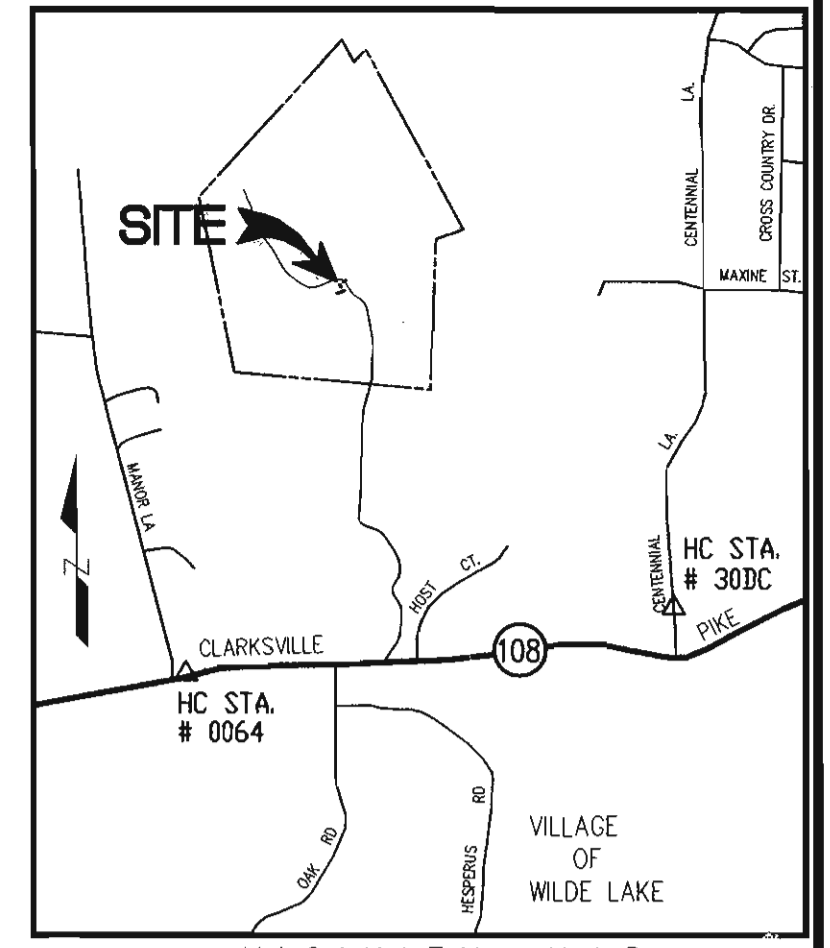


SHEET INDEX	
1	SITE, LANDSCAPE & SEDIMENT CONTROL PLAN
2	DETAILS SHEET
3	DRAINAGE AREA MAP

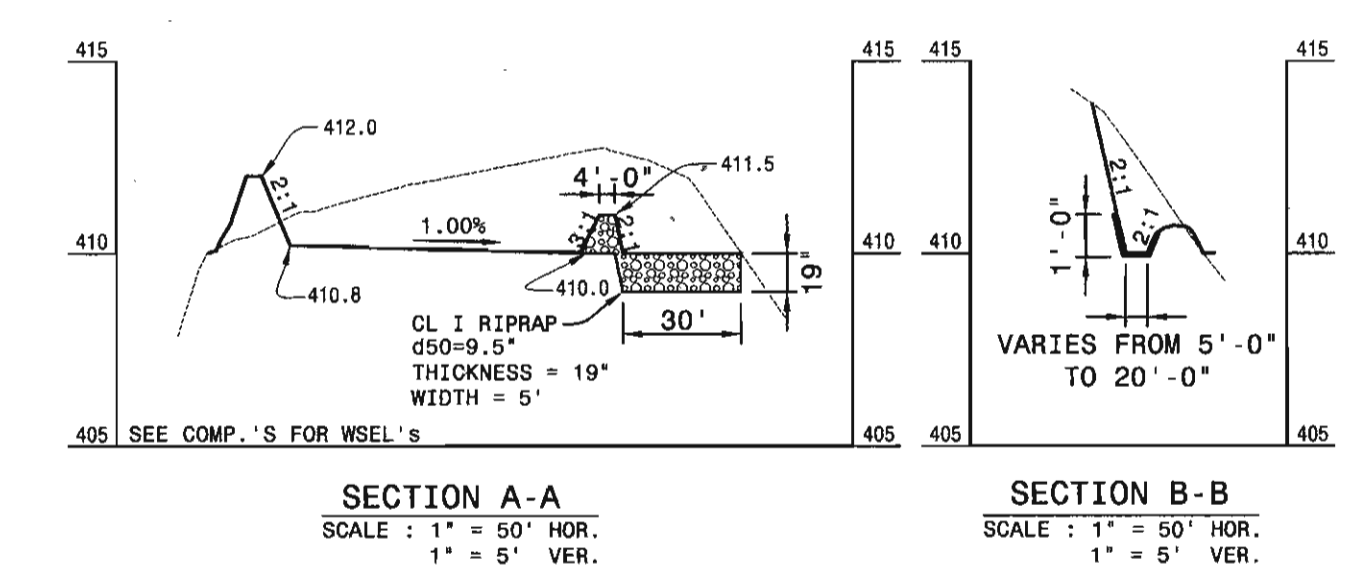


GENERAL NOTES :

- THIS PROPERTY IS ZONED RCDEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE PLAN.
- PROPOSED USE FOR SITE: EQUIPMENT SHELTER, COMMUNICATION TOWER AND COMPOUND FOR VERIZON WIRELESS COMMUNICATIONS, STORM WATER MANAGEMENT FACILITY AND LANDSCAPING.
- TOTAL AREA OF PARCEL 3 = 159.0 ACRES
- TOTAL AREA OF FLOOD PLAN = 0
- TOTAL AREA SLOPES IN EXCESS OF 25% = 0
- TOTAL AREA OF DISTURBANCE: 0.33 ACRES (COMPOUND AREA, STORM WATER MANAGEMENT AND DRIVEWAY ACCESS).
- TOTAL AREA OF ROADWAY DEDICATION = 0
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PUBLIC WATER AND PUBLIC SEWER IS NOT REQUIRED.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- REFUSE COLLECTION IS NOT REQUIRED.
- THIS PROJECT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL ROADS AND PARKING AREAS ARE TO BE PRIVATELY MAINTAINED.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 0064 N 571248.544 ELEV. = 432.26
E 134516.029
- HOWARD COUNTY MONUMENT 300C N 571377.889 ELEV. = 422.11
E 134559.713
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL HAVE BEEN FULLY FILLED BY THE PAYMENT OF A FEE IN LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$1,089.00 FOR 0.05 ACRES (\$.50/SF X 2,178SF) OF AFFORESTATION.
- A DRY SWALE DESIGNED ACCORDING TO THE REQUIREMENTS OF 2000 SWM DESIGN MANUALS VOL. 1 & 2 WILL PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED CELL SITE COMPOUND.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED WITHIN THE AREA OF DISTURBANCE.
- NO CLEARINGS, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN. SURETY IN THE AMOUNT OF \$3,900.00 FOR 8 SHADE TREES AND 19 EVERGREENS SHALL BE POSTED WITH THE GRADING PERMIT.
- THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 12' X 30' X 8'-10" HIGH UNOCCUPIED MODULAR BUILDING AND A TOWER WITH ANTENNAS FOR TRANSMISSION AND RECEPTION OF WIRELESS TELECOMMUNICATIONS. FLOOR AREA 360 SF.
- THE EXTERIOR OF THE MODULAR BUILDING IS TO BE EXPOSED AGGREGATE.
- BOUNDARY AND TOPO SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES PER FIELD SURVEY BY JOHN C. WELLS, JR., INC. ON AUGUST 2001.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALL DETAILS SHOWN ARE "STANDARD OR TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
- STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DIRECTION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- RESOLUTION NO. 135-2001 JAN. 7, 2002 APPROVED THE "RELEASE OF THE SUBJECT SITE FROM THE AGRICULTURAL PRESERVATION PROGRAM." ON 08/25/02; BA-02-03C WAS APPROVED FOR A CONDITIONAL USE A TELECOMMUNICATIONS FACILITY WITH A 199'-FOOT MONOPOLE AND ASSOCIATED EQUIPMENT WITHIN A FENCED COMPOUND SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE PROPOSED TELECOMMUNICATIONS FACILITY AS DESCRIBED IN THE PETITION AND AS DEPICTED ON THE CONDITIONAL USE PLAN FOR "VERIZON WIRELESS - CENTENNIAL" SUBMITTED ON JANUARY 30, 2002, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE SUBJECT PROPERTY.
 - THE PETITIONER SHALL PROVIDE LANDSCAPING ON BOTH THE SOUTH AND EAST SIDES OF THE FENCED COMPOUND, AND THIS LANDSCAPING SHALL BE OF A TYPE AND HEIGHT TO SCREEN THE FENCED COMPOUND, THE EQUIPMENT SHELTERS, AND THE BASE OF THE MONOPOLE.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- THE BOARD OF APPEALS APPROVED AN EXTENSION OF TIME OF THE DECISION AND ORDER (BA-02-3C) DATE BY WHICH TO APPLY FOR BUILDING PERMITS UNTIL AUGUST 29, 2007 AND AUGUST 29, 2008, RESPECTIVELY.
- ENTRY TO THE COMMUNICATION TOWER COMPOUND SHALL BE FROM ROUTE 108 ONLY.
- THE COMMUNICATION TOWER SHALL CONFORM TO SECTION 131.N.14 OF THE ZONING REGULATIONS.
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC., SEPTEMBER 25, 2001, WHICH INDICATED THAT THE PROPOSED LEASE AREA IS NOT LOCATED WITHIN A WETLAND.
- THE SUBJECT PROPERTY IS ENCUMBERED WITH HOWARD CO. EASEMENT HO-87-06-E. THE AGRICULTURAL LAND PRESERVATION BOARD APPROVED THE RELEASE OF 6,760SF FROM THE EASEMENT ON SEPTEMBER 17, 2001 FOR AN 80'X80' COMPOUND AND SHORT DRIVE EXTENSION OFF OF EXISTING DRIVE.
- A MAINTENANCE AGREEMENT BETWEEN PARCELS 337, PARCEL 3, AND VERIZON WIRELESS FOR USE OF THE EXISTING DRIVEWAY TO THE TOWER COMPOUND IS RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND, LIBER 8894/FOLD 570.
- AN AMENDED DEED OF EASEMENT FOR THE AGRICULTURAL PRESERVATION EASEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. ON 11-05-04 AS RECORDING REFERENCE NUMBER L.8750 / P.374.

SEE COMPOUND DETAIL THIS SHEET

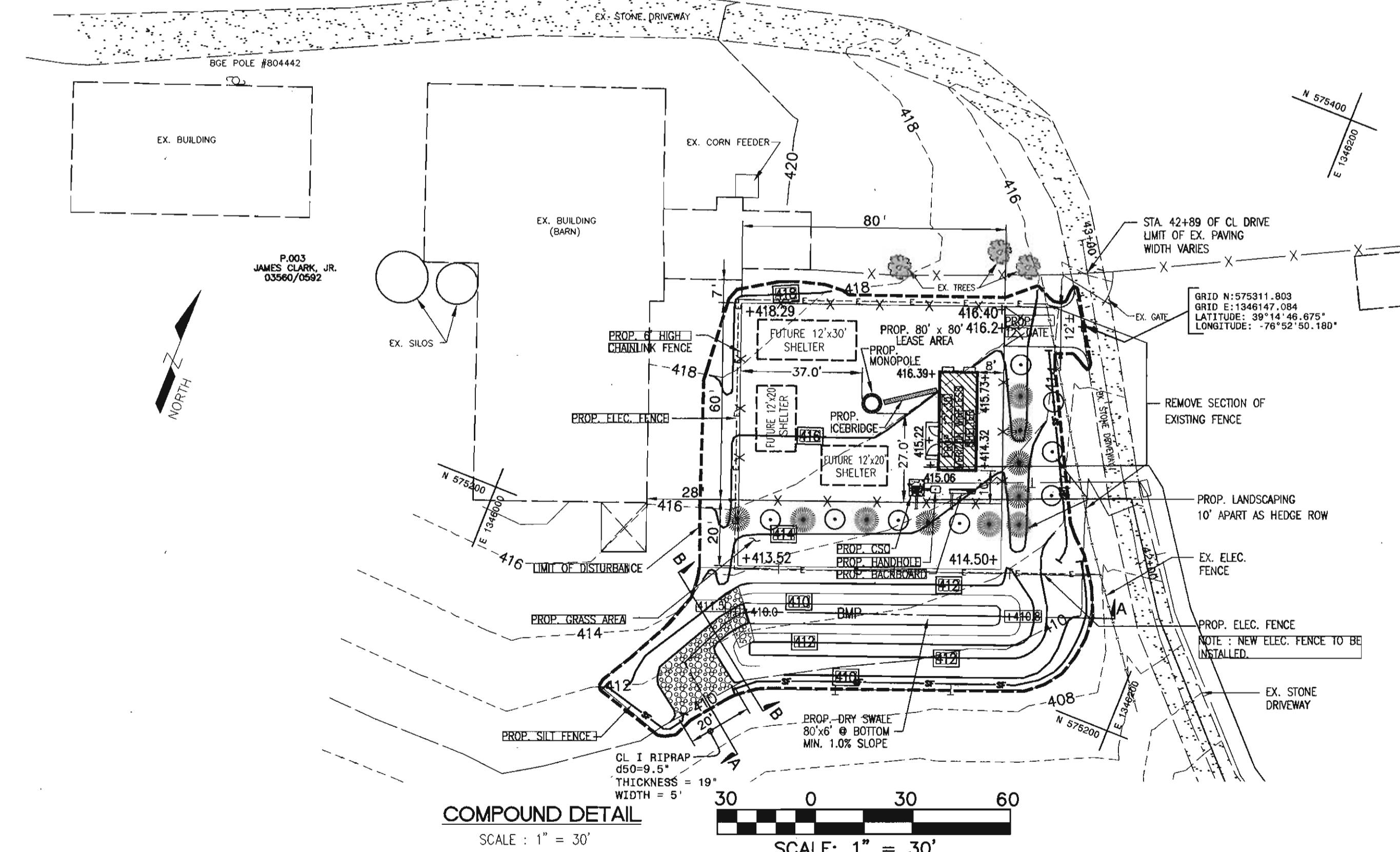
SITE LOCATION PLAN
SCALE: 1" = 300'



LEGEND :

- 326 --- EX. CONTOURS
- 330 --- PROP. CONTOURS
- - - - - PROPERTY LINE
- - - - - PROP. ELECTRIC FENCE
- - - - - PROP. FENCE
- - - - - EX. CHAINLINK FENCE
- EX. TREE
- - - - - EX. TREETLINE
- - - - - SILT FENCE
- - - - - LIMIT OF DISTURBANCE

REVISIONS:		
NO.	DESCRIPTION	DATE



COMPOUND DETAIL
SCALE: 1" = 30'

NOTE:
AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.

* FOR THE PURPOSES OF THE SDP, THE "PROPERTY" HAS BEEN DEFINED AS THE AREA OF THE TELECOMMUNICATIONS SITE.

PREPARED BY:
American Land Development and Engineering, Inc.
10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: JAMES CLARK JR.
10572 STATE ROUTE 108
ELLCOTT CITY, MD. 21042

DEVELOPER: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD. 20701

ENGINEER'S CERTIFICATE
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) *David Woessner*
DATE 11/20/05

DEVELOPER'S CERTIFICATE
"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) *M.W. Toback*
DATE 1/27/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Myers 2/10/05 DATE
S.D.A. NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 2/10/05 DATE
HOWARD SCD



APPROVED: DEPARTMENT OF PLANNING AND ZONING
William J. ... 2/10/05 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kathleen ... 2/10/05 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark ... 2/10/05 DATE
DIRECTOR - DEPARTMENT OF PLANNING AND ZONING

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL NO.	
N/A		N/A		3	
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELEC. DISTR.	CENSUS TRACT
3560 / 592	6	RCDEO	29	2	6023.00
WATER CODE		SEWER CODE		N/A	
N/A		N/A		N/A	
ADDRESS					
10572 MD ROUTE 108, ELLICOTT CITY, MD 21042					
TITLE:					
SITE, LANDSCAPE PLAN & SEDIMENT CONTROL PLAN					
PROJECT NAME:					
JAMES CLARK, JR. PROPERTY VERIZON WIRELESS COMMUNICATIONS MD ROUTE 108, PARCEL 3					
DES. :	DTA	JOB :		PROJ. :	BLTMOICEN
DATE :	07/01/04	SCALE :	AS SHOWN	SHEET :	1 OF 3
DRW. :	AVG/DTA/JNC	CHK. :	D.C.W.	DATE :	07/01/04

STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permit, Sediment Control Division prior to the start of any construction (313-1855).
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 most current 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 greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12 of the Howard County Design Manual, Storm Drainage.
5. All disturbed areas must be fenced within the time period specified above in accordance with 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (sec. 51), sod (sec. 54), temporary seeding (sec. 50) and mulching (sec. 52). Temporary stabilization with mulch alone can be done only when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis :

Total Area of Site .033 Acres
 Area Disturbed .033 Acres
 Area to be roofed or paved .015 Acres
 Area to be vegetatively stabilized .018 Acres
 Total Cut 200 Cu. Yds.
 Total Fill 100 Cu. Yds.
 Offsite waste/borrow area location : 100 Cu. Yds. (1 On Property)

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe length or that which should be back-filled and stabilized by the end of each work day, whichever is shorter.

PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules :
1. Preferred -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureiform fertilizer (9 lbs/1000 sq. ft.)
 2. Acceptable -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.
- Seeding:** -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (14 lbs/sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs Kentucky 31 tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect site by :
- Option 1 -- Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
 - Option 2 -- Use sod. Option 3 -- Seed : with 60 lbs/acre Kentucky 30 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 rooted 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 slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance: -- Inspect all seeding areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

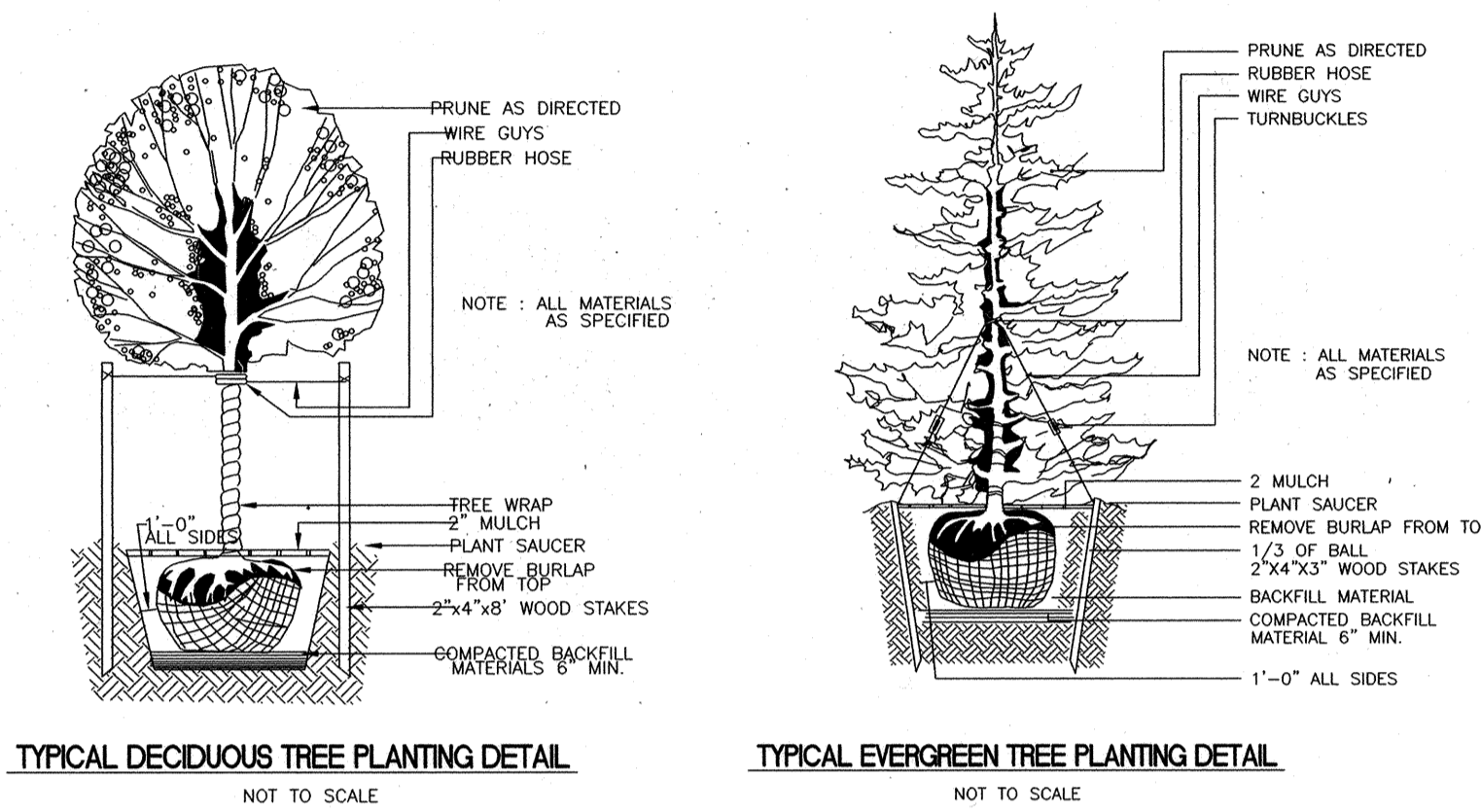
- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seeded Preparation:** -- Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, unless previously loosened.
- Soil Amendments:** -- Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 lbs/1000 sq. ft.)
- Seeding:** -- For periods March 1 -- April 30 and from August 15 -- October 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.) for the period May 1 -- August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq. ft.).
- For the period November 16 -- February 28, protect site by applying 2 tons/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/acre (70 to 90 lbs/1000 sq. ft.) of unrooted weed free, small grain straw immediately after seeding, anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas, on slopes, 8 ft. or higher, use 348 gal per acre (8 gal/1000 sq. ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

SCHEDULE "A" PERIMETER LANDSCAPE EDGE											
PERIMETER	CATEGORY P (Property/ Roadways)	Landscape Type	Linear Feet of Roadway Frontage/Perimeter	Credits for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Credits for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	Number of Plants Required			Provided		
						Evergreen Trees	Shade Tree	Shrub	Evergreen Trees	Shade Tree	Shrub
P 1	P	B	80 FT.	0	NO -- BERM & WALL	2	2	--	2	2	--
P 2	P	B	80 FT.	0	NO -- FENCE	2	2	--	2	2	--
P 3	P	C	80 FT.	0	NO BERM	4	2	--	4	2	--
P 4	P	B	80 FT.	0	NO CREDIT TAKEN	2	2	--	2	2	--
TOTAL						10	8	--	10	8	--

SURETY IN THE AMOUNT OF \$3,900.00 FOR 8 SHADE TREES, 10 EVERGREENS AND 0 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT.

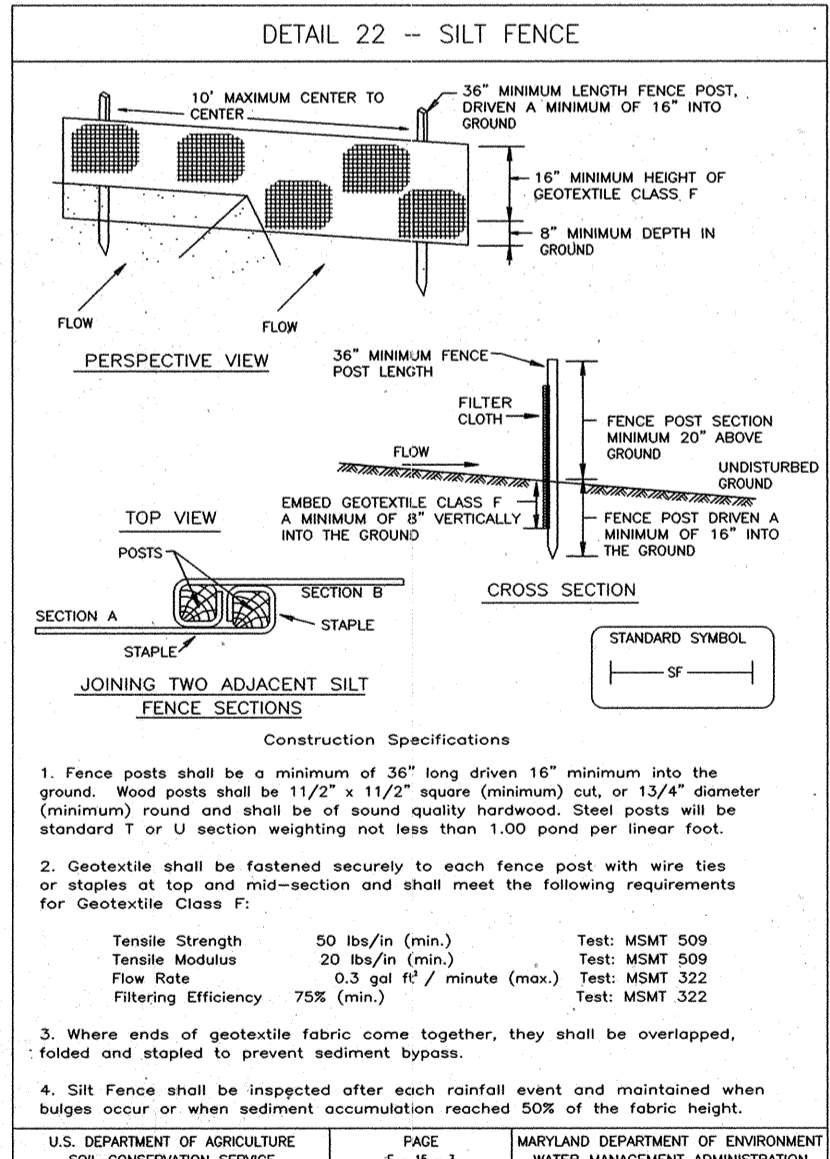
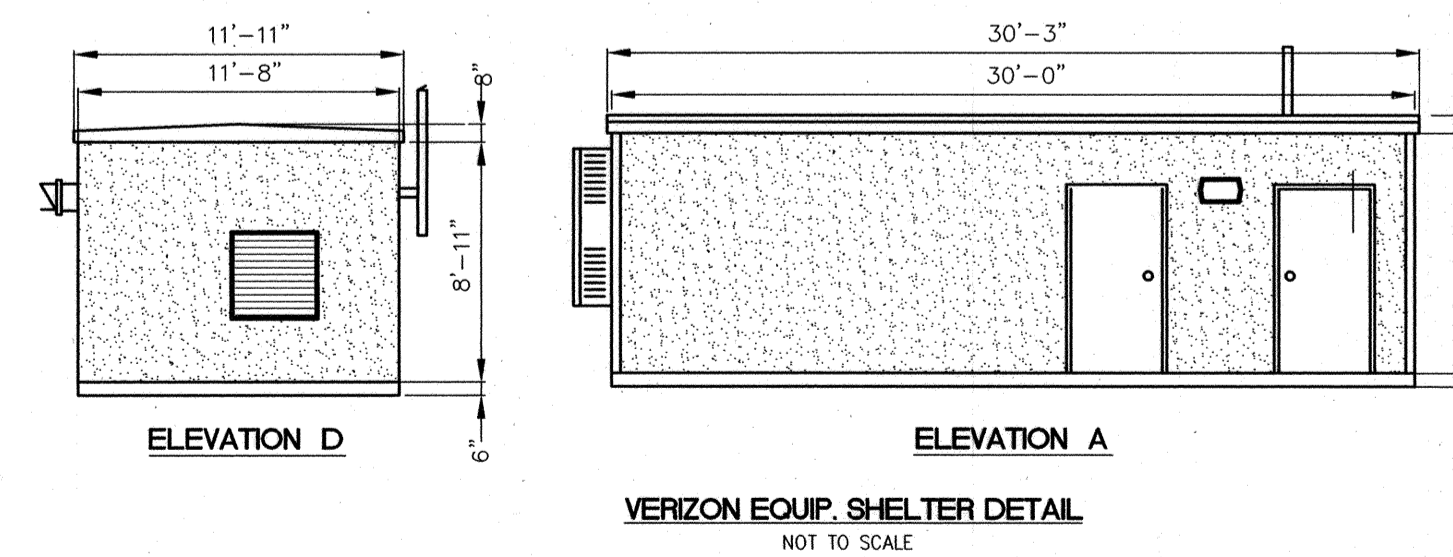
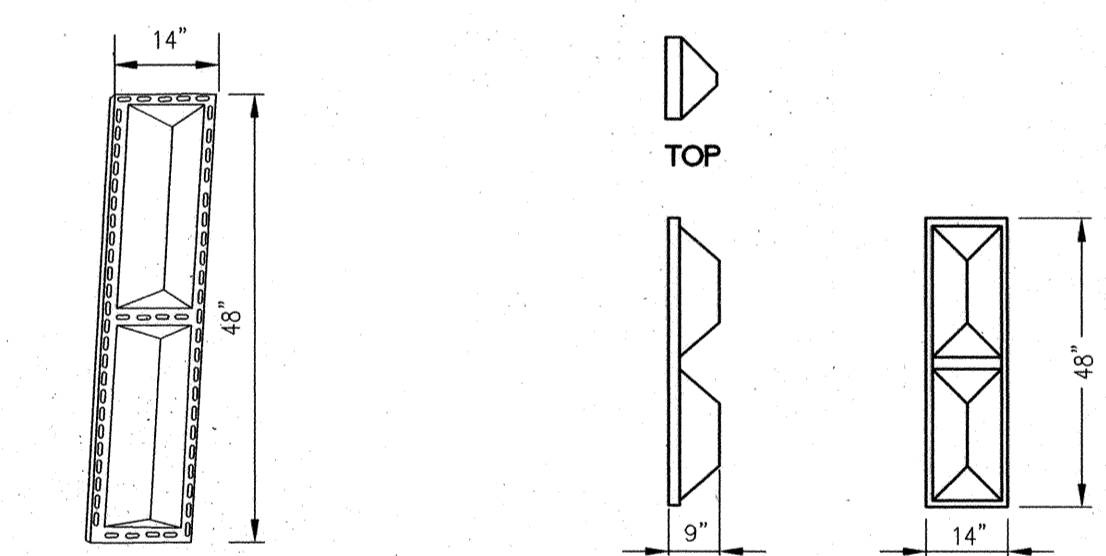
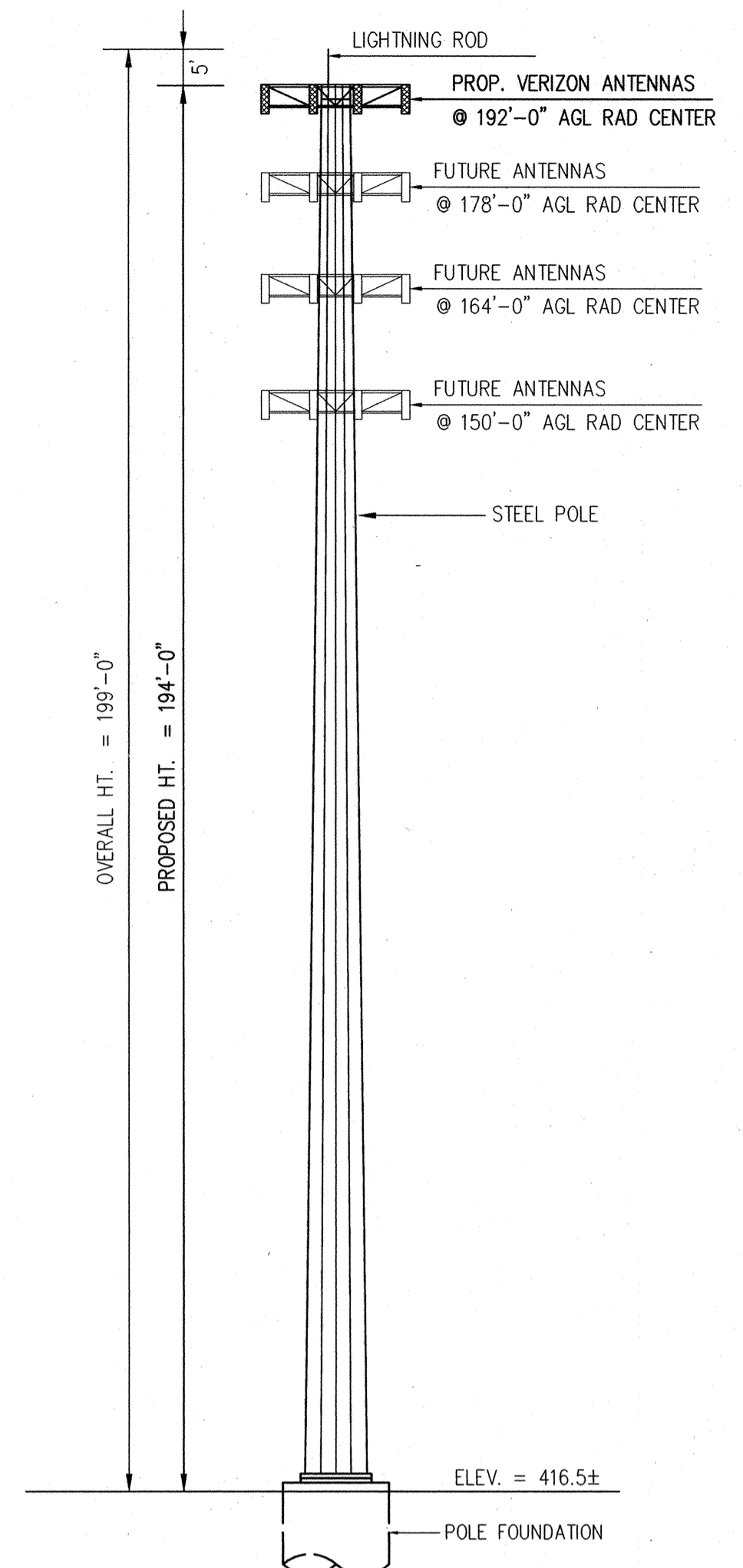
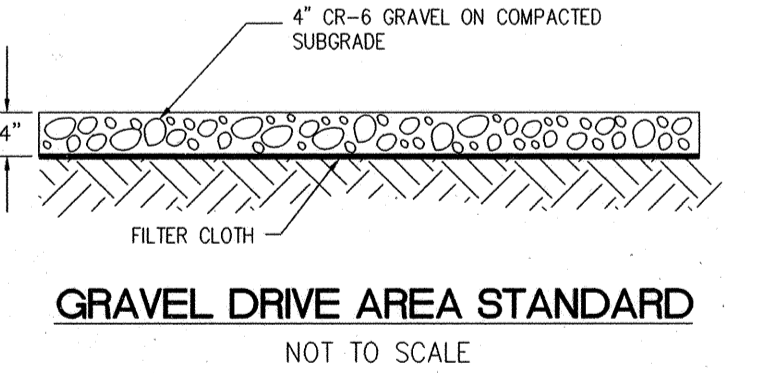
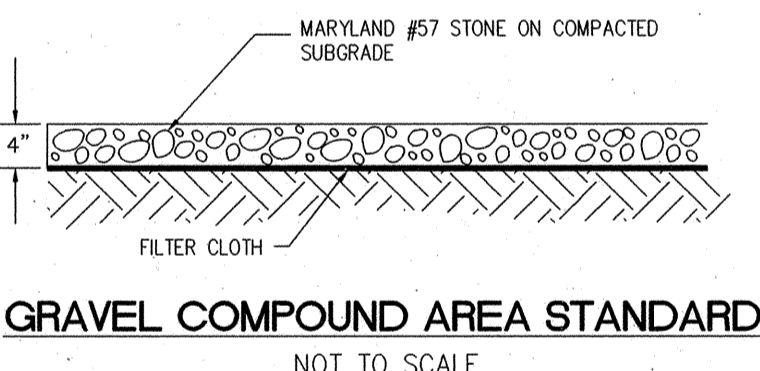
NOTE:
 AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.

FOREST OBLIGATION		ACRES
I. BASIC SITE DATA		
GROSS AREA (INCLUDES LEASED COMPOUND, DRIVE & SWM)		0.33
AREA WITHIN 100 YEAR FLOODPLAIN		0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0
NET TRACT AREA		0.33
LAND USE CATEGORY (RESIDENTIAL--SUBURBAN)		RR
II. INFORMATION FOR CALCULATIONS		
A. NET TRACT AREA		0.33
B. REFORESTATION THRESHOLD (15% x A)		0.05
C. AFFORESTATION MINIMUM (15% x A)		0.05
D. EXISTING FOREST ON NET TRACT AREA		0
E. FOREST AREA TO BE CLEARED		0
F. FOREST AREA TO BE RETAINED		0
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION		
2. Afforestation (If existing forest area is less than the afforestation minimum (if D is less than C), afforestation requirements apply.)		
V. AFFORESTATION CALCULATIONS		
A. NET TRACT AREA		0.33
C. AFFORESTATION MINIMUM (15% x A)		0.05
D. EXISTING FOREST ON NET TRACT AREA		0
E. FOREST AREA TO BE CLEARED		0
F. FOREST AREA TO BE RETAINED		0
No clearing below the minimum If existing forest are less than the afforestation minimum and no clearing is proposed, the following calculations apply:		
TOTAL AFFORESTATION REQUIRED (C-D)		0.05
CONCLUSION		
If the assumptions made for these calculations are correct, 0.05 acres of forest will have to be planted to meet afforestation requirements. I recommend that a FEE-IN-LIEU be paid since the required afforestation is less than 10,000 s.f.		



PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
⊙	ACER RUBRUM	RED MAPLE	8	2-1/2"-3" CAL.
⊙	PINUS STROBUS	WHITE PINE	10	6'-8" HT

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT.
 2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 24 HOURS BEFORE STARTING WORK.
 3. CONSTRUCT APRON (SEE ENTRANCE DETAIL). (2 DAYS)
 4. INSTALL SILT FENCE AS SHOWN (1 DAY)
 5. GRADE SITE AREA TO REQUIRED GRADE. (1 WEEK)
 6. CONSTRUCT MONOPOLE FOUNDATION. (1 WEEK)
 7. PLACE GRAVEL PAVING PER SITE PLAN GRADE & PAVE EXISTING GRAVEL DRIVE TO SITE. (1 WEEK)
 8. INSTALL MONOPOLE, SHELTER, AND ELECTRICAL PANELS. (1 WEEK)
 9. STABILIZE DISTURBED AREA WITHIN SITE AREA.
 10. INSTALL FENCE AND GATE. (1 DAY)
 11. CONSTRUCT DRY SWALE PER PLAN INCLUDING DRAIN AND OUTFALL PIPE. (1 WEEK)
 12. STABILIZE DISTURBED AREA WITH PERMANENT SEEDING. (1 WEEK)
 13. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, AFTER ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT SEEDING, REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES. (1 WEEK)
 14. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM THE POND WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED. ALL SEDIMENT MUST BE PLACED UPSTREAM OF THE APPROVED TRAPPING DEVICE. (1 DAY)



Construction Specifications

1. 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 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard I or U section weighting not less than 1.00 pound per linear foot.
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:

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft ² / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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 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

LANDSCAPE 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 LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S NAME: M.W. TOBACK, VERIZON WIRELESS
 DATE: 4/7/05

REVISIONS:		
NO.	DESCRIPTION	DATE

PREPARED BY :

American Land Development and Engineering, Inc.

10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: JAMES CLARK JR
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*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 COUNTY CONSERVATION DISTRICT.

DAVID WOESSNER
 DATE: 4/7/05

DEVELOPER'S CERTIFICATE

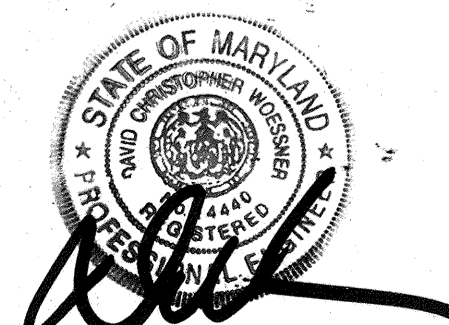
*I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING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

M.W. TOBACK
 DATE: 4/7/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

John M. Myers
 DATE: 4/7/05

John R. Robertson
 DATE: 4/7/05



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 DATE: 2/11/05

Chief, Division of Land Development
 DATE: 2/15/05

Director - Department of Planning and Zoning
 DATE: 4/15/05

DETAIL SHEET

PROJECT NAME:
**JAMES CLARK, JR. PROPERTY
 VERIZON WIRELESS COMMUNICATIONS
 MD ROUTE 108, PARCEL 3**

DES.: DTA JOB: PROJ.: BLTMOICEN DATE: 07/01/04
 DRW.: AVG/DTA/JNC CHK.: D.C.W. SCALE: AS SHOWN SHEET: 2 OF 3

STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permit, Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetative and structural practice are to be installed according to the provisions of this plan and are to be conformant with the most current 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 greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12 of the Howard County Design Manual, Storm Drainage.
5. All disturbed areas must be fenced within the time period specified above in accordance with 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (sec. 51), sod (sec. 54), temporary seeding (sec. 50) and mulching (sec. 52). Temporary stabilization with mulch alone can be done only when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:

Total Area of Site	0.33 Acres
Area Disturbed	0.33 Acres
Area to be rooted or paved	0.05 Acres
Area to be vegetatively stabilized	0.18 Acres
Total Cut	200 Cu. Yds.
Total Fill	100 Cu. Yds.
Offsite waste/borrow area location:	100' Cu. Yds. (1 On Property)

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe length or that which should be back-filled and stabilized by the end of each work day, whichever is shorter.

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, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

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

Seeding -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (1.4 lbs/sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs Kentucky 31 tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect site by:

- Option 1 -- Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
- Option 2 -- Use sod. Option 3 -- Seed: with 60 lbs/acre Kentucky 30 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 rooted 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 slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: -- Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, unless previously loosened.

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

Seeding: -- For periods March 1 -- April 30 and from August 15 -- October 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.) for the period May 1 -- August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq. ft.). For the period November 16 -- February 28, protect site by applying 2 tons/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/acre (70 to 90 lbs/1000 sq. ft.) of unrattled weed free, small grain straw immediately after seeding, anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas, on slopes, 8 ft. or higher, use 348 gal per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rate and methods not covered.

PERIMETER	CATEGORY (Proposed/Roadways)	Landscape Type	Linear Foot of Roadway Frontage/Perimeter	Credits for Existing Vegetation (Yes, No, Linear Foot) (Describe below if needed)		Credits for Wall, Fence or Berm (Yes, No, Linear Foot) (Describe below if needed)		Number of Plants Required		Provided	
				Evergreen Trees	Shade Trees	Evergreen Trees	Shade Trees	Evergreen Trees	Shade Trees		
P 1	P	B	80 FT.	0	0	NO - BERM & WALL	2	2	2	2	0
P 2	P	B	80 FT.	0	0	NO - FENCE	2	2	2	2	0
P 3	P	C	80 FT.	0	0	NO BERM	4	2	4	2	0
P 4	P	B	80 FT.	0	0	NO CREDIT TAKEN	2	2	2	2	0
TOTAL							10	8	10	8	0

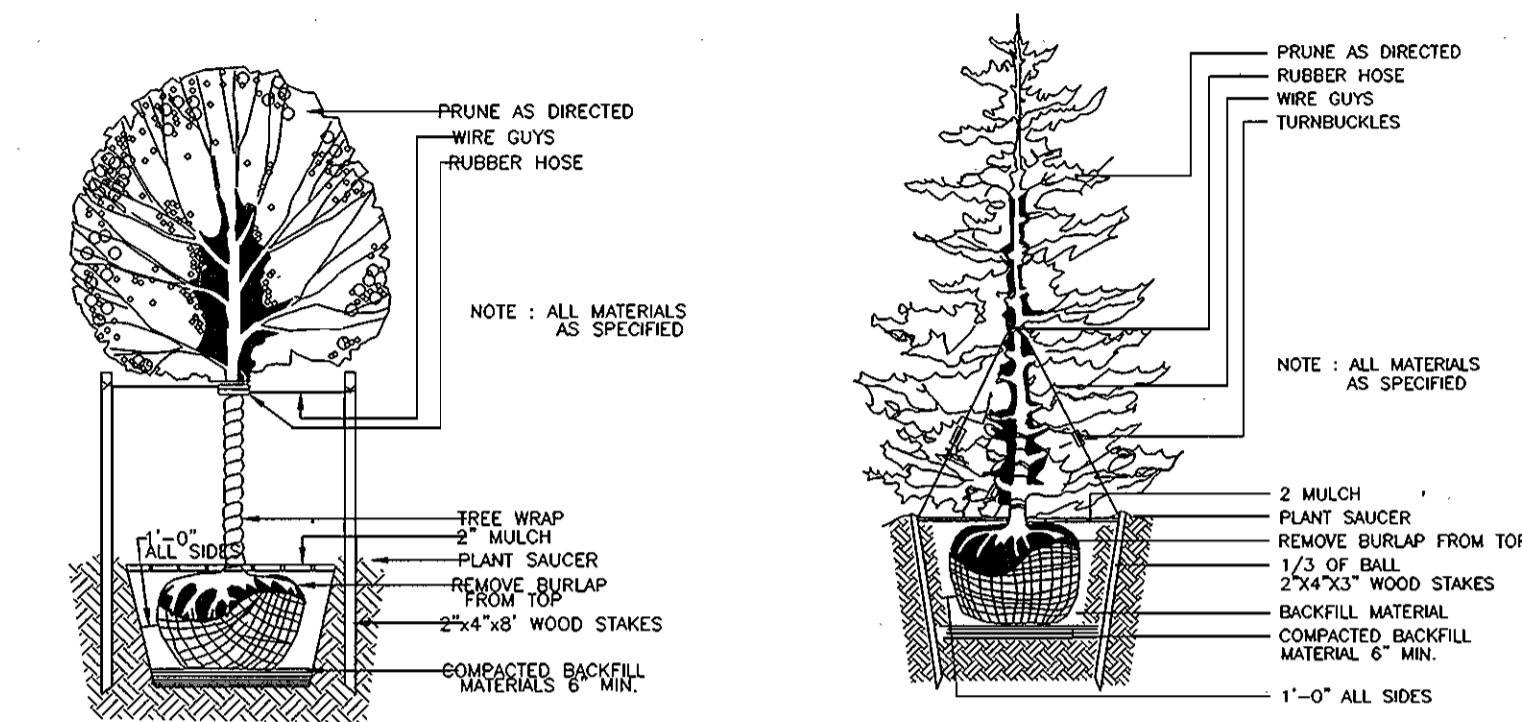
SURETY IN THE AMOUNT OF \$3,900.00 FOR 8 SHADE TREES, 10 EVERGREENS AND 0 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT.

NOTE: AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.

FOREST OBLIGATION

DESCRIPTION	ACRES
I. BASIC SITE DATA	
GROSS AREA (INCLUDES LEASED COMPOUND, DRIVE & SWM)	0.33
AREA WITHIN 100 YEAR FLOODPLAIN	0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0
NET TRACT AREA	0.33
LAND USE CATEGORY (RESIDENTIAL-SUBURBAN)	RR
II. INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	0.33
B. REFORESTATION THRESHOLD (15% x A)	0.05
C. AFFORESTATION MINIMUM (15% x A)	0.05
D. EXISTING FOREST ON NET TRACT AREA	0
E. FOREST AREA TO BE CLEARED	0
F. FOREST AREA TO BE RETAINED	0
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION	
2. Afforestation (If existing forest area is less than the afforestation minimum (If D is less than C), afforestation requirements apply.)	
V. AFFORESTATION CALCULATIONS	
A. NET TRACT AREA	0.33
C. AFFORESTATION MINIMUM (15% x A)	0.05
D. EXISTING FOREST ON NET TRACT AREA	0
E. FOREST AREA TO BE CLEARED	0
F. FOREST AREA TO BE RETAINED	0
No clearing below the minimum (If existing forest are less than the afforestation minimum and no clearing is proposed, the following calculations apply.)	
TOTAL AFFORESTATION REQUIRED (C-D)	0.05
CONCLUSION	
If the assumptions made for these calculations are correct, 0.05 acres of forest will have to be planted to meet afforestation requirements. I recommend that a FEE-IN-LIEU be paid since the required afforestation is less than 10,000 sq. ft.	

Prepared by: David Woessner

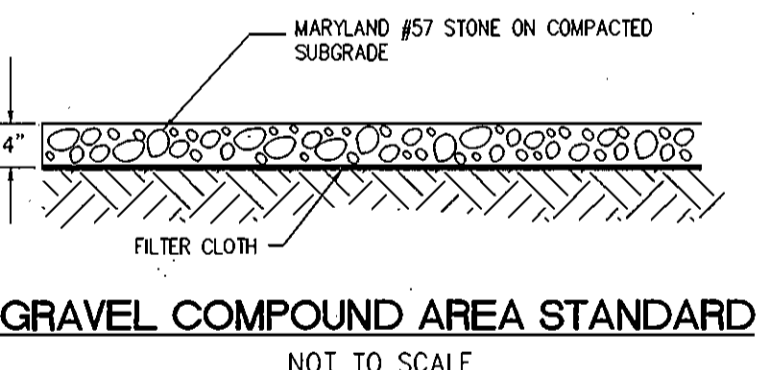


TYPICAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE
TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

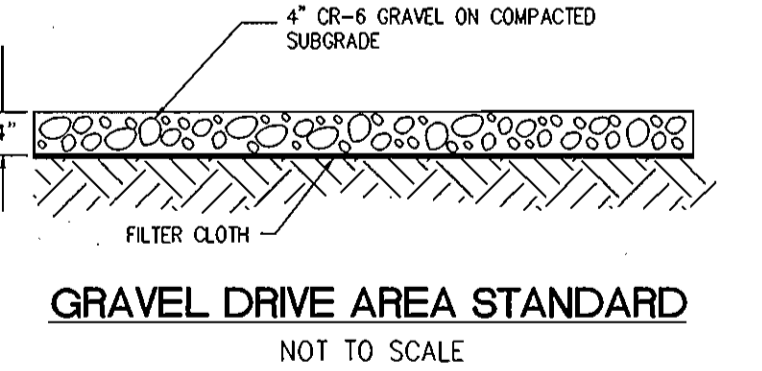
PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
☉	ACER RUBRUM	RED MAPLE	8	2-1/2" - 3" CAL.
☉	PINUS STROBUS	WHITE PINE	10	6'-8" HT

SEQUENCE OF CONSTRUCTION

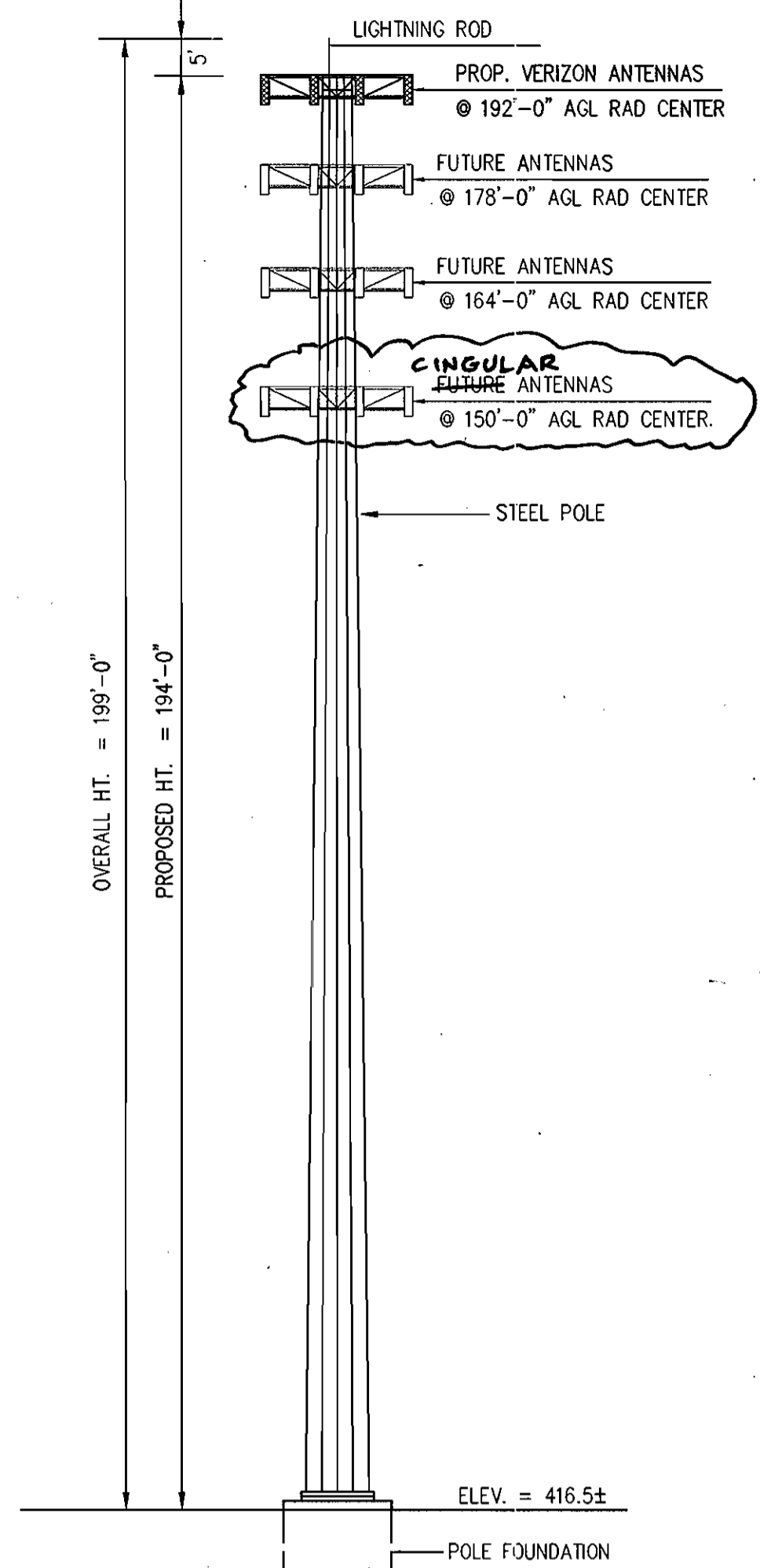
1. OBTAIN A GRADING PERMIT.
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 24 HOURS BEFORE STARTING WORK.
3. CONSTRUCT APRON (SEE ENTRANCE DETAIL). (2 DAYS)
4. INSTALL SILT FENCE AS SHOWN (1 DAY)
5. GRADE SITE AREA TO REQUIRED GRADE. (1 WEEK)
6. CONSTRUCT MONOPOLE FOUNDATION. (1 WEEK)
7. PLACE GRAVEL PAVING PER SITE PLAN GRADE & PAVE EXISTING GRAVEL DRIVE TO SITE. (1 WEEK)
8. INSTALL MONOPOLE, SHELTER, AND ELECTRICAL PANELS. (1 WEEK)
9. STABILIZE DISTURBED AREA WITHIN SITE AREA.
10. INSTALL FENCE AND GATE. (1 DAY)
11. CONSTRUCT DRY SWALE PER PLAN INCLUDING DRAIN AND OUTFALL PIPE. (1 WEEK)
12. STABILIZE DISTURBED AREA WITH PERMANENT SEEDING. (1 WEEK)
13. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, AFTER ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT SEEDING, REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES. (1 WEEK)
14. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM THE POND WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED. ALL SEDIMENT MUST BE PLACED UPSTREAM OF THE APPROVED TRAPPING DEVICE. (1 DAY)



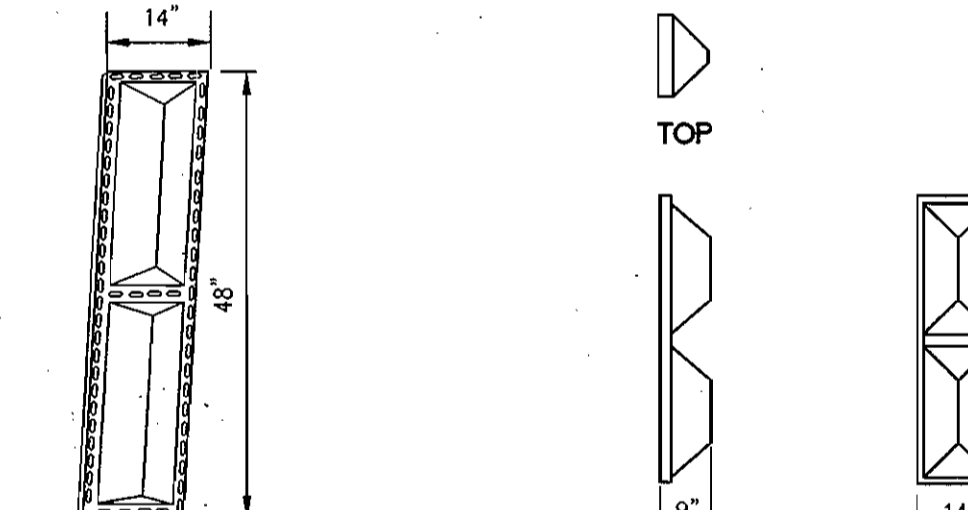
GRAVEL COMPOUND AREA STANDARD NOT TO SCALE



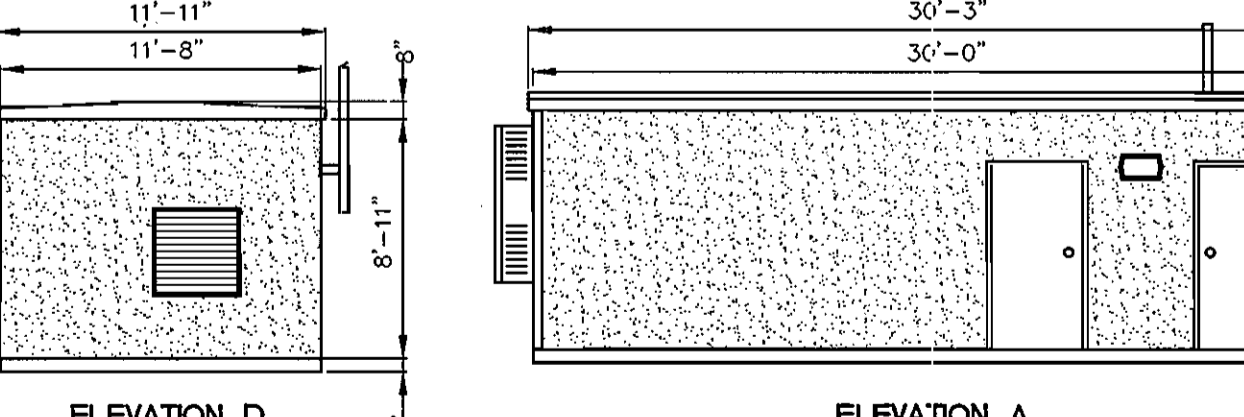
GRAVEL DRIVE AREA STANDARD NOT TO SCALE



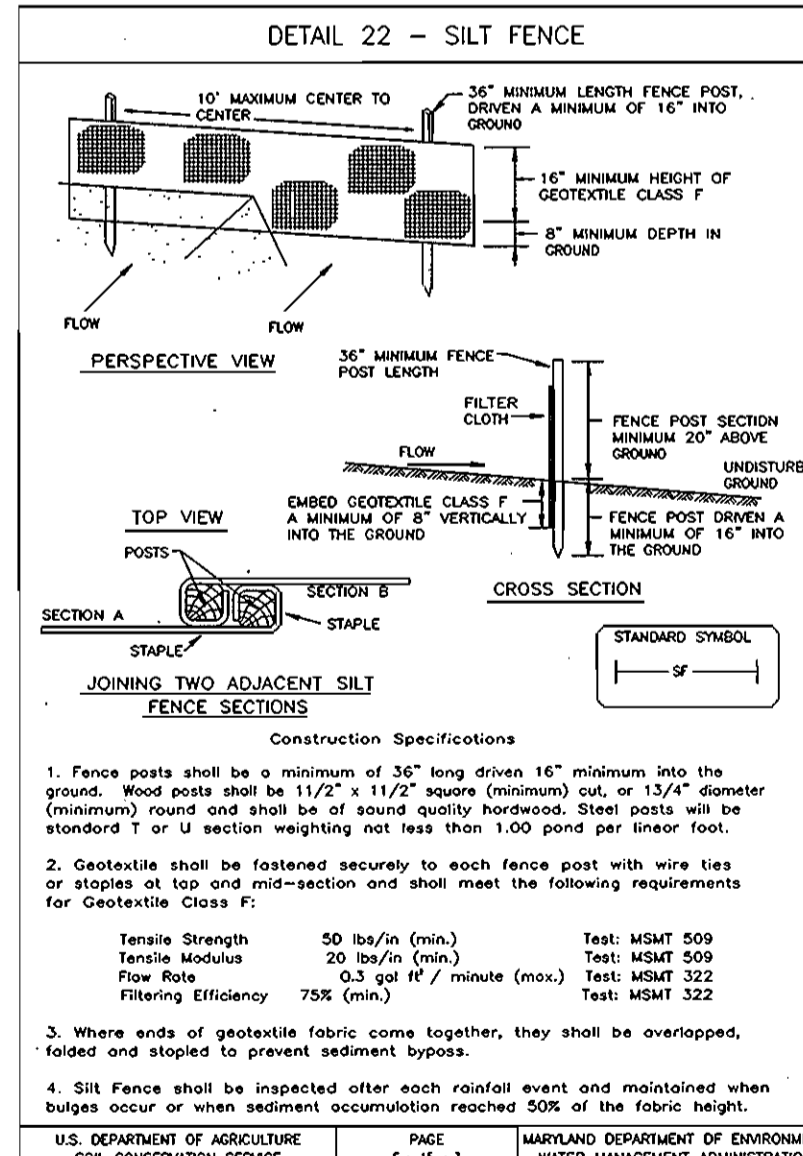
PROP. MONOPOLE DETAIL NOT TO SCALE



SA-13 STRIPLINE ARRAY ANTENNA DETAIL NOT TO SCALE



VERIZON EQUIP. SHELTER DETAIL NOT TO SCALE



Construction Specifications

1. Fence posts shall be a minimum of 3/4" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 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.
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:
Tensile Strength: 50 lbs/in (min.) Test: ASTM D 509
Tensile Modulus: 20 lbs/in (min.) Test: ASTM D 509
Flow Rate: 0.3 gal ft²/minute (max.) Test: ASTM D 522
Filtering Efficiency: 75% (min.) Test: ASTM D 522
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 reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE (- 15 -) MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

LANDSCAPE 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 LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S NAME: M.W. TOBACK, VERIZON WIRELESS
DATE: 4/7/05

REVISIONS:		
NO.	DESCRIPTION	DATE
1	INSTALL SIX (6) NEW ANTENNAS ON EXISTING POLE @ 150' AGL. CONSTRUCT NEW 11'-5" x 20'-0" SHELTER.	7/13/06

PREPARED BY:
American Land Development and Engineering, Inc.
10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: JAMES CLARK JR
10572 STATE ROUTE 108
ELLICOTT CITY, MD. 21042

DEVELOPER: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD. 20701

ENGINEER'S CERTIFICATE

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

DAVID WOESSNER
DATE: 4/7/05

DEVELOPER'S CERTIFICATE

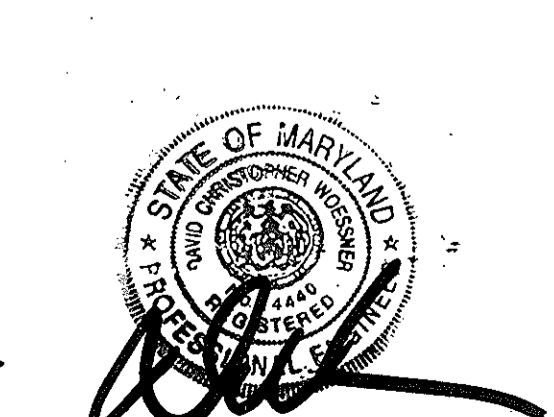
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M.W. TOBACK
DATE: 4/7/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Moya 2/10/05
DATE

John P. Robertson 2/10/05
DATE



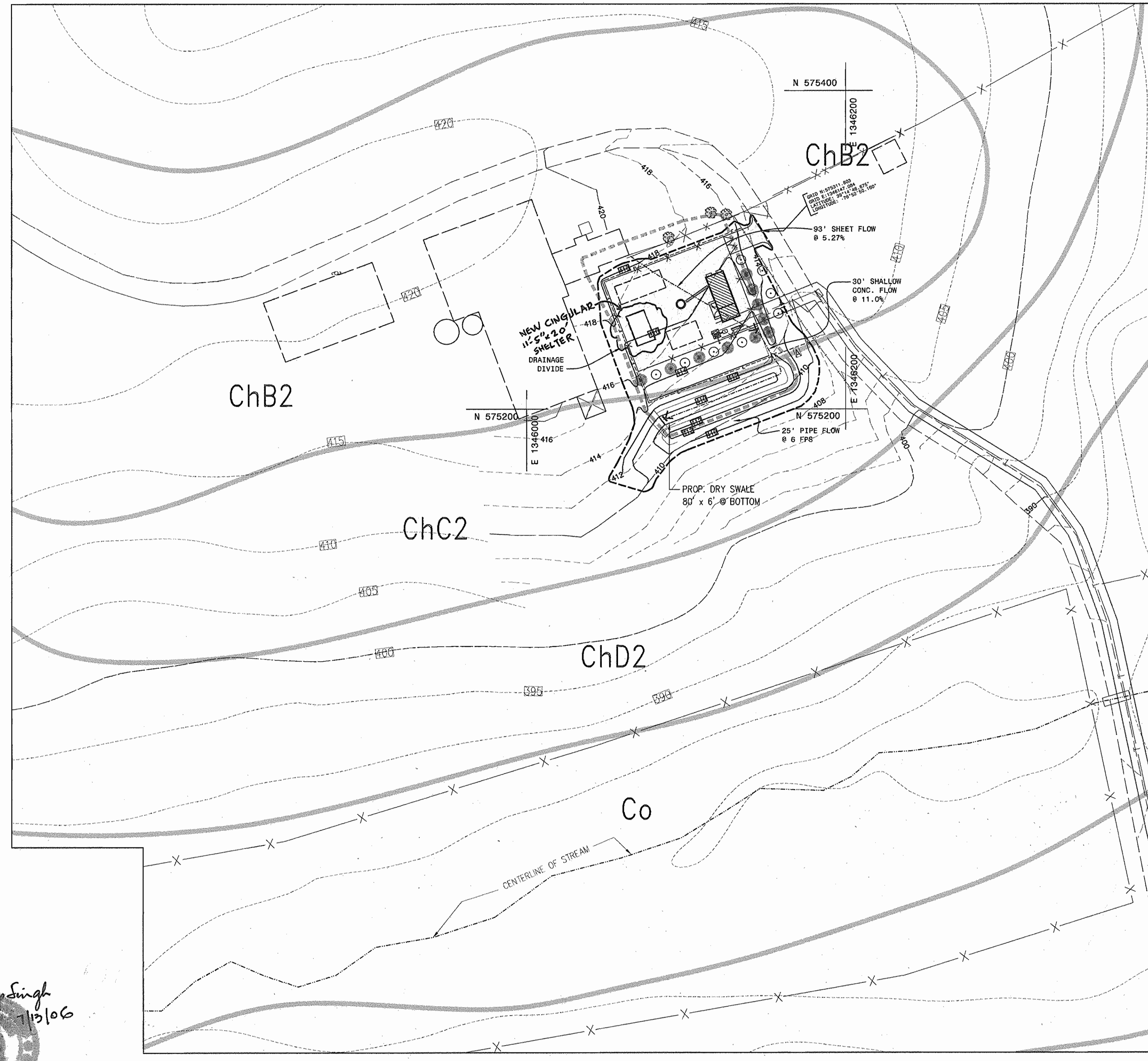
APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 2/11/05
DATE: 2/15/05
DATE: 2/16/05

TITLE: DETAIL SHEET

PROJECT NAME: JAMES CLARK, JR. PROPERTY VERIZON WIRELESS COMMUNICATIONS MD ROUTE 108, PARCEL 3

DES.: DTA JOB: PROJ.: BLTMOICEN DATE: 07/01/04
DRW.: AVG/DTA/JNC CHK.: D.C.W. SCALE: AS SHOWN SHEET: 2 OF 3



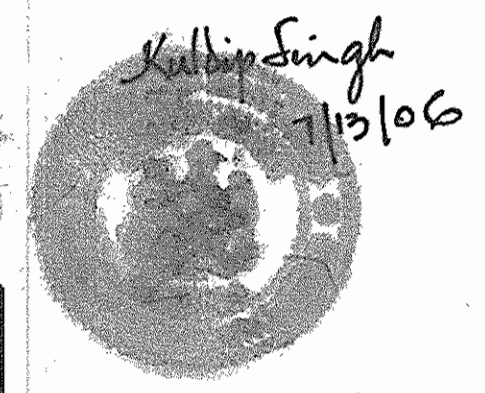
DRAINAGE AREA MAP - COMPOUND DETAIL
SCALE: 1" = 40'

LEGEND:

--- 326 ---	EXISTING CONTOURS
--- 330 ---	PROPOSED CONTOURS
---	PROPERTY LINE
---	PROP. ELECTRIC FENCE
---	PROP. FENCE
---	EX. CHAINLINK FENCE
○	EXIST. TREE
-----	EXISTING TREELINE
---	SILT FENCE
---	LIMIT OF DISTURBANCE

REVISIONS:

NO.	DESCRIPTION	DATE
1	INSTALL SIX (6) NEW ANTENNAS ON EXISTING POLE @ 150' AGL. CONSTRUCT NEW 11'-5"x 20'-0" SHELTER.	7/13/06



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATE OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS (O-1 AND O-2)

1. THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
2. THE OPEN CHANNEL SHALL BE MOWED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 4 INCHES.
3. DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
4. VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
5. REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25 % OF THE ORIGINAL WQV.

PREPARED BY:

American Land Development and Engineering, Inc.

10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: JAMES CLARK JR
10572 STATE ROUTE 108
ELLICOTT CITY, MD. 21042

DEVELOPER: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD. 20701

ENGINEER'S CERTIFICATE

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

David Woessner
SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE)
DAVID WOESSNER

1/7/05
DATE

DEVELOPER'S CERTIFICATE

"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

M.W. Toback
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE)
M.W. TOBACK, VERIZON WIRELESS

1/7/05
DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Mays
U.S.D.A. - NATURAL RESOURCE CONSERVATION SERVICE

2/10/05
DATE

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

John R. Robinson
HOWARD SCD

2/10/05
DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

William J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert ...
CHIEF, DIVISION OF LAND DEVELOPMENT

David ...
DIRECTOR - DEPARTMENT OF PLANNING AND ZONING

2/10/05
DATE

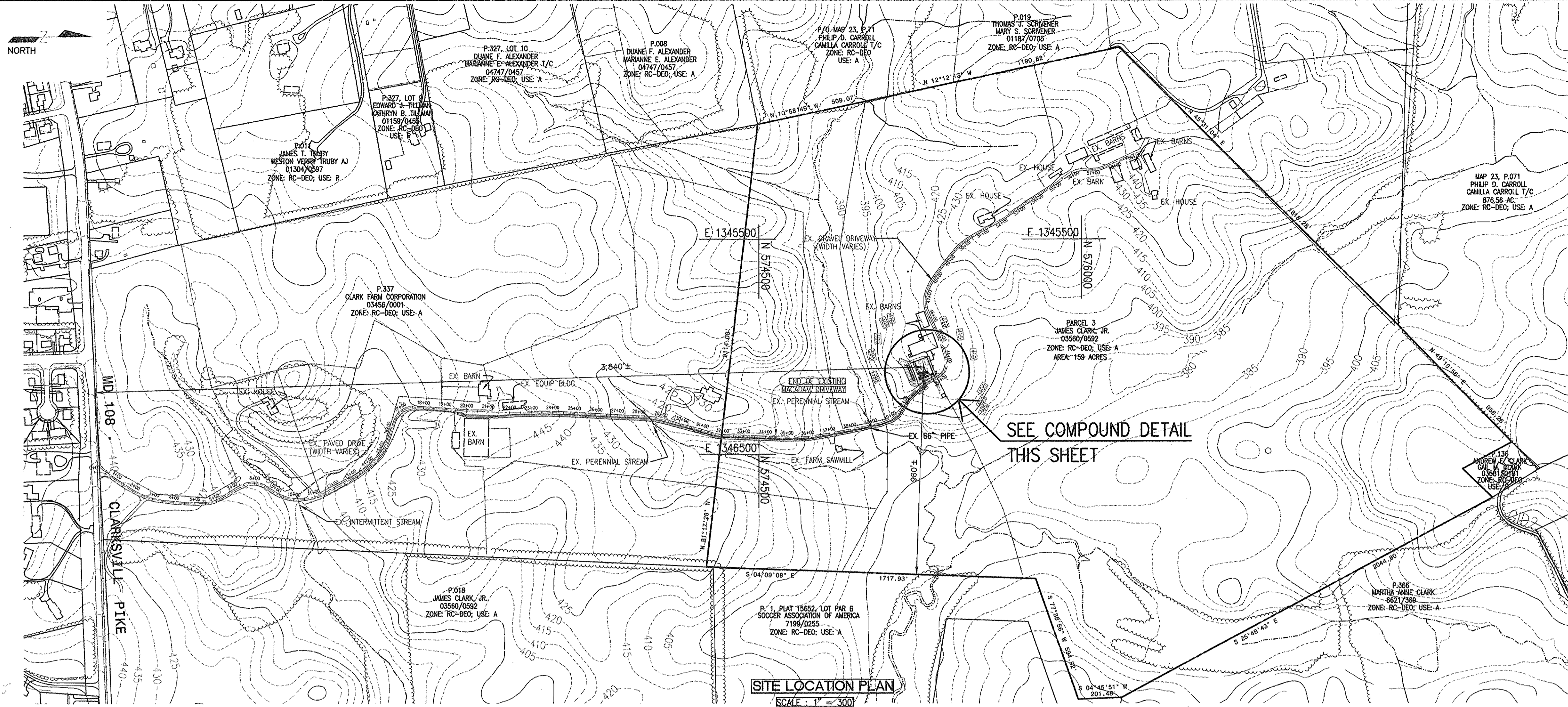
2/10/05
DATE

2/10/05
DATE

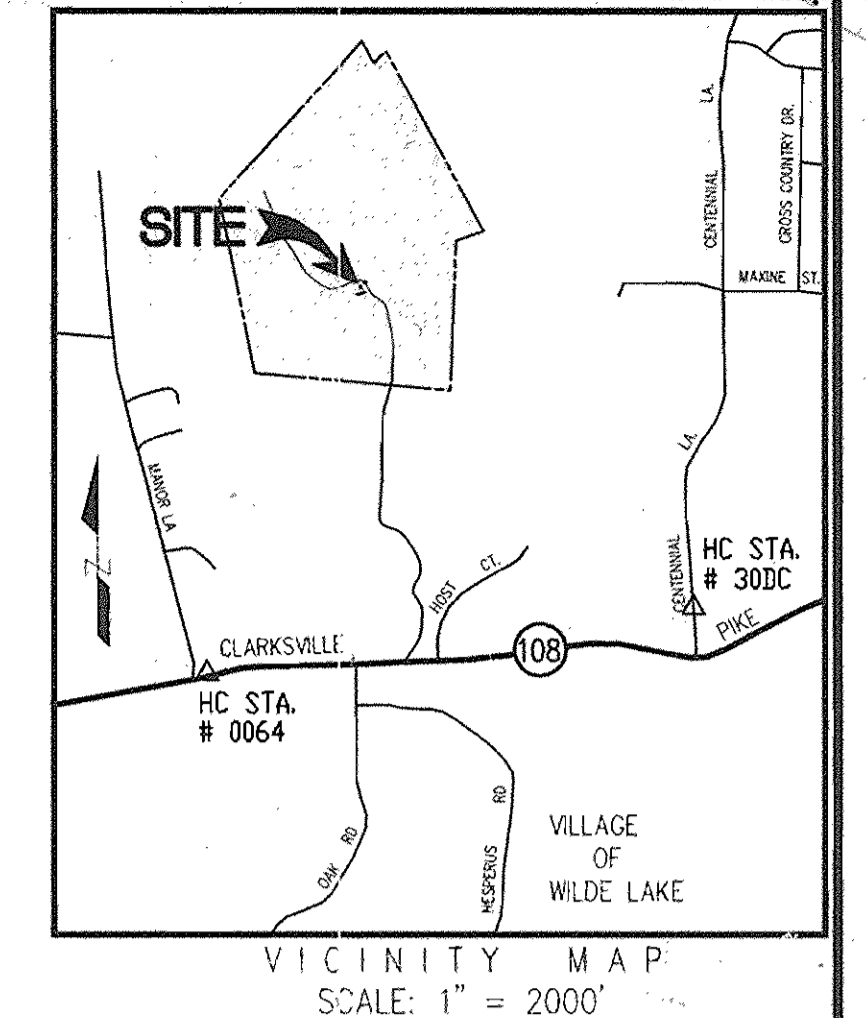
TITLE: **DRAINAGE AREA MAP & SOILS MAP**

PROJECT NAME: **JAMES CLARK, JR. PROPERTY VERIZON WIRELESS COMMUNICATIONS MD ROUTE 108, PARCEL 3**

DES.: DTA	JOB.:	PROJ.: BLTMOICEN	DATE: 07/01/04
DRW.: AVG/DTA/JNC	CHK.: D.C.W.	SCALE: AS SHOWN	SHEET: 3 OF 3



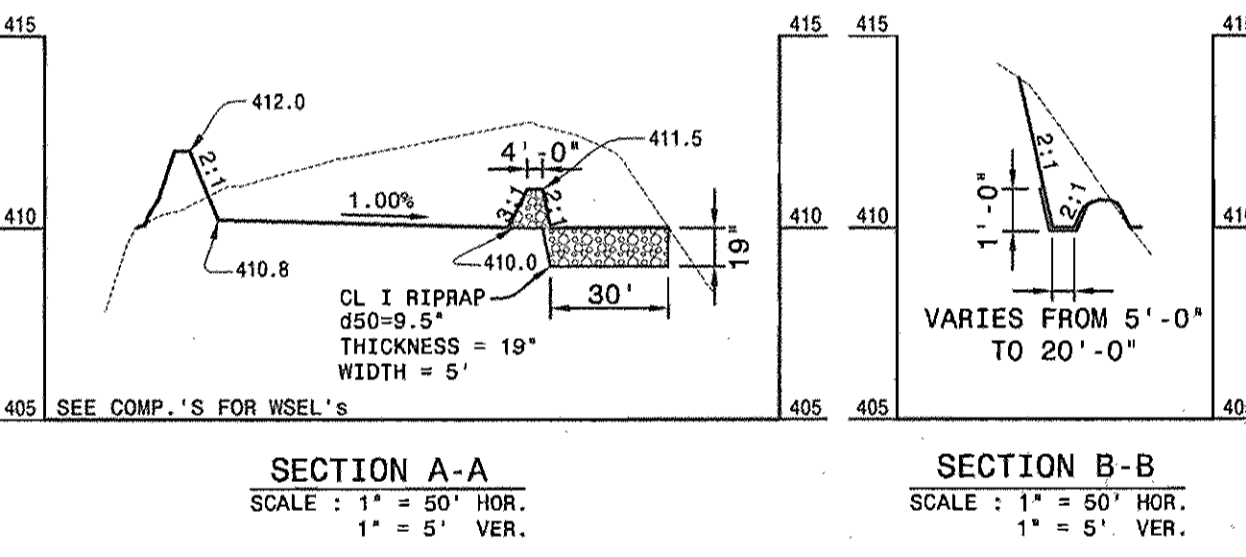
SHEET INDEX	
1	SITE, LANDSCAPE & SEDIMENT CONTROL PLAN
2	DETAILS SHEET
3	DRAINAGE AREA MAP



GENERAL NOTES:

- THIS PROPERTY IS ZONED RC-DEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE PLAN.
- PROPOSED USE FOR SITE: EQUIPMENT SHELTER, COMMUNICATION TOWER AND COMPOUND FOR VERIZON WIRELESS COMMUNICATIONS, STORM WATER MANAGEMENT FACILITY AND LANDSCAPING.
- TOTAL AREA OF PARCEL 3 = 159.0 ACRES
- TOTAL AREA OF FLOOD PLAN = 0
- TOTAL AREA SLOPES IN EXCESS OF 25% = 0
- TOTAL AREA OF DISTURBANCE: 0.33 ACRES (COMPOUND AREA, STORM WATER MANAGEMENT AND DRIVEWAY ACCESS).
- TOTAL AREA OF ROADWAY DEDICATION = 0
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PUBLIC WATER AND PUBLIC SEWER IS NOT REQUIRED.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- REFUSE COLLECTION IS NOT REQUIRED.
- THIS PROJECT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL ROADS AND PARKING AREAS ARE TO BE PRIVATELY MAINTAINED.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 0064 N 571248.544 ELEV. = 432.26
E 134516.009
- HOWARD COUNTY MONUMENT 300C N 571937.689 ELEV. = 422.11
E 134597.163
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL HAVE BEEN FULLFILLED BY THE PAYMENT OF A FEE IN LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$1,089.00 FOR 0.05 ACRES (\$5.00/SF X 2,178SF) OF AFFORESTATION.
- A DRY SWALE DESIGNED ACCORDING TO THE REQUIREMENTS OF 2000 SWM DESIGN MANUALS VOL. 1 & 2 WILL PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED CELL SITE COMPOUND.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED WITHIN THE AREA OF DISTURBANCE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS.
- PERMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN. SURETY IN THE AMOUNT OF \$3,900.00 FOR B SHADE TREES AND 10 EVERGREENS SHALL BE POSTED WITH THE GRADING PERMIT.
- THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 12' X 30' X 8'-10" HIGH UNOCCUPIED MODULAR BUILDING AND A TOWER WITH ANTENNAS FOR TRANSMISSION AND RECEPTION OF WIRELESS TELECOMMUNICATIONS. FLOOR AREA 360 SF.
- THE EXTERIOR OF THE MODULAR BUILDING IS TO BE EXPOSED AGGREGATE.
- BOUNDARY AND TOPO SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES PER FIELD SURVEY BY JOHN C. WELLES, SR. INC. ON AUGUST 2001.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALL DETAILS SHOWN ARE "STANDARD OR TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL OR CONSTRUCTION PLANS BY OTHERS.
- STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DIRECTION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- RESOLUTION No. 435-2001 JAN. 7, 2002 APPROVED THE RELEASE OF THE SUBJECT SITE FROM THE AGRICULTURAL PRESERVATION PROGRAM.
- ON 08/29/02, BA-02-03C WAS APPROVED FOR A CONDITIONAL USE A TELECOMMUNICATIONS FACILITY WITH A 199-FOOT MONOPOLE AND ASSOCIATED EQUIPMENT WITHIN A FENCED COMPOUND SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE PROPOSED TELECOMMUNICATIONS FACILITY AS DESCRIBED IN THE PETITION AND AS DEPICTED ON THE CONDITIONAL USE PLAN FOR "VERIZON WIRELESS - CENTENNIAL" SUBMITTED ON JANUARY 30, 2002, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE SUBJECT PROPERTY.
 - THE PETITIONER SHALL PROVIDE LANDSCAPING ON BOTH THE SOUTH AND EAST SIDES OF THE FENCED COMPOUND, AND THIS LANDSCAPING SHALL BE OF A TYPE AND HEIGHT TO SCREEN THE FENCED COMPOUND, THE EQUIPMENT SHELTERS, AND THE BASE OF THE MONOPOLE.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- THE BOARD OF APPEALS APPROVED AN EXTENSION OF TIME OF THE DECISION AND ORDER (BA-02-3C) DATE BY WHICH TO APPLY FOR BUILDING PERMITS UNTIL AUGUST 29, 2007 AND AUGUST 29, 2008, RESPECTIVELY.
- ENTRY TO THE COMMUNICATION TOWER COMPOUND SHALL BE FROM ROUTE 108 ONLY.
- THE COMMUNICATION TOWER SHALL CONFORM TO SECTION 13.11.14 OF THE ZONING REGULATIONS.
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC., SEPTEMBER 25, 2001, WHICH INDICATED THAT THE PROPOSED LEASE AREA IS NOT LOCATED WITHIN A WETLAND.
- THE SUBJECT PROPERTY IS ENCUMBERED WITH HOWARD CO. EASEMENT HO-87-06-E. THE AGRICULTURAL LAND PRESERVATION BOARD APPROVED THE RELEASE OF 6,760SF FROM THE EASEMENT ON SEPTEMBER 17, 2001 FOR AN 80'X80' DRIVEWAY AND SHORT DRIVE EXTENSION OFF OF EXISTING DRIVE.
- A MAINTENANCE AGREEMENT BETWEEN PARCELS 337, PARCEL 3, AND VERIZON WIRELESS FOR USE OF THE EXISTING DRIVEWAY TO THE TOWER COMPOUND IS RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND, LIBER 8894/FOLIO 570.

*FOR THE PURPOSES OF THE SDP, THE "PROPERTY" HAS BEEN DEFINED AS THE AREA OF THE TELECOMMUNICATIONS SITE.



LEGEND:

- 330 EX. CONTOURS
- 330 PROP. CONTOURS
- PROPERTY LINE
- PROP. ELECTRIC FENCE
- PROP. FENCE
- EX. CHAINLINK FENCE
- EX. TREE
- EX. TREELINE
- SILT FENCE
- LIMIT OF DISTURBANCE

REVISIONS:

NO.	DESCRIPTION	DATE
1	INSTALL SIX (6) NEW ANTENNAS ON EXISTING POLE @ 150' AGL. CONSTRUCT NEW 11'-5" X 20'-0" SHELTER.	7/13/06

PREPARED BY:
American Land Development and Engineering, Inc.
 10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: JAMES CLARK JR
 10572 STATE ROUTE 108
 ELLICOTT CITY, MD. 21042

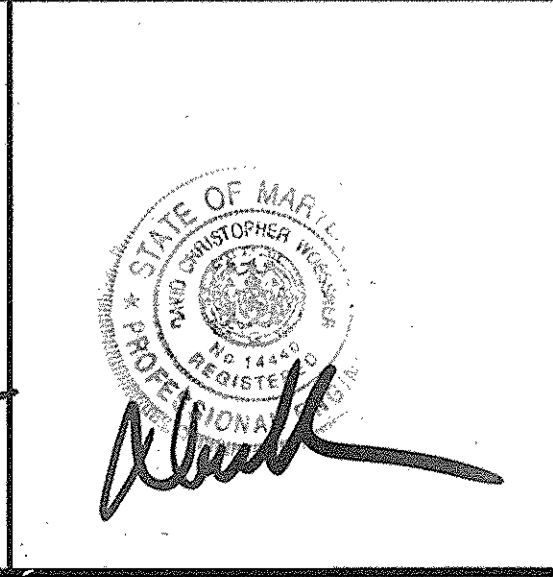
DEVELOPER: VERIZON WIRELESS
 9000 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD. 20701

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 DAVID WESSNER
 11/7/05

DEVELOPER'S CERTIFICATE
 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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 M.W. TOBACK
 11/7/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 Jim Myers
 S.D.A. NATURAL RESOURCES CONSERVATION SERVICE
 2/10/05

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Robertson
 2/10/05



NOTE:
 AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.

LANDSCAPE 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 LANDSCAPE MANUAL. I WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 M.W. TOBACK
 (DEVELOPER'S NAME) M.W. TOBACK, VERIZON WIRELESS
 1/7/05

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING
 2/10/05
 2/10/05
 2/10/05

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL NO.	
N/A		N/A		3	
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
3560 / 592	6	RCDEO	29	2	6023.00
WATER CODE			SEWER CODE		
N/A			N/A		
ADDRESS					
10572 MD ROUTE 108, ELLICOTT CITY, MD 21042					
TITLE:					
SITE, LANDSCAPE PLAN & SEDIMENT CONTROL PLAN					
PROJECT NAME:					
JAMES CLARK, JR. PROPERTY VERIZON WIRELESS COMMUNICATIONS MD ROUTE 108, PARCEL 3					
DES.:	DTA	JOB:		PROJ.:	BLTMOICEN
DATE:	07/01/04	DRW.:	AVG/DTA/JNC	CHK.:	D.C.W.
SCALE:	AS SHOWN	SHEET:	1 OF 3		