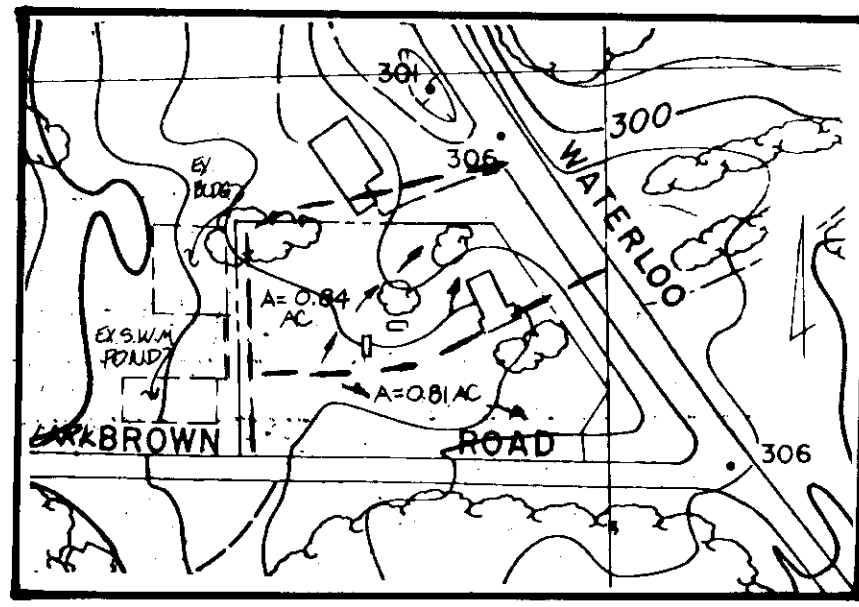
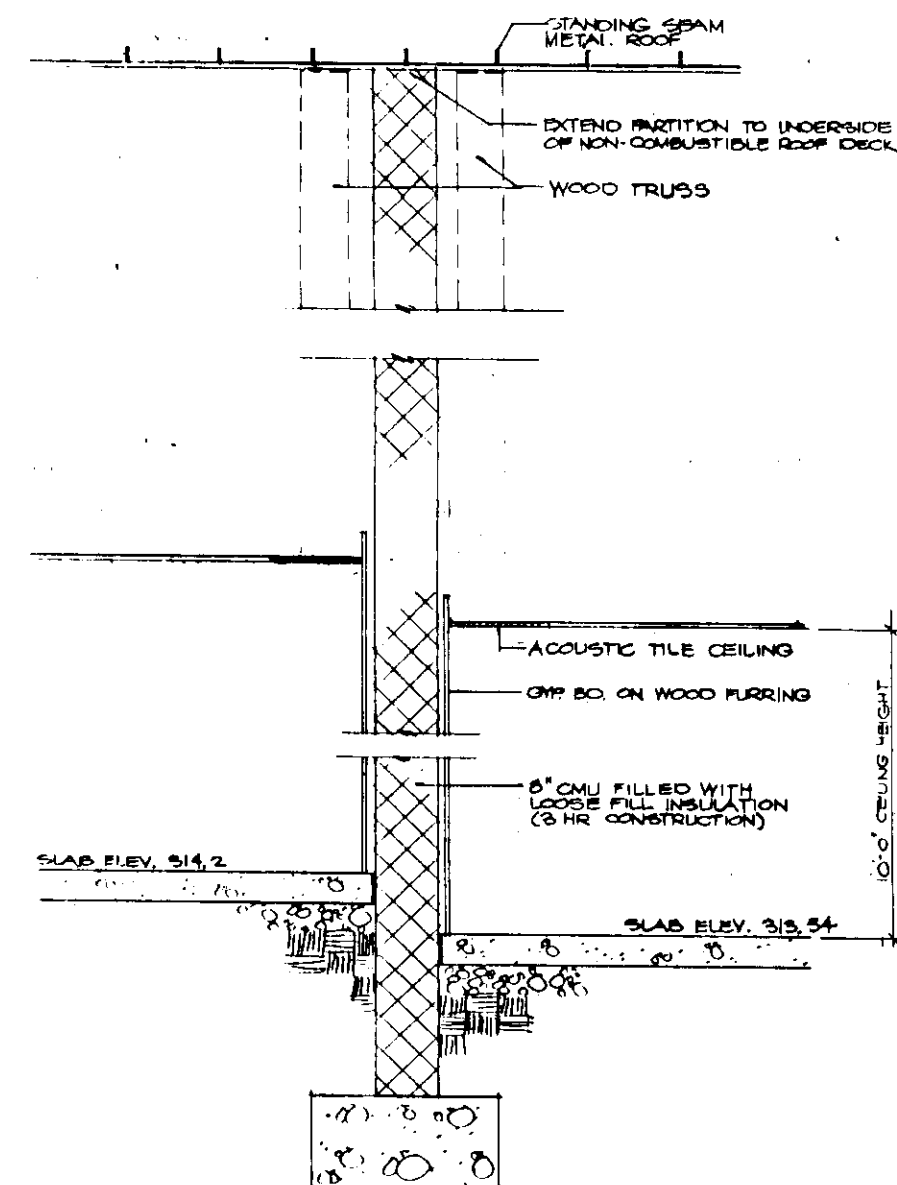


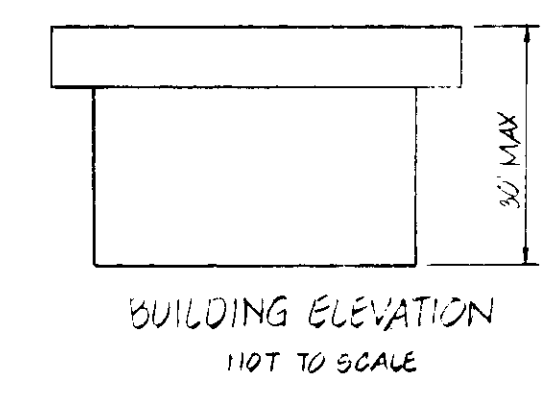
SOIL	DEPTH	SOIL	DEPTH	SOIL	DEPTH
CLAY TO YELLOW BROWN SANDY LOAM MOIST, FIRM (SM-SC)	0.0	BROWN SILTY CLAY LOAM MOIST, STIFF (CL)	0.5	BROWN SANDY CLAY LOAM DAMP, STIFF (CL)	1.0
YELLOW BROWN SANDY LOAM MOIST TO DAMP, FIRM (SM-SC)	1.0	MOTTLED LIGHT GRAY GRAY AND TAN SANDY CLAY LOAM DAMP, HARD TO FIRM (CL)	3.3	YELLOW BROWN TO LIGHT GRAY AND LIGHT TAN SANDY LOAM DAMP, FIRM (SM-SC)	3.2
LIGHT GRAY YELLOW AND LIGHT TAN CLAY LOAM DAMP, VERY STIFF (CL)	7.6	YELLOW BROWN WITH LIGHT GRAY SANDY LOAM DAMP DENSE (SM-SC)	8.0	LIGHT GRAY WITH TAN TO YELLOW BROWN SANDY LOAM MOIST TO SATURATED, FIRM (SM-SC)	8.0
LIGHT TAN GRAY YELLOW AND ORANGE SANDY LOAM NET, DENSE (SM-SC)	11.0	LIGHT GRAY AND YELLOW SANDY CLAY LOAM MOIST FIRM (CL)	12.0		
WATER @ 14.0'		WATER @ 15.0'		WATER @ 12.5'	



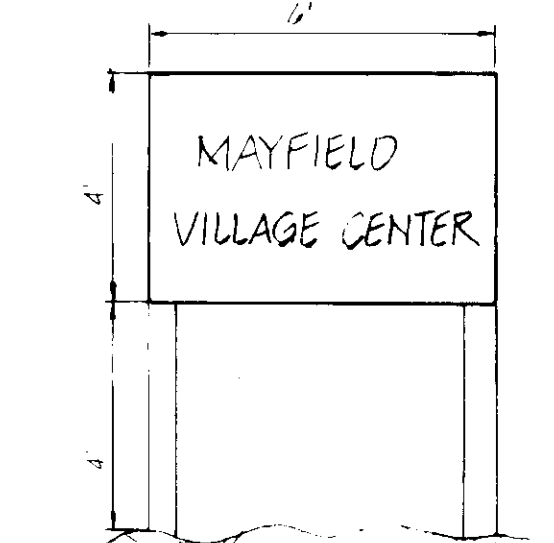
DRAINAGE AREA MAP  
SCALE: 1" = 200'



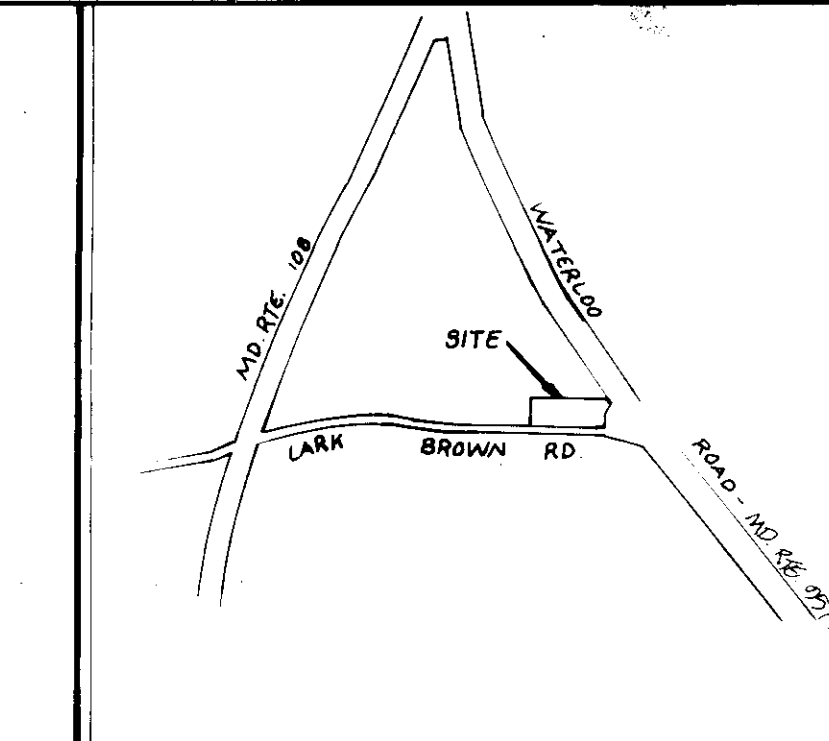
DETAIL PARTY WALL  
NOT TO SCALE



BUILDING ELEVATION  
1/10\"/>



DETAIL FOR SIGN  
NOT TO SCALE



VICINITY MAP  
SCALE: 1" = 800'

GENERAL NOTES

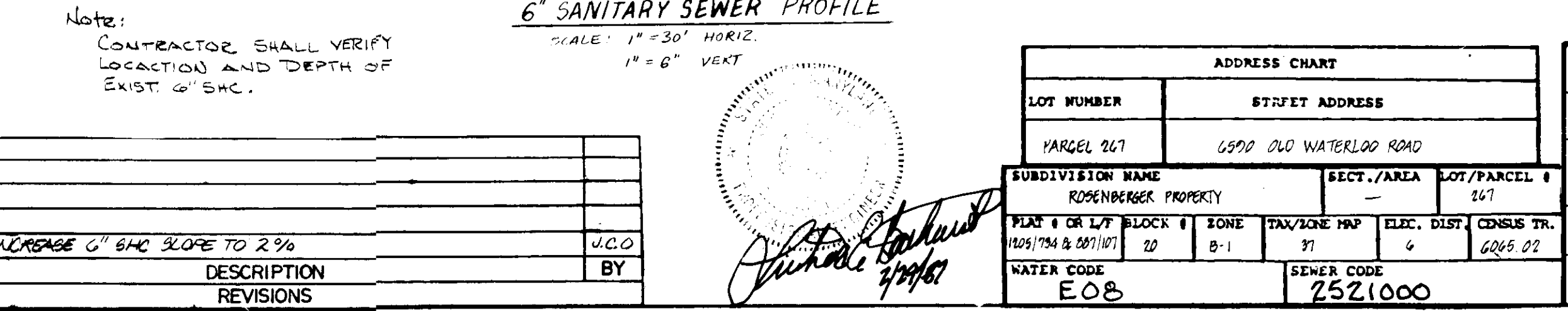
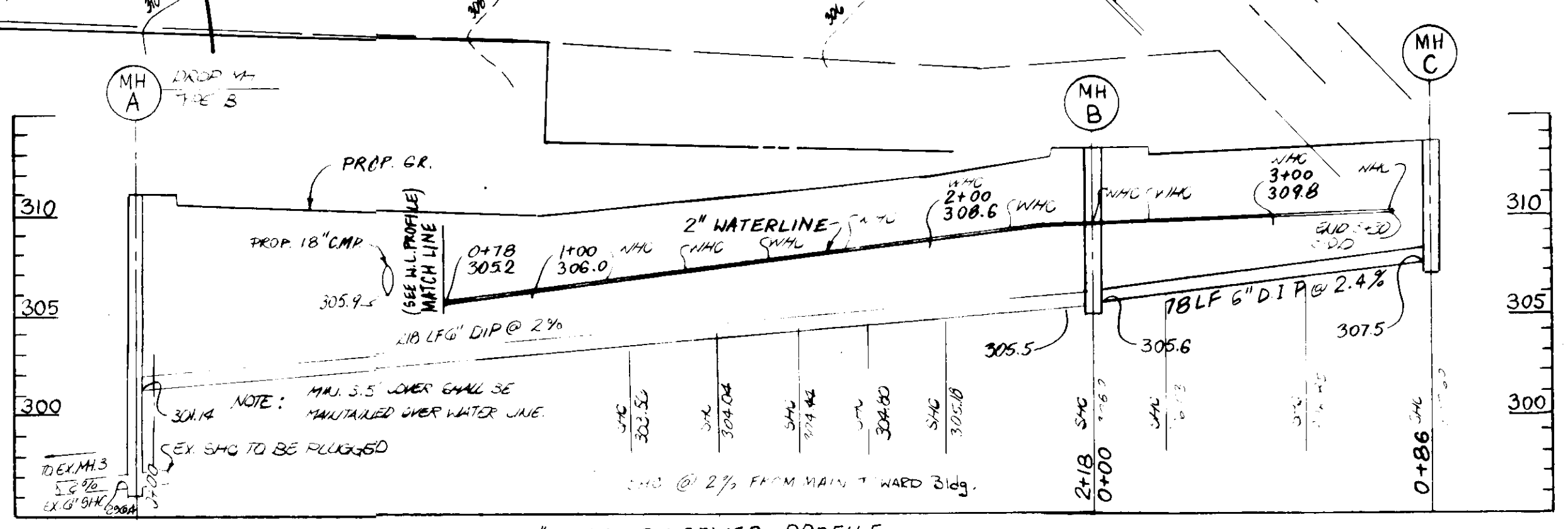
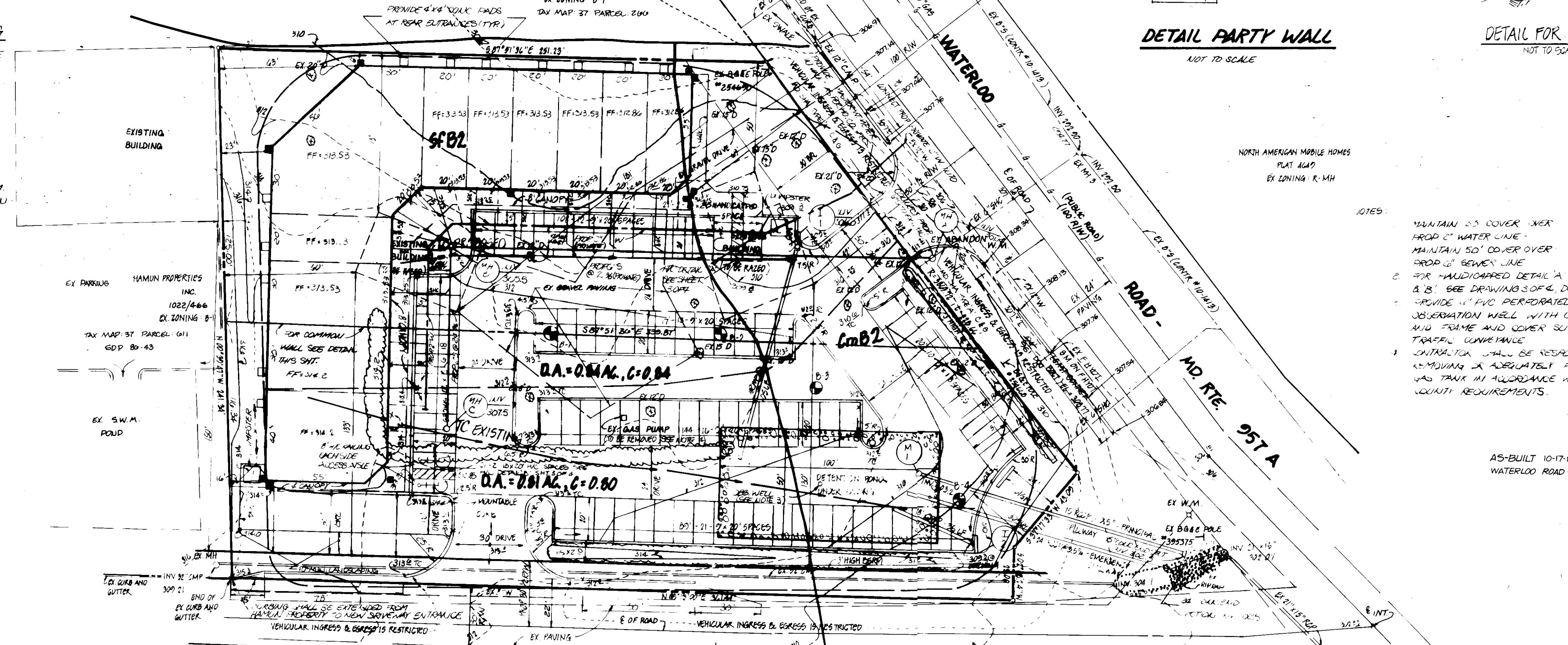
- TAX MAP 37, PARCEL 267
- DEED REFERENCE 1205/134 AND 087/107
- EX ZONING B-1
- PROPOSED SITE USE: SHOPPING CENTER
- PUBLIC WATER AND PUBLIC SEWERAGE ARE TO BE UTILIZED
- AREA OF SITE: 1.811 AC
- ALL ON-SITE DRIVEWAYS AND PARKING AREAS ARE PRIVATE
- WATERLOO ROAD AND LARK BROWN ROAD ARE EXISTING PUBLIC ROADS
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS
- ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK
- CONTRACTOR TO NOTIFY MISS UTILITY AT 1-599-0000 AT LEAST FIVE DAYS PRIOR TO BEGINNING CONSTRUCTION
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 702-7072
- ALL EXTERIOR LIGHTING SHALL BE REFLECTED DIRECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY
- ALL EXTERIOR LIGHTING SHALL BE STANDARD 1" COMB CURB AND BUTTER UNLESS OTHERWISE NOTED
- PROF. ROAD REPAIRS ARE NOT ALLOWED UNLESS BY PERMITS
- FOR LANDSCAPING PLAN SEE DRAWING 4 OF 6
- FOR LIMIT OF SUBMISSIONS SEE DRAWING 2 OF 6 SETBACK CONTROL PLAN

SITE ANALYSIS

- AREA OF PARCEL 78,887 SQ. FT. OR 1.811 AC.
- EX ZONING B-1
- FLOOR SPACE: RETAIL 17,000 SQ. FT.
- NUMBER OF EMPLOYEES: 30
- PARKING TABULATIONS: REQUIRED 19 SPACES PER 200 SQ. FT. 17,000 = 200 = 85 SPACES PROVIDED 85 SPACES (INCLUDING 4 HANDICAPPED)
- OPEN SPACE: REQUIRED 20% = 1.811 AC = 0.362 AC PROVIDED 7,500 SQ. FT. OR 22%
- BUILDING COVERAGE: 17,000 SQ. FT. OR 21.5%
- LANDSCAPE AREAS: 13.5%
- TOTAL AREA OF THE PARKING LOTS: 34,900 SQ. FT. AREA OF LANDSCAPED ISLANDS: 4,250 SQ. FT. % OF PARKING LOT = 12.19% > 5.0% MIN.

PRIVATE WATER MAIN SIZING

LOCATIONS	SIIZES	UNITS	UNITS
2 1/2" DIA. TRAIL	1	54	
2 1/2" DIA. TRAIL	1	9	
MIDDLE 2" DIA. TRAIL	1	2	
1 1/2" DIA. TRAIL	1	16	
1 1/2" DIA. TRAIL	1	1	
1 1/2" DIA. TRAIL	1	3	
TOTAL	BTFL		
	DEMAND = 40 GPM		
	50" DIA. WATER MAIN		
	1.4 L PFS		



REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE: 1-31-87

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. DATE: 1-31-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. DATE: 8-7-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING. DATE: 8-11-87

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. DATE: 8-5-87

APPROVED ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE: 7-13-87

DEVELOPER'S CERTIFICATE  
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.  
DATE: 12/3/87

ENGINEER'S CERTIFICATE  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
DATE: 7/21/87

DATE	DESCRIPTION	BY
8-5-87	INCREASE 6" SMC SLOPE TO 2%	J.C.O.

LOT NUMBER	STREET ADDRESS
PARCEL 267	6500 OLD WATERLOO ROAD

ADDRESS CHART										
<table border="1"> <tr> <td>PLAN # OR L/F BLOCK #</td> <td>ZONE</td> <td>TAX/ZONE MAP</td> <td>ELEC. DIST.</td> <td>CONSL. TR.</td> </tr> <tr> <td>1025/134 &amp; 087/107</td> <td>B-1</td> <td>37</td> <td>6</td> <td>6045 02</td> </tr> </table>	PLAN # OR L/F BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CONSL. TR.	1025/134 & 087/107	B-1	37	6	6045 02
PLAN # OR L/F BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CONSL. TR.						
1025/134 & 087/107	B-1	37	6	6045 02						

WATER CODE	SEWER CODE
E08	2521000

TITLE	PROJECT
SITE DEVELOPMENT PLAN	MAYFIELD VILLAGE CENTER

LOCATION	TAX MAP	PARCEL	DEED REF.
TAX MAP 37	PARCEL 267	DEED REF. 1205/134 & 087/107	

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
1" = 30'	WN	J.C.O.	WN	DEC, 1986

OWNER & DEVELOPER  
ROBERT ROSENBERG  
1050 WATERLOO ROAD  
BLURIDGE, MARYLAND 21227

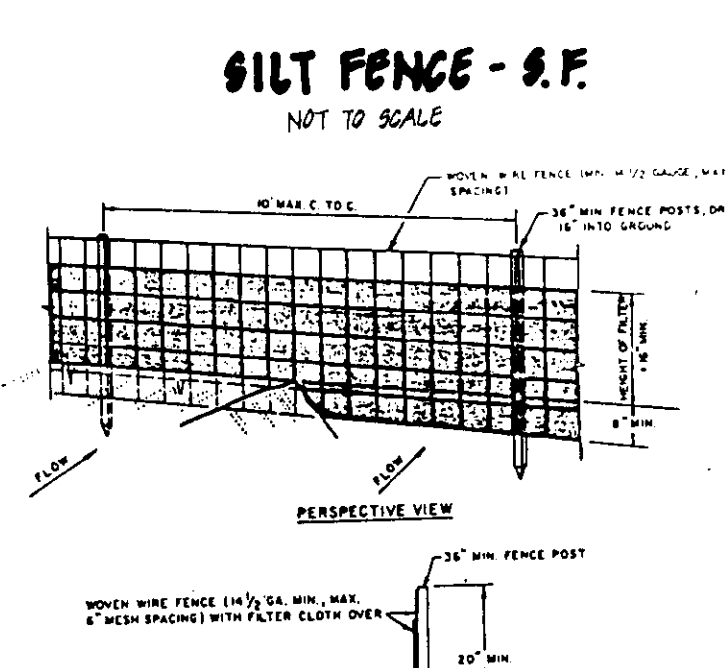
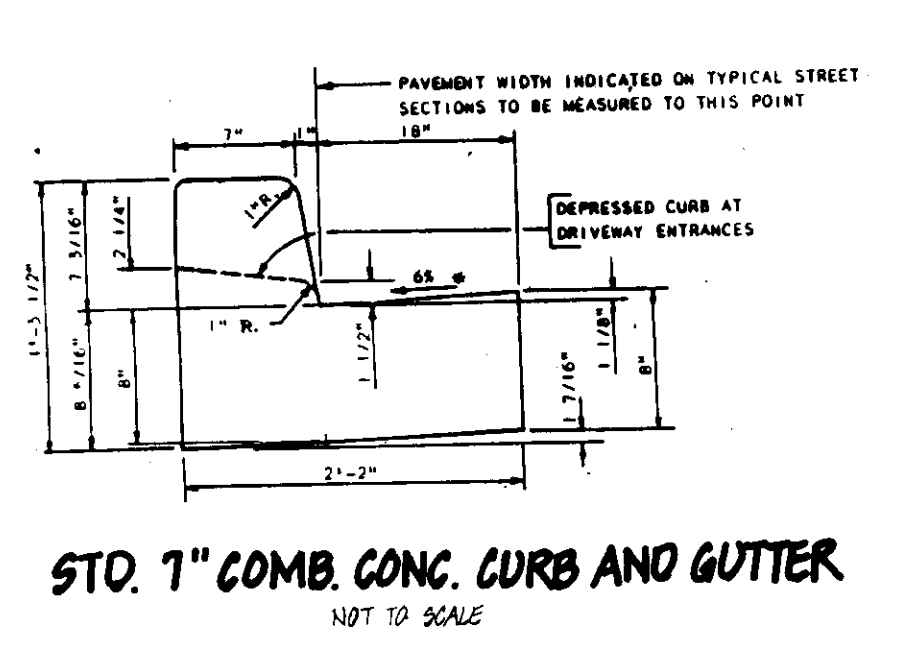
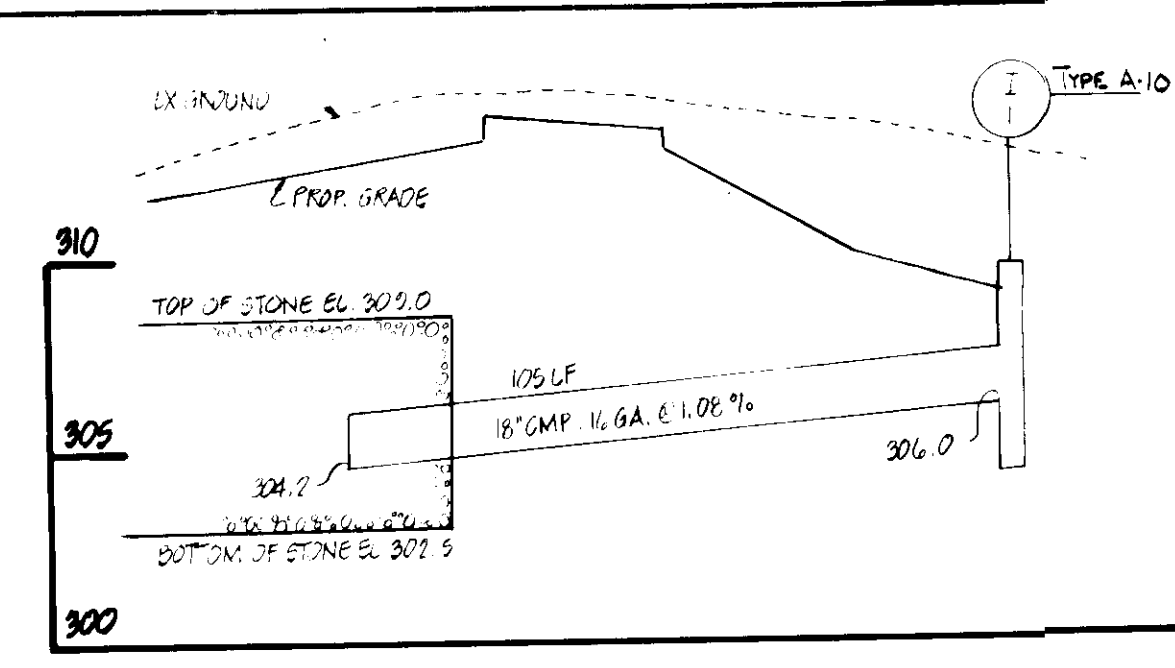
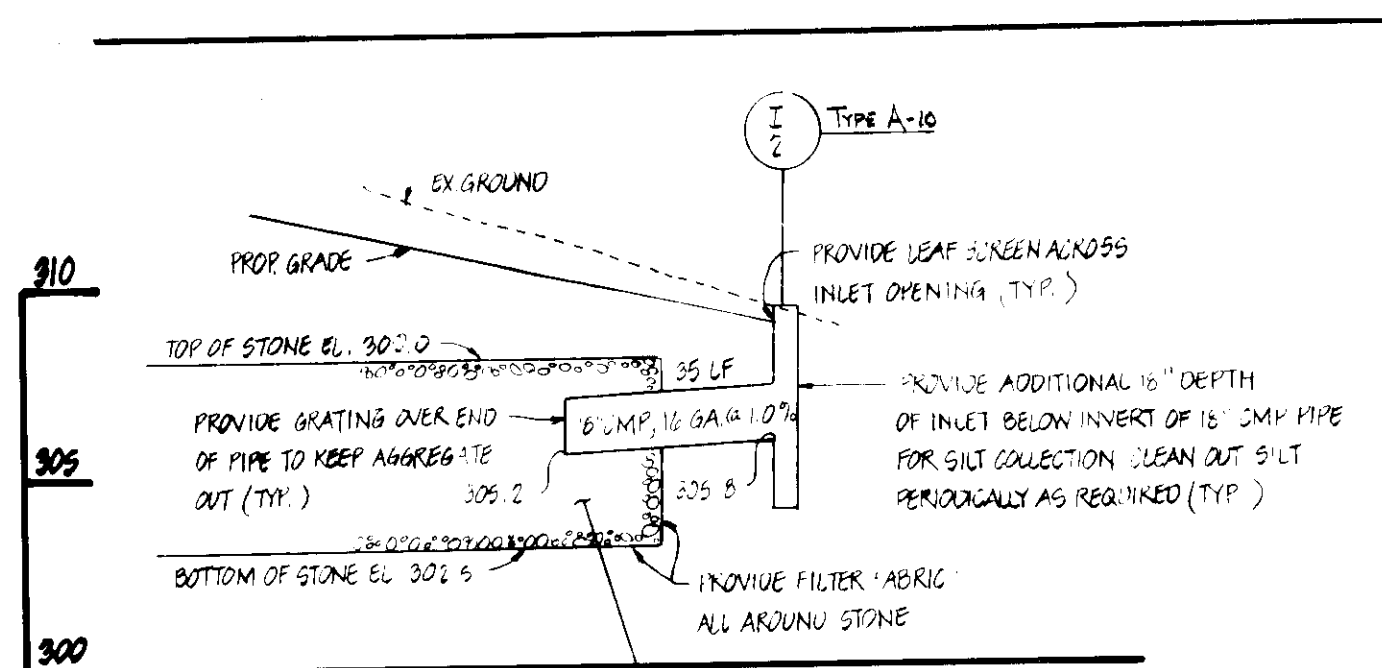
BOENDER ASSOCIATES, INC.  
2050 FREDERICK ROAD  
ELLICOTT CITY, MARYLAND 21043

boender associates inc.  
consulting engineers  
land surveyors  
land planners









**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Soil Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

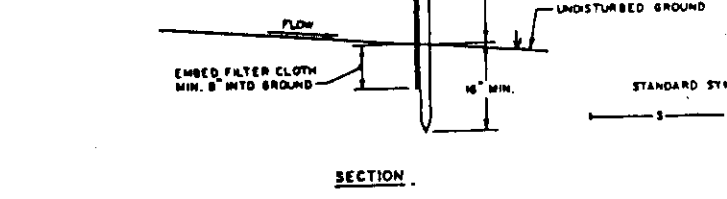
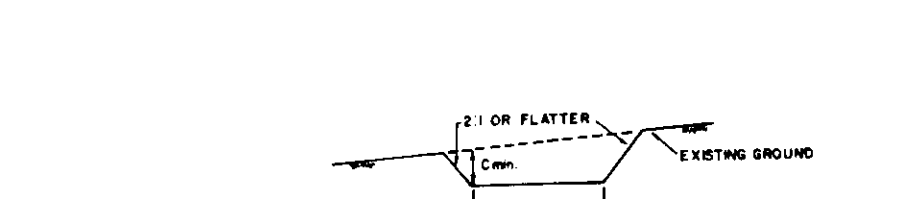
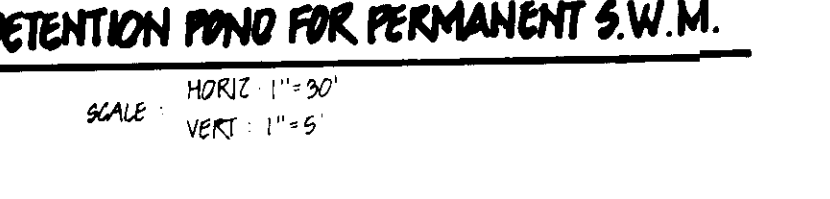
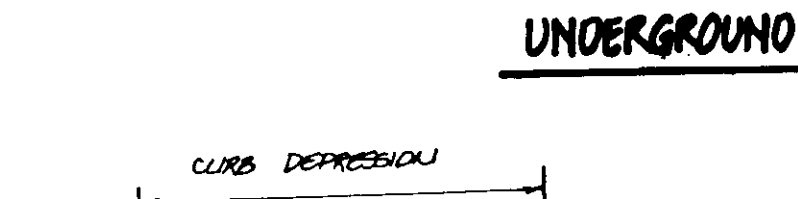
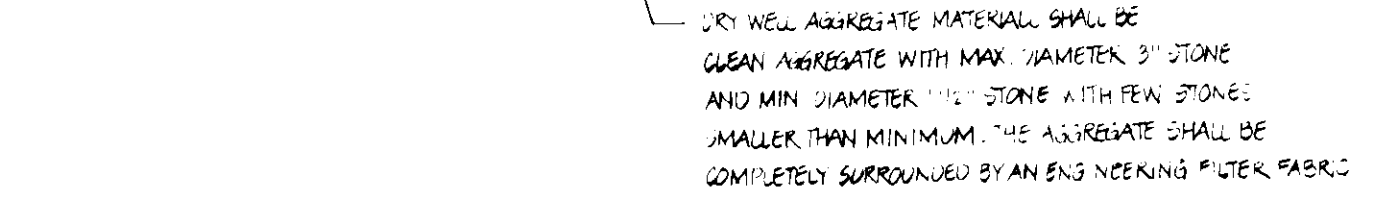
**Soil Amendment:** In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.

**Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 30 lbs per acre of annual Ryegrass (2.5 lbs/1000 sq ft). For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, present site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 60 lbs/acre Kentucky 31 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (12 gal/1000 sq ft) of mulch/seed adhesive on flat areas. On slopes 8 feet or higher, use 2 1/2 gallons per acre (12 gal/1000 sq ft) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.



**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

**Soil Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

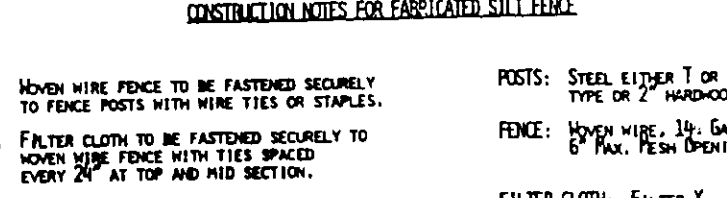
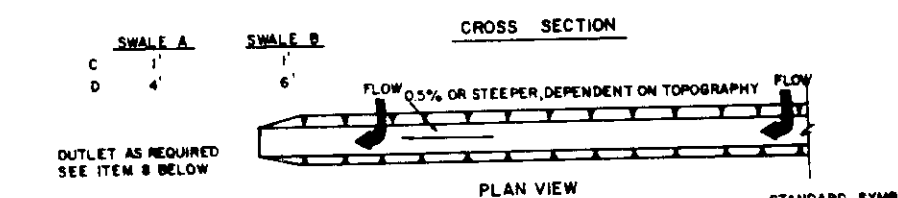
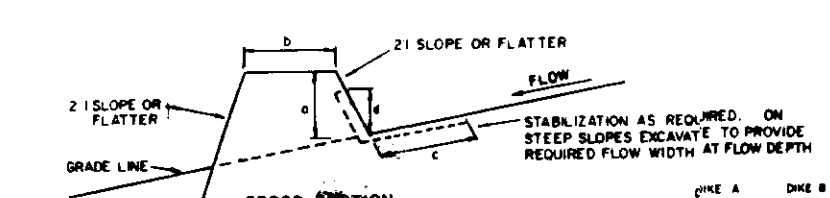
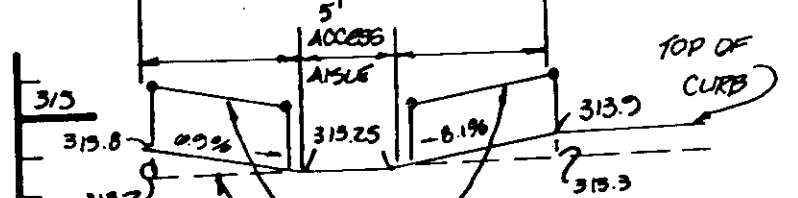
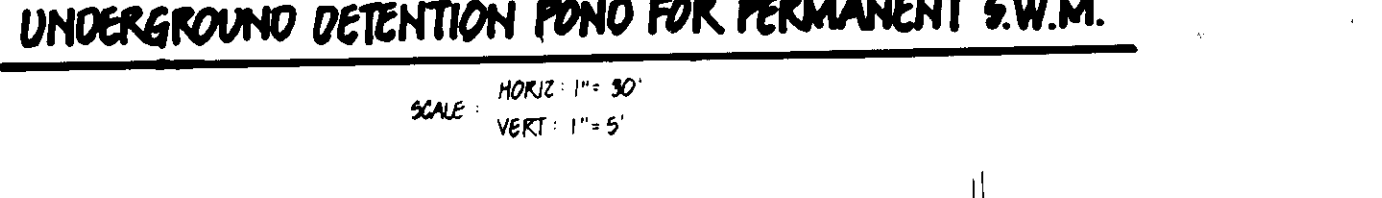
**Soil Amendment:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

**Seeding:** For the periods March 1 thru April 30 and from August 15 thru November 15, seed with 20 lbs per acre of annual Ryegrass (2.5 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, present site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (12 gal/1000 sq ft) of mulch/seed adhesive on flat areas. On slopes 8 feet or higher, use 2 1/2 gallons per acre (12 gal/1000 sq ft) for anchoring.

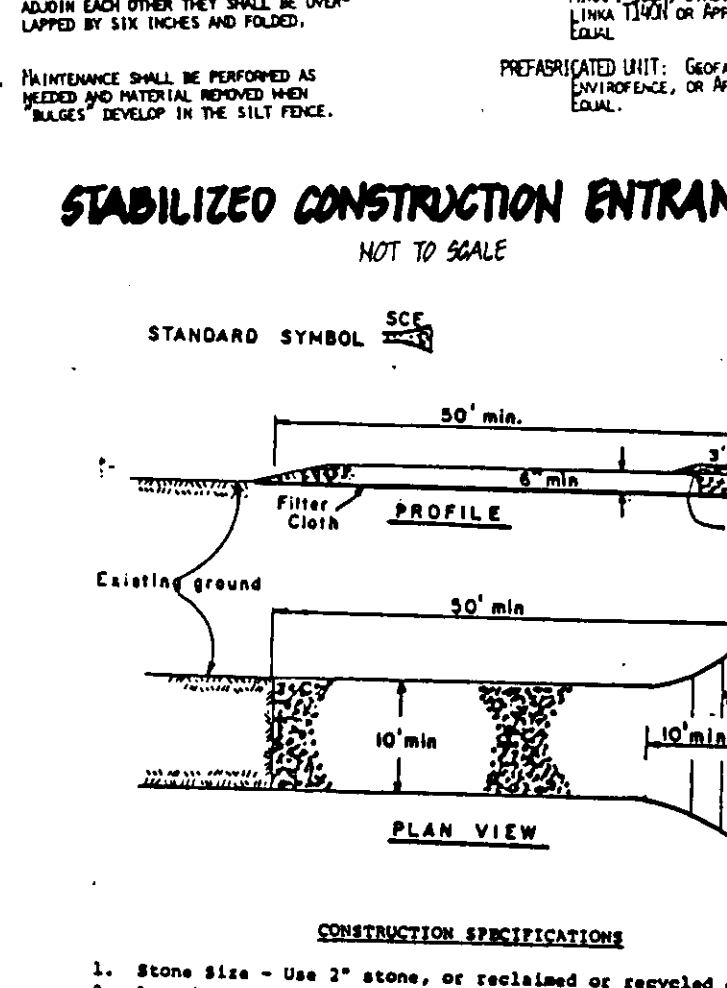
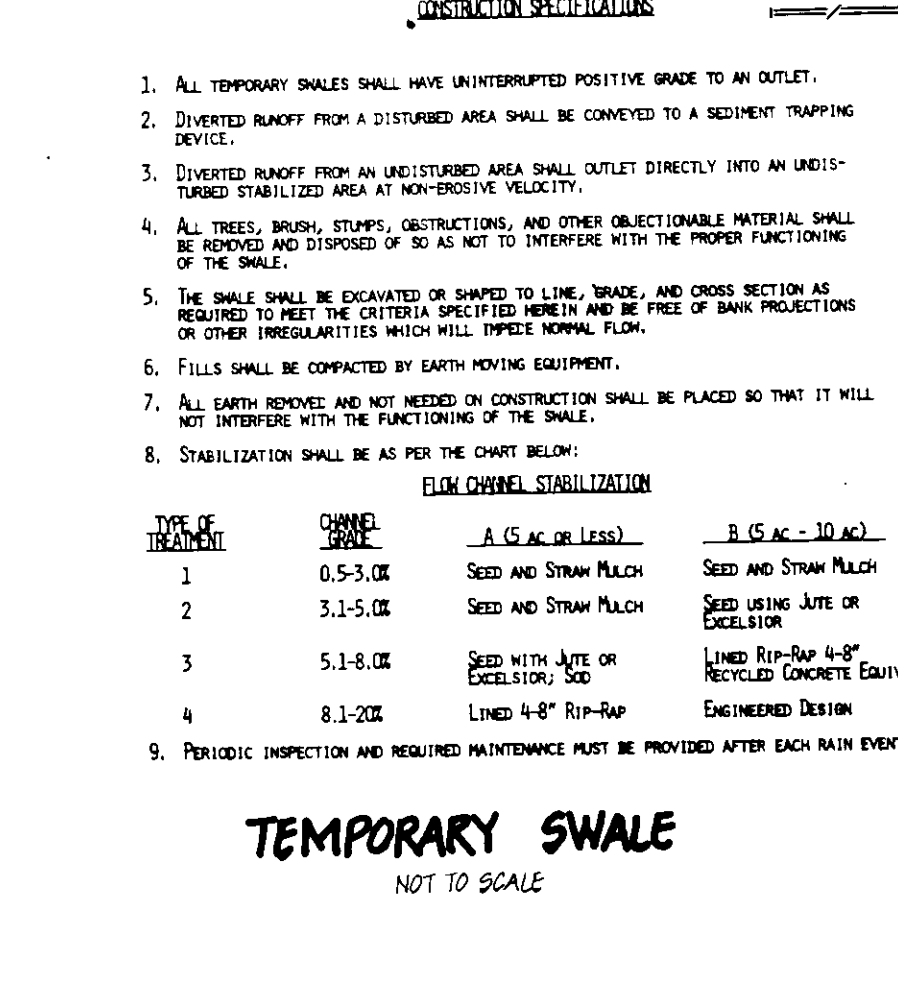
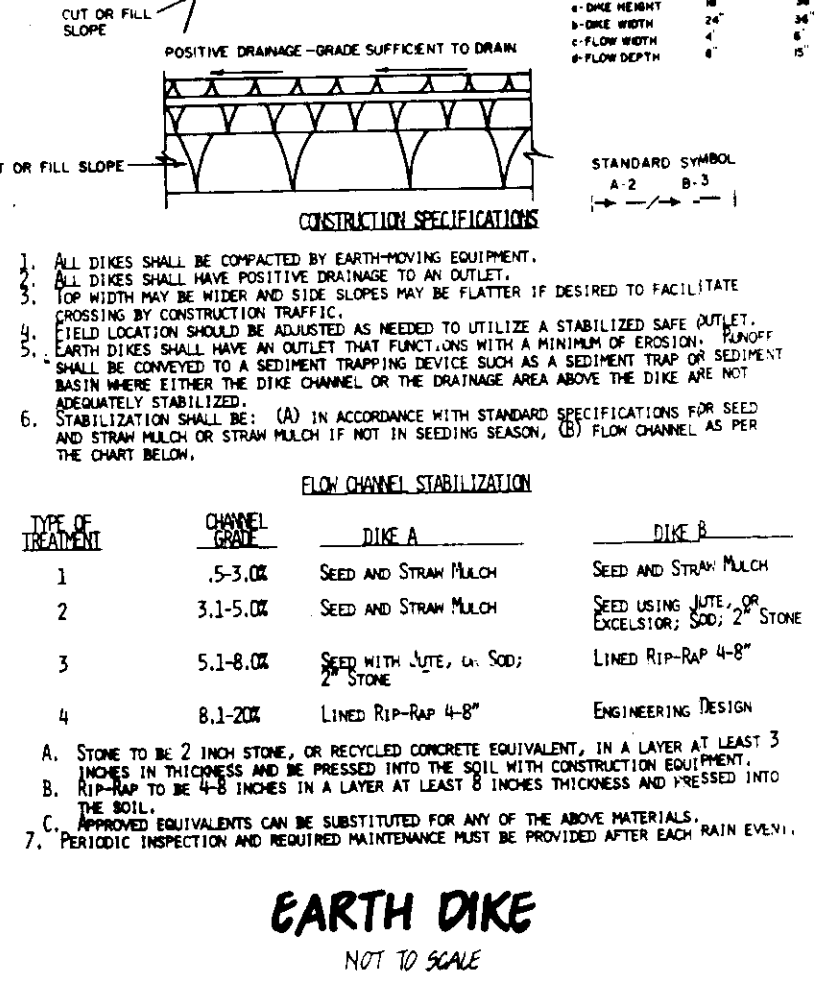
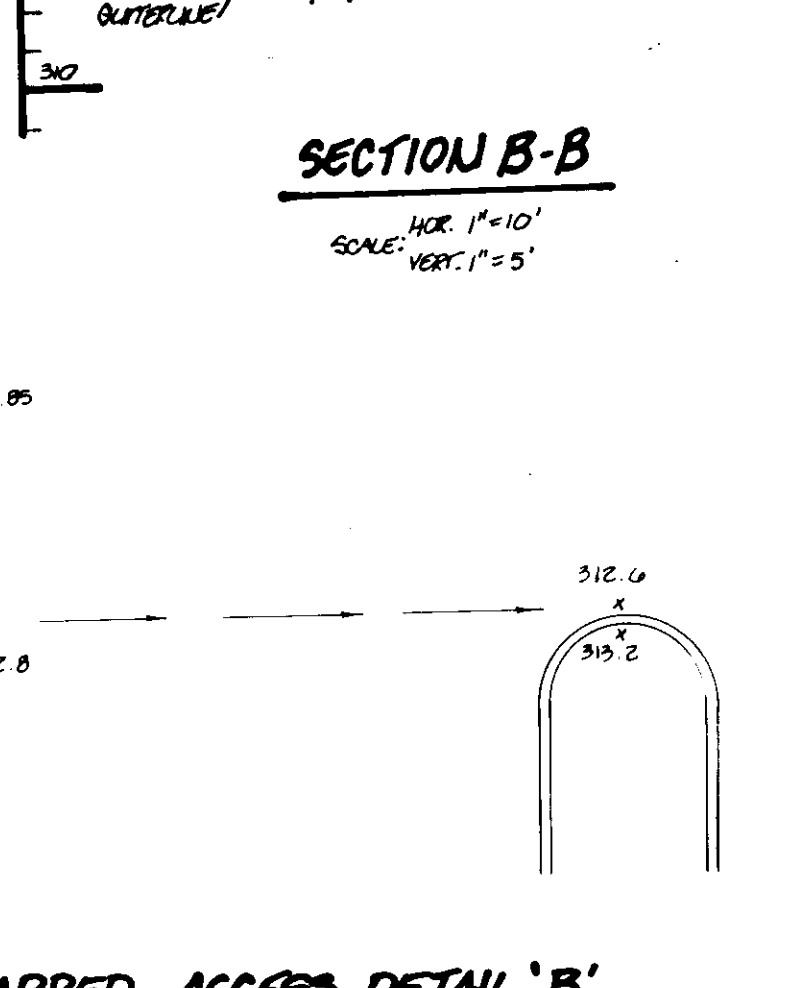
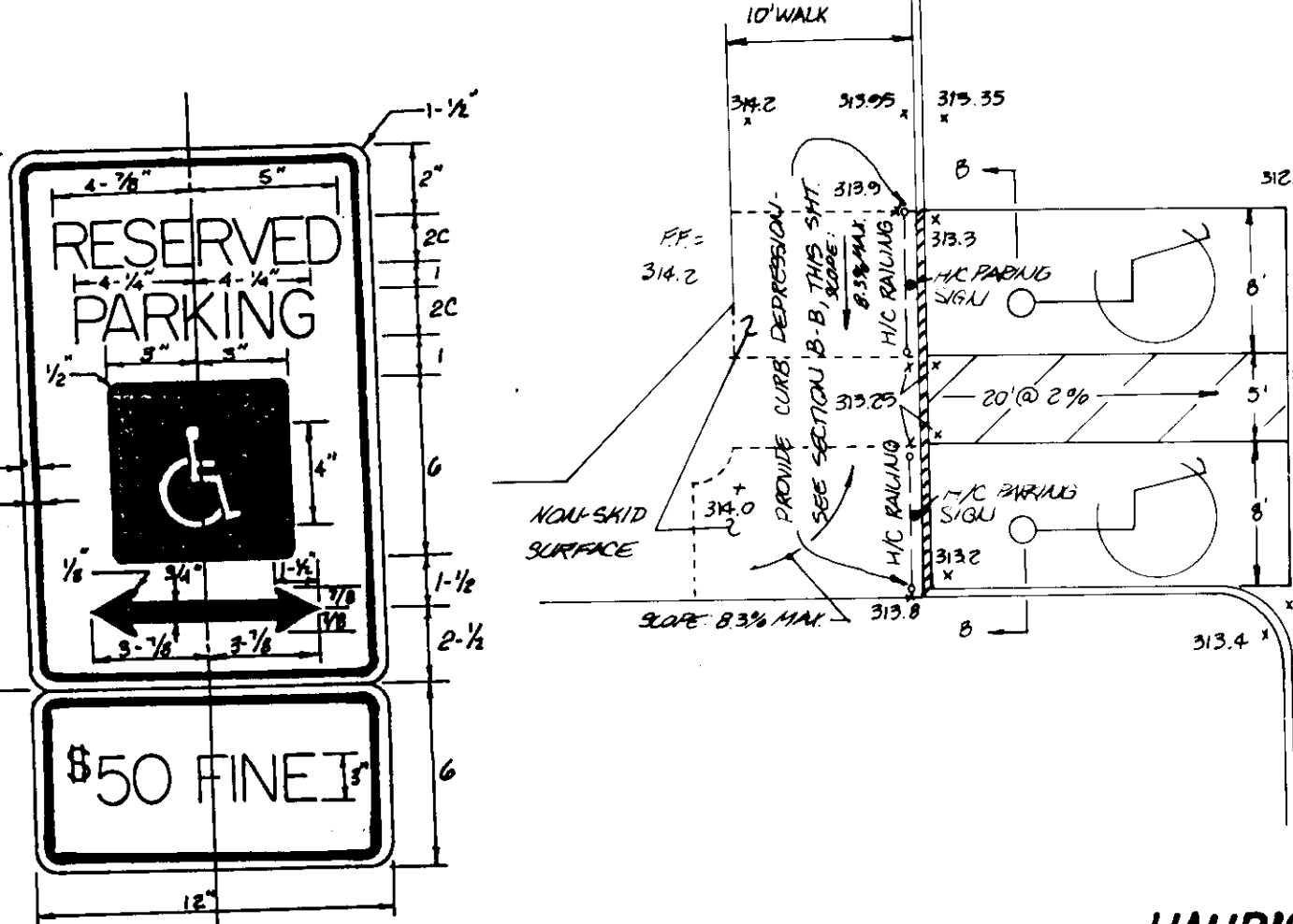
**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

Refer to the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



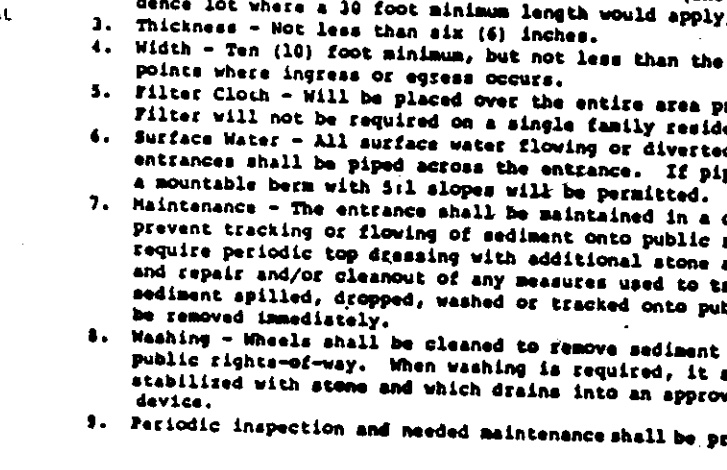
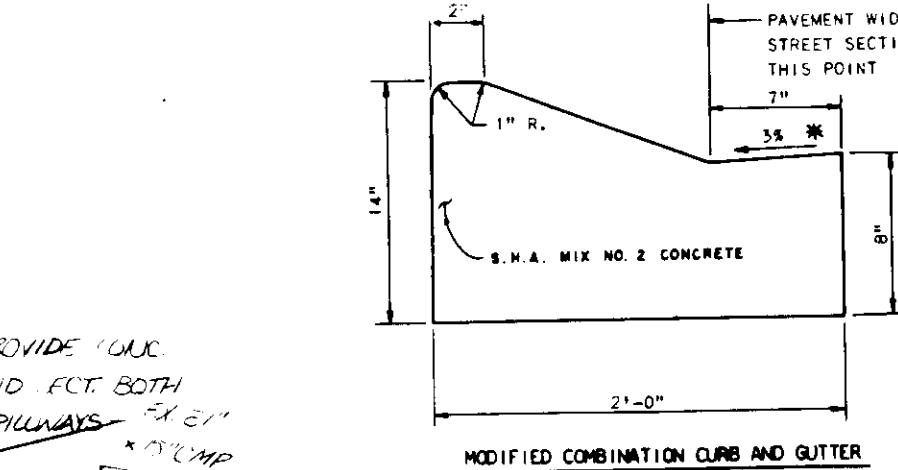
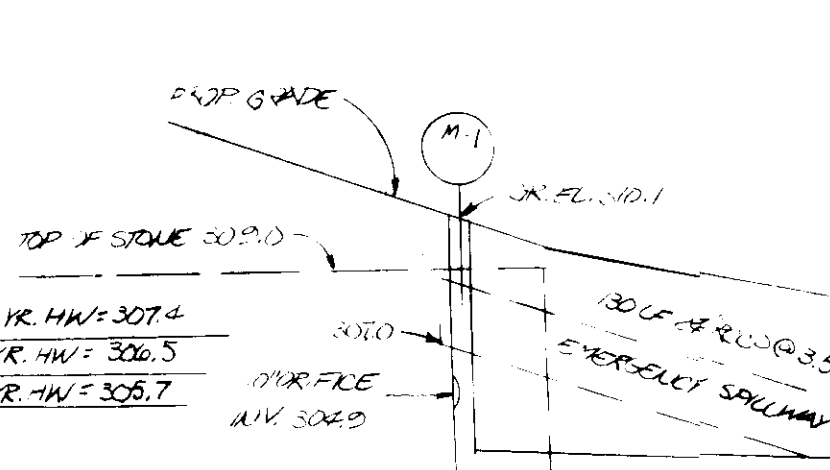
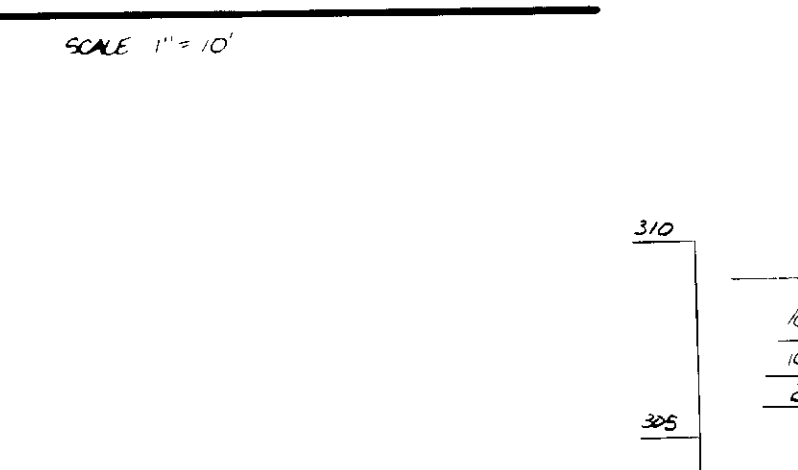
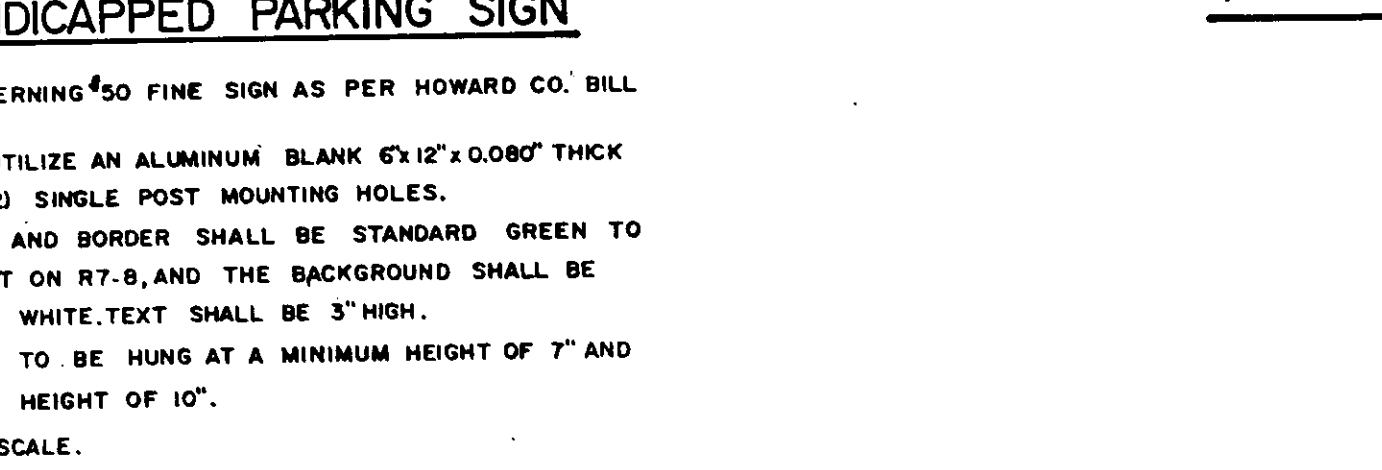
**SEEDING CONTROL NOTES**

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting at the start of any construction.
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within the time period specified above in accordance with all permittee sediment control structures, diversion structures and all slopes greater than 2:1.
- 4) All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 5.3) and seeding (Sec. 5.2). Temporary stabilization with mulch alone shall only be done where recommended seeding rates 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 operating condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.



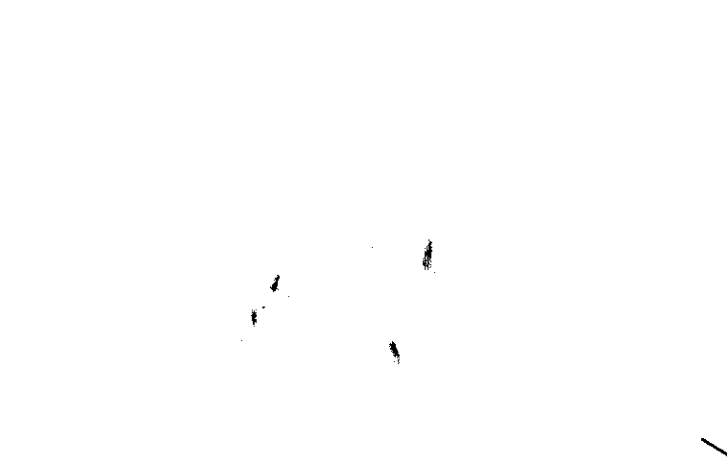
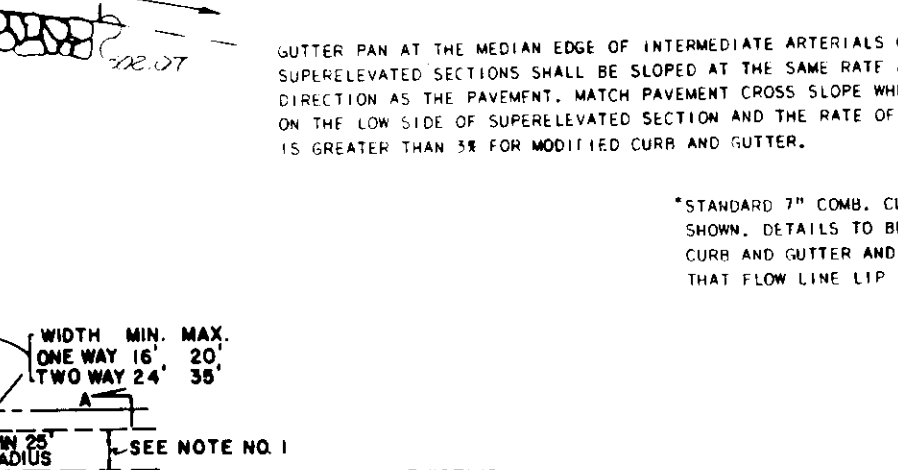
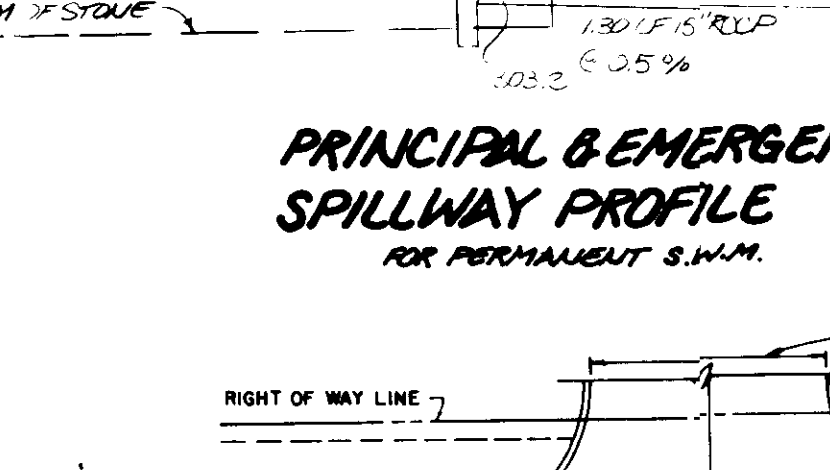
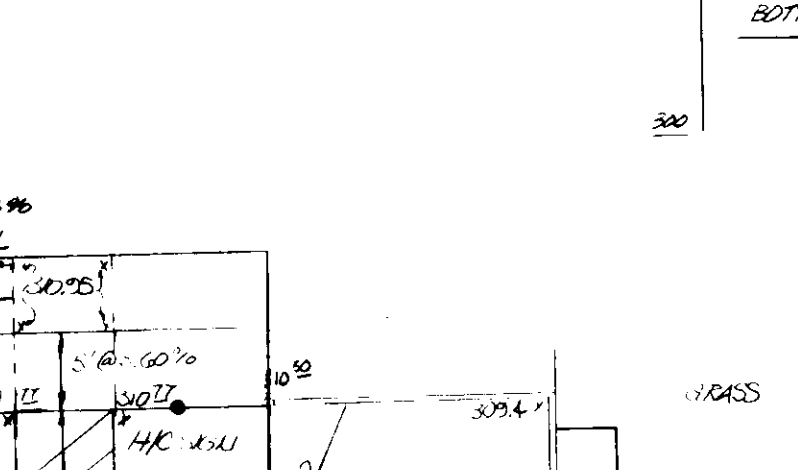
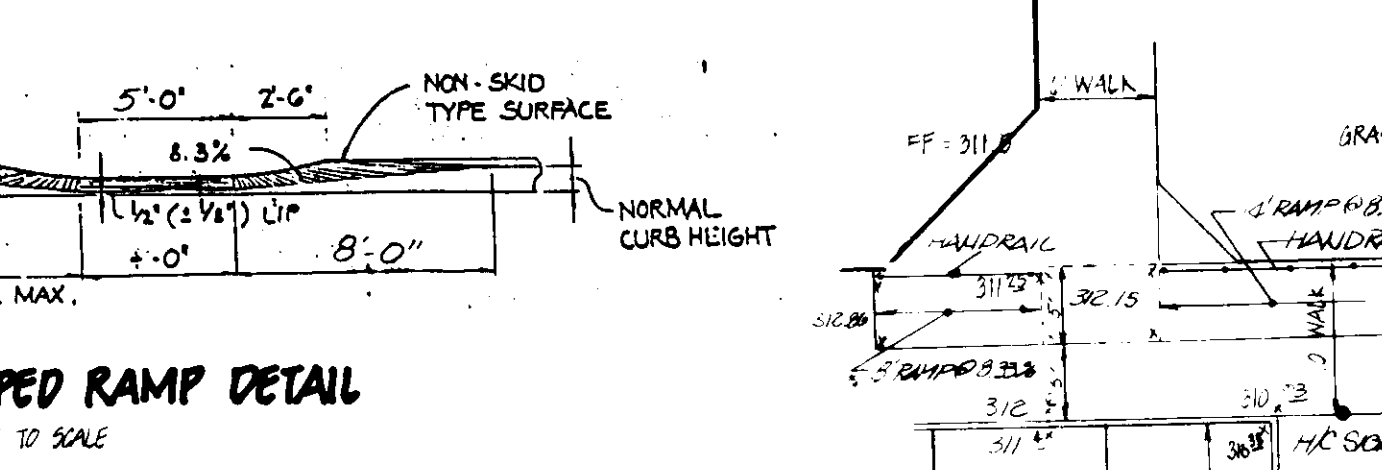
**SEEDING CONTROL NOTES**

1. Stone Size - Use 2" stone, or retained or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than 6" (4" minimum).
4. Width - (Top 18") 30" minimum, but not less than the full width at the points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slope will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand sediment spillage, dropping, washed or tracked onto public rights-of-way must be removed immediately.
8. Marking - Markers shall be cleaned to remove sediment prior to entrance onto public rights-of-way, when washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trap device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



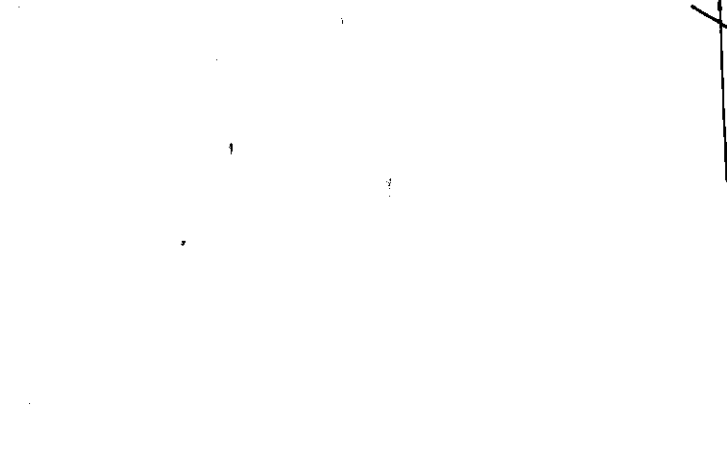
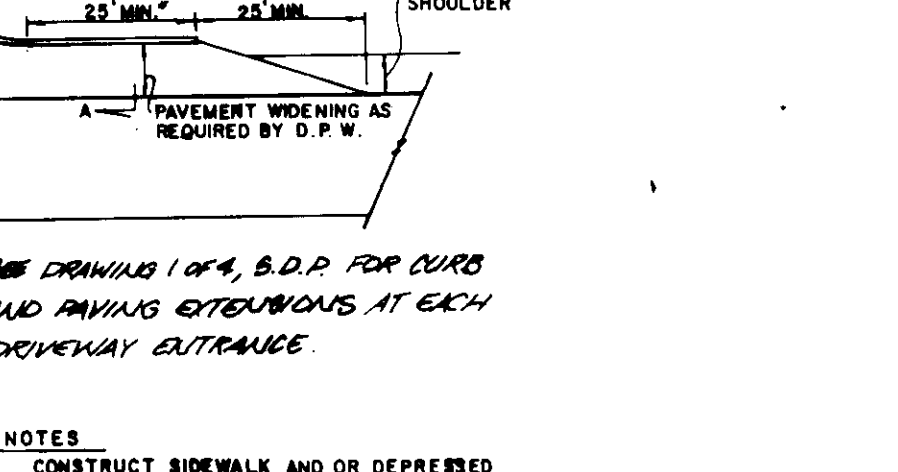
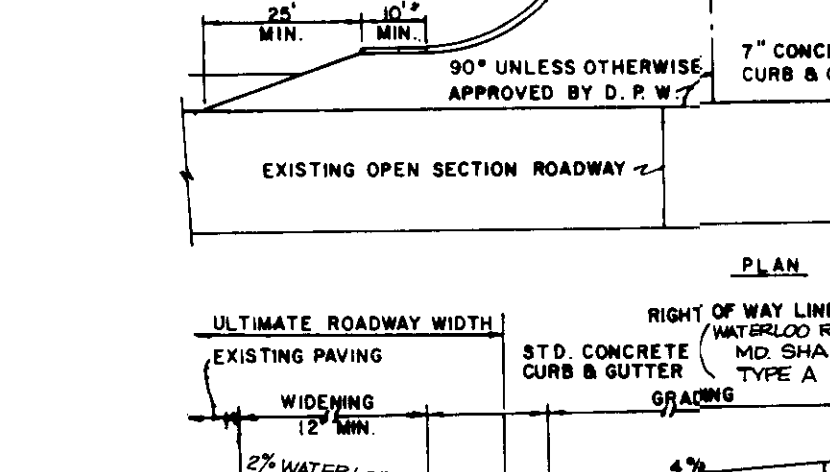
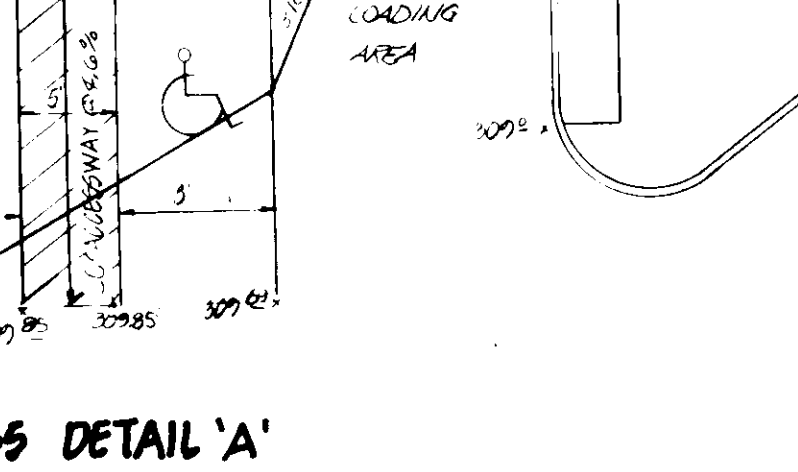
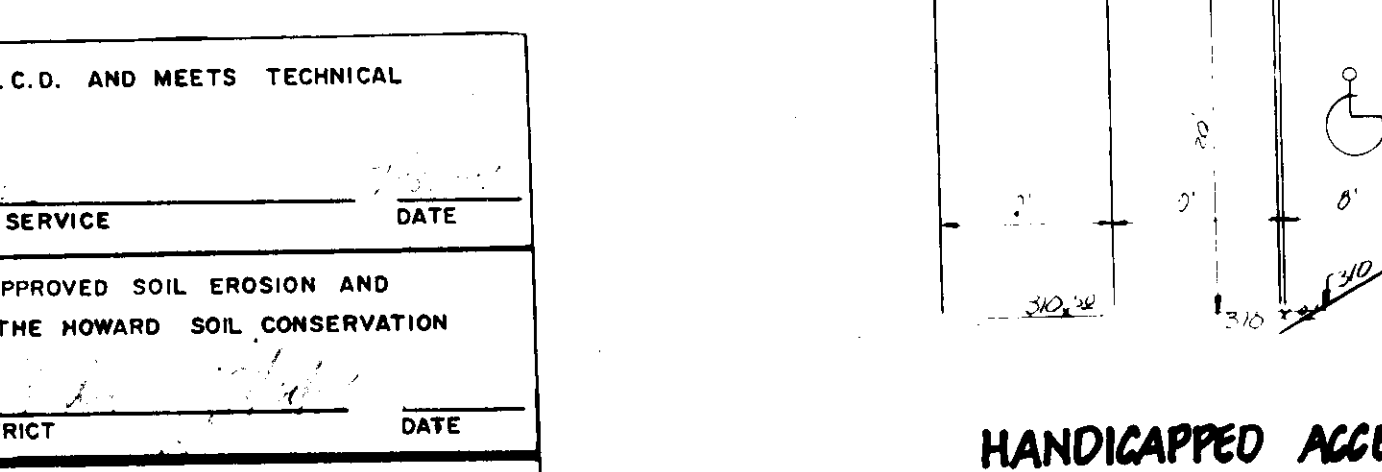
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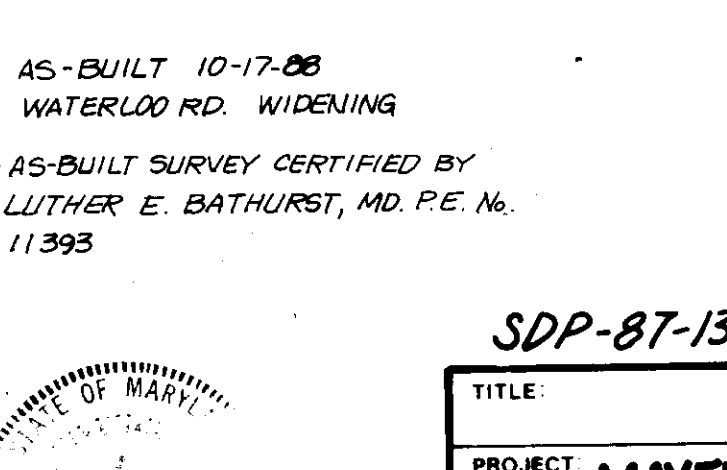
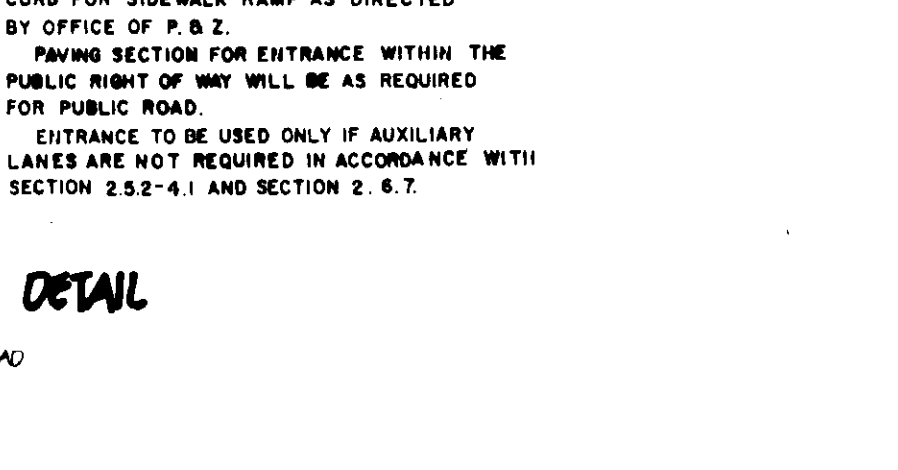
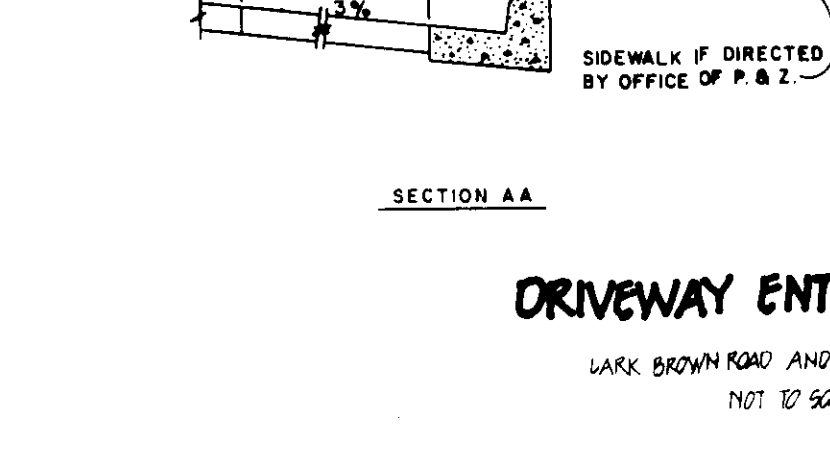
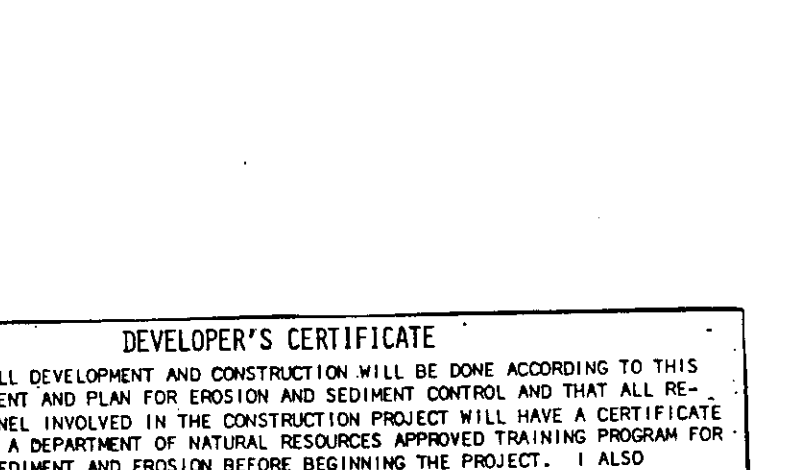
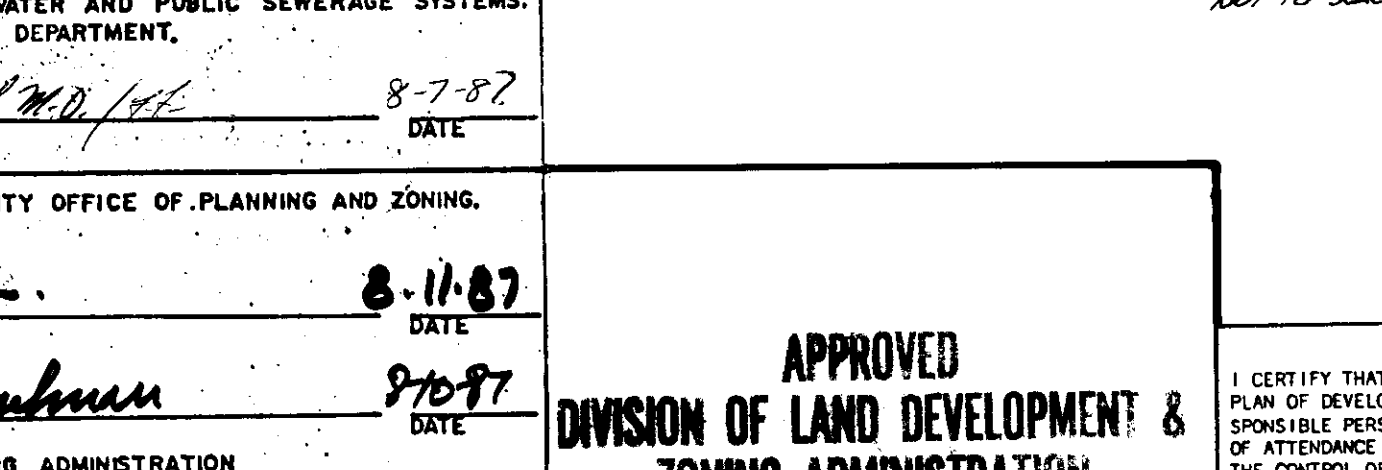
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6. Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slope will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand sediment spillage, dropping, washed or tracked onto public rights-of-way must be removed immediately.
8. Marking - Markers shall be cleaned to remove sediment prior to entrance onto public rights-of-way, when washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trap device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



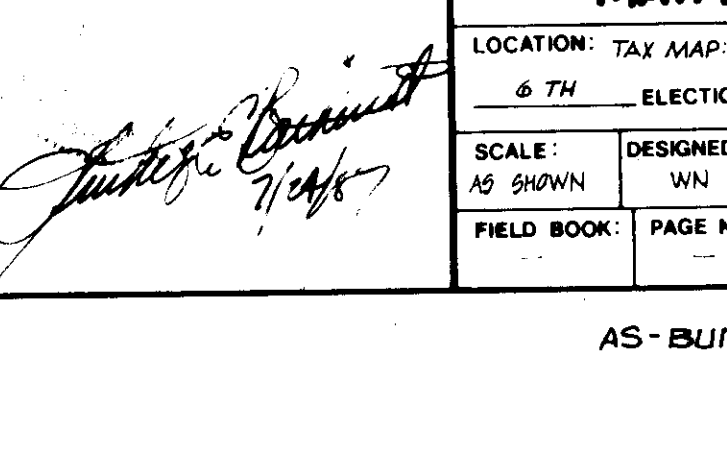
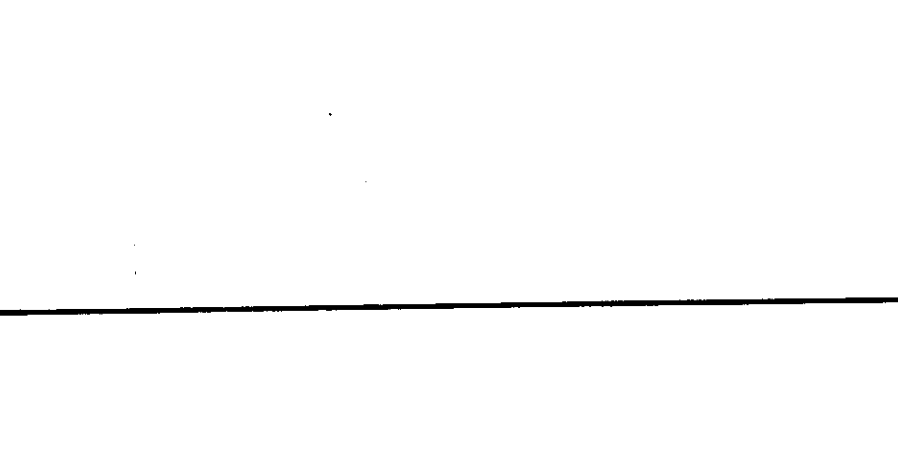
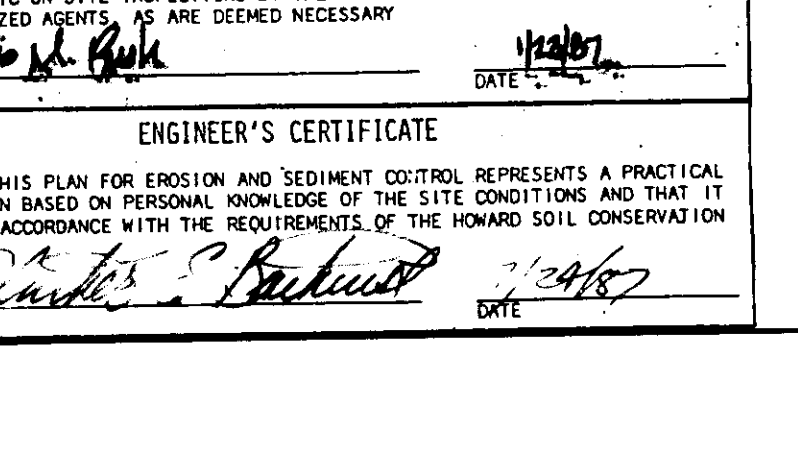
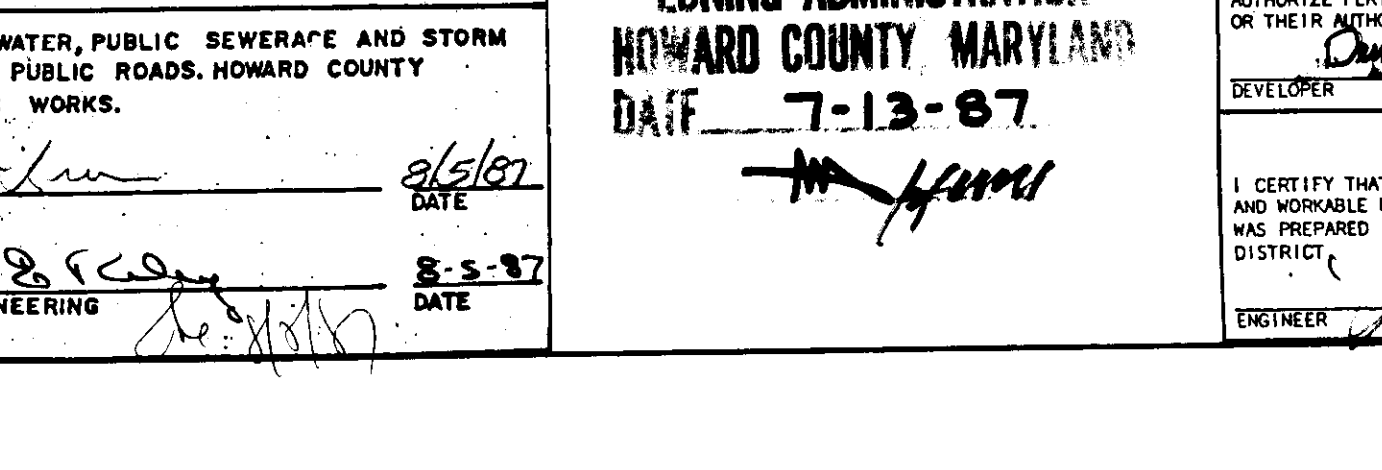
**SEEDING CONTROL NOTES**

1. Stone Size - Use 2" stone, or retained or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than 6" (4" minimum).
4. Width - (Top 18") 30" minimum, but not less than the full width at the points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
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REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE

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

SOIL CONSERVATION DISTRICT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING DATE

**DEVELOPER'S CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL 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 AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZED PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

DEVELOPER DATE

**ENGINEER'S CERTIFICATE**

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

ENGINEER DATE

**DRIVEWAY ENTRANCE DETAIL**

MARK BROWN ROAD AND WATERLOO ROAD

NOT TO SCALE

NOTES

1. CONSTRUCT SIDEWALK OR DEPRESSURED CURB FOR SIDEWALK RAMP AS DIRECTED BY OFFICE OF P & Z.
2. PAVING SECTION FOR ENTRANCE WITHIN THE PUBLIC RIGHT OF WAY WILL BE AS REQUIRED FOR PUBLIC ROAD.
3. ENTRANCE TO BE USED ONLY IF AUXILIARY LANES ARE NOT REQUIRED IN ACCORDANCE WITH SECTION 2.5.2-4.1 AND SECTION 2.6.7.

**CONC. CURB & GUTTER TRANSITION**

NOT TO SCALE

AS-BUILT 10-17-88

WATERLOO RD. WIDENING

NOTE - AS-BUILT SURVEY CERTIFIED BY LUTHER E. BATHURST, MD. P.E. No. 11393

**PAVING SECTION - P-1**

NOT TO SCALE

1" BIT. CONC. SURFACE

4" BIT. CONC. BASE

**OWNER & DEVELOPER**

ROBERT ROSENBERGER BOENDER/KNEGT INC.

6940 WATERLOO ROAD 2950 FREDERICK ROAD

EUKRIDGE, MARYLAND 21777 ELICOTT CITY, MARYLAND 21040

**boender associates inc.**

consulting engineers

land planners

land surveyors

COURTHOUSE SQUARE

3555 ELLICOTT MILLS DRIVE

ELICOTT CITY, MD. 21043

13011 465-7777

**SDP-87-138**



