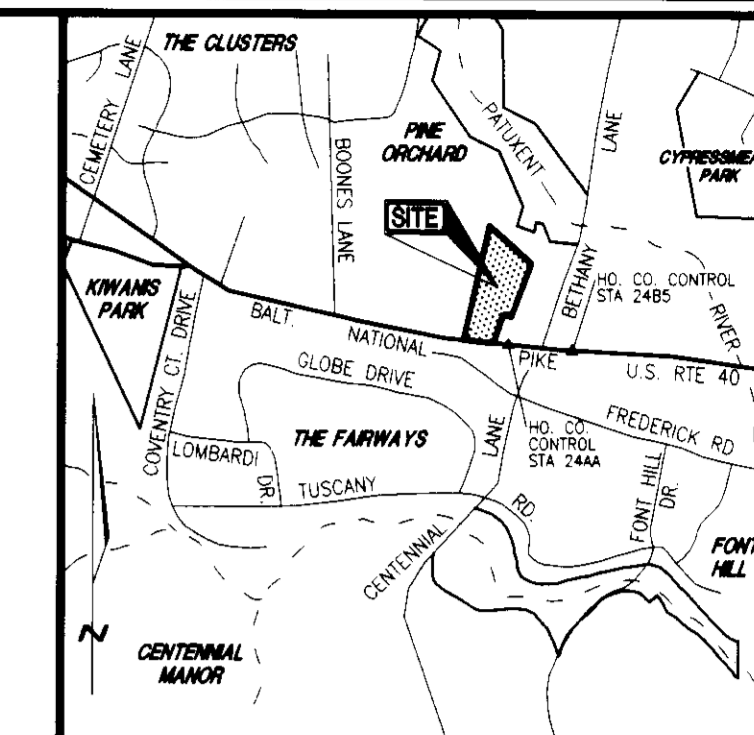


BETHANY SQUARE

SITE DEVELOPMENT PLAN

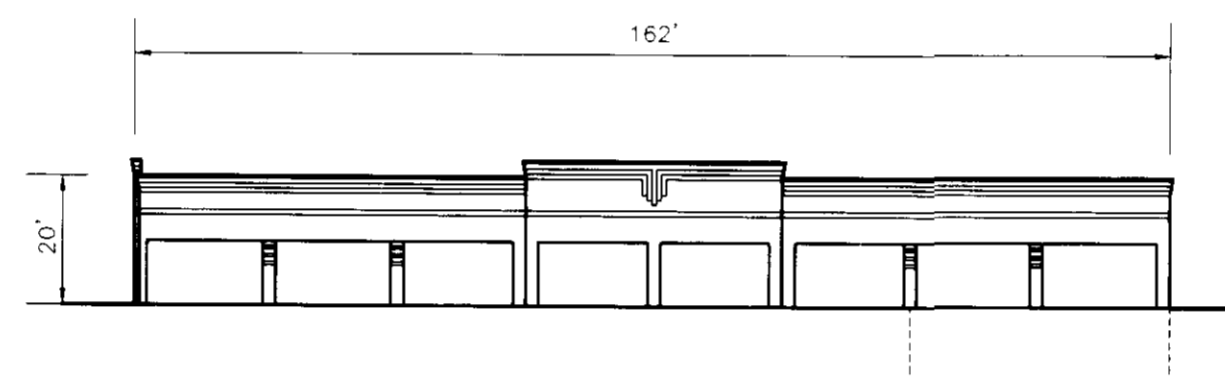


VICINITY MAP
SCALE 1"=200'

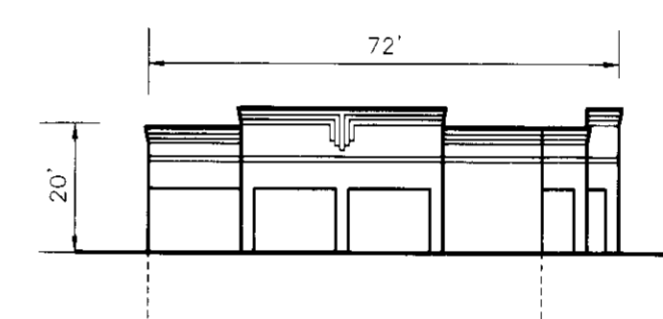
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

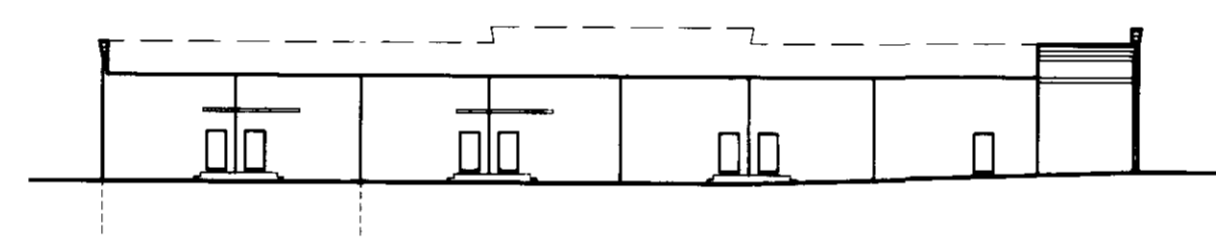
MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-2366
AT&T CABLE LOCATION DIVISION	393-3553
B.G.&E. CO. CONTRACTOR SERVICES	850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL	787-4620
STATE HIGHWAY ADMINISTRATION	531-5533
- SITE ANALYSIS:
 - AREA OF PARCEL= 3.03 AC
 - PRESENT ZONING: B-1
 - USE OF STRUCTURE: GENERAL RETAIL
 - FIRST FLOOR BUILDING AREA: 9,720 SQ.FT.
 - LOWER LEVEL BUILDING AREA: 2,400 SQ.FT.
 - TOTAL BUILDING AREA: 12,120 SQ.FT.
 - MAXIMUM NUMBER OF EMPLOYEES: 18
 - BUILDING COVERAGE ON SITE: 0.22 AC OR 0.7% OF GROSS AREA
 - PAVED PARKING LOT/AREA ON SITE: 0.42 AC OR 14% OF GROSS AREA
 - AREA OF LANDSCAPE ISLAND: 0.01 AC= 600 SQ.FT.
- PROJECT BACKGROUND:
 - LOCATION: ELLICOTT CITY, MARYLAND TAX MAP: 24 PARCEL: 395//18'
 - ZONING: B-1
 - SECTION/AREA: N/A
 - SITE AREA: 3.03 AC
 - DPZ REFERENCES: F-85-162, F-97-184
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11-4 VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL.
- STORMWATER MANAGEMENT PROVIDED UNDER SDP # 84-237
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS 24B5 AND 24AA (NAD 83)
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- EXISTING TOPOGRAPHY IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. IN JAN 1997.
- SEWER FOR THIS PROJECT IS PUBLIC.
- SEE SHEET 7 OF 7 FOR MINIMUM PAVING SECTION.**
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD CONCRETE (SEE DETAIL SHEET 7), UNLESS OTHERWISE SPECIFIED.
- APPROVAL OF COMMERCIAL SITE DEVELOPMENT PLAN SUBJECT TO COMPLIANCE TO INDUSTRIAL DISCHARGE PERMIT REQUIREMENTS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE LOT HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP PARKING AND HANDICAP ACCESS ROUTES IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- PUBLIC WATER AVAILABLE ALONG BALTIMORE NATIONAL PIKE (12" WATER) CONTRACT NO. 24-0996-D.
- PUBLIC SEWER AVAILABLE ALONG BETHANY LANE (8" SEWER) CONTRACT NO. 411-S.
- THE EXISTING PRIVATE S.W.M. POND ON PARCEL B TO BE MAINTAINED BY THOSE WHO SHARE BENEFIT OF POND AS DESCRIBED IN UER 1270 / F-97-184.
- FOUNDATION SOIL FOR THE PROPOSED RETAINING WALL FOOTING TO BE VERIFIED BY THE SOILS ENGINEER IN THE FIELD TO ASSURE FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE MINIMUM REQUIRED.
- RETAINING WALL CONSTRUCTION TO BE MONITORED BY A PROFESSIONAL ENGINEER.



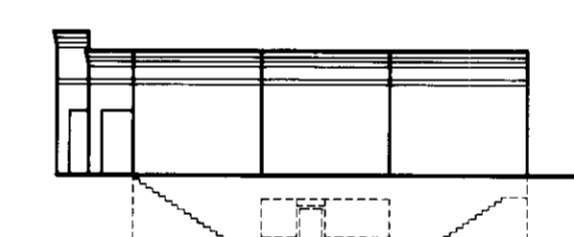
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

NOT TO SCALE

SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER
2	SITE LAYOUT
3	GRADING, SEDIMENT & EROSION CONTROL
4	PROFILES & DETAILS
5	DRAINAGE AREA & SOILS MAP
6	LANDSCAPE PLAN
7	DETAILS & NOTES

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY STRUCTURE

THE STORMCEPTOR WILL BE VISUALLY INSPECTED ANNUALLY FOR THE PRESENCE OF OIL AND FUEL AND SEDIMENT BY REMOVING THE MANHOLE COVER. ANY OBSTRUCTIONS WILL BE CLEARED. THE SEDIMENT IS TO BE REMOVED WHEN THE SEDIMENT DEPTH REACHES 1.00 FEET (FOR STC 900). REMOVAL OF THE MATERIALS IS TO BE PERFORMED BY A LICENSED WASTE MANAGEMENT COMPANY AND DISPOSAL IN ACCORDANCE WITH CURRENT REGULATIONS.

PARKING TABULATION

	REQUIRED	PROPOSED
RETAIL: 9,720 SqFt		
5 SPACES/1,000 SqFt =	49 SPACES	49 SPACES
GENERAL OFFICE: 2,400 SqFt 3.3 SPACES/1,000 SqFt =	8 SPACES	9 SPACES
TOTAL SPACES REQUIRED (BY USE)	57 SPACES	58 SPACES
HANDICAP SPACES =	3 SPACES	3 SPACES
TOTAL SPACES =	57 SPACES	58 SPACES

ADDRESS CHART	
PARCEL	STREET ADDRESS
395	10132 BALTIMORE NATIONAL PIKE

OWNER/DEVELOPER

CONILY CORPORATION
SERGIO ACLE, (PRES.)
4606 PROSPECT AVENUE
GLYNDON, MARYLAND 21071
TELE: (410) 833-1923

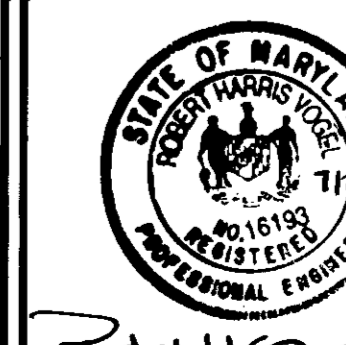
BETHANY SQUARE

SITE DEVELOPMENT PLAN COVER SHEET

TAX MAP #24 REFERENCE: F-85-162, F-97-184
PARCEL 395//18' 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3891 PARK AVENUE, SUITE 101 TELEPHONE: (410) 461-5828
ELLICOTT CITY, MARYLAND 21043 FAX: (410) 465-3968



DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: JULY 1997
SCALE: 1"=30'
W.O. NO.: 96-73

1 SHEET OF 7

ENGINEERS CERTIFICATE

"I HEREBY 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."

Robert H. Vogel
SIGNATURE OF ENGINEER
ROBERT H. VOGEL
DATE: 7/15/97

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE 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 HOWARD SOIL CONSERVATION DISTRICT."

Sergio Acle
SIGNATURE OF DEVELOPER
DATE: 7/15/97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Joseph Simmonz
USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: 7/13/97

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

John L. Roberts
HOWARD SCD
DATE: 7/13/97

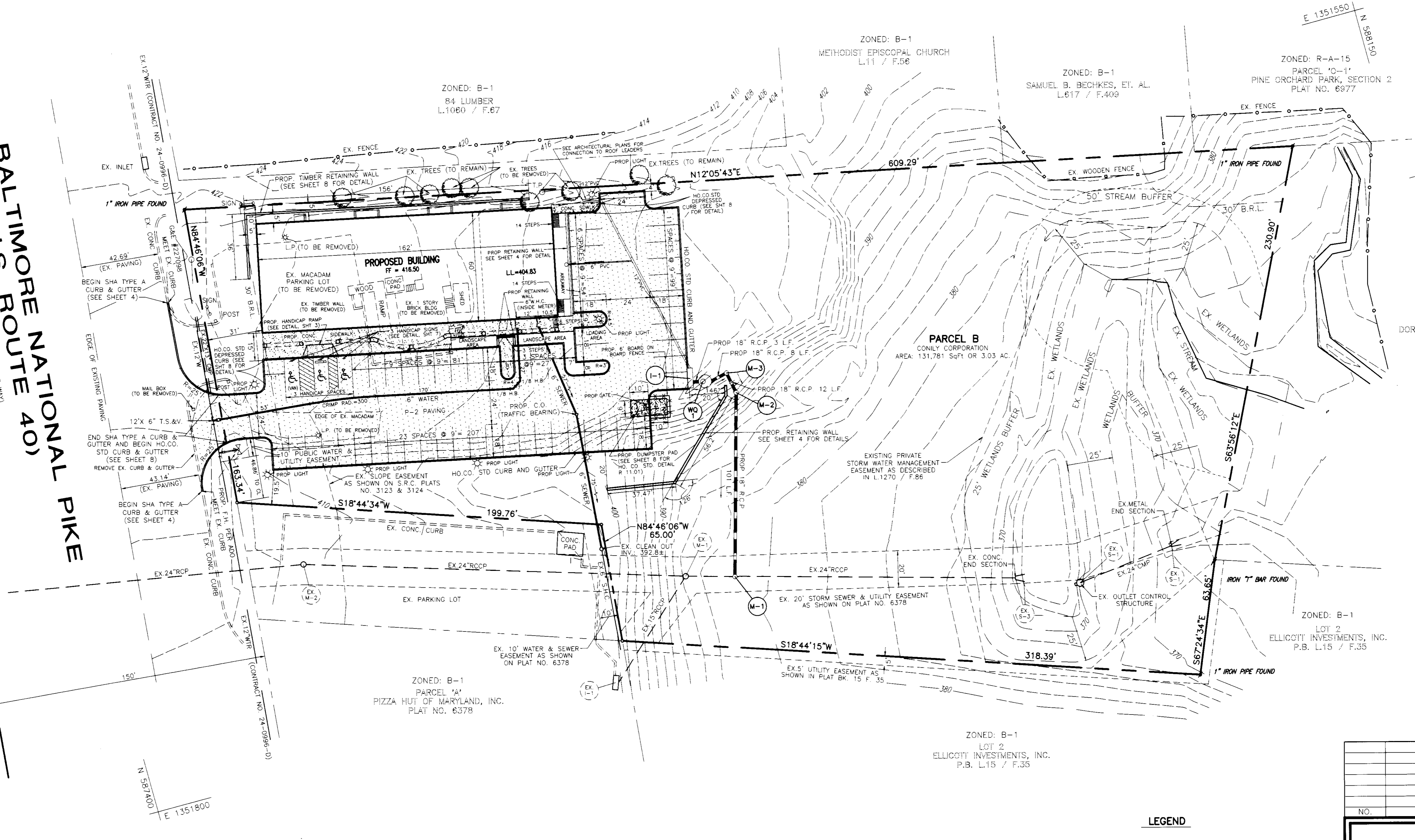
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph B. Smith 8/3/97
DIRECTOR DATE
Richard Blood 8/2/97
CHIEF, LAND DEVELOPMENT DATE
John L. Roberts 8/3/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SUBDIVISION NAME		SECTION/AREA	PARCEL NUMBER		
PARCEL B-ELLICOTT INVESTMENT, INC.		N/A	395//18'		
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
12898	2	B-1	24	2	6022
WATER CODE		SEWER CODE		5990000	

BALTIMORE NATIONAL PIKE
(U.S. ROUTE 40)

EX. 150' RIGHT-OF-WAY
S.R.C. PLANS NO. 3103 & 3174



OWNER/DEVELOPER
CONILY CORPORATION
SERGIO ACLE (PRES.)
4606 PROSPECT AVENUE
GLYNDON, MARYLAND 21071
TELE: (410) 833-1923

*NOTE: ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD CURB AND GUTTER (HOWARD COUNTY DETAIL R 3.01) UNLESS OTHERWISE SPECIFIED.

*NOTE: ALL CURB RADII ARE 5' UNLESS OTHERWISE SPECIFIED

ENGINEERS CERTIFICATE

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Robert H. Vogel
SIGNATURE OF ENGINEER
ROBERT H. VOGEL
DATE: 7/12/97

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLANS, 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 HOWARD SOIL CONSERVATION DISTRICT.

Sergio Acle
SIGNATURE OF DEVELOPER
DATE: 7/15/97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Cheyl Simmons 7/30/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Howard SCD 7/30/97
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Frank Raithe 8/3/97
DIRECTOR DATE
Ricardo Blonard 8/17/97
CHIEF, LAND DEVELOPMENT DATE
[Signature] 8/15/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

LEGEND

- 484- EXISTING CONTOUR
- 484- PROPOSED CONTOUR
- P-2 PAVING (SEE SHEET 7 FOR DETAIL)
- ☀ PROPOSED SINGLE HEAD 400 WATT METAL HALIDE FIXTURES ON 25 FT POLE MOUNTED ON SCREW IN BASE.
- PROPOSED CONCRETE

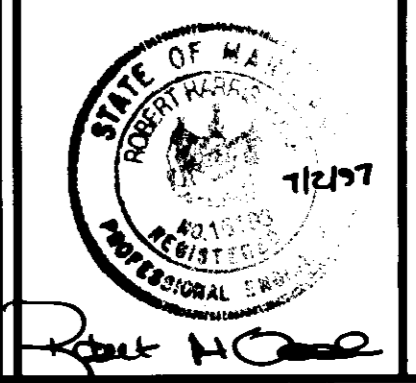
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
PARCEL B-ELLCOTT INVESTMENT, INC.	N/A	395//B'
PLAT NO.	BLOCK NO.	ZONE
12098	2	B-1
TAX/ZONE	ELECT. DIST.	CENSUS TR.
24	2	6022
WATER CODE	HOB	SEWER CODE
		5990000

NO.	REVISION	DATE

BETHANY SQUARE
SITE DEVELOPMENT PLAN
SITE LAYOUT
TAX MAP #24 PARCEL 395//B' 2ND ELECTION DISTRICT
REFERENCE: F-85-162, F-97-184 HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELLCOTT CITY, MARYLAND 21043
TELEPHONE: (410) 461-5828 FAX: (410) 465-3966



DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: JULY, 1997
SCALE: 1"=30'
W.O. NO.: 96-73

2 SHEET OF 7

KEY	QTY	BOTANICAL NAME	SIZE	CONT.
JBP	5	PINUS THUNBERGIANA / JAPANESE BLACK PINE	2 1/2"-3" CAL	B+B
P	9	QUERCUS PALUSTRIS / PIN OAK	2-1/2"-3" CAL	B&B
T	30	TAKUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW	18"-24" SP	CONT.
RM	4	ACER RUBRUM/OCTOBER GLORY / OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL	B+B
L	3	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS	2 1/2"-3" CAL	B+B

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	59
NUMBER OF TREES + ISLANDS REQUIRED	1/20 SPACES=3 (600 SQ.FT.)
NUMBER OF TREES PROVIDED	3
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS	0

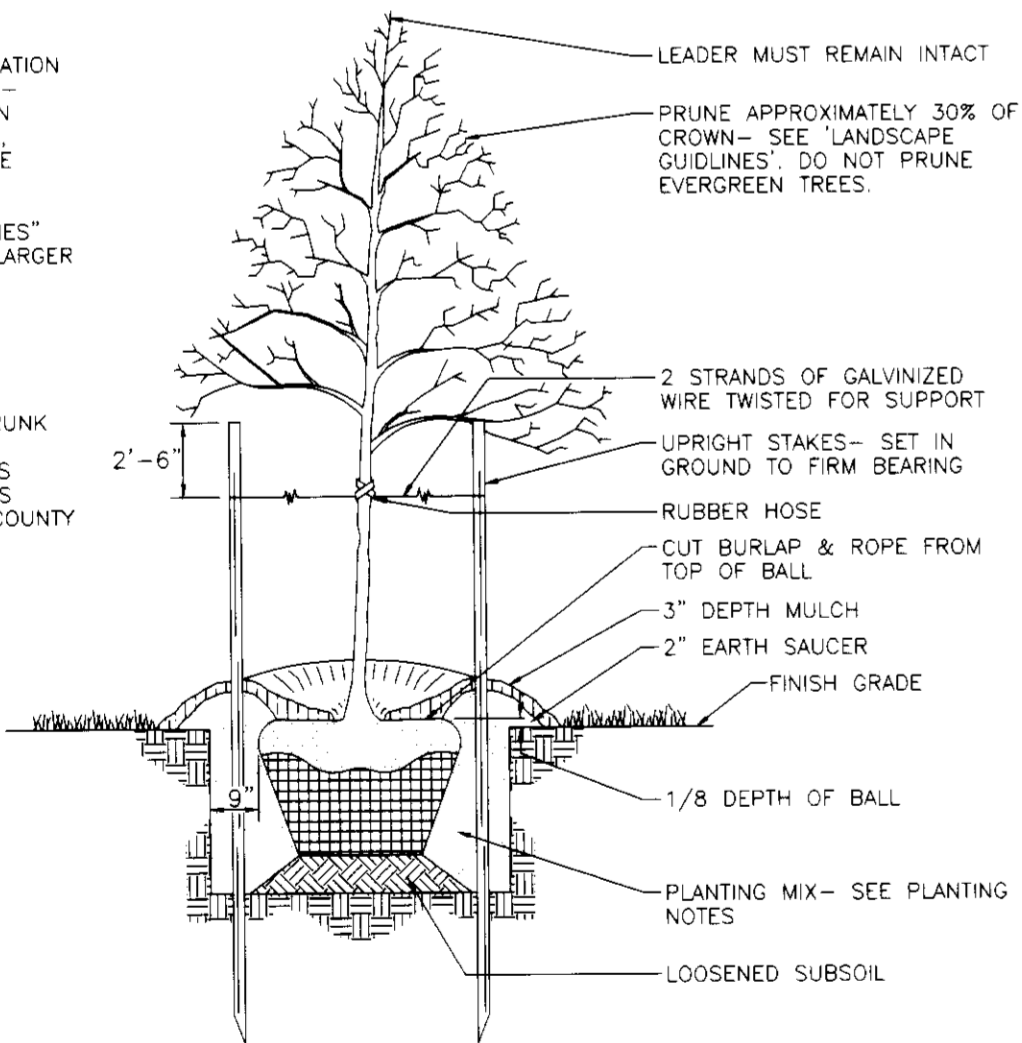
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE *	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	163'	1,487'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0'	963' **
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1:50=4 1:40=5 0	1:60=9 0 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	4 5 0 0	6 6 0 30
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

*NOTE: SIDE ORIENTATION OF STRUCTURE TO EXISTING ROADWAY
**EXISTING TREELINE ALONG WEST, NORTH, & EAST PROPERTY LINE
10:1 SHRUB SUBSTITUTION FOR 240' ALONG REAR OF BUILDING (SEE PLAN)

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

DECIDUOUS AND EVERGREEN TREES UP TO 2-1/2" CALIPER NOT TO SCALE

ENGINEER'S CERTIFICATE

I HEREBY 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 OF ENGINEER
ROBERT H. VOGEL
DATE
7/2/97

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THIS PLANS, 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 HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER
DATE
7/15/97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE
7/30/97

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

DATE
7/30/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR
DATE
8/6/97
CHIEF, LAND DEVELOPMENT
DATE
8/2/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
8/4/97

PLANTING NOTES

- PLANTS, RELATED MATERIALS, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTIONS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS AND ALL FORMS OF INFESTATION OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1986, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INCLUDING ALL ADDENDA.
- UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, SEPTEMBER, 1981, INCLUDING ALL ADDENDA.
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIALS TO AVOID CONFLICTS WITH UTILITIES.
- PLANTING BED SHALL BE MULCHED WITH 3" OF SHREDED HARDWOOD BARK MULCH. GROUND COVER BEDS SHALL BE MULCHED TO A DEPTH OF 2".
- ALL AREAS WITHIN THE CONTRACT LIMIT NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHERWISE DESIGNATED ON THE PLANS SHALL BE SEEDED AND MULCHED OR SOODED IN ACCORDANCE WITH "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PERMANENT SEEDING SPECIFICATIONS (SEE SHEET 6), INCLUDING ALL ADDENDA, AS DIRECTED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE.
- PLANTING MIX SHALL BE DONE AS FOLLOWS:
DECIDUOUS PLANTS - TWO PARTS TOP SOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD 10-10-10 FERTILIZER PER CUBIC YARD OF PLANTING MIX.
EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX.
TOPSOIL SHALL CONFORM TO LANDSCAPE GUIDELINES.
- THIS PLAN IS INTENDED FOR LANDSCAPE PLAN ONLY. SEE OTHER PLAN SHEETS FOR INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
- CONTRACTOR TO ADJUST PLANTINGS AS REQUIRED WITH PRIOR APPROVAL OF THE ENGINEER OR LANDSCAPE ARCHITECT.

NOTE:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEED ASSIGNMENT IN THE AMOUNT OF \$2,100.00 (\$100 PER TREE).
3. THE CONTRACTOR IS TO EXERCISE CAUTION WHEN INSTALLING LANDSCAPING IN CLOSE PROXIMITY TO SITE UTILITIES.

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
PARCEL B-ELLCOTT INVESTMENT, INC.	N/A	395/B'
PLAT NO. 12038	BLOCK NO. 2	ZONE B-1
TAX/ZONE 24	ELECT. DIST. 2	CENSUS TR. 6022
WATER CODE H 08	SEWER CODE 5990000	

OWNER/DEVELOPER
CONILY CORPORATION
SERGIO ACLE, (PRES.)
4606 PROSPECT AVENUE
GLYNDON, MARYLAND 21071
TELE: (410) 833-1923

NO.	REVISION	DATE

BETHANY SQUARE
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

TAX MAP #24 REFERENCE: F-85-162, F-97-184
PARCEL 395/B' 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

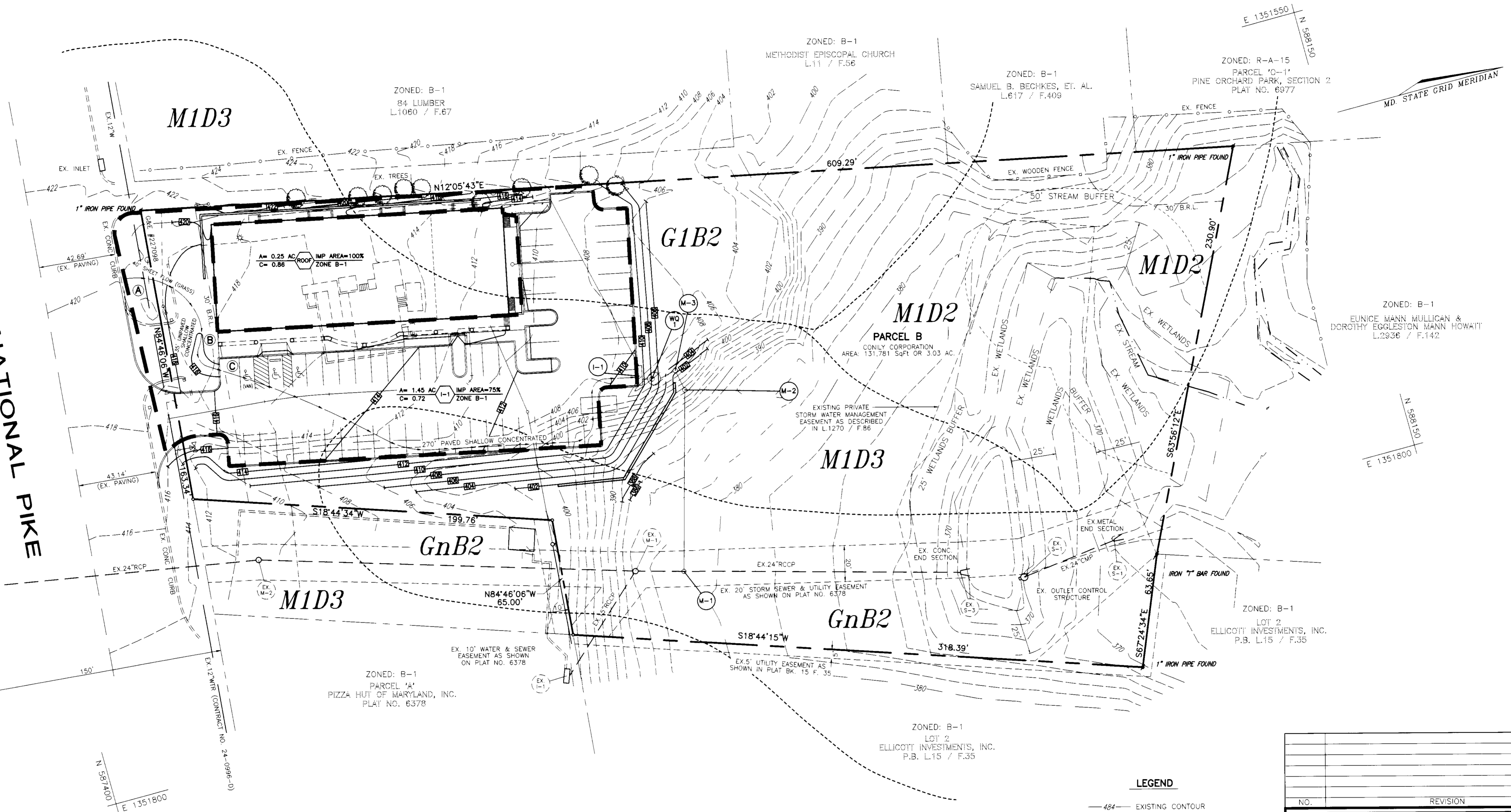
MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 TELEPHONE: (410) 461-5828
ELLCOTT CITY, MARYLAND 21043 FAX: (410) 465-3806



DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: JULY, 1997
SCALE: 1"=30'
W.O. NO.: 96-73
SHEET 7

BALTIMORE NATIONAL PIKE
(U.S. ROUTE 40)



OWNER/DEVELOPER
CONLY CORPORATION
SERGIO ACLE, (PRES.)
4606 PROSPECT AVENUE
GLYNDON, MARYLAND 21071
TELE: (410) 833-1923

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B

NOTE:
-THIS LEGEND DOES NOT INCLUDE SOILS DESIGNATED AS HYDRIC OR SOILS WITH HYDRIC INCLUSIONS. SOILS ARE NOT CLASSIFIED AS HIGHLY ERODIBLE.
-HOWARD SOIL SURVEY, MAP NUMBER 15

LEGEND

- 494- EXISTING CONTOUR
- 484- PROPOSED CONTOUR
- - - - - PROPOSED CONCRETE CURB
- - - - - SOIL TYPE DIVISION LINE
- - - - - DRAINAGE AREA DIVIDE
- - - - - TIME OF CONCENTRATION FLOW LINE
- M1D3 SOIL TYPE

NO.	REVISION	DATE

BETHANY SQUARE
SITE DEVELOPMENT PLAN
DRAINAGE AREA & SOILS MAP

TAX MAP #24 REFERENCE: F-85-162, F-97-184
PARCEL 395//B* 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 TELEPHONE: (410) 461-5828
ELICOTT CITY, MARYLAND 21043 FAX: (410) 465-3986



DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: JULY, 1997
SCALE: 1"=30'
W.O. NO.: 96-73

5 SHEET OF 7

ENGINEERS CERTIFICATE
I HEREBY 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.
Robert H. Vogel 7/2/97
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL

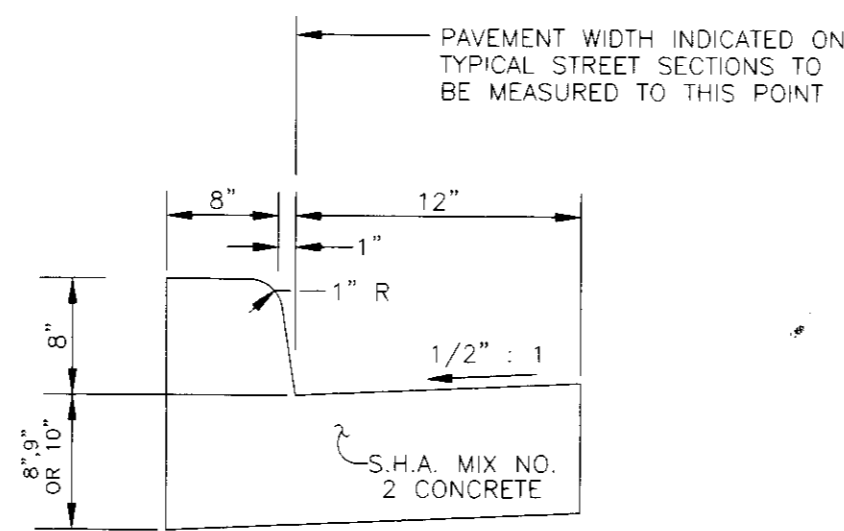
DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDING TO THIS PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Laura Lile 7/15/97
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Clayton Simmons 7/30/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John F. Robertson 7/30/97
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James S. Suttie 8/8/97
DIRECTOR DATE
Richard Blood 8/1/97
CHIEF, LAND DEVELOPMENT DATE
John F. Robertson 8/1/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

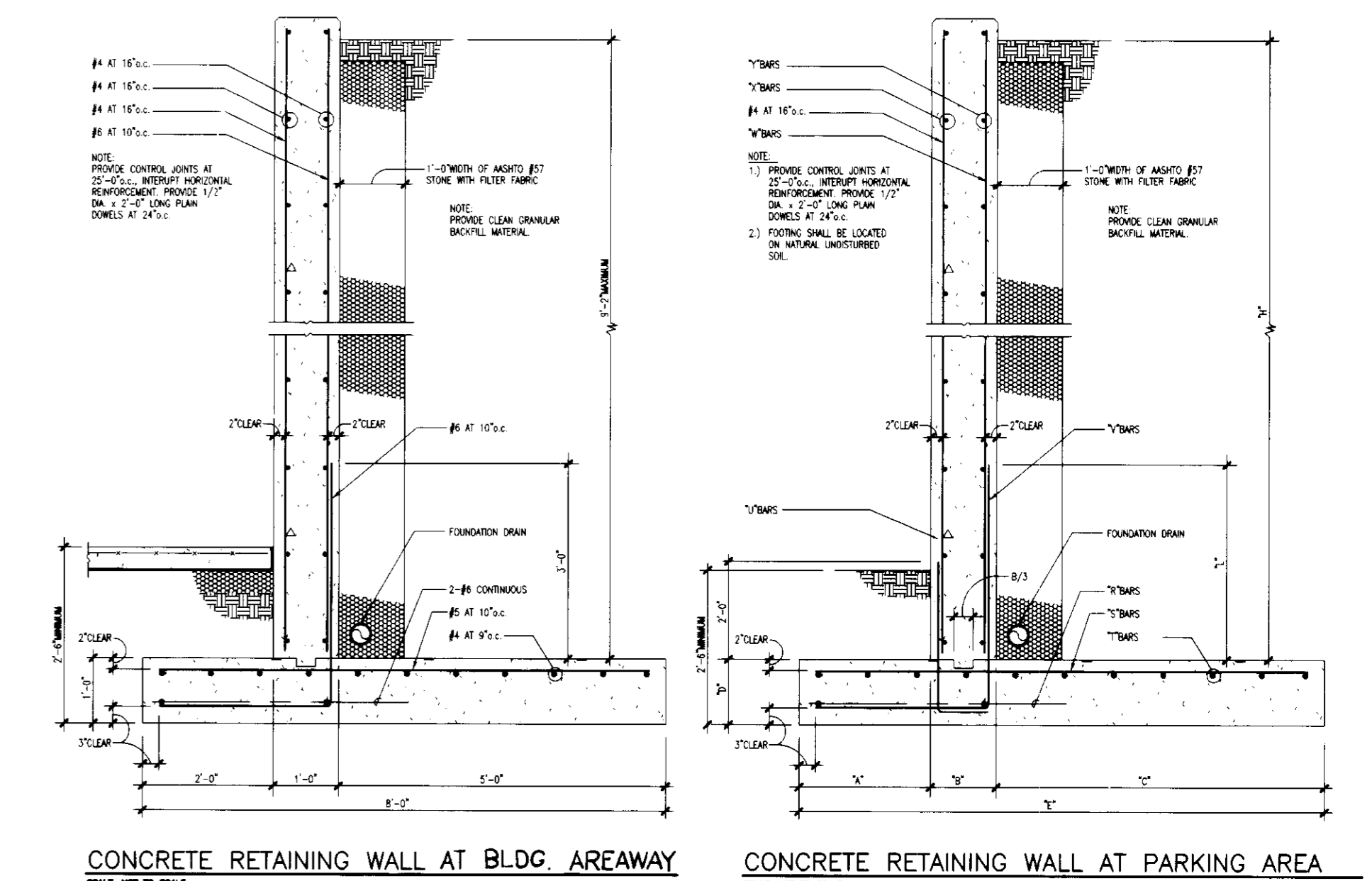
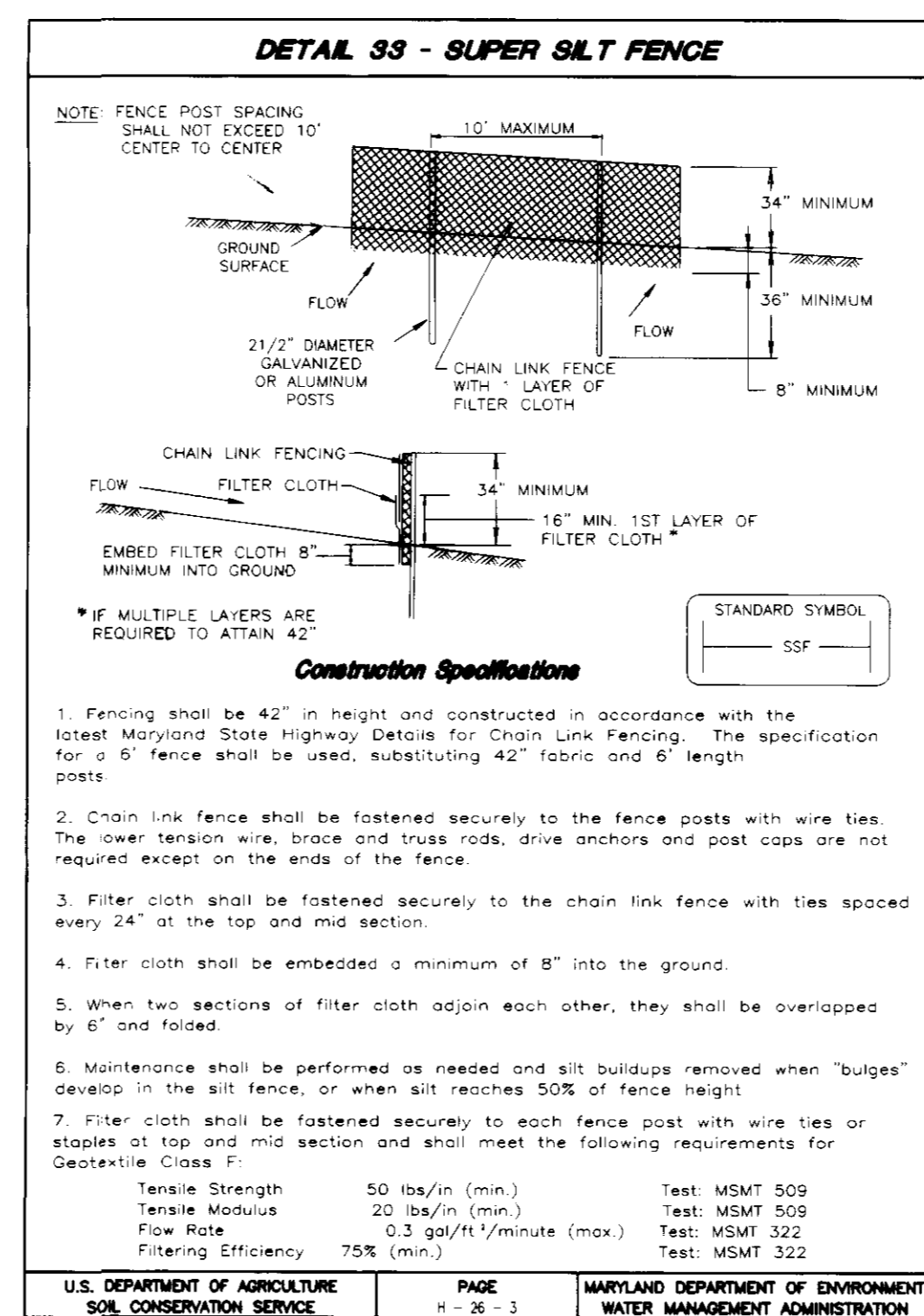
SUBDIVISION NAME		SECTION/AREA	PARCEL NUMBER		
PARCEL B-ELICOTT INVESTMENT, INC.		N/A	395//B*		
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
12838	2	B-1	24	2	6022
WATER CODE		HOB	SEWER CODE		
			5990000		

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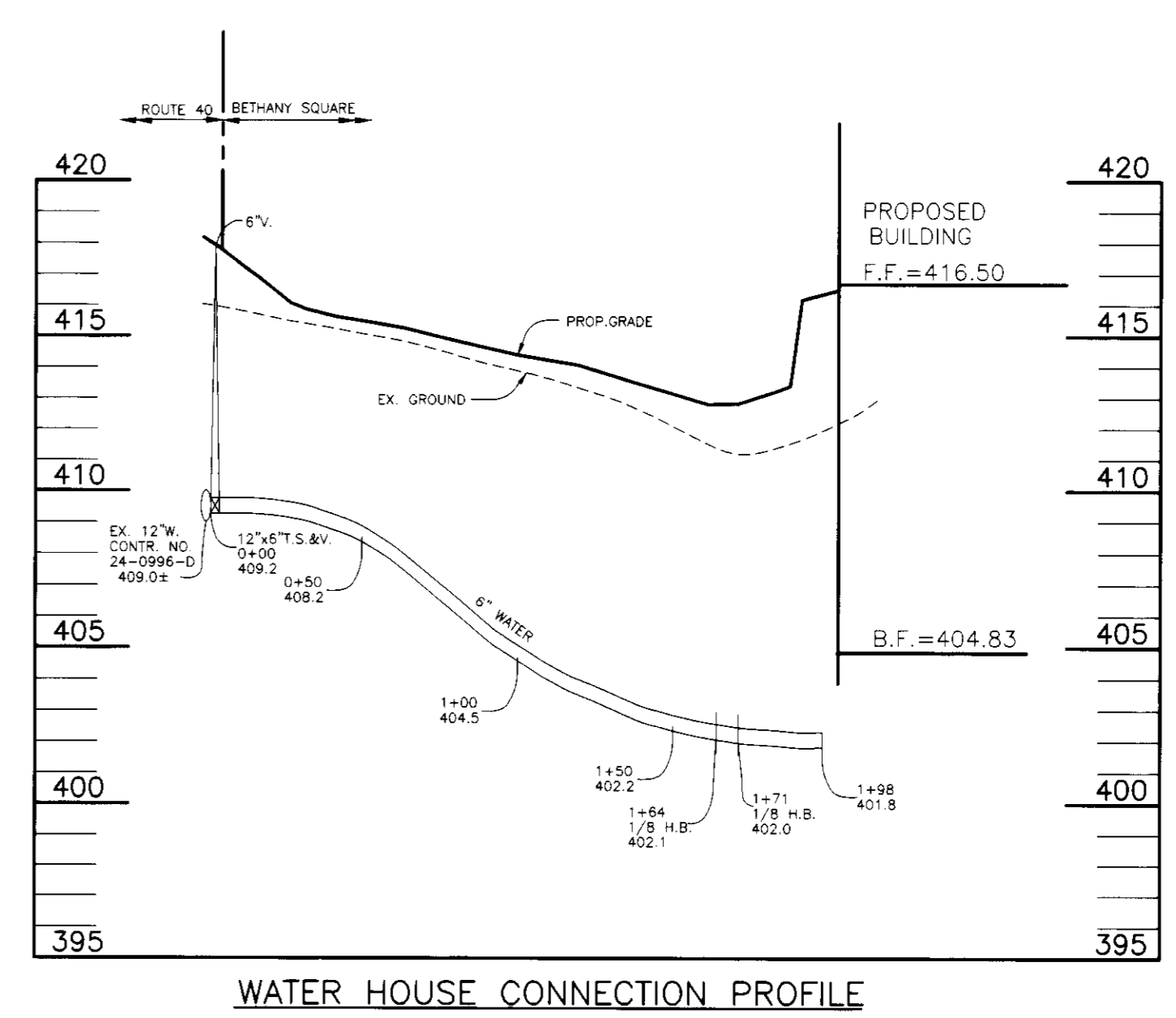
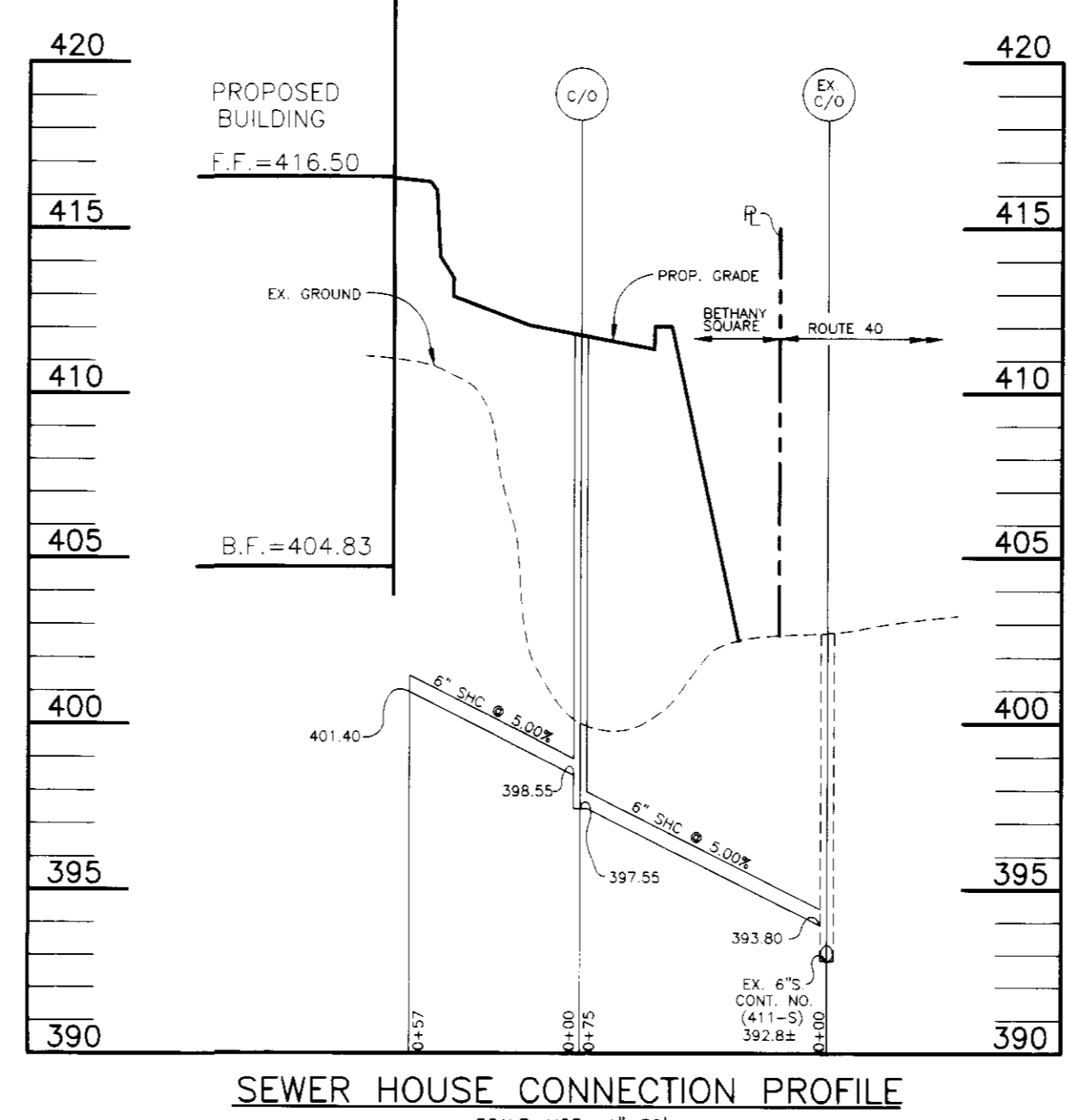
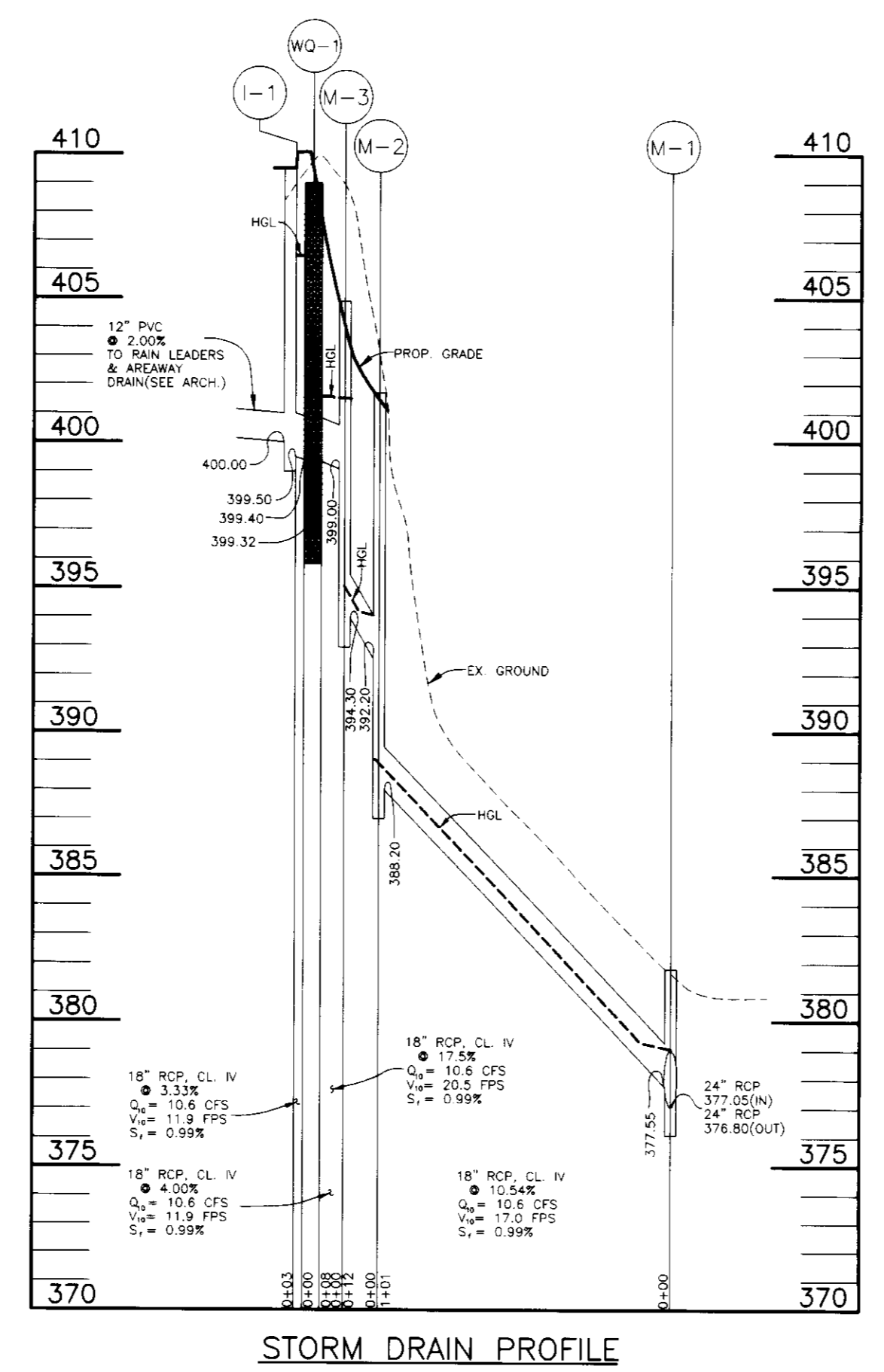
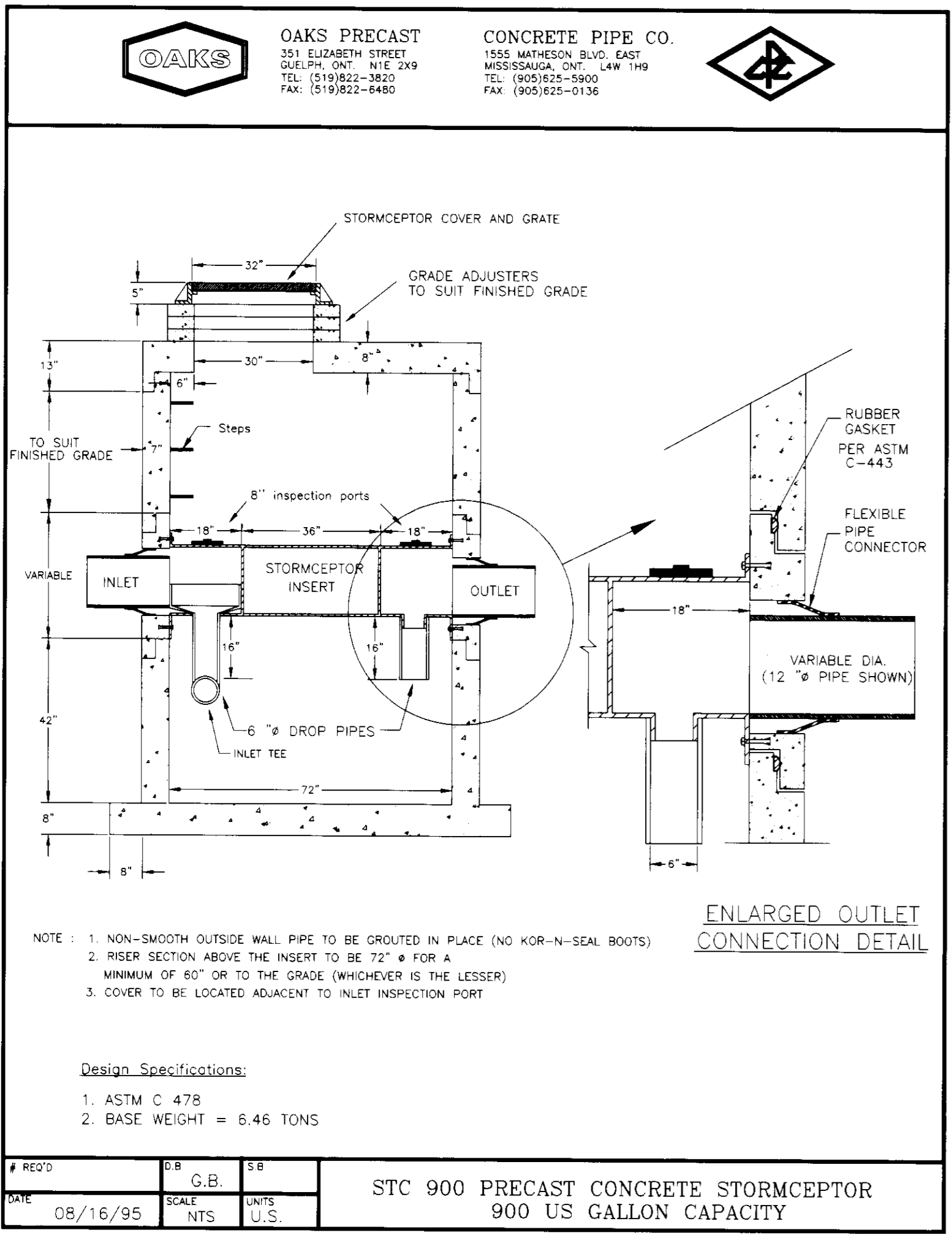
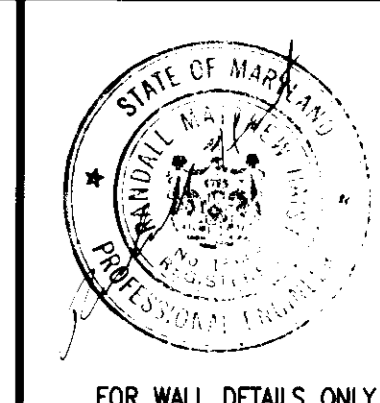
MD. TYPE 'A' CONCRETE COMBINATION CURB AND GUTTER

MD. NO. 620.02
NOT TO SCALE



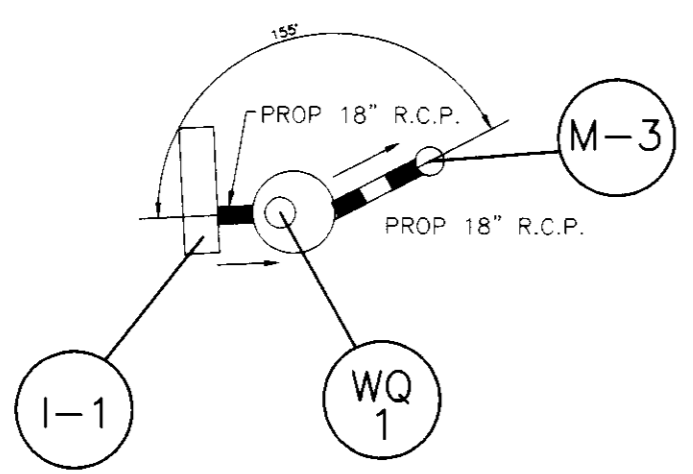
CONCRETE RETAINING WALL AT PARKING AREA SCHEDULE

NO.	TYPE	TOP ELEV.	ROADWAY SLOPE	LOCATION	INV. IN.	INV. OUT.	REMARKS
1-1	STD TYPE 'A-10' INLET	410.10	SUMP	N 587.744 E 1,361.648	400.00	399.50	HOWARD COUNTY STD DETAIL SD 4.02
M-1	4'-0" MANHOLE	381.50	N/A	N 587.739 E 1,351.789	377.55	377.05	HOWARD COUNTY STD DETAIL SD G 5.1
M-2	4'-0" STD PRECAST MANHOLE	400.50	N/A	N 587.765 E 1,351.789	392.20	388.20	HOWARD COUNTY STD DETAIL G 5.12
M-3	4'-0" STD PRECAST MANHOLE	403.50	N/A	N 587.744 E 1,361.648	399.00	394.30	HOWARD COUNTY STD DETAIL G 5.12
WQ-1	STORMCEPTOR STC 900	409.00	N/A	N 587.752 E 1,361.641	399.40	399.32	STC 1200 PRECAST STRUCTURE



STORMCEPTOR ORDER INFORMATION

STORMCEPTOR MODEL: 900
 BYPASS CHAMBER HEIGHT: 22"
 INSET DIAMETER: 6"
 STRUCTURE: WQ-1
 TOP ELEVATION: 409.00
 INLET PIPE INVERT: 399.40
 OUTLET PIPE INVERT: 392.32
 PIPE SIZE: 18" RCP CL IV
 2-1/2" WALL THICKNESS



STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEV.	ROADWAY SLOPE	LOCATION	INV. IN.	INV. OUT.	REMARKS
1-1	STD TYPE 'A-10' INLET	410.10	SUMP	N 587.744 E 1,361.648	400.00	399.50	HOWARD COUNTY STD DETAIL SD 4.02
M-1	4'-0" MANHOLE	381.50	N/A	N 587.739 E 1,351.789	377.55	377.05	HOWARD COUNTY STD DETAIL SD G 5.1
M-2	4'-0" STD PRECAST MANHOLE	400.50	N/A	N 587.765 E 1,351.789	392.20	388.20	HOWARD COUNTY STD DETAIL G 5.12
M-3	4'-0" STD PRECAST MANHOLE	403.50	N/A	N 587.744 E 1,361.648	399.00	394.30	HOWARD COUNTY STD DETAIL G 5.12
WQ-1	STORMCEPTOR STC 900	409.00	N/A	N 587.752 E 1,361.641	399.40	399.32	STC 1200 PRECAST STRUCTURE

ENGINEERS CERTIFICATE

I HEREBY 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: Robert H. Vogel
DATE: 7/15/97

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN 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 HOWARD SOIL CONSERVATION DISTRICT.

Signature: Sergio Lile
DATE: 7/15/97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Signature: Cheryl Simmons
DATE: 7/30/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE

Signature: Frank Roberts
DATE: 7/30/97
HOWARD SCD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: Richard Blood
DATE: 8/12/97
CHIEF, LAND DEVELOPMENT

Signature: [Unreadable]
DATE: 8/15/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
PARCEL B-ELLICOTT INVESTMENT, INC.	N/A	395/1'B'
PLAT NO.	BLOCK NO.	ZONE
12030	2	B-1
TAX/ZONE	ELECT. DIST.	CENSUS TR.
*24	2	6022
WATER CODE	SEWER CODE	
H-08	5990000	

BETHANY SQUARE

SITE DEVELOPMENT PLAN
PROFILES & DETAILS

TAX MAP #24 REFERENCE: F-85-162, F-97-184
 PARCEL 395/1'B' 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS

3891 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (410) 461-5828 FAX: (410) 465-3966

DESIGN BY: M.D.M.
 DRAWN BY: M.D.M.
 CHECKED BY: R.H.V.
 DATE: JULY, 1997
 SCALE: AS SHOWN
 W.C. NO.: 96-73

4 SHEET OF 7

ACAD FILE: C:\ACAD\B\PARCEL\A\SH14\SDP.DWG

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. 3 DAYS
2. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENCES, AND PERMITS (313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. 1 DAY
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. 1 DAY
4. INSTALL PERIMETER SILT FENCE. 1 WEEK
5. BEGIN CLEARING AND GRADING OF SITE. 1 WEEK
6. CONSTRUCT STORM DRAIN SYSTEM AND INSTALL INLET PROTECTION DEVICE - BLOCK ALL RUNOFF FROM THE STORM DRAIN SYSTEM DURING CONSTRUCTION. 1 WEEK
7. DRESS EXISTING PRIVATE S.W.M. POND OF ALL WOODY VEGETATION. 1 DAY
8. INSTALL NEW RIP RAP AT STORMDRAIN OUTLET AND STORMWATER MANAGEMENT OUTFALL IN ACCORDANCE WITH SDP NO. 84-237. 1 DAY
9. CONSTRUCT BUILDING. 3 MONTHS
10. FINE GRADE SITE AND INSTALL CURB AND GUTTER AND PAVING. 1 WEEK
11. STABILIZE ANY DISTURBED AREAS AND INSTALL LANDSCAPING. 1 WEEK
12. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON. 1 WEEK

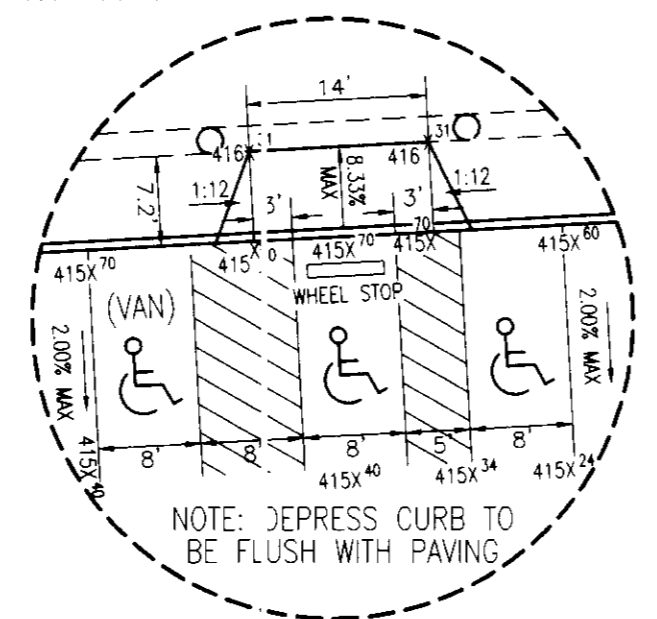
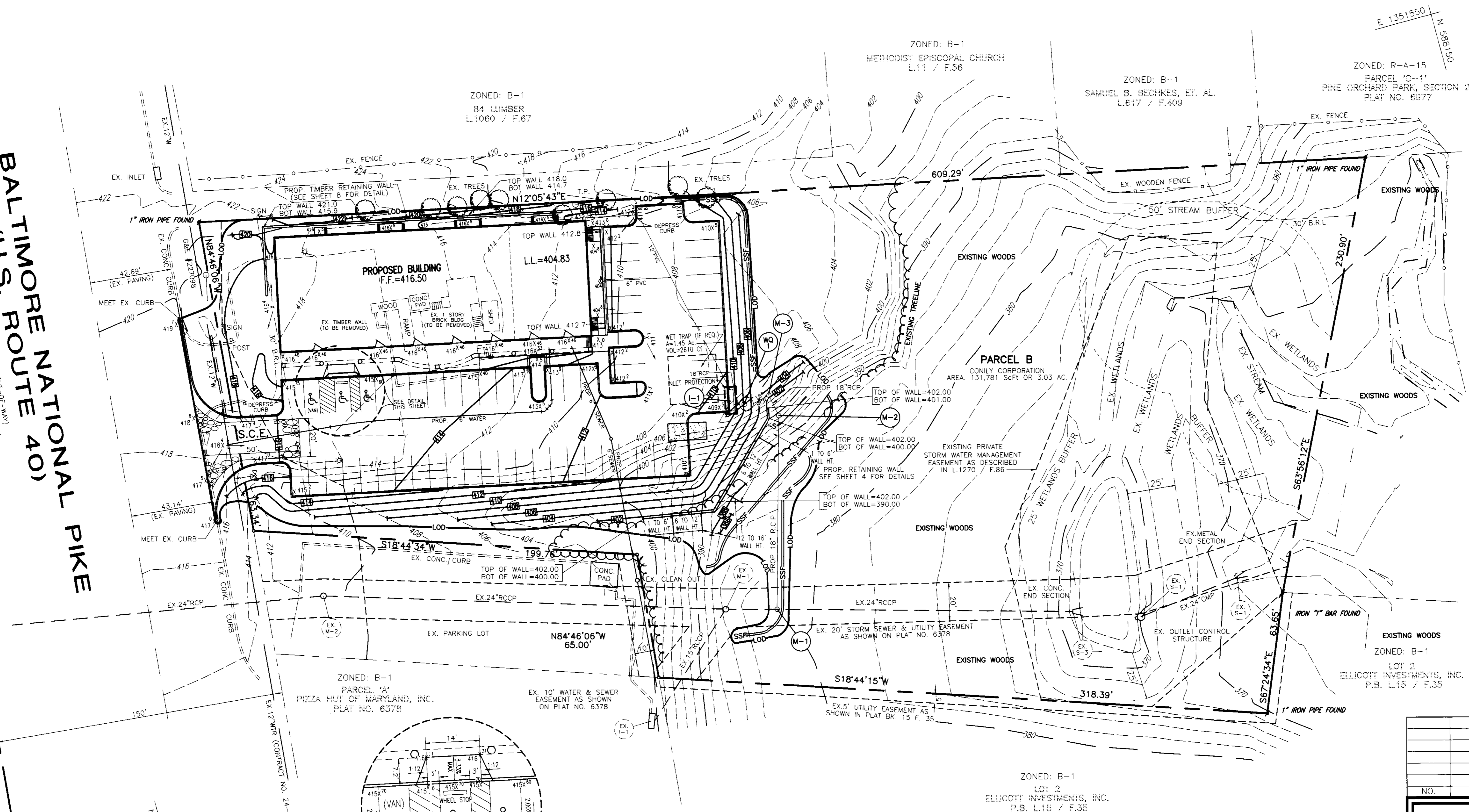
DURATION

SEQUENCE OF CONSTRUCTION (CONT)

13. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.
14. REMOVE ANY ACCUMULATED SEDIMENT OUT OF SWM POND ATTRIBUTED TO CONSTRUCTION UNDER THIS PLAN. 1 DAY
15. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL STRUCTURES. 1 DAY
16. GRADING SURETY WILL BE RELEASED AFTER "AS-BUILT" PLANS FOR THE EXISTING STORMWATER MANAGEMENT POND ARE APPROVED BY H.S.C.P. AND WITH APPROVAL OF THE SEDIMENT CONTROL DIVISION.

DURATION

BALTIMORE NATIONAL PIKE
(U.S. ROUTE 40)
(EX. 150' RIGHT-OF-WAY)
 S.C. PLANS NO. 313 & 314



*NOTE: ALL SPOT ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE SPECIFIED.

OWNER/DEVELOPER
 CONILY CORPORATION
 SERGIO ACLE, (PRES.)
 4606 PROSPECT AVENUE
 GLYNDON, MARYLAND 21071
 TELE: (410) 833-1923

- LEGEND**
- 484 — EXISTING CONTOUR
 - 484 — PROPOSED CONTOUR
 - S — SILT FENCE
 - LOD — LIMIT OF DISTURBANCE
 - SSF — SUPER SILT FENCE

BETHANY SQUARE
 SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT & EROSION CONTROL
 TAX MAP #24 REFERENCE: F-85-162, F-97-184
 PARCEL 395//B 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 3691 PARK AVENUE, SUITE 101
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (410) 461-5828
 FAX: (410) 465-3966

	DESIGN BY: M.D.M.
	DRAWN BY: M.D.M.
CHECKED BY: R.H.V.	DATE: JULY 1997
SCALE: 1"=30'	W.O. NO.: 96-73
3 SHEET OF 7	

ENGINEERS CERTIFICATE
 I HEREBY 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: Robert H. Vogel
 DATE: 7/10/97

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION HAS BEEN DONE IN ACCORDANCE TO THIS PLANS, 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 HOWARD SOIL CONSERVATION DISTRICT.
 Signature: Sergio Acle
 DATE: 7/10/97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 Signature: [Signature]
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE: 7/30/97
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: [Signature]
 HOWARD SCD DATE: 7/30/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: [Signature]
 DIRECTOR DATE: 8/3/97
 Signature: [Signature]
 CHIEF, LAND DEVELOPMENT DATE: 8/2/97
 Signature: [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8/3/97

SUBDIVISION NAME		SECTION/AREA	PARCEL NUMBER
PARCEL B-ELLICOTT INVESTMENT, INC.		N/A	395//B
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
12030	2	B-1	24
ELECT. DIST.		CENSUS TR.	
2		6022	
WATER CODE	SEWER CODE		
H08	5990000		

ACAD FILE: C:\ACAD\085\PARCEL A\SH15SDP.DWG

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, mineral toxic to plants, and/or unacceptable soil gradation.

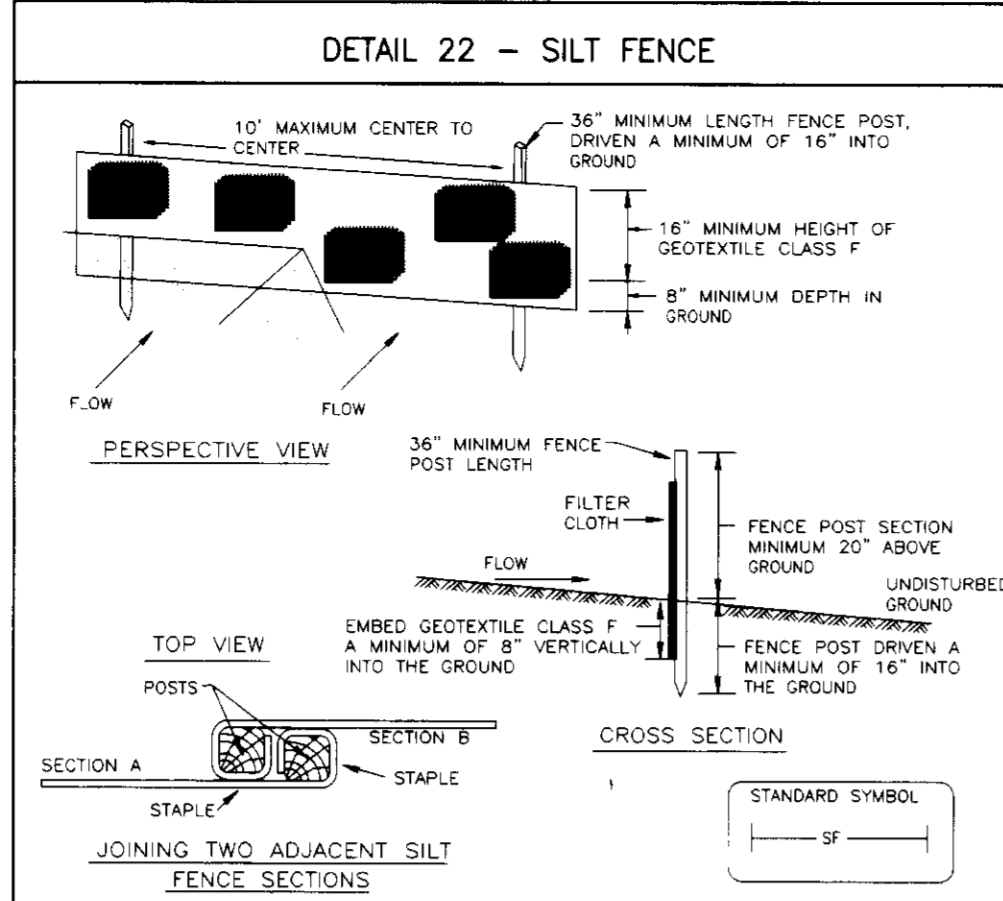
CONDITION WHERE PRACTICE APPLIES
This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Topsoil salvaged from the existing site may be used, provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged or a suitable topsoil substitute shall be determined by a representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agriculture Experiment Station.

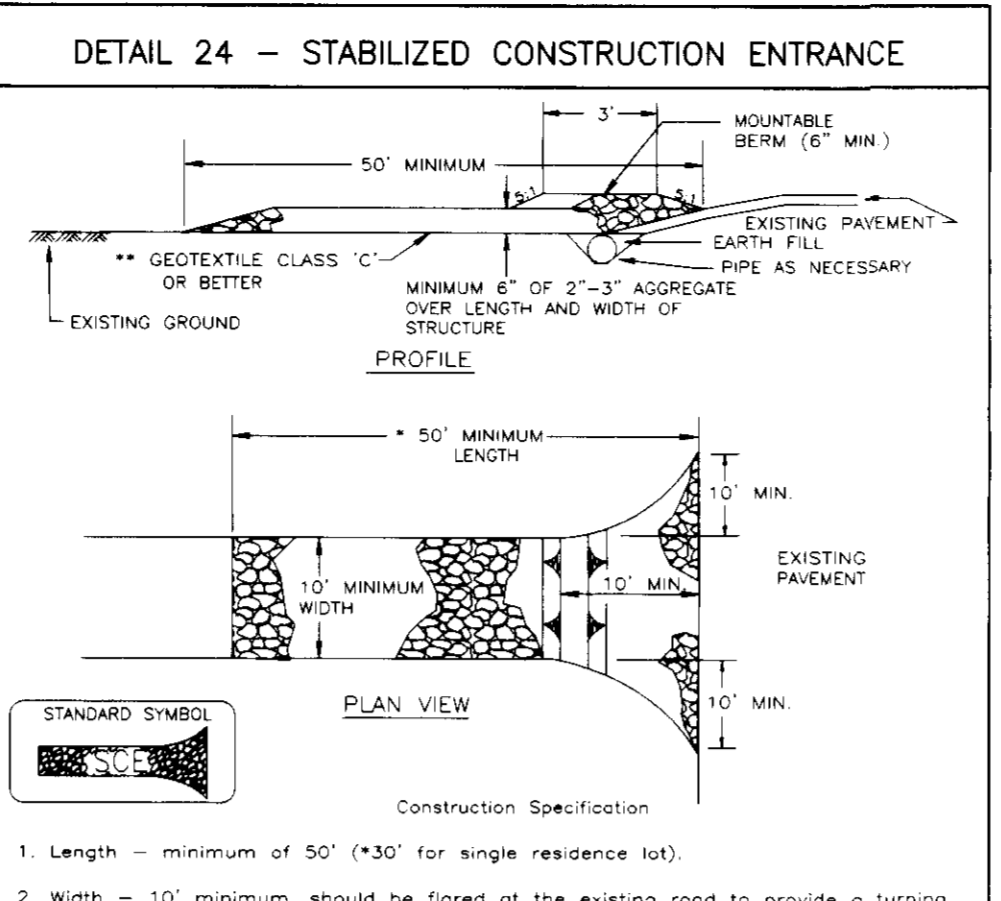
Topsoil Specifications - Soil to be used as topsoil must meet the following:
i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority.
Regardless, topsoil shall not be a mixture of compacted, textured subsoils and topsoils. It shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutedge, poison ivy, thistle, or others as specified.
iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. It shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:
1. For sites having disturbed areas under 5 acres:
a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
b. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
i. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
ii. Organic content of topsoil shall not be less than 1.5 percent by weight.
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
d. No sod or seed shall be placed on soil which has been treated with lime or fertilizer until sufficient time has elapsed (14 days) to permit dissipation of phytotoxic materials.
2. For sites having disturbed areas over 5 acres:
a. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization, Traps and Basins.
b. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
c. Topsoil shall be uniformly distributed in a 4"-8" layer, and lightly compacted to a minimum of 90% relative density. Spreading shall be performed in such a manner that sodging or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the formation of depressions or water pockets.
d. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.



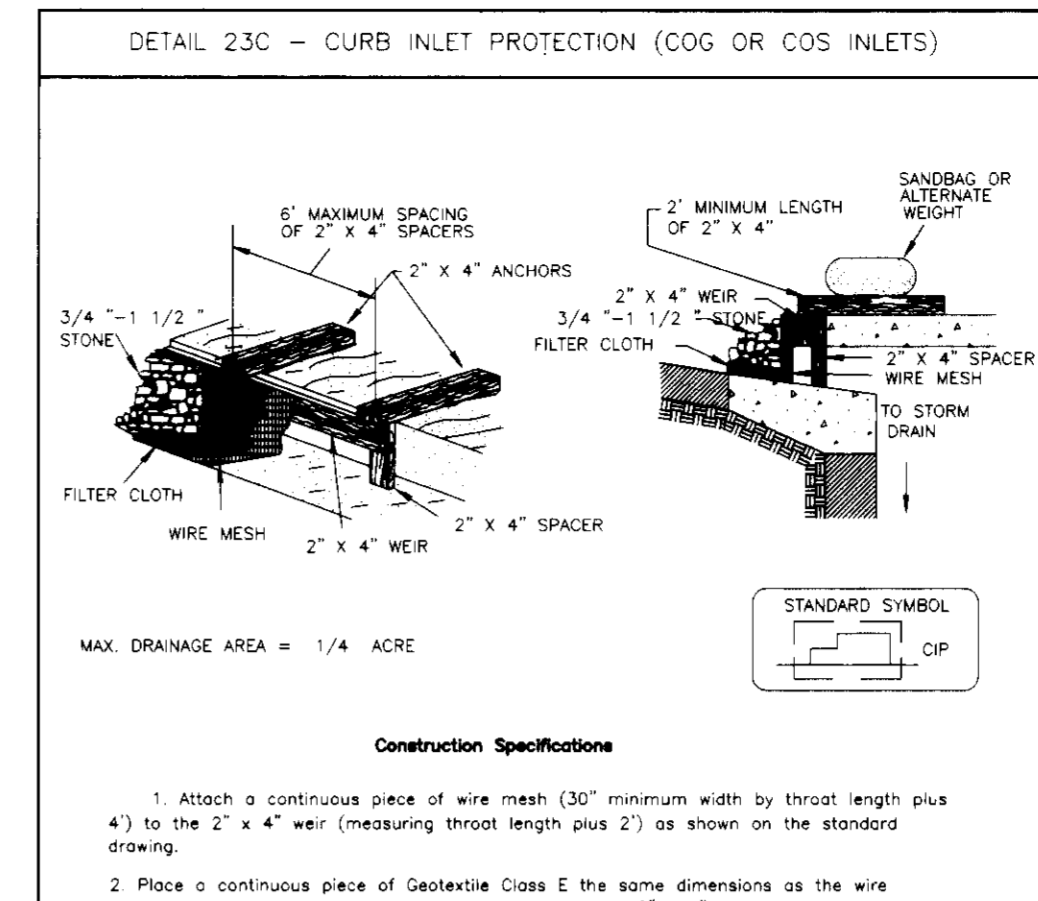
Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut to 1/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples on top and mid-section and shall meet the following requirements for Geotextile Class F:

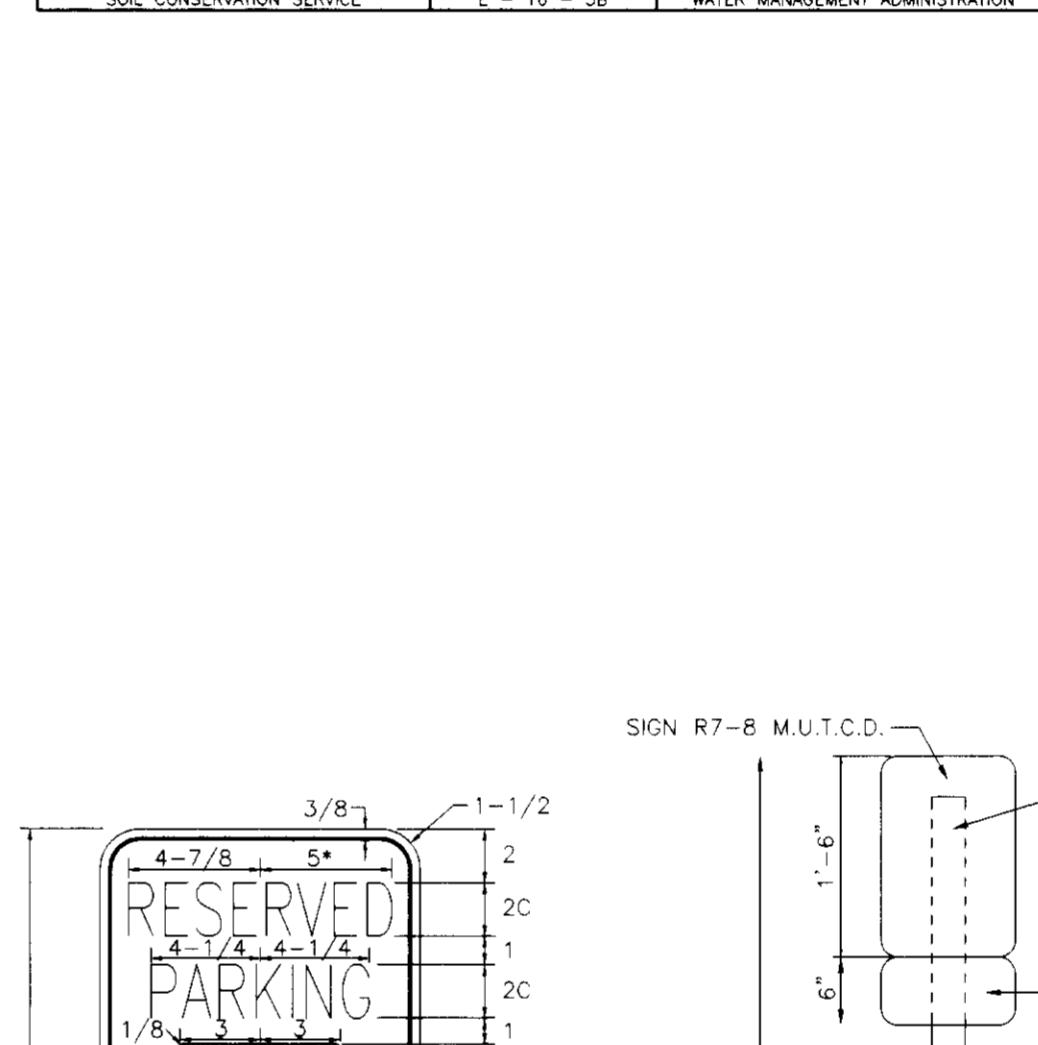
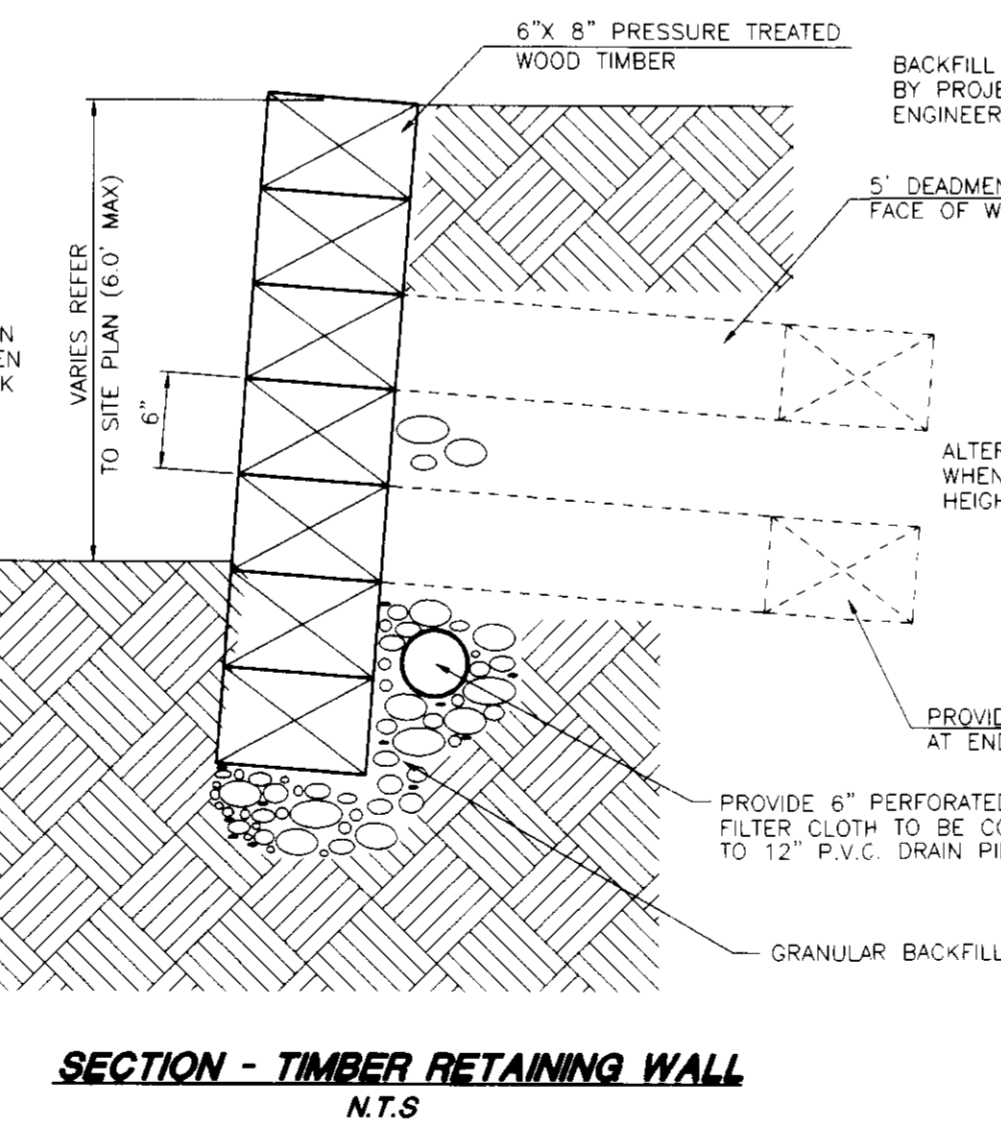
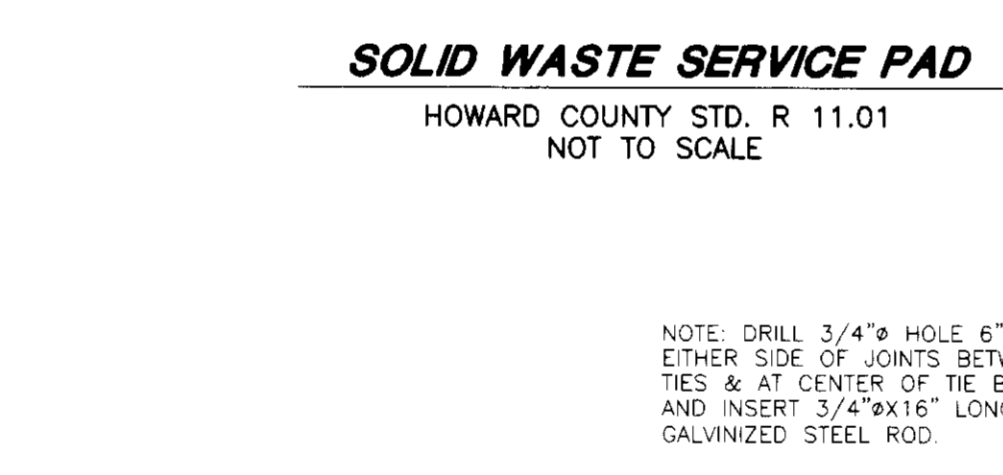
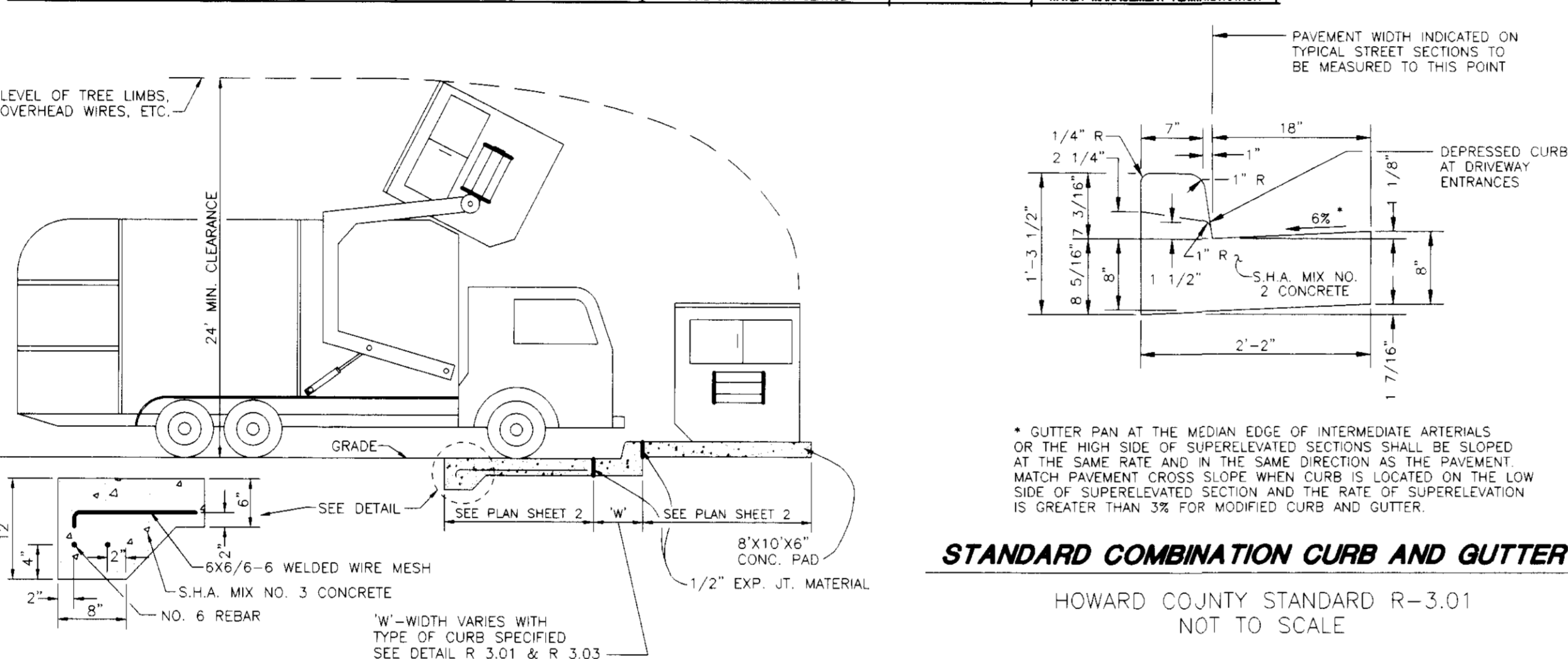
Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max)	Test: MSMT 522
Filtering Efficiency	75% (min)	Test: MSMT 522
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent fabric bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.



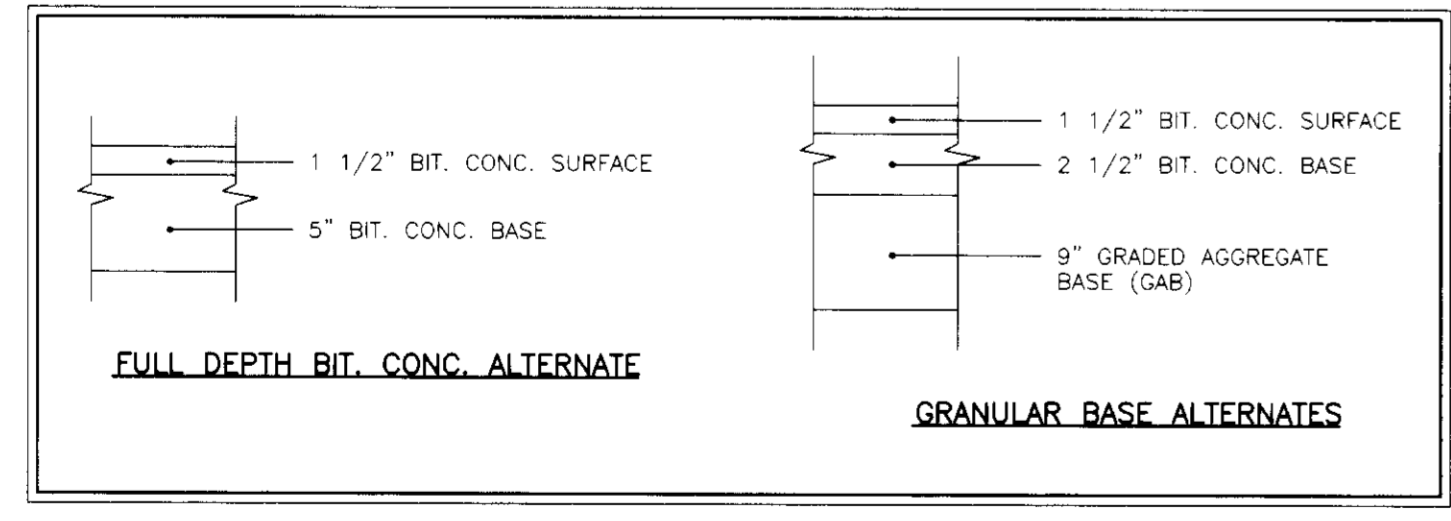
- Construction Specifications**
- Length - minimum of 50' (+30' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounded berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the pipe is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



- Construction Specifications**
- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 4") as shown on the standard drawing.
 - Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
 - Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max 4" apart).
 - Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir of spacer locators). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.



OWNER/DEVELOPER
CONLEY CORPORATION
SERGIO ACLE, (PRES.)
4638 PROSPECT AVENUE
BETHANY SQUARE, MARYLAND 21071
TEL: (410) 833-1923



ENGINEERS CERTIFICATE
I HEREBY 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.
Robert H. Vogel 7/15/97
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE 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 HOWARD SOIL CONSERVATION DISTRICT.
Kevin Cole 7/15/97
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
John K. Robertson 7/30/97
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Robertson 7/30/97
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Richard Blom 8/8/97
DIRECTOR DATE
Richard Blom 8/12/97
CHIEF, LAND DEVELOPMENT DATE
John K. Robertson 8/15/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
PARCELS B-ELLICOTT INVESTMENT, INC.	N/A	395//B
PLAT NO.	BLOCK NO.	ZONE
1289B	2	B-1
TAX/ZONE	ELECT. DIST.	CENSUS TR.
24	2	6022
WATER CODE	HOB	SEWER CODE
		5990000

TEMPORARY SEEDING
Apply to graded or cleared areas likely to be redistributed 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./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 (1.3 gal./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 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 feet 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.

PERMANENT SEEDING NOTES
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-term vegetative cover is needed.
Seedbed Preparation Loosen upper 3 inches of soil by raking, discing, or other acceptable means before seeding, if not previously loosened.
Soil Amendments Use one of the following schedules:
1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper 3 inches soil. Apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq. ft.).
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) 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. of 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. 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 (70-90 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 reseedings.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- 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, 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 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (G). Temporary stabilization with mulch alone shall 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 permanent stabilization has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	3.03 acres
Area Disturbed	1.27 acres
Area to be roofed or paved	0.50 acres
Area to be vegetatively stabilized	0.67 acres
Total Cut	1,311 cu. yds.
Total Fill	5,304 cu. yds.
Offsite waste/borrow area location	To be determined by contractor, with pre-approval of the Sediment Control Inspector.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, 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.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

BETHANY SQUARE
SITE DEVELOPMENT PLAN
DETAILS AND NOTES
TAX MAP #24 REFERENCE: F-85-162, F-97-184
PARCEL 395//B 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21043 TELEPHONE: (410) 461-8828 FAX: (410) 465-3966



DESIGN BY: M.D.M.
DRAWN BY: M.D.M.
CHECKED BY: R.H.V.
DATE: JULY, 1997
SCALE: 1"=30'
W.O. NO.: 96-73
7 SHEET OF 7