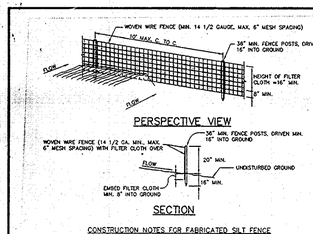


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES AND STAPLES.
2. FILTER CLOTH TO BE FASTENED TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MIDDLE SECTIONS.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES (6") AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS : STEEL, EITHER T OR U TYPE OR 2" HARDWOOD.
FENCE : WOVEN WIRE, 14 GA.6" MAX. MESH OPENING.
FILTER CLOTH : FILTER X, MIRAFI 1000, STABINOLA 17 OR APPROVED EQUAL.
PREFABRICATED UNIT : GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

NO SCALE

TEMPORARY SEEDING NOTES

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

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

Soil Amendments : Apply 600 lbs. per acre 10-10-10 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 rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 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. per 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. 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.

Refer to the 1983 MARYLAND 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 raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments : As lime and soil test recommendations, use one of the following schedules :

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-20-20 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 600 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).

2) Alternate - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. 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 to October 15, seed with 50 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options :

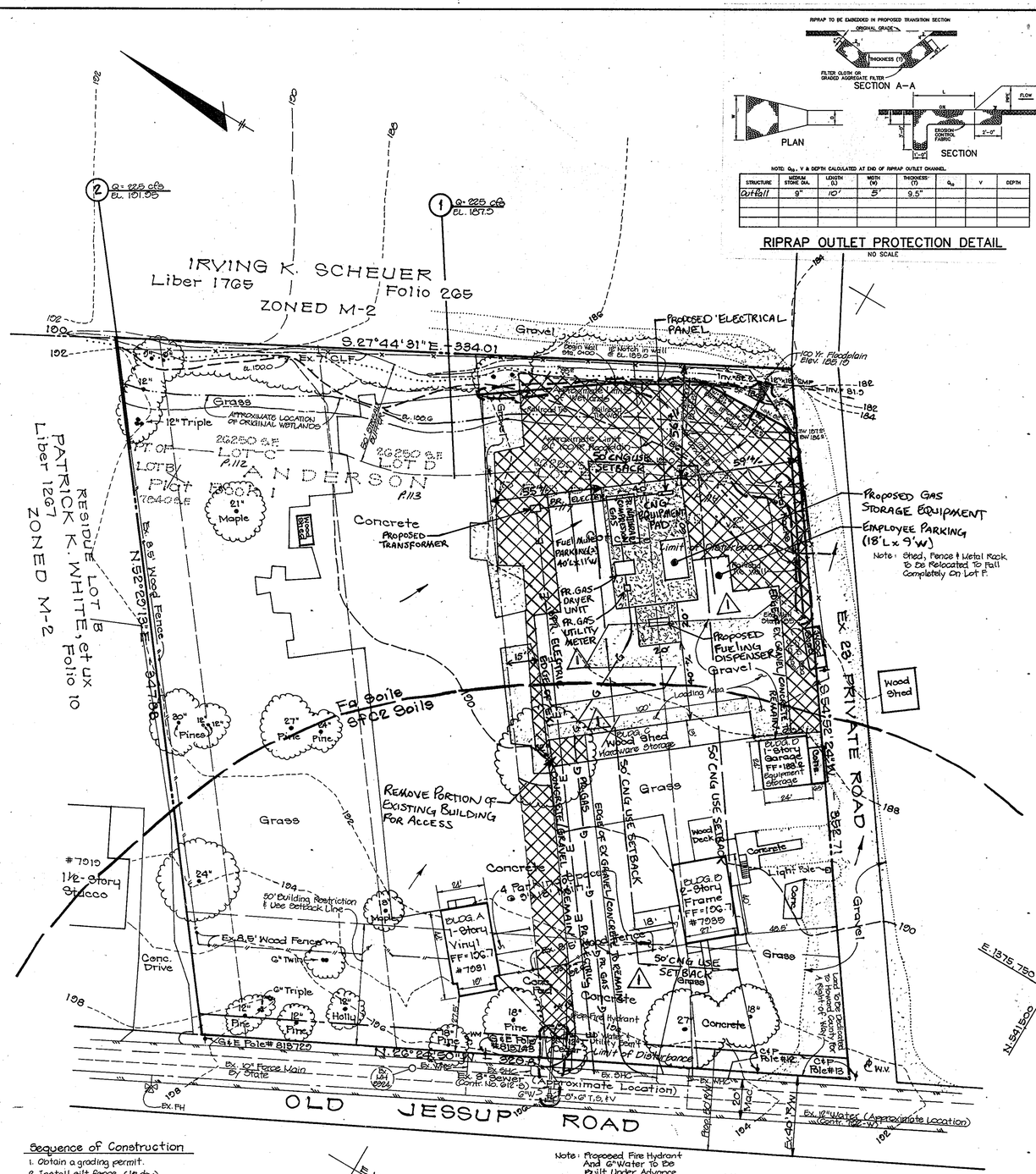
1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.

2) Use sod.

3) Seed with 60 lbs. 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 90 lbs. per 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. 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.



NOTE: d_{50}, V & DEPTH CALCULATED AT END OF RIPRAP OUTLET CHANNEL.

STRUCTURE	MEDIAN STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)	d_{50}	V	DEPTH
Outfall	9"	10'	5'	9.5"			

RIPRAP OUTLET PROTECTION DETAIL

NO SCALE

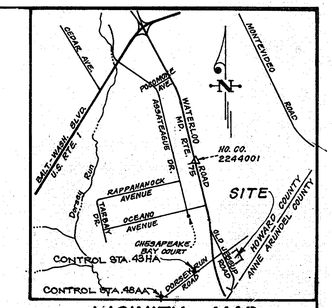
LEGEND

Contour Interval 2'
Existing Contour ---------- 182
Water Meter ⊕ WM
Water Valve ⊕ WV
Wood Fence —— " —— " ——
Chain Link Fence —— x —— C.L.F. —— x ——

LEGEND

AREA OF EX. CONCRETE/GRAVEL TO BE REMOVED

PROPOSED CONCRETE



VICINITY MAP

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 : 1080 SF ± 1ST FLOOR , 200 SF ± 2ND FLOOR
BLDG. C : 1300 SF ±
BLDG. D : 876 SF ±
TOTAL: 4576 SF ± OR 3.7% GROSS

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

SfC2 Sassafras gravely sandy loam, 5 to 10 % slopes
Fa Fallsington 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 (140) 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, Finefrock & Sackett, Inc. on July 27, 1995.**
8. **Coordinates based on NAD '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.**
13. Boundary information prepared by Clark, Finefrock & Sackett, Inc. on
14. The material storage yard use was established in each structure as follows. Dates are approximate
    Bldg. C : 1989
    Bldg. D : 1989
    Paved and Gravel Areas : Lot B & F : 1989
    Lot D : 1991
    Lot C : 1999
15. WP-99-110 - A REQUEST TO WAIVE SECTIONS 16.116(a)(2), 16.0.(a)(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, 1999.
16. AUTHORIZATION FOR CONSTRUCTION OF THE S.W.M. FACILITY WITHIN THE 25 FOOT WETLANDS BUFFER WAS GRANTED PER # 99-NT-0807/199999001 EFFECTIVE SEPTEMBER 30, 1999.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO OTHER DISTURBED 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, TEMPORARY (SEC. 50) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 53) 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	2.59 ACRES
AREA DISTURBED	0.55 ACRES
AREA TO BE ROOFED OR PAVED	0.25 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.30 ACRES
TOTAL CUT	100 CU.YDS.
TOTAL FILL	0 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 WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL 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 SITE PLANS.
12. CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
13. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., 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.
14. DEPTHS FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

OPERATION AND MAINTENANCE SCHEDULE
OF PRIVATELY OWNED AND MAINTAINED
STORMWATER MANAGEMENT FACILITY
DETENTION FACILITY

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 components 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's Department of Public Works.

ADDRESS CHART

PARCEL Nº	STREET ADDRESS
112	7027 Old Jessup Road
113	7031 Old Jessup Road
114	7035 Old Jessup Road

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.

William E. Rodmun 4/3/97
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. Facetti 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.

Cheryl Simmons 4/14/97
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 4/14/97
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	4/17/97 Date VJC
Chief, Division of Land Development	4/21/97 Date
Director	4/21/97 Date

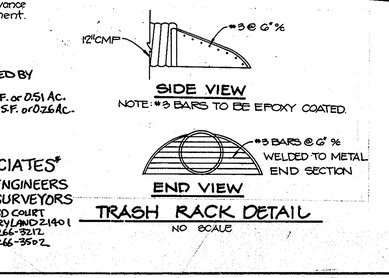
REVISION	BY	DATE
1 REVISED S.D.P. #96-21 TO INCLUDE PROPOSED CNG FUELING USE	MSA	11/12

REVISION #1 BY
MESSICK & ASSOCIATES
CONSULTING ENGINEERS
PLANNERS & SURVEYORS
2120 REWARD COURT
ANNAPOLIS, MARYLAND 21401
PHONE: (410) 266-9217
FAX: (410) 266-3502
A MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

Sequence of Construction

1. Obtain a grading permit.
2. Install silt fence. (1½ day)
3. Remove concrete as necessary. (5 days)
4. Install railroad ties and excavate water quality area. (3 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.) 22,178 S.F. or 0.51 AC.
PROPOSED IMPERVIOUS AREA WITHIN WORK AREA (L.O.D.) 11,091 S.F. or 0.26 AC.
IMPERVIOUS AREA REDUCTION IN WORK AREA (L.O.D.) 50%



OWNERS:
Keith B. Risser and
Russell W. Zorbaugh
7761 Md. Route 175
Jessup, Maryland 20794

STATE OF MARYLAND PROPERTY LINE SURVEYOR REGISTERED No. 10146 PROFESSIONAL ENGINEER
J. Facetti 4.2.'97

SUBDIVISION NAME: ANDERSON PROPERTY			SECT./AREA —	LOT C THRU F PT. OF B	PARCEL P112, P113 & P.114
PLAT REF. PB.1 & PB.10	BLOCK Nº 22	ZONE M-2	TAX MAP Nº 43	ELEC. DIST. 1ST	CENSUS TR. 6012
WATER CODE 801			SEWER CODE 3080000		

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

DESIGNED	SITE DEVELOPMENT PLAN FOR AS-BUILT CONDITIONS BUILDING PRODUCTS STORAGE YARD - PROPERTY OF KEITH B. RISSER & RUSSELL W. ZORBAUGH	SCALE 1" = 30'
DRAWN	PART OF LOT B AND LOTS C THRU F "ANDERSON PROPERTY"	DRAWING 1 of 1
CHECKED	TAX MAP 43 PARCELS 112, 113 & 114 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.
DATE 3-11-99	FOR: AMERICAN BUILDING PRODUCTS 7761 MD. ROUTE 175 JESSUP, MARYLAND 20794	FILE NO.

SDP-96-21