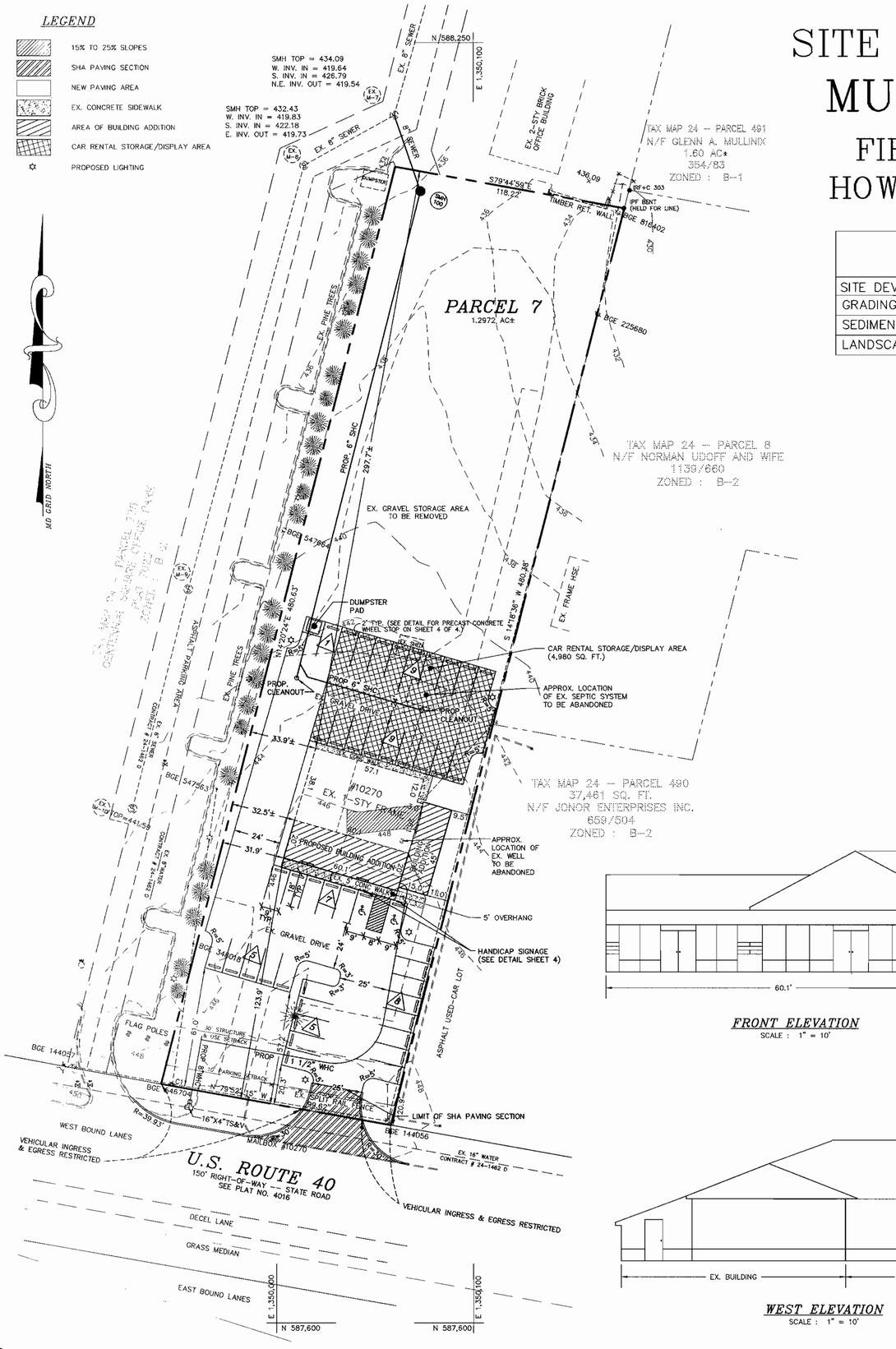
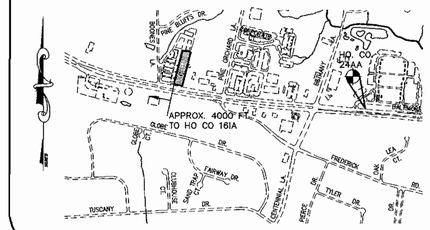
SITE DEVELOPMENT PLANS
MULLINIX PROPERTY
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND





VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX	
SITE DEVELOPMENT PLAN	1
GRADING AND EROSION & SEDIMENT CONTROL PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
LANDSCAPE PLAN	4

GENERAL NOTES:

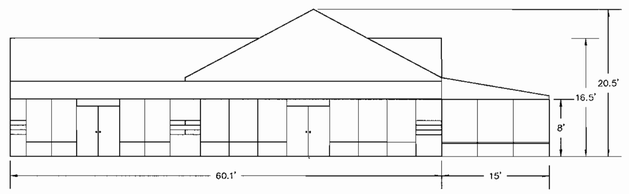
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

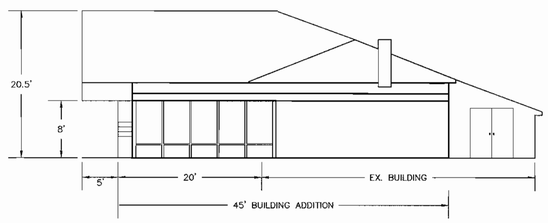
4. PROJECT BACKGROUND:
   LOCATION : SECOND ELECTION DISTRICT, TAX MAP 24, BLOCK 1, PARCEL 7.
   ZONING : B-2.
   TOTAL TRACT AREA : 1.297 ACRES ±.
   DEED REFERENCE: LIBER 5016, FOLIO 240.
   PERMIT OR DPZ FILE NOS. : GP-00-169 ; G00006840.
   PROPOSED USE : RETAIL (3,555 SQ. FT.) & CAR RENTAL (1,392 SQ. FT.).
   BUILDING & ADDITIONS : EX. BUILDING = 2,254 SQ. FT. (FIRST FLOOR) & 816 SQ. FT. (BASEMENT)
   BUILDING ADDITIONS = 1,877 SQ. FT. (SINGLE STORY)
   [TOTAL BUILDING AREA = 4,947 SQ. FT.]
   BUILDING COVERAGE OF SITE : 4,131 SQ. FT. (0.09 ACRES) OR 6.9% OF SITE.
   PARKING SPACE REQUIRED : RETAIL :
   3,555 SQ. FT. X 5 SPACES PER 1000 SQ. FT. = 18 SPACES.
   CAR RENTAL :
   1,392 SQ. FT. X 2 SPACES PER 1000 SQ. FT. = 3 SPACES.
   4,980 SQ. FT. (STORAGE/DISPLAY AREA) X
   1 SPACE PER 1000 SQ. FT. = 5 SPACES.
   NO SERVICE BAYS ON-SITE
   TOTAL PARKING REQUIRED = 26 SPACES.
   PARKING SPACE PROVIDED : 26 (INCLUDES 2 HANDICAP SPACES).
5. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD TOPOGRAPHY PREPARED BY MILDENBERG, BOENDER AND ASSOC.,INC. ON JULY 2000.
6. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 16IA AND 24AA.

STA. No. 16IA	N 589,509.406	
	E 1,346,343.647	EL. 463.674
STA. No. 24C2	N 587,380.458	
	E 1,352,603.488	EL. 387.276

7. 1 1/2" WATER METER SHALL BE LOCATED INSIDE BUILDING.
8. USE HOWARD COUNTY STD. P-1 PAVING SECTION UNLESS OTHERWISE SHOWN.
9. WATER AND SEWER ARE PUBLIC, CONTRACT # 24-1462-D.
10. STORMWATER MANAGEMENT HAS BEEN PROVIDED THROUGH ON-SITE BEST MANAGEMENT PRACTICES. FUTURE ADDITION HAS BEEN INCLUDED AS IMPERVIOUS AREA IN THE TR55 CALCULATIONS.
11. ADEQUATE ROAD FACILITIES TEST EVALUATION PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN AUGUST 2000.
12. NO WETLANDS, STREAMS, OR FLOODPLAINS EXIST ON-SITE.
13. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
14. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. A DECLARATION OF INTENT FOR DEVELOPMENT ACTIVITIES ON A SINGLE LOT OF ANY SIZE WHERE TOTAL FOREST CLEARING IS LESS THAN 40,000 SQ. FT. IS BEING FILED ALONG WITH THIS SITE DEVELOPMENT PLAN. (NO FOREST ON THIS SITE)
15. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
16. NO STEEP SLOPES EXIST ON-SITE.
17. EXISTING WELL AND SEPTIC SYSTEM TO BE PROPERLY ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS UPON CONNECTION TO PUBLIC FACILITIES. DOCUMENTATION OF WELL AND SEPTIC ABANDONMENT IS TO BE SUBMITTED TO THE HEALTH DEPARTMENT UPON COMPLETION OF WORK.
18. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
19. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF $7,560.00.
20. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 15.
21. REMOVAL OF EXISTING GRAVEL STORAGE AREA NORTH OF PARKING LOT AND EXISTING SUPER SILT FENCE COVERED UNDER PERMIT NO. G00006840.
22. ALL OUTDOOR LIGHTING WILL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.



FRONT ELEVATION
SCALE : 1" = 10'



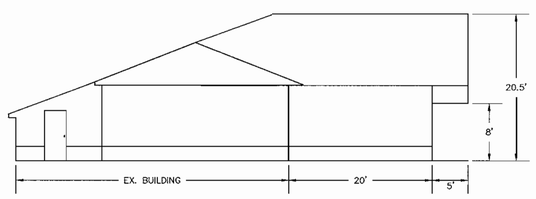
EAST ELEVATION
SCALE : 1" = 10'

CURVE TABLE

No.	Radius	Length	Delta	Tangent	Chord	Distance
C1	11384.16	18.87	00°05'42"	9.44	S79°49'24"E	18.87

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
PARCEL 7	10270 BALTIMORE NATIONAL PIKE, ELLICOTTY, MD 21042



WEST ELEVATION
SCALE : 1" = 10'

PERMIT INFORMATION CHART

SUBDIVISION NAME: MULLINIX PROPERTY			SECTION/AREA: N/A	LOT/PARCEL #: PARCEL 7	
PLAT # OR L/F: 5106/240	BLOCK #: 1	ZONE: B-2	TAX MAP: 24	ELEC. DIST.: SECOND	CENSUS TRACT: 6022
WATER CODE: W08			SEWER CODE: S980000		
PROPOSED IMPROVEMENTS: BUILDING ADDITIONS, ASSOCIATED PARKING, GRADING, AND SEDIMENT CONTROL					

DEVELOPER
GLENN A. MULLINIX
10226 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 465-9411

DEVELOPERS CERTIFICATE

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

SIGNATURE OF DEVELOPER — DATE 3/12/01
GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 — DATE 3/12/01
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 3/21/01

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 3/21/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/01
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/3/01
DIRECTOR — DATE 4/3/01

project	date
00-043	AUG 2000
illustration	engineering
MMP/SJD	MMP/SJD
scale	approval
1"=30'	JBM

no.	description	date
	revisions	

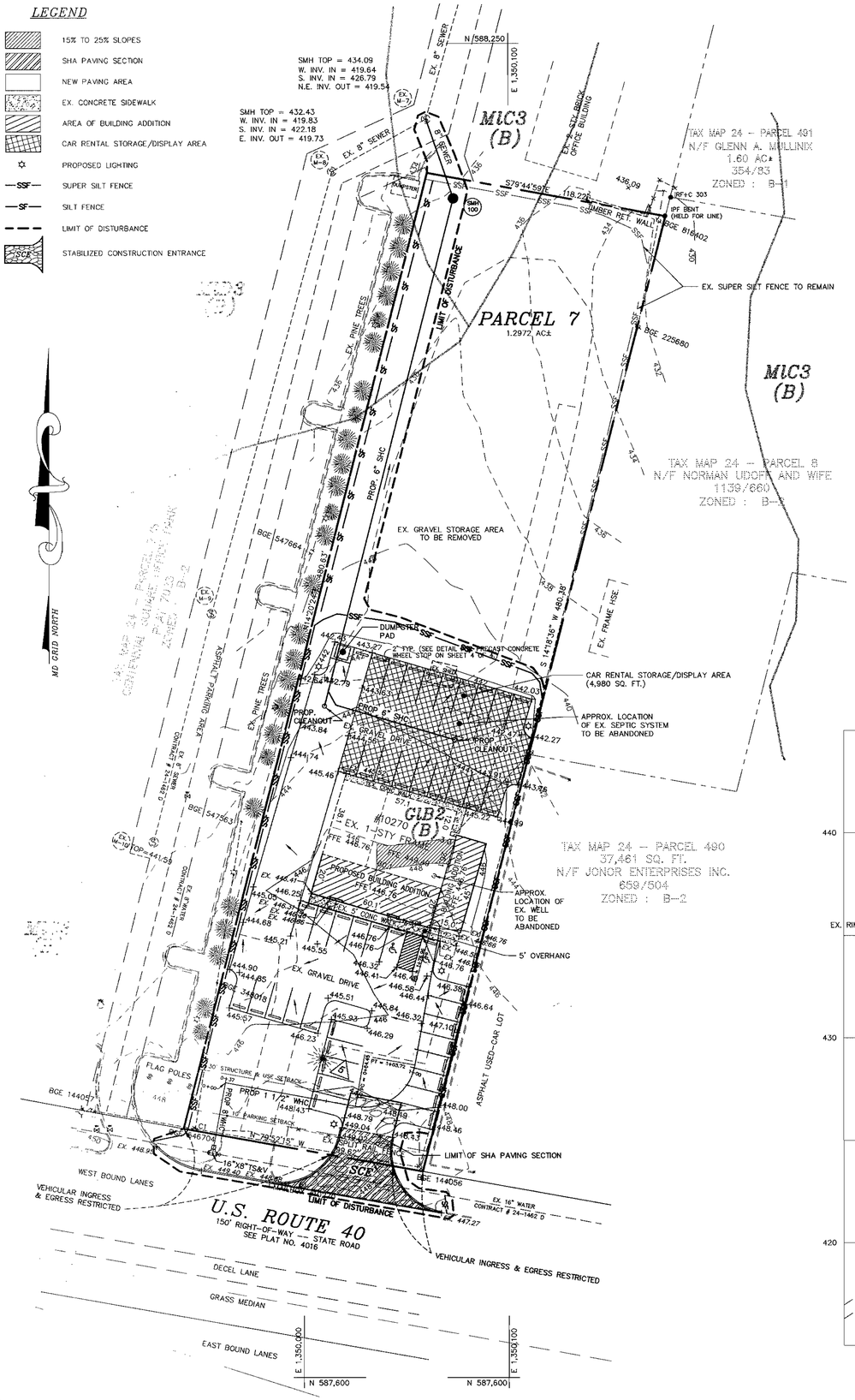
MULLINIX PROPERTY
TAX MAP 24 - PARCEL 7 - BLOCK 1
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

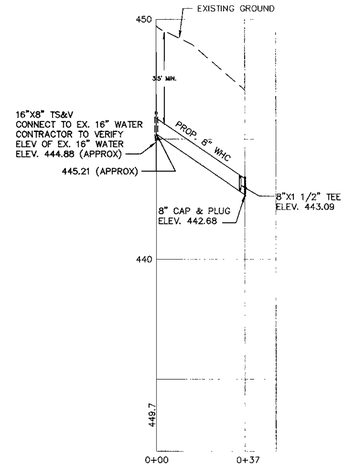
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

00-043\DWG\SDP\043-SDP.dwg 3-9-01 4:23:59 pm EST

LEGEND

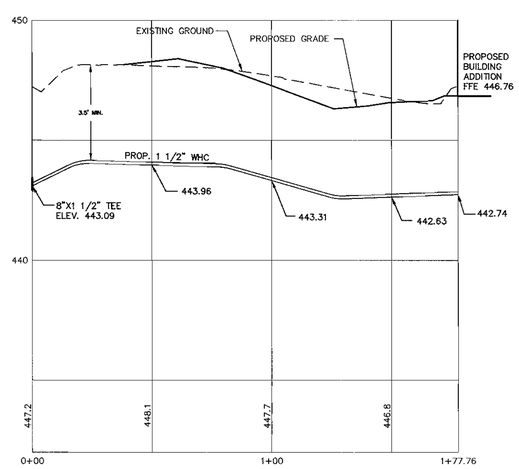
- 15% TO 25% SLOPES
- SHA PAVING SECTION
- NEW PAVING AREA
- EX. CONCRETE SIDEWALK
- AREA OF BUILDING ADDITION
- CAR RENTAL STORAGE/DISPLAY AREA
- PROPOSED LIGHTING
- SUPER SILT FENCE (SSF)
- SILT FENCE (SF)
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE (SCE)





8" WHC FROM 16"X8" TS&V TO 8" CAP

HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'

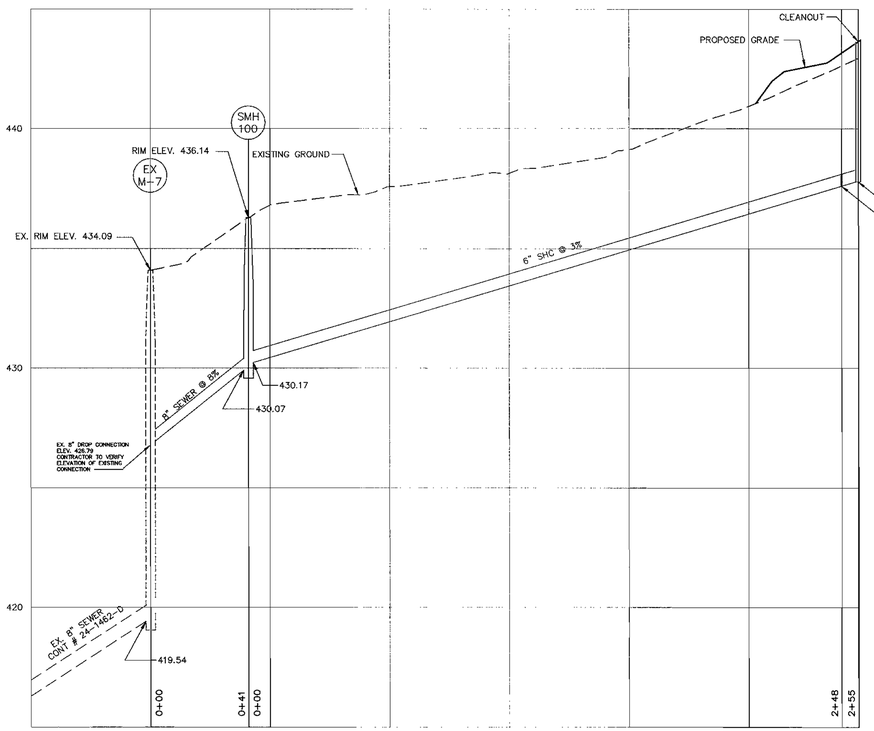


1 1/2" WHC FROM 8" WHC TO PROPOSED BUILDING

HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'

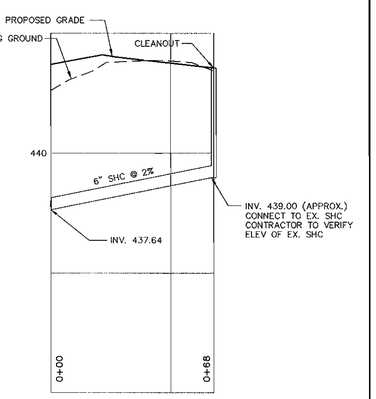
SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
MID3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B



6" SHC FROM EXISTING MH7 TO CLEANOUT

HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'



6" SHC FROM 6" SHC TO CLEANOUT

HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'

DEVELOPERS CERTIFICATE

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

SIGNATURE OF DEVELOPER — DATE 3/12/01

GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 — DATE 3/12/01

John Mildenberg
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE 3/21/01

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 3/21/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/27/01

CHIEF, DIVISION OF LAND DEVELOPMENT MK — DATE 4/3/01

DIRECTOR — DATE 4/3/01

MULLINIX PROPERTY

TAX MAP 24 - PARCEL 7 - BLOCK 1
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

GRADING AND EROSION & SEDIMENT CONTROL PLAN

project	00-043	date	AUG 2000
illustration	MMP/SJD	engineering	SJD
scale	1"=30'	approval	JBM

no.	description / revisions	date

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

00-043\DWG\SDP1043-GRADE.dwg 5-9-01 4:15:31 pm EST

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1) PREFERRED – APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT 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./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 LOBS. 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 TONE/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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 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 NOVEMBER 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 WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF MAY CONSTRUCTION, (313-1855).

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.

3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7) SITE ANALYSIS:

TOTAL AREA OF SITE:	1.30	ACRES
AREA DISTURBED:	0.88	ACRES
AREA TO BE ROOFED OR PAVED:	0.50	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.38	ACRES
TOTAL CUT:	600	CU. YDS.
TOTAL FILL:	600	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) 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.

11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLLICATION

i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.

iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING – INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

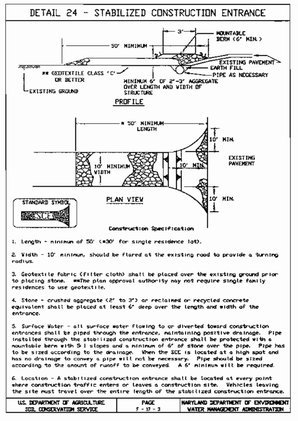
2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

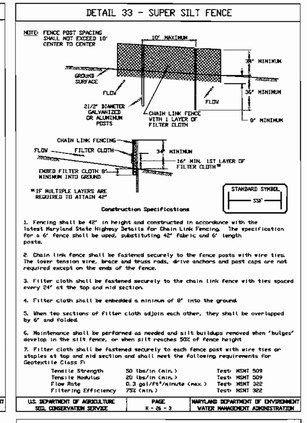
3. TILLAGE – TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

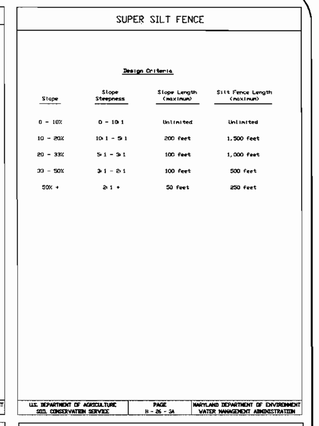
4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

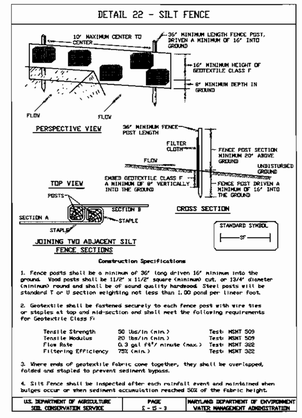


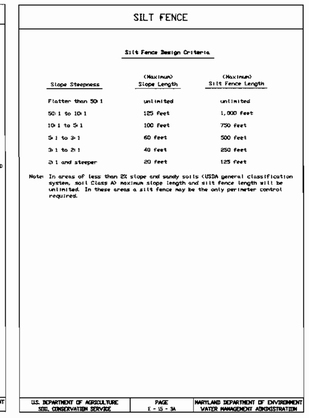


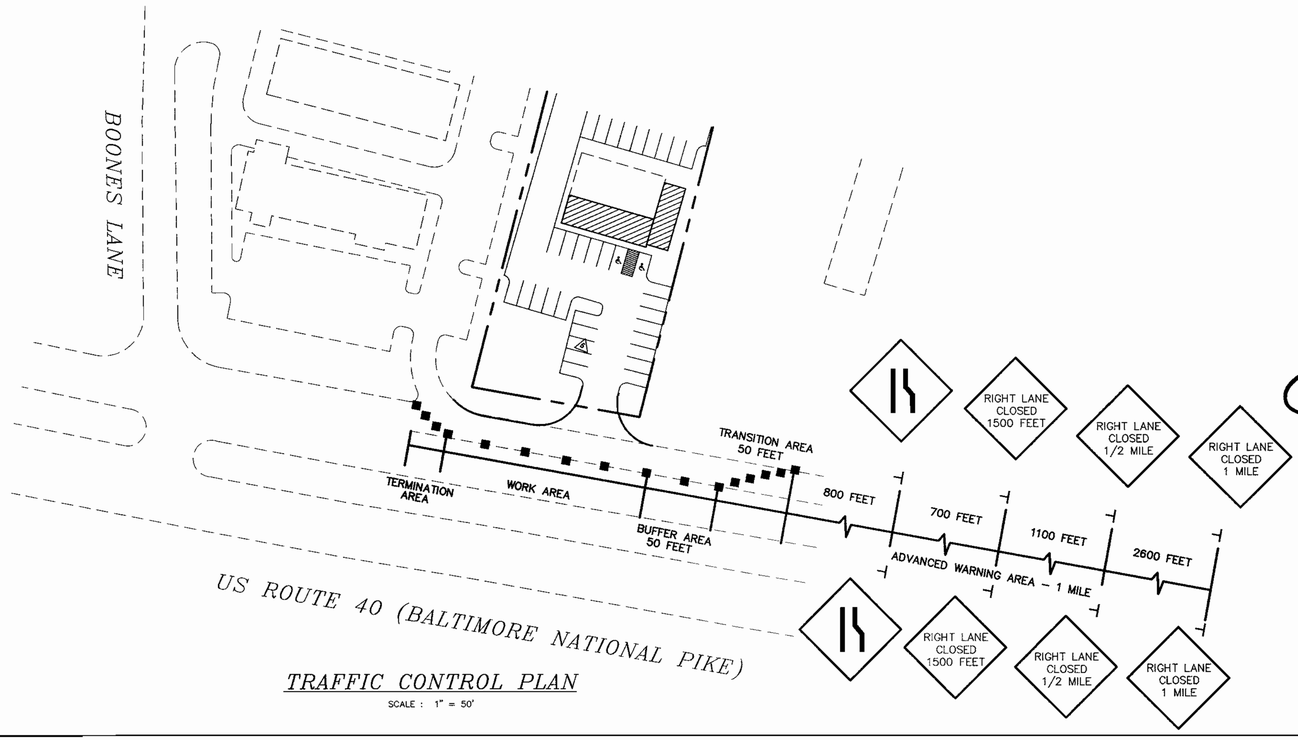


SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES, WITH MOUNTABLE BERM, AT LOCATIONS SHOWN. (1 DAY)
3. CONSTRUCT SILT FENCES & SUPER SILT FENCE. (1 DAY)
4. BRING SITE TO GRADE & INSTALL THE PROPOSED WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION. (5 DAYS)
5. CONSTRUCT PAVEMENT AS INDICATED. (3 DAYS)
6. STABILIZE ALL REMAINING DISTURBED AREAS. (3 DAYS)
7. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE THE SEDIMENT CONTROL DEVICES. (1 DAY)







TRAFFIC CONTROL PLAN

SCALE : 1" = 50'

DEVELOPERS CERTIFICATE

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

SIGNATURE OF DEVELOPER — DATE 3/12/01

GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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

SIGNATURE OF ENGINEER — DATE 3/14/01

JOHN MADDEN
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE 3/21/01

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 3/21/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/27/01

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/3/01

DIRECTOR — DATE 4/3/01

	date
project 00-043	AUG 2000
illustration	SJD
scale	N.T.S.
engineering	SJD
approval	JBM

revisions | no. | description | date

MULLINIX PROPERTY

TAX MAP 24 - PARCEL 7 - BLOCK 1
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

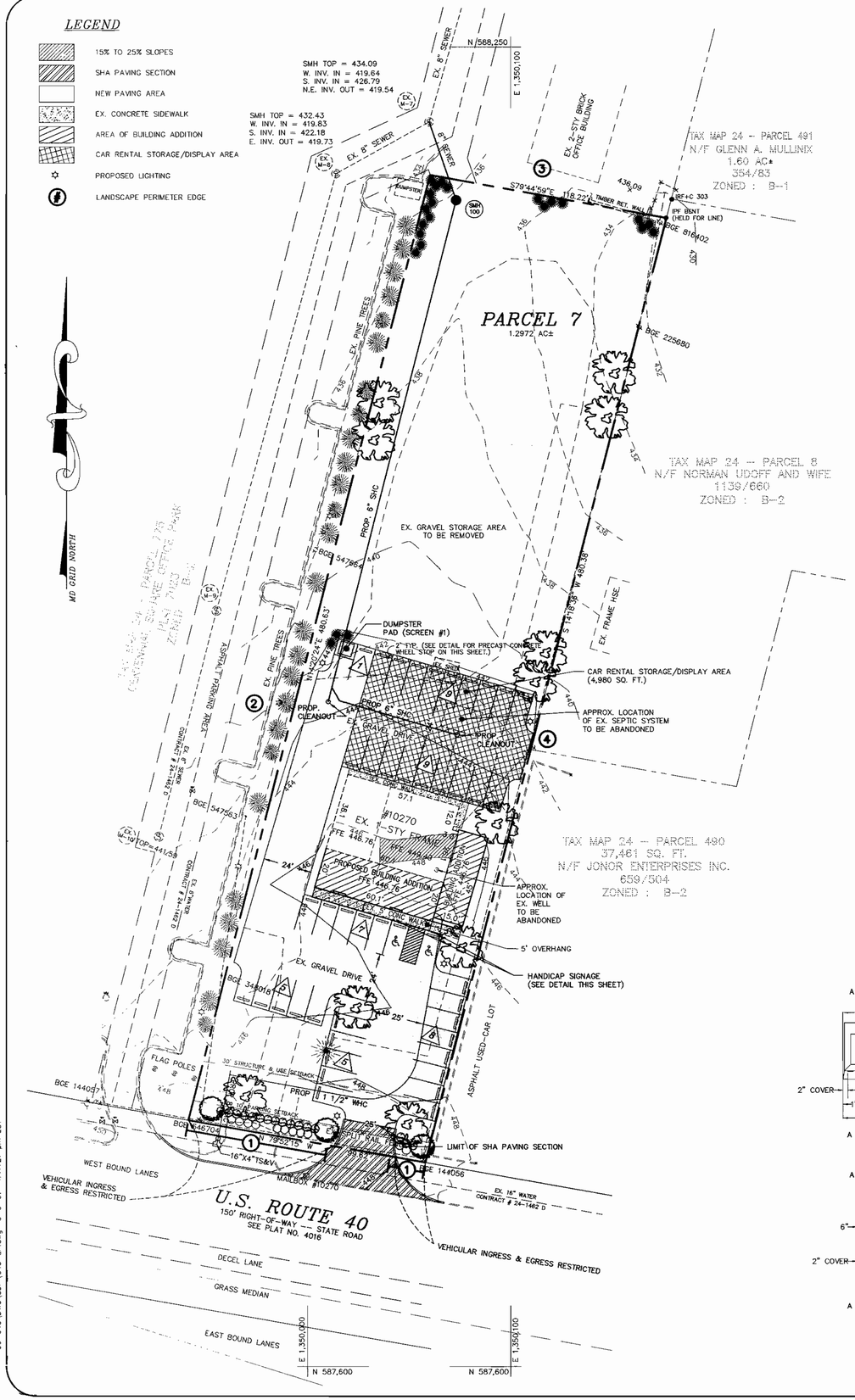
SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0238 Fax.

00-043\DWG\SDP\043-GRADE.dwg 3-9-01 4:15:31 pm EST

LEGEND

- 15% TO 25% SLOPES
- SHA PAVING SECTION
- NEW PAVING AREA
- EX. CONCRETE SIDEWALK
- AREA OF BUILDING ADDITION
- CAR RENTAL STORAGE/DISPLAY AREA
- PROPOSED LIGHTING
- LANDSCAPE PERIMETER EDGE



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			TOTAL
LANDSCAPE TYPE	E (PERIMETER 1)	A	A	A	
LINEAR FEET OF PERIMETER	87.13 LF (PERIMETER 1)	480.63 LF (PERIMETER 2)	118.22 LF (PERIMETER 3)	480.38 LF (PERIMETER 4)	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 22 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	20 SHADE TREES 0 EVERGREEN TREES 22 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 3 SUBSTITUTION TREES 27 SHRUBS (INCLUDES 5 SUBSTITUTION SHRUBS)	2 SHADE TREES 0 EVERGREEN TREES 12 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 23 SUBSTITUTION TREES 27 SHRUBS

* NOTE : SUBSTITUTION TREES HAVE BEEN USED ALONG ALL PERIMETERS. ALONG PERIMETER 1, FIVE SUBSTITUTION SHRUBS AND THREE SUBSTITUTION SMALL TREES ARE BEING USED IN PLACE OF THE TWO REQUIRED SHADE TREES. ALONG PERIMETER 2, TWELVE SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF SIX OF THE REQUIRED SHADE TREES. ALONG PERIMETER 3, FOUR SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF THE TWO REQUIRED SHADE TREES. ALONG PERIMETER 4, FOUR SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF TWO OF THE REQUIRED SHADE TREES.

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $7,560.00.

SCREEN CALCULATIONS

SCREEN #1
DUMPSTER – 18 LF – TYPE D BUFFER
0 SHADE TREE AND 2 EVERGREENS REQUIRED
0 SHADE TREE AND 3 EVERGREENS PROVIDED

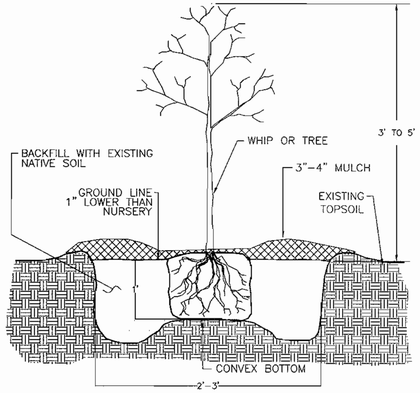
SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	44 (INCLUDES CAR STORAGE AREA)
NUMBER OF PLANTING ISLANDS REQUIRED	2
NUMBER OF PLANTING ISLANDS PROVIDED	2
NUMBER OF TREES REQUIRED SHADE TREES	2 SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	2 SHADE TREES 0 TREES

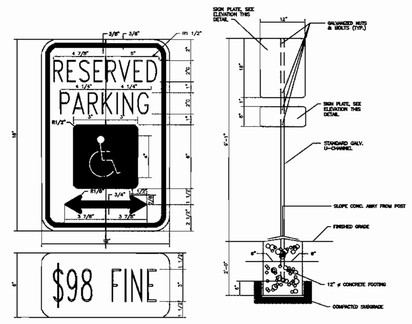
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3		ACER PALMATUM	JAPANESE MAPLE	1 1/2" – 2" CAL.
11		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" – 3" CAL.
16		CHAMAECYPARIS PISIFERA 'FILIFERA AUREA NANA'	GOLDTHREAD FALSE CYPRESS	24" – 30" HT.
23		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5' – 6' HT.
11		JUNIPERUS HORIZONTALIS 'PLUMOSA' OR 'PRINCE OF WALES'	ANDORRA OR PRINCE OF WALES JUNIPER	24" – 30" HT.

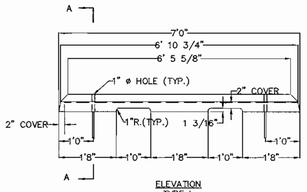
TOTAL
64 TREES & SHRUBS (11 SHADE TREES, 3 SMALL DECIDUOUS TREES, 23 EVERGREEN TREES, 27 SHRUBS)



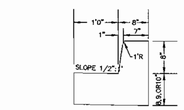
TREE PLANTING DETAIL
CONTAINER GROWN



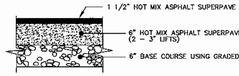
HANDICAPPED SIGN AND POST
NOT TO SCALE



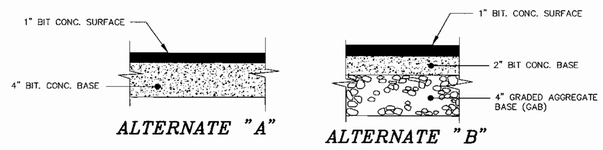
PRECAST CONCRETE WHEEL STOPS
STD NO. MD-725.01



MD. S.H.A. TYPE "A" CONCRETE COMBINATION CURB & GUTTER STANDARD NO. MD. 620.02
NOT TO SCALE



SHA PAVING SECTION
NOT TO SCALE



ALTERNATE "A"
ALTERNATE "B"

PAVING SECTION P-1

N.T.S.

* COMMERCIAL ZONE WITH NO HEAVY TRUCK TRAFFIC.

STATE OF MARYLAND — ANTHONY JEROME CLEMENTE — LANDSCAPE ARCHITECT — 3/12/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	3/27/01 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT MK	4/3/01 DATE
DIRECTOR	4/3/01 DATE

project	00-043	date AUG 2000
illustration	MMP/SJD	engineering SJD
scale	1"=30'	approval JBM

no.	description	date
	revisions	

MULLINIX PROPERTY

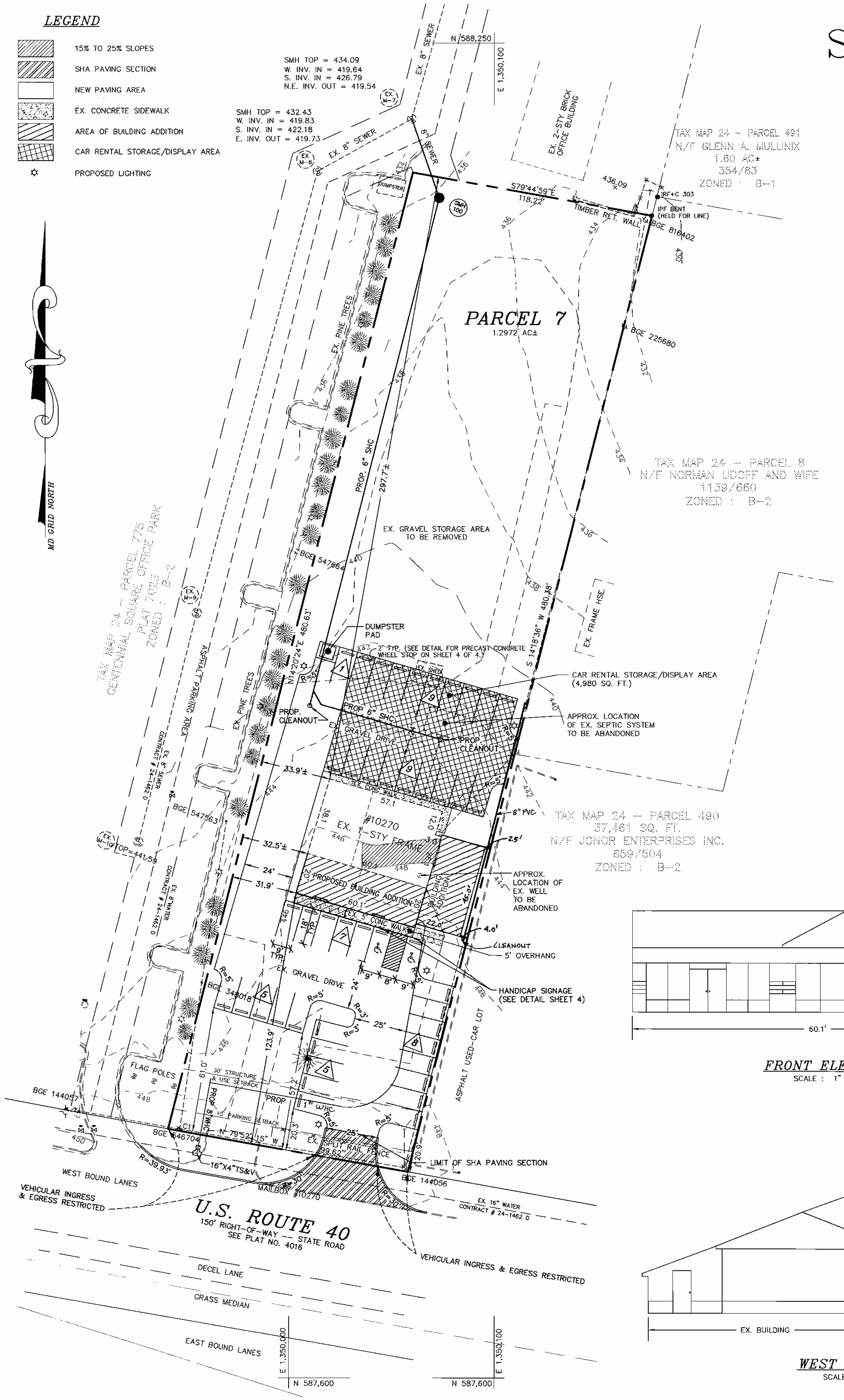
TAX MAP 24 – PARCEL 7 – BLOCK 1
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN

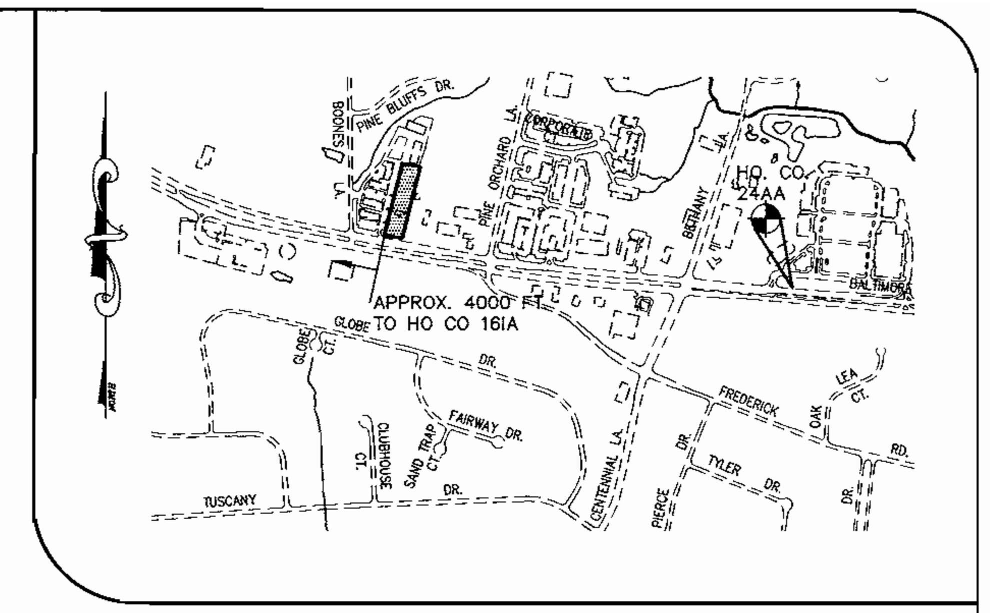
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-043\LDWG\SDP\043-LP.dwg 3-9-01 4:17:27 pm EST

SITE DEVELOPMENT PLANS
MULLINIX PROPERTY
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



00-043\DWG\SDP\043-SDP.dwg 3-9-01 4:23:59 pm EST



VICINITY MAP
SCALE: 1"=1000'

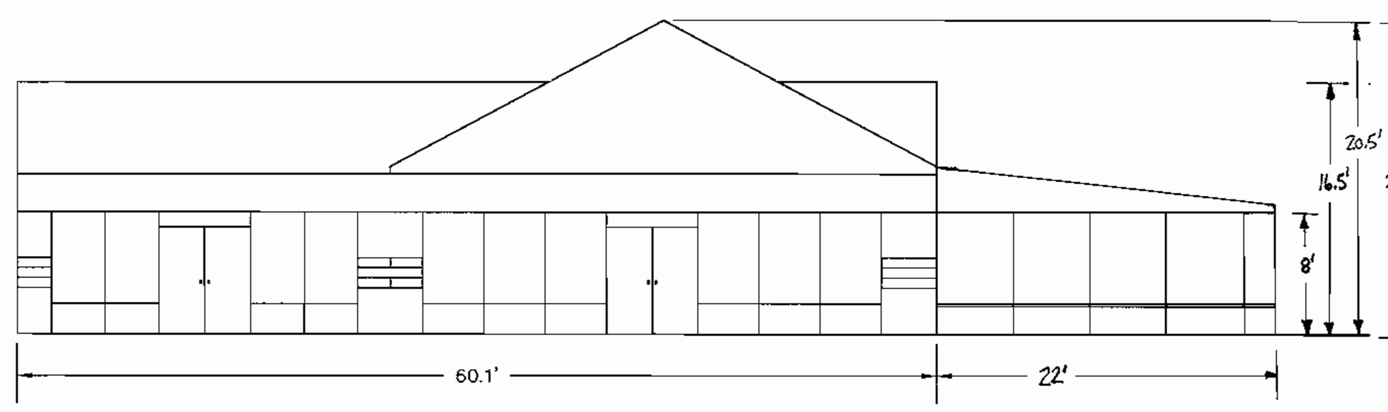
SHEET INDEX	
SITE DEVELOPMENT PLAN	1
GRADING AND EROSION & SEDIMENT CONTROL PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
LANDSCAPE PLAN	4

GENERAL NOTES:

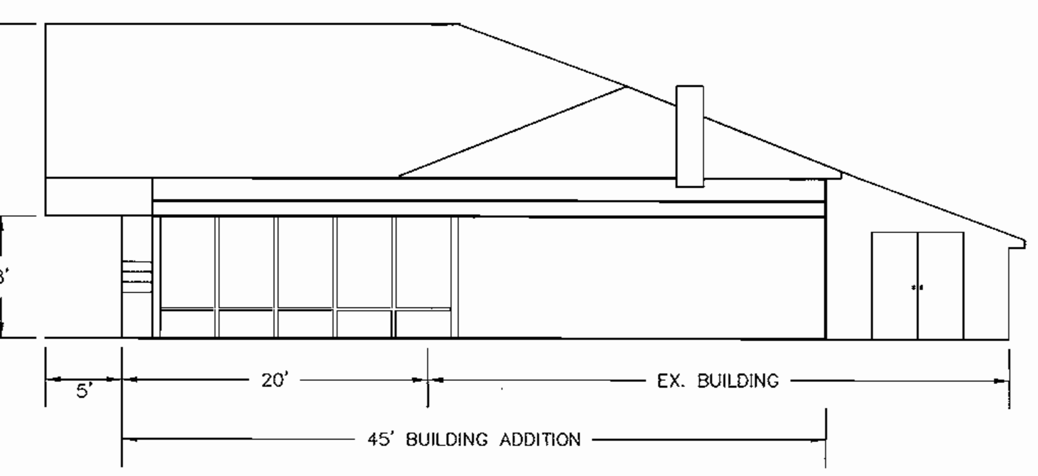
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

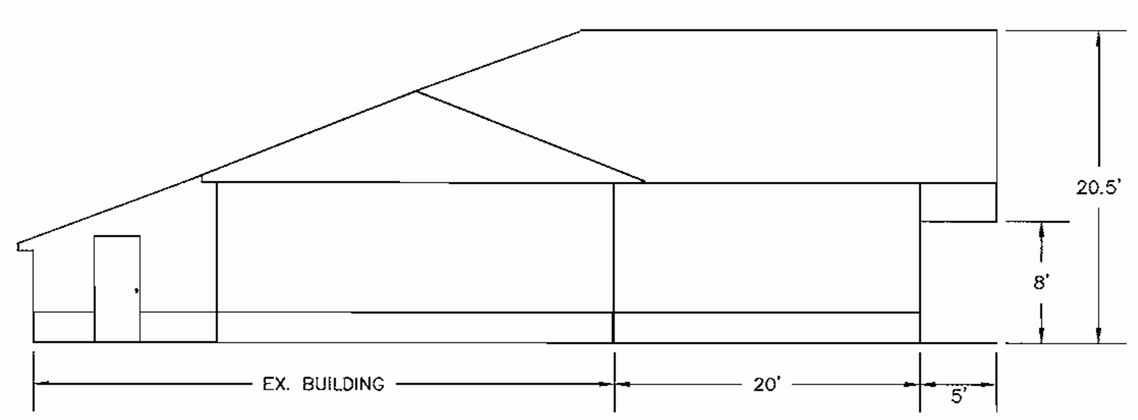
4. PROJECT BACKGROUND:
   LOCATION : SECOND ELECTION DISTRICT, TAX MAP 24, BLOCK 1, PARCEL 7.
   ZONING : B-2.
   TOTAL TRACT AREA : 1.297 ACRES ±.
   DEED REFERENCE: LIBER 5016, FOLIO 240.
   PERMIT OR DPZ FILE NOS. : GP-00-169 ; G00006840.
   PROPOSED USE : EMERGENCY VET SERVICES (3,054 SQ.FT.) & CAR RENTAL (1,392 SQ. FT.).
   BUILDING & ADDITIONS : EX. BUILDING = 2,254 SQ. FT. (FIRST FLOOR)
   BUILDING ADDITIONS = 2,192 SQ. FT. (SINGLE STORY)
   [TOTAL BUILDING AREA = 4,446 SQ. FT.]
   BUILDING COVERAGE OF SITE : 4,446 SQ. FT. (0.10 ACRES) OR 7.9% OF SITE.
   PARKING SPACE REQUIRED : EMERGENCY VET SERVICES:
   3,054 SQ. FT. X 5 SPACES PER 1000 SQ. FT. = 10 SPACES.
   CAR RENTAL :
   1,392 SQ. FT. X 2 SPACES PER 1000 SQ. FT. = 3 SPACES.
   4,980 SQ. FT. (STORAGE/DISPLAY AREA) X 1 SPACE PER 1000 SQ. FT. = 5 SPACES.
   NO SERVICE BAYS ON-SITE
   TOTAL PARKING REQUIRED = 18 SPACES.
   PARKING SPACE PROVIDED : 26 (INCLUDES 2 HANDICAP SPACES).
5. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD TOPOGRAPHY PREPARED BY MILDENBERG, BOENDER AND ASSOC.,INC. ON JULY 2000.
6. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 16IA AND 24AA.
   STA. No. 16IA N 589,509.406 E 1,346,343.647 EL. 463.674
   STA. No. 24C2 N 587,380.458 E 1,352,603.488 EL. 387.276
7. 1 1/2" WATER METER SHALL BE LOCATED INSIDE BUILDING.
8. USE HOWARD COUNTY STD. P-1 PAVING SECTION UNLESS OTHERWISE SHOWN.
9. WATER AND SEWER ARE PUBLIC, CONTRACT # 24-1462-D.
10. STORMWATER MANAGEMENT HAS BEEN PROVIDED THROUGH ON-SITE BEST MANAGEMENT PRACTICES. FUTURE ADDITION HAS BEEN INCLUDED AS IMPERVIOUS AREA IN THE TR55 CALCULATIONS.
11. ADEQUATE ROAD FACILITIES TEST EVALUATION PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN AUGUST 2000.
12. NO WETLANDS, STREAMS, OR FLOODPLAINS EXIST ON-SITE.
13. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
14. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. A DECLARATION OF INTENT FOR DEVELOPMENT ACTIVITIES ON A SINGLE LOT OF ANY SIZE WHERE TOTAL FOREST CLEARING IS LESS THAN 40,000 SQ. FT. IS BEING FILED ALONG WITH THIS SITE DEVELOPMENT PLAN. (NO FOREST ON THIS SITE)
15. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
16. NO STEEP SLOPES EXIST ON-SITE.
17. EXISTING WELL AND SEPTIC SYSTEM TO BE PROPERLY ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS UPON CONNECTION TO PUBLIC FACILITIES. DOCUMENTATION OF WELL AND SEPTIC ABANDONMENT IS TO BE SUBMITTED TO THE HEALTH DEPARTMENT UPON COMPLETION OF WORK.
18. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
19. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF $7,560.00.
20. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 15.
21. REMOVAL OF EXISTING GRAVEL STORAGE AREA NORTH OF PARKING LOT AND EXISTING SUPER SILT FENCE COVERED UNDER PERMIT NO. G00006840.
22. ALL OUTDOOR LIGHTING WILL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.



FRONT ELEVATION
SCALE : 1" = 10'



EAST ELEVATION
SCALE : 1" = 10'



WEST ELEVATION
SCALE : 1" = 10'

CURVE TABLE

No.	Radius	Length	Delta	Tangent	Chord	Distance
C1	11384.16	18.87	00°05'42"	9.44	S79°49'24"E	18.87

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
PARCEL 7	10270 BALTIMORE NATIONAL PIKE, ELLICOTTY, MD 21042

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	LOT/PARCEL #	
MULLINIX PROPERTY			N/A	PARCEL 7	
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
5106/240	1	B-2	24	SECOND	6022
WATER CODE			SEWER CODE		
H08			5980000		
PROPOSED IMPROVEMENTS: BUILDING ADDITIONS, ASSOCIATED PARKING, GRADING, AND SEDIMENT CONTROL					

DEVELOPER
GLENN A. MULLINIX
10226 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 465-9411

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT, ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
SIGNATURE OF DEVELOPER — 3/12/01 DATE
GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 — 3/12/01 DATE
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
USDA - NATURAL RESOURCE CONSERVATION SERVICE — 3/21/01 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SOIL CONSERVATION DISTRICT — 3/21/01 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — 3/27/01 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT — 4/3/01 DATE
DIRECTOR — 4/3/01 DATE

project	date
00-043	AUG 2000
illustration	engineering
MMP/SJD	MMP/SJD
scale	approval
1"=30'	JBM

revisions

no.	description	date
2	ADD 7'x45' ADDITION TO PROPOSED BLDG AND ASSOCIATED CHANGES TO ELEVATION & NOTE 4 - SJD	11/28/01
1	CHANGE 1½" WHC TO 1" WHC - SJD	6/26/01

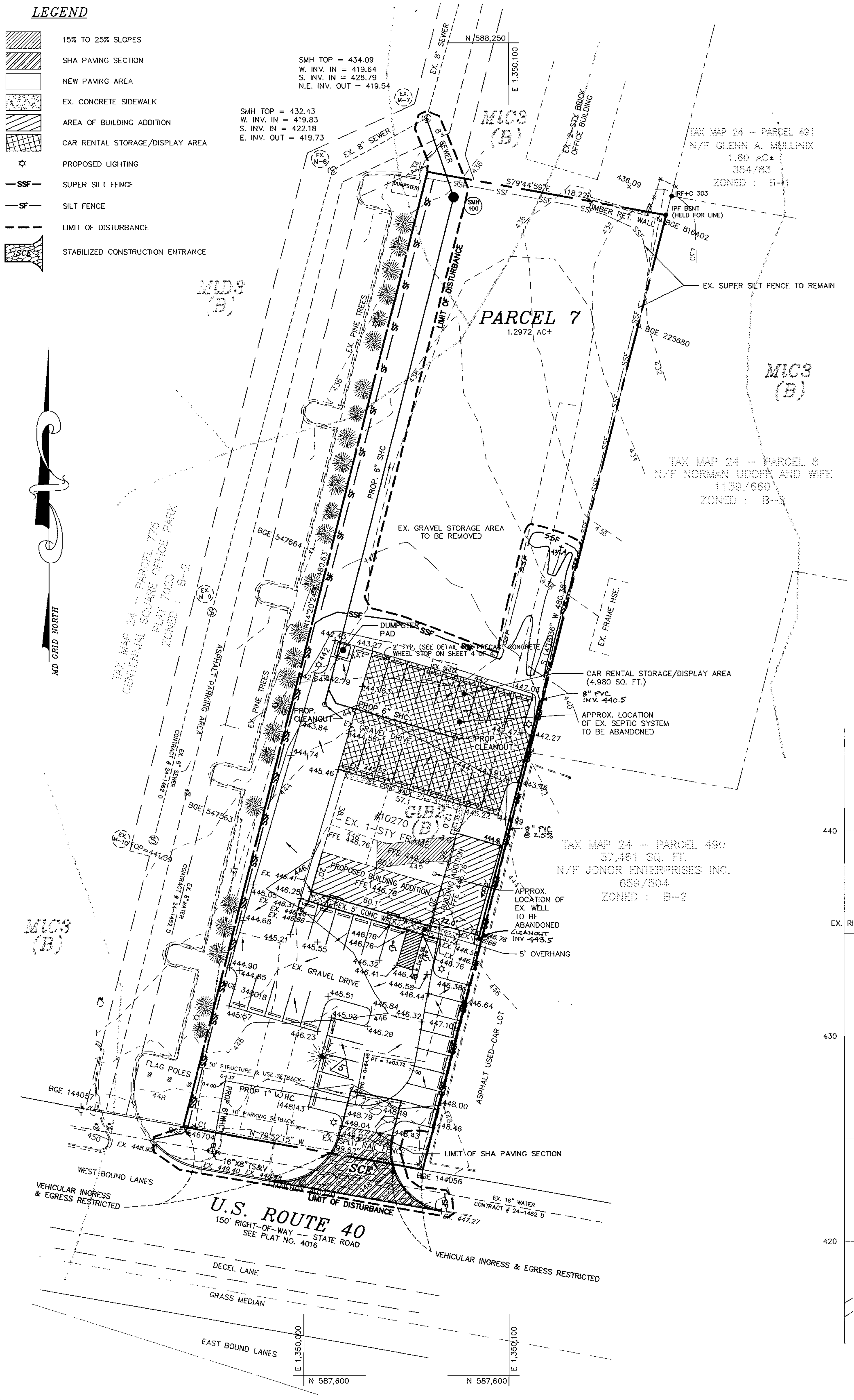
MULLINIX PROPERTY
TAX MAP 24 - PARCEL 7 - BLOCK 1
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

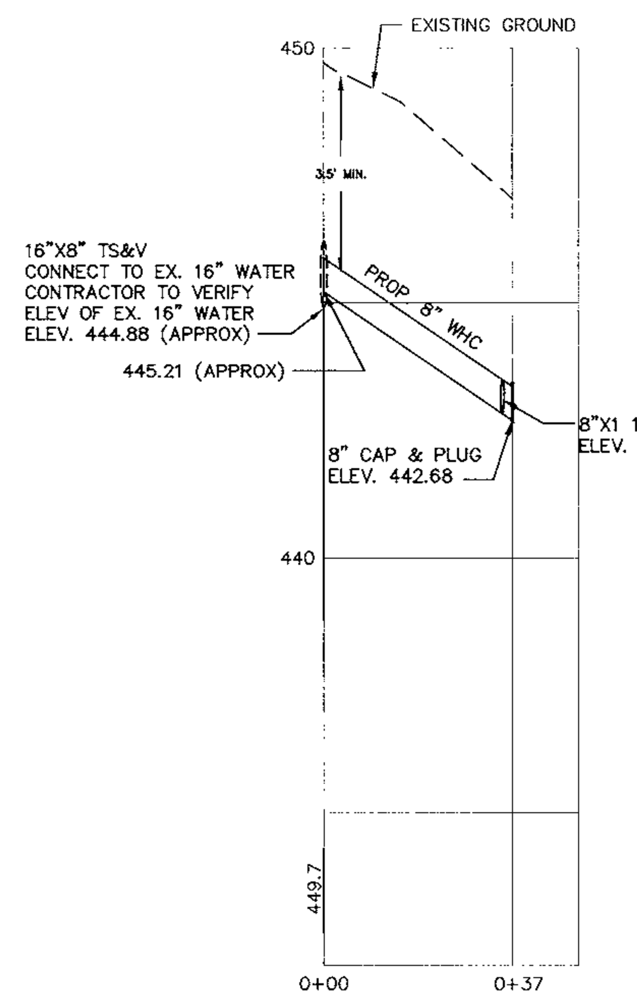
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-01-33

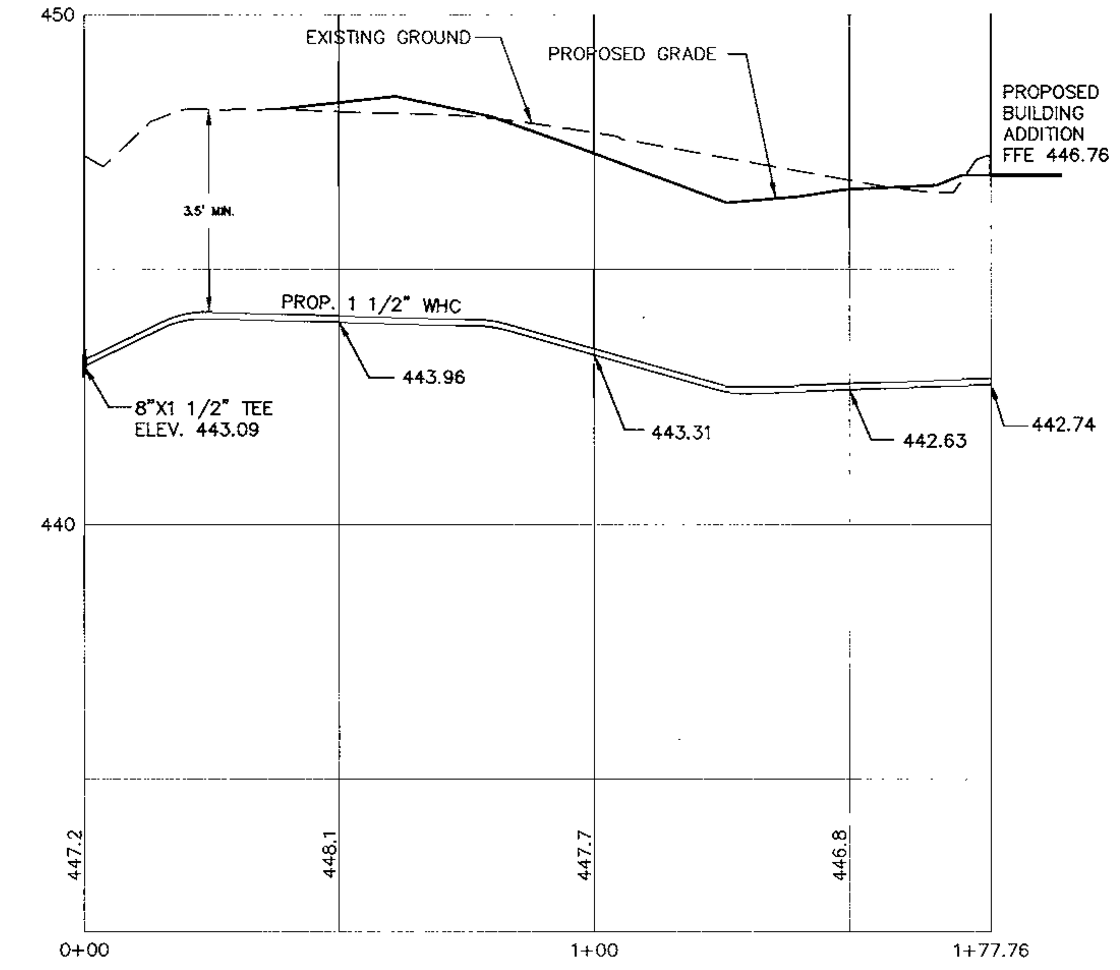
LEGEND

- 15% TO 25% SLOPES
- SHA PAVING SECTION
- NEW PAVING AREA
- EX. CONCRETE SIDEWALK
- AREA OF BUILDING ADDITION
- CAR RENTAL STORAGE/DISPLAY AREA
- ☼ PROPOSED LIGHTING
- —SSF— SUPER SILT FENCE
- —SF— SILT FENCE
- — — — LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE





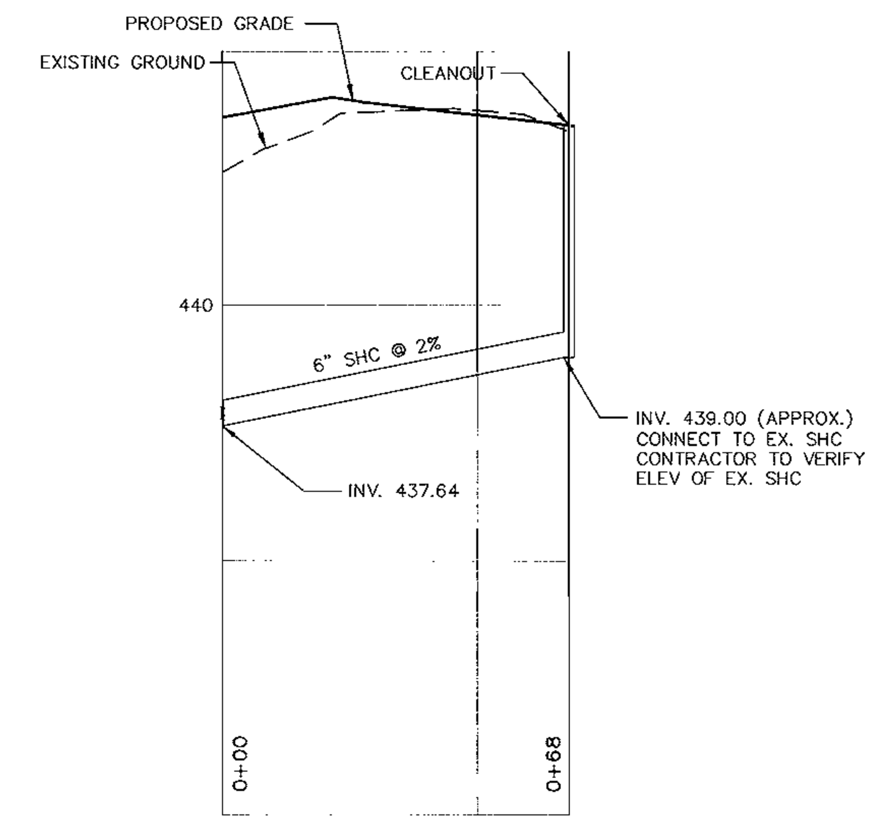
8" WHC FROM 16"X8" TS&V TO 8" CAP
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'



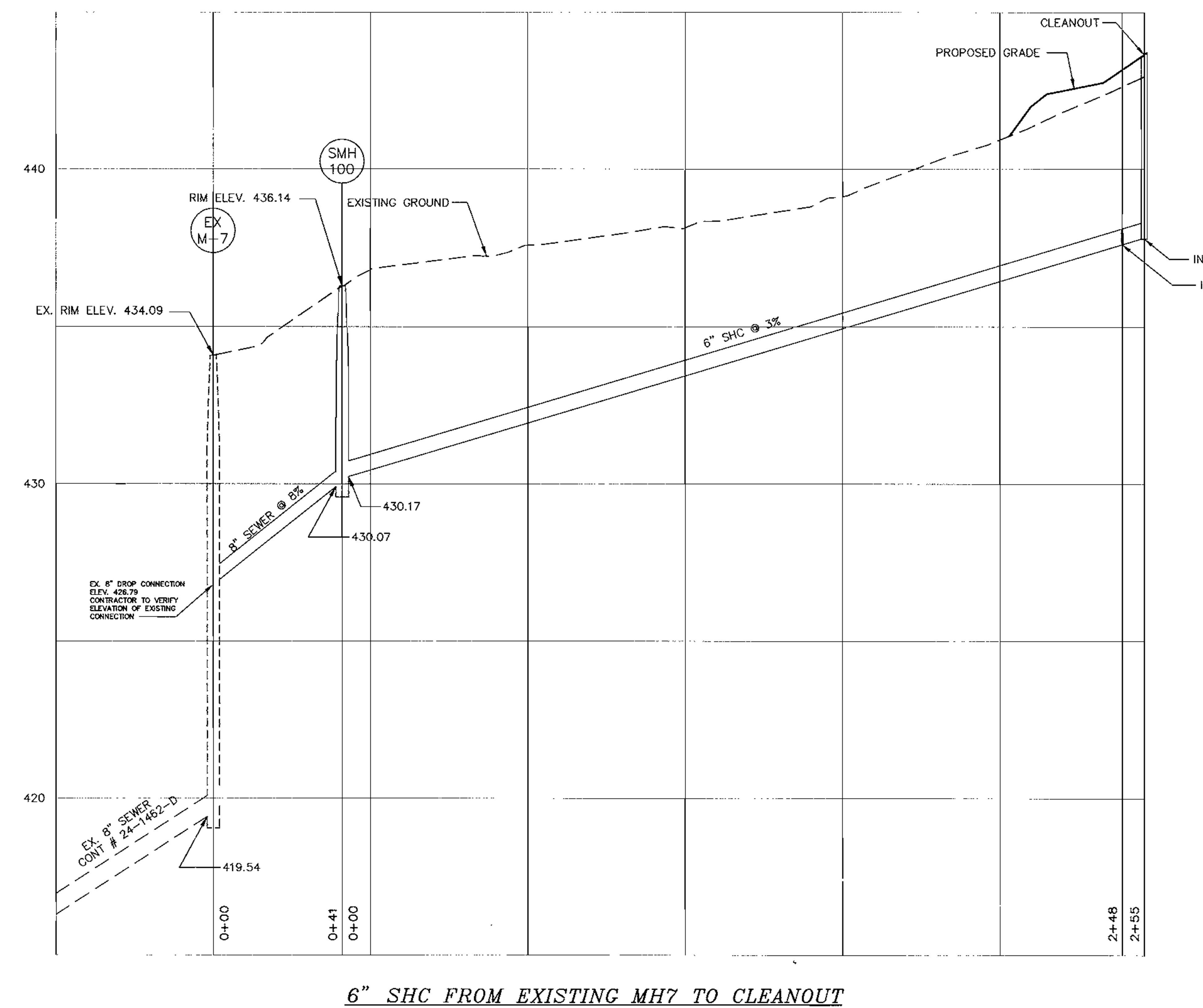
1 1/2" WHC FROM 8" WHC TO PROPOSED BUILDING
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
MID3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B



6" SHC FROM 6" SHC TO CLEANOUT
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'



6" SHC FROM EXISTING MH7 TO CLEANOUT
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'

DEVELOPERS CERTIFICATE

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

[signature] 3/12/01
SIGNATURE OF DEVELOPER — DATE

GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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] 3/12/01
SIGNATURE OF ENGINEER — DATE

PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers 3/21/01
USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

Geffrey Schoniz 3/21/01
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 3/27/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

Cindy Hamilton 4/3/01
CHIEF, DIVISION OF LAND DEVELOPMENT MK — DATE

[signature] 4/3/01
DIRECTOR — DATE

project	date
00-043	AUG 2000
illustration	engineering
MMP/SJD	SJD
scale	approval
1"=30'	JBM

no.	description	date
1	CHANGE 1½" WHC TO 1" WHC – SJD	6/26/01
2	ADD 7'x45' ADDITION TO PROPOSED BLDG W/ ROOF DRAINS AND ASSOCIATED CHANGES TO GRADING – SJD	7/28/01

revisions

MULLINIX PROPERTY

TAX MAP 24 – PARCEL 7 – BLOCK 1
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

GRADING AND EROSION & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-043\DWG\SDP\043-GRADE.dwg 3-9-01 4:15:31 pm EST

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1) PREFERRED – APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT 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./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 LOBS. 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 TONE/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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 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 NOVEMBER 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 WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF MAY CONSTRUCTION, (313-1855).

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.

3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7) SITE ANALYSIS:

TOTAL AREA OF SITE:	1.30	ACRES
AREA DISTURBED:	0.92	ACRES
AREA TO BE ROOFED OR PAVED:	0.51	ACRES
AREA TO BE VEGITATIVELY STABILIZED:	0.41	ACRES
TOTAL CUT:	600	CU. YDS.
TOTAL FILL:	600	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) 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.

11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION i – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLLICATION

i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.

iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING – INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

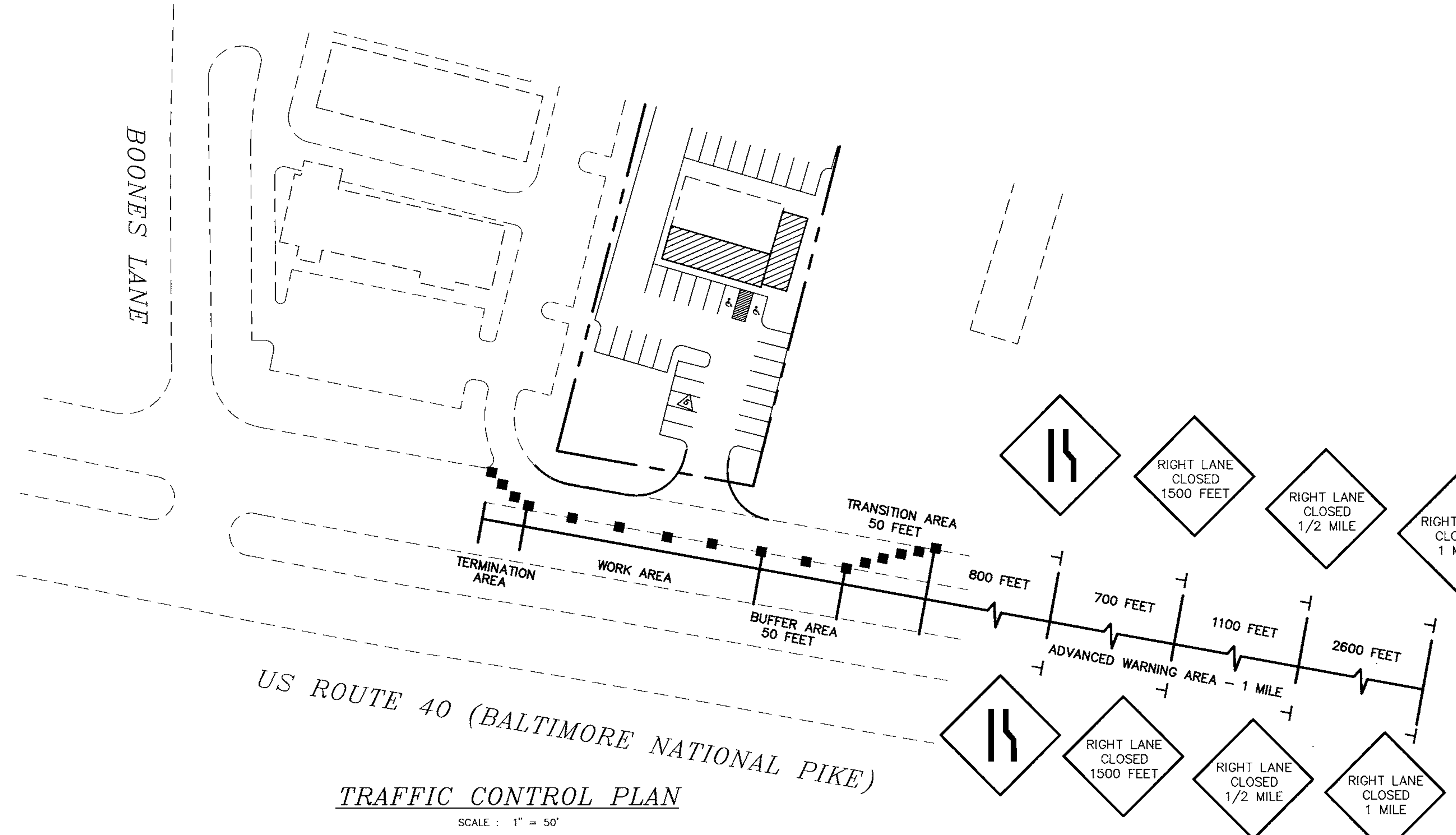
2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.



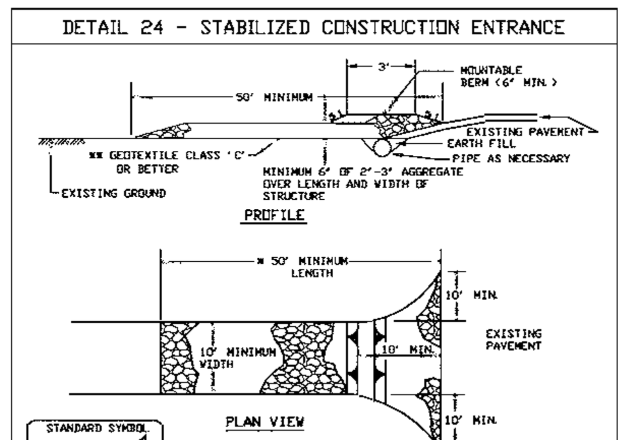
TRAFFIC CONTROL PLAN

SCALE : 1" = 50'

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES, WITH MOUNTABLE BERM, AT LOCATIONS SHOWN. (1 DAY)
3. CONSTRUCT SILT FENCES & SUPER SILT FENCE. (1 DAY)
4. BRING SITE TO GRADE & INSTALL THE PROPOSED WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION. (5 DAYS)
5. CONSTRUCT PAVEMENT AS INDICATED. (3 DAYS)
6. STABILIZE ALL REMAINING DISTURBED AREAS. (3 DAYS)
7. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE THE SEDIMENT CONTROL DEVICES. (1 DAY)

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

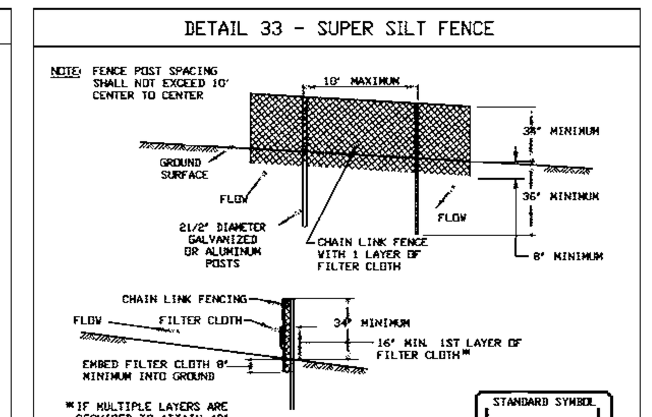
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

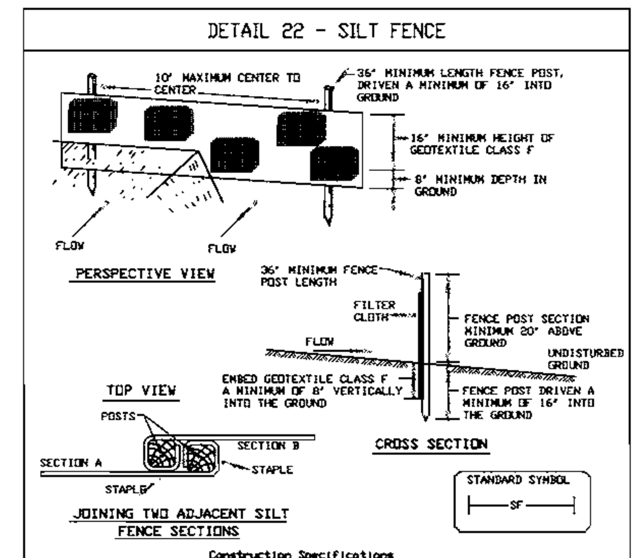
SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DEVELOPERS CERTIFICATE

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

SIGNATURE OF DEVELOPER — 3/12/01 DATE

GLENN MULLINIX
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 — 3/12/01 DATE

JOHN MADERA
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA – NATURAL RESOURCE CONSERVATION SERVICE — 3/21/01 DATE

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

HOWARD SOIL CONSERVATION DISTRICT — 3/21/01 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 3/27/01 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT MK — 4/3/01 DATE

DIRECTOR — 4/3/01 DATE

project	date
00-043	AUG 2000
illustration	engineering
SJD	SJD
scale	approval
N.T.S.	JBM

no.	description	date
2	REVISE PAVED, STABILIZED, AND DISTURBED AREAS IN SITE ANALYSIS SJD	11/28/01

revisions

MULLINIX PROPERTY

TAX MAP 24 – PARCEL 7 – BLOCK 1
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

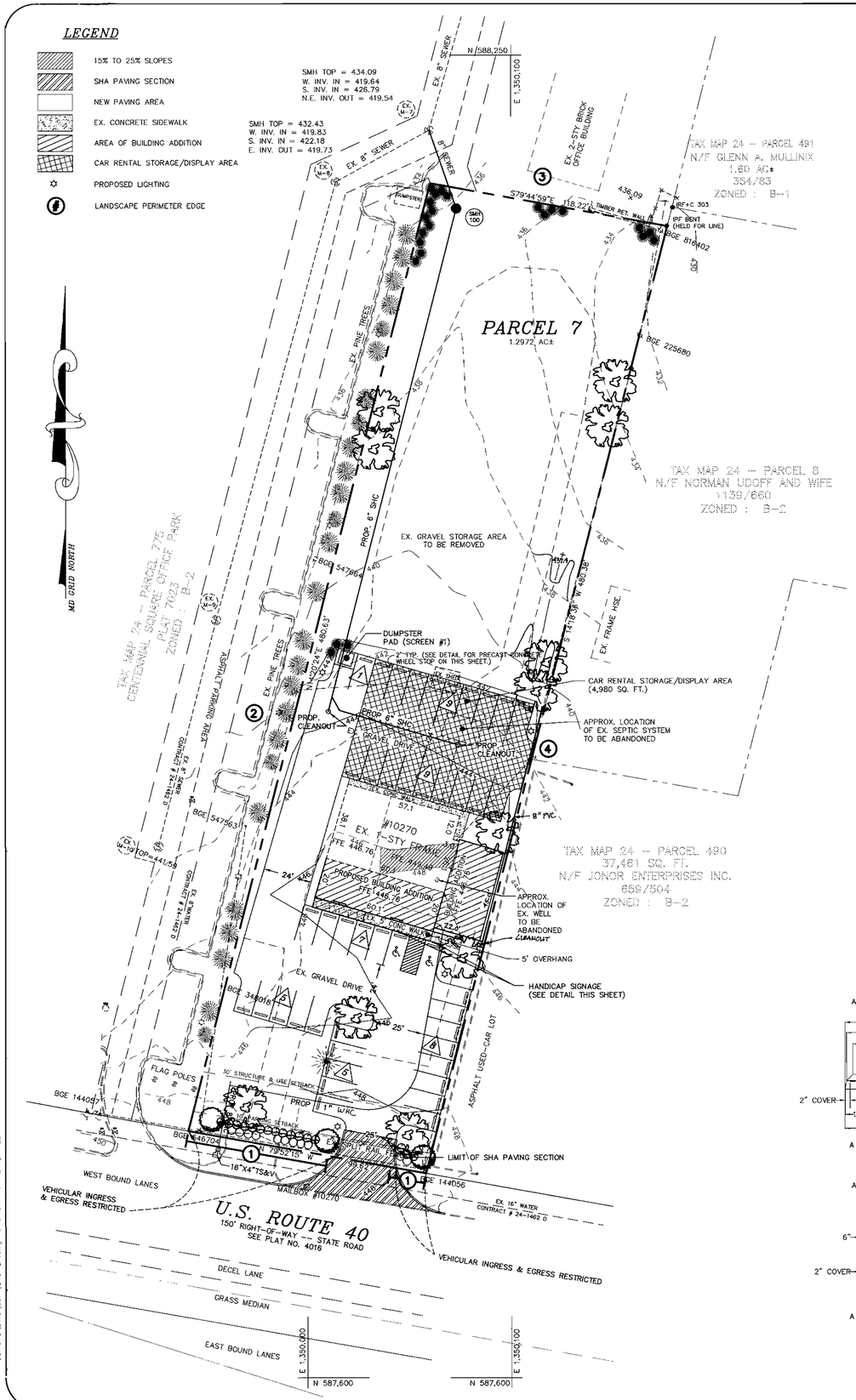
SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-043\DWG\SDP\043-GRADE.dwg 3-9-01 4:15:31 pm EST

LEGEND

- 15% TO 25% SLOPES
- SHA PAVING SECTION
- NEW PAVING AREA
- EX. CONCRETE SIDEWALK
- AREA OF BUILDING ADDITION
- CAR RENTAL STORAGE/DISPLAY AREA
- PROPOSED LIGHTING
- LANDSCAPE PERIMETER EDGE



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			TOTAL
LANDSCAPE TYPE	E (PERIMETER 1)	A	A	A	
LINEAR FEET OF PERIMETER	87.13 LF (PERIMETER 1)	480.63 LF (PERIMETER 2)	118.22 LF (PERIMETER 3)	480.38 LF (PERIMETER 4)	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 22 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	20 SHADE TREES 0 EVERGREEN TREES 22 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 3 SUBSTITUTION TREES 27 SHRUBS (INCLUDES 5 SUBSTITUTION SHRUBS)	2 SHADE TREES 0 EVERGREEN TREES 12 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 23 SUBSTITUTION TREES 27 SHRUBS

* NOTE : SUBSTITUTION TREES HAVE BEEN USED ALONG ALL PERIMETERS. ALONG PERIMETER 1, FIVE SUBSTITUTION SHRUBS AND THREE SUBSTITUTION SMALL TREES ARE BEING USED IN PLACE OF THE TWO REQUIRED SHADE TREES. ALONG PERIMETER 2, TWELVE SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF SIX OF THE REQUIRED SHADE TREES. ALONG PERIMETER 3, FOUR SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF THE TWO REQUIRED SHADE TREES. ALONG PERIMETER 4, FOUR SUBSTITUTION EVERGREENS ARE BEING USED IN PLACE OF TWO OF THE REQUIRED SHADE TREES.

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $7,560.00.

SCREEN CALCULATIONS

SCREEN #1
DUMPSTER - 18 LF - TYPE D BUFFER
0 SHADE TREE AND 2 EVERGREENS REQUIRED
0 SHADE TREE AND 3 EVERGREENS PROVIDED

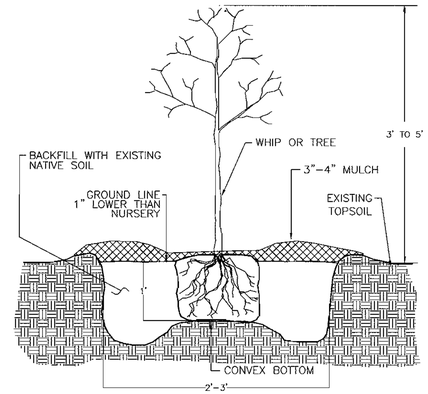
SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	44 (INCLUDES CAR STORAGE AREA)
NUMBER OF PLANTING ISLANDS REQUIRED	2
NUMBER OF PLANTING ISLANDS PROVIDED	2
NUMBER OF TREES REQUIRED SHADE TREES	2 SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	2 SHADE TREES 0 TREES

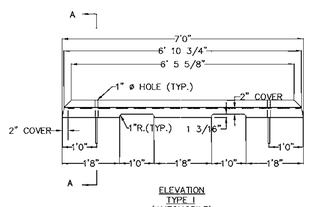
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3		ACER PALMATUM	JAPANESE MAPLE	1 1/2" – 2" CAL.
11		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" – 3" CAL.
16		CHAMAECYPARIS PISIFERA 'FILIFERA AUREA NANA'	GOLDTHREAD FALSE CYPRESS	24" – 30" HT.
23		CUPPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5' – 6' HT.
11		JUNIPERUS HORIZONTALIS 'PLUMOSA' OR 'PRINCE OF WALES'	ANDORRA OR PRINCE OF WALES JUNIPER	24" – 30" HT.

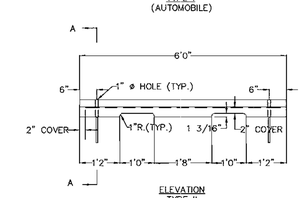
TOTAL
64 TREES & SHRUBS (11 SHADE TREES, 3 SMALL DECIDUOUS TREES, 23 EVERGREEN TREES, 27 SHRUBS)



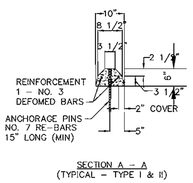
TREE PLANTING DETAIL
CONTAINER GROWN



ELEVATION
TYPE I
(AUTOMOBILE)

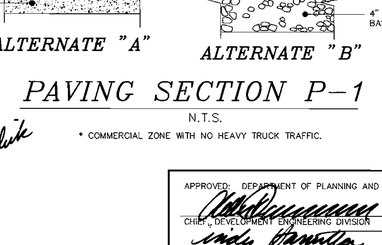


ELEVATION
TYPE II
(AUTOMOBILE)

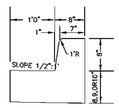


SECTION A - A
(TYPICAL - TYPE I & II)

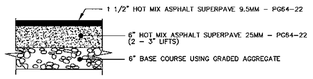
PRECAST CONCRETE WHEEL STOPS
STD NO. MD-725.01



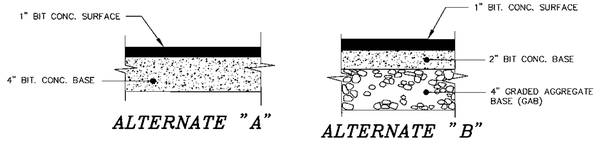
HANDICAPPED SIGN AND POST
NOT TO SCALE



MD. S.H.A. TYPE "A" CONCRETE COMBINATION CURB & GUTTER STANDARD NO. MD. 620.02
NOT TO SCALE



SHA PAVING SECTION
NOT TO SCALE



ALTERNATE "A"
ALTERNATE "B"

PAVING SECTION P-1

N.T.S.

* COMMERCIAL ZONE WITH NO HEAVY TRUCK TRAFFIC.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/27/01

CHIEF, DIVISION OF LAND DEVELOPMENT MK — DATE 4/3/01

DIRECTOR — DATE 4/3/01

project	date
00-043	AUG 2000
illustration	engineering
XMP/SJD	SJD
scale	approval
1"=30'	JBM

no.	description	date
2	ADDED 11.45' OFFSETS TO P.O.B.S 2 & 3 AND CHANGE 11 1/4" WHC TO 1" WHC -- SJD	11/28/01
1	revisions	6/26/01

MULLINIX PROPERTY
TAX MAP 24 - PARCEL 7 - BLOCK 1
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-01-33

00-043\DWG\SDP1\043-LP.dwg 3-9-01 4:17:27 pm EST