

GENERAL NOTES

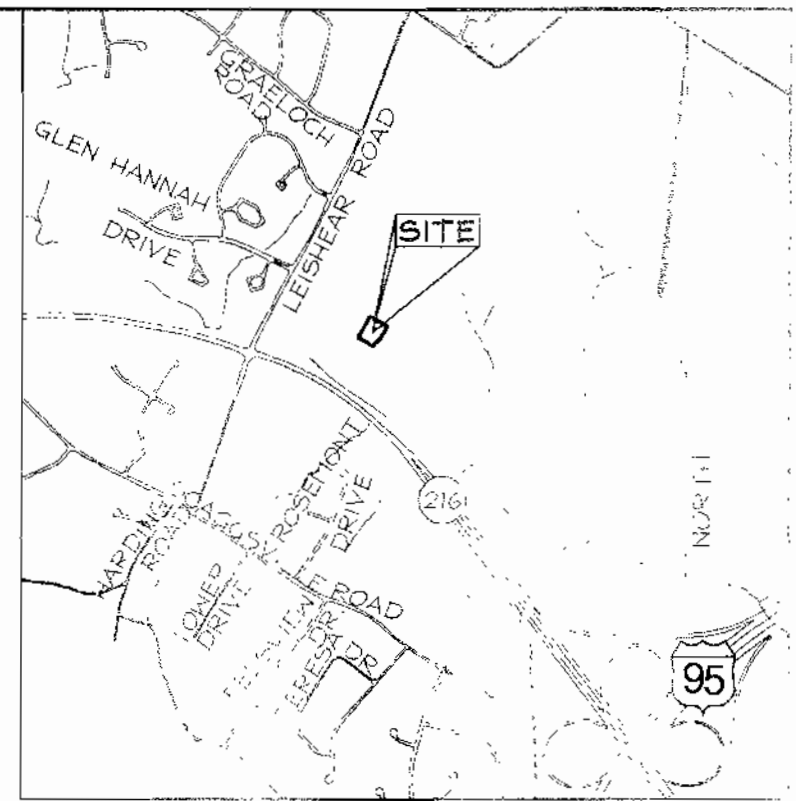
- Site Data: Tax Map 46, Grid 12, Parcel 251; 6th Election District
- Water and sewer will not be used on this site.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
 State Highway Administration 410.531.5533
 BGE (Contractor Services) 410.850.4620
 BGE (Underground Damage Control) 410.787.9068
 Miss Utility 1.800.257.7777
 Colonial Pipeline Company 410.795.1390
 Howard County Dept. of Public Works, Bureau of Utilities 410.313.4900
 Howard County Health Department 410.313.2640
 AT&T 1.800.252.1133
 Verizon 1.800.743.0033/410.224.9210
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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.
- This project is in accordance with the latest Howard County Standards unless waivers have been approved.
- There are no wetlands or floodplain on this site.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and Landscape Manual. Financial surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$8,100.00 (16 shade trees @ \$300/tree=\$4800 and 12 evergreen trees @ \$150/tree=\$3300).
- All paving to be BGE Standard unless otherwise noted. See Detail Sheet 2 of 3.
- In accordance with section 16.1202 (b) (1) (xi) of the Howard County Code for Forest Conservation this project is exempt from the requirement to provide forest conservation.
- All construction shall be in accordance with the latest standards and specifications of Howard County in addition to MSHA standards and specifications if applicable.
- Any damage to public right-of-ways, paving or existing utilities will be corrected at the contractor's expense.
- Existing utilities are located by the use of any or all of the following: Road Construction Plans, Field Surveys, Public Water and Sewer Plans and other available record drawings. Approximate location of the existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm suitability of proposed paving section, based on soil test, prior to construction.
- Traffic control devices, markings and signage 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 paving.
- Estimates of earthwork quantities are provided solely for the purpose of calculating fees.
- The topography shown hereon is based on a field run survey performed by Spangenberg & Lane in July 2004. Aerial Topography flown by Harford Aerial Surveys, Inc. on September 5, 2004. The coordinates shown hereon are based on the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 46FA and 47DB were used for this project.
- A noise study is not required for this project due to Non-Residential use.
- There are no known cemeteries or burial grounds located on this site.
- This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Amended Zoning Regulations per Council Bill 75-2003.
- In accordance with Section 128.A.3.(c) of the Zoning Regulations, there is no height limit for the proposed antenna.
- The 50' Use and Structure Setback shown hereon is based on Section 122.B.47.a of the Zoning Regulations for utility substations. This setback supersedes normal fence, parking, and use setbacks for M-1 zoning district.
- CPV, WQV and Rev is provided within the limits of the substation. Storage Volume for CPV is provided within the voids in the stone. WQV is provided by a surface sand filter. Rev is provided within the substation area under the stone.
- Disturbance within the stream buffer has been accepted as necessary in accordance with Section 16.116 (c) of the Subdivision Regulations due to design standards for electrical substations, which prohibit the ability of the developer to shift the equipment away from the stream.
- It has been determined for this specific development in this specific location, that the fence, driveway and structure foundations do not constitute a "use" in violation of the 50' setback requirement in the M-1 zone.

SITE DEVELOPMENT PLAN

HIGH RIDGE SUBSTATION

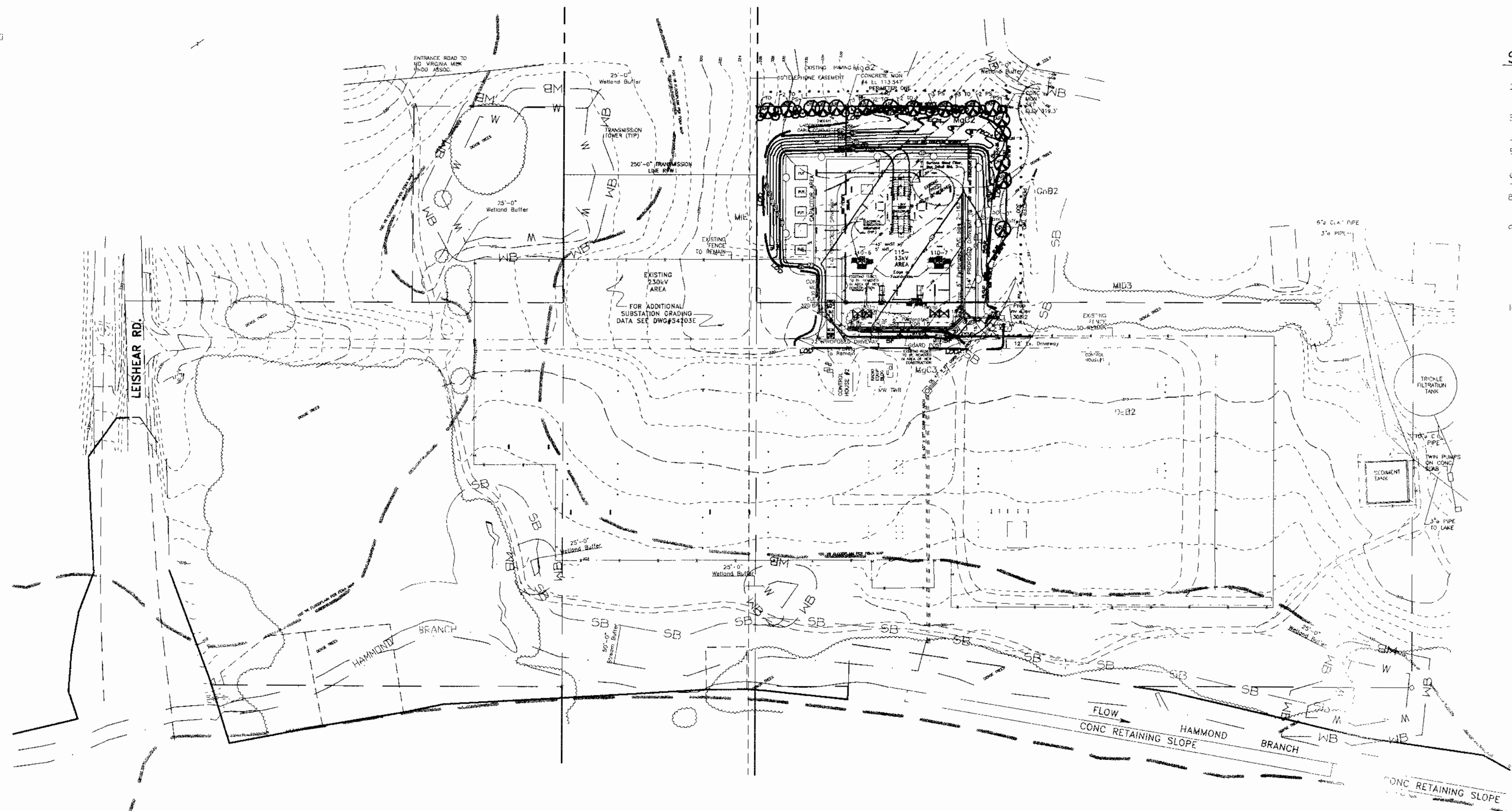
8271 LEISHEAR ROAD

HOWARD COUNTY, MARYLAND



SEQUENCE OF CONSTRUCTION

- Obtain Grading permit
- Notify Howard County Department of Inspections, License and Permits at (410) 313-880 at least 24 hours before starting any work.
- Install stabilized construction entrance, super silt fence, and silt fence (1 week)
- Clear, grub, and rough grade site. (2 weeks)
- Construct substation site, access drive, sand filter, equipment foundations and control building. (6 weeks)
- Final grade site. Install all erosion control matting. (2 days)
- Install landscaping buffer plantings. (1 week)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.
- Following initial soil disturbance or any disturbances permanent or temporary stabilization shall be completed within:
 - A 7 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1
 - B 14 calendar days for all other disturbed areas.
- Upon stabilization of all disturbed areas and with the permission of the sediment control inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)



SCALE: 1"=100'

THE BEARINGS, COORDINATES AND ELEVATIONS USED IN THIS SURVEY ARE BASED ON HOWARD COUNTY CONTROL POINT NOS. "46FA N535140.866 E1346962.69 ELEV.403.65" "47DB N534316.917 E1348131.25 ELEV.398.56"

SITE ANALYSIS DATA CHART

- Total project area: 1.18 Acres±
- Area of plan submission: 2.11 Acres±
- Limit of disturbed area: 1.90 Acres±
- Present zoning: "M-1" per 2/02/04 Comprehensive Zoning Plan.
- Proposed uses for site & structures: Unmanned Electrical Substation
- DPZ file references: SDP-70-38
- Number of parking spaces required: 2 (two)
 No regular staff is present (unmanned station)
 Periodic maintenance parking may utilize the shown paved parking areas as well as park along the driveway and within existing station area.

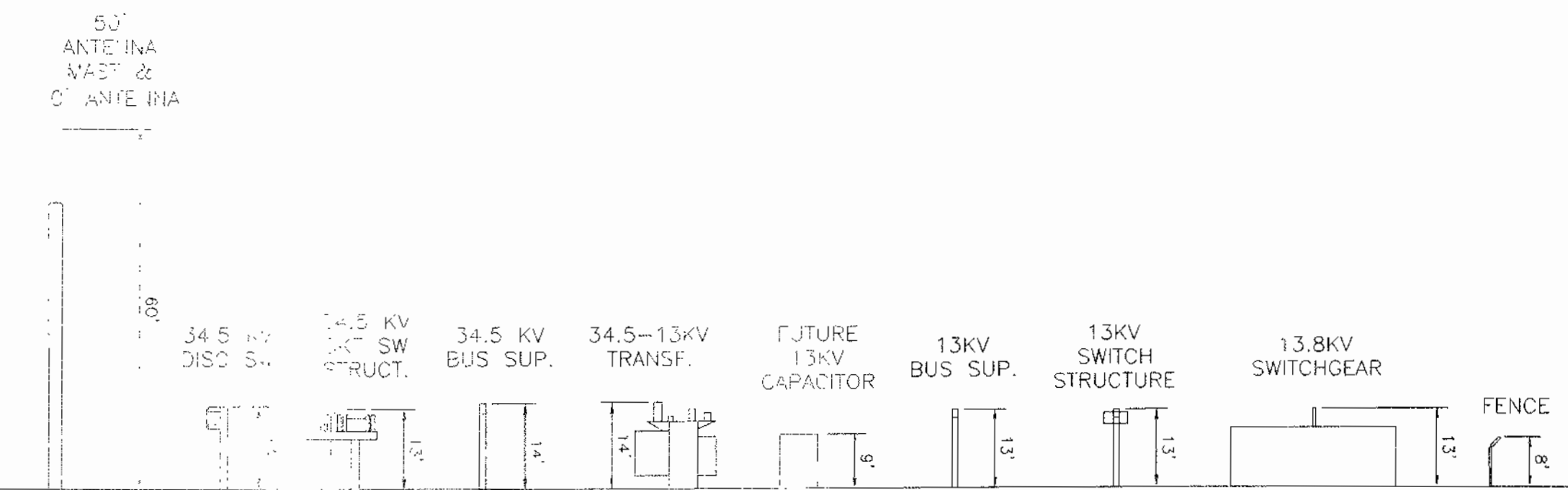
ADDRESS CHART

Parcel	Street
251	8271 Leishear Road



EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 8316 FOREST STREET
 ELICOTT CITY, MARYLAND 21043
 TEL: (410) 750-1150 FAX: (410) 750-7350
 EMAIL: EXPLORATION@EXR.COM

FSH Associates
 Engineers Planners Surveyors
 8318 Forest Street, Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com



APPROXIMATE HEIGHT OF STRUCTURE
 NOT TO SCALE

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 3
Site Development, Grading, Landscape and Details Plan	2 of 3
Sediment & Erosion Control, Landscaping & SWM Details	3 of 3

PERMIT INFORMATION CHART

Subdivision Name: None	Section/Area: None	Lot/Parcel No. L4137/F.261 P.251
Plot # None	Grid 12	Zoning M-1
Tax Map No. 46	Elect. District 6th	Census Tract 606802
Water Code None	Sewer Code None	

REV.	DATE	ACCOUNT NO.	DESCRIPTION	APPROVED
	2005	T00102	INSTALL 2-86MVA 115-13.8KV TRANSF. W/H.S. CHG. OVER & 750MVA SWITCHGEAR, 12 FDR, POS & 10 FDRS.	

UPDATE YOUR PRINT TO REFLECT "AS BUILT" STATE & RETURN A COPY TO THE APPLICABLE DESIGN UNIT 3

CIVIL _____ ELEC. _____ PROJ. MGR. _____ PRIM. ENG. _____ SUPV. ENG. _____	ENGINEERING AUTOCAD	COVER SHEET Tax Map 46 Grid 12 Parcel 251 6th Election District Howard County, Maryland Sheet 1 of 3 230-115,115-34.4 & 115-13KV SUBSTATION HIGH RIDGE SUBSTATION & SYSTEM PROTECTION
	DESIGNED: FSH DRAWN: FSH CHECKED: FSH APPROVED: FSH DATE: 11/20/05	

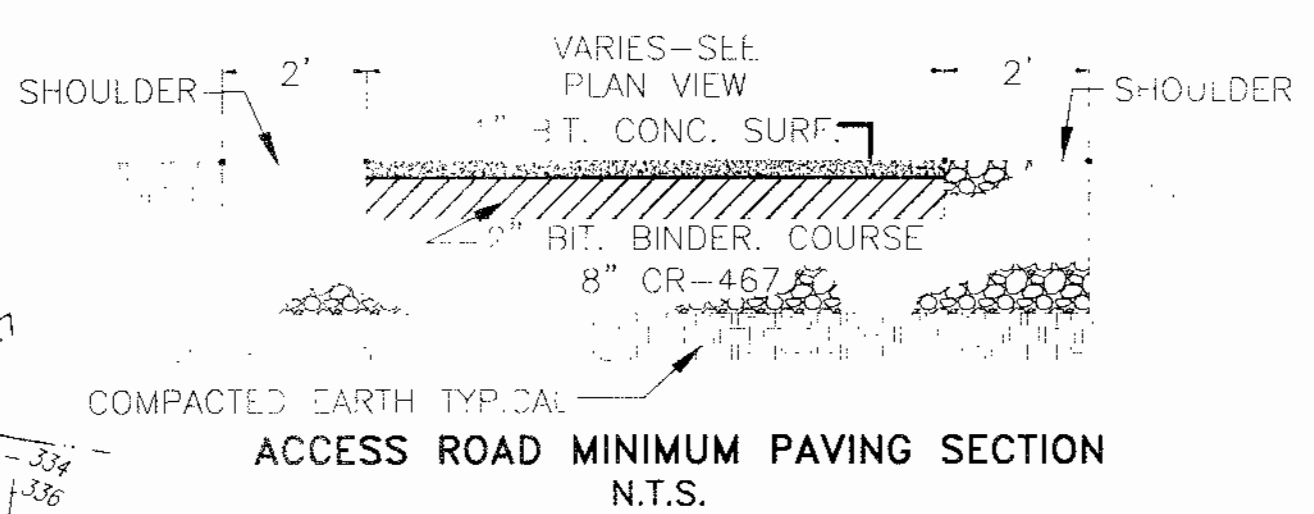
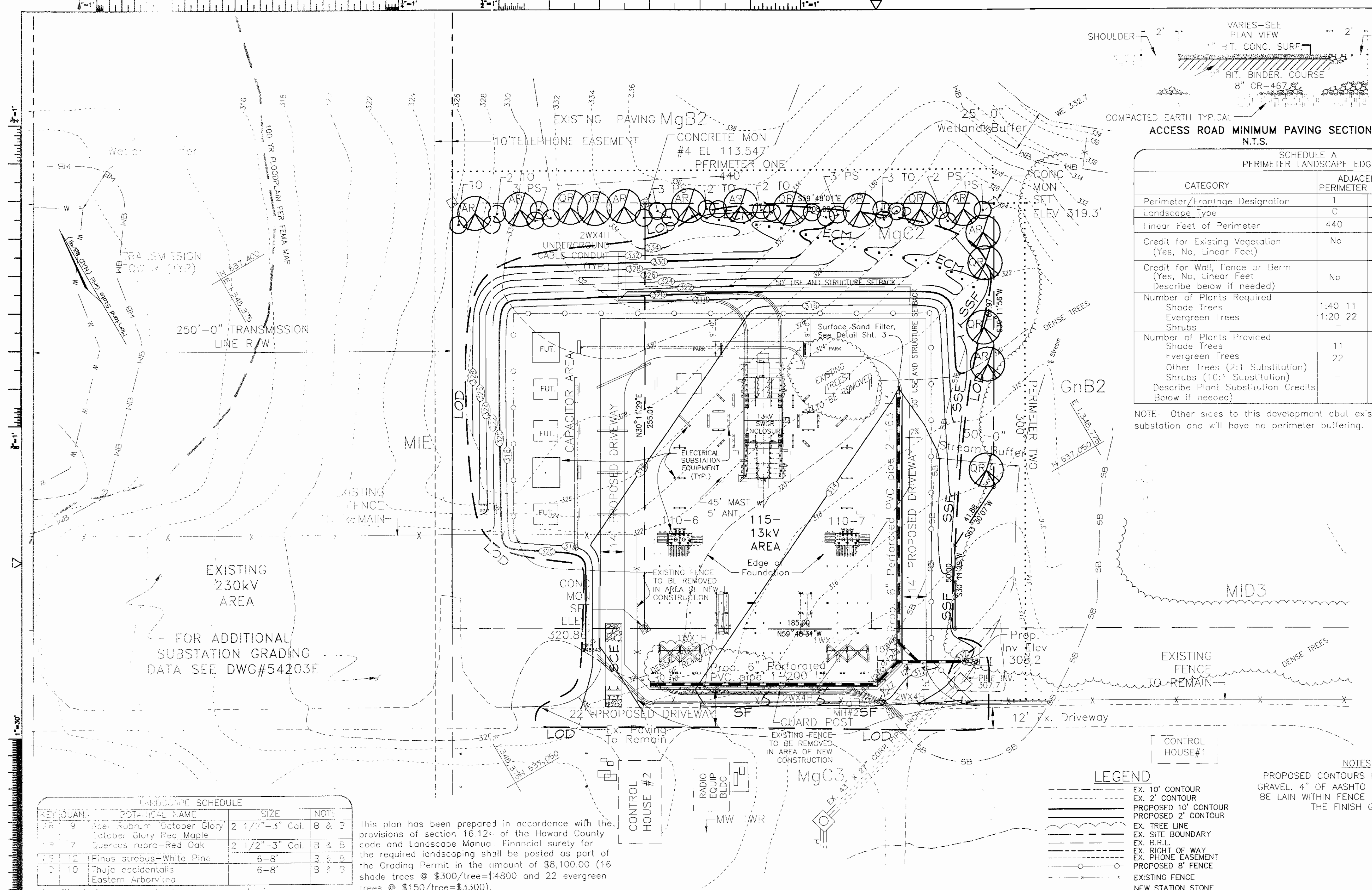
BGE DWG NO. 501441D REV

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION *4/2/05* DATE

CHIEF DIVISION OF LAND DEVELOPMENT *5/2/05* DATE

DIRECTOR *5/2/05* DATE



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	
	1	2
Perimeter/Frontage Designation	C	A
Landscape Type	C	A
Linear Feet of Perimeter	440	300
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No
Number of Plants Required		
Shade Trees	1:40 11	1:60 5
Evergreen Trees	1:20 22	-
Shrubs	-	-
Number of Plants Provided		
Shade Trees	11	5
Evergreen Trees	22	-
Other Trees (2:1 Substitution)	-	-
Shrubs (10:1 Substitution)	-	-
Describe Plant Substitution Credits Below if needed		

- LANDSCAPE PLANTING NOTES**
- Plants and plant material shall meet the detailed description as given on the plans and as described herein.
 - All plant material, unless otherwise specified, shall be nursery grown, of good average, uniformly branched and have a vigorous root system. They shall be healthy, vigorous plants free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, boxers and all forms of infestations or objectionable disfigurements. Plant materials that are weak or which have been cut back from larger grades to meet certain specified requirements will be rejected. All plants shall be freshly dug; no heeled in plants or plants from cold storage will be accepted.
 - All plant characteristics including, but not limited to: ball diameter, caliper and height measurements, shall be in accordance with the current edition of the "U.S. Standard for Nursery Stock" as recommended by the American Assoc. of Nurserymen, Inc.
 - All trees shall be symmetrically balanced according to their normal habit of growth. He forked leader stock will be accepted.
 - All plants shall be planted within the planting season, which shall be defined as beginning September 15 and ending May 30.
 - All planting furnished under this contract shall be guaranteed to remain viable and to thrive in a healthy condition for a period of one (1) year. Trees that are not thriving satisfactorily, as determined by the Landscape Architect, within said one year period shall be replaced by the Contractor at his sole expense. All plant materials shall be planted in accordance with the plans and specifications for the original plantings. Replacement shall include the cost of tearing up and replacing that portion of sidewalk or paving, if any, required for tree replacement, all at the Contractor's sole expense. All replacement plants shall be guaranteed for a minimum period of one (1) year.
 - Plant materials will be planted in accordance with the Planting Details and Plant Schedule.
 - Plant material shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
 - Planting stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be moistened and placed in cool shaded areas until ready for placement.
 - Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill material.
 - Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical angling is preferred with scarification of the sides of each hole.
 - Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of weed seeds.
 - The Contractor shall notify all utility companies five (5) days prior to beginning work.
 - Any damage to the existing utilities, buildings, paving, curb, walls and vegetation that so designated for removal on these plans) shall be repaired to previous condition or replaced by the Contractor at his expense.
 - Topsoil shall be free from brush, weeds and other litter and shall be free from clay lumps, stones, or other objects larger than one inch in diameter, and any other substance which may be harmful to plant growth.

NOTE: Other sites to this development but existing substation and will have no perimeter buffering.

FOR ADDITIONAL SUBSTATION GRADING DATA SEE DWG#54203E

LANDSCAPE SCHEDULE

KEY QUANT.	BOTANICAL NAME	SIZE	NOTE
9	Acer Rubrum - October Glory	2 1/2" - 3" Cal.	B & E
7	Quercus rubra - Red Oak	2 1/2" - 3" Cal.	B & E
12	Pinus strobus - White Pine	6-8'	B & E
10	Thuja occidentalis - Eastern Arborvitae	6-8'	B & E

See Sheet 3 of 3 for planting notes and details.

This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and Landscape Manual. Financial surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$8,100.00 (16 shade trees @ \$300/tree=\$4800 and 22 evergreen trees @ \$150/tree=\$3300).

LEGEND

- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EX. TREE LINE
- EX. SITE BOUNDARY
- EX. B.R.L.
- EX. RIGHT OF WAY
- EX. PHONE EASEMENT
- PROPOSED 8' FENCE
- EXISTING FENCE
- NEW STATION STONE
- 50' STREAM BUFFER

NOTES
PROPOSED CONTOURS DENOTE TOP OF GRAVEL. 4" OF AASHTO No.7 STONE WILL BE LAID WITHIN FENCE LINE ON TOP OF THE FINISH GRADE.



FSH Associates
Engineers Planners Surveyors
8318 Federal Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsh.biz

EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
8046 FOREST STREET
SUITE 207, MARYLAND 21043
TEL: (410) 750-1160 FAX: (410) 750-1950
EMAIL: ZDP@EXPLORATIONRESEARCH.COM

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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/WE ALSO AGREE TO PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT.

Signature: *Chad Palko* DATE: 4/20/05
Signature: *Wanda Hammett* DATE: 4/20/05
Signature: *March D. ...* DATE: 4/20/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE: 4/25/05
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Jim Myer / Co.* DATE: 4/25/05
Signature: *J.R. Robinson / Co.* DATE: 4/25/05

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
MgB2	Mianor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
TigB2	Tigons gravelly loam, 3 to 15 percent slopes, moderately eroded	B
MgC3	Mianor gravelly loam, 3 to 15 percent slopes, severely eroded	B
MIE	Mianor loam, 25 to 45 percent slopes	B

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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: *Zacharia Y. Fisch* DATE: 4/21/05

OWNER/APPLICANT/DEVELOPER
BALTIMORE GAS AND ELECTRIC COMPANY
SUBSTATION ENGINEERING UNIT
2900 LORD BALTIMORE DR., 2ND FLOOR
BALTIMORE, MARYLAND 21203
ATTN: ED MILLER, PE

REV.	DATE	ACCOUNT NO.	DESCRIPTION
	2005	T00102	INSTALL 2-86MVA 115-13.8KV TRANS. W/H.S. CHG. OVER & 750MVA SWITCHGEAR, 12 FDR, POS & 10 FDRS.

UPDATE YOUR PRINT TO REFLECT "AS BUILT" STATE & RETURN A COPY TO THE APPLICABLE DESIGN UNIT

REV.	DATE	ACCOUNT NO.	DESCRIPTION	APPROVED	AUTOCAD
					ENGINEERING
					CIVIL
					ELEC.
					PROJ. MGR.
					PRIN. ENG.
					SUPV. ENG.

DESIGN GROUP
DESIGNED: FSH
DRAWN: FSH
CHECKED: FSH
APPROVED: FSH
DATE: 21APR2005

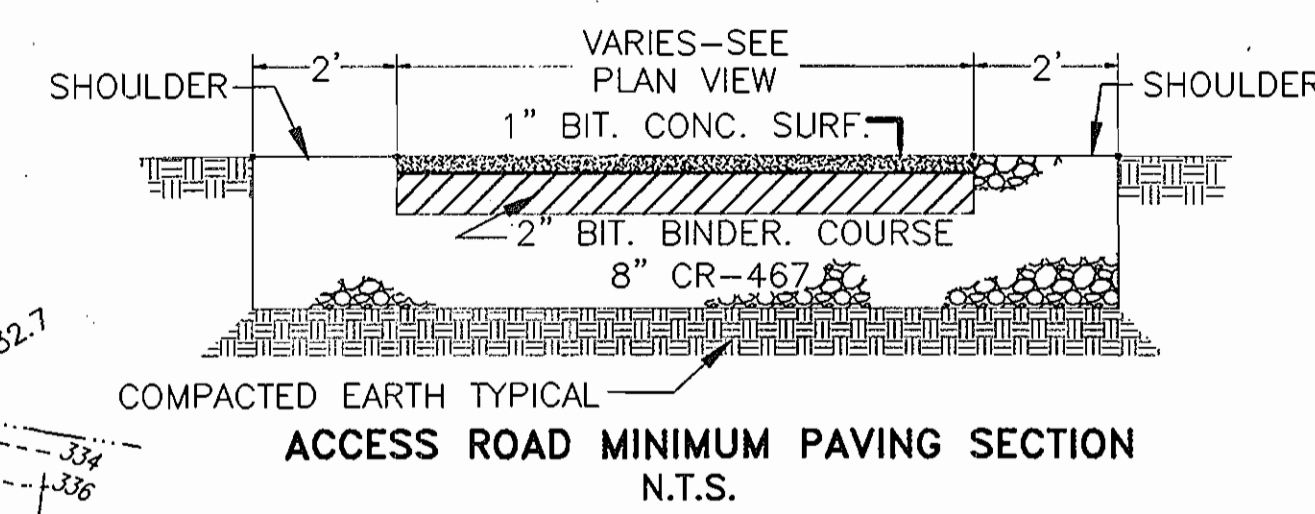
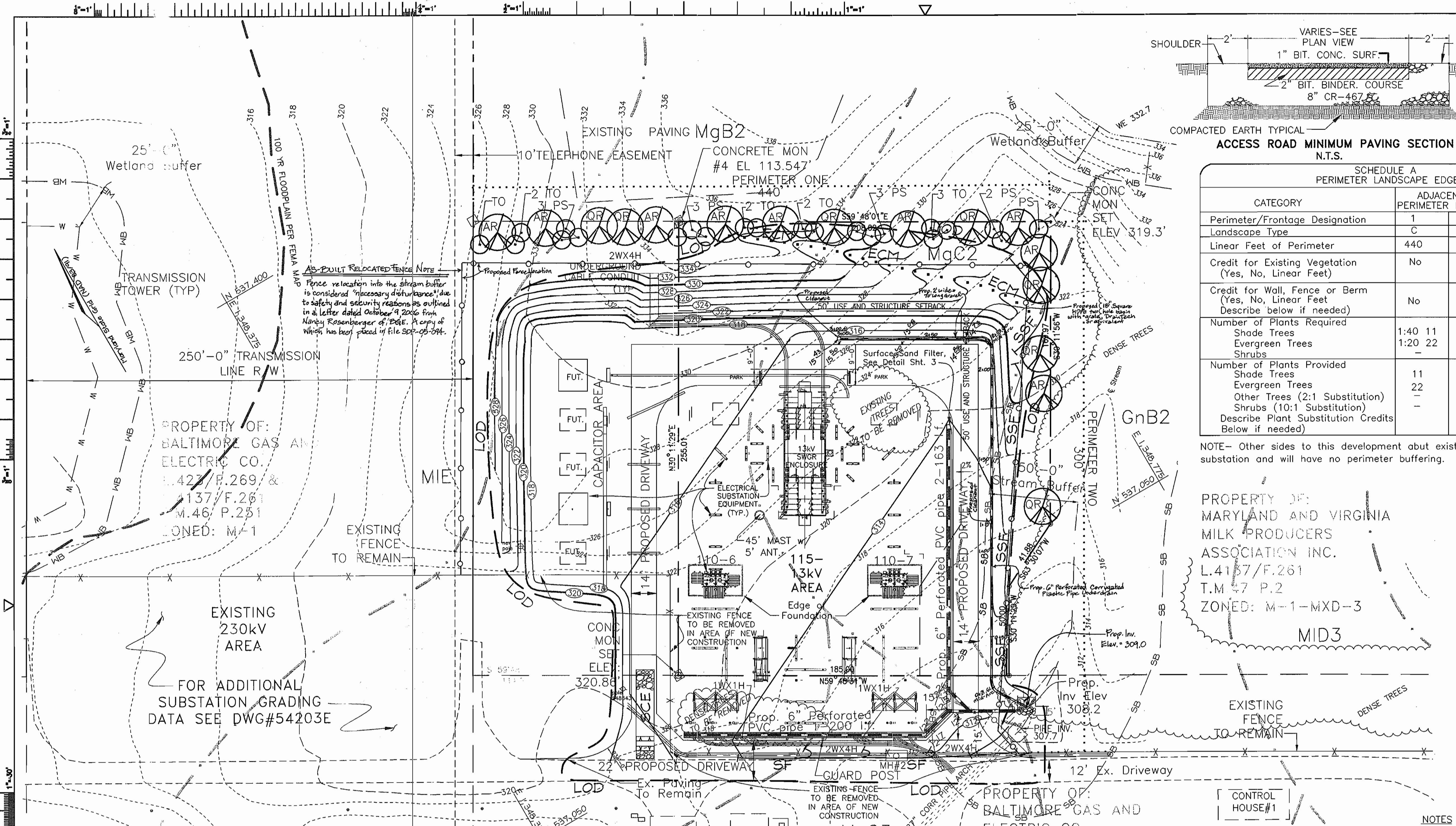
GRADING, SEDIMENT CONTROL, & LANDSCAPE PLAN
Tax Map 46 Grid 12 Parcel 251
6th Election District
Howard County, Maryland
Sheet 2 of 3
230-115-115-34.4 & 115-13KV SUBSTATION

HIGH RIDGE
SUBSTATION & SYSTEM PROTECTION

SCALE: 1" = 40'
DWG NO: 54203D
REV: 1

BGE

SDP-05-94



- LANDSCAPE PLANTING NOTES**
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SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	
	1	2
Perimeter/Frontage Designation	C	A
Landscape Type	C	A
Linear Feet of Perimeter	440	300
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No
Number of Plants Required		
Shade Trees	1:40 11	1:60 5
Evergreen Trees	1:20 22	-
Shrubs	-	-
Number of Plants Provided		
Shade Trees	11	5
Evergreen Trees	22	-
Other Trees (2:1 Substitution)	-	-
Shrubs (10:1 Substitution)	-	-
Describe Plant Substitution Credits Below if needed)		

NOTE - Other sides to this development about existing substation and will have no perimeter buffering.

PROPERTY OF:
MARYLAND AND VIRGINIA
MILK PRODUCERS
ASSOCIATION INC.
L.4157/F.261
T.M.47 P.2
ZONED: M-1-MXD-3

LANDSCAPE SCHEDULE

KEY QUAN.	BOTANICAL NAME	SIZE	NOTE
AR 9	Acer Rubrum 'October Glory'	2 1/2"-3" Cal.	B & B
QR 7	Quercus rubra-Red Oak	2 1/2"-3" Cal.	B & B
PS 12	Pinus strobus-White Pine	6-8'	B & B
TO 10	Thuja occidentalis Eastern Arborvitae	6-8'	B & B

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DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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: *John M. ...* DATE: 4/2/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE: 4/25/05

HOWARD SCD DATE: 4/25/05

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
MgB2	Mianor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MgC2	Mianor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MgC3	Mianor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIE	Mianor loam, 25 to 45 percent slopes	B

ENGINEERS CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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: *Zacharia Y. Fisch* DATE: 4/21/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *...* DATE: 4/2/05

Signature: *...* DATE: 4/2/05

Signature: *...* DATE: 5/4/05

DEVELOPER'S BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature: *...* DATE: 4/2/05

LEGEND

- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EX. TREE LINE
- EX. SITE BOUNDARY
- EX. B.R.L.
- EX. RIGHT OF WAY
- EX. PHONE EASEMENT
- PROPOSED 8' FENCE
- EXISTING FENCE
- NEW STATION STONE
- 50' STREAM BUFFER

NOTES

PROPOSED CONTOURS DENOTE TOP OF GRAVEL. 4" OF AASHTO No.7 STONE WILL BE LAID WITHIN FENCE LINE ON TOP OF THE FINISH GRADE.

REVISIONS

REV.	DATE	ACCOUNT NO.	DESCRIPTION	APPROVED
	2005	T00102	INSTALL 2-86MVA 115-13.8KV TRANSF. W/H.S. CHG. OVER & 750MVA SWITCHGEAR, 12 FDR. POS & 10 FDRS.	
1	07/05/06		Addition of underdrain and fence adjustment for security setback.	
2	12/19/06		Move fence to top of bank for security and add fence-relocation note.	

UPDATE YOUR PRINT TO REFLECT 'AS BUILT' STATE & RETURN A COPY TO THE APPLICABLE DESIGN UNIT

GRADING, SEDIMENT CONTROL, & LANDSCAPE PLAN

Tax Map 46 Grid 12 Parcel 251
6th Election District
Howard County, Maryland
Sheet 2 of 3

230-115,115-34.4 & 115-13KV SUBSTATION

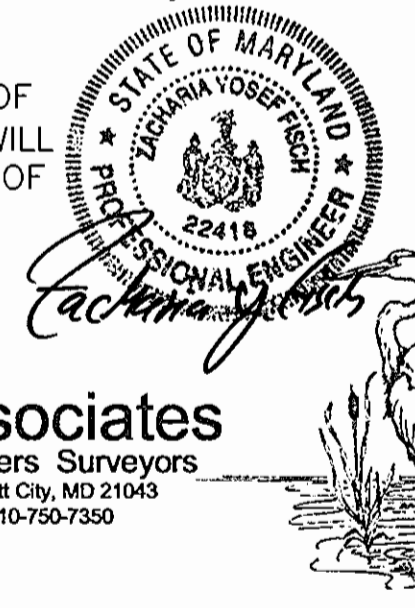
HIGH RIDGE

SUBSTATION & SYSTEM PROTECTION

DESIGNED: FSH
DRAWN: FSH
CHECKED: FSH
APPROVED: FSH
DATE: 21APR2005

SCALE: 1"=30'
DWG NO.: 501442D
REV

EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
10885 STREET
1477 CITY, MARYLAND 21045
(410) 750-1150 FAX (410) 750-7350
E: EXPLORATION@ESRCS.COM



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Elkridge, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

OWNER/APPLICANT/DEVELOPER
BALTIMORE GAS AND ELECTRIC COMPANY
SUBSTATION ENGINEERING UNIT
2900 LORD BALTIMORE DR., 2ND FLOOR
BALTIMORE, MARYLAND 21203
ATTN: ED MILLER, PE

SDP-05-94

GENERAL NOTES

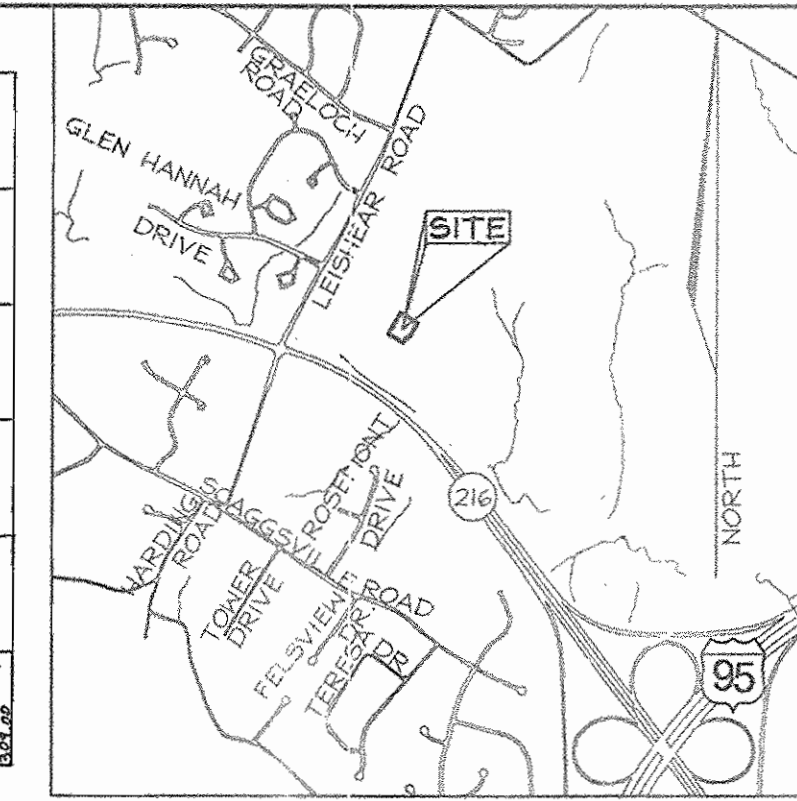
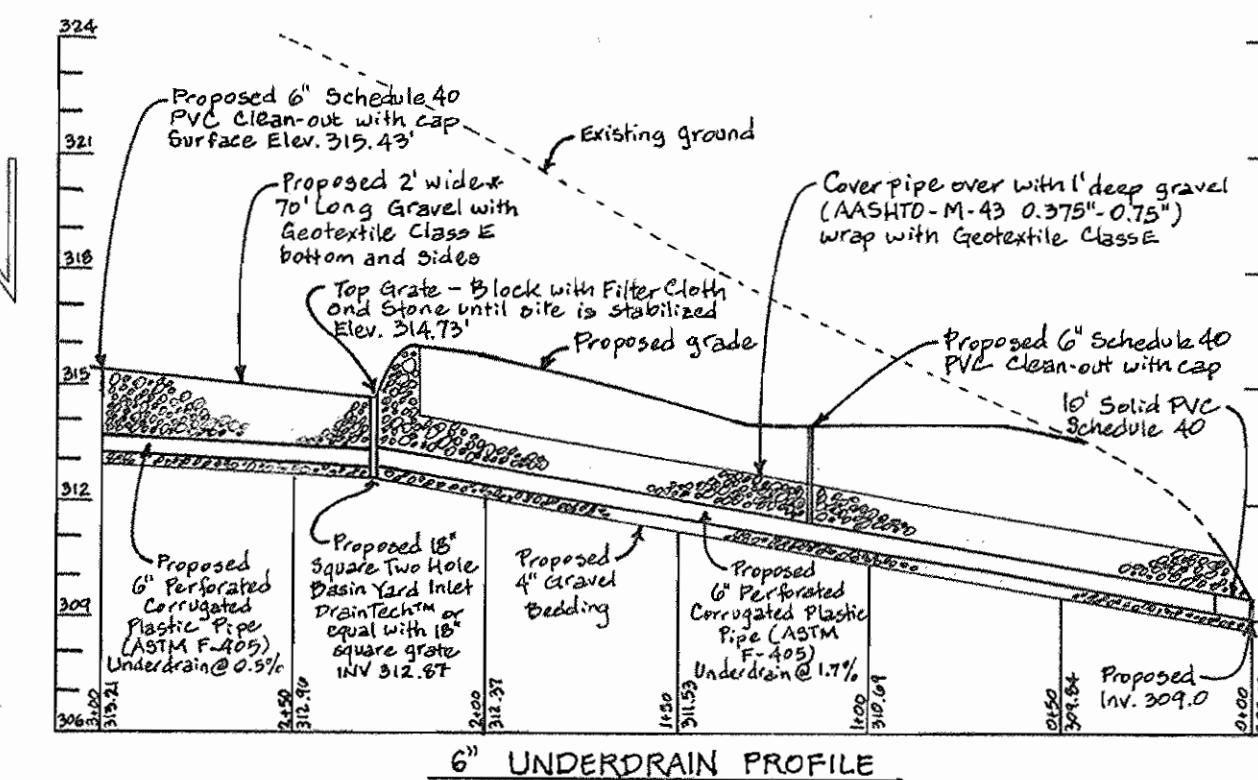
1. Site Data: Tax Map 46; Grid 12; Parcel 251; 6th Election District
2. Water and sewer will not be used within this site.
3. The Contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:
 State Highway Administration 410.531.5533
 BGE(Contractor Services) 410.850.4620
 BGE(Underground Damage Control) 410.787.9068
 Miss Utility 1.800.257.7777
 Colonial Pipeline Company 410.795.1390
 Howard County, Dept. of Public Works, Bureau of Utilities 410.313.4900
 Howard County Health Department 410.313.2640
 AT&T 1.800.252.1133
 Verizon 1.800.743.0033/410.224.9210
4. The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
5. The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior the start of work.
6. This project is in conformance with the latest Howard County Standards unless waivers have been approved.
7. There are no wetlands or floodplain on this site.
8. This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and Landscape Manual. Financial surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$8,100.00 (16 shade trees @ \$300/tree=\$4800 and 22 evergreen trees @ \$150/tree=\$3300).
9. All paving to be BGE Standard unless otherwise noted. See Detail Sheet 2 of 3.
10. In accordance with section 16.1202 (b) (1) (xi) of the Howard County Code for Forest Conservation this project is exempt from the requirement to provide forest conservation.
11. All construction shall be in accordance with the latest standards and specifications of Howard County in addition to MSHA standards and specifications if applicable.
12. Any damage to public right-of ways, paving or existing utilities will be corrected at the contractor's expense.
13. Existing utilities are located by the use of any or all of the following: Road Construction Plans, Field Surveys, Public Water and Sewer Plans and other available record drawings. Approximate location of the existing utilities are shown for the contractors information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense.
14. Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test, prior to construction.
15. Traffic control devices, markings and signage 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 paving.
16. Estimates of Earthwork quantities are provided solely for the purpose of calculating fees.
17. The topography shown hereon is based on an field run survey performed by Shanaberger & Lane in July 2004. Aerial Topography flown by Hartford Aerial Surveys, Inc. on September 5, 2004. The coordinates shown hereon are based on the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 46FA and 47DB were used for this project.
18. A noise study is not required for this project due to Non-Residential use.
19. There are no known cemeteries or burial grounds located on this site.
20. This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Amended Zoning Regulations per Council Bill 75-2003.
21. In accordance with Section 128.A.3.(c) of the Zoning Regulations, there is no height limit for the proposed antenna.
22. The 50' Use and Structure Setback shown hereon is based on Section 122.B.47.a of the Zoning Regulations for utility substations. This setback supersedes normal fence, parking, and use setbacks for M-1 zoning district.
23. CPV, WQv and Rev is provided within the limits of the substation. Storage Volume for CPV is provided within the voids in the stone. WQv is provided by a surface sand filter. Rev is provided within the substation area under the stone.
24. Disturbance within the stream buffer has been accepted as necessary in accordance with Section 16.116.(c) of the Subdivision Regulations due to design standards for electrical substations, which inhibit the ability of the developer to shift the equipment away from the stream.
25. It has been determined for this specific development in this specific location, that the fence, driveway and structure foundations do not constitute a "use" in violation of the 50' setback requirement in the M-1 zone.

SITE DEVELOPMENT PLAN

HIGH RIDGE SUBSTATION

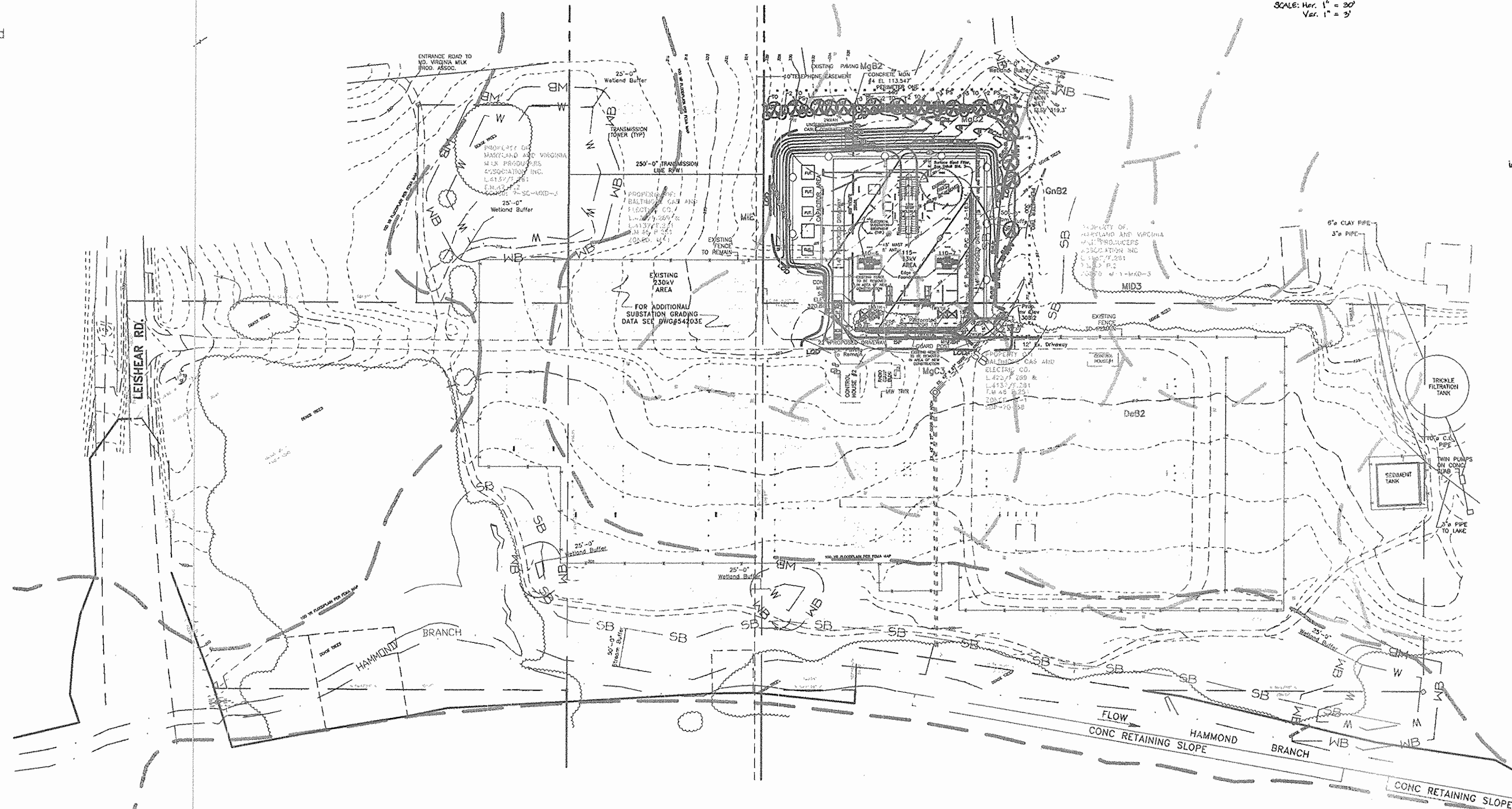
8271 LEISHEAR ROAD

HOWARD COUNTY, MARYLAND



SEQUENCE OF CONSTRUCTION

1. Obtain Grading permit.
2. Notify Howard County Department of Inspections, License and Permits at (410) 313-1880 at least 24 hours before starting any work.
3. Install stabilized construction entrance, silt fence, and silt fence (1 week)
4. Clear, grub, and rough grade site. (2 weeks)
5. Construct substation site, access drive, sand filter, underdrain (check equipment foundations and control building. (6 weeks)
6. Fine grade site. Install all erosion control matting. (2 days)
7. Install landscaping buffer plantings. (1 week)
8. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.
9. Following initial soil disturbance on any re-disturbances, permanent or temporary stabilization shall be completed within:
 - A. 7 calendar days for all perimeter sediment control structures, dikes, silt fences and all slopes greater than 3:1.
 - B. 14 calendar days for all other disturbed areas.
10. Upon stabilization of all disturbed areas and with the permission of the sediment control inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)



SCALE: 1"=100'

THE BEARINGS, COORDINATES AND ELEVATIONS USED IN THIS SURVEY ARE BASED ON HOWARD COUNTY CONTROL POINT NOS. *46FA N535140.866 E1346962.69 ELEV.403.65" *47DB N534316.917 E1348131.25 ELEV.398.56"

SITE ANALYSIS DATA CHART	
a. Total project area:	1.18 Acres±
b. Area of plan submission:	2.11 Acres±
c. Limit of disturbed area:	1.90 Acres±
d. Present zoning:	"M-1" per 2/02/04 Comprehensive Zoning Plan.
e. Proposed uses for site & structures:	Unmanned Electrical Substation
f. DPZ file references:	SDP-70-38
g. Number of parking spaces required:	2 (two)
No regular staff is present (unmanned station)	
Periodic maintenance parking may utilize the shown paved parking areas as well as park along the driveway and within existing station area.	

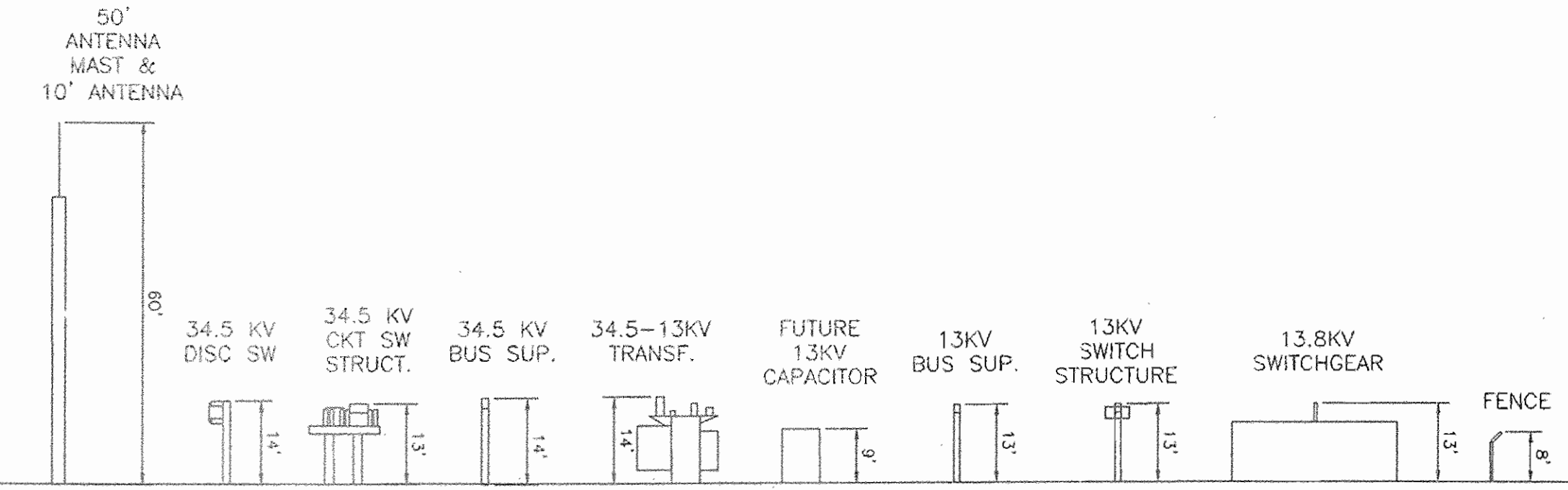
ADDRESS CHART	
Parcel	Street
251	8271 Leishear Road



EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 2300 FORT STREET
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 Engineers Planners Surveyors
 8318 Forest Street, Elkton City, MD 21043
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 E-mail: FSHAssociates@fsa.com

UPDATE YOUR PRINT TO REFLECT "AS BUILT" STATE & RETURN A COPY TO THE APPLICABLE DESIGN UNIT 3



APPROXIMATE HEIGHT OF STRUCTURE
 NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF DEVELOPMENT ENGINEERING DIVISION 4/24/05 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT 4/21/05 DATE
 DIRECTOR 4/21/05 DATE

SHEET INDEX		
DESCRIPTION	SHEET No.	
Cover Sheet	1 of 3	
Site Development, Grading, Landscape and Details Plan	2 of 3	
Sediment & Erosion Control, Landscaping & SWM Details	3 of 3	

PERMIT INFORMATION CHART					
Subdivision Name:	Section/Area	Lot/Parcel No.			
None	None	L.4137/F.261 P.251			
Plat #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
None	12	M-1	46	6th	606802
Water Code	Sewer Code				
None	None				

REV.	DATE	ACCOUNT NO.	DESCRIPTION	APPROVED	AUTOCAD
	2005	T00102	INSTALL 2-86MVA 115-13.8KV TRANSF. W/H.S. CHG. OVER & 750MVA SWITCHGEAR, 12 FDR. POS. & 10 FDRS.		ENGINEERING
1	07/05/06		Addition of underdrain and fence adjustment for security setback.		ENGINEERING

COVER SHEET
 Tax Map 46 Grid 12 Parcel 251
 6th Election District
 Howard County, Maryland
 Sheet 1 of 3
 230-115,115-34.4 & 115-13KV SUBSTATION
 HIGH RIDGE
 SUBSTATION & SYSTEM PROTECTION
 SCALE AS SHOWN
 DWG NO. 501441D
 REV

SDP-05-94

