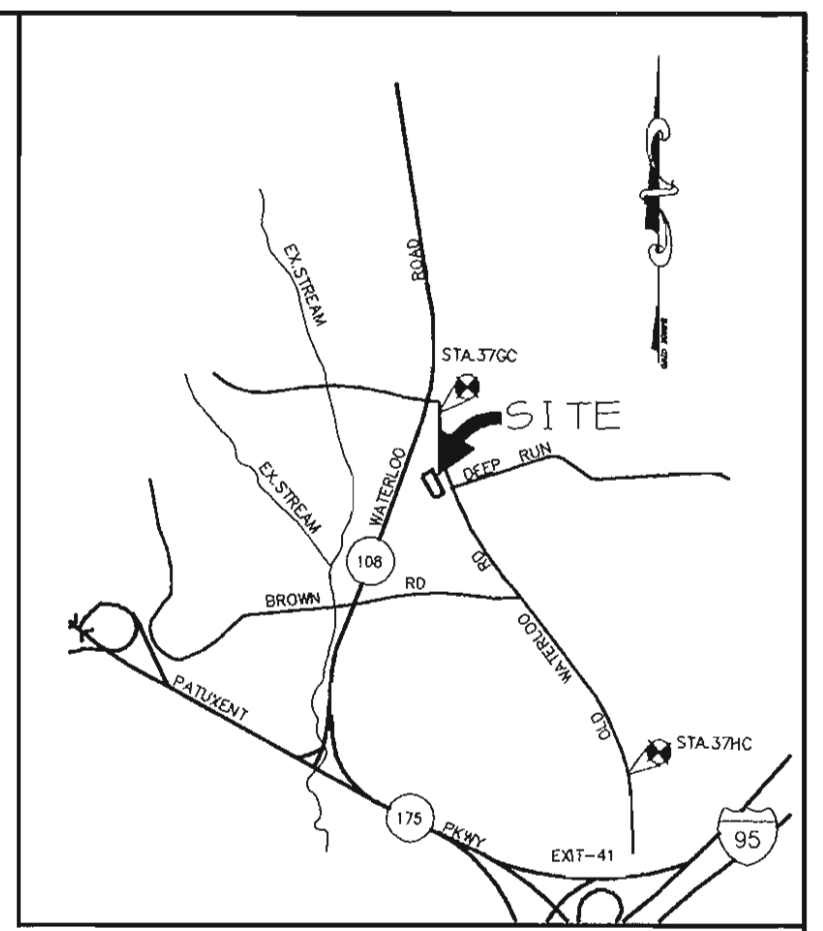


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
4	PROFILES AND DETAILS
5	SEDIMENT CONTROL NOTES AND DETAILS
6	LANDSCAPE PLAN
7	DEMOLITION PLAN

SITE DEVELOPMENT PLANS

WATERLOO SHOPPING CENTER

FOOD LION P-1804 SUBDIVISION PROPERTY PARCEL B, RETAIL STORE 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

BM #1
HO. CO. SURVEY MONUMENT 37GC
ELEV. 331.93
N 555,250.79 E 1,370,946.36

BM #2
HO. CO. SURVEY MONUMENT 37HC
ELEV. 291.79
N 552,854.21 E 1,372,639.50

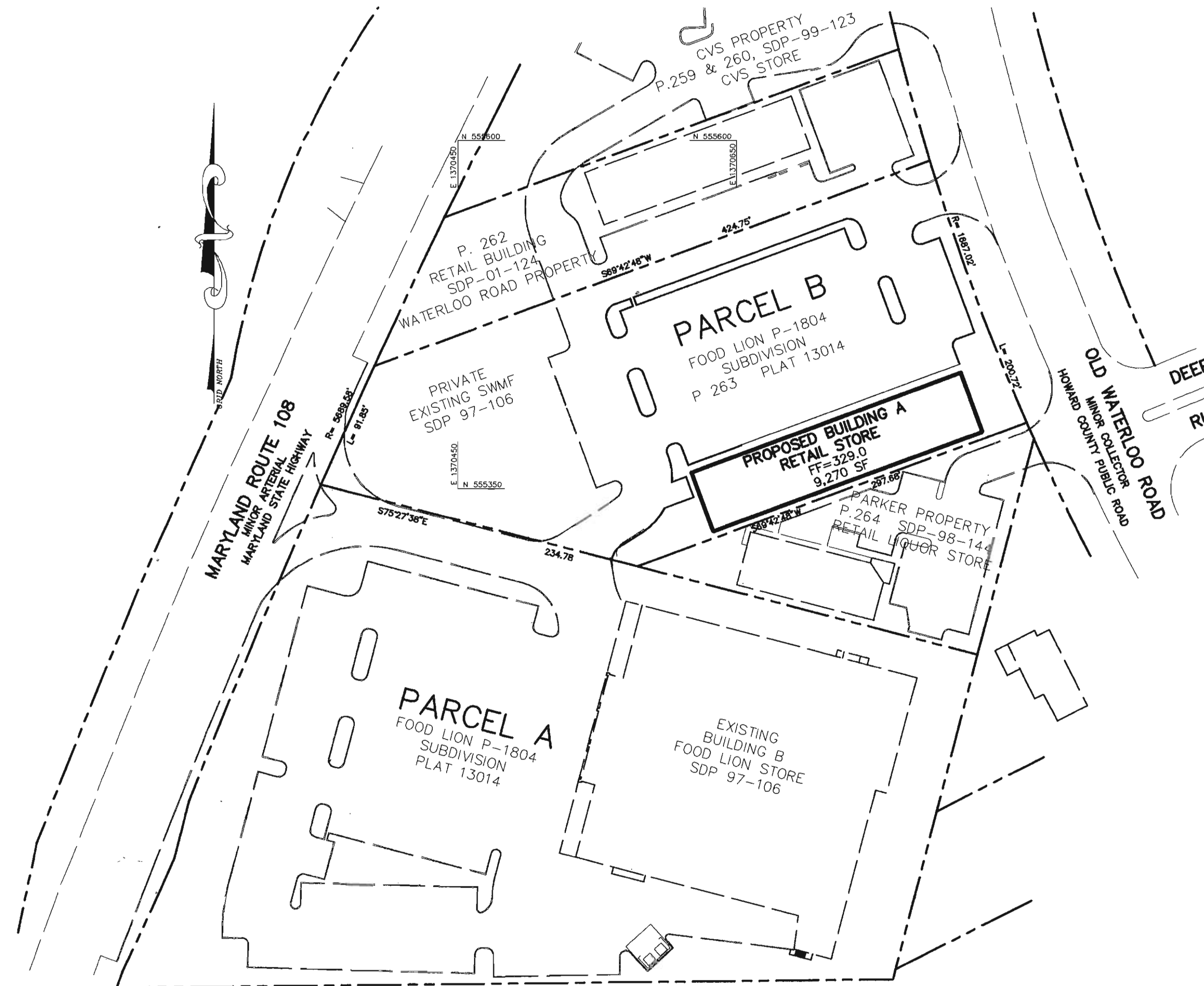
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM F-95-128 AND FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST & ASSOCIATES DATED (MARCH 2000).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37GC AND 37HC WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3629-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3629-D
- THE STORMWATER MANAGEMENT FACILITIES SERVING FOR THIS SITE PRIVATELY OWNED AND MAINTAINED AND APPROVED UNDER SDP-97-106, SDP-99-123
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100- YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES LTD DATED MARCH 31, 2004.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT IS BASE ON F-95-128 RECORD PLAT BY PATTON HARRIS RUST & ASSOCIATES, PC.
- SUBJECT PROPERTY ZONED B-2 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-98-56, SDP-97-106, SDP-99-123, SDP-92-46 (VOIDED)
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- FOREST CONSERVATION FOR THIS PROJECT WAS ADDRESSED UNDER F-98-56 AND SDP-97-106.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. POSTING FOR 15 SHADE TREES, ONE EVERGREEN TREE AND 13 SHRUBS IN THE AMOUNT OF \$5040.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS SITE.

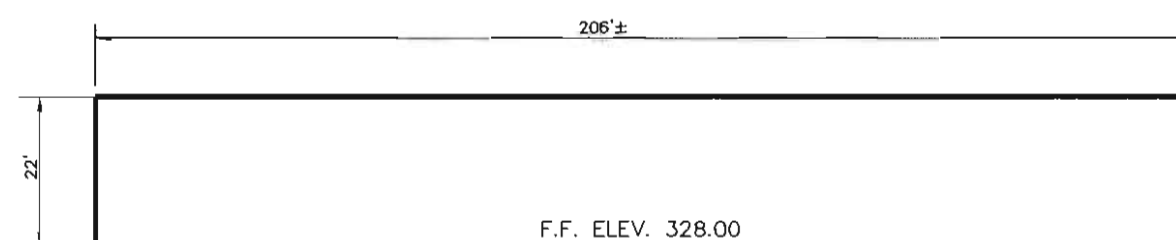
SITE ANALYSIS

AREA OF PARCEL A	3.66 ACRES (159,275 SF)
AREA OF PARCEL B	1.90 ACRES (82,578 SF)
TOTAL AREA	5.56 ACRES (242,153 SF)
DISTURBED AREA	1.01 ACRES
PRESENT ZONING	B-2
PROPOSED ZONING	RETAIL
BUILDING COVERAGE	
RETAIL STORE-BUILDING A	9,270 SF
GROCERY STORE-BUILDING B	38,915 SF
TOTAL	48,185 SF (19.9% OF SITE)
# OF PARKING SPACES REQUIRED @ 5.0 SP/1000 SF	
BUILDING A	47 SPACES
BUILDING B	195 SPACES
TOTAL	242 SPACES
# OF PARKING SPACES PROVIDED	
BUILDING A	99 SPACES (4 HC)
BUILDING B	151 SPACES (6 HC)*
TOTAL	250 SPACES
PAVED AREA	110,081 SF (45.5% OF SITE)

NOTE: *AN AGREEMENT BETWEEN THE PARCELS A AND B OF THE FOODLION P-1804 SUBDIVISION FOR A CROSS-EASEMENT TO SHARE PARKING AND ACCESS HAS BEEN RECORDED AS PLAT NUMBER 13014.



PLAN
SCALE: 1" = 60'



NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS.
WEST ELEVATION - BUILDING A
NO SCALE

ADDRESS CHART

BUILDING	STREET ADDRESS
A	6520 OLD WATERLOO ROAD

SUBDIVISION NAME	SECT./AREA	PARCEL			
FOOD LION P-1804 SUBDIVISION	-	B			
PLAT #	BLOCK #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
13014	20	B-2	37	6th	6067.03
WATER CODE	SEWER CODE				
E08	3460000				

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark ...</i>	1/21/05
DIRECTOR	DATE
<i>William ...</i>	1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Cindy ...</i>	1/20/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION

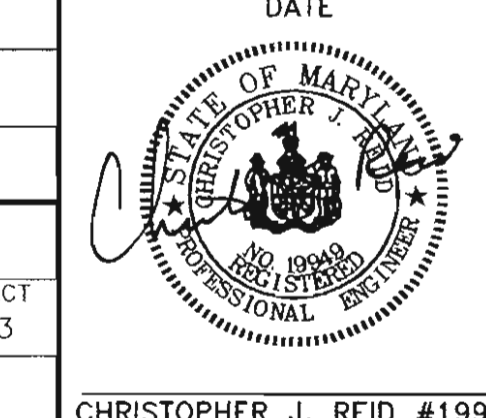
OWNER / DEVELOPER
McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

**PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE**
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE SHEET

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY : C.J.R.
DRAWN BY: MAD
PROJECT NO: 12448/3-0/ENGR PLANS/CO00COV.DWG
DATE : DECEMBER 23, 2004
SCALE : AS SHOWN
DRAWING NO. 1 OF 7

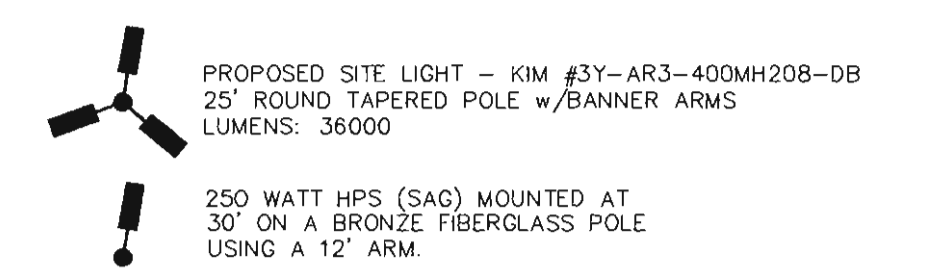


LEGEND

EXISTING 2' CONTOUR	---
EXISTING 10' CONTOUR	---
PROPOSED 2' CONTOUR	---
PROPOSED 10' CONTOUR	---
PROPERTY LINE AND RIGHT OF WAY	---
STORM DRAIN	---
PROP. SPOT ELEVATION	13'2
SETBACK LINES	---
P-2 PAVING	---
VI & ER	---
VEHICULAR INGRESS AND EGRESS RESTRICTED	---



- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 3. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 5. * STD/REV - STANDARD TO REVERSE CURB TRANSITION.
 6. SEE SHEET 7 FOR DEMOLITION PLAN.

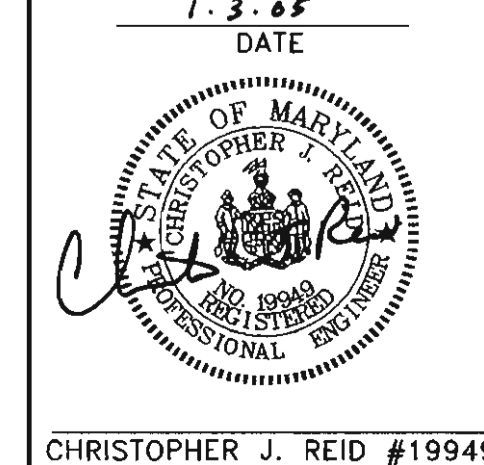


APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Wanda P. Leight</i>	1/24/05
DIRECTOR	DATE
<i>William Cammon</i>	1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION &	DATE
<i>Andy Hammett</i>	1/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

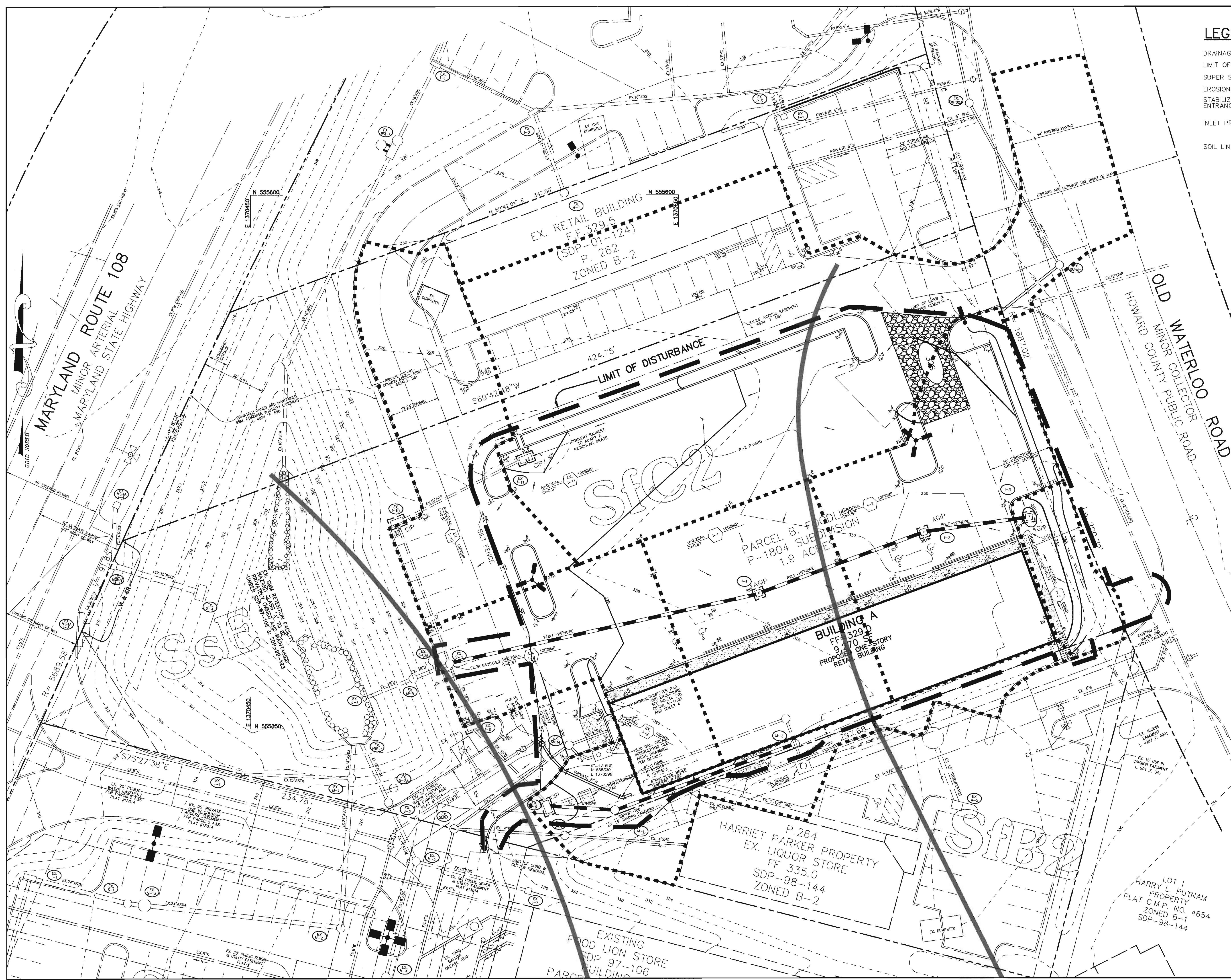
DATE	NO.	REVISION
OWNER / DEVELOPER		
McCAMMON PROPERTIES 8563 AUTUMN HARVEST WAY ELLCOTT CITY, MARYLAND 21043 410-465-4162		
PROJECT WATERLOO SHOPPING CENTER PARCEL B FOOD LION P-1804 SUBDIVISION PROPERTY, RETAIL STORE		
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		

TITLE	SITE DEVELOPMENT PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	

DESIGNED BY : C.J.R.
DRAWN BY: MAD
PROJECT NO. 12448/3-0/ENGR PLANS/C400SIT.DWG
DATE : DECEMBER 23, 2004
SCALE : 1" = 20'
DRAWING NO. 2 OF 7



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LEGEND

- DRAINAGE AREA LINES
- LIMIT OF DISTURBANCE L.O.D.
- SUPER SILT FENCE SSF
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE SCE
- INLET PROTECTION CIP
- SOIL LINES

BY THE DEVELOPER :

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

RCM Comm
 DEVELOPER 1-3-05
DATE

BY THE ENGINEER :

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

Chris J Reed
 ENGINEER 1-3-05
DATE

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

Jim Meyer
 NATURAL RESOURCES CONSERVATION SERVICE 1/28/05
DATE

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

John R. Blanton
 HOWARD SOIL CONSERVATION DISTRICT 1/28/05
DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark DeAngelis
 DIRECTOR 1/24/05
DATE

Chris Dummer
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 1/20/05
DATE

Cindy Harnish
 CHIEF, DIVISION OF LAND DEVELOPMENT 1/24/05
DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
 McCAMMON PROPERTIES
 8563 AUTUMN HARVEST WAY
 ELLICOTT CITY, MARYLAND 21043
 410-465-4162

PROJECT **WATERLOO SHOPPING CENTER**
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
 AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #3014
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8819 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

1-3-05
 DATE

DESIGNED BY : C.J.R.
 DRAWN BY: MAD
 PROJECT NO: 12448/3-0/ENGR PLANS/C600GRA.DWG
 DATE : DECEMBER 23, 2004
 SCALE : 1" = 20'
 DRAWING NO. 3 OF 7

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30.0 - DUST CONTROL

DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

TEMPORARY METHODS

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRUMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGUN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12' APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOSTLY WET. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION-SCALING SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

REFERENCES

- AGRICULTURE HANDBOOK 346, WIND EROSION FORCES IN THE UNITED STATES AND THEIR USES IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354, HOW TO CONTROL WIND EROSION, USDA-ARS.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 30 - 1	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 3B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

Construction Specifications

- Length - minimum of 50' ("30" for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a 2" x 4" wire mesh and held in place by sandbags or alternate weight.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 23C - CURB INLET PROTECTION

Construction Specifications

- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
- Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
- Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
- Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
- The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
- Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
- This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
- Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

DETAIL 22 - SILT FENCE

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 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1" or 1 1/2" section weighing not less than 100 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: 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
- 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 bulges occur or when sediment accumulation reached 50% of the fabric height.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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. If not previously loosened.

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

Seeding - For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (2.5 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 5 lbs. per acre of seeding lovegrass (5.0 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unwashed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (0 gal. per 1000 sq. ft.) for anchoring.

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

PERMANENT SEEDING NOTES

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

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.

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (14 lbs. per 1000 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (28 lbs. per 1000 sq. ft.) before seeding. Narrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 90 lbs. per acre (2.25 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of seeding lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

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

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unwashed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (0 gal. per 1000 sq. ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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. If not previously loosened.

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

Seeding - For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (2.5 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 5 lbs. per acre of seeding lovegrass (5.0 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unwashed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (0 gal. per 1000 sq. ft.) for anchoring.

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

PERMANENT SEEDING NOTES

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

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.

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (14 lbs. per 1000 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (28 lbs. per 1000 sq. ft.) before seeding. Narrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 90 lbs. per acre (2.25 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of seeding lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

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

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unwashed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (0 gal. per 1000 sq. ft.) for anchoring.

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

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND MARKING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOOD, TEMPORARY SEEDING, AND MULCHING (SEC. 6.). TEMPORARY STABILIZATION MULCH ALONG SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	1.90 ACRES
AREA DISTURBED	1.01 ACRES
AREA TO BE ROOFED OR PAVED	0.46 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.55 ACRES
TOTAL CUT	500 CF
TOTAL FILL	500 CF

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

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND INLET PROTECTIONS. (2 DAYS)
- BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION.
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL STORM DRAIN (NEW INLET PROTECTIONS) AND WATER AND SEWER. (2 WEEKS)
- INSTALL CURB AND GUTTER AND PAVE. (1 WEEK)
- PERFORM FINE GRADING, LANDSCAPING AND SIDEWALKS. (1 WEEK)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 DAYS)
- COMPLETE BUILDING CONSTRUCTION. (4 MONTHS)
- UPON PERMISSION OF COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 DAY)

21.0 STANDARD 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 vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

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

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SSS in cooperation with Maryland Agricultural Experimentation Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of clinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 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 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 over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - b. Organic content of topsoil shall be not less than 1.5 percent by weight.
 - c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

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

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below.

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for site having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1979.

BY THE DEVELOPER :

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

RCA
DEVELOPER
DATE: 1.3.05

BY THE ENGINEER :

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

Urb & Res
ENGINEER
DATE: 1.3.05

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

Jim Meyer
NATURAL RESOURCES CONSERVATION SERVICE
DATE: 1/18/05

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

John K. Robertson
HOWARD SOIL CONSERVATION DISTRICT
DATE: 1/18/05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frankie D. Wynn
DIRECTOR
DATE: 1/24/05

Orlando J. Hamilton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1/26/05

Orlando J. Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 1/28/05

DATE	NO.	REVISION

OWNER / DEVELOPER

McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014
8th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SEDIMENT CONTROL NOTES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

PHRA

1.3.05
DATE

DESIGNED BY : C.J.R.

DRAWN BY: MAD

PROJECT NO: 12448/3-0/ENGR PLANS/C400DET.DWG

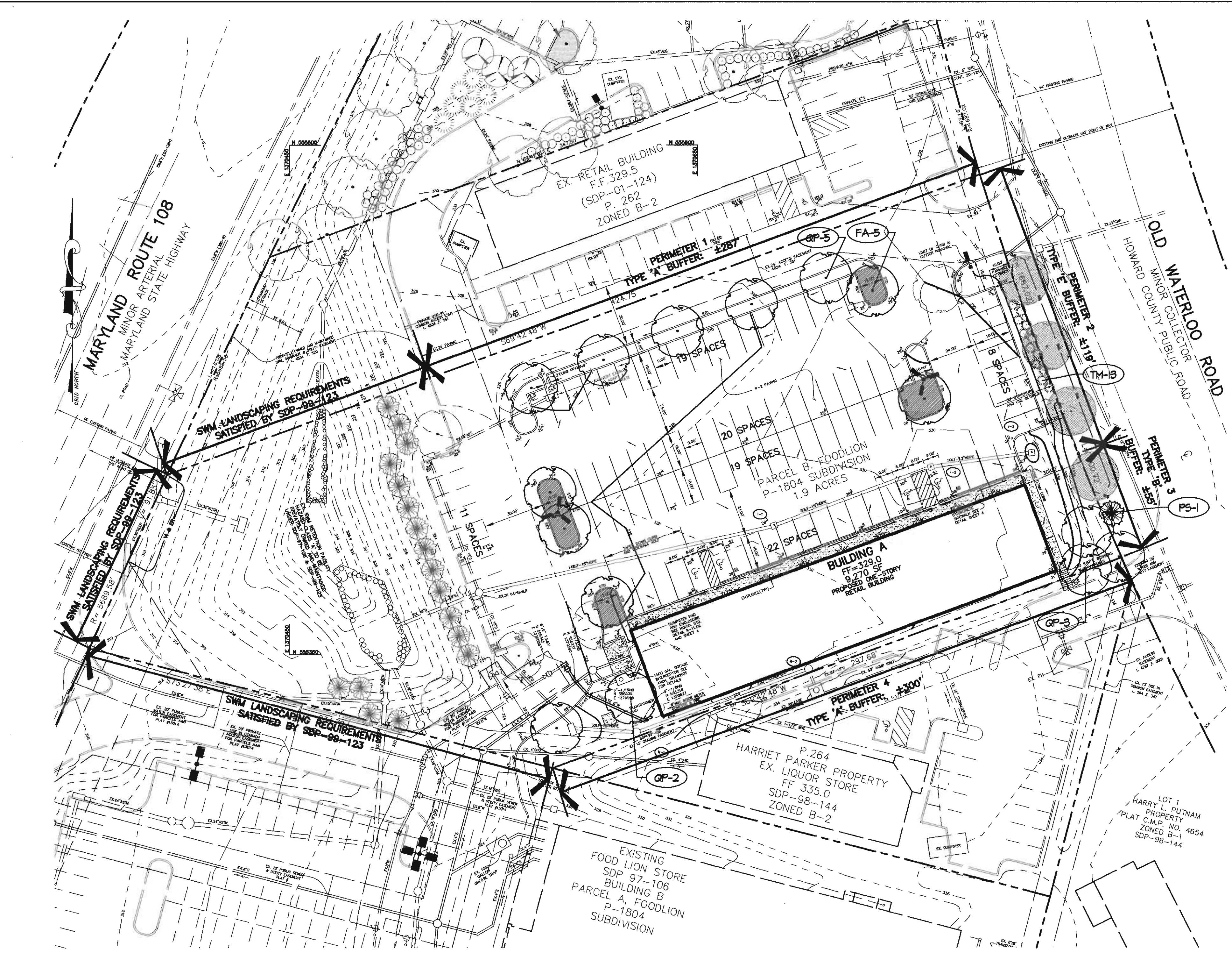
DATE : DECEMBER 23, 2004

SCALE : AS SHOWN

DRAWING NO. 5 OF 7

CHRISTOPHER J. REID #19949

SDP-05-32



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.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5500.
- SHADE TREES @ \$300 = \$4500
- ORNAMENTAL TREES @ \$150 = \$0
- EVERGREEN TREES @ \$150 = \$150
- SHRUBS @ \$30 = \$390

3. THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.

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

5. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.

6. ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.

7. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.

8. NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLANS AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

DEVELOPER'S/OWNER'S CERTIFICATION:

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, ACCORDING TO AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

1.3.05 DATE

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
FA	5	Fraxinus americana 'Autumn Purple' Autumn Purple White Ash	2.5"-3" cal.	B&B	Plant as shown
OP	10	Quercus prinus White Oak	2.5"-3" cal.	B&B	Plant as shown
PS	1	Pinus strobus White Pine	6'-8" ht.	B&B	Plant as shown
TH	13	Taxus media 'Hicksii' Hicks Yew	2.5"-3" ht.	B&B	Plant as shown

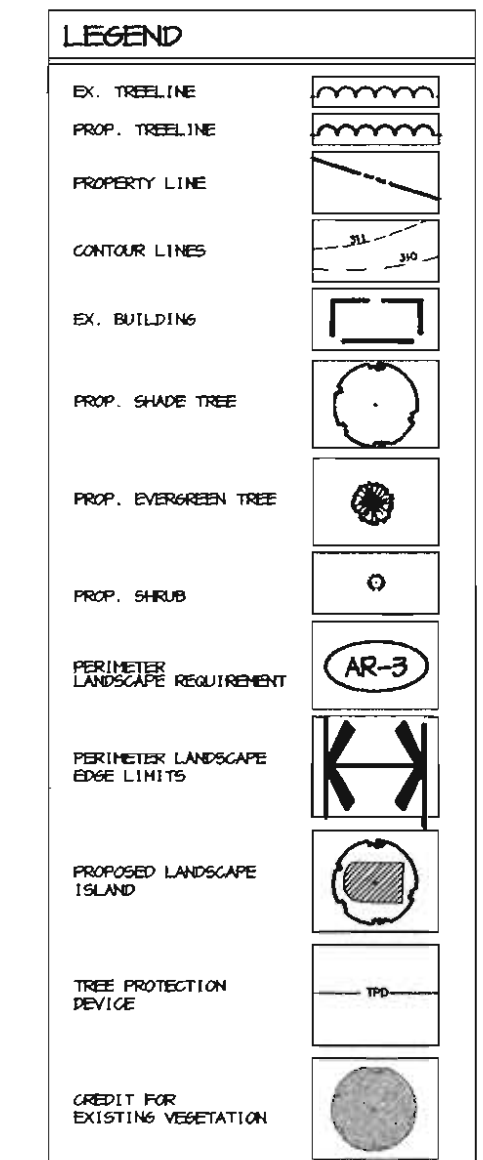
PERIMETER	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO ROADWAYS	
	A	4	E	B
LANDSCAPE TYPE	1	A	E	3
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	\$287'	\$300'	\$114'	\$55'
CREDIT FOR EXISTING VEGETATION (YES/NO) (LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES (3 SHADE TREES)	YES (1 SHADE TREE)
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO) (LINEAR FEET)	NO	NO	YES	NO
LINEAR FEET REMAINING	\$287'	\$300'	\$93'	\$55'
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	5	2	1
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
TOTAL	0	5	2	1

PARKING LOT	QTY.
NUMBER OF PARKING SPACES	49
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	5
NUMBER OF TREES PROVIDED	5
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTION)	-
NUMBER OF ISLANDS PROVIDED	5

CREDIT TAKEN FOR 2 SHADE TREES PROPOSED UNDER SDP-47-106 FOR 2 REQUIRED SHADE TREES.

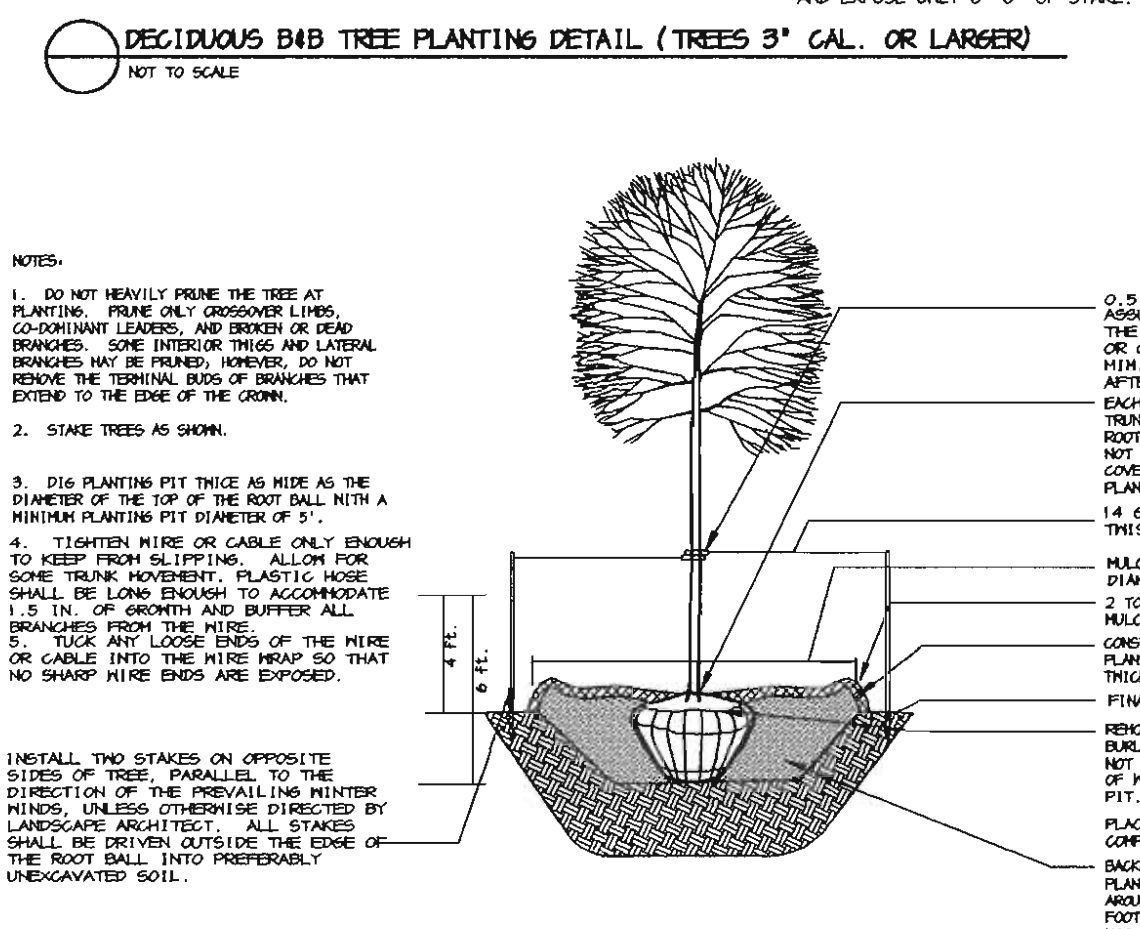
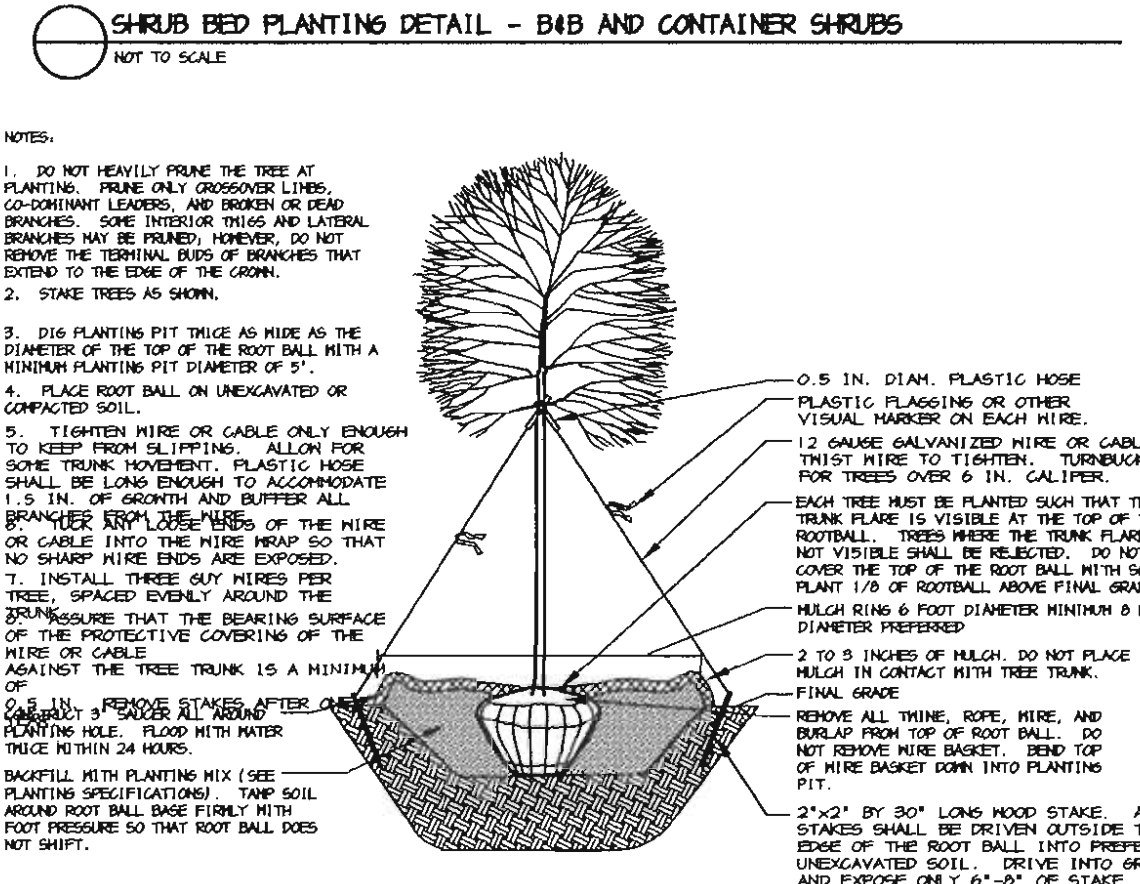
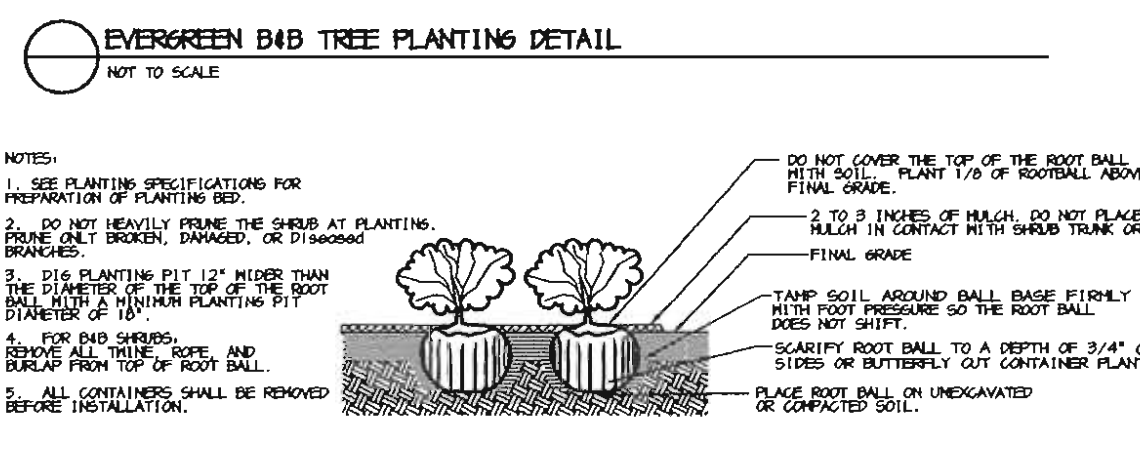
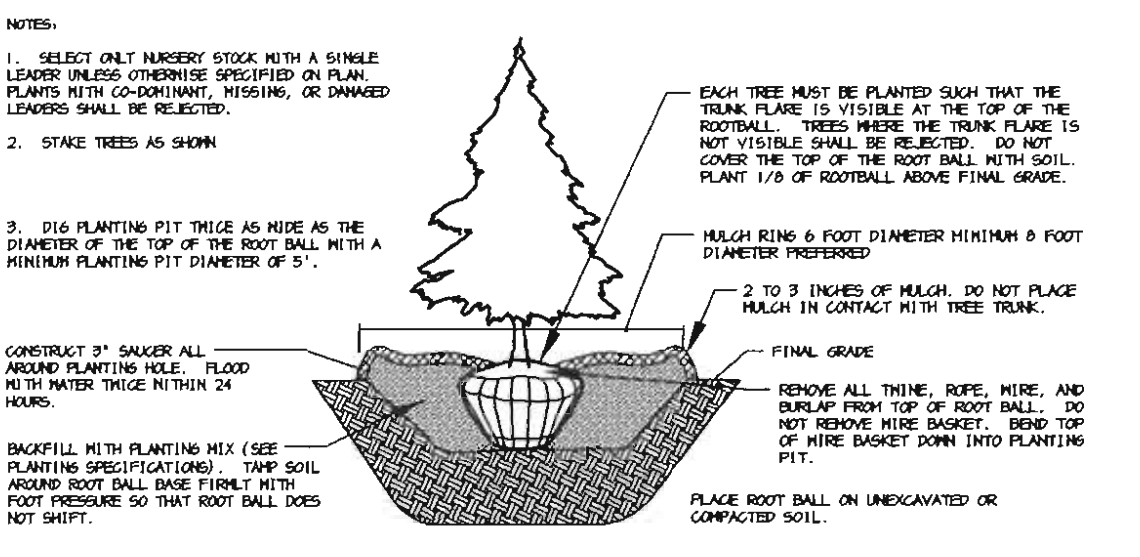
CREDIT TAKEN FOR 1 SHADE TREE PROPOSED UNDER SDP-47-106 FOR 10 REQUIRED SHRUBS.

CREDIT TAKEN FOR 1 SHADE TREE PROPOSED UNDER SDP-47-106 FOR 1 REQUIRED SHADE TREE.



PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards of Landlines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plants that are not healthy, vigorous, free from insect damage, disfiguring roots, auraloid injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plants that are not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. All B & B plants shall be freshly dug, no headed-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines" published by the Landscape Contractors Association of MD, DC, & VA (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one-year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant trees or shrubs or Magnolia (except Magnolia) between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1/2 yard of Compro or Leagrno per 200 SF of planting bed, and 1/2 yard of topsoil per 100 SF of bed. Add 5 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Epitoxicous plants (Azaleas, Rhododendrons, etc.) top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yew) top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leagrno with 50% soil from tree hole to use as backfill, see tree planting detail.
- Use 4 insect control: incorporate a pre-emergent herbicide into the planting bed following recommended rate on the label. For trees apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances to a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unrooted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contractor limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Patton Harris Rust & Associates, pc
DIRECTOR: 1/24/05 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION: 1/20/05 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT: 1/24/05 DATE

DATE NO. REVISION

OWNER / DEVELOPER
McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

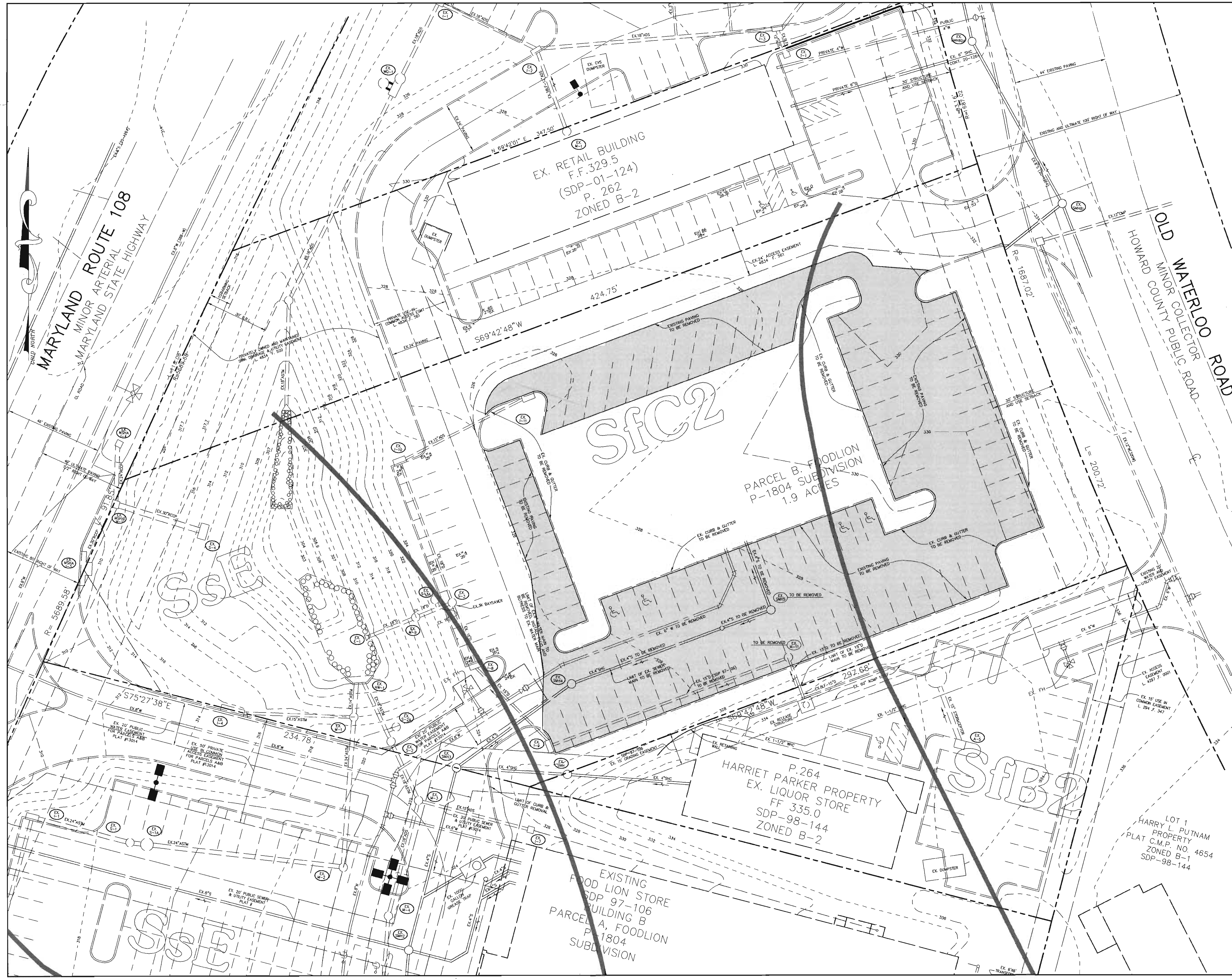
PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #3014
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY: C.J.R.
DRAWN BY: MAD
PROJECT NO: 12448/3-0/ENGR PLANS/1200LD.BWG
DATE: DECEMBER 23, 2004
SCALE: 1" = 30'
DRAWING NO. 6 OF 7

SDP-05-32



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Regan 1/21/05
 DIRECTOR DATE

John D. ... 1/20/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 1/20/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
McCAMMON PROPERTIES 8563 AUTUMN HARVEST WAY ELLCOTT CITY, MARYLAND 21043 410-465-4162		
PROJECT WATERLOO SHOPPING CENTER PARCEL B FOOD LION P-1804 SUBDIVISION PROPERTY, RETAIL STORE		
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		

TITLE

DEMOLITION PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DATE 1.3.05

DESIGNED BY : C.J.R.

DRAWN BY: MAD

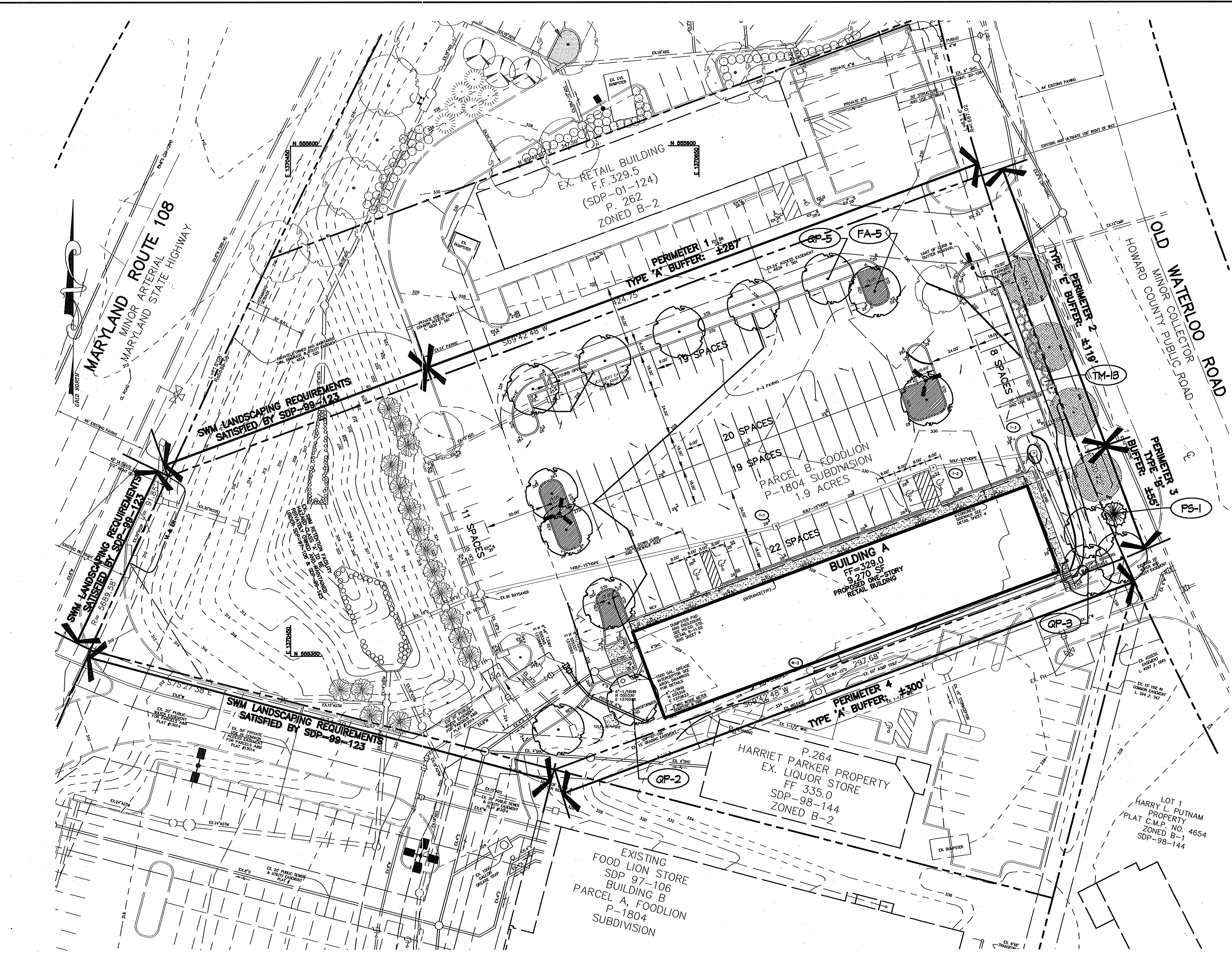
PROJECT NO: 12448/3-0/ENGR
 PLANS/C400DEMO.DWG

DATE : DECEMBER 23, 2004

SCALE : 1" = 20'

CHRISTOPHER J. REID #19945 DRAWING NO. 7 OF 7

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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.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5000.
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELATIONS OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLANS, AND/OR DENIAL, IN THE RELEASE OF LANDSCAPE SURETY.

DEVELOPER'S/BUILDER'S CERTIFICATE:

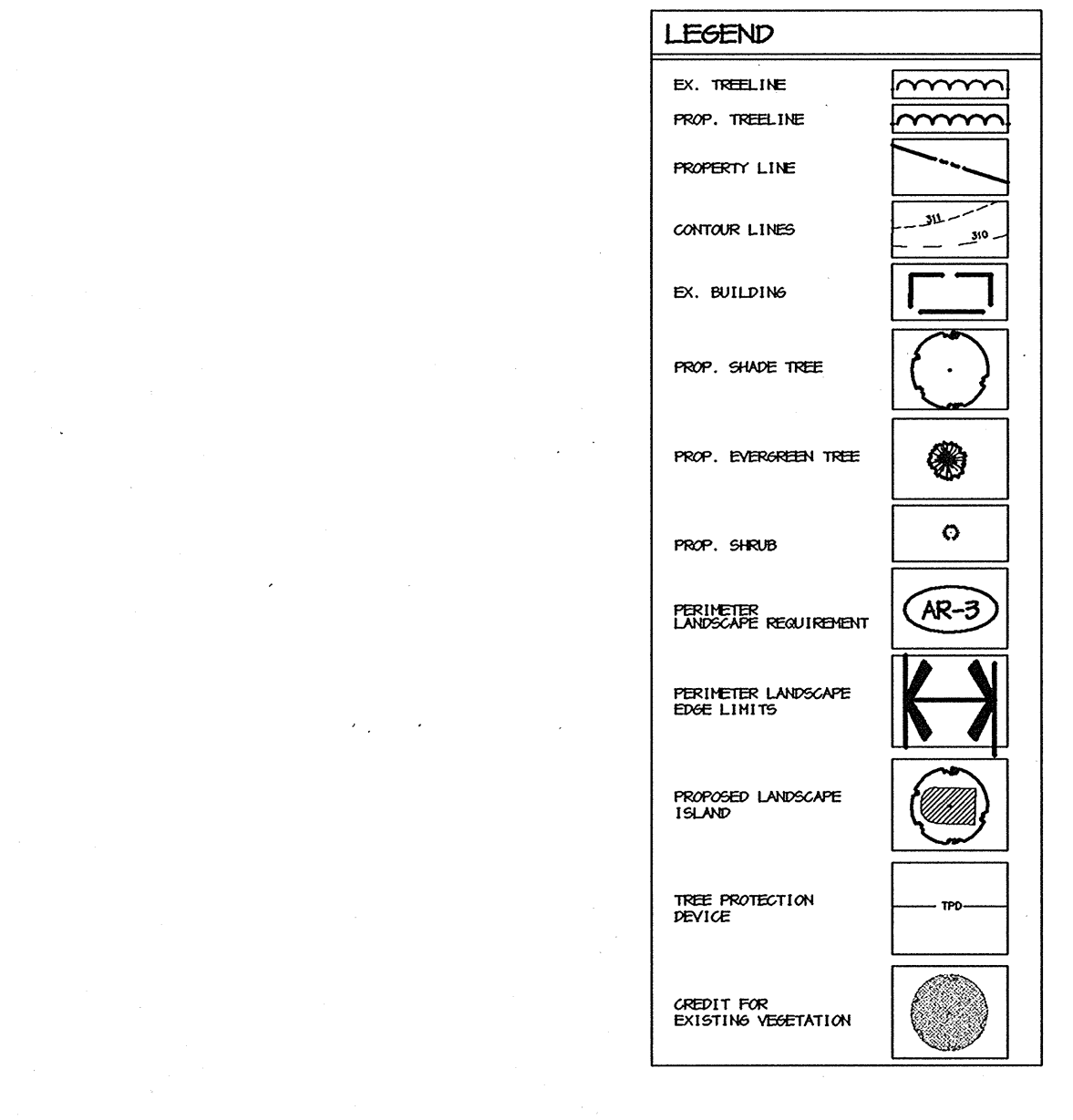
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

R. McCammon 1.3.05
ROBERT MCCAMMON DATE

SYMBOL	QTY.	SCIENTIFIC / COMMON NAME	SIZE	ROOT	REMARKS
FA	5	Fraxinus americana 'Autumn Purple'	2.5'-3' cal.	B&B	Plant as shown
GP	10	Quercus phellos	2.5'-3' cal.	B&B	Plant as shown
PS	1	Pinus strobus	6'-8' ht.	B&B	Plant as shown
TH	13	Taxus media 'Hicksii'	2.5'-3' ht.	B&B	Plant as shown

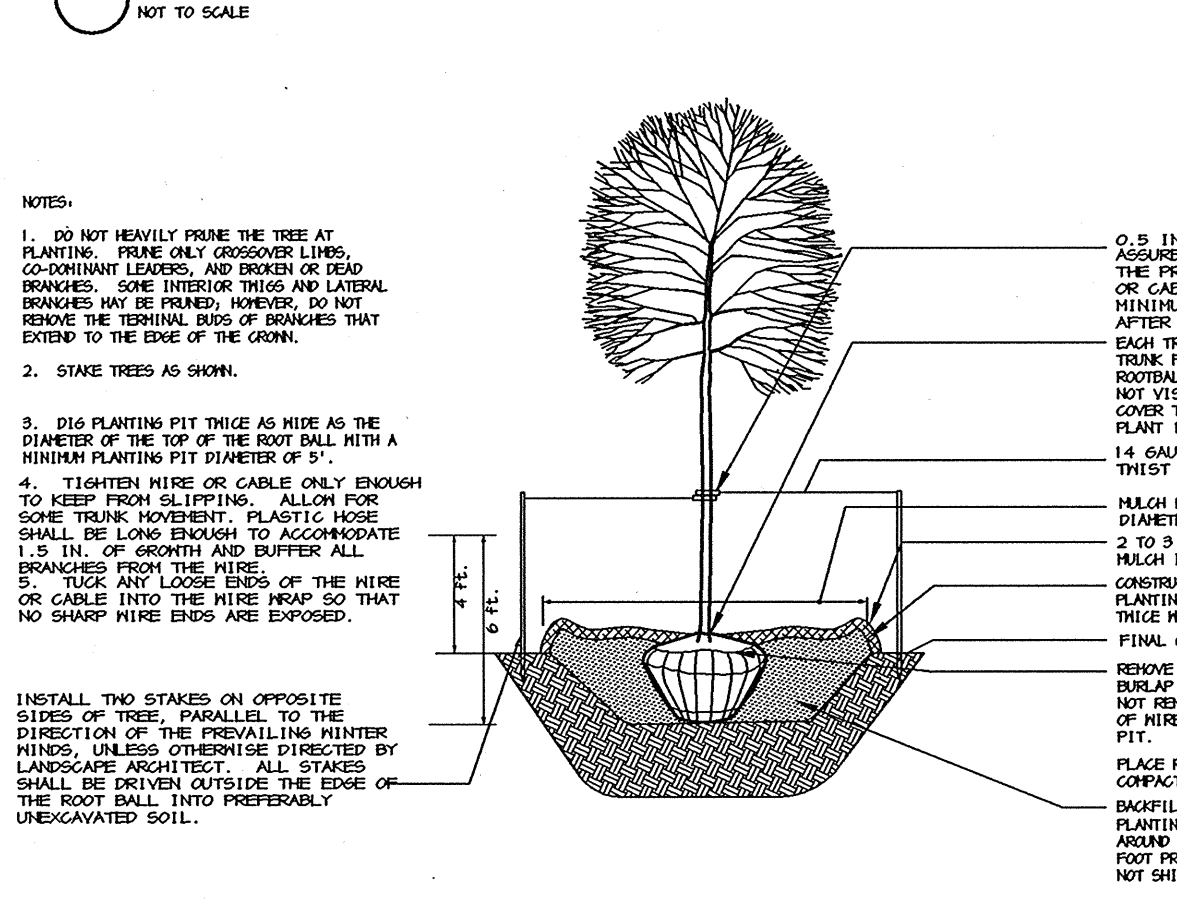
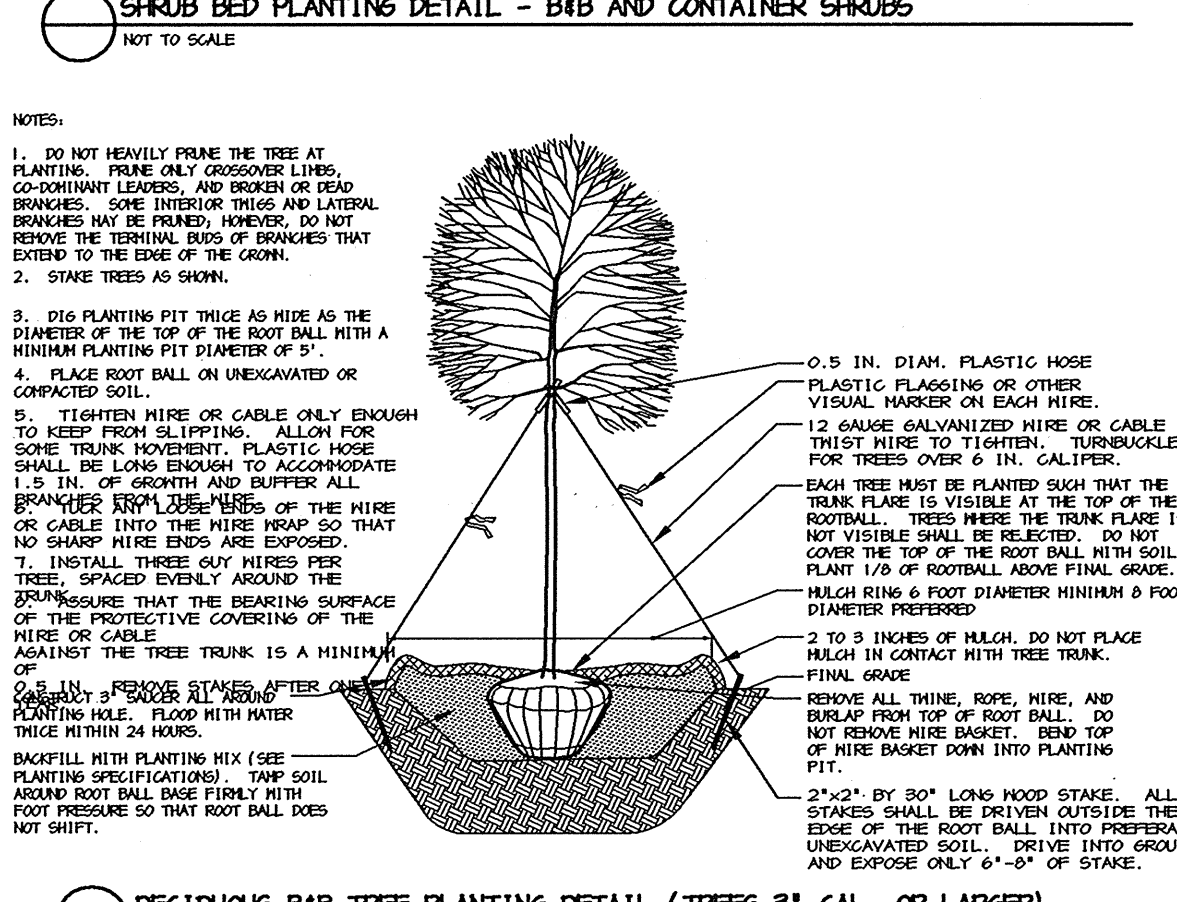
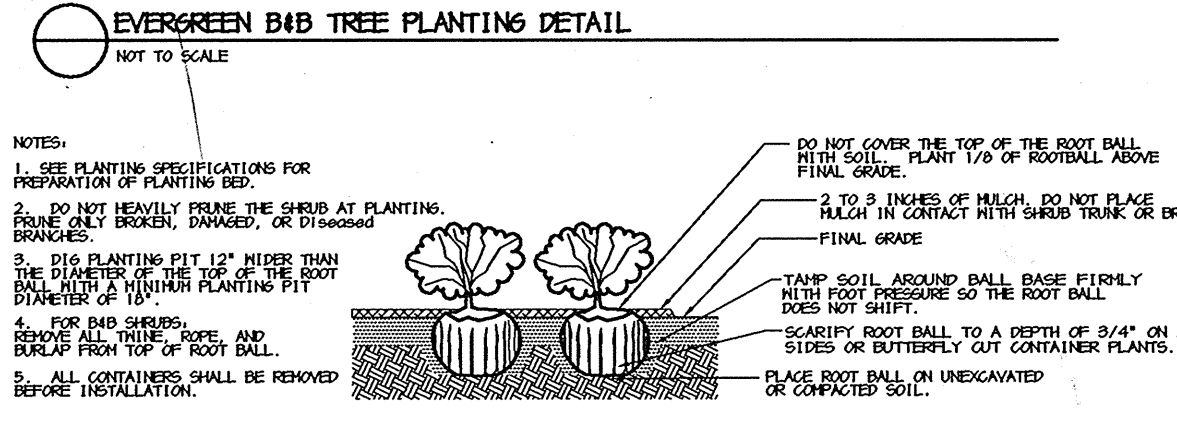
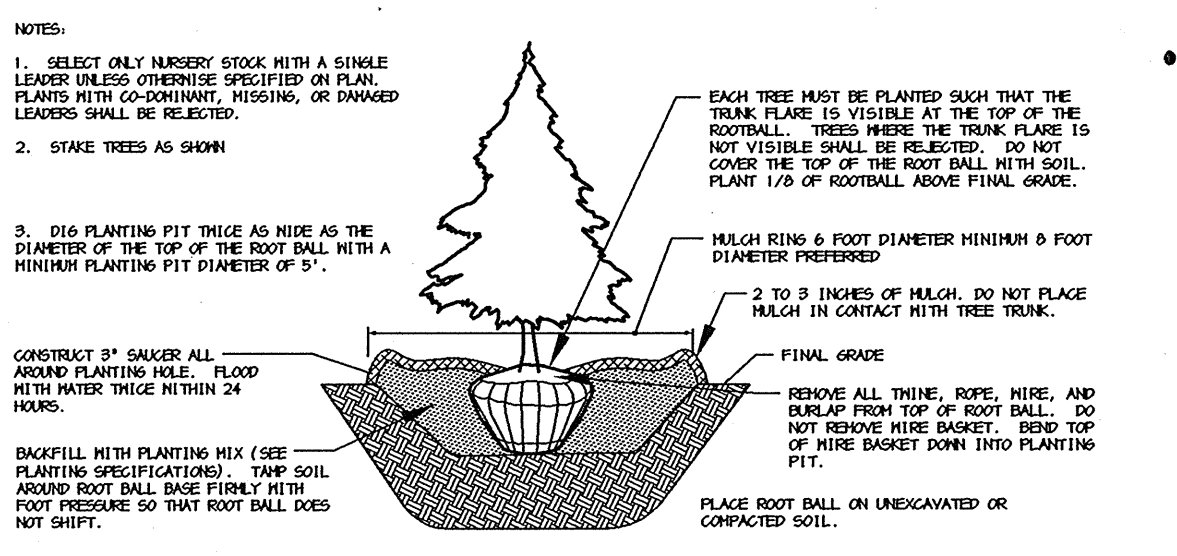
PERIMETER	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO ROADWAYS	
	1	2	2	3
LANDSCAPE TYPE	A	A	E	B
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	±287'	±300'	±111'	±55'
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES (3 SHADE TREES)	YES (1 SHADE TREE)
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	NO	±26'	NO
LINEAR FEET REMAINING	±287'	±300'	±83'	±55'
NUMBER OF PLANTS REQUIRED	5	5	3	1
SHADE TREES	0	0	3	0
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED	5	5	3	1
SHADE TREES	0	0	3	0
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0

PARKING LOT	1
NUMBER OF PARKING SPACES	49
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	5
NUMBER OF TREES PROVIDED	5
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF ISLANDS PROVIDED	5



PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards and details referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free of defects, decay, distorting roots, unsound injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable distortions will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no heated-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines" published by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the Landscape Guidelines approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Quercus macrocarpa (white oak) between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, seed, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-strengthened hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 5 lbs of standard 9-10-5 fertilizer per cubic yard of planting mix and till. Eriogonous plants (Azaleas, Rhododendrons, etc.) top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yew) top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Seed & Insect control: Incorporate a pre-emergent herbicide into the planting bed following manufacturer's directions on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For shrubs to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be broadcast. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing glompholiz to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plants material not yet planted shall be properly protected from drought until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. Layne 1/24/05
DIRECTOR DATE

Mike DeMunn 1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Kaman 1/28/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

REVISED STORM DRAIN LAYOUT

DATE NO. REVISION

OWNER / DEVELOPER

McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP 37 ZONED B-2, PARCEL B PLAT #13014
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DATE 1.3.05

DESIGNED BY: C.J.R.

DRAWN BY: MAD

PROJECT NO: 12448/S-0/ENGR PLANS/L200LD.DWG

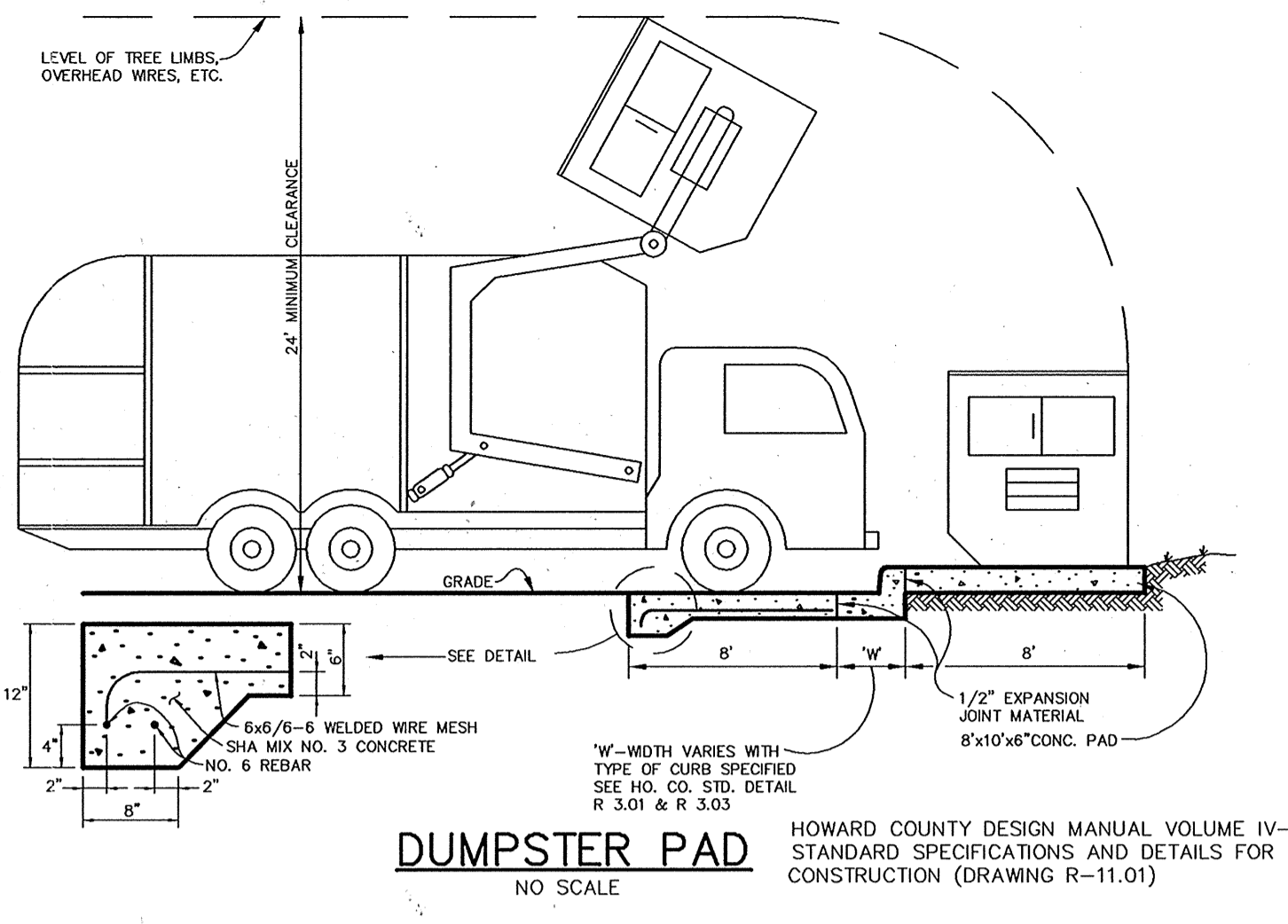
DATE: DECEMBER 23, 2004

SCALE: 1" = 30'

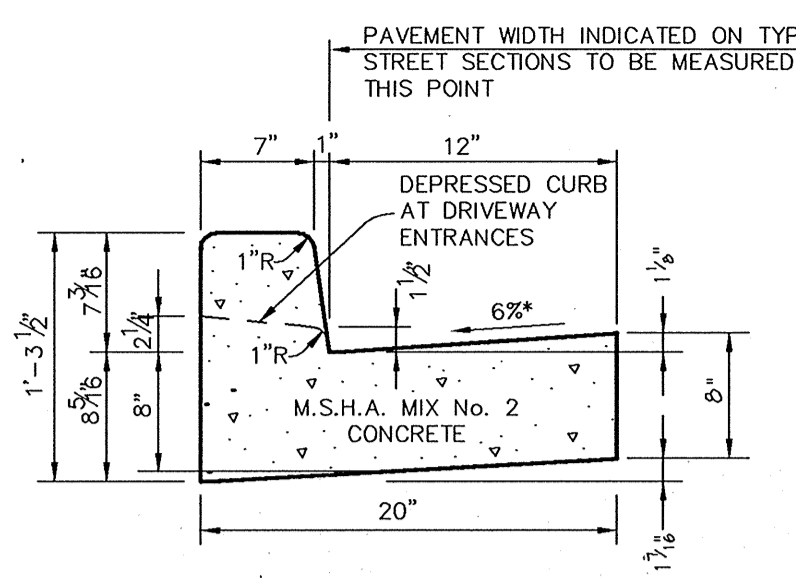
DRAWING NO. 6 OF 7

SDP-05-32

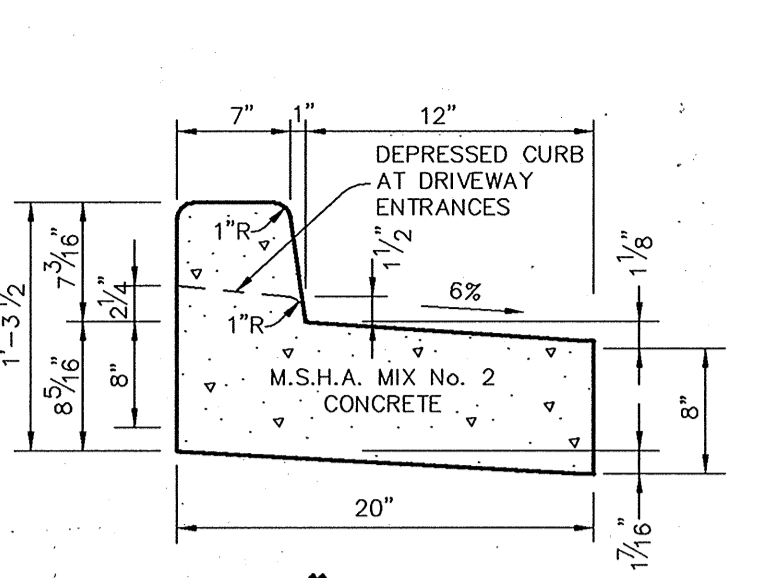
SCOTT R. WOLFORD #797



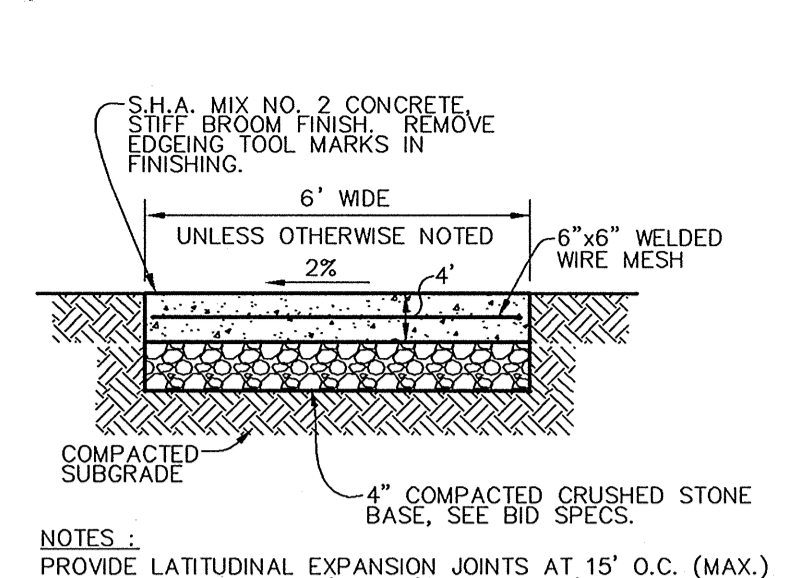
DUMPSTER PAD
NO SCALE
HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-11.01)



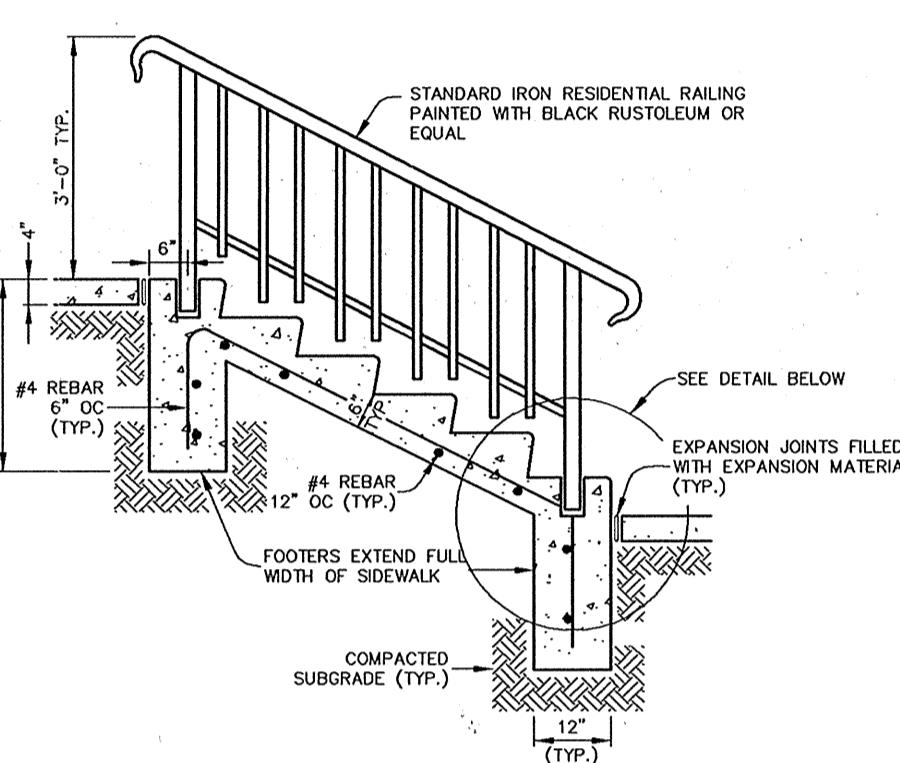
STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE
HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)



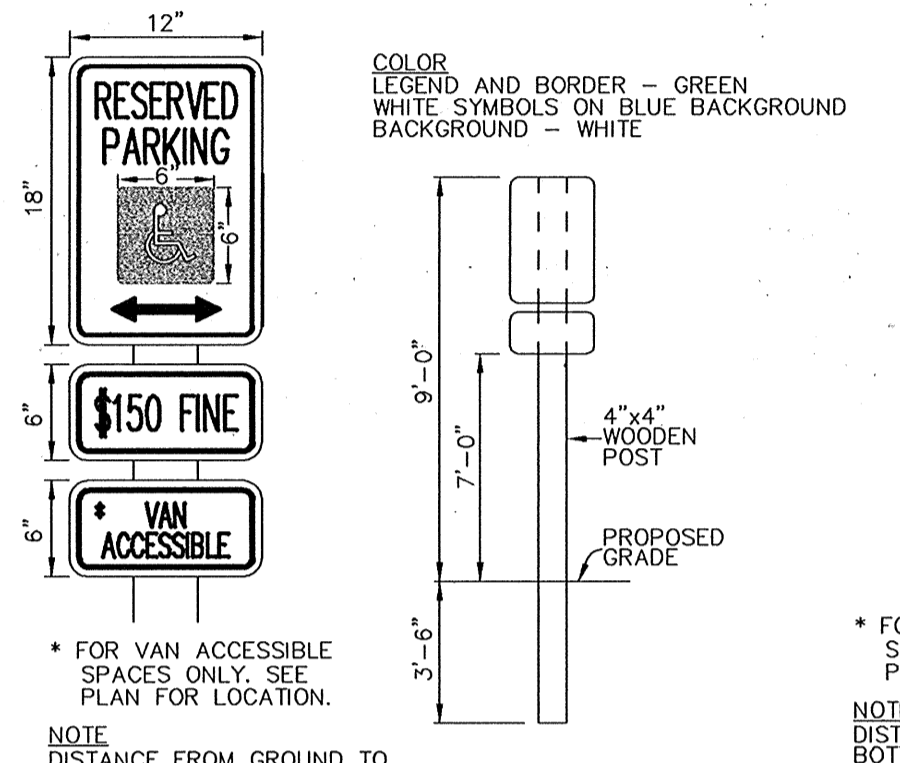
REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



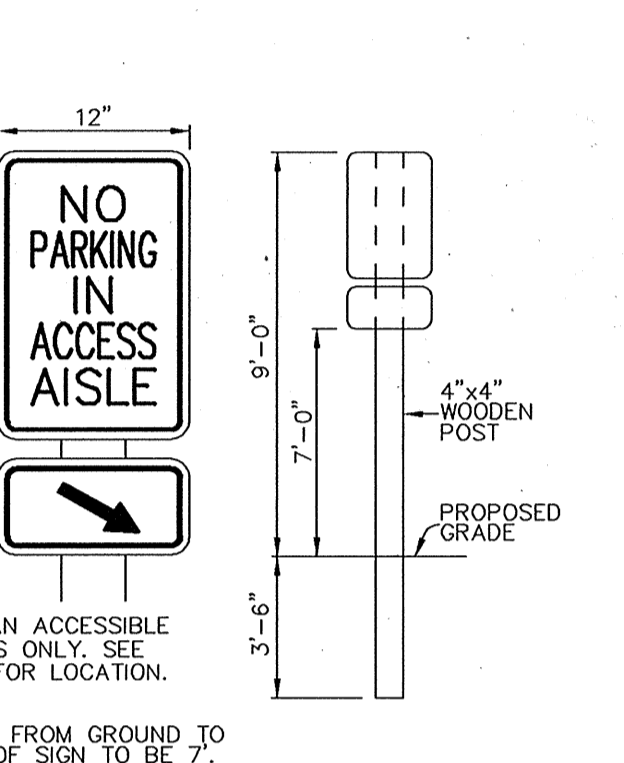
SIDEWALK w/ REINFORCING
NO SCALE



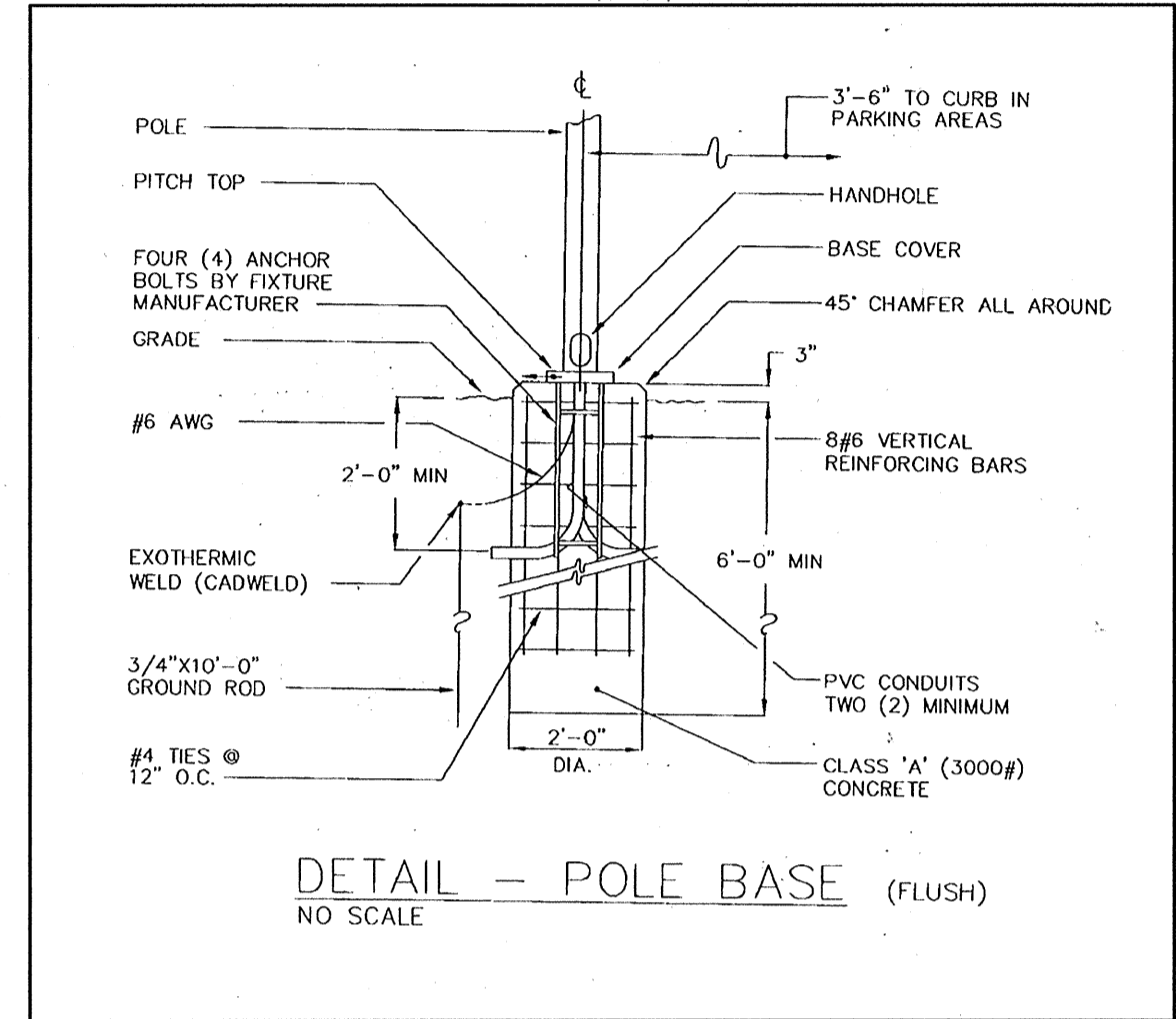
STEP AND RAILING DETAIL
NO SCALE



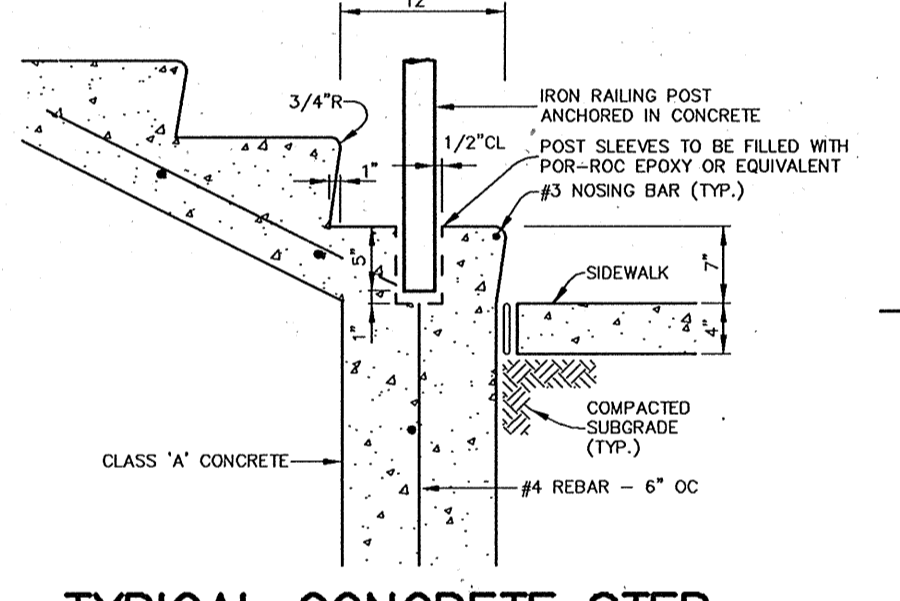
HANDICAP SIGN DETAIL
NO SCALE



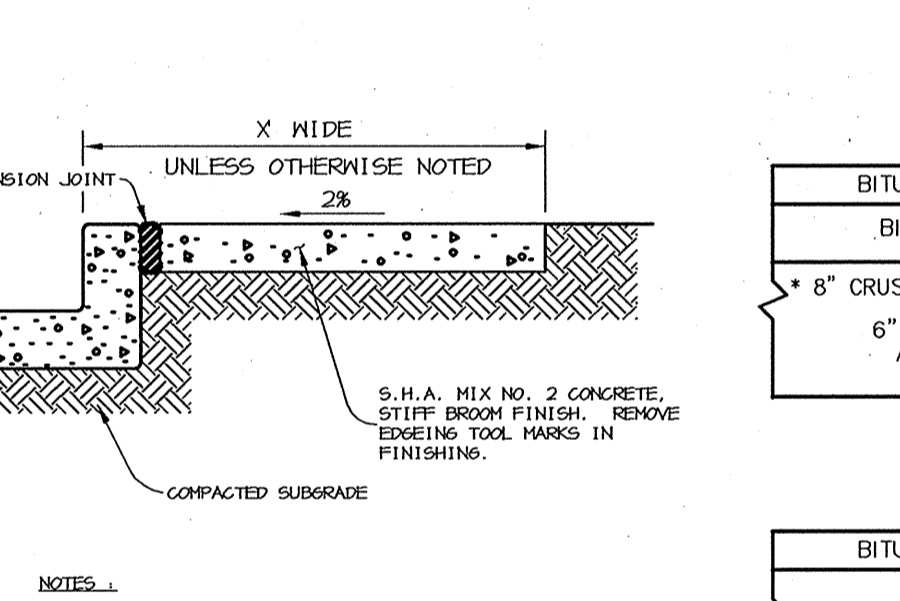
ACCESS AISLE SIGN
NO SCALE



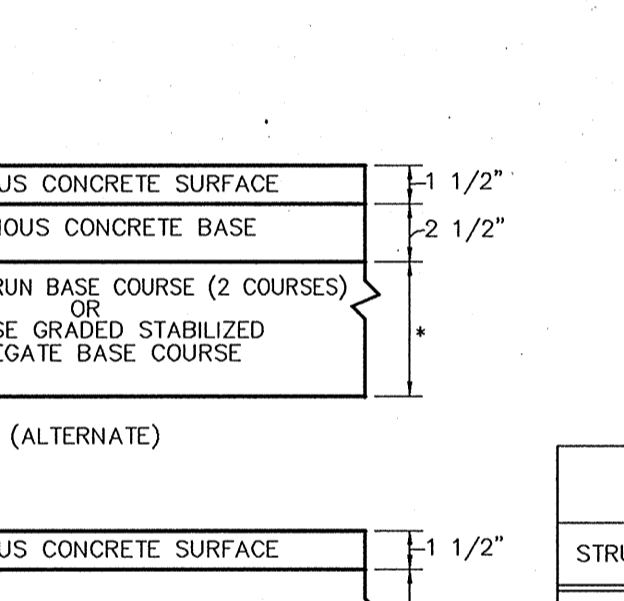
DETAIL - POLE BASE (FLUSH)
NO SCALE



TYPICAL CONCRETE STEP WITH RAIL DETAIL
NO SCALE



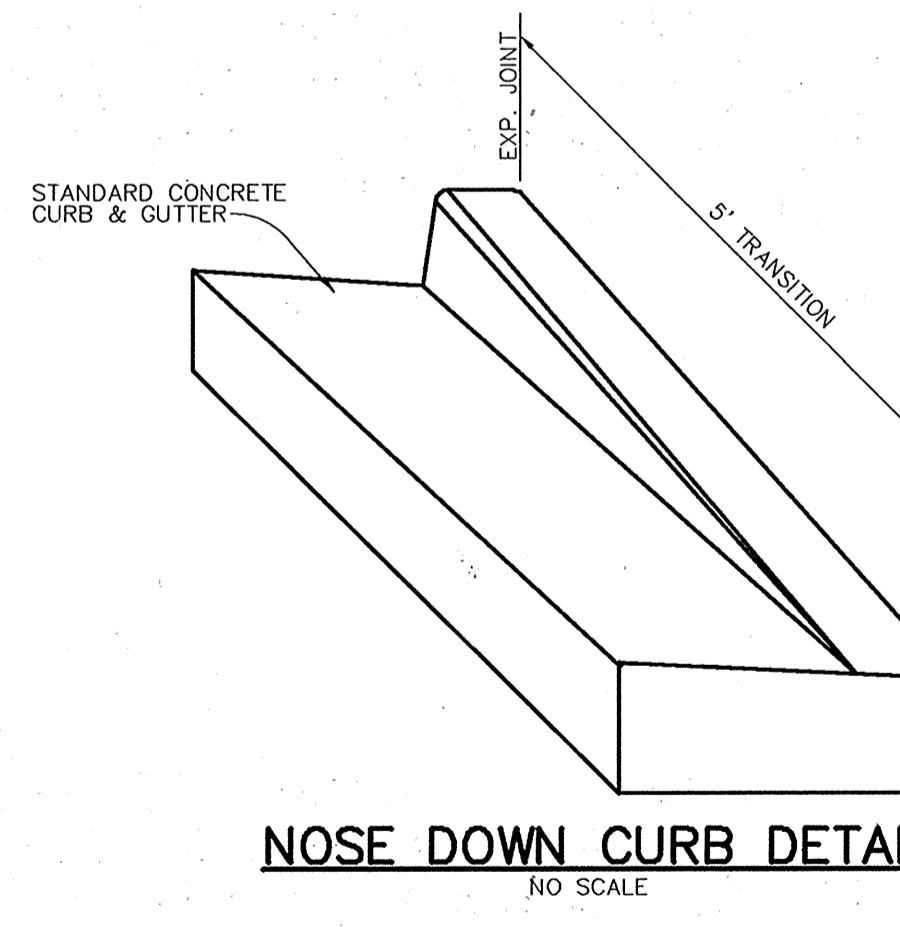
SIDEWALK DETAIL ADJACENT TO CURB
NO SCALE



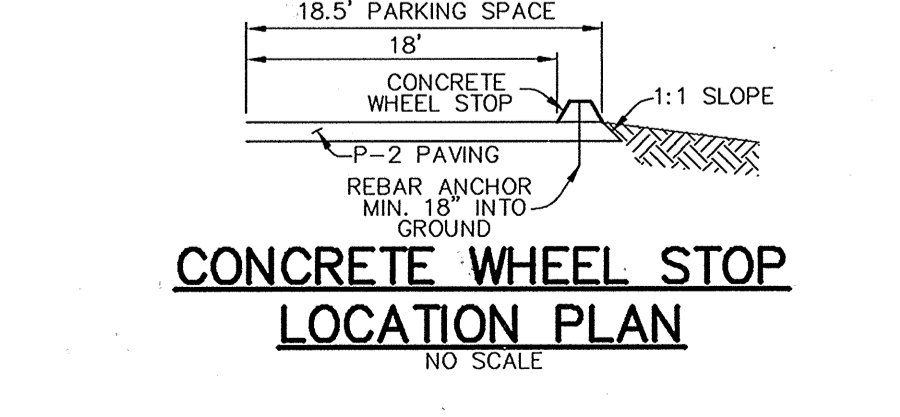
P-2 PAVING
NO SCALE

STRUCTURE SCHEDULE							
STRUCTURE	TYPE	INSIDE DIMS	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	INLET	5"	N 555413 E 1370687	320.70 (15')	320.60 (15')	328.3	HOCO STD. DETAIL SD-4.22
I-2	INLET	5"	N 555441 E 1370764	321.15 (15')	321.15 (15')	328.3	HOCO STD. DETAIL SD-4.22
I-3	YARD INLET	5"	N 555449 E 1370814	321.60 (15')	321.50 (15')	327.8	HOCO STD. DETAIL SD-4.14
M-1	4'-0" DIA.		N 555912 E 1370935	322.05 (15')	321.95 (15')	331.5	HOCO STD. DETAIL G-5.11
M-2	4'-0" DIA.		N 555342 E 1370704	322.85 (15')	322.75 (15')		SET TO EX.GR. HOCO STD. DETAIL G-5.11

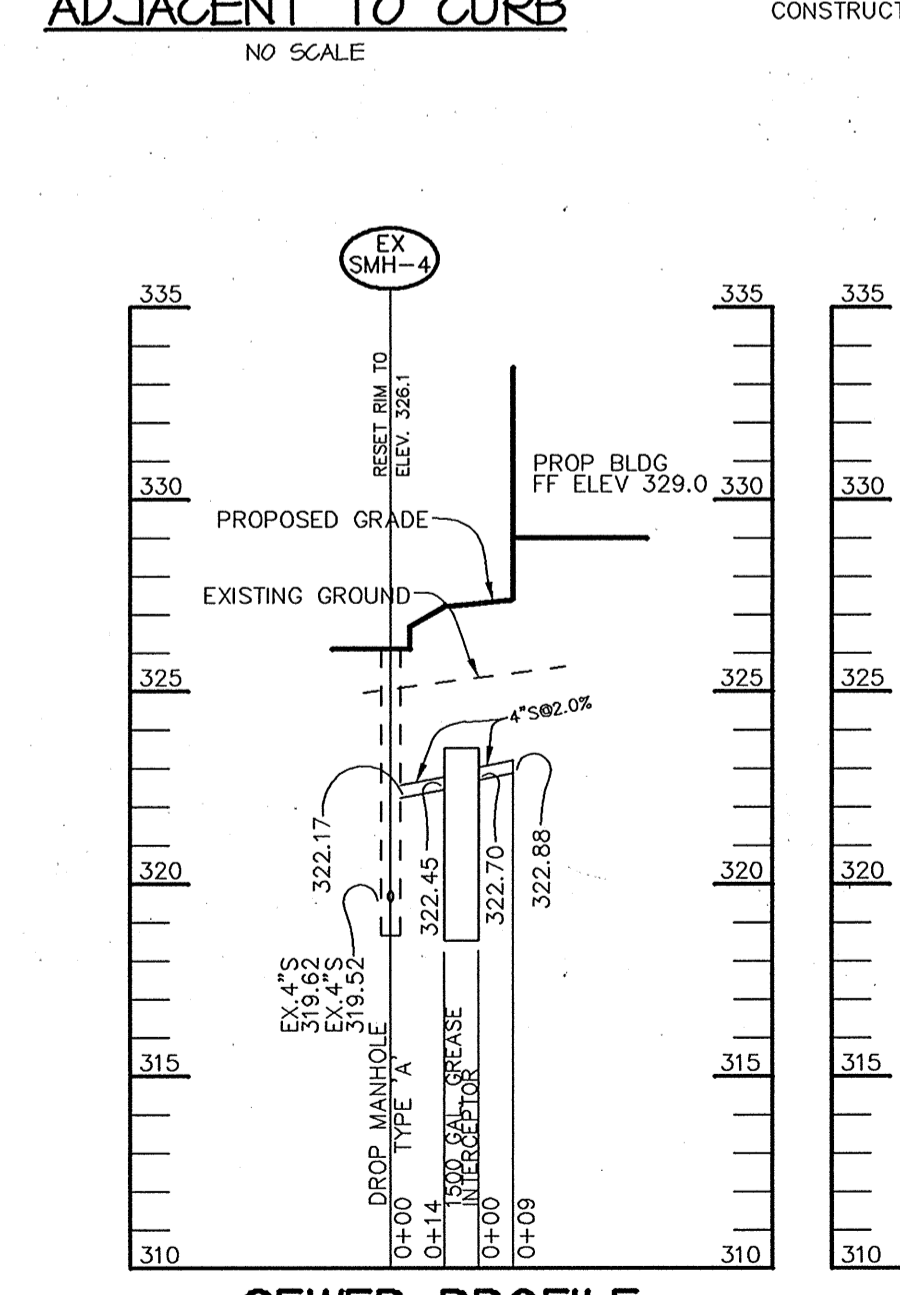
PIPE SCHEDULE		
PIPE LENGTH	SIZE	TYPE
5.82	15"	HDPE



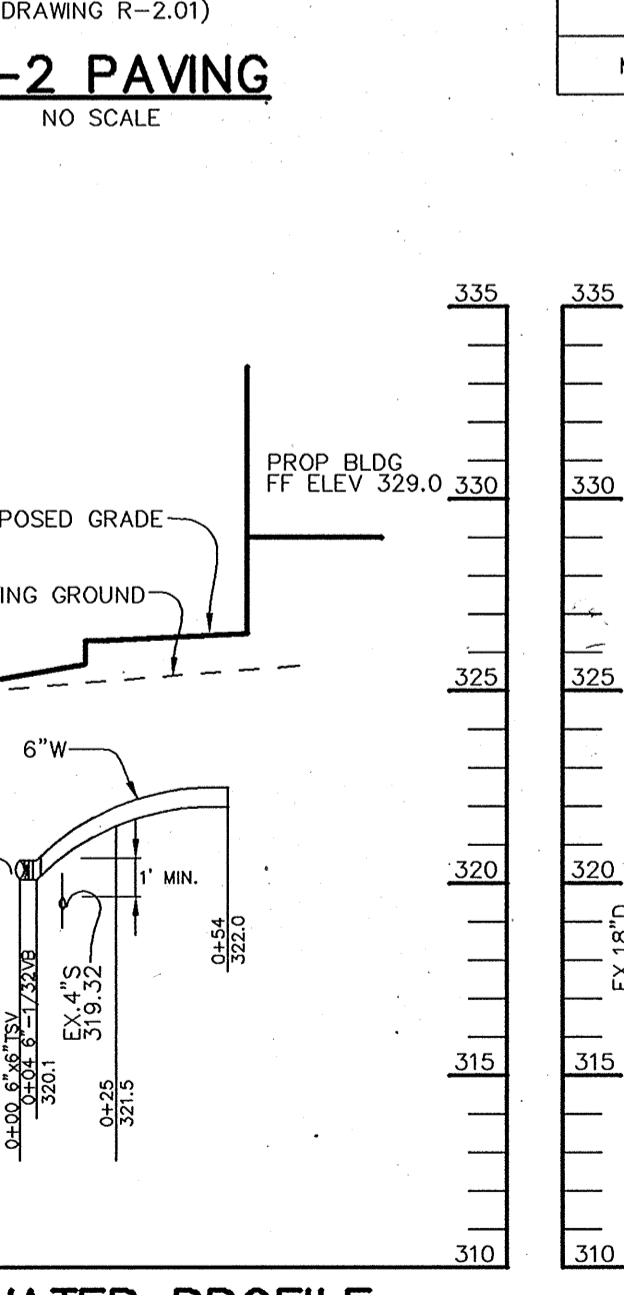
NOSE DOWN CURB DETAIL
NO SCALE



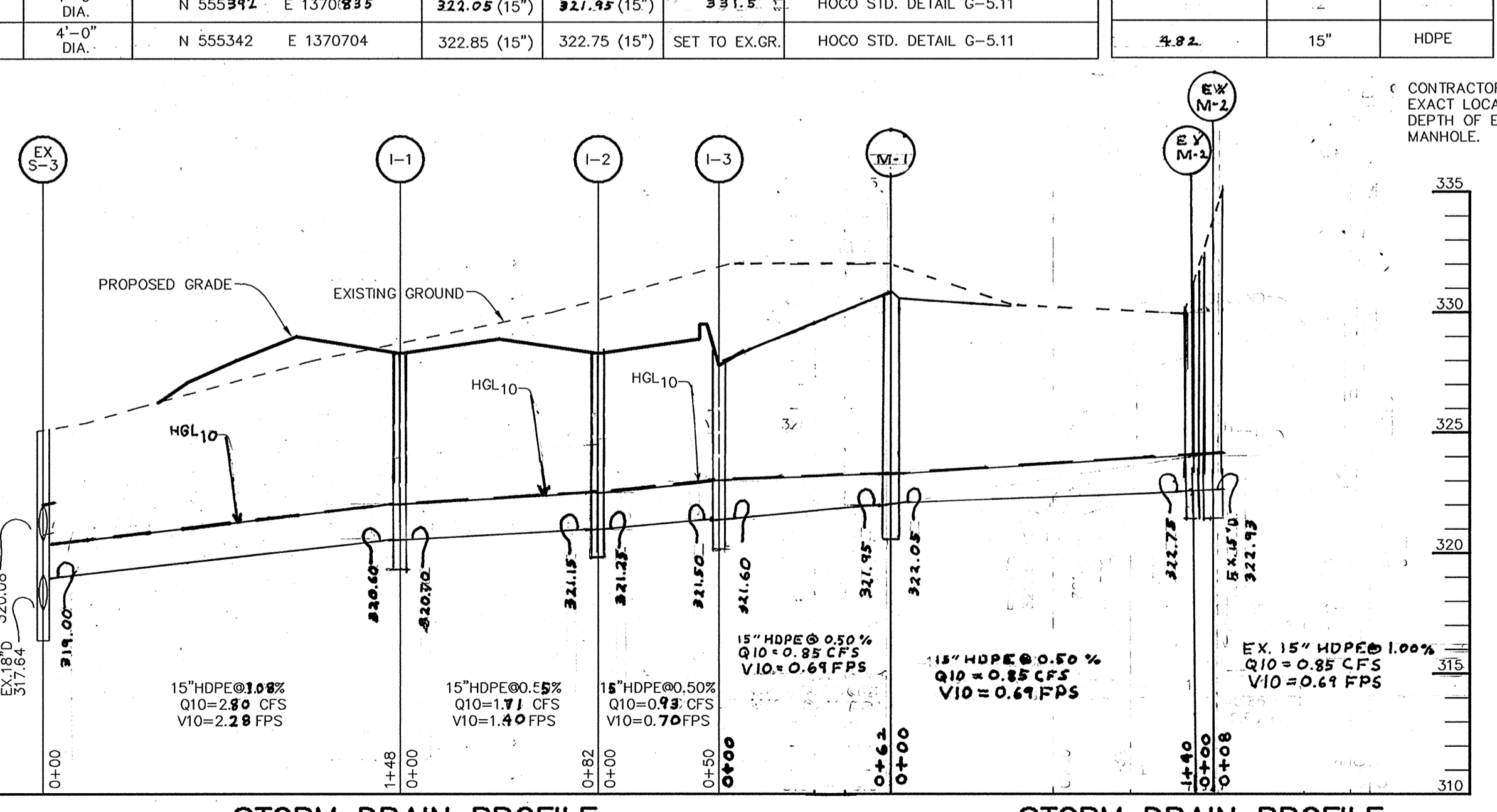
CONCRETE WHEEL STOP LOCATION PLAN
NO SCALE



SEWER PROFILE
SCALE: HOR.-1"=50' VERT.-1"=5'



WATER PROFILE
SCALE: HOR.-1"=50' VERT.-1"=5'



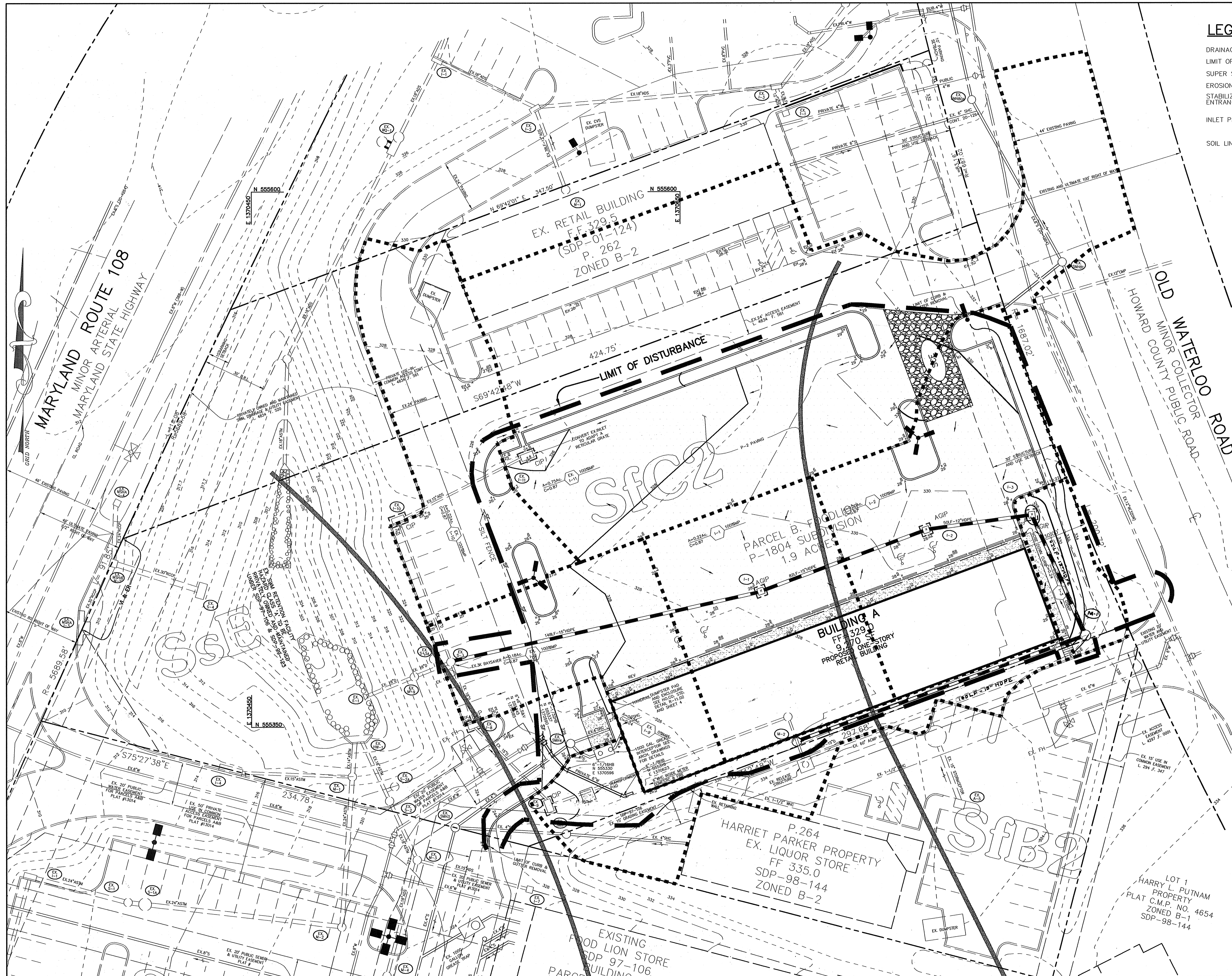
STORM DRAIN PROFILE
SCALE: HOR.-1"=50' VERT.-1"=5'

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 Director: *Frank J. Layton* 1/24/05
 Chief, Development Engineering Division: *Chris Kamm* 1/24/05
 Chief, Division of Land Development: *Chris Kamm* 1/24/05

REVISION: 1-2-05
 OWNER / DEVELOPER: McCAMMON PROPERTIES, 8563 AUTUMN HARVEST WAY, ELLICOTT CITY, MARYLAND 21043, 410-465-4162
 PROJECT: WATERLOO SHOPPING CENTER, PARCEL B, FOOD LION P-1804, SUBDIVISION PROPERTY, RETAIL STORE
 AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014, 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **PROFILES AND DETAILS**
 Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive, Columbia, MD 21045
 T 410.997.8900, F 410.997.9282

DESIGNED BY: C.J.R.
 DRAWN BY: MAD
 PROJECT NO. 12448/3-0/ENGR PLANS/PROFILE1.DWG
 DATE: DECEMBER 23, 2004
 SCALE: AS SHOWN
 DRAWING NO. 4 OF 7



LEGEND

- DRAINAGE AREA LINES
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION CIP
- SOIL LINES

BY THE DEVELOPER :

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

RCA Comm
DEVELOPER 1.3.05
DATE

BY THE ENGINEER :

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

Chris J Reid
ENGINEER 1.3.05
DATE

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

Jim Meyer
NATURAL RESOURCES CONSERVATION SERVICE 1/18/05
DATE

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

John K. Roberts
HOWARD SOIL CONSERVATION DISTRICT 1/18/05
DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Marsha D. Lough 1/24/05
DIRECTOR DATE

Chris Dammann 1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carol Hammett 1/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION

OWNER / DEVELOPER

McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

RHRA

1.3.05
DATE

DESIGNED BY : C.J.R.

DRAWN BY: MAD

PROJECT NO: 12448/3-0/ENGR PLANS/C600GRA.DWG

DATE : DECEMBER 23, 2004

SCALE : 1" = 20'

DRAWING NO. 3 OF 7

CHRISTOPHER J. REID #19949

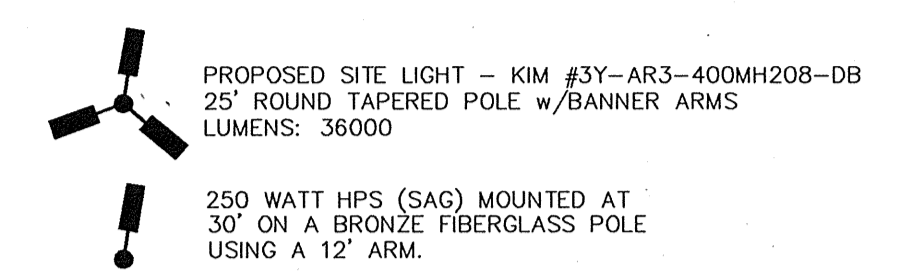
SDP-05-32

LEGEND

EXISTING 2' CONTOUR	---	300
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	300
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	15" D
STORM DRAIN	---	
PROP. SPOT ELEVATION	13' x 2	
SETBACK LINES	---	
P-2 PAVING	---	
VI & ER	---	
VEHICULAR INGRESS AND EGRESS RESTRICTED		



- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 3. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 5. * STD/REV - STANDARD TO REVERSE CURB TRANSITION.
 6. SEE SHEET 7 FOR DEMOLITION PLAN.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark P. Legett</i>	1/24/05
DIRECTOR	DATE
<i>Chris Dammann</i>	1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION &	DATE
<i>Cindy Hamant</i>	1/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
66	

5-2-05	REVISED STORM DRAIN LAYOUT AROUND BLDG
DATE	REVISION
OWNER / DEVELOPER	
McCAMMON PROPERTIES 8563 AUTUMN HARVEST WAY ELLCOTT CITY, MARYLAND 21043 410-465-4162	

PROJECT	WATERLOO SHOPPING CENTER PARCEL B FOOD LION P-1804 SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP	37 ZONED B-2 PARCEL B PLAT #13014 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

1-3-05	DATE
	DESIGNED BY: C.J.R.
	DRAWN BY: MAD
	PROJECT NO. 12448/3-0/ENGR PLANS/C400SIT.DWG
	DATE: DECEMBER 23, 2004
	SCALE: 1" = 20'
CHRISTOPHER J. REID #19949	DRAWING NO. 2 OF 7

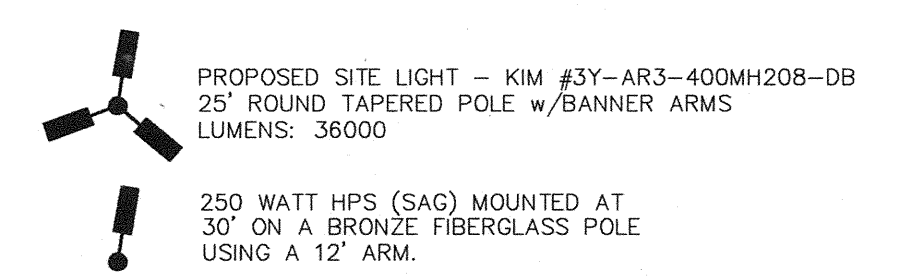
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LEGEND

EXISTING 2' CONTOUR	---	300
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	300
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
STORM DRAIN	---	15" D
PROP. SPOT ELEVATION	13' x 2	
SETBACK LINES	---	
P-2 PAVING	---	
VI & ER	---	
VEHICULAR INGRESS AND EGRESS RESTRICTED	---	



- NOTES:**
1. ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 3. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 5. * STD/REV - STANDARD TO REVERSE CURB TRANSITION.
 6. SEE SHEET 7 FOR DEMOLITION PLAN.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Wanda P. Clayton</i>	1/24/05
DIRECTOR	DATE
<i>William ...</i>	1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION &	DATE
<i>Andy ...</i>	1/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
10-4-05	SHIFTED BLDG AND PARKING 2' NW
5-2-05	REVISED STORM DRAIN LAYOUT AROUND BLDG
DATE	REVISION

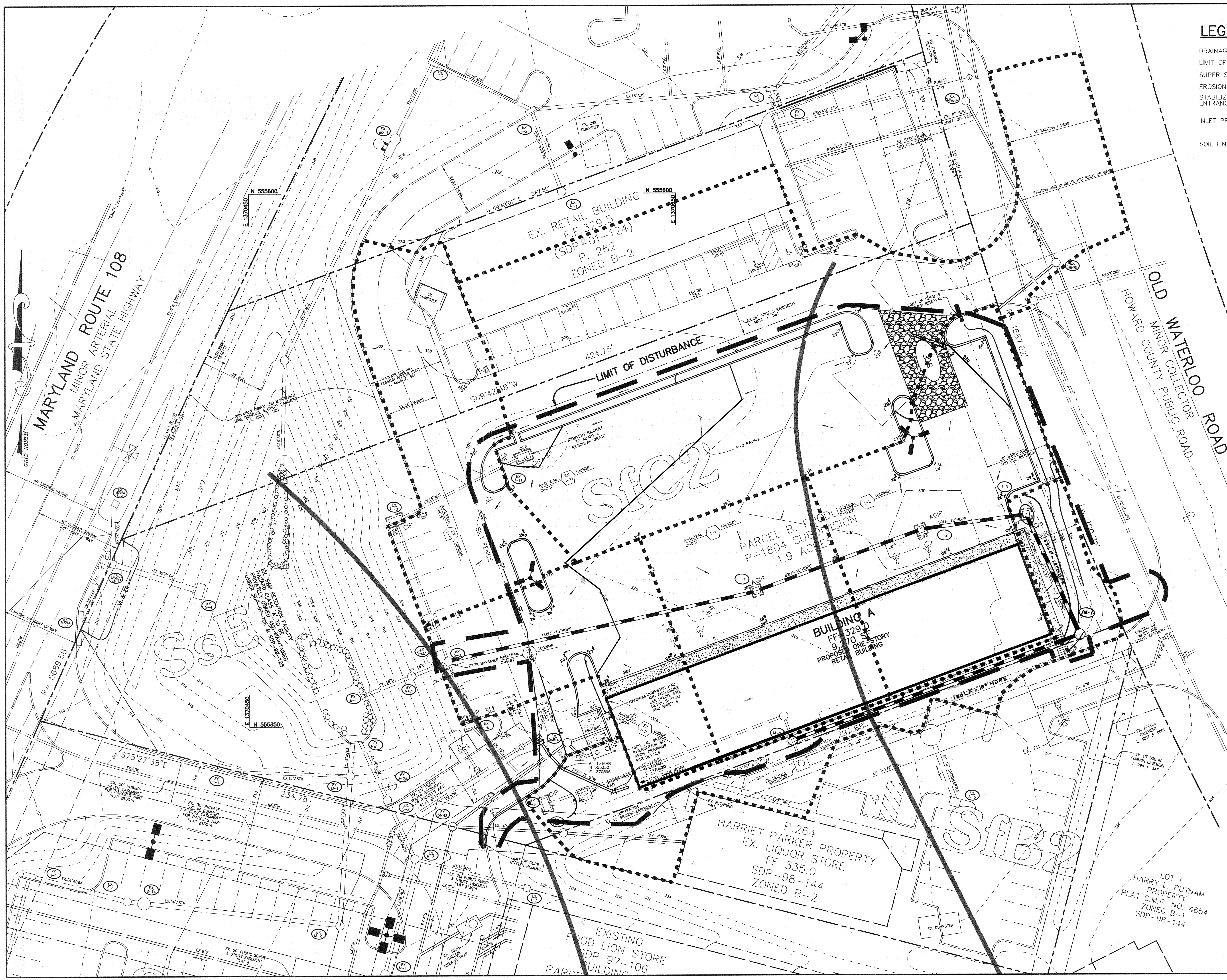
OWNER / DEVELOPER
 McCAMMON PROPERTIES
 8563 AUTUMN HARVEST WAY
 ELLICOTT CITY, MARYLAND 21043
 410-465-4162

PROJECT **WATERLOO SHOPPING CENTER**
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
 AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

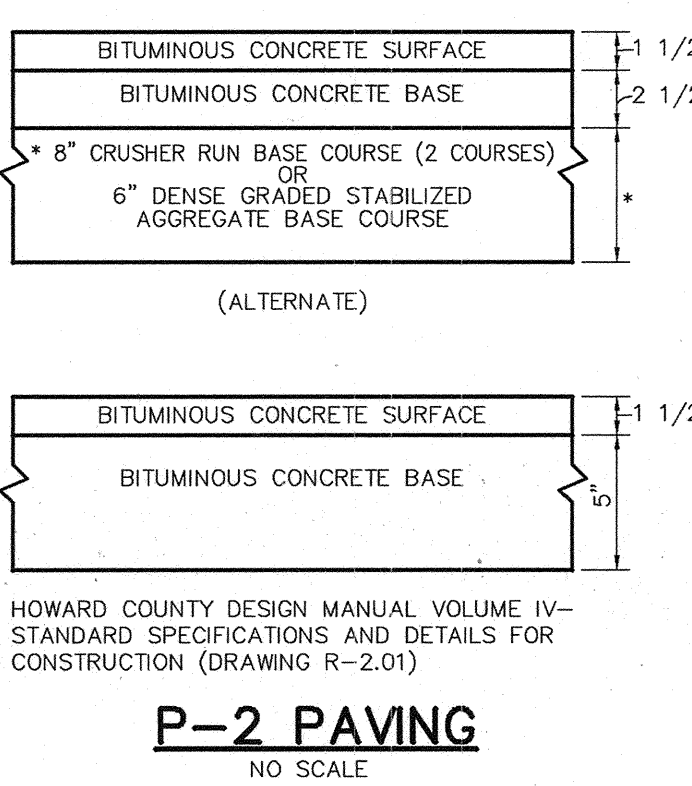
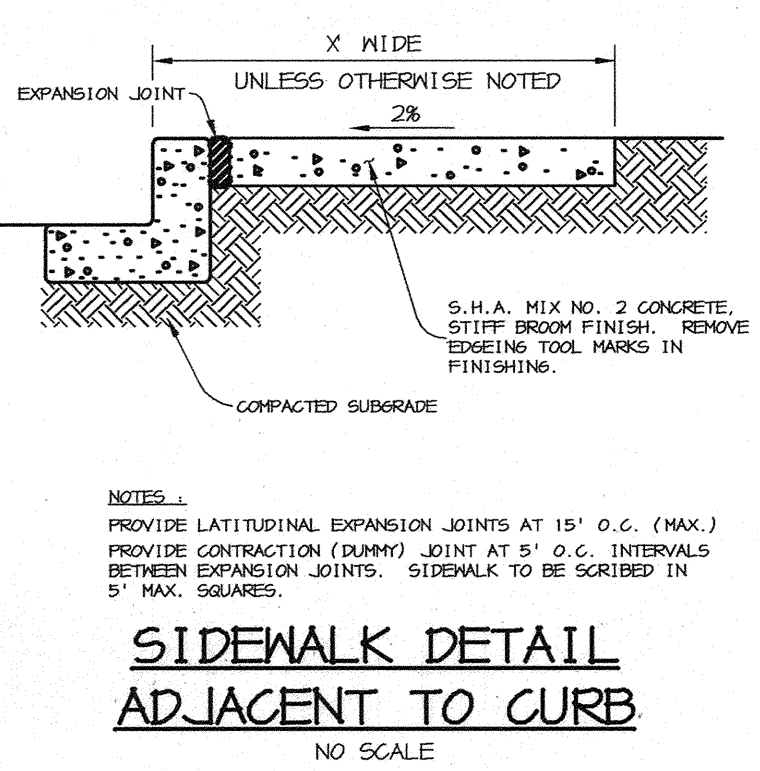
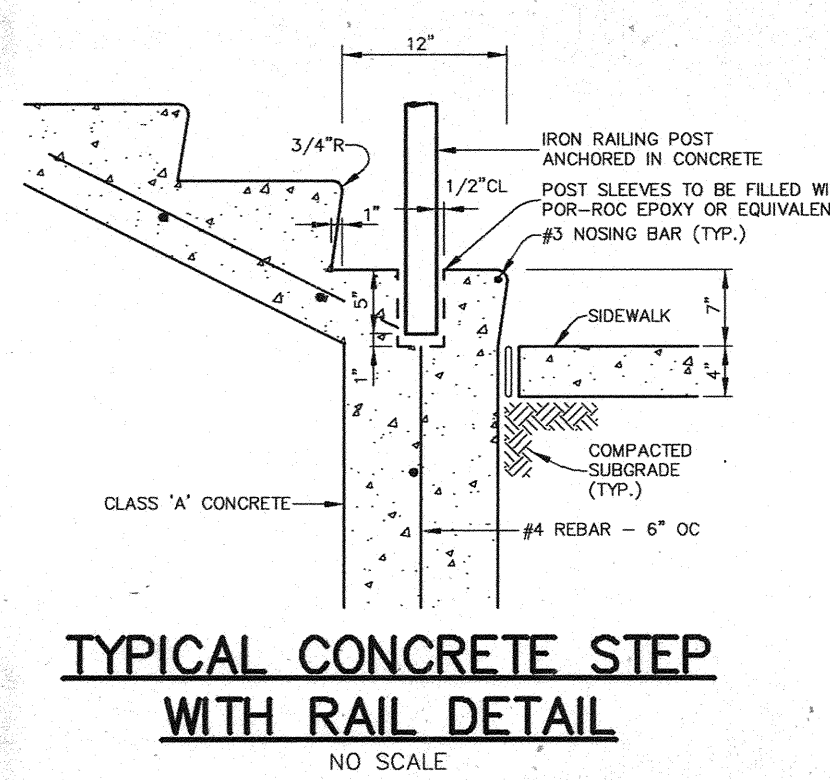
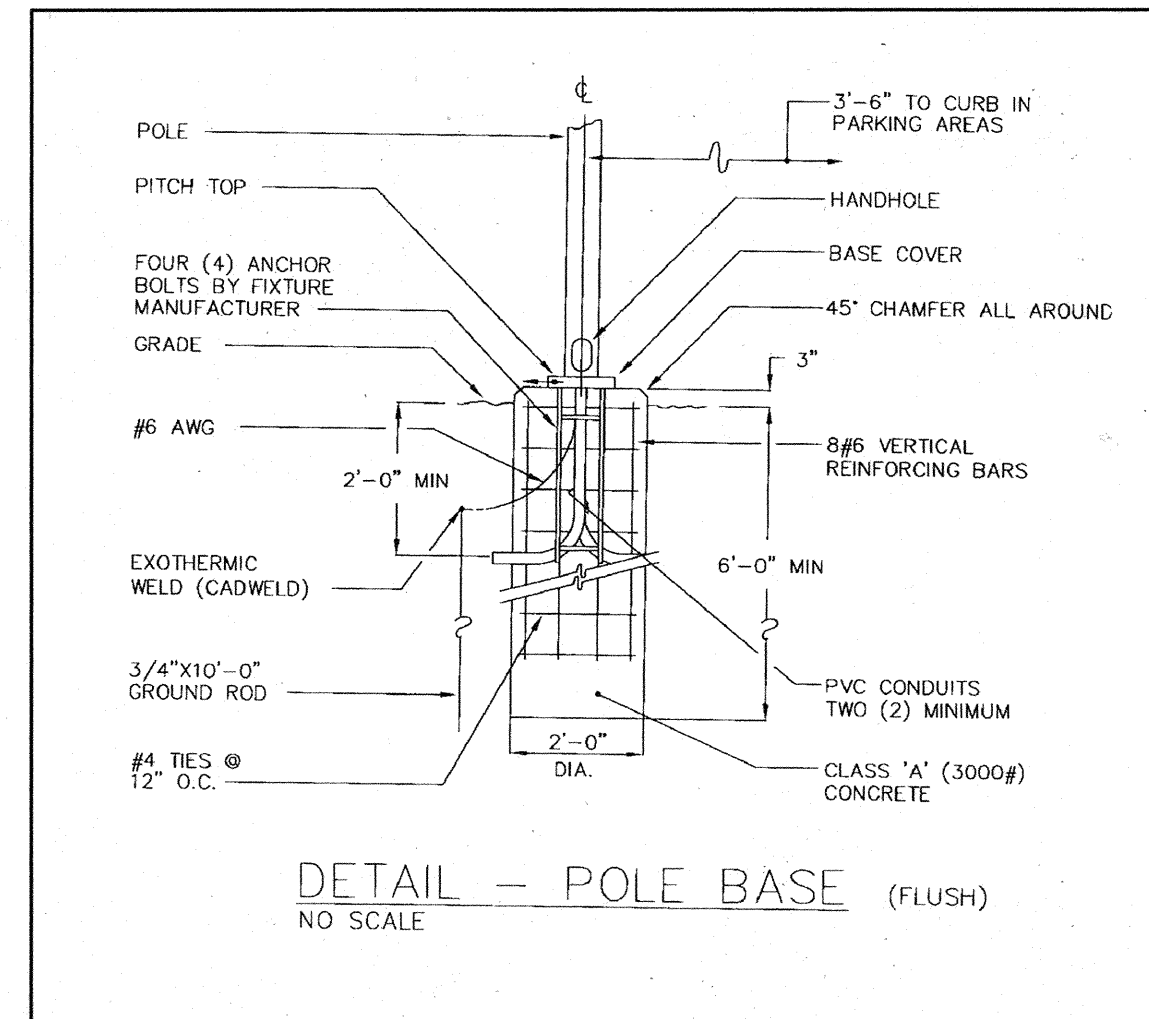
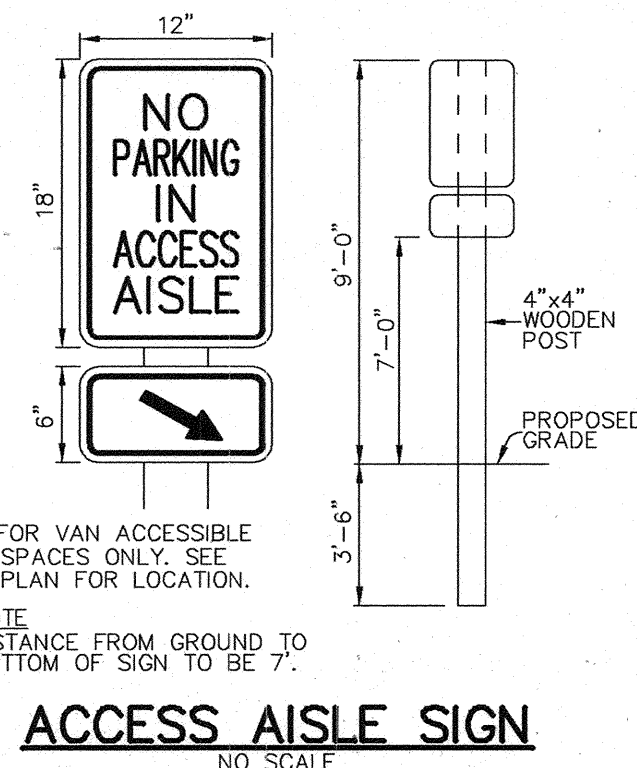
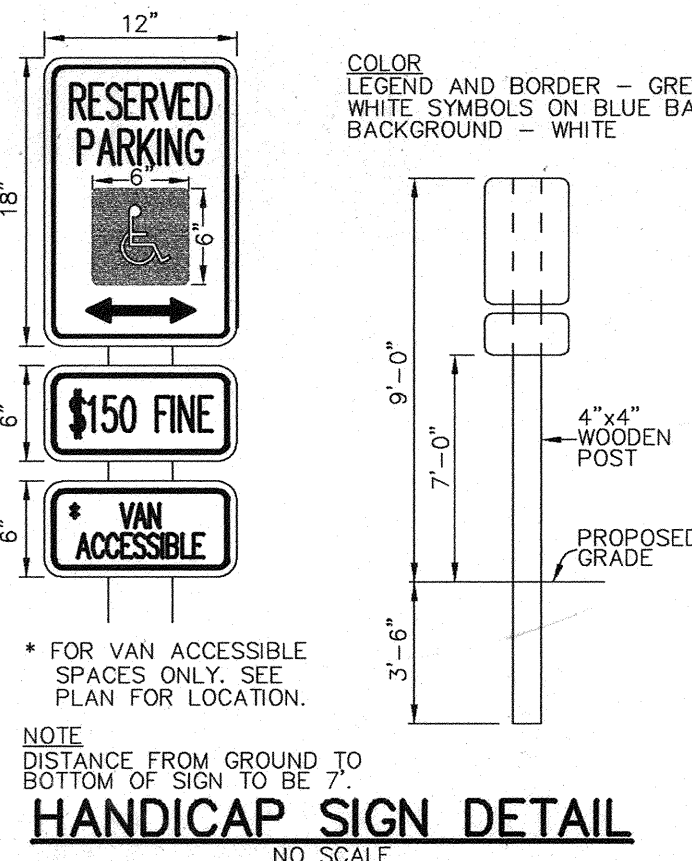
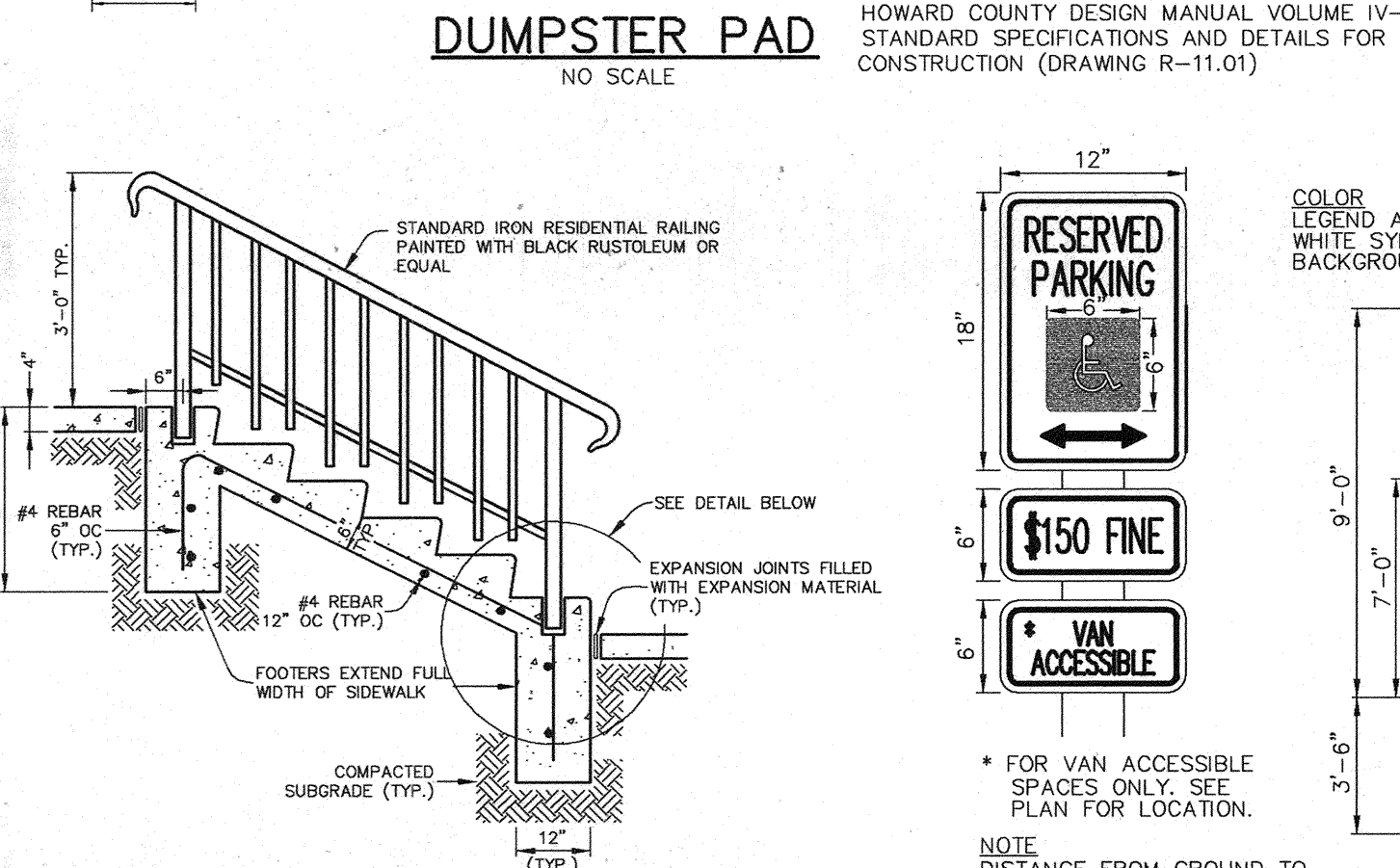
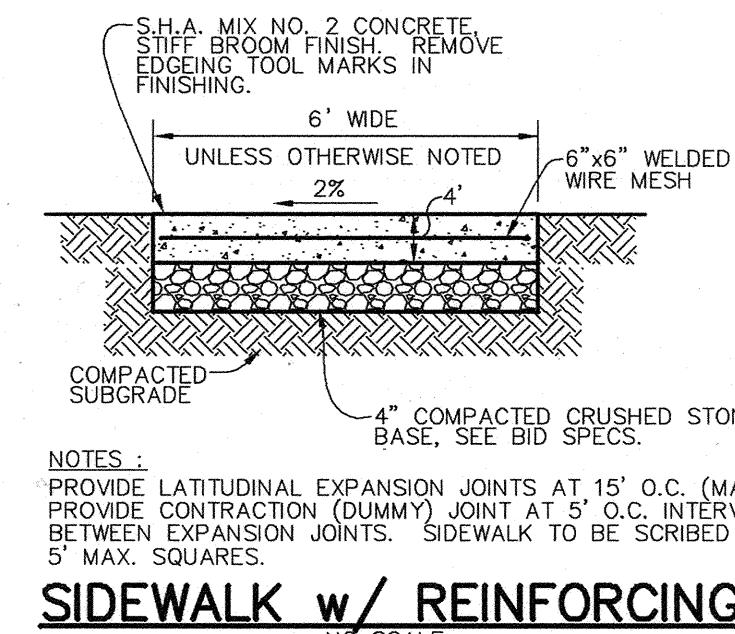
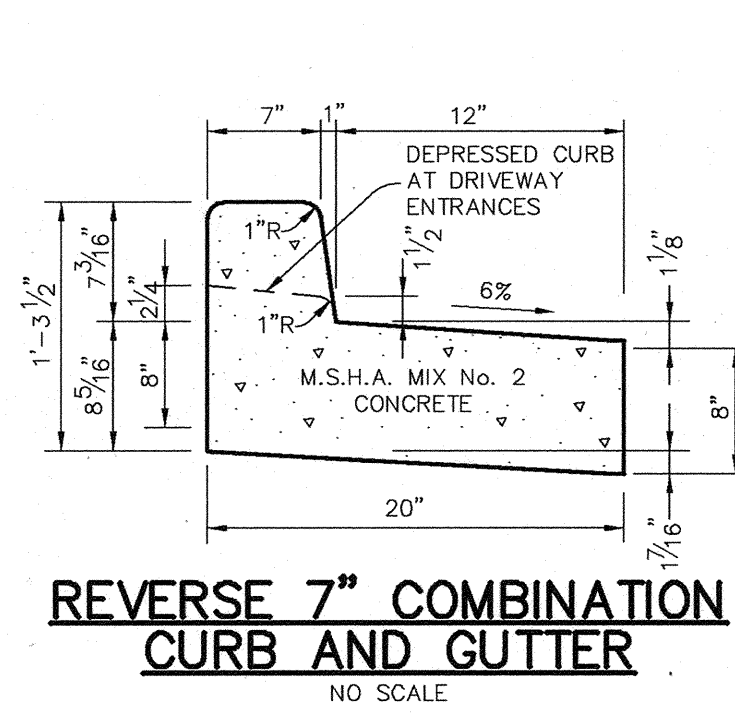
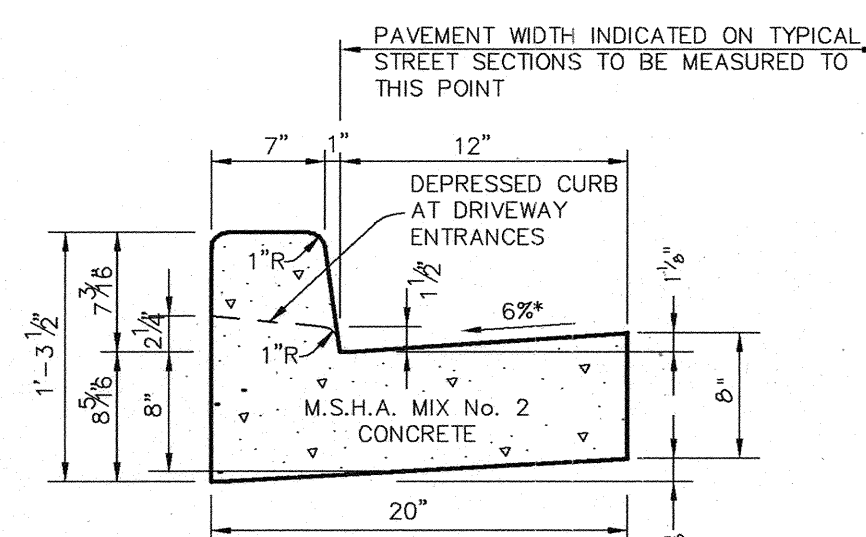
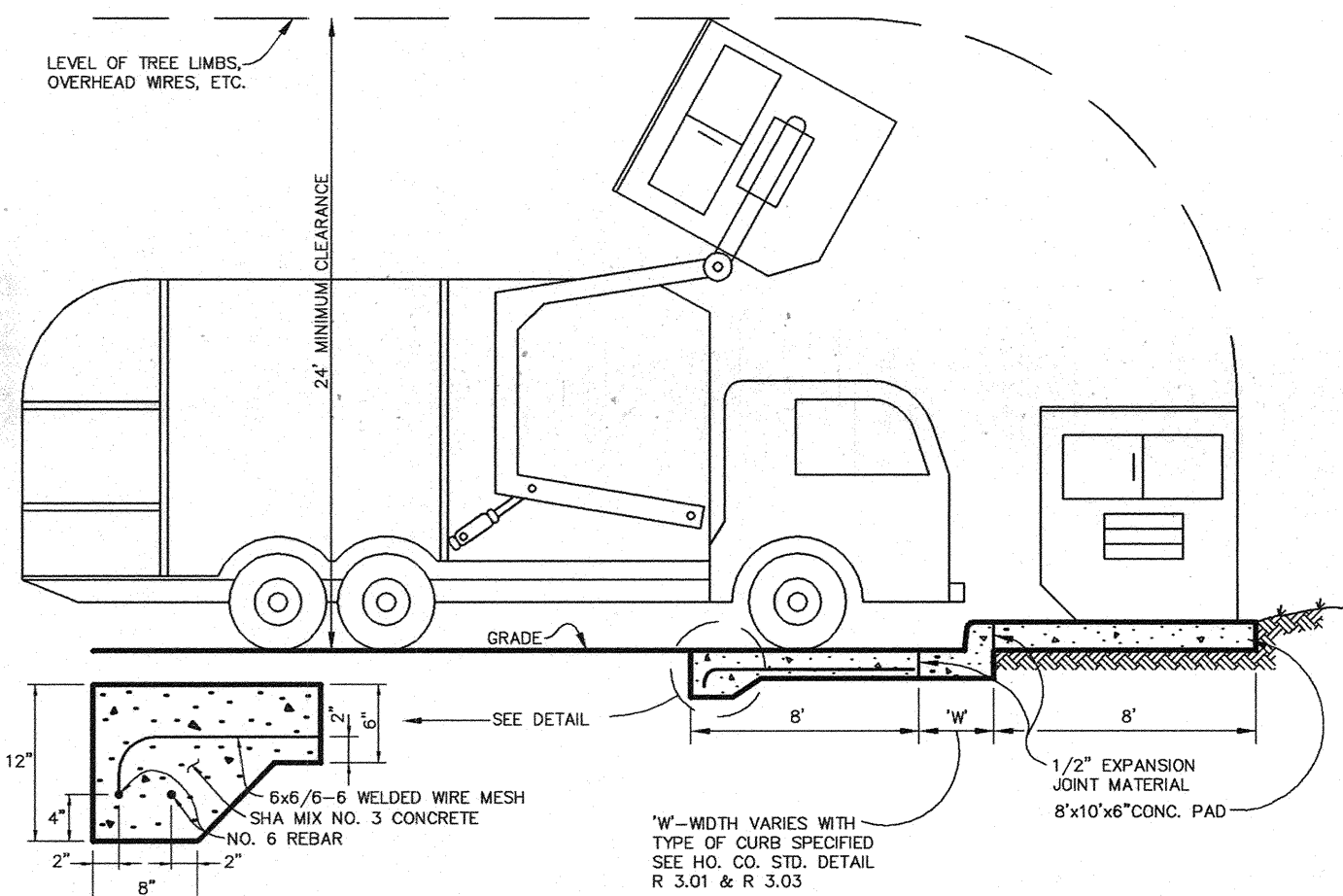
1-3-05	DATE
	DESIGNED BY: C.J.R.
	DRAWN BY: MAD
	PROJECT NO. 12448/3-0/ENGR PLANS/C400SIT.DWG
	DATE: DECEMBER 23, 2004
	SCALE: 1" = 20'
CHRISTOPHER J. REID #19949	DRAWING NO. 2 OF 7



LEGEND

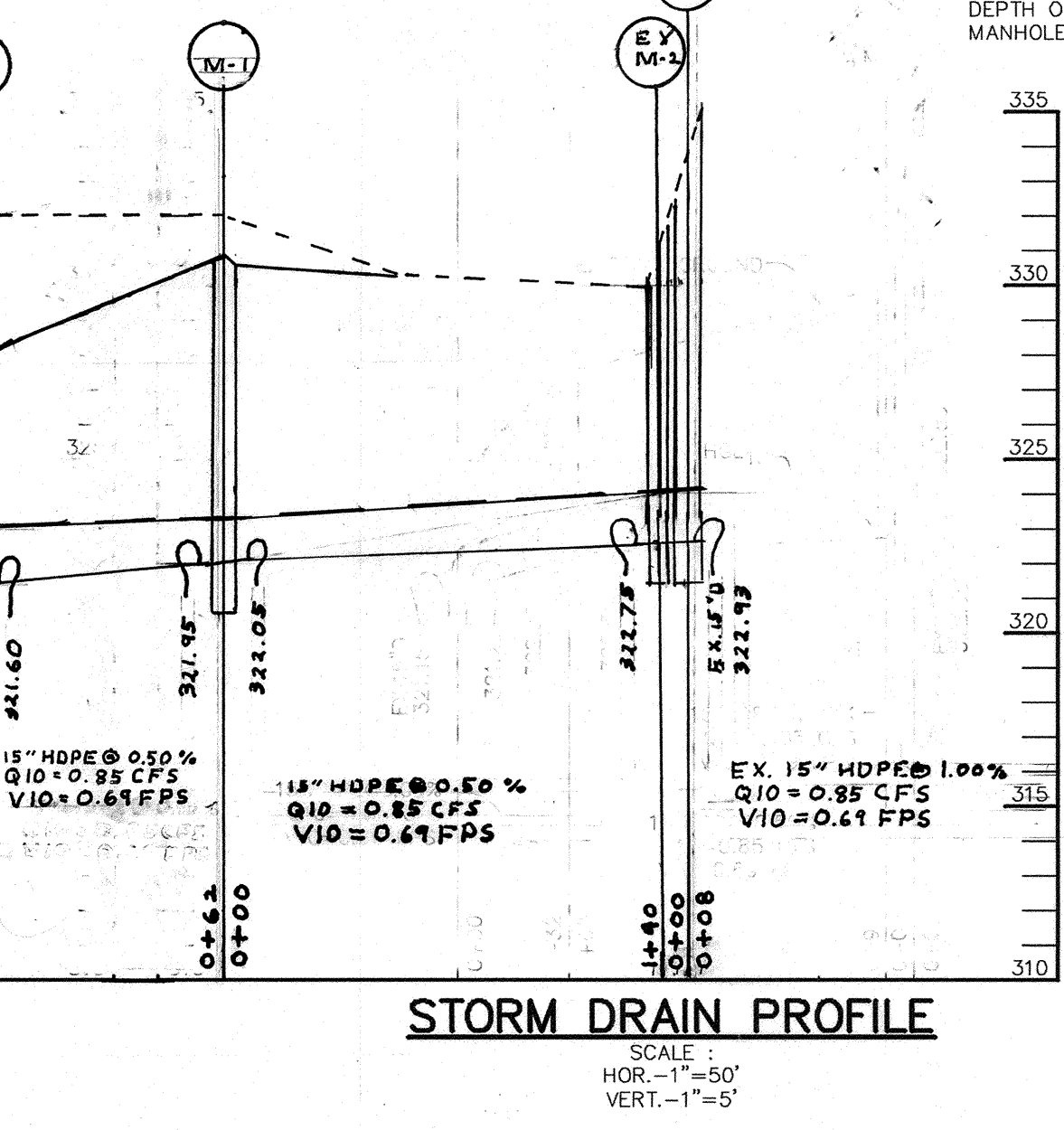
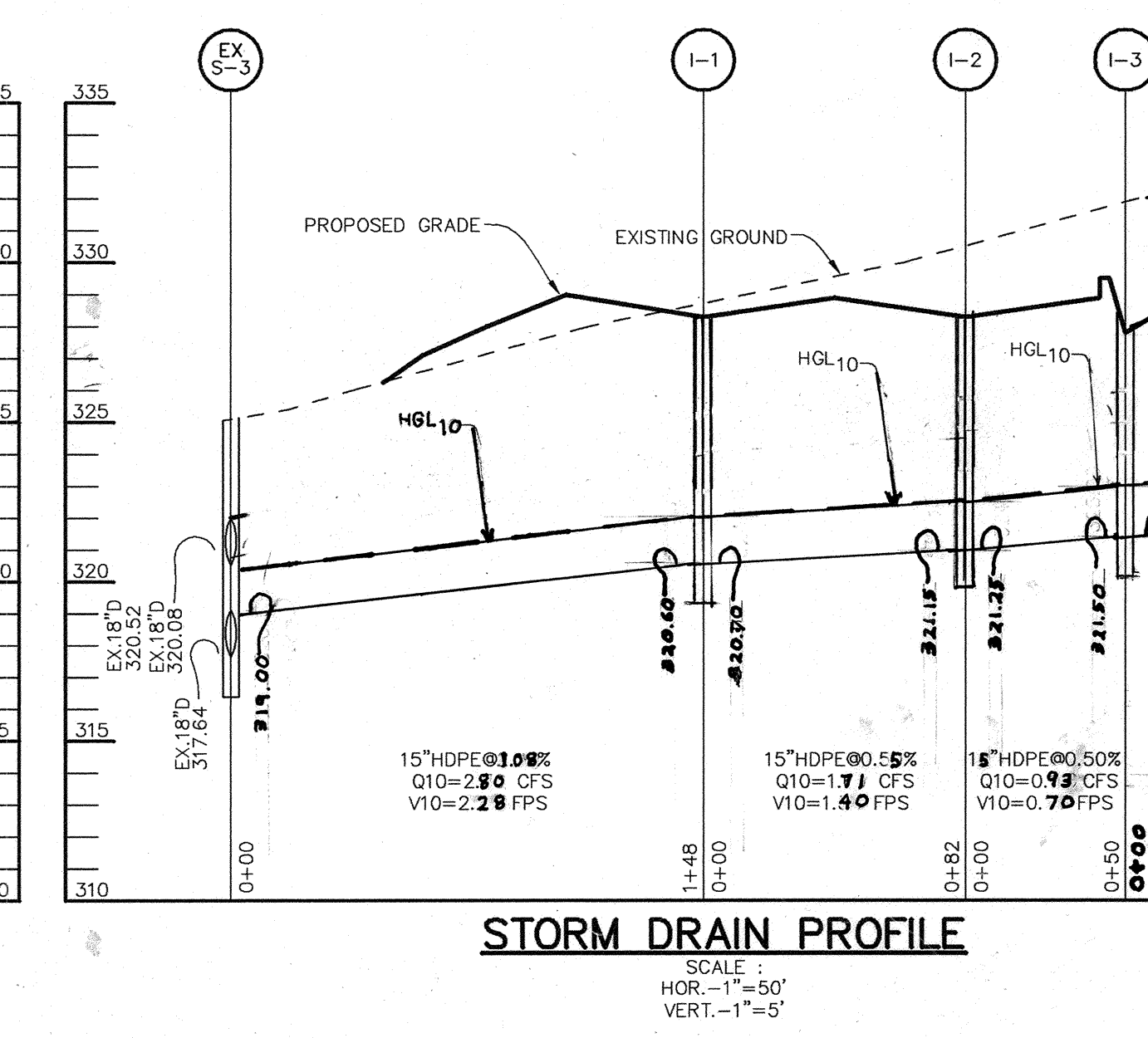
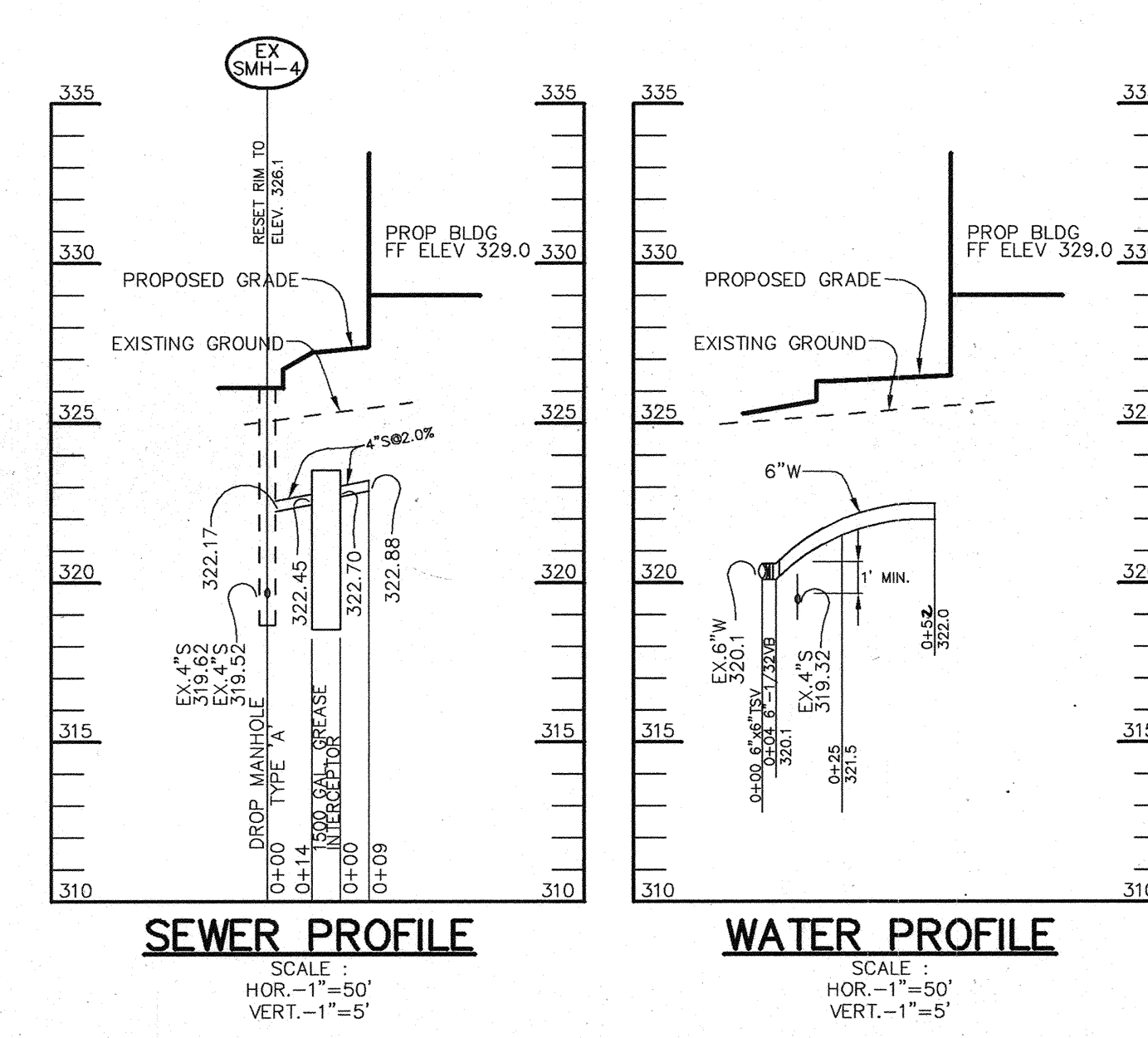
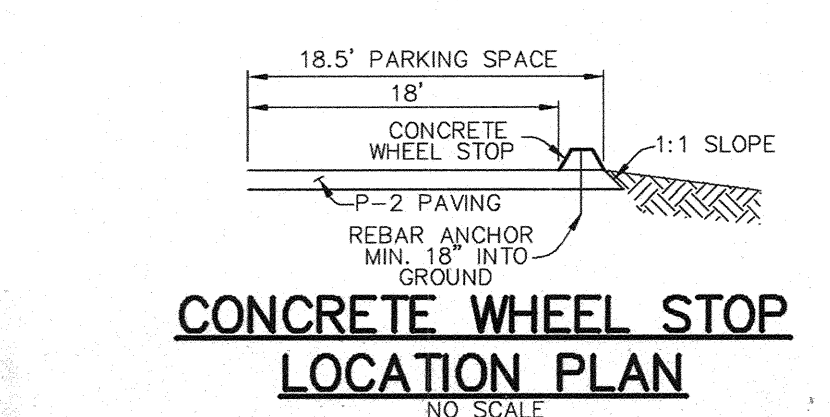
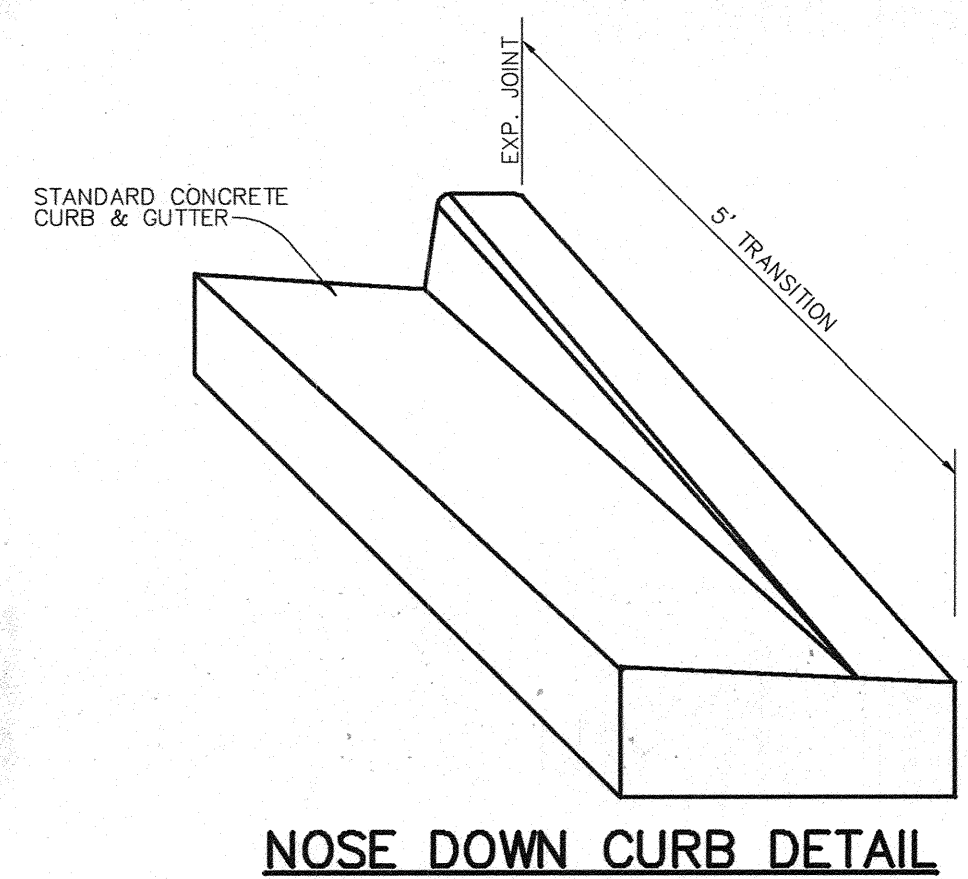
- DRAINAGE AREA LINES
- LIMIT OF DISTURBANCE L.O.D.
- SUPER SILT FENCE SSF
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE SCE
- INLET PROTECTION CIP
- SOIL LINES

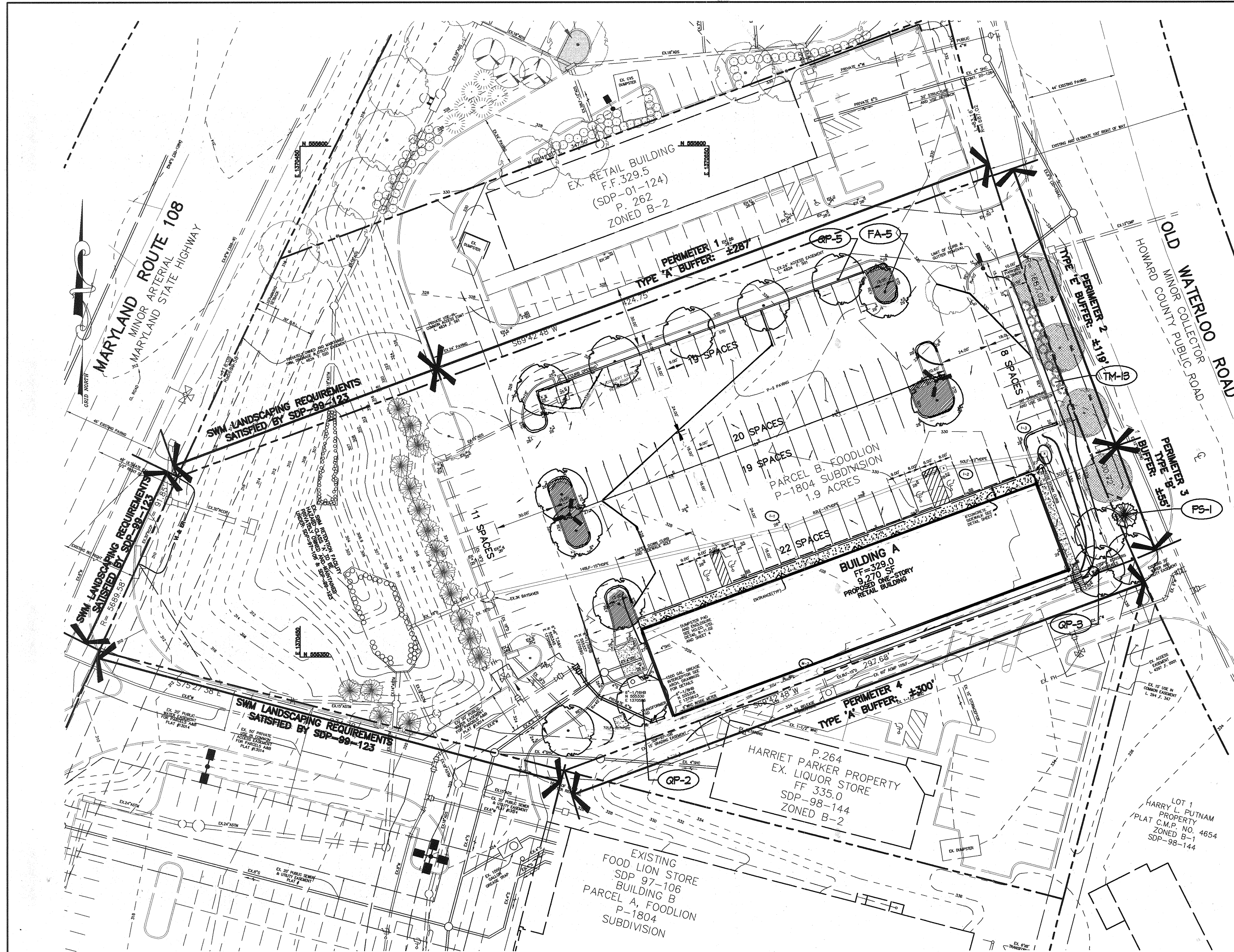
<p>BY THE DEVELOPER :</p> <p>I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p style="text-align: right;"><i>R.C. Camm</i> 1.2.05 DEVELOPER DATE</p>	
<p>BY THE ENGINEER :</p> <p>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.</p> <p style="text-align: right;"><i>Chris J. Reid</i> 1.3.05 ENGINEER DATE</p>	
<p>THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.</p> <p style="text-align: right;"><i>Jim Meyer</i> 1/18/05 NATURAL RESOURCE CONSERVATION SERVICE DATE</p>	
<p>THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p style="text-align: right;"><i>John R. Roberts</i> 1/18/05 HOWARD SOIL CONSERVATION DISTRICT DATE</p>	
<p>APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.</p> <p style="text-align: right;"><i>Marsha M. Leight</i> 1/24/05 DIRECTOR DATE</p>	
<p style="text-align: right;"><i>John Dammann</i> 1/20/05 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE</p>	
<p style="text-align: right;"><i>Andi Starnes</i> 1/29/05 CHIEF, DIVISION OF LAND DEVELOPMENT & DATE</p>	
<p>10-4-05 SHIFTED BUILDING AND PARKING 2' WW</p> <p>1-2-05 REVISED STORM DRAIN LAYOUT</p>	
DATE	REVISION
<p>OWNER / DEVELOPER</p> <p style="text-align: center;">McCAMMON PROPERTIES 8563 AUTUMN HARVEST WAY ELLCOTT CITY, MARYLAND 21043 410-465-4162</p>	
<p>PROJECT WATERLOO SHOPPING CENTER PARCEL B FOOD LION P-1804 SUBDIVISION PROPERTY, RETAIL STORE</p> <p>AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	
<p>TITLE GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP</p> <p style="text-align: center;">Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282</p>	
DATE	DESIGNED BY : C.J.R.
1.3.05	DRAWN BY: MAD
	PROJECT NO. 12448/3-0/ENGR PLANS/C600GRA.DWG
	DATE : DECEMBER 23, 2004
	SCALE : 1" = 20'
	DRAWING NO. 3 OF 7
SDP-05-32	



STRUCTURE SCHEDULE							
STRUCTURE	TYPE	INSIDE DIMS	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	5" INLET	N 555413 E 1370687		320.20 (15')	320.60 (15')	328.3	HOCO STD. DETAIL SD-4.22
I-2	5" INLET	N 555441 E 1370764		321.15 (15')	321.15 (15')	328.3	HOCO STD. DETAIL SD-4.22
I-3	YARD INLET	N 555449 E 1370814		321.60 (15')	321.50 (15')	327.8	HOCO STD. DETAIL SD-4.14
M-1	4'-0" DIA.	N 555442 E 1370885		322.05 (15')	321.95 (15')	331.5	HOCO STD. DETAIL G-5.11
M-2	4'-0" DIA.	N 555342 E 1370704		322.85 (15')	322.75 (15')	SET TO EX.GR.	HOCO STD. DETAIL G-5.11

PIPE SCHEDULE		
PIPE LENGTH	SIZE	TYPE
482'	15"	HDPE





GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$500.
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLANS AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

DEVELOPER'S/OWNER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

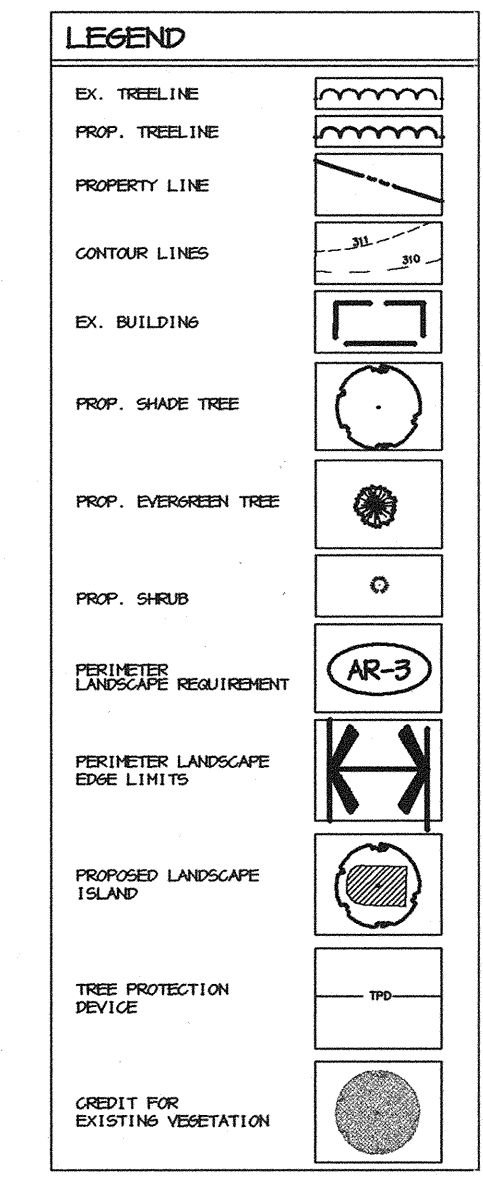
Robert McCammon 1.3.05
ROBERT MCCAMMON DATE

SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
FA	5	Fraxinus americana 'Autumn Purple'	2.5'-3' cal.	B&B	Plant as shown
GP	10	Quercus phellos	2.5'-3' cal.	B&B	Plant as shown
PS	1	Pinus strobus	6'-8' ht.	B&B	Plant as shown
TH	13	Taxus canadensis 'Hicksii'	2.5-3' ht.	B&B	Plant as shown

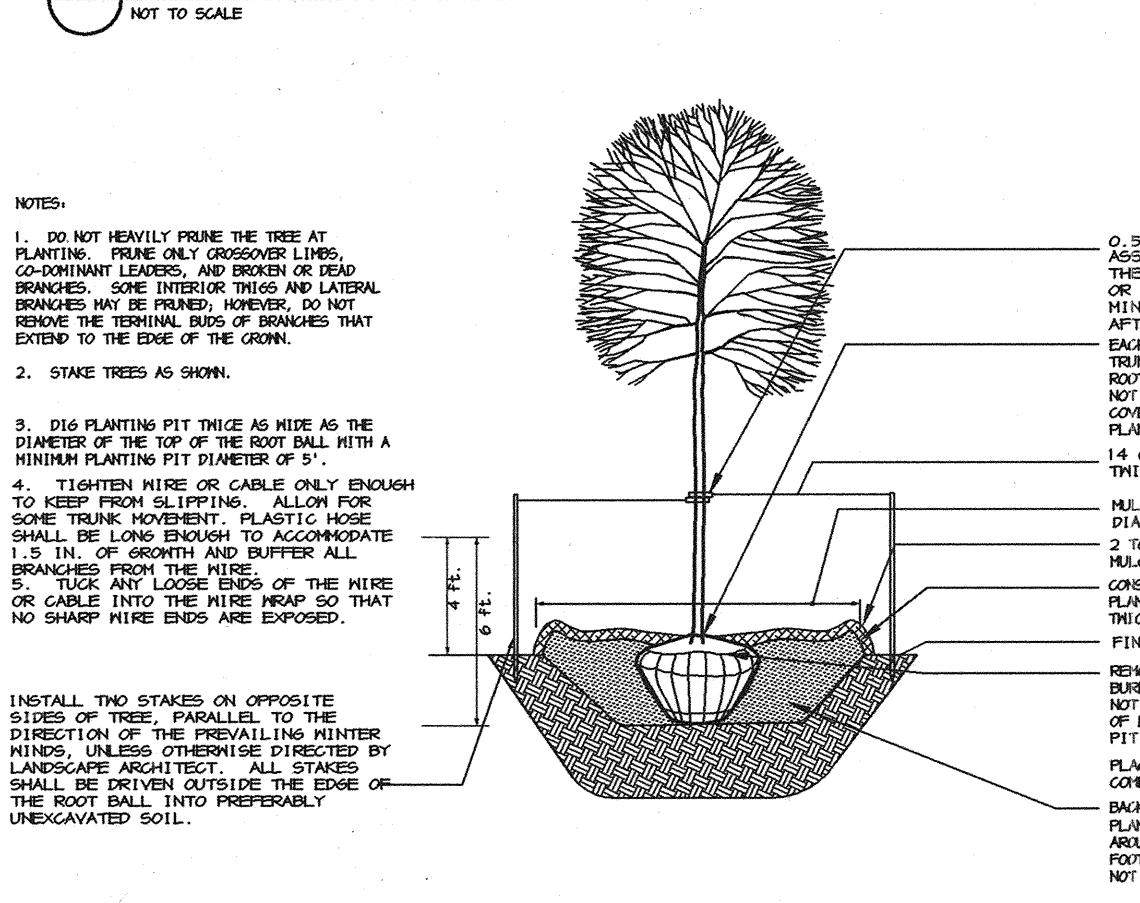
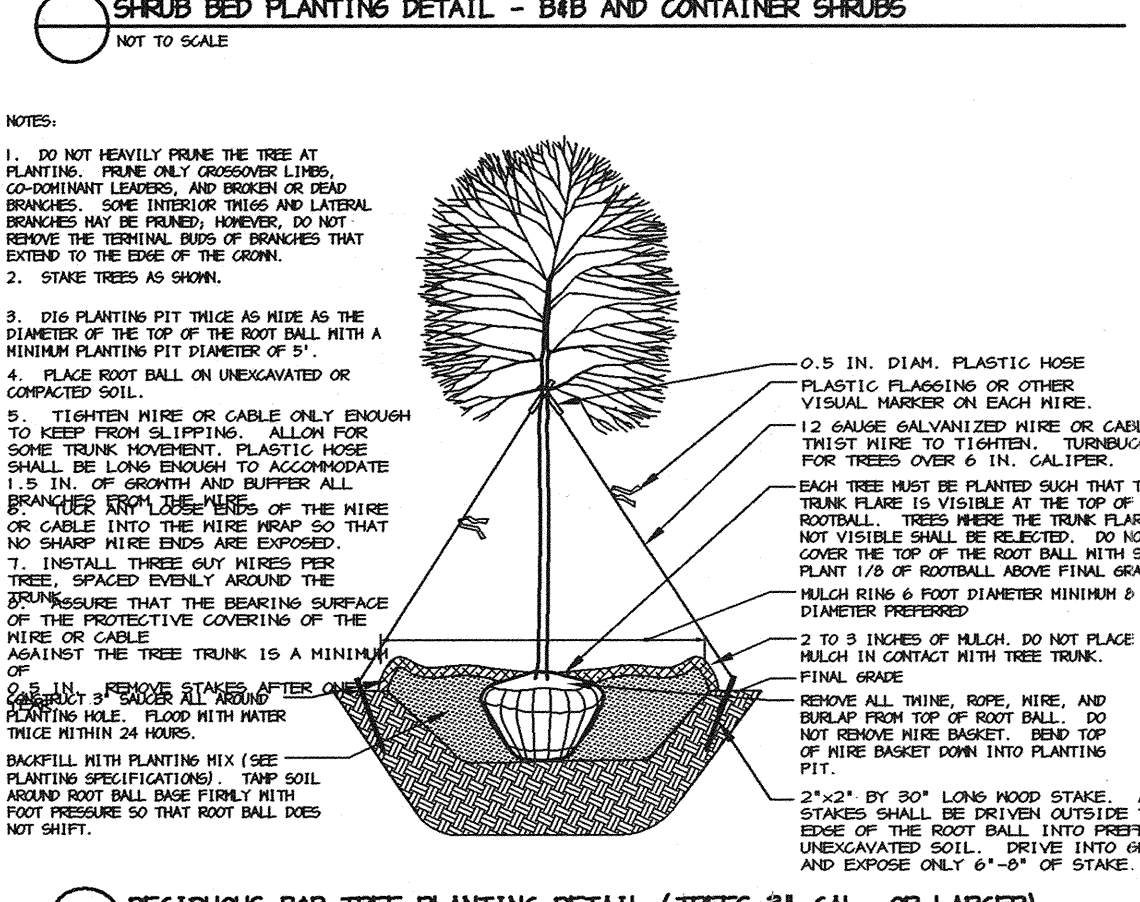
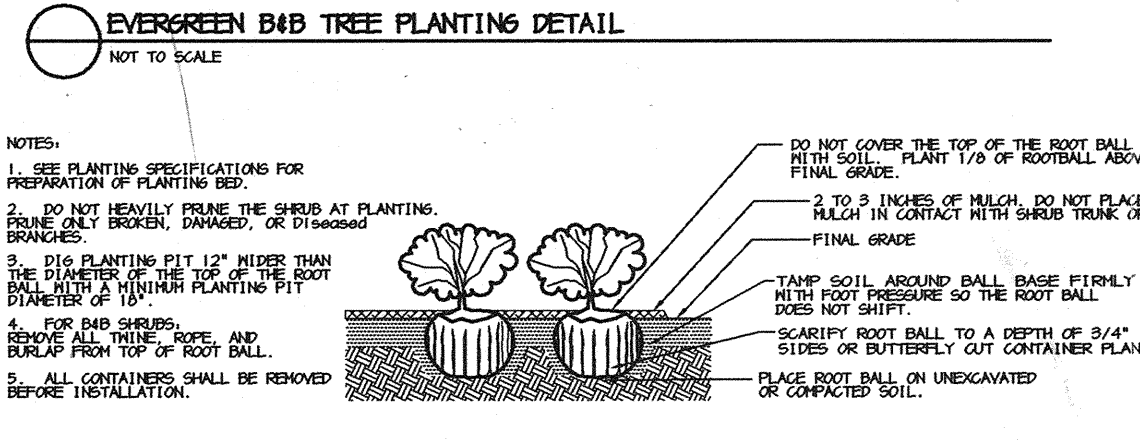
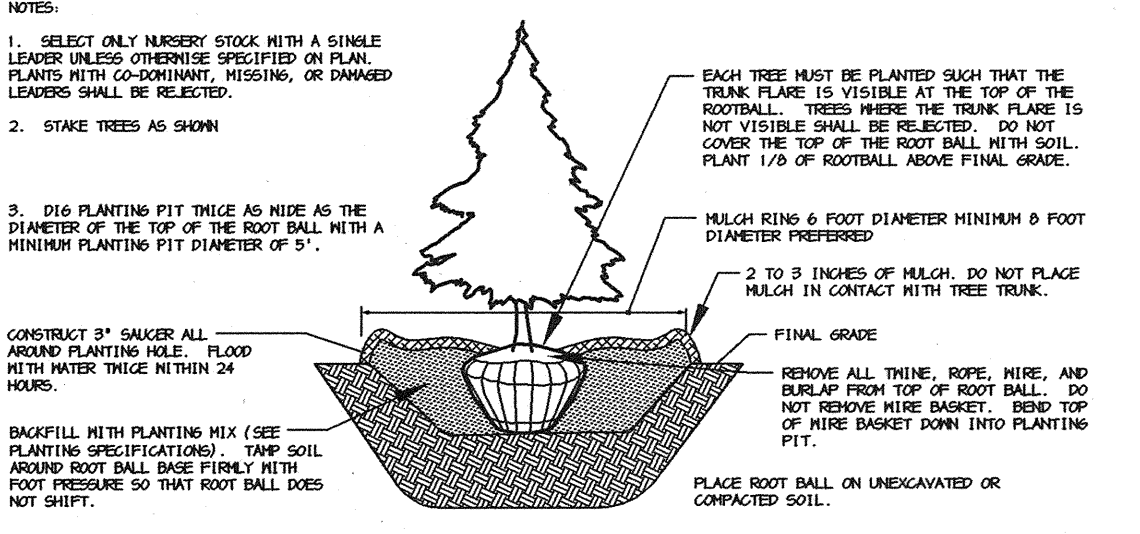
PERIMETER	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO ROADWAYS	
	1	4	2	3
LANDSCAPE TYPE	A	A	E	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±287'	±300'	±111'	±55'
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES (3 SHADE TREES)	YES (1 SHADE TREE)
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO, LINEAR FEET)	NO	NO	±26'	NO
LINEAR FEET REMAINING	±287'	±300'	±85'	±55'
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	5	0	1
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	13*	0

PARKING LOT	1
NUMBER OF PARKING SPACES	99
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	5
NUMBER OF TREES PROVIDED	5
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF ISLANDS PROVIDED	5

•• CREDIT TAKEN FOR 2 SHADE TREES PROPOSED UNDER SDP-97-106 FOR 2 REQUIRED SHADE TREES.
 ••• CREDIT TAKEN FOR 1 SHADE TREE PROPOSED UNDER SDP-97-106 FOR 1 REQUIRED SHADE TREE.
 ••• CREDIT TAKEN FOR 1 SHADE TREE PROPOSED UNDER SDP-97-106 FOR 1 REQUIRED SHADE TREE.



- PLANTING SPECIFICATIONS**
- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
 - All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, distorting roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable distortions will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug or plants from solid storage will be accepted.
 - Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines" by the Landscape Contractors Association of MD, DC, & VA (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
 - Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
 - Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
 - Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
 - Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant trees, shrubs or young evergreens (except between November 15 and March 15). Landscape plants are not to be installed before site is graded to final grade.
 - Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
 - Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
 - Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
 - All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-spreaded hardwood mulch throughout.
 - Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
 - Bed preparation shall be as follows: Till to a minimum depth of 6" of yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 9 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Biodegradable plants (Azaleas, Rhododendrons, etc.): Top dress after planting with iron sulfate or comparable product according to package directions. "Towax bacotta Responders" (English heeping yew); Top dress after planting with 1/4 to 1/2 cup lime each.
 - Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
 - Head & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before finishing. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be installed. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing alachlor to be used as a means of pest control.
 - Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
 - Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
 - All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul D. Layton 1/24/05
DIRECTOR DATE

Chris DeMunn 1/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Indy Kaman 1/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10-4-05 SHIFTED BUILDING AND PARKING 2' NW

DATE NO. REVISION LAYOUT

OWNER / DEVELOPER

McCAMMON PROPERTIES
8563 AUTUMN HARVEST WAY
ELLCOTT CITY, MARYLAND 21043
410-465-4162

PROJECT WATERLOO SHOPPING CENTER
PARCEL B
FOOD LION P-1804
SUBDIVISION PROPERTY, RETAIL STORE
AREA TAX MAP 37 ZONED B-2 PARCEL B PLAT #13014
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
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DESIGNED BY: C.J.R.
DRAWN BY: MAD
PROJECT NO: 12448/3-0/ENGR PLANS/1200LD.DWG
DATE: DECEMBER 23, 2004
SCALE: 1" = 30'
DRAWING NO. 6 OF 7

SDP-05-32