

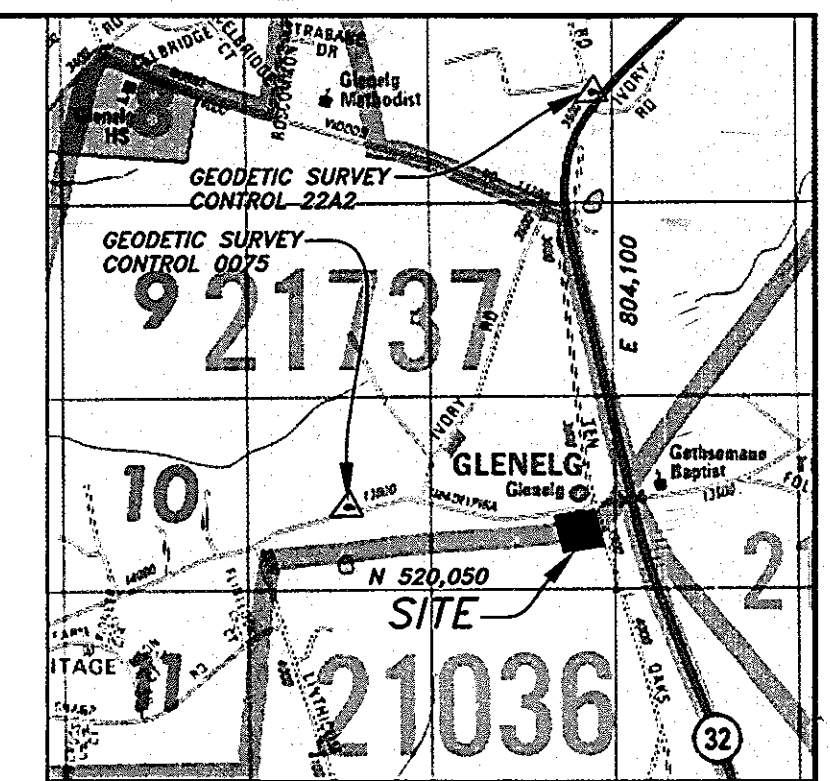
CONSTRUCTION NOTES

- No sediment and erosion control devices may be removed without prior approval from the Howard County Inspector.
- Stabilize any disturbed area as soon as possible by permanent or temporary means.
- All temporary stock piles and excess material shall be removed to an approved spoil site. All borrow material shall be obtained from an approved site.
- It shall be the responsibility of the contractor or subcontractor to notify the engineer of any deviation to these plans prior to any change being made. Any change in these plans without the written authorization for said change from the engineer shall be the responsibility of the contractor or subcontractor.
- Utilities shown on these plans are in accordance with the best information available for the contractor. The contractor shall be responsible for locating and protecting all existing services and mains (public or private). The contractor shall obtain the services of a private utility locator to locate all existing private services and mains. The owners and engineer assume no responsibility for accuracy or completeness of the information shown. Existing mains and services shall be carefully protected and any damage to them caused by the work shall be immediately repaired to the satisfaction of the engineer by the contractor at the contractor's expense, using materials of the kinds damaged.
- The contractor shall call "MISS UTILITY", 1-800-257-7777, a minimum of 48 hours in advance of any excavation, boring, and/or digging to determine the location of underground utilities.
- The contractor shall grade all areas within the area of construction and shall warp paving as necessary to insure positive drainage.
- The Contractor shall be responsible for coordination of his construction with the construction by other contractors and subcontractors.
- All soil erosion control measures shall be in accordance with the "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- Failure to specifically mention items which would normally be required to complete the work and develop this site in accordance with the approved plans, shall not relieve the contractor from performing such work. This work shall be part of the contractors base bid.

SITE DEVELOPMENT PLAN FOR HIGHS AT GLENELG 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LEGEND

- 632 --- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING FUEL ISLAND
- EXISTING CONCRETE PAD
- EXISTING CANOPY
- W --- W --- EXISTING WATER LINE
- SS --- SS --- EXISTING SEWER LINE
- --- PROPERTY LINE
- B.R.L. --- BUILDING RESTRICTION LINE
- --- EXISTING EASEMENT
- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED CANOPY
- 632 --- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAD
- PROPOSED FUEL ISLAND
- PROPOSED SIDEWALK
- PROPOSED SPOT SHOT
- PROPOSED WATER
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE (PHASE ONE)
- SUPER SILT FENCE (PHASE TWO)
- 100 --- 100 --- LIMIT OF DISTURBANCE



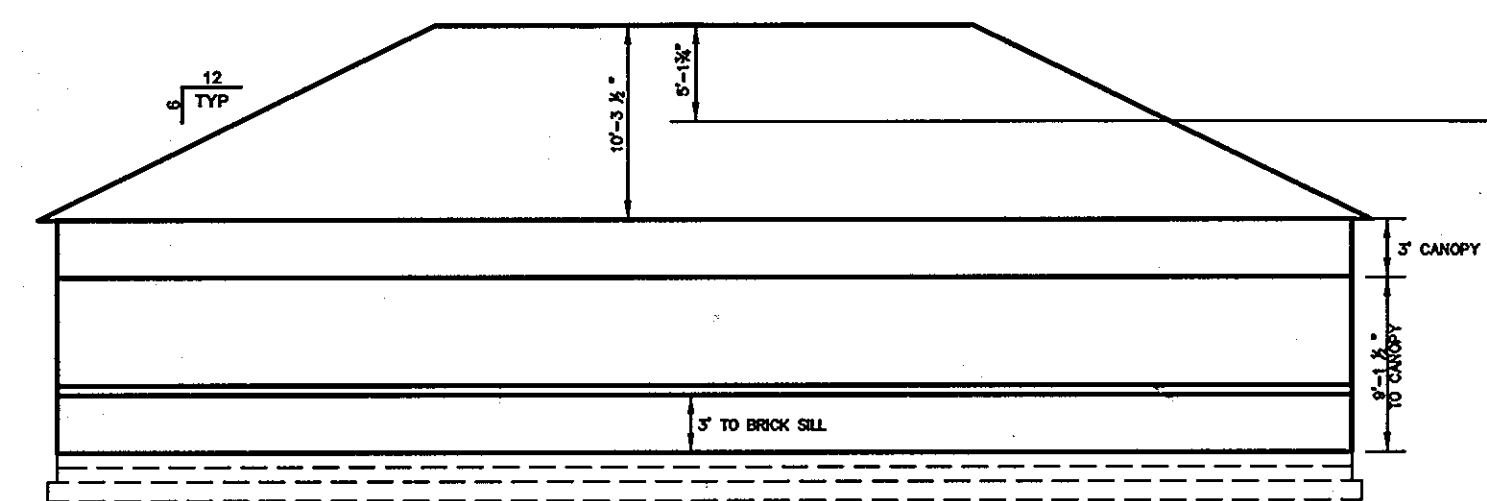
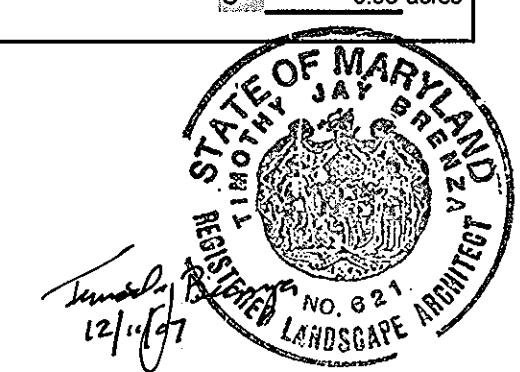
VICINITY MAP
SCALE: 1"=2000'
HO. CO. MAP 9, GRID H10
ADC PERMIT USE # 21003176

**GENERAL NOTES
NON-RESIDENTIAL
SITE DEVELOPMENT PLAN**

- 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) 313-1890 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 of 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 field run survey with maximum two foot contour intervals prepared by Design Tech Assoc., dated July 24, 2006.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos 0075 and 22A2 were used in this project.
- Water is private.
- Sever is private.
- The existing private regional pond constructed under SDP 96-124 will be utilized by this development to provide water quality and quantity control.
Existing utilities are based on field located features and previous SDP record drawings.
- There is no floodplain on this site.
- There are no wetlands on this site.
- The traffic study for this project was prepared by Traffic Concepts, dated March 16, 2006, and was approved on September 13, 2007.
- Waiver Petition Number 92-02
Parcel Number: 59
Request: To waive section 16.143 (2) of subdivision and land development regulations
Description: To install a 40' X60' pre-engineered commercial storage building without site development plan submission.
Action: Waiver granted August 14, 1991
- Waiver Petition Number 95-05
Parcel Number: 137
Request: To waive section 16.155 (A)(1) of subdivision and land development regulations
Description: To permit non-residential development (50'x80' vehicle repair building) without and approved site development plans submission.
Action: Waiver granted June 21, 1995
- Hearing examiner case #BA-06-009C granted a conditional use petition for the expansion and modification of a gasoline service station including a convenience store in a B-2 district on June 30, 2006.
The building permit conforming to the Conditional Use plan must be obtained within two (2) years, and substantial completion construction completed with three (3) years from the date of the Decision and Order or the Conditional use will be come null and void.
- Plan and the Comp-Lite Zoning Amendments dated 7/28/06.
- 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 will be bonded with the builder's grading permit in the amount of \$12,600 for 42 shade trees.
- Lighting will be oriented away from the Vicinal properties and shielded and directed so as not to shine on the adjacent properties nor cause glare for the nearby properties.
- There is no forest within the net tract area; therefore, the afforestation requirement of 0.93 acres is being met through the payment of a fee-in-lieu at a rate \$0.75 per square foot. The Forest Conservation requirements of Section 16.1200 of the Howard County Code are satisfied through the payment of a fee in lieu in the amount of \$30,382.50 to the Howard County Forest Conservation Fund (Account #019-005-4205).
- All sign posts used for traffic control signs installed in the County Right-Of-Way shall be mounted on a 2" galvanized steel, perforated square tub post (14-gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12-gauge) 3' long. A galvanized steel pole cap shall be mounted on the top of each post.
- The building permit conforming to the conditional use plan must be obtained within two years, and substantial construction completed within three years from the date of the Decision and Order or the conditional use will become null and void.

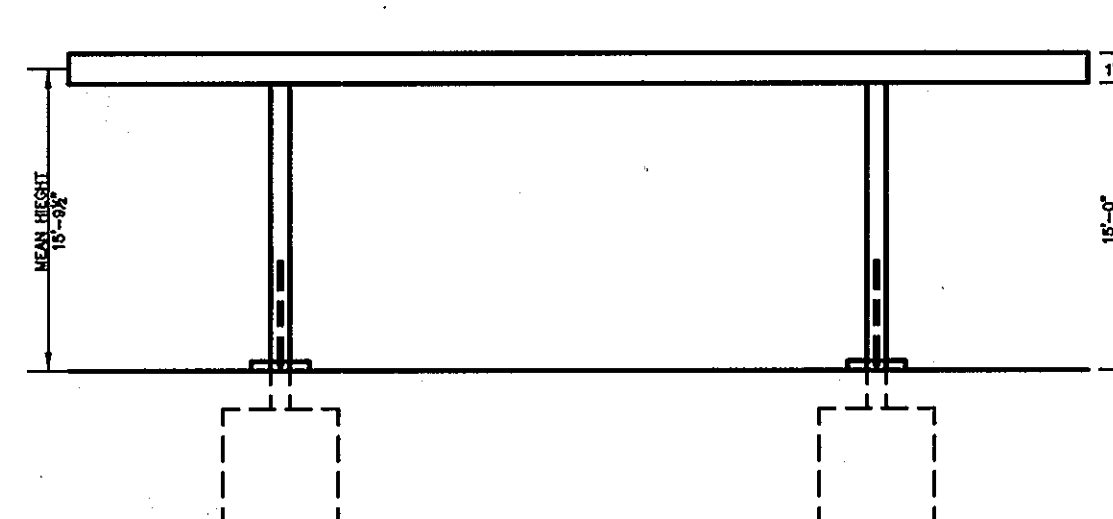
FOREST CONSERVATION WORKSHEET

NET TRACT AREA		A=	8.86	acres
A. Total Tract Area		B=	0.00	acres
B. Area within the 100 yr Floodplain		C=	2.69	acres
C. Other Deductions (LOD from Previous SDP's 87-253, 93-08 & 94-89)		D=	8.17	acres
D. Net Tract Area (A-B-C)				
LAND USE CATEGORIES: (from table 3.2.1, page 40, Manual)				
Input the number "1" under the appropriate land use zoning, and limit to only one entry.				
ARA	MDR	IDA	HDR	MPD CIA
0	0	0	0	1
E. Afforestation Threshold		15 % E=	0.93	acres
F. Conservation Threshold		15 % F=	0.93	acres
EXISTING FOREST COVER				
G. Ex. forest cover (excluding floodplain)		G=	0.00	acres
H. Area of forest above afforestation threshold		H=	0.00	acres
I. Area of forest above conservation threshold		I=	0.00	acres
BREAK EVEN POINT				
J. Forest retention above threshold with no mitigation		J=	0.00	acres
K. Clearing permitted without mitigation		K=	0.00	acres
PROPOSED FOREST CLEARING				
L. Total area of forest to be cleared		L=	0.00	acres
M. Total area of forest to be retained		M=	0.00	acres
PLANTING REQUIREMENTS				
N. Reforestation for Clearing above conservation threshold		N=	0.00	acres
O. Reforestation for clearing below the conservation threshold		O=	0.00	acres
P. Credit for retention above conservation threshold		P=	0.00	acres
Q. Total Reforestation required		Q=	0.00	acres
R. Total Afforestation required		R=	0.93	acres
S. Total reforestation and afforestation required		S=	0.93	acres



BUILDING ELEVATION

SCALE: 1" = 20'



CANOPY ELEVATION

SCALE: 1" = 20'

PARKING CALCULATION

(PER SECTION 133 OF THE ZONING REGULATIONS)

CONVENIENCE STORES W/ GAS SERVICE STATION: (2 SPACES PER 1,000 S.F. OF G.F.A.)
GROSS FLOOR AREA: 2,881 SQUARE FEET
SPACES REQUIRED: = [2,881 S.F. X (2 SPACES/1000 S.F.)] = 5.76 SPACES (6 SPACES)
GASOLINE SERVICE STATION W/O SERVICE BAYS OR CAR WASH: (3 SPACES)
SPACES REQUIRED: 3 SPACES
TOTAL SPACES REQUIRED = 6 SPACES + 3 SPACES = 9 SPACES
TOTAL SPACES PROVIDED = 22 SPACES (INCLUDES ADA ACCESSIBLE SPACES)

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA: 1.087 Ac. 47,366 Sq.Ft. (High's use)
LIMIT OF DISTURBED AREA: 48,571 Sq. Ft. or 1.12 Ac.
PRESENT ZONING DESIGNATION: B-2
PROPOSED USES FOR SITE AND STRUCTURES: HIGH'S CONVENIENCE STORE W/ FUEL SALES
FLOOR SPACE ON EACH LEVEL OF BUILDINGS PER USE 2,881 S.F. 1 FLOOR
MAXIMUM NUMBER OF EMPLOYEES: 2
NUMBER PARKING SPACES REQUIRED: 9
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDE # OF HANDICAPPED PARKING SPACES): 23
BUILDING COVERAGE OF SITE: 0.186 ACRES AND 17.1% OF GROSS AREA.
APPLICABLE DPZ FILE REFERENCES: BA 91-50E, SDP 87-253, SDP 86-184, SDP 93-08, SDP 94-89

SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS PLAN
- SITE DEMOLITION PLAN
- GRADING, SEDIMENT AND EROSION CONTROL PLAN
- SITE DEVELOPMENT PLAN
- STORMWATER MANAGEMENT PLAN, DETAILS & SITE DETAILS
- STORM WATER MANAGEMENT NOTES
- STORM WATER MANAGEMENT DRAINAGE AREA MAPS
- RETAINING WALL PROFILES AND DETAILS
- SITE DETAILS
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN

PERMIT INFORMATION CHART

SUBDIVISION NAME - N/A	SECT./AREA - N/A	PARCEL - 59 & 328
DEED REF - L1106 F.680	BLOCK # - 14	ZONING - B-2
TAX MAP NO. - 22	ELECT. DIST. - 5th	CENSUS TRACT - 6051
WATER CODE - PRIVATE	SEWER CODE - PRIVATE	

ADDRESS CHART

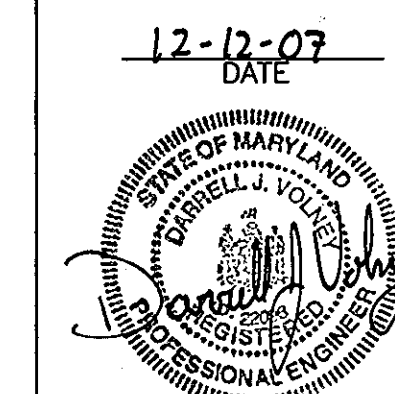
3932 TEN OAKS ROAD
DAYTON MD, 21036

PROJECT	HIGHS @ GLENELG
NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION	
TITLE	FYOCK I LLC
SITE DEVELOPMENT PLAN (SDP-07-099)	
BA 91-50E SDP 87-253 SDP 86-184, SDP 93-08, SDP 94-89	
TITLE SHEET	
DATE: DECEMBER 2007	DESIGN BY: DJV
DRAWN BY: BPO	
SCALE: AS SHOWN	SHEET 1 OF 12

APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE: 1/4/08
CHIEF, DEVELOPMENT PERMISSING DIVISION	DATE: 1/25/08
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE: 1/26/08
DIRECTOR	DATE: 1/22/2008
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS	
COUNTY HEALTH OFFICER	DATE: 1/22/2008
HOWARD COUNTY HEALTH DEPARTMENT	

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS
2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502

Professional Certification: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22098 Expiration Date: 9/10/2008



OWNER:
FYOCK I LLC (ATTN JACK FYOCK)
P.O. BOX 89
GLENELG, MD. 21737
(410) 988-9270

DEVELOPER:
HIGHS OF BALTIMORE INC.
7477 NEW RIDGE ROAD
HANOVER, MARYLAND 20794
410-859-3636

REVISION BLOCK
REVISOR: [Signature] DATE: 11-16-2009
REVISION: ELIMINATED 1 PARKING SPACE + REVISED COMPSTER PAD LAYOUT ON SHEETS 4, 5 & 12.

SDP-07-099



LEGEND

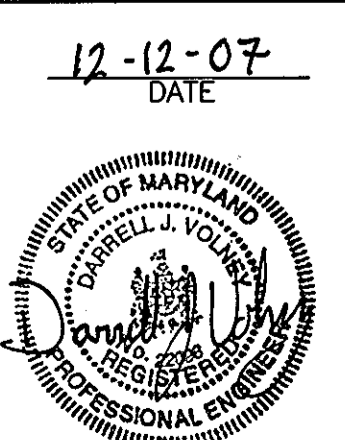
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- EXISTING FUEL ISLAND
- EXISTING CONCRETE PAD
- EXISTING CANOPY
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPERTY LINE
- B.R.L. BUILDING RESTRICTION LINE
- EXISTING EASEMENT
- EXISTING SEWER EASEMENT AREA
- SOIL BOUNDARY
- Soils Designation CgB2 (B)
- WETLANDS
- 25' WETLAND BUFFER

PLAN

SCALE: 1" = 100'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/14/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/25/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/20/08
 DIRECTOR
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 [Signature] 1/22/2008
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

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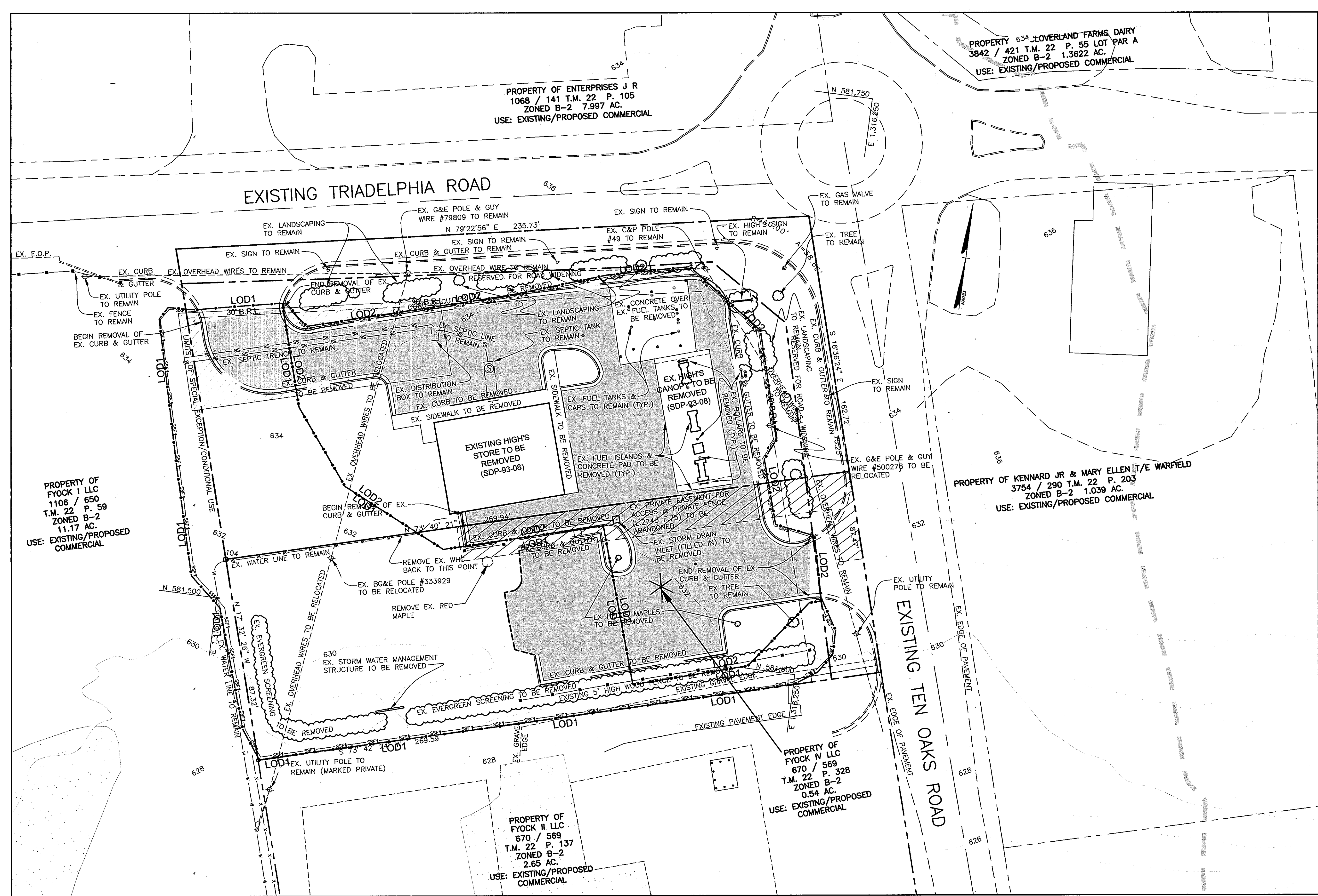


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 DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

Professional Certification I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22998 Expiration Date: 9/10/2008

PROJECT **HIGH'S @ GLENELG**
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
 TITLE **FYOCK I LLC**
 SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
EXISTING CONDITIONS PLAN
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 2 OF 12

SDP-07-099



LEGEND

632	EXISTING CONTOUR
- - -	EXISTING CURB & GUTTER
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING OVERHEAD WIRE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING FUEL ISLAND
[Symbol]	EXISTING CONCRETE PAD
[Symbol]	EXISTING CANOPY
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING PAVEMENT TO BE REMOVED

PLAN

SCALE: 1" = 20'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 1/4/08

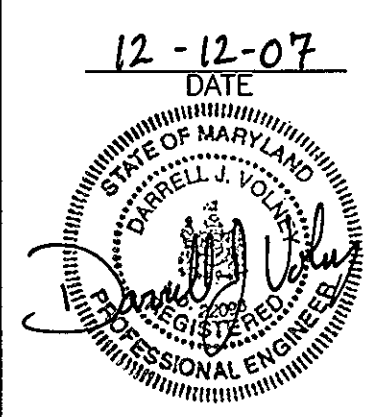
[Signature] DATE: 1/25/08

[Signature] DATE: 1/26/08

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

[Signature] DATE: 1/22/2008

MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS
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 ANNAPOLIS, MARYLAND 21401
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 HANOVER, MARYLAND 20794
 410-859-3636

PROJECT: **HIGH'S @ GLENELG**
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION

TITLE: **FYOCK I LLC**
 SITE DEMOLITION PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89

SITE DEMOLITION PLAN
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 3 OF 12

SDP-07-099

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 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.

[Signature] DATE: 12-12-07
 DEVELOPER: BRIAN DARNELL

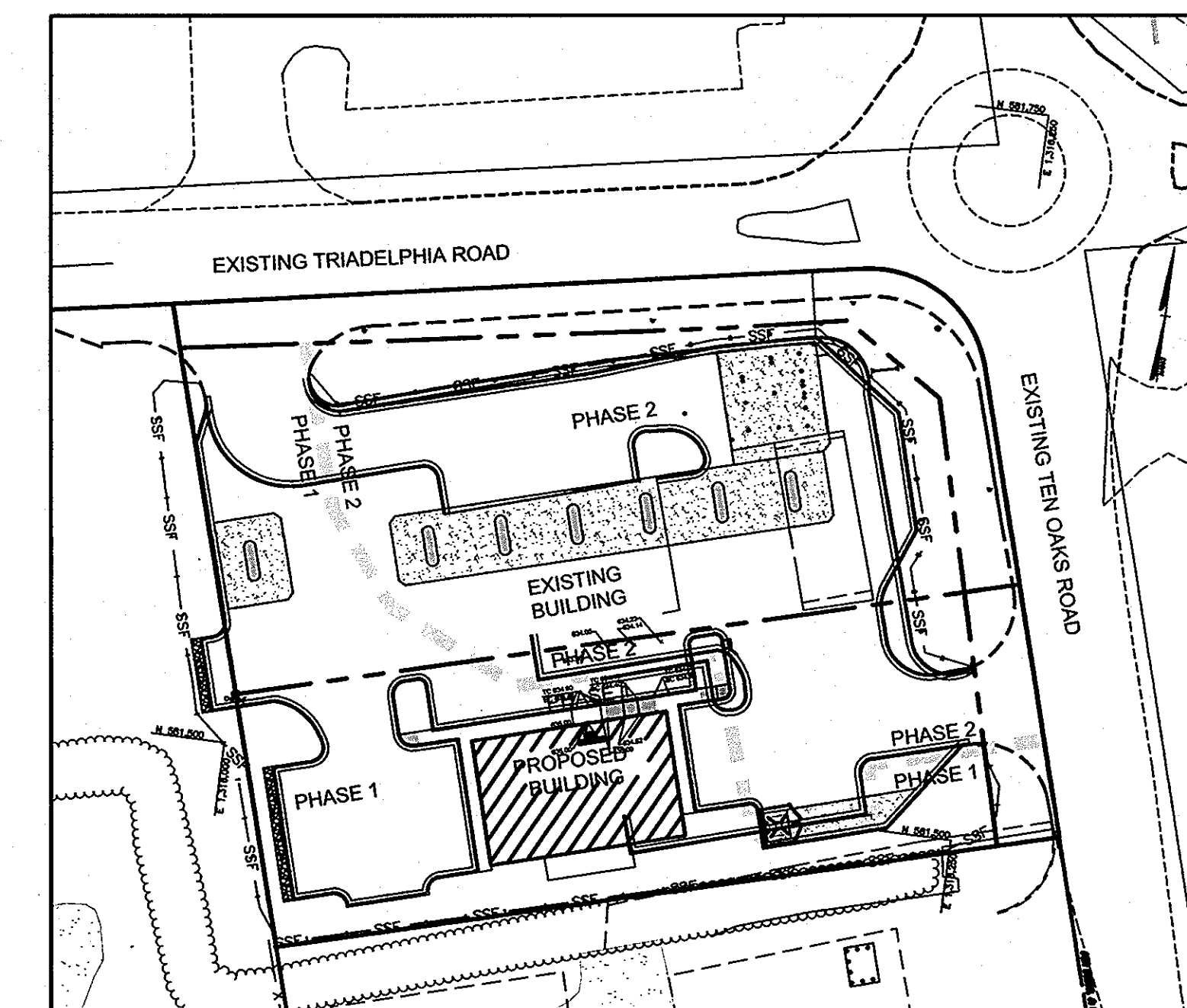
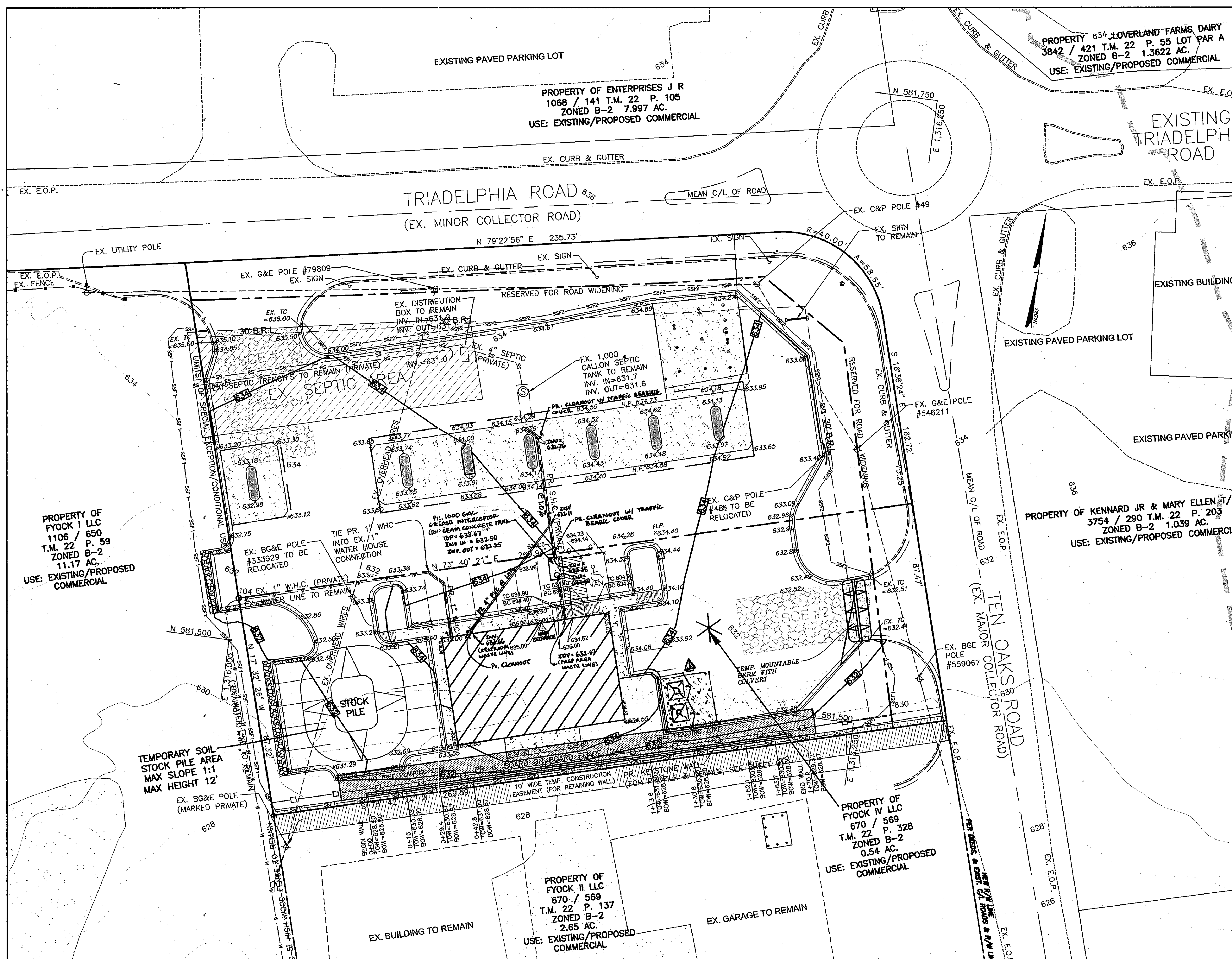
ENGINEER'S CERTIFICATE

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] DATE: 12-12-07
 ENGINEER: DARRELL J. YOANEY

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

[Signature] DATE: 12/20/07
 HOWARD SOIL CONSERVATION DISTRICT



PHASING KEY PLAN
SCALE: 1" = 50'

DETAIL SCHEDULE

DETAIL	DETAIL REFERENCE	SHEET REF.
PAVEMENT SECTION (TYPE P-1)	HO.CO. DTL. R-2.01	SEE SHEET 10
4" CONCRETE SIDEWALK SECTION	HO.CO. DTL. R-3.05	SEE SHEET 10
SOLID WASTE SERVICE PAD (MODIFIED)	HO.CO. DTL. R-8.03	SEE SHEET 10
6" COMBINATION CURB & GUTTER DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
REVERSE COMBINATION CURB & GUTTER DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
DEPRESSED CURB DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
CURB & GUTTER TRANSITION	HO.CO. DTL. R-3.02	SEE SHEET 10
2' WIDE CURB OPENING DETAIL	---	SEE SHEET 10
STONE TRENCH DETAIL	---	SEE SHEET 10
BOARD ON BOARD FENCE DETAIL (FOR FENCE & DUMPSTER ENCLOSURE)	---	SEE SHEET 10
HANDICAP RAMPS (TYPE C)	HO.CO. DTL. R-4.04	SEE SHEET 10
STABILIZED CONSTRUCTION ENTRANCE	SSD DETAIL 24	SEE SHEET 11
SUPER SILT FENCE	SSD DETAIL 33	SEE SHEET 11

HANDICAP ACCESS NOTE:
ALL PATRONS INCLUDING ONE'S WITH DISABILITIES SHALL ACCESS THE STORE THROUGH THE MAIN ENTRANCE LOCATED ON THE FRONT OF THE BUILDING.

LEGEND

	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING BUILDING
	EXISTING OVERHEAD WIRE
	EXISTING UTILITY POLE
	EXISTING EDGE OF PAVEMENT
	EXISTING FUEL ISLAND
	EXISTING CONCRETE PAD
	EXISTING CANOPY
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPERTY LINE
	BUILDING RESTRICTION LINE
	EXISTING EASEMENT
	EXISTING PAVEMENT TO BE REMOVED
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	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE PAD
	PROPOSED FUEL ISLAND
	PROPOSED SIDEWALK
	PROPOSED SPOT SHOT
	PROPOSED SEWER
	PROPOSED WATER
	STABILIZED CONSTRUCTION ENTRANCE
	SUPER SILT FENCE (PHASE ONE)
	SUPER SILT FENCE (PHASE TWO)
	LIMIT OF DISTURBANCE

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 BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Brian Darnell 12-12-07
DEVELOPER: BRIAN DARNELL (FOUR D'S LLP.) 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.

Darrell J. Vokey 12-12-07
ENGINEER: DARRELL J. VOKEY (MESSICK & ASSOC.) DATE

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

Howard Soil Conservation District 12/20/07
HOWARD SOIL CONSERVATION DISTRICT DATE

PLAN
SCALE: 1" = 20'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. ... 1/4/08
DATE

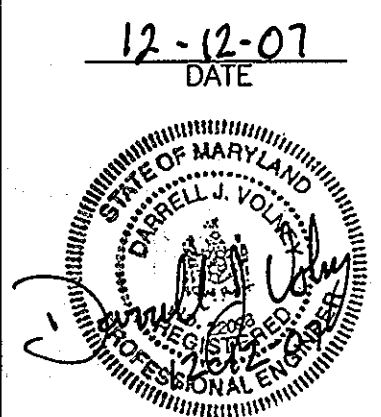
Chris ... 1/25/08
DATE

Barbara ... 1/21/08
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Barton for Peter ... 1/24/2008
DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS
2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502



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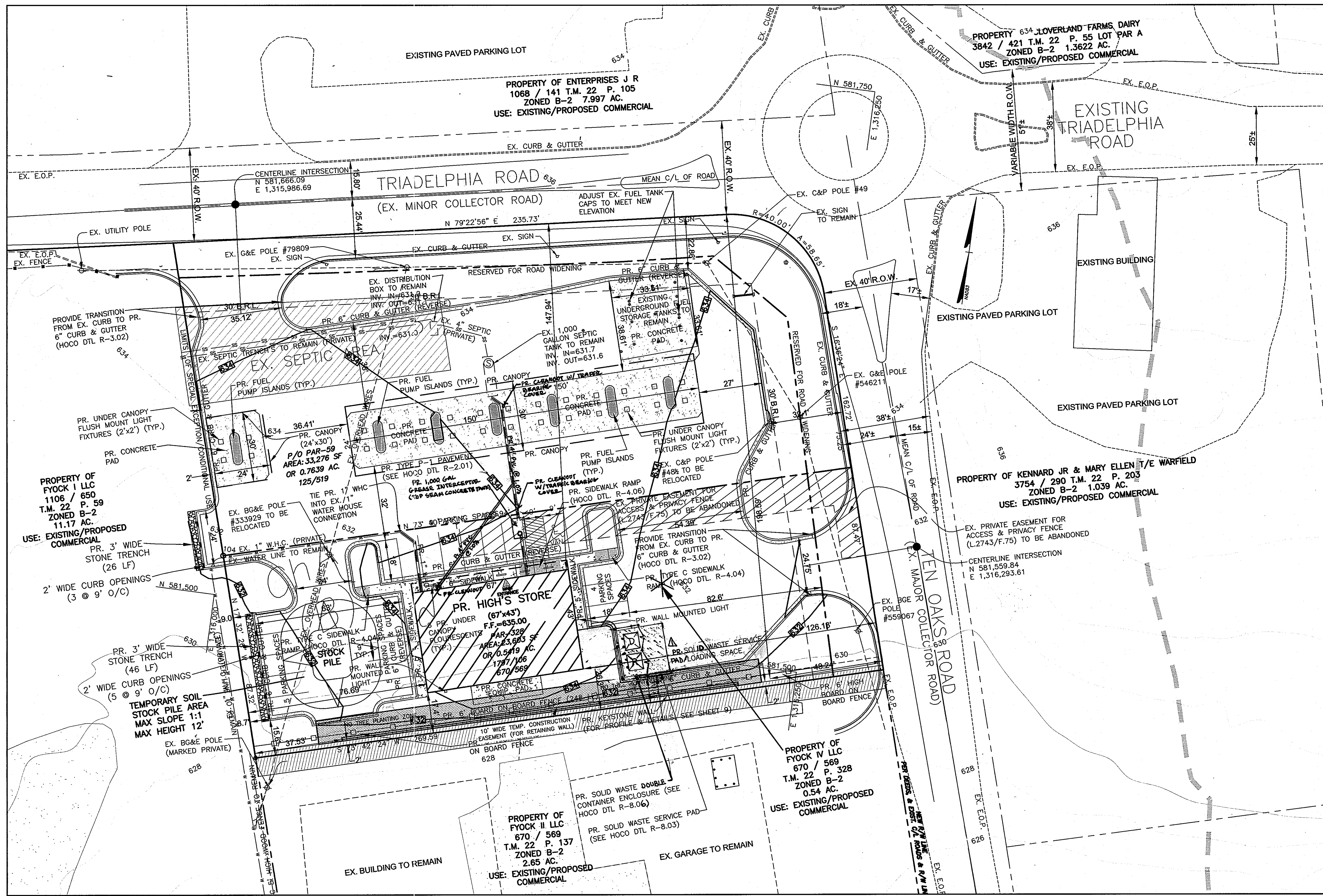
REVISION BLOCK

1 ELIMINATED 1 PARKING SPACE + REVISED DUMPSTER PAD LAYOUT.

PROJECT
HIGH'S @ GLENELG
NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION

TITLE
FYOCK I LLC
SITE DEVELOPMENT PLAN (SDP-07-099)
BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
GRADING, SEDIMENT & EROSION CONTROL PLAN
DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
SCALE: AS SHOWN SHEET 4 OF 12

SDP07-099



LEGEND

	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING BUILDING
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	EXISTING UTILITY POLE
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	PROPOSED CONCRETE PAD
	PROPOSED FUEL ISLAND
	PROPOSED SIDEWALK
	PROPOSED SPOT SHOT
	PROPOSED SEWER
	PROPOSED WATER

HANDICAP ACCESS NOTE:
 ALL PATRONS INCLUDING ONE'S WITH DISABILITIES SHALL ACCESS THE STORE THROUGH THE MAIN ENTRANCE LOCATED ON THE FRONT OF THE BUILDING.

DETAIL SCHEDULE

DETAIL	DETAIL REFERENCE	SHEET REF.
PAVEMENT SECTION (TYPE P-1)	HO.CO. DTL. R-2.01	SEE SHEET 10
4" CONCRETE SIDEWALK SECTION	HO.CO. DTL. R-3.05	SEE SHEET 10
SOLID WASTE SERVICE PAD (MODIFIED)	HO.CO. DTL. R-8.03	SEE SHEET 10
6" COMBINATION CURB & GUTTER DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
REVERSE COMBINATION CURB & GUTTER DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
DEPRESSED CURB DETAIL	HO.CO. DTL. R-9.01	SEE SHEET 10
CURB & GUTTER TRANSITION	HO.CO. DTL. R-3.02	SEE SHEET 10
2' WIDE CURB OPENING DETAIL	---	SEE SHEET 10
STONE TRENCH DETAIL	---	SEE SHEET 10
BOARD ON BOARD FENCE DETAIL (FOR FENCE & DUMPSTER ENCLOSURE)	---	SEE SHEET 10
HANDICAP RAMPS (TYPE C)	HO.CO. DTL. R-4.04	SEE SHEET 10
STABILIZED CONSTRUCTION ENTRANCE	SCD DETAIL 24	SEE SHEET 11
SUPER SILT FENCE	SCD DETAIL 33	SEE SHEET 11

SEPTIC NOTES:

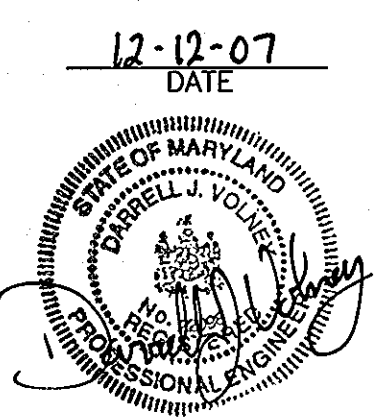
- FOR SEPTIC AND GREASE INTERCEPTOR DESIGN, SEE SUPPLEMENTAL SEPTIC PLAN ON FILE WITH THE HOWARD COUNTY HEALTH DEPARTMENT.
- CURRENT HEALTH DEPARTMENT POLICY REQUIRES AEROBIC ADVANCED PRETREATMENT FOR COMMERCIAL SEPTIC SYSTEMS UNDER PAVEMENT. THE NEW HIGH'S STORE HAS BEEN REVIEWED AND IS NOT VIEWED AS A CHANGE IN USE. THEREFORE, THE TREATMENT WILL NOT BE REQUIRED AT THIS POINT IN TIME, HOWEVER AEROBIC PRETREATMENT WILL BE REQUIRED WHEN A NEW SEPTIC SYSTEM IS INSTALLED, IF IT IS TO BE INSTALLED UNDER PAVEMENT. THE 50,704 SQUARE FOOT RESERVE AREA IS BEING VIEWED AS POTENTIAL REPAIR AREA FOR THE HIGH'S AND OTHER USES ON THE PROPERTY.

PLAN

SCALE: 1" = 20'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 1/4/08
 DATE: 1/29/08
 DATE: 1/28/08
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 DATE: 1/22/2008

MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS
 2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502



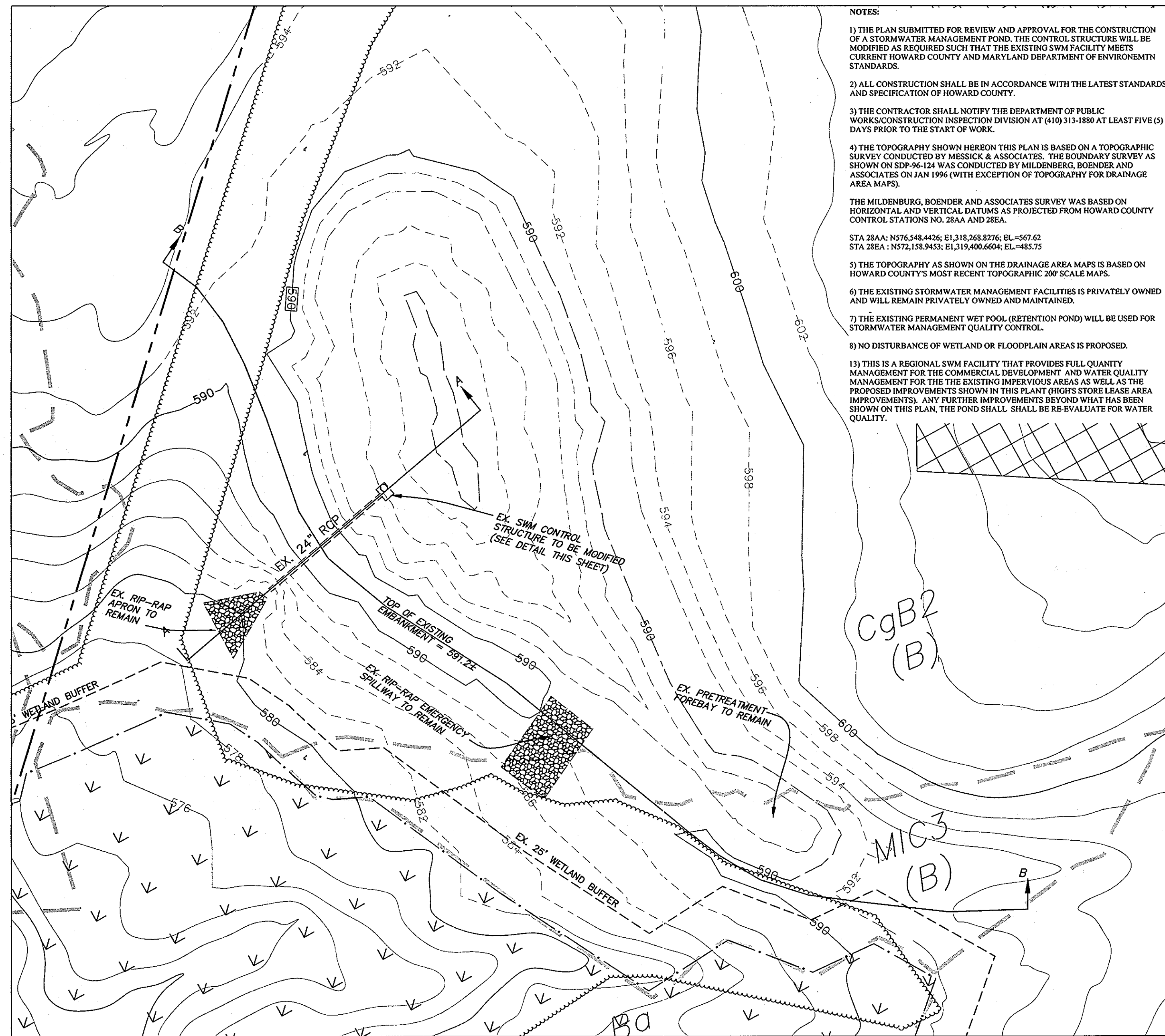
OWNER:
 FYOCK I LLC (ATTN JACK FYOCK)
 P.O. BOX 89
 GLENELG, MD. 21737
 (410) 988-9270

DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

REVISION BLOCK
 ELIMINATED 1 PARKING SPACE + REVISED DUMPSTER PAD LAYOUT 11-16-2007

PROJECT: **HIGH'S @ GLENELG**
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
 TITLE: **FYOCK I LLC**
 SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 5 OF 12

SDP-07-099



NOTES:

- 1) THE PLAN SUBMITTED FOR REVIEW AND APPROVAL FOR THE CONSTRUCTION OF A STORMWATER MANAGEMENT POND, THE CONTROL STRUCTURE WILL BE MODIFIED AS REQUIRED SUCH THAT THE EXISTING SWM FACILITY MEETS CURRENT HOWARD COUNTY AND MARYLAND DEPARTMENT OF ENVIRONMENT STANDARDS.
- 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATION OF HOWARD COUNTY.
- 3) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.
- 4) THE TOPOGRAPHY SHOWN HEREON THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY MESSICK & ASSOCIATES. THE BOUNDARY SURVEY AS SHOWN ON SDP-96-124 WAS CONDUCTED BY MILDBERG, BOENDER AND ASSOCIATES ON JAN 1996 (WITH EXCEPTION OF TOPOGRAPHY FOR DRAINAGE AREA MAPS).

THE MILDBERG, BOENDER AND ASSOCIATES SURVEY WAS BASED ON HORIZONTAL AND VERTICAL DATUMS AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 28AA AND 28EA.

STA 28AA: N576.548.4426; E1318.268.8276; EL.=567.62
 STA 28EA: N572.128.9453; E1319.400.6604; EL.=485.75

- 5) THE TOPOGRAPHY AS SHOWN ON THE DRAINAGE AREA MAPS IS BASED ON HOWARD COUNTY'S MOST RECENT TOPOGRAPHIC 200' SCALE MAPS.
- 6) THE EXISTING STORMWATER MANAGEMENT FACILITIES IS PRIVATELY OWNED AND WILL REMAIN PRIVATELY OWNED AND MAINTAINED.
- 7) THE EXISTING PERMANENT WET POOL (RETENTION POND) WILL BE USED FOR STORMWATER MANAGEMENT QUALITY CONTROL.
- 8) NO DISTURBANCE OF WETLAND OR FLOODPLAIN AREAS IS PROPOSED.
- 9) THIS IS A REGIONAL SWM FACILITY THAT PROVIDES FULL QUANTITY MANAGEMENT FOR THE COMMERCIAL DEVELOPMENT AND WATER QUALITY MANAGEMENT FOR THE EXISTING IMPERVIOUS AREAS AS WELL AS THE PROPOSED IMPROVEMENTS SHOWN IN THIS PLAN (GROSS STORE LEASE AREA IMPROVEMENTS). ANY FURTHER IMPROVEMENTS BEYOND WHAT HAS BEEN SHOWN ON THIS PLAN, THE POND SHALL BE RE-EVALUATE FOR WATER QUALITY.

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 40'

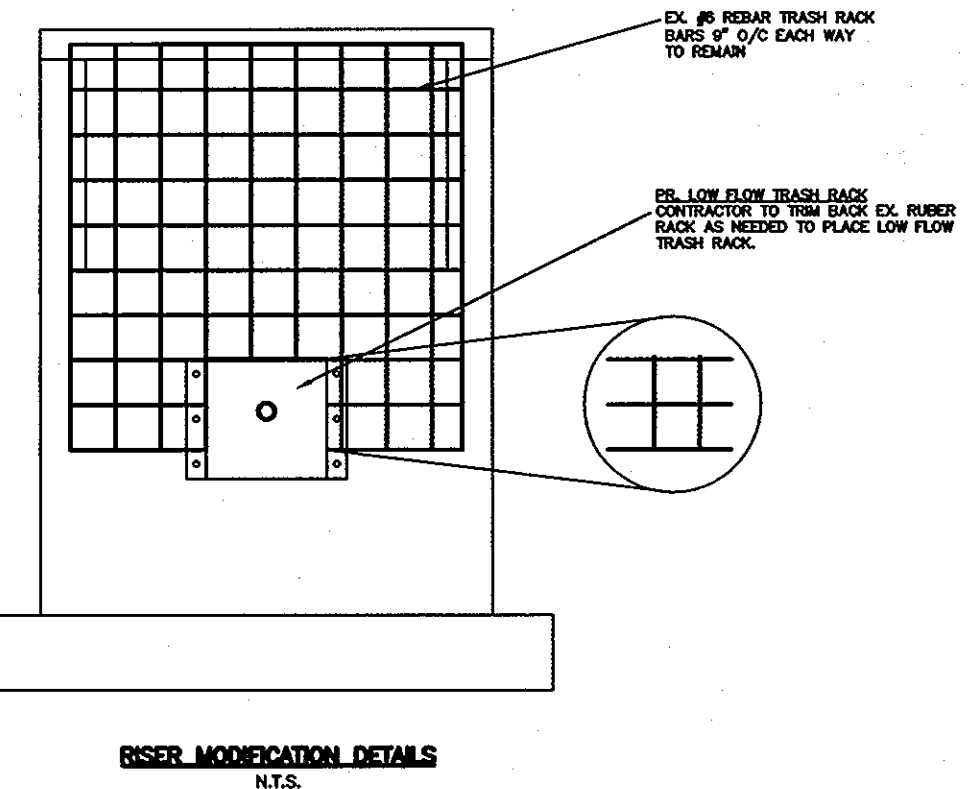
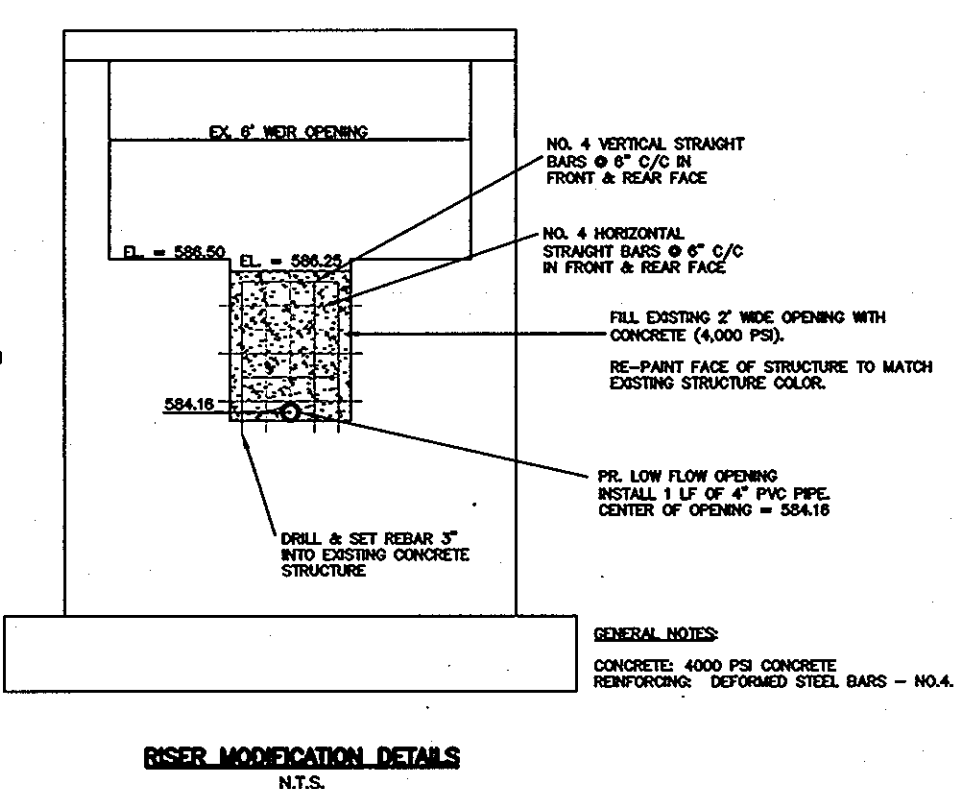
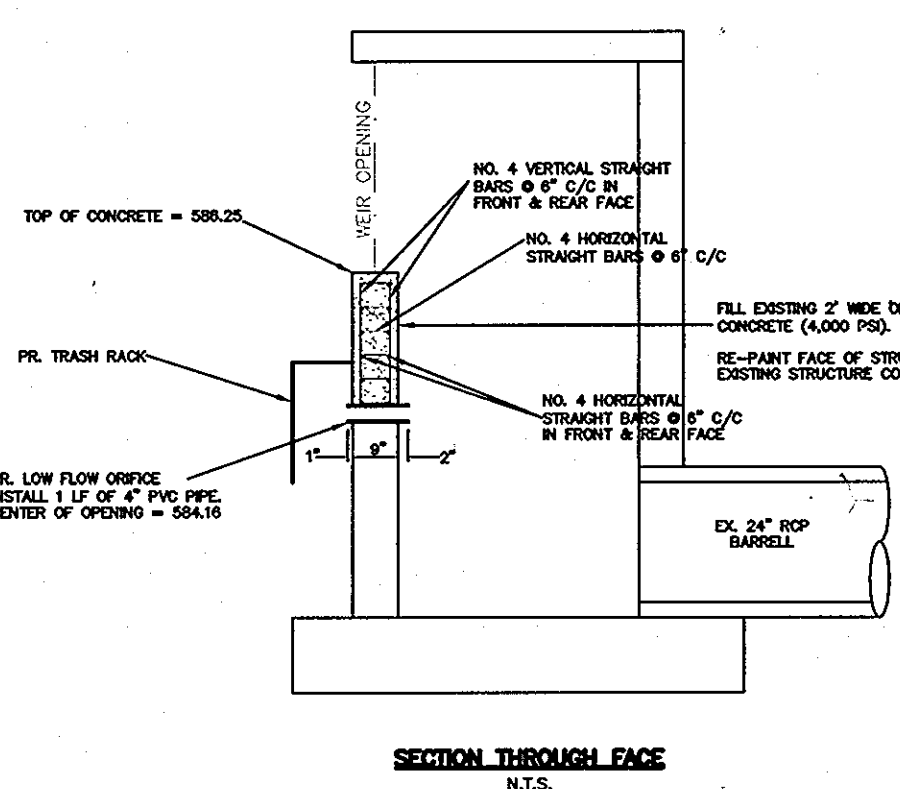
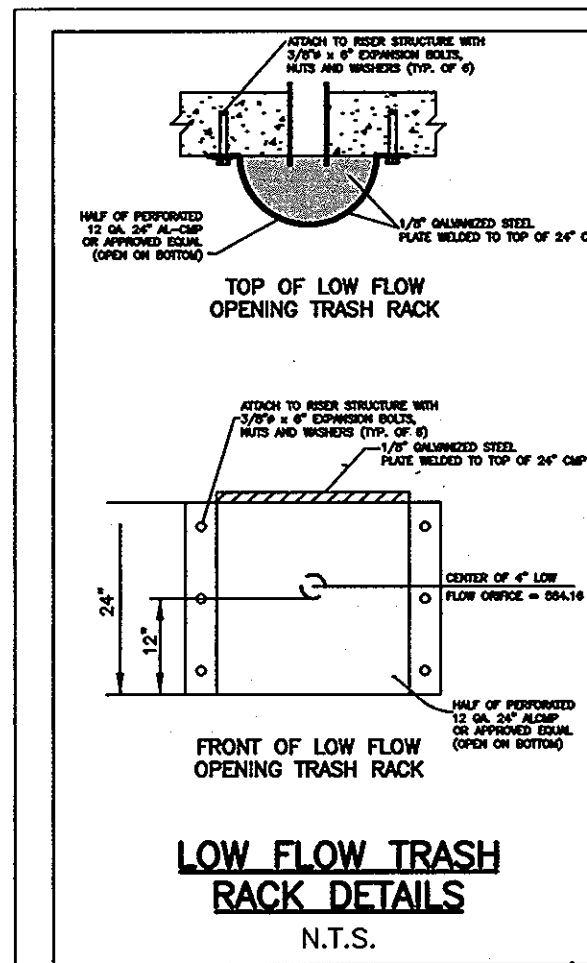
GENERAL DATA:
 ZONING: B-1, LOCAL BUSINESS
 IMPERVIOUS COVERAGE: (FOR WATER QUALITY COMPUTATIONS)
 EXISTING IMPERVIOUS COVERAGE = 5.90 ACRES
 PROPOSED IMPERVIOUS COVERAGE = 6.26 ACRES

NOTE: IMPERVIOUS COVERAGE DOES NOT INCLUDE ANY AREA OFFSITE SUCH AS COUNTY ROADS OR ADJACENT RESIDENTIAL AREAS WHICH MAY DRAIN TO THE POND.

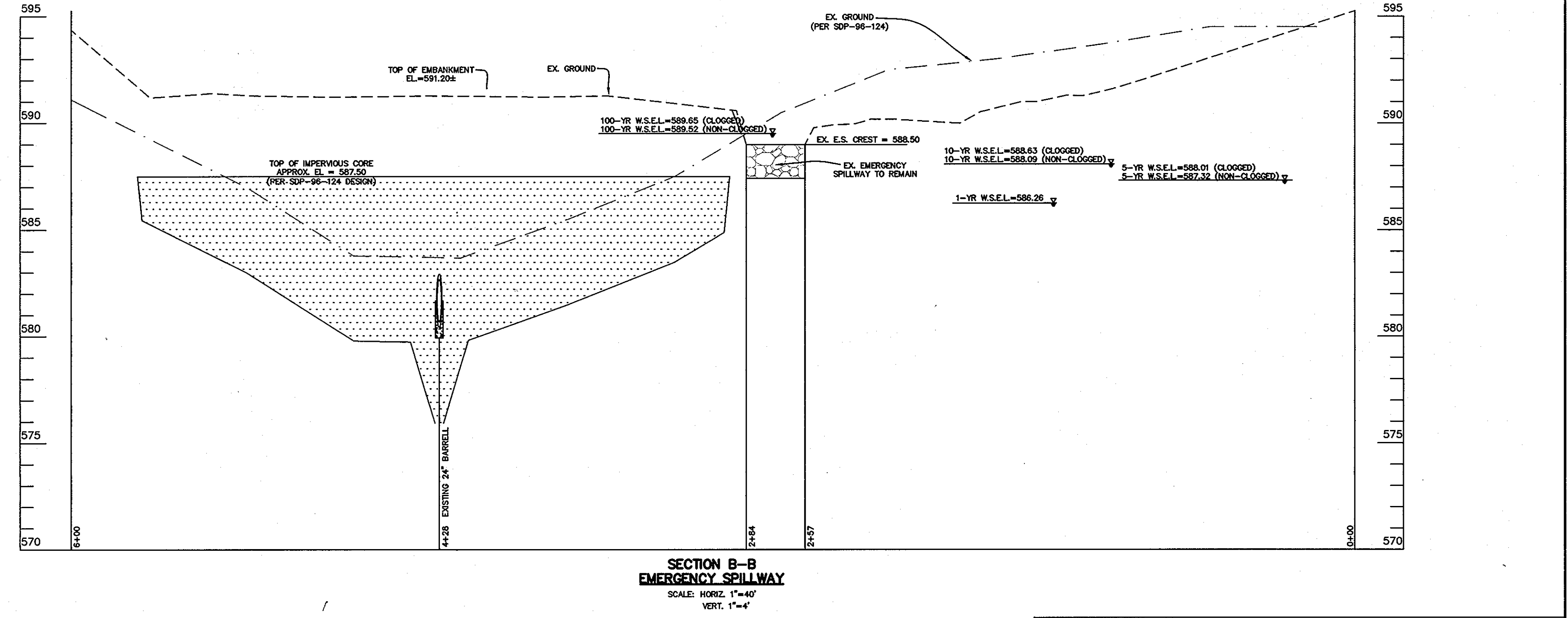
IDENTIFICATION		PRACTICE TYPE		VOLUME REQUIRED		LOCATION		NOTES
AREA NUMBER	TYPE	WQ.	Rn.	Ch.	Q ₁₀	Q ₂	NORTH EAST	
OVERALL	P2	23,860	6,724	45,684	NA	NA	580.580 1,315.522	EX. WET POND AS DESIGNED AND CONSTRUCTED PER SDP-96-124

- NOTES:**
- 1) ALL IMPROVEMENTS WILL BE CONSTRUCTED ONLY ON THE HIGHS STORE LEASE AREA. THEREFORE, THE PROJECT IS CLASSIFIED AS A REDEVELOPMENT PROJECT AS DEFINED IN ITEM "C" OF SECTION 5.1.2 "APPLICABILITY" IN CHAPTER 5 OF THE HOWARD COUNTY DESIGN MANUAL.
 - 2) PER ITEM "E" OF SECTION SECTION 5.2.1 "STORMWATER CONTROL REQUIREMENTS" IN THE DESIGN MANUAL, ONLY WATER QUALITY VOLUME, RECHARGE VOLUME, AND CHANNEL PROTECTION VOLUME IS REQUIRED FOR REDEVELOPMENT PROJECTS.
 - 3) THE EXISTING POND AS DESIGNED AND CONSTRUCTED PER SDP-96-124 WAS SIZE SUCH THAT IT HAS EXCESS WATER QUALITY CAPACITY TO MEET THE INTENT OF THE CURRENT CODE. HOWEVER, THE EXISTING STRUCTURE WILL BE MODIFIED TO MEET THE CHANNEL PROTECTION (1-YEAR STORM) CRITERIA.
 - 4) PER SDP-96-124, THE POND IS A LOW HAZARD CLASS POND - HAZARD CLASS "A".

BMP SUMMARY TABLE			
BMP #	BMP Type	Total Area (acres)	Imperv. Area (acres)
1	EX. WET POND	29.80	6.26

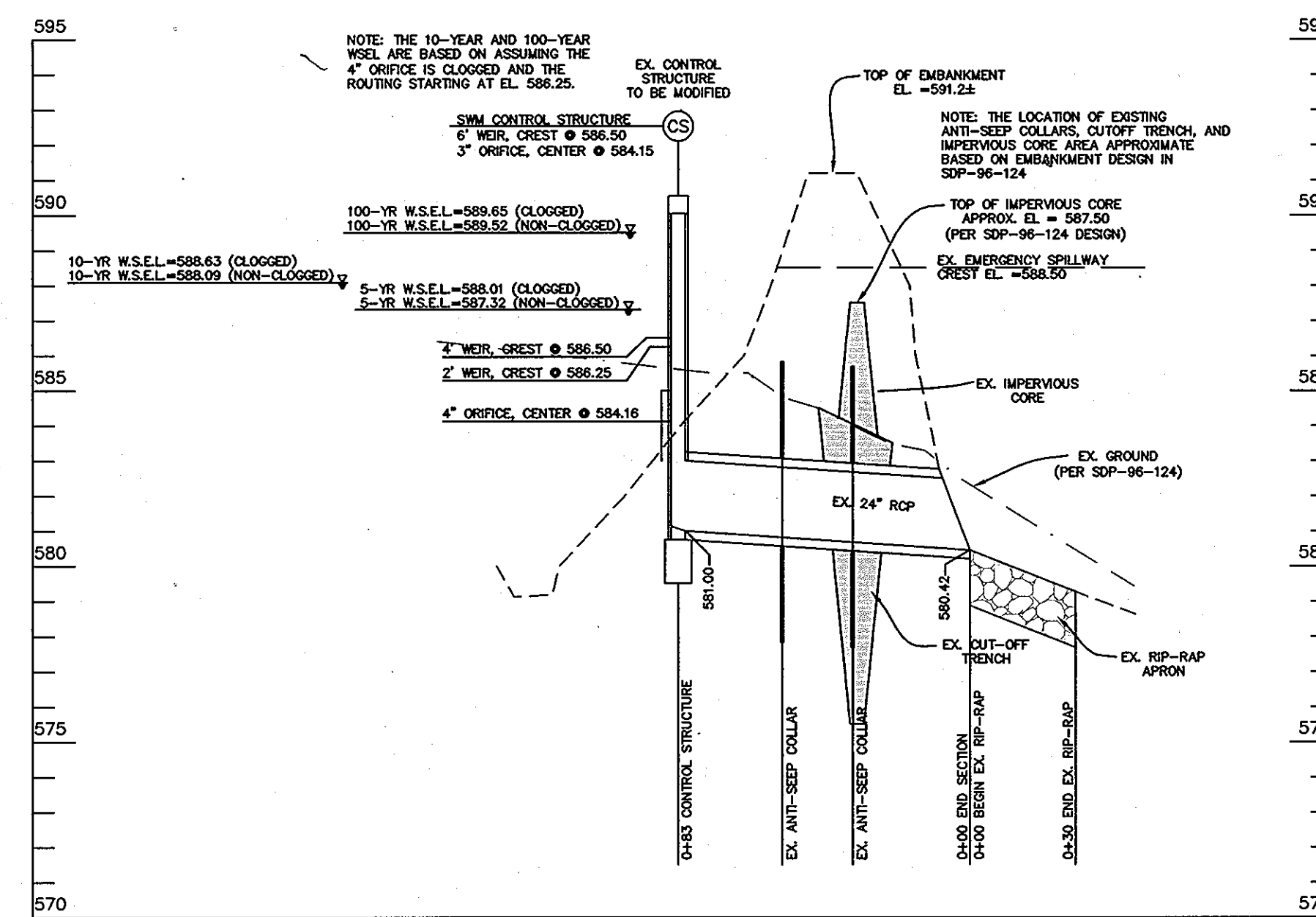


SWM AS-BUILT



SECTION B-B EMERGENCY SPILLWAY

SCALE: HORIZ. 1"=40' VERT. 1"=4'



SECTION A-A PRINCIPAL SPILLWAY

SCALE: HORIZ. 1"=40' VERT. 1"=4'

DEVELOPER'S CERTIFICATION

I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Brian Darnell 12-12-07
 Signature of Developer Date

Brian Darnell
 Four D's LLP
 7477 New Ridge Road
 Hanover, MD 20763

ENGINEER'S CERTIFICATION

I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Darrell J. Volney 12-12-07
 Signature of Developer Date

Darrell J. Volney, P.E.
 Messick Group, Inc.
 T/A Messick & Associates
 2120 Renard Court
 Annapolis, MD 21401

HOWARD SOIL CONSERVATION DISTRICT CERTIFICATION

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

[Signature] 12/20/07
 Howard Soil Conservation District
 Conservation Service Date

SWM CERTIFICATION

THE SWM CONTROL STRUCTURE WAS MODIFIED IN CONFORMANCE WITH THESE APPROVED PLANS.

DJV 4-14-10
 P.E. LIC. # 22098

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 BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Brian Darnell 12-12-07
 DEVELOPER: BRIAN DARNELL (FOUR D'S LLP.) 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.

Darrell J. Volney 12-12-07
 ENGINEER: DARRELL J. VOLNEY (MESSICK & ASSOC.) DATE

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

[Signature] 12/20/07
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/29/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1/28/08
 DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

[Signature] 1/22/2008
 COUNTY HEALTH OFFICER DATE
 HOWARD COUNTY HEALTH DEPARTMENT

MESSICK & ASSOCIATES * CONSULTING ENGINEERS

2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502

12-12-07
 DATE

[Professional Seal]

OWNER:
 FYOCK I LLC (ATTN JACK FYOCK)
 P.O. BOX 89
 GLENELG, MD. 21737
 (410) 988-9270

DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

Professional Certification: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licenses No. 22098 Expiration Date: 9/10/2008

PROJECT: **HIGH'S @ GLENELG**

NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION

TITLE: **FYOCK I LLC**

SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP-87-253 SDP-86-184, SDP-93-08, SDP-94-89

STORMWATER MANAGEMENT PLAN

DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 6 OF 12

SDP-07-099

MD378 SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of 25 foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill

Materials - The fill material shall be taken from approved, designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stone greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment shall conform to Unified Soil Classification GC, SC, CH or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.

Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of the fill. Fill materials shall be placed in maximum 8" thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than on tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within ±2% optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Embankment Core

The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 10 year water elevation or as shown on the plans. The side slopes shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of the structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 313 as modified. The mixture shall have a 100-200 psi; 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 8" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material.

Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

Pipe Conduits

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials - (Polymer Coated steel pipe) - Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. This pipe and its appurtenances shall conform to the requirements of AASHTO Specifications M-245 & M-246 with watertight coupling bands or flanges.

Materials - (Aluminum Coated Steel Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Aluminum Coated Steel Pipe, when used with flowable fill or when soil and/or water conditions warrant the need for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-196 or M-211 with watertight coupling bands or flanges. Aluminum Pipe, when used with flowable fill or when soil and/or water conditions warrant for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 9.

2. Coupling Bands, anti-seep collars, end sections, etc. must be composed of the same materials coatings as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

3. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled on adequate number of corrugations to accommodate the band width. The following type connections are acceptable for pipes less than 24" inches diameter: flanges on both ends of the pipe, a 12 inch wide standard lap type band with 12 inch wide by 3/8 inch thick closed cell circular neoprene gasket; and a 12 inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2 inch greater than the corrugation depth. Pipes 24" inches in diameter and larger shall be connected by a 24 inch long corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24 inch wide by 3/8 inch thick closed cell circular neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/8 inch closed cell gaskets the full width of the flange is also acceptable.

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

5. Backfilling shall conform to "Structural Backfill"

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.
2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding/cradle for their entire length. This bedding/cradle shall consist of high slump concrete placed under the pipe and on the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.
3. Laying Pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.
4. Backfilling shall conform to "Structural Backfill"
5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Plastic Pipe - The following criteria shall apply for plastic pipe.

1. Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4"-10" inch pipe shall meet the requirements of AASHTO M252 Type S, and 12" through 24" inch shall meet the requirements of AASHTO M294 Type S.
2. Joints and connections to anti-seep collars shall be completely watertight.
3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
4. Backfilling shall conform to "Structure Backfill"
5. Other details anti-seep collars, valves, etc. shall be as shown on the drawings.

Concrete

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311. Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09, Class C.

Care of Water During Construction

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate and maintain all necessary pumping and other equipment required for removal of water from the various parts of the work and for maintaining the excavations, foundation and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom of required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water to sumps from which the water will be pumped.

Stabilization

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing, and mulching in accordance with the Maryland Soil Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

Erosion and Sediment Control

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

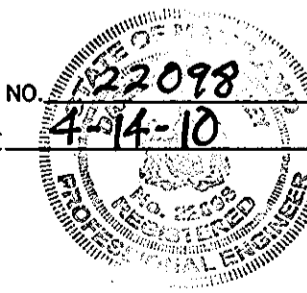
OPERATION, MAINTENANCE AND INSPECTION

Inspection of the pond shown hereon shall be performed at least annually, in accordance with the checklist and requirements contained within USDA, NRCS "Standards and Specifications for Ponds" (MD-378). The pond owner and any heirs, successors, or assigns shall be responsible for the safety of the pond and the continued operation, surveillance, inspection and maintenance thereof. The pond owner(s) shall promptly notify the Soil Conservation District of any unusual observations that may be indications of distress such as seepage, turbid seepage, sliding, or slumping.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS APPROVED PLANS AND SPECIFICATIONS.

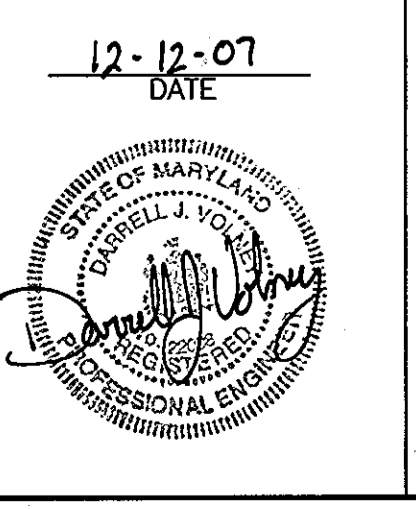
SIGNATURE *Darrell J. Volney* P.E. NO. 22098 DATE 12-14-07



SWM AS-BUILT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* DATE 1/4/08
 CHIEF, ENGINEERING AND DEVELOPMENT DIVISION *[Signature]* DATE 1/25/08
 DIRECTOR *[Signature]* DATE 1/24/08
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICE *[Signature]* DATE 1/22/2008
 HOWARD COUNTY HEALTH DEPARTMENT

12-12-07 DATE
MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502
 * MESSICK GROUP INC. 1/4 MESSICK AND ASSOCIATES



OWNER:
 FYOCK I LLC (ATTN JACK FYOCK)
 P.O. BOX 89
 GLENELG, MD. 21737
 (410) 988-9270
 DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

Professional Certificate: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22098 Exp. Date: 9/10/2008

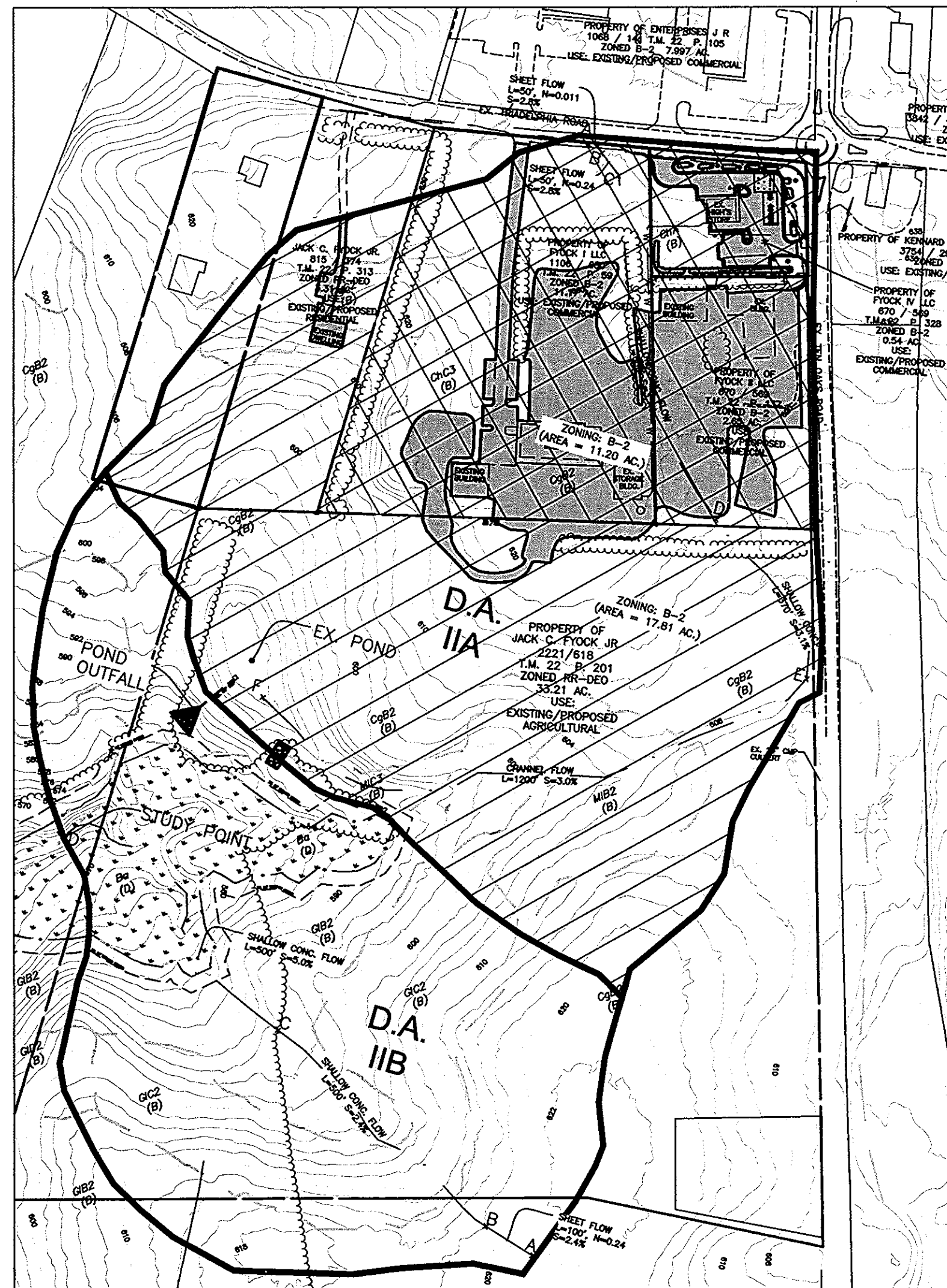
DEVELOPER'S CERTIFICATION
 I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.
[Signature] DATE 12-12-07
 Brian Darnell
 Four D's LLP
 7477 New Ridge Road
 Hanover, MD 20763

ENGINEER'S CERTIFICATION
 I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.
[Signature] DATE 12-12-07
 Darrell J. Volney, P.E.
 Messick Group, Inc.
 T/A Messick & Associates
 2120 Renard Court
 Annapolis, MD 21401

HOWARD SOIL CONSERVATION DISTRICT CERTIFICATION
 These plans for small pond construction, erosion and sediment control meet the requirements of the Howard Soil Conservation District.
[Signature] DATE 12/20/07
 Howard Soil Conservation District
 Conservation Service

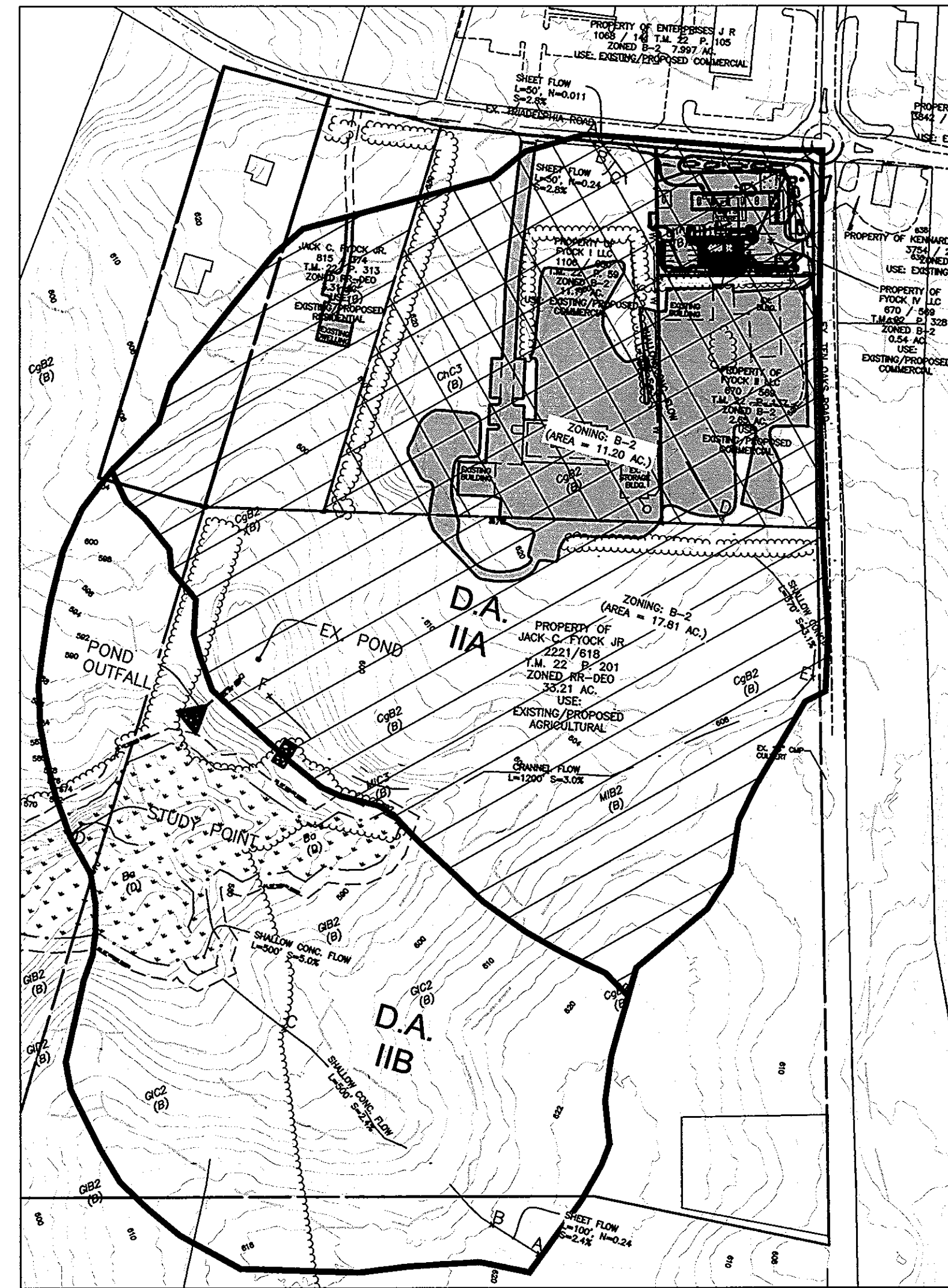
BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] DATE 12-12-07
 DEVELOPER: BRIAN DARNELL (FOUR D'S LLP.)
 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.
[Signature] DATE 12-12-07
 ENGINEER: DARRELL J. VOLNEY (MESSICK & ASSOC.)
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] DATE 12/20/07
 HOWARD SOIL CONSERVATION DISTRICT

PROJECT **HIGH'S @ GLENELG**
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
 TITLE **FYOCK I LLC**
 SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
 STORMWATER MANAGEMENT NOTES
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 7 OF 12
 SDP-07-099



EXISTING CONDITIONS
DRAINAGE AREA MAP

SCALE: 1" = 200'



PROPOSED CONDITIONS
DRAINAGE AREA MAP

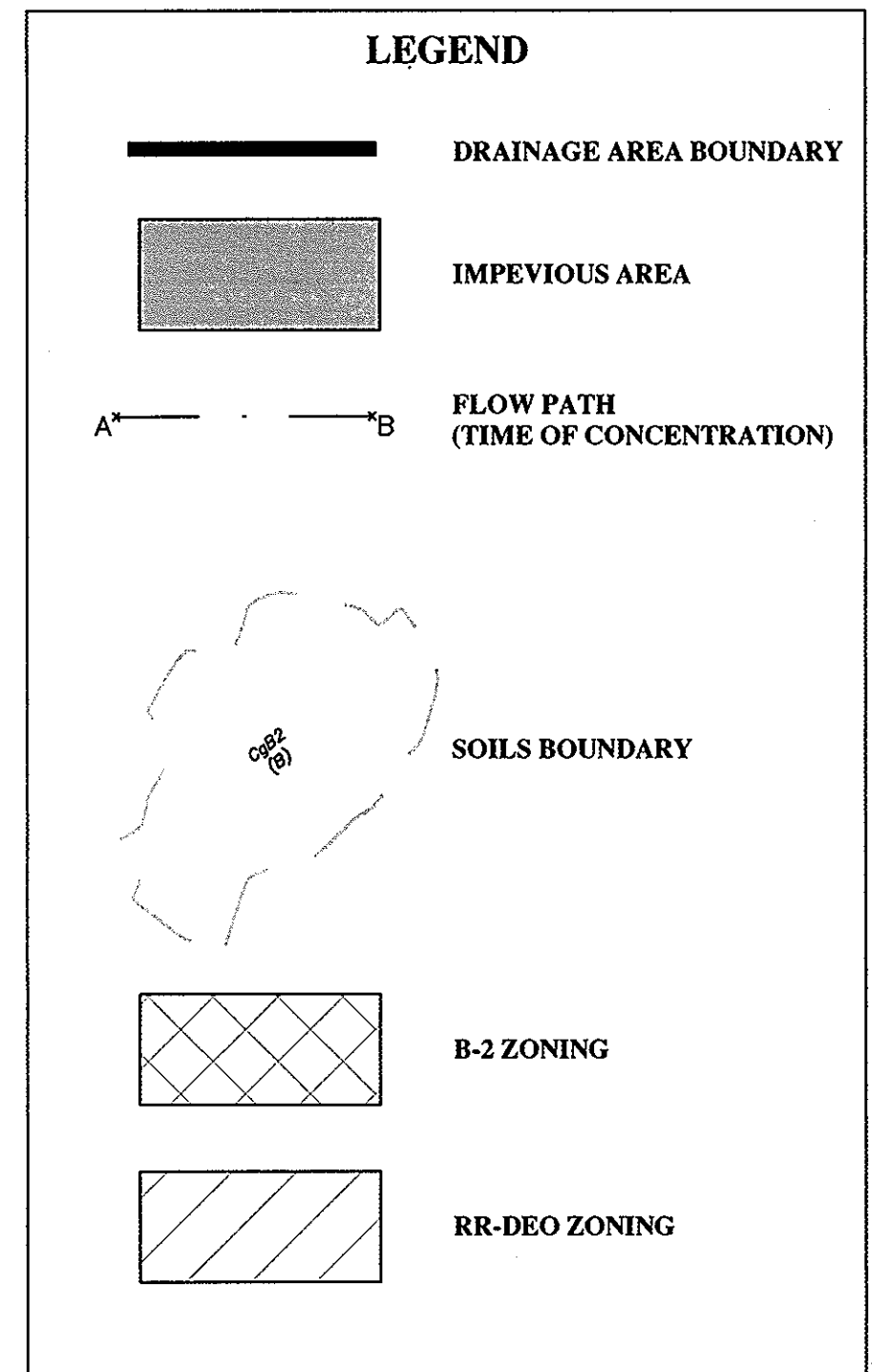
SCALE: 1" = 200'

SOIL TYPES		
SOIL ID	NAME	HYDROLOGIC GROUP
Ba	BAILE SILT LOAM	D
CgB2	CHESTER GRAVELY SILT LOAM (3-8% SLOPE)	B
CgC2	CHESTER GRAVELY SILT LOAM (8-15% SLOPE)	B
ChA	CHESTER SILT LOAM (0-3% SLOPE)	B
ChB2	CHESTER SILT LOAM (3-8% SLOPE)	B
ChC2	CHESTER SILT LOAM (8-15% SLOPE)	B
ChC3	CHESTER SILT LOAM (8-15% SLOPE)	B
GIB2	GLENELG LOAM (3-8% SLOPE)	B
GIC2	GLENELG LOAM (8-15% SLOPE)	B
GID2	GLENELG LOAM (15-25% SLOPE)	B
MIB2	MANOR LOAM (3-8% SLOPE)	B
MIC2	MANOR LOAM (8-15% SLOPE)	B
MIC3	MANOR LOAM (8-15% SLOPE)	B

	PRE-1996	POST-1996		POST-2007		ULTIMATE PER ZONING
		IIA	IIB	IIA	IIB	
TOTAL AREA (ACRES)	38.0	29.8	18.5	29.8	18.5	29.8
RUNOFF CURVE NUMBER	60	69	61	72	61	74
TIME OF CONCENTRATION	0.32	0.30	0.32	0.30	0.32	0.24

STORM ID	FROM SDP-96-124 DATA			CURRENT
	Q ₉₆ (CFS)	Q ₉₆ (CFS)	Q ₉₇ (CFS)	
1-YEAR	NA	NA	2.9	
10-YEAR	50	49	45.3	
100-YEAR	109	NA	135.4	

STORM ID	FROM SDP-96-124 DATA		
	Q ₉₆ (CFS)	Q ₉₆ (CFS)	Q ₉₇ (CFS)
1-YEAR	NA	NA	0.65
10-YEAR	NA	30.4	64.18
100-YEAR	NA	NA	134.76



Professional Certification I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22098 Expiration Date: 9/10/2008

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 1/23/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 1/23/08
 DIRECTOR

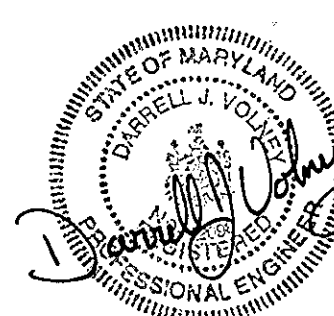
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

[Signature] 1/22/2008
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT



MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS
 2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502

12-12-07
 DATE

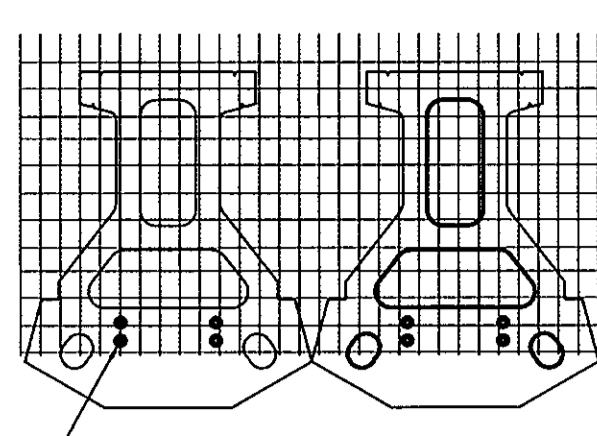


OWNER:
 FYOCK I LLC (ATTN JACK FYOCK)
 P.O. BOX 89
 GLENELG, MD. 21737
 (410) 988-9270

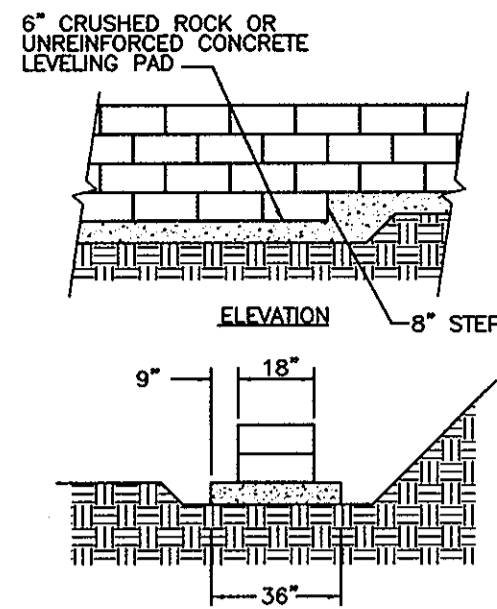
DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

PROJECT **HIGHS @ GLENELG**
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
 TITLE **FYOCK I LLC**
 SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
STORMWATER MANAGEMENT DRAINAGE AREA MAPS
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 8 OF 12

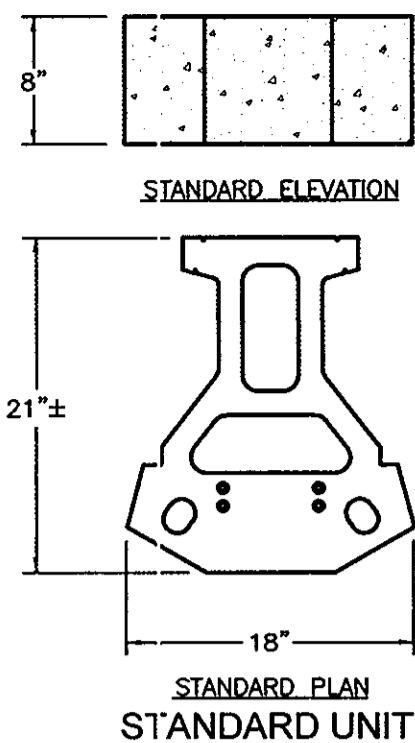
SDP-07-099



GRID & PIN CONNECTION



LEVELING PAD DETAIL



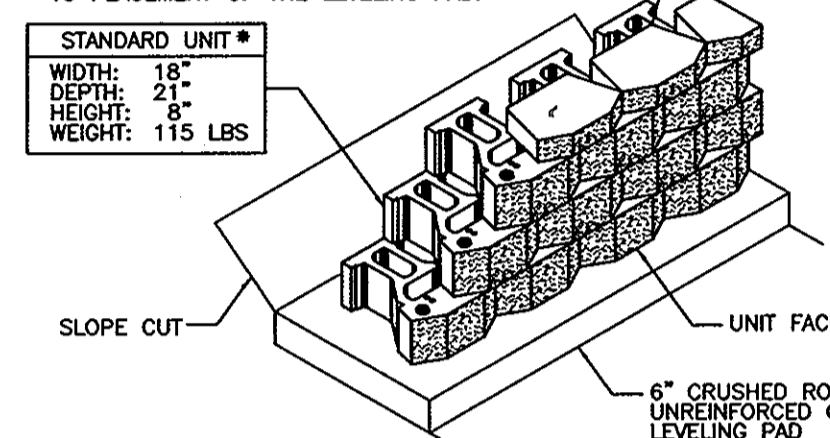
STANDARD UNIT

DETAILS PROVIDED BY:
KEYSTONE
 RETAINING WALL SYSTEMS
 4444 West 78th Street
 Minneapolis, MN 55435
 (612) 897-1040

BASE LEVELING PAD NOTES:

1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

MINI CAP UNIT
 WIDTH: 18"
 DEPTH: 10"
 HEIGHT: 8"
 WEIGHT: 45 LBS

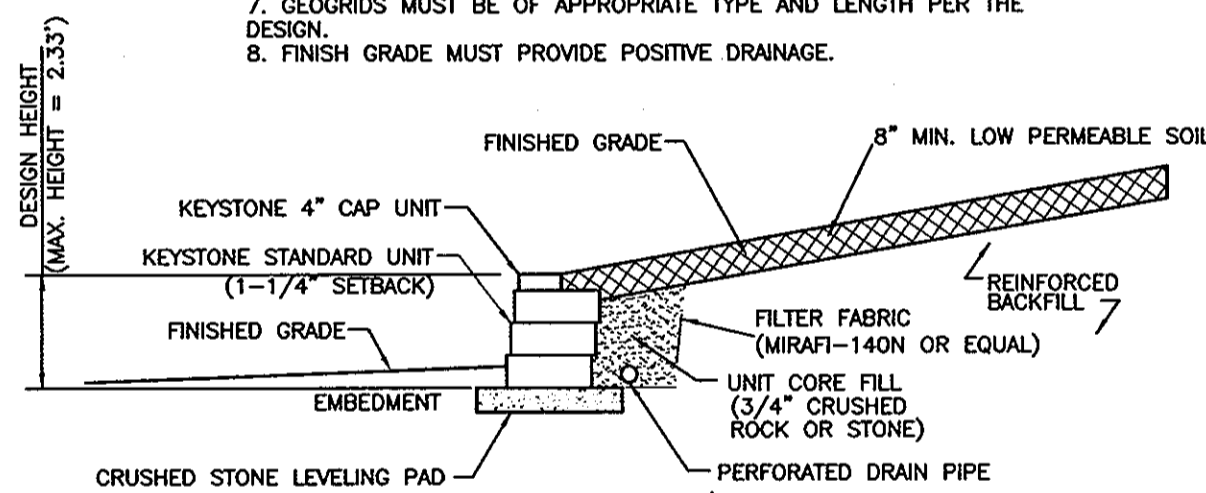


STANDARD UNIT/BASE PAD ISOMETRIC VIEW

N.T.S.

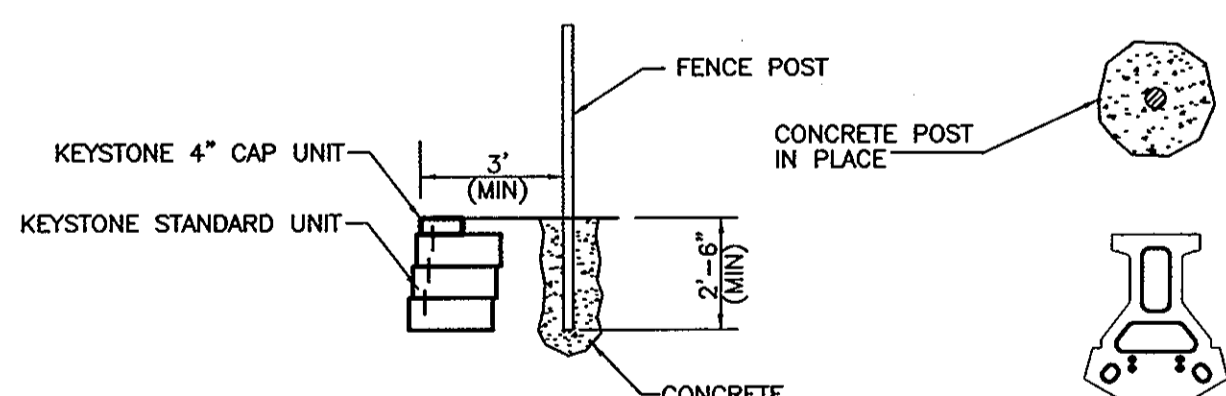
KEYSTONE WALL NOTES:

1. WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP TO BOTTOM
2. MINIMUM WALL EMBEDMENT IS 6" OR HEIGHT/20.
3. SUBSURFACE SOILS MUST BE CAPABLE OF SUPPORTING WALL SYSTEM.
4. UNIT CORE FILL IS 3/4" CLEAN CRUSHED STONE.
5. LEVELING PAD IS CRUSHED STONE BASE MATERIAL.
6. ALL BACKFILL MATERIALS ARE COMPACTED TO 95% MAX. DENSITY.
7. GEORIGS MUST BE OF APPROPRIATE TYPE AND LENGTH PER THE DESIGN.
8. FINISH GRADE MUST PROVIDE POSITIVE DRAINAGE.



TYPICAL SECTION

STANDARD UNIT - 1-1/4" SETBACK



FENCE SECTION & PLAN DETAIL

KEYSTONE WALL MATERIALS

DEFINITIONS:

- A. CONCRETE UNITS - A KEYSTONE MODULAR CONCRETE FACING UNIT, MACHINE MADE FROM PORTLAND CEMENT, WATER AND MINERAL AGGREGATES.
- B. STRUCTURAL GEORIGD - A STRUCTURAL GEORIGD FORMED BY A REGULAR NETWORK OF INTEGRALLY CONNECTED TENSILE ELEMENTS WITH APERTURES OF SUFFICIENT SIZE TO ALLOW INTERLOCKING WITH SURROUNDING SOIL, ROCK, OR EARTH AND FUNCTION PRIMARILY AS REINFORCEMENT.
- C. UNIT FILL - DRAINAGE AGGREGATE WHICH IS PLACED WITHIN AND IMMEDIATELY BEHIND THE MODULAR CONCRETE UNITS.
- D. REINFORCED BACKFILL - COMPACTED SOIL WHICH IS WITHIN THE REINFORCED SOIL VOLUME AS SHOWN ON THE PLANS.

KEYSTONE UNITS

- A. KEYSTONE WALL UNITS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. STANDARD WEIGHT CONCRETE SHALL HAVE A MAXIMUM MOISTURE ABSORPTION OF 8%.

FIBERGLASS: CONNECTING PINS

- A. CONNECTING PINS SHALL BE 1/2" DIAMETER THERMOSET ISOPHTHALIC POLYESTER RESIN - PULTRUDED FIBERGLASS PINS SUPPLIED BY THE MANUFACTURER.

KEYSTONE KAPSEALTM CONSTRUCTION ADHESIVE

- A. MATERIAL SHALL CONFORM TO ASTM 2339 AND SHALL BE SUPPLIED BY THE KEYSTONE UNIT SUPPLIER.

GEORIGD

- A. GEORIGD SHALL BE THE TYPE AS SHOWN ON THE DRAWINGS HAVING THE PROPERTY REQUIREMENTS DESCRIBED WITHIN THE MANUFACTURER'S SPECIFICATIONS AND REQUIRED BY THE DESIGN.

BASE LEVELING AND PAD MATERIAL

- A. MATERIAL SHALL CONSIST OF COMPACTED CRUSHED STONE OR UNREINFORCED CONCRETE AS SHOWN ON THE CONSTRUCTION DRAWING.

UNIT DRAINAGE FILL

- A. UNIT FILL SHALL CONSIST OF CLEAN 1" MINUS CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
2"	100
3/4"	75-100
NO. 40	0-10
NO. 200	0-5

REINFORCED BACKFILL

- A. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
2"	100
3/4"	100-75
NO. 40	0-60
NO. 200	0-15

- A. PLASTICITY INDEX (PI) < 6
- B. THE MAXIMUM AGGREGATE SIZE SHALL BE LIMITED TO 2" UNLESS FIELD TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTION TO INSTALLATION.

- C. MATERIAL CAN BE SITE EXCAVATED MATERIAL WHEN THE ABOVE REQUIREMENTS ARE MET. UNSUITABLE SOILS FOR BACKFILL (HIGH PLASTIC CLAYS OR ORGANIC MATERIALS) SHALL NOT BE USED IN THE REINFORCED SOIL MASS.

- D. CONTRACTOR SHALL SUBMIT REINFORCED FILL SAMPLE AND TEST RESULTS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

WALL NOTES:

1. RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER AND A (NICET, WACEL, OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
2. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN. TESTING DOCUMENTATION SHALL BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER TEST ASTM STP-399.
3. THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ONSITE SOILS TECHNICIAN. EACH EIGHT (8) INCH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.
4. FOR "CRITICAL" WALLS, ONE SOIL BORING SHALL BE REQUIRED EVERY 100' ALONG THE ENTIRE LENGTH OF WALL. COPIES OF ALL BORING REPORTS SHALL BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF NO SURCHARGE LOADS ARE ADD A NOTE TO THE CROSS-SECTION DETAILS STATING, "THIS WALL NOT DESIGNED FOR SURCHARGE LOADS."

Professional Certification I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22298 Expiration Date: 9/10/2008

12-12-07
 DATE

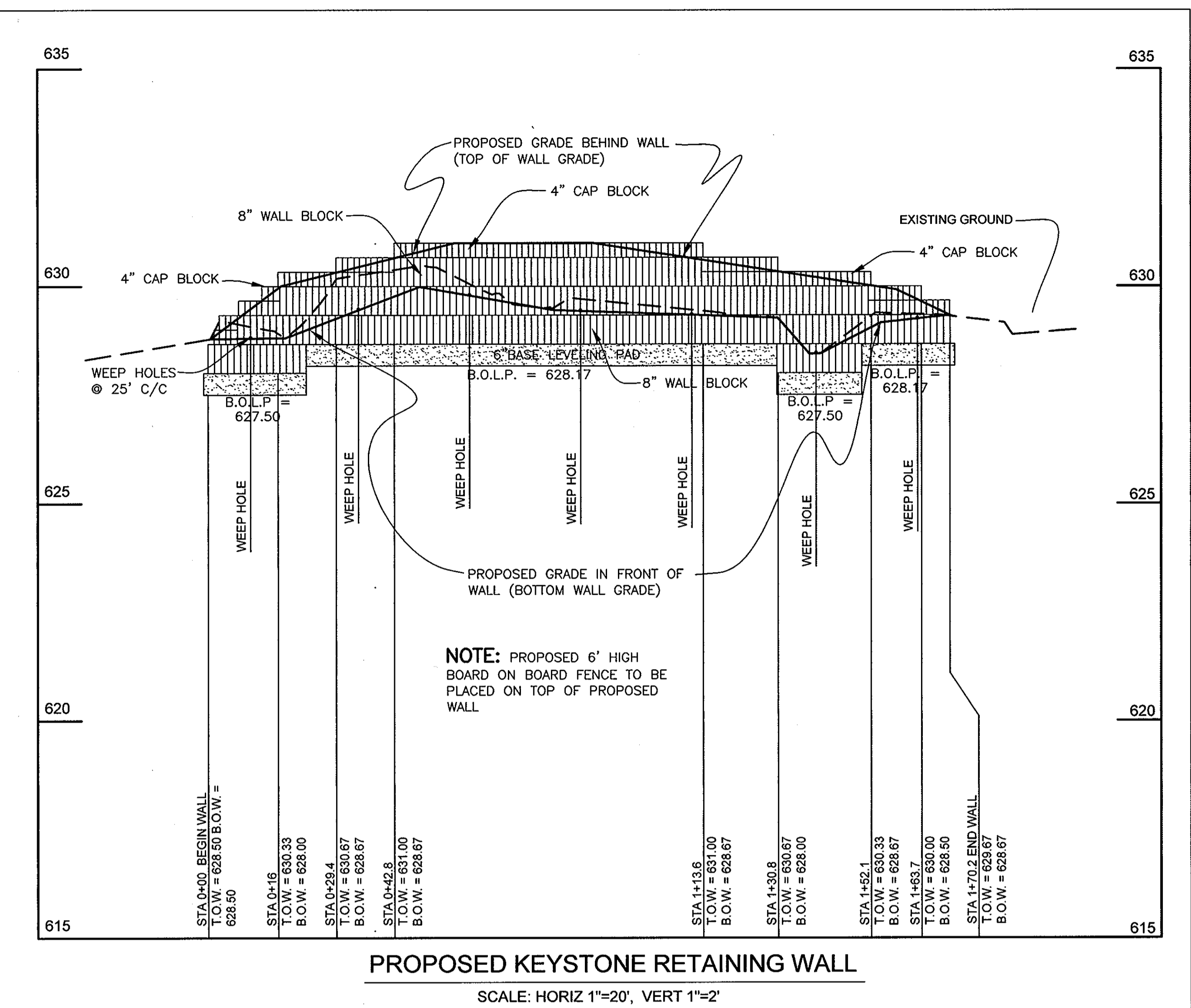
MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS
 2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502



OWNER:
 FYOCK I LLC (ATTN JACK FYOCK)
 P.O. BOX 89
 GLENELG, MD. 21737
 (410) 988-9270

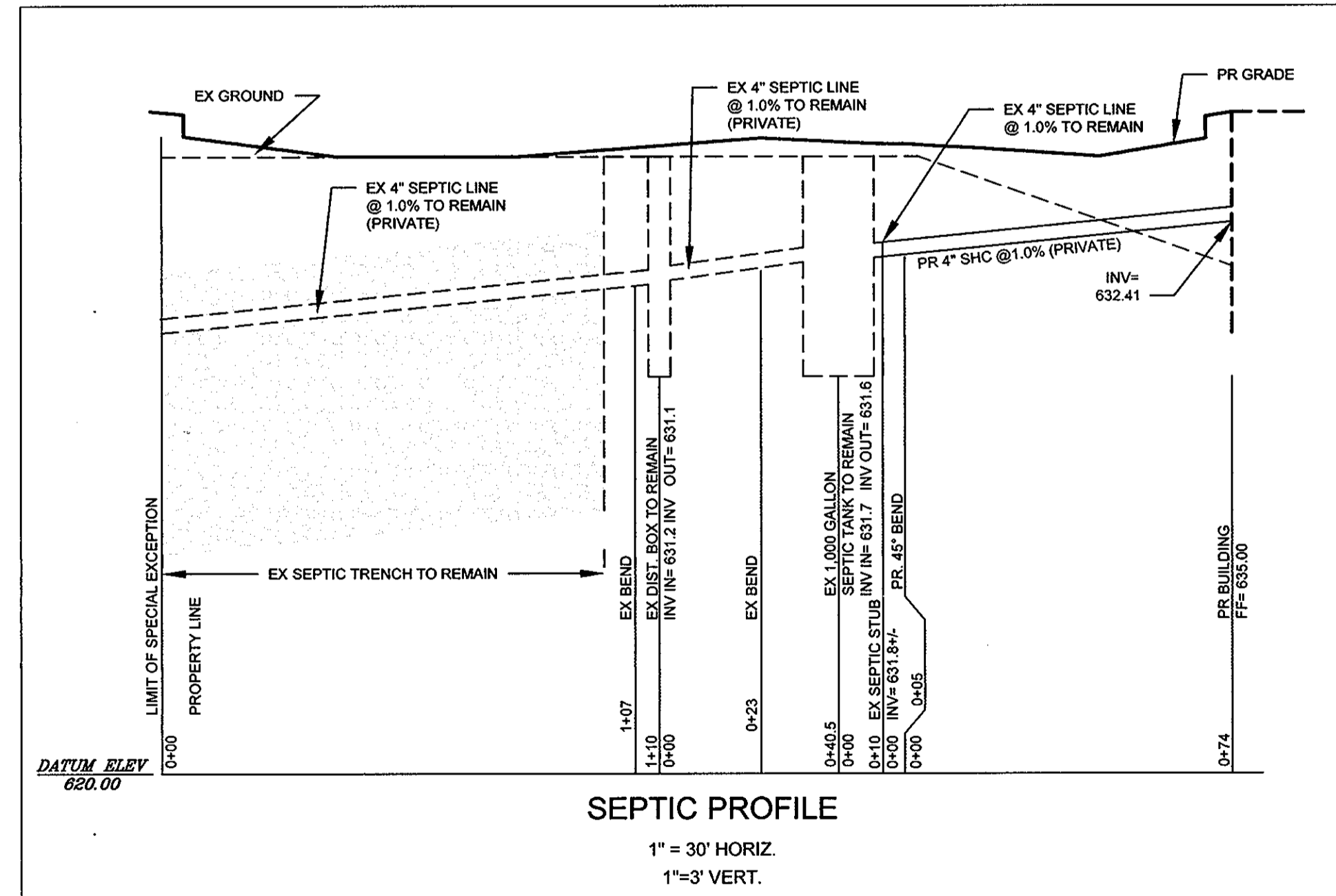
DEVELOPER:
 HIGHS OF BALTIMORE INC.
 7477 NEW RIDGE ROAD
 HANOVER, MARYLAND 20794
 410-859-3636

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/4/08
 CHIEF, DIVISION OF LAND DEVELOPMENT (H)
 DATE: 1/29/08
 DIRECTOR
 DATE: 1/29/08
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICE
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 1/22/2008



PROPOSED KEYSTONE RETAINING WALL

SCALE: HORIZ 1"=20', VERT 1"=2'

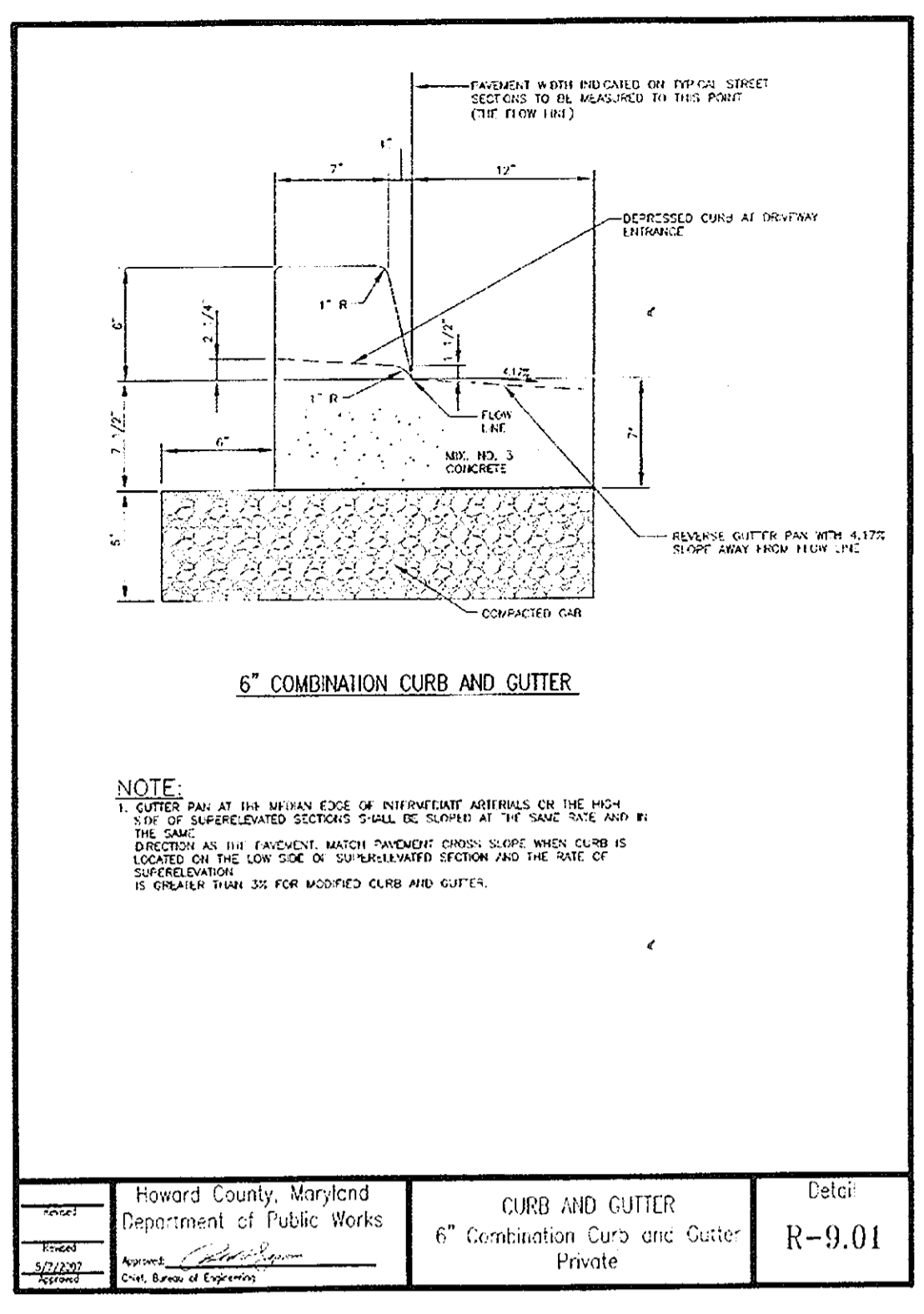


SEPTIC PROFILE

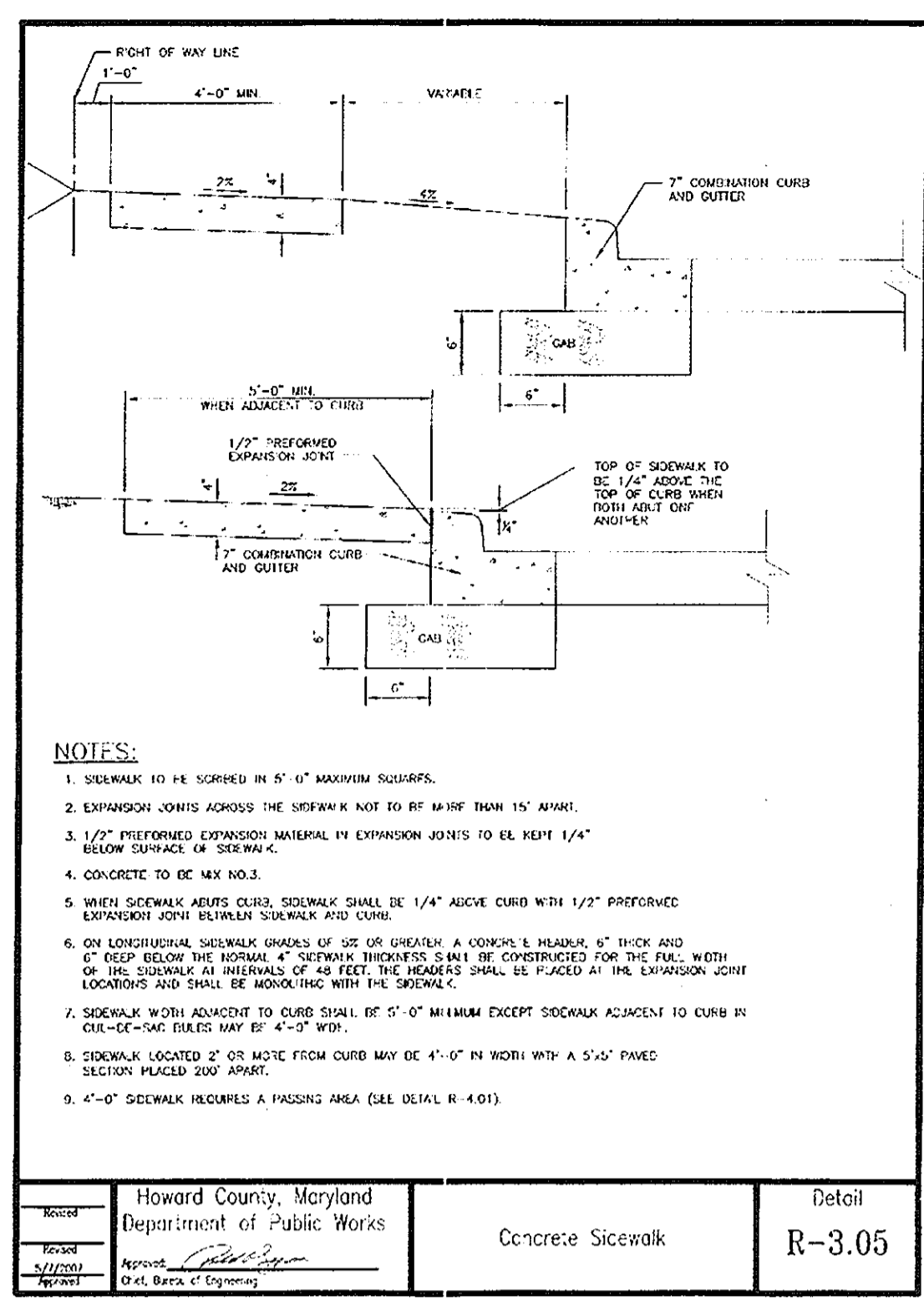
1" = 30' HORIZ.
 1" = 3' VERT.

PROJECT
HIGHS @ GLENELG
 NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
 TITLE
FYOCK I LLC
 SITE DEVELOPMENT PLAN (SDP-07-099)
 BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89
RETAINING WALL PROFILES & DETAILS
 DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
 SCALE: AS SHOWN SHEET 9 OF 12

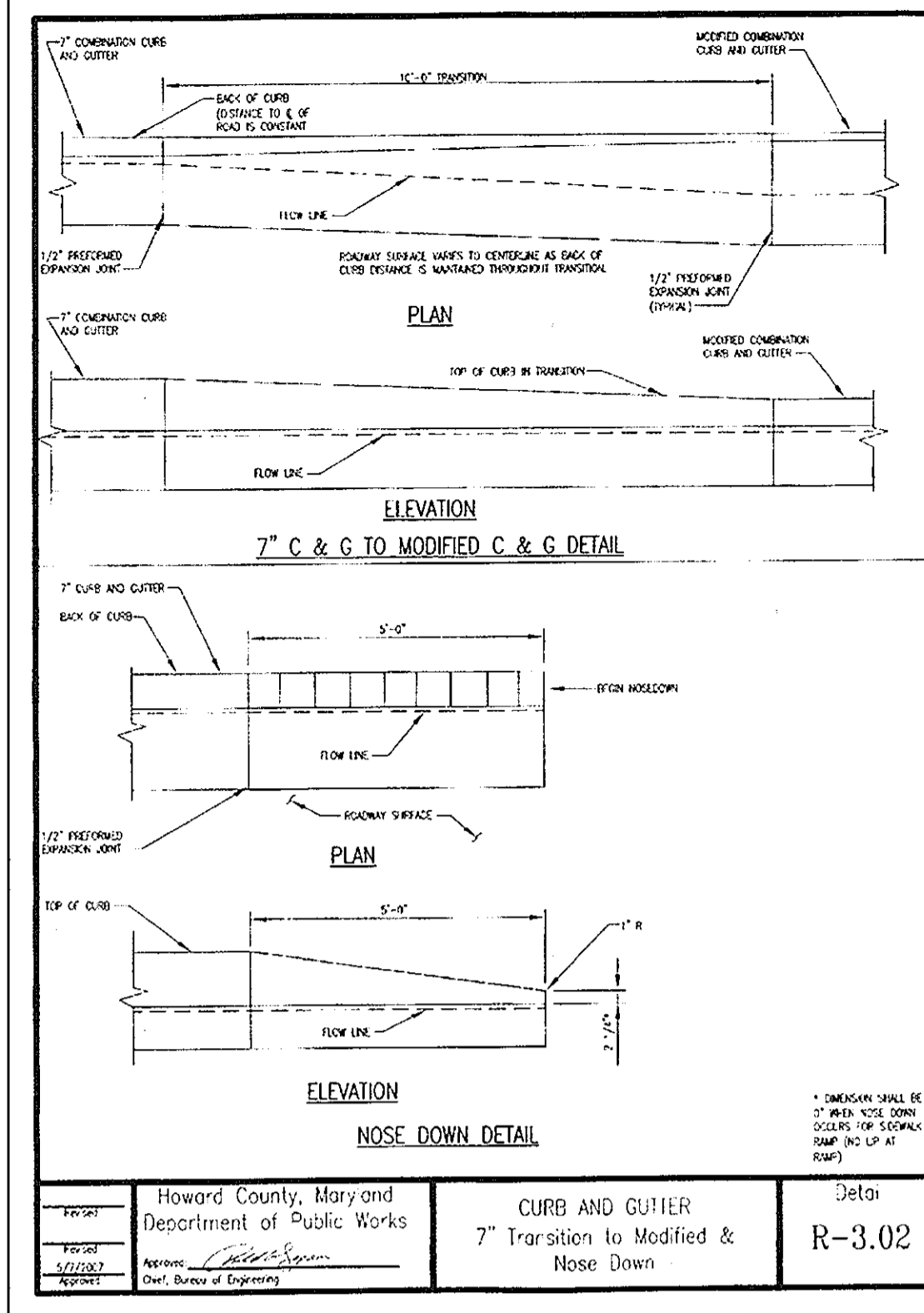
SDP-07-099



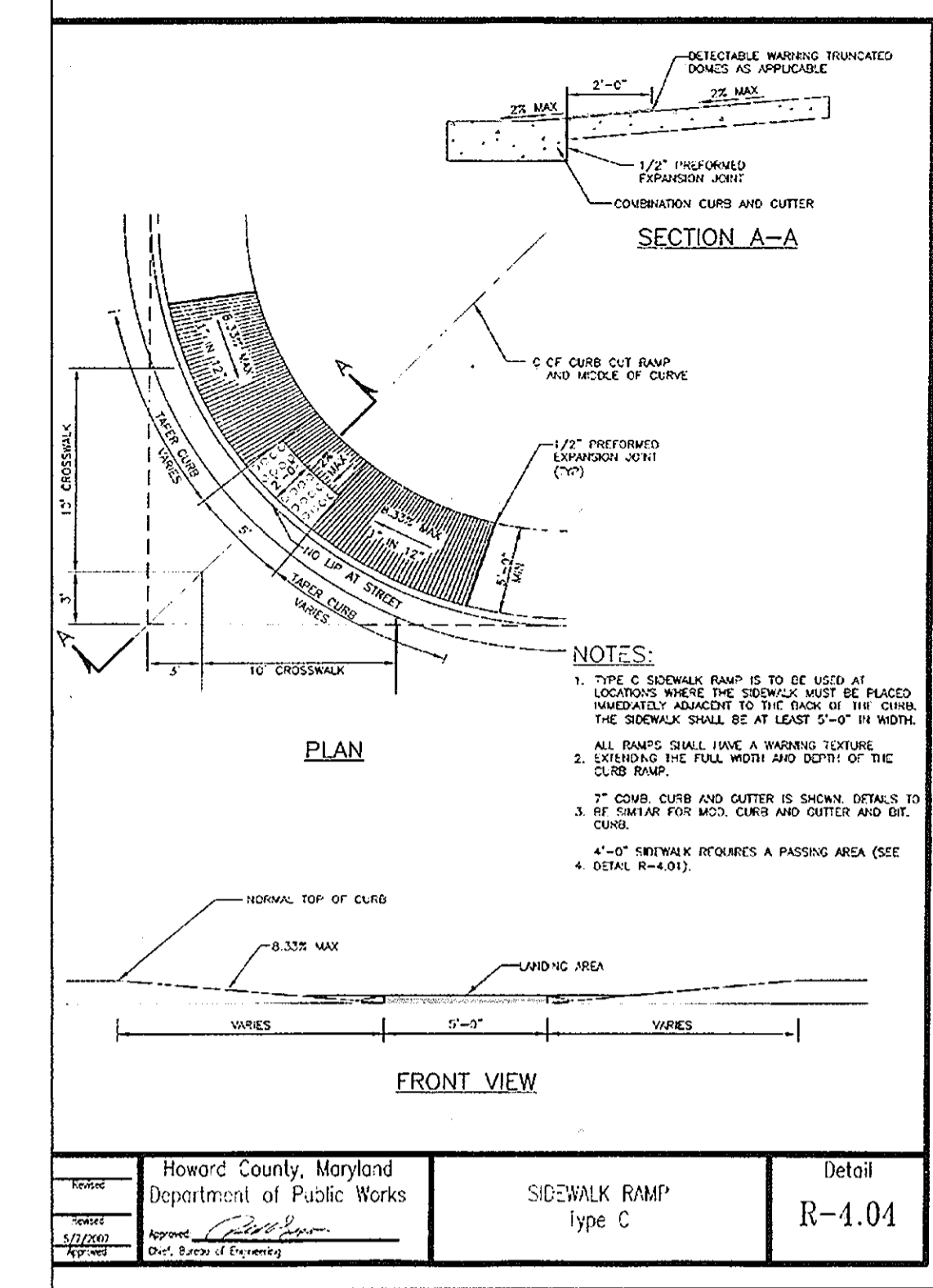
PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	6" COMBINATION CURB AND GUTTER	Private	R-9.01



PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	Concrete Sidewalk		R-3.05



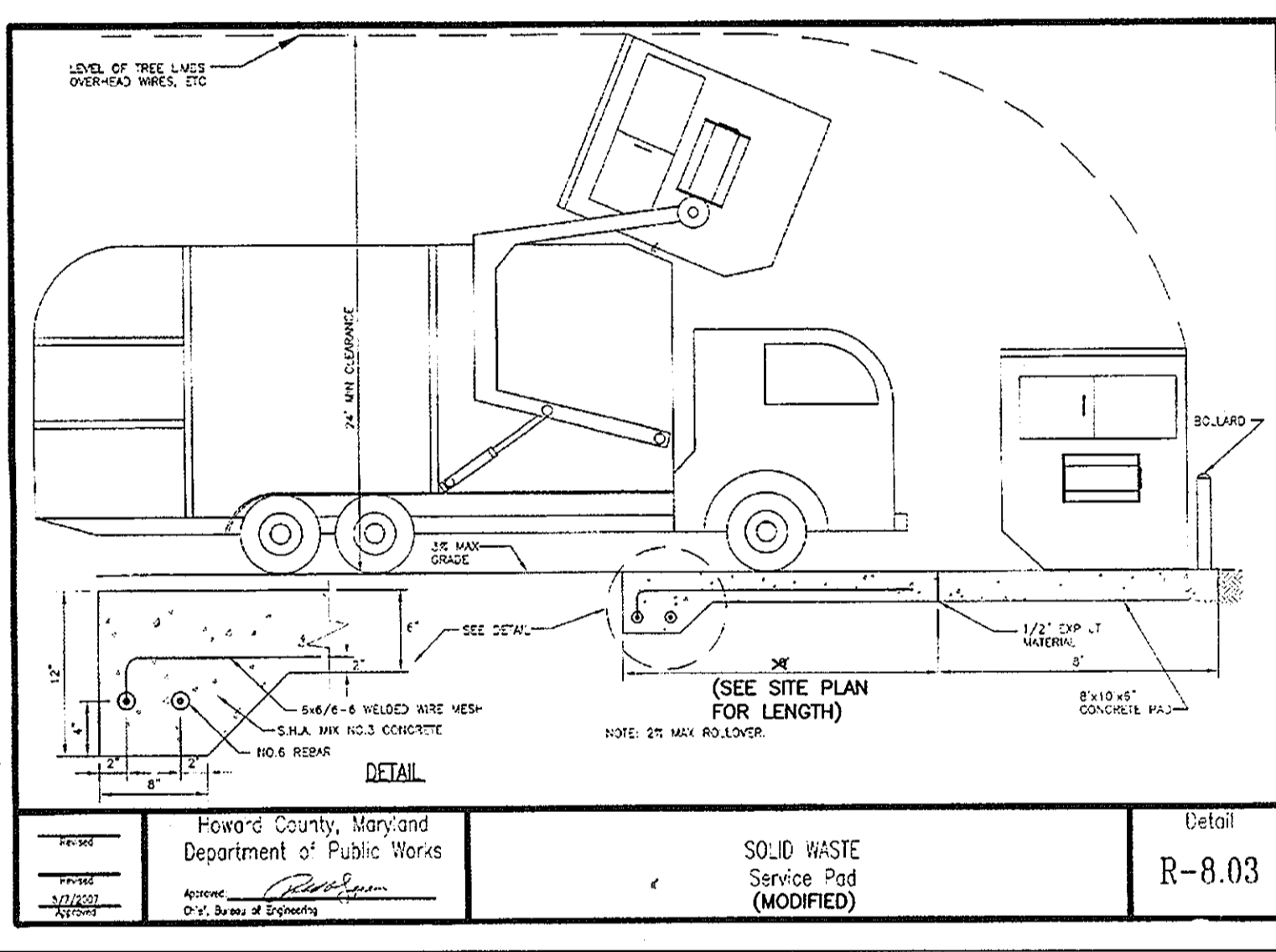
PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	7" Transition to Modified & Nose Down		R-3.02



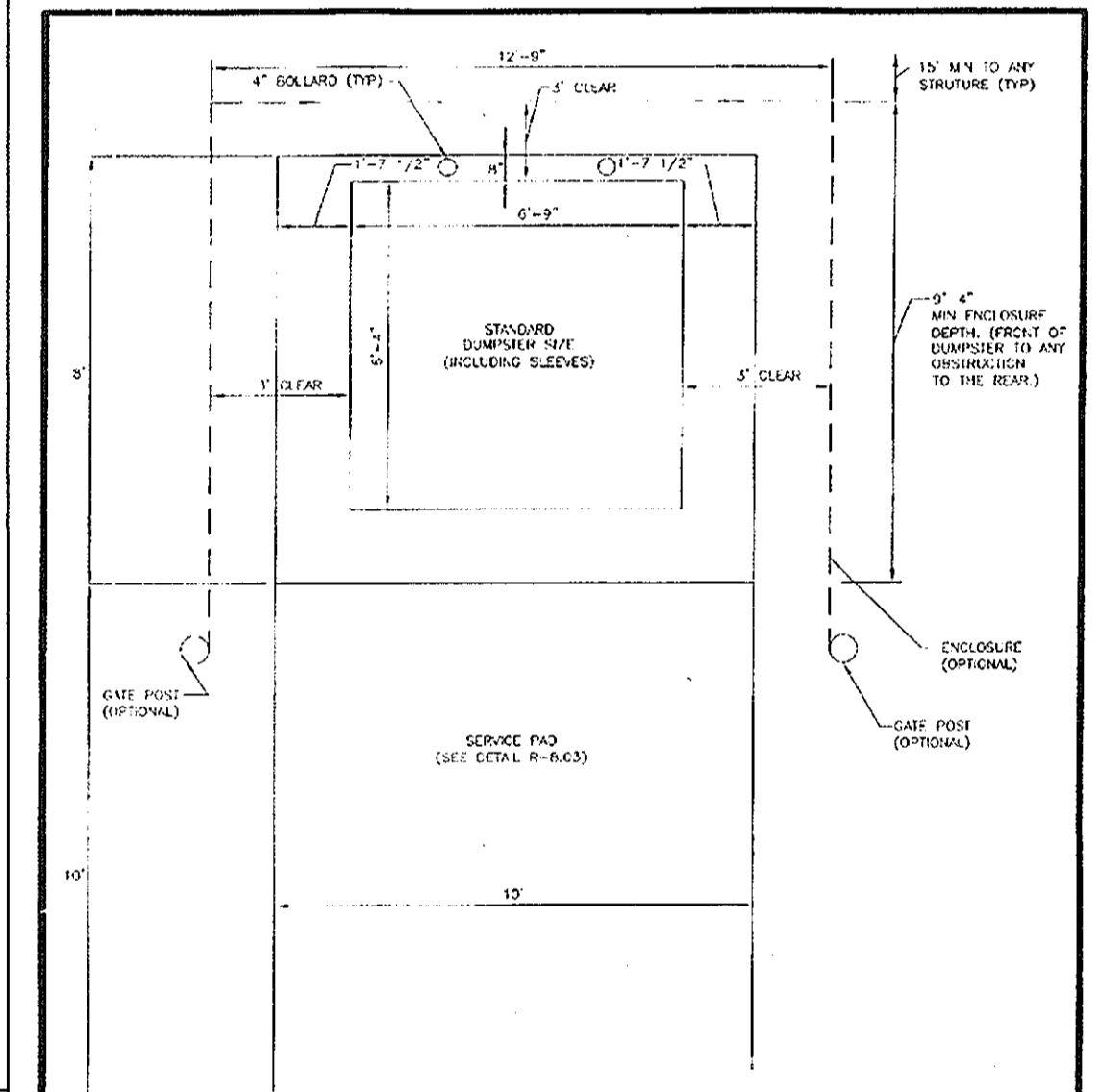
PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	Sidewalk Ramp Type C		R-4.04

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		3 TO 4.5		4.5 TO 7		7 TO 10		10 TO 15		15 TO 20	
		PAVEMENT MATERIAL (INCHES)	NON-HAL WITH GAB	NON-HAL WITH CONSTANT GAB	NON-HAL WITH GAB	NON-HAL WITH CONSTANT GAB	NON-HAL WITH GAB	NON-HAL WITH CONSTANT GAB	NON-HAL WITH GAB	NON-HAL WITH CONSTANT GAB	NON-HAL WITH GAB	NON-HAL WITH CONSTANT GAB	NON-HAL WITH GAB
P-1	PARKING DRIVE AREAS RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (2") 19.0 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-2	LOCAL ROADS ACCESS DRIVE, ACCESS STREET RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (2") 19.0 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-3	PARKING DRIVE AREAS LOCAL ROADS ACCESS DRIVE, ACCESS STREET RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (2") 19.0 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-4	WINDY COLLECTORS MAJOR COLLECTORS	HMA SUPERPAVE FINAL SURFACE 12.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
		HMA SUPERPAVE INTERMEDIATE SURFACE (2") 19.0 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	PAVING SECTIONS P-1 to P-4		R-2.01

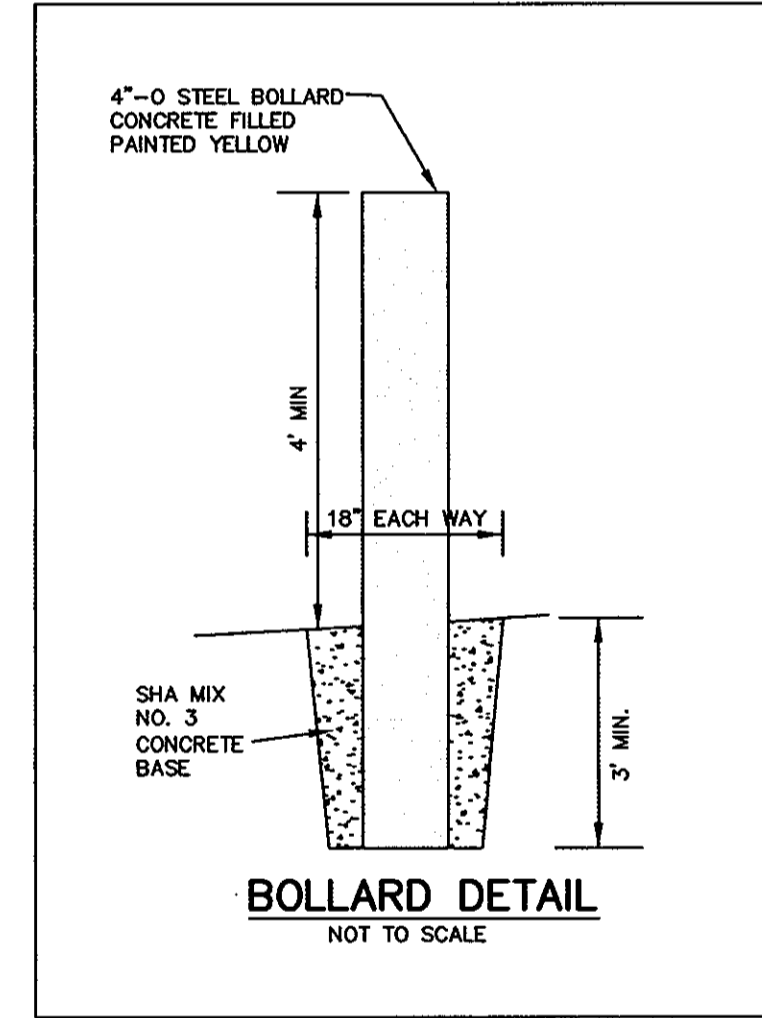
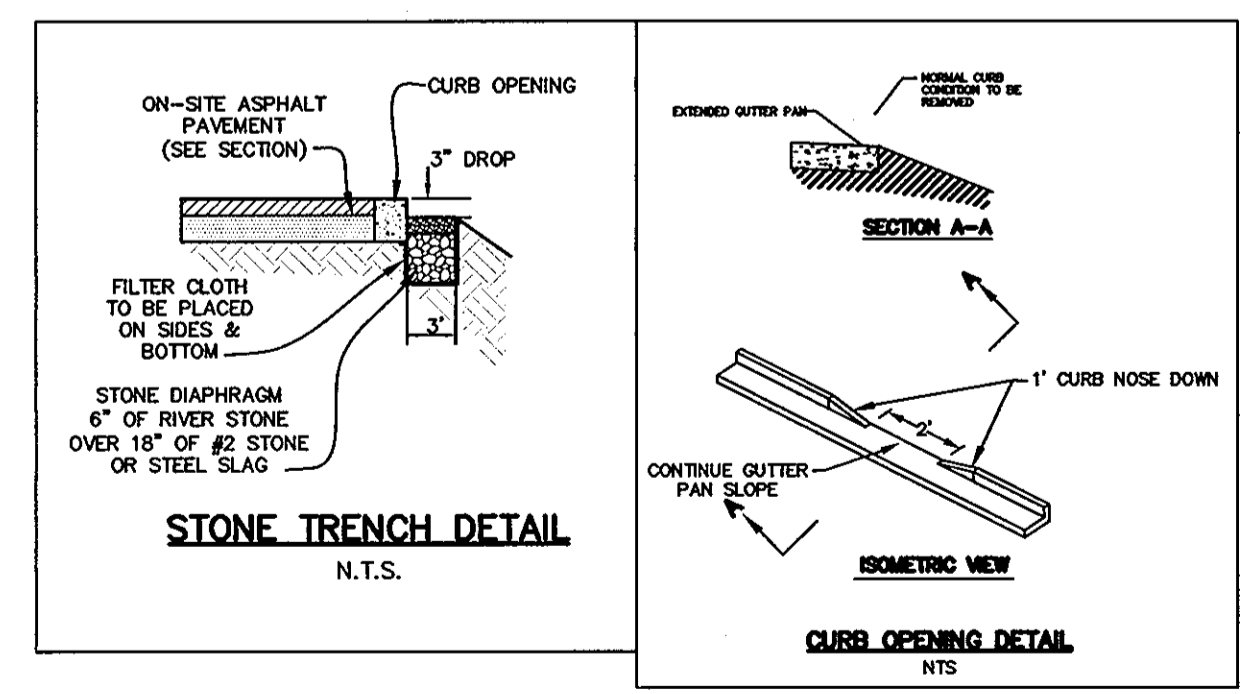
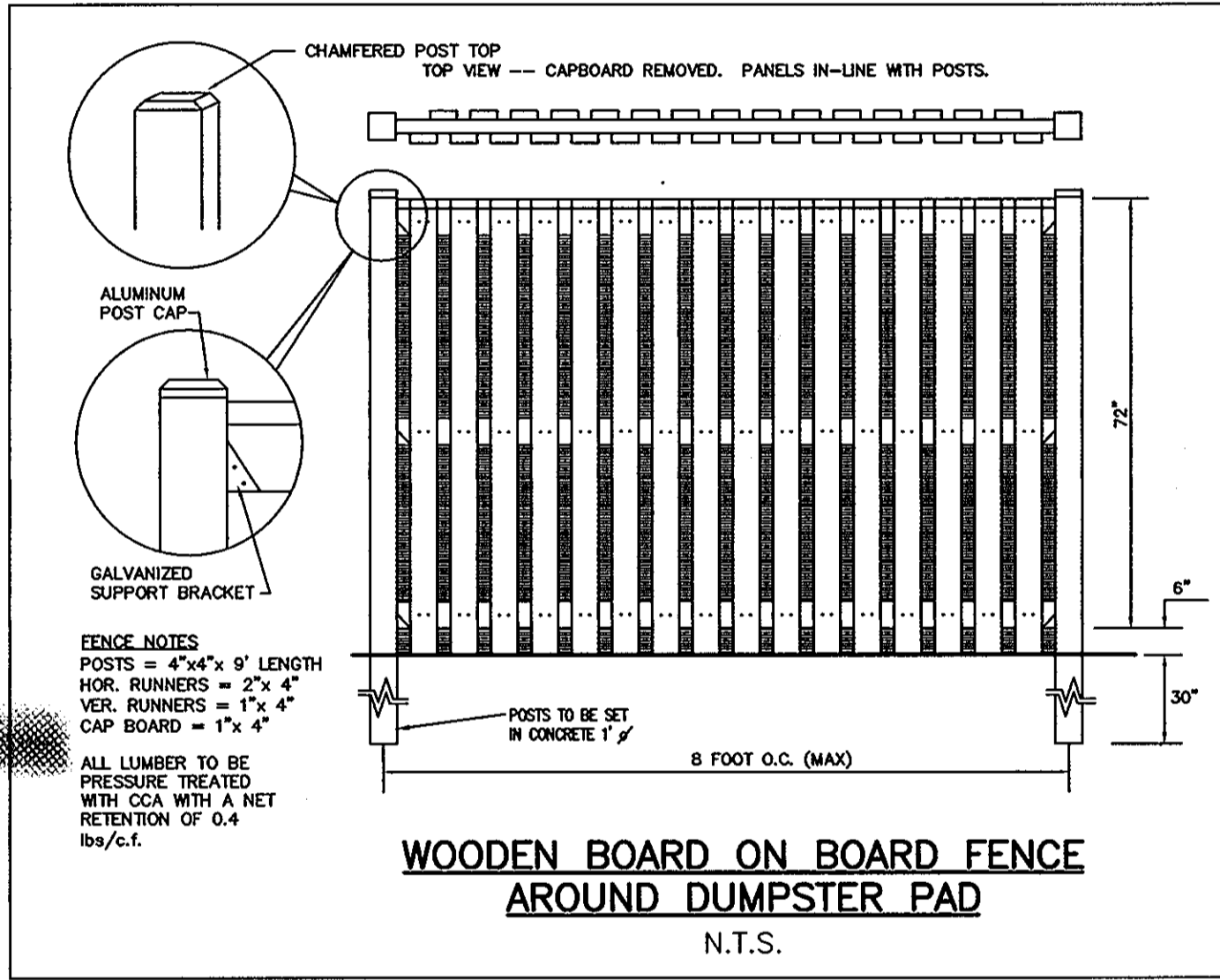


PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	SOLID WASTE Service Pad (MODIFIED)		R-8.03



PROJECT	Howard County, Maryland Department of Public Works	DETAIL	
NO. / DATE			
APPROVED	<i>[Signature]</i> Dist. Dir. of Engng.		
	SOLID WASTE Single Container Enclosure		R-8.04

Professional Certification: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22098 Expiration Date: 9/10/2008



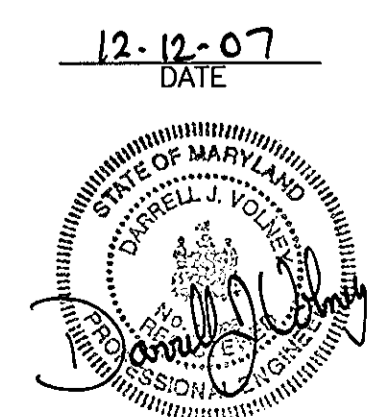
BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 12-12-07
DEVELOPER: BRIAN DARNEL (FOUR D'S LLP.) 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.
[Signature] 12-12-07
ENGINEER: DARRELL J. VOLNEY (MESSICK & ASSOC.) DATE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/4/08
DATE
[Signature] 1/15/08
DATE
[Signature] 1/20/08
DATE
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
[Signature] 1/22/2008
DATE

MESSICK & ASSOCIATES *
CONSULTING ENGINEERS
2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502



OWNER:
FYOCK I LLC (ATTN JACK FYOCK)
P.O. BOX 89
GLENELG, MD. 21737
(410) 988-9270

DEVELOPER:
HIGHS OF BALTIMORE INC.
7477 NEW RIDGE ROAD
HANOVER, MARYLAND 20794
410-859-3636

PROJECT
HIGHS @ GLENELG
NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION
TITLE
FYOCK I LLC
SITE DEVELOPMENT PLAN (SDP-07-099)
BA 91-50E SDP 87-253 SDP 86-184 SDP 93-08, SDP 94-89
SITE DETAILS
DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
SCALE: AS SHOWN SHEET 10 OF 12

SDP-07-099

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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 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 (8 gal. per 1000 sq.ft.) for anchoring.

Refer to the 1983 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 (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (25 lbs. per 1000 sq. ft.) before seeding. Harrow 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 50 lbs Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 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 (8 gal. per 1000 sq.ft.) for anchoring.

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

BORROW SITE INFORMATION

The name and/or location of a borrow site is not known at this time. The contractor shall submit all necessary paper work or information to Howard SCD or its legal representative for approval.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 1/4/08

DATE: 1/29/08

DATE: 1/20/08

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

DATE: 1/22/2008

DATE: 1/22/08

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

I. 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.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimentation Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

I. 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 cinders, stones, slag, coarse fragments, gravel, stumps, roots, trash, or other materials larger than 1-1/2" in diameter.

II. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

III. 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 under 5 acres:

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

III. For sites having disturbed areas over 5 acres:

I. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

- 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.
- Organic content of topsoil shall be not less than 1.5 percent by weight.
- Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals for weed control until sufficient time has elapsed (14 days minimum) to permit dissipation of phytotoxic 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.

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

V. Topsoil Application

I. 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.

II. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

III. 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.

IV. 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 Institute, Revised 1973.

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 (410) 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDINGS (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN 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 SITE AREA	1.31 ACRES
AREA DISTURBED	1.13 ACRES
AREA TO BE ROOFED AND PAVED	0.89 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.24 ACRES
TOTAL CUT	350± CU. YDS.
TOTAL FILL (contractor to check quantities)	950± CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION	A SITE WITH AN ACTIVE GRADING PERMIT, APPROVED BY THE COUNTY INSPECTOR
ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE DAY OF DISTURBANCE.	
ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.	
SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.	
ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., 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 CAN BE BACKFILLED AND STABILIZED BY THE END OF EACH WORKING DAY, WHICHEVER IS SHORTER.	

SEQUENCE OF CONSTRUCTION

- CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS, EASEMENT, AND THE GRADING PERMIT PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS & PERMITS & MISS UTILITY AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE RESPECTIVE AGENCIES TO REVIEW THE PLANS & PERMITS.
- CLEAR ONLY FOR AND INSTALL STABILIZED CONSTRUCTION ENTRANCE #1 AS SHOWN ON THE PLANS. (1 DAY)
- CLEAR ONLY FOR AND INSTALL PHASE 1 PERIMETER SEDIMENT CONTROL (REINFORCED SILT FENCE) (1 DAY)
- CLEAR AND GRUB PHASE 1 AREA, PROVIDE TEMPORARY STABILIZATION. (2 DAYS)
- REMOVE EXISTING POND OUTLET STRUCTURE AND FENCE. SAW CUT AND REMOVE EXISTING PAVEMENT, SIDEWALK, AND CONCRETE PADS. (2 DAYS)
- ROUGH GRADE PHASE 1 AREA. (5 DAYS)
- STUB UTILITIES & CONSTRUCT NEW STORE STRUCTURE. (3 MONTHS)
- EXTEND WATER SERVICE TO BUILDING (1 WEEK)
- EXTEND NEW SANITARY SEWER HOUSE CONNECTION TO LIMITS OF PHASE I WORK. (2 DAYS)
- CONSTRUCT HVAC AND ELECTRICAL TRANSFORMER CONCRETE PADS. (3 DAYS)
- INSTALL PHASE 1 CURB & GUTTER AND DENSE STONE AGGREGATE SUBBASE.
- INSTALL SIDEWALK. (1 WEEK)
- PLACE AND FINE GRADE TOPSOIL. STABILIZE AREAS WITH SEED AND MULCH.

PHASE 2

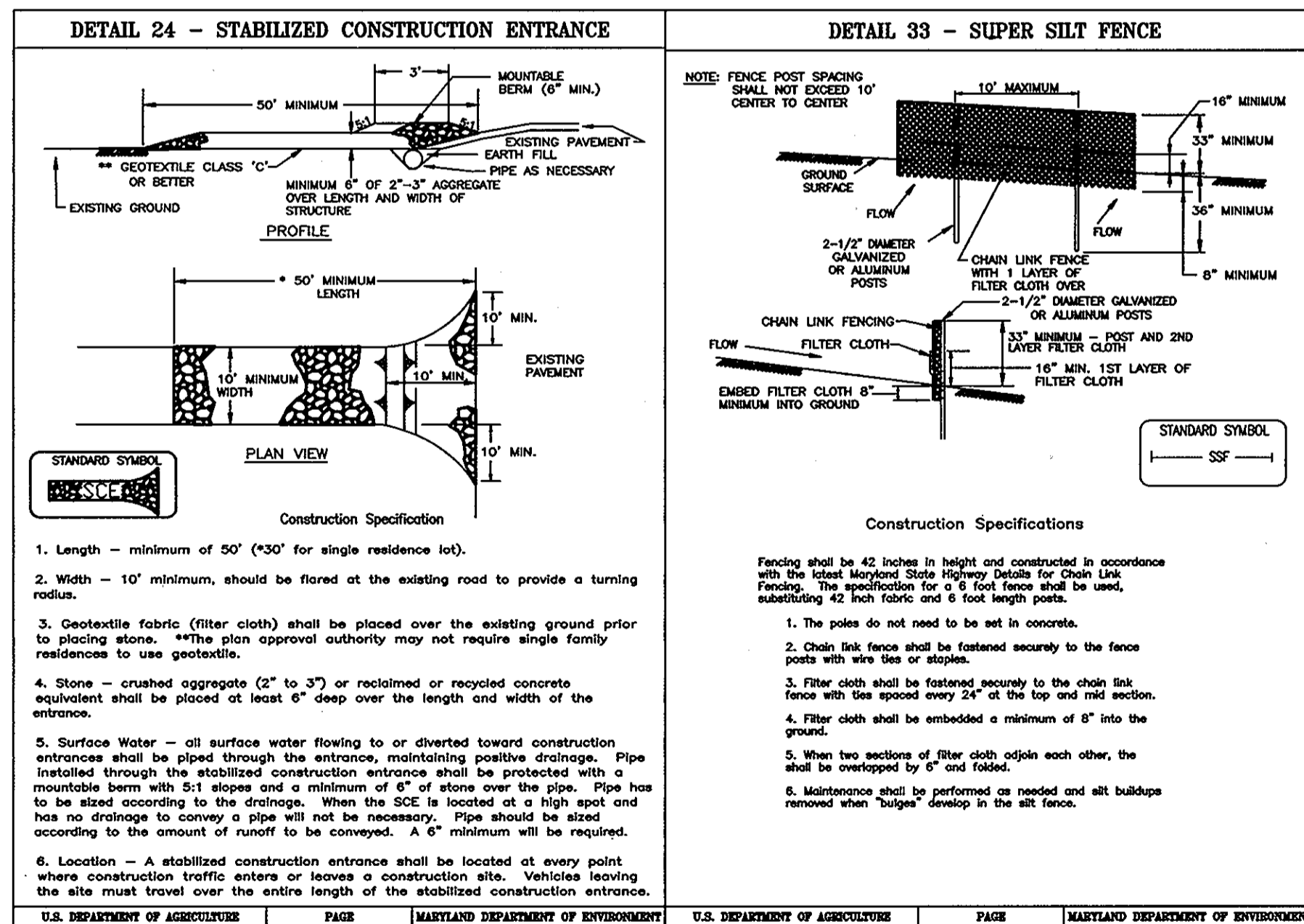
- NOTE: CONTRACTOR SHALL PROVIDE TO HIGH'S EMPLOYEES SAFE ACCESS TO NEW BUILDING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE #2. (1 DAY)
 - CLEAR ONLY FOR AND INSTALL PERIMETER SEDIMENT CONTROLS (REINFORCED SILT FENCE). (1 DAY)
 - DEMOLISH AND REMOVE EXISTING STORE BUILDING AND SIDEWALK, CONNECT TO EXISTING SEPTIC SYSTEM. (1 WEEK)
 - OPEN NEW STORE
 - DEMOLISH AND REMOVE EXISTING CANOPY AND FUEL PUMP ISLANDS (1 WEEK)
 - SAW CUT & REMOVE EXISTING ASPHALT PAVEMENT AND CONCRETE APRONS. (1 WEEK)
 - ROUGH GRADE SITE. (1 WEEK)
 - INSTALL NEW PUMP ISLANDS & CANOPY. (3 WEEKS)
 - INSTALL CURB & GUTTER AND DENSE GRADED AGGREGATE. (2 WEEKS)
 - INSTALL BITUMINOUS CONCRETE (BASE COURSE), CONCRETE APRONS, DUMPSTER PAD AND SIDEWALKS. (2 WEEKS)
 - PLACE AND FINE GRADE TOPSOIL. PERMANENTLY STABILIZE ENTIRE SITE WITH SEED AND MULCH. (1 WEEK)
 - INSTALL LANDSCAPING. (2 WEEKS)
 - INSTALL BITUMINOUS CONCRETE (SURFACE COURSE). (2 DAYS)

POND MODIFICATIONS

- REMOVE AND REPLACE EXISTING RIP-RAP EMERGENCY SPILLWAY IN SAME DAY. STABILIZE ANY DISTURBANCE IMMEDIATELY WITH SEED AND MULCH. (1 DAY)
- MODIFY RISER STRUCTURE (1 DAY)
- UPON COMPLETION OF WORK, AS-BUILT POND MODIFICATIONS AND SIGN CERTIFICATES. SUBMIT INFORMATION TO HOWARD COUNTY SCD FOR APPROVAL.

FINAL

- UPON SEDIMENT CONTROL INSPECTORS APPROVAL, REMOVE ALL TEMPORARY SEDIMENT CONTROLS, AND RE-STABILIZE ALL MINOR DISTURBANCES. (2 DAYS)
- AS-BUILT ALL IMPROVEMENTS AND SUBMIT TO COUNTY.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 1/4/08

DATE: 1/29/08

DATE: 1/20/08

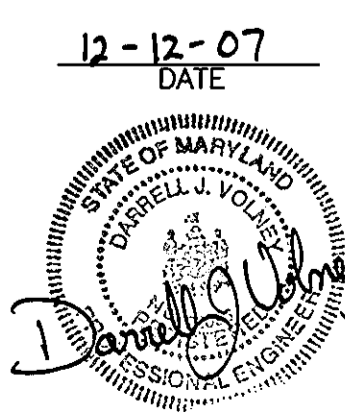
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

DATE: 1/22/2008

DATE: 1/22/08

MESSICK & ASSOCIATES * CONSULTING ENGINEERS

2120 RENARD COURT ANNAPOLIS, MARYLAND 21401 (410) 266-3212 * FAX (410) 266-3502



OWNER: FYOCK I LLC (ATTN JACK FYOCK) P.O. BOX 89 GLENELG, MD. 21737 (410) 988-9270

DEVELOPER: HIGHS OF BALTIMORE INC. 7477 NEW RIDGE ROAD HANOVER, MARYLAND 20794 410-859-3636

Professional Certification I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22098 Expiration Date: 9/10/2008

PROJECT: HIGH'S @ GLENELG
NEW BUILDING, GAS PUMPS & PARKING LOT EXPANSION

TITLE: FYOCK I LLC
SITE DEVELOPMENT PLAN (SDP-07-099)
BA 91-50E SDP 87-253 SDP-86-184, SDP-93-08, SDP94-89

SEDIMENT CONTROL DETAILS & NOTES
DATE: DECEMBER 2007 DESIGN BY: DJV DRAWN BY: BPO
SCALE: AS SHOWN SHEET 11 OF 12

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 BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: BRIAN DARNELL (FOUR D'S LLP.) DATE: 12-12-07

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ENGINEER: DANIEL J. VOLNEY (MESSICK & ASSOC.) DATE: 12-12-07

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

HOWARD SOIL CONSERVATION DISTRICT DATE: 12/20/07

SDP-07-099

