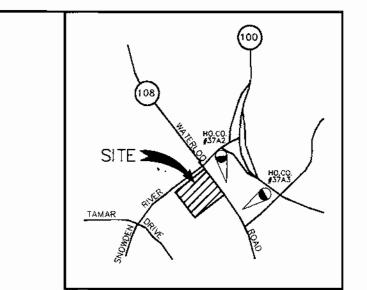
SITE DEVELOPMENT PLAN ROUTE 108 COMMERCIAL 1/1

PARCEI, B-7

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARYLAND ROUTE 108



VICINITY MAP

HOWARD COUNTY CONTROL STATIONS

N 562120.85

E 1369300.2 CONC. MONUMENT 0.1' BELOW SURFACE

N 561130 83 E 1369913.3 ELEV. 385.659

CONC. MONUMENT 0.3' BELOW SURFACE @ TOE OF SLOPE

SITE ANALYSIS

AREA OF PARCEL B-7

DISTURBED AREA

PRESENT ZONING

PROPOSED BUILDING COVERAGE

AREA OF FIRST FLOOR AREA OF SECOND FLOOR

PROPOSED BUILDING USE

OF PARKING SPACES REQ'D:

APPROVED

PLANNING BOARD OF HOWARD COUNTY

DATE October 18, 2001

the second secon

SF OFFICE @ 2 SP/1000 SF

24 SPACES

GENERAL OFFICE

1.59 ACRES

1.24 ACRES

6704 SF

5425 SF

NT EMPLOYMENT

CENTER COMMERCIAL

0.15 ACRES (6704 SF)

(9% OF TOTAL PARCEL)

OF PARKING SPACES PROVIDED

50 SPACES (INCLUDING 2 HC)

HOWARD COUNTY DEPARTMENT OF PLANNING AND

LAND DEVELOPMENT 🚜 / DATE

DATE NO. DEVELOPER/OWNER:

CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395

ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

REVISION

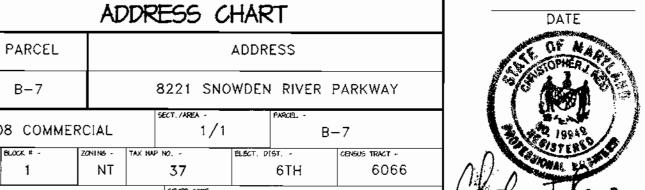
AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT

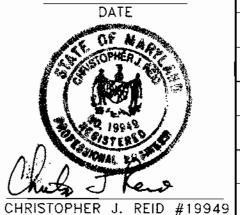
HOWARD COUNTY, MARYLAND

TITLE SHEET

RIEMER MUEGGE

Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282





DESIGNED BY : C.J.R. DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ SDP1 DWG DATE : OCTOBER 25, 2001 SCALE : AS SHOWN DRAWING NO. __1__OF 6

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 AY 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
- 5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 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. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- 8. SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- 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
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- 12. AN APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- 13. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14. THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT No. 14821.
- 15. SUBJECT PROPERTY ZONED NT 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 NOs: SP-98-05, PB-315, FDP PHASE 229,
- WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK

PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT

- SHOWN ON THESE DRAWINGS. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES.
- SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- 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.
- 23 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.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO TI80.
- THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44
- WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.
- 28. A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT. STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY
- APPROVED UNDER F-98-101.
- 30. THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA
- WAS APPROVED PRIOR TO DECEMBER 31, 1992. LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPING IS PROVIDED USING ALTERNATIVE COMPLIANCE.

REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT.

BUILDING ELEVATION

S 38'07'06" E ROUTE 108 COMMERCIAL SECTION 1, AREA 1 PARCEL B-8 PLAT #14821 ZONED NT TAX MAP 37 ROUTE 108 COMMERCIAL SECTION 1, AREA 1 PARCEL B-3 PLAT #14403 ZONED NT TAX MAP 37 N 37*53'24" W ROUTE 108 COMMERCIAL SECTION 1, AREA 1 PARCEL B-2 PLAT #14126

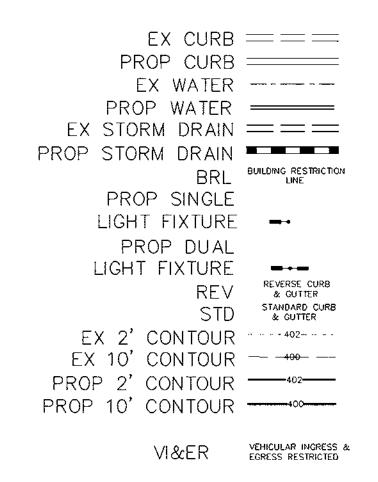
ZONED NT TAX MAP 37

ROUTE 108 COMMERCIAL 14821

E06

3550000

LEGEND



NOTES:

KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

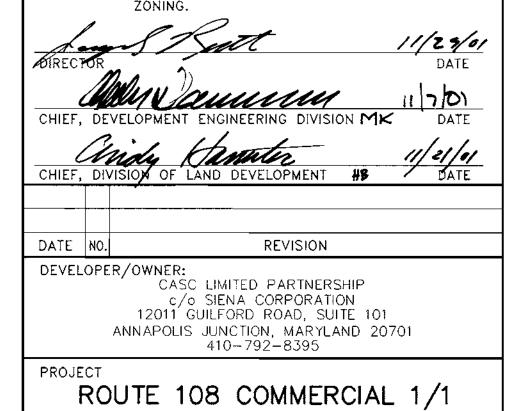
KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

- 1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
- 2. 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/REV STANDARD TO REVERSE CURB TRANSITION.

P-1 PAVING

CONCRETE

BRICK PAVERS



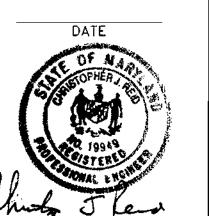
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND

PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN





DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ DATE: OCTOBER 25, 2001

SCALE : 1"=30'

DRAWING NO. 2 OF 6

NOTES: PLANNING BOARD OF HOWARD COUNTY DATE October 18, 2001

VEHICULAR INGRESS & EGRESS RESTRICTED

MARYLAND ROUTE 108

MINOR ARTERIAL HIGHWAY

MSHA R/W PLAT Nos. 12453 & 12454

035~ - - 402 — - - - -

PROPOSED TWO STORY

OFFICE BUILDING

FF = 401.8

8 SPACES

EX. PUBLIC 30' WATER, SEWER AND UTILITY EASEMENT PLAT #14173

EX.8"S CONT NO. 24-3813-0

ROUTE 108 COMMERCIAL PRIVATE ROAD

SFOTION~ - AREA - F - - - - - - - - -

PARCEL B-2

PLAT NO. 14126 MONED NE

HAX HAF SI

SF = 413.8

MONUMENTAL SIGN, MAX. G'HIGH-

EX 8"S CONTR. #549-S-8

ROUTE TON COMMERCIAL SECTION 1 AREA 1

PAROFI BAS

PLAT NO. 14821

ZCAFO NE

Tax vap 37

EX. PRIVATE STORM DRAIN EASEMENT L.4976, F.222

8' SCREEN WALL 2.7 AROUND DUMPSTER SEE DETAIL SHEET 5—

VEHICULAR INCRESS & EGRESS RESTRICTED

ROUTE 108 COMMERCIAL

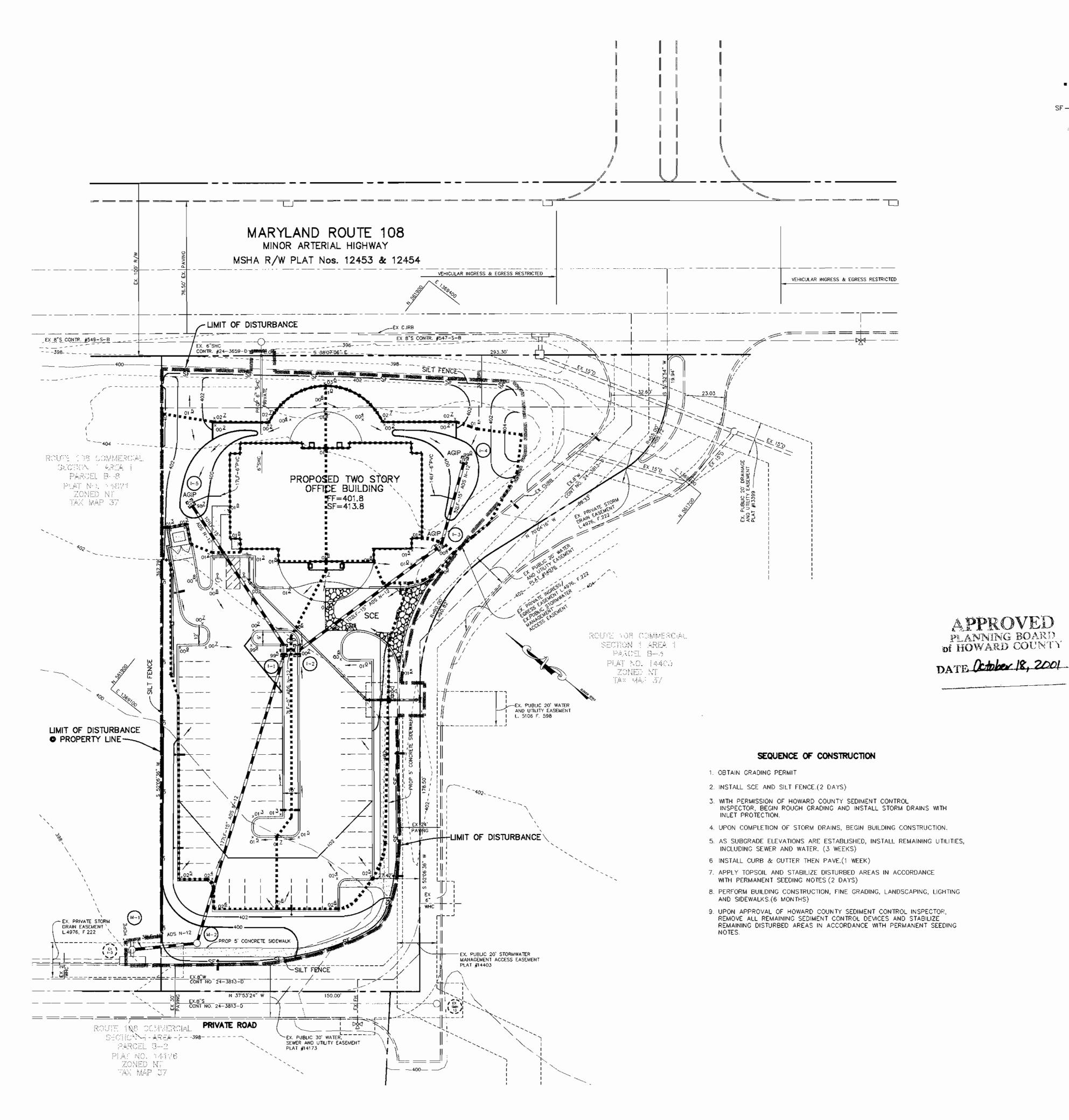
SECTION - AREA PARCEL B-3 PLAT NO. 14463

20MID MI TAK MAR 37

EX. PUBLIC 20' WATER AND UTILITY EASEMENT L. 5106 F 598

— EX. PUBLIC 20' STORMWATER MANAGEMENT ACCESS EASEMENT PLAT #14403

DRAINAGE DATA						
INLET NOS.	AREA IN ACRES	'C' FACTOR	PERCENT IMPERVIOUS			
I	0.32	0.72	84			
2	0.25	0.72	76			
3	0.02	0.72	0			
4	0.10	0.72	10			
5	0.09	0.72	1.1			



<u>LEGEND</u>

DRAINAGE AREA DIVIDE

LIMIT OF DISTURBANCE

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.

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.

Chuty of Rens

DATE

16.24.01

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

TURAL RESOURCES CONTRACTION SERVICE DATE

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

WARD SOIL CONSERVATION DISTRICT

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND

DATE OF THE PROPERTY OF THE PR

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

CHIEF, DIVISION OF LAND DEVELOPMENT #

DATE NO. REVISION

DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP

c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395

PROJECT

ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM
PARCEL B-7, PLAT NO. 14821
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP

RIEMER MUEGGE

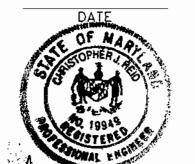
a division of:

Patton Harris Rust & Associates, pc

ENGINEERS • SURVEYORS • PLANNERS

LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS

8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

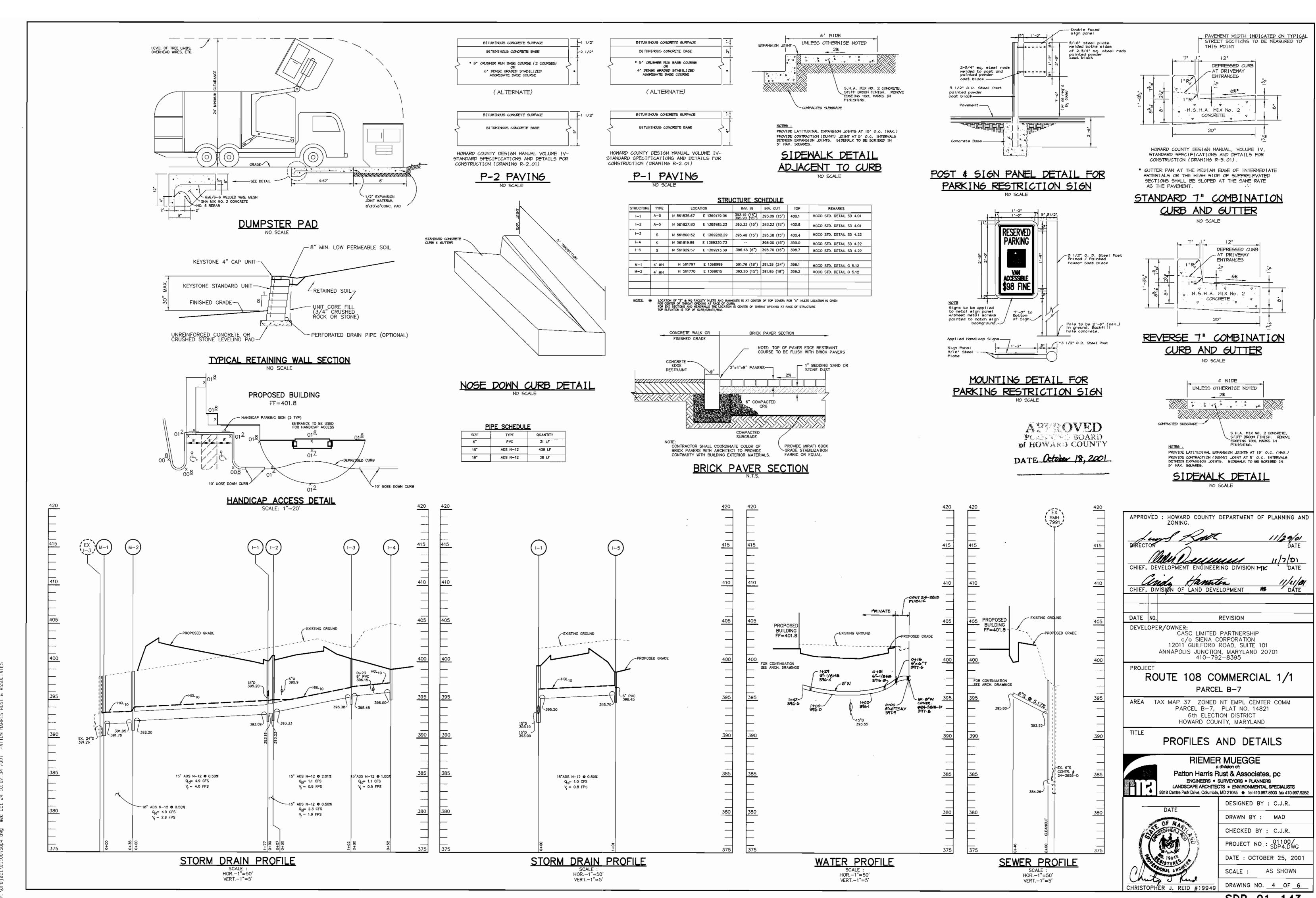


DESIGNED BY : C.J.R.

DRAWN BY : MAD

CHECKED BY : C.J.R.

PROJECT NO : 01100/ SDP3.DWG DATE : OCTOBER 25, 2001 SCALE : 1"=30'



- 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 AND REVISIONS THERETO.
- 3 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.
- 4. 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.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G.). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED 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 AREA DISTURBED AREA TO BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED TOTAL CUT TOTAL FILL

1,59 ACRES 1.24 ACRES 0.64 ACRES 0.60 ACRES 7000 CU. YARDS 7000 CU. YARDS

- 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- O. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- 12. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- 3. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- 4. 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 UNDERCUTTING OR 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

<u>Seedbed Preparation : Loosen upper three inches of soil by raking,</u> discing or other acceptable means before seeding, if not previously

<u> 5011 Amendments : Apply 600 lbs. per acre 10-10-10 fertilizer (14</u> lbs. per 1000 sq.ft.).

Seeding For periods March I thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs per 1000 sq.ft.). For the period May'l thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 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 areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

<u>Seedbed Preparation</u>. <u>Loosen upper three inches of soil by raking</u>, discing or other acceptable means before seeding, if not previously

<u>Soil Amendments : In lieu of soil test recommendations, use one of</u> the following schedules :

- 1) Preferred Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertillzer (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 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
- 2) Acceptable Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March I thru April 30 and from August I 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 weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anichor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsifled asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

To provide a suitable soil medium for vegetative growth, Soils of concern have low moisture

- 1. 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.

content, low nutrient levels, low pH, materials tóxic to plants, and/or unacceptable soil gradation.

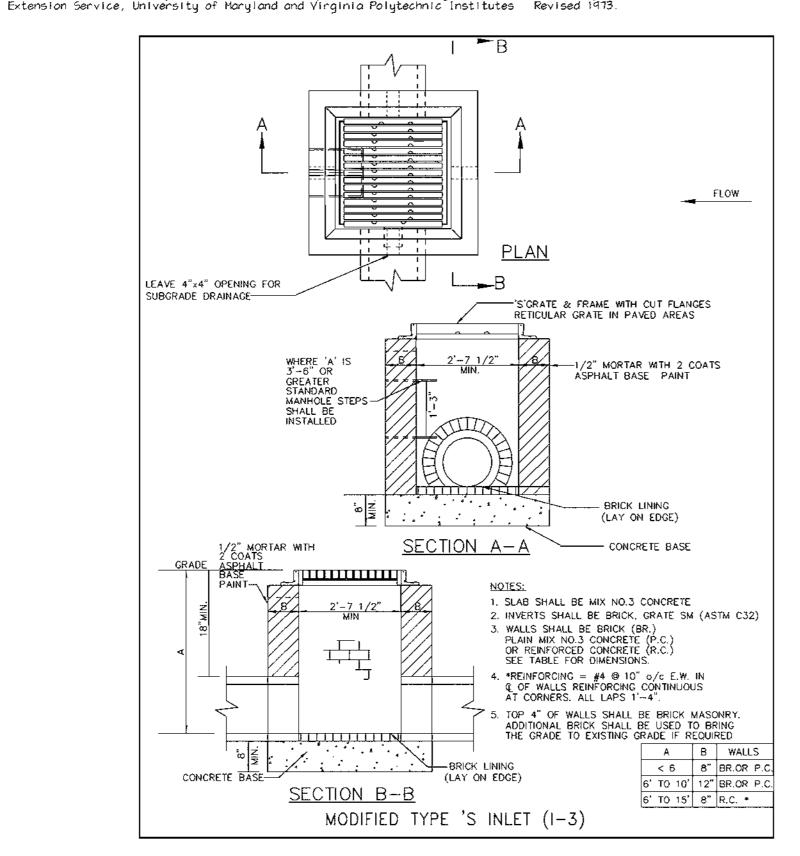
- The original soil to be vegetated contains material toxic to plant growth. d. The soil is so acidic that treatment with limestone is not feasible
- []. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
- Construction and Material Specifications I. Topsoli 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-SCS in cooperation with Maryland Agricultural Experimentation Station.
- 11. Topsoil Specifications Soll to be used as topsoil must meet the following:
- i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of 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 1½" in diameter.
- ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
- III. 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 topsoll. Lime shall be distributed uniformly over designated areas and worked into the soll in conjunction with tillage operations as described in the following procedures.
- II. 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.
- III. For sites having disturbed areas over 5 acres:

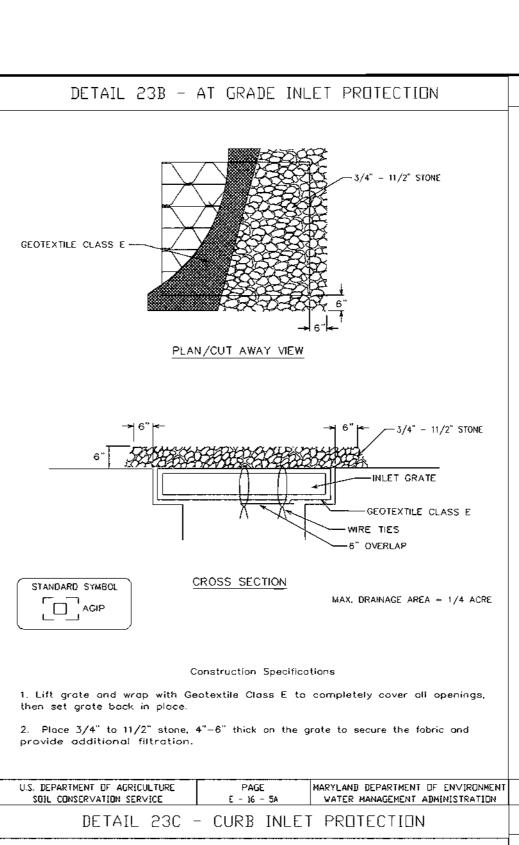
formation of depressions or water pockets.

- 1. On soll meeting Topsoll specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following.

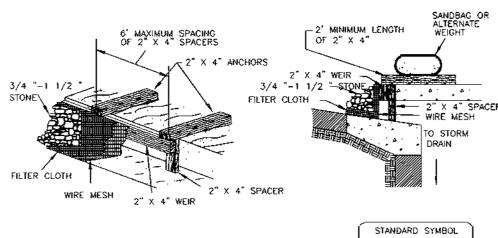
 a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less
- than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher b. Organic content of topsoil shall be not less than 1.5 percent by weight. . Topsoll having soluble salt content greater than 500 parts per millión shall not be used d. No sod or seed shall be placed on soll which has been treated with soll sterilants or
- chemicals used for meed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic 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.
 - II. Place topsoil (if required) and apply soll amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials
- V. Topsoll Application
- i. When topsolling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilizátion Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- (II. Topsoll shall be uniformly distributed in a 4" 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the
- IV. Topsoli shall not be placed while the topsoli or subsoli is in a frozen or muddy condition, when the subsoil is excessively met or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
- VI. 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 soll conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for site having disturbed areas under 5 acres
- shall conform to the following requirements: a. 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. b. Composted sludge shall contain at least i percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. 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.
- d. 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: Guideline Specifications, Soil Preparation and Sodding MD-VA, Pub. #1, Cooperative





2' MINIMUM LENGTH



Construction Specifications

MAX. DRAINAGE AREA = 1/4 ACRE

Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" \times 4" weir (measuring throat length plus 2') as shown on the standard

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 $2'' \times 4''$ weir. 5. 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' aport). 4. Place the assembly against the inlet throat and nail (minimum 2^i lengths of $2^n \times 4^n$ to the top of the weir at spacer locations). These $2^n \times 4^n$ 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

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 $3/4~^{\circ}$ x 1 1/2 $^{\circ}$ stone over the wire mesh and geotextile in such a manner to prevent water from

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clagged with sediment.

8. Assure that storm flow does not byposs the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet. MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE U.S. DEPARTMENT OF AGRICULTURE WATER MANAGEMENT ADMINISTRATION 30.0 - DUST CONTROL

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

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 OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

- MULCHES SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING
- 2. VEGATATIVE COVER SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 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 SIMILIAR PLOWS ARE EXAMPLES OF EQUIPMENT
- 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, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS

AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING

6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT

- 1 PERMANENT VEGETATION 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 EROSIVE SOIL MATERIALS. SEE STANDARDS FOR
- 3. STONE COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

1. AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USES IN PREDICTING SOIL LOSS.

2 AGRICULTURE INFORMATION BULLETIN 354, HOW TO CONTROL WIND EROSION, USDA-ARS.

MARYLAND DEPARTMENT OF ENVIRONMENT

DETAIL 22 - SILT FENCE 36" MINIMUM LENGTH FENCE POST, 10' MAXIMUM CENTER TO DRIVEN A MINIMUM OF 16" INTO -16" MINIMUM HEIGHT OF GEOTEXTILE CLASS F - 8" MINIMUM DEPTH IN 36" MINIMUM FENCE CLOTH -FENCE POST SECTION MINIMUM 20" ABOVE GROUND UNDISTURBED EMBED GEOTEXTILE CLASS F A MINIMUM OF 8" VERTICALLY TOP VIEW - FENCE POST DRIVEN A MINIMUM OF 16" INTO INTO THE GROUND POSTS > CROSS SECTION SECTION B STANDARD SYMBOL STAPLE / ------ SF ------JOINING TWO ADJACENT SILT FENCE SECTIONS

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

Test, MSMT 509

Test. MSMT 509

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

50 lbs/in (min.)

20 lbs/in (min.)

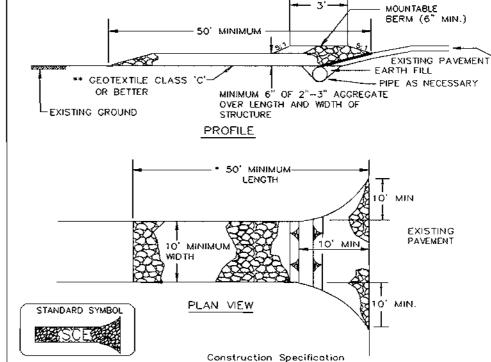
Tensile Strenath

Tensile Modulus

0.3 gal ft / minute (max.) Test: MSMT 322 Flow Rate Filtering Efficiency 75% (min.) 3. Where ends of geotextile fabric come together, they shall be overlapped,

folded and stapled to prevent sediment bypass 4 Silt Fence shall be inspected after each rainfall event and maintained when

bulges occur or when sediment accumulation reached 50% of the fabric height U.S. DEPARTMENT OF ACRICULTURE MARYLAND DEPARTMENT OF ENVIRONMEN SOIL CONSERVATION SERVICE E - 15 - 3 WATER MANAGEMENT ADMINISTRATION DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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

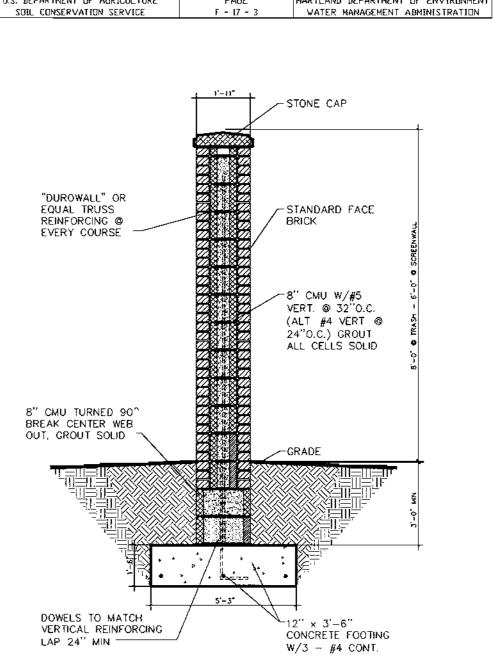
i. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family

. Width \sim 10° minimum, should be flared at the existing road to provide a turning

4. Stone — crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and

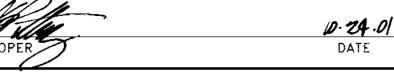
has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required. Location — A stabilized construction entrance shall be located at every point. where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



APPROVED PLANNING BOARD of HOWARD COUNTY DATE October 18, 2001.

BY THE DEVELOPER :

/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.



BY THE ENGINEER :

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.

ENGINEER

DATE THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL

10.24.11

CONSTRUCTION SERVICE THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION

REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION MK.

Hanneter CHIEF, DIVISION OF LAND DEVELOPMENT #

REVISION

DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701

ROUTE 108 COMMERCIAL 1/1

410-792-8395

PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DETAILS AND NOTES



RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS . ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 tel 410.997.8900 fax 410.997.9282

CHRISTOPHER J. REID #19949

PROJECT NO SDP5.DWG DATE: OCTOBER 25, 2001 SCALE : AS SHOWN DRAWING NO. 5 OF 6

DESIGNED BY : C.J.R.

PLANT LIST

QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
11	Acru0	Acer rubrum 'October 61ory'	October Glory Red maple	3" - 3 1/2"-Cal
4	Zese	Zelkova serrata 'Green Vase'	Japanese zelkova	3" - 3 1/2"-Cal
ORNAMENTAL	TREES			
QUANT I TY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	Amca	Amelanchier canadensis	Serviceberry	2 1/2" - 3"-Cal
4	Mafiy	Malus floribunda 'Yan Houtte'	Japanese ft. crabapple	2 1/2" - 3"-Cal
8	PrceT	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf plum	2 1/2" - 3"-Cal
12	Pyca	Pyrus Calleryana 'Cleveland Select'	Cleveland Select Callery pear	2 1/2" - 3"-Cal
EVERGREEN	TREES			
QUANT I TY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
12	IlatF	Ilex attenuata 'Fosteri'	Foster's holly	4' - 6'
SHRUBS				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
156	Juy16	Juniperus virginiana 'Grey Owl'	Grey owi juniper	3-6a1
69	TameH	Taxus x media 'Hicksii'	HICKS YEM	3-6a1
69	Prla	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Taurel	2'-3'

PLANT LIST NOTES: SURETY AMOUNT IS BASED ON REQUIRED LANDSCAPE MATERIAL ONLY. SEE GENERAL NOTE #2 FOR SURETY TOTAL

SCHEDULE À - PERIMETER LANDSCAPE EDGE				
	ADJACENT TO PERIM. PROP.	ADJACENT TO ROADWAYS		
PERIMETER .	ı	2		
LANDSCAPE TYPE	С	В		
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±60'	±295 '		
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)		±40'		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	- -	<u>-</u> -		
LINEAR FEET REMAINING	±	±255 '		
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)		-		
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	23 -	56		
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SMALL FLOWERING TREES SHRUBS	1 5 -	4 - 8 -		

SCHEDULE 'A' SUBSTITUTION NOTES:

PERIMETER 1:

(2) EVERGREEN TREES WERE SUBSTITUTED FOR (1) SHADE TREE PERIMETER 2:

(6) ORNAMENTAL TREES WERE SUBSTITUTED FOR (6) EVERGREEN TREES (2) ORNAMENTAL TREES WERE SUBSTITUTED FOR (1) SHADE TREE

GENERAL NOTES:

1) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, NEW TOWN ALTERNATIVE COMPLIANCE.

2) FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 4,350

10 SHADE TREES @ \$300 = 3,000 O ORNAMENTAL TREES @ \$150 = 9 EVERGREEN TREES @ \$150 = 1,350 0 SHRUBS # \$30

3) THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.

4) CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.

5) AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

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.



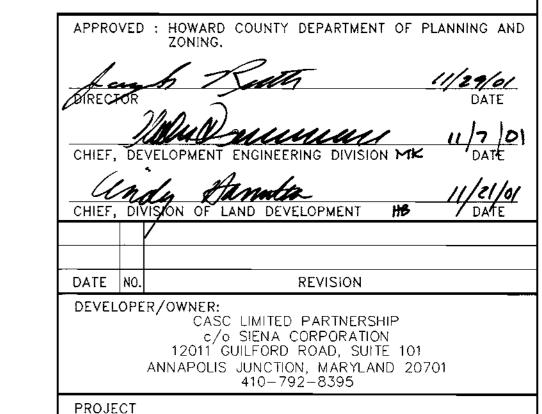
10.24.01 DATE

HOWARD COUNTY LANDSCAPE REQUIREMENTS*

NOTE: CALCULATIONS FOR HOWARD COUNTY LANDSCAPE REQUIREMENTS ARE FOR SURETY BONDING PURPOSES ONLY. ALTERNATIVE COMPLIANCE-NEW TOWN "GUIDELINES FOR COMMERCIAL PLANTING" HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.

<u>ALTERNATE COMPLIANCE</u>	REQUIRED	
HRD TREE REQUIREMEN	ITS	
70NING NEW TOWN 1 F/	ACDEC	
ZONING NEW TOWN, 1.56 26 SHADE TREES PER GROSS ACRE		YPF)
1.56 ACRES x's 26 SHADE TREES		•
(HRD REQUIRED SHADE TREE EQUI		
PROVIDED:	<u>PLANTED</u>	<u>S.T.E.</u>
Each Shade Tree = 1 S.T.E.	(15)	15
Each Evergreen Tree = 0.5 S.T.E.	(12)	6
Each Flowering Tree = 0.5 S.T.E.	(30)	15
Each Shrub = 0.1 S.T.E.	(293)	<u> 29.3</u>
SUBTOTAL S.T.E.		65.3
(CREDIT FOR EXISTING TREES) = XX S.T.E.	(0)	
<u>TOTAL</u>		<u>65.3</u>

TOTAL SHADE TREE EQUIVALENCE ___65.3



ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN

RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS . ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282 DESIGNED BY : D.M.D.



DRAWN BY : D.M.D. CHECKED BY : D.T.D. PROJECT NO : LSCP.DWG DATE: OCTOBER 25, 2001

DRAWING NO. 6 OF 6 SCOTT R. WOLFORD # 707

SCALE : 1"=30'

SITE DEVELOPMENT PLAN ROUTE 108 COMMERCIAL 1/1

PARCEL B-7

VICINITY MAP

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

MARYLAND ROUTE 108

ROUTE 108 COMMERCIAL SECTION 1, AREA 1

PARCEL B-3

TAX MAP 37

PLAT #14403 ZONED NT

S 38'07'06" E

N 37'53'24" W

ROUTE 108 COMMERCIAL SECTION 1, AREA 1

PARCEL B-2

PLAT #14126 ZONED NT TAX MAP 37

ROUTE 108 COMMERCIAL

SECTION 1, AREA 1

PARCEL B-8

PLAT #14821

ZONED NT

TAX MAP 37

HOWARD COUNTY CONTROL STATIONS

N 562120.85

E 1369300.2 CONC. MONUMENT 0.1' BELOW SURFACE

N 561130.83 E 1369913.3

> ELEV. 385.659 CONC. MONUMENT 0.3' BELOW SURFACE @ TOE OF SLOPE

SITE ANALYSIS

AREA OF PARCEL B-7 DISTURBED AREA PRESENT ZONING

PROPOSED BUILDING COVERAGE

AREA OF FIRST FLOOR AREA OF SECOND FLOOR PROPOSED BUILDING USE

OF PARKING SPACES REQ'D: SF OFFICE @ 2 SP/1000 SF

OF PARKING SPACES PROVIDED

APPROXIMATION

PLANN of HOWA

DATE October 18, 2001

the second second section is a second second

1.24 ACRES NT EMPLOYMENT

CENTER COMMERCIAL 0.16 ACRES (6762 SF) (1) (9% OF TOTAL PARCEL) 6762 SF

5425 SF GENERAL OFFICE

1.59 ACRES

25 SPACES/I

50 SPACES (INCLUDING 2 HC)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. CHIEF, DIVISION OF LAND DEVELOPMENT # DATE

01.31.02/1 MODIFIED SITE ANALYSIS REVISION

DATE NO. DEVELOPER/OWNER:

CASC LIMITED PARTNERSHIP c/c SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLS JUNCTION, MARYLAND 20701 410-792-8395

TITLE

ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE SHEET

RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS . ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

ADDRESS CHART PARCEL ADDRESS 8221 SNOWDEN RIVER PARKWAY B-7ROUTE 108 COMMERCIAL B-7 NT 6066 14821 37 6TH E06

GENERAL NOTES

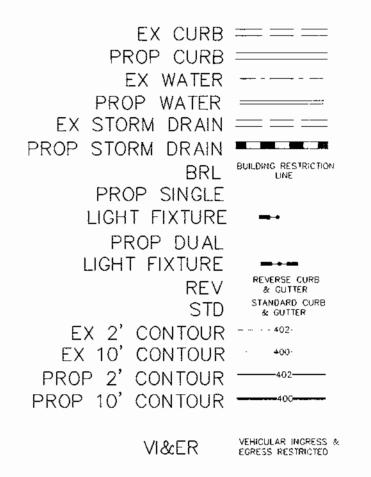
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AY 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.
- 5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 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. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- 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
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- 12. AN APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- 13. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14 THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT No. 14821.
- 15. SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- 16. ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- 17. SEE DEPARTMENT OF PLANNING AND ZONING FILE NOs . SP-98-05, PB-315, FDP PHASE 229, WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- 19. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- 21. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- 22 ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- 23. 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.
- 25. PROFILES 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 TI80.
- 27 THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44 WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.
- 28. A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT
- 29. STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY APPROVED UNDER F-98-101.
- 30. THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPING IS PROVIDED USING ALTERNATIVE COMPLIANCE REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT

BUILDING ELEVATION

3550000

DESIGNED BY : C.J.R. DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ SDP1.DWG DATE: OCTOBER 25, 2001 SCALE : AS SHOWN DRAWING NO. 1 OF 6 CHRISTOPHER J. REID #19949

<u>LEGEND</u>



NOTES:

- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

NOTES:

- 1, ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
- 2. 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/REV STANDARD TO REVERSE CURB TRANSITION.
- P-1 PAVING CONCRETE
- BRICK PAVERS

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. 11/29/01 CHIEF, DIVISION OF LAND DEVELOPMENT #8

01-31-02 1 MODIFIED BUILDING FOOTPRINT DATE NO. REVISION

DEVELOPER/OWNER: CASC _MITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLS JUNCTION, MARYLAND 20701

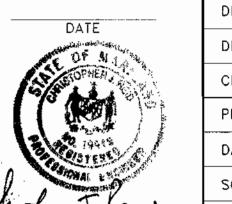
PROJECT ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

410-792**-8**395

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

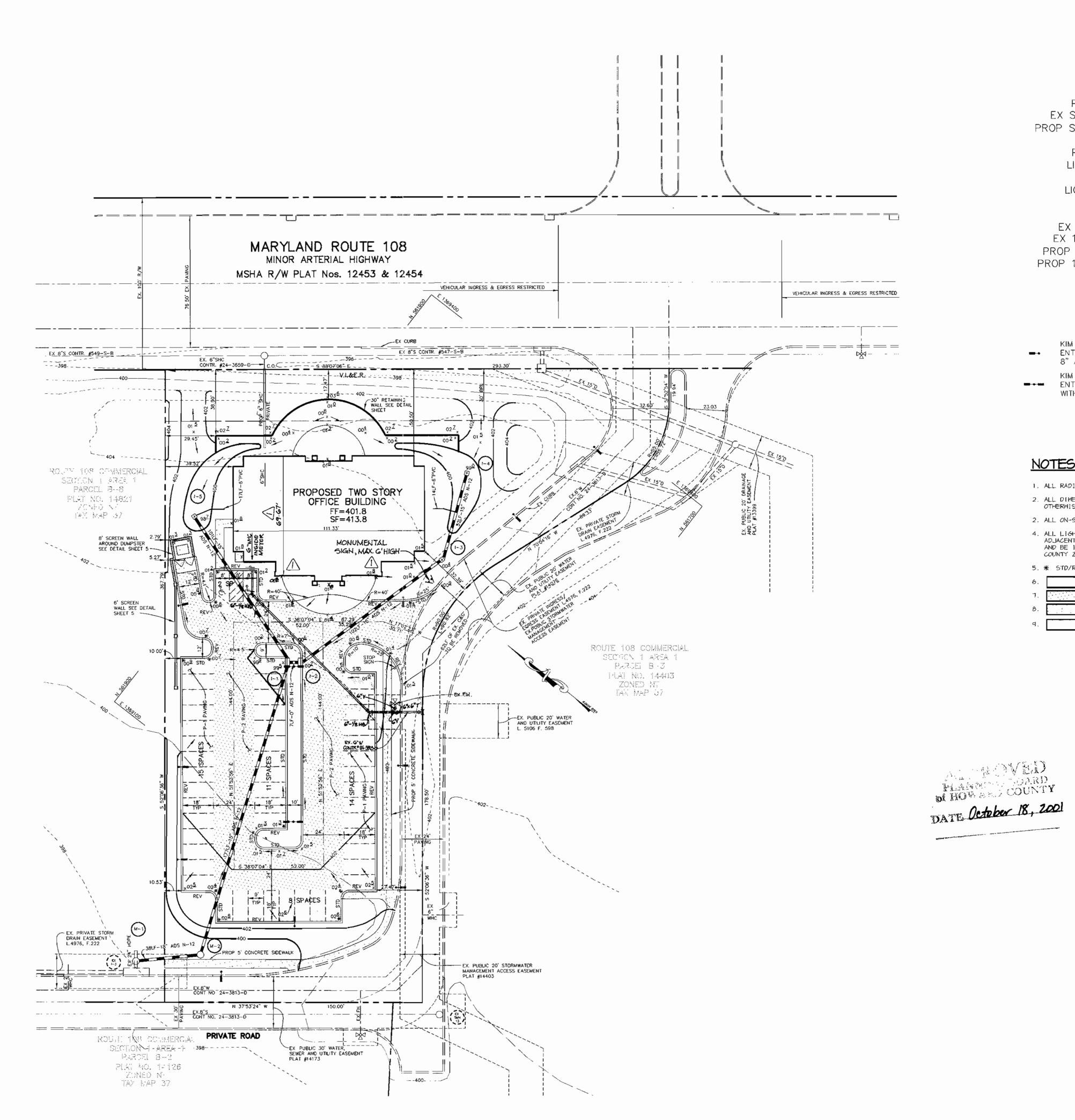




CHRISTOPHER J. REID #19949

DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ DATE: OCTOBER 25, 2001 **SCALE** : 1"=30'

DRAWING NO. 2 OF 6 SDP-01-143



SITE DEVELOPMENT PLAN

ROUTE 108 COMMERCIAL 1/1 PARCEI, B-7

VICINITY MAP

GENERAL NOTES

- 1. 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.
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AY 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.
- 5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 6. 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. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- 7. WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- 8. SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- 9. 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
- 10. A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 11. THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- 12. AN APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- 13. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14. THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT No. 14821.
- 15. SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- 16. ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- 17. SEE DEPARTMENT OF PLANNING AND ZONING FILE NOs: SP-98-05, PB-315, FDP PHASE 229,
- 18. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125.

- 19. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES,
- SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS. PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT
- EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD. 21 NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6"
- OF FINISHED GRADE.
- 22. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.

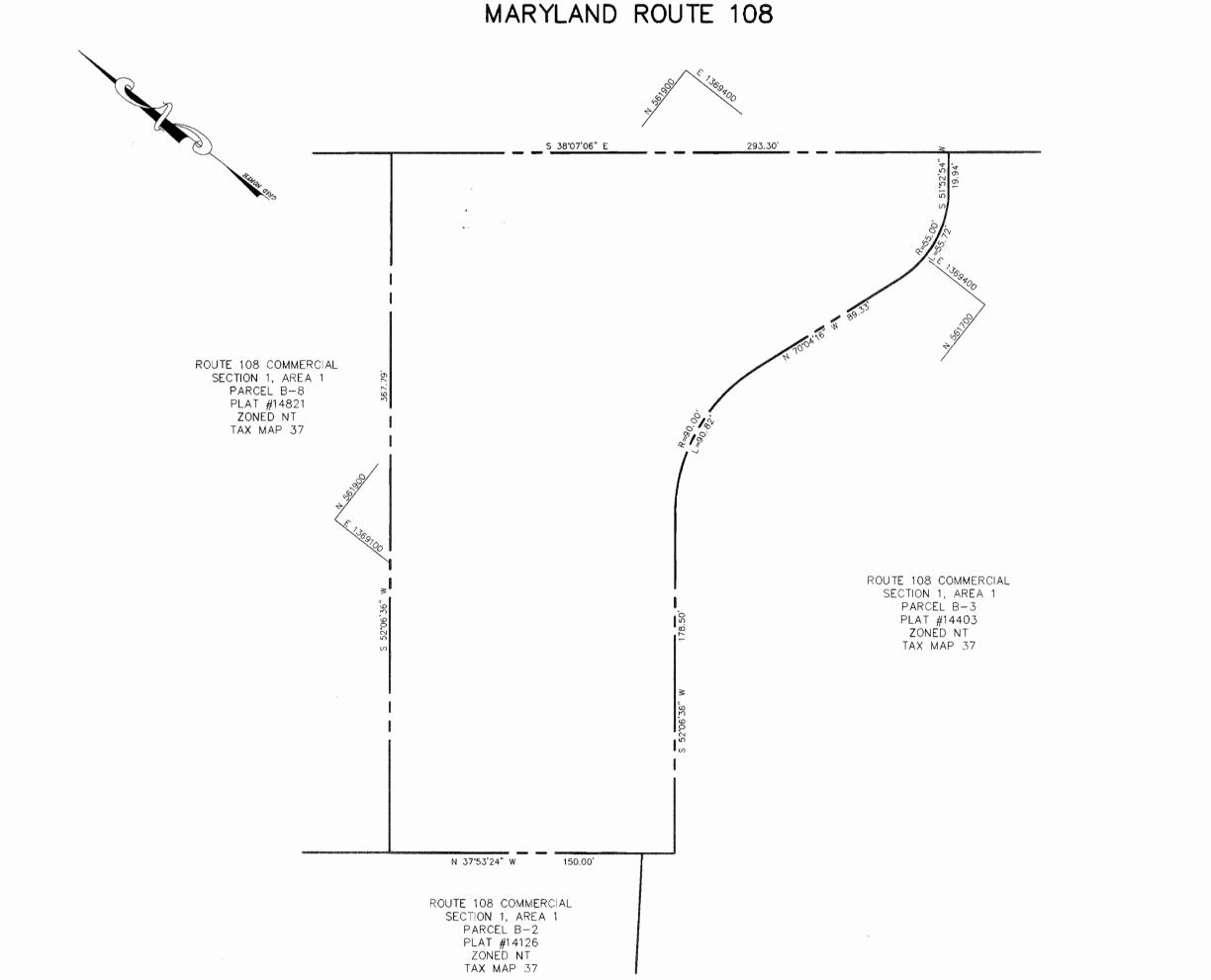
23. ALL PIPE ELEVATIONS SHOWN ARE INVERT (ELEVATIONS.

- 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.
- 25. PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- 26. ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO TI80.
- 27. THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44
- WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.

28. A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT.

- STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY APPROVED UNDER F-98-101.
- 30. THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE.
- 31. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- 32. LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPING IS PROVIDED USING ALTERNATIVE COMPLIANCE. REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT

6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL STATIONS

N 562120.85 E 1369300.2 CONC. MONUMENT 0.1' BELOW SURFACE

N 561130.83 E 1369913.3 ELEV. 385.659 CONC. MONUMENT 0.3' BELOW SURFACE @ TOE OF SLOPE

SITE ANALYSIS

AREA OF PARCEL B-7 DISTURBED AREA PRESENT ZONING

PROPOSED BUILDING COVERAGE

AREA OF FIRST FLOOR AREA OF SECOND FLOOR PROPOSED BUILDING USE

OF PARKING SPACES REQ'D: SF OFFICE @ 2 SP/1000 SF

3550000

OF PARKING SPACES PROVIDED

50 SPACES (INCLUDING 2 HC)

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND CHIEF, DIVISION OF LAND DEVELOPMENT 01.31.02/1 MODIFIED SITE ANALYSIS

1.59 ACRES

1.24 ACRES

6762 SF (1)

GENERAL OFFICE

25 SPACES (1)

5425 SF

NT EMPLOYMENT

CENTER COMMERCIAL

0.16 ACRES (6762 SF) (1)

(9% OF TOTAL PARCEL)

DATE NO. REVISION

DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT ROUTE 108 COMMERCIAL 1/1

410-792-8395

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT

PARCEL B-7

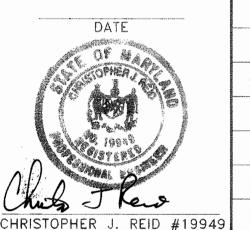
TITLE SHEET

HOWARD COUNTY, MARYLAND

RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS . SURVEYORS . PLANNERS LANDSCAPE ARCHITECTS . ENVIRONMENTAL SPECIALISTS

	ADDRESS CHART							
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	B-7			8221	SNO	WDEN	RIVER F	PARKWAY
SUBDIVISION NAKE -				SECT. / AREA	**		PARCEL -	
ROUTE 108 COMMERC		RCIAL	IAL 1/1 B-7		-7			
PLAT # -	BLOCK # -	ZONING -	TAX MAP	NO		ELECT. DI	ST	CENSUS TRACT -
14821	1	NT		37			6TH	6066
HATER CODE -				SENER CODE -				

E06



8818 Centre Park Drive, Columbia, MD 21045 tel 410.997.8900 fax 410.997.9282 DESIGNED BY : C.J.R. DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ DATE: OCTOBER 25, 2001 SCALE : AS SHOWN

DRAWING NO. 1 OF 6 SDP-01-143

BUILDING ELEVATION

NOT TO SCALE

PLANT LIST

QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
11	Acru0	Äcer rubrum 'October Glory'	October Glory Red maple	3" - 3 1/2"-Cal
4	Zese	Zelkova serrata 'Green Vase'	Japanese zelkova	3" - 3 1/2"-Cal
ORNAMENTAL	. TREES			
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	Amca	Amelanchier canadensis	Serviceberry	2 1/2" - 3"-Cal
4	MaflV	Malus floribunda 'Van Houtte'	Japanese ft. crabapple	2 1/2" - 3"-Cal
8	PrceT	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf plum	2 1/2" - 3"-Cal
12	Pyca	Pyrus Calleryana 'Cleveland Select'	Cleveland Select Callery pear	2 1/2" - 3"-Cal
EVERGREEN	TREES			
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
12	IlatF	Ilex attenuata 'Fosterı'	Foster's holly	4' - 6'
SHRUBS				
		SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
QUANTITY	CODE NAME		<u> </u>	·
	JUVIG	Juniperus virginiana 'Grey Owl'	Grey owl juniper	3-6a1
QUANTITY		Juniperus virginiana 'Grey Owl' Taxus x media 'Hicksii'	Grey owl juniper Hicks yew	3-6a1

PLANT LIST NOTES:

SURETY AMOUNT IS BASED ON REQUIRED LANDSCAPE MATERIAL ONLY. SEE GENERAL NOTE #2 FOR SURETY TOTAL.

SCHEDULE A - PERIMETER LANDSCAPE EDGE				
	ADJACENT TO PERIM. PROP.	ADJACENT TO ROADWAYS		
PERIMETER	i	2		
LANDSCAPE TYPE	C	В		
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±60'	±295 '		
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	_	±40'		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-		
LINEAR FEET REMAINING	±	±255		
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)		<u>-</u>		
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	23 -	56 -		
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SMALL FLOWERING TREES SHRUBS	1 5 -	4 - 8 -		

SCHEDULE 'A' SUBSTITUTION NOTES:

PERIMETER 1:

(2) EVERGREEN TREES WERE SUBSTITUTED FOR (1) SHADE TREE PERIMETER 2:

(6) ORNAMENTAL TREES WERE SUBSTITUTED FOR (6) EVERGREEN TREES (2) ORNAMENTAL TREES WERE SUBSTITUTED FOR (1) SHADE TREE

GENERAL NOTES:

1) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, NEW TOWN ALTERNATIVE COMPLIANCE.

2) FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 4,350.

10 SHADE TREES @ \$300 = 3,000 O ORNAMENTAL TREES @ \$150 = 0 9 EVERGREEN TREES @ \$150 = 1,350 0 SHRUBS @ \$30 = 0

3) THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.

4) CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.

5) AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

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.



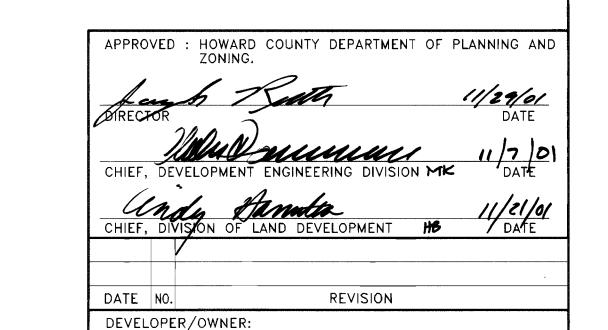
10.24.01 DATE

HOWARD COUNTY LANDSCAPE REQUIREMENTS*

NOTE: CALCULATIONS FOR HOWARD COUNTY LANDSCAPE REQUIREMENTS ARE FOR SURETY BONDING PURPOSES ONLY ALTERNATIVE COMPLIANCE-NEW TOWN "GUIDELINES FOR COMMERCIAL PLANTING" HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.

ALTERNATE COMPLIANCE REQUIRED HRD TREE REQUIREMENTS					
ZONING NEW TOWN, 1.56 ACRES 26 SHADE TREES PER GROSS ACRE - (COVER TYPE) 1.56 ACRES x's 26 SHADE TREES/ACRE= 40.56 (HRD REQUIRED SHADE TREE EQUIVALENTS)= 41					
PROVIDED: Each Shade Tree = 1 S.T.E. Each Evergreen Tree = 0.5 S.T.E. Each Flowering Tree = 0.5 S.T.E. Each Shrub = 0.1 S.T.E. SUBTOTAL S.T.E.	PLANTED (15) (12) (30) (293)	S.T.E. 15 6 15 29.3 65.3			
(CREDIT FOR EXISTING TREES) = XX S.T.E. \underline{TOTAL}	(0)	<u>0</u> _65.3			

TOTAL SHADE TREE EQUIVALENCE ____65.3



c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395

CASC LIMITED PARTNERSHIP

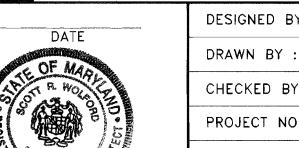
ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN



PROJECT



DESIGNED BY : D.M.D. DRAWN BY : D.M.D. CHECKED BY : D.T.D. 01100/ PROJECT NO: LSCP.DWG DATE: OCTOBER 25, 2001 **SCALE** : 1"=30'

SDP-01-143

DRAWING NO. 6 OF 6 SCOTT R. WOLFORD # 707

- 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT
- 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G.). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED
- 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.
- . SITE ANALYSIS:
- TOTAL AREA OF SITE AREA DISTURBED AREA TO BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED TOTAL CUT

CONTROL AND REVISIONS THERETO.

- 1.59 ACRES 1.24 ACRES 0.64 ACRES 0.60 ACRES 7000 CU. YARDS TOTAL FILL 7000 CU. YARDS
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- . ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- . 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.
- 4. 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 UNDERCUTTING OR 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.

<u>Seedbed Preparation : Loosen upper three inches of soil by raking,</u> discing or other acceptable means before seeding, if not previously

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 rye (3.2 lbs per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 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 ar cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

<u> Seedbed Preparation : Loosen upper three inches of soil by raking,</u> discing or other acceptable means before seeding, if not previously

<u>Soil Amendments : In lieu of soll test recommendations, use one of</u> the following schedules :

- Preferred Apply 2 tons per acre dolomitic limestone (92 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 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
- 2) Acceptable Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 1bs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

<u>Seeding: For the period March | thru April 30 and from August |</u> 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 I 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 weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

21.0 STANDARD AND SPECIFICATIONS

FOR TOPSOIL

<u>Definition</u>

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

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

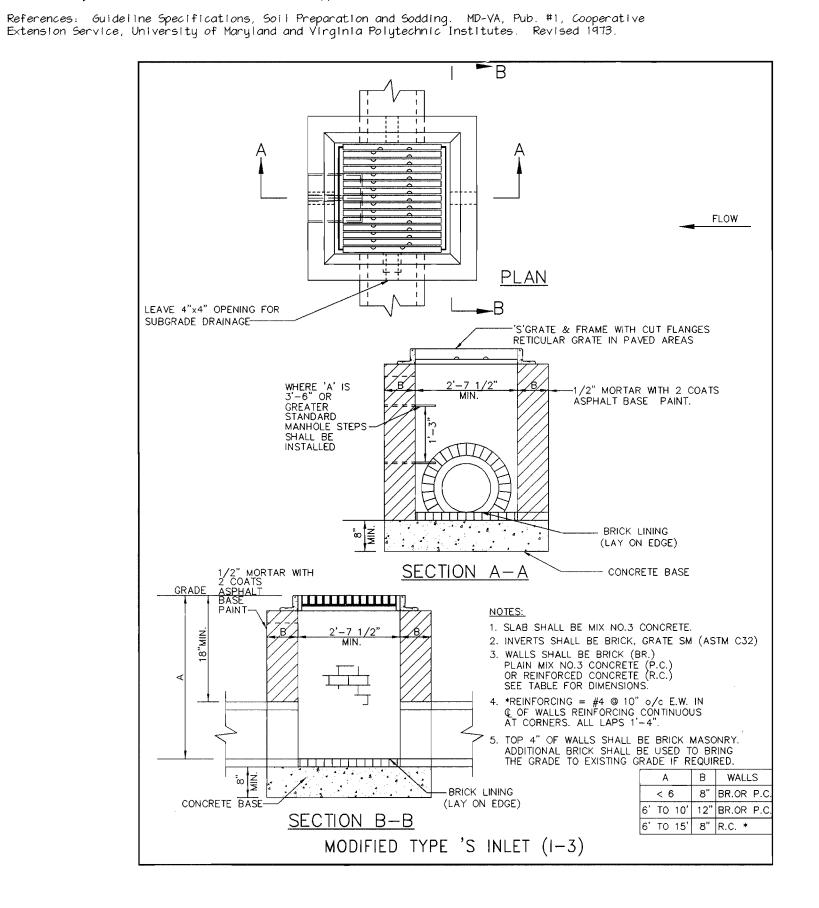
Conditions Where Practice Applies

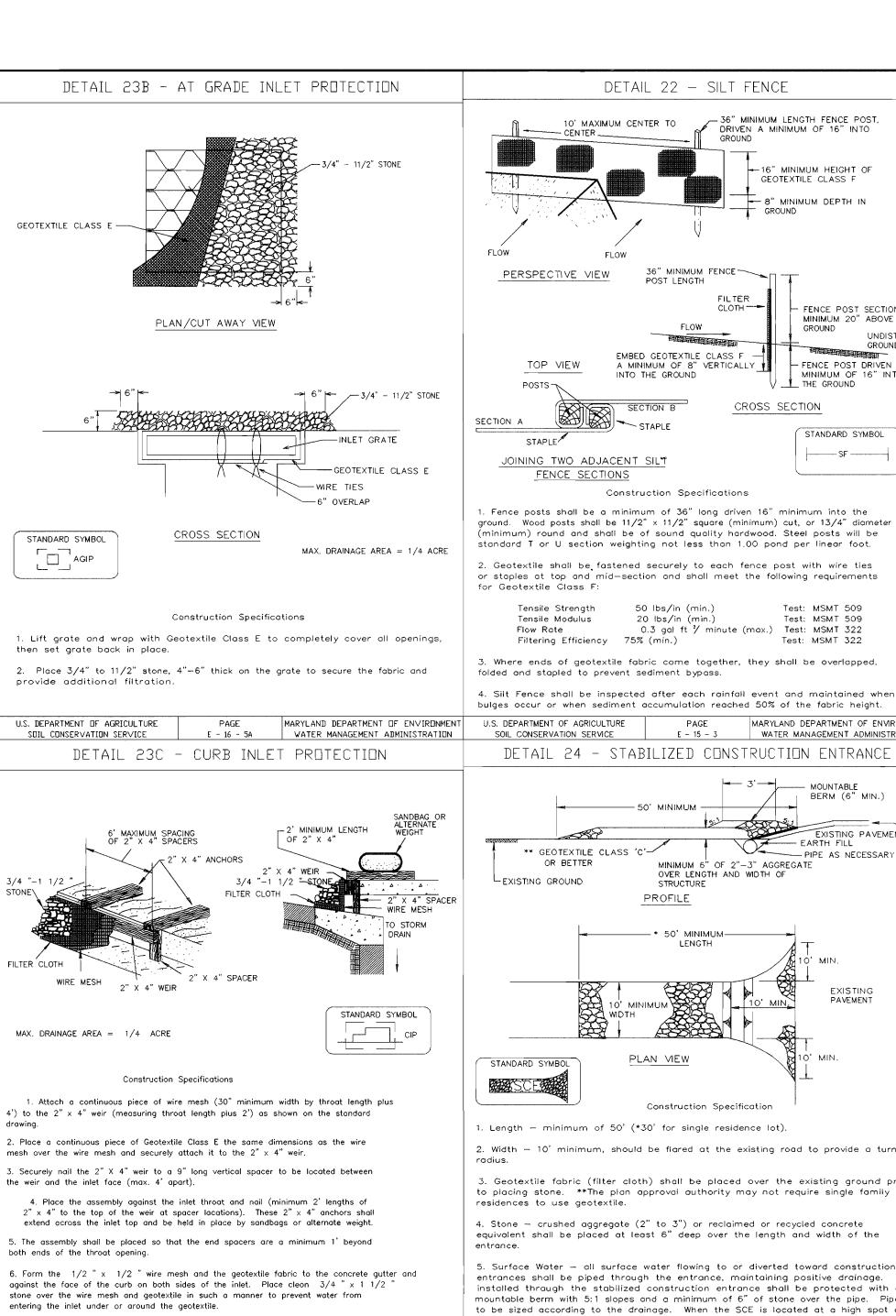
- I. This practice is limited to areas having 2:1 or flatter slopes where: a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of molsture 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 representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimentation Station.
- II. Topsoil Specifications Soil to be used as topsoil must meet the following:
- i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved bu the appropriate approval authority. Régardléss, 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 1½" in diameter.
- 11. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, polson ivy, thistle, or others as specified.
- iii. Where subsoll 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 soll amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- III. For sites having disturbed areas over 5 acres:
- i. On soil 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 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. b. 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. d. 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 phyto-toxic 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.
 - ii. Place topsoil (if required) and apply soll amendments as specified in <u>20.0 Vegetative</u> Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- i. 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.
- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- iii. Topsoil shall be uniformly distributed in a 4" 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively met or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
- VI. 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 be tested to prescribe amendments and for site having disturbed areas under 5 acres shall conform to the following requirements: a. 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.
- b. 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 8.0. 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.

d. 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.





7. This type of protection must be inspected frequently and the filter cloth

DEFINITION

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

1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY.

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 SIMILIAR PLOWS ARE EXAMPLES OF EQUIPMENT

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

5. BARRIERS — SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS

6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY

. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER,

2. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR

. AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND

2. AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION, USDA-ARS.

MARYLAND DEPARTMENT OF ENVIRONMENT

3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY

AND SOIL BLOWING BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENT AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING

TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

2. VEGATATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

U.S. DEPARTMENT OF AGRICULTURE

OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

WHICH MAY PRODUCE THE DESIRED EFFECT.

AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

THEIR USES IN PREDICTING SOIL LOSS.

NEED RETREATMENT.

U.S. DEPARTMENT OF AGRICULTURE

TEMPORARY METHODS

PAVEMENT PLAN VIEW Construction Specification

36" MINIMUM LENGTH FENCE POST

-16" MINIMUM HEIGHT OF

- 8" MINIMUM DEPTH IN

FENCE POST SECTION

MINIMUM 20" ABOVE

FENCE POST DRIVEN

STANDARD SYMBOL

-----SF ------

MINIMUM OF 16" INTO

UNDISTURBED

GROUND

THE GROUND

Test: MSMT 509

Test: MSMT 509

Test: MSMT 322

MARYLAND DEPARTMENT OF ENVIRONMENT

WATER MANAGEMENT ADMINISTRATION

- MOUNTABLE

--- EARTH FILL

BERM (6" MIN.)

- PIPE AS NECESSAR

EXISTING PAVEMENT

CROSS SECTION

GEOTEXTILE CLASS F

DRIVEN A MINIMUM OF 16" INTO

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

2. Width — 10' minimum, should be flared at the existing road to provide a turning . Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family

4. Stone — crushed aggregate (2" to 3") or reclaimed or recycled concrete

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized

according to the amount af runoff ta be conveyed. A 6" minimum will be required. 6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a canstruction site. Vehicles leaving

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet. the site must travel over the entire length of the stabilized construction entrance. MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE E - 16 - 5B WATER MANAGEMENT ADMINISTRATION SOIL CONSERVATION SERVICE F - 17 - 3 WATER MANAGEMENT ADMINISTRATION 30.0 - DUST CONTROL

-STONE CAP "DUROWALL" OR STANDARD FACE REINFORCING @ EVERY COURSE -8" CMU W/#5 VERT. @ 32"0.C (ALT. #4 VERT. @ 24"O.C.) GROUT ALL CELLS SOLID 8" CMU TURNED 90^ BREAK CENTER WEB OUT, GROUT SOLID -GRADE VERTICAL REINFORCING CONCRETE FOOTING LAP 24" MIN. — W/3 - #4 CONT

SCREEN WALL DETAIL

BY THE DEVELOPER : I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION BY THE ENGINEER CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONSERVATION DISTRICT. **ENGINEER** THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL RC CONSTRUCTION SERVICE DISTRICT. ZONING. CHIEF, DIVISION OF LAND DEVELOPMENT 🔣 DATE NO. REVISION

APPROVED PLANNING BOARD
of HOWARD COUNTY

DATE October 18, 2001

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.

> D. 24.01 DATE

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

10.24.11 DATE

CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101

ROUTE 108 COMMERCIAL 1/1

ANNAPOLIS JUNCTION, MARYLAND 20701

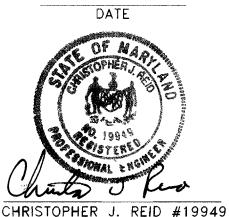
410-792-8395

PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

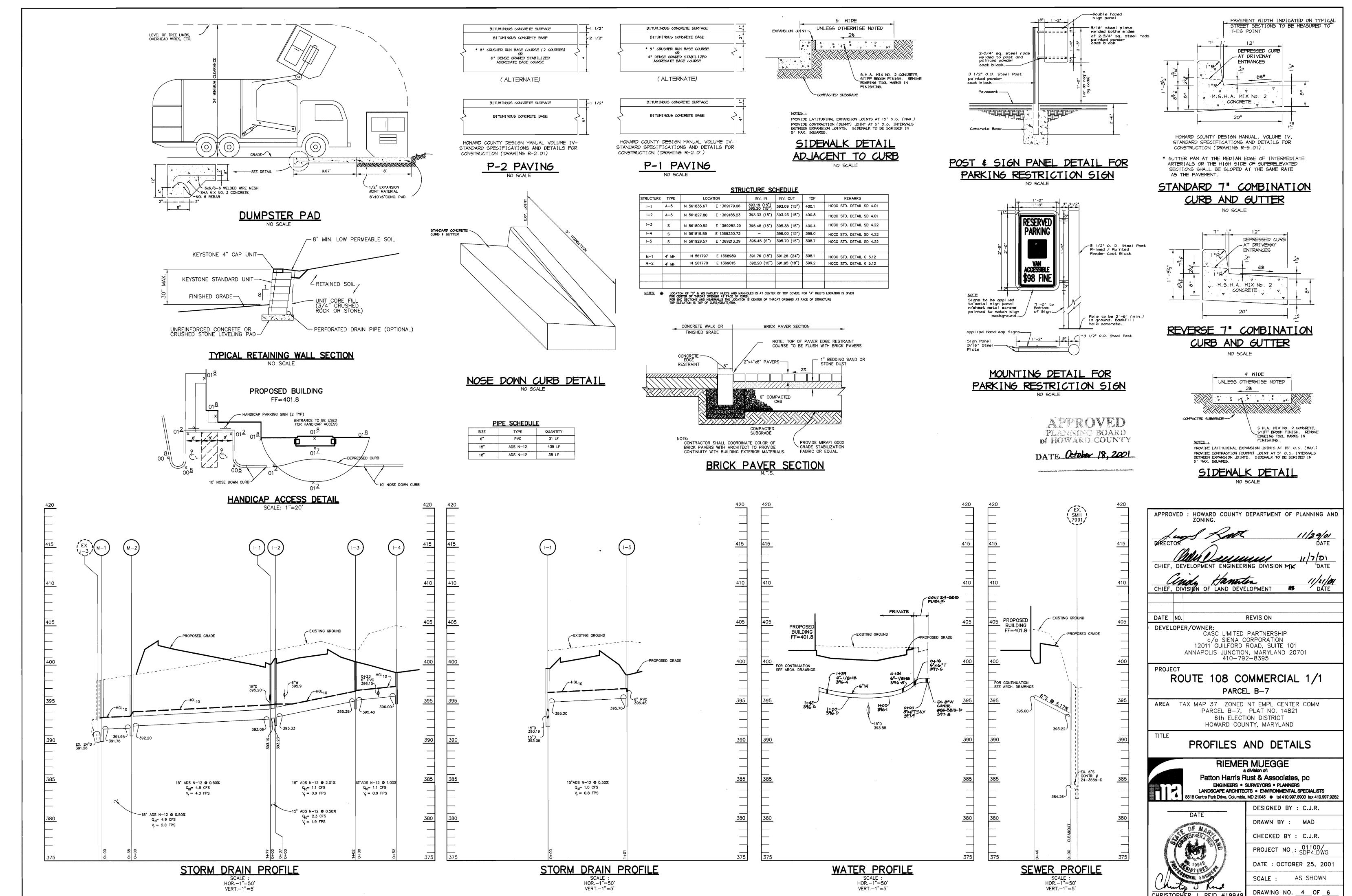
DETAILS AND NOTES

RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282 DESIGNED BY : C.J.R. DATE DRAWN BY : MAD



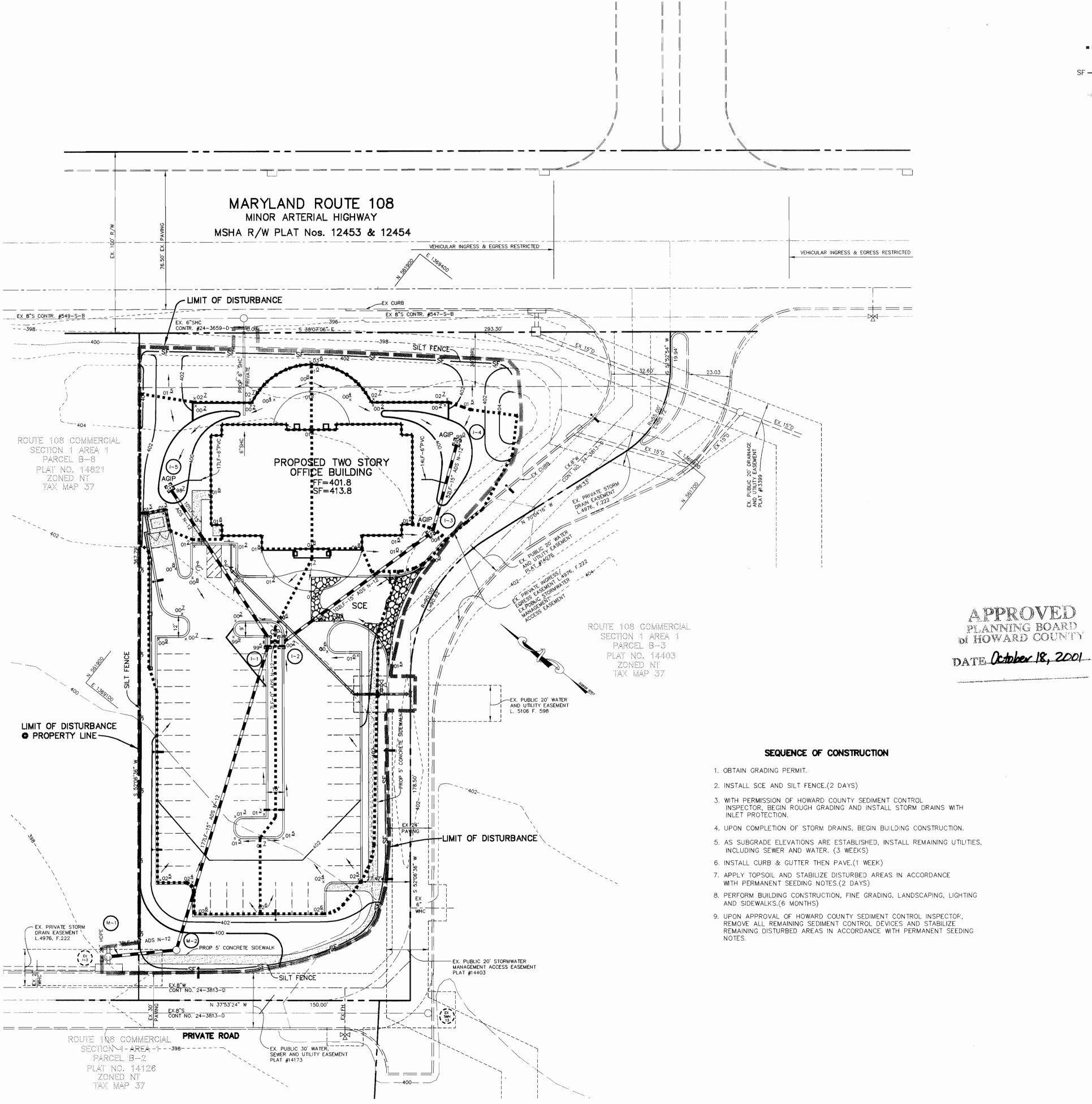
PROJECT NO . 01100/ SDP5.DWG DATE: OCTOBER 25, 2001 SCALE : AS SHOWN DRAWING NO. _ 5 OF _ 6

CHECKED BY : C.J.R.



DRAINAGE DATA

INLET NOS.	AREA IN ACRES	'C' FACTOR	PERCENT IMPERVIOUS
1	0.32	0.72	84
2	0.25	0.72	76
3	0.02	0.72	0
4	0.10	0.72	10
5	0.09	0.72	1 1
		7	



<u>LEGEND</u>

DRAINAGE AREA DIVIDE

SF SF SILT FENCE

LIMIT OF DISTURBANCE

BY THE DEVELOPER :

CONSERVATION DISTRICT.

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

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.

10.2401

16.24.01

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

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

ZONING. 11/29/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

OF LAND DEVELOPMENT

DATE NO. REVISION DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION

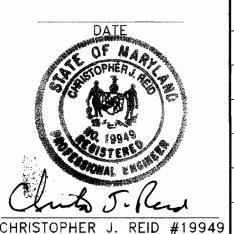
12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395 PROJECT

ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP

RIEMER MUEGGE Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

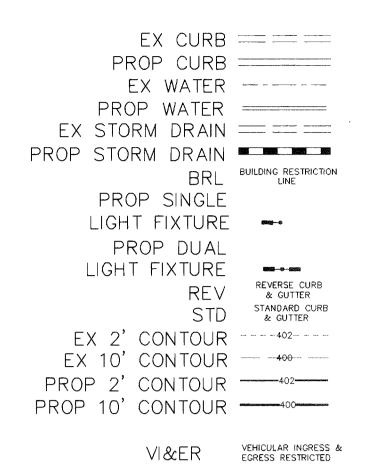


DESIGNED BY : C.J.R. DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/

DATE: OCTOBER 25, 2001 **SCALE** : 1"=30'

DRAWING NO. _ 3 OF _ 6

LEGEND

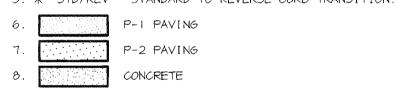


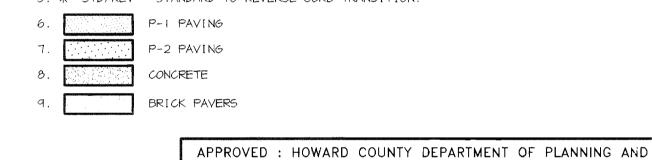
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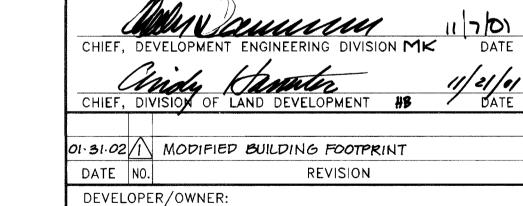
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

NOTES:

- 1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
- 2. 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/REV STANDARD TO REVERSE CURB TRANSITION.







CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101

ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395

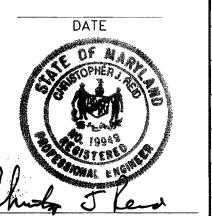
ROUTE 108 COMMERCIAL 1/1 PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

RIEMER MUEGGE a division of:





DESIGNED BY : C.J.R. DRAWN BY : MAD CHECKED BY : C.J.R. PROJECT NO : 01100/ DATE: OCTOBER 25, 2001 SCALE : 1"=30'

11/29/01

DATE

DATE

DRAWING NO. 2 OF 6 SDP-01-143

