

# HERITAGE OFFICE SITE DEVELOPMENT PLAN

## 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 "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor is to notify the following utilities or agencies at least five days before starting work on these drawings:
 

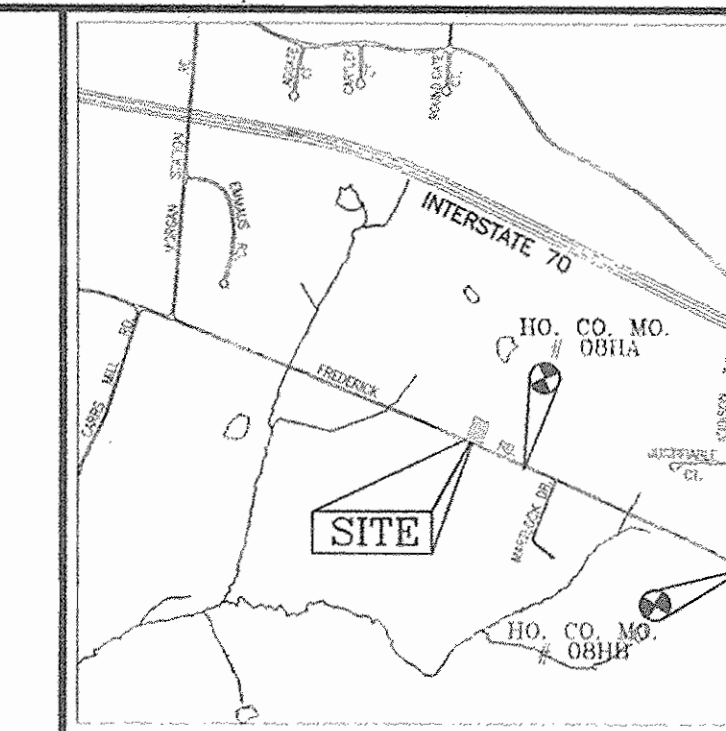
Miss Utility	1-800-257-7777
Verizon	410-754-6281
Howard County Bureau of Utilities:	313-2366
AT&T Cable Location Division:	393-3553
B.C.&I. Co. Contractor Services:	850-4620
B.G.&E. Co. Underground Damage Control:	787-4620
State Highway Administration:	531-5533
- Site analysis:
  - Area of parcel: 0.95 Ac.
  - Present zoning: B1
  - Use of structure: Retail / Office
  - Building area: 5,040 sf
  - Disturbed area: 43,175 sf
  - Building coverage on site: 0.112 Ac. or 11.85 % of gross area
  - Paved parking lot/area: 0.31 Ac. or 29.7 % of gross area
  - Area of landscape island: 0.012 Ac. = 523 sf
  - Road Improvement Area: 0.11 Ac. or 11.58 % of gross area
  - Area of green space = 0.418 Ac. or 46.87 % of gross area
  - Cut: 165 CY
  - Fill: 1,749 CY
- Project background:
  - Location: Woodbine, Md.; Tax Map 8, Parcel 371
  - Zoning: B-1
  - Subdivision: N/A
  - Section/Area: N/A
  - Site Area: 0.95 Acres
- 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 start of work.
- Any damage to public right-of-ways, paving, or existing utilities will be corrected at the contractor's expense.
- Existing utilities located from Road Construction Plans, Field Surveys, Public Water and Sewer Extension Plans and available record drawings. Approximate location of existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
- 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.
- Estimates of earthwork quantities are provided solely for the purpose of calculating fees.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test prior to construction.
- The existing topography is taken from field run survey with two foot contour intervals prepared by Frederick Ward & Associates, Inc. dated 11/19/02, and topographic survey prepared by others. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System.
- All paving to be P-2 paving per Howard County standard details. (See note #11)
- All curb and gutter to be Howard County Standard concrete Detail 3.01 unless otherwise specified.
- Contractor responsible to construct all handicap parking and handicap access in accordance with current ADA requirements.
- Where drainage flows away from curb, contractor to reverse the gutter pan.
- All elevations are to flowline/bottom of curb unless otherwise noted.
- All dimensions are to face of curb unless otherwise noted.
- All exterior lighting shall conform to Zoning Regulations Section 134.
- Traffic Impact Study prepared by The Traffic Group, dated April 2, 2003.
- Lighting details provided for informational purposes only. See electrical and architectural plans for actual lighting details and specifications.
- There are no wetlands on-site in accordance with an environmental study conducted by Geo-Science Professionals, Inc. on October 30, 2003.
- Water and sewer to be private.
- Storm Water Management quantity (C<sub>pv</sub>) is not required of this site as the one-year post development peak discharge is equal to 1.5 lbs. The WUV and Rev requirements are met by perimeter sand filter (MOW) and gravel trench (Rev). The proposed stormwater management BMPs are to be privately owned and maintained by Heritage Capital Investments, LLC. The facilities are designed based on actual impervious area. Any increase in site impervious cover will require a new analysis.
- Perimeter and parking lot internal landscaping in accordance with section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on the approved landscape plan. Financial surety in the amount of \$12,780.00 for the required 22 shade trees, 34 evergreen trees, and 36 shrubs shall be posted with the Developer's Agreement.
- In accordance with section 16.1202 of the Howard County Code and the Forest Conservation Manual, forest conservation obligation of 0.32 Ac of reforestation on this site shall be fulfilled by the payment of a fee-in-lieu in the amount of \$6,969.60. Obligation shall be paid to the forest conservation fund.
- Provide wellhead protection prior to grading.
- All roof leaders discharge to parking lot.
- Building to have inside water meter.
- Prior to issuance of a building permit the new well is to be drilled and the existing well properly abandoned by certified well driller.
- Reference MDE State Water Appropriation Permit No. H02004G006(01).
- An alternative compliance to Design Manual, Volume I, Section 5.2.5, approved April 21, 2004 to allow the use of specific impervious cover instead of the RCN for the zoning. The maximum impervious area allowed on the site shall be 0.41 acres.
- WP-07-069 APPROVED FEBRUARY 12, 2007 TO WAIVE SECTION 16.156 (MOW) WHICH REQUIRES THAT WITHIN ONE (1) YEAR OF SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN ORIGINAL THE DEVELOPER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE CONSTRUCTION ON THE SITE BY JANUARY 12, 2008.

## LEGEND

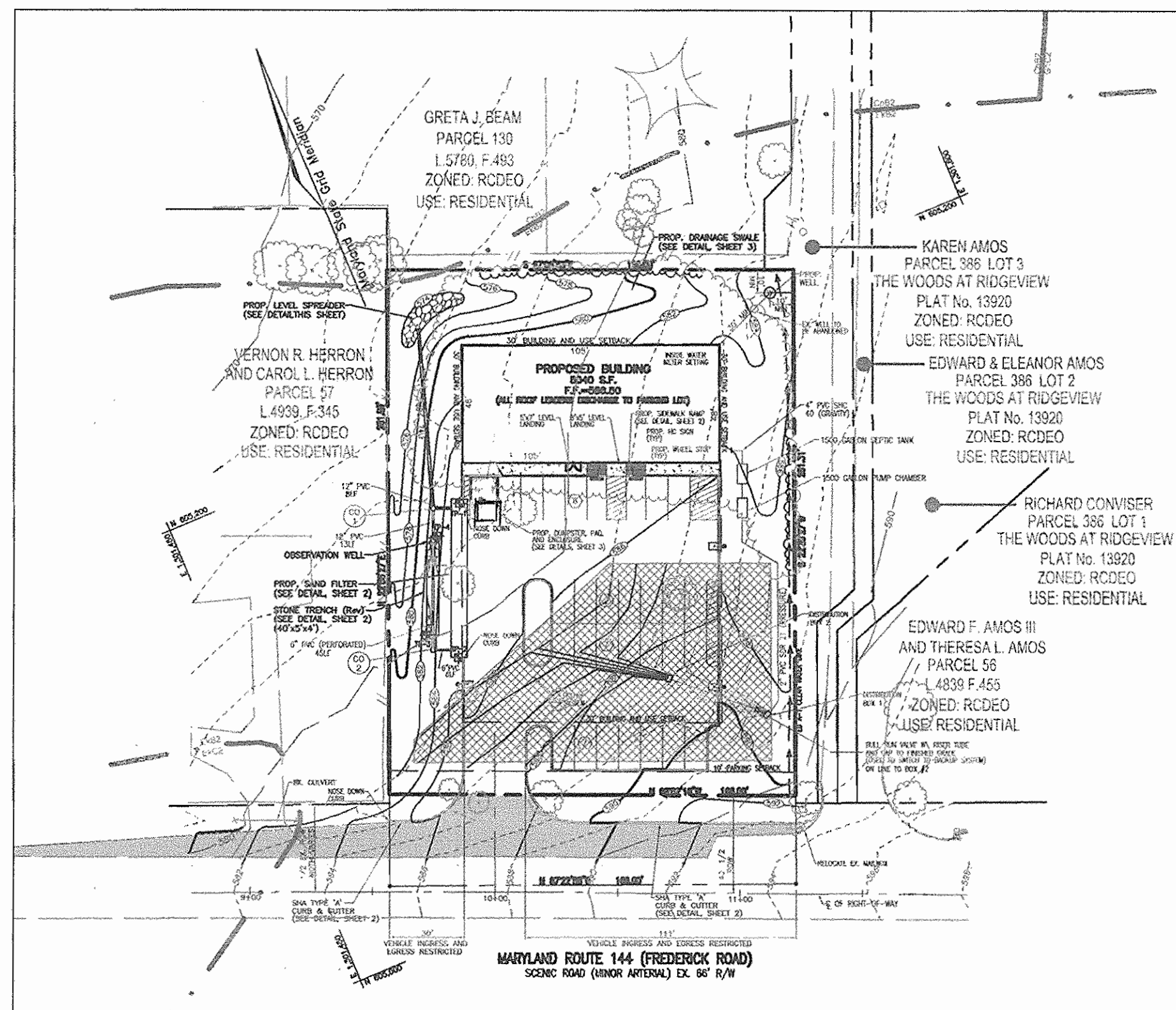
- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees
- Light Poles
- Concrete
- Existing Wood Fence

## BENCHMARKS

- HOWARD COUNTY BENCHMARK 03H1A  
N 604769.622 E 1302045.281 ELEV: 671.796 FT
- HOWARD COUNTY BENCHMARK 03H1B  
N 603740.967 E 1304335.255 ELEV: 646.356 FT



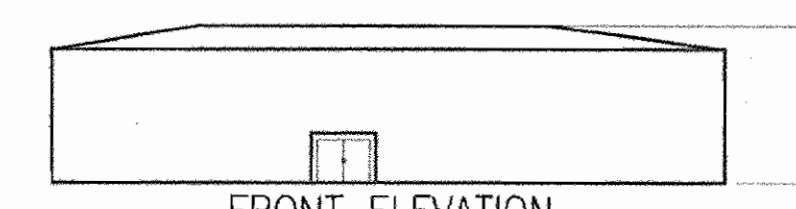
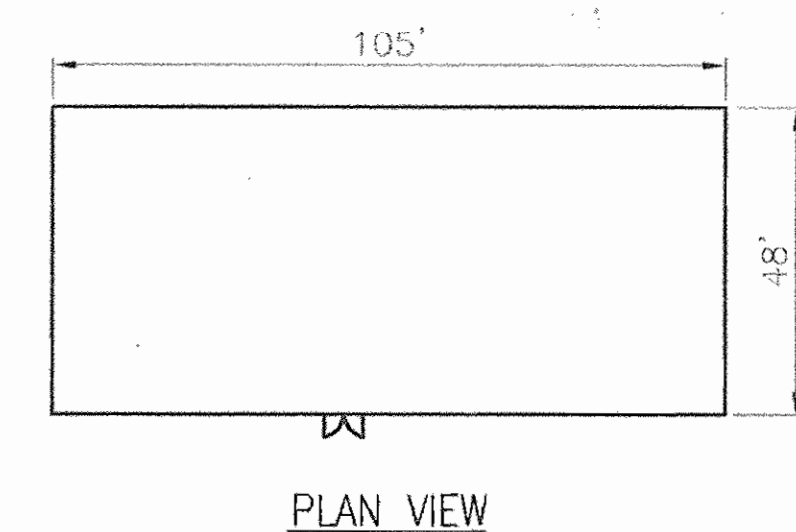
VICINITY MAP  
SCALE: 1"=2000'



LOCATION MAP  
SCALE: 1"=50'

## SHEET INDEX

DESCRIPTION	SHEET NO.
Cover Sheet	1 of 6
Site Layout and Grading Plan, Storm Water Management Plan, and Sediment and Erosion Control Plan	2 of 6
Sediment Control Details and Site Details	3 of 6
Drainage Area Maps, Septic And Well Plan, Septic Plan Notes and Details	4 of 6
Site Landscape Plan	5 of 6
Forest Conservation Plan	6 of 6



PROPOSED BUILDING  
NOT TO SCALE

**OWNER/DEVELOPER**  
HERITAGE CAPITAL INVESTMENTS LLC  
3060 WASHINGTON RD  
GLENWOOD, MD 21738-9745  
PHONE: (410) 489-7900

NO.	REVISION	DATE
1	ADD GENERAL NOTE #89 TO REFERENCE WP-07-069	4-6-07

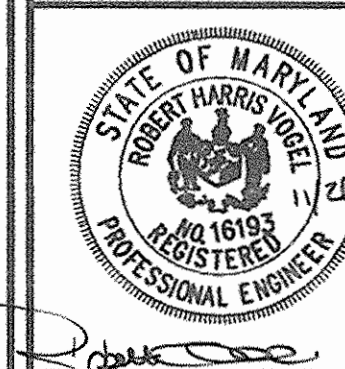
## SITE DEVELOPMENT PLAN

### COVER SHEET

## HERITAGE OFFICE GENERAL RETAIL/OFFICE

TAX MAP #8 GRID #15  
LIBSON (4TH) ELECTION DISTRICT  
PARCEL 371  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: RLV  
DRAWN BY: DVZ  
CHECKED BY: RLV  
DATE: SEPTEMBER 2004  
SCALE: AS SHOWN  
W.O. NO.: 2024094

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Welsch* 12/20/04  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad J. Kamstra* 11/19/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Cindy Kamstra* 11/5/05  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*Mark J. Taylor* 1/12/08  
DIRECTOR DATE

PARKING TABULATION	REQUIRED	PROPOSED
General Retail Office: 5040 SF @ 5 SPACES/1000 SF	25 SPACES	29 SPACES
Handicap Spaces:	1 spaces	2 spaces
TOTAL SPACES:	25 SPACES	29 SPACES INCLUDING 2 HANDICAP SPACES

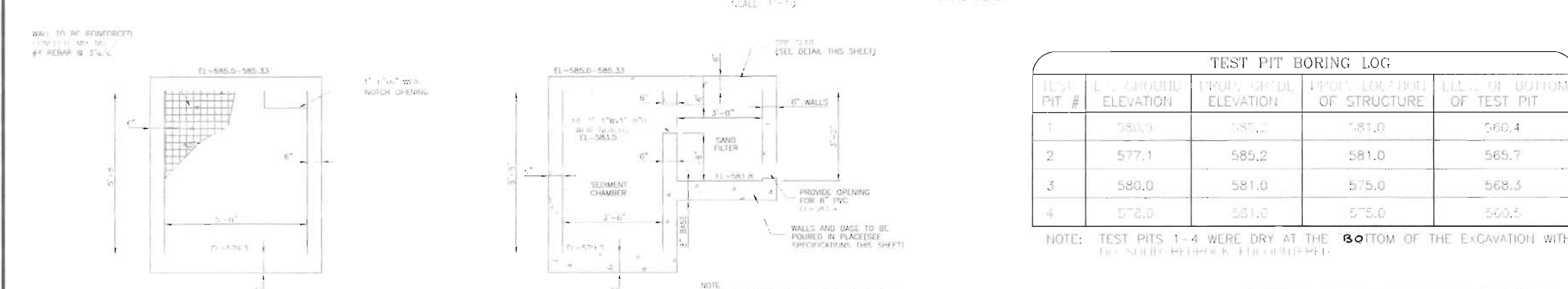
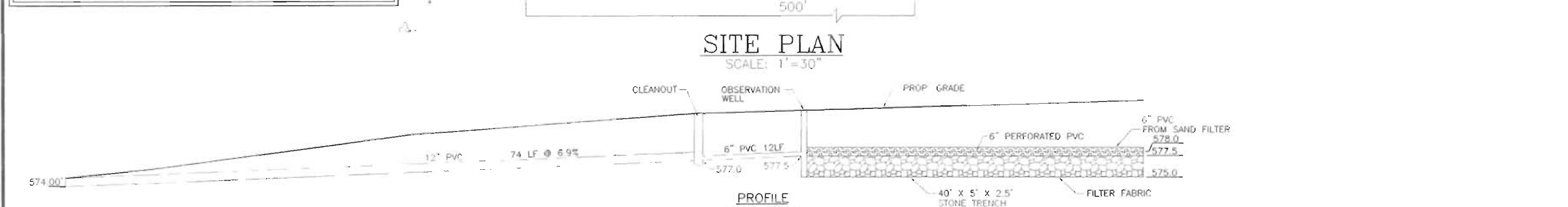
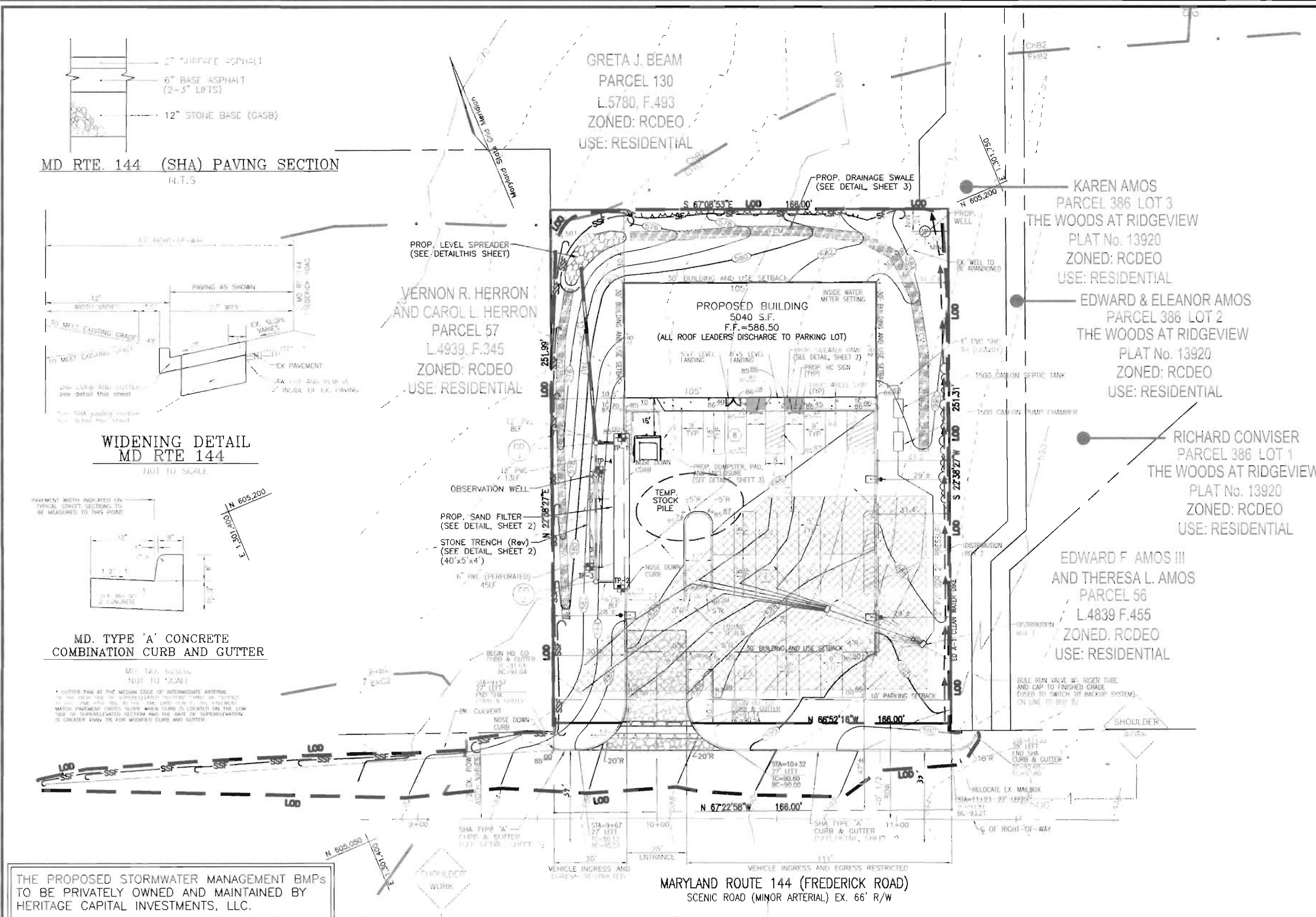
NOTE: NO BUSINESS VEHICLES WILL BE PARKED ON SITE.

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
371	15068 FREDERICK RD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
N/A	N/A	371			
DEED REF.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
6433,566	11/A	H1	B	4th	6040.01
WATER CODE: N/A		SEWER CODE: N/A			





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

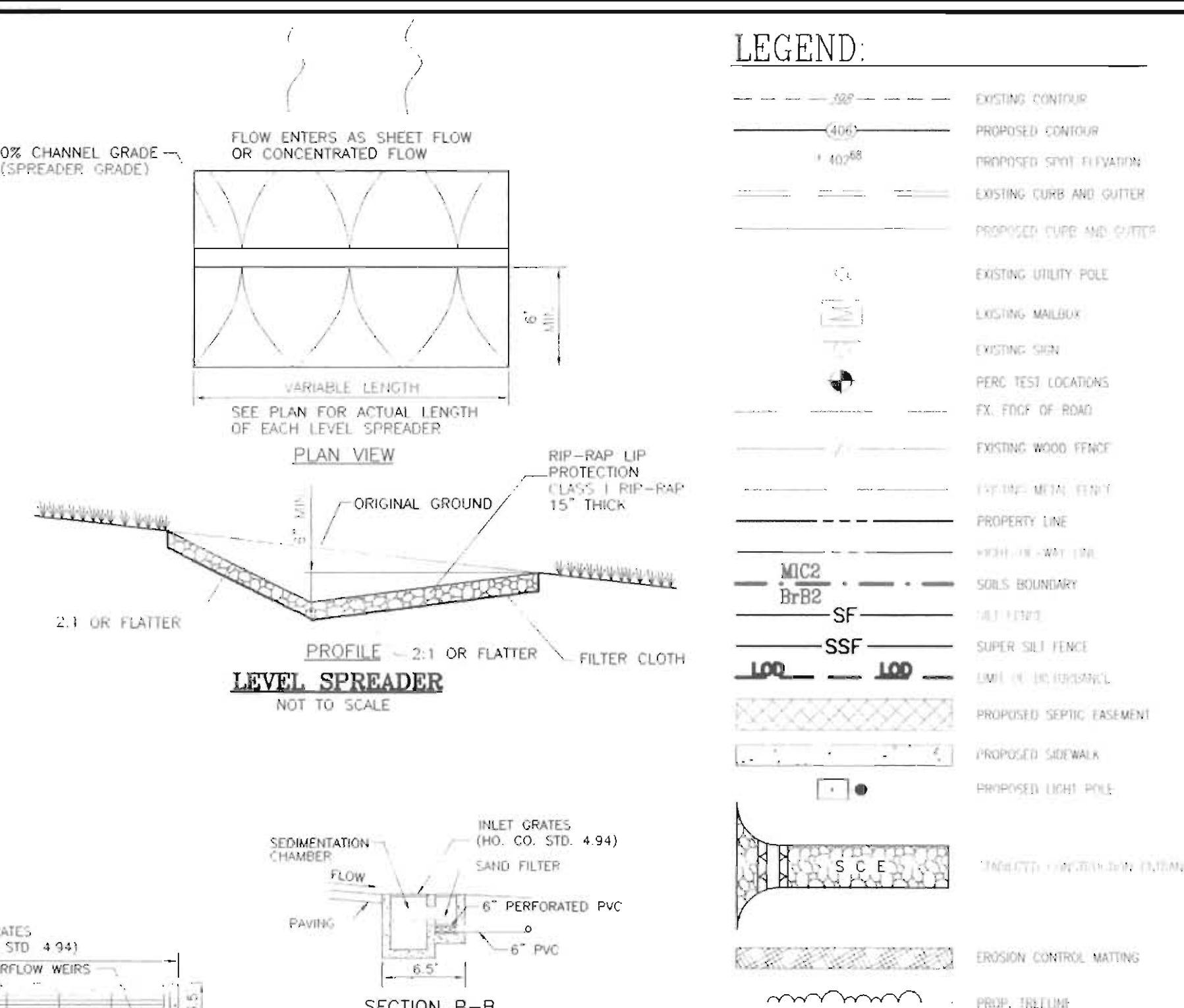
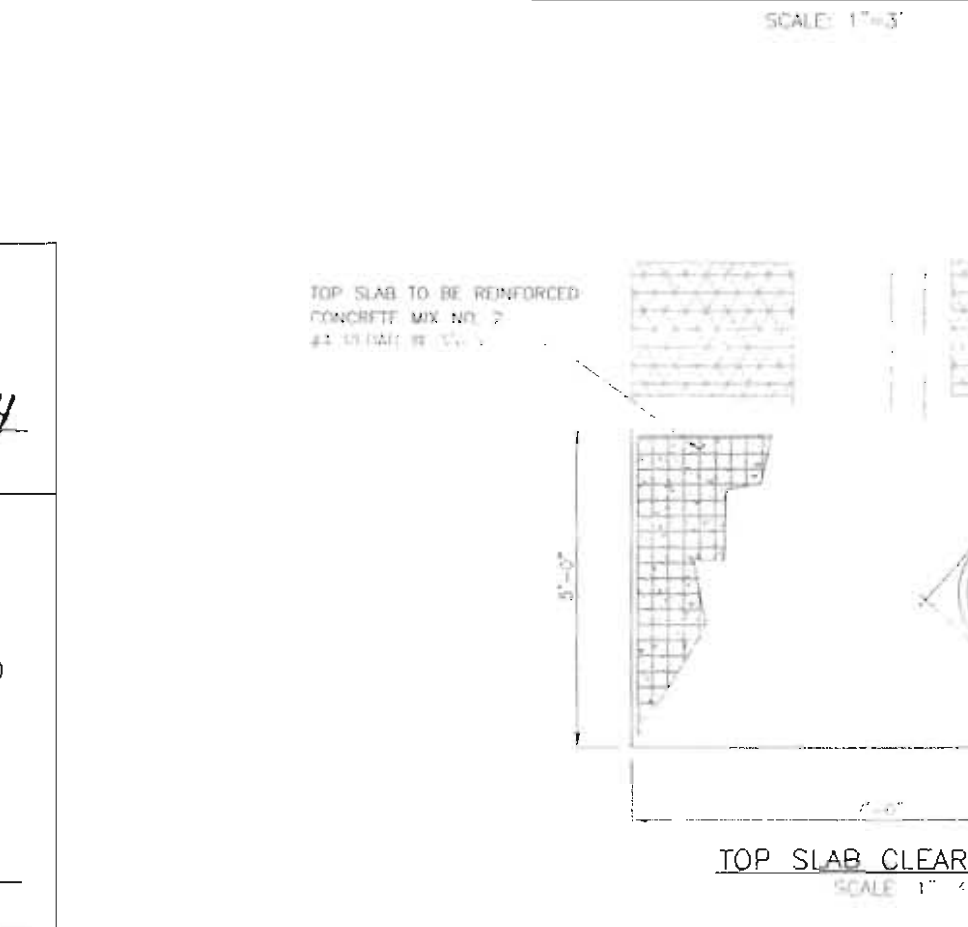
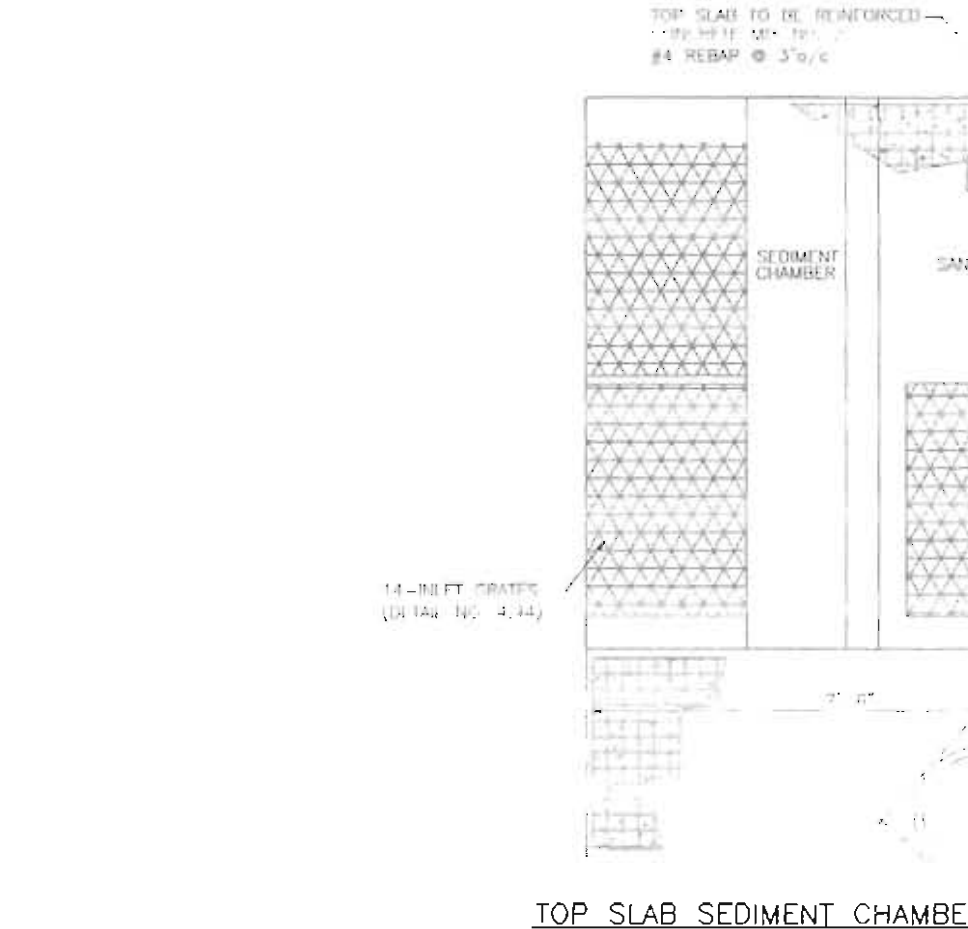
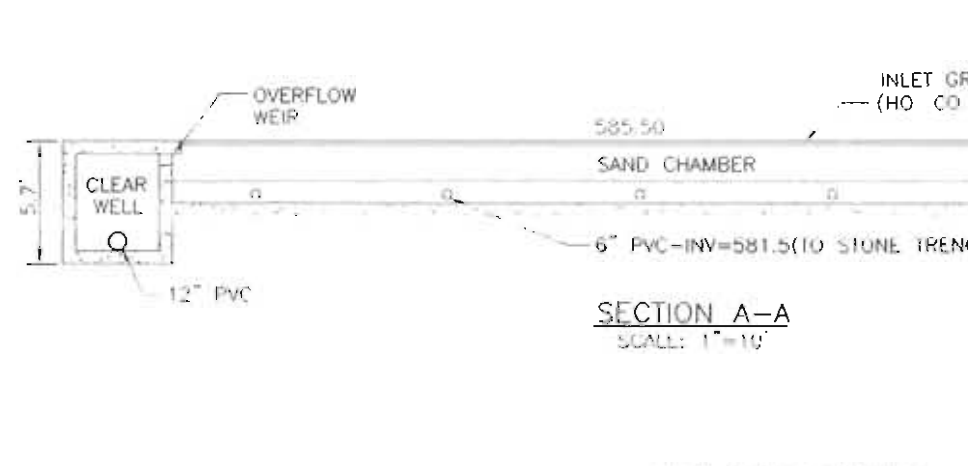
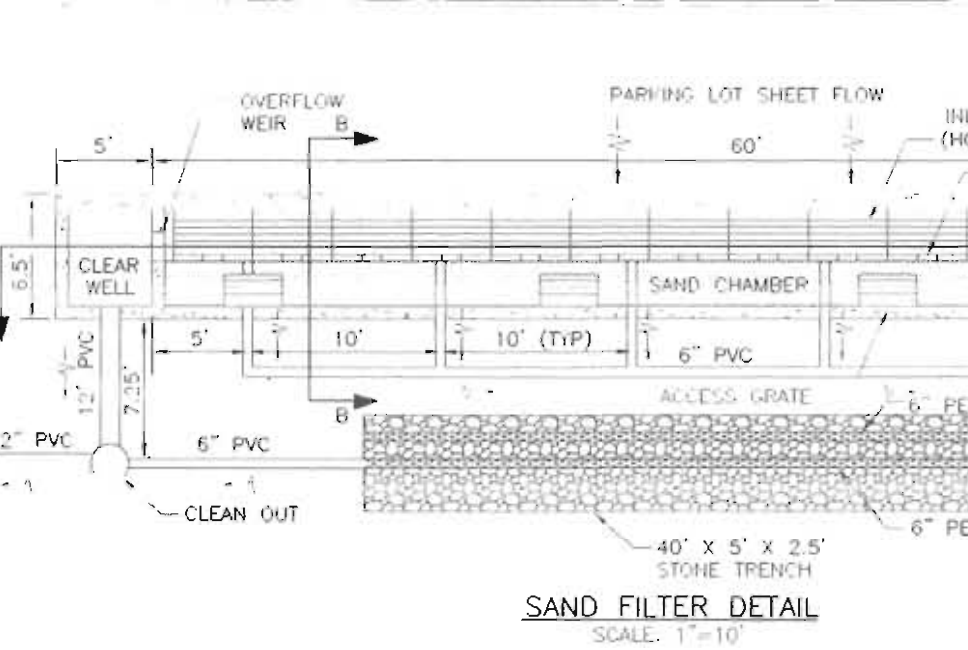
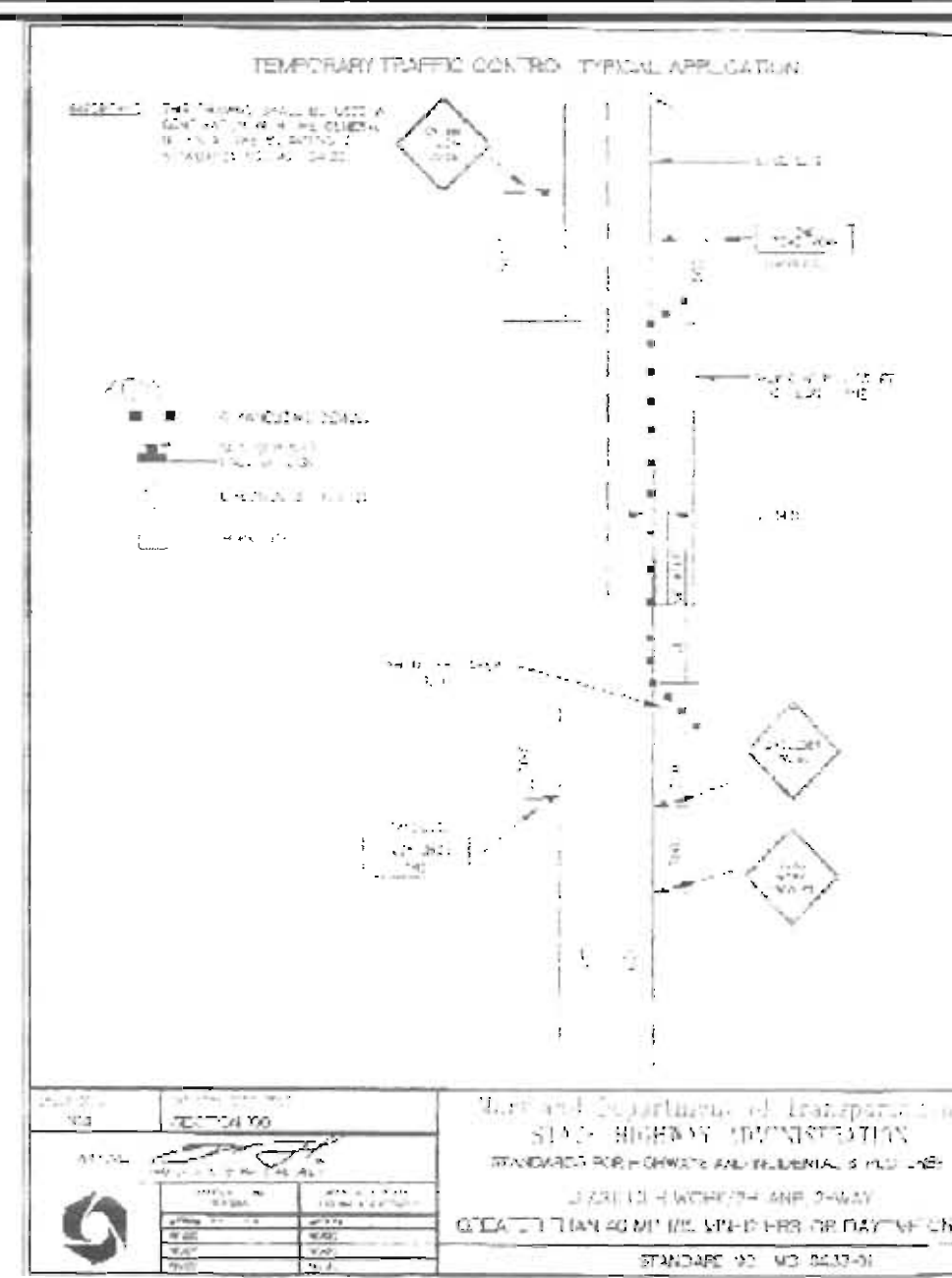
BY THE DEVELOPER:

BY THE ENGINEER:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

PIT #	1\"/>			
1	580.0	581.0	581.0	580.4
2	577.1	585.2	581.0	585.7
3	580.0	581.0	575.0	588.3
4	578.0	581.0	575.0	580.5

NOTE: TEST PITS 1-4 WERE DRY AT THE BOTTOM OF THE EXCAVATION WITH THE SUBSTRATE BEING CLAY.



- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND STORMWATER FILTRATION SYSTEMS (F-2 AND F-3)**
- THE SEDIMENT CHAMBER OUTLET DEVICES SHALL BE CLEANED AND/OR REPAIRED WHEN DRAINAGE TIMES WITHIN THE CHAMBER EXCEED 36 HOURS.
  - DEBRIS AND LITTER SHALL BE REMOVED AS NECESSARY TO INSURE PROPER OPERATION OF THE SYSTEM.
  - SEDIMENT SHALL BE CLEANED OUT OF THE SEDIMENTATION CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF 6 INCHES. VEGETATION WITHIN THE SEDIMENT CHAMBER SHALL BE LIMITED TO A HEIGHT OF 18 INCHES.
  - WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 72 HOURS, THE TOP 1/2 INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE OWNER MUST FOLLOW PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID.
  - A LOGBOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
  - THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
  - ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

**OWNER/DEVELOPER**  
 HERITAGE CAPITAL DEVELOPMENTS LLC  
 3060 WASHINGTON RD  
 GLENWOOD, MD 21738-9745  
 PHONE: (410) 489-1800

NO.	REVISION	DATE

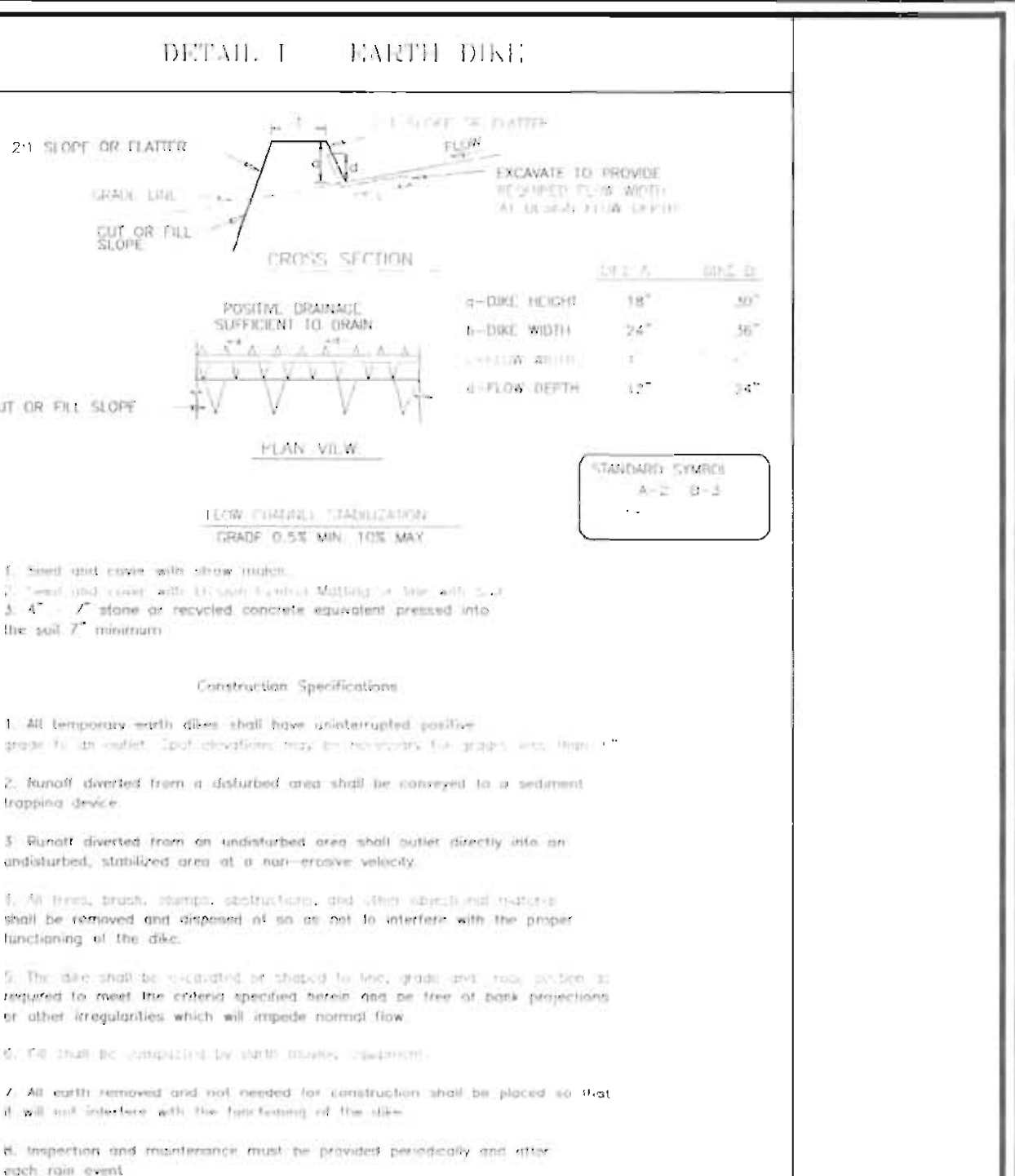
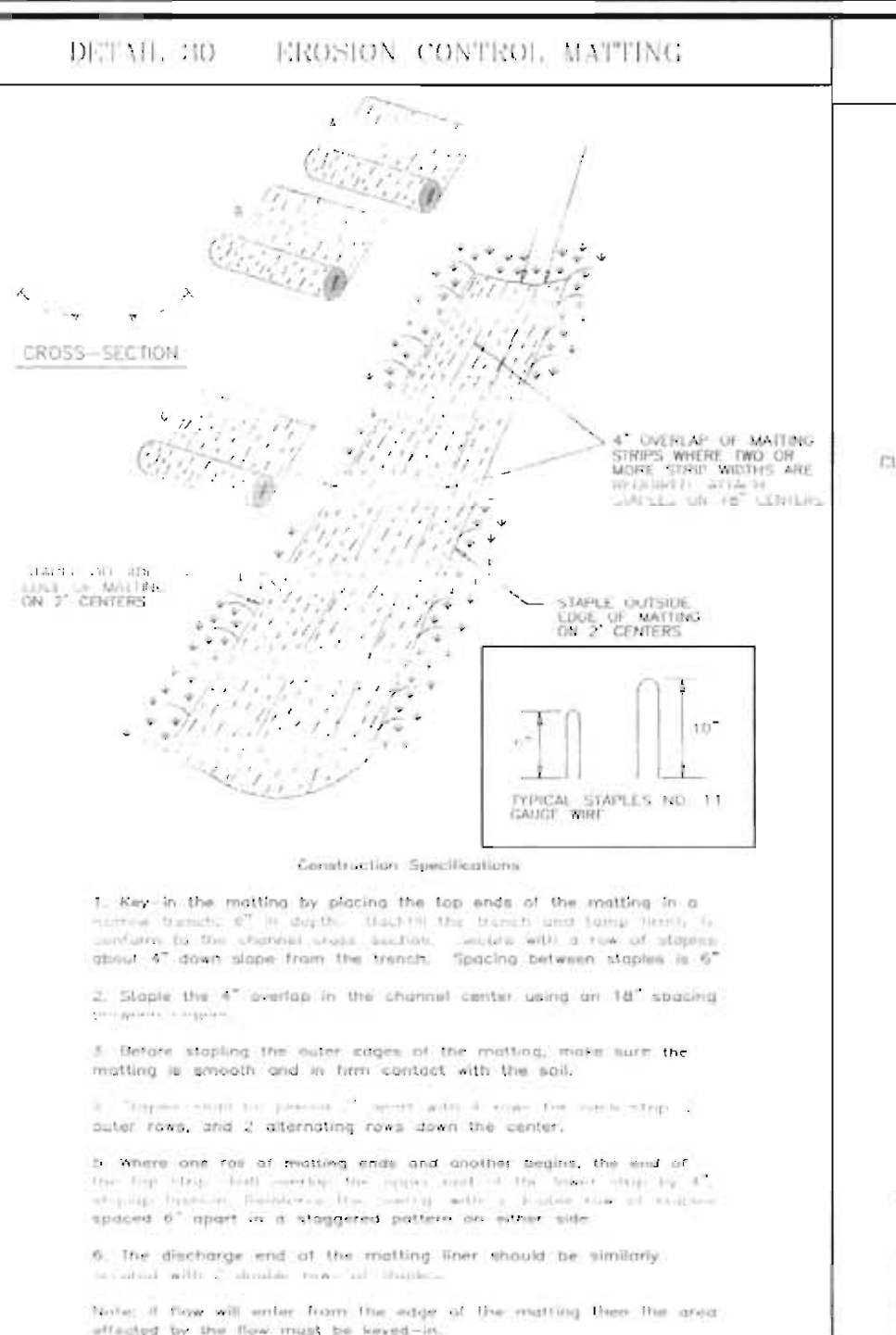
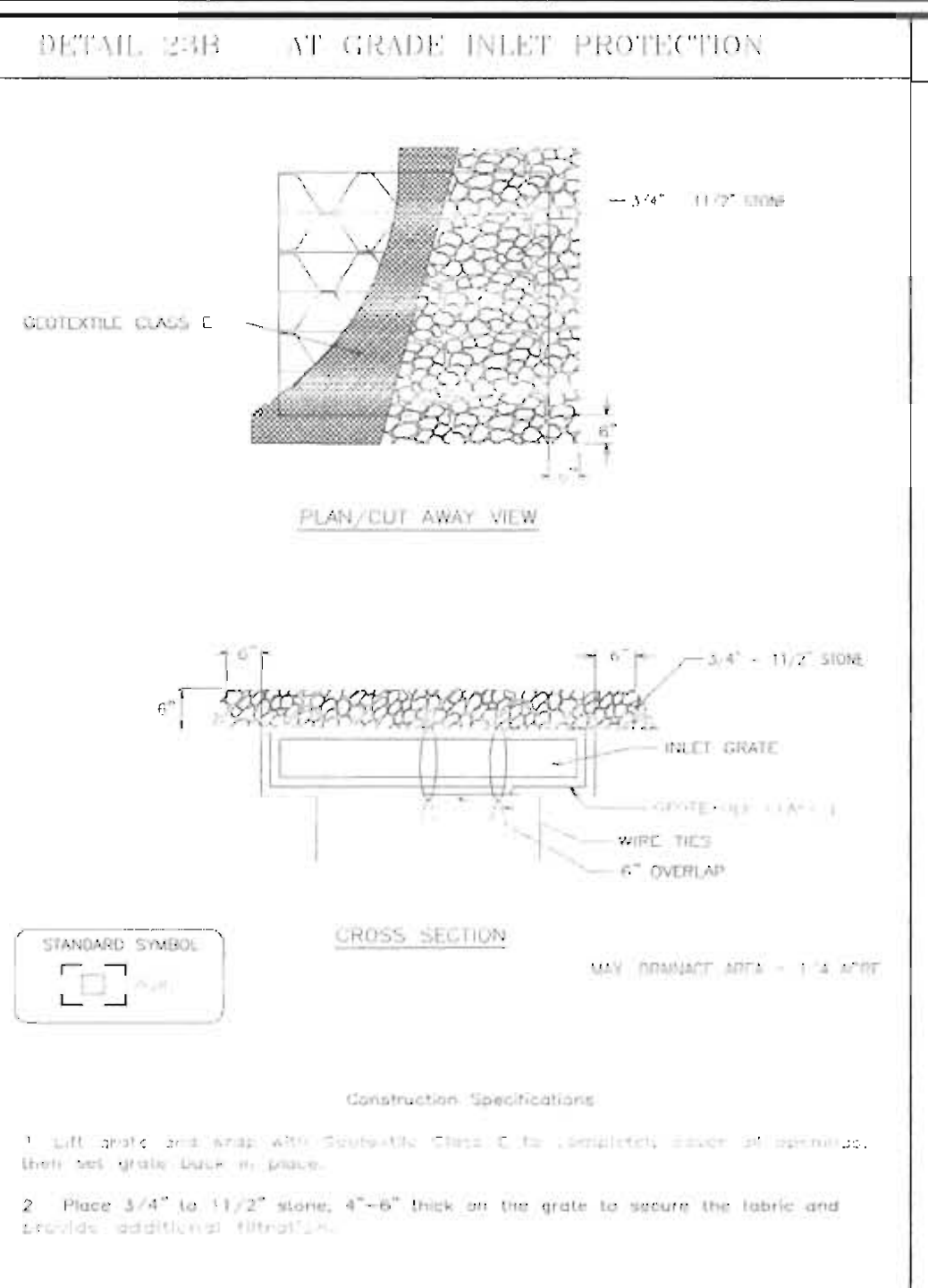
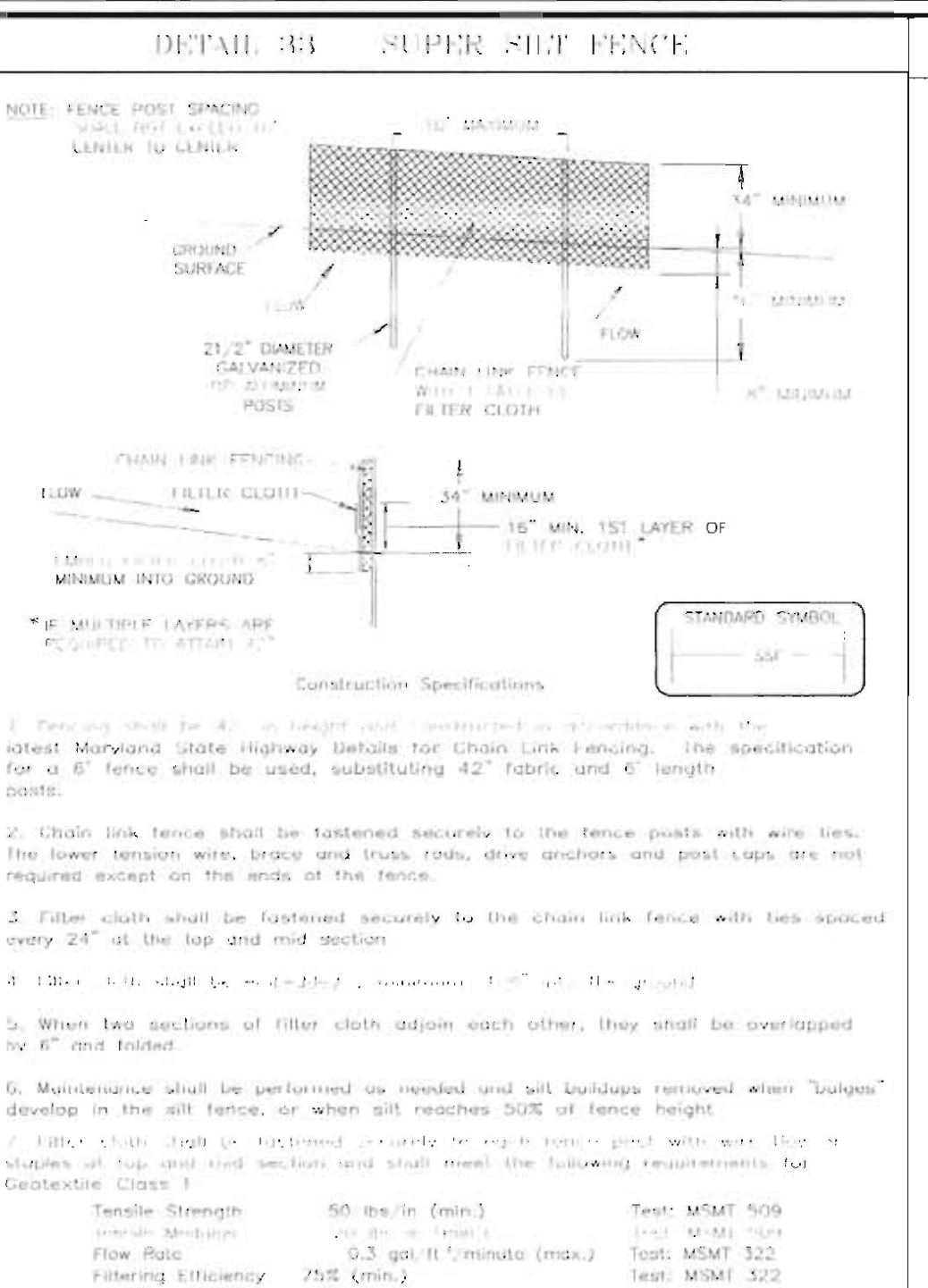
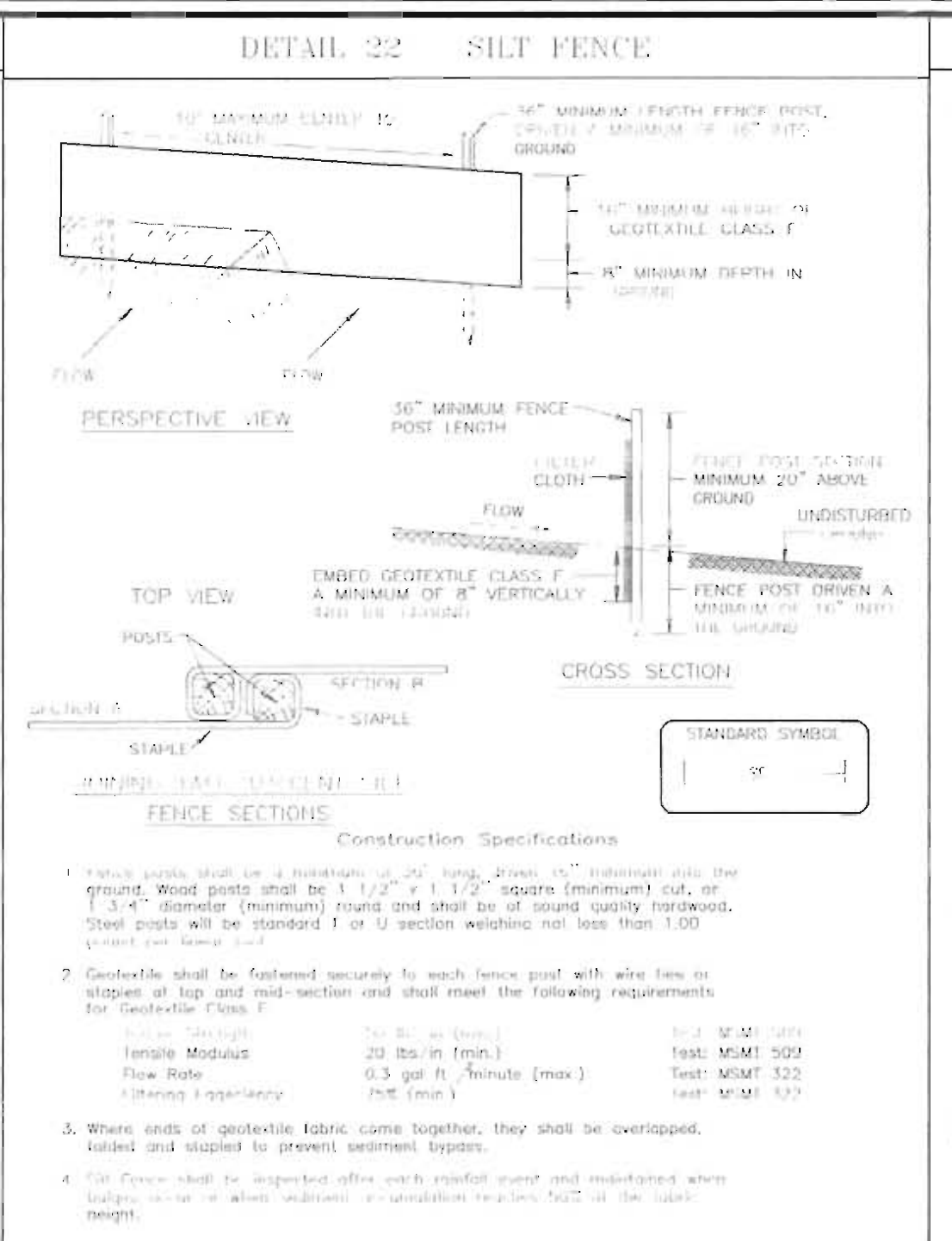
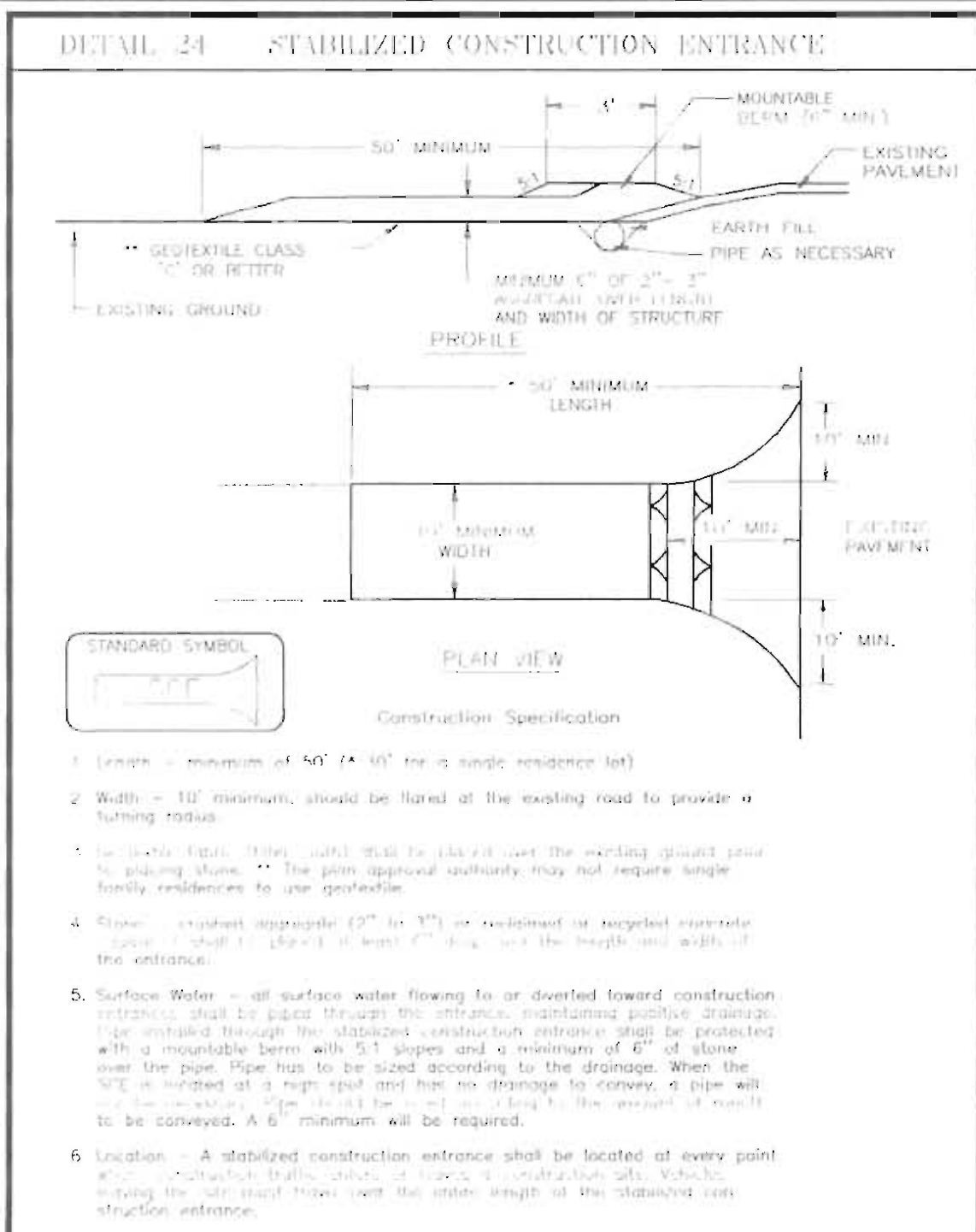
**SITE DEVELOPMENT PLAN**  
**SITE LAYOUT, STORM WATER MANAGEMENT, SEDIMENT AND EROSION CONTROL PLAN**  
**HERITAGE OFFICE**  
 GENERAL RETAIL/OFFICE  
 TAX MAP #8 GRID #15  
 LISBON (4TH) ELECTION DISTRICT  
 PARCEL 371  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: SEPTEMBER 2004  
 W.D. NO.: 2024094

2 SHEET 6





NO.	DEPARTMENT OF AGRICULTURE	DATE	MARYLAND DEPARTMENT OF ENVIRONMENT
1	11/1/04	11/1/04	11/1/04

NO.	DEPARTMENT OF AGRICULTURE	DATE	MARYLAND DEPARTMENT OF ENVIRONMENT
1	11/1/04	11/1/04	11/1/04

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1	11/1/04	11/1/04	11/1/04

NO.	DEPARTMENT OF AGRICULTURE	DATE	MARYLAND DEPARTMENT OF ENVIRONMENT
1	11/1/04	11/1/04	11/1/04

**PERMANENT SEEDING NOTES**

1. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

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

3. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

4. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

5. Surface Water = all surface water flowing to or diverted toward construction shall be directed through the entrance, maintaining positive drainage for materials through the entrance, maintaining positive drainage for materials through the entrance, maintaining positive drainage for materials through the entrance.

6. Location = A stabilized construction entrance shall be located at every point of construction activity, except at the entrance to the existing site.

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

Placement of topsoil over a prepared subsoil prior to seeding.

1. Topsoil shall be free of stones, gravel, clumps of weeds, and other debris.

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**SEDIMENT CONTROL NOTES**

1. A permit shall be obtained from the Howard County Department of Inspection, License and Permit Services prior to the start of any construction (313-1855).

2. All sediment control structures shall be installed according to the provisions of this plan and are to be constructed with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

3. Erosion control structures shall be installed on a permanent or temporary stabilization shall be completed within 14 days of the start of any construction.

4. All sediment control structures shall be installed on a permanent or temporary stabilization shall be completed within 14 days of the start of any construction.

5. All sediment control structures shall be installed on a permanent or temporary stabilization shall be completed within 14 days of the start of any construction.

**SEQUENCE OF CONSTRUCTION**

1. DETAILS AND PERMITS (WEEK 1)

2. EROSION CONTROL STRUCTURES (WEEK 2)

3. PROVIDE WELLED PROTECTION PRIOR TO GRADING (WEEK 3)

4. INSTALL PAVING (WEEK 4)

5. BUILD CLEANWATER DIKE (WEEK 5)

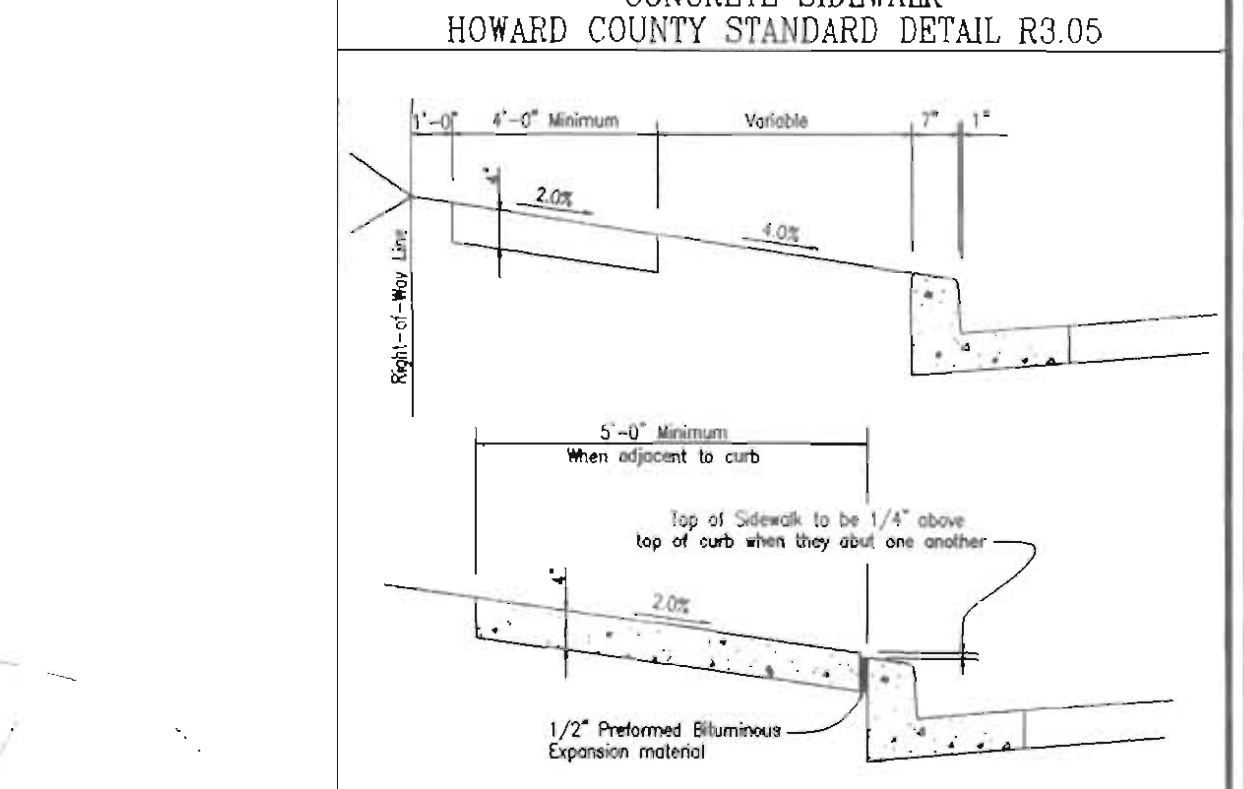
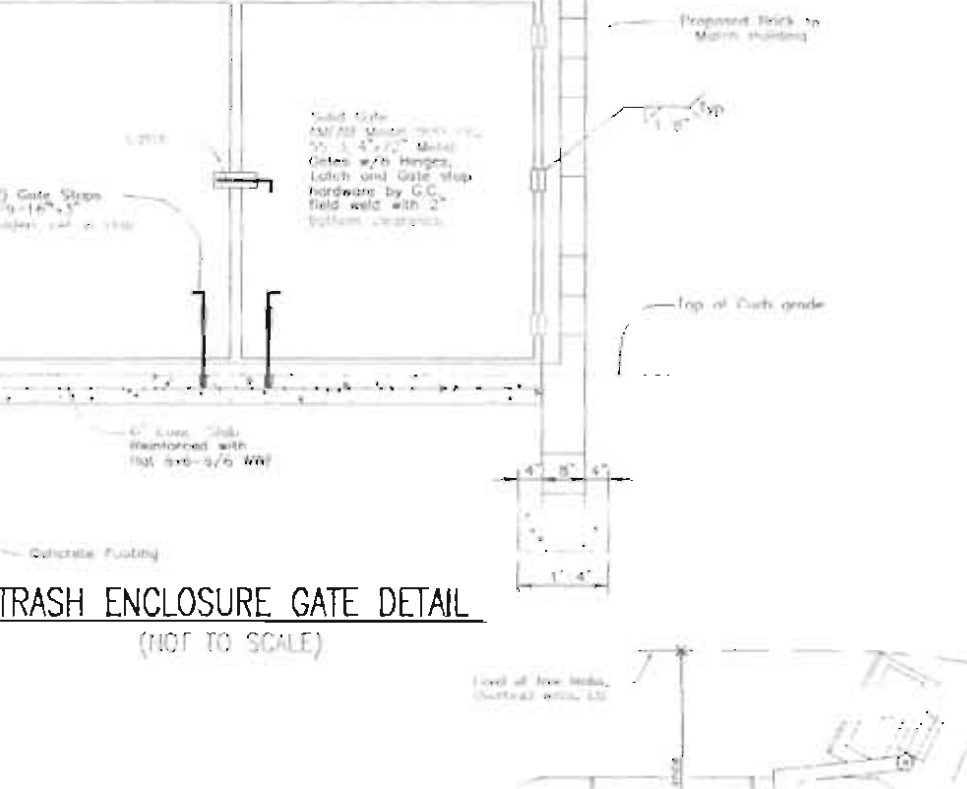
6. INSTALL SEPTIC SYSTEM (WEEK 6)

7. CONTROL MATTING AS INDICATED IN THE PLANS (WEEK 7)

8. INSTALL SAND FILTER, STONE TRENCH, AND LEVEL SPREADER AS INDICATED ON PLANS (WEEK 8)

9. FINISH PAVING (WEEK 9)

10. REMOVE ALL SEDIMENT CONTROL STRUCTURES (WEEK 10)



**TEMPORARY SEEDING NOTES**

1. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

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

3. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

4. Seeding shall be done on a minimum of 40% (40%) for a single residue lot.

5. Surface Water = all surface water flowing to or diverted toward construction shall be directed through the entrance, maintaining positive drainage for materials through the entrance, maintaining positive drainage for materials through the entrance.

6. Location = A stabilized construction entrance shall be located at every point of construction activity, except at the entrance to the existing site.

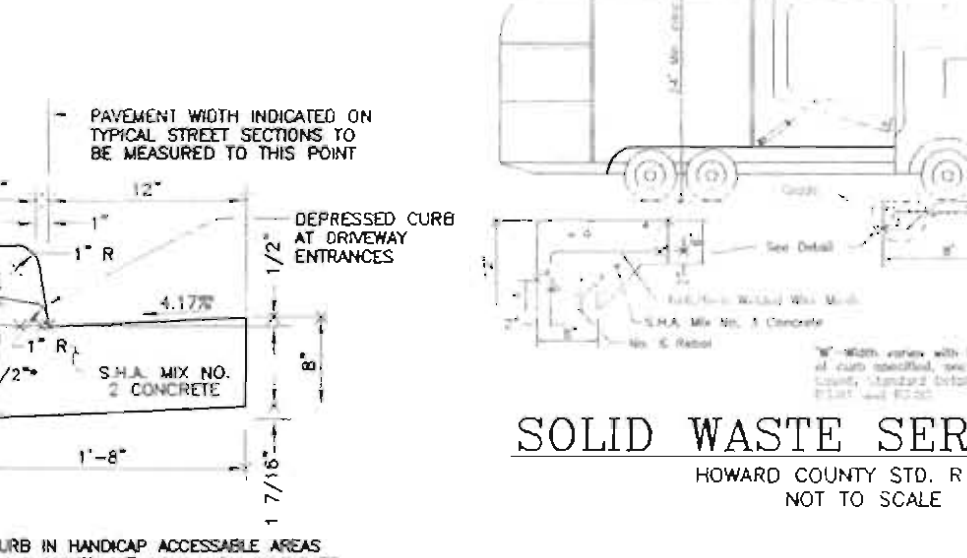
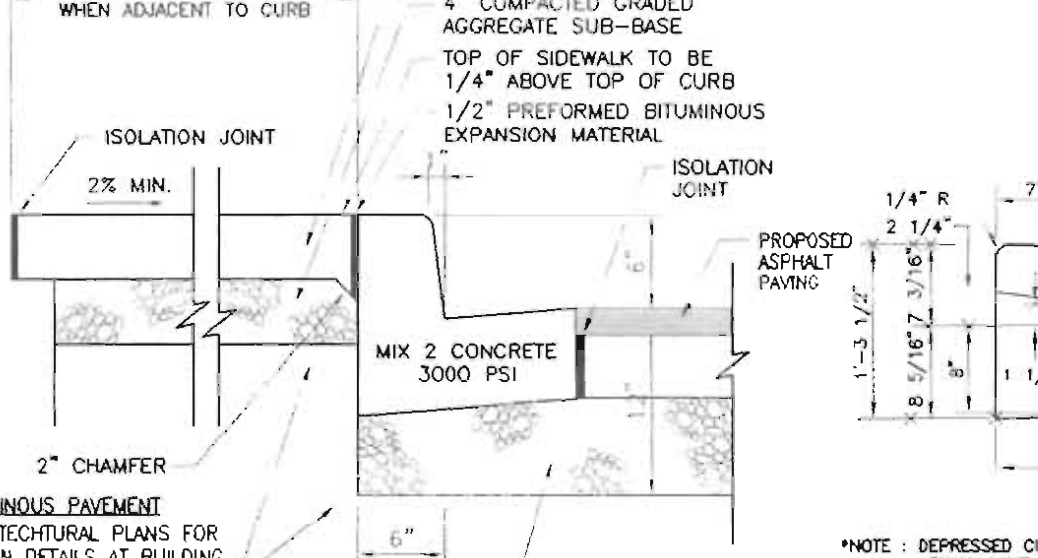
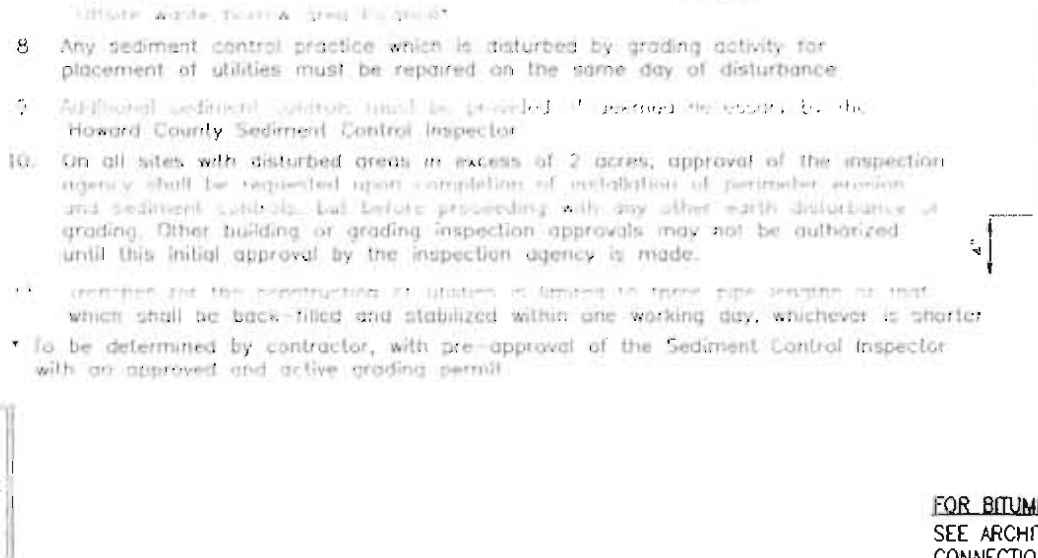
**P-2 LIGHT DUTY PAVING SECTION**

1. 1 1/2" THK. CONC. SURFACE

2. 1 1/2" THK. CONC. BASE

3. 4" GRADED AGGREGATE SUB-BASE

4. 4" THICK CONCRETE CURB AND GUTTER

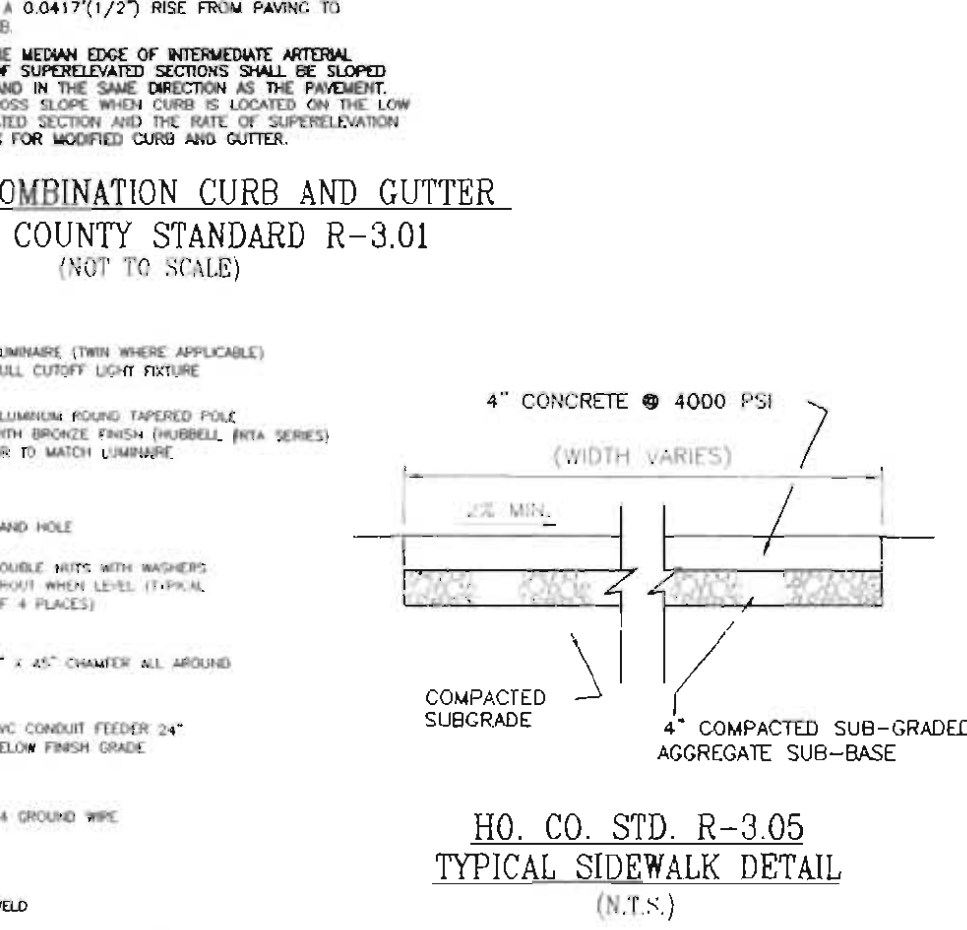
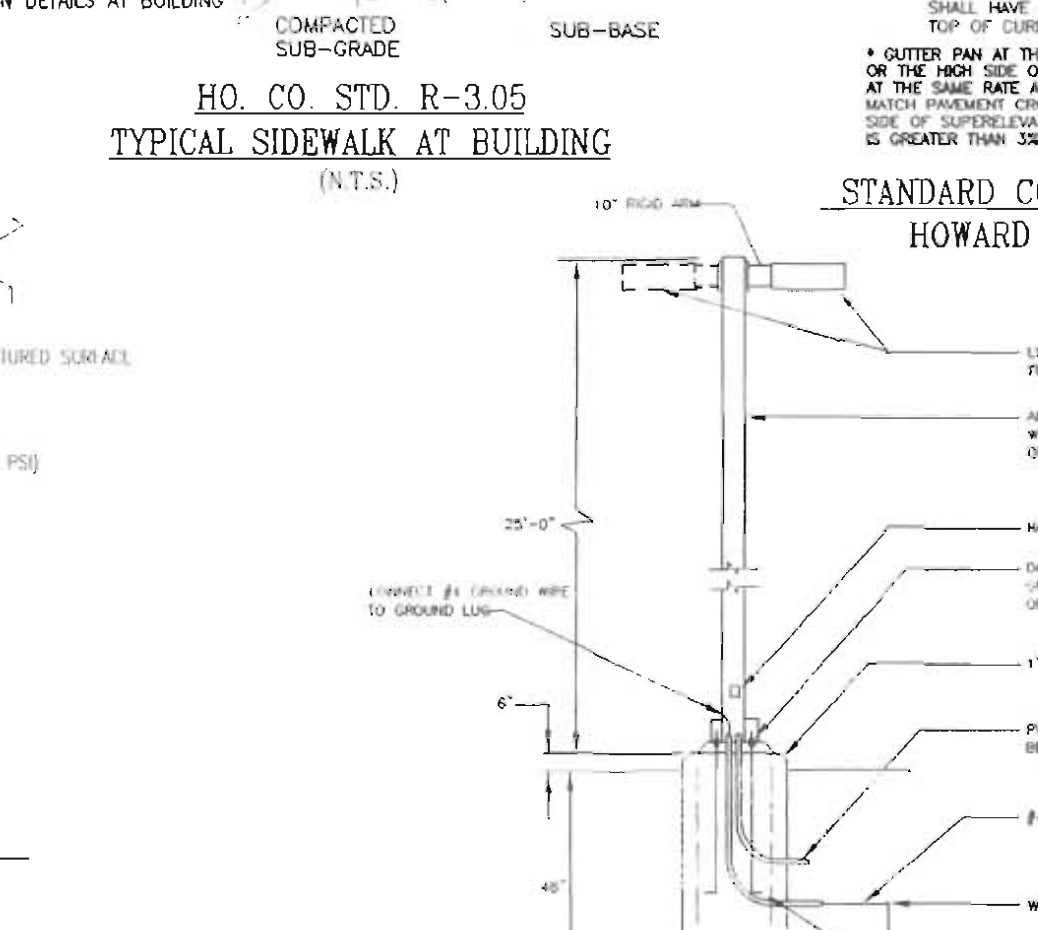
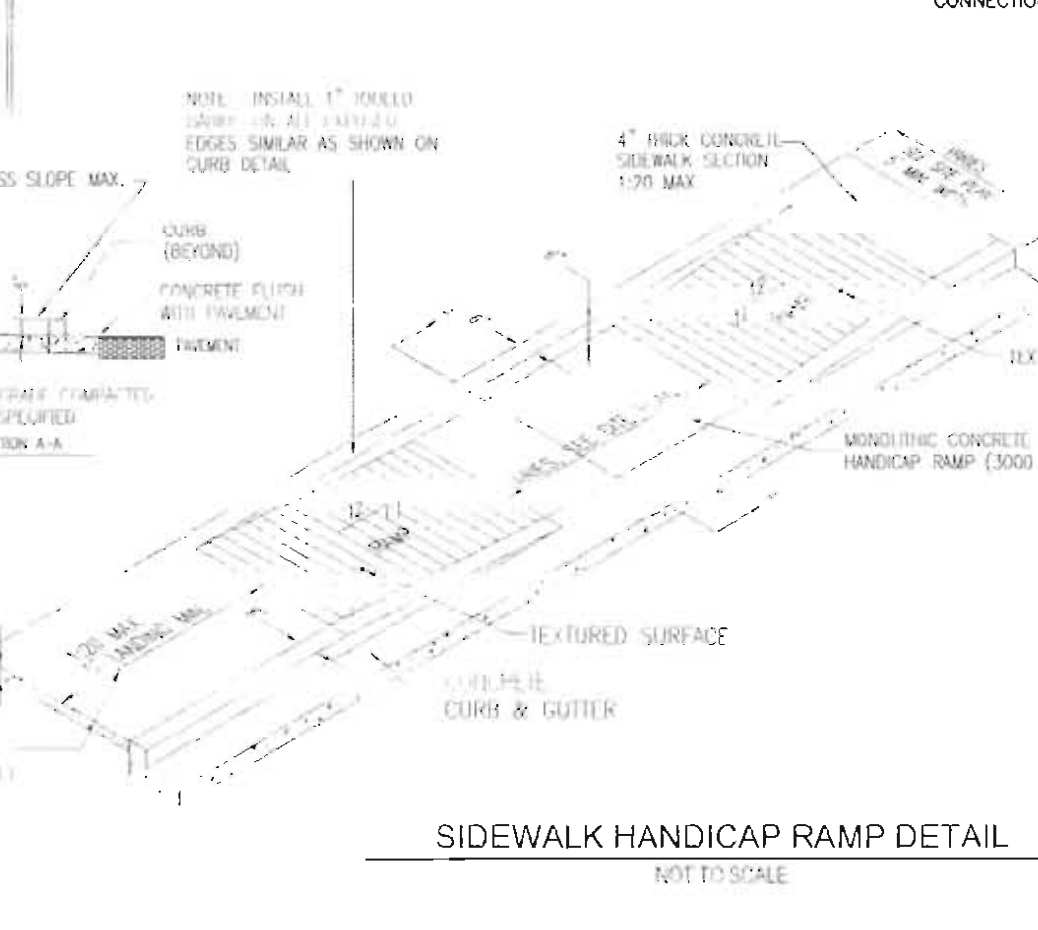
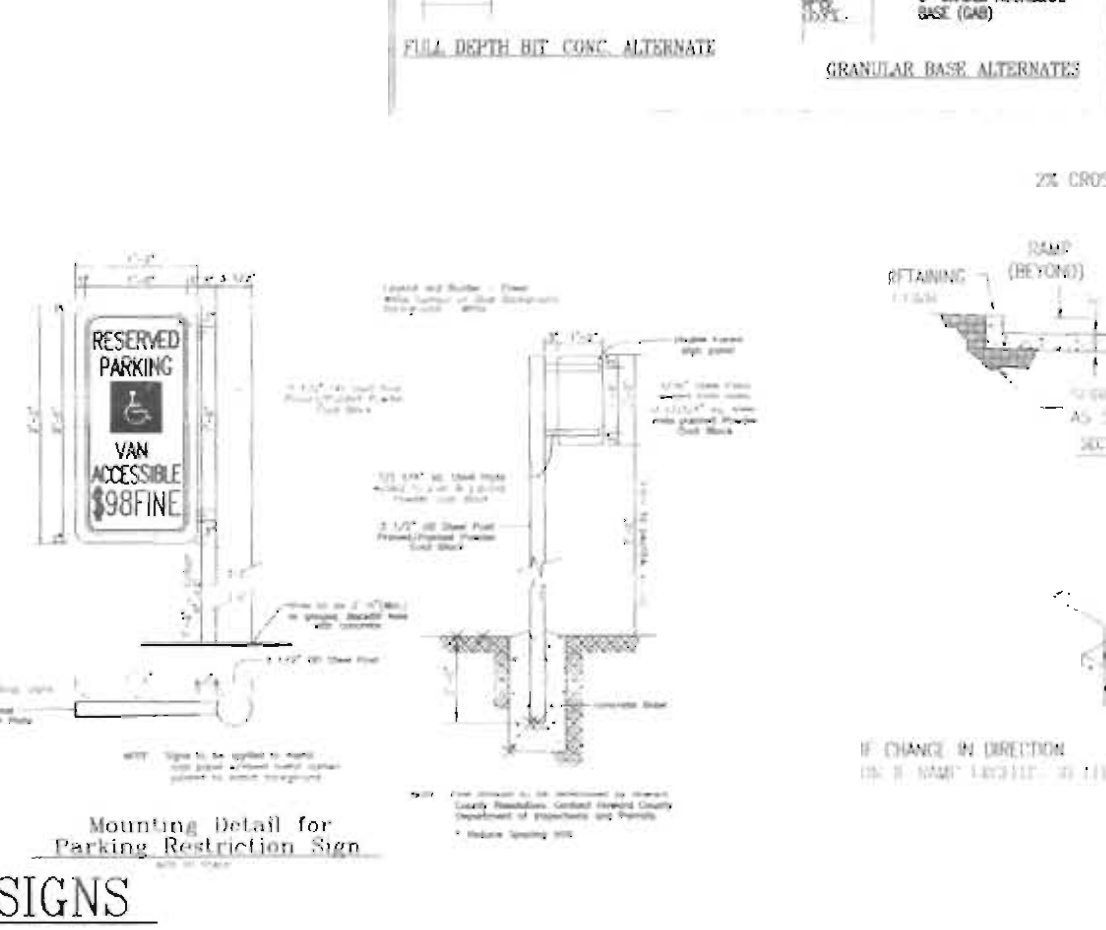
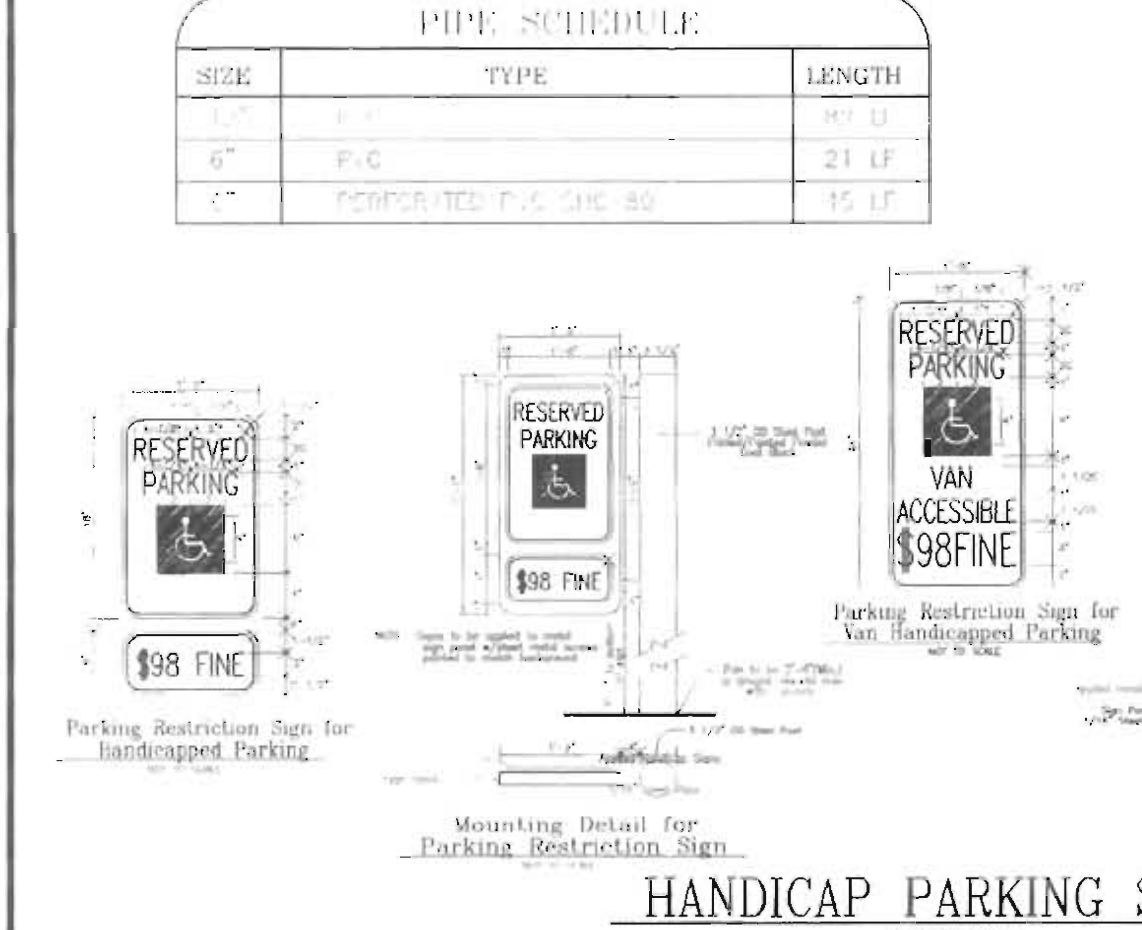


**OWNER/DEVELOPER**

HERITAGE CAPITAL INVESTMENTS, LLC

1101 1/2 ST. N.W.

PHOENIX, AZ 85001



**SITE DEVELOPMENT PLAN**

**SEDIMENT CONTROL DETAILS, AND SITE DETAILS**

**HERITAGE OFFICE**

GENERAL RETAIL/OFFICE

TAX MAP #8 GRID #15 LISBON (4TH) ELECTION DISTRICT PARCEL 371 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**

ENGINEERS - SURVEYORS - PLANNERS

8407 MAIN STREET ELLICOTT CITY, MARYLAND 21043 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

BY THE DEVELOPER:

DATE: 11/16/04

DATE: 11/16/04

BY THE ENGINEER:

DATE: 11/16/04

DATE: 11/16/04

DATE: 11/16/04

DATE: 11/16/04

DATE: 11/16/04

DATE: 11/16/04

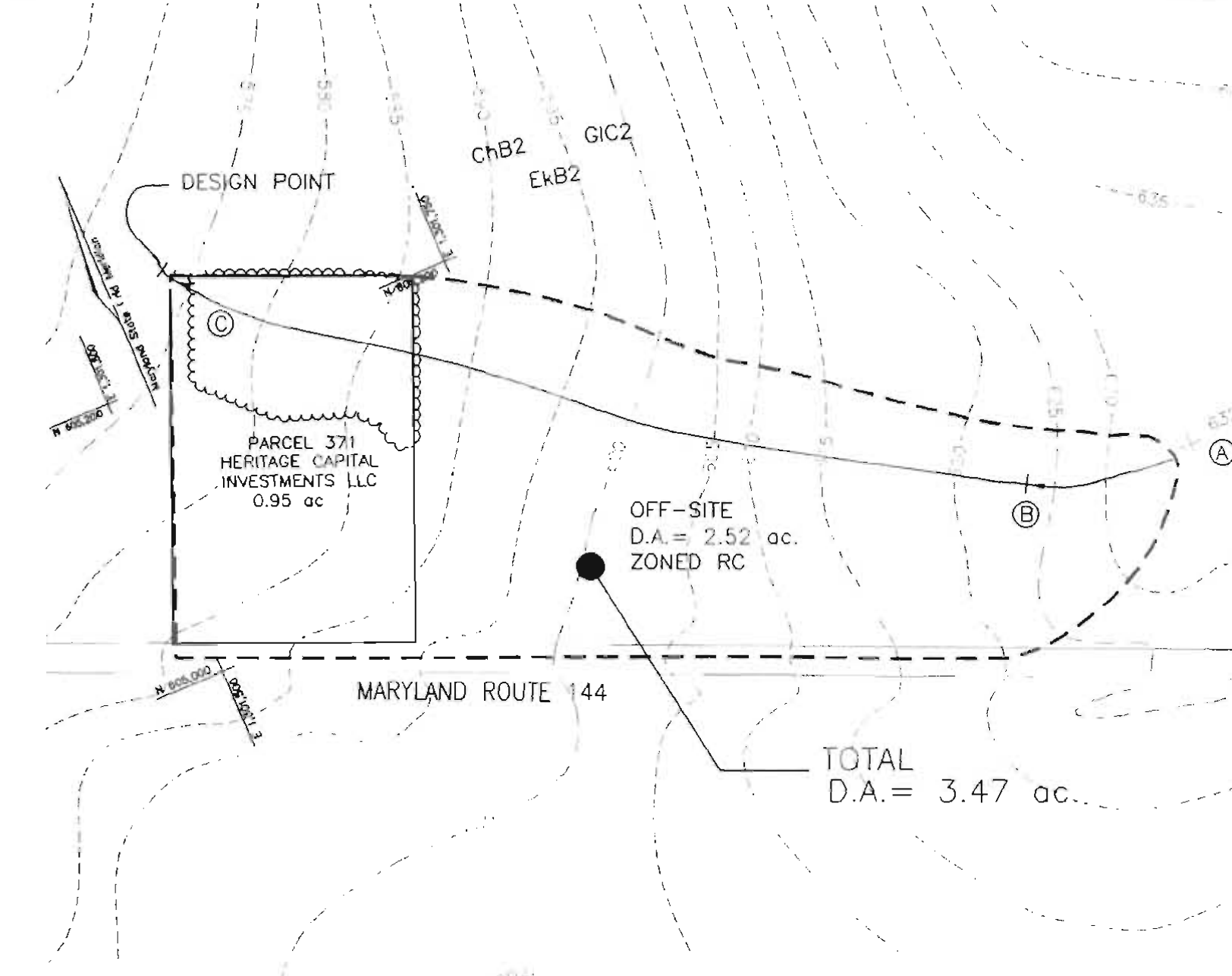
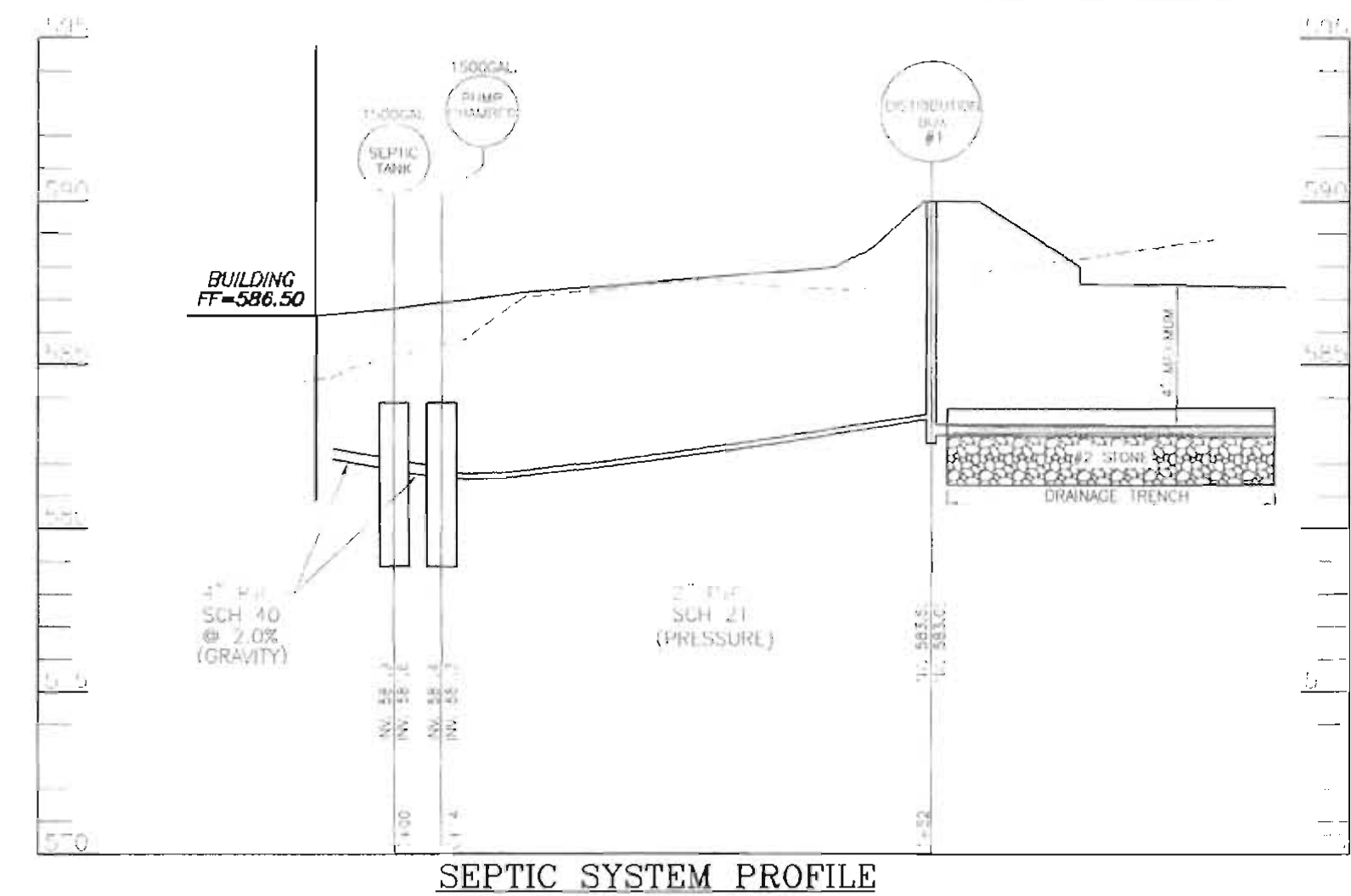
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DATE: 11/16/04



**TRENCH CONSTRUCTION NOTES**

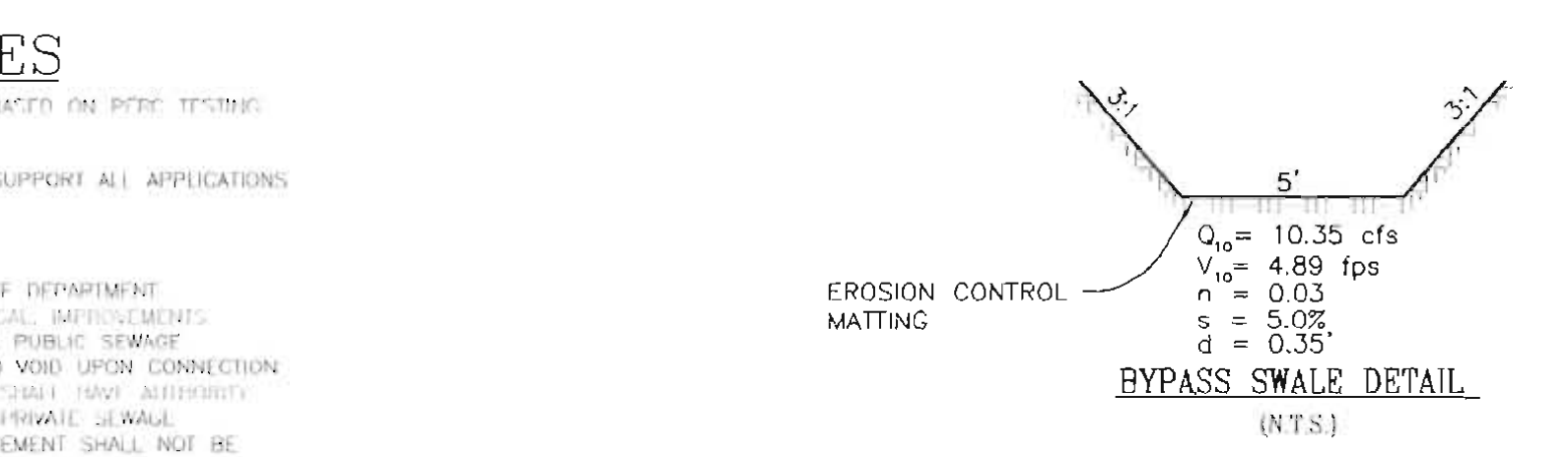
- TRENCHES SHALL BE EXCAVATED USING A BACKHOE. FRONT-LOAD LOADERS OR BACKHOES SHOULD NOT BE USED FOR TRENCH EXCAVATION.
- EXCAVATED MATERIAL FROM THE TRENCHES SHALL BE PLACED AT LEAST 10 FEET FROM THE DOWNSLOPE OF THE TRENCHES TO AVOID MIGRATION OF SOILS INTO THE TRENCH.
- SOILS SHALL BE PROTECTED FROM THE TRENCHES CAN BE COVERED IN ONE DAY TO PREVENT WINDBLOWN OR WATERBORNE SEDIMENT FROM ENTERING THE TRENCH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE NOTIFIED FOR INSPECTION PRIOR TO STONE PLACEMENT IN TRENCH.
- THE FIELD ENGINEER SHALL VERIFY THE CONSTRUCTED ELEVATIONS OF THE TRENCHES TO ENSURE A MINIMUM FOOT COVER IS PROVIDED BELOW PERMIT BASE GRADE.
- UPON COMPLETION OF THE TRENCH EXCAVATION AND PRIOR TO PLACEMENT OF PAVING, HEAVY CONSTRUCTION EQUIPMENT SHALL NOT ALLOWED TO PERMANENTLY COMPACT TO THE TRENCH AND ADJACENT AREA.



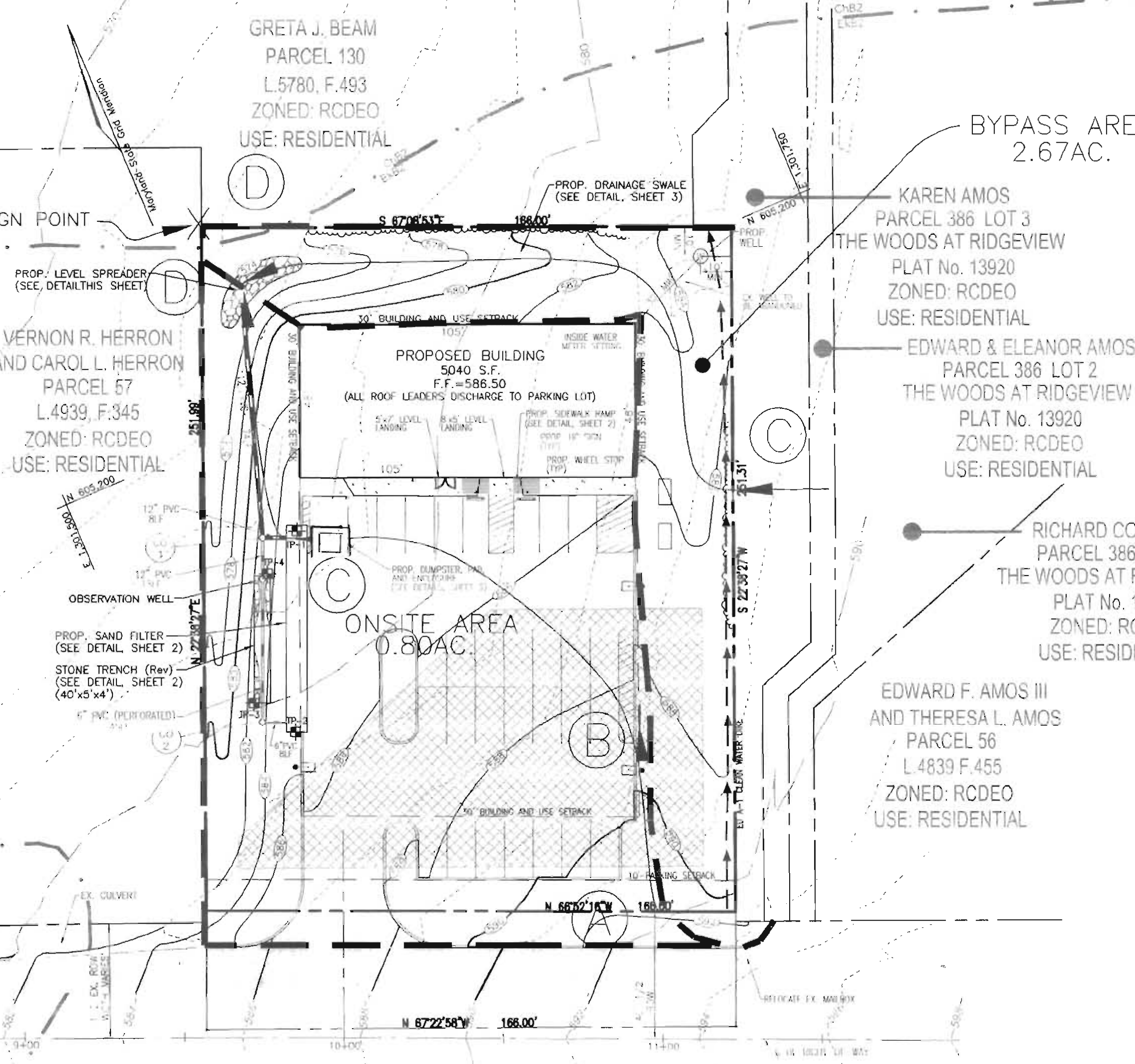
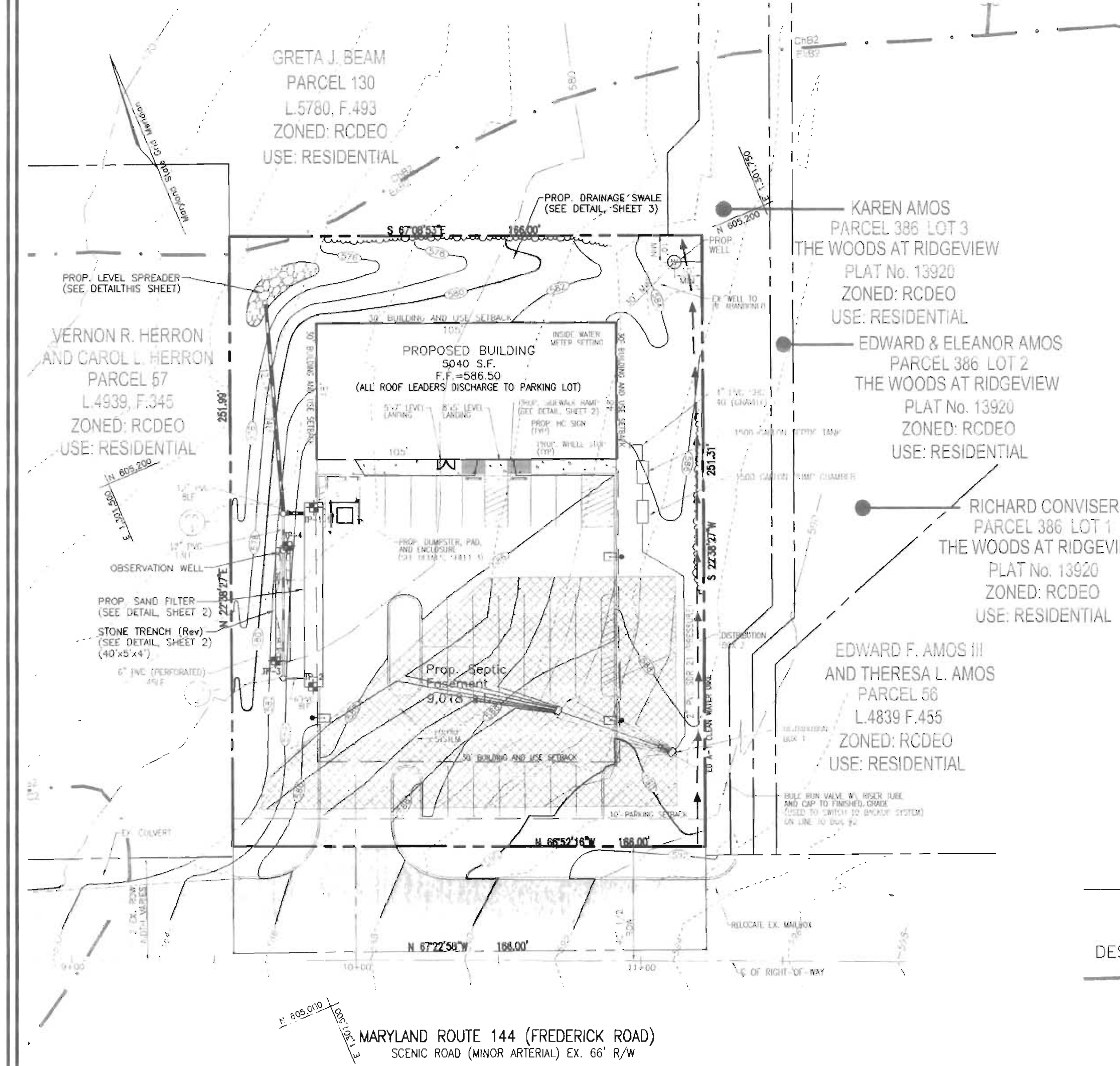
**GENERAL NOTES**

- APPLICATION NO. 4512747 PCB LOCATIONS ARE BASED ON PERMITS DATED 11/22/99.
- THE SEPTIC EASEMENT SHOWN HEREON MAY NOT SUPPORT ALL APPLICATIONS AND USES ALLOWED WITHIN THE B-1 ZONE.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH DEPARTMENT SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENT INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.



DEVELOPED TC PATH INFORMATION			EXISTING TC PATH INFORMATION		
DEVELOPED DRAINAGE AREA OFFSITE			EXISTING DRAINAGE AREA OFFSITE		
Area: 2.62 Acres			Area: 2.52 Acres		
RCN: 80			RCN: 80		
TC: 0.18			TC: 0.18		
A-B	B-C	L-D	A-B	B-C	L-D
Sheet Flow	Shallow Concentrated	Open Channel	Sheet Flow	Shallow Concentrated	Open Channel
100' @ 7.7%	430' @ 7.4%	195' @ 4.9tps	100' @ 7.7%	430' @ 7.4%	195' @ 4.9tps
DEVELOPED DRAINAGE AREA ONSITE			EXISTING DRAINAGE AREA ONSITE		
Area: 0.80 Acres			Area: 0.80 Acres		
RCN: 81			RCN: 81		
TC: 0.18			TC: 0.18		
A-B	B-C	B-C	A-B	B-C	B-C
Sheet Flow	Shallow Concentrated	Open Channel	Sheet Flow	Shallow Concentrated	Open Channel
80' @ 5.2%	109' @ 5.0%	50' @ 2.0tps	80' @ 5.2%	109' @ 5.1%	109' @ 5.1%
DEVELOPED DRAINAGE AREA TOTAL			EXISTING DRAINAGE AREA TOTAL		
Area: 3.42 Acres			Area: 3.32 Acres		
RCN: 81			RCN: 81		
TC: 0.18			TC: 0.18		
Sheet Flow	Shallow Concentrated	Open Channel	Sheet Flow	Shallow Concentrated	Open Channel
100' @ 7.7%	430' @ 7.4%	195' @ 4.9tps	100' @ 7.7%	430' @ 7.4%	195' @ 4.9tps



**SOILS CHART**

SYMBOL	NAME / DESCRIPTION	TYPE
CHB2	CLAYK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
CHB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

**SEPTIC DESIGN**

7500' OF TRENCH AVAILABLE FOR 2 SYSTEMS (365 SYSTEM)

TRENCH CONFIGURATION: 3'x2' (12' O/C)

CAPACITY PER SYSTEM (10950 SF) (0.86 GAL/SF/DAY) = 876 GAL/DAY

FIRST FLOOR ELEVATION = 585.50

PROPOSED GRADE AT TRENCH = 589.0

PROPOSED GRADE AT TRENCH = 589.0

PROVIDE INSIDE WATER METER TO MONITOR USAGE

PROVIDE BULL RUN VALVE TO SWITCH BETWEEN INITIAL AND BACKUP SYSTEM.

**TRENCH SECTION (12' O/C)**  
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 11/19/04

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 1/5/05

DIRECTOR

DATE: 1/14/05

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

DATE: 11/20/04

THE PROPOSED STORMWATER BMPs TO BE PRIVATELY OWNED AND MAINTAINED BY HERITAGE CAPITAL INVESTMENTS, LLC.

**OWNER/DEVELOPER**

HERITAGE CAPITAL INVESTMENTS, LLC

3060 WASHINGTON RD

GLETHAM, MD 21738-9745

PHONE: (410) 461-1000

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**

**DRAINAGE AREA MAP, SEPTIC PLAN**

**NOTES AND DETAILS**

**HERITAGE OFFICE**

GENERAL RETAIL/OFFICE

TAX MAP #8 GRID #15

LIBSON (4TH) ELECTION DISTRICT

PARCEL 371

HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**

ENGINEERS · SURVEYORS · PLANNERS

8407 MAIN STREET

ELLCOTT CITY, MARYLAND 21043

TEL: 410.461.7666 FAX: 410.461.8961

STATE OF MARYLAND

ROBERT H. VOGEL

REGISTERED PROFESSIONAL ENGINEER

NO. 112104

DATE: SEPTEMBER 2004

SCALE: AS SHOWN

W.D. NO.: 2024094

4 SHEET OF 6



LANDSCAPE SCHEDULE					
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.	
PS	16	Yew "Purpurea" "October Glory" October Glory Red Maple	2' 1/2" x 1" Cal.	B & B	
PS	32	Pinus strobus Evergreen White Pine	6" - 8" Ht.	B & B	
PL	80	Prunus laurocerasus "subulana" Zabed Laurel	30" - 36" Ht.	B & B	
PL	48	Taxus cuspidata "hinn" Japanese Red Cedar	1" - 1 1/2" Ht.	B & B	

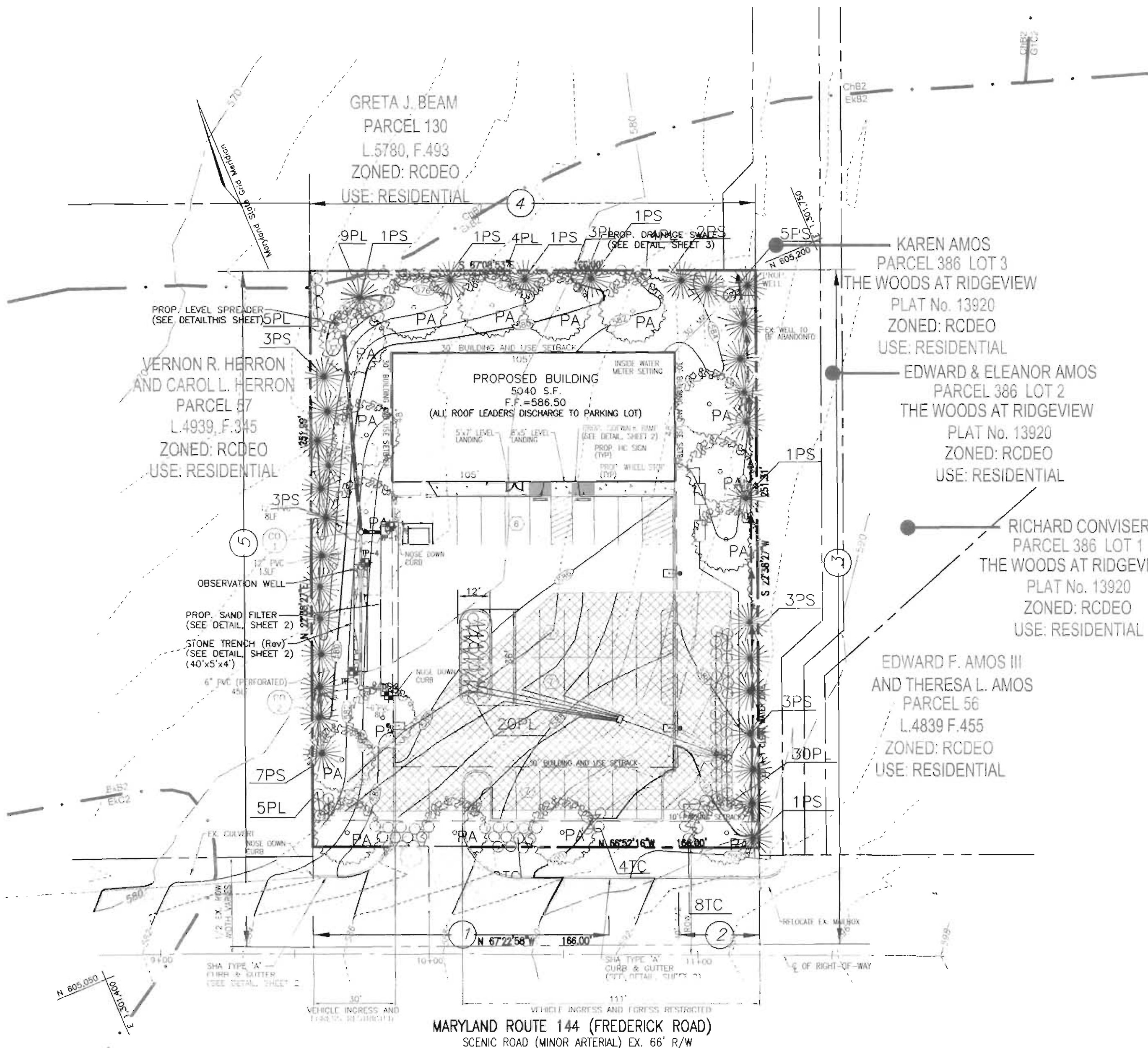
SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		
	1	2	3	4	5
Perimeter/Frontage Designation	1	2	3	4	5
Landscape Type	F	F	C	C	C
Linear Feet of Roadway	110	30	251	166	252
Frontage/Perimeter					
Credit for Existing Vegetation	0	0	0	0	0
(See the Landscape Manual Describe below if needed)					
Credit for Wall, Fence or Berm	0	0	0	0	0
(This item is not used Describe below if needed)					
Number of Plants Required					
Shrubs	1:40	1:40	1:40	1:40	1:40
Evergreen Trees	1:4	28	1:4	8	
Shrubs			1:20	13	1:20
Shade Trees	3	1	3	4	5
Evergreen Trees			1:3	6	1:3
Other Trees (2:1 Substitution)					
Shrubs (10:1 Substitution)	78	8	30*	20*	10*
Describe Plant Substitution Credits (None if needed)					

\*10 SHRUBS SUBSTITUTED FOR ONE EVERGREEN TREE OR SHADE TREE. NO TREES PERMITTED OVER SEPTIC AREA.

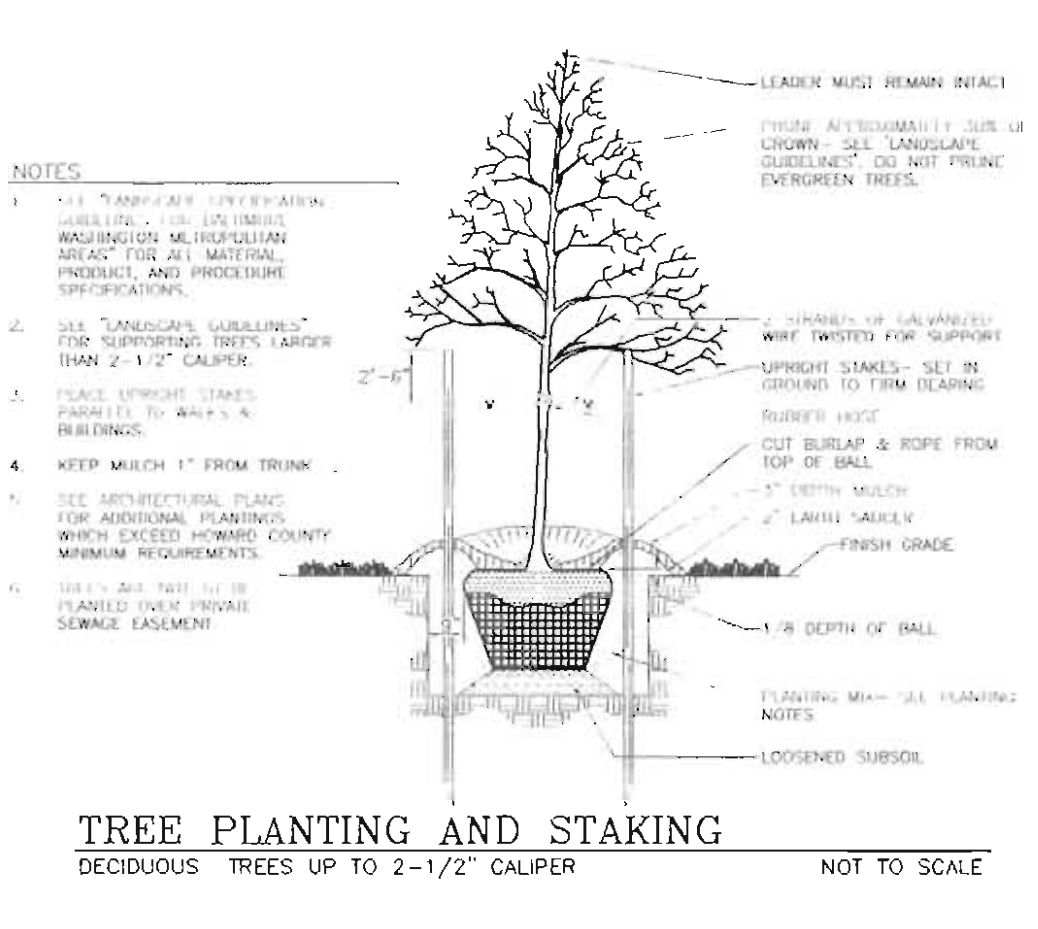
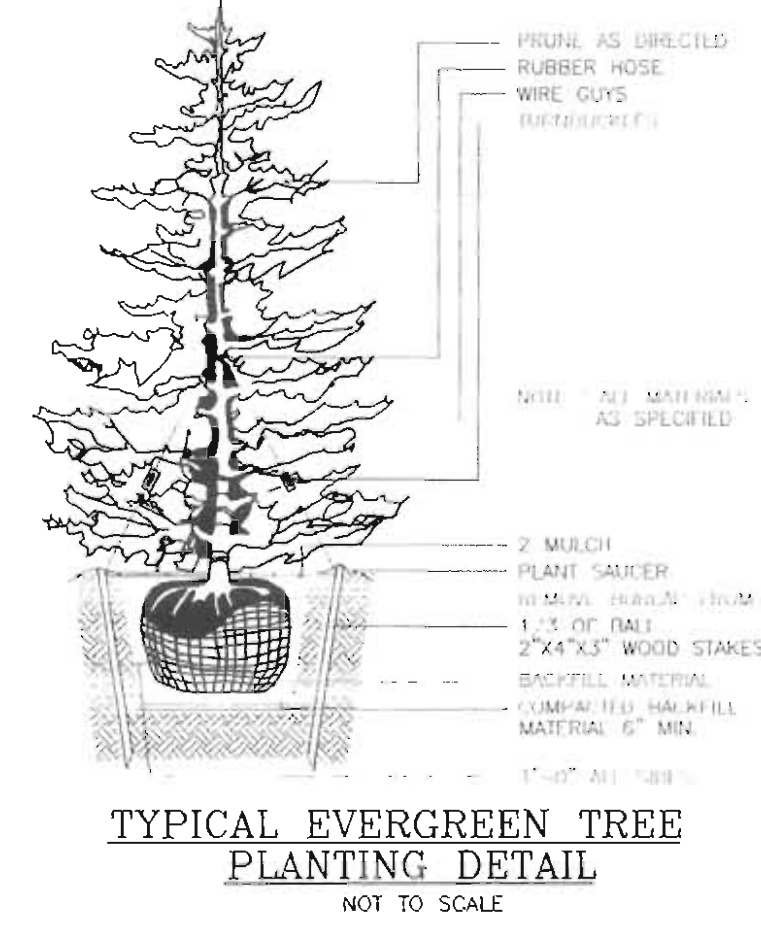
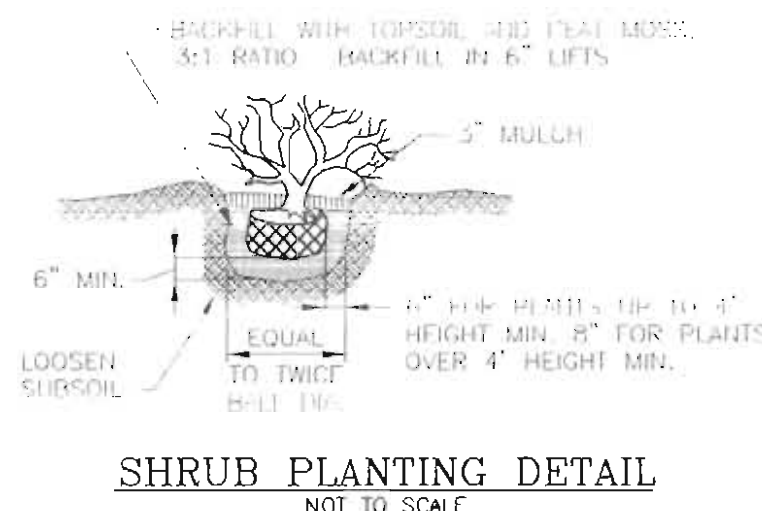
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of parking spaces	29
Number of trees and shrubs required	2*
Number of trees and shrubs provided	
Shrubs	
Other trees (2:1 Substitution)	20 Shrubs

\*10 TREES PERMITTED OVER SEPTIC AREA.

THE PROPOSED STORMWATER MANAGEMENT BMP'S TO BE PRIVATELY OWNED AND MAINTAINED BY HERITAGE CAPITAL INVESTMENTS, LLC.



PLAN  
SCALE: 1" = 31'



**LEGEND:**

- EXISTING CURB
- PROPOSED CURB
- EXISTING UTILITY POLE
- EXISTING MAINTENANCE
- EXISTING SIGN
- EXISTING UTILITY
- EXISTING WOOD FENCE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY
- SOIL BOUNDARY
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED PLANT
- PROPOSED PLANTING
- PROPOSED PLANTING
- PROPOSED PLANTING

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,800.00 FOR THE REQUIRED PLANTING. 14 PERENNIAL TREES, 14 SHRUBS.

- LANDSCAPE SCHEDULE NOTES:**
- ALL PLANT MATERIALS SHALL BE FULLY AND HEAVILY WELL WATERED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDSCAPE SCHEDULE SPECIFICATIONS.
  - MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH ROOT SYSTEMS. SPECIALIZED PLANTING AREAS AS LONG AS FEASIBLE (PARKING OR SIDEWALKS) SHALL BE WATERED REGULARLY WITH WATERING OR IRRIGATION.
  - CONTRACTOR SHALL VERIFY LOCATION OF ALL HYDROPHOBIC FILTERS PRIOR TO PLANTING.
  - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO ORDERING. IF PLANT OFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
  - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.

**OWNER/DEVELOPER**  
HERITAGE CAPITAL INVESTMENTS, LLC  
3060 WASHINGTON RD  
CROFTON, MD 21114-1245  
(410) 461-1145

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**

**SITE LANDSCAPE PLAN**

**HERITAGE OFFICE**  
GENERAL RETAIL/OFFICE

TAX MAP #8 GRID #15  
LIBSON (4TH) ELECTION DISTRICT

PARCEL 371  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS - SURVEYORS - PLANNERS

8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
TEL: 410.461.7666 FAX: 410.461.8961

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

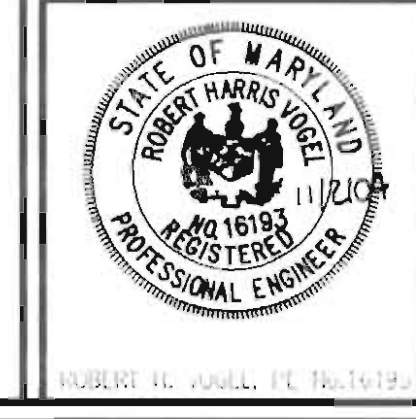
CHECKED BY: [Signature]

DATE: SEPTEMBER 2004

PROJECT: [Signature]

W.D. PROJ.: 2002-0094

5 SHEET 6



**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 (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature]  
SIGNATURE OF DEVELOPER

10/22/04  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/19/04  
DATE

[Signature]  
CHIEF, DIVISION OF LAND DEVELOPMENT

1/5/05  
DATE

[Signature]  
DIRECTOR

1/24/05  
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

[Signature]  
COUNTY HEALTH OFFICER

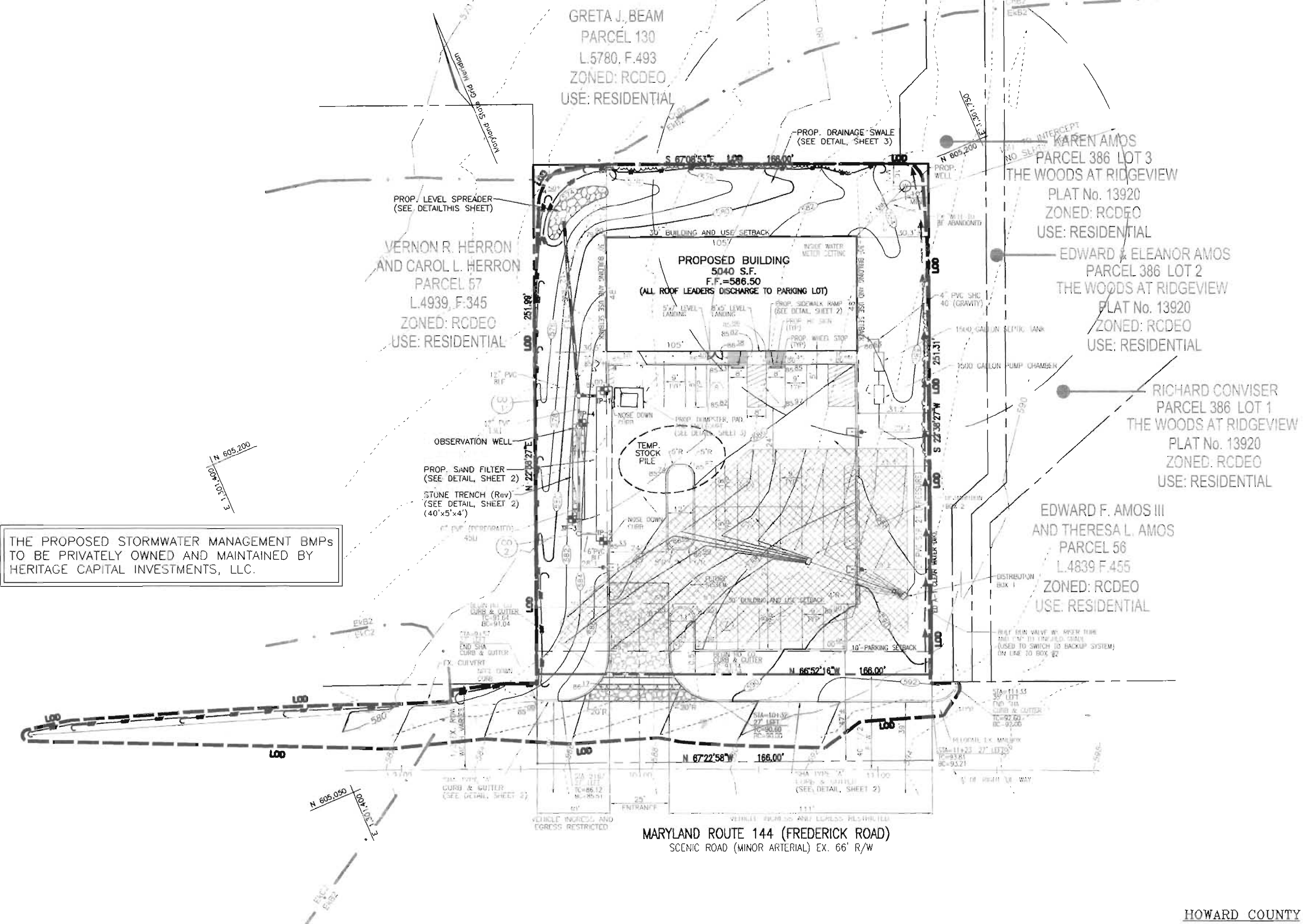
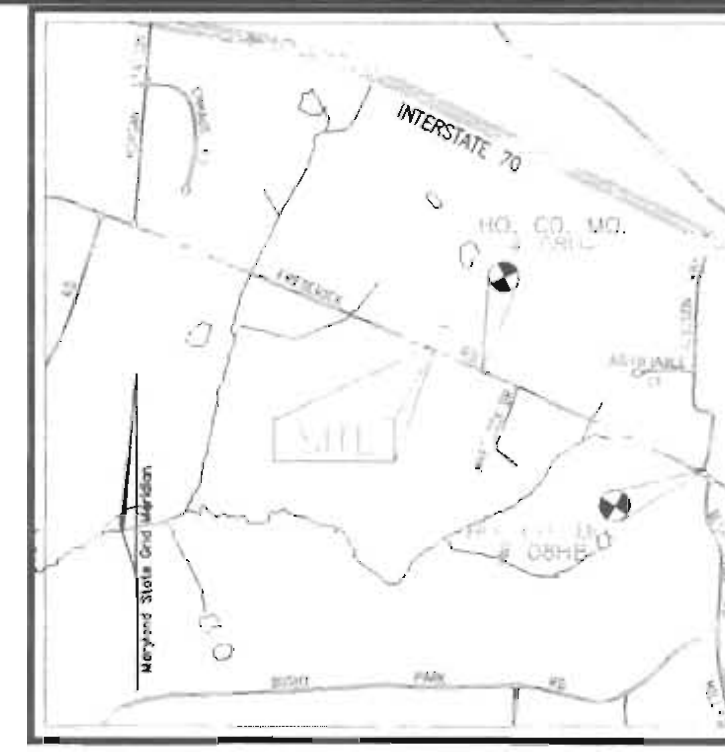
12/20/04  
DATE



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	SOIL GROUP	DEPTH TO WATER TABLE (FT)
CRB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	C	20 ±
EBR2	ELIZABETH SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	E	20 ±

HOWARD COUNTY MAP NO. 7

SPECIMEN TITLE CHART		
DBH	COMMON NAMES	RETAIN/REMOVE
11"	RED MAPLE	REMOVE
10"	RED MAPLE	REMOVE
30"	WHITE MAPLE	REMOVE



THE PROPOSED STORMWATER MANAGEMENT BMPs TO BE PRIVATELY OWNED AND MAINTAINED BY HERITAGE CAPITAL INVESTMENTS, LLC.

LEGEND:	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY PIPE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING FEATURE TO BE REMOVED
	PLANT TEST LOCATIONS
	EDGE OF ROAD
	PROPOSED STORM DRAIN INLET
	1:1 SLOPE
	PROPERTY LINE
	1:1 SLOPE
	SOILS BOUNDARY
	SOILS BOUNDARY
	1:1 SLOPE
	STORM SILT FENCE
	1:1 SLOPE
	EXISTING PAVING TO BE REMOVED AND REPLACED
	PROPOSED P-2 PAVING
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED CLEAN WATER DIKE
	UTILITY POLE
	STABILIZED CONSTRUCTION ENTRANCE

OWNER/DEVELOPER  
HERITAGE CAPITAL INVESTMENTS, LLC  
3040 WASHINGTON RD  
CLINTON, MD 21718-9745  
PHONE (301) 584-1001

HOWARD COUNTY FOREST CONSERVATION WORKSHEET	
ZONED:	C/1/0
NET TRACT AREA:	
A. TOTAL TRACT AREA	0.95 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC
C. NET TRACT AREA	0.95 AC
LAND USE CATEGORY:	
1. FOREST THRESHOLD	15% * 0 = 0.14 AC
F. CONSERVATION THRESHOLD	15% * 0 = 0.14 AC
EXISTING FOREST COVER:	
G. 1-100 YEAR FLOODPLAIN (1-100 YEAR FLOODPLAIN)	0.00 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.18 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.18 AC
BREAK EVEN POINT: B.E.P. = 0.14 + (0.20)(0.18) = 0.18 AC	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.18 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	0.14 AC
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED	0.27 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	0.00 AC
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.04 AC
O. REFORESTATION FOR CLEARING ABOVE AFFORESTATION THRESHOLD	0.04 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00 AC
R. TOTAL REFORESTATION REQUIRED	0.08 AC
S. TOTAL AFFORESTATION REQUIRED	0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.08 AC

THE FOREST CONSERVATION REQUIREMENTS OF 0.08 AC OR 15,939.00 CF WILL BE FULFILLED THROUGH A FEE-IN-LIEU PAYMENT OF \$6,969.60. OBLIGATION SHALL BE PAID TO THE FOREST CONSERVATION FUND.

- NOTES
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FREDERICK WARD & ASSOCIATES, INC. DATED OCTOBER 2001, AND TOPOGRAPHIC SURVEY DATED BY OTHER. THE TOPOGRAPHY SHOWN HEREIN IS BASED UPON THE HOWARD COUNTY SURVEY CONTROL WHICH IS BASED UPON THE BARTLAND STATE PLAIN SURVEY CONTROL SYSTEM.
  - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND UTILITY RECORDS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO REPAIR ANY INTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
  - THERE ARE NO ACTHDS ON SITE.
  - THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/19/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11/19/04  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/19/04  
DIRECTOR

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**

**FOREST CONSERVATION PLAN**

**HERITAGE OFFICE**  
GENERAL RETAIL/OFFICE

TAX MAP #8 GRID #15 PARCEL 371  
LIBSON (4TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
TEL: 410.461.7666 FAX: 410.461.8961

DESIGNED BY: <i>[Signature]</i>	DATE: SEPTEMBER 2004
DRAWN BY: <i>[Signature]</i>	DATE: 11/19/04
CHECKED BY: <i>[Signature]</i>	DATE: 11/19/04
DATE: 11/19/04	W.D. NO. 2004094

6 SHEET 6