

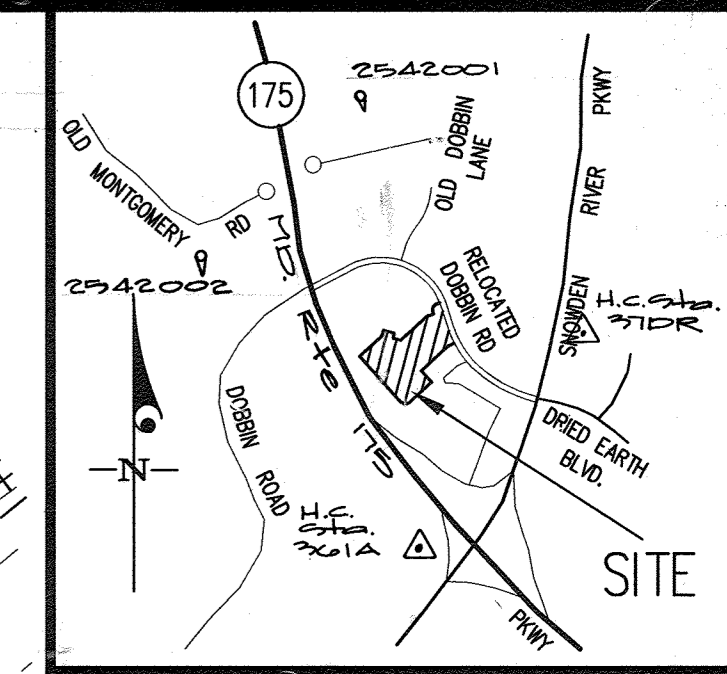
Sheet Index

- 1. Site Plan
- 2. Loop Road Flow Line Elevation Table and H.C. Details
- 3. Landscape Plan
- 4. Landscape Specifications & Details
- 5. Sediment Control Plan (off-site)
- 6. Sediment Control Details & Notes
- 7. Storm Drain Profiles & Schedules
- 8. Water & Sewer Profiles & Storm Drain Detail
- 9. Loop Road Flowline Profile-Right
- 10. Loop Road Flowline Profile-Left
- 11. Paving Plan

PURPOSE STATEMENT
 REDLINE REVISION #4:
 THE PURPOSE OF THIS REVISION IS TO SHOW THE MINOR SITE WORK ASSOCIATED WITH RE-STRIPING 33 PARKING SPACES & ADDING DRIVE-UP BEACON/STORAGE FOR THE TARGET RE-USE PROGRAM.

ADDRESS: 101 WATER ST. SUITE 101
 BURTONSVILLE, MD 21044
 PHONE: 410-211-7172
 FAX: 410-211-7173
 WWW: WWW.GUTSCHICKLITTLEWEBER.COM

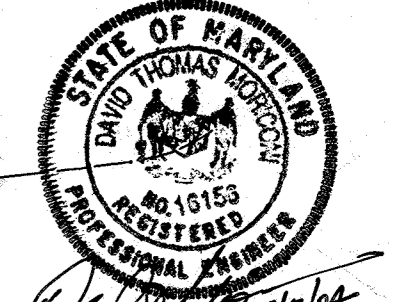
For Benchmark Descriptions See Sheet 3



VICINITY MAP
 SCALE: 1"=2000'

- Legend**
- Existing Contour
 - Proposed Contour
 - Proposed Spot Elev.
 - Standard combination curb & gutter
 - Reverse combination curb & gutter
 - Temporary asphalt curb
 - Existing combination curb & gutter
 - Number of Parking Spaces
 - △ Elevation Access to bldg.
 - Flow Line Elevation No.

REDLINE NOTE:
 REDLINE REVISIONS DATED 8-5-04 AND NOTED HEREON MEET THE CONDITIONS OF THE APPROVAL BY THE HOWARD COUNTY DPE DATED 7-26-04.



GENERAL NOTES

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
2. The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (301) 792-7272 at least five (5) working days prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
5. Site area: 17.4 acres (approved mass grading GP 96-45 & F-96-41).
6. All plan dimensions are to face of curb unless otherwise noted.
7. Existing topography reflects mass grading as shown on GP 96-45.
8. Coordinates and bearings are based upon the MD State plan system (NAD 83).
9. Water and sewer shown is public.
10. Stormwater management for this site is proposed under GP 96-45.
11. All existing water and sewer is per Contract 24-3463-D.
12. All existing public storm drain is per F-96-41.
13. All curb radii is 5' unless noted otherwise.
14. Utility information taken from approved final construction plans for development.
15. Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
16. Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for 4" and 6" water house connections.
17. For all storm drain connections to existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment to the first structure.
18. Use trench bedding class "C" for storm drains.
19. Paved areas indicated are private except as noted.
20. Project background: See Dept. of Planning & Zoning File Numbers: WP 96-33, SP 95-08, FDP 95-226, WP 95-94, GP 96-45, F-96-41, & F-96-202
21. Recording reference: Plat Nos 12064-12065
22. All proposed ramps shall be in accordance with current A.D.A. standards. Minimum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
23. All water meters shall be located inside buildings.
24. The limits of public maintenance for waterhouse connections shall be 7' from the back of curb.
25. All proposed site utilities are to terminate 5' from the building. The building pumper shall connect to and extend these utilities to the inside of the building.

SITE ANALYSIS

1. AREA OF PARCEL: 466,220 S.F. / 10.70 AC.
2. ZONING: NEW TOWN
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 130,850 S.F.
5. TOTAL PARKING REQUIRED: 130,850 S.F. @ 5 SP./1000 S.F. = 635 SPACES
6. TOTAL PARKING PROVIDED: 646-3 SPACES FOR RESTRIPTING/BEACON/STARS
7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 14
8. NO. OF HANDICAP VAN SPACES REQUIRED: 2
9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 17
10. NO. OF HANDICAP VAN SPACES PROVIDED: 9
11. MAX. NO. OF EMPLOYEES: 200

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 11373
 EXPIRATION DATE: 01/21/2023

OWNER / PREPARED FOR:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PHONE: (410) 992-6027

Approved: For Public Water & Sewerage Systems, Howard County Health Dept.
 Date: 2/26/96

Approved: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 2/29/96

Approved: Date: 2/29/96

Approved: Date: 2/29/96

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APPR.
4-26-92	REVISION #1: RESTRIPTING 33 PARKING SPACES & ADD DRIVE-UP BEACON/STARS	GS	
5/14/94	REVISION #2: RESURFACE & PARKING SPACES & ADD DRIVE-UP BEACON TO PARKING LOT	TS/M	
6-2-2004	REVISED STOREFRONT SIDEWALK, CURB, PLANTERS & BOLLARDS	DTM	
8-20-2004	(BY URS CORPORATION)		
8-20-2004	Coord. ex. utilities, Rev. Loop Rd. Islands, Loading area wall, lot grades	KLP	

SITE DEVELOPMENT PLAN
ROUTE 175 COMMERCIAL
PARCEL "A"

SCALE: 1"=50'
 ZONING: NT - COMMERCIAL
 DATE: January, 1996
 TAX MAP No. 36
 SHEET: 1 OF 13

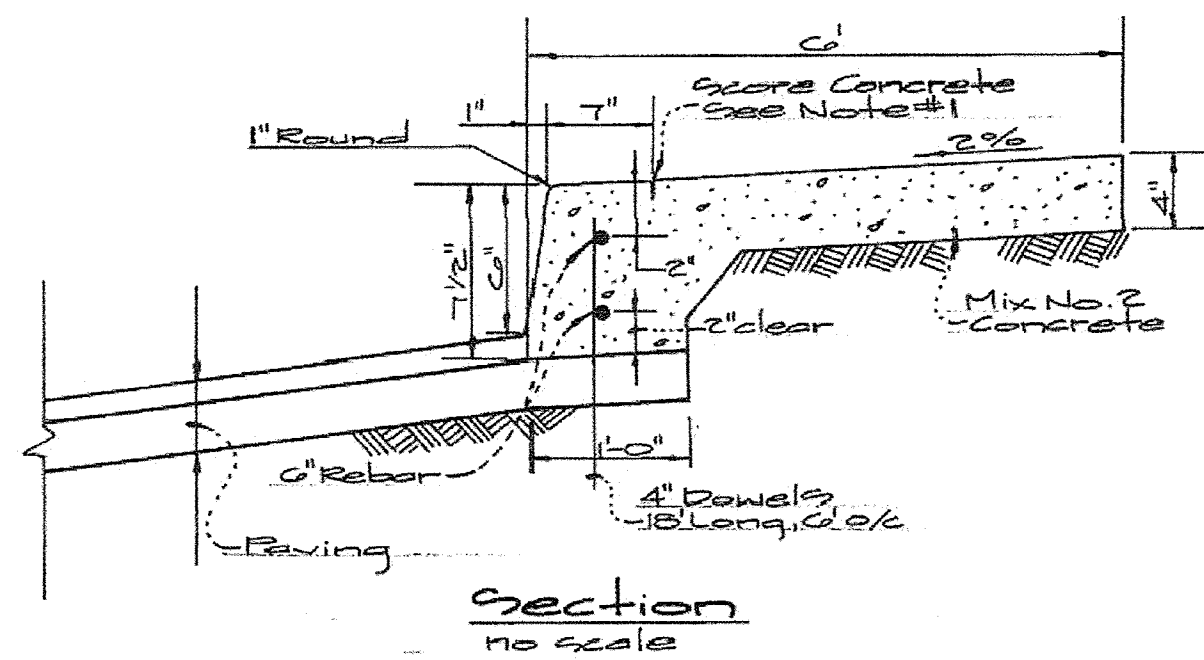
GULFORD ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
A	6111 DOBBIN ROAD

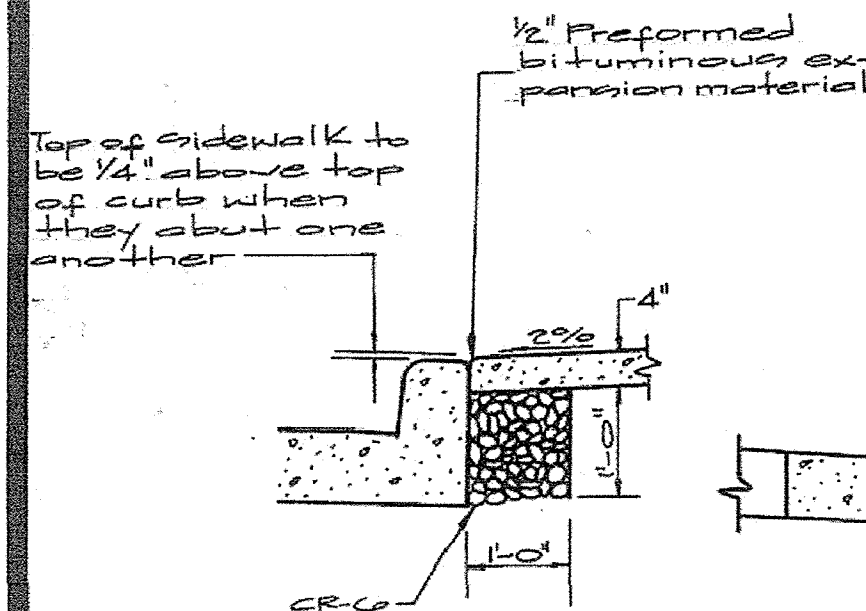
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SECTION/AREA: 10
PARCEL: 6
ELEC. DIST.: 6
CENSUS TRACT: 60703

SDP-96-79

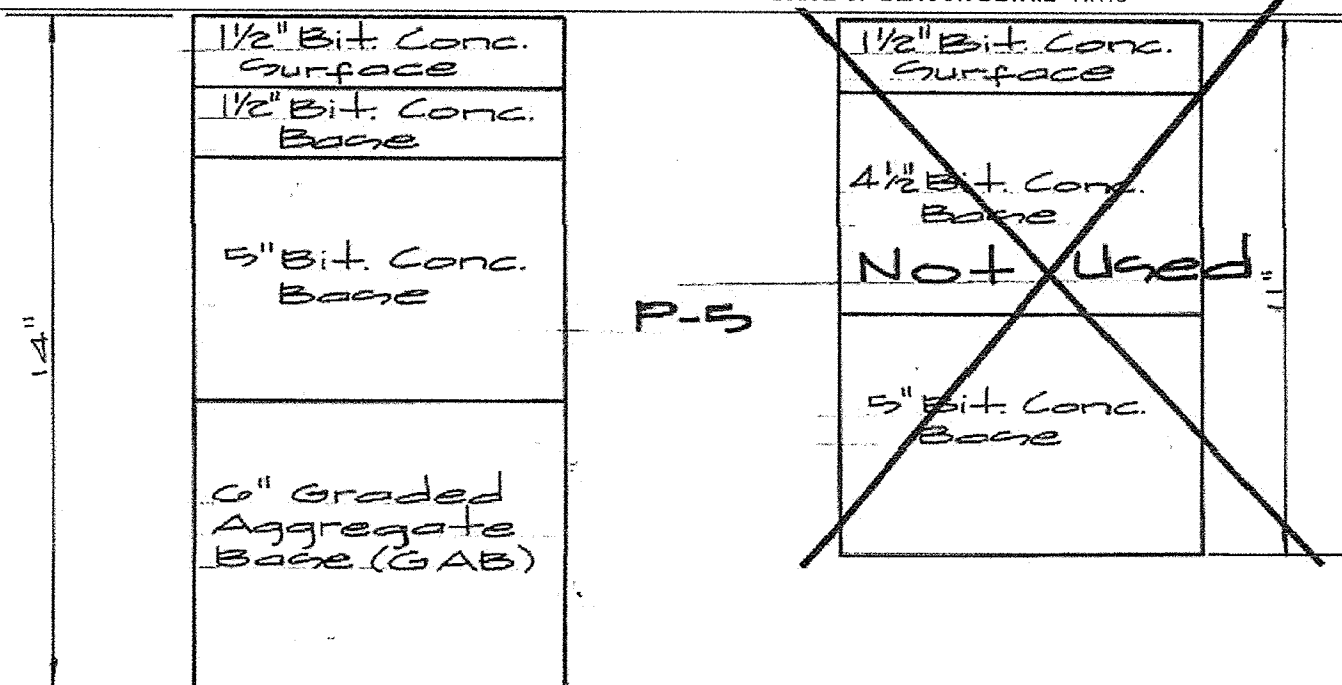
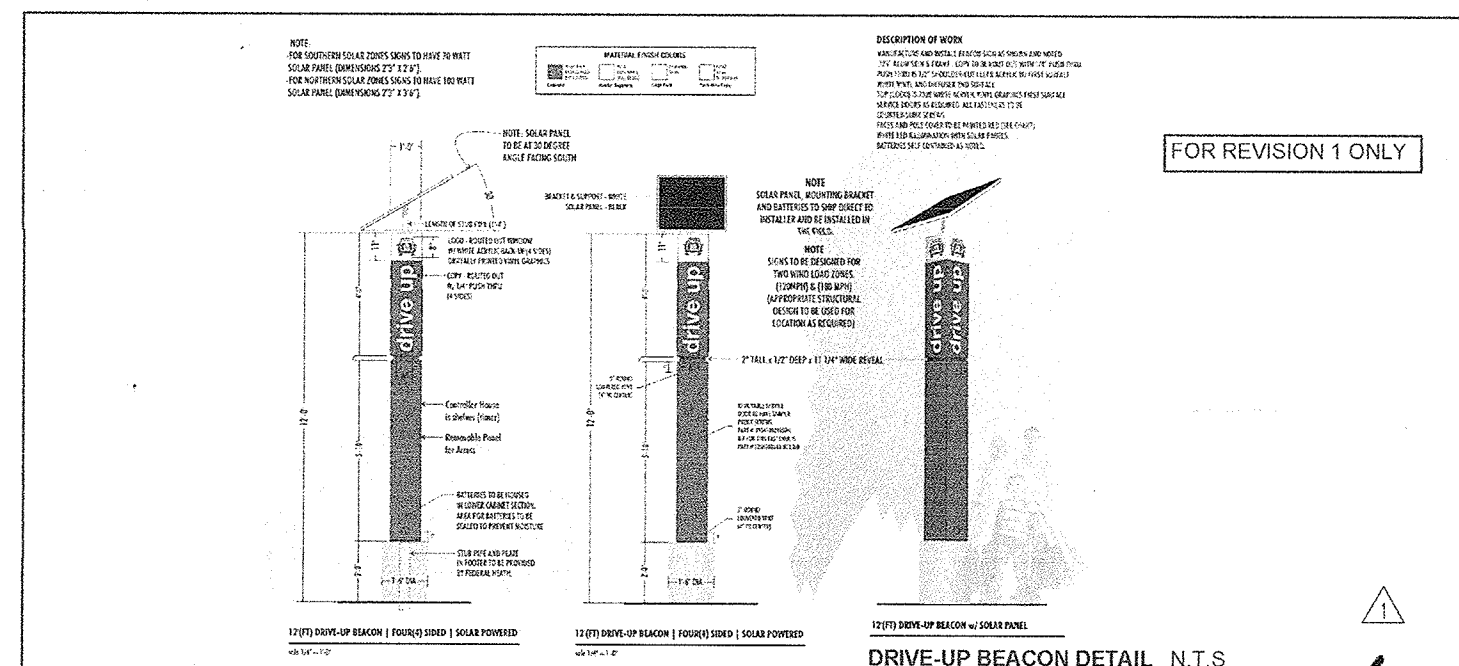
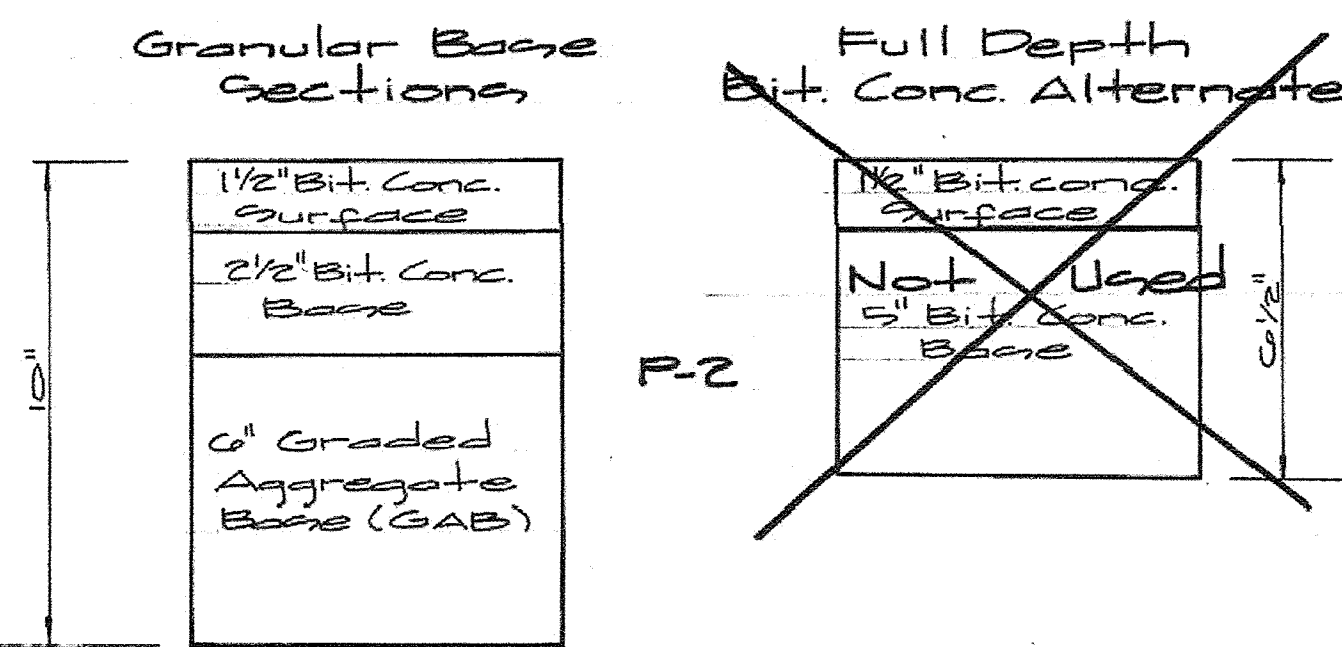


Notes:
 1. Longitudinal joint between sidewalk and curb shall be continuous and to a depth of 1/2 the sidewalk thickness or 1" max. Latitudinal joints shall run from back edge of sidewalk continuous to the bottom face of curb to a depth of 1/2" and spaced 5' apart.
 2. Provide 1/2" expansion joints at 15' intervals. In latitudinal joints to full cross-section.

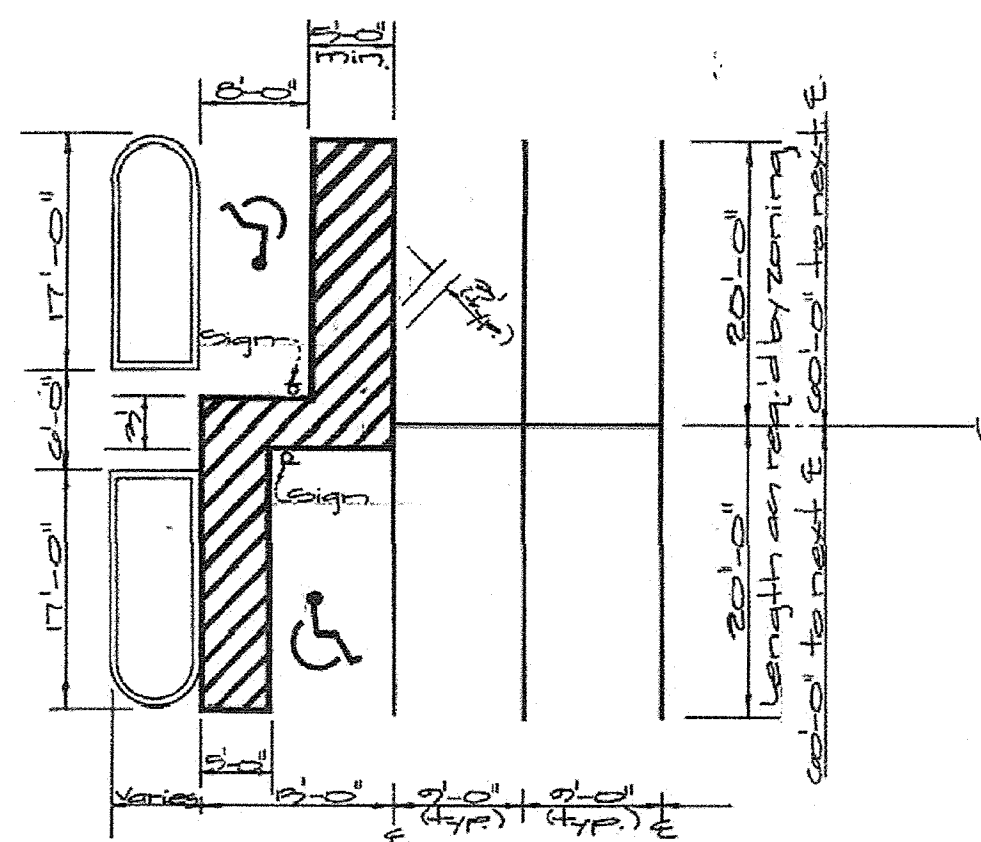
Monolithic Curb & Sidewalk
Private Parking Area



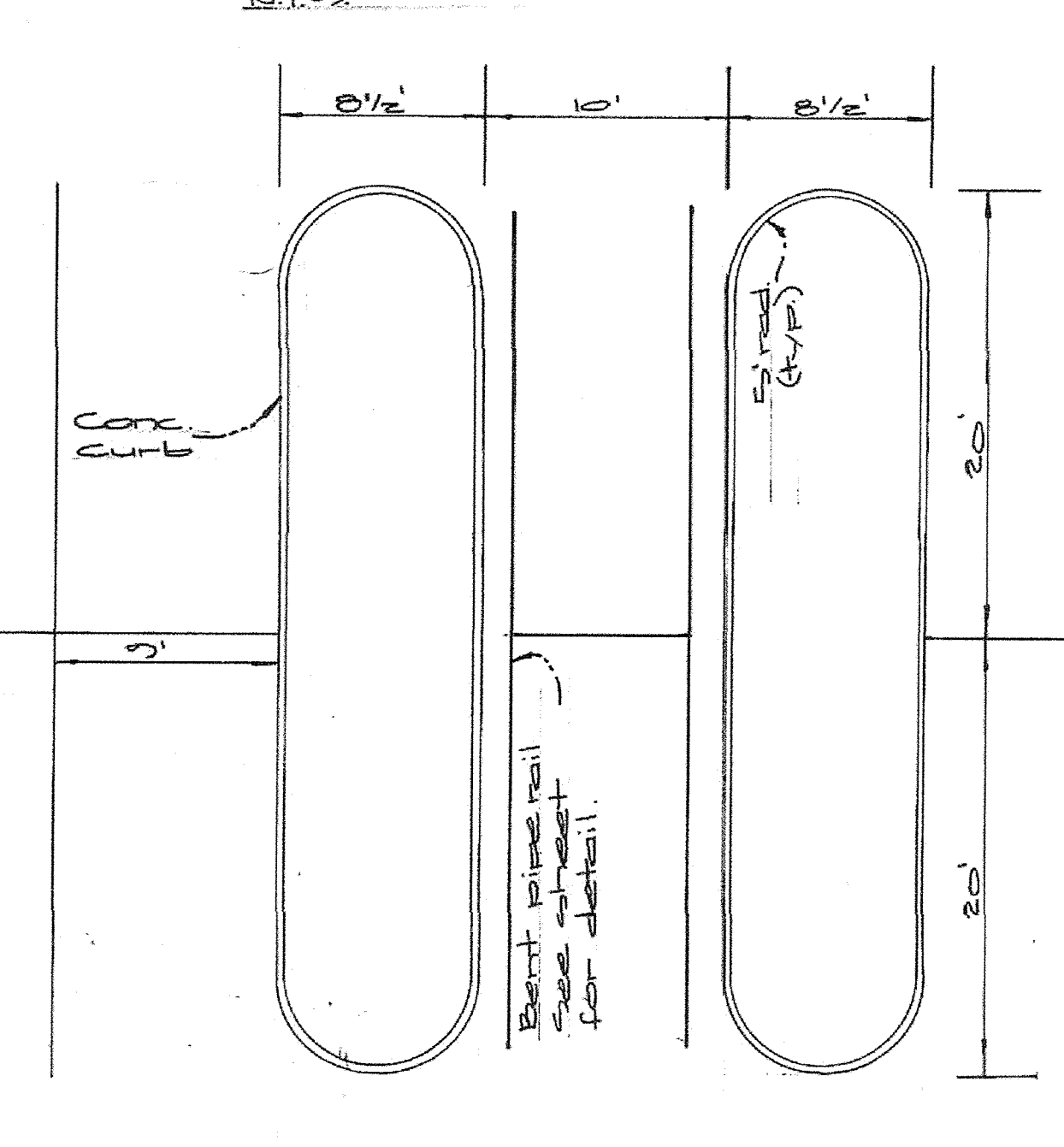
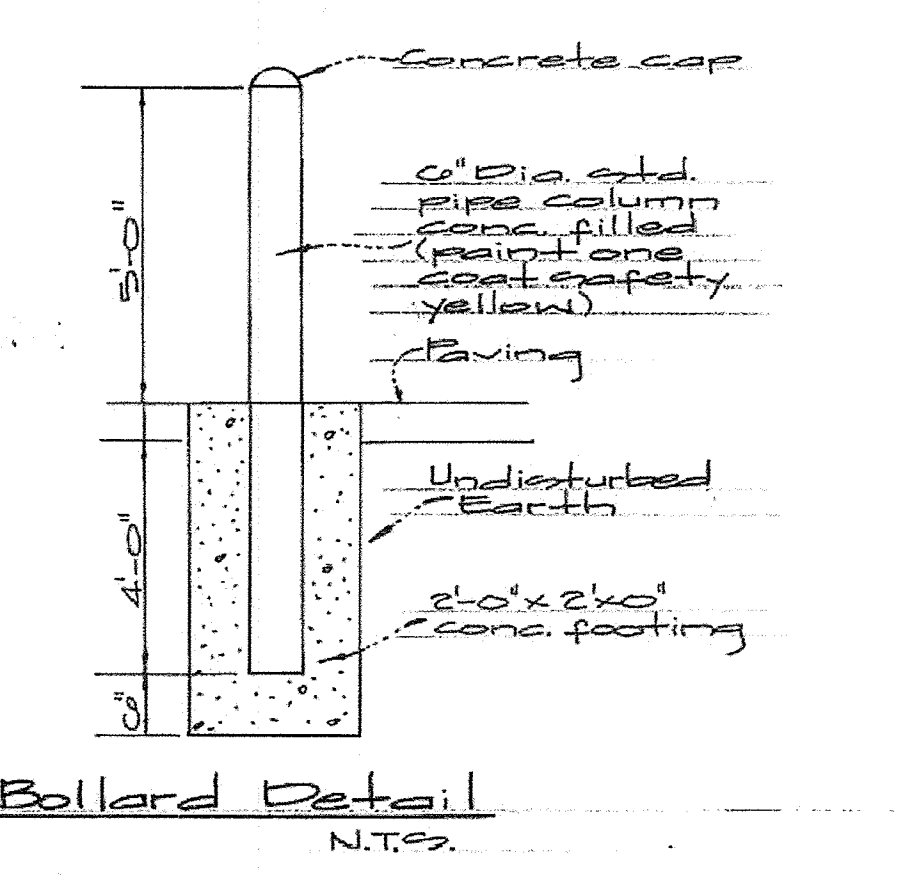
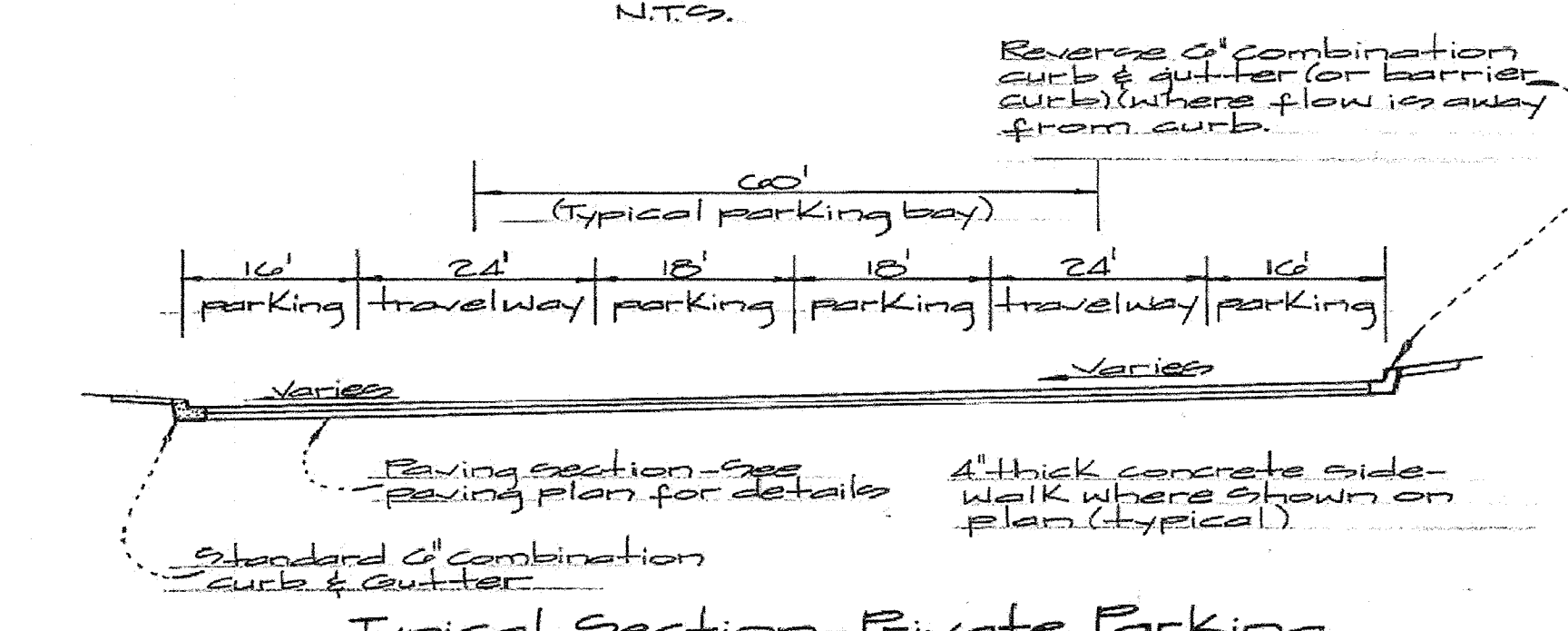
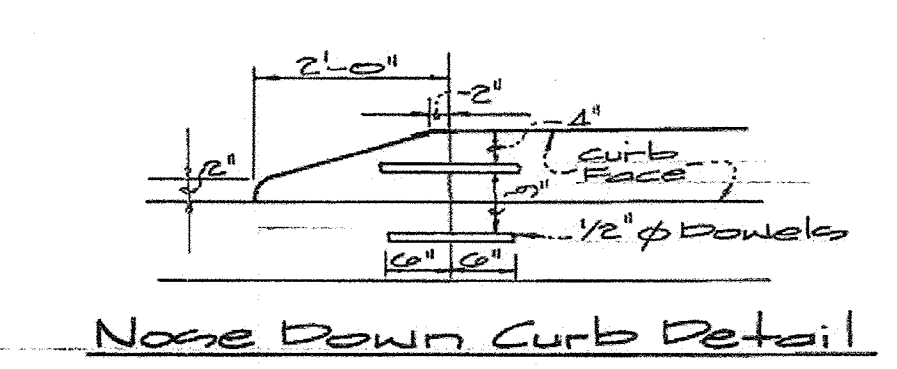
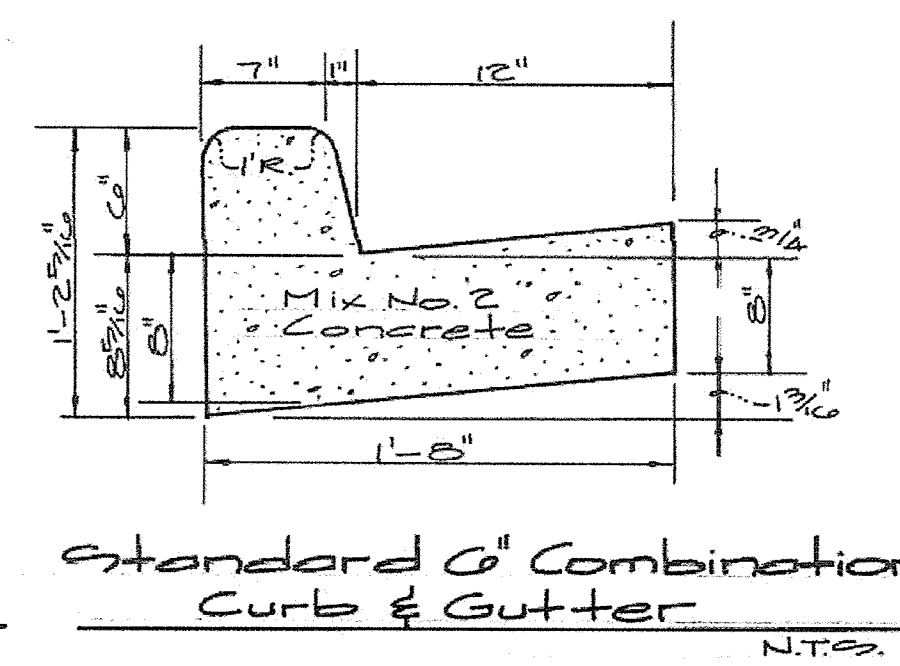
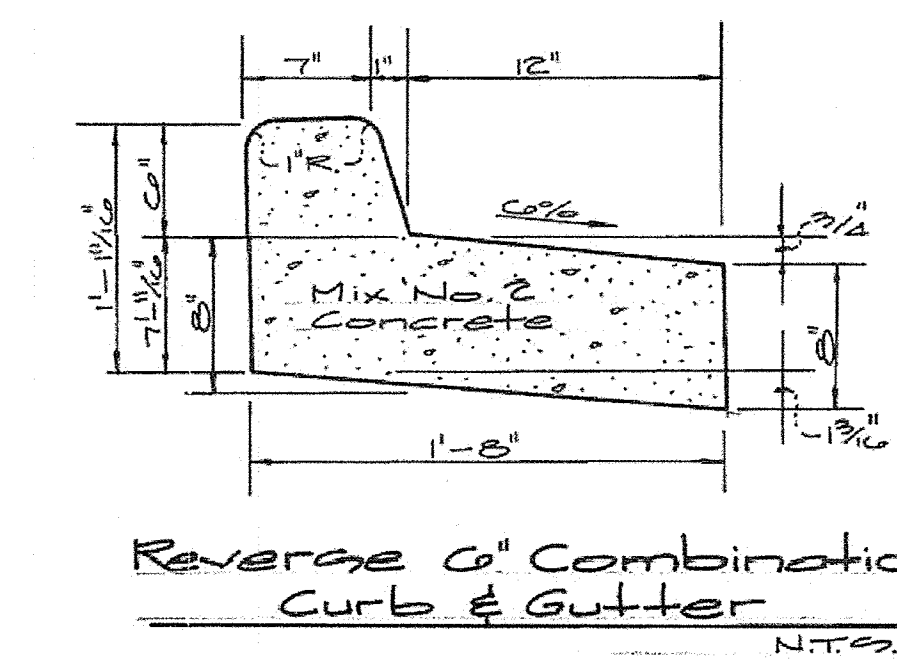
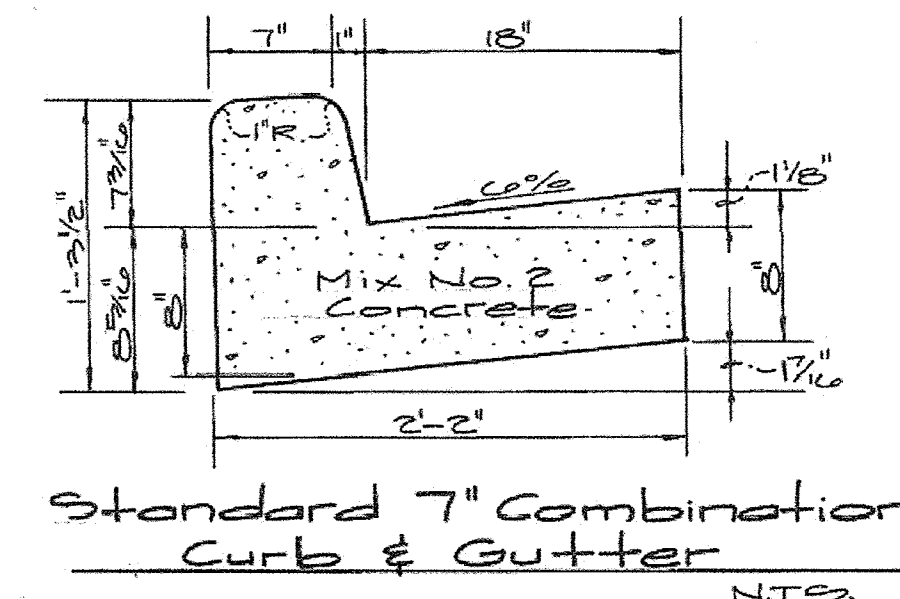
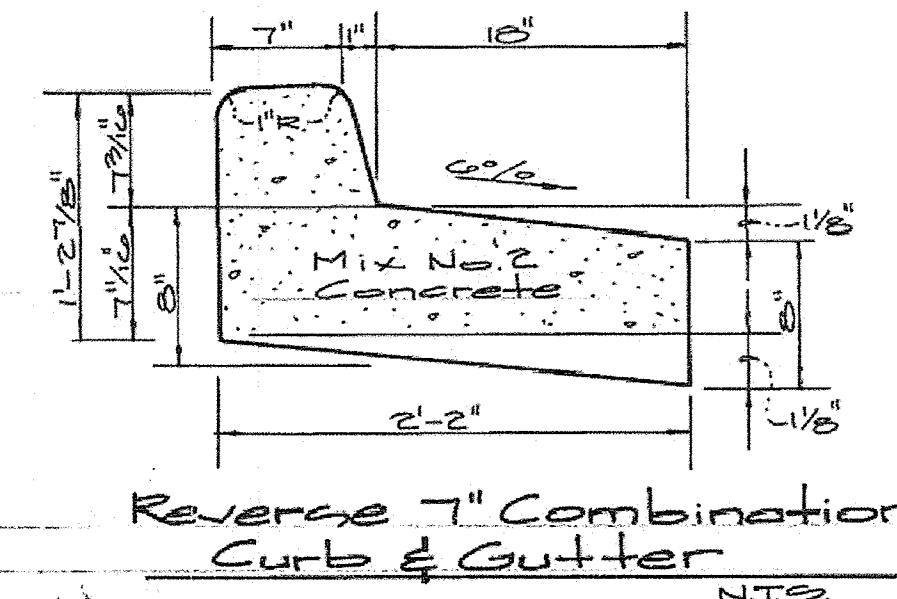
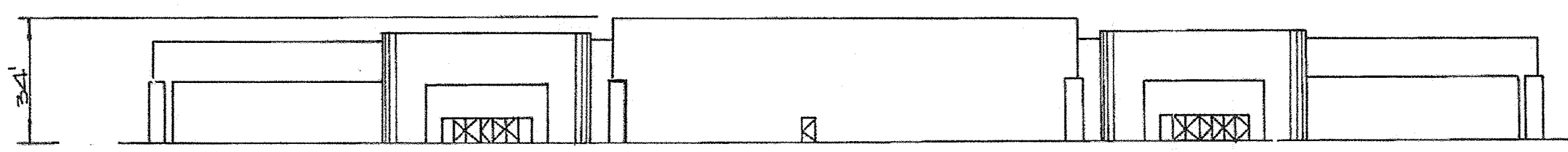
Notes:
 1. Sidewalk to be scribed in 5' maximum squares.
 2. Expansion joints across the sidewalk not to be more than 15' apart.
 3. 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 4. Concrete to be mix No. 2.
 5. When sidewalk abuts curb, walk shall be 1/4" above curb with preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
 6. On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48 feet. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



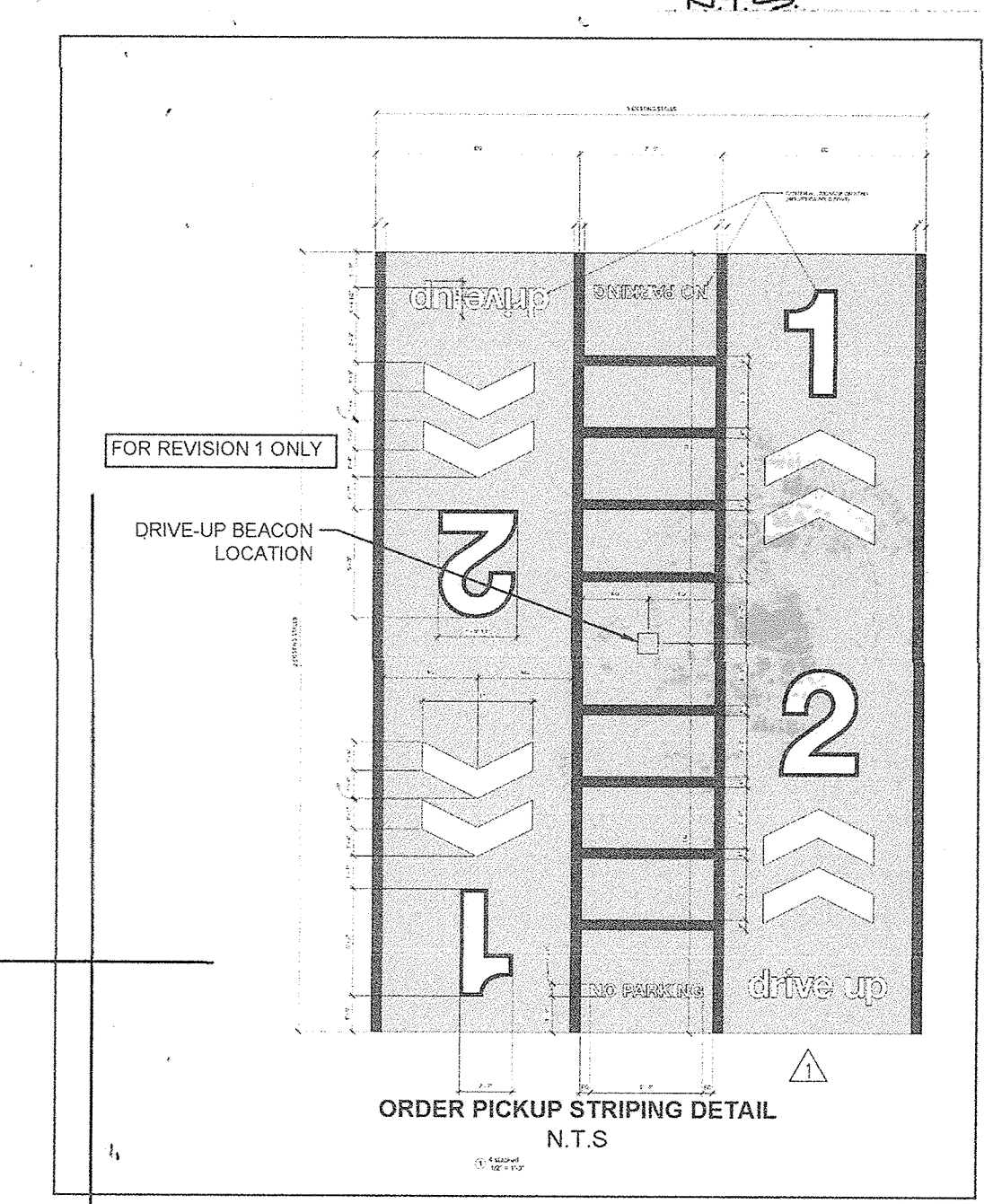
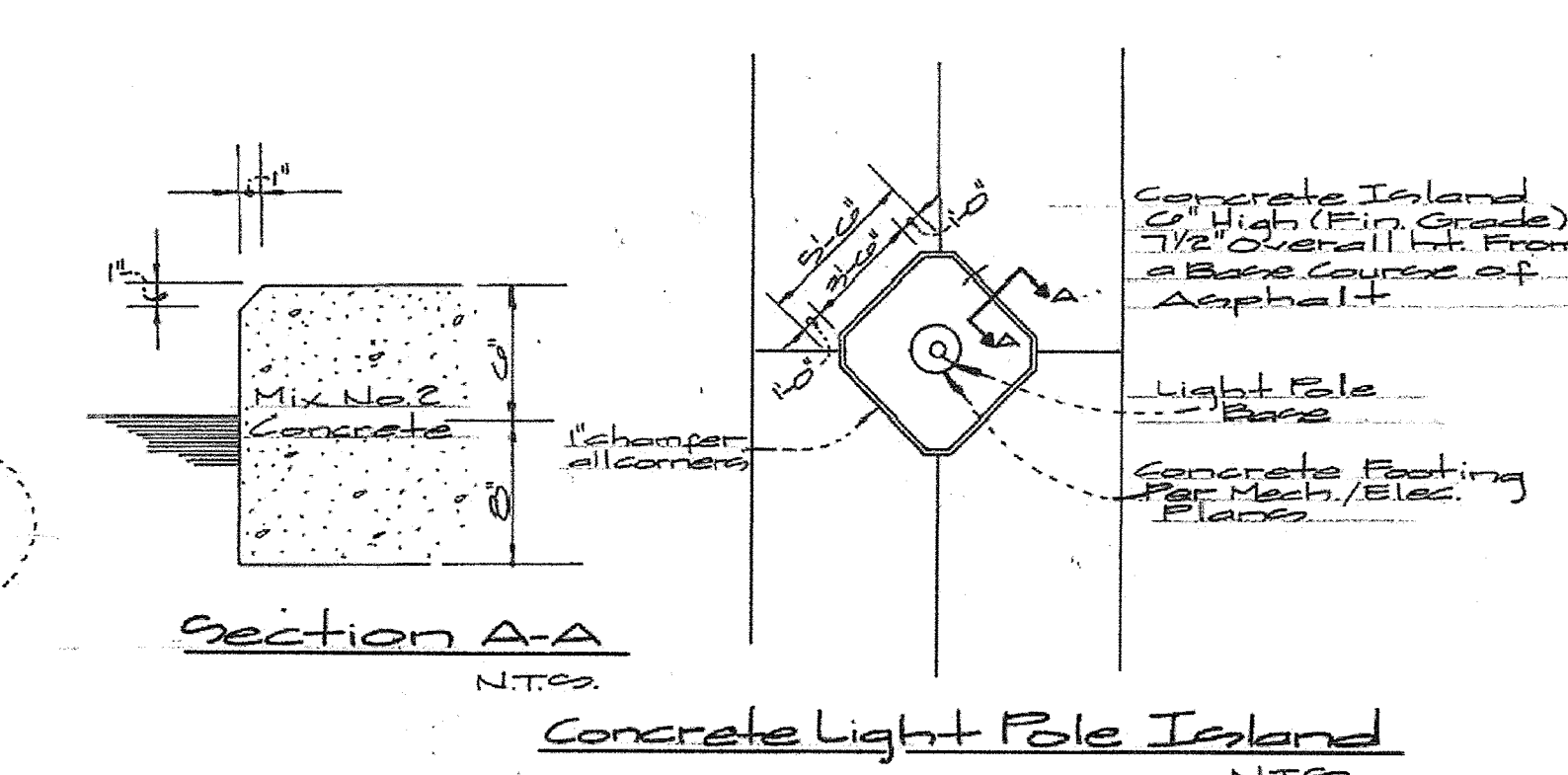
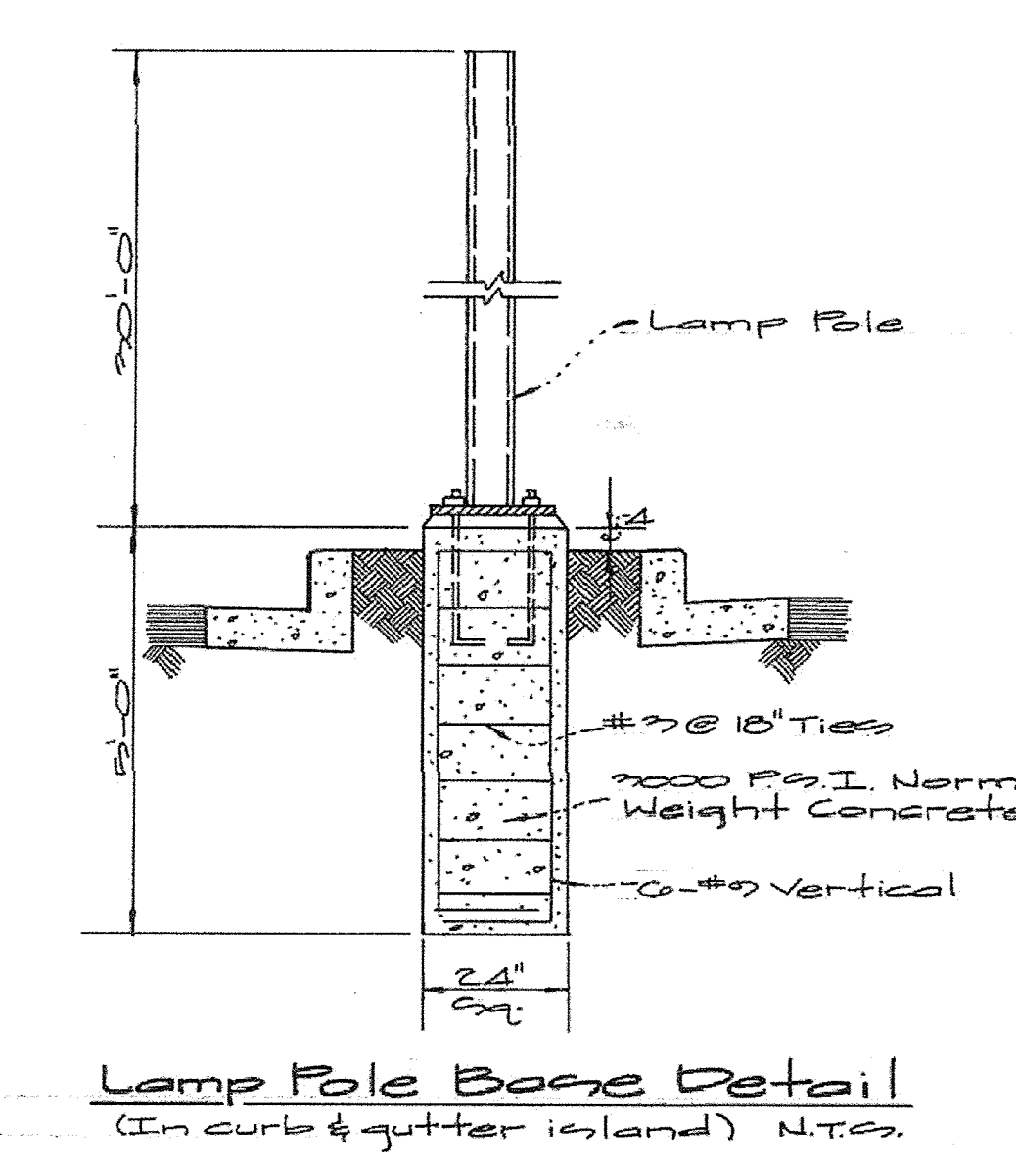
Note: Other equivalent paving sections may be approved where approved by a professional soils engineer.



Note: 4" wide white stripes typical (unless noted otherwise)



Note: Information not shown by lamp pole manufacturer



Approved: For Public Water & Sewerage Systems, Howard County Health Dept.
 Approved: Howard County Department of Planning & Zoning
 Approved: Chief Development Engineer

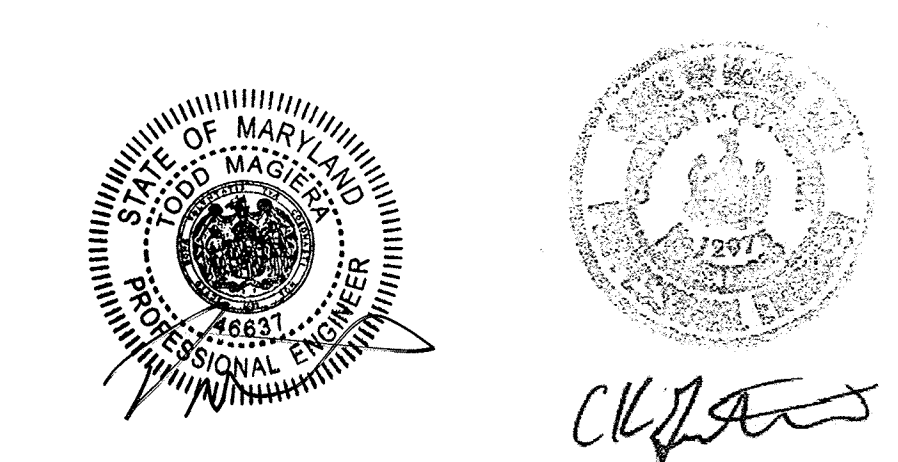
GLW GUTSCHICK LITTLE & WEBER, P.A.
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 3909 NATIONAL DRIVE • SUITE 250 • BURTONSVILLE OFFICE PARK • BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
5/14/99	REVISION #1: ADDED ORDER PICKUP STRIPING DETAIL AND DRIVE-UP BEACON DETAIL	TJM	

PREPARED FOR:
 The Howard Research and Development Corporation
 10275 Little Patuxent Pkwy.
 Columbia, Maryland 21044
 (410) 772-6027

Site Details
Route 175 Commercial
 Parcel "A"
 Guilford Election District No. 6
 Howard County, Maryland

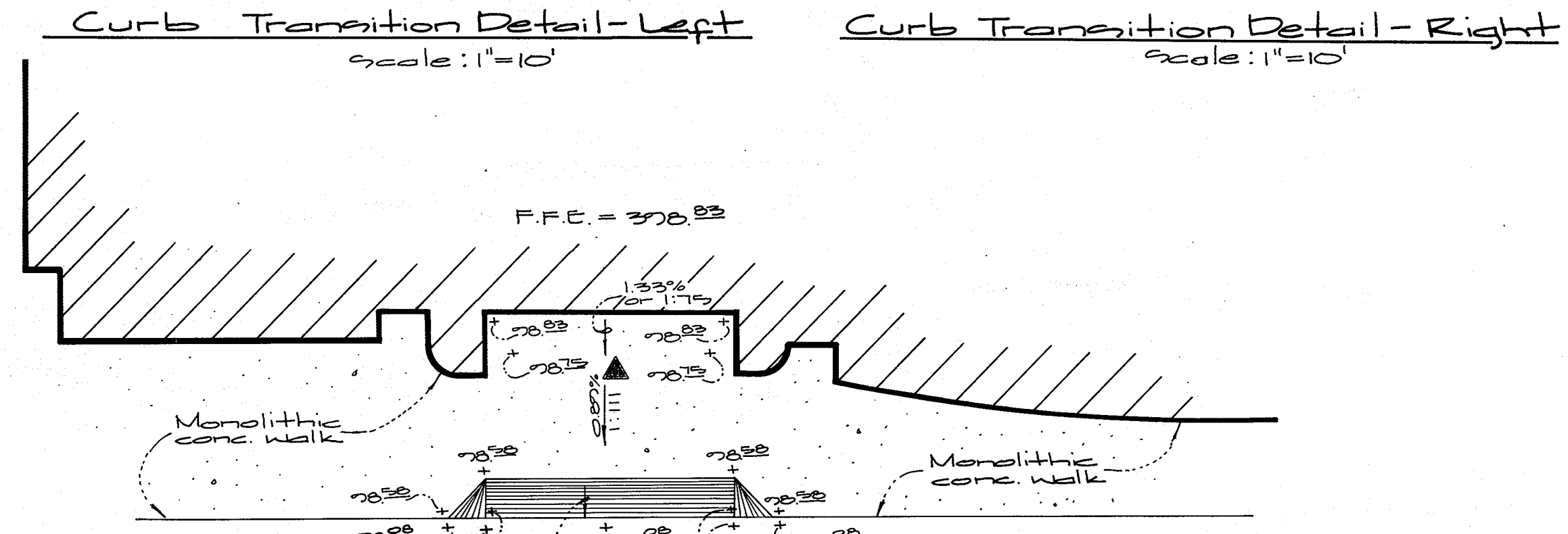
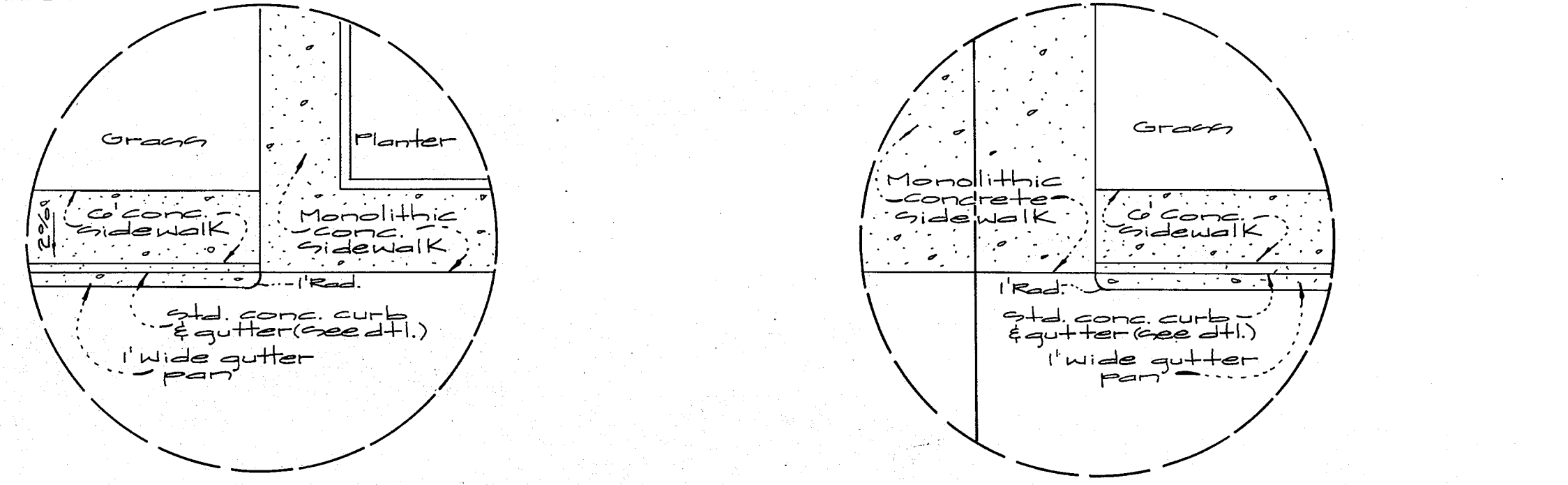
DES.:	SCALE	ZONING	G.L.W. FILE NO.
WSJ/KLF	As Shown	NT	95-003
DRN.:	DATE	TAX MAP No.	SHEET
WSJ/KLF	January 1996	300	2 of 13



No.	Baseline Sta.	Baseline Offset	Elev. (flowline)	Profile Sta.	Gutter Type
1	2+59.41	23.50	377.10	4+71.87	Catch (Wet)
2	2+83.33	27.60	378.40		
3	3+01.44	46.41	377.07		Spill (Dry)
4	3+07.28	67.84	376.77		Spill (Dry)
5	See Plan	See Plan	376.34		Catch (Wet)
6	3+40.72	40.00	376.80		
7	3+57.24	21.70	376.20		
8	3+84.24	15.00	376.00	2+78.20	
10	4+37.24	15.00	376.20	3+51.20	
11	4+81.24	15.00	376.70	3+75.20	
12	5+21.24	15.00	377.34	4+35.20	
13	5+74.72	15.00	378.20	4+87.01	
14	6+14.72	15.00	378.64	5+27.01	
15	6+71.77	15.00	377.75	5+85.72	
16	7+12.75	15.00	400.41	6+27.77	
17	7+64.75	15.00	401.23	6+79.77	
18	7+80.00	15.00	401.43	6+95.01	
20	8+35.15	15.00	402.05	7+37.44	
21	8+64.82	15.00	402.07	7+67.18	
22	8+77.43	15.00	401.70	8+09.72	
23	9+23.83	15.00	401.23	8+30.14	Catch (Wet)
24	9+60.37	15.00	402.23	8+64.68	Spill (Dry)
25	9+86.80	15.00	377.31	8+21.09	
26	10+30.57	15.00	378.14	8+34.20	Catch (Wet)
27	10+47.23	15.00	377.07	8+53.52	Spill (Dry)
28	10+68.44	18.70	387.45		
29	10+84.70	20.72	377.22		
30	10+93.52	47.00	376.08		Spill (Dry)
31	See Plan	See Plan	376.83		Catch (Wet)
32	11+69.53	15.00	377.00	10+70.53	
33	11+41.41	15.00	373.50	10+41.30	
34	11+73.32	50.04	376.58		
35	11+77.42	72.72	377.21		Catch (Wet)
36	10+12.70	83.70	377.71		Spill (Dry)
37	15+13.28	33.33	377.05		Spill (Dry)
38	18+16.82	31.08	377.38		Spill (Dry)
39	18+30.72	10.57	377.04		Catch (Wet)
40	18+31.08	4.27	377.57	17+07.02	Catch (Wet)
41	18+40.64	7.47	377.37		Spill (Dry)
42	18+44.17	20.00	377.55		Spill (Dry)
43	18+48.17	23.00	376.85		Spill (Dry)
44	18+48.02	20.80	376.24		Catch (Wet)
45	18+88.17	15.00	373.84	18+23.21	
46	20+22.17	15.00	372.63	19+57.21	
47	20+32.31	20.80	372.86		
48	20+42.17	23.00	373.08		Catch (Wet)
49	20+76.43	47.22	373.33		Spill (Dry)
50	20+76.17	26.27	373.47		Spill (Dry)
51	20+76.17	15.00	373.51	20+27.21	Spill (Dry)
52	24+27.04	23.50	380.51	23+54.40	Catch (Wet)
53	24+27.04	7.50	381.17		Spill (Dry)
54	24+27.31	7.50	380.00		
55	24+45.87	0.00	370.07		
56	24+53.31	7.50	380.20		Catch (Wet)
57	24+27.04	7.50	380.30		Catch (Wet)
58	24+27.04	23.50	373.01	22+73.01	Spill (Dry)
59	22+72.31	23.50	373.01	21+23.38	Spill (Dry)
60	22+72.31	18.41	374.82	20+78.33	Spill (Dry)
61	22+71.08	18.11	374.73	20+63.30	
62	21+91.93	24.18	373.72		
63	21+73.18	42.03	373.07		
64	21+63.80	16.85	372.00		
65	21+37.51	63.00	373.85		Catch (Wet)

No.	Baseline Sta.	Baseline Offset	Elev. (flowline)	Profile Sta.	Gutter Type
66	21+30.82	40.00	375.14		Catch (Wet)
67	21+12.51	21.70	374.44		
68	20+87.51	15.00	373.73	17+36.27	Spill (Dry)
69	18+43.51	15.00	378.27	14+52.27	
70	18+09.48	15.00	377.73	14+06.11	
71	17+75.44	15.00	377.13	13+37.73	
72	17+41.41	15.00	376.53	13+13.75	
73	16+96.42	15.00	376.44	12+68.70	
74	16+57.41	15.00	377.23	12+27.75	
75	16+31.41	15.00	377.82	11+03.75	
76	15+93.41	15.00	378.63	10+57.75	
77	15+09.41	15.00	377.24	10+41.75	
78	15+35.41	15.00	400.01	10+07.75	
79	15+03.41	15.00	400.57	13+77.75	
80	14+71.41	15.00	400.77	13+43.75	
81	14+45.41	15.00	401.17	13+17.75	
82	14+11.41	15.00	401.21	12+83.75	
83	13+81.41	15.00	401.07	12+53.75	
84	13+47.41	15.00	400.30	12+17.75	
85	13+21.41	15.00	400.31	11+73.75	
86	12+85.41	15.00	377.77	11+57.75	
87	12+59.41	15.00	377.38	11+31.75	
88	12+17.90	15.00	378.36	10+20.24	
103A	2+66.23	15.00	378.08	2+80.23	
103B	2+66.23	15.00	378.12	2+78.71	
90	11+69.53	15.00	378.18	10+41.72	Spill (Dry)
91	11+44.53	21.70	378.11	10+15.74	
92	10+64.53	21.70	378.22	9+27.30	
93	10+39.53	15.00	378.51	9+03.38	
94	8+10.92	15.00	402.04	7+30.72	
95	7+85.83	15.00	402.26	7+04.77	
96	7+64.75	15.00	401.87	6+78.81	
97	6+47.24	15.00	400.11	5+03.27	
98	6+10.24	15.00	377.52	5+24.27	
99	5+80.23	15.00	377.05	4+54.27	
100	5+46.23	15.00	378.54	4+00.27	
101	5+20.23	15.00	378.14	3+24.27	
102	4+82.23	15.00	377.02	4+00.27	
103	4+60.23	15.00	377.30	3+74.27	
104	4+26.23	15.00	377.23	3+40.27	
105	4+00.23	15.00	377.45	3+14.27	
106	3+64.33	14.72	378.17	2+76.23	
107	3+36.33	25.81	377.04	2+48.42	
108	3+02.28	58.22	401.21		
109	2+96.01	41.35	400.71		
110	2+78.42	36.62	401.01	1+51.14	
111	2+39.19	40.50	401.65	1+51.00	Spill (Wet)
112	2+82.50	7.50	373.88		Catch (Wet)
113	2+76.00	0.00	373.48		Spill (Dry)
114	2+82.50	7.50	373.31		
18A	7+26.56	15.00	401.61	7+03.24	
27A	10+37.58		377.77	9+43.87	

For Continuation - See Right



Handicap Accessibility Detail
Left Entrance (Right Entrance opposite)
Scale: 1"=20'

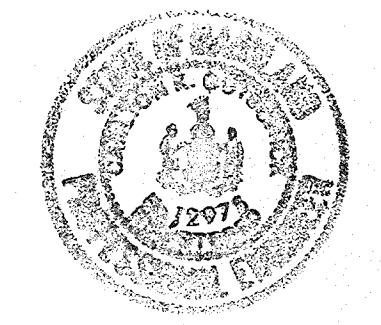
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116	21+23.03	20.03	373.40		
117	22+13.80	38.47	372.78		
118	22+21.11	62.22	372.78		
119	22+46.57	73.51	370.78		Catch (Wet)
120	22+53.26	54.51	371.72		
121	22+71.50	30.20	371.71		
122	22+26.57	27.50	371.17	22+31.40	

Benchmark Description
Station 254200 (Concrete Monument)
Elev. 426.971 (For Vertical Control Only)
Station is located on B.G.E. Transmission Lines 1000' SW of Dobbin Road

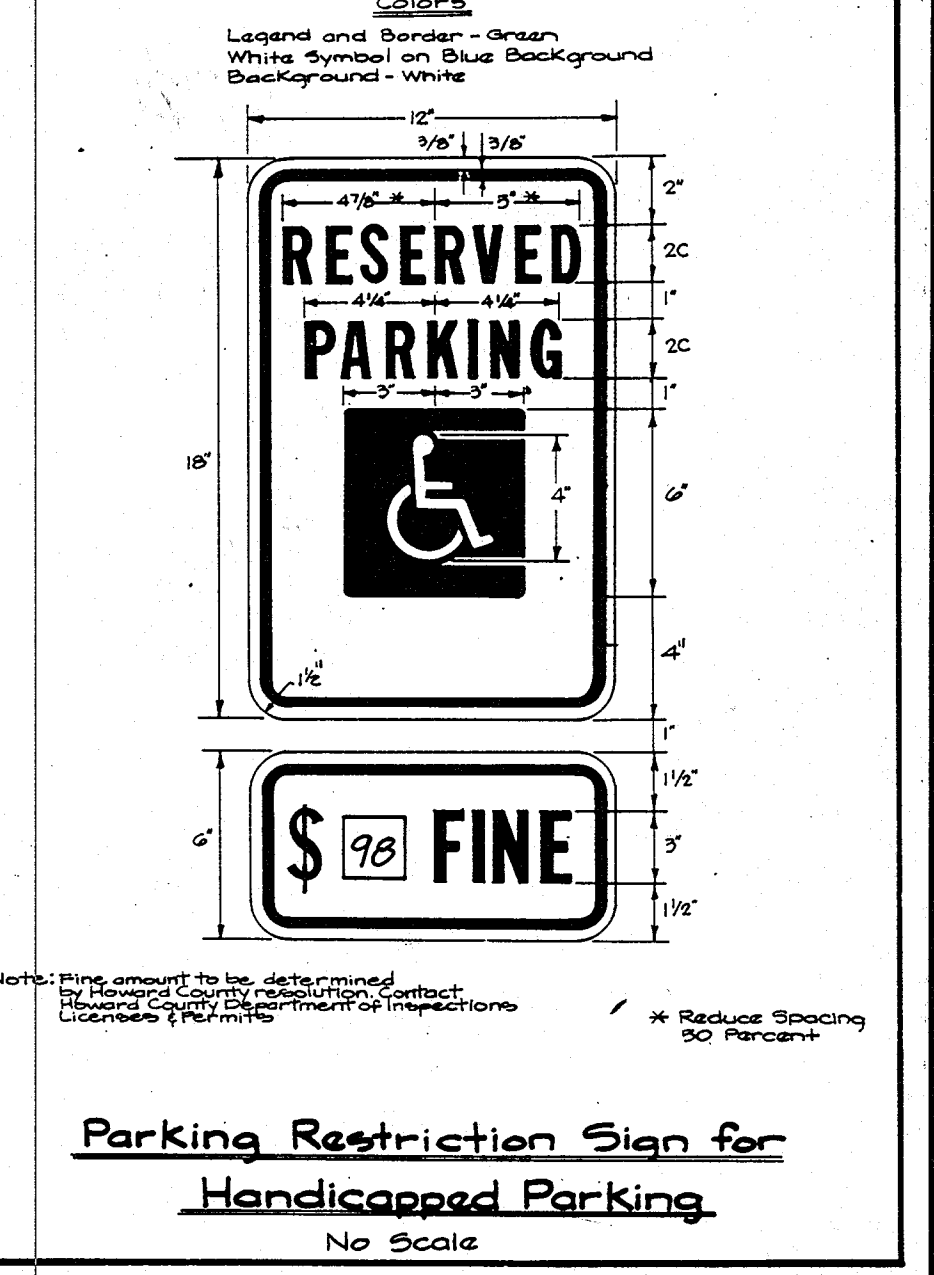
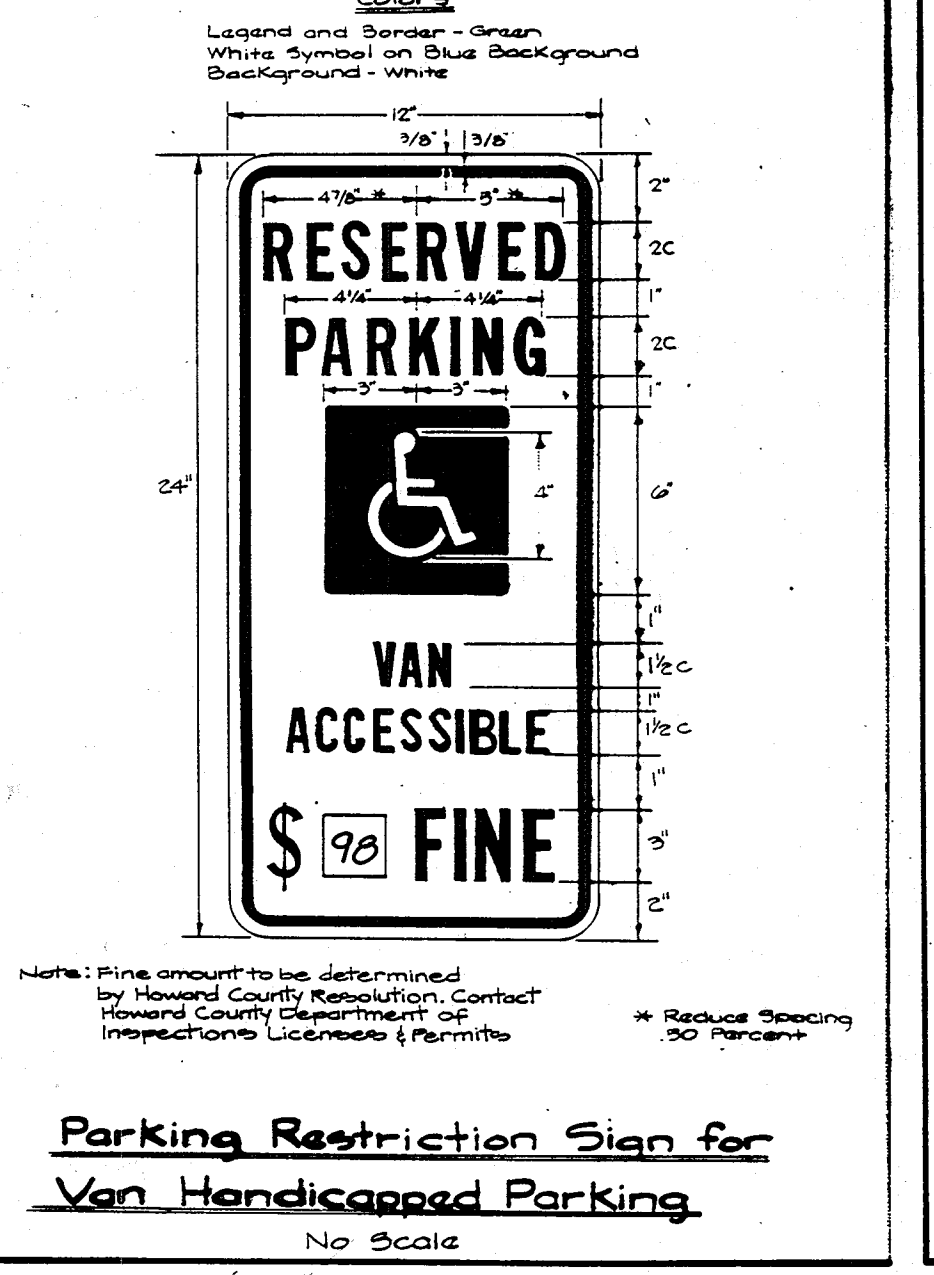
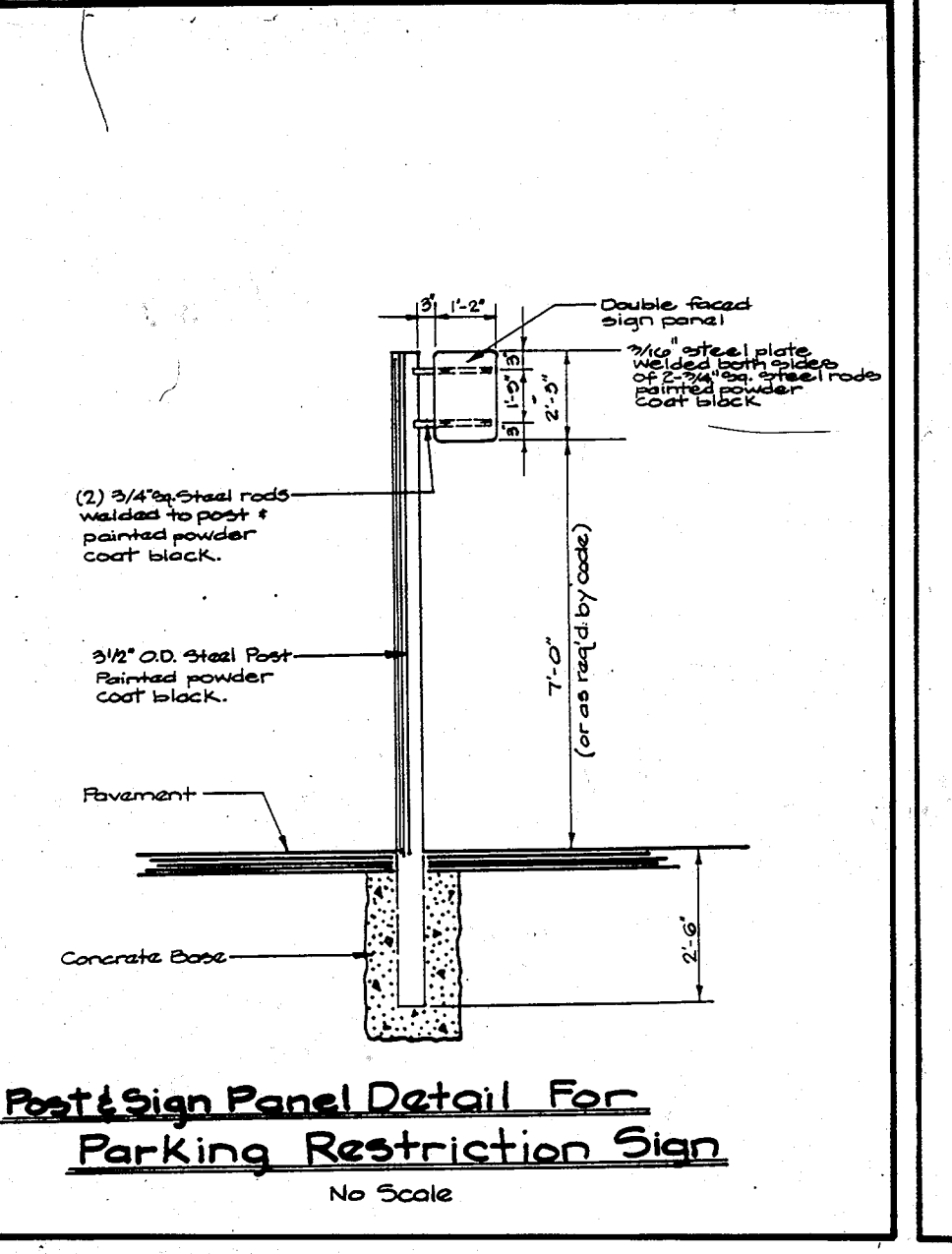
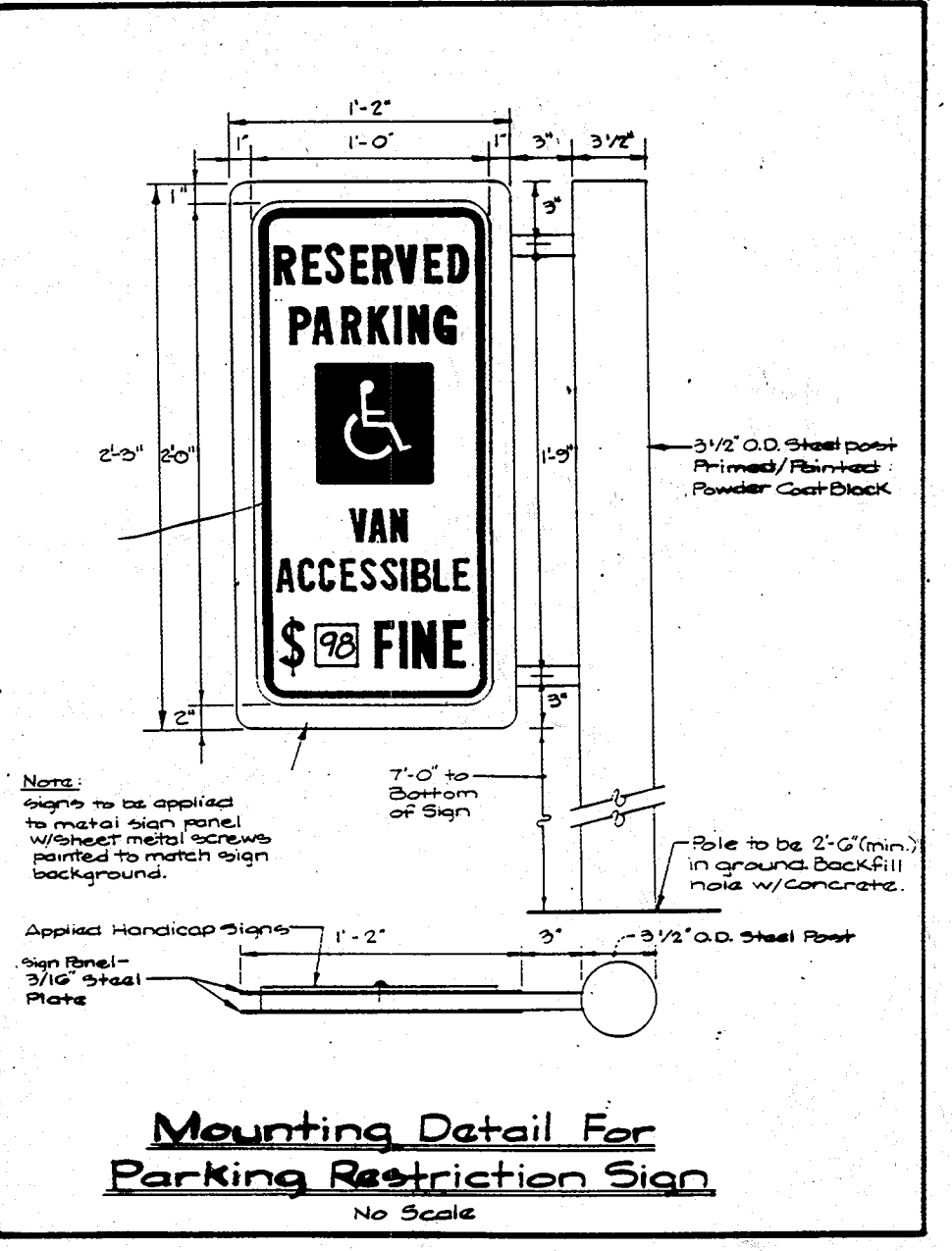
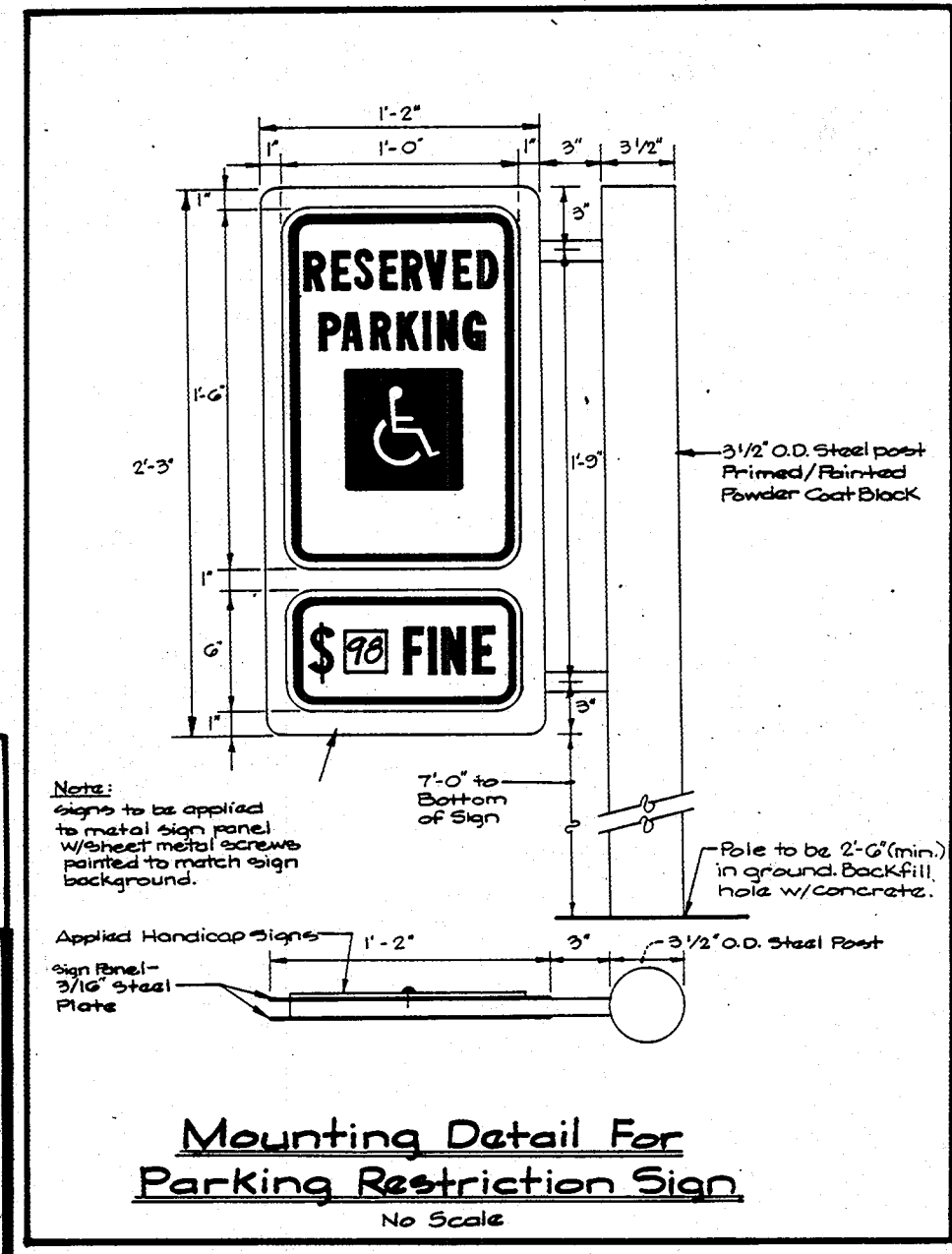
Benchmark Description
Station 254202 (Concrete Monument)
Elev. 363.698 (For Vertical Control Only)
Station is located 1000' West of Rte. 175 on Transmission Line @ E. Tower 10'-E.

Benchmark Description
Station 370R (1/2" Rebar)
N10001174, E110500, 175 (For Horizontal Control Only)
Station is located 0.45 miles North of Rte. 175 and 40' East of the East curb of Snowden River Pkwy.

Benchmark Description
Station 301A (Concrete Monument)
N100203203, E11031519 (For Horizontal Control Only)
Station is located @ the southeast corner of the intersection of Snowden River Parkway and Rte. 175 2'± from curb and 3.7'± from guardrail end



CLW



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

Some M. Bond... 2/26/96
County Health Officer

Approved: Howard County Department of
Planning & Zoning
Director... 2/29/96

Chris... 2/29/96
Chief, Division of Land Development
and Planning

2/27/96
Chief, Development Engineering Div.

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

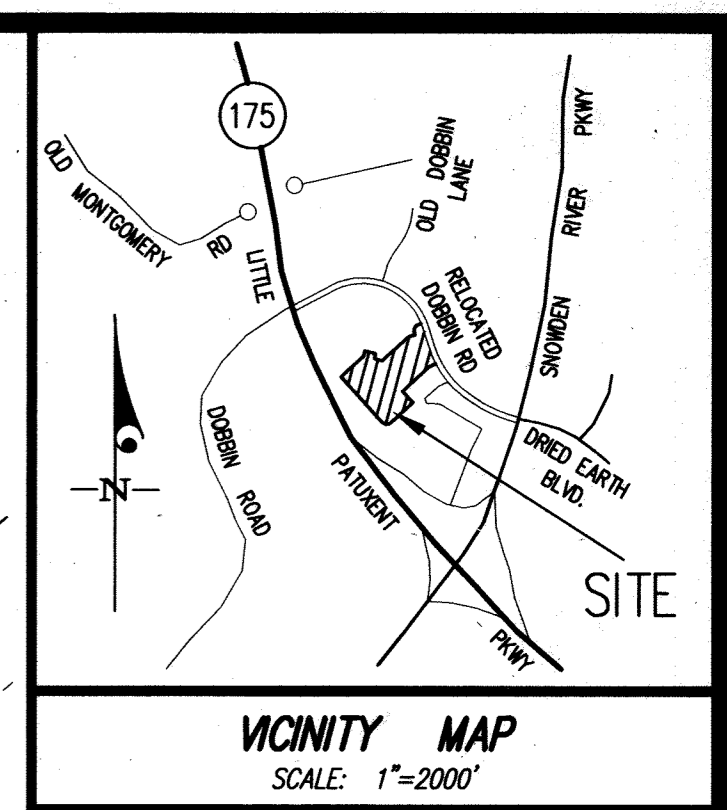
PREPARED FOR:
The Howard Research and
Development Corporation
1025 Little Patuxent Pkwy.
Columbia, Maryland 21044
(410)992-0027

Loop Road Flow Line Table and Handicap Access Detail
Route 175 Commercial Parcel "A"
Guilford Election District No. 6
Howard County, Maryland

DES.	SCALE	ZONING	G.L.W. FILE No.
DRN.	AS SHOWN	NT	95-003
W.S./G.S.T.	DATE	TAX MAP No.	SHEET
CHK.	January, 1996	20	3 OF 13

SDP-96-79

PROPERTY OF
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L 1535 F. 193
ZONED: NT



PURPOSE STATEMENT
REVISION NUMBER 2:
THE PURPOSE OF THIS REVISION IS TO SHOW THE MINOR SITE WORK ASSOCIATED WITH RE-STRIPING 6 PARKING SPACES AND ADDING A BEACON FOR TARGET DRIVE-UP PROGRAM.

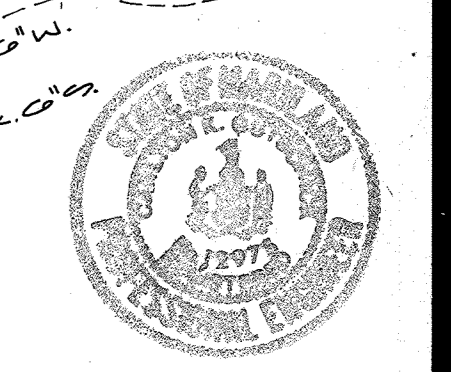
KIMLEY-HORN AND ASSOCIATES, INC.
CIVIL ENGINEER
ADDRESS: 11400 COMMERCE PARK DRIVE, SUITE 401
RESTON, VA 20191
PHONE: 703-674-1311
CONTACT: TODD MAGNERA

FOR REVISION 2 ONLY

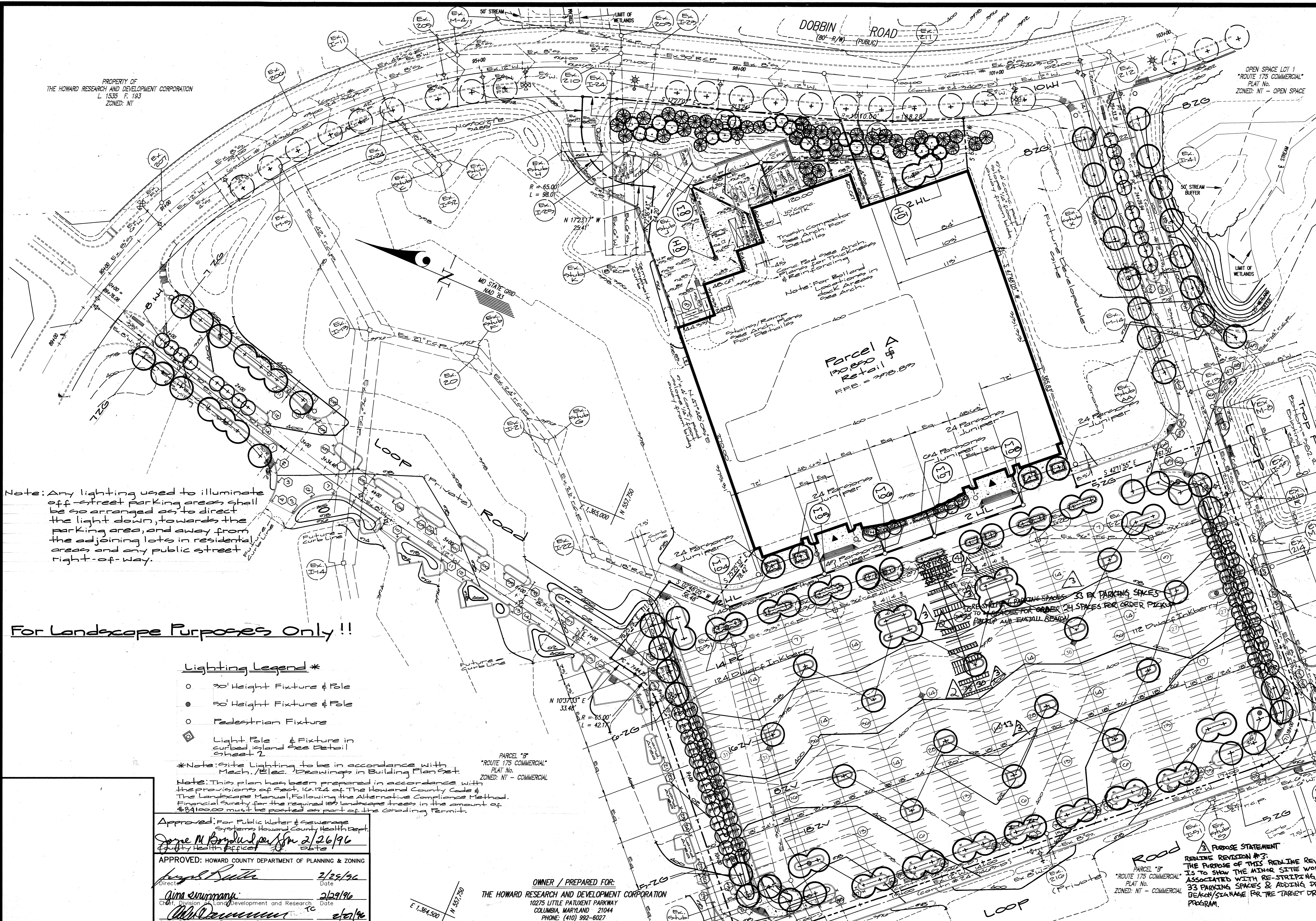
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44637. EXPIRATION DATE: 4/12/2021.

FOR REVISION 3 ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 31373. EXPIRATION DATE: 1/21/2020.



CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES INC.
ADDRESS: 1801 PORTER ST SUITE 401
BALTIMORE, MD 21230
PHONE: 410-783-3470
ATTN: JEFF SMITH



Note: Any lighting used to illuminate off-street parking areas shall be so arranged as to direct the light down, towards the parking area, and away from the adjoining lots in residential areas and any public street right-of-way.

For Landscape Purposes Only !!

- Lighting Legend ***
- 30' Height Fixture & Pole
 - 50' Height Fixture & Pole
 - Pedestrian Fixture
 - ◻ Light Pole & Fixture in curbed island (see Detail sheet 2)

*Note: Site Lighting to be in accordance with Mech./Elec. Drawings in Building Plan Set.

Note: This plan has been prepared in accordance with the provisions of Sect. 16.12.4 of the Howard County Code & The Landscapes Manual, Following the Alternative Compliance Method. Financial Surety for the required 100 landscape trees in the amount of \$84,000 must be posted as part of the Grading Permit.

Approved: For Public Water & Sewerage Systems
Howard County Health Dept.
James M. Boydland per JSM 2/26/96
County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Direct: *[Signature]* 2/25/96
Date
Chief, Development and Research
Date
Chief, Development Engineering Division
Date

PARCEL "B"
"ROUTE 175 COMMERCIAL"
PLAT No.
ZONED: NT - COMMERCIAL

OWNER / PREPARED FOR:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. LNS. CHK.

DATE	REVISION	BY	APPR.
4-26-22	REVISION #3: RE-STRIP 33 PARKING SPACES & ADD DRIVE-UP BEACON/SIGNAGE	JTS	
5/14/19	REVISION #2: RE-STRIP 6 PARKING SPACES AND ADD ACTIVE-LP BEACONS	JVM	
8-26-18	Revise lighting, loading area wall, & sidewalks	KLP	

Landscape and Lighting Plan
**ROUTE 175 COMMERCIAL
PARCEL "A"**
GUILFORD ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING NT - COMMERCIAL	G. L. W. FILE No. 95003
DATE January, 1996	TAX MAP No. 36	SHEET 4 OF 13

SDP-96-79

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14'-15' in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3 1/2" caliper, 10'-12' in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-16'	6'-8'	32" diameter
3 1/2" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/2"	16'-18'	8'-10'	40" diameter
4 1/2" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/2"	16'-20'	10'-12'	48" diameter
5 1/2" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule:

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3 1/2" cal.	32"	64"	28"
3 1/2" - 4" cal.	36"	72"	32"
4" - 4 1/2" cal.	40"	80"	36"
4 1/2" - 5" cal.	44"	88"	40"
5" - 5 1/2" cal.	48"	96"	44"
5 1/2" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".
5. Plant Pruning, Edging and Mulching
- a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.
- b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.
- c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

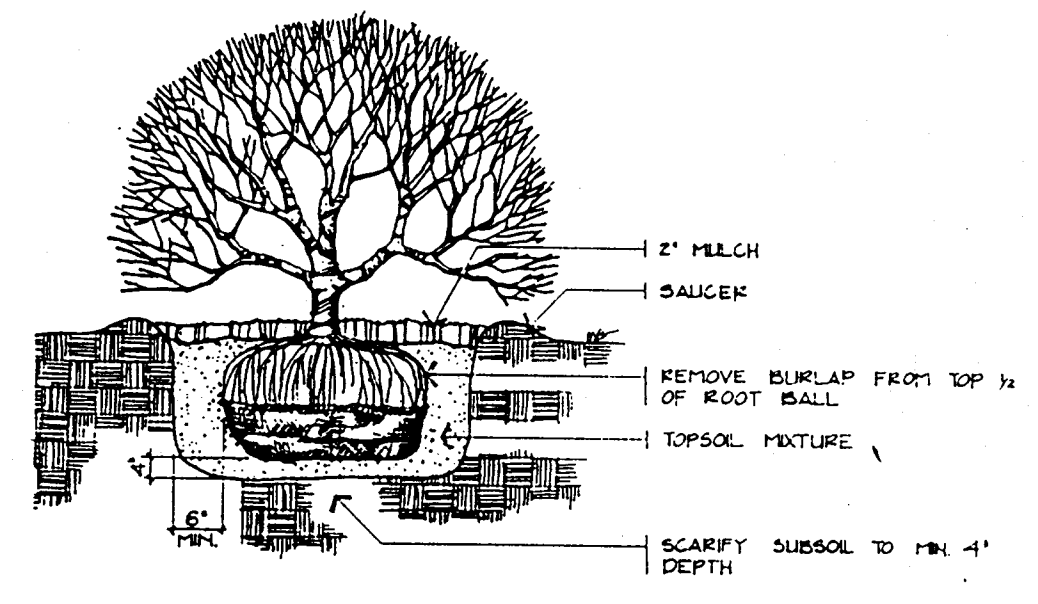
a. For this purpose, the "growing season" shall be the period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

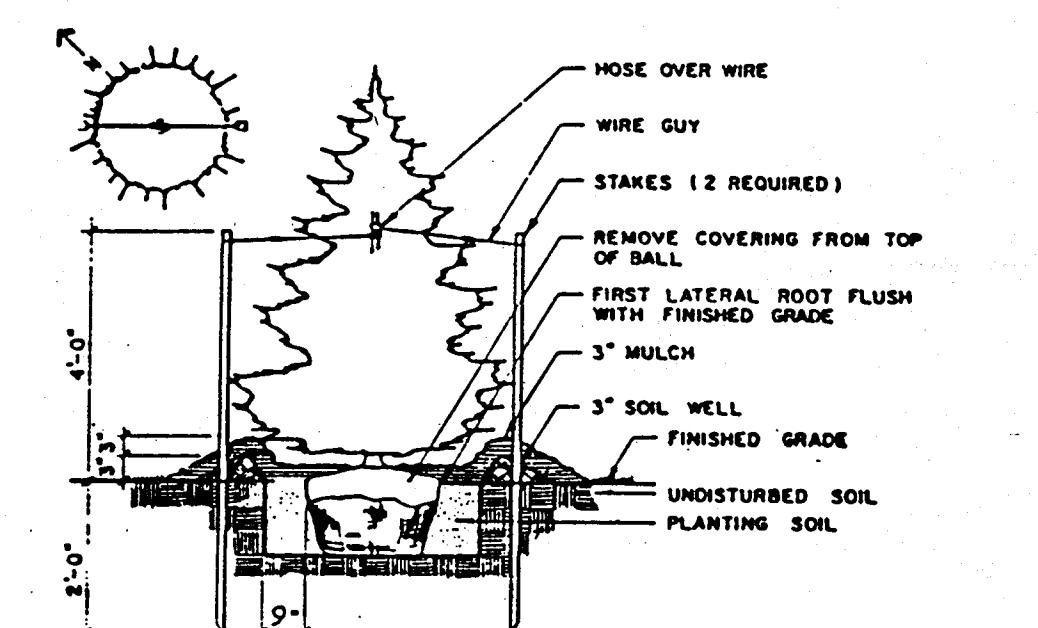
Sodding

All sodding shall be in accordance with the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

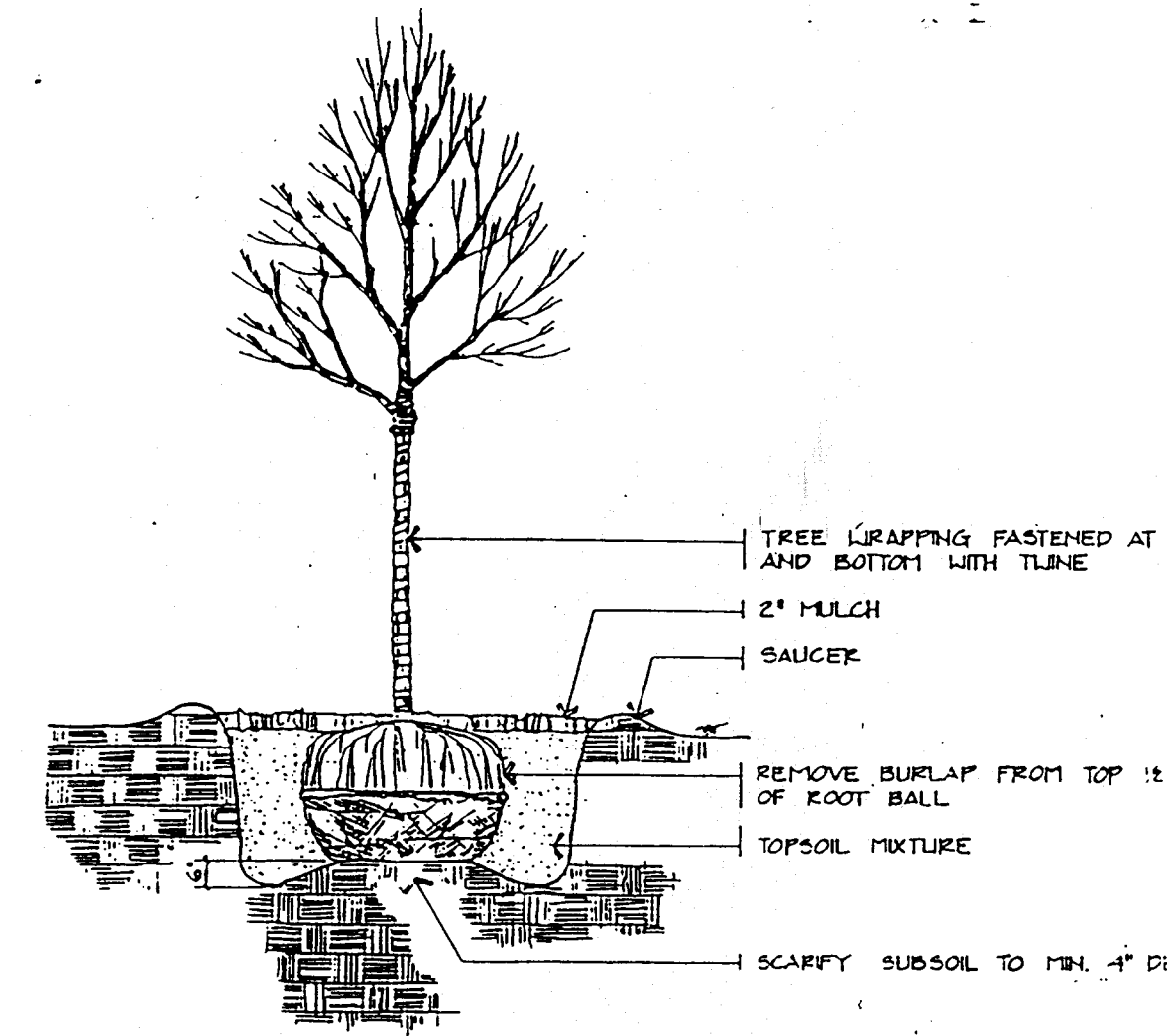
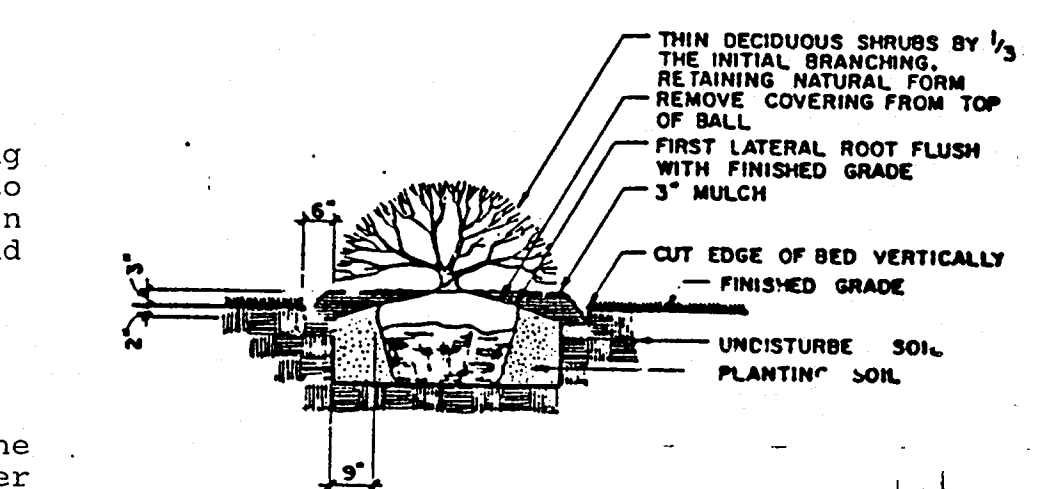
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



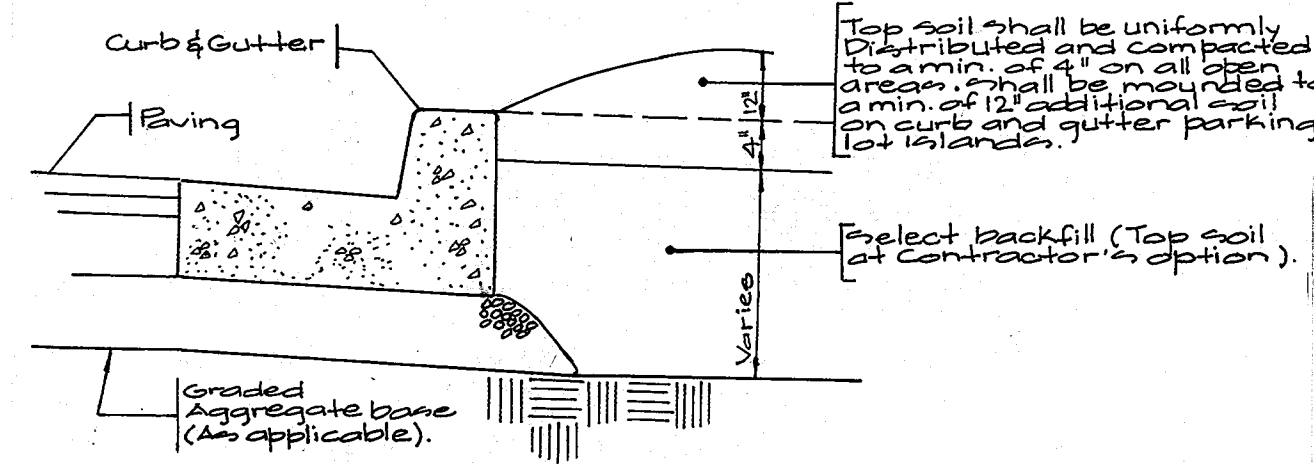
TYPICAL B&B SHRUB PLANTING
NO SCALE



TYPICAL DECIDUOUS TREE PLANTING
NO SCALE



TYPICAL DECIDUOUS TREE PLANTING
NO SCALE



Materials:
Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an Agreement of Soil Scientist and not have a minimum of 5% organic matter. Subsoil and contain no more than 5 percent by volume of cinders, stones or any coarse material larger than 1/2" in dia. Topsoil must be free of extraneous materials, larger than 1/2" in dia. All topsoil shall be tested and analyzed by a laboratory of the contractor's choice. All topsoil shall be tested and analyzed for organic matter content, pH and soluble salts. A list of test results for organic matter content, pH and soluble salts shall be attached to the topsoil test report. If the organic matter content is less than 5 percent by weight, it shall be amended with a fertilizer to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 per milliliter shall not be used.

PLANT LIST - PARCEL A

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
EH	6	Carpinus betulus fastigiata/ European Hornbeam	1 1/2"-2" Cal.	B&B
HL	4	Gleditsia triacanthos inermis "Skyline"/ "Skyline Honeylocust"	2 1/2"-3" Cal.	B&B
PC	14	Pyrus calleryana "Newport 1"/ "Cleveland" Pear	2 1/2"-3" Cal.	B&B
PP	52	Prunus cerasifera "Thundercloud"/ Purpleleaf Flowering Plum	8"-10' Ht.	B&B
ZG	21	Zelkova serrata "Green Vase"/ "Green Vase" Zelkova	2 1/2"-3" Cal.	B&B
ZV	42	Zelkova serrata "Village Green"/ "Village Green" Zelkova	2 1/2"-3" Cal.	B&B
	36	Picea abies/Norway Spruce	8' Ht.	B&B
	19	Picea abies/Norway Spruce	10' Ht.	B&B
	236	Ilex glabra "Compacta"/ Dwarf Inkberry	24" Spread	Cont.
	529	Juniperus chinensis "Parsonii"/ "Parsons" Juniper	24" Spread	Cont.

PLANT LIST - PARCEL B

KEY	QUANTITY	NAME (BOTANICAL/COMMON)	SIZE	CONDITION
WH	18	Crataegus viridis "Winter King"/ "Winter King" Hawthorn	2 1/2"-3" Cal.	B&B
ZG	30	Zelkova serrata "Green Vase"/ "Green Vase" Zelkova	2 1/2"-3" Cal.	B&B
	2	Picea abies/Norway Spruce	8' Ht.	B&B

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
George M. Berglund 2/26/96
QUINCY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph J. Smith 2/29/96
Director DATE

Quinn Surranon 2/29/96
Chief, Division of Land Development and Research DATE

Michael M. Surranon 2/29/96
Chief, Development Engineering Division M.K. DATE

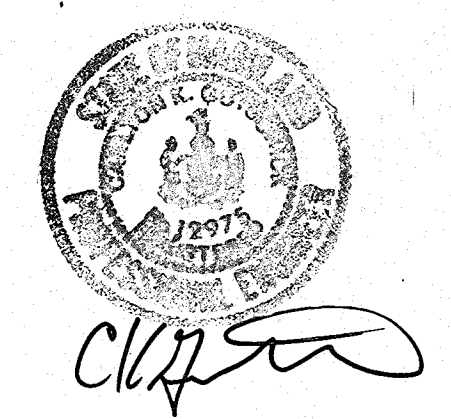
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)860-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

Prepared For:
The Howard Research and
Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Md. 21044
(410)992-6027

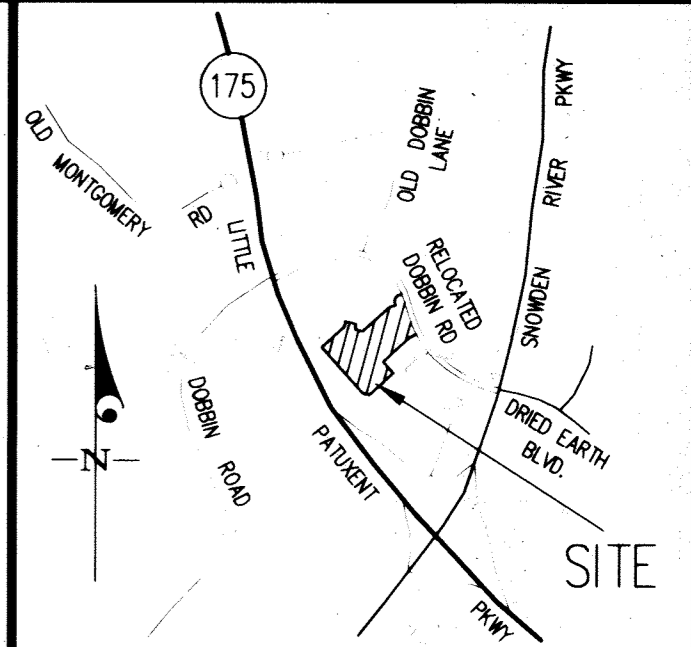
Landscape Specifications, Details & Plant List
Route 175 Commercial
Parcel "A"
Coth Election District
Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
		NT Commercial	95003
DRN.:	DATE	TAX MAP No.	SHEET
01	January 1996	76	5 of 13
CHK.:			



FOR REVISION 2 ONLY
 PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME AND THAT
 I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE OF
 MARYLAND.
 LICENSE NO. 31373
 EXPIRATION DATE: 1/21/2013

PROPERTY OF
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 L 1833 F 193
 ZONED: NT



VICINITY MAP
 SCALE: 1"=200'

- Legend**
- SF ... Silt Fence
 - E.D. ... Earth Dike
 - S.C.E. ... Stabilized Construction Entrance
 - ... Existing Drainage Divide
 - - - - - ... Proposed Drainage Divide

PURPOSE STATEMENT
 REVISION NUMBER 1:
 THE PURPOSE OF THIS REVISION IS TO
 SHOW THE MINOR SITE WORK ASSOCIATED
 WITH RE-STRIPING 6 PARKING SPACES AND
 PROVIDING A GEACON FOR TARGET DRIVE-UP
 KIMLEY-HORN AND ASSOCIATES, INC.
 CIVIL ENGINEER
 ADDRESS: 1140 COMMERCIAL PARK DRIVE, SUITE 401
 BALTIMORE, MD 21203
 PHONE: 410-524-1311
 CONTRACT: TDD MAGIERA
 FOR REVISION 2 ONLY

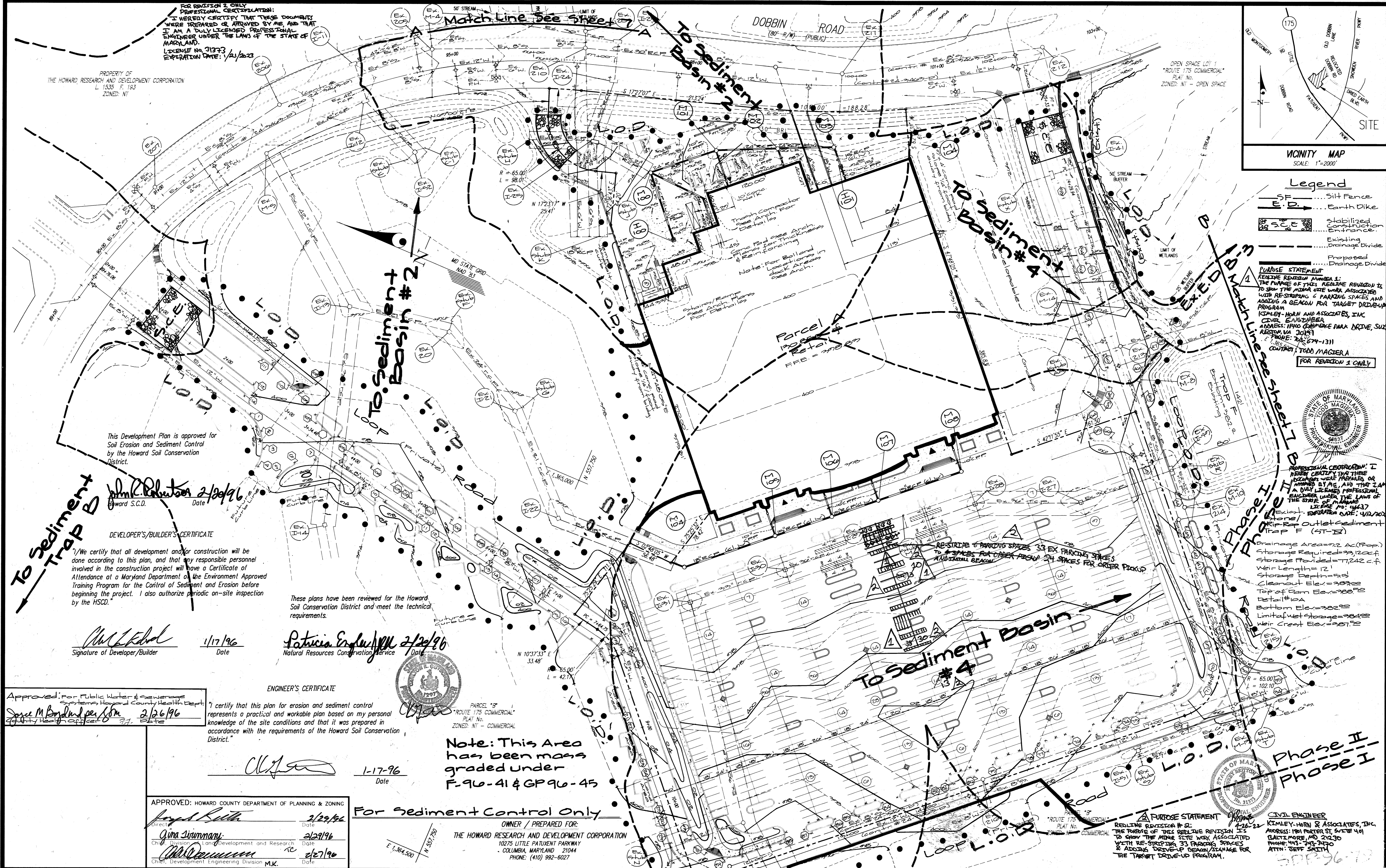


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM
 A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE
 STATE OF MARYLAND.
 LICENSE NO. 18637
 EXPIRATION DATE: 01/01/2013
 Todd Magiera
 Professional Engineer

Drainage Area = 2.42 AC (Top)
 Storage Required = 79,120 CF
 Storage Provided = 79,120 CF
 Weir Length = 12'
 Storage Depth = 5.5'
 Cleanout Elev. = 202.22
 Top of Dam Elev. = 202.22
 Detail # 10A
 Bottom Elev. = 202.22
 Limit of Wet Storage = 984.22
 Weir Crest Elev. = 201.22

PURPOSE STATEMENT
 REVISION NUMBER 2:
 THE PURPOSE OF THIS REVISION IS TO
 SHOW THE MINOR SITE WORK ASSOCIATED
 WITH RE-STRIPING 33 PARKING SPACES
 & PROVIDING DRIVE-UP GEACON FOR
 THE TARGET DRIVE-UP PROGRAM.

CIVIL ENGINEER
 KIMLEY-HORN & ASSOCIATES, INC.
 ADDRESS: 101 PARKER ST, SUITE 401
 BALTIMORE, MD 21203
 PHONE: 410-378-3170
 ATTN: JEFF SMITH
 2/26/96



This Development Plan is approved for
 Soil Erosion and Sediment Control
 by the Howard Soil Conservation
 District.

Phil Robertson 2/22/96
 Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/we certify that all development and/or construction will be
 done according to this plan, and that any responsible personnel
 involved in the construction project will have a Certificate of
 Attendance at a Maryland 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 HSCD."

Phil Robertson 1/17/96
 Signature of Developer/Builder Date

These plans have been reviewed for the Howard
 Soil Conservation District and meet the technical
 requirements.

Patricia Engler 2/22/96
 Natural Resources Conservation Service Date

ENGINEER'S CERTIFICATE

"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."

Patricia Engler 1-17-96
 Date

Approved for Public Water & Sewerage
 Systems Howard County Health Dept.
Steve M. Boydland per *John* 2/26/96
 Health Officer Date

Note: This Area
 has been mass
 graded under
 F-96-41 & GP 96-45

For Sediment Control Only

OWNER / PREPARED FOR:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PHONE: (410) 992-6027

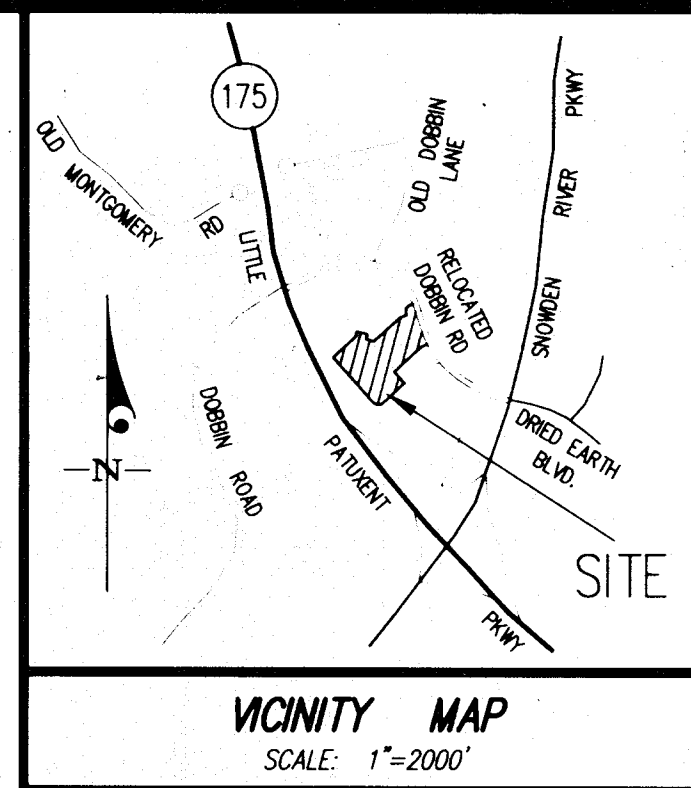
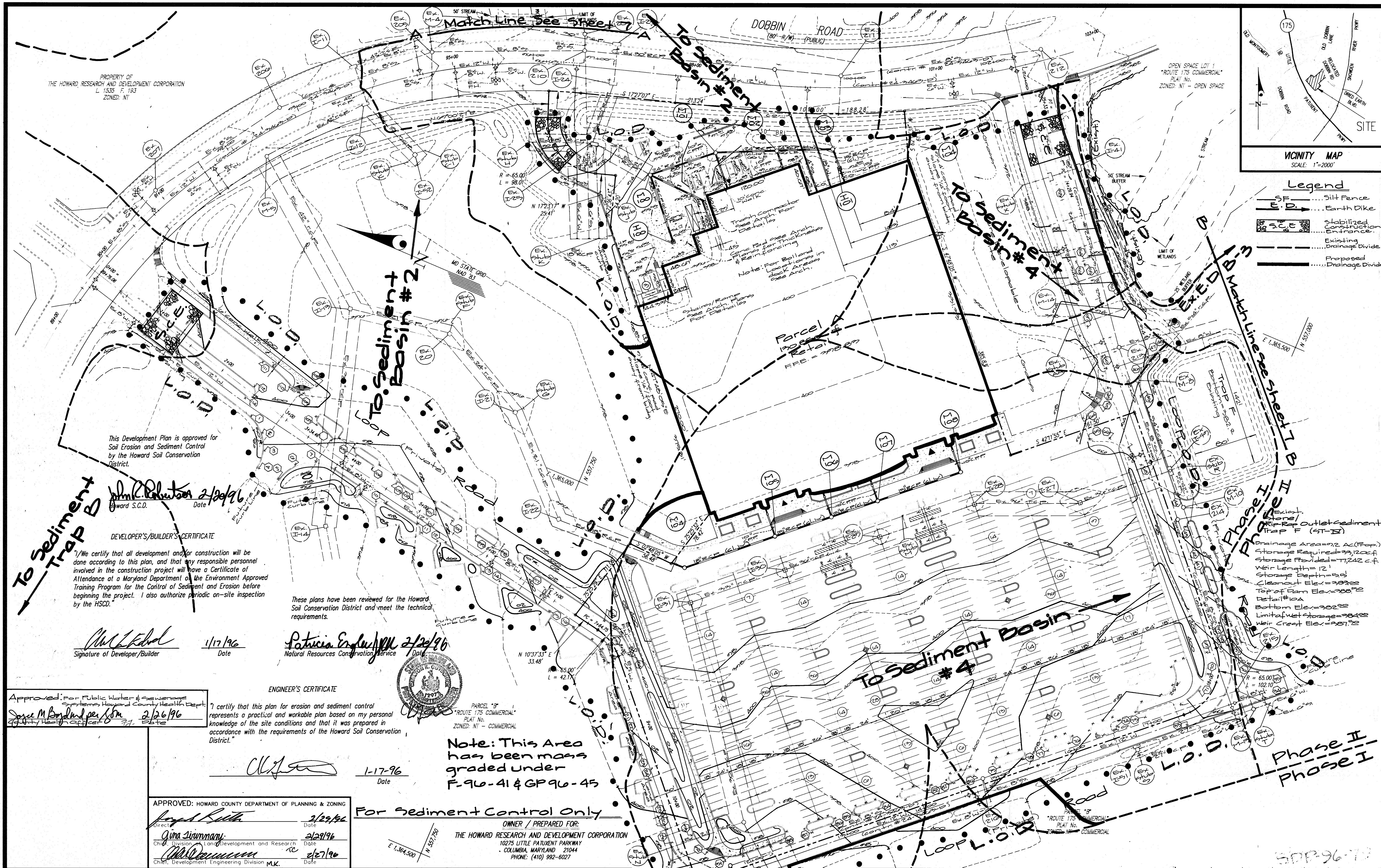
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph R. Smith 2/22/96
 Director Date
Anna Szymanski 2/22/96
 Chief, Division of Land Development and Research Date
Michael M. K... 2/27/96
 Chief, Development Engineering Division M.K. Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES. DRN. G+I. CHK.

4-26-22	REVISION #2: RE-STRIPING 33 PARKING SPACES & ADD DRIVE-UP GEACON/STAIRS	J.S.	
5/14/17	REVISION #1: RE-STRIPING 6 PARKING SPACES AND ADD DRIVE-UP GEACON TO PARKING LOT	J.S./M	
DATE	REVISION	BY	APPR.

Sediment Control Plan
ROUTE 175 COMMERCIAL
PARCEL "A"

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	NT - COMMERCIAL	95003
DATE	TAX MAP No.	SHEET
January 1996	36	6 OF 13



- Legend**
- SF — Silt Fence
 - E D — Earth Dike
 - S C E — Stabilized Construction Entrance
 - - - - Existing Drainage Divide
 - - - - Proposed Drainage Divide

PROPERTY OF
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L 1535 F. 193
ZONED: NT

OPEN SPACE LOT 1
"ROUTE 175 COMMERCIAL"
PLAT NO. 101+00
ZONED: NT - OPEN SPACE

This Development Plan is approved for
Soil Erosion and Sediment Control
by the Howard Soil Conservation
District.

To Sediment
Trap B

John P. Robertson 2/24/96
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD."

These plans have been reviewed for the Howard
Soil Conservation District and meet the technical
requirements.

John P. Robertson 1/17/96
Signature of Developer/Builder Date

Patricia Engler 2/24/96
Natural Resources Conservation Service Date

ENGINEER'S CERTIFICATE

"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."

Clifford J. ... 1-17-96
Date

Note: This Area has been mass graded under F-96-41 & GP 96-45

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph ... 2/29/96
Gina ... 2/29/96
... 2/27/96

For Sediment Control Only

OWNER / PREPARED FOR:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
PHONE: (410) 992-6027

To Sediment Basin #4

Drainage Area: 2 AC (Pop.)
Storage Required: 23,120 cf
Storage Provided: 17,242 cf
Weir Length: 12'
Storage Depth: 5'
Cleanout Elev: 303.22
Top of Dam Elev: 300.72
Bottom Elev: 302.22
Limit of Wet Storage: 304.22
Weir Crest Elev: 307.72

Phase II
Phase I

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. G. + CHK.

DATE	REVISION	BY	APPR.

Sediment Control Plan
**ROUTE 175 COMMERCIAL
PARCEL "A"**

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	NT - COMMERCIAL	95003
DATE	TAX MAP No.	SHEET
January 1996	36	6 OF 13

GUILFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SDP-96-79

Existing Basin #2

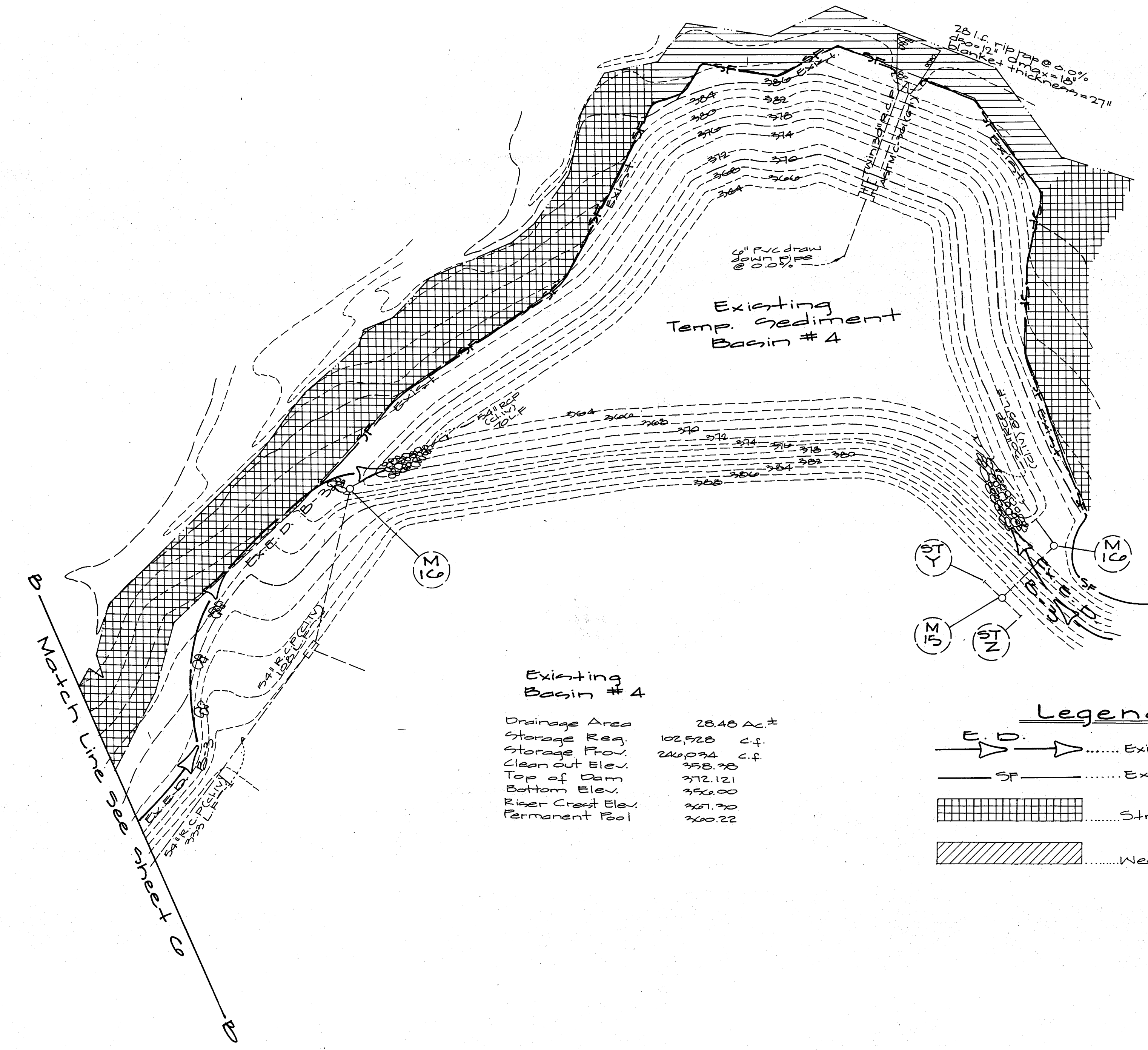
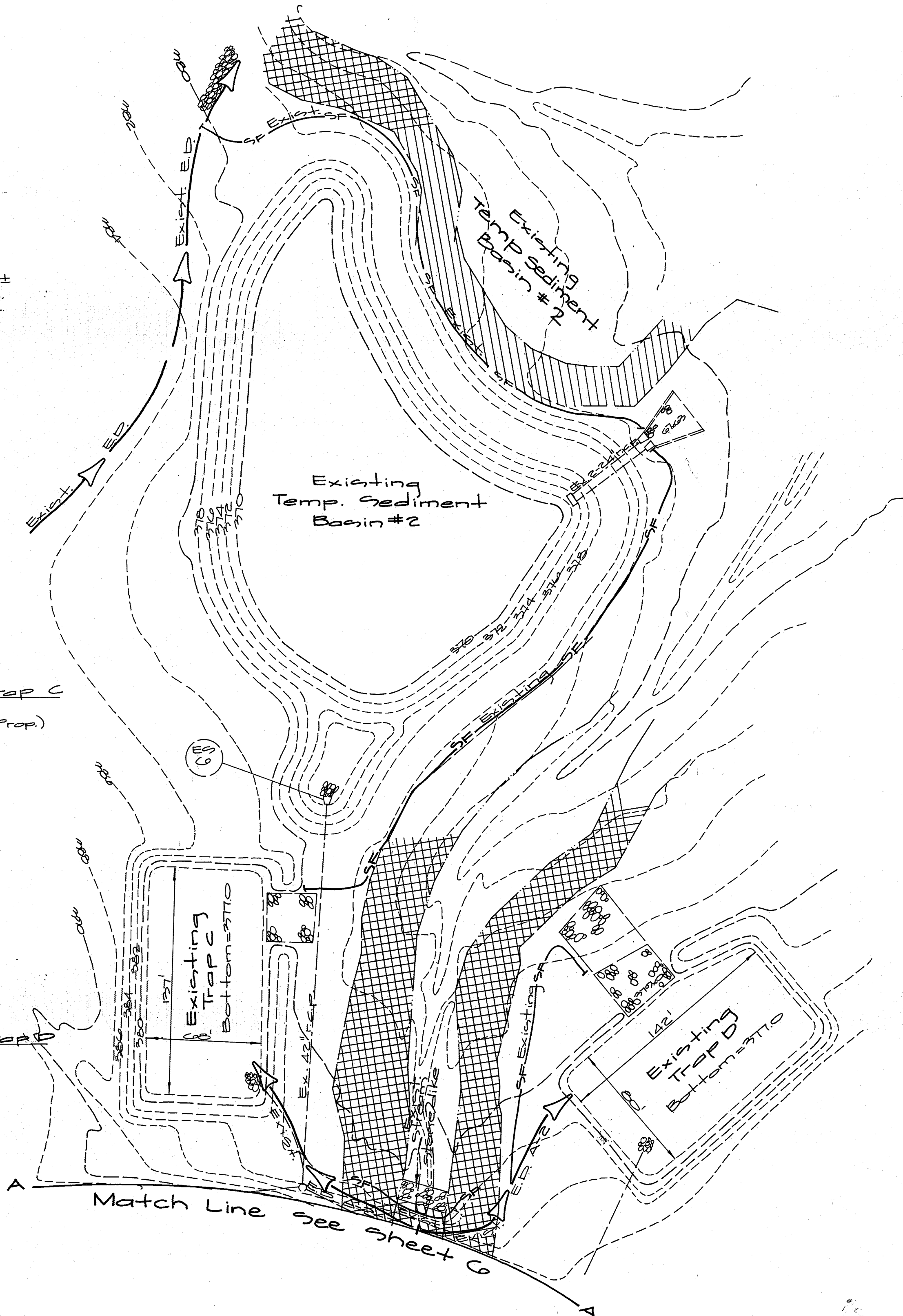
Drainage Area	21.70 Ac±
Storage Req.	70,120 c.f.
Storage Prov.	125,980 c.f.
Clean Out Elev.	371.01
Top of Dam	379.00
Bottom Elev.	371.00
Riser Crest Elev.	374.10
Permanent Pool	372.00

Existing Stone Rip Rap Outlet Sediment Trap C
ST-15

Drainage Area = 7.50 Ac. (Ex. & Prop.)
Storage Required = 27,000 c.f.
Storage Provided = 57,870 c.f.
Weir Length = 10'
Limit of Wet Storage = 379.00
Limit of Storage = 382.00
Storage Depth = 5'
Clean Out Elev. = 378.00
Top of Dam Elev. = 389.2
Detail # 10-A
Bottom Elev. = 371.00
Weir Crest Elev. = 382.00

Existing Stone Rip Rap Outlet Sediment Trap D
ST-12

Drainage Area = 0.8 Ac. (Ex.)
Storage Required = 95,200 c.f.
Storage Provided = 77,242 c.f.
Weir Length = 12'
Bottom Elev. = 377.00
Limit of Storage = 379.00
Storage Depth = 5'
Cleanout Elev. = 378.00
Top of Dam Elev. = 389.50
Detail # 10-A
Limit of Wet Storage = 379.00
Weir Crest Elev. = 382.5



Existing Basin #4

Drainage Area	28.40 Ac±
Storage Req.	102,520 c.f.
Storage Prov.	240,094 c.f.
Clean Out Elev.	358.28
Top of Dam	372.121
Bottom Elev.	356.00
Riser Crest Elev.	367.20
Permanent Pool	360.22

Legend

- Existing Earth Dike
- Existing Silt Fence
- Stream Buffer
- Wetland Buffer

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD."

Signature of Developer/Builder: *Paul L. Eichel* Date: 1/17/96

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature: *Patricia Engle* Date: 1-17-96

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Signature: *John R. Roberts* Date: 2/29/96



Approved: For Public Water & Sewerage Systems, Howard County Health Dept.
James M. Borden 2/26/96
Chief, Health Dept.

Approved: Howard County Department of Planning & Zoning
David Kelle 2/29/96
Director

Chris Surinam 2/29/96
Chief, Division of Land Development & Research

Mike 2/27/96
Chief, Development Engineering Division

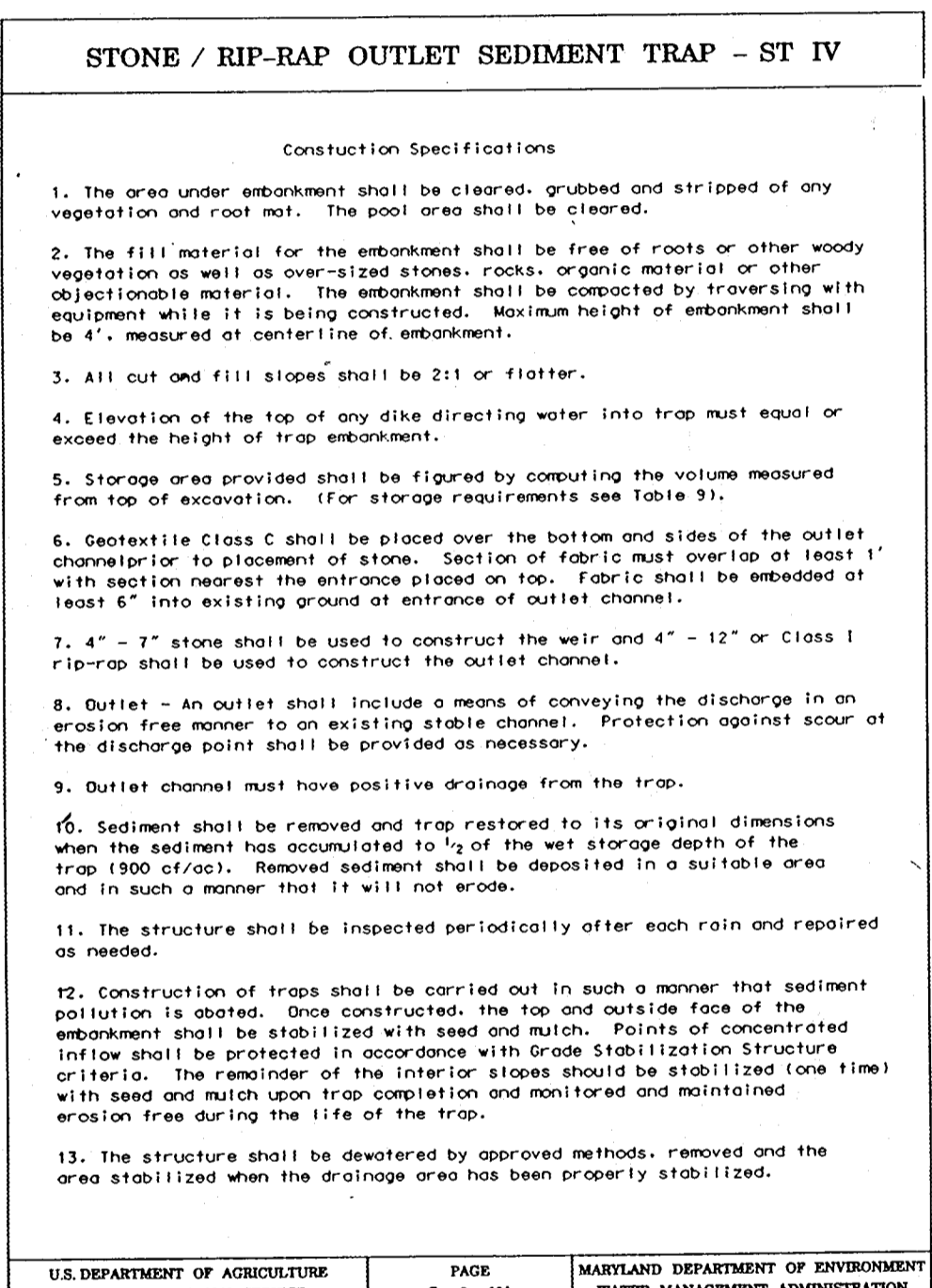
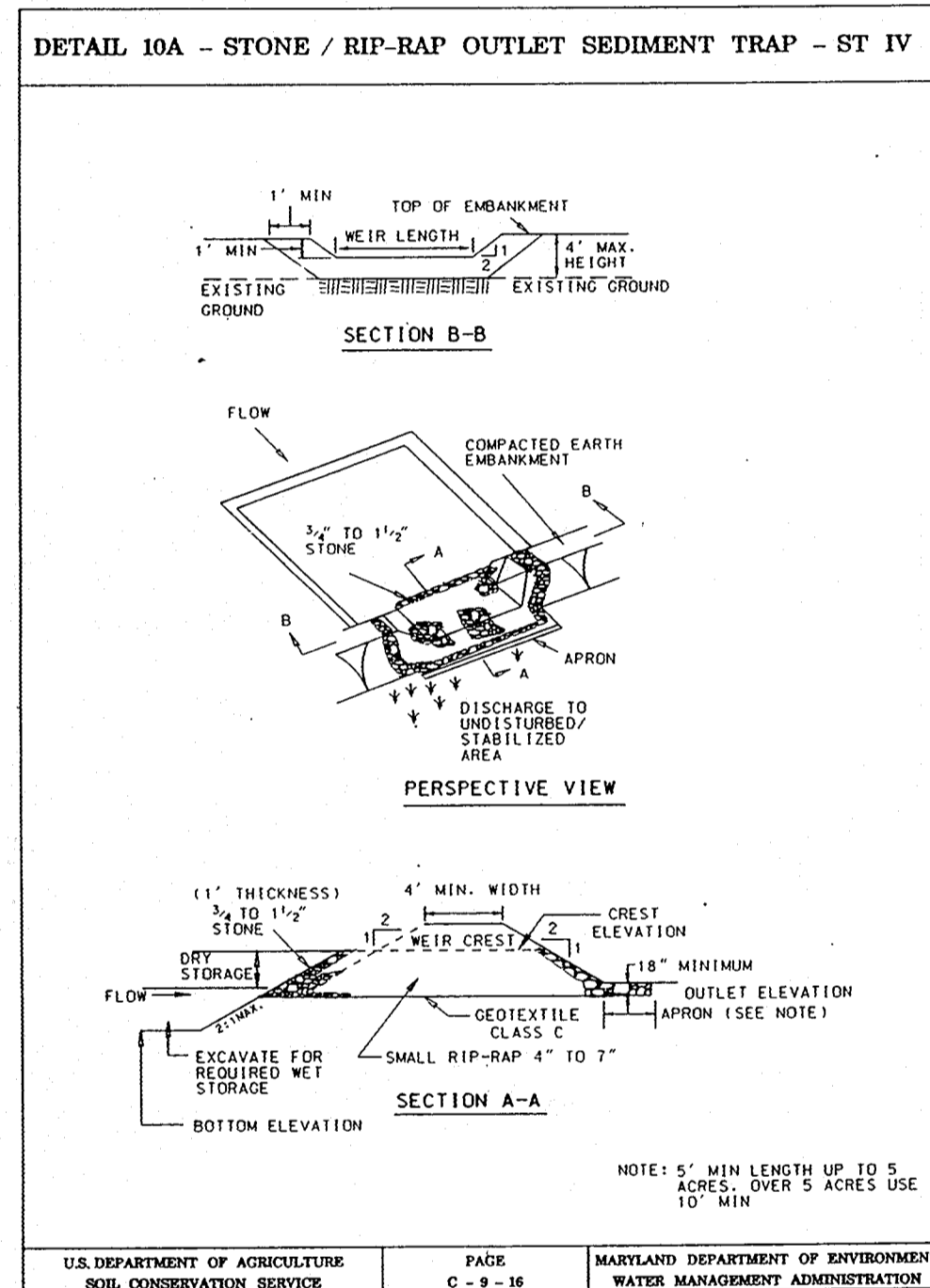
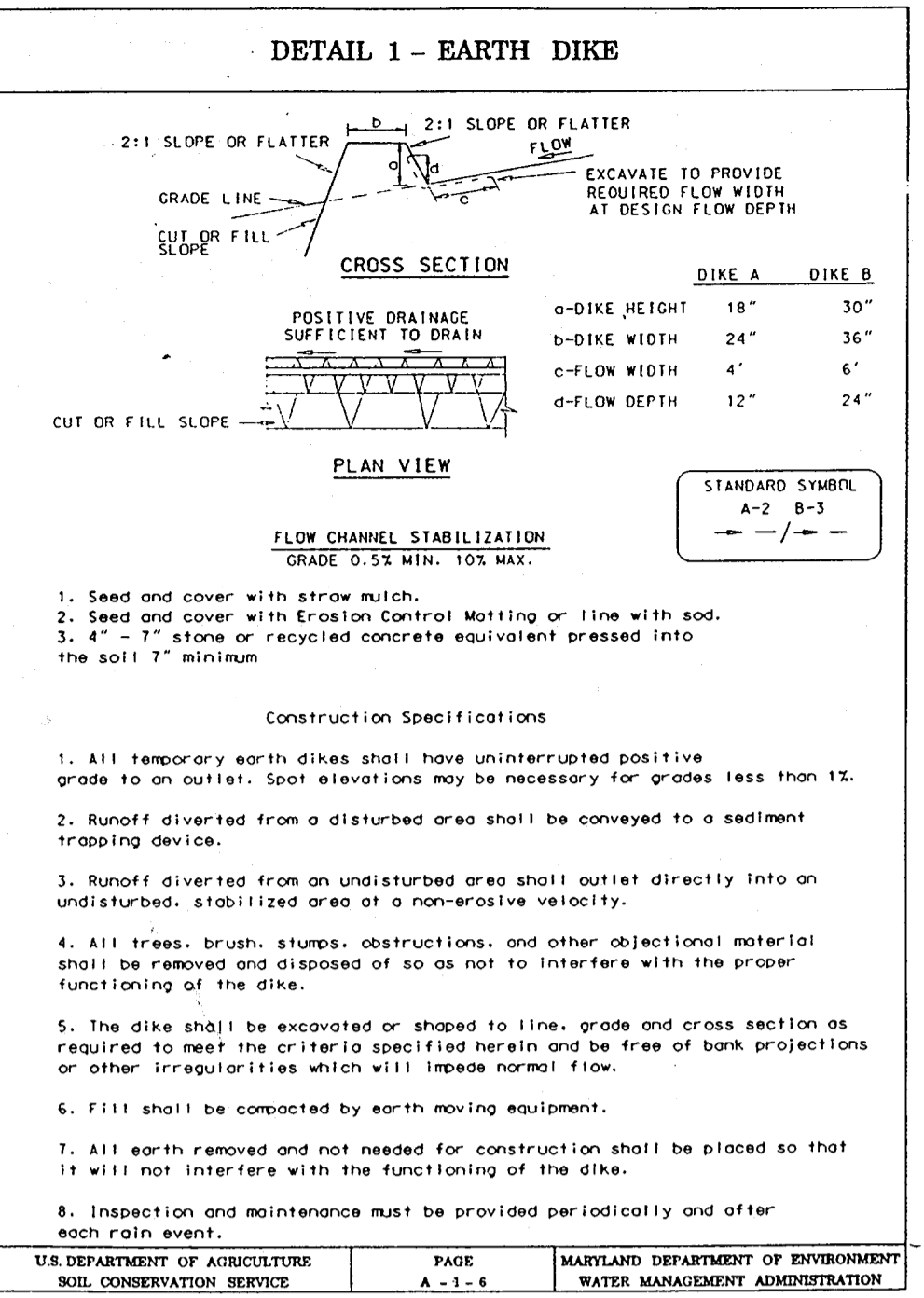
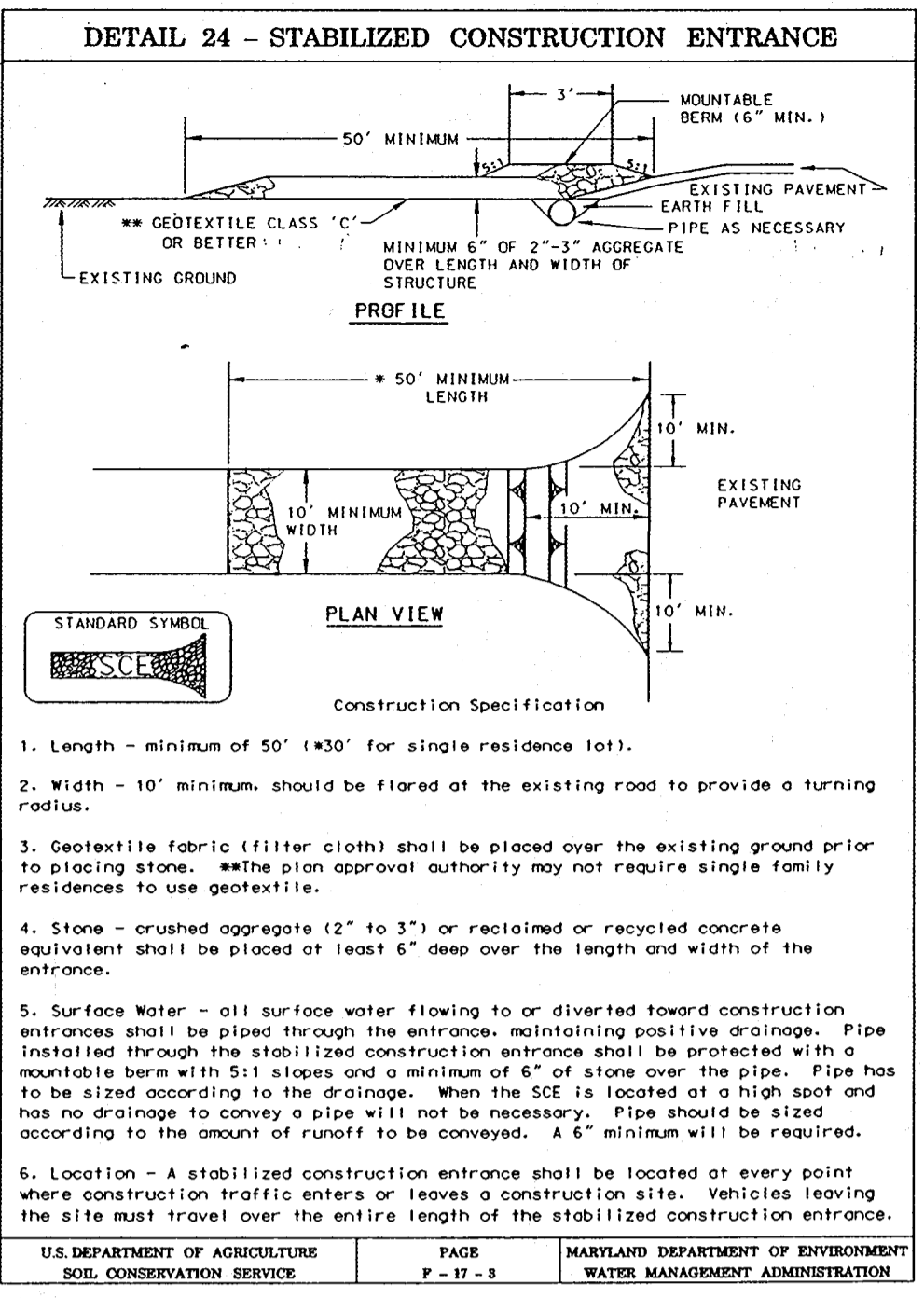
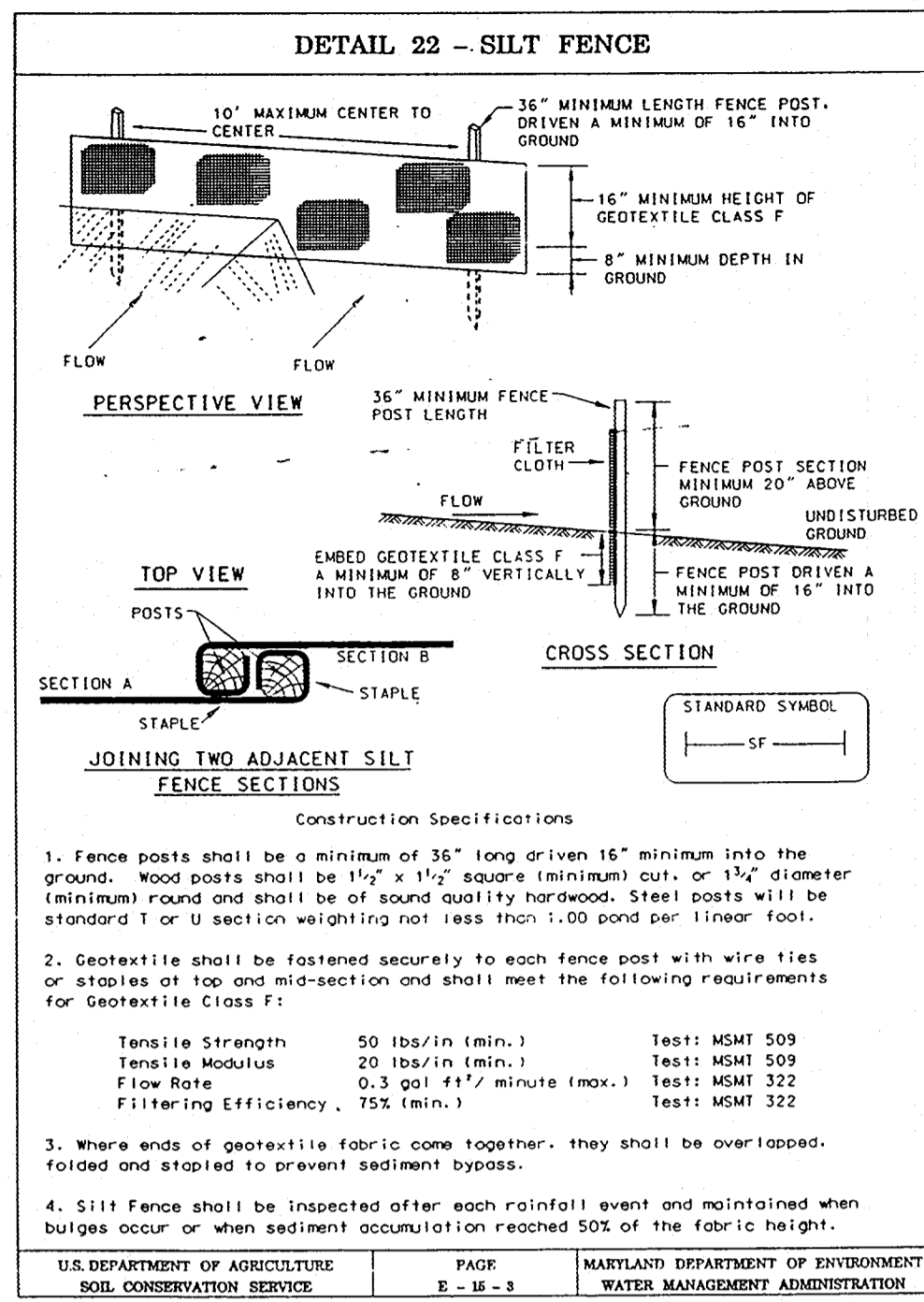
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research and Development Corporation
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
Phone (410)992-6027

Sediment Control Plan
Route 175 Commercial Parcel "A"
6th. Election District
Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE NO.
DRN.:	1" = 50'	NT	95007
W&I/GT.	DATE	TAX MAP NO.	SHEET
CHK.:	January 1996	70	7 of 13



- ### SEQUENCE OF CONSTRUCTION
- Obtain grading permit and arrange for pre-construction meeting with Sediment Control Inspector. (1 day)
 - Inspect and maintain Sediment Basins 2 and 4 as required. Inspect other existing sediment controls and conveyance devices indicated on the plans and maintain as required. (1 week)
 - Install stabilized construction entrances. (1 week)
 - Fine grade site. (1 month)
 - Construct building, utilities, curb and gutter and sidewalks. (1 year)
 - Base pave. (1 month)
 - Install landscaping and stabilize remaining areas with sod or grass seed and mulch. (2 weeks)
 - When area draining to sediment controls has been stabilized and permission has been granted by the Sediment Control Inspector, remove backfill or grade and stabilize as directed. (1 month)
 - Install surface course paving.
 - End construction.

SEDIMENT CONTROL NOTES

- 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. (4/0) 5/13-1080
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Sec. G-20) for permanent seedings, sod, temporary seedings, and mulching. Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:

Total Area of Site	17.4	Acres
Area Disturbed	17.4	Acres
Area to be roofed or paved	11.25	Acres
Area to be vegetatively stabilized	6.15	Acres
Total Cut	11,140	Cu. Yds.
Total Fill	11,140	Cu. Yds.
Off-site waste/borrow area location:		N/A
- Any sediment control practice which 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 DPW Sediment Control Inspector.
- 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.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq 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 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/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/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- 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 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 reseedings.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless 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 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

DEVELOPER'S/BUILDER'S CERTIFICATE

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ENGINEER'S CERTIFICATE

"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."

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

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

James M. Bond per *sfm* 2/26/96
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James Smith 2/23/96
Director Date

Chris Summers 2/29/96
Chief, Division of Land Development and Research Date

Chris Summers 2/29/96
Chief, Development Engineering Division M.K. Date

Paul E. Fabel 1/17/96
Signature of Developer/Builder Date

CLF 1-17-96
Signature of Engineer Date

John R. Burton 2/2/96
Signature of District Engineer Date

Patricia Engle 2/2/96
Signature of District Engineer Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. G+ CHK.

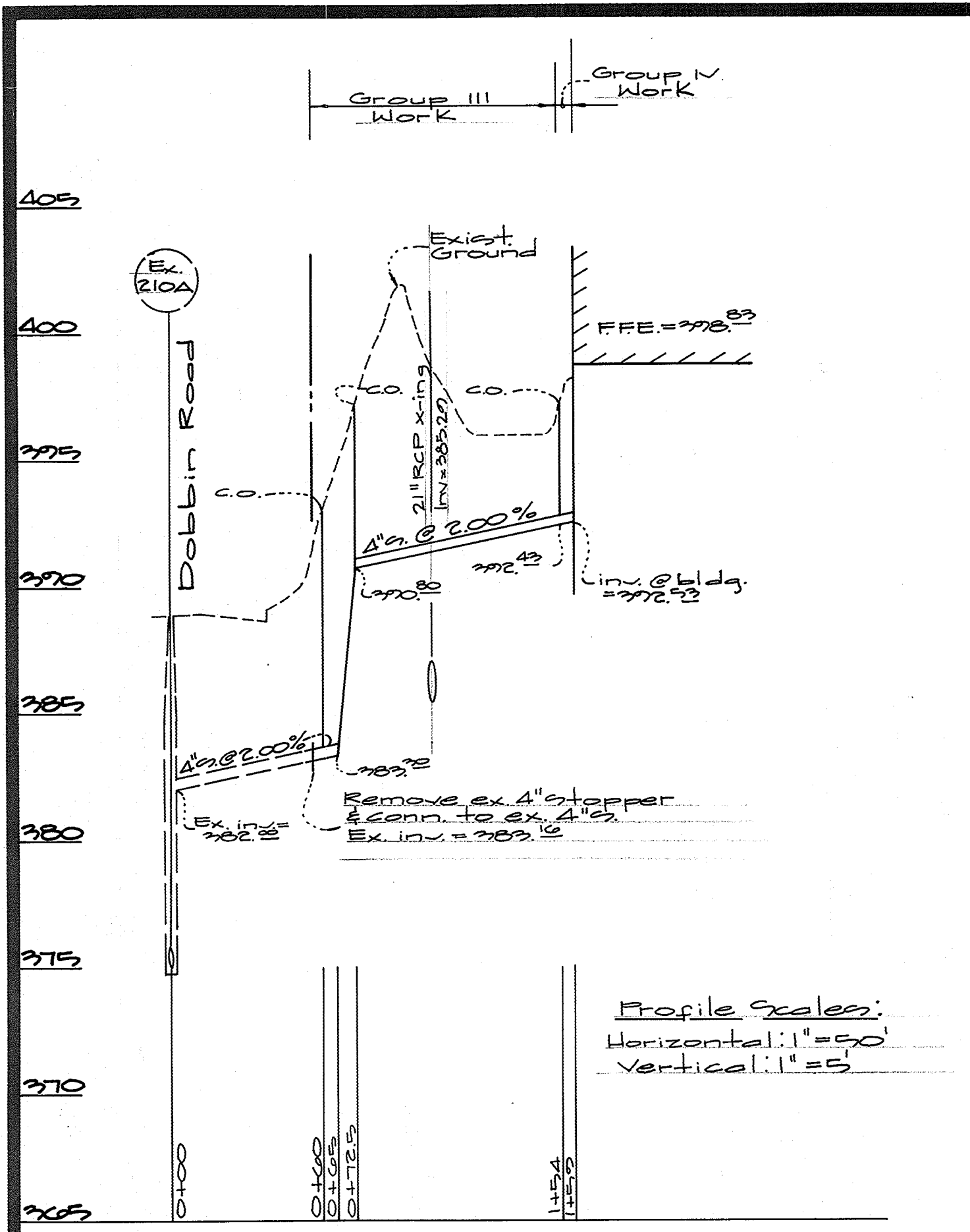
DATE	REVISION	BY	APPR.

PREPARED FOR:
The Howard Research & Development Corporation
10275 Little Patuxent Parkway
Columbia, Md. 21044
(410) 992-6027

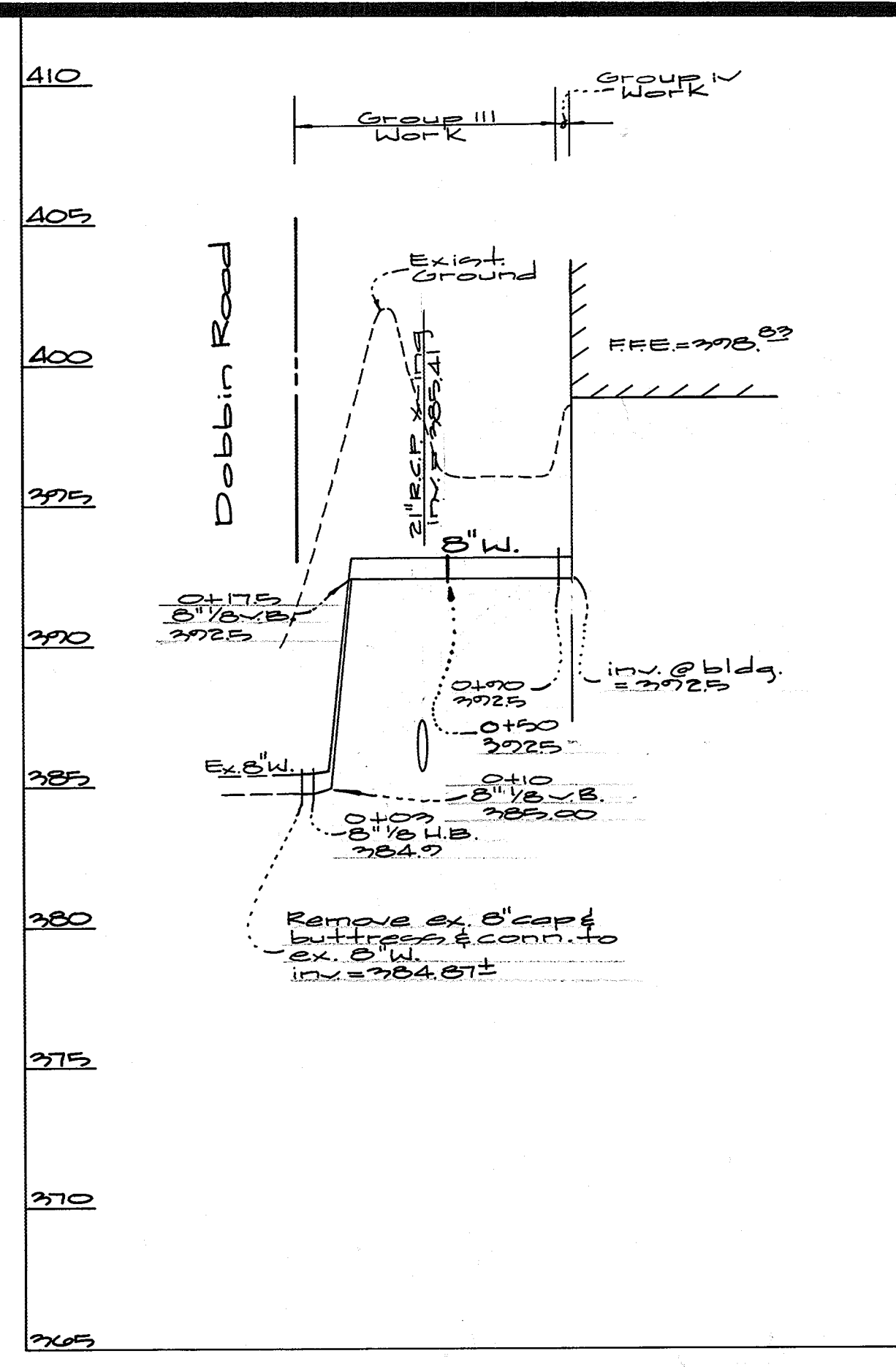
Sediment Control Details & Notes
Route 175 Commercial Parcel "A"
Cath Election District
Howard County, Maryland

SCALE	ZONING	G. L. W. FILE NO.
	NT	95003
DATE	TAX MAP NO.	SHEET
January, 1996	76	8 of 13

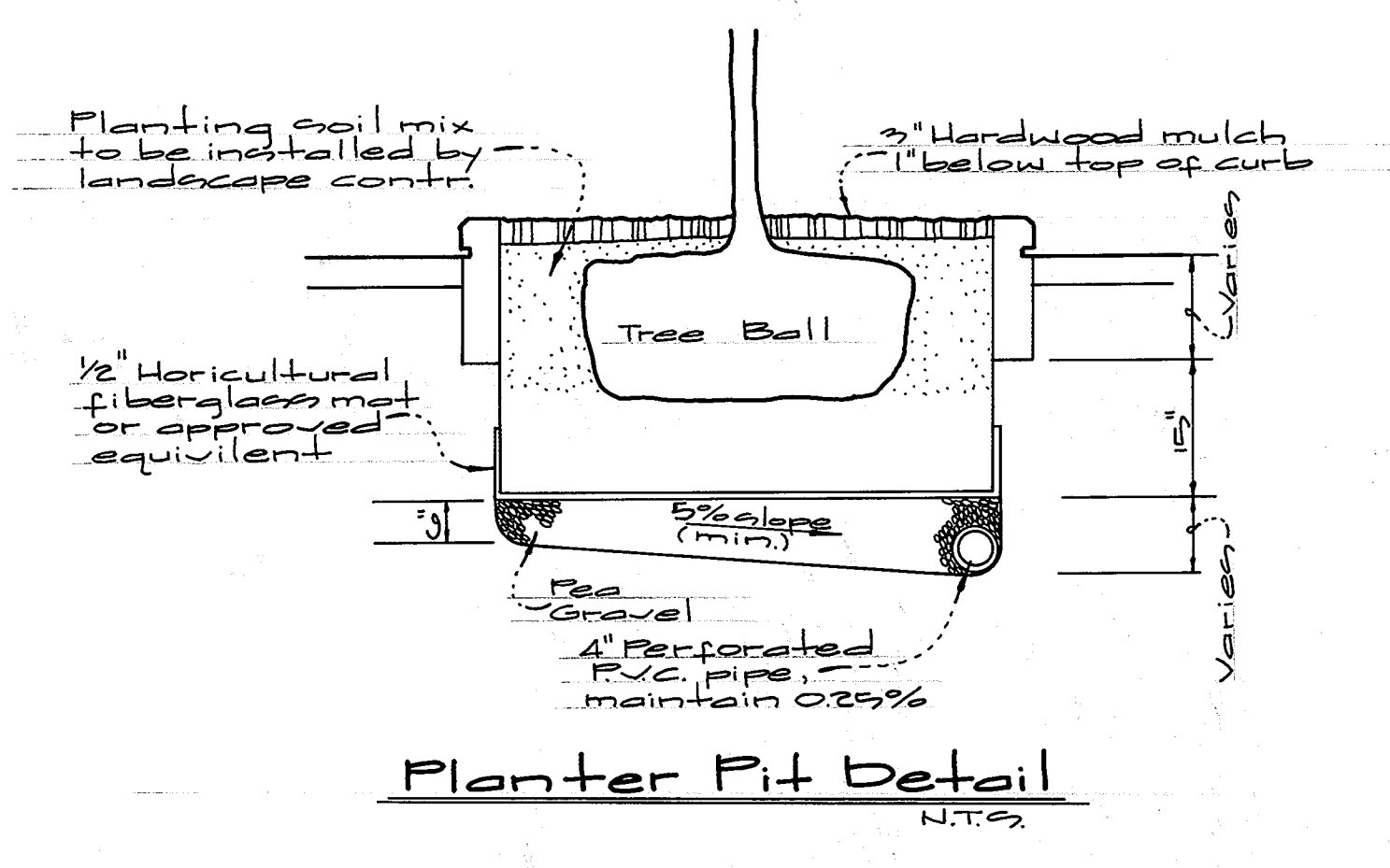
SDP-96-79



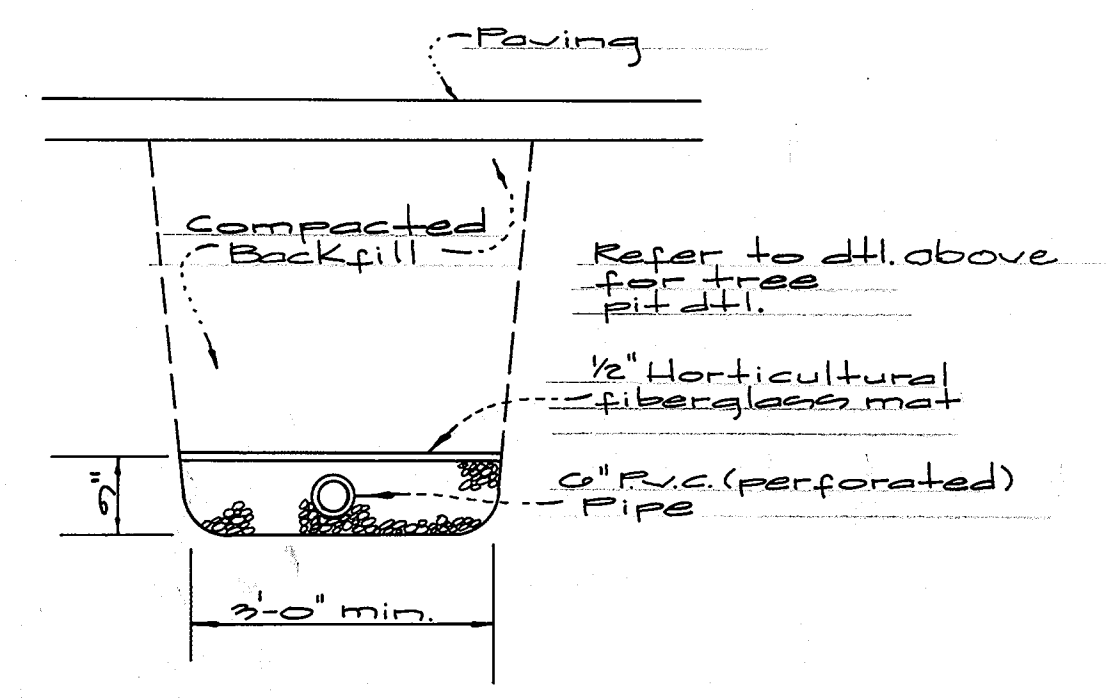
Sewer Profile



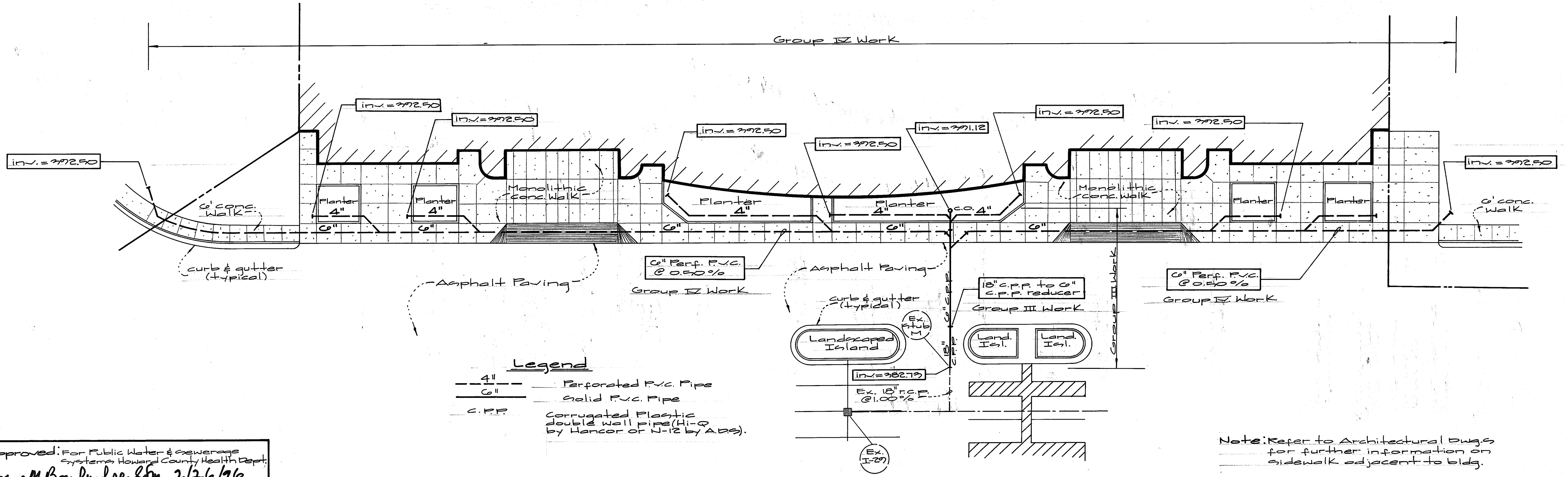
Water Profile



Planter Pit Detail



Perimeter Drain



- Legend**
- 4" - Perforated P.V.C. Pipe
 - 6" - Solid P.V.C. Pipe
 - C.P.P. - Corrugated Plastic double wall pipe (11-0 by Hancor or N-12 by ABB)

Planter & Perimeter Drain Detail
Scale: 1"=20'

Note: Refer to Architectural Drawings for further information on sidewalk adjacent to bldg.

Approved: For Public Water & Sewerage Systems
 Systems Howard County Health Dept.
 George M. Boyd, Director
 Date: 2/26/96

Approved: Howard County Department of Planning & Zoning
 David Smith, Director
 Date: 2/29/96

Quia Summary, Chief, Division of Land Development
 Date: 2/29/96

Michelle Cameron, Chief, Division of Engineering
 Date: 2/27/96

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866

TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

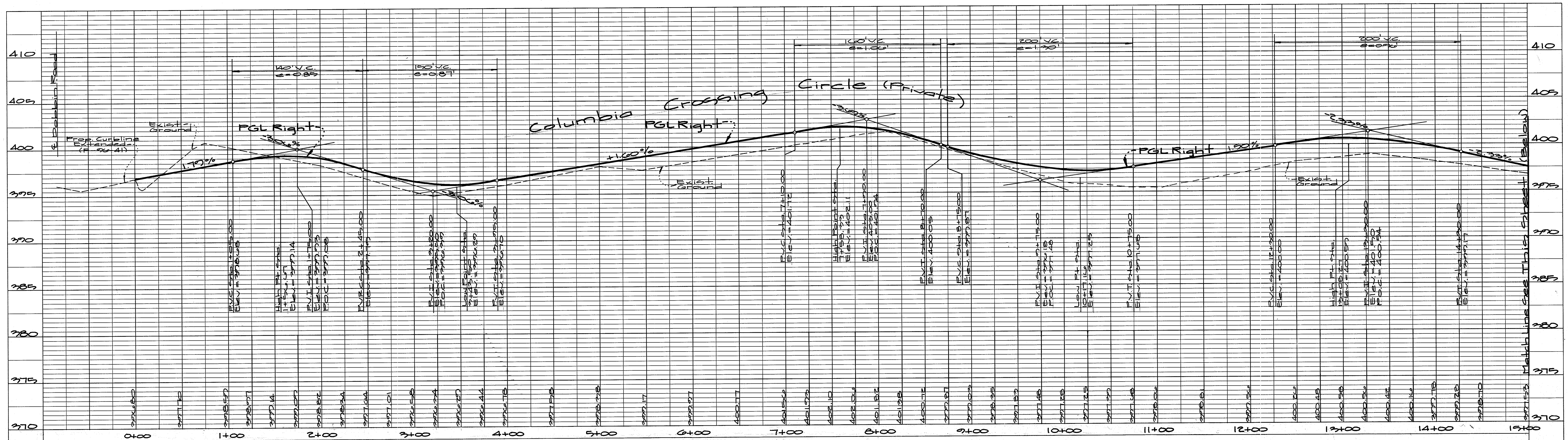
PREPARED FOR:
 The Howard Research and Development Corporation
 10215 Little Patuxent Pkwy.
 Columbia, Maryland 21044
 (410)992-6027

Water and Sewer Profiles, Planter and Perimeter Drain Detail
Route 175 Commercial Parcel "A"
 Guilford Election District No. 6
 Howard County, Maryland

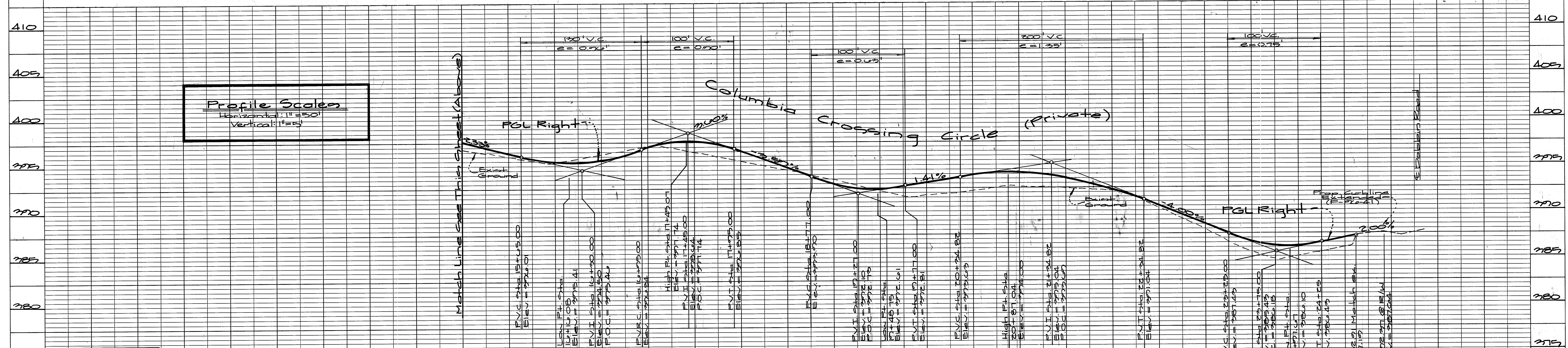
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	As shown	NT	95-003
DRN.	DATE	TAX MAP NO.	SHEET
	January, 1996	70	10 OF 13

SDP-96-79





Profile



Profile

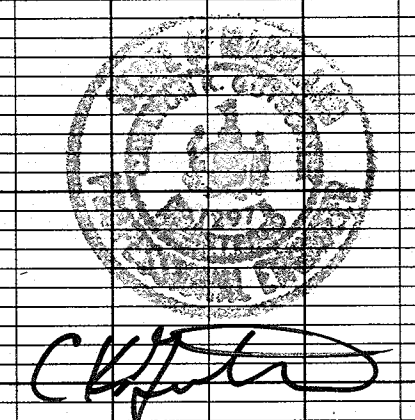
Profile Scales
 Horizontal: 1"=50'
 Vertical: 1"=5'

Approved: For Public Water & Sewerage Systems, Howard County Health Dept.
 Joyce M. Boydinger, Esq. 2/26/96
 County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 2/23/96
 Date: 2/23/96

Chief, Division of Land Development and Research: [Signature] 2/29/96
 Date: 2/29/96

Chief, Development Engineering Division M.K.: [Signature] 2/27/96
 Date: 2/27/96



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186

DATE	REVISION	BY	APP'R.
8-23	Revised PGL from 7+00 to 24+25	KLP	

PREPARED FOR:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PARKWAY PARKWAY
 COLUMBIA, MARYLAND 21044
 PHONE: (410) 982-8027

Columbia Crossing Circle Flow Line Profile - Right
ROUTE 175 COMMERCIAL
 PARCEL "A"
 GULFOED ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING NT-COMMERCIAL	G. L. W. FILE NO. 95003
DATE January, 1996	TAX MAP No. 36	SHEET 11 of 13

SDP-96-79

PAVEMENT MARKING NOTES

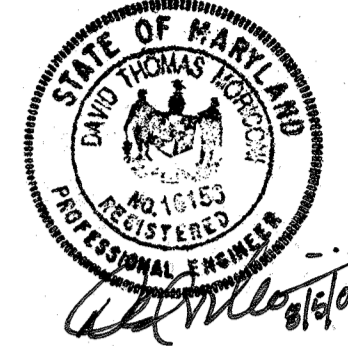
- ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST" PREMIUM ALKYL TRAFFIC PAINT BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT WILL BE REMOVED BY THE CONTRACTOR BY ANY METHOD WHICH IS APPROVED BY THE ENGINEER.
- EXACT LOCATION OF STOP LINES IS TO BE ESTABLISHED IN THE FIELD BY THE HOWARD COUNTY TRAFFIC DIVISION. CALL DIANE SCHWARZMAN AT 343-2492.

*STOP BARS & STOP SIGNS AT DOBBIN ROAD ARE PART OF E-76-41.

RR REVISION 2 ONLY
 PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME AND
 I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE
 STATE OF MARYLAND.
 LICENSE NO. 31373
 EXPIRATION DATE: 1/21/2023

DOBBIN ROAD
 (80' R/W) (PUBLIC)

REDLINE NOTE:
 REDLINE REVISIONS
 DATED 8-5-04 AND
 NOTED HEREON MEET
 THE CONDITIONS OF
 THE APPROVAL BY THE
 HOWARD COUNTY DPZ
 DATED 7-26-04.



PAVING LEGEND

- P-2 PAVING
- P-5 PAVING

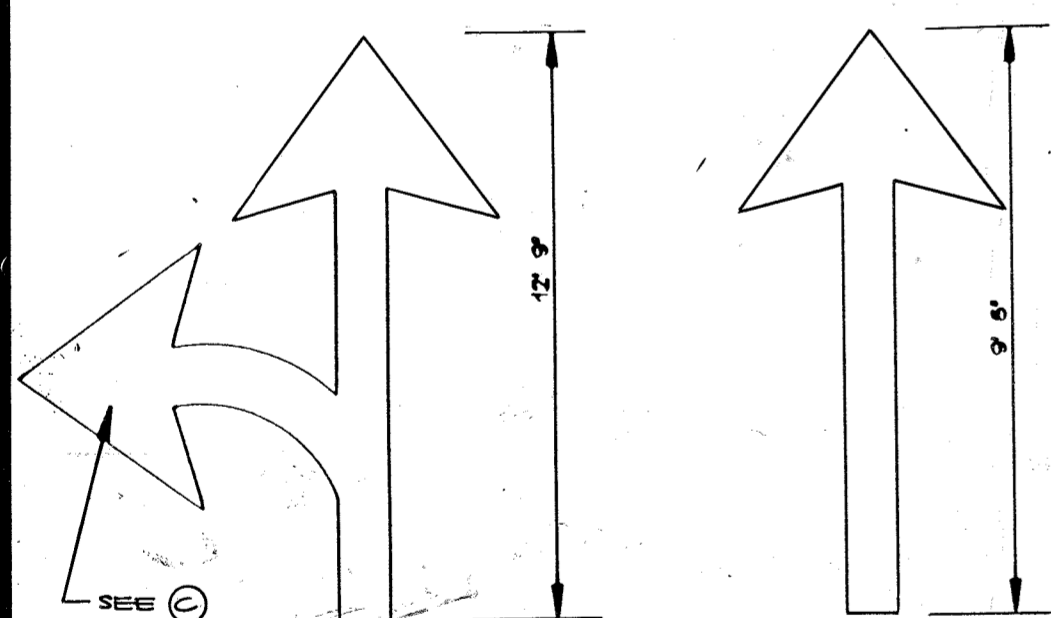
LEGEND

- (A) PAVEMENT LINES - 4" X 10' WHITE SKIP
- (B) PAVEMENT LINES - 4" WHITE SOLID
- (C) PAVEMENT SYMBOL - LEFT TURN ARROW
- (D) PAVEMENT SYMBOL - RIGHT TURN ARROW
- (E) PAVEMENT SYMBOL - ONLY
- (F) PAVEMENT LINES - 4" YELLOW SOLID
- (G) PAVEMENT SYMBOL - LEFT TURN AND THROUGH ARROW
- (H) PAVEMENT SYMBOL - RIGHT TURN AND THROUGH ARROW
- (I) PAVEMENT SYMBOL - THROUGH ARROW
- (J) PAVEMENT LINES - 24" WHITE TRANSVERSE STOP LINES (SEE PAV. MARKING NOTE #3)

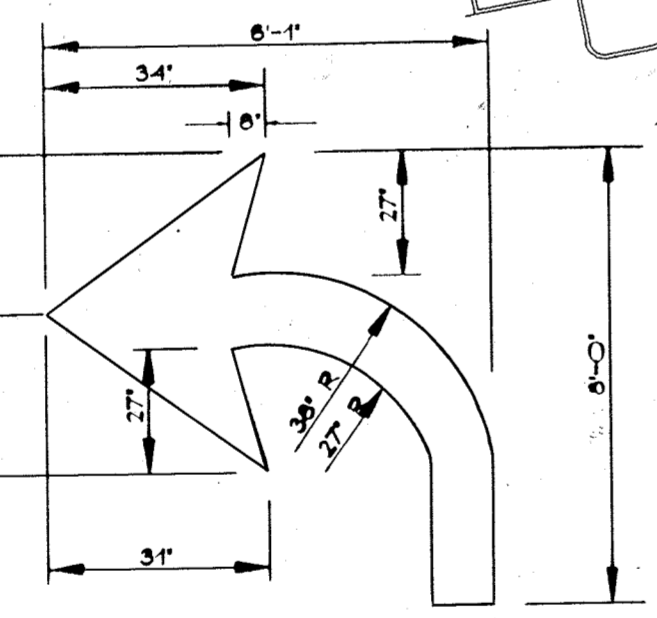
SIGNING NOTES

- SIGN ERECTED AT THE SIDE OF THE ROAD SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 7 FEET MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.
- ALL SIGNS TO BE MOUNTED ON 4" X 4" X 12" WOLMANIZED (PRESSURE TREATED) WOODEN POSTS.
- SIGNS SHALL BE 12" TO 18" FROM EDGE OF SIGN TO CURB LINE. STOP SIGNS SHALL BE LOCATED 45' BACK FROM INTERSECTING STREET CURB LINE OR AS DIRECTED BY HOWARD COUNTY TRAFFIC DIVISION.

ONLY



PAVEMENT SYMBOLS



TYPICAL SPACING LONGITUDINAL PAVEMENT LINES



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS HOWARD CO. HEALTH DEPT.
 Director: *James M. Reynolds* Date: 2/26/96

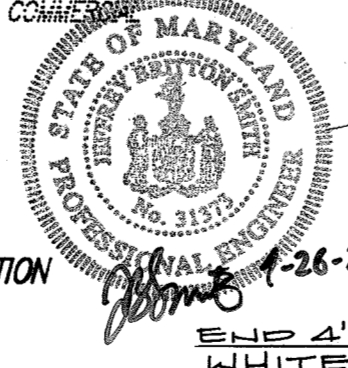
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David Smith* Date: 2/29/96

Chief, Development and Research: *Olga Anagnostis* Date: 2/29/96

Chief, Development Engineering Division M.K.: *Chad Deussen* Date: 2/27/96

CIVIL ENGINEER
 KIMLEY-HORN & ASSOCIATES, INC.
 ADDRESS: 1801 CENTER ST., SUITE 401
 BALTIMORE, MD 21202
 PHONE: (410) 528-2400
 ATTN: STEVE SMITH

OWNER / PREPARED FOR:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PHONE: (410) 992-6027



END 4" X 10' WHITE SKIPS (SEE DTL.)

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
4-26-22	REVISION #2: AD CURBLINE, STOP SIGNS & ASSOCIATED STOPPING & TURNING	JS	
8-5-2004	REVISED STOREFRONT SIDEWALK, CURB, PLANTERS & BOLLARDS DTM (BY HRS CORPORATION)		

PAVING, SIGNAGE & PAVEMENT MARKING PLAN
ROUTE 175 COMMERCIAL
 PARCEL "A"

GUILFORD ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE NO.
	1" = 50'	NT-COMMERCIAL	95-009
DRN.	DATE	TAX MAP NO.	SHEET
	January, 1996	70	13 OF 13
CHK.			

SDP-96-79

PAVEMENT MARKING NOTES

- ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST" PREMIUM ALKYLIC TRAFFIC PAINT BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT WILL BE REMOVED BY THE CONTRACTOR BY ANY METHOD WHICH IS APPROVED BY THE ENGINEER.
- EXACT LOCATION OF STOP LINES IS TO BE ESTABLISHED IN THE FIELD BY THE HOWARD COUNTY TRAFFIC DIVISION. CALL DIANE SCHWARZMAN AT 392-2490.

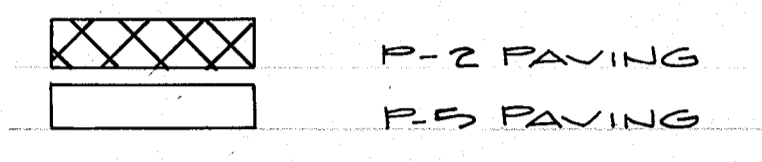
*STOP BARS & STOP SIGNS AT DOBBIN ROAD ARE PART OF E-96-41.

DOBBIN ROAD
(80' R/W) (PUBLIC)

REDLINE NOTE:
REDLINE REVISIONS DATED 8-5-04 AND NOTED HEREON MEET THE CONDITIONS OF THE APPROVAL BY THE HOWARD COUNTY DPZ DATED 7-26-04.



PAVING LEGEND



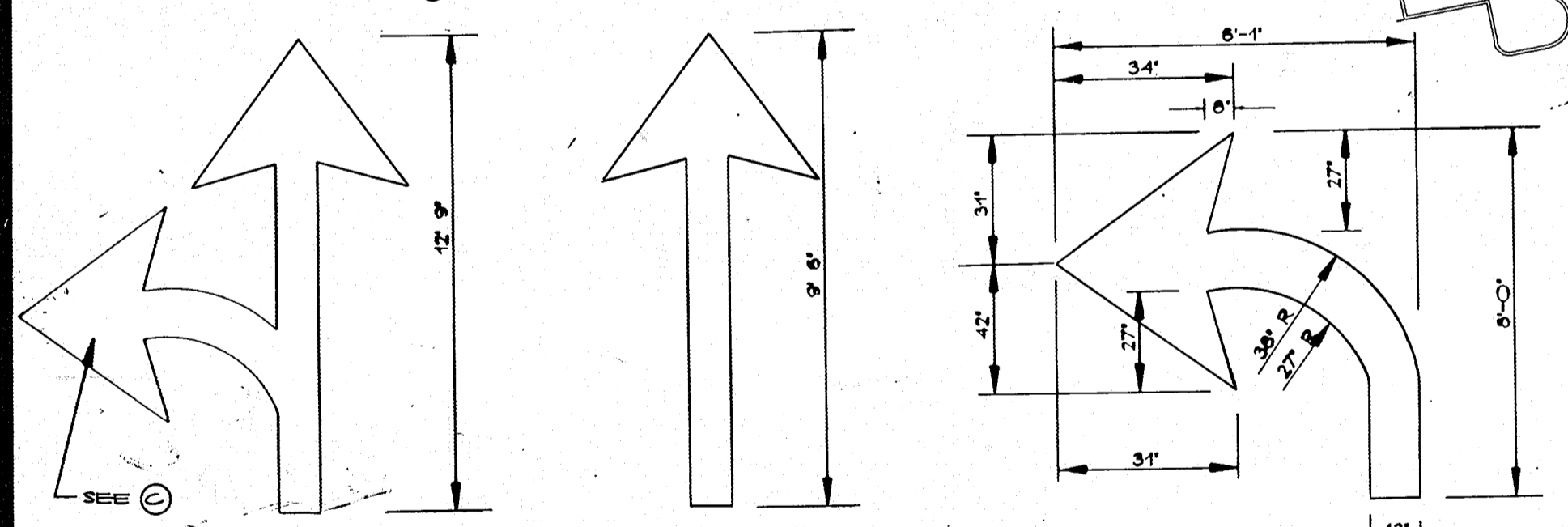
LEGEND

- (A) PAVEMENT LINES - 4" X 10' WHITE SKIP
- (B) PAVEMENT LINES - 4" WHITE SOLID
- (C) PAVEMENT SYMBOL - LEFT TURN ARROW
- (D) PAVEMENT SYMBOL - RIGHT TURN ARROW
- (E) PAVEMENT SYMBOL - ONLY
- (F) PAVEMENT LINES - 1/4" YELLOW SOLID
- (G) PAVEMENT SYMBOL - LEFT TURN AND THROUGH ARROW
- (H) PAVEMENT SYMBOL - RIGHT TURN AND THROUGH ARROW
- (I) PAVEMENT SYMBOL - THROUGH ARROW
- (J) PAVEMENT LINES - 24" WHITE TRANSVERSE STOP LINE (SEE PART MARKING NOTE #2)

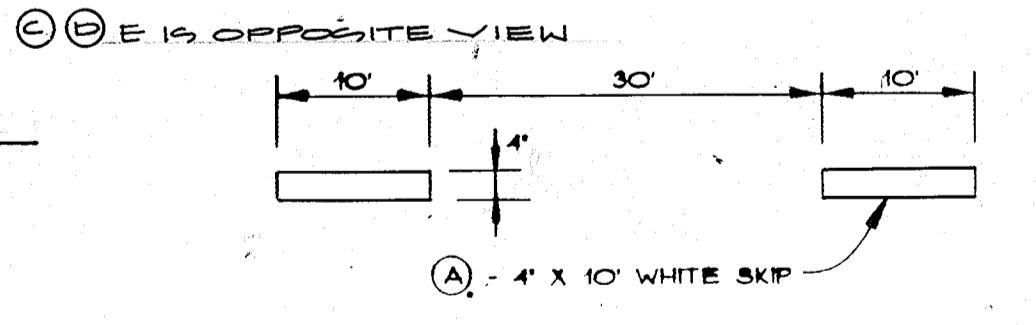
SIGNING NOTES

- SIGN ERECTED AT THE SIDE OF THE ROAD SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 7 FEET MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.
- ALL SIGNS TO BE MOUNTED ON 4"x4"x12' WOLMANIZED (PRESSURE TREATED) WOODEN POSTS.
- SIGNS SHALL BE 12" TO 18" FROM EDGE OF SIGN TO CURB LINE. STOP SIGNS SHALL BE LOCATED 15' BACK FROM INTERSECTING STREET CURB LINE OR AS DIRECTED BY HOWARD COUNTY TRAFFIC DIVISION.

ONLY



PAVEMENT SYMBOLS



TYPICAL SPACING LONGITUDINAL PAVEMENT LINES

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS HOWARD CO. HEALTH DEPT.
James M. Reynolds 2/26/96
 Director, Health Dept.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David Smith 2/29/96
 Director

Olga Anagnostis 2/29/96
 Chief, Division of Land Development and Research

Chris Deane 2/27/96
 Chief, Development Engineering Division M.K.

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DATE	REVISION	BY	APP'R.
8-5-2004	REVISED STOREFRONT SIDEWALK, CURB, PLANTERS & BOLLARDS (BY URS CORPORATION)	DTM	

PAVING, SIGNAGE & PAVEMENT MARKING PLAN			
ROUTE 175 COMMERCIAL PARCEL "A"			
DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.:	1" = 30'	NT-COMMERCIAL	95-009
CHK.:	DATE	TAX MAP No.	SHEET
	January 1996	20	13 of 13
GUILFORD ELECTION DISTRICT No. 6		HOWARD COUNTY, MARYLAND	

