GENERAL NOTES

1. PROPERTY INFORMATION:
   LOCATION: 7300 WASHINGTON BLVD. U.S. ROUTE 1 AND MD. ROUTE 103 TAX MAP: 43
   ZONING: M - 1
   ELECTION DISTRICT: 1st
   SITE AREA: 1.22 Ac. ±
2. EXISTING TOPOGRAPHY IS BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1989, REVISED SEPTEMBER 5, 1996.
3. COORDINATES AND BEARINGS ARE BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1989, REVISED SEPTEMBER 5, 1996. ALSO NOTE BOARD OF APPEALS CASE 607-C GRANTING A VARIANCE TO OPERATE THE EXISTING GASOLINE STATION IN JULY 29, 1969.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.
7. THE CONTRACTOR SHALL NOTIFY " MISS UTILITY " AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
8. CONTOUR INTERVAL: 2', OR AS SHOWN.
9. ALL CONCRETE CURB AND GUTTER ALONG RTE. 1 AND ROUTE 103 ARE MSHA STD. No. 620.02. ALL CURB AND GUTTER ON SITE UP TO TRANSITION POINTS IS HOWARD COUNTY STANDARD DETAIL No. R - 3.01.
10. SEE SHEET #2 FOR DETAILS REGARDING CONCRETE PADS, AND LIGHT POLES.
11. GAS PUMPS, TANKS, PIPING AND MECHANICAL SYSTEMS ASSOCIATED WITH GAS PUMPS IS BY OTHERS.
12. THE LOCATION OF EXISTING UTILITY CONNECTIONS AREA NOT KNOWN. THE PLAN DOES NOT INCLUDE NEW PUBLIC CONNECTIONS. THE NEW BUILDING WILL BE SERVED BY THE EXISTING WATER AND SEWER CONNECTIONS. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITY CONNECTIONS AND PROVIDE THOSE SERVICES TO THE NEW BUILDING. THE SEWER SERVICE SHOWN HEREON WAS TAKEN FROM AVAILABLE UTILITY DATA AND MUST BE CONFIRMED. THERE IS NOT AVAILABLE INFORMATION REGARDING WATER SERVICE TO THE BUILDING.
13. STORMWATER MANAGEMENT TO BE PROVIDED BY A STORMCEPTOR AND IS TO BE PRIVATELY OWNED AND MAINTAINED. QUANTITY CONTROL IS NOT REQUIRED.
14. THE CONTRACTOR SHALL REFER TO HOWARD COUNTY STANDARDS FOR MINIMUM COVER REQUIREMENTS, MATERIALS AND INSTALLATION REQUIREMENTS FOR WATER AND SEWER. THEY WILL BE INSTALLED IN CONFORMANCE WITH HOWARD COUNTY DPW&T STANDARDS AND SPECIFICATIONS.
15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
16. ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
17. WATER IS PUBLIC.
18. SEWER IS PUBLIC.
19. THERE IS NO FLOODPLAIN ON THIS SITE.
20. THERE ARE NO WETLAND ENCROACHMENTS PER THIS PLAN (SEE LETTER FROM USACOE DATED 10/1/98).
21. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
22. WATER AND SEWER FACILITIES SHOWN ON THIS PLAN FALL UNDER STATE DRAINAGE AREA PATUXENT RIVER (02-13-11).
23. BOARD OF APPEALS CASE No. 96-51 E&V EXPIRED ON FEB. 6, 1999. BOARD OF APPEALS CASE No. 99-40 E&V DATED 11/29/99. CONDITIONS ARE IDENTICAL. ALSO, WAIVER WP-00-82 GRANTED APRIL 5, 2000 TO WAIVE SECTION 16.156k WHICH REACTIVATES THE SITE PLAN AND GRANTS 180-DAY EXTENSION TO SUBMIT ORIGINALS FOR APPROVAL.

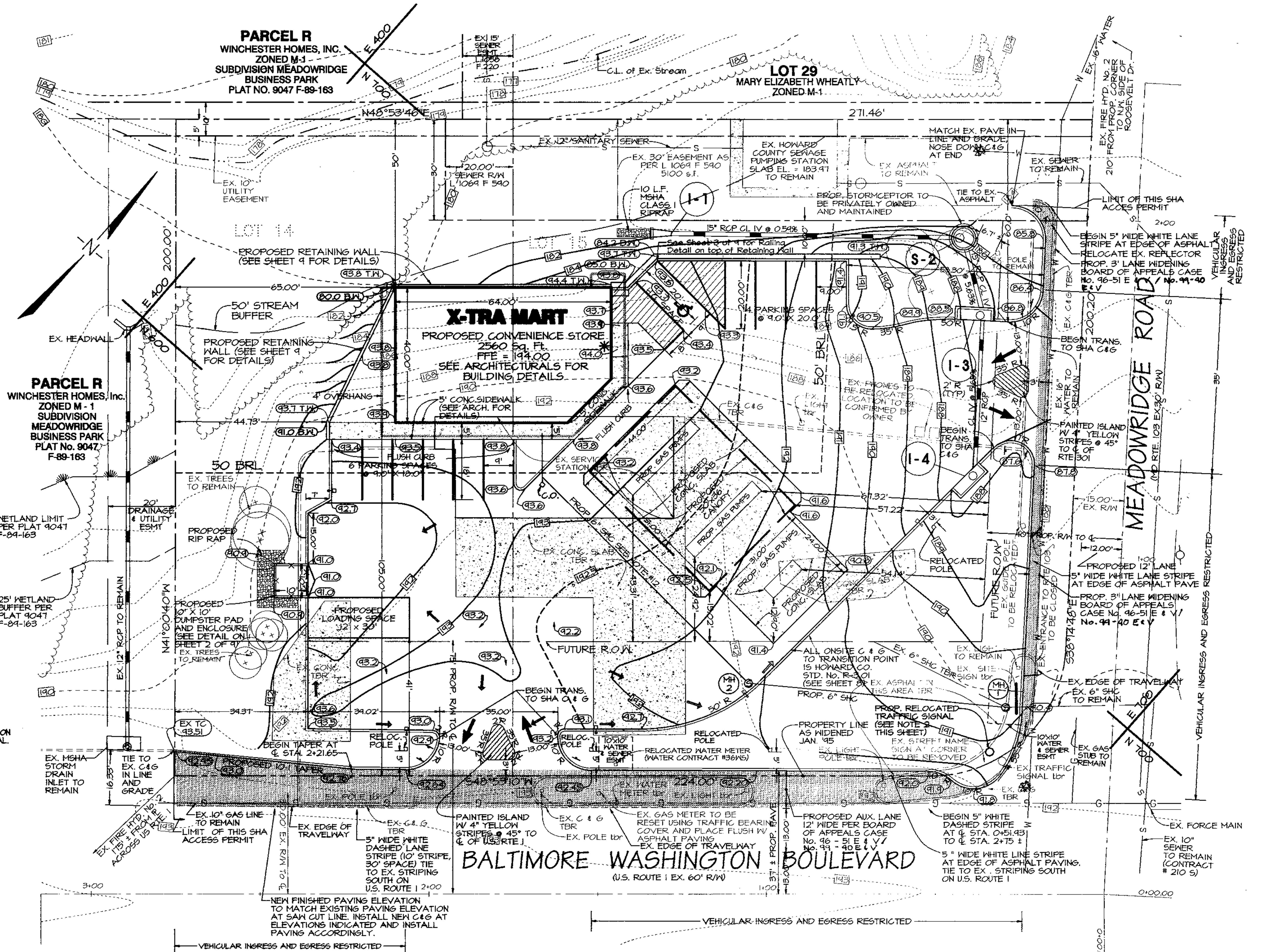
SITE ANALYSIS:

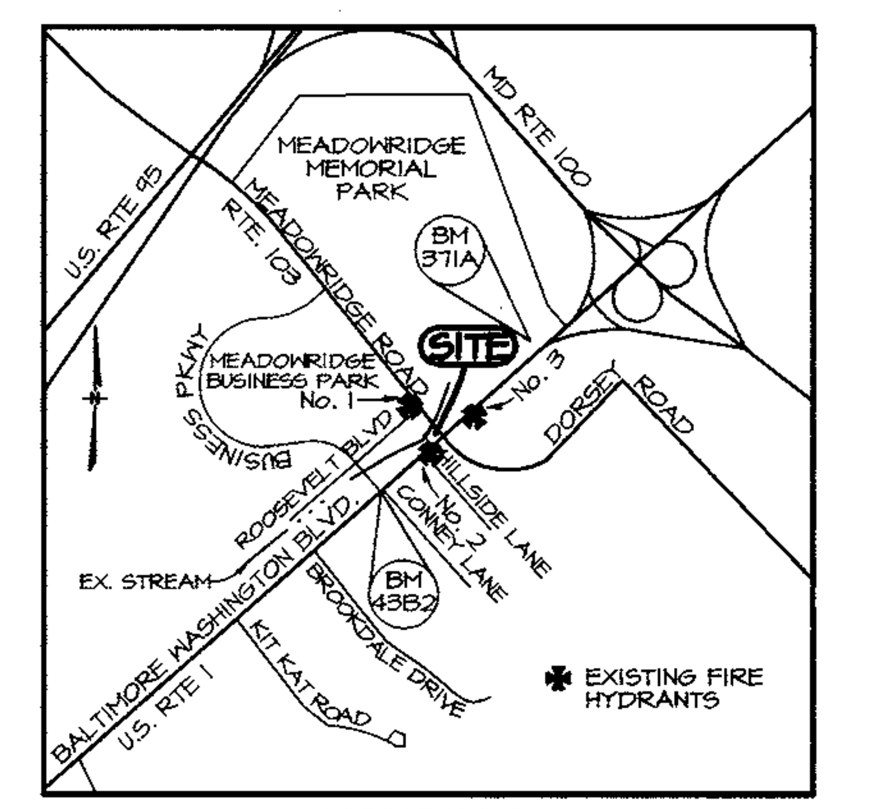
AREA OF PARCEL:	1.22 Ac. ±
EXISTING ZONING:	M - 1 BOARD OF APPEALS No. 96 - 51 E & V (APPROVAL DATE 2/6/97) and No. 99-40 E&V (Dated 11/29/99)
EXISTING USE:	Gas Station / Convenience Store
PROPOSED USE:	Gas Station / Convenience Store
BUILDING COVERAGE:	2560 s.f. and 5.5 % gross area
AREA OF BUILDING COVERAGE:	0.06 Ac. ±
MAXIMUM NUMBER OF EMPLOYEES:	-
TOTAL PAVED ARA PLUS BUILDING AREA:	0.52 Ac. or 22,647 s.f. ±
GREEN SPACE ON SITE:	26,319 s.f. and 57 % gross area
PAVED AREA LOT/AREA ON SITE:	20,087 s.f. and 0.44 % of gross area
AREA TO BE DISTURBED:	ex. 21,895 s.f. ±, 41.2% proposed 22,647 s.f. ±, 42.6%
BOARD OF APPEALS APPROVAL:	96 - 51 E & V and 99-40 E&V
NUMBER OF PARKING SPACES REQUIRED:	9
NUMBER OF PARKING SPACES PROVIDED:	11 (PER 96 - 51 E & V) and 99-40 E&V 10 STANDARD SPACES 1 HANDICAPED SPACE

24. This plan is exempt from the requirements of the Forest Conservation Program because the site was graded prior to 12/31/92 and the limit of disturbance was not expanded (16.1202(b)(1)(iii)).

LEGEND

PROPERTY LINE	
EX. 2' CONTOURS	68
PROPOSED 2' CONTOURS	68
EX. 10' CONTOURS	70
PROPOSED 10' CONTOURS	70
EX. SPOT SHOT	101.5 ×
PROPOSED SPOT SHOT	98.6
EX. STREAM	
EX. PAVEMENT	
EX. CENTERLINE OF ROADWAY	℄ ℄
EX. CURB & GUTTER	
PROPOSED CURB & GUTTER	
BLDG. RESTRICTION LINE	
EX. WOODSLINE	
EX. SANITARY SEWER	S S
PROPOSED SANITARY SEWER	
EX. STORM DRAIN	SD SD
PROPOSED STORM DRAIN	
EX. WATER	W W
PROPOSED WATER	
EX. POWER POLE	
EX. STREET LIGHT	☼
TO BE REMOVED	TBR
TO BE RELOCATED	tbr
EX. GAS LINE	G G
FLOW ARROW	➡
PROPOSED LIGHT POLE	○–□





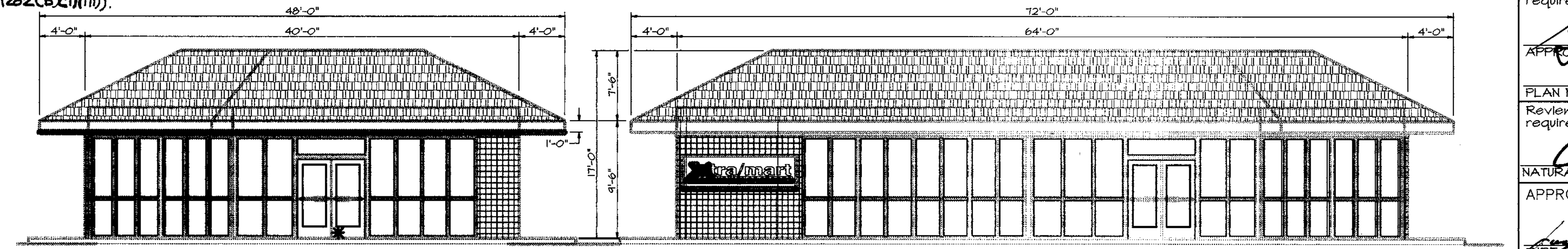
VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION:

BM # 371A
ELEVATION=195.745 FT
STATION IS A 3/4" ROD WITH A 4" STAMPED ALUMINUM CAP
N. 168650.797 E. 420619.391

BM # 43B2
ELEVATION = 209.589 FT
STATION IS HOWARD COUNTY STANDARD STAMPED DISK SET IN TOP OF A CYLINDRICAL CONCRETE BASE, 1" TO 2" BELOW SURFACE
N. 168144.782 E. 420069.171

SHEET INDEX



FINISHED RIGHT SIDE ELEVATION SCALE = NONE

FINISHED FRONT ELEVATION SCALE = NONE

NOTE: ✱INDICATES LOCATION OF DOOR TO BE UTILIZED BY HANICAPPED PERSONS

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

[illegible]
APPROVED : HOWARD SOIL CONSERVATION DISTRICT
SDP-98-151 — PLAN NUMBER — 4/13/00 DATE

Reviewed for the Howard Conservation District and meets the technical requirements.
[illegible] — NATURAL RESOURCES CONSERVATION SERVICE — 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[illegible] DIRECTOR — 5/8/00 DATE
Cindy Hamilton CHIEF, DIVISION OF LAND DEVELOPMENT — 5/5/00 DATE
[illegible] CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME		SECTION NAME		LOT/PARCEL #	
WASHINGTON MANOR PARK		SECT. B		LOTS 14 & 15 P/O P.375	
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012
WATER - CODE: 2-B01			SEWER CODE: 2320000		

DEVELOPER CERTIFICATION:

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 inspection by the Natural Resources Conservation Service.

Engineer [illegible] Date 1/4/99
Name Ronald D. Lipford 1/4/99

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer Mary E. Roman Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

DATE		DATE	
M. ROMAN	2/23/99 DATE		

McCRONE
ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621
Fax (410) 267-9932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

DATE Dec 1998	SCALE 1" = 20'
JOB NO. C19701I	DRAWN BY P.K. Moody III
FOLDER REF.	APPROVED T.DAVIS
DATE	REVISION

SITE PLAN

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE

LOTS 14 & 15 — BOARD OF APPEALS CASE No. 96-51 E & V No. 99-40 E+V
First Election District — Howard County, Maryland

SHEET NO. 1 of 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

PLOTTED Wed 30 Dec 1998 @ 8:53:54AM

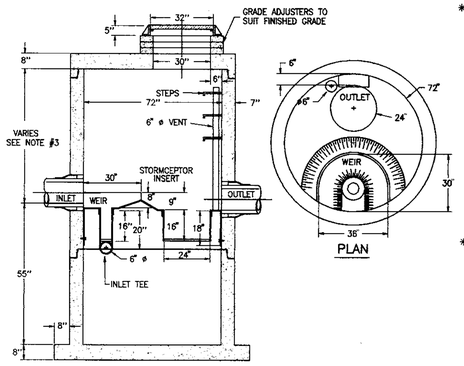
SDP-98-151

STC 900 PRECAST CONCRETE STORMCEPTOR

900 GALLON CAPACITY

Scale: None

STORMCEPTOR COVER AND GRATE



SECTION THRU CHAMBER

PLAN

NOTE :

1. FLEXIBLE CONNECTIONS ARE RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. COVER TO BE FOSITIONED OVER OUTLET AND VENT PIPE
3. THIS IS A GENERAL ARRANGEMENT DRAWING. CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.
4. INLET DROP PIPE WILL BE EITHER 6"ø OR 12"ø WITH A 6"ø ORIFICE PLATE
5. ALL CONCRETE JOINTS HAVE RUBBER GASKETS THAT CONFORM TO ASTM C 443
6. U.S. PATENT NO. 4,985,148

DESIGN SPECIFICATIONS

1. ASTM C 478
2. BASE WEIGHT = 6.46 TONS

CONTRACTOR INSTALLATION INSTRUCTIONS PRECAST CONCRETE STORMCEPTOR

1. STAKE OUT THE LOCATION OF THE STORMCEPTOR AND EXCAVATE HOLE. EXCAVATE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO UNIT. INSTALL A 12" DEEP (OR AS REQUIRED) LAYER OF COMPACTED AGGREGATE SUBBASE AT BOTTOM OF EXCAVATION. INSTALL MULE OR SHORING, AS NEEDED.
2. CHECK ELEVATION OF UNIT BY MEASURING ITS SECTIONS FROM BASE OF THE STORAGE CHAMBER (BOTTOM OF UNIT'S SLAB) TO THE INVERT OF STORMCEPTOR BYPASS CHAMBER INLET ELEVATION (FIBERGLASS INSERT). SUBTRACT THIS DISTANCE FROM DESIGN INVERT ELEVATION TO DETERMINE TOP OF SUBBASE ELEVATION. CHECK ELEVATION OF INSTALLED SUBBASE AND ADJUST AS NEEDED.
3. SECURE INSPECTOR APPROVAL OF SUBGRADE AND SUBBASE.
4. INSTALL STORAGE CHAMBER. INSTALL SCREEN INSERTS INTO BASE OF STORAGE CHAMBER. ATTACH CABLES OR CHAINS TO ALL 3 LIFTING LUGS ON THE BASE SLAB. USING LARGE EQUIPMENT OR CARNE LIFT AND PLACE THE BASE SECTION OF THE STORAGE CHAMBER IN THE EXCAVATED HOLE ON THE SUBBASE. MAKE SURE THAT THE BASE IS LEVEL. SPECIFIC ALIGNMENT OF THIS PART IS NOT REQUIRED. INSTALL RUBBER GASKET ON BASE UNIT AND COAT WITH LUBRICATING GREASE (PROVIDED IN SHIPMENT), IF NOT PRELUBRICATED. INSTALL ADDITIONAL STORAGE CHAMBER SECTIONS, AS REQUIRED (PROCEDURE IS SAME AS STEP 2.)

   (FOR STORMCEPTOR MODELS SMALLER THAN STC-2000 SKIP STEP 5 AND GO TO STEP 6)
5. INSTALL REDUCING SLAB, (STORMCEPTOR MODELS STC-2000) CHECK THAT SECTION IS SET FLUSH, LEVEL, AND IS AT THE PROPER ELEVATION. INSTALL RUBBER GASKET ON THE TRANSITION SLAB SPIGOT AND COAT WITH LUBRICATING GREASE (PROVIDED IN SHIPMENT.)
6. INSTALL BYPASS CHAMBER OF STORMCEPTOR WITH FACTORY INSTALLED STORMCEPTOR INSERT. LIFT BYPASS SECTION AND INSTALL WHILE CHECKING ALIGNMENT AND GRADE OF INLET AND OUTLET DRAINAGE PIPES. CHECK TO MAKE SURE THAT BYPASS CHAMBER IS SET FLUSH, LEVEL, AND IS AT THE PROPER ELEVATION. THE BYPASS CHAMBER MUST BE ORIENTED SUCH HAT INLET PIPE DISCHARGES IN TO THE V-SHAPED FIBERGLASS WEIRS (INSIDE INSERT.) INSTALL RUBBER GASKET ON TOP OF BYPASS SECTION AND COAT WITH LUBRICATING GREASE, IF NOT PRELUBRICATED.
7. INSTALL INLET AND OUTLET STORM DRAIN PIPES. CONNECT INLET AND OUTLET STORM DRAIN PIPES WITH FLEXIBLE BOOTS (WHEN PROVIDED) AND WITH NON-SHRINK GROUT WHEN NO FLEXIBLE BOOTS ARE PROVIDED. THE INVERT OF THE INLET AND OUTLET PIPE IS TO MATCH WITH THE INVERT OF THE STORMCEPTOR INSERT. FLEXIBLE BOOT INSTALLATION PROCEDURES: CENTER THE PIPE IN THE BOOT OPENING. LUBRICATE THE OUTSIDE OF THE PIPE AND/OR THE INSIDE OF THE BOOT IF THE PIPE OUTSIDE DIAMETER IS THE SAME AS THE INSIDE DIAMETER OF THE BOOT. POSITION THE PIPE SO THAT IT IS IN THE GROOVE OF THE BOOT WITH THE SCREW AT THE TOP. TIGHTEN THE PIPE CLAMP SCREW TO 60 IN-LBS. IF THE PIPE IS MUCH SMALLER THAN THE BOOT LIFT THE BOOT SUCH THAT IT CONTACTS THE BOTTOM OF THE PIPE WHILE TIGHTENING THE CLAMP TO ENSURE EVEN CONTRACTION OF THE RUBBER. MOVE THE PIPE HORIZONTALLY AND/OR VERTICALLY TO BRING IT TO GRADE.
8. INSTALL STORMCEPTOR DROP PIPES ACCORDING TO STC PIPE INSTALLATION PROCEDURE ON REVERSE SIDE OF THESE INSTRUCTIONS.
9. INSTALL RISER SECTION. LIFT RISER SECTION AND INSTALL, WHILE CHECKING THAT SECTION IS SET FLUSH AND IS AT PROPER ELEVATION AND THAT UNIT IS LEVEL. SPECIFIC ALIGNMENT OF THIS PART IS REQUIRED IF STEPS ARE INCLUDED. ALIGN STEPS ABOVE INLET INSPECTION PORT. NOTE, FOR SHALLOW INSTALLATIONS THIS SECTION MAY NOT BY REQUIRED.
10. INSTALL TOP CAP WITH OPENING FOR STORMCEPTOR COVER. IF OPENING IS OFFSET (NOT CENTERED) THE TOP CAP OPENING SHOULD BE ORIENTED ABOVE THE STORMCEPTOR INLET INSPECTION PORT (PLUG)
11. BACKFILL STORMCEPTOR WITH APPROVED BACKFILL MATERIAL (NO ORGANIC OR TOPSOIL IS TO BE USED FOR BACKFILL.) BACKFILL AND COMPACT IN 8 INCH LIFTS. BACKFILL SHOULD BE COMPACTED TO LOCAL/STATE/PROVINCE REQUIREMENTS.
12. INSTALL AND SET GRADE ADJUSTING RINGS, AS NEEDED.
13. INSTALL AND SET STORMCEPTOR FRAME AND COVER.
14. THE STORMCEPTOR SHOULD BE PUMPED OUT WHEN THE SEDIMENT CONTROL MEASURES ARE REMOVED (SITE PERMANENTLY STABILIZED.)
15. FINAL INSPECTION.

STORMCEPTOR SPECIFICATIONS

FLOWS AND CAPACITIES *

MODEL	DROP/RISER PIPE (LP) (in.)	MAX. TREATED FLOW RATE (gpm) *	SEDIMENT CAPACITY (lbs)	OIL CAPACITY (lbs (gal))	TOTAL CAPACITY (lbs (gal))
STC 900	10	265	90	180 (20)	270
STC 1200	16	285	115	280	1230
STC 1800	16	285	145	280	1880
STC 2400	44	475	180	880	2485
STC 3600	44	475	350	880	3150
STC 4800	44	800	465	1025	5020
STC 6000	44	800	610	1025	6045
STC 7200	44	1110	725	1102	7415

* APPROXIMATE

** WITHOUT BY-PASSING

DIMENSIONS *

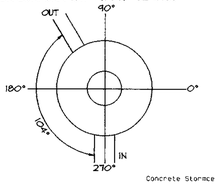
MODEL	DIAM (ft)	DROP PIPE DIAM. (in) (DP)	HL (in)	T** (in)	W** (in)
STC 900	6	6	98	6	8
STC 1200	6	6	71	8	8
STC 1800	6	6	105	8	8
STC 2400	8	8	96	10	0
STC 3600	8	8	136	10	0
STC 4800	10	10	126	12	0
STC 6000	10	10	148	12	0
STC 7200	12	12	134	14	0

* APPROXIMATE

** MAXIMUM VALUES

NOTES :

1. THE STORMCEPTOR IS PROTECTED BY U.S. PATENT NO. 4,985,148
2. CAST IRON FRAME & COVER TO BE APPROVED BY STORMCEPTOR CORPORATION. "STORMCEPTOR" TO BE EMBOSSED ON COVER
3. BEDDING, BACKFILL AND GENERAL INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND A PROFESSIONAL ENGINEER BASED ON SITE SPECIFIC SOILS CONDITIONS, SUBJECT TO THE APPROVAL OF THE REGULATORY AGENCIES.
4. SIZING OF THE STORMCEPTOR® SHALL BE IN ACCORDANCE WITH THE GUIDELINES PROVIDED BY STORMCEPTOR CORPORATION, SUBJECT TO THE APPROVAL OF THE REGULATORY AGENCIES.
5. THE STORMCEPTOR® SHOULD BE MAINTAINED ANNUALLY AND/OR IMMEDIATELY FOLLOWING ANY KNOWN SPILLS.
6. THE STORMCEPTOR® CONFORMS TO ASTM C 478 DESIGN SPECIFICATIONS / STANDARDS
7. MINIMUM NUMBER OF STEPS TO BE USED IN THE ACCESS WAY DEPENDS UPON LOCAL REQUIREMENTS.
8. COVER TO BE OFFSET 4" FROM ACCESS HALL ADJACENT TO 24" ø OUTLET RISER PIPE AND 6"ø VENT PIPE
9. NON-SMOOTH WALL O.D. PIPE TO BE GROUTED IN PLACE
10. MAXIMUM OF 1" FALL FROM INLET TO OUTLET
11. FURTHER TECHNICAL INFORMATION IS AVAILABLE FROM STORMCEPTOR CORPORATION 1 (800) 162-4703



Concrete Stormceptor Order Request Form*

Contractor Information
Name
Address
City
State
Zip Code
Contact
Phone
Fax

Official Use Only
Order #
Date
Internal Sale

Owner Information
Name X-TRA MART
Phone 860-665-9451
Fax

Please draw orientation of inlet and outlet pipes on drawing along with pipe inside diameter (in.) and invert elevation (ft.). Clearly mark inlet pipes with an I and outlet pipes with an O and provide the inlet/outlet pipe angle in degrees

Stormceptor Model		Insert Size		Data	
900 X	3600 ___	22" ___		Manhole/Structure Number	66-2
1200 ___	4800 ___	32" ___		Top Elevation (ft)	185.2
1800 ___	6000 ___	44" ___		Inlet Pipe Invert (ft)	180.75
2400 ___	7200 ___	Disc ___X___		Outlet Pipe Invert (ft)	180.05
		Custom ___		Pipe Type	RCP CL IV
Impervious Drainage Area (ac): 0.36 Ac.				Pipe Inside Diameter (in) [ID]	18"
				Pipe Outside Diameter (in) [OD]	19.56"

Project Name X-TRA MART
Approximate time frame until required delivery (months)
Exact Delivery Address Street 7300 WASHINGTON BLVD.
City DORSEY State MD Zip Code 21227

Designer Company McGRONE, INC.
Designer Contact LORI HIRT Phone 410-267-8621 Fax 410-267-9432
Please fax this sheet to Stormceptor Corporation at (301) 762-4190

For Technical Information Please Call Stormceptor Corporation at (301) 762-8361 or Toll Free at 1-800-752-4703

STORMCEPTOR DROP PIPE INSTALLATION PROCEDURE

1. DROP PIPES ARE TO BE INSTALLED ONCE THE RISER SECTION CONTAINING THE INSERT HAS BEEN INSTALLED ON THE STORAGE CHAMBER.
2. ENTER THE STORAGE CHAMBER AND INSTALL THE INLET DRIP PIPE FROM UNDERNEATH THE INSERT. THE INLET DROP PIPE IS EASILY IDENTIFIABLE BY THE T-SECTION FITTING. THE TEE IS ORIENTED SUCH THAT IT IS PERPENDICULAR TO THE DIRECTION OF FLOW IN THE UPSTREAM STORM SEWER. FOR THE SMALLER MODELS (2000) THE INLET DROP PIPE IS CEMENTED INTO THE COUPLING THAT IS PROVIDED USING THE SUPPLIED PVC CEMENT. FOR THE LARGER MODELS (>2000) THE INLET DROP PIPE IS CONNECTED INTO A GASKETED COUPLING USING THE SUPPLIED PIPE LUBRICANT. ONCE THE INLET DROP PIPE HAS BEEN INSTALLED, THE CONNECTION SHOULD ALSO BE CAULKED USING THE SUPPLIED (CHEMREX 448 OR BULLDOG PREMIUM PU) SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.
3. THE LARGE 24" (610 MM) RISER PIPE IS INSERTED INTO THE PROVIDED OUTLET SLEEVE FROM ABOVE WHILE STANDING ON THE INSERT. A PLUNGE IS PROVIDED ON THE OUTLET RISER PIPE TO PREVENT IT FROM FALLING INTO THE STORAGE CHAMBER. THE UNDERSIDE OF THE PLUNGE MUST BE CHALKED WITH THE PROVIDED CHEMREX 448 SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.
4. A 6" (150 MM) COUPLING IS PROVIDED ON THE INSERT FOR THE 6" (150 MM) SUPPLIED PVC VENT PIPE. THE VENT PIPE SHOULD BE ATTACHED TO THE COUPLING USING THE SUPPLIED PVC CEMENT. ONCE THE CEMENT HAS SET, THE CONNECTION SHOULD ALSO BE CAULKED USING THE SUPPLIED CHEMREX 448 SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.

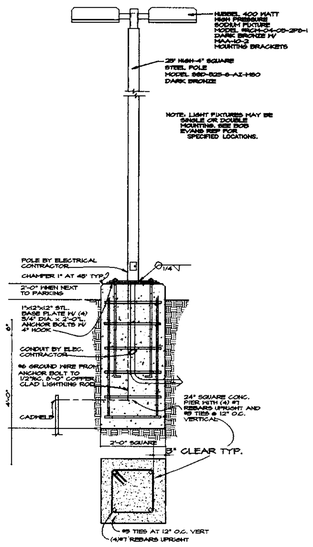
STORMCEPTOR GASKET INSTALLATION INSTRUCTIONS

1. THE STORMCEPTOR SECTION SHOULD BE HANDLED WITH CARE TO AVOID ANY CHIPPING OF THE BELL OR SPIGOT.
2. CAREFULLY CLEAN ALL DIRT AND DEBRIS FROM THE SPIGOT, INCLUDING THE STEP SEATING AREA OF THE GASKET. CLEAN THE INSIDE AREA OF THE BELL.
3. PLACE THE PROFILE GASKET IN THE STEP OF THE "DRY" SPIGOT. VERIFY THAT THE POINTED END OF THE GASKET IS DIRECTED TOWARDS THE SHOULDER OF THE SPIGOT. (SEE FIGURE 1)
4. INSERT A SMOOTH, ROUND ROD, SUCH AS A SCREWDRIVER, BETWEEN THE GASKET AND THE SPIGOT. BE CAREFUL NOT TO CUT OR LACERATE THE GASKET. EQUALIZE THE GASKET STRETCH BY RUNNING THE ROD AROUND THE ENTIRE CIRCUMFERENCE SEVERAL TIMES.
5. APPLY JOINT LUBRICANT TO THE INNER SURFACE OF THE BELL INCLUDING THE LEAD EDGE. LUBRICATE THE SPIGOT AND GASKET.
6. ALIGN THE STORMCEPTOR SECTIONS (SPIGOT WITH THE BELL). VERIFY THAT THE GASKET TOUCHES THE LEAD-IN TAPER AROUND THE ENTIRE CIRCUMFERENCE.
7. GENTLY PUSH THE JOINT HOME. NOTE THAT EVERY STORMCEPTOR SECTION WILL NOT HOME EXACTLY THE SAME. (SEE FIGURE 2)

   IF JOINING PROBLEMS ARISE, DO NOT FORCE THE STORMCEPTOR SECTIONS TOGETHER (CRACKING MAY OCCUR). CONTACT CSR HYDRO CONDUIT IMMEDIATELY.

MAINTENANCE NOTES
(WATER QUALITY STRUCTURE WASTE)

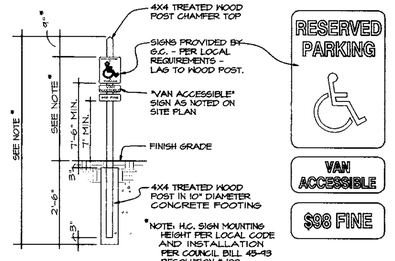
1. WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC CLEANING. OWNERS OF THESE FACILITIES WILL HAVE TO CLEAN THEM AS NEEDED.
2. MAINTENANCE OF THESE FACILITIES WILL CONSIST OF CLEANING OUT THE STORMCEPTOR AND DISPOSAL OF THE WASTE AND REPAIR OF THE FACILITY AS NEEDED. PERIODIC INSPECTIONS OF THESE FACILITIES WILL BE MADE BY THE OWNER.
3. THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHALL BE AS FOLLOWS:
   A. ALL LIQUID MATERIAL IN THE STORMCEPTOR SHALL BE PUMPED INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SANITARY DISTRICT DISCHARGE MANHOLE OR BE TAKEN TO AN APPROVED SEWAGE TREATMENT PLANT FOR DISCHARGE.
   B. THE SOLID MATERIAL SHALL BE LANDFILLED IN AN APPROVED SANITARY LANDFILL.
4. THE INLET PIPES AND STRUCTURAL PARTS SHALL BE REPAIRED AS NEEDED.
5. STORMCEPTOR INLET AND OUTLET ASSEMBLY SHALL BE PERIODICALLY INSPECTED. BLOCKAGES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED IN 3B ABOVE.



SITE LIGHT DETAIL

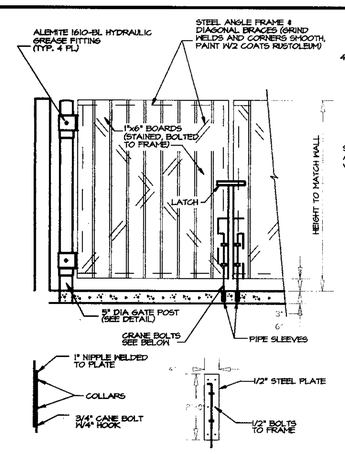
Scale: None

(ALL SITE LIGHTING WILL COMPLY WITH ZONING SECTION 134)



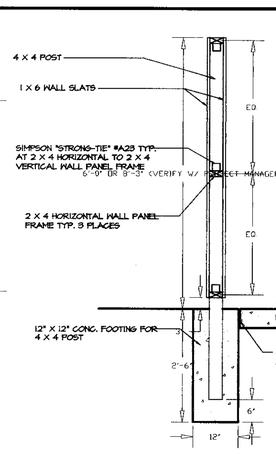
HANDICAP SIGN DETAILS

Scale: None



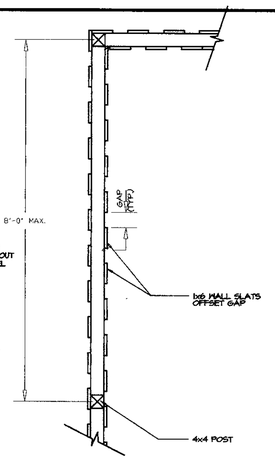
TRASH ENCLOSURE GATE & MOUNTING DETAILS

NONE



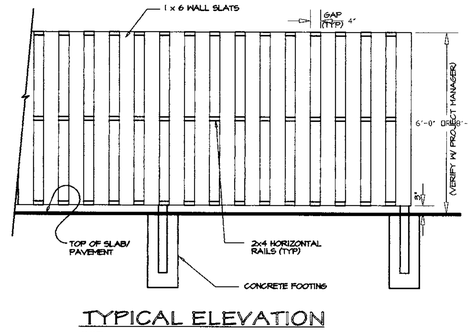
1 WALL SECTION

NONE



TYPICAL PLAN DETAIL

NONE

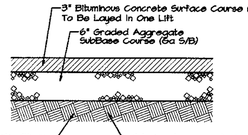


TYPICAL ELEVATION

NONE

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

1. STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT INSPECTED YEARLY OR AS REQUIRED BY THE COUNTY. UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR PLEXIGLAS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.
2. STORMCEPTOR WATER QUALITY STRUCTURES MUST BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS, CONTACT APPROPRIATE REGULATORY AGENCIES.
3. MAINTENANCE OF STORMCEPTOR UNITS SHOULD BE DONE BY VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS, AND OTHER MATERIALS IN UNIT. THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
4. INLET AND OUTLET PIPES MUST BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST EVERY 6 MONTHS. IF ANY OBSTRUCTIONS ARE FOUND THE OWNER WILL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR WILL BE REPAIRED AS NEEDED.
5. OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



PROPOSED TYPICAL PARKING LOT LIGHT DUTY PAVEMENT DETAIL

Scale: None

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 1/4/99

Name Robert D. Gilford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE 6/8/00

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE 5/5/00

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE 4/10/00

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-BOI SEWER CODE: 2320000

SITE PLAN DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE

LOTS 14 & 15 First Election District

BOARD OF APPEALS CASE NO. 96-51 E & V
PF-98-2 E & V
Howard County, Maryland

DATE	REVISION

SCALE 1" = 20'
DATE Dec. 1998
DRAWN BY P.K. Moody III
APPROVED T.DAVIS
JOB NO. C1970TII
FOLDER REF:

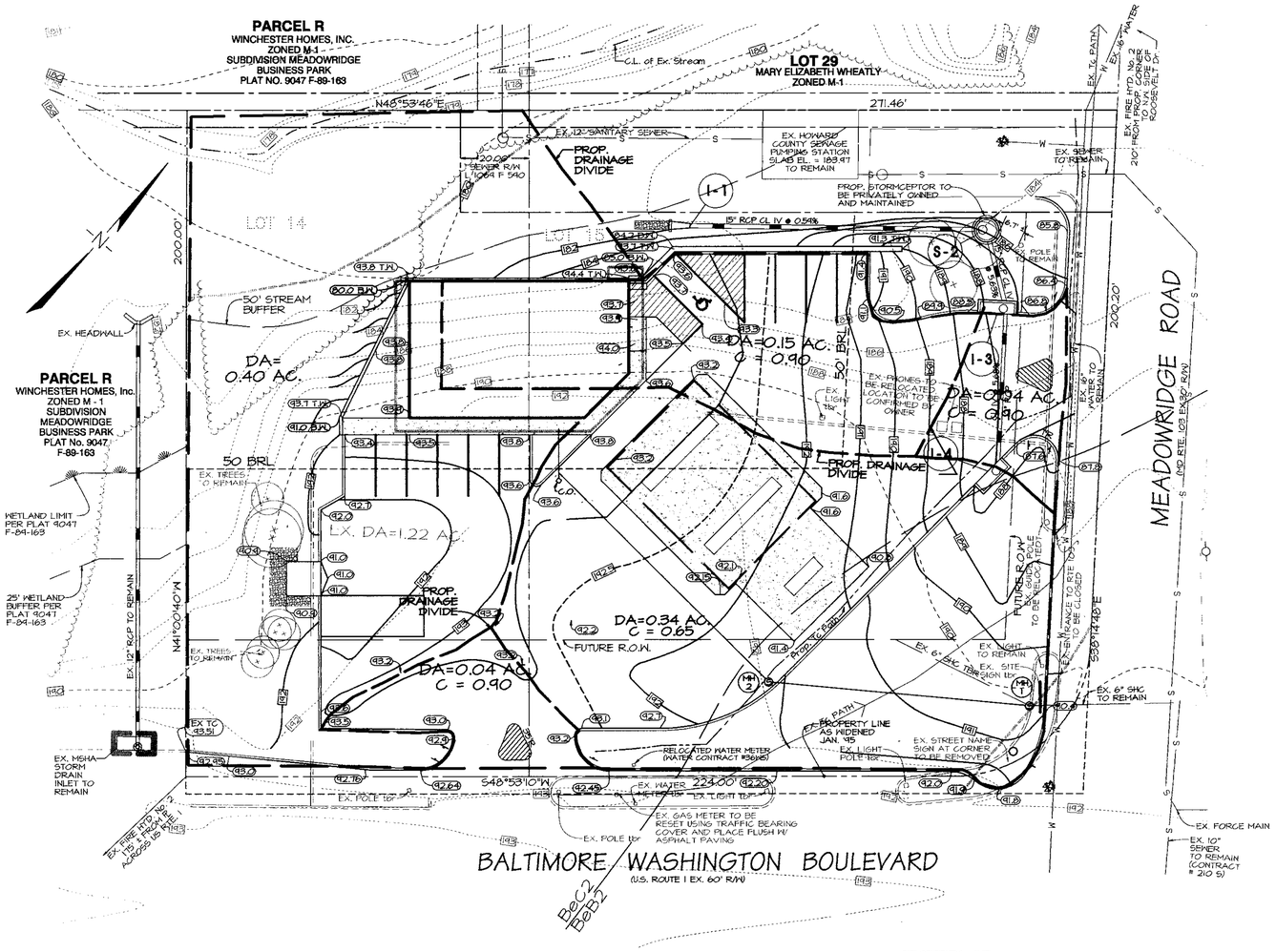
SHEET NO. 2 OF 9
CADD FILE: 6\X-tra Mart\Xtramart.pro
FILE NO.

SDP-98-151

McGRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE ANNAPOLIS, MARYLAND 21401
(410) 267-8621 Fax (410) 267-8932
CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY
ANNAPOLIS - CENTREVILLE

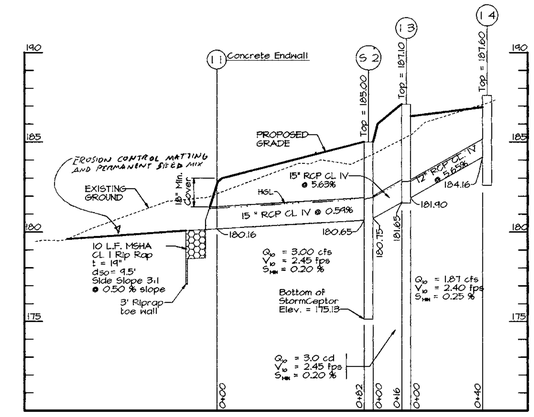
DATE M. ROMAN DATE
DATE DATE
DATE DATE

PLOT TIME Wed 30 Dec 1998 @ 4:31:24AM



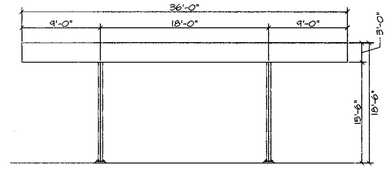
PROPERTY LINE = EXISTING DRAINAGE DIVIDE

NOTE: STORMCEPTOR DETAILS AND SPECS SHOWN ON SHEET 2



STORM DRAIN PROFILE

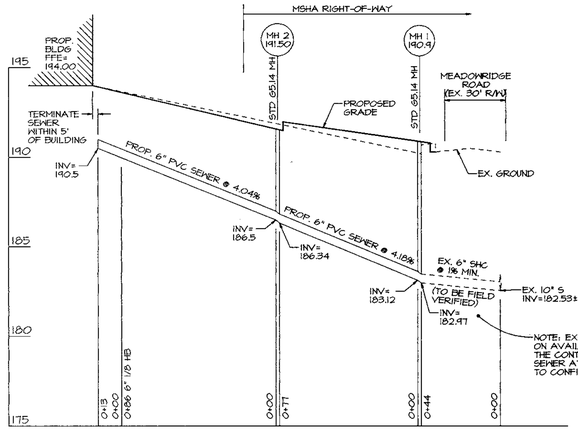
SCALE: 1" = 40' HORZ.
1" = 4' VERT.



SIDE SECTION
NTS

36'x50' GASOLINE CANOPY DETAIL

(SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION DETAIL)



SEWER HOUSE CONNECTION PROFILE

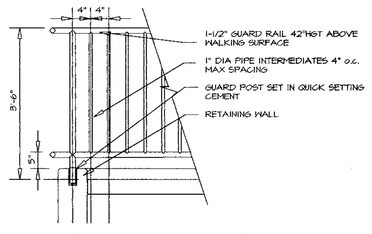
SCALE: 1" = 40' HORZ.
1" = 4' VERT.

STRUCTURE SCHEDULE

No.	Description	Top Elev.	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. Out	Howard Co. Std. Detail No.	Width
I-1	End Section	-	-	-		15" \ 180.16	S.D. 5.51	
S-2	900 Gal. Stormceptor	185.0	-	-	15" \ 180.75	15" \ 180.65	See Detail This Sheet	
I-3	A-10 Curb Inlet	187.1	-	-	12" \ 181.90	15" \ 181.65	S.D. 4.02	2'-6"
I-4	A-10 Curb Inlet	187.6	-	-	-	12" \ 184.16	S.D. 4.02	2'-6"
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	

PIPE SCHEDULE

Size	Type	Class	Length
12"	RCP	IV	42' ±
15"	RCP	IV	94' ±
-	-	-	-
-	-	-	-
-	-	-	-



RETAINING WALL FENCE DETAIL
NTS

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — 1/13/00 DATE

PLAN NUMBER

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE — 2/3/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/8/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 4/5/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer Ronald D. Lipford Date 1/4/99

Name Ronald D. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer Mary E. Roman Date 1/20/99

Name Mary E. Roman, MD P.E. 17025

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

DATE / M. ROMAN / DATE

DATE / DATE

DATE / DATE

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 263-2042
Fax (410) 263-8952
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SCALE 1" = 20'
DRAWN BY P.K. Moody III
APPROVED T.DAVIS
DATE 12/1998
JOB NO. CAP10111
FOLDER REF.
REVISION
DATE

D.A.M., PROFILES & DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE

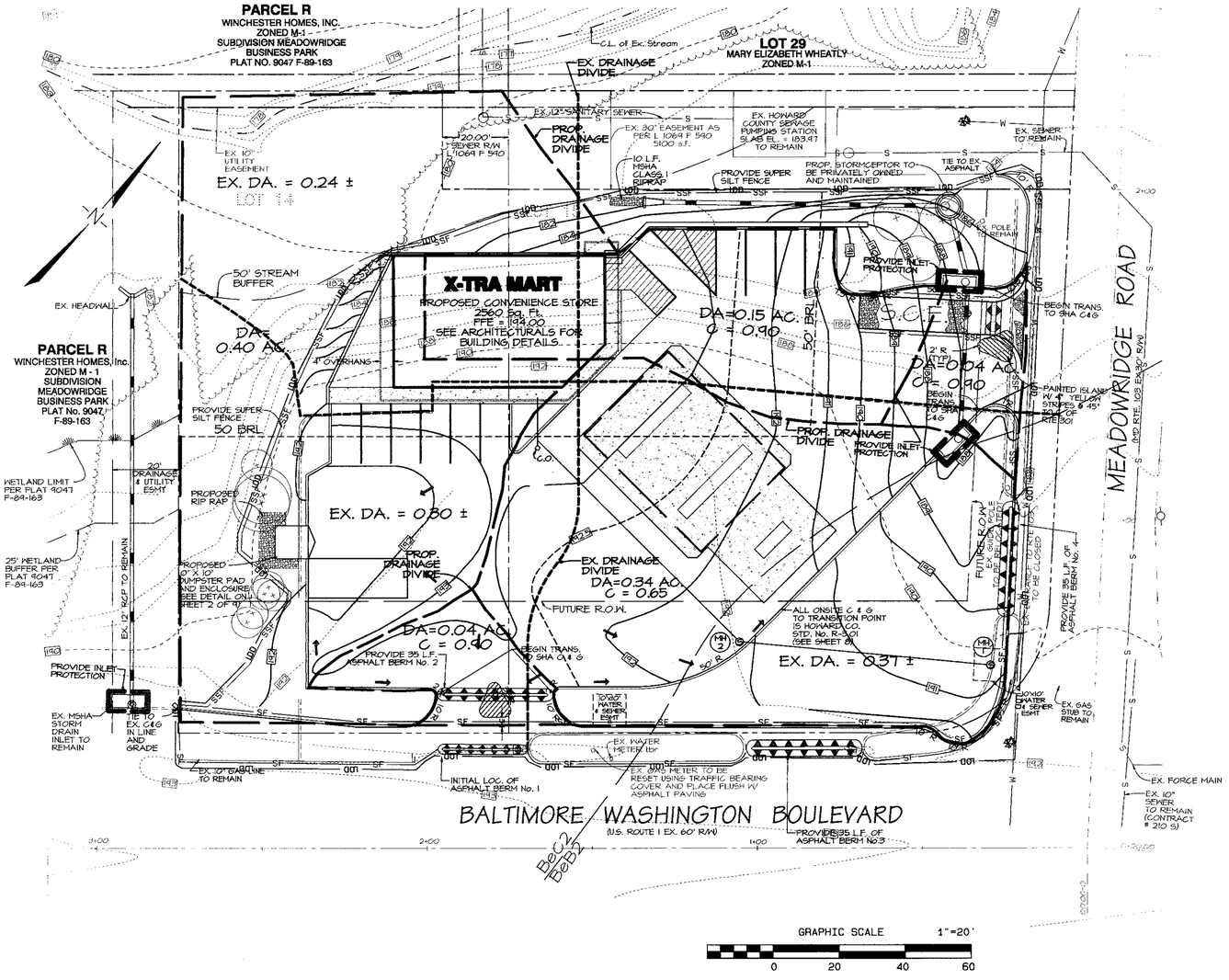
LOTS 14 & 15
First Election District

BOARD OF APPEALS CASE No. 96-51 E & V
Howard County, Maryland

SHEET NO. 3 OF 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

PLOTTED: Aug 30 Dec 1998 @ 10:11:44am

SDP-98-151



Sequence of Construction

1. Obtain grading permit and arrange for a pre-construction meeting with the sediment control inspector. (1 day)
2. Notify the Howard County Department of permits and license 48 hours before beginning work.
3. Install asphalt berm No. 1 across southern entrance on U.S. Route 1. Install Stabilized Construction Entrance. Install Super Silt Fence along the north and west LOD as well as the north and west sides of the SCE. Remove curb & gutter along MD Route 103 to install SCE.
4. Clear and grub for installation of sediment control measures. (1 day)
5. Install silt fence, asphalt berms 3 and 4, earth dikes, and inlet protection for existing inlet. All silt fence is to be installed under this item except the silt fence shown along the proposed U.S. Rte. 1 curb line. (4 days)
6. Demolish existing structures, paving and features as noted, except for concrete curb, gutter, and paving along U.S. Route 1 and MD Route 103. The curb and gutter along U.S. Route 1 and MD Route 103 will remain in place until the contractor is ready to complete road improvements on U.S. Route 1 and MD route 103. Fill area for building pad, and parking area. Grade the site. Construct retaining wall. The contractor is to use the stabilized construction entrance off MD Route 103 to access the fill area at the rear of the site. The southern entrance to U.S. Route 1 shall not be used for construction access. (30 days)
7. Construct the building, and install utilities, storm drain, and the Stormceptor. Provide inlet protection at newly installed storm drain inlets, restore sediment controls disturbed by utilities installation. (60 days)
8. Fine grade site and install new concrete curb and gutter including new MSHA curb and gutter along U.S. Route 1 and M.D. Route 103. Install silt fence along new curb line and remove silt fence at old curb line. Note: the new MSHA curb and gutter will be built inside the old curb and gutter on U.S. Route 1 and MD Route 103. Install asphalt berm No. 2 at U.S. Route 1 entrance. Remove asphalt berms No. 3 & 4. (5 days)
9. Install paving subbase for onsite and offsite areas. Remove initial asphalt berm No. 1 at U.S. Route 1 entrance and remove existing curb and gutter along U.S. Route 1 and MD Route 103. (2 days)
10. Pave site and road widening areas. (3 days)
11. With the permission of the sediment control inspector, remove remaining sediment control devices and stabilize with permanent seeding. (2 days)

LEGEND

PROPERTY LINE
EX. 2' CONTOURS 68
PROPOSED 2' CONTOURS 68
EX. 10' CONTOURS 70
PROPOSED 10' CONTOURS 70
EX. SPOT SHOT 101.5
PROPOSED SPOT SHOT 98.6
EX. STREAM
EX. PAVEMENT
EX. CENTERLINE OF ROADWAY
EX. CURB & GUTTER
PROPOSED CURB & GUTTER
BLDG. RESTRICTION LINE
EX. WOODSLINE
EX. SANITARY SEWER S S
PROPOSED SANITARY SEWER
EX. STORM DRAIN SD SD
PROPOSED STORM DRAIN
EX. WATER W W
PROPOSED WATER
EX. POWER POLE
EX. STREET LIGHT
TO BE REMOVED TBR
TO BE RELOCATED tbr
EX. GAS LINE G G
FLOW ARROW
PROPOSED LIGHT POLE

SEDIMENT CONTROL LEGEND

SILT FENCE SF
SUPER SILT FENCE SSF SSF
STANDARD INLET PROTECTION
ASPHALT BERM
STONE CONTRUCTION ENTRANCE W/ MOUNTABLE BERM S.C.E.
LIMIT OF DISTURBANCE LOD

SOILS TYPES

* BeC2 Beltsville silt loam, 5 to 10 % slopes, moderately eroded.
* KeB2 Kelly silt loam, 3 to 8 % slopes, moderately eroded.
* Note: much of this site has been paved for the last 30 years.

NOTE: THERE ARE NO WETLANDS ON THIS SITE.

DEVELOPER CERTIFICATION:

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Engineer Donald P. Lipford Date 1/4/99
Name

Owner / Developer

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Property Development
Mr. Tom Danelak
Phone No.860 935-9951
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Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer Mary E. Roman Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT 4/13/00
PLAN NUMBER DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR 5/8/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT 5/5/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

DATE
DATE
DATE 4/21/99 M. ROMAN
DATE

MCCRONE
ENGINEERING ■ ENVIRONMENTAL SCIENCES
LAND PLANNING ■ SURVEYING ■ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 263-1900
Fax (410) 263-4932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

DATE Dec. 1998
JOB NO. C1870111
FOLDER REF.
SCALE 1" = 20'
DRAWN BY P.K. Moody III
APPROVED T.DAVIS
REVISION
DATE

SEDIMENT CONTROL PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15
First Election District
BOARD OF APPEALS CASE No. 98-51 E & V
Howard County Maryland

SHEET NO. 4 of 9
CADD FILE G:\X-tra Mart\Xtramart.pro
FILE NO.
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SDP-98-151

VEGETATIVE STABILIZATION

Permanent and Temporary Seeding, Sodding and Mulching

I. Site Preparation

Permanent or temporary vegetation shall be established within seven (7) days on the surface of all sediment control practices such as diversions, grade stabilization structures, berms, waterways, sediment control basins, and all slopes greater than 3 horizontal to 1 vertical (3:1) and within 14 days for all other disturbed or graded areas on the project site. Mulching may only be used on disturbed areas as temporary cover where vegetation is not feasible or where seeding cannot be completed because of weather.

II. Seedbed Preparation and Seeding Application

Loosen the top layer of the soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment such as disc harrows, chisel plows or rippers mounted on construction equipment. Incorporate the lime and fertilizer into the top 3 to 5 inches of the soil by discing or by other means. Rough areas should not be rolled or dragged smooth, but left in a roughened condition. Steep slopes greater than 3:1 should be tracked by a dozer, leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1 to 3 inches of soil should be loose and friable. Permanent cover may require an application of topsoil. If so, it must meet the requirements set forth in Section 21.0 Standards and Specifications for topsoil from the 1994 Standards and Specifications.

III. Soil Amendments

Soil tests shall be made on sites over five acres to determine the exact requirements for both lime and fertilizer. For sites under 5 acres, in lieu of a soil test, apply the following:

Fertilizer	Nitrogen	1.5 lbs/sq. ft.	(65 lbs/ac)
	P2O5	3 lbs/sq. ft.	(130 lbs/ac)
	K2O	100 lbs/1000 sq. ft.	(2 tons/ac)

For low maintenance areas apply 150 lbs/ac ureaform fertilizer (38-0-0) at 3.5 lbs/1000 sq. ft. in addition to the above fertilizer at the time of seeding.

Ground Limestone 2 tons/ac

IV. Sediment Control Practice Seeding

Select a seeding mixture from tables 25 or 26 in Section 6 of the 1994 Standards and Specifications. Document seeding on the erosion and sediment control plan using appropriate chart below. Note: If sediment control practices are in for longer than 12 months, permanent seeding is required.

V. Temporary/Permanent Seeding Mixtures and Rates

Select a seeding mixture from appropriate table 25 or 26 in Section 6 of the 1994 Standards and Specifications. Document seeding on the erosion and sediment control plan using appropriate chart below.

TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6A) FROM TABLE 26					FERTILIZER RATE (10-10-10)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
N/A	Barley or Rye	150	2/1-11/30	1"	600 lb/ac (15 lb/ 1000 sf)	2 Tons/ac (100 lb/ 1000 sf)
N/A	Foxtail Millet	150	2/1-11/30	1"		

PERMANENT SEEDING SUMMARY

SEED MIXTURE (FOR HARDINESS ZONE 6A FROM TABLE 25					FERTILIZER (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K2O	
3	Tall Fescue (85%)	125	2-9	1/4"-1/2"	(2 lb/ 1000 sf)	(4 lb/ 100 sf)	(4 lb/ 1000 sf)	2 Tons/ac (100 lb/ 2 Tons/ac
3	Perennial Rye (10%)	15	0-34	1/4"-1/2"				
3	Kentucky Bluegrass (5%)	10	0-28	1/4"-1/2"				

VI. Turfgrass Establishment

This includes lawns, parks, playground, and commercial sites which will receive a medium to high level of maintenance. Areas to receive seed shall be tilled by discing or by other approved methods to a depth of 3 to 5 inches, leveled and raked to prepare a proper seedbed. Stones and debris over 1 1/2 inches in diameter shall be removed. The resulting seedbed shall be in such condition that future mowing of grasses will pose no difficulty. Use certified material and choose a turfgrass mixture from page 6-20 of the 1994 Standards and Specifications or select from the list in the most current University of Maryland publication, Agronomy Mimeo #77, "Turfgrass Cultivar Recommendations for Maryland". See mimeo at end of this section.

VII. Mulching

All seedings require mulching. Also mulch during non-seeding dated until seeding can be done.

Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons/acre or 90 lbs/1000 sq. ft. (2 bales). If a mulch anchoring tool is used, apply 2.5 tons/acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches. Mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by mulch nettings, mulch anchoring tool, wood cellulose fiber or liquid mulch binders.

Apply wood cellulose fiber at a dry weight of 1,500 lbs/acre. If mixed with water, use 50 lbs. of wood cellulose fiber per 100 gallons of water.

Liquid binder should be applied heavier at the edge, where wind catches mulch in valleys, and on crest of banks. The remainder of the area should appear uniform after binder application. Apply rates recommended by the manufacturer to anchor and mulch. Staple light weight, plastic netting over the mulch according to manufacturer's recommendations.

VIII. Sodding

Class of turfgrass sod shall be Maryland or Virginia State certified, or Maryland or Virginia State approved sod. Sod shall be harvested, delivered and installed within a period of 36 hours. Sod is to be laid with the long edges parallel to the contour using staggered joints with all ends tightly abutted and not overlapping. Sod shall be rolled and thoroughly watered after installation. Daily watering to maintain 4 inch depth of moisture for the first week is required in the absence of rainfall. Sod is not to be applied on frozen ground.

IX. Maintenance

A. Irrigate - Apply minimum 1" of water every 3 to 4 days depending on soil texture, when soil moisture becomes deficient to prevent loss of stand of protective vegetation.

B. Repairs - If stand provides between 40%and 94%ground coverage, overseed and fertilize using half of the rates originally applied. If stand provides less than 40% coverage, reestablish stand following original rates and procedures.

NOTE: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control Vegetative Practices.

24.0 MATERIALS SPECIFICATIONS

TABLE 27 GEOTEXTILE FABRICS

CLASS	APPARENT OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30	250	500
B	0.60	200	320
C	0.80	200	320
D	0.60	90	145
E	0.30	90	145
F (Silt Fence)	0.40-0.80*	90	140

* US Std Sieve CW-02215

The properties shall be determined in accordance with the following procedures:

- Apparent opening size — MSMT 323
- Grab tensile strength — ASTM D 1682. 4x8" specimen, 1x2" clamps, 12"/min. strain rate in both principal directions of geotextile fabric.
- Burst strength — ASTM D 3786

The fabric shall be inert to commonly encountered chemicals and hydrocarbons, and will be rot and mildew resistant. It shall be manufactured from fibers consisting of long chain synthetic polymers, and composed of a minimum of 85% by weight of polyolephins, polyesters, or polyamides. The geotextile fabric shall resist deterioration from ultraviolet exposure.

In addition, Classes A through E shall have a 0.01 cm/sec. minimum permeability when tested in accordance with MSMT 507, and an apparent minimum elongation of 20 percent (20% when tested in accordance with the grab tensile strength requirements listed above).

Silt Fence

Class F geotextile fabrics for silt fence shall have a 50 lb./in. minimum tensile strength and a 20 lb./in. minimum tensile modules when tested in accordance with MSMT 509. The material shall also have a 0.3 gal./ft.2/min. flow rate and seventy-five percent (75% minimum filtering efficiency when tested in accordance with MSMT 322.

Geotextile fabrics used in the construction of silt fence shall resist deterioration from ultraviolet exposure. The fabric shall contain sufficient amounts of ultraviolet ray inhibitors and stabilizers to provide a minimum of 12 months of expected usable construction life at a temperature range of 0 to 120 degrees F.

TABLE 28 STONE SIZE

	SIZE RANGE	D_{50}	D_{90}	AASHTO	WEIGHT
Number 57	3/8"-1 1/2"	1/2"	1 1/2"	M-43	N/A
Number 1	2"-3"	2 1/2"	3"	M-43	N/A
Riprap **	4"-7"	5 1/2"	7"	N/A	N/A
Class I	N/A	9.5"	15"	N/A	150 lb max
Class II	N/A	16"	24"	N/A	700 lb max
Class III	N/A	23"	34"	N/A	2000 lb max

* This classification is to be used on the inside face of stone outlets and check dams.

** This classification is to be used whenever small rip-rap is required. The State Highway Administration designation for this stone is Stone For Gabions (905.01.04).

NOTE: Recycled concrete equivalent may be substituted for all stone classifications. Recycled concrete equivalent shall be concrete broken into the sizes meeting the appropriate classification, shall contain no steel reinforcement, and shall have a density of 150 pounds per cubic foot.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410 313-1855).

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN COMPLIANCE WITH THE " 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A) SEVEN (7) CALENDER DAYS FOR ALL PERIMETER SEDIMENT CONTROL ALL SLOPES GREATER THAN 3:1,
B) FOURTEEN (14) DAYS FOR ALL OTHER DISTURBANCES OR GRADED AREA ON THE PROJECT SITE.

4. ALL SEDIMENT TRAP/BASINS SHOWN MUST BE FENCED AND HARNING SIGNS POSTED AROUND THE ENTIRE PERIMETER IN ACCORDANCE WITH VOL. 1 CHAPTER 7, 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 " 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION, AND SEDIMENT CONTROL " FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALL 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:	1.22 Ac. ±
AREA DISTURBED:	0.92 Ac. ±
AREA TO BE ROOFED OR PAVED:	0.61 Ac. ±
AREA TO BE VEGETATIVELY STABILIZED:	0.31 Ac. ±
TOTAL CUT:	150 c.y. ±
TOTAL FILL:	1,110 c.y. ±
OFFSITE WASTE/BARROW AREA LOCATION:	N/A

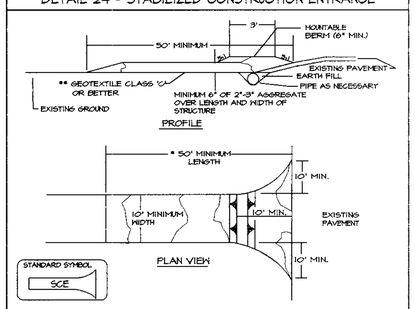
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR.

10. 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 AGENCY IS MADE.

11. 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.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. 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.

4. 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.

5. 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 mountable 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 SCE 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.

6. 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.

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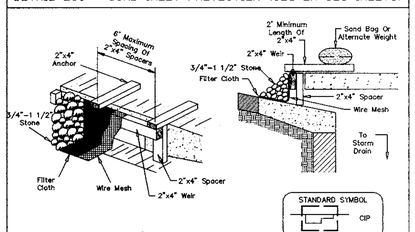
DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

%%CONSTRUCTION SPECIFICATIONS

1. 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 2') AS SHOWN ON THE STANDARD DRAWING.
2. 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.
3. SECURELY NAIL THE 2" x 4" WEIR TO A 8' LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 3' LENGTHS OF 2" x 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2" X 4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. 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.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW TO THE INLET.

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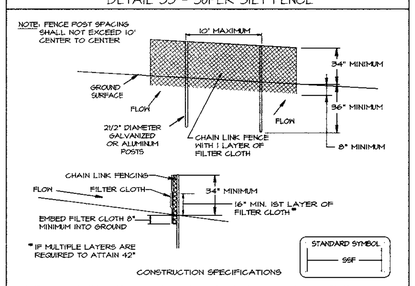
DETAIL 33 - SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at 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 322
Filtering Efficiency	75%(min.)	Test: MSMT 322

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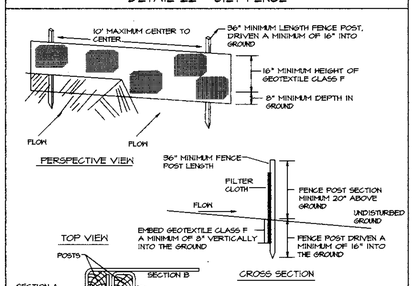
DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

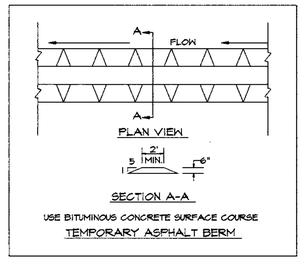
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tenelle Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ ft. / minute (max.)	Test: MSMT 322
Filtering Efficiency	75%(min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50%of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-15-8	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SECTION A-A

USE BITUMINOUS CONCRETE SURFACE COURSE

TEMPORARY ASPHALT BERM

DEVELOPER CERTIFICATION:

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 inspection by the Natural Resources Conservation Service.

Engineer _____ Date 1/4/99

Name Ronald W. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Danieluk
Phone No.860 935-9951
221 Gwinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arei Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT — 4/13/00 DATE

PLAN NUMBER

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE — 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/16/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 5/16/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/20/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

DATE

DATE

DATE

2/23/99 DATE

M. ROMAN

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 263-2940
Fax (410) 263-8952
ANNAPOLIS - CENTREVILLE - EASTON - PRINCE FREDERICK - SALISBURY

SCALE: 1"=20'
DRAWN BY: P.K. Moody III
APPROVED: T.D.A.V.S
DATE: 04/99
JOB NO.: CAP7011
FOLDER REF:

DATE	REVISION

SEDIMENT CONTROL DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15
First Election District
BOARD OF APPEALS CASE No. 98-11E & V
Howard County, Maryland

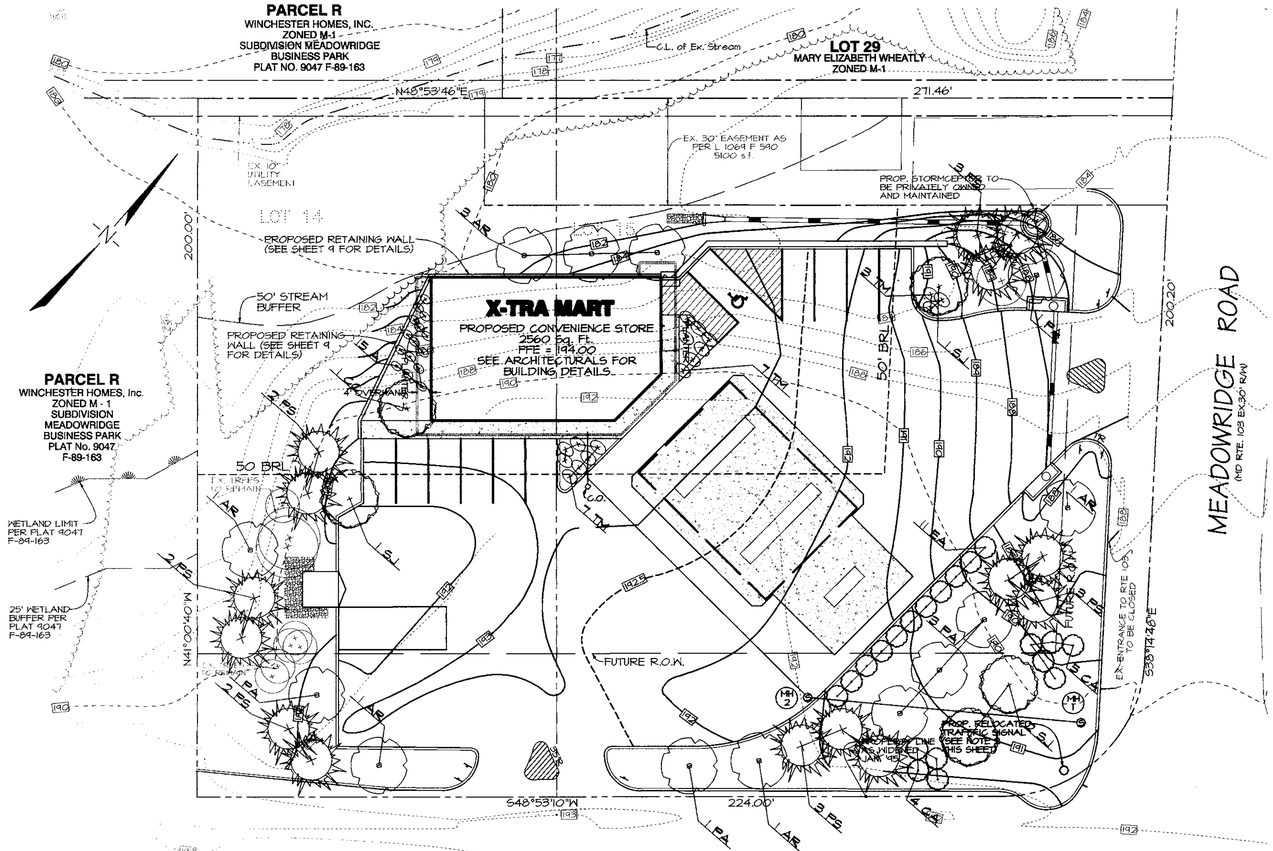
SHEET NO. 5 OF 9

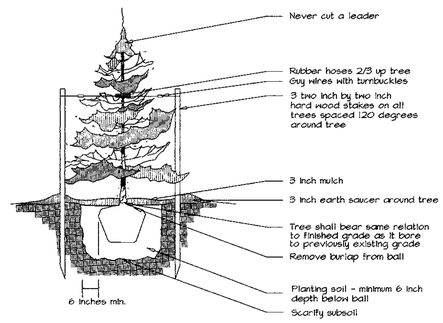
CADD FILE: G:\X-tra Mart\Vacmart.pro

FILE NO.

PLOTTED: Wed 30 Dec 1998 @ 8:44:40AM

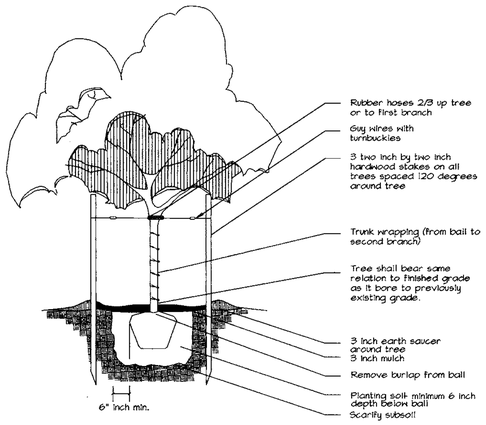
SDP-98-151





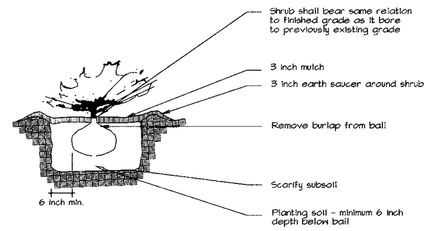
EVERGREEN TREE PLANTING DETAIL

Not to scale



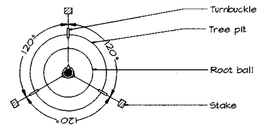
TREE PLANTING DETAIL

Not to Scale



SHRUB PLANTING DETAIL

Not to scale



TREE GUYING PLAN

Not to scale

LANDSCAPE NOTES:

1. GREEN SPACE AREAS WITHIN THE DISTURBED AREA WHICH DO NOT GET PLANT MATERIALS WILL BE SEEDED AND MULCHED.
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
3. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $8,550.00.

LANDSCAPE SPECIFICATIONS

A. MATERIALS:

1. Plants shall be nursery grown in accordance with good horticultural practices, and grown under climaticconditions similiar to those in the locality of the project. They shall have been root pruned, preferably within the last year.

   They shall be sound, healthy, and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pest, eggs or larvae, and shall have a healthy developed root system.

   Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, sunscald, disfiguring knots or fresh cuts over 1 1/4 inch will be rejected.

   No change in quantity, size, kind, or quality of plant specified will be permitted without the approval of the landscape architect.

2. Topsoil shall be fertile, friable and typical of the locality. It shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.

3. Planting soil (backfill mix) shall be five parts topsoil and one part wet loose peatmoss.

4. Staking materials: Guy wire shall be pliable 12 gauge galvanized twisted two strand wire. Hose shall be a suitable length of two-ply rubber hose 3/4 inch in diameter stakes shall conform to the detail on this sheet.

5. Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

1. "Standard Plant Names," Latest Edition American Joint Committee on Horticultural Nomenclature.

2. "American Standard for Nursery Stock," Latest Edition, American Association of Nurserymen.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

1. Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-desiccant, applying an adequate film over trunks, branches, twigs, and/or foliage.

2. Dig ball and burlap (B & B) plants with firm natural balls of earth, of diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

D. EXCAVATION OF PLANTING AREAS:

Stake out on the ground locations for plants and outlines of area to be planted and obtain approval of the landscape architect before excavation is begun. Landscaped areas to be thoroughly weeded prior to planting operation.

E. PLANTING OPERATIONS:

Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder of the planting soil to top of pits, eliminating all air pockets.

Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrapping intact around balls. Turn under and bury portions of burlap at top of ball.

Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet moss or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

Mulch all pits and beds with a two inch layer of barkmulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch to make a total 3" mulch depth.

F. STAKING, WRAPPING AND PRUNING:

Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wires shall be removed at the end of the guarantee period and disposed of off site by the Contractor.

Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.

Prune plants at the time of planting as directed by the landscape architect to remove a maximum of 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural character of the plant.

G. GUARANTEE:

All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the second growing season following acceptance by the landscape architect.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONTAINER	COMMENTS
DECIDUOUS TREES :						
PA	Platanus X acerifolia 'Columbia'	Columbia London Plane	6	2 1/2" CAL	B & B	
AR	Acer Rubrum 'October Glory'	October Glory Red Maple	7	2 1/2" CAL	B & B	
ORNAMENTAL TREES :						
SJ	Sophora Japonica	Princeton Upright Jap. Pagoda	4	2 1/2" CAL	B & B	
CC	Cercis Canadensis	Red Bud	1	2 1/2" CAL	B & B	
EVERGREEN TREES :						
PS	Pinus Strobus	White Pine	11	6' - 8'	B & B	
SHRUBS :						
TM	Taxus X Media	Densiformis Yew	17	3 G	CONT.	
A	Girards Crimson Azalea	Girards Crimson	15	2 G	CONT.	
EA	Euonymous Alatus	Burning Bush	11	24" - 30"	CONT.	
CA	Clethra Alnifolia	Summersweet	9	24" - 30"	CONT.	

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	11 (ELEVEN)
NUMBER OF LANDSCAPE ISLANDS REQUIRED	0.55
NUMBER OF LANDSCAPE ISLANDS PROVIDED	1.00
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED	3 (ORNAMENTAL TREES)
OTHER TREES (2:1 substitution)	32 (SHRUBS)

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	DUMPSTER AND LOADING AREA
LANDSCAPE TYPE	E	A	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	240' (US RTE 1) 160' (MD RTE 108) 400 L.F.	440'	50'
CREDIT FOR EXISTING VEGETATION (OFFSITE BUFFER) (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	150' (WEST & SOUTH PROPERTY LINE)	150' (WEST & SOUTH PROPERTY LINE)
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED			
SHADE TREES	10	5	2
EVERGREEN TREES	0	0	3
SHRUBS	100	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	8	5	2
ORNAMENTAL TREES	0	0	0
EVERGREEN TREES	8	1	4
OTHER TREES (2:1 substitution) 2 ORNAMENTALS & 2 EVERGREEN	4	0	0
SHRUBS (10:1 substitution)	20	0	0

LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer Ronald P. Gilbert Date 1/4/99

Name Ronald P. Gilbert

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-4951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer Mary E. Roman Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE 5/6/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5/5/00

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4/17/00

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

DATE Dec 1998 | JOB NO. CRTO111 | FOLDER REF: T.DAVIS | SCALE 1 = 20' | DRAWN BY P.K. Moody II | APPROVED T.DAVIS

REVISION	DATE

DATE DATE

DATE DATE

T. DAVIS DATE

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621
Fax (410) 267-8932
ANNAPOLIS - CENTREVILLE - EASTON - PRINCE FREDERICK - SALISBURY

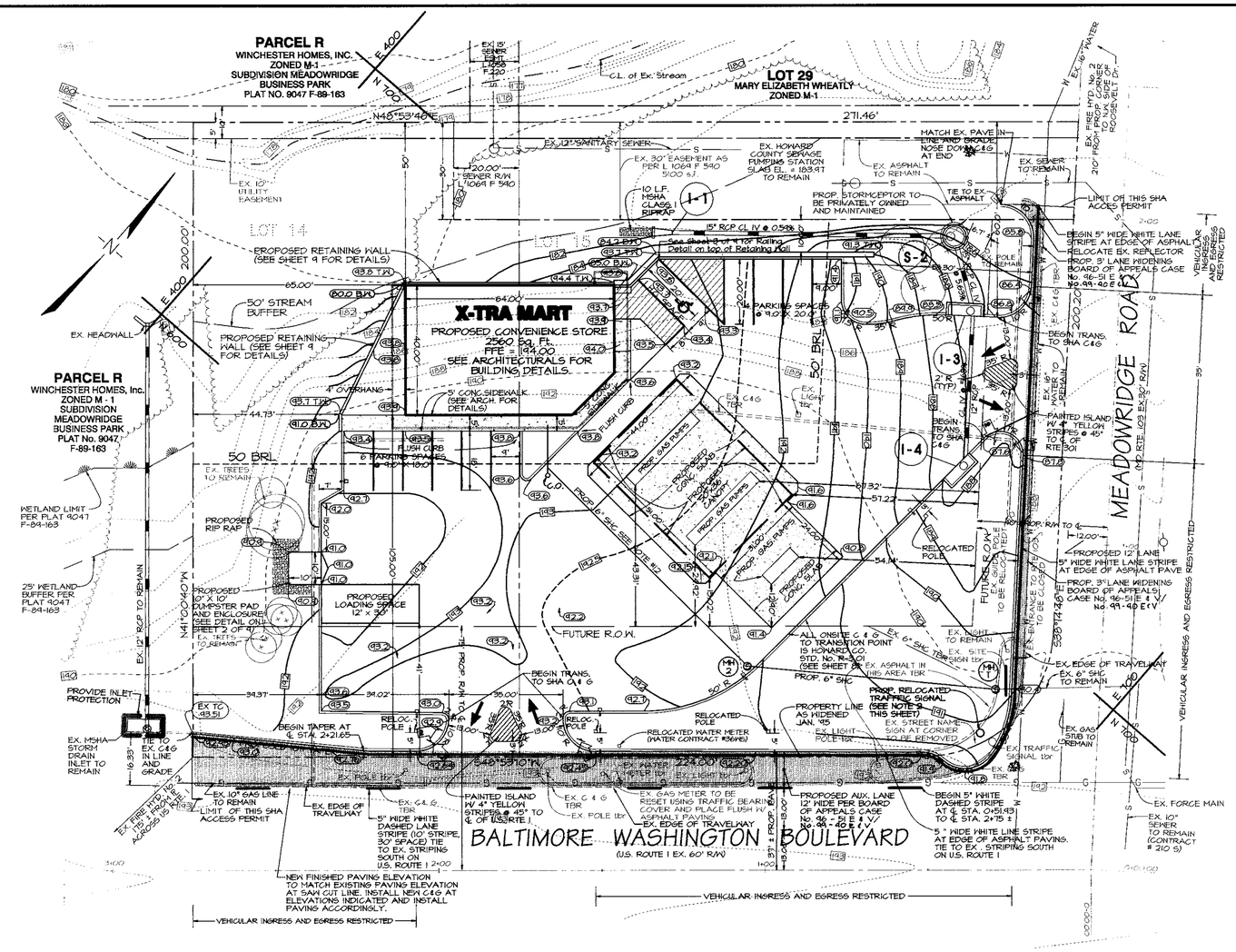
LANDSCAPE PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15 First Election District

BOARD OF APPEALS CASE No. 96-51 E & V
As 97-10 E & V
Howard County, Maryland

SHEET NO. 6 OF 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

PLOTTED: Aug 30 Dec 1998 @ 10:14 AM

SDP-98-151



GENERAL NOTES:

1. ALL CURB AND GUTTER WITHIN THE STATE RIGHT OF WAY WILL BE TYPE " A " & " CONCRETE CURB & GUTTER SEE DETAIL 620.02 ON SHEET 8 OF 9.
2. FOR TRAFFIC SIGNAL, SEE SIGNAL DESIGN PLANS BY TRAFFIC CONCEPT Inc.

*CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO EXISTING STORM DRAIN INLET.

KEY NOTES:

SEE SHEET 8 OF 9 FOR DETAILS.

1 NO LEFT TURN

2 RIGHT TURN ONLY

LEGEND

PROPERTY LINE	
EX. 2' CONTOURS	68
PROPOSED 2' CONTOURS	68
EX. 10' CONTOURS	70
PROPOSED 10' CONTOURS	70
EX. SPOT SHOT	101.5
PROPOSED SPOT SHOT	98.6
EX. STREAM	
EX. PAVEMENT	
EX. CENTERLINE OF ROADWAY	℄
EX. CURB & GUTTER	
PROPOSED CURB & GUTTER	
BLDG. RESTRICTION LINE	
EX. WOODSLINE	
EX. SANITARY SEWER	S
PROPOSED SANITARY SEWER	
EX. STORM DRAIN	SD
PROPOSED STORM DRAIN	
EX. WATER	W
PROPOSED WATER	
EX. POWER POLE	
EX. STREET LIGHT	
TO BE REMOVED	TBR
TO BE RELOCATED	tbr
EX. GAS LINE	G
FLOW ARROW	
PROPOSED LIGHT POLE	

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 1/4/99

Name Donald Dillon

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Danelak
Phone No.860 435-9951
221 Qumebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR 5/8/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 5/9/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

DATE

DATE

DATE

DATE

7/23/99 DATE

M. ROMAN

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8402
Fax (410) 267-9932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SCALE 1" = 20'
DRAWN BY P.K. Moody III
APPROVED T.DAVIS
DATE Dec 1998
JOB NO. C98T0711
FOLDER REF.
REVISION
DATE

SHA IMPROVEMENT PLAN

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
WASHINGTON MANOR PARK
SECTION B

LOTS 14 & 15
First Election District

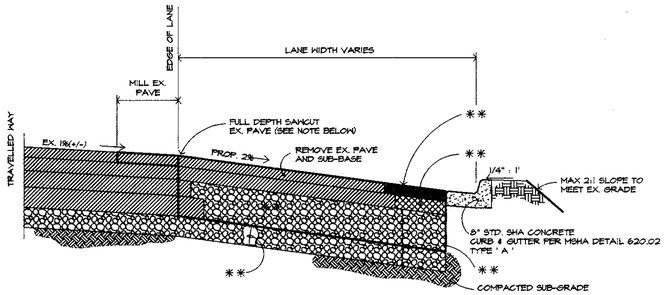
BOARD OF APPEALS CASE No. 96-51 E & V, No. 99-40 E of V
Howard County, Maryland

SHEET NO. 7 of 9
CADD FILE: G:\X-tra Mart\Xtramt.pro
FILE NO.

SDP-98-151

GENERAL NOTES

1. COORDINATES, BEARING AND ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASE UPON SCHILLER & ASSOCIATES P.C. PRELIMINARY PLAN DATED OCT. 1989, AND LAST REVISED 30 DEC 96.
2. ALL CONSTRUCTION MATERIALS AND PRACTICES SHALL CONFORM TO THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION, " STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" DATED OCTOBER 1995 AND ALL FOLLOWING SUPPLEMENTAL SPECIFICATIONS.
3. THE PROJECTS BENCH MARK ESTABLISHED FOR THIS PROJECT ARE TO BE VERIFIED BY THE CONTRACTOR FOR USE.
4. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND VERIFY THE LOCATION OF UTILITIES SHOWN ON THE PLANS. ANY DISRUPTION OR INTERFERENCE WITH UTILITY SERVICES WILL BE RE-ESTABLISHED BY THE CONTRACTOR WITH THE USE OF LIKE MATERIALS. NO ADDITIONAL COMPENSATION WILL BE AWARDED THE WORK EFFORT.
5. THE CONTRACTOR WILL REPLACE IN KIND ANY EXISTING PROPERTY DAMAGED DURING CONSTRUCTION WHICH IS OUTSIDE OF THE PLAN LIMITS. NO ADDITIONAL COMPENSATION WILL BE AWARDED FOR MATERIAL, LABOR OR TOOLS REQUIRED TO COMPLETE THIS WORK EFFORT.
6. THE CONTRACTOR SHALL NOTIFY THE STATE HIGHWAY ADMINISTRATION (410) 335 - 1350 FIVE (5) DAYS BEFORE STARTING WORK ON THESE DRAWINGS.
7. THE CONTRACTOR MUST MAINTAIN TRAFFIC MOVEMENT ALONG MD ROUTE 103 AND U.S. ROUTE 1 DURING ALL PHASES OF CONSTRUCTION.
8. ALL EXISTING PAVING MARKINGS SHALL BE REMOVED BY GRINDING THE ASPHALT. ALL PROPOSED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
9. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (800) 257 - 7777, FIVE (5) WORKING DAYS BEFORE STATING WORK SHOWN ON THESE DRAWINGS.
10. ALL SIGNS REFER TO STATE OF MARYLAND STANDARD HIGHWAY SIGNS. SIGN SIZE SHALL BE MINIMUM SPECIFIED.
11. ALL CONSTRUCTION TRAFFIC SIGNS ARE TEMPORARY FOR THE DURATION OF CONSTRUCTION, AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION.
12. CONSTRUCTION TRAFFIC SIGNS IN PAVED AREAS ARE TO BE ATTACHED TO CHANNELIZING DEVICE (NOT BORED THROUGH PAVEMENT).

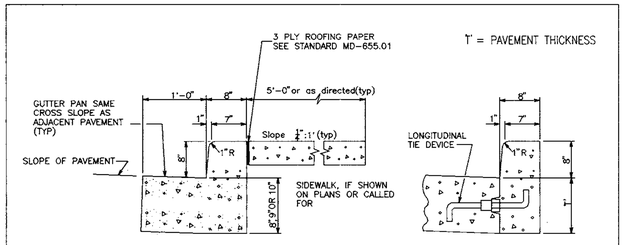


PAVING DETAIL

SCALE: N.T.S.

NOTE: 1. STAGGER SAWCUTS TO AVOID CRACKING OF EXISTING PAVEMENT

** 2. MD STATE HIGHWAY ACCESS PERMIT PAVEMENT REQUIREMENTS SHALL TAKE PRECEDENCE OVER THIS DETAIL.



TYPE 'A' COMBINATION CURB & GUTTER

TYPE 'A' CURB

NOTES:
1. UNLESS OTHERWISE SPECIFIED, LONGITUDINAL TIE BAR DEVICE, TYPE 'A' OR TYPE 'B', PLACED AT MIDDLE OF KEYWAY & SPACED ACCORDING TO SPECIFICATIONS FOR CONCRETE PAVEMENT SHALL BE USED AT CONSTRUCTION JOINT BETWEEN COMBINATION CURB & GUTTER AND RIGID PAVEMENT. SEE STANDARD MD-572.61.
2. MAX JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER = 10'. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD TYPES OF CONCRETE CURB
COMBINATION CONCRETE CURB & GUTTER

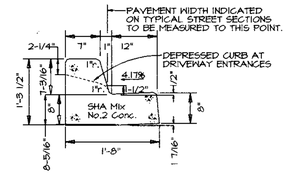
STANDARD NO. MD-620.02

R3-2 24"x30"

R3-3(4) 24"x30"

TRAFFIC SIGN SCHEDULE

KEYNOTE NO.	SIGN TYPE	M.U.T.C.D. FEDERAL HIGHWAY NO.	TOTAL REQUIRED	SIZE
1	NO LEFT TURN	R3-2	4	30"X30"
2	RIGHT TURN ONLY	R3-3(4)	2	24"X30"
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-
	-			
11	-	-	-	-



STANDARD 7" COMBINATION CURB & GUTTER (R-3.01)

Scale: None

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name Mary E. Roman MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE 5/8/00

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE 5/5/00

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE 4/17/00

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
--	--
-	-

SUBDIVISION NAME		SECTION NAME		LOT/PARCEL #	
WASHINGTON MANOR PARK		SECT. B		LOTS 14 & 15 P/O P.375	
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

DATE _____ DATE _____

DATE _____ DATE _____

DATE 11/3/99 M.ROMAN

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 263-1900
Fax (410) 263-9932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

DATE 12/89 | DRAWN BY P.K. Moody III | APPROVED T.DAVIS | SCALE 1 = 20'

DATE Dec. 1989 | JOB NO. C.97.011 | FOLDER REF.

REVISION | DATE

DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
WASHINGTON MANOR PARK
SECTION B

LOTS 14 & 15
First Election District

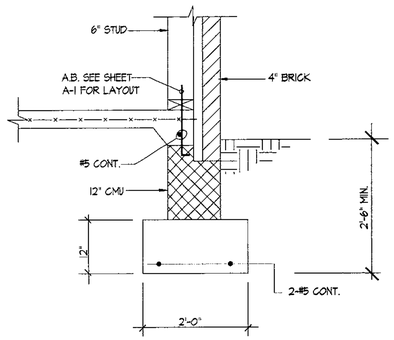
BOARD OF APPEALS CASE No. 96-51 E & V
Howard County, Maryland

SHEET NO. 8 of 9

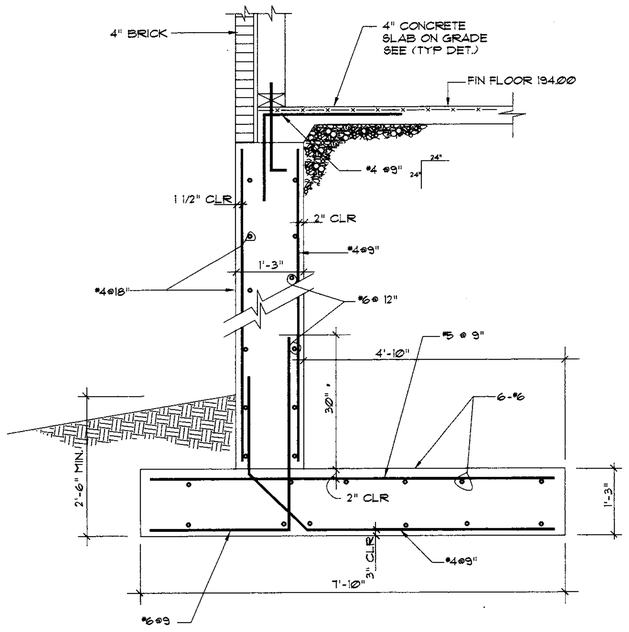
CADD FILE 6\X-tra Mart\Xtramart.pro

FILE NO. SDP-98-151

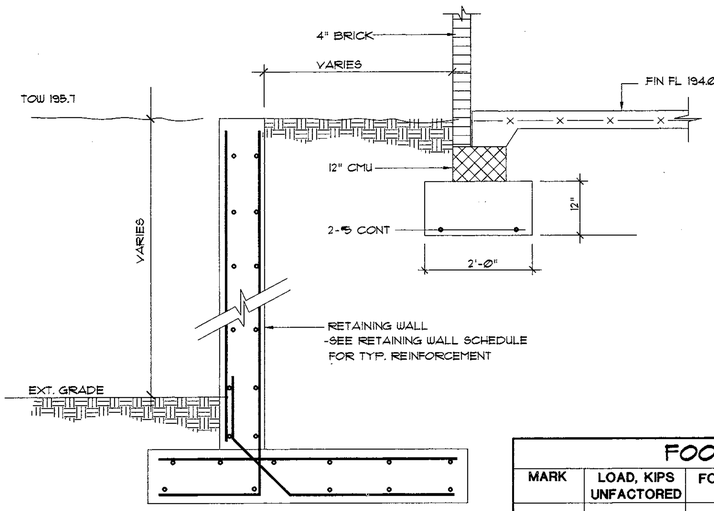
PLOTTED: Wed Nov 03, 1999 at 8:51:48 AM



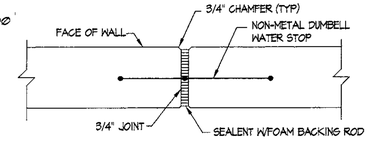
SECTION A
SCALE: 3/4" = 1'-0"
S-2



SECTION B
SCALE: 3/4" = 1'-0"
S-2



SECTION C
SCALE: 3/4" = 1'-0"
S-2



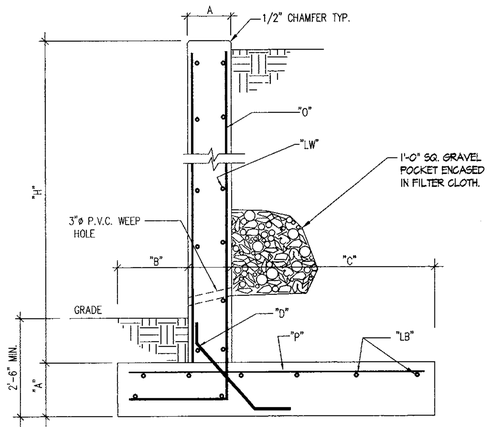
TYP. EXPANSION JOINT
SCALE: N.T.S.

EXP. JOINT @ 90'-0" O.C.
CONTROL JOINT @ 30'-0" O.C.

NOTE:
CONTROL JOINT CAN BE MADE W/ PREMOLDED STRIP W/ PENETRATING DEPTH = 2". JOINT SHALL BE FILLED W/ SEALENT.

FOOTING SCHEDULE

MARK	LOAD, KIPS UNFACTORED	FOOTING SIZE	FOOTING DEPTH	BOTTOM REINFORCEMENT	REMARKS
F-1	28.0	4'-6"x4'-6"	1'-0"	6-#4 E.W.	-
WF-1	-	-	1'-0"	2-#5 CONT.	SEE TYP. DETAIL



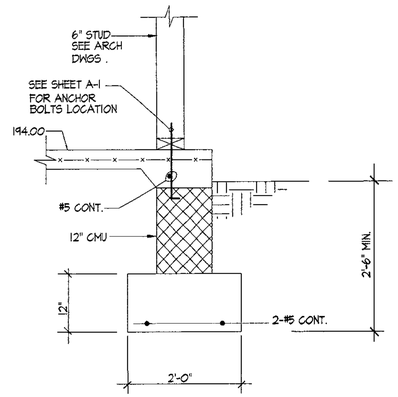
TYPICAL RETAINING WALL SECTION
SCALE: N.T.S.

RETAINING WALL SCHEDULE

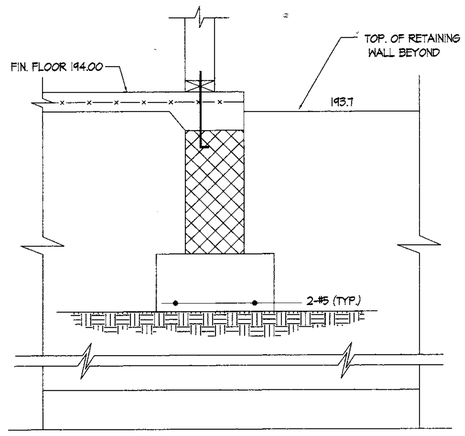
CONCRETE WALL DIMENSIONS					REINFORCEMENT					
					BASE				STEM	
"H"	"A"	"A_1"	"B"	"C"	"0" SHORT DOWELS	"D"	"LB"	"P"		"LW"
0" – 4'-0"	8"	12"	6"	1'-6"	#4 @ 18"O.C.	#4 @ 18" O.C.	5- #4	#6 @ 18" O.C.		#4 @ 14" O.C.
4'-1" – 8'-0"	12"	12"	1'-0"	2'-8"	#4 @ 15" O.C.	#4 @ 15" O.C.	5- #5	#6 @ 15" O.C.		#5 @ 12" O.C.
8'-1" – 12'-0"	14"	14"	1'-6"	4'-1"	#6 @ 9" O.C.	#4 @ 9" O.C.	6- #6	#5 @ 9" O.C.		#6 @ 12" O.C.

NOTE:

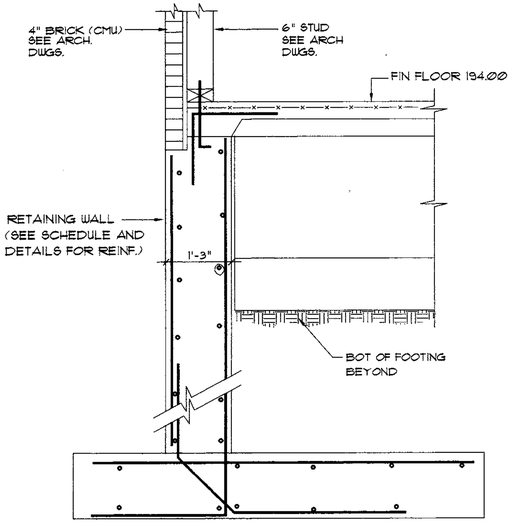
1. f'c = 3000 psi.
2. SUBMIT STEEL AND CONCRETE SHOP DRAWINGS FOR APPROVAL.
3. VERIFY ALL GRADE ELEVATIONS W/TOP OF WALL ELEVATIONS, AS SHOWN ON CIVIL DWGS. SEE CIVIL PLAN FOR WALL LOCATION.
4. MIN. CONCRETE COVER FOR STEEL:
   CAST AGAINST EARTH = 3"
   ALL OTHERS = 1 1/2"



SECTION D
SCALE: 3/4" = 1'-0"
S-2



SECTION E
SCALE: 3/4" = 1'-0"
S-2



SECTION F
SCALE: 3/4" = 1'-0"
S-2

STATE OF MARYLAND — Michael Alexius Moran, III — No. 9322 — REGISTERED PROFESSIONAL ENGINEER

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE 5/8/00

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE 5/5/00

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE 4/17/00

ADDRESS CHART	
LOT NO.	STREET ADDRESS
-	7300 WASHINGTON BLVD
LOT 14 & 15	-
P/O PARCEL 375	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT / PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOT 14 & 15 P/O 375

PLAT #	BLOCK #	ZONE	TAX / ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 FI3	5	M-1	45	1	6012

WATER - CODE | SEWER CODE

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 1/21/99

Name Howard D. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-4951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name MARY E. ROMAN MD PE 17035

MCE# 98012-LE

MCE
Meyer Consulting Engineers Corporation
451 Hungerford Drive Rockville, Maryland 20850
(301) 738-5690 FAX:(301) 738-5695

McCRONE
ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
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ANNAPOLIS, MARYLAND 21401
(410) 267-8821
Fax (410) 267-8852
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

DATE | DATE | DATE | DATE | DATE | DATE

DATE Sep 1998	SCALE 1" = 20'				
JOB NO. 07-97-011	DRAWN BY P.K. Shoop III	DATE	REVISION		
FOLDER REF.	APPROVED T.DAVIS	JAN. 06, 1999	TITLE BLOCK		

SHEET
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIANCE STORE
LOTS 14 & 15 First Election District

BOARD OF APPEALS CASE No. 96-51E & V
Tax Map 47 Grid 6 Parcel 375
Howard County, Maryland

SHEET NO. 9 of 9
CADD FILE: -
FILE NO.
SDP-98-151

R:\CAD\98012\98012-c9.dwg Thu Jan 07 10:09:33 1999

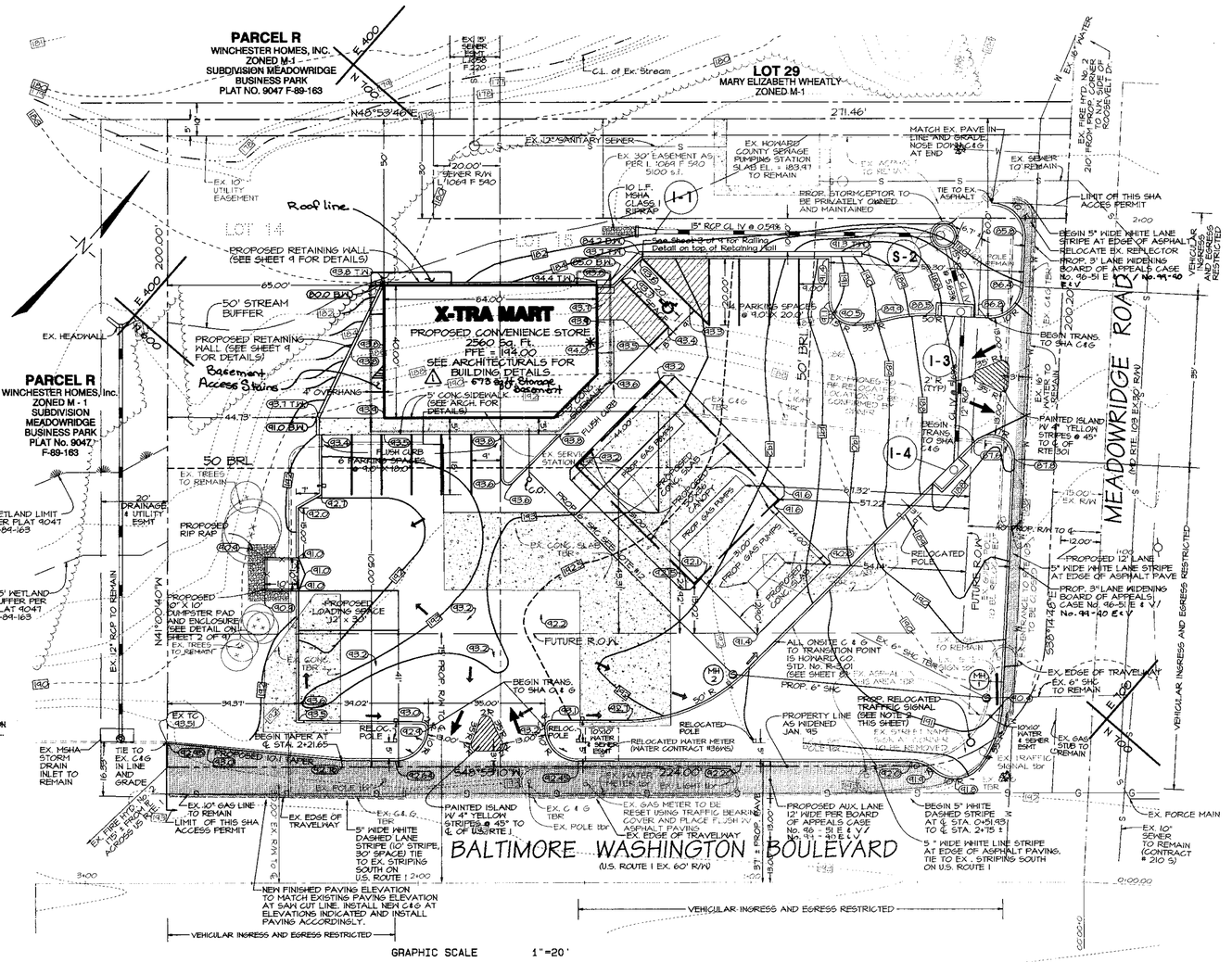
GENERAL NOTES

1. PROPERTY INFORMATION:
   LOCATION: 7300 WASHINGTON BLVD.
   U.S. ROUTE 1 AND MD. ROUTE 103
   TAX MAP: 43
   ZONING: M - 1
   ELECTION DISTRICT: 1st
   SITE AREA: 1.22 Ac. ±
2. EXISTING TOPOGRAPHY IS BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1989, REVISED SEPTEMBER 5, 1996.
3. COORDINATES AND BEARINGS ARE BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1989, REVISED SEPTEMBER 5, 1996. ALSO NOTE BOARD OF APPEALS CASE 607-G GRANTING A VARIANCE TO OPERATE THE EXISTING GASOLINE STATION IN JULY 24, 1964.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.
7. THE CONTRACTOR SHALL NOTIFY " MISS UTILITY " AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
8. CONTOUR INTERVAL: 2', OR AS SHOWN.
9. ALL CONCRETE CURB AND GUTTER ALONG RTE. 1 AND ROUTE 103 ARE MSHA STD. No. 620.02. ALL CURB AND GUTTER ON SITE UP TO TRANSITION POINTS IS HOWARD COUNTY STANDARD DETAIL No. R - 3.01.
10. SEE SHEET #2 FOR DETAILS REGARDING CONCRETE PADS, AND LIGHT POLES.
11. GAS PUMPS, TANKS, PIPING AND MECHANICAL SYSTEMS ASSOCIATED WITH GAS PUMPS IS BY OTHERS.
12. THE LOCATION OF EXISTING UTILITY CONNECTIONS AREA NOT KNOWN. THE PLAN DOES NOT INCLUDE NEW PUBLIC CONNECTIONS. THE NEW BUILDING WILL BE SERVED BY THE EXISTING WATER AND SEWER CONNECTIONS. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITY CONNECTIONS AND PROVIDE THOSE SERVICES TO THE NEW BUILDING. THE SEWER SERVICE SHOWN HEREON WAS TAKEN FROM AVAILABLE UTILITY DATA AND MUST BE CONFIRMED. THERE IS NOT AVAILABLE INFORMATION REGARDING WATER SERVICE TO THE BUILDING.
13. STORMWATER MANAGEMENT TO BE PROVIDED BY A STORMCEPTOR AND IS TO BE PRIVATELY OWNED AND MAINTAINED. QUANTITY CONTROL IS NOT REQUIRED.
14. THE CONTRACTOR SHALL REFER TO HOWARD COUNTY STANDARDS FOR MINIMUM COVER REQUIREMENTS, MATERIALS AND INSTALLATION REQUIREMENTS FOR WATER AND SEWER. THEY WILL BE INSTALLED IN CONFORMANCE WITH HOWARD COUNTY DPW&T STANDARDS AND SPECIFICATIONS.
15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
16. ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
17. WATER IS PUBLIC.
18. SEWER IS PUBLIC.
19. THERE IS NO FLOODPLAIN ON THIS SITE.
20. THERE ARE NO WETLAND ENCROACHMENTS PER THIS PLAN (SEE LETTER FROM USACOE DATED 10/1/98).
21. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
22. WATER AND SEWER FACILITIES SHOWN ON THIS PLAN FALL UNDER STATE DRAINAGE AREA PATUXENT RIVER (02-19-11).
23. BOARD OF APPEALS CASE No. 96-51 E&V EXPIRED ON FEB. 6, 1998. BOARD OF APPEALS CASE No. 99-40 E&V DATED 11/24/98. CONDITIONS ARE IDENTICAL. ALSO, WAIVER WP-00-82 GRANTED APRIL 5, 2000 TO WAIVE SECTION 16.154 WHICH REACTIVATES THE SITE PLAN AND GRANTS 180-DAY EXTENSION TO SUBMIT ORIGINALS FOR APPROVAL.

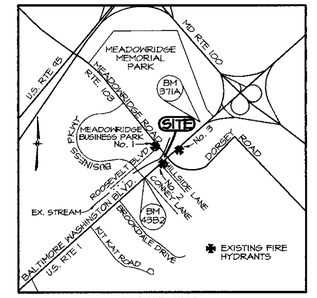
SITE ANALYSIS:

AREA OF PARCEL:	1.22 Ac. ±
EXISTING ZONING:	M - 1 BOARD OF APPEALS No. 96 - 51 E & V (APPROVAL DATE 2/6/97) and No. 99-40 E&V (Dated 11/24/98)
EXISTING USE:	Gas Station / Convenience Store
PROPOSED USE:	Gas Station / Convenience Store
BUILDING COVERAGE:	2560 s.f. and 5.5 % gross area
AREA OF BUILDING COVERAGE:	0.06 Ac. ±
MAXIMUM NUMBER OF EMPLOYEES:	-
TOTAL PAVED ARA PLUS BUILDING AREA:	0.52 Ac. or 22,647 s.f. ±
GREEN SPACE ON SITE:	26,319 s.f. and 57 % gross area
PAVED AREA LOT/AREA ON SITE:	20,087 s.f. and 0.44 % of gross area
AREA TO BE DISTURBED:	ex. 21,845 s.f. ±, 41.2% proposed 22,647 s.f. ±, 42.6%
BOARD OF APPEALS APPROVAL:	96 - 51 E & V and 99-40 E&V
NUMBER OF PARKING SPACES REQUIRED:	9
NUMBER OF PARKING SPACES PROVIDED:	11 (PER 96 - 51 E & V) and 99-40 E&V 10 STANDARD SPACES 1 HANDICAPED SPACE

24. This plan is exempt from the requirements of the Forest Conservation Program because the site was graded prior to 12/31/92 and the limit of disturbance was not expanded (16.1202(b)(1)(iii)).



⚠ 25. The basement shall be used for storage only and no other business use.



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION:

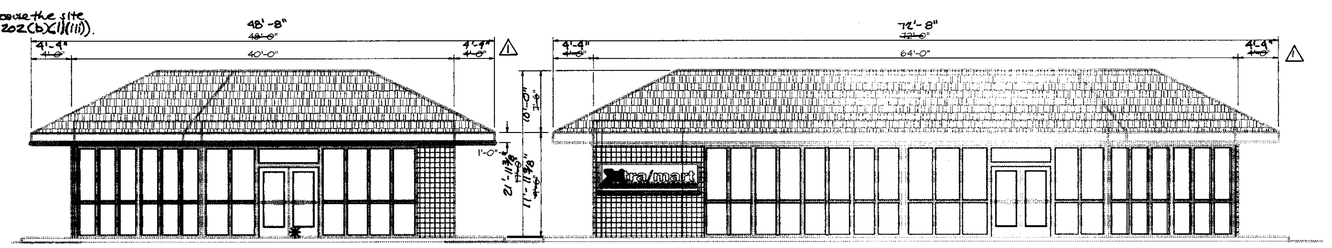
BM # 371A
ELEVATION=195.745 FT
STATION IS A 3/4" ROD WITH A 4" STAMPED ALUMINUM CAP
N. 168650.797 E. 420619.391

BM # 43B2
ELEVATION = 203.589 FT
STATION IS HOWARD COUNTY STANDARD STAMPED DISK SET IN TOP OF A CYLINDRICAL CONCRETE BASE, 1" TO 2" BELOW SURFACE
N. 168144.782 E. 420069.171

SHEET INDEX

LEGEND

PROPERTY LINE	
EX. 2' CONTOURS	68
PROPOSED 2' CONTOURS	68
EX. 10' CONTOURS	70
PROPOSED 10' CONTOURS	70
EX. SPOT SHOT	X 101.5
PROPOSED SPOT SHOT	98.6
EX. STREAM	
EX. PAVEMENT	
EX. CENTERLINE OF ROADWAY	℄
EX. CURB & GUTTER	
PROPOSED CURB & GUTTER	
BLDG. RESTRICTION LINE	
EX. WOODSLINE	
EX. SANITARY SEWER	S
PROPOSED SANITARY SEWER	
EX. STORM DRAIN	SD
PROPOSED STORM DRAIN	
EX. WATER	W
PROPOSED WATER	
EX. POWER POLE	
EX. STREET LIGHT	
TO BE REMOVED	TBR
TO BE RELOCATED	tbr
EX. GAS LINE	G
FLOW ARROW	
PROPOSED LIGHT POLE	



FINISHED RIGHT SIDE ELEVATION
SCALE = NONE

FINISHED FRONT ELEVATION
SCALE = NONE

NOTE: ✱ INDICATES LOCATION OF DOOR TO BE UTILIZED BY HANICAPPED PERSONS

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 1/4/99
Name Ronald D. Lipford

Owner / Developer
X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Gulnebaug Road
North Grosvenordale, CT 06255-0866

Local Agent
Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT
PLAN NUMBER SDP. 98. 151 — 4/13/00 DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE — 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/8/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT — 5/5/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

ADDRESS CHART

LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

Revisions
⚠ Revision basement sq.ft. access stairs and roof line per redline 5/8/00

DATE — DATE
DATE — DATE
M. ROMAN 2/23/99 DATE

McCRONE
ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8425
Fax (410) 267-8943
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SCALE 1" = 20' | DRAWN BY P.K. Woods III | APPROVED T.DAVIS | REVISION | DATE
DATE 1/4/99 | JOB NO. C-97-011 | FOLDER REF.

SITE PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15 — First Election District
BOARD OF APPEALS CASE No. 96-51 E & V
Howard County, Maryland

SHEET NO. 1 of 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

SDP-98-151

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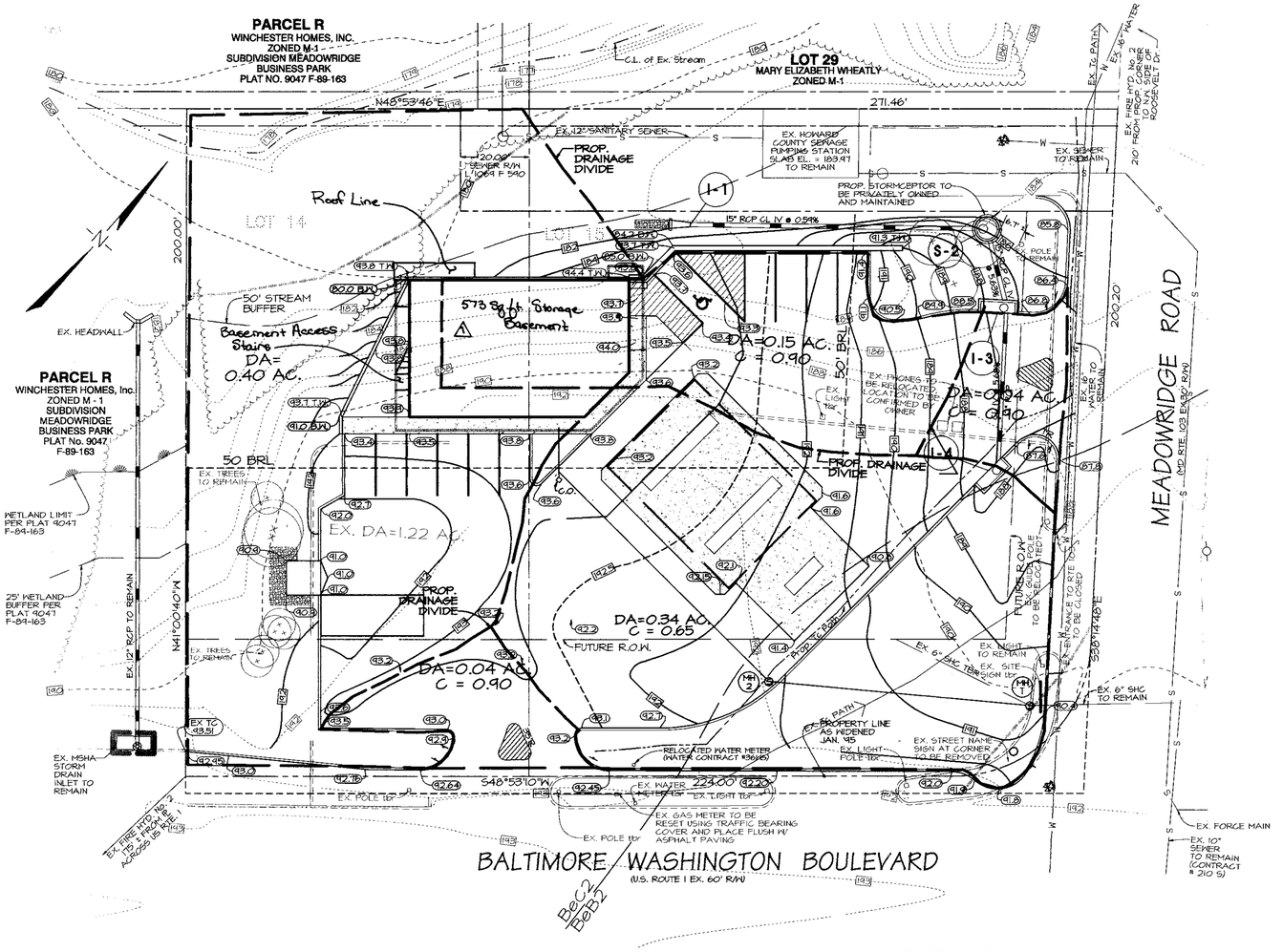
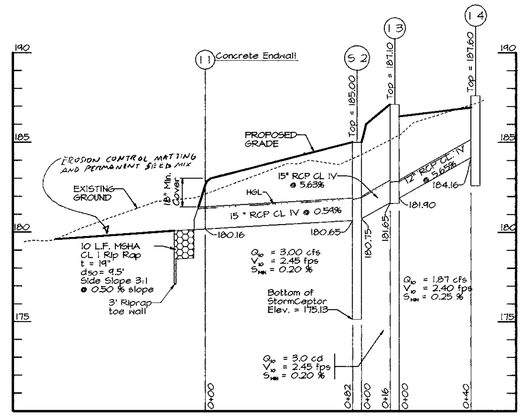
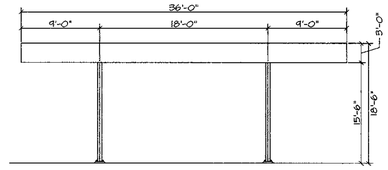




STORM DRAIN PROFILE

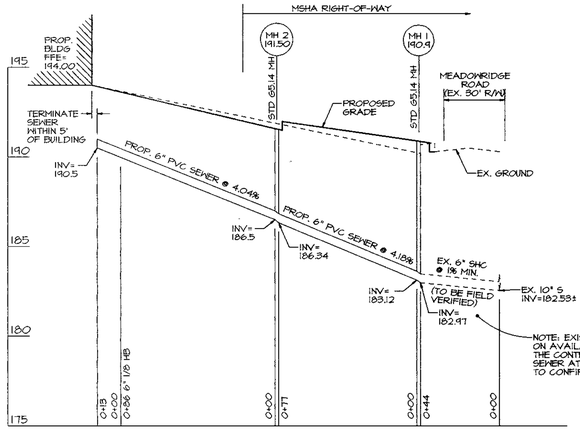
SCALE: 1" = 40' HORZ.
1" = 4' VERT.



SIDE SECTION
NTS

36'x50' GASOLINE CANOPY DETAIL

(SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION DETAIL)



SEWER HOUSE CONNECTION PROFILE

SCALE: 1" = 40' HORZ.
1" = 4' VERT.

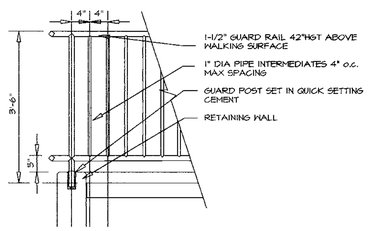
NOTE: STORMCEPTOR DETAILS AND SPECS SHOWN ON SHEET 2

STRUCTURE SCHEDULE

No.	Description	Top Elev.	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. Out	Howard Co. Std. Detail No.	Width
I 1	End Section	-	-	-	-	15" \ 180.16	S.D. 5.51	
S 2	900 Gal. Stormceptor	185.0	-	-	15" \ 180.75	15" \ 180.65	See Detail This Sheet	
I 3	A-10 Curb Inlet	187.1	-	-	12" \ 181.90	15" \ 181.65	S.D. 4.02	2'-6"
I 4	A-10 Curb Inlet	187.6	-	-	-	12" \ 184.16	S.D. 4.02	2'-6"
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	

PIPE SCHEDULE

Size	Type	Class	Length
12"	RCP	IV	42' ±
15"	RCP	IV	96' ±
-	-	-	-
-	-	-	-
-	-	-	-



RETAINING WALL FENCE DETAIL
NTS

Revisions

⚠ 1 5/8/00 Revision basement sq.ft. acres stairs and roof line for redline Rev. # 1.

DATE
DATE
DATE
M. ROMAN 2/23/99 DATE

McCRONE
ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8662
Fax (410) 267-8852
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SCALE 1" = 20'
DRAWN BY P.C. Young III
APPROVED T. DAVIS
FOLDER REF.
DATE Dec 1998
JOB NO. 2-97-011

D.A.M., PROFILES & DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE

BOARD OF APPEALS CASE No. 96-51E & V
Zoning Map 46
Howard County, Maryland

LOTS 14 & 15
First Election District

SHEET NO. 3 OF 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — 4/13/00 DATE

PLAN NUMBER

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE — 4/6/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/8/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 4/5/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer Paul D. Lippford Date 1/14/99
Name Paul D. Lippford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Danetuk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

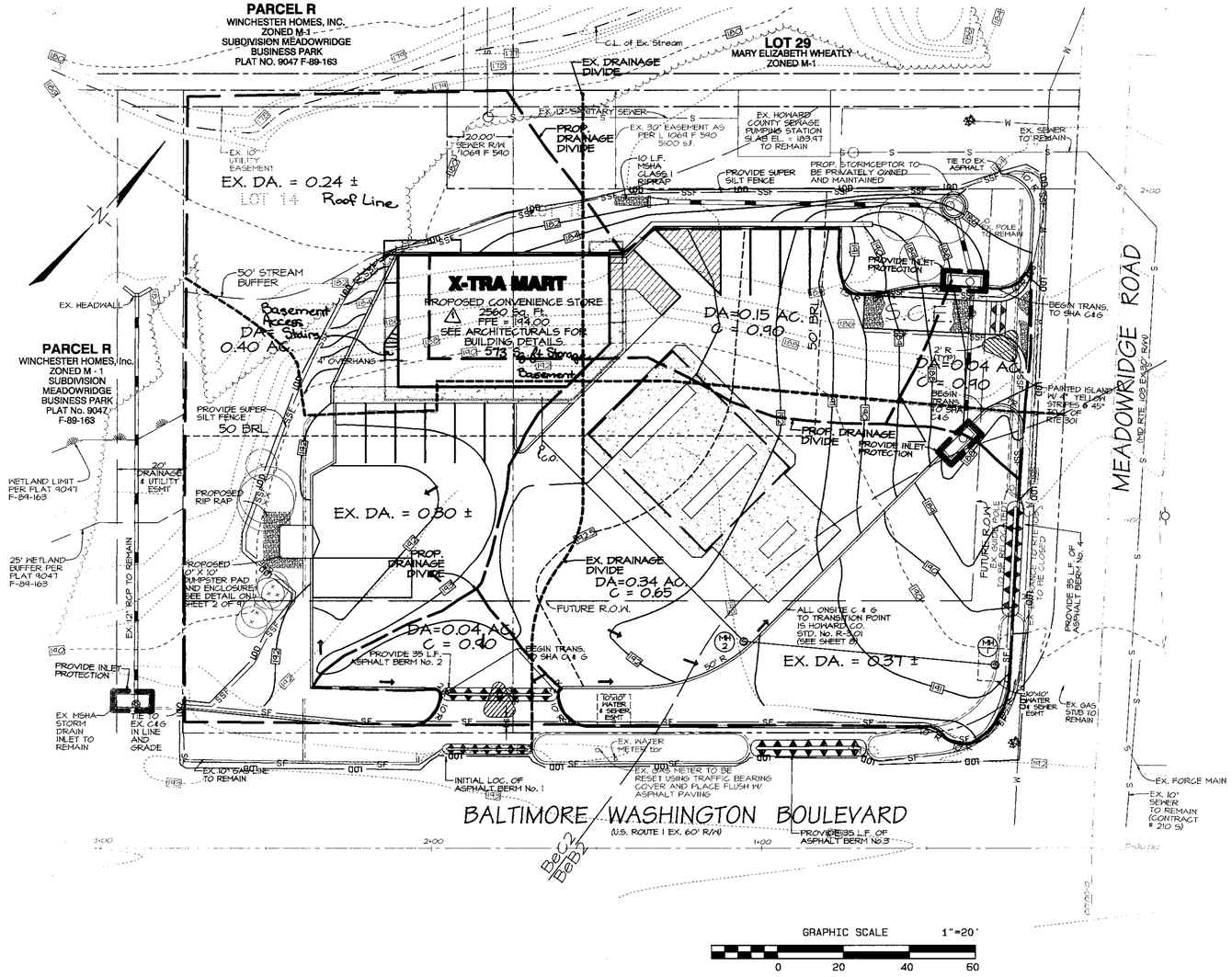
Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

SDP-98-151



Sequence of Construction

1. Obtain grading permit and arrange for a pre-construction meeting with the sediment control inspector. (1 day)
2. Notify the Howard County Department of permits and license 48 hours before beginning work.
3. Install asphalt berm No. 1 across southern entrance on U.S. Route 1. Install Stabilized Construction Entrance. Install Super Silt Fence along the north and west LOD as well as the north and west sides of the SCE. Remove curb & gutter along MD Route 103 to install SCE.
4. Clear and grub for installation of sediment control measures. (1 day)
5. Install silt fence, asphalt berms 3 and 4, earth dikes, and inlet protection for existing inlet. All silt fence is to be installed under this item except the silt fence shown along the proposed U.S. Rte. 1 curb line. (4 days)
6. Demolish existing structures, paving and features as noted, except for concrete curb, gutter, and paving along U.S. Route 1 and MD Route 103. The curb and gutter along U.S. Route 1 and MD Route 103 will remain in place until the contractor is ready to complete road improvements on U.S. Route 1 and MD route 103. Fill area for building pad, and parking area. Grade the site. Construct retaining wall. The contractor is to use the stabilized construction entrance off MD Route 103 to access the fill area at the rear of the site. The southern entrance to U.S. Route 1 shall not be used for construction access. (30 days)
7. Construct the building, and install utilities, storm drain, and the Stormceptor. Provide inlet protection at newly installed storm drain inlets, restore sediment controls disturbed by utilities instalation. (60 days)
8. Fine grade site and install new concrete curb and gutter including new MSHA curb and gutter along U.S. Route 1 and MD. Route 103. Install silt fence along new curb line and remove silt fence at old curb line. Note: the new MSHA curb and gutter will be built inside the old curb and gutter on U.S. Route 1 and MD Route 103. Install asphalt berm No. 2 at U.S. Route 1 entrance. Remove asphalt berms No. 3 & 4. (5 days)
9. Install paving subbase for onsite and offsite areas. Remove initial asphalt berm No. 1 at U.S. Route 1 entrance and remove existing curb and gutter along U.S. Route 1 and MD Route 103. (2 days)
10. Pave site and road widening areas. (3 days)
11. With the permission of the sediment control inspector, remove remaining sediment control devices and stabilize with permanent seeding. (2 days)

LEGEND

PROPERTY LINE
EX. 2' CONTOURS 68
PROPOSED 2' CONTOURS 68
EX. 10' CONTOURS 70
PROPOSED 10' CONTOURS 70
EX. SPOT SHOT 101.5
PROPOSED SPOT SHOT 102.6
EX. STREAM
EX. PAVEMENT
EX. CENTERLINE OF ROADWAY
EX. CURB & GUTTER
PROPOSED CURB & GUTTER
BLDG. RESTRICTION LINE
EX. WOODSLINE
EX. SANITARY SEWER S S
PROPOSED SANITARY SEWER
EX. STORM DRAIN SD SD
PROPOSED STORM DRAIN
EX. WATER W W
PROPOSED WATER
EX. POWER POLE
EX. STREET LIGHT
TO BE REMOVED TBR
TO BE RELOCATED tbr
EX. GAS LINE G G
FLOW ARROW
PROPOSED LIGHT POLE

SEDIMENT CONTROL LEGEND

SILT FENCE SF
SUPER SILT FENCE SSF SSF
STANDARD INLET PROTECTION
ASPHALT BERM
STONE CONTRUCTION ENTRANCE W/ MOUNTABLE BERM S.C.E.
LIMIT OF DISTURBANCE LOD

SOILS TYPES

- BeC2 Beltsville silt loam, 5 to 10 % slopes, moderately eroded.
- KeB2 Kelly silt loam, 3 to 8 % slopes, moderately eroded.
- Note: much of this site has been paved for the last 30 years.

NOTE: THERE ARE NO WETLANDS ON THIS SITE.

DEVELOPER CERTIFICATION:

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Engineer _____ Date 1/4/99
Name Donald D. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Danelak
Phone No.860 935-4951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
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Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT _____ 4/13/00 DATE
PLAN NUMBER

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE _____ 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ 5/9/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT _____ 5/5/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	--
--	--
--	--

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

Revisions
1 4/13/00 Revision basement sq. ft. acres stairs and roof line per redline Rev. # 1.

DATE	
DATE	
4/21/99	M. ROMAN
DATE	

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-6621
Fax (410) 267-6652
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SCALE	1" = 20'
DRAWN BY	PK / TGM / JH
APPROVED	T.DAVIS
FOLDER REF.	
DATE	DEC. 1998
JOB NO.	97-107-III

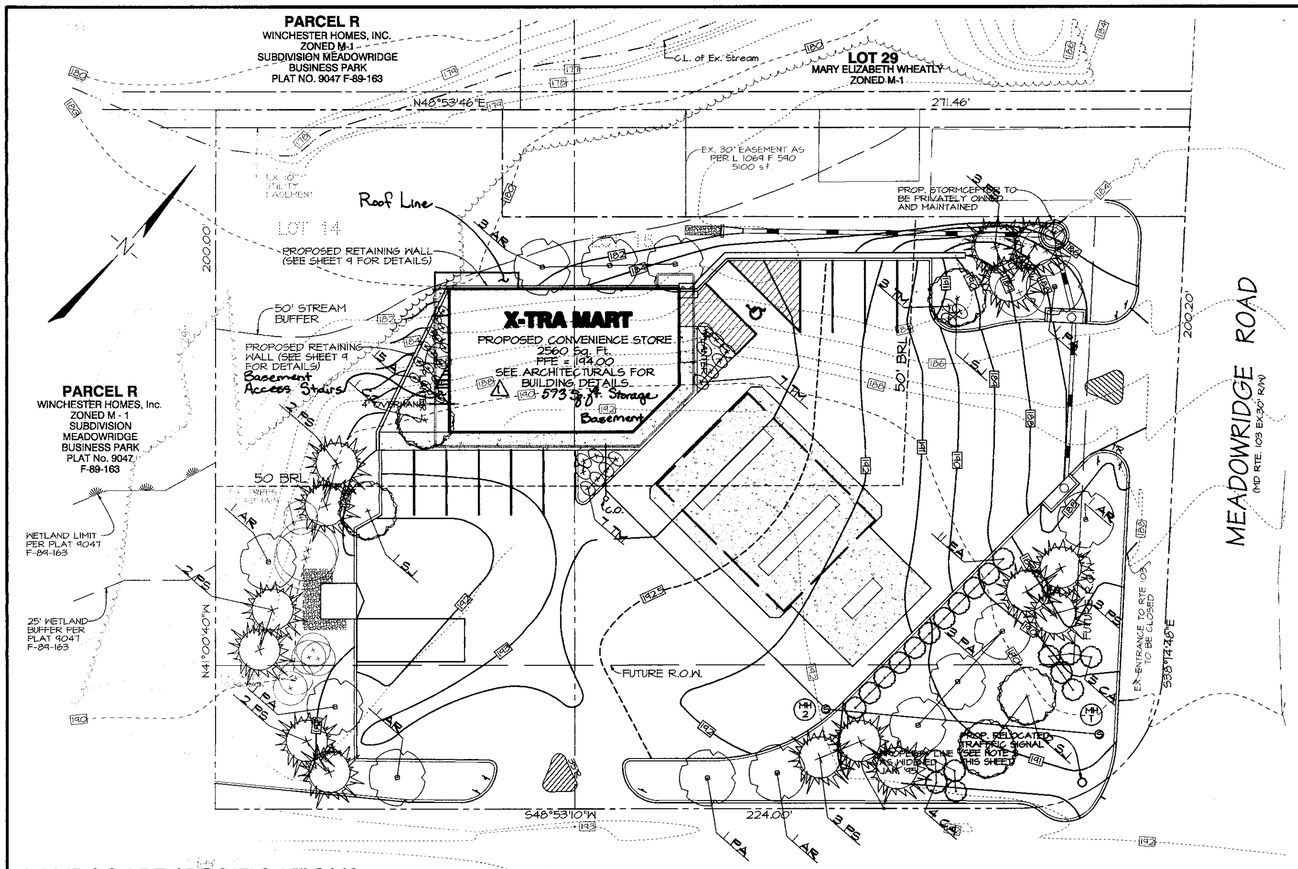
REVISION	DATE

SEDIMENT CONTROL PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15
First Election District

BOARD OF APPEALS CASE No. 98-151 E & V
Tax Map 43 Grid 9 Parcel 375
Howard County, Maryland

SHEET NO. 4 of 9
CADD FILE: 6-X-tra Mart\Xtramart.pro
FILE NO.
PLOTTED: 4/20/99 @ 8:48 AM BY PKEARNEY

SDP-98-151



LANDSCAPE SPECIFICATIONS

A. MATERIALS:

1. Plants shall be nursery grown in accordance with good horticultural practices, and grown under climaticconditions similar to those in the locality of the project. They shall have been root pruned, preferably within the last year.

   They shall be sound, healthy, and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pest, eggs or larvae, and shall have a healthy developed root system.

   Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, sunscald, disfiguring knots or fresh cuts over 1 1/4 inch will be rejected.

   No change in quantity, size, kind, or quality of plant specified will be permitted without the approval of the landscape architect.

2. Topsoil shall be fertile, friable and typical of the locality; it shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.

3. Planting soil (backfill mix) shall be five parts topsoil and one part wet loose peatmoss.

4. Staking materials: Guy wire shall be pliable 12 gauge galvanized twisted two strand wire. Hose shall be a suitable length of two-ply rubber hose 3/4 inch in diameter stakes shall conform to the detail on this sheet.

5. Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

1. "Standard Plant Names," Latest Edition American Joint Committee on Horticultural Nomenclature.

2. "American Standard for Nursery Stock," Latest Edition, American Association of Nurserymen.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

1. Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-dessicant, applying an adequate film over trunks, branches, twigs, and/or foliage.

2. Dig ball and burlap (B & B) plants with firm natural balls of earth, of diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

D. EXCAVATION OF PLANTING AREAS:

Stake out on the ground locations for plants and outlines of area to be planted and obtain approval of the landscape architect before excavation is begun. Landscaped areas to be thoroughly weeded prior to planting operation.

E. PLANTING OPERATIONS:

Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder of the planting soil to top of pits, eliminating all air pockets.

Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrapping intact around balls. Turn under and bury portions of burlap at top of ball.

Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet moss or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

Mulch all pits and beds with a two inch layer of barkmulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch to make a total 3" mulch depth.

F. STAKING, WRAPPING AND PRUNING:

Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wires shall be removed at the end of the guarantee period and disposed of off site by the Contractor.

Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.

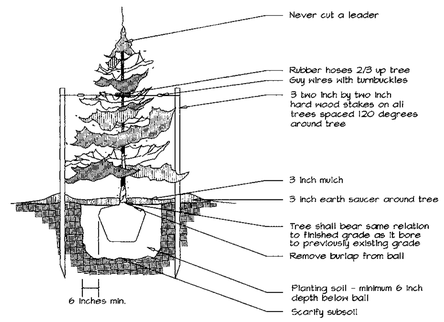
Prune plants at the time of planting as directed by the landscape architect to remove a maximum of 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural character of the plant.

G. GUARANTEE:

All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the second growing season following acceptance by the landscape architect.

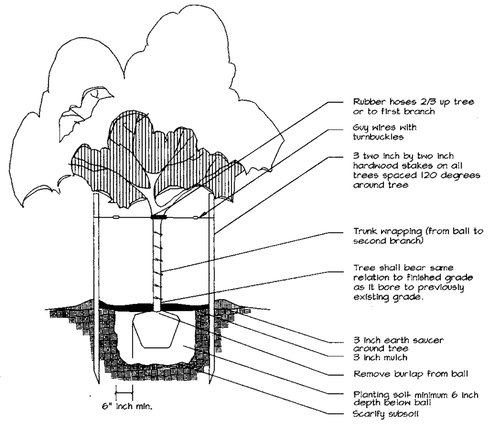
THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONTAINER	COMMENTS
DECIDUOUS TREES :						
PA	Platanus X acerifolia 'Columbia'	Columbia London Plane	6	2 1/2" CAL	B & B	———
AR	Acer Rubrum 'October Glory'	October Glory Red Maple	7	2 1/2" CAL	B & B	———
ORNAMENTAL TREES :						
SJ	Sophora Japonica	Princeton Upright Jap. Pagoda	4	2 1/2" CAL	B & B	———
CC	Cercis Canadensis	Red Bud	1	2 1/2" CAL	B & B	———
EVERGREEN TREES :						
PS	Pinus Strobus	White Pine	11	6' - 8'	B & B	———
SHRUBS :						
TM	Taxus X Media	Densiformis Yew	17	3 G	CONT.	———
A	Glrands Crimson Azalea	Glrands Crimson	15	2 G	CONT.	———
EA	Euonymous Alatus	Burning Bush	11	24" - 30"	CONT.	———
CA	Clethra Alnifolia	Summersweet	9	24" - 30"	CONT.	———



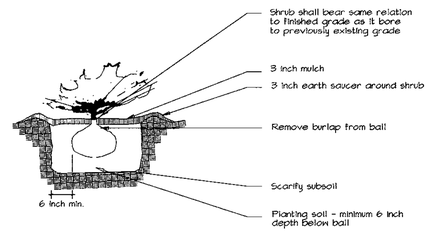
EVERGREEN TREE PLANTING DETAIL

Not to scale



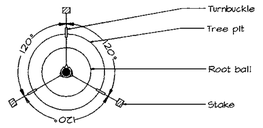
TREE PLANTING DETAIL

Not to Scale



SHRUB PLANTING DETAIL

Not to scale



TREE GUYING PLAN

Not to scale

LANDSCAPE NOTES:

1. GREEN SPACE AREAS WITHIN THE DISTURBED AREA WHICH DO NOT GET PLANT MATERIALS WILL BE SEEDED AND MULCHED.
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
3. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $8,550.00.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	11 (ELEVEN)
NUMBER OF LANDSCAPE ISLANDS REQUIRED	0.55
NUMBER OF LANDSCAPE ISLANDS PROVIDED	1.00
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED	3 (ORNAMENTAL TREES)
OTHER TREES (2:1 substitution)	32 (SHRUBS)

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	DUMPSTER AND LOADING AREA
LANDSCAPE TYPE	E	A	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	240' (US RTE 1) 160' (MD RTE 103) 400 L.F.	440'	50'
CREDIT FOR EXISTING VEGETATION (OFFSITE BUFFER) (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	150' (WEST & SOUTH PROPERTY LINE)	150' (WEST & SOUTH PROPERTY LINE)
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED			
SHADE TREES	10	5	2
EVERGREEN TREES	0	0	3
SHRUBS	100	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	8	5	2
ORNAMENTAL TREES	0	0	0
EVERGREEN TREES	8	1	4
OTHER TREES (2:1 substitution) 2 ORNAMENTALS & 2 EVERGREEN	4	0	0
SHRUBS (10:1 substitution)	20	0	0

LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 4/4/99

Name Ronald D. Gilbert

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-4951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

Revisions
⚠1 Revision basement sq. ft. acres stair and roof line perdrline revision # 1.

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/6/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 5/5/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	--
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-801 SEWER CODE: 2320000

DATE
DATE
DATE

SCALE 1 = 20' | DRAWN BY P.K. Hoang III | APPROVED T.DAVIS | REVISION | DATE

DATE Dec. 1998 | JOB NO. CM7011 | FOLDER REF.

CADD FILE: 6-X-tra MartVtramart.pro

FILE NO.

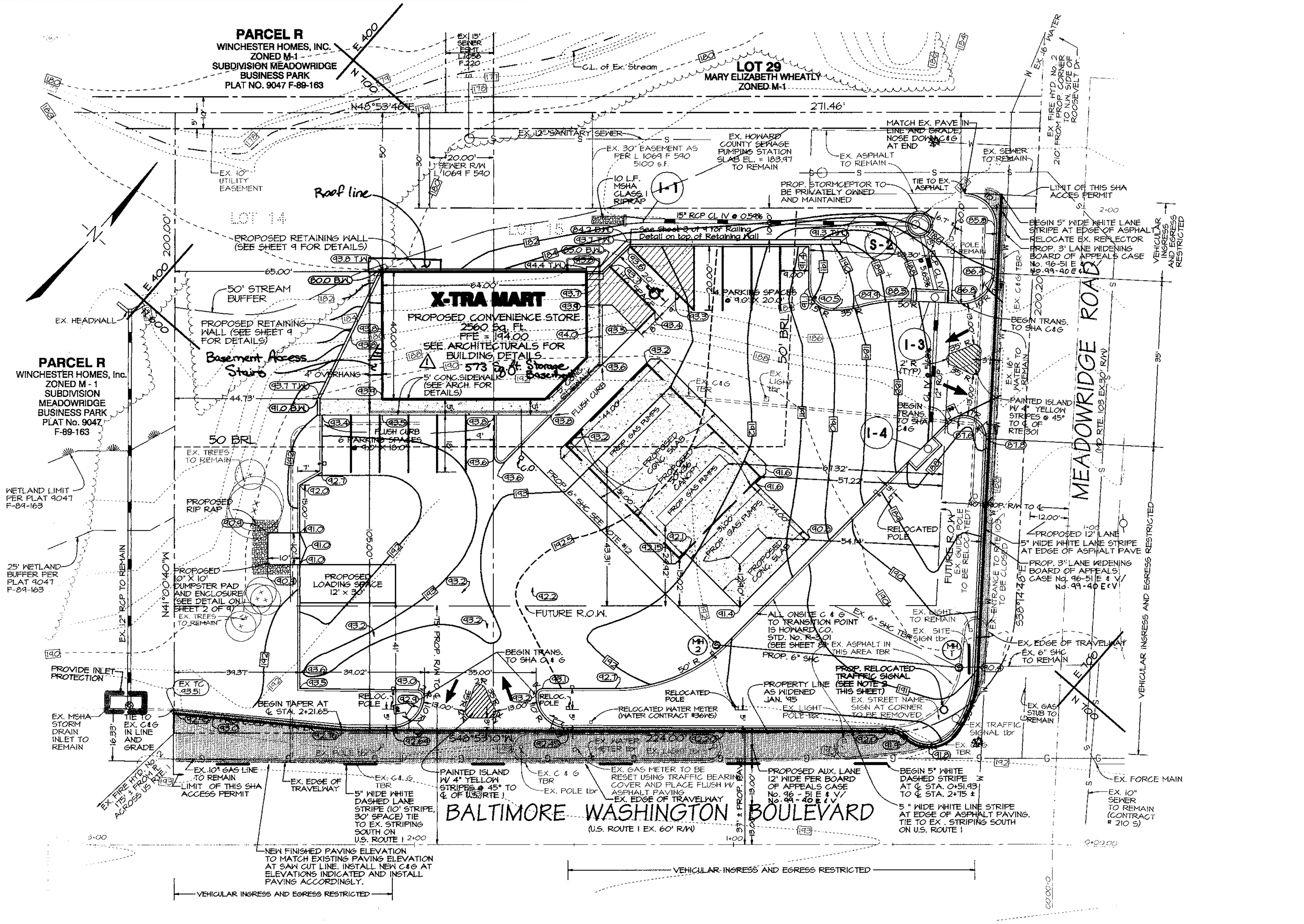
SHEET NO. 6 OF 9

MCCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8822
Fax (410) 267-1852
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

LANDSCAPE PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15 First Election District
BOARD OF APPEALS CASE No. 96-51 E & V
TAX MAP 43 GRID 4 & 5
Howard County, Maryland

Plotted: Wed, Apr 26, 2000 @ 10:54:15AM

SDP-98-151



GENERAL NOTES:

1. ALL CURB AND GUTTER WITHIN THE STATE RIGHT OF WAY WILL BE TYPE " A" 8 " CONCRETE CURB & GUTTER SEE DETAIL 620.02 ON SHEET 8 OF 9.
2. FOR TRAFFIC SIGNAL, SEE SIGNAL DESIGN PLANS BY TRAFFIC CONCEPT Inc.

*CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO EXISTING STORM DRAIN INLET.

KEY NOTES:

SEE SHEET 8 OF 9 FOR DETAILS.

1 NO LEFT TURN

2 RIGHT TURN ONLY

LEGEND

PROPERTY LINE	
EX. 2' CONTOURS	68
PROPOSED 2' CONTOURS	68
EX. 10' CONTOURS	70
PROPOSED 10' CONTOURS	70
EX. SPOT SHOT	101.5 X
PROPOSED SPOT SHOT	98.6
EX. STREAM	
EX. PAVEMENT	
EX. CENTERLINE OF ROADWAY	℄ ℄
EX. CURB & GUTTER	
PROPOSED CURB & GUTTER	
BLDG. RESTRICTION LINE	
EX. WOODSLINE	
EX. SANITARY SEWER	S S
PROPOSED SANITARY SEWER	
EX. STORM DRAIN	SD SD
PROPOSED STORM DRAIN	
EX. WATER	W W
PROPOSED WATER	
EX. POWER POLE	
EX. STREET LIGHT	
TO BE REMOVED	TBR
TO BE RELOCATED	tbr
EX. GAS LINE	G G
FLOW ARROW	
PROPOSED LIGHT POLE	

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS

DEVELOPER CERTIFICATION:

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 inspection by the Natural Resources Conservation Service.

Engineer [signature] Date 1/4/99

Name [signature]

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
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ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer [signature] Date 4/20/99

Name Mary E. Roman, MD P.E. 17025

Revisions

1 Revision basement sq.ft. access stair and roof line per redline rev. #1.

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] DIRECTOR — DATE 5/8/00

[signature] CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5/5/00

[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4/17/00

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME			SECTION NAME	LOT/PARCEL #	
WASHINGTON MANOR PARK			SECT. B	LOTS 14 & 15 P/O P.375	
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012
WATER - CODE: 2-B01			SEWER CODE: 2320000		

M°CRONE

ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621
Fax (410) 267-9932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

M. ROMAN [signature] DATE 7/23/99

DATE

DATE

DATE

DATE

DATE Dec 1998	SCALE 1" = 20'
JOB NO. C1970711	DRAWN BY P.K. Moody III
FOLDER REF.	APPROVED T.DAVIS
DATE	REVISION

SHA IMPROVEMENT PLAN

7300 WASHINGTON BOULEVARD

X-TRA MART

RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
WASHINGTON MANOR PARK
SECTION B

LOTS 14 & 15 BOARD OF APPEALS CASE No. 96-51 E & V
No. 99-40 E&V
First Election District Howard County, Maryland

SHEET NO. 7 of 9

CADD FILE: G:\X-tra Mart\Xtramart.pro

FILE NO.

PLOTTED: Wed 30 Dec 1998 @ 8:51:12AM

SDP-98-151

GENERAL NOTES

1. PROPERTY INFORMATION:
   LOCATION: 7300 WASHINGTON BLVD.
   U.S. ROUTE 1 AND MD. ROUTE 103
   TAX MAP: 48
   ZONING: M - 1
   ELECTION DISTRICT: 1st
   SITE AREA: 1.22 Ac. ±
2. EXISTING TOPOGRAPHY IS BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1994, REVISED SEPTEMBER 5, 1996.
3. COORDINATES AND BEARINGS ARE BASED UPON BOARD OF APPEALS CASE NO. 96-51 E & V SPECIAL EXCEPTION PLAN PREPARED BY SCHILLER & ASSOCIATES DATED OCTOBER 1994, REVISED SEPTEMBER 5, 1996. ALSO NOTE BOARD OF APPEALS CASE 6071-C GRANTING A VARIANCE TO OPERATE IN THE EXISTING GASOLINE STATION IN JULY 29, 1969.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.
7. THE CONTRACTOR SHALL NOTIFY " MISS UTILITY " AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
8. CONTOUR INTERVAL: 2', OR AS SHOWN.
9. ALL CONCRETE CURB AND GUTTER ALONG RTE. 1 AND ROUTE 103 ARE MSHA STD. No. 620.02. ALL CURB AND GUTTER ON SITE UP TO TRANSITION POINTS IS HOWARD COUNTY STANDARD DETAIL No. R - 3.01.
10. SEE SHEET #2 FOR DETAILS REGARDING CONCRETE PADS, AND LIGHT POLES.
11. GAS PUMPS, TANKS, PIPING AND MECHANICAL SYSTEMS ASSOCIATED WITH GAS PUMPS IS BY OTHERS.
12. THE LOCATION OF EXISTING UTILITY CONNECTIONS AREA NOT KNOWN. THE PLAN DOES NOT INCLUDE NEW PUBLIC CONNECTIONS. THE NEW BUILDING WILL BE SERVED BY THE EXISTING WATER AND SEWER CONNECTIONS. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITY CONNECTIONS AND PROVIDE THOSE SERVICES TO THE NEW BUILDING. THE SEWER SERVICE SHOWN HEREON WAS TAKEN FROM AVAILABLE UTILITY DATA AND MUST BE CONFIRMED. THERE IS NOT AVAILABLE INFORMATION REGARDING WATER SERVICE TO THE BUILDING.
13. STORMWATER MANAGEMENT TO BE PROVIDED BY A STORMCEPTOR AND IS TO BE PRIVATELY OWNED AND MAINTAINED. QUANTITY CONTROL IS NOT REQUIRED.
14. THE CONTRACTOR SHALL REFER TO HOWARD COUNTY STANDARDS FOR MINIMUM COVER REQUIREMENTS, MATERIALS AND INSTALLATION REQUIREMENTS FOR WATER AND SEWER. THEY WILL BE INSTALLED IN CONFORMANCE WITH HOWARD COUNTY DPW&T STANDARDS AND SPECIFICATIONS.
15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
16. ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
17. WATER IS PUBLIC.
18. SEWER IS PUBLIC.
19. THERE IS NO FLOODPLAIN ON THIS SITE.
20. THERE ARE NO WETLAND ENCROACHMENTS PER THIS PLAN (SEE LETTER FROM USACOE DATED 10/1/98).
21. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
22. WATER AND SEWER FACILITIES SHOWN ON THIS PLAN FALL UNDER STATE DRAINAGE AREA PATUXENT RIVER (02-13-11).
23. BOARD OF APPEALS CASE No. 96-51 E&V EXPIRED ON FEB. 6, 1999. BOARD OF APPEALS CASE No. 99-40 E&V DATED 11/24/99. CONDITIONS ARE IDENTICAL. ALSO, WAIVER WP-00-82 GRANTED APRIL 5, 2000 TO WAIVE SECTION 16.156e WHICH REACTIVATES THE SITE PLAN AND GRANTS 180-DAY EXTENSION TO SUBMIT ORIGINALS FOR APPROVAL.

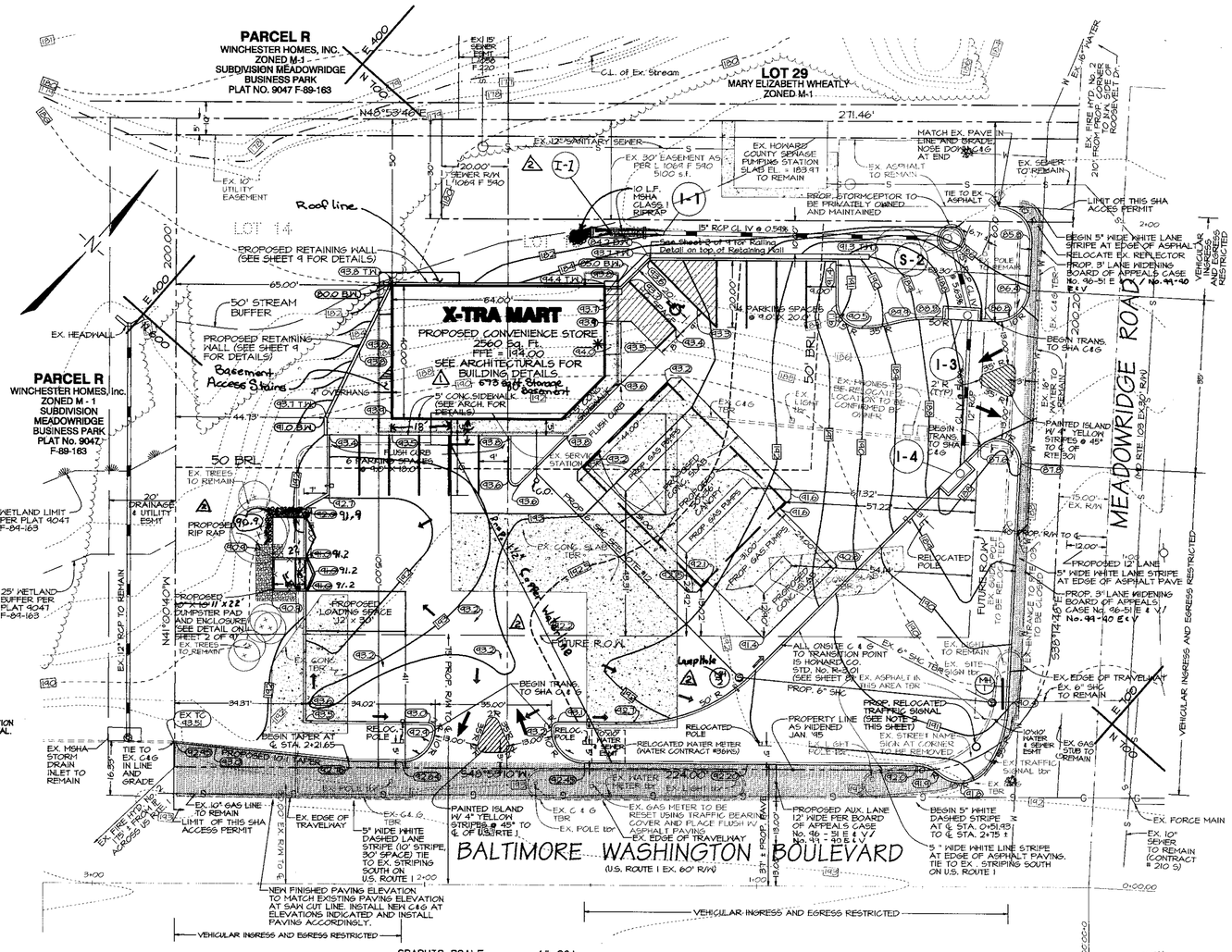
SITE ANALYSIS:

AREA OF PARCEL:	1.22 Ac. ±
EXISTING ZONING:	M - 1 BOARD OF APPEALS No. 96 - 51 E & V (APPROVAL DATE 2/6/97) and No. 99-40 E&V (Dated 11/29/99)
EXISTING USE:	Gas Station / Convenience Store
PROPOSED USE:	Gas Station / Convenience Store
BUILDING COVERAGE:	2560 s.f. and 5.5 % gross area
AREA OF BUILDING COVERAGE:	0.06 Ac. ±
MAXIMUM NUMBER OF EMPLOYEES:	-
TOTAL PAVED ARA PLUS BUILDING AREA:	0.52 Ac. or 22,647 s.f. ±
GREEN SPACE ON SITE:	26,314 s.f. and 57 % gross area
PAVED AREA LOT/AREA ON SITE:	20,087 s.f. and 0.44 % of gross area
AREA TO BE DISTURBED:	ex. 21,895 s.f. ±, 41.2% proposed 22,647 s.f. ±, 42.6%
BOARD OF APPEALS APPROVAL:	96 - 51 E & V and 99-40 E&V
NUMBER OF PARKING SPACES REQUIRED:	9
NUMBER OF PARKING SPACES PROVIDED:	11 (PER 96 - 51 E & V) and 99-40 E&V 10 STANDARD SPACES 1 HANDICAPED SPACE

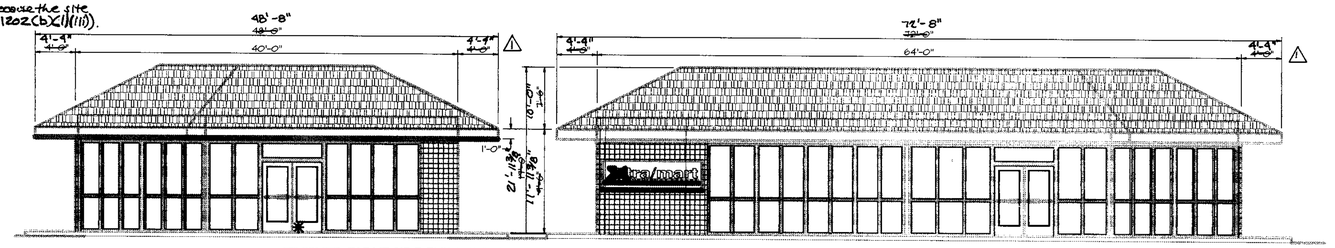
24. This plan is exempt from the requirements of the Forest Conservation Program because the site was graded prior to 12/31/92 and the limit of disturbance was not expanded (16.1202(b)(1)(iii)).

LEGEND

PROPERTY LINE
EX. 2' CONTOURS — 68 —
PROPOSED 2' CONTOURS — 68 —
EX. 10' CONTOURS — 70 —
PROPOSED 10' CONTOURS — 70 —
EX. SPOT SHOT 101.5
PROPOSED SPOT SHOT 98.6
EX. STREAM
EX. PAVEMENT
EX. CENTERLINE OF ROADWAY
EX. CURB & GUTTER
PROPOSED CURB & GUTTER
BLDG. RESTRICTION LINE
EX. WOODSLINE
EX. SANITARY SEWER — S — S —
PROPOSED SANITARY SEWER
EX. STORM DRAIN — SD — SD —
PROPOSED STORM DRAIN
EX. WATER — W — W —
PROPOSED WATER
EX. POWER POLE
EX. STREET LIGHT
TO BE REMOVED TBR
TO BE RELOCATED tbr
EX. GAS LINE — G — G —
FLOW ARROW
PROPOSED LIGHT POLE



⚠ 25. The basement shall be used for Storage only and no other business use.



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Engineer _____ Date 4/4/99
Name Ronald D. Lipford

Owner / Developer

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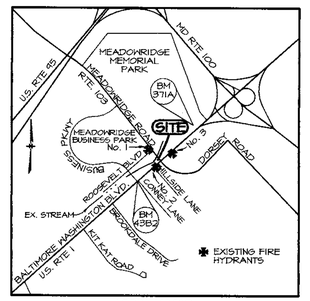


VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION:

BM # 371A
ELEVATION=195.745 FT
STATION IS A 3/4" ROD WITH A 4" STAMPED ALUMINUM CAP
N. 168650.797 E. 420619.391

BM # 43B2
ELEVATION = 209.589 FT
STATION IS HOWARD COUNTY STANDARD STAMPED DISK SET IN TOP OF A CYLINDRICAL CONCRETE BASE, 1" TO 2" BELOW SURFACE
N. 168144.782 E. 420069.171

SHEET INDEX

Revisions

⚠1 5/8/00 Revision basement sq.ft. access stairs and roof line per redline Rev.#1.
12/13/00
⚠2 Redline Revision 2: Added waterline adjusted sewer inverts; expanded dumpster; extended stormdrain

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT
SDP. 98-151 PLAN NUMBER
4/13/00 DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR 5/8/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT 5/5/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/17/00 DATE

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	48	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

DATE 12/13/99 | SCALE 1" = 20' | DRAWN BY P.K. Moody III | APPROVED T.DAVIS | DESIGN | DATE | REVISION

JOB NO. CAT0111 | FOLDER REF.

M. ROMAN 12/13/99 DATE

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING ◻ SURVEYING ◻ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8821
Fax (410) 267-8852
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

SITE PLAN
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15
First Election District
BOARD OF APPEALS CASE No. 96-51 E & V
No. 99-40 E & V
Howard County, Maryland

SHEET NO. 1 of 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

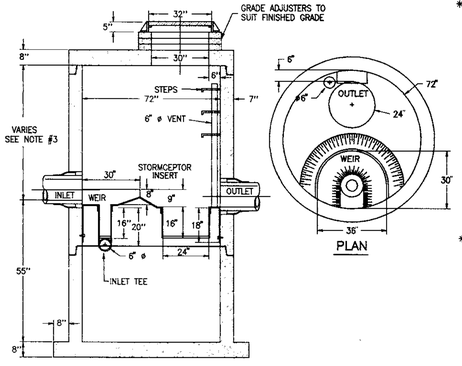
Plotted: Fri, 21 Jan 2000 at 8:53:38 AM

SDP-98-151

STC 900 PRECAST CONCRETE STORMCEPTOR

900 GALLON CAPACITY

Scale: None



SECTION THRU CHAMBER

NOTE :

1. FLEXIBLE CONNECTIONS ARE RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. COVER TO BE POSITIONED OVER OUTLET AND VENT PIPE
3. THIS IS A GENERAL ARRANGEMENT DRAWING. CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.
4. INLET DROP PIPE WILL BE EITHER 4"ø OR 12"ø WITH A 6"ø ORIFICE PLATE
5. ALL CONCRETE JOINTS HAVE RUBBER GASKETS THAT CONFORM TO ASTM C 443
6. U.S. PATENT NO. 4,985,148

DESIGN SPECIFICATIONS

1. ASTM C 478
2. BASE HEIGHT = 6.46 TONS

STORMCEPTOR SPECIFICATIONS

FLOWS AND CAPACITIES *

MODEL	DROP/RISER PIPE (LF)	MAX. TREATED FLOW RATE (gpm)**	SEDIMENT CAPACITY (ft3)	OIL CAPACITY (US gal)	TOTAL CAPACITY (US gal)
STC 900	10	285	70	280	1850
STC 1200	16	285	115	280	1230
STC 1800	16	285	195	280	1830
STC 2400	44	475	180	880	2415
STC 3600	44	475	350	880	3750
STC 4800	44	800	465	1025	5020
STC 6000	44	800	610	1025	6045
STC 7200	44	1110	725	1102	7415

* APPROXIMATE
** WITHOUT BY-PASSING

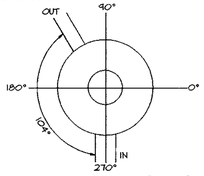
DIMENSIONS *

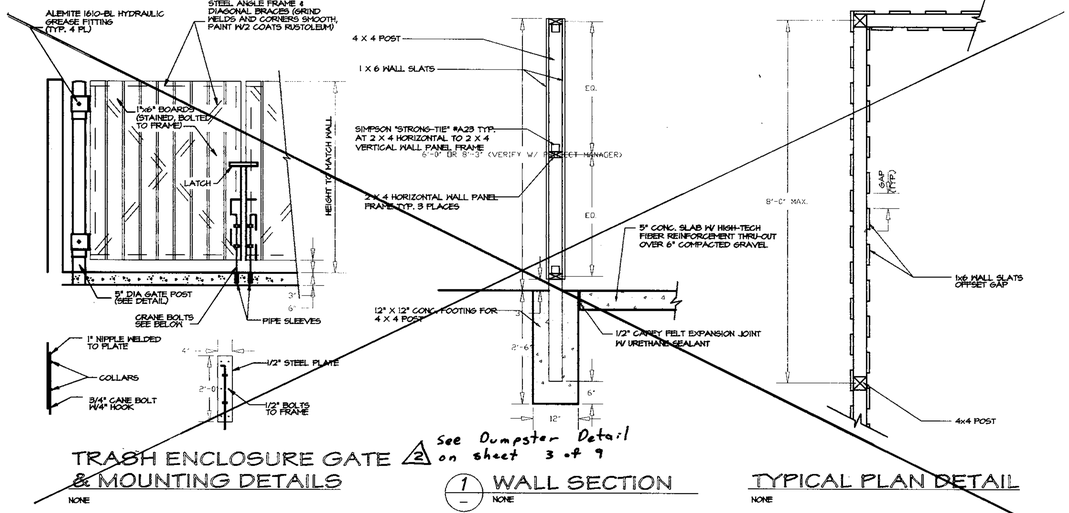
MODEL	DIAM (ft)	DROP PIPE DIAM. (in) (DP)	HL (in)	T** (in)	W** (in)
STC 900	6	6	58	8	8
STC 1200	6	6	71	8	8
STC 1800	6	6	105	8	8
STC 2400	8	8	96	10	0
STC 3600	8	8	136	10	0
STC 4800	10	10	126	12	0
STC 6000	10	10	148	12	0
STC 7200	12	12	184	14	0

* APPROXIMATE
** MAXIMUM VALUES

NOTES :

1. THE STORMCEPTOR IS PROTECTED BY U.S. PATENT NO. 4,985,148
2. CAST IRON FRAME & COVER TO BE APPROVED BY STORMCEPTOR CORPORATION. "STORMCEPTOR" TO BE EMBOSSED ON COVER
3. BEDDING, BACKFILL AND GENERAL INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND A PROFESSIONAL ENGINEER BASED ON SITE SPECIFIC SOILS CONDITIONS, SUBJECT TO THE APPROVAL OF THE REGULATORY AGENCIES.
4. SIZING OF THE STORMCEPTOR SHALL BE IN ACCORDANCE WITH THE GUIDELINES PROVIDED BY STORMCEPTOR CORPORATION, SUBJECT TO THE APPROVAL OF THE REGULATORY AGENCIES.
5. THE STORMCEPTOR SHOULD BE MAINTAINED ANNUALLY AND/OR IMMEDIATELY FOLLOWING ANY KNOWN SPILLS.
6. THE STORMCEPTOR CONFORMS TO ASTM C 478 DESIGN SPECIFICATIONS / STANDARDS
7. MINIMUM NUMBER OF STEPS TO BE USED IN THE ACCESS WAY DEPENDS UPON LOCAL REQUIREMENTS.
8. COVER TO BE OFFSET 9" FROM ACCESS WALL ADJACENT TO 24" ø OUTLET RISER PIPE AND 6"ø VENT PIPE
9. NON-SMOOTH WALL O.D. PIPE TO BE GROUTED IN PLACE
10. MAXIMUM OF 1" FALL FROM INLET TO OUTLET
11. FURTHER TECHNICAL INFORMATION IS AVAILABLE FROM STORMCEPTOR CORPORATION 1 (800) 762-4703





TRASH ENCLOSURE GATE & MOUNTING DETAILS

NONE

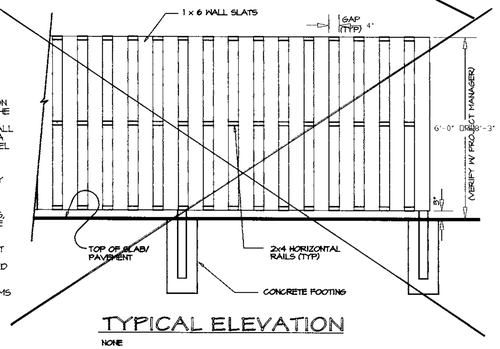
(2) See Dumpster Detail on sheet 3 of 9

(1) WALL SECTION

NONE

TYPICAL PLAN DETAIL

NONE



TYPICAL ELEVATION

NONE

CONTRACTOR INSTALLATION INSTRUCTIONS
PRECAST CONCRETE STORMCEPTOR

1. STAKE OUT THE LOCATION OF THE STORMCEPTOR AND EXCAVATE HOLE. EXCAVATE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO UNIT. INSTALL A 12" DEEP (OR AS REQUIRED) LAYER OF COMPACTED AGGREGATE SUBBASE AT BOTTOM OF EXCAVATION. INSTALL MULE OR SHORING, AS NEEDED.
2. CHECK ELEVATION OF UNIT BY MEASURING ITS SECTIONS FROM BASE OF THE STORAGE CHAMBER (BOTTOM OF UNIT'S SLAB) TO THE INVERT OF STORMCEPTOR BYPASS CHAMBER INLET ELEVATION (FIBERGLASS INSERT). SUBTRACT THIS DISTANCE FROM DESIGN INVERT ELEVATION TO DETERMINE TOP OF SUBBASE ELEVATION. CHECK ELEVATION OF INSTALLED SUBBASE AND ADJUST AS NEEDED.
3. SECURE INSPECTOR APPROVAL OF SUBGRADE AND SUBBASE.
4. INSTALL STORAGE CHAMBER. INSTALL SCREW INSERTS INTO BASE OF STORAGE CHAMBER. ATTACH CABLES OR CHAINS TO ALL 3 LIFTING LUGS ON THE BASE SLAB. USING LARGE EQUIPMENT OR CRANE LIFT AND PLACE THE BASE SECTION OF THE STORAGE CHAMBER IN THE EXCAVATED HOLE ON THE SUBBASE. MAKE SURE THAT THE BASE IS LEVEL. SPECIFIC ALIGNMENT OF THIS PART IS NOT REQUIRED. INSTALL RUBBER GASKET ON BASE UNIT AND COAT WITH LUBRICATING GREASE (PROVIDED IN SHIPMENT), IF NOT PRELUBRICATED. INSTALL ADDITIONAL STORAGE CHAMBER SECTIONS, AS REQUIRED (PROCEDURE IS SAME AS STEP 8.)

   (FOR STORMCEPTOR MODELS SMALLER THAN STC-2000 SKIP STEP 5 AND GO TO STEP 6)
5. INSTALL REDUCING SLAB, (STORMCEPTOR MODELS STC-2000) CHECK THAT SECTION IS SET PLUSH, LEVEL, AND IS AT THE PROPER ELEVATION. INSTALL RUBBER GASKET ON THE TRANSITION SLAB SPIGOT AND COAT WITH LUBRICATING GREASE (PROVIDED IN SHIPMENT.)
6. INSTALL BYPASS CHAMBER OF STORMCEPTOR WITH FACTORY INSTALLED STORMCEPTOR INSERT. LIFT BYPASS SECTION AND INSTALL, WHILE CHECKING ALIGNMENT AND GRADE OF INLET AND OUTLET DRAINAGE PIPES. CHECK TO MAKE SURE THAT BYPASS CHAMBER IS SET PLUSH, LEVEL, AND IS AT THE PROPER ELEVATION. THE BYPASS CHAMBER MUST BE ORIENTED SUCH HAT INLET PIPE DISCHARGES IN TO THE V-SHAPED FIBERGLASS WEIRS (INSIDE INSERT.) INSTALL RUBBER GASKET ON TOP OF BYPASS SECTION AND COAT WITH LUBRICATING GREASE, IF NOT PRELUBRICATED.
7. INSTALL INLET AND OUTLET STORM DRAIN PIPES. CONNECT INLET AND OUTLET STORM DRAIN PIPES WITH FLEXIBLE BOOTS (WHEN PROVIDED) AND WITH NON-SHRINK GROUT WHEN NO FLEXIBLE BOOTS ARE PROVIDED. THE INVERT OF THE INLET AND OUTLET PIPE IS TO MATCH WITH THE INVERT OF THE STORMCEPTOR INSERT. FLEXIBLE BOOT INSTALLATION PROCEDURES: CENTER THE PIPE IN THE BOOT OPENING. LUBRICATE THE OUTSIDE OF THE PIPE AND/OR THE INSIDE OF THE BOOT IF THE PIPE OUTSIDE DIAMETER IS THE SAME AS THE INSIDE DIAMETER OF THE BOOT. POSITION THE PIPE CLAMP IN THE GROOVE OF THE BOOT WITH THE SCREW AT THE TOP. TIGHTEN THE PIPE CLAMP SCREW TO 60 IN-LBS. IF THE PIPE IS MUCH SMALLER THAN THE BOOT LIFT THE BOOT SUCH THAT IT CONTACTS THE BOTTOM OF THE PIPE WHILE TIGHTENING THE CLAMP TO ENSURE EVEN CONTRACTION OF THE RUBBER. MOVE THE PIPE HORIZONTALLY AND/OR VERTICALLY TO BRING IT TO GRADE.
8. INSTALL STORMCEPTOR DROP PIPES ACCORDING TO STC PIPE INSTALLATION PROCEDURE ON REVERSE SIDE OF THESE INSTRUCTIONS.
9. INSTALL RISER SECTION. LIFT RISER SECTION AND INSTALL, WHILE CHECKING THAT SECTION IS SET PLUSH AND IS AT PROPER ELEVATION AND THAT UNIT IS LEVEL. SPECIFIC ALIGNMENT OF THIS PART IS REQUIRED IF STEPS ARE INCLUDED. ALIGN STEPS ABOVE INLET INSPECTION PORT. NOTE, FOR SHALLOW INSTALLATIONS THIS SECTION MAY NOT BE REQUIRED.
10. INSTALL TOP CAP WITH OPENING FOR STORMCEPTOR COVER. IF OPENING IS OFFSET (NOT CENTERED) THE TOP CAP OPENING SHOULD BE ORIENTED ABOVE THE STORMCEPTOR INLET INSPECTION PORT (PLUS.)
11. BACKFILL STORMCEPTOR WITH APPROVED BACKFILL MATERIAL (NO ORGANIC OR TOPSOIL IS TO BE USED FOR BACKFILL.) BACKFILL AND COMPACT IN 8 INCH LIFTS. BACKFILL SHOULD BE COMPACTED TO LOCAL/STATE/PROVINCE REQUIREMENTS.
12. INSTALL AND SET GRADE ADJUSTING RINGS, AS NEEDED.
13. INSTALL AND SET STORMCEPTOR FRAME AND COVER.
14. THE STORMCEPTOR SHOULD BE PUMPED OUT WHEN THE SEDIMENT CONTROL MEASURES ARE REMOVED (SITE PERMANENTLY STABILIZED.)
15. FINAL INSPECTION.

STORMCEPTOR DROP PIPE INSTALLATION PROCEDURE

1. DROP PIPES ARE TO BE INSTALLED ONCE THE RISER SECTION CONTAINING THE INSERT HAS BEEN INSTALLED ON THE STORAGE CHAMBER.
2. ENTER THE STORAGE CHAMBER AND INSTALL THE INLET DRIP PIPE FROM UNDERNEATH THE INSERT. THE INLET DROP PIPE IS EASILY IDENTIFIABLE BY THE T-SECTION FITTING. THE TEE IS ORIENTED SUCH THAT IT IS PERPENDICULAR TO THE DIRECTION OF FLOW IN THE UPSTREAM STORM SEWER. FOR THE SMALLER MODELS (2000) THE INLET DROP PIPE IS CEMENTED INTO THE COUPLING THAT IS PROVIDED USING THE SUPPLIED PVC CEMENT. FOR THE LARGER MODELS (=2000) THE INLET DROP PIPE IS CONNECTED INTO A GASKETED COUPLING USING THE SUPPLIED PIPE LUBRICANT. ONCE THE INLET DROP PIPE HAS BEEN INSTALLED, THE CONNECTION SHOULD ALSO BE CAULKED USING THE SUPPLIED (CHEMREX 448 OR BULLDOG PREMIUM PL) SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.
3. THE LARGE 24" (610 MM) RISER PIPE IS INSERTED INTO THE PROVIDED OUTLET SLEEVE FROM ABOVE WHILE STANDING ON THE INSERT. A FLANGE IS PROVIDED ON THE OUTLET RISER PIPE TO PREVENT IT FROM FALLING INTO THE STORAGE CHAMBER. THE UNDERSIDE OF THE FLANGE MUST BE CHALKED WITH THE PROVIDED CHEMREX 448 SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.
4. A 6" (150 MM) COUPLING IS PROVIDED ON THE INSERT FOR THE 6" (150 MM) SUPPLIED PVC VENT PIPE. THE VENT PIPE SHOULD BE ATTACHED TO THE COUPLING USING THE SUPPLIED PVC CEMENT. ONCE THE CEMENT HAS SET, THE CONNECTION SHOULD ALSO BE CAULKED USING THE SUPPLIED CHEMREX 448 SEALANT TO ENSURE AN OIL/WATER TIGHT CONNECTION.

STORMCEPTOR GASKET INSTALLATION INSTRUCTIONS

1. THE STORMCEPTOR SECTION SHOULD BE HANDLED WITH CARE TO AVOID ANY CHIPPING OF THE BELL OR SPIGOT.
2. CAREFULLY CLEAN ALL DIRT AND DEBRIS FROM THE SPIGOT, INCLUDING THE STEP SEATING AREA OF THE GASKET. CLEAN THE INSIDE AREA OF THE BELL.
3. PLACE THE PROFILE GASKET IN THE STEP OF THE "DRY" SPIGOT. VERIFY THAT THE POINTED END OF THE GASKET IS DIRECTED TOWARDS THE SHOULDER OF THE SPIGOT. (SEE FIGURE 1)
4. INSERT A SMOOTH, ROUND ROD, SUCH AS A SCREWDRIVER, BETWEEN THE GASKET AND THE SPIGOT. BE CAREFUL NOT TO CUT OR LACERATE THE GASKET. EQUALIZE THE GASKET STRETCH BY RUNNING THE ROD AROUND THE ENTIRE CIRCUMFERENCE SEVERAL TIMES.
5. APPLY JOINT LUBRICANT TO THE INNER SURFACE OF THE BELL INCLUDING THE LEAD EDGE. LUBRICATE THE SPIGOT AND GASKET.
6. ALIGN THE STORMCEPTOR SECTIONS (SPIGOT WITH THE BELL). VERIFY THAT THE GASKET TOUCHES THE LEAD-IN TAPER AROUND THE ENTIRE CIRCUMFERENCE.
7. GENTLY PUSH THE JOINT HOME. NOTE THAT EVERY STORMCEPTOR SECTION WILL NOT HOME EXACTLY THE SAME. (SEE FIGURE 2)

   IF JOINING PROBLEMS ARISE, DO NOT FORCE THE STORMCEPTOR SECTIONS TOGETHER (CRACKING MAY OCCUR). CONTACT CSR HYDRO CONDUIT IMMEDIATELY.

MAINTENANCE NOTES
(WATER QUALITY STRUCTURE WASTE)

1. WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC CLEANING. OWNERS OF THESE FACILITIES WILL HAVE TO CLEAN THEM AS NEEDED.
2. MAINTENANCE OF THESE FACILITIES WILL CONSIST OF CLEANING OUT THE STORMCEPTOR AND DISPOSAL OF THE WASTE AND REPAIR OF THE FACILITY AS NEEDED. PERIODIC INSPECTIONS OF THESE FACILITIES WILL BE MADE BY THE OWNER.
3. THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHALL BE AS FOLLOWS:
   A. ALL LIQUID MATERIAL IN THE STORMCEPTOR SHALL BE PUMPED INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SANITARY DISTRICT DISCHARGE MANHOLE OR BE TAKEN TO AN APPROVED SEWAGE TREATMENT PLANT FOR DISCHARGE.
   B. THE SOLID MATERIAL SHALL BE LANDFILLED IN AN APPROVED SANITARY LANDFILL.
4. THE INLET PIPES AND STRUCTURAL PARTS SHALL BE REPAIRED AS NEEDED.
5. STORMCEPTOR INLET AND OUTLET ASSEMBLY SHALL BE PERIODICALLY INSPECTED. BLOCKAGES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED IN 3B ABOVE.

Concrete Stormceptor Order Request Forms

Contractor Information
Name
Address
City
State
Zip Code
Contact
Phone
Fax

Official Use Only
Order #
Date
Internal Sale

Owner Information
Name X-TRA MART
Phone 860-485-9451
Fax

Please draw orientation of inlet and outlet pipes on drawing along with pipe inside diameter (in.) and invert elevation (ft.). Clearly mark inlet pipes with an I and outlet pipes with an O and provide the inlet/outlet pipe angle in degrees

Stormceptor Model | Insert Size | Data
900 X 3600 | 22" | Manhole/Structure Number 96-2
1200 4800 | 30" | Top Elevation (ft) 180.0
1800 6000 | 44" | Inlet Pipe Invert (ft) 180.75
2400 7200 | Disc X | Outlet Pipe Invert (ft) 180.65
Impervious Drainage Area (ac): 0.36 AC | Custom | Pipe Type 15" RCP CL-IV
Pipe Inside Diameter (in) [ID] 15"
Pipe Outside Diameter (in) [OD] 19.56"

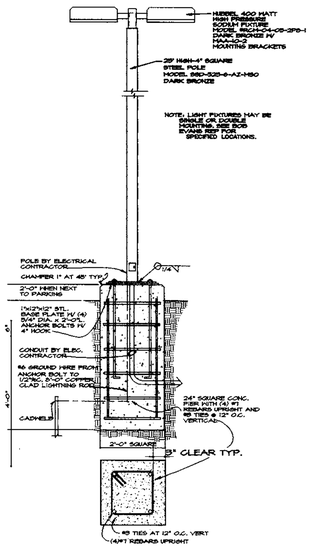
Project Name X-TRA MART
Approximate time frame until required delivery (weeks)
Exact Delivery Address Street 7300 WASHINGTON BLVD.
City DORSEY State MD Zip Code 21227

Designer Company McCRONE INC.
Designer Contact LORI HERZ Phone 410-261-8621 Fax 410-261-8432
Please fax this sheet to Stormceptor Corporation at (301) 762-4150

For Technical Information Please Call Stormceptor Corporation at (301) 762-8351 or Toll Free at 1-800-762-4703

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

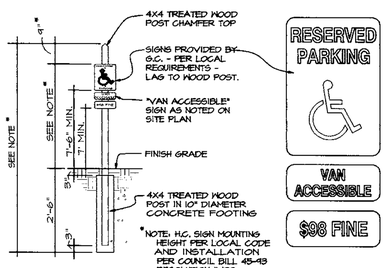
1. STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT INSPECTED YEARLY OR AS REQUIRED BY THE COUNTY, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR PLEXIGLAS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.
2. STORMCEPTOR WATER QUALITY STRUCTURES MUST BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS, CONTACT APPROPRIATE REGULATORY AGENCIES.
3. MAINTENANCE OF STORMCEPTOR UNITS SHOULD BE DONE BY VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS, AND OTHER MATERIALS IN UNIT. THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
4. INLET AND OUTLET PIPES MUST BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST EVERY 6 MONTHS. IF ANY OBSTRUCTIONS ARE FOUND THE OWNER WILL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR WILL BE REPAIRED AS NEEDED.
5. OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



SITE LIGHT DETAIL

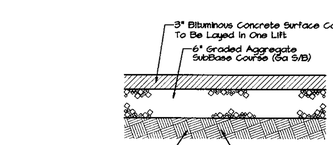
Scale: None

(ALL SITE LIGHTING WILL COMPLY WITH ZONING SECTION 134)



HANDICAP SIGN DETAILS

Scale: None



PROPOSED TYPICAL PARKING LOT LIGHT DUTY PAVEMENT DETAIL

Scale: None

12/13/00

⚠ Redline Revision 2: Added waterline; Adjusted sewer inverts; expanded dumpster; extended stormdrain

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER DATE

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR 5/8/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 5/5/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/17/00 DATE

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer _____ Date 4/4/99
Name Robert D. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-4951
221 Gulnebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1344

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer _____ Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

ADDRESS CHART	
LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-BOI SEWER CODE: 2320000

DATE | REVISION | DATE | M. ROMAN | DATE

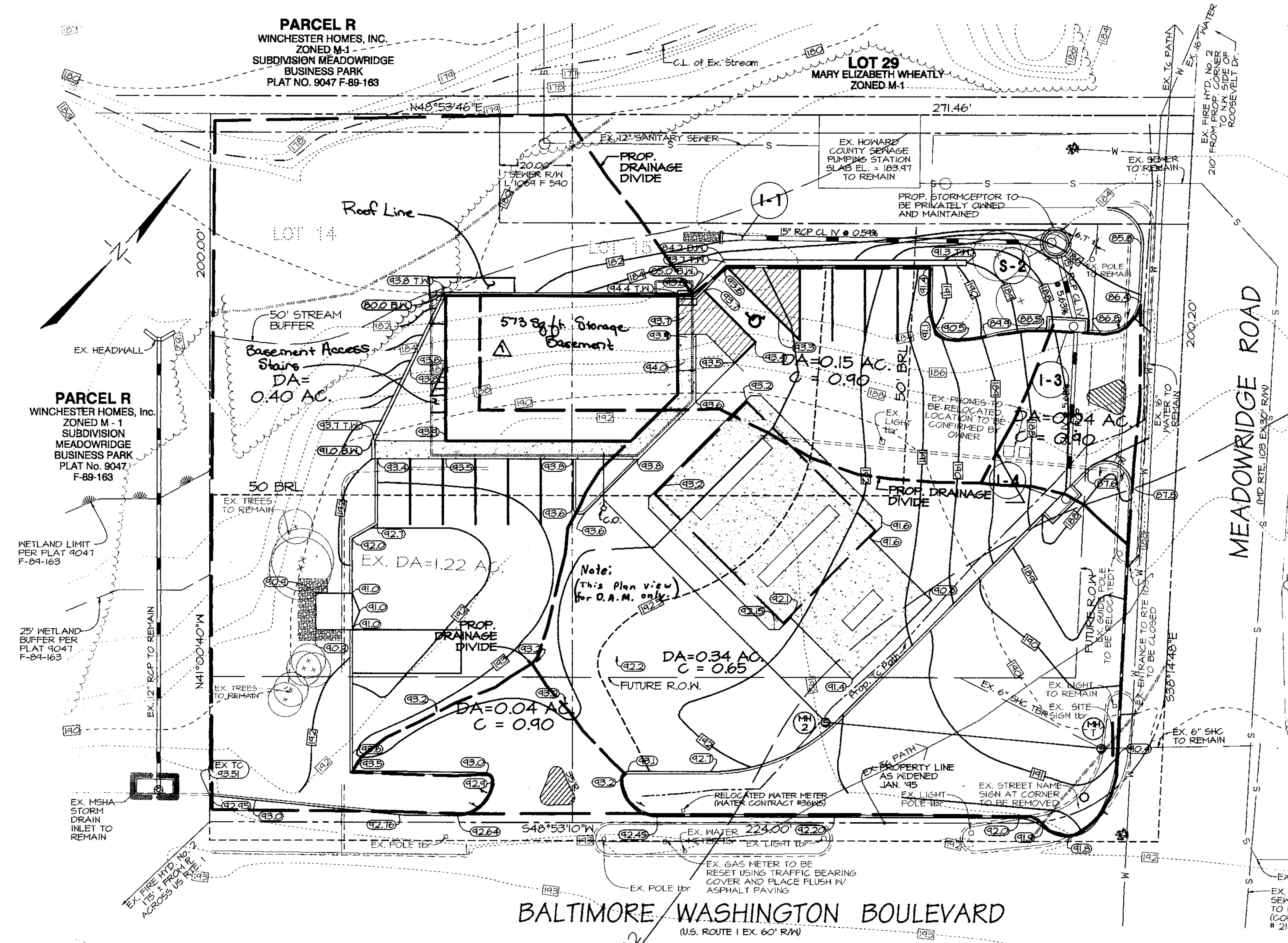
SCALE 1" = 20'
DRAWN BY P.K. Moody III
APPROVED T.DAVIS
DATE Dec. 1998
JOB NO. C98T0111
FOLDER REF.

McCRONE
ENGINEERING ■ ENVIRONMENTAL SCIENCES
LAND PLANNING ■ SURVEYING ■ CONSTRUCTION SERVICES
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY
20 SOUTH CLAY STREET, ANNAPOLIS, MARYLAND 21401
(410) 267-8821 Fax (410) 267-8932

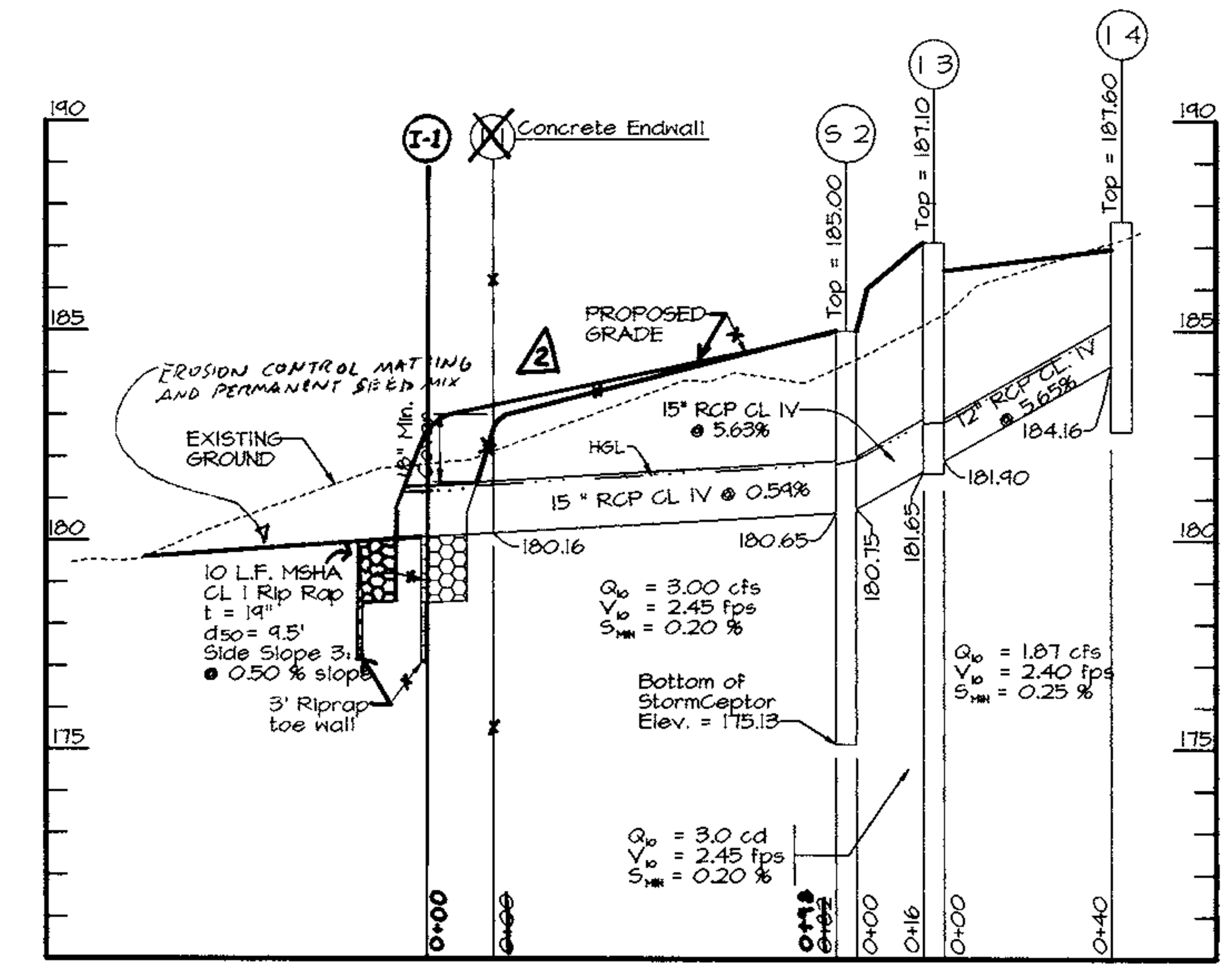
SITE PLAN DETAILS
7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE
LOTS 14 & 15
First Election District
BOARD OF APPEALS CASE No. 96-51 E & V
SP-98-12 E & V
Howard County, Maryland

SHEET NO. 2 OF 9
CADD FILE: 6:\X-tra Mart\Xtramart.pro
FILE NO.

SDP-98-151

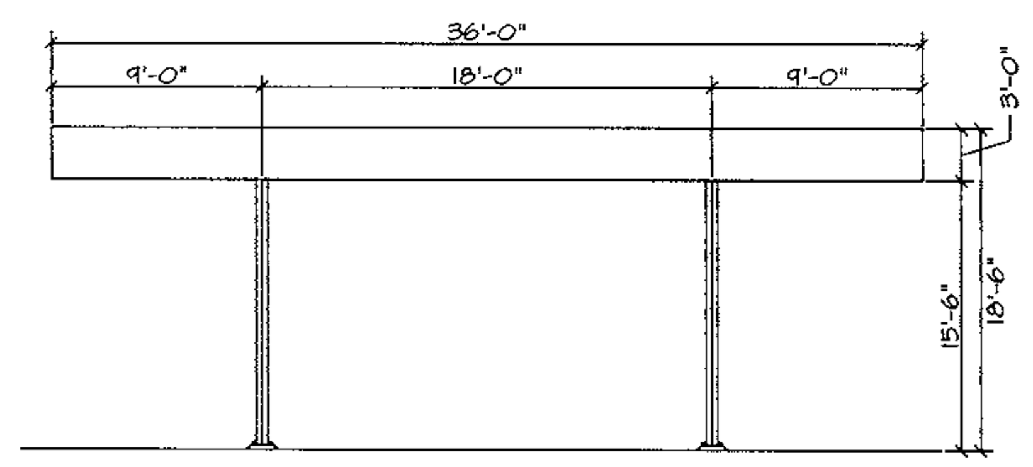


PROPERTY LINE = EXISTING DRAINAGE DIVIDE



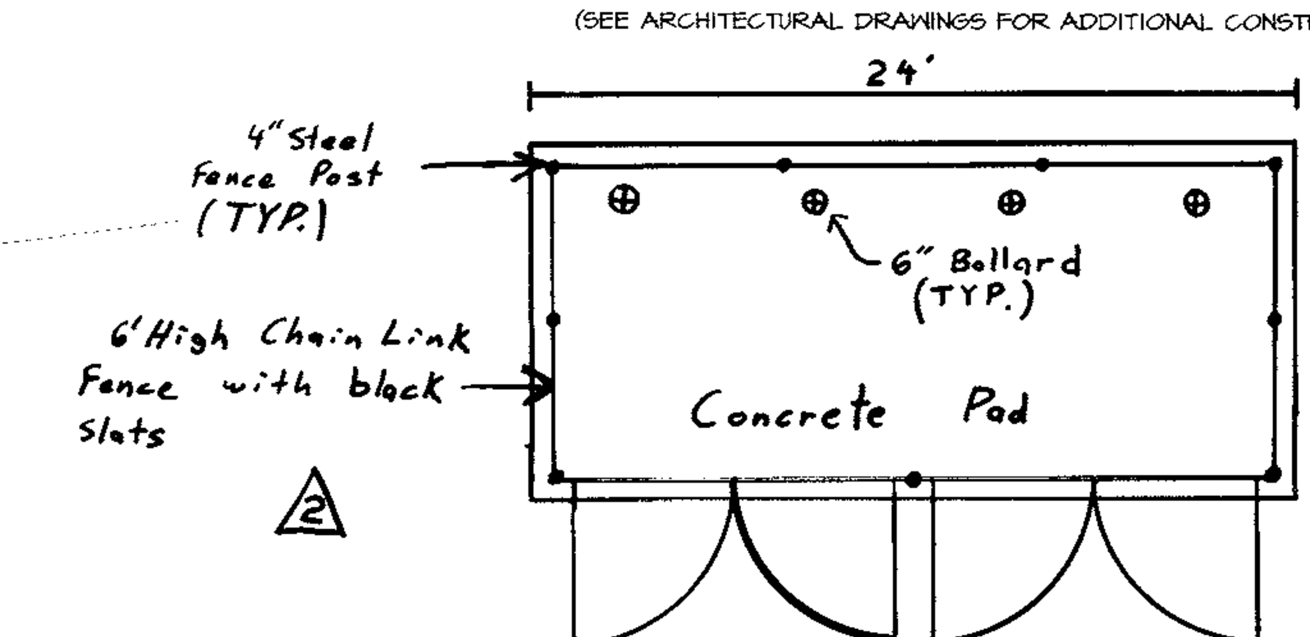
STORM DRAIN PROFILE

SCALE: 1" = 40 ' HORZ.
1" = 4' VERT.

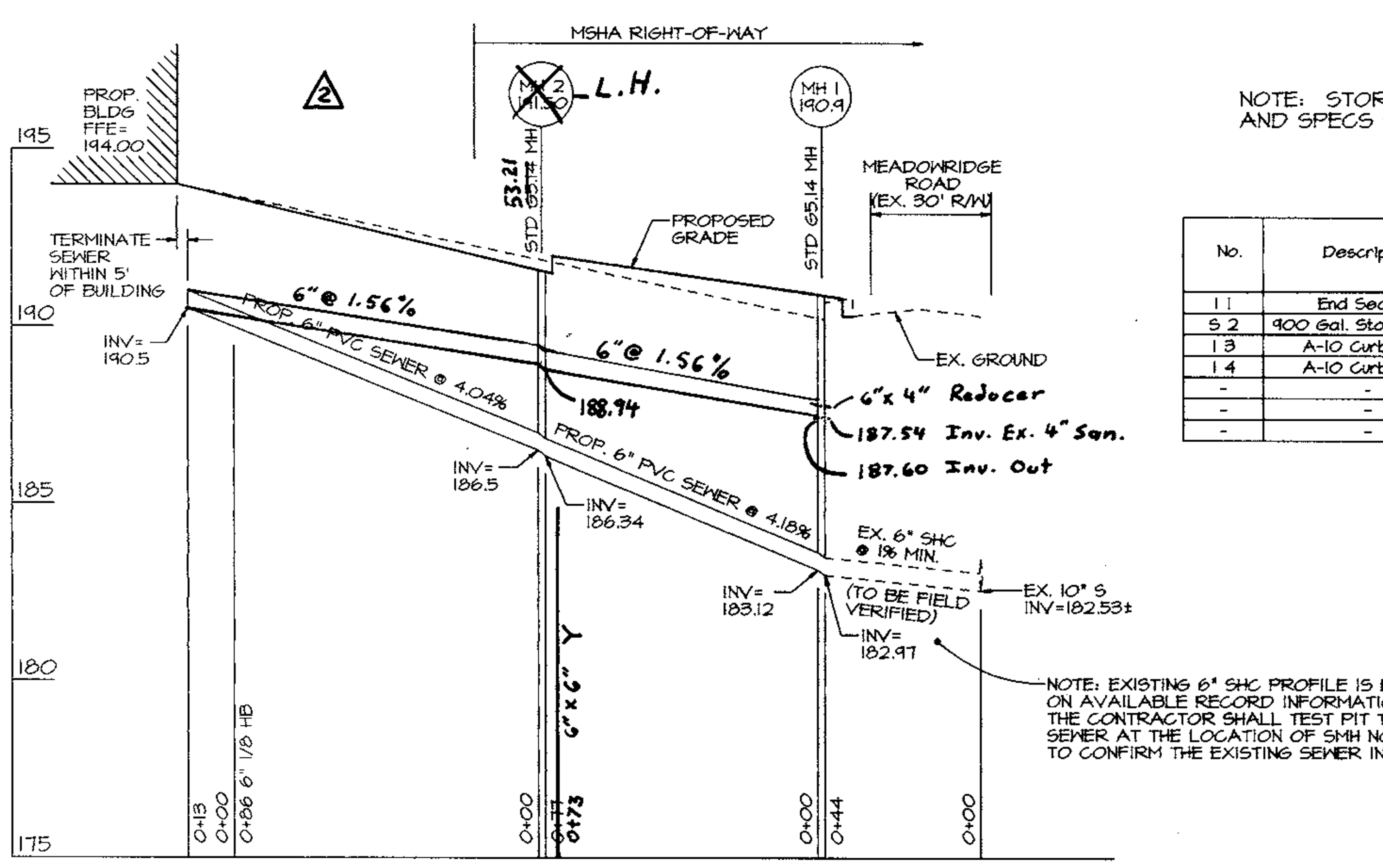


SIDE SECTION
NTS

36'x50' GASOLINE CANOPY DETAIL
(SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION DETAIL)



Concrete Dumpster Pad Detail
NTS



SEWER HOUSE CONNECTION PROFILE

SCALE: 1" = 40 ' HORZ.
1" = 4' VERT.

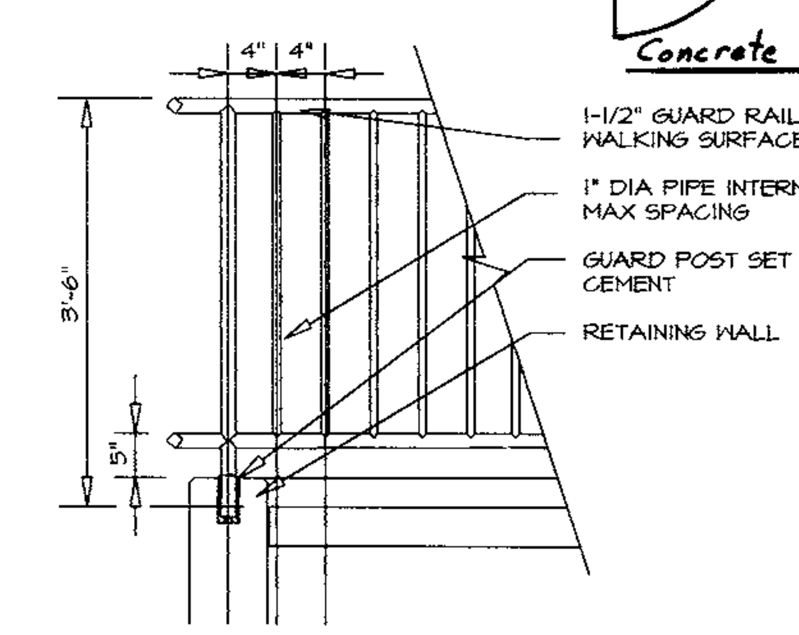
NOTE: STORMCEPTOR DETAILS AND SPECS SHOWN ON SHEET 2

STRUCTURE SCHEDULE

No.	Description	Top Elev.	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. In	Pipe Size Inv. Out	Howard Co. Std. Detail No.	Width
I 1	End Section	-	-	-	-	15" \ 180.16	S.D. 5.51	
S 2	900 Gal. Stormceptor	185.0	-	-	15" \ 180.75	15" \ 180.65	See Detail This Sheet	
I 3	A-10 Curb Inlet	187.1	-	-	12" \ 181.90	15" \ 181.65	S.D. 4.02	2'-6"
I 4	A-10 Curb Inlet	187.6	-	-	-	12" \ 184.16	S.D. 4.02	2'-6"
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	

PIPE SCHEDULE

Size	Type	Class	Length
12"	RCP	IV	42' ±
15"	RCP	IV	94' ±
-	-	-	-
-	-	-	-
-	-	-	-



RETAINING WALL FENCE DETAIL
NTS

Revisions

1 10/19/00 Revision basement sq.ft. acres stairs and roof line per redline Rev. # 1.

12/13/00
2 Redline Revision 2: Added waterline; adjusted sewer inverts; expanded dumpster; extended Stormdrain

These plans for soil erosion and sediment control meet the requirements of Howard Soils Conservation District.

APPROVED : HOWARD SOIL CONSERVATION DISTRICT — 4/13/00 DATE

PLAN NUMBER

Reviewed for the Howard Conservation District and meets the technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE — 4/13/00 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — 5/8/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 5/5/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4/17/00 DATE

ADDRESS CHART

LOT NO.	STREET ADDRESS
LOTS 14 & 15	7300 WASHINGTON BLVD
P/O PARCEL 375	-
-	-
-	-

SUBDIVISION NAME	SECTION NAME	LOT/PARCEL #
WASHINGTON MANOR PARK	SECT. B	LOTS 14 & 15 P/O P.375

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
PB 5 F 13	5	M-1	43	1st	6012

WATER - CODE: 2-B01 SEWER CODE: 2320000

DEVELOPER CERTIFICATION:

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 begining the project. I also authorize periodic on site inspection by the Natural Resources Conservation Service.

Engineer ____ Date 1/4/99
Name Ronald D. Lipford

Owner / Developer

X-tra Mart, Inc.
Property Development
Mr. Tom Daneluk
Phone No.860 935-9951
221 Quinebaug Road
North Grosvenordale, CT 06255-0866

Local Agent

Arel Architects
Attn: Mr. Ron Lipford
5867 Allentown Road
Camp Springs, MD 20746
Phone No. 301 423-8200
Fax No. 301 423-1349

ENGINEER CERTIFICATION:

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 Natural Resources Conservation Service.

Engineer ____ Date 4/20/99
Name Mary E. Roman, MD P.E. 17025

M. ROMAN — 2/23/99 DATE

DATE | DATE | DATE | DATE

MCCRONE
ENGINEERING ▫ ENVIRONMENTAL SCIENCES
LAND PLANNING ▫ SURVEYING ▫ CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621
Fax (410) 267-9932
ANNAPOLIS - CENTREVILLE - ELKTON - PRINCE FREDERICK - SALISBURY

DATE Dec 1998	SCALE 1 = 20'
JOB NO. C19707II	DRAWN BY P.K. Moody III
FOLDER REF.	APPROVED T.DAVIS
DATE	REVISION

D.A.M., PROFILES & DETAILS

7300 WASHINGTON BOULEVARD
X-TRA MART
RETAIL OUTLETS
GAS STATION AND CONVENIENCE STORE

BOARD OF APPEALS CASE No. 96-51 E & V
No. 99-40 E & V
Howard County, Maryland

LOTS 14 & 15
First Election District

SHEET NO. 3 OF 9
CADD FILE: G:\X-tra Mart\Xtramart.pro
FILE NO.

PLOT ... Wed 30 Dec 1998 @ 10:11:49AM

SDP-98-151