

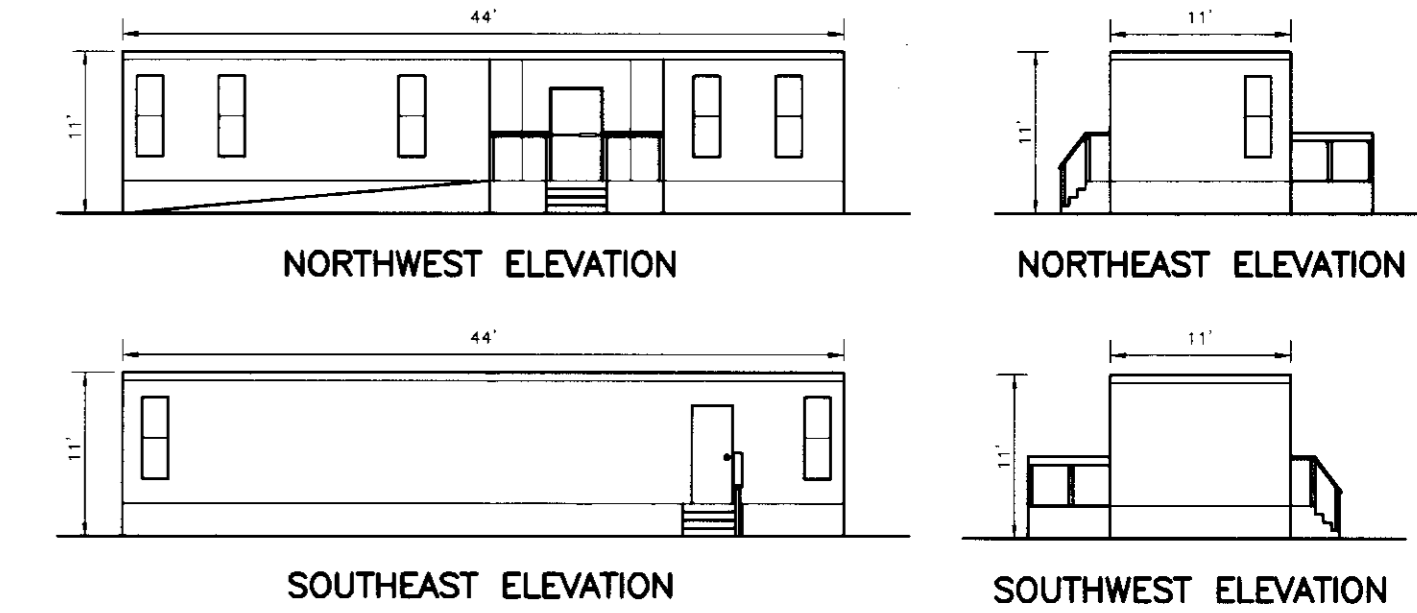
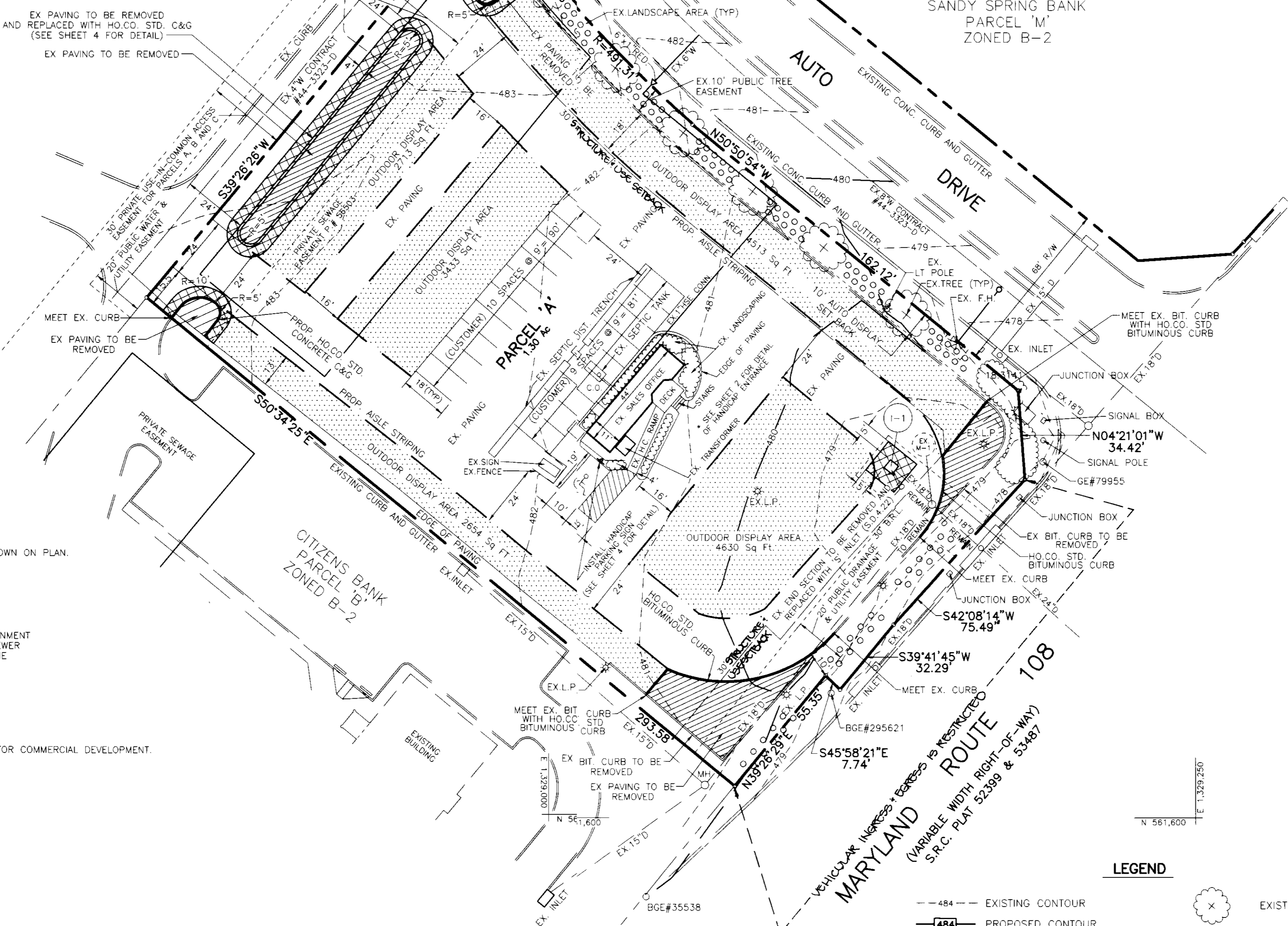
VICINITY MAP
SCALE: 1"=2000'

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: 725-9976
 - 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:
 - AREA OF PARCEL= 1.30 AC
 - PRESENT ZONING: B-2
 - USE OF STRUCTURE: USED AUTOMOBILE SALES
 - FIRST FLOOR BUILDING AREA: 528 SQ.FT.
 - MAXIMUM NUMBER OF EMPLOYEES: 2
 - BUILDING COVERAGE ON SITE: 0.01 AC OR 0% OF GROSS AREA
 - PAVED PARKING LOT AREA ON SITE: 1.17 AC OR 95% OF GROSS AREA
 - AREA OF LANDSCAPE ISLAND: 0.02 AC= 1,050 SQ.FT.
- PROJECT BACKGROUND:
 - LOCATION: CLARKSVILLE, MARYLAND TAX MAP: 34 PARCELS: 256, 365 AND 195
 - ZONING: B-2
 - SECTION/AREA: N/A
 - SITE AREA: 1.30 AC
 - SPD REFERENCES: SP-93-14 APPROVED 9/20/93
 - F-34-38(#11179) APPROVED 1/13/94, F-95-75(#11584) APPROVED (1/23/95)
 - WP-93-90 APPROVED 7/18/93
- 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 FEES.
- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS 0013 AND 34C2 (NAD 83)
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- EXISTING TOPOGRAPHY IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. IN DEC 1997.
- SEWER FOR THIS PROJECT IS PRIVATE.
- ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD P-1 UNLESS OTHERWISE NOTED (SEE P-1 DETAIL SHEET 4)
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD CONCRETE OR BITUMINOUS (SEE DETAIL SHEET 4), LIMITS AS SHOWN ON PLAN.
- PROPOSED ELEVATIONS SHOWN HEREIN TO BE STRICTLY ENFORCED DURING GRADING AND SITE DEVELOPMENT. DISTURBANCE TO GROUND BELOW PROPOSED ELEVATIONS WILL RESULT IN LOSS OF PRIVATE SEWAGE EASEMENT.
- APPROVAL OF COMMERCIAL SITE DEVELOPMENT PLAN SUBJECT TO COMPLIANCE TO INDUSTRIAL DISCHARGE PERMIT REQUIREMENTS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE LOT HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 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.
- EXISTING PRIVATE SEPTIC SYSTEM APPROVED PER PERMIT NO. 56503, SYSTEM APPROVAL DATE 4-16-96.
- REFERENCE WP 96-67 APPROVED FEB 29, 1996 TO WAIVE SECTION 16.155(1)(i), APPROVAL OF A SITE DEVELOPMENT PLAN FOR COMMERCIAL DEVELOPMENT.
- PARKED CARS ARE NOT PERMITTED WITHIN THE 30' STRUCTURE USE SETBACK ALONG MD. RTE. 108.

ANTWERPEN TOYOTA
ANTOY L.L.C.
PARCEL 'C-1'
ZONED B-2

SANDY SPRING BANK
PARCEL 'M'
ZONED B-2



BUILDING ELEVATIONS
NOT TO SCALE

SHEET INDEX

SHT. NO.	DESCRIPTION
1	SITE LAYOUT
2	GRADING, SEDIMENT & EROSION CONTROL DRAINAGE AREA & SOILS MAP
3	LANDSCAPE PLAN
4	DETAILS AND NOTES

OWNER/DEVELOPER
AUTOMOTIVE PROPERTIES L.L.C.
C/O WIN KELLY CHEVROLET/LEO
12421 AUTO DRIVE
CLARKSVILLE, MARYLAND 21029
TELE: (410) 988-9522

PARKING TABULATION

	REQUIRED	PROPOSED
SALES/OFFICE: 528 SQ.FT.	1 SPACES	1 SPACES
2 SPACES/1,000 SQ.FT.	18 SPACES	18 SPACES
17,943 SQ.FT. OUTDOOR DISPLAY: 1 SPACE/1000 SQ.FT.	19 SPACES	19 SPACES
TOTAL SPACES REQUIRED (BY USE)	19 SPACES	19 SPACES
HANDICAP SPACES*	1 SPACES	1 SPACES
TOTAL SPACES*	20 SPACES	20 SPACES

ADDRESS CHART

PARCEL	STREET ADDRESS
'A'	12400 AUTO DRIVE

LEGEND

- 484 --- EXISTING CONTOUR
- 484 --- PROPOSED CONTOUR
- OUTDOOR DISPLAY AREA
- EXISTING PAVING TO BE REMOVED
- EXISTING PAVING TO BE REMOVED AND REPLACED
- EXISTING STREET TREE
- EXISTING LANDSCAPE AREA
- PROPOSED DRIVE AISLE STRIPING
- EXISTING 22' HIGH 1000 WATT METAL HALIDE LIGHT
- EXISTING BITUMINOUS CURB

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 THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER
ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Clayd Simons 10/21/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John K. Rhines 10/21/97
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David J. Smith 11/14/97
DIRECTOR DATE

C. Hamilton 11/13/97
CHIEF, LAND DEVELOPMENT DATE

[Signature] 11/18/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

James M. Byrd 11/10/97
COUNTY HEALTH OFFICER DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
HOLWECK SUBDIVISION	N/A	A			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
11180	6	B-2	34	5	6051.01
WATER CODE			SEWER CODE		
J 07			PRIVATE		

**WIN KELLY USED CAR DEALERSHIP
PARCEL 'A' HOLWECK SUBDIVISION
SITE DEVELOPMENT PLAN**

TAX MAP #34 PARCEL 'A' REFERENCE F 94-38, SP 93-14
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

3691 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21045
TELEPHONE: (410) 461-6888 FAX: (410) 466-3988

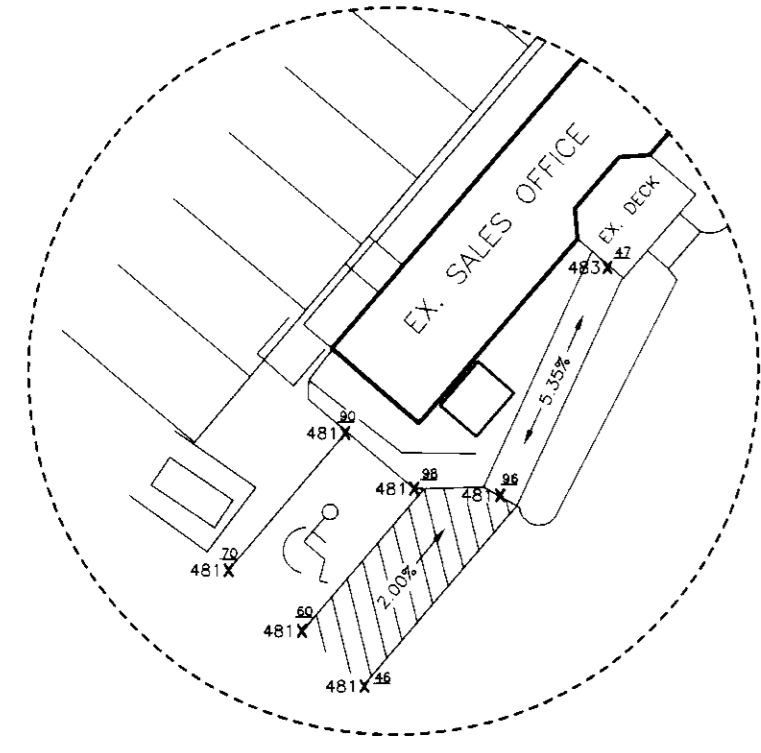


DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: FEBRUARY, 1997
SCALE: 1"=30'
W.O. NO.: 95-60

1 SHEET OF 4

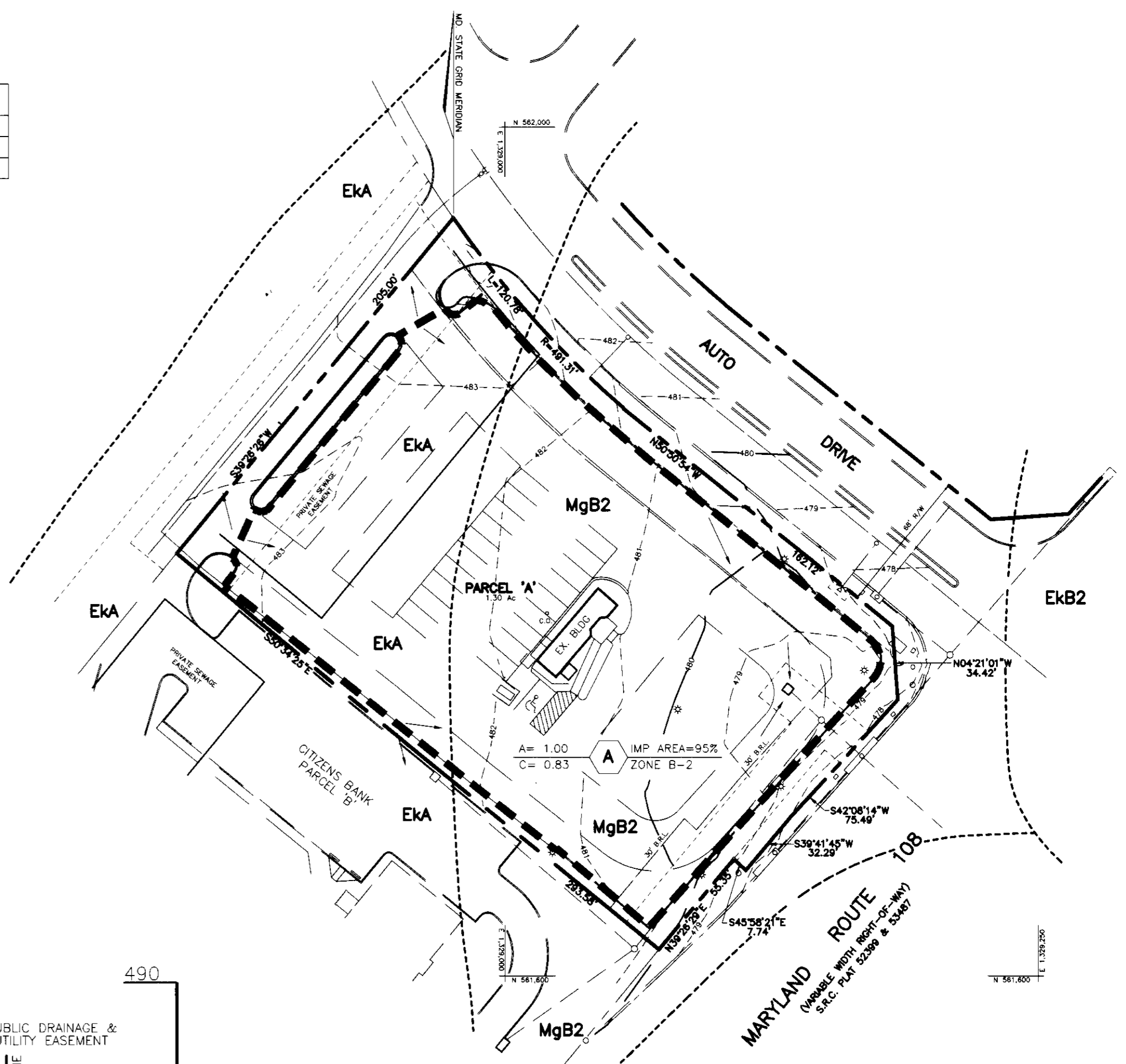
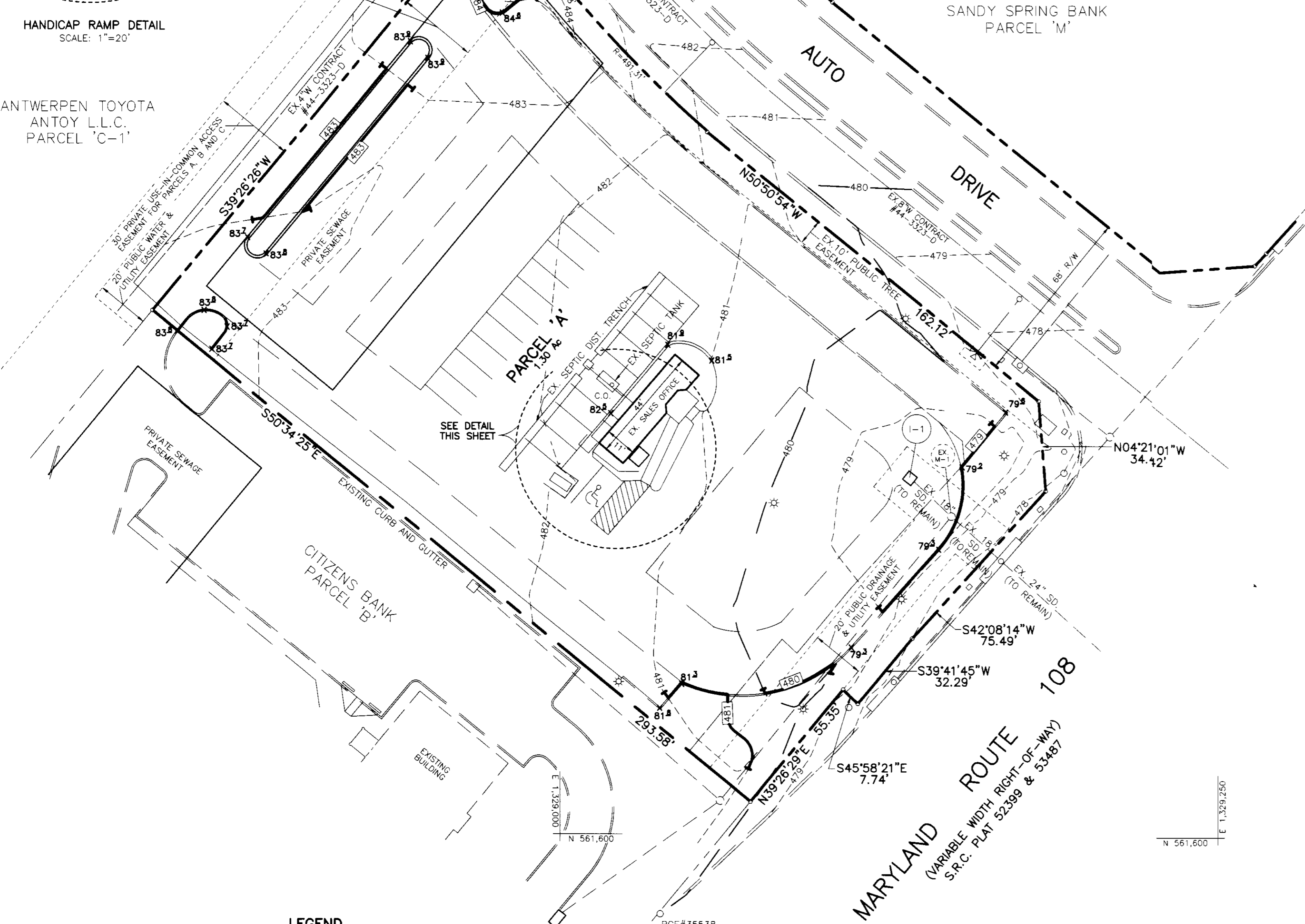
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
EKA	ELIOAK SILT LOAM, 0 TO 3 PERCENT SLOPES	C

NOTE:
 -THIS SITE DOES NOT INCLUDE SOILS DESIGNATED AS HYDRIC OR SOILS WITH HYDRIC INCLUSIONS. SOILS ARE NOT CLASSIFIED AS HIGHLY ERODIBLE.
 -HOWARD SOIL SURVEY, MAP NUMBER 23

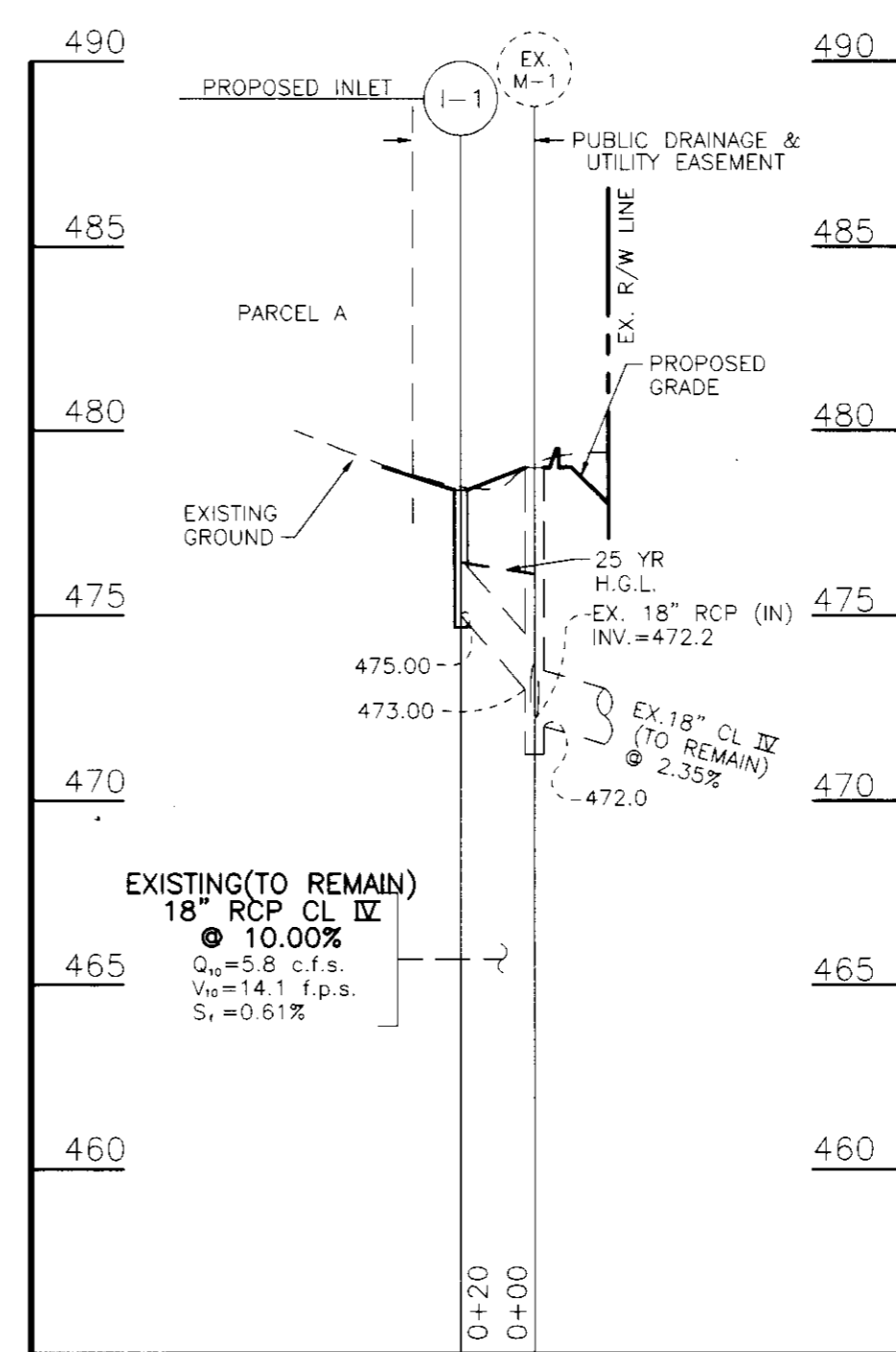


HANDICAP RAMP DETAIL
SCALE: 1"=20'

ANTWERPEN TOYOTA
ANTOY L.L.C.
PARCEL 'C-1'



DRAINAGE AREA MAP AND SOILS MAP
SCALE: 1"=50'



STORM DRAIN PROFILE
SCALE: HORZ. 1"=50', VERT. 1"=5'

SEQUENCE OF CONSTRUCTION

1. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
2. REMOVE EXISTING PAVING AS SHOWN.
3. INSTALL INLET I-1.
4. INSTALL NEW CURBS.
5. PATCH PAVING AS REQUIRED.
6. INSTALL LANDSCAPING.
7. ALL DISTURBED AREAS TO BE VEGETATIVELY STABILIZED.

3 DAYS
2 DAYS
3 DAYS
2 DAYS
1 WEEK
2 DAYS

STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEVATION	ROADWAY SLOPE	CROSS SLOPE	LOCATION	INV IN	INV OUT	REMARKS
I-1	"S" INLET	478.37	SUMP	----	REPLACE EX. END WALL SEE SHEET 1	478.37	475.00	SD 4.22

OWNER/DEVELOPER
AUTOMOTIVE PROPERTIES L.L.C.
C/O WIN KELLY CHEVROLET/GEO
12421 AUTO DRIVE
CLARKSVILLE, MARYLAND 21029
TELE: (410) 988-9522

LEGEND
 ---484--- EXISTING CONTOUR
 -484- PROPOSED CONTOUR
 81.3 TOP OF CURB SPOT ELEVATION

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 THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 SIGNATURE OF ENGINEER: ROBERT H. VOGEL
 DATE: _____

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 SIGNATURE OF DEVELOPER: _____
 DATE: _____

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 APPROVED: _____ 10/21/97
 HOWARD SCD
 DATE: 10/21/97
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF HOWARD SCD: _____
 DATE: 10/21/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: _____ 11/19/97
 CHIEF, LAND DEVELOPMENT: _____ 11/19/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: _____ 10/21/97

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: _____ 11/10/97
 SUBDIVISION NAME: HOLWECK SUBDIVISION
 SECTION/AREA: N/A
 PARCEL NUMBER: A
 PLAT NO.: 11180
 BLOCK NO.: 6
 ZONE: B-2
 TAX/ZONE: 34
 ELECT. DIST.: 5
 CENSUS TR.: 6051.01
 WATER CODE: J 07
 SEWER CODE: PRIVATE

WIN KELLY USED CAR DEALERSHIP
PARCEL 'A' HOLWECK SUBDIVISION
 GRADING AND SEDIMENT AND EROSION CONTROL PLAN
 TAX MAP #34
 PARCEL 'A'
 REFERENCE F 94-38, SP 93-14
 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) 465-3988



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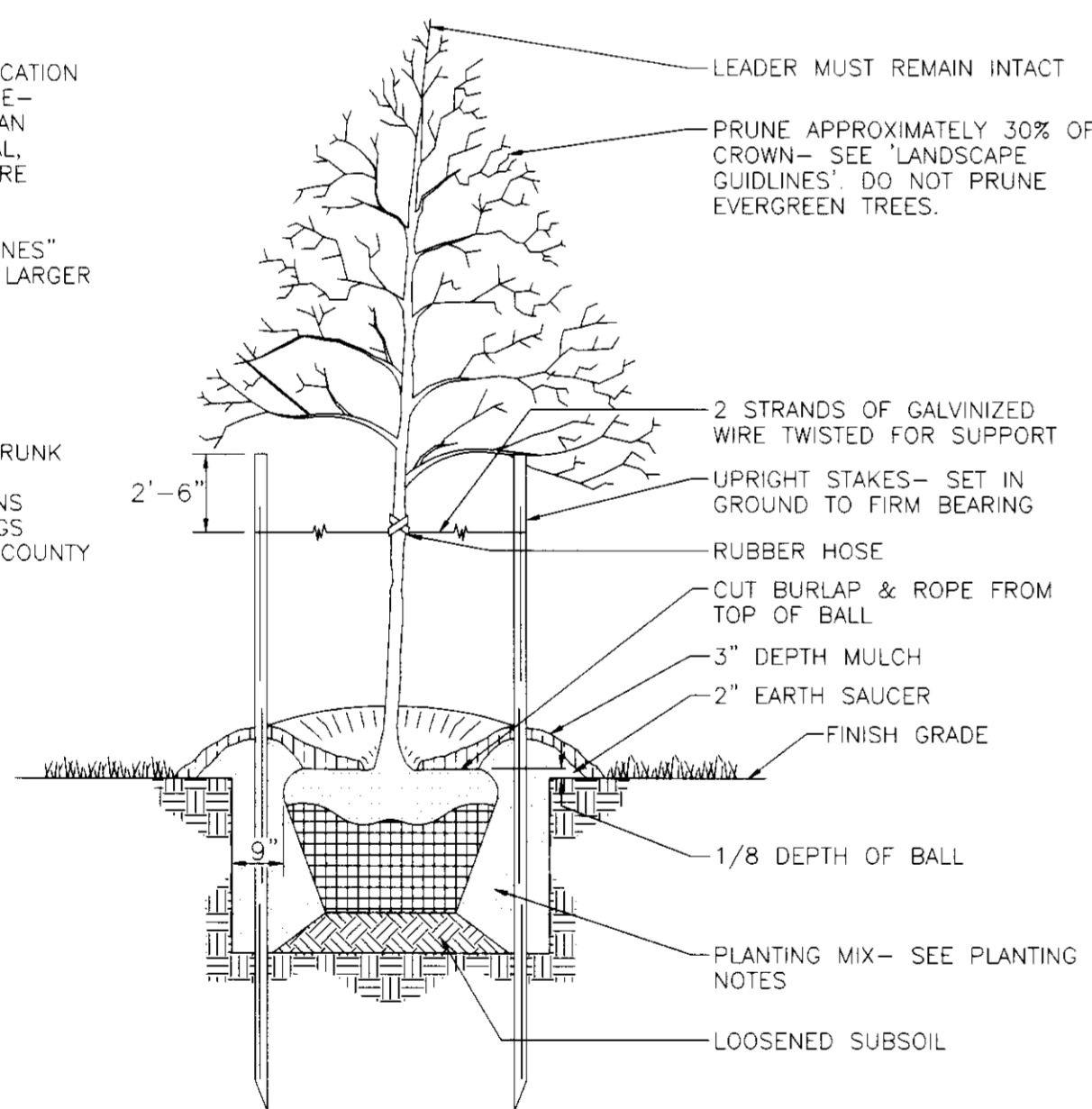
2 SHEET OF 4

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, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOYERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. 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" ANSI Z60.1-1986, 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" A 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 PLANTING MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
- PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDDED 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 SEEDED AND MULCHED OR SODED 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, ADD 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.

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 ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



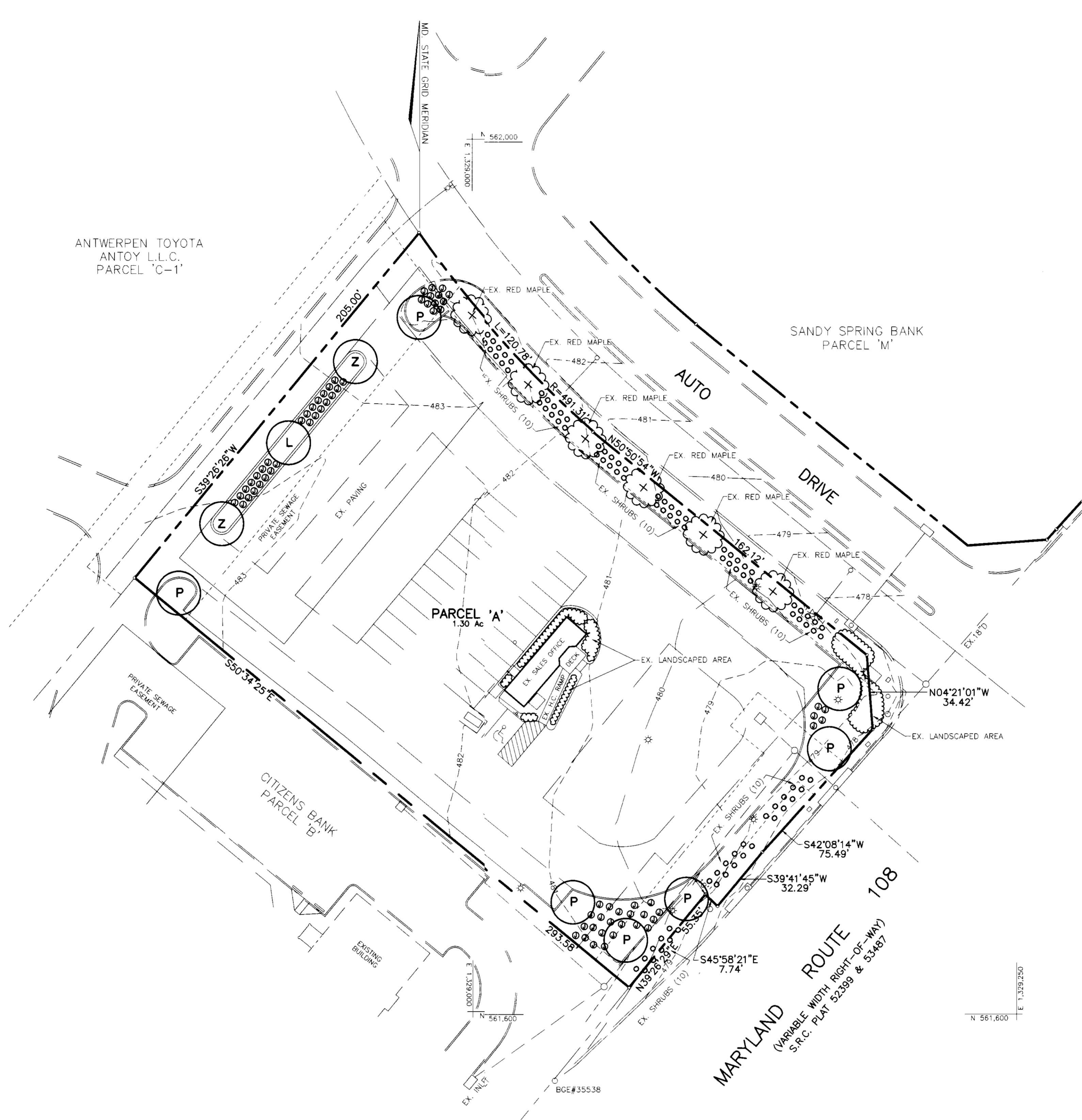
TREE PLANTING AND STAKING

DECIDUOUS AND EVERGREEN TREES UP TO 2-1/2" CALIPER NOT TO SCALE

- NOTE:
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 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 \$2,500.00 (\$100 PER TREE REQUIRED).
 - THE CONTRACTOR IS TO EXERCISE CAUTION WHEN INSTALLING LANDSCAPING IN CLOSE PROXIMITY TO SITE UTILITIES.

NOTE: THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.

ANTWERPEN TOYOTA
ANTOY L.L.C.
PARCEL 'C-1'



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	SIZE	CONT
L	1	LIQUIDAMBAR STRACIFLUA / SWEET GUM	2 1/2"-3" CAL	B+B
P	7	QUERCUS PALUSTRIS / PIN OAK	2-1/2"-3" CAL	B&B
J	68	JUNIPERUS HORIZONTALIS PLUMOSA COMPACTA / COMPACT ANDORA JUNIPER	18"-24" SP	CONT
Z	2	ZELKOVA SERRATA "VILLAGE GREEN" / VILLAGE GREEN ZELKOVA	2 1/2"-3" CAL	B+B

SCHEDULE B

PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	20
NUMBER OF TREES + ISLANDS REQUIRED	1/20 SPACES=1 (200 SQ.FT.)
NUMBER OF TREES PROVIDED	1
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS	0

COMMENTS: UTILIZING ISLAND BETWEEN DISPLAY AREA AND DRIVE LANE AT NORTHWEST SIDE OF SITE AS INTERNAL ISLAND (1,050 SQ.FT.)

SCHEDULE A

PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	E	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	472'	N/A
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES*	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	N/A
NUMBER OF PLANTS REQUIRED		
SHADE TREES 1:40	12	N/A
EVERGREEN TREES 1:40	0	N/A
SHRUBS 4:1	118	N/A
NUMBER OF PLANTS PROVIDED		
SHADE TREES	8	N/A
EVERGREEN TREES	0	N/A
OTHER TREES (2:1 SUBSTITUTION)	0	N/A
SHRUBS (10:1 SUBSTITUTION)	68	N/A
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

*NOTE: CREDIT FOR 90 EXISTING SHRUBS.

NO.	REVISION	DATE

**WIN KELLY USED CAR DEALERSHIP
PARCEL 'A' HOLWECK SUBDIVISION
LANDSCAPE PLAN**

TAX MAP #34 REFERENCE F 94-38, SP 93-14 PARCEL 'A'
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

3691 PARK AVENUE, SUITE 101 TELEPHONE: (410) 461-5828
ELLCOTT CITY, MARYLAND 21043 FAX: (410) 465-5986

DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: FEBRUARY, 1997
SCALE: 1"=30'
W.O. NO.:



3 SHEET OF 4

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Cheryl Simmons 10/21/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John P. Robinson 10/21/97
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Smith 11/12/97
DIRECTOR DATE

Cheryl Simmons 11/8/97
CHIEF, LAND DEVELOPMENT DATE

John P. Robinson 10/14/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

Joseph M. Boyd 11/10/97
COUNTY HEALTH OFFICER DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
HOLWECK SUBDIVISION	N/A	'A'			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
11180	6	B-2	34	5th	6051
WATER CODE		SEWER CODE			
J07		PRIVATE			

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.

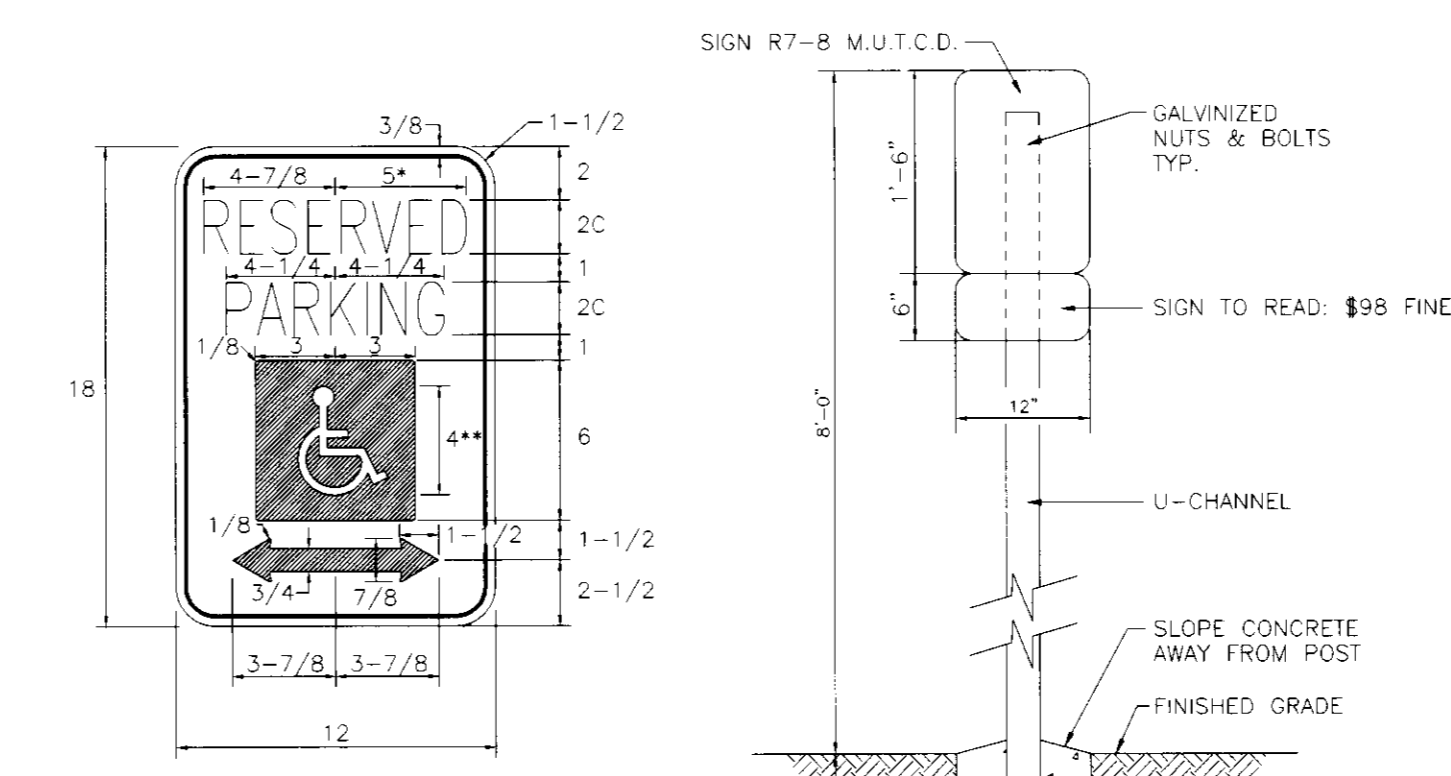
Soil Amendments: Use one of the following schedules:

- 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.

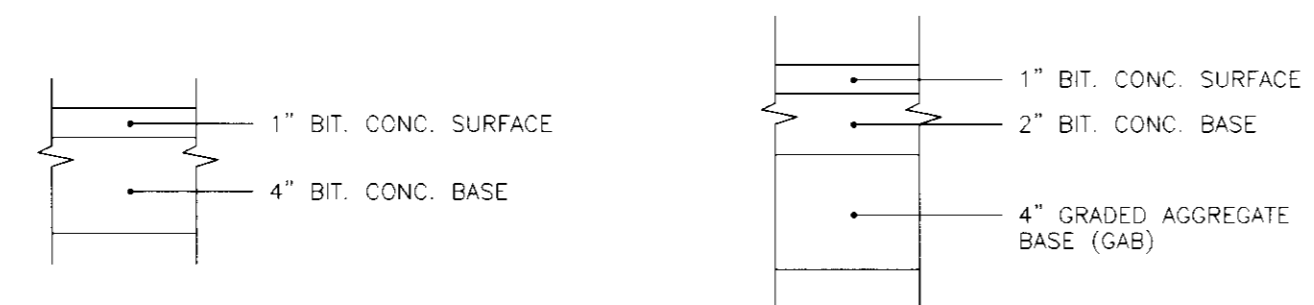
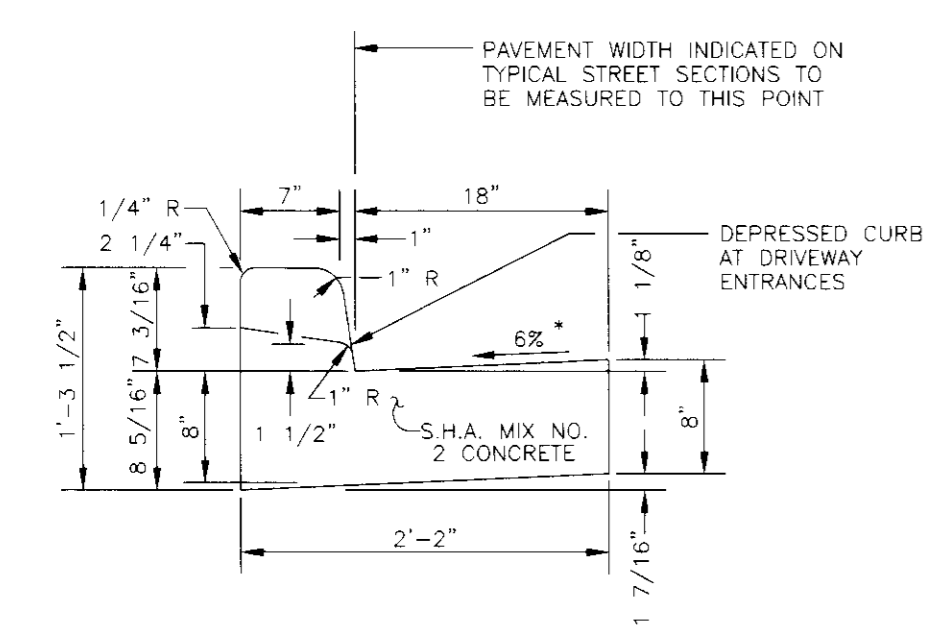
Mulching: Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of un-rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulcified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

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



• REDUCE SPACING 50%
 • SEE SYMBOL 1860 FOR SYMBOL DESIGN (ALL DIMENSIONS FOR SIGN IN INCHES)
 COLORS:
 LEGEND AND BORDER - GREEN
 WHITE SYMBOL ON BLUE BACKGROUND
 BACKGROUND - WHITE
 REFERENCE: STATE OF MARYLAND STANDARD HIGHWAY SIGNS BOOKLET MARYLAND DEPARTMENT OF TRANSPORTATION.

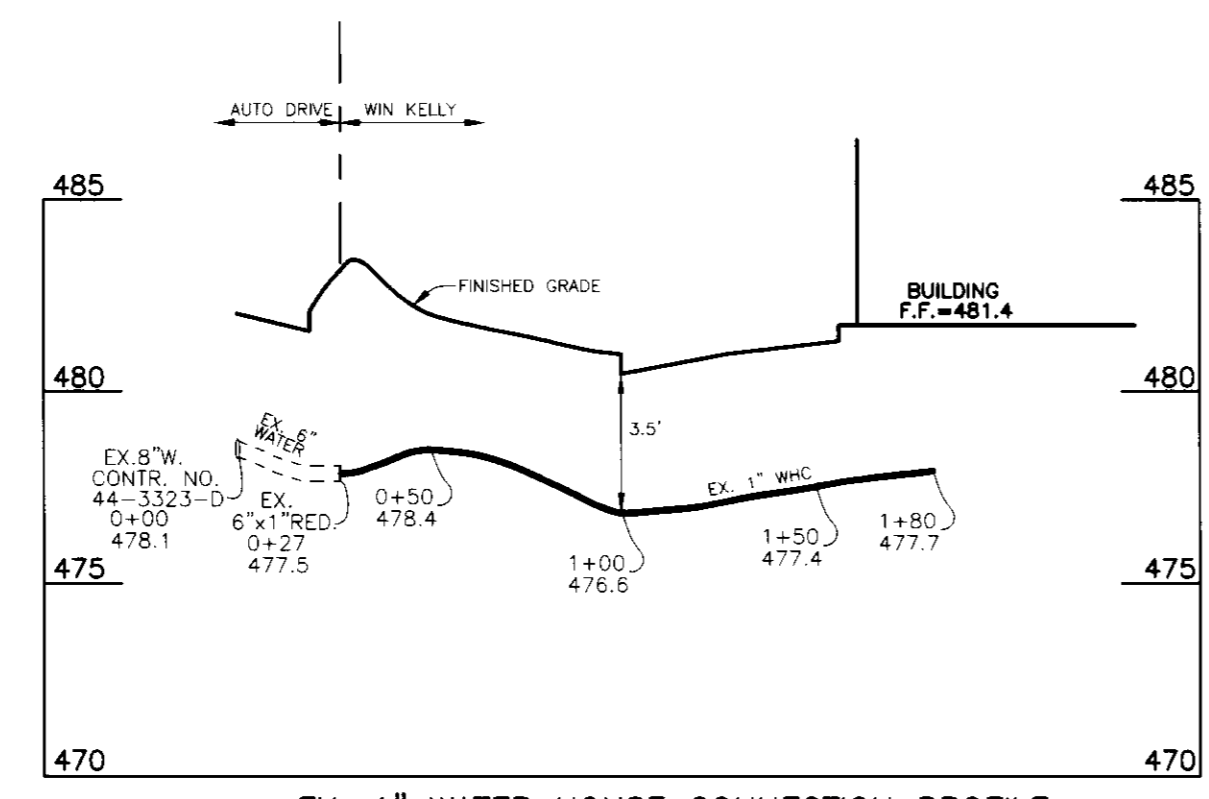
HANDICAP SIGN
 NOT TO SCALE



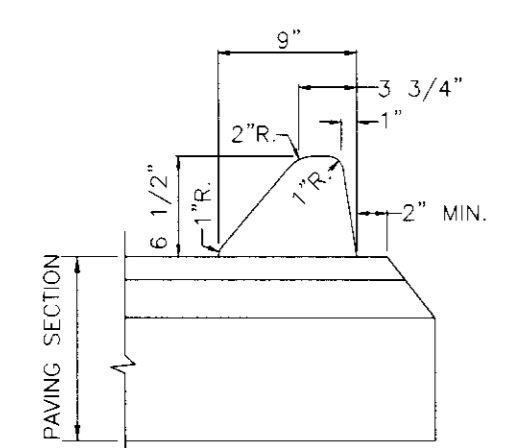
P-1 PAVING SECTION
 (MINIMUM PAVING SECTION, PROJECT GEOTECHNICAL ENGINEER TO MODIFY IF CONDITIONS WARRANT)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB AND GUTTER.

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



EX. 1" WATER HOUSE CONNECTION PROFILE
 SCALE: HOR. 1"=50'
 VERT. 1"=5'



STANDARD BITUMINOUS CURB
 HOWARD COUNTY STANDARD NO. R-3.03
 NOT TO SCALE

**WIN KELLY USED CAR DEALERSHIP
 PARCEL 'A' HOLWECK SUBDIVISION
 DETAILS AND NOTES**

TAX MAP #34 REFERENCE F 94-38, SP 93-14 PARCEL 'A'
 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: M.D.M.	
DRAWN BY: M.D.M.	
CHECKED BY: R.H.V.	
DATE: FEBRUARY, 1994	
SCALE: AS SHOWN	
W.O. NO.:	4 SHEET OF 4

NO.	REVISION	DATE

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

SUBDIVISION NAME HOLWECK SUBDIVISION		SECTION/AREA N/A	PARCEL NUMBER 'A'
PLAT NO. 11180	BLOCK NO. 6	ZONE B-2	TAX/ZONE 34
ELECT. DIST. 5th		CENSUS TR. 6051	
WATER CODE J07		SEWER CODE PRIVATE	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph J. Sutter 11/14/97
 DIRECTOR DATE
John R. Polubinski 11/13/97
 CHIEF, LAND DEVELOPMENT DATE
John R. Polubinski 10/21/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Cheryl Simms 10/21/97
 SCD-NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Polubinski 10/21/97
 HOWARD SCD 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.
 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 PROUDING ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER DATE

ACAD FILE: C:\CAD\05\PARCEL\SHIF\H01.DWG