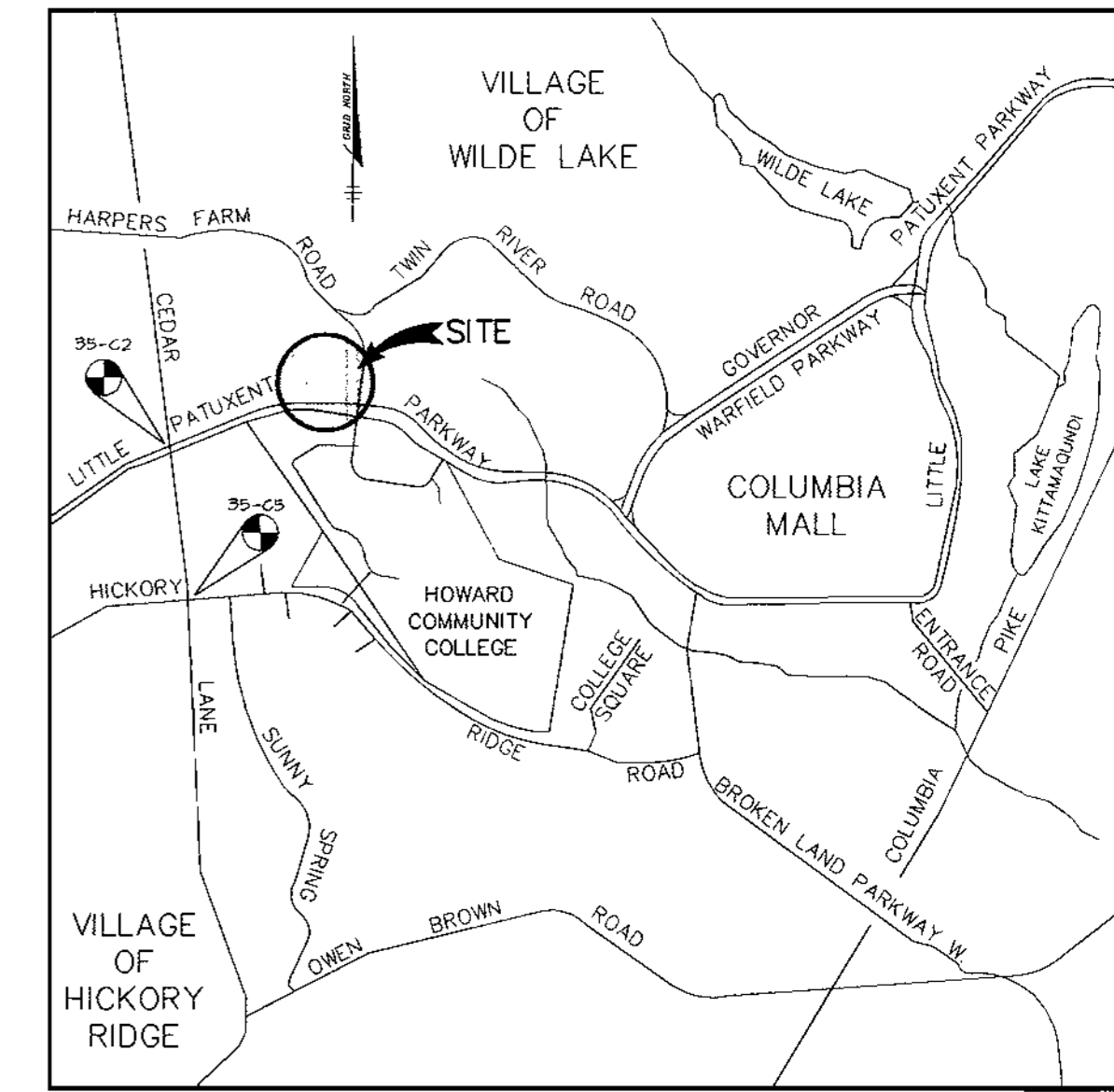


SHEET INDEX	
No	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	PROFILES AND DETAILS
5	BIORETENTION NOTES AND DETAILS
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS

# SITE DEVELOPMENT PLAN HARPER CENTER BUILDING ADDITION VILLAGE OF WILDE LAKE 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### 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/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION 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 BEING DONE.
- 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.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE, A DIVISION OF PHR&A, DATED FEBRUARY, 2001.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35-C2 AND 35-C5 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 226-W.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATUXENT CONTRACT NO. 285-W&S.
- THE STORMWATER MANAGEMENT FACILITY PROPOSED FOR THIS SITE IS PRIVATE AND CONSISTS OF A BIORETENTION FACILITY.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- NO 100- YEAR FLOODPLAIN STUDY IS REQUIRED FOR THIS PROJECT.
- NO WETLANDS AFFECT THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED MAY, 2001, AND WAS APPROVED AUGUST 13, 2001.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED MAY, 2001.
- THE BOUNDARY FOR THIS PROJECT IS PREPARED BY RIEMER MUEGGE, A DIVISION OF PHR&A DATED FEBRUARY, 2001.
- SUBJECT PROPERTY ZONED NT- EMP COMM PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: SDP-73-41, FDP PHASE 4B, F-69-01G
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- ALL EXTERIOR LIGHTING WILL COMPLY WITH SECTION 134. ZONING REGULATIONS AND BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES.
- THIS SDP IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (iv). THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- ALL SETBACKS AND OTHER BULK REGULATIONS SHALL CONFORM TO FDP-48.



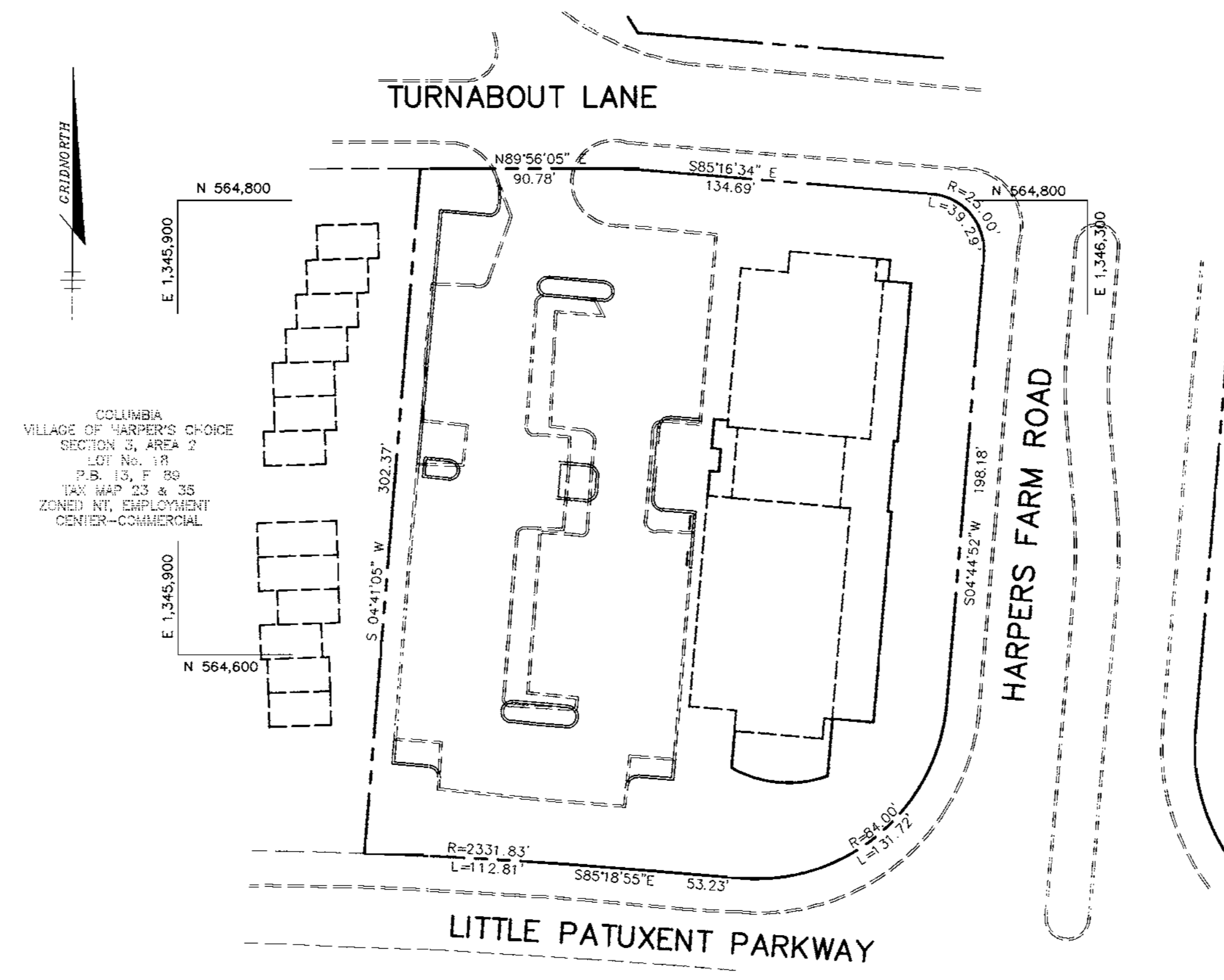
**HOWARD COUNTY CONTROL STATIONS**  
HOCO CONTROL #35-C2  
ELEV. 464.13  
N 563,920.83 E 1,344,204.15

**VICINITY MAP**  
SCALE: 1" = 2000'

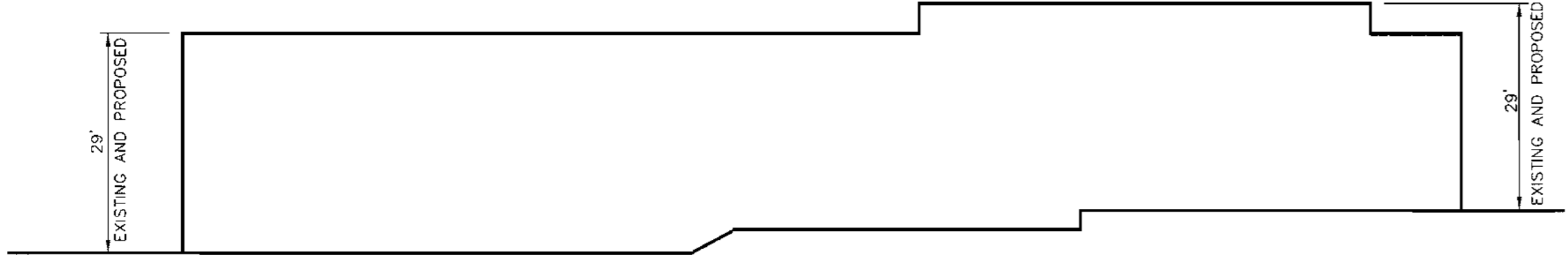
HOCO CONTROL #35-C5  
ELEV. 452.26  
N 562,148.50 E 1,344,554.47

### SITE TABULATION

SITE AREA	1.72 ACRES (74,923 SF)
LIMIT OF DISTURBED AREA	1.5 ACRES
PRESENT ZONING	NT-EMPLOYMENT COMMERCIAL FDP-48
PROPOSED USE	2 STORY OFFICE BUILDING EXPANSION
FLOOR SPACE:	
EXISTING FIRST FLOOR	12,133 SF
EXISTING SECOND FLOOR	8,219 SF
PROPOSED FIRST FLOOR ADDITION	4,016 SF ▲
PROPOSED SECOND FLOOR ADDITION	3,758 SF ▲
TOTAL FLOOR SPACE	28,126 SF ▲
BUILDING COVERAGE (ADDITION)	5.29% OF SITE (4,016 SF) ▲
BUILDING COVERAGE (TOTAL)	21.48% OF SITE (16,149 SF) ▲
NO. OF EXISTING PARKING SPACES	57
*NO. OF PARKING REQUIRED @ 2 SPACES/1000	57
NO. OF PARKING SPACES PROVIDED	89 INCL. 4 HC
*PER FDP-48	



PLAN  
SCALE: 1"=50'



BUILDING ELEVATION  
NO SCALE

APR 20 09/20/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James S. Rust* 10/12/01  
DIRECTOR DATE

*Arthur E. Muegge* 10/3/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Stremton* 10/1/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12-06-01 MODIFIED SITE TABULATION

DATE	NO.	REVISION

DEVELOPER/OWNER:  
LITTLE HARPERS, LLC  
c/o MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
410-730-9091

PROJECT: HARPER CENTER BUILDING ADDITION  
VILLAGE OF WILDE LAKE SECTION 10, AREA 5  
PARCEL 26

AREA TAX MAP 29 & 35 ZONED NT-EMP COMM  
PARCEL 26, BLOCK 24 & 6  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.967.8900 fax 410.967.9282

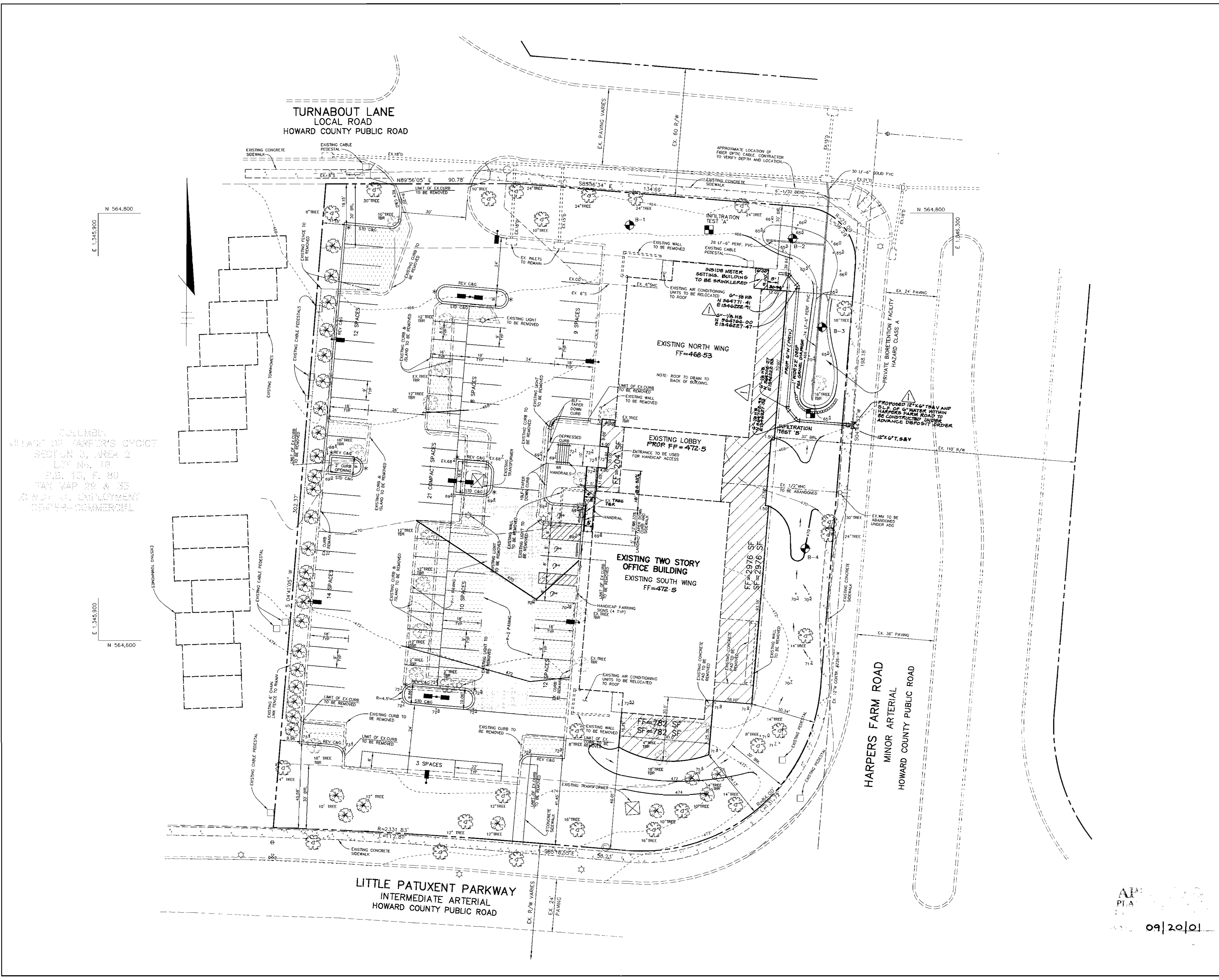
DESIGNED BY: CJR  
DRAWN BY: MAD  
CHECKED BY: CJR  
PROJECT NO: 01116 SDP1.DWG  
DATE: SEPTEMBER 25, 2001  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 7

9.25.01 DATE  
ARTHUR E. MUEGGE #8707

### ADDRESS CHART

PARCEL	STREET ADDRESS
26	10910 LITTLE PATUXENT PARKWAY

SUBDIVISION NAME	SECT./AREA	PARCEL
VILLAGE OF WILDE LAKE	10/5	26
PLAT #	BLOCK #	ZONING
P.B. 17/F. 9	24 & 6	NT-EMP COMM
WATER CODE	TAX MAP NO.	ELECT. DIST.
106	29 & 35	5th
	CENSUS TRACT	
	6055.08	
	SEWER CODE	
	5584700	



- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
  3. ALL ON-SITE ROADS ARE PRIVATE.
  4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
  5. \* STD C&G/REV C&G - STANDARD TO REVERSE CURB TRANSITION.
  6. PRIVATE TRASH PICK-UP WILL BE UTILIZED FOR THIS SITE. THEREFORE, A DUMPSTER IS NOT NEEDED.
  7. [Symbol] P-1 PAVING
  8. [Symbol] P-2 PAVING
  9. [Symbol] BUILDING ADDITION
  10. [Symbol] PAVING TO BE REMOVED
  11. [Symbol] EXISTING CONCRETE SIDEWALK
  12. [Symbol] PROPOSED CONCRETE SIDEWALK
  13. [Symbol] 250 WATT HPS TWIN RECTILINEAR FIXTURE MOUNTED TO A 18" BRONZE PAINTED POLE USING A 6' ARM
  14. [Symbol] 250 WATT HPS RECTILINEAR FIXTURE MOUNTED TO A 18" BRONZE PAINTED POLE USING A 6' ARM
  15. TBR - TO BE REMOVED

COLUMBIA  
 CHARTER OF HARPER'S CHOICE  
 SECTION 10, AREA 2  
 LOT NO. 10  
 P.B. 10, P. 60  
 TAX MAP 29 & 35  
 ZONING: NT-EMP COMM  
 5th ELECTION DISTRICT

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/12/01  
 DIRECTOR DATE

*[Signature]* 10/15/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/16/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12-06-01 [Symbol] MODIFIED PROP. PRIV. 6" WATER  
 DATE NO. REVISION

DEVELOPER/OWNER:  
 LITTLE HARPERS, LLC  
 C/O MDG COMPANIES  
 5550 STERRETT PLACE, SUITE 312  
 COLUMBIA, MARYLAND 21044  
 410-730-9091

PROJECT: HARPER CENTER BUILDING ADDITION  
 VILLAGE OF WILDE LAKE SECTION 10, AREA 5  
 PARCEL 26

AREA TAX MAP 29 & 35 ZONED NT-EMP COMM  
 PARCEL 26, BLOCK 24 & 6  
 5th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

RIEMER MUEGGE  
 a division of:  
 Patton Harris Rust & Associates, pc  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8800 fax 410.997.9322

9/25/01  
 DATE

DESIGNED BY : CJR  
 DRAWN BY : MAD  
 CHECKED BY : CJR  
 PROJECT NO : 01116 SDP2.DWG  
 DATE : SEPTEMBER 25, 2001  
 SCALE : 1"=20'  
 DRAWING NO. 2 OF 7

ARTHUR E. MUEGGE #8707

SDP-01-140

I:\project\0116\SDP2.dwg Tue Sep 25 09:56:23 2001 Planner: Muegge, a division of RH&A



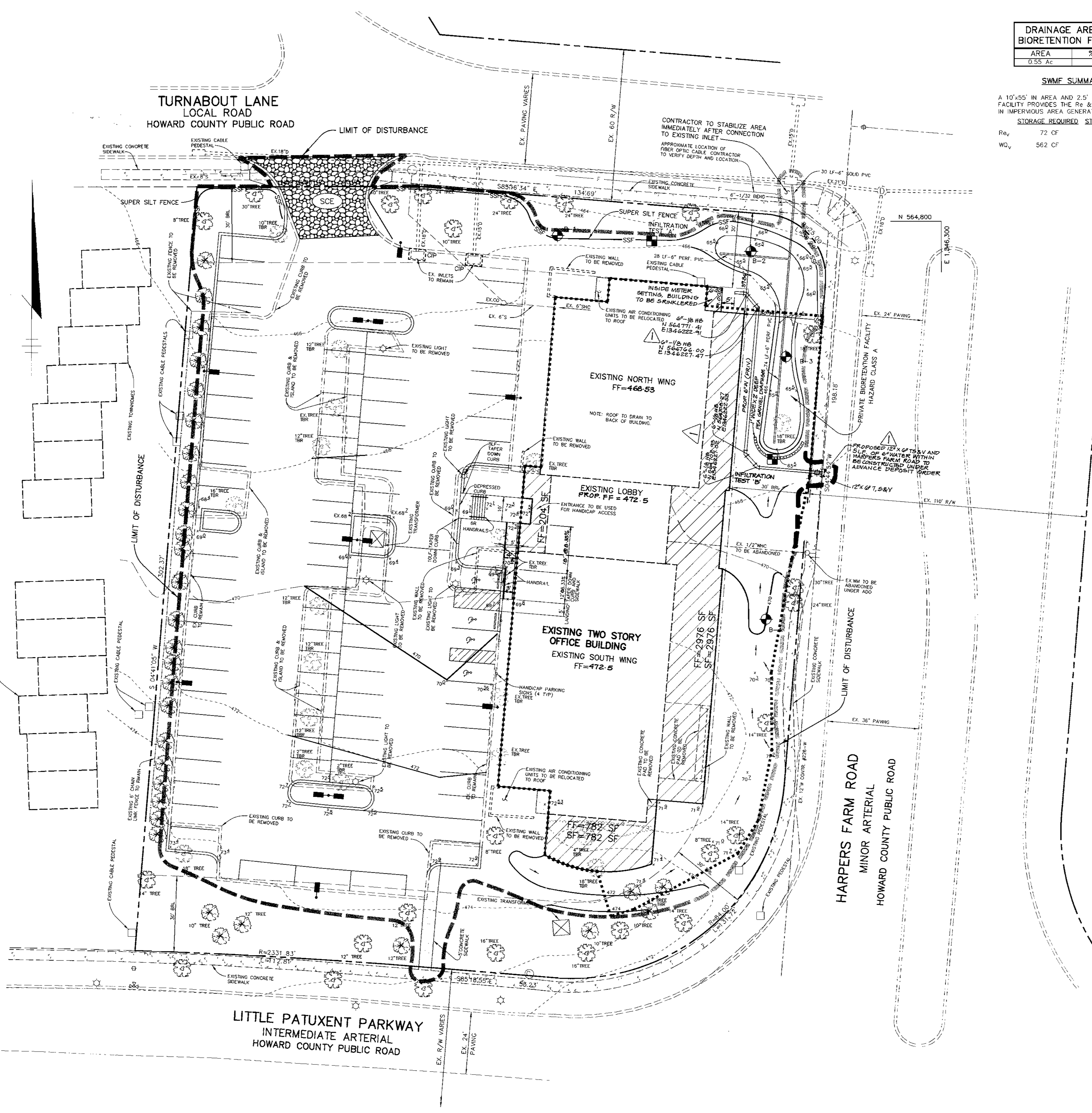
DRAINAGE AREA TO BIORETENTION FACILITY	
AREA	% IMP
0.55 AC	75

SWMF SUMMARY		
	STORAGE REQUIRED	STORAGE PROVIDED
Re <sub>v</sub>	72 CF	110 CF
WO <sub>v</sub>	562 CF	562 CF

LEGEND	
-----	STORMWATER MANAGEMENT DRAINAGE AREA
-----	LIMIT OF DISTURBANCE
SSSF	SUPER SILT FENCE
AGIP	AT GRADE INLET PROTECTION

TURNABOUT LANE  
LOCAL ROAD  
HOWARD COUNTY PUBLIC ROAD

COLUMBIA  
VILLAGE OF HARPER'S CHOICE  
SECTION 10, AREA 5  
LOT 24 & 6  
P.L. 13, P. 5  
TAY MAP 29 & 35  
ZONED NT, EMPLOYMENT  
CENTER-COMMERCIAL



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Christine A. Richards* 9-26-01  
DEVELOPER DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Arthur E. Muegge* 9-25-01  
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*Jim Murray* 10/1/01  
NATURAL RESOURCES CONSERVATION SERVICE DATE

*John White* 10/1/01  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul J. Rasmussen* 10/2/01  
DIRECTOR DATE

*William J. Rasmussen* 10/2/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Chris Hamilton* 10/10/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12-06-01 MODIFIED PROP. PRIV. G. WATER AND L.O.D.

DATE NO.	REVISION

DEVELOPER/OWNER:  
LITTLE HARPER'S, LLC  
C/O MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
410-730-9091

PROJECT: HARPER CENTER BUILDING ADDITION  
VILLAGE OF WILDE LAKE SECTION 10, AREA 5  
PARCEL 26

AREA TAX MAP 29 & 35 ZONED NT-EMP COMM  
PARCEL 26, BLOCK 24 & 6  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: GRADING AND SEDIMENT CONTROL PLAN

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21046 • Tel 410.997.8800 Fax 410.997.9282

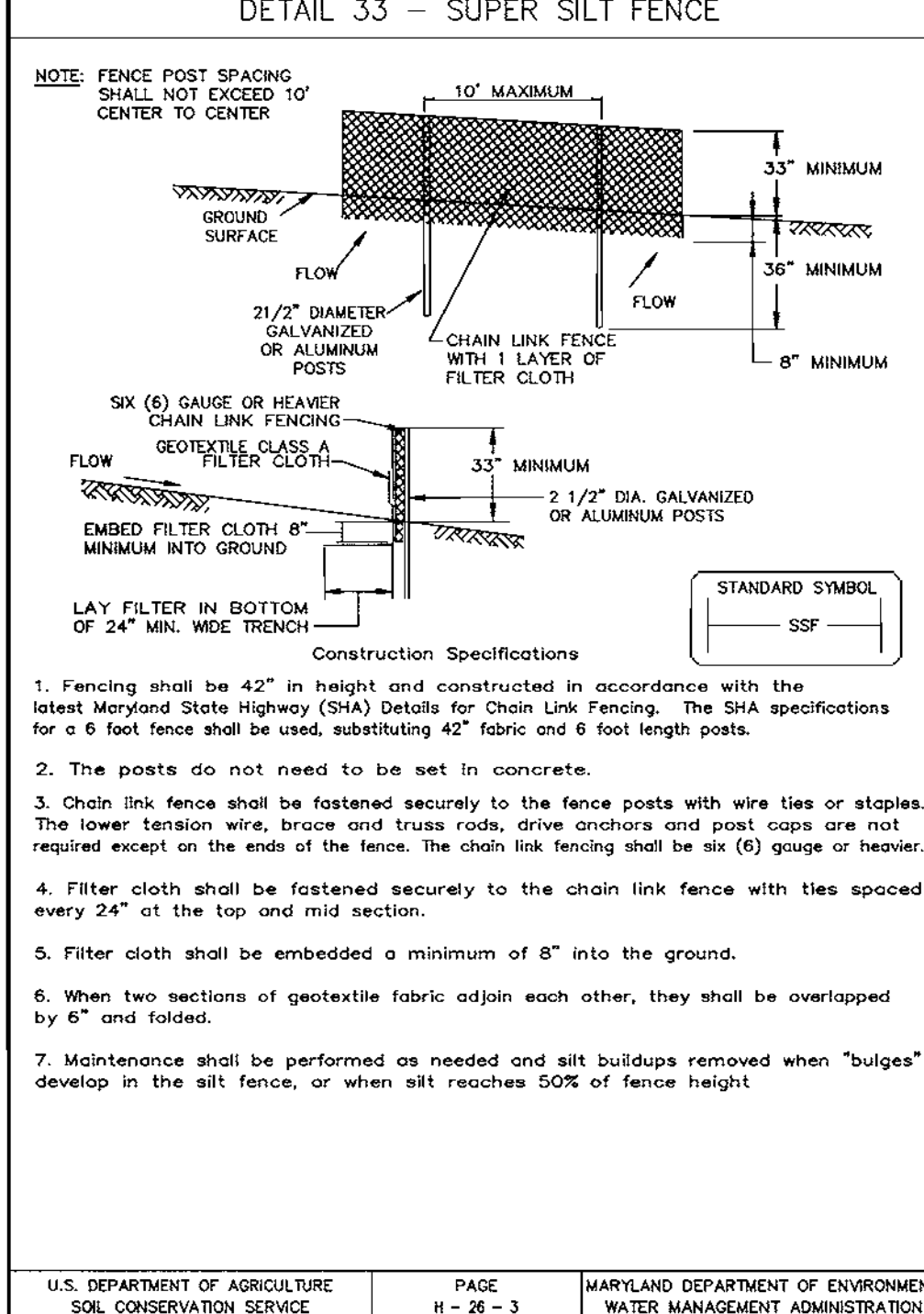
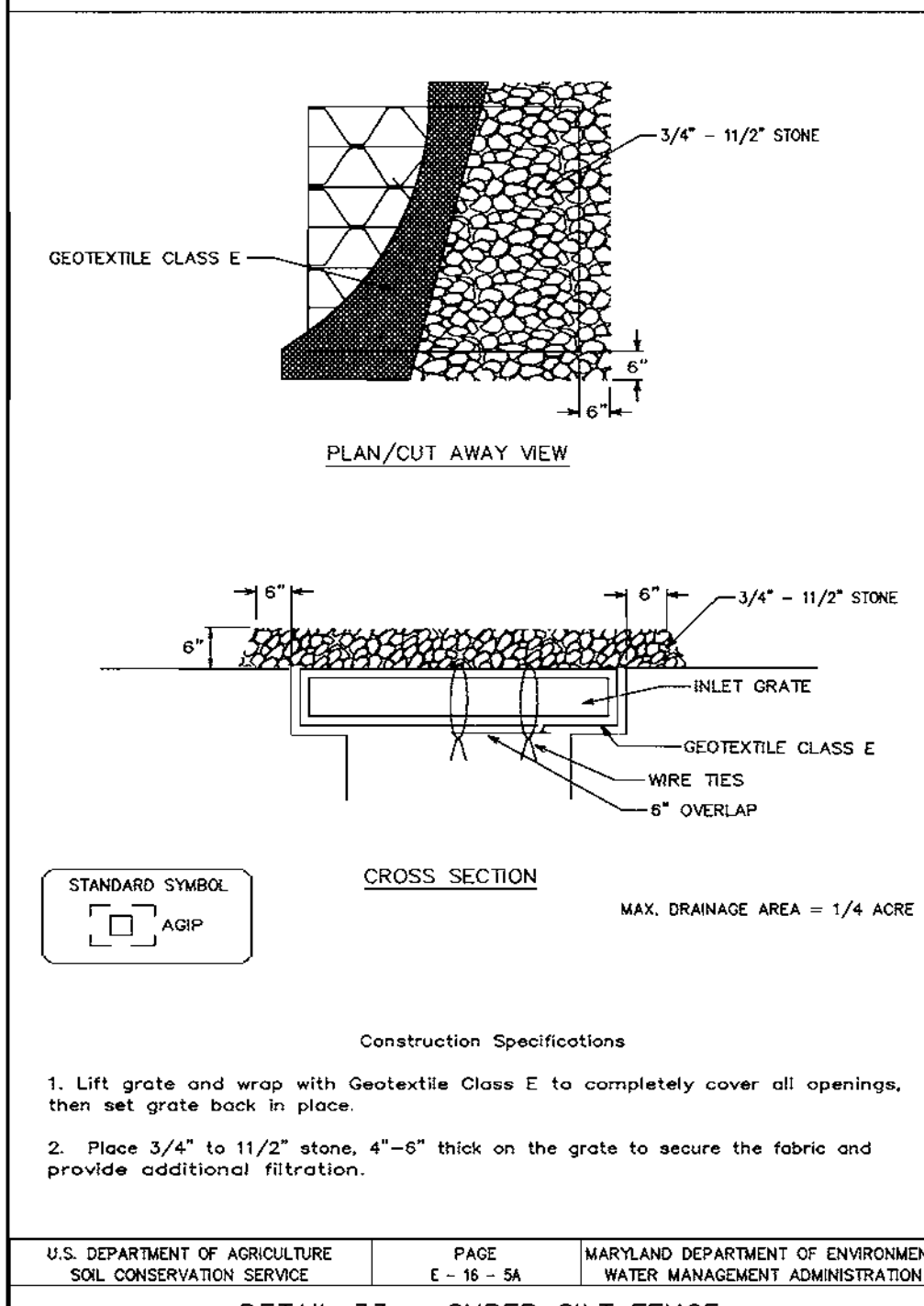
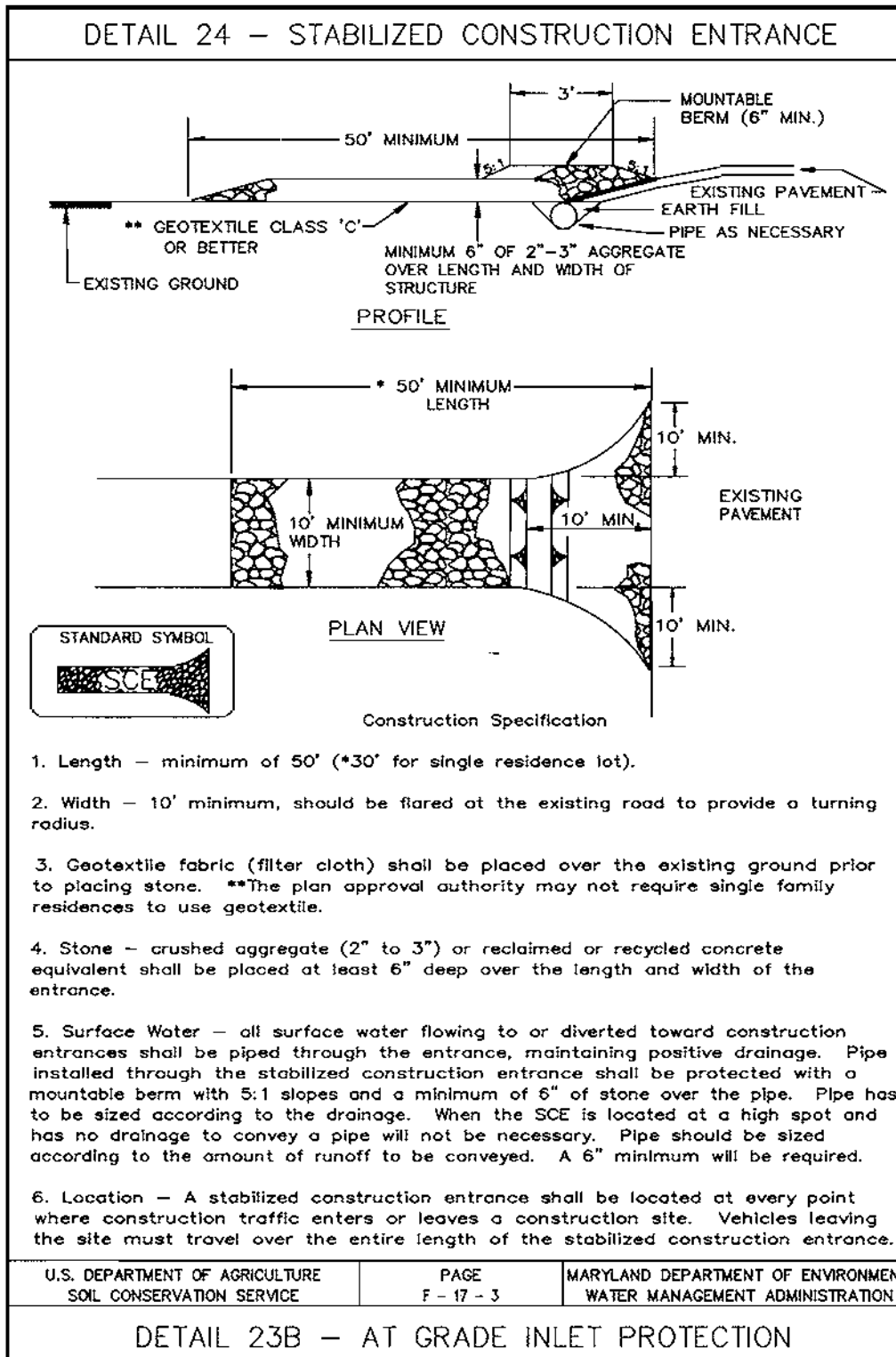
9-25-01  
DATE

DESIGNED BY : CJR  
DRAWN BY : MAD  
CHECKED BY : CJR  
PROJECT NO : 01116  
SDP3.DWG  
DATE : SEPTEMBER 25, 2001  
SCALE : 1"=20'  
DRAWING NO. 3 OF 7

*Arthur E. Muegge*  
ARTHUR E. MUEGGE #8707

09/20/01





### STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SO2, TEMPORARY SEEDINGS, AND MULCHING (SEC. 6); TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE	1.72 ACRES
AREA DISTURBED	1.50 ACRES
AREA TO BE ROOFED OR PAVED	1.15 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.55 ACRES
TOTAL CUT	80 CU. YARDS
TOTAL FILL	16 CU. YARDS
OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

### TEMPORARY SEEDING NOTES

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

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

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

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (3.07 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring or use sod.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of untreated soil grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2" x 2" x 16" galvanized or aluminum spikes (10 spikes per 1000 sq. ft. on flat areas, on slopes, 8 ft. or higher, use 341 gal. per acre (18 gal. per 1000 sq. ft.) for anchoring).

Refer to the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

### PERMANENT SEEDING NOTES

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

Seeding 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 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 urethane fertilizer (4 lbs. per 1000 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (28 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of creeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

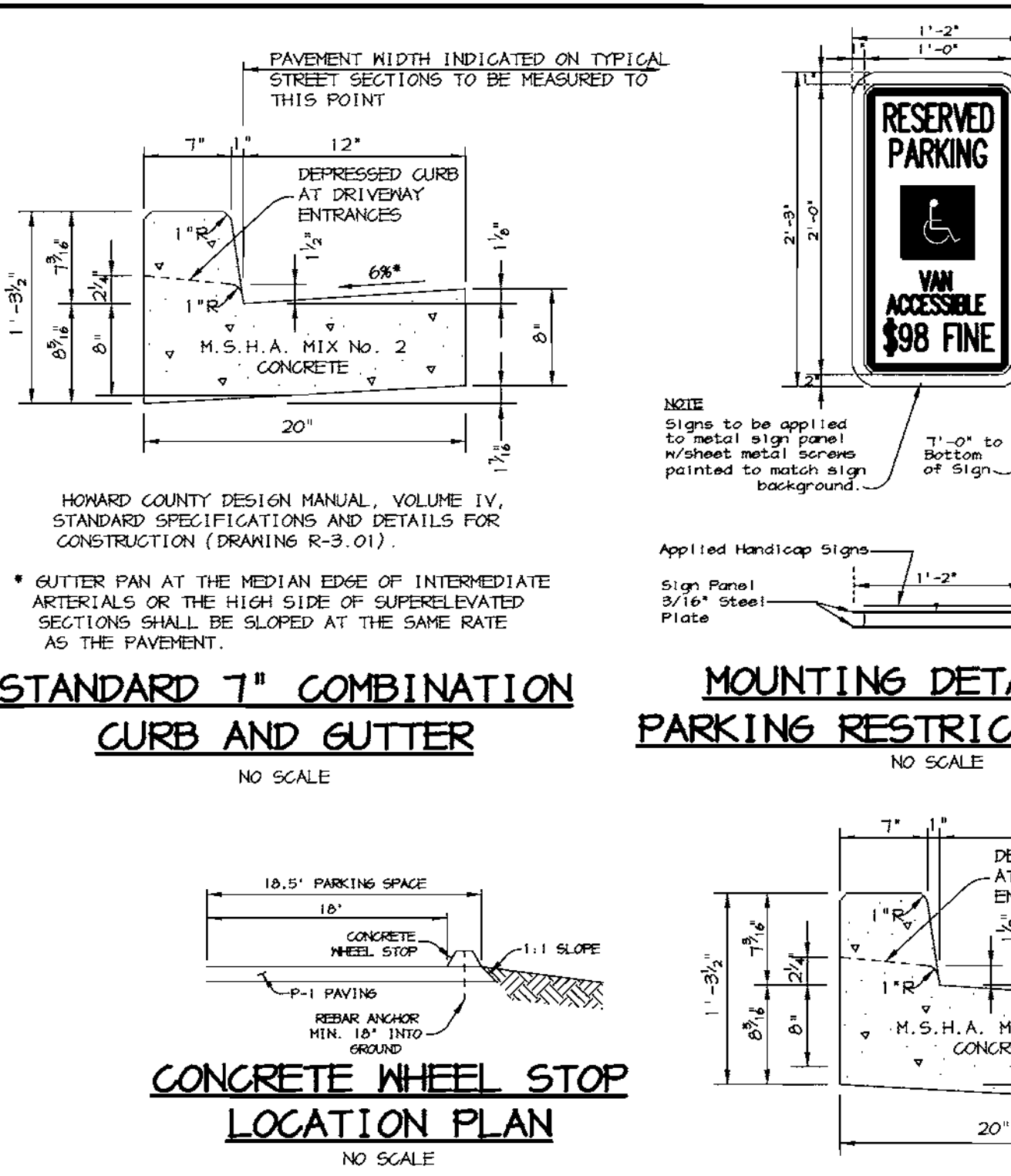
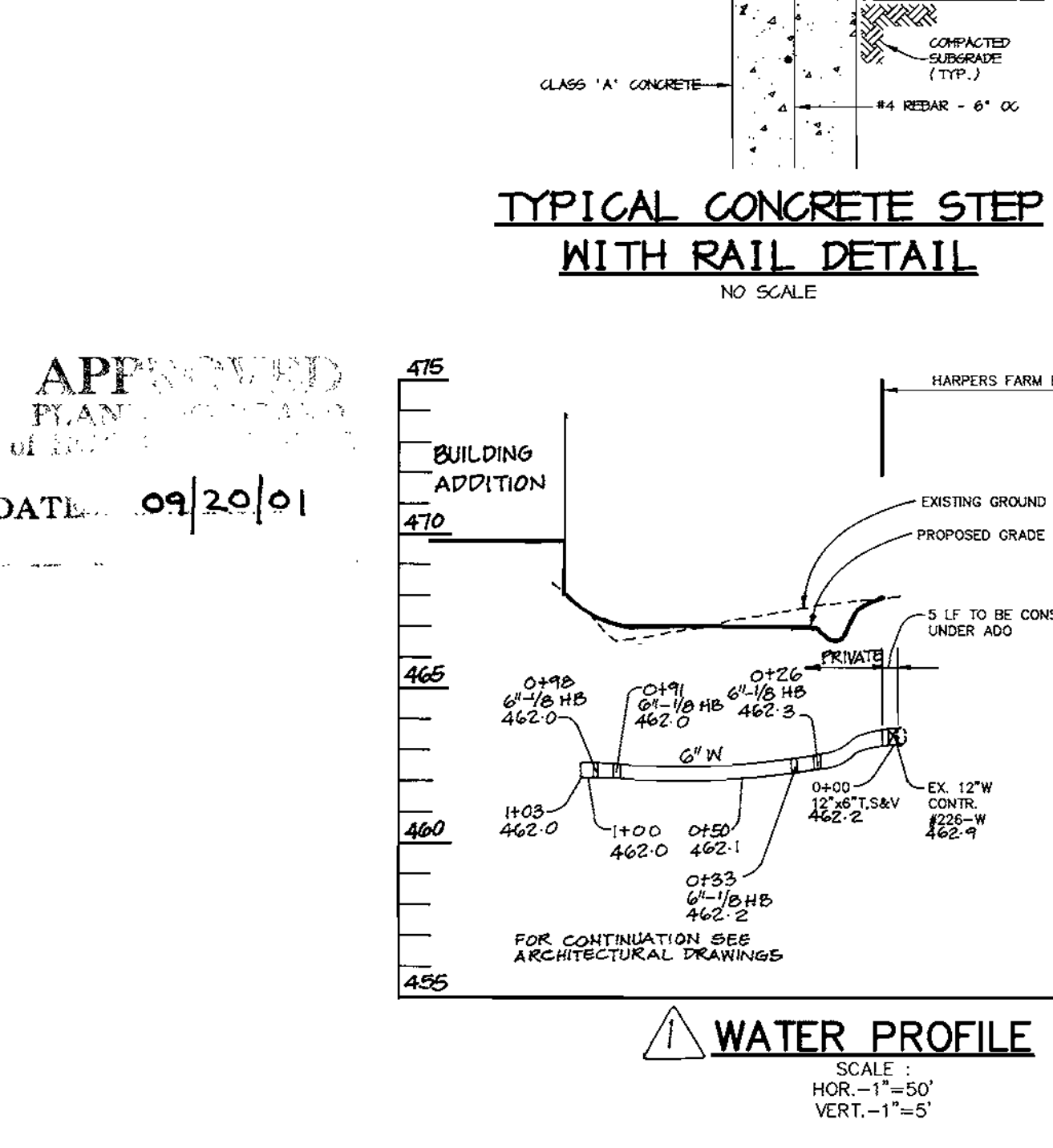
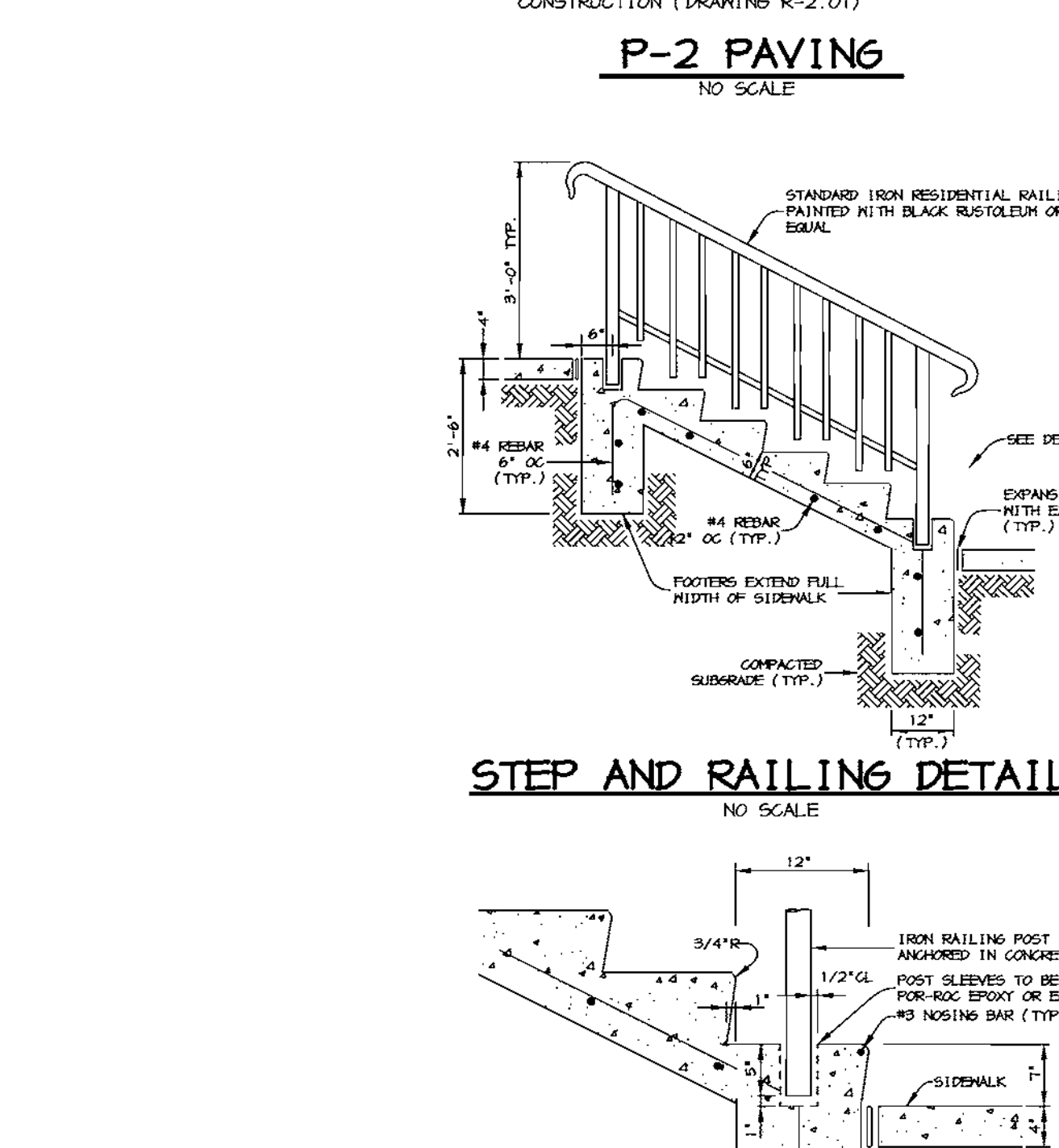
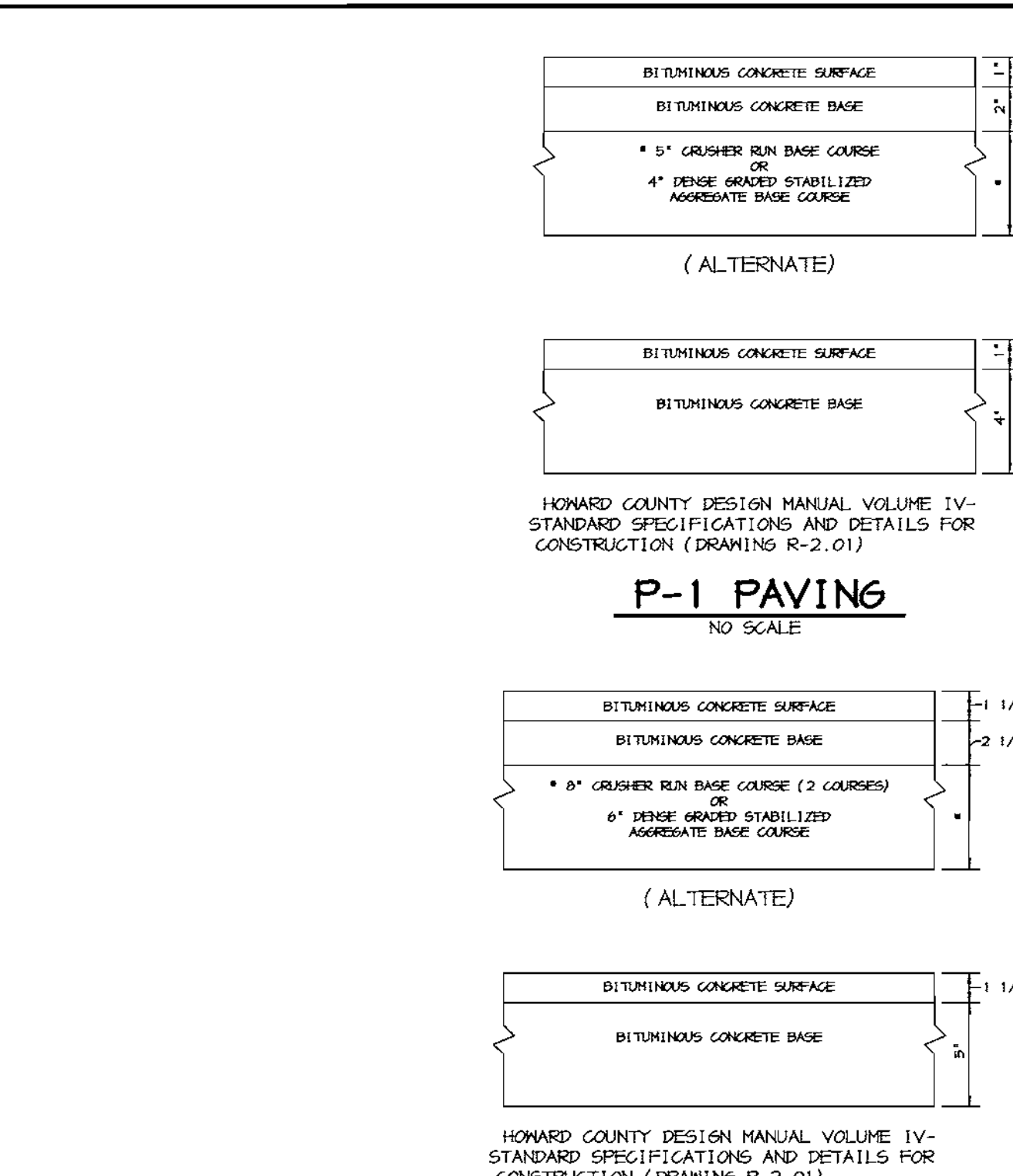
- 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring.
- Use sod.
- Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of untreated soil grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2" x 2" x 16" galvanized or aluminum spikes (10 spikes per 1000 sq. ft. on flat areas, on slopes, 8 ft. or higher, use 341 gal. per acre (18 gal. per 1000 sq. ft.) for anchoring).

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

### SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE. (2 DAYS)
- UPON PERMISSION OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, PERFORM DEMOLITION OF CURB AND PAVING, REPLACE EX. INLETS AND PROVIDE INLET PROTECTION.
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL BIORETENTION FACILITY. (2 WEEKS)
- INSTALL CURB AND GUTTER THEN PAVE, REDO STRIPINGS, CLEAN STORM DRAIN INLETS AND FLUSH OUT PIPES (1 WEEK)
- FINISH BUILDING EXPANSION (2 MONTHS)
- UPON PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES. STABILIZE REMAINING DISTURBED AREA IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 WEEK)



### 21.0 STANDARD SPECIFICATIONS FOR TOPSOIL

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

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - 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.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

### Construction and Material Specifications

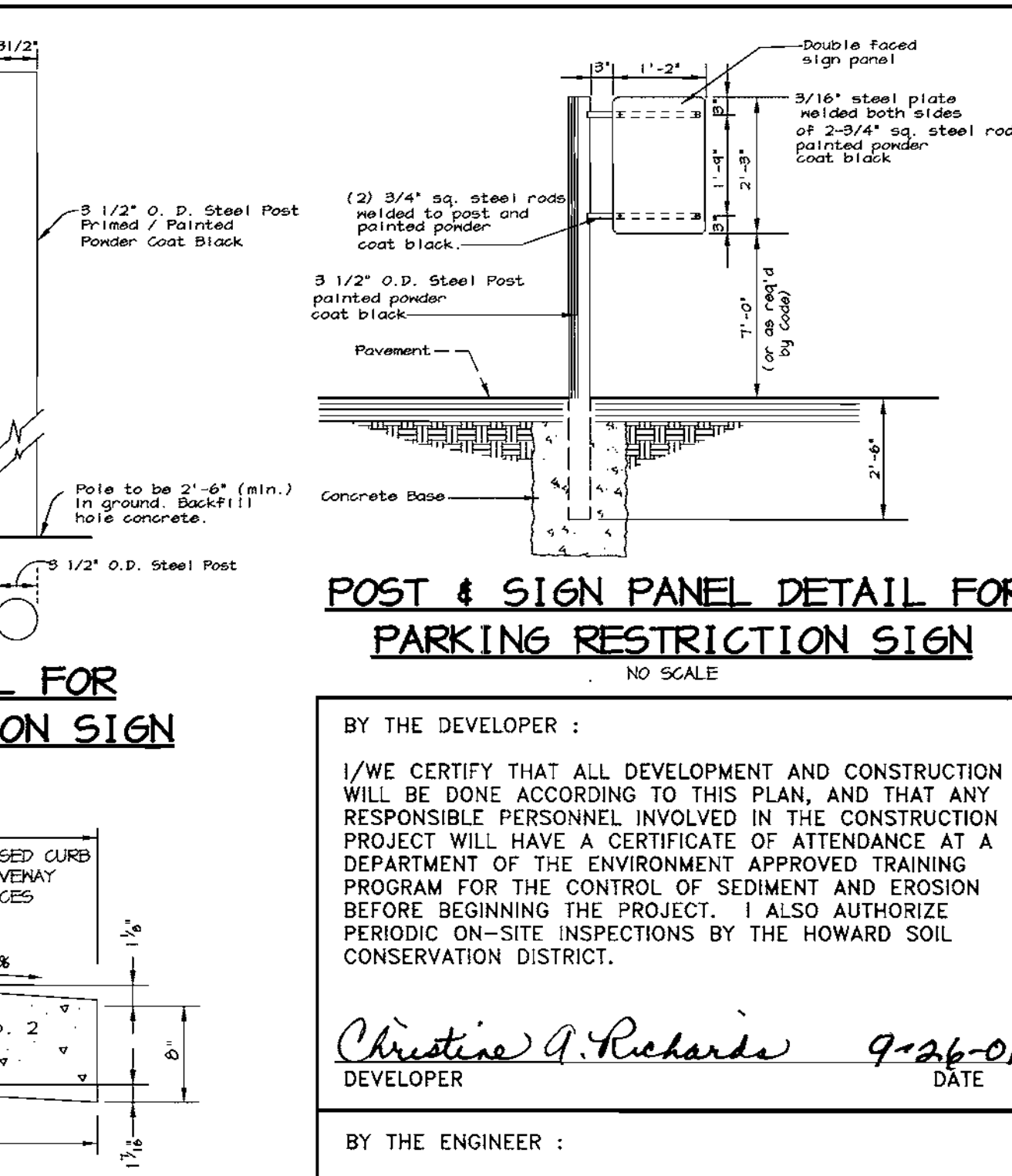
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SSS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - 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 1% by volume of clinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2\"/>
  - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nuttallseed, poison ivy, thistle, or others as specified.
  - Where 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.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
  - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
    - Organic content of topsoil shall be not less than 1.5 percent by weight.
    - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
    - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

### V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4\"/>
- Topsoil shall be uniformly distributed in a 4\"/>
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.
- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
  - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall conform to the following requirements:
    - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
    - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 9.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
    - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
    - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Outline Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.



BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Christine A. Richards* 9-26-01  
DEVELOPER DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Arthur E. Muegge* 9-25-01  
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*Jim Muegge* 10/1/01  
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

*Jim Muegge* 10/1/01  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David R. Smith* 10/26/01  
DIRECTOR DATE

*John D. Williams* 10/3/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Hamstra* 10/19/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12.06.01 MODIFIED WATER PROFILE

DATE	NO.	REVISION

DEVELOPER/OWNER:  
LITTLE HARPERS, LLC  
c/o MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
410-730-9091

PROJECT: HARPER CENTER BUILDING ADDITION VILLAGE OF WILDE LAKE SECTION 10, AREA 5 PARCEL 26

AREA TAX MAP 29 & 35 ZONED NT-EMP COMM PARCEL 26, BLOCK 24 & 6 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PROFILES AND DETAILS

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21046 • tel 410.997.8000 fax 410.997.9282

9-25-01 DATE

DESIGNED BY: CJR

DRAWN BY: MAD

CHECKED BY: CJR

PROJECT NO: 01116

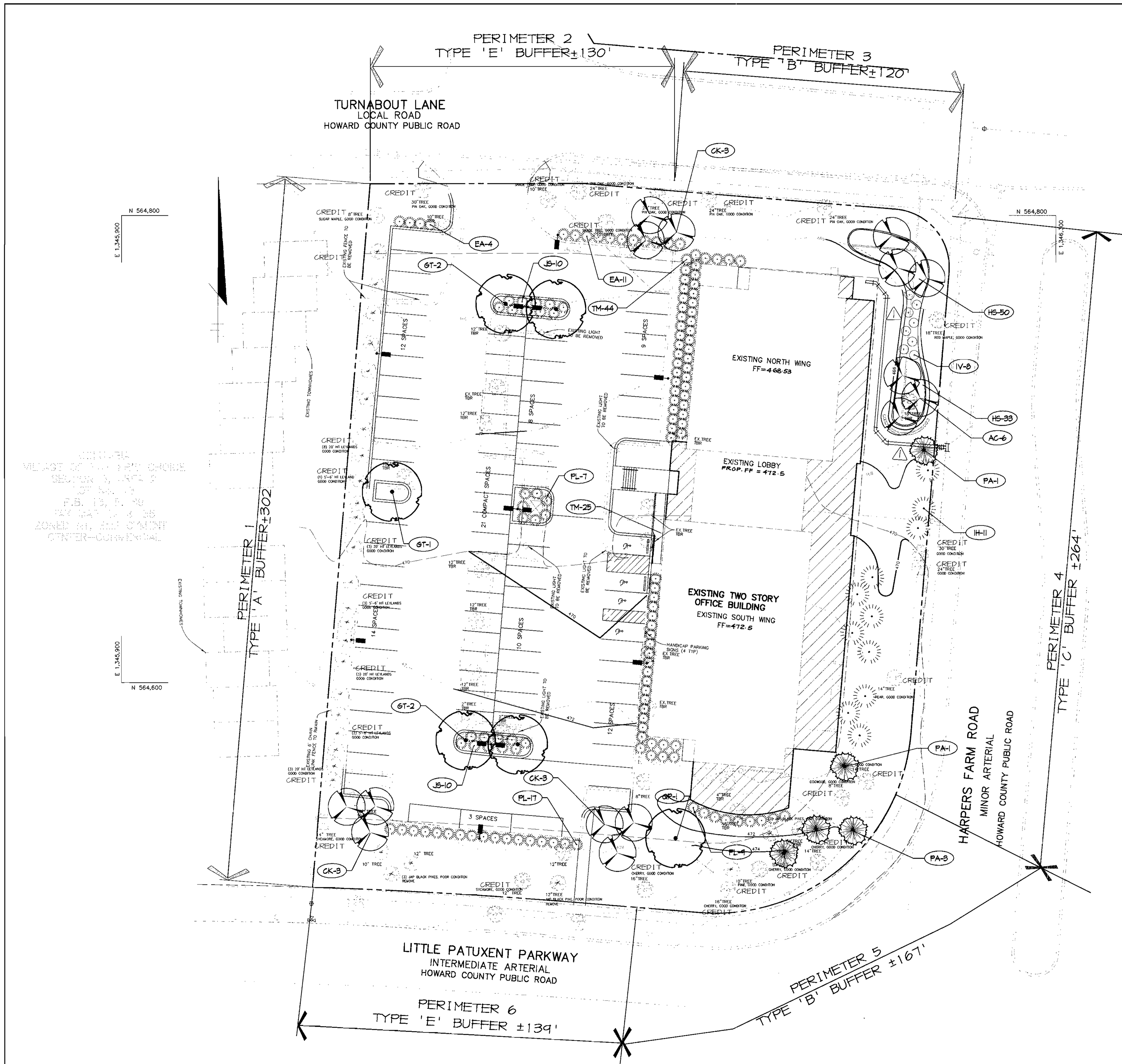
DATE: SEPTEMBER 25, 2001

SCALE: AS SHOWN

DRAWING NO. 4 OF 7

SDP-01-140





PLANT LIST					
SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
<b>SHADE TREES</b>					
GT	5	Gleditsia triacanthos (ornamental) Shademoor Honeylocust	2.5'-3' cal.	B&B	Plant as shown
QP	1	Quercus palustris Pin oak	2.5'-3' cal.	B&B	Plant as shown
<b>ORNAMENTAL TREES</b>					
* AC	6	Amelanchier canadensis Serviceberry	2"-2.5" cal.	B&B	Plant as shown
CK	9	Cornus kousa Kousa dogwood	2"-2.5" cal.	B&B	Plant as shown
<b>EVERGREEN TREES</b>					
PA	5	Picea abies 'Norway' Norway spruce	8'-10' ht.	B&B	Specimen
<b>SHRUBS</b>					
EA	15	Euonymus alatus 'Compacta' Dwarf Burning bush	30"-36" ht.	Cont.	Plant 4' o.c.
IH	11	Ilex opaca American holly	5'-6' ht.	B&B	Plant as shown
* IV	8	Thuja virginica Virginia sweetgum	2.5'-3' ht.	Cont.	Plant as shown
JS	20	Juniperus conferta 'Blue Pacific' Blue Pacific shore juniper	12" sp.	Cont.	Plant 3' o.c.
PL	41	Prunus laurocerasus 'Otto Luyken' 'Otto Luyken' cherry laurel	24"-30" ht.	Cont.	Plant 5' o.c.
TM	69	Taxus media 'densiformis' Spreading yew	18"-24" ht.	Cont.	Plant 4' o.c.
<b>PERENNIALS</b>					
* HS	83	Hosta sieboldiana 'Elegans' 'Elegans' hosta	1 gal.	Cont.	Plant 3.5' o.c.

\* BIORETENTION PLANTINGS. SEE SHEET 5 FOR PLANTING SPECIFICATIONS AND DETAILS.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 10/2/01  
DIRECTOR DATE

*[Signature]* 10/3/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/14/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12-06-01 MODIFIED PROP. PRIV. G.WATER  
DATE NO. REVISION

DEVELOPER/OWNER:  
LITTLE HARPERS, LLC  
c/o MDG COMPANIES  
5550 STERRETT PLACE, SUITE 312  
COLUMBIA, MARYLAND 21044  
410-730-9091

PROJECT: HARPER CENTER  
BUILDING ADDITION  
VILLAGE OF WILDE LAKE SECTION 10, AREA 5  
PARCEL 26

AREA TAX MAP 29 & 35 ZONED NT-EMP COMM  
PARCEL 26, BLOCK 24 & 6  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8800 fax 410.997.8282

DATE: \_\_\_\_\_ DESIGNED BY: DMD

DRAWN BY: GTH

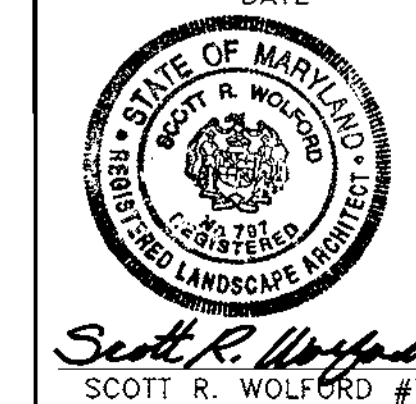
CHECKED BY: DTD

PROJECT NO: 01116  
LSCP.DWG

DATE: SEPTEMBER 25, 2001

SCALE: 1" = 20'

DRAWING NO. 6 OF 7



APPROVED  
DATE: 09/20/01

PLANTING LEGEND	
PROP. SHADE TREE	
PROP. ORNAMENTAL TREE	
PROP. EVERGREEN TREE	
PROP. SHRUBS	
PROP. HERBACEOUS PLANTS	
EXISTING SHADE TREE	
EXISTING SHADE TREE	