

GENERAL NOTES

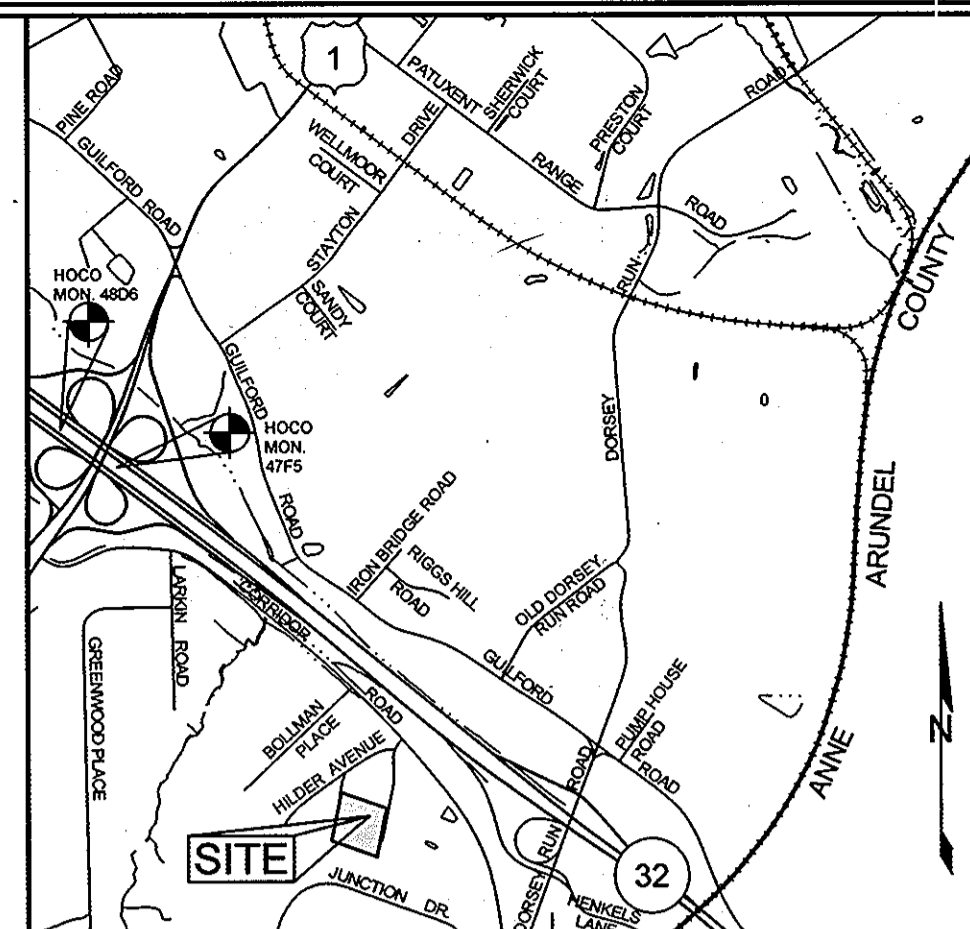
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE 22/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- TOTAL PROJECT AREA = 5.95 AC±
AREA OF PLAN SUBMISSION = 5.95 AC±
LIMIT OF DISTURBED AREA = 3.00 AC±
EXISTING USE = COMMERCIAL
PROPOSED USE = COMMERCIAL
PREVIOUS HOWARD COUNTY FILE NUMBERS: CONTRACT# 24-3476-D, SDP-74-069, SDP-86-219, SDP-89-029, ECP-12-008.
DEED REFERENCE: LIBER 7720, FOLIO 180.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, EFFECTIVE 10/02/03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS LOT MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING/GRADING PERMIT.
- NO PUBLIC WATER AND SEWER IS PROPOSED FOR THIS SITE. PUBLIC WATER EXISTS ON SITE BY CONTRACT NO. 24-3476-D.
- BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, INC. ON OR ABOUT AUGUST, 2009. ON-SITE TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY NJR & ASSOCIATES, INC. ON OR ABOUT AUGUST, 2009. OFF-SITE TOPOGRAPHY IS BASED ON HOWARD COUNTY 1998 AERIAL SURVEY.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 48D6 AND NO. 47F5.
DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).
STATION 48D6 N 533,541.8699 E 1,368,856.8869 ELEV. 228.115
STATION 47F5 N 535,985.0412 E 1,365,653.4555 ELEV. 234.996
- THERE ARE NO STEEP SLOPES, WETLANDS, FLOODPLAIN, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY. BASED ON A FIELD INVESTIGATED NON-TIDAL WETLAND AND STREAM EVALUATION CONDUCTED BY SILL, ADCOCK, & ASSOCIATES, DATED AUGUST, 2011, NO WETLANDS OR STREAM SYSTEMS EXIST ON-SITE.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF 0.90 ACRES (39,204 SF) OF REFORESTATION IN THE AMOUNT OF \$10,000.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
STATE HIGHWAY ADMINISTRATION 410.531.5533
BGE (CONTRACTOR SERVICES) 410.850.4620
BGE (UNDERGROUND DAMAGE CONTROL) 410.787.9068
MISS UTILITY 1.800.257.7777
COLONIAL PIPELINE COMPANY 410.756.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640
AT&T 1.800.252.1133
VERIZON 1.800.743.0033 OR 410.224.9210
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING PERFORMED.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO THE MARYLAND STATE HIGHWAY AUTHORITY STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL HDPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE SOIL RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION BASED ON TEST, PRIOR TO CONSTRUCTION. THE PVIOUS CONCRETE PAVING SECTION WILL BE IN ACCORDANCE WITH THE MOST CURRENT AND ACCEPTED SPECIFICATION FROM THE A.C.I. QUALIFIED PERSONNEL SHALL OVERSEE THE INSTALLATION OF THE PVIOUS CONCRETE IN ACCORDANCE WITH THE A.C.I. GUIDELINES FOR PVIOUS CONCRETE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- STORMWATER MANAGEMENT FOR THIS PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007. WATER QUALITY OBLIGATIONS WILL BE MET WITHIN THE ONE BIOPRETENTION FACILITY AND PVIOUS PAVEMENT AREAS PROPOSED ON THIS PLAN. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OBLIGATION WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT, IN THE AMOUNT OF \$10,000 FOR 29 SHADE TREES (\$300 EACH) AND 14 EVERGREEN TREES (\$150 EACH).
- THE PURPOSE OF THIS PLAN IS TO PROVIDE ADDITIONAL PARKING FOR ADJACENT PARCEL C-2. CURRENT PARKING IS INADEQUATE AND EMPLOYEES ARE FORCED TO PARK ALONG JUNCTION DRIVE. PARCEL C-2 CURRENTLY HAS 275 PARKING SPACES, NONE OF WHICH ARE SMALL CAR SPACES. WE ARE PROPOSING 350 PARKING SPACES ON THIS SITE AND 2 ADDITIONAL SPACES TO BE PROVIDED ON PARCEL C-2. THIS WILL PROVIDE A TOTAL OF 627 PARKING SPACES SERVING PARCEL C-2. OF THE 350 PROPOSED PARKING SPACES ON LOT 3, 166 WILL BE SMALL CAR SPACES AND 184 STANDARD SPACES. ALL OF THE PROPOSED PARKING SPACES ON LOT 3 ARE EXCESS SPACES. ALL THE REQUIRED HANDICAP PARKING IS BEING PROVIDED FOR ON PARCEL C-2.
- THIS SITE IS FREE OF ANY ENVIRONMENTAL FEATURES, INCLUDING WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENTS, 100 YEAR FLOODPLAIN, AND STEEP SLOPES.
- A CONSTRUCTION AND ACCESS EASEMENT AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS DEPARTMENT OF HOWARD COUNTY AS LIBER 13798, FOLIO 186.
- THE CURRENT USE OF THE SITE IS CONCRETE CONTRACTING BUSINESS OFFICE AND STORAGE AREA.
- LIGHTING FOR THE PROPOSED PARKING LOT WILL BE PROVIDED IN COMPLIANCE WITH SECTION 134 OF THE ZONING REGULATIONS

	PAR. C-2	LOT 3 (1)	TOTAL
TOTAL NUMBER EXISTING PARKING SPACES	275	0	275
TOTAL NUMBER PROPOSED PARKING SPACES	2	350	352
ULTIMATE COMBINED TOTAL PARKING SPACES	277	350	627
TOTAL NUMBER ALLOWED SMALL CAR PARKING SPACES	68	N/A	N/A
TOTAL NUMBER EXISTING SMALL CAR PARKING SPACES	0	0	0
TOTAL NUMBER PROPOSED SMALL CAR PARKING SPACES	0	166	166
TOTAL NUMBER REQUIRED HANDICAP PARKING SPACES	6	7	13
TOTAL NUMBER EXISTING HANDICAP PARKING SPACES	8	0	8
TOTAL NUMBER PROPOSED HANDICAP PARKING SPACES	5	0	5

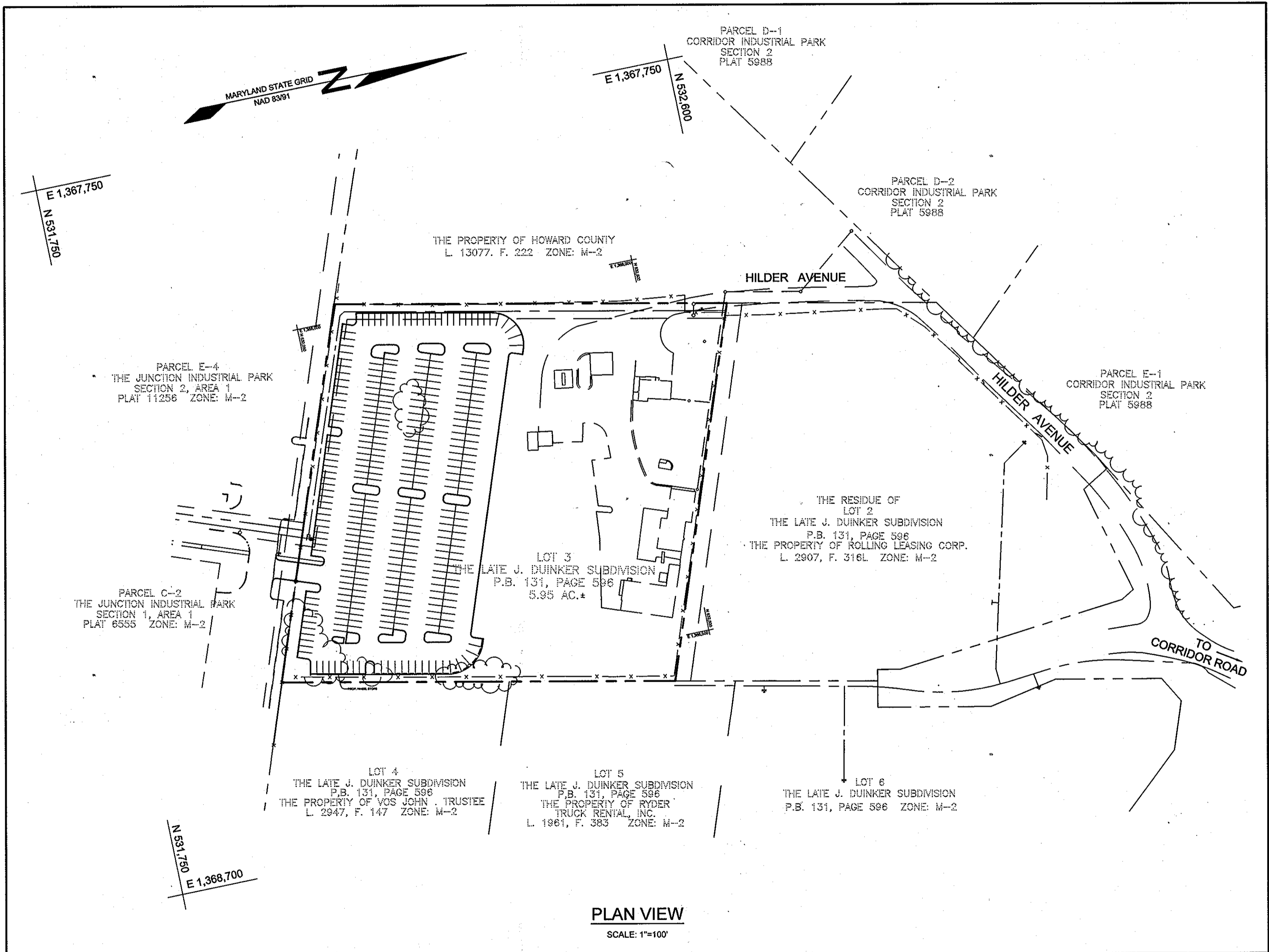
(1) NOTE: PROPOSED QUANTITY OF PARKING PROVIDED BY THIS PLAN IS IN EXCESS OF REQUIRED PARKING FOR PARCEL C-2.
NOTE: 4 OF THE REQUIRED HANDICAP SPACES ON PARCEL C-2 WILL BE VAN SPACES.

SITE DEVELOPMENT PLANS CORRIDOR ROAD LLC

PARCEL 73 HOWARD COUNTY, MARYLAND



HOWARD COUNTY, MARYLAND ADC MAP 5054, GRIDS B10
VICINITY MAP
SCALE: 1"=2000'



NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
48D6	533,841.8699	1,368,856.8869	228.115	MEDIAN BETH NORTH & SOUTH SIDES OF MD RTE 32, 3/4 MI WEST OF THE BALTIMORE HWY, 237 WEST OF DDT 11
47F5	535,985.0412	1,365,653.4555	234.996	SOUTH SIDE OF MD. RTE. 32, APPROX. 9/4 EAST OF NO. BOUND. ME. INT. 1, 5' FROM OVERLAP SIGNS AT END OF GUARDRAILS.

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	SITE DEVELOPMENT PLAN
3.	SEDIMENT & EROSION CONTROL PLAN
4.	SEDIMENT & EROSION CONTROL NOTES & DETAILS
5.	STORM DRAIN & STORMWATER MANAGEMENT DRAINAGE AREA MAP
6.	STORM DRAIN, STORMWATER MANAGEMENT, PAVING, & PARKING LOT LIGHTING DETAILS
7.	LANDSCAPE PLAN
8.	PARCEL C-2 PARKING EXHIBIT

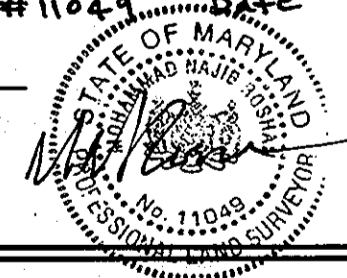
SUBDIVISION NAME	SECTION / AREA	PARCEL #			
THE LATE J. DUINKER SUBDIVISION	N/A	73			
PLAT	GRID #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
P.B. 131, PAGE 596	13	M-2	48	6TH	6011.02

LOT	STREET ADDRESS
3	8910 CORRIDOR ROAD

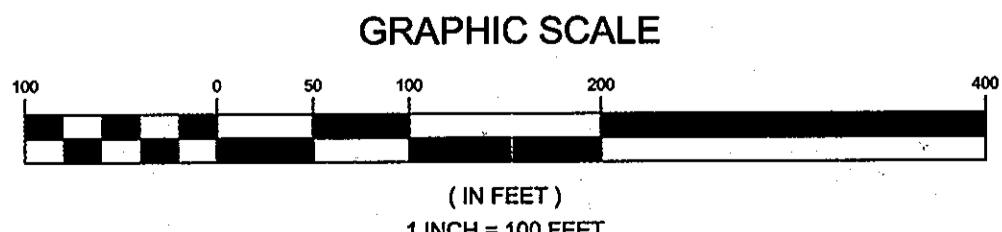
AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "AS-BUILT" information provided on this sheet.

OWNER/DEVELOPER
CORRIDOR ROAD, L.L.C.
8910 CORRIDOR ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
301-317-3324



EXISTING BUILDING SIZE = 97,272 SQ. FT.	
PERCENT OFFICE SPACE USAGE = 82% = 79,763 SQ. FT.	3.3 SPACES PER 1,000 SQ. FT. = 79.8 X 3.3 = 264 SPACES
PERCENT WAREHOUSE SPACE USAGE = 18% = 17,509 SQ. FT.	0.5 SPACES PER 1,000 SQ. FT. = 17.5 X 0.5 = 9 SPACES
TOTAL REQUIRED PARKING SPACES FOR EXISTING PARCEL C-2 = 273 TOTAL PARKING SPACES EXISTING ON PARCEL C-2 = 275	
TOTAL PARKING SPACES ON LOT 3 & PARCEL C-2 = 627 X 0.02 = 13 REQUIRED HANDICAP SPACES TO BE ON PARCEL C-2	
PROPOSED NEW TOTAL PARKING SPACES ON PARCEL C-2 = 277 SPACES	



TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
5.95 AC±	5.95 AC±	3.00 AC	M-2
PROPOSED USE	FLOOR SPACE PER USE	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED
COMMERCIAL PARKING	N/A	N/A	0
MAX. # EMPLOYEES/TENANTS	PARKING SPACES REQ.	PARKING SPACES PROV.	HC SPACES PROVIDED
N/A	N/A	350 (ON LOT 3)	N/A
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	REC. O.S. REQUIRED	REC. O.S. PROVIDED
N/A	N/A	N/A	N/A
BUILDING COVERAGE	FLOOR AREA RATIO	DPZ FILE REFERENCES	
N/A	N/A	SEE GENERAL NOTE #2	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
CHIEF, DEVELOPMENT ENGINEERING DIVISION	<i>[Signature]</i>	DATE	6/12/12
CHIEF, DIVISION OF LAND DEVELOPMENT	<i>[Signature]</i>	DATE	6/12/12
DIRECTOR	<i>[Signature]</i>	DATE	6/12/12
NO.	DESCRIPTION	DATE	
	REVISIONS		

COVER SHEET

PARKING LOT ADDITION TO SERVE ADJOINING
9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)

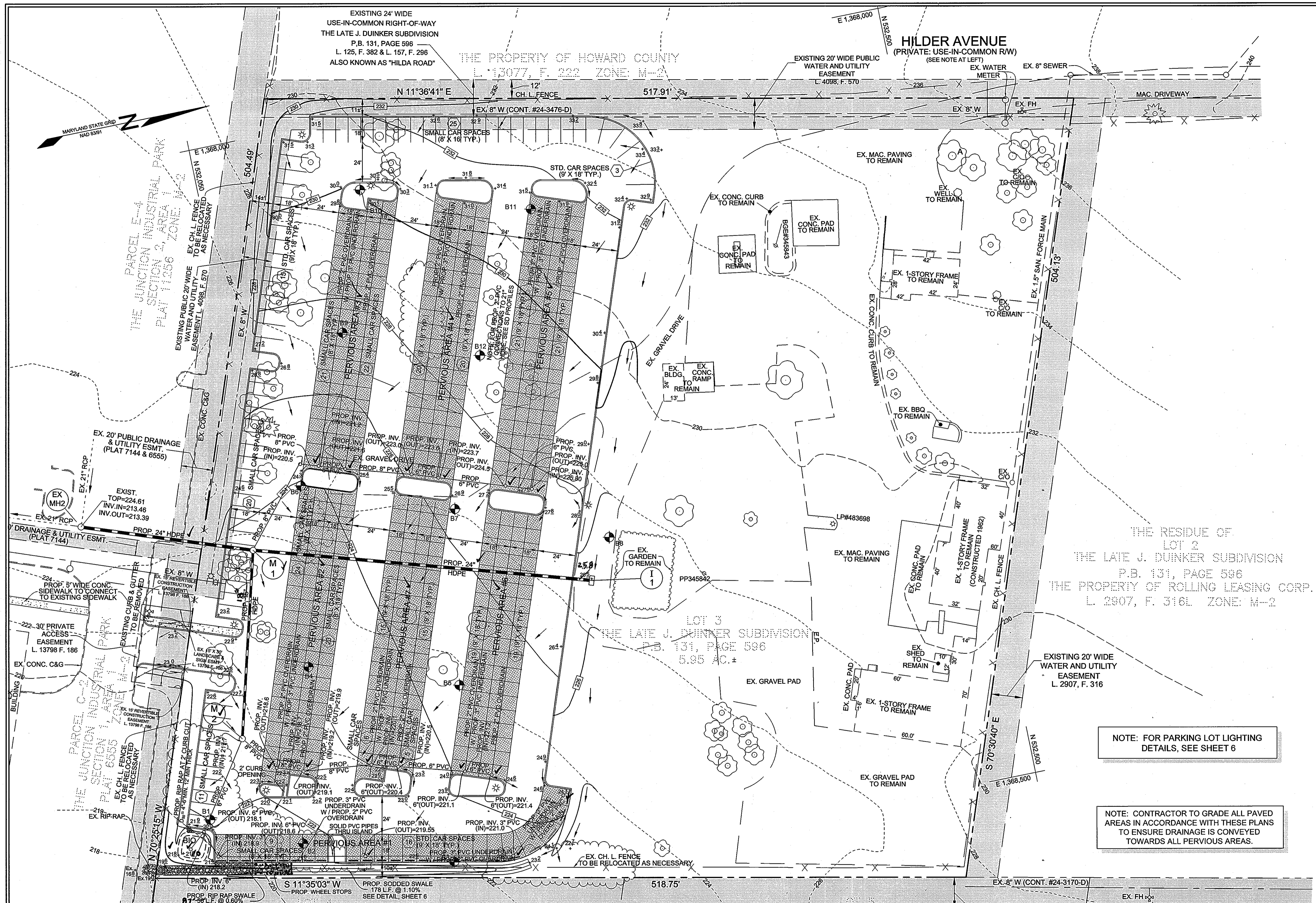
TAX MAP 48 GRID 13
6TH ELECTION DISTRICT
PLAT BOOK 131, PAGE 596
HOWARD COUNTY, MARYLAND

PARCEL 73

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Bilcoff City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: DH
DRAWN BY: DH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 1 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32023, EXPIRATION DATE: JUNE 20, 2013



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREES
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- EXISTING SIGN
- TO BE REMOVED
- PROPOSED BIORETENTION
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLES

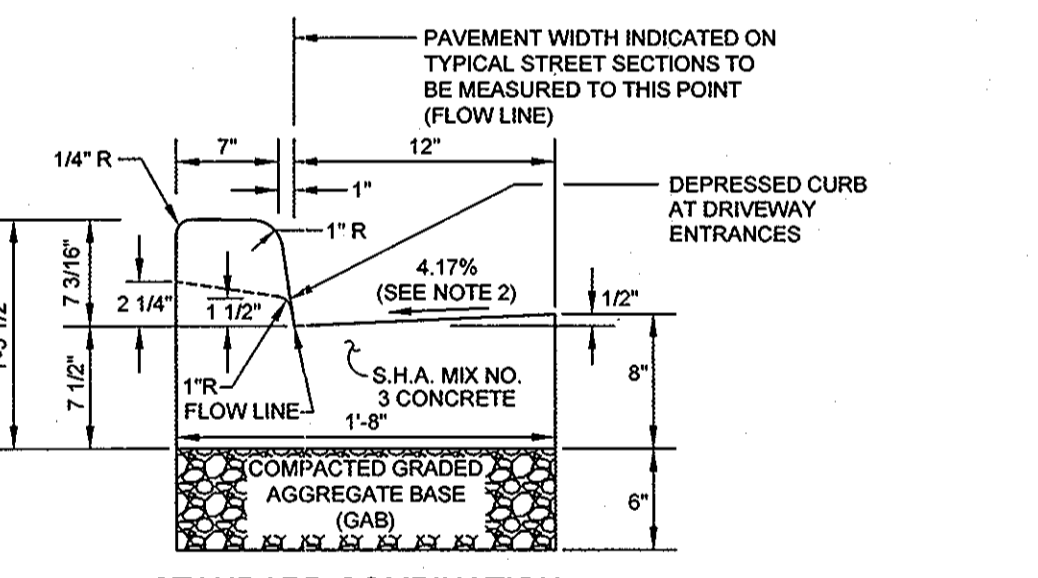
PAVING SECTIONS

SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5 TO <7		7 TO <15 TO <27	
			PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	HMA WITH CONSTANT GAB
P-1	PARKING BAYS: NON-RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	NA	NA	NA	NA
		HMA SUPERPAVE BASE 18.0 MM, PG 64-22 LEVEL 1 (ESAL)	2.0	2.0	2.0	2.5
	GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	

NOTES:

- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
- HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
- GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 4" MAX COMPACTED THICKNESS LAYERS.
- THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND ROAD REDUCTION.
- IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
- THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

NOTE: SEE PERVIOUS PAVEMENT SECTIONS ON SHEET 6.



NOTE: FOR PARKING LOT LIGHTING DETAILS, SEE SHEET 6

NOTE: CONTRACTOR TO GRADE ALL PAVED AREAS IN ACCORDANCE WITH THESE PLANS TO ENSURE DRAINAGE IS CONVEYED TOWARDS ALL PERVIOUS AREAS.

OWNER/DEVELOPER
CORRIDOR ROAD, L.L.C.
8610 CORRIDOR ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
301-317-3324

SITE DEVELOPMENT PLAN
PARKING LOT ADDITION TO SERVE ADJOINING 9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)

TAX MAP 48 GRID 13 6TH ELECTION DISTRICT PLAT BOOK 131, PAGE 586 HOWARD COUNTY, MARYLAND PARCEL 73

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: DH
DRAWN BY: DH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 2 of 8

AS-BUILT CERTIFICATION FOR PSWM
I hereby certify that the facility shown on the plan was constructed as shown on the "AS-BUILT" plan and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stabilized to prevent clogging of the underground SWM facility.

PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
(IN FEET)

M. Najib Roshan, MD PLS No. 110491 Date 5/26/2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6/6/12

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/9/12

DIRECTOR DATE 6/7/12

NO.	DESCRIPTION	DATE

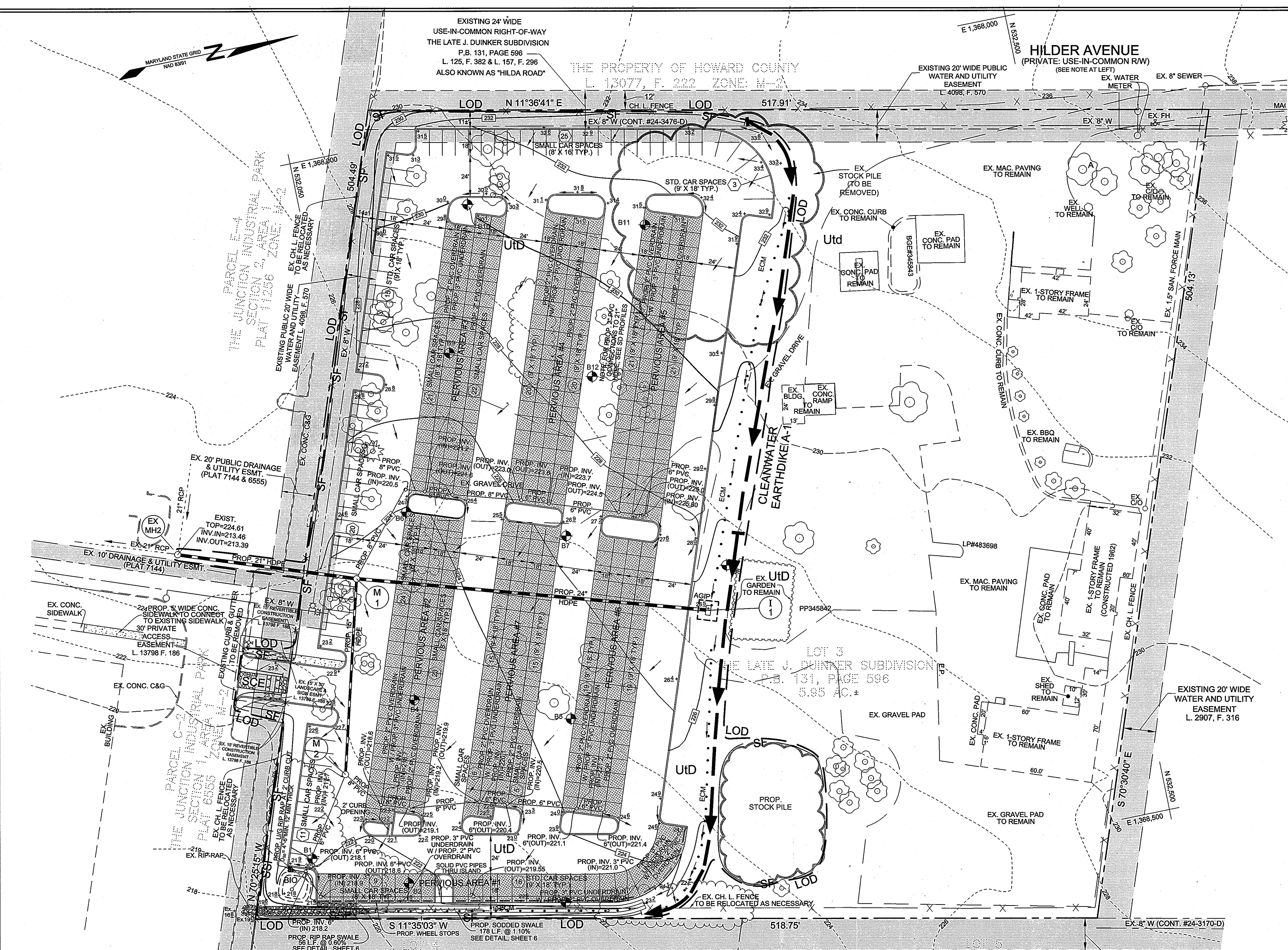
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
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- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREES
- EXISTING SIGN
- TO BE REMOVED
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- PROPOSED PERVIOUS PAVEMENT

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
Utd	URBAN LAND - UDORTHERMS COMPLEX, 0 TO 8 PERCENT SLOPES	C*	0.28*

*NOTE: SOILS EXPLORATION AND INFILTRATION TESTING DONE BY HERBST/BENSON & ASSOCIATES AND BY ECS, L.L.C. INDICATE INFILTRATION RATES COMPARABLE TO C TO B SOILS, WITH A K FACTOR APPROXIMATELY OF 0.28



NOTE: FOR PARKING LOT LIGHTING DETAILS, SEE SHEET 6

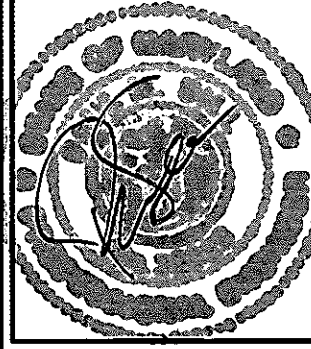
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OWNER/DEVELOPER
CORRIDOR ROAD, L.L.C.
2810 CORRIDOR ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
301-317-3324

GA-12-52

SEDIMENT & EROSION CONTROL PLAN
PARKING LOT ADDITION TO SERVE ADJOINING
9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)

TAX MAP 48 GRID 13 6TH ELECTION DISTRICT PLAT BOOK 131, PAGE 596 HOWARD COUNTY, MARYLAND PARCEL 73



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Email: info@saland.com

DESIGN BY: DH
DRAWN BY: DH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 3 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2013

NOTE: THE SILT FENCE ALONG THE SOUTHERN LIMIT OF DISTURBANCE MAY BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR

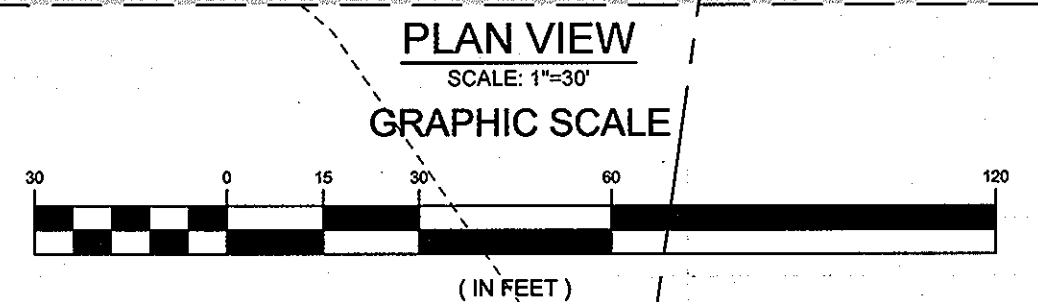
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR: *David A. Long* DATE: 6/3/12
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/6/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
SIGNATURE OF ENGINEER: *John K. Blunt* DATE: 5/31/12
HOWARD SCD

ENGINEERS CERTIFICATE
"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
SIGNATURE OF ENGINEER: *Paul M. Sill* DATE: 5/23/12
PAUL M. SILL, PE, LEED AP

DEVELOPER'S CERTIFICATE
"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PERMIT, EROSION CONTROL, AND THAT ALL PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
SIGNATURE OF DEVELOPER: *M. Najib Roghan* DATE: 5-23-12
M. Najib Roghan MD PLS No. 110

AS-BUILT CERTIFICATION FOR PSWM
Note: There is no "As-Built" information provided on this sheet.
DATE: 5/22/2012



AS-BUILT

SDP-12-048

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOILS

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH.

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

- I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRICULTURIST OR A SOIL SCIENTIST AND APPROVED BY THE APPLICANT'S APPROVAL AUTHORITY.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITRIDE, POISON IVY, THISTLE OR OTHERS AS SPECIFIED.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.

Table with 2 columns: Category (TOTAL AREA, AREA DISTURBED, etc.) and Value (5.95 ACRES, 3.00 ACRES, etc.).

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-IVED VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

TEMPORARY SEEDING NOTES

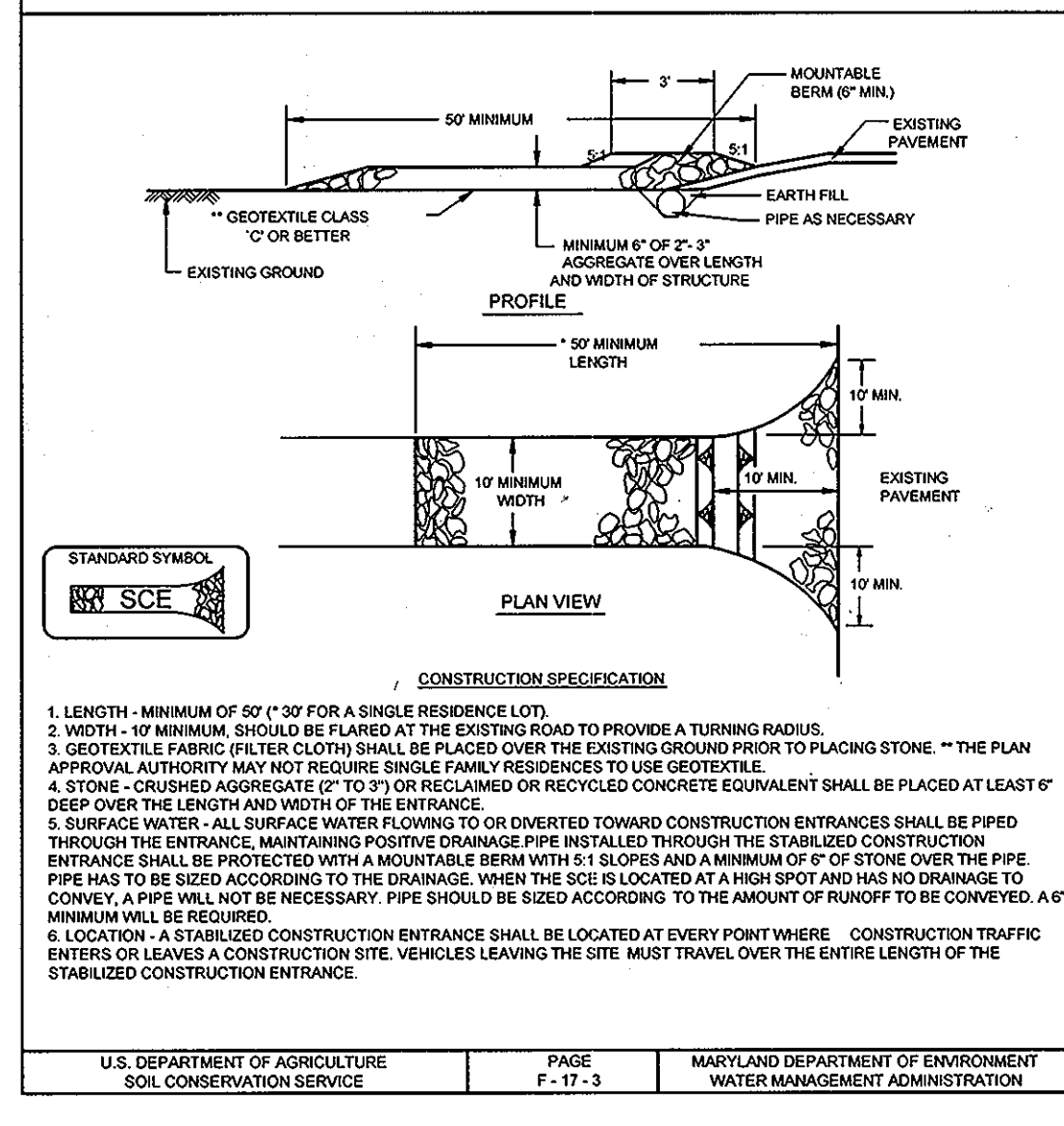
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SEEDING: PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15.
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING.

OPERATION AND MAINTENANCE SCHEDULE FOR BIOTRETMENT AREA (F-6)

- 1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT.

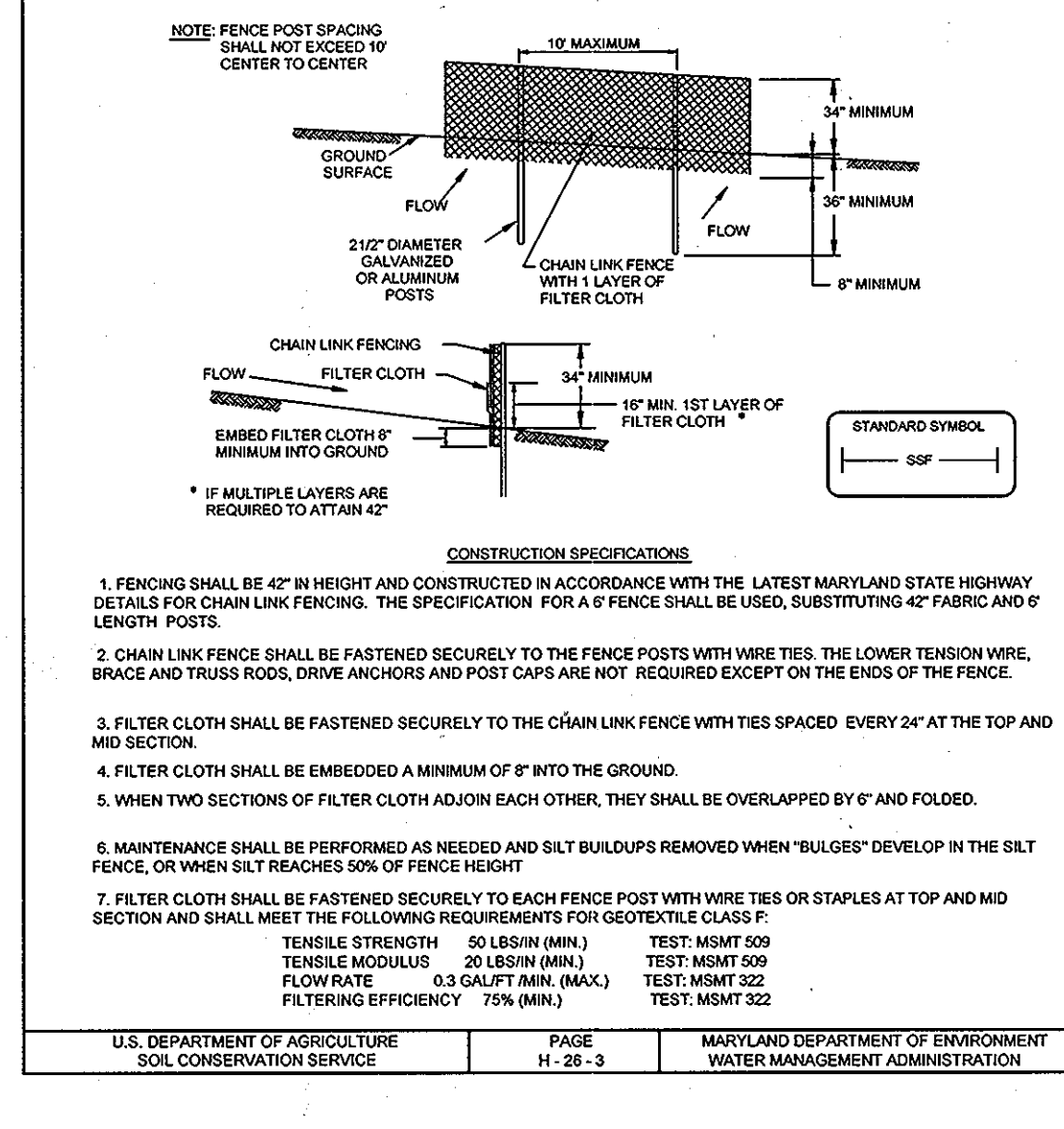
THE OWNER shall periodically sweep (or vacuum pump concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a conventional sweeping unit.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



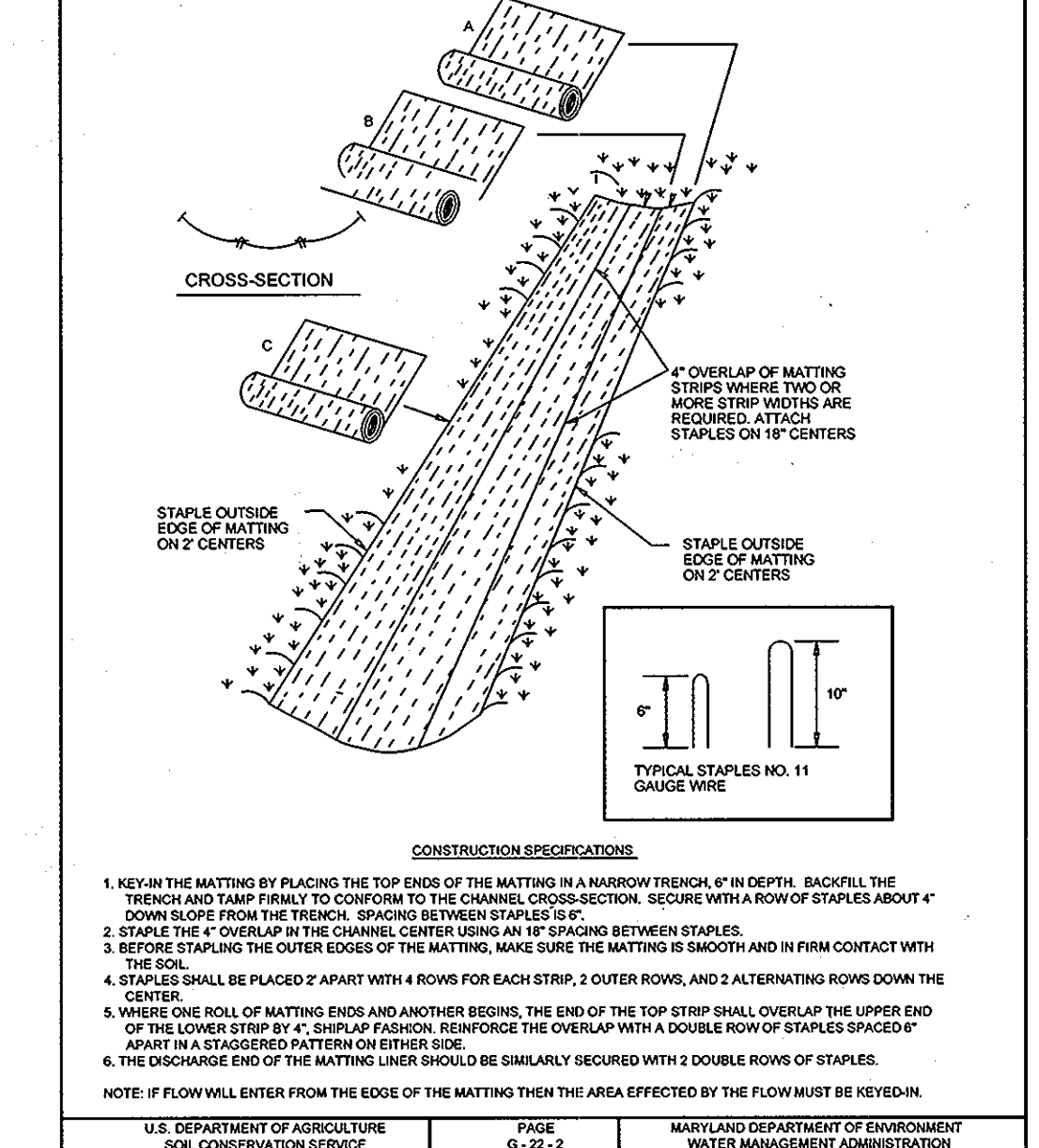
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



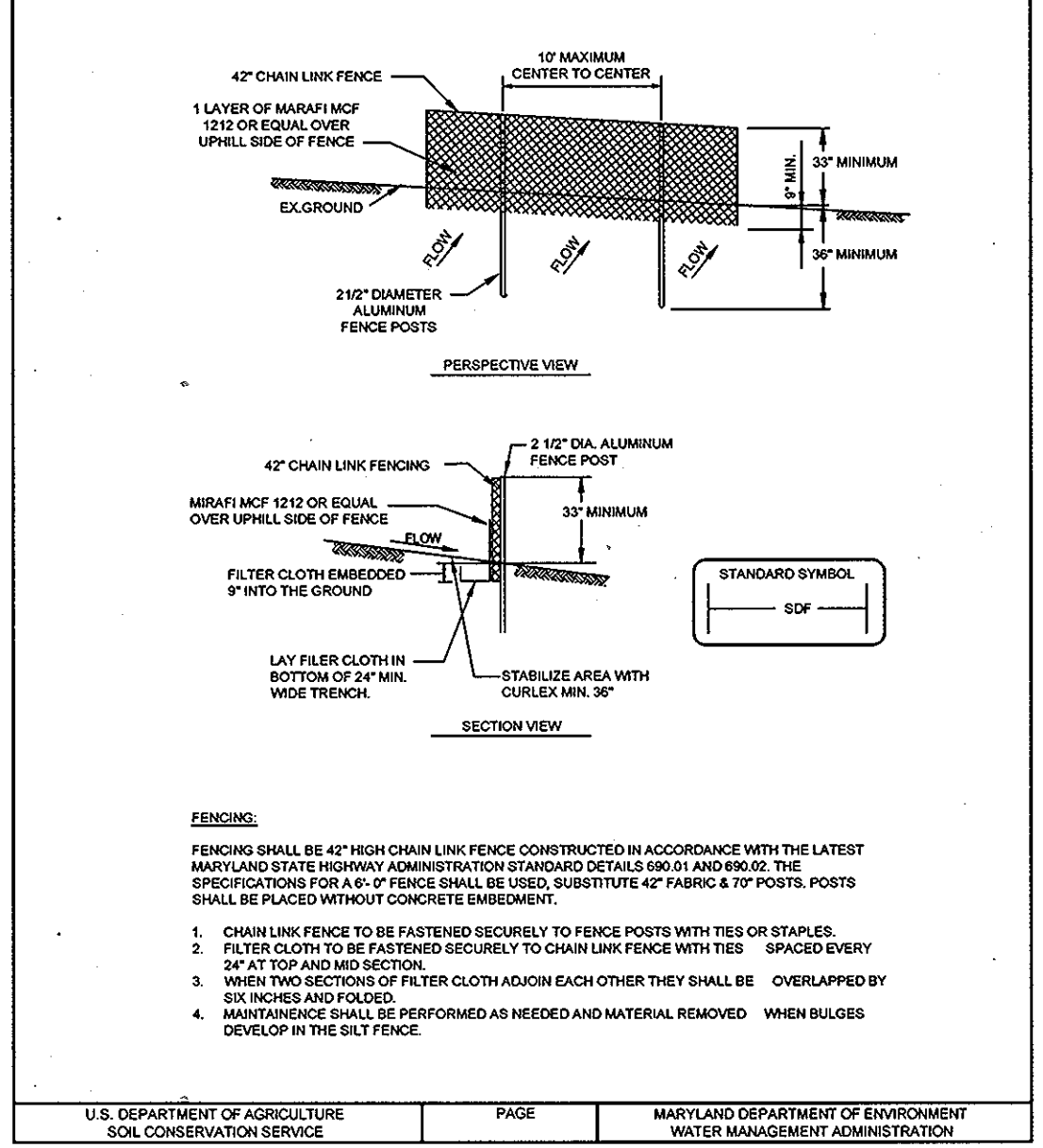
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-18-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 30 - EROSION CONTROL MATTING



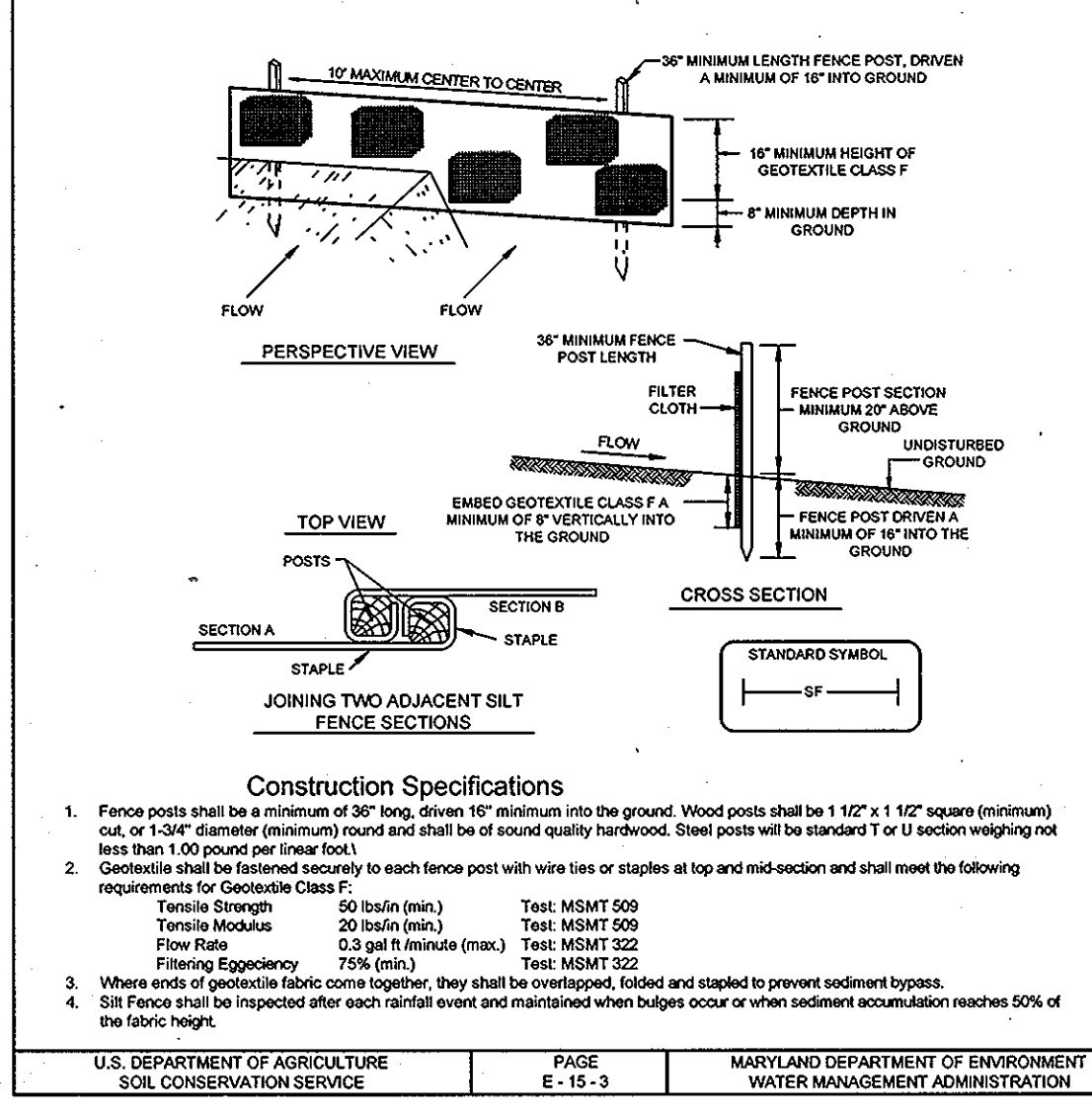
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 0-22-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL - SUPER DIVERSION FENCE



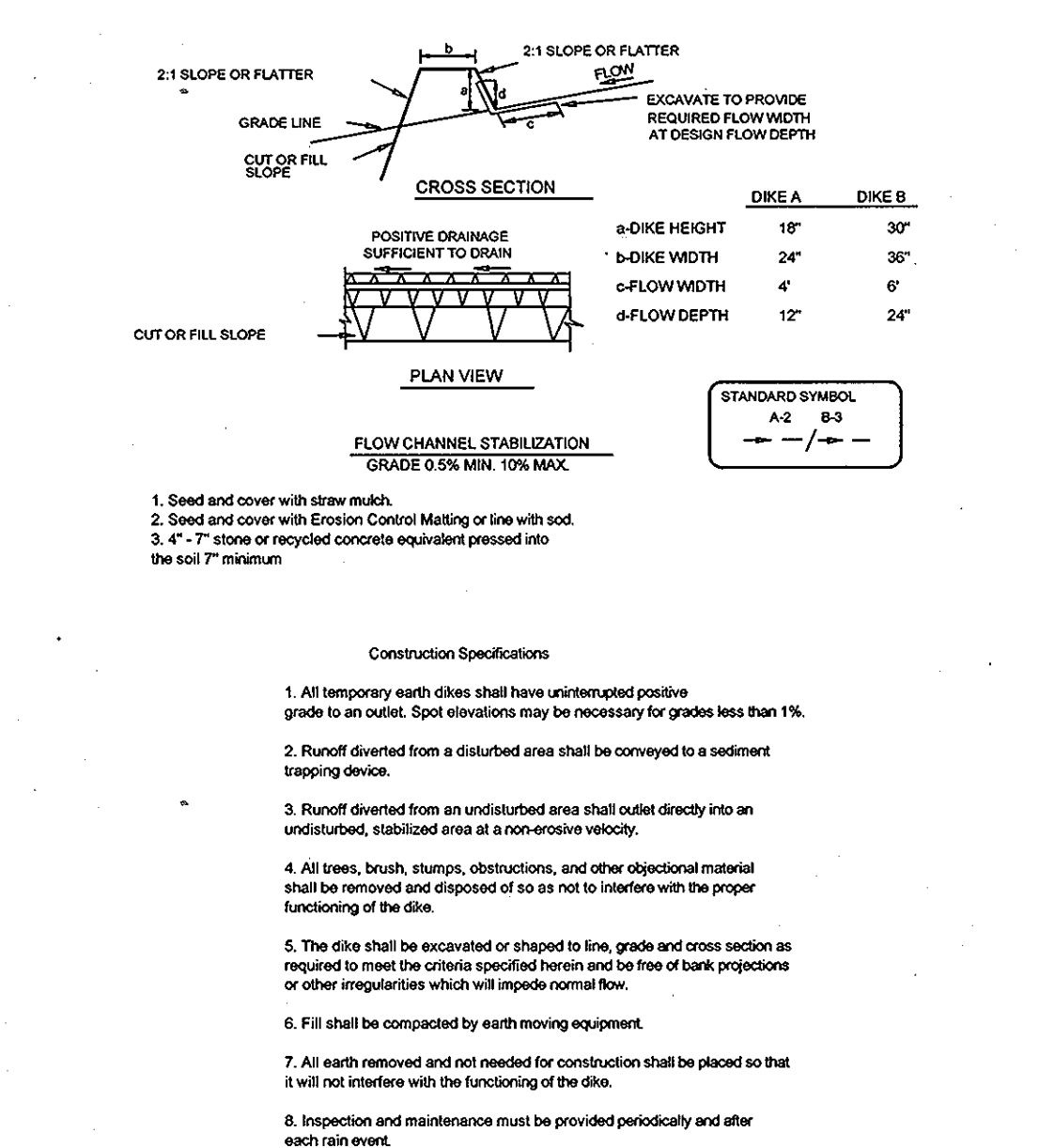
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



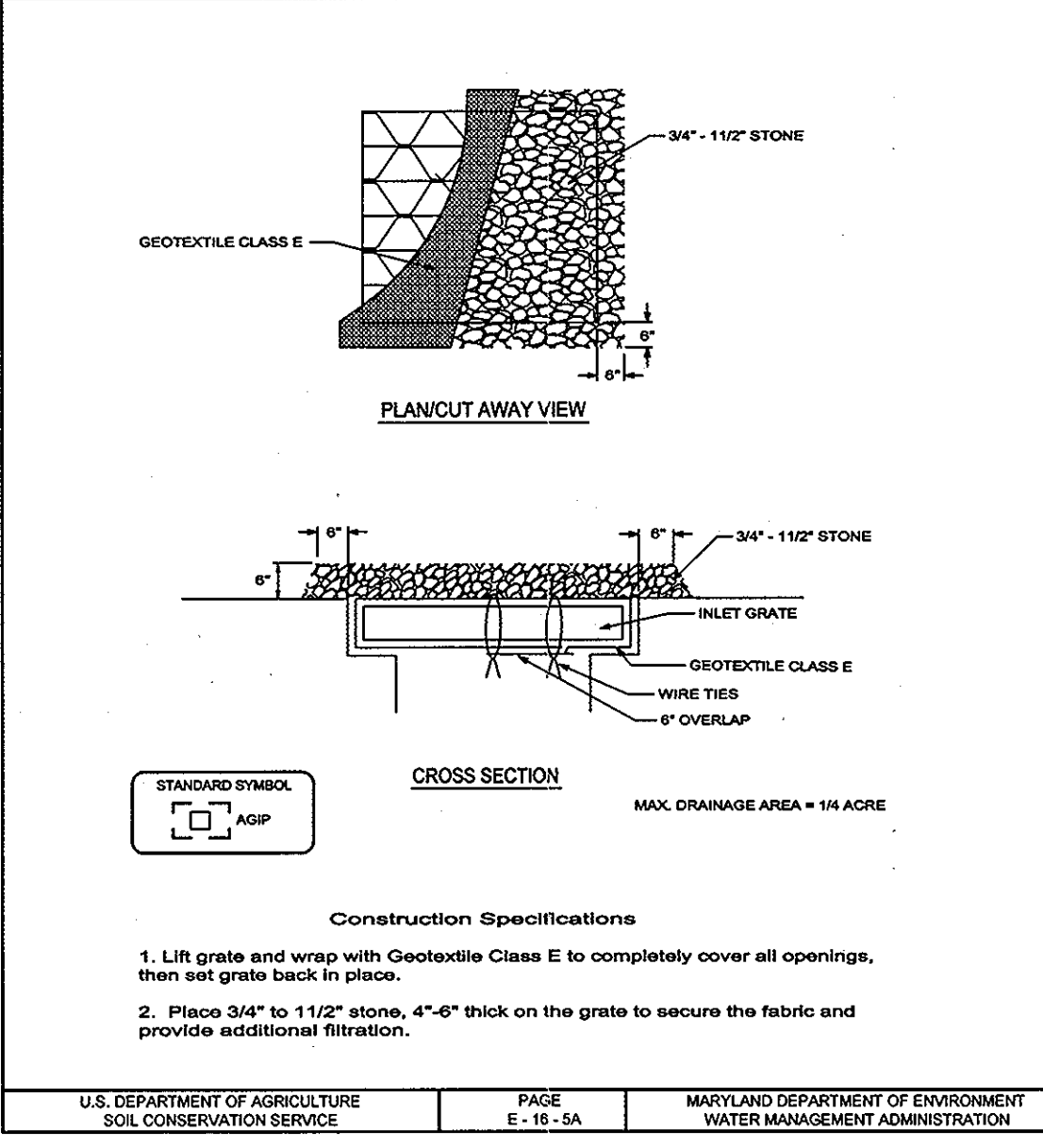
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-18-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 1 - EARTH DIKE



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A-1-6 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23B - AT GRADE INLET PROTECTION



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-18-5A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT (410) 313-1860 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AS SHOWN ON THE PLAN.

OWNER/DEVELOPER
CORRIDOR ROAD, L.L.C.
8810 CORRIDOR ROAD, ANNAPOLIS JUNCTION, MARYLAND 20701
301-317-3324

SEDIMENT & EROSION CONTROL NOTES & DETAILS
PARKING LOT ADDITION TO SERVE ADJOINING 9020 JUNCTION DRIVE, PARCEL C-2 CORRIDOR ROAD LLC (LOT 3: THE LATE J. DUINKER SUBDIVISION)

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160, Ellittott City, Maryland 21043

AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "As-Built" information provided on this sheet.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
K. H. Horton, 5/31/12, CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
John K. Horton, 5/31/12, CHIEF, DEVELOPMENT ENGINEERING DIVISION

ENGINEERS 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 COUNTY CONSERVATION DISTRICT.

DEVELOPERS CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL REQUIRED CONSTRUCTION WILL BE COMPLETED BY THE CONSTRUCTION PROJECT WILL BE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT AND PLANNING TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO CERTIFY THAT I WILL BE PRESENT FOR THE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT.

AS-BUILT CERTIFICATION FOR PSWM
M. Najib Roshan, MD PLS No. 11043, dated 12/22/2012

Table with columns: NO., DESCRIPTION, DATE, REVISIONS.

DESIGN BY: DH
DRAWN BY: PS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 4 OF 8

AS-BUILT

SDP-12-048

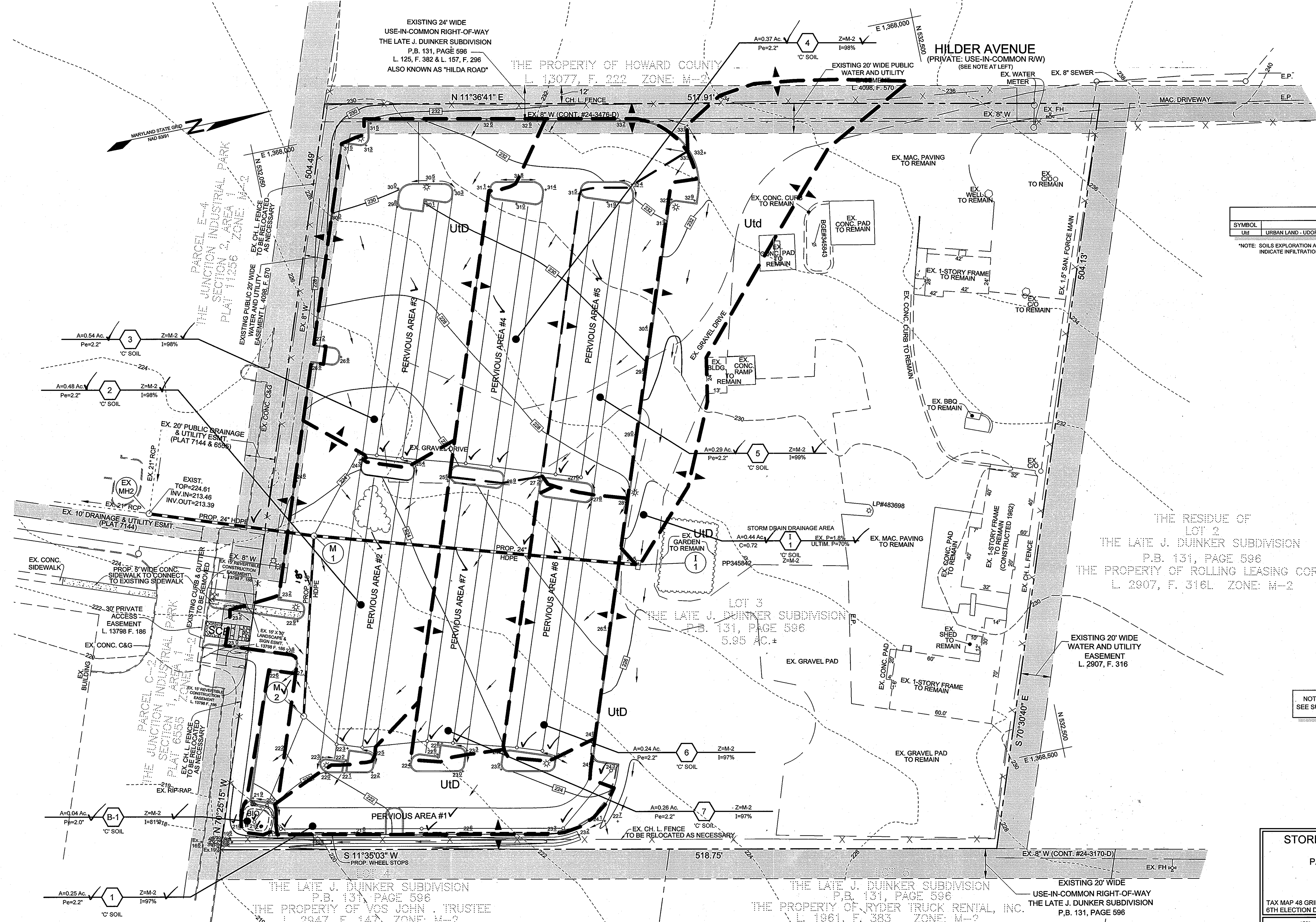
LEGEND

EXISTING CONTOUR	---	382
PROPOSED CONTOUR	---	382
EXISTING SPOT ELEVATION	+	382.3
PROPOSED SPOT ELEVATION	+	82.33
DIRECTION OF FLOW	→	
TO BE REMOVED	TBR	
EXISTING WATER LINE	—W—	
PROPOSED BIORETENTION	⊙	810
PROPOSED DRAINAGE AREA	---	

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
Utd	URBAN LAND - UDORTHERENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C'	0.28*

*NOTE: SOILS EXPLORATION AND INFILTRATION TESTING DONE BY HERBST/BENSON & ASSOCIATES AND BY EGS, L.L.C. INDICATE INFILTRATION RATES COMPARABLE TO C TO B SOILS, WITH A K FACTOR APPROXIMATELY OF 0.28



NOTE: FOR DRAINAGE AREAS FOR STORMWATER MANAGEMENT, SEE SUPPLEMENTAL DRAINAGE AREA MAP (NOT PART OF SDP PLANS).

OWNER/DEVELOPER
CORRIDOR ROAD, L.L.C.
8810 CORRIDOR ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
301-317-3324

STORM DRAIN & STORMWATER MANAGEMENT DRAINAGE AREA MAP
PARKING LOT ADDITION TO SERVE ADJOINING 9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)
TAX MAP 48 GRID 13
6TH ELECTION DISTRICT
PLAT BOOK 131, PAGE 596
HOWARD COUNTY, MARYLAND
PARCEL 73

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
8300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: DH
DRAWN BY: DH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 5 of 8

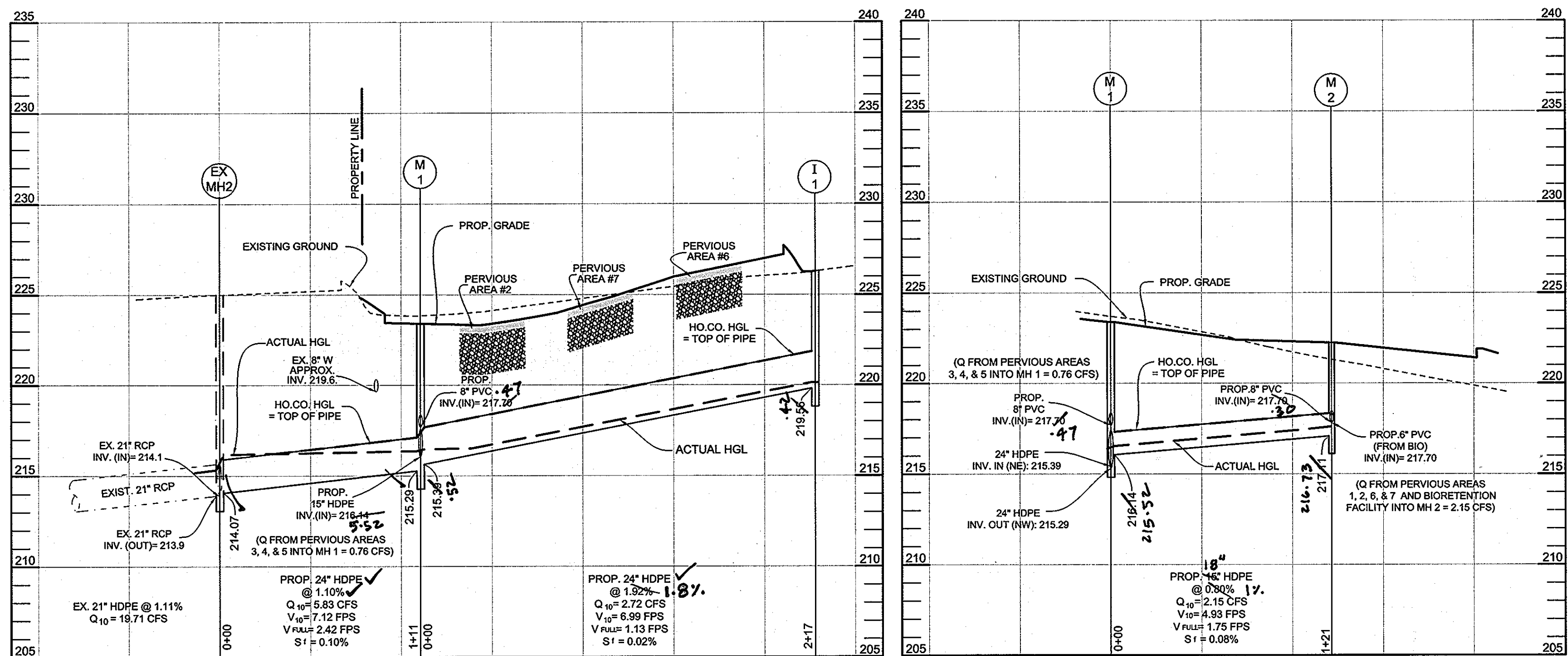
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/6/12
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/10/12
DIRECTOR
DATE: 6/13/12

NO.	DESCRIPTION	DATE

PLAN VIEW
SCALE: 1"=30'

AS-BUILT CERTIFICATION FOR PSWM
I hereby certify that the facility shown on the plan was constructed as shown on the "AS-BUILT" Plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficient to stabilize to prevent clogging of the underground SWM Facility.
M. Najib Roshan, MD PLS No. 11029
Date: 10/22/2012
NOTE: FOR DRAINAGE AREAS FOR STORMWATER MANAGEMENT, SEE SUPPLEMENTAL DRAINAGE AREA MAP (NOT PART OF SDP SET).



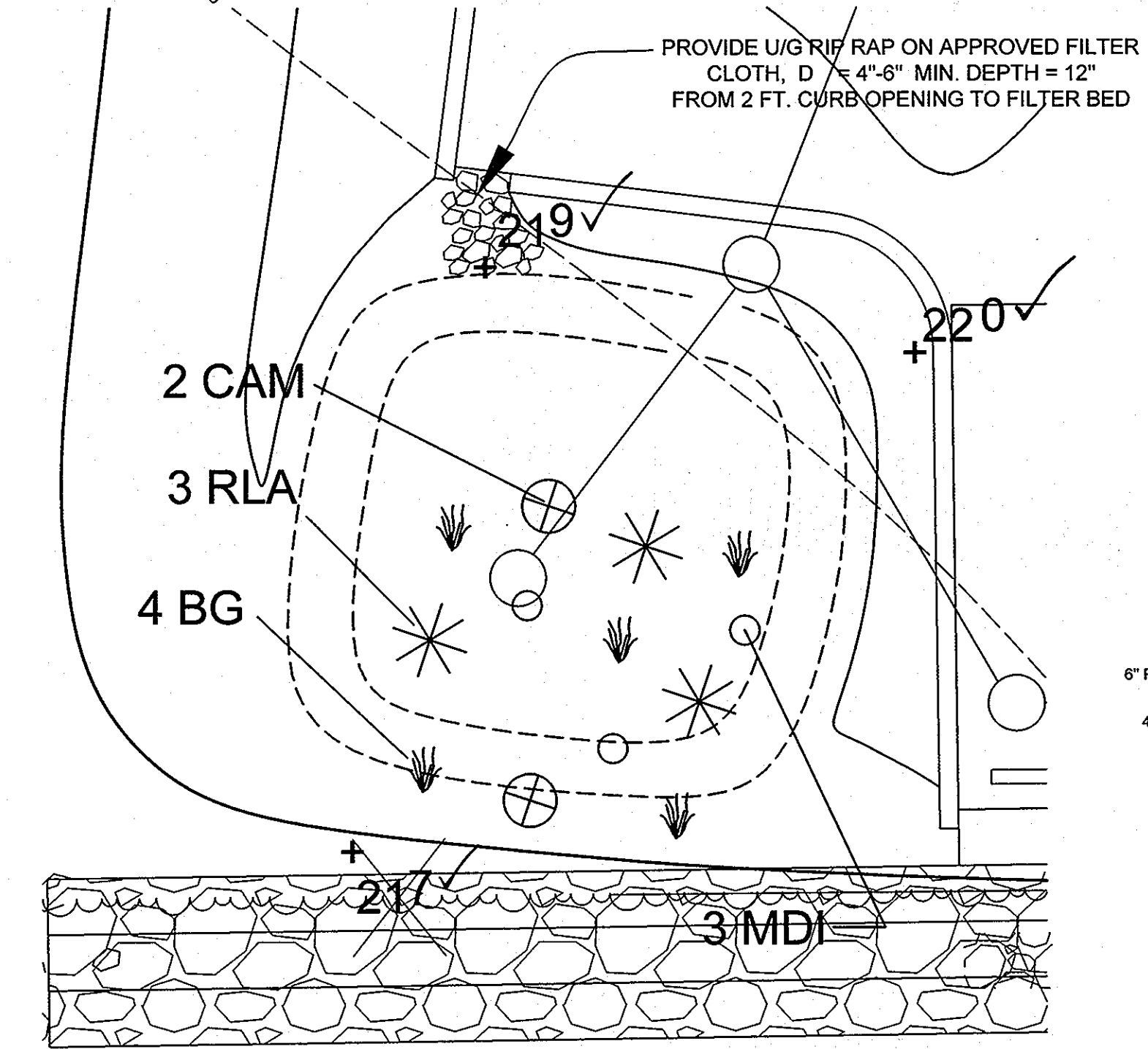


STORM DRAIN PROFILES

NO.	TYPE & OWNERSHIP	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	S-INLET- DOUBLE GRATE TANDEM	N 532246.61 E 1,368,322.15	228.57	219.47	219.47	HO CO DTL. D-4.14
M-1	4' STD. PRECAST MANHOLE	N 532038.44 E 1,368,259.33	223.40	215.29	215.29	NOTE 4 HO CO DTL. G-5.12
M-2	4' STD. PRECAST MANHOLE	N 532007.32 E 1,368,376.26	222.40	217.70	217.70	HO CO DTL. G-5.12

- NOTES:
- LOCATION AND TOP ELEVATION FOR I-1 IS TO THE CENTER WHERE THE TWO TOP GRATES MEET.
 - LOCATION AND TOP ELEVATION FOR M-1 AND M-2 ARE TO THE CENTER AND TOP OF MANHOLE
 - TOP SLOPE OF STRUCTURES TO CONFORM TO SLOPE OF PAVING/GROUND.
 - INVERTS IN FOR M-1: 215.29, 215.47, 217.70

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SPACING
SHRUBS				
⊗	CAM	CORNUS AMOMUM	SILKY DOGWOOD	SEE SKETCH TO BELOW
HERBACEOUS SPECIES				
○	MDI	MONARDA DIDYMA	BEEBALM	SEE SKETCH TO BELOW
✱	RLA	RUDEBECKIA LACINIATA	TALL CONEFLOWER	SEE SKETCH TO BELOW
✱	BG	ELYMIUS HYSTRIX	BOTTLEBRUSH GRASS	SEE SKETCH TO BELOW

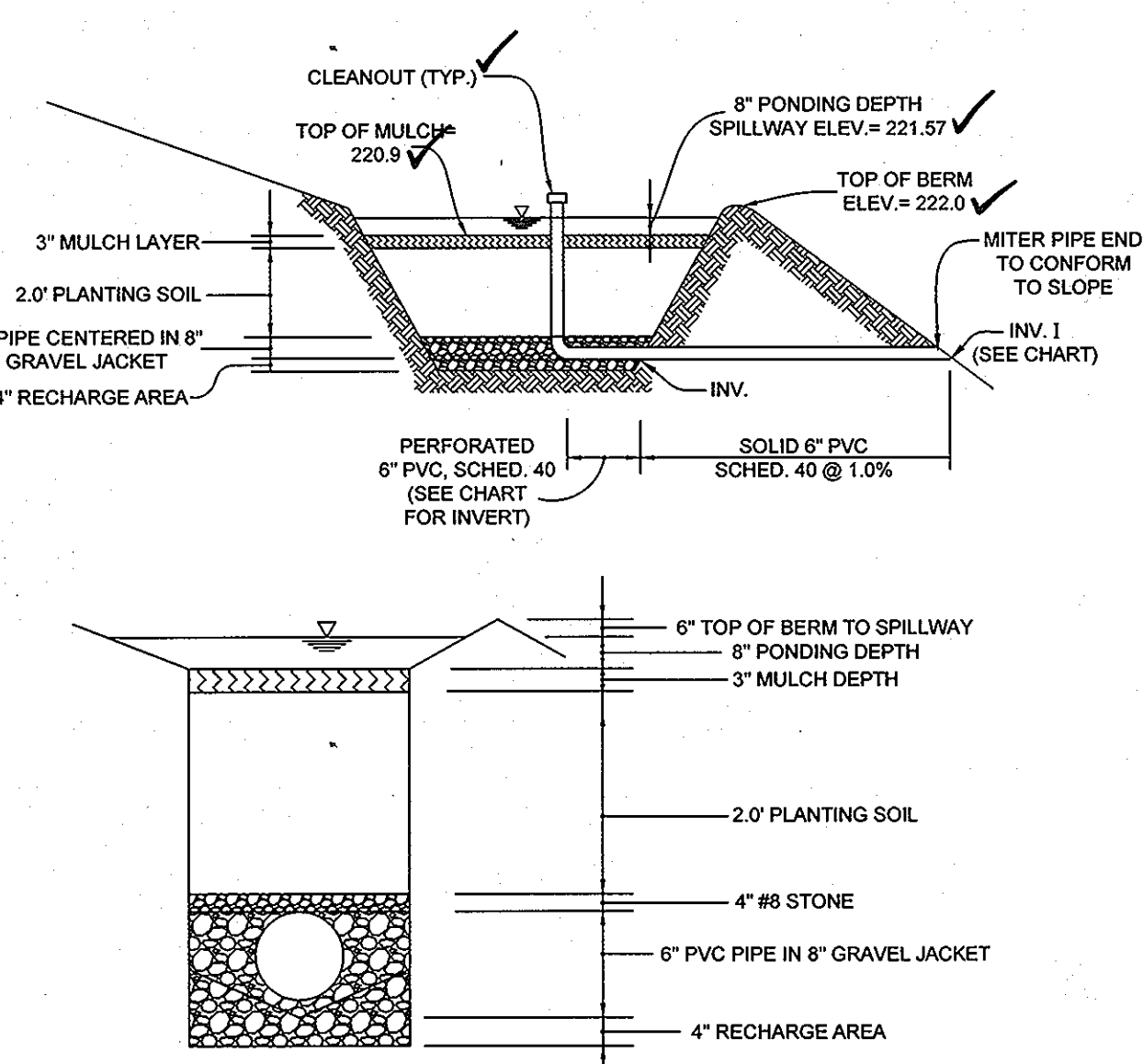


BIORETENTION FACILITY LANDSCAPING PLAN

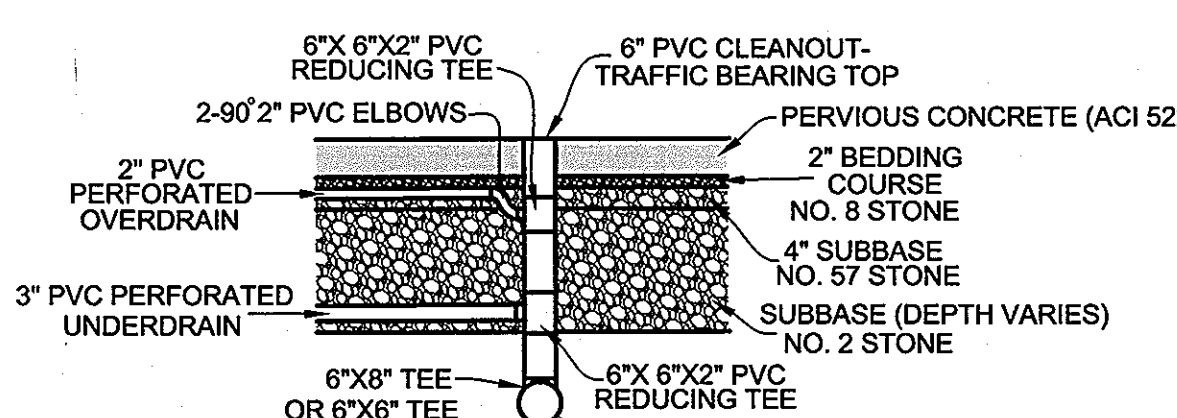
SCALE: 1"=5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/6/12
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/10/12
 DIRECTOR
 DATE: 6/12/12

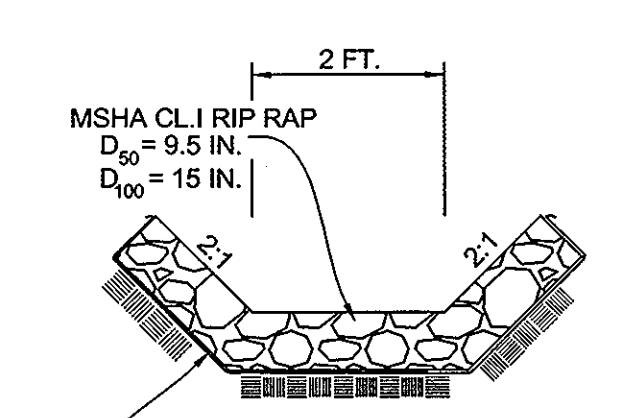
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET
PLANTING SOIL (2.5' TO 4' DEEP)	SAND 35% - 60% SILT 0% - 25% GROUND COMPOST 40%-50%	N/A	
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448	PEA GRAVEL: NO. 6 STONE: 2" TO 5"	
GEOTEXTILE	CLASS "SE" - APPARENT OPENING SIZE (ASTM-D-4751), GRAB TENSILE STRENGTH (ASTM-D-4832), PUNCTURE RESISTANCE (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43	0.375" TO 0.75"	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	6" RIGID SCHEDULE 40 PVC OR SDR35	3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 1" OF GRAVEL OVER PIPES NOT NECESSARY UNDERNEATH PIPES



TYPICAL BIORETENTION FACILITY NOT TO SCALE



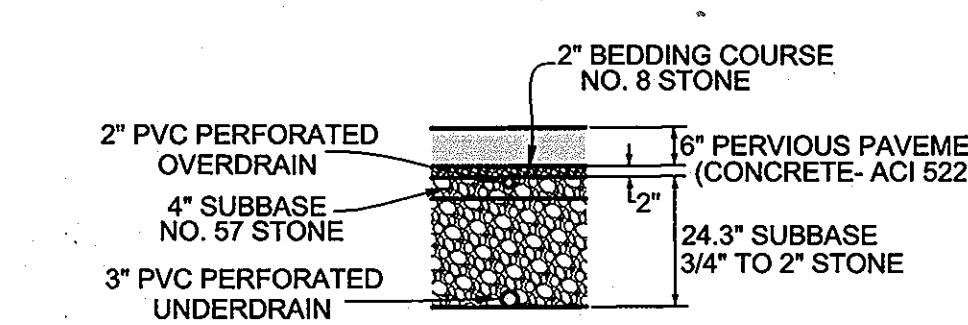
TYPICAL CLEANOUT DETAIL NOT TO SCALE



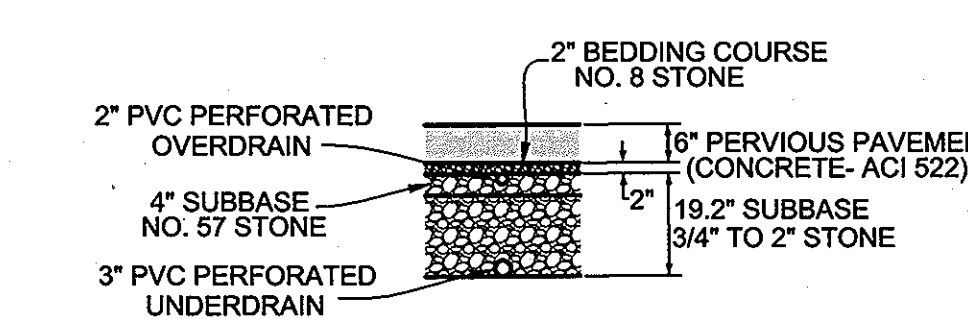
RIP RAP SWALE DETAIL (AT SOUTHWEST CORNER OF SITE) NOT TO SCALE

GRASS SWALE DETAIL (AT SOUTHWEST CORNER OF SITE) NOT TO SCALE

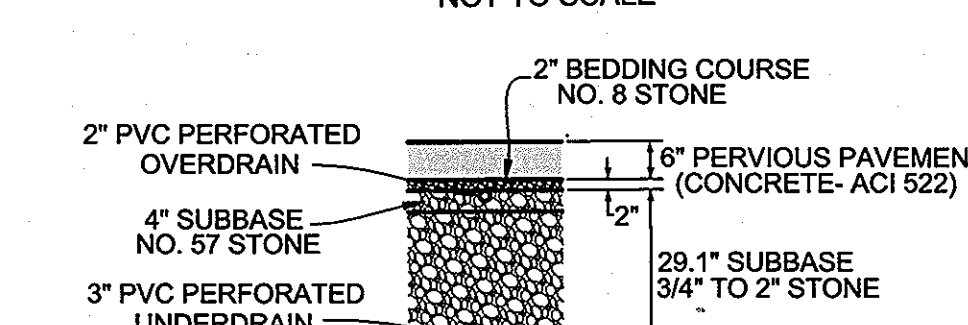
NOTE: ALL PERVIOUS PAVING AREAS HAVE TWO 2" OVERDRAINS, EXCEPT AREA #1. SEE PLAN VIEW FOR 2ND OVERDRAIN LOCATION.



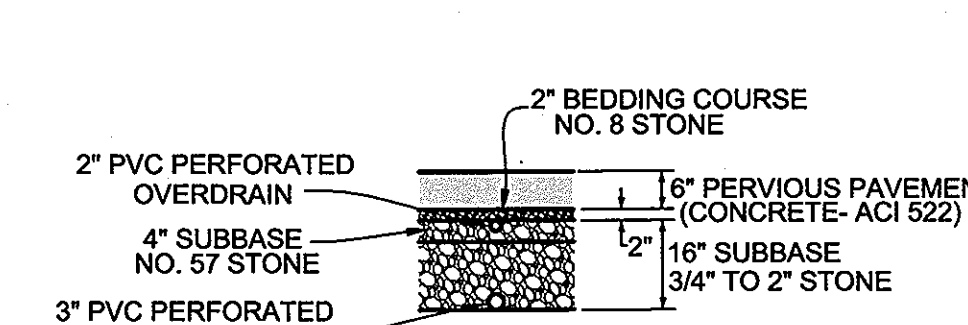
PERVIOUS PAVEMENT SECTION FOR IMPERVIOUS AREAS 1 & 2 NOT TO SCALE



PERVIOUS PAVEMENT SECTION FOR IMPERVIOUS AREA 4 NOT TO SCALE



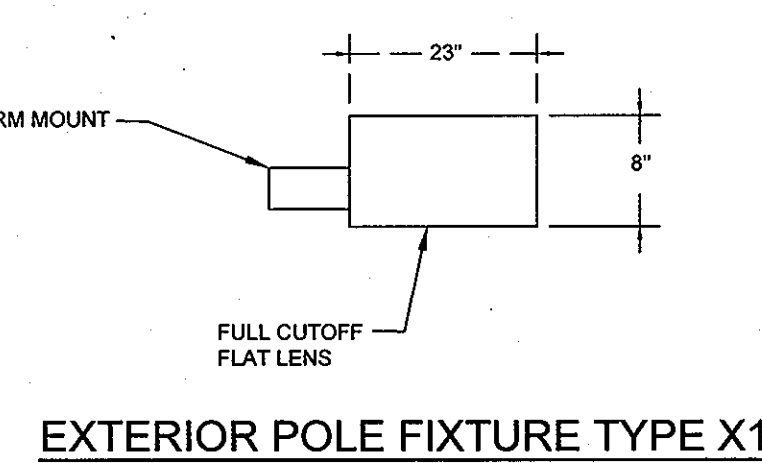
PERVIOUS PAVEMENT SECTION (FOR IMPERVIOUS AREA 3) NOT TO SCALE



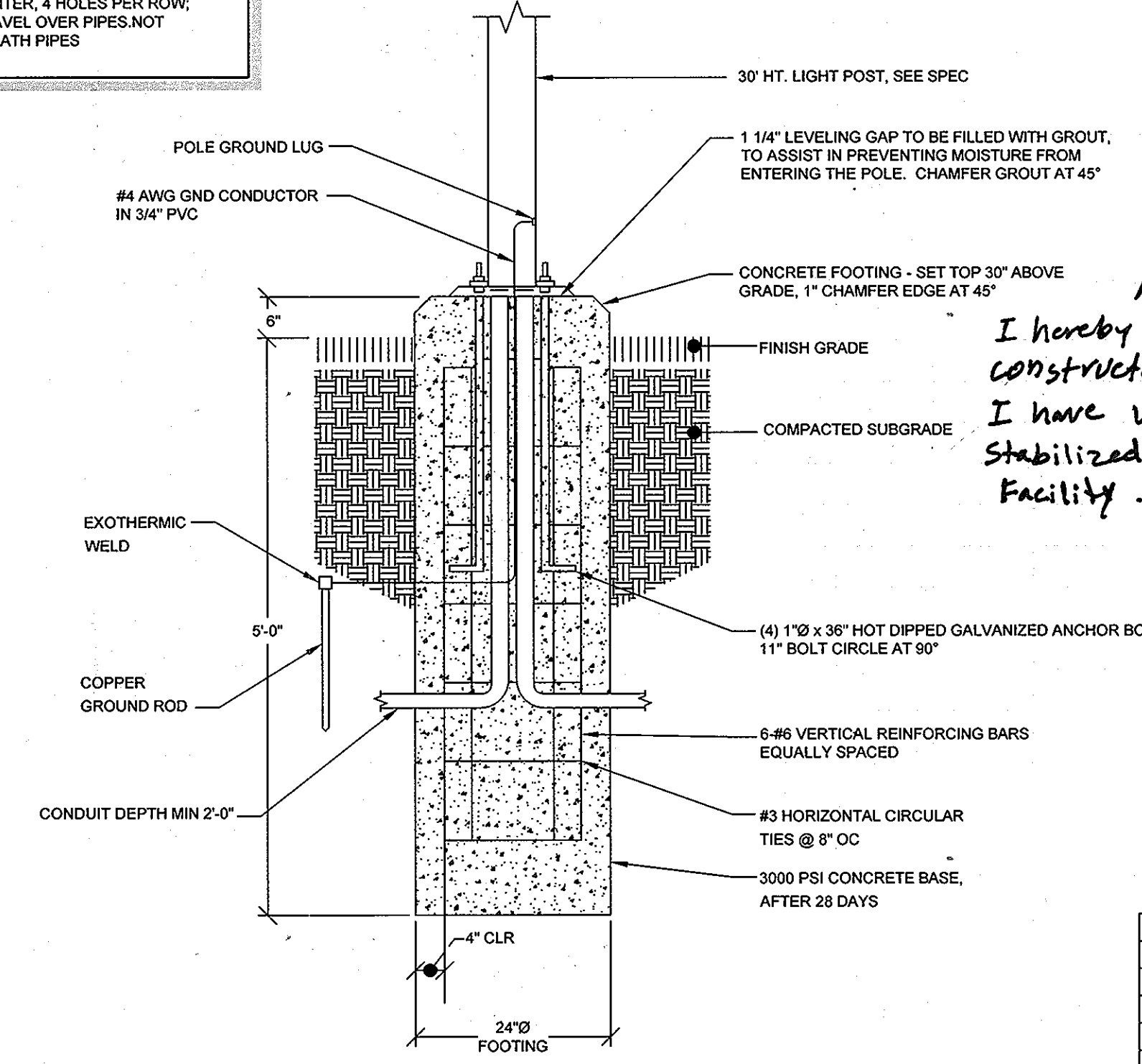
PERVIOUS PAVEMENT SECTION FOR IMPERVIOUS AREAS 5, 6, & 7 NOT TO SCALE

NOTE: ALL PERVIOUS PAVING AREAS ARE TO BE ACCORDANCE WITH ACI 522 SPECIFICATIONS. QUALIFIED PERSONNEL SHALL OVERSEE THE INSTALLATION OF THE PERVIOUS CONCRETE IN ACCORDANCE WITH THE ACI GUIDELINES FOR PERVIOUS CONCRETE.

SYMBOL	MFR.	CATALOG NO.	CKT. VOLTS	LAMPS (GE CATALOG #)	WATTS	MOUNTING	MOUNTING	
X1	LSI INDUSTRIES	FIXTURE: HE-3-400MH-F-MT-BRZ	277	1	MVR400/BU/40 41,000 LUMENS	400	EXTERIOR POLE	METAL HALIDE FULL CUTOFF EXTERIOR POLE MOUNTED LIGHTING FIXTURE; FLAT CLEAR GLASS TEMPERED LENS; TYPE III REFLECTOR DISTRIBUTION; ALUMINUM HOUSING WITH BRONZE FINISH; 30"-0" SQUARE STEEL POLE WITH BRONZE FINISH; 12" EXTRUDED ALUMINUM ARM

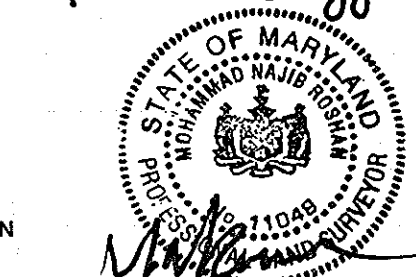


EXTERIOR POLE FIXTURE TYPE X1 NOT TO SCALE



CONCRETE LIGHT POLE BASE NOT TO SCALE

AS-BUILT CERTIFICATION FOR PSWM
 I hereby certify that the facility shown on the plan was constructed as shown on the "As-Built" plans and specifications. I have verified that the contributing drainage area is sufficiently stabilized to prevent clogging of the underground SWM Facility.



M. Najib Roshan
 MD PLS No. 11049
 10/22/2012
 Date

- (OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2))
- The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.
 - The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.
 - The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
 - The Owner shall ensure snow plowing is performed carefully with blades set one-inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.

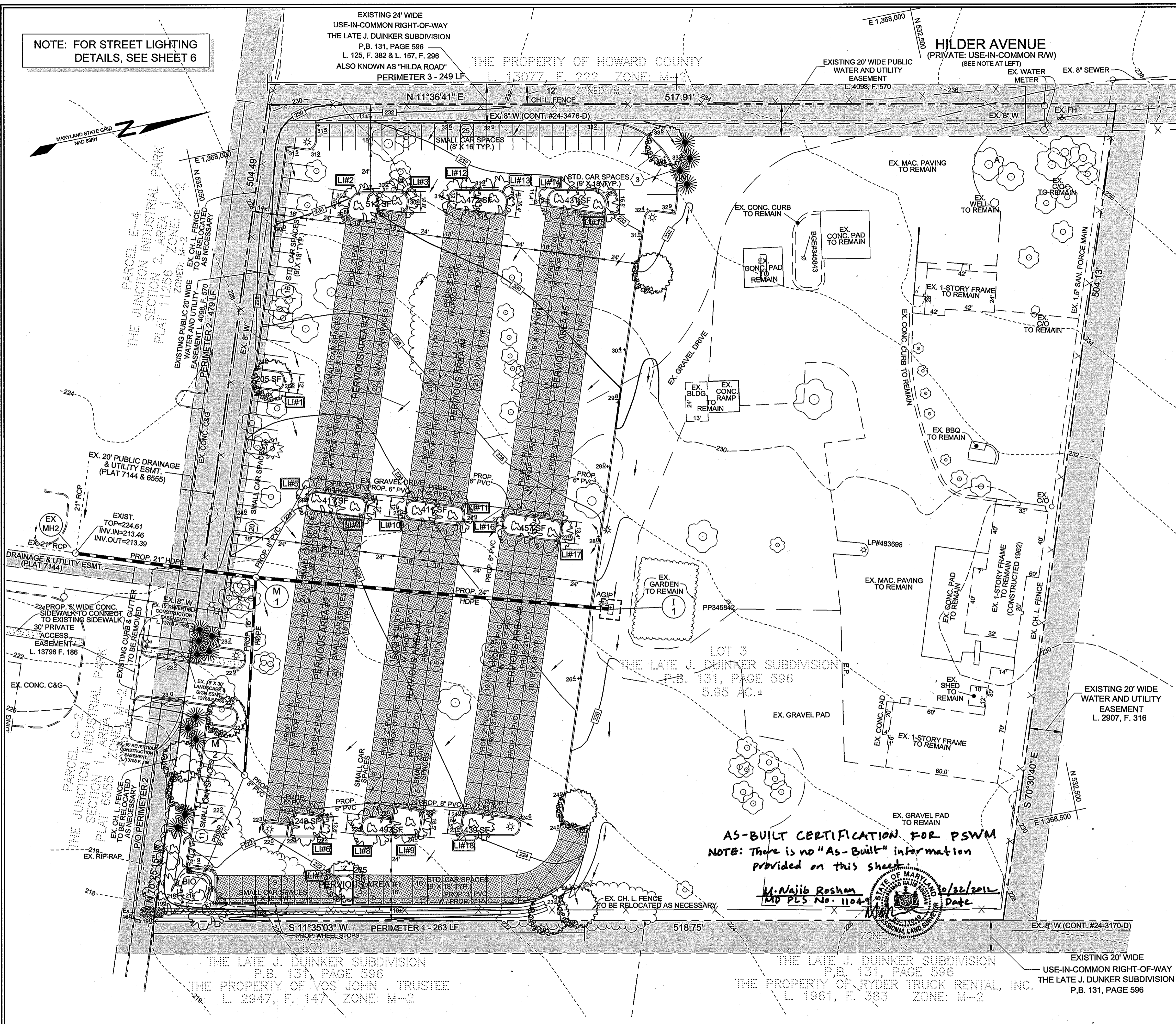
OWNER/DEVELOPER
 CORRIDOR ROAD, L.L.C.
 8810 CORRIDOR ROAD
 ANNAPOLIS JUNCTION, MARYLAND 20701
 301-317-3324

STORM DRAIN, STORMWATER MANAGEMENT, PAVING, & PARKING LOT LIGHTING DETAILS
 PARKING LOT ADDITION TO SERVE ADJOINING 9020 JUNCTION DRIVE, PARCEL C-2
 CORRIDOR ROAD LLC
 (LOT 3: THE LATE J. DUINKER SUBDIVISION)
 TAX MAP 48 GRID 13
 6TH ELECTION DISTRICT
 PLAT BOOK 131, PAGE 596
 HOWARD COUNTY, MARYLAND
 PARCEL 73

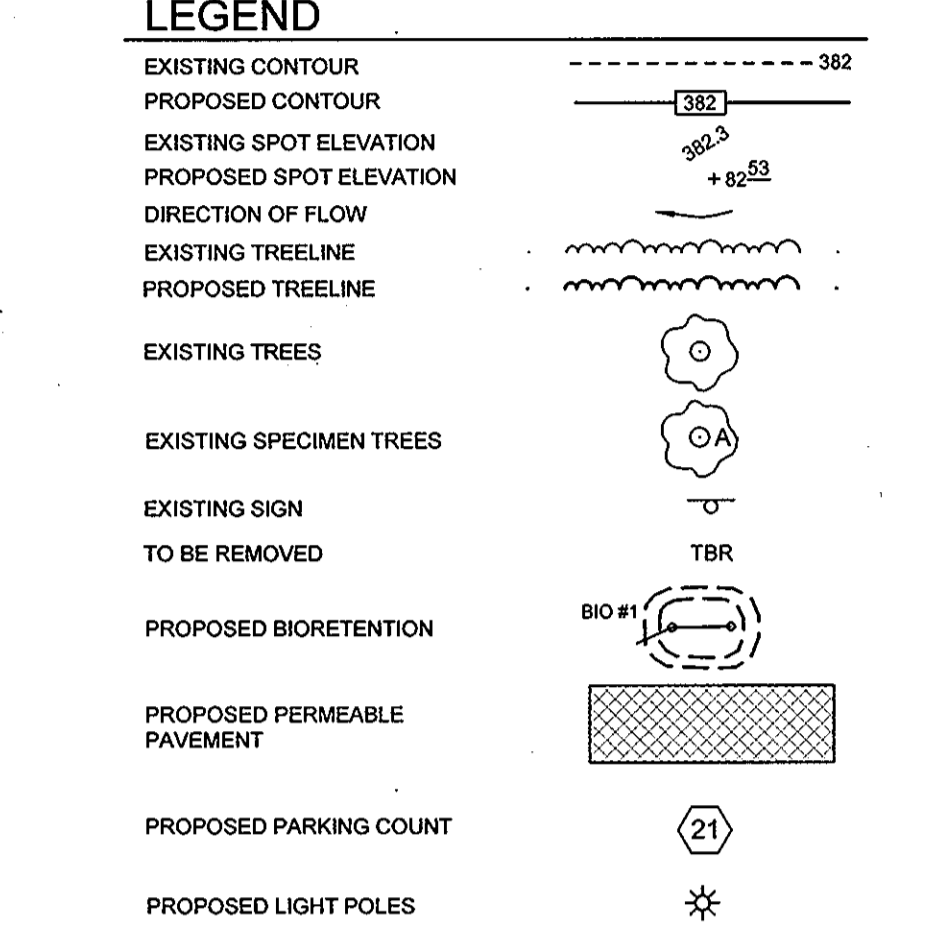
Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: DH
 DRAWN BY: DH
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: MAY 21, 2012
 PROJECT #: 10-029
 SHEET #: 6 of 8

NOTE: FOR STREET LIGHTING DETAILS, SEE SHEET 6



- ### NOTES
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DRIVE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,000 FOR THE REQUIRED LANDSCAPING (20 SHADE TREES AND 14 EVERGREEN TREES).
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE QUALITY AND REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING 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 CERTIFICATES.
 - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BUT NOT LIMITED TO 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.
 - NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF 0.90 ACRES (39,264 SF) OF REFORESTATION IN THE AMOUNT OF \$23,403 WITH THE SUBMISSION OF THE ORIGINAL SDP.



- ### PLANTING NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE WORKING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES.
 - PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
 - PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, UNINFESTED, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS, INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. PLANTS SHALL BE FRESHLY DUG, NO HEEL-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
 - UNLESS OTHERWISE SPECIFIED, PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" AND Z61-1.999, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.
 - UNLESS OTHERWISE SPECIFIED, GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL ADDENDA.
 - CONTRACTOR WILL BE REQUIRED TO PROVIDE A ONE (1) YEAR GUARANTEE FOR PLANT MATERIAL STARTING FROM THE DATE OF INSTALLATION.
 - TO LESSEN THE CHANCE OF LOSS THE TREES SHOULD BE CHECKED FROM TIME TO TIME TO INSURE THAT THEY ARE RECEIVING SUFFICIENT WATER. IF NECESSARY, PLANTINGS SHOULD BE REGULARLY WATERED DURING DRY PERIODS UNTIL PLANTINGS ARE WELL ESTABLISHED IN ORDER TO MAINTAIN SURVIVABILITY.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PRUNING PLANT MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE, SEE STANDARD TREE PLANTING AND MAINTENANCE CALENDAR.
 - PLANTING MIX SHALL BE AS FOLLOWS:
DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX.
TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

SCHEDULE A PERIMETER LANDSCAPE EDGE

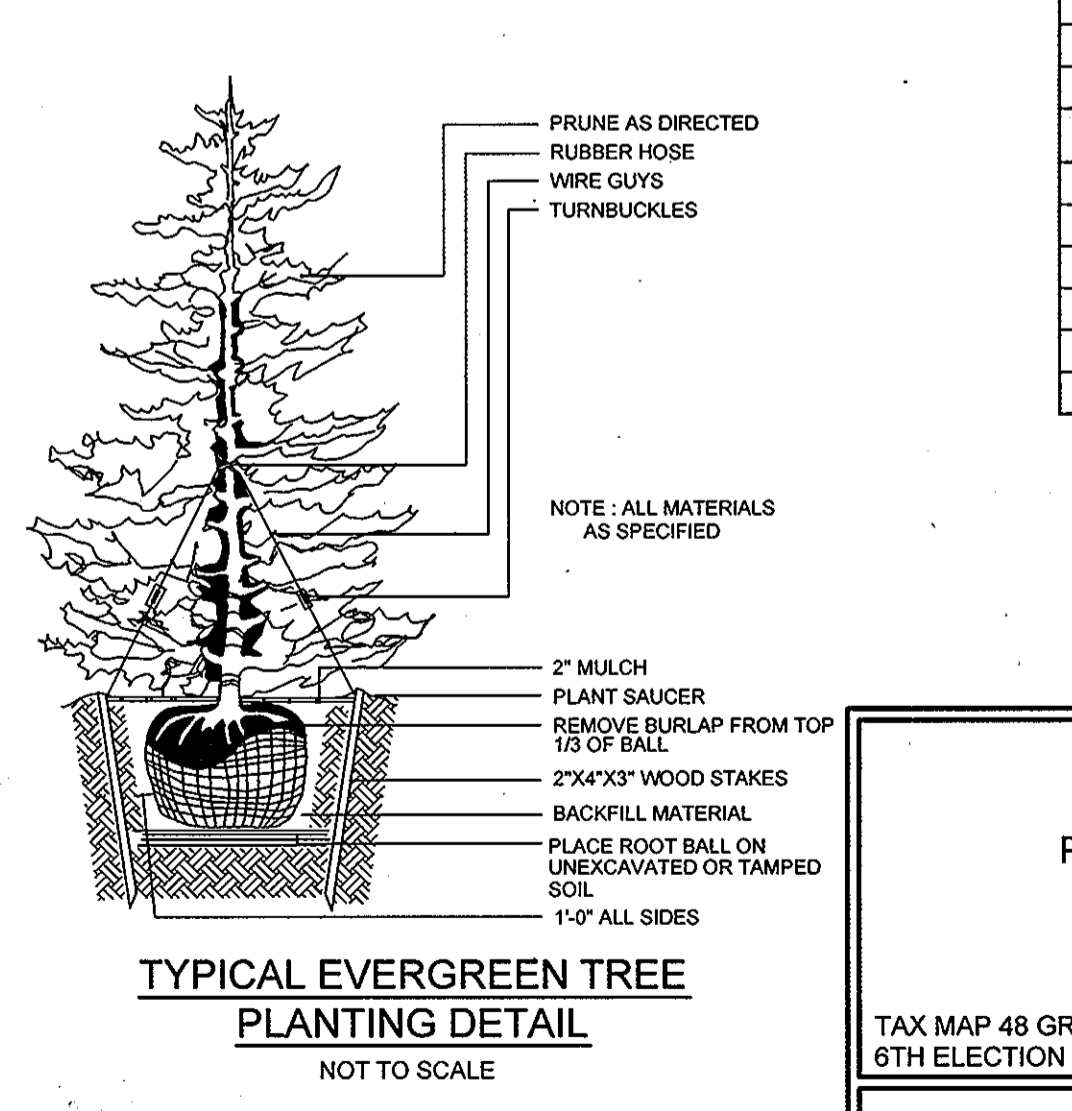
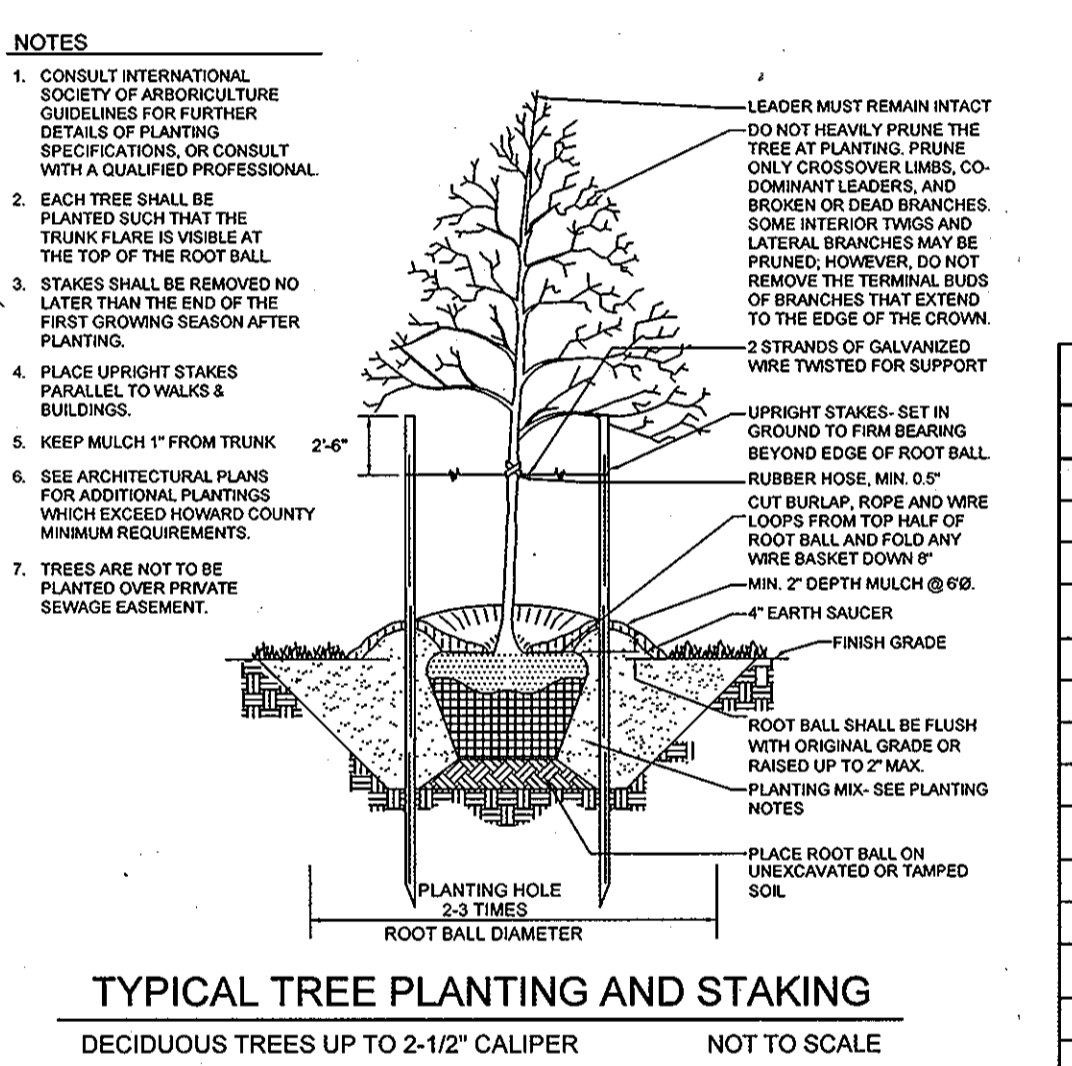
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	1	2	3
PERIMETER/FRONTAGE DESIGNATION		A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		263	479	249
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)		NO	NO	NO
REMAINING PERIMETER LENGTH CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)		NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	1:60 = 4	1:60 = 8	1:60 = 4	
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	2	
EVERGREEN TREES	0	10	4	
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

TOTAL NUMBER OF PLANTS PROVIDED: 9 SHADE TREES & 14 EVERGREEN TREES

FOREST CONSERVATION WORKSHEET

NET TRACT AREA					
ARA	MDR	IDA	HR	MPD	CIA
0	0	0	0	0	1
EXISTING FOREST COVER					
F EXISTING FOREST COVER WITHIN THE NET TRACT AREA 0.0 AC					
G AREA OF FOREST ABOVE CONSERVATION THRESHOLD 0.0 AC					
BREAK EVEN POINT					
H BREAK EVEN POINT 0.0 AC					
I FOREST CLEARING PERMITTED WITHOUT MITIGATION 0.0 AC					
PROPOSED FOREST CLEARING					
J TOTAL AREA OF FOREST TO BE CLEARED 0.0 AC					
K TOTAL AREA OF FOREST TO BE RETAINED 0.0 AC					
PLANTING REQUIREMENTS					
L REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.0 AC					
M REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 0.0 AC					
N CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD 0.0 AC					
P TOTAL REFORESTATION REQUIRED 0.0 AC					
Q TOTAL AFFORESTATION REQUIRED 0.9 AC					
R TOTAL PLANTING REQUIRED 0.9 AC					

* NOTE: THE 0.90 ACRES OF REFORESTATION WILL BE SATISFIED BY A FEE-IN-LIEU OF REFORESTATION.



AS-BUILT CERTIFICATION FOR PSWM
NOTE: There is no "As-Built" information provided on this sheet.

U. Najib Roshan
MD PLS No. 11049 Date: 10/22/2011

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	350
NUMBER OF TREES REQUIRED (1 SHADE TREE PER 20 SPACES)	18
NUMBER OF TREES PROVIDED	
SHADE TREES	18
OTHER TREES (2:1 SUBSTITUTION)	

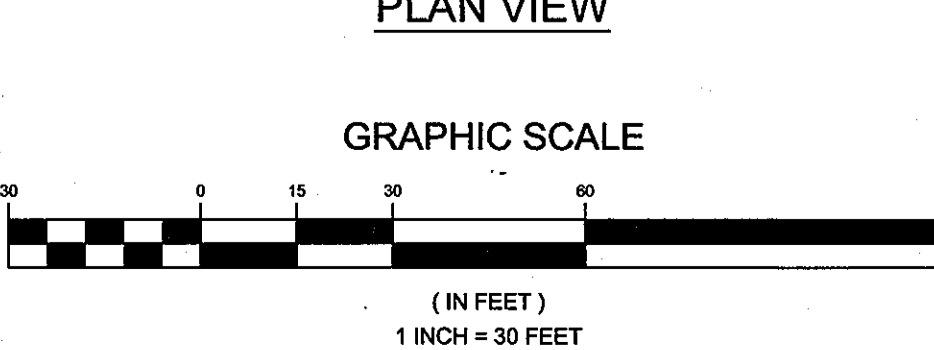
LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
●	19	ACER RUBRUM 'RED SUNSET' 'RED SUNSET RED MAPLE'	2.5"-3" CAL.	B & B
●	10	ULMUS AMERICAN 'VALLEY FORGE' 'VALLEY FORGE AMERICAN ELM'	2.5"-3" CAL.	B & B
●	14	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA' HILLSPIRE JUNIPER	6'-8" HT.	B & B

TOTAL NUMBER OF PLANTS PROVIDED = 29 SHADE TREES & 14 EVERGREEN TREES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kat Bladush
DATE: 6/7/12

DEVELOPER'S / OWNER'S LANDSCAPE 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 MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIAL, WE WILL SUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING.
U. Najib Roshan
DATE: 6/7/12



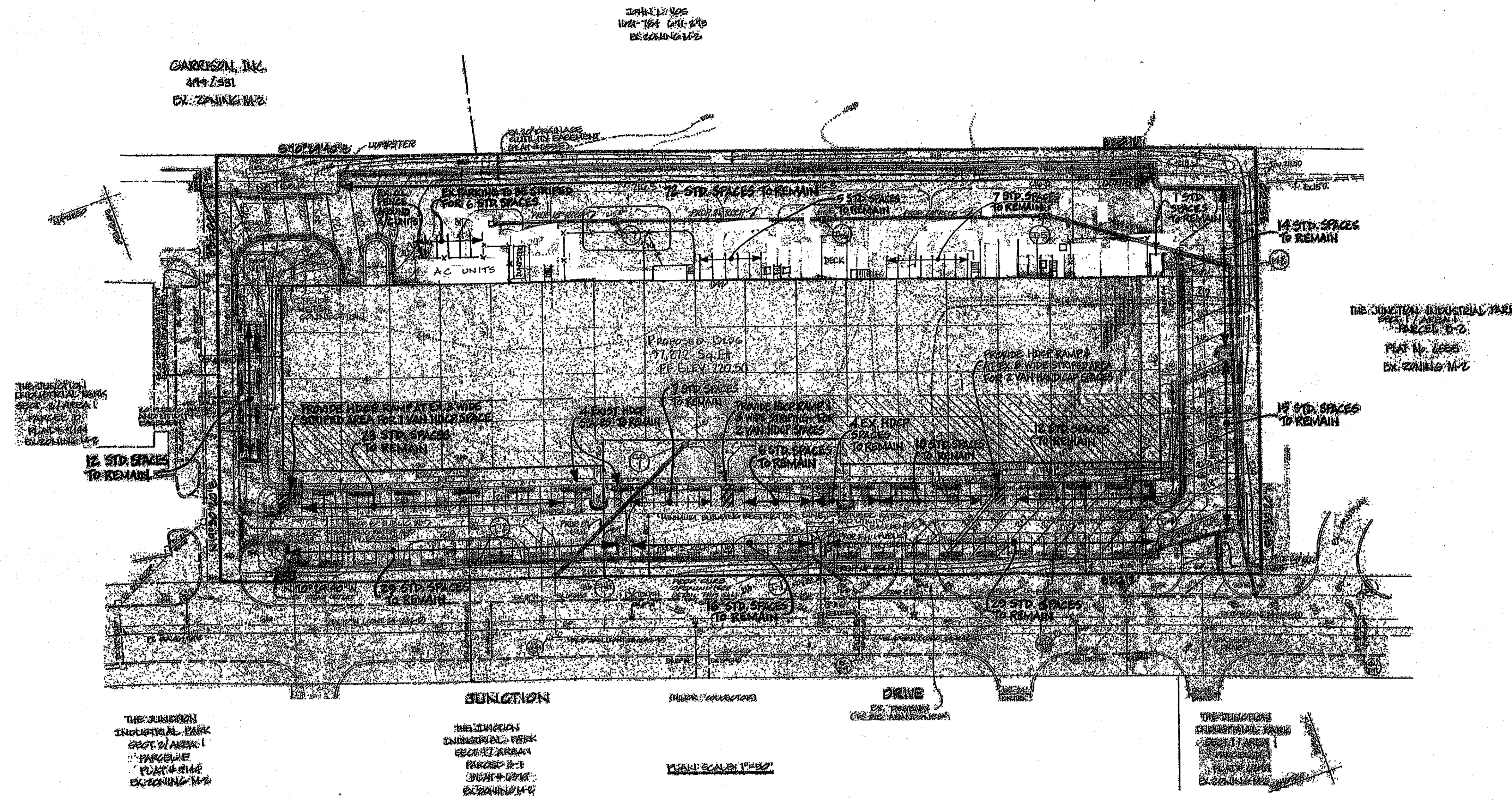
LANDSCAPE PLAN
PARKING LOT ADDITION TO SERVE ADJOINING 9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)

TAX MAP 48 GRID 13
6TH ELECTION DISTRICT
PLAT BOOK 131, PAGE 596
HOWARD COUNTY, MARYLAND
PARCEL 73

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: DH/SJT
DRAWN BY: DH/SJT
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 7 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 30, 2013.



PLAN VIEW

SCALE: 1"=50'

NOTE: SITE INFORMATION SHOWN IS FROM SDP-89-029.

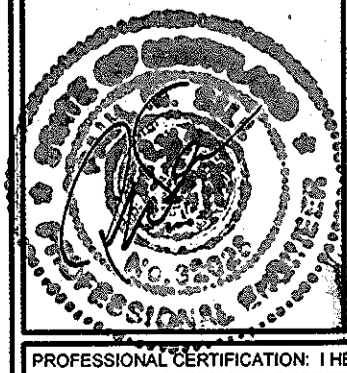
NOTE: EXISTING PARKING FOR PARCEL C-2 IS 275 SPACES. MODIFICATIONS TO THE EXISTING PARKING LOT WILL RESULT IN 277 SPACES, OF WHICH 13 WILL BE HANDICAP SPACES. 5 OF THESE HANDICAP SPACES WILL BE VAN SPACES.

OWNER/DEVELOPER

CORRIDOR ROAD, L.L.C.
8810 CORRIDOR ROAD
ANNAPOLIS, JUNCTION, MARYLAND 20701
301-317-3324

PARCEL C-2 PARKING EXHIBIT
PARKING LOT ADDITION TO SERVE ADJOINING
9020 JUNCTION DRIVE, PARCEL C-2
CORRIDOR ROAD LLC
(LOT 3: THE LATE J. DUINKER SUBDIVISION)

TAX MAP 48 GRID 13 PARCEL 73
6TH ELECTION DISTRICT PLAT BOOK 131, PAGE 596 HOWARD COUNTY, MARYLAND



Sill-Adcock & Associates - LLC
Engineers - Surveyors - Planners
3300 North Ridge Road, Suite 160
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Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

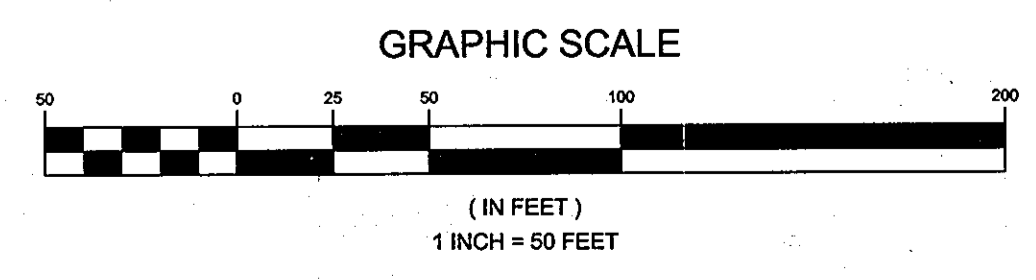
DESIGN BY: DH
DRAWN BY: DH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 21, 2012
PROJECT #: 10-029
SHEET #: 8 of 8

AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "As-Built" information provided on this sheet.

M. Najib Roshan
Md PLS No. 11049

10/22/2012
Date



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/6/12
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/10/12
DIRECTOR
DATE: 6/7/12

NO.	DESCRIPTION	DATE

As-BUILT

SDP-12-048