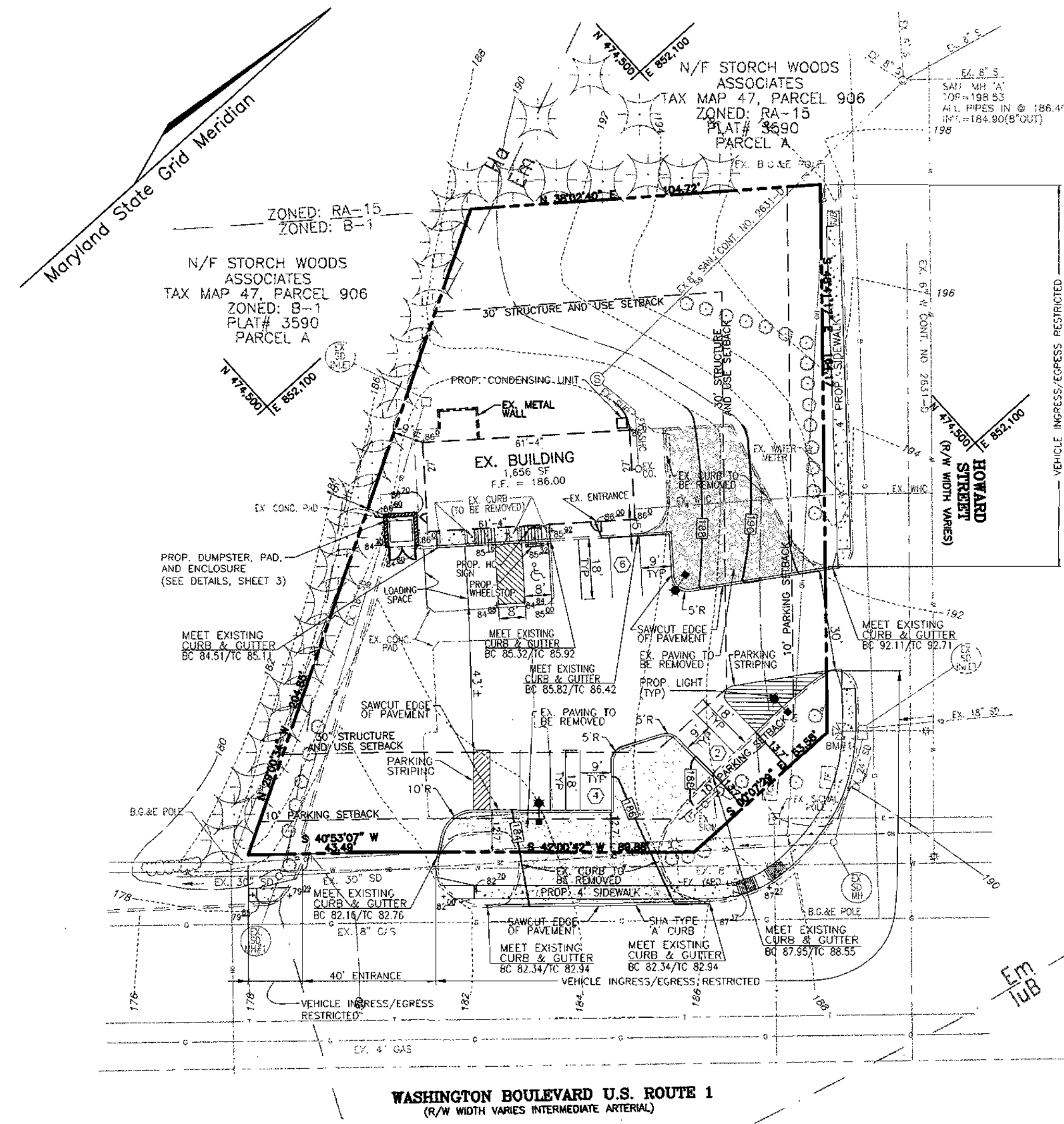


**GENERAL NOTES**

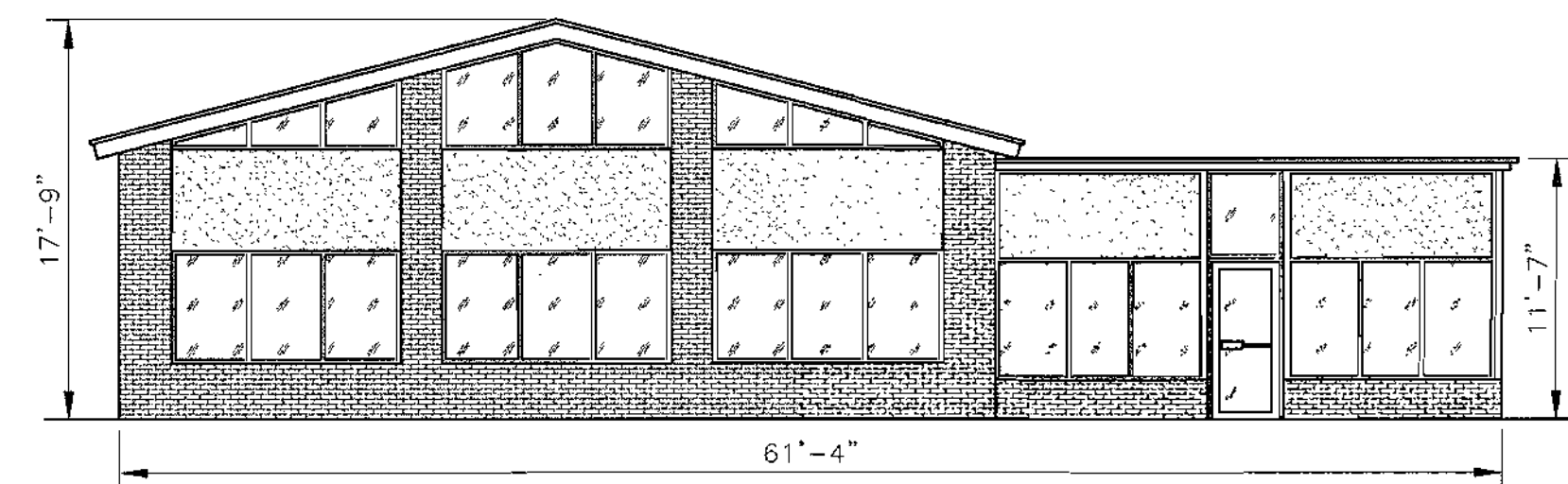
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications, if applicable.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor is to notify the following utilities or agencies at least five days before starting work on these drawings:
  - Miss Utility: 1-800-257-7777
  - Verizon: 410-754-5281
  - Howard County Bureau of Utilities: 313-2366
  - AT&T Cable Location Division: 393-3553
  - B.G.&E. Co. Contractor Services: 850-4620
  - B.G.&E. Co. Underground Damage Control: 787-4620
  - State Highway Administration: 531-5533
- Site analysis:
  - Area of parcel: 0.6075 Ac.
  - Present zoning: B1
  - Use of structure: Convenience Store
  - Building area: 1,656 sf
  - Disturbed area: 7,762 sf
  - Building coverage on site: 0.04 Ac. or 6.6 % of gross area
  - Paved parking lot/area: 0.22 Ac. or 36.2 % of gross area
  - Area of landscape island: .011 Ac. = 480 sf
  - Cut: 0 CY Fill: 120 CY
- Project background:
  - Location: Savage, Md.; Tax Map 47, Parcel 508
  - Zoning: B-1
  - Subdivision: N/A
  - Section/Area: N/A
  - Site Area: 0.6075 Acre
- 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 STV/LYON Associates dated March 1989. Boundry survey prepared by STV/LYON Associates. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System.
- 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.C.1.
- Traffic Impact Study prepared by The Traffic Group, dated January 12, 2004 approved February 25, 2004.
- There are no wetlands on-site.
- This site development plan is exempt from stormwater management requirement as existing impervious area has been reduced by 20% under the proposed development.
- Perimeter 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 \$9,810.00 for required 24 shade trees, 10 evergreen trees, and 37 shrubs shall be posted AS PART OF THE GRADING PERMIT.
- In accordance with section 16.1202 (b) (1) (i) of the Howard County Code and the Forest Conservation Manual, this site development plan is exempt from forest conservation requirements because the proposed development will occur on land which is less than 40,000 square feet.
- The purpose of this SDP is to convert the previous gas station to a convenience store.

# 2 GO CONVENIENCE STORE

## SITE DEVELOPMENT PLAN



**SITE LAYOUT PLAN**  
SCALE: 1"=30'



**FRONT ELEVATION**  
NOT TO SCALE

PARKING TABULATION	REQUIRED	PROPOSED
CONVENIENCE STORE: 1,656 SF @ 6 SPACES/1000 SF	10 SPACES	12 SPACES
Handicap Spaces:	1 SPACES	1 SPACE
<b>TOTAL SPACES:</b>	<b>10 SPACES, INCLUDING 1 HANDICAPPED SPACE</b>	<b>12 SPACES INCLUDING 1 HANDICAPPED SPACE</b>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6/2/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 6/16/04  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 6/17/04  
DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

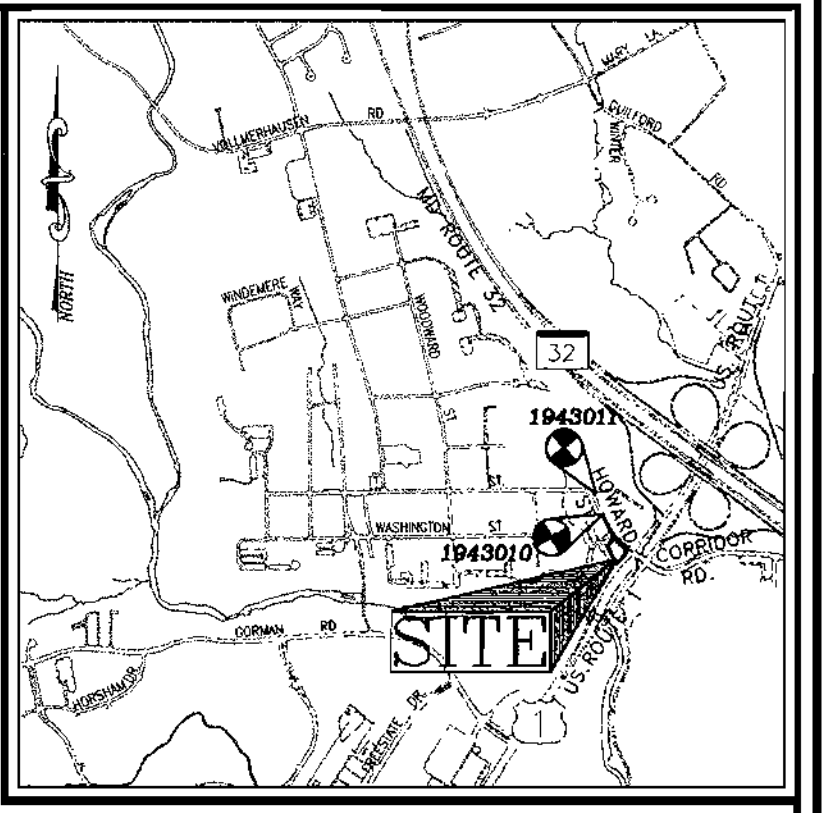
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 6-8-04  
COUNTY HEALTH OFFICER

ADDRESS CHART					
LOT/PARCEL#	STREET ADDRESS				
508	9016 WASHINGTON BLVD.				
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
N/A	N/A	508			
DEED REF.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
660/82	N/A	B1	47	6th	6069.02
WATER CODE:	004		SEWER CODE: 5050000		

**LEGEND**

Existing Contour	---
Proposed Contour	---
Existing Spot Elevation	+397.56
Proposed Spot Elevation	+82.53
Direction of Flow	---
Existing Trees to Remain	---
Light Poles	○ Single Overhead ○ Double Overhead
Soil Type	MB2 MB3 MB5
Existing Wood Fence	---
Concrete	---



**BENCHMARKS**

BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL. TRAVERSE STATIONS USED ARE AS FOLLOWS:

STA. 1943010 NORTH 475,093.673 EAST 852,321.195  
STA. 1943011 NORTH 475,099.926 EAST 852,008.348

ELEVATIONS AS SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL, USING STATION 1943011. ELEVATION = 213.142 FEET.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
Cover Sheet And Site Layout Plan	1 of 3
Sediment and Erosion Control, and Landscaping Plans	2 of 3
Sediment and Erosion Control Note and Details, and Site Details	3 of 3

**OWNER**  
ENFIELD REALTY, INC.  
3611 ROLAND AVE  
BALTIMORE, MD 21211-2408

**DEVELOPER**  
RC SHAH  
10131 WASHINGTON BOULEVARD  
LAUREL, MD 20723

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**

**COVER SHEET AND SITE LAYOUT**

**2 GO CONVENIENCE STORE**

TAX MAP #47 GRID #12 PARCEL 508  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-8226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

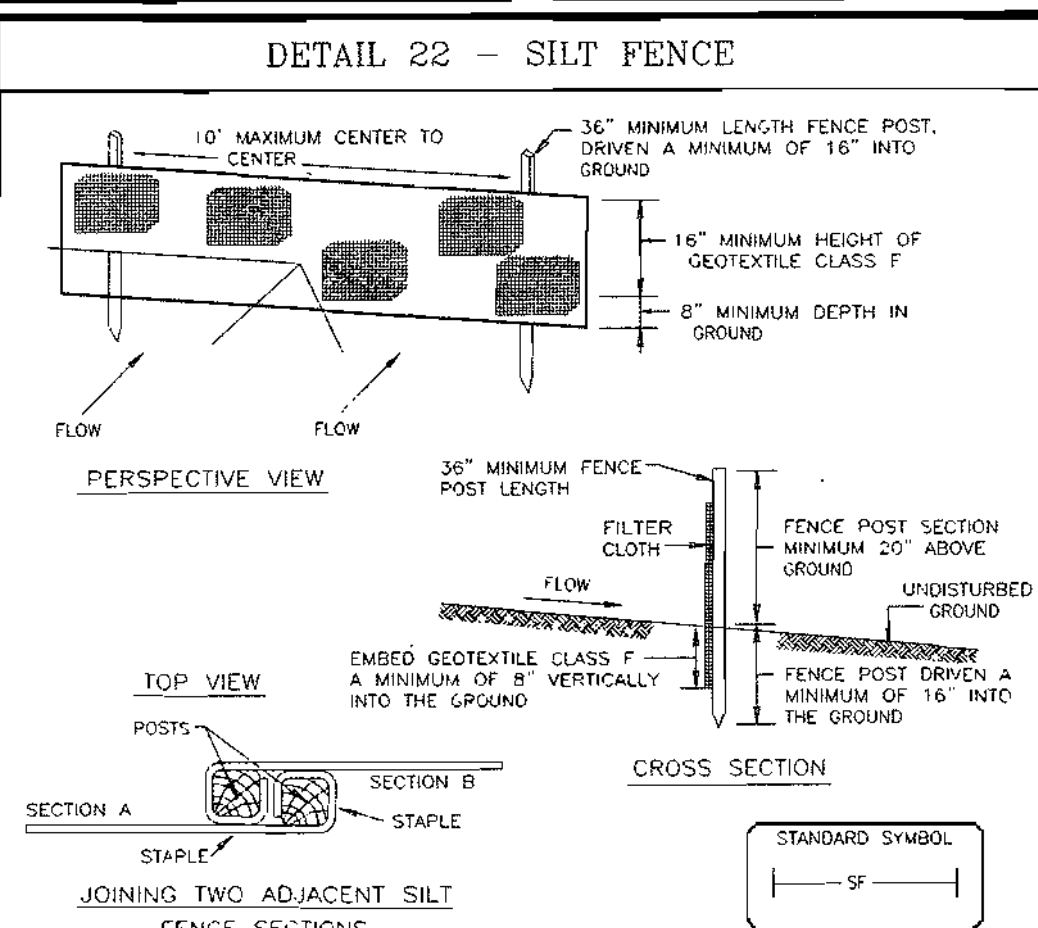
DESIGN BY: RHW  
DRAWN BY: DZ  
CHECKED BY: RHW  
DATE: MAY, 2004  
SCALE: AS SHOWN  
W.O. NO.: 2044006

1 SHEET OF 3









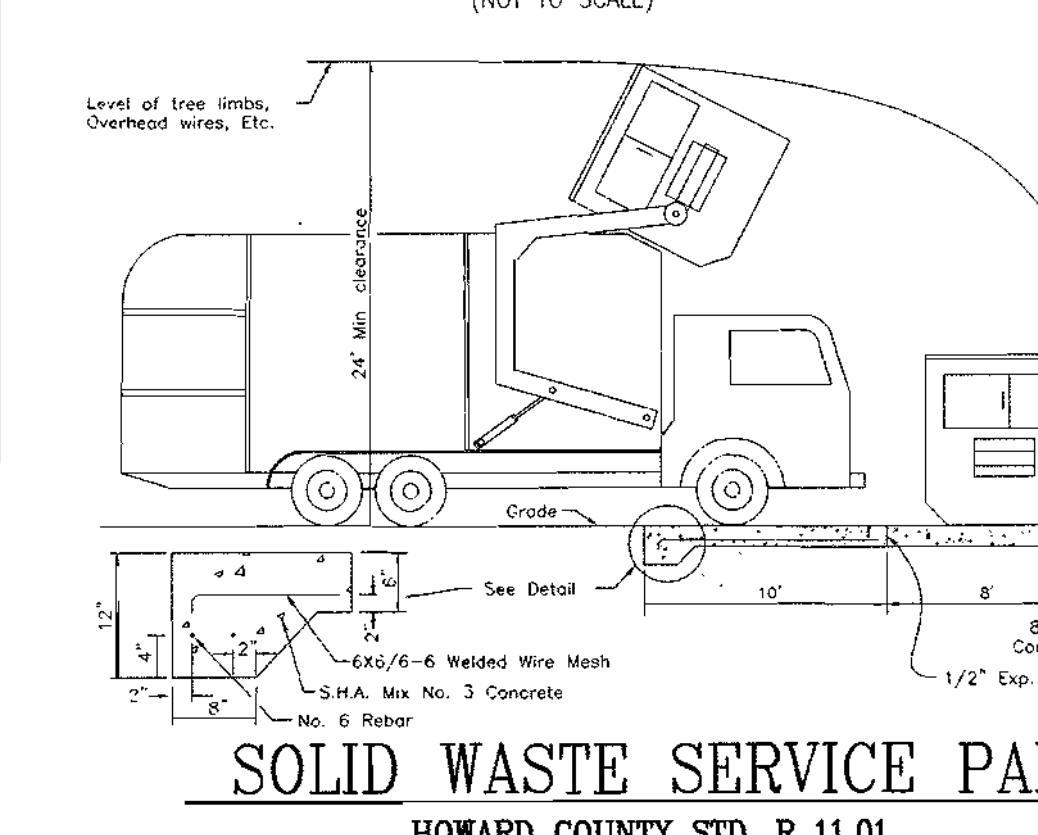
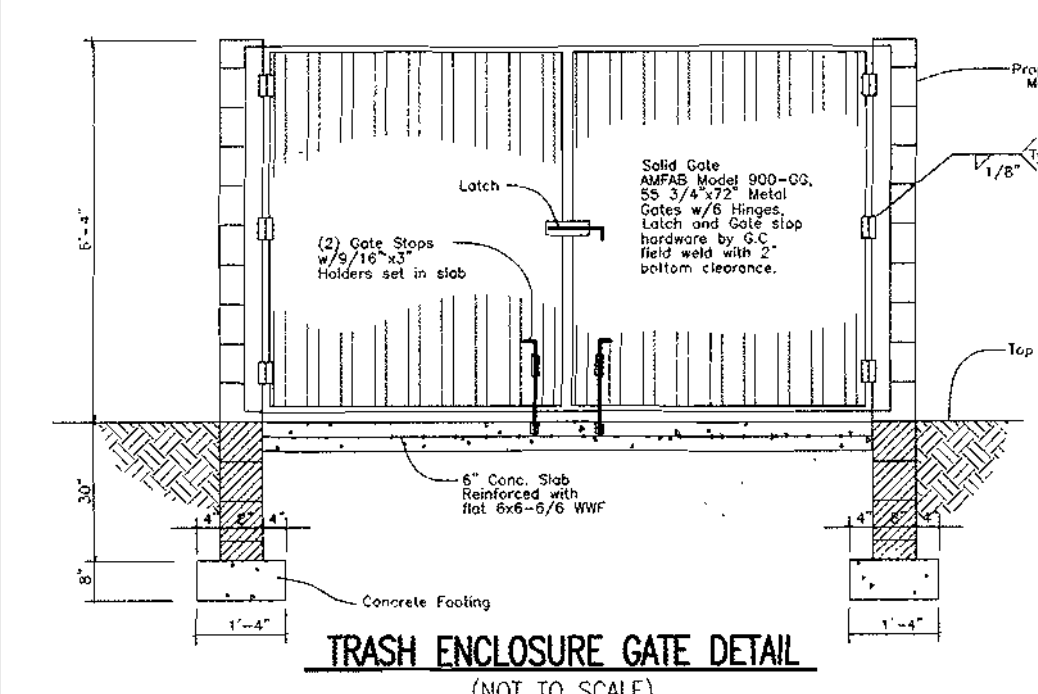
**Construction Specifications**

- Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut or 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard "U" section weighing not less than 1.00 pound per linear foot.
- 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:
 

Tensile Strength	50 lbs./in. (min.)	Test: MGMT 509
Tensile Modulus	20 lbs./in. (min.)	Test: MGMT 509
Flow Rate	0.3 gal./ft./minute (max.)	Test: MGMT 322
Filtration Efficiency	75% (min.)	Test: MGMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when failures occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-15-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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- SEQUENCE OF CONSTRUCTION**
- Obtain Howard County Grading permit. (1 week)
  - Renovate Building (No Site Work) (3 months)
  - Notify Howard County at least 48 hours prior to start of construction (1 week)
  - Conduct pre-construction meeting with the sediment control inspector prior to any land disturbance. (1 week)
  - Install sediment control devices as shown on plan in accordance with details. (1 day)
  - After obtaining permission from inspector to proceed, install curb and gutter and sidewalk. (1 week)
  - Fine grade and stabilize the site with topsoil and seeding (see notes this plan). (4 days)
  - After the site is permanently stabilized and permission is granted from Howard County Sediment Control Inspector, remove sediment controls and stabilize any remaining disturbed areas.



**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/2/04

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/16/04

DIRECTOR: *[Signature]* DATE: 6/17/04

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

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

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:

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

**SEEDING:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

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

**TEMPORARY SEEDING NOTES**

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

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

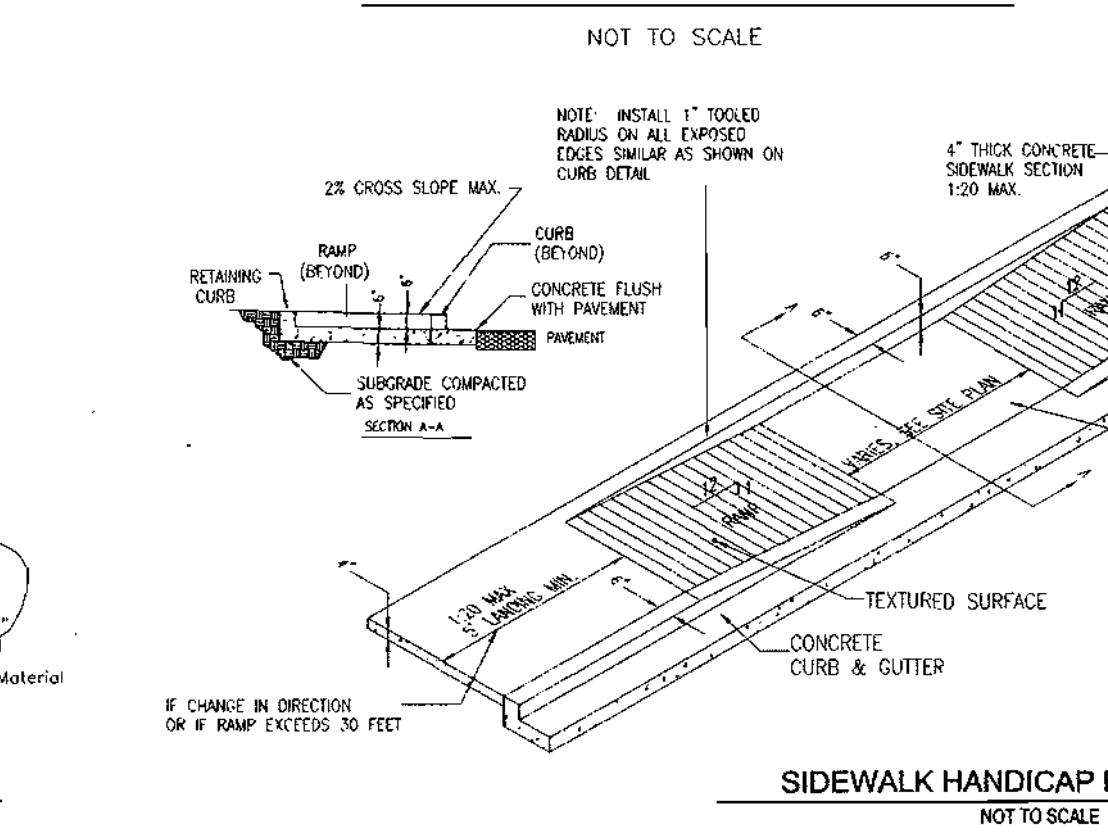
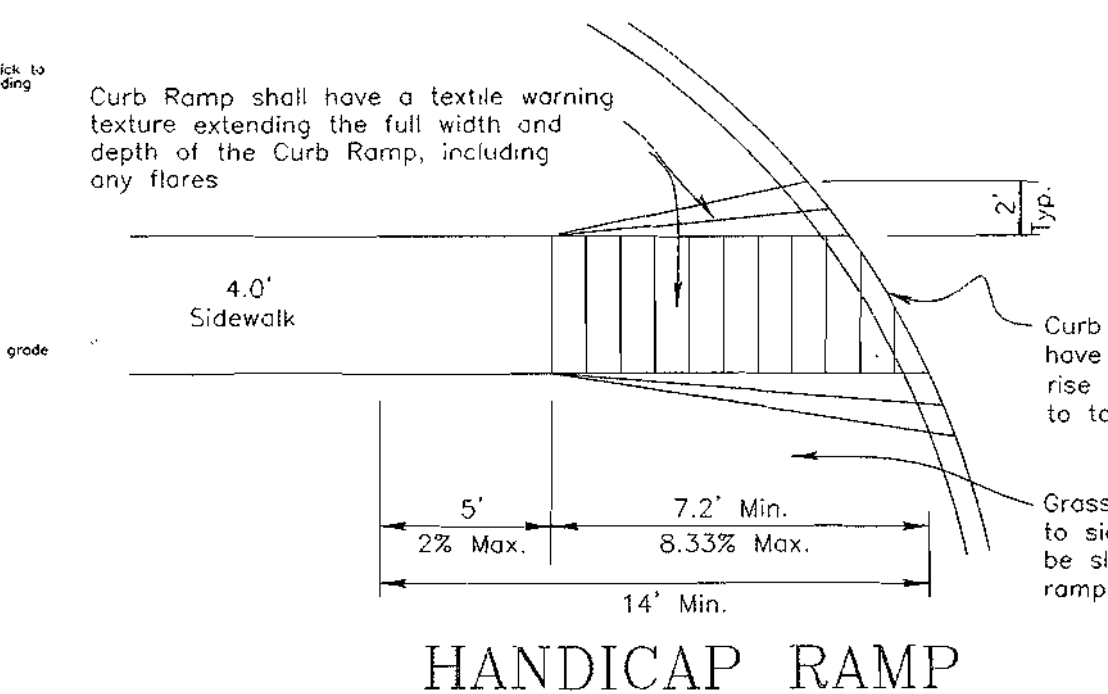
**SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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

**REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.**

**EROSION AND SEDIMENT CONTROL**

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures to be employed during the construction process.



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

BY THE DEVELOPER: *[Signature]* DATE: 5/27/04

BY THE ENGINEER: *[Signature]* DATE: 5/27/04

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

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

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

**Conditions Where Practice Applies**

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

**Construction and Material Specifications**

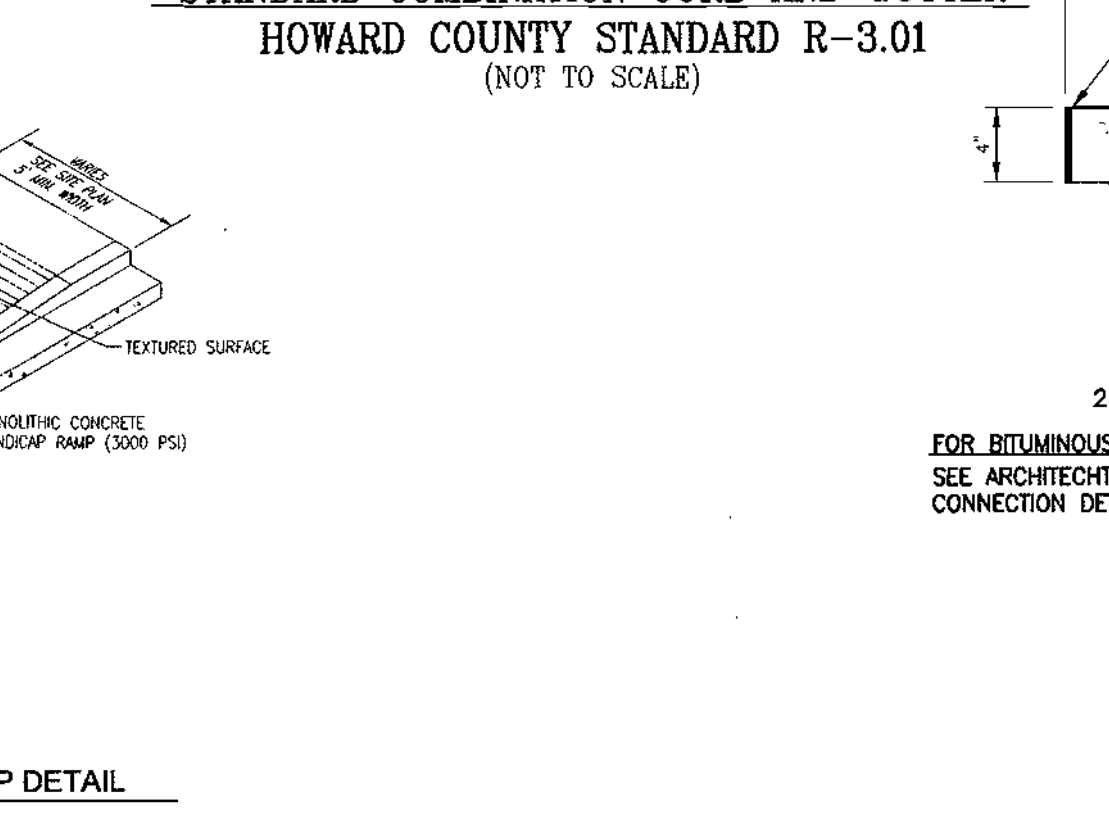
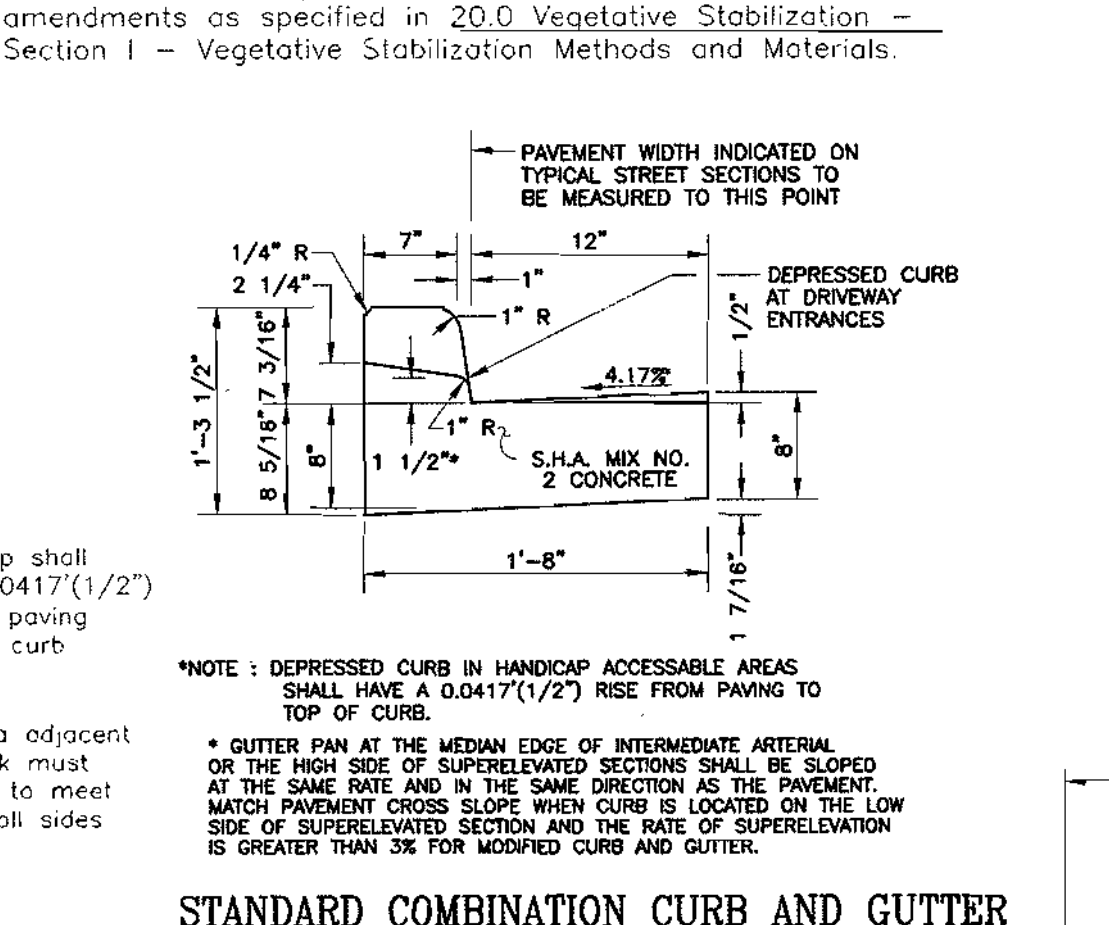
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- 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.

**SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation 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.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater 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 their perimeter in accordance with Vol. 1, Chapter 7, 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 be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 

Total Area	0.6075 Acres
Area Disturbed	0.18 Acres
Area to be roofed or paved	0.00 Acres
Area to be vegetatively stabilized	0.18 Acres
Total Cut	0 CY
Total Fill	120 CY

 Offsite waste/borrow area location\*
- 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.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/2/04

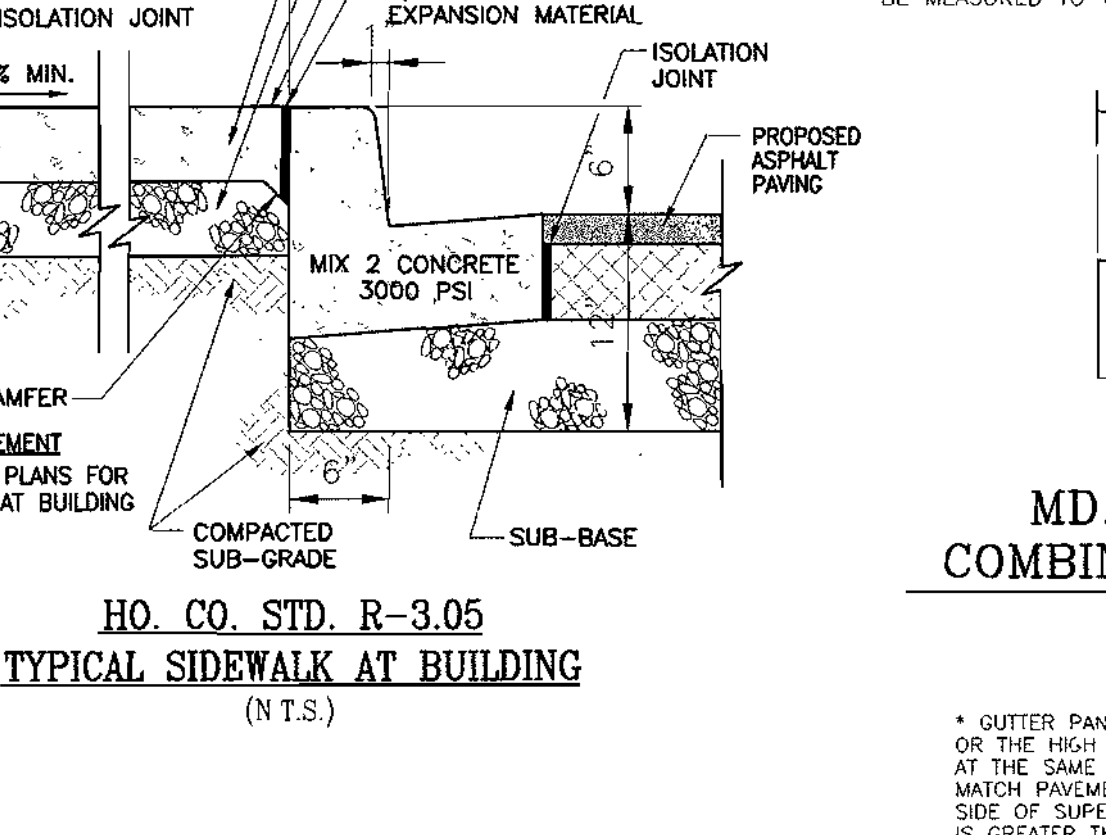
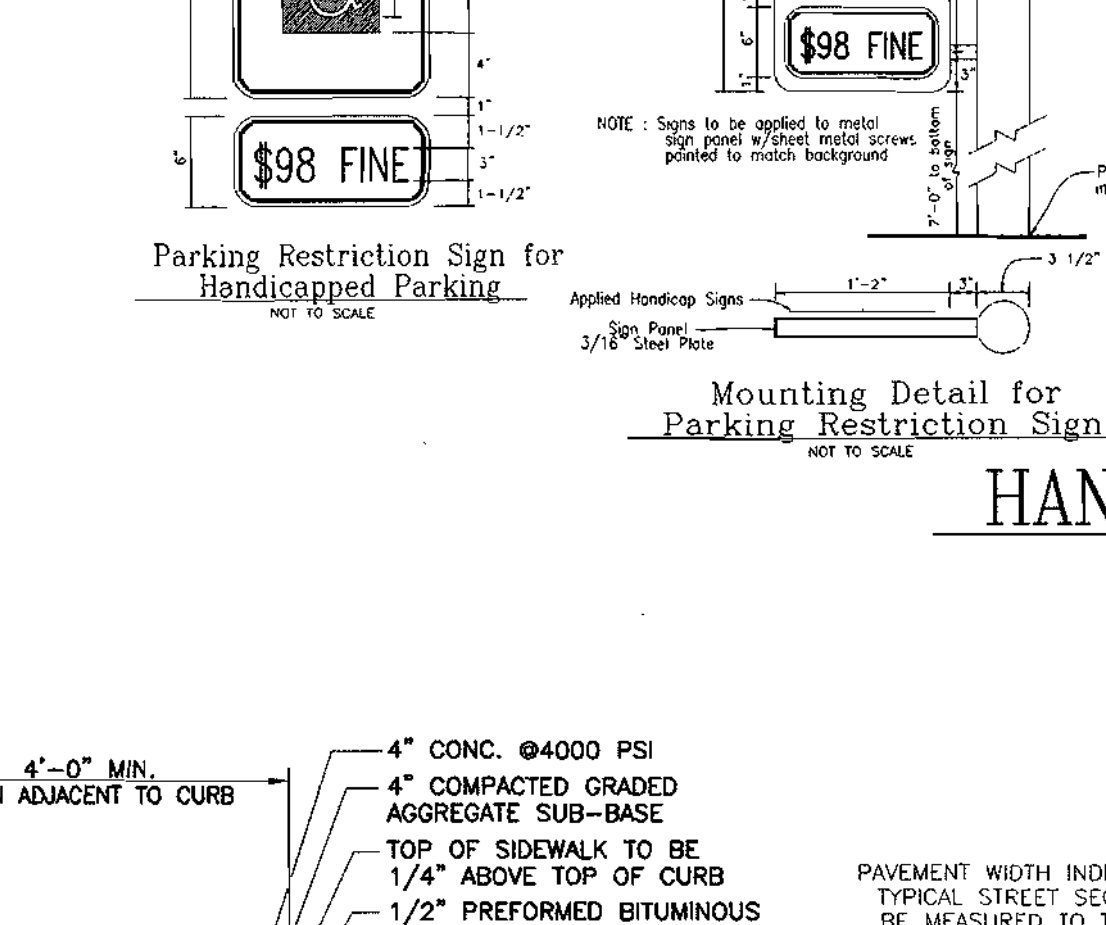
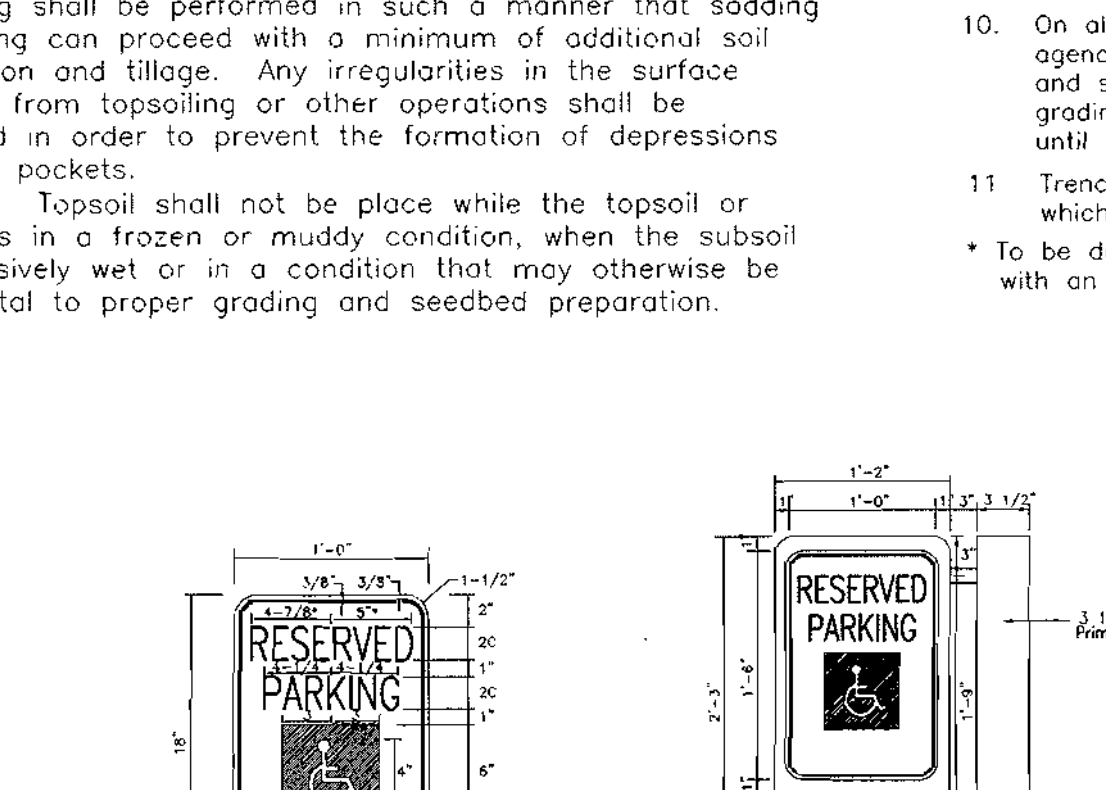
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/16/04

DIRECTOR: *[Signature]* DATE: 6/17/04

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	TYPE
Em	ELKTON SILT LOAM	B
Hs	HATBORO SILT LOAM	C
luB	LUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 34

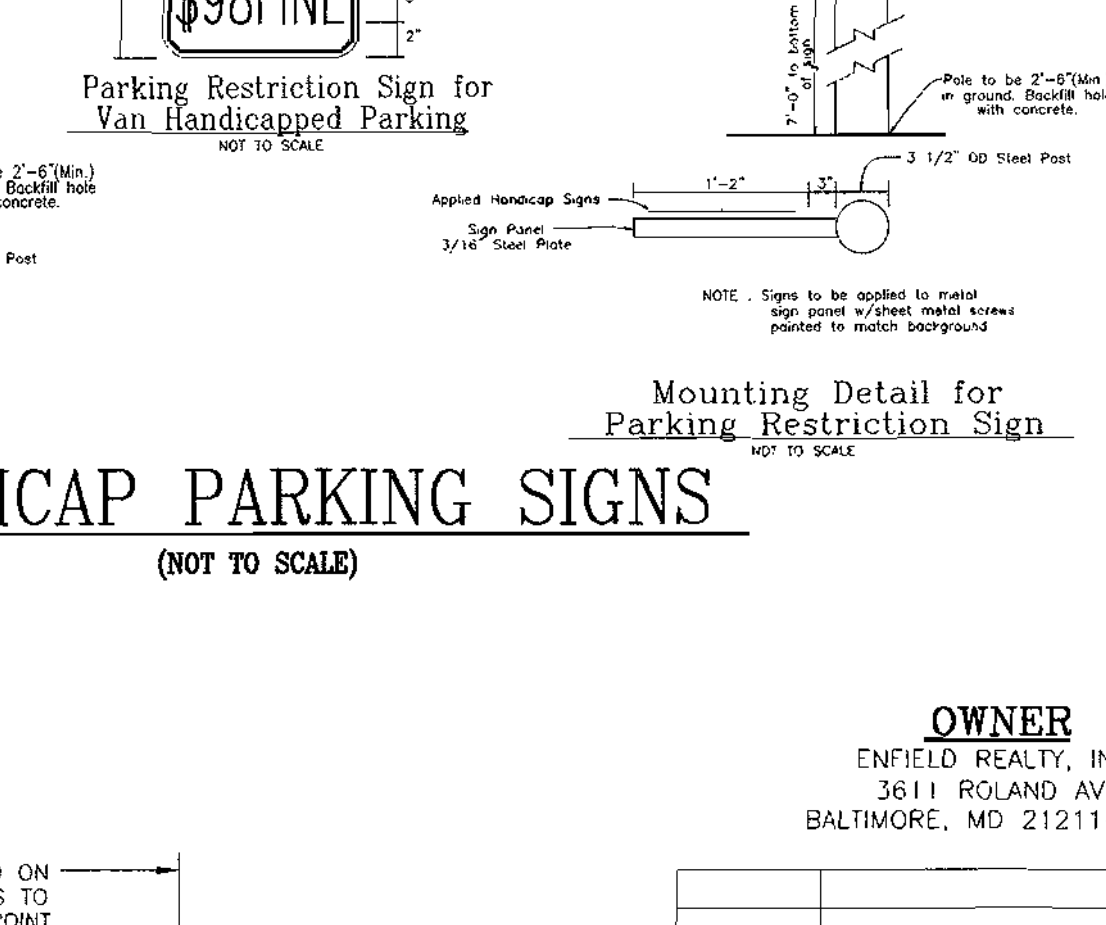
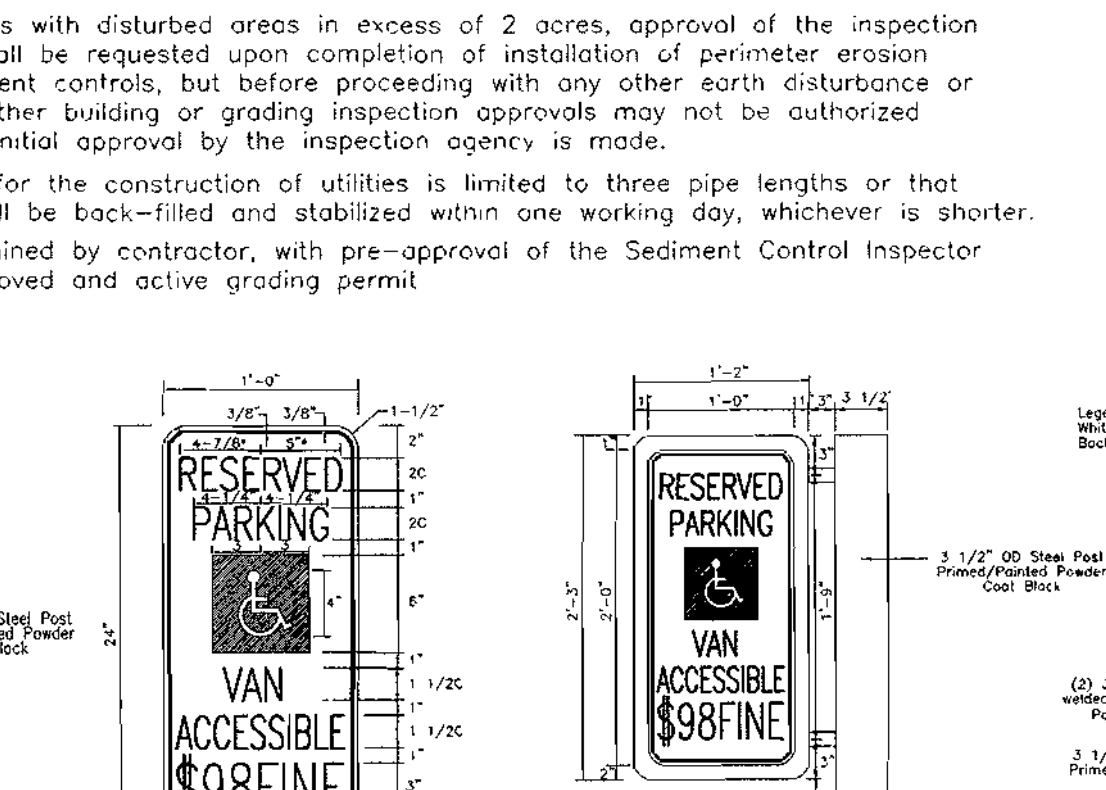
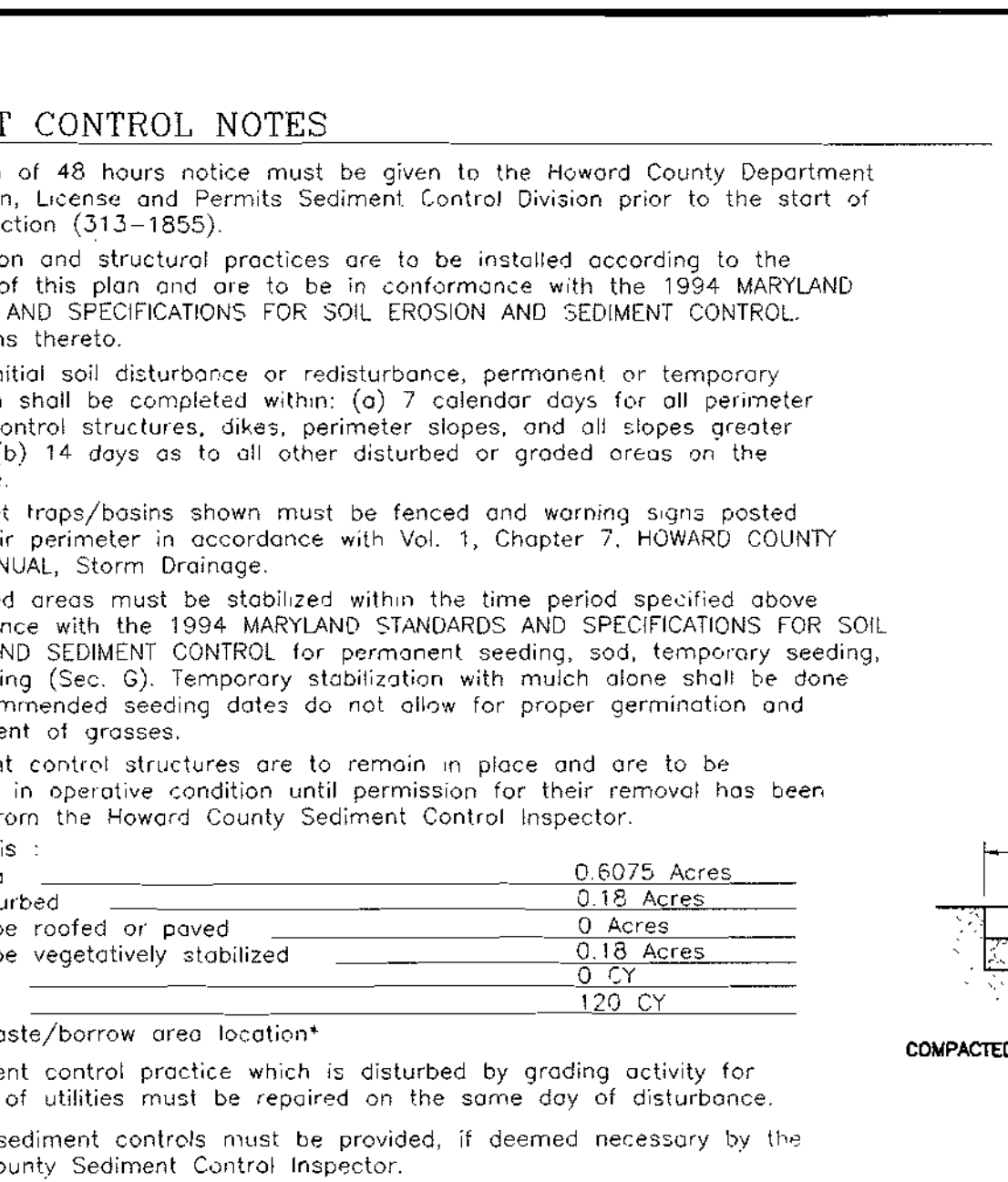


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/2/04

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/16/04

DIRECTOR: *[Signature]* DATE: 6/17/04



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/2/04

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/16/04

DIRECTOR: *[Signature]* DATE: 6/17/04

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CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/16/04

DIRECTOR: *[Signature]* DATE: 6/17/04

**OWNER**  
ENFIELD REALTY, INC.  
3611 ROLAND AVE  
BALTIMORE, MD 21211-2408

**DEVELOPER**  
RC SHAH  
10131 WASHINGTON BOULEVARD  
LAUREL, MD 20723

**SITE DEVELOPMENT PLAN**

**SEDIMENT AND EROSION CONTROL NOTES AND DETAILS, AND SITE DETAILS**

**2 GO CONVENIENCE STORE**

TAX MAP #47 GRID #12 PARCEL 508  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NO.	REVISION	DATE

**FREDERICK WARD ASSOCIATES, INC.**

7125 Riverwood Drive Columbia, Maryland 21046-2354  
Phone: 410-290-9550 Fax: 410-720-6226

Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW  
DRAWN BY: DZ  
CHECKED BY: RHW  
DATE: MAY, 2004  
SCALE: AS SHOWN  
W.O. NO.: 2044005

3 SHEET OF 3