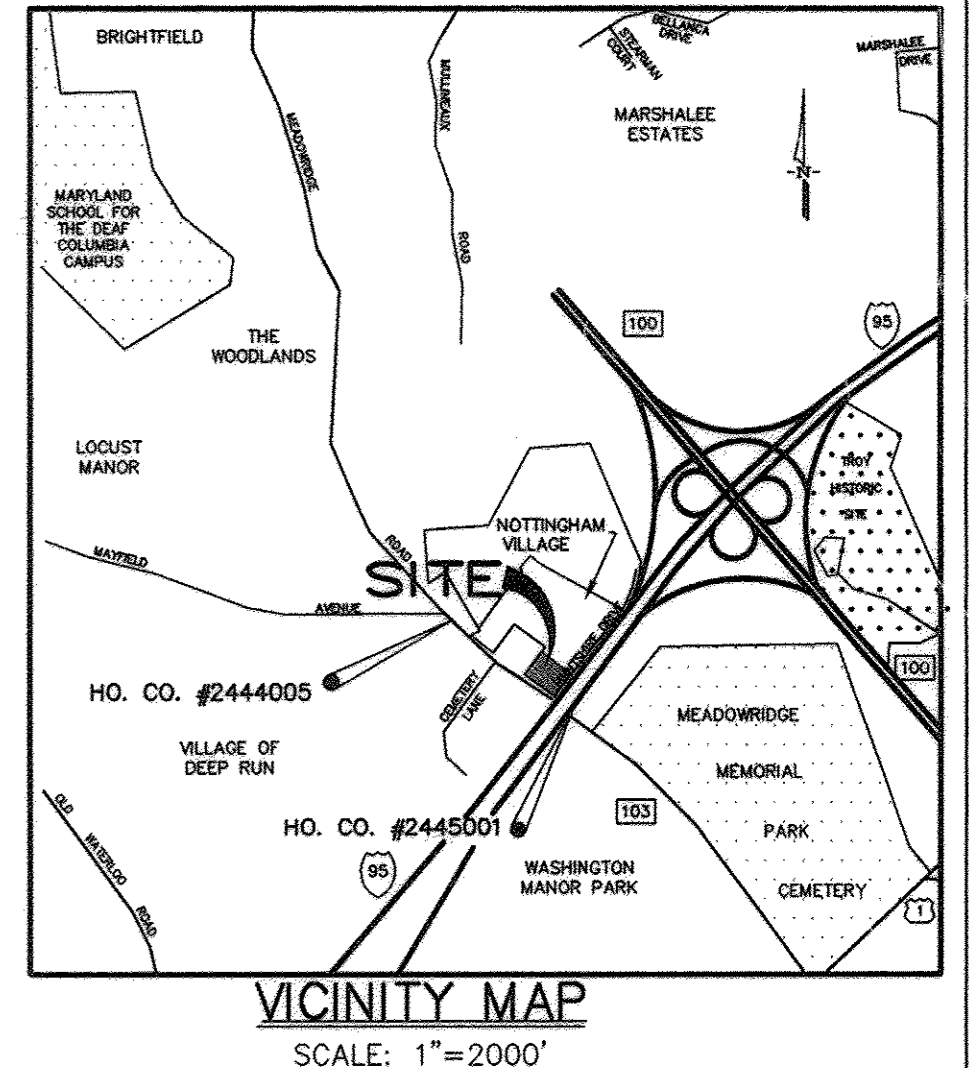


GENERAL NOTES:

- AREA OF PARCEL: 2.04 ACRES
- ZONE: B-1 PER THE 1993 COMPREHENSIVE ZONING PLAN.
- PROPOSED USE: SHOPPING CENTER, DAY CARE CENTER, MEDICAL OFFICE
- FLOOR SPACE: BUILDING 1 = 6,000 SF (ONE LEVEL)
BUILDING 2 = 8,000 SF (ONE LEVEL)
TOTAL FLOOR SPACE = 14,000 SF (BUILDINGS 1 & 2)
CARRY OUT RESTAURANT = 2,000 SF (ONE LEVEL)
- NUMBER OF PARKING SPACES REQUIRED:
5 SPACES/1,000 SF = 70 SPACES (FOR BUILDINGS 1 & 2)
6 SPACES/1,000 SF = 12 SPACES (FOR CARRY OUT RESTAURANT)
TOTAL REQUIRED = 82 SPACES
NUMBER OF PARKING SPACES PROVIDED:
83 TOTAL (INCLUDES 3 HANDICAP AND 1 VAN ACCESSIBLE)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1860 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.
- THE TOPOGRAPHY SHOWN WAS GENERATED FROM FIELD RUN SURVEY PROVIDED BY TSA GROUP, INC. DATED FEBRUARY 1994 AND CONSISTS OF 2' CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD 27 - HOWARD COUNTY MONUMENTS NO. 'S 2444005 AND 2445001.
- STORMWATER MANAGEMENT IS EXISTING AS EXTENDED DETENTION UNDER F-91-99. WATER QUALITY SHALL BE PROVIDED WITH A PRIVATELY MAINTAINED WATER QUALITY INLET, GRASS SWALES AND EXISTING EXTENDED DETENTION.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- HOWARD COUNTY RELATED REFERENCE PLANS: F-87-156, F-89-104, F-91-99, WP-91-89, SDP-86-243, & ZB941.
- HAIVER PETITION WP-91-89 WAS APPROVED FEBRUARY 28, 1991 TO WAIVE THE REQUIREMENT OF SKETCH AND PRELIMINARY PLAN SUBMISSION AND VARIES ROADWAY ISSUES THROUGHOUT THE NOTTINGHAM VILLAGE SUBDIVISION.
- SUBJECT SITE SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL STORM DRAIN WITHIN THE PROJECT LIMITS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- NO WETLANDS EXIST WITHIN THE PROJECT LIMITS.
- DEED REFERENCE FOR THIS PARCEL IS LIBER 1427 AT FOLIO 284 DATED JANUARY 10, 1986.
- 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.
- WATER AND SEWER CONNECTIONS SHALL BE PRIVATE. CONNECTIONS WILL BE MADE TO THE EXISTING MAINS IN HUNTSVILLE DRIVE. (CONTRACT NO. 14-1512-D)
- TRAFFIC STUDY WAS COMPILED BY LEE DUNNINGHAM & ASSOCIATES, INC. DATED MARCH 1994.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- PROPOSED INLET 1-3 SHALL BE PUBLIC IN STREET.
- THE CROSS SLOPE OF PROPOSED BUILDING SIDEWALKS SHALL NOT EXCEED 2% SLOPE.
- ALL BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
- THE APPROVAL DATED 9/14/94 OF THE REDUCED DRIVEWAY SPACING BY DPW IS CONDITIONED UPON THE PRUNING BACK THE VEGETATION GROWING WITHIN THE 1-95 R/W AND EXTENDING BACK TO THE CHAIN LINK FENCE THAT ENCLOSES THE R/W.



BENCH MARKS:

HOWARD CO. BM #2444005	ELEV. 271.249
CONCRETE MONUMENT 0.5' BELOW SURFACE	
N495588.271	
E863126.170	
HOWARD CO. BM #2445001	ELEV. = 245.095
CONCRETE MONUMENT 0.1' BELOW SURFACE	
N494663.186	
E864478.479	

SPECIAL NOTES:

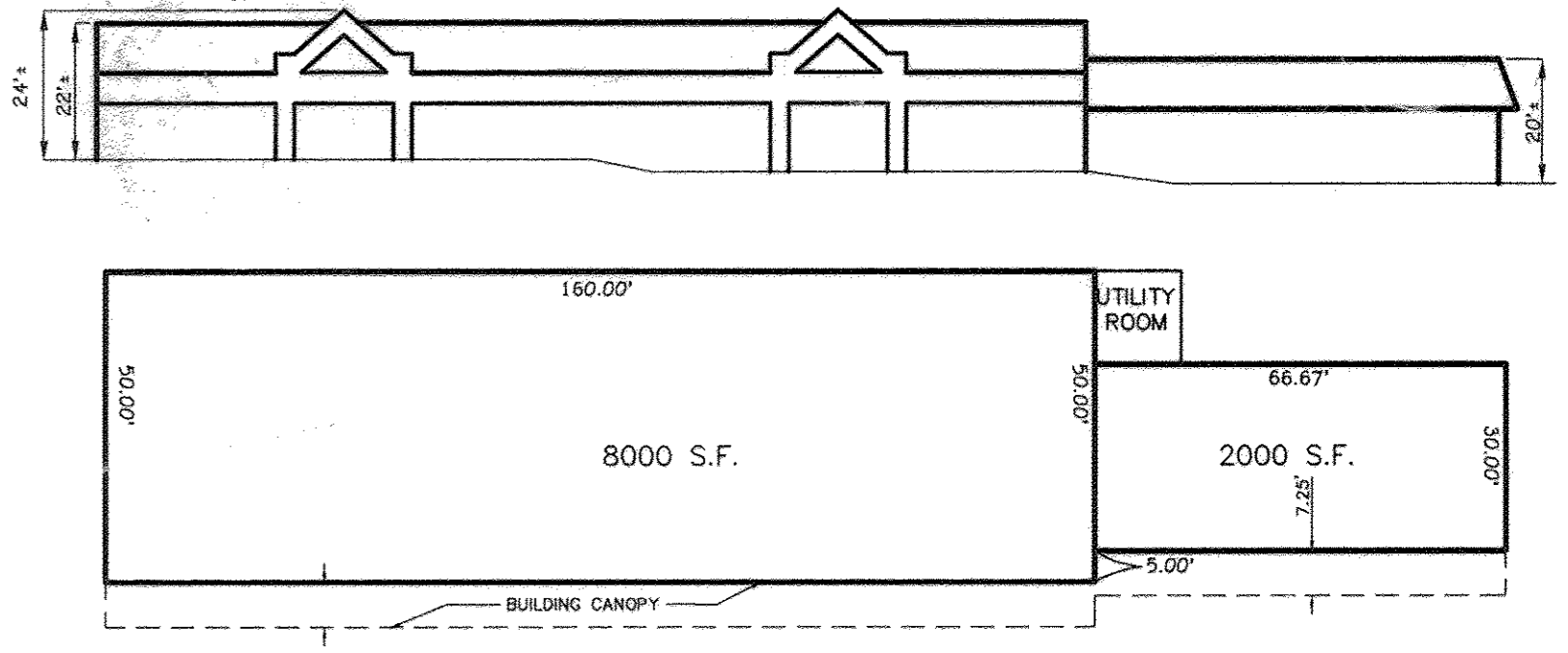
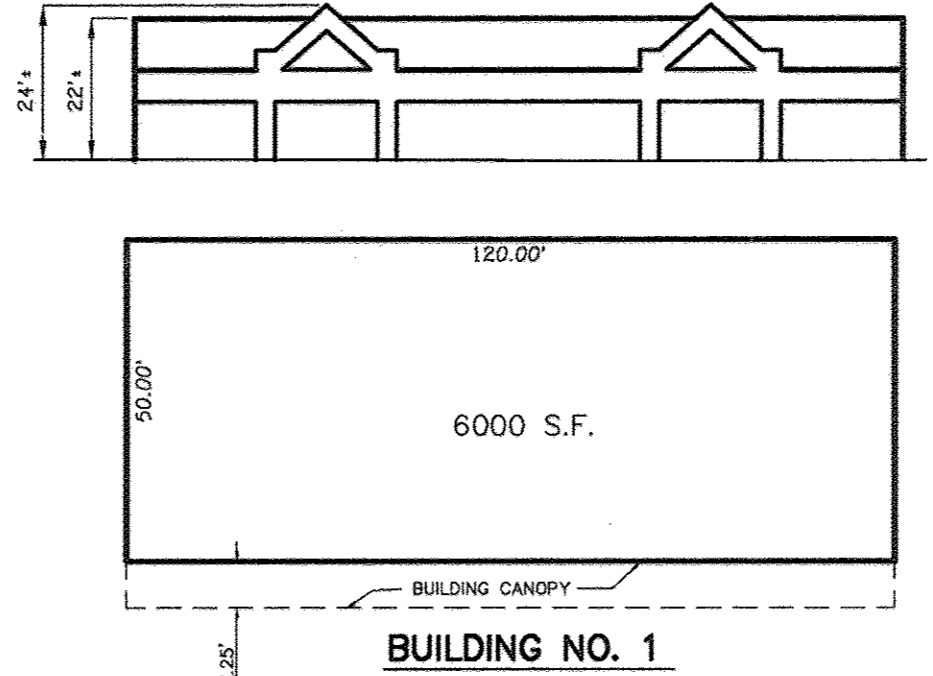
- 5 FOOT LONG LEVEL LANDING (2% MAX. SLOPE) SHALL BE PROVIDED AT ALL POINTS OF TURNING WITHIN THE HANDICAPPED ACCESSWAY AND AT THE TOP & BOTTOM OF RAMPS.
 - ENTRANCE TO EACH BUILDING WILL BE ACCESSIBLE BY HANDICAPPED PERSONS. PROPOSED ENTRANCES SHALL BE LOCATED ANYWHERE ALONG BUILDING FRONTAGE EXCEPT WHERE SIDEWALK RAMPS ARE LOCATED. A 5'x5' LEVEL LANDING SHALL BE PROVIDED AT MAIN ENTRANCE TO ALL BUILDINGS.
 - PROVIDE AND INSTALL SIGNS DESIGNATING HANDICAPPED PARKING AND PROMINENTLY DISPLAYING THE AMOUNT OF FINE REQUIRED BY LAW AT ALL HANDICAPPED PARKING SPACES. (SEE DETAILS.)
- THE PURPOSE OF THE REVISED SITE DEVELOPMENT PLAN IS TO:
- SHIFT BUILDING 2.5 FEET TOWARD ROUTE 103.
 - ADD A 15'x14' ATTACHED UTILITY ROOM.
 - RELOCATE WATER AND SEWER CONNECTION (PRIVATE).
 - ADD A CANOPY TO THE BUILDING FOOTPRINT.
 - WIDENED SIDEWALK TO 9 FEET IN FRONT OF BUILDING 1.
 - ADDED SPOT ELEVATIONS TO THE HANDICAPPED RAMP DETAILS.
 - CHANGE STANDARD 7" C & G TO A MONOLITHIC COMBINATION CURB AND SIDEWALK (STD. R.3.07).

NOTE: 500 gal GREASE TANK SHALL BE TRAFFIC BEARING AS MANUFACTURED BY MAYER BROTHERS, INC. OR EQUAL.

GREASE TANK INVERTS
 INV. @ BLDG = 228.11 ±
 INV. IN TANK = 227.88 ±
 INV. @ EX. 6" PVC (PRIVATE) = 227.1 ±

LEGEND

- 2 FEET
- 35.5
- EX. 8" W
- EX. 12" W
- EX. 18" W
- EX. 24" W
- EX. 30" W
- EX. 36" W
- EX. 42" W
- EX. 48" W
- EX. 54" W
- EX. 60" W
- EX. 66" W
- EX. 72" W
- EX. 78" W
- EX. 84" W
- EX. 90" W
- EX. 96" W
- EX. 102" W
- EX. 108" W
- EX. 114" W
- EX. 120" W
- EX. 126" W
- EX. 132" W
- EX. 138" W
- EX. 144" W
- EX. 150" W
- EX. 156" W
- EX. 162" W
- EX. 168" W
- EX. 174" W
- EX. 180" W
- EX. 186" W
- EX. 192" W
- EX. 198" W
- EX. 204" W
- EX. 210" W
- EX. 216" W
- EX. 222" W
- EX. 228" W
- EX. 234" W
- EX. 240" W
- EX. 246" W
- EX. 252" W
- EX. 258" W
- EX. 264" W
- EX. 270" W
- EX. 276" W
- EX. 282" W
- EX. 288" W
- EX. 294" W
- EX. 300" W
- EX. 306" W
- EX. 312" W
- EX. 318" W
- EX. 324" W
- EX. 330" W
- EX. 336" W
- EX. 342" W
- EX. 348" W
- EX. 354" W
- EX. 360" W
- EX. 366" W
- EX. 372" W
- EX. 378" W
- EX. 384" W
- EX. 390" W
- EX. 396" W
- EX. 402" W
- EX. 408" W
- EX. 414" W
- EX. 420" W
- EX. 426" W
- EX. 432" W
- EX. 438" W
- EX. 444" W
- EX. 450" W
- EX. 456" W
- EX. 462" W
- EX. 468" W
- EX. 474" W
- EX. 480" W
- EX. 486" W
- EX. 492" W
- EX. 498" W
- EX. 504" W
- EX. 510" W
- EX. 516" W
- EX. 522" W
- EX. 528" W
- EX. 534" W
- EX. 540" W
- EX. 546" W
- EX. 552" W
- EX. 558" W
- EX. 564" W
- EX. 570" W
- EX. 576" W
- EX. 582" W
- EX. 588" W
- EX. 594" W
- EX. 600" W
- EX. 606" W
- EX. 612" W
- EX. 618" W
- EX. 624" W
- EX. 630" W
- EX. 636" W
- EX. 642" W
- EX. 648" W
- EX. 654" W
- EX. 660" W
- EX. 666" W
- EX. 672" W
- EX. 678" W
- EX. 684" W
- EX. 690" W
- EX. 696" W
- EX. 702" W
- EX. 708" W
- EX. 714" W
- EX. 720" W
- EX. 726" W
- EX. 732" W
- EX. 738" W
- EX. 744" W
- EX. 750" W
- EX. 756" W
- EX. 762" W
- EX. 768" W
- EX. 774" W
- EX. 780" W
- EX. 786" W
- EX. 792" W
- EX. 798" W
- EX. 804" W
- EX. 810" W
- EX. 816" W
- EX. 822" W
- EX. 828" W
- EX. 834" W
- EX. 840" W
- EX. 846" W
- EX. 852" W
- EX. 858" W
- EX. 864" W
- EX. 870" W
- EX. 876" W
- EX. 882" W
- EX. 888" W
- EX. 894" W
- EX. 900" W
- EX. 906" W
- EX. 912" W
- EX. 918" W
- EX. 924" W
- EX. 930" W
- EX. 936" W
- EX. 942" W
- EX. 948" W
- EX. 954" W
- EX. 960" W
- EX. 966" W
- EX. 972" W
- EX. 978" W
- EX. 984" W
- EX. 990" W
- EX. 996" W
- EX. 1002" W
- EX. 1008" W
- EX. 1014" W
- EX. 1020" W
- EX. 1026" W
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- EX. 1062" W
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- EX. 1080" W
- EX. 1086" W
- EX. 1092" W
- EX. 1098" W
- EX. 1104" W
- EX. 1110" W
- EX. 1116" W
- EX. 1122" W
- EX. 1128" W
- EX. 1134" W
- EX. 1140" W
- EX. 1146" W
- EX. 1152" W
- EX. 1158" W
- EX. 1164" W
- EX. 1170" W
- EX. 1176" W
- EX. 1182" W
- EX. 1188" W
- EX. 1194" W
- EX. 1200" W



SEE SHEET 2 OF 5 FOR NEW PAINTED STRIPING PLAN

SHEET INDEX

SHEET NO.	TITLE
1	SITE DEVELOPMENT PLAN
2	GEOMETRY PLAN
3	STORM DRAIN PROFILES & DETAILS, AND DRAINAGE AREA MAP
4	LANDSCAPE PLAN
5	EROSION AND SEDIMENT CONTROL PLAN

This sheet supercedes Sheet 1 of 5 dated December 1994

PERMIT INFORMATION CHART

SUBDIVISION NAME MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1 - LOT 98)			
SECT./AREA	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
2	615	L1427.F.284	F-87-156-F-89-104, F-91-99, WP-91-89, SDP-86-234, ZB941
PLAT No.	BLOCK No.	ZONE	TAX MAP
9949	16	B-1	37
WATER CODE		SEWER CODE	
2153000		D06	
SCALE: 1" = 30'		DATE: APRIL, 1994	

OWNER/DEVELOPER:
MEADOWRIDGE LANDING CORP.
P.O. BOX 417
ELICOTT CITY, MARYLAND 21043
(410)465-6105

PROJECT:
MEADOWRIDGE CENTER
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1 - LOT 98)

LOCATION:
TAX MAP 37-PARCEL 615
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
REVISED SITE DEVELOPMENT PLAN

DATE: APRIL, 1994
PROJECT NO.: 0670

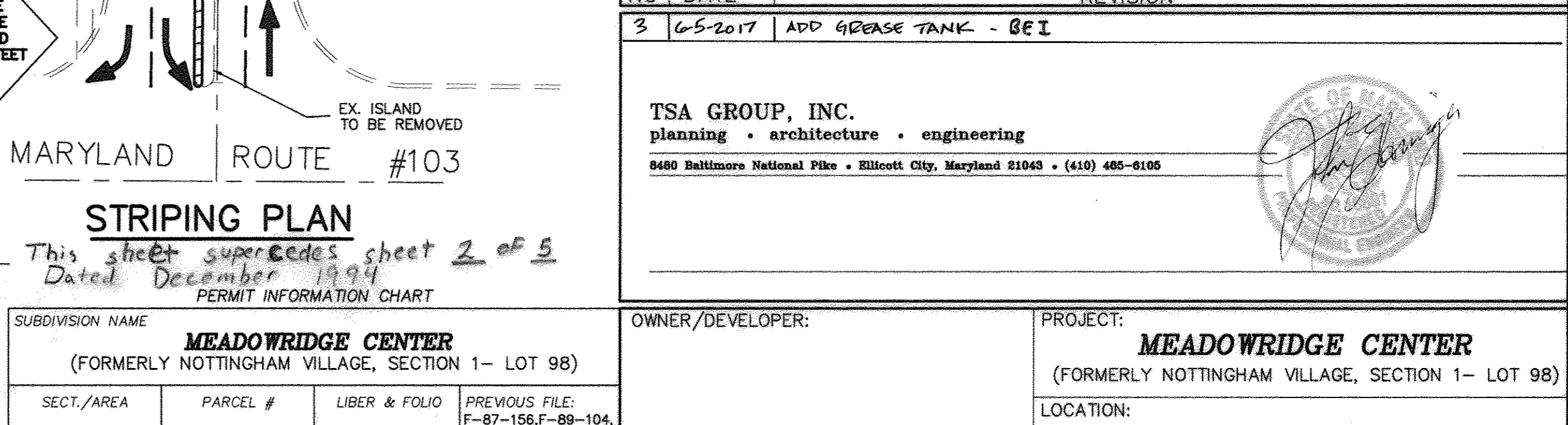
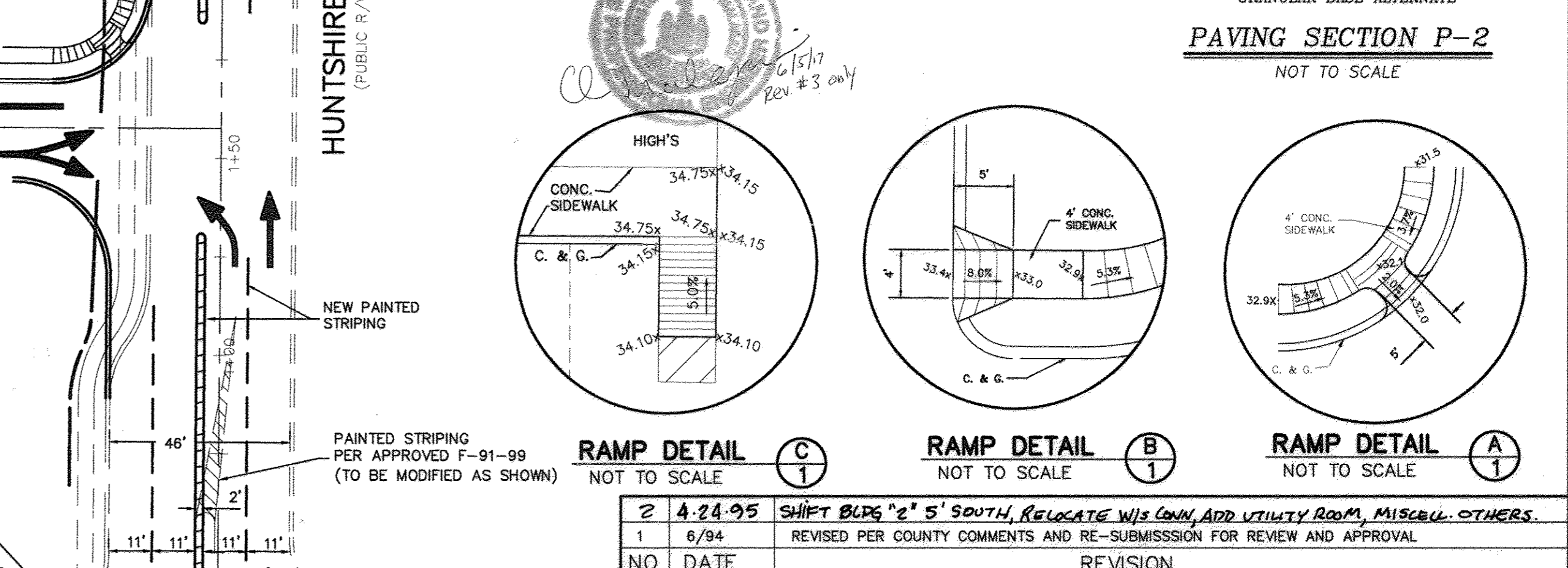
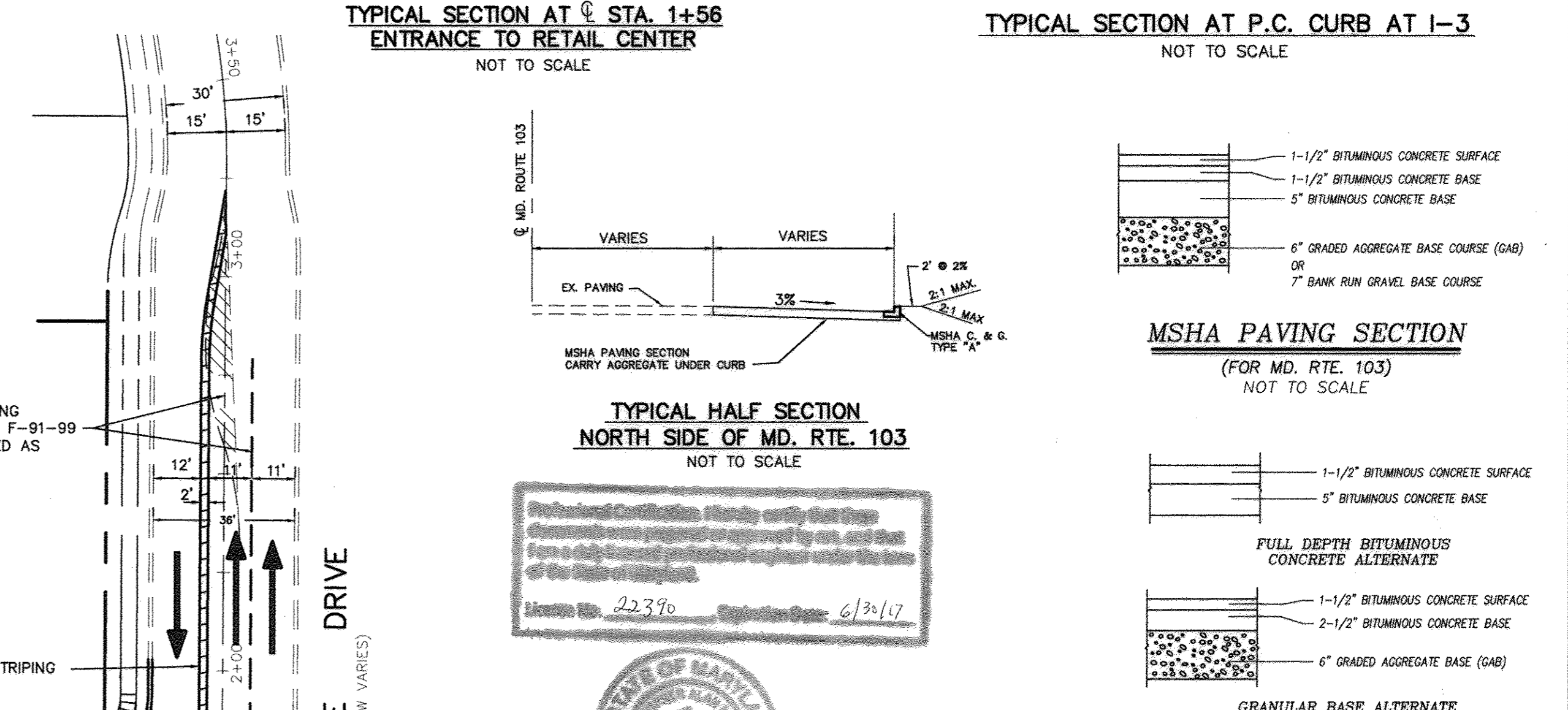
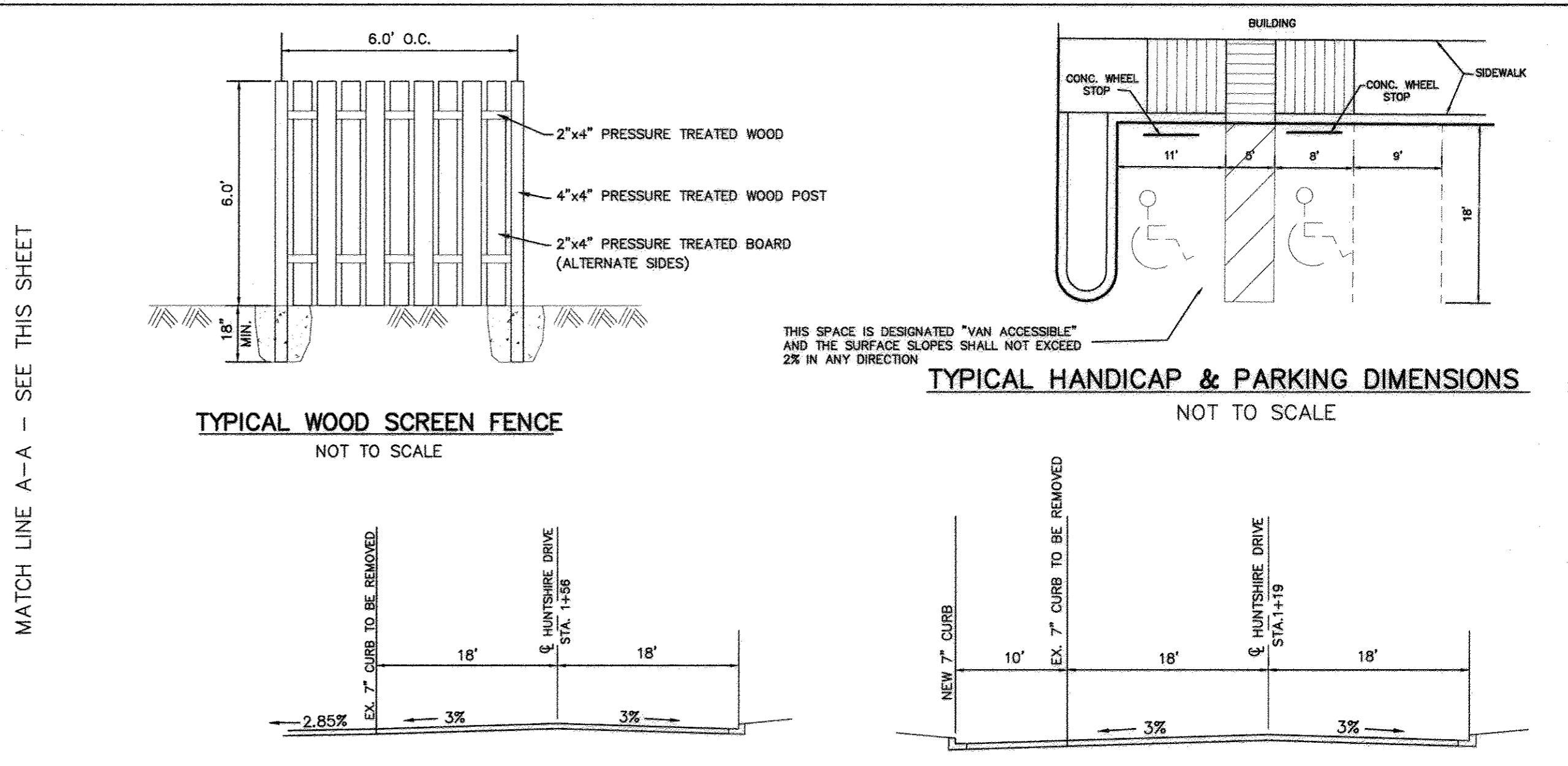
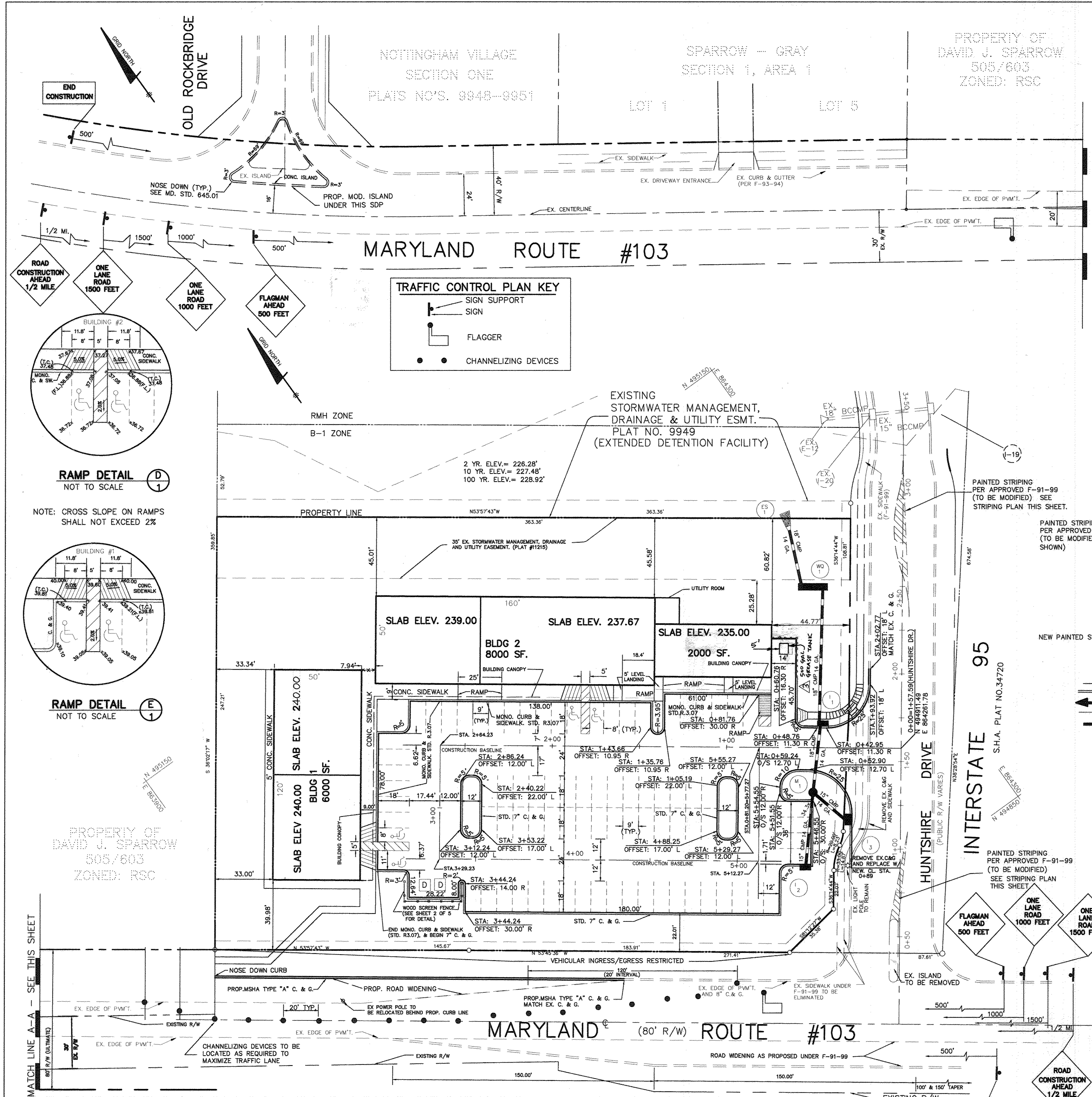
SCALE: 1" = 30'
DRAWING: 1 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 5/23/95
 Chief, Division of Land Development and Research: *[Signature]* 5/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
 Director: *[Signature]* 5/19/95
 Chief, Bureau of Engineering: *[Signature]* 5/18/95

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEMS
 County Health Officer: *[Signature]* 5/18/95

SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING DIRECTOR: <i>[Signature]</i> DATE: 5/22/95 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH		APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS DIRECTOR: <i>[Signature]</i> DATE: 5/18/95 CHIEF, BUREAU OF ENGINEERING		APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEMS COUNTY HEALTH OFFICER: _____ DATE: _____	
PROPERTY OF DAVID J. SPARROW 505/603 ZONED: RSC		PROPERTY OF DAVID J. SPARROW 505/603 ZONED: RSC		PROPERTY OF DAVID J. SPARROW 505/603 ZONED: RSC	
NOTTINGHAM VILLAGE SECTION ONE PLATS NO'S. 8948-8951		SPARROW - GRAY SECTION 1, AREA 1 LOT 1 LOT 5		PROPERTY OF DAVID J. SPARROW 505/603 ZONED: RSC	
MARYLAND ROUTE #103		MARYLAND ROUTE #103		MARYLAND ROUTE #103	
INTERSTATE 95 S.H.A. PLAT NO. 34720		INTERSTATE 95 S.H.A. PLAT NO. 34720		INTERSTATE 95 S.H.A. PLAT NO. 34720	
STRIPING PLAN This sheet supersedes sheet 2 of 5 Dated December 1994		STRIPING PLAN This sheet supersedes sheet 2 of 5 Dated December 1994		STRIPING PLAN This sheet supersedes sheet 2 of 5 Dated December 1994	
PERMIT INFORMATION CHART		PERMIT INFORMATION CHART		PERMIT INFORMATION CHART	
SUBDIVISION NAME: MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1- LOT 98)		OWNER/DEVELOPER: MEADOWRIDGE LANDING CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410)465-6105		PROJECT: MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1- LOT 98)	
SECT./AREA: 2 PARCEL #: 615 LIBER & FOLIO: L1427.F.284 PREVIOUS FILE: F-87-1567-99-104, F-91-99, WP-91-89, SDP-86-234, 28941		PLAT No. 9949 BLOCK No. 16 ZONE: B-1 TAX MAP: 37C ELEC. DIST.: 1st CENSUS: 6011.01		LOCATION: TAX MAP 37-PARCEL 615 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
WATER CODE: 2153000 SEWER CODE: D06		DATE: APRIL 1994		PROJECT NO. 0670	
SCALE: AS SHOWN		DES: CAM DRN: YSL		SCALE: AS SHOWN DRAWING 2 OF 5	

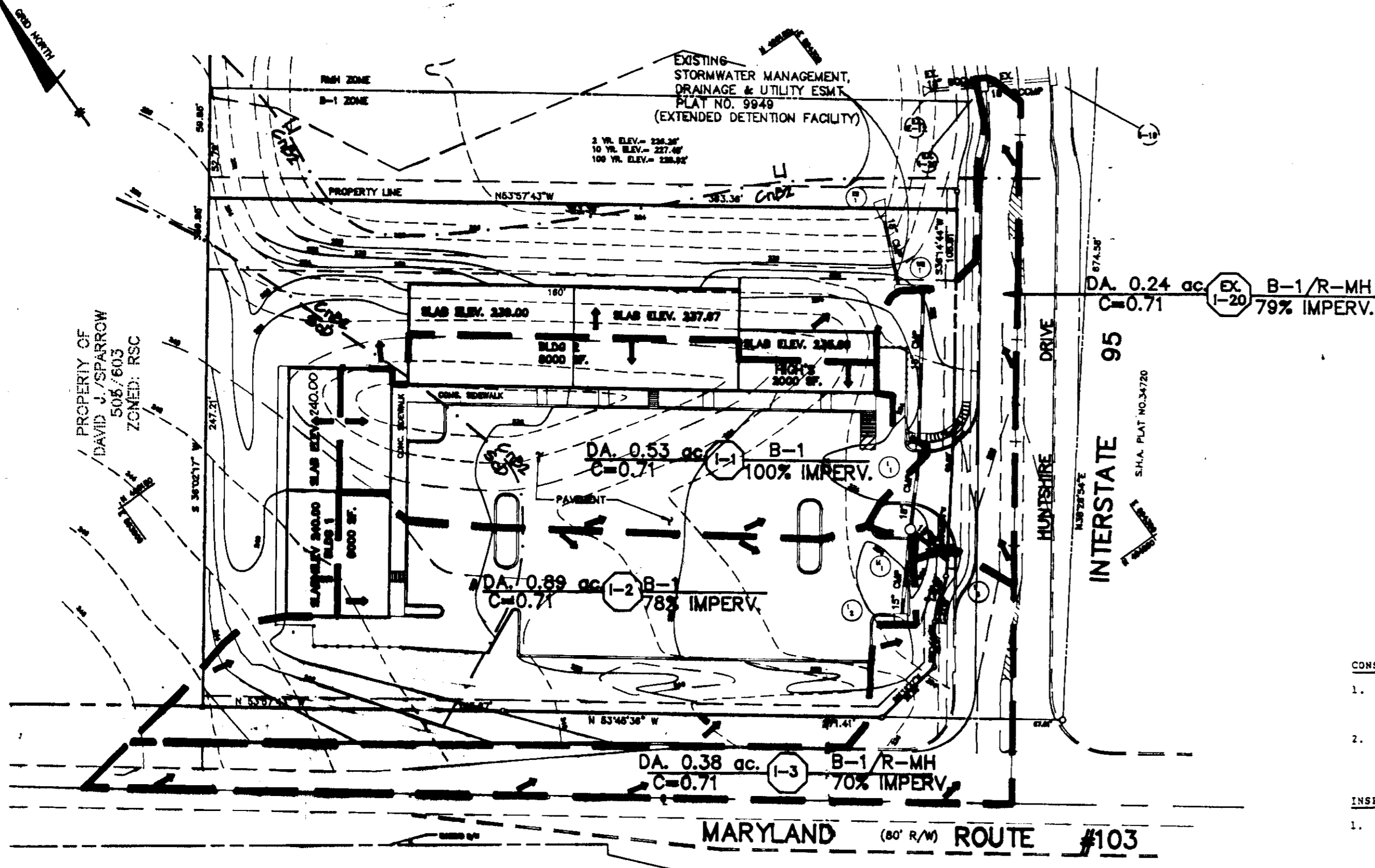
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 DIRECTOR: *[Signature]* DATE: 5/22/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
 DIRECTOR: *[Signature]* DATE: 5/18/95
 CHIEF, BUREAU OF ENGINEERING

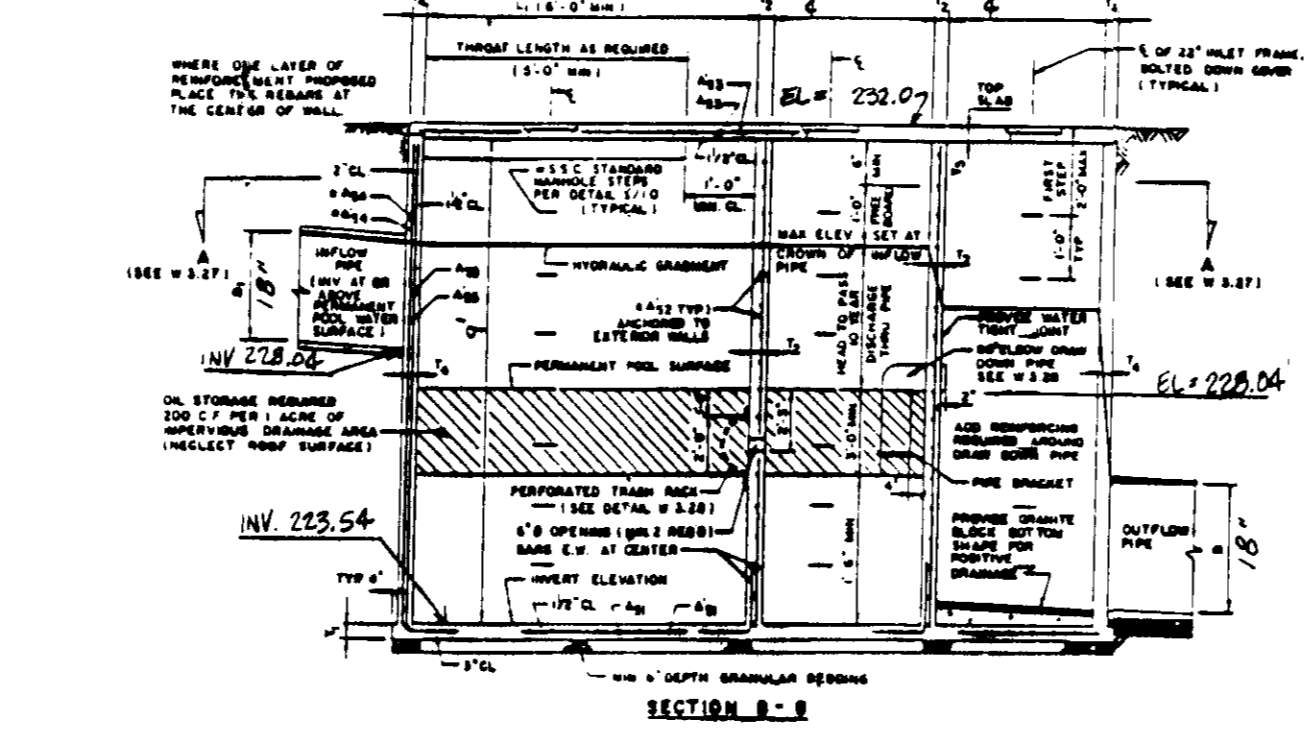
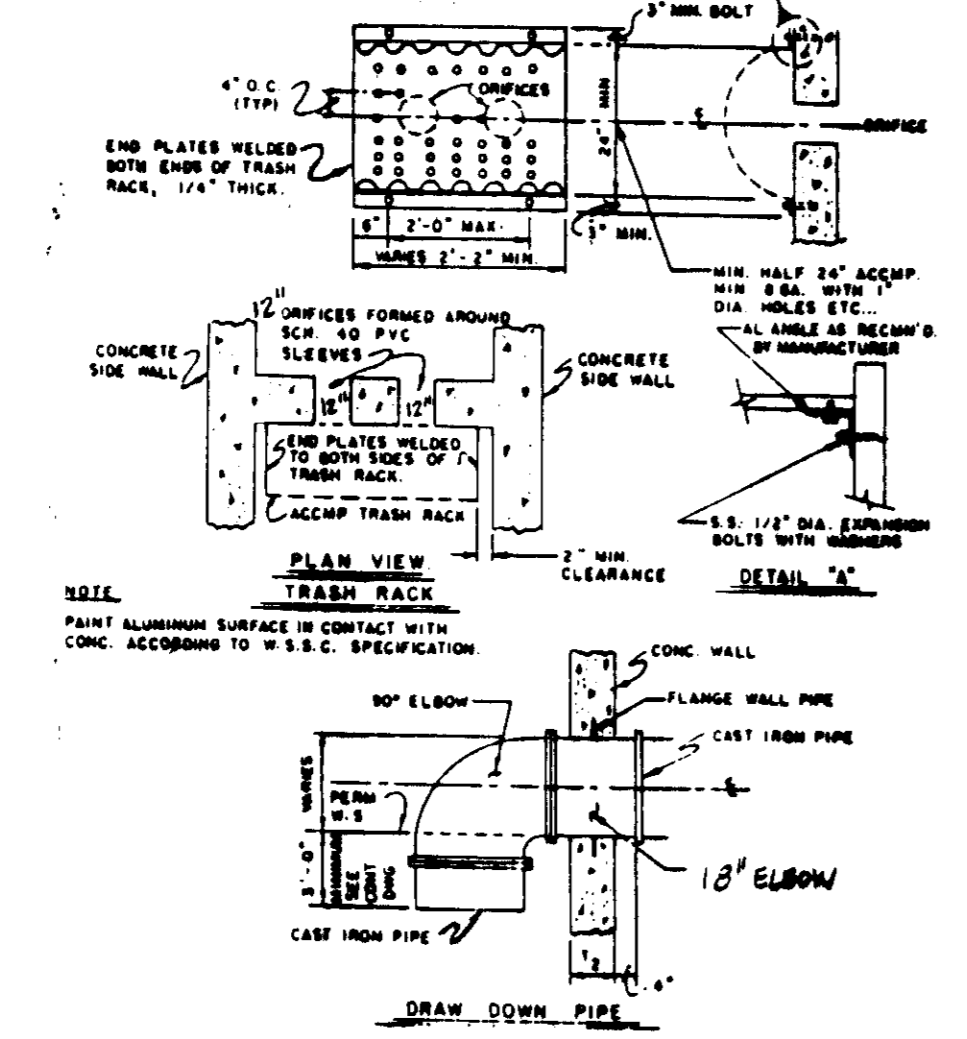
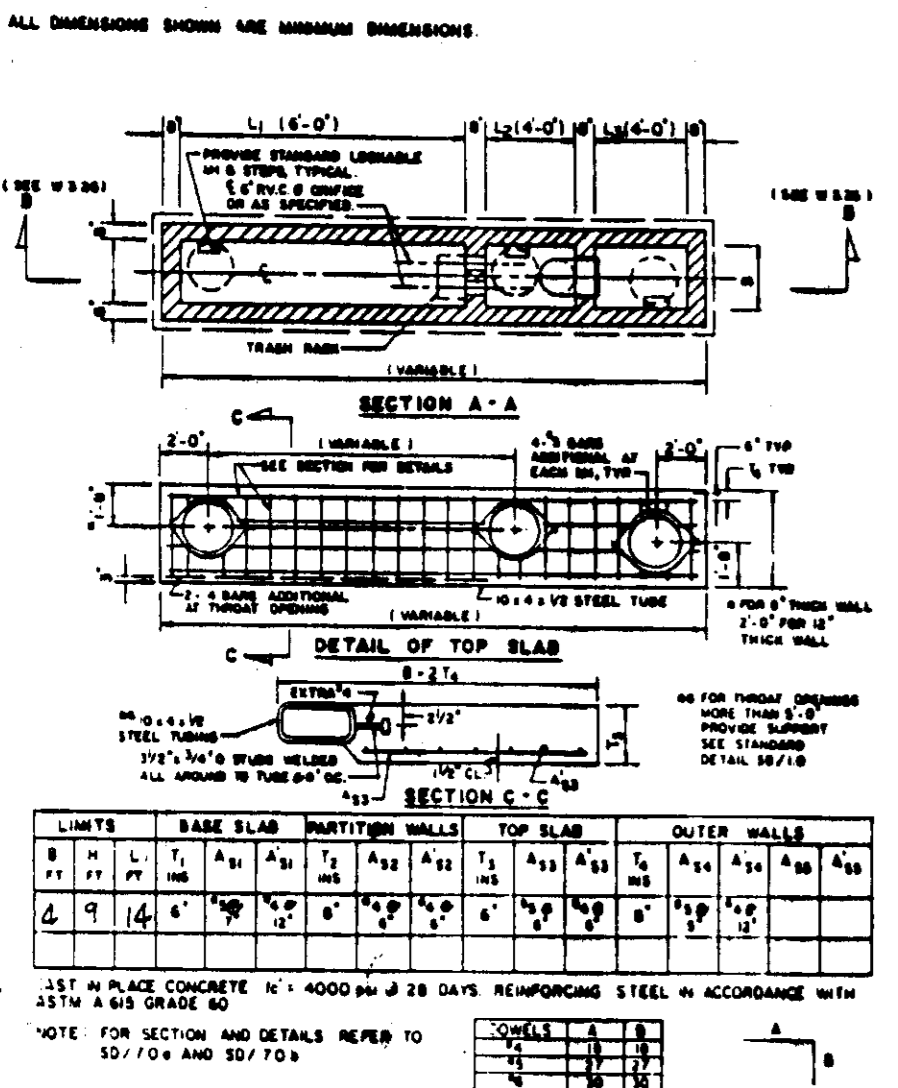
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICER: _____ DATE: _____

END CONSTRUCTION

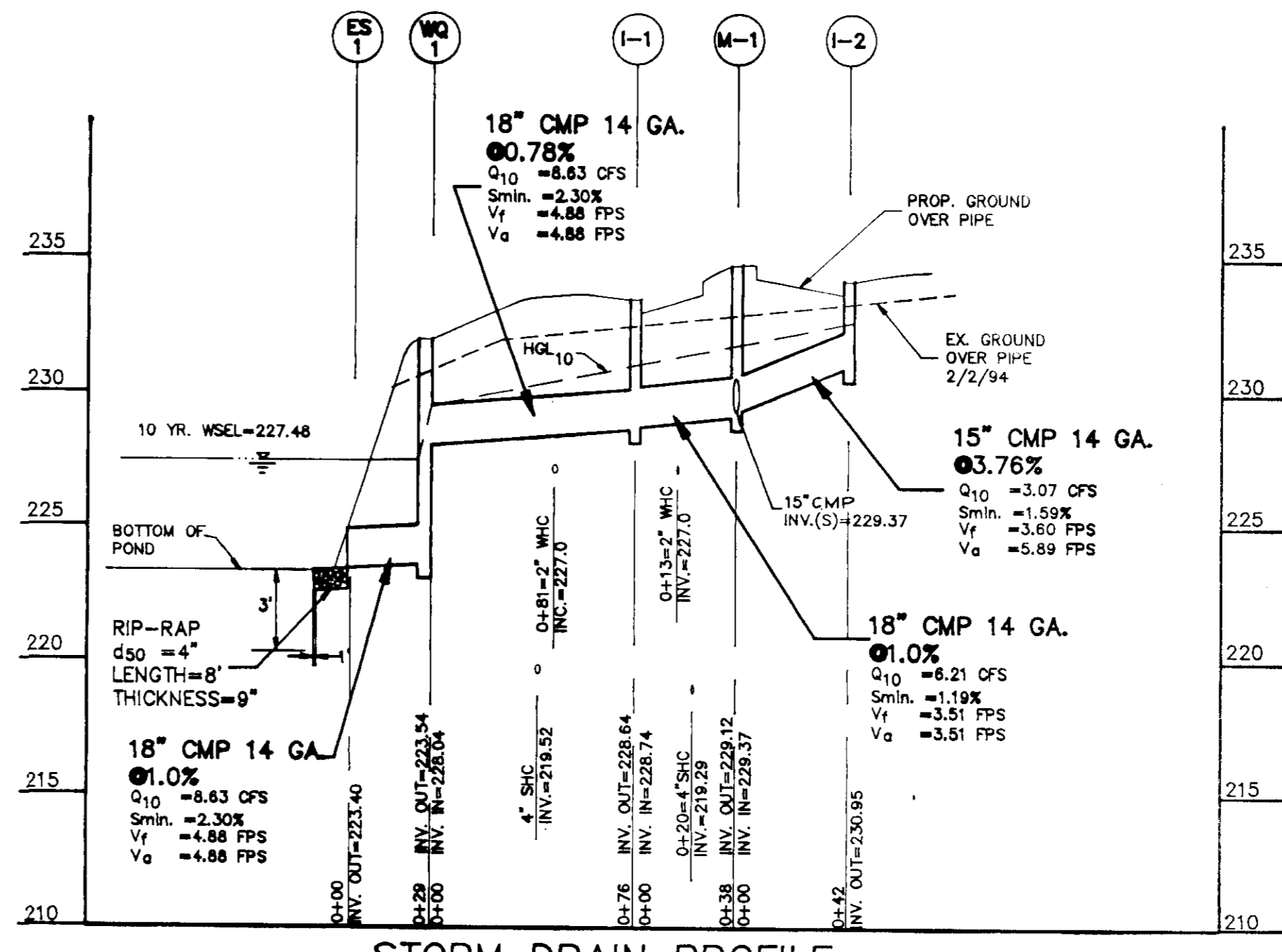
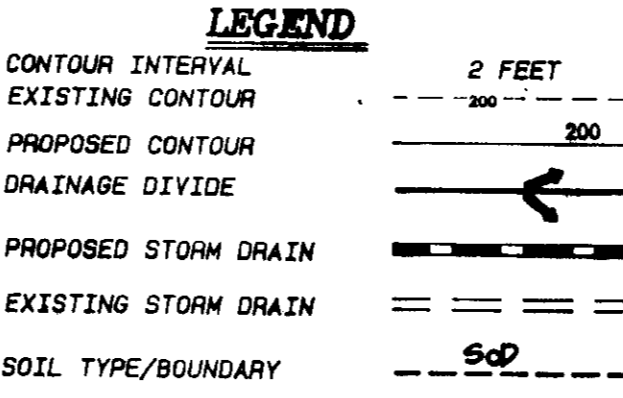


STORM DRAINAGE AREA MAP

SCALE: 1"=50'

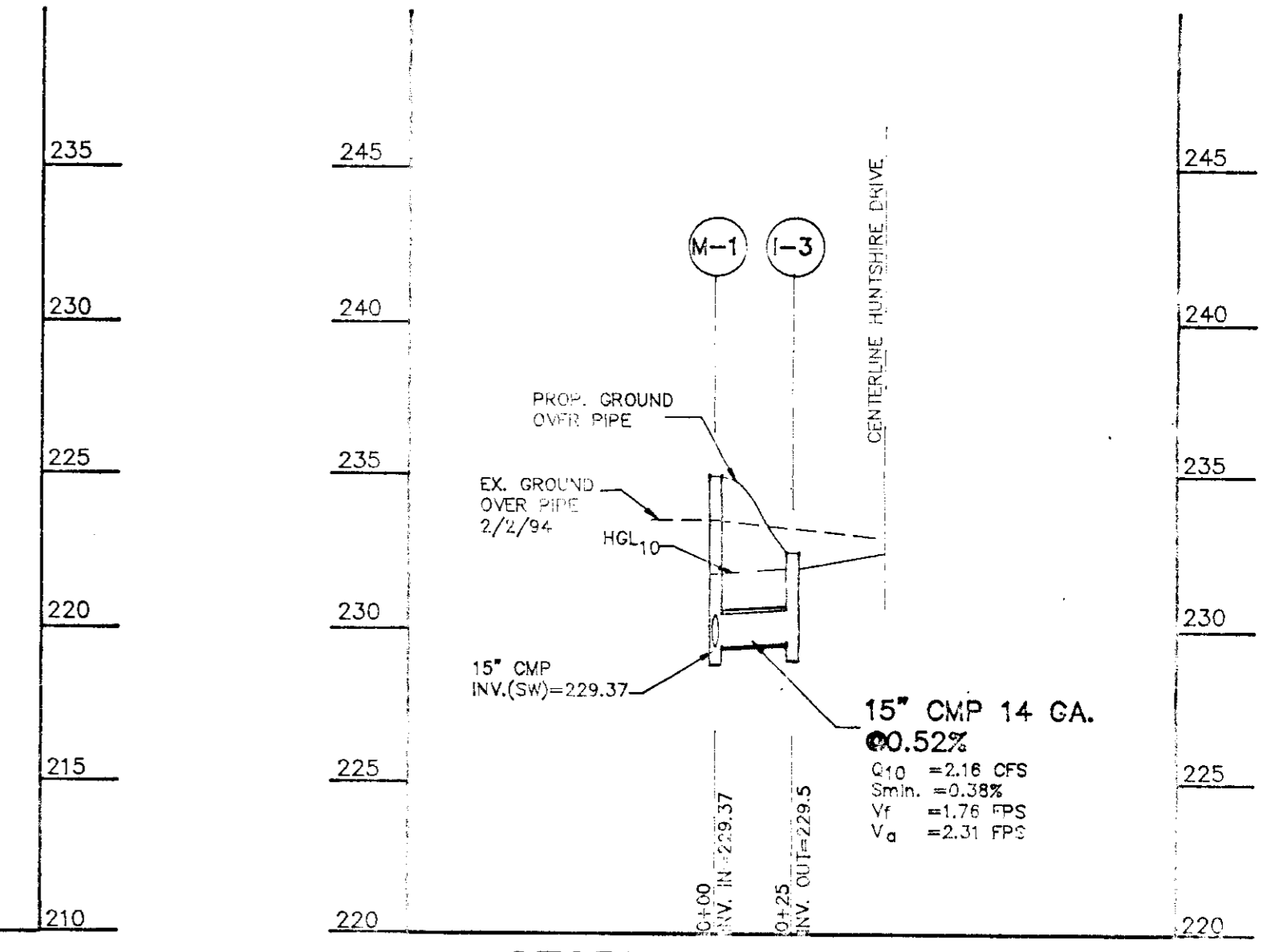


OIL AND GRIT SEPARATOR DETAIL
NO SCALE



STORM DRAIN PROFILE

SCALE: H: 1"=50'
V: 1"=5'



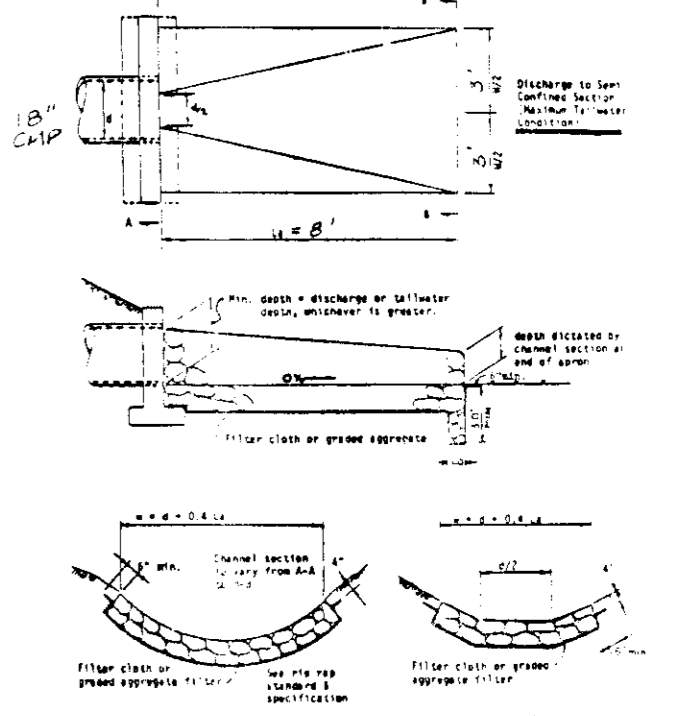
STORM DRAIN PROFILE

SCALE: H: 1"=50'
V: 1"=5'

STORM DRAIN STRUCTURE SCHEDULE

NUMBER	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEVATION	REMARKS
I-1	A-5	N 494947.14 E 864232.27	228.74	228.64	233.80	USE DEFLECTORS
I-2	A-5	N 494989.83 E 864278.51	---	230.95	234.40	
I-3	A-5	N 494995.03 E 864215.13	---	229.50	232.80	PUBLIC INLET
M-1	A-5	N 494920.82 E 864206.11	229.37	229.12	234.70	
WQ-1	HO. CO.	N 495014.27 E 864273.57	228.04	223.54	232.00	SEE DETAILS THIS SHEET
ES-1	HO. CO.	N 495049.95 E 864282.60	---	223.40	---	

* TOP ELEVATION FOR MANHOLE = RIM ELEVATION
 * TOP ELEVATION FOR INLETS = TOP OF CURB
 * COORDINATES REFLECT MID-POINT OF BOX AT FACE OF CURB



RIPRAP OUTLET PROTECTION III
NO SCALE

DESIGN AND GENERAL NOTES:

- Use poured-in place concrete for the entire structure.
- Refer to Maryland State Highway Administration for materials and methods of construction.
- Wall thickness shall be as follows:
Minimum 8 inches thick for the first 8'-0" of depth, 12 inch thick walls between 8'-0" and 12'-0" of depth and 16 inch thick walls for depth greater than 12'-0". Depth to be measured from top of top slab to crown of outgoing pipe.
- 2' c = 3.588 psi at 28 days.
- All reinforcing steel to be ASTM A615, GR. 60.
- For details concerning throat openings, refer to MCDOT Standard No. 55.

Throat Length	No. of Pipe Supports
5'	1
15'	2
25'	3

 Pipe supports to be spaced at 5'-0" O.C.
- For details not noted in this standard, refer to MCDOT Standard No. 55.
- The top 4 inches of walls may be brick masonry for leveling, if required. Brick masonry shall comply with the latest S&A Specification.
- When grate opening is used, refer to the appropriate S&A Standard for details. Details shall be shown on the plan.
- When inside width of structure is greater than 4'-0", reinforcing shall be revised as needed.
- When structure is subject to traffic loading, reinforcing shall be designed for the appropriate traffic loads. Design loads shall be indicated on the plan.
- All inlets and incoming pipes shall be checked for possible backwater or tailwater problems.

MAINTENANCE NOTES (WATER QUALITY STRUCTURE WASTE)

- Water Quality Structures will require periodic cleaning. Owners of these facilities will have to clean them as needed or on a frequency that the County determines is appropriate. Owners of water quality structures will be notified by the County of the frequency of maintenance.
- Maintenance of these facilities will consist of cleaning out the separator and disposal of the waste and the repair of the facility as needed. Periodic inspections of these facilities will be made by the County Stormwater Management group.
- The disposal of the liquid and solid matter should be as follows:
 - All liquid material in the separator inlet shall be pumped into a suitable tank truck and disposed of at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
 - The solid material shall be landfilled in an approved sanitary landfill.
- The inlet pipes, trash racks, grates, and structural parts shall be repaired as needed.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David J. Sparrow 12/16/94
 DIRECTOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 FOR PUBLIC WATER & SEWERAGE STORM
 DRAINAGE SYSTEMS AND ROADS
James J. Sheen 12/18/94
 DIRECTOR

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT
 FOR PUBLIC WATER & SEWERAGE SYSTEMS
James M. Boyd 12/17/94
 COUNTY HEALTH OFFICER

PERMIT INFORMATION CHART

SUBDIVISION NAME MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1- LOT 98)					
SECT./AREA	PARCEL #	LIBER & FOLIO		PREVIOUS FILE:	
2	615	L1427.F.284		F-87-156.F-89-104, F-91-99.WP-91-89 SDP-86-234,28941	
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
9949	16	B-1	37C	1st	6011.01
WATER CODE			SEWER CODE		
2153000			D08		
SCALE: AS SHOWN			DATE: APRIL 1994		

OWNER/DEVELOPER:
MEADOW RIDGE LANDING COPR.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21043
(410)465-4244

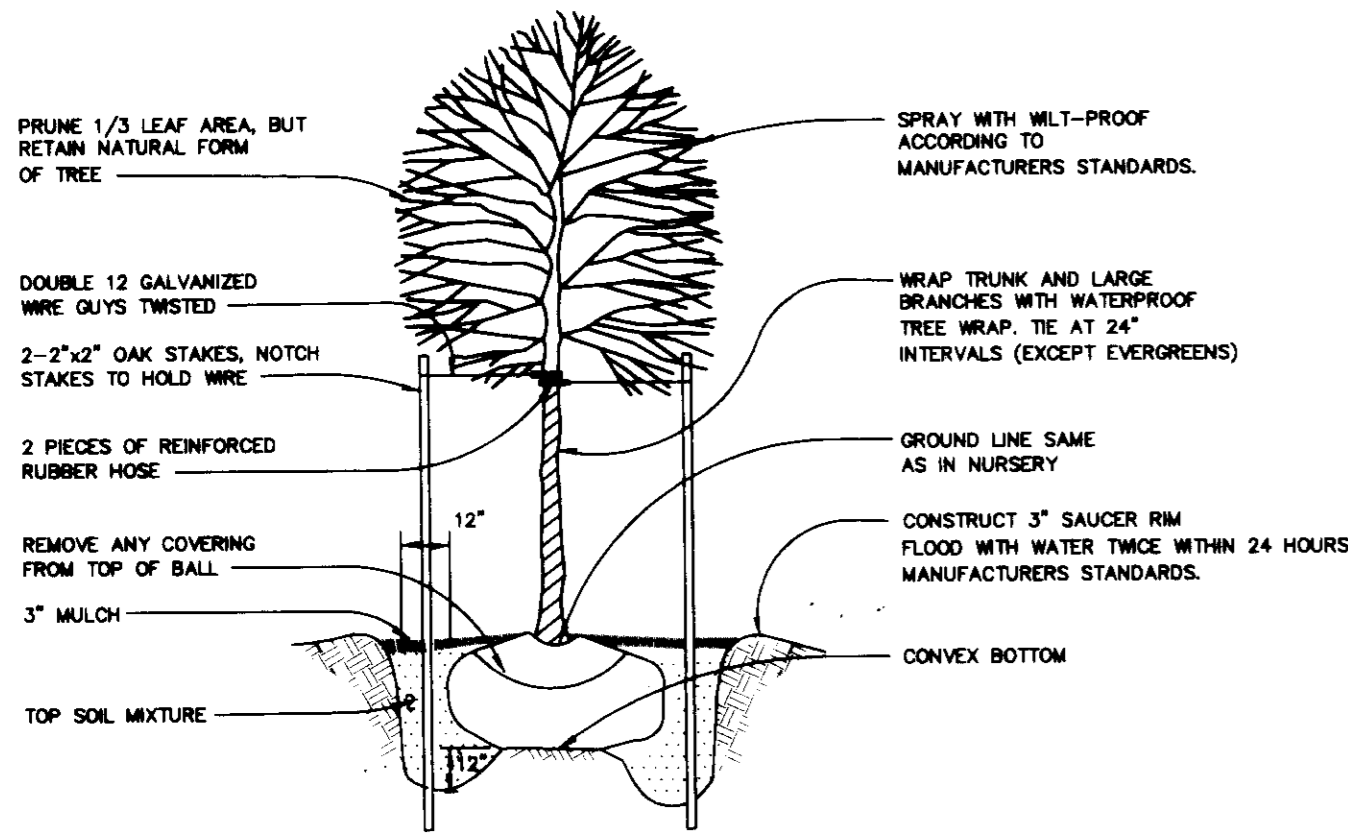
PROJECT:
MEADOWRIDGE CENTER
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1- LOT 98)

LOCATION:
TAX MAP 37-PARCEL 615
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
**STORM DRAIN PROFILES, DETAILS AND
DRAINAGE AREA MAP**

DATE: PROJECT NO. 0670
SCALE: AS SHOWN DRAWING 3 OF 5

99-94-106



TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST*

SYMBOL	NAME	QUANTITY
	PYRUS CALLERYANA 'REDSPIRE' (REDSPIRE PEAR)	15
	PINUS STROBUS (EASTERN WHITE PINE)	31
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	34
	MANHATTAN EUONYMUS	150

*NOTE: TREES WITH A MINIMUM OF AT LEAST 2-1/2" CALIPER

PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	E	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	585 L.F.	611 L.F.
CREDIT FOR EXISTING VEGETATION	0	0
CREDIT FOR WALL, FENCE OR BERM	54 L.F.	14 L.F.
NUMBER OF PLANTS REQUIRED	13 (1:40)	15 (1:40)
SHADE TREES	0	30 (1:20)
EVERGREEN TREES	133 (1:4)	0
SHRUBS		
NUMBER OF PLANTS PROVIDED	14	15
SHADE TREES	0	31
EVERGREEN TREES	150	0
SHRUBS		

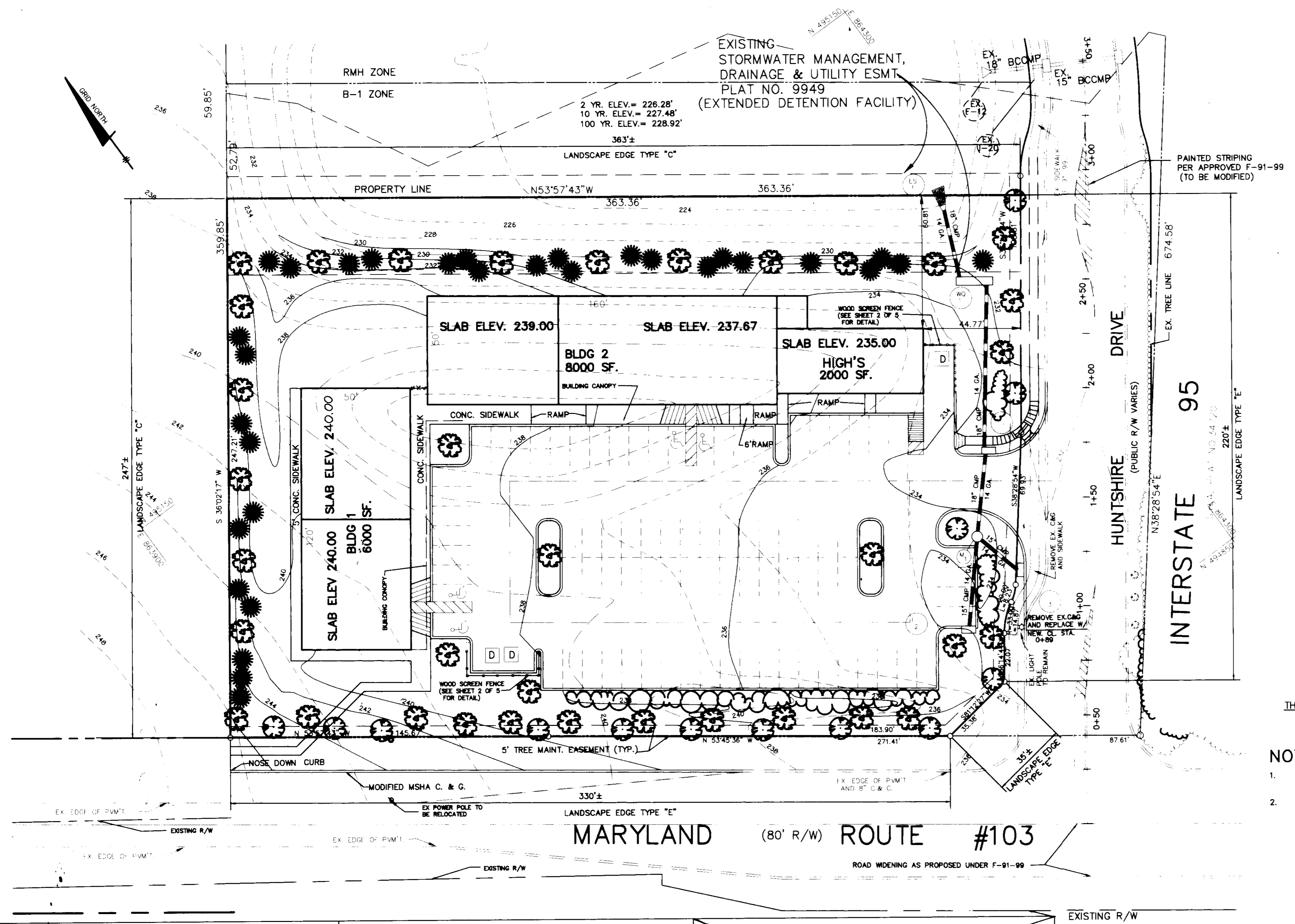
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	83
NUMBER OF TREES REQUIRED (1 TREE PER 20 SPACES)	4
NUMBER OF TREES PROVIDED	5
SHADE TREES	

STREET TREE REQUIREMENT

REQUIRED: 1 TREE/40' = 15 (● 585 L.F.)
PROVIDED: 15

NOTE: HANDICAP PARKING SIGNS SHALL BE MOUNTED ON THE POST NEAR FACE OF CURB OR ON THE FACE OF BUILDING WITH THEIR CENTERLINE 60 INCHES ABOVE THE GROUND SURFACE.



THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY.

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 7,800.00.
This sheet supercedes sheet 4 of 5
Dated December 1994
PERMIT INFORMATION CHART

NO	DATE	REVISION
2	4-24-94	SHIFT BLDG 2 5' SOUTH, RELOCATE W/S CANAL, ADD UTILITY ROOM, MISCELL. OTHERS.
1	5/94	REVISED PER COUNTY COMMENTS AND RE-SUBMISSION FOR REVIEW AND APPROVAL

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 466-6106

APPROVED: 5/23/95
DIRECTOR
Ama Jaramani
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: 6/19/95
DIRECTOR
James P. Chen
CHIEF, BUREAU OF ENGINEERING

APPROVED: 5/18/95
COUNTY HEALTH OFFICER

SCALE: 1" = 30'

SUBDIVISION NAME: **MEADOWRIDGE CENTER**
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)

SECT./AREA	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:		
2	615	L1427.F.284	F-87-156.F-89-104 F-91-99.WP-91-89		
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
9949	16	B-1	37C	1st	6011.01
WATER CODE: 2153000			SEWER CODE: D06		
SCALE: AS SHOWN			DATE: APRIL 1994		

OWNER/DEVELOPER: MEADOWRIDGE LANDING CORP.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21043
(410)465-6105

PROJECT: **MEADOWRIDGE CENTER**
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)

LOCATION: TAX MAP 37C-PARCEL 615
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **LANDSCAPE PLAN**

DATE: APRIL 1994 PROJECT NO. 0670

DES: CAM DRN: CAM/YSL SCALE: AS SHOWN DRAWING 4 OF 5

NOTE:
THIS SHEET IS FOR SEDIMENT CONTROL ONLY.

TEMPORARY SEEDING NOTES

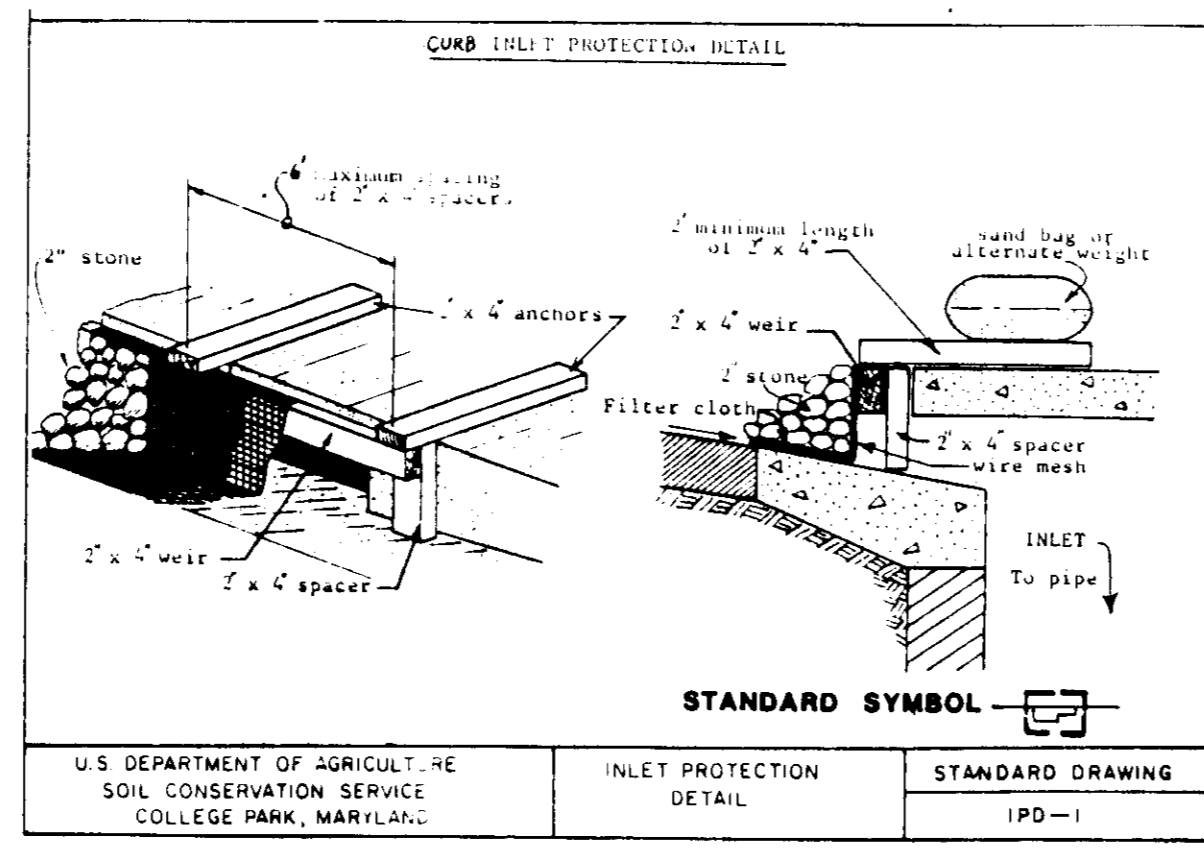
1. Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
2. Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)
3. Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (1.4 lbs/1000 sf).
4. Seeding: For periods March 1 through April 30 and from August 15 through October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 16 through 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.
5. Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.
6. Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area 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, discing or other acceptable means before seeding. (If not previously loosened)
- Soil Amendments: In lieu of soil test recommendations, use on the following schedules:
- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (1.4 lbs/1000 sf) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 450 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sf).
 - 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Narrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 through April 30 and August 15 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (4.5 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through 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 sf) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

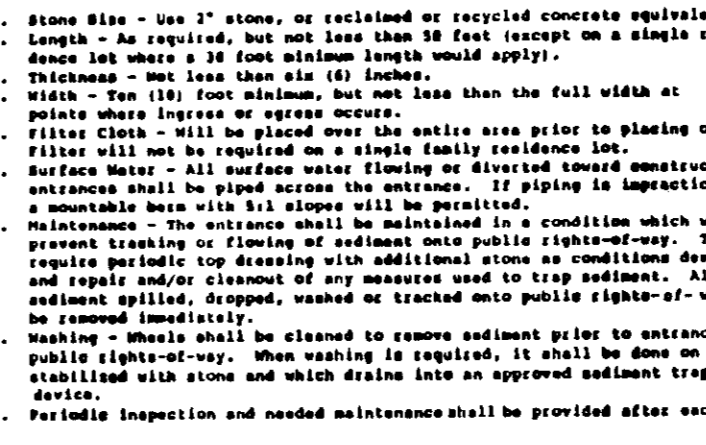
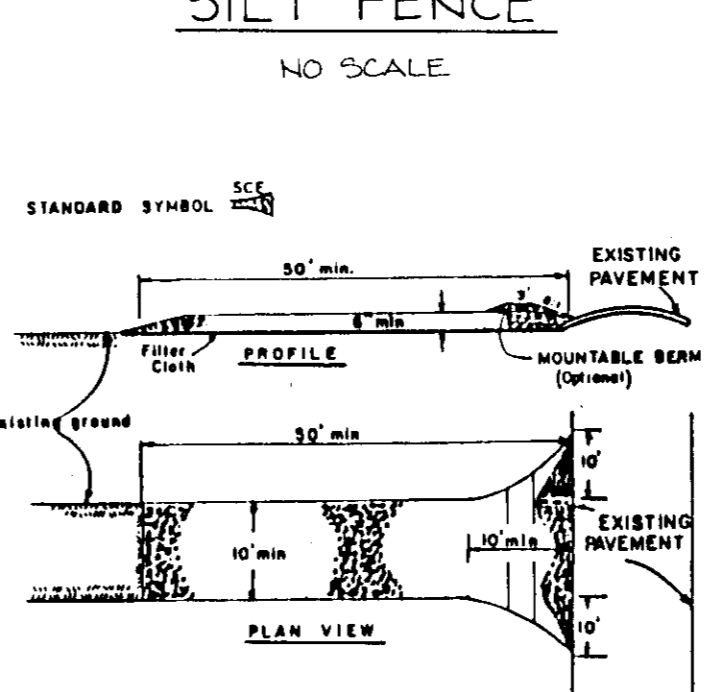
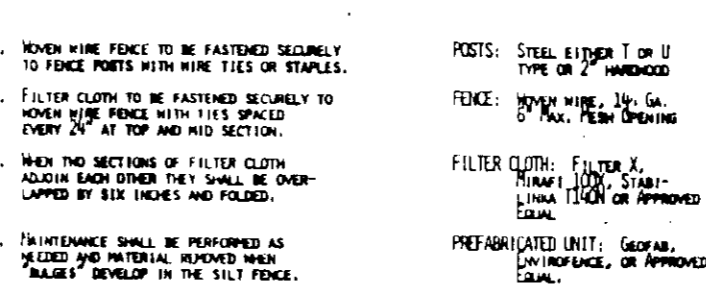
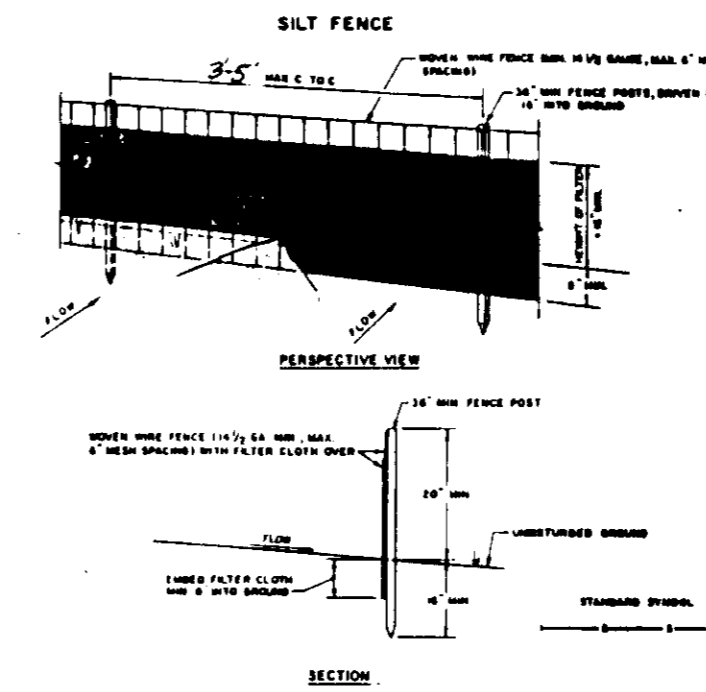
SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (310-1855).
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 most current Maryland Standards and Specifications for Soil Erosion and Sediment Control, and reducing sheet.
3. Following initial soil disturbances or redisturbances, 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 calendar days for 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, Chapter 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 1991 Maryland Standards and Specifications for Soil Erosion and Sediment Control for Permanent Seeding (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: 2.04 acres
Area to be stabilized: 1.92 acres
Area to be roofed or paved: 1.20 acres
Area to be vegetatively stabilized: 0.72 acres
Total Cut: 2500 cy.
Total Fill: 1000 cy.
Offsite Waste/Borrow Area Location: *
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 the initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
12. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
* It is the responsibility of the contractor to identify the spot/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.



LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EARTH DIKE
- SILT FENCE
- LIMIT OF DISTURBED AREA
- INLET PROTECTION



SEQUENCE OF CONSTRUCTION

Notify Sediment Control Division 48 hours prior to start of construction.

NO.	DESCRIPTION	DATE
1.	Obtain grading permit	1-1-94
2.	Clear and grub the site as indicated in this plan.	2-3-94
3.	Install sediment and erosion control devices and stabilize.	4-5-94
4.	Excavate for foundations, rough grade and temporarily stabilize.	6-10-94
5.	Construct storm drain system, utilities, water quality structure and other structures.	11-17-94
6.	Construct structures, curb and gutter, parking area, and entrances.	10-28-94
7.	Final grade and stabilize in accordance with standards and specifications.	10-28-94
8.	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	10-28-94

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 County Soil Conservation District.

John P. Roberts 10/13/94
DATE

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 onsite inspection by the Howard County Soil Conservation District or their authorized agents, or any agency necessary.

John P. Roberts 6-15-94
Signature of Developer Date

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

John P. Roberts 10/19/94
HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John P. Roberts 10/19/94
U.S. SOIL CONSERVATION SERVICE DATE

NO.	DATE	REVISION
2	12-6-94	REVISED BUILDING NO. 2
1	6/94	REVISED PER COUNTY COMMENTS AND RE-SUBMISSION FOR REVIEW AND APPROVAL
NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8600 Baltimore National Pike • 221000 City, Maryland 21045 • (410) 466-7100

OWNER/DEVELOPER:
MEADOWRIDGE CENTER
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)

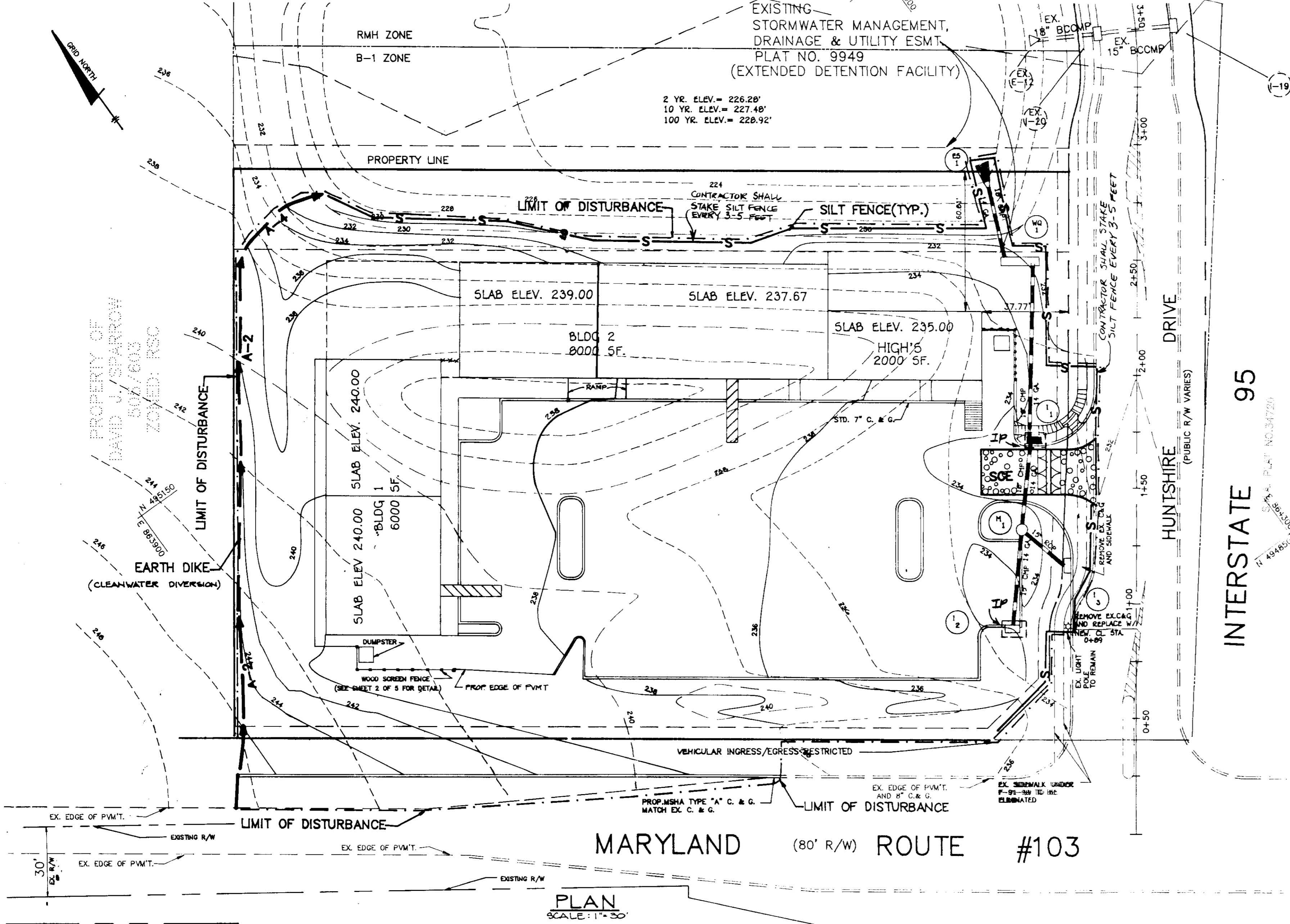
PROJECT:
MEADOWRIDGE CENTER
(FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)

LOCATION:
TAX MAP 370-PARCEL 615
P.O. BOX 417
ELLIOTT CITY, MARYLAND 21043
(410) 465-4244

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DATE: APRIL 1994 PROJECT NO. 0670

SCALE: AS SHOWN DRAWING 5 OF 5



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. Roberts 12/14/94
DIRECTOR DATE

John P. Roberts 12/16/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

John P. Roberts 12/16/94
DIRECTOR DATE

John P. Roberts 12/16/94
CHIEF, BUREAU OF ENGINEERING DATE

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

John P. Roberts 12/16/94
DIRECTOR DATE

John P. Roberts 12/16/94
CHIEF, COUNTY HEALTH OFFICE DATE

PERMIT INFORMATION CHART

SUBDIVISION NAME	OWNER/DEVELOPER
MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)	MEADOWRIDGE CENTER (FORMERLY NOTTINGHAM VILLAGE, SECTION 1-LOT 98)
SECT./AREA	PARCEL #
2	615
LIBER & FOLIO	PREVIOUS FILE:
L1427.F.284	F-87-156.F-89-104, F-91-99.WP-91-89
PLAT No.	BLOCK No.
9949	16
ZONE	TAX MAP
B-1	37C
FLEC. DIST.	GENSIS
1st	6011.01
WATER CODE	SEWER CODE
2153000	D06
SCALE:	DATE:
AS SHOWN	APRIL 1994
DES:	DRN:
YSL	YSL