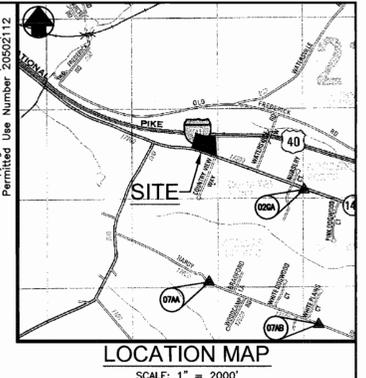


BENCH MARKS

07A	07B	02GA
N 810,816.846	N 609,819.012	N 612,999.875
E 1,278,827.610	E 1,279,420.080	E 1,279,074.82
		ELEV. = 713.85

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83. VERTICAL - NGVD 29



- GENERAL NOTES**
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
 - WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING HOWARD COUNTY STANDARD SPECIFICATIONS.
 - ALL DISTURBED AREAS AS A RESULT OF ROADWAY AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS AFTER COMPLETION.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL THAT IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 07AA, 07AB AND 02GA USED FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - THE EXISTING WELL ON THE SITE SHALL REMAIN.
 - THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS ONLY AFTER THE NEW SEPTIC SYSTEM IS COMPLETED AND OPERATIONAL.
 - STORMWATER MANAGEMENT ON THE SITE IS PROVIDED BY THE EXISTING INFILTRATION BASIN CONSTRUCTED AS PART OF A PREVIOUS SDP FOR THE SITE.
 - THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY. THE LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE TEST PITTED PRIOR TO CONSTRUCTION.
 - ALL ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THE SITE.
 - ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. (NONE PROPOSED BY THIS PLAN)
 - THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE IS SDP-88-100 & WP-03-104.
 - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 (b)(1)(ii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE A PREVIOUS SDP WAS APPROVED FOR THE SITE PRIOR TO DECEMBER 31, 1992 AND THE LIMIT OF DISTURBANCE WILL NOT BE EXPANDED.
 - THE REQUIRED LANDSCAPE SURETY AMOUNT OF \$4,800 SHALL BE POSTED AS PART OF THE GRADING PERMIT.
 - WP-03-104, DATED APRIL 30, 2003, TO WAIVE SECTION 16.155(a)(1)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR EXPANDING NON-RESIDENTIAL DEVELOPMENT TO INSTALL 12 ANTENNAS AND A 10'x20' EQUIPMENT SHELTER TO THE EXISTING COMMUNICATION TOWER FACILITY. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - REVISE THE EXISTING SDP-88-100, WALLY'S IRON WORKS, USING THE RED-LINE REVISION PROCESS ADMINISTERED BY THE DEVELOPMENT ENGINEERING DIVISION.
 - A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE EQUIPMENT SHELTER. TWO COMPLETE SETS OF PLANS SHALL ACCOMPANY THE PERMIT APPLICATION.
 - SHOULD THE PROPOSED LIMIT OF DISTURBANCE EXCEED 5,000 S.F. OR 100 C.Y. OF EARTH, A SEDIMENT AND EROSION CONTROL PLAN IS REQUIRED TO BE SUBMITTED TO THE HOWARD COUNTY SCD FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.

SITE ANALYSIS DATA CHART

- TOTAL AREA: 193,842 S.F. ± or 4.45 AC. ±
- AREA OF PLAN SUBMISSION: 14,765 S.F. OR 0.339 AC
- DISTURBED AREA: 28,816 S.F. OR 0.661 AC
- PRESENT ZONING: M-1
- PROPOSED USE: IRON, STEEL FABRICATION AND STORAGE
- EXISTING BUILDING COVERAGE: 16,250 S.F., 0.373 AC. ± (8.38%)
- AREA OF BUILDING TO BE ADDED: 8,532 S.F.
- PROPOSED BUILDING COVERAGE: 24,782 S.F., 0.569 AC. ± (12.56%)
- PARKING SPACES REQUIRED:
 - OFFICE USE - 3.5 PER 1,000 SF = (0.0033x9,182 SF) 30 SPACES
 - INDUSTRIAL USE - 0.5 PER 1,000 SF = (0.0005x24,362 SF) 12 SPACES
 - TOTAL SPACES: 42
- PARKING SPACES PROVIDED: 42 REGULAR SPACES
2 HANDICAP SPACES (1 VAN ACCESSIBLE)
44 TOTAL
- PREVIOUS DPZ FILE: SDP-88-100 & WP-03-104

FREDERICK ROAD
MARYLAND ROUTE #144
SEE SHA PLATS No. 40857 & 40858
80' PUBLIC RIGHT-OF-WAY
(MINOR ARTERIAL)

- GENERAL NOTES**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.



NOTE:

- THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH 8th 2005 BY APR ASSOCIATES, INC.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	PROFILES, NOTES AND DETAILS
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	FINAL LANDSCAPE PLAN

ADDRESS CHART

Lot/Parcel #	Street Addresses
PARCEL 54	17560 FREDERICK ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.			
N.A.	N.A.	PARCEL 54			
L/F	Grid	Zoning	Tax Map No.	Election District	Census Tract
8446/229	#19	M-1	2	4	6040.01
Water Code	Sewer Code				
WELL	SEPTIC				

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert J. Welton
County Health Officer
Howard County Health Department
Date: 12/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Date: 12/16/06

Chief, Division of Land Development
Date: 12/16/06

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

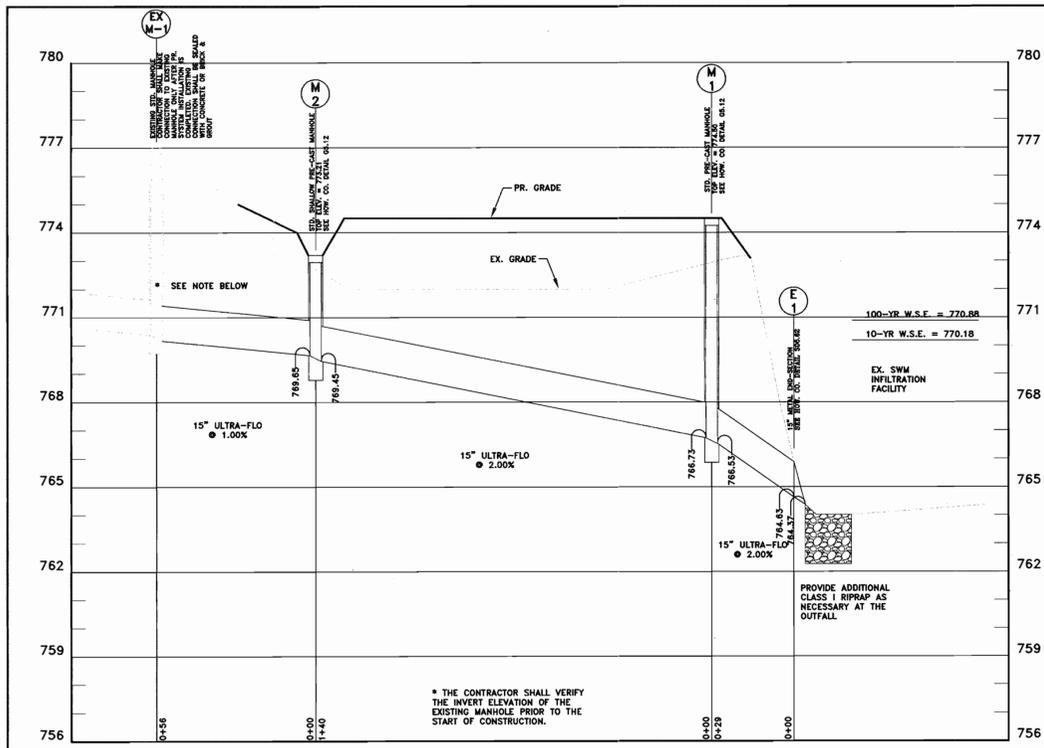


OWNERS/DEVELOPERS

DWW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

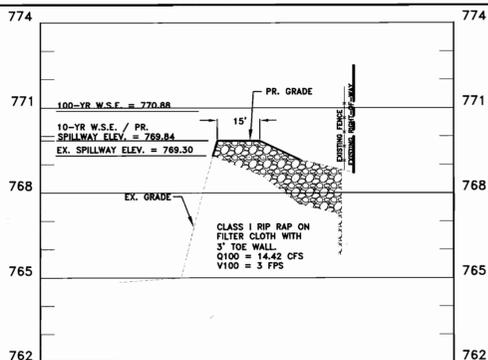
**WALLY'S IRON WORKS
SITE DEVELOPMENT PLANS
SITE PLAN**

DESIGNED BY:	SCALE	TAX MAP	A.D.C. MAP 2	JOB #	SHEET
J.P.D.	AS SHOWN	GRID G-7	PLAT REF.	04090	1
DRAWN BY:	DEED REF.	GRID	PLAT REF.	FILES	NO.
J.P.D.	8446/229	PARCEL 54	PLAT REF.	D:\JOBS\2004\04090	1
CHECKED BY:	SCALE	TAX MAP	A.D.C. MAP 2	FILES	OF
J.P.D.	8446/229	PARCEL 54	PLAT REF.	DRAWINGS\SHEET1.dwg	5



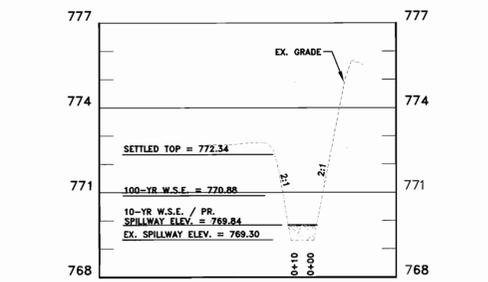
STORMDRAIN PROFILE

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'



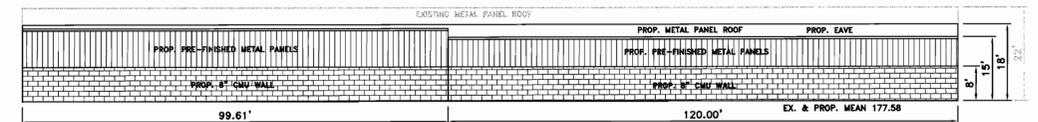
EMERGENCY SPILLWAY PROFILE

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'



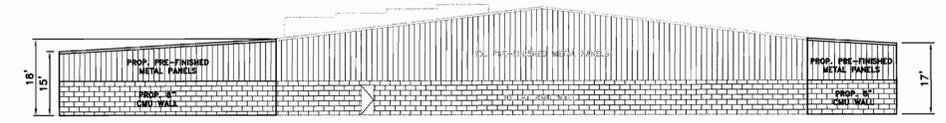
EMERGENCY SPILLWAY CROSS SECTION

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'



WEST BUILDING ELEVATION

NOT TO SCALE



SOUTH BUILDING ELEVATION

NOT TO SCALE

STRUCTURE SCHEDULE

NO.	STRUCTURE	INVERT IN	INVERT OUT	TOP ELEVATION	NORTH/EASTING / SEE NOTE BELOW
E-1	15" METAL END SECTION		764.37		614,199.29 / 1,276,608.13
M-1	4" STANDARD PRECAST MANHOLE	766.73	766.53	774.50	614,175.41 / 1,276,591.78
M-2	4" SHALLOW PRECAST MANHOLE	769.65	769.45	773.21	614,044.80 / 1,276,542.18

NOTE:
THE END SECTION IS COORDINATED ALONG THE CENTERLINE OF PIPE AT THE END SECTION / PIPE INTERFACE. MANHOLES ARE COORDINATED TO THE CENTERLINE OF THE MANHOLE.

PIPE SCHEDULE

FROM	TO	PIPE TYPE	SIZE	LENGTH
EX. M-1	M-2	ULTRA-FLO	15"	56'
M-2	M-1	ULTRA-FLO	15"	140'
M-1	E-1	ULTRA-FLO	15"	29'

ULTRA FLO STORM SEWER PIPE SPECIFICATIONS

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE ULTRA FLO PIPE DETAILED IN THE PROJECT PLANS. MATERIAL THE PIPE MATERIAL SHALL BE ALUMINUM AND SHALL HAVE A MANNING'S OF .012.

PIPS
THE ULTRA FLO SHALL BE MANUFACTURED WITH THE 3/4" x 3/4" x 7-1/2" EXTERNAL RIBS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ASTM B 745. THE PIPE SIZES AND GAGES SHALL BE AS SHOWN ON THE PROJECT PLANS.

HANDLING & ASSEMBLY
SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION.

INSTALLATION
SHALL BE IN ACCORDANCE WITH ASTM B 788 AND B 790 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS, THE CONTRACTOR MUST BRING THEM TO THE ATTENTION OF THE PROJECT ENGINEER.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE GUIDELINES OF THE MANUFACTURER OR THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION.

SPECIFICATIONS FOR TYPE 2 ALUMINIZED STEEL (AL-T2)

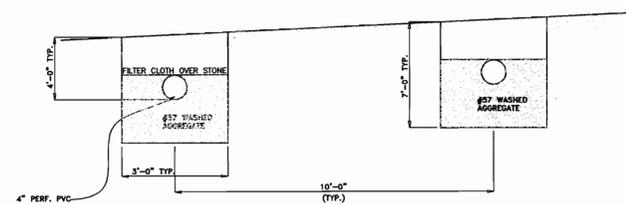
SCOPE
THIS SPECIFICATION COVERS THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL
THE TYPE 2 ALUMINIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 274 OR ASTM A 929.

PIPE
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M 36 OR ASTM A 760. THE PIPE SIZES, GAUGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

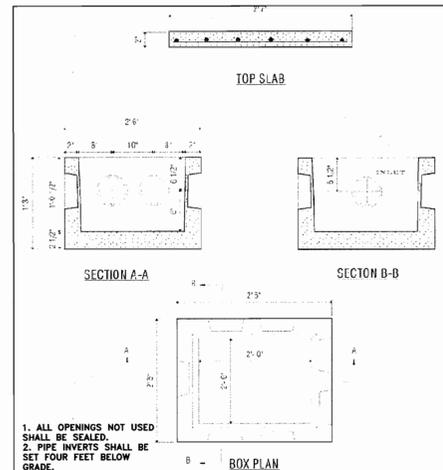
FITTING REINFORCING
THE REINFORCING SHALL BE DESIGNED AND SUPPLIED BY THE MANUFACTURER IN ACCORDANCE WITH ASTM A 998 STANDARDS.

REPAIR
ALL REPAIRS, WHEN THE COATING IS DAMAGED, SHALL BE IN ACCORDANCE WITH AASHTO M 36.



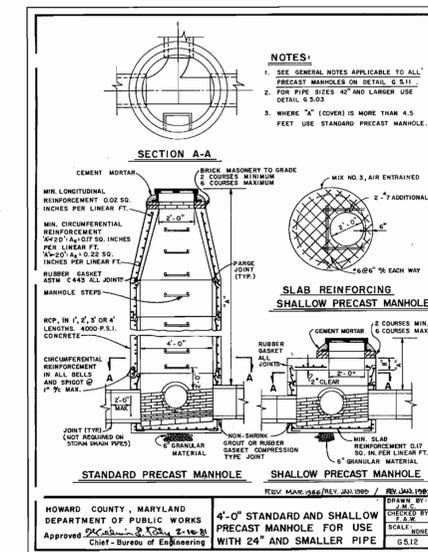
SEPTIC TRENCH SCHEMATIC

NOT TO SCALE



SEPTIC DISTRIBUTION BOX

NOT TO SCALE



INFILTRATION BASIN MAINTENANCE SCHEDULE

1. THE FACILITY SHALL BE INSPECTED TWICE ANNUALLY - MARCH AND SEPTEMBER. VISUAL INSPECTION OF ALL COMPONENTS SHALL BE COMPLETED BY THE OWNER. THE OWNER SHALL KEEP NOTES OF EACH INSPECTION.
2. GRASS AREAS SHALL BE MOWED ANYTIME THE GRASS IS OVER TWELVE (12) INCHES TALL.
3. VEGETATIVE COVER SHALL BE MAINTAINED BY MOWING, LIMING AND FERTILIZING. AS A MINIMUM REQUIREMENT, THE LIME AND FERTILIZER SHALL BE APPLIED ONE (1) TIME EVERY TWO (2) YEARS. NO TREES OR WOODY VEGETATION SHALL BE ALLOWED ON THE EMBANKMENT OR WITHIN FIFTEEN (15) FEET OF THE TOE OF THE EMBANKMENT, OR IN THE EMERGENCY SPILLWAY.
4. ALL APURTENANCES SHALL BE KEPT FREE OF TRASH.
5. CORRECTIVE MAINTENANCE SHALL BE REQUIRED ANYTIME THE FACILITY DOES NOT DE-WATER WITHIN 72 HOURS.
6. VISIBLE SIGNS OF DETERIORATION OF THE EMERGENCY SPILLWAY SHALL BE REPAIRED AS SOON AS POSSIBLE.
7. ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY THE OWNER, OR THE OWNER'S REPRESENTATIVE AT THE OWNER'S EXPENSE.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert J. Wadler 1/26/06
County Health Officer
Howard County Health Department 458

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/26/06
Chief, Development Engineering Division YQ

[Signature] 1/26/06
Chief, Division of Land Development

[Signature] 1/26/06
Director

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

STATE OF MARYLAND
DENNIS WALLACE
PROFESSIONAL ENGINEER

OWNERS/DEVELOPERS

DWW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

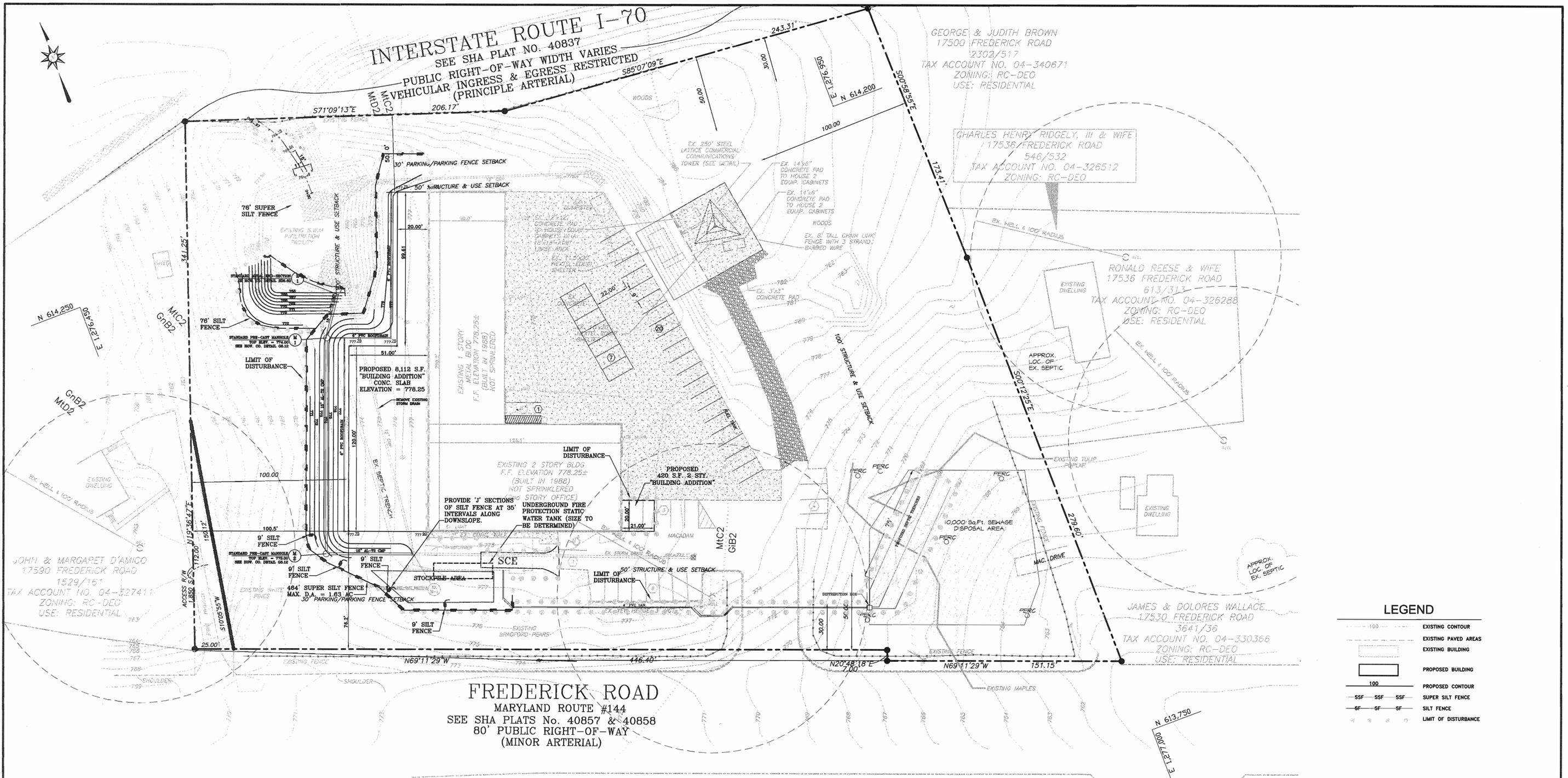
WALLY'S IRON WORKS
SITE DEVELOPMENT PLANS
PROFILES, NOTES & DETAILS

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY: J.P.D. SCALE: AS SHOWN TAX MAP 2 A.D.C. MAP 2
DRAWN BY: J.P.D. DEED REF. GRID 19 GRID G-7
CHECKED BY: J.P.D. 8446/229 PARCEL 54 119/127

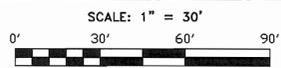
DATE: 09-13-05 REVISION: BY: SHEET NO. 2 OF 5

FILES: D:\JOBS\2004\04090\ DRAWINGS\SHEET2.dwg



FREDERICK ROAD
 MARYLAND ROUTE #144
 SEE SHA PLATS No. 40857 & 40858
 80' PUBLIC RIGHT-OF-WAY
 (MINOR ARTERIAL)

SEDIMENT & EROSION CONTROL PLAN



LEGEND

	EXISTING CONTOUR
	EXISTING PAVED AREAS
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED CONTOUR
	SSS SUPER SILT FENCE
	SILT FENCE
	LIMIT OF DISTURBANCE

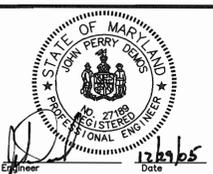
ENGINEER'S CERTIFICATE
 "I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: Dennis P. Dennis
 Date: 12/29/05

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: Dennis Wallace
 Date: 12/29/05

Reviewed for Howard SCD and meets Technical Requirements
 Signature: Jim Moxley
 Date: 1/9/06
 USA - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: Howard SCD
 Date: 1/9/06

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 Signature: Robert G. Walz
 Date: 1/20/06
 County Health Officer
 Howard County Health Department 455
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: [Signature]
 Date: 1/20/06
 Chief, Development Engineering Division
 Signature: [Signature]
 Date: 1/20/06
 Chief, Division of Land Development
 Signature: [Signature]
 Date: 1/20/06
 Director

Richardson Engineering, LLC
 110 Old Padonia Road, Suite LC
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827



OWNERS/DEVELOPERS
 DW, LLC
 17560 FREDERICK ROAD
 MT. AIRY, MARYLAND 21771
 ATTN: DENNIS WALLACE
 PHONE: 410-442-2202

WALLY'S IRON WORKS SITE DEVELOPMENT PLANS SEDIMENT & EROSION CONTROL PLAN		DRAWING COMPLETED 09-13-05	
DESIGNED BY: J.P.D.	SCALE: AS SHOWN	TAX MAP 2	A.D.C. MAP 2
DRAWN BY: J.P.D.	DEED REF. 8446/229	GRID 19	GRID G-7
CHECKED BY: J.P.D.	PARCEL 54	PLAT REF.	FILES D:\JOBS\2004\04080\DRAWINGS\SHEETS.dwg
JOB # 04080		SHEET NO. 3 OF 5	

SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

- SITE PREPARATION**
- STABILIZE AS PER STANDARD RESPONSIBILITY NOTE #3.
 - TEMPORARY PERIMETER DIKES AND SILT TRAPS, ETC., ARE TO BE PROVIDED AS PER THIS PLAN PRIOR TO GRADING OPERATIONS WITH LOCATION ADJUSTMENTS TO BE MADE IN THE FIELD AS NECESSARY AND TO BE MAINTAINED AT THE END OF THE WORKING DAY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM AMOUNT OF TIME POSSIBLE.
 - PERMANENT SEEDING:
 - SEEDBED PREPARATION: AREA TO BE SEEDBED SHALL BE LOOSE AND FRAGILE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. APPLY 2 TONS OF DOLOMITIC LIMESTONE AND 1,000 POUNDS OF 10-20-20 FERTILIZER PER ACRE. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1. NO ATTEMPT SHOULD BE MADE TO DRAG ANY DISKED AREA TO MAKE THE SOIL SURFACE SMOOTH AFTER DISKING.
 - SEEDING: APPLY THE FOLLOWING SEED MIXTURES BETWEEN 1 FEBRUARY AND 31 OCTOBER: KENTUCKY 31 TALL FESCUE 100 POUNDS PER ACRE RED TOP 15 POUNDS PER ACRE SERICA LESPEDEZA 30 POUNDS PER ACRE ANNUAL RYE GRASS 25 POUNDS PER ACRE OR GERMAN MILLET 20 POUNDS PER ACRE TOTAL 165 TO 175 POUNDS PER ACRE USE GERMAN MILLET BETWEEN 1 JUNE AND 15 AUGUST. APPLY SEED UNIFORMLY ON A MOIST, FIRM SEEDBED WITH A CYCLOONE SEED DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4" IN CLAYEY SOILS AND 1/2" IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH, UNTIL VEGETATION IS FIRMLY ESTABLISHED.
 - MULCHING: MULCH SHALL BE UNCHOPPED, UNROTTED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS.
 - GUARANTEED PERMANENT VEGETATIVE STABILIZATION OF ALL AREAS AFFECTED BY THE EXECUTION OF THIS CONTRACT IS REQUIRED. AREAS NOT STABILIZED WITH A VIABLE STAND OF PERMANENT VEGETATIVE COVER MUST BE OVERSEEDED, LIMED AND FERTILIZED AND, IF NECESSARY, STRAW MULCHED AND TACKED BY NO LATER THAN THE FOLLOWING GROWING SEASON FOLLOWING INITIAL STABILIZATION EFFORTS.
 - TEMPORARY SEEDING:
 - LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET
 - FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET
 - SEED: PERENNIAL RYE, ITALIAN RYE - 0.92 POUNDS PER 1,000 SQUARE FEET (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH NOVEMBER 1) MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1 THROUGH AUGUST 15)
 - NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8". ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE COMPACTED TO 90% DENSITY; COMPACTATION TO BE DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY FILL WITHIN BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.
 - PERMANENT SOD:
 - PERMANENT SOD IS TO BE KENTUCKY 31 TALL FESCUE, STATE APPROVED SOD; LIME AND FERTILIZE PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY SHUTTING, JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

Permanent Seeding Summary				Temporary Seeding Summary				
Seed Mixture (From Table 20)	Fertilizer Rate (10-20-20)	Lime Rate	Application Rate (lb/acre)	Seeding Date	Seeding Depth	Seed Mixture (From Table 20)	Fertilizer Rate (10-20-20)	Lime Rate
1. 100% Kentucky 31 Tall Fescue	150	3/1 - 5/1	150	3/1 - 5/1	1/2"	1. 100% Kentucky 31 Tall Fescue	150	3/1 - 5/1
2. 100% Italian Ryegrass	110	3/1 - 5/1	110	3/1 - 5/1	1/2"	2. 100% Italian Ryegrass	110	3/1 - 5/1

* FOR HYDROSEEDING OR DRY SEEDING, APPLY AT SURFACE FOR DRILL OR CULTIPACKER SEEDING DEPTH = 1/4" MIN.

SEDIMENT CONTROL NOTES

- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. NO FURTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
- THE LIMITS OF DISTURBANCE SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO GRADING OF THE SITE TO ENSURE COMPLIANCE WITH APPROVED PLANS. ANY WORK BEYOND LIMITS OF DISTURBANCE IS CONSIDERED TO BE A VIOLATION OF THIS PLAN.
- ALL SEDIMENT CONTROL PRACTICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. UPON COMPLETION OF INSTALLATION OF PERIMETER SEDIMENT CONTROL PRACTICES, THE SITE MUST BE INSPECTED BY DPW. NO ADDITIONAL CONSTRUCTION ACTIVITY WILL BE AUTHORIZED WITHOUT THE APPROVAL OF DPW.
- ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD INTO PUBLIC WAYS. DURING CONSTRUCTION, EVERY MEANS WILL BE TAKEN TO CONTROL SOIL EROSION AND SILTATION. IF NECESSARY, A WASH RACK MAY NEED TO BE ESTABLISHED.
- EARTH DIKES, SEDIMENT TRAPS, ETC., WILL BE LOCATED AS SHOWN ON THESE DRAWINGS. FIELD CHANGES AND MINOR ADJUSTMENTS ARE PERMISSIBLE AS LONG AS THE INSTALLATION FUNCTIONS AND CONFORMS TO SPECIFICATIONS. ALL SUCH CHANGES MUST BE APPROVED BY THE SITE INSPECTOR PRIOR TO INSTALLATION. MAJOR CHANGES TO THE APPROVED PLAN WILL REQUIRE REAPPROVAL BY THE HOWARD SOIL CONSERVATION DISTRICT.
- FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - SEVEN CALENDAR DAYS ON SLOPES GREATER THAN 3:1 AND ALL WATERWAYS, AND TO THE SURFACE OF ALL PERIMETER CONTROL.
 - FOURTEEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT SITE.
- SEDIMENT BASINS MUST BE BUILT TO DESIGN SPECIFICATIONS SHOWN. IF THE BASIN IS TO BE USED AS A FUTURE SWIM POND, THE BASIN WILL BE BUILT IN ACCORDANCE WITH THE LATEST MD-378 SPECIFICATIONS. SPECIFIED MATERIALS MUST BE USED. NO CHANGES OR MODIFICATIONS WILL BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE HOWARD SOIL CONSERVATION DISTRICT.
- TEMPORARY FENCING SHALL BE PLACED AROUND ALL SEDIMENT BASINS, TRAPS, AND PONDS DURING CONSTRUCTION AND SITE GRADING.
- AT THE END OF EACH WORKING DAY ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT OPERATIONAL. A WEEKLY LOG WILL BE KEPT IN ACCORDANCE WITH NO/MPDES REGULATIONS. A COPY OF THE APPROVED SEDIMENT CONTROL PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
- CUT AND/OR FILL SHALL BE DONE IN CONFORMANCE WITH 1994 EROSION AND SEDIMENT CONTROL STANDARD AND SPECIFICATIONS FOR LAND GRADING.
- SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY CONVEY WATER DOWN SLOPES WITHOUT CAUSING EROSION.
- OFF-SITE WASTE OR BORROW AREAS SHALL HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE IMPORT OR EXPORT OF MATERIAL TO THE PROJECT SITE.
- ALL MATERIAL ORIGINATING FROM THE DEVELOPMENT OF THE PROPERTY AND DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE IMMEDIATELY REMOVED.
- STORM DRAIN INLETS AND OUTLETS SHALL BE PROTECTED PER 1994 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
- TOPSOILING, LIMING, FERTILIZING, SEEDING, MULCHING, SADDLING, ETC. ARE ALL ESSENTIAL PARTS OF SEDIMENT CONTROL AND MUST BE COMPLETED ALONG WITH ALL OTHER PRACTICES.
- TRAPS TO BE REMOVED SHALL BE DEWATERED AS PER THE 1994 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
- PRIOR TO REMOVAL OR CONVERSION OF SEDIMENT BASINS TO SWM FACILITIES, THE STORM DRAINS WILL BE FLUSHED.
- SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS FOR WHICH PRACTICES WERE INSTALLED HAVE BEEN STABILIZED. SEDIMENT CONTROL PRACTICES MAY BE REMOVED ONLY WITH THE AUTHORIZATION OF DPW. ALL DISTURBED AREAS RESULTING FROM THE REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE STABILIZED IMMEDIATELY. REMOVAL PRIOR TO INSPECTOR APPROVAL CONSTITUTES A VIOLATION.

SEQUENCE OF OPERATIONS

- OBTAIN A GRADING PERMIT.
- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE @ 410-313-2455.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND SUPER SILT FENCE AT LOCATIONS SHOWN ON PLAN. (2 DAYS)
- UPON RECEIVING NOTIFICATION TO PROCEED FROM THE INSPECTOR, BEGIN GRADING FOR INFILTRATION POND MODIFICATIONS ONLY. (3 DAYS)
- STABILIZE ALL DISTURBED AREAS AROUND THE INFILTRATION BASIN. (1/2 DAY)
- BEGIN MASS GRADING FOR THE BUILDING CONSTRUCTION AND THE STORM DRAIN RELOCATION. (10 DAYS)
- CONSTRUCT THE NEW SEPTIC SYSTEM AND CONNECT TO EXISTING SEPTIC TANK. EXISTING SEPTIC SYSTEM SHALL REMAIN OPERATIONAL UNTIL THE NEW SYSTEM IS COMPLETED AND AUTHORIZED FOR USE BY THE HOWARD COUNTY HEALTH DEPARTMENT. (5 DAYS)
- CONSTRUCT THE PROPOSED STORM DRAIN SYSTEM AND REMOVE EXISTING STORM DRAIN AS SHOWN. EXISTING STORM DRAIN SHALL REMAIN OPERATIONAL UNTIL PROPOSED STORM DRAIN IS INSTALLED AND THE OUTFALL IS ARMORED AND STABILIZED. (10 DAYS)
- BEGIN BUILDING CONSTRUCTION. (120 DAYS)
- INSTALL THE ROOF DRAIN COLLECTION SYSTEM. (3 DAYS)
- COMPLETE THE BUILDING CONSTRUCTION AND FINE GRADE REMAINING AREAS AND PROVIDE PERMANENT STABILIZATION. (2 DAYS)
- REMOVE SEDIMENT CONTROL MEASURES WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR. (1 DAY)
- STABILIZE AREAS DISTURBED AS A RESULT OF SEDIMENT CONTROL MEASURE REMOVAL. (1 DAY)

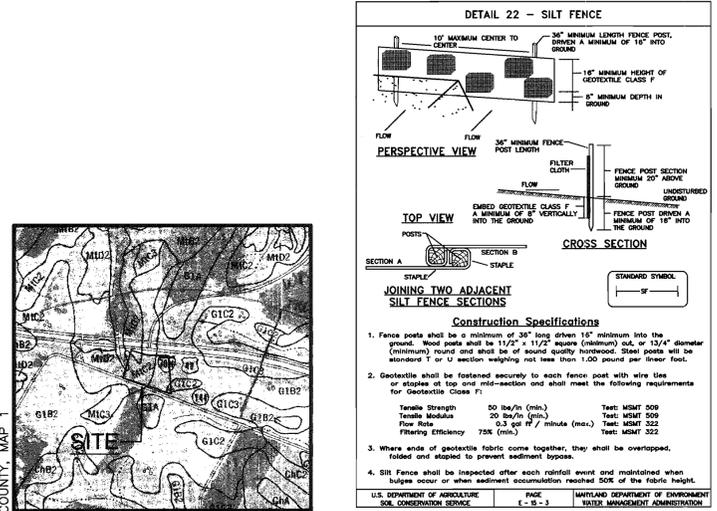
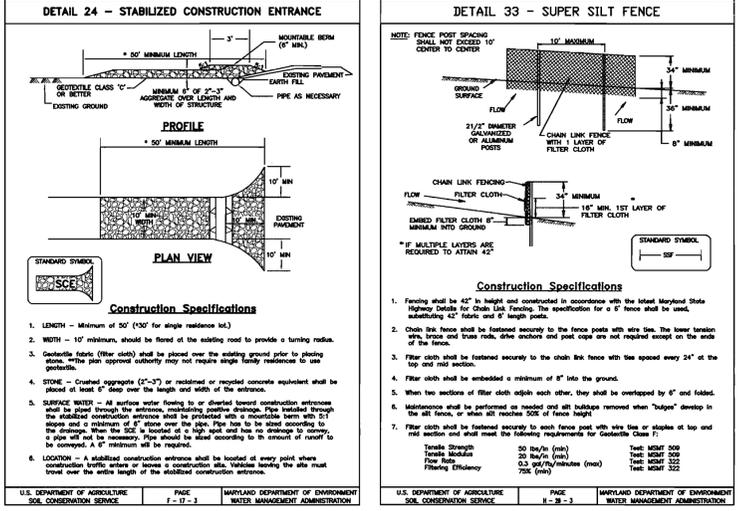
TOPSOIL SPECIFICATIONS

- 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:
- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - 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.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACID 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**
- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. 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.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - 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.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - 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/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.

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS & MATERIALS.
- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS & BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" OR 8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND SLIGHTLY 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.
- 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.

- 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.
- John P. Deppa*
 SIGNATURE OF ENGINEER (Print name below signature) 12/29/05
 DATE
- DEVELOPER'S CERTIFICATE**
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
- Dennis Wallace*
 SIGNATURE OF DEVELOPER (Print name below signature) 12/29/05
 DATE



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert J. Wala
 County Health Officer
 Howard County Health Department 1/23/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

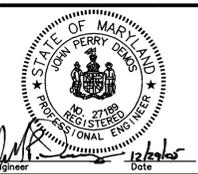
John P. Deppa
 Chief, Development Engineering Division 1/23/06

Andy Harris
 Chief, Division of Land Development 1/23/06

Paul A. Joyce
 Director 2/2/06

Richardson Engineering, LLC

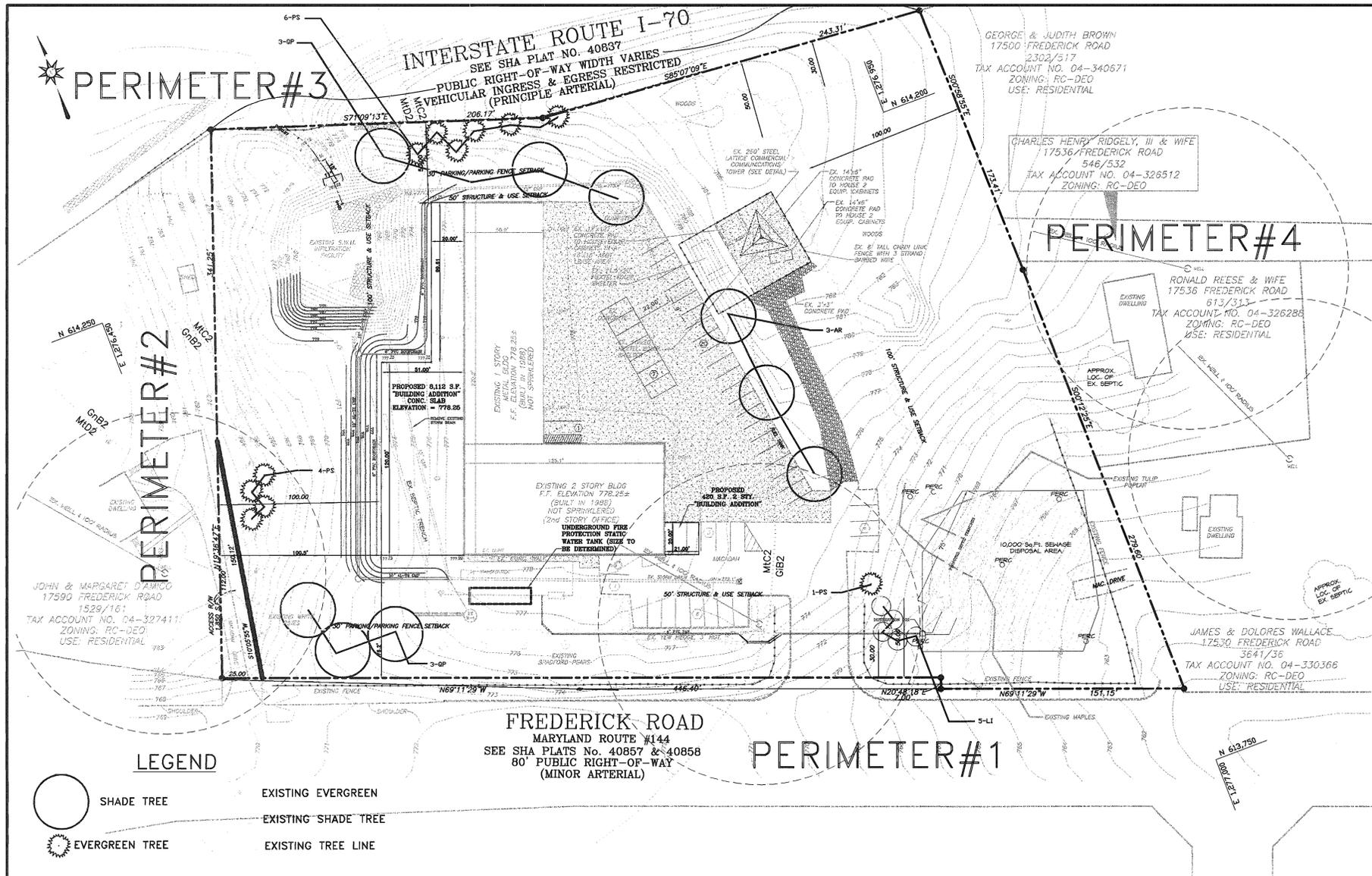
110 Old Padonia Road, Suite LC
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827



OWNERS/DEVELOPERS

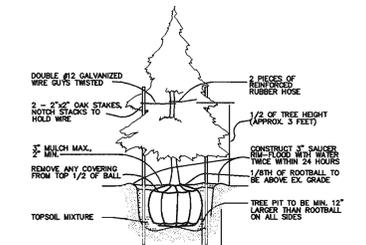
DW, LLC
 17560 FREDERICK ROAD
 MT. AIRY, MARYLAND 21711
 ATTN: DENNIS WALLACE
 PHONE: 410-442-2202

WALLY'S IRON WORKS		SITE DEVELOPMENT PLANS	
DESIGNED BY:	J.P.D.	SCALE	TAX MAP 2
DRAWN BY:	J.P.D.	DEED REF.	GRID 19
CHECKED BY:	J.P.D.	8446/229	PARCEL 54
DATE		REVISION	
DRAWING COMPLETED		09-13-05	
A.D.C. MAP 2	GRID G-7	JOB #	04090
PLAT REF.	119/127	FILES	D:\JOBS\2004\04090\
DRAWINGS		SHEET 4 OF 5	

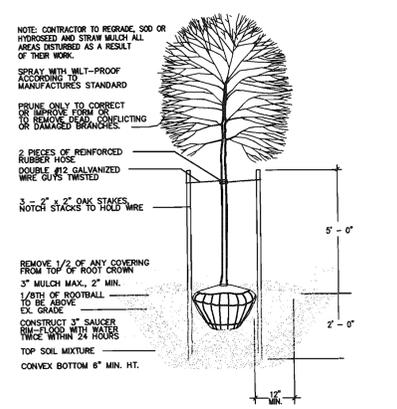


PLANTING NOTES

1. PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
3. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1986, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.
4. UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANTING MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
6. PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
7. ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. PLANTING MIX SHALL BE DONE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE ADD 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. 9. TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
10. THIS PLAN IS INTENDED FOR LANDSCAPE PLAN ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
11. CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE ENGINEER.
12. ANY CHANGES TO THE SITE LAYOUT SHALL REQUIRE THE REDESIGN OF THE PLANTING BY THE ENGINEER.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

- SHADE TREE
- EVERGREEN TREE
- EXISTING EVERGREEN
- EXISTING SHADE TREE
- EXISTING TREE LINE



FINAL LANDSCAPE PLAN

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
3	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5-3" CAL.
6	QP	QUERCUS PALUSTRIS	PIN OAK	2.5-3" CAL.
5	LI	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	7-8'HGT.
11	PS	PINUS STROBUS	EASTERN WHITE PINE	6-8' HGT

SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

CATEGORY	NON-RESIDENTIAL (1:20)
NUMBER OF PARKING SPACES	43
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROPOSED	3
SHADE TREES	3
OTHER TREES (2:1 SUBSTITUTION)	

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER:				
	#1	#2	#3	#4	#5
LANDSCAPE TYPE	B	E	C	C	C
LINEAR FEET OF ROADWAY/FRONTAGE/PERIMETER	528	70	1063	450	453
CREDIT FOR EXISTING VEGETATION (YES NO. LINEAR FEET)	400	70 EX. HEDGE	1030	330	453
CREDIT FOR WALL FENCE OR BERM (YES NO. LINEAR FEET)	0	0	0	0	0
NUMBER OF PLANTS REQUIRED					
SHADE TREES	1/50'=3	0	1/40'=1	1/40'=3	0
EVERGREEN TREES	1/40'=4	0	1/20'=2	1/20'=6	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED		EX. HEDGE			
SHADE TREES	3	0	0	3	0
EVERGREEN TREES	1	0	4	6	0
OTHER TREES (2:1 SUBSTITUTION)	5	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0

AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.

THE SIXTEEN EXISTING EVERGREENS WILL ACCOUNT FOR EIGHT TREES AT A 2:1 SUBSTITUTION AND THE PROPOSED TWO EVERGREENS WILL ACCOUNT FOR ONE ADDITIONAL THAT WILL EQUAL THE NINE REQUIRED. THE 3 PIN OAKS ARE PROVIDED FOR CONTINUITY ALONG THE PROPERTY FRONTAGE.

DEVELOPER'S/BUILDERS CERTIFICATE

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

NAME: *Dennis Wallace* DATE: *12/29/05*

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

THE REQUIRED LANDSCAPING SURETY AMOUNT OF \$4,800.00 SHALL BE POSTED AS PART OF THE GRADING PERMIT.

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

THE REQUIRED LANDSCAPE SURETY AMOUNT OF \$4,800.00 SHALL BE POSTED AS A PART OF THE GRADING PERMIT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert J. Wala 1/22/06
County Health Officer
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Wally's Iron Works 1/20/06
Chief, Development Engineering Division

Andy Hantz 1/24/06
Chief, Division of Land Development

Mark H. Rega 1/24/06
Director

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

STATE OF MARYLAND
JOHN PERRY DEES
PROFESSIONAL ENGINEER
12/29/05

OWNERS/DEVELOPERS

DWW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

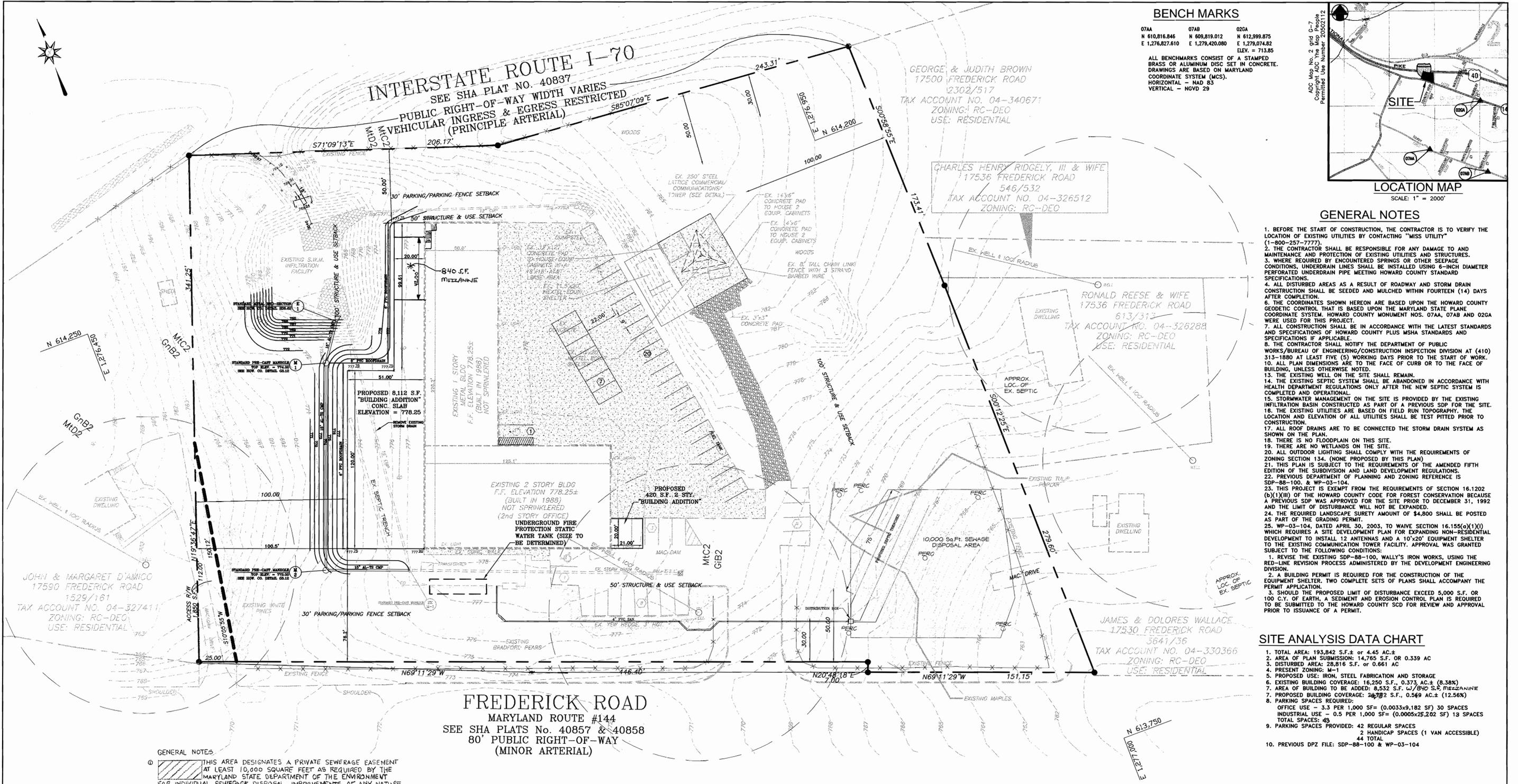
WALLY'S IRON WORKS

SITE DEVELOPMENT PLANS

LANDSCAPE PLAN, NOTES & DETAILS

DESIGNED BY:	SCALE:	TAX MAP:	A.D.C. MAP 2:	JOB #:	SHEET:
J.P.D.	AS SHOWN	2	GRID G-7	04090	5
DRAWN BY:	DEED REF.	GRID:	PLAT REF.	FILES:	NO.:
J.P.D.	8446/229	19	119/127	D:\JOBS\2004\04090\	5
CHECKED BY:	PARCEL:	GRID:	PLAT REF.	DRAWINGS/SHEETS.dwg	OF:
J.P.D.	54	54	119/127		5

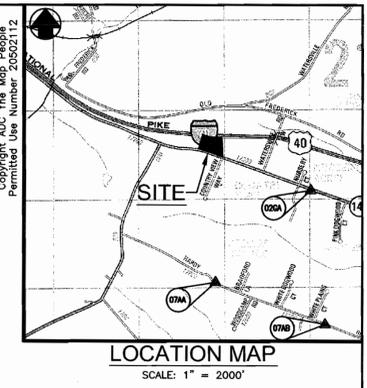
DRAWING COMPLETED: 09-13-05



BENCH MARKS

07AA	07AB	02GA
N 610,816.846	N 609,819.012	N 612,999.875
E 1,276,827.610	E 1,279,420.080	E 1,279,074.82
		ELEV. = 713.85

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83 VERTICAL - NVD 29



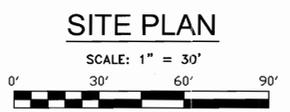
- GENERAL NOTES**
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
 - WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING HOWARD COUNTY STANDARD SPECIFICATIONS.
 - ALL DISTURBED AREAS AS A RESULT OF ROADWAY AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS AFTER COMPLETION.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL THAT IS BASED UPON THE MARYLAND STATE PLANNING COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 07AA, 07AB AND 02GA WERE USED FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - THE EXISTING WELL ON THE SITE SHALL REMAIN.
 - THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS ONLY AFTER THE NEW SEPTIC SYSTEM IS COMPLETED AND OPERATIONAL.
 - STORMWATER MANAGEMENT ON THE SITE IS PROVIDED BY THE EXISTING INFILTRATION BASIN CONSTRUCTED AS PART OF A PREVIOUS SDP FOR THE SITE.
 - THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY. THE LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE TEST PITTED PRIOR TO CONSTRUCTION.
 - ALL ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. (NONE PROPOSED BY THIS PLAN)
 - THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE IS SDP-88-100 & WP-03-104.
 - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 (b)(1)(ii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE A PREVIOUS SDP WAS APPROVED FOR THE SITE PRIOR TO DECEMBER 31, 1992 AND THE LIMIT OF DISTURBANCE WILL NOT BE EXPANDED.
 - THE REQUIRED LANDSCAPE SURETY AMOUNT OF \$4,800 SHALL BE POSTED AS PART OF THE GRADING PERMIT.
 - WP-03-104, DATED APRIL 30, 2003, TO WAIVE SECTION 16.155(a)(1)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR EXPANDING NON-RESIDENTIAL DEVELOPMENT TO INSTALL 12 ANTENNAS AND A 10'x20' EQUIPMENT SHELTER TO THE EXISTING COMMUNICATION TOWER FACILITY. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - REVISE THE EXISTING SDP-88-100, WALLY'S IRON WORKS, USING THE RED-LINE REVISION PROCESS ADMINISTERED BY THE DEVELOPMENT ENGINEERING DIVISION.
 - A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE EQUIPMENT SHELTER. TWO COMPLETE SETS OF PLANS SHALL ACCOMPANY THE PERMIT APPLICATION.
 - SHOULD THE PROPOSED LIMIT OF DISTURBANCE EXCEED 5,000 S.F. OR 100 C.Y. OF EARTH, A SEDIMENT AND EROSION CONTROL PLAN IS REQUIRED TO BE SUBMITTED TO THE HOWARD COUNTY SCD FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.

SITE ANALYSIS DATA CHART

- TOTAL AREA: 193,842 S.F. ± or 4.45 AC ±
- AREA OF PLAN SUBMISSION: 14,765 S.F. OR 0.339 AC
- DISTURBED AREA: 28,816 S.F. OR 0.661 AC
- PRESENT ZONING: M-1
- PROPOSED USE: IRON, STEEL FABRICATION AND STORAGE
- EXISTING BUILDING COVERAGE: 16,250 S.F. OR 0.373 AC ± (8.38%)
- AREA OF BUILDING TO BE ADDED: 9,832 S.F. (L) / 810 S.F. (M) MEZZANINE
- PROPOSED BUILDING COVERAGE: 26,082 S.F. OR 0.569 AC ± (12.56%)
- PARKING SPACES REQUIRED:
 - OFFICE USE: 3.3 PER 1,000 SF = (0.0033x9,182 SF) 30 SPACES
 - INDUSTRIAL USE: 0.5 PER 1,000 SF = (0.0005x25,202 SF) 13 SPACES
 - TOTAL SPACES: 43
- PARKING SPACES PROVIDED: 42 REGULAR SPACES 2 HANDICAP SPACES (1 VAN ACCESSIBLE) 44 TOTAL
- PREVIOUS DPZ FILE: SDP-88-100 & WP-03-104

- GENERAL NOTES**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

FREDERICK ROAD
 MARYLAND ROUTE #144
 SEE SHA PLATS No. 40857 & 40858
 80' PUBLIC RIGHT-OF-WAY
 (MINOR ARTERIAL)



NOTE:

- THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH 8th 2005 BY APR ASSOCIATES, INC.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	PROFILES, NOTES AND DETAILS
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	FINAL LANDSCAPE PLAN

ADDRESS CHART

Lot/Parcel #	Street Addresses
PARCEL 54	17560 FREDERICK ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.			
N.A.	N.A.	PARCEL 54			
L/F	Grid	Zoning	Tax Map No.	Election District	Census Tract
8446/229	# 19	M-1	2	4	6040.01
Water Code	Sewer Code				
WELL	SEPTIC				

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert Q. Wilson
 County Health Officer
 Howard County Health Department
 Date: 1/20/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 Date: 1/26/06

Chief, Division of Land Development
 Date: 1/21/06

Director
 Date: 1/21/06

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827

OWNERS/DEVELOPERS

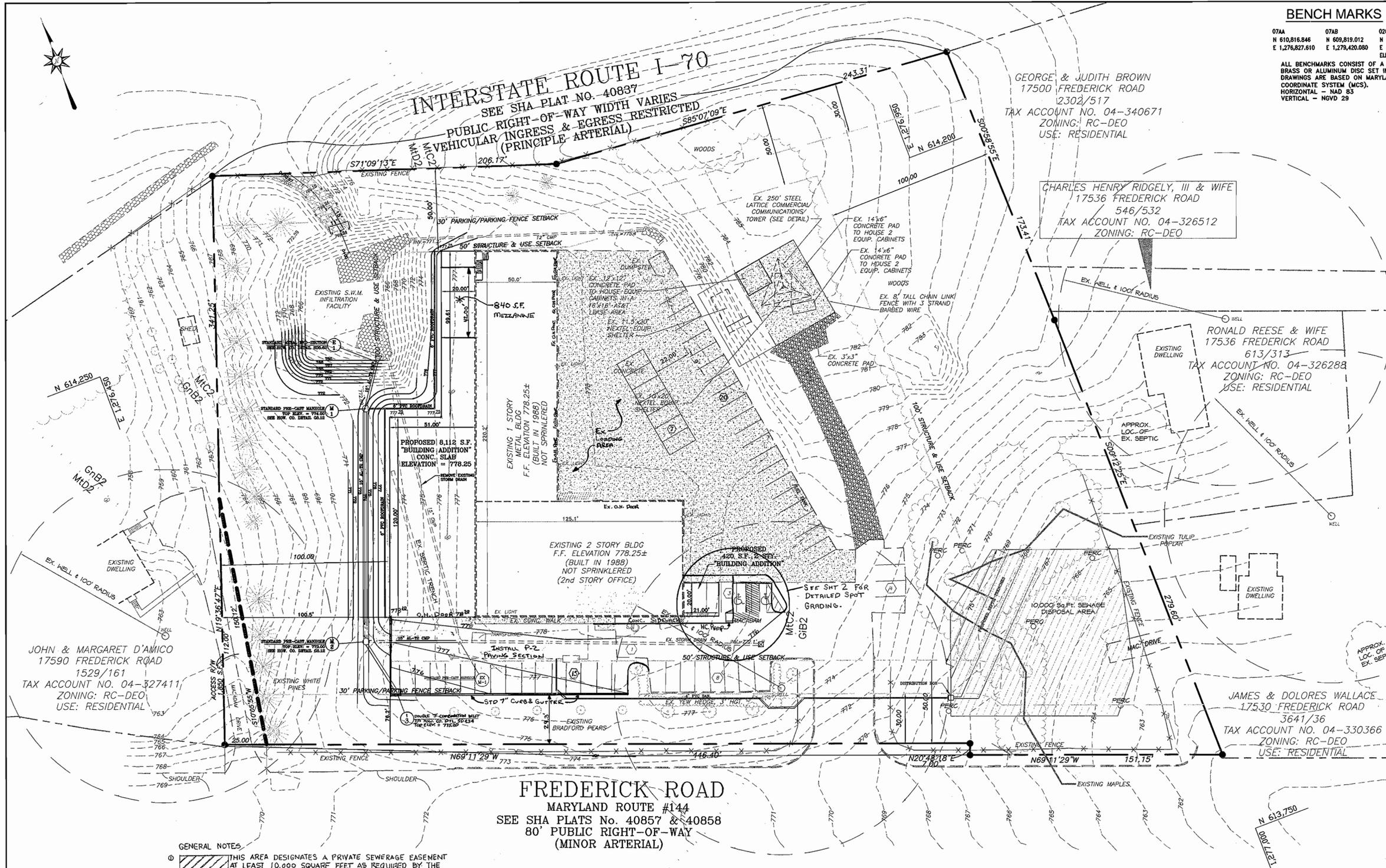
DWW, LLC
 17560 FREDERICK ROAD
 MT. AIRY, MARYLAND 21771
 ATTN: DENNIS WALLACE
 PHONE: 410-442-2202

WALLY'S IRON WORKS
 SITE DEVELOPMENT PLANS
 SITE PLAN

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY:	SCALE	TAX MAP	A.D.C. MAP 2	JOB #	SHEET
J.P.D.	AS SHOWN	2	G-7	04090	1
DRAWN BY:	DEED REF.	GRID	PLAT REF.	FILES	NO.
J.P.D.	8446/229	19		D:\JOBS\2004\04090\	1
CHECKED BY:	PARCEL				OF
J.P.D.	54	DRAWINGS\SHEET1.dwg			5

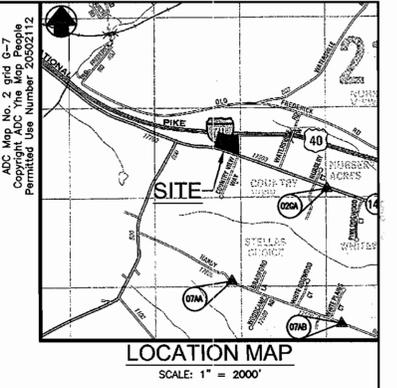
DRAWING COMPLETED: 09-13-05



BENCH MARKS

07A	07B	02GA
N 610,816.846	N 609,819.012	N 612,999.875
E 1,276,827.610	E 1,279,420.080	E 1,279,074.82
		ELEV. = 713.85

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83 VERTICAL - NGVD 29



- GENERAL NOTES**
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
 - WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING HOWARD COUNTY STANDARD SPECIFICATIONS.
 - ALL DISTURBED AREAS AS A RESULT OF ROADWAY AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS AFTER COMPLETION.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL THAT IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 07AA, 07AB AND 02GA WERE USED FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
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 - THE EXISTING WELL ON THE SITE SHALL REMAIN.
 - THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS ONLY AFTER THE NEW SEPTIC SYSTEM IS COMPLETED AND OPERATIONAL.
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 - THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY. THE LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE TEST PITTED PRIOR TO CONSTRUCTION.
 - ALL ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. (NONE PROPOSED BY THIS PLAN)
 - THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE IS SDP-88-100 & WP-03-104.
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 - WP-03-104, DATED APRIL 30, 2003, TO WAIVE SECTION 16.155(g)(1)(I) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR EXISTING NON-RESIDENTIAL DEVELOPMENT TO INSTALL 12 ANTENNAS AND 10'x20' EQUIPMENT SHELTER TO THE EXISTING COMMUNICATION TOWER FACILITY. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 1. REVISE THE EXISTING SDP-88-100, WALLY'S IRON WORKS, USING THE RED-LINE REVISION PROCESS ADMINISTERED BY THE DEVELOPMENT ENGINEERING DIVISION.
 2. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE EQUIPMENT SHELTER. TWO COMPLETE SETS OF PLANS SHALL ACCOMPANY THE PERMIT APPLICATION.
 3. SHOULD THE PROPOSED LIMIT OF DISTURBANCE EXCEED 5,000 S.F. OR 100 C.Y. OF EARTH, A SEDIMENT AND EROSION CONTROL PLAN IS REQUIRED TO BE SUBMITTED TO THE HOWARD COUNTY SCD FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
 4. IN ACCORDANCE WITH ZONING REGULATION 122.D.2a, A>Loading Area, or any part of a building, shall be repaired or replaced at the owner's expense. Storage materials shall be unloaded, repaired or replaced at the owner's expense. Storage materials shall be unloaded, repaired or replaced at the owner's expense. Storage materials shall be unloaded, repaired or replaced at the owner's expense.

JOHN & MARGARET D'AMICO
17590 FREDERICK ROAD
1529/161
TAX ACCOUNT NO. 04-327411
ZONING: RC-DEO
USE: RESIDENTIAL

GEORGE & JUDITH BROWN
17500 FREDERICK ROAD
2302/517
TAX ACCOUNT NO. 04-340671
ZONING: RC-DEO
USE: RESIDENTIAL

CHARLES HENRY RIDGELY, III & WIFE
17536 FREDERICK ROAD
546/532
TAX ACCOUNT NO. 04-326512
ZONING: RC-DEO

RONALD REESE & WIFE
17536 FREDERICK ROAD
613/313
TAX ACCOUNT NO. 04-326288
ZONING: RC-DEO
USE: RESIDENTIAL

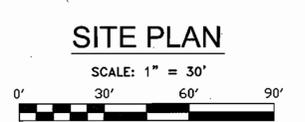
JAMES & DOLORES WALLACE
17530 FREDERICK ROAD
3641/36
TAX ACCOUNT NO. 04-330366
ZONING: RC-DEO
USE: RESIDENTIAL

FREDERICK ROAD
MARYLAND ROUTE #144
SEE SHA PLATS No. 40857 & 40858
80' PUBLIC RIGHT-OF-WAY
(MINOR ARTERIAL)

GENERAL NOTES

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

2. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.



NOTE:

1. THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH 8th 2005 BY APR ASSOCIATES, INC.

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ADDRESS CHART	
Lot/Parcel #	Street Addresses
PARCEL 54	17560 FREDERICK ROAD

PERMIT INFORMATION CHART					
Subdivision Name	Section/Area	Lot/Parcel No.	PARCEL 54		
N.A.	N.A.	6040.01			
L/F	Grid	Zoning	Tax Map No.	Election District	Census Tract
8446/229	#19	M-1	2	4	6040.01
Water Code	Well	Sewer Code	SEPTIC		

OWNERS/DEVELOPERS	
DWW, LLC 17560 FREDERICK ROAD MT. AIRY, MARYLAND 21771 ATTN: DENNIS WALLACE PHONE: 410-442-2202	

WALLY'S IRON WORKS	
DESIGNED BY:	J.P.D.
DRAWN BY:	J.P.D.
CHECKED BY:	J.P.D.

SCALE	
AS SHOWN	GRID G-7
DEED REF.	PARCEL 54

TAX MAP	
MAP 2	GRID G-7
PLAT REF.	FILES D:\JOBS\2004\04090\DRAWINGS\SHEET1.dwg

JOB #	
04090	NO. 1
DATE	09-13-05
BY	OF 5

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert G. Wilson 1/20/06
County Health Officer
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

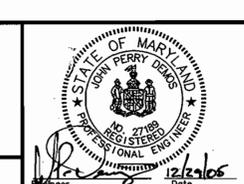
Chris V. Williams 1/26/06
Chief, Development Engineering Division

Chris V. Williams 1/21/06
Chief, Division of Land Development

Chris V. Williams 2/1/06
Director

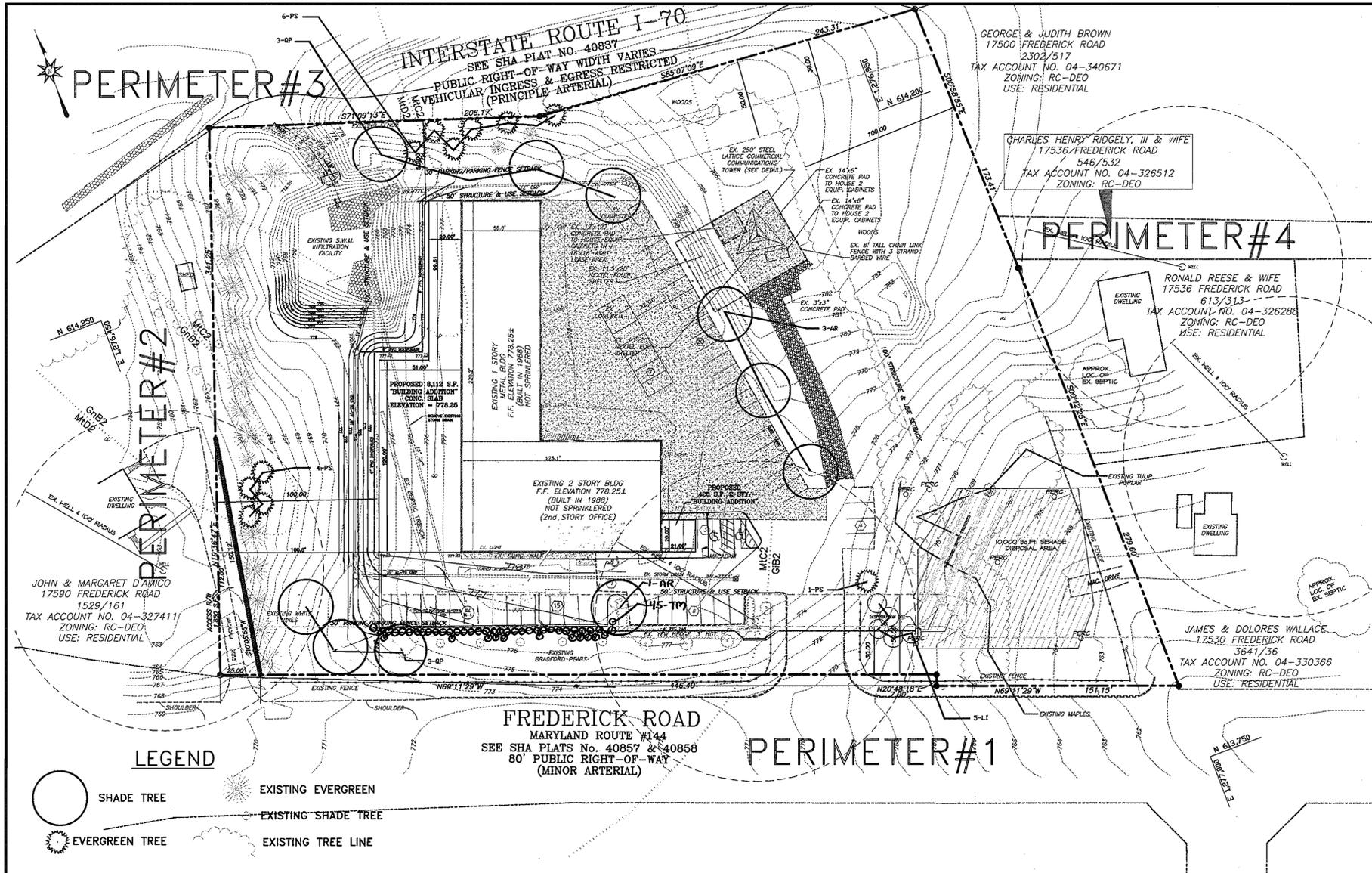
Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827



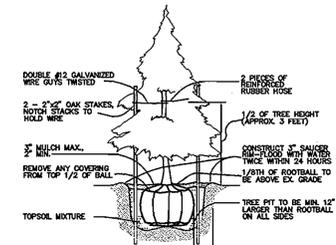
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Dennis Wallace 1/20/06
Professional Engineer

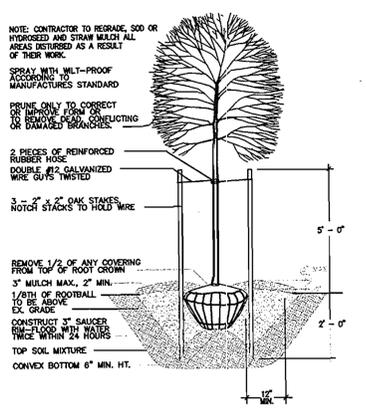


PLANTING NOTES

1. PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
3. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1986, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.
4. UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANTING MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
6. PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
7. ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. PLANTING MIX SHALL BE DONE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE ADD 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. 9. TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
10. THIS PLAN IS INTENDED FOR LANDSCAPE PLAN ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
11. CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE ENGINEER.
12. ANY CHANGES TO THE SITE LAYOUT SHALL REQUIRE THE REDESIGN OF THE PLANTING BY THE ENGINEER.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



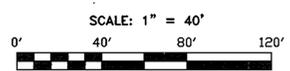
TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

- SHADE TREE
- EVERGREEN TREE
- EXISTING EVERGREEN
- EXISTING SHADE TREE
- EXISTING TREE LINE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER:					
	#1	#2	#3	#4	#5	#6
LANDSCAPE TYPE	B	E	C	C	C	C
LINEAR FEET OF ROADWAY/ FRONTAGE/PERIMETER	370'	228'	1063	450	453	
CREDIT FOR EXISTING VEGETATION (YES NO. LINEAR FEET)	215'	70 EX. HEDGE	1030	330	453	
CREDIT FOR WALL FENCE OR BERM (YES NO. LINEAR FEET)	0	0	0	0	0	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1/50'=2	1/40'=4	1/40'=1	1/40'=3	0	
EVERGREEN TREES	1/40'=2	0	1/20'=2	1/20'=6	0	
SHRUBS	0	1/4'=30	0	0	0	
NUMBER OF PLANTS PROVIDED						
SHADE TREES	2	EX. HEDGE	0	3	0	
EVERGREEN TREES	1	0	4	6	0	
OTHER TREES (2:1 SUBSTITUTION)	5	0	4	0	0	
SHRUBS (10:1 SUBSTITUTION)	0	45	0	0	0	



FINAL LANDSCAPE PLAN

PLANT LIST

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE
4	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5-3" CAL.
6	QP	QUERCUS PALUSTRIS	PIN OAK	2.5-3" CAL.
5	LI	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	7-8'HGT.
11	PS	PINUS STROBUS	EASTERN WHITE PINE	6-8' HGT
45	TM	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	2.5'-3' HGT

SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

CATEGORY	NON-RESIDENTIAL (1:20)
NUMBER OF PARKING SPACES	56
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROPOSED	4
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	

AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.

THE SIXTEEN EXISTING EVERGREENS WILL ACCOUNT FOR EIGHT TREES AT A 2:1 SUBSTITUTION AND THE PROPOSED TWO EVERGREENS WILL ACCOUNT FOR ONE ADDITIONAL THAT WILL EQUAL THE NINE REQUIRED. THE 3 PIN OAKS ARE PROVIDED FOR CONTINUITY ALONG THE PROPERTY FRONTAGE.

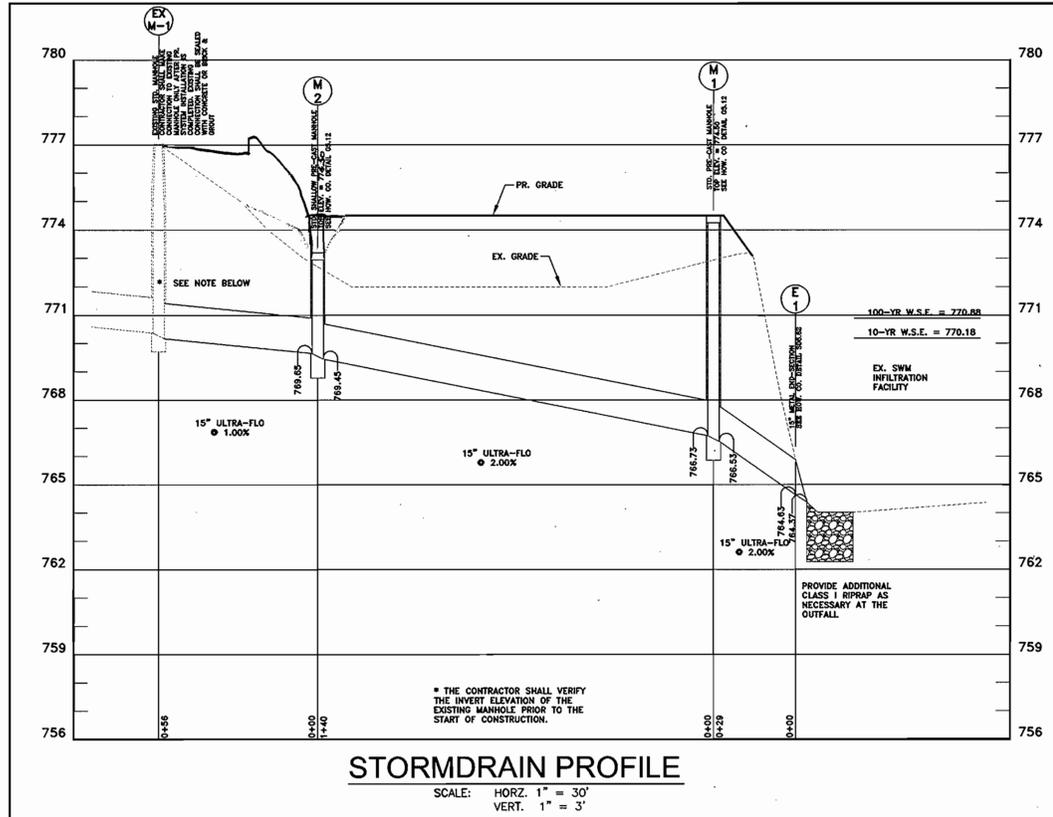
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 Robert W. DeLoe, County Health Officer, Howard County Health Department, 1/22/05
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division, 1/22/05
 Chief, Division of Land Development, 1/22/05
 Director, 2/1/05

Richardson Engineering, LLC
 110 Old Padonia Road, Suite LC
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827



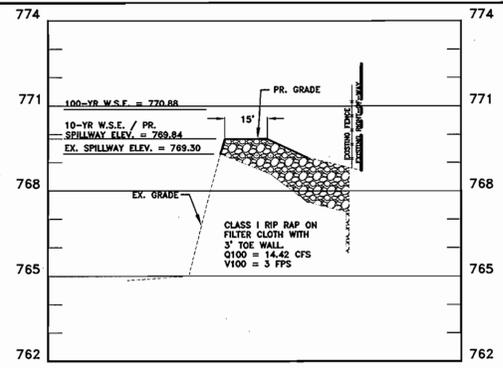
OWNERS/DEVELOPERS
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 17560 FREDERICK ROAD
 MT. AIRY, MARYLAND 21771
 ATTN: DENNIS WALLACE
 PHONE: 410-442-2202

WALLY'S IRON WORKS SITE DEVELOPMENT PLANS		LANDSCAPE PLAN, NOTES & DETAILS		DRAWING COMPLETED	
DESIGNED BY: J.P.D.	SCALE AS SHOWN	TAX MAP 2	A.D.C. MAP 2	DATE	REVISION
DRAWN BY: J.P.D.	DEED REF. 8446/229	GRID 19	PLAT REF. 119/127	DATE	BY
CHECKED BY: J.P.D.	PARCEL 54	GRID 19	FILES D:\JOBS\2004\04090\DRAWINGS\SHEETS.dwg	DATE	BY
				JOB # 04090	SHEET 5
				NO. 5	OF 5



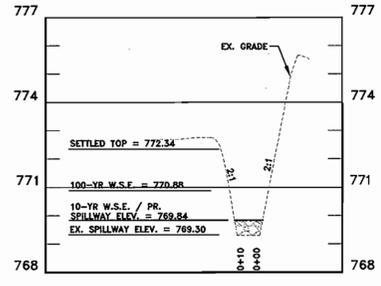
STORMDRAIN PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



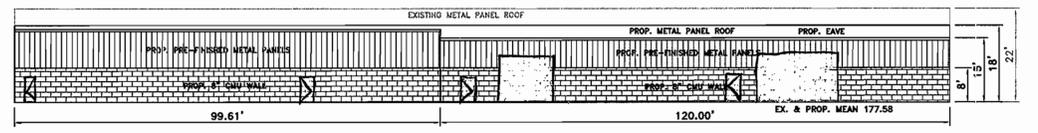
EMERGENCY SPILLWAY PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



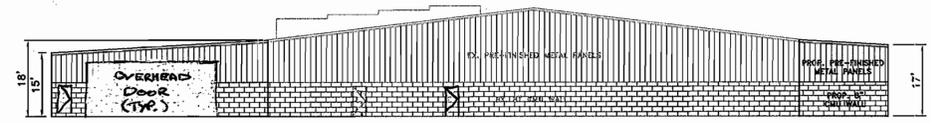
EMERGENCY SPILLWAY CROSS SECTION

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



WEST BUILDING ELEVATION

NOT TO SCALE



SOUTH BUILDING ELEVATION

NOT TO SCALE

STRUCTURE SCHEDULE

NO.	STRUCTURE	INVERT IN	INVERT OUT	TOP ELEVATION	HORTHING/EASTING/ SEE NOTE BELOW
E-1	15" METAL END SECTION		764.37		614,199.29 / 1,276,608.13
M-1	4" STANDARD PRECAST MANHOLE	766.73	766.53	774.50	614,175.41 / 1,276,591.78
M-2	4" SHALLOW PRECAST MANHOLE	769.65	769.45	773.21	614,044.80 / 1,276,542.18
I-3	Double 3" Combo Inlet			771.45	614,007.36 / 1,276,545.65

NOTE: THE END SECTION IS COORDINATED ALONG THE CENTERLINE OF PIPE AT THE END SECTION / PIPE INTERFACE. MANHOLES ARE COORDINATED TO THE CENTERLINE OF THE MANHOLE. THE INLET IS COORDINATED TO THE INTERSECTION OF FLOW LINES.

PIPE SCHEDULE

FROM	TO	PIPE TYPE	SIZE	LENGTH
EX. M-1	M-2	ULTRA-FLO	15"	56'
M-2	M-1	ULTRA-FLO	15"	140'
M-1	E-1	ULTRA-FLO	15"	29'

ULTRA FLO STORM SEWER PIPE SPECIFICATIONS

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE ULTRA FLO PIPE DETAILED IN THE PROJECT PLANS. MATERIAL THE PIPE MATERIAL SHALL BE ALUMINUM AND SHALL HAVE A MANNING'S OF .012.

PIPE
THE ULTRA FLO SHALL BE MANUFACTURED WITH THE 3/4" x 3/4" x 7-1/2" EXTERNAL RIBS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ASTM B 745. THE PIPE SIZES AND GAGES SHALL BE AS SHOWN ON THE PROJECT PLANS.

HANDLING & ASSEMBLY
SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION.

INSTALLATION
SHALL BE IN ACCORDANCE WITH ASTM B 788 AND B 790 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS, THE CONTRACTOR MUST BRING THEM TO THE ATTENTION OF THE PROJECT ENGINEER.

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CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE GUIDELINES OF THE MANUFACTURER OR THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION.

SPECIFICATIONS FOR TYPE 2 ALUMINIZED STEEL (AL-T2)

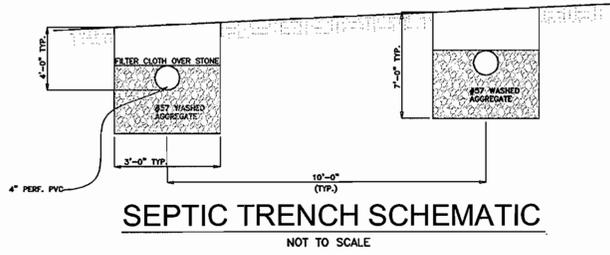
SCOPE
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MATERIAL
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PIPE
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M 36 OR ASTM A 760. THE PIPE SIZES, GAUGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

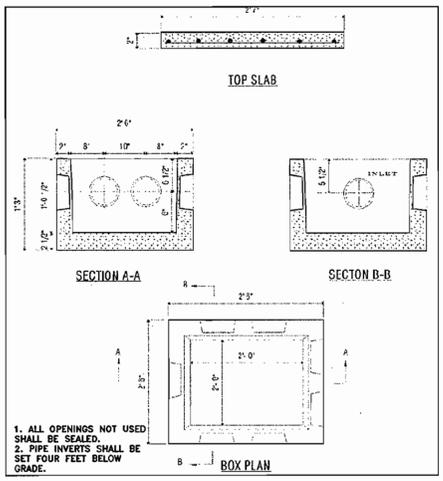
FITTING REINFORCING
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REPAIR
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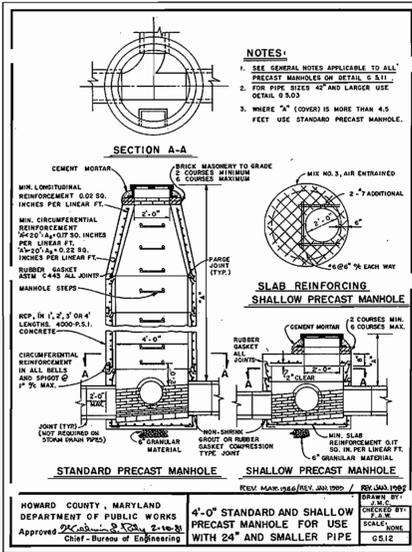
SEPTIC TRENCH SCHEMATIC

NOT TO SCALE

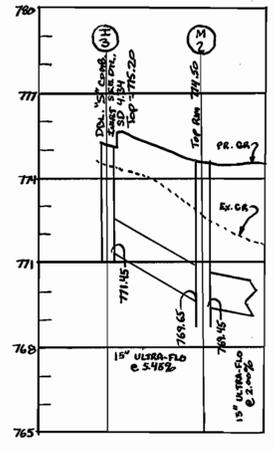


SEPTIC DISTRIBUTION BOX

NOT TO SCALE

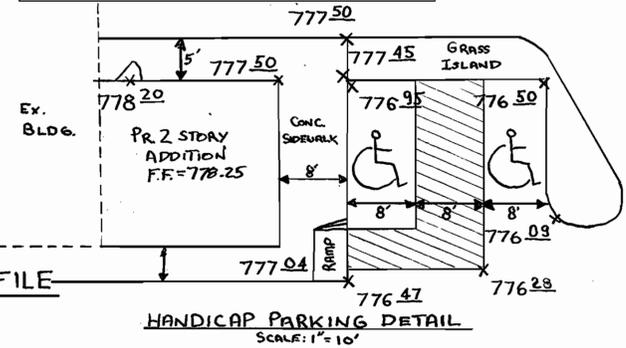


STANDARD PRECAST MANHOLE SHALLOW PRECAST MANHOLE



STORMDRAIN PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



HANDICAP PARKING DETAIL

SCALE: 1" = 10'

INFILTRATION BASIN MAINTENANCE SCHEDULE

1. THE FACILITY SHALL BE INSPECTED TWICE ANNUALLY - MARCH AND SEPTEMBER. VISUAL INSPECTION OF ALL COMPONENTS SHALL BE COMPLETED BY THE OWNER. THE OWNER SHALL KEEP NOTES OF EACH INSPECTION.
2. GRASS AREAS SHALL BE MOWED ANYTIME THE GRASS IS OVER TWELVE (12) INCHES TALL.
3. VEGETATIVE COVER SHALL BE MAINTAINED BY MOWING, LIMING AND FERTILIZING. AS A MINIMUM REQUIREMENT, THE LIME AND FERTILIZER SHALL BE APPLIED ONE (1) TIME EVERY TWO (2) YEARS. NO TREES OR WOODY VEGETATION SHALL BE ALLOWED ON THE EMBANKMENT OR WITHIN FIFTEEN (15) FEET OF THE TOE OF THE EMBANKMENT, OR IN THE EMERGENCY SPILLWAY.
4. ALL APURTENANCES SHALL BE KEPT FREE OF TRASH.
5. CORRECTIVE MAINTENANCE SHALL BE REQUIRED ANYTIME THE FACILITY DOES NOT DE-WATER WITHIN 72 HOURS.
6. VISIBLE SIGNS OF DETERIORATION OF THE EMERGENCY SPILLWAY SHALL BE REPAIRED AS SOON AS POSSIBLE.
7. ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY THE OWNER, OR THE OWNER'S REPRESENTATIVE AT THE OWNER'S EXPENSE.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert L. Walker
County Health Officer
Howard County Health Department

1/20/06
Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Chief, Division of Land Development
Director

1/26/06
1/21/06
1/26/06
Date

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

STATE OF MARYLAND
NOTARY PUBLIC
NO. 2718
EXPIRES 10/31/2008

OWNERS/DEVELOPERS

DWW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

WALLY'S IRON WORKS
SITE DEVELOPMENT PLANS
PROFILES, NOTES & DETAILS

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGNED BY: J.P.D.
DRAWN BY: J.P.D.
CHECKED BY: J.P.D.

SCALE AS SHOWN
DEED REF. 8446/229

TAX MAP 2
GRID 19
PARCEL 54

A.D.C. MAP 2
GRID G-7
PLAT REF.

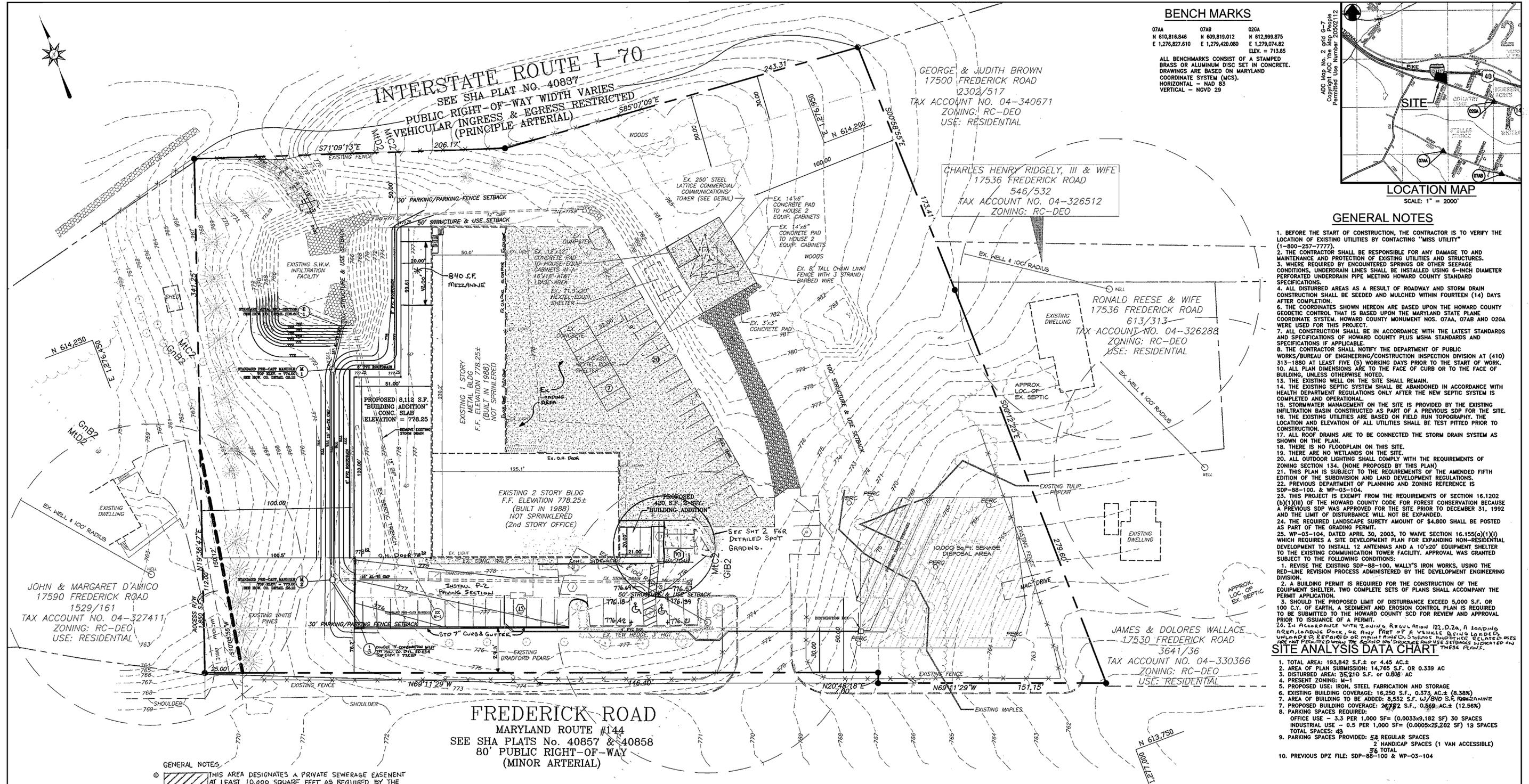
119/127

DATE: 8/9/06
REVISION: 19

DRAWING COMPLETED: 09-13-05

JOB #: 04090
FILES: D:\JOBS\2004\04090\DRAWINGS\SHEET2.dwg

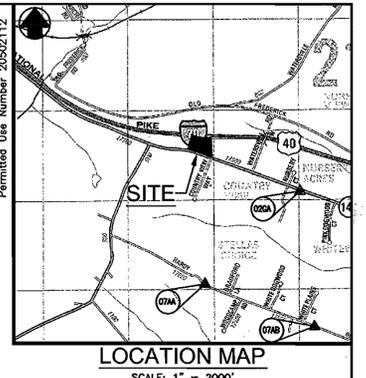
SHEET NO. 2 OF 5



BENCH MARKS

07AA	07AB	02GA
N 610,816.846	N 609,819.012	N 612,998.875
E 1,276,827.610	E 1,279,420.080	E 1,279,074.82
ELEV. = 713.85		

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83 VERTICAL - NAVD 29

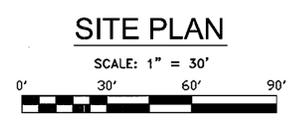


- GENERAL NOTES**
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
 - WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SPECIAL CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING HOWARD COUNTY STANDARD.
 - ALL DISTURBED AREAS AS A RESULT OF ROADWAY AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS AFTER COMPLETION.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL THAT IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 07AA, 07AB AND 02GA WERE USED FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - THE EXISTING WELL ON THE SITE SHALL REMAIN.
 - THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS ONLY AFTER THE NEW SEPTIC SYSTEM IS COMPLETED AND OPERATIONAL.
 - STORMWATER MANAGEMENT ON THE SITE IS PROVIDED BY THE EXISTING INFILTRATION BASIN CONSTRUCTED AS PART OF A PREVIOUS SDP FOR THE SITE.
 - THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY. THE LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE TEST PITTED PRIOR TO CONSTRUCTION.
 - ALL ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THE SITE.
 - ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. (NONE PROPOSED BY THIS PLAN)
 - THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE IS SDP-88-100, & WP-03-104.
 - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 (b)(1)(ii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE A PREVIOUS SDP WAS APPROVED FOR THE SITE PRIOR TO DECEMBER 31, 1992 AND THE LIMIT OF DISTURBANCE WILL NOT BE EXPANDED.
 - THE REQUIRED LANDSCAPE SURETY AMOUNT OF \$4,800 SHALL BE POSTED AS PART OF THE GRADING PERMIT.
 - WP-03-104, DATED APRIL 30, 2003, TO WAIVE SECTION 16.155(d)(1)(ii) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR EXPANDING NON-RESIDENTIAL DEVELOPMENT TO INSTALL 12 ANTENNAS AND A 10'x20' EQUIPMENT SHELTER TO THE EXISTING COMMUNICATION TOWER FACILITY. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - REVISE THE EXISTING SDP-88-100, WALLY'S IRON WORKS, USING THE RED-LINE REVISION PROCESS ADMINISTERED BY THE DEVELOPMENT ENGINEERING DIVISION.
 - A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE EQUIPMENT SHELTER. TWO COMPLETE SETS OF PLANS SHALL ACCOMPANY THE PERMIT APPLICATION.
 - SHOULD THE PROPOSED LIMIT OF DISTURBANCE EXCEED 5,000 S.F. OR 100 C.Y. OF EARTH, A SEDIMENT AND EROSION CONTROL PLAN IS REQUIRED TO BE SUBMITTED TO THE HOWARD COUNTY SCD FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
 - IN ACCORDANCE WITH ZONING REGULATION 122.D.2a, A LOADING AREA/LOADING DOCK OR ANY PART OF A VEHICLE BEING LOADED, UNLOADED, REPAIRED OR MAINTAINED, SHALL BE PROTECTED BY A CONCRETE CURB AND USE SETBACKS INDICATED ON THESE PLANS.

SITE ANALYSIS DATA CHART

- TOTAL AREA: 193,842 S.F. ± OR 4.45 AC. ±
- AREA OF PLAN SUBMISSION: 14,765 S.F. OR 0.339 AC
- DISTURBED AREA: 35,210 S.F. OR 0.808 AC
- PRESENT ZONING: M-1
- PROPOSED USE: IRON, STEEL FABRICATION AND STORAGE
- EXISTING BUILDING COVERAGE: 16,250 S.F., 0.375 AC. ± (8.58%)
- AREA OF BUILDING TO BE ADDED: 8,532 S.F. w/ 600 S.F. MEZZANINE
- PROPOSED BUILDING COVERAGE: 24,782 S.F., 0.569 AC. ± (12.56%)
- PARKING SPACES REQUIRED:
 - OFFICE USE - 3.3 PER 1,000 SF = (0.0033x9,182 SF) 30 SPACES
 - INDUSTRIAL USE - 0.5 PER 1,000 SF = (0.0005x25,202 SF) 13 SPACES
 - TOTAL SPACES: 43
- PARKING SPACES PROVIDED: 57 REGULAR SPACES
2 HANDICAP SPACES (1 VAN ACCESSIBLE)
TOTAL 59
- PREVIOUS DPZ FILE: SDP-88-100 & WP-03-104

- GENERAL NOTES**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.



NOTE:

1. THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH 8th 2005 BY APR ASSOCIATES, INC.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	PROFILES, NOTES AND DETAILS
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	FINAL LANDSCAPE PLAN

ADDRESS CHART

Lot/Parcel #	Street Addresses
PARCEL 54	17560 FREDERICK ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.
N.A.	N.A.	PARCEL 54
L/F	Grid	Zoning
8446/229	# 19	M-1
Water Code	WELL	Sewer Code
		SEPTIC
DESIGNED BY:	J.P.D.	SCALE
DRAWN BY:	J.P.D.	AS SHOWN
CHECKED BY:	J.P.D.	DEED REF.
		8446/229
		TAX MAP
		2
		A.D.C. MAP
		GRID G-7
		PLAT REF.
		FILES D:\JOBS\2004\04090\
		DRAWINGS\SHEET1.dwg
		NO. 1
		OF 5

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robt. J. DeLoe
County Health Officer
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division YB
Chief, Division of Land Development

Date: 12/1/06
Date: 12/1/06
Date: 12/1/06

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

OWNERS/DEVELOPERS

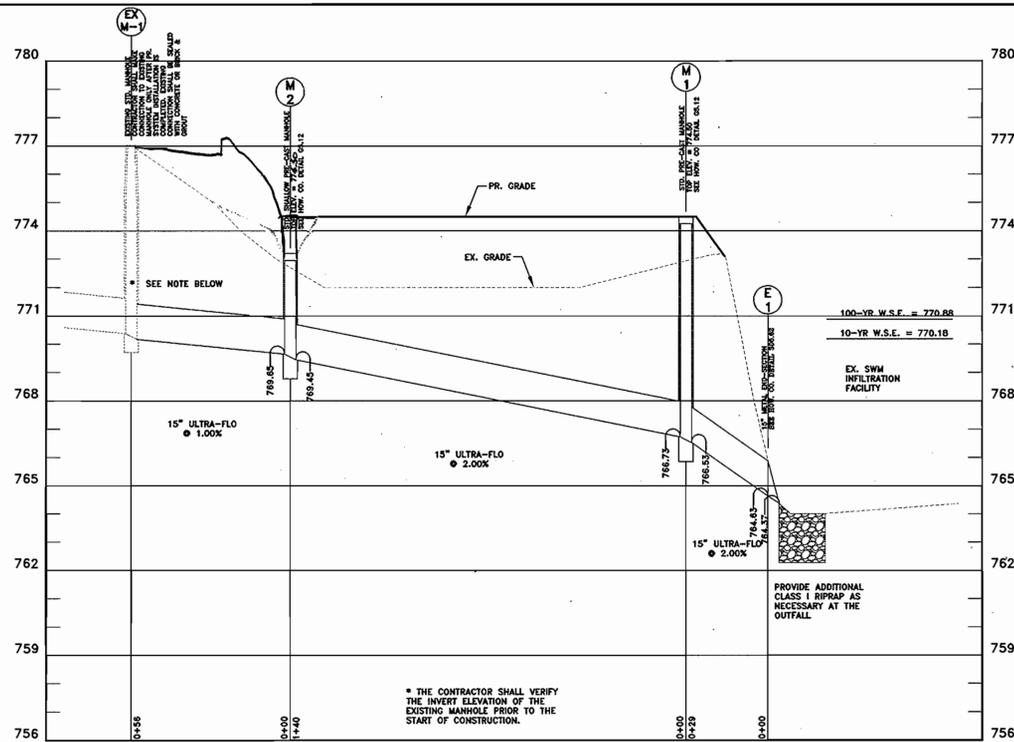
DW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

WALLY'S IRON WORKS SITE DEVELOPMENT PLANS SITE PLAN

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

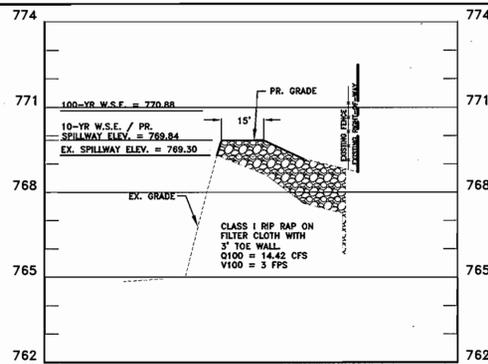
DESIGNED BY:	J.P.D.	SCALE	TAX MAP	A.D.C. MAP	JOB #	SHEET
DRAWN BY:	J.P.D.	AS SHOWN	2	GRID G-7	04090	1
CHECKED BY:	J.P.D.	DEED REF.	19	PLAT REF.		OF 5
		8446/229	PARCEL			

SDP-05-137



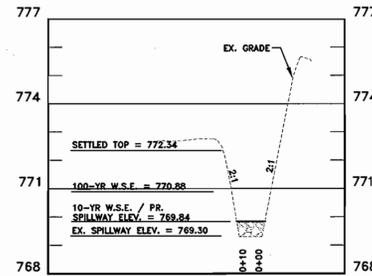
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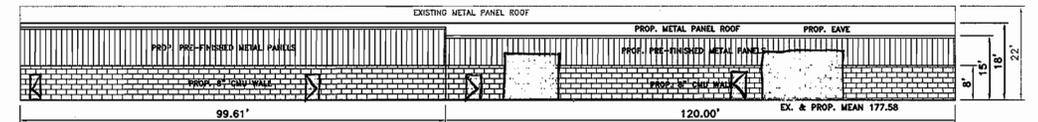
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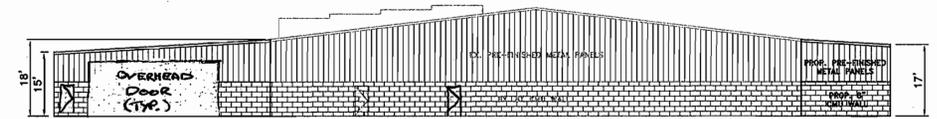
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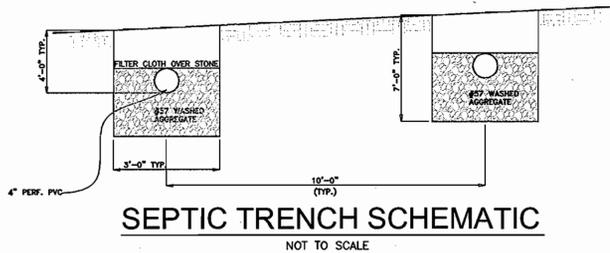
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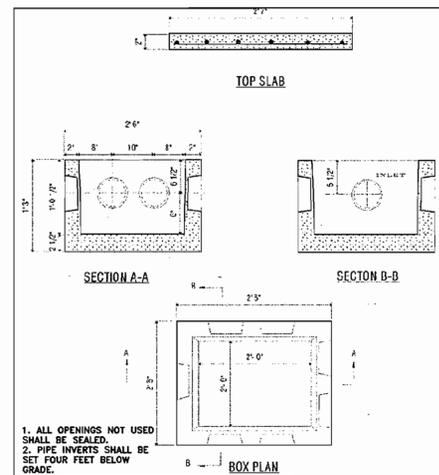
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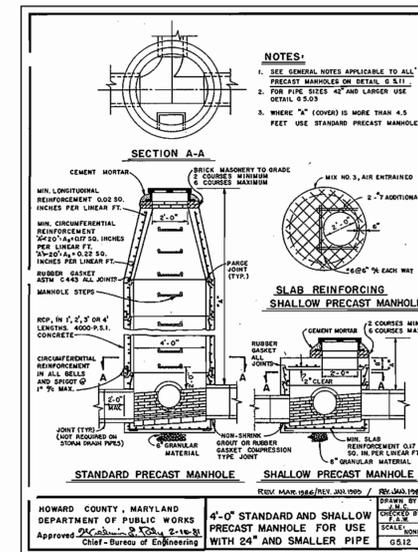
SEPTIC TRENCH SCHEMATIC

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SEPTIC DISTRIBUTION BOX

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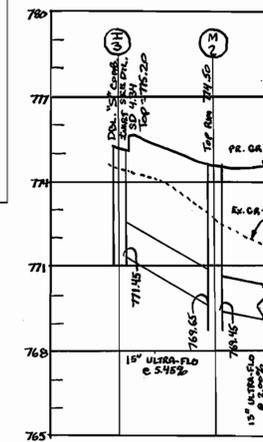


HANDICAP PARKING DETAIL

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4. ALL APURTENANCES SHALL BE KEPT FREE OF TRASH.
5. CORRECTIVE MAINTENANCE SHALL BE REQUIRED ANYTIME THE FACILITY DOES NOT DE-WATER WITHIN 72 HOURS.
6. VISIBLE SIGNS OF DETERIORATION OF THE EMERGENCY SPILLWAY SHALL BE REPAIRED AS SOON AS POSSIBLE.
7. ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY THE OWNER, OR THE OWNER'S REPRESENTATIVE AT THE OWNER'S EXPENSE.



STORMDRAIN PROFILE

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert L. Walker
County Health Officer
Howard County Health Department KSB
Date: 1/20/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division YQ
Date: 1/26/06

Chief, Division of Land Development
Date: 1/31/06

Director
Date: 2/2/06

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827



OWNERS/DEVELOPERS

DWW, LLC
17560 FREDERICK ROAD
MT. AIRY, MARYLAND 21771
ATTN: DENNIS WALLACE
PHONE: 410-442-2202

WALLY'S IRON WORKS
SITE DEVELOPMENT PLANS
PROFILES, NOTES & DETAILS

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY: J.P.D. SCALE: AS SHOWN TAX MAP 2
DRAWN BY: J.P.D. DEED REF. GRID 19
CHECKED BY: J.P.D. 8446/229 PARCEL 119/127

DATE: 8/9/06
REVISION: 1
DRAWING COMPLETED: 09-13-05

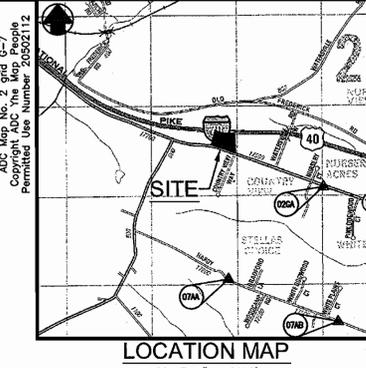
A.D.C. MAP 2
JOB # 04090
SHEET 2 OF 5

FILES: D:\JOBS\2004\04090\DRAWINGS\SHEET2.dwg

BENCH MARKS

07A	07B	02A
N 610,816.846	N 609,819.012	N 612,999.875
E 1,276,827.610	E 1,279,420.080	E 1,279,074.82
		ELEV. = 713.85

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83 VERTICAL - NVD 29

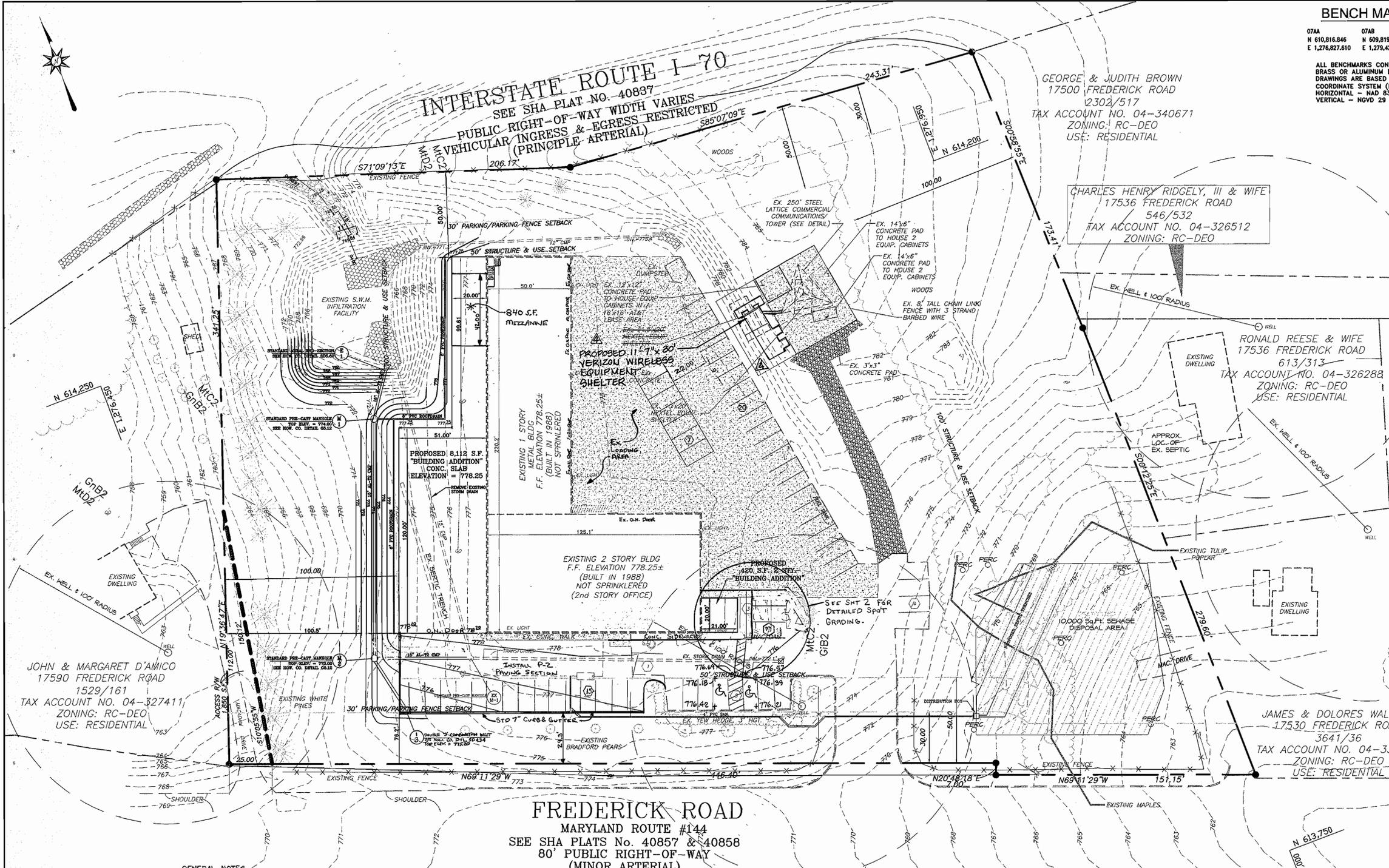


GENERAL NOTES

- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING HOWARD COUNTY STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS AS A RESULT OF ROADWAY AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS AFTER COMPLETION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL THAT IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 07AA, 07AB AND 02GA WERE USED FOR THIS PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- THE EXISTING WELL ON THE SITE SHALL REMAIN.
- THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS ONLY AFTER THE NEW SEPTIC SYSTEM IS COMPLETED AND OPERATIONAL.
- STORMWATER MANAGEMENT ON THE SITE IS PROVIDED BY THE EXISTING INFILTRATION BASIN CONSTRUCTED AS PART OF A PREVIOUS SDP FOR THE SITE.
- THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY. THE LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE TEST PITTED PRIOR TO CONSTRUCTION.
- ALL ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THE SITE.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 13.4. (NONE PROPOSED BY THIS PLAN)
- THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE IS SDP-88-100 & WP-03-104.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 (b)(1)(ii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE A PREVIOUS SDP WAS APPROVED FOR THE SITE PRIOR TO DECEMBER 31, 1992 AND THE LIMIT OF DISTURBANCE WILL NOT BE EXPANDED.
- THE REQUIRED LANDSCAPE SURETY AMOUNT OF \$4,800 SHALL BE POSTED AS PART OF THE GRADING PERMIT.
- WP-03-104, DATED APRIL 30, 2003, TO WAIVE SECTION 16.155(c)(1)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR EXPANDING NON-RESIDENTIAL DEVELOPMENT TO INSTALL 12 ANTENNAS AND A 10'x20' EQUIPMENT SHELTER TO THE EXISTING COMMUNICATION TOWER FACILITY. APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - REVISE THE EXISTING SDP-88-100, WALLY'S IRON WORKS, USING THE RED-LINE REVISION PROCESS ADMINISTERED BY THE DEVELOPMENT ENGINEERING DIVISION.
 - A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE EQUIPMENT SHELTER. TWO COMPLETE SETS OF PLANS SHALL ACCOMPANY THE PERMIT APPLICATION.
 - SHOULD THE PROPOSED LIMIT OF DISTURBANCE EXCEED 5,000 S.F. OR 100 C.Y. OF EARTH, A SEDIMENT AND EROSION CONTROL PLAN IS REQUIRED TO BE SUBMITTED TO THE HOWARD COUNTY SCD FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
 - IN ACCORDANCE WITH 28 C.F.R. 122.2(a), A LANDING AREA, LANDING DOCK OR PART OF A VEHICLE RAMP OR RAMP UNLOADED, REPAIRED OR MAINTAINED, STORAGE AND/OR RELATED USES ARE NOT PERMITTED ON THIS PROJECT UNLESS OTHERWISE INDICATED ON THESE PLANS.

SITE ANALYSIS DATA CHART

1. TOTAL AREA: 193,842 S.F. ± OR 4.45 AC. ±
2. AREA OF PLAN SUBMISSION: 14,765 S.F. OR 0.339 AC
3. DISTURBED AREA: 35,210 S.F. OR 0.808 AC
4. PRESENT ZONING: M-1
5. PROPOSED USE: IRON, STEEL FABRICATION AND STORAGE
6. EXISTING BUILDING COVERAGE: 16,250 S.F. OR 0.373 AC. ± (8.38%)
7. AREA OF BUILDING TO BE ADDED: 8,532 S.F. W/8'0" S.E. MEZZANINE
8. PROPOSED BUILDING COVERAGE: 24,782 S.F., 0.569 AC. ± (12.56%)
9. PARKING SPACES REQUIRED: OFFICE USE 3.3 PER 1,000 SF = (0.00333x9,182 SF) 30 SPACES INDUSTRIAL USE = 0.5 PER 1,000 SF = (0.0005x25,202 SF) 13 SPACES TOTAL SPACES: 43
10. PARKING SPACES PROVIDED: 52 REGULAR SPACES 2 HANDICAP SPACES (1 VAN ACCESSIBLE) 54 TOTAL
11. PREVIOUS DPZ FILE: SDP-88-100 & WP-03-104



GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

SITE PLAN
SCALE: 1" = 30'



NOTE:
1. THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH 8th 2005 BY APR ASSOCIATES, INC.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	PROFILES, NOTES AND DETAILS
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	FINAL LANDSCAPE PLAN

ADDRESS CHART

Lot/Parcel #	Street Addresses
PARCEL 54	17560 FREDERICK ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area N.A.	Lot/Parcel No. PARCEL 54
L/F	Grid # 19	Zoning M-1
8446/229	2	Election District 4
Water Code	WELL	Sewer Code SEPTIC
6-9-06	Proposed Mezzanine	JPD
8-9-06	Revised 8 Spaces	JPD
8/3/07	AS BUILT HC SPACES	JPD
DATE	REVISION	BY

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert D. Wallace
County Health Officer
Howard County Health Department 1516
Date: 1/20/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division YG
Date: 1/26/06

Chief, Division of Land Development
Date: 1/11/06

Director
Date: 2/1/06

5/20/08 PROPOSED 11'-7" x 30' VERIZON WIRELESS EQUIPMENT SHELTER DMW, NC

Richardson Engineering, LLC

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OWNERS/DEVELOPERS

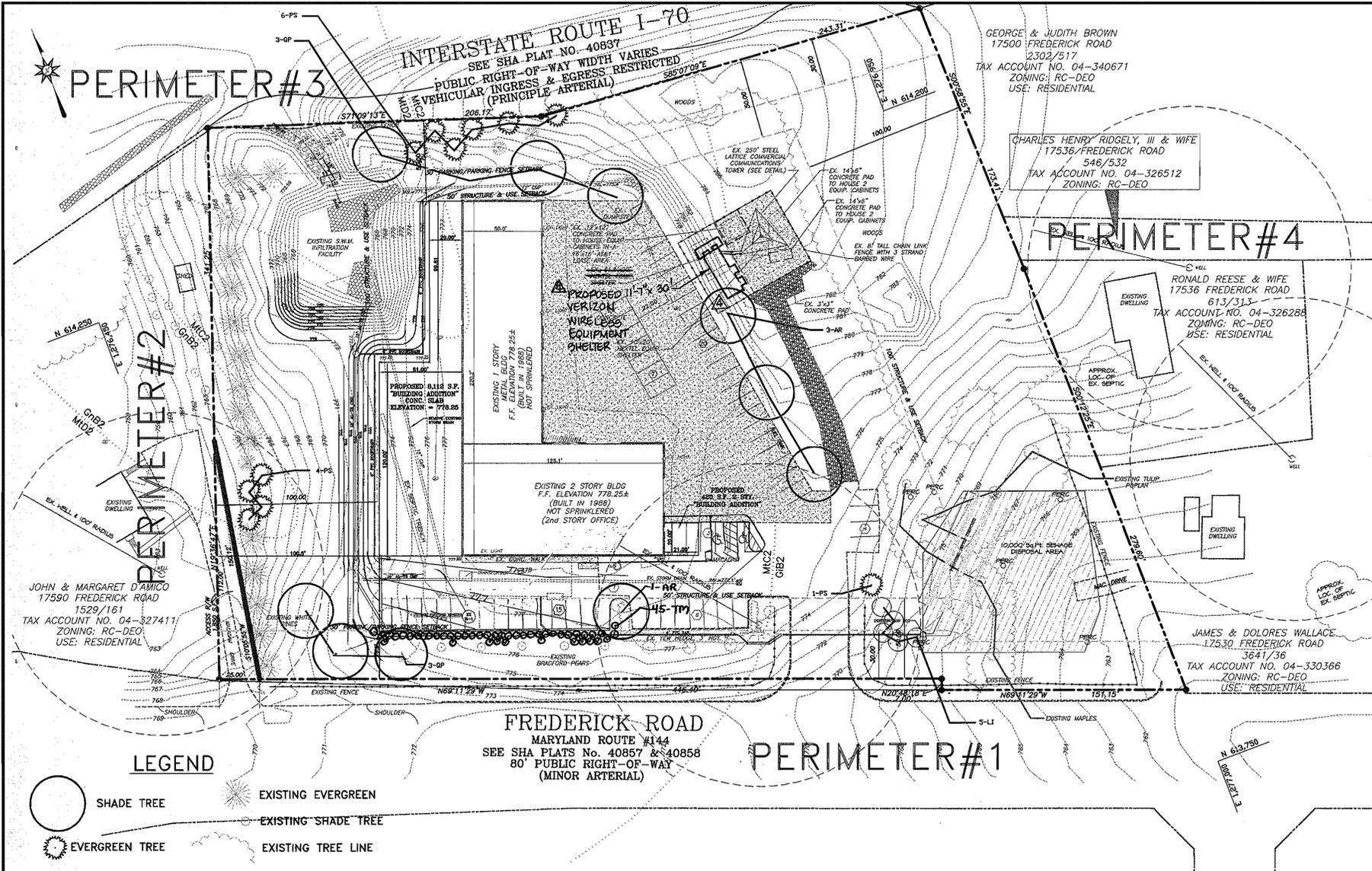
DW, LLC
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WALLY'S IRON WORKS SITE DEVELOPMENT PLANS

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

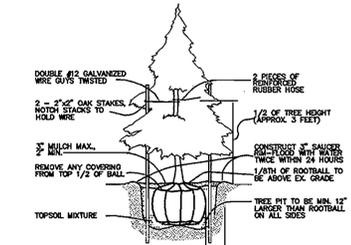
DESIGNED BY:	SCALE	TAX MAP	A.D.C. MAP 2	JOB #	SHEET
J.P.D.	AS SHOWN	GRID 19	GRID G-7	04090	1
DRAWN BY:	DEED REF.	GRID	PLAY REF.	FILES	NO.
J.P.D.	8446/229	19		DA\JOBS\2004\04090\DRAWINGS\SHEET1.dwg	1
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J.P.D.	54	19			5

DRAWING COMPLETED: 09-13-05

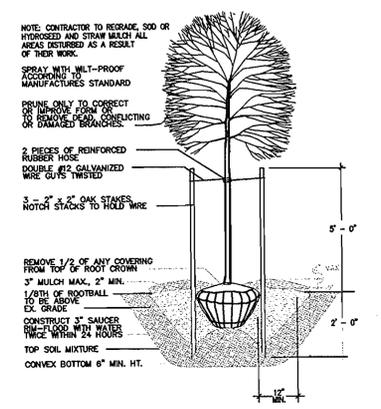


PLANTING NOTES

1. PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
3. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1986, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMAN, INCLUDING ALL ADDENDA.
4. UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANTING MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
6. PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
7. ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. PLANTING MIX SHALL BE DONE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE ADD 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. 9. TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
10. THIS PLAN IS INTENDED FOR LANDSCAPE PLAN ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
11. CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE ENGINEER.
12. ANY CHANGES TO THE SITE LAYOUT SHALL REQUIRE THE REDESIGN OF THE PLANTING BY THE ENGINEER.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

- SHADE TREE
- EVERGREEN TREE
- EXISTING EVERGREEN
- EXISTING SHADE TREE
- EXISTING TREE LINE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER:					
	#1	#2	#3	#4	#5	#6
LANDSCAPE TYPE	B	E	C	C	C	C
LINEAR FEET OF ROADWAY/FRONTAGE/PERIMETER	370'	228'	1063	450	453	
CREDIT FOR EXISTING VEGETATION (YES NO. LINEAR FEET)	215'	70 EX. HEDGE	1030	330	453	
CREDIT FOR WALL FENCE OR BERM (YES NO. LINEAR FEET)	0	0	0	0	0	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1/50'=2	1/40'=4	1/40'=1	1/40'=3	0	0
EVERGREEN TREES	1/40'=2	0	1/20'=2	1/20'=6	0	0
SHRUBS	0	1/4'=30	0	0	0	0
NUMBER OF PLANTS PROVIDED		EX. HEDGE				
SHADE TREES	2	1	0	3	0	0
EVERGREEN TREES	1	0	4	6	0	0
OTHER TREES (2:1 SUBSTITUTION)	5	5	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	45	0	0	0	0

FINAL LANDSCAPE PLAN

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
4	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5-3" CAL.
6	QP	QUERCUS PALUSTRIS	PIN OAK	2.5-3" CAL.
5	LI	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	7-8'HGT.
11	PS	PINUS STROBUS	EASTERN WHITE PINE	6-8' HGT
45	TM	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	2.5-3' HGT

SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

CATEGORY	NON-RESIDENTIAL (1:20)
NUMBER OF PARKING SPACES	56
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROPOSED	
SHADE TREES	4
OTHER TREES (<2:1 SUBSTITUTION)	

AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.

THE SIXTEEN EXISTING EVERGREENS WILL ACCOUNT FOR EIGHT TREES AT A 2:1 SUBSTITUTION AND THE PROPOSED TWO EVERGREENS WILL ACCOUNT FOR ONE ADDITIONAL THAT WILL EQUAL THE NINE REQUIRED. THE 3 PIN OAKS ARE PROVIDED FOR CONTINUITY ALONG THE PROPERTY FRONTAGE.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Robert W. Wala County Health Officer
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

Chief, Division of Land Development

Director

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
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Professional Engineer Seal

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ATTN: DENNIS WALLACE
PHONE: 410-442-2202

WALLY'S IRON WORKS
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN, NOTES & DETAILS

DESIGNED BY: J.P.D.
DRAWN BY: J.P.D.
CHECKED BY: J.P.D.

SCALE AS SHOWN
DEED REF. 8446/229

TAX MAP 2
GRID 19
PARCEL 54

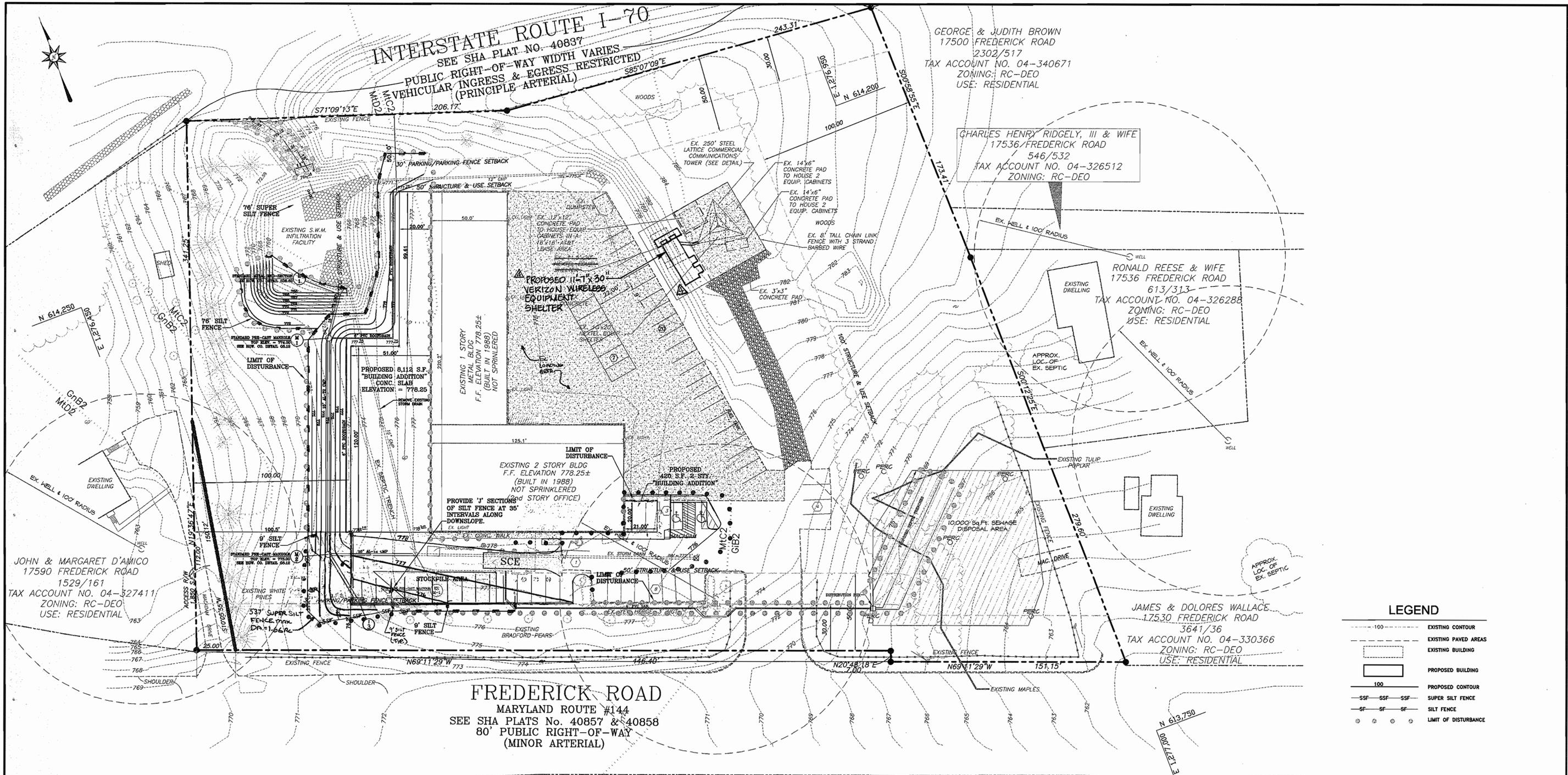
A.D.C. MAP 2
GRID G-7
PLAY REF. 119/127

DATE REVISION BY

DRAWING COMPLETED 09-13-05

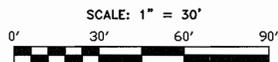
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SHEET NO. 5 OF 5



FREDERICK ROAD
 MARYLAND ROUTE #144
 SEE SHA PLATS No. 40857 & 40858
 80' PUBLIC RIGHT-OF-WAY
 (MINOR ARTERIAL)

SEDIMENT & EROSION CONTROL PLAN



LEGEND

---	EXISTING CONTOUR
---	EXISTING PAVED AREAS
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED CONTOUR
---	SUPER SILT FENCE
---	SILT FENCE
---	LIMIT OF DISTURBANCE

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: *John P. Deane*
 DATE: 1/23/06

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: *Dennis Wallace*
 DATE: 1/23/06

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 Robert G. Wade, 1/23/06
 County Health Officer
 Howard County Health Department
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division, YQ, 1/23/06
 Chief, Division of Land Development, 1/23/06
 Director, 1/23/06



Reviewed for Howard SCD and meets Technical Requirements
 Signature: *Jim Moyer*, Date: 1/9/06
 USA - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John P. Deane*, Date: 1/9/06
 HOWARD SCD

5/20/08 PROPOSED 11'-7' x 30' VERIZON WIRELESS EQUIPMENT SHELTER DWN/INC

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827



OWNERS/DEVELOPERS

DWW, LLC
 17560 FREDERICK ROAD
 MT. AIRY, MARYLAND 21771
 ATTN: DENNIS WALLACE
 PHONE: 410-442-2202

WALLY'S IRON WORKS SITE DEVELOPMENT PLANS SEDIMENT & EROSION CONTROL PLAN		DRAWING COMPLETED 09-13-05	
DESIGNED BY: J.P.D.	SCALE AS SHOWN	TAX MAP 2	A.D.C. MAP 2
DRAWN BY: J.P.D.	DEED REF. 8446/229	GRID 19	GRID G-7
CHECKED BY: J.P.D.	PARCEL 54	PLAT REF.	JOB # 04090
			FILES D:\JOBS\200A\04090\DRAWINGS\SHEETS.dwg
			NO. 3
			OF 5