

**PROFESSIONAL ENGINEER**  
I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

**OWNER**  
Char-Mar Land Corp.  
P.O. Box 726  
Ellicott City, Maryland 21043

**DEVELOPER**  
Charles A. Klein, Sr.  
P.O. Box 226  
Ellicott City, Maryland 21043

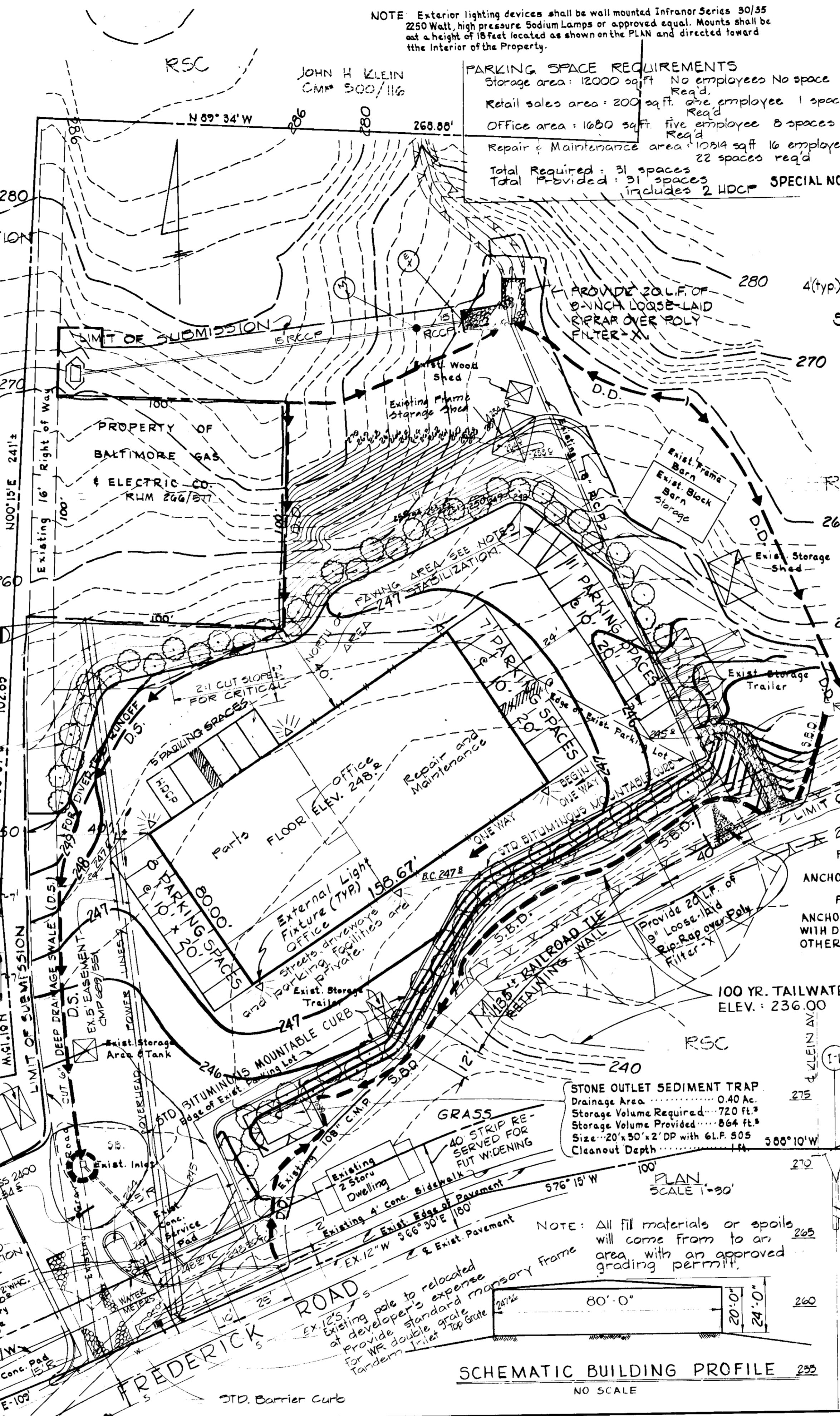
Approved: For public water, public sewerage, storm drainage systems and roads, Howard County Department of Public Works  
*Richard E. Brudenkay* 11-20-78  
Director

Approved: Howard County Office of Planning and Zoning  
*Thomas H. Harris* 11-29-78  
Planning Director

Approved: For public water and public sewerage systems, Howard County Health Department.  
*John B. Jones* 11-27-78  
County Health Officer

*W. O. Pickett* 11-20-78  
Chief Bureau of Engineering

*William G. Rasch, II* Date



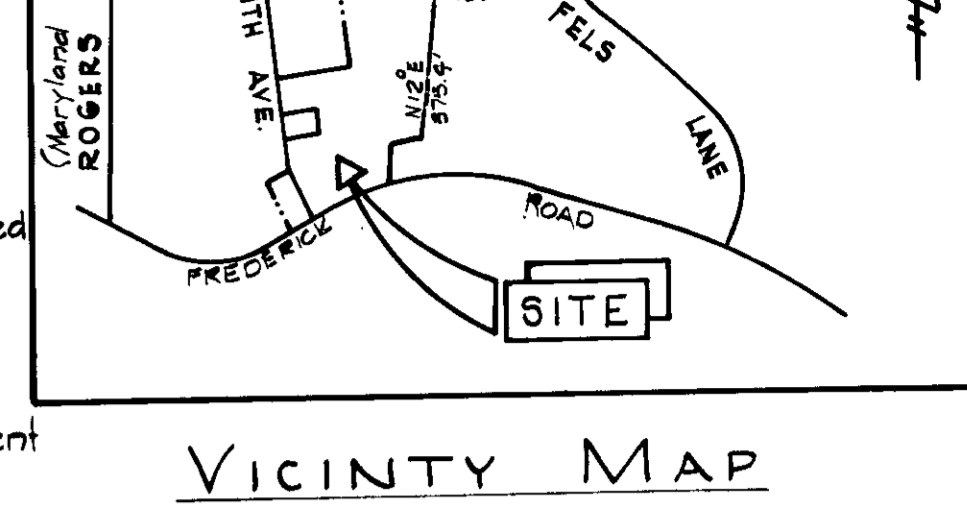
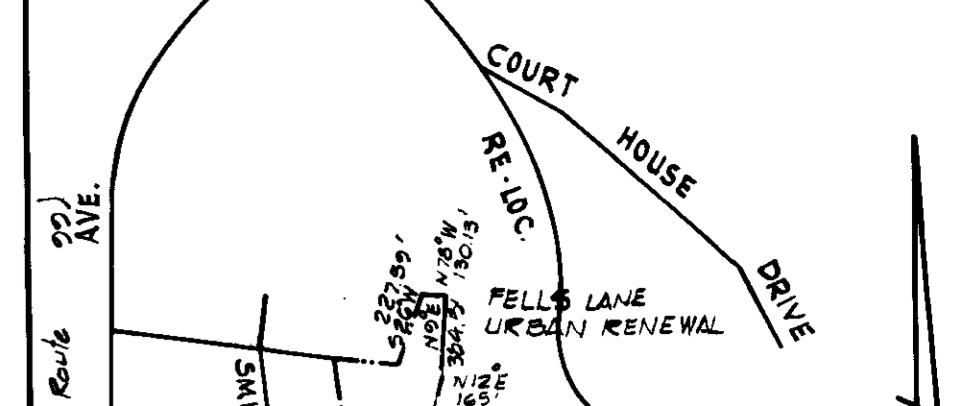
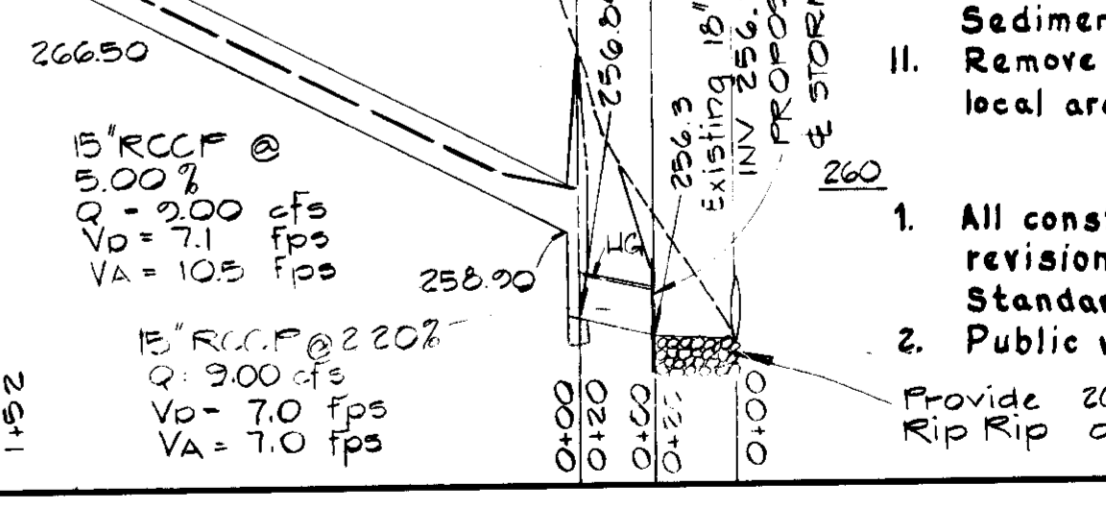
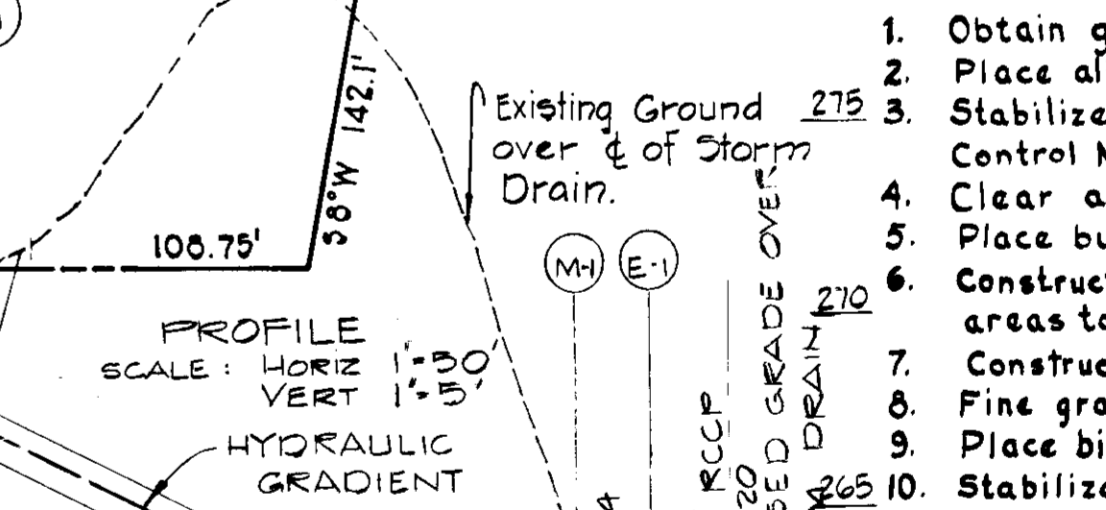
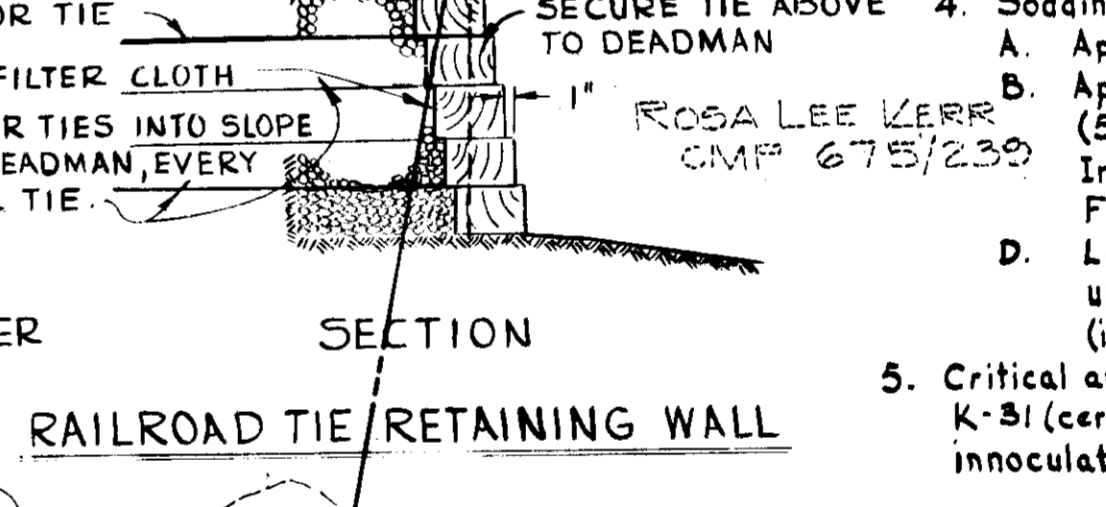
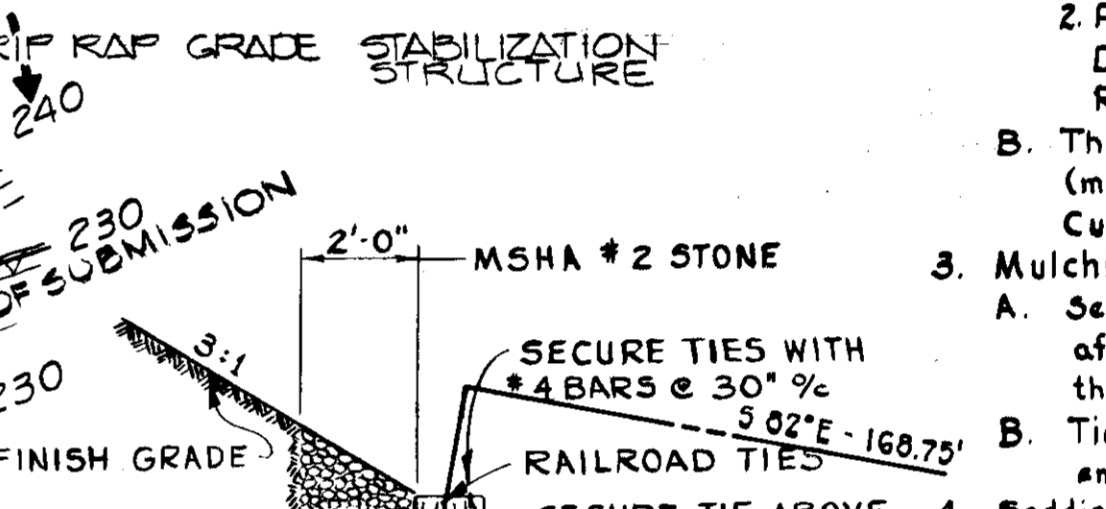
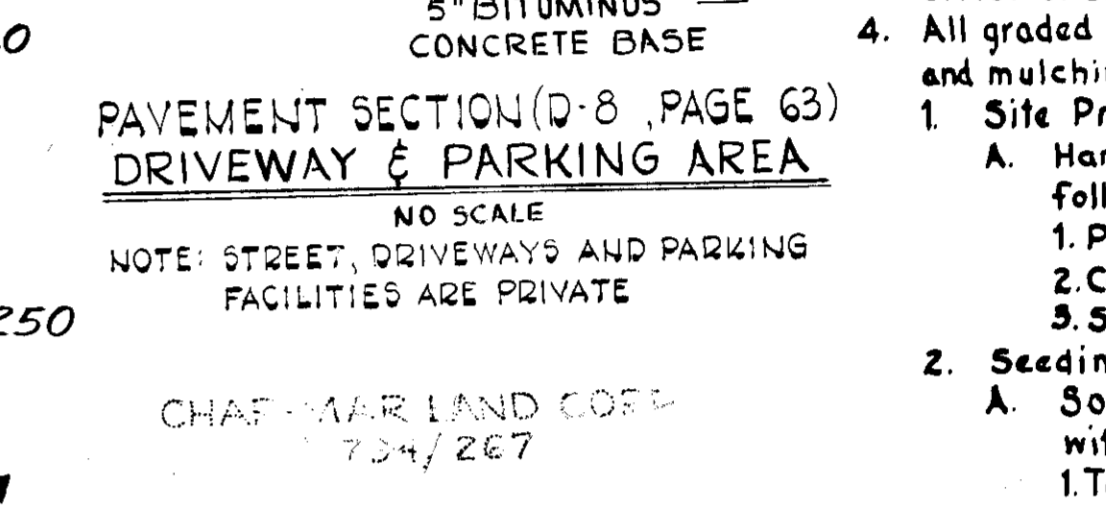
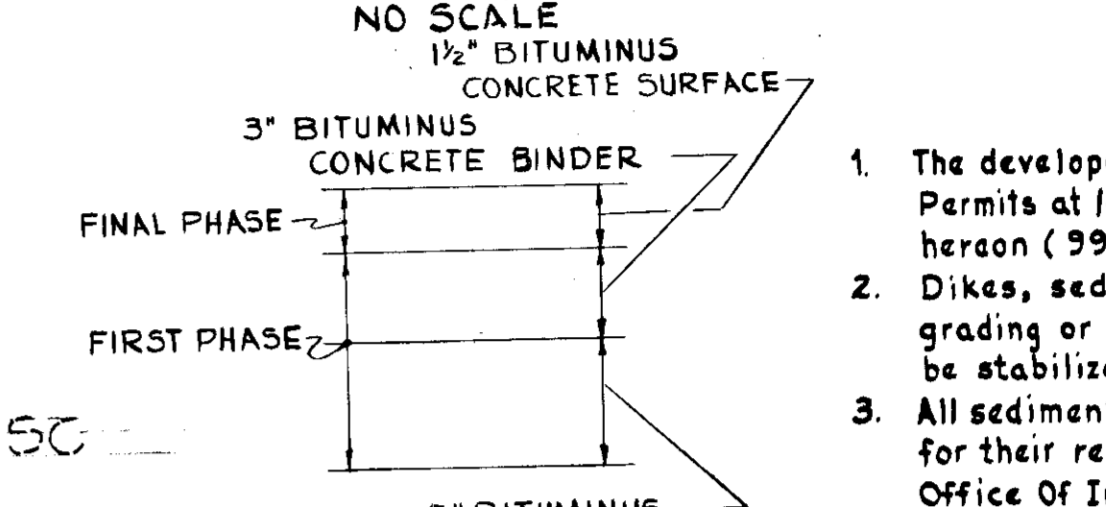
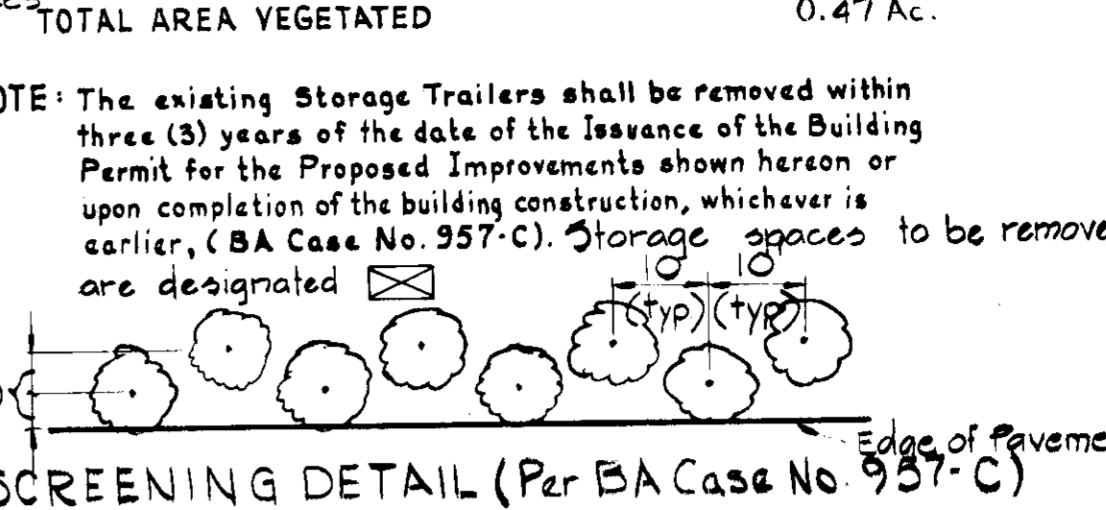
**SITE ANALYSIS**

PRESENT ZONING (SEE SPECIAL NOTE BELOW) RSC  
 TOTAL AREA OF PARCEL 6.07 Ac.  
 TOTAL AREA OF SUBMISSION 2.00 Ac.  
 TOTAL OPEN SPACE 4.81 Ac. (79%)  
 PARKING SPACES REQUIRED SEE NOTE  
 PARKING SPACES PROVIDED + 30 (INCLUDES 1 HDCCP)  
 TOTAL AREA DISTURBED 1.73 Ac.  
 TOTAL AREA PAVED (INCLUDES BLDG.) 1.26 Ac.  
 TOTAL AREA VEGETATED 0.47 Ac.

**PARKING SPACE REQUIREMENTS**  
 Storage area: 12000 sqft. No employees No space req'd.  
 Retail sales area: 200 sqft. five employee 1 space req'd.  
 Office area: 1680 sqft. five employee 3 spaces req'd.  
 Repair & Maintenance area: 1054 sqft. 16 employees 22 spaces req'd.

Total Required: 31 spaces  
 Total Provided: 31 spaces includes 2 HDCCP

**SPECIAL NOTE:** The existing Storage Trailers shall be removed within three (3) years of the date of the Issuance of the Building Permit for the Proposed Improvements shown hereon or upon completion of the building construction, whichever is earlier, (BA Case No. 957-C). Storage spaces to be removed are designated (S) (TYP).



**SEDIMENT CONTROL NOTES**

- The developer shall notify the Howard County Office of Inspections and Permits at least 24 hours prior to beginning any construction shown hereon (992-2371).
- Dikes, sediment traps, etc. to be constructed prior to any onsite grading or disturbance to any existing surface material, and to be stabilized as soon as constructed.
- All sediment control structures to remain in place until permission for their removal has been obtained from the Howard County Office of Inspections & Permits (992-2371).
- All graded areas not to be sodded shall be stabilized by seeding and mulching in accordance with the following:
  - Site Preparation:
    - Harrow or disc in areas proposed to be seeded with the following material at the specified rate, to a depth of 3":
      - Pulverized limestone at 1/2 tons/acre.
      - Commercial fertilizer 10-10-10 at 3/4 tons/acre.
      - Super phosphate of 600 lbs./acre.
    - Seeding:
      - Sow the following seed mixture at the rate of 200 lbs./acre with a mechanical spreader:
        - Temporary: Italian or Perennial Rye Grass
        - Permanent: 40% Marion Blue Grass, 40% South Dakota Blue Grass & 20% Penn Lawn Creeping Red Fescue
      - The seeded area shall then be raked with a York Rake (minimum of 2 passes), covered and compacted with Cultipacker or other approved method.
    - Mulching:
      - Seeded areas shall be uniformly mulched immediately after seeding with unweathered small grain straw at the rate of 1/2 to 2 tons/acre.
      - Tie mulch down with liquid asphalt at 0.1 gal./sq. y. or ammonified asphalt at 0.04 gal./sq. y. on mulch netting.
    - Sodding:
      - Apply 10-10-10 fertilizer @ 1000 lbs./acre (25 lbs./1000)
      - Apply Ground Agricultural Limestone @ 2000 lbs./acre (50 lbs./1000).
      - Incorporate both lime and fertilizer into soil by disking. Firm up after incorporation.
      - Lay sod to a tight fit. Roll to ensure contact with underlying soil. Water as necessary for first two weeks (in summer) to ensure establishment.
  - Critical area (2:1 slope) stabilization shall be Common Kentucky K-31 (certified) @ 40%/acre and Crownvetch scarified and inoculated @ 15%/acre.

**CONSTRUCTION SEQUENCE**

- Obtain grading permit.
- Place all sediment control devices as shown on plan.
- Stabilize diversion dikes with temporary seeding. See Sediment Control Notes.
- Clear and rough grade site.
- Place building footings and begin building construction.
- Construct Railroad tie Retaining Wall & place drive and parking areas to subgrade and lay base course of pavement.
- Construct storm drains and grade stabilization structure.
- Fine grade slopes.
- Place binder and surface courses of pavement.
- Stabilize site with permanent seeding and mulching. See Sediment Control Notes.
- Remove temporary sediment control devices and stabilize local areas with permanent seeding.

**GENERAL NOTES**

- All construction shall be in accordance with the latest revisions of the Howard County Road Construction Code and Standard Specifications.
- Public water & sewer facilities are available.

Provide 20' LF of 2" Loose Laid Rip Rip over poly Filter-X @ 5.00%

**SCHEMATIC BUILDING PROFILE**  
NO SCALE

NOTE: All fill materials or spoils will come from to an area with an approved grading permit.

**PURDUM & JESCHKE CONSULTING ENGINEERS LAND SURVEYORS**  
1023 North Calvert Street  
Baltimore, Maryland 21202 301/837-0194

HOWARD SOIL CONSERVATION DISTRICT  
Reviewed for Howard Soil Conservation District and meets technical requirements.  
*Wayne Gray* 11-13-78  
Signature Date  
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.  
*John B. Jones* 11-27-78  
Howard Soil Conservation District Date

**DEVELOPER**  
I certify that all development and/or construction will be done according to this plan of development and plan for erosion and sediment control and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.  
*Charles A. Klein, Sr.* Date

**SITE DEVELOPMENT PLAN**  
PROPERTY OF  
**CHAR-MAR LAND CORP.**  
Second Election District  
Howard County, Maryland  
Tax Map No. 25 Parcel No. 18 Liber 794 Folio 267  
Scale: As Shown Date: August 18, 1978

SDP-79-32