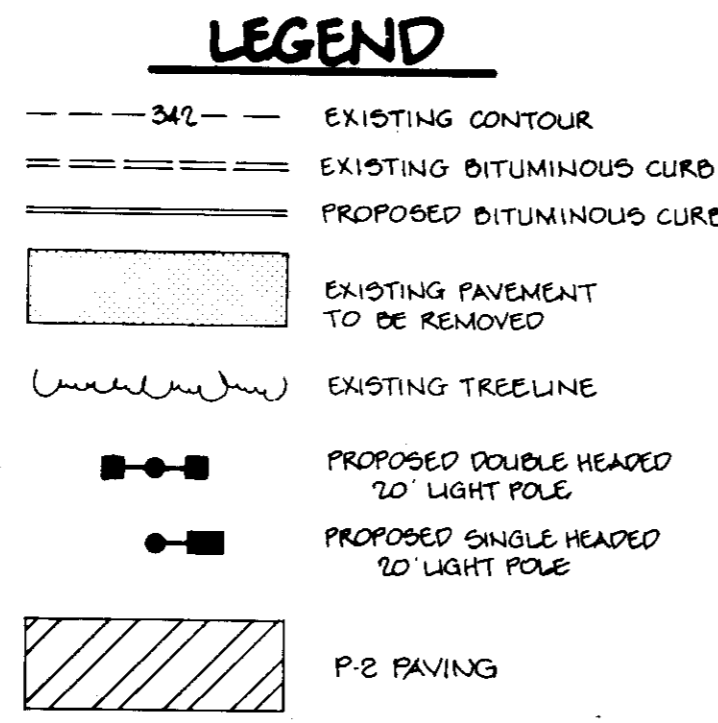


SHEET INDEX	
NO.	DESCRIPTION
1.	SITE DEVELOPMENT PLAN
2.	GRADING AND SEDIMENT CONTROL PLAN & NOTES AND DETAILS



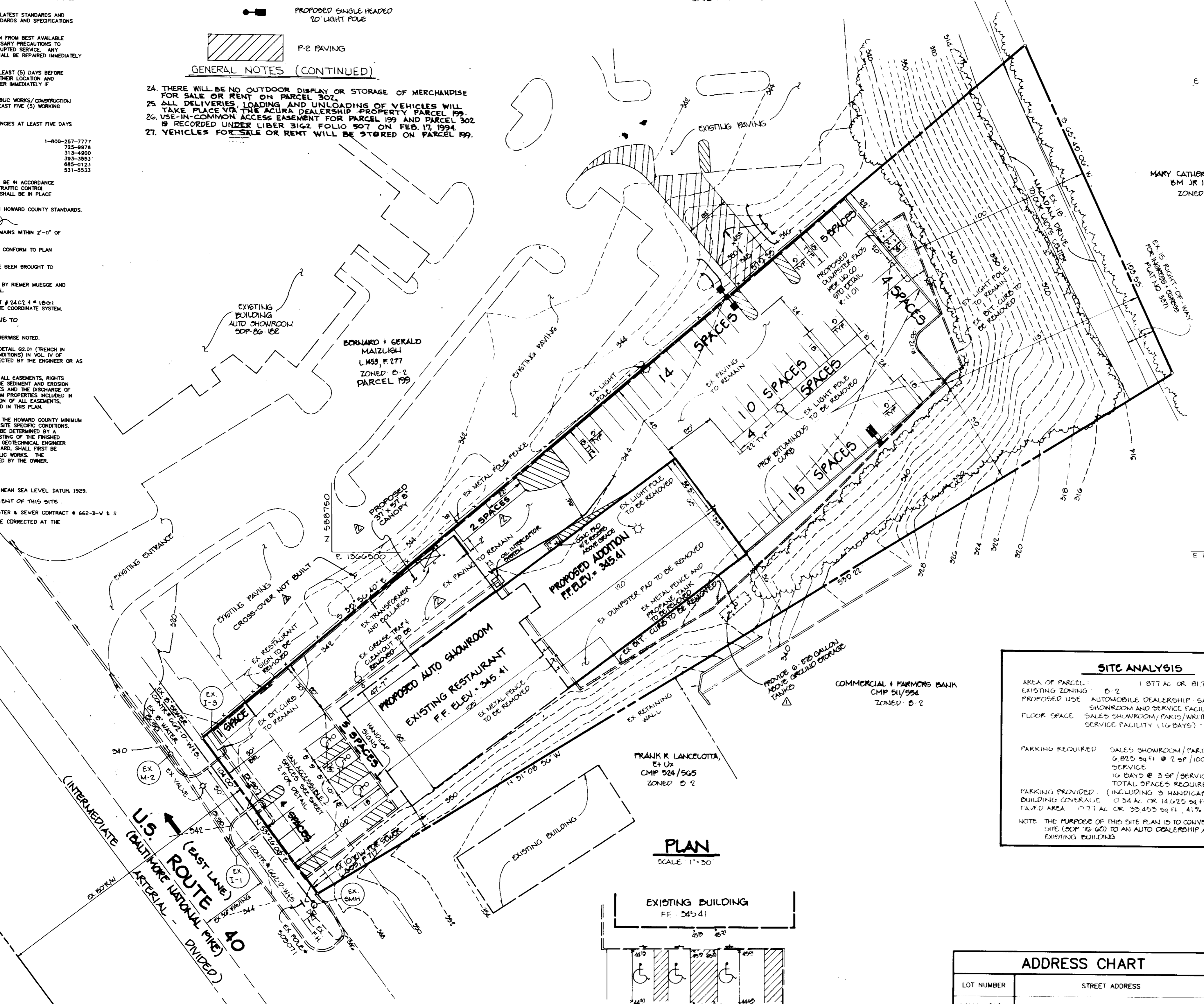
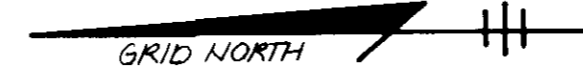
**GENERAL NOTES (CONTINUED)**

- 24. THERE WILL BE NO OUTDOOR DISPLAY OR STORAGE OF MERCHANDISE FOR SALE OR RENT ON PARCEL 302.
- 25. ALL DELIVERIES, LOADING AND UNLOADING OF VEHICLES WILL TAKE PLACE VIA THE ACURA DEALERSHIP PROPERTY PARCEL 199.
- 26. USE-IN-COMMON ACCESS EASEMENT FOR PARCEL 199 AND PARCEL 302.
- 27. VEHICLES FOR SALE OR RENT WILL BE STORED ON PARCEL 199.

**GENERAL NOTES**

- 1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 3. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 4. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- 5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
  - MISS UTILITY 1-800-257-7777
  - TELEPHONE COMPANY 725-9876
  - HOWARD COUNTY BUREAU OF UTILITIES 313-4800
  - AT&T CABLE LOCATION DIVISION 393-3553
  - BALTIMORE GAS & ELECTRIC COMPANY 685-0123
  - STATE HIGHWAY ADMINISTRATION 531-5533
- 7. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 8. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- 9. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- 10. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- 11. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- 12. NO PIPE SHALL BE LAID UNLESS LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
- 13. TOPO TAKEN FROM FIELD RUN SURVEY DATED OCT. 1983 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
- 14. VERTICAL CONTROL ESTABLISHED USING HO. CO. MONUMENT # 24C2 (4.18G1) HORIZONTAL CONTROL ESTABLISHED FROM MARYLAND STATE COORDINATE SYSTEM.
- 15. THERE SHALL BE NO WETLANDS IMPACTED DUE TO DEVELOPMENT OF THIS SITE.
- 16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 17. ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL C3.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- 18. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEGMENT AND DRAINAGE CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER INTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- 19. THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SURFACE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.

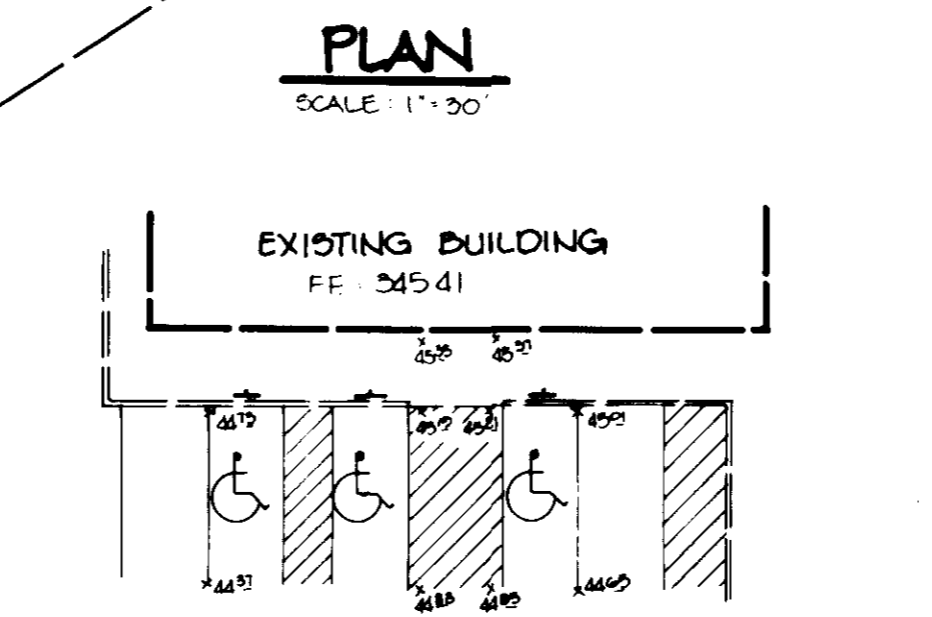
- 20. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
- 21. TRAFFIC STUDY IS NOT REQUIRED FOR DEVELOPMENT OF THIS SITE.
- 22. EXISTING UTILITIES LOCATED FROM SIP-76-69 AND WATER & SEWER CONTRACT # 662-D-V & S
- 23. ANY DAMAGE TO THE STATE'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.



**SITE ANALYSIS**

AREA OF PARCEL:	1.877 AC OR 81,762 sq ft
EXISTING ZONING:	D-2
PROPOSED USE:	AUTOMOBILE DEALERSHIP - SALES SHOWROOM AND SERVICE FACILITY
FLOOR SPACE:	SALES SHOWROOM/PARTS/WRITEUP: 6,825 sq ft SERVICE FACILITY (14 BAYS): 7,800 sq ft
PARKING REQUIRED:	SALES SHOWROOM/PARTS/WRITEUP: 6,825 sq ft @ 2.0 SP/1,000 sq ft = 14 SPACES 14 BAYS @ 3 SP/SERVICE BAY = 48 SPACES TOTAL SPACES REQUIRED: 62 SPACES
PARKING PROVIDED:	(INCLUDING 3 HANDICAP SPACES) 68 SPACES
BUILDING COVERAGE:	0.34 AC OR 14,625 sq ft, 18% OF GROSS AREA
PAVED AREA:	0.77 AC OR 33,455 sq ft, 41% OF GROSS AREA

NOTE: THE PURPOSE OF THIS SITE PLAN IS TO CONVERT A RESTAURANT SITE (SOP 76-60) TO AN AUTO DEALERSHIP AND EXPAND THE EXISTING BUILDING.



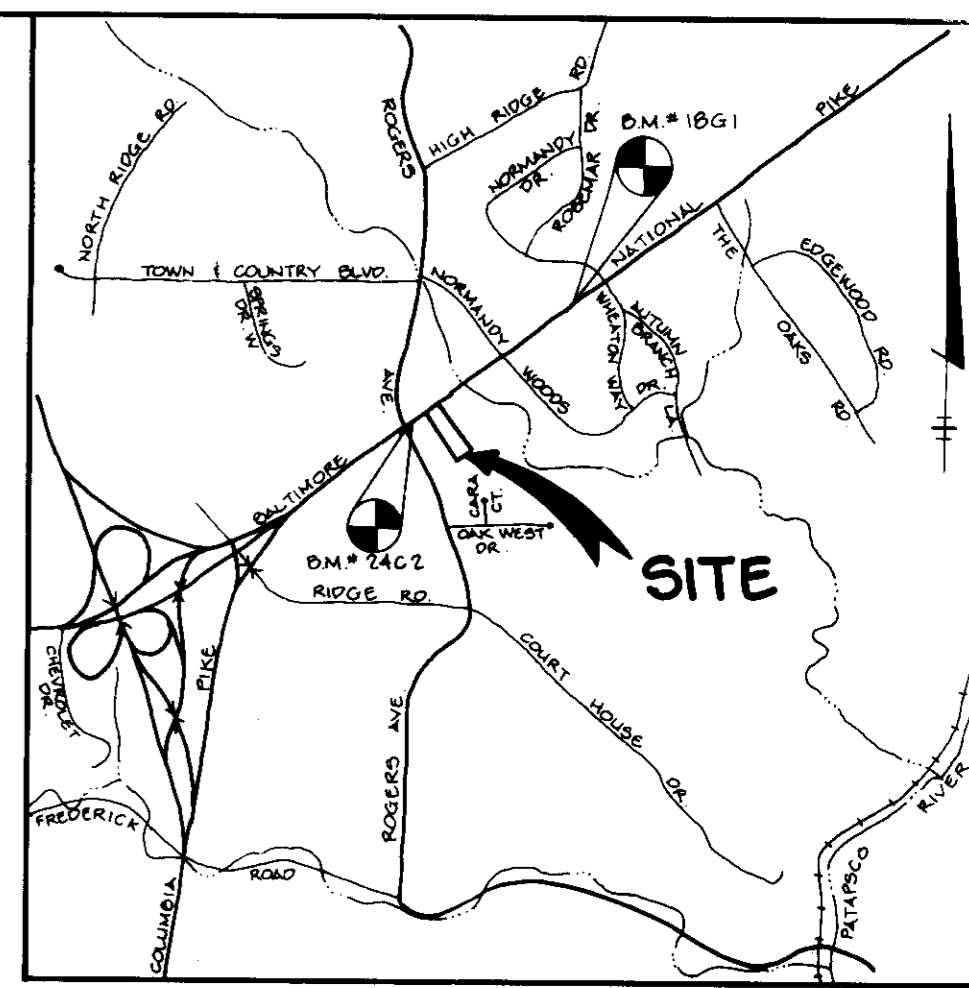
**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
PARCEL 302	9560 BALTIMORE NATIONAL PIKE

**PROPERTY MAP**

PLAT #	BLK #	CD	TAX MAP NO.	ELECT. DIST.	CD	CD
5571	1	D-2	25	2nd	6025	

PROPERTY NAME: NISSAN WEST, AREA: 302, VALUE: 1452,000



**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARKS**

- HO. CO. MON # 24C2 ELEV. 364.03  
5.5' SOUTH OF LEFT TURN OF RTE. 40 WEST 14' EAST OF EAST EDGE OF CROSSOVER TO RTE. 90 SOUTH.
- HO. CO. MON # 18G1 ELEV. 408.54  
4' NORTH OF MACADAM SHOULDER OF RTE. 40 WEST. 15' WEST OF YELLOW BLINKING SIGNAL.

**AS BUILT CERTIFICATE**

JAYKANT D. PAREKH #19148 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
James M. Boudreau 2/23/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
James B. Smith 3/2/94  
DIRECTOR DATE

Jim Swearingen 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
James J. Lu 2/16/94  
DIRECTOR DATE

Robert J. ... 2/16/94  
CHIEF, BUREAU OF ENGINEERING DATE

OWNER / DEVELOPER: JERRY MAIZLISH AND BETTY L. MAIZLISH, 616 ACCURA WEST, BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MARYLAND 21043 (410) 461-7000

**PROJECT: NISSAN WEST**

AREA: TAX MAP No 25 PARCEL No 302, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**TITLE: SITE DEVELOPMENT PLAN**

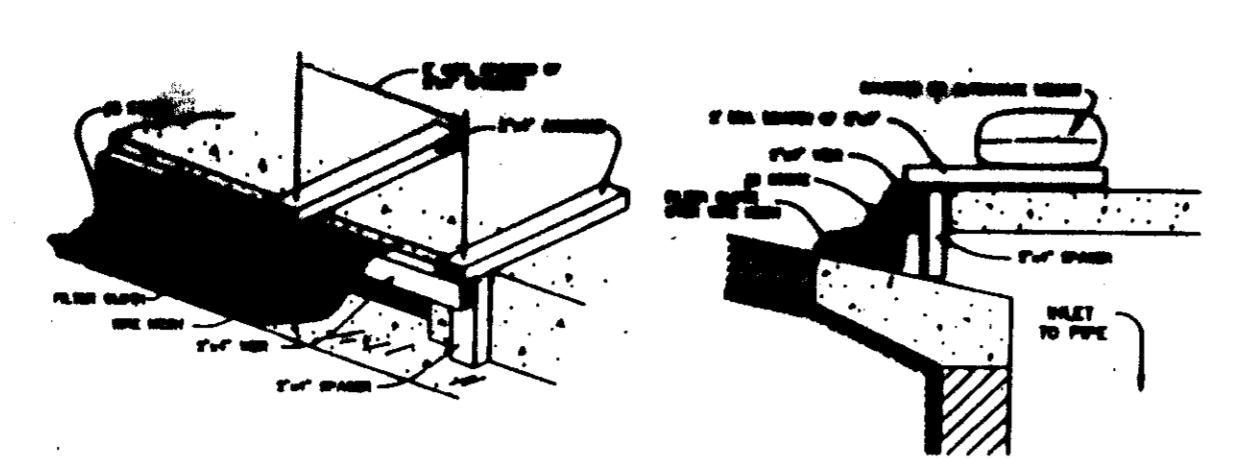
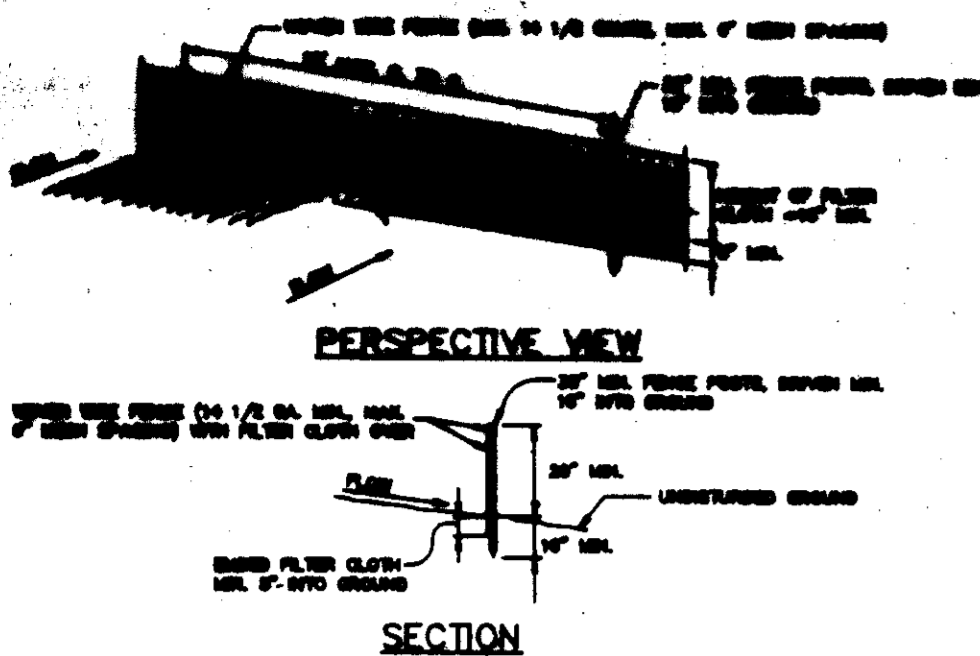
**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
410-997-8900 FAX: 410-997-9282

DATE: 1-17-94  
DESIGNED BY: L.C.H.  
DRAWN BY: D.B.S.  
PROJECT NO: 05301  
DATE: JANUARY 10, 1994  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 2

J. Larell  
JAYKANT D. PAREKH #19148

NOTE: FRONT PARKING AREA TO BE RESURFACED AND WEDGED INTO EXISTING PAVING TO MEET HANDICAP REQUIREMENTS AND DRAINAGE.





**LEGEND**

- STONE FILTER INLET PROTECTION
- SILT FENCE
- LIMIT OF DISTURBANCE

**CONSTRUCTION SPECIFICATIONS**

1. Silt fence shall be constructed of 1/2" mesh galvanized steel mesh.
2. Posts shall be 1/4" diameter galvanized steel pipe.
3. Posts shall be spaced at 10' intervals.
4. Posts shall be driven into the ground until they are 12" below the surface.
5. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
6. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
7. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
8. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
9. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
10. Posts shall be secured to the ground with 2" diameter galvanized steel caps.

**STONE FILTER INLET PROTECTION**

**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

1. Posts shall be spaced at 10' intervals.
2. Posts shall be driven into the ground until they are 12" below the surface.
3. Posts shall be secured to the ground with 2" diameter galvanized steel caps.
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10. Posts shall be secured to the ground with 2" diameter galvanized steel caps.

**SILT FENCE DETAIL**

**TEMPORARY SEEDING NOTES**

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (519-1988).
2. All vegetation and structural practices are to be included according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all permanent seeding, b) 14 days for all temporary seeding or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, for permanent seedings (Sec. 51), and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seedings 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: 1.877 acres
  - Area Disturbed: 0.40 acres
  - Area to be reseeded or paved: 0.50 acres
  - Area to be vegetatively stabilized: 0.10 acres
  - Total Cut: 0 cu.yds.
  - Total Fill: 0 cu.yds.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas 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, 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 per acre dolomitic limestone (82 lb. per 1000 sq.ft.) and 600 lb. per acre 10-10-10 fertilizer (14 lb. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lb. per acre 30-0-0 urea-form fertilizer (8 lb. per 1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (82 lb. per 1000 sq.ft.) and 1000 lb. per acre 10-10-10 fertilizer (23 lb. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

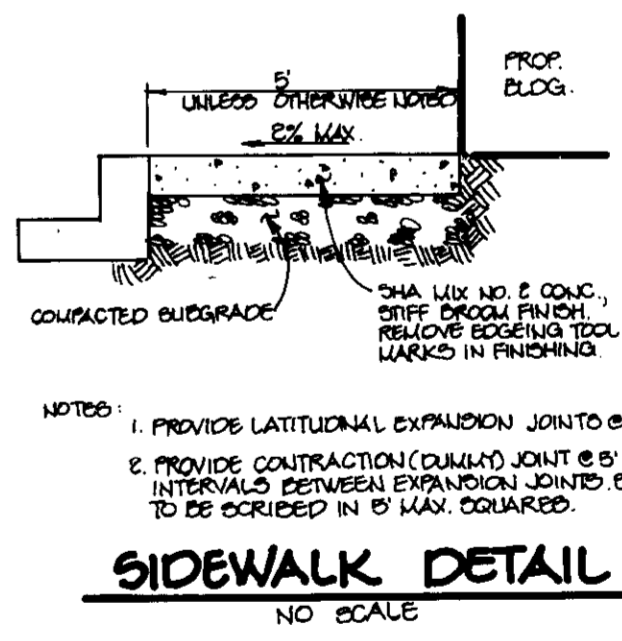
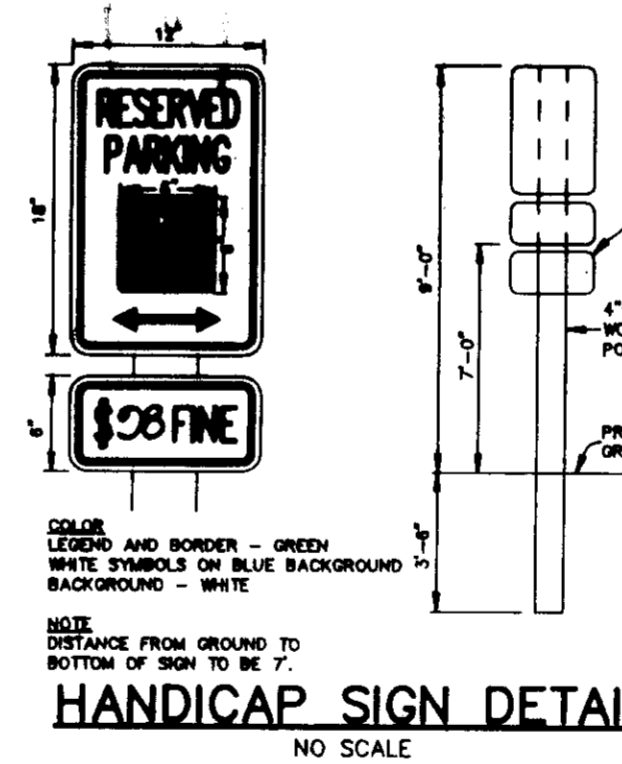
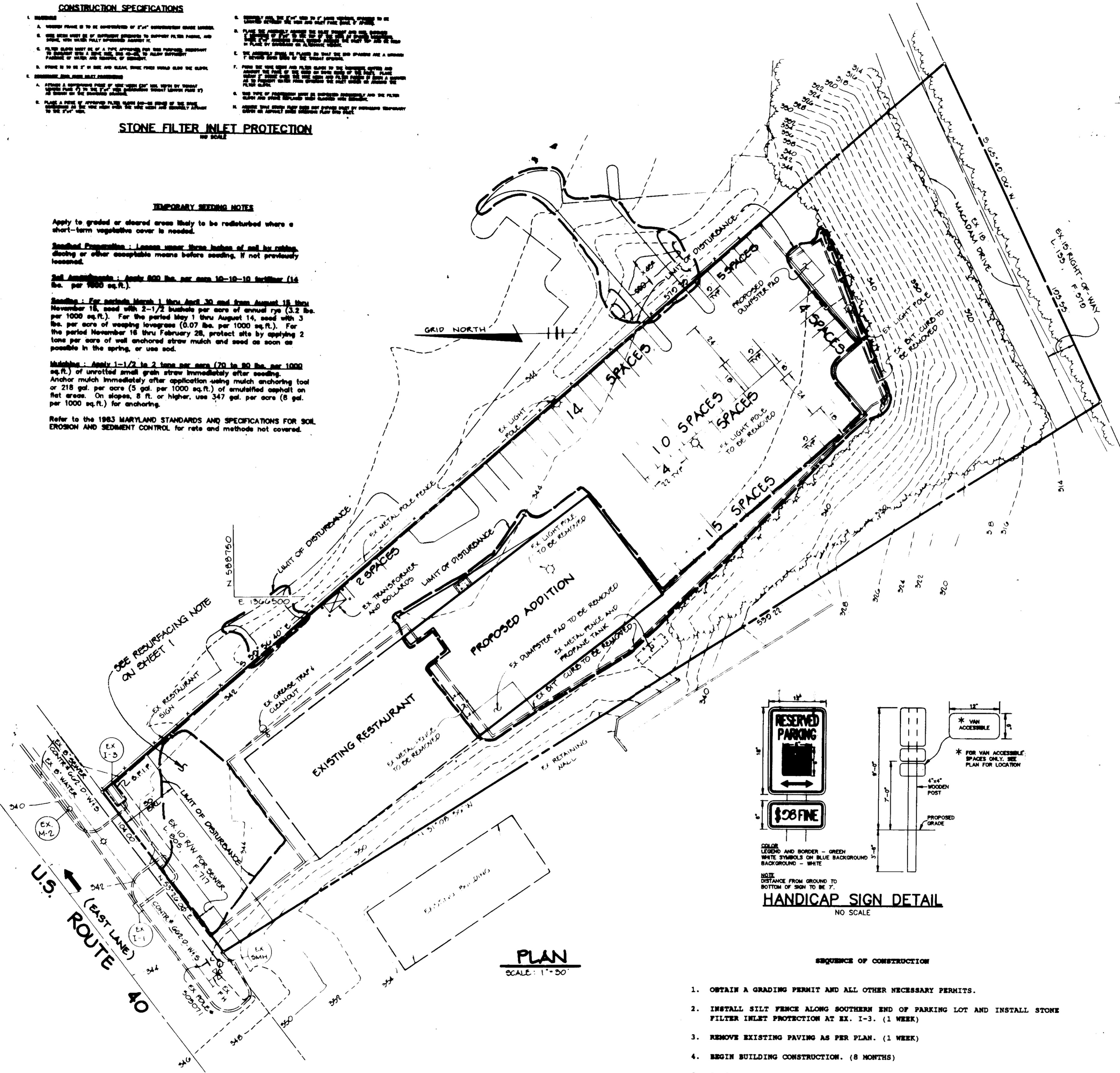
**Seeding:** For the period March 1 thru April 30 and from August 1 thru October 15, seed with 80 lb. per acre (1.4 lb. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 80 lb. Kentucky 31 Tall Fescue per acre and 2 lb. per acre (0.05 lb. per 1000 sq.ft.) of seeping lespedeza. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use seed.
- 3) Seed with 80 lb. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 80 lb. per 1000 sq.ft.) of unrotted animal grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

**PLAN**



- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT AND ALL OTHER NECESSARY PERMITS.
  2. INSTALL SILT FENCE ALONG SOUTHERN END OF PARKING LOT AND INSTALL STONE FILTER INLET PROTECTION AT EX. I-3. (1 WEEK)
  3. REMOVE EXISTING PAVING AS PER PLAN. (1 WEEK)
  4. BEGIN BUILDING CONSTRUCTION. (8 MONTHS)
  5. INSTALL NEW CURB AND GUTTER, PERFORM PAVING. (2 WEEKS)
  6. STABILIZE ALL REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (1 WEEK)
  7. UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE AS NEEDED AS PER THE PERMANENT SEEDING NOTES.

BY THE DEVELOPER:

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 THE ENVIRONMENT 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.

DEVELOPER: *Jaykant D. Parekh* DATE: \_\_\_\_\_

BY THE ENGINEER:

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.

ENGINEER: *J. Parekh* DATE: 1.19.94

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*H. E. E. E.* DATE: 1/28/94  
U.S. SOIL CONSERVATION SERVICE

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

*J. L. P.* DATE: 1/28/94  
HOWARD SOIL CONSERVATION DISTRICT

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #19148 DATE: \_\_\_\_\_

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

*J. M. B.* DATE: 2/22/94  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*J. S.* DATE: 3/2/94  
DIRECTOR

*J. S.* DATE: 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

*J. C.* DATE: 2/16/94  
DIRECTOR

*R. J.* DATE: 2/18/94  
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

OWNER / DEVELOPER

JERRY MAIZLICH AND BETTY L. MAIZLICH  
C/O ACCURA WEST  
BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21043  
(410)-461-7000

PROJECT

**NISSAN WEST**

AREA TAX MAP No. 25 PARCEL No. 107  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE **GRADING AND SEDIMENT CONTROL PLAN & NOTES AND DETAILS**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
410-997-8900 FAX: 410-997-8282

1.19.94 DATE  
50P-76-00  
DESIGNED BY: L.O.H.  
DRAWN BY: D.B.S.  
PROJECT NO: 05501  
DATE: JANUARY 10, 1994  
SCALE: AS SHOWN  
DRAWING NO. 2 OF 2

JAYKANT D. PAREKH #19148