

ROUTE 175 COMMERCIAL

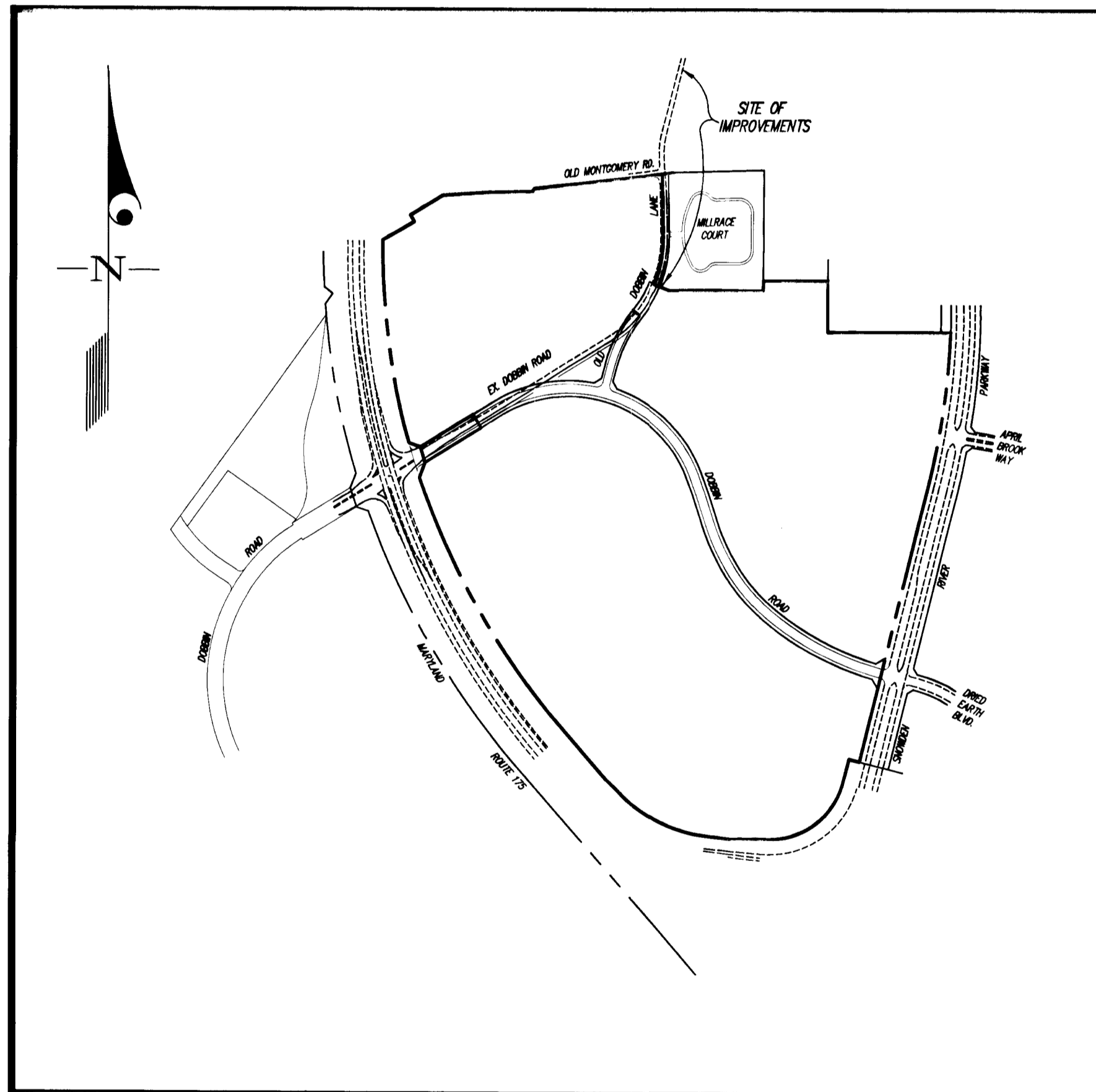
GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: OLD DOBBIN LANE
TAX MAP: 36
ZONING: N/A
ELECTION DISTRICT: 6
GROSS AREA OF TRACT: N/A
- SEE COUNTY FILES NO.'s : SP-93-10, FDP PHASE 220, F96 - 41, F93-130, F-94-52, FDP PHASE 220-A-II
- TOPOGRAPHY SHOWN HAS A 2' CONTOUR INTERVAL AND WAS PHOTOGRAPHED BY MAPPING ASSOCIATES, INC. IN 1989. EXISTING SPOT ELEVATIONS SURVEYED BY GLW.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
SITE IS IN METROPOLITAN DISTRICT.
- HORIZONTAL AND VERTICAL CONTROL BASED ON HOWARD COUNTY CONTROL STATIONS 37DR AND 36 1A
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM BEST AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF CONSTRUCTION. ANY DISCREPANCIES MUST BE COMMUNICATED TO THE ENGINEER AT ONCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS /BUREAU OF CONSTRUCTION INSPECTION AT 1 (410) 313 - 1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THE PLANS.
MISS UTILITY 1-800-257-7777
BELL ATLANTIC COMPANY 729-9976
HOWARD COUNTY BUREAU OF UTILITIES 313-4900
AT&T CABLE LOCATION DIVISION 393-3553
BALTIMORE GAS & ELECTRIC CO. 850-4620 & 787-9068
- TYPES OF STORM DRAINS REFER TO THE STANDARD DETAILS OF HOWARD COUNTY AND MSHA.
- TRENCH COMPACTION FOR STORM DRAINS WITHIN ROADS AND STREET RIGHT - OF - WAYS LIMITS SHALL BE IN ACCORDANCE WITH "HOWARD COUNTY DESIGN MANUAL", VOL. IV, STANDARD G-2.01.
- CONCRETE SIDEWALK RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND AS INDICATED ON THE PLANS. THE RAMPS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) 1992, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH "HOWARD COUNTY MANUAL", VOL. IV.
- SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH "1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOILS EROSION AND SEDIMENT CONTROL."
- STREET TREES LOCATIONS SHOWN ARE TENTATIVE AND ARE TO BE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS AND BUILDER'S LANDSCAPE PROGRAM. FINANCIAL SURETY FOR THE REQUIRED 32 TREES IN THE AMOUNT OF \$8,000 SHALL BE PART OF THE DEVELOPER'S AGREEMENT.
- SEE SHEET 4 OF 4 FOR STREET TREE DETAIL.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET TREES SHALL BE PLANTED A MINIMUM OF FIVE (5) FEET FROM STORM DRAIN, WATERLINE OR SEWER PIPE MANHOLES; ALSO A MINIMUM OF TWENTY (20) FEET FROM STREET LIGHTS.

CONSTRUCTION PLAN FOR

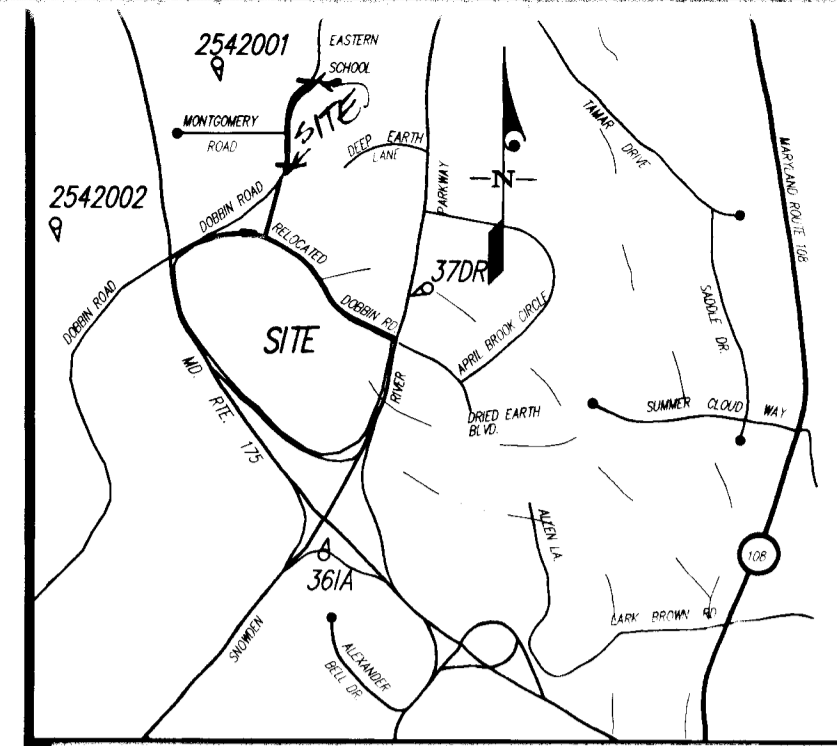
OLD DOBBIN LANE IMPROVEMENTS

STA. 4+39 TO STA. 33+75.0 VLR 4/3
(EQUALITY STATION @ 8+60.21 = 25+00)



KEY MAP

SCALE : 1" = 600'



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROP. TOP OF CURB ELEVATION
- EX. 12" W EXISTING WATER MAIN
- EX. 8" S EXISTING SEWER MAIN
- EX. 18" SD EXISTING STORM DRAIN
- EX. C&G EXIST. CURB/CURB & GUTTER
- PROP. C&G PROP. CURB & GUTTER
- EX. PAVING EXISTING PAVING
- EX. PAVING TO BE REMOVED
- PROP. PAVING PROPOSED PAVING
- EX. CONTOUR EXISTING CONTOUR
- PROP. CONTOUR PROPOSED CONTOUR
- EX. ST. TREES EXISTING STREET TREES
- PROP. ST. TREES PROPOSED STREET TREES

BENCHMARK DESCRIPTION

STATION 2542001 (CONCRETE MONUMENT)
ELEV. 426.971 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED ON B.G. & E. TRANSMISSION LINES 1060± S.W. OF DOBBIN ROAD

BENCHMARK DESCRIPTION

STATION 2542002 (CONCRETE MONUMENT)
ELEV. 363.638 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED 1000± WEST OF RTE. 175 ON TRANSMISSION LINE @ G.E. TOWER 19-E.

BENCHMARK DESCRIPTION

STATION 37DR (1/2 REBAR)
N. 169281.1794, E. 416566.7155 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED 0.45± MILES NORTH OF RTE. 175 AND 46± EAST OF THE EAST CURB OF SNOWDEN RIVER PKWY.

BENCHMARK DESCRIPTION

STATION 361A (CONCRETE MONUMENT)
N. 169205.9263, E. 416313.5119 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED @ THE SOUTHEAST CORNER OF THE INTERSECTION OF SNOWDEN RIVER PARKWAY AND RTE. 175 3± FROM CURB AND 5.7± FROM GUARDRAIL END.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Richard M. Daniels 9-3-96
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Blood 10/17/96
Chief, Division of Land Development and Research Date

MK 10/17/96
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

REVISION	DATE	BY	APP'R.

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
(410) 992-6027

16TH ELECTION DISTRICT

Handwritten signature

COVER SHEET

ROUTE 175 COMMERCIAL

F-96-174

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	TOWN CENTER	95-003
DATE	TAX MAP No.	SHEET
JUNE 1996	36	1 OF 4

HOWARD COUNTY, MARYLAND

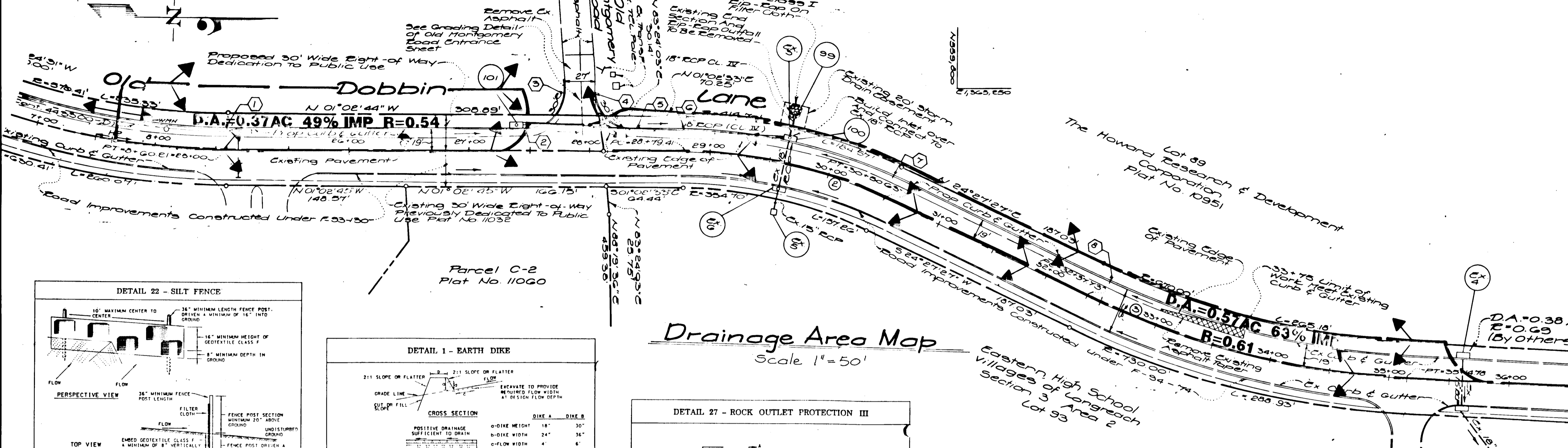
F-96-174

1787

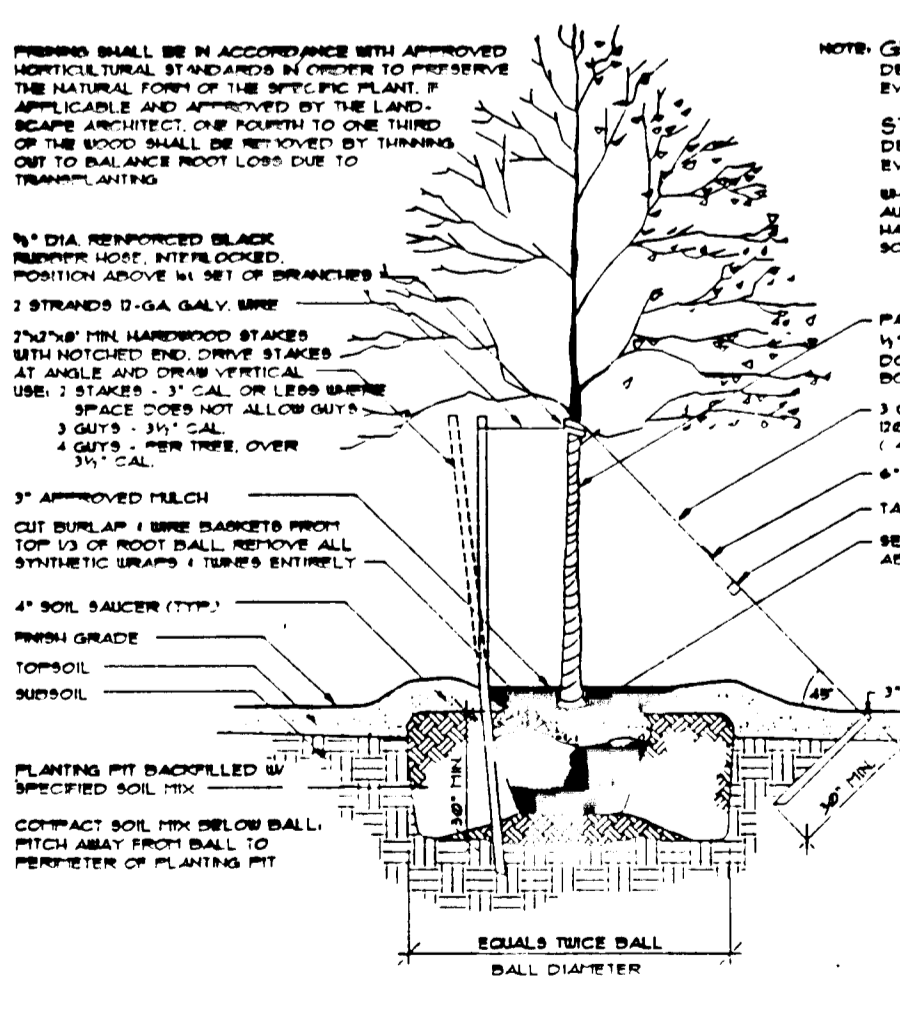
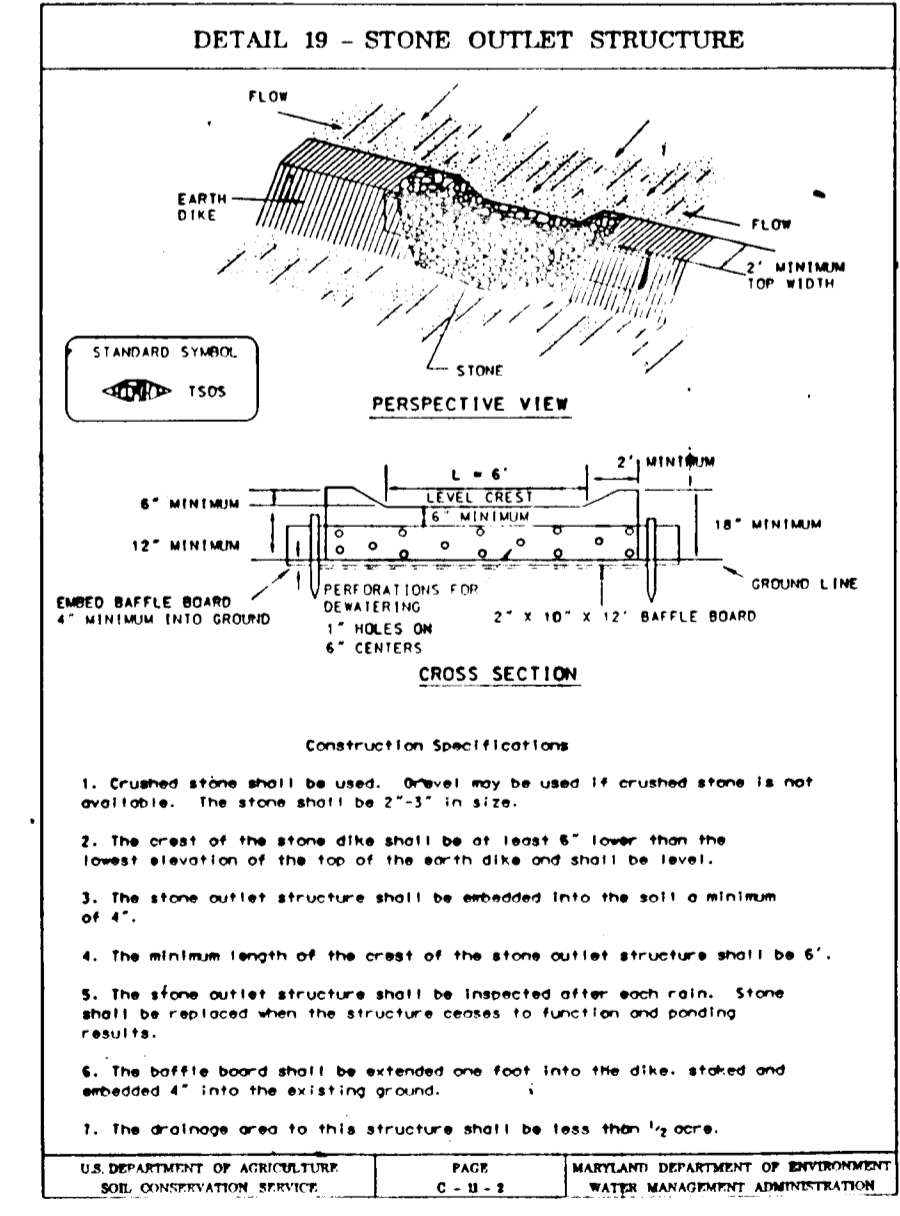
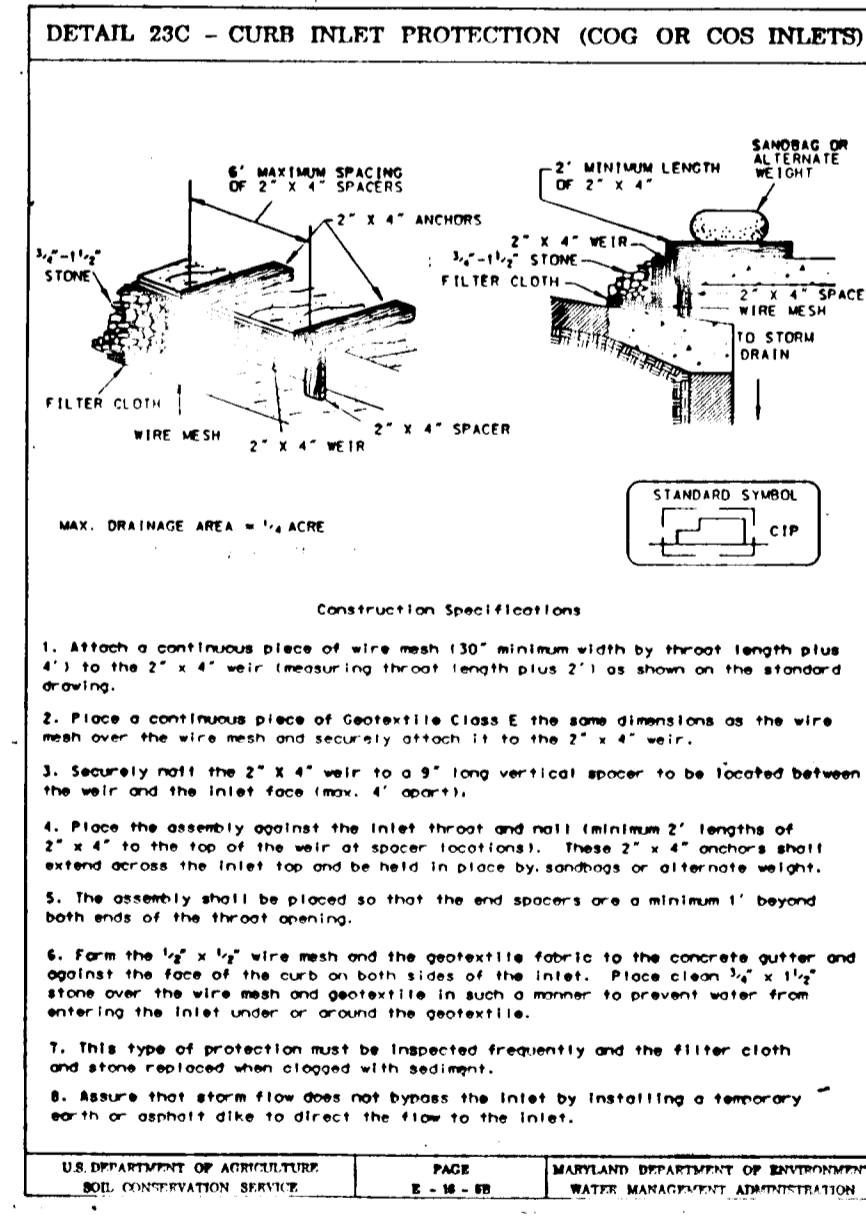
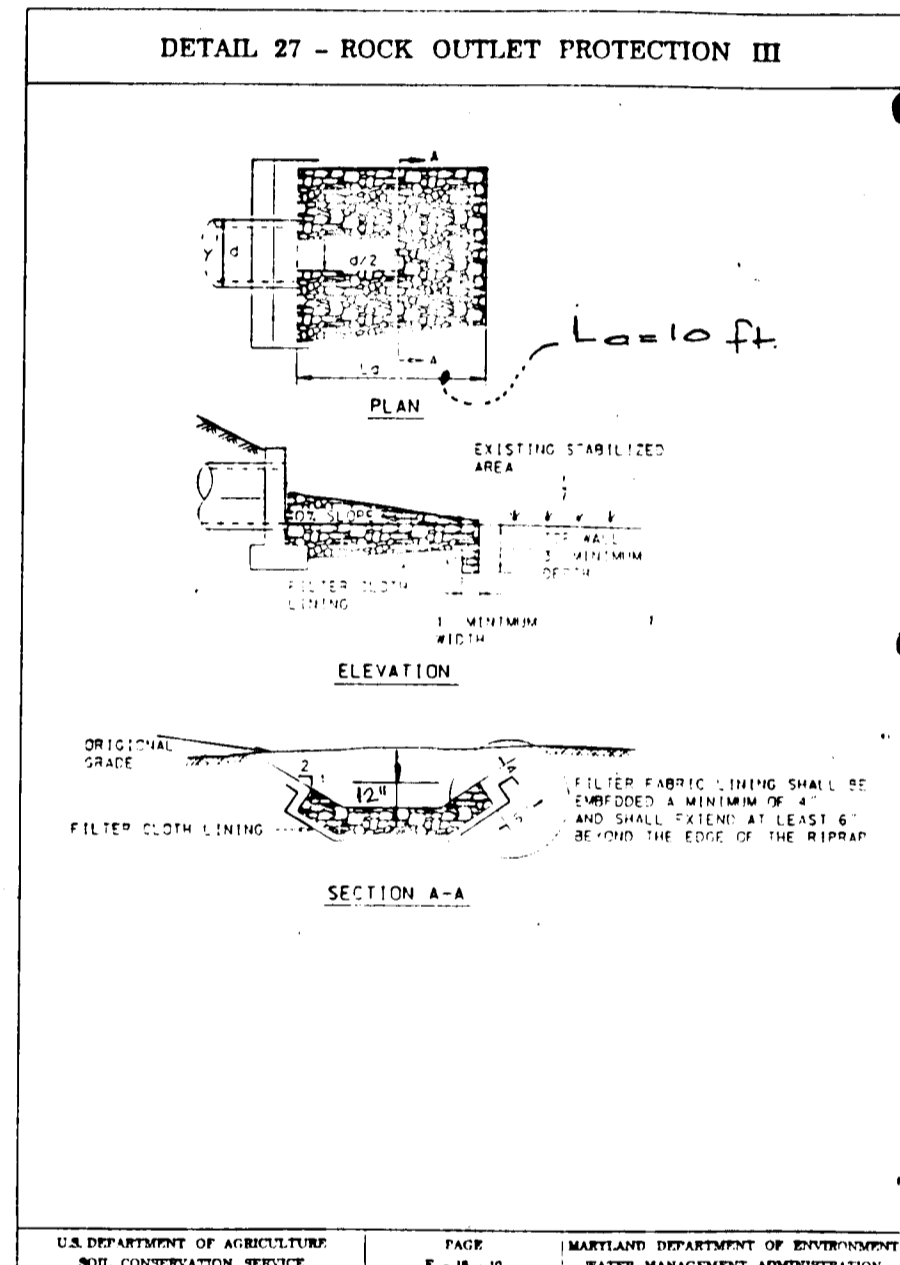
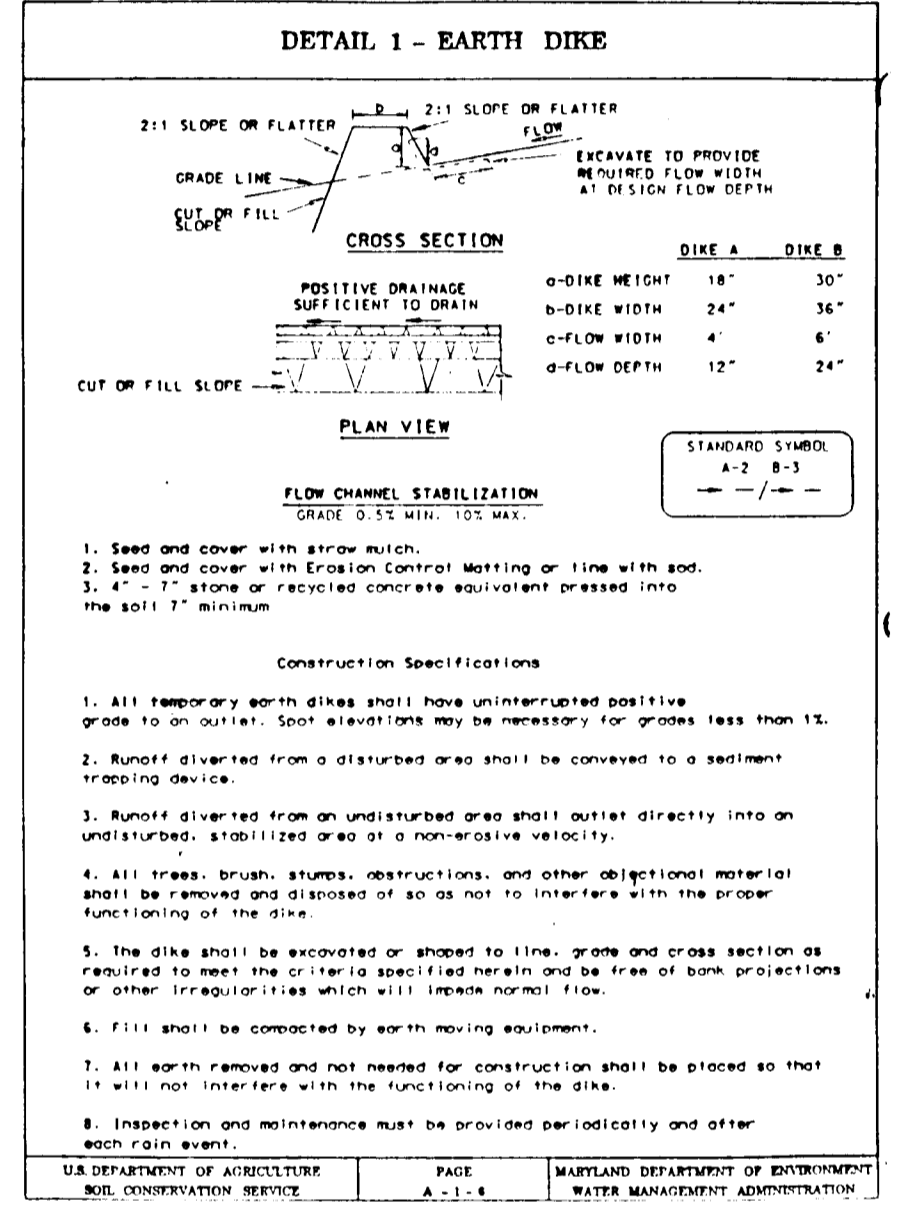
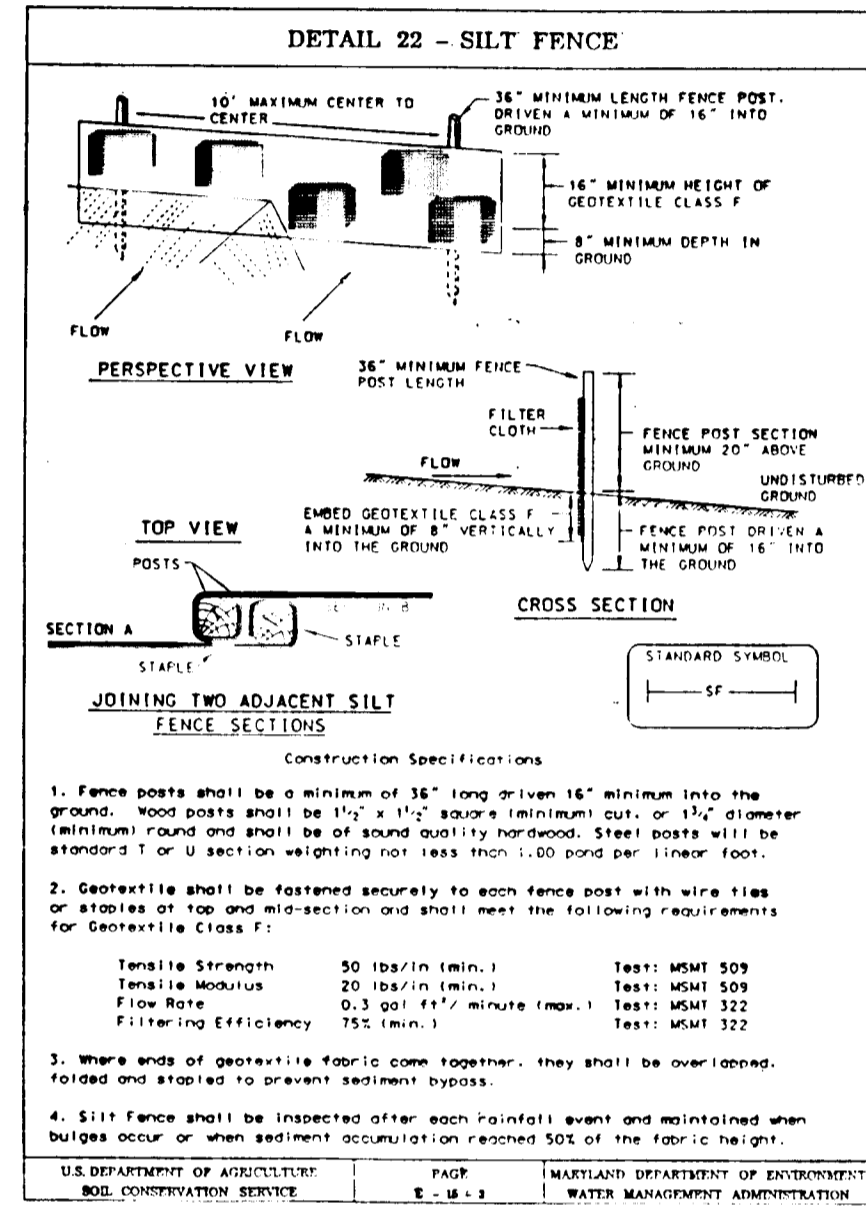
The Howard Research & Development Corporation
Liber 1535 folio 193

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Conduct pre-construction meeting. (1 day)
3. Install sediment control devices per plan. (3 days)
4. Clear and strip within limits of disturbance. (3 days)
5. Rough grade road widening. (1 week)
6. Construct storm drain system. (1 week)
7. Construct curb and gutter. (2 weeks)
8. Install new pavement, mill and remove existing pavement where indicated. (2 weeks)
9. Install street trees and lighting. (1 week)
10. Stabilize all disturbed areas. (1 week)
11. Remove sediment control devices with prior approval of Sediment Control Inspector. (1 day)



Drainage Area Map
Scale 1" = 50'



TEMPORARY SEEDING NOTES

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

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

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding leucaena (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrolled, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject for immediate further disturbance where a permanent long-lived vegetative cover is needed.

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

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.8 lbs/1000 sq ft) of seeding leucaena. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrolled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

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

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (301) 992-2437.

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31), sod (Sec. 34), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis:

Total Area of Site	: 0.70	Acre
Area Disturbed	: 0.67	Acre
Area to be seeded or paved	: 0.27	Acre
Area to be vegetatively stabilized	: 0.41	Acre
Total Cut	: 390	Cu. Yds.
Total Fill	: 390	Cu. Yds.

Off-site waste/borrow area location: _____

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 control must be provided, if deemed necessary by the Howard County DPW 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 approvals may not be authorized until this initial approval by the inspection agency is made.

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
6-12-96
Date

DEVELOPER'S/BUILDER'S CERTIFICATE
I/We certify that all development and/or 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 Maryland 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 HSCD.
6/12/96
Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
8/26/96
Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
8/26/96
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Ronalds 9-3-96
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Blood 10/17/96
Chief, Division of Land Development and Research Date

APPROVED: HOWARD COUNTY DEPARTMENT OF ENGINEERING
MK 10/17/96
Chief, Development Engineering Division Date

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD 20886
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
08-21-96	ADDRESSED NO. CO. COMMENTS		

PREPARED FOR:
The Howard Research & Development Corp
The Rouse Building
10875 Little Patuxent Pkwy
(410) 992-0027

Drainage Area Map & Sediment Control Details
Route 175 Commercial
6th Election District
Howard County, Maryland

DES. TIME	SCALE	ZONING	G.L.W. FILE NO.
DRN.	AS SHOWN		95003
E.V.T.	DATE	TAX MAP NO.	SHEET
CHK.	JUNE 1996		4 OF 4