PLANT LIST					
BOTANICAL NAME / COMMON NAME	SIZE	CALIPER	ROOT	QUANTITY	SYMBOL
ACER RUBRUM / RED MAPLE	10'-12'	2"-2½"	3' BALL	19	⊙
LEYLAND CYPRUS	5'-6'	1½"-2"	2'-6"	33	✳

CONSTRUCTION NOTES

C-1 PROPOSED RELOCATED GRAVEL DRIVE AREAS TIE INTO EXISTING PAVING AS NEEDED

C-2 PROPOSED BUILDING ADDITION FIRST FLOOR & BASEMENT ELEV TO MATCH EXISTING BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS

C-3 PROPOSED PORCH TO MATCH EXISTING SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

C-4 PROPOSED RIP RAP CHANNEL SEE TYPICAL SECTION THIS SHEET PROVIDE 15'X10' WIDE APRON AT BOTTOM OF SLOPE

C-5 PROPOSED GRAVEL PARKING SPACES (14 TOTAL) 9'x18' TYPICAL

C-6 PROPOSED GRAVEL PARKING SPACES (9 TOTAL) 9'x18' TYPICAL

C-7 PROPOSED SILT FENCE PLACED AT PROPOSED TOE OF DISTURBANCE PER 1994 MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL

C-8 SPREAD TOPSOIL ON SLOPES & SEED WITH CROWN VETCH OR OTHER LOW MAINTENANCE SEED MIXTURE

C-9 INSTALL 'ONEWAY' SIGN

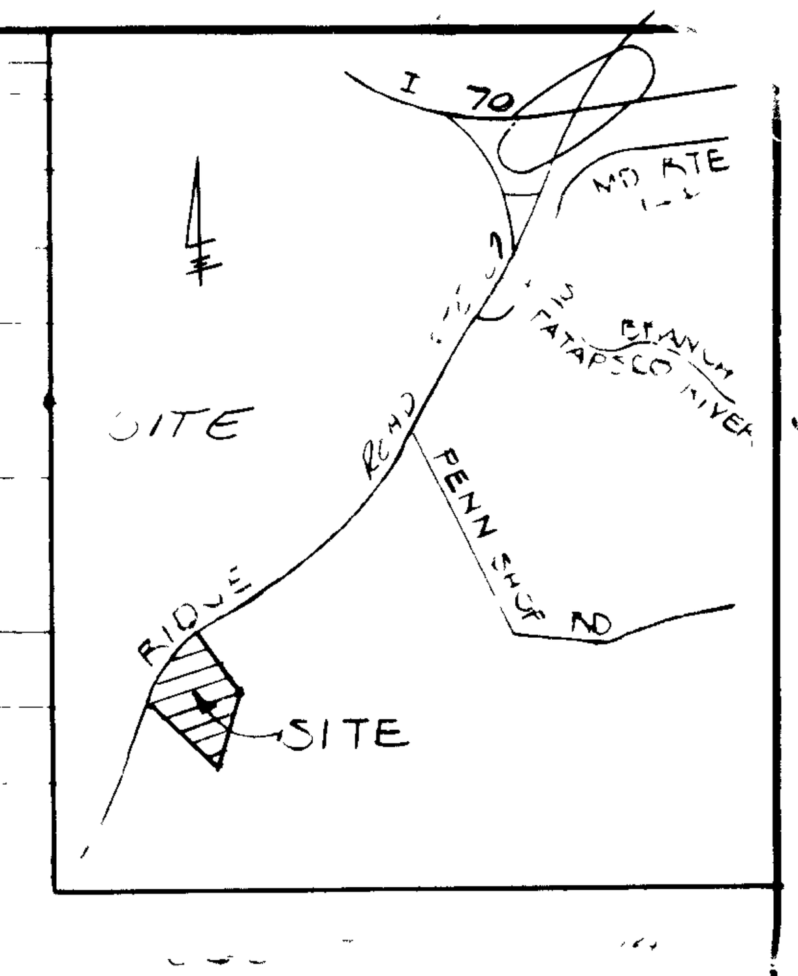
HYDRIC SOILS

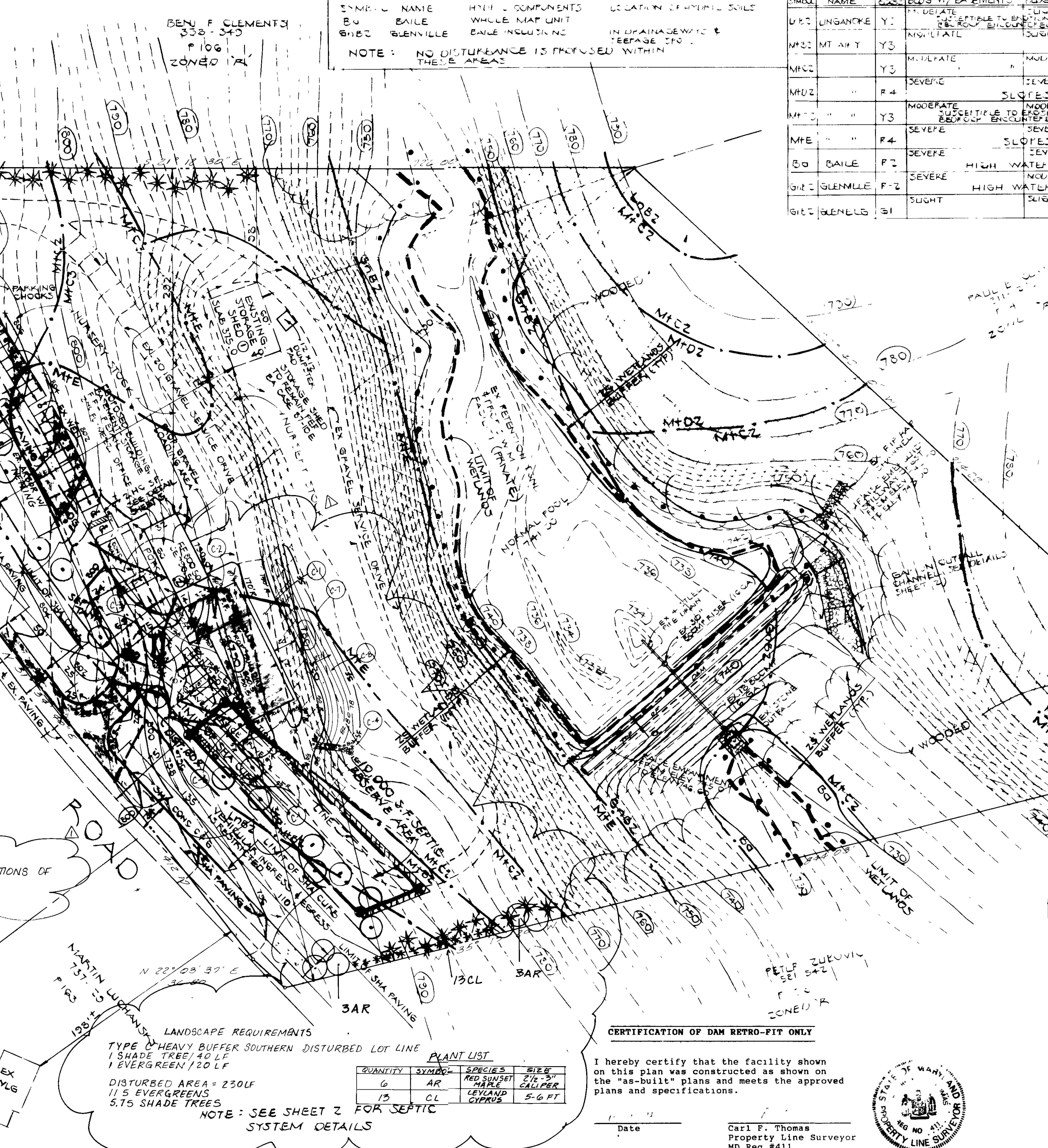
SYMBOL	NAME	HYDRIC COMPONENTS	LOCATION OF HYDRIC SOILS
Bo	BAILE	WHOLE MAP UNIT	
GnB2	GLENVILLE	BAILE INCLUSIONS	IN DRAINAGEWAYS & SEEPAGE SPOTS

NOTE: NO DISTURBANCE IS PROPOSED WITHIN THESE AREAS

SOIL LIMITATIONS

SYMBOL	NAME		BLDG W/ BASEMENTS	BLDG W/O BASEMENTS	SEPTIC FIELDS
LiB2	LINGANORE	Y?	MODERATE — SUSCEPTIBLE TO EROSION DURING CONSTRUCTION, BEDROCK ENCOUNTERED IN EXCAVATIONS	SLIGHT	SEVERE
MtB2	MT AIRY	Y3	MODERATE	SLIGHT	SEVERE
MtC2		Y3	MODERATE	MODERATE	SEVERE
MtD2	"	F4	SEVERE — SLOPES	SEVERE	SEVERE
MtC3	" "	Y3	MODERATE — SUSCEPTIBLE TO EROSION DURING CONSTRUCTION, BEDROCK ENCOUNTERED IN EXCAVATIONS	MODERATE	SEVERE
MtE	" "	F4	SEVERE — SLOPES	SEVERE	SEVERE
Bo	BAILE	F2	SEVERE — HIGH WATER TABLE	SEVERE	SEVERE
GnB2	GLENVILLE	F-2	SEVERE — HIGH WATER TABLE	MODERATE	SEVERE
GiB2	GLENELG	G1	SLIGHT	SLIGHT	SLIGHT





SITE ANALYSIS

1. Area of parcel - 12.25 acres
2. Zoning - "R" with a special exception for Farm and Garden Supply Store, Retail Nursery and Landscape Contractor Business. See BA Case No 87-10E & BA CASE NO 95-06E&V
3. Floor Area and Parking Data
   - Basement Storage ~~1920~~ 1200 S F NO SPACES REQUIRED
   - First Floor Retail ~~2120~~ 2400 S F ~~@ 1 SP/100 S F 22 Spaces~~
   - Second Floor Mezz Office 816 S F (½ OFFICE, ½ RETAIL)
   - ~~No. of employees - 4~~ ~~4 spaces~~ N/A
   - Total No Spaces required - ~~26~~ 18.3 spaces
   - ~~Total No. Spaces Provided - 26 spaces~~
4. Building Coverage 2400
   - ② Main Building - ~~2368~~ S F ③ GREENHOUSE 4900 SF
   - ① Storage Shed - 2,400 S F ~~TOTAL 4768 SF : 0.9%~~ COVERAGE 9700 SF = 2.1%
5. Green Area - ~~10.6 acres 86.5%~~ 9.67 ACRES = 78.9%
6. PROPOSED GREENHOUSE
   - 1ST FLOOR - 4900 SF RETAIL 29.4 SPACES
   - BASEMENT - 4900 SF STORAGE 0 SPACES

PARKING RATIOS: RETAIL 6 SPACES/1000 SF; OFFICE 3.3 SPACES/1000 SF

TOTAL PARKING REQUIRED 48 SPACES
46 STANDARD SPACES
2 HANDICAP SPACES

TOTAL PARKING PROVIDED: 50 SPACES
48 STANDARD SPACES
2 HANDICAP SPACES

NOTE
THE FOLLOWING ENGINEER'S CERTIFICATION CERTIFIES ONLY RED LINE REVISION ⚠ TO THIS SHEET DATED 2-5-96

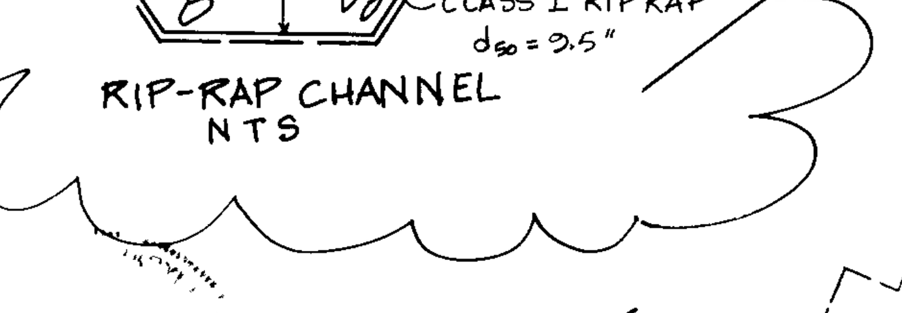
STATE OF MARYLAND KRISTIN DENISE BARNEY No 17740 REGISTERED PROFESSIONAL ENGINEER 4-11-96

RESTRICTIONS PER BA CASE NO 87-10E

1. That all outdoor water needs for the special exception be obtained from the pond;
2. That the pond be constructed with a bi-flow capacity in order to maintain the historical flow rate of the stream to downstream riparian property owners;
3. That all tools and equipment, including vehicles used in the landscaping business, be stored inside of structures;
4. That any outdoor lighting be directed downward and inward away from adjoining properties;
5. That nursery stock delivery vehicles not be loaded or unloaded before 7:30 A.M. or after 7:30 P.M.;
6. That the landscape contractor business not be operated from the subject property on Sundays;
7. That all scrub brush along Md. Route 27 which will obstruct the vision of motorists entering or leaving the subject property be removed prior to commencing business operations;
8. That the merchandise, items and planting stock offered for sale on the subject property substantially comply with the testimony at the hearing;
9. That all improvements and landscaping substantially comply with the testimony at the hearing; and
10. That Petitioner comply with all applicable federal, state and local regulations.

SITE ALSO SUBJECT TO CONDITIONS OF BA CASE NO 95-06 E&V

LOT NO	STREET ADDRESS
	ADDRESS CHART
P. 199	1025 RIDGE ROAD



RIP-RAP CHANNEL
NTS

LANDSCAPE REQUIREMENTS

TYPE C HEAVY BUFFER SOUTHERN DISTURBED LOT LINE
1 SHADE TREE/40 LF
1 EVERGREEN/20 LF

DISTURBED AREA = 230 LF
11.5 EVERGREENS
5.75 SHADE TREES

PLANT LIST

QUANTITY	SYMBOL	SPECIES	SIZE
6	AR	RED SUNSET MAPLE	2½-3" CALIPER
13	CL	LEYLAND CYPRUS	5-6 FT

NOTE: SEE SHEET 2 FOR SEPTIC SYSTEM DETAILS

CERTIFICATION OF DAM RETRO-FIT ONLY

I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meets the approved plans and specifications.

Date

Carl F. Thomas
Property Line Surveyor
MD Reg #411

STATE OF MARYLAND PROPERTY LINE SURVEYOR REG NO 411

DATE	NO	REVISION	BY
2-5-96	⚠	REDLINE PLAN FOR GREENHOUSE CONSTRUCTION, ETC	KDB

GENERAL NOTES ⚠ PRIVATE SEWAGE EASEMENT WILL BE EXPANDED AS SHOWN (CROSS HATCHED) TO OFFSET BUILDING ENCROACHMENT

1. All construction shall be accomplished in accordance with the Howard County Standard Specifications & Details for construction
2. All construction within the right-of-way of Md. Rte. 27 shall be accomplished in accordance with the requirements of the Md State Highway Administration
3. Dimensions of proposed buildings are based on those provided at the time of the preparation of this plan.
4. The Contractor or Developer shall contact the construction inspection division, 24 hours in advance of commencement of work
5. ☒ Denotes 25% and greater slopes
6. The existing wooded area, which is to remain undisturbed, consist of mature oak and poplar trees
7. THE PORCH ON BUILDING 2 MAY PROJECT UP TO 10' INTO THE REQUIRED FRONT BUILDING RESTRICTION LINE IN ACCORDANCE WITH SECTION 128.A.3 OF THE HOWARD CO. ZONING REGULATIONS.
8. • • • DENOTES 100 YR FLOOD PLAIN.
9. GRADING, THE REMOVAL OF VEGETATION & CONSTRUCTION ARE PROHIBITED WITHIN THE BUFFER AND WETLAND AREAS

OWNER & DEVELOPER
D.R. SNELL
1025 RIDGE ROAD
MT. AIRY, MD. 21771
831-7777
DEED REF 1630-325

HARFORD DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD. 21040
301-679-8719

ENGINEER'S CERTIFICATE

"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 must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."

SIGNATURE OF ENGINEER: Donald E. Hicks, P.E. — DATE: 12/12/90

DEVELOPER'S CERTIFICATE

"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 a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will 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 OF DEVELOPER: David R. Snell — DATE: 10-24-88

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control

US Soil Conservation Service — Date: 12/27/90

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

Howard Soil Conservation District — Date: 12/27/90

APPROVED DEPT OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE: 4/12/91

CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE: 4/12/91

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER — DATE: 1-21-90

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC ROADS AND STORM DRAINAGE SYSTEMS

DIRECTOR, PUBLIC WORKS — DATE: 4/4/91

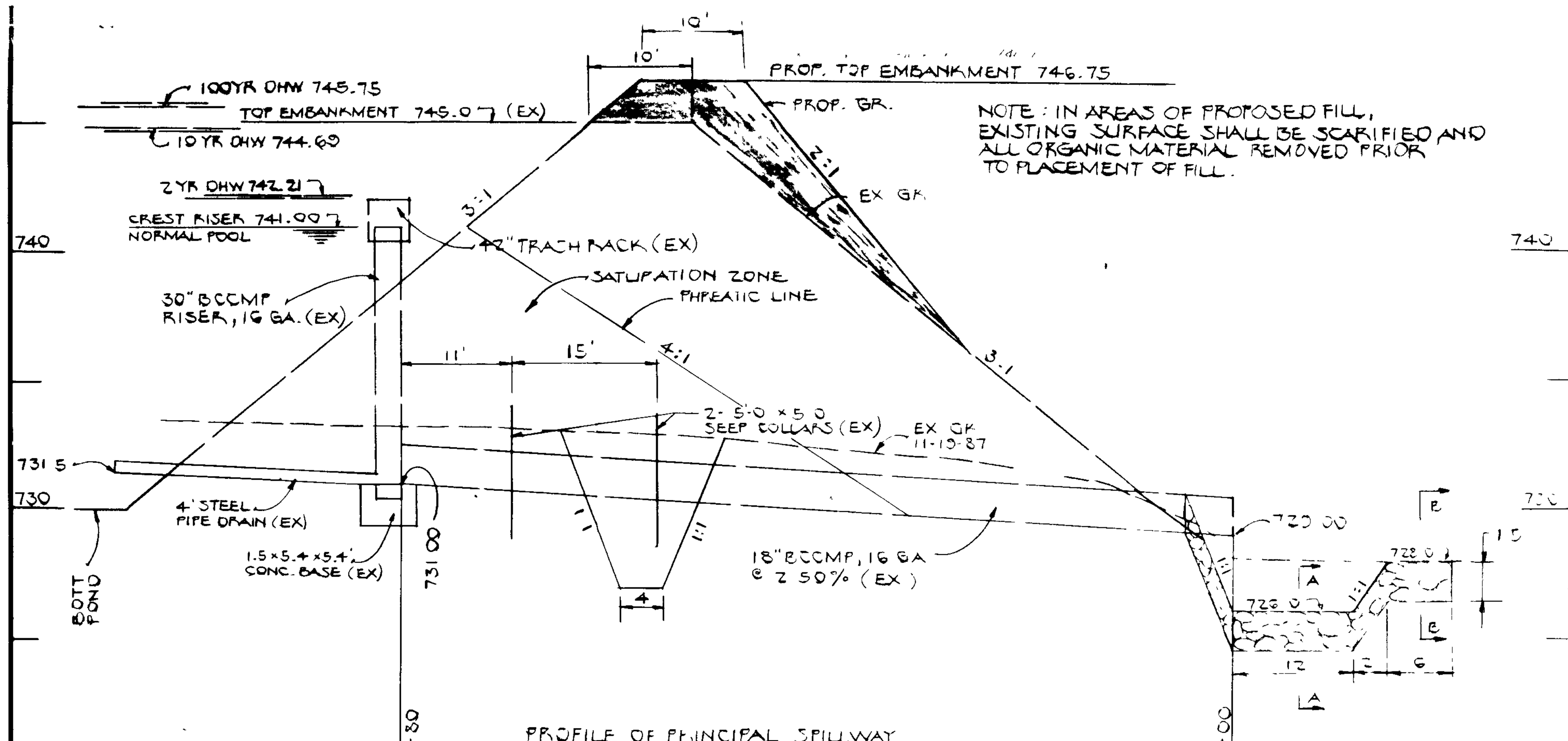
CHIEF, BUREAU OF ENGINEERING — DATE: 1-29-91

PROPERTY/SUBDIVISION				SECTION/AREA	PARCEL/~~LOT NO~~
D R SNELL NURSERY				—	199
PLAT NO/LF	BLOCK NO	ZONE	TAX/ZONE	ELEC DIST	CENSUS TR
1630-325	1	R	6	4	6040
WATER CODE			SEWER CODE		

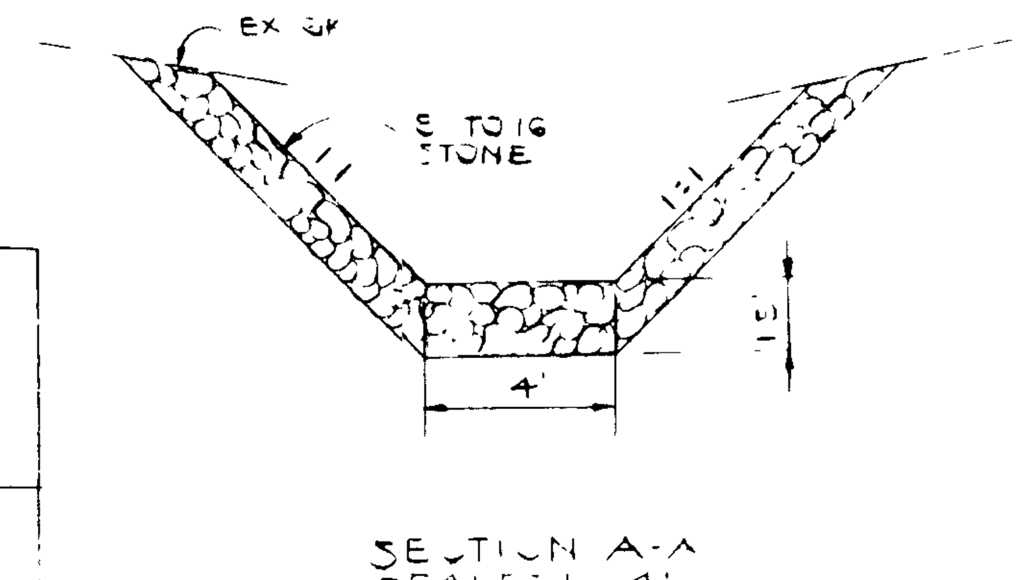
SITE DEVELOPMENT PLAN

D.R. SNELL NURSERY
RIDGE ROAD, MD. RTE. 27
FOURTH ELECT. DISTRICT
HOWARD CO., MARYLAND
AUGUST 11, 1988
SCALE 1" = 50'
T.M 6 P. 199 — SHEET 1 OF 5

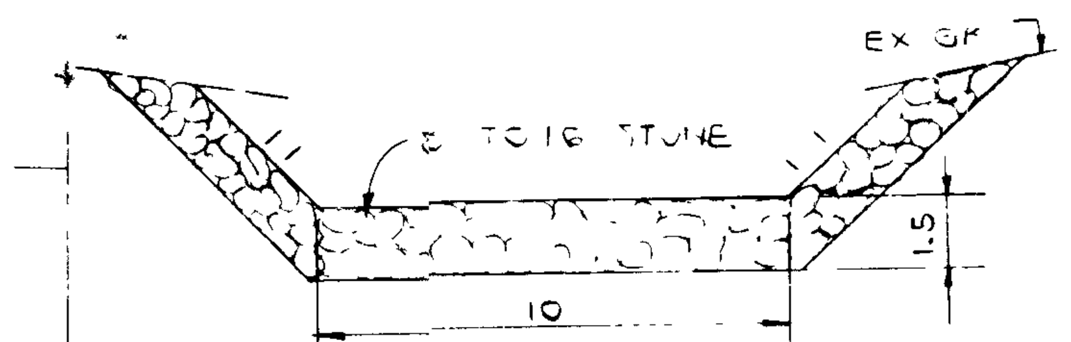
SDP 89-77



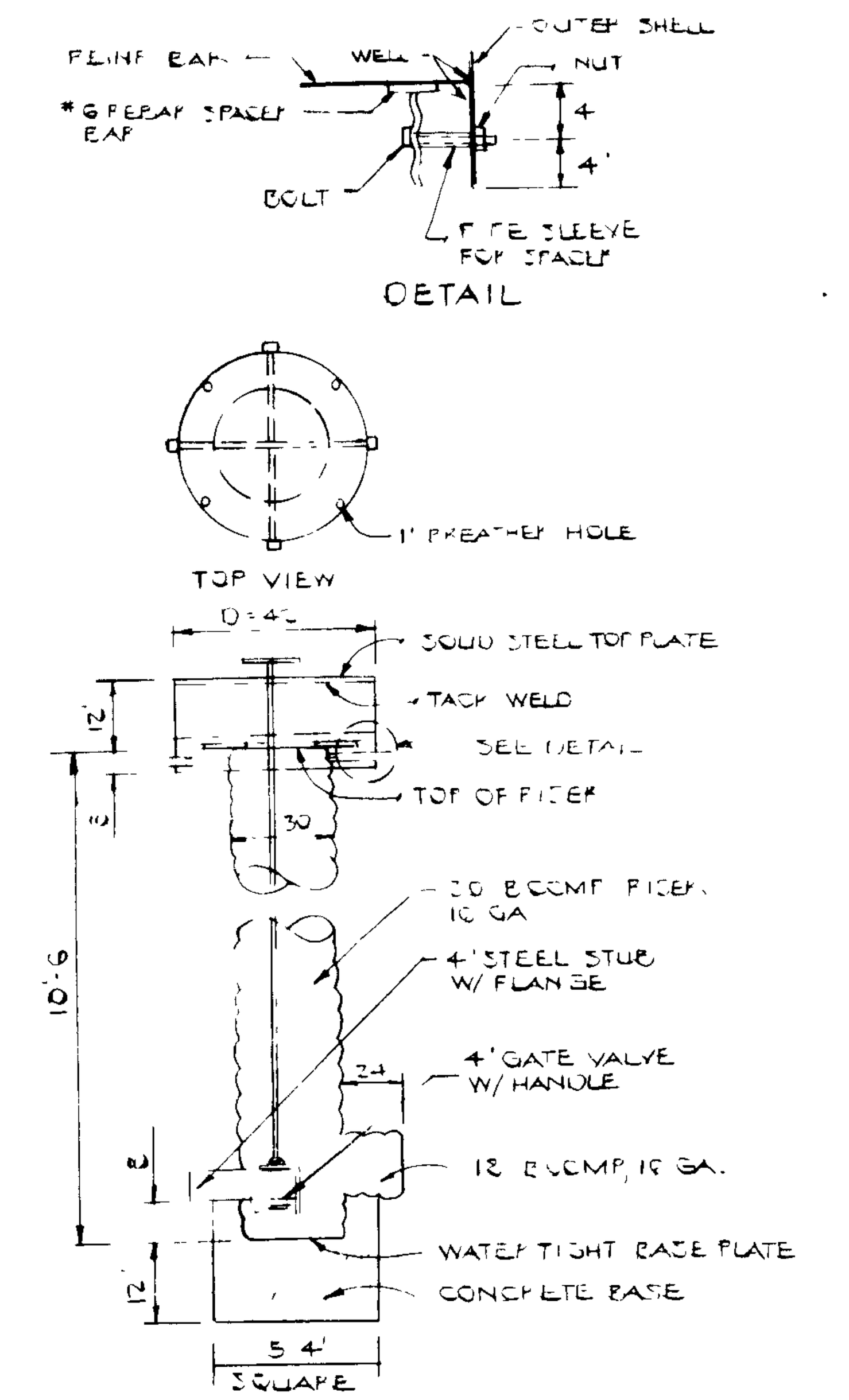
PROFILE OF PRINCIPAL SPILLWAY
SCALE: HORZ 1"=10, VERT 1"=4



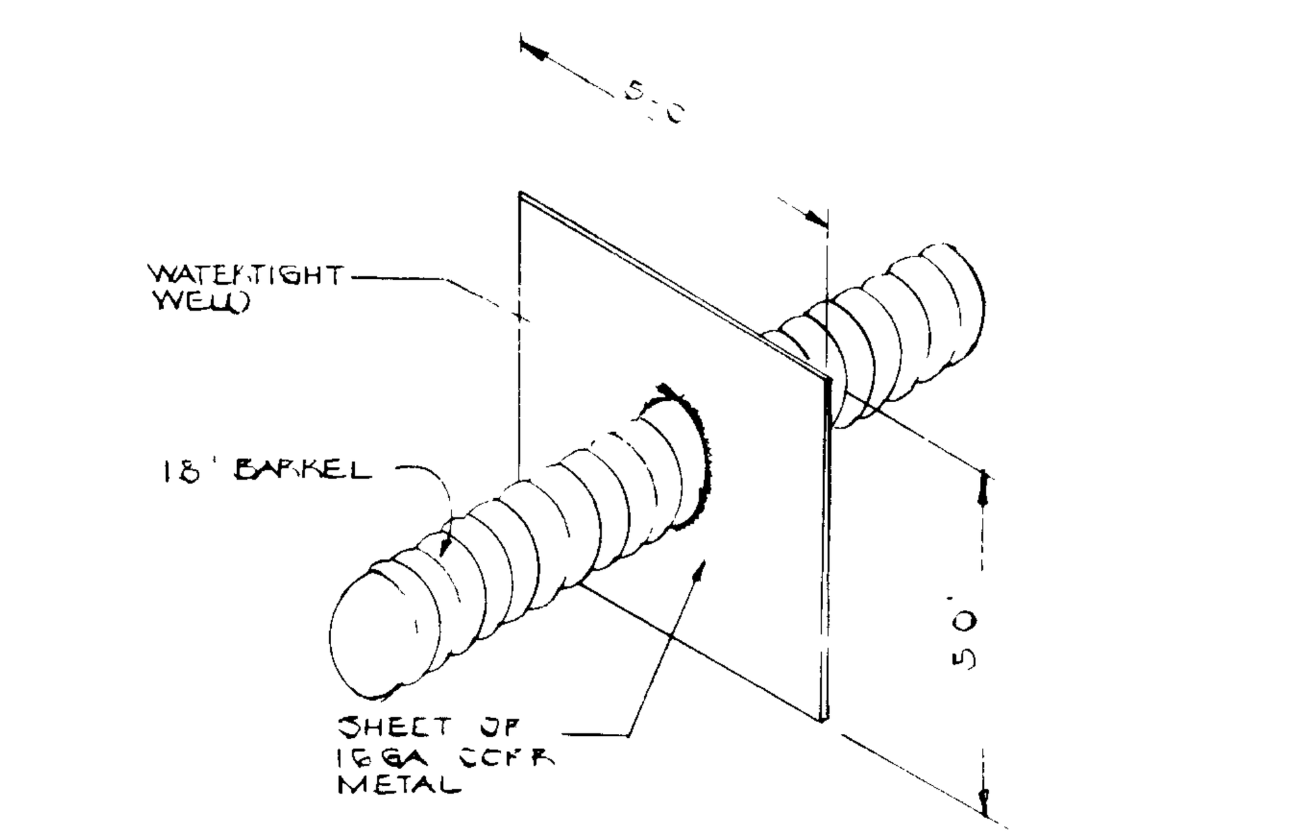
SECTION A-A
SCALE 1"=4'



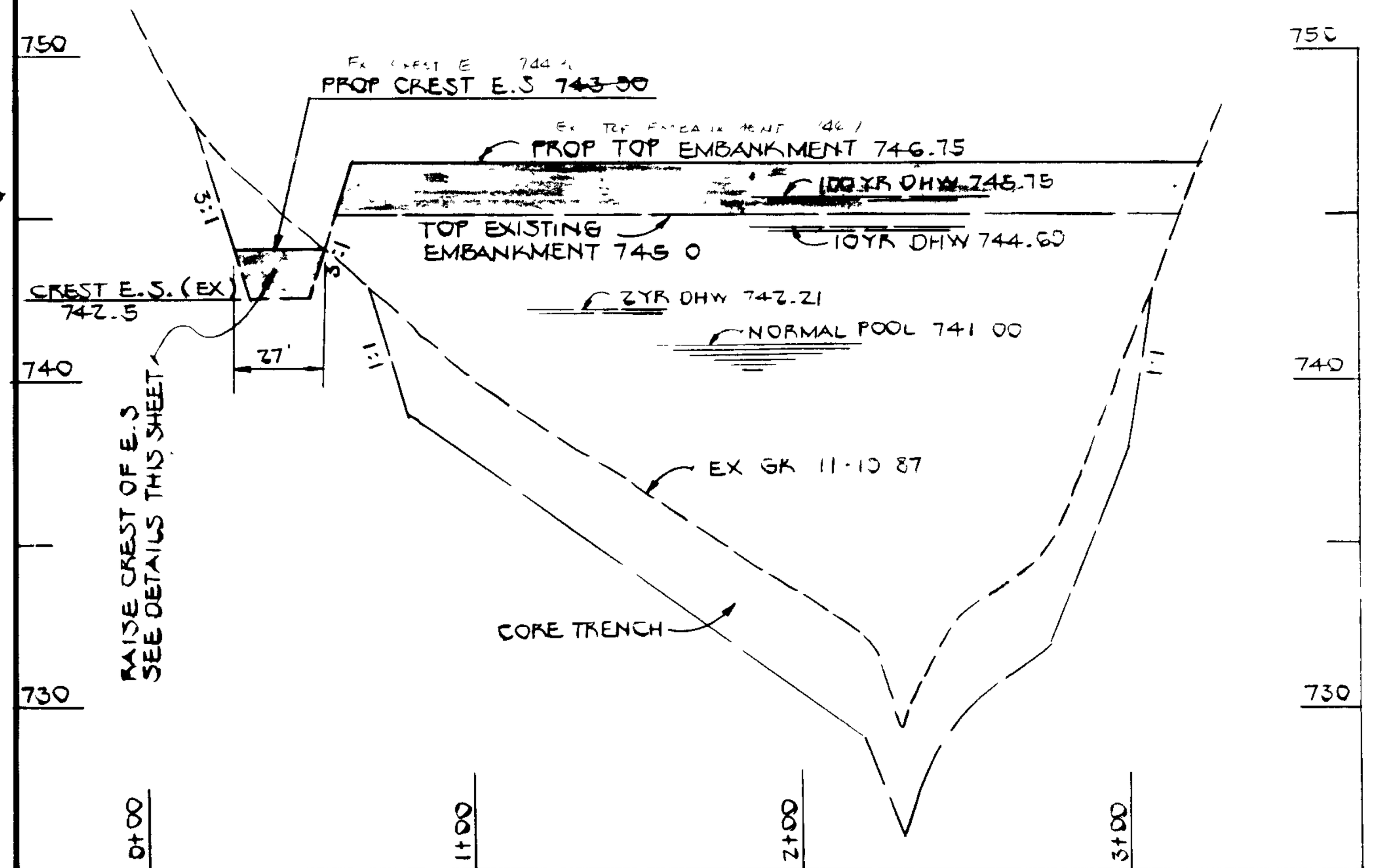
SECTION B-B
SCALE 1"=4'



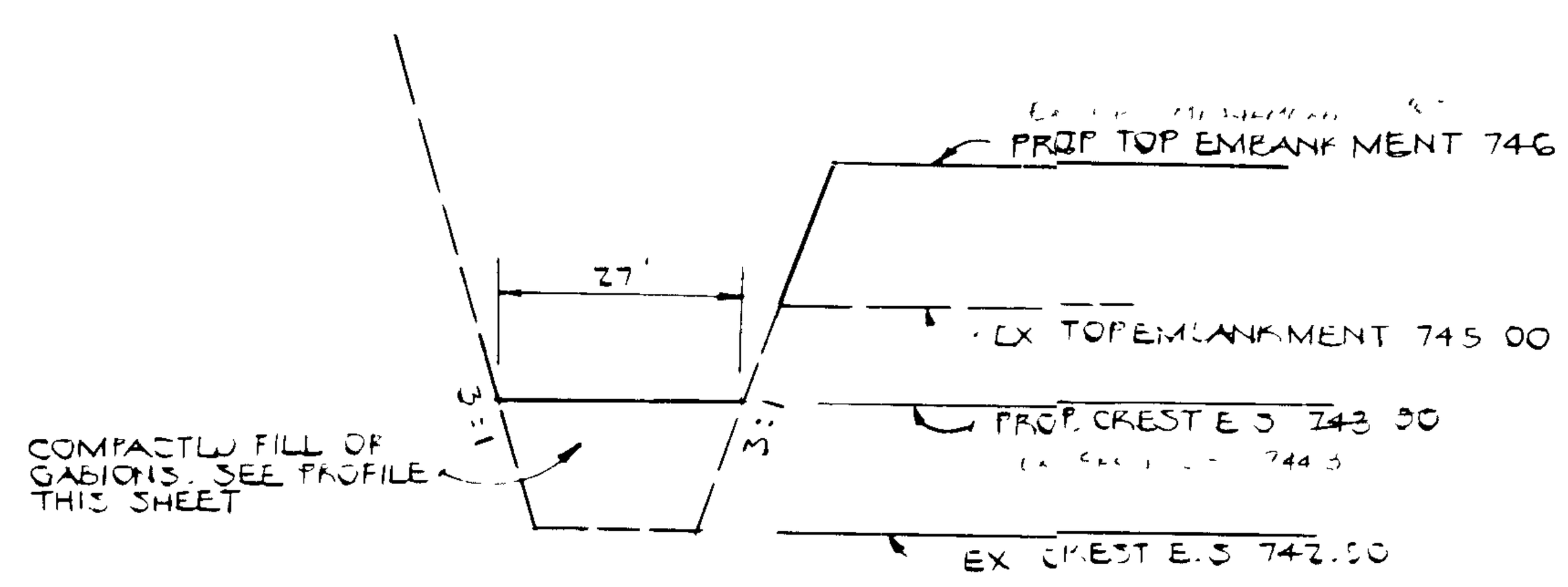
DETAIL OF RISER ASSEMBLY (EXISTING)



ANTI SEEP COLLAR DETAIL (EXISTING)
NOT TO SCALE



PROFILE ALONG EMBANKMENT
SCALE: HORZ 1"=40', VERT 1"=4'



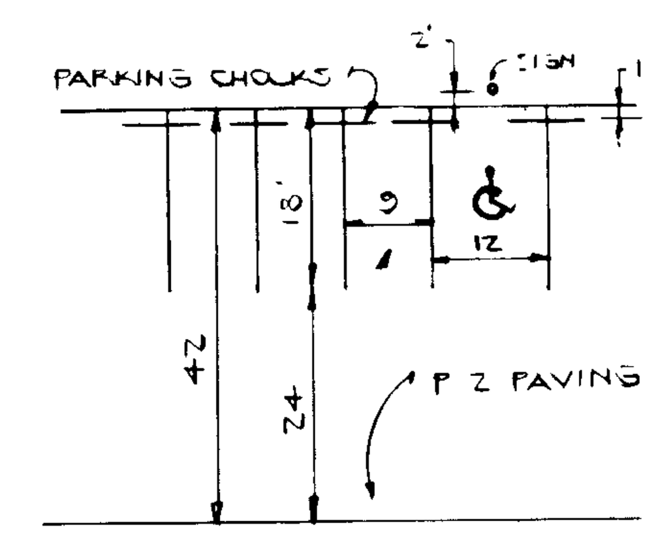
SECTION THROUGH EMERGENCY SPILLWAY
SCALE: HORZ 1"=20 VERT 1"=2'

CERTIFICATION OF DAM RETRO-FIT ONLY

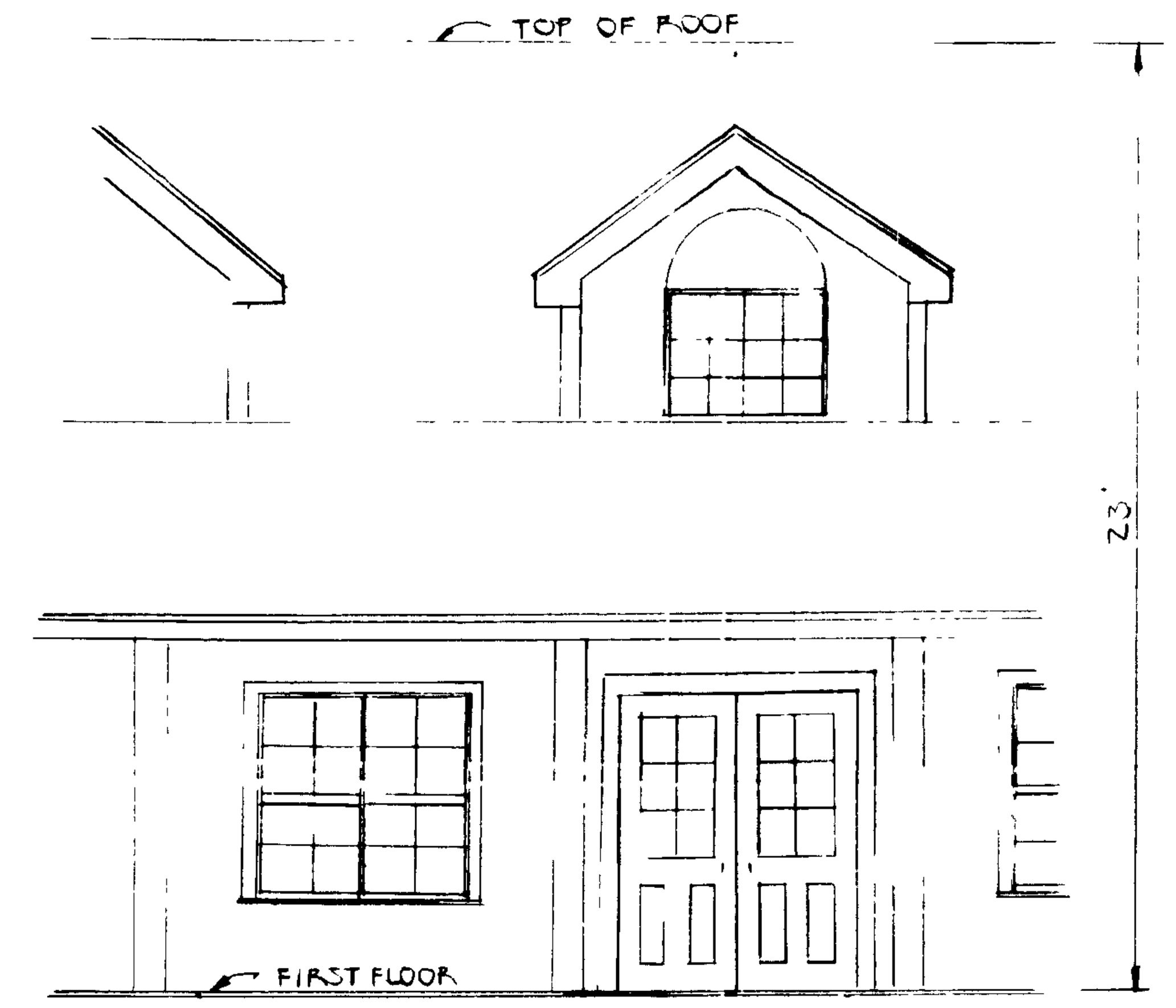
I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meets the approved plans and specifications.

Date

Carl F. Thomas
Property Line Surveyor
MD Reg #411

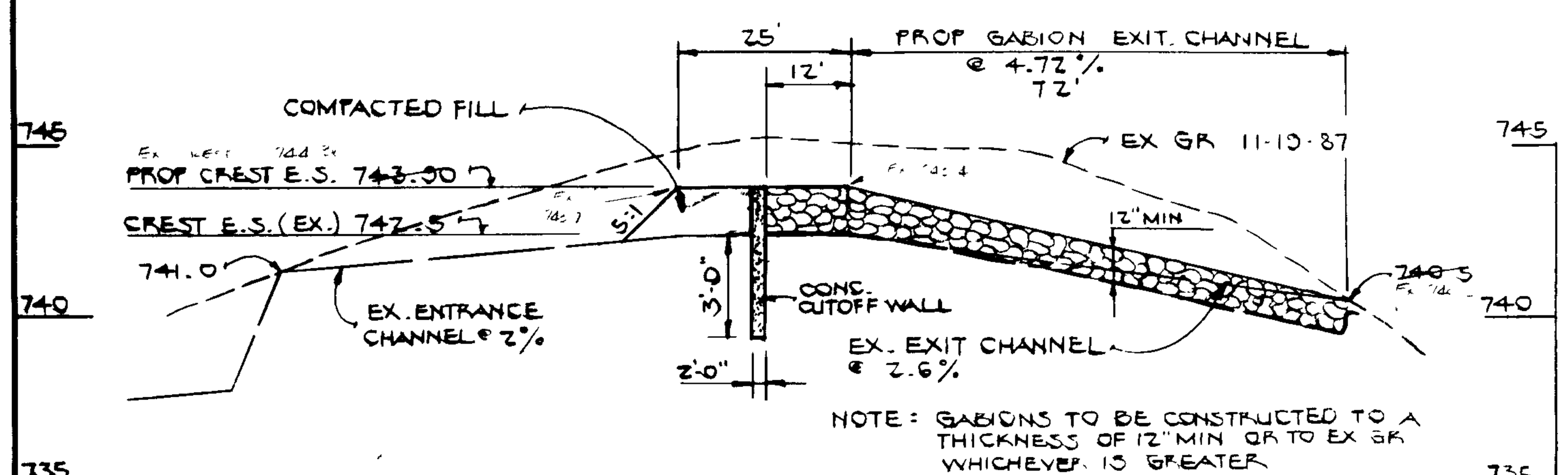


PARKING LAYOUT
SCALE: 1"=20'

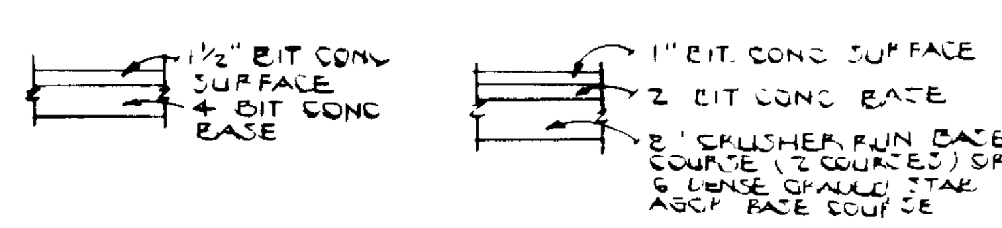


NOTE: 10' HIGH EXPOSED BASEMENT AT REAR OF STRUCTURE CREATES MAX HT OF 33'

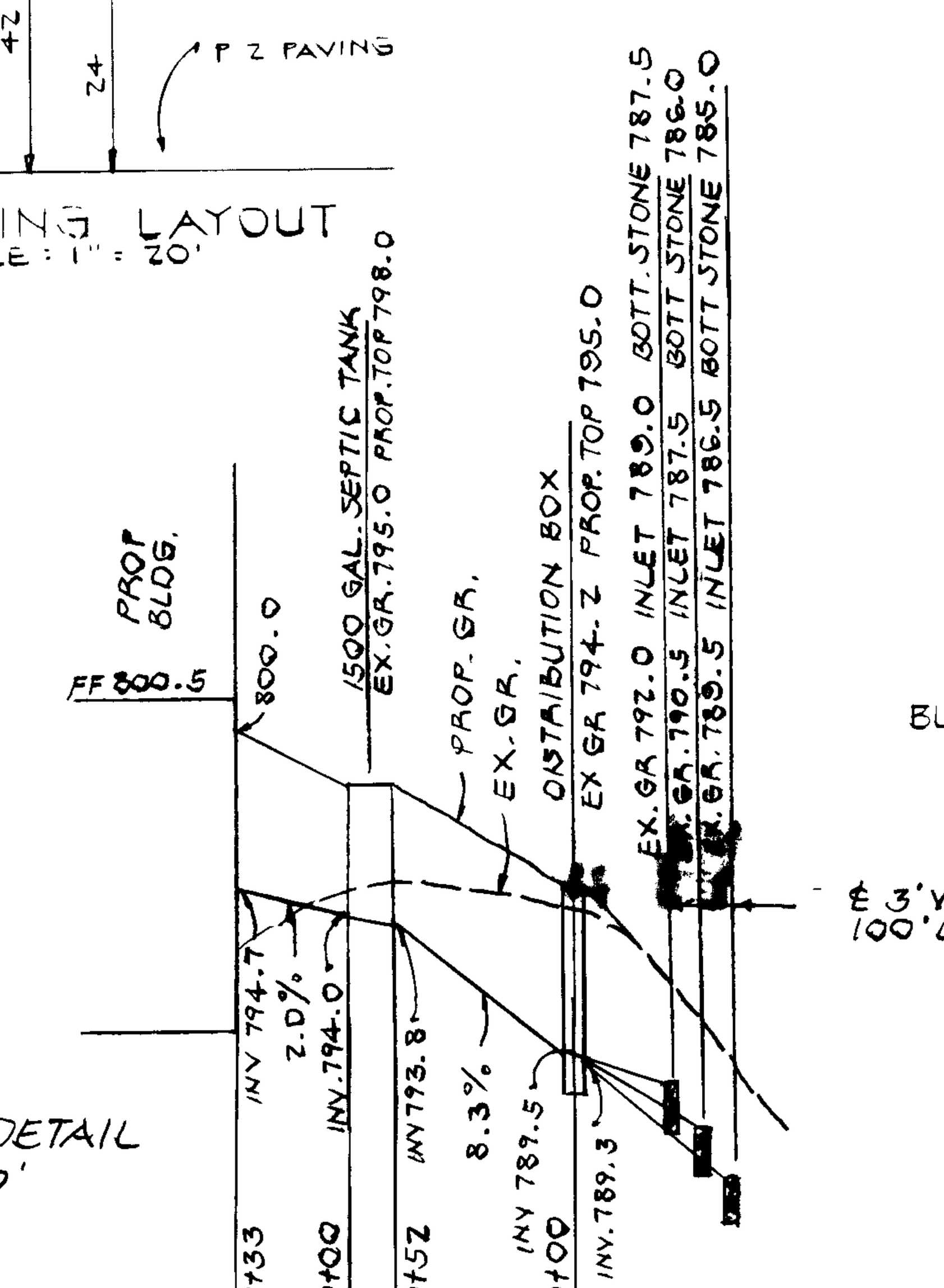
BUILDING ELEVATION (BLDG. NO. 2)
SCALE 1/4"=1'-0"



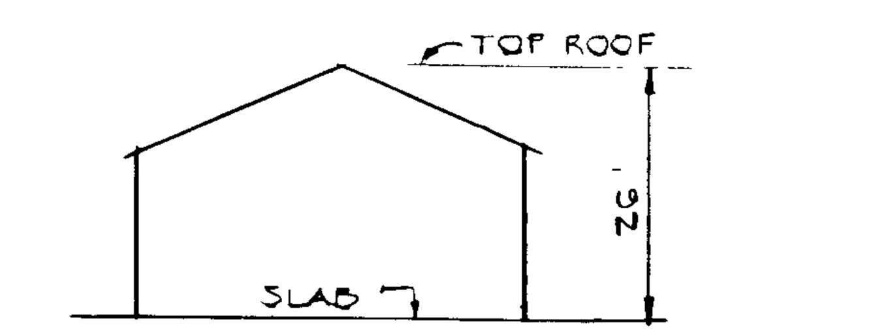
PROFILE OF EMERGENCY SPILLWAY
SCALE: HORZ. 1"=20, VERT. 1"=4'



P-2 PAVING SECTION ALTERNATES



SEPTIC SYSTEM DETAIL
SCALE HORZ 1"=50'
VERT. 1"=5'



BUILDING ELEVATION (BLDG. NO. 1)
SCALE: 1"=20'

HARFORD DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD. 21040
301-679-8719

ENGINEER'S CERTIFICATE

"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 must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion "

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SIGNATURE OF DEVELOPER — 10-24-88 — DATE

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12/27/90
US Soil Conservation Service — Date

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

12/27/90
Howard Soil Conservation District — Date

APPROVED: DEPT. OF PLANNING & ZONING

PLANNING DIRECTOR — 4/12/91 — DATE

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — 4/12/91 — DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER — 1-21-90 — DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC ROADS AND STORM DRAINAGE SYSTEMS

DIRECTOR, PUBLIC WORKS — 4/4/91 — DATE

CHIEF, BUREAU OF ENGINEERING — 1-29-91 — DATE

PROPERTY / SUBDIVISION				SECTION/AREA	PARCEL/LOT NO
DR SNELL NURSERY				-	199
PLAT NO. / L.F	BLOCK NO	ZONE	TAX/ZONE	ELECT DIST	CENSUS TR
1630-325	1	R	6	4	6040
WATER CODE				SEWER CODE	

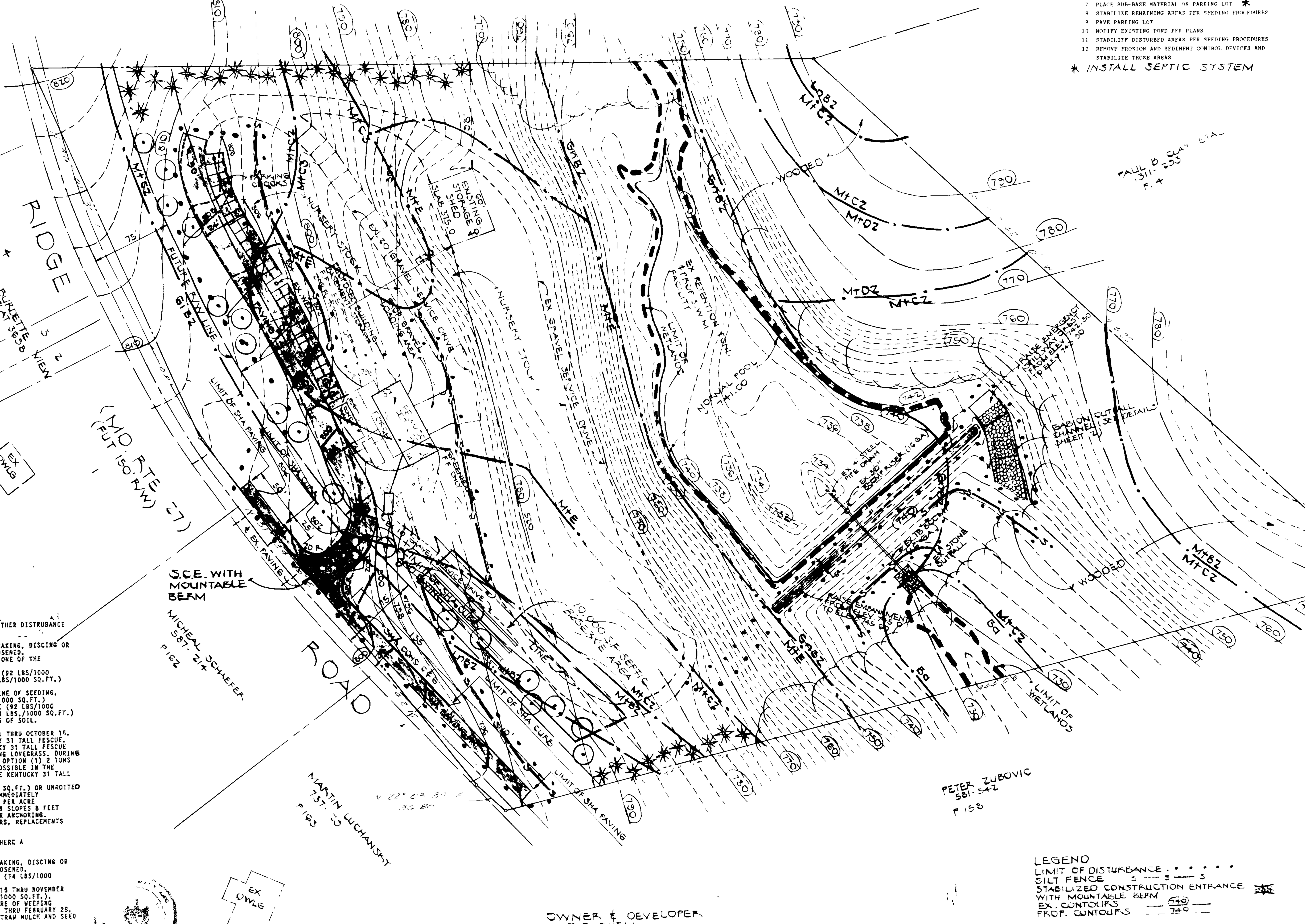
SITE DEVELOPMENT PLAN

D.R. SNELL NURSERY
RIDGE ROAD, MD. RTE. 27
FOURTH ELECT. DISTRICT
HOWARD CO., MARYLAND
AUGUST 11, 1988
SCALE: AS SHOWN
SHEET 2 OF 5

SDP 89-77

PLANT LIST

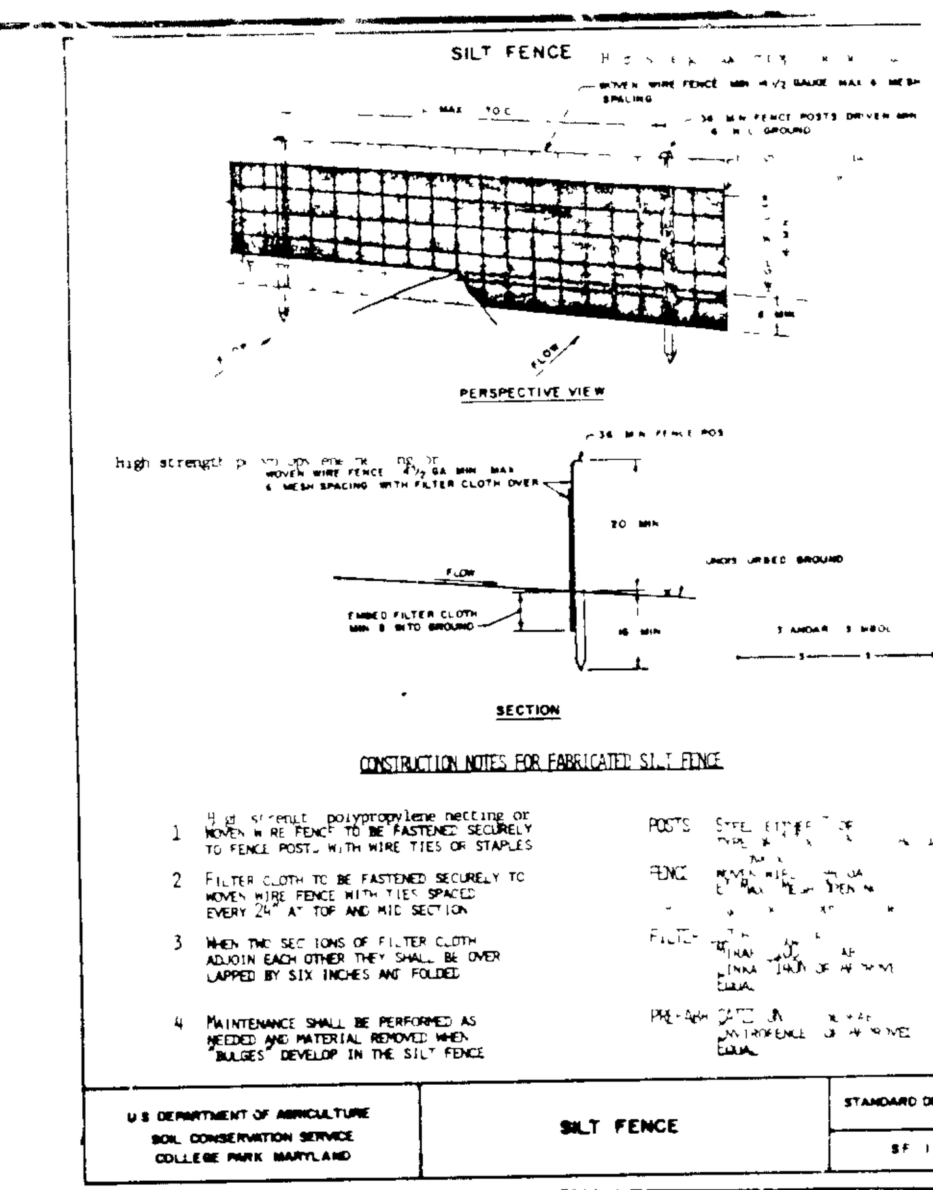
BOTANICAL NAME COMMON NAME	SIZE	CALIPER	ROOT	QUANTITY	SYMBOL
ACER RUBRUM RED MAPLE	10'-12'	2"-2½	3' BALL	19	⊙
LEYLAND CYPRUS	5'-6'	1½"-2"	2'-6	33	✳

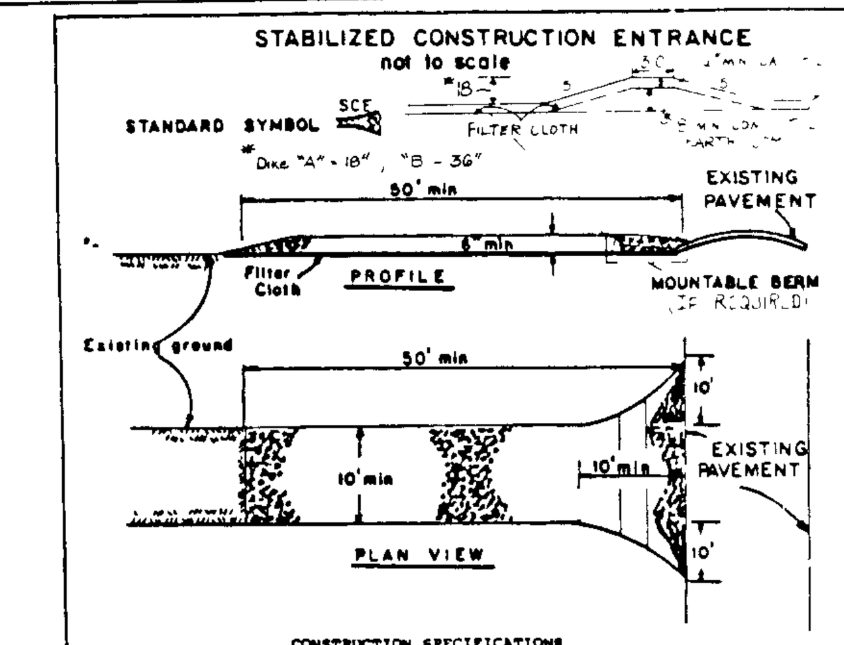


SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. NOTIFY THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS 24 HOURS BEFORE STARTING WORK
3. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES
4. ROUGH GRADE SITE
5. BEGIN BUILDING CONSTRUCTION
6. FINE GRADE SITE
7. PLACE SUB-BASE MATERIAL ON PARKING LOT *
8. STABILIZE REMAINING AREAS PER SEEDING PROCEDURES
9. PAVE PARKING LOT
10. MODIFY EXISTING POND PER PLANS
11. STABILIZE DISTURBED AREAS PER SEEDING PROCEDURES
12. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS

* INSTALL SEPTIC SYSTEM





CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone or reclaimed or recycled concrete equivalent
2. Length - As required but not less than 50 ft (except on a single residence lot where a 30 ft minimum length would apply)
3. Thickness - Not less than six (6) inches
4. Width - Ten (10) ft minimum but not less than the full width at points where ingress or egress occurs
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device
9. Periodic inspection and needed maintenance shall be provided after each rain

U S DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

PERMANENT SEEDING NOTES:

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTRUBANCE 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, IF NOT PREVIOUSLY LOOSENED.
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 SQ.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 400 LBS. PER 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.) OR 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 FEET OR HIGHTER, 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.

SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
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 2 1/2 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.

SEDIMENT CONTROL NOTES

1) A 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)
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 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
4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol 1 Chaper 12, of the HOWARD COUNTY DESIGN 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) 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
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 12.25 Acres
   - Area Disturbed 2.3 Acres
   - Area to be roofed or paved 0.44 Acres
   - Area to be vegetatively stabilized 1.86 Acres
   - Total Cut 1200 Cu yds
   - Total Fill 1200 Cu yds
   - Offsite waste/borrow area location N/A
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
10) 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

LEGEND
LIMIT OF DISTURBANCE . . . . . .
SILT FENCE — S — S — S
STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
EX. CONTOURS — (740) —
PROP. CONTOURS — — 740 — —

OWNER & DEVELOPER
D.R. SNELL
1025 RIDGE ROAD
MT. AIRY, MD. 21771
831-7777

Donald E Hicks, P.E.

HARFORD DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD. 21040
301-679-8719

ENGINEER'S CERTIFICATE

"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 must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion "

Donald E Hicks, P.E. 12/12/90
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE

"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 a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will 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 "

Donald Snell 10-24-88
SIGNATURE OF DEVELOPER DATE

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control

James M. [signature] 12/27/90
U S Soil Conservation Service Date

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

Robert W. Ziehm 12/27/90
Howard Soil Conservation District Date

APPROVED DEPT OF PLANNING AND ZONING

[signature] 4/12/91
PLANNING DIRECTOR DATE

[signature] 4/12/91
CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND SEWERAGE SYSTEMS

[signature] 1-21-90
HEALTH OFFICER DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC ROADS AND STORM DRAINAGE SYSTEMS.

James [signature] 4/4/91
DIRECTOR, PUBLIC WORKS DATE

[signature] 1-29-91
CHIEF, BUREAU OF ENGINEERING DATE

PROPERTY/SUBDIVISION				SECTION/AREA	PARCEL/LOT NO
D R SNELL NURSERY				-	199
PLAT NO./L F	BLOCK NO	ZONE	TAX/ZONE	ELEC DIST	CENSUS TR
1630-325	1	R	6	4	6040
WATER CODE			SEWER CODE		

[illegible] PLAN
D.R. SNELL NURSERY
RIDGE ROAD, [illegible]
FOURTH ELECTION [illegible]
HOWARD COUNTY, MARYLAND
AUGUST 11, 1988
SCALE: 1"=50'
SHEET 3 of 5

SDP 89-77

PLANT LIST

BOTANICAL NAME / COMMON NAME	SIZE	CALIPER	ROOT	QUANTITY	SYMBOL
ACER RUBRUM / RED MAPLE	10'-12'	2"-2½	3 BALL	19	⊙
LEYLAND CYPRUS	5'-6'	1½"-2'	2-6'	33	✳

LOT NO	STREET ADDRESS
	ADDRESS CHART

OWNER & DEVELOPER
D.R. SNELL
1025 RIDGE ROAD
MT. AIRY, MD 21771
831-7777

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EDGEWOOD, MD. 21040
301-679-8719

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Donald E. Hicks, P.E. 12/12/90
SIGNATURE OF ENGINEER — DATE

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SIGNATURE OF DEVELOPER — DATE 12-24-90

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control

U.S. Soil Conservation Service — Date 12/27/90

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

Howard Soil Conservation District — Date 12/27/90

APPROVED DEPT OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE 4/12/91

CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 4/2/91

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER — DATE 1-21-90

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC ROADS AND STORM DRAINAGE SYSTEMS.

DIRECTOR, PUBLIC WORKS — DATE 4/4/91

CHIEF, BUREAU OF ENGINEERING — DATE 1-29-91

PROPERTY/SUBDIVISION					SECTION/AREA	PARCEL/LOT NO
DR SNELL NURSERY					–	199
PLAT NO/LF	BLOCK NO	ZONE	TAX/ZONE	ELEC DIST		CENSUS TR
1630-325	1	R	6	4		6040
WATER CODE				SEWER CODE		

D.R SNELL NURSERY
RIDGE ROAD, MD. RTE. 27
FOURTH ELECT DISTRICT
HOWARD CO., MARYLAND
AUGUST 11, 1988

SHEET 4 OF 5

SDP 89-77

I. SITE PREPARATION

Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material Channel banks and sharp breaks shall be sloped to no steeper than 1 1.

Areas covered by the pond or 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

All cleared and grubbed material shall be disposed of outside 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.

II EARTH FILL

Material

The fill material shall be taken from approved designated borrow area or areas It shall be free of roots, stumps, wood, rubbish, oversize stones, frozen or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction

Control the movement of the hauling equipment over the fill so that the entire surface of each lift is compacted to 95% of AASHTO Specification T-99 (or equivalent ASTM Specifications) Fill material must contain enough moisture to yield the required degree of compection with the equipment used

Cutoff Trench

Where specified, a cutoff trench shall ne excavated 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 or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability

III STRUCTURAL BACKFILL

Backfill material 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 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 a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

IV. PIPE CONDUITS

A. Corrugated Metal Pipe

1 Materials - (Steel Pipe) - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

2. 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. Watertight coupling bands shall be used at all joints. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight.

3 Bedding - The pipe shall be firmly and uniformly bedded through it 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 Laying pipe - The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.

5 Backfilling shall conform to structural backfill as shown above.

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

(V) CONCRETE

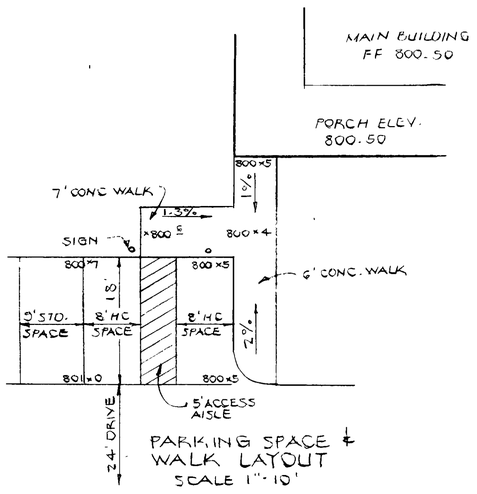
Concrete must meet minimum requirements set forth in Maryland State Highway Administration Standard Specifications for Construction & Materials, Section 918 (Portland Cement Concrete Mixtures), Mix NO 3 Reinforcing steel must be ASTM A615 Grade 60 Steel angles and anchor bars must be ASTM A36

VI. STABILIZATION

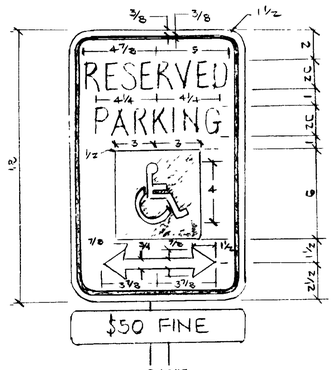
All borrow areas shall be graded to provide proper drainage and left in a sightly condition All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specifications shown on or accompanying the drawings.

FENCE

Construct fencing in accordance with the State Highway Administration Standard Details 690.01 and 690.02 Use specifications for a 6-foot fence, substituting .02" fabric and 6'8" line posts Construct the gate in accordance with SHA Standard Detail 692.01 with .02" fabric The fabric used for the fence and gate must conform to aashto Designation M181-73.



PARKING SPACE & WALK LAYOUT
SCALE 1"=10'



MIN. HEIGHT 7' FROM GROUND TO BOTTOM OF SIGN

HANDICAPPED SIGN DETAIL

Donald E. Hicks, P.E.

HARFORD DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD. 21040
301-679-8719

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Donald E. Hicks, P.E. 11/20/90
SIGNATURE OF ENGINEER DATE

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Donald R. Snell 10-24-88
SIGNATURE OF DEVELOPER DATE

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control

S Soil Conservation Service 12/27/90 Dates

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

Howard Soil Conservation District 12/27/90 Date

APPROVED: DEPT. OF PLANNING & ZONING

PLANNING DIRECTOR DATE

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 1/22/91 DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER 1-21-91 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC ROADS AND STORM DRAINAGE SYSTEMS

DIRECTOR, PUBLIC WORKS 4/4/91 DATE

CHIEF, BUREAU OF ENGINEERING 1-29-91 DATE

PROPERTY / SUBDIVISION		SECTION/AREA	PARCEL/LOT NO
DR SNELL NURSERY		-	199

PLAT NO./L.F	BLOCK NO	ZONE	TAX/ZONE	ELECT DIST	CENSUS TR.
1630-325	1	RR	6	4	6040

WATER CODE SEWER CODE

SITE DEVELOPMENT PLAN
D.R. SNELL NURSERY
RIDGE ROAD, MD. RTE. 27
FOURTH ELECT. DISTRICT
HOWARD CO., MARYLAND
AUGUST 11, 1988
SCALE: AS SHOWN
SHEET 5 OF 5

SDP 89-77