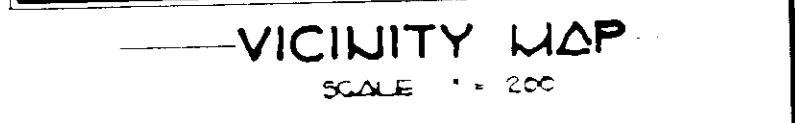


BUILDING	STREET ADDRESS
1	6761 OLD COLUMBIA PIKE
2	6763 " " " "
3	6765 " " " "
4	6767 " " " "
5	6769 " " " "
6	6771 OLD COLUMBIA PIKE
7	6773 " " " "
8	6775 " " " "
9	6777 " " " "
10	6779 " " " "
11	6781 OLD COLUMBIA PIKE
12	6783 " " " "
13	6785 " " " "
14	6787 " " " "
15	6789 " " " "

NOTE WHERE PROPOSED CURB AND GUTTER MEETS EXISTING CURB AND GUTTER CONTRACTOR IS TO MATCH FOR LINE AND GRADE

NOTE EX M48195 TO BE ADJUSTED TO MATCH PROP GRADE @ ENTRANCE



- GENERAL NOTES
- ZONING - B-1.
 - AREA OF SITE = 3.164 ACRES.
 - BUILDING COVERAGE = 16,040 S.F. = 11.6%.
 - AREA OF PARKING LOTS INCLUDING ACCESS ISLES SERVICING PARKING SPACES = 42,480 S.F. AREA OF LANDSCAPED ISLANDS REQUIRED = 52 OR 2,124 S.F. AREA OF LANDSCAPED ISLANDS PROVIDED = 4,266 S.F. = 10%
 - BUILDING USE

UNIT 1	= BANK	= 1,000 S.F.
(2 STORY)	RETAIL	= 1,000 S.F.
UNIT 2	RETAIL	= 1,000 S.F.
(2 STORY)	OFFICE	= 1,000 S.F.
UNIT 3 THRU 9	OFFICE	= 14,000 S.F.
(2 STORY)		
UNIT 10 THRU 15	OFFICE	= 18,000 S.F.
(3 STORY)		
SUMMARY:		
BANK	= 1,000 S.F.	
RETAIL	= 2,000 S.F.	
OFFICE	= 33,000 S.F.	
TOTAL	= 36,000 S.F.	
 - PARKING DATA:

1. RETAIL AND BANK USE	3,000 S.F. @ 1 SP./200 S.F. = 15 SPACES
2. STORAGE	400 S.F. = 0 SPACES
3. OFFICE USE: 1 EMPLOYEE PER 250 S.F. OF OFFICE SPACE	33,000 S.F./250 = 132 EMPLOYEES
132 EMPLOYEES @ 7 SP./10 EMP. =	92 SPACES
TOTAL REQUIRED SPACES =	107 SPACES
STANDARD PARKING SPACES =	104 SPACES
HANDICAPPED PARKING SPACES =	5 SPACES
WITH 5' ACCESS AISLE	TOTAL PROVIDED SPACES = 109 SPACES
GREEN SPACE REQUIRED =	3,164 AC. X 20% = 0.63 AC.
GREEN SPACE PROVIDED INCLUDING	= 58.52 AC.
LANDSCAPED ISLANDS =	1.85 AC.
 - A LEVEL SURFACE NOT LESS THAN THE WIDTH OF EACH ENTRANCE AND EXTENDED FIVE FEET OUT FROM THE ENTRANCE OF EACH UNIT SHALL BE INLAIN IN THE SIDEWALK FOR THE PURPOSE OF IDENTIFICATION BY HANDICAPPED PERSONS.
 - ALL EXTERIOR LAMPS SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL AREAS.
 - ALL EXTERIOR LAMPS SHALL BE WALL MOUNTED FIXTURES. SEE ARCHITECTURAL PLANS.
 - EXTERIOR LAMPS AT ENTRANCES SHALL BE 100 WATT SODIUM LAMP ON 14" BLACK FIBERGLASS POLE WITH THE TRADITIONAL HEAD.
 - BANK DRIVE THRU WILL UTILIZE TELLERS.
 - CONTRACTORS SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES BEFORE STARTING ANY CONSTRUCTION.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS BUFFER EXCEPT AS APPROVED PER 89-160.
 - BOTH DUMPSTERS FOR THIS SITE SHALL BE EMPTIED BY A WASTE REMOVAL CONTRACTOR EITHER BEFORE OR AFTER ACCEPTABLE BUSINESS HOURS: (7:30 AM TO 5:30 PM).
 - THIS PLAN IS SUBJECT TO "89-160" WHICH GRANTED APPROVAL TO ALLOW A STORM DRAIN OUTLET AND A WATER QUALITY POND WITHIN THE REQUIRED 25 FOOT WETLANDS BUFFER.
 - A WAIVER FROM SECTION 2.6.4 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III-ROADS AND BRIDGES WAS GRANTED BY THE DEPARTMENT OF PUBLIC WORKS TO ALLOW CENTERLINE SPACING BETWEEN THE ENTRANCES ON OLD COLUMBIA PIKE TO BE REDUCED TO 120' INSTEAD OF THE REQUIRED 250'.

SHEET INDEX

- SITE DEVELOPMENT PLAN.
- DRAINAGE AREA MAP AND GRADING PLAN.
- LANDSCAPE AND SEDIMENT CONTROL PLAN.
- NOTES AND DETAILS.
- NOTES AND DETAILS.
- MITIGATION PLAN FOR WETLANDS BUFFER.
- MITIGATION PLAN FOR WETLANDS BUFFER.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 TEL (301) 261-2895 FAX (301) 740-3780

ENGINEER'S CERTIFICATE
 I HEREBY 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

Charles J. Carter
 SIGNATURE OF ENGINEER
 4/7/90
 DATE

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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/ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY"

Carol S. Carter
 SIGNATURE OF DEVELOPER
 4/7/90
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

John M. Miller 4/19/90
 US SOIL CONSERVATION SERVICE
 DATE

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

John M. Miller 4/19/90
 DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John M. Miller 6-28-90
 PLANNING DIRECTOR
 DATE

David S. Taylor 5/11/90
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

John Bodus 5-31-90
 HEALTH OFFICER
 DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

James S. Taylor 5/23/90
 DIRECTOR, PUBLIC WORKS
 DATE

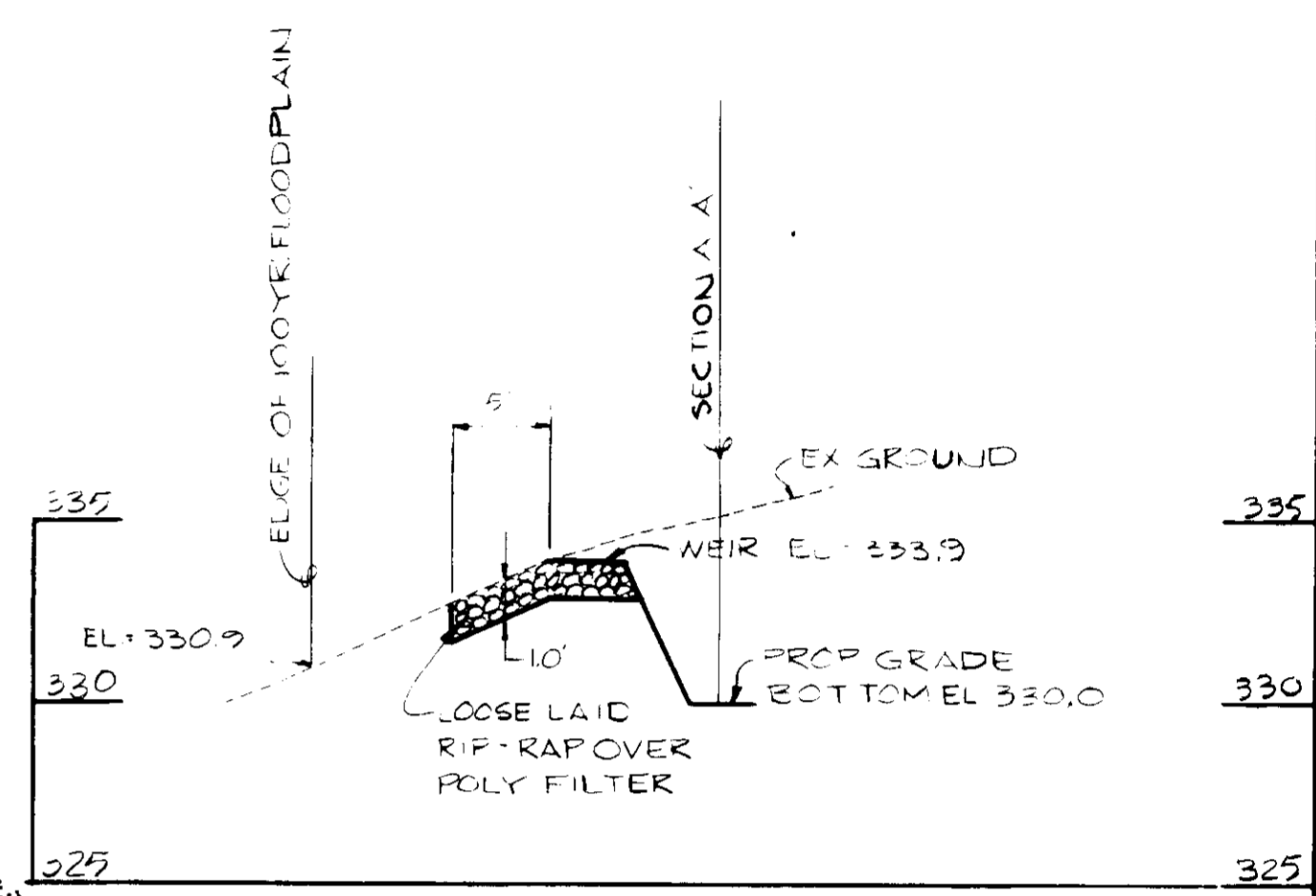
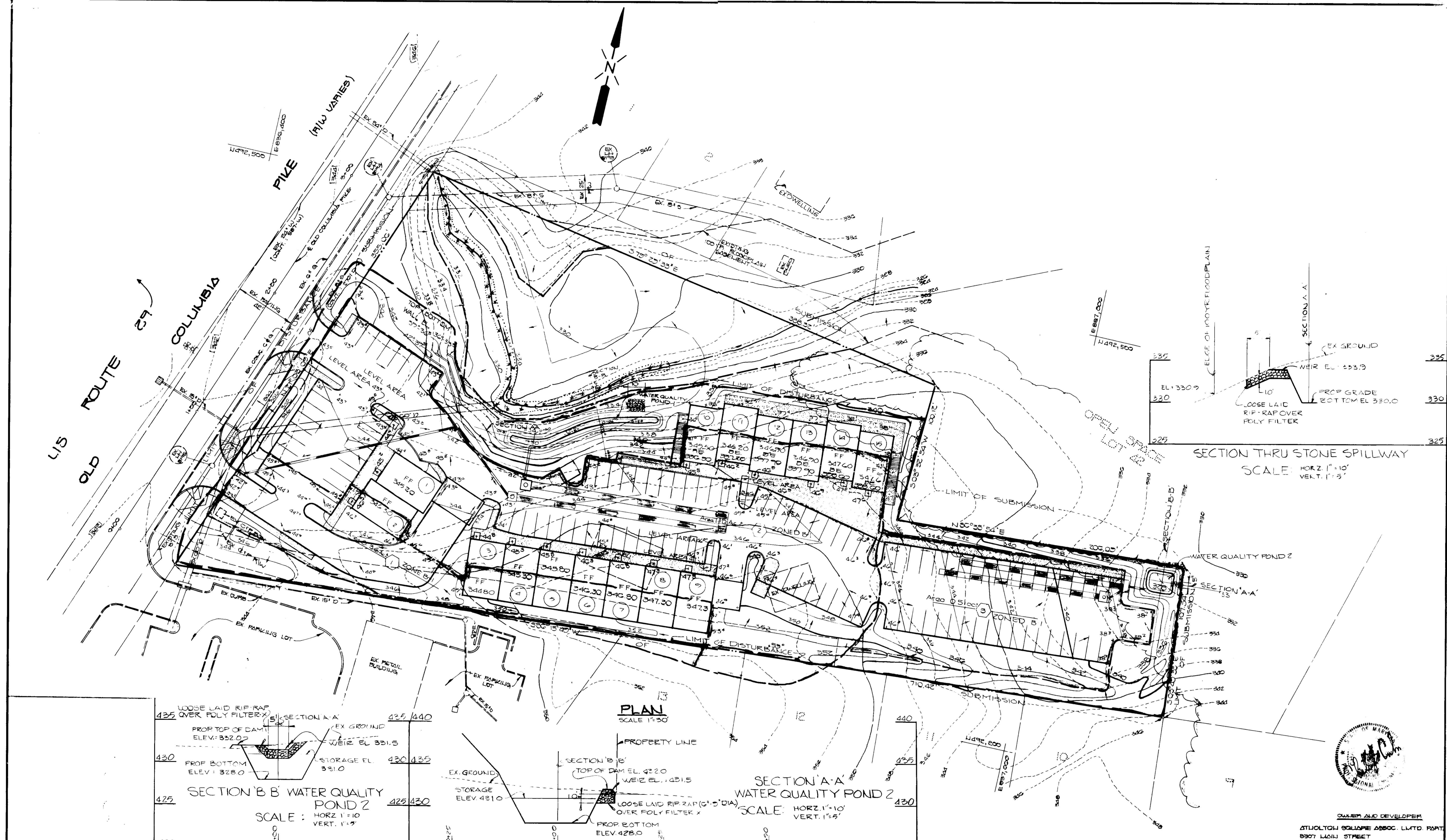
William S. Taylor 5/23/90
 CHIEF, BUREAU OF ENGINEERING
 DATE

PROPERTY	SECTION/AREA	PARCEL
ATHOLTON SQUARE		A
PLAT 7205	BLOCK NO 19	TAX/ZONE B1
	ELEC DIST 36	CENSUS TR 606302
WATER CODE E-13	SEWER CODE 2321300	

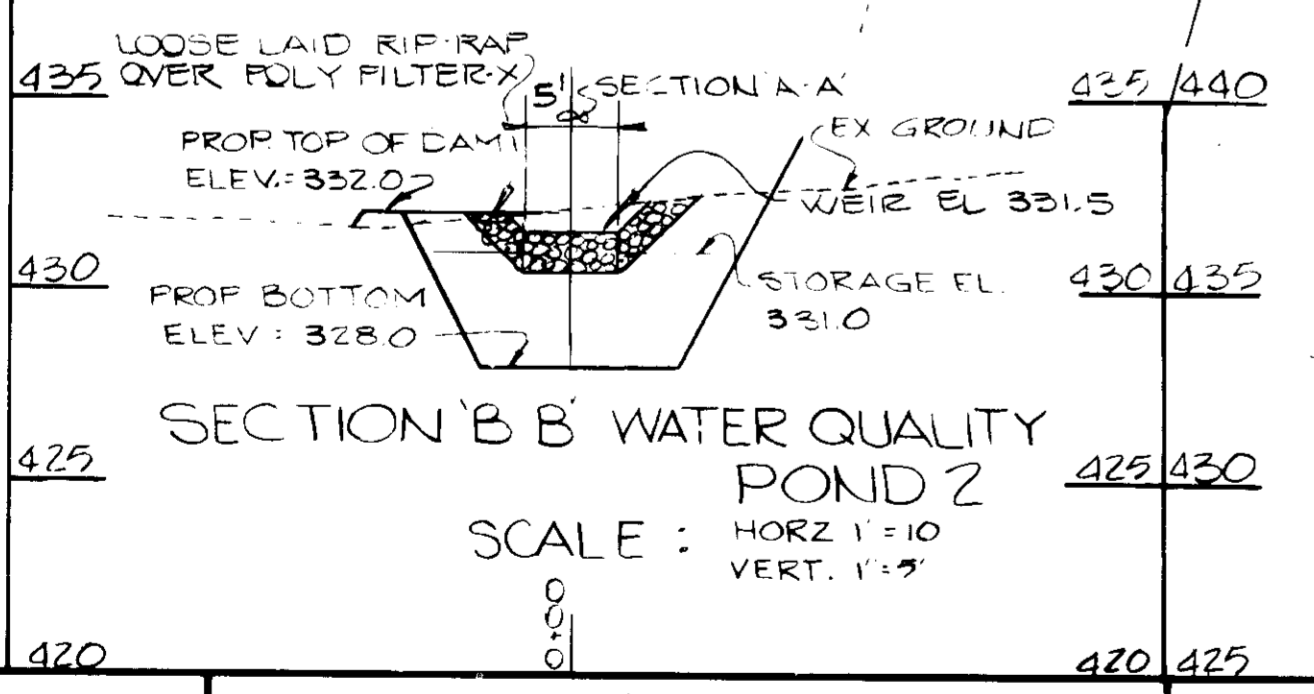
ATHOLTON SQUARE
 OLD COLUMBIA PIKE
 BANK, OFFICE AND RETAIL STORE
 SIXTH ELECTRIC DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 TAX MAP 86 PARCEL: A (63,193,287)
 BUSET 1 OF 7 E-90-104

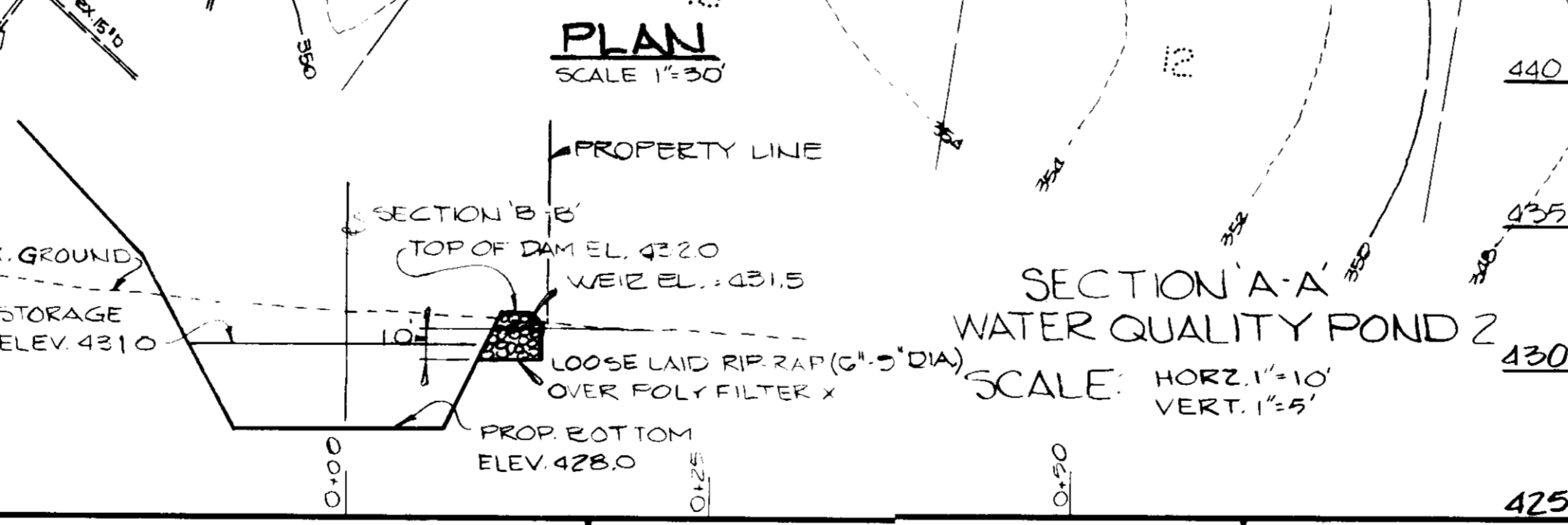
REPLACED BY SDP 92-50 SDP 90-106 3/2/93



SECTION THRU STONE SPILLWAY
SCALE: HORZ 1"=10'
VERT. 1"=5'



SECTION B-B WATER QUALITY POND 2
SCALE: HORZ 1"=10'
VERT. 1"=5'



SECTION A-A WATER QUALITY POND 2
SCALE: HORZ 1"=10'
VERT. 1"=5'

PLAN
SCALE 1"=30'



OWNER AND DEVELOPER
ATHOLTON SQUARE ASSOC. LTLD PART
8907 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
TEL (301) 261-2849 FAX (301) 750-3784

ENGINEER'S CERTIFICATE
I HEREBY 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.

Chad J. Cal
SIGNATURE OF ENGINEER
4/1/90
DATE

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Carol B. Gata
SIGNATURE OF DEVELOPER
4/1/90
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Hahn 5/1/90
U.S. SOIL CONSERVATION SERVICE

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

APPROVED:

Shirley Selig 5/1/90
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad J. Cal 6-28-90
PLANNING DIRECTOR DATE

Mark S. Langley 4/1/90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

Joseph Boykus 5-31-90
HEALTH OFFICER DATE

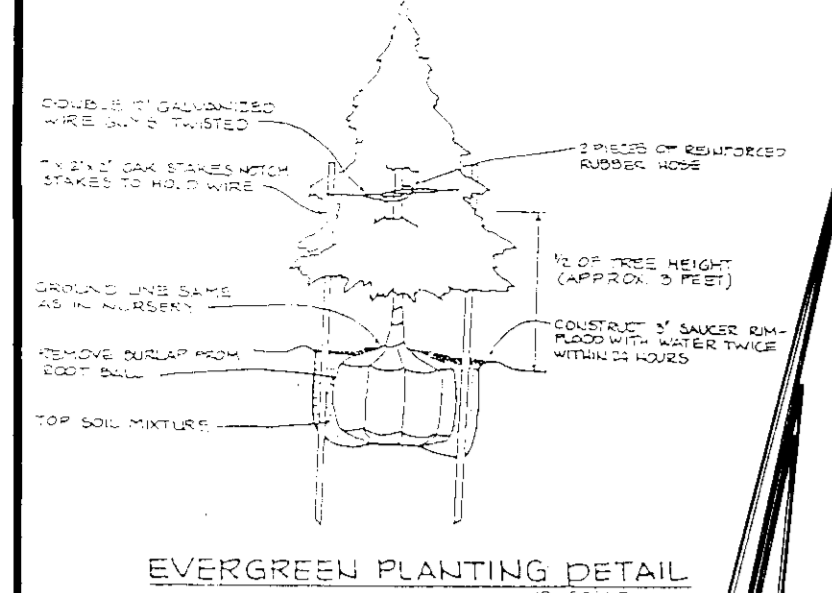
APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

James P. Kelly 5/20/90
DIRECTOR, PUBLIC WORKS DATE

William A. Kelly 5/23/90
CHIEF, BUREAU OF ENGINEERING DATE

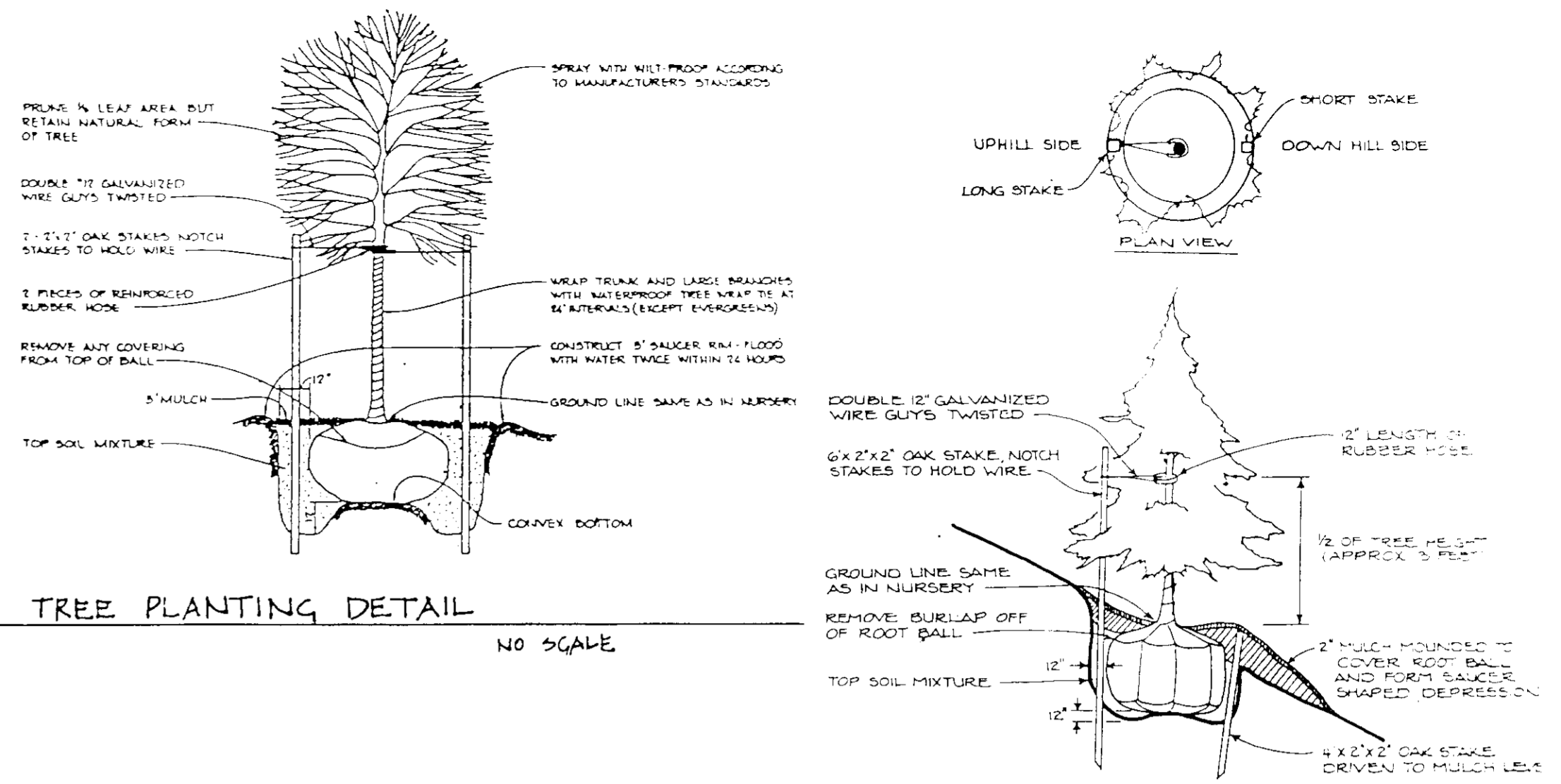
PROPERTY	SECTION/AREA	PARCEL
ATHOLTON SQUARE		A
PLAT	BLOCK NO	ZONE TAX/ZONE
9205	19	36
		ELEC. DIST
		6
		CENSUS TR.
		6023 02
WATER CODE	E-13	SEWER CODE
		5321300

DRAINAGE AREA MAP GRADING PLAN
ATHOLTON SQUARE
OLD COLUMBIA PIKE
BANK, OFFICE AND RETAIL STORE
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
TAX MAP: 86 PARCEL: A (63,199,207)
SHEET 2 OF 7
F-90-104



- STONE OUTLET SEDIMENT TRAP #1**
- DRAINAGE AREA = 1.75 AC.
 - VOLUME REQUIRED = 117 CU.YD.
 - VOLUME PROVIDED = 126 CU.YD.
 - TOP DIM = 75 X 20
 - BOTTOM DIM = 67 X 16
 - SIDE SLOPE = 1:1
 - WEIR LENGTH = 7'
 - WEIR CREST ELEV. = 334.00
 - 150' TROM ELEV. = 330.00
 - CLEAN OUT ELEV. = 331.50

- STONE OUTLET SEDIMENT TRAP #2**
- DRAINAGE AREA = 0.67 AC.
 - VOLUME REQUIRED = 45 CU.YD.
 - VOLUME PROVIDED = 82 CU.YD.
 - TOP DIM = 45 X 15'
 - BOTTOM DIM = 37 X 9'
 - SIDE SLOPE = 1:1
 - WEIR LENGTH = 5'
 - WEIR CREST ELEV. = 339.0
 - BOTTOM ELEV. = 335.0
 - CLEANOUT ELEV. = 336.5



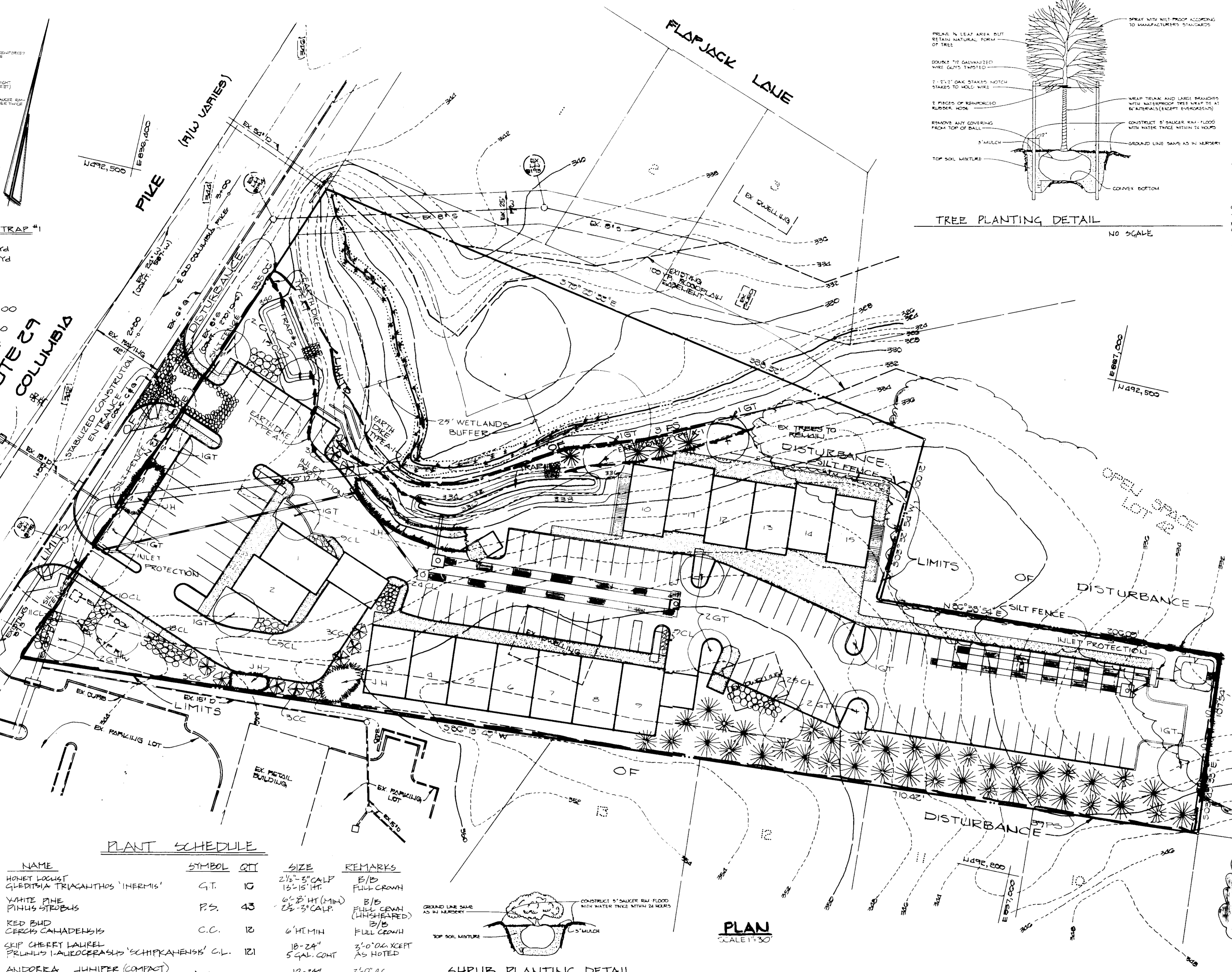
PLANTING DETAIL FOR STEEP SLOPES
NO SCALE

- CONSTRUCTION SEQUENCE**
- OBTAIN GRADING PLAN.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT TRAP, EARTH DIKE, SILT FENCE AND INLET PROTECTION.
 - CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE.
 - CONSTRUCT STORMWATER MANAGEMENT FACILITIES AND STORM DRAINS.
 - GRADE ROADS AND PARKING LOT TO SUBGRADE.
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON, AFTER EACH RAINFALL AND ON A DAILY BASIS.
 - SEDIMENT SHALL BE REMOVED FROM TRAP WHEN CLEANOUT ELEVATION HAS BEEN REACHED TRAP SHALL BE DEWATERED BY PUMPING SEDIMENT SHALL BE PLACED UP HILL FROM SITE.
 - REMOVE SEDIMENT FROM EX-ROADWAYS AND DRESS STONE CONSTRUCTION ENTRANCE AS REQUIRED.
 - CONSTRUCT ALL BUILDINGS AND UTILITIES.
 - FINE GRADE SITE.
 - INSTALL CURB AND GUTTER AND SUB-BASE ON ROADS AND PARKING AREAS.
 - REMOVE STONE CONSTRUCTION ENTRANCE, CLEAN BASE COURSE, APPLY TACK COAT AND LAY SURFACE COURSES.
 - ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED BY PERMANENT SEEDING.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A) 7 CALENDAR DAYS FOR PERIMETER SEDIMENT CONTROL STRUCTURES, SLOPES GREATER THAN 3:1; B) 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - COMPLETE STABILIZATION OF ALL DISTURBED AREAS SHALL BE DONE PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
 - NOTIFY HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS FOR FINAL INSPECTION AT DURATION OF PROJECT (301) 762-2222.
 - STONE OUTLET SEDIMENT TRAP NUMBER SHALL BE CONVERTED TO A WATER QUALITY POND AFTER ALL OTHER DISTURBANCE HAS BEEN GRADED AND STABILIZED WITH PERMANENT SEEDING AND PERMISSION HAS BEEN GIVEN BY HOWARD SOIL CONSERVATION SERVICE. SEE SHEETS 6 OF 7 AND 7 OF 7 FOR DETAILS.

- SITE ANALYSIS**
- TOTAL AREA OF SITE = 3.16 AC. =
 - AREA DISTURBED = 2.44 AC. =
 - AREA TO BE PAVED OR PAVED = 1.73 AC. =
 - AREA TO BE VEGETATIVELY STABILIZED = 0.71 AC. =
 - TOTAL CUT = 11,000 CU.YD.
 - TOTAL FILL = 11,000 CU.YD.

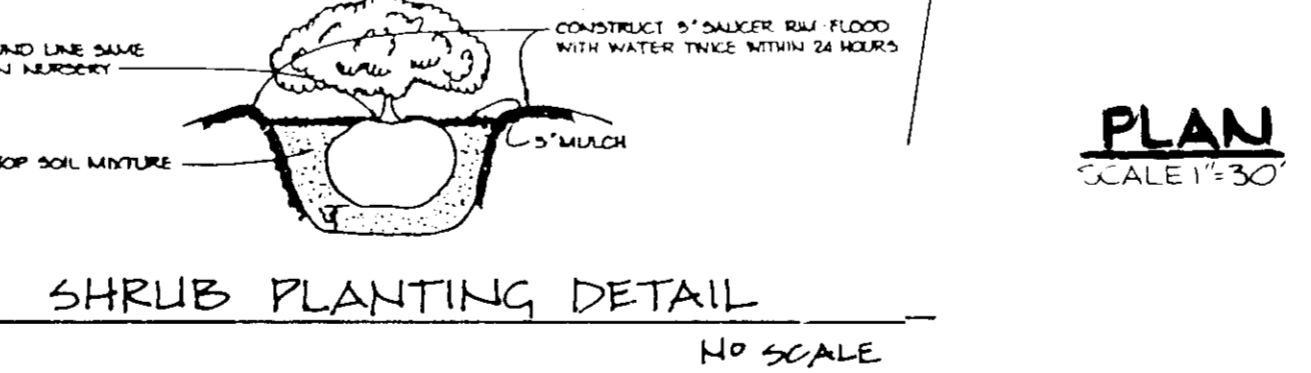
US ROUTE 29 COLUMBIA

91B



PLANT SCHEDULE

NAME	SYMBOL	QTY	SIZE	REMARKS
HONEY LOCUST GLIRICIDIA TRIACANTHOS 'HERMIS'	G.T.	10	2 1/2" - 5" CALF 13-15' HT.	B/B FULL CROWN
WHITE PINE PINUS STROBUS	P.S.	43	6" - 8" HT (MIN) 2 1/2" - 5" CALF.	B/B FULL CROWN (UNSHARPED)
RED BUD CERES CAHADENSIS	C.C.	12	6" HT. MIN.	B/B FULL CROWN
SKIP CHERRY LAUREL PRUNUS LAURO-CERASUS 'SCHIPKAHENSIS' C.L.		121	18-24"	3" O.C. XCEPT 5 GAL. CONT.
ANDORRA JUNIPER (COMPACT) JUNIPERUS HORIZONTALIS 'ALMOSA COMP' J.H.		7	18-24"	3" O.C. 5 GAL. CONT. THROUGHOUT



SHRUB PLANTING DETAIL
NO SCALE



OWNER AND DEVELOPER
ATHOLTON SQUARE ASSOC. L.L.C. PART
1307 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
(301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY 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.

Charles C. Fisher
SIGNATURE OF ENGINEER
4/7/90
DATE

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Conrad B. Fisher
SIGNATURE OF DEVELOPER
4/8/90
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Fisher
U.S. SOIL CONSERVATION SERVICE
5/1/90
DATE

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

Clifford A. Fisher
HOWARD SOIL CONSERVATION DISTRICT
5/1/90
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Clifford A. Fisher
PLANNING DIRECTOR
5/22/90
DATE

Frank J. J. Gault
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
6/26/90
DATE

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

Joseph M. Boudin
HEALTH OFFICER
5-31-90
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

James J. Fisher
DIRECTOR, PUBLIC WORKS
5/23/90
DATE

William B. Fisher
CHIEF, BUREAU OF ENGINEERING
5/19/90
DATE

PROPERTY: ATHOLTON SQUARE
SECTION/AREA: A

PLAT: 2203	BLOCK NO. 17	ZONE B-1	TAX/ZONE 30	ELEC. DIST. 6	CENSUS TR. 6062.02
WATER CODE E-13	SEWER CODE 3321300				

LANDSCAPE AND SEDIMENT CONTROL PLAN
ATHOLTON SQUARE
- OLD COLUMBIA PILE -
BANK, OFFICE, AND RETAIL STORE
SIXTH SELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
TAX MAP: 36 PARCEL: A (63,199,287)
SHEET 3 OF 7
F-90-104

PERMANENT SEEDING NOTES

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

Soil 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 schedules:

- 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. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 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. Narrow 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 1.2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, project 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 seed. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 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 unmodified 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 seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

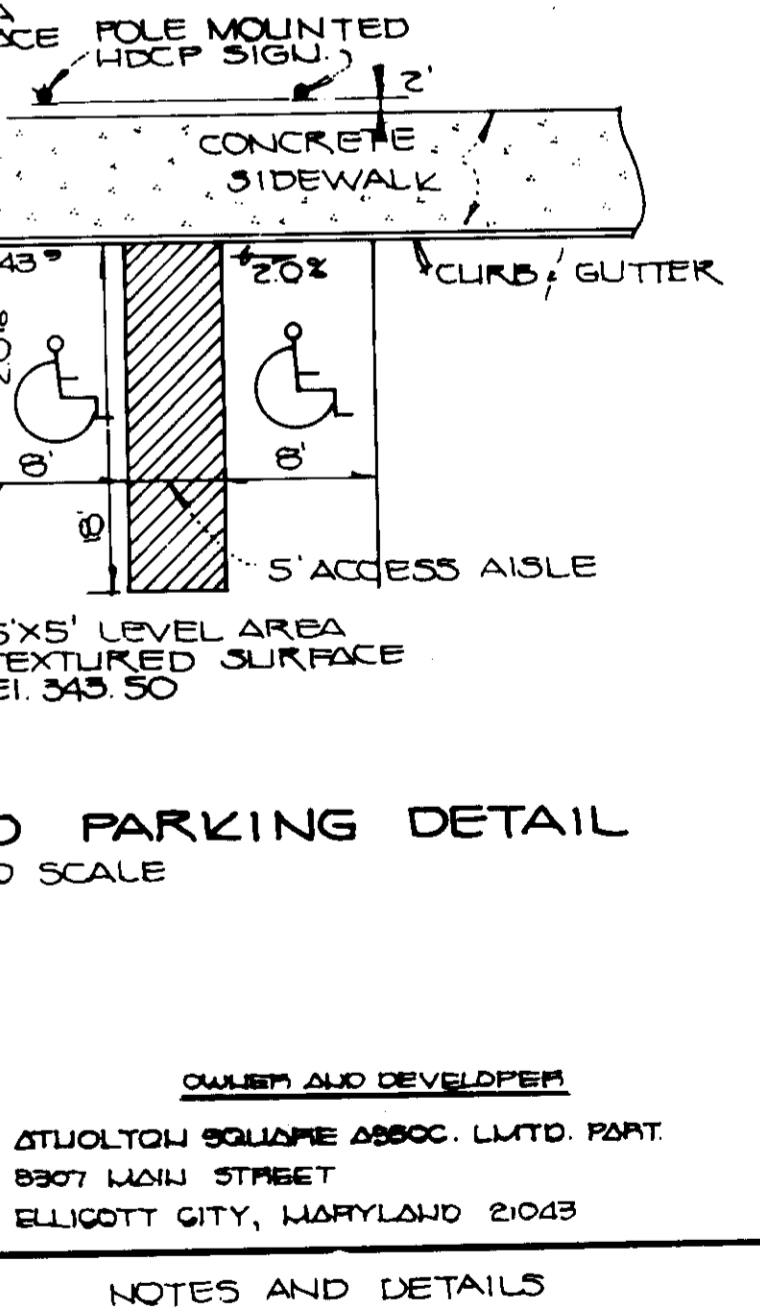
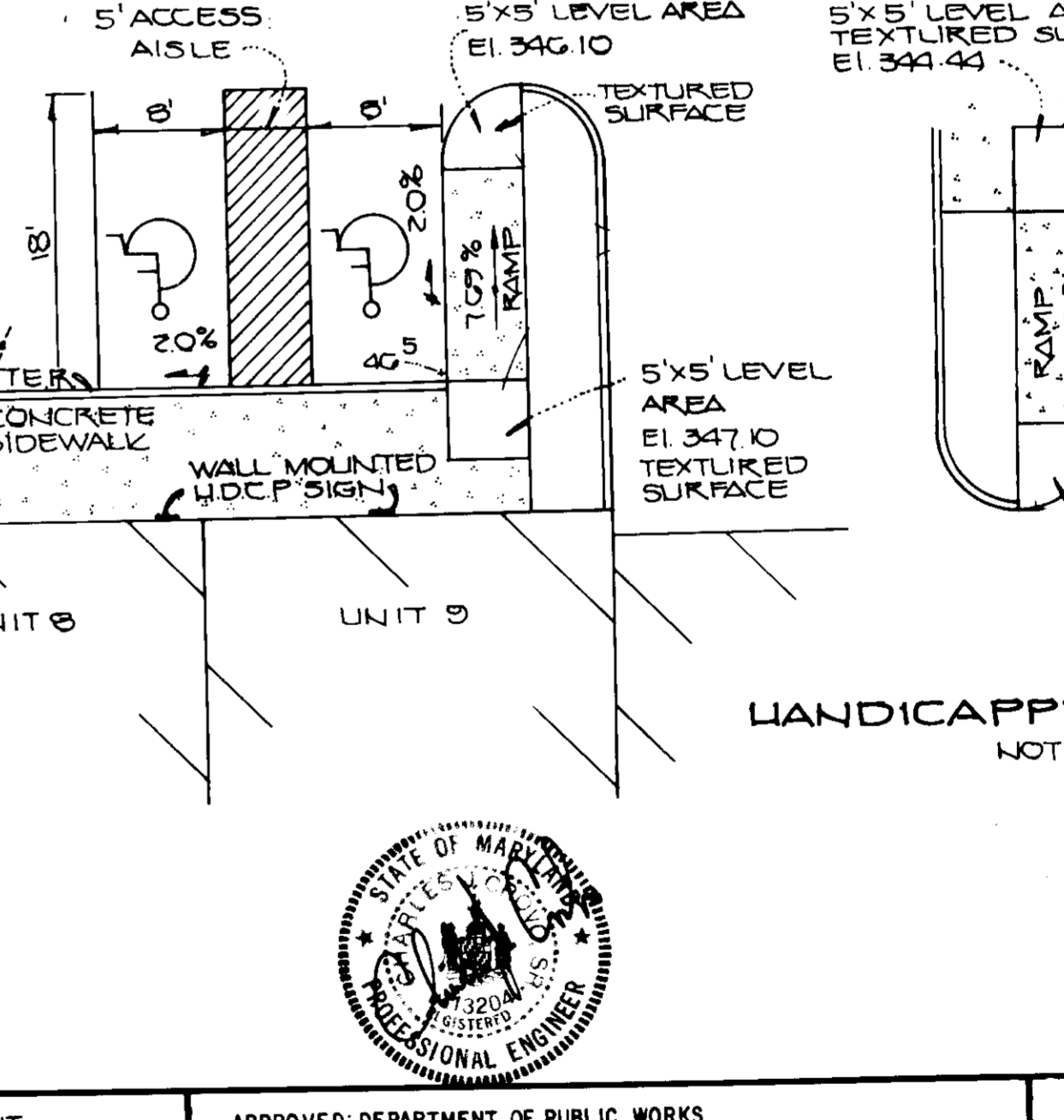
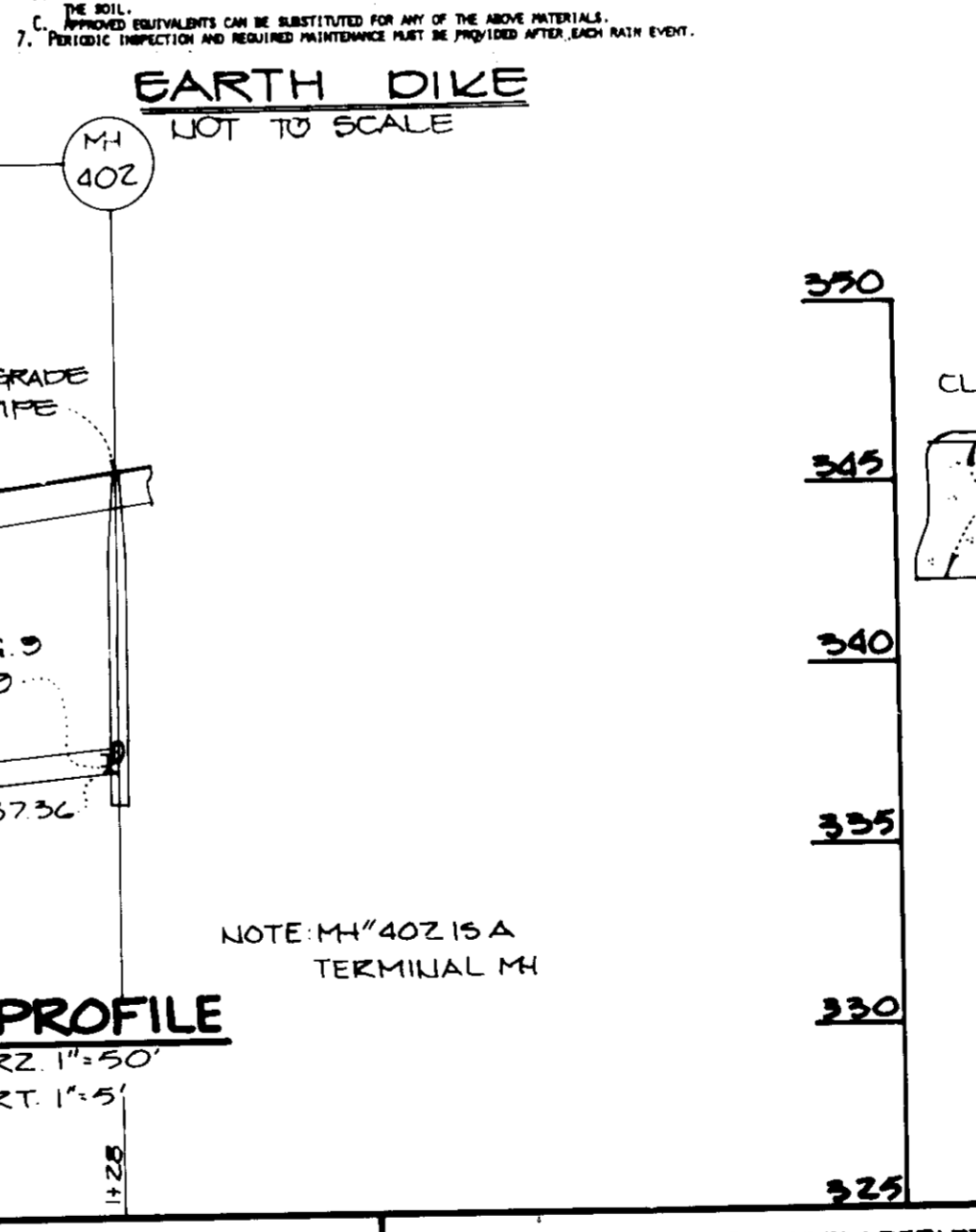
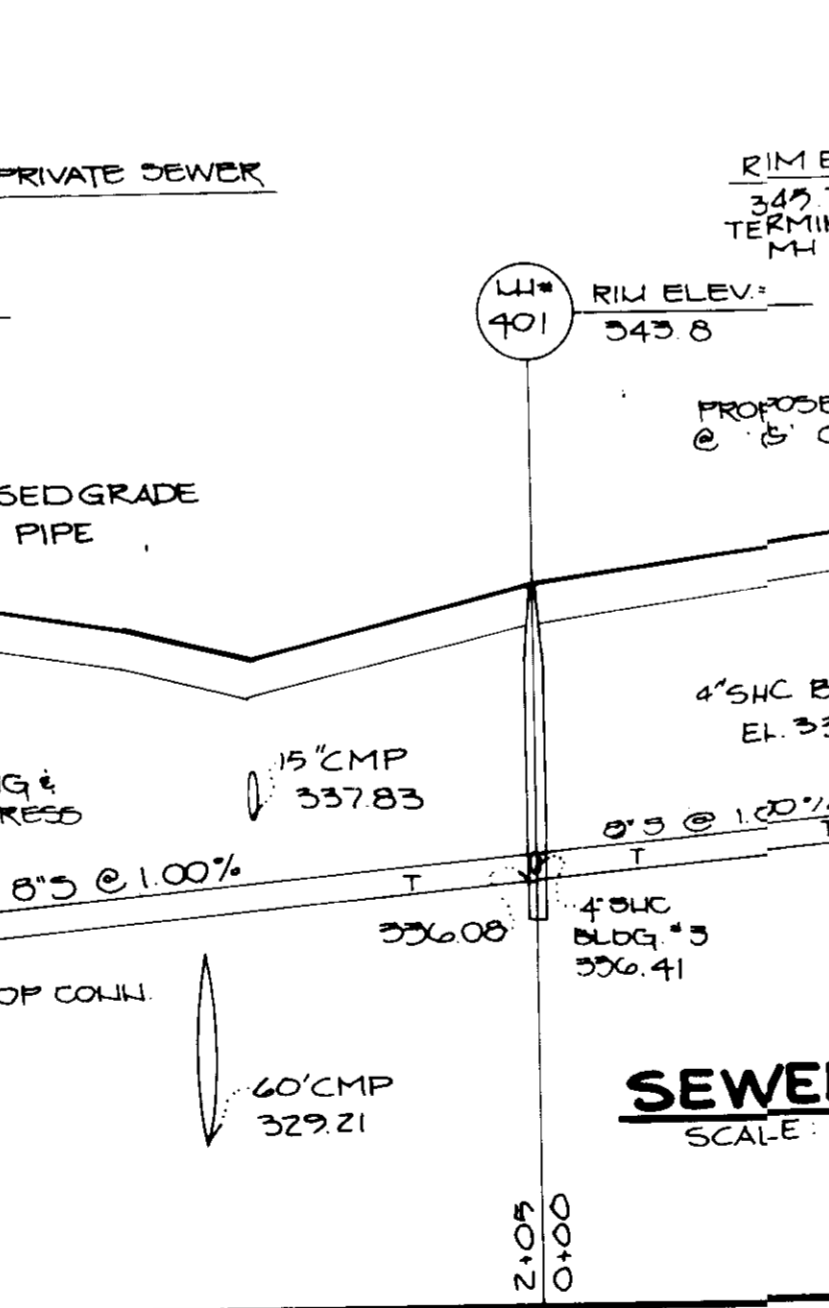
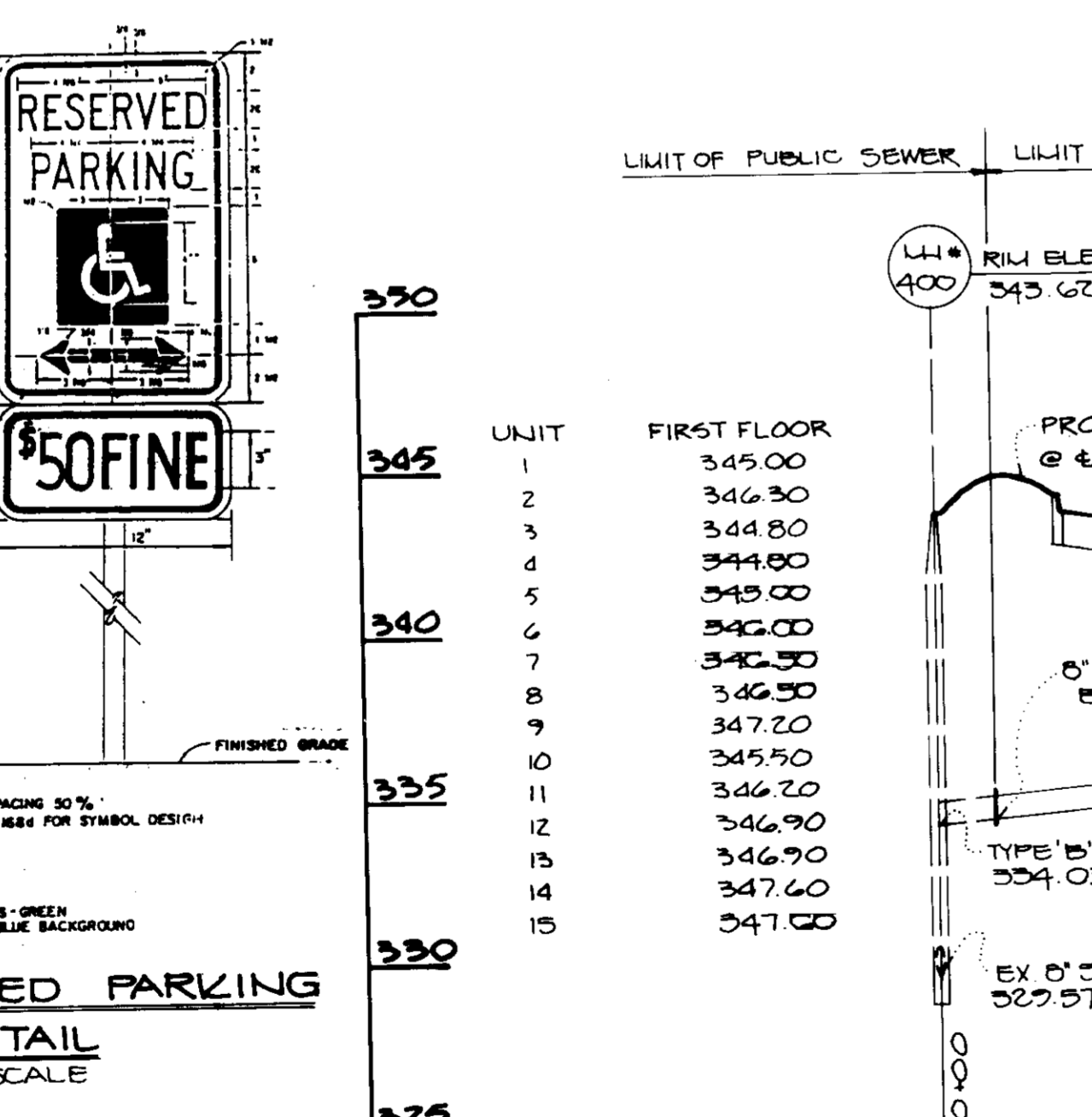
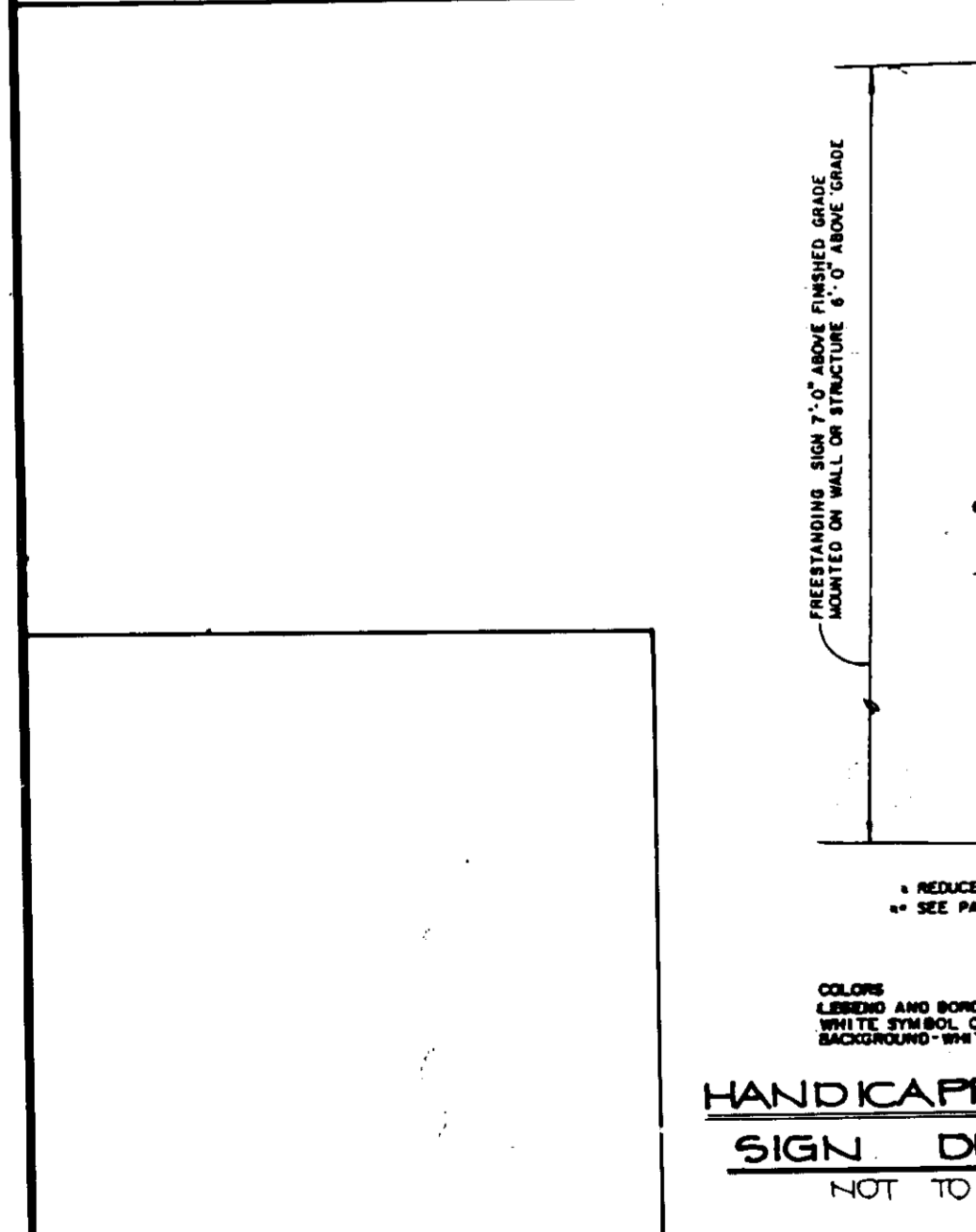
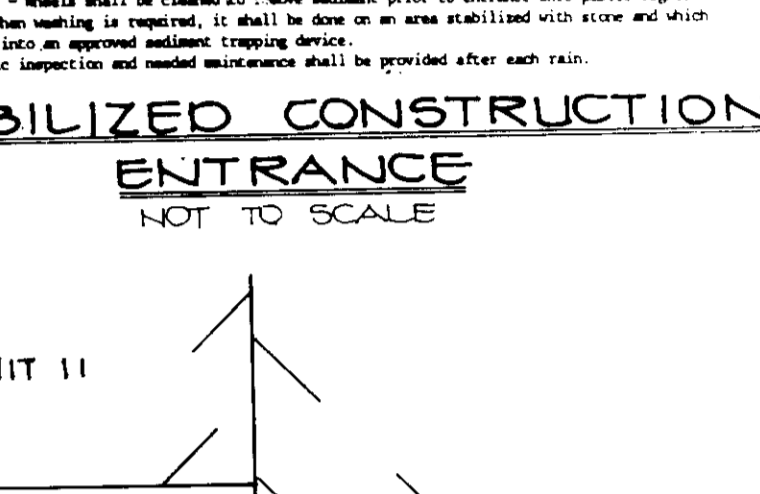
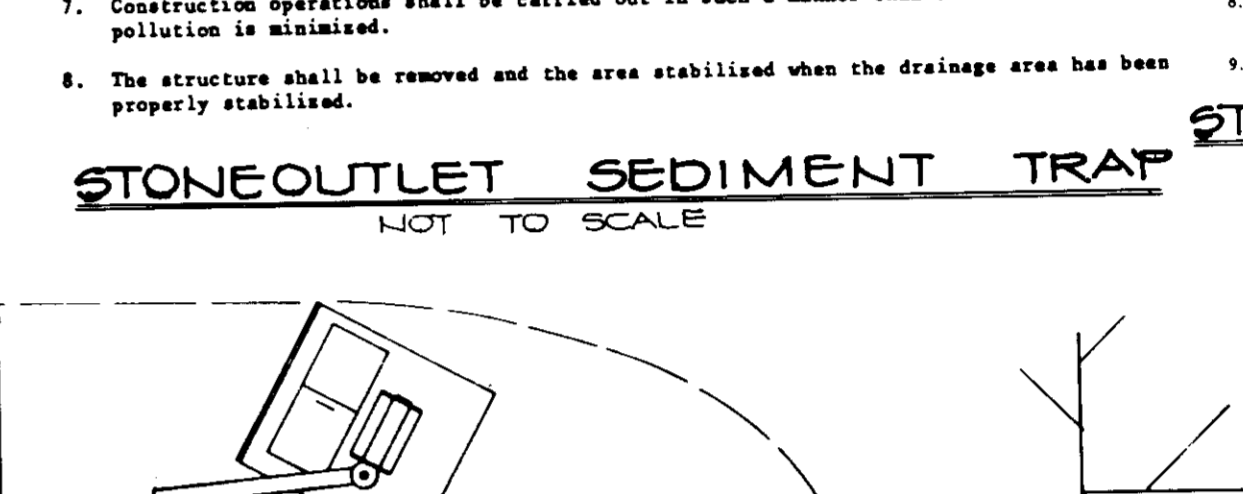
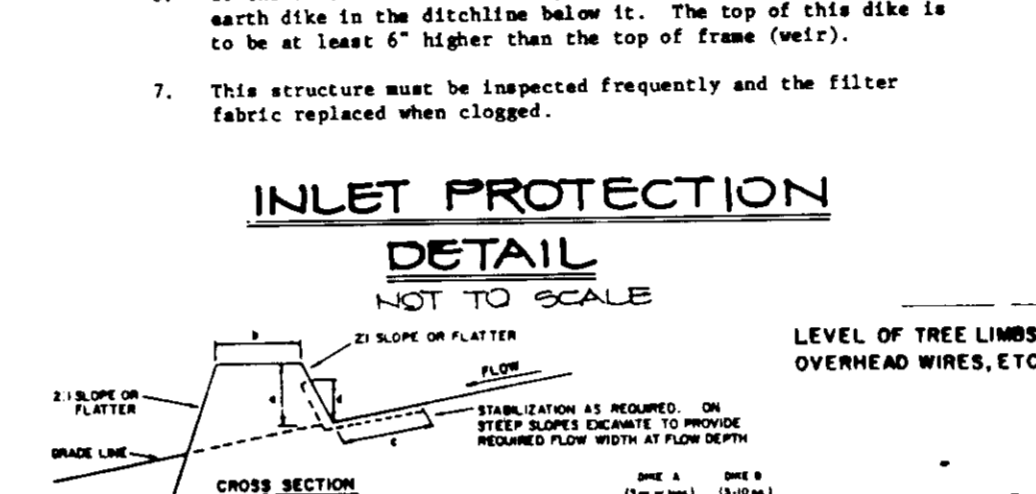
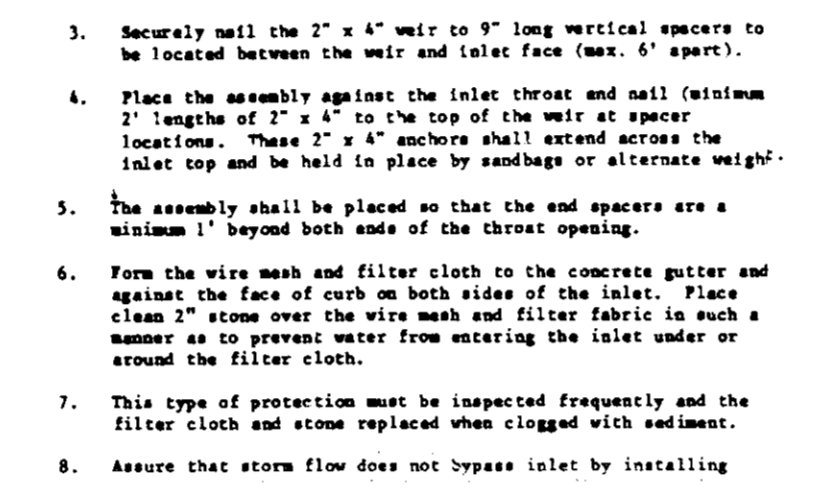
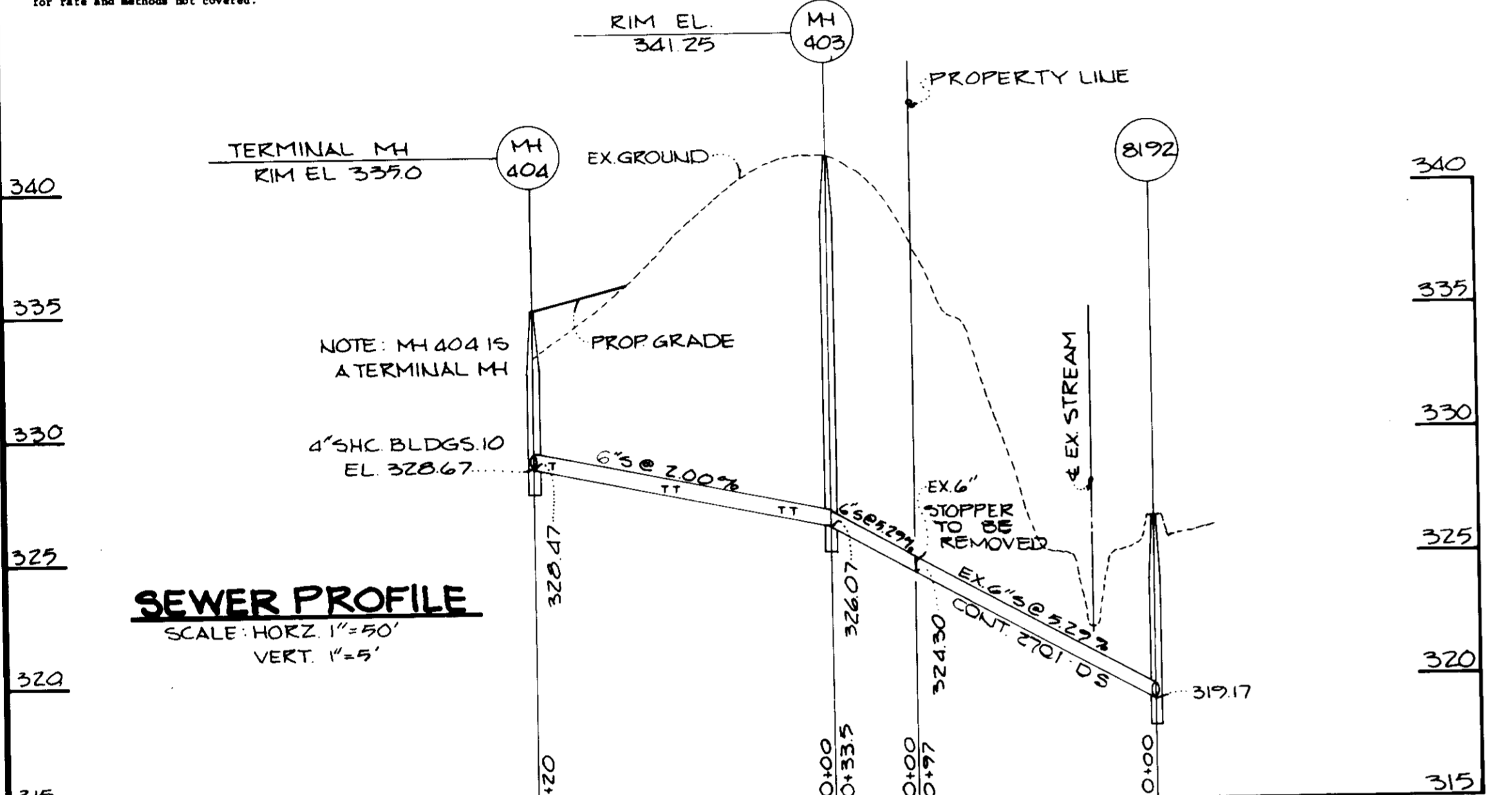
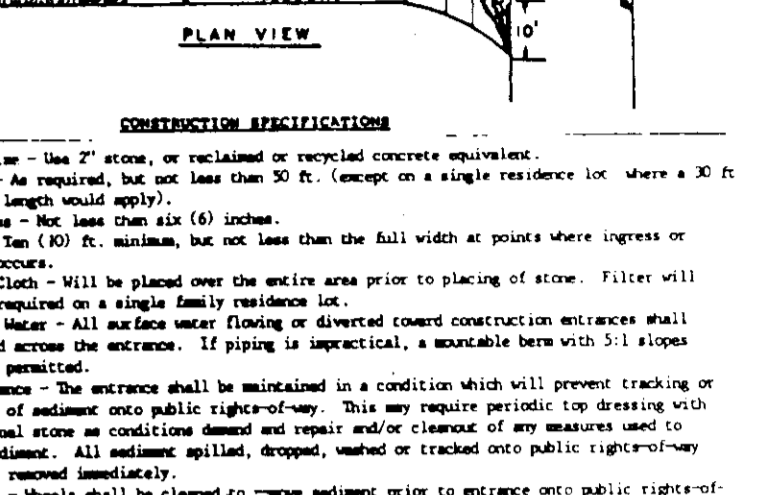
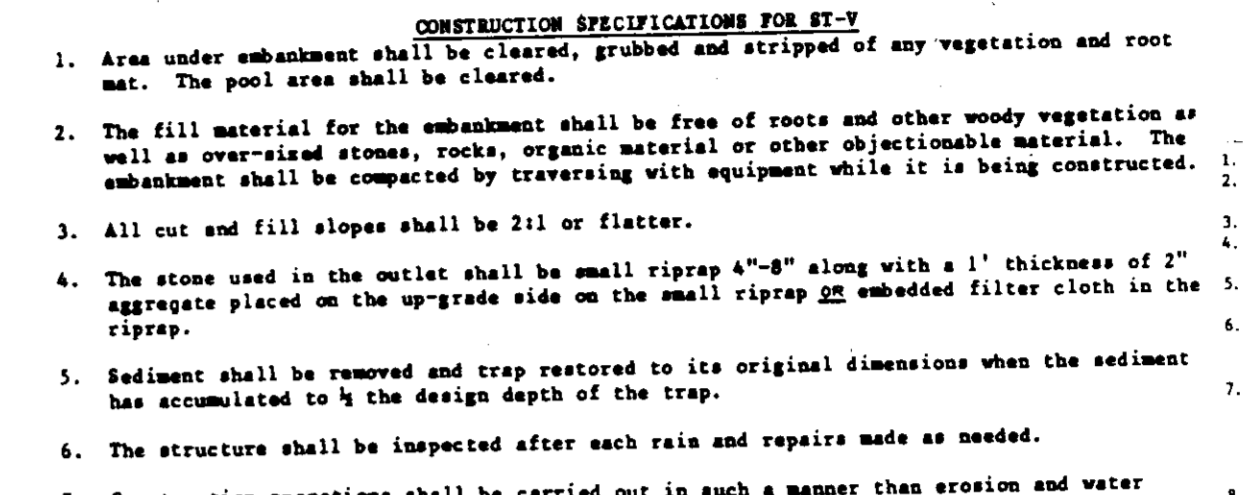
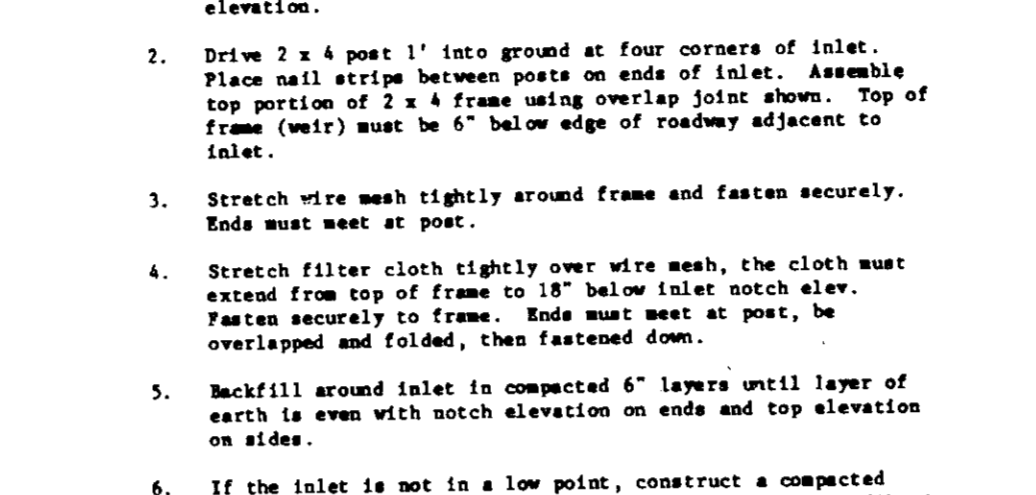
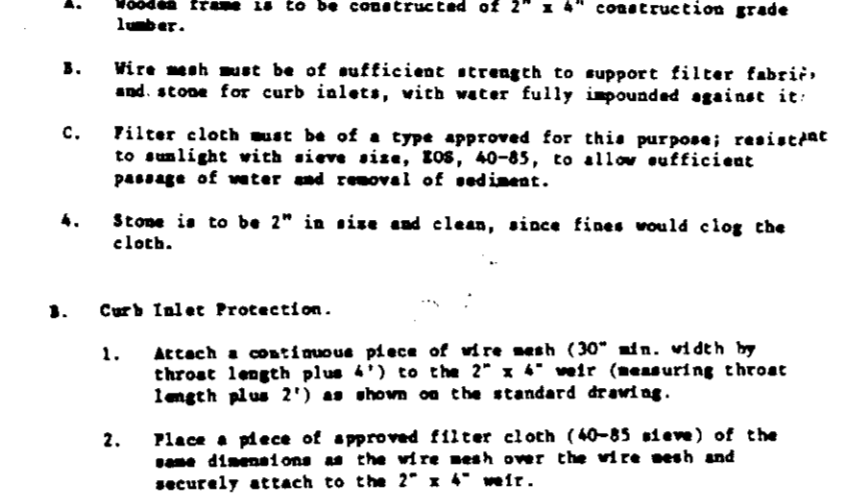
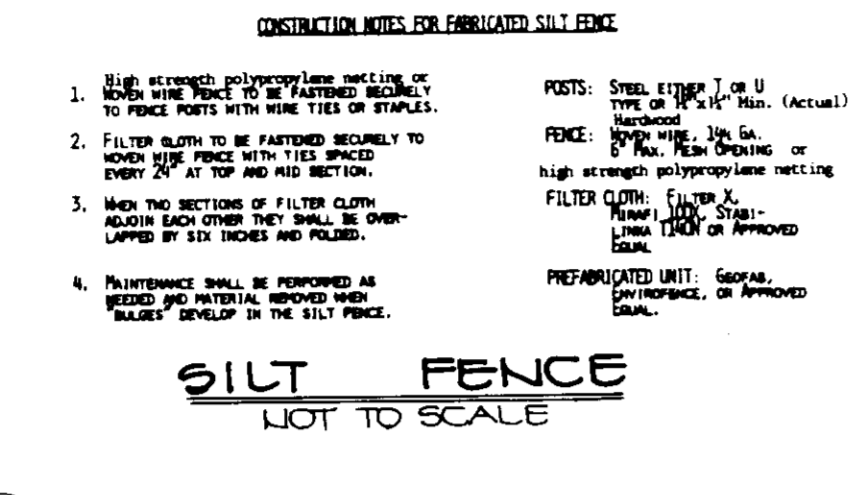
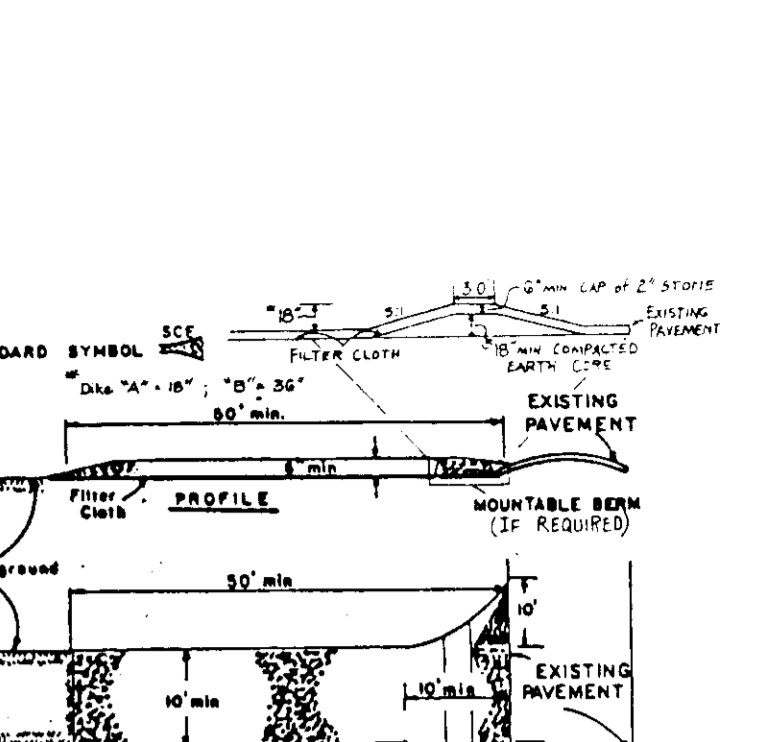
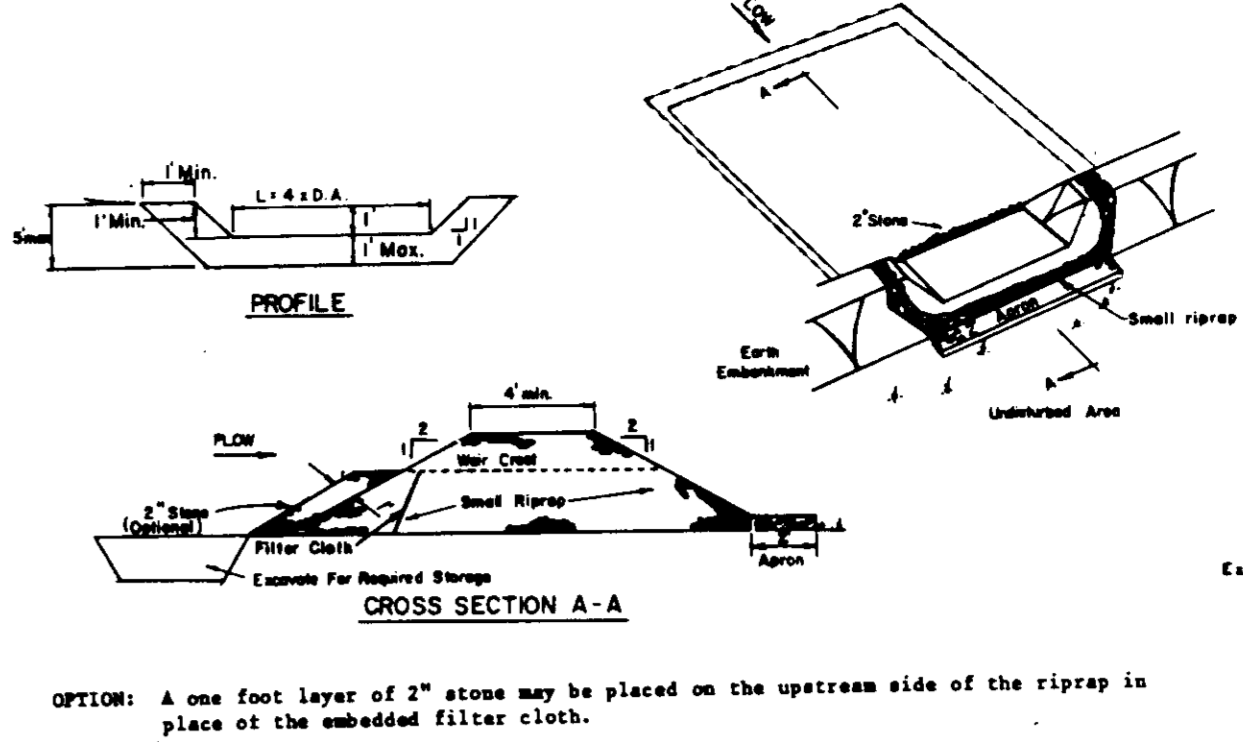
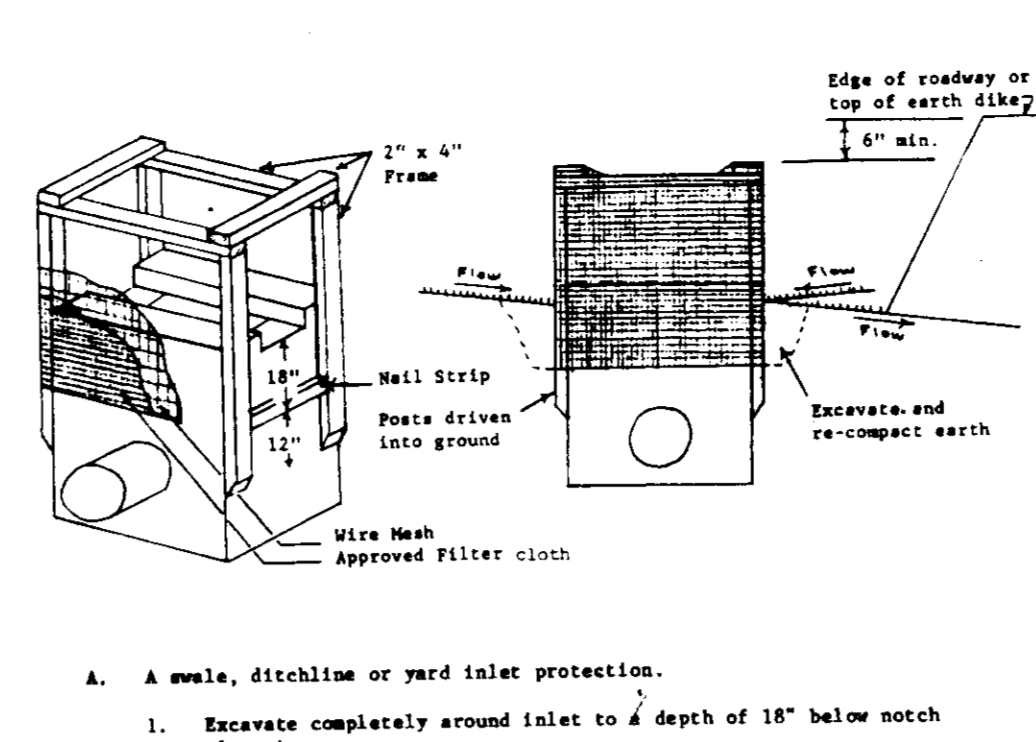
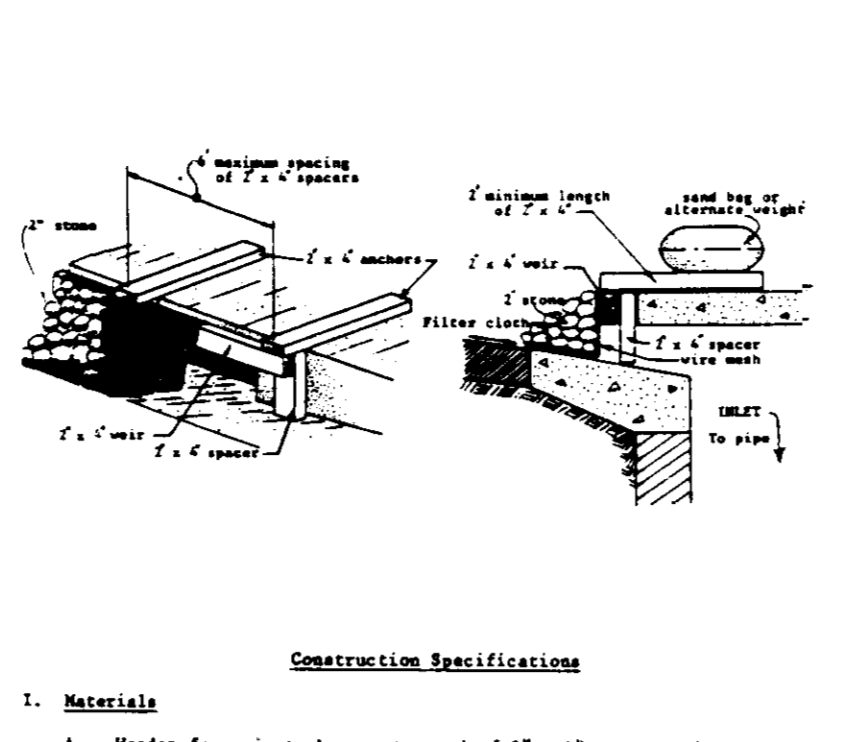
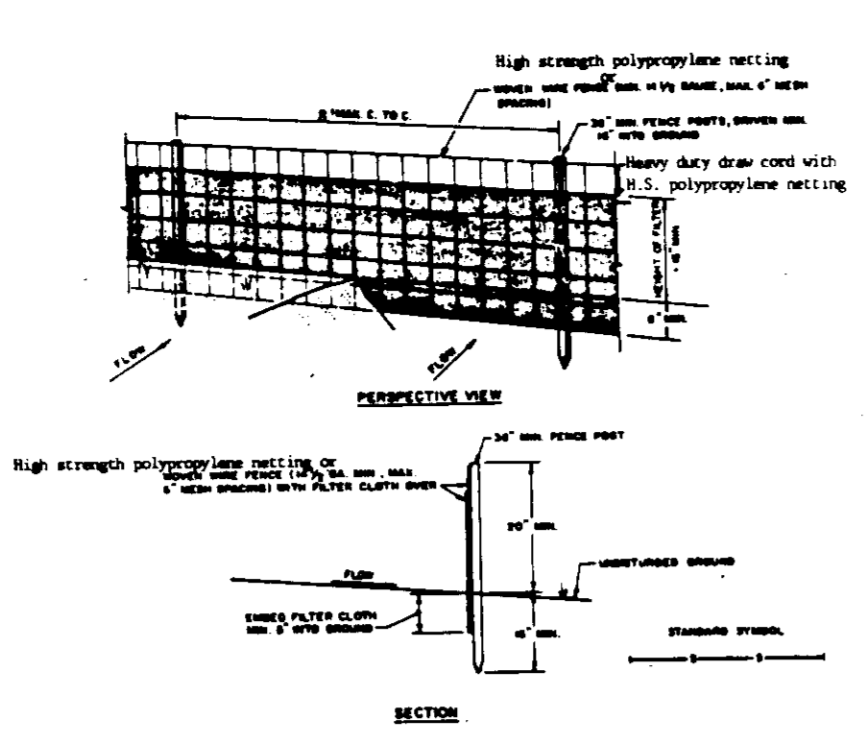
Soil Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 60 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 24 bushels per acre of annual ryegrass (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, project site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring.

Mulching: Apply 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 unmodified 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.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY 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.

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 James M. Hill 5/4/90
 U.S. SOIL CONSERVATION SERVICE DIST. OFF.
 DATE

APPROVED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6-28-90
 PLANNING DIRECTOR
 DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 [Signature] 5-21-90
 HEALTH OFFICER
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 [Signature] 5/22/90
 DIRECTOR, PUBLIC WORKS
 DATE

APPROVED: CHIEF, BUREAU OF ENGINEERING
 [Signature] 5/22/90
 CHIEF, BUREAU OF ENGINEERING
 DATE

PROPERTY	ATLANTON SQUARE	SECTION/AREA	PARCEL
PLAT NO.	3203	BLOCK NO.	10
WATER CODE	E-13	TAX/ZONE	B-1
		ELEC. DIST.	30
		CENSUS TR.	20
		SEWER CODE	5021300

NOTES AND DETAILS
ATLANTON SQUARE
 OLD COLUMBIA FLEX
 BANK OFFICE AND RETAIL STORE
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 TAX MAP: 57 PARCEL: A (63,199,287)
 SHEET 5 OF 7
 F-40-104
 SDP-90-106

WETLAND PLANT MATERIAL

DESCRIPTION:

This work shall consist of furnishing and planting emergent wetland plants and shrubs as shown on the plans and/or as directed by Exploration Research, Inc. and all planting operations and care and replacement as necessary to complete the work specified.

Prior to the start of the work on this project, Exploration Research, Inc. shall submit to the Army Corps of Engineers for review, the proposed planting schedule for the wetland vegetation.

MATERIALS:

- A. Plant material - As shown on the plans, shall conform to the following specifications: The plant species required are normally unavailable from standard landscape nursery sources. Exploration Research, Inc. will make arrangements to insure a supply of the required plant material. This shall be done five (5) months prior to planting time to allow for plant collection, storage, and preparation.
- B. Fertilizer - As required.
- C. Substitute plants - Shall conform to the above specifications and approval of Exploration Research, Inc.

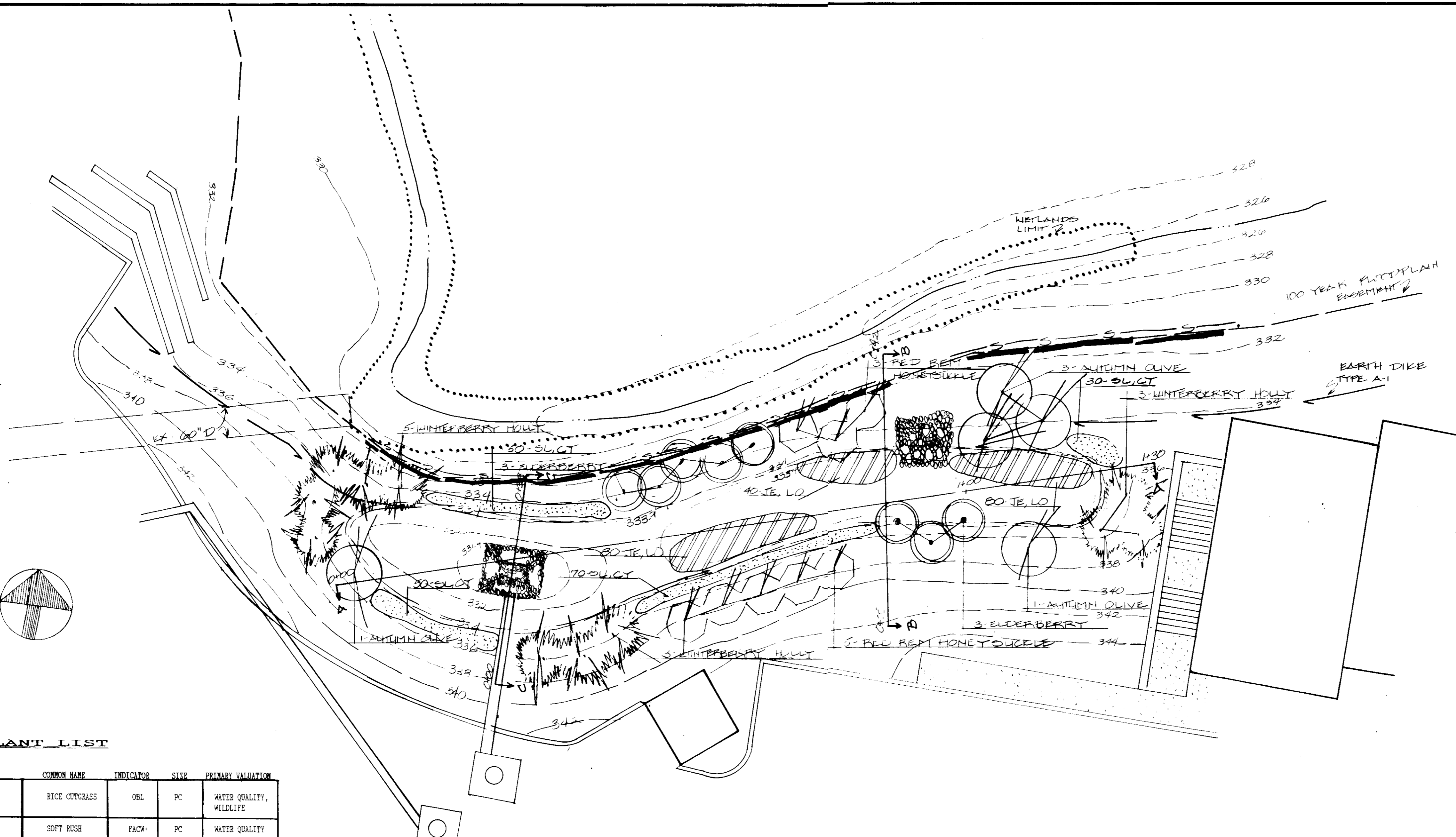
CONSTRUCTION REQUIREMENTS

The site to be restored as emergent wetland shall be graded, planted, and fertilized as shown on the plans and in accordance with these special provisions:

- A. Planting schedule shall conform to the following conditions:
 - Planting shall commence after final grading, adjacent construction has been completed, and all sediment control measures have been removed. In order to coordinate the planting work with the entire construction schedule, plant material will not be shipped from the supplier until directed to do so by Exploration Research, Inc. All emergent wetland plantings (peat plants and bare root-stock) shall be installed between September 15 to November 15 or as directed by Exploration Research, Inc.
- B. Plant materials:
 - 1) Root-stock of the plant material shall be kept moist during transport from the source to the job site and until planted.
 - 2) Plant material shall be planted in existing soil with each planting pit excavated to size sufficient to contain the entire root-stock or the entire root-mass without cramping.
- C. Planting bed preparation:
 - The contractor shall prepare the area to be planted in wetland plant materials by spreading a uniform layer of 6 inches of topsoil over the existing soil without disturbing the grade. Planting areas shall be approved by Exploration Research, Inc. prior to the installation of the plant material.
- D. Clean-up:
 - Final clean up shall be the responsibility of the contractor and consist of removing all trash and materials incidental to the project, and disposing of them off-site. In addition, the construction procedure shall not damage any areas of existing plants which are to remain.
- E. The planting grids are approximate and may be varied upon the approval of Exploration Research, Inc., provided the relative ratios and areas are maintained.
- F. Plant material selections are based upon availability at time of design. If specific plants are unavailable at time of planting, substitute plants conforming to above specifications will be made. All substitute plant materials are subject to the approval of Exploration Research, Inc.

CONSTRUCTION SEQUENCE

1. All grading to be done under approved grading permit for Atholton Square.
2. After pond is constructed and slopes stabilized, begin construction of mitigation.
3. Establish stabilized channel from pond outfall for drainage relief.
4. Install silt fence.
5. Remove topsoil and stockpile on site.
6. Excavate mitigation area to within six inches (6") below finish grade and replace with topsoil up to finish grade.
7. Haul excess material to approved on site location.
8. Remove modified earth dike/swale.
9. Plant mitigation area in accordance with planting plan.
10. Remove silt fence and stabilize.



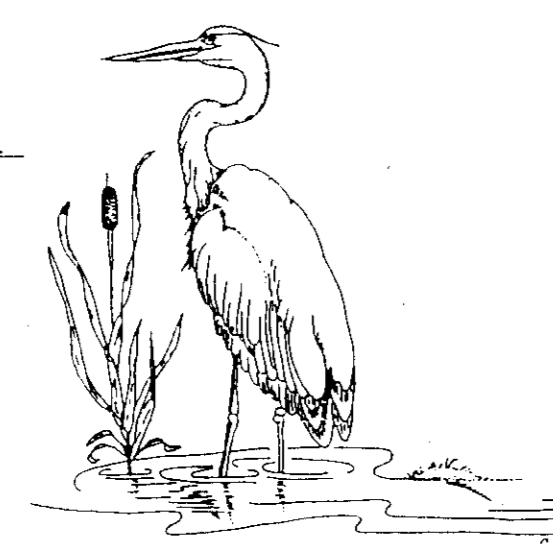
PLAN VIEW
SCALE 1"=10'-0"

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INDICATOR	SIZE	PRIMARY VALIDATION
LO	100	LEERZIA ORYZOIDES	RICE CUTGRASS	OBL	PC	WATER QUALITY, WILDLIFE
JE	100	JUNCUS EFFUSUS	SOFT RUSH	FACW+	PC	WATER QUALITY
CY	75	CAREX SP. CYPERUS SP., SCIRPUS SP.	MIXED SEDGE SPECIES	FACW, OBL	1 Gal.	WATER QUALITY
SL	75	SAGITTARIA LATIFOLIA	ARROW-HEAD	OBL	PC	WATER QUALITY
IV	11	ILEX VERTICILLATA	WINTERBERRY BOLLT	FACW+	24-30"	WILDLIFE
SC	8	SAMBUCUS CANADENSIS	ELDERBERRY	FACW-	24-36"	EROSION CONTROL, WILDLIFE
LM	8	LONICERA MAACKII	RED BEM HONEYSUCKLE	FACU	24-36"	EROSION CONTROL, WILDLIFE
EU	5	ELAEAGNUS UMBELLATA	AUTUMN OLIVE	FACU	24-36"	EROSION CONTROL, WILDLIFE

NOTES:
 1. FOR TREE & SHRUB PLANTING DETAILS - SEE SHEET 301.7
 2. BOTTOM OF PLANTING POOL IS SET AT 330.00.

EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 8318 FOREST AVENUE
 SUITE 101
 HIGHTSPRING, MARYLAND 21043
 (301) 760-1150
 FAX: (301) 760-1050



DESIGNED BY: DER/MAM
 DRAWN BY: MAM
 DATE: 4-11-90
 CHECKED BY: RDS
 REVISIONS:



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY 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: *Cliff Collins*
 DATE: 4/7/90

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
 Signature: *Samuel S. Guter*
 DATE: 4/2/90

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 Signature: *James M. Baker*
 DATE: 5/4/90
 U.S. SOIL CONSERVATION SERVICE
 THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Robert A. King*
 DATE: 5/14/90
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Will*
 DATE: 6-28-90
 PLANNING DIRECTOR
 Signature: *David J. D'Angelo*
 DATE: 6/28/90
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 Signature: *John W. Jones*
 DATE: 5-31-90
 HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
 Signature: *James P. ...*
 DATE: 5/23/90
 DIRECTOR, PUBLIC WORKS
 Signature: *Michael S. ...*
 DATE: 5-23-90
 CHIEF, BUREAU OF ENGINEERING
 PROPERTY: SECTION/AREA/PARCEL: A
 PLAT NO. BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR. WATER CODE SEWER CODE

MITIGATION PLAN FOR WETLANDS BUFFER
ATHOLTON SQUARE
 OLD COLUMBIA PIKE
 BANK, OFFICE, AND PETAL STORE
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 TAX MAP NO. 20 PARCEL A (63,199,287)
 SHEET 301.7
 F. 90-104

