

CONSTRUCTION SCHEDULE

ITEM	BEGIN	END
1. Install sediment control	10-1-81	10-2-81
2. Excavate for footings	10-3-81	10-5-81
3. Install footings	10-5-81	10-10-81
4. Install foundation	10-10-81	10-12-81
5. Back fill	10-18-81	10-20-81
6. Grade parking & drive area	10-20-81	10-28-81
7. Pave parking & drive area	10-23-81	10-28-81
8. Stabilize green area	10-30-81	10-31-81
9. Install planters and walks	11-2-81	11-15-81
10. Remove sediment control		

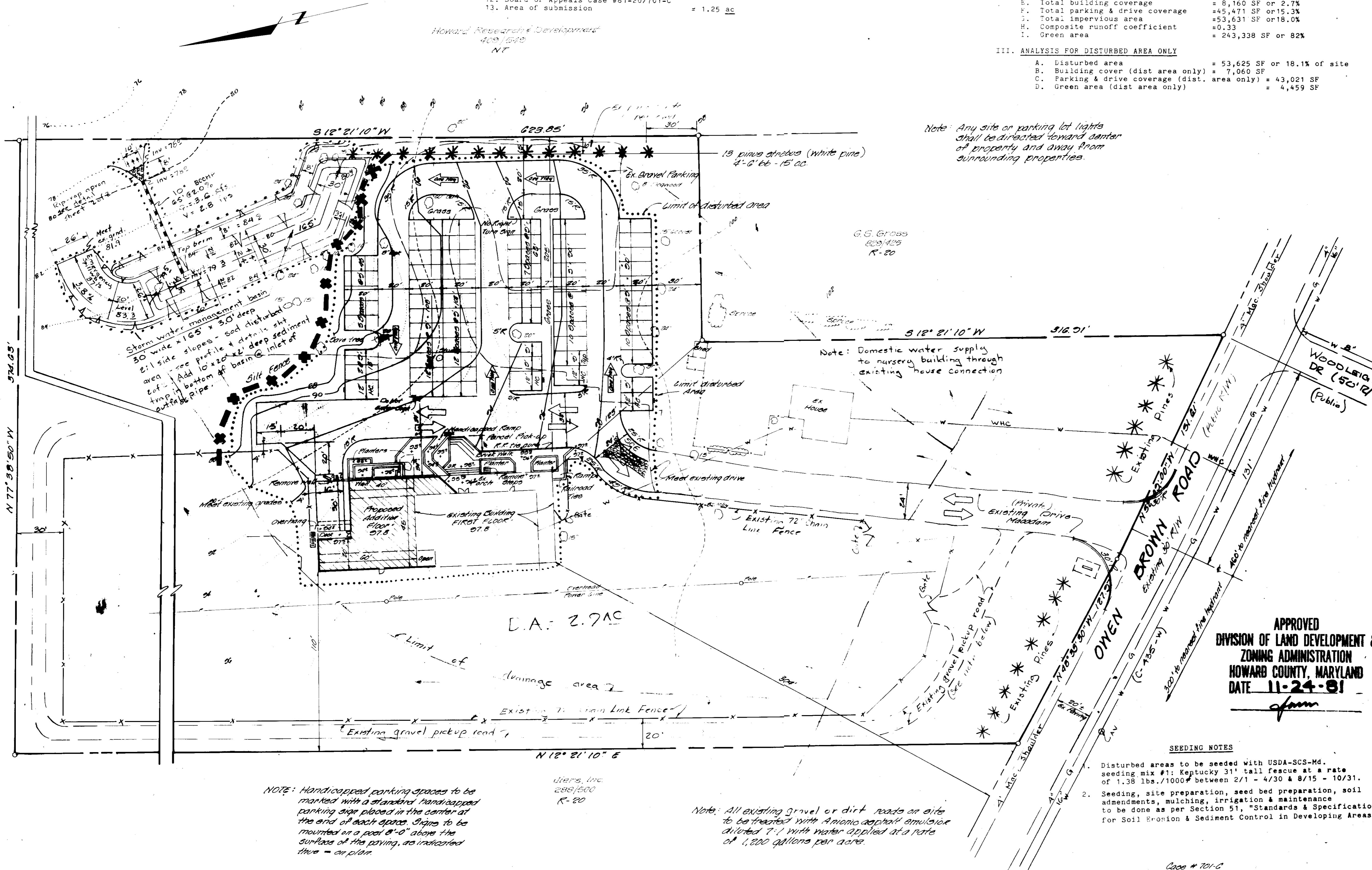
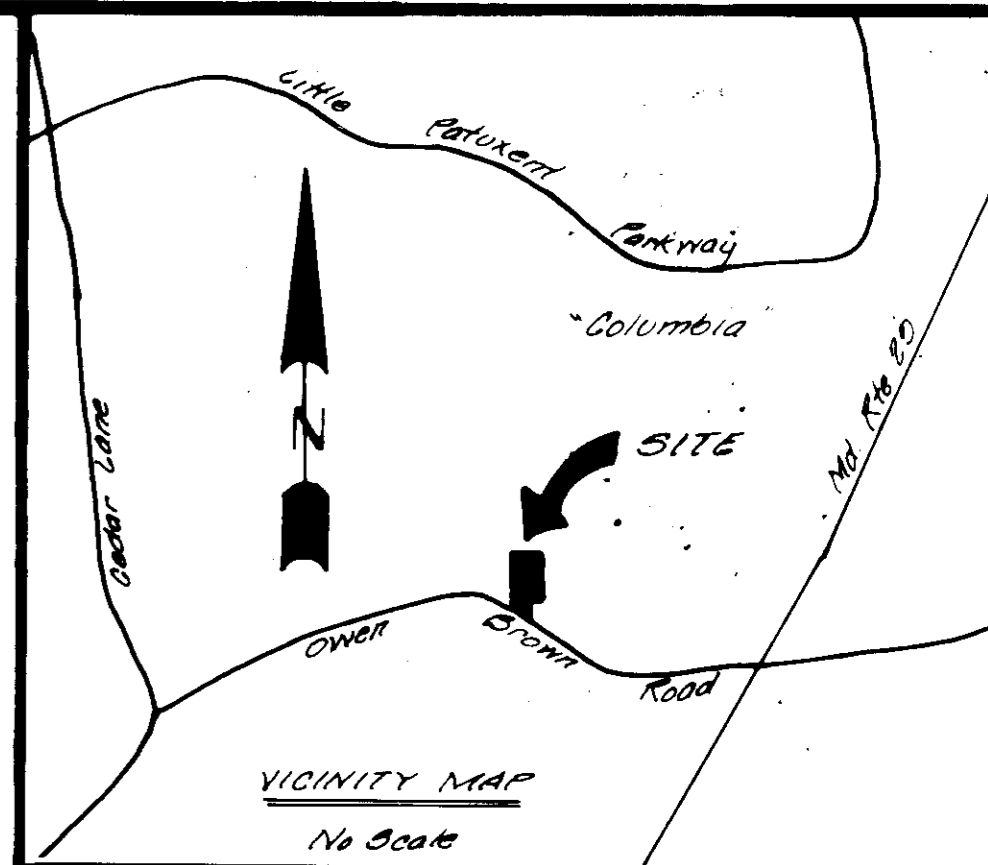
Notify county building engineers office 48 hours in advance

NOTES

- Area of property = 6.82 ac or 297,079 SF
- Property zoned = R-20
- Property use = Existing retail nursery
- The purpose of this plan is to show an addition to the existing sales building plus a revision and addition to the existing parking area.
- Deed reference = Liber 558 folio 411
- Property shown as parcel 152 on tax map 36.
- Property shown on Howard Co. Soils may # 24.
- Predominant soils: Ulenig loam
- Maximum graded slope
- Application for waiver from storm water management requested.
- Maximum height of proposed building = 24' from existing floor elevation to ridge.
- Board of Appeals Case #81-20/701-C
- Area of submission = 1.25 ac

ANALYSIS

- I. Parking**
- A. Required
- Retail: 4,230SF @ 1 space/100SF = 42.3 spaces
 - Employees: 15 peak @ 1 space/employee = 15 spaces
 - Total = 57.3 spaces
- B. Provided
- Regular (9'x20') = 61 spaces
 - Handicapped (12'x20') = 4 spaces
 - Total = 65 spaces
- II. Total site**
- A. Area = 6.82 AC or 297,079 SF
- B. Existing sales building coverage = 4,760SF or 1.6%
- C. Existing House Coverage = 1,110 SF or 0.4%
- D. Proposed sales building coverage = 2,300 SF or 0.8%
- E. Total building coverage = 8,160 SF or 2.7%
- F. Total parking & drive coverage = 45,471 SF or 15.3%
- G. Total impervious area = 53,631 SF or 18.0%
- H. Composite runoff coefficient = 0.39
- I. Green area = 243,338 SF or 82%
- III. ANALYSIS FOR DISTURBED AREA ONLY**
- A. Disturbed area = 53,625 SF or 18.1% of site
- B. Building cover (dist area only) = 7,060 SF
- C. Parking & drive coverage (dist. area only) = 43,021 SF
- D. Green area (dist area only) = 4,459 SF



ENGINEER'S CERTIFICATE

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

DATE: 18 May 1981

Jefferson D. Lawrence

JEFFERSON D. LAWRENCE MD. P.E. # 5216

OWNER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT & 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 DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION & SEDIMENT BEFORE BEGINNING THE PROJECT.

DATE: 11-25-81

John Metzler

OWNER

APPROVED: FOR PUBLIC WATER, PUBLIC STORM DRAINAGE SYSTEMS & ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DATE: 11-25-81

Harold Neuman

DIRECTOR

APPROVED: FOR PUBLIC WATER & PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

DATE: 11-25-81

Josephine Ford

COUNTY HEALTH OFFICER

APPROVED:

HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE: 11-25-81

Thomas A. Damig

PLANNING DIRECTOR

DATE: 11-25-81

John M. Mansman

CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METZLER TECHNICAL REPRESENTS.

DATE: 11-25-81

John J. Baker

U.S. SOIL CONSERVATION SERVICE

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

DATE: 11-25-81

W. T. ...

HOWARD SOIL CONSERVATION DISTRICT

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 11-24-81

SEEDING NOTES

- Disturbed areas to be seeded with USDA-SCS-Md. seeding mix #1: Kentucky 31' tall fescue at a rate of 1.38 lbs./1000² between 2/1 - 4/30 & 8/15 - 10/31.
- Seeding, site preparation, seed bed preparation, soil amendments, mulching, irrigation & maintenance to be done as per Section 51, "Standards & Specifications for Soil Erosion & Sediment Control in Developing Areas."

Case # 701-C
Approved: Board of Appeals Case # 81-20
Building Addition to SGP-75-70

**SITE GRADING PLAN
BUILDING ADDITION TO
METZLERS NURSERY**

Tax Map 80 Parcel 152
5th Election District
Howard County, Maryland

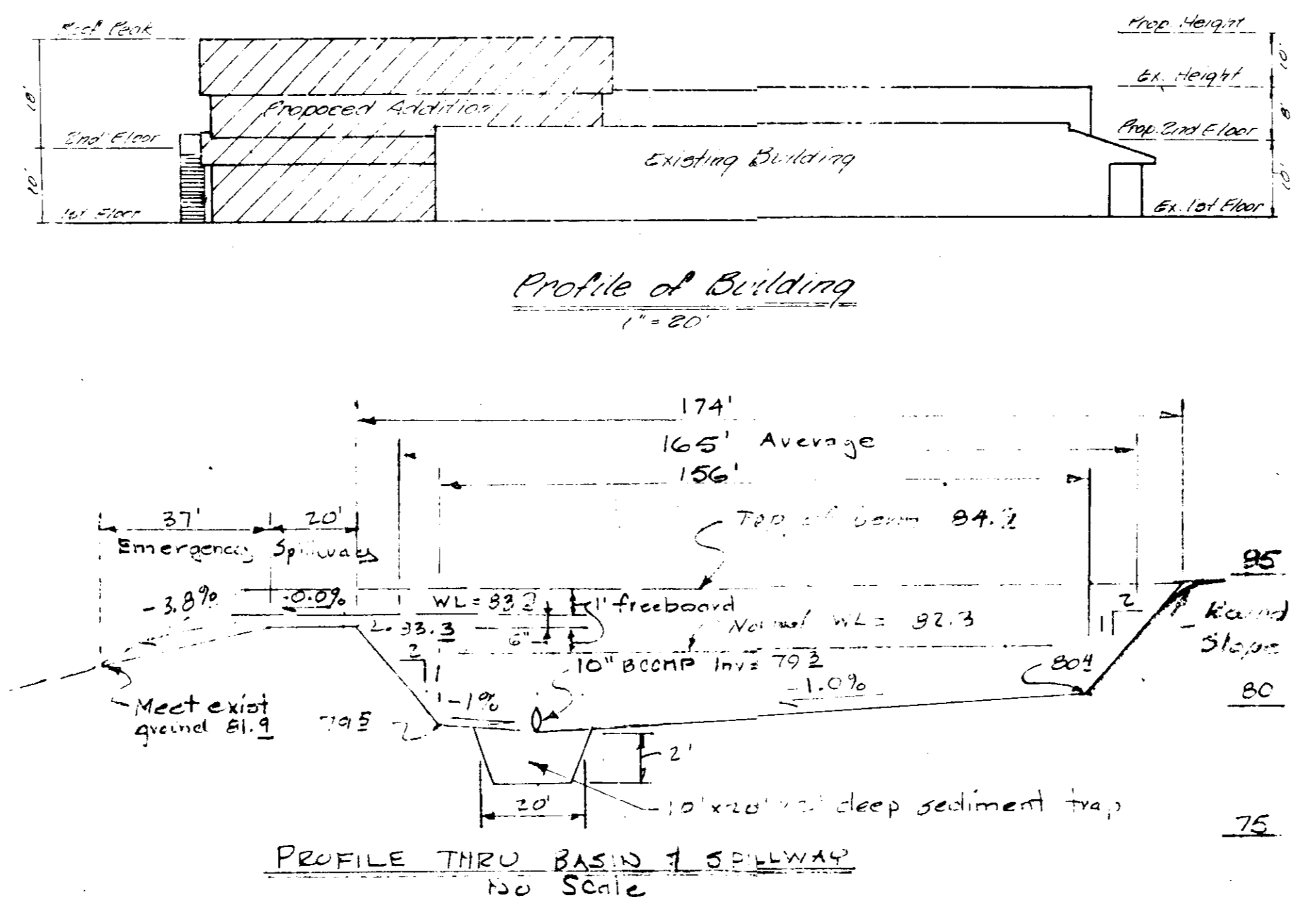
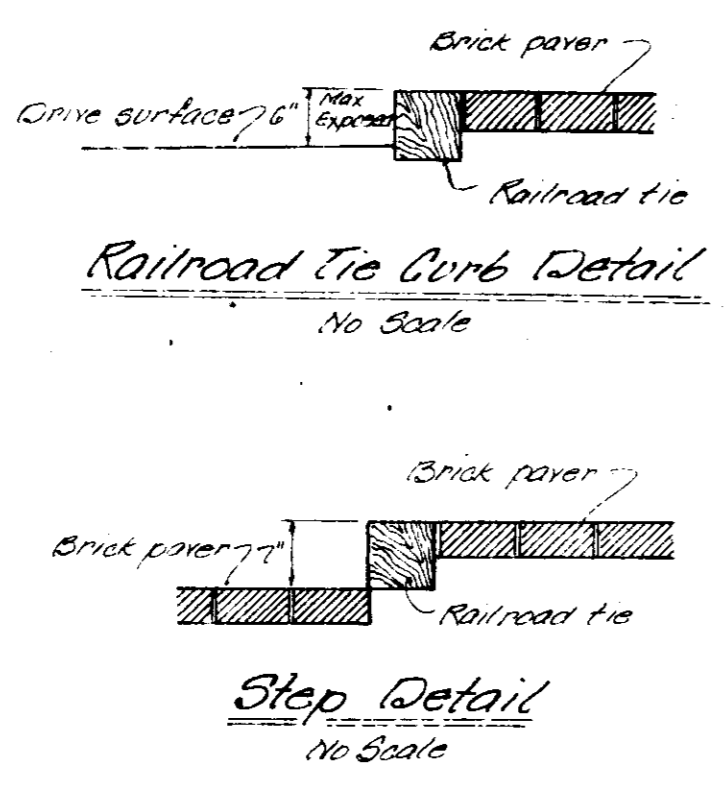
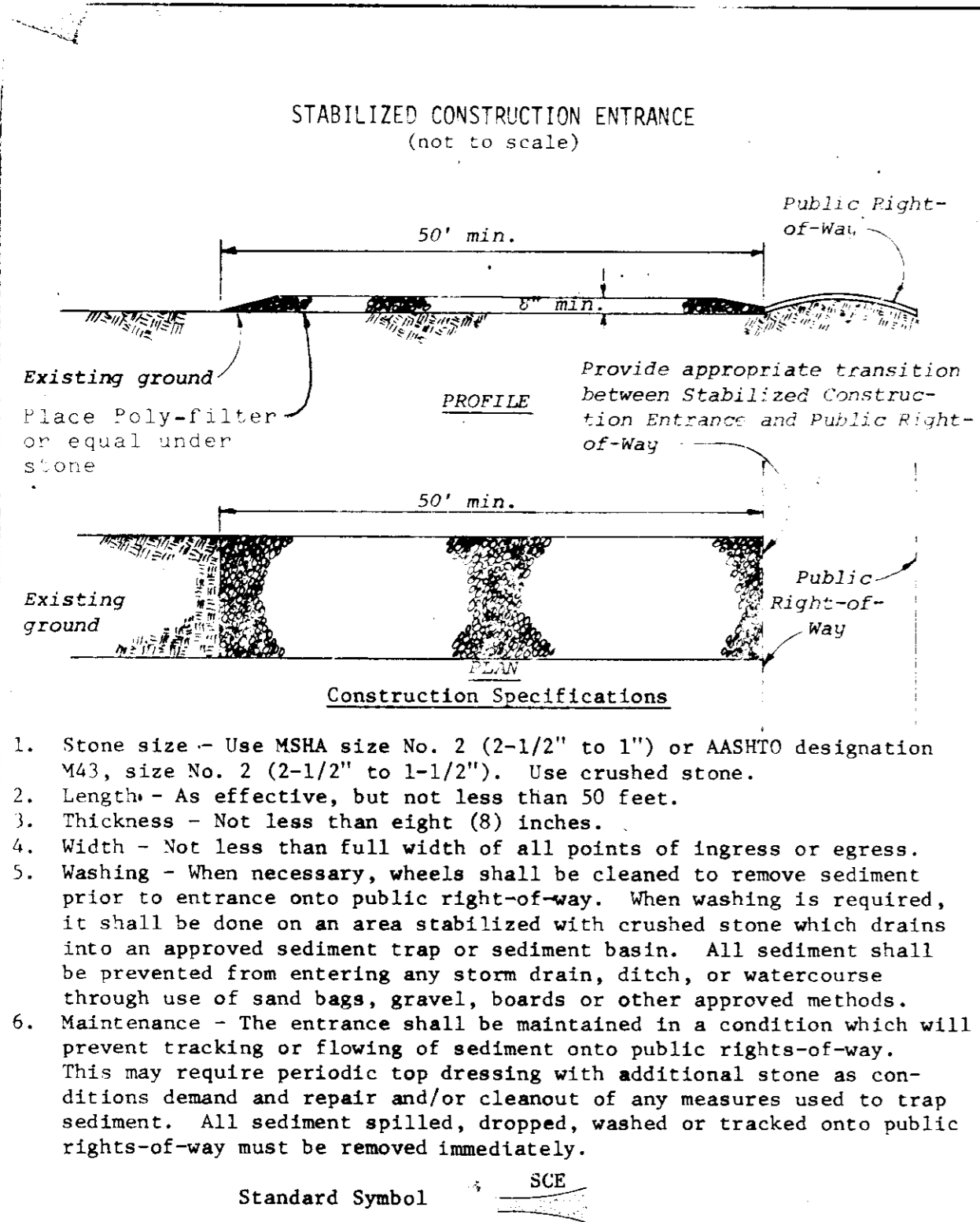
Owner:
Metzler's Nursery
1334 Owen Brown Road
Columbia, Md 21044

NO.	REVISIONS	DATE
1	Traces added near door TB	10-7-81
2	Storm water management added	11-3-81
3	" " " revised	11-17-81
4	Sediment trap added & details added	11-24-81

DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

DATE Mar 1981	Sheet 1
DRAWN JMT	of 2
CHECKED MCS	PROJECT NO. 57-01
SCALE 1"=50'	



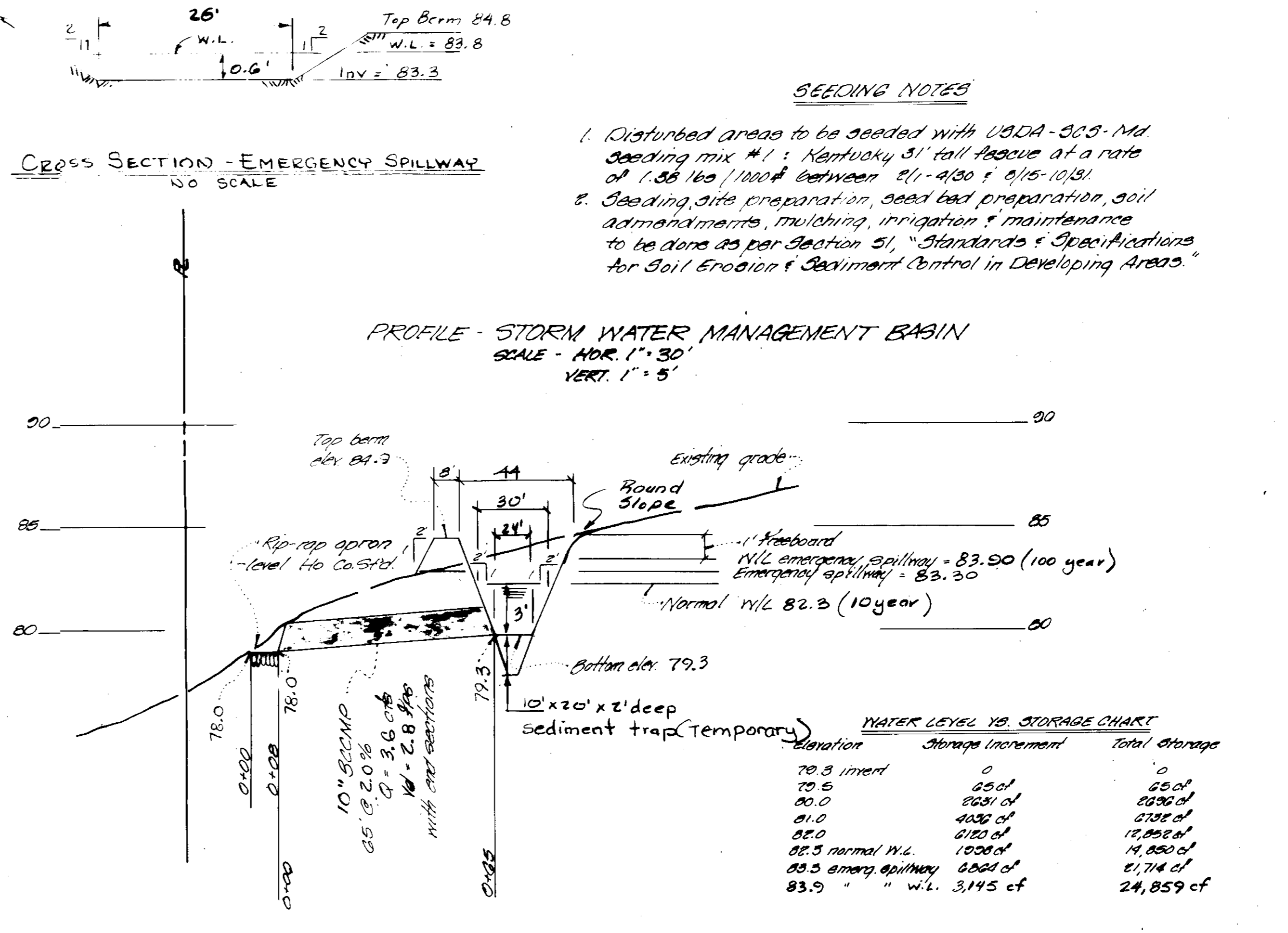
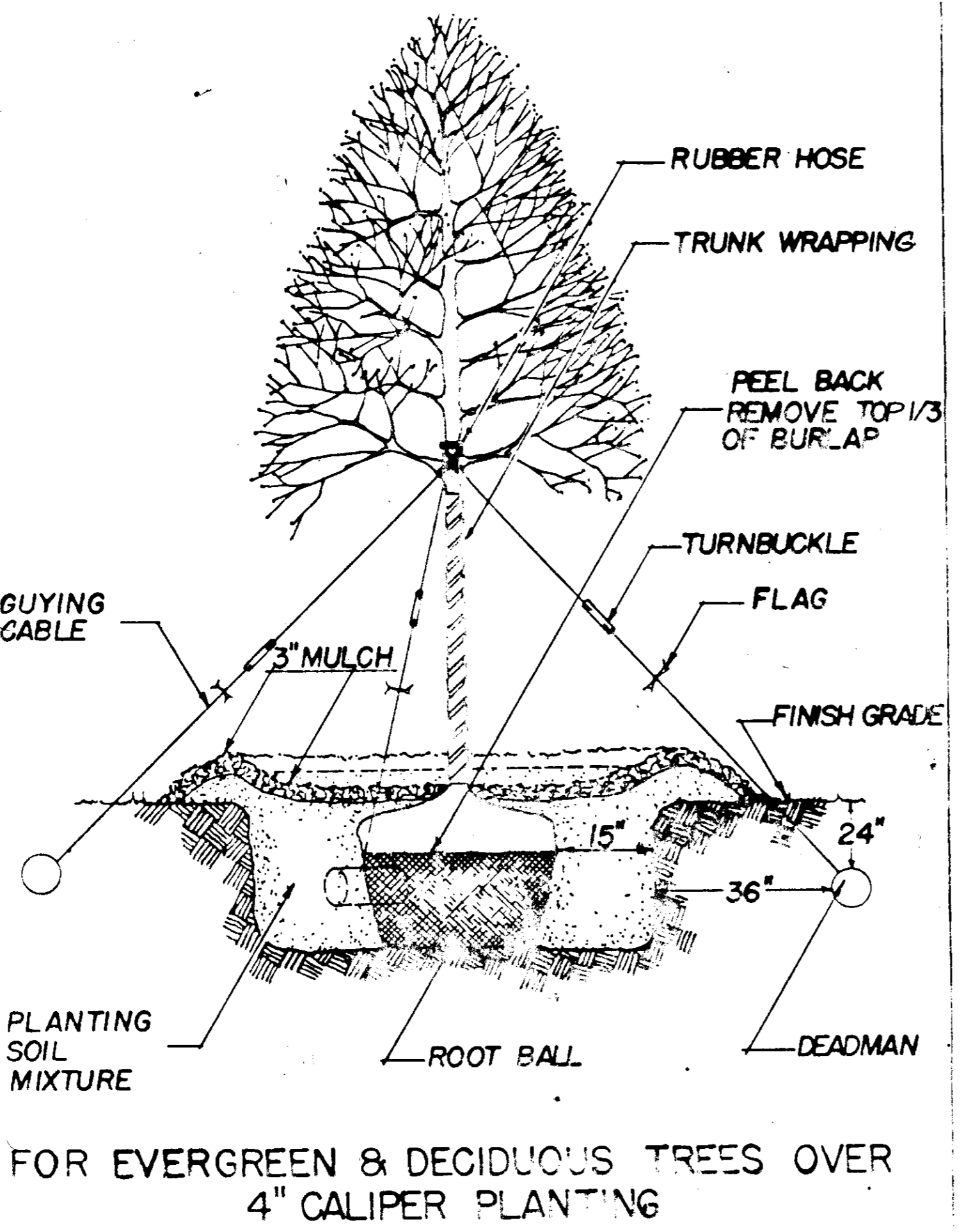
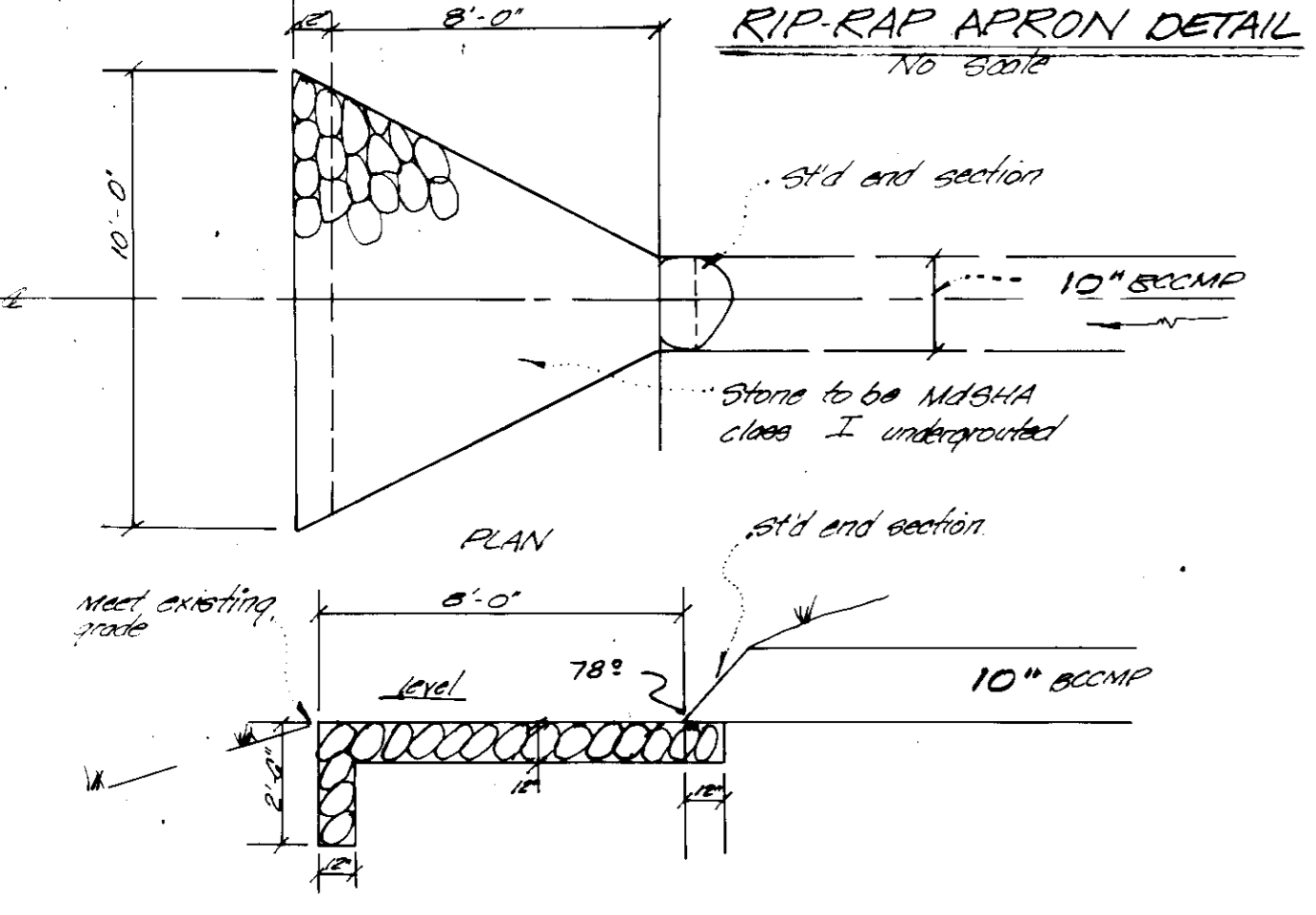
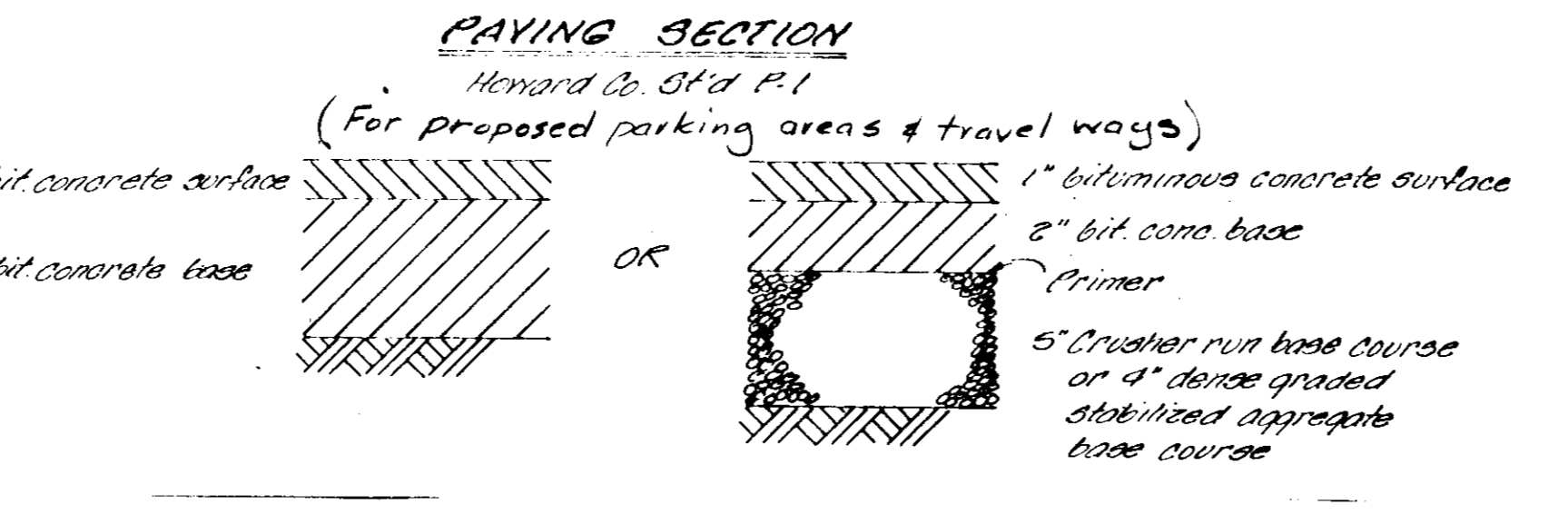
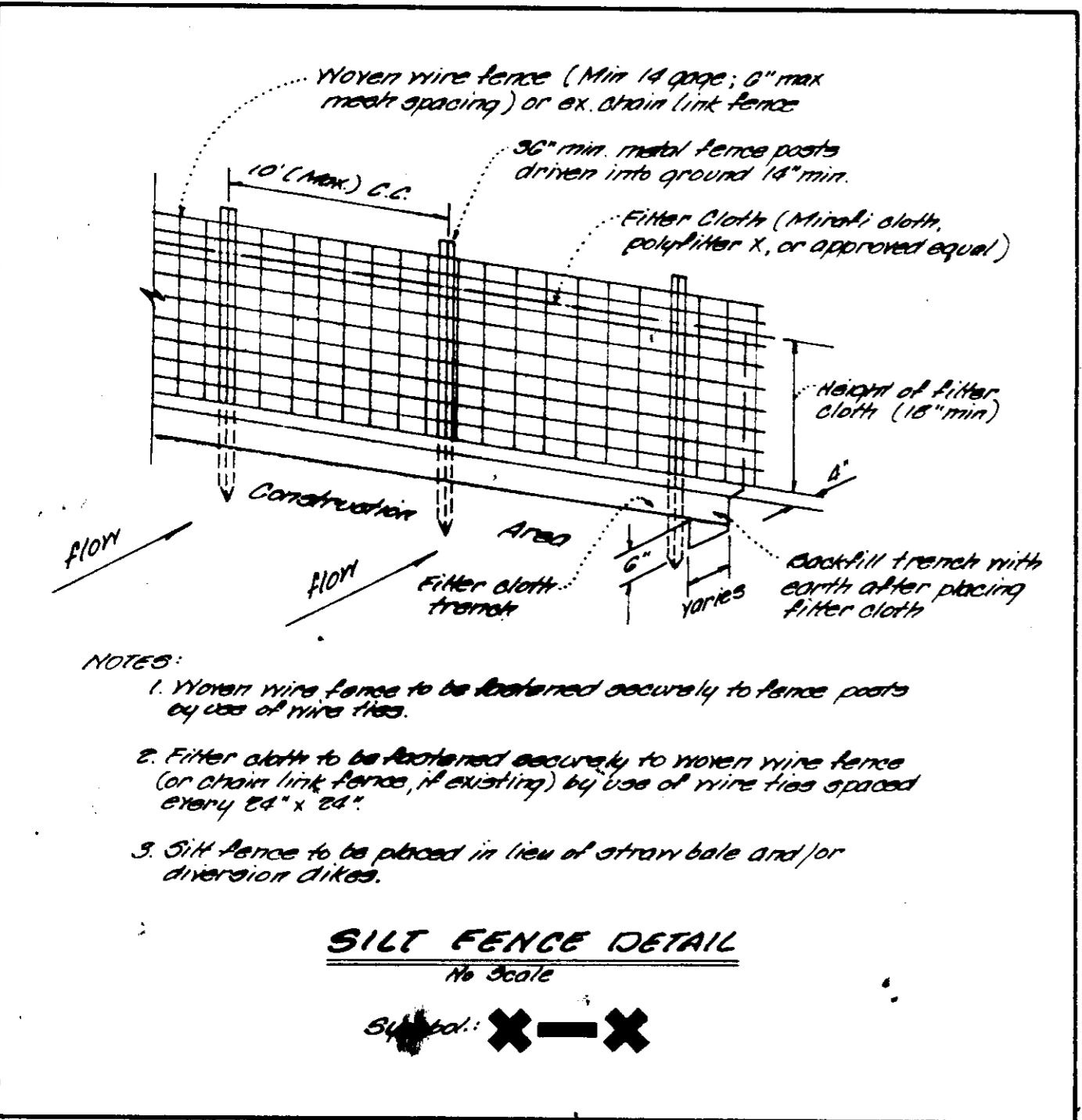
- NOTES**
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 2. Property zoned = R-20
 3. Property use = Existing retail nursery
 4. The purpose of this plan is to show an addition to the existing sales building plus a revision and addition to the existing parking area.
 5. Deed reference = Liber 558 folio 411
 6. Property shown as parcel 152 on tax map 36.
 7. Property shown on Howard Co. Soils map # 24
 8. Predominant soils: Glenelg loam
 9. Maximum graded slope = 3:1
 10. Application for waiver from storm water management requested.
 11. Maximum height of proposed building = 24' from existing floor elevation to ridge.
 12. Board of Appeals Case # 81-20 / 701-C
 13. Area of disturbance = 1.85 acres
- SITE ANALYSIS**
- I. Parking**
- A. Required
1. Retail: 4,230SF @ 1 space/100SF = 42.3 spaces
 2. Employees: 15 peak @ 1 space/employee = + 15
 3. Total = 57.3 Spaces
- B. Provided
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10. Remove sediment control		When approved by building inspectors office.

SEEDING NOTES

1. Disturbed areas to be seeded with USDA-303-Md Seeding mix #1: Kentucky 31 tall fescue at a rate of 1.35 lbs/1000' between 2/1-4/30 + 5/15-10/31
2. Seeding site preparation, seed bed preparation, soil amendments, mulching, irrigation & maintenance to be done as per Section 51, "Standards & Specifications for Soil Erosion & Sediment Control in Developing Areas."



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-24-81

SURVEYOR'S CERTIFICATE

I certify that this plan of development & plan for erosion & sediment control represents a practical & workable plan based on the personal knowledge of the site conditions & that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Date 18 May 1981

John D. ...
Surveyor

OWNER'S CERTIFICATE

I certify that all development and/or construction will be done according to the plan of development & that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment & erosion before beginning the project.

Date 8-11-81

John ...
Owner

Approved for public water & public storm drainage systems & roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Date 11-05-81

Joseph F. ...
Director

Approved for public water & private sewage systems
HOWARD COUNTY HEALTH DEPARTMENT

Date 11-25-81

...
Chief, Bureau of Engineering

Approved
HOWARD COUNTY OFFICE OF PLANNING & ZONING

Date 11-25-81

...
Planning Director

Chief, Division of Land Development & Zoning Admin

Reviewed for Howard Soil Conservation District and meets technical requirements

Date 11-25-81

...
Signature

U.S. SOIL CONSERVATION SERVICE

This plan is approved for soil erosion & sediment control by the Howard Soil Conservation District

Date 11-25-81

...
HOWARD SOIL CONSERVATION DISTRICT

OWNER	NO.	REVISIONS	DATE
Metzlers Nursery 10392 Owen Branch Rd Columbia Md 21046	1	Storm water management basin added	11-3-81
	2	revised	11-17-81
	3	Sediment trap & details added	11-24-81

DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

DETAIL SHEET
BUILDING ADDITION TO
METZLERS NURSERY

Tax Map 36 Parcel 152
5th Election District
Howard County, Maryland

DATE May 1981
DRAWN JAT
CHECKED MJS
SCALE As Shown

SHEET 2
OF 2
PROJECT NO. 87-01