

GENERAL NOTES

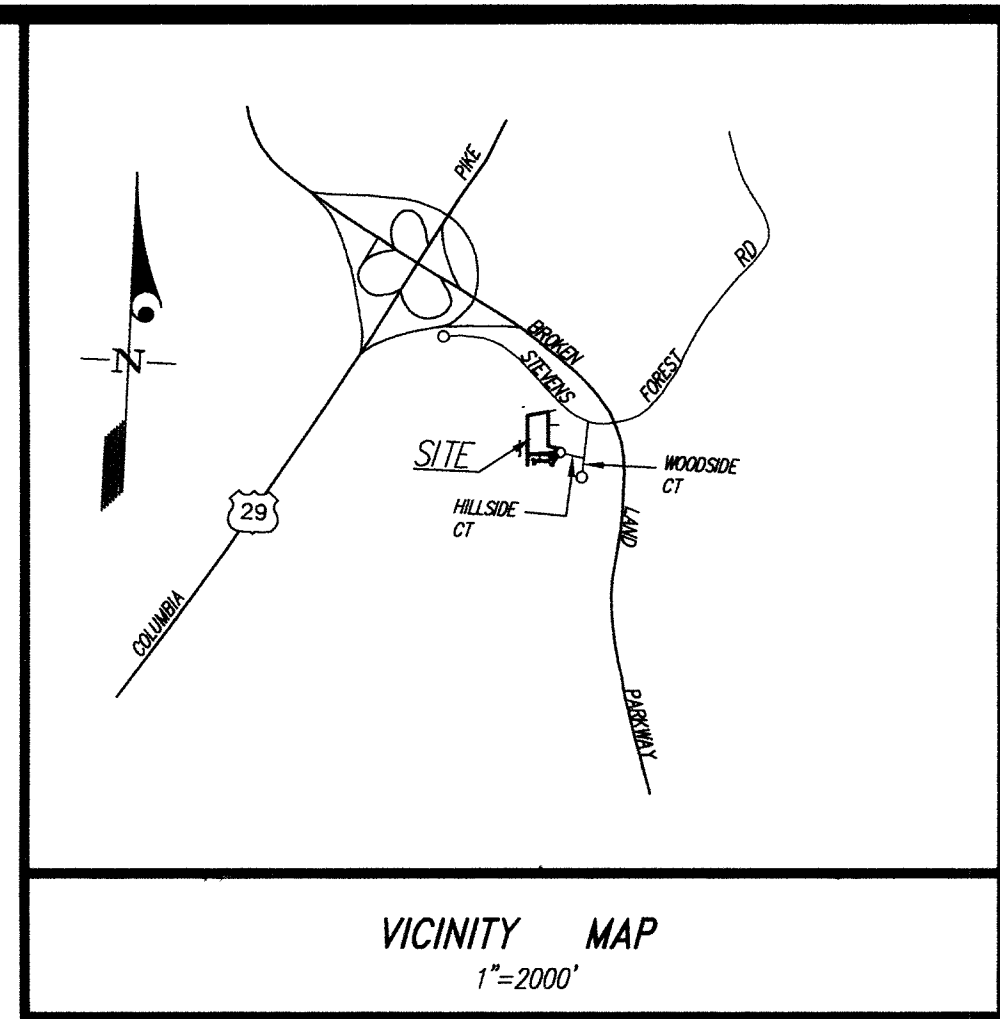
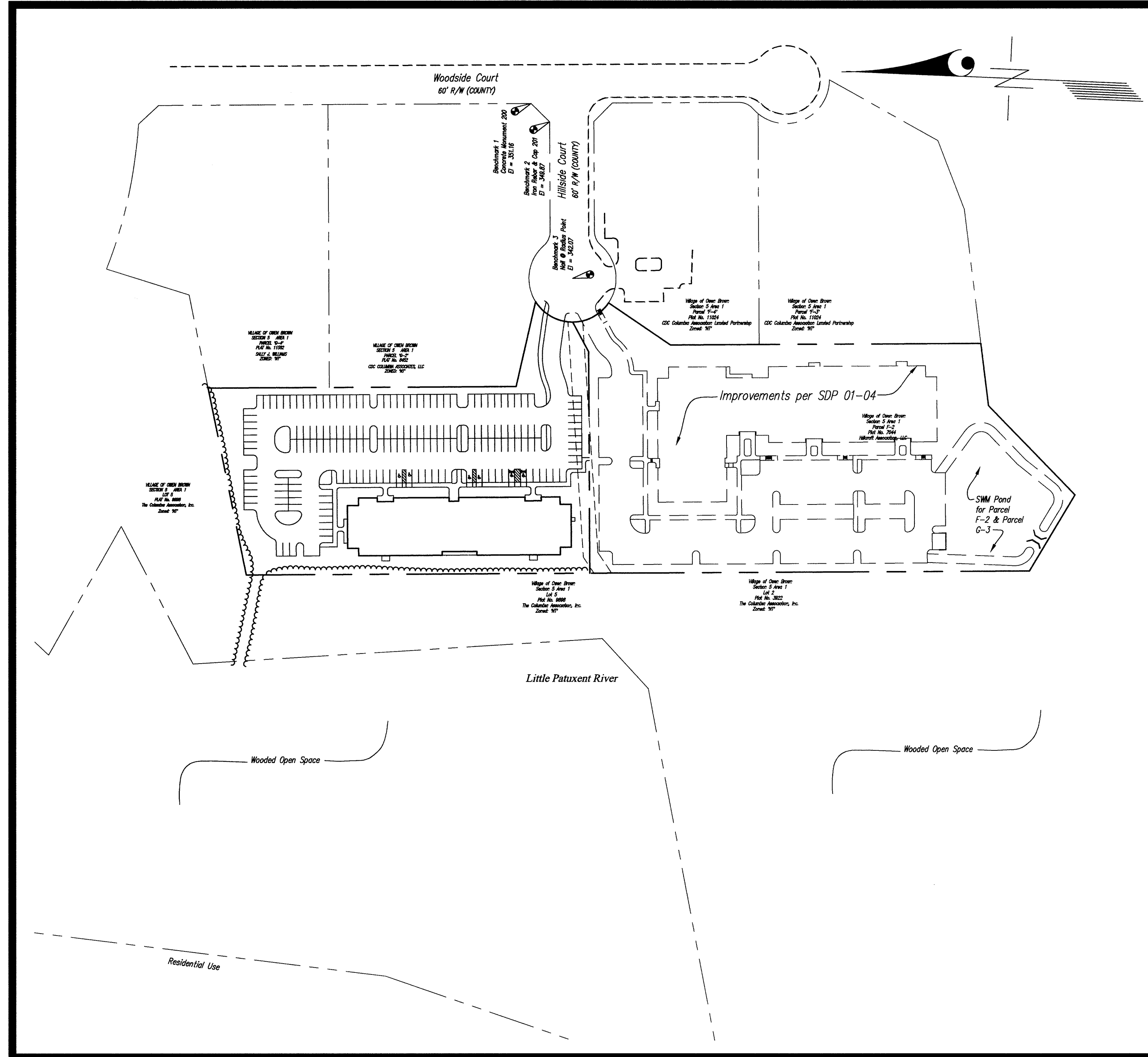
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Area of Parcel: 3.028 Ac. Disturbed Area: 3.0 Ac.
- 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.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography was determined by GLW field survey dated August 2000 using the benchmarks shown on the key map on this sheet.
- Coordinates and bearings are based upon the MD State Plane System (NAD '27).
- Water and sewer shown is public and private as shown on the plan. Proposed public per contract # 24-3944-D.
- All existing water and sewer is shown per Contract No. 24-1482-D.
- All existing public storm drain is per F-87-02.
- Stormwater management is provided on Parcel F-2 under SDP-01-04. Management consists of a detention basin for quantity control with a stormceptor for quality control. All SWM is to be privately owned and maintained. All proposed storm drain is private.
- All curb radii are 5' unless noted otherwise.
- Utility information taken from approved final construction plans for development.
- Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 5' wide, except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (Cl. 51) for 4" and 6" water house connections and D.I.P. (Cl. 50) for 8" water house connections.
- For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment.
- Use trench bedding class "C" for storm drains. See Howard County Standard G 2.01 for more information.
- Paved areas indicated are private except as noted.
- Project background: See Dept. of Planning & Zoning File Numbers: F-87-02, FDP-149-A-II, SDP-01-04.
- Recording reference: Plat No. 8452.
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All water meters shall be located inside buildings. The building is to be sprinklered.
- The proposed water and sewer house connection alignments indicated on the plans, from the proposed utility stubs to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
- The proposed roof drain alignment connections indicated on the plans, from the stubs to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
- Maintain 2% cross-slopes on sidewalks, per standard details. Where sidewalk is adjacent to building, slope away from building, and utilize expansion joint material and sealer in the joint between the sidewalk and the building wall.
- Sufficient sight distance per the Howard County Design Manual must be provided at all access points. Any landscaping that obstructs the line of sight must be relocated.
- An A.P.F.O. traffic study is included with this submission.
- There is no floodplain on this site.
- There are no wetlands on this site.
- Horizontal and vertical control are based on Howard County Street right-of-way Points.
- There are no known grave sites or cemeteries on this site.
- All outside lighting shall comply with Zoning Regulation Section 134 which requires lights to be installed to direct/reflect downwards and inwards on site away from all adjoining public streets and residential areas, and in compliance with HRO's alternative compliance approval. Typical parking lighting to be 400 Watt (32,000 lumen) metal halide lights, arm mounted rectilinear cutoff fixture on 25' bronze finish fiberglass poles in the locations shown on sheet 2. See electrical drawings to be submitted with the building permit package for more complete information.
- This site is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202 (b) (1) (iv), a planned unit development.
- As shown on sheet 5, a financial surety for the required landscaping must be posted as part of the DPW Developers Agreement in the amount of \$10,350.

SITE DEVELOPMENT PLAN

VILLAGE OF OWEN BROWN

SECTION 5 AREA 1

PARCEL 'G-3'



- BENCHMARK**
- Concrete Monument 200 at Northernmost R/W corner Woodside Court & Hillside Court. EL. = 351.16
 - Rebar and cap at Northwest R/W corner Woodside Court & Hillside Court. EL. = 349.87

SITE ANALYSIS

- Area of site: 3.028 ac.
- Disturbed Area: 3.0 ac.
- Present Zoning: New Town (Employment Center - Commercial)
- Proposed Use: Office
- Leasable Floor space: 43,221 s.f.
Gross Floor Space: 45,311 s.f.
- Total number of Parking Spaces required: 87
(Based on General Office use @ 2 spaces/1000 s.f. leasable)
- Total number of Handicap Spaces required: 6
(Including 1 Van Accessible Space)
- Total number of Parking Spaces provided: 185
(Includes 6 handicap spaces; provides a parking ratio of 4.3 sp./1000 s.f.)
- Total number of Handicap Spaces provided: 6
(Including 2 Van Accessible spaces)
- Building coverage: 22,513 s.f.
- Floor/Area ratio (F.A.R.): 45,311/131,900 = 0.34

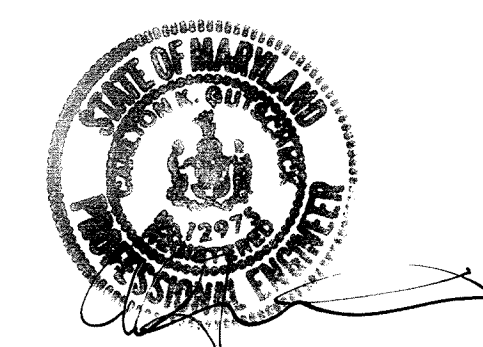
KEY MAP
SCALE: 1"=100'
SHEET INDEX

- Cover Sheet
- Site Development Plan
- Site Details/Paving Plan
- Landscape Plan
- Landscape Notes & Details
- Drainage Area Map
- Utility Profiles & Schedules
- Sediment and Erosion Control Plan
- Sediment Control Notes and Details

On October 23, 2002, WP 03-27 was granted, establishing a new deadline for the filing of a building permit application of September 27, 2003.

WP-04-45 NOTE
ON 11/5/03, THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING GRANTED A WAIVER TO SECTIONS 16.156 (m)(1)(i) and 16.156 (m)(2), TO EXTEND THE TIME LIMIT FOR APPLYING FOR A BUILDING PERMIT TO 9/27/04.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 9/27/01
 Director Date
[Signature] 9/25/01
 Chief, Division of Land Development Date
[Signature] 9/19/01
 Chief, Development Engineering Division Date



ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
G-3	6310 HILLSIDE COURT

WATER CODE: E 13	SEWER CODE: 5410000
SUBDIVISION NAME: VILLAGE OF OWEN BROWN	SECTION/AREA: 5/1
PLAT: 8452	ZONE: NEW TOWN
TAX MAP: 36	BLOCK: 14
ELEC. DIST.: 6	CENSUS TRACT: 6067.01

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

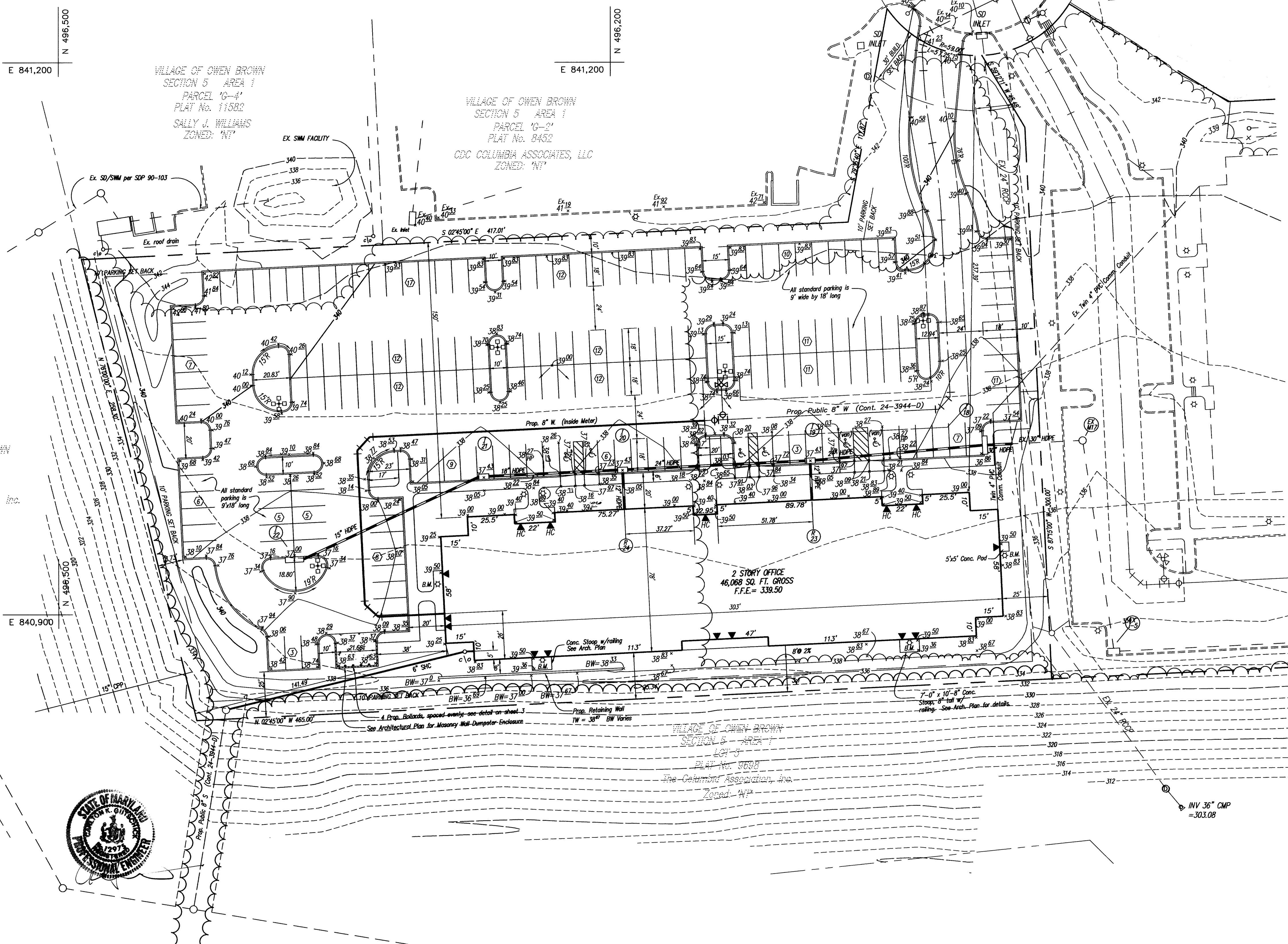
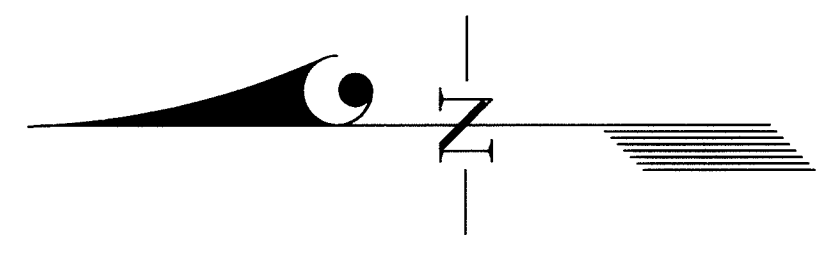
PREPARED FOR: **OWNER**
 Hillcroft Associates 2, LLC
 c/o Meredith Brothers Abenhouse
 The Stone Mill
 1340 Smiths Avenue, Suite 200
 Baltimore, Maryland 21209
 Attn: Mr. Richard P. Mandak
 410-779-1208

COVER SHEET		
VILLAGE OF OWEN BROWN		
SECTION 5 AREA 1 ~ PARCEL 'G-3'		
PLAT No. 8452 (HILLCROFT EXECUTIVE PARK)		
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 00151
DATE: Aug. 22, 2001	TAX MAP - GRID: 36 - 14	SHEET: 1 OF 9

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LEGEND

- 366 --- EX. CONTOUR
- 300 --- PROP. CONTOUR
- EX --- EX. TREETLINE
- PROP --- PROP. TREETLINE
- EX --- EX. STORM DRAIN
- PROP --- PROP. STORM DRAIN
- EX --- EX. LIMIT OF DISTURBED AREA
- SVB --- SVB
- FB --- 100 YR FLOODPLAIN
- FC --- 100 YEAR FLOODPLAIN BUFFER
- W --- FOREST CONSERVATION BUFFER
- MB --- WETLANDS
- --- WETLANDS BUFFER
- --- EX. STREAM
- --- RIP-RAP
- --- SANITARY SEWER
- --- WATERLINE
- --- CONCRETE CURB & GUTTER (6", HO. CO. R. 3.01)
- --- LANDSCAPE FENCE
- --- SIDEWALK RAMP TYPE 'C'
- --- PARKING SPACE COURT
- --- STORM DRAIN STRUCTURE
- ☆ B.M. BUILDING MOUNT SITE LIGHT
- ☆ LOW WATT BOLLARD LIGHT
- LIGHT POLES
- --- CONC. SIDEWALK, HO. CO. R. 3.05



250-watt HPS Vapor Pendant fixture (color) mounted at 30' on a bronze fiberglass pole using a 12" arm. Located at driveway centerline station 0+47, 22' Rt. (4' min. behind face of curb).

- NOTES:**
1. ▲ Denotes building ingress/egress points. The grade at these locations is 339.50. Five (5) feet from these points the outside finished grade is 339.40.
 2. ▲ HC Denotes a handicap accessible ingress/egress.
 3. See Architectural Plan for paver details at building entrances.
 4. Spot shots along the face of curb are flow line grades unless specifically labeled otherwise.

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
LOT 5
PLAT No. 8630
The Columbia Association, Inc.
Zoned: 'NT'

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PARCEL 'G-1'
PLAT No. 11582
SALLY J. WILLIAMS
Zoned: 'NT'

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PARCEL 'G-2'
PLAT No. 8452
CDC COLUMBIA ASSOCIATES, LLC
Zoned: 'NT'

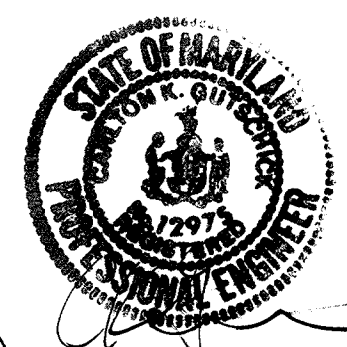
APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 3-21-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Carol R. Ruff 9/27/01
Director Date

Condi Benoit 9/25/01
Chief, Division of Land Development and Research Date

John J. Sauer 9/19/01
Chief, Development Engineering Division Date



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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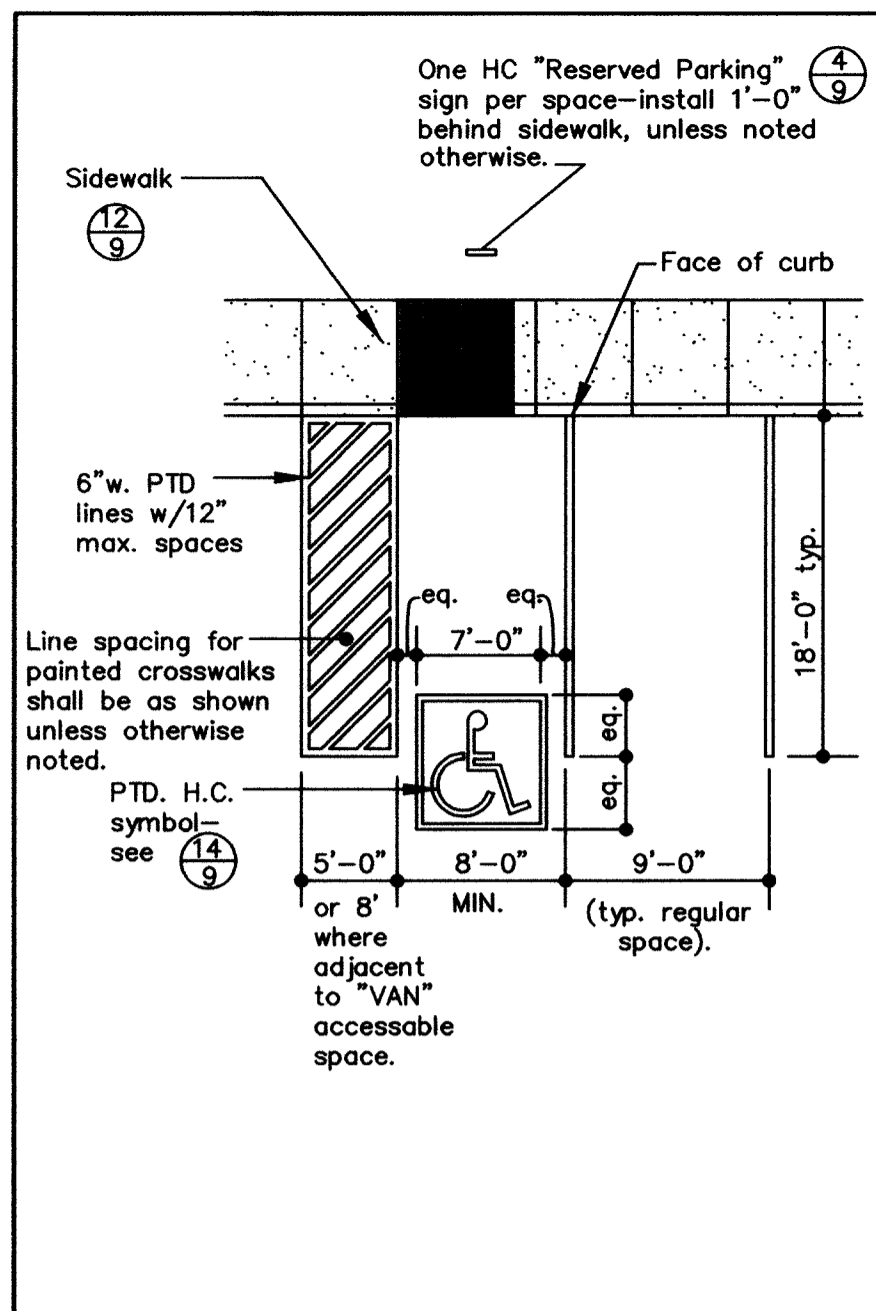
CONTRACT PURCHASER:
Hickoff Associates 2, LLC
c/o Manick Brothers Abesshouse
The Stone Mill
1340 Smith Avenue, Suite 200
Baltimore, Maryland 21209
Attn: Mr. Richard P. Manick
410-778-1209

OWNER:
The Howard Research and Development Corporation
10275 Little Patuxent Parkway
Columbia, Maryland 21044
Attn: Mr. Edward Ely
410-992-8000

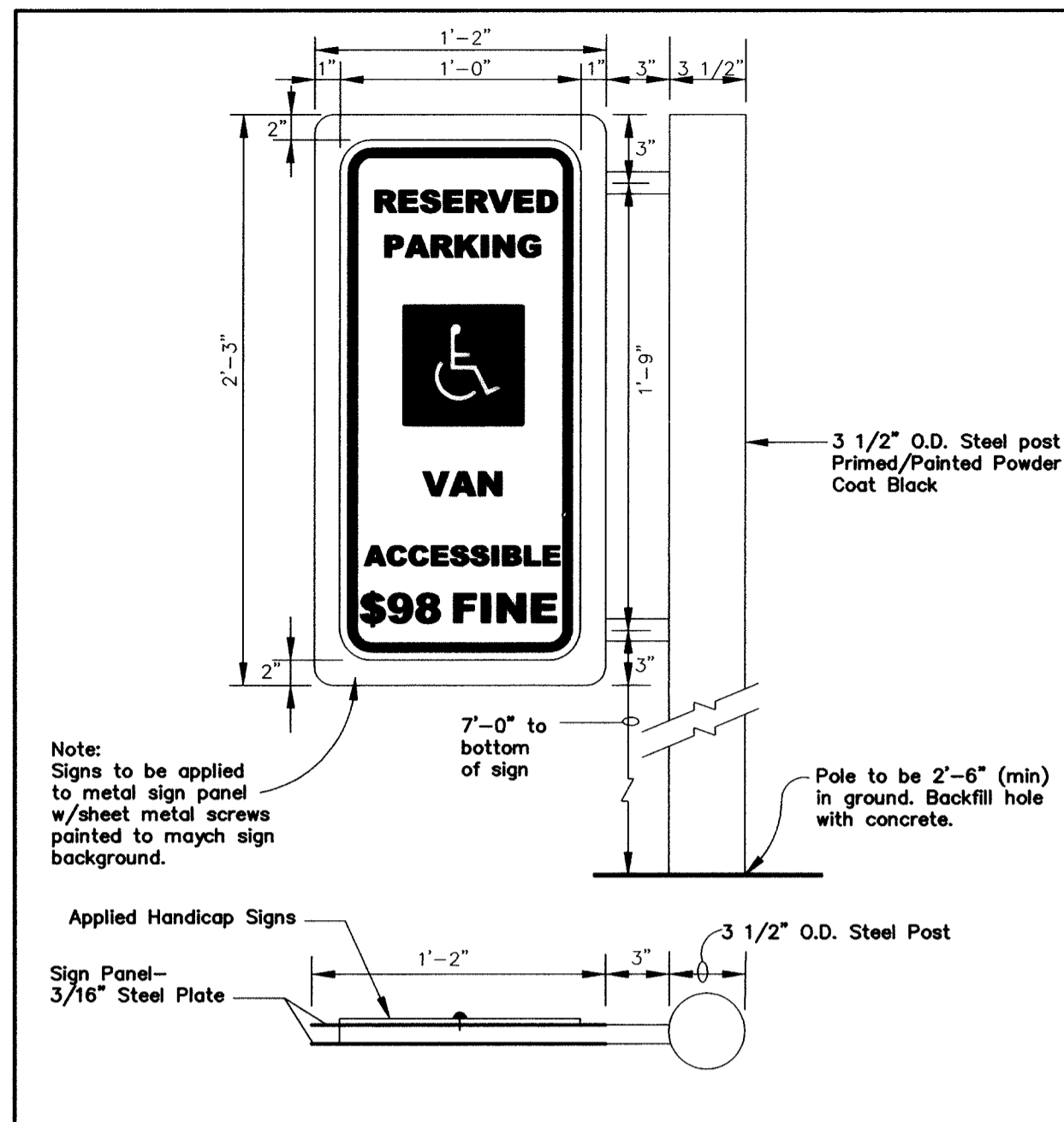
SITE DEVELOPMENT PLAN
VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PARCEL "G-3"
PLAT No. 8452

SCALE 1"=30'	ZONING NT	G. L. W. FILE No. 00151
DATE Aug. 22, 2001	TAX MAP - GRID 36 - 14	SHEET 2 OF 9

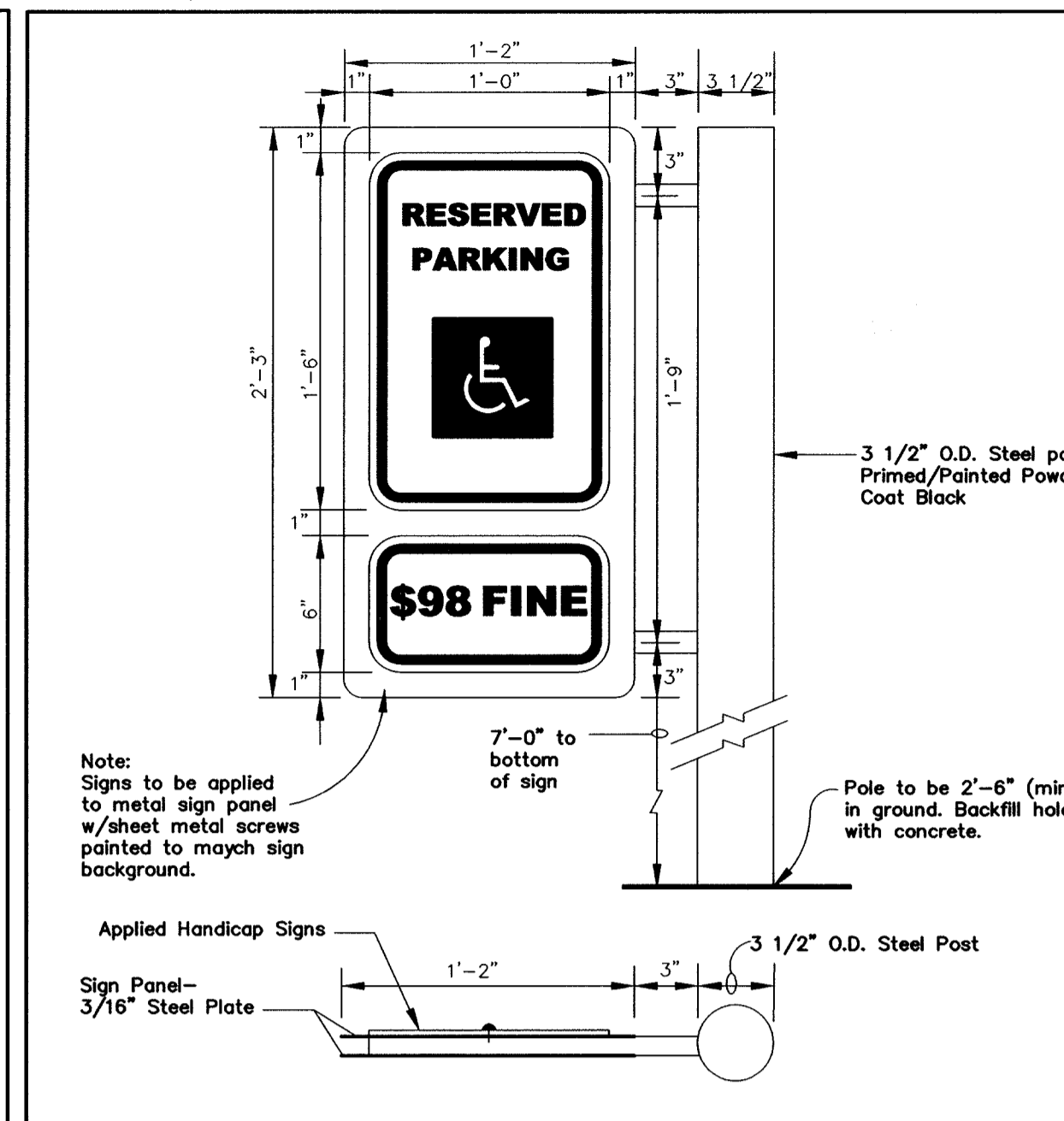
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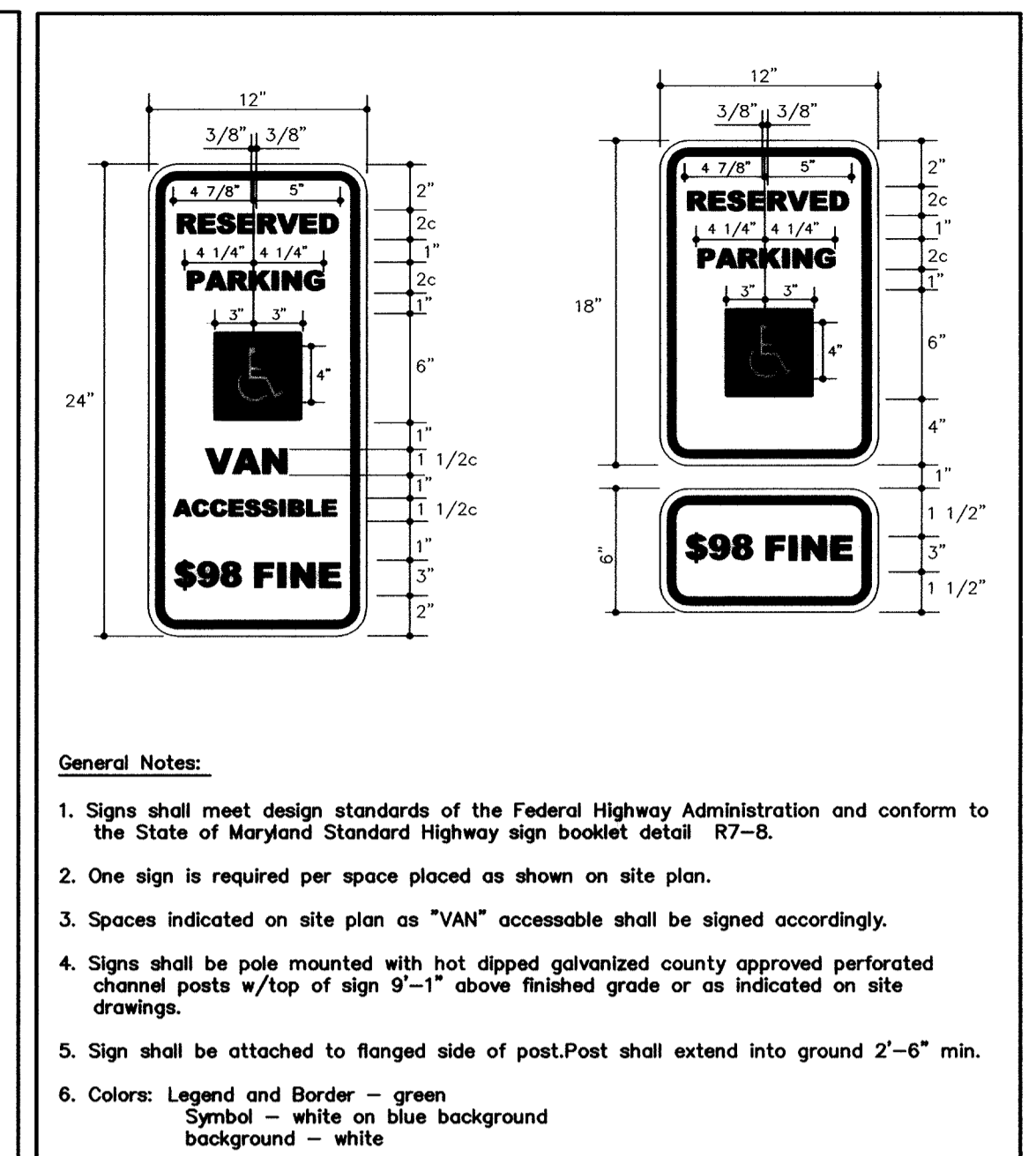
1/3 Parking Space Layout N.T.S.



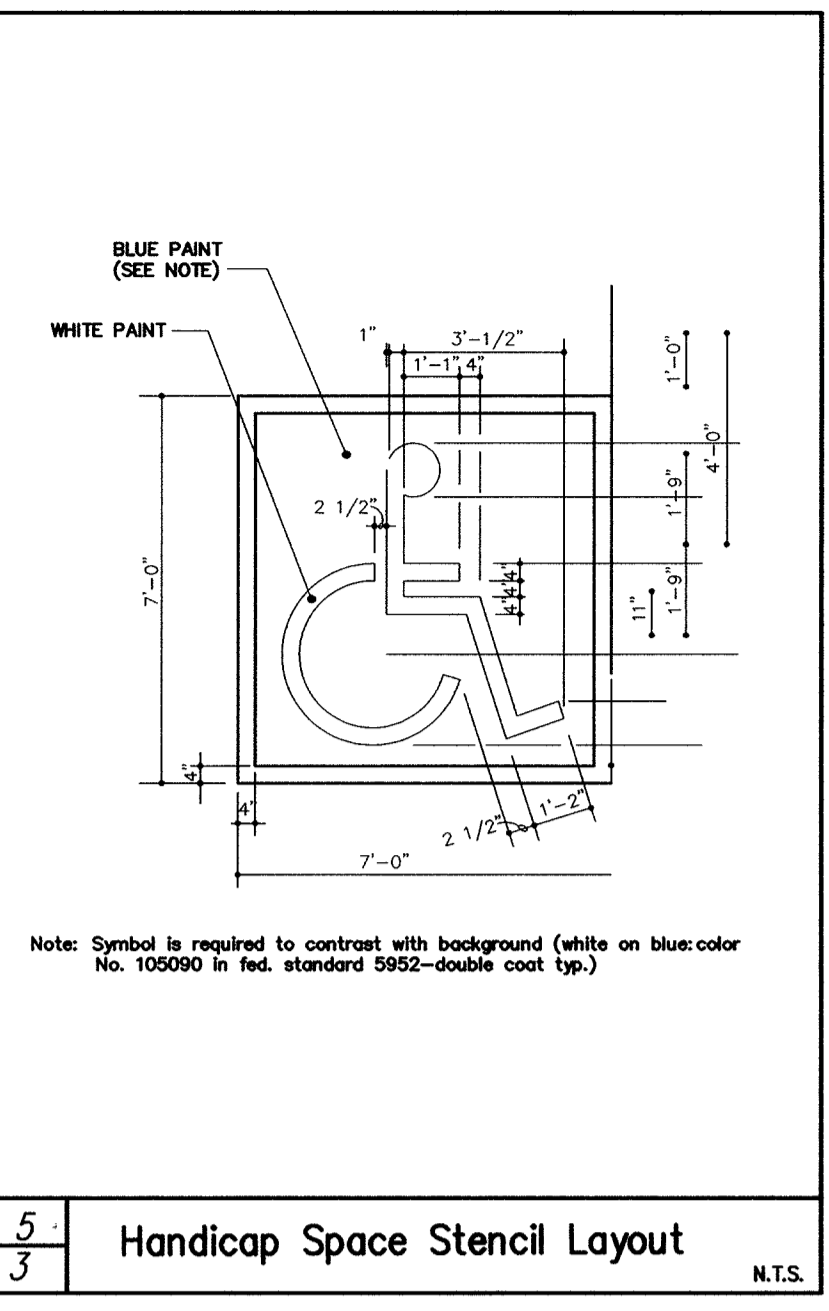
2/3 Mounting Detail For Parking Restriction Sign N.T.S.



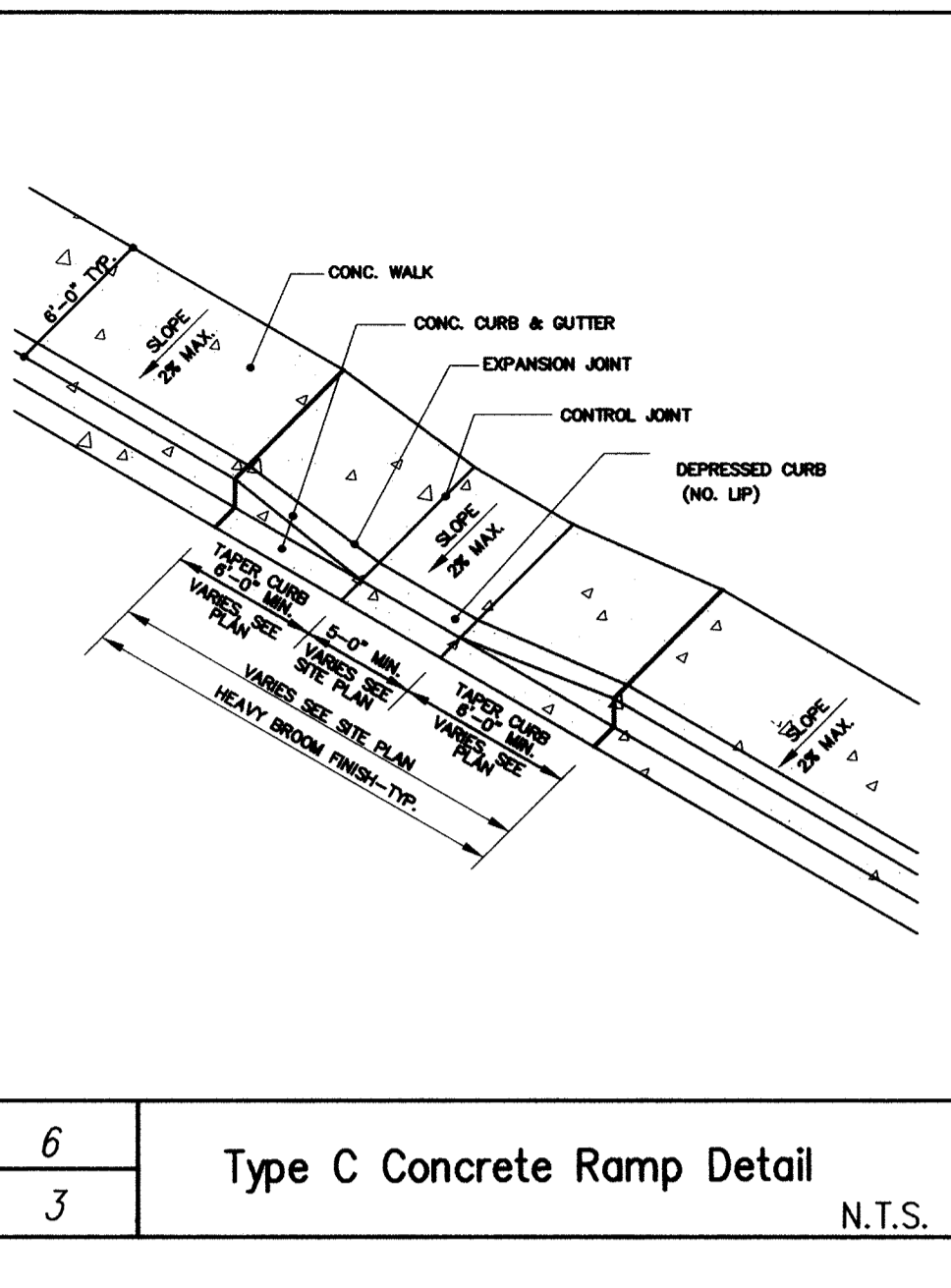
3/3 Mounting Detail For Parking Restriction Sign N.T.S.



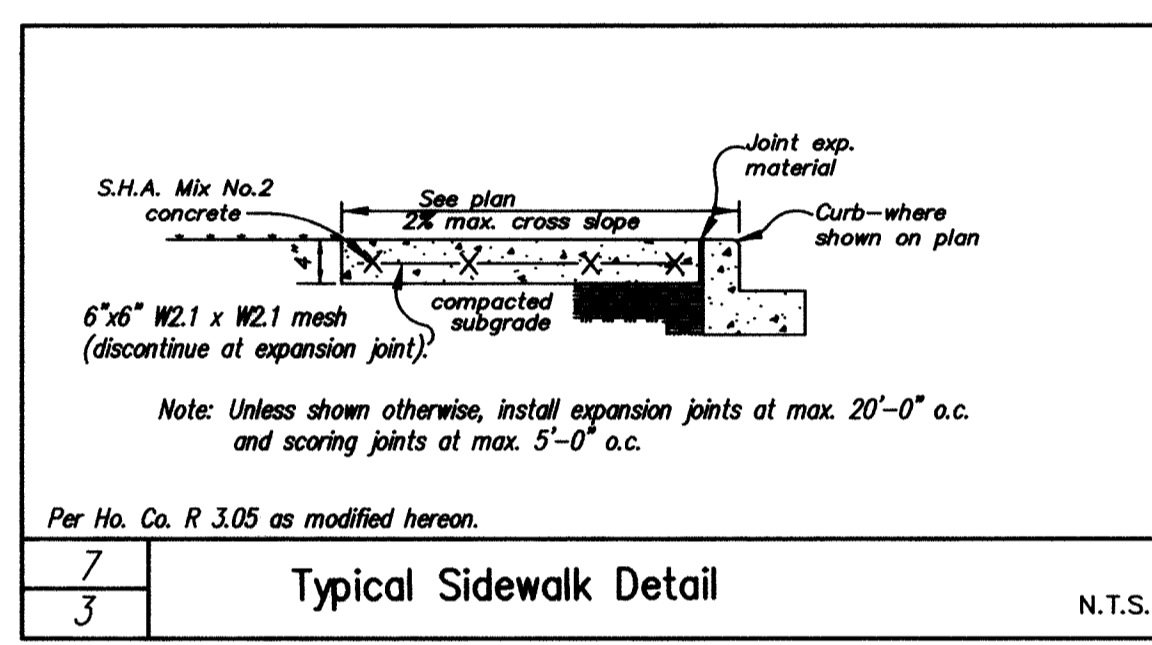
4/3 Handicap Parking Signs Detail N.T.S.



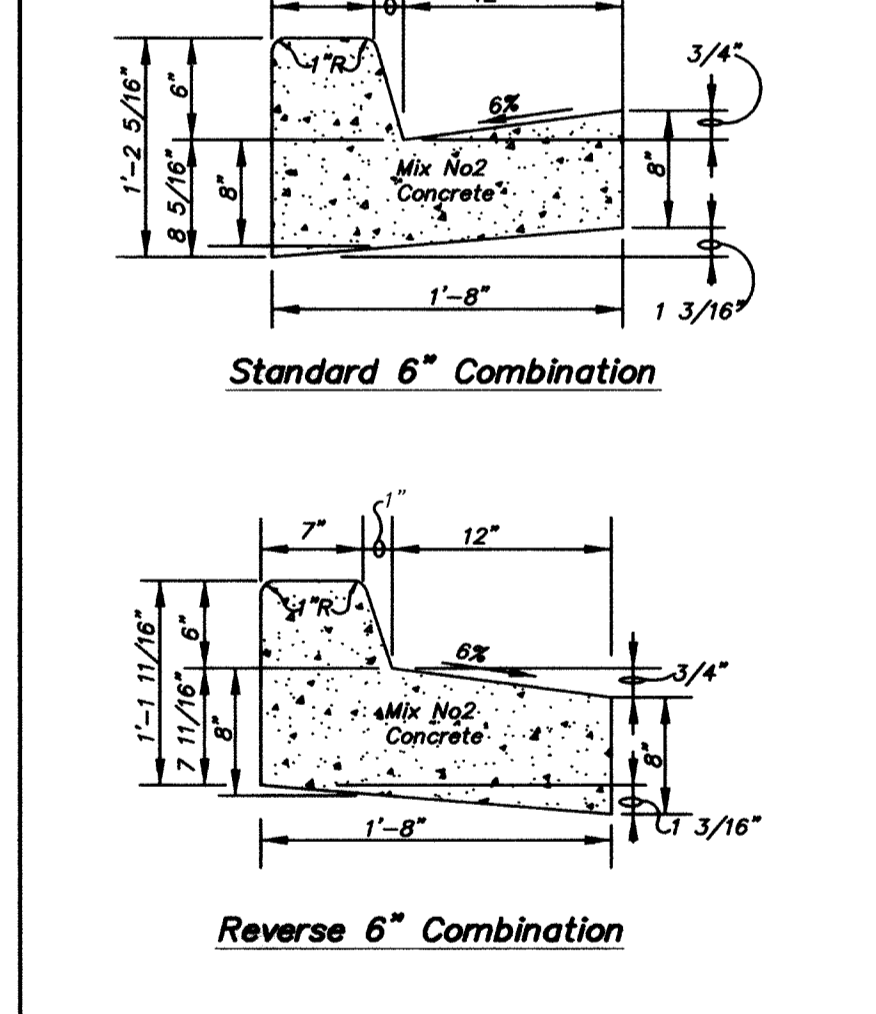
5/3 Handicap Space Stencil Layout N.T.S.



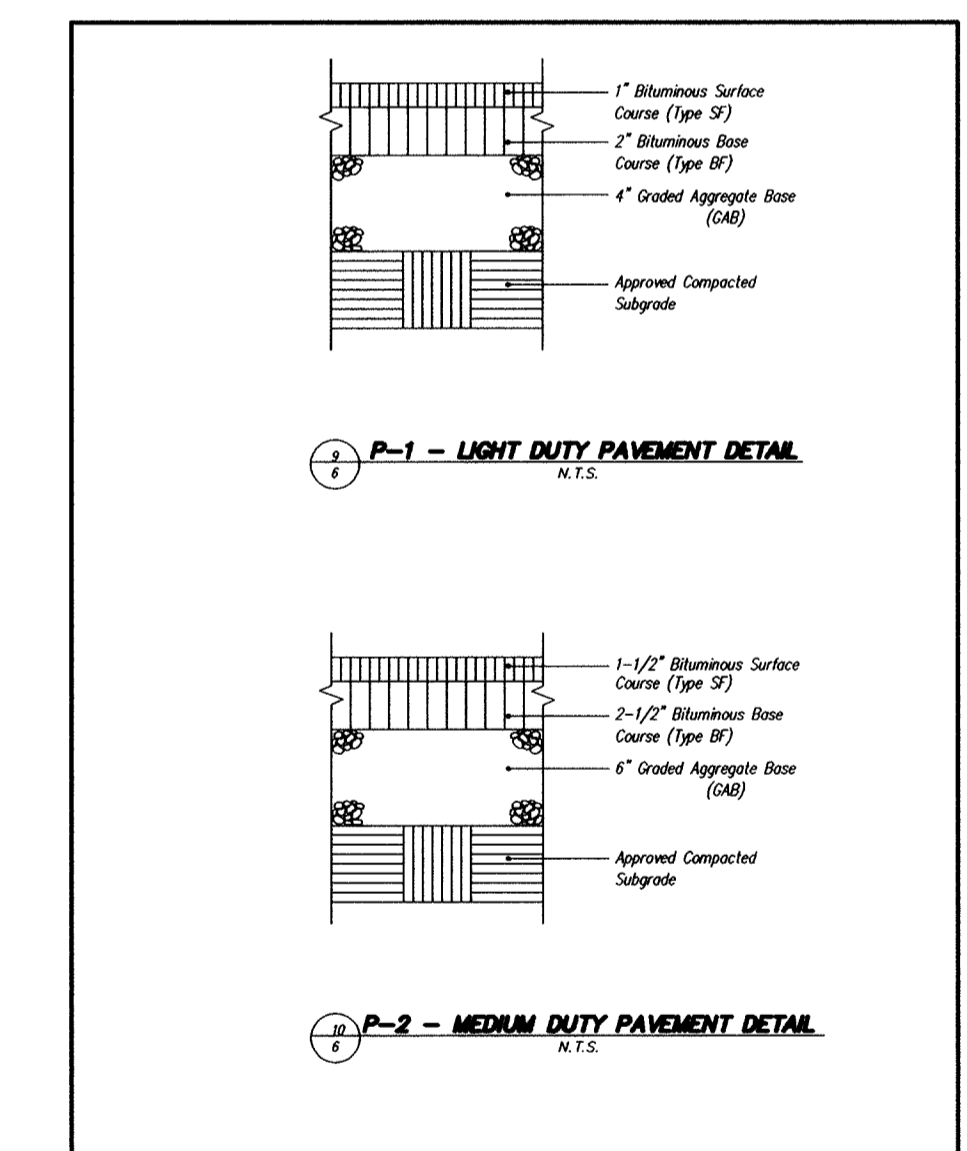
6/3 Type C Concrete Ramp Detail N.T.S.



7/3 Typical Sidewalk Detail N.T.S.



8/3 Curb & Gutter N.T.S.



9/3 ASPHALT Paving Details N.T.S.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

HOUSING - Rugged, 303" thick, aluminum extrusion housing. Standard finish is dark bronze (DB) polyester powder. Other powder architectural colors available.

DOOR FRAME - Naturally anodized, extruded, aluminum door frame with stainless corners is reinforced with three 1/8" diameter hinge pins and secured with inset quarter-turn, quick release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that seats into door frame.

OPTICAL SYSTEM - Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility in distribution without compromising the overall lighting job. Reflectors attach with lock-down fasteners and are colorable and interchangeable. Five cutoff distributions available: Type II (roadway), Type III (landscape), Type IV (forward drive, sharp cutoff), Type IV (wide, forward drive), and Type V (curves, symmetrical).

LENS - Lens is 1/8" thick, impact-resistant, tempered, glass with thermally-applied, silt-screened power door shield.

ELECTRICAL SYSTEM - Constant-voltage transformer is 100% copper-wound and factory-sealed. Removable power door and weather-locking disconnect plug.

SOCKET - Porcelain, horizontally-oriented, integral-base socket with copper alloy, metal shield, screw shell and center contact. UL listed 150VA-80W.

INSTALLATION - Extruded, 4" aluminum arm for pole or wall mounting is shipped in future carton. Optional mounting hardware is available.

LISTING - UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

ORDERING INFORMATION

Example: KSF2 400M R3 277 SP09 DBL SF 90W

Option	Mounting	Options
SP09 90W	SP09 Square pole (1" x 1")	Shipped installed in fixture
SP09 150W	SP09 Square pole (1 1/2" x 1 1/2")	25 Single lamp (100, 275, 400, or 150)
SP09 200W	SP09 Square pole (1 1/2" x 1 1/2")	DF Double lamp (200, 260, 400, or 150)
SP09 300W	SP09 Round pole (1 1/2" x 1 1/2")	PER NEMA lock-out receptacle only (see 400M)
SP09 400W	SP09 Round pole (1 1/2" x 1 1/2")	RECYCLED White
SP09 600W	SP09 Wood pole or wall	DM Dark bronze (standard)
SP09 800W	SP09 Wood pole or wall	WH White
SP09 1000W	SP09 Wood pole or wall	CM Custom color (see 400M)
SP09 1500W	SP09 Wood pole or wall	IC Emergency circuit
SP09 2000W	SP09 Wood pole or wall	IC Corrosion-resistant finish
SP09 2500W	SP09 Wood pole or wall	CSA Listed and labeled to comply with Canadian Standards
SP09 3000W	SP09 Wood pole or wall	SCMA Super CMA Pulse Start Ballast (TS only)
SP09 4000W	SP09 Wood pole or wall	LSM Low Loss Reactor Pulse Start Ballast (TS only)
SP09 5000W	SP09 Wood pole or wall	TSVV (only)
SP09 6000W	SP09 Wood pole or wall	ES2000 Vandal guard

ORDERING INFORMATION

Example: KSF2 400M R3 277 SP09 DBL SF 90W

Check the ballast ordering information that best suits your needs and write it on the appropriate line. Other accessories are separate line numbers.

ORDERING INFORMATION

Example: KSF2 400M R3 277 SP09 DBL SF 90W

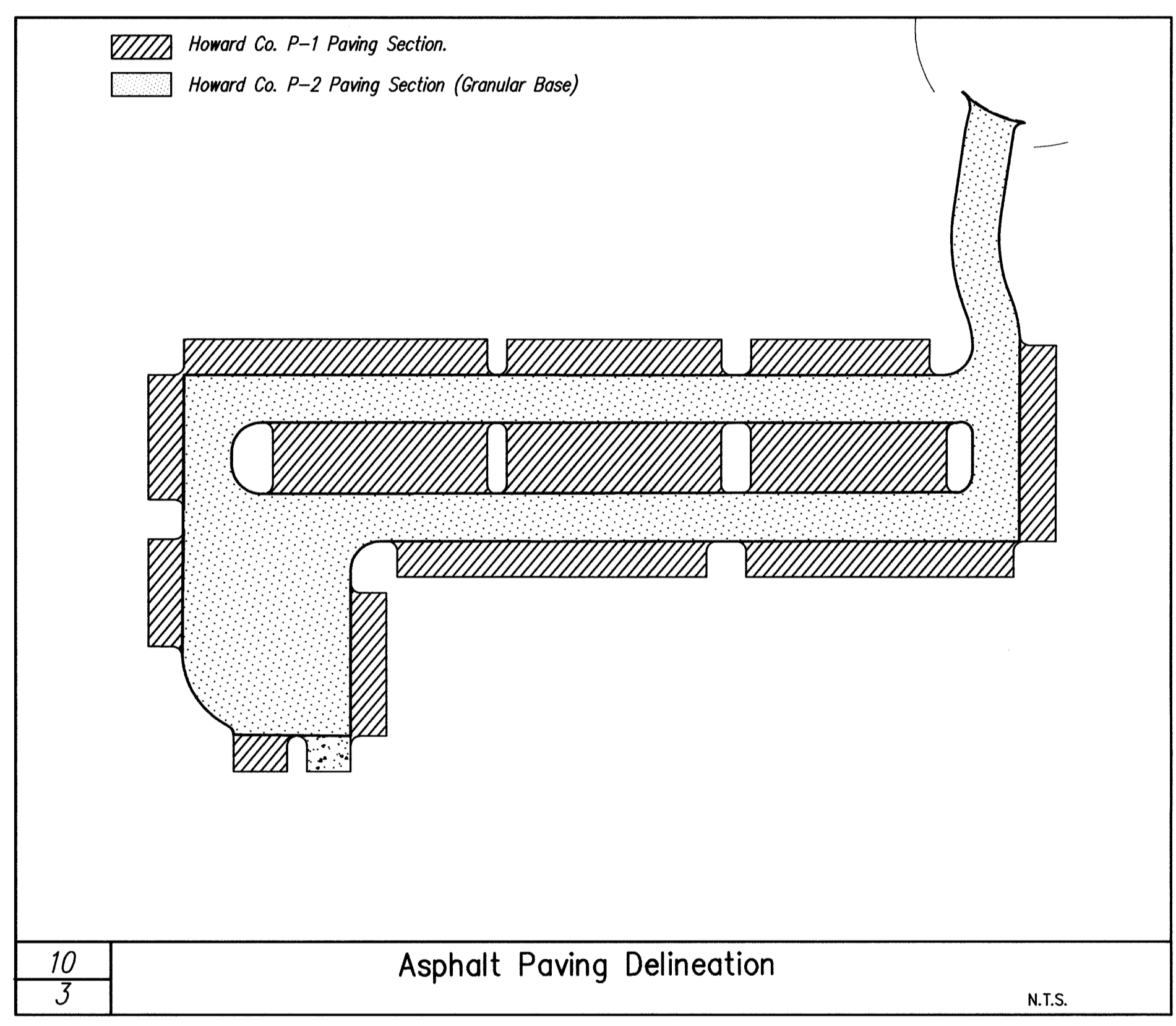
Check the ballast ordering information that best suits your needs and write it on the appropriate line. Other accessories are separate line numbers.

ORDERING INFORMATION

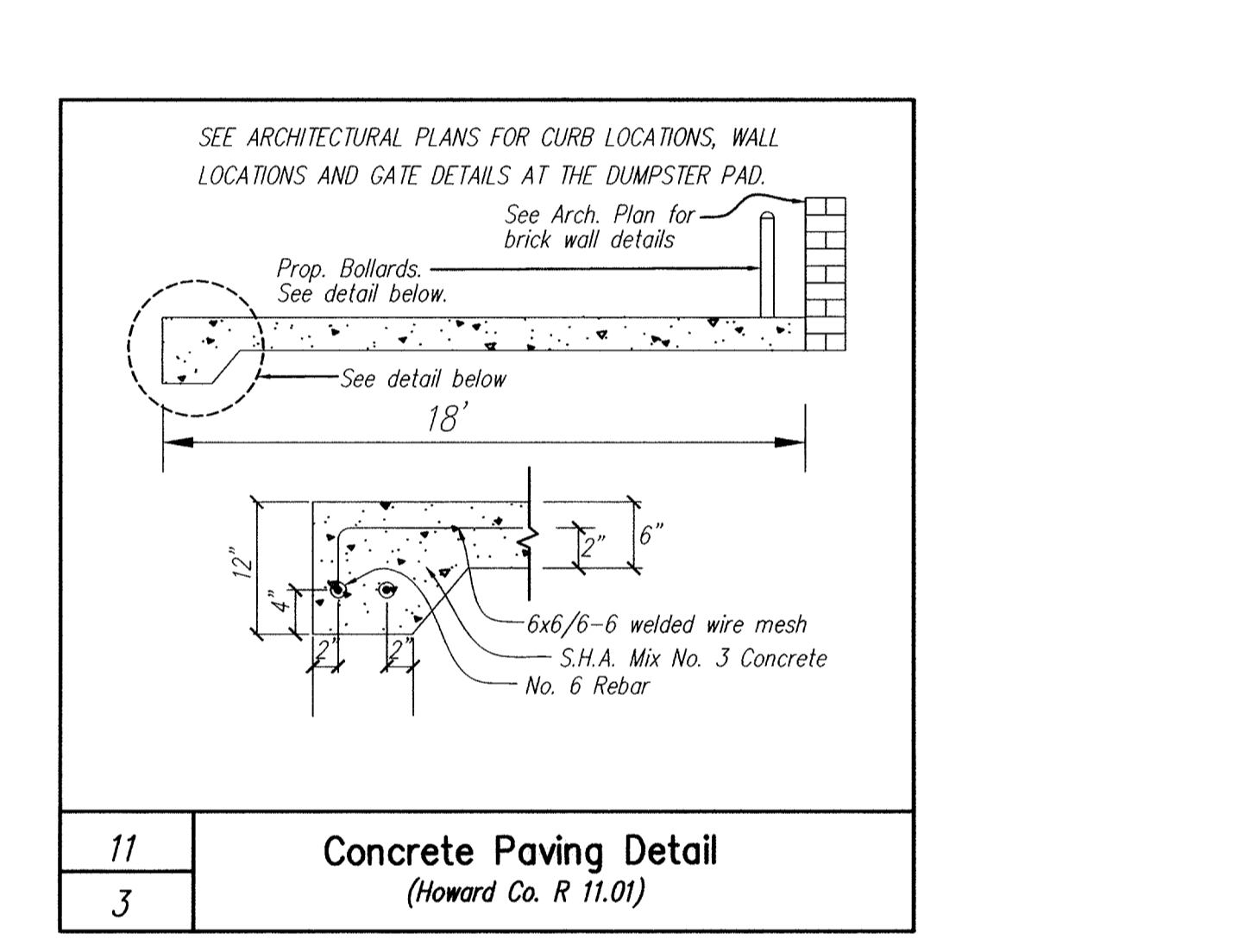
Example: KSF2 400M R3 277 SP09 DBL SF 90W

Check the ballast ordering information that best suits your needs and write it on the appropriate line. Other accessories are separate line numbers.

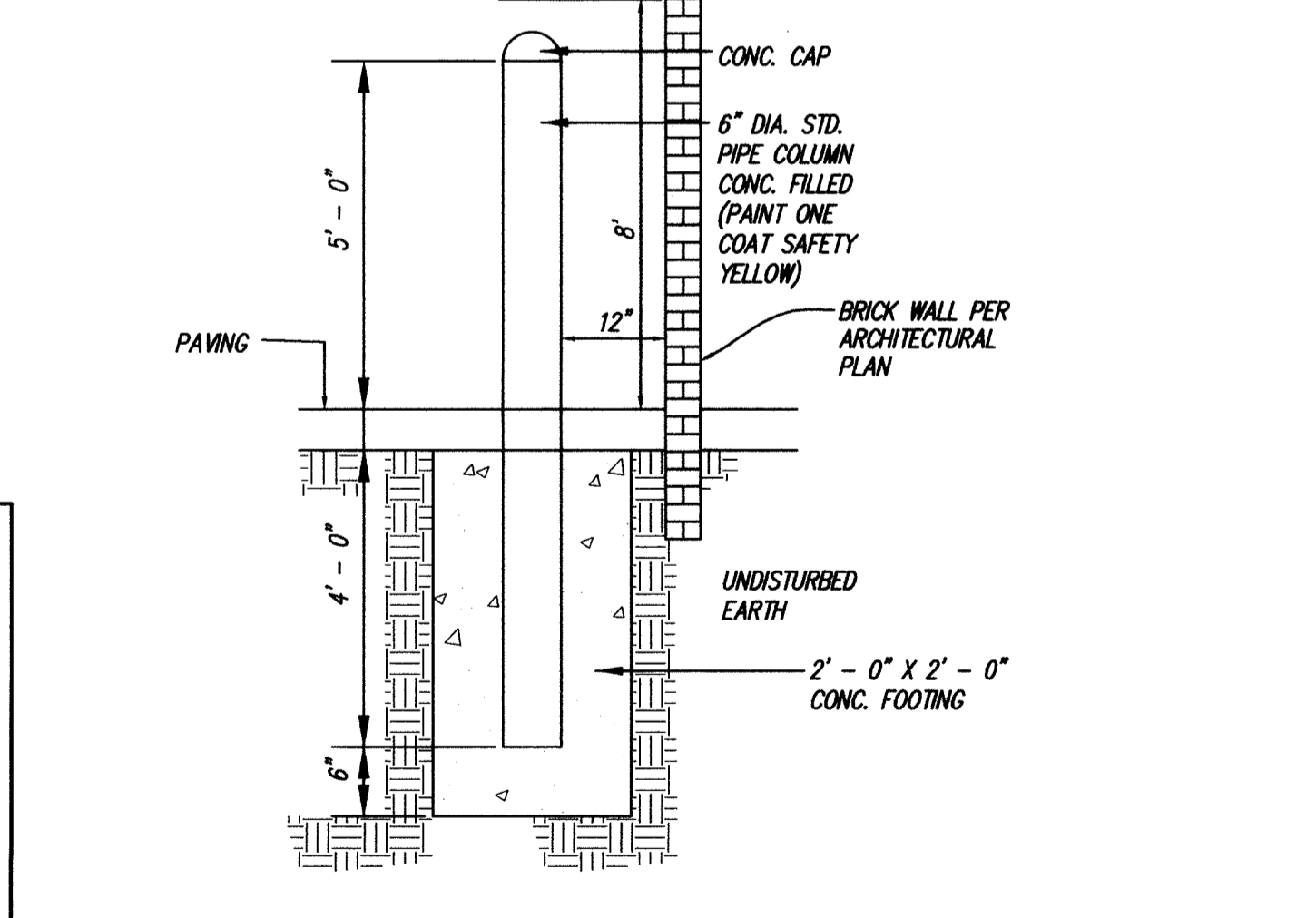
10/3 Typical Light Specification N.T.S.



10/3 Asphalt Paving Delineation N.T.S.



11/3 Concrete Paving Detail (Howard Co. R 11.01) N.T.S.



12/3 WALL HEIGHT & BOLLARD DETAIL (N.T.S.)

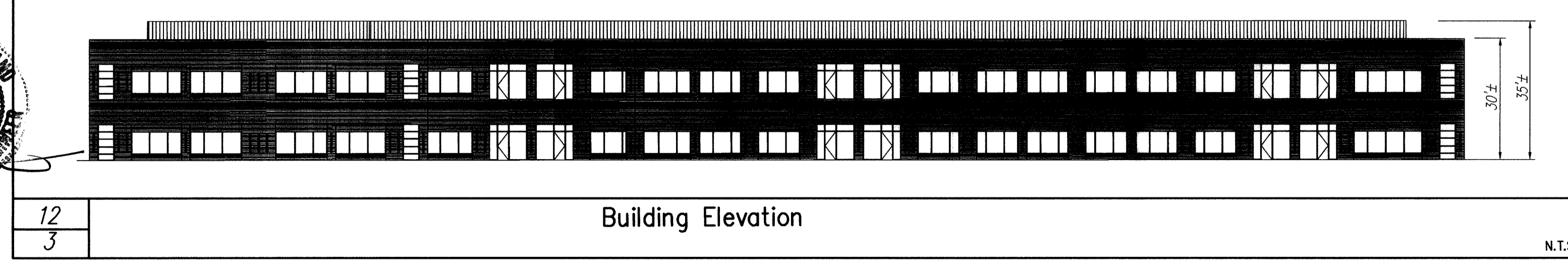
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 3-21-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 9/27/01

Chief, Division of Planning and Development: [Signature] Date: 9/25/01

Chief, Development Engineering Division: [Signature] Date: 9/19/01



12/3 Building Elevation N.T.S.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-968-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

CONTRACT PURCHASER

Hilcroft Associates 2, LLC
c/o Manick Brothers Abusehouse
The Stone Mill
1340 South Avenue, Suite 200
Baltimore, Maryland 21209
Attn: Mr. Richard P. Manick
410-778-1208

OWNER

The Howard Research and Development Corporation
10275 Little Patuxent Parkway
Columbia, Maryland 21044
Attn: Mr. Edward Ely
410-992-6000

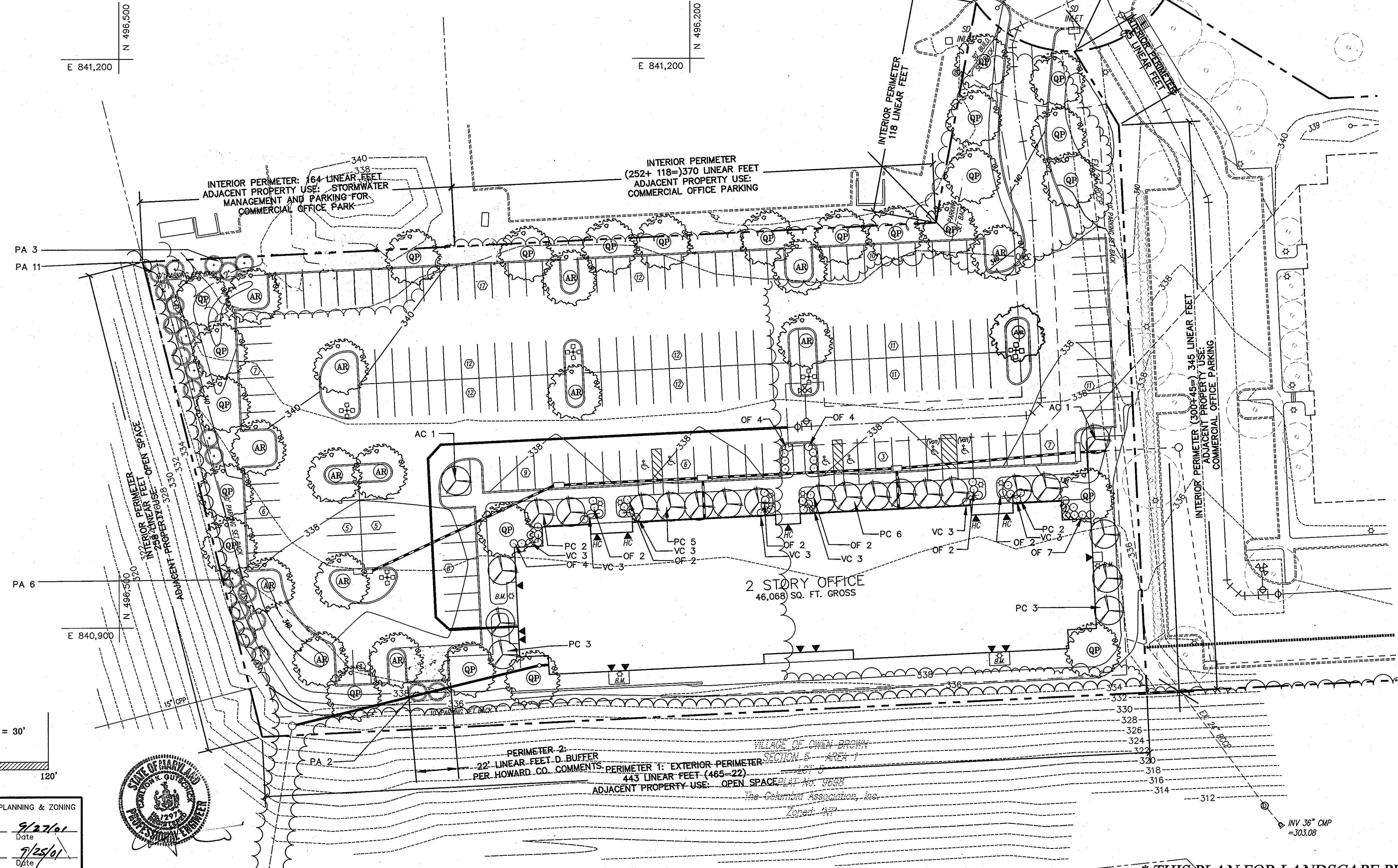
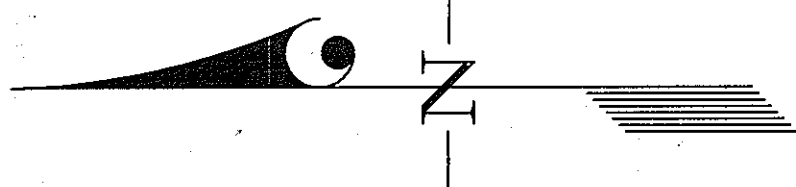
SITE DETAILS/PAVING PLAN

VILLAGE OF OWEN BROWN

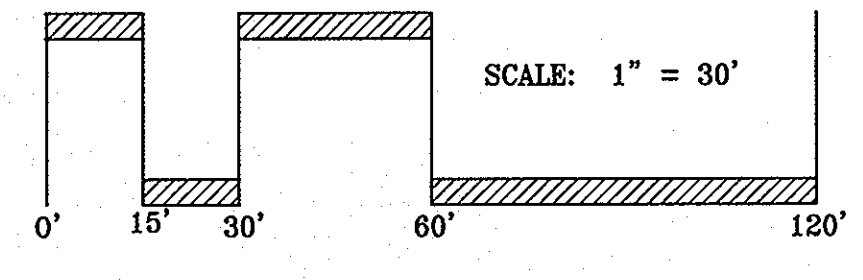
SECTION 5 AREA 1
PARCEL "G-3"
PLAT No. 8452

GUILFORD ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	00151
DATE	TAX MAP - GRID	SHEET
Aug. 22, 2001	36 - 14	3 OF 9



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 3-31-01



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Luigi S. Botta* 9/27/01
 Date: 9/27/01
 Chief, Division of Land Development: *Cindy Hanover* 9/25/01
 Date: 9/25/01
 Chief, Development Engineering Division: *Mike Summers* 9/19/01
 Date: 9/19/01



PERIMETER-2: 22' LINEAR FEET D. BUFFER
 PER HOWARD CO. COMMENTS: PERIMETER 1: EXTERIOR PERIMETER 443 LINEAR FEET (465-22)
 ADJACENT PROPERTY USE: OPEN SPACE
 The Columbia Association, Inc.
 Zoned: AP

* THIS PLAN FOR LANDSCAPE PURPOSES ONLY!!

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
10/24/03	Remove SAP Trees	Wes	ELC

CONTRACT PURCHASER:
 Hillcroft Associates, L.L.C.
 c/o Manekin Brothers Abeshouse
 The Stone Mill
 1340 Smith Avenue, Suite 200
 Baltimore, Maryland 21209
 Attn: Mr. Richard P. Manekin
 410-779-1208

OWNER:
 The Howard Research and
 Development Corporation
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044
 Attn: Mr. Edward Ely
 410-992-6000

LANDSCAPE PLAN
VILLAGE OF OWEN BROWN
 SECTION 5 AREA 1
PARCEL "G-3"
 PLAT No. 8452
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00151
DATE	TAX MAP - GRID	SHEET
Aug. 22, 2001	36 - 14	4 OF 9

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PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as A.A.N. Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" diameter
3.5" - 4"	14'-16'	8'-10'	36" diameter
4" - 4.5"	16'-18'	8'-10'	40" diameter
4.5" - 5"	16'-17'	10'-12'	44" diameter
5" - 5.5"	16'-20'	10'-12'	48" diameter
5.5" - 6"	18'-20'	12'-14'	52" diameter

A 20 % compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in

diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocation's are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- Financial surety for the required landscaping per schedule A and B shall be posted with the developers' agreement in the amount of \$10,200.00.
- Tabulation for landscape shown:
Required planting by HRD for 3.03 acre of office combined at 24 trees/acre = 73 trees
Planting provided:
Shade Trees (plants provided) 45
Ornamental Trees 23 = 12 E.S.T. 1 2:1
Evergreen Trees (existing and proposed) 22 = 11 E.S.T. 1 2:1
Shrubs provided: 52 = 5 E.S.T. 1 10:1
Total E.S.T. = 73
*E.S.T., or Equivalent Shade Tree

12. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

SCHEDULE A - PERIMETER LANDSCAPE EDGE Category	Adj. to Roadways			Adj. to Perimeter Property			On-site S.W.M. Perim
	B	C	D	N/A - Internal Perimeter			
Perimeter		1	2				
Landscape Buffer Type	B	C	D	N/A - Internal Perimeter			
Linear Feet of Roadway/ Perimeter Frontage	55'	443'	22'				
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	55'	NO	NO				
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	55'	NO	NO				
Number of Plants Required Shade Trees Evergreen Trees Shrubs	1 1	11 22	1 2				
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 subst.) Shrubs (10:1 subst.) (describe plant substitution credits below if needed)				Provided through Alternative Compliance. - Alternative Compliance...exceeds county req. - - Alternative Compliance...exceeds county req. - - Alternative Compliance...exceeds county req. -			

Bond Requirement - Surety for Schedule A:
 Schedule 'A' Number of Shade Trees for bonding: 13x \$300 = \$3,900.00
 Schedule 'A' Number of Evergreen Trees for bonding: 25x \$150 = \$3,750.00
 Schedule 'A' Number of Shrubs for bonding: 0 x \$30 = \$
 Schedule 'A' Number of Street Trees for bonding: 0 x \$300 = \$
 TOTAL Estimate for Surety: \$7,650.00

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces =	185 Spaces (Provided)
Number of Trees Required =	9 Trees @ 1 per 20 spaces
Number of Trees Provided	more than 9 provided with alternative compliance
Shade Trees	
Other Trees (2:1 substitution)	

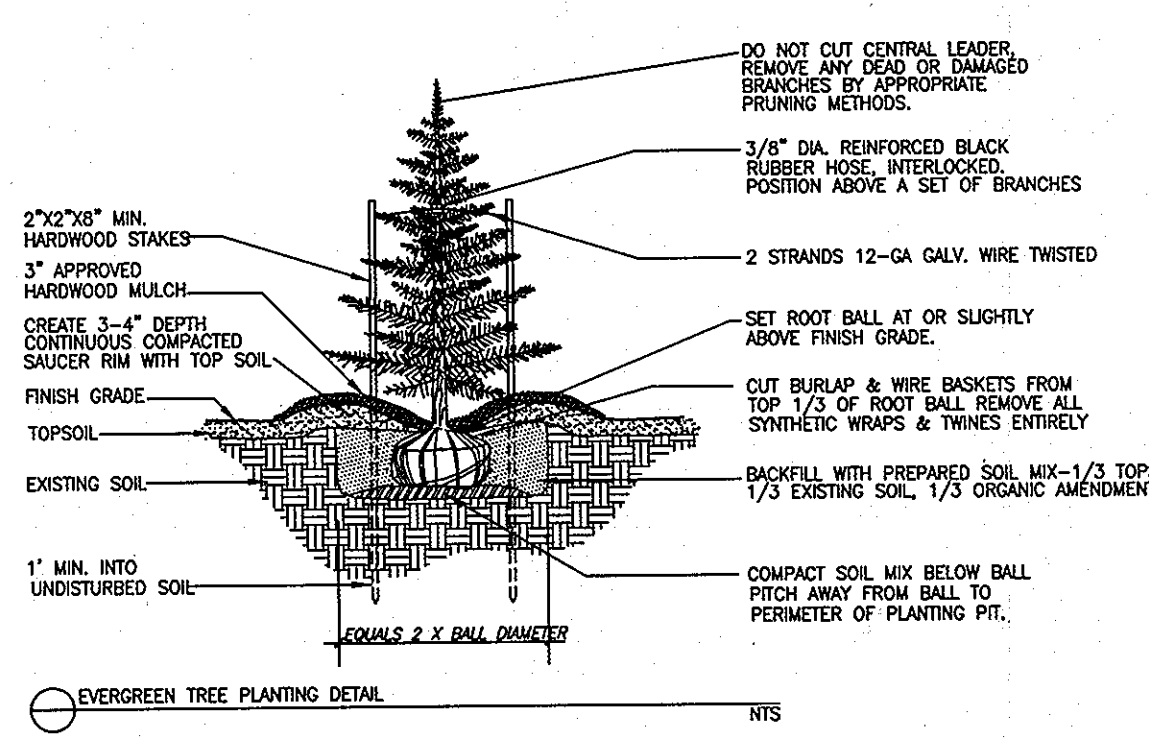
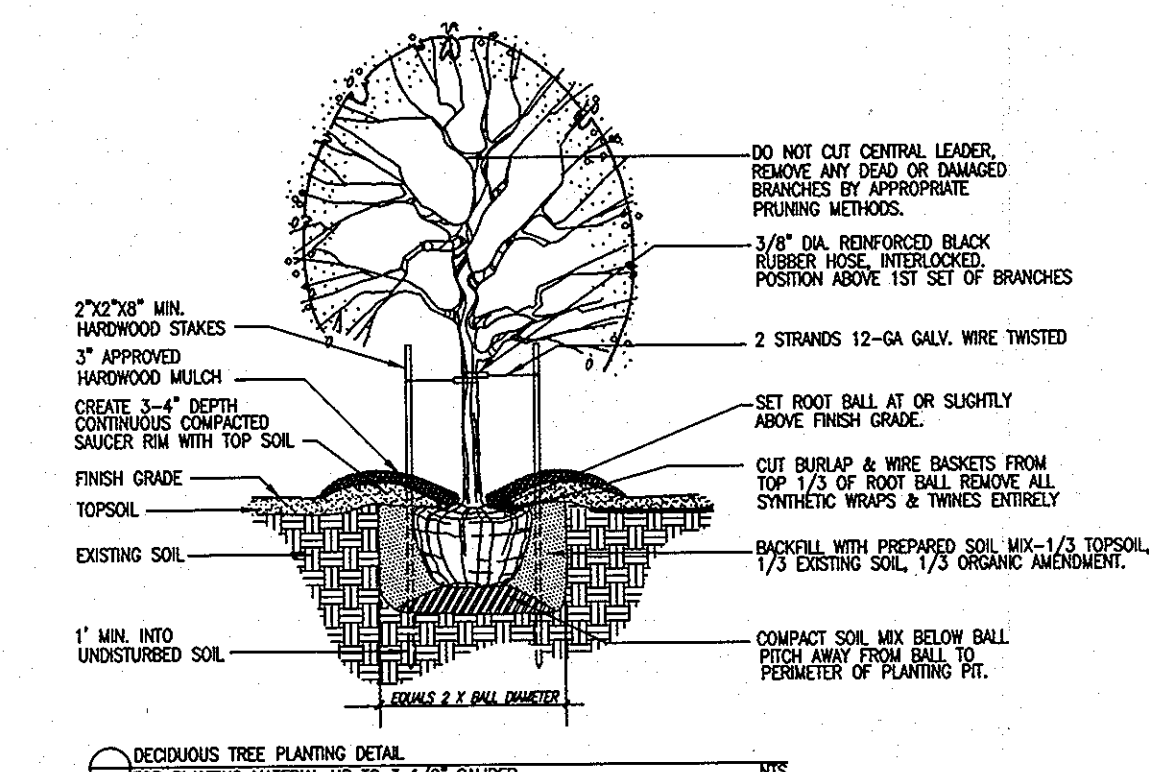
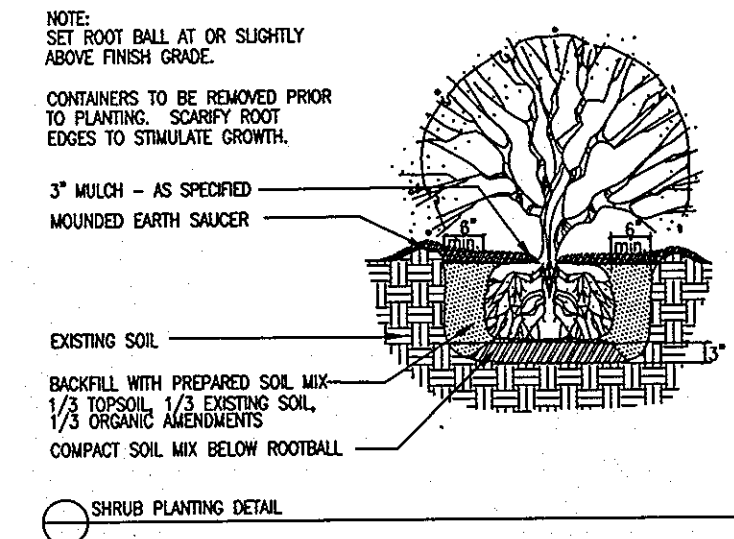
NOTE:
 Alternative Compliance per HRD's Standards
 Alternative Compliance exceeds County requirements
 Schedule 'B' Number of required Shade Trees for bonding: 9x \$300 = \$2,700.00

DEVELOPER'S / BUILDER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion, a Certification of Landscape Installation, accompanied by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Leonard P. Mandel Date 8/22/01
 Name (Developer's /Builder's) Date

Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$10,350.00.

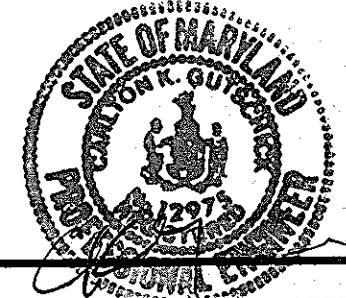
QTY.	SYMBOL.	NAME (BOTANICAL/COMMON)	SIZE	ROOT COMMENTS
Deciduous Trees				
15	AR	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2 - 3" Col.	B&B
25	QP	Quercus palustris/ Pin Oak	2 1/2 - 3" Col.	B&B
Evergreen Trees				
22	PA	Picea abies/ Norway Spruce	6-8' Ht.	B&B
Ornamental Trees				
2	AC	Amalanchier canadensis/ Serviceberry	6-8' ht.	B&B
21	PC	Prunus Cerifera 'Thundercloud' / Purple Leaf Plum	2 - 2 1/2" Col.	B&B
Shrubs / Groundcover / Perennials				
31	OF	Osmanthus fortunellii / Fortune's Osmanthus	18-24" Spr.	Cont./B&B
21	VC	Viburnum carlesii / Korean Spicebush	24-30" Ht.	B&B

Note: - Plant quantities to be verified by contractor.



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 8-22-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director Date 9/27/01
 Chief, Division of Land Development Date 9/25/01
 Chief, Development Engineering Division Date 9/19/01

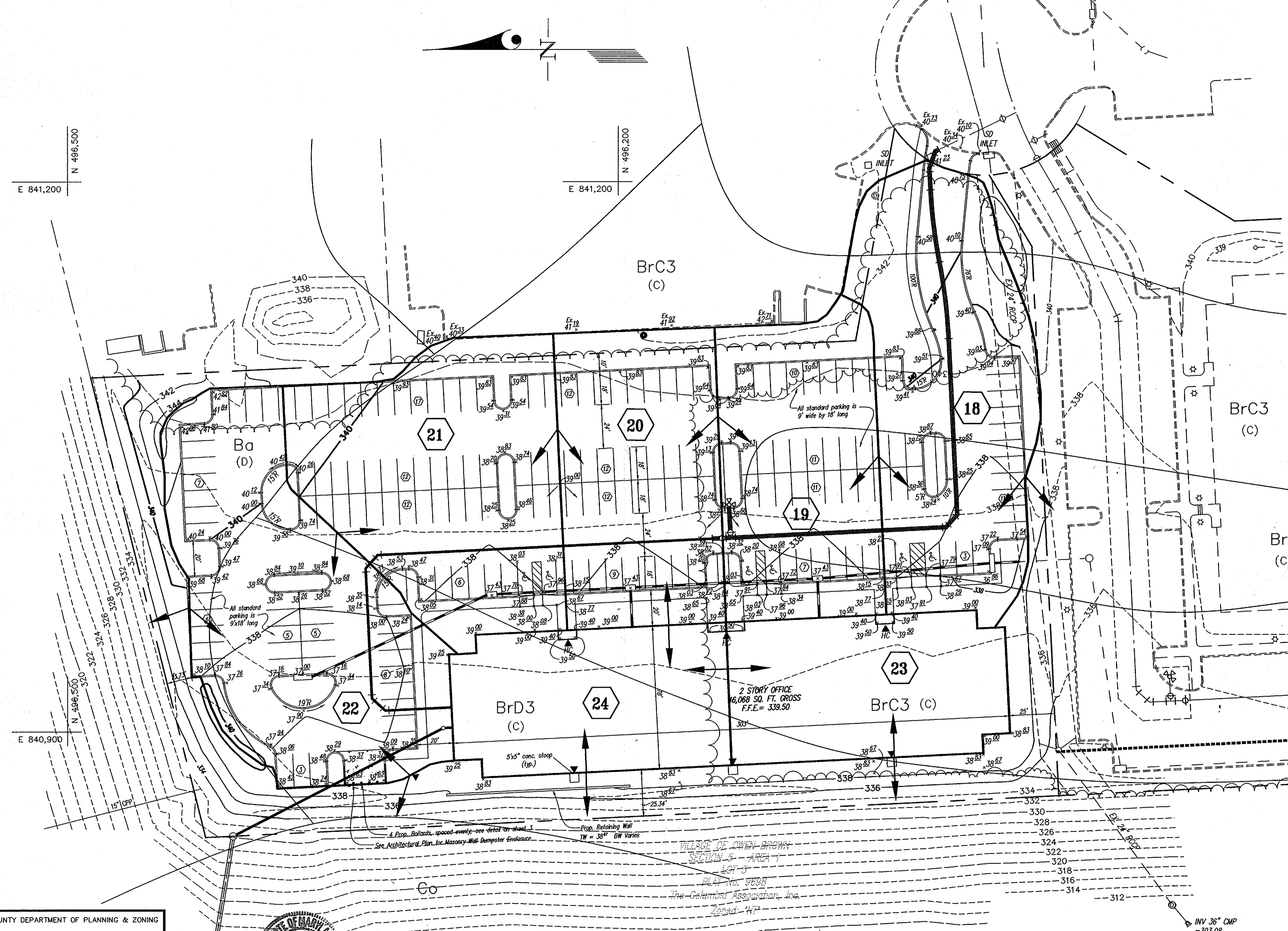


GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BIRKINGHILL OFFICE PARK
 BIRKINGHILL, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

CONTRACT PURCHASER: Hillcroft Associates, L.L.C.
 PREPARED FOR: OWNER: The Howard Research and Development Corporation
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044
 Attn: Mr. Edward Ely 410-992-6000

LANDSCAPE NOTES & DETAILS		SCALE	ZONING	G. L. W. FILE NO.
VILLAGE OF OWEN BROWN SECTION 5 AREA 1 PARCEL "G-3" PLAT No. 8452		NTS	NT	00151
HOWARD COUNTY, MARYLAND		DATE	TAX MAP - GRID	SHEET
		Aug. 22, 2001	36 - 14	5 OF 9

AREA	D.A.	GRASS	IMP.	% IMP.	C
I-18	0.45	0.15	0.30	67	0.85
I-19	0.30	0.05	0.25	83	0.76
I-20	0.35	0.05	0.30	86	0.77
I-21	0.45	0.05	0.40	89	0.79
I-22	0.55	0.10	0.45	82	0.75
R-23	0.55	0.00	0.55	100	0.85
R-24	0.55	0.00	0.55	100	0.85
TOTALS	3.20	0.40	2.80	88	—



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 3-21-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 7/27/01
 Chief, Division of Land Development and Resources: [Signature] Date: 7/25/01
 Chief, Development Engineering Division: [Signature] Date: 9/19/01



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-889-1620 DC/Va: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

CONTRACT PURCHASER:
 Hillcroft Associates 2, LLC
 c/o Manekin Brothers Abeshouse
 The Stone Mill
 1340 Smith Avenue, Suite 200
 Baltimore, Maryland 21209
 Attn: Mr. Richard P. Manekin
 410-779-1208

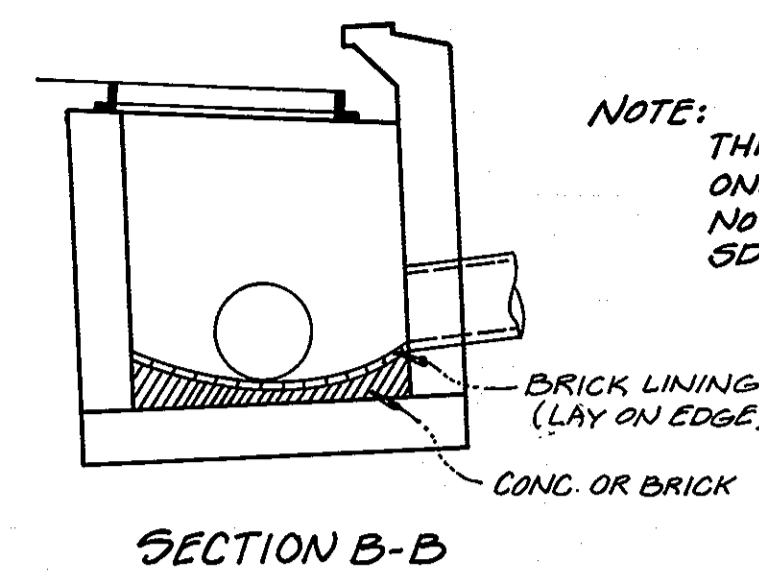
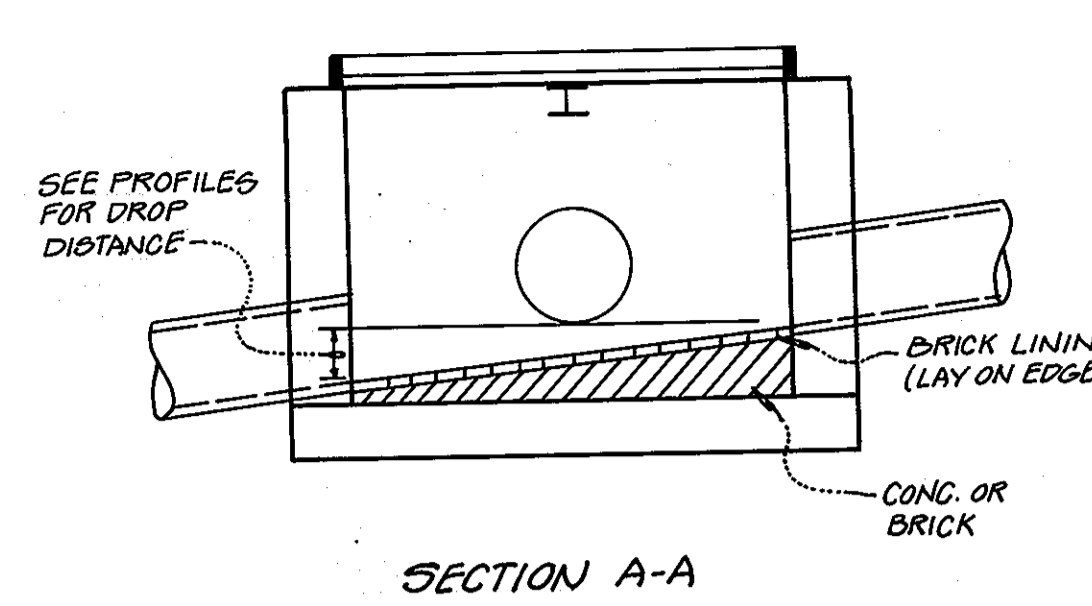
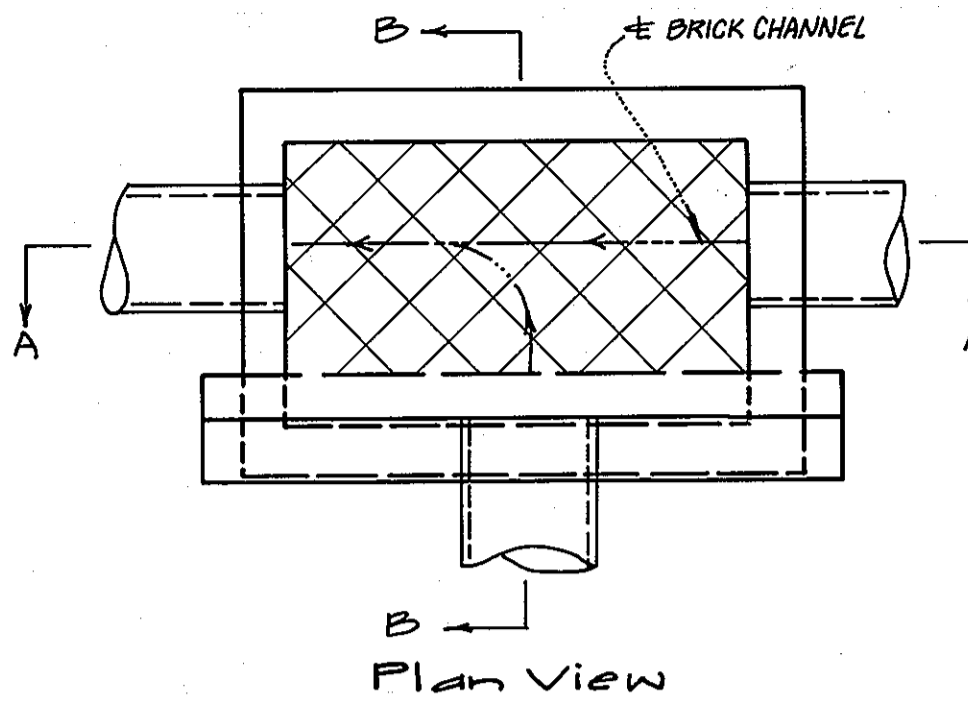
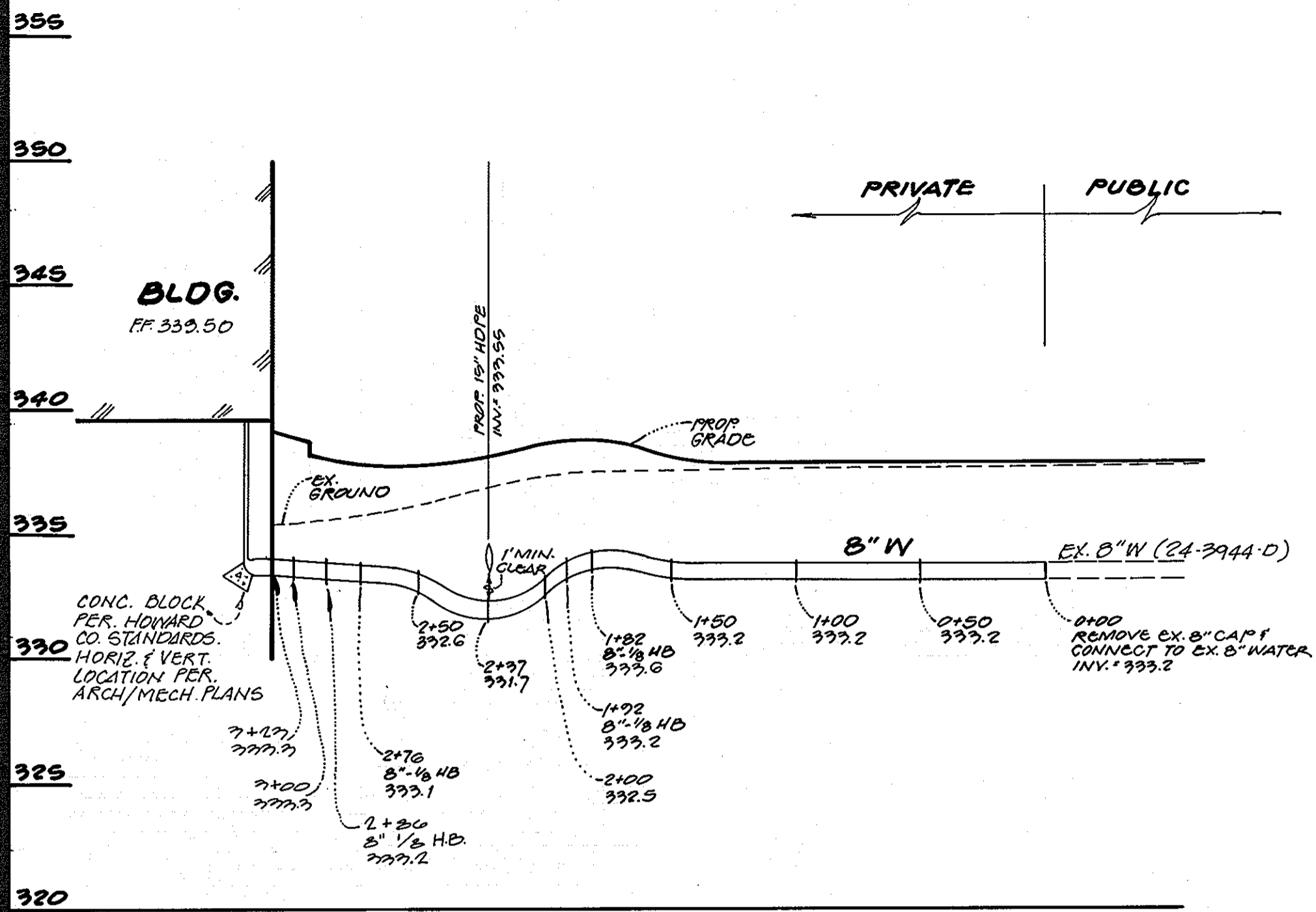
OWNER:
 The Howard Research and
 Development Corporation
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044
 Attn: Mr. Edward Ely
 410-992-6000

DRAINAGE AREA MAP
VILLAGE OF OWEN BROWN
 SECTION 5 AREA 1
 PARCEL "G-3"
 PLAT No. 8452

GULFORD ELECTION DISTRICT No. 6

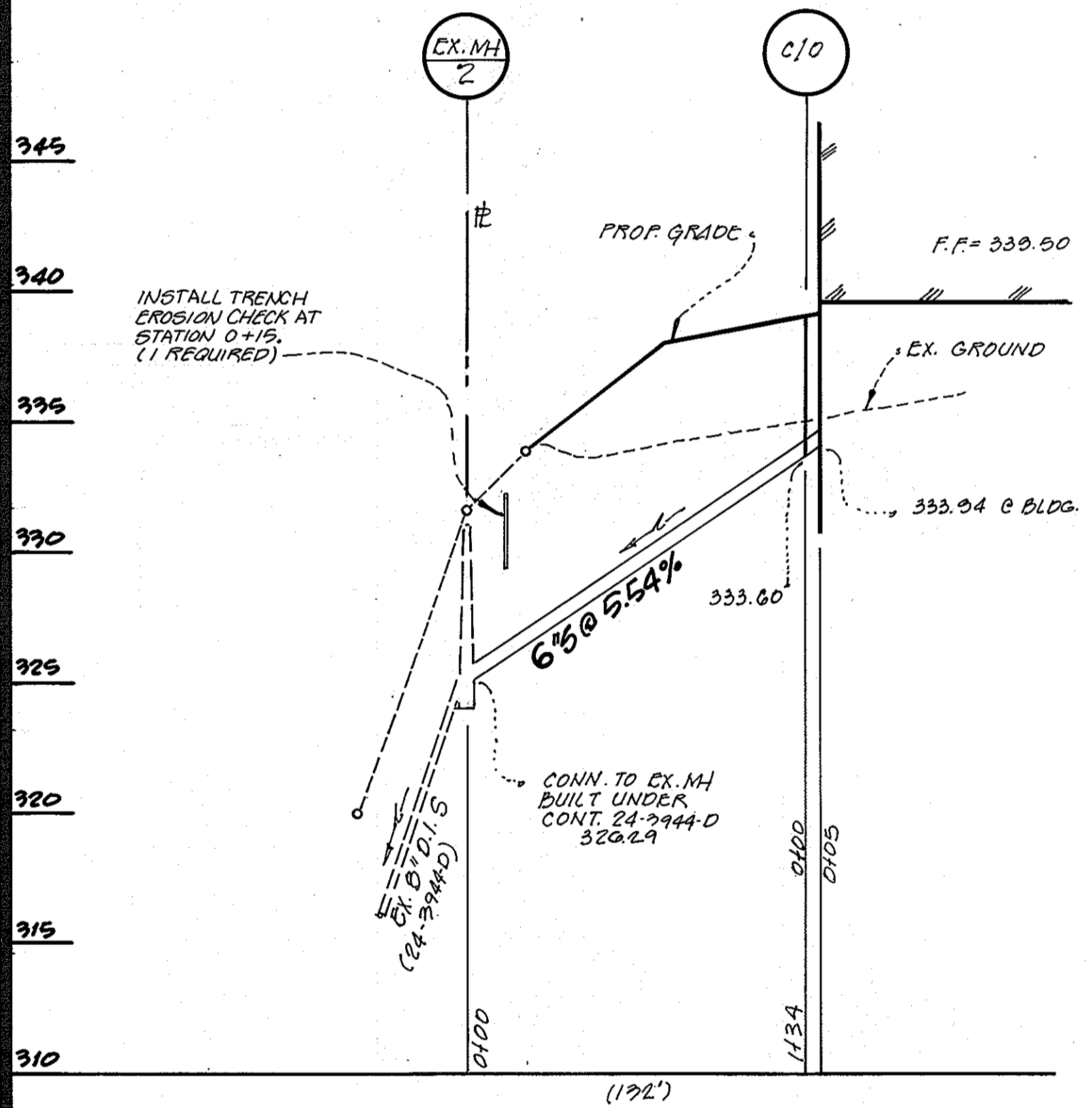
SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	00151
DATE	TAX MAP - GRID	SHEET
AUGUST 22, 2001	36 - 14	6 OF 9

HOWARD COUNTY, MARYLAND

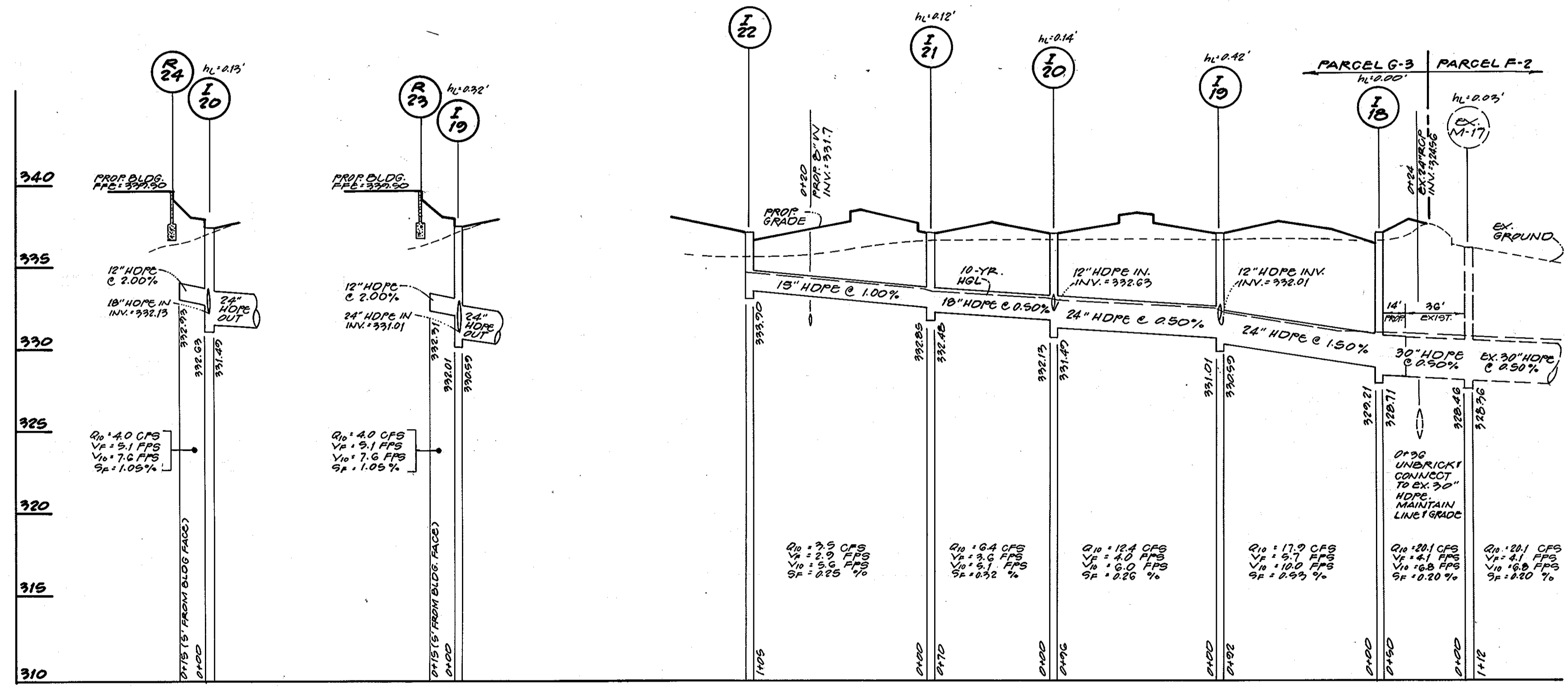


NOTE: THIS DETAIL FOR BRICK CHANNELS ONLY. ALL DIMENSIONS, DETAILING, NOTES, ETC. PER HOWARD COUNTY SD-4.2.5.

DETAILS FOR FLOW THROUGH STRUCTURES I-19, I-20 AND I-21 NOT TO SCALE



PROFILE SCALES 1" = 50' HORIZONTAL 1" = 5' VERTICAL



APPROVED PLANNING BOARD of HOWARD COUNTY DATE 3-31-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 9/27/01
 Chief, Division of Land Development: [Signature] Date: 9/25/01
 Chief, Development Engineering Division: [Signature] Date: 9/19/01



No.	Type	Width (inside)	Top Elevation		Invert Elevation		St'd Detail	Locations
			Upper	Lower	Upper	Lower		
I-18	A-10 Inlet	2'-6"	337.50	337.50	329.21	328.71	Ho. Co. SD-4.41	Northern Parking Lot
I-19	WR Inlet	3'-5 1/8"	337.43	337.43	See profile	330.59	Ho. Co. SD-4.35	Building Front, North
I-20	WR Inlet	3'-5 1/8"	337.43	337.43	See profile	331.49	Ho. Co. SD-4.35	Building Front, Center
I-21	WR Inlet	3'-5 1/8"	337.43	337.43	332.85	332.48	Ho. Co. SD-4.35	Building Front, Center
I-22	A-10 Inlet	2'-6"	337.54	337.36	---	333.90	Ho. Co. SD-4.41	Building Front, South

Size	Type	Quantity (l.f.)	Remarks
15"	H.D.P.E.	105 L.F.	ADS N-12 or Equal
18"	H.D.P.E.	70 L.F.	ADS N-12 or Equal
24"	H.D.P.E.	188 L.F.	ADS N-12 or Equal
30"	H.D.P.E.	14 L.F.	ADS N-12 or Equal
12"	H.D.P.E.	90 L.F.	ADS N-12 or Equal

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.

CONTRACT PURCHASER: [Signature] PREPARED FOR: [Signature] OWNER: [Signature]
 UNICORP APPROVED 2, LLC
 c/o Monahan Discretionary Acquisitions
 1340 Smith Avenue, Suite 200
 Baltimore, Maryland 21209
 Attn: Mr. Richard F. Monahan
 410-779-1208

UTILITY PROFILES
 VILLAGE OF OWEN BROWN
 SECTION 5 AREA 1
 PARCEL "G-3"
 PLAT No. 8452
 GULFORD ELECTION DISTRICT No. 6

SCALE: AS SHOWN ZONING: NT G. L. W. FILE No.: 00151
 DATE: AUGUST 22, 2001 TAX MAP - GRID: 36 - 14 SHEET: 7 OF 9

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."

Ronald P. Mandel
Signature of Developer/Builder

9/22/01
Date

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."

[Signature]

9-6-01
Date

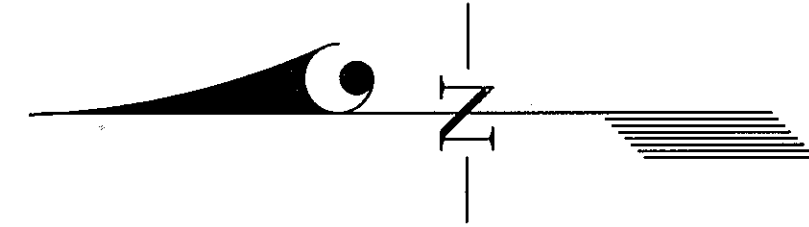
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Jim Meyer
Natural Resources Conservation Service

9/12/01
Date

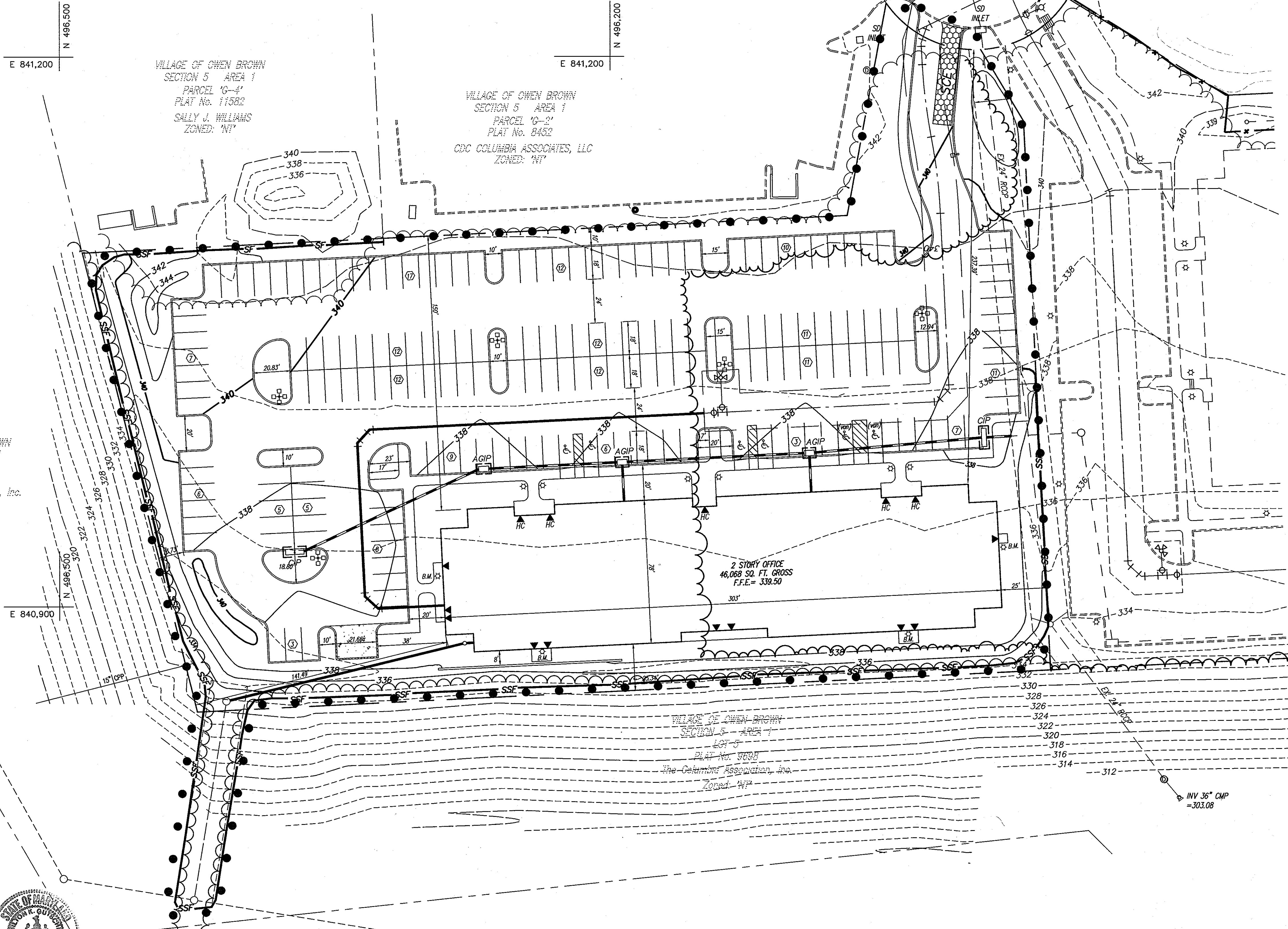
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

[Signature]
Howard S.C.D.
Date



LEGEND

- LIMIT OF DISTURBANCE ● ● ● ● ●
- SILT FENCE SF—SF—SF
- STABILIZED CONSTRUCTION ENTRANCE [Pattern]
- SUPER SILT FENCE SSF—SSF—SSF
- AT GRADE INLET PROTECTION [AGIP]
- CURB INLET PROTECTION [CIP]



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 3-21-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 9/27/01
Director Date
[Signature] 9/25/01
Chief, Division of Land Development and Research Date
[Signature] 9/19/01
Chief, Development Engineering Division Date



THIS PLAN FOR SEDIMENT CONTROL PURPOSES ONLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

CONTRACT PURCHASER:
Hilcroft Associates 2, LLC
c/o Manekin Brothers Abeshouse
The Stone Mill
1340 Smith Avenue, Suite 200
Baltimore, Maryland 21209
Attn: Mr. Richard P. Manekin
410-779-1208

OWNER:
The Howard Research and
Development Corporation
10275 Little Patuxent Parkway
Columbia, Maryland 21044
Attn: Mr. Edward Ely
410-992-6000

SEDIMENT & EROSION CONTROL PLAN
VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PARCEL "G-3"
PLAT No. 8452

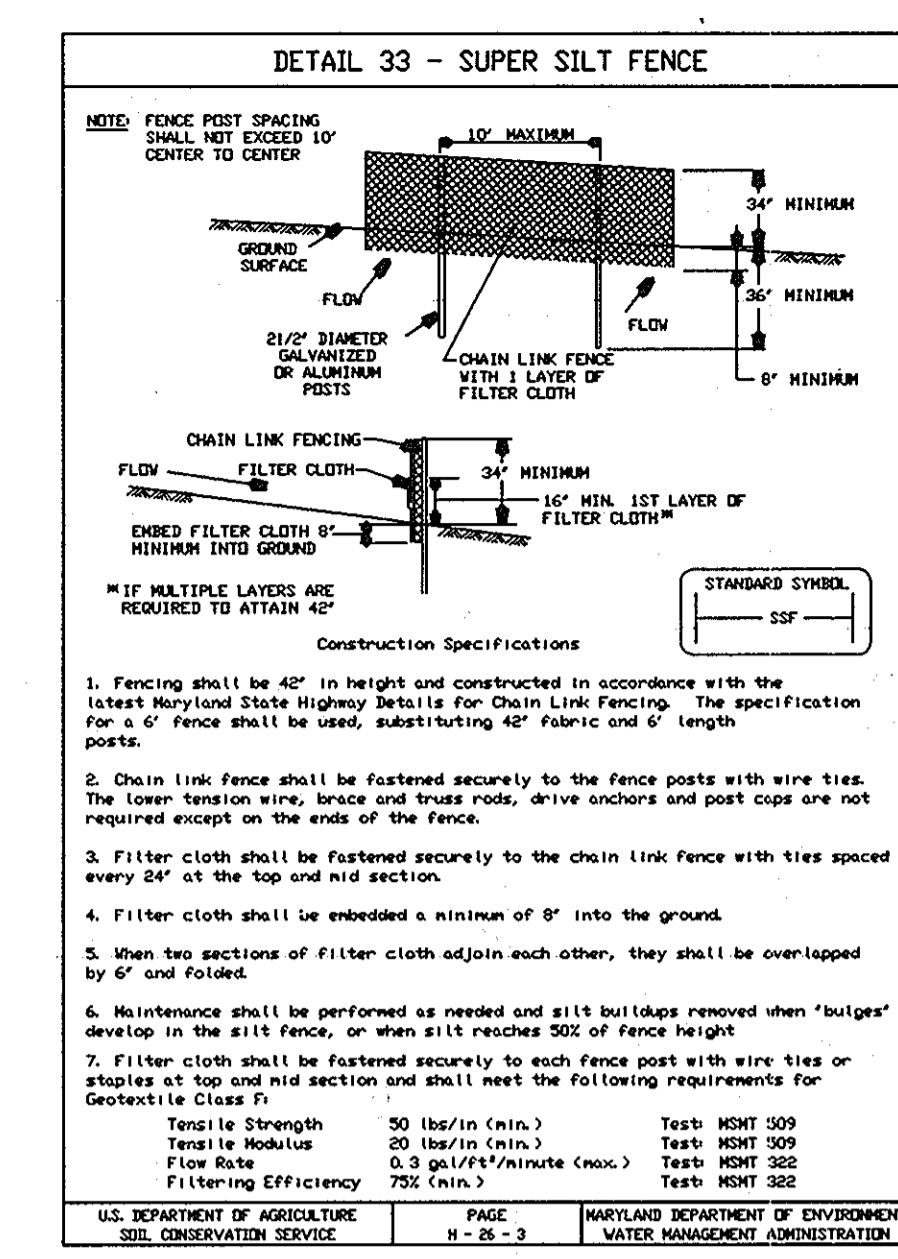
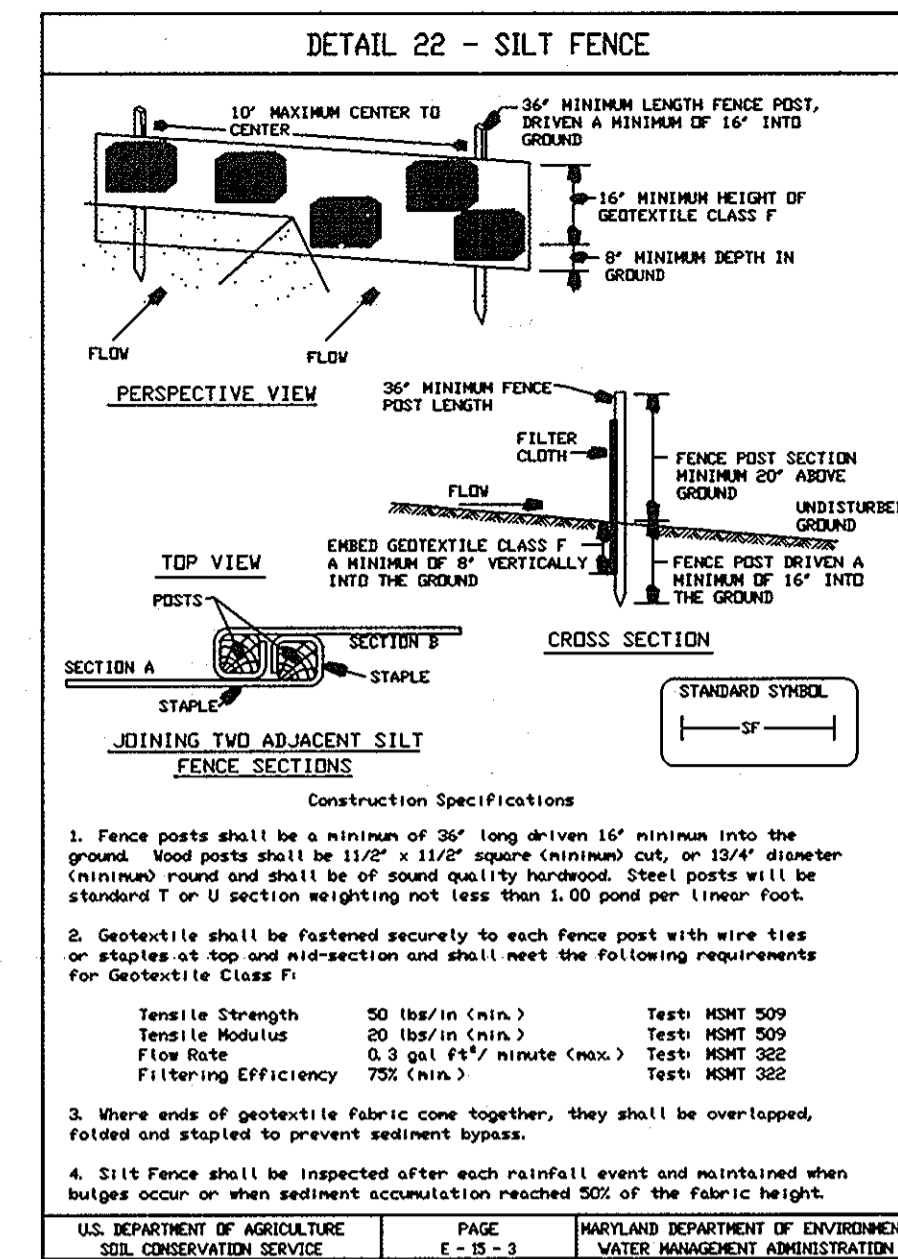
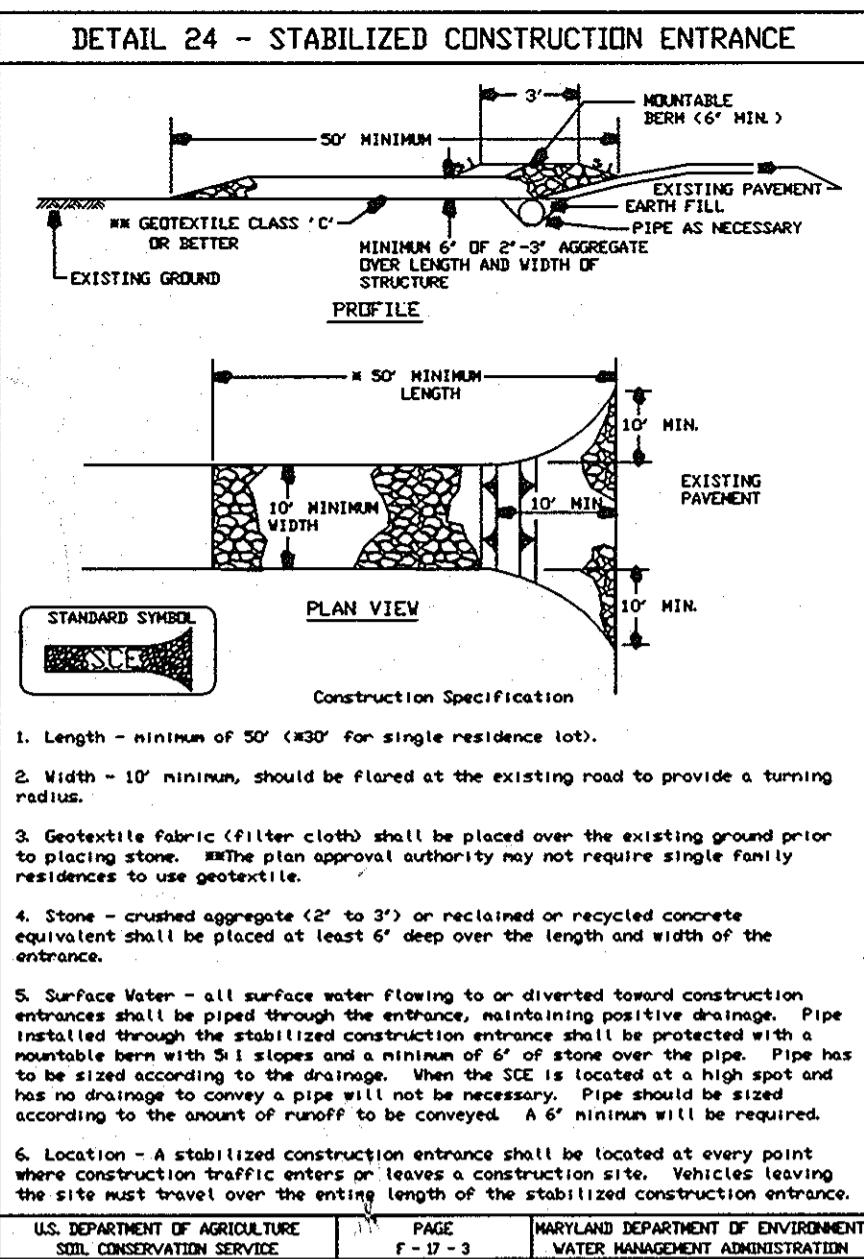
SCALE 1"=30'	ZONING NT	G. L. W. FILE No. 00151
DATE Aug. 22, 2001	TAX MAP - GRID 36 - 14	SHEET 8 OF 9

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

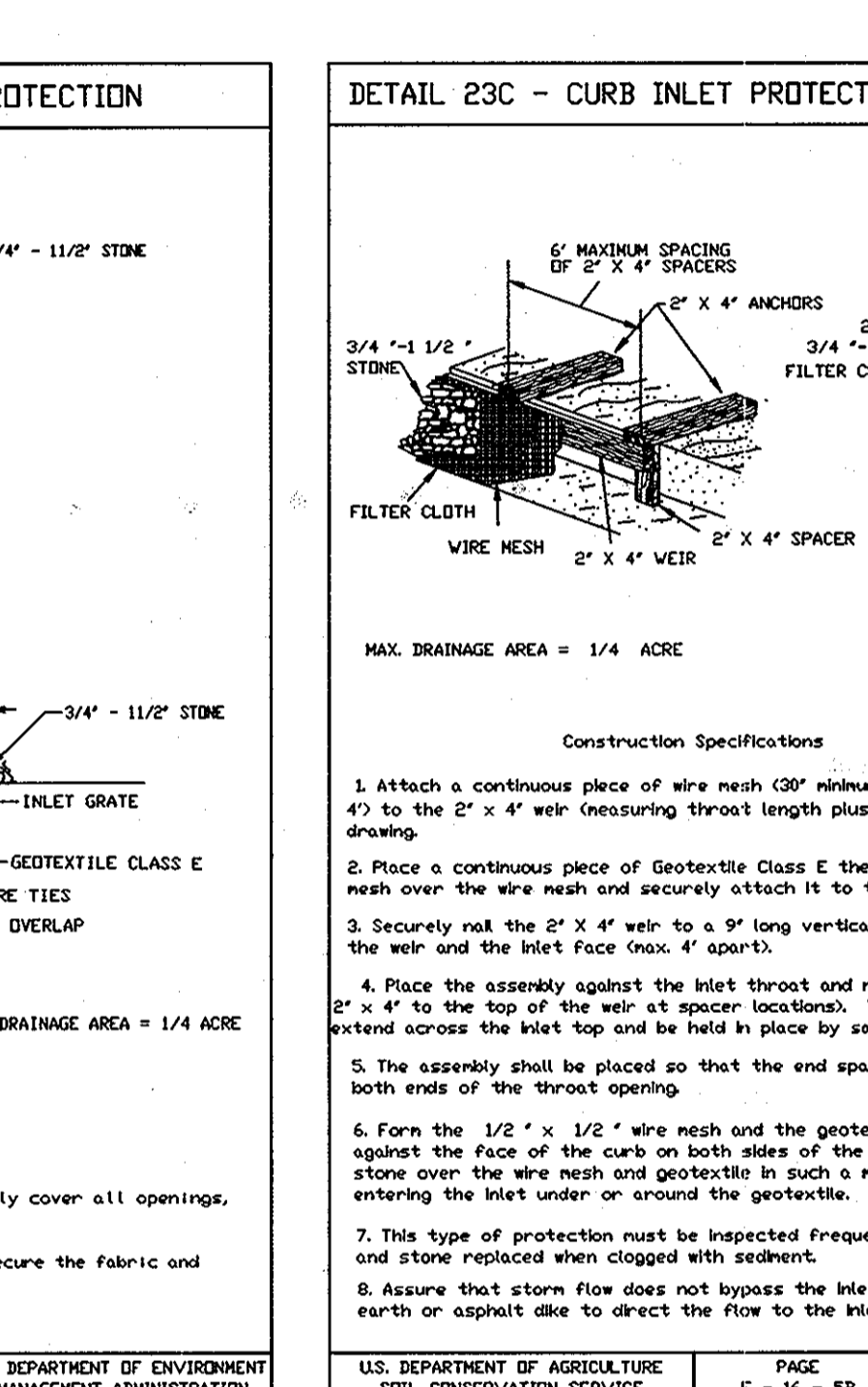
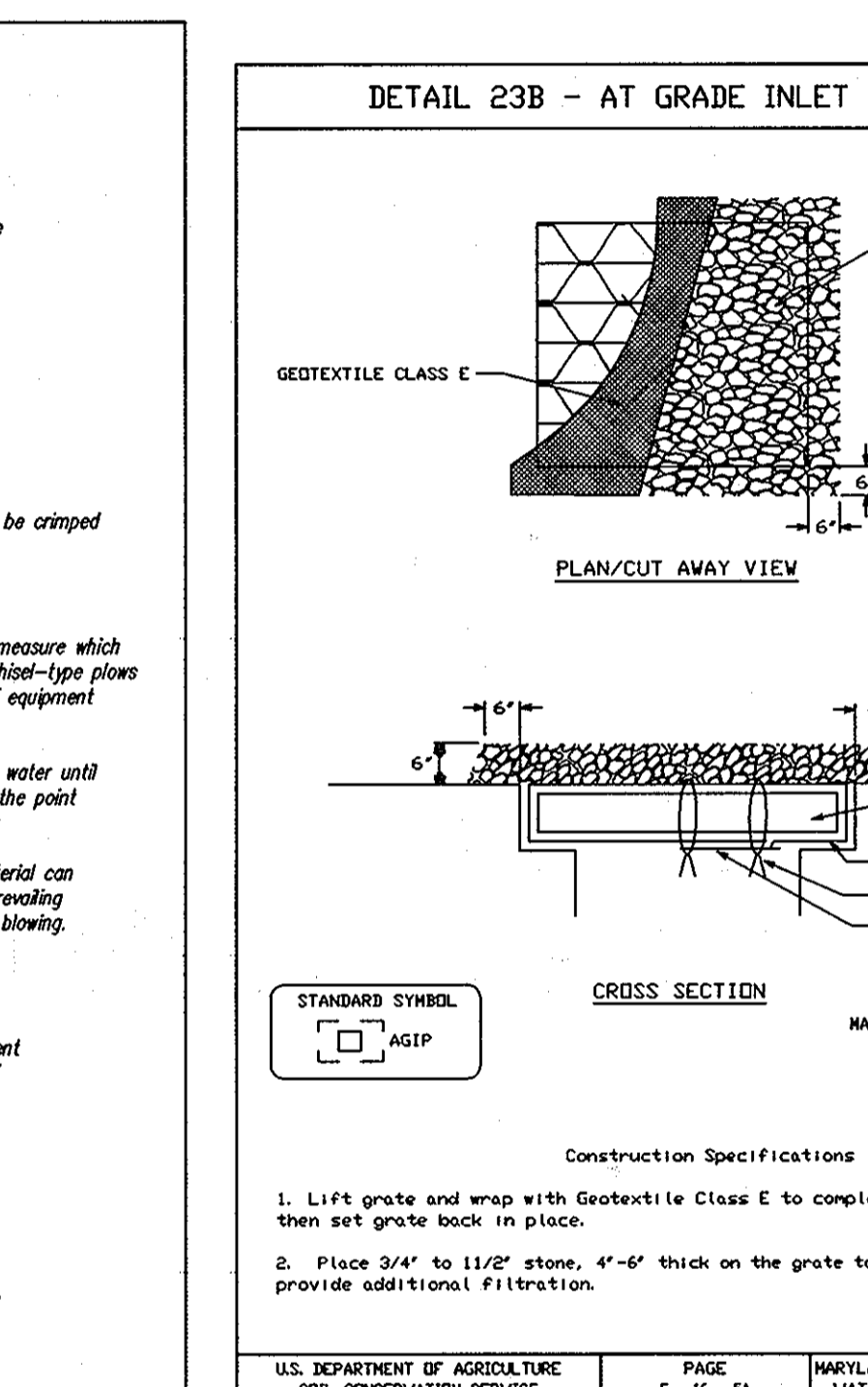
GUILFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

00151scpdwg 8-22-01 7:59:09 am EST



Dust Control
Definition: Controlling dust blowing and movement on construction sites and roads.
Purpose: To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.
Conditions Where Practice Applies: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.
Specifications:
 1. Mulches - See standards for vegetative stabilization with mulches only; mulch should be crimped or locked to prevent blowing.
 2. Vegetative Cover - See standards for temporary vegetative cover.
 3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
 4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
 5. Barriers - Solid board fences, tall fences, snow fences, straw bales, and similar material can be used to control or curtail soil blowing. Barriers placed at right angle to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing.
 6. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.
Permanent Stabilization: See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
 2. Topsoiling - Covering with less erodible soil material. See standards for top soil.
 3. Stone - Cover surface with crushed stone or gravel.
References:
 1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
 2. Agriculture Information Bulletin 354. How to Control Wind Erosion. USDA, ARS.



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 3-21-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 9/27/01
 Chief, Division of Land Development and Research: [Signature] 9/25/01
 Chief, Development Engineering Division: [Signature] 9/19/01

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit. (1 day)
2. Arrange for an on-site pre-construction meeting with the sediment control inspector. (1 day)
3. Install stabilized construction entrance. (1 day)
4. Wrap site with silt fence & super silt fence as shown on sediment control plan. (2 days)
5. Rough grade site, construct storm drains, installing inlet protection as drainage structures are installed. Construct water & sewer from existing stubs within 5' of building. Spoil material must be disposed of at an approved site with an active sediment control plan. (3 weeks)
6. Construct building. (2 months)
7. Install curb & gutter, sidewalks, & base paving. (2 weeks)
8. Fine grade landscape areas and stabilize remaining areas with grass seed & mulch; install landscaping with the inspectors approval. With the inspectors approval inlet protection may be removed when all contributing drainage area has been stabilized. (2 weeks)
9. Install surface paving. (1 week)
10. With permission of the sediment control inspector, remove silt fence & super silt fence, and any remaining inlet protection & stabilize all areas disturbed by this process. (2 days)

SEQUENCE OF CONSTRUCTION

1. Attach a continuous piece of wire mesh (20" 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 9" 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 not minimum 2" 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. Assume that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR: OWNER
 CONTRACT PURCHASER: Hillcraft Associates 2, LLC
 c/o Manekin Brothers Abbeboose Corporation
 1340 Smith Avenue, Suite 200
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SEDIMENT CONTROL NOTES AND DETAILS
VILLAGE OF OWEN BROWN
 SECTION 5 AREA 1
 PARCEL "G-3"
 PLAT NO. 8452

SCALE	ZONING	G. L. W. FILE NO.
NO SCALE	NT	00151
DATE	TAX MAP - GRID	SHEET
AUG. 22, 2001	36 - 14	9 OF 9

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION
 Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
PURPOSE: To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
CONDITIONS WHERE PRACTICE APPLIES:
 I. This practice is limited to areas having 2:1 or flatter slopes where:
 a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 c. The original soil to be vegetated contains material toxic to plant growth.
 d. The soil is so acidic that treatment with limestone is not feasible.
 II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS
 I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
 i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 ii. Topsoil must be free of plant parts such as bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
 iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 II. For sites having disturbed areas under 5 acres:
 i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 III. For sites having disturbed areas over 5 acres:
 i. On site meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 a. pH for topsoil shall be between 6.0 and 7.5. If

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. (410) 131-1880
 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 a) 7 calendar days for all perimeter sediment control structures, dikes 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. 51), sod (Sec. 54), 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 : 3.028 Acres
 Area Disturbed : 3.0 Acres
 Area to be roofed or paved : 2.6 Acres
 Area to be vegetatively stabilized : 0.4 Acres
 Total Cut : 10,000 Cu. Yds.
 Total Fill : 7,500 Cu. Yds.
 Off-site waste/borrow area location: Unknown
 Note: Any offsite waste area must have an active approved S&E plan.
 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.
 11. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day whichever is shorter.

PERMANENT SEEDING NOTES
 Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless 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 (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/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 rotted 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, placements and reseeding.

TEMPORARY SEEDING NOTES
 Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 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 weeping lovegrass (.07 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 rotted 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.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
 [Signature] 9/12/01
 Howard S.C.D. Date
 These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
 [Signature] 9/12/01
 Natural Resources Conservation Service Date
 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."
 [Signature] 9-6-01
 Date
 [Signature] 8/22/01
 Signature of Developer/Builder 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."
 [Signature] 8/22/01
 Signature of Developer/Builder Date