

- SITE ANALYSIS**
- Zoning: M-1
 - Area of Parcel: 97,888 S.F. OR 2.242 AC.
 - Proposed Use: Motor vehicle repair/maintenance/office
 - Building Area: Motor vehicle repair: 6,000 S.F. Office: 5,700 S.F.
 - Number of employees: 12 MAXIMUM
 - Total parking required: 70 SPACES (110'x110' EMPL. X 12-20 CAR SPACES + 110'x600' S.F. X 0.020 S.F./SP. TRUCK SP. (incl. handicap parking))
 - Regular parking provided: 17 SPACES (incl. handicap parking)
 - TRUCK parking: 15 SPACES
 - Total parking provided: 32 SPACES
 - Handicap parking required: Van spaces: 1 SPACE Standard spaces: NONE
 - Handicap parking provided: Van spaces: 1 SPACE Standard spaces: NONE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Date: 8/31/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 9/23/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Date: 8/27/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Date: 8/31/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 9/23/93

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STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Date: 8/27/93

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

ARCHITECT
BIGNELL WATKINS ARCH. PA.
2001 RIVA RD. SUITE 1020
ANNAPOLIS, MD. 21401
ATTN: ADEL A. NUR, A.I.A.

SITE DEVELOPMENT & LANDSCAPE PLAN
U.S. #1 JOINT VENTURE, PARCEL "D-4"
FLAT NO. 10200
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

DATE: AUG. 1992
SCALE: 1" = 30'

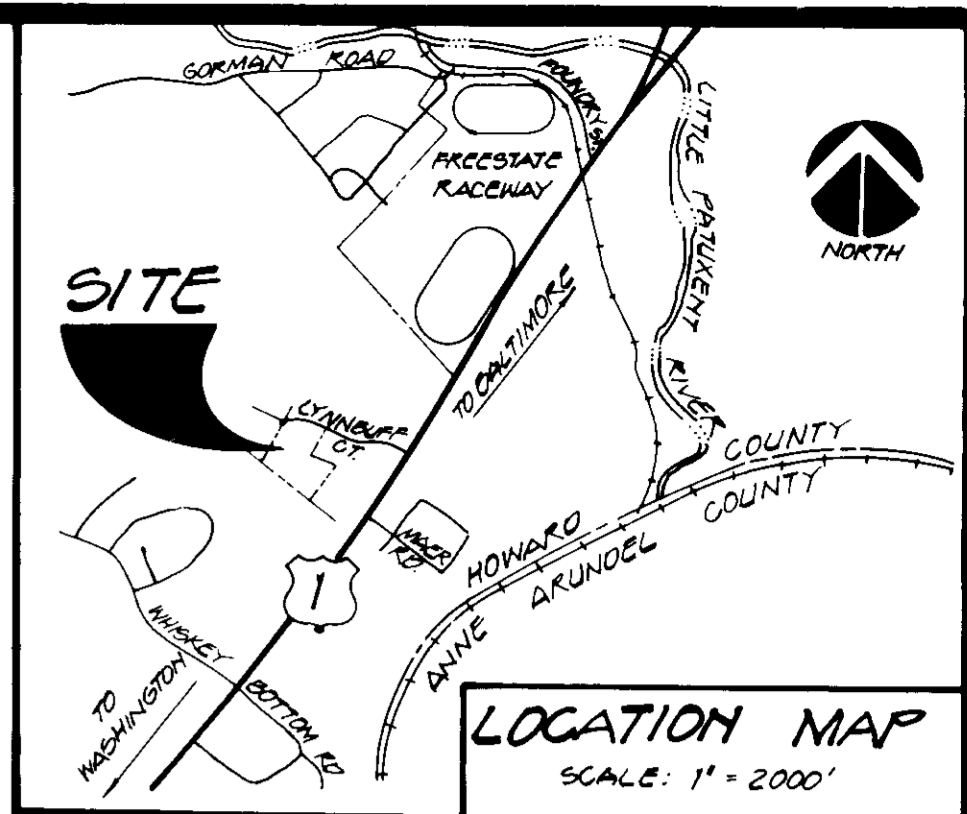
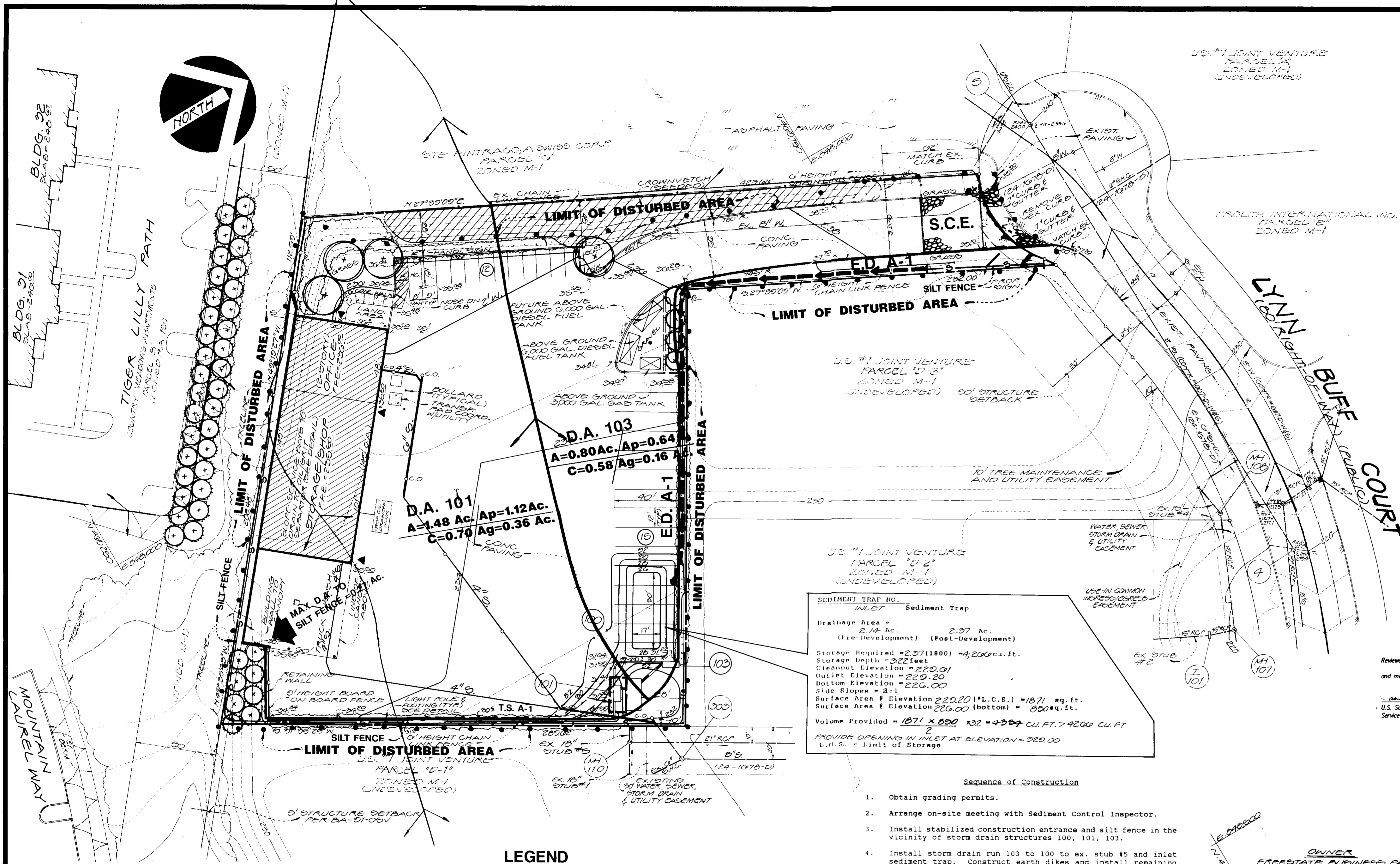
ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL "D-4"	9888 LYNN BLUFF COURT

OWNER: FREESTATE BUSINESS PARK, INC. %ADLER DEVELOPMENT GROUP 11300 RANDOM HILLS ROAD SUITE 720 FAIRFAX, VIRGINIA 22030

DATE: AUG. 1992
SCALE: 1" = 30'

REVISION



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 [Signature] 8-6-93
 Date

DEVELOPER'S/BUILDER'S CERTIFICATE
 I certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.
 [Signature] 4-27-93
 Signature of Developer/Builder Date

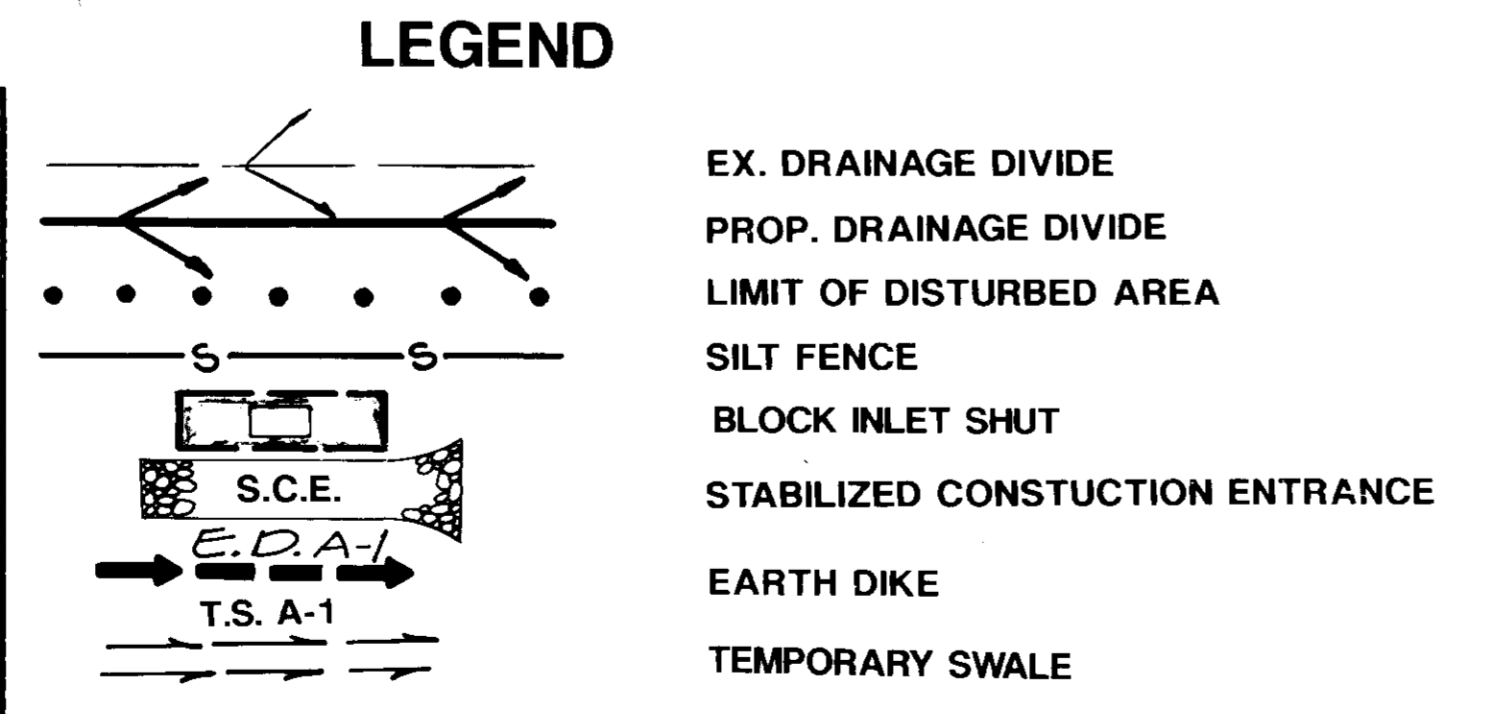
Reviewed for HOWARD S.C.D.
 Name
 and meets Technical Requirements.
 [Signature] 8/12/93
 U.S. Soil Conservation Service Date

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

SEDIMENT TRAP NO. 100

INLET Sediment Trap	
Drainage Area =	2.14 ac. (Pre-Development) 2.37 ac. (Post-Development)
Storage Required =	2,207 (1800) = 4,200 cu. ft.
Storage Depth =	322.10 ft.
Cleanout Elevation =	229.01
Outlet Elevation =	229.20
Bottom Elevation =	226.00
Side Slopes =	2:1
Surface Area @ Elevation 229.20 (*L.C.S.) =	1871 sq. ft.
Surface Area @ Elevation 226.00 (bottom) =	850 sq. ft.
Volume Provided =	1871 x 850 x 32 = 4,997 CU. FT. 7,920 CU. FT.
PROVIDE OPENING IN INLET AT ELEVATION =	322.00
L.C.S. =	Limit of Storage

- Sequence of Construction**
1. Obtain grading permits.
 2. Arrange on-site meeting with Sediment Control Inspector.
 3. Install stabilized construction entrance and silt fence in the vicinity of storm drain structures 100, 101, 103.
 4. Install storm drain run 103 to 100 to ex. stub #5 and inlet sediment trap. Construct earth dikes and install remaining silt fence.
 5. Install water and sewer house connections and remaining storm drain.
 6. Construct building.
 7. Install curb and paving except for areas adjacent to the earth dikes.
 8. After areas contributing to the sediment control devices have been stabilized and permission is granted by the Sediment Control Inspector remove the earth dikes and replace with silt fence and backfill the sediment trap.
 9. Install remaining curb and paving.
 10. Install landscaping and sidewalks.



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 8/31/93
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 8/23/93
 Director Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 8/27/93
 Chief, Bureau of Engineering Date

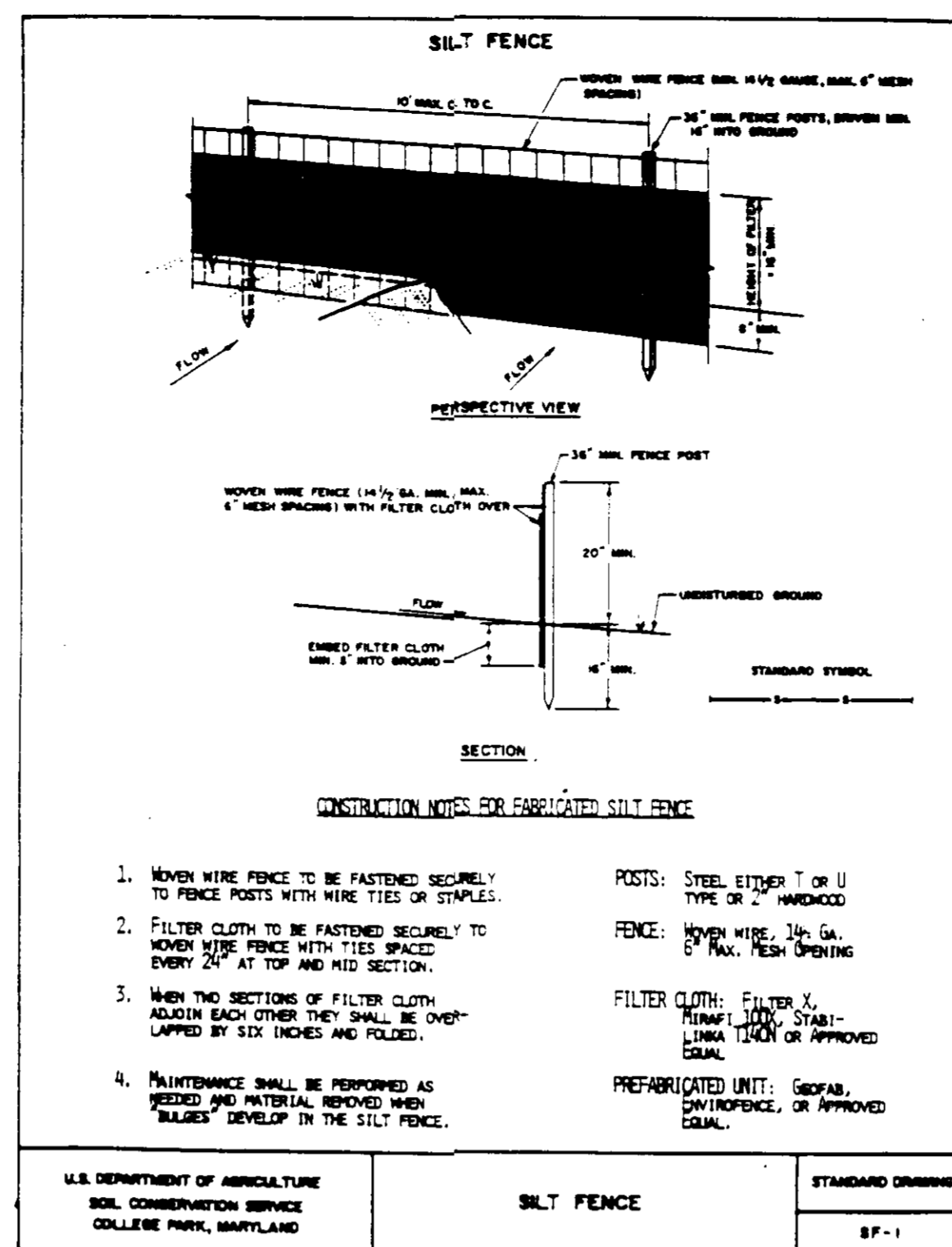
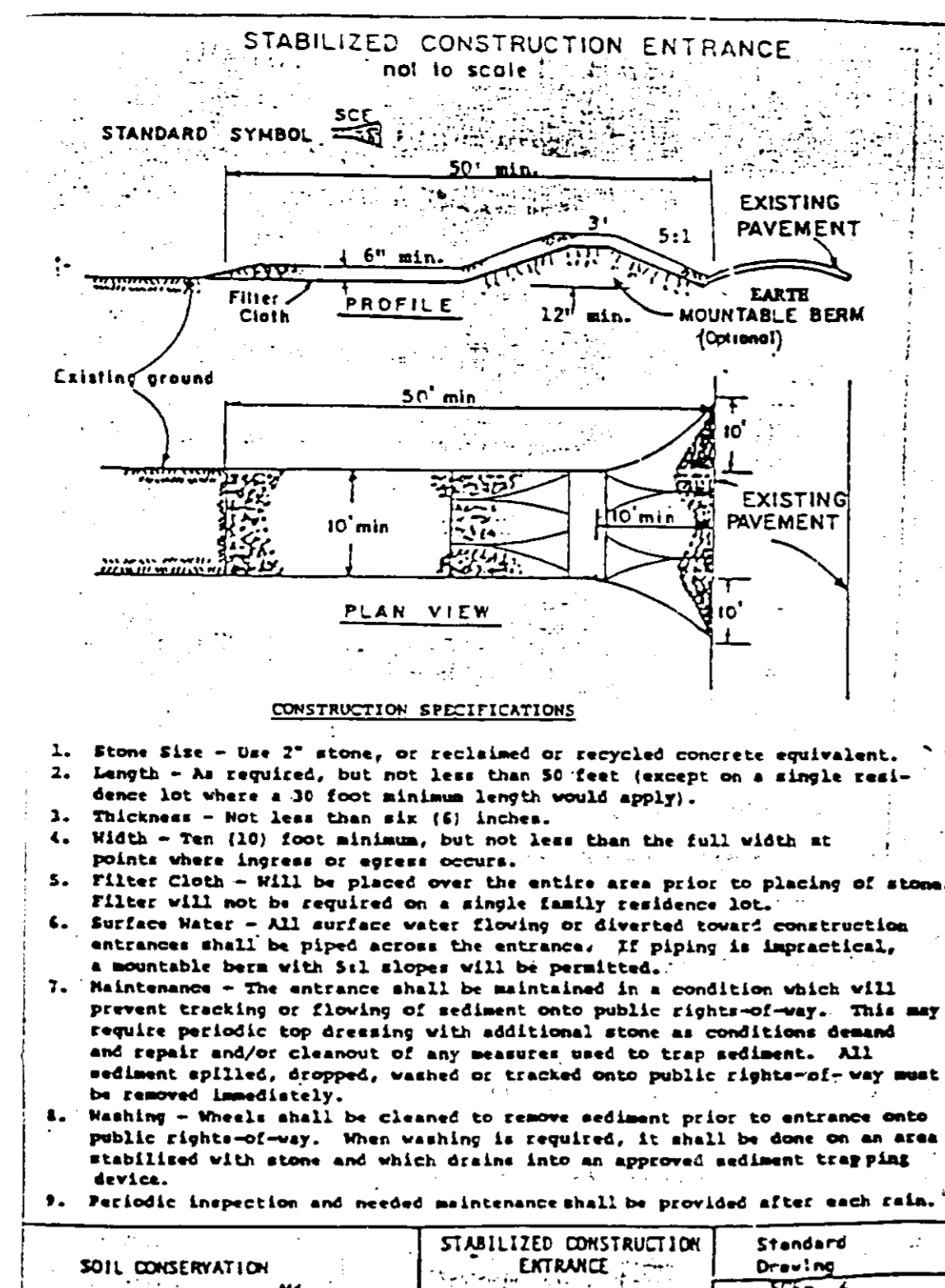
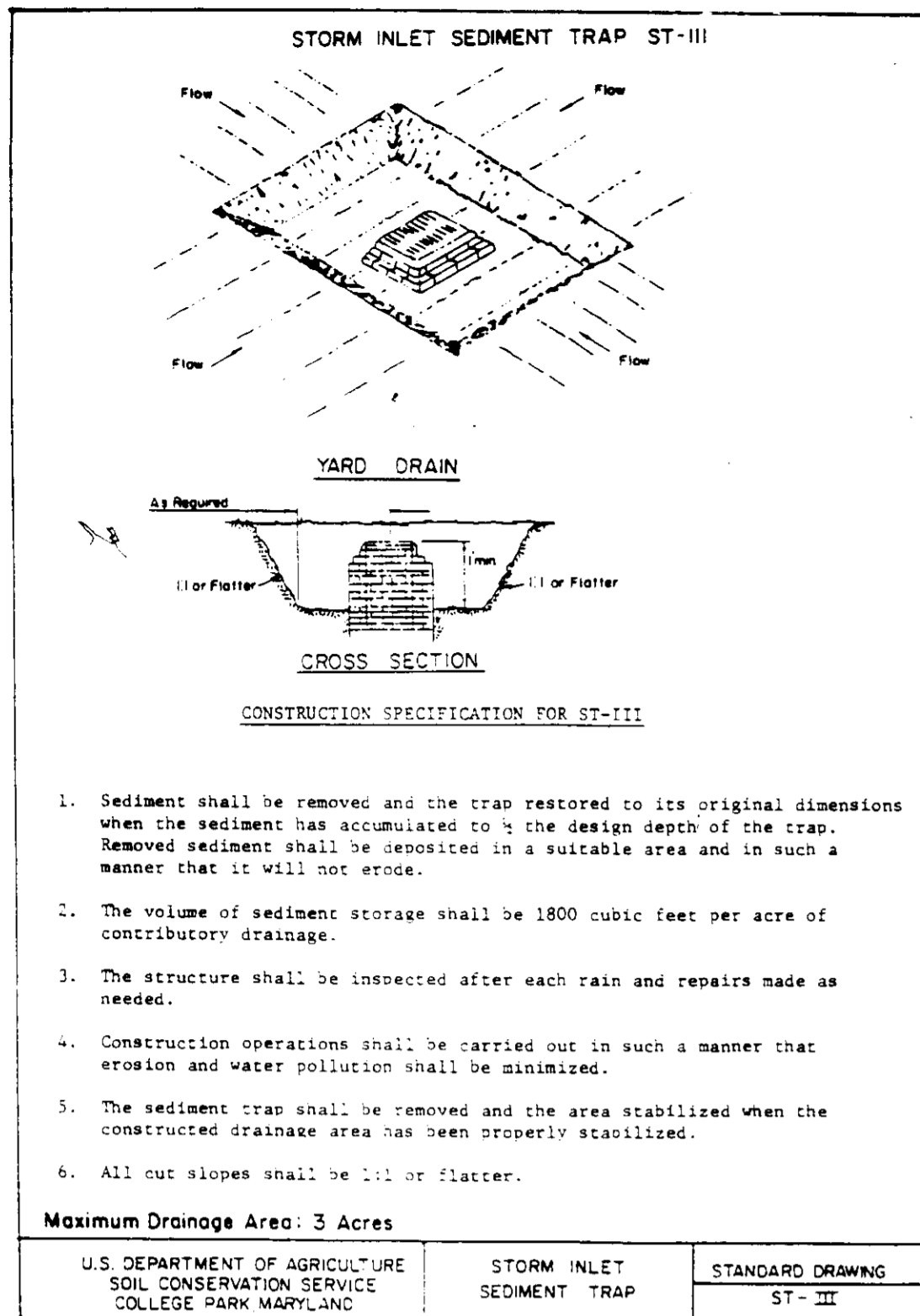
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886
 TELEPHONE (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ARCHITECT
 BIGNELL WATKINS ARCH. P.A.
 2001 RIVA RD. SUITE 1050
 ANNAPOLIS, MD. 21401
 ATTN: ADEL A. NUR, A.I.A.

EROSION & SEDIMENT CONTROL PLAN
U.S. #1 JOINT VENTURE, PARCEL "D-4"
 PLAT No. 10285
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.:	1" = 30'	M-1	20-120
CHK.:	DATE	TAX MAP No.	SHEET
	AUG. 1992	47	30 OF 5



SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (2/13-18/85)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 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.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSIONS AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (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.
- 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.
- Site Analysis:
Total Area of Site: 2.25 Acres
Area Disturbed: 2.0 Acres
Area to be roofed or paved: 1.70 Acres
Area to be vegetatively stabilized: 0.24 Acres
Total Cut 800 Cu. Yds.
Total Fill 800 Cu. Yds.
Off-Site waste/borrow area location N/A

PERMANENT SEEDING NOTES

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. 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, protect 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 sod. 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 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 slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

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

TEMPORARY SEEDING NOTES

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

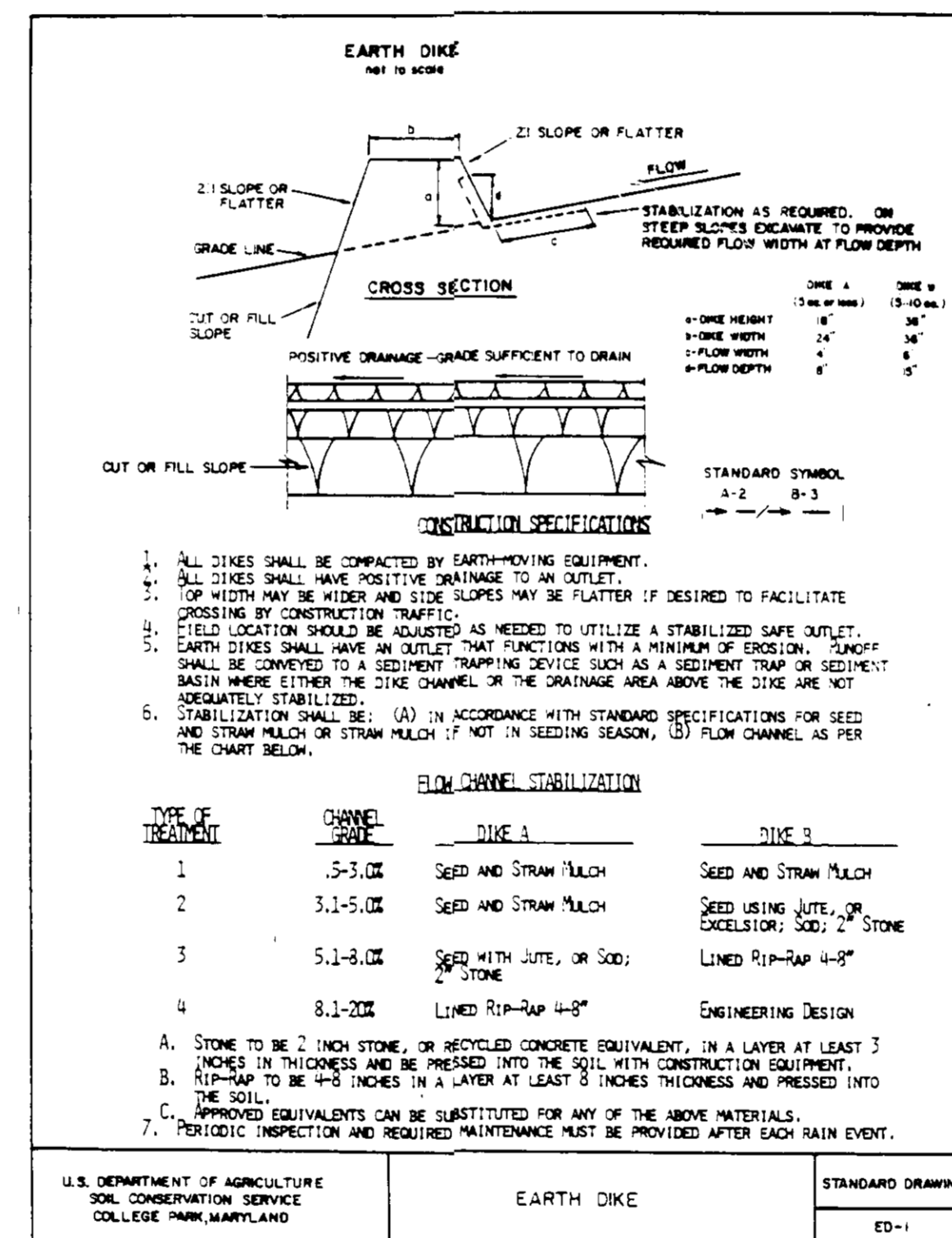
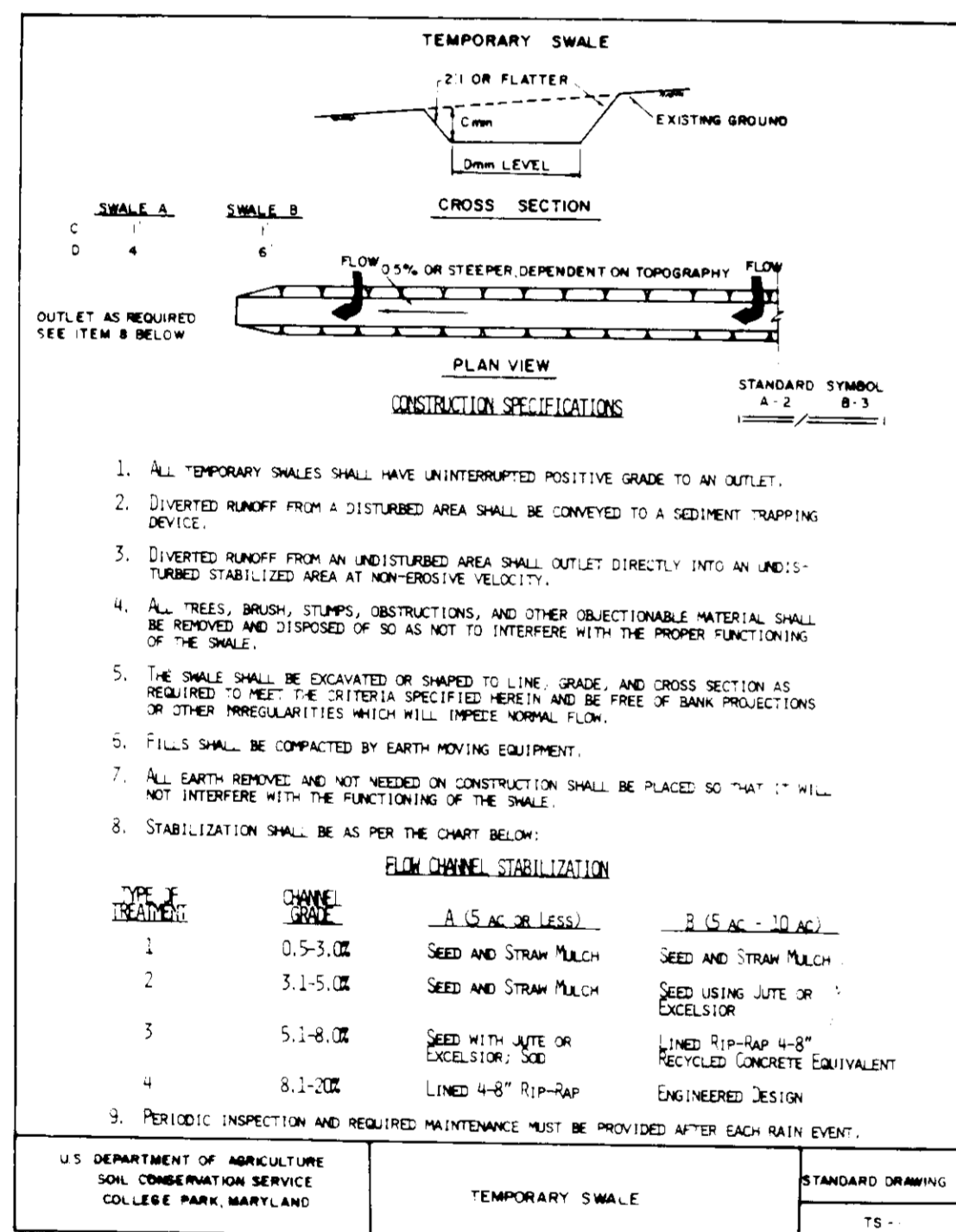
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

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

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 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, protect site by applying 2 tons per 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 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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

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



ENGINEER'S CERTIFICATE

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

Handwritten Signature 8-5-93
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the NSCD."

Handwritten Signature 4-22-93
Signature of Developer/Builder Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements.

Handwritten Signature 4/22/93
Date

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

Handwritten Signature 4/22/93
Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Handwritten Signature 8/31/93
Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Handwritten Signature 9/21/93
Date

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Handwritten Signature 8/27/93
Date

Handwritten Signature 8/27/93
Date

GLW GUTSCHICK LITTLE & WEBER, PA.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE - SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20886
TELEPHONE (301) 421-4024

NO.	DATE	REVISION	BY	APPR.

PREPARED FOR:
ARCHITECT
BIGNELL MATKINS ARCH. PA.
2601 RIVA RD. SUITE 1030
ANNAPOLIS, MD. 21401
ATTN: ADEL A. NUR, A.I.A.

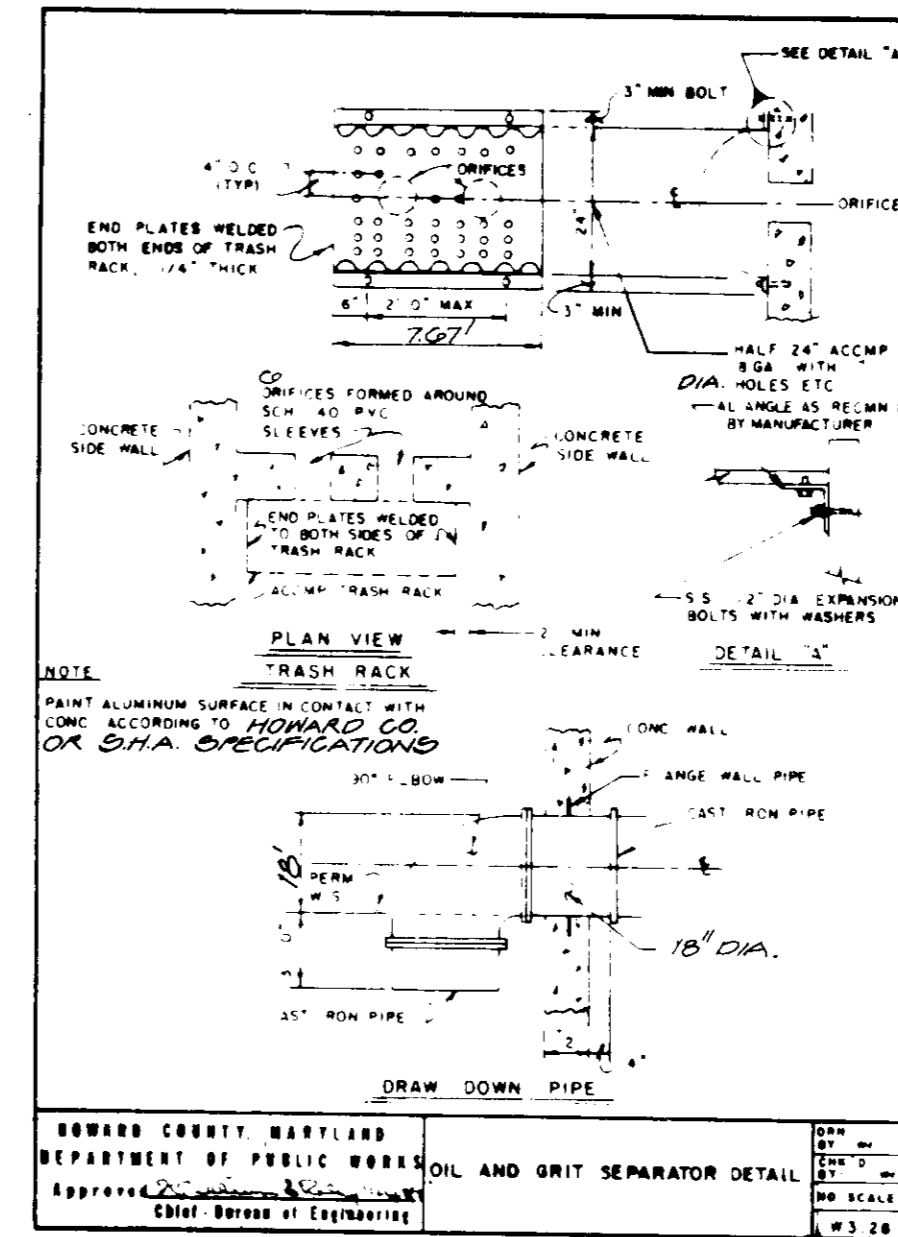
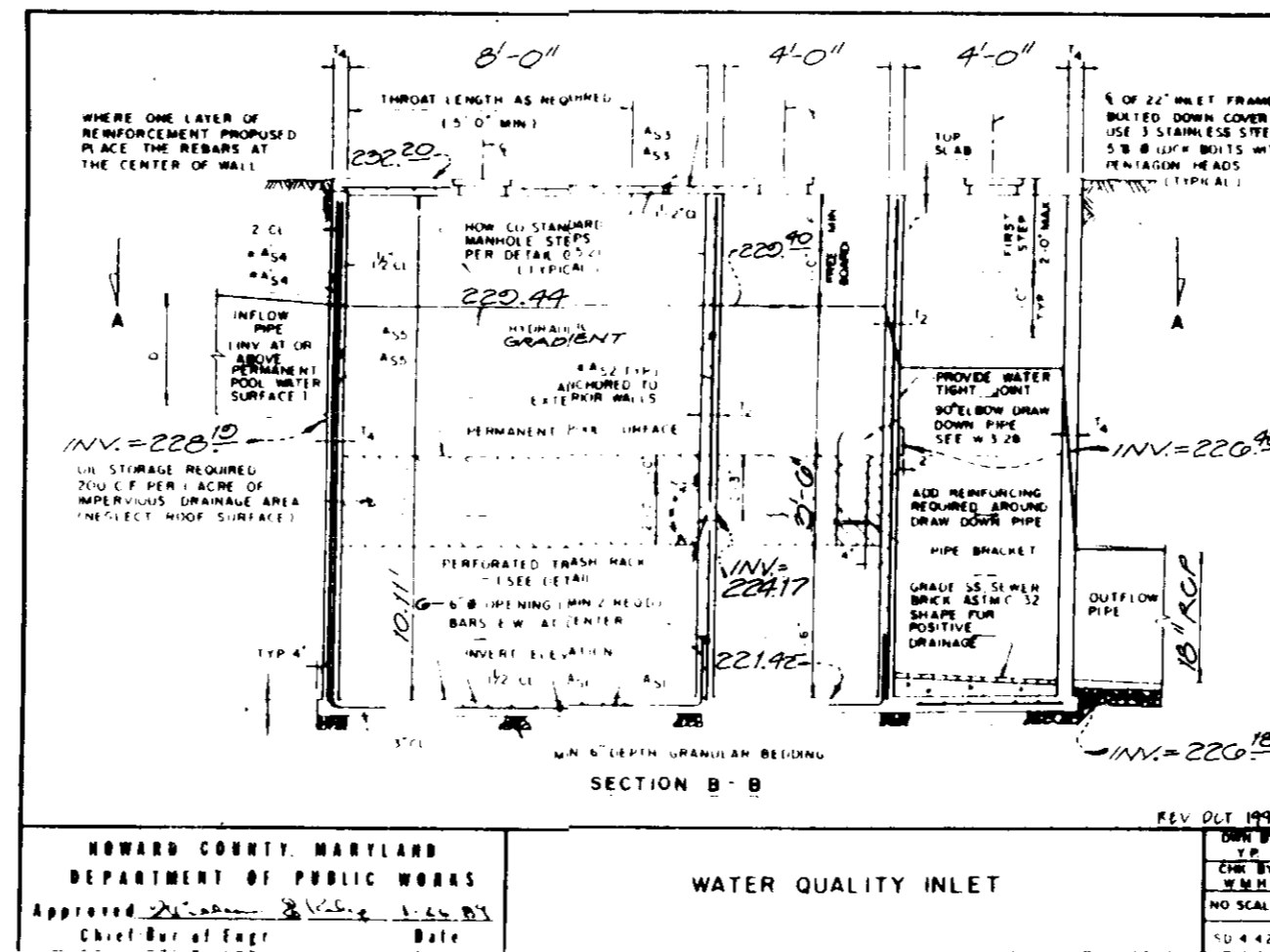
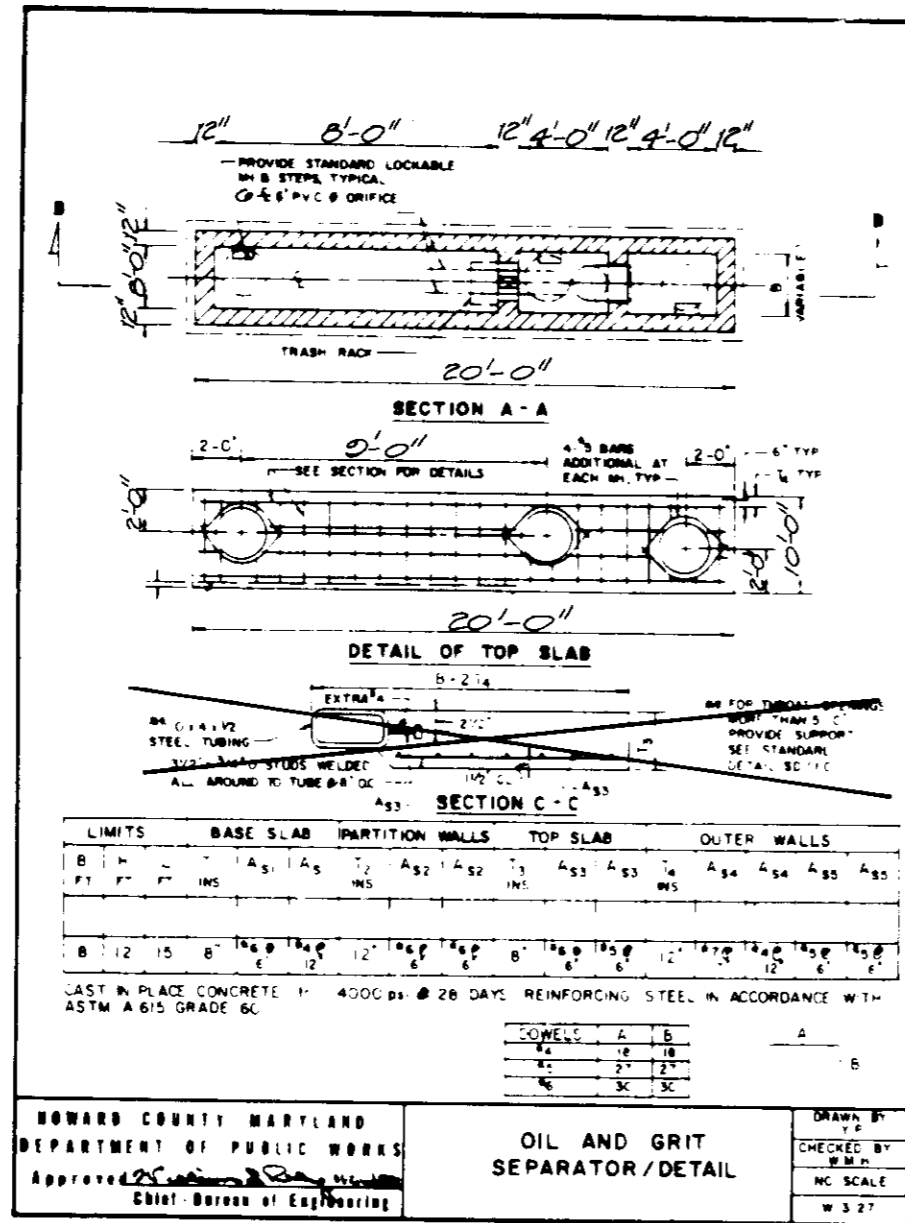
EROSION & SEDIMENT CONTROL DETAIL SHEET

U.S. #1 JOINT VENTURE, PARCEL "D-4"
PLAT No. 10285
ELECTION DISTRICT No. 0
HOWARD COUNTY, MARYLAND

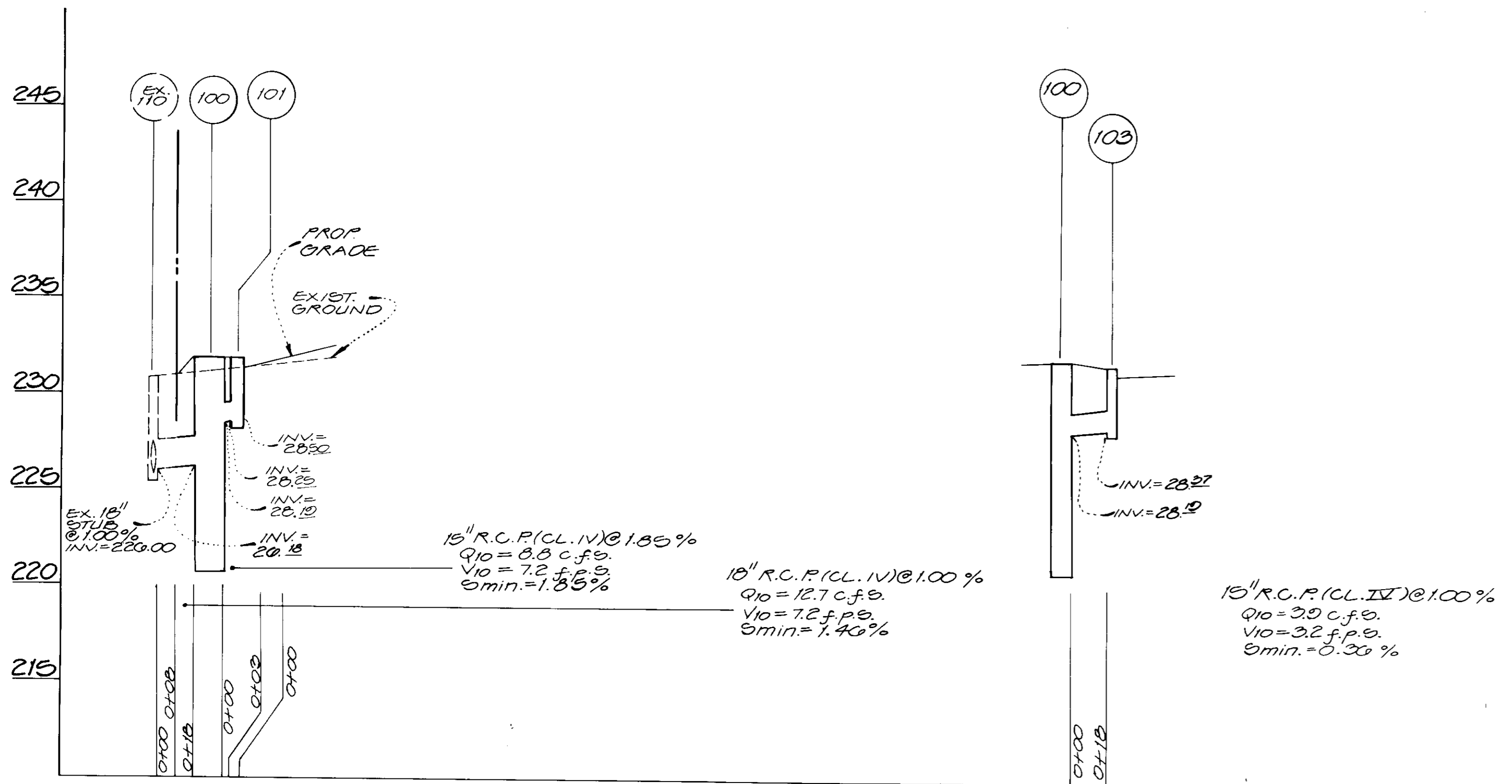
SCALE	ZONING	G.L.W. FILE NO.
A5 SHOWN	M-1	20-120
DATE	TAX MAP No.	SHEET
APRIL, 1993	47	9 OF 9

STRUCTURE SCHEDULE					
NO.	TYPE	WIDTH DIA.	TOP ELEV.		STD. DETAIL
			UPPER	LOWER	
100	OIL GRIT SEPARATOR		232.20	232.20	SEE DETAILS
101	A-10	2.6'	231.04	231.04	S.D. 4.02
102	A-10		231.72	231.72	S.D. 4.22

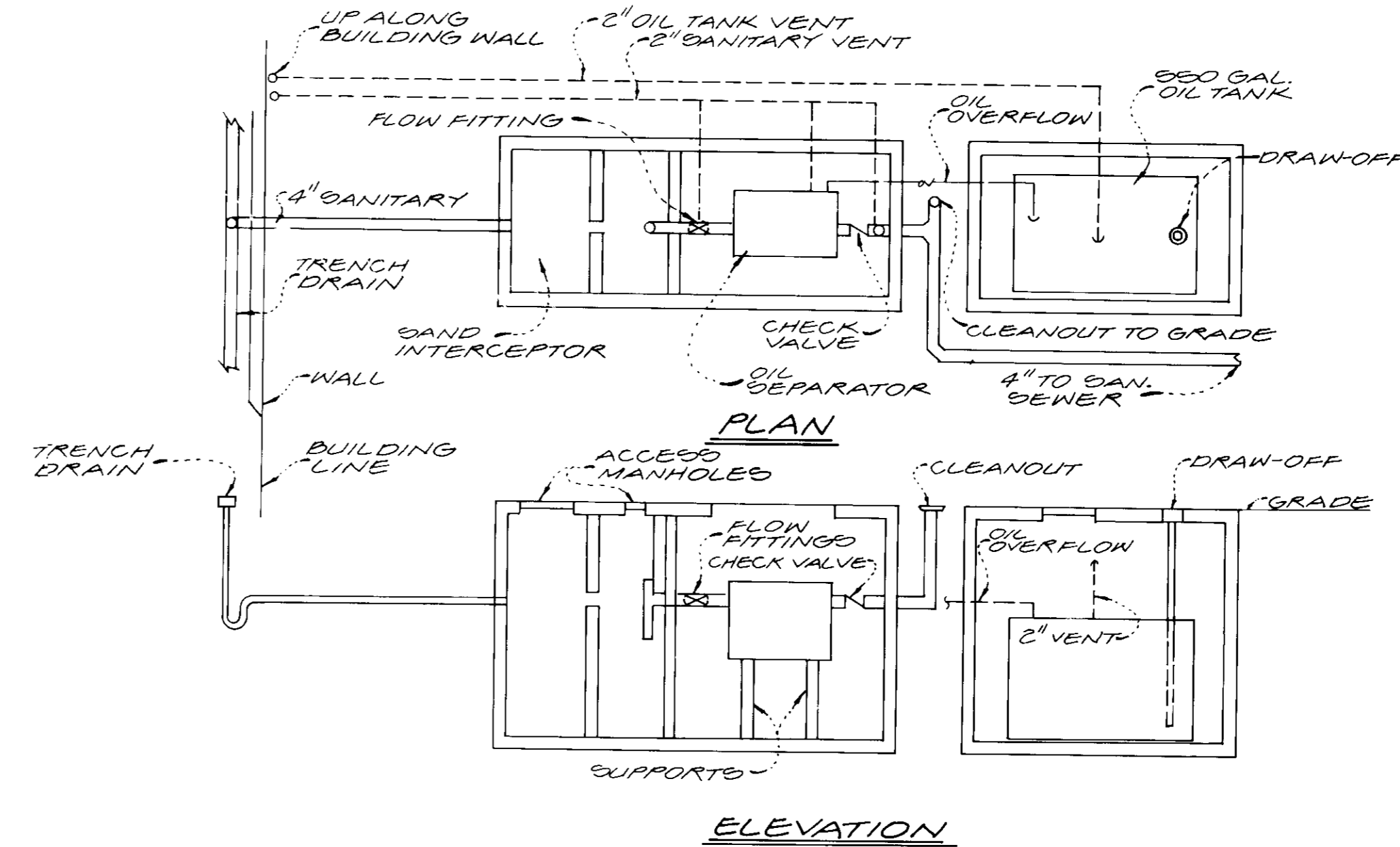
PIPE SCHEDULE				
FROM	TO	SIZE	TYPE	LGTH.
101	100	18"	R.C.P. CL. IV	3'
102	100	18"	R.C.P. CL. IV	18'
			TOTAL	21'
100	170	18"	R.C.P. CL. IV	10'



STRUCTURE #100 DETAILS



PROFILE SCALES
1" = 50' HORIZONTAL
1" = 5' VERTICAL



SAND/OIL SEPARATOR SCHEMATIC
NO SCALE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 Joseph M. [Signature] per [Signature] 8/31/93
 COUNTY HEALTH OFFICER DATE

APPROVED, HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 9/23/93
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 [Signature] 8/27/93
 DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING [Signature] DATE

OWNER
 FREESTATE BUSINESS PARK, INC.
 96 ADLER DEVELOPMENT GROUP
 11560 RANDOM HILLS ROAD
 SUITE 700
 FAIRFAX, VIRGINIA 22030

[Signature]

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886
 TELEPHONE: (301)421-4024 NO. VA (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ARCHITECT
 BIGNELL WATKINS ARCH. P.A.
 2001 RIVA RD. SUITE 1000
 ANNAPOLIS, MD. 21401
 ATTN: ADEL A. NUR, AIA.

WATER, SEWER, & STORM DRAIN PROFILES & SCHEDULES
 U.S. #1 JOINT VENTURE, PARCEL "D-4"
 PLAT NO. 10285
 ELECTION DISTRICT No. 0
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE No.
M. J. T.	AS SHOWN	M-1	20-120
DRN.	DATE	TAX MAP No.	SHEET
W. B. J.	APRIL, 1993	47	5 OF 5