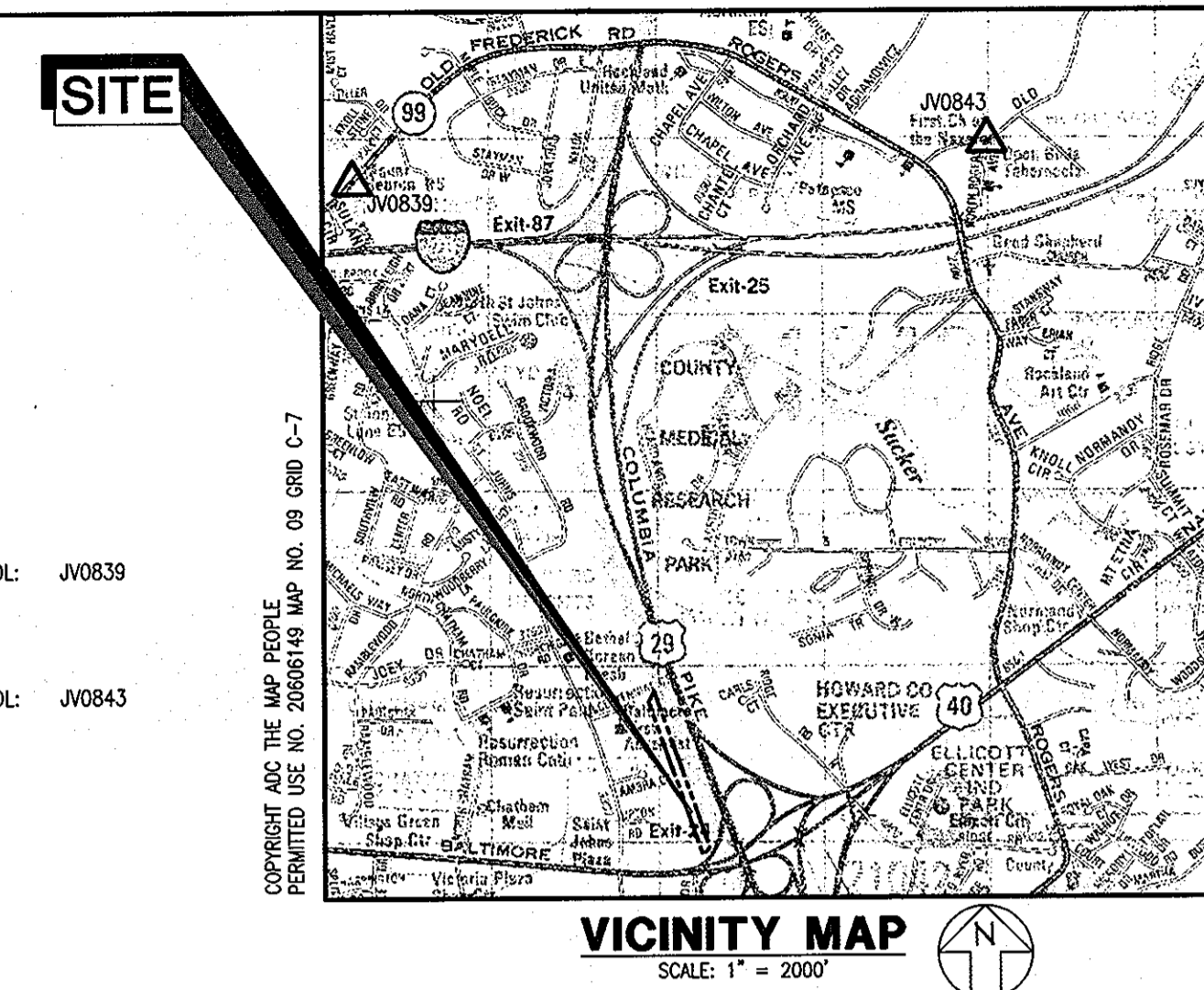


**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED OUTSIDE OF THE LIMIT OF DISTURBANCE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARINE AND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. J0839 AND J0843 WERE USED FOR THIS PROJECT.
- WATER SERVICE IS NOT PROPOSED AT THIS SITE.
- SEWER SERVICE IS NOT PROPOSED AT THIS SITE.
- SWH IS NOT REQUIRED AT THIS SITE DUE TO AN AREA OF DISTURBANCE UNDER 5000 SF.
- THERE IS NO FLOODPLAIN ON THIS SITE. THERE ARE NO WETLANDS ON THIS SITE.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD SURVEY BY MORRIS AND RITCHE ASSOCIATES, INC. DATED MAY 2007.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE AS THE PROPOSED SITE WILL BE UNOCCUPIED WITH INFREQUENT VISITS (ONE PER MONTH).
- CONTRACTOR IS RESPONSIBLE FOR ALL SITE CONDITIONS, CONSTRUCTION REQUIREMENTS, AND SHALL CONFORM TO ALL STATE, FEDERAL, AND COUNTY CONSTRUCTION REGULATIONS. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY SHOULD ANY REQUIRED ITEMS PERTAINING TO SITE CONSTRUCTION NOT BE INCLUDED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS AS SHOWN ON THESE PLANS.
- LOCATIONS OF EXISTING UTILITIES WERE OBTAINED FROM THE BEST AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY TO HIS/HER SATISFACTION, THE FIELD LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ANY DAMAGE TO EXISTING UTILITIES, PAVEMENT, OR CURB AND GUTTER DUE TO CONSTRUCTION ACTIVITY OUTSIDE THE LIMITS OF DISTURBANCE IS TO BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY PROPERTY MONUMENTS, MARKERS, SIGNS, LIGHTS, OR ANY OTHER EXISTING SITE FEATURES DISTURBED DURING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY THE WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE JULY 28, 2006 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202 (b)(1)(ii) FOR CUTTING OR CLEARING OF PUBLIC UTILITY RIGHTS-OF-WAY LICENSED UNDER ARTICLE 78 OF THE ANNOTATED CODE OF MARYLAND.
- A GEO-TECHNICAL STUDY WAS NOT CONDUCTED FOR THIS SITE.
- ALL COMPACTED FILL SHALL BE IN ACCORDANCE WITH MASHTO T-180 REQUIREMENTS.
- NO EXTERIOR LIGHT IS PROPOSED AT THIS SITE.
- THERE ARE NO NATURAL STEEP SLOPES (25% OR  $\pm$ ), WITHIN THE PROJECT AREA.
- TRASH DISPOSAL IS NOT REQUIRED AS THE PROPOSED FACILITY IS TO BE UNOCCUPIED.
- PROPOSED BUILDING WILL NOT HAVE SPRINKLERS.
- THE PROPOSED DEVELOPMENT SHOWN IN THIS PLAN INCLUDES THE INSTALLATION OF A 12'x30' EQUIPMENT SHELTER AT GRADE THAT WILL BE FENCED IN FOR SECURITY PURPOSES. TWELVE (12) ANTENNAS WILL BE INSTALLED ON A FORTWORTH POWERMOUNT POLE WITHIN AN EXISTING 80' TRANSMISSION TOWER. THE PROPOSED FACILITY WILL BE UNOCCUPIED WITH INFREQUENT VISITS. (ONE PER MONTH).
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE PERMITTING OF THIS WORK WITH HOWARD COUNTY PRIOR TO CONSTRUCTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- DRAWINGS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCE PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. BOARD-ON-BOARD FENCING IS BEING SUBSTITUTED FOR REQUIRED LANDSCAPING. ~~NO LANDSCAPE SECURITY IS REQUIRED.~~

# SITE DEVELOPMENT PLAN VERIZON WIRELESS SAINT JOHNS

## 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND SDP-08-006



**BENCHMARKS**

GEODETIC SURVEY CONTROL: J0839	N 594,044.21 E 1,358,416.35 ELEVATION: 477.97
GEODETIC SURVEY CONTROL: J0843	N 594,826.85 E 1,365,880.39 ELEVATION: 473.58

**SHEET INDEX**

1	COVER SHEET
2	SITE PLAN, LANDSCAPE PLAN, AND TOWER DETAIL
3	DETAILS

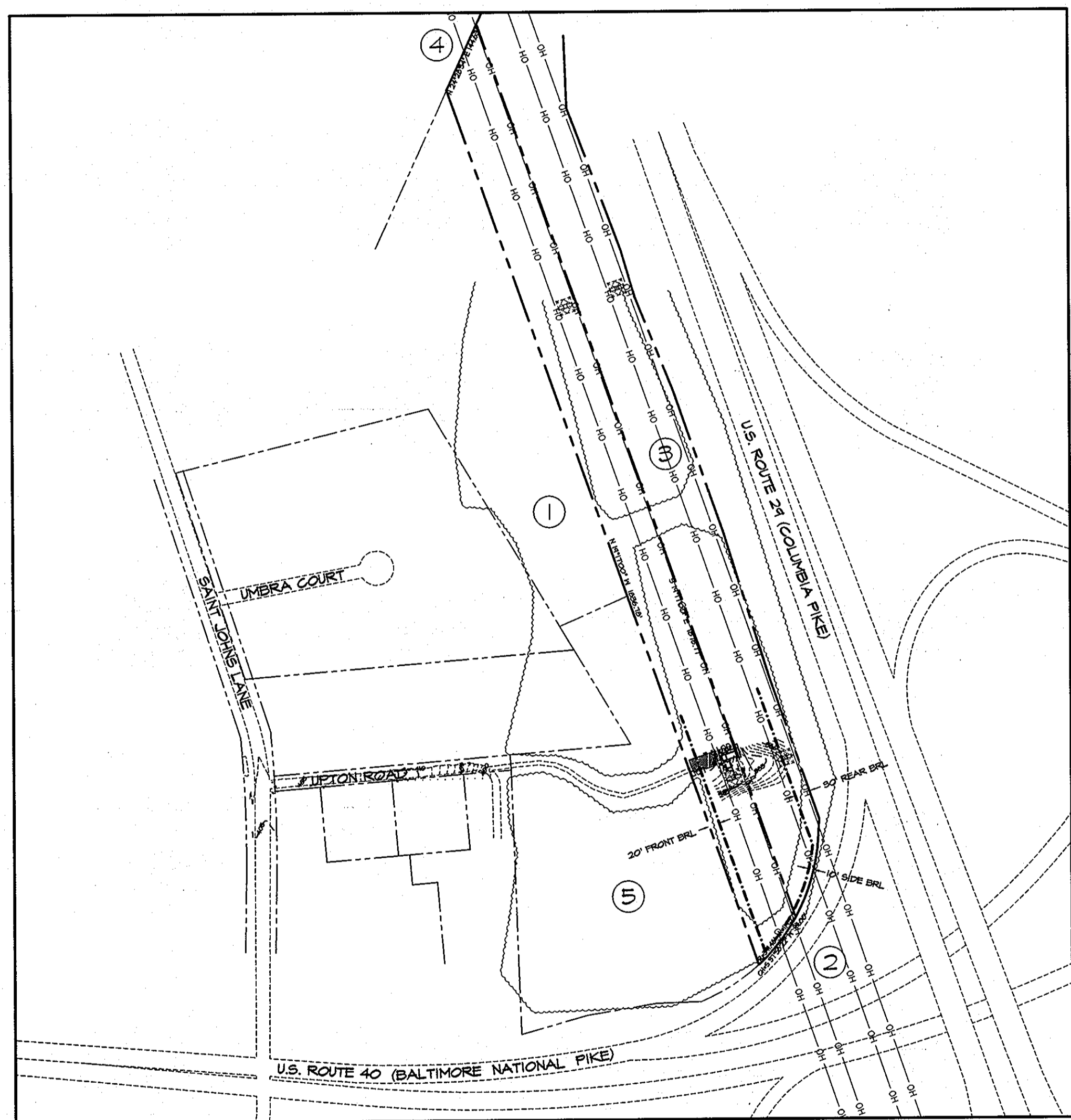
**ADDRESS CHART**

PARCEL #	STREET ADDRESS
449	9045 UPTON ROAD

**ADJACENT PROPERTY CHART**

NO.	OWNER	TAX MAP:
1	CHESAPEAKE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS	24
2	U.S. ROUTE 40 - BALTIMORE NATIONAL PIKE	24
3	BALTIMORE GAS & ELECTRIC	24
4	BALTIMORE GAS & ELECTRIC	24
5	LEONORA K HONES	24

OPTION 2: EXEMPT/DOI	FOREST CONSERVATION DATA SUMMARY
File Number: SDP-08-006	Project/Subdivision Name: VERIZON WIRELESS - SAINT JOHNS 9045 UPTON ROAD, ELLICOTT CITY MD
Comment: Exempt per Section 16.1202.(6)(1)(ii) of the Howard County Subdivision Regulations, for cutting or clearing of public utility rights-of-way licensed under Article 78 of the Annotated Code of Maryland.	



**LOCATION MAP**  
SCALE: 1" = 200'

**SITE NOTES**

- APPLICANT: VERIZON WIRELESS  
9000 JUNCTION DRIVE  
ANNAPOLIS JUNCTION, MD 20701  
TEL 301-512-2000  
FAX 301-512-2186
- APPLICANT'S ATTORNEY: M.G. DIAMOND  
ABRAMS, WEST, STORM & DIAMOND, P.C.  
4550 MONTGOMERY AVENUE, SUITE 760N  
BETHESDA, MARYLAND 20814  
TEL 301-634-3161  
FAX 301-634-3182
- PROPERTY OWNER: BALTIMORE GAS AND ELECTRIC  
1068 NORTH FRONT STREET  
BALTIMORE, MARYLAND 21202  
ATTN: RENEE OSWALD  
TEL 410-291-5727
- SITE DATA: TAX MAP 24, GRID 18, PARCEL 449  
TAX ACCOUNT #: 193386  
DEED REFERENCE 1: 409/365  
DEED REFERENCE 2: 363/340  
TRACT AREA: 31.3 AC +/-  
ELECTION DISTRICT: 02  
ADDRESS: 9045 UPTON ROAD  
ELLICOTT CITY, MD 21043  
EXISTING USE: SEE TRANSMISSION LINES
- HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHE ASSOCIATES, INC DATED MAY 22, 2007.  
SOURCE: NAD83 GROUND ELEVATION: 386.00' AMSL (AVG.)  
LATITUDE: N39°16'42.81" PROPOSED STRUCTURE HEIGHT: 140.00' AGL  
LONGITUDE: W76°49'20.53" PROPOSED ANTENNA RAD CENTER ELEVATION: 140.00' AGL
- TOTAL DISTURBED AREA = 2183 SF (0.05 AC. +/-)
- THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 30' LONG x 11'-7" WIDE x 10'-7" HIGH UNOCCUPIED COMMUNICATION EQUIPMENT SHELTER IN AN EXISTING UNFENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 140'-0" FORTWORTH POWERMOUNT TOWER WITH A RAD CENTER AT AN ELEVATION OF 140'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS. TOTAL SHELTER FLOOR AREA = 360 SF.
- THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
- THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS, OF THE ELECTRONIC INDUSTRIES ASSOCIATES (EIA).
- IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF SIX (6) MONTHS, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
- NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
- STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
- NO OUTDOOR STORAGE, LIGHTING, OR WASTE STORAGE WILL BE REQUIRED FOR THIS SITE.
- THE EXTERIOR OF THE SHELTER SHALL BE PAINTED AS SPECIFIED BY THE OWNER.
- BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SITE SURVEY BY MORRIS & RITCHE ASSOCIATES, INC. ON MAY 22, 2007.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
- THE COMMUNICATION SHELTER SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
- THE PROPOSED COMMUNICATIONS SHELTER, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

**SITE ANALYSIS DATA CHART**

1. APPLICABLE DPZ FILE REFERENCES:	NONE
2. TOTAL PROJECT AREA:	2183 SQUARE FEET 0.05 ACRES +/-
3. AREA OF PLAN SUBMISSION:	2183 SQUARE FEET 0.05 ACRES +/-
4. TOTAL PARCEL ACREAGE:	145113.7 SQUARE FEET 31.3 ACRES +/-
5. LIMIT OF DISTURBANCE:	2183 SQUARE FEET 0.05 ACRES +/-
6. PRESENT ZONING:	R-20
7. PROPOSED USE:	UNOCCUPIED TELECOMMUNICATIONS FACILITY
8. FLOOR SPACE:	360 S.F.
9. MAXIMUM NUMBER OF EMPLOYEES:	0
10. MINIMUM NUMBER OF PARKING SPACES REQUIRED BY ZONING:	2
11. PARKING SPACES PROVIDED:	2
12. EXISTING BUILDING COVERAGE:	0.0 ACRES
13. PROPOSED BUILDING COVERAGE:	360 SF OR 0.0083 ACRES ±
14. TOTAL BUILDING COVERAGE* (INCLUDING OVERHANGS):	0.0083 ACRES, 0.22% OF TOTAL LOT AREA
15. SANITARY SEWER/ WATER SERVICE:	N/A
16. PROPERTY OWNER:	BALTIMORE GAS AND ELECTRIC 1068 NORTH FRONT STREET BALTIMORE, MARYLAND 21202 ATTN: RENEE OSWALD 410-291-5727
17. PROPERTY OWNER INFORMATION:	

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST FIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
- THESE PLANS ARE NOT FOR RECORDATION.
- EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/7/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 4/5/07  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 4/9/07  
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

**DEVELOPER**

VERIZON WIRELESS  
9000 JUNCTION DRIVE  
ANNAPOLIS JUNCTION, MD 20701  
PHONE: 301.512.2000  
ATTN: MATT TOBACK

**MORRIS & RITCHE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505  
TOWSON, MARYLAND 21286  
(410) 821-1690  
FAX (410) 821-1748

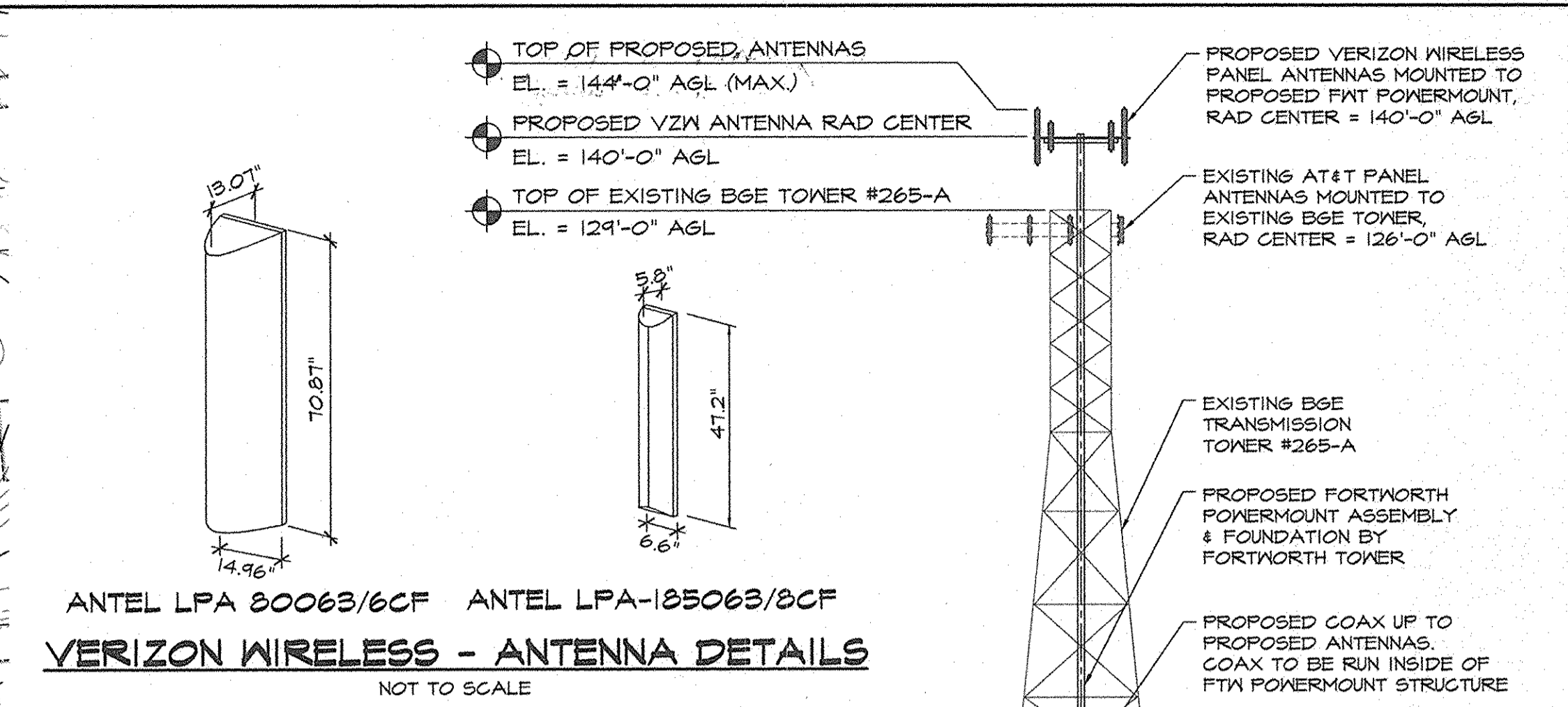
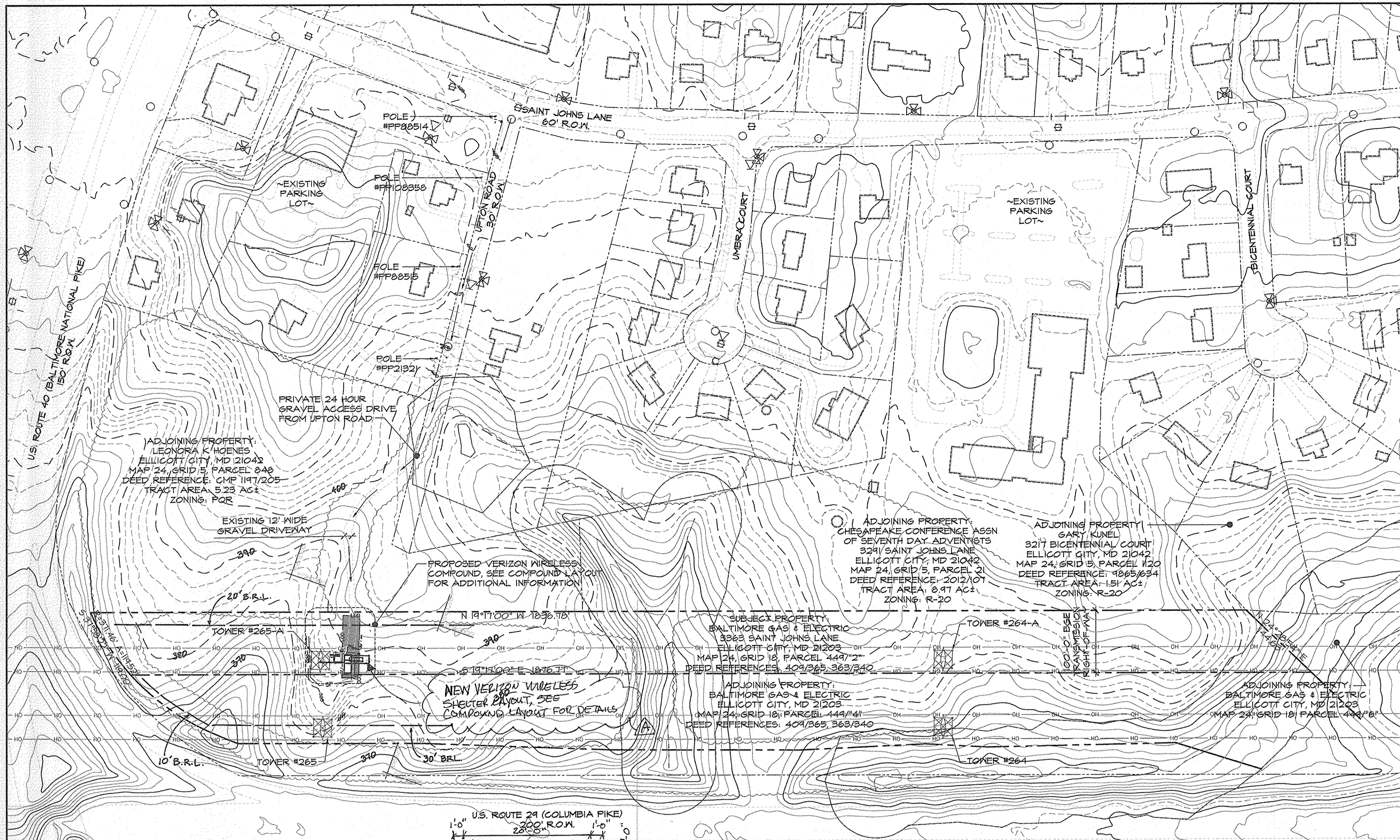
SITE DEVELOPMENT PLAN  
VERIZON WIRELESS - SAINT JOHNS  
SDP-08-006

**COVER SHEET**

LIBER: 409 ~ FOLIO: 365 ~ PARCEL: 449  
ZONED: R-20 ~ TAX MAPS: 24 ~ GRIDS: 5  
2ND ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

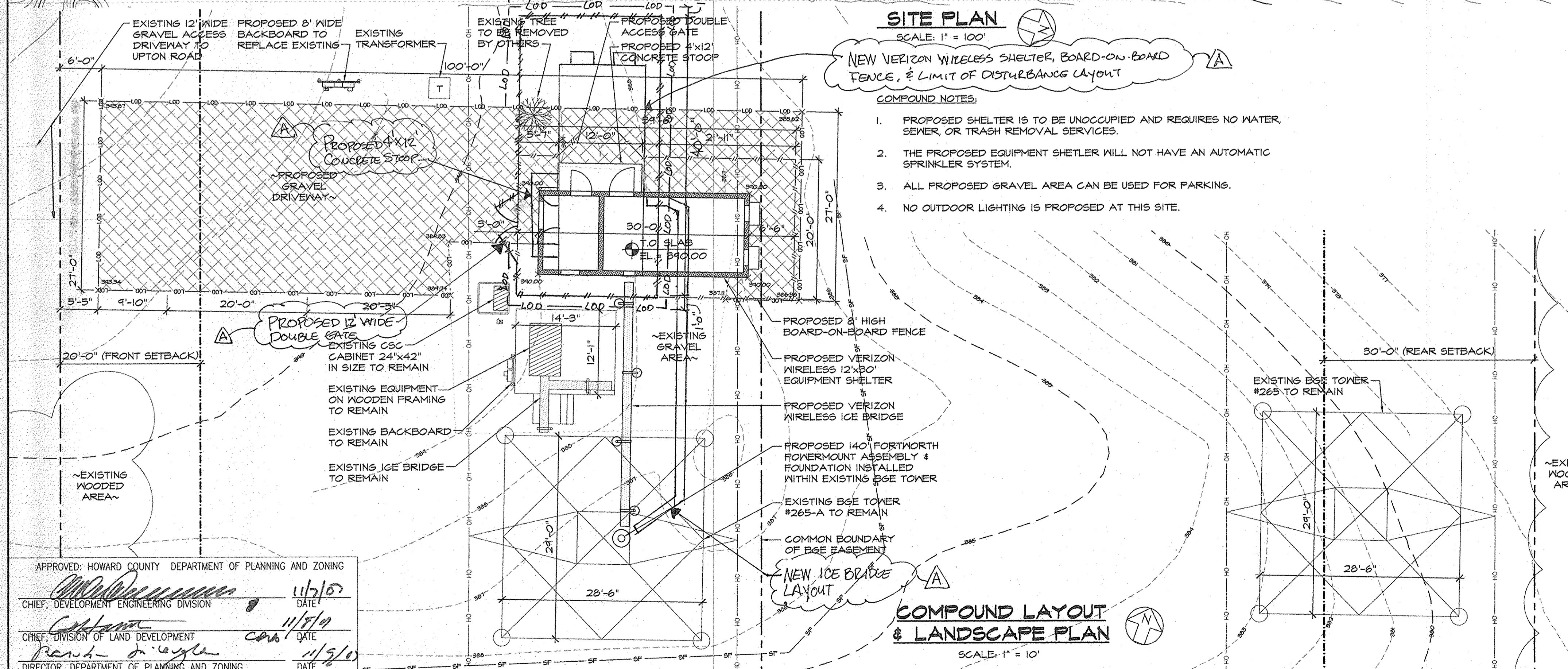
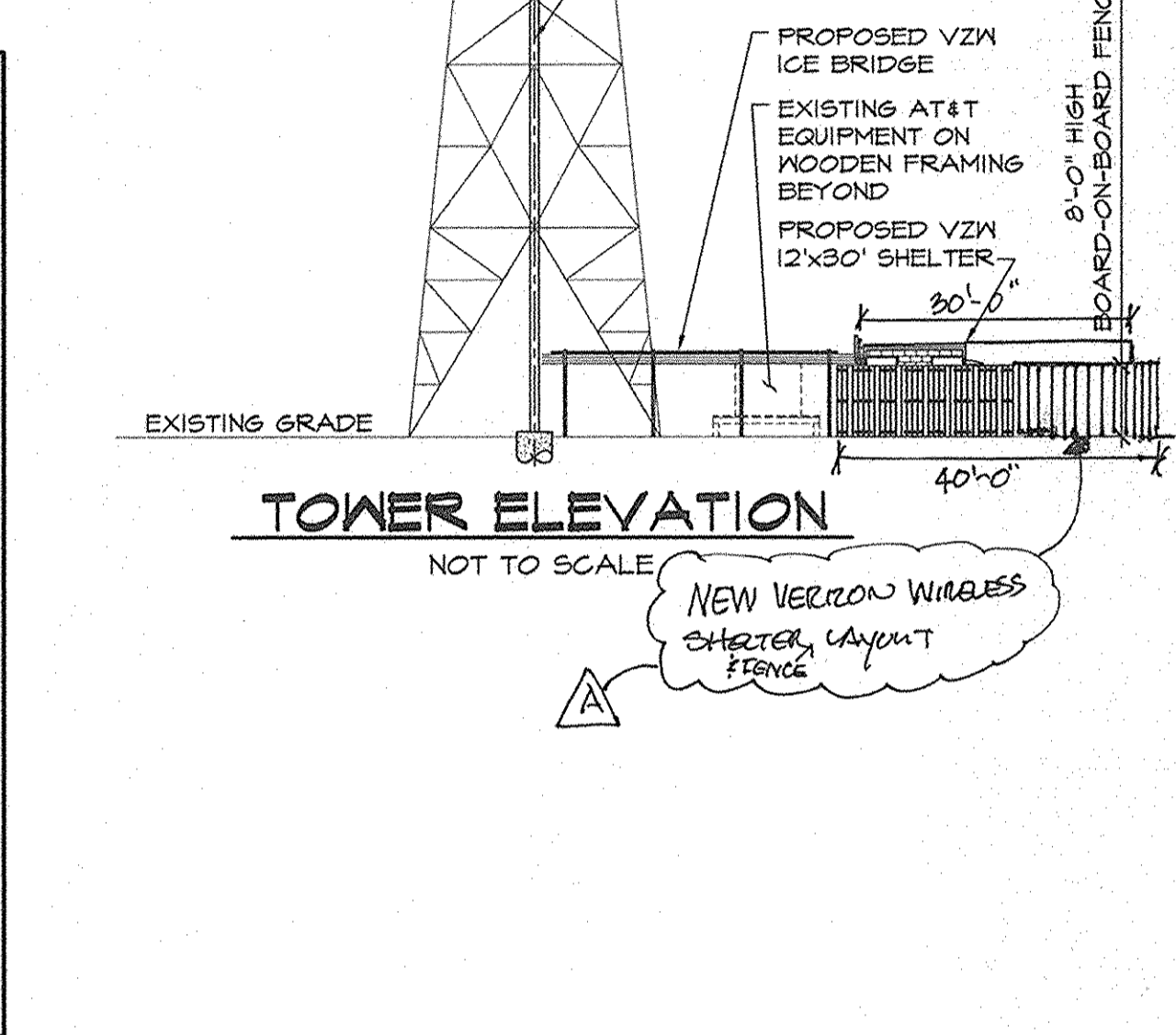
DATE	REVISIONS	JOB NO.:
10/25/07	REVISED TO ADDRESS COUNTY REVIEW COMMENTS	10427.411

SCALE: AS SHOWN  
DATE: 10/24/07  
DRAWN BY: JCW  
DESIGN BY: JCW  
REVIEW BY: BES  
SHEET: 1 OF 3



**SITE PLAN LEGEND**

PROPOSED GRAVEL AREA	[Hatched Box]
EXISTING PROPERTY LINE	[Solid Line]
PROPOSED LIMIT OF DISTURBANCE	[Dashed Line]
EXISTING OVERHEAD TRANSMISSION LINES	[Line with OH]
1' CONTOUR LINE	[Dashed Line]
5' CONTOUR LINE	[Dashed Line]
BUILDING RESTRICTION LINE	[Dashed Line]
EXISTING TREELINE	[Wavy Line]
EXISTING STREAM	[Line with OH]
75' STREAM BUFFER	[Dashed Line]
BUILDING / HOUSE	[Rectangular Box]
UTILITY POLE	[Circle with X]
BOARD-ON-BOARD FENCE	[Line with SF]
SILT FENCE	[Line with SF]
FIRE HYDRANT	[Circle with H]
SANITARY MANHOLE	[Circle with M]
GAS VALVE	[Circle with G]
WATER VALVE	[Circle with W]
MAILBOX	[Square with X]



**LANDSCAPE SCHEDULE A**

CATEGORY	ADJACENT TO ROADWAYS	PERIMETER #1 ADJACENT TO PERMITTER PROPERTIES
LANDSCAPE TYPE	X	TYPE "A" BUFFER
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	X	64' (a)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	X	--
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	X	--
NUMBER OF PLANTS REQUIRED		
SHADE TREES: 1.60'	X	2
EVERGREEN TREES: N/A		0
SHRUBS: N/A		0
NUMBER OF PLANTS PROVIDED		
SHADE TREES	X	0
EVERGREEN TREES		0*
OTHER TREES (2:1 SUBSTITUTION)		0
SHRUBS (10:1 SUBSTITUTION)		0

\*NOTE: BOARD-ON-BOARD FENCE SHALL BE CONSTRUCTED AROUND SHELTER IN PLACE OF LANDSCAPING.

(a) Perimeter length equals the distance of all four sides of the proposed shelter.

**PERMIT INFORMATION CHART**

PROJECT NAME VERIZON WIRELESS SAINT JOHNS	SECTION / AREA N/A	PARCEL 449
LIBER / FOLIO 409 / 365	GRID # 5	ZONING R-20
TAX MAP NO. 24	ELECT. DIST. 2	CENSUS TRACT 602200
WATER CODE: E21	SEWER CODE: 6440000	

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505  
TOWSON, MARYLAND 21286  
(410) 821-1690  
FAX (410) 821-1748

**SITE DEVELOPMENT PLAN**  
VERIZON WIRELESS - SAINT JOHNS  
SDP-08-006

**SITE PLAN**

LIBER: 409 ~ FOLIO: 365 ~ PARCEL: 449  
ZONED: R-20 ~ TAX MAPS: 24 ~ GRIDS: 5  
2ND ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/24/07	REVISED TO ADDRESS COUNTY REVIEW COMMENTS	10427.411
3/1/08	VERIZON WIRELESS SHELTER LOCATION REVISION	SCALE: AS SHOWN
		DATE: 10/24/07
		DRAWN BY: JCW
		DESIGN BY: JCW
		REVIEW BY: BES
		SHEET: 2 OF 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 11/15/07

DATE: 11/8/07

DATE: 11/5/07

**HOWARD SOIL CONSERVATION DISTRICTS  
STANDARD SEDIMENT CONTROL NOTES**

1. A MIN. OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD CO. DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855)
2. ALL VEGETATION AND STRUCTURAL ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:  
TOTAL AREA OF SITE 0.050 AC.  
AREA DISTURBED 0.050 AC.  
AREA TO BE ROOFED OR PAVED 0.0083 AC.  
AREA TO BE VEGETATIVELY STABILIZED 0.042 AC.  
TOTAL CUT 0 CU. YDS. +  
TOTAL FILL 0 CU. YDS. +  
TOTAL TOPSOIL 0 CU. YDS. +  
OFF SITE WASTE/BORROW AREA LOCATION \_\_\_\_\_
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTRIBUTED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN ACCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

NOTE: UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN OFF-SITE AREA COVERED BY AN ACTIVE GRADING PERMIT, WITH FUNCTIONING EROSION & SEDIMENT CONTROLS IN PLACE.

\* THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. MRA MAKES NO GUARANTEE OF ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE DEVELOPER AND CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.

**SEQUENCE OF CONSTRUCTION:**

1. CLEAR AND GRUB TO INSTALL SILT FENCE. (1 DAY)
2. AFTER SILT FENCE IS IN PLACE, CLEAR AND GRUB THE REMAINDER OF THE SITE. (1 DAY)
3. BEGIN CONSTRUCTION OF THE DRIVES AND PARKING AREAS. (2 DAYS)
4. BEGIN BUILDING CONSTRUCTION AFTER COMPLETION OF THE BUILDING PLACE THE GRAVEL SURFACE. REMOVE THE TEMPORARY DIVERSION DIKES AND TOPSOIL AND SEED ALL DISTURBED AREAS. (14 DAYS)
5. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SEDIMENT CONTROLS SHALL BE REMOVED AND THE DISTURBED AREAS PERMANENTLY STABILIZED WITH VEGETATION. (1 DAY)

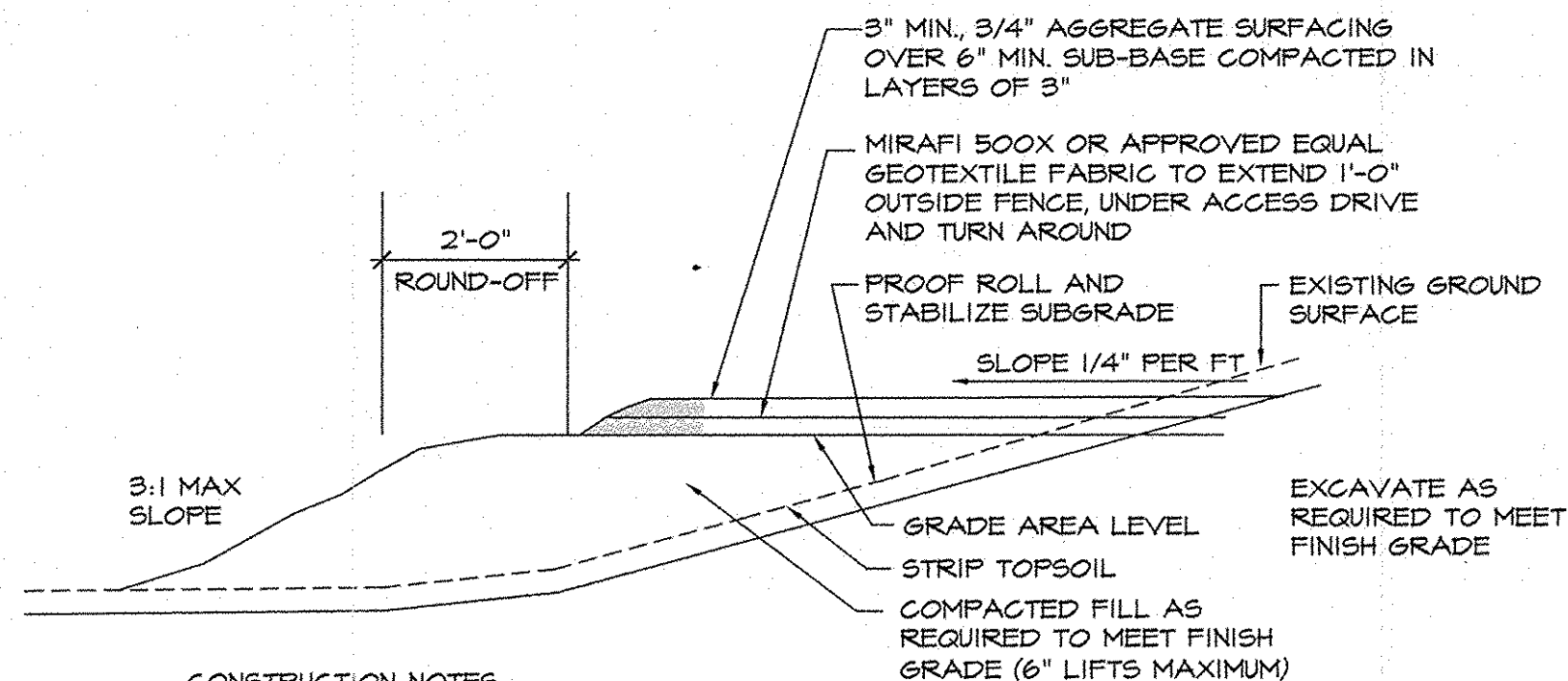
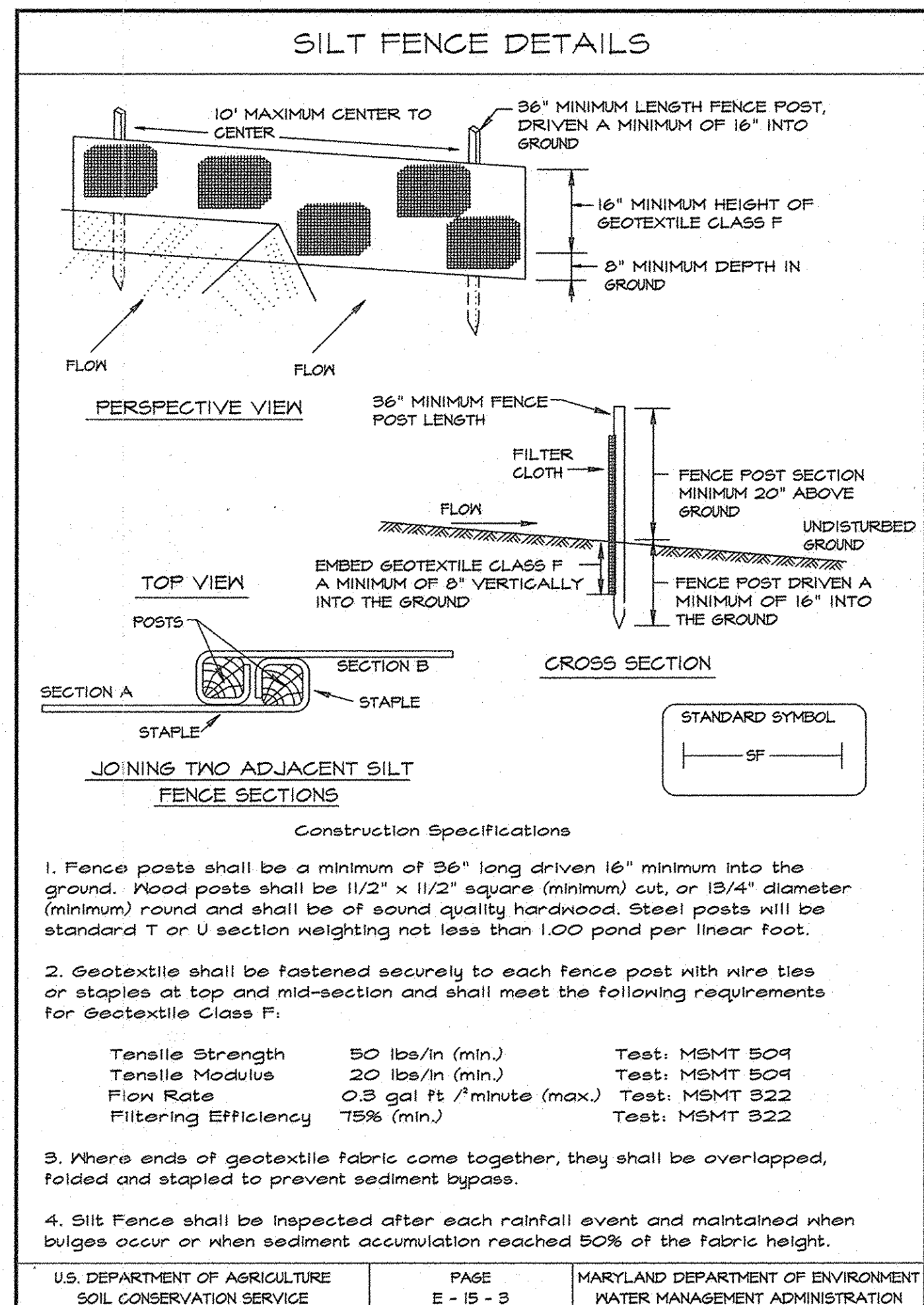
\*TIMEFRAMES ARE APPROXIMATE

**PROPERTY OWNER:**

BALTIMORE GAS AND ELECTRIC  
1068 NORTH FRONT STREET  
BALTIMORE, MARYLAND 21202  
ATTN: RENEE OSWALD  
410-241-5121

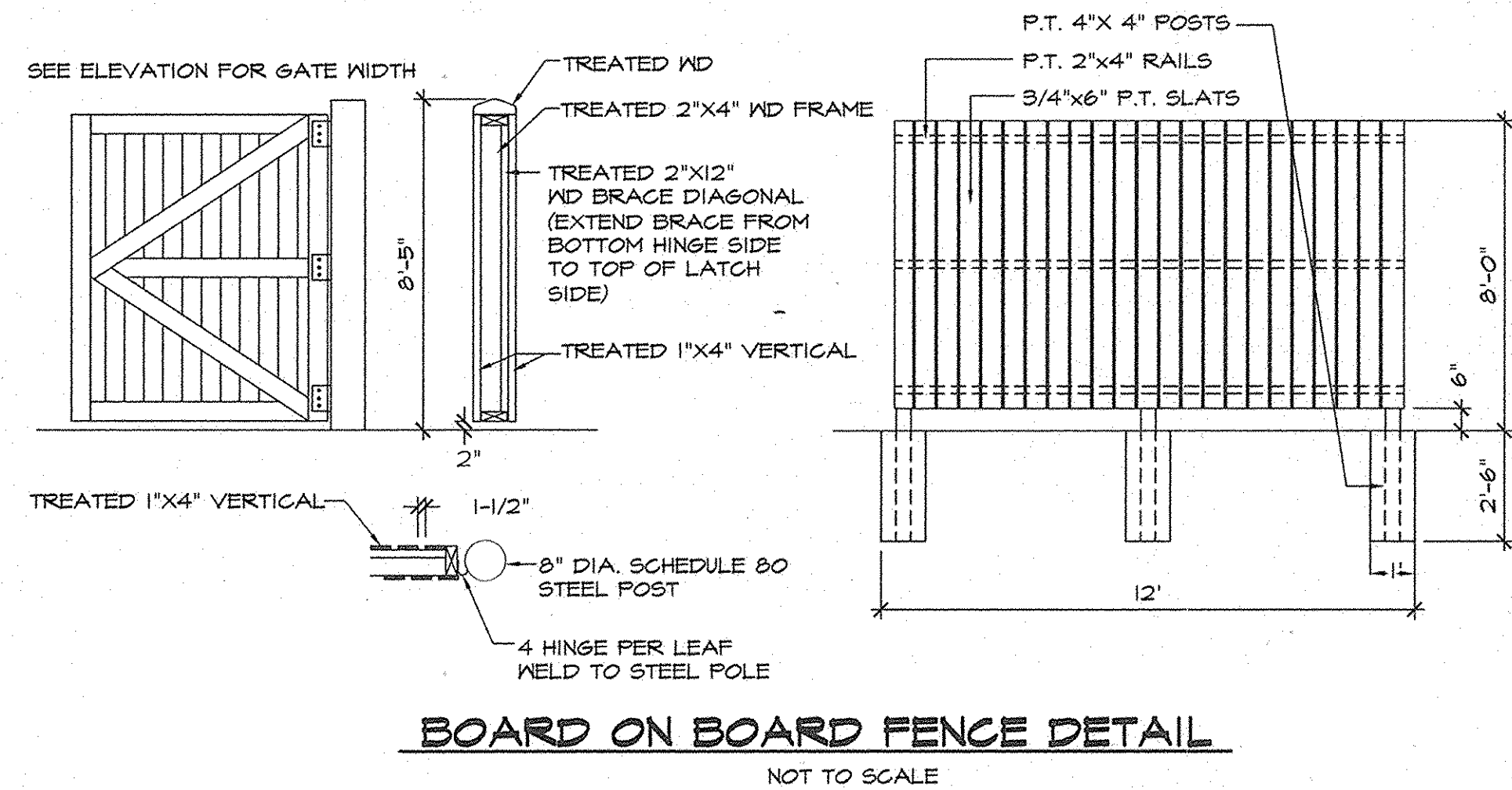
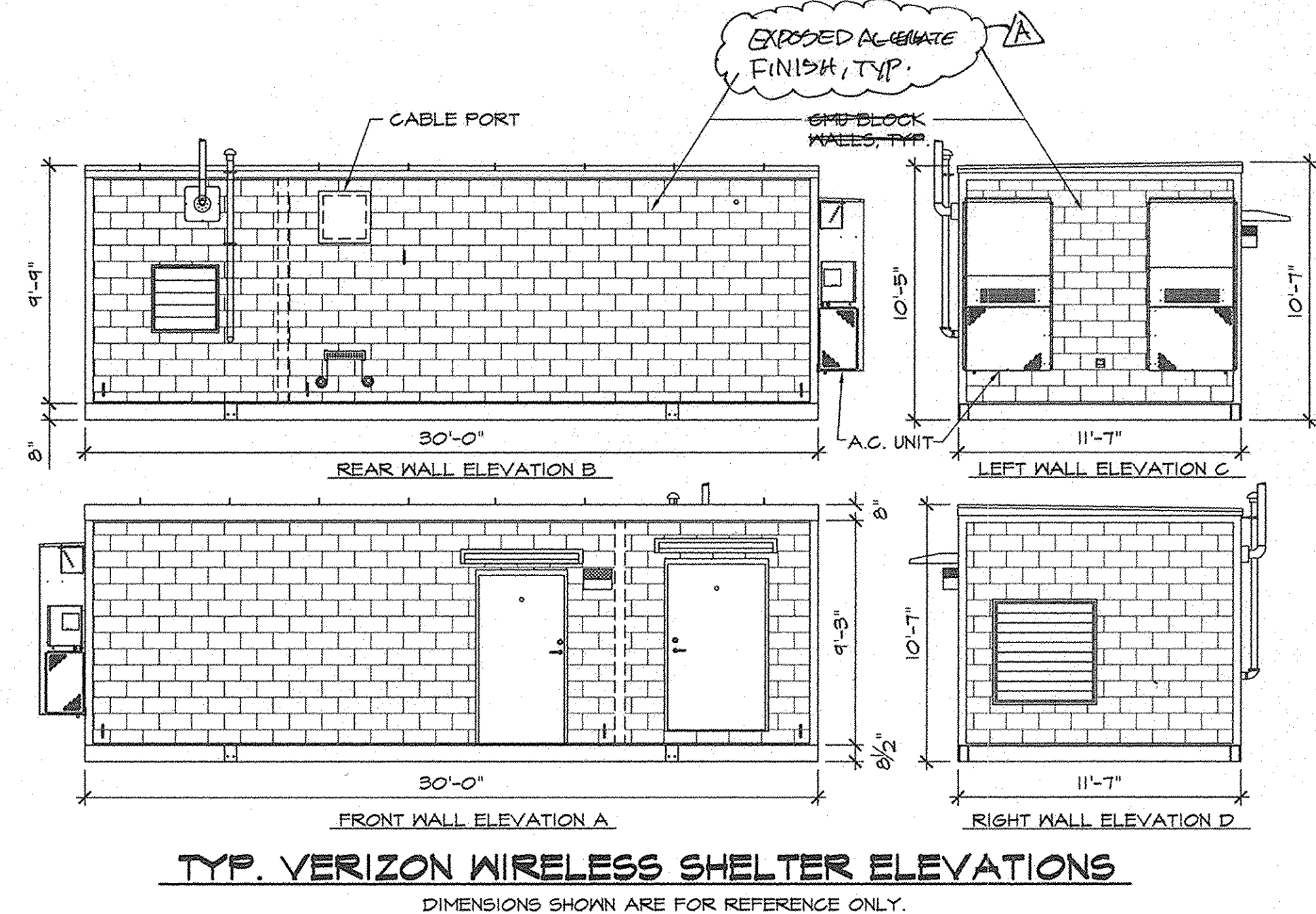
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/2/07  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 11/8/07  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 11/9/07  
DATE  
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING



**LEASE AREA, ACCESS DRIVE AND  
TURN AROUND AREA SURFACING**

NOT TO SCALE



PERMIT INFORMATION CHART					
PROJECT NAME VERIZON WIRELESS SAINT JOHNS		SECTION / AREA N/A	PARCEL 449		
LIBER / FOLIO 409 / 365	GRID # 5	ZONING R-20	TAX MAP NO. 24	ELECT. DIST. 2	CENSUS TRACT 602200
WATER CODE: E21			SEWER CODE: 6440000		

**MRA**  
MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
1220-C EAST JOPPA ROAD, SUITE 505  
TOWSON, MARYLAND 21286  
(410) 821-1890  
FAX (410) 821-1748

**SITE DEVELOPMENT PLAN**  
VERIZON WIRELESS - SAINT JOHNS  
SDP-08-006

**SITE DETAILS**

LIBER: 409 ~ FOLIO: 365 ~ PARCEL: 449  
ZONED: R-20 ~ TAX MAPS: 24 ~ GRIDS: 5  
2ND ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/25/07	REVISED TO ADDRESS COUNTY REVIEW COMMENTS	10427.411
5/1/08	VERIZON WIRELESS SHELTER LOCATION REVISION	SCALE: AS SHOWN
		DATE: 10/24/07
		DRAWN BY: JCW
		DESIGN BY: JCW
		REVIEW BY: BES
		SHEET: 3 OF 3

**DEVELOPER**  
VERIZON WIRELESS  
9000 JUNCTION DRIVE  
ANNAPOLIS JUNCTION, MD 20701  
PHONE: 301.512.2000  
ATTN: MATT TOBACK