

- General Notes:**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
  - The contractor shall notify the Department of Public Works/Construction Inspection Division at (301) 313-1850 at least five (5) working days prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work at.
  - Project Background: Location: Tax Map 22, Parcel 591826  
Zoning: B-2  
28/2A Ref: BA 91-50E  
Election District: 5th  
Ho. Co. Plan Ref.: BA-91-50E, SDP-87-253, SDP-86-184, SDP-93-08  
DA-04-39C
  - Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
  - All plan dimensions are to the face of curb unless otherwise noted.
  - Topography shown hereon is based on a topographic survey by Botts & Assoc. performed in June, 1991 and updated by the TSA Group in June, 1992.
  - Horizontal and vertical datum used hereon is from Howard County Geodetic Control Points 1134005 and 1134008.
  - Water and sewer for this project will be private.
  - Stormwater management is proposed for this site by detention.
  - Stormwater management facility will be privately owned and maintained.
  - No wetlands exist within the limit of work shown on these plans.
  - Exterior lighting fixtures for this project are installed on the underside of the gasoline canopy and the building canopy overhang and will be directed downward.

PROPERTY OF JACK FYOCK  
1106/650  
ZONED B-2

EB03500  
N520750

PROPERTY OF JACK FYOCK  
670/568  
ZONED B-2

**PLAN**  
SCALE: 1"=20'

OPERATION AND MAINTENANCE SCHEDULE  
OF PRIVATELY OWNED AND MAINTAINED  
STORMWATER MANAGEMENT FACILITY  
DETENTION FACILITY

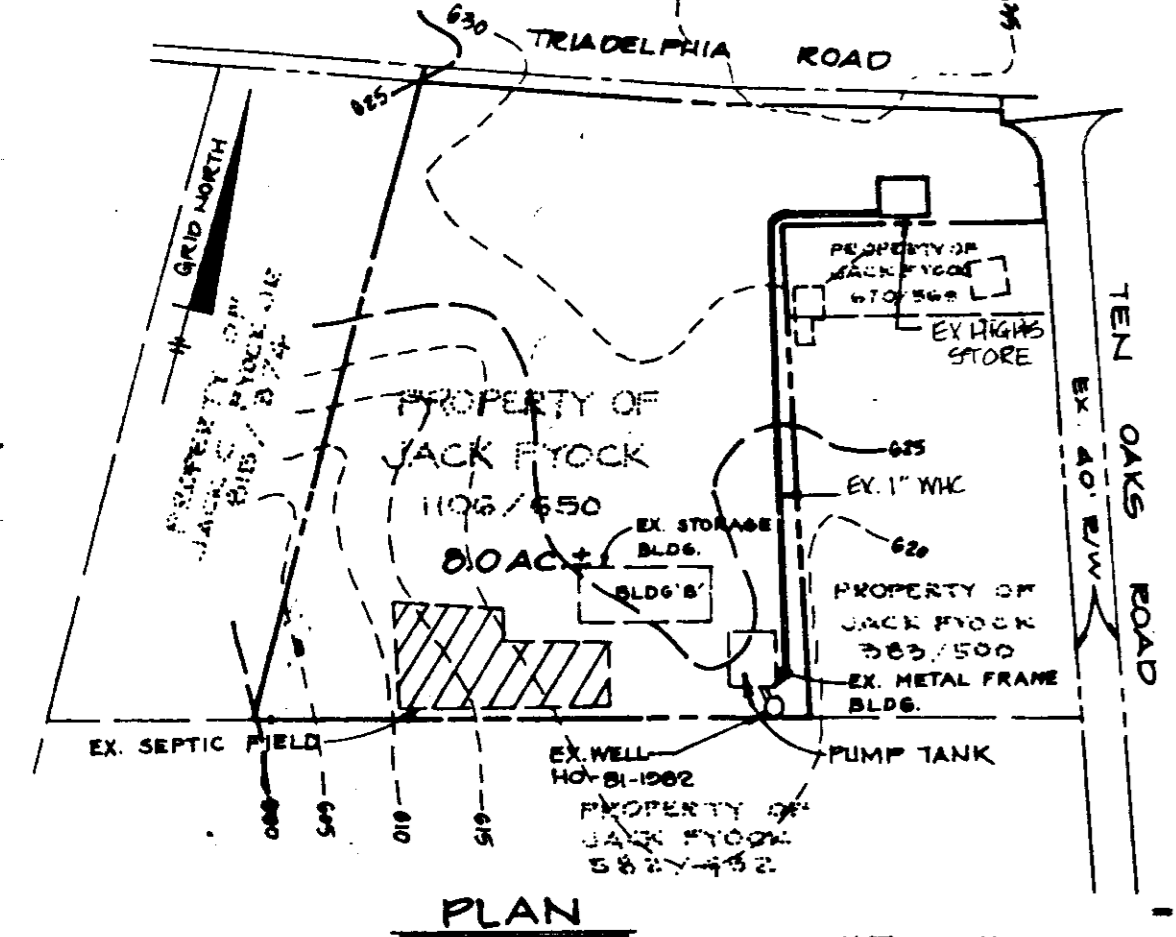
APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
*John M. Good*  
COUNTY HEALTH OFFICER c/o DATE: 7-20-94

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James A. ...*  
DIRECTOR DATE: 07/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*... ..*  
DIRECTOR DATE: 10/7/94

*... ..*  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH. DATE: 10/14/94

- Private Water and Sewer Notes**
- This area designates a private sewerage easement as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This easement shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the easement plat shall not be necessary.
  - Existing septic service for existing building to be abandoned when existing building to be razed.



NOTE: WELL PUMPING RATE AFTER 24HRS @ GAL PER MIN PER WELL COMPLETION REPORT DATED 4/13/87

**SITE ANALYSIS**

	OVERALL SITE	AREA UNDER SDP-93-08	PARCEL 328
TOTAL AREA OF SUBMISSION	8.0 AC +/- OR 346884 SF	0.73 AC +/- OR 31745 SF	0.58 AC +/- OR 25384 SF
PRESIDENT ZONING	B-2	B-2 BA 91-50E	B-2
PROPOSED USE		BIODIGESTER STORAGE AND GASOLINE DISPENSING PARKING LOT	
OUTSTANDING AREA BUILDING "A" AND GASOLINE CANOPY	2816 SF	2816 SF	
BUILDING AREA BUILDING "B" AND STORAGE FACILITY	11325 SF	N/A	
TOTAL BUILDING AREA	14141 SF	2816 SF	
BUILDING COVERAGE	4.11	(0.98)	
NUMBER OF PARKING SPACES REQUIRED FOR PROPOSED BUILDING: 1 SPACE PER 200 SF = 14			
PARKING PROVIDED INCLUDING HANDICAP	12	12	
TOTAL AREA OF PROPOSED PARKING LOT	22828 SF (4.51)	15628 SF (49.31)	7200 SF (29.51)
LANDSCAPE ISLANDS	2216 SF (144)	3826 SF (119)	264 SF
GREEN SPACE TO REMAIN ON-SITE	31151 SF (89.4)	13389 SF (41.9)	16184 SF (11.5)

- ROUTINE MAINTENANCE**
- Facility shall be inspected annually and after major storms. Inspections should be performed during wet weather to determine if the pond is functioning properly.
  - Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes, the bottom of the pond, should be mowed as needed.
  - Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
  - Visible signs of erosion in the pond as well as riprap outlet area shall be repaired as soon as it is noticed.
- NON-ROUTINE MAINTENANCE**
- Structural components of the pond such as the dam, and control structure, shall be repaired upon the detection of any damage. The components should be inspected during routine maintenance operations.
  - Sediment should be removed when its accumulation significantly reduces the design storage, interfere with the function of the control structure, or when necessary for aesthetic reasons.

**SHEET INDEX**

NO.	DESCRIPTION
1.	SITE DEVELOPMENT PLAN
2.	SEDIMENT CONTROL AND SOILS PLAN
3.	DETAILS
4.	LANDSCAPE PLAN



**ADDRESS CHART**

SUBDIVISION NAME	SECT./AREA	PARCEL NO.
GLENELG	N/A	594 328
LIBER 1106 FOLIO 680	BLOCK NO 14	ZONE B-2
TAX/ZONE MAP 22	ELECT. DIST. 5	CENSUS TRACT 6051
13605 TRIADDELPHIA ROAD BLDG 'A'	WATER CODE PRIVATE	SEWER CODE PRIVATE
3000 TEN OAKS ROAD (PARKING LOT)		

NO.	DATE	REVISION
1	5-23-95	ADD ADDITIONAL PUMP ISLAND
2		

**TSA GROUP, INC.**  
planning • architecture • engineering • surveying  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6100

**OWNER:** JACK FYOCK  
P.O. BOX 89  
GLENELG, MARYLAND 21737

**PROJECT:** HIGH'S GLENELG  
(PARKING LOT EXPANSION)

**LOCATION:** TAX MAP 22 PARCEL NO. 59 & 328  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**BUILDERS:** HIGH'S OF BALTIMORE, INC.  
1340 L CHARWOOD ROAD  
HANOVER, MARYLAND 21076

**TITLE:** SITE DEVELOPMENT PLAN  
BA 91-50E SDP-87-253 SDP-86-184, SDP-93-08

DATE: FEBRUARY 16, 1994  
JUNE 1, 1994

DES: DAM/JH DRN: JH/CAB

SCALE: 1" = 20'

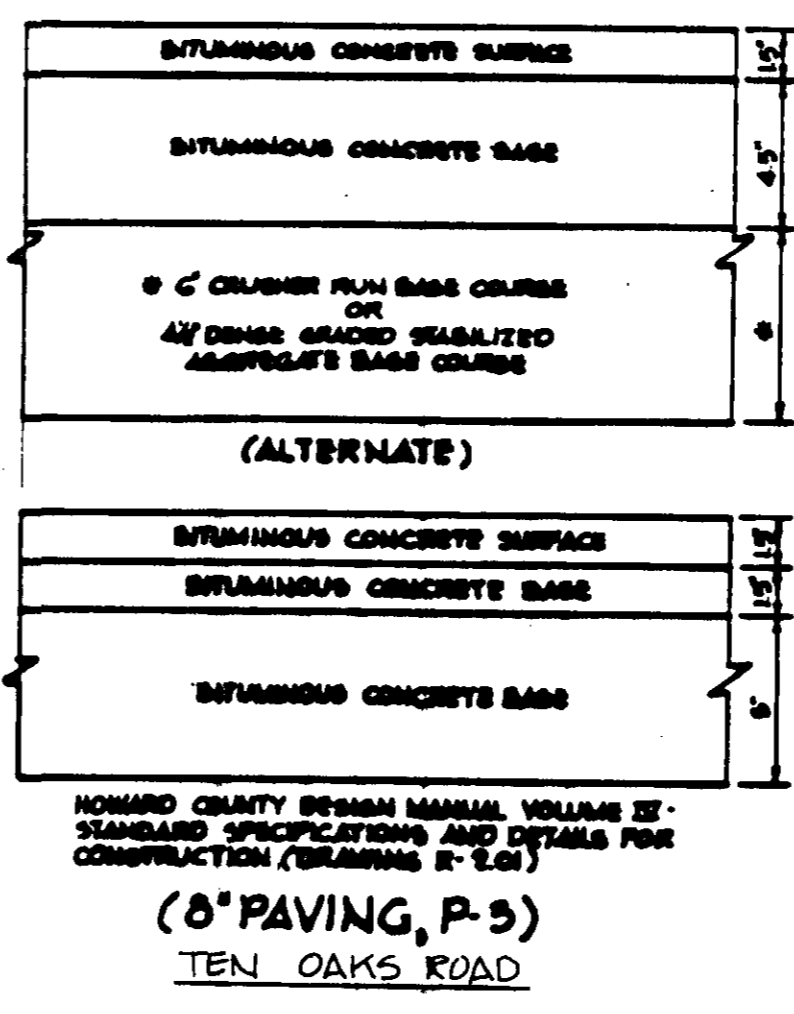
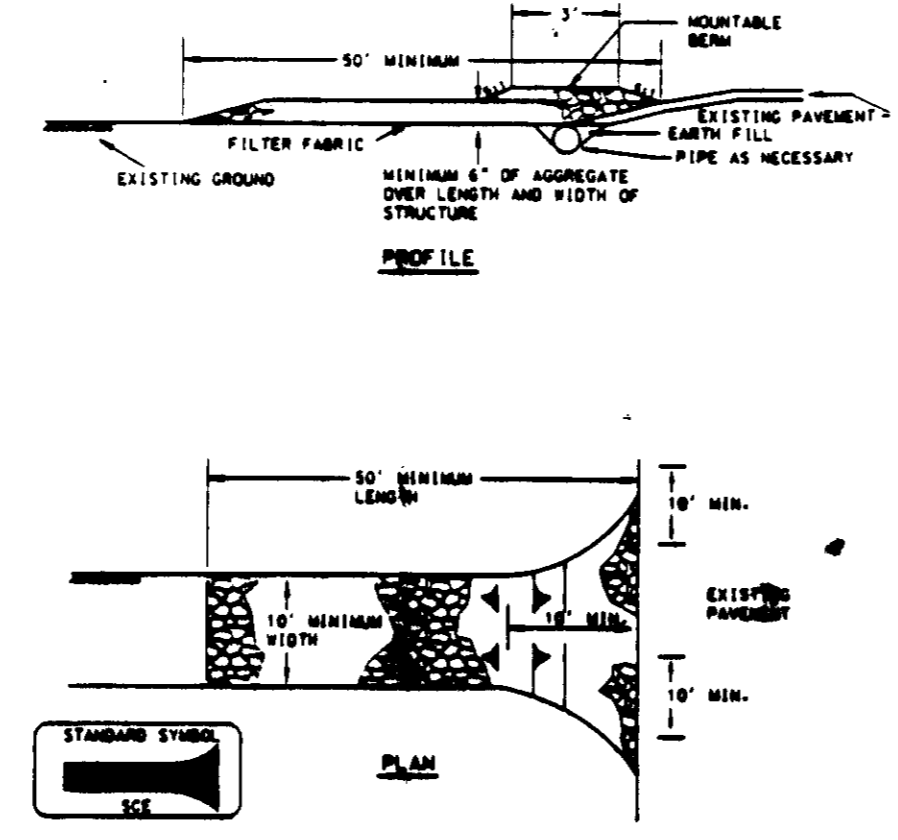
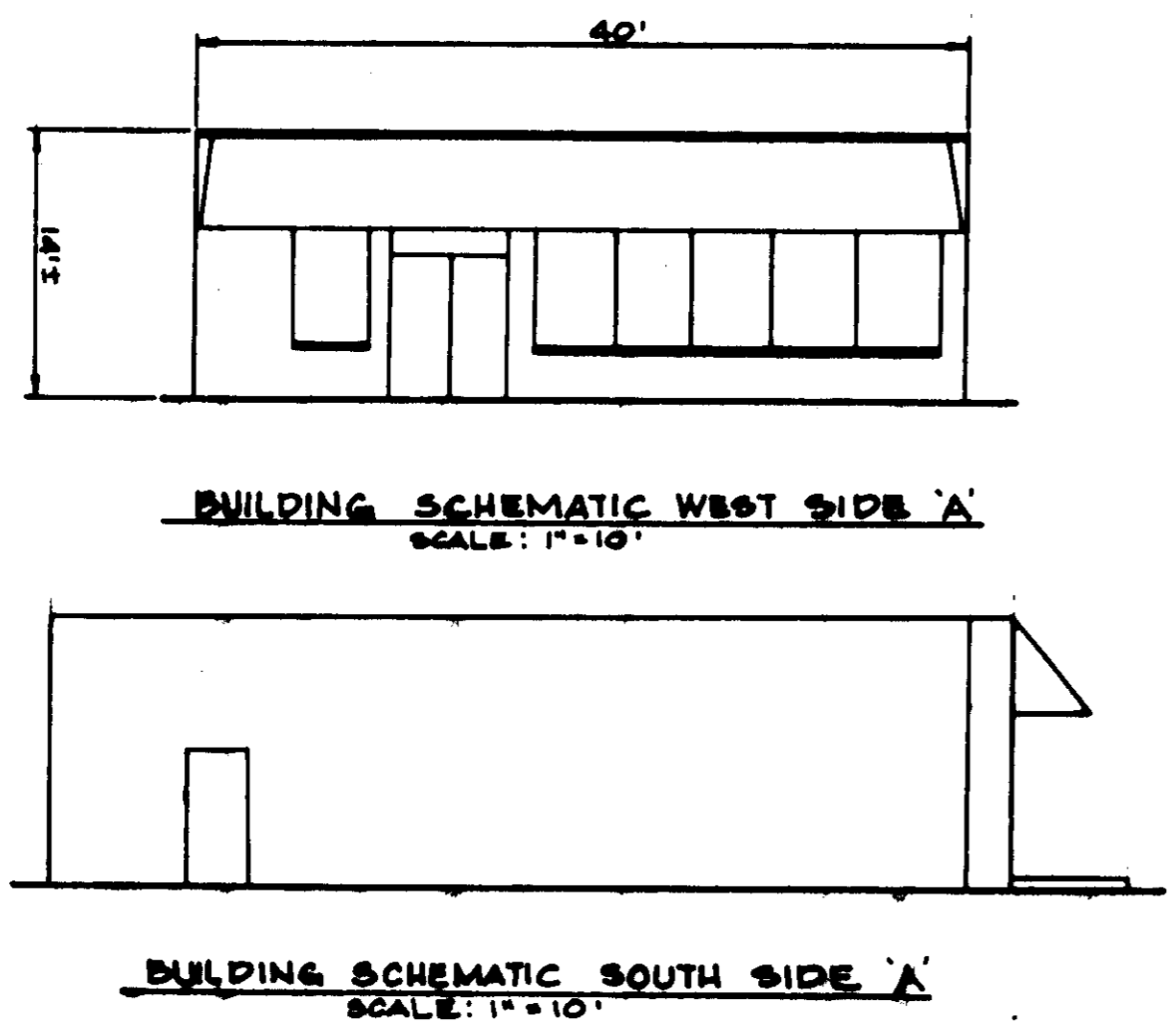
PROJECT NO. 0666

DRAWING 1 OF 4

AS-BUILT 7-22-96 SDP-94-89







**TEMPORARY SEEDING PREPARATION**

SEEDING 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 SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 100/1000 SO FT) AND 800 LBS PER ACRE 10-10-10 FERTILIZER (14 100/1000 SO FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 33-0-0 UREAFORM FERTILIZER (9 100/1000 SO FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 100/1000 SO FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 100/1000 SO FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 90 LBS PER ACRE (11.4 100/1000 SO FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 80 LBS OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 100/1000 SO 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 SOU; OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 100/1000 SO FT) OF UNMATTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 00/1000 SO FT) OF QUALIFIED ASPHALT OR FLAT WHEELS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 00/1000 SO FT) FOR ANCHORING.

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

**TEMPORARY SEEDING PREPARATION**

APPLY TO GRADED OR CLEARED AREAS, LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

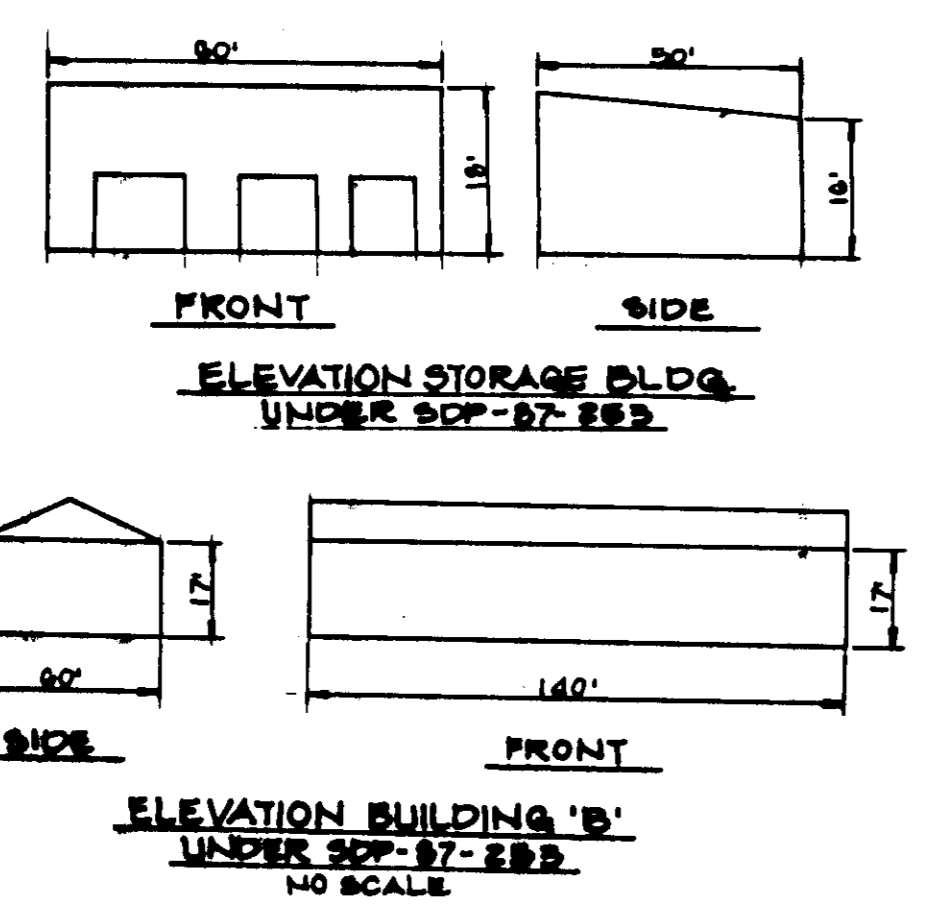
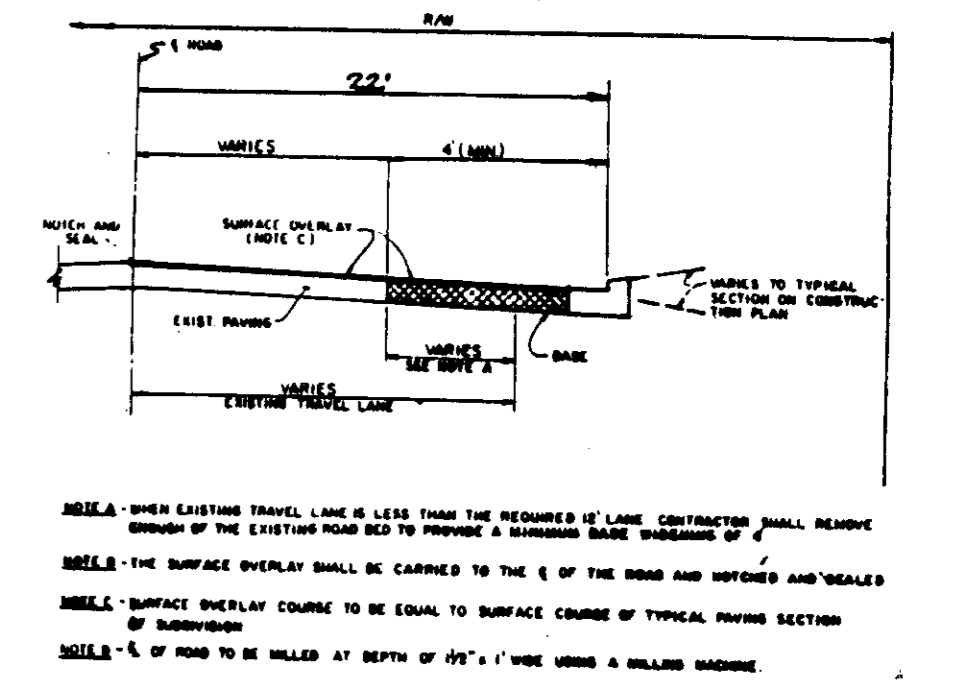
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 300 LBS PER ACRE 10-10-10 FERTILIZER (14 100/1000 SO FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 100/1000 SO FT). FOR THE PERIOD MAY 1 THRU AUGUST 15, SEED WITH 3 LBS PER ACRE OF WEeping LOVEGRASS. SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOU.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 100/1000 SO FT) OF UNMATTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 00/1000 SO FT) OF QUALIFIED ASPHALT OR FLAT WHEELS. ON SLOPES 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 00/1000 SO FT) FOR ANCHORING.

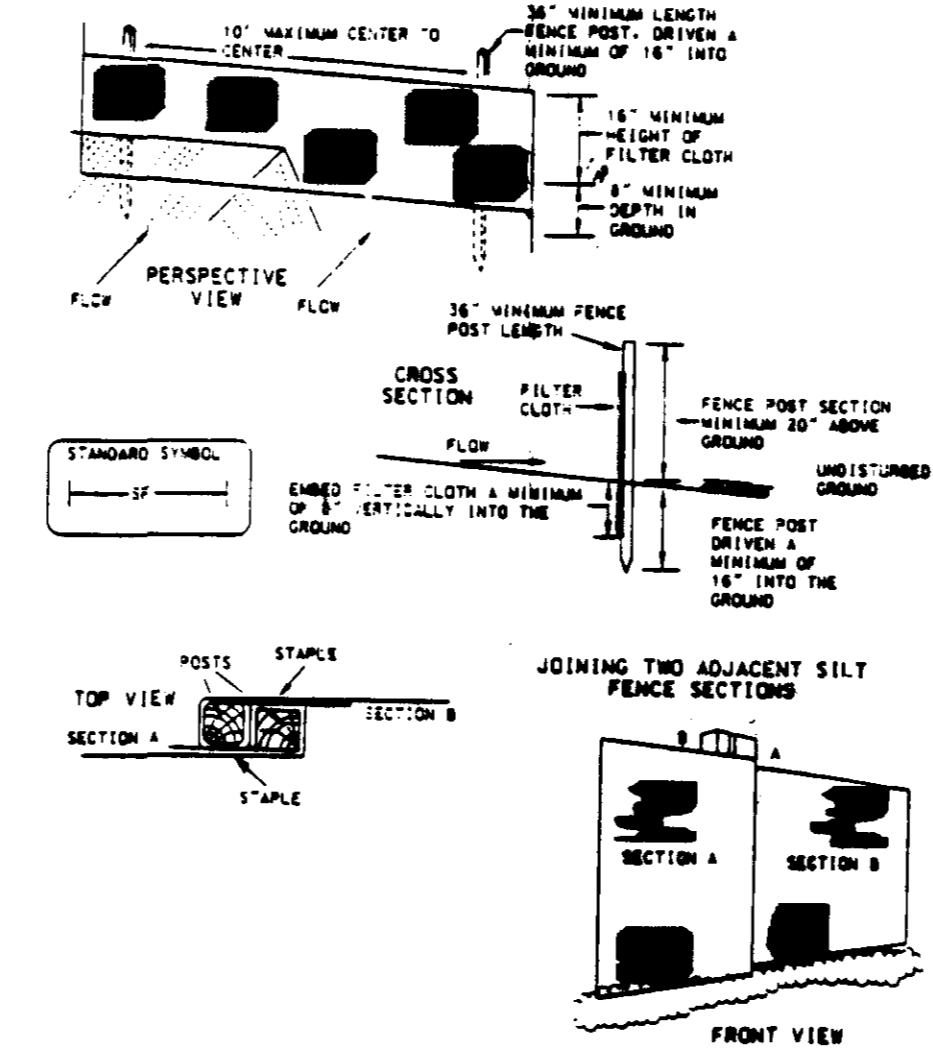
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



**Construction Specifications**

- Length - minimum of 50' (30' for single release type).
- Width - 10' minimum, shall be placed at the existing road to provide a turning radius.
- Concrete fabric (filter cloth) shall be placed over the existing ground and to existing stone. The plan approval authority may not require single family residences to use concrete.
- Stone - crushed aggregate (27 to 37%), or recycled or recycled concrete material shall be placed at least 8" deep over the length and width of the structure.
- Surface water - all surface water flowing to or through stone construction entrance shall be placed through the structure, maintaining positive drainage. Pipe trenches through the stabilized construction entrance shall be protected with a manhole with 18" diameter and a minimum of 6" of stone over the pipe. Pipe runs to be sized according to the drainage. When the SDF is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Traffic leaving the site must travel over the entire length of the stabilized construction entrance.

**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE



**STANDARD SEDIMENT CONTROL NOTE**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licensure and Permits, Sediment Control Division prior to the start of any construction, (312-1890).
- All vegetative and structural practices are to be installed according to the standards of this plan and are to be in accordance with the soil erosion and sediment control, revisions thereto.
- Following initial soil disturbance or redisturbances, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all slopes greater than 1:1; b) 14 days for 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 Volume I, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period and specifications for soil erosion and sediment control, permanent slopes (Section 51), and (Section 52), temporary stabilization (Section 53), and (Section 54). Temporary stabilization with which slope one may only be done when permanent seeding shall be done 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 - 1.38 Acres  
Area Disturbed - 0.82 Acres  
Area to be Seeded or Paved - 0.18 Acres  
Area to be Vegetatively Stabilized - 0.64 Acres  
Total Cut - 1.00 Cu. Yds.  
Total Fill - 0.00 Cu. Yds.  
Off-site Water/Storm Area Location - SEE SITE
- 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 control must be provided, if deemed necessary by the Howard County 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 stabilization of perimeter control and sediment control, but before proceeding with any other earth disturbance or grading. Other building or grading inspections by the inspection agency is not required.
- Stresses for the construction of utilities is limited to three pipe lengths or less, which can be back filled and stabilized within one working day, whichever is shorter.

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 THE ENVIRONMENT 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.

DEVELOPER: *[Signature]* DATE: 7/2/94

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 SOIL CONSERVATION DISTRICT.

ENGINEER: *[Signature]* DATE: 7/1/94

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

*[Signature]* DATE: 8/7/94

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*[Signature]* DATE: 8/6/94

U.S. SOIL CONSERVATION SERVICE DATE:

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT. DATE: 7-30-94

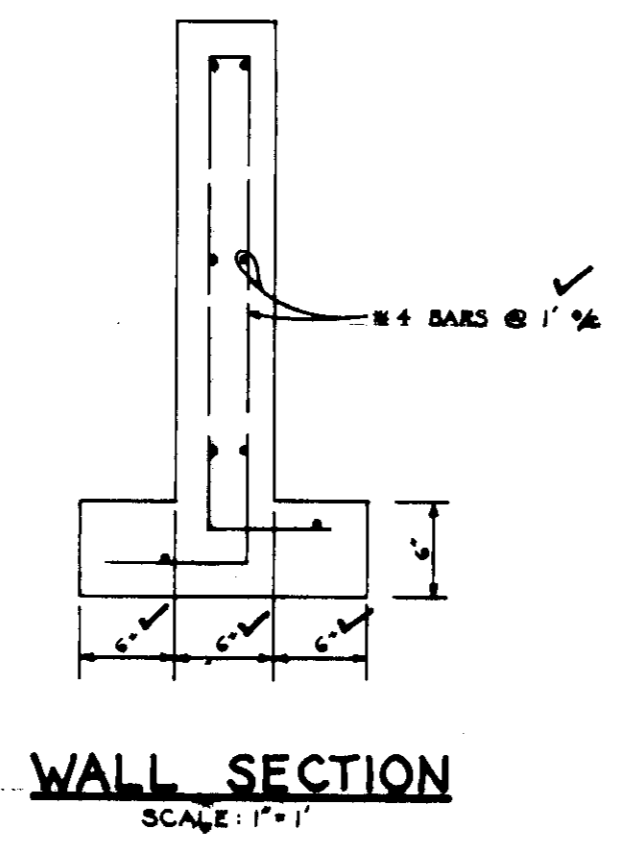
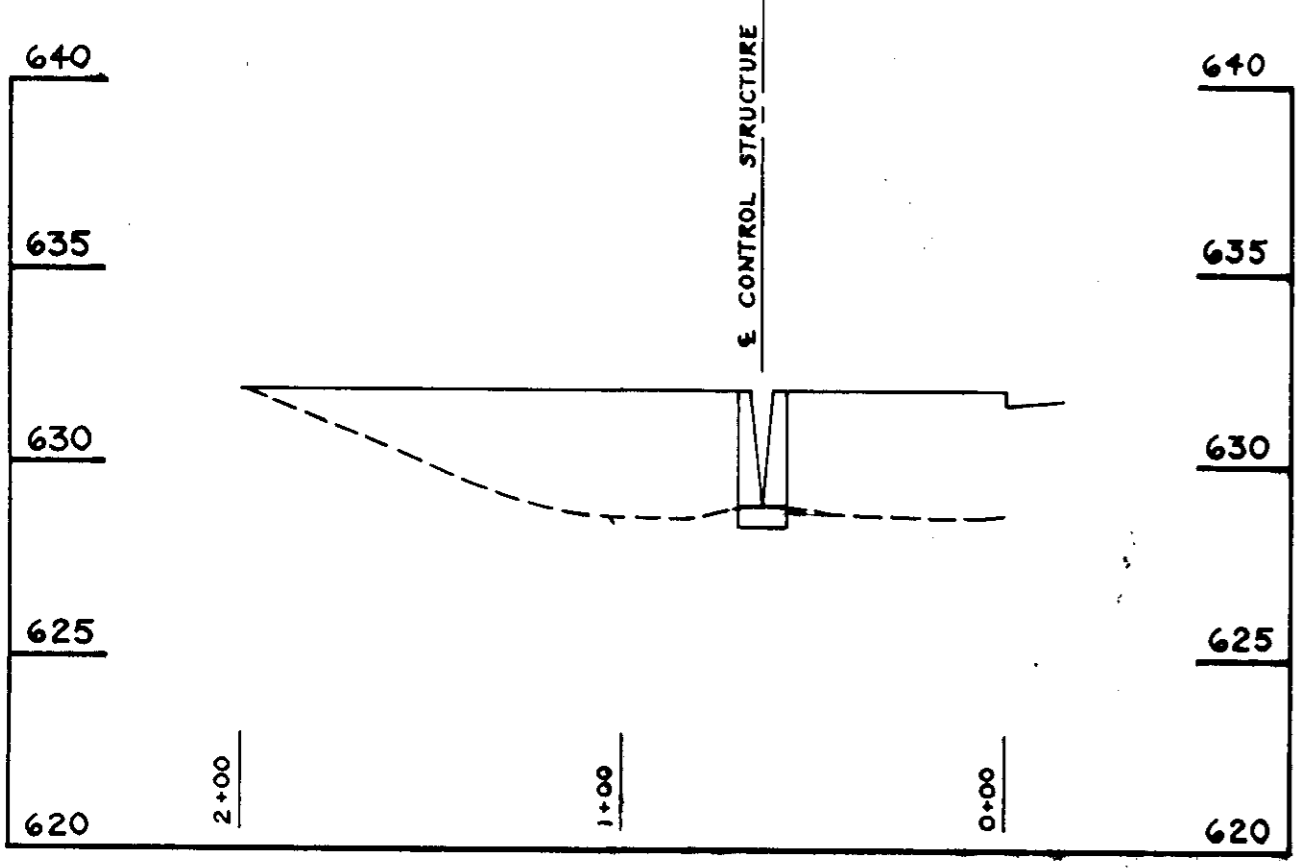
APPROVED FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*[Signature]* DATE: 10/7/94

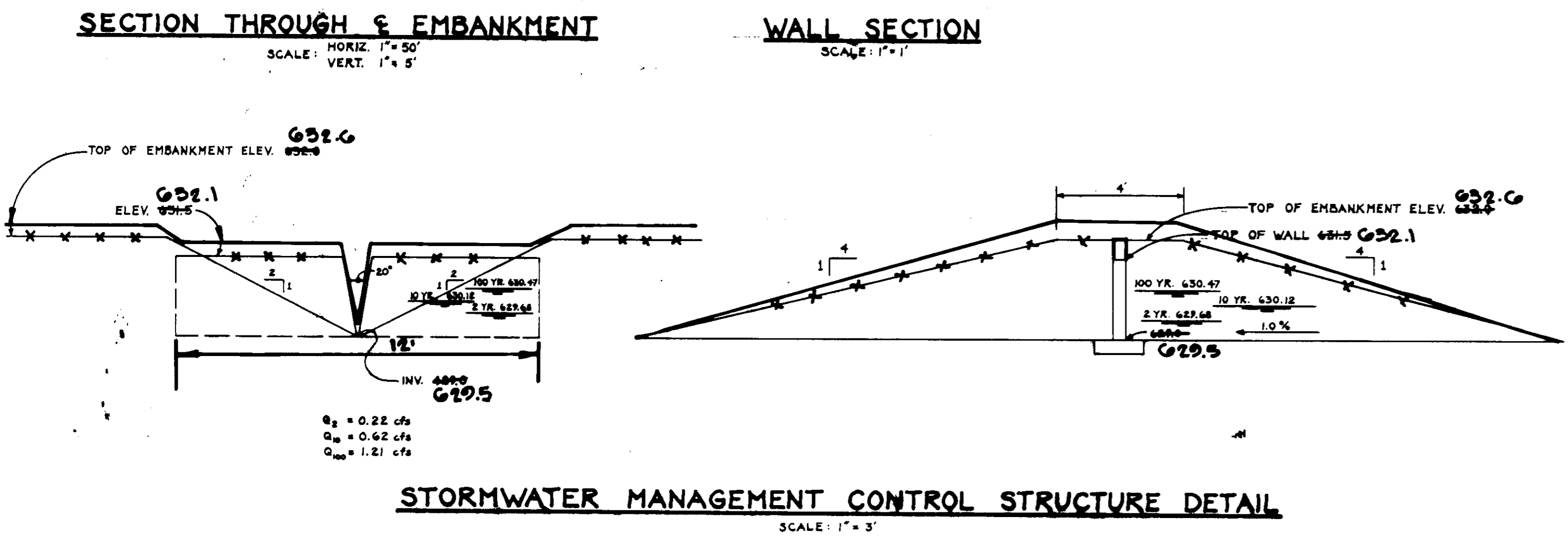
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DATE: 10/7/94

*[Signature]* DATE: 10/14/94

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH



STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
DESIGNED BY  
*[Signature]*  
45-BUILT 7-22-92

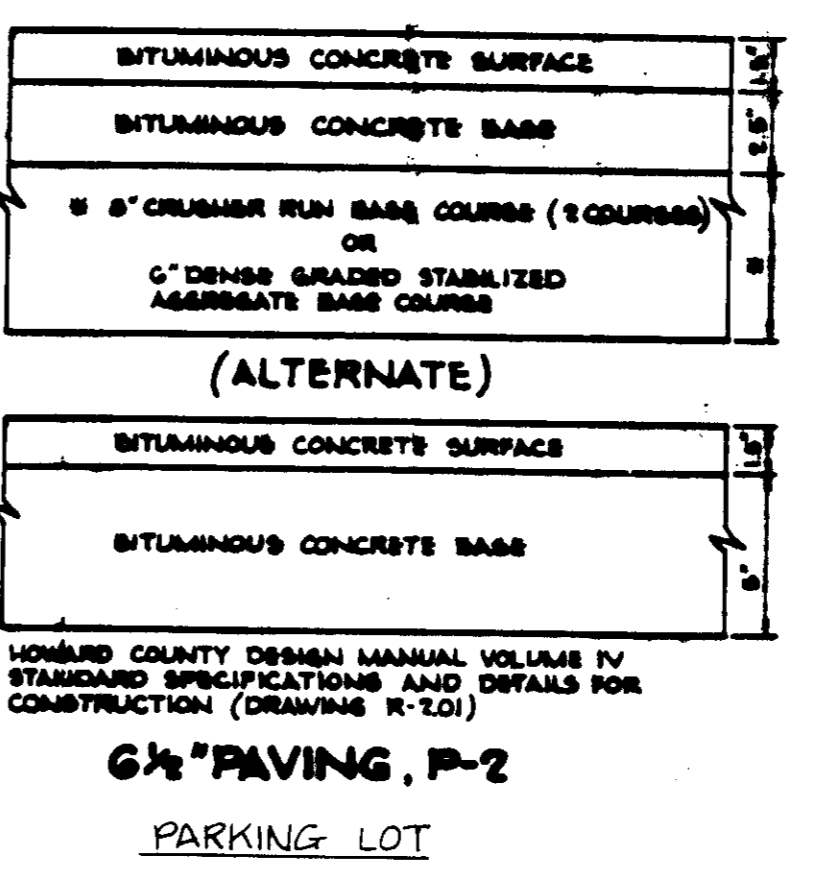


**Silt Fence Design Criteria**

Slope Stresses	(Minimum) Silt Fence Length	(Maximum) Silt Fence Length
Filter from Soil	150 feet	1,000 feet
10:1 to 10:1	100 feet	700 feet
5:1 to 5:1	60 feet	500 feet
3:1 to 2:1	40 feet	300 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 25 acres and sandy soils (USDA general classification system soil Class A) maximum silt fence length and silt fence length will be unlimited. In these areas silt fence may be the only perimeter control required.

**SILT FENCE**  
NO SCALE



NO.	DATE	REVISION

TSA GROUP, INC.  
planning - architecture - engineering - surveying  
2600 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 468-8108

OWNER: JACK FYOCK  
P.O. BOX 89  
GLENELG, MARYLAND 21737

PROJECT: HIGH'S GLENELG  
(PARKING LOT EXPANSION)

LOCATION: TAX MAP 22 PARCEL NO 59  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

BUILDERS: HIGH'S OF BALTIMORE, INC.  
1340-L CHARWOOD ROAD  
HANOVER, MARYLAND 21076

TITLE: DETAILS

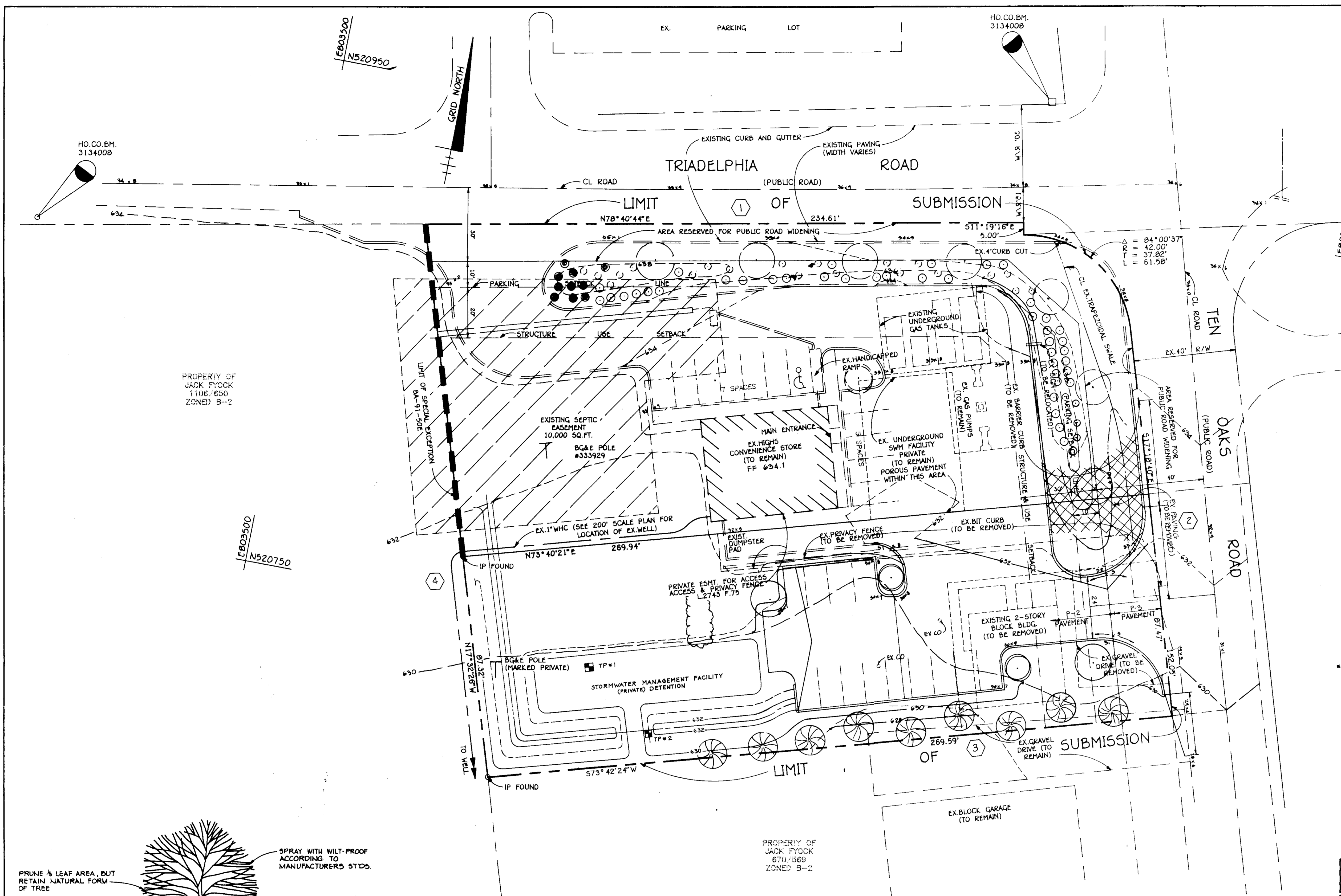
DATE: FEBRUARY 16, 1994  
JUNE 1, 1994

PROJECT NO. 0666

DES: DAM/JH DRN: JWJ SCALE: AS SHOWN DRAWING 3 OF 4

45-BUILT 7-22-92 SDF-04-89





PLANT LIST			
EXISTING PLANTING UNDER SDP-03-08			
SYMBOL	QUANTITY	NAME	REMARKS
	6	ACER RUBRUM (RED MAPLE)	2 1/2" MIN. CAL. D & B FULL HEAD
	1	ACER CAMPESTRE (HEDGE MAPLE)	2 1/2" MIN. CAL.
	26	JUNIPERUS CHINENSIS "PARSONS" PARSONS JUNIPER	12'-15" HEIGHT 18"-24" WIDTH

PROPOSED PLANTINGS THIS PLAN			
SYMBOL	QUANTITY	NAME	REMARKS
	3	ACER RUBRUM (RED MAPLE)	2 1/2" MIN. CAL. D & B FULL HEAD
	2	ACER CAMPESTRE (HEDGE MAPLE)	2 1/2" MIN. CAL.
	9	PINUS STROBUS (EASTERN WHITE PINE)	6'-8' HEIGHT
	55	JUNIPERUS CHINENSIS "PARSONS" PARSONS JUNIPER	12'-15" HEIGHT 18"-24" WIDTH

SCHEDULE A PERIMETER LANDSCAPE EDGE				
Category	Adjacent to Roadways		Adjacent to Perimeter Properties	
	1 B	2 B	3 A	4 A
Linear Feet of Roadway Frontage/Perimeter	185	128	270	87
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	YES	YES	NO	NO
Credit for Wall, Fence or Barn (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	4	3	4.5	1
Evergreen Trees	5	3		
Shrubs				
Number of Plants Provided				
Shade Trees	0	1		1
Evergreen Trees	0	0	2	
Other Trees (2:1 substitution)				
Shrubs (10:1 substitution)	32	23		
(Describe plant substitution credits below if needed)	10 EX. SHRUBS 7 EX. SHRUBS 4 EX. SHADES 2 EX. SHADES			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	25
Number of Trees Required	1
Number of Trees Provided	
Shade Trees	
Other Trees (2:1 substitution)	** 2

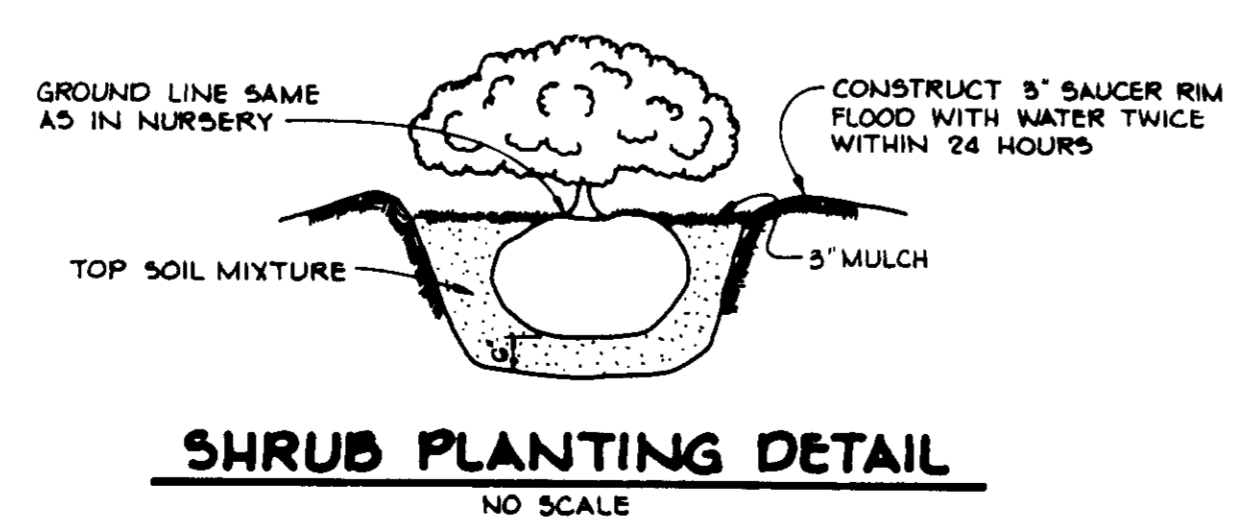
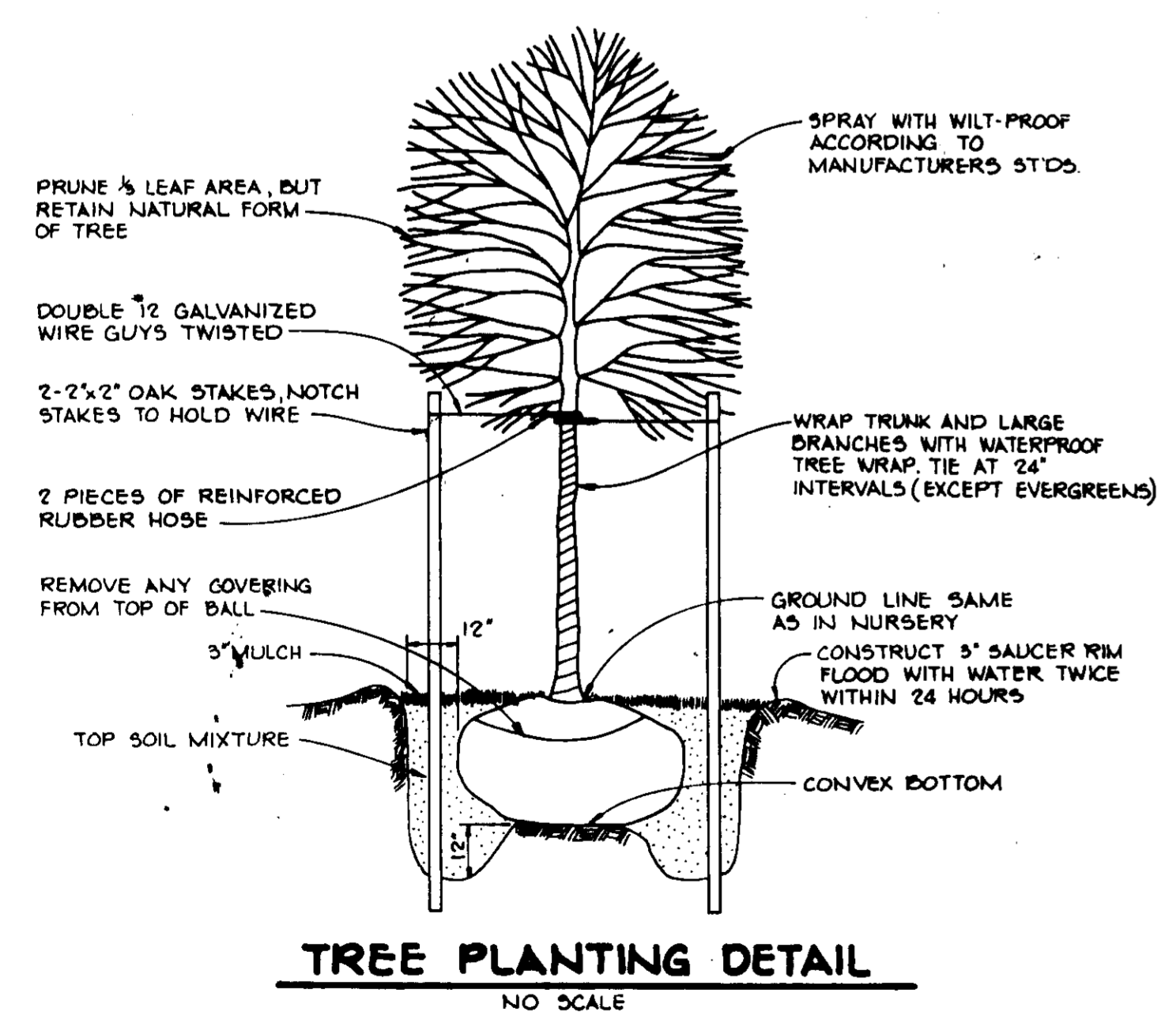
\*\* 1 SMALL TREE PROVIDED UNDER SDP-03-08

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.  
*John M. Boyd* COUNTY HEALTH OFFICER C-3 7-30-94 DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James P. ...* DIRECTOR 10/7/94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*...* DIRECTOR 10/17/94 DATE

*Anna S. ...* CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH. 10/14/94 DATE



PLAN SCALE: 1" = 20'

NOTE: 1) THIS PLANTING PLAN IS PREPARED IN CONFORMANCE WITH SECTION 16-124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.  
 2) FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$200.00 (\$50 PER REQUIRED TREE)

NO.	DATE	REVISION

**TSA GROUP, INC.**  
 planning • architecture • engineering • surveying  
 8880 Baltimore National Pike • Millersville, Maryland 21068 • (410) 486-8100

OWNER: JACK FYOCK, P.O. BOX 89, GLENELG, MARYLAND 21737

PROJECT: **HIGH'S GLENELG** (PARKING LOT EXPANSION)

LOCATION: TAX MAP 22 PARCEL NO. 5 59 & 328, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BUILDERS: HIGH'S OF BALTIMORE, INC., 1340-L CHARWOOD RD., HANOVER, MARYLAND 21076

TITLE: **LANDSCAPE PLAN**

DATE: FEBRUARY 16, 1994 / JUNE 7, 1994

PROJECT NO. 0666

DES: DAM/JH DRN: JH/CAB SCALE: 1" = 20' DRAWING 4 OF 4