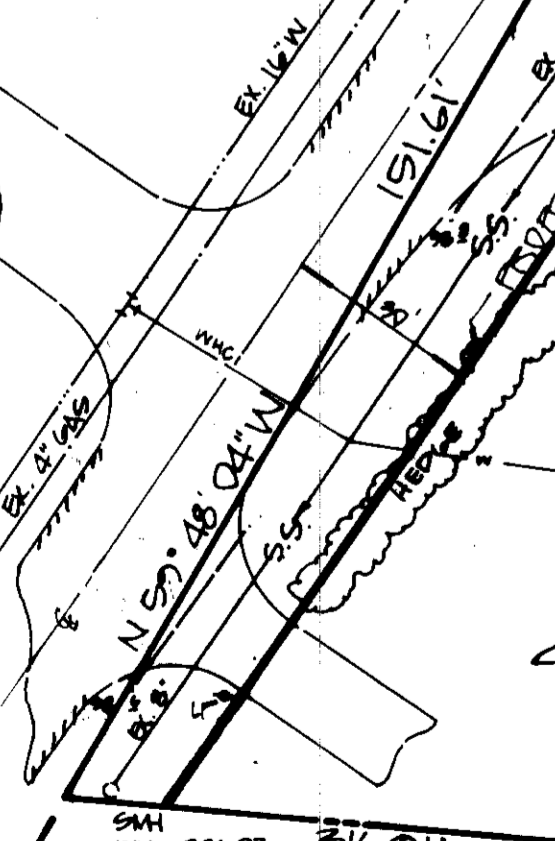
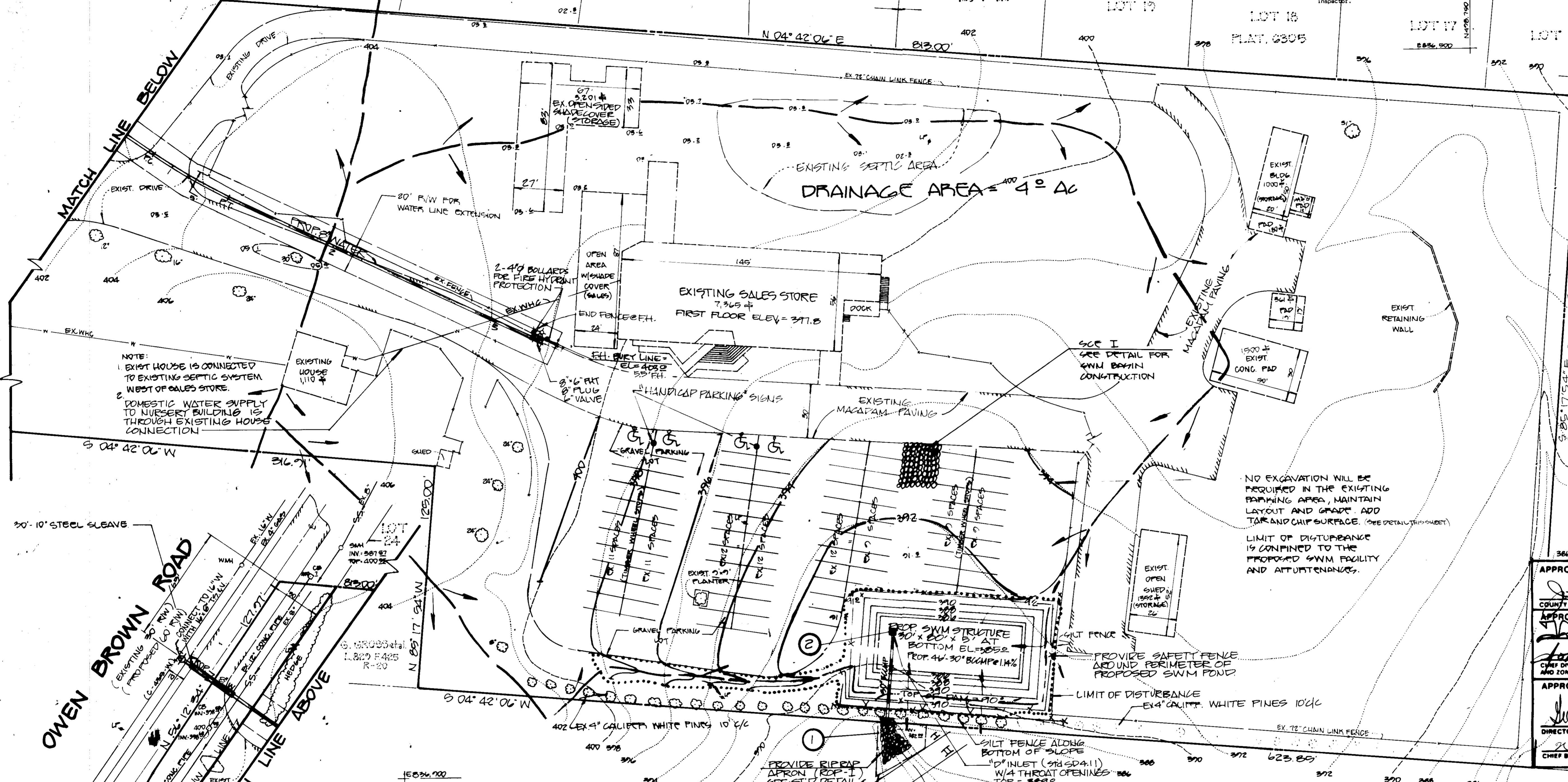
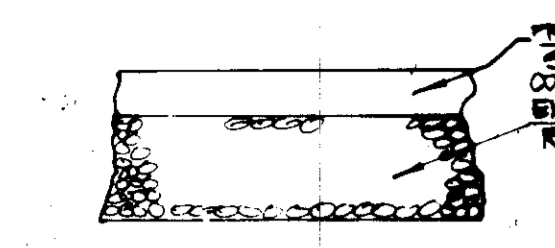


PARKING LOT PAVING DETAIL
(NO SCALE)



SITE ANALYSIS

I. Parking

A. Required

1. Retail: 4,230 SF @ 1 space/100 SF = 42.3 spaces
2. Employees: 15 peak @ 1 space/employee = 15 spaces
3. Total = 57.3 spaces

B. Provided

1. Regular (9'x20') = 81 spaces
2. Handicapped (12'x20') = 4 spaces
3. Total = 85 spaces

II. Total site

A. Area	= 6.82 AC or 297,079 SF
B. Existing sales building coverage	= 7,965 SF or 2.5%
C. Existing open sales area with cover	= 2,300 SF or 0.6%
D. Existing House Coverage	= 1,110 SF or 0.3%
E. Existing Covered Storage Area	= 5,553 SF or 1.6%
F. Existing Open Storage	= 2,195 SF or 0.6%
G. Total Existing Storage Area	= 7,738 SF or 2.6%
H. Total Building Coverage	= 11,667 SF or 4.0%
I. Total parking & drive coverage	= 45,471 SF or 15.3%
J. Total impervious area	= 66,852 SF or 22.5%
K. Composite runoff coefficient	=
L. Green area	= 230,277 SF or 77.5%

NOTE
PARKING AREA: 1" CR. EXISTING BLUESTONE CHIPS

NOTE
ALL LIGHTING OF THE SUBJECT PROPERTY SHALL BE DIFFUSED DOWNWARD AND INWARD

STRUCTURE SCHEDULE

N°	TYPE	TOP	IN	OUT	COMMENTS
1	12" END WALL	-	-	382.8	HO. 60.50 5.21
2	12" INLET	381.0	382.8	382.8	HO. 60.50 4.11

PROP. 4' - 30" BUMPS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
F 192	10542 OWEN BROWN RD

STRUCTURE SCHEDULE

SUBDIVISION NAME	SECT./AREA	LOT / PARCEL
METZLERS NURSERY	-	F 192

PLAT # OR L/E BLOCK # ZONE TAX MAP DIST. ELEC. DIST. CENSUS TR. L. 588 E 411 7 R-20 36 5TH 6032.02

WATER CODE: E 30 SEWER CODE: N/A

NOTES

1. Area of property = 6.82 AC or 297,079 SF
2. Property zoned = R-20
3. Property use = Existing retail nursery
4. The purpose of this plan is to show an addition to the existing sales building plus a revision and addition to the existing parking area.
5. Dead reference = Liber 558 folio 411
6. Property shown as parcel 152 on tax map 34.
7. Property shown on Howard Co. soils map # 24.
8. Predominant soils: Cleveling loam
9. Maximum graded slope: 2%
10. Maximum height of proposed building = 24' from existing floor elevation to ridge.
11. Board of Appeals Case 081-20/701-C-04-08-24-01 "BA-04-0715"
12. Area of submission = 1.45 AC
13. Storm water management designed to accommodate 24" year storm.
14. Existing buildings served with existing septic system.

Owner/Developer:
JOHN METZLER
10542 OWEN BROWN RD
COLUMBIA, MD. 21044
(301) 277-8133

NO.	REVISIONS	DATE
1	ADD GREENHOUSE & TREES	8-15-86

DEVELOPMENT CONSULTANTS GROUP, INC.

17904 GEORGIA AVENUE # 102
OLNEY, MARYLAND 20832
301-924-4570

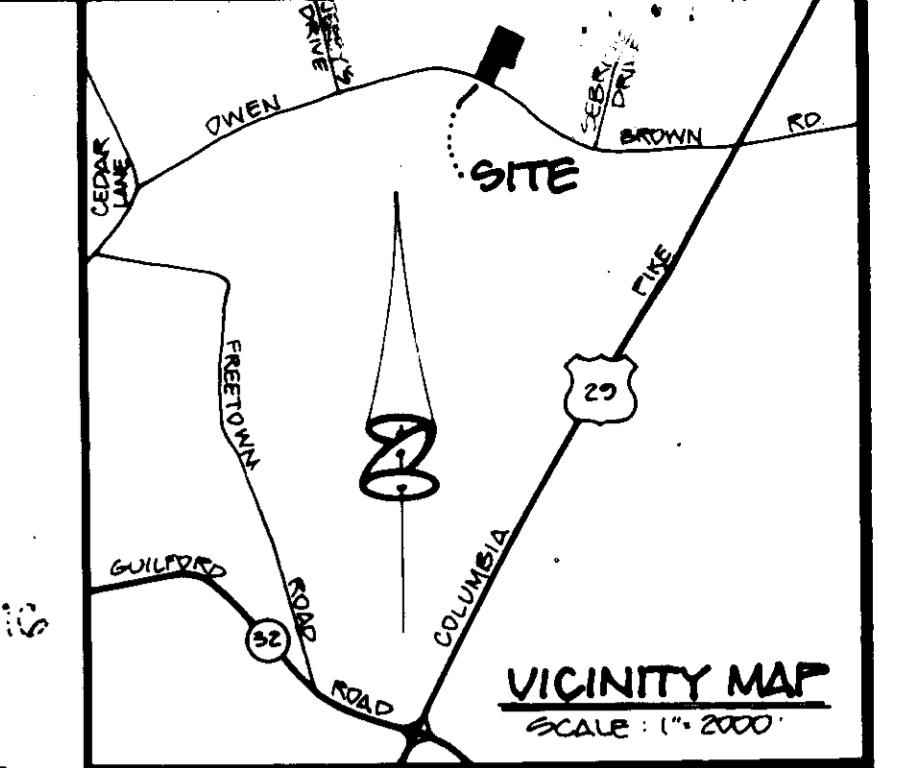
SITE DEVELOPMENT PLAN
METZLERS NURSERY

TAX MAP 36 PARCEL 192
CLARKSVILLE ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

84-22-E
CASE #791-C APPROVED BOARD OF APPEALS
CASE #81-29 BUILDING ADDITION TO SWM

DATE DEC. 1985
DRAWN LAKE L.
CHECKED M.L.S.
SCALE 1" = 20'
PROJECT NO. 57-01

Sheet 1 of 3



FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 1) SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SLOTTES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; 2) FOURTEEN DAYS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

John W. Metzler 8-8-86 DATE

ENGINEER'S CERTIFICATE

I, THE ENGINEER, HAVE REVIEWED THE PLAN FOR EROSION AND SEDIMENT CONTROL STRUCTURES AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND HAVE COMPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

James M. Metzler 3/7/86 DATE

REVIEWED FOR: Howard S.C.D.
AND MEETS TECHNICAL REQUIREMENTS

James M. Metzler 8/15/86 DATE
U.S. SOIL CONSERVATION SERVICE

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

Howard S.C.D. 8-15-86 DATE

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

James M. Metzler 8-22-86 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

Thomas J. Metzler 8-25-86 DATE
DIRECTOR

APPROVED: FOR PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James F. Metzler 8-19-86 DATE
DIRECTOR

APPROVED: CHIEF BUREAU OF ENGINEERING

James F. Metzler 8-18-86 DATE

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND

DATE: 6-16-86

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND

DATE: 6-16-86

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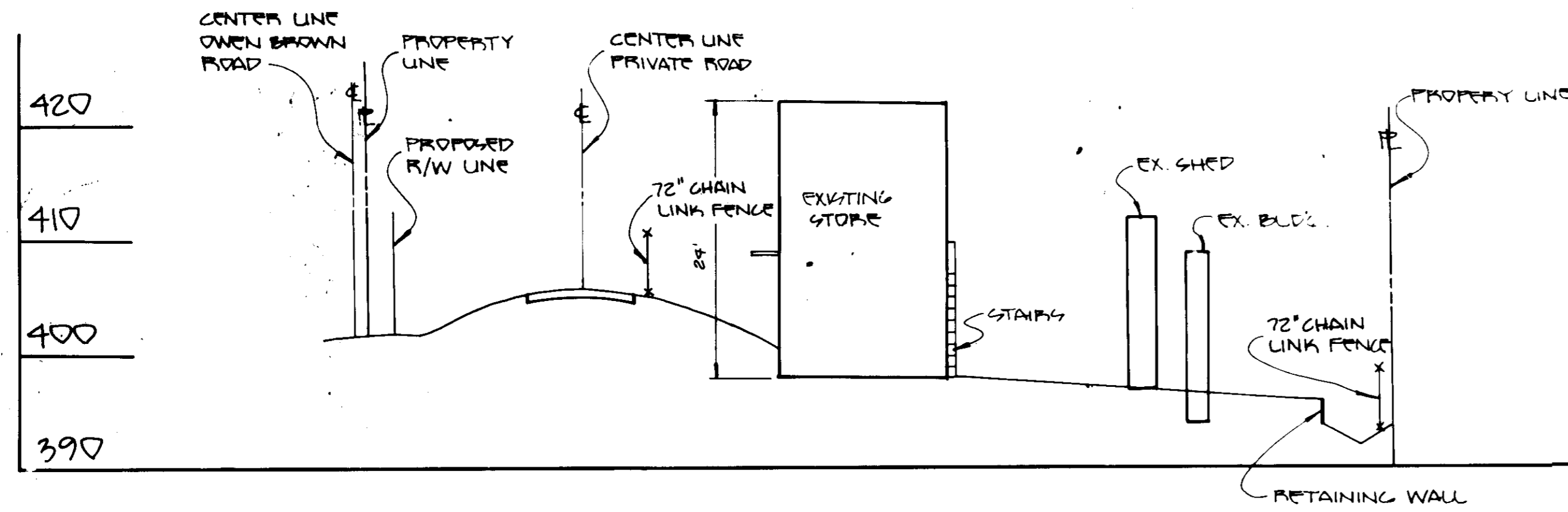
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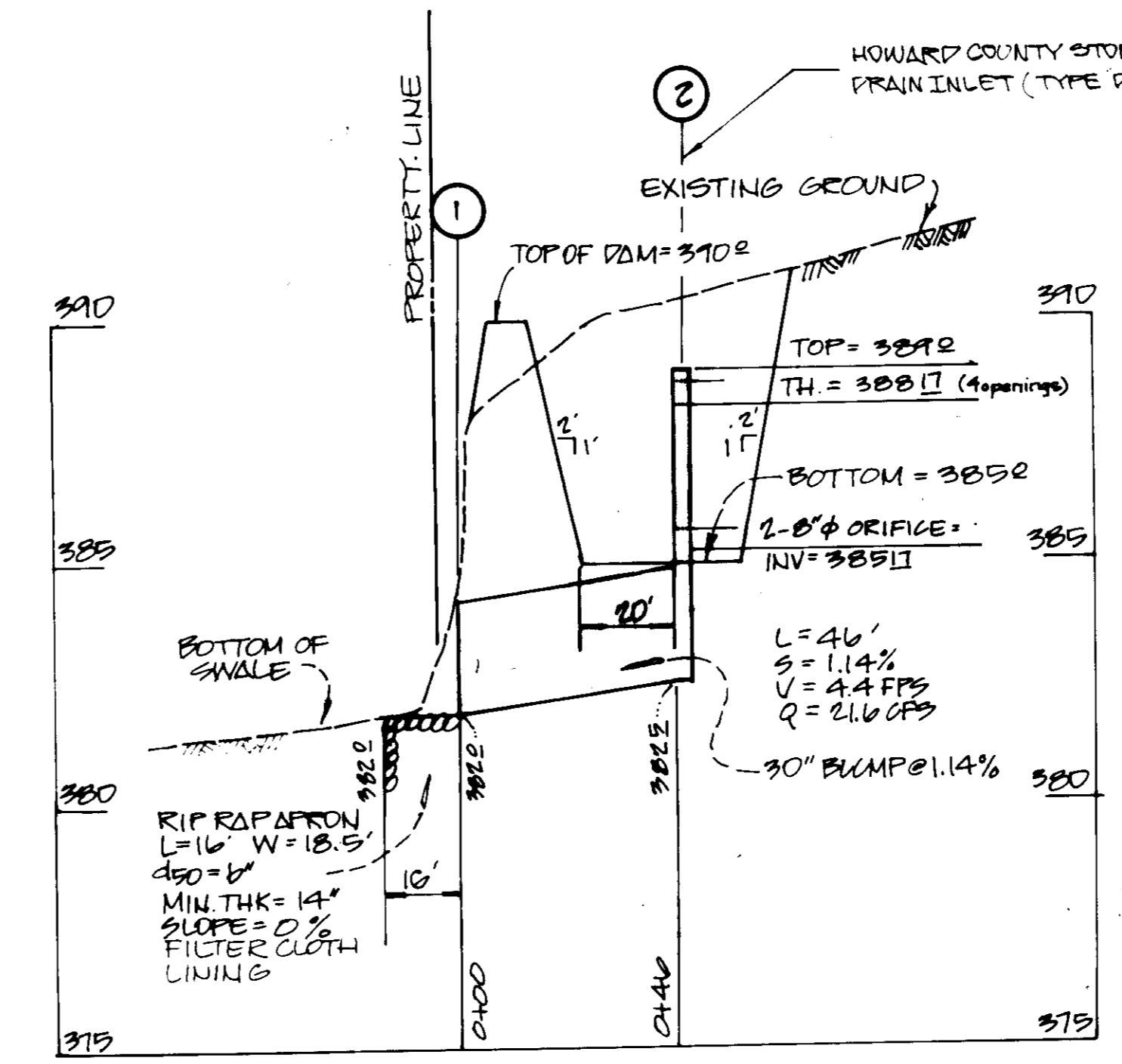
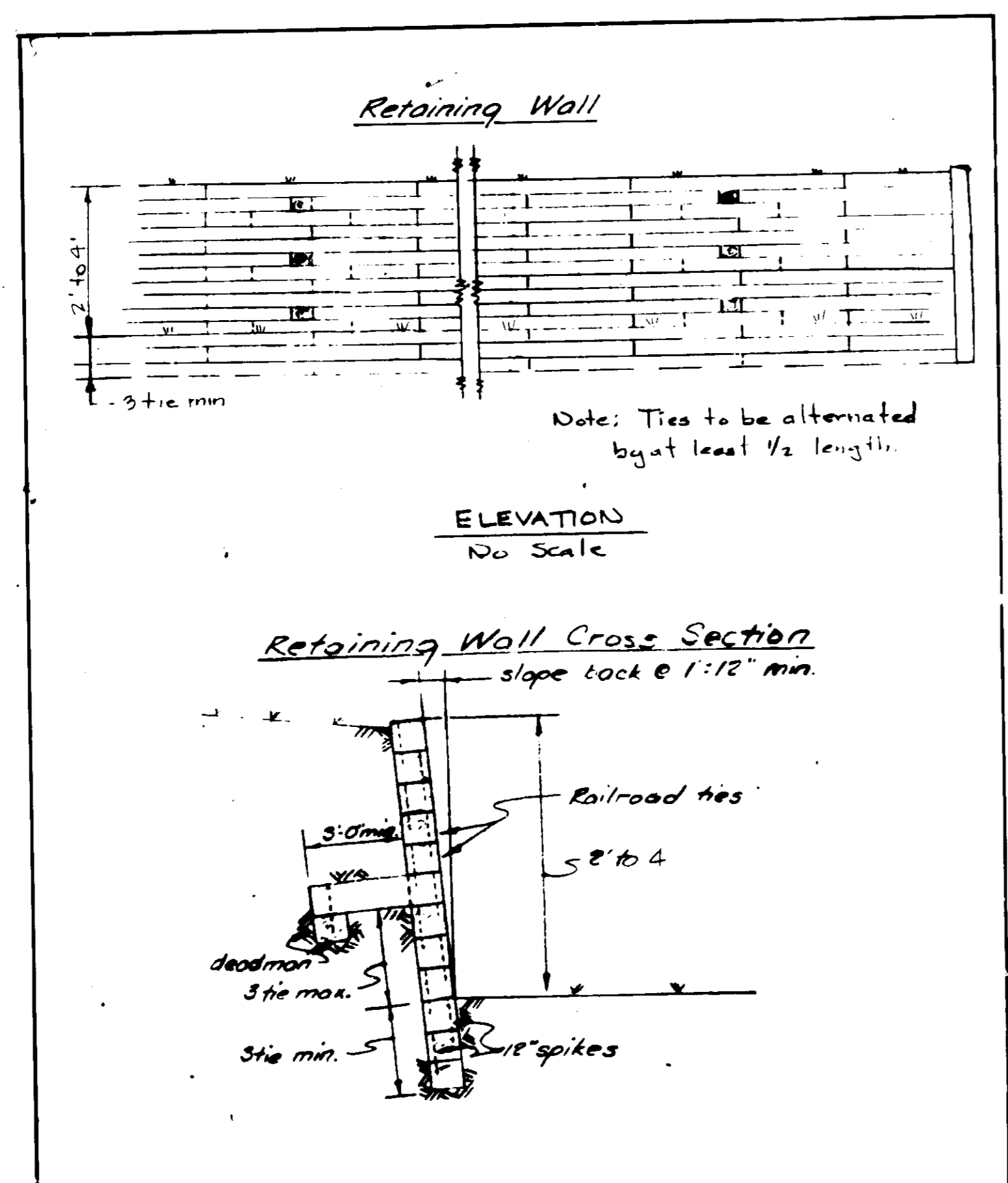
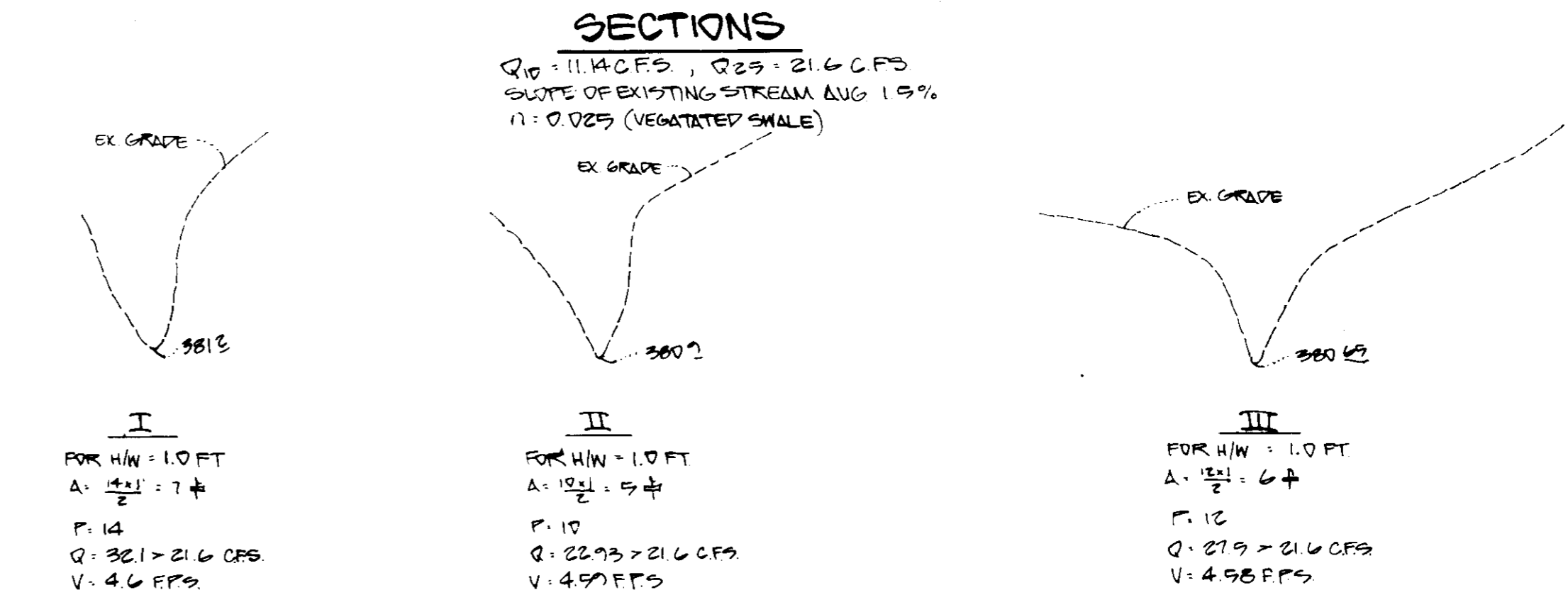
APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND

DATE: 6-16-86

SDP-85-107



SECTION A-A
 SCALE: HORIZONTAL 1"=100'
 VERTICAL 1"=10'



SECTION OF DETENTION POND
 SCALE: HORI = 1"=30'
 VERT = 1"=3'

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 6-16-86
 J. H. HULL

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 1) SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SUALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, 2) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT SITE.

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

John Metzler 8-25-86 DATE

ENGINEER'S CERTIFICATE

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

W. C. Schwegel 1/27/86 DATE

REVIEWED FOR *S. C. D.* S.C.D. NAME AND MEETS TECHNICAL REQUIREMENTS

James M. Nelson 3/15/86 DATE
 U.S. SOIL CONSERVATION SERVICE

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

W. C. Schwegel 8-15-86 DATE
 HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

James M. Nelson 8-22-86 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

W. C. Schwegel 8-25-86 DATE
 DIRECTOR

W. C. Schwegel 8-25-86 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC WORKS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. C. Schwegel 8-19-86 DATE
 DIRECTOR

W. C. Schwegel 8-18-86 DATE
 CHIEF BUREAU OF ENGINEERING

Owner:
 METZLERS NURSERY
 10342 OWEN BROWN ROAD
 COLUMBIA, MARYLAND
 21044

NO.	REVISIONS	DATE
1	White Pines added	10-2-84
2	PAVING DESIGNATIONS & ADD NEW SHEET	12-12-84



DEVELOPMENT CONSULTANTS GROUP, INC.
 17904 GEORGIA AVENUE SUITE 102
 OLNEY, MARYLAND 20832
 301-924-4570

REVISED REVISION TO SITE DEVELOPMENT PLAN
 BUILDING ADDITION TO
METZLERS NURSERY
 Tax Map 36 Parcel 152
 5th Election District
 Howard County, Maryland

DATE	JAN 86	Sheet	
DRAWN	JCH		2
CHECKED	MJB		of 3
SCALE	1"=30'	PROJECT NO.	57-0-1A

SEDIMENT CONTROL NOTES

- Minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 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 all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (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 Area of Site	6.82 Acres
Area Disturbed	2.21 Acres
Area to be roofed or paved	— Acres
Area to be vegetatively stabilized	0.21 Acres
Total Cut	— Cu. Yds.
Total Fill	— Cu. Yds.
Offsite waste/borrow area location	N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPU sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

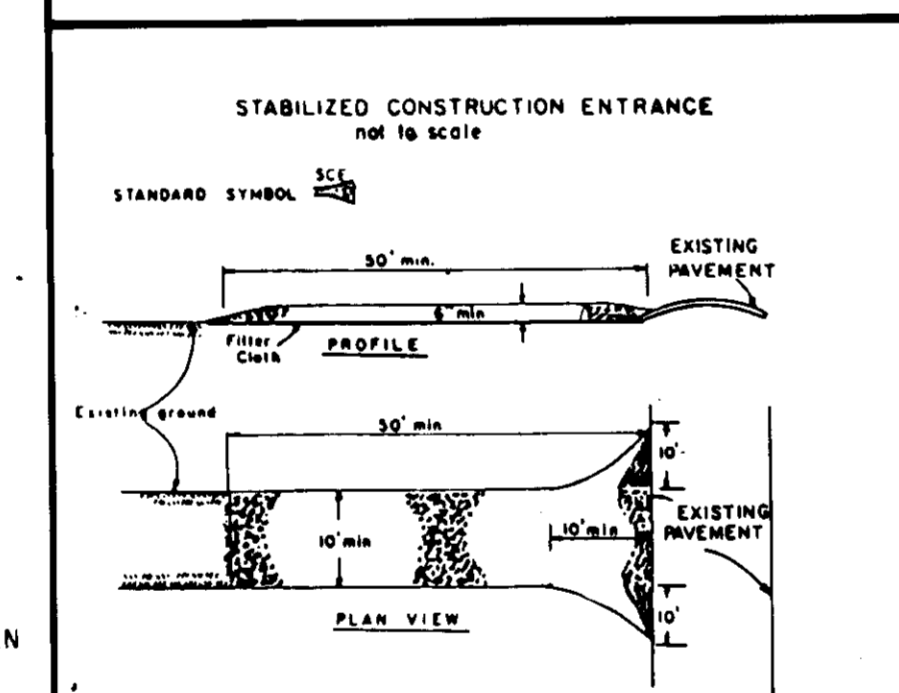
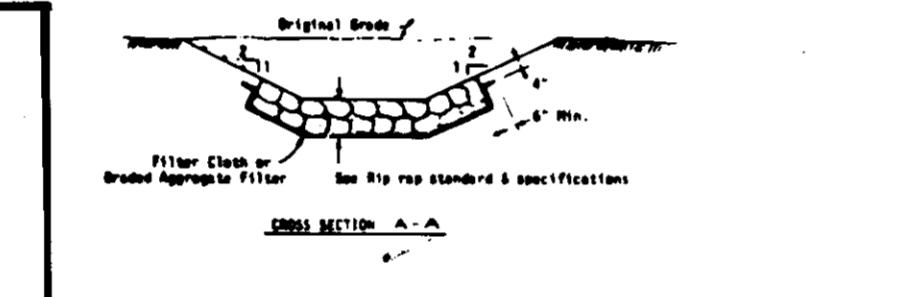
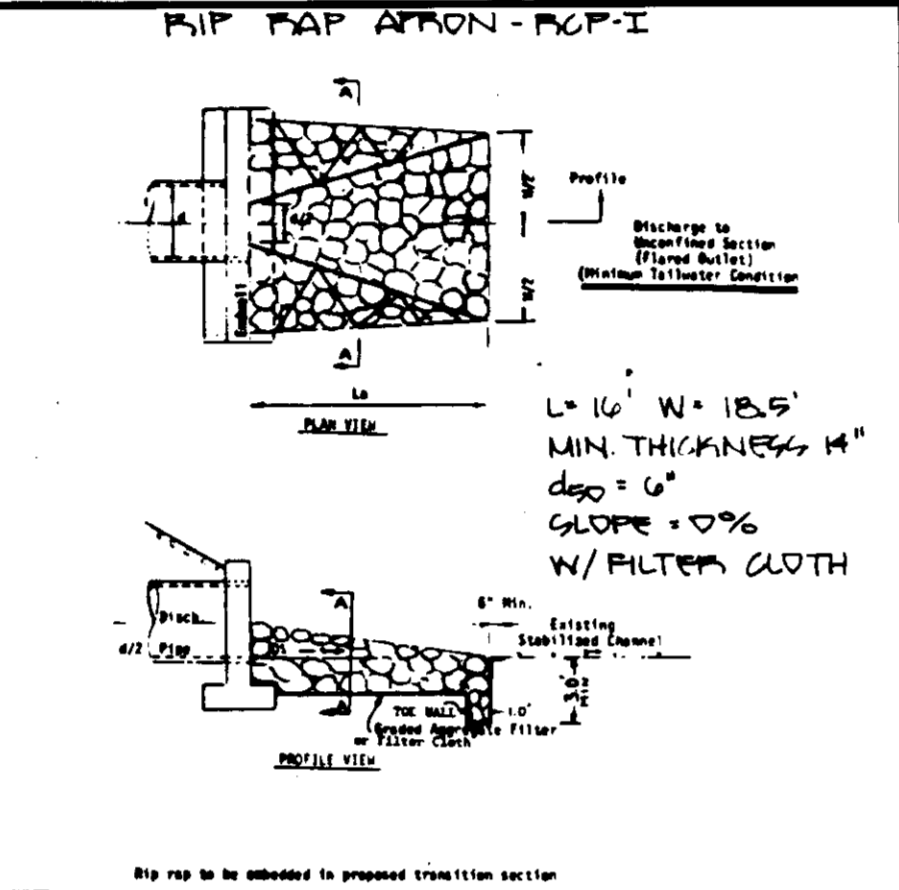
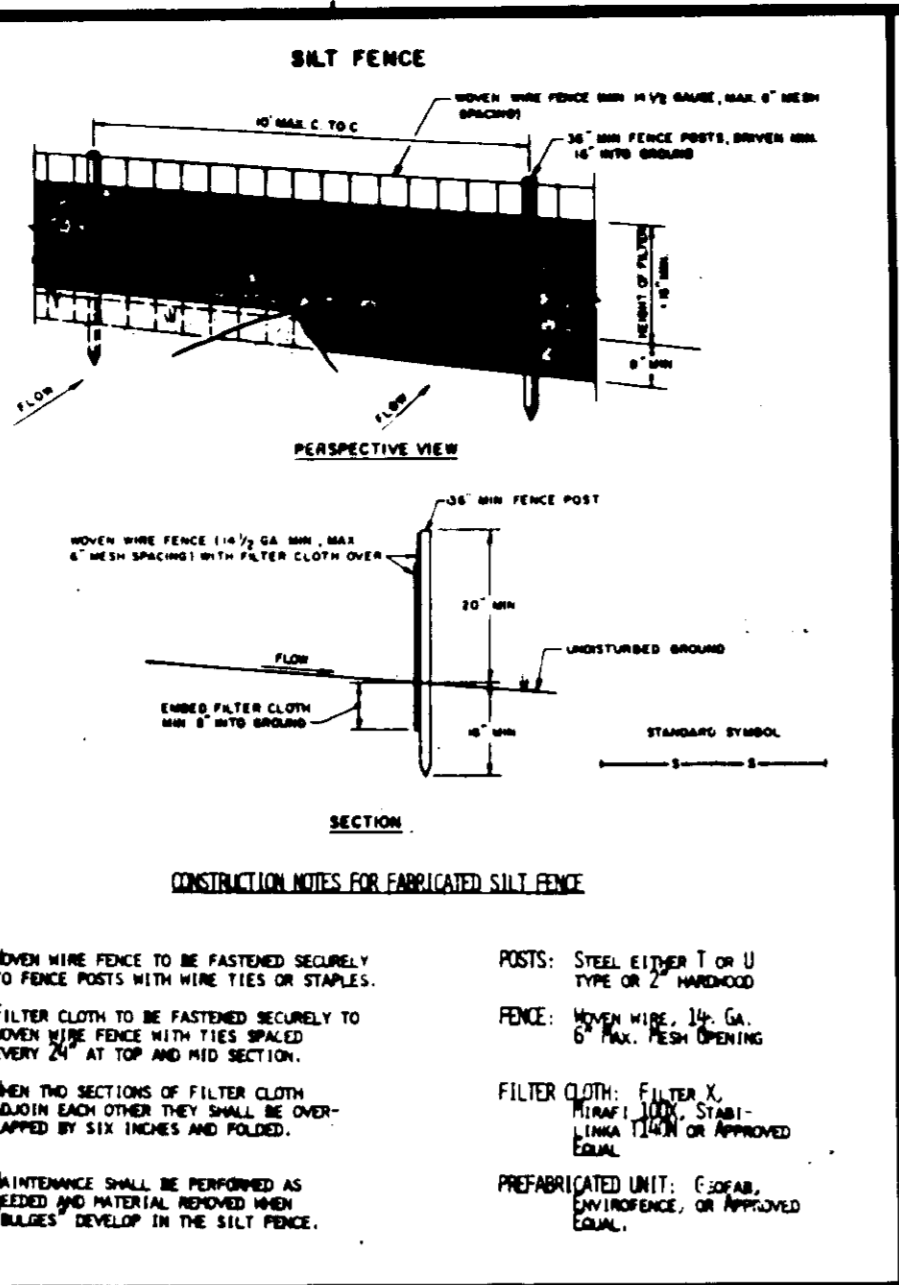
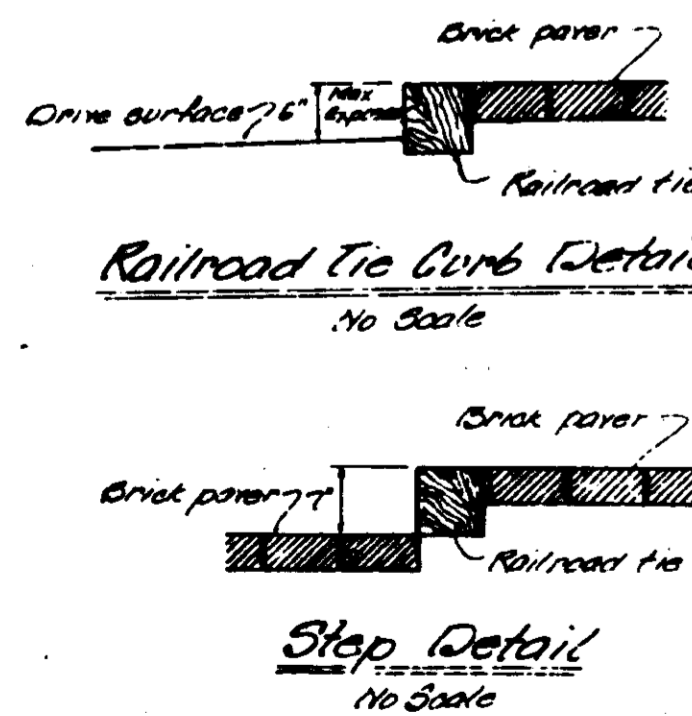
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 POUNDS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ. FT.)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

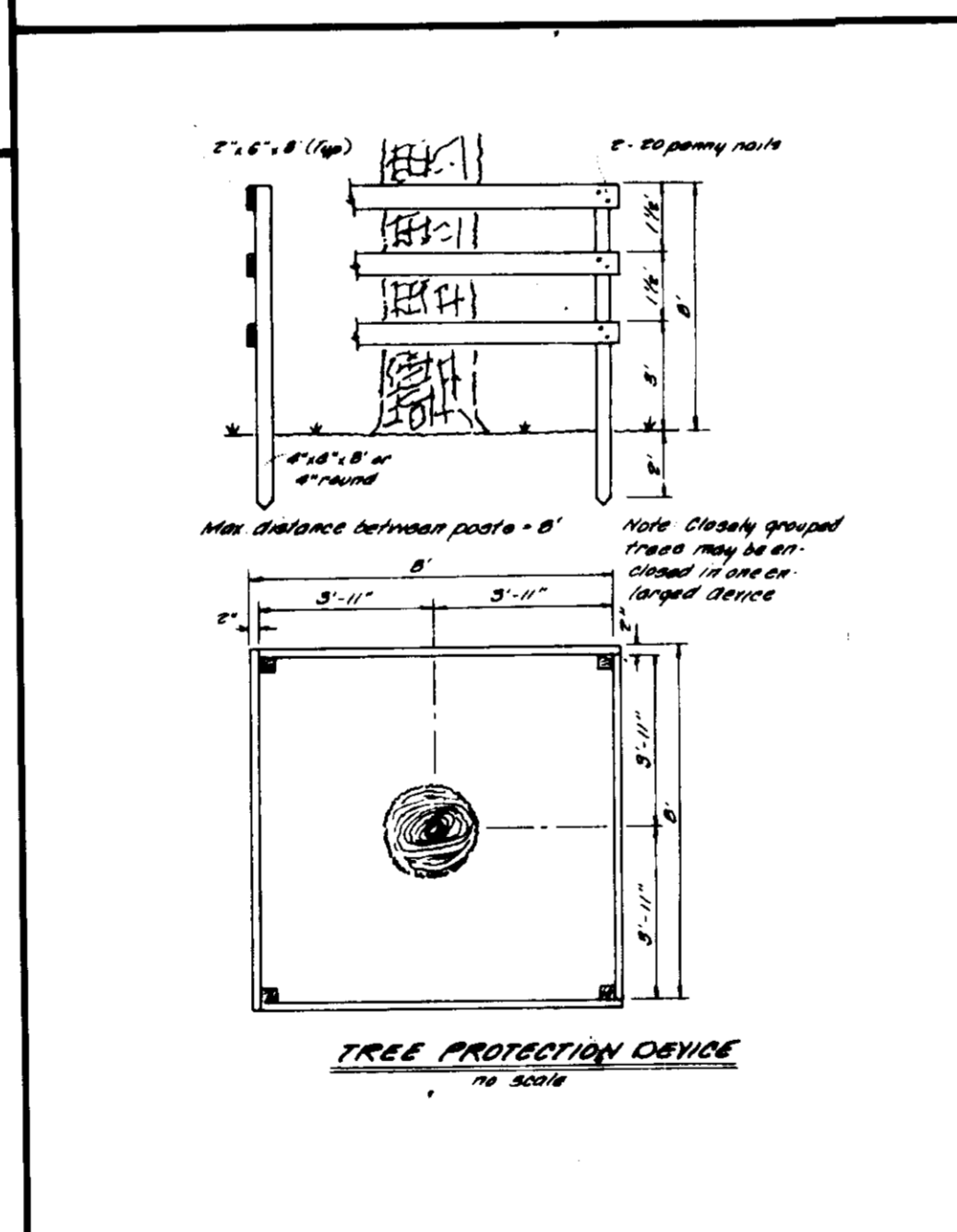
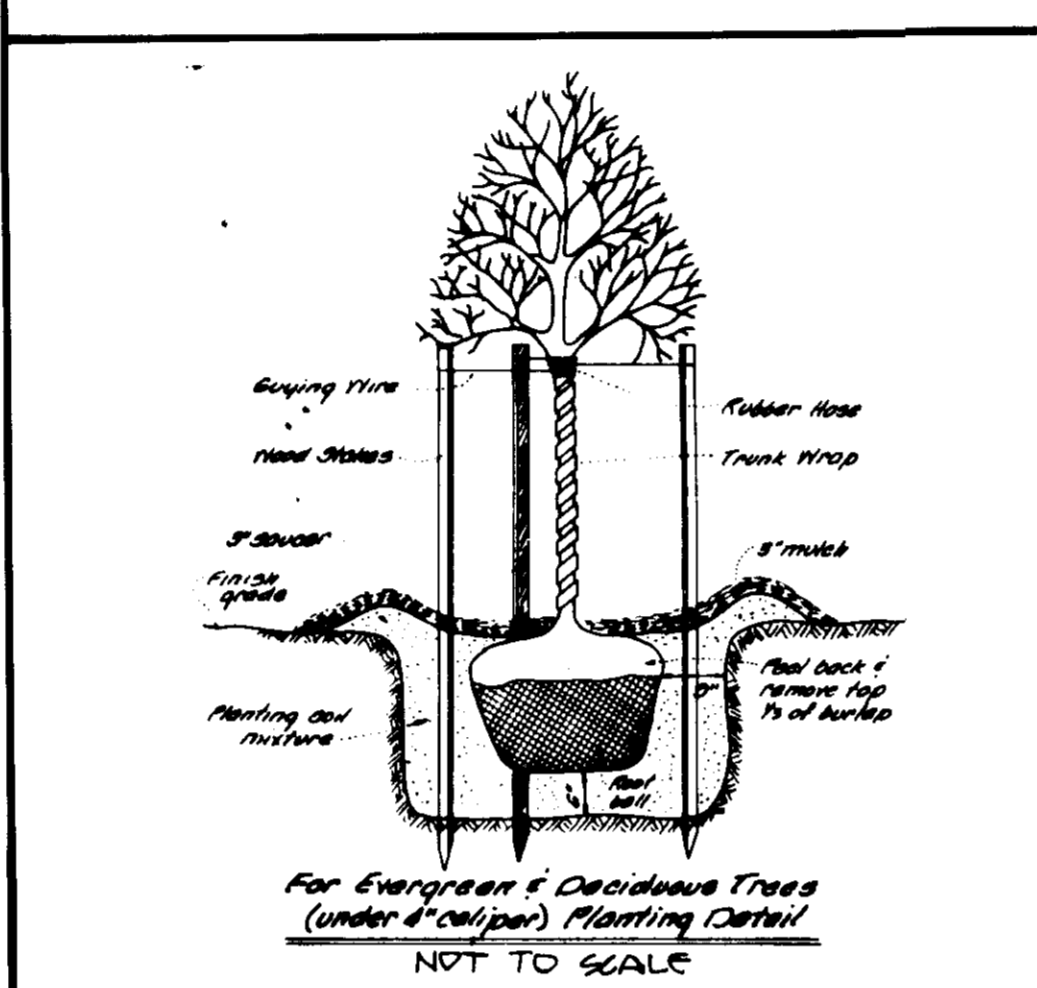
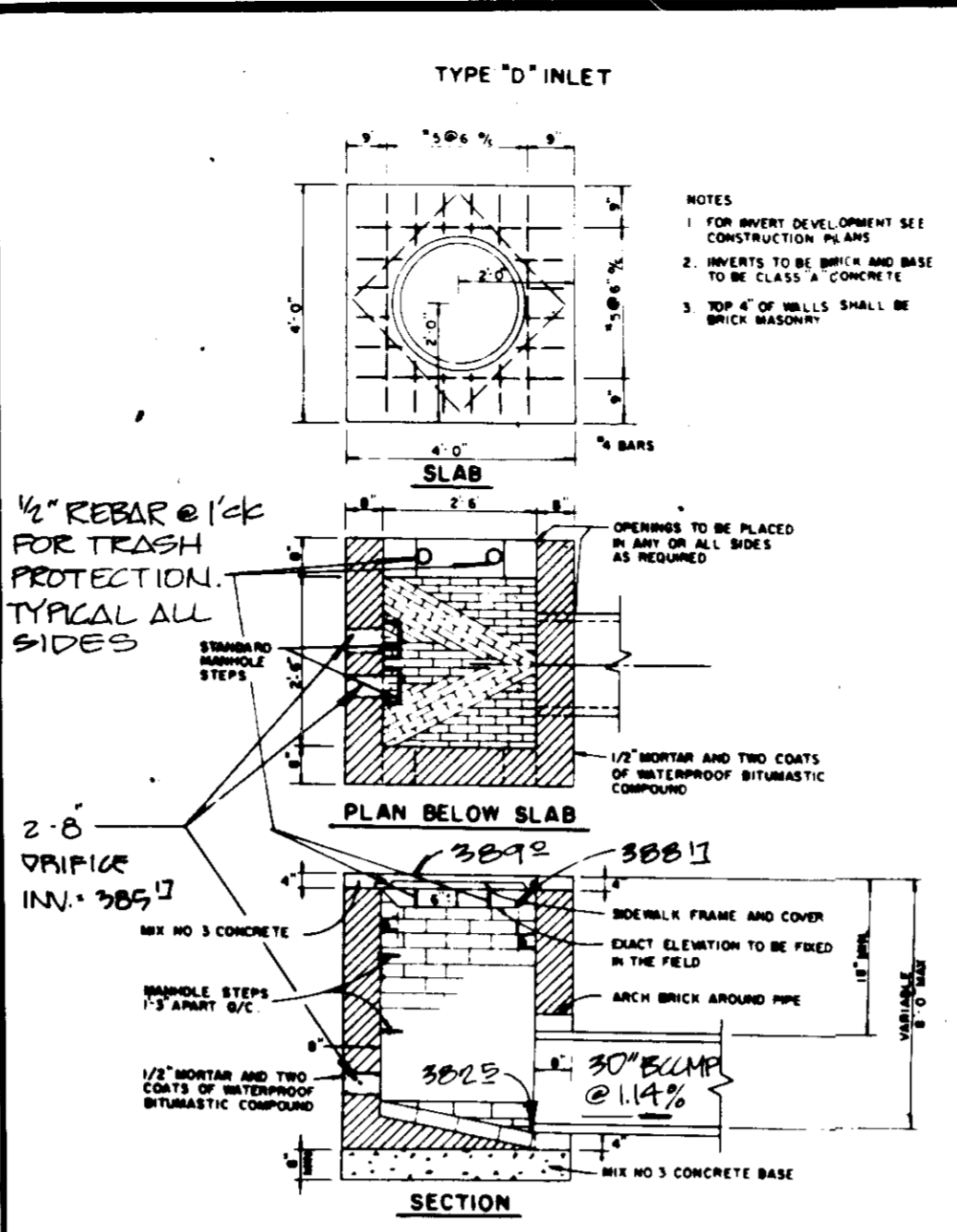
SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 20 LBS. PER ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL/1000 SQ. FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



- Stone Size - Use 2" stone, or crushed or recycled concrete equivalent.
- Length - As required, but not less than 10 feet (except on a single residential lot where a 10 foot minimum length would apply).
- Thickness - Not less than 6" (6" inches).
- Width - Not less than 10 feet, but may vary with the full width of gates where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residential lot.
- Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or placement of any material used for sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area established with stone or which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



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DEVELOPER'S CERTIFICATE
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 John W. Metzler 8-8-86 DATE

ENGINEER'S CERTIFICATE
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 James M. Nelson 8/15/86 DATE
 U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Howard S.C.D. 8-15-86 DATE

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer 8-22-86 DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 Director 8-25-86 DATE
 APPROVED: FOR PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director 8-19-86 DATE
 Chief Bureau of Engineering 8-18-86 DATE

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 6-16-86

Owner/Developer:
 METZLER'S NURSERY
 10342 OWEN BROWN RD
 COLUMBIA, MD. 21044

NO.	REVISIONS	DATE

DEVELOPMENT CONSULTANTS GROUP, INC.
 17904 GEORGIA AVENUE # 102
 OLNEY, MARYLAND 20832
 301-924-4570

CONSTRUCTION DETAILS AND SPECIFICATIONS
 METZLER'S NURSERY
 TAX MAP 52 PARCEL 152
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DATE	MARCH 86	Sheet	3
DRAWN	M.A.M.	of	3
CHECKED	M.L.G.	PROJECT NO.	57-01
SCALE	AS SHOWN		

SDP-85-107