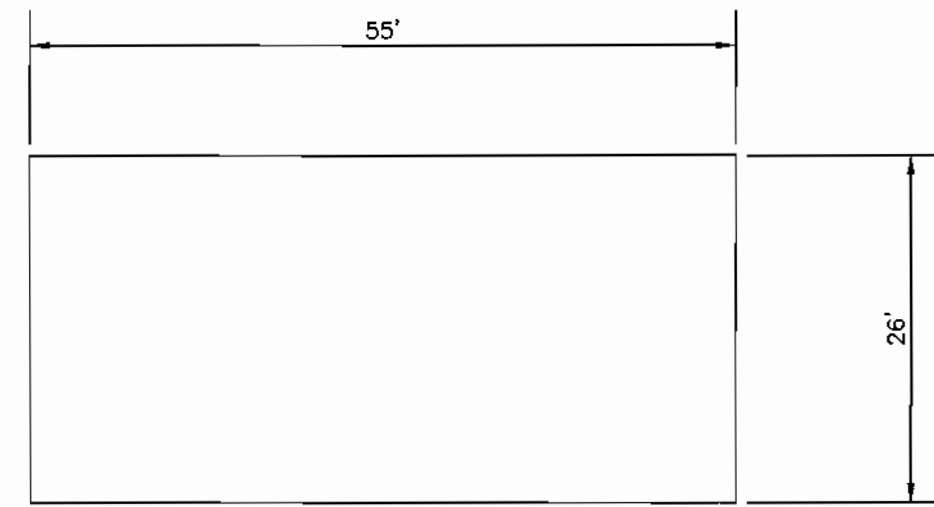


SITE DEVELOPMENT PLAN

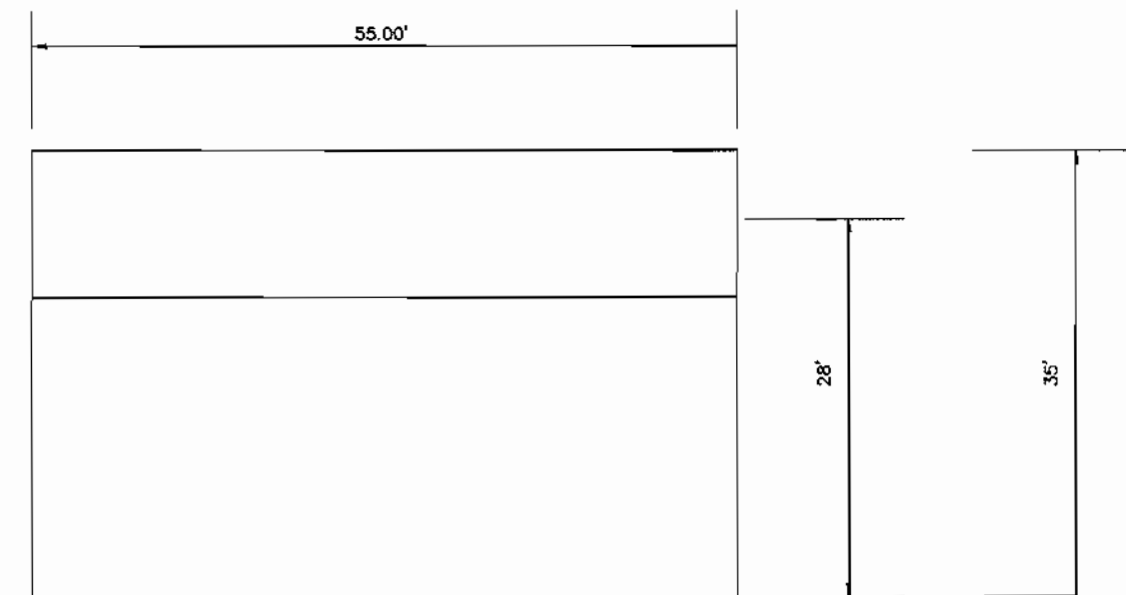
4781 TEN OAKS ROAD PROPERTY PARCEL 34 AND PART OF PARCEL 94

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



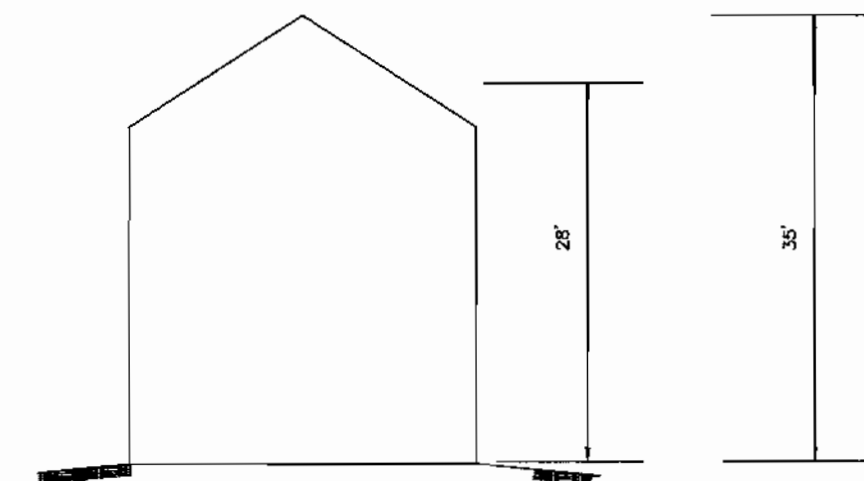
BUILDING PLAN

SCALE: 1"=15'



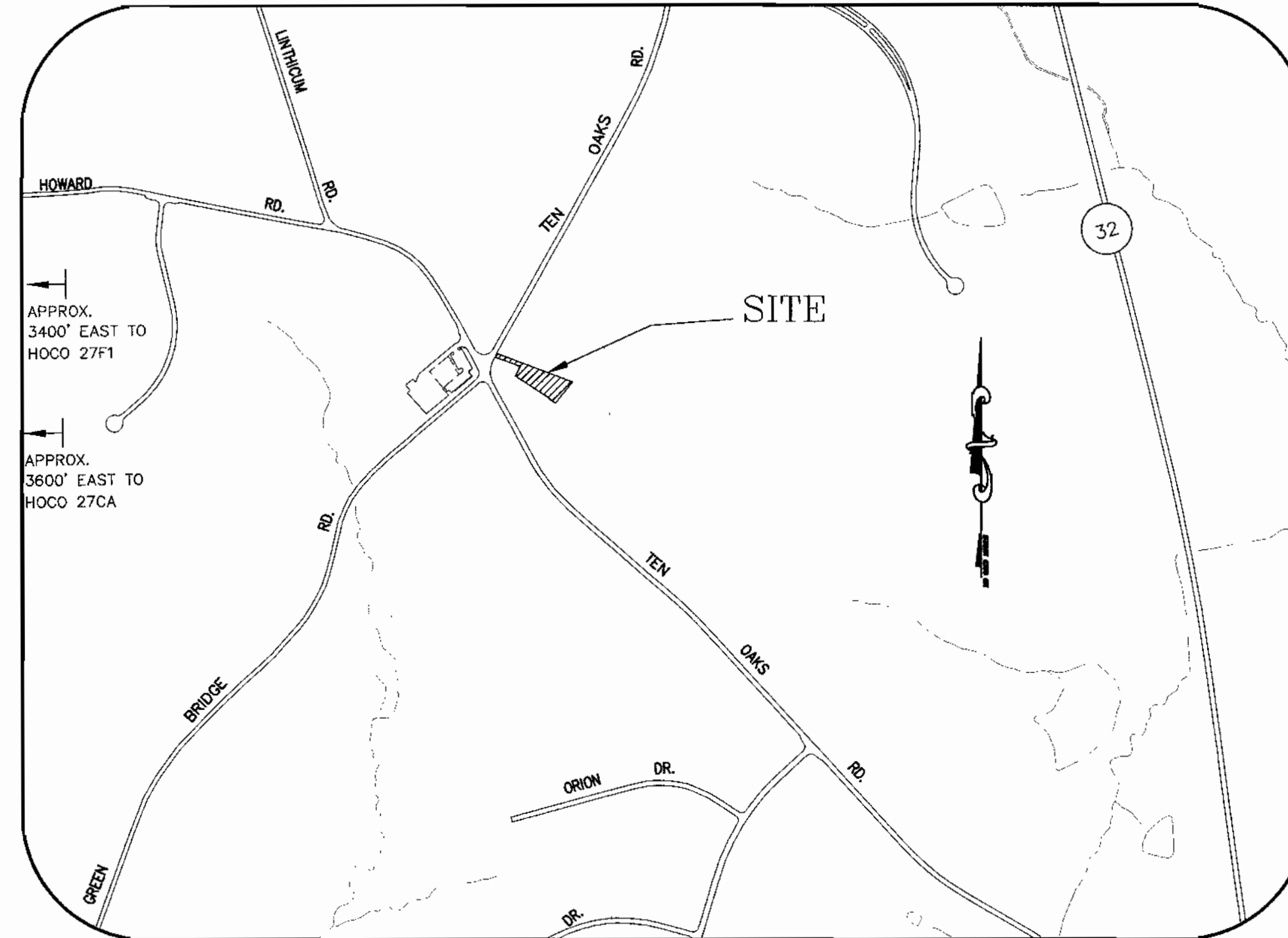
BUILDING PROFILE

SCALE: 1"=15'



SOUTH ELEVATION DRAWING

SCALE: 1"=15'



VICINITY MAP

SCALE 1"=600'

C. A RECORDED SHARED ACCESS AND MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR THE PROPOSED SHARED DRIVEWAY AND ENTRANCE ON P/O PARCEL 94, AND THE SHARED ACCESS EASEMENT SHALL BE INDICATED ON THE SDP-02-039 PLANS, AND THE SHARED ACCESS EASEMENT WITH ITS RECORDING NUMBERS SHALL BE INDICATED ON THE SDP-02-039 PLAN ORIGINALS (L.8030 F.373-384)

SITE ANALYSIS DATA CHART

TOTAL AREA OF PROJECT	0.58 Ac±
TOTAL DISTURBED AREA	0.52 Ac±
EXISTING ZONING	B-1
PROPOSED USE	GENERAL OFFICE BUILDING
NUMBER OF EMPLOYEES	20
FLOOR AREA PER FLOOR	1485 SF
BUILDING COVERAGE	5.88%
TOTAL FLOOR AREA BUILDING	4,455 SF
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
HANDICAPPED SPACES REQUIRED	1
HANDICAPPED SPACES PROVIDED	1

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
PARCEL 34	4781 TEN OAKS ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	TAX MAP	ELEC. DIST.	CENSUS TRACT
4781 TEN OAKS ROAD PROPERTY	N/A	PARCEL 34	5247/604	FIFTH	605101
PLAT # OR L/F	BLOCK #	ZONE			
	8	B-1			
WATER CODE		SEWER CODE			
N/A		N/A			
PROPOSED IMPROVEMENTS: GENERAL OFFICE BUILDING AND ASSOCIATED PARKING					

OWNER
SELFRIDGE BUILDERS
14045 GARED DRIVE
GLENWOOD, MD. 21738

SHEET INDEX	
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
LANDSCAPE, FOREST CONSERVATION, & BIORETENTION PLAN	4

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED B-1 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**
TAX MAP : 28 , PARCEL : 34 , BLOCK : 8
ELECTION DISTRICT : FIFTH
ZONING : B-1
DEED REFERENCE : 5247/604
TOTAL TRACT AREA : 25,213 SQ. FT. OR 0.58 AC.±
NUMBER OF PROPOSED BUILDABLE LOTS : 1
PROPOSED USE : GENERAL OFFICE BUILDING
BUILDING : 3 FLOORS (INCLUDING BASEMENT)
1,485 SF. PER FLOOR = 4,455 SF.
PARKING TABULATION:
4,455 SF. x 3.3 SPACES PER 1000 SF. = 15
PARKING REQUIRED = 15
PARKING PROVIDED = 15
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. IN APRIL 2001.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 31D4, 37B4, & 301A.
STA. No. 27CA N 575,270.018 ELEV. 531.610
E 1,307,150.239
STA. No. 27F1 N 568,964.659 ELEV. 527.261
E 1,308,655.333
- NO WETLANDS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS TRAFFIC GROUP, DATED OCTOBER, 2001.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 17.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- 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) 725-8976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 688-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- SEE DETAIL ON SHEET 2 OF 4 FOR DRIVEWAY.
- USE HOWARD COUNTY STD. P-2 PAVING SECTION UNLESS OTHERWISE SHOWN, SEE SHEET 2.
- THE OUTDOOR LIGHTING WILL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- 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 15 SHADE TREES & 7 EVERGREEN TREES IN THE AMOUNT OF \$ 5,850.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JUNE 2002. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.10 ACRES (4,356.0 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$2,178.00.
- NO 15% TO 25% OR 25% OR GREATER SLOPES EXIST ON-SITE. SECTION 134.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE "2000 MARYLAND DESIGN MANUAL".
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE EDGE OF PROPOSED PAVEMENT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- WATER QUALITY AND RECHARGE VOLUME HAVE BEEN TREATED VIA BIORETENTION. BIORETENTION WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE OUTDOOR LIGHT TYPES ARE AS FOLLOWS :
- 100-WATT "TRADITIONAIRE" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE.
- LIGHTING SHALL BE DESIGNED TO BE SHIELDED AND DIRECTED TO MINIMIZE GLARE AND SPILLOVER OF LIGHT TOWARD ADJACENT PROPERTIES OR PUBLIC STREETS.

LP #	LOCATION	FIXTURE/POLE TYPE
1	N 572715.1959 E 1316302.1575	150 WATT HPS VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
2	N 572767.4548 E 1316333.2347	150 WATT HPS VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
3	N 572733.3714 E 1316392.0299	150 WATT HPS VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
4	N 572678.8386 E 1316361.2934	150 WATT HPS VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
5	N 572635.3932 E 1316166.3340	150 WATT HPS VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP# 01-61 TO WAIVE SECTION 16.155(c)(1)(i) FROM HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO WAIVE THE SITE DEVELOPMENT PLAN REQUIREMENT, WHICH WAS DENIED ON JANUARY 25, 2001.
 - THIS PROJECT IS SUBJECT TO WAIVER PETITION WP# 03-076 TO WAIVE THE FOLLOWING:
 - SECTION 16.156(f)(2): TO REACTIVATE SITE DEVELOPMENT PLAN SDP, SDP-02-039 AND GRANT A 45 DAY EXTENSION TO SUBMIT THE REVISED PLANS, INFORMATION, APPLICATION, FEE, ETC., IN ACCORDANCE WITH THE PREVIOUS LETTER DATED 5/14/03 FOR SDP-02-039, EXCLUDING AN ACREAGE FEE FOR P/O PARCEL 94.
 - SECTION 16-157: TO ONLY BE REQUIRED TO INDICATE THE PORTION OF PARCEL 94 NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED SHARED DRIVEWAY AND ENTRANCE ON IT ON SD-02-039.
 - SECTION 16.122 (A) : TO BE PERMITTED TO ADDRESS THE FOREST CONSERVATION REQUIREMENTS FOR PARCEL 94 ONLY FOR THE LIMIT OF THE DISTURBANCE SHOWN ON THAT PARCEL FOR THE PROPOSED DRIVEWAY AND ENTRANCE.
- THIS WAIVER WAS APPROVED ON MAY 9, 2003, SUBJECT OF THE FOLLOWING CONDITIONS:
- THE COMPLETE REVISED PLAN SUBMISSION PACKAGE DESCRIBED IN THE LETTER DATED 05/14/02 FOR SDP-02-039, EXCLUDING THE ACREAGE FEE FOR PARCEL 94, SHALL BE SUBMITTED TO THE DPZ WITHIN 45 DAYS FROM THE DATE OF APPROVAL LETTER FOR THIS WAIVER PETITION.
 - THE REVISED PLAN TO BE SUBMITTED TO DPZ SHALL COMPLY WITH AND/OR RESOLVE THE COMMENTS FROM DLP DATED 04/07/03, DED COMMENTS DATED 04/21/03 AND THE HEALTH DEPARTMENT COMMENTS DATED 04/30/03.

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

Jim Selfridge 1/30/04
SIGNATURE OF DEVELOPER DATE
JIM SELFRIDGE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS THE BEST PRACTICES AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Paul J. Korman 1/30/04
SIGNATURE OF ENGINEER DATE
PAUL J. KORMAN
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Paul J. Korman
NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY HEALTH DEPARTMENT.

Paul J. Korman
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED : FOR PRIVATE WATER AND SEWER.
HOWARD COUNTY HEALTH DEPARTMENT.

Penny Bonatoni 3-4-04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamilton 2/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 3/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

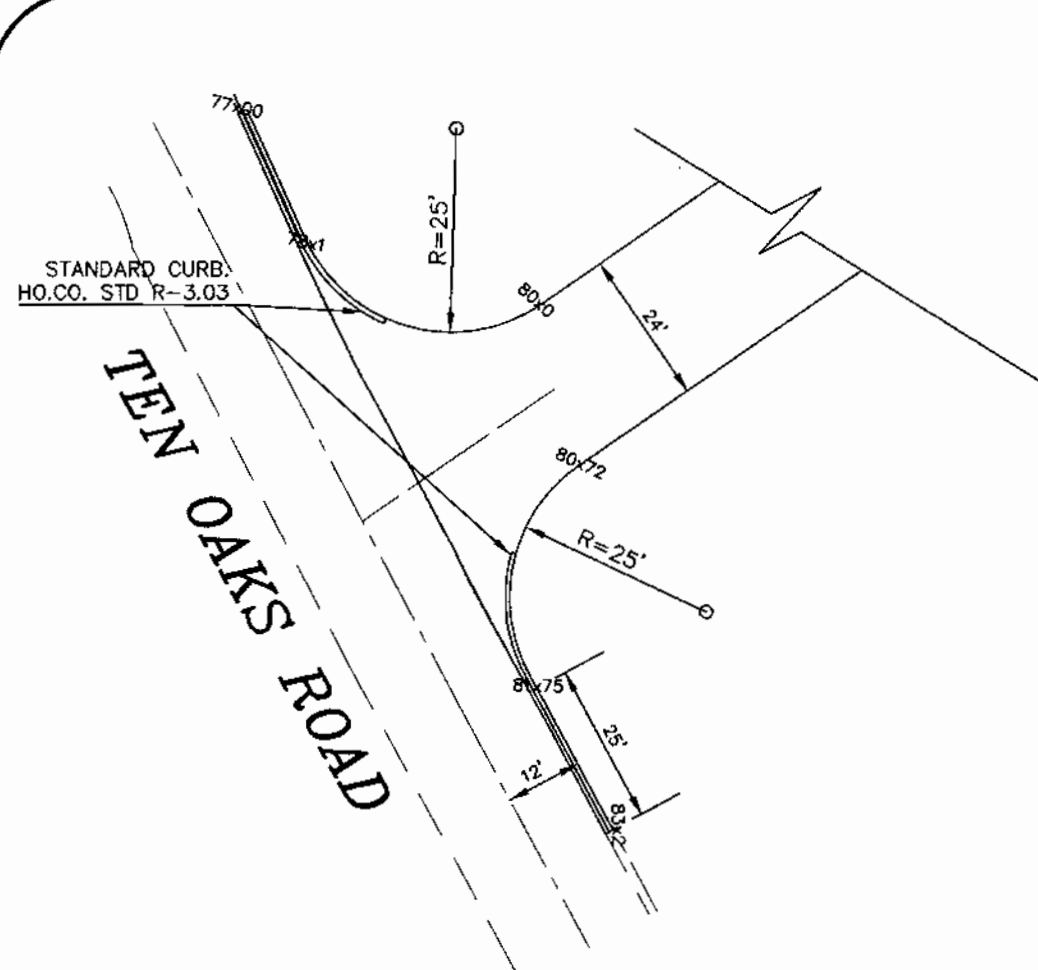
Mark deVeyle 3/5/07
DIRECTOR DATE

Project 2000-046 date JUNE 2002
Illustration MT scale 1"=90'
approval

4781 TEN OAKS ROAD PROPERTY
PARCEL 34 AND PART OF PARCEL 94
TAX MAP 28 - PARCEL 34
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Elkton City, Maryland 21042
(410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0288 Fax.

1 OF 4
SDP-02-039



DRIVEWAY ENTRANCE DETAIL
NTS

NOTE: SPOT ELEVATIONS SHOWN ARE FLOW LINE.

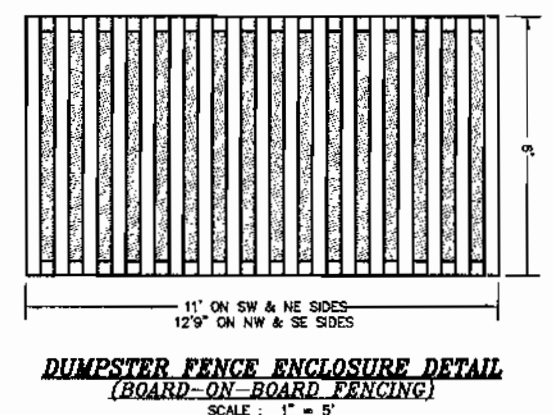
- LEGEND**
- SSP DENOTES SUPER SILT FENCE
 - LOD DENOTES LIMIT OF DISTURBANCE
 - PROPOSED LIGHTING
 - PASSED PERC HOLES
 - DENOTES AREAS OF HOWARD COUNTY P-2 PAVING
 - DENOTES AREAS OF SEPTIC EASEMENT
 - DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD
 - CONCRETE SIDEWALK
 - SCS STABILIZED CONSTRUCTION ENTRANCE
 - FLOW ARROWS
 - CM EROSION CONTROL MATTING

OWNER
SELFRIE BUILDERS
14045 GARD DRIVE
GLENWOOD, MD, 21738

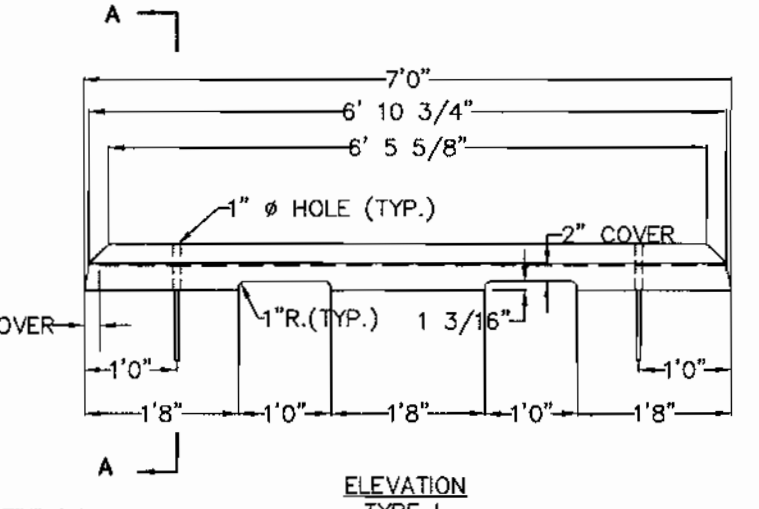
SEPTIC DESIGN
GALLONS PER DAY CRITERIA : GENERAL OFFICE BUILDING
20 EMPLOYEES
(20x15) = 300 GPD
400 GPD USED FOR DESIGN COUNTY MINIMUM
EASEMENT AREA = 2,650 sq.ft.
BUILDING FIRST FLOOR ELEV. = 596.15
BASEMENT NOT SEWERED
BUILDING
INV. OUT OF BUILDING=593.00

SEPTIC TANK
EX. GRADE = 596.00 ±
PROP. GRADE = 596.00 ±
INV. IN = 592.20
INV. OUT = 591.90
DISTRIBUTION BOX
EX. GRADE = 593.30 ±
PROP. GRADE = 594.30 ±
INV. IN = 590.00

NOTES:
1. ALL SOLID PIPES DOWN STREAM OF THE TANK TO BE COVERED IN GRAVEL.
2. USE THREE TRENCHES 55' LONG AS SHOWN ON THE PLAN.

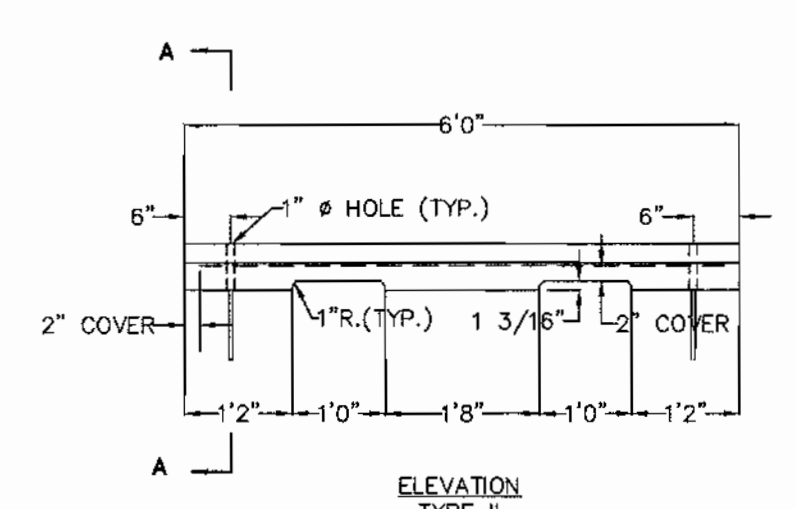


DUMPSTER FENCE ENCLOSURE DETAIL
(BOARD-ON-BOARD FENCING)
SCALE: 1" = 6"

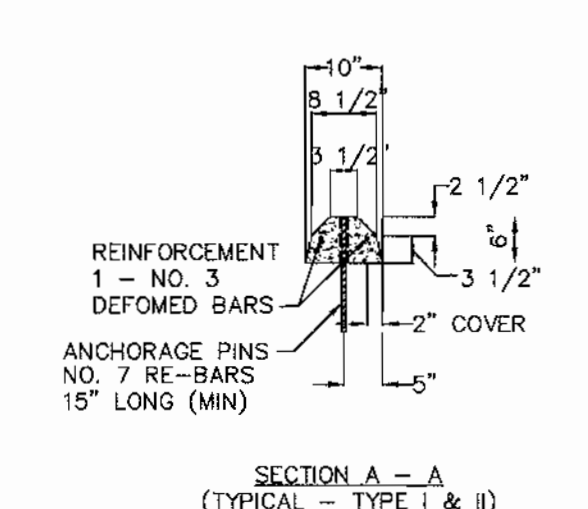


SOIL CLASSIFICATION:

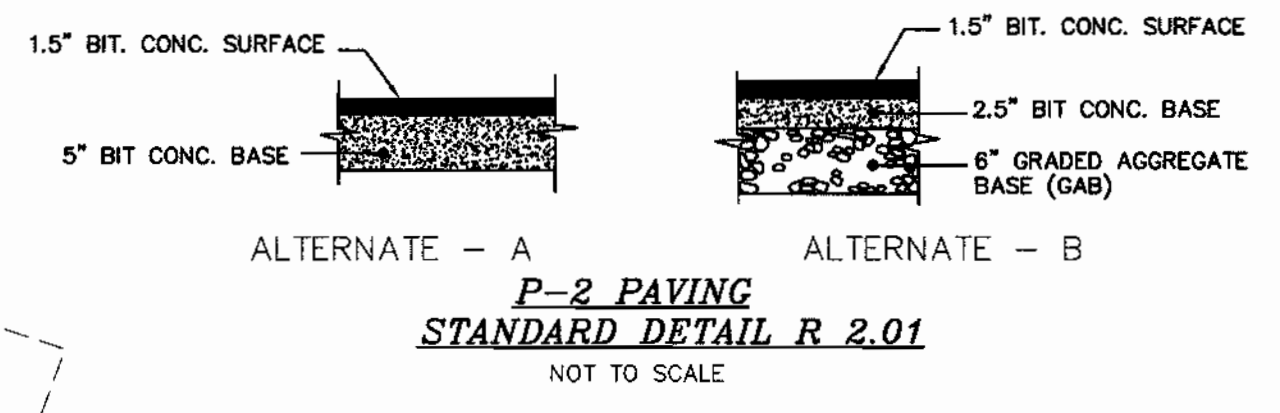
1. EkB2: ELUOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.



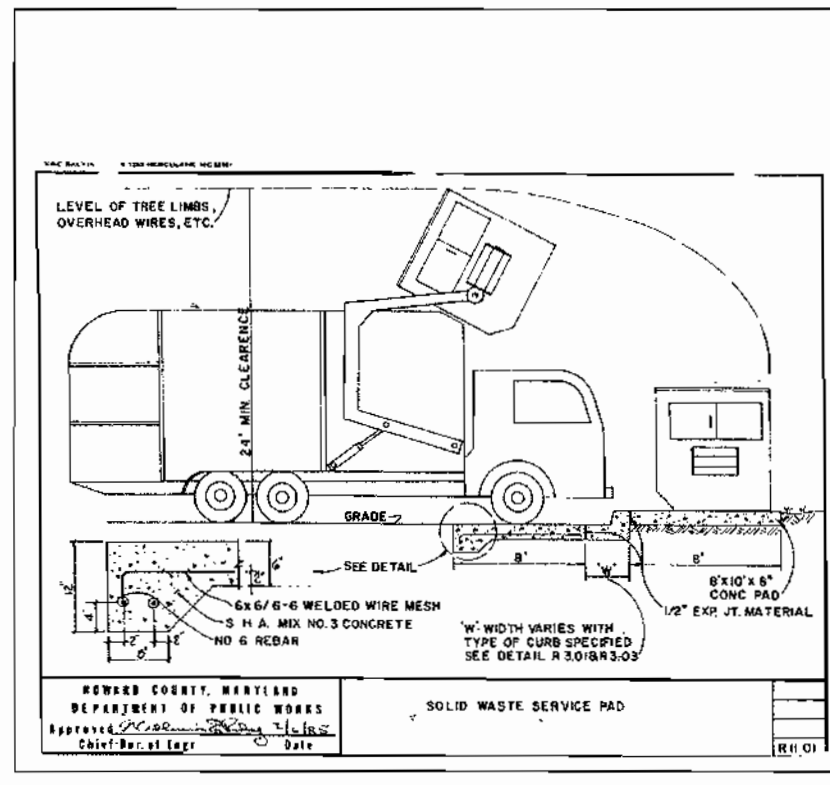
PRECAST CONCRETE WHEEL STOPS
STD NO. MD-725.01



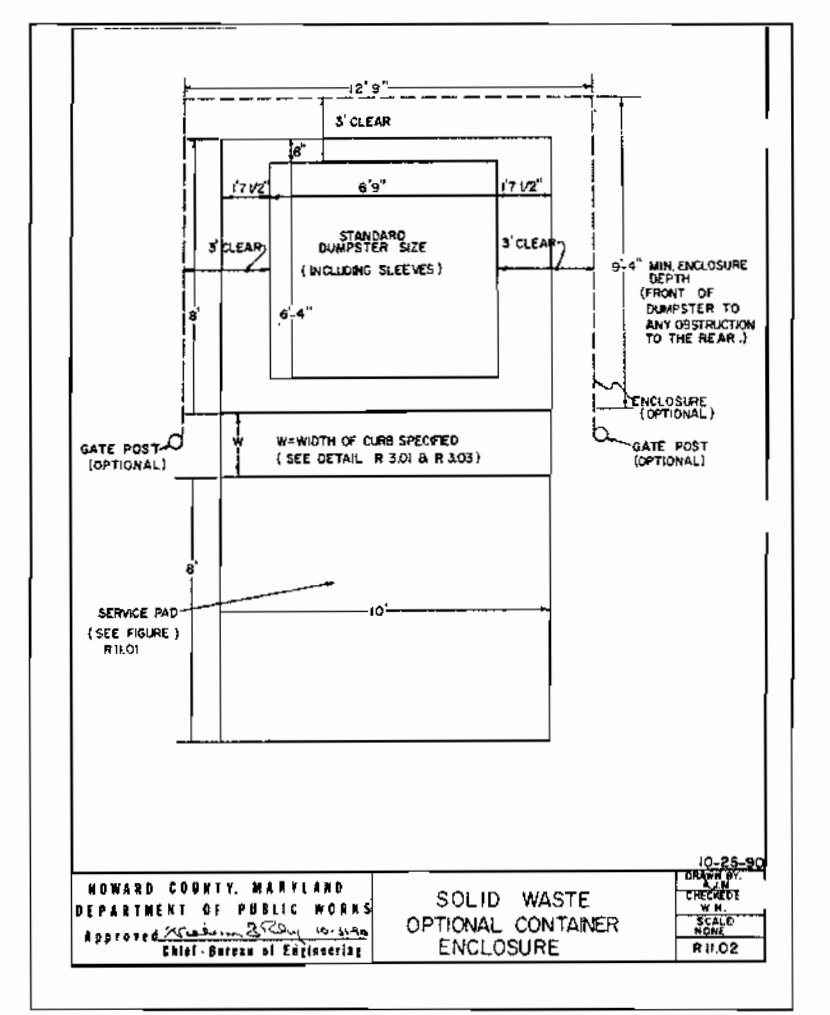
SECTION A - A
(TYPICAL - TYPE I & II)



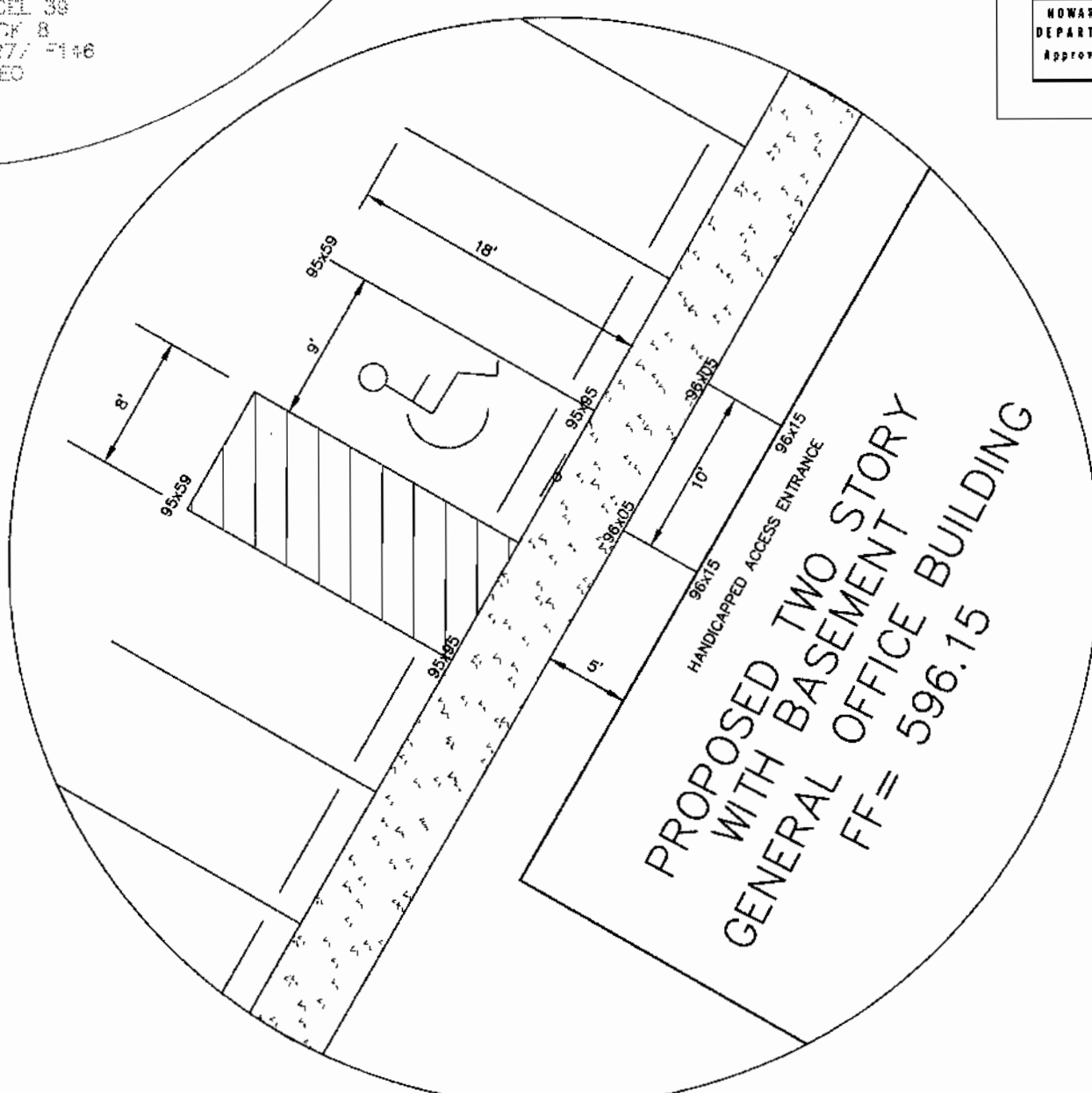
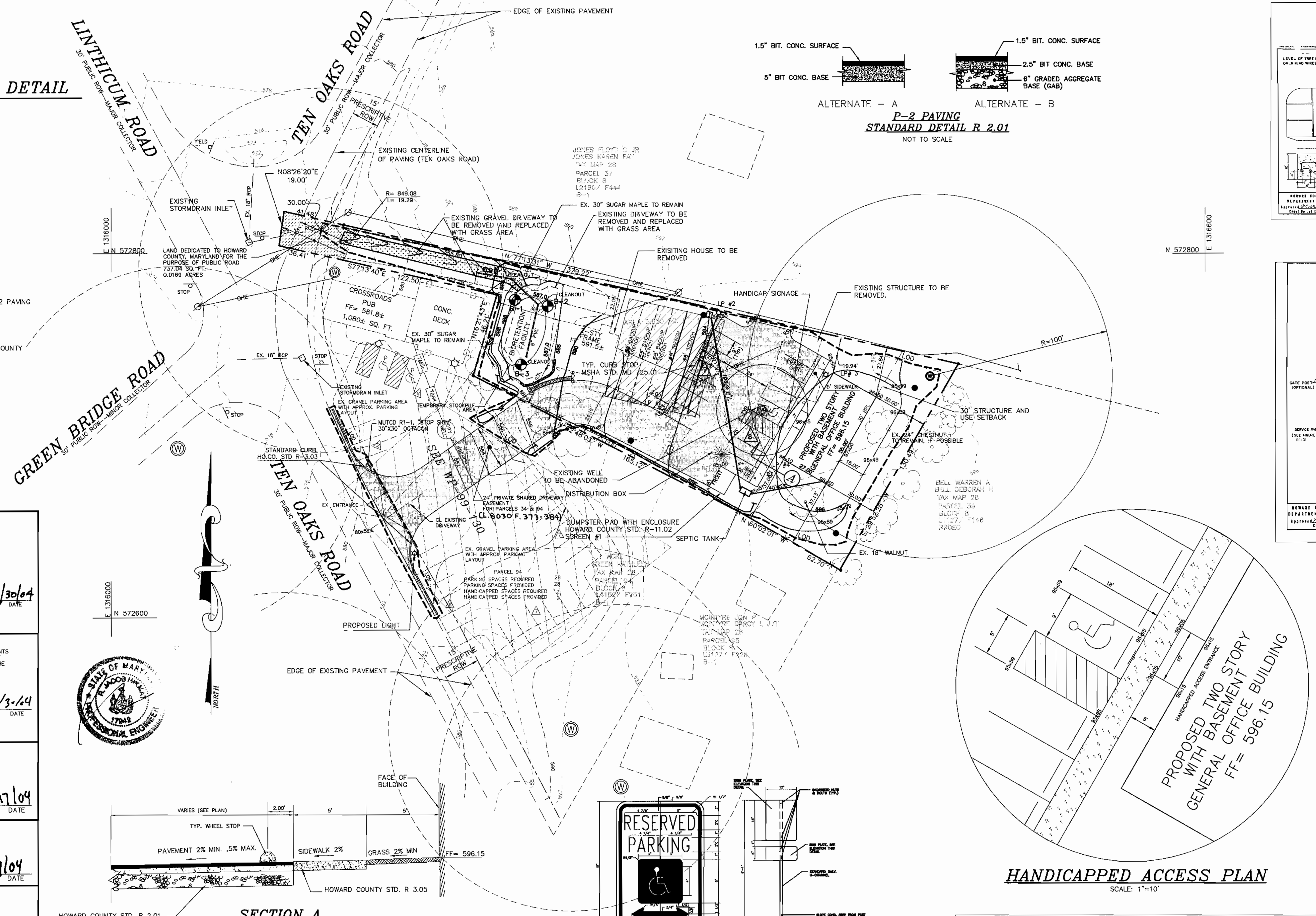
P-2 PAVING STANDARD DETAIL R 2.01
NOT TO SCALE



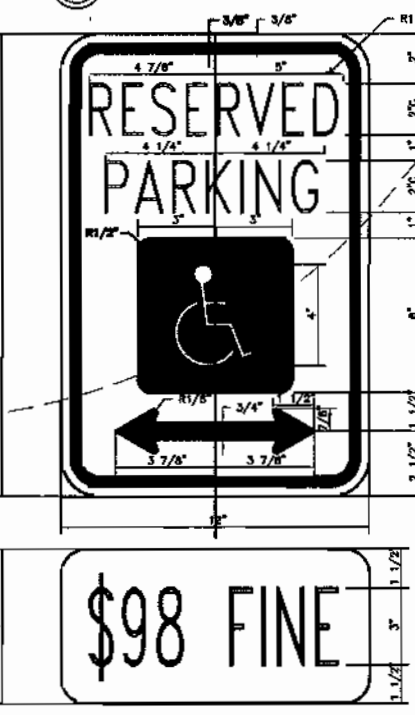
HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE: [Date]



HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE: [Date]



HANDICAPPED ACCESS PLAN
SCALE: 1"=10'



HANDICAPPED SIGN AND POST
NOT TO SCALE

THE PROPOSED DRIVEWAY CROSSES TRENCH SERVING THE CROSSROADS PUB. FUTURE REPAIR OF THIS SEPTIC SYSTEM MAY SEVERELY RESTRICT ACCESS TO THE PROPOSED OFFICE BUILDING. SUCH REPAIR MAY OR MAY NOT OCCUR WITH ADEQUATE NOTICE TO THE PROPOSED OFFICE BUILDING.



SECTION A
NTS

NOTE:
THE FOLLOWING LIGHTENING IS PROPOSED ON SITE:

ALL AREA LIGHTS ARE 150-WATT "PREMIER" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE. AREA LIGHTS ARE FULL CUTOFF SUCH THAT NO DIRECT LIGHT IS EMITTED ABOVE THE PLANE HORIZONTAL TO THE GROUND THROUGH THE LOWEST PART OF THE LIGHT, AS REQUIRED IN SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. HORIZONTAL LOCATION OF AREA LIGHTS IS AS SHOWN ON THE PLAN ABOVE.

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
[Signature] 4/30/04
JIM SELFRIE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PROPORTIONAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITES AND CONDITIONS THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
[Signature] 1/3/04
[Signature]
REGISTERED PROFESSIONAL ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
[Signature] 2/17/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 2/17/04
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: FOR PRIVATE WATER AND SEWER.
HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 3-9-04
HOWARD COUNTY HEALTH OFFICER

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 2/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/5/04
DIRECTOR

Project	2000-046	date	JAN. 2002
Illustration	MT	engineering	approval
Scale	1"=30'	description	revision
date		revision	

Project	2000-046	date	JAN. 2002
Illustration	MT	engineering	approval
Scale	1"=30'	description	revision
date		revision	

4781 TEN OAKS ROAD PROPERTY
PARCEL 34 AND PART OF PARCEL 94
TAX MAP 28 - PARCEL 34 - BLOCK 8
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0296 Fax: (301) 621-5321 Wash. (410) 997-0298 Fax.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEAF 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 UREA-FORM 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 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. PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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 SOO. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

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

MAINTENANCE - INSPECT ALL 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, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 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 SOO.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEEF 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 ANY CONSTRUCTION. (313-1855).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE 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 PERMETER SEDIMENT CONTROL STRUCTURES, PERMETER 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 PERMETER 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.5), SOO (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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

- 7) SITE ANALYSIS:
 - TOTAL AREA OF SITE: 0.56 ACRES
 - AREA DISTURBED: 0.52 ACRES
 - AREA TO BE ROOFED OR PAVED: 0.24 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 0.34 ACRES
 - TOTAL CUT: 1,000 CU. YDS.
 - TOTAL FILL: 1,000 CU. YDS.
 - TOTAL WASTE/BORROW AREA LOCATION: N/A
- 8) THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- 9) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 10) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 11) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE HOWARD COUNTY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 12) 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

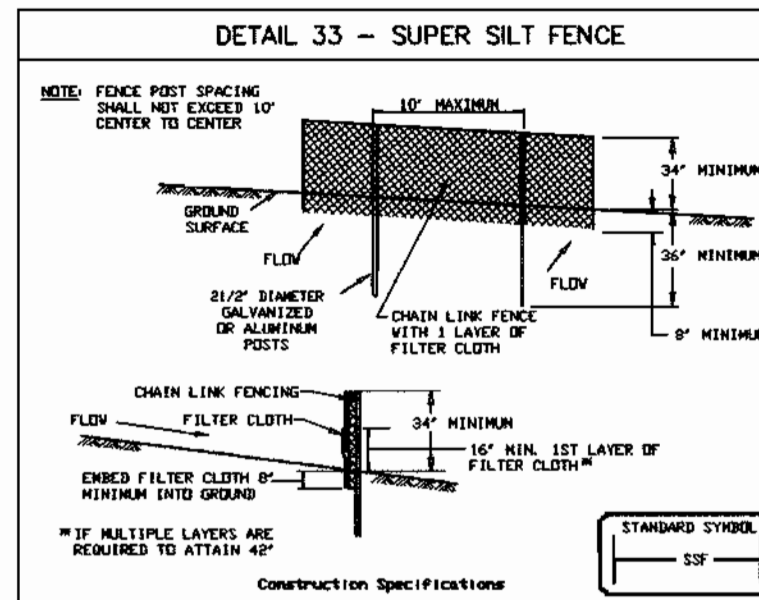
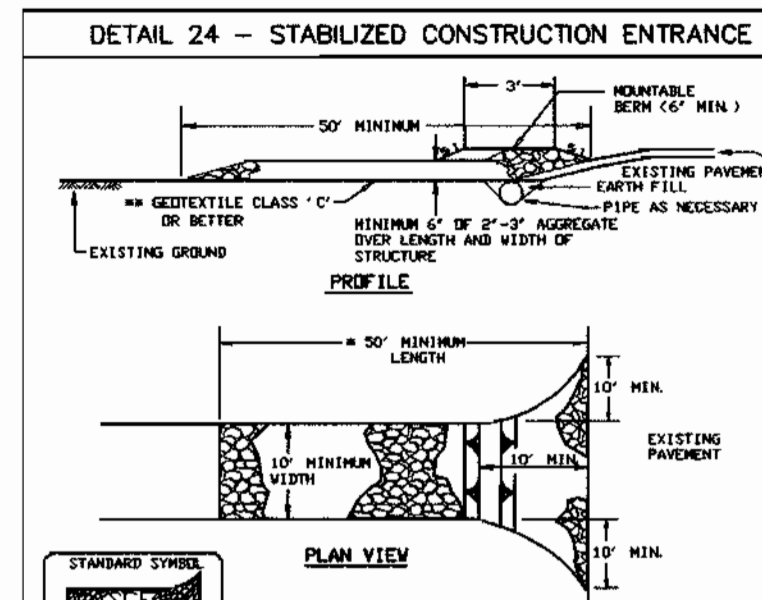
- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION 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, HUSTLE, 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 SOO 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.
 - 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 APPLICATION
 - 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, ALBERT 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 SOODING 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.
 - v. 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 LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, 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.
 - ii. 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.

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.

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

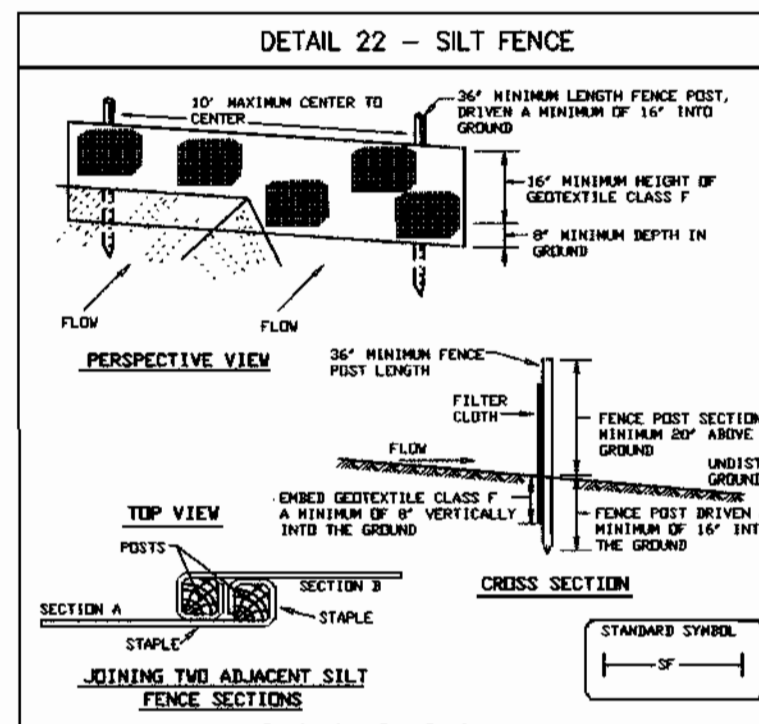
TEMPORARY DUST CONTROL MEASURES

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 ROUGHEN SURFACE AND BRING CLOUDS 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 SPACED 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 INTERVALS 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.



Slope	Slope Steepness	Silt Fence Length (Feet/Min)	Silt Fence Length (Feet/Max)
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

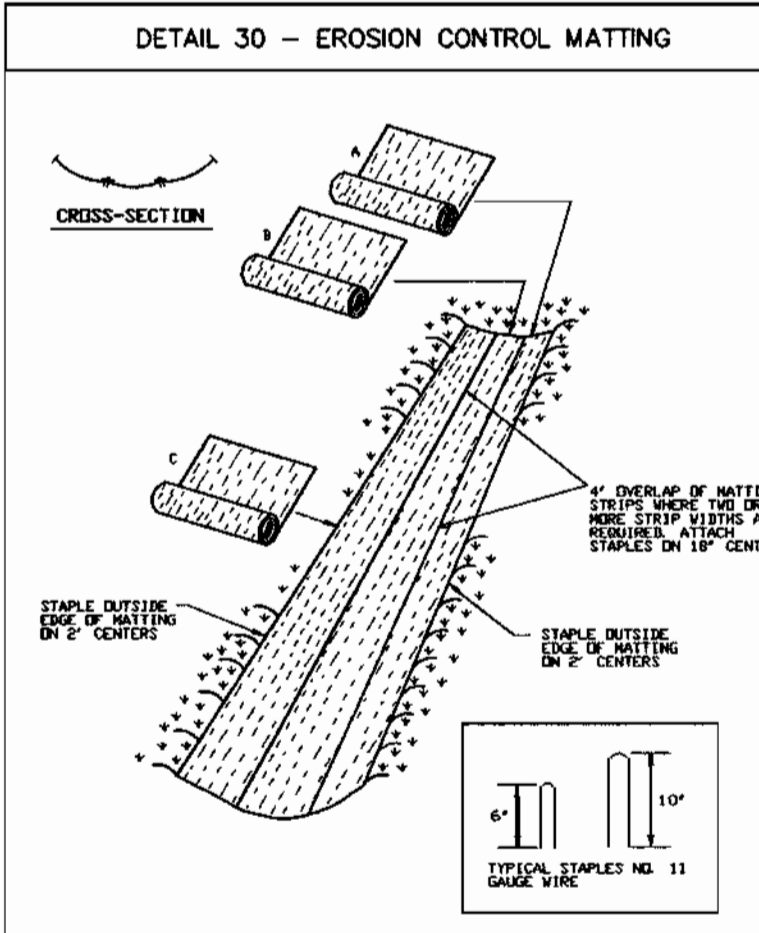
- Construction Specifications**
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and throat, 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 end sections.
 4. Filter cloth shall be embedded a minimum of 6" 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 bulges 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: 30 lbs/in (min.) Test: HMT 509
 - Tensile Modulus: 30 lbs/in (min.) Test: HMT 509
 - Flow Rate: 0.3 gal/ft²/minute (max.) Test: HMT 302
 - Filtering Efficiency: 70% (min.) Test: HMT 302



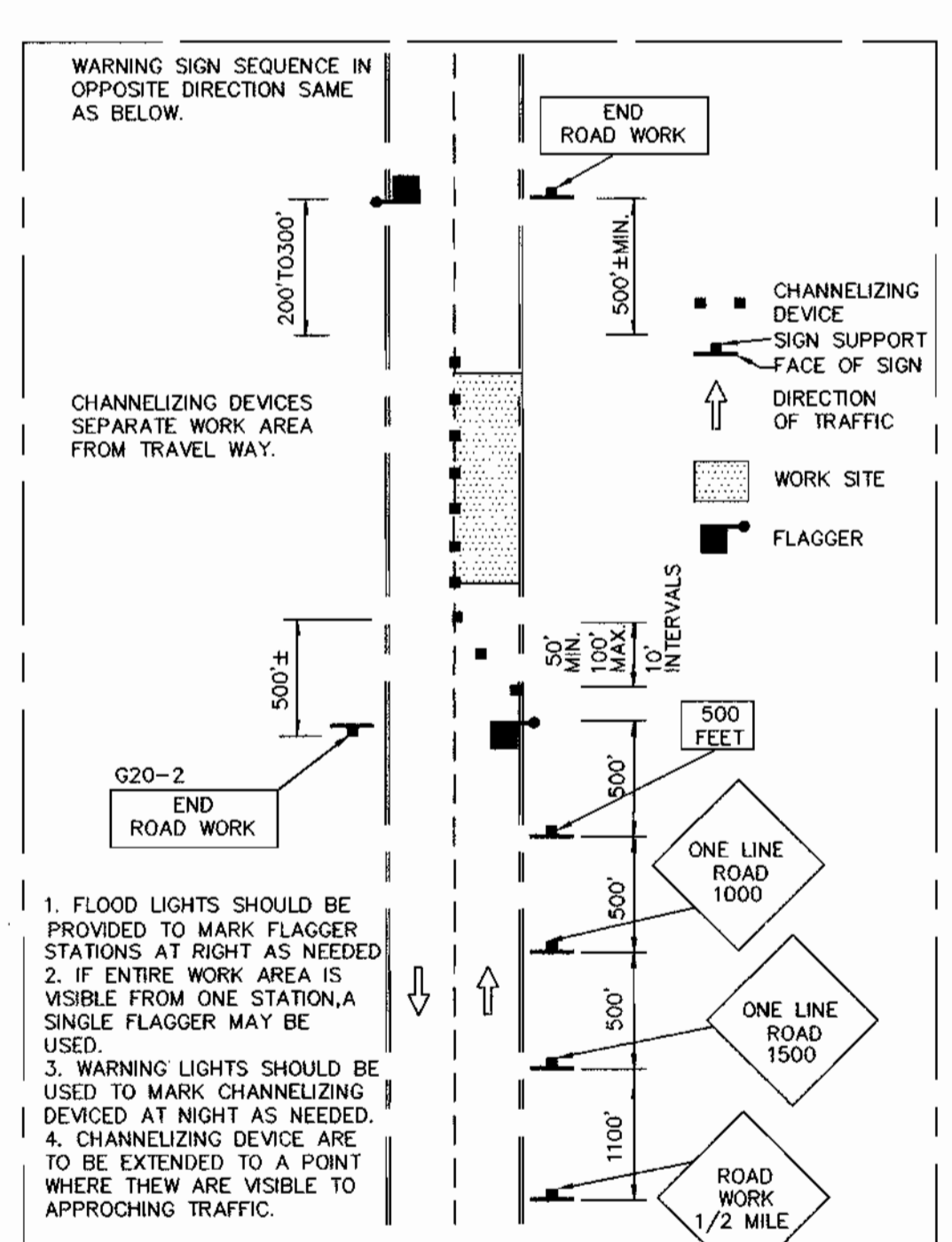
Slope Steepness	(Minimum) Slope Length	(Maximum) Silt Fence Length
Flatter than 30:1	Unlimited	Unlimited
30:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

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.

- Construction Specifications**
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum), or 1 1/2" diameter (minimum) round and shall be of standard quality pressure treated. Steel posts shall be standard 1" or 1 1/2" diameter galvanized pipe not less than 1.00 pound 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: 30 lbs/in (min.) Test: HMT 509
 - Tensile Modulus: 30 lbs/in (min.) Test: HMT 509
 - Flow Rate: 0.3 gal/ft²/minute (max.) Test: HMT 302
 - Filtering Efficiency: 70% (min.) Test: HMT 302
 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 reaches 50% of the fabric height.



- Construction Specifications**
1. Erosion matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
 2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
 3. Before installing the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 4. Staples shall be placed 8" apart with 4 rows for each strip, 2 outer rows and 2 alternating rows down the center.
 5. Where two rows of matting meet at a corner, the end of the top strip shall overlap the upper end of the lower strip by 4", providing a 4" overlap. Where the overlap is a double row of staples spaced 6" apart in a staggered pattern on either side.
 6. The discharge end of the matting liner should be securely secured with 8" diameter rows of staples.
 7. The flow will enter from the edge of the matting and the area affected by the flow must be lay-in.



SEA STD. NO. MD 104.02-02

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT (ONE DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (ONE DAY)
3. CONSTRUCT SUPER SILT FENCE. (TWO DAYS)
4. MASS GRADE SITE AS SHOWN (15 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (TWO DAYS)
6. CONSTRUCT PAVING AND COMPLETE BUILDING CONSTRUCTION (20 DAYS)
7. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (TWO DAYS)
8. WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONSTRUCT BIOPRETENTION FACILITY. (THREE DAYS)
9. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (ONE DAY)

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONS 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *James H. Selfridge* DATE: 1/29/04

NAME OF DEVELOPER: JIM SELFDRIDGE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A FEASIBLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Jim Selfridge* DATE: 1/29/04

NAME OF ENGINEER: JIM SELFDRIDGE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Myers* DATE: 2/17/04

NAME OF REVIEWER: JIM MYERS

THIS DEVELOPMENT PLAN IS APPROVED FOR THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John R. Banta* DATE: 2/17/04

NAME OF APPROVER: JOHN R. BANTA

APPROVED: FOR PRIVATE WATER AND SEWER. HOWARD COUNTY HEALTH DEPARTMENT.

Signature: *Denny Banta* DATE: 3-4-04

NAME OF APPROVER: DENNY BANTA

APPROVED: DEPARTMENT OF PLANNING AND ZONING.

Signature: *Jim Selfridge* DATE: 2/16/04

NAME OF APPROVER: JIM SELFDRIDGE

Signature: *Janice H. Hester* DATE: 2/16/04

NAME OF APPROVER: JANICE H. HESTER

Signature: *Janice H. Hester* DATE: 2/16/04

NAME OF APPROVER: JANICE H. HESTER

OWNER

SELFDRIDGE BUILDERS
14045 GARED DRIVE
GLENWOOD, MD. 21738

DATE: JUNE 2002
PROJECT: 2000-046
DATE: 2000-046
PROJECT: 2000-046

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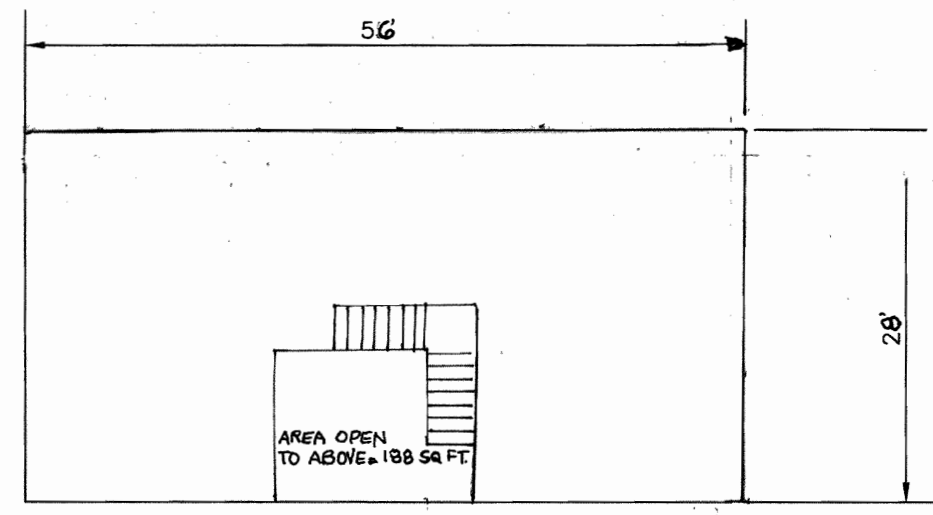
SITE DEVELOPMENT PLAN

4781 TEN OAKS ROAD PROPERTY

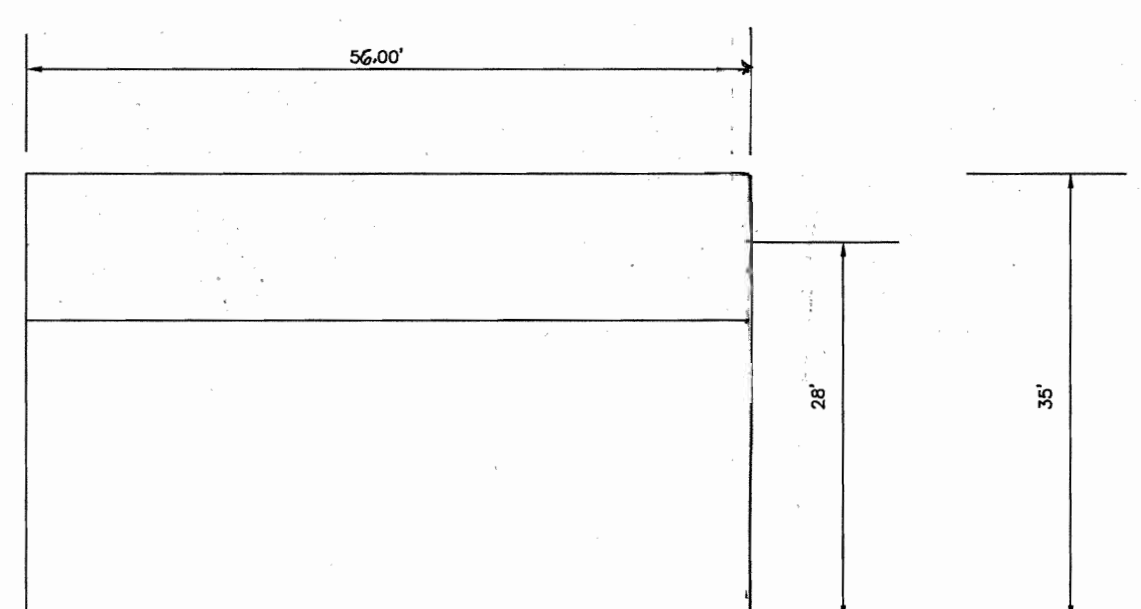
PARCEL 34 AND PART OF PARCEL 94

FIFTH ELECTION DISTRICT

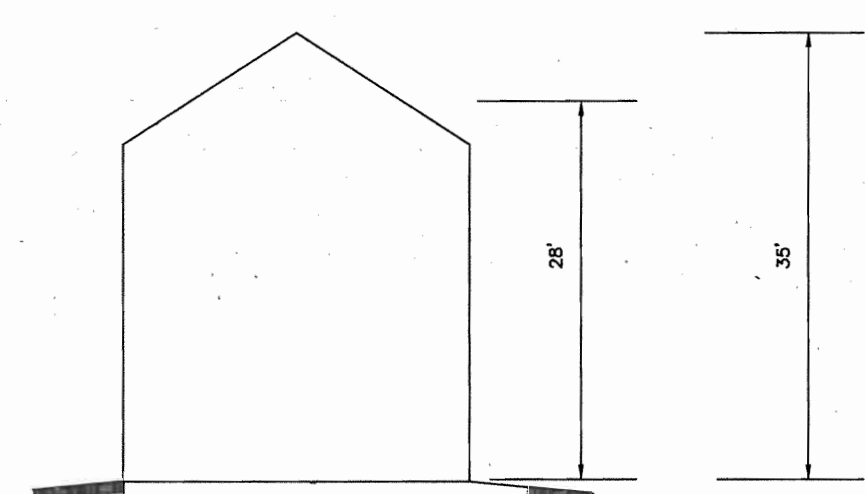
HOWARD COUNTY, MARYLAND



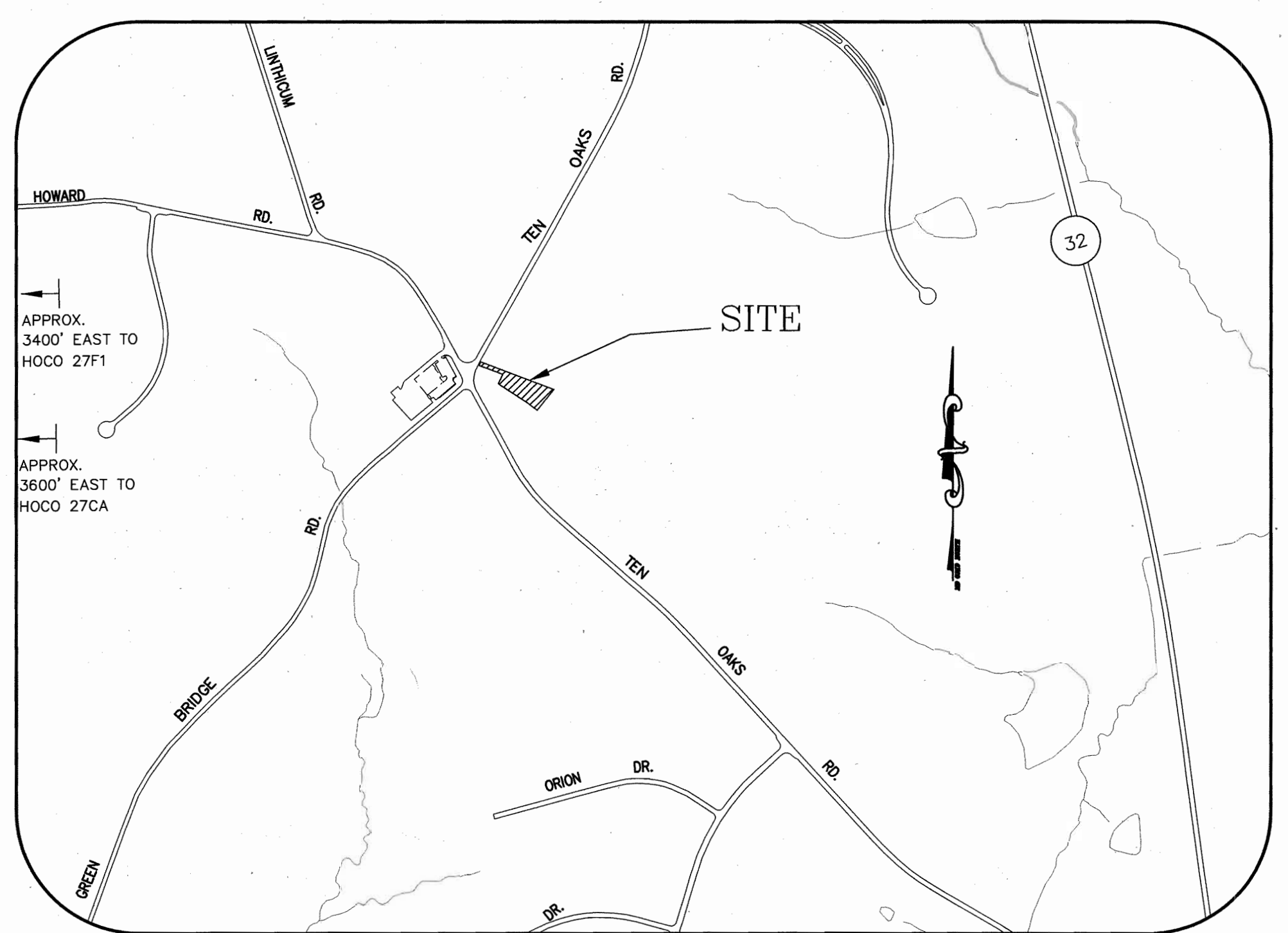
BUILDING PLAN
SCALE: 1"=15'



BUILDING PROFILE
SCALE: 1"=15'



SOUTH ELEVATION DRAWING
SCALE: 1"=15'



VICINITY MAP
SCALE 1"=600'

SITE ANALYSIS DATA CHART

TOTAL AREA OF PROJECT	0.58 Ac±
TOTAL DISTURBED AREA	0.52 Ac±
EXISTING ZONING	B-1
PROPOSED USE	GENERAL OFFICE BUILDING
NUMBER OF EMPLOYEES	20
FLOOR AREA PER FLOOR	1485 SF
BUILDING COVERAGE	5.88%
TOTAL FLOOR AREA BUILDING	4,455 SF
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
HANDICAPPED SPACES REQUIRED	1
HANDICAPPED SPACES PROVIDED	1

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
PARCEL 34	4781 TEN OAKS ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
4781 TEN OAKS ROAD PROPERTY		N/A	PARCEL 34		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
5247/604	8	B-1	28	FIFTH	605101
WATER CODE		SEWER CODE			
N/A		N/A			
PROPOSED IMPROVEMENTS:					
GENERAL OFFICE BUILDING AND ASSOCIATED PARKING					

SHEET INDEX	
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
LANDSCAPE, FOREST CONSERVATION, & BIORETENTION PLAN	4

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED B-1 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**
TAX MAP : 28, PARCEL : 34, BLOCK : 8.
ELECTION DISTRICT : FIFTH
ZONING : B-1.
DEED REFERENCE : 5247/604.
TOTAL TRACT AREA : 25,213 SQ. FT. OR 0.58 AC±
NUMBER OF PROPOSED BUILDABLE LOTS : 1
PROPOSED USE : GENERAL OFFICE BUILDING.
BUILDING : 3 FLOORS (INCLUDING BASEMENT), BASEMENT AREA = 1,568 SQ. FT., TOTAL AREA GROUND FLOOR AREA = 1,568 SQ. FT., FIRST FLOOR FLOOR AREA = 1,360 SQ. FT., TOTAL AREA PARKING TABULATION: 4,516 SF. x 3.3 SPACES PER 1000 SF = 15
PARKING REQUIRED = 15
PARKING PROVIDED = 15
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. IN APRIL 2001.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 31D4, 37B4, & 30A.
STA. No. 27CA N 575,270.018 ELEV. 531.610
E 1,307,150.239
STA. No. 27F1 N 568,964.659 ELEV. 527.261
E 1,308,655.333
- NO WETLANDS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS TRAFFIC GROUP, DATED OCTOBER, 2001.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 17.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- 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
- SEE DETAIL ON SHEET 2 OF 4 FOR DRIVEWAY.
- USE HOWARD COUNTY STD. P-2 PAVING SECTION UNLESS OTHERWISE SHOWN, SEE SHEET 2.
- THE OUTDOOR LIGHTING WILL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- 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 16 SHADE TREES & 7 EVERGREEN TREES IN THE AMOUNT OF \$ 5,850.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
- NO FOREST STANDS EXIST ON-SITE. PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JUNE 2002. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.10 ACRES (4,356.0 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$2,178.00.
- NO 15% TO 25% OR 25% OR GREATER SLOPES EXIST ON-SITE. SECTION 134.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE "2000 MARYLAND DESIGN MANUAL".
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE EDGE OF PROPOSED PAVEMENT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- WATER QUALITY AND RECHARGE VOLUME HAVE BEEN TREATED VIA BIORETENTION, BIORETENTION WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE OUTDOOR LIGHT TYPES ARE AS FOLLOWS :
- 100-WATT "TRADITIONAIRE" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE.
- LIGHTING SHALL BE DESIGNED TO BE SHIELDED AND DIRECTED TO MINIMIZE GLARE AND SPILLOVER OF LIGHT TOWARD ADJACENT PROPERTIES OR PUBLIC STREETS.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP# 01-61 TO WAIVE SECTION 16.155(g)(1)(i) FROM HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO WAIVE THE SITE DEVELOPMENT PLAN REQUIREMENT, WHICH WAS DENIED ON JANUARY 25, 2001.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP# 03-076 TO WAIVE THE FOLLOWING:
A. SECTION 16.155(f)(2) TO REACTIVE SITE DEVELOPMENT PLAN SDP, SDP-02-039 AND GRANT A 45 DAY EXTENSION TO SUBMIT THE REVISED PLANS, INFORMATION, APPLICATION, FEE, ETC., IN ACCORDANCE WITH THE PREVIOUS LETTER DATED 5/14/03 FOR SDP-02-039.
B. SECTION 16-157: TO ONLY BE REQUIRED TO INDICATE THE PORTION OF PARCEL 94 NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED SHARED DRIVEWAY AND ENTRANCE ON IT ON SD-02-039.
C. SECTION 16.122 (A) : TO BE PERMITTED TO ADDRESS THE FOREST CONSERVATION REQUIREMENTS FOR PARCEL 94 ONLY FOR THE LIMIT OF THE DISTURBANCE SHOWN ON THAT PARCEL FOR THE PROPOSED DRIVEWAY AND ENTRANCE.
THIS WAIVER WAS APPROVED ON MAY 9, 2003, SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE COMPLETE REVISED PLAN SUBMISSION PACKAGE DESCRIBED IN THE LETTER DATED 05/14/02 FOR SDP-02-039, EXCLUDING THE ACRAGE FEE FOR PARCEL 94, SHALL BE SUBMITTED TO THE DPZ WITHIN 45 DAYS FROM THE DATE OF APPROVAL LETTER FOR THIS WAIVER PETITION.
B. THE REVISED PLAN TO BE SUBMITTED TO DPZ SHALL COMPLY WITH AND/OR RESOLVE THE COMMENTS FROM DLP DATED 04/07/03, DEC COMMENTS DATED 04/21/03 AND THE HEALTH DEPARTMENT COMMENTS DATED 04/30/03.

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

James H. Selfridge 1/30/04
SIGNATURE OF DEVELOPER DATE
JIM SELFTRIDGE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A FEASIBLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Sajid M. Khan 1/30/04
SIGNATURE OF ENGINEER DATE
SAJID M. KHAN
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John P. ...
NATURAL RESOURCE CONSERVATION SERVICE

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

John P. ...
HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: FOR PRIVATE WATER AND SEWER, HOWARD COUNTY HEALTH DEPARTMENT.

Penny ... 3-4-04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris ... 2/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 3/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

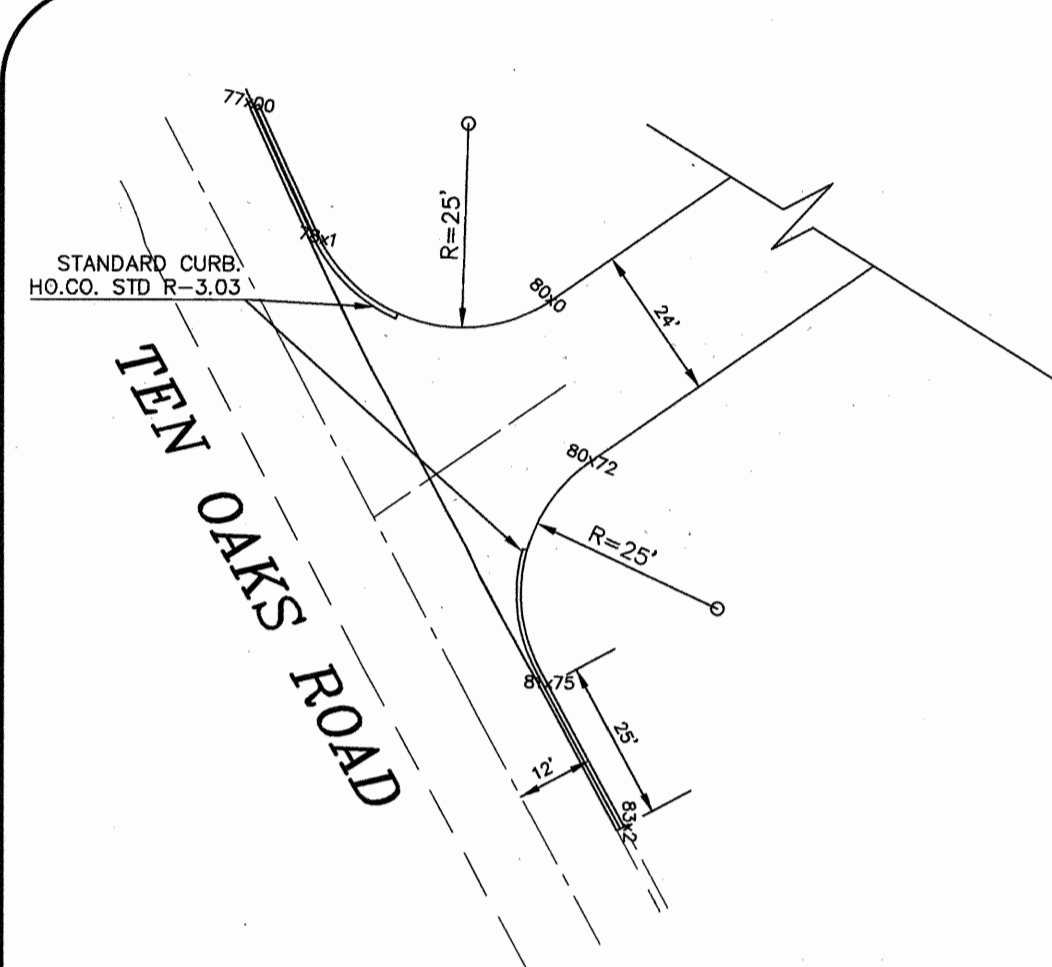
Mark ... 3/5/04
DIRECTOR DATE

Project	2000-046	Date	JUNE 2002
Illustration	MT	Scale	1"=90'
Approval			

10/22/04	date
REVISED BUILDING FOOTPRINT	description
	revisions

4781 TEN OAKS ROAD PROPERTY
 PARCEL 34 AND PART OF PARCEL 94
 TAX MAP 28 - PARCEL 34
 FIFTH ELECTION DISTRICT
 COVER SHEET

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



DRIVEWAY ENTRANCE DETAIL

NOTE: SPOT ELEVATIONS SHOWN ARE FLOW LINE.

- LEGEND**
- SSF — DENOTES SUPER SILT FENCE
 - LOD — DENOTES LIMIT OF DISTURBANCE
 - PROPOSED LIGHTING
 - PASSED PERC HOLES.
 - DENOTES AREAS OF HOWARD COUNTY P-2 PAVING
 - DENOTES AREAS OF SEPTIC EASEMENT
 - DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD.
 - CONCRETE SIDEWALK
 - STABILIZED CONSTRUCTION ENTRANCE
 - FLOW ARROWS
 - EROSION CONTROL MATTING

OWNER
 SELFRIE BUILDERS
 14045 GARED DRIVE
 GLENWOOD, MD. 21738

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

Signature: *Jim Selfridge* DATE: 1/30/04

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *John R. Klotz* DATE: 1/3/04

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Mayes* DATE: 2/17/04

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

Signature: *John R. Klotz* DATE: 2/17/04

APPROVED: FOR PRIVATE WATER AND SEWER, HOWARD COUNTY HEALTH DEPARTMENT.

Signature: *Deann Bonetto* DATE: 3-4-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *William W. ...* DATE: 2/19/04

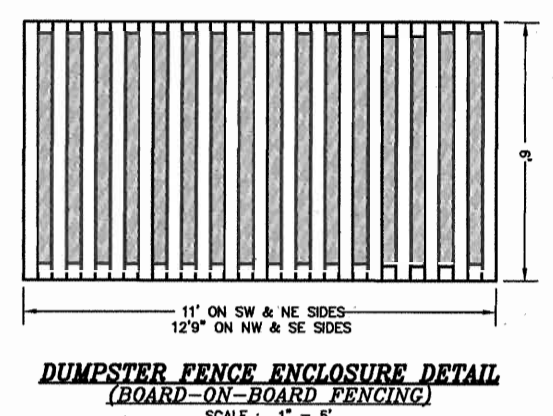
Signature: *Paul ...* DATE: 3/5/04

Signature: *David ...* DATE: 3/15/04

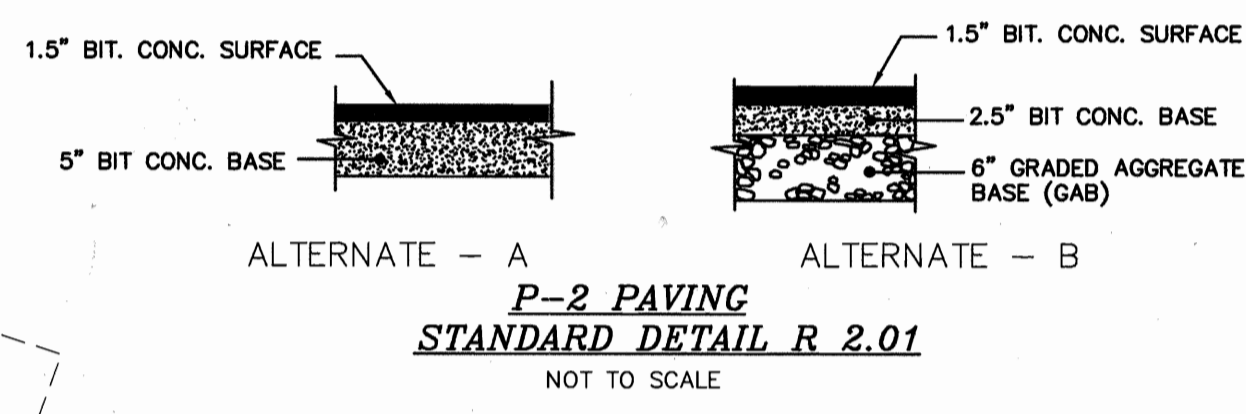
SEPTIC DESIGN
 GALLONS PER DAY CRITERIA : GENERAL OFFICE BUILDING
 20 EMPLOYEES
 (20x15) = 300 GPD
 400 GPD USED FOR DESIGN COUNTY MINIMUM
 EASEMENT AREA = 2,650 sq.ft.
 BUILDING FIRST FLOOR ELEV. = 596.15
 BASEMENT NOT SEWERED
 BUILDING
 INV. OUT OF BUILDING=593.00

SEPTIC TANK
 EX. GRADE = 596.00 ±
 PROP. GRADE = 596.00 ±
 INV. IN = 592.20
 INV. OUT = 591.90
 DISTRIBUTION BOX
 EX. GRADE = 594.30 ±
 PROP. GRADE = 594.30 ±
 INV. IN = 590.00

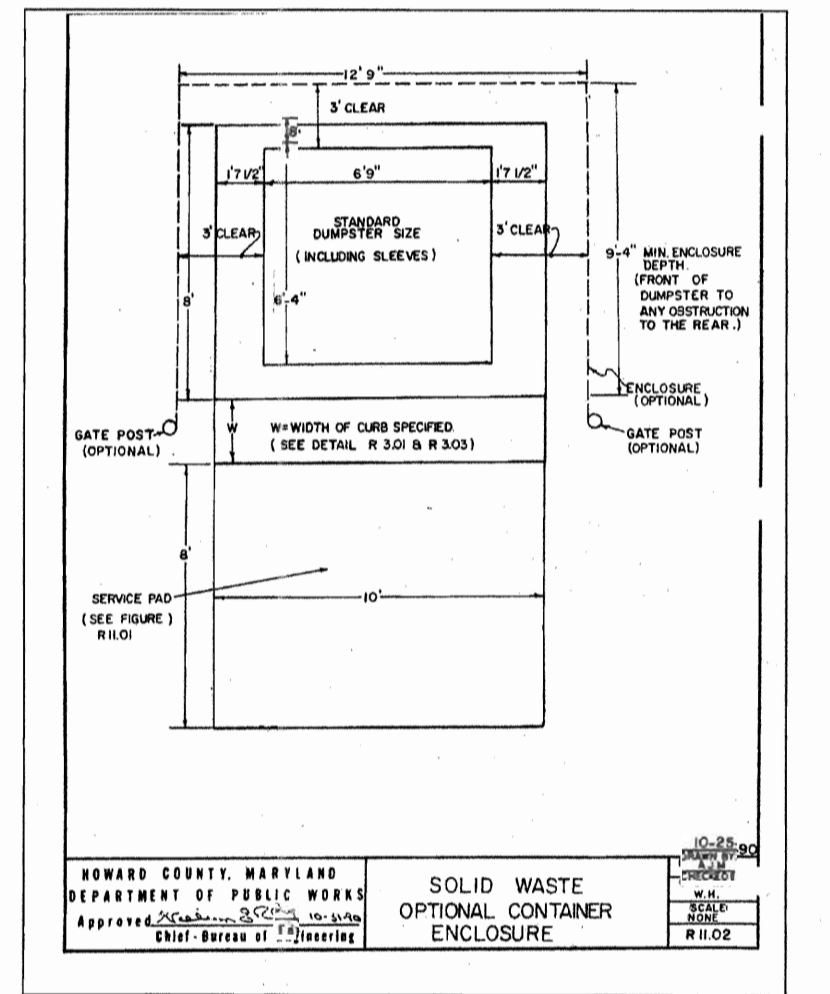
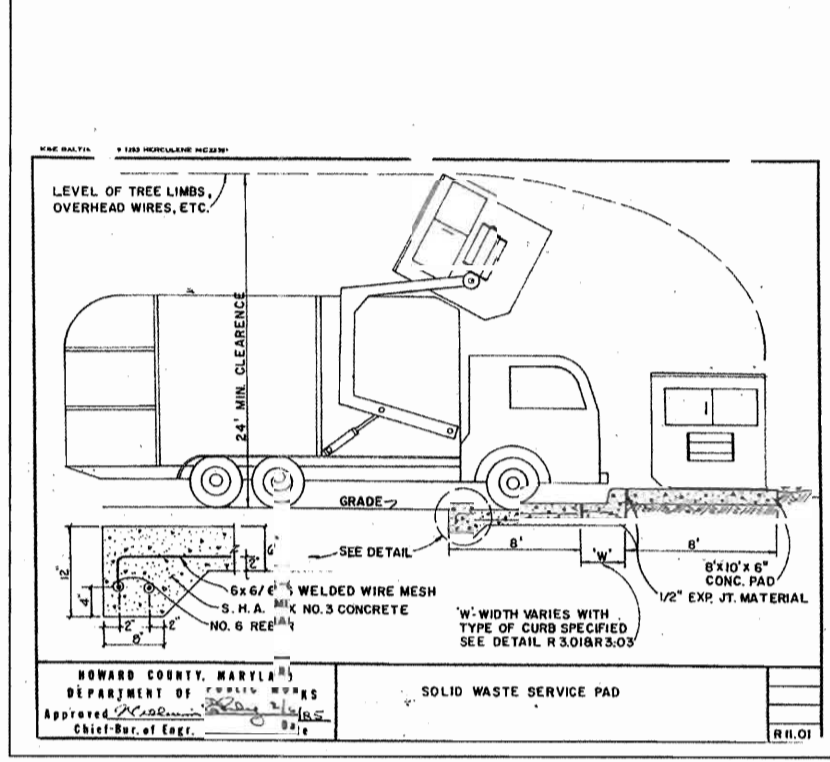
NOTES:
 1. ALL SOLID PIPES DOWN STREAM OF THE TANK TO BE COVERED IN GRAVEL.
 2. USE THREE TRENCHES 55' LONG AS SHOWN ON THE PLAN.



SOIL CLASSIFICATION:
 1. Ek2: ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.



PRECAST CONCRETE WHEEL STOPS
 STD NO. MD-725.01

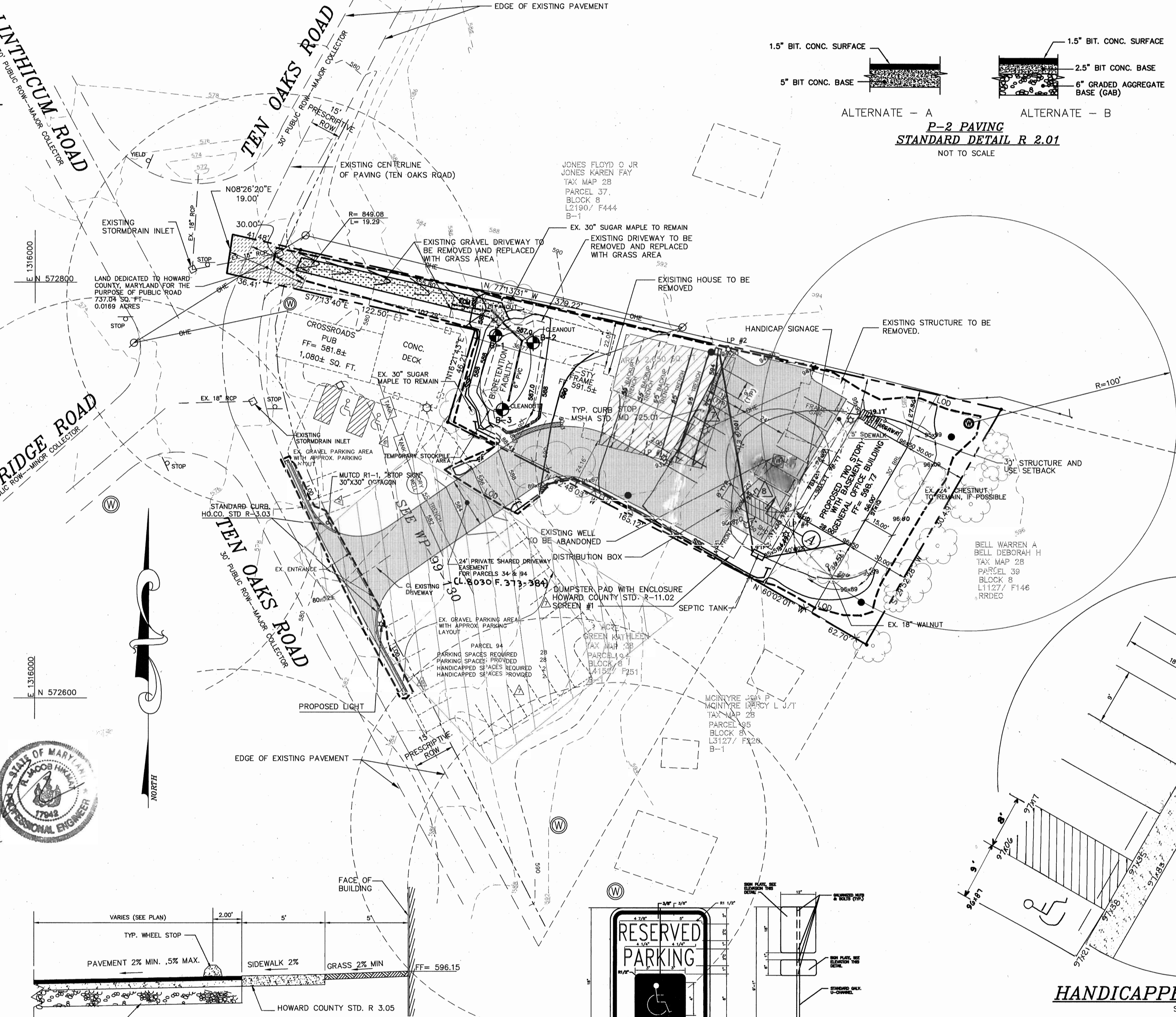


HANDICAPPED ACCESS PLAN

THE PROPOSED DRIVEWAY CROSSES TRENCH SERVING THE CROSSROADS PUB. FUTURE REPAIR OF THIS SEPTIC SYSTEM MAY SEVERALLY RESTRICT ACCESS TO THE PROPOSED OFFICE BUILDING. SUCH REPAIR MAY OR MAY NOT OCCUR WITH ADEQUATE NOTICE TO THE PROPOSED OFFICE BUILDING.



HANDICAPPED SIGN AND POST
 NOT TO SCALE



SECTION A

NOTE:
 THE FOLLOWING LIGHTENING IS PROPOSED ON SITE:
 ALL AREA LIGHTS ARE 150-WATT "PREMIER" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE. AREA LIGHTS ARE FULL CUTOFF SUCH THAT NO DIRECT LIGHT IS EMITTED ABOVE THE PLANE HORIZONTAL TO THE GROUND THROUGH THE LOWEST PART OF THE LIGHT, AS REQUIRED IN SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. HORIZONTAL LOCATION OF AREA LIGHTS IS AS SHOWN ON THE PLAN ABOVE.

project	date	approval
2000-046	JAN 2002	engineering
illustration	MT	scale
	1" = 30'	

10/22/04	date
REVISE GRADING AND BUILDING FOOTPRINT	description
	revisions

4781 TEN OAKS ROAD PROPERTY
 PARCEL 34 AND PART OF PARCEL 94
 TAX MAP 28 - PARCEL 34 - BLOCK 8
 HOWARD COUNTY, MARYLAND
 FIFTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Jorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Ball. (301) 621-5521 Wash. (410) 997-0288 Fax.

NOTES:

- 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 16 SHADE TREES & 7 EVERGREEN TREES IN THE AMOUNT OF \$ 5,850.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JUNE 2002. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.10 ACRES (4,356.0 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$2,178.00.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. Total tract area.....=0.68
 B. Area within 100 year floodplain.....=0.00
 C. Area to remain in agricultural production or utility ROW.....=0.00
 D. Net tract area.....=0.68

LAND USE CATEGORY:
 (from table 3.2.1, page 40, Manual)
 Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MDR IDA HDR MPD CIA
 0 0 0 0 0 1

E. Afforestation Threshold..... 15% x 0 = 0.10
 F. Conservation Threshold..... 15% x 0 = 0.10

G. Existing forest cover (excluding floodplain).....=0.00
 H. Area of forest above afforestation threshold.....=0.00
 I. Area of forest above conservation threshold.....=0.00

BREAK EVEN POINT:
 J. Forest retention above threshold with no mitigation.....=0.00
 K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:
 L. Total area of forest to be cleared.....=0.00
 M. Total area of forest to be retained.....=0.00

PLANTING REQUIREMENTS:
 N. Reforestation for clearing above conservation threshold.....=0.00
 O. Reforestation for clearing below conservation threshold.....=0.00
 P. Credit for retention above conservation threshold.....=0.00
 R. Total reforestation required.....=0.00
 S. Total afforestation required.....=0.00
 T. Total reforestation and afforestation required.....=0.10

THE GROSS SITE AREA INCLUDES THE SITE AREA AS ADJACENT PARCEL 94 AND THE OFF-SITE DISTURBANCE OF 0.10 ACRES ON OLDSIDE PARCEL 94.

LEGEND

- PROPOSED LIGHTING
- PASSED PERC HOLES.
- DENOTES AREAS OF HOWARD COUNTY P-2 PAVING
- DENOTES AREAS OF SEPTIC EASEMENT
- DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD.
- CONCRETE SIDEWALK
- FLOW ARROWS
- PERIMETER LANDSCAPE EDGE
- PLANTING ISLANDS
- EROSION CONTROL MATTING

OWNER

SELFRIDGE BUILDERS
 14045 GARED DRIVE
 GLENWOOD, MD. 21738

DEVELOPERS CERTIFICATE

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

James H. Selfridge 1/30/04
 SIGNATURE OF DEVELOPER DATE

JIM SELFRIDGE
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS AN ACCURATE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE PROJECT AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

James H. Selfridge 1/30/04
 SIGNATURE OF ENGINEER DATE

JIM SELFRIDGE
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 2/17/04
 USFA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Redden 2/17/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: FOR PRIVATE WATER AND SEWER HOWARD COUNTY HEALTH DEPARTMENT.

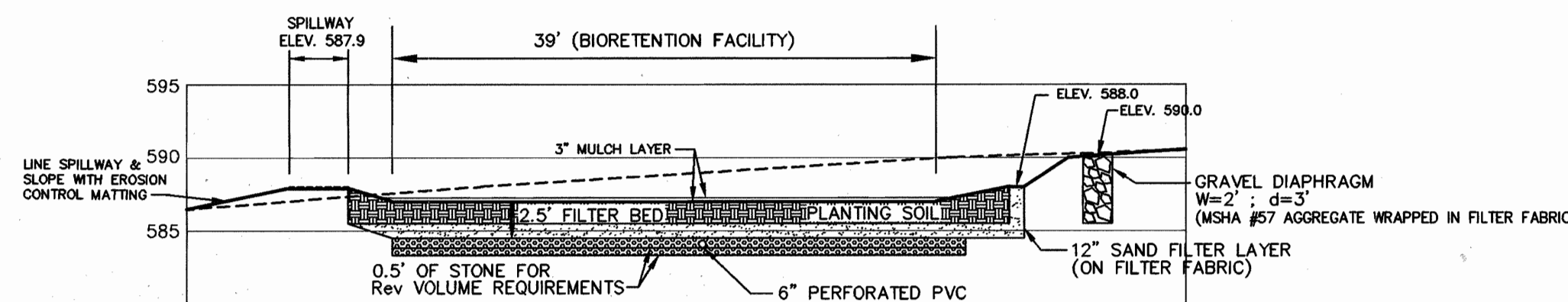
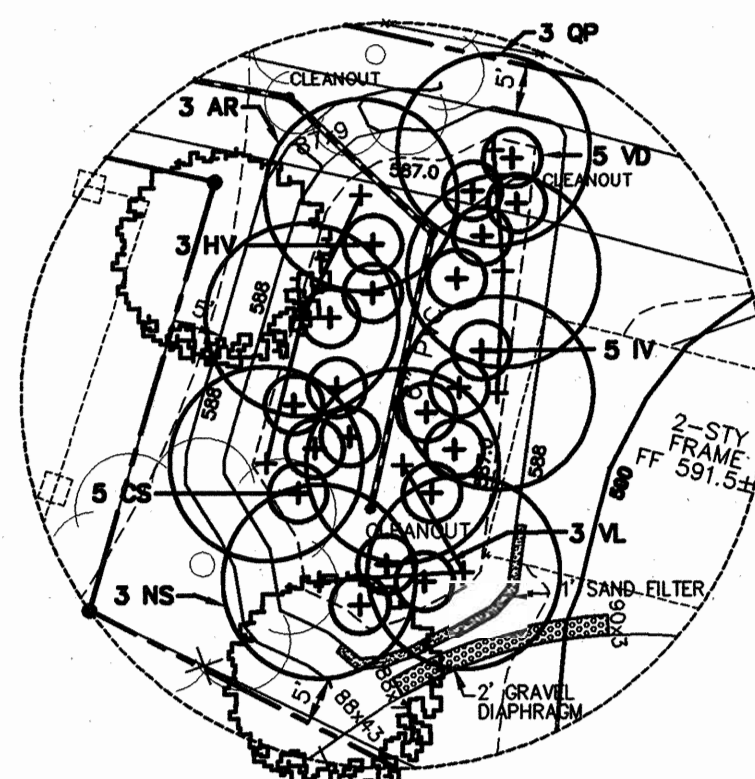
James H. Selfridge 3-4-04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

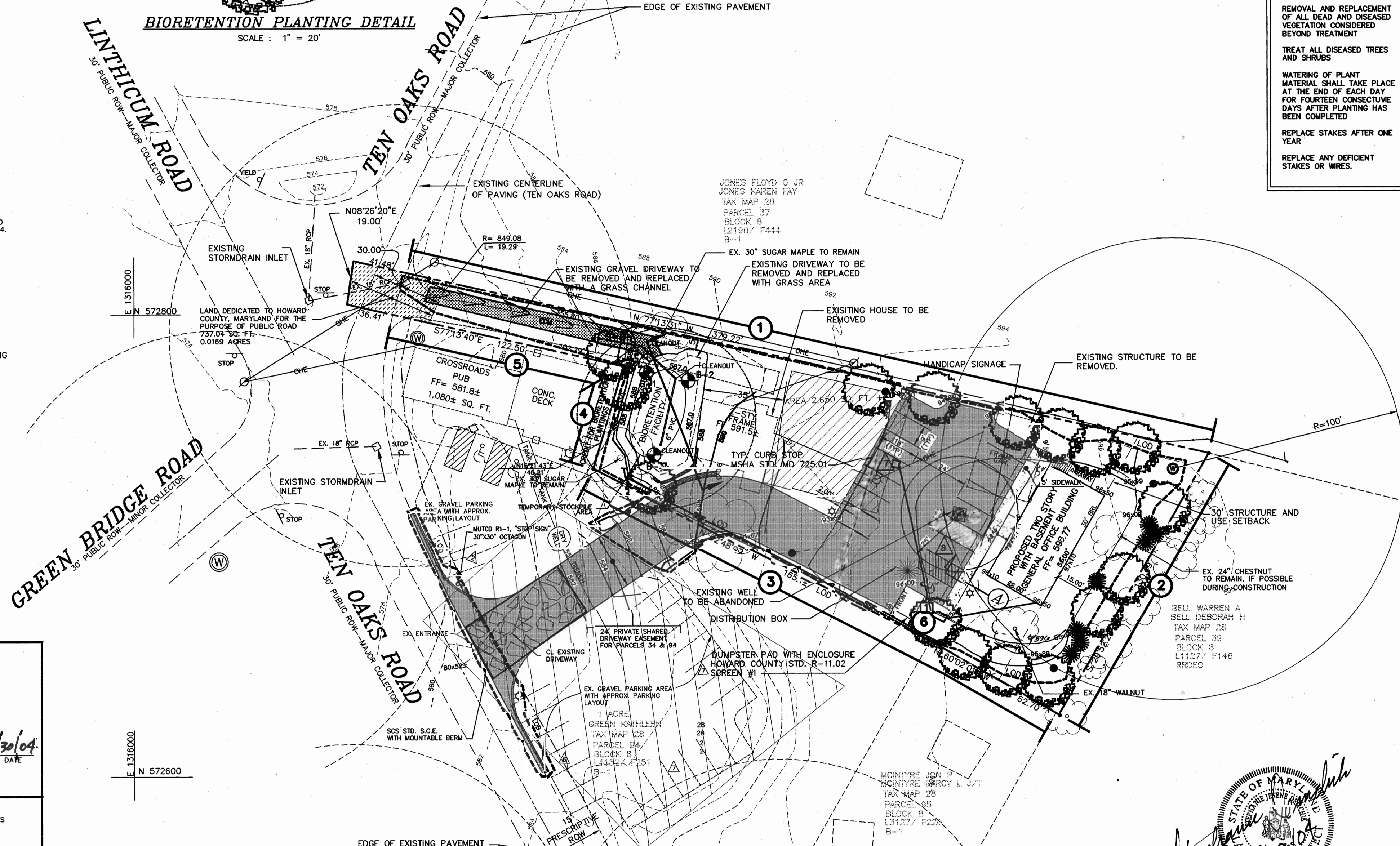
John A. Boender 2/19/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carol K. Miller 2/5/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David L. Leuger 3/5/04
 DIRECTOR DATE



PROFILE THROUGH BIORETENTION FACILITY
 SCALE: 1" = 10"



MAINTENANCE SCHEDULE FOR BIORETENTION AREA
 Note: SWM Facility will be privately maintained.

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMUICH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO TO THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED (OPTIONAL)	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIABLES, DEPENDS ON INSECT OR DISEASE INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE AT THE END OF EACH DAY FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES	BY HAND	N/A	WHENEVER NEEDED

PLANTING SOIL:

PROVIDE A MINIMUM OF 2.5 FEET OF PLANTING SOIL WITH A 0.5 FEET GRAVEL LAYER BENEATH. PLANTING SOIL SHALL BE SANDY LOAM, 17% CLAY. LOAMY SOILS MAY BE UTILIZED BUT MUST CONSIST OF AT LEAST 10 TO 25 PERCENT CLAY. SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACK GRASS, JOHNS GRASS, MUDGRASS, NUTSEDGE, POISON IVY, CANADIAN THISTLE, OR OTHER SUCH NUISANCE MATTER. SOILS SHALL HAVE AN INFILTRATION RATE IN EXCESS OF 0.5 IN/HR. AND A SOIL ACIDITY (PH) BETWEEN 5.5 AND 6.5. PERFORATED PVC UNDERDRAIN IS TO BE SET IN THE CENTER GRAVEL LAYER BENEATH THE PLANTING SOIL.

BIORETENTION AREA PLANTING SCHEDULE

TREES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3	AR	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	2-1/2" - 3" CAL.
3	NS	NYSSA SYLVATICA	BLACK GUM	2-1/2" - 3" CAL.
3	QP	QUERCUS PALUSTRIS	PIN OAK	2-1/2" - 3" CAL.

TOTAL: 9 TREES

SHRUBS

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5	CS	CORNUS STOLONIFERA	RED OSIER DOGWOOD	2.5 - 3' HT.
5	IV	ILEX VERTICILLATA	WINTERBERRY	2.5 - 3' HT.
3	HV	HERMAMELIS VIRGINIANA	WITCH HAZEL	2.5 - 3' HT.
5	VD	VBURNUM DENTATUM	ARROWWOOD	2.5' - 3' HT.
3	VL	VBURNUM LENTAGO	NANNYBERRY	2.5' - 3' HT.

TOTAL: 21 SHRUBS

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS (TO BE PRIVATELY MAINTAINED)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	15
NUMBER OF PLANTING ISLANDS REQUIRED	1
NUMBER OF PLANTING ISLANDS PROVIDED	1
NUMBER OF TREES REQUIRED - SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED - SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	1 SHADE TREE 0 TREES

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	A (PERIMETER 1)	C (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	C (PERIMETER 6 SCREEN)	
LANDSCAPE TYPE	355.79 LF	130.49 LF	227.82 LF	46.21 LF	102.26 LF	20 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	YES, CREDIT FOR 46.21 LF OF BIORETENTION TREES	NO	YES, FENCING PROVIDED AROUND DUMPSTER	
NUMBER OF PLANTS REQUIRED - SHADE TREES EVERGREEN TREES SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	15 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED - SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	*1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	*1 SHADE TREE 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	*15 SHADE TREES 7 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* ONE REQUIRED PERIMETER 5 LANDSCAPE TREE HAS BEEN RELOCATED TO PERIMETER 4.

SCREEN CALCULATIONS

SCREEN #1
 DUMPSTER - 20 LF - TYPE C BUFFER
 1 SHADE TREE AND 1 EVERGREENS REQUIRED
 DUMPSTER FENCE ENCLOSURE PROVIDED

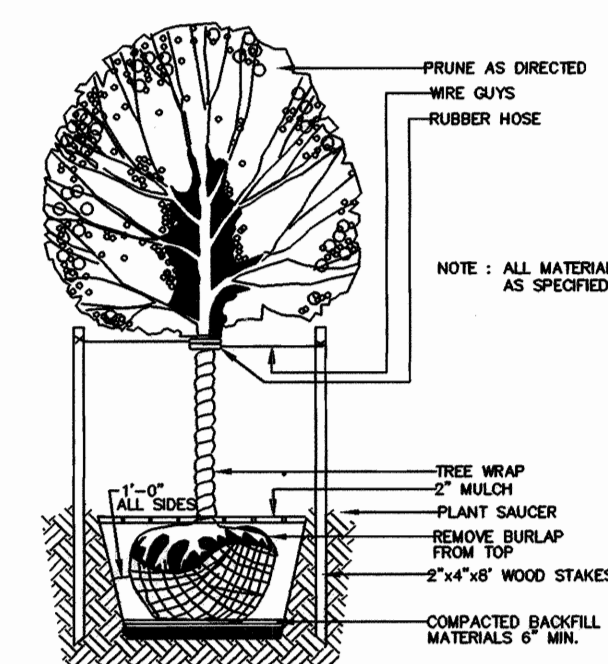
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16	○	ACER RUBRUM "RED SUNSET" OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
7	●	PINUS STROBUS OR EQUIVALENT	EASTERN WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL				23 TREES (16 SHADE TREES, 7 EVERGREENS)

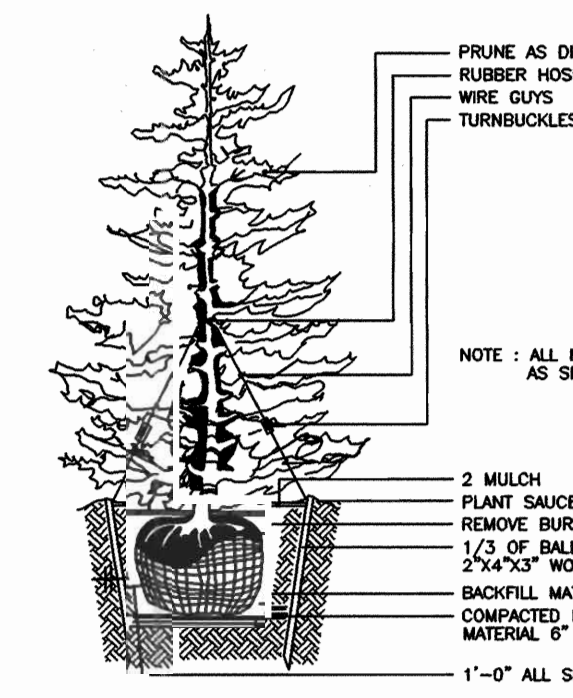
DEVELOPER'S/OWNER'S CERTIFICATE

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

James H. Selfridge 1/30/04
 NAME DATE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

date	project	illustration	scale	approval
JUNE 2002	2000-046		MT/SID	SID

date	description	revisions
10/25/04	REVISE GRADING AND GULCHWAYS	

4781 TEN OAKS ROAD PROPERTY
 PARCEL 34 AND PART OF PARCEL 94
 TAX MAP 28 - PARCEL 8
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 LANDSCAPE, FOREST CONSERVATION, & BIORETENTION PLAN

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