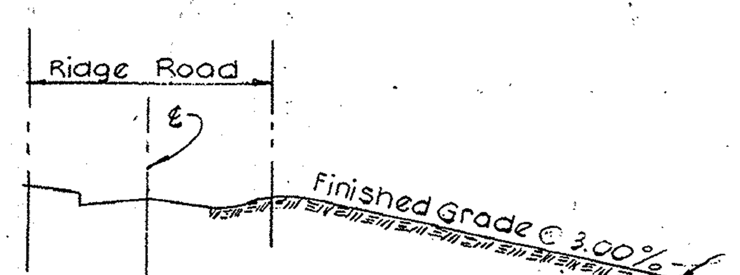
GENERAL NOTES

1) Total Area: 6.00 Acres ±
2) Zoned: B-2
3) Use: COUNTY MAINTENANCE FACILITY △6
4) Total Number of Employees: 60
5) Report all discrepancies to the engineer immediately
6) Water and sewer layout shown on this plan is schematic only.
7) Proposed grades contours represent finished grades, contractor shall make allowances to subgrade for topsoil, paving and other surface finishes as required.
8) Contours & elevations are controls only. All grading is to be smooth and continuous.
9) Limits of work for excavation, grading, seeding and mulching shall be represented by undisturbed contours.
10) Minimum building set back restrictions from property lines and the R/W line of any public road or street to be in accordance with Howard County Zoning Regulations.
11) All on site roads and parking facilities shall be privately owned.
12) All construction materials and details shall be in accordance with the latest revisions of the Howard County Road Construction Code and Standard Specifications.
13) Tack Coat is required in accordance with Section C-31-4 of the Howard County Road Construction Code and Standard Specifications.
14) Base will be primed in accordance with C-30-3 as provided in the Howard County Road Construction Code and Standard Specifications.
15) See architectural drawings for building dimensions.
16) Public water and sanitary sewer facilities are to be provided.
17) Location of existing utilities is approximate only and is obtained from recorded drawings. Contractor shall notify all utility companies involved and locate all existing utilities to his own satisfaction before any connections are made.
18) All parking lot paving shall consist of 4" Bituminous Concrete Base, Band C-2 or G-3 and 1" Bituminous Concrete Surface Course, Band C-3.
19) All curbs to be Howard County Standard 7" Combination Curb & Gutter.
20) Existing curbs at entrances A, B & C to be removed; Tie proposed curblines to existing curb.
21) No fences or retaining walls shall be constructed on this site.
22) Related DPZ Plan File Number(s) : SDP-73-12. △6
23) All outdoor lighting shall comply with the requirements of Zoning Section 134. △6

LEGEND

1) Contours:
   Existing ---- 412 ---- (2' interval)
   Proposed —— 409 —— (1' interval)
2) Proposed Storm Drains
3) Bituminous Concrete Paving Section



ENTRANCE DETAIL (EXISTING)
SECTION A-A
Scale: H. 1"=50', V. 1"=5'

Fence Notes △4

1. Chain Link fence sections to be 8' high per Ho.Co. Std. details, using black fusion coated materials.
2. Metal pickett fence sections to be 8' high Lafayette W/Pressed Pointed tops. Gates in metal pickett fence to be matching materials.
3. For locations of utilities call 1-800-257-7777 or log on to http://www.miss utility.net/itics/ 48 hours in advance of any work in this vicinity.

Landscape Notes △4

1. Material may be shifted as necessary to avoid ex. conflicts such as manholes, water valves etc.
2. Quantities:

Qty.	Name	Sizes
ZS 17	Zelkova Serrata "Green Vase"	2½-3" cal.
PK 33	Prunus Serrata "Kwanzan" Kwanzan Cherry	8-10' Ht.
LC 56	Cupressocyparis Leylandii Leyland Cypress	6-8' Ht.

PARCEL A-1
ELLICOTT CENTER
SECTION 2
ZONED B-2
SYSTEMS CONTROL, INC.
1121-724

ADDRESS CHART △6	
PARCELS NO.	1042
STREET ADDRESS	8800 N. RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

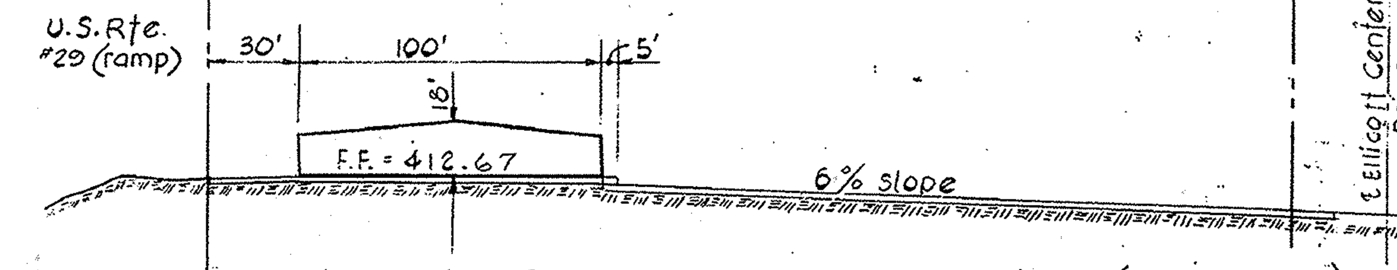
△3 PARKING TABULATION △5

PARKING REQUIRED:
EXISTING BUILDINGS (38,750 SF)
COMPRESSOR ROOM - 99 SF, TOTAL BUILDING AREA = 38,849 SF
VEHICLE SERVICE: 3SP + 3SP/BAY @ 28 BAYS = 87 SP TOTAL
PARKING PROVIDED:
88 SP

Note: No parking to be allowed on public roads. Gasoline sales will be for in-house use only.

△4 Setback Notes

1. A setback reduction to a 0' setback for the 8' high metal fence from property lines and public road R/W lines was adopted by the County Council under Resolution, CR No. 42-2006 on May 1, 2006.
2. The State Highway Administration by letter dated 6/27/06 agreed to allow the metal fence within the SHA Maryland Route 40 right-of-way.



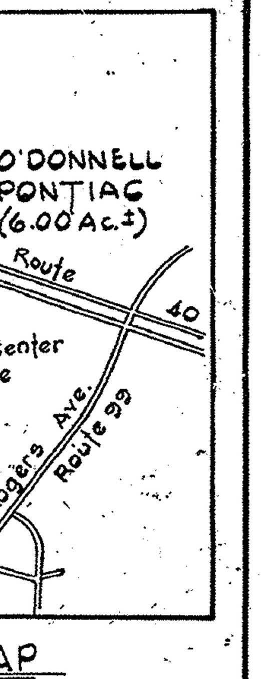
SCHEMATIC BUILDING PROFILE (EXISTING)
Along ℄ entrance, looking Northeast - Scale: 1"=50'

INDEX OF DRAWINGS △6

TITLE SHEET	1	OF	11
EXISTING CONDITIONS PLAN	2	OF	11
DEMOLITION PLAN	3	OF	11
SITES PLAN	4	OF	11
STAKEOUT PLAN	5	OF	11
SITE DETAILS PLAN	6	OF	11
STORM DRAINS PLAN	7	OF	11
SWM PLAN AND DETAILS	8	OF	11
STORMCEPTOR PLAN AND DETAILS	9	OF	11
EROSION AND SEDIMENT CONTROL PLAN	10	OF	11
EROSION AND SEDIMENT CONTROL NOTES	11	OF	11

BUILDING ADDITIONS △6

PART A	
EXISTING BUILDING	7,120 SF
EXISTING MEZZANINE	UNKNOWN SF (DEMO)
NEW MEZZANINE	3,080 SF
PARTS B AND C	
EXISTING BUILDING	30,452 SF
EXISTING ADDITION	142 SF (DEMO)
NEW ADDITION	100 SF
EXISTING MEZZANINE	4,000 SF
NEW MEZZANINE	1,970 SF
TOTAL EXISTING SF	41,572 SF
△6 TOTAL NEW SF	~~5,008 SF~~ 25,008 SF
PARTS D AND E	
MAINTENANCE BLDG D	11,920 SF
△6 MAINTENANCE BLDG E	8,080 SF



VICINITY MAP
SCALE: 1" = 1200

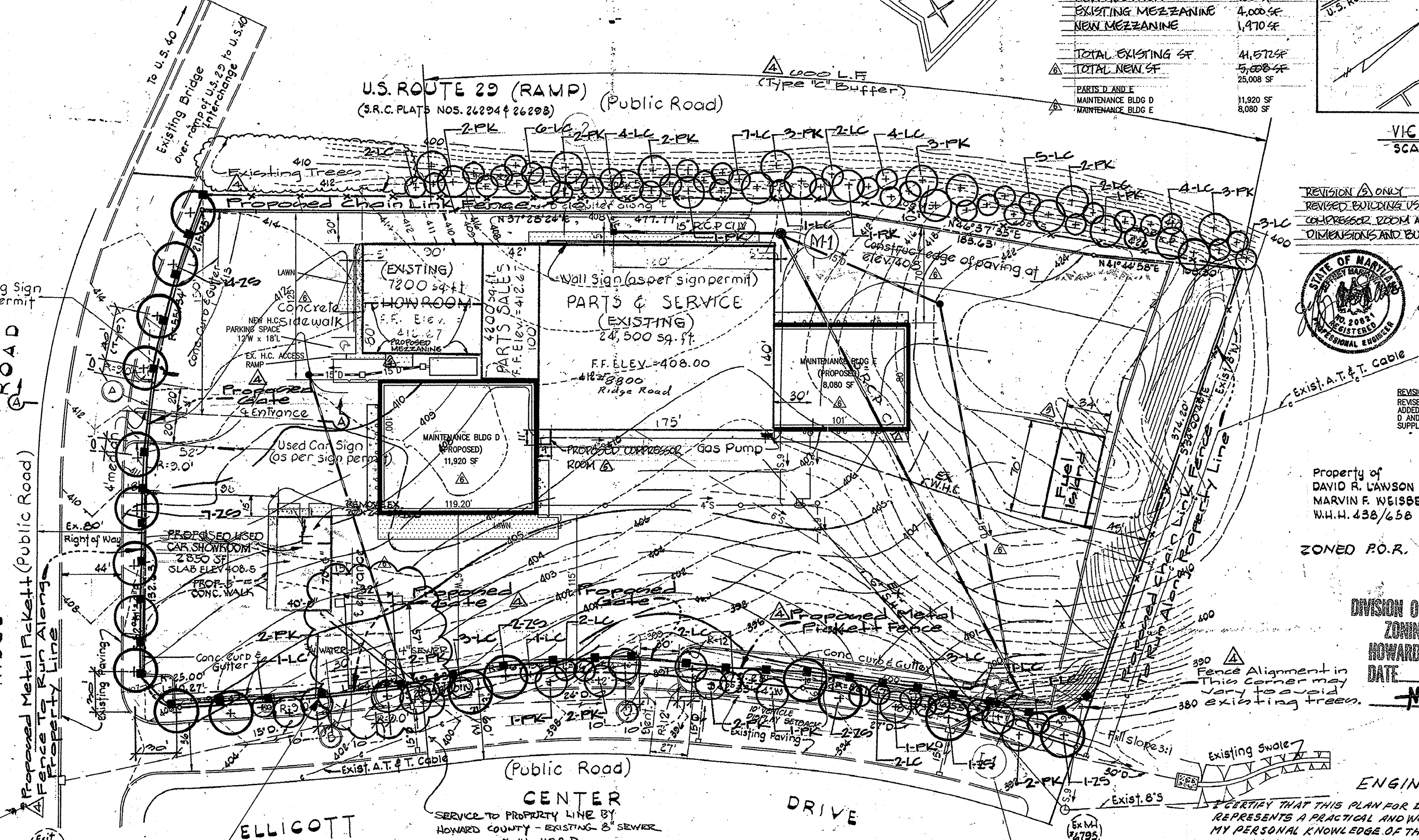
REVISION △5 ONLY 10/5/06
REVISED BUILDING USE AND PARKING TABULATION. ADD COMPRESSOR ROOM AND MEZZANINE, FUEL ISLAND DIMENSIONS AND BUILDING ADDITIONS SUMMARY.

JEFFREY M. STAMM, # 20821
FOR REVISION 5 ONLY
GANNETT FLEMING, INC.

REVISION △6 ONLY 11/7/07
REVISED BUILDING ADDITION TABULATION.
ADDED MAINTENACE BUILDING ADDITIONS D AND E SITE IMPROVEMENTS
SUPPLEMENTARY DRAWINGS 1 THRU 11 OF 11.

FOR REV. #6 ONLY

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-85



Property of
DAVID R. LAWSON
MARVIN F. WEISBERG
W.H.H. 438/658
ZONED P.O.R.

Property of
DAVID R. LAWSON
MARVIN F. WEISBERG
W.H.H. 438/658
ZONED P.O.R.

REVISION △7 ONLY 10/23/15

NOTE: THIS SITE DEVELOPMENT PLAN IS SUPERSEDED BY THE SITE DEVELOPMENT PLAN ON SHEET 2 OF 3. SEE SHEET 3 OF 3 FOR ADDITIONAL SITE DETAILS. △3

NOTES: △3
1. IN ACCORDANCE WITH SECTION 119.D.2.a, MOTOR VEHICLES FOR SALE OR STORAGE SHALL NOT BE LOCATED WITHIN 30 FEET OF THE RIDGE ROAD AND ROUTE 29 (RAMP)/U.S. ROUTE 40 R/W LINES OR BE LOCATED WITHIN 10 FEET OF THE ELLICOTT CENTER DRIVE R/W LINE, WITH THE EXCEPTION OF THE NEW AND USED CAR AREAS THAT WERE INDICATED ON APPROVED SDP-73-12.
2. UNREGISTERED MOTOR VEHICLES SHALL NOT BE DISPLAYED/PARKED/LOCATED ON OR WITHIN ANY OF THE ADJACENT PUBLIC ROAD R/W'S.

ARTHUR E. MUEGGE #8707
FOR REVISION #3 BY
RIEMER MUEGGE & ASSOCIATES, INC.

PLAN
Scale 1"=50'

Revision Notes: △4
Add landscaping around perimeter of site. Add metal pickett and chain link fence around perimeter of site. Add Fence, Landscape & setback Notes.

✱ NOTE: REVISIONS BY HUDKINS ASSOC., INC. 2-1-85
1. ADD USED CAR SHOWROOM AND UTILITY CONNECTIONS
2. REVISE PARKING CALCULATIONS

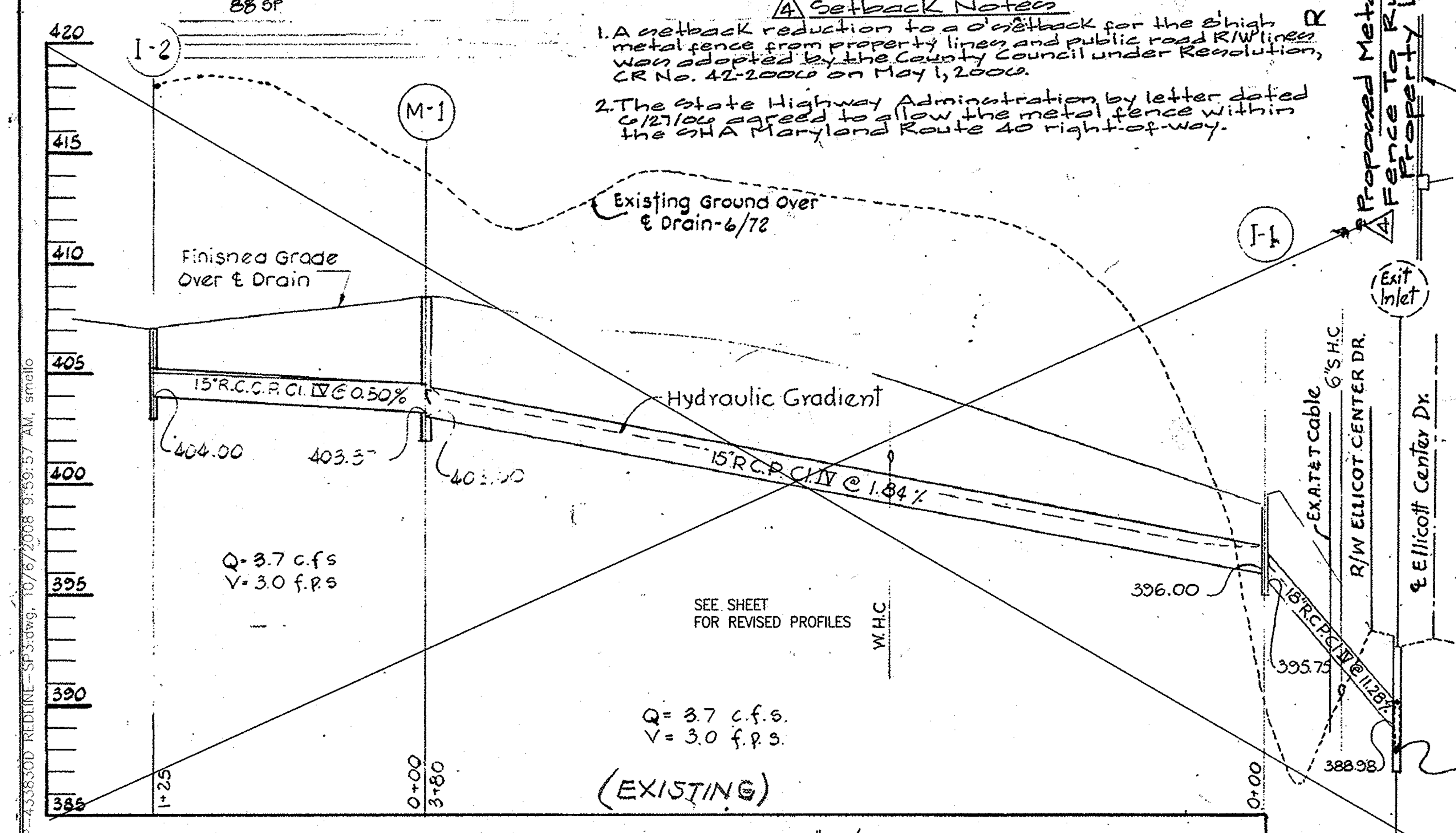
SEDIMENT CONTROL MEASURES TO BE DETERMINED IN FIELD BY SEDIMENT CONTROL INSPECTOR.

(EXISTING)

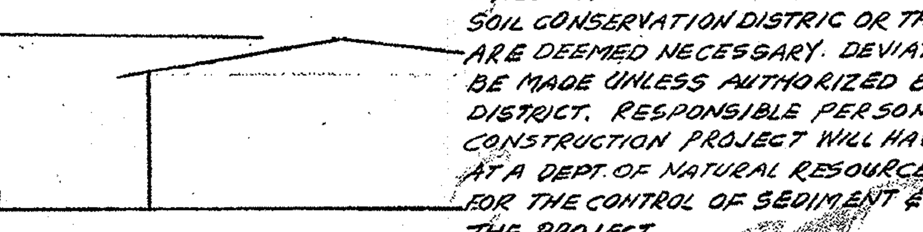
STRUCTURE SCHEDULE					
NO.	TYPE	INVERT IN	INVERT OUT	TOP ELEV.	REMARKS
I-2	S	404.00	404.00	407.00	STD. DETAILS # SDD-43
I-1	Dbl. S Comb	396.00	395.75	399.50	STD. DETAILS # SDD-47
M-1	B	403.37	403.00	408.50	STD. DETAILS # SDD-9

△3 REVISED: ADDED DISPLAY ISLANDS AND NOTES. REV. PARKING TABULATION. 2-11-00.
REVISED: SEWER & WATER SERVICE JULY 9, 1990

(For Rev. #4 only)



STORM DRAIN PROFILES Scale: Horiz 1" = 50', Vert. 1" = 5'



BUILDING ELEVATION FOR USED CAR SHOWROOM

ENGINEER

I CERTIFY THAT THIS PLAN FOR DEVELOPMENT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRIC OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. 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 SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.

Thomas J. O'Donnell, Jr.

ORIGINAL SITE DEVELOPMENT PLAN SDP-73-12
PREPARED BY PURDUM & JESCHKE - CONSULTING ENGINEERS

REVISIONS BY HUDKINS ASSOCIATES, INC
SURVEYORS & ENGINEERS
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
828-9060

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD S.C.D.
HOWARD SCD — DATE 4/2/85

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE — DATE 4/2/85

APPROVED: For public water, public sewerage, storm drainage systems and public roads. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 9-3-85
CHIEF, BUREAU OF ENGINEERING — DATE 4-3-85

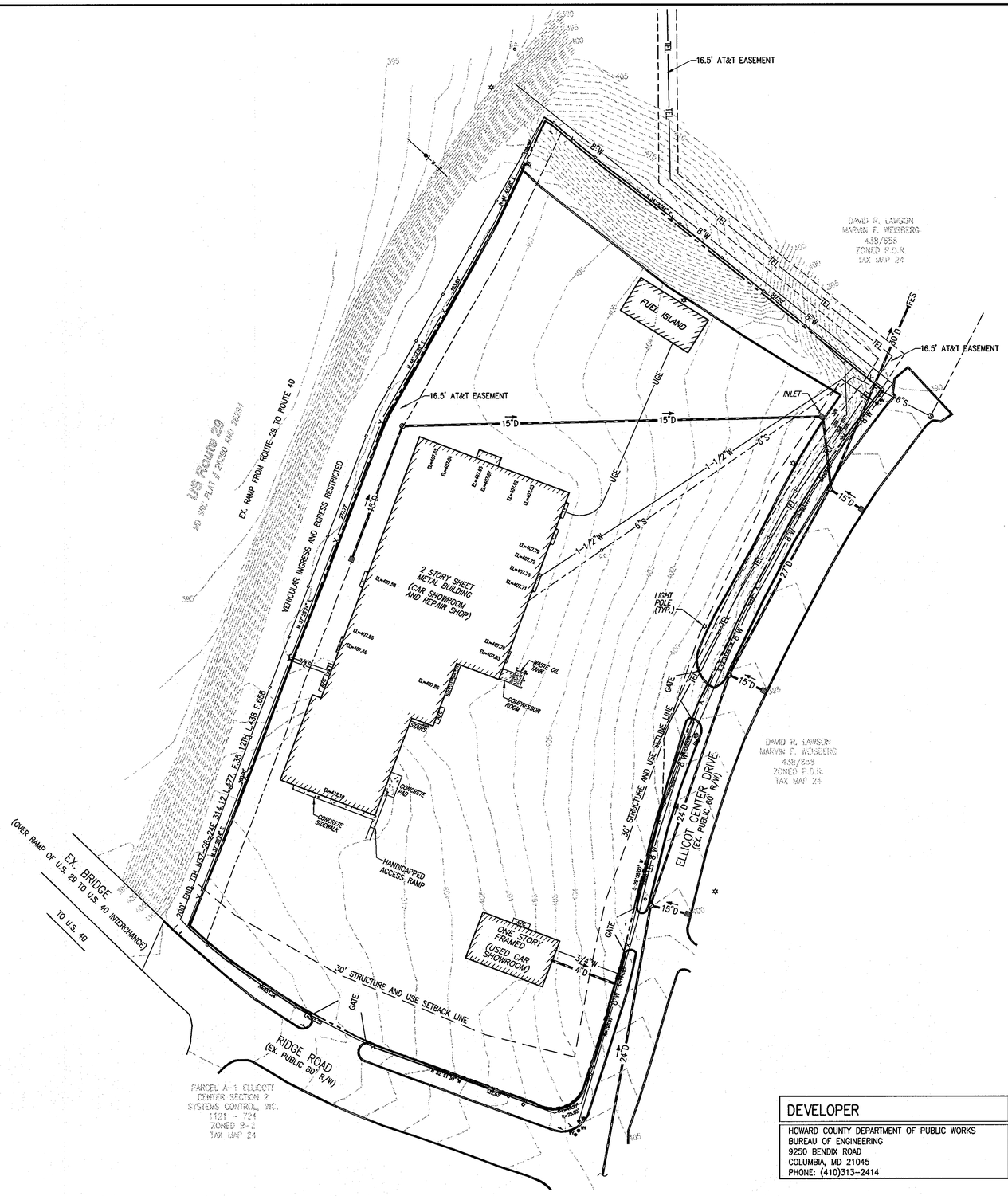
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR — DATE 4-9-85
CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — DATE 4-9-84

OWNER THOMAS J. O'DONNELL, JR. △6
O'DONNELL REALTY CO. LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

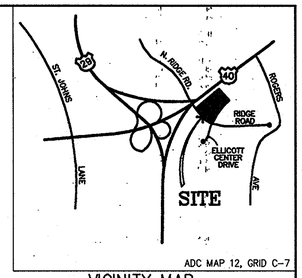
APPROVED: For public water & public sewerage systems. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 4-8-85

REVISED SITE DEVELOPMENT PLAN
△4 REVISION TO ~~SDP 73-12~~ SDP 85-144

Howard County Maintenance Building
FORMERLY O'DONNELL PONTIAC
2nd. ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE : 1" = 50' △6
MARCH 11, 1985
TAX MAP 24, GRID 6, PARCEL 1046 SHEET 1 OF 11
SDP-85-144 6420



50' 0 50' 100'
1" = 50'-0"



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. TOPOGRAPHY BASED ON EXISTING CONDITIONS SITE PLAN BY MORRIS & RITCHIE ASSOCIATES, INC., DATED SEPTEMBER 8, 2000.
2. HORIZONTAL DATUM: MARYLAND STATE GRID SYSTEM.
3. VERTICAL DATUM: NAD 1983.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST THREE WORKING DAYS PRIOR TO COMMENCING WORK ON THIS PROJECT TO ARRANGE FOR UTILITY LOCATION AND MARKING.

LEGEND

GENERAL CIVIL / SITE

- EXISTING PROPERTY LINE
- 345 EXISTING CONTOUR
- EXISTING CURB & GUTTER
- 12"S SEWER LINE
- 6"W WATER LINE
- 345 CONTOUR
- CURB & GUTTER
- UGE ELECTRIC SERVICE
- STORM DRAIN PIPE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- CONCRETE PAD
- LANDSCAPE AREA
- FIRE HYDRANT

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313-2414

ADDRESS CHART	
PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/7/08
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/08
DIRECTOR	DATE 1/10/08

OWNER

THOMAS J. O'DONNELL, JR.
O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

NO.	DESCRIPTION	BY	DATE

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND
JEFFREY MARK SCHOLL
No. 20221
REGISTERED PROFESSIONAL ENGINEER

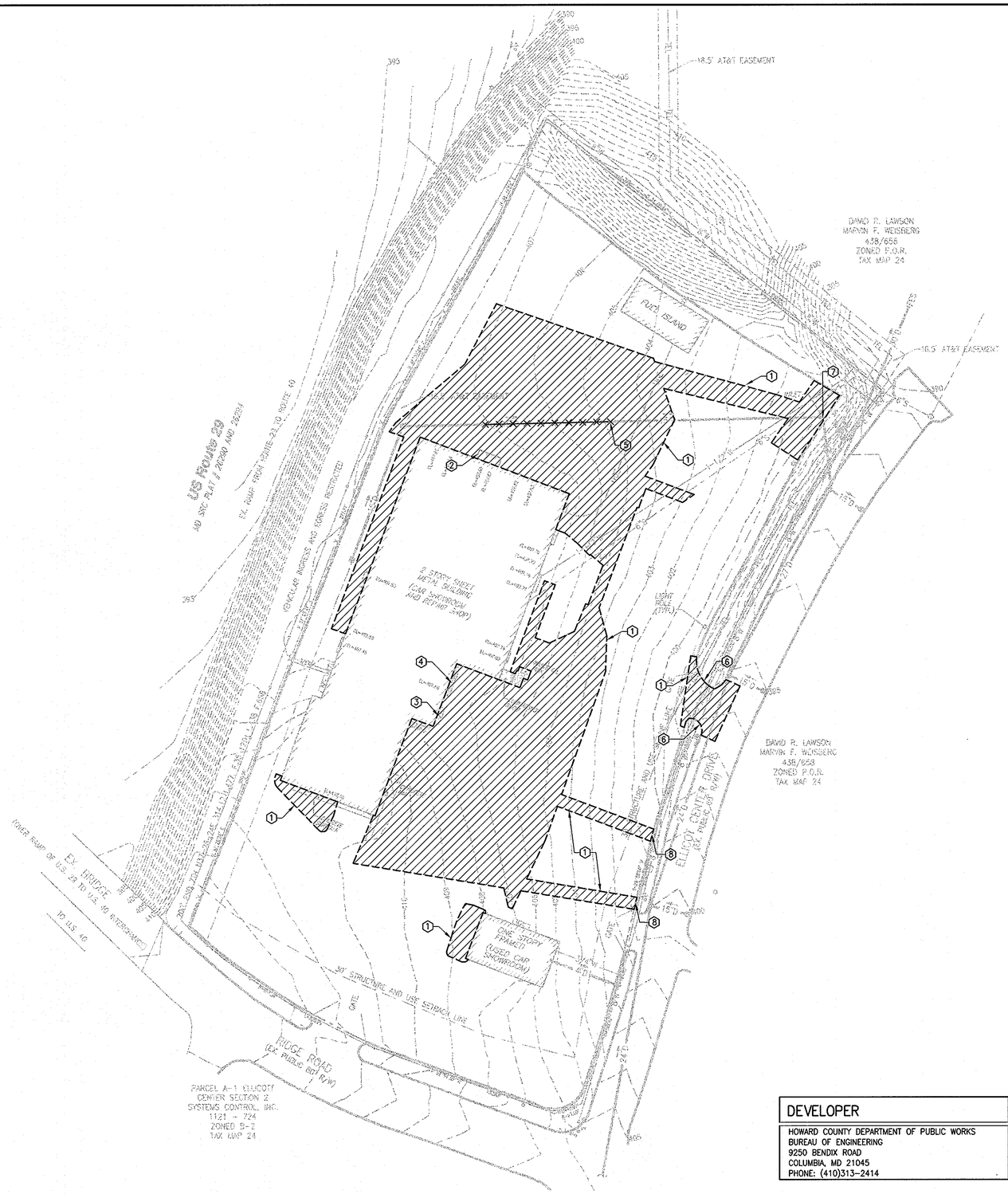
HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

EXISTING CONDITIONS PLAN

SECOND ELECTION DISTRICT HOWARD COUNTY, MD
DATE: 11/7/07 TAX MAP 24, GRID 6, PARCEL 1042 SCALE: 1"=50'

SHEET 2 OF 11
DES: JMS/RM
DRAWN: SJM
CHK: JMS
SDP-85-144

SDP-85-144



50' 0 50' 100'
1" = 50'-0"

N

LEGEND

LIMITS OF DEMOLITION

DEMOLITION AREA OUTLINE (APPROXIMATE)

GENERAL NOTES

1. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWING IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF WORK (LOW). ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND HOWARD COUNTY REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYMENT OF RELATED FEES TO COMPLETE THE WORK ON THIS PROJECT.

COORDINATION NOTES

1. THE EXISTING FACILITY WILL REMAIN IN CONTINUOUS OPERATION THROUGHOUT CONSTRUCTION.
2. SEQUENCE DEMOLITION OPERATIONS TO AVOID TRAFFIC IMPACTS TO CURRENT FACILITY OPERATION.
3. PREPARE AND SUBMIT A DEMOLITION COORDINATION PLAN FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
4. ANY FENCING AND LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST.

DEMOLITION NOTES

(1) SAW CUT AND REMOVE PAVING FOR NEW CONSTRUCTION AS REQUIRED. MAINTAIN NEAT EDGES OR RE-CUT PRIOR TO PAVEMENT REPAIR OR RESURFACING.

(2) REMOVE EXISTING STRUCTURE.

(3) REMOVE EXISTING AIR CONDITIONING EQUIPMENT AND PAD.

(4) REMOVE EXISTING CONCRETE SIDEWALK.

(5) REMOVE EXISTING 15" STORM DRAIN TO A POINT 10 FEET OUTSIDE OF FOUNDATION LIMITS. CONSTRUCT A CONCRETE BULKHEAD ON OPEN ENDS OF REMAINING PIPE AND ABANDON IN PLACE.

(6) REMOVE EXISTING CONCRETE CURB AND GUTTER FOR LIMITS OF PAVING REMOVAL.

(7) REMOVE EXISTING INLET.

(8) CONRETE CURB AND GUTTER REMOVED OR DAMAGED AS A RESULT OF UTILITY CONSTRUCTION SHALL BE REPLACED IN KIND TO ORIGINAL LINE AND GRADE.

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313-2414

ADDRESS CHART	
PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/7/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08

DIRECTOR — DATE 1/4/08

OWNER

THOMAS J. O'DONNELL, JR.
O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

NO.	DESCRIPTION	BY	DATE

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND — JEFFREY MARK MEISEL — No. 20558 — REGISTERED PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

DEMOLITION PLAN

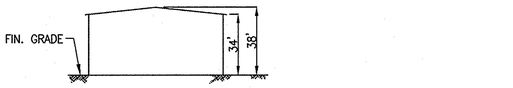
SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=50'

SHEET 3 OF 11

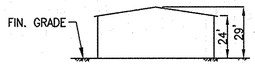
DES: JMS/RM
DRAWN: SJM
CHK: JMS

SDP-85-144

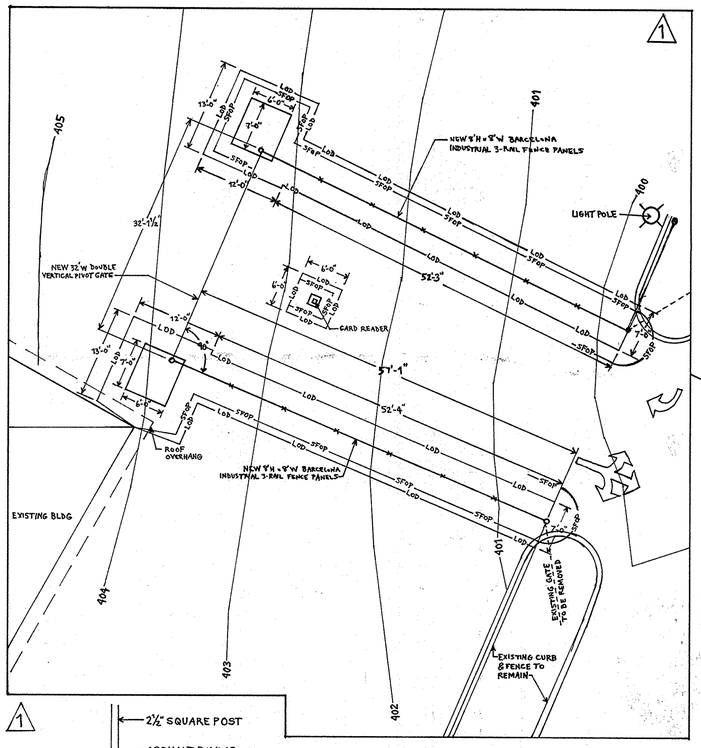
SDP-85-144

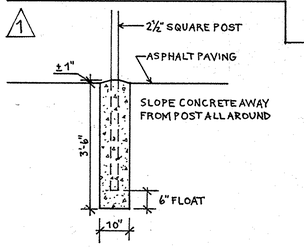


ELEVATION – MAINTENANCE BUILDING 'D'
SCALE: NOT TO SCALE



ELEVATION – MAINTENANCE BUILDING 'E'
SCALE: NOT TO SCALE

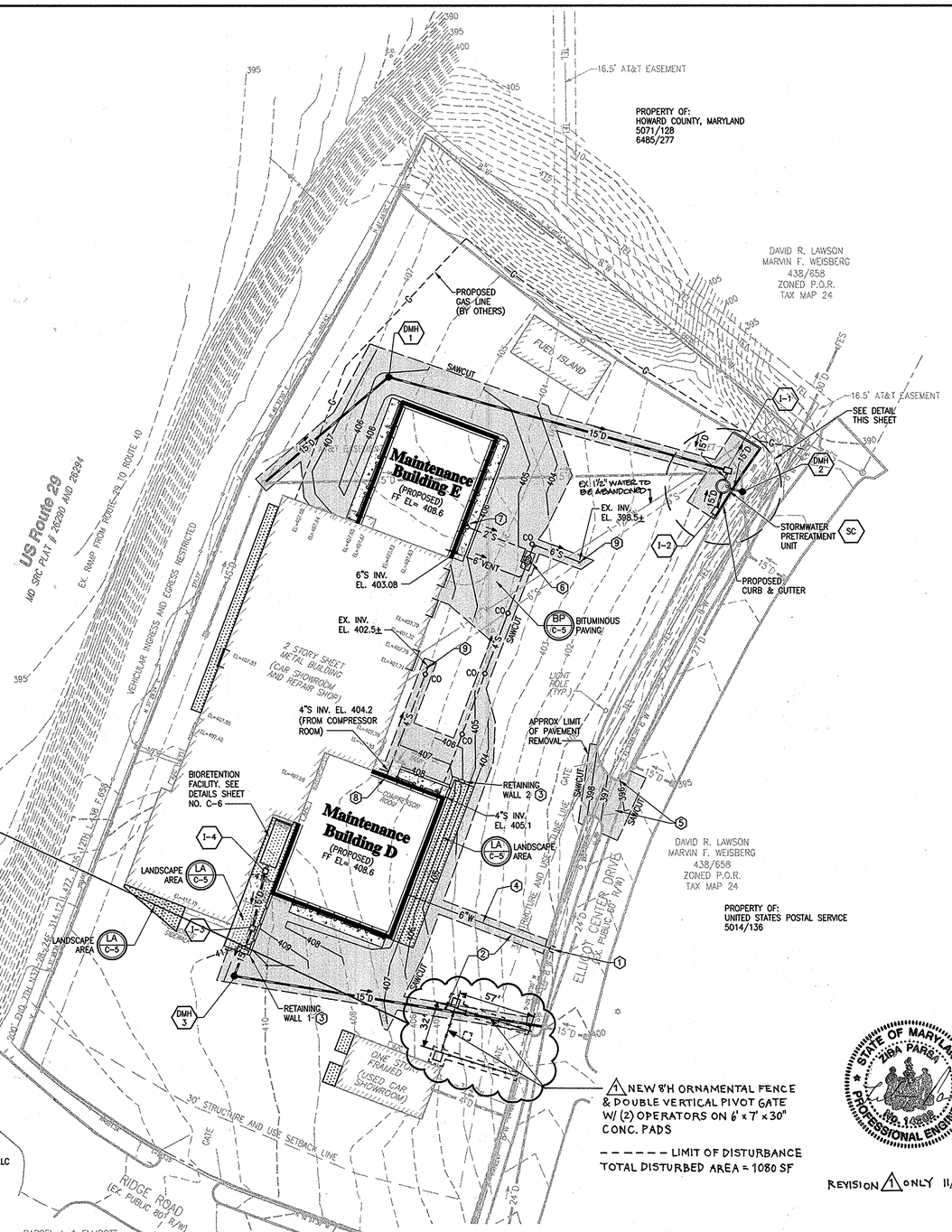


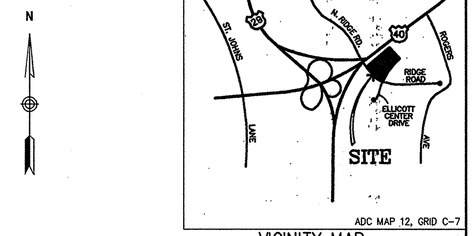


ALL FOOTINGS ARE 10" DIA. /3000 PSI CONCRETE

TYPICAL FENCE POST SECTION
SCALE: ½" = 1'-0"

50' 0 50' 100'
1" = 50'-0"





VICINITY MAP
SCALE: 1"=2000'

GENERAL SITEWORK NOTES

1. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWING IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF WORK (LOW). ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND HOWARD COUNTY REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYMENT OF RELATED FEES TO COMPLETE THE WORK ON THIS PROJECT.

CONSTRUCTION NOTES

1. LIVE TAP EX. 8" WATER MAIN WITH 8"x6" TAPPING TEE AND 6" TAPPING VALVE. PROVIDE ROADWAY BOX FOR 6" TAPPING VALVE OPERATOR, INSIDE METER (PUBLIC).
2. REPAIR UTILITY TRENCH PAVING IN ACCORDANCE WITH TRENCH REPAIR DETAIL THIS SHEET.
3. RETAINING WALL 2 SHALL TERMINATE AT THE RACE OF BUILDING.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0".
5. ADJUST (RAISE) HINGES ON EXISTING SWING GATE SUFFICIENT TO CLEAR CURB RETURN. INSTALL DROP BAR AND RECEIVING PIPE IN THE LAWN AREA TO HOLD INDIVIDUAL GATE LEAVES IN THE OPEN POSITION.
6. 1500 GALLON OIL/WATER SEPARATOR. SEE PLUMBING DRAWINGS.
7. 2" VENT LINE FROM OIL/WATER SEPARATOR. MOUNT ON EXTERIOR FACE OF BUILDING. TERMINATE VENT 10' ABOVE FINISHED GRADE. SEE PLUMBING DRAWINGS.
8. CAP 4" SANITARY AT BUILDING.
9. CUT IN WYE BRANCH WITH CLEANOUT AT CONNECTION. TEST PIT TO DETERMINE HORIZONTAL AND VERTICAL LOCATION IN ADVANCE OF PIPE LAYING AND FURNISH TO ENGINEER FOR ANY NECESSARY REVISIONS.

LEGEND

GENERAL CIVIL / SITE

- EXISTING PROPERTY LINE
- 345 EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN PIPE
- DMH STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- 345 CONTOUR
- CURB & GUTTER
- UGE ELECTRIC SERVICE
- 12"S SEWER LINE
- 6"W WATER LINE
- TEL EXISTING TELEPHONE LINE
- 3"G EXISTING GAS LINE
- CONCRETE PAD
- BITUMINOUS PAVEMENT
- LANDSCAPE AREA
- FIRE HYDRANT

STATE OF MARYLAND
ZINA PARKS
No. 19999
PROFESSIONAL ENGINEER

REVISION 1 ONLY 11/13/15

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313-2414

ADDRESS CHART	
PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/7/08
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08
DIRECTOR — DATE 1/11/08

OWNER

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O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

NO.	DESCRIPTION	BY	DATE
1	ADDED FENCE, GATE, & (2) CONC. PADS	ZP	11/13/15

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND
JEFFREY BLAIR GRIMM
21021
REGISTERED
PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

SITE PLAN

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=50'

SHEET 4 OF 11
DES: JMS/RM
DRAWN: SJM
CHK: JMS
SDP-85-144

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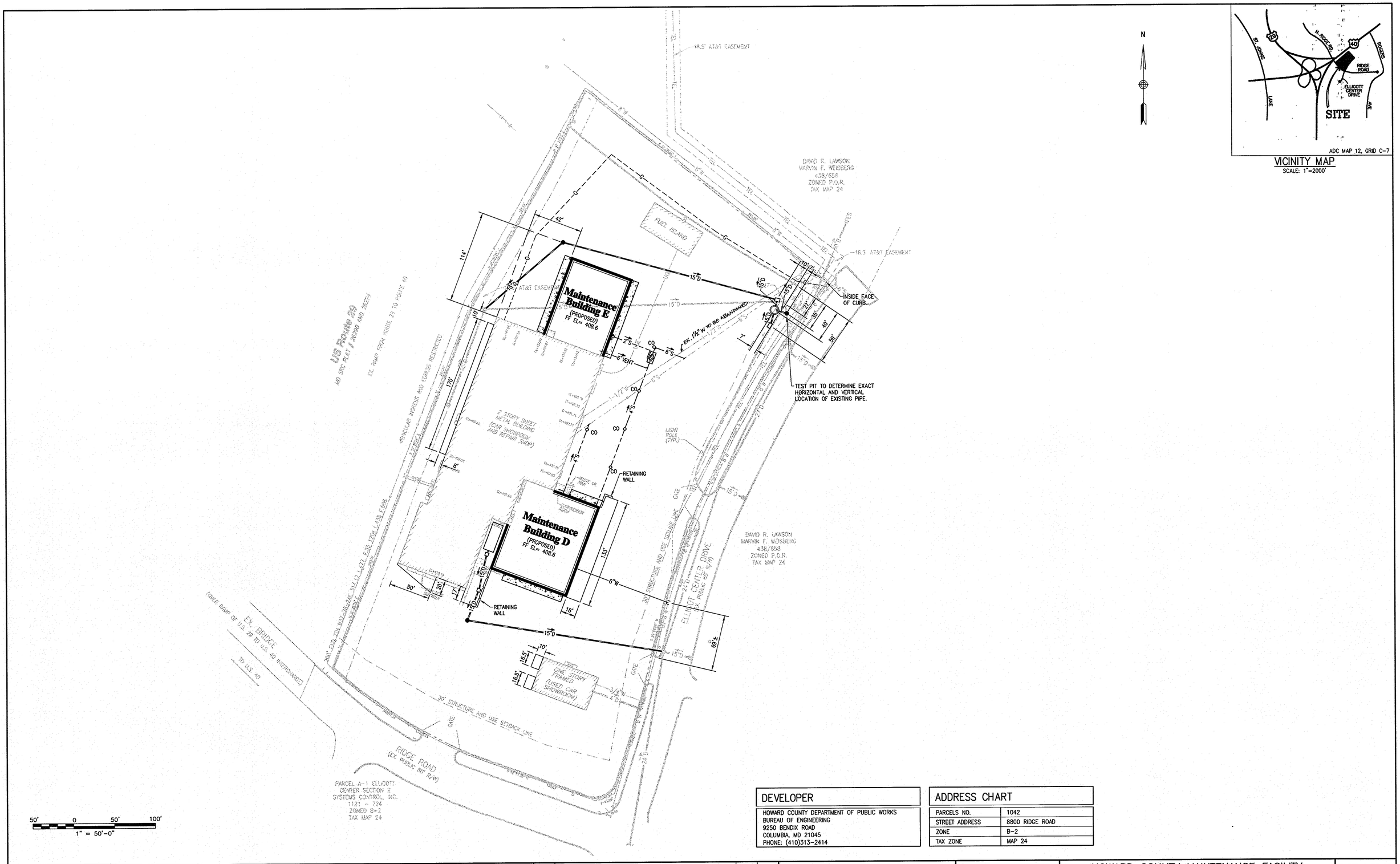

VICINITY MAP
SCALE: 1"=2000'

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313-2414

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/7/08
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ELLICOTT CITY, MD 21043-4122
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NO.	DESCRIPTION	BY	DATE

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STATE OF MARYLAND
JEFFREY MARK PARKER
NO. 20221
REGISTERED PROFESSIONAL ENGINEER

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FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

STAKEOUT PLAN

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=50'

SHEET 5 OF 11
DES: JMS/RM
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CHK: JMS

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BIORETENTION FACILITY SOIL SPECIFICATIONS

GENERAL

A. DESCRIPTION

SITE GRADING SPECIFICATIONS SHALL COVER THE BIORETENTION FACILITIES USED FOR STORMWATER MANAGEMENT WITH THE FOLLOWING ADDITIONAL REQUIREMENTS.

MATERIALS

A. DETAILED MATERIALS REQUIREMENTS

1. PLANTING SOIL SHALL CONFORM TO THE FOLLOWING CRITERIA:

pH RANGE	NOT TO EXCEED	5.2 – 7.0
ORGANIC MATTER	NOT TO EXCEED	1.5 – 4% (BY WEIGHT)
MAGNESIUM	NOT TO EXCEED	35 LB/AC
PHOSPHORUS (PHOSPHATE – P205)	NOT TO EXCEED	75 LB/AC
POTASSIUM (POTASH – K20)	NOT TO EXCEED	85 LB/AC
SOLUBLE SALTS	NOT TO EXCEED	500 PPM

THE MATERIAL SHALL BE OF UNIFORM MIX AND THE GRADING ANALYSIS SHALL CONFORM TO THE FOLLOWING:

SAND	35 – 60%
SILT	30 – 55%
CLAY	5 – 10%

2. NO.7 STONE SHALL CONFORM TO ASTM–D–448
3. GEOTEXTILE SHALL CONFORM TO CLASS "C" APPARENT OPENING SIZE ASTM –D–4751; GRAB TENSILE STRENGTH ASTM–D–4632; AND PUNCTURE RESISTANCE ASTM–D–4833.
4. UNDERDRAIN GRAVEL SHALL CONFORM TO AASHTO M–43
5. UNDERDRAIN PIPING SHALL CONFORM TO F 758, TYPE PS 28 OR AASHTO M–278
6. SAND SHALL CONFORM TO AASHTO –M–6 OR ASTM – C–33, SIZE 0.02"–0.04"
7. MULCH – SHREDDED HARDWOOD
8. BIORETENTION FACILITY LINER

- THE BIORETENTION FACILITY SHALL BE LINED WITH A TEXTURED 40–MIL LLDPE (LINEAR LOW DENSITY POLYETHYLENE) LINER HAVING THE FOLLOWING PROPERTIES:

THICKNESS (MIN., AVG)	ASTM D5994	38 MIL
DENSITY, G/CC, MINIMUM	ASTM D792, METHOD B	0.92
TEAR RESISTANCE, LBS (MIN., AVE)	ASTM D1004	25
PUNCTURE RESISTANCE, LBS (MIN., AVE)	ASTM D4833	80

- FIELD SEAMING

  SEAMS MAY BE FUSION OR EXTRUSION WELD.
  OVERLAP PANELS A MINIMUM OF 6 INCHES.
  ORIENT SEAMS IN DIRECTION OF MAXIMUM SLOPE (DOWN SLOPE).
  PERFORM SEAM CONSTRUCTION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- SEAM TESTING

  NON–DESTRUCTIVELY TEST SEAMS OVER THEIR ENTIRE LENGTH WITH A VACUUM BOX (EXTRUSION WELDS) OR AIR TEST (FUSION WELDS) IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

EXECUTION

1. THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS OR OTHER NOXIOUS WEEDS.
2. ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHOROUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURAL ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.
3. ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY.
4. SHOULD THE pH FALL OUT OF THE ACCEPTABLE RANGE IT MAY BE MODIFIED WITH LIME OR IRON SULFATE PLUS SULFUR.
5. SURFACE OF THE BIORETENTION FILTER BED IS TO BE LEVEL.

COMPACTION

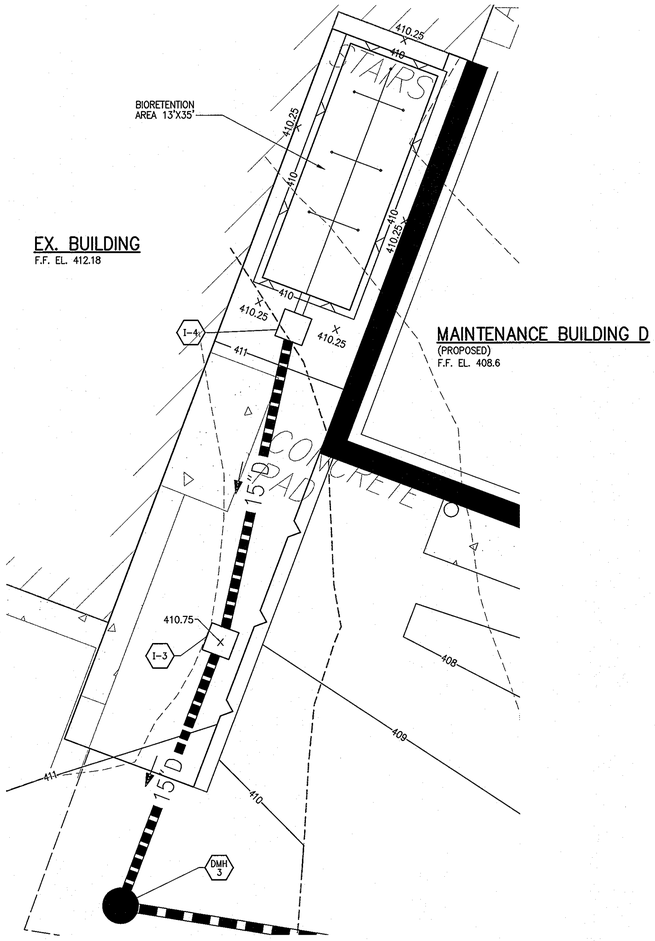
1. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION ON BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT WEIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION AND IS NOT ACCEPTABLE.
2. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
3. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN 12" TO 18" LIFTS. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION FACILITY. HEAVY EQUIPMENT MAY BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND.

UNDERDRAIN

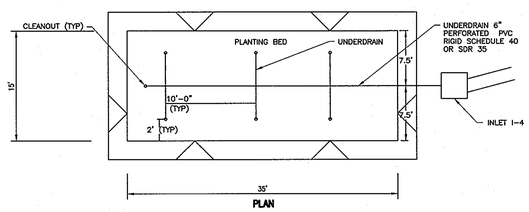
1. UNDERDRAIN IS TO BE PLACED ON A THREE FOOT WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF THE UNDERDRAIN PIPE NOT TERMINATING IN AN OBSERVATIONS WELL SHALL BE CAPPED.
2. THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A SLOPE OF 0.5%, OR AS DESIGNED. OBSERVATION WELLS MUST BE PROVIDED AT A RATE OF ONE PER 1,000 SQUARE FEET OF SURFACE AREA.

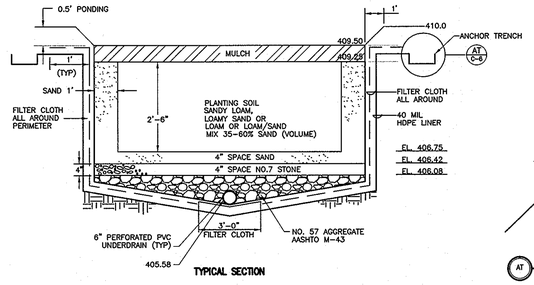
MISCELLANEOUS

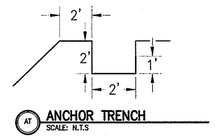
THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



STORM WATER MANAGEMENT PLAN
SCALE: 1"=10'







AT ANCHOR TRENCH
SCALE: N.T.S

BR BIORETENTION DETAIL
SCALE: N.T.S.

MAINTENANCE SCHEDULE FOR BIORETENTION AREAS

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR	VISUAL	MONTHLY	N/A
ORGANIC LAYER			
REMULCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
ANY ADDITIONAL MULCH ADDED	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OR ALL DEAD AND DISEASED VEGETATION	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	MARCH 15 TO APRIL 30 AND OCT. 1 TO NOV. 30
TREAT ALL DISEASED TREES AND SHRUBS	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES	BY HAND	N/A	WHENEVER NEEDED

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313–2414

ADDRESS CHART	
PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B–2
TAX ZONE	MAP 24

HORIZONTAL
25 0 25 60
5 0 5 10
VERTICAL
SCALE IN FEET

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/7/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08

DIRECTOR — DATE 1/14/08

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NO.	DESCRIPTION	BY	DATE

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STATE OF MARYLAND — JEFFREY BARR STRONG — No. 21931 — REGISTERED PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP–85–144

SWM PLAN AND DETAILS

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=25'

SHEET 8 OF 11
DES: JMS/RM
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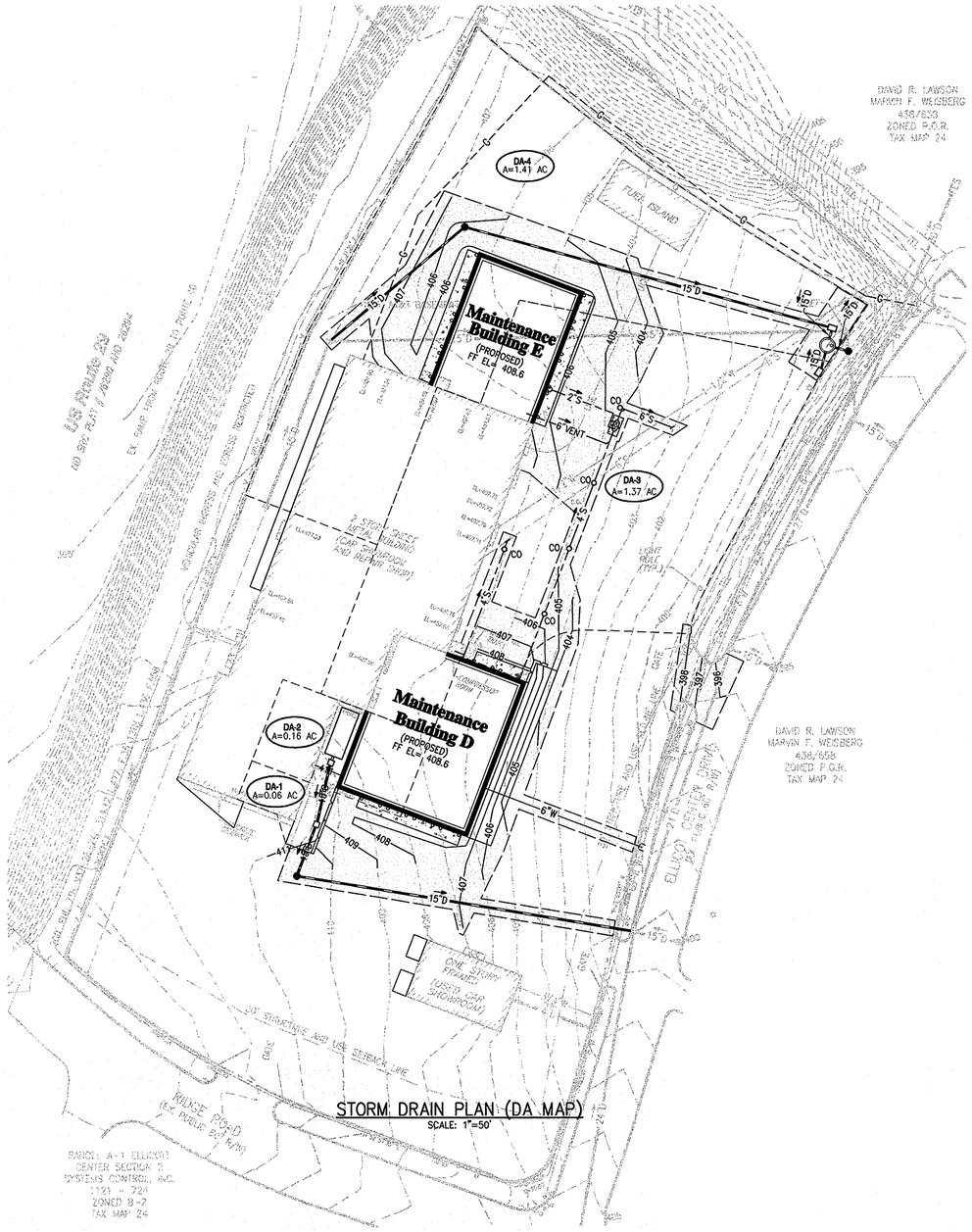
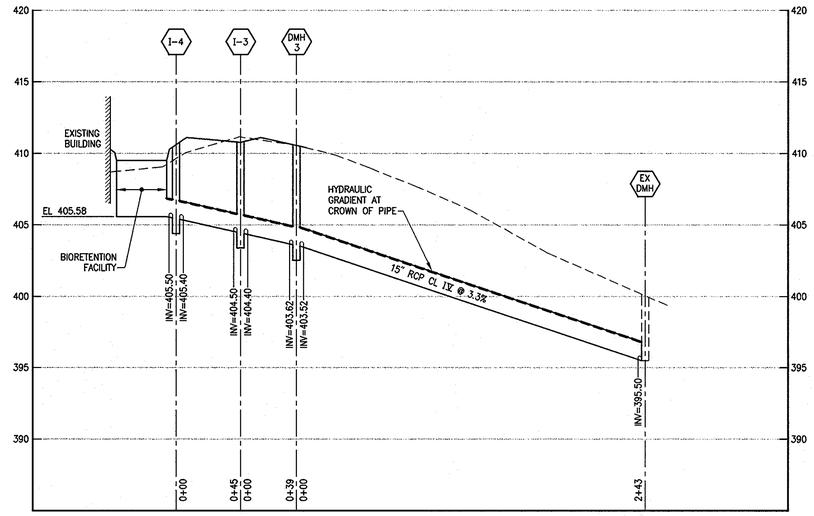
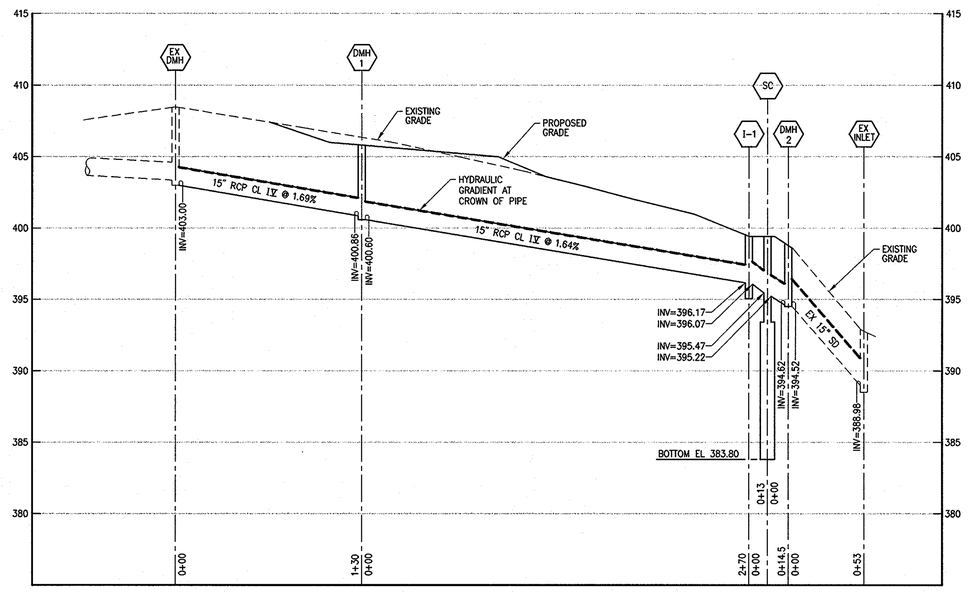


STORM DRAIN PLAN (DA MAP)
SCALE: 1"=50'



STORM DRAIN PROFILE
SCALE: HORIZ. 1"= 50'
VERT. 1"= 5'



STORM DRAIN PROFILE
SCALE: HORIZ. 1"= 50'
VERT. 1"= 5'

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO.	DESCRIPTION	TOP EL.	PIPE SIZE/ INVERT IN.	PIPE SIZE/ INV. OUT	COMMENTS
I-1	SINGLE WR INLET	399.50	396.17	396.07	
I-2	TYPE A-10 INLET	399.10	396.17	396.07	
I-3	YARD INLET	410.75	404.50	403.62	
I-4	YARD INLET	410.25	405.50	405.40	
DMH 1	STANDARD PRECAST MH	406.50	400.86	400.60	
DMH 2	SHALLOW PRECAST MH	398.75	394.62	394.52	
DMH 3	STANDARD PRECAST MH	410.50	403.62	403.52	
SPU	STORMCEPTOR	399.50	395.47	395.22	

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/3/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08

DIRECTOR — DATE 1/11/08

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STORM DRAIN PLAN

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 SCALE: AS SHOWN

SHEET 7 OF 11

DES: JMS/RM
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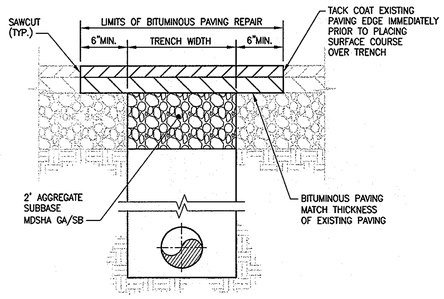

TR TRENCH REPAIR
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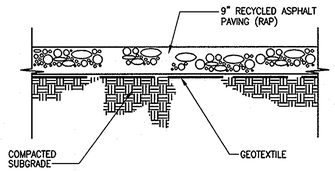
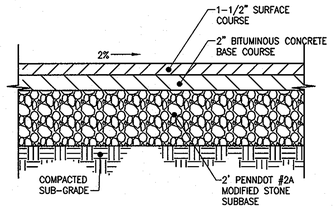


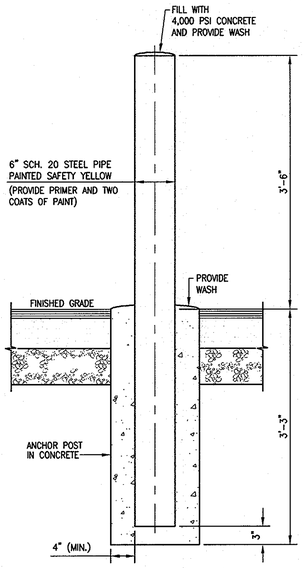
PAVING NOTES:

1. SURFACE COARSE: HOT MIX ASPHALT SURFACE COARSE SC.
2. BASE COARSE: HOT MIX ASPHALT BASE COARSE BC
3. GEOTEXTILE: MIRAFI 500X, OR EQUAL.

AP AGGREGATE PAVING
NOT TO SCALE

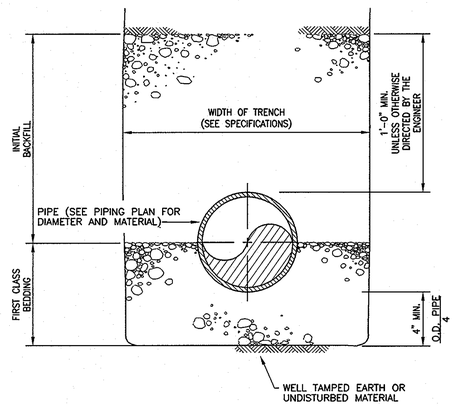


BP BITUMINOUS PAVING SECTION
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

GP GUARD POST
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

FIRST CLASS BEDDING
AND INITIAL BACKFILL

PB PIPE BEDDING
SCALE: (NOT TO SCALE)

DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING 9250 BENDIX ROAD COLUMBIA, MD 21045 PHONE: (410)313-2414

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SITE DETAILS PLAN

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: AS SHOWN

SHEET 6 OF 11

DES: JMS/RM
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CHK: JMS

SDP-85-144

SDP-85-144

STANDARD SPECIFICATION FOR STORMWATER OIL AND SEDIMENT SEPARATOR

PART 1–GENERAL

1.1 DESCRIPTION

THE WORK COVERED BY THIS SECTION CONSISTS OF THE CONSTRUCTION OF A STRUCTURAL UNDERGROUND STORMWATER OIL AND SEDIMENT SEPARATOR THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT, TOOLS, LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

1.2 REFERENCE STANDARDS

ASTM D–4097: CONTACT MOLDED GLASS FIBER REINFORCED CHEMICAL RESISTANT TANKS
ASTM C 478: STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C 443: STANDARD SPECIFICATION FOR JOINTS FOR CONCRETE PIPE AND MANHOLES, USING RUBBER GASKETS

1.3 SHOP DRAWINGS

1.3.1 SHOP DRAWINGS CONSISTING OF CATALOG CUTS OR FABRICATOR DRAWINGS SHOWING THE STRUCTURE AND FRAMES, GRATES, OR COVERS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR APPROVAL.

1.3.2 WHERE AN EXTERNAL BYBASS IS REQUIRED, THE MANUFACTURER MUST PROVIDE CALCULATIONS AND DESIGNS FOR ALL STRUCTURES, PIPING AND ANY OTHER REQUIRE MATERIAL APPLICABLE TO THE PROPER FUNCTIONING OF THE SYSTEM, STAMPED BY A PROFESSIONAL ENGINEER.

1.4 HANDLING AND STORAGE

CARE SHALL BE TAKEN IN LOADING, TRANSPORTING, AND UNLOADING TO PREVENT DAMAGE TO MATERIALS DURING STORAGE AND HANDLING.

PART 2–PRODUCTS

2.1 GENERAL

THE SEPARATOR SHALL BE CIRCULAR AND CONSTRUCTED FROM PRE–CAST CONCRETE CIRCULAR RISER AND SLAB COMPONENTS. THE INTERNAL FIBERGLASS INSERT SHALL BE BOLTED AND SEALED WATERTIGHT INSIDE THE REINFORCED CONCRETE COMPONENT. THE SEPARATOR SHALL BE CAPABLE TO BE USED AS A BEND OR JUNCTION STRUCTURE WITHIN THE STORMWATER DRAINAGE SYSTEM.

2.2 PRECAST CONCRETE SECTIONS

ALL PRECAST CONCRETE COMPONENTS SHALL BE DESIGNED AND MANUFACTURED TO A MINIMUM LIVE LOAD OF AASHTO HS–20 TRUCK LOADING OR GREATER BASED ON LOCAL REGULATORY SPECIFICATIONS.

2.3 JOINTS

THE CONCRETE JOINTS SHALL BE WATER–TIGHT AND MEET THE DESIGN CRITERIA ACCORDING TO ASTM C–443. MASTIC SEALANTS OR BUTYL TAPE ARE NOT AN ACCEPTABLE ALTERNATIVE.

2.4 FRAME AND COVER

THE FRAME AND COVER SHALL INCLUDE AN INDENTED TOP DESIGN WITH LETTERING OF THE UNIT'S NAME CAST INTO THE COVER TO ALLOW FOR EASY IDENTIFICATION IN THE FIELD.

2.5 CONCRETE

ALL REINFORCED CONCRETE COMPONENTS SHALL BE MANUFACTURED ACCORDING TO LOCAL SPECIFICATIONS AND SHALL MEET THE REQUIREMENTS OF ASTM C–478.

2.6 FIBERGLASS

THE FIBERGLASS PORTION OF THE WATER TREATMENT DEVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARD: ASTM D–4097: CONTACT MOLDED GLASS FIBER REINFORCED CHEMICAL RESISTANT TANKS.

2.7 INSPECTION

ALL PRECAST CONCRETE SECTIONS SHALL BE INSPECTED TO ENSURE THAT DIMENSIONS, APPEARANCE AND QUALITY OF THE PRODUCT MEET LOCAL SPECIFICATIONS AND ASTM C–478

PART 3–PERFORMANCE

3.1 GENERAL

THE STORMWATER QUALITY TREATMENT DEVICE SHALL REMOVE OIL AND SEDIMENT FROM STORMWATER.

3.3 TOTAL SUSPENDED SOLIDS

THE TREATMENT DEVICE SHALL BE CAPABLE OF REMOVING 80 PERCENT OF THE AVERAGE ANNUAL TOTAL SUSPENDED SOLIDS (TSS) LOAD WITHOUT SCOURING PREVIOUSLY CAPTURED POLLUTANTS.

DESIGN METHODOLOGIES SHALL PROVIDE CALCULATIONS SUBSTANTIATING REMOVAL EFFICIENCIES AND CORRELATION TO FIELD MONITORING RESULTS USING BOTH PARTICLE SIZE AND TSS REMOVAL EFFICIENCY.

ALL MANUFACTURES SHALL PROVIDE PERFORMANCE DATA THAT THE STORMWATER QUALITY TREATMENT SYSTEM DOES NOT SCOUR PREVIOUSLY CAPTURED POLLUTANTS BASED ON THE PARTICLE SIZE DISTRIBUTION SPECIFIED IN SECTION 3.5. PERFORMANCE DATA SHOULD BE LABORATORY TESTING WITH AN INITIAL SEDIMENT LOAD OF 50 PERCENT OF THE UNIT'S SEDIMENT CAPACITY AT AN OPERATING RATE OF 125% OR GREATER. PARTICLE SIZE DISTRIBUTION (PSD) FOR THE INITIAL SEDIMENT LOAD SHALL CONFORM TO TABLE 3.5.

3.4 FREE OIL

3.4.1 THE SEPARATOR MUST BE CAPABLE OF REMOVING 95 PERCENT OF THE FLOATABLE FREE OIL.

3.4.2 THE FIRST 16 INCHES (405 MM) OF HYDROCARBON STORAGE SHALL BE LINED WITH FIBERGLASS TO PROVIDE A DOUBLE WALL CONTAINMENT OF THE HYDROCARBON MATERIALS.

3.5 PARTICLE SIZE

3.5.1 THE SEPARATOR MUST BE CAPABLE OF TRAPPING FINE SAND, SILT, CLAY AND ORGANIC PARTICLES IN ADDITION TO LARGER SAND, GRAVEL PARTICLES AND SMALL FLOATABLES.

3.5.2 THE STORMWATER QUALITY TREATMENT DEVICE SHALL BE SIZED TO A SPECIFIC PARTICLE SIZE DISTRIBUTION THAT IS CLEARLY IDENTIFIED IN BOTH DIAMETER AND SPECIFIC GRAVITY. THE EXAMPLE BELOW IS A FINE PARTICLE SIZE THAT IS A COMMON PSD USED IN DESIGN OF WATER QUALITY DEVICES TO ENSURE PROPER DESIGN FOR CAPTURING SMALLER PARTICLES AND THE HIGH LOAD OF ASSOCIATED POLLUTANTS.

TABLE 3.5–PARTICLE SIZE DISTRIBUTION

AMOUNT	DIAMETER	SPECIFIC GRAVITY
20%	20 MICRON	1.3
20%	60 MICRON	1.8
20%	150 MICRON	2.2
20%	400 MICRON	2.65
20%	2000 MICRON	2.65

PART 4–EXECUTION

4.1 INSTALLATION

THE INSTALLATION OF THE PRE–CAST CONCRETE STORMWATER QUALITY TREATMENT DEVICE SHOULD CONFORM TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS FOR THE CONSTRUCTION OF MANHOLES. SELECTED SECTIONS OF A GENERAL SPECIFICATION THAT ARE APPLICABLE ARE SUMMARIZED BELOW.

4.2 EXCAVATION

4.2.1 EXCAVATION FOR THE INSTALLATION OF THE STORMWATER QUALITY TREATMENT DEVICE SHOULD CONFORM TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS.

4.2.2 THE STORMWATER QUALITY TREATMENT DEVICE SHOULD NOT BE INSTALLED ON FROZEN GROUND. EXCAVATION SHOULD ALLOW FOR ADEQUATE COMPACTION AROUND THE STRUCTURE. IF THE BOTTOM OF THE EXCAVATION PROVIDES AN UNSUITABLE FOUNDATION ADDITIONAL EXCAVATION MAY BE REQUIRED.

4.2.3 IN AREAS WITH A HIGH WATER TABLE, CONTINUOUS DEWATERING SHOULD BE PROVIDED TO ENSURE THAT THE EXCAVATION IS STABLE AND FREE OF WATER.

4.3 BACKFILLING

BACKFILL MATERIAL SHOULD CONFORM TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS. BACKFILL MATERIAL SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES (300 MM) IN DEPTH AND COMPACTED TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS.

4.4 WATER QUALITY DEVICE CONSTRUCTION SEQUENCE

4.4.1 THE CONCRETE WATER QUALITY DEVICE IS INSTALLED IN SECTIONS IN THE FOLLOWING SEQUENCE:
- AGGREGATE BASE
- BASE SLAB
- TREATMENT CHAMBER SECTION(S)
- TRANSITION SLAB (IF REQUIRED)
- BYPASS SECTION
- CONNECT INLET AND OUTLET PIPES
- RISER SECTION AND/OR TRANSITION SLAB (IF REQUIRED)
- MAINTENANCE RISER SECTION(S) (IF REQUIRED)
- FRAME AND ACCESS COVER

4.4.2 THE PRECAST BASE SHOULD BE PLACED LEVEL AT THE SPECIFIED GRADE. THE ENTIRE BASE SHOULD BE IN CONTACT WITH THE UNDERLYING COMPACTED GRANULAR MATERIAL. SUBSEQUENT SECTIONS, COMPLETE WITH GASKETED JOINT SEALS, SHOULD BE INSTALLED IN ACCORDANCE WITH THE PRECAST CONCRETE MANUFACTURER=S RECOMMENDATIONS.

4.4.3 ADJUSTMENT OF THE STORMWATER QUALITY TREATMENT DEVICE CAN BE PERFORMED BY LIFTING THE UPPER SECTIONS FREE OF THE EXCAVATED AREA, RE–LEVELING THE BASE, AND RE–INSTALLING THE SECTIONS. DAMAGED SECTIONS AND GASKETS SHOULD BE REPAIRED OR REPLACED AS NECESSARY. ONCE THE STORMWATER QUALITY TREATMENT DEVICE HAS BEEN CONSTRUCTED, ANY LIFT HOLES MUST BE PLUGGED WITH MORTAR.

4.5 DROP PIPE AND RISER PIPE

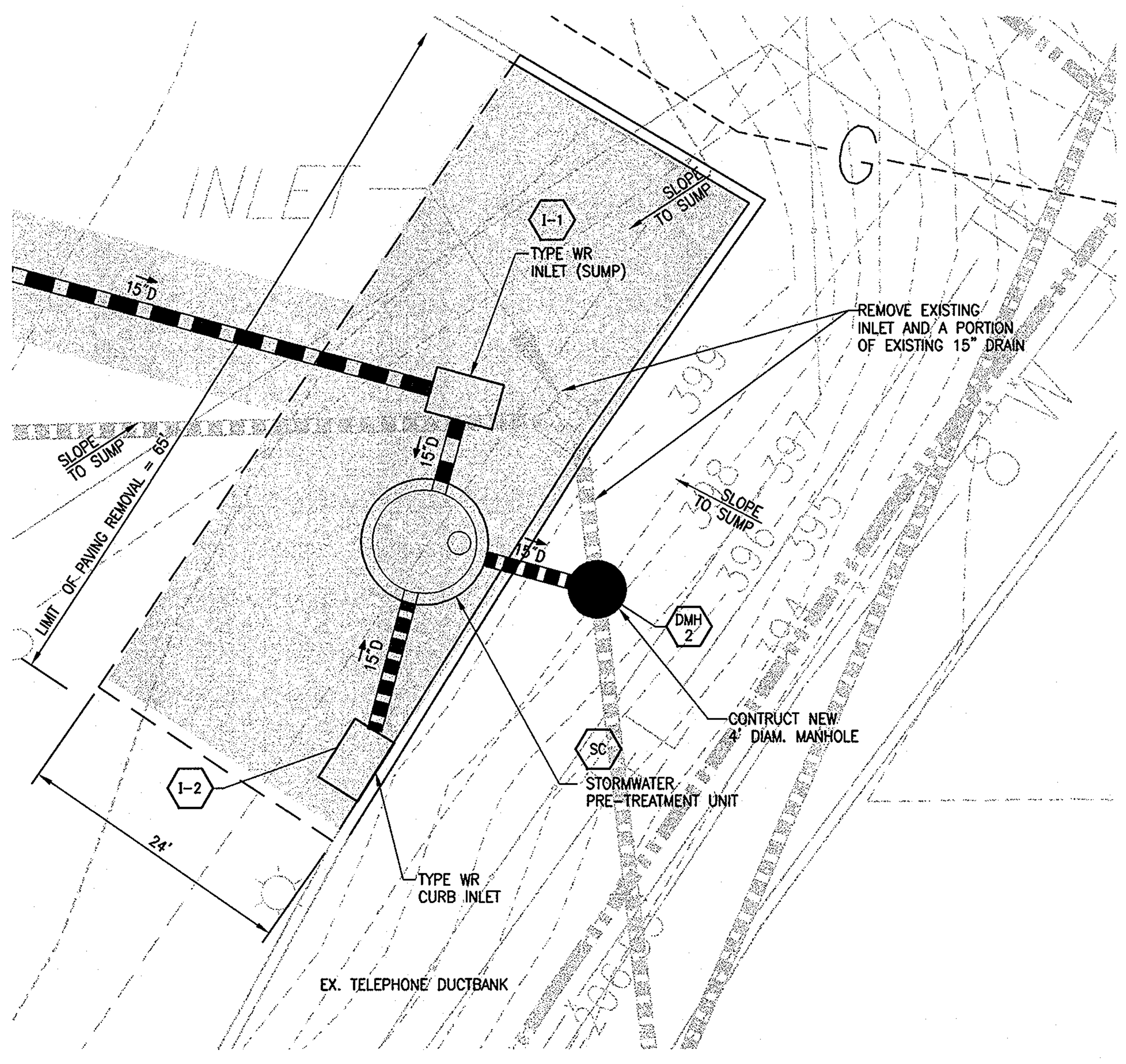
ONCE THE UPPER CHAMBER HAS BEEN ATTACHED TO THE LOWER CHAMBER, THE INLET DROP TEE, AND RISER PIPE MUST BE ATTACHED. PIPE INSTALLATION INSTRUCTIONS AND REQUIRED MATERIALS SHALL BE PROVIDED WITH THE INSERT.

4.6 INLET AND OUTLET PIPES

INLET AND OUTLET PIPES SHOULD BE SECURELY SET INTO THE UPPER CHAMBER USING NON–SHRINK GROUT OR APPROVED PIPE SEALS (FLEXIBLE BOOT CONNECTIONS, WHERE APPLICABLE) SO THAT THE STRUCTURE IS WATERTIGHT.

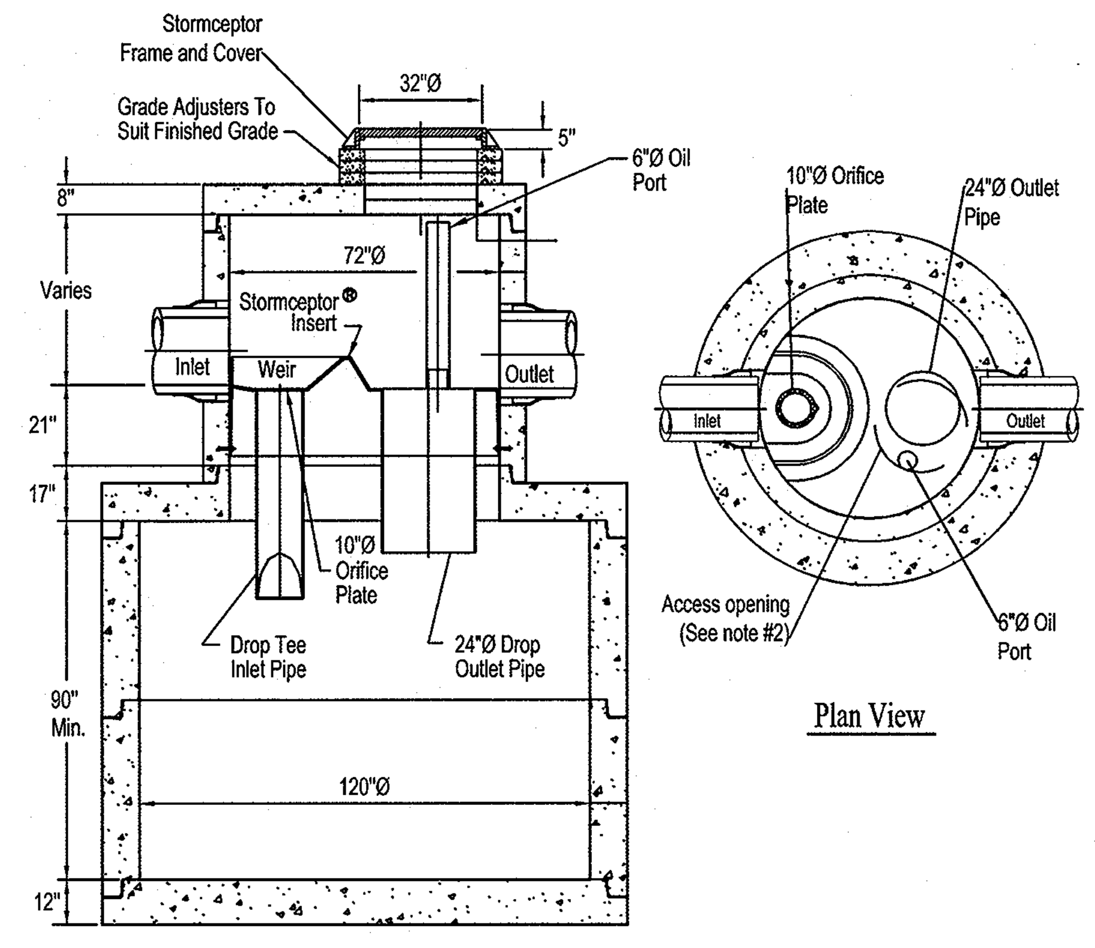
4.7 FRAME AND COVER OR FRAME AND GRATE INSTALLATION

THE GRADE ADJUSTMENT UNITS SHOULD BE LAID IN A FULL BED OF MORTAR WITH SUCCESSIVE UNITS BEING JOINED USING SEALANT RECOMMENDED BY THE MANUFACTURER. FRAMES FOR THE COVER SHOULD BE SET IN A FULL BED OF MORTAR AT THE ELEVATION SPECIFIED.



STORMWATER TREATMENT UNIT PLAN
SCALE: 1"=10'

STC 4800 Precast Concrete Stormceptor®
(4800 U.S. Gallon Capacity)



Section Thru Chamber

Plan View

Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

DEVELOPER

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
9250 BENDIX ROAD
COLUMBIA, MD 21045
PHONE: (410)313–2414

ADDRESS CHART

PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B–2
TAX ZONE	MAP 24

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/7/08
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08
DIRECTOR — DATE 1/11/08

OWNER

THOMAS J. O'DONNELL, JR.
O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043–4122
PHONE : 410–461–5000

NO.	DESCRIPTION	BY	DATE

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND — JEFFREY MARK — NO. 20821 — REGISTERED PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP–85–144

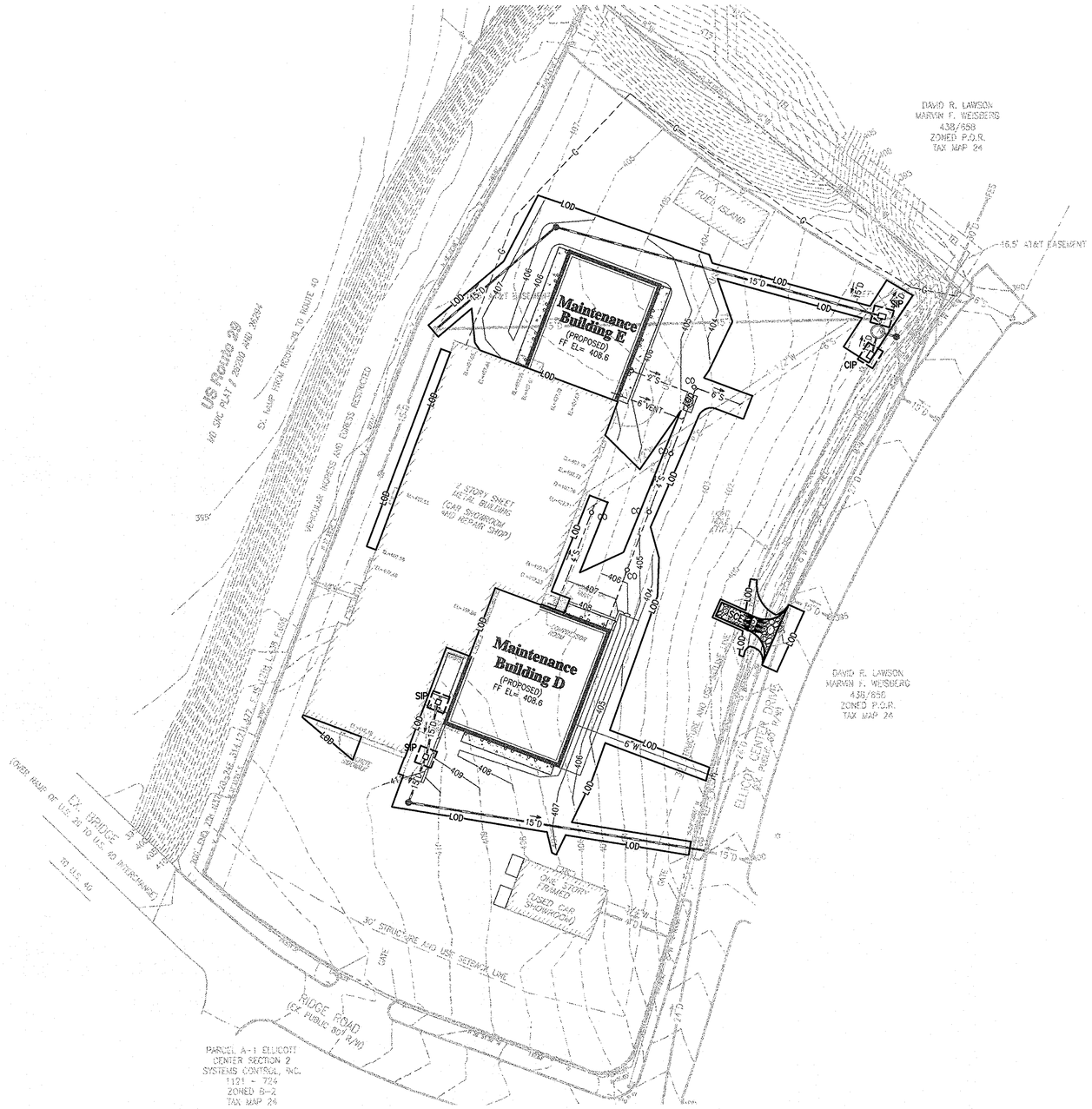
STORMCEPTOR DETAILS

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=50'

SHEET 9 OF 11
DES: JMS/RM
DRAWN: SJM
CHK: JMS

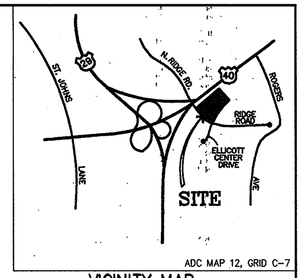
SDP–85–144

SDP-85-144



50' 0 50' 100'
1" = 50'-0"

N



VICINITY MAP
SCALE: 1"=2000'

LEGEND

GENERAL CIVIL / SITE

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN PIPE
- STORM DRAIN PIPE
- 345 CONTOUR
- CURB & GUTTER
- UGE ELECTRIC SERVICE
- 12"S SEWER LINE
- 6"W WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- CONCRETE PAD
- FIRE HYDRANT

EROSION AND SEDIMENT CONTROL

- LOD LIMIT OF DISTURBANCE
- CIP CURB INLET PROTECTION
- SIP STANDARD INLET PROTECTION
- SUMP PIT
- SCE STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA-NATURAL RESOURCES CONSERVATION SERVICE — DATE

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

John R Robertson — HOWARD SCD — 1/2/08 DATE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. NATURAL RESOURCES CONSERVATION SERVICE — DATE

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

John R Robertson — HOWARD SOIL CONSERVATION DISTRICT — 1/2/08 DATE

ENGINEER'S CERTIFICATE

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

SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) — DATE 12/20/07

JEFFREY M. STARUS

DEVELOPER'S CERTIFICATE

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

SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/7/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08

DIRECTOR — DATE 1/14/08

OWNER

THOMAS J. O'DONNELL, JR.
O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

NO.	DESCRIPTION	BY	DATE

DEVELOPER

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
9250 BENDIX ROAD
COLUMBIA, MD 21045
PHONE: (410)313-2414

ADDRESS CHART

PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND — JEFFREY DARIUS STARUS — No. 21082 — REGISTERED PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

EROSION AND SEDIMENT CONTROL PLAN

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: 1"=50'

SHEET 10 OF 11
DES: JMS/RM
DRAWN: SJM
CHK: JMS
SDP-85-144

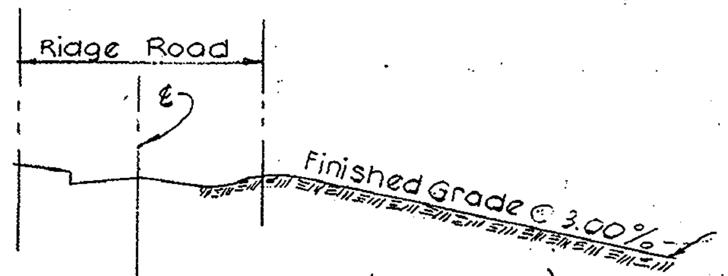
SDP-85-144

GENERAL NOTES

1) Total Area: 6.00 Acres ±
2) Zoned: B-2
3) Use: COUNTY MAINTENANCE FACILITY ⚠6
4) Total Number of Employees: 60
5) Report all discrepancies to the engineer immediately
6) Water and sewer layout shown on this plan is schematic only.
7) Proposed grades contours represent finished grades, contractor shall make allowances to subgrade for topsoil, paving and other surface finishes as required.
8) Contours & elevations are controls only. All grading is to be smooth and continuous.
9) Limits of work for excavation, grading, seeding and mulching shall be represented by undisturbed contours.
10) Minimum building set back restrictions from property lines and the R/W line of any public road or street to be in accordance with Howard County Zoning Regulations.
11) All on site roads and parking facilities shall be privately owned.
12) All construction materials and details shall be in accordance with the latest revisions of the Howard County Road Construction Code and Standard Specifications.
13) Tack Coat is required in accordance with Section C-31-4 of the Howard County Road Construction Code and Standard Specifications.
14) Base will be primed in accordance with C-30-3 as provided in the Howard County Road Construction Code and Standard Specifications.
15) See architectural drawings for building dimensions.
16) Public water and sanitary sewer facilities are to be provided.
17) Location of existing utilities is approximate only and is obtained from recorded drawings. Contractor shall notify all utility companies involved and locate all existing utilities to his own satisfaction before any connections are made.
18) All parking lot paving shall consist of 4" Bituminous Concrete Base, Band C-2 or G-3 and 1" Bituminous Concrete Surface Course, Band C-3.
19) All curbs to be Howard County Standard 7" Combination Curb & Gutter.
20) Existing curbs at entrances A, B & C to be removed; Tie proposed curblines to existing curb.
21) No fences or retaining walls shall be constructed on this site.
22) Related DPZ Plan File Number(s) : SDP-73-12. ⚠6
23) All outdoor lighting shall comply with the requirements of Zoning Section 134. ⚠6

LEGEND

1) Contours:
   Existing ---- 412 ---- (2' interval)
   Proposed ——409—— (1' interval)
2) Proposed Storm Drains
3) Bituminous Concrete Paving Section



ENTRANCE DETAIL (EXISTING)
SECTION A-A
Scale: H. 1"=50', V. 1"=5'

Fence Notes ⚠4

1. Chain Link fence sections to be 8' high per Ho. Co. Std. details, using black fusion coated materials.
2. Metal pickett fence sections to be 8' high Lafayette W/Pressed pointed tops. Gates in metal pickett fence to be matching materials.
3. For locations of utilities call 1-800-257-7777 or log on to http://www.miss utility.net/ltices/ 48 hours in advance of any work in this vicinity.

Landscape Notes ⚠4

1. Material may be shifted as necessary to avoid ex. conflicts such as manholes, water valves etc.
2. Quantities:

Qty.	Name	Sizes
ZS17	Zelkova Serrata "Green Vase"	2½-3" cal.
PK33	Prunus Serrata "Kwanzan" Kwanzan Cherry	8-10' Ht.
LC56	Cupressocyparis Leylandii Leyland cypress	6'-8' Ht.

ADDRESS CHART ⚠6	
PARCELS NO.	1042
STREET ADDRESS	8800 N. RIDGE-ROAD
ZONE	B-2
TAX ZONE	MAP 24

PARCEL A-1
ELLICOTT CENTER
SECTION 2
ZONED B-2
SYSTEMS CONTROL, INC.
1121-724

⚠3 PARKING TABULATION ⚠5

PARKING REQUIRED:

EXISTING BUILDINGS (38,750 SF)
COMPRESSOR ROOM - 99 SF, TOTAL BUILDING AREA = 38,849 SF
VEHICLE SERVICE: 3SP + 3SP/BAY @ 28 BAYS = 87 SP TOTAL

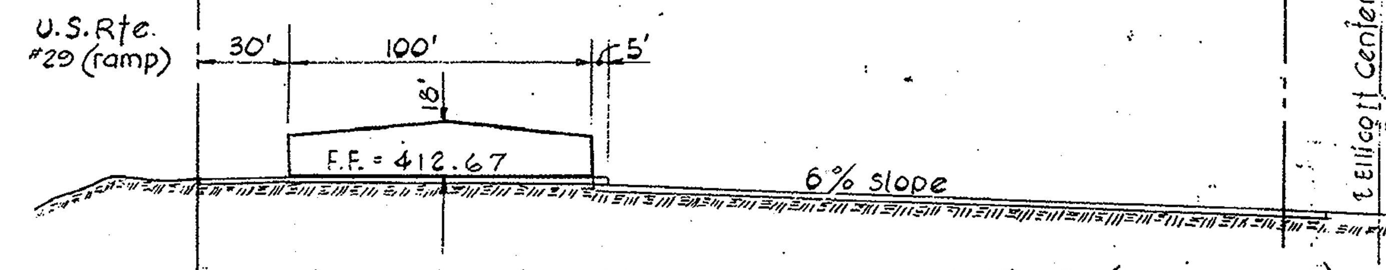
PARKING PROVIDED:

88 SP

Note: No parking to be allowed on public roads. Gasoline sales will be for in-house use only.

⚠4 Setback Notes

1. A setback reduction to a 0' setback for the 8' high metal fence from property lines and public road R/W lines was adopted by the County Council under Resolution, CR No. 42-2006 on May 1, 2006.
2. The State Highway Administration by letter dated 6/27/06 agreed to allow the metal fence within the SHA Maryland Route 40 right-of-way.



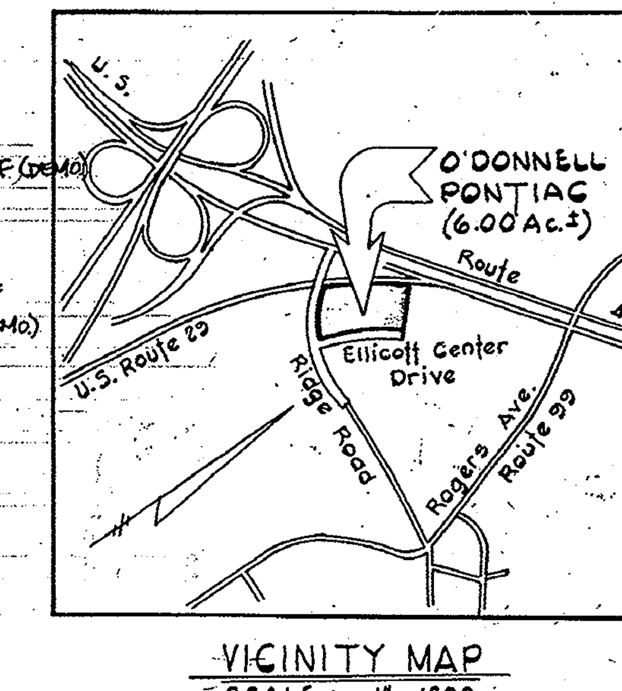
SCHEMATIC BUILDING PROFILE (EXISTING)
Along ℄ entrance, looking Northeast - Scale 1"=50'

INDEX OF DRAWINGS ⚠6

TITLE SHEET	1	OF	11
EXISTING CONDITIONS PLAN	2	OF	11
DEMOLITION PLAN	3	OF	11
SITES PLAN	4	OF	11
STAKEOUT PLAN	5	OF	11
SITE DETAILS PLAN	6	OF	11
STORM DRAINS PLAN	7	OF	11
SWM PLAN AND DETAILS	8	OF	11
STORMCEPTOR PLAN AND DETAILS	9	OF	11
EROSION AND SEDIMENT CONTROL PLAN	10	OF	11
EROSION AND SEDIMENT CONTROL NOTES	11	OF	11

BUILDING ADDITIONS ⚠5

PART A	
EXISTING BUILDING	7,120 SF
EXISTING MEZZANINE	UNKNOWN SF (DEMO)
NEW MEZZANINE	3,080 SF
PARTS B AND C	
EXISTING BUILDING	30,452 SF
EXISTING ADDITION	142 SF (DEMO)
NEW ADDITION	100 SF
EXISTING MEZZANINE	4,000 SF
NEW MEZZANINE	1,970 SF
TOTAL EXISTING SF	41,572 SF
⚠6 TOTAL NEW SF	~~5,008 SF~~ 25,008 SF
PARTS D AND E	
MAINTENANCE BLDG D	11,920 SF
⚠6 MAINTENANCE BLDG E	8,080 SF



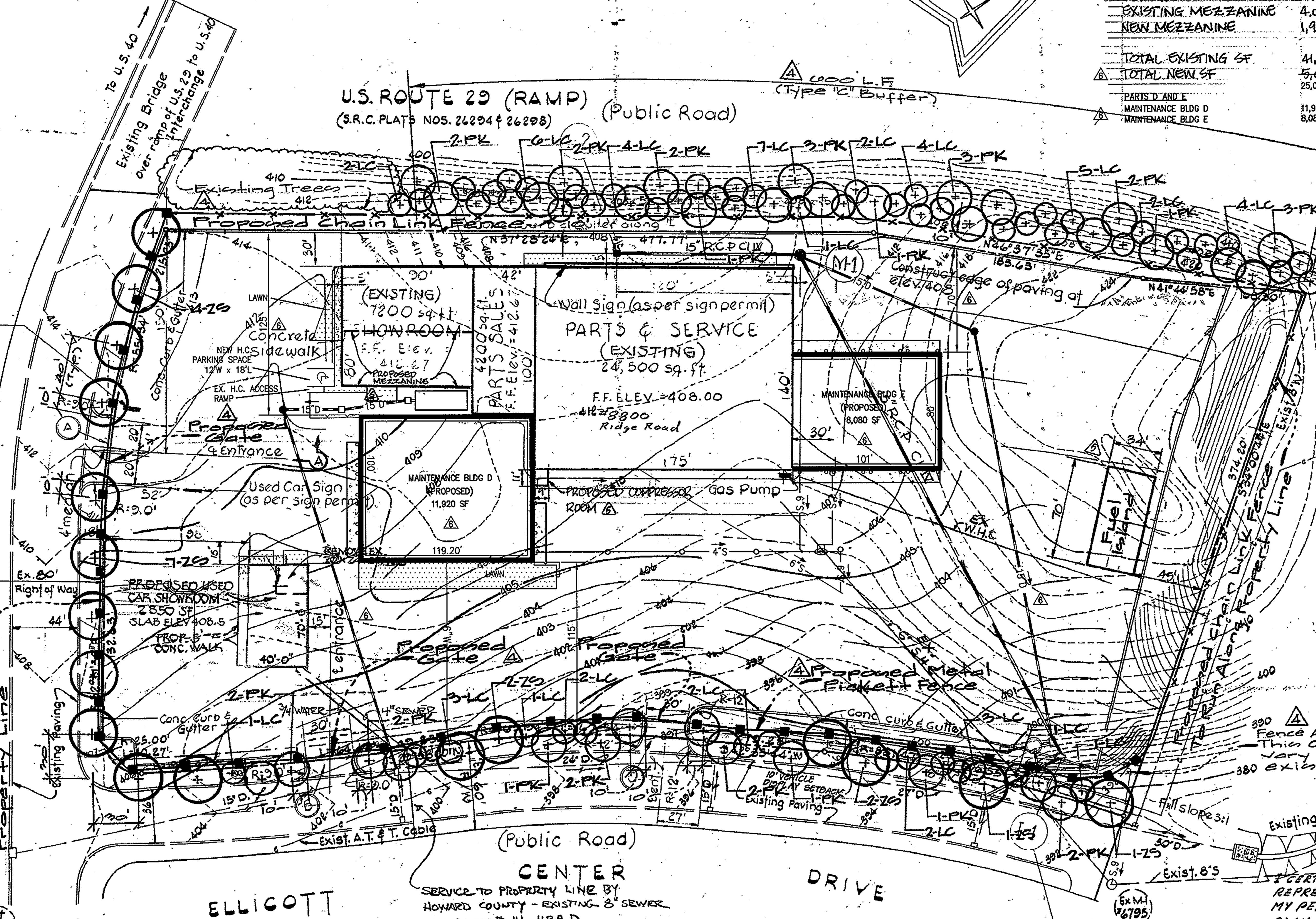
VICINITY MAP
SCALE: 1" = 1200

REVISION ⚠5 ONLY 10/5/06
REVISED BUILDING USE AND PARKING TABULATION. ADD COMPRESSOR ROOM AND MEZZANINE, FUEL ISLAND DIMENSIONS AND BUILDING ADDITIONS SUMMARY.

JEFFREY M. STAMM, #20821
FOR REVISION 5 ONLY
GANNETT FLEMING, INC.

REVISION ⚠6 ONLY 11/7/07
REVISED BUILDING ADDITION TABULATION. ADDED MAINTENACE BUILDING ADDITIONS D AND E SITE IMPROVEMENTS SUPPLEMENTARY DRAWINGS 1 THRU 11 OF 11.

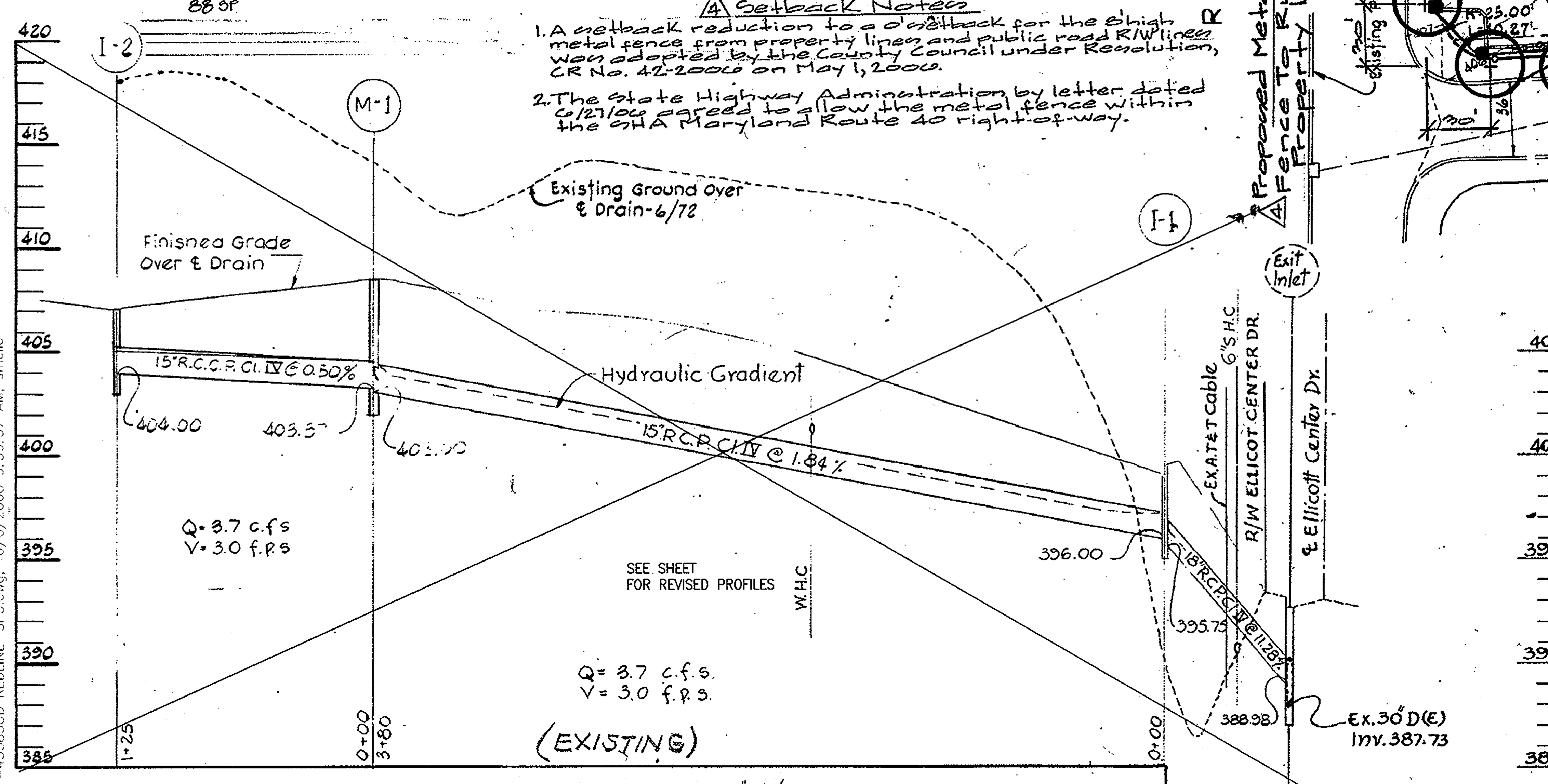
FOR REV. #6 ONLY



Property of
DAVID R. LAWSON
MARVIN F. WEISBERG
W.H.H. 438/658

ZONED P.O.R.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-85



STORM DRAIN PROFILES Scale: Horiz 1" = 50', Vert. 1" = 5'

Property of
DAVID R. LAWSON
MARVIN F. WEISBERG
W.H.H. 438/658

ZONED P.O.R.

PLAN

Scale 1" = 50'

Revision Notes: ⚠4
Add landscaping around perimeter of site. Add metal pickett and chain link fence around perimeter of site. Add Fence, Landscape & setback Notes.

NOTE: ⚠3 THIS SITE DEVELOPMENT PLAN IS SUPERSEDED BY THE SITE DEVELOPMENT PLAN ON SHEET 2 OF 3. SEE SHEET 3 OF 3 FOR ADDITIONAL SITE DETAILS.

✳ NOTE: REVISIONS BY HUDKINS ASSOC., INC. 2-1-85
1. ADD USED CAR SHOWROOM AND UTILITY CONNECTIONS
2. REVISE PARKING CALCULATIONS

NOTES: ⚠3
1. IN ACCORDANCE WITH SECTION 119.D.2.a, MOTOR VEHICLES FOR SALE OR STORAGE SHALL NOT BE LOCATED WITHIN 30 FEET OF THE RIDGE ROAD AND ROUTE 29 (RAMP)/ U.S. ROUTE 40 R/W LINES OR BE LOCATED WITHIN 10 FEET OF THE ELLICOTT CENTER DRIVE R/W LINE, WITH THE EXCEPTION OF THE NEW AND USED CAR AREAS THAT WERE INDICATED ON APPROVED SDP-73-12.
2. UNREGISTERED MOTOR VEHICLES SHALL NOT BE DISPLAYED/PARKED/LOCATED ON OR WITHIN ANY OF THE ADJACENT PUBLIC ROAD R/W'S.

SEDIMENT CONTROL MEASURES TO BE DETERMINED IN FIELD BY SEDIMENT CONTROL INSPECTOR.

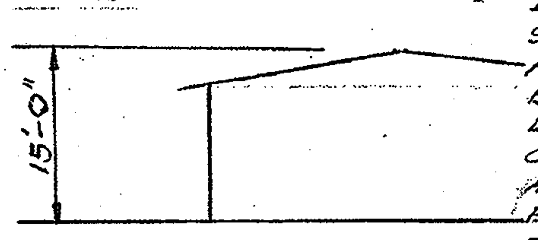
ARTHUR E. MUEGGE #8707
FOR REVISION #3 BY
RIEMER MUEGGE & ASSOCIATES, INC.

(EXISTING)
STRUCTURE SCHEDULE

NO.	TYPE	INVERT IN	INVERT OUT	TOP ELEV.	REMARKS
I-2	S	404.00	404.00	407.00	STD. DETAILS #SDD-43
I-1	Dbl. S Comb	396.00	395.75	399.50	STD. DETAILS #SDD-47
M-1	B	403.37	403.00	408.50	STD. DETAILS #SDD-9

⚠3 REVISED: ADDED DISPLAY ISLANDS AND NOTES. REV. PARKING TABULATION. 2-11-00.
REVISED: SEWER & WATER SERVICE JULY 9, 1990

(For Rev. #4 only)



BUILDING ELEVATION FOR USED CAR SHOWROOM

ENGINEER

I CERTIFY THAT THIS PLAN FOR DEVELOPMENT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRIC OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. 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 SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.

Thomas J. O'Donnell, Jr.

ORIGINAL SITE DEVELOPMENT PLAN SDP-73-12
PREPARED BY PURDUM & JESCHKE - CONSULTING ENGINEERS

REVISIONS BY HUDKINS ASSOCIATES, INC
SURVEYORS & ENGINEERS
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
828-9060

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD S.C.D.
HOWARD SCD 4/2/85 DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE 4/2/85 DATE

APPROVED: For public water, public sewerage, storm drainage systems and public roads. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR 9-3-85 DATE
CHIEF, BUREAU OF ENGINEERING 4-3-85 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR 4-9-85 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION 4/9/84 DATE

OWNER THOMAS J. O'DONNELL, JR. ⚠6
O'DONNELL REALTY CO. LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

APPROVED: For public water & public sewerage systems. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER 4-8-85 DATE

REVISED SITE DEVELOPMENT PLAN

REVISION TO ~~SDP 73-12~~ SDP 85-144
⚠4

Howard County Maintenance Building

FORMERLY O'DONNELL PONTIAC
2nd. ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE : 1" = 50' ⚠6
MARCH 11, 1985
TAX MAP 24, GRID 6, PARCEL 1046 SHEET 1 OF 11
SDP-85-144 6420

STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	ACRES
AREA DISTURBED	ACRES
AREA TO BE ROOFED OR PAVED	ACRES
AREA TO BE VEGETATIVELY STABILIZED	ACRES
TOTAL CUT	CU. YDS.
TOTAL FILL	CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION:	

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.
2. THE CONTRACTOR SHALL CONTACT THE HOWARD SOIL CONSERVATION DISTRICT AT LEAST 7 DAYS PRIOR TO BEGINNING EARTH DISTURBANCE ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1-800-257-7777 FOR THE LOCATION OF ALL PUBLIC AND PRIVATE UTILITY LINES. PIPES, CABLES AND ASSOCIATED FEATURES AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION WORK. NO WORK MAY BEGIN WITHOUT CLEAR UTILITY MARKINGS.
4. INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS.
5. THE CONTRACTOR SHALL ESTABLISH THE LIMIT OF DISTURBANCE LINE AND CLEARLY IDENTIFY THE LIMIT IN THE FIELD. NO DISTURBANCE OUTSIDE THE LOD SHALL OCCUR WITHOUT PRIOR AUTHORIZATION.
6. STAKOUT STRUCTURE LOCATIONS.
7. CONSTRUCT NEW STORM DRAIN, INLETS, STORMCEPTOR AND NEW STORM DRAIN MANHOLE CONNECTION TO EXISTING STORM DRAIN.
8. INSTALL INLET PROTECTION AT NEW INLETS.
9. REMOVE EXISTING PAVING TO BE DEMOLISHED.
10. EXCAVATE FOR STRUCTURE CONSTRUCTION.
11. CONSTRUCT NEW UTILITIES.
12. CONSTRUCT NEW BUILDINGS.
13. INSTALL PAVING.
14. CONSTRUCT BIORETENTION FACILITY.
15. STABILIZE ALL DISTURBED AREAS.
16. AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED – APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS/ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ. FT.)
2. ACCEPTABLE – APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING – FOR THE PERIODS MARCH 1 – APRIL 30, AND AUGUST 1 – OCTOBER 15, SEED WITH 60 LBS/ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 – JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS/ACRE (.05 LBS/1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 – FEBRUARY 28, PROTECT SITE BY:

OPTION 1 – TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.
OPTION 2 – USE SOD.
OPTION 3 – SEER: WITH 60 LBS/ACRE KENTUCKY 30 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING – APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPE 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE – INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

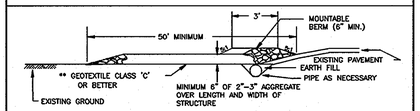
SOIL AMENDMENTS: APPLY 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.).

SEEDING: FOR PERIODS MARCH 1 – APRIL 30 AND FROM AUGUST 15 – OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ. FT.) FOR THE PERIOD MAY 1 – AUGUST 14, SEED WITH 3 LBS/ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ. FT.) FOR THE PERIOD NOVEMBER 16 – FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

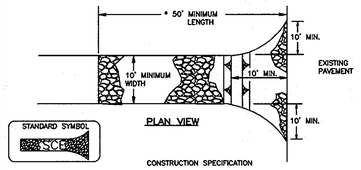
MULCHING: APPLY 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPE 8 FT. OR HIGHER, USE 348 GAL. PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STABILIZED CONSTRUCTION ENTRANCE



PROFILE



PLAN VIEW

STANDARD SYMBOL: SCE

CONSTRUCTION SPECIFICATION

1. LENGTH – MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
2. WIDTH – 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. **THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE – CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

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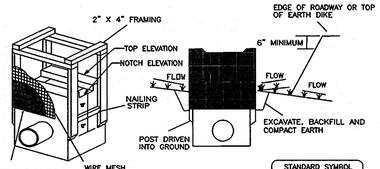
DETAIL 23A – STANDARD INLET PROTECTION



MAX. DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: SIP

Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.
2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
4. Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

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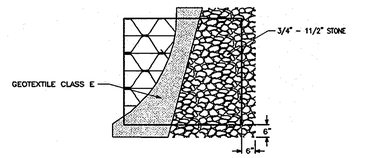
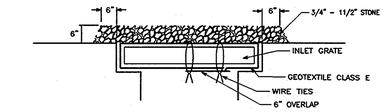
DETAIL 23B – AT GRADE INLET PROTECTION



PLAN/CUT AWAY VIEW



CROSS SECTION

STANDARD SYMBOL: AGIP

MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
2. Place 3/4" to 1 1/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

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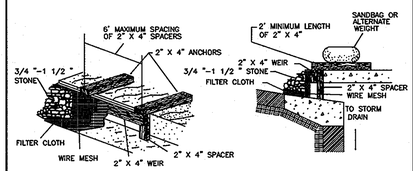
CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: CIP

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).
4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

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ENGINEER'S CERTIFICATE

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

SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) — DATE 12/20/07

JEREMY M. STAHM

DEVELOPER'S CERTIFICATE

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

SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) — DATE

DEVELOPER

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
9250 BENDIX ROAD
COLUMBIA, MD 21045
PHONE: (410)313-2414

ADDRESS CHART

PARCELS NO.	1042
STREET ADDRESS	8800 RIDGE ROAD
ZONE	B-2
TAX ZONE	MAP 24

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. NATURAL RESOURCES CONSERVATION SERVICE — DATE

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 1/2/08

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/2/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/08

DIRECTOR — DATE 1/11/08

OWNER

THOMAS J. O'DONNELL, JR.
O'DONNELL REALTY CO., LLP
8800 RIDGE ROAD
ELLICOTT CITY, MD 21043-4122
PHONE : 410-461-5000

NO.	DESCRIPTION	BY	DATE

Gannett Fleming
4701 MOUNT HOPE DRIVE
SUITE A
BALTIMORE, MARYLAND 21215

STATE OF MARYLAND — JEFFREY MARK STAHM — No. 22002 — REGISTERED PROFESSIONAL ENGINEER

HOWARD COUNTY MAINTENANCE FACILITY
FORMERLY O'DONNELL PONTIAC
REVISED SITE DEVELOPMENT PLAN
REVISION TO SDP-85-144

EROSION AND SEDIMENT CONTROL NOTES

SECOND ELECTION DISTRICT — HOWARD COUNTY, MD
DATE: 11/7/07 — TAX MAP 24, GRID 6, PARCEL 1042 — SCALE: NONE

SHEET 11 OF 11
DES: JMS/RM
DRAWN: SJM
CHK: JMS
SDP-85-144

SDP-85-144