

**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

1. WIRE FENCE TO BE FASTENED TO FENCE POSTS WITH WIRE RINGS AND STAPLES.
2. FILTER CLOTH TO BE FASTENED TO WOOD WEDGE WITH 12 GAUGE STAPLES 24" AT TOP AND MID SECTION.
3. WOOD WEDGES TO BE FASTENED TO WOOD WEDGE WITH 12 GAUGE STAPLES 24" AT TOP AND MID SECTION.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "TRUCKS" DEVELOP IN THE SILT FENCE.

**POSTS:** STEEL EITHER T OR U TYPE OR 2" HARDWOOD FENCE WOOD WEDGE 1 1/2" DIA. 12" LONG. FILTER CLOTH: 12" WIDE 100% STAINLESS STEEL OR APPROVED EQUAL. FABRICATED BY: [blank]

**SILT FENCE DETAIL**  
NO SCALE

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas to be restorated within a short-term vegetative cover is needed.

**Seedbed Preparation:** Loosen upper three inches of soil by rototilling, disking or other acceptable means before seeding, if not previously loosened.

**Soil Amendments:** Apply 500 lbs. per acre 19-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

**Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.97 lbs. per 1000 sq.ft.). For the period November 16 thru February 28, protect site by covering 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring, or use sand.

**Mulching:** Apply 1-1/2" to 2" top soil (70 to 90 lbs. per 1000 sq.ft.) of untreated small 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, 3 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

**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 rototilling, 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 lbs. per 1000 sq.ft.) and 500 lbs. per acre (14 lbs. per 1000 sq.ft.) of 19-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harvest or disc into upper three inches of soil. All final seedings, apply 500 lbs. per acre 20-20-20 universal fertilizer (9 lbs. per 1000 sq.ft.).
- 2) Alternative - Apply 2 tons per acre dolomitic limestone (82 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (22 lbs. per 1000 sq.ft.) before seeding. Harvest or disc into upper three inches of soil.

**Seeding:** For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of annual ryegrass. For the period May 1 thru July 31, seed with 3 lbs. per acre (2.1 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 1 thru February 28, protect site by one of the following options:

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

**Mulching:** Apply 1-1/2" to 2" top soil (70 to 90 lbs. per 1000 sq.ft.) of untreated small 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, 3 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

**Maintenance:** Mow or trim seed area and mow immediately.

**ASWM TRACKING**

REVISION NUMBER	DATE	DESCRIPTION
2	4.9.93	STORMWATER MANAGEMENT FOR THIS REVISION IS EXEMPT SINCE THE TOTAL DISTURBANCE IS LESS THAN 5000 SQ. FT. ANY FURTHER REVISIONS WILL BE SUBJECT TO STORMWATER MANAGEMENT ONCE THE CUMULATIVE DISTURBANCE EXCEEDS 5000 SQ. FT.

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 PROGRAM 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/WE ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Wm. C. Gaden 4/2/97  
DEVELOPER 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.

J. Savell 4.2.97  
ENGINEER DATE

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

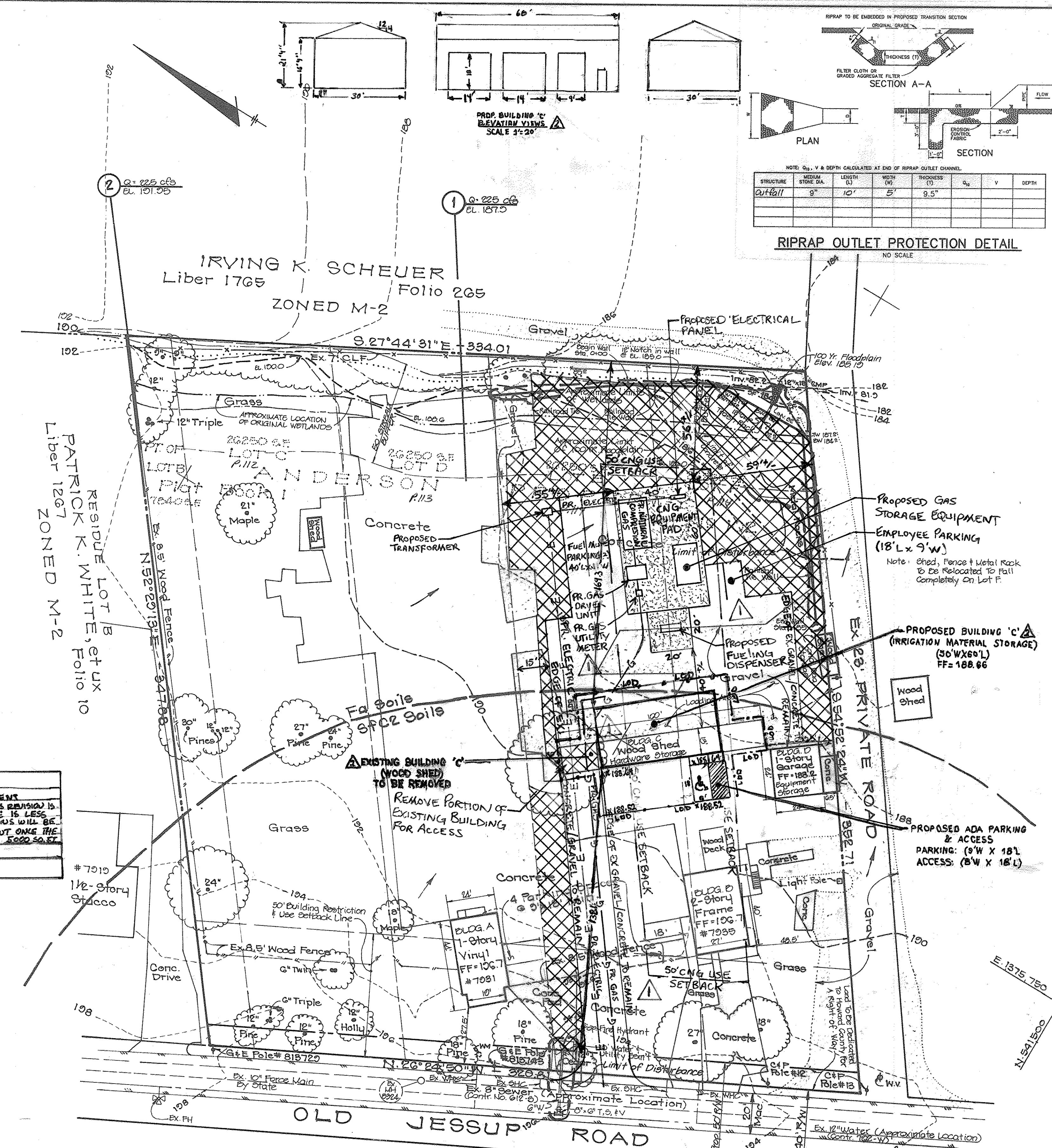
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

4/2/97  
Date  
4/2/97  
Date  
4/2/97  
Date



**Sequence of Construction**

1. Obtain a grading permit.
2. Install silt fence. (1/2 day)
3. Remove concrete as necessary. (5 days)
4. Install railroad ties and excavate water quality area. (2 days)
5. Stabilize all areas in accordance with permanent seeding notes. (1 day)
6. Upon approval of the Howard County D.I.L.P. Sediment Control Inspector, remove remaining sediment controls.

**STORM WATER MANAGEMENT NOTE:**

STORM WATER MANAGEMENT FOR THE CNG REVISION IS PROVIDED BY IMPERVIOUS AREA REDUCTION.

EXISTING IMPERVIOUS AREA WITHIN WORK AREA (L.O.D.) 2,178 SF. OR 251 AC.

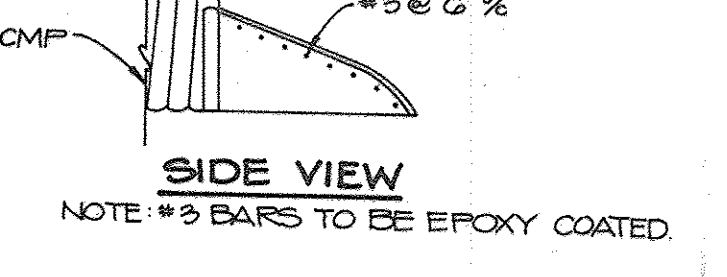
PROPOSED IMPERVIOUS AREA WITHIN WORK AREA (L.O.D.) 11,091 SF. OR 26 AC.

IMPERVIOUS AREA REDUCTION IN WORK AREA (L.O.D.) 50%.

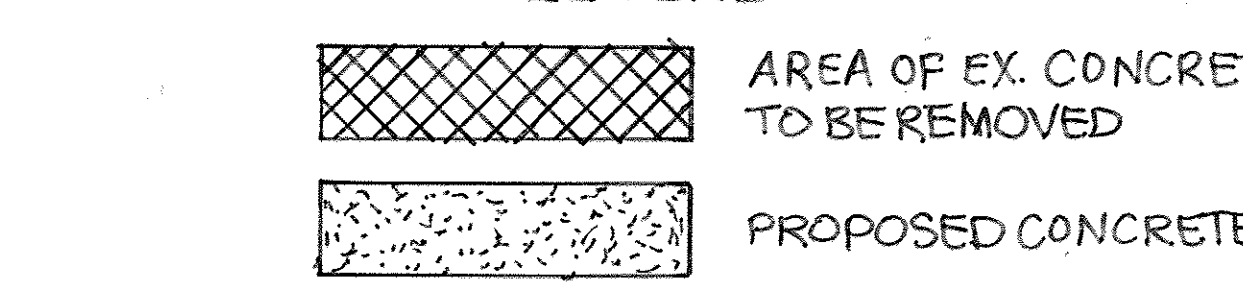
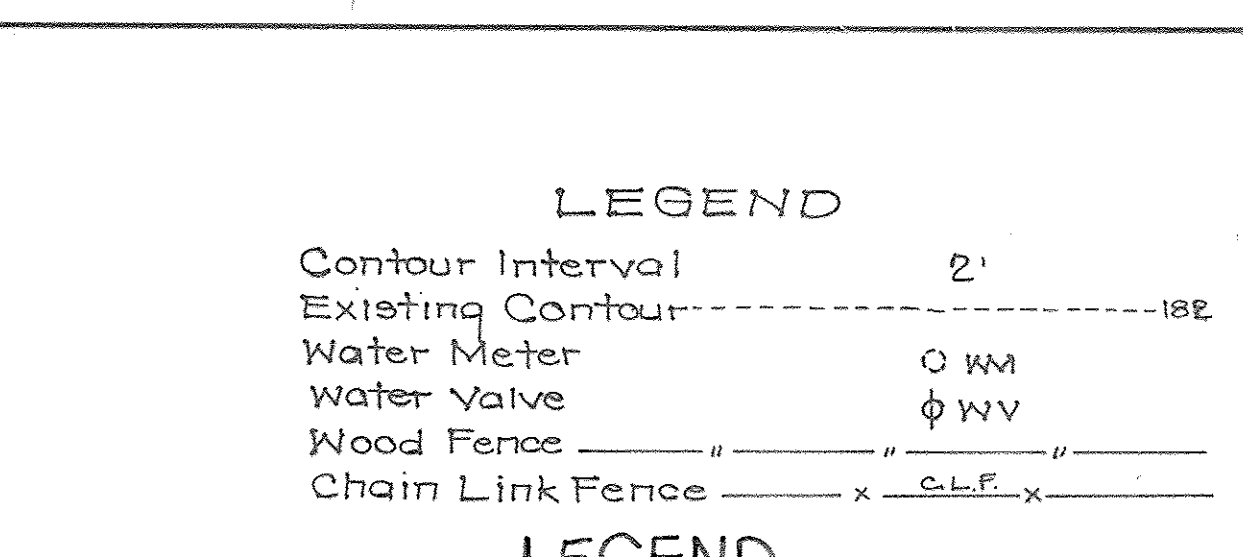
REVISION

REVISION	BY	DATE
1	M&A	11/2
2	MESSICK (03)	4/18

REVISION #1 BY MESSICK & ASSOCIATES\* CONSULTING ENGINEERS PLANNERS & SURVEYORS 2120 REMOND COURT ANNAPOLIS, MARYLAND 21401 PHONE: (410) 266-3212 FAX: (410) 266-3502



**TRASH RACK DETAIL**  
NO SCALE



**SITE ANALYSIS**

1. AREA OF PARCEL: 2.59 AC.
2. ZONING: M-2
3. EXISTING AND PROPOSED USES:
  - A. BUILDING MATERIALS STORAGE YARD
  - B. TWO SINGLE FAMILY DETACHED HOUSES (RENTAL UNITS)
4. PARKING SPACES REQUIRED: RESIDENTIAL 2/UNIT 4
5. PARKING SPACES PROVIDED 4
6. BUILDING COVERAGE OF SITE
  - BLDG A: 1020 SF
  - BLDG B: 1020 SF (1ST FLOOR, 200 SF 2ND FLOOR)
  - BLDG C: 1800 SF
  - BLDG D: 870 SF

TOTAL AREA OF EX. OR NEW CONCRETE 4,676 SF OR 4.1% GROSS

**SOILS LEGEND** (See Ho. Co. Soils Map #30)

SfC2 Sassafras gravelly sandy loam, 5 to 10 % slopes  
Fa Fallington loam

- GENERAL NOTES**
1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
  2. The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 313-1880 at least five (5) working days prior to the start of work.
  3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  4. Project Background. See site Analysis & Title Block.
  5. 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.
  6. All plan dimensions are to the face of curb unless otherwise noted.
  7. As-built topography (2' contour intervals) was prepared by Clark, Finebrook & Sackett, Inc. on July 27, 1995.
  8. Coordinates based on MAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 43HA and 48AA.
  9. Public water & sewer is utilized, Contract Nos. 792W & 612S.
  10. Underground utilities shown were obtained from available records.
  11. No steep slopes exist on site.
  12. Existing trees on site are shown.
    - a) Boundary information prepared by Clark, Finebrook & Sackett, Inc. on 10/20/90
    - b) W.P. 06-110 - A REQUEST TO WAIVE SECTIONS 16-110(c)(2), 116.0(c)(1) & (2) TO PERMIT WORK WITHIN THE 100 YR FLOODPLAIN AND DISTURBANCE WITHIN THE 25 FOOT WETLAND BUFFER AND 50 FOOT STREAM BUFFER FOR THE EXISTING PAVED AND GRAVEL STORAGE AREAS AND THE CONSTRUCTION OF THE PROPOSED S.W.M. FACILITY WAS APPROVED MAY 22, 1996.
    - c) AUTHORIZATION FOR CONSTRUCTION OF THE S.W.M. FACILITY WITHIN THE 25 FOOT WETLAND BUFFER WAS GRANTED PER # 06-NY-0207/100666001 EFFECTIVE SEPTEMBER 30, 1996.

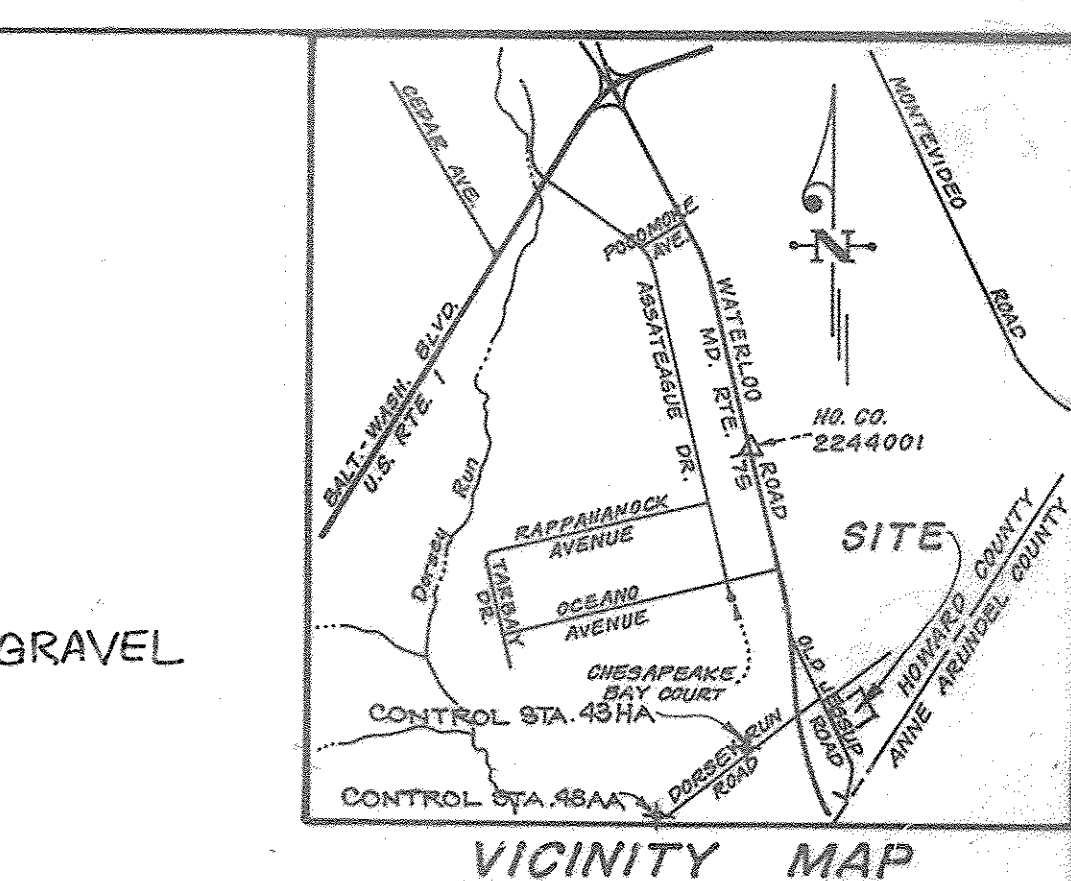
**ADDRESS CHART**

PARCEL NO.	STREET ADDRESS
112	7087 Old Jessup Road
113	7091 Old Jessup Road
114	7095 Old Jessup Road

**PROFESSIONAL CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED OWNER'S PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

Keith B. Risser and Russell W. Zorbaugh  
7701 Md. Route 175  
Jessup, Maryland 20794



**SEDIMENT CONTROL NOTES**

1. A NUMBER OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PROTECTION AND RESTORATION PRIOR TO THE START OF ANY CONSTRUCTION (21-1185).
2. ALL MEASURES AND STRUCTURES PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THERE TO.
3. FOLLOWING PERMANENT STABILIZATION OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE MAINTAINED UNTIL AT LEAST 30 DAYS AFTER THE COMPLETION OF THE PROJECT. ALL SLOPES AND ALL SLOPES GREATER THAN 3:1, 6:1 OR 10:1 SHALL BE MAINTAINED AND PROTECTED FOR SOIL AND EROSION CONTROL. ALL SLOPES SHALL BE MAINTAINED AND PROTECTED FOR SOIL AND EROSION CONTROL. ALL SLOPES SHALL BE MAINTAINED AND PROTECTED FOR SOIL AND EROSION CONTROL. ALL SLOPES SHALL BE MAINTAINED AND PROTECTED FOR SOIL AND EROSION CONTROL.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 17, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED. THE CONTRACTOR SHALL MAINTAIN THE 1995 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDING (SEE 21-1185 (C) 2) UNTIL THE SEEDING IS ESTABLISHED. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED. THE CONTRACTOR SHALL MAINTAIN THE 1995 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDING (SEE 21-1185 (C) 2) UNTIL THE SEEDING IS ESTABLISHED. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED. THE CONTRACTOR SHALL MAINTAIN THE 1995 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDING (SEE 21-1185 (C) 2) UNTIL THE SEEDING IS ESTABLISHED.
6. ANY SEDIMENT CONTROL STRUCTURES ARE TO BE MAINTAINED IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL ARE OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. STREAM/SLOPES:
  - TOTAL AREA OF SITE 6,000 ACRES
  - AREA TO BE RESTORED OR PAVED 6,000 ACRES
  - AREA TO BE PERMANENTLY STABILIZED 6,000 ACRES
  - TOTAL CUT 100 CU YDS
  - TOTAL FILL 100 CU YDS
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 CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. SITE GRADING SHALL BEGIN ONLY AFTER ALL PERMANENT SEDIMENT CONTROLS MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
11. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLAN.
12. CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT EXACT QUANTITIES. THESE QUANTITIES DO NOT REPRESENT THE FINAL QUANTITIES SINCE FINAL QUANTITIES WILL BE DETERMINED BY THE CONTRACTOR SMALL FAMILIAR WITH THE SITE CONDITIONS WHICH MAY AFFECT THE QUANTITIES.
13. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., APPROVAL OF THE PERMITS FOR EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE HOWARD COUNTY DEPARTMENT OF PROTECTION AND RESTORATION. APPROVALS MAY BE OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF PROTECTION AND RESTORATION.
14. BONDERS FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PERCENT OF THAT WHICH CAN BE BORROWED AND STABILIZED WITH ONE WORKING DAY, UNLESS OTHERWISE SPECIFIED.

**ROUTINE MAINTENANCE**

1. Facility shall be inspected annually and after major storms. Inspections should be performed during wet weather to determine if the pond is functioning properly.
2. Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access should be mowed as needed.
3. Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
4. Visible signs of erosion in the pond as well as riprap outlet area shall be repaired as soon as it is noticed.

**NON-ROUTINE MAINTENANCE**

1. Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The contractor should be inspected during routine maintenance operations.
2. Sediment should be removed when its accumulation significantly reduces the design storage, interfere with the function of the riser, when deemed necessary for aesthetic reasons, or when deemed necessary by the Howard County Department of Public Works.

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
410-997-8000 FAX: 410-997-9282

DESIGNED: SITE DEVELOPMENT PLAN FOR AS-BUILT CONDITIONS BUILDING PRODUCTS STORAGE YARD-PROPERTY OF KEITH B. RISSER & RUSSELL W. ZORBAUGH PART OF LOT B AND LOT C THRU F "ANDERSON PROPERTY" TAX MAP 43 PARCELS 112, 113 & 114 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR AMERICAN BUILDING PRODUCTS 7701 MD. ROUTE 175 JESSUP, MARYLAND 20794 SCALE 1"=80' DRAWING 1 OF 1 JOB NO. FILE NO.