

GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN. (SEE COVER SHEET)
1. ALL ACCESSIBLE (AK/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 14181 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
3. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
5. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
6. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
7. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
8. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
10. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE REMOVED FROM THE PROJECT SITE AND THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING CONSTRUCTION (TO BE EXCAVATION TO BE EXCAVATED) IN ACCORDANCE WITH STANDARD AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
12. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PREVIOUS TO THE CONSTRUCTION AND THE CONTRACTOR'S CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
14. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
15. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
17. ALL CONSTRUCTION MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. (CG) ALL CONTRACTORS MUST HAVE THEIR CGP POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTOR LIABILITY COVERAGE TO INSURE THIS HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
18. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. HEREUNDER, BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
19. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OR ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR SAFETY. BOHLER ENGINEERING AND ITS PERSONNEL, HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
20. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, IN WRITING, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
21. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN AND SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSEE IN THE STATE WHERE THE CONSTRUCTION OCCURS.
23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M242 AND TYPE 5 (SMOOTH INTERIOR WITH ANGLER CONNECTIONS WITH GASKET FOUR TIGHT JOINT). PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDRIBILITY SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
28. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATE FROM STORMWATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
31. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADRESSED.
32. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATIONS) ARE SCHEMATIC FOR GENERAL BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND FOR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE TO THE STORM DRAIN AND SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADRESSED.
33. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
34. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE SIGNATORY SHALL IDENTIFY THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
• CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%).
• LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
• PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" L LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
• DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 50 FEET LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICCANSI A117-1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
• WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBILITY TO BUILDINGS AND FACILITIES APPLICABLE TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CORRECTED IMPROVEMENTS MUST FOLLOW THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
• THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL DEMOLITION NOTES:

- 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: (SEE COVER SHEET)
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THE PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

GENERAL GRADING & UTILITY NOTES

- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GRAB TRAP REQUIREMENTS, DETAILS, AND LOCATIONS. PRIOR TO EXTERIOR GRADING THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLY WITH ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY RE-INSTRUCTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SYSTEMS. WHERE A CONFLICT EXISTS BETWEEN THE UTILITY AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED AREAS MUST BE COMPACTED TO THE STANDARD STATE STATUTE AND/OR REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/ENGINEER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE STATUTE SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE 'MEANS AND METHODS' REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUILT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION SHOWN ON THIS PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST END ALL CONSTRUCTION LOCATIONS WITH A 24" END AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD IMPAIR THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

- 22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN AND SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSEE IN THE STATE WHERE THE CONSTRUCTION OCCURS.
23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M242 AND TYPE 5 (SMOOTH INTERIOR WITH ANGLER CONNECTIONS WITH GASKET FOUR TIGHT JOINT). PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDRIBILITY SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
28. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATE FROM STORMWATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
31. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADRESSED.
32. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATIONS) ARE SCHEMATIC FOR GENERAL BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND FOR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE TO THE STORM DRAIN AND SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADRESSED.
33. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
34. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, BY. The table is currently empty.

NOT APPROVED FOR CONSTRUCTION. PROJECT NO.: MD152001. CHECKED BY: GEE. DATE: 11/8/17. SCALE: N/A. CAD I.D.: SDZ.

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A. LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE, COLUMBIA, MD. MAP 37, GRID 20, PARCEL 382, HOWARD COUNTY.

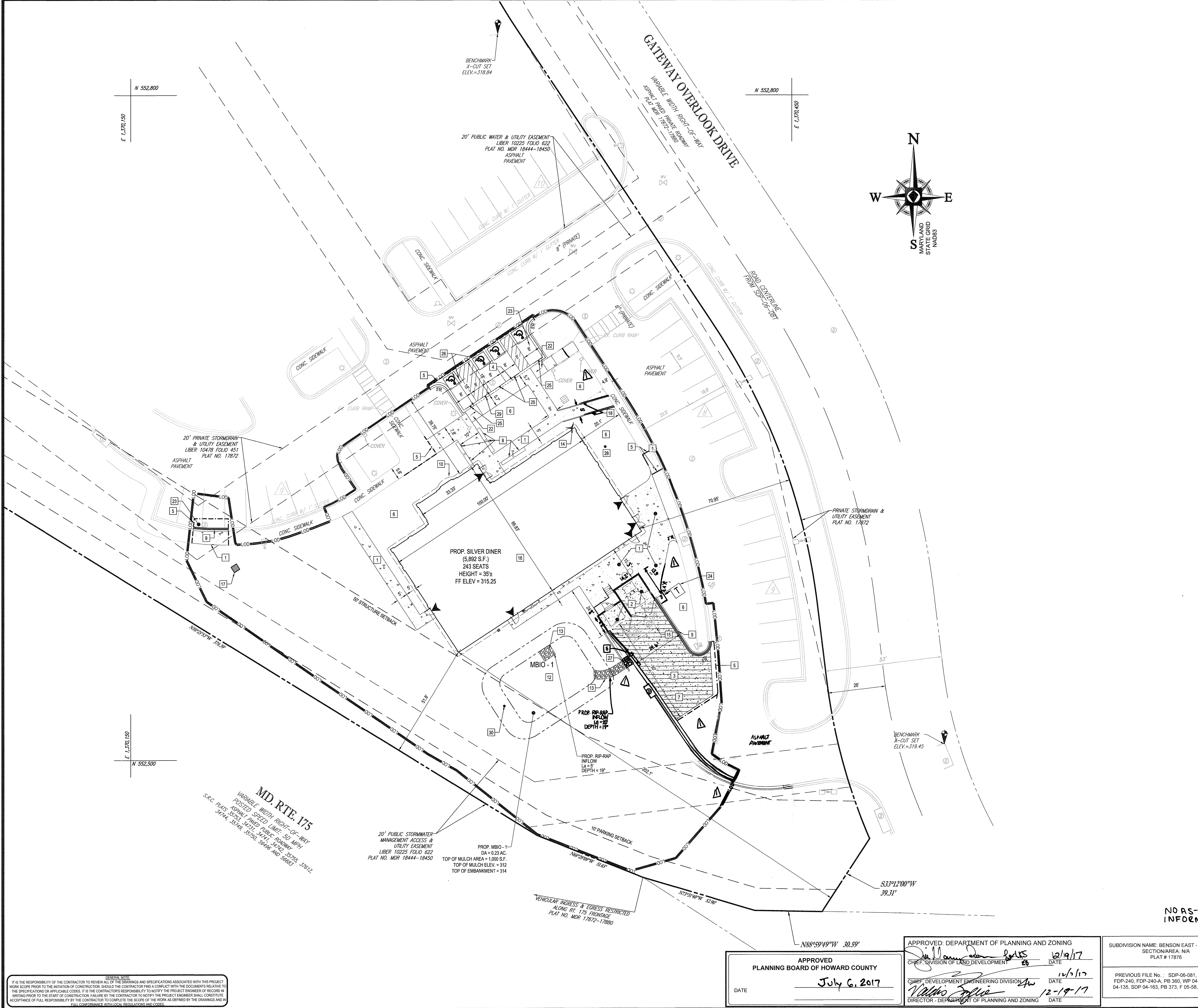
BOHLER ENGINEERING logo and address: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284. Phone: (410) 821-7900. Fax: (410) 821-7987. MD@BohlerEng.com

B.R. ROWE logo and seal: PROFESSIONAL ENGINEER, MARYLAND LICENSE NO. 40608.

GENERAL NOTES. SHEET TITLE: 2. SHEET NUMBER: 2.

APPROVED PLANNING BOARD OF HOWARD COUNTY. DATE: July 6, 2017.

ND AS-BUILT INFORMATION. SUBDIVISION NAME: BENSON EAST - PARCEL A. SECTION/AREA: N/A. PLAT #: 17878. TAX MAP: 37. GRID: 20. ZONED: NT. PARCEL: 382. 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. PREVIOUS FILE NO.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 380, WP 04-113, WP 04-135, SDP 04-163, PB 373, F 05-56, F-06-102.



- LEGEND :**
- CONCRETE SIDEWALK (SEE PLAN FOR DIMENSIONS)
 - STANDARD DUTY P-1 ASPHALT PAVEMENT (SEE DETAIL ON SHEET 13)
 - STANDARD DUTY CONCRETE PAVEMENT

- SITE KEYNOTES**
- 1 TYPICAL CONCRETE SIDEWALK (SEE PLAN FOR DIMENSIONS)
 - 2 REFUSE ENCLOSURE
 - 3 CONC. PAVEMENT SECTION
 - 4 CURB BREAK WITH TAPERS
 - 5 PROP. SAW CUT
 - 6 LANDSCAPE AREA (TYP.)
 - 7 LOADING SPACE
 - 8 BENCH (THE MIDTOWN SERIES BY KEYSTONE DESIGN) (TYP. 6)
 - 9 6" CURB & GUTTER (SPILL)
 - 10 BUILDING OVERHANG (TYP.)
 - 11 FLUSH CURB
 - 12 MICRO-BIORETENTION FACILITY
 - 13 RIP-RAP
 - 14 FIRE DEPARTMENT CONNECTION
 - 15 EX. GREASE TRAP
 - 16 SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
 - 17 STORM DRAIN INLET
 - 18 HANDRAIL
 - 19 STANDARD WALL, SEE ARCH. PLANS
 - 20 6" CURB & GUTTER (CATCH)
 - 21 ASPHALT PAVEMENT SECTION P-2 (SEE SHEET 13)
 - 22 ADA ACCESSIBLE RAMP
 - 23 ASPHALT PAVING SECTION P-1 (SEE SHEET 13)
 - 24 PROP. RELOCATED TRANSFORMER
 - 25 BOLLARD MOUNTED ADA SIGN RELOCATED
 - 26 ADA SPACES
 - 27 3" CURB BREAK
 - 28 8" PVC DRAIN W/ ADS INSERTA TEE
 - 29 BOLLARD MOUNTED "NO PARKING IN ACCESS AISLE" SIGN
 - 30 12" NYLOPLAST DRAIN BASIN

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK, NY • NEW JERSEY, NJ • PENNSYLVANIA, PA • VIRGINIA, VA
 NORTH CAROLINA, NC • SOUTH CAROLINA, SC • GEORGIA, GA
 FLORIDA, FL • TEXAS, TX • ARIZONA, AZ • CALIFORNIA, CA

REVISIONS

REV	DATE	DESCRIPTION	BY
1	01/20/19	NUMBER ENCLOSURE SHIFT	CLP

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 11/8/17
 SCALE: 1" = 20'
 CAD ID: SSI

SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE:
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
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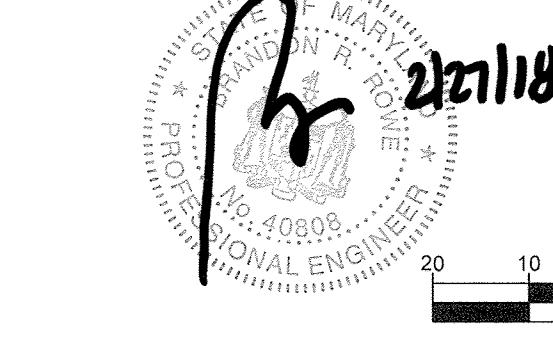
B.R. ROWE

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 43809

SITE PLAN

SHEET NUMBER: **4**

FOR REVISION 1 ONLY



NO AS-BUILT INFORMATION

OWNER: WRIT GATEWAY OVERLOOK, LLC
 1775 EYE ST. NW SUITE 1000
 WASHINGTON DC 20006
 PHONE: (202) 462-1111

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12287 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSEL
 PHONE: (301) 674-7878

TAX MAP: 37 GRID: 20 ZONED: NT
 PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: SDP-06-081, S-03-05, FDP-240, FDP-240-A, PB 360, WP 04-113, WP 04-135, SDP 04-163, PB 373, F-05-58, F-06-102

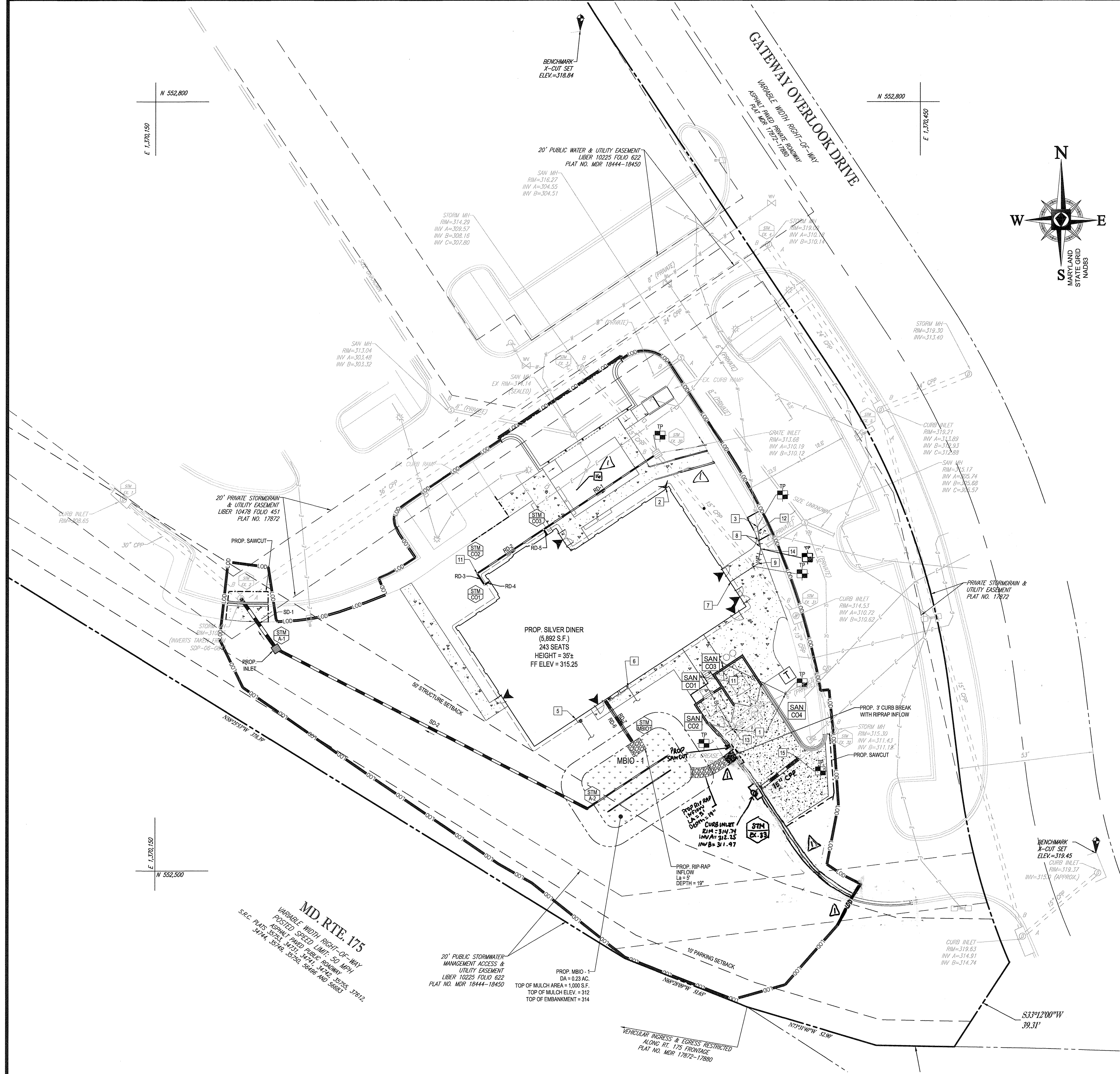
PROFESSIONAL CERTIFICATION:
 I, BRANDON N. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 43809. EXPIRATION DATE: 10/31/21.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 PLANNING BOARD OF HOWARD COUNTY

DATE: July 6, 2017

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 12/19/17

SECTION NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE STOPPED IMMEDIATELY IN THE EVENT OF A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.



UTILITY PLAN KEYNOTES

- 1 AT START OF CONSTRUCTION, CONTRACTOR TO TEST PIT TO CONFIRM INVERT OF EXISTING GREASE TRAP AT THE PROPOSED CONNECTION POINT. SHOULD THE INVERT BE HIGHER THAN 310.42, CONTRACTOR TO NOTIFY BOHLER ENGINEERING IN WRITING.
- 2 FIRE DEPARTMENT CONNECTION
- 3 WATER SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.
- 4 NOT USED
- 5 NATURAL GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS. DO NOT ROUTE THROUGH MBIO-1 FACILITY.
- 6 ELECTRIC SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS. DO NOT ROUTE THROUGH MBIO-1 FACILITY.
- 7 6" WATER CONNECTION THAT SPLITS INTERNALLY TO DOMESTIC AND FIRE SPRINKLER SYSTEM
- 8 6" - 45° VERTICAL BEND (SEE PROFILE SHEET 7 FOR ALL LOCATIONS)
- 9 6" - 45° HORIZONTAL BEND
- 10 NOT USED
- 11 CLEANOUT
- 12 NOT USED
- 13 CONTRACTOR TO ENSURE CLEANOUT IS TRAFFIC RATED. REPLACE IF NECESSARY.
- 14 6" - 22.5° HORIZONTAL BEND
- 15 MAKE CONNECTION USING ADS COUPLER
- 16 **INSTALL WATER MAIN CAP**

TEST PIT NOTE

TP AT THE START OF CONSTRUCTION, CONTRACTOR TO TEST PIT FOR EXACT LOCATION AND INVERT OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

UTILITY NOTES

1. MINIMUM OF 3'-6" COVER OVER ALL WATER LINES SHALL BE MAINTAINED.
2. CONTRACTOR TO NOTE THAT UTILITIES ARE PROPOSED TO RUN UNDER THE TRASH ENCLOSURE SCREEN WALL AND THAT THE CONTRACTOR SHOULD REFERENCE ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.
3. FOR ROOF DRAIN TABLE AND STORM COMPUTATIONS TABLE SEE SHEET 12.

SANITARY SEWER SCHEDULE

TO	LOWER INVERT	PIPE DATA				UPPER INVERT	FROM	COMMENTS	
		NO.	LENGTH (FEET)	SIZE	MATERIAL				SLOPE (%)
SAN C04	310.42	SAN1	27.39	4"	PVC	2.08	310.98	SAN C03	VERIFY INVERT ELEVATION FROM SURVEY
SAN C03	310.98	SAN2	13.17	4"	PVC	2.08	311.25	BLDG	
EX. GREASE TRAP	310.43	SAN3	1.56	4"	PVC	2.08	310.47	SAN C02	VERIFY INVERT FROM SURVEY
SAN C02	310.47	SAN4	24.24	4"	PVC	2.08	310.98	SAN C01	
SAN C01	310.98	SAN5	13.17	4"	PVC	2.08	311.25	BLDG	

SANITARY STRUCTURE SCHEDULE

STRUCTURES	RIM ELEV. (F.T.)
SAN C01	314.73
SAN C02	315.12
SAN C03	315.10
SAN C04	315.41
EX. GREASE TRAP	314.75

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEERING FIRM
 LAND SURVEYING PROGRAM MANAGER'S LICENSE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

RALEIGH, NC
 ALABAMA, AL
 ARIZONA, AZ
 ARKANSAS, AR
 CALIFORNIA, CA
 COLORADO, CO
 CONNECTICUT, CT
 DELAWARE, DE
 FLORIDA, FL
 GEORGIA, GA
 ILLINOIS, IL
 INDIANA, IN
 IOWA, IA
 KANSAS, KS
 KENTUCKY, KY
 LOUISIANA, LA
 MARYLAND, MD
 MASSACHUSETTS, MA
 MICHIGAN, MI
 MINNESOTA, MN
 MISSISSIPPI, MS
 MISSOURI, MO
 MONTANA, MT
 NEBRASKA, NE
 NEVADA, NV
 NEW HAMPSHIRE, NH
 NEW JERSEY, NJ
 NEW YORK, NY
 NORTH CAROLINA, NC
 NORTH DAKOTA, ND
 OHIO, OH
 OKLAHOMA, OK
 OREGON, OR
 PENNSYLVANIA, PA
 RHODE ISLAND, RI
 SOUTH CAROLINA, SC
 SOUTH DAKOTA, SD
 TENNESSEE, TN
 TEXAS, TX
 UTAH, UT
 VERMONT, VT
 VIRGINIA, VA
 WASHINGTON, WA
 WEST VIRGINIA, WV
 WISCONSIN, WI
 WYOMING, WY

REVISIONS

REV	DATE	COMMENT	BY
1	11/25/16	Dumpster Enclosure Shift	CLF

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-345-4449) (PA 1-800-245-1778) (DC 1-800-257-7377) (VA 1-800-552-7501) (MD 1-800-257-7377) (DE 1-800-292-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 11/18/17
 SCALE: 1" = 20'
 CAD I.D.: SS1

SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

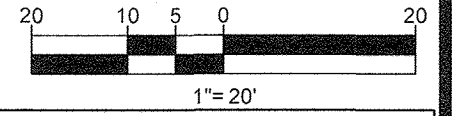
PROFESSIONAL ENGINEER
 LICENSE NO. 40888, EXPIRATION DATE: 7/31/17

UTILITY PLAN

SHEET NUMBER: **6**

This plan is based on Architectural Plans received by Bohler Engineering from Light Form Architecture, titled: Silver Diner, Elkridge Maryland, dated 11/01/17. Contractor to verify that the final Architectural plans match these plans. Should any discrepancies be identified, contractor to immediately contact Bohler Engineering and Light Form Architecture in writing.

NO AS-BUILT INFORMATION



OWNER: WRIGHT GATEWAY OVERLOOK, LLC
 1775 EYE ST., NW, SUITE 1000
 WASHINGTON DC 20006
 PHONE: (301) 874-7878

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12267 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSEL
 PHONE: (301) 874-7878

TAX MAP: 37 GRID: 20 ZONED: NT
 PARCEL: 382
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, 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. 40888, EXPIRATION DATE: 7/31/17

APPROVED: DEPARTMENT OF PLANNING AND ZONING
PLANNING BOARD OF HOWARD COUNTY

DATE: **July 6, 2017**

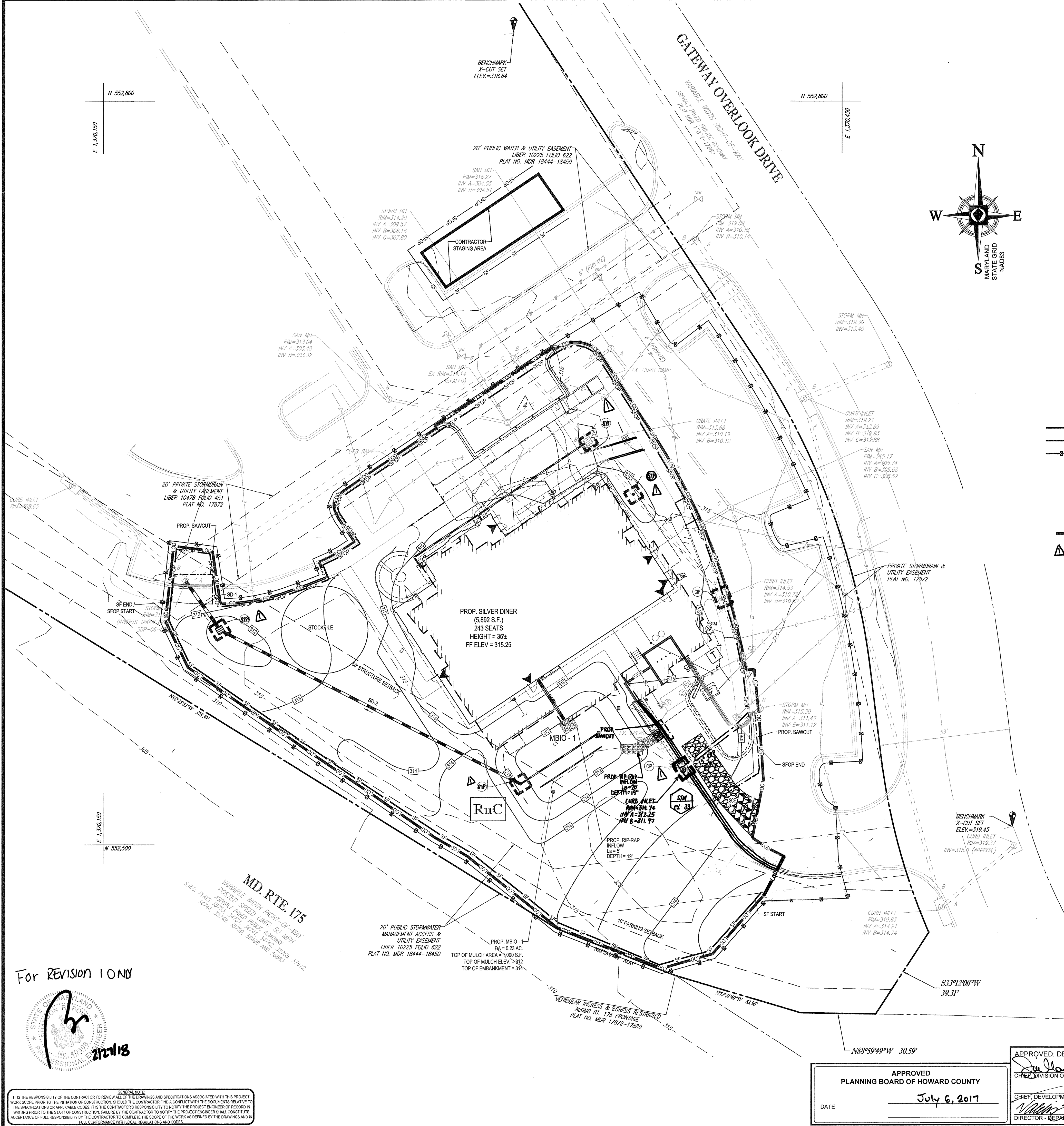
CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING

DATE: **12/19/17**
12-19-17

SUBDIVISION NAME: BENSON EAST - PARCEL A
 SECTION/AREA: N/A
 PLAT # 17876

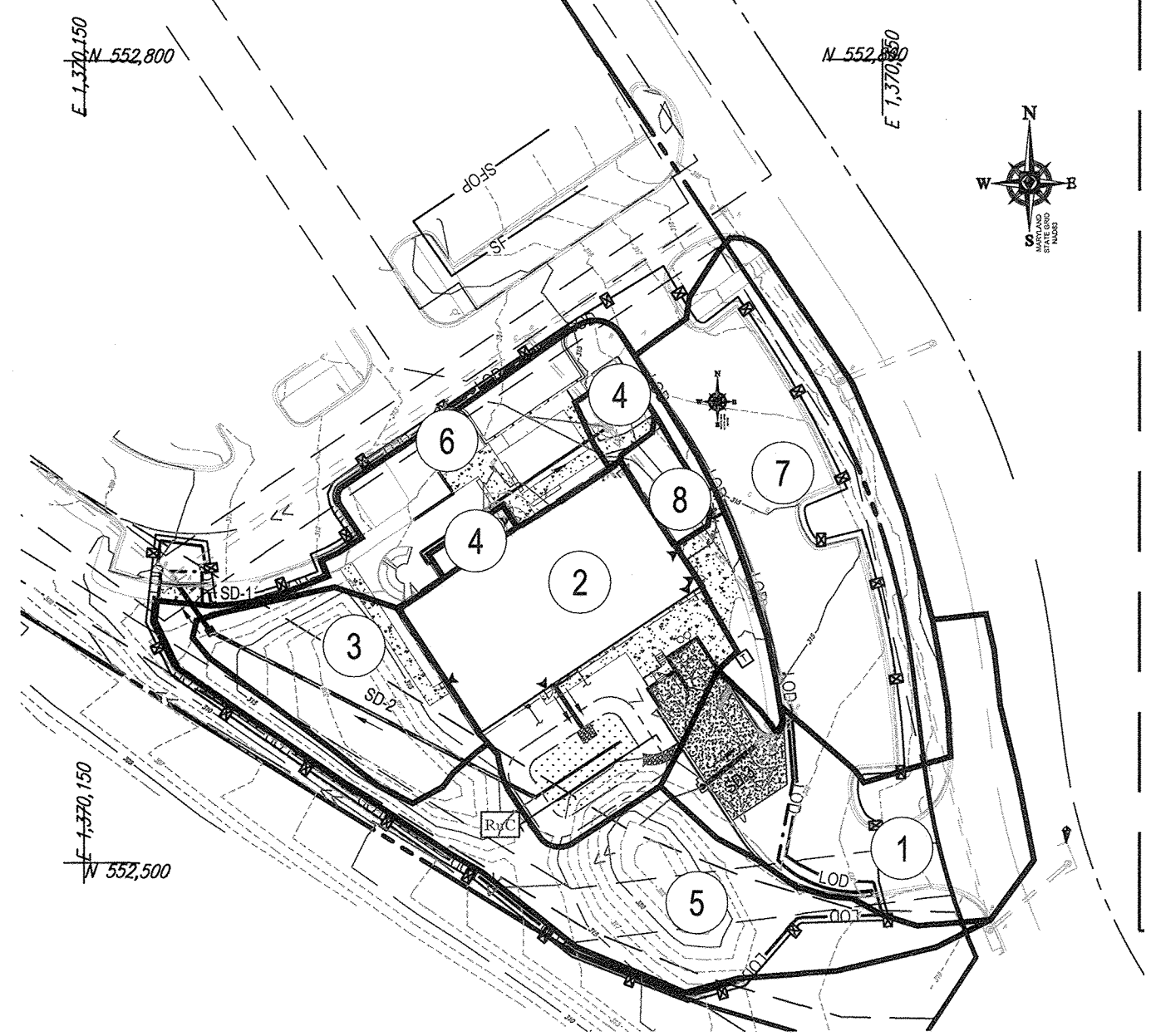
PREVIOUS FILE NO.: SDP-06-081, S-03-05,
 FDP-240, FDP-240-A, PB 360, WP 04-113, WP
 04-135, SDP 04-163, PB 373, F 05-58, F-06-102

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE COORDINATIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO CORRECT THE SCOPE OF THE WORK AS DENIED BY THE ORDINANCES AND ANY FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



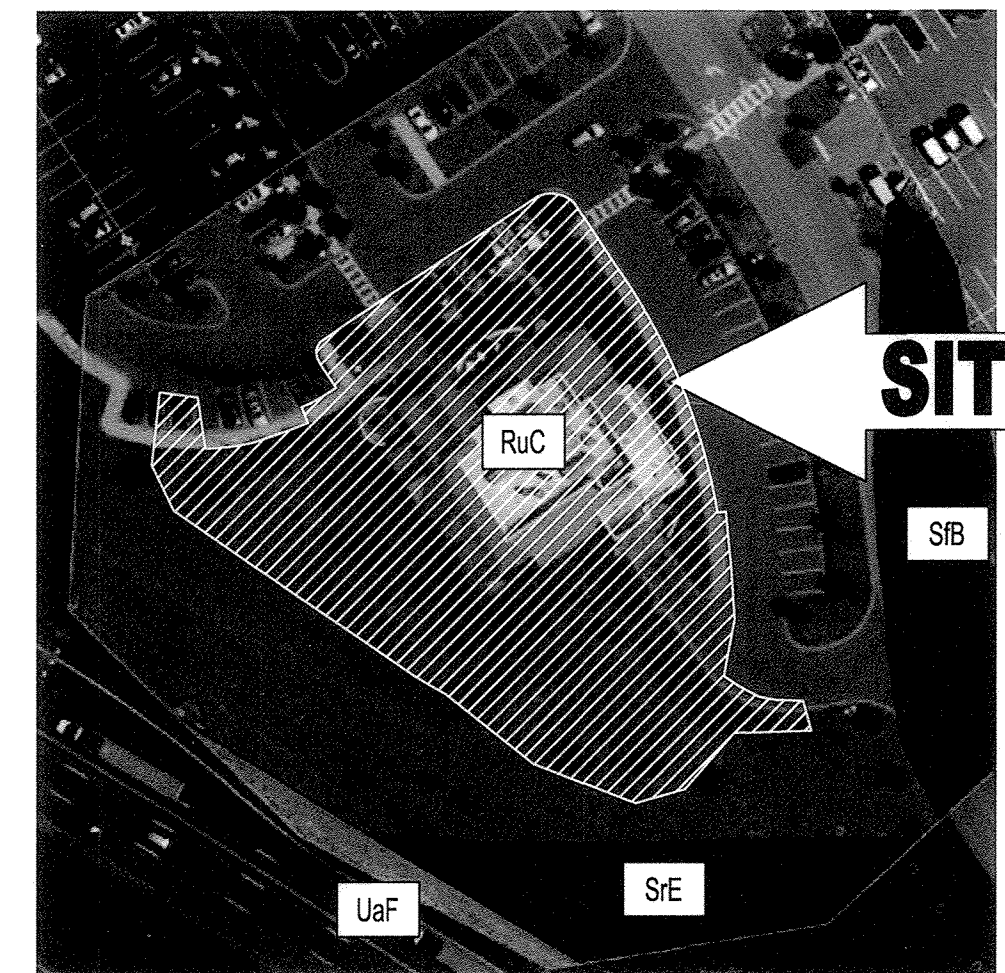
SEDIMENT CONTROL DEVICE AREAS

DRAINAGE AREA	AREA (AC)
1	0.19
2	0.23
3	0.11
4	0.02
5	0.21
6	0.14
7	0.25
8	0.02



EROSION AND SEDIMENT CONTROL POST DRAINAGE AREAS
SCALE: 1"=60'

- LEGEND:
- STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
 - SILT FENCE ON PAVEMENT
 - 8' TEMPORARY CONSTRUCTION FENCE AS REQUIRED BY APPLICANT AND/OR OWNER
 - SOIL LABEL
 - RIPRAP STABILIZATION
 - LIMIT OF DISTURBANCE
 - STANDARD INLET PROTECTION
 - CURB INLET PROTECTION



SOILS MAP
SCALE: 1"=80'
SOURCE: NATURAL RESOURCES CONSERVATION SERVICE

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
RuC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.28	0.80 AC.

QUANTITY TAKEOFF OF SEDIMENT CONTROL MEASURES

- SILT FENCE: 304 L.F.
 - SILT FENCE ON PAVEMENT: 438 L.F.
 - AT GRADE INLET PROTECTION: 4 EA.
 - STANDARD INLET PROTECTION: 4 EA.
 - STABILIZED CONSTRUCTION ENTRANCE: 1 EA.
- TOTAL CUT = 1490 CY
TOTAL FILL = 77 CY
TOTAL EXPORT = 1413 CY
- LIMIT OF DISTURBANCE: 0.80 AC.
- SPOIL MATERIAL SHALL BE DISCARDED AT A SITE WITH AN ACTIVE GRADING PERMIT AND APPROVED SEDIMENT CONTROL PLAN. BORROW MATERIAL SHALL BE OBTAINED FROM AN APPROVED SITE WITH AN ACTIVE GRADING PERMIT AND AN APPROVED SEDIMENT CONTROL PLAN.
- EARTH QUANTITIES LISTED ABOVE ARE FOR SEDIMENT CONTROL USE ONLY. CONTRACTOR SHALL NOT RELY ON THESE FIGURES FOR ESTIMATING AND BONDING PURPOSES.

LIST OF TEMPORARY CONSTRUCTION FACILITIES

- 1 - CONSTRUCTION OFFICE
- 2 - STORAGE UNITS
- 3 - TOILET FACILITIES
- 1 - TRAINING TRAILER

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER: *Brandon B. Rowe*
DATE: 11/29/17

DEVELOPER'S CERTIFICATE

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

NAME: *John K. Roberts*
DATE: 11/29/17

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

OWNER: WRIT GATEWAY OVERLOOK, LLC
1775 S.W. 35TH AVENUE, SUITE 1000
WASHINGTON DC 20006
PHONE: (202) 462-1111

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
12287 ROCKVILLE PIKE
ROCKVILLE, MD 20852
CONTACT: MARK RUSSEL
PHONE: (301) 574-7879

TAX MAP: 37 GRID: 20 ZONED: NT
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I, BRANDON B. ROWE, 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. 49899, EXPIRATION DATE: 12/31/21.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK
NEW JERSEY
NEW ENGLAND
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NEW YORK, NY
NEW JERSEY, NJ
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SOUTH CAROLINA
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MISSISSIPPI
LOUISIANA
ARKANSAS
MISSOURI
ILLINOIS
INDIANA
OHIO
PENNSYLVANIA
DELAWARE
MARYLAND
VIRGINIA
WEST VIRGINIA
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TENNESSEE
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LOUISIANA
ARKANSAS
MISSOURI
ILLINOIS
INDIANA
OHIO
PENNSYLVANIA
DELAWARE
MARYLAND
VIRGINIA
WEST VIRGINIA
KENTUCKY
TENNESSEE
GEORGIA

REVISIONS

REV	DATE	NUMBER	COMMENT	BY
1	12/12/18	ENCLOSURE SHEET		CLF

NOT APPROVED FOR CONSTRUCTION

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE, COLUMBIA, MD MAP 37, GRID 20, PARCEL 382, HOWARD COUNTY

PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE, COLUMBIA, MD MAP 37, GRID 20, PARCEL 382, HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 49899

SHEET TITLE: EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: 8

For Revision 1 ONLY

MD. RTE. 175
VARIABLE WIDTH RIGHT-OF-WAY
POSTED SPEED LIMIT: 50 MPH
S.P.C. PLAN NO. 2003-1071-175-1 AND 2003-1071-175-2
1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760

APPROVED: DEPARTMENT OF PLANNING AND ZONING
PLANNING BOARD OF HOWARD COUNTY

DATE: July 6, 2017

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 12/15/17

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION. PURPOSE TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. CONDITIONS WHERE PRACTICE APPLIES ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION, SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING, SEEDING AND MULCHING, TEMPORARY STABILIZATION, AND PERMANENT STABILIZATION. EFFECTS ON WATER QUALITY AND QUANTITY STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS. PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPORTATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH. VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE. SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

- 1. ADEQUATE VEGETATIVE ESTABLISHMENT INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON. 2. IF AN AREA HAS LESS THAN 40 PERCENT GROUND COVER, REESTABLISH FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING. 3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUND COVER, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED. 4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

- 1. INCREMENTAL STABILIZATION - CUT SLOPES a. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES. b. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1). c. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION. d. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. e. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. f. PERFORM PHASE 3 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. g. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

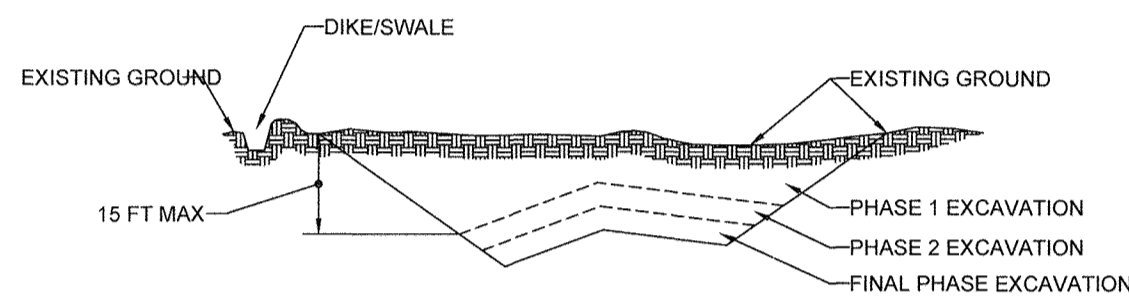


FIGURE B.1: INCREMENTAL STABILIZATION - CUT

- 2. INCREMENTAL STABILIZATION - FILL SLOPES a. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES. b. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS. c. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER. d. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2). e. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA. f. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER. g. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE. h. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE. i. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

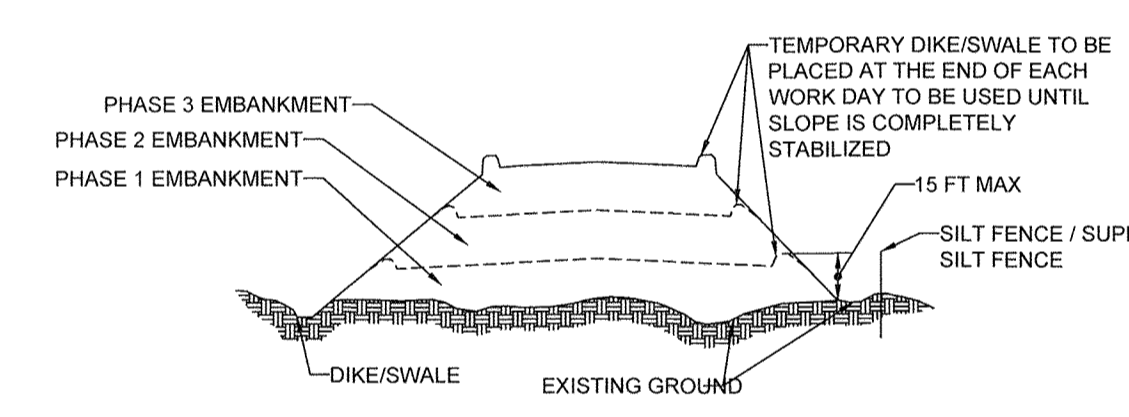


FIGURE B.2: INCREMENTAL STABILIZATION - FILL

B-4-2 STANDARDS AND SPECIFICATIONS FOR FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC, HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSEND, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 2. PERMANENT STABILIZATION a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: i. SOIL PH BETWEEN 6.0 AND 7.0. ii. SOLUBLE SALTS LESS THAN 100 PARTS PER MILLION (PPM). iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASSES WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. b. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. c. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. d. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSEND TO A DEPTH OF 3 TO 5 INCHES. e. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. f. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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 GRADE. 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED 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-NRCS. 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. e. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. 4. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MUST BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONDEMENTS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/4 INCH IN DIAMETER. 5. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON Ivy, THISTLE, OR OTHERS AS SPECIFIED. c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. 6. TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO 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 MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR POCKETING. c. TOPSOIL MUST NOT BE PLACED IF 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.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE MARK OR TRADEMARK AND WARRANTY OF THE PRODUCER. 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH AN FINENESS THAT AT LEAST 90 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 5. WHERE THE SOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROL SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

- 1. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE A.6 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW'S. c. INOCULANTS: THE INOCULANT FOR THE REPRESENTATIVE SOIL PROFILE MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE. d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS. 2. APPLICATION a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. b. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES. c. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. d. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. e. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. f. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. g. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). h. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE. i. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING. j. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. k. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAVED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. iii. WCFM MATERIALS ARE TO BE MANAGED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 6.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. 2. APPLICATION a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. 3. ANCHORING a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD. i. A MULCH ANCHORING TOOL, IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR. ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. iii. SYNTHETIC BINDERS SUCH AS ACRYLIC CLR (AGRO-TACK), DCA-70, PETROSEAL, TERRA TACK, TERRA TACK OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED. iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-6 STANDARDS AND SPECIFICATIONS FOR SOIL STABILIZATION MATTING

DEFINITION MATERIAL USED TO TEMPORARILY OR PERMANENTLY STABILIZE CHANNELS OR STEEP SLOPES UNTIL GROUND COVER IS ESTABLISHED.

PURPOSE TO PROTECT THE SOILS UNTIL VEGETATION IS ESTABLISHED.

CONDITIONS WHERE PRACTICE APPLIES ON NEWLY SEEDED SURFACES TO PREVENT THE APPLIED SEED FROM WASHING OUT, IN CHANNELS AND ON STEEP SLOPES WHERE THE FLOW HAS ERODED VEGETATION OR CONVEYED CLEAR WATER, ON TEMPORARY SWALES, EARTH DIKES, AND PERIMETER DIKE SWALES AS REQUIRED BY THE RESPECTIVE DESIGN STANDARD, AND, ON STREAM BANKS WHERE MOVING WATER IS LIKELY TO WASH OUT NEW VEGETATIVE PLANTINGS.

MAINTENANCE VEGETATION MUST BE ESTABLISHED AND MAINTAINED SO THAT THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERCENT OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN. 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4.3.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY								
HARDINESS ZONE (from Figure B.3): ZONE 6B SEED MIXTURE (from Table B.1)				FERTILIZER RATE (10-20-20)		LIME RATE		
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS				
COOL SEASON GRASSES								
1	ANNUAL RYEGRASS	40	2/15 - 4/30 8/1 - 11/30	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)		
2	BARLEY	96	2/15 - 4/30 8/1 - 11/30	1"				
3	OATS	72	2/15 - 4/30 8/1 - 11/30	1"				
4	WHEAT	120	2/15 - 4/30 8/1 - 11/30	1"				
5	CEREAL RYE	112	2/15 - 4/30 8/1 - 11/30	1"				
WARM SEASON GRASSES								
6	FOXTAIL MILLET	30	5/1 - 7/31	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)		
7	PEARL MILLET	20	5/1 - 7/31	0.5"				

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE

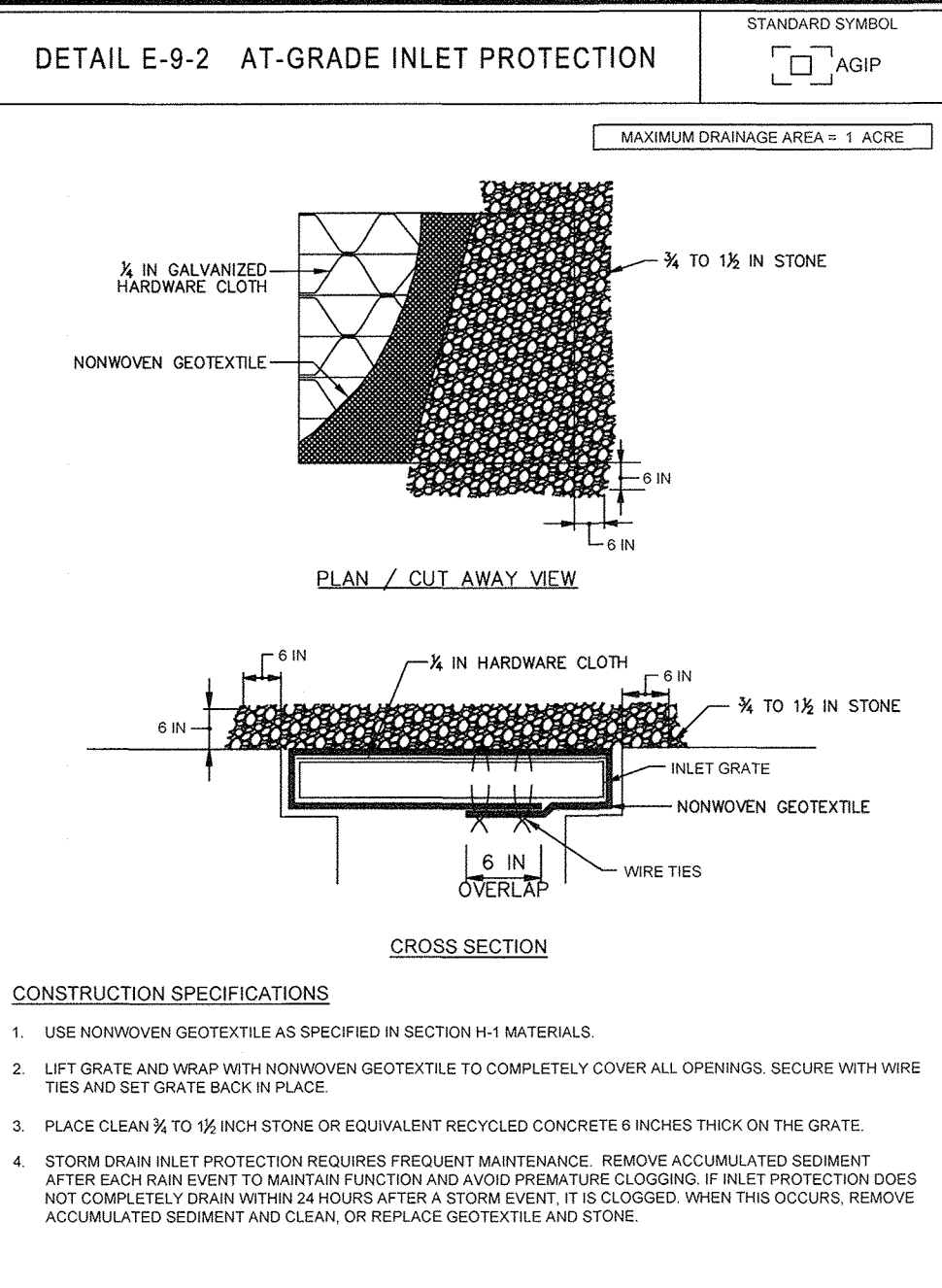
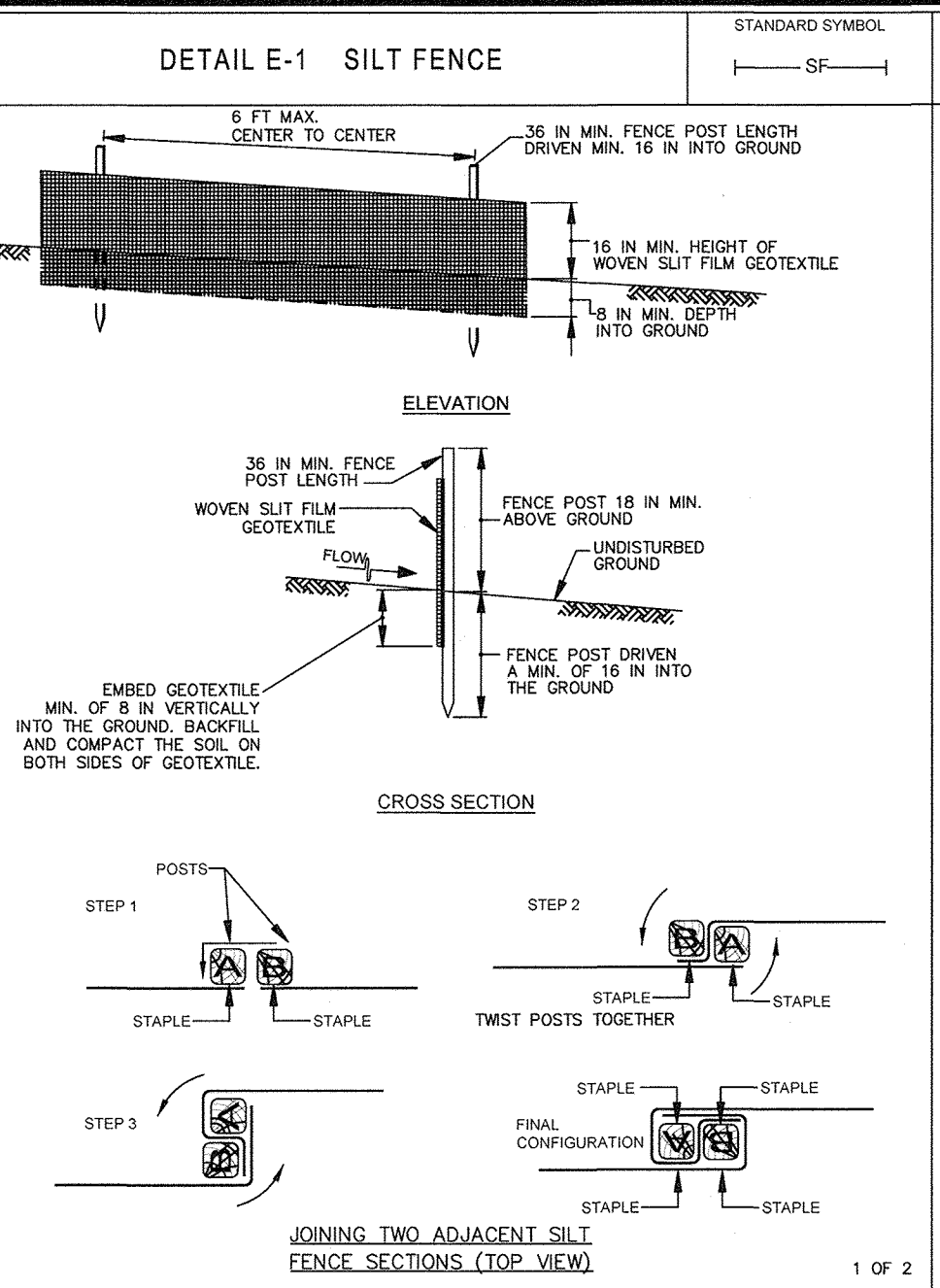
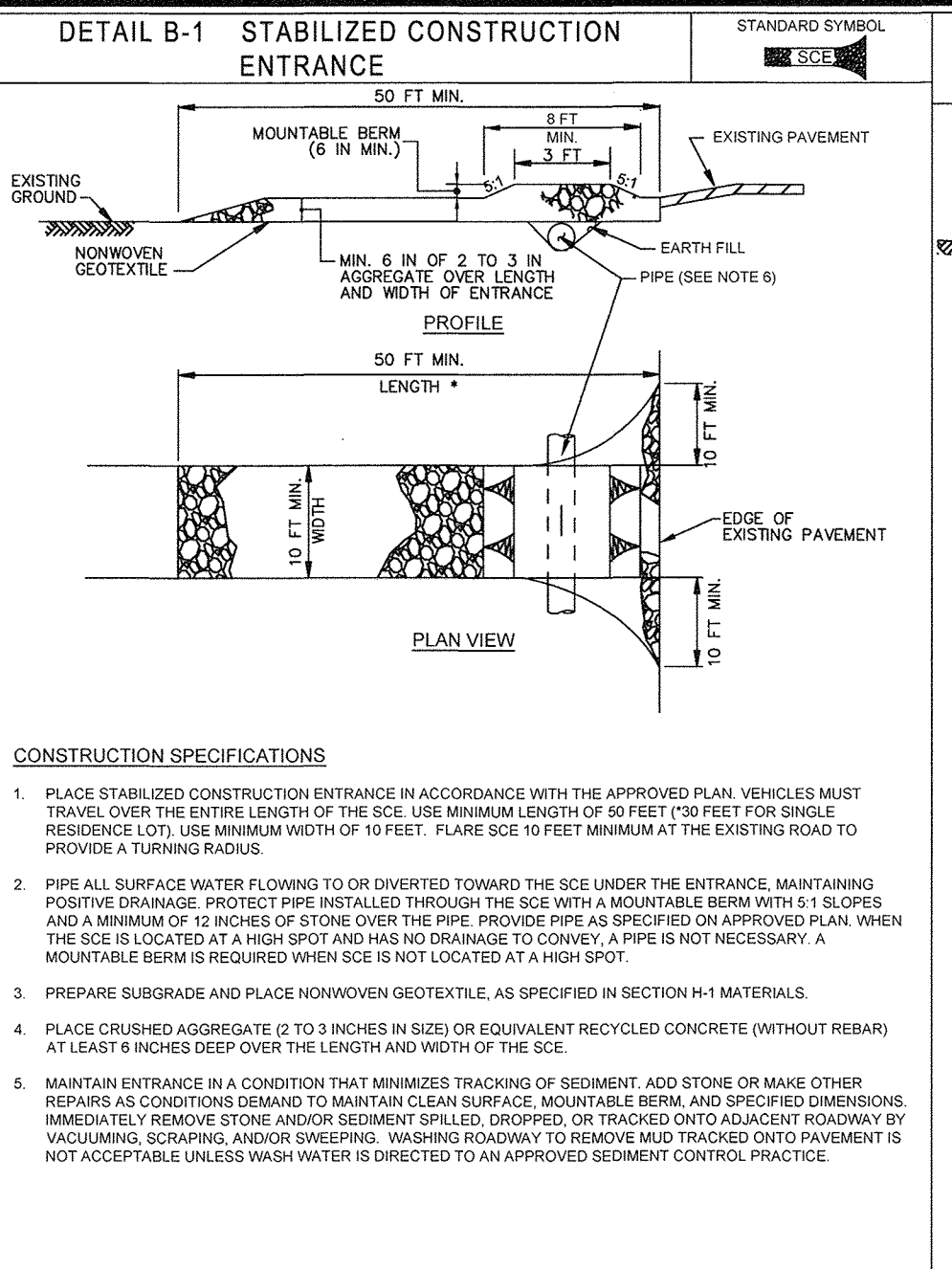
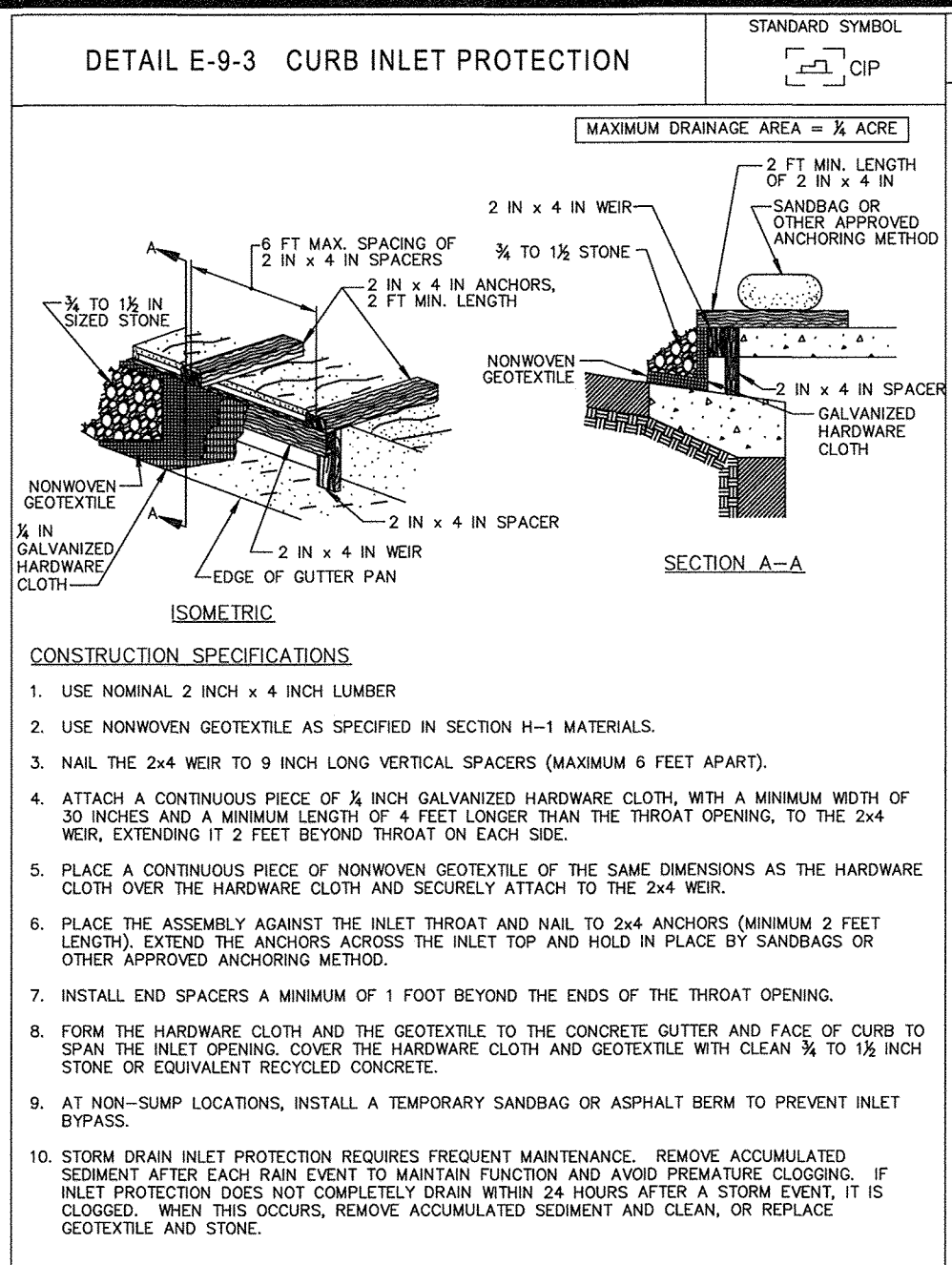
- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING. c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY LIME FROM FERTILIZER (40-0-0) AT 3% POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. b. SEED ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. c. KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. d. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 25 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. e. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 85 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED. f. KENTUCKY BLUEGRASS/FESCUE SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET. NOTES: g. SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE. h. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES i. WESTERN MD: MARCH 15 TO LIME 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A) j. CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) k. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B) l. TALL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL, LEVEL, LEVEL, AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1/4 INCH IN DIAMETER. THE RESULT OF SEEDING MUST BE A SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL PROCEED WITHOUT DIFFICULTY. m. SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY								
HARDINESS ZONE (from Figure B.3): ZONE 6B SEED MIXTURE (from Table B.3)				FERTILIZER RATE (10-20-20)				
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	K2O	LIME RATE
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYE GRASS	60 40 20	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"				
5	HARD FESCUE PERENNIAL RYE GRASS FLAT PEA	20 15 15	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"	45 LB/AC (1.0 LB/1000 SF)	90 LB/AC (2.0 LB/1000 SF)	90 LB/AC (2.0 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
1	SWITCH GRASS CREEPING RED FESCUE PARTRIDGE PEA	10 15 4	2/15 - 5/31	1/4" - 1/2"				

- B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). 1. GENERAL SPECIFICATIONS a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/8 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TOP OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. d. SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION. 2. SOD INSTALLATION a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY NEEDED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS. c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP. PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE. d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS. 3. SOD MAINTENANCE a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF

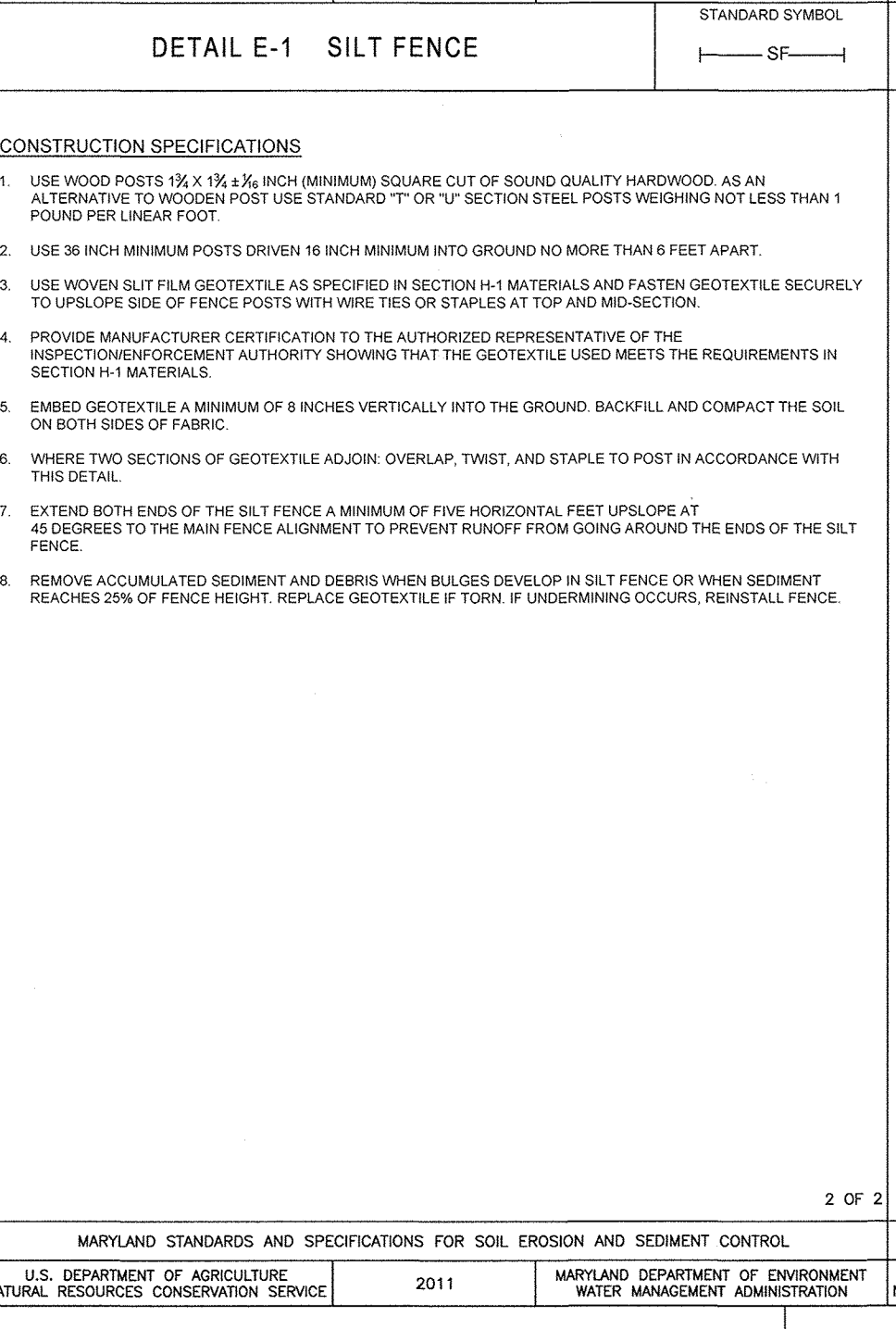
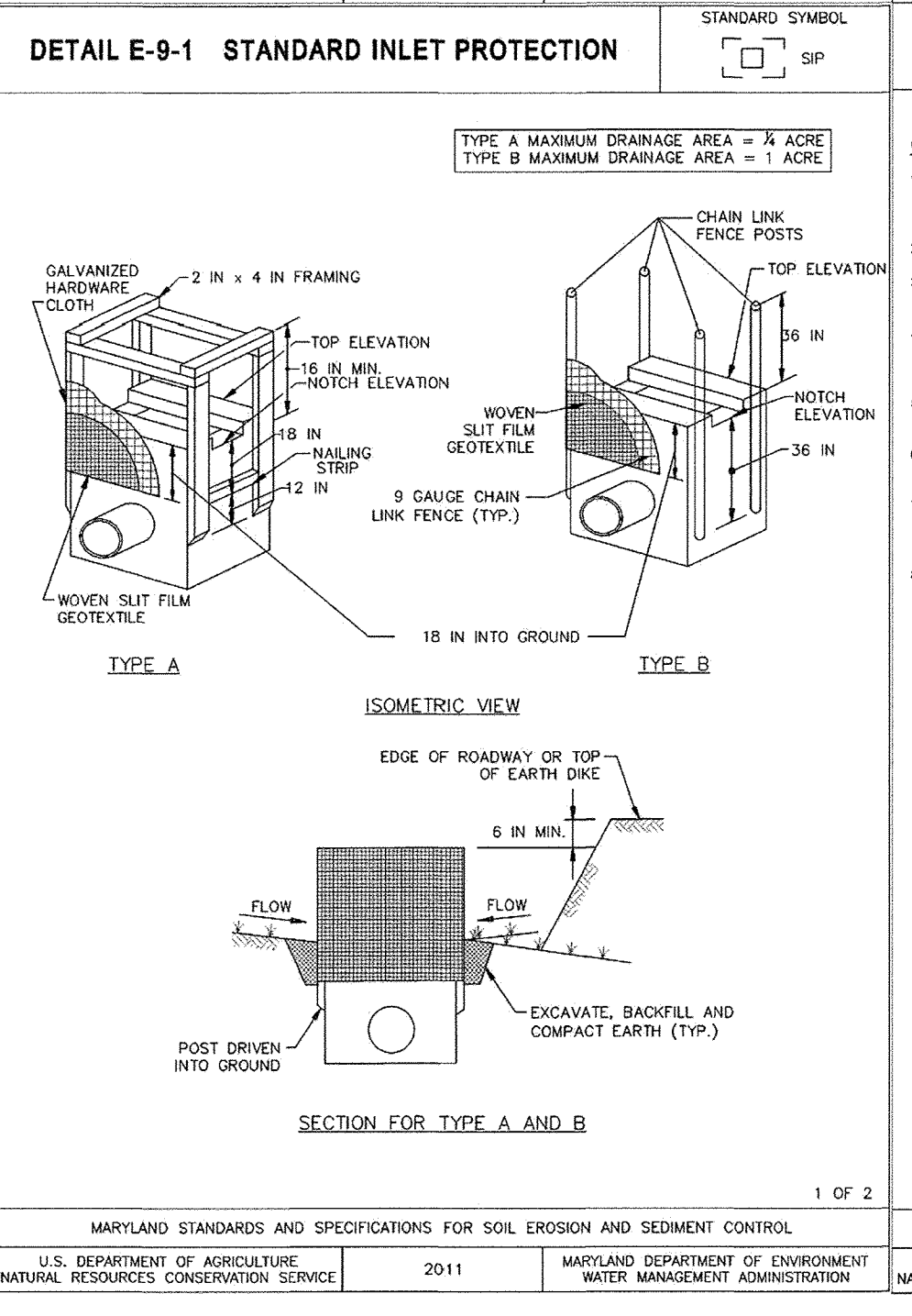
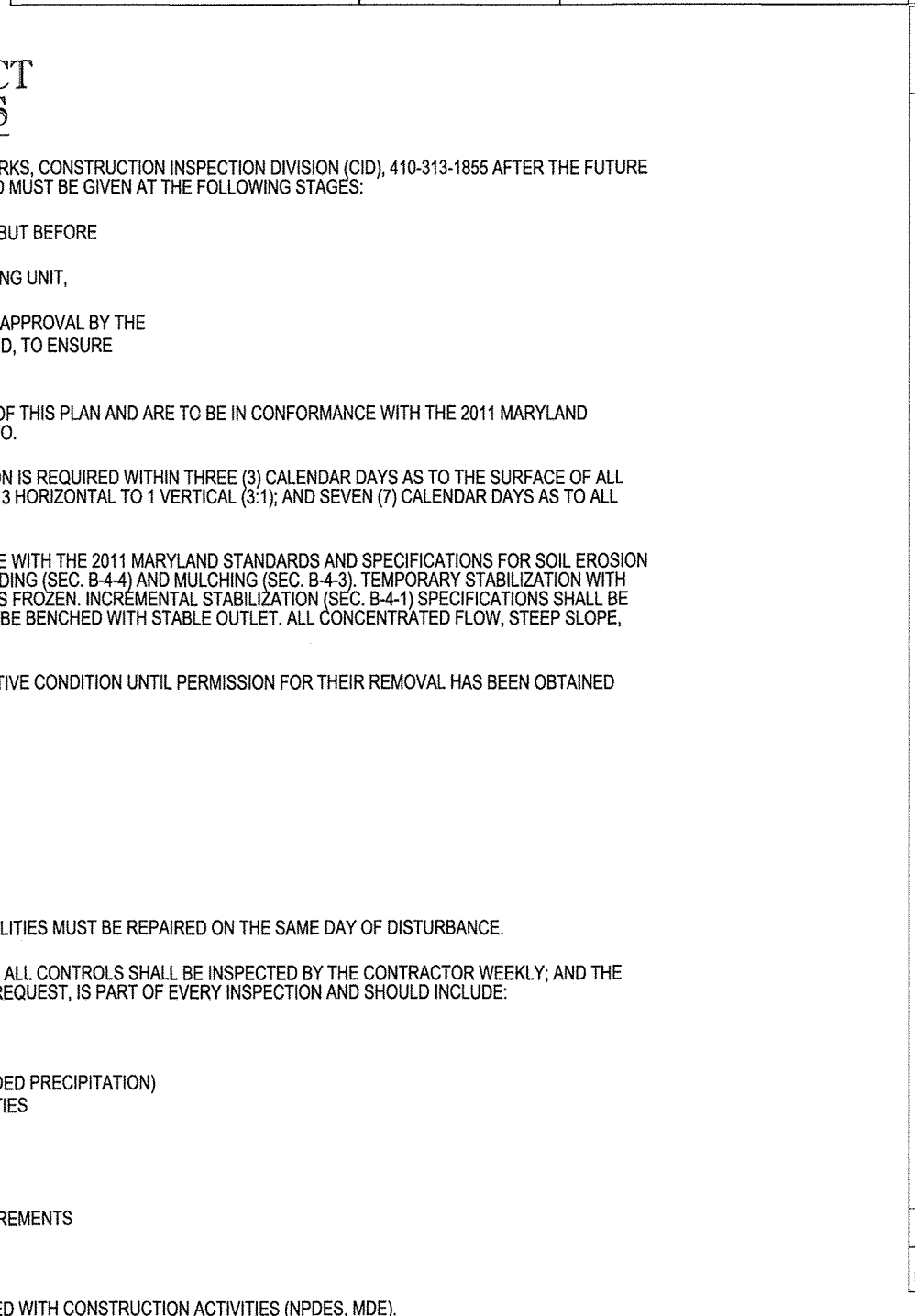


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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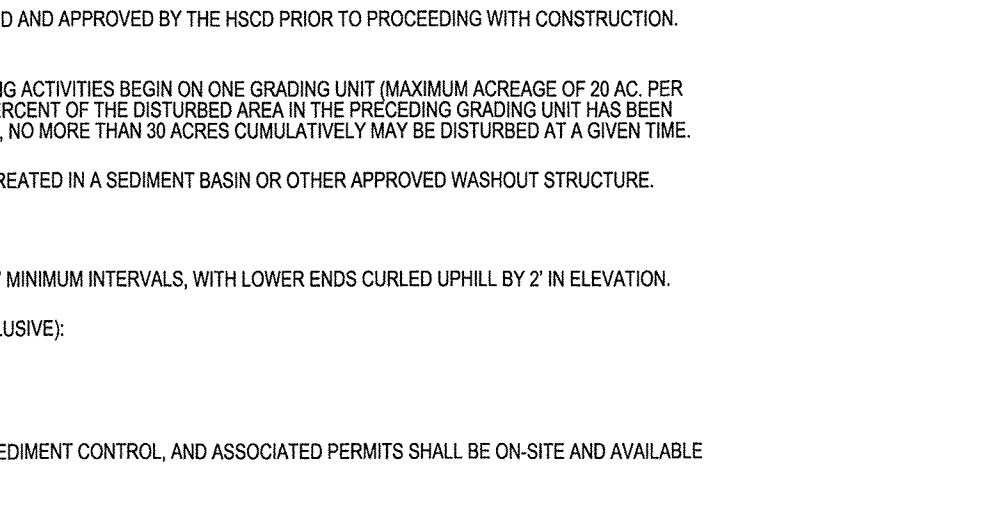


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ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD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

SIGNATURE OF ENGINEER: *Brandon R. Rowe*
DATE: 11/14/17

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

SIGNATURE OF DEVELOPER: *Mary Russell*
DATE: 11/14/17

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION SHALL BE CONSIDERED AS ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE REGULATIONS AND CODES.

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

APPROVED: *John Robertson*
DATE: 11/29/17

APPROVED: *John Robertson*
DATE: 11/29/17

APPROVED: *John Robertson*
DATE: 11/29/17

APPROVED: *John Robertson*
DATE: 11/29/17

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 10/19/17

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 10/19/17

APPROVED: DEPARTMENT OF PLANNING AND ZONING
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 10/19/17

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION
DEFINITION: THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G. MULCH AND AGGREGATE).
PURPOSE: TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.
CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).
CRITERIA: 1. A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 MATERIALS. 2. SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL. 3. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS. 4. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR ERODIVE VELOCITIES NEED TO BE CONSIDERED.
MAINTENANCE: THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A SURFACE.
B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA
DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.
PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.
CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. 2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING. 3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE. 4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE. 5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DINE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER. 6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE. 7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 30 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. 8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.
MAINTENANCE: THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF BRUSH OR FOLIAGE. STOCKPILE EXPOSED TO FLOODING FOR EXCESS OF 30 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

REV	DATE	COMMENT	BY

REVISIONS

SEQUENCE OF CONSTRUCTION

1. NOTIFY HOWARD COUNTY'S SEDIMENT CONTROL INSPECTOR AT 410-313-1855 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. (1 DAY)
2. THE GENERAL CONTRACTOR SHALL NOT COMMENCE ANY LAND DISTURBING ACTIVITIES PRIOR TO OBTAINING A GRADING PERMIT. (1 DAY)
3. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER AND THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. (1 DAY)
4. ALL AREAS WHICH ARE TO BE DISTURBED SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DISTURBED AREAS WITHIN THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN:
 - a. THREE (3) CALENDAR DAYS ON SLOPES GREATER THAN 3:1, ALL WATERWAYS AND TO THE SURFACE OF ALL PERMETER CONTROL.
 - b. SEVEN (7) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. (2 DAYS)
6. INSTALL PERIMETER SILT FENCE, SILT FENCE ON PAVEMENT, TEMPORARY CONSTRUCTION FENCE, STANDARD INLET PROTECTION AND AT-GRADE INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN ON THE PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
7. UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PLANS AND DEMOLISH BUILDING. (1 WEEK)
8. CONTRACTOR TO COMPLETE TEST PITS AS SHOWN ON UTILITY PLAN.
9. ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PLANS. (1 WEEK)
10. INSTALL UTILITIES AS SHOWN ON THE PLANS AND BEGIN CONSTRUCTION OF THE BUILDING. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED BASINS IMMEDIATELY AFTER INSTALLATION. (4 WEEKS)
11. CONTINUE CONSTRUCTION OF THE BUILDING. INSTALL PROPOSED CURB AND GUTTER, ASPHALT PAVING, CONCRETE PAVING AND SIDEWALKS AS SHOWN ON THE PLANS. (8 WEEKS)
12. AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (1 WEEK)
13. AS UPSTREAM DRAINAGE AREAS ARE STABILIZED, FLUSH STORM DRAIN SYSTEM AND INSTALL MICRO-BIOTREATMENT FACILITY. STABILIZE ALL PROPOSED SLOPES. (1 WEEK)
14. INSTALL PERMANENT LANDSCAPING WORK AREA. (1 WEEK)
15. AFTER CONSTRUCTION HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES.
16. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR FINAL INSPECTION OF THE COMPLETED PROJECT.

NO AS-BUILT INFORMATION

OWNER: WRI GATEWAY OVERLOOK, LLC
1775 EY ST. NW SUITE 1000
WASHINGTON DC 20006
PHONE: (301) 674-7878

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
12267 ROCKVILLE PIKE
ROCKVILLE, MD 20852
CONTACT: MARY RUSSELL
PHONE: (301) 674-7878

TAX MAP: 37 GRID: 20 ZONED: NT
PARCEL: 382
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE NO.: SDP-06-081, S-03-05,
FDP-240, FDP-240-A, PB 380, WP 04-113,
04-135, SDP 04-163, PB 373, F 05-58, F-06-102

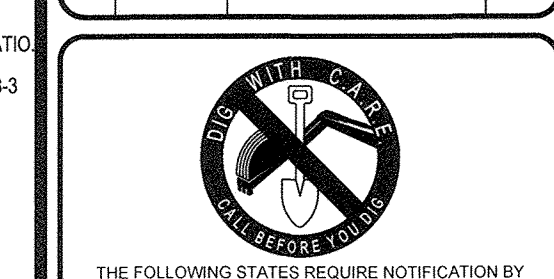
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/21

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER: 10

BOHLER ENGINEERING
SITING AND CONSULTING ENGINEERING ARCHITECTURE SURVEYING
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
● BALGONNE, NC ● CHARLOTTE, NC
● LEHIGH VALLEY, PA ● SOUTH EASTERN, PA
● NEW ENGLAND ● BALTIMORE, MD ● DE
● NEW YORK, NY ● SOUTHERN MARYLAND
● PHILADELPHIA, PA ● CENTRAL VIRGINIA
THE INFORMATION CONTAINED ON THIS DRAWING OR REPORT IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL BE KEPT CONFIDENTIAL.

REV	DATE	COMMENT	BY



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE OF DELAWARE CALL: 811
(NW 1-800-245-4848) (PA 1-800-242-2776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-392-8549)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD152001
DRAWN BY: KML
CHECKED BY: GEE
DATE: 11/8/17
SCALE: AS SHOWN
CAD ID: 522

SITE DEVELOPMENT PLAN

FOR
SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
2100 GATEWAY OVERLOOK DRIVE
COLUMBIA, MD
MAP 37, GRID 20, PARCEL 382
HOWARD COUNTY

BOHLER ENGINEERING

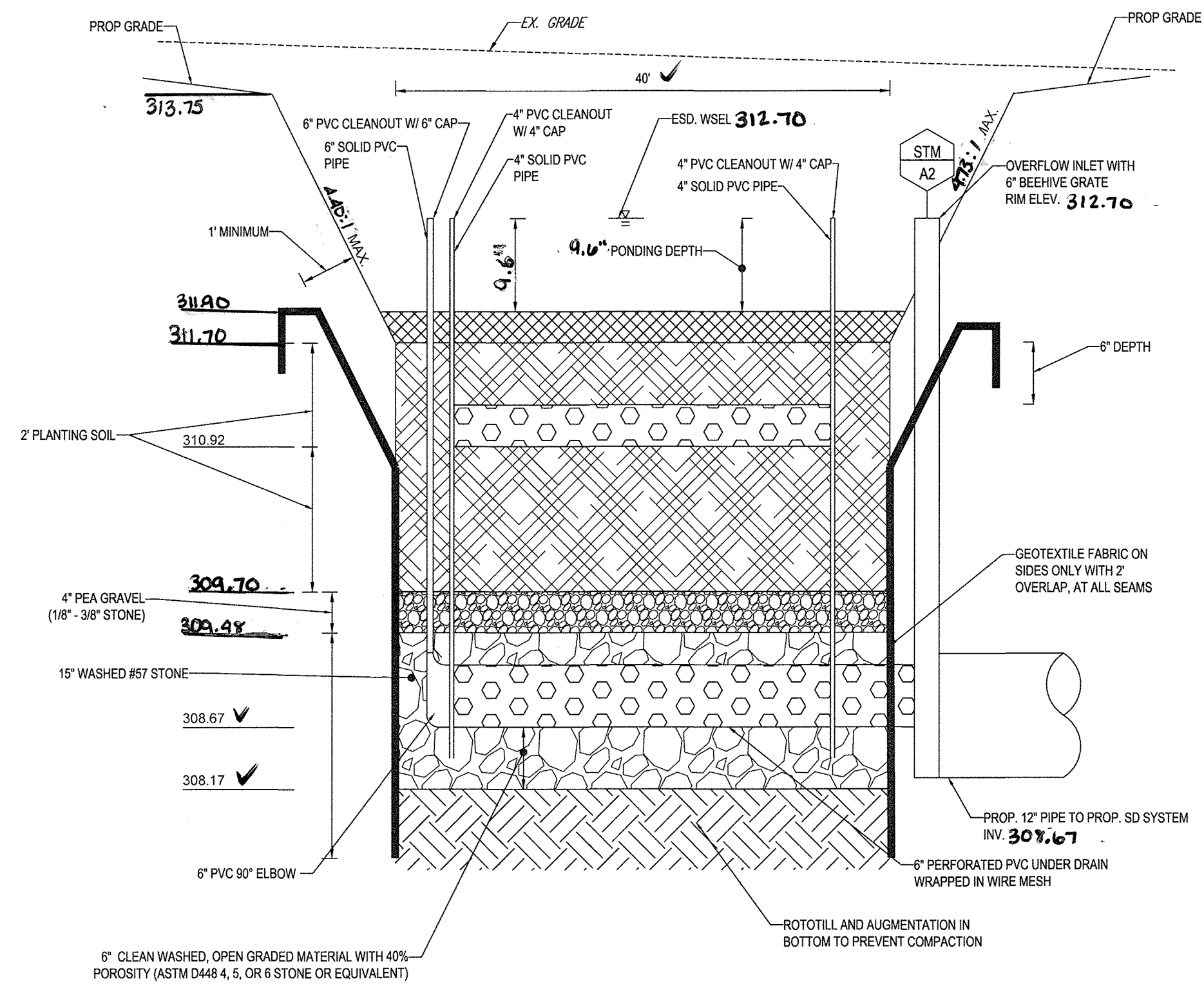
901 DULANEY VALLEY ROAD, SUITE 901
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40808

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
10

SDP-107-017



SECTION A-A
SCALE: N.T.S.
M-6 MICRO-BIORETENTION FACILITY
SCALE: N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION FACILITY (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

LENGTH (FT.)	WIDTH (FT.)	BOTTOM (FT.)	UNDERDRAIN INV. (EL.)	LAND WEIR (EL.)	OVERFLOW INLET (EL.)
40	25	308.17	308.67	N/A	312.70

M6 MICRO-BIORETENTION AREAS PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	TYPE	SPACING	SIZE	FACILITY 1 (1000 S.F.)
IRIS VENSICOLOR	BLUG FLAG IRIS	PERENNIAL	12" O.C.	PLUG	224
JUNCLUS EFFUSUS	SOFT RUSH	PERENNIAL	12" O.C.	PLUG	400
SCIRPUS PUNGEUS	THREE-SQUARE BULRUSH	PERENNIAL	12" O.C.	PLUG	250
CORNUS AMMOMUM	SILKY DOGWOOD	SHRUB	30" O.C.	1 GAL. CONT.	35

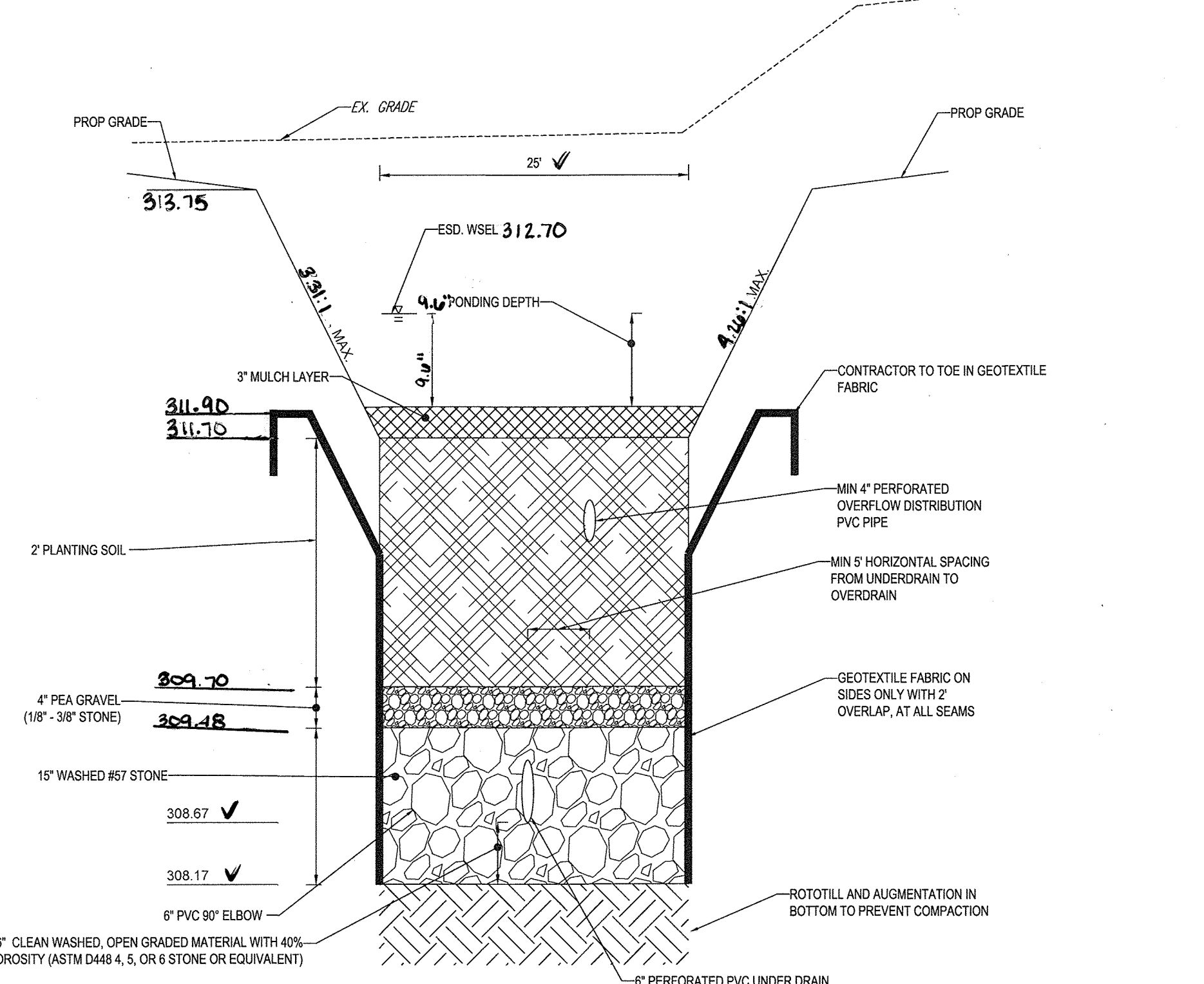
NOTE: THESE PLANTS ALSO SHOWN ON LANDSCAPE PLAN

STORM DRAIN SCHEDULE

FROM	LOWER INVERT	PIPE NO.	LENGTH	SLOPE (%)	SIZE (in.)	MATERIAL	UPPER INVERT	TO
EX 30	310.19	RD-1	53.40	2.00%	6"	PVC	311.26	CO3
CO3	311.26	RD-2	31.19	1.86%	6"	PVC	311.84	CO2
CO2	311.84	RD-3	5.25	2.10%	6"	PVC	311.95	CO1
CO1	311.95	RD-4	2.59	2.32%	6"	PVC	312.01	BLDG
CO3	311.26	RD-5	2.63	2.28%	6"	PVC	311.32	BLDG
MBO1	311.90	RD-6	19.82	1.01%	6"	PVC	312.10	BLDG
EX 2	306.00	SD-1	24.11	4.15%	15"	HDPE	307.00	A-1
A-1	307.25	SD-2	137.05	0.74%	12"	HDPE	308.26	A-2

STORM STRUCTURE SCHEDULE

NAME	TYPE	RM ELEV. (FT.)	INVERTS
A-1	YARD INLET (D-4.14)	311.00	INV IN = 307.25 (12") INV OUT = 307.00 (15")
A-2	12" NYLOPLAST DRAIN BASIN	312.70	INV IN = 308.67 (6") INV OUT = 308.67 (12")
C-1	6" PVC DRAIN W/ ADS INSERTA TEE (DOME GRATE)	314.50	INV 310.33 (EX. 15" COP)

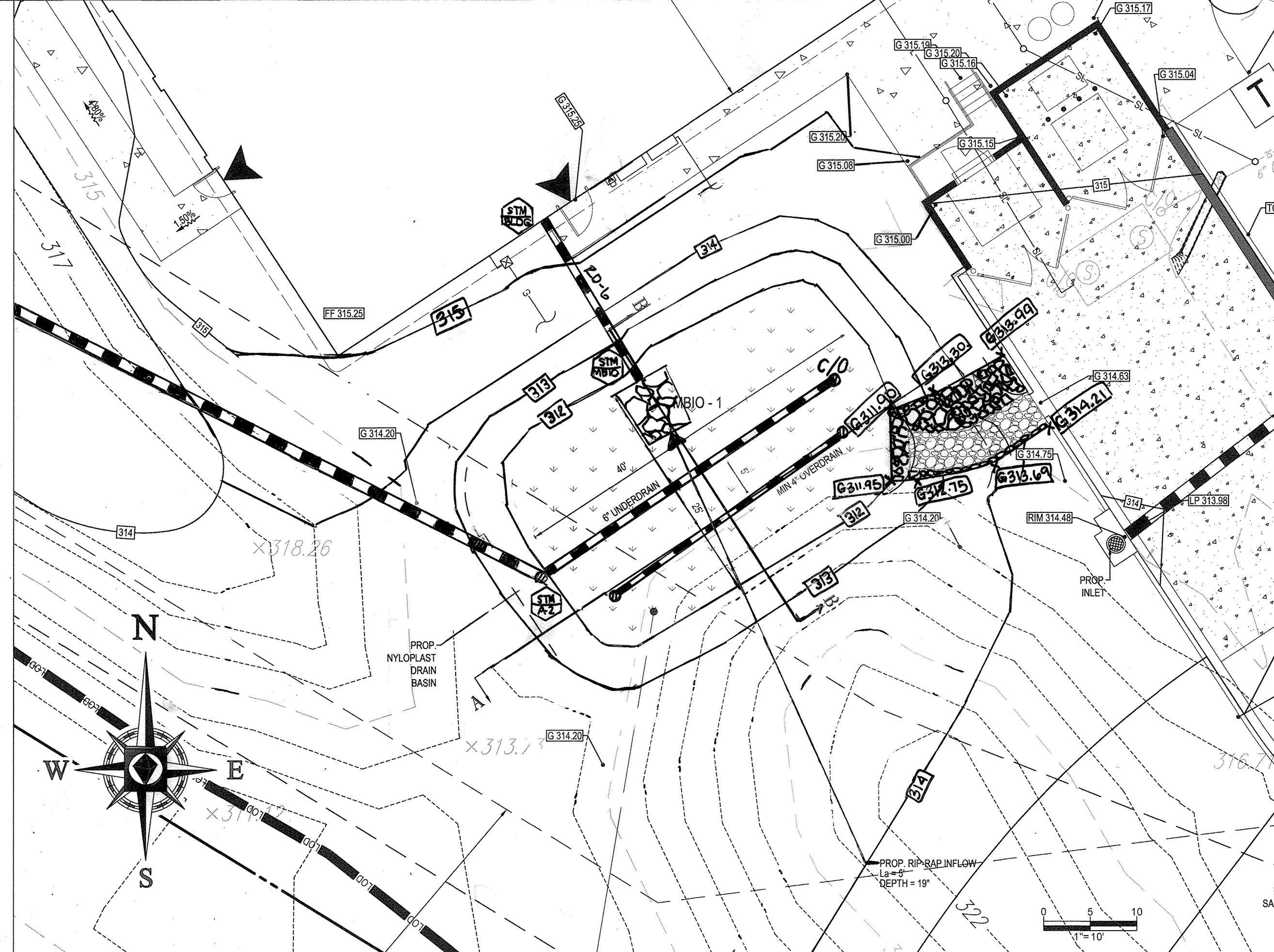


SECTION B-B
SCALE: N.T.S.
M-6 MICRO-BIORETENTION FACILITY
SCALE: N.T.S.

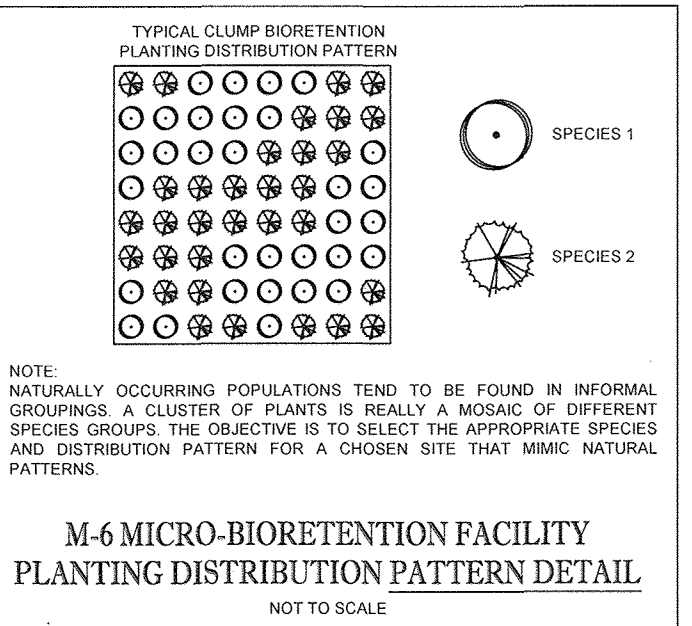
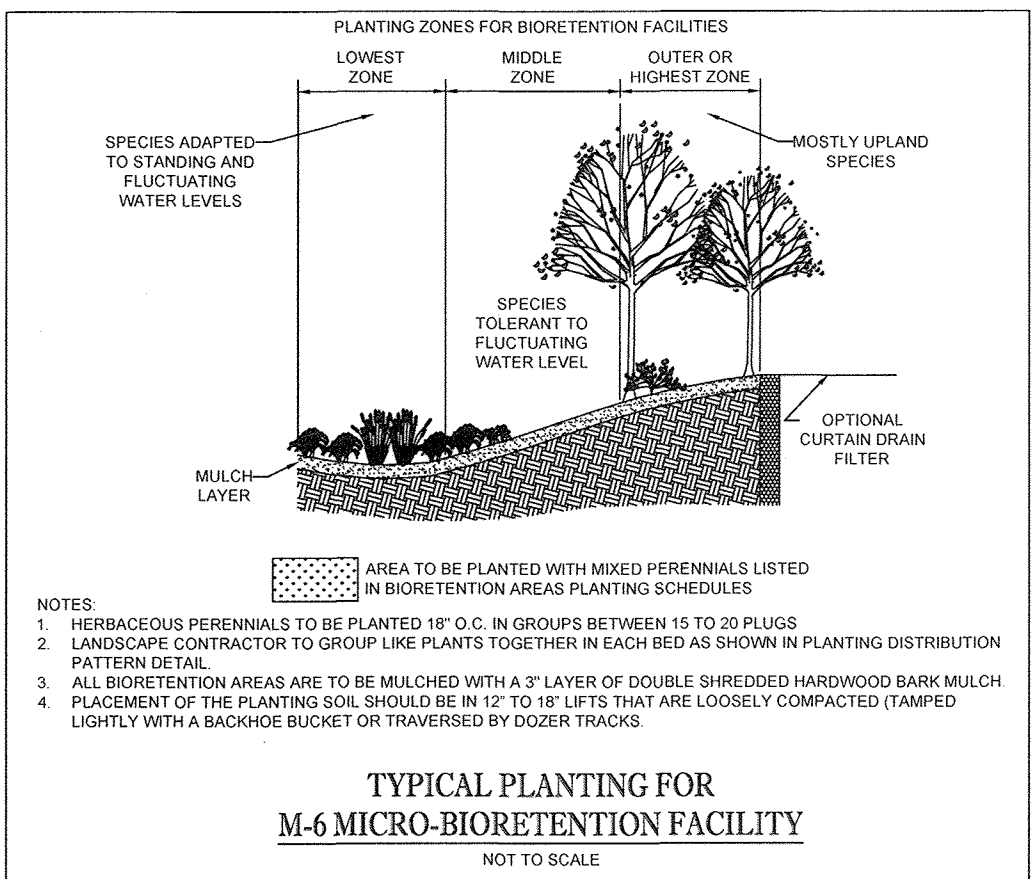
DRAINAGE AREA	MDE TYPE	TOTAL DA S.F.	IMPERVIOUS AREA S.F.	At			ESDv			Pe PROVIDED	Rev					
				REQUIRED	PROVIDED	2% DA	TOTAL REQUIRED	TOTAL PROVIDED	PONDING REQUIRED (75%)		PONDING PROVIDED	75% ESDv PROVIDED	REQUIRED	PROVIDED		
2	MICRO-BIO	10,019	6,969.80	200	1,000	PASS	9.6'	2'	568	1,067	428	800	PASS	1.89'	NO	N/A

Site Area, A (LOD in acres)	0.80
Existing Impervious Surface Area (acres)	0.33
Proposed Impervious Surface Area (acres)	0.32
Rainfall Depth, P (in)	1.0
Existing Imperviousness, I _{pre}	41.3%
Proposed Imperviousness, I _{post}	40.0%
Development Category	Redevelopment
Required Treatment Area (acres)	0.16
Runoff Coefficient, R _v	0.95
Required ESDv (ac-in)	0.15
Required ESDv (cf)	535

Site Area, A (LOD in acres)	0.80
Existing Impervious Surface Area (acres)	0.33
Proposed Impervious Surface Area (acres)	0.32
Rainfall Depth, P (in)	1.0
Existing Imperviousness, I _{pre}	41.3%
Proposed Imperviousness, I _{post}	40.0%
Development Category	Redevelopment
Required Treatment Area (acres)	0.16
Runoff Coefficient, R _v	0.95
Required ESDv (ac-in)	0.15
Required ESDv (cf)	535



MICRO-BIO-RETENTION (M-6) FACILITY - PLAN
SCALE: 1" = 10'



CERTIFICATION
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 SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

BRANDON E. ROWE, P.E.
PROFESSIONAL ENGINEER
MD LICENSE NO. 40889
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
(410) 821-7900

FOR REVISION 1 ONLY

Signature of Engineer
Date: 11/19/17

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

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

Signature of Developer
Date: 11/29/17

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

AS-BUILT
SEPTEMBER 24, 2018
AS-BUILT SHEET 2 OF 2

OWNER: WRIT GATEWAY OVERLOOK, LLC
1775 EYE VIEW SUITE 1000
WASHINGTON DC 20006
PHONE: (202) 462-1100

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
12207 ROCKVILLE PIKE
ROCKVILLE, MD 20852
CONTACT: MARK RUSSELL
PHONE: (301) 874-7878

PROFESSIONAL CERTIFICATION
I, BRANDON E. ROWE, 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. 40889. EXPIRATION DATE: 12/31/2017.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 11/19/17

APPROVED: PLANNING BOARD OF HOWARD COUNTY
DATE: July 6, 2017

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12-19-17

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

BOHLER ENGINEERING
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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
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NEW ENGLAND YORK NEW JERSEY NEW YORK
BOSTON MA BOSTON MA BOSTON MA
NEW YORK NY NEW YORK NY NEW YORK NY
PHILADELPHIA PA PHILADELPHIA PA PHILADELPHIA PA
DALLAS TX DALLAS TX DALLAS TX

REV	DATE	BY	COMMENT
1	01/24/18	DWYFET/ENCL	ENCLOSURE SHIFT

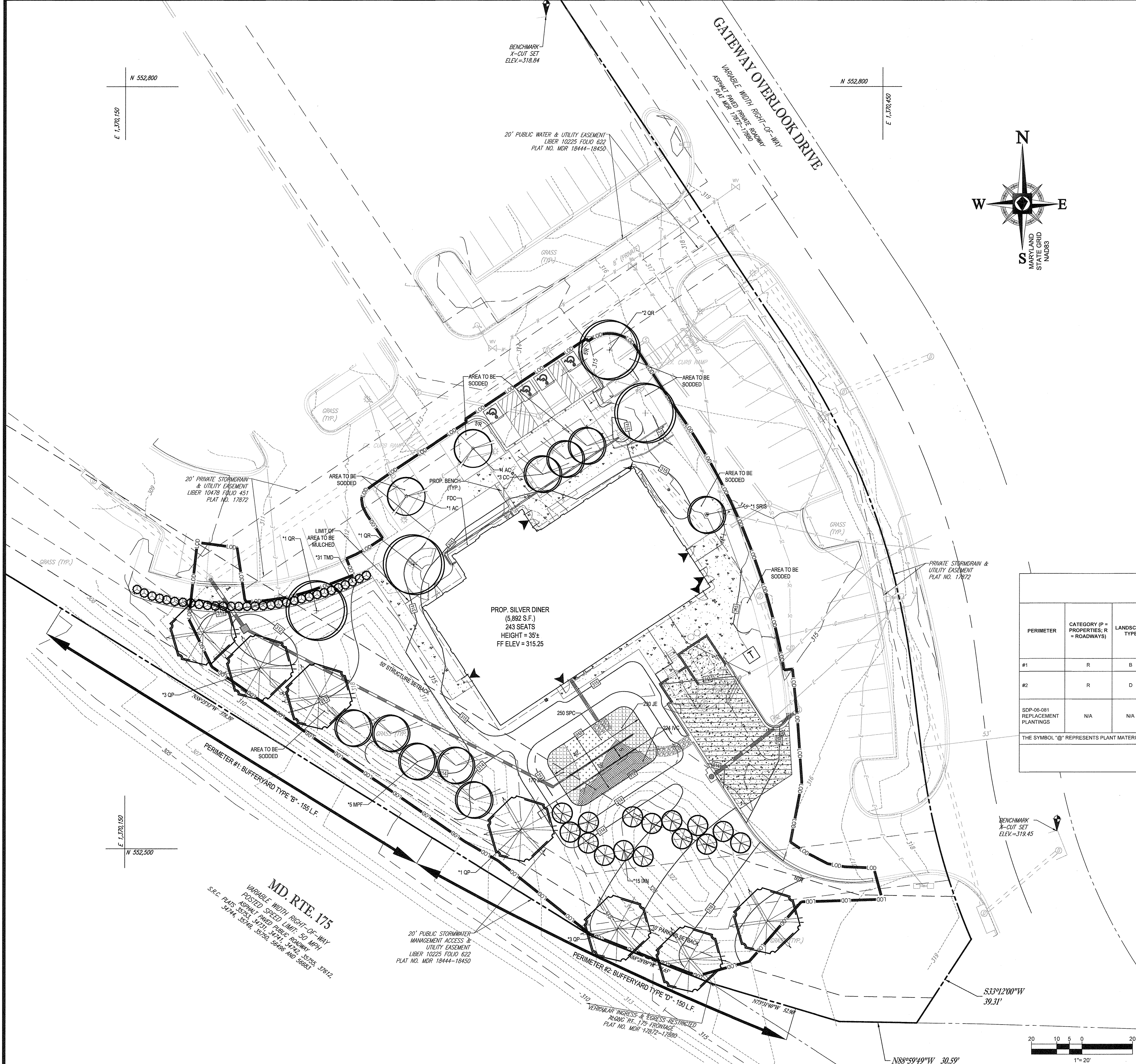
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
VA 1-800-245-4848 (FRI 1-800-342-3770) (OC 1-800-257-7777)
MD 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION
PROJECT: SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A
LOCATION OF SITE: 8250 GATEWAY OVERLOOK DRIVE COLUMBIA, MD
MAP 37, GRID 20, PARCEL 382 HOWARD COUNTY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

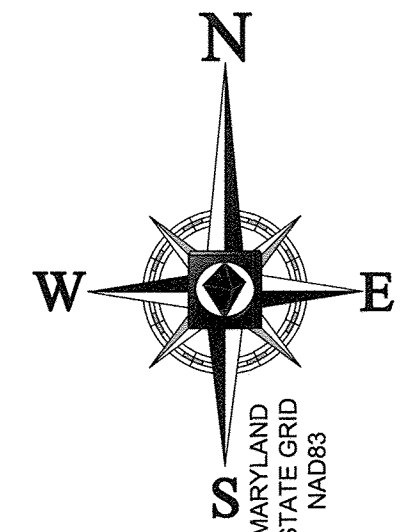
B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 16988
11/15/17

SHEET TITLE: STORMWATER MANAGEMENT NOTES AND DETAILS
SHEET NUMBER: 12



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES					
QP	7	QUERCUS PAULSTRIS	PN OAK	2 1/2' CAL	B-B
QR	4	QUERCUS RUBRA	RED OAK	2 1/2' CAL	B-B
SUBTOTAL: 11					
ORNAMENTAL TREES					
AC	2	AMELANCHER CANADENSIS	MULTI STEM SHADLOW SERVICEBERRY	1 1/2' CAL 18-10'	B-B
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2' CAL 18-10'	B-B
MPF	5	MALUS PRAEFERRA	PRAIRIE FIRE CRABAPPLE	1 1/2' CAL 18-10'	B-B
SRIS	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8'	B-B
SUBTOTAL: 11					
EVERGREEN TREES					
DN	15	LEXA NELLE R STEVEN	NELLE R STEVEN'S HOLLY	6-8'	B-B
SUBTOTAL: 15					
EVERGREEN SHRUBS					
TMD	31	TAXUS MEDIA 'DENIFORMIS'	DENIFORMIS YEW	24-30"	B-B
SUBTOTAL: 31					



NOTE: THE SYMBOL "Q" REPRESENTS PLANT MATERIAL INTENDED FOR REPLACEMENT OF THE ORIGINAL MATERIAL PROPOSED IN SDP-06-081 WHICH IS BASED ON THE OVERALL SCHEDULE "A" MAY BE LOCATED WITHIN THE LANDSCAPE PLAN ON SDP-06-081.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$7,600 FOR 10 SHADE TREES, 21 shrubs, and 19 EVERGREEN TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY (P = PROPERTIES, R = ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE/WALL/BERM (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED				NUMBER OF PLANTS PROVIDED			
						EVERGREEN TREES	ORNAMENTAL TREES	SHADE TREES	SHRUBS	EVERGREEN TREES	ORNAMENTAL TREES	SHADE TREES	SHRUBS
#1	R	B	155 LF	NO	NO (0)	4	0	4	0	0	4	4	0
#2	R	D	150 LF	NO	NO (0)	15	0	3	0	15	0	3	0
SDP-06-081 REPLACEMENT PLANTINGS	N/A	N/A	N/A	N/A	N/A	0	7	4	31	0	7	4	31
THE SYMBOL "Q" REPRESENTS PLANT MATERIAL TO MEET PERIMETER REQUIREMENT.													
TOTAL						19	7	11	31	15	11	11	31

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 BOULDER, CO 80502
 (303) 440-1100
 WWW.BOHLERENG.COM

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 • SOUTH BEACH, FL
 • SOUTH FLORIDA
 • DALLAS, TX
 • CENTRAL VIRGINIA
 • NORTHERN VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (VA) 1-800-345-6888 (PA) 1-800-245-1778 (DC) 1-800-251-7777 (MD) 1-800-552-7001 (DE) 1-800-282-8555

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152001
 DRAWN BY: KML
 CHECKED BY: GEE
 DATE: 11/8/17
 SCALE: 1"=20'
 CAD I.D.: LP2

SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
 8250 GATEWAY OVERLOOK DRIVE
 COLUMBIA, MD
 MAP 37, GRID 20, PARCEL 382
 HOWARD COUNTY

BOHLER ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

LANDSCAPE PLAN

SHEET NUMBER: 14

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 LANDSCAPE MANUAL. I WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: Mark Russell
 DATE: 12/19/17

NO AS-BUILT INFORMATION

OWNER: WRIT GATEWAY OVERLOOK, LLC
 1775 EYE ST. NW SUITE 1000
 WASHINGTON DC 20006
 PHONE: (202) 878-1100

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
 12267 ROCKVILLE PIKE
 ROCKVILLE, MD 20852
 CONTACT: MARK RUSSELL
 PHONE: (301) 874-7879

APPROVED, DEPARTMENT OF PLANNING AND ZONING

PLANNING BOARD OF HOWARD COUNTY

DATE: July 6, 2017

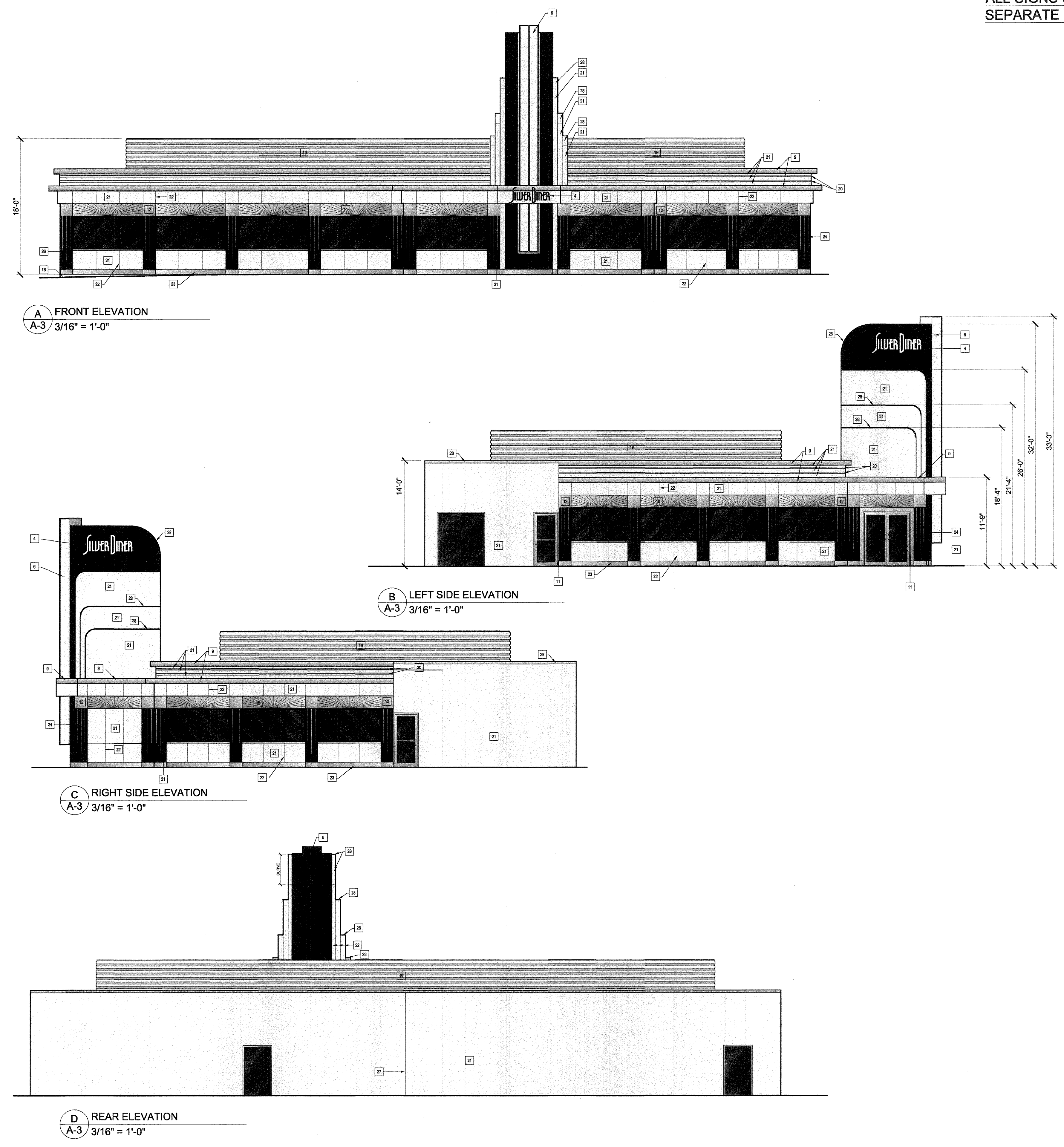
CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 12/19/17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 12-19-17
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING: [Signature] DATE: 12-19-17

SECTION NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND ALL SHALL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

ALL SIGNS UNDER SEPARATE PERMIT

NOTES: -

- NOT USED
- NOT USED
- NOT USED
- STAINLESS STEEL CHANNEL AND NEON SIGN
SILVER DINER - UNDER SEPARATE PERMIT
- NOT USED
- ILLUMINATED BLADE SIGN
- NOT USED
- NOT USED
- STAINLESS STEEL COPING W/ MIRROR FINISH
- STAINLESS STEEL SUNBURST PANEL
- HOLLOW METAL DOOR FRAME
- MIRROR FINISH STAINLESS STEEL PANEL
- 1" INSULATED GLASS IN ALUMINUM STOREFRONT
- ALUMINUM STOREFRONT DOOR
- HOLLOW METAL DOOR AND FRAME
- ALUMINUM/GLASS DOOR WITH CUSTOM PULL - SEE DETAIL 1004
- WASH ENCLOSURE GATE - LAP SIDING - PAINTED WHITE TO MATCH EIFS
- STUCCO FINISH ON FOUNDATION WALL WHERE EXPOSED - PAINT FLAT GREY
- CONRIGATED METAL MECHANICAL SCREEN PAINTED WHITE TO MATCH EIFS
- NAVY BLUE AND STAINLESS STEEL STRIPES
- EIFS
- V-GROOVE IN EIFS
- MIRROR FINISH STAINLESS STEEL BASE
- DECORATIVE MIRROR FINISH STAINLESS STEEL STRIPES
- NOT USED
- FDC CONNECTION
- EIFS EXPANSION JOINT
- ALUMINUM COPING
- EPDM MEMBRANE ROOFING



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NEW JERSEY
PHILADELPHIA, PA
CENTRAL VIRGINIA
DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7177) (DE 1-800-283-8569)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152001
DRAWN BY: KML
CHECKED BY: GEE
DATE: 11/8/17
SCALE: AS NOTED
CAD I.D.: SDZ

SITE DEVELOPMENT PLAN FOR SILVER DINER BENSON EAST - PARCEL A

LOCATION OF SITE
8250 GATEWAY OVERLOOK DRIVE
COLUMBIA, MD
MAP 37, GRID 20, PARCEL 382
HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
MAY 1982 LICENSE NO. 10289

SHEET TITLE: **BUILDING ELEVATIONS**

SHEET NUMBER: **16**

NO AS-BUILT INFORMATION

OWNER: WHITTY GATEWAY OVERLOOK, LLC
1775 EYE ST. NW, SUITE 1000
WASHINGTON DC 20006
PHONE:

DEVELOPER: SILVER DINER DEVELOPMENT, INC.
12287 ROCKVILLE PIKE
ROCKVILLE, MD 20852
CONTACT: MARK RUSSEL
PHONE: (301) 674-7878

APPROVED, DEPARTMENT OF PLANNING AND ZONING

Mark Russel DATE: 12/19/17

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 12/19/17

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE:

SUBDIVISION NAME: BENSON EAST - PARCEL A
SECTION/AREA: N/A
PLAT # 17876

TAX MAP: 37 GRID: 20 ZONED: NT
PARCEL: 382
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: SDP-06-081, S-03-05,
FDP-240, FDP-240-A, PB 360, WIP 04-113, WIP
04-135, SDP 04-163, PB 373, F 05-58, F 06-102

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, 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. 40808, EXPIRATION DATE: 7/3/2017

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE REGULATIONS AND CODES.

NOTE:
ELEVATIONS SHOWN ON THIS SHEET ARE FROM LIGHT & FORM ARCHITECTURE, DATED 8/14/17.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: July 6, 2017