

SEDDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (892-2437)
- 2) 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.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all permanent 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.
- 4) All sediment transportations shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DISTRICT MANUAL, Storm Drainage.
- 5) 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) and (Sec. 54), temporary seedings (Sec. 52) 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.
- 6) 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.
- 7) Site Analysis:
 - Total Area of Site: 6.47 Acres
 - Area Disturbed: 0.0628 Acres
 - Area to be roofed or paved: 0.0628 Acres
 - Total Area to be Stabilized: 0.0628 Acres
 - Total Cut: 207.15 cu. yds
 - Total Fill: 0 cu. yds
 - Office waste/borrow area location: NA
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

PERMANENT SEEDING NOTES

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

Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedule

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) 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 600 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) 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 60 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 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

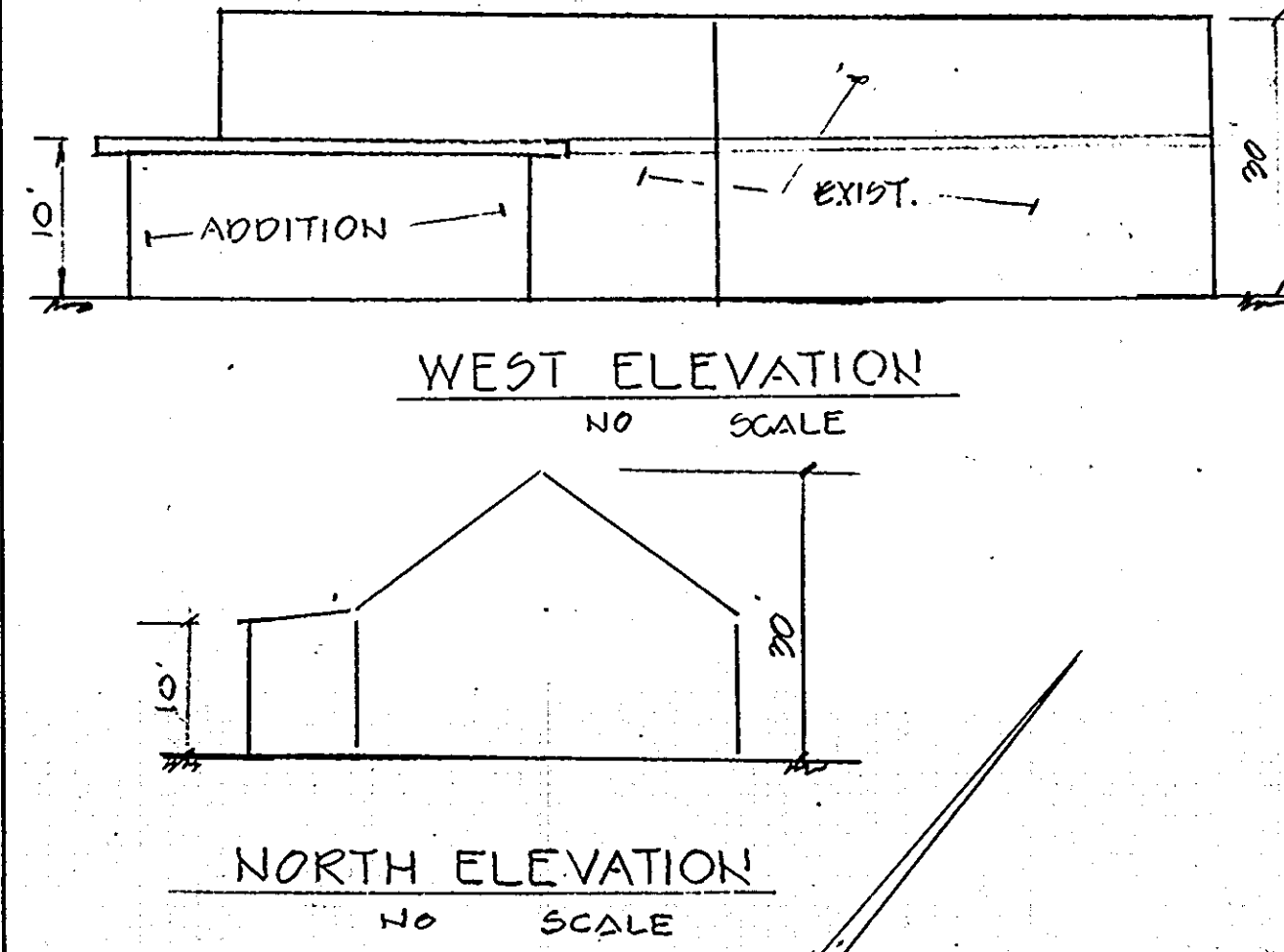
Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/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.

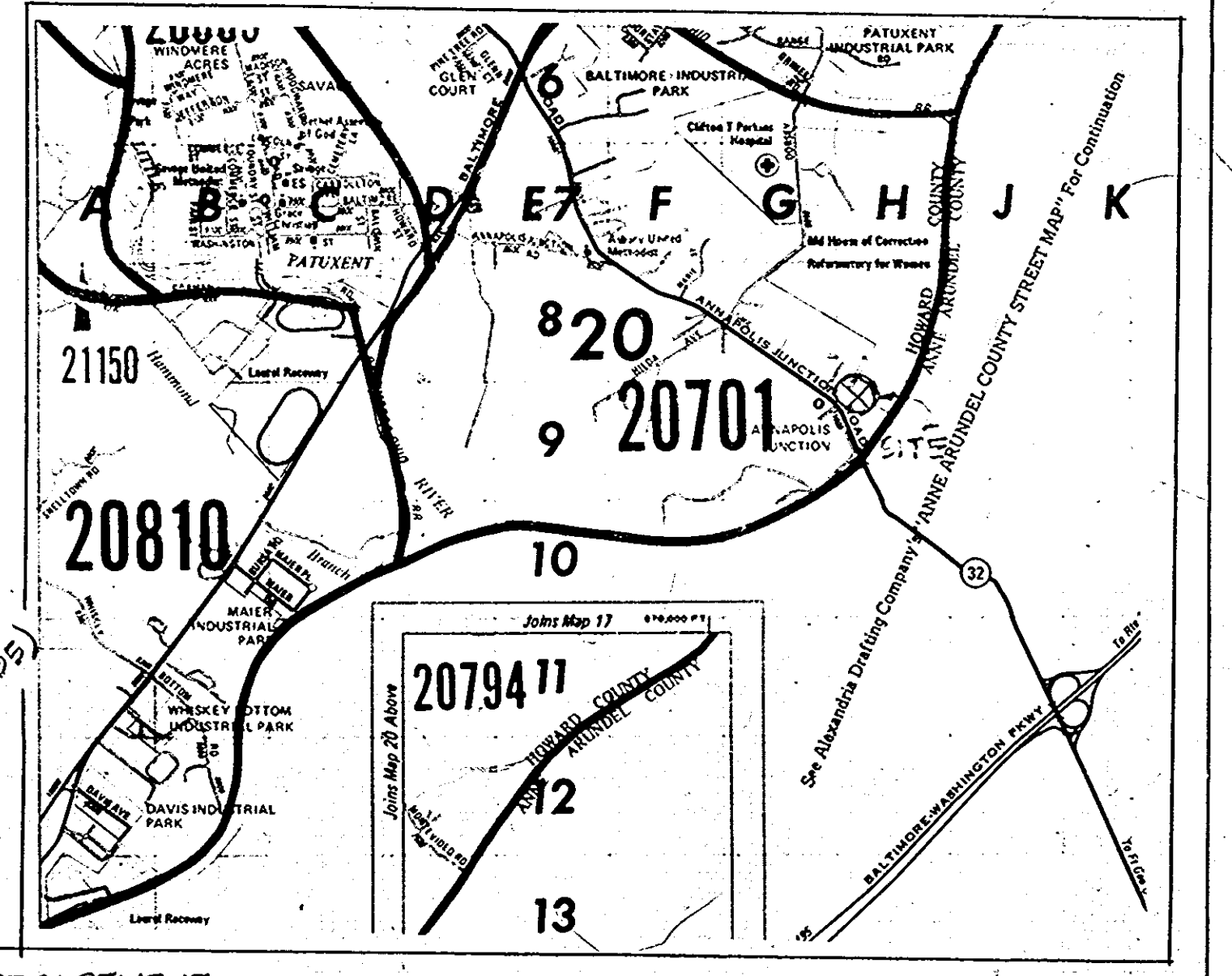
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/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.



SUBDIVISION NAME LAUREL BLOCK COMPANY MARC ANDREW PROPERTY		SECT./AREA 6	LOT/PARCEL# PARCEL 42
BLK OR LTR 642-204	BLOCK# 14	ZONE M-2	TAX/ZONE MAP/ELECT. DIST. GENBUS TR. 48 6 6064
WATER CODE		SEWER CODE	

ADDRESS CHART	
LOT NUMBER PARCEL 42	STREET ADDRESS 11071 ANNAPOLIS JUNCTION RD.



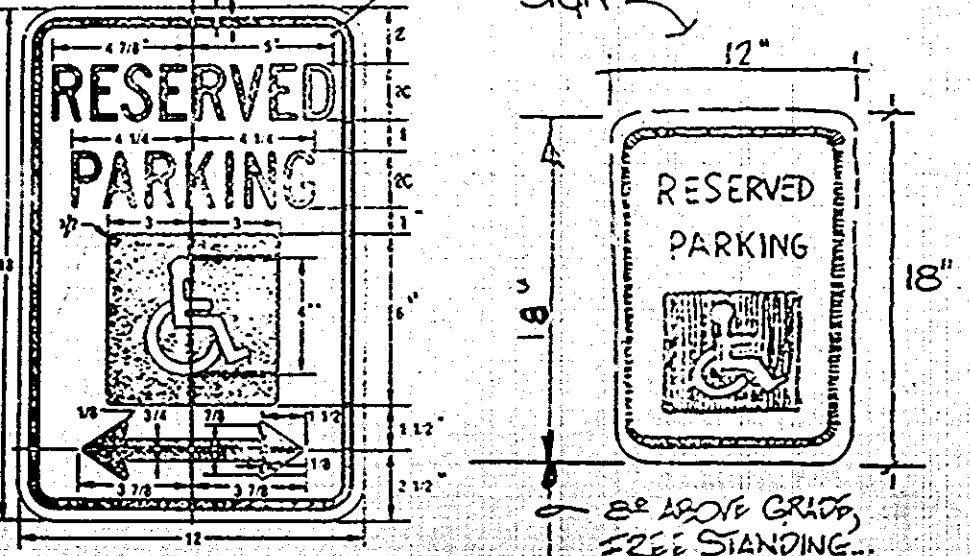
MD. DEPARTMENT OF CORRECTIONS
346-513
ZONING

VICINITY MAP
SCALE: 1"=2000

LEGEND
EX. GR. --- (100) ---

GENERAL NOTES

1. TOTAL AREA OF SITE 6.47 AC.
2. AREA OF THIS SUBMISSION 0.0628 AC. 2688 S.F.
3. PRESENT ZONING M-2
4. OWNER: MARC ANDREW GENERAL PARTNERSHIP, 11071 ANNAPOLIS JUNCTION RD, ANNAPOLIS JUNCTION, MD
5. DEED REF. L 642 F 264
6. TAX MAP 48, PARCEL 42, ZONE 48
7. ADDITION USE: OFFICE 2688 S.F. EX. BLDG USE MANUFACT. OF CONG. BLOCK & STORAGE.
8. SITE DENSITY CALCULATIONS: 32 FT PERCENT
 - A. AREA OF PARCEL 6.9 AC. 283,140 S.F.
 - B. BLDG COVERAGE
 - (1) EXIST. 18,740 S.F.
 - (2) PROP. ADDITION 2688 S.F.
 - TOTAL (1)&(2) 21,428 S.F. 7.5%
 - C. EX. PAVING 15,340 S.F. 5.4%
 - D. OPEN SPACE 246,972 S.F. 87.1%
9. PARKING ANALYSIS
 - A. PARKING REQUIRED
 - 10 EMPLOYEES SITE 10 P.S.
 - 2688 S.F. OFFICE SPACE 3 PEOPLE 3 P.S.
 - (OF WHICH 460 S.F. RETAIL 3 P.S.)
 - PARKING REQ. 16 PARKING SPACES
 - PARKING SHOWN 30
10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE ACCORDING TO HO. CO. STANDARDS
11. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXIST. UTILITIES AND EXIST. GRADES PRIOR TO CONSTRUCTION.



* SIGN SHALL MEET DESIGN STANDARDS OF FEDERAL HIGHWAY ADMINISTRATION

NOTE: HANDICAPPED PARKING SIGN TO BE MOUNTED AGAINST BUILDING. BOTTOM EDGE OF HANDICAPPED PARKING SIGN SHALL BE MIN. OF 6" FOR PLACEMENT OF AN ADDITIONAL SIGN DESIGNATING THE FINE REQUIRED BY LAW, WHICH CAN BE NO LOWER THAN 6'0".

HANDICAPPED PARKING SIGN
NO SCALE

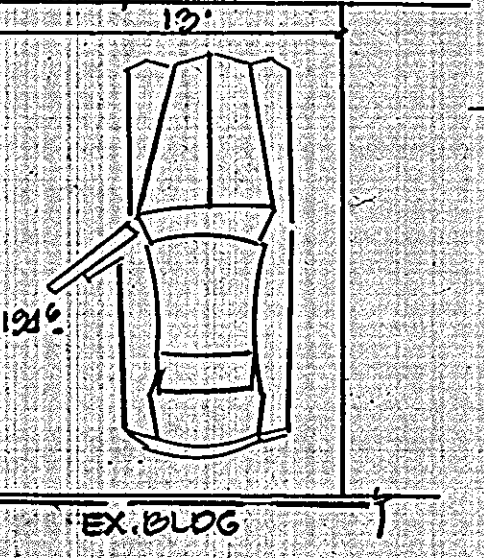
BE 180° GRAD, 22.5° STANDING...
6" MOUNTED ON BLDG. OR STRUCTURE
PLACE ADDITIONAL SIGN DESIGNATING FINE BELOW PARKING SIGN. NO LOWER THAN 6'0"

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 County Department of Public Works."
John L. Schneider 8/19/85
Signature of Engineer
JOHN L. SCHNEIDER

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 Public Works Approved Training Program for the Control of Sediment and Erosion before beginning the project."
Albert Gudelsky 7/2/85
Signature of Developer
ALBERT GUDELSKY

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Stephen L. Huber 8/23/85
Signature of P.E.
S.C.E. and notes
Technical Requirements
U.S. Soil Conservation Service

APPROVED FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nalley 8-21-85
DIRECTOR DATE
John F. Nalley 8-23-85
CHIEF BUREAU OF ENGINEERING DATE



HANDICAPPED PARK SPACE
NO SCALE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
John Byrne 9-6-85
COUNTY HEALTH OFFICER DATE

APPROVED
HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas J. Hanif 9-11-85
PLANNING DIRECTOR DATE
John L. Schneider 9-11-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-2-85
John L. Schneider



SITE DEVELOPMENT PLAN
11071 ANNAPOLIS JUNCTION RD, MD. RT. 32
32' x 84' CONG. BLOCK & FRAME ADDITION

6TH. ELECTION DISTR.
JUNE 28, 1985

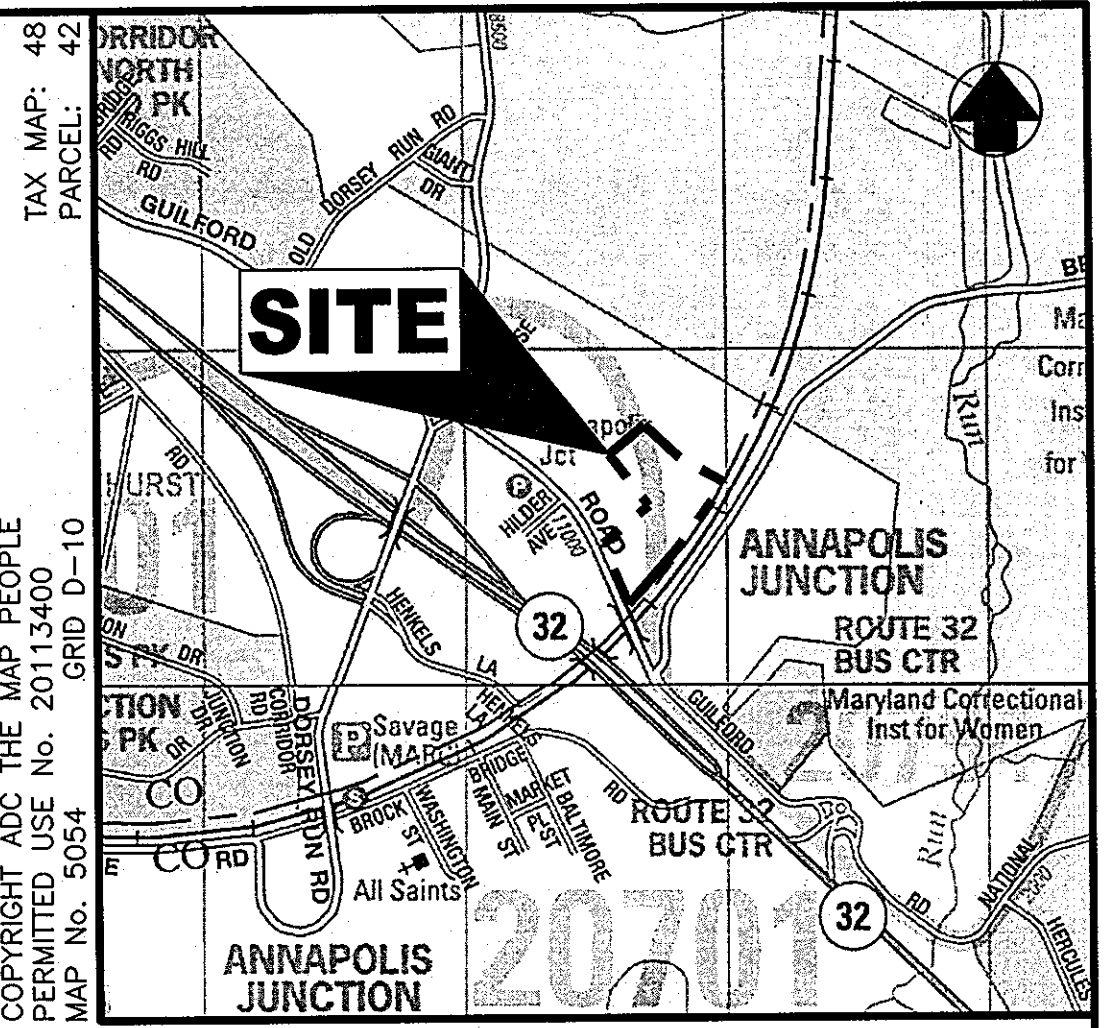
HO. CO. MD
SCALE 1"=50

INDEX OF DRAWINGS	
SHEET NO	DESCRIPTION
SHEET 1 OF 3	SITE DEVELOPMENT PLAN
SHEET 2 OF 3	SITE DEVELOPMENT PLAN (REV. TO SDP 86-005)
SHEET 3 OF 3	LANDSCAPE PLAN (REV. TO SDP 86-005)

NOTE: SEE SHEETS 2 & 3 FOR CURRENT CONDITIONS
DATE: 7/28/85
NO DESCRIPTION DATE INT.

LEGEND

- EXISTING**
- PROPERTY LINE
 - BUILDING SETBACK
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - EX. CURB & GUTTER
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRE
 - EX. WATERLINE
 - EX. SANITARY
 - EX. GAS LINE
 - EX. EDGE OF PMVT.
 - EX. PAVING
 - EX. CONCRETE
 - EX. GRAVEL
- PROPOSED**
- PR. 2' CONTOUR
 - PR. 10' CONTOUR
 - PR. CURB & GUTTER
 - PR. WATER LINE
 - PR. SANITARY LINE
 - PR. PAVEMENT

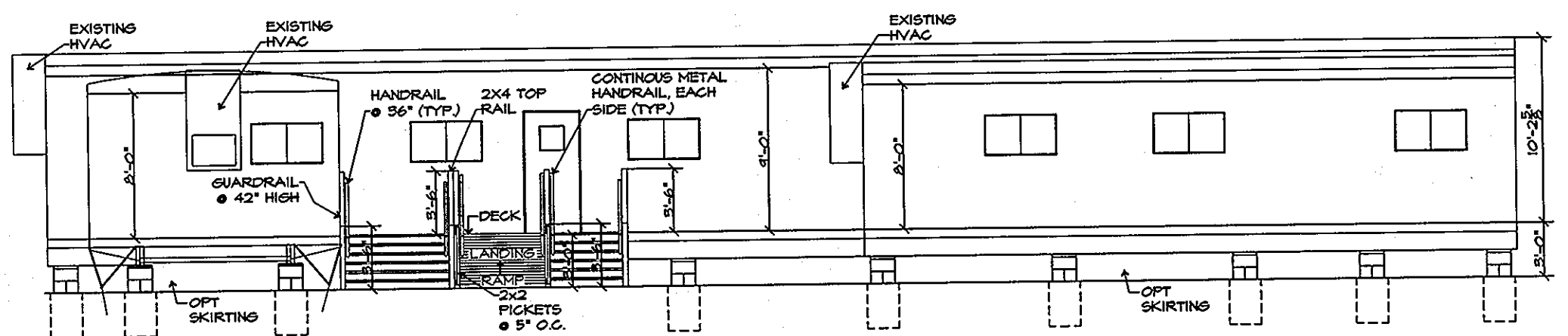
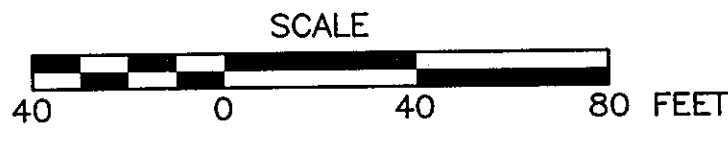


SITE DATA

- SCALE: 1" = 1000'
- OWNER/APPLICANT:** AIR PROPERTIES, LLC
8970 MAIER PLACE
LAUREL, MD 20723
PHONE: 301-362-0080
ATTN: ANTONIO ROMANO
 - ENGINEER:** DAVID G. TAYLOR & ASSOCIATES, LLC
163 SPRUCE WOODS COURT
ABINGDON, MD 21009
PHONE: 443-752-9039
ATTN: DAVID G. TAYLOR, PE
 - EXISTING PROPERTY INFO:** PARCEL NO.: 42
TAX MAP: 48
DEEDS: 13280/00330
ADDRESS: 11071 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
GROSS ACRES: 6.29 AC.
ZONING: M-2 (MANUFACTURING; HEAVY)
EXISTING LAND USE: CONTRACTORS OFFICE & OUTDOOR STORAGE OF TRUCKS, VANS, AUTOMOBILES
EQUIPMENT & MATERIALS
ROLL-OFF CONTAINERS & CONTRACTORS
 - BULK DEVLMT. REG.:** FRONT BLDG. SETBACK: 50'
SIDE BLDG. SETBACK: 0'
REAR BLDG. SETBACK: 0'
MAX. BLDG. HEIGHT: 50'
 - PROPOSED LAND USE:** USE: CONTRACTORS OFFICE & OUTDOOR STORAGE OF TRUCKS, VANS, AUTOMOBILES
EQUIPMENT & MATERIALS
ROLL-OFF CONTAINERS & CONTRACTORS
PROPOSED BLDG.: 4 MOD. UNITS, 2,654 SF
PROPOSED IMP. AREA: 266,844.4 S.F. (6.13 AC.)
PROPOSED WATER FACILITIES: EX. 1 1/2" SERVICE (PUBLIC)
PROPOSED SEWERAGE FACILITIES: 3.3 SP. x 2654 S.F./1000 = 9 SP.
 - PARKING REQUIRED:** HANDICAP 1
REGULAR 18
TOTAL = 19

NOTES

- A WAIVER HAS BEEN REQUESTED OF VOLUME IV, DETAIL R-2.01 OF THE HOWARD COUNTY DESIGN MANUAL TO ALLOW THE SITE TO UTILIZE THE EXISTING GRAVEL SURFACE IN LIEU OF PAVEMENT BASED ON THE ANTICIPATED EQUIPMENT AND TRUCK LOADING THAT WOULD BE DESTRUCTIVE TO A PAVED SURFACE.
- AN ADVANCED DEPOSIT ORDER HAS BEEN REQUESTED FOR EXTENSION OF PUBLIC SEWER FROM EXISTING SANITARY CONTRACT NO. 24-3417 LOCATED ON WEST SIDE OF GUILFORD ROAD TO EAST SIDE OF GUILFORD ROAD AS SHOWN ON THIS PLAN.
- STORMWATER MANAGEMENT MEASURES WILL NOT BE REQUIRED IN ACCORDANCE WITH MEETING WITH HCDPZ ON 02/02/12.
- ROAD FRONTAGE IMPROVEMENTS HAVE BEEN COMPLETED PER J-4175 AND B-3855.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED AND FEE IN LIEU PAID FOR PER SDP-06-021.
- THIS USE WILL HAVE NO IMPACT TO SURROUNDING TRAFFIC VOLUMES DURING AM AND PM PEAK HOURS.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- WP-12-149 WAS GRANTED APPROVAL ON JUNE 24, 2012 TO WAIVE THE SITE DEVELOPMENT PLAN REQUIREMENT FOR NEW EXPANDED NONRESIDENTIAL DEVELOPMENT. AS A CONDITION OF APPROVAL, THE APPLICANT WAS REQUIRED TO COMPLY WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH COMMENTS, HOWEVER DEH HAS REQUESTED THE APPLICANT TO CONNECT TO PUBLIC WATER. AN APPLICANT WOULD SUBMIT A REZONE REVISION TO SDP-06-005 TO SHOW THE IMPROVEMENTS UNDER WP-12-149 AND PROPOSED NEW IMPROVEMENTS.
- THE PURPOSE OF THIS PLAN IS TO REVISE AND REPLACE THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN SDP 86-005.



PROPOSED OFFICE ELEVATION
SCALE: 1/8" = 1'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>[Signature]</i>	7/17/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	7/19/13
CHIEF, DIVISION OF LAND DEPARTMENT	DATE
<i>[Signature]</i>	7/22/13
DIRECTOR	DATE

ADDRESS CHART

LOT/PARCEL NO.	ADDRESS
42	11071 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION AREA	LOT/PARCEL NO.
PLAT # or L/F	GRID #	ZONING
13280/00330	014	M-2
TAX MAP NO.	ELECT. DISTR.	CENSUS TRACT
48	6th	006/9.01

DGT
David G. Taylor & Associates, LLC

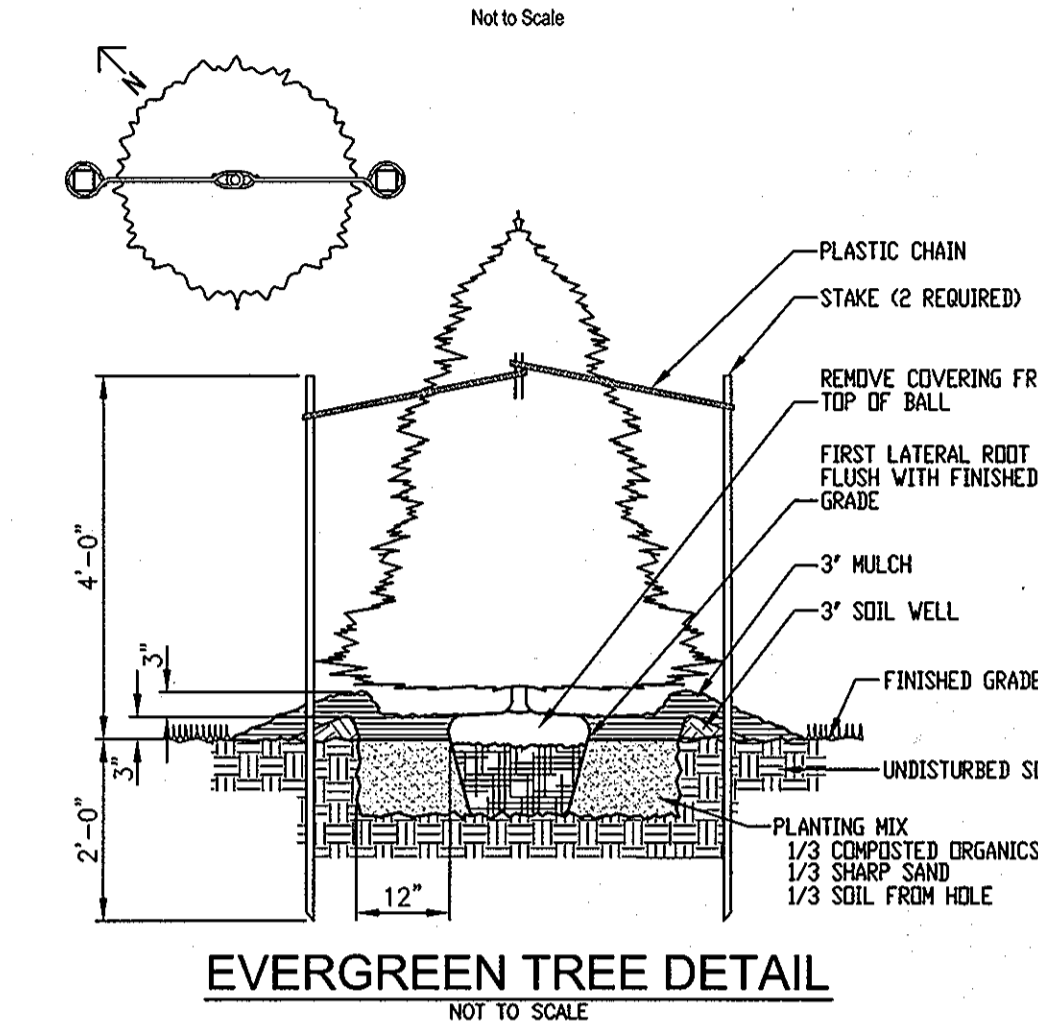
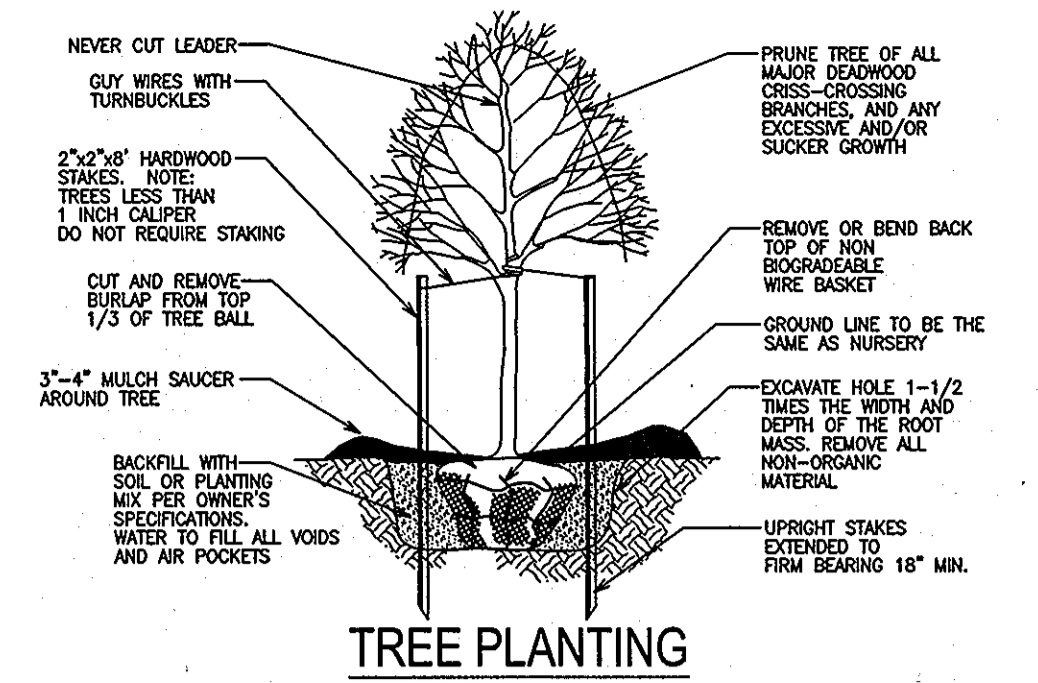
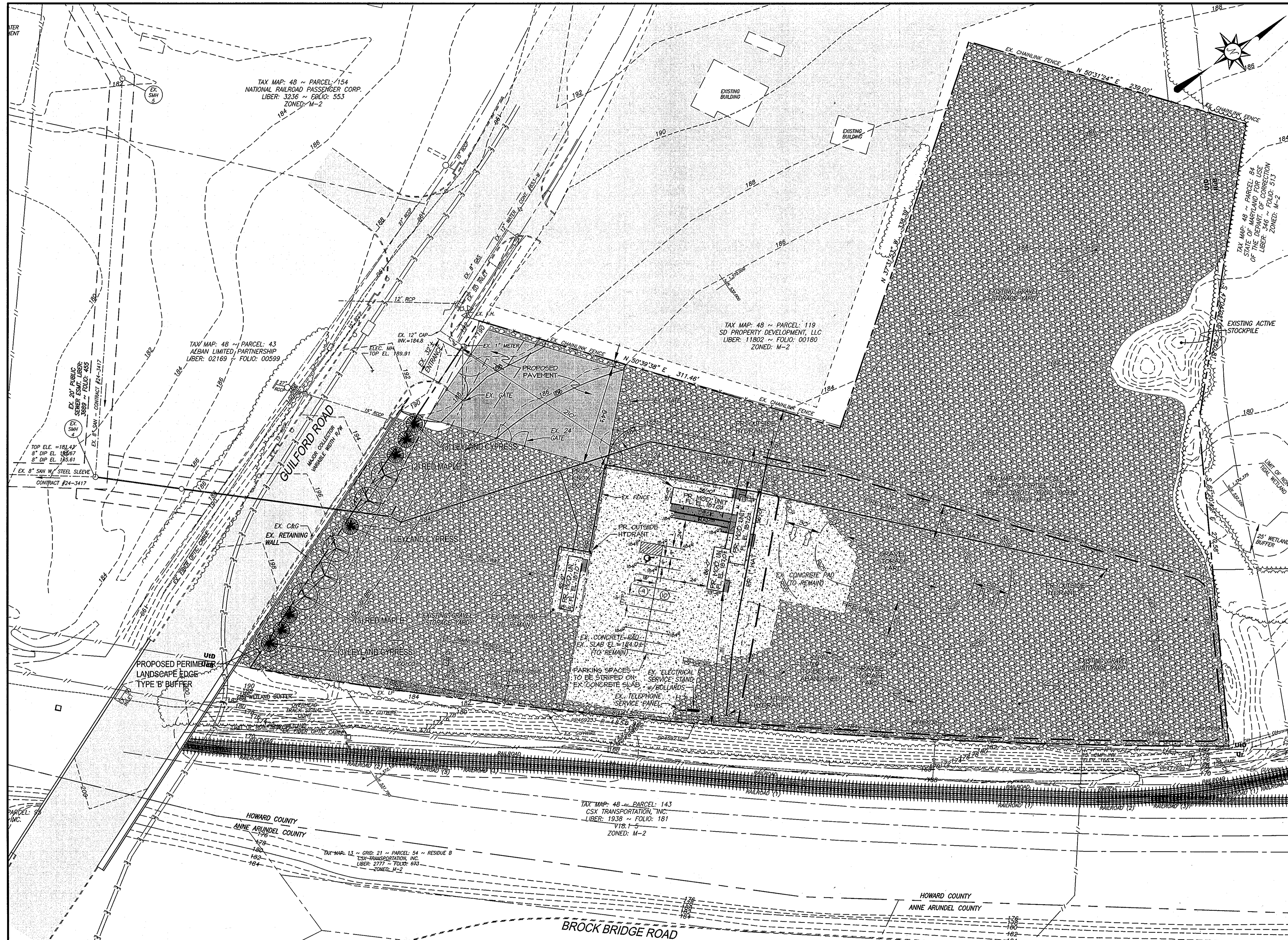
163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylorpe@comcast.net

PROPERTY OF AJR PROPERTIES, LLC
11071 GUILFORD ROAD
PARCEL 42

REVISED SITE DEVELOPMENT PLAN
(REVISION TO SDP 86-005)

TAX MAP 48 - GRID D-14 - PARCEL 42
ZONED M-2 - 6th ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
7/08/13	Substitute Sheets	0009
		SCALE: AS NOTED
		DATE: 07/02/13
		DRAWN BY: CRK
		DESIGN BY: DGT
		REVIEW BY: DGT
		SHEET: 2 OF 3



- LANDSCAPE NOTES:**
- Quantities shown on the plant list are for the Contractor's convenience only. Symbols on the plan shall take precedence over quantities noted for all plant materials except groundcovers, annuals, and perennials. Contractor shall confirm all plant quantities to his own satisfaction and notify the Landscape Architect if there is a difference in quantities noted and symbols shown.
 - Plant material substitutions are subject to approval by the Owner's Representative prior to installation.
 - Plant material shall be tagged at the source by the Owner's Representative unless the requirement is specifically waived in writing.
 - All plant material shall be staked in the field for approval by the Owner's Representative prior to installation.
 - Contractor shall verify accuracy of base information shown and existing conditions in the field to his own satisfaction. The landscape bid shall be based on actual site conditions at the time of planting. No extra shall be made for work arising from actual site conditions which differ from those indicated on drawings and specifications unless approved by the Owner's Representative.
 - The Contractor shall notify Miss Utility at 1-800-257-7777 a minimum of two working days prior to beginning planting. Contractor shall verify all utility locations and depths to his own satisfaction, prior to beginning planting operations.
 - Damage to existing conditions and new construction shall be repaired and restored at the expense of the Contractor.
 - All plant material shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
 - All planting procedures shall conform to the latest edition of Landscape Contractor Association Guidelines for the Baltimore/Washington Metropolitan Area, latest edition.
 - At the time of plant installation, all shrubs and trees listed and approved on the Landscape plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning.
 - The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping including plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary replaced with new materials to ensure continued compliance with application regulations.
 - This plan has been prepared in accordance with provisions of Section 16.124 of the Howard County Code and Landscape Manual by providing 5 shade trees, 7 evergreen trees and 0 shrubs.

LANDSCAPE ARCHITECT
 William Kopajtic, RLA
 White Oaks Environmental, Inc.
 PO BOX 644
 Jarrettsville, MD 21084
 Cell: (410) 916-8943

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/10/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 7/19/13
 CHIEF, DIVISION OF LAND DEPARTMENT
 DATE

[Signature] 7/22/12
 DIRECTOR
 DATE

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING and NOTES
7	CUPRESSOCYPARIS LEYLANDII LEYLANDI CYPRESS	6' - 8'	B&B	AS SHOWN
5	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" CALIPER	B&B	AS SHOWN

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

LANDSCAPE TYPE	CATEGORY PERIMETER 1
PROPERTY LINE	B
BUILDING SETBACK	
EX. 2' CONTOUR	
EX. 10' CONTOUR	
EX. CURB & GUTTER	
EX. STORM DRAIN	
EX. OVERHEAD WIRE	
EX. WATERLINE	
EX. SANITARY	
EX. GAS LINE	

LEGEND

- EXISTING**
- PROPERTY LINE
 - BUILDING SETBACK
 - EX. 2' CONTOUR
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 - EX. CURB & GUTTER
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRE
 - EX. WATERLINE
 - EX. SANITARY
 - EX. GAS LINE
- PROPOSED**
- EX. EDGE OF PAVT.
 - EX. PAVING
 - EX. CONCRETE
 - EX. GRAVEL
 - PR. 2' CONTOUR
 - PR. 10' CONTOUR
 - PR. CURB AND GUTTER
 - PR. WATER LINE
 - PR. SANITARY LINE
 - PR. PAVEMENT

DGT
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**PROPERTY OF AJR PROPERTIES, LLC
 11071 GUILFORD ROAD
 PARCEL 42
 REVISED SITE DEVELOPMENT PLAN
 LANDSCAPE PLAN
 (REVISION TO SDP 86-005)**

TAX MAP 48 - GRID D-14 - PARCEL 42
 ZONED M-2 - 6th ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
7/01/13	Substitute Sheets	0009

SCALE: 1" = 40'
 DATE: 07/02/13
 DRAWN BY: CRK
 DESIGN BY: DGT
 REVIEW BY: DGT
 SHEET: 3 OF 3