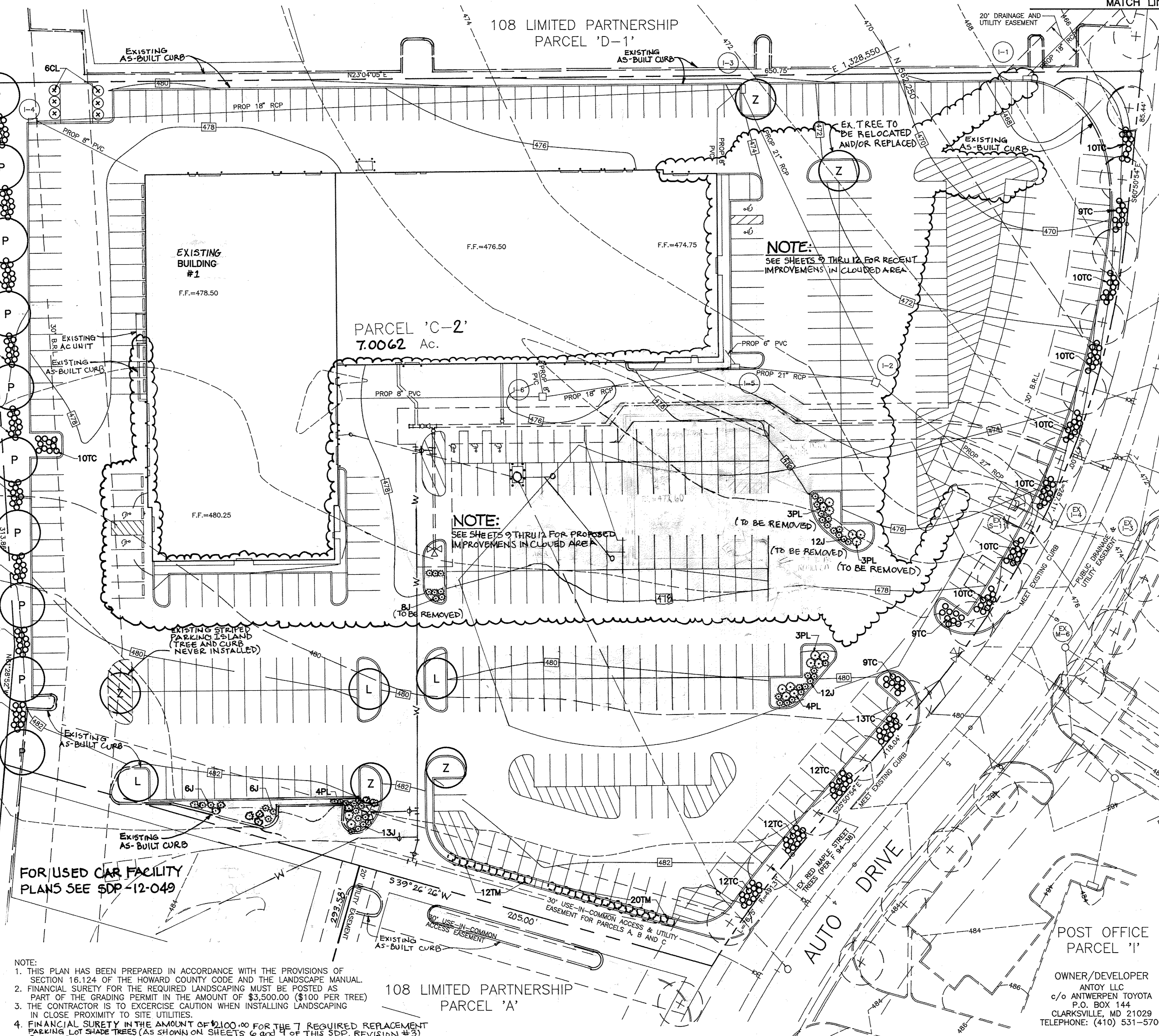
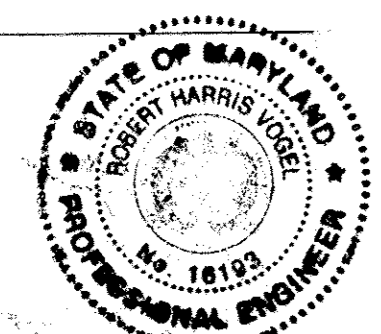
**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	SIZE	CONT
L	4	LIQUIDAMBAR STRYACILLIA/ SWEET GUM	2 1/2"-3" CAL	B+B
P	10	QUERCUS PALustris / PIN OAK	2-1/2"-3" CAL	B&B
PL	24	PRUNUS LAR "OTTO LUYKENS"/ OTTO LUYKENS LAUREL	18"-24" HT	B&B
TC	251	TAXUS CUSPIDATA "NANA" DWARF JAPANESE YEW	18"-24" SP	B&B
J	69	JUNIPERUS HORIZONTALIS PILIMOSA COMPACTA/COMPACT ANDORA JUNIPER	18"-24" SP	CONT
Z	6	ZELKOVA SERRATA "VILLAGE GREEN"/ VILLAGE GREEN ZELKOVA	2 1/2"-3" CAL	B+B
TM	32	TAXUS MEDIA "DENSIFORMIS"/ DENSIFORMIS YEW	2-1/2"-3" HT	B+B
CL	6	CUPRESSOCYPRIS LEYLAND/ LEYLAND CYPRESS	5'-6" HT	CONT

**AS-BUILT CERTIFICATION**

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

SIGNATURE: *[Signature]*  
PENO: 16193  
DATE: 12/6/17



**FOR USED CAR FACILITY PLANS SEE SDP-12-049**

- NOTE:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$3,500.00 (\$100 PER TREE)
  - THE CONTRACTOR IS TO EXERCISE CAUTION WHEN INSTALLING LANDSCAPING IN CLOSE PROXIMITY TO SITE UTILITIES.
  - FINANCIAL SURETY IN THE AMOUNT OF \$100.00 FOR THE 7 REQUIRED REPLACEMENT PARKING LOT SHADE TREES (AS SHOWN ON SHEETS 6 and 7 of this SDP, REVISION #3) SHALL BE POSTED WITH THE GRADING PERMIT.

**LANDSCAPING REPLACEMENT REQUIRED FOR SDP REVISION #3**

DESCRIPTION OF LANDSCAPE ALTERATION	NO. TREES
EX. SHRUBS TO BE REMOVED 45 @ 10:1	5
EX. SHADE TREES TO BE REMOVED	1
PROP. SHADE TREES NOT PLANTED	1
REPLACEMENT SHADE TREES TO BE PLANTED	7

\*SEE SHEET 9 OF 12 FOR NEW LANDSCAPING

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
*Patricia Engle* 6/27/15  
U. S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
*John K. Holston* 6/27/15  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 7/14/15  
DIRECTOR DATE

*Aime Stummari* 7/14/15  
CHIEF, LAND DEVELOPMENT AND RESEARCH DATE

*[Signature]* 7/14/15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 7-7-95  
COUNTY HEALTH OFFICER DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOLWECK SUBDIVISION	N/A	PARCEL 356 P/O C-2
PLAT NO.	BLOCK NO.	ZONE
22450	6	B-2
TAX/ZONE	ELECT. DIST.	CENSUS TR.
34	5th	6051.01
WATER CODE	J 07	SEWER CODE PRIVATE

**ANTWERPEN TOYOTA NEW CAR AUTOMOBILE DEALERSHIP**  
PART OF PARCEL C-2, HOLWECK SUBDIVISION  
BUILDING # 12420 AUTO DRIVE, CLARKSVILLE  
REVISED SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN F-12-096  
ZONED B-2 (SEE SDP-12-049 FOR BUILDING #2 USED CAR FACILITY) (PLAT # 22450)  
TAX MAP #34 GRID 06 REFERENCE F 94-38(11179), F 95-75(11584)  
PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS  
3681 PARK AVENUE, SUITE 101  
ELLICOTT CITY, MARYLAND 21048  
TELEPHONE: (410) 461-5828  
FAX: (410) 465-3966

DESIGN BY: R.H.V.  
DRAWN BY: D.G.H.  
CHECKED BY: R.H.V.  
DATE: APRIL, 1995  
SCALE: 1"=30'  
W.O. NO.:  
6 SHEET OF 12



**SOUTH SEPTIC SYSTEM DESIGN**

50 EMPLOYEES X 15 GPD; REQUIRED=750 GPD  
 30 CUSTOMERS X 5 GPD; REQUIRED=150 GPD  
 TOTAL REQUIRED=900 GPD PROVIDE=960 GPD

900 GPD MAXIMUM SEWAGE DESIGN FLOW ALLOCATION  
 TRENCH LOADING RATES= 0.8 GAL/SF/DAY  
 900/0.8=1125

TRENCH CONFIGURATION= 3'X2' (12" O.C.)  
 1,125/3=375 L.F. OF TRENCH REQUIRED PROVIDED=400 L.F.

LOWEST FLOOR ELEVATION SERVED: 475.50  
 INVERT OUT OF BUILDING: 475.50  
 INVERT INTO SEPTIC TANK: 474.25  
 EXISTING GRADE AT SEPTIC TANK: 478.4  
 PROPOSED GRADE AT SEPTIC TANK: 478.5  
 INVERT INTO DISTRIBUTION BOX: 473.00  
 INVERT INTO TRENCH AT DISTRIBUTION BOX: 472.80  
 ORIGINAL GRADE AT DISTRIBUTION BOX: 480.1  
 PROPOSED GRADE AT DISTRIBUTION BOX: 480.3

**NORTH SEPTIC SYSTEM DESIGN**

40 EMPLOYEES X 15 GPD; REQUIRED=600 GPD  
 30 CUSTOMERS X 5 GPD; REQUIRED=150 GPD  
 TOTAL REQUIRED=750 GPD PROVIDE=840 GPD

750 GPD MAXIMUM SEWAGE DESIGN FLOW ALLOCATION  
 TRENCH LOADING RATES= 0.8 GAL/SF/DAY  
 750/0.8=938

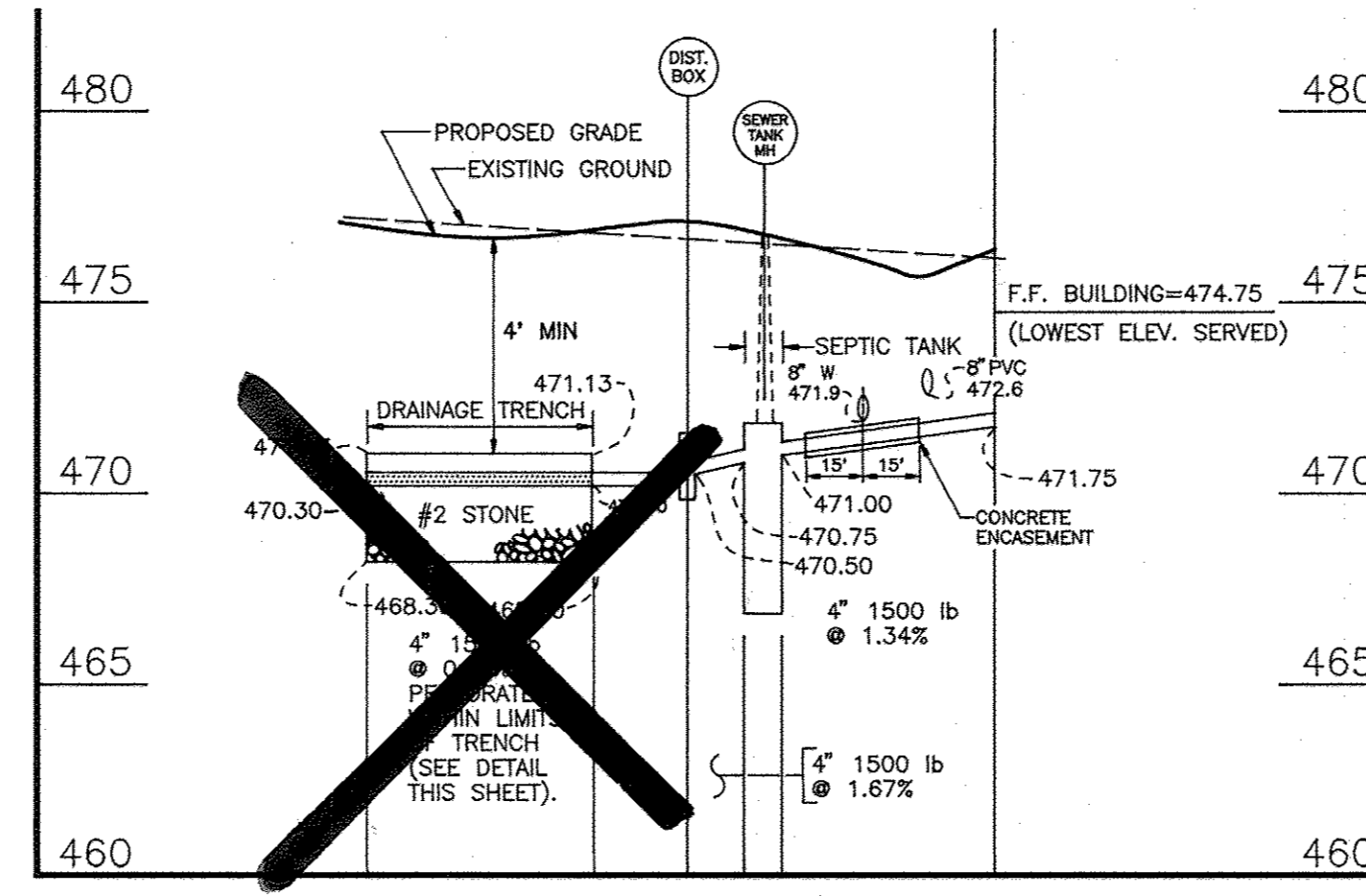
TRENCH CONFIGURATION= 3'X2' (12" O.C.)  
 938/3=313 L.F. OF TRENCH REQUIRED PROVIDED=350 L.F.

LOWEST FLOOR ELEVATION SERVED: 474.75  
 INVERT OUT OF BUILDING: 474.75  
 INVERT INTO SEPTIC TANK: 473.00  
 EXISTING GRADE AT SEPTIC TANK: 478.5  
 PROPOSED GRADE AT SEPTIC TANK: 478.5  
 INVERT INTO DISTRIBUTION BOX: 470.50  
 INVERT INTO TRENCH AT DISTRIBUTION BOX: 470.30  
 ORIGINAL GRADE AT DISTRIBUTION BOX: 477.3  
 PROPOSED GRADE AT DISTRIBUTION BOX: 477.2

**TRENCH CONSTRUCTION NOTES**

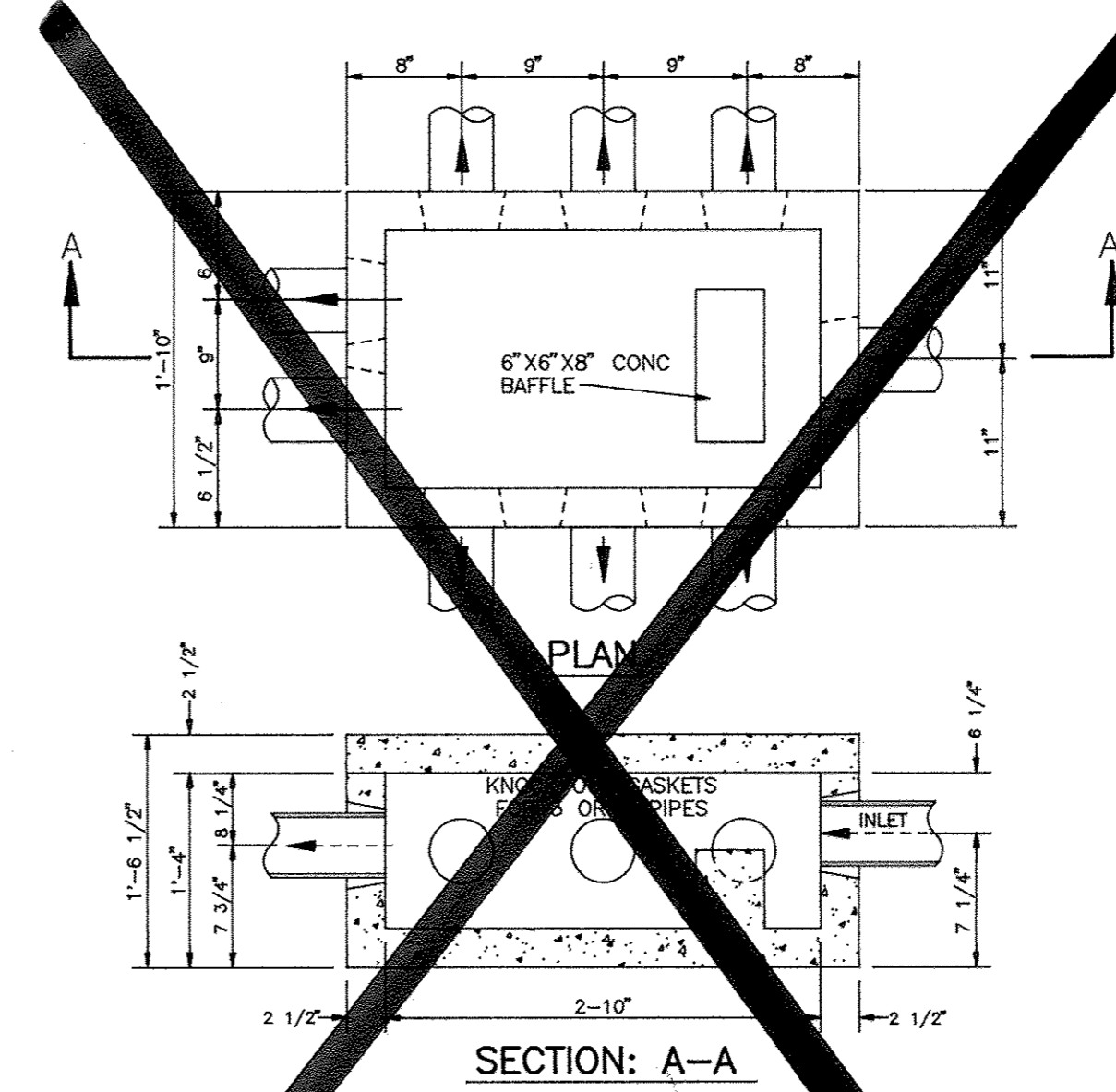
- TRENCHES SHALL BE EXCAVATED USING A BACKHOE. FRONT-END LOADERS OR BULLDOZERS SHOULD NOT BE USED FOR TRENCH EXCAVATION.
- EXCAVATED MATERIALS FROM THE TRENCHES SHALL BE PLACED AT A SUFFICIENT DISTANCE DOWN-SLOPE OF THE TRENCHES TO AVOID MIGRATION OF SOLIDS BACK INTO THE TRENCHES.
- WORK SHALL BE SCHEDULED SUCH THAT THE TRENCHES CAN BE COVERED IN ONE DAY TO PREVENT WINDBLOWN OR WATERBORNE SEDIMENT FROM ENTERING THE TRENCH. HEALTH DEPARTMENT TO BE NOTIFIED FOR INSPECTION PRIOR TO STONE PLACEMENT IN TRENCH.
- THE FIELD ENGINEER SHALL VERIFY THE CONSTRUCTED ELEVATIONS OF THE TRENCHES TO ENSURE A MINIMUM 4 FOOT COVER IS PROVIDED BELOW PAVEMENT BASE GRADE.
- UPON COMPLETION OF THE TRENCH EXCAVATION AND PRIOR TO PLACEMENT OF PAVING HEAVY CONSTRUCTION EQUIPMENT TRAFFIC SHALL BE PERMANENTLY DIVERTED FROM THE TRENCHES AND ADJACENT AREA.

NOTE:  
 1. PROPOSED ELEVATIONS SHOWN HEREIN TO BE STRICTLY ENFORCED DURING GRADING AND SITE DEVELOPMENT. ANY DISTURBANCE TO GROUND BELOW PROPOSED ELEVATIONS WILL RESULT IN LOSS OF PRIVATE SEWAGE EASEMENT.

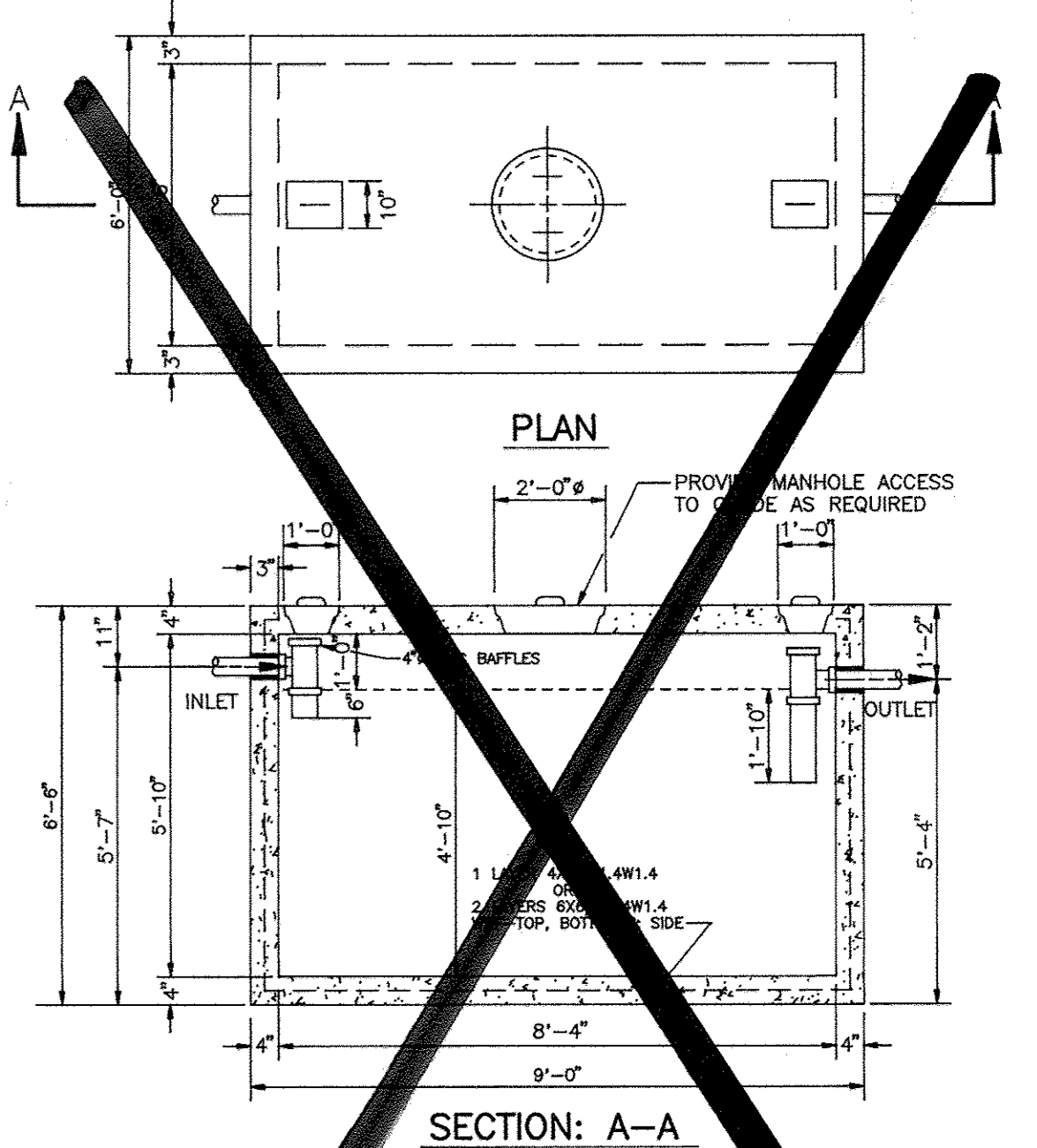


TYPICAL NORTH SEPTIC SYSTEM PROFILE  
 SCALE: VERT. 1"=5', HORIZ. 1"=50'

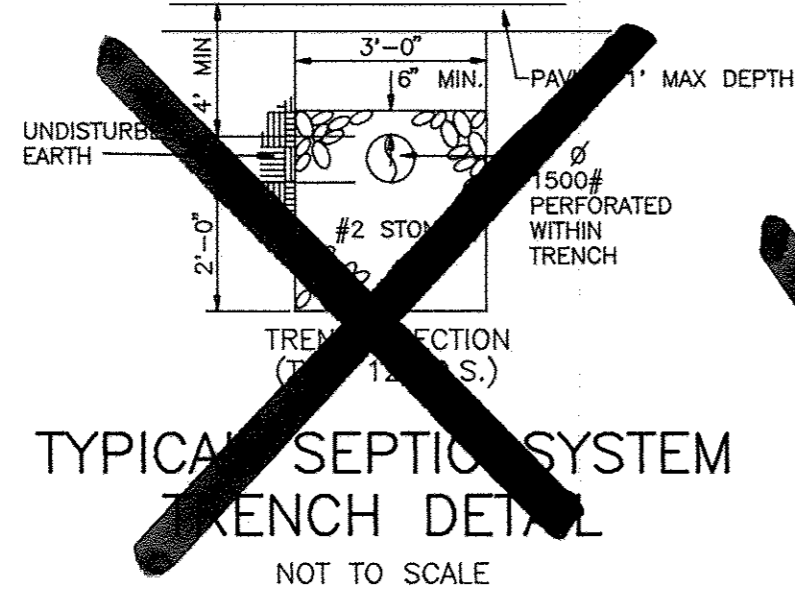
**NOTE:**  
 SEPTIC SYSTEM IS ABANDONED. SITE IS NOW SERVED BY PUBLIC SEWER. CONTR. # 30-2687-D



DISTRIBUTION BOX DETAIL  
 NORTH & SOUTH SYSTEM  
 NOT TO SCALE



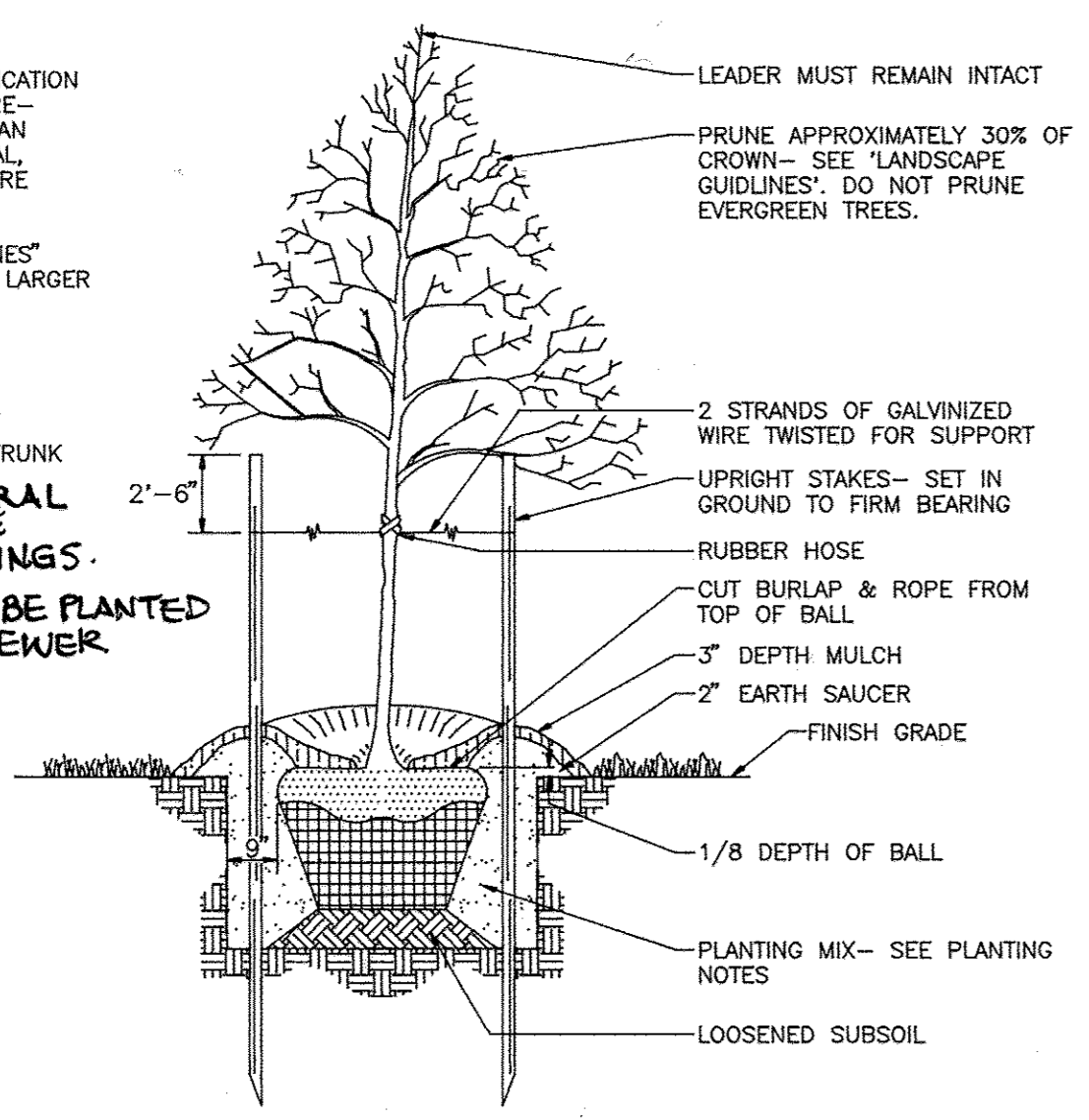
1500 GALLON SEPTIC TANK  
 SINGLE COMPARTMENT  
 TOP SEAM ONLY  
 NORTH & SOUTH SYSTEM  
 NOT TO SCALE



TYPICAL SEPTIC SYSTEM  
 TRENCH DETAIL  
 NOT TO SCALE

**NOTES**

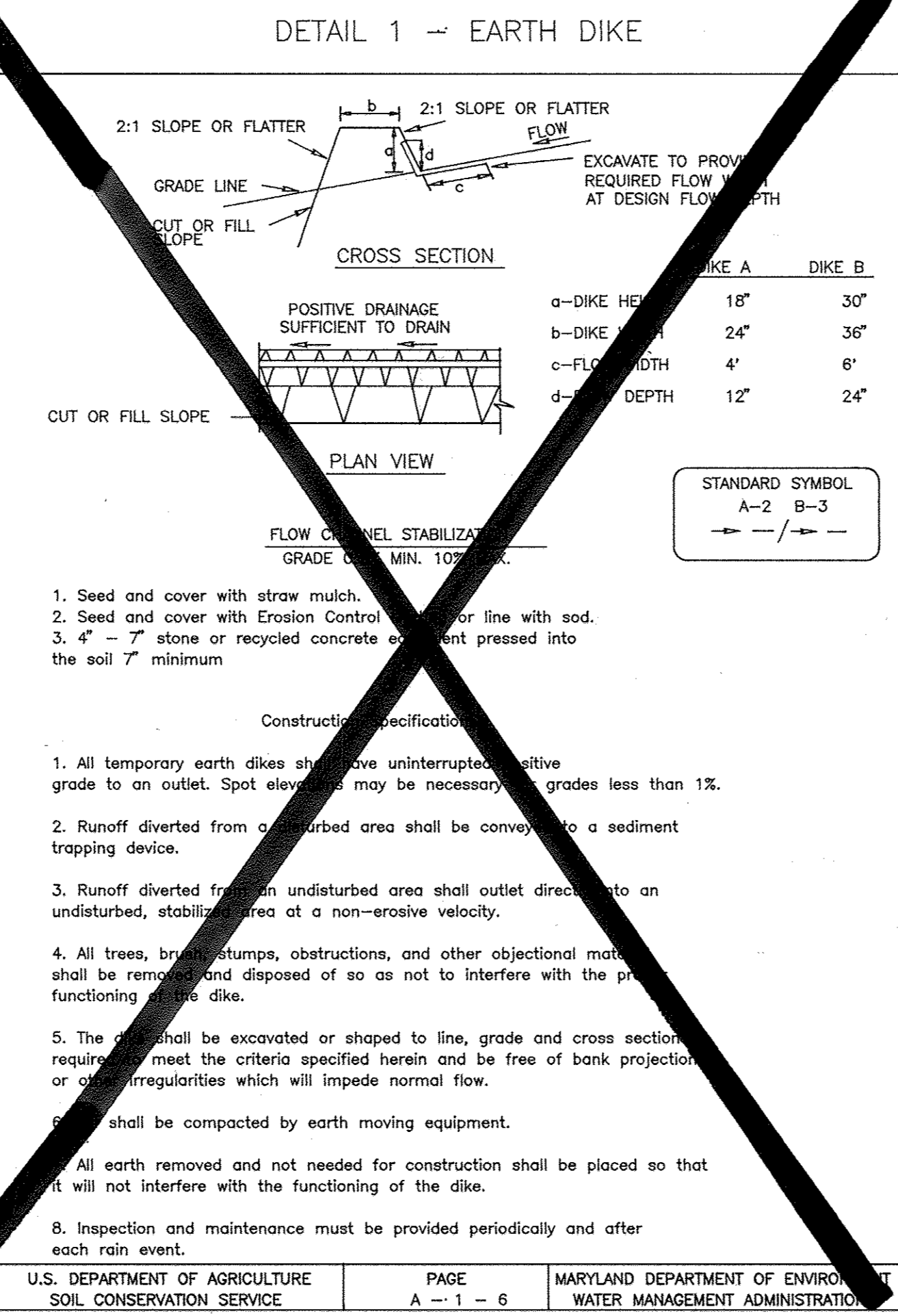
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR POSSIBLE ADDITIONAL PLANTINGS.
- TREES ARE NOT TO BE PLANTED OVER WATER AND SEWER EASEMENTS.



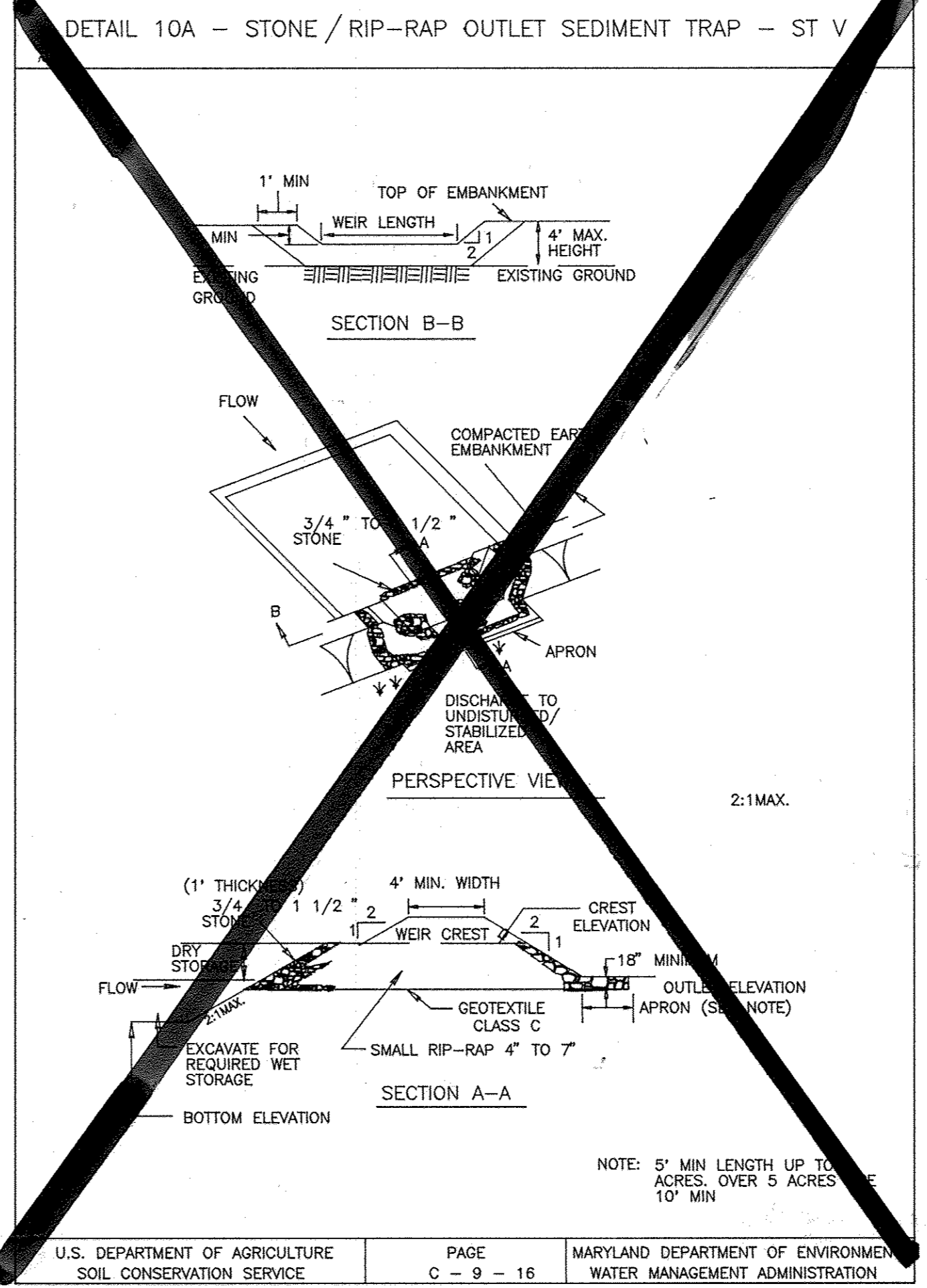
**TREE PLANTING AND STAKING**

DICIDUOUS AN EVERGREEN TREES UP TO 2-1/2" CALIPER NOT TO SCALE

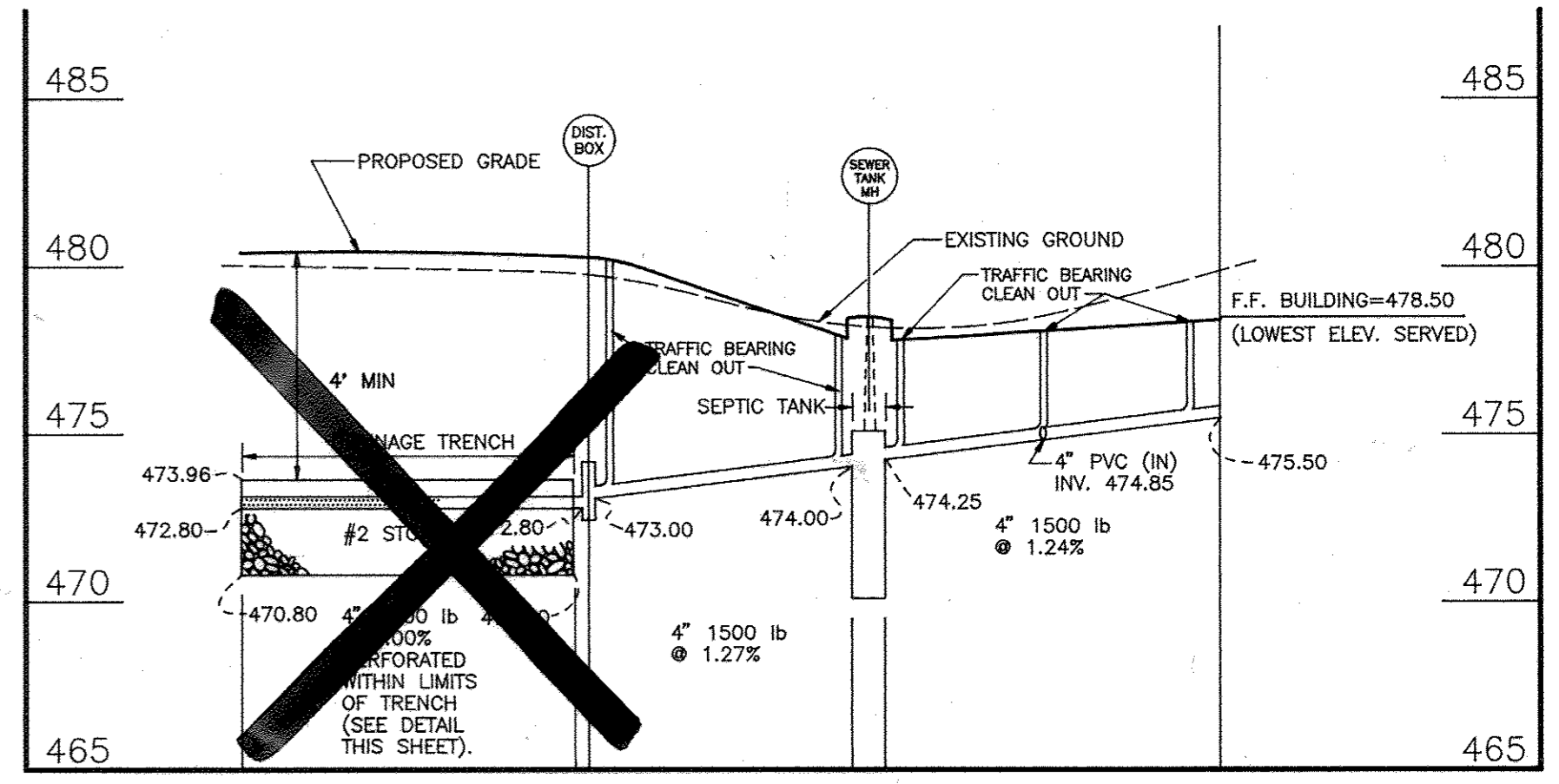
NO AS-BUILT INFORMATION ON THIS SHEET



DETAIL 1 - EARTH DIKE



DETAIL 10A - STONE/RIP-RAP OUTLET SEDIMENT TRAP - ST V



TYPICAL SOUTH SEPTIC SYSTEM PROFILE  
 SCALE: VERT. 1"=5', HORIZ. 1"=50'

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-29-02
2	Add canopy between bldg. no. 1 and 2. (See amended revision of bldg. no. 2)	10-18-02
3	REMOVE DETAILS NO LONGER APPLICABLE TO NEW CONSTRUCTION	06-04-14

**ANTWERPEN TOYOTA**  
 NEW CAR AUTOMOBILE DEALERSHIP  
 PART OF PARCEL C-2 HOLWECK SUBDIVISION  
 BUILDING # 1 - 12420 AUTO DRIVE, CLARKSVILLE  
 REVISED SITE DEVELOPMENT PLANS  
 SEPTIC PROFILES, DETAILS & NOTES

ZONED B-2 (SEE SDF-12-049 FOR BUILDING #2 USED CAR FACILITY) (PLAT #22420)  
 TAX MAP #34 GRID 06 REFERENCE F 94-38 (#11179), F 95-75 (#11584)  
 PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER  
 ANTOY, LLC  
 c/o ANWERPEN TOYOTA  
 P.O. BOX 144  
 CLARKSVILLE, MD 21029  
 TELEPHONE: (410) 531-5700

**AS-BUILT CERTIFICATION**

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

Signature: [Signature]  
 PENO: ICPS  
 DATE: 12/6/17

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 No. 16193

**ENGINEERS CERTIFICATE**

I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

Signature: [Signature]  
 DATE: 6/21/95

**DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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: [Signature]  
 DATE: 4/17/95

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: [Signature]  
 DATE: 6/27/95

U.S. SOIL CONSERVATION SERVICE

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

Signature: [Signature]  
 DATE: 6/27/95

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature]  
 DATE: 7/14/95

Signature: [Signature]  
 DATE: 7/14/95

CHIEF, LAND DEVELOPMENT AND RESEARCH

Signature: [Signature]  
 DATE: 7/14/95

CHIEF, DEVELOPMENT ENGINEERING DIVISION

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

Signature: [Signature]  
 DATE: 7-7-95

COUNTY HEALTH OFFICER

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOLWECK SUBDIVISION	N/A	PARCEL 356, P/O C-2
PLAT NO.	BLOCK NO.	ZONE
22450	6	B-2
TAX/ZONE	ELECT. DIST.	CENSUS TR.
34	5th	6051.01
WATER CODE	J 07	SEWER CODE
		PRIVATE

**MARKS-VOGEL ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS

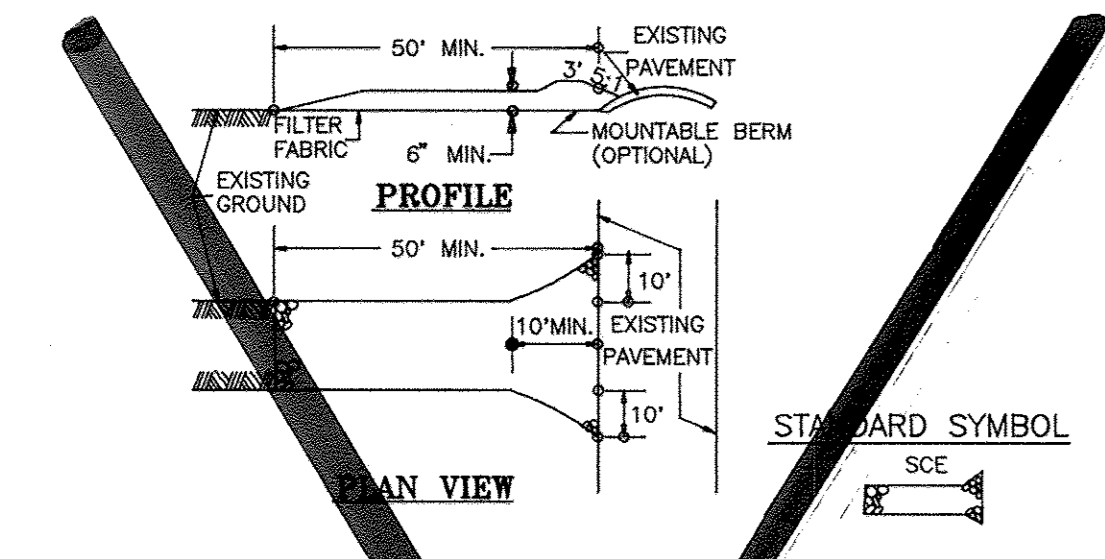
3691 PARK AVENUE, SUITE 101  
 ELLICOTT CITY, MARYLAND 21048

TELEPHONE: (410) 461-5828  
 FAX: (410) 465-9966

DESIGN BY: R.H.V.  
 DRAWN BY: D.G.H.  
 CHECKED BY: R.H.V.  
 DATE: APRIL, 1995  
 SCALE: AS SHOWN  
 W.O. NO.:

7 SHEET OF 12

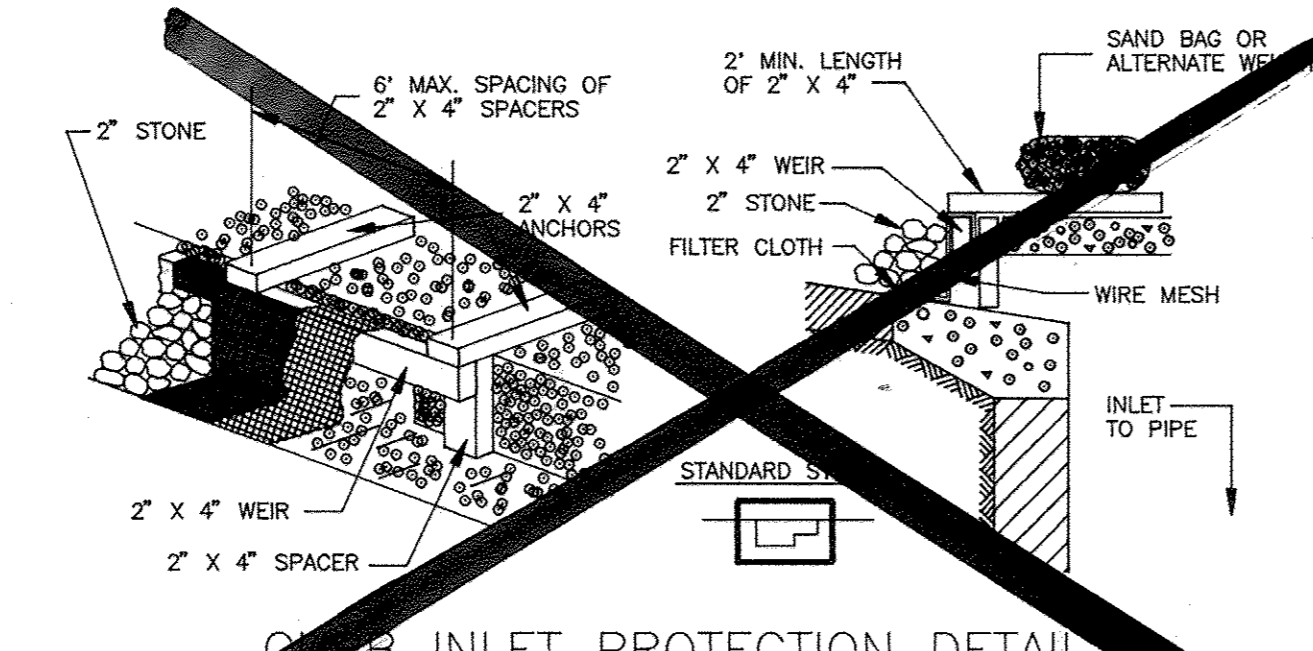




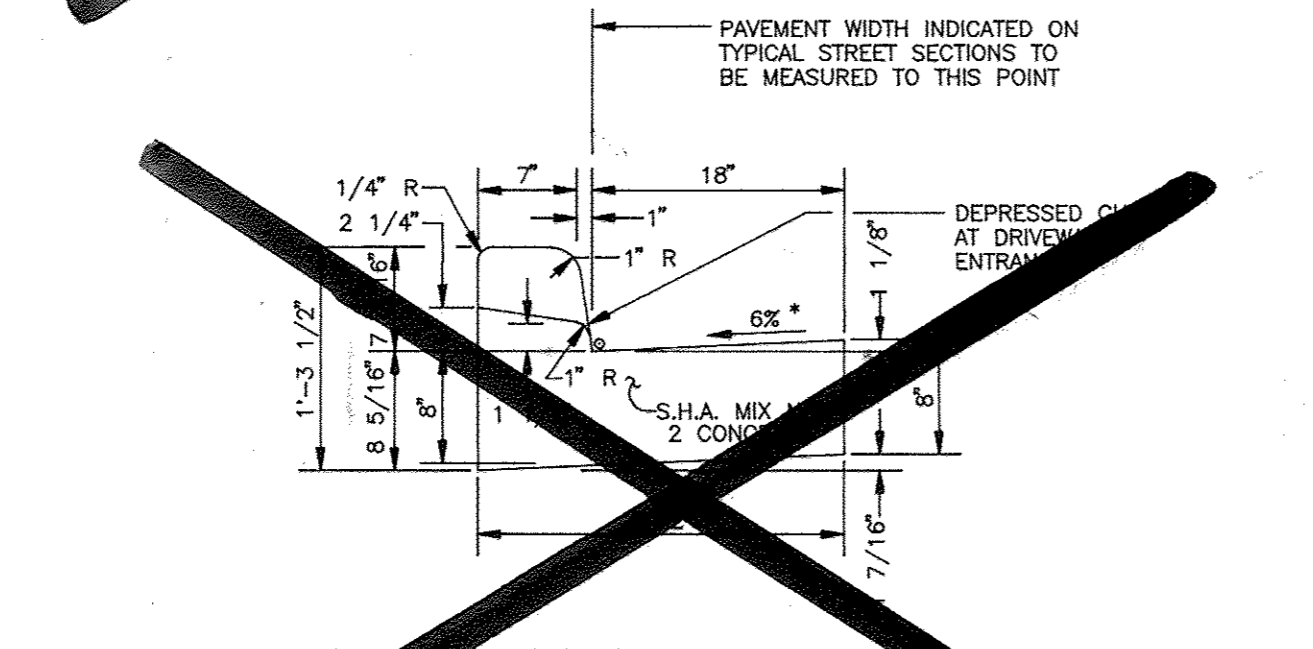
**CONSTRUCTION SPECIFICATIONS**

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 SINGLE RESIDENT LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 18 INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINT WHERE INGRESS AND EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY LOT.
6. SURFACE WATER - ALL SURFACE WATER DRAINING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF MATERIAL ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC PRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REGULAR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL MATERIAL 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 ENTRY INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

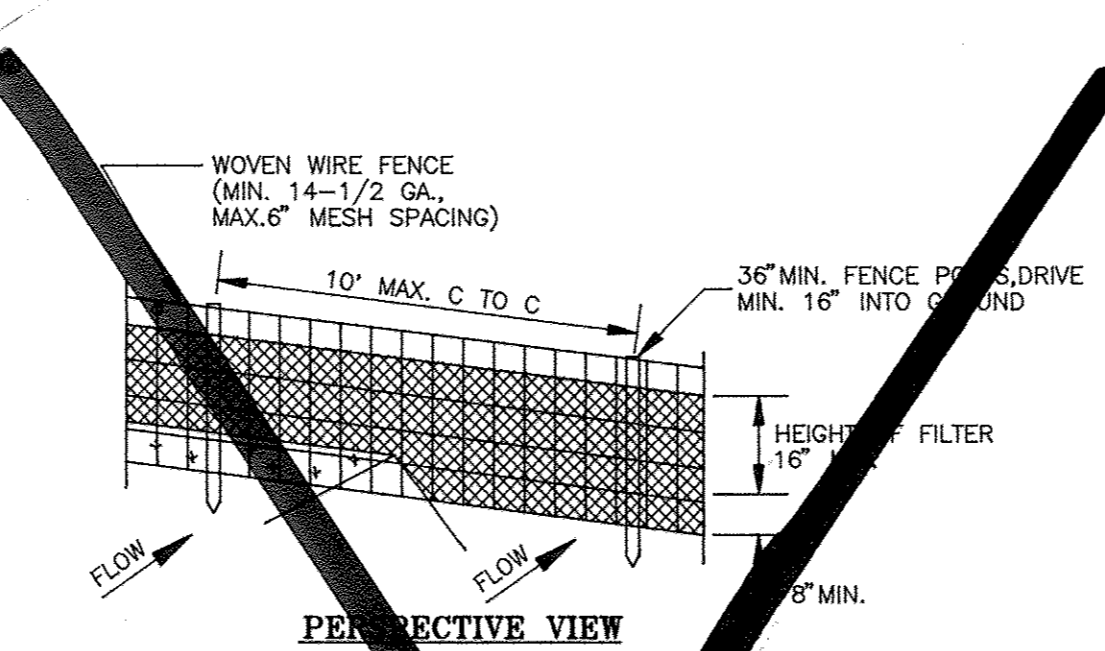
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



**STANDARD COMBINATION CURB AND GUTTER**  
NOT TO SCALE



**STANDARD COMBINATION CURB AND GUTTER**  
HOWARD COUNTY STANDARD R-3.01  
NOT TO SCALE



**SILT FENCE**  
N.T.S.

- CONSTRUCTION NOTES FOR SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>
- POSTS: EITHER T OR U  
THOROUGH 2\"/>

**SILT FENCE**  
N.T.S.

**TEMPORARY SEEDING**  
Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

**Seedbed preparation:** Loosen upper three inches of soil by raking, discing, 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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq. ft.). For the period 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 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal. 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.

**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 3 inches of soil by raking, discing, or other acceptable means before seeding, if not previously loosened.

**Soil Amendments:** Use one of the following schedules:

- 1) Preferred- Apply 2 tons per acre 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 disc into upper 3 inches of soil. At time of seeding apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq. ft.).
- 2) Acceptable- Apply 2 tons per acre dolomitic limestone (92 lbs./1000sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

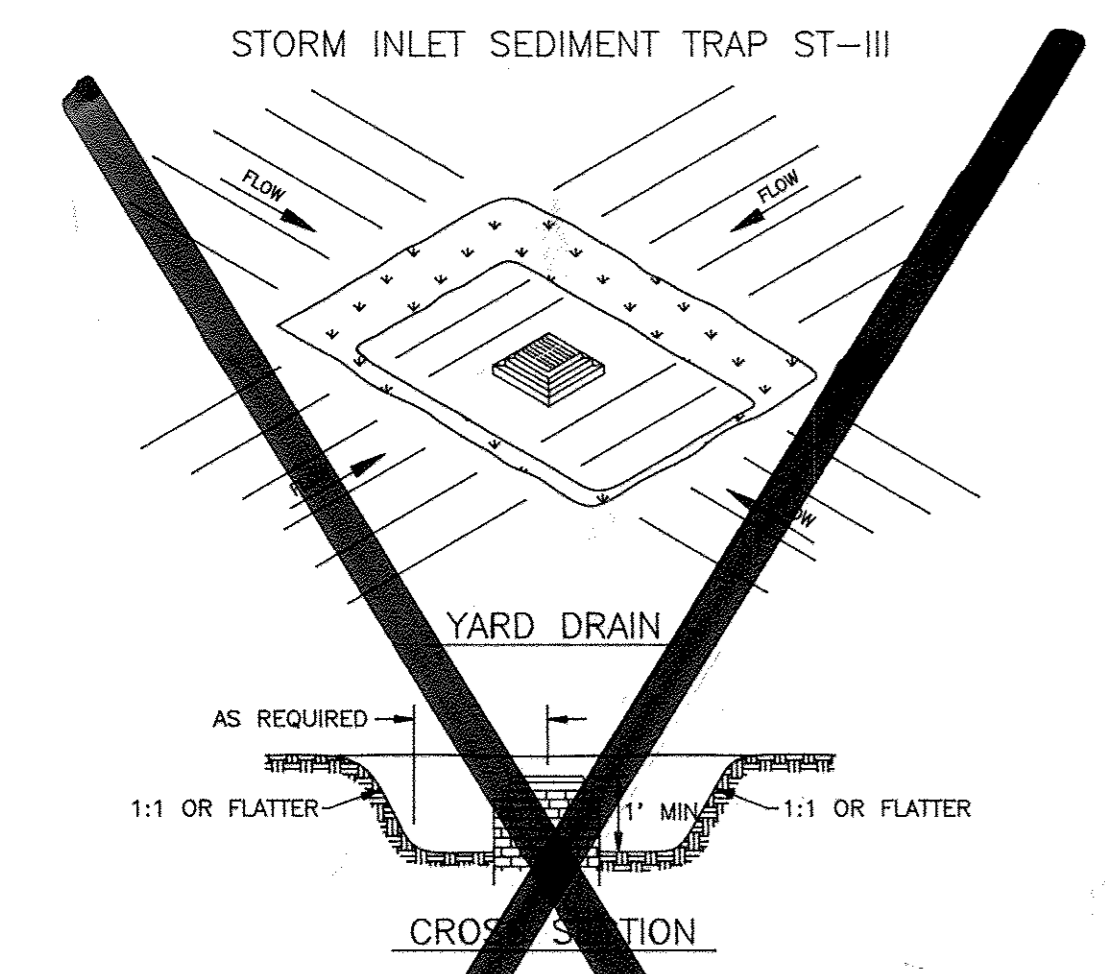
**Seeding:** For the periods March 1 thru April 30 and August 1 thru October 15, seed with 60lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. of Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq. ft.) of weeping 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. per acre Kentucky 31 Tall Fescue, and mulch with 2 tons per acre well anchored straw.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of un-rotted small grain 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.

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

**SEDIMENT CONTROL NOTES**

1. All Grading Permits shall be obtained prior to the starting of any Grading work.
  2. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437).
  3. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
  4. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 3 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1. (b) 7 days as to all other disturbed or graded areas on the project site.
  5. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, Storm Drainage, of the Howard County Design Manual.
  6. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (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 proper germination and establishment of grasses.
  7. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
  8. Site Analysis (SITE ANALYSIS FOR RENOVATIONS, REVISION #3, SEE SHEET 10)
- |                                      |  |
|--------------------------------------|--|
| Total area of site R/W and easements | 5.80 acres   |
| Area disturbed                       | 5.80 acres   |
| Area to be roofed or paved           | 5.80 acres   |
| Area to be vegetatively stabilized   | 0.30 acres   |
| Total cut                            | 4,000 cu. yds.   |
| Total fill                           | 4,000 cu. yds.   |
| Offsite waste/borrow area location   | SITE BROUGHT TO FINAL GRADE UNDER FINAL CONSTRUCTION PLANS (F 94-38) |
9. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
  10. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
  11. On all sites with 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 before 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.
  12. It is the contractor's responsibility to clean/restore the adjacent SWM facilities due to sediment emanating from construction activities on this site.



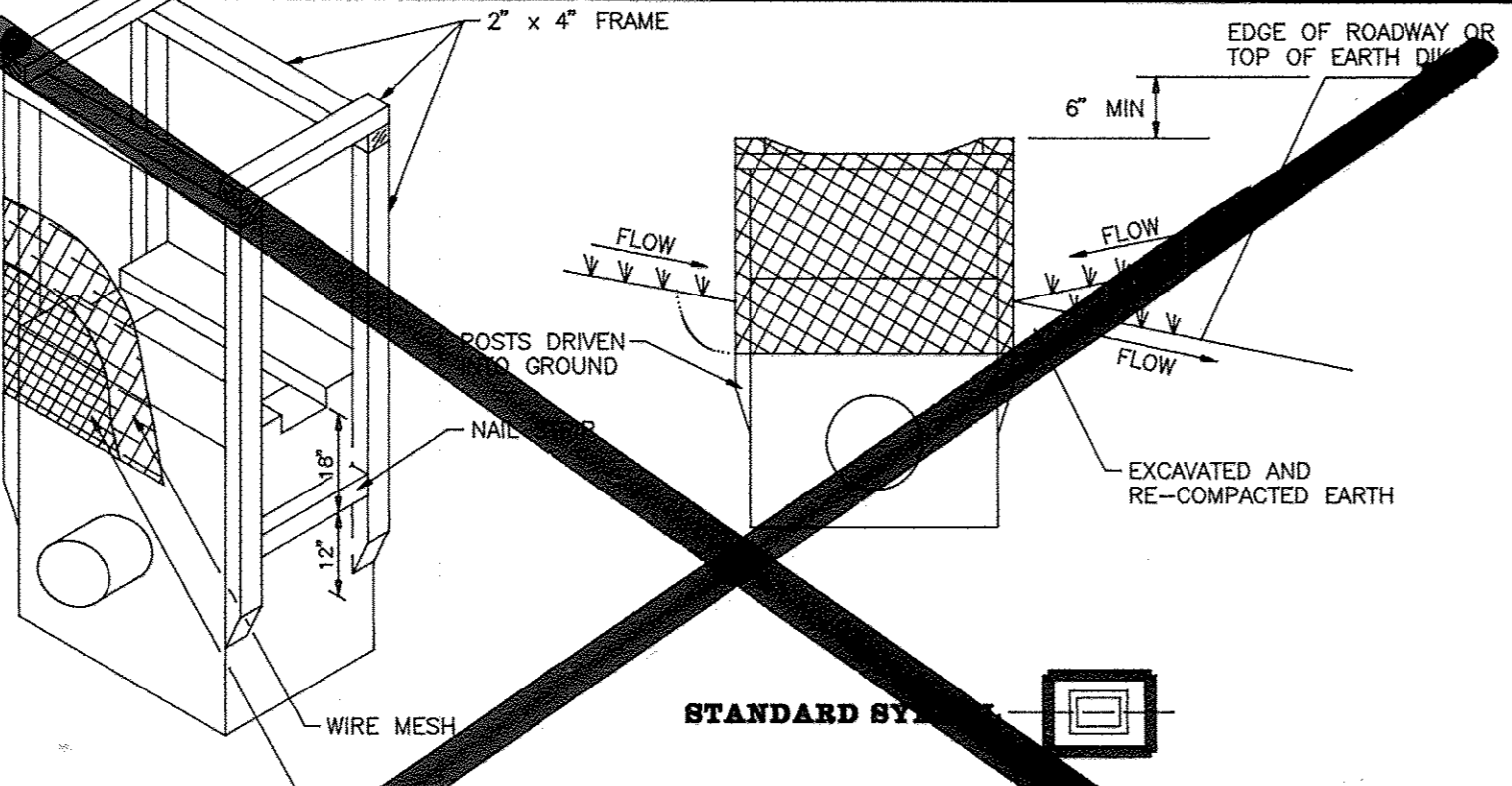
**CONSTRUCTION SPECIFICATION FOR ST-III**

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONTRIBUTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL SLOPES SHALL BE 1:1 OR FLATTER

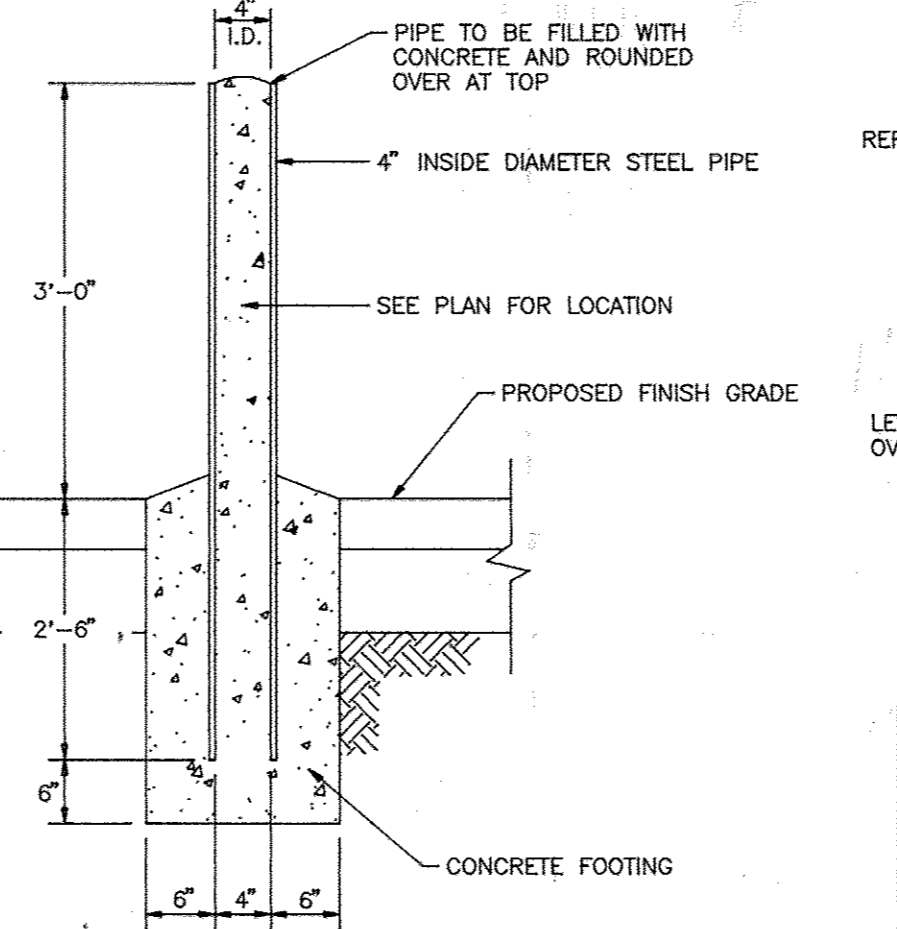
MAXIMUM DRAINAGE AREA: 3 ACRES

**STORM INLET SEDIMENT TRAP ST-III**  
NOT TO SCALE

**NOTE:**  
SEDIMENT CONTROL NOTES AND DETAILS FOR RENOVATIONS, REVISION # 3, SEE SHEETS 9-12.

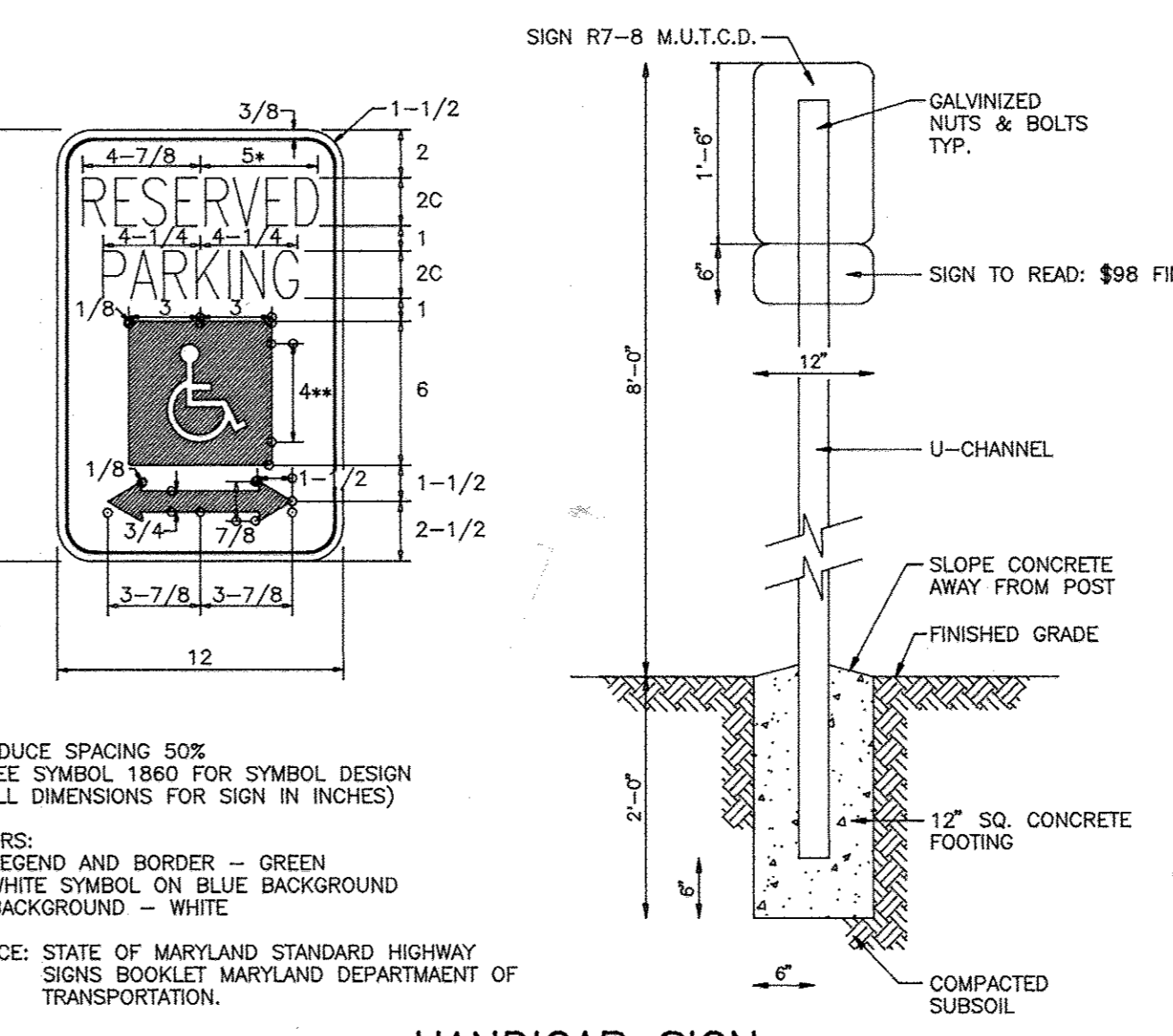


**SWALE INLET PROTECTION DETAIL**  
NOT TO SCALE

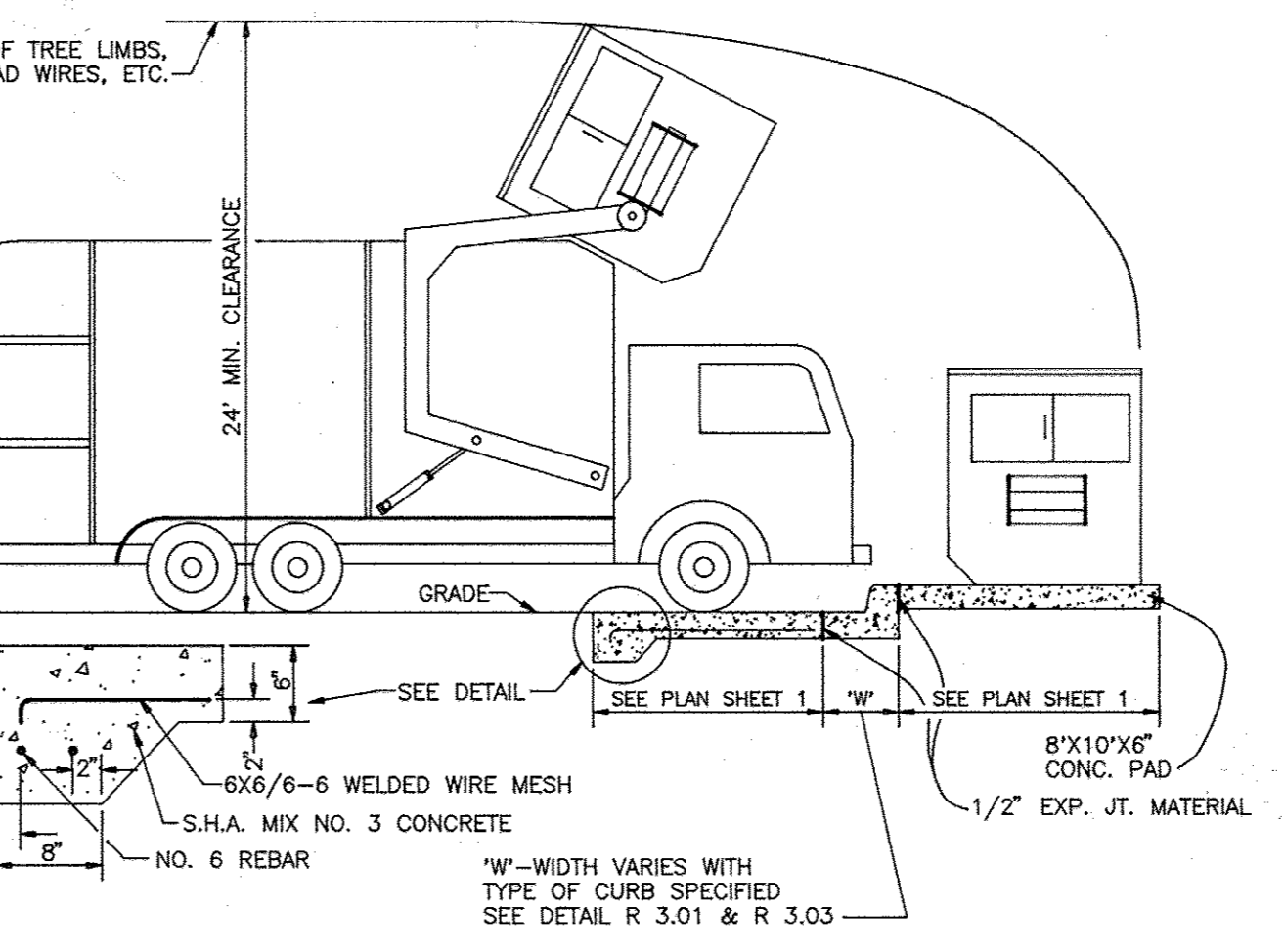


**STEEL AND CONCRETE BOLLARD**  
NOT TO SCALE

NO AS-BUILT INFORMATION ON THIS SHEET



**HANDICAP SIGN**  
NOT TO SCALE



**SOLID WASTE SERVICE PAD**  
HOWARD COUNTY STD. R 11.01  
NOT TO SCALE

OWNER/DEVELOPER  
ANTWOY LLC  
c/o ANTWERPEN TOYOTA  
P.O. BOX 144  
CLARKSVILLE, MD 21029  
TELEPHONE: (410) 531-5700

**ANTWERPEN TOYOTA**  
NEW CAR AUTOMOBILE DEALERSHIP  
PART OF PARCEL C-2 HOLMECK SUBDIVISION  
BUILDING #1-12420 AUTODRIVE, CLARKSVILLE  
REVISED SITE DEVELOPMENT PLAN  
DETAILS AND NOTES PLAT # 22450  
ZONED B-2 (SEE SDR-12-049 FOR BLDG # 2 USED CAR FACILITY) F-12-046  
TAX MAP #34 GRID 06 REFERENCE F 94-38 (#11179), F 95-75 (#11584)  
PARCEL 356 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS-VOGEL ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS

3891 PARK AVENUE, SUITE 101  
ELLIOTT CITY, MARYLAND 21048  
TELEPHONE: (410) 461-5828  
FAX: (410) 465-9868

DESIGN BY: R.H.V.  
DRAWN BY: D.G.H.  
CHECKED BY: R.H.V.  
DATE: APRIL, 1995  
SCALE: AS SHOWN  
W.O. NO.:  
8 SHEET OF 12

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

Signature: [Signature]  
PENO: 1693  
DATE: 12/1/17

**ENGINEERS CERTIFICATE**  
I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

Signature: [Signature]  
DATE: 12/1/15

**DEVELOPER'S CERTIFICATE**  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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: [Signature]  
DATE: 4/15/18

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: Patricia Engle  
DATE: 6/27/15

Signature: [Signature]  
DATE: 6/27/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature]  
DATE: 7/14/15

Signature: [Signature]  
DATE: 7/14/15

Signature: [Signature]  
DATE: 7/14/15

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

Signature: [Signature]  
DATE: 7-7-95

NO.	REVISION	DATE
1	Addition of New Building and Appurtenances	7-27-02
2	Add canopy between Bldg. nos. 1 and 2 and around roofline of Bldg. no. 2	10-18-07
3	REVISE PLAN TO ADD 187 SF BLDG. ADDITIONS, REVISE SWM AND ASSOCIATED GRADING AND MODIFY SITE DESIGN.	04-04-14



B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA 1. GENERAL USE 2. SEED MIXTURES 3. SEEDING DATES AND SEEDING DEPTHS 4. SEEDING RATES 5. FERTILIZER RATES 6. LIME RATES

1. GENERAL USE: SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

PERMANENT SEEDING SUMMARY

Table with columns: HARDNESS ZONE (FROM FIGURE B.3), SEED MIXTURE (FROM TABLE B.3), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for COOL SEASON ANNUAL PERENNIALS and WARM SEASON COXTAL WHEAT.

2. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

A. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. B. SOIL MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/8 INCH.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA 1. GENERAL USE 2. SEED MIXTURES 3. SEEDING DATES AND SEEDING DEPTHS 4. SEEDING RATES 5. FERTILIZER RATES 6. LIME RATES

1. GENERAL USE: SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE 8.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS.

TEMPORARY SEEDING SUMMARY

Table with columns: HARDNESS ZONE (FROM FIGURE B.3), SEED MIXTURE (FROM TABLE B.1), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for COOL SEASON ANNUAL PERENNIALS and WARM SEASON COXTAL WHEAT.

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES: WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 5b, 6a)

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 1 TO OCTOBER 15 (HARDNESS ZONES: 6b)

SOUTHERN MD: MARCH 1 TO MAY 15, AUGUST 1 TO OCTOBER 15 (HARDNESS ZONES: 7a, 7b)

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.

I/FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXERCISED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER DATE 2-12-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 3-3-15

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 3-12-15

DIRECTOR DATE 2/12/15

BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL.

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.

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

NOTE: SEE SHEET 12 FOR MICRO-BIORETENTION PLANTINGS, SWM CONSTRUCTION NOTES AND DETAILS.

PLAN VIEW SCALE: 1"=30'

NO AS-BUILT INFORMATION ON THIS SHEET

PARCEL C-2 305,192 SF OR 7.0062 AC

BUILDING #1 ANTWERPEN TOYOTA NEW CAR DEALERSHIP 12420 AUTO DRIVE SDP-95-097 2 STORY BLOCK & GLASS

NEW CAR USED CAR

LIMIT OF SITE PLAN

LIMIT OF PARKING COUNT

SDP-95-097

SDP-12-049

SDP-12-049

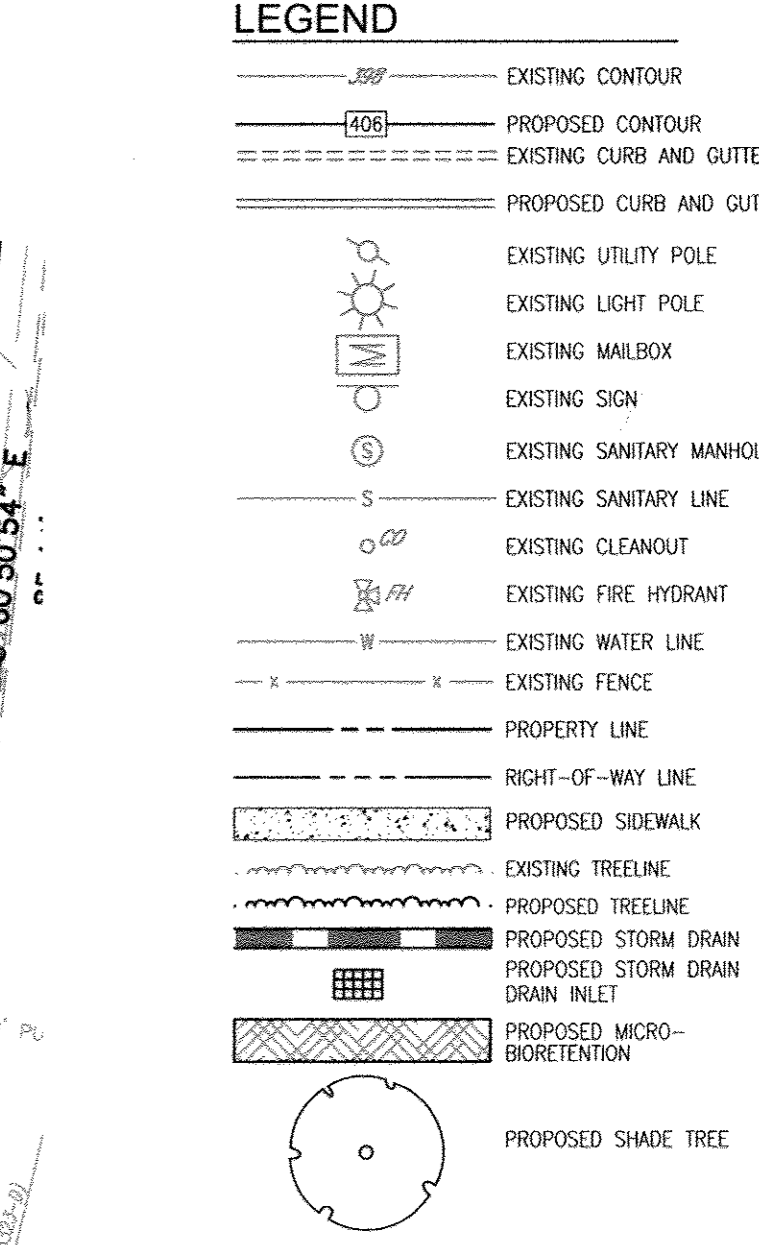
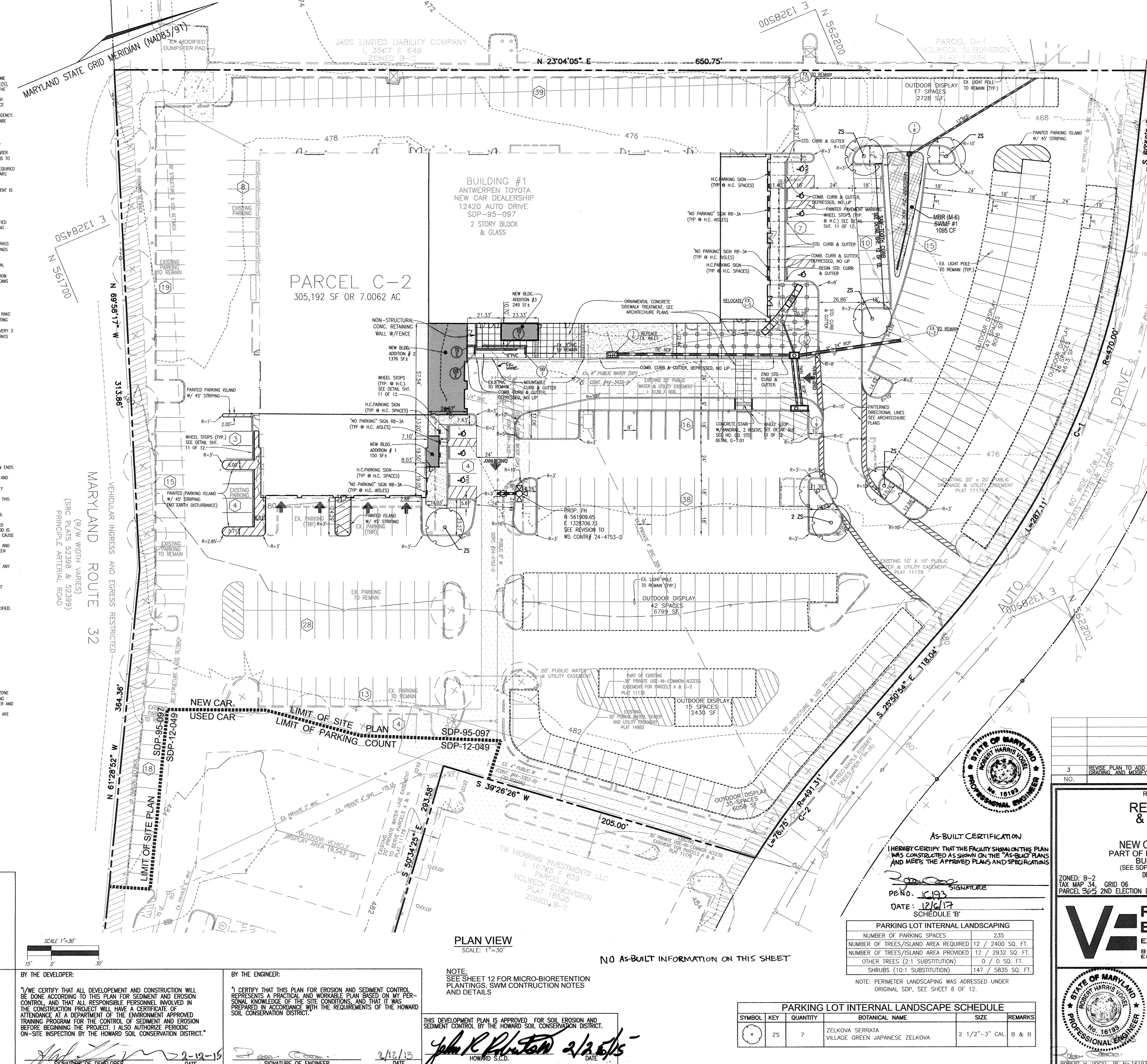
SDP-12-049

SDP-12-049

SDP-12-049

SDP-12-049

SDP-12-049



LANDSCAPE NOTES:

- 1. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.

OWNER/DEVELOPER

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

REVISED SITE DEVELOPMENT PLAN RENOVATION LAYOUT & LANDSCAPE PLAN

ANTWERPEN TOYOTA NEW CAR AUTOMOBILE DEALERSHIP PART OF PARCEL 'C-2' HOLWICK SUBDIVISION BUILDING # 1 - 12420 AUTO DRIVE (SEE SDP-12-049 FOR NEW CAR FACILITY) DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1 F-12-096 TAX MAP 34, GRID 06 PLAT # 22450 PERKINS 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS 8407 MAIN STREET, ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GAH CHECKED BY: RHV DATE: JULY, 2014 SCALE: AS SHOWN W.O. NO.: 05-16

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

9 SHEET OF 12

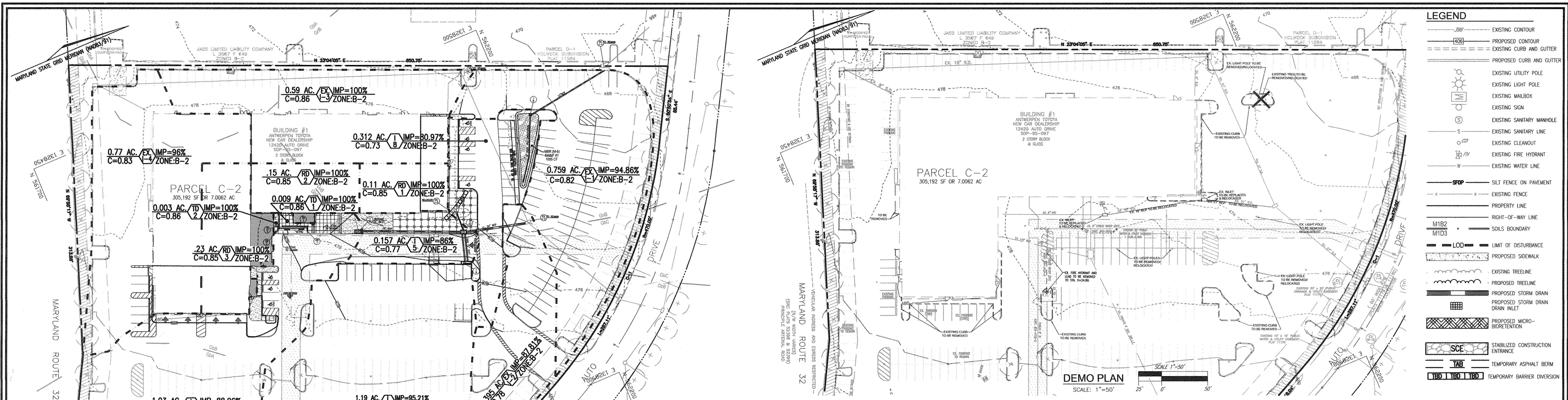
AS-BUILT OCTOBER 2, 2017

SDP-95-097









LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	SILT FENCE ON PAVEMENT
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	LIMIT OF DISTURBANCE
	PROPOSED SIDEWALK
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED MICRO-BRETENTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY ASPHALT BERM
	TEMPORARY BARRIER DIVERSION

DEMO PLAN  
SCALE: 1"=50'

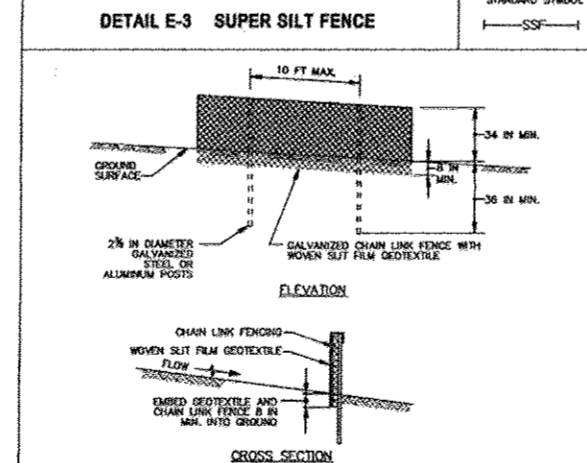
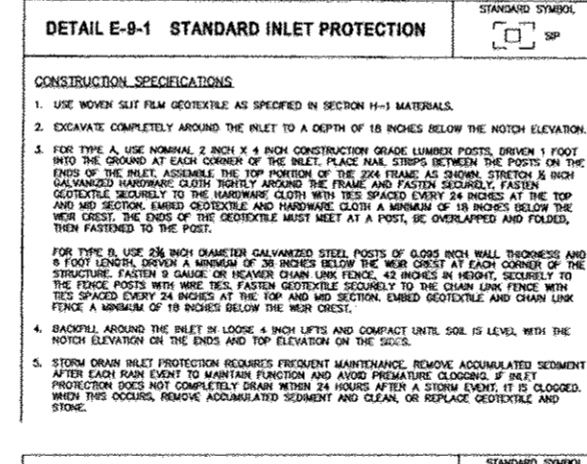
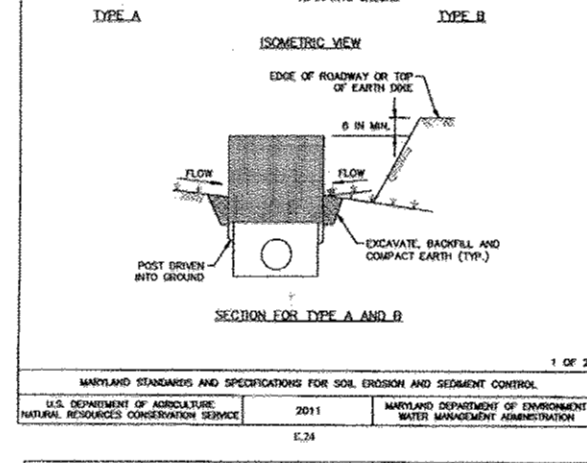
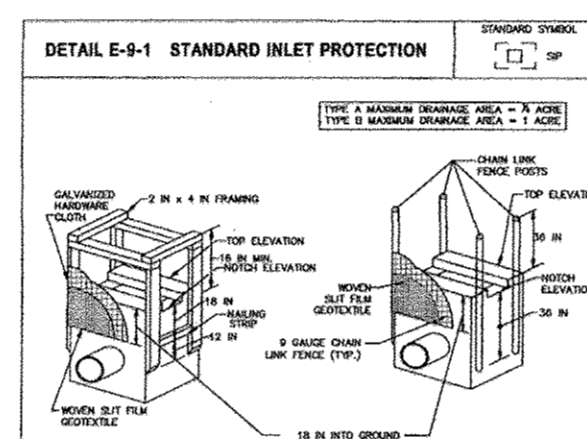
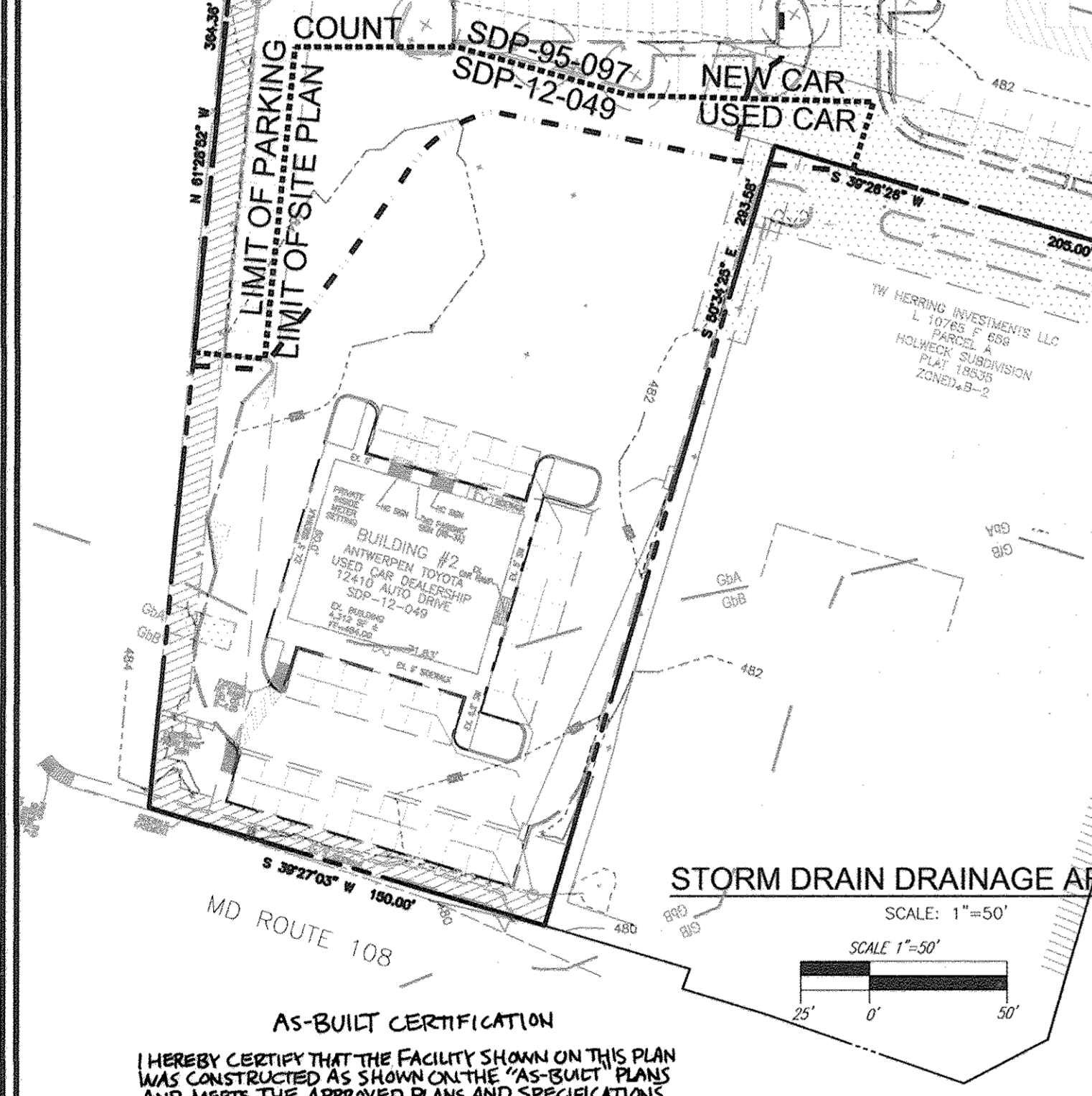
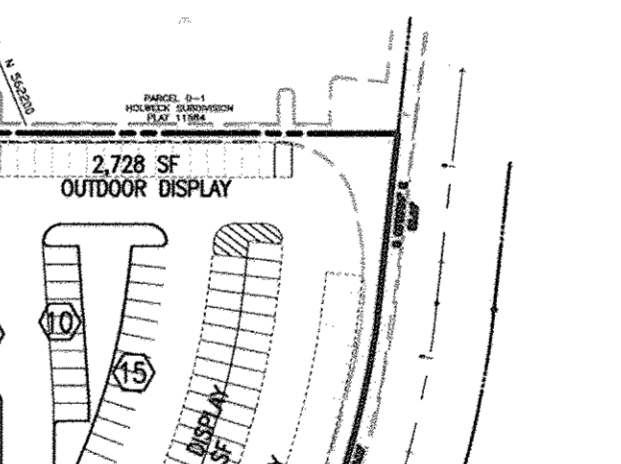
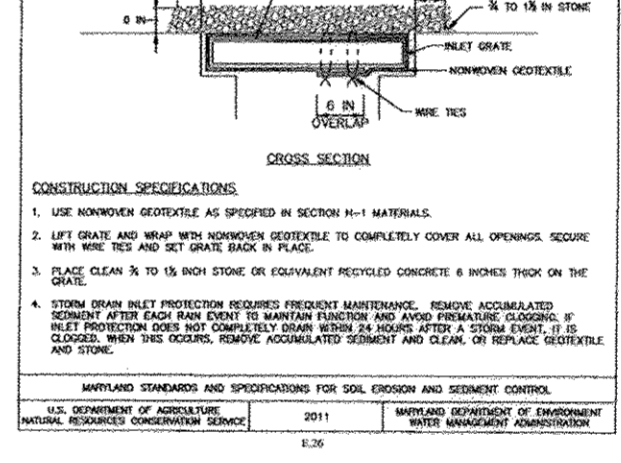
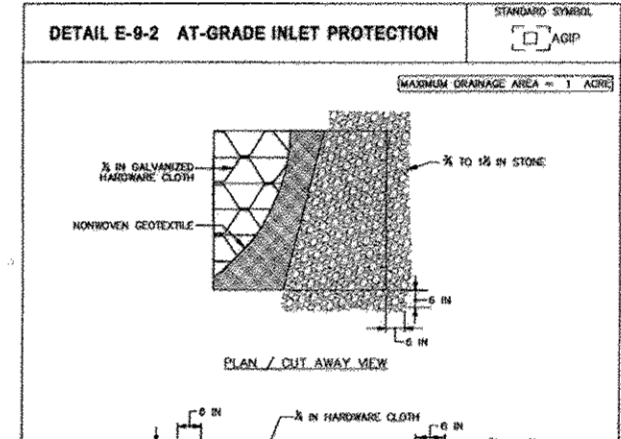


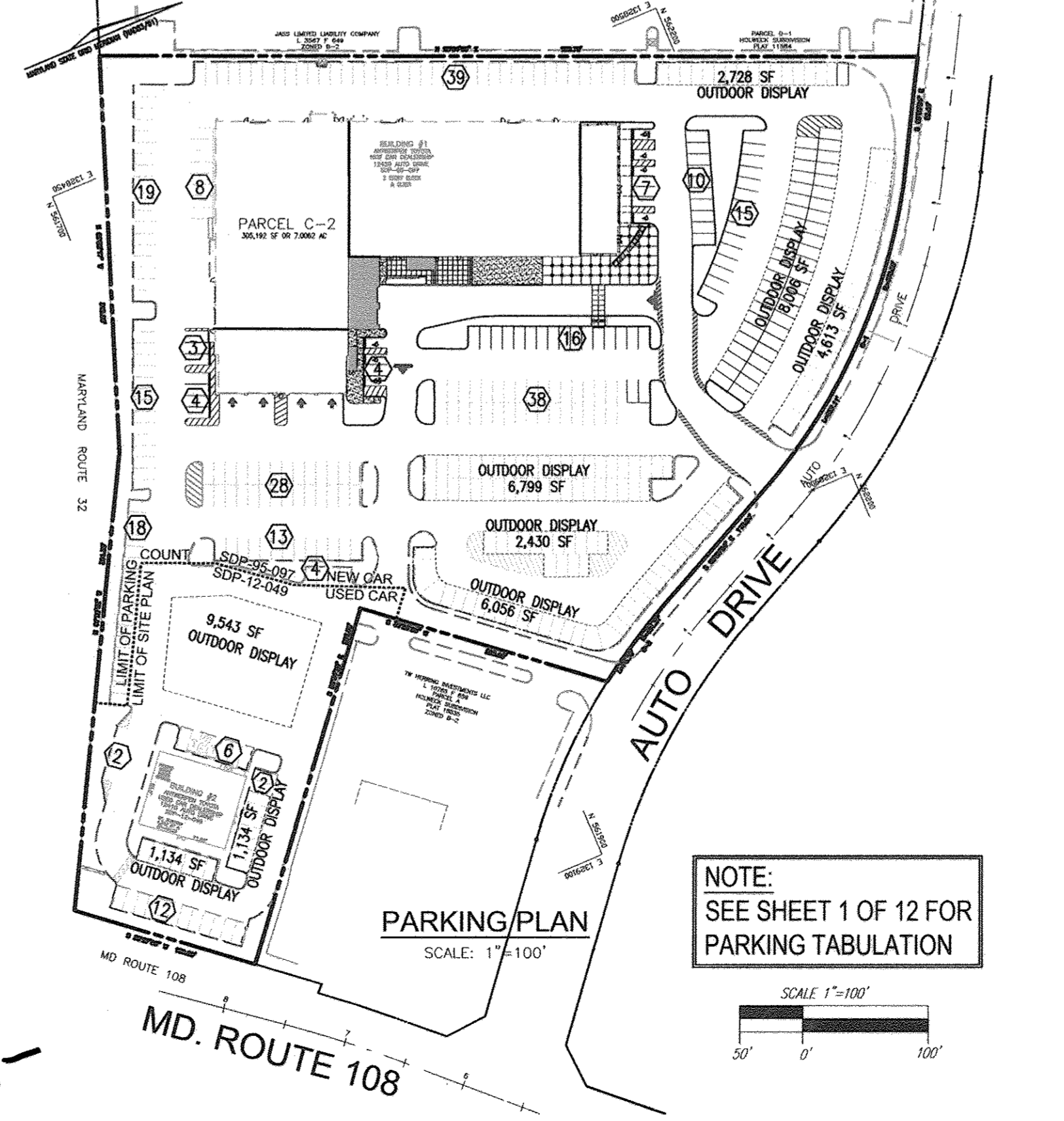
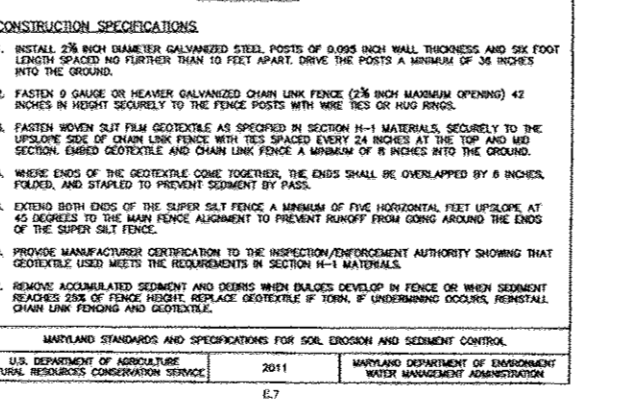
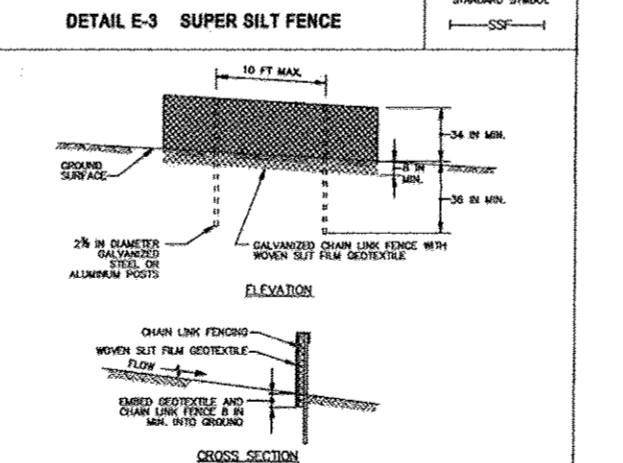
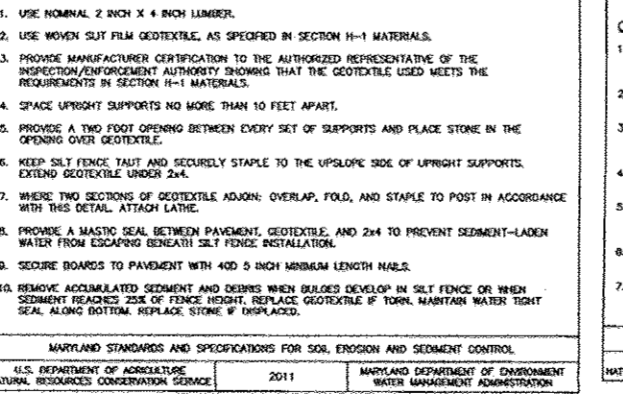
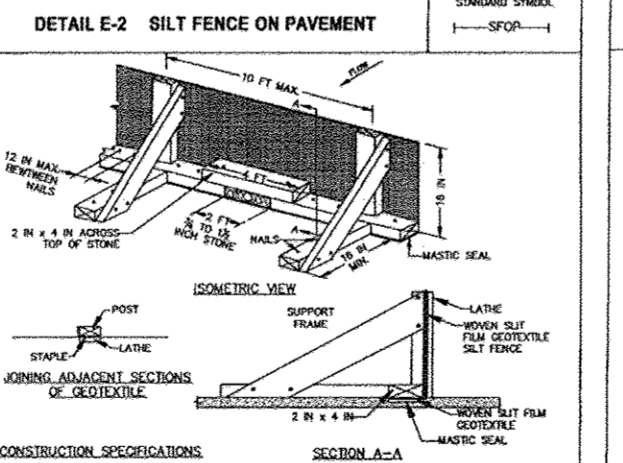
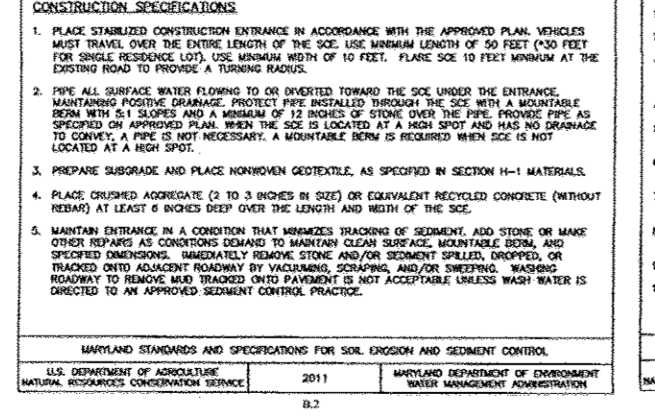
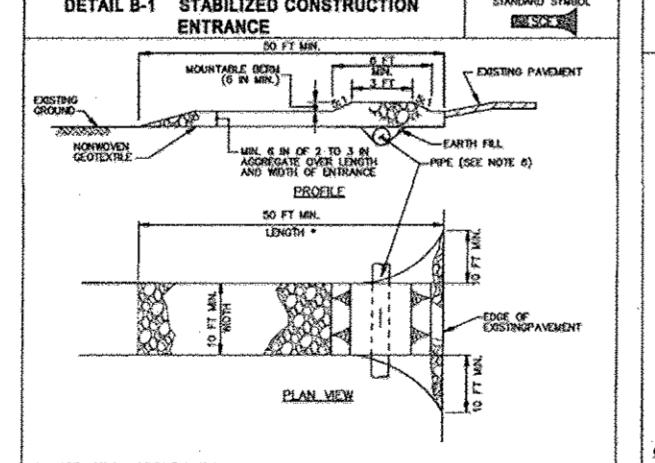
Table E-1. Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate* lb/1000 ft <sup>2</sup>	Seeding Depth (inches)	Recommended Seeding Dates by Plant Hardiness Zone**
Annual Ryegrass (Lolium perenne var multiflorum)	40	1.0	Mar 1 to May 31; Aug 1 to Sep 30
Barely (Hordeum vulgare)	46	1.0	Mar 1 to May 31; Aug 1 to Sep 30
State Fescue (Festuca)	72	1.7	Mar 1 to May 31; Aug 1 to Sep 30
Wheat (Triticum aestivum)	129	2.8	Mar 1 to May 31; Aug 1 to Sep 30
Crabgrass (Digitaria sp.)	112	2.8	Mar 1 to May 31; Aug 1 to Sep 30
Wormwood (Lycium sp.)	30	0.7	Mar 1 to May 31
Plant Milium (Pennisetum glaucum)	20	0.5	Mar 1 to May 31



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

SIGNATURE: \_\_\_\_\_  
PENO: \_\_\_\_\_  
DATE: \_\_\_\_\_



NOTE:  
SEE SHEET 1 OF 12 FOR PARKING TABULATION

NO AS-BUILT INFORMATION ON THIS SHEET

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

3	REVISE PLAN TO ADD 1,817 SF BLDG ADDITIONS, REVISE SWM AND ASSOCIATED GRADING, AND MODIFY SITE DESIGN	06-04-14
NO.	REVISION	DATE

REVISED SITE DEVELOPMENT PLAN  
**RENOVATION DRAINAGE AREA MAP, DEMOLITION PLAN & PARKING PLAN**  
ANTWERPEN TOYOTA  
NEW CAR AUTOMOBILE DEALERSHIP  
PART OF PARCEL C-2, HOLWECCK SUBDIVISION  
BUILDING #1 - 12420 AUTO DRIVE  
(SEE SDP-12-049 FOR BUILDING #2 USED CAR FACILITY)  
DPZ REF'S: SEE GENERAL NOTE #5, SHEET 1

ZONED: B-2  
TAX MAP 34, GRID 06  
PARCEL 305.192 AC, 2ND ELECTION DISTRICT

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAXI: 410.461.8961

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHH  
DATE: JULY, 2014  
SCALE: AS SHOWN  
W.O. NO.: 06-16

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

11 SHEET OF 12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Robertson*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 3-3-15

*Keith S. Duvall*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 3-12-15

*Janet A. Lytle*  
DIRECTOR  
DATE: 3/12/15

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

*John Robertson*  
SIGNATURE OF DEVELOPER  
DATE: 2-12-15

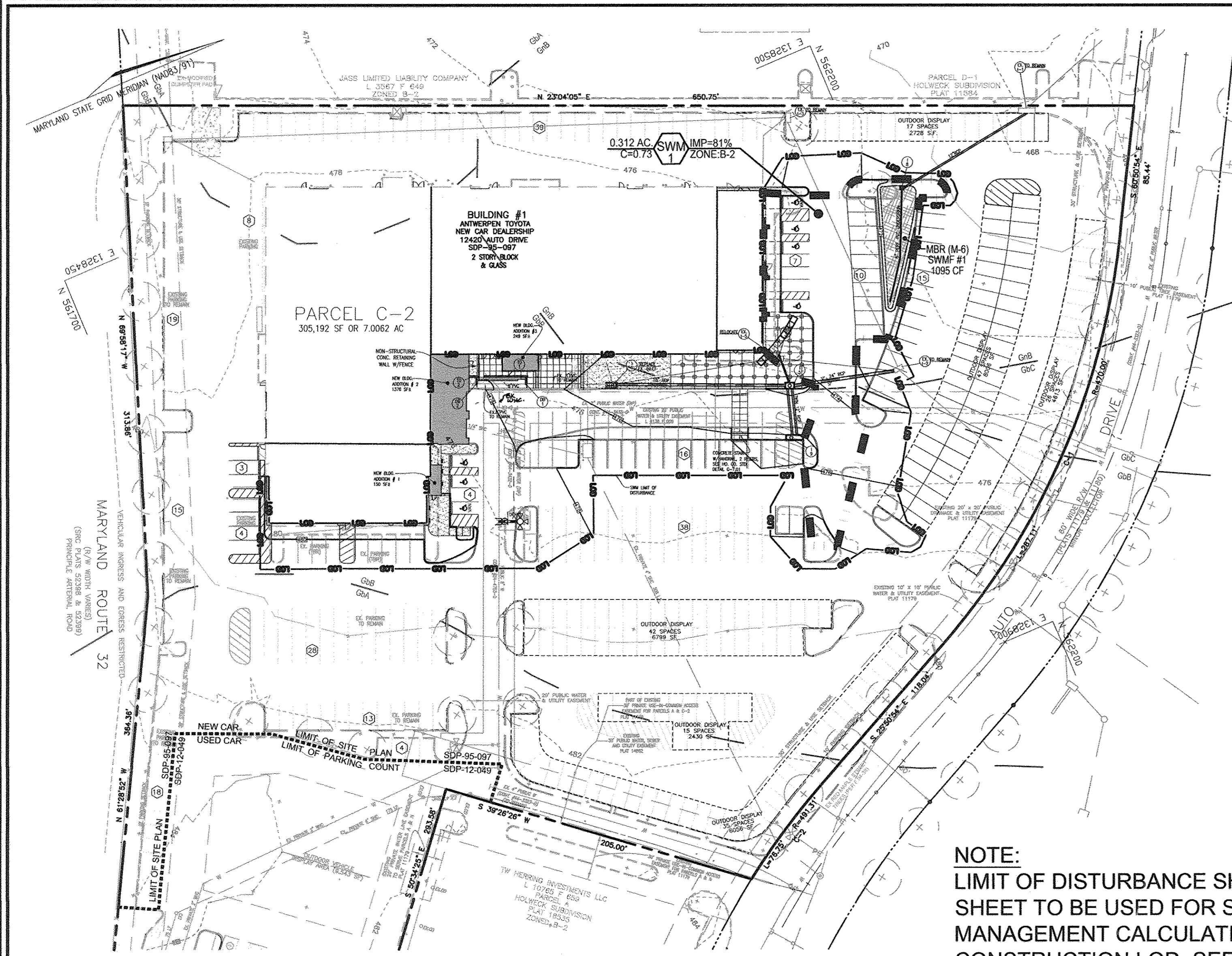
BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John Robertson*  
SIGNATURE OF ENGINEER  
DATE: 2/26/15

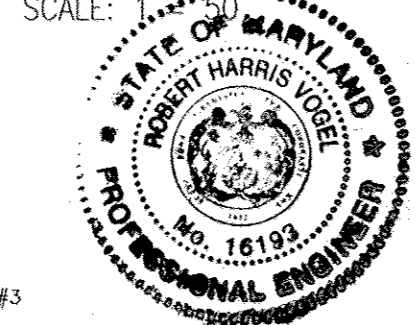
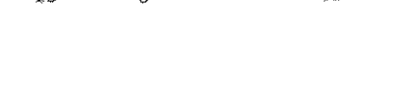
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John Robertson*  
HOWARD S.C.D.  
DATE: 2/26/15





**SWM DRAINAGE AREA MAP**



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

PENO. \_\_\_\_\_  
 DATE: 2-18-15

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GSA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B
GSB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GSC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GSD	GLADSTONE URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B
GSE	GLENVILLE BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING WORK ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 2-18-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 3-15-15  
 DATE: 3-12-15  
 DATE: 3/14/15

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

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.

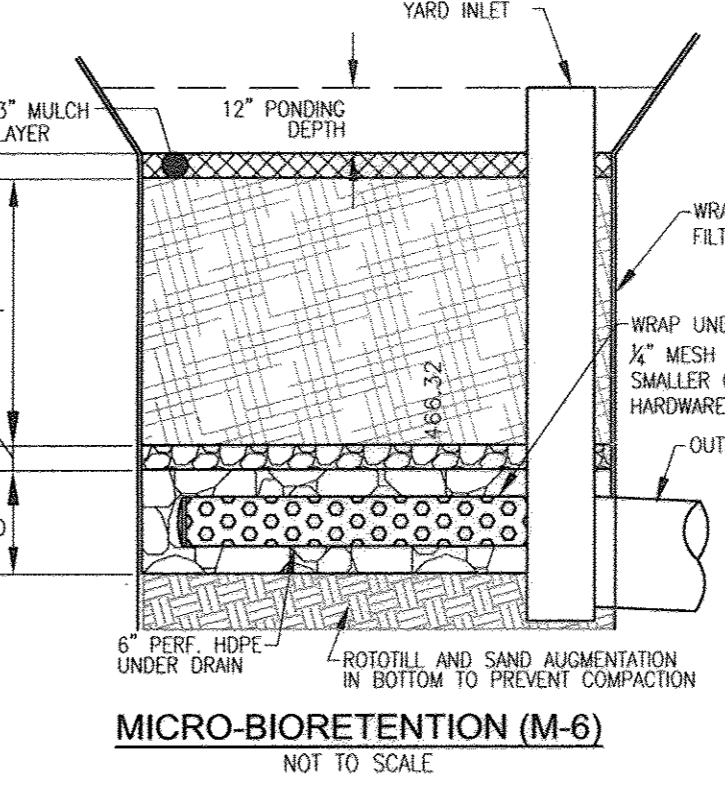
**NO AS-BUILT INFORMATION ON THIS SHEET**

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 DATE: 2/26/15

**APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS**

- 1. MATERIAL SPECIFICATIONS**  
 THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.
- 2. FILTERING MEDIA OR PLANTING SOIL**  
 THE SOIL SHALL BE A UNIFORM MIX. FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO STANDARD OR STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERPETUATION OR PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN (a) 3 CALENDAR DAYS FOR ALL PERIMETER CONTROL STRUCTURES, Dikes, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, (b) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.  
 ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING, (SEC. B-4-3), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED WHEN SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION OF ESTABLISHMENT OF GRASSES.  
 ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.  
 SITE ANALYSIS:  
 TOTAL AREA OF SITE: 7,006.2 ACRES  
 AREA DISTURBED: 1.55 ACRES  
 AREA TO BE ROOFED OR PAVED: 1.42 ACRES  
 AREA TO BE VEGETATIVELY STABILIZED: 0.13 ACRES  
 TOTAL CUT: 1095 CU. YDS.  
 TOTAL FILL: 382 CU. YDS.  
 OFFSETS MUST/BORROW LOCATION: TO BE DETERMINED
- 3. COMPACTION**  
 IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE USE EXCAVATOR BUCKS TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING LOADERS, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TIRE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.  
 COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHISEL, PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACATURE THE SOIL PROFILE THROUGHOUT THE 12 INCH COMPACTION ZONE. SUBSTITUTIVE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.  
 ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE. WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 16". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH WIDE TRACKS.
- 4. PLANT MATERIAL**  
 THE ALLOWABLE PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A SECTION A.2.3.
- 5. PLANT INSTALLATION**  
 COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INNER AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHROUDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHROUDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE. ROOTSTOCK OF THE PLANT MATERIAL SHALL BE KEPT MOST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/2RTH OF THE BALL IS ABOVE FINAL GRADE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST ONE INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION. TREES SHALL BE BRANDED USING 2" BY 2" STAKES ONLY AS NECESSARY FOR THE FIRST GROWING SEASON. ONLY STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL. GRASSES AND LEGUME SEED SHOULD BE ODDLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLANTS SHALL BE PLANTED FOLLOWING THE NON-GROSS GROUND COVER PLANTING SPECIFICATIONS.  
 THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH MATTER TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. USE OF FERTILIZERS, DEFOLIANTS, OR AT A MINIMUM, MOWS THE SOIL. ONLY USE FERTILIZER OR WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL LAYER FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.
- 6. UNDERDRAINS**  
 UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:  
 • PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F756, TYPE PS 28, OR AASHTO M-278) IN A GRAVEL LAYER. THE PREPARED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PIPE OF HDPE).  
 • PERFORATIONS - IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED @ 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (NO. 4 OR 444) GALVANIZED HARDWARE CLOTH.  
 • GRAVEL - THE GRAVEL LAYER (NO. 37 STONE) PREFERRED SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN. THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.  
 • A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.  
 • A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".  
 THIS MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).
- 7. MISCELLANEOUS**  
 THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

**NOTE:**  
 LIMIT OF DISTURBANCE SHOWN ON THIS SHEET TO BE USED FOR STORMWATER MANAGEMENT CALCULATIONS ONLY. FOR CONSTRUCTION LOD, SEE SHEET 10 OF 12.



**MICRO-BIORETENTION (M-6)**  
 NOT TO SCALE

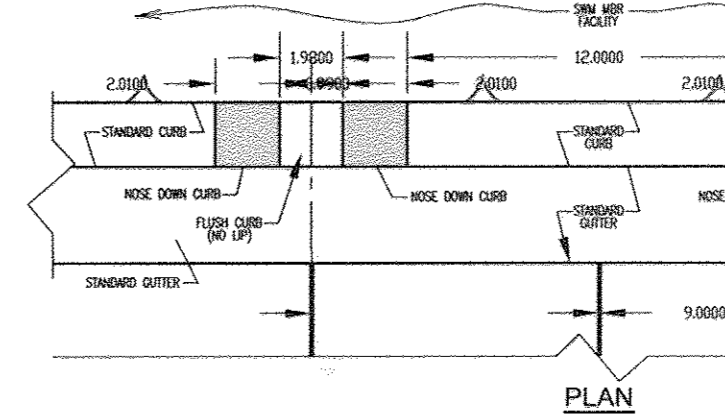
- NOTES:**
- THE SIDES OF THE MBRS ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC SHALL NOT BE INSTALLED BETWEEN THE MBR LAYERS OR AT THE BOTTOM OF THE MICRO-BIORETENTION AS IT WILL CAUSE THE MBR TO FAIL.
  - THE PERFORATED UNDERDRAIN PIPE OF THE MBR SHOULD BE WRAPPED WITH X" MESH (4X4) OR SMALLER GALVANIZED HARDWARE CLOTH.

**OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6) RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)**

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING:  
 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.  
 2. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WELLS.  
 3. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.  
 4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

**LEGEND:**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING MAINTENANCE
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY LINE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED STORM DRAIN INLET
---	EXISTING TREES (FIELD LOCATED)
---	EXISTING TREELINE (FIELD LOCATED)
---	EXISTING FENCE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SOILS BOUNDARY
---	PROPOSED SIDEWALK
---	PROPOSED (M-6) MICRO-BIORETENTION
---	SWM LIMIT OF DISTURBANCE
---	SWM DRAINAGE DIVIDE



**SAWTOOTH SWALE CURB DETAIL ADJACENT TO MICRO-BIORETENTION**  
 NOT TO SCALE

**BIORETENTION PLANTING LAYOUT**  
 N.T.S.

**TYPICAL BIORETENTION PLANTING SCHEDULE PER 250 SF AREA PER FACILITY**

KEY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS	MBR 1	MBR 2
1	ILEX GLABRA	3 GALLON	CONT	3	2
2	VACCINIUM CORYMBOSUM	3 GALLON	CONT	4	5
3	LOBELIA SIPHILITICA	3 GALLON	CONT	6	7

A MINIMUM DENSITY OF 1000 STEMS PER PLANTED BIORETENTION AREAS ARE TO BE PLANTED BASED ON ACRE (1029 STEMS PER SQUARE FOOT). ABOVE PLANTING RATES ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDv SUMMARY. ROUND UP FOR QUANTITY.

**BIORETENTION PLANTING SCHEDULE NOTES:**

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

Pe = 1.00  
 ESDv = (Pe x Rv x A) / 12  
 Rv = 0.05 + 0.009 x I  
 V min = 1.0" rainfall (1.0 x Rv x A) / 12  
 V max = 1 yr rainfall = 2.6" (2.6 x Rv x A) / 12

DA	% IMPERV	Rv	DA	ESDv REQ	MINIMUM VOLUME	MAXIMUM VOLUME	VOLUME PROVIDED	IMPERV AREA	GREEN AREA
1	82	0.79	0.31	890	890	2315	1095	0.255	0.057
TOTAL ESDv BY SUBAREA				890	890	2315	1095	0.255	0.057

\*Bio-retention utilized in each subarea at the rate of 75%.

**HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES**

- 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 (410) 313-1855.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERPETUATION OR PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN (a) 3 CALENDAR DAYS FOR ALL PERIMETER CONTROL STRUCTURES, Dikes, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, (b) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING, (SEC. B-4-3), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED WHEN SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION OF ESTABLISHMENT OF GRASSES.  
 ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.  
 SITE ANALYSIS:  
 TOTAL AREA OF SITE: 7,006.2 ACRES  
 AREA DISTURBED: 1.55 ACRES  
 AREA TO BE ROOFED OR PAVED: 1.42 ACRES  
 AREA TO BE VEGETATIVELY STABILIZED: 0.13 ACRES  
 TOTAL CUT: 1095 CU. YDS.  
 TOTAL FILL: 382 CU. YDS.  
 OFFSETS MUST/BORROW LOCATION: TO BE DETERMINED
- ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREA IN EXCESS OF 2.0 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION PERMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILL AND STABILIZED BY THE END OF EACH WORK DAY.
- ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN REVIEWING AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
- A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MINIMUM ACREAGE OF 20 ACRES PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURB.

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

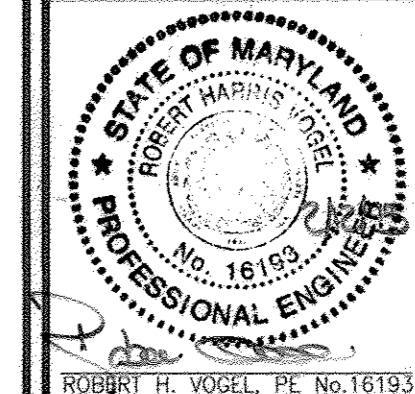
NO.	REVISION	DATE
3	REVISE PLAN TO ADD 1,817 SF BLDG ADDITIONS, REVISE SWM AND ASSOCIATED SEEDING AND WOODS SITE DESIGN	06-04-14

**REVISED SITE DEVELOPMENT PLAN RENOVATION STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES AND DETAILS**

ANTWERPEN TOYOTA  
 NEW CAR AUTOMOBILE DEALERSHIP  
 PART OF PARCEL 'C-2', HOLMES SUBDIVISION  
 BUILDING # 1 - 12420 AUTO DRIVE  
 (SEE SDP-12-249 FOR BUILDING #2 USED CAR FACILITY)  
 DP2 REF: SEE GENERAL NOTE #5, SHEET 1

ZONED: B-2  
 TAX MAP 34, GRID 06  
 PARCEL 9-25, 2ND ELECTION DISTRICT

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666  
 FAX: 410.461.8961



DESIGN BY: GAH  
 DRAWN BY: GAH  
 CHECKED BY: RHV  
 DATE: JULY, 2014  
 SCALE: AS SHOWN  
 W.O. NO.: 06-16

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

12 SHEET OF 12