

- 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 (410) 313-1880 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.
 - PREVIOUSLY APPROVED PLAN: SDP 88-160.
 - 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.
 - BOUNDARY AND TOPOGRAPHIC SURVEY (2 FOOT CONTOURS) PERFORMED BY AL BROWN SURVEYS, INC. AND DATED JANUARY, 1988.

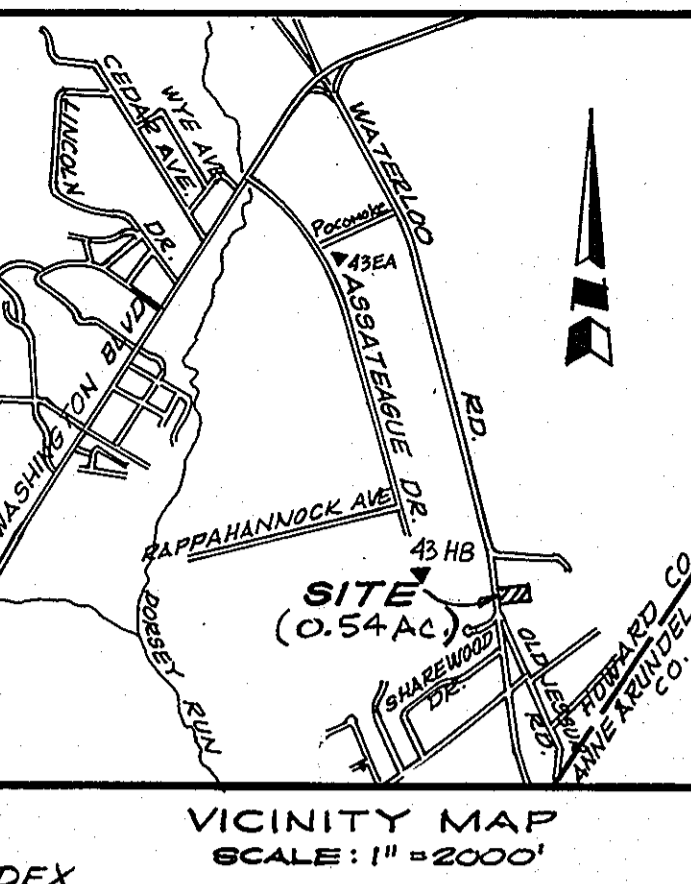
- HORIZONTAL AND VERTICAL DATUM BASED ON MARYLAND STATE PLANE AND HOWARD COUNTY SYSTEMS.
- EXISTING PUBLIC WATER AND SEWER IS AVAILABLE TO THE SITE; CONTRACTS 612-S AND 792-W.
- THERE WERE NO FLOODPLAIN AREAS OBSERVED ON THIS SITE.
- STORMWATER MANAGEMENT CONTROL IS PROVIDED WITH AN INFILTRATION BASIN SYSTEM.
- THERE WERE NO NON-TIDAL WETLAND AREAS OBSERVED ON THIS SITE.
- NO TRAFFIC STUDY WAS REQUIRED FOR THIS SITE.
- STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- SITE SOILS ARE SP2- SASSAFRAS GRAVELLY SANDY LOAM.
- "ONE WAY - DO NOT ENTER" SIGNS TO BE PLACED TO ENSURE TRAFFIC PATTERN.
- BENCHMARKS BASED ON HOWARD COUNTY CONTROL #43 EA AND #43 HB.
- ANY APPROVAL OF THIS RESUBMIT LIMITS THE OUTDOOR DISPLAY AREA TO 1,350 SF. ANY PROPOSAL TO INCREASE THE OUTDOOR DISPLAY AREA WILL REQUIRE FURTHER REVIEW.

SITE ANALYSIS

- Total Area of Parcel : 0.53792 Ac. 23,432 s.f.
- Present Zoning : M-2
- Floor Area :
Basement = 900 sf (STORAGE)
Ground Floor = 900 sf
Second Floor = 360 sf
Total = 2160 sf
Office Space Available = 2,160 sf (max. gross)
- Outdoor Display : 1,350 sf
- Parking Spaces Required:
Office 2160 sf (2 sp/1000sf) = 4.32 sp
Outdoor Display 1350 sf (1 sp/1000sf) = 1.35 sp
Total Parking Req'd = 5.67 sp
Parking Provided:
Regular Spaces = 5 sp
Handicap Spaces = 1 sp
Total Parking Provided = 6 sp
- Proposed Site Use: AUTO SALES

HOWARD COUNTY CONTROL
H.C.G.S #43EA
SE QUAD ASSATEAQUE/
Pocomoke
Conc. Mon. w/ Disc.
Elev. 242.94

H.C.G.S #43HB
SW QUAD ASSATEAQUE/
OCEANO
Conc. Mon. w/ Disc.
Elev. 252.37



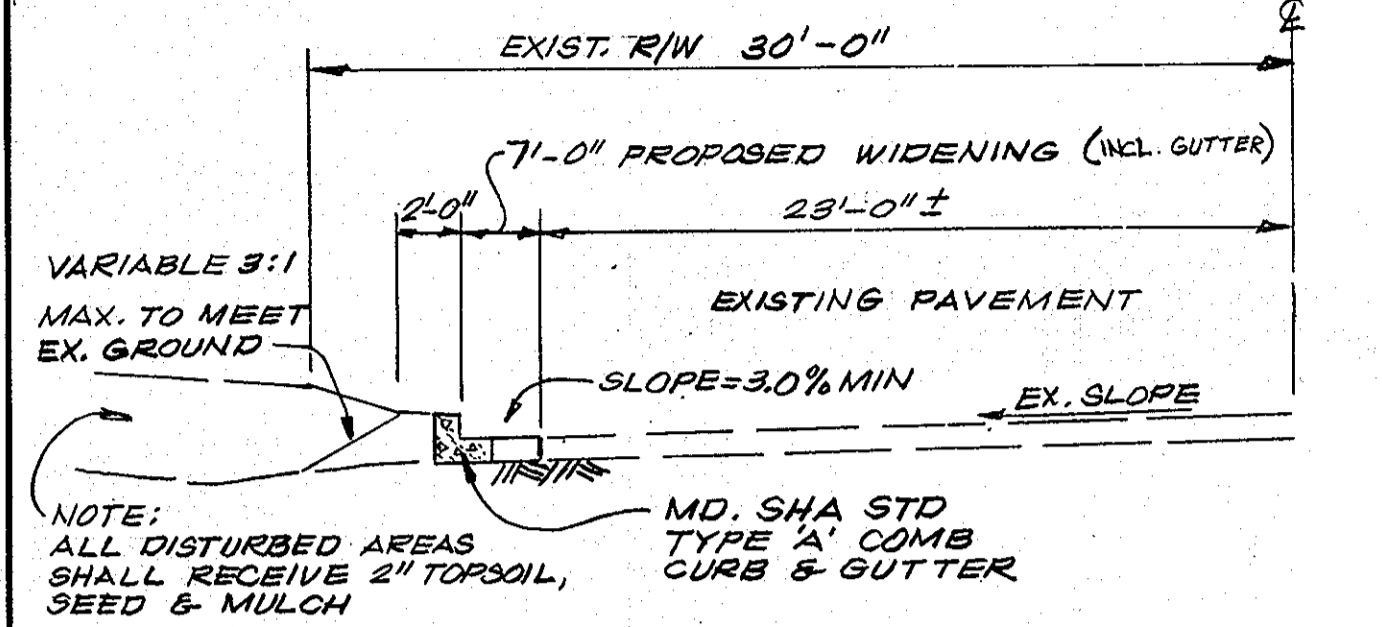
SHEET INDEX

SITE DEVELOPMENT PLAN (W/LANDSCAPING) SHT. 1
SEDIMENT CONTROL PLAN SHT. 2

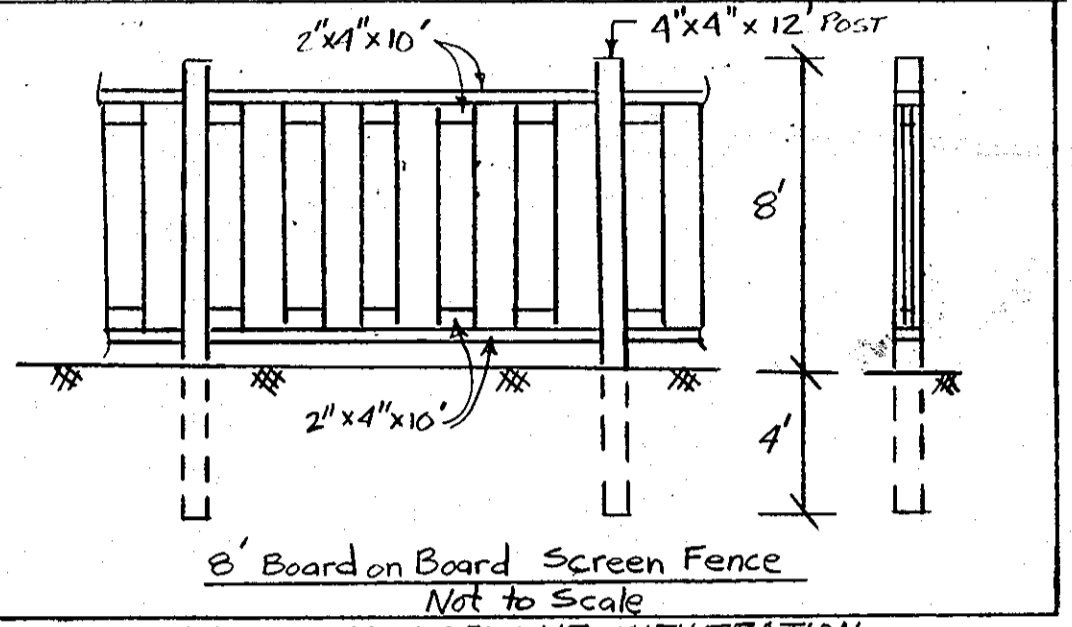
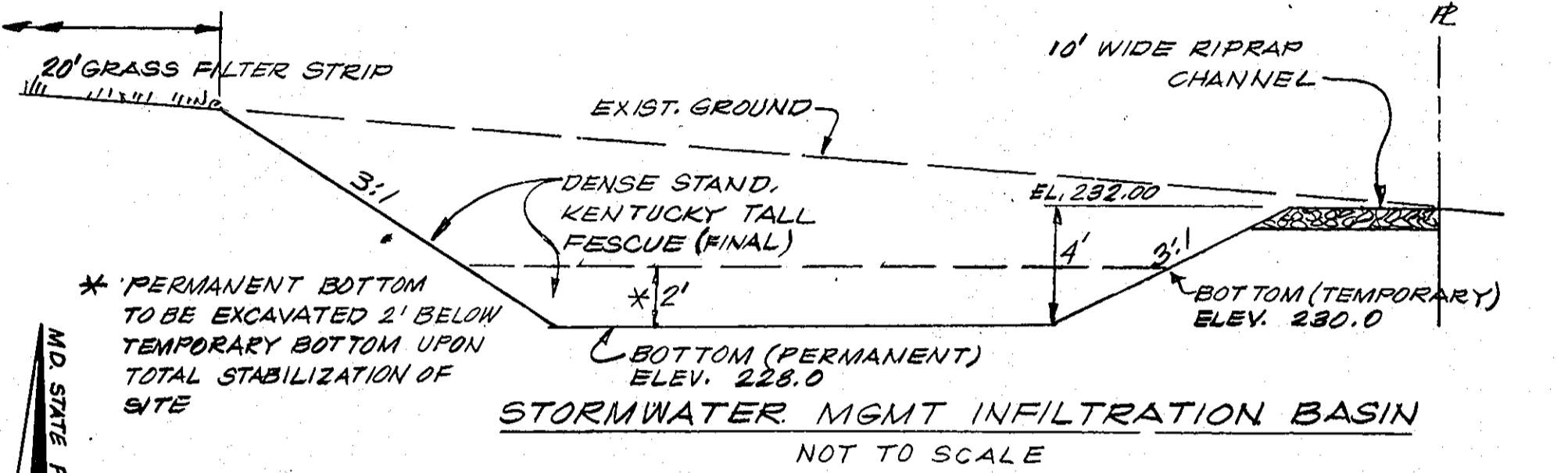
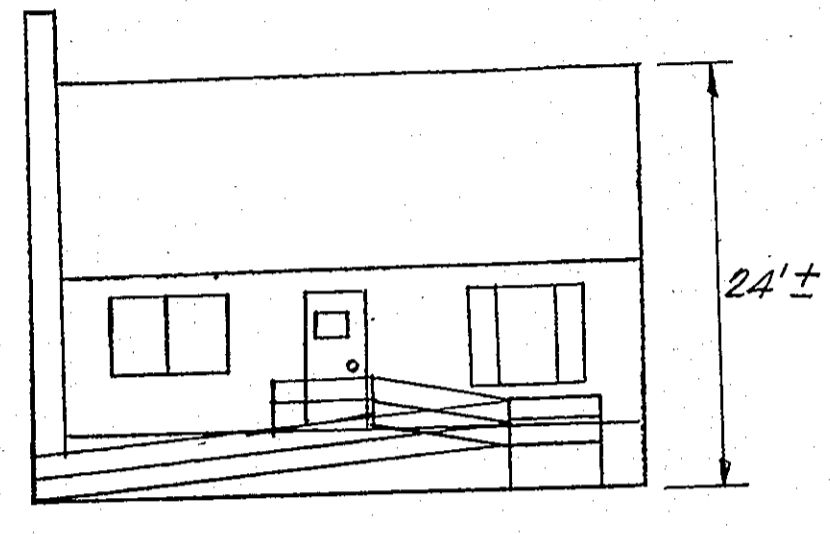
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Director: *Anna Murrain* DATE: 10/28/94
Chief of Division of Land Development and Research: *JA* DATE: 10/27/94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director: *James J. ...* DATE: 10/29/94
Chief of Bureau of Engineering: *...* DATE: 10/24/94

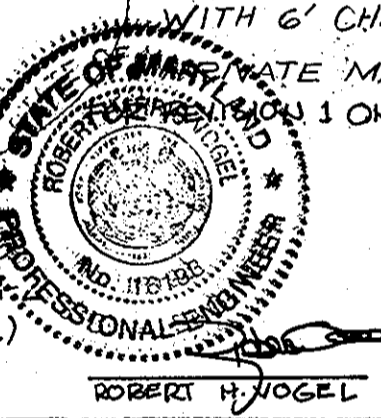
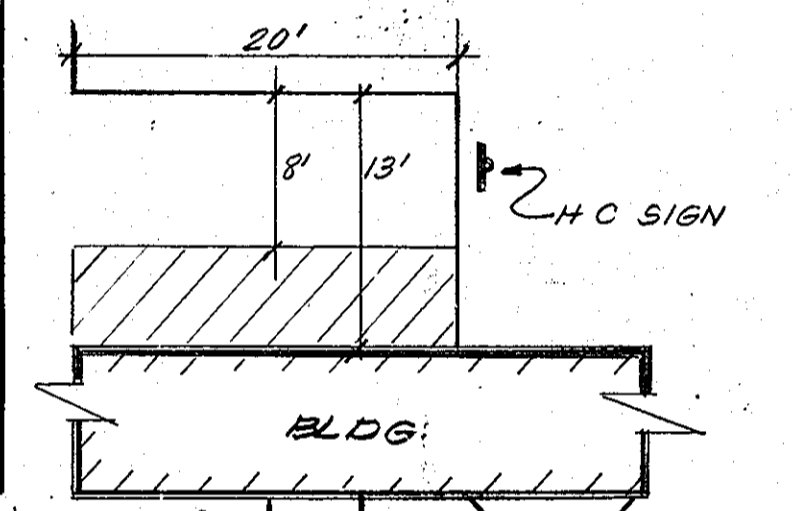


- STORMWATER MANAGEMENT OPERATION AND MAINTENANCE SCHEDULE**
- Owner shall maintain SWM facility in good condition and properly repair and restore all features as required.
 - Owner shall inspect the facility at least once per year, conducting the inspection after a major storm.
 - All debris, weeds, shrubs and tree growth shall be removed from the facility to ensure the growth of healthy turf.
 - Serious erosion and / or siltation shall be addressed immediately; silt shall be removed and the area hand tilled, after which reseeded and fertilization shall be completed.
 - Basin shall be rototilled and restabilized once per year, in the late summer months, to ensure high infiltration.
 - Turf shall be mowed twice per season- once in June and once in September.
 - Fertilization shall take place the second season after seeding with 10-6-4 fertilizer at the rate of 500 lbs. per acre.
 - County inspection will take place the first year and at least once every two years thereafter.
 - Owner shall correct all deficiencies within thirty (30) days of notification by the County Inspector.



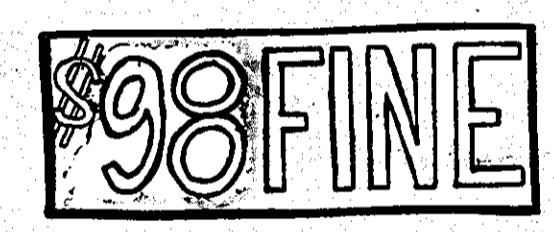
SOIL BORING LOGS

TP-1	TP-2
SURF. 233.2	
(ML)	(ML)
(SM)	(SM)
WS 222.0	WS 221.0
219.2	219.2

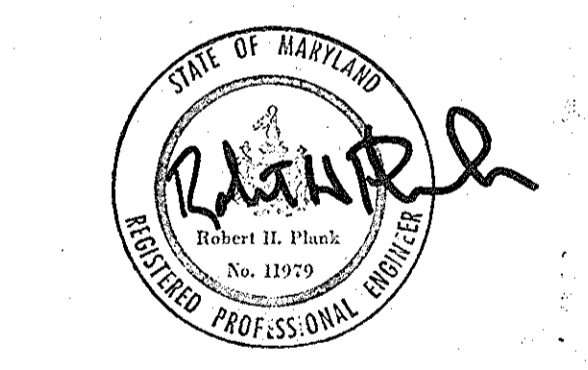


HANDICAPPED PARKING SIGN SPECIFICATIONS

I. Fine Sign:
Pursuant to Howard County Council Bill #58-84, which established a \$50.00 fine for violating provisions for handicapped parking and provided for posting notifications of that fine, this specification describes the sign authorized for posting and the associated mounting detail.



II. Mounting:
The above fine sign shall be mounted underneath the below R7-8 reserved parking sign. The bottom edge shall be no less than 7 feet above ground. If the sign is placed against a building, structure or other location where vehicle or pedestrian traffic is not obstructed, the bottom edge of the sign shall be at least 6 feet, but no more than 10 feet above ground. Because this is in addition to existing sign installations, some adjustment in height will be necessary.

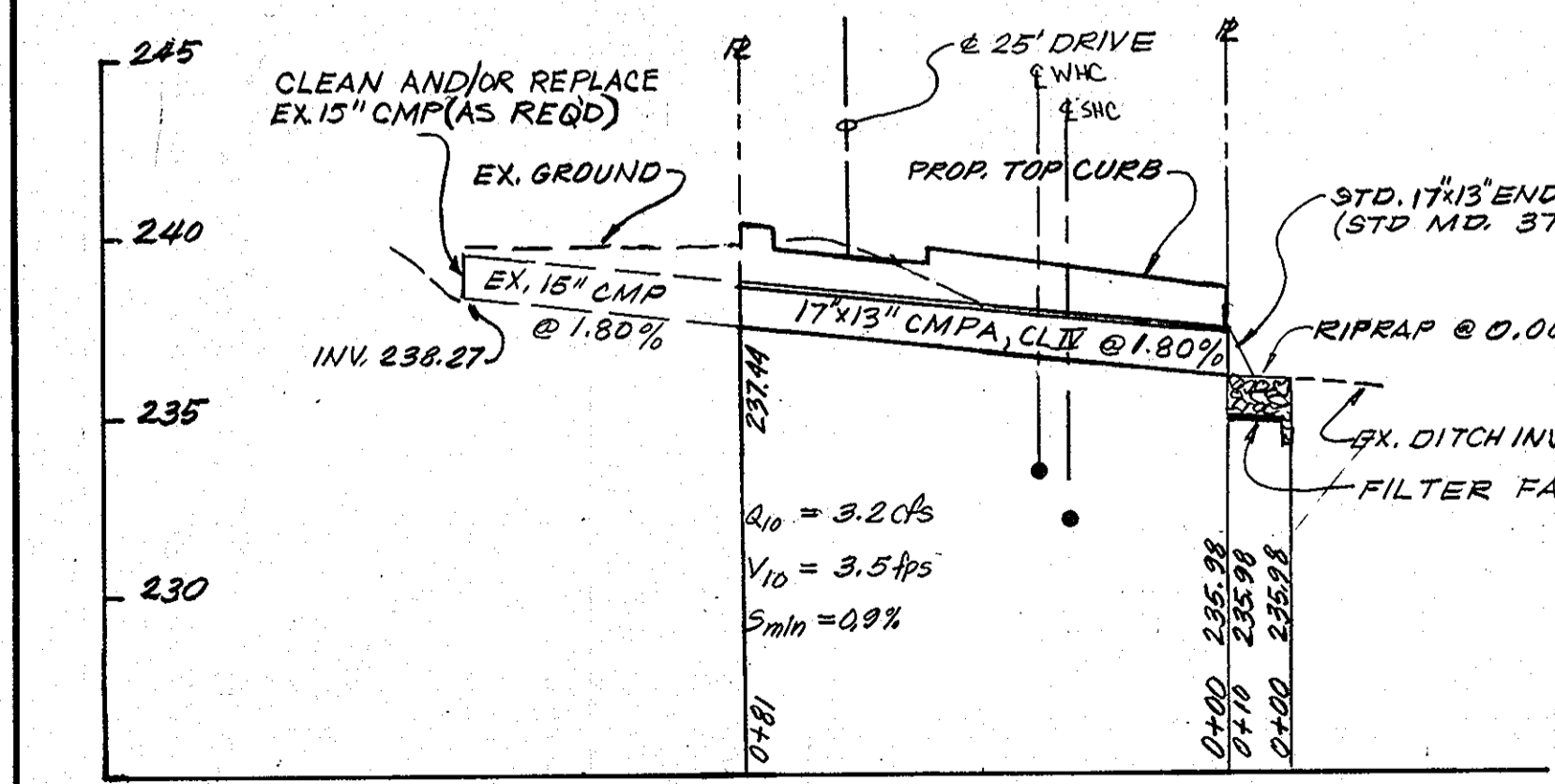
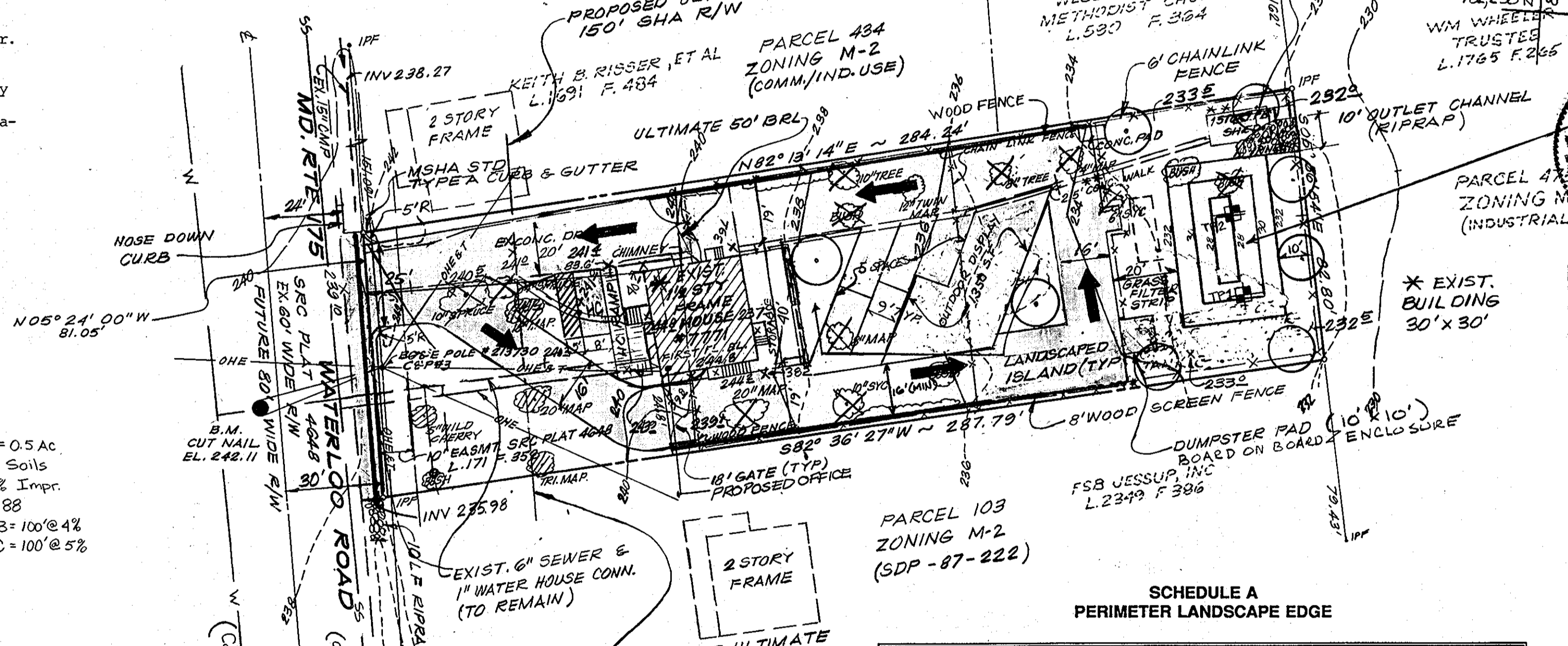
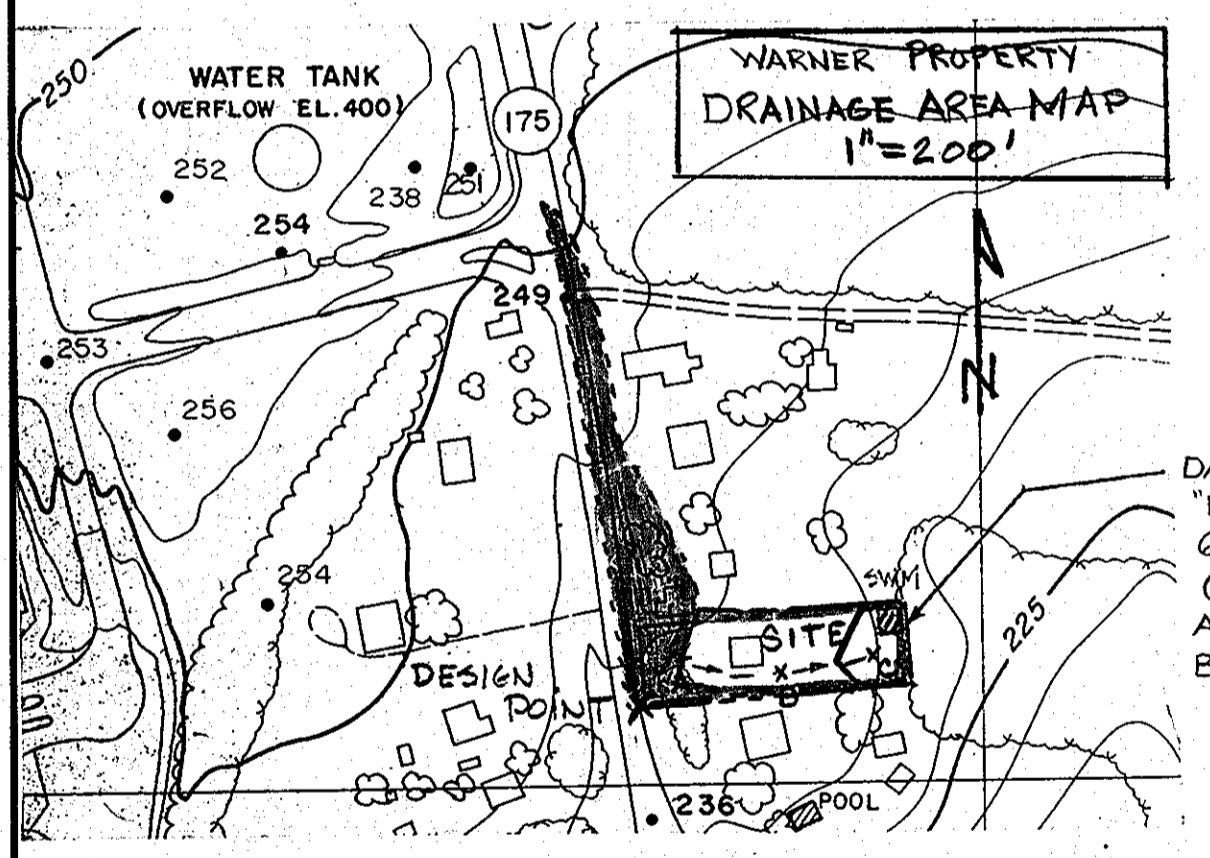


ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 102	7771 OLD JESSUP ROAD (WATERLOO RD.)

SUBDIVISION NAME

PLAN # OR L.P. BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
2663/0001	21	M-2	43	1 6012
WATER CODE	SEWER CODE			
B01	3020000			



SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter	81+	240 83 245
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	YES 3 (MAPLE)	NO NO NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	YES 130' NO 140'
Number of Plants Required		
Shade Trees	1	2 1 2
Evergreen Trees	2	0 0 0
Shrubs	0	0 0 0
Number of Plants Provided		
Shade Trees	3 (Evs)	2 2 2
Evergreen Trees	0	0 0 0
Other Trees (2:1 substitution)	0	0 0 0
Shrubs (10:1 substitution)	0	0 0 0
(Describe plant substitution credits below if needed)		

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	10
Number of Trees Required	1
Number of Trees Provided	
Shade Trees	2
Other Trees (2:1 substitution)	

OWNER/DEVELOPER:
OWNER: ELIZABETH TROTTER
566 MAIN STREET
VINEYARD HAVEN, MA 02568

NO.	REVISIONS	DATE
1	ISSUE THIS PLAN TO QUANTIFY SCOPE OF THE PROPERTY TO BE ADJUDICATED FACILITY AND CHANGE THE PROJECT NAME TO "ELIZABETH TROTTER PROPERTY"	07/09/13

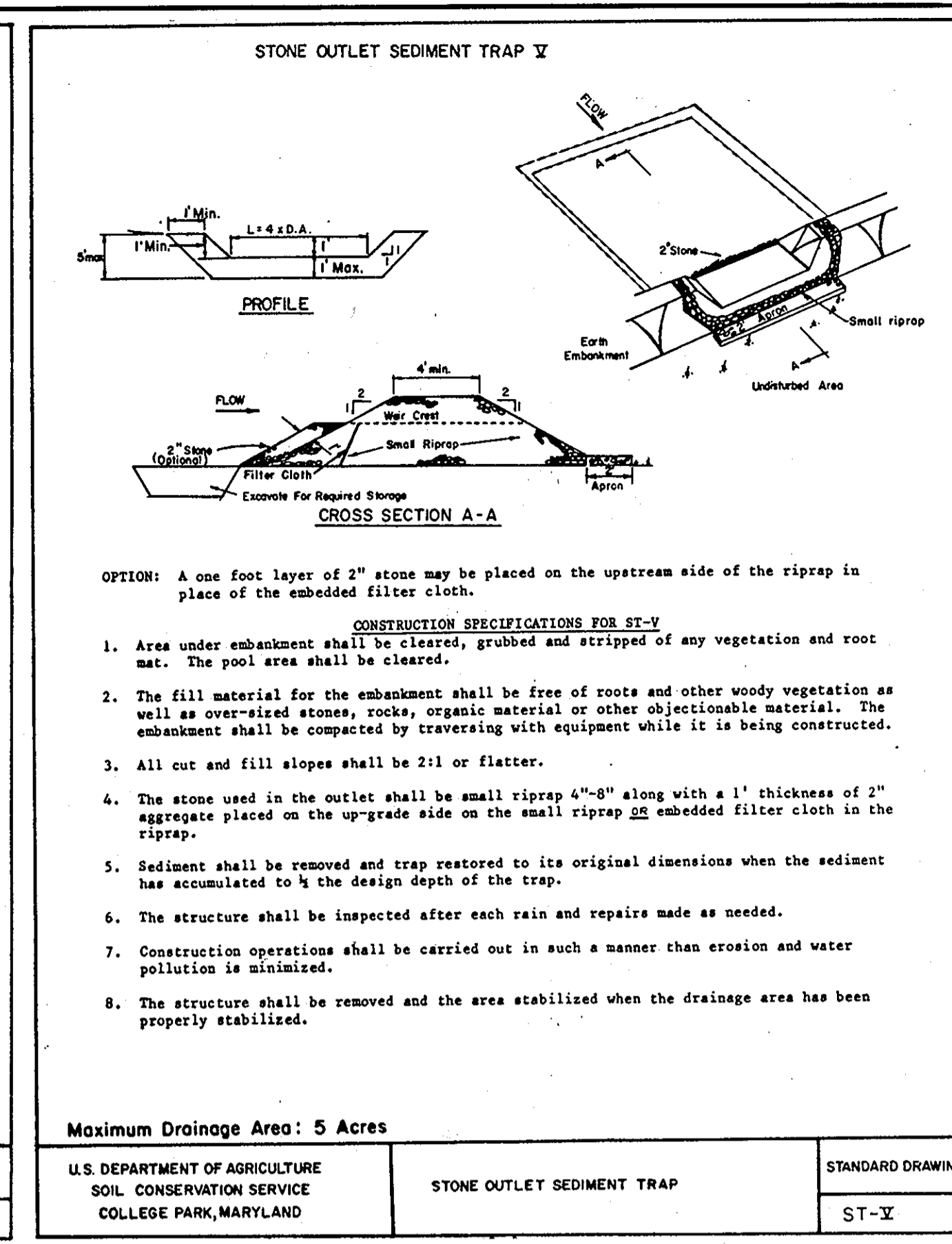
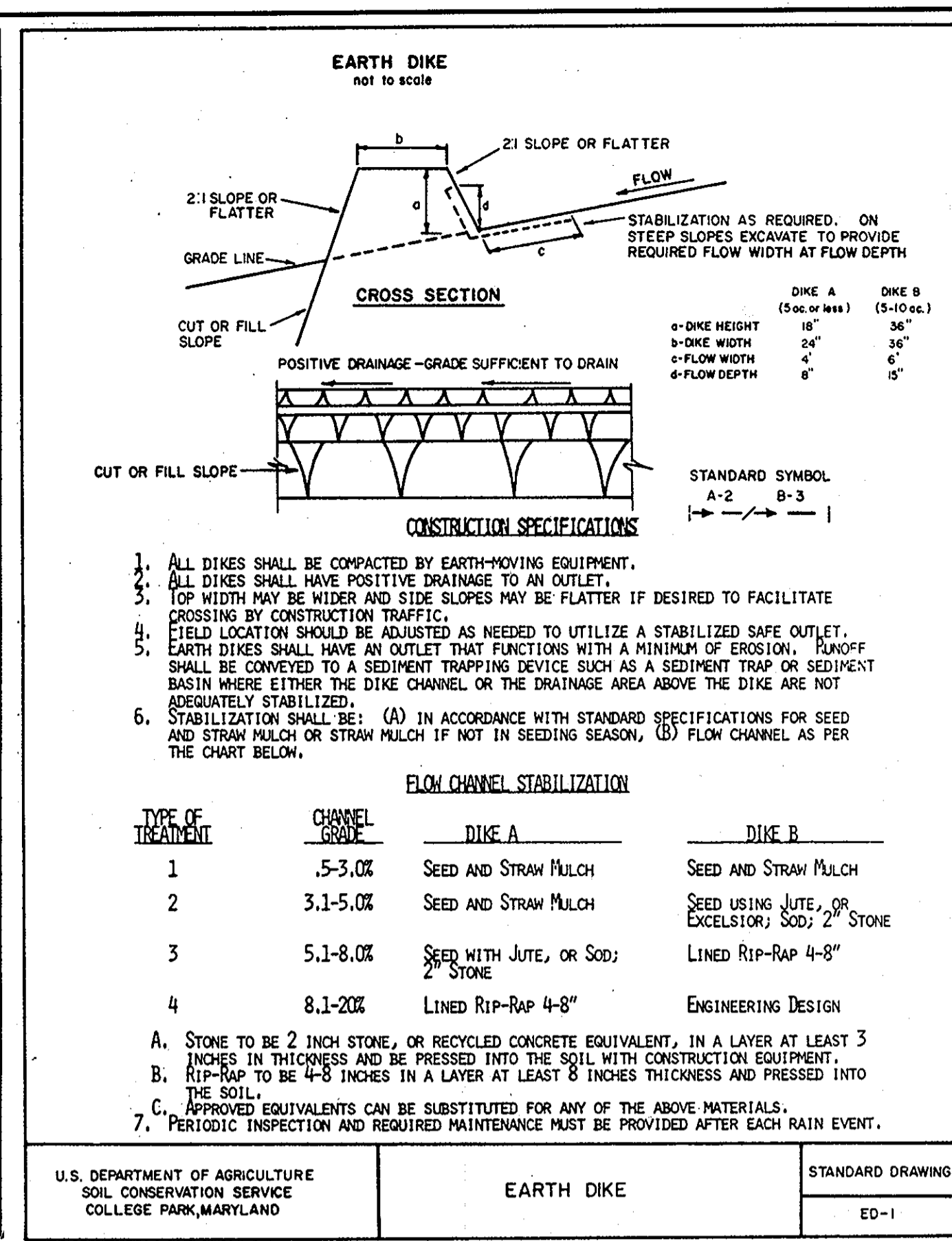
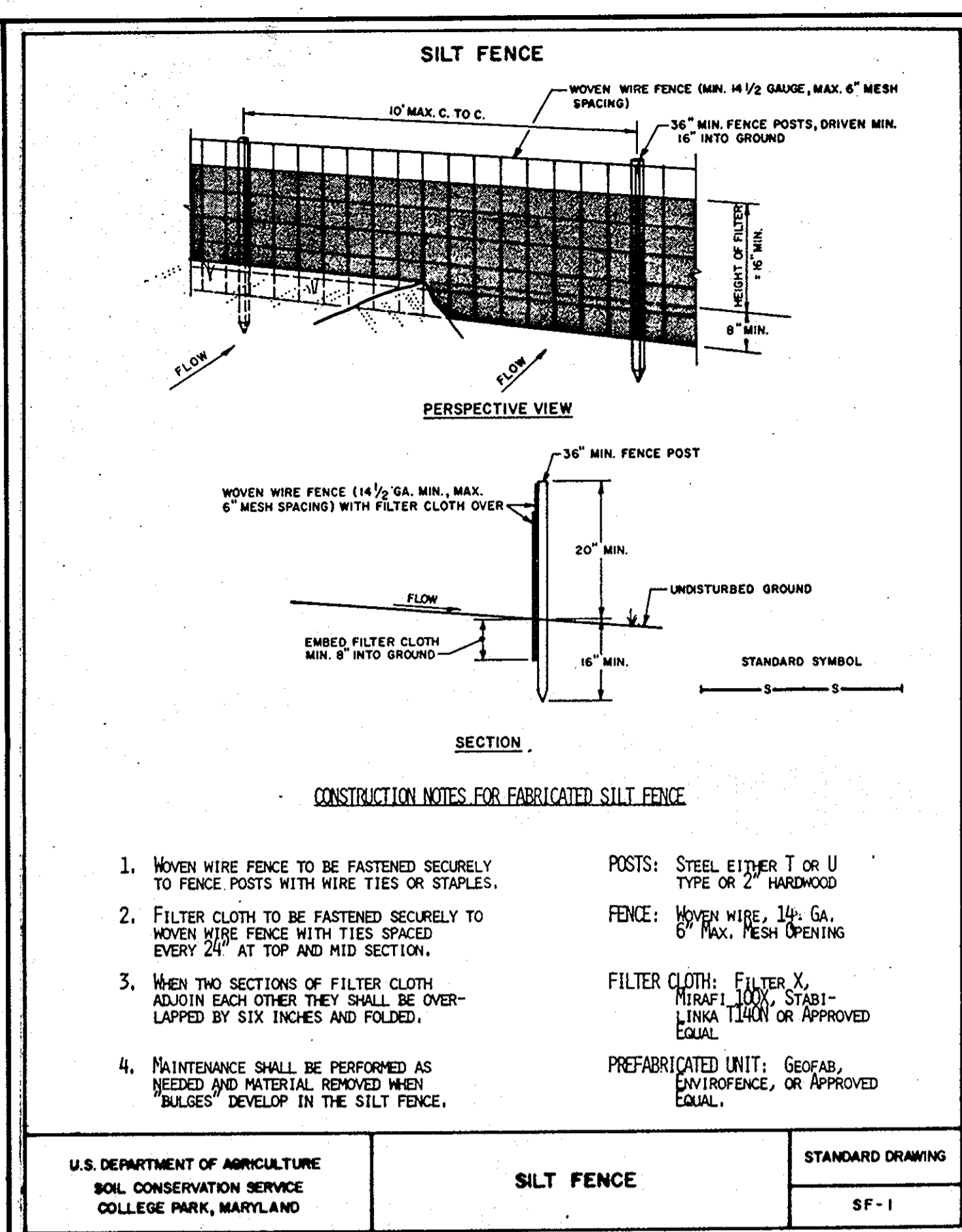


ADVANCE RESOURCE CONSULTANTS INC.
9884 MAIN STREET
DAMASCUS, MARYLAND 20872
(301) 253-8926

SITE DEVELOPMENT PLAN

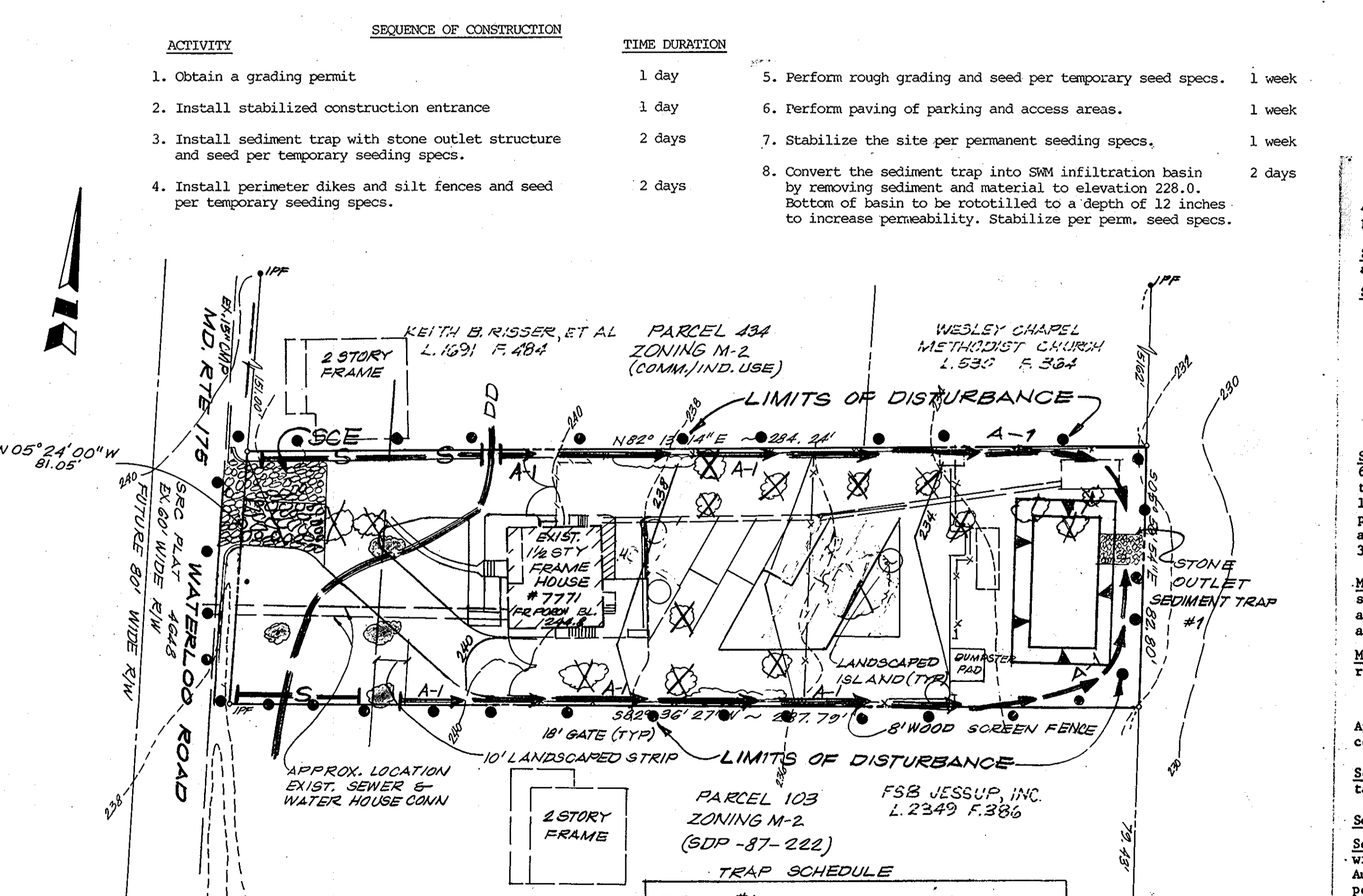
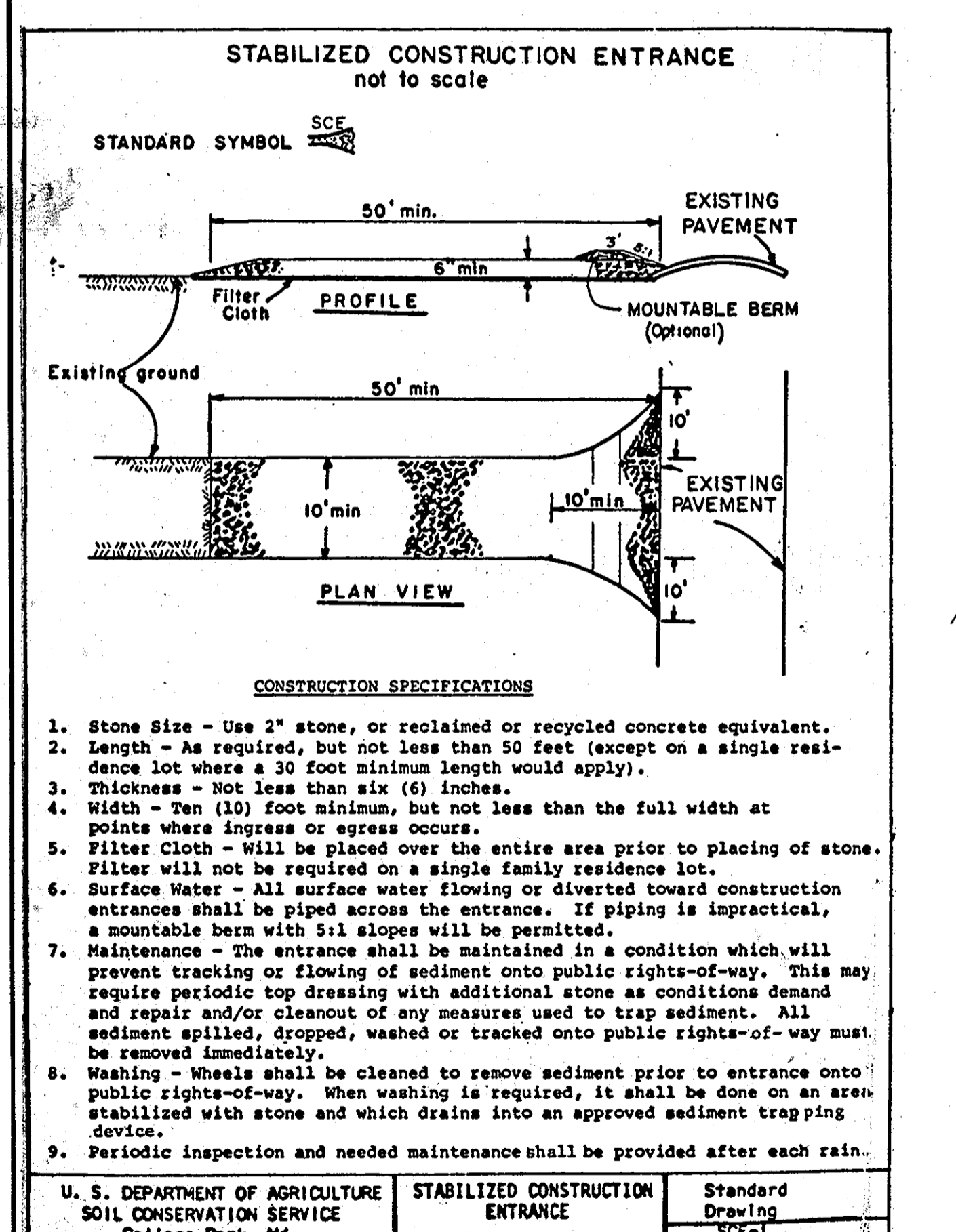
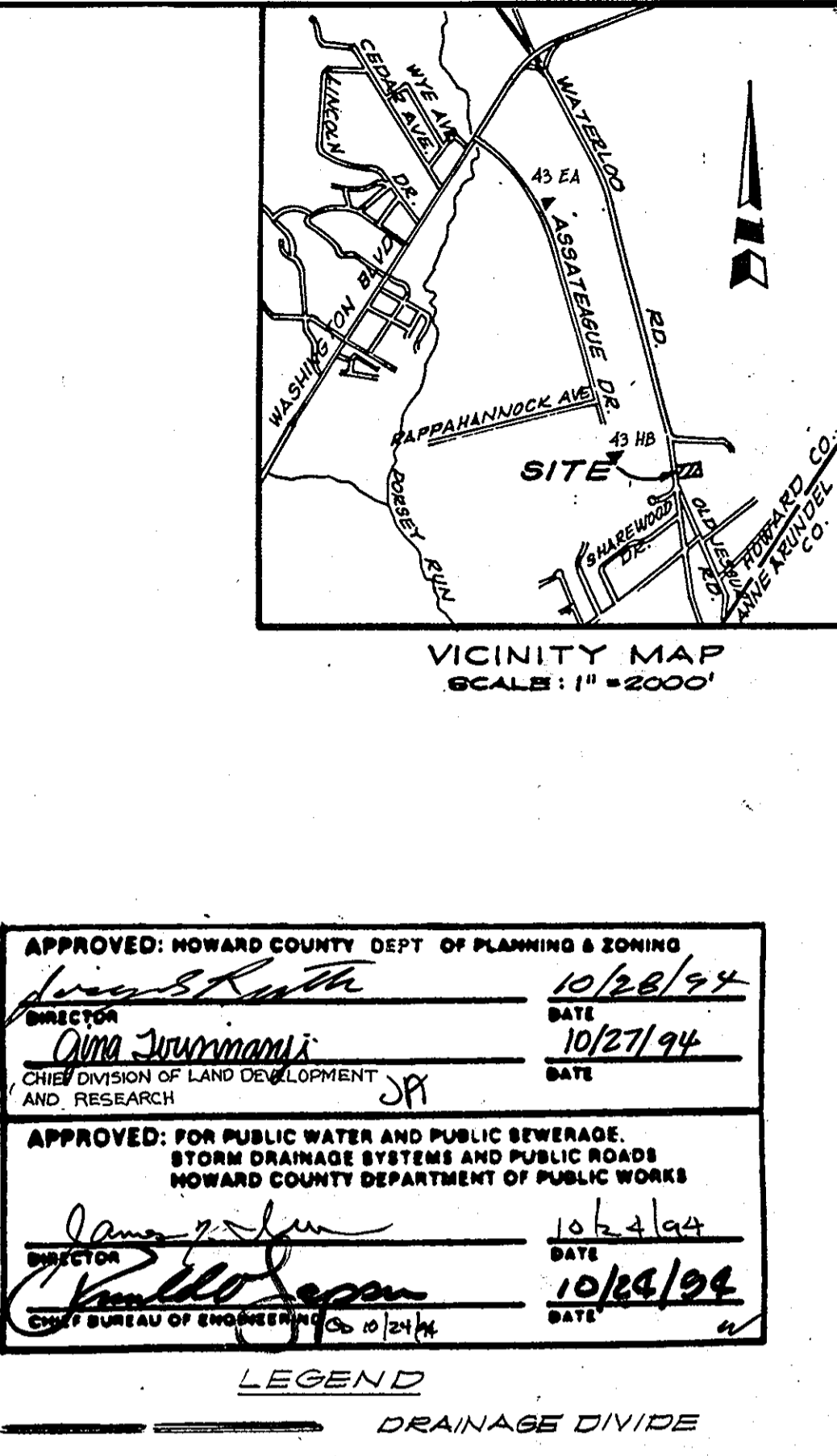
ELIZABETH TROTTER PROPERTY
(PREVIOUSLY KNOWN AS WARNER CORPORATION PROPERTY)
LIBER 1783 FOLIO 225
1ST DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 43 PARCEL 102
SCALE: 1" = 30' DEC. 1993

OWN	SHEET
ACM	1
CHKD	OF
RHP	
DATE	2
DEC. 1993	
SCALE	PROJECT NO.
1" = 30'	



SEDIMENT CONTROL NOTES

- 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)
- 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.
- Following initial soil disturbance or redistribution, 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.
- 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.
- 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.
- 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: 0.54 Acres
 - Area Disturbed: 0.42 Acres
 - Area to be roofed or paved: 0.34 Acres
 - Area to be vegetatively stabilized: 0.18 Acres
 - Total Cur: 640 Cu. yds
 - Total Fill: 70 Cu. yds
 - Offsite waste/borrow area location: Approved 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 controls must be provided, if deemed necessary by the Howard County DPW 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 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.
- Site soils are SFB2-Sassafras gravelly sandy loam.



PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance 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 schedules

- 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 acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

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 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 28 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.

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 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."
 Signature of Developer: Joseph P. Walsh Date: 3-23-94/10-13-94
 Print name below signature: Agent (A/R/C)

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."
 Signature of Engineer: [Signature] Date: 3-23-94/10-13-94
 Print name below signature: [Name]

Reviewed for HOWARD S.C.D. and meets Technical Requirements.
 Signature: [Signature] Date: 10/19/94
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: [Signature] Date: 10/19/94
 HOWARD S.C.D.

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 Robert H. Plank
 No. 11979

FOR REVISION 1 ONLY:

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MD.

OWNER/DEVELOPER:	NO.	REVISIONS	DATE
OWNER: ELIZABETH TROTTER 866 MAIN STREET VINEYARD HAVEN, MA 02538	1	REVISE THE PLAN TO CHANGE THE USE OF THE PROPERTY TO AN AUTO SALES FACILITY AND CHANGE THE PROJECT NAME TO "VINEYARD TRORA PROPERTY"	07/08/13

ARC

ADVANCE RESOURCE CONSULTANTS INC.

9884 MAIN STREET
 DAMASCUS, MARYLAND 20872
 (301) 253-8926

SEDIMENT CONTROL PLAN

ELIZABETH TROTTER PROPERTY
 (PREVIOUSLY KNOWN AS WATSON CORPORATION PROPERTY)
 LIBER 1783 FOLIO 225
 1ST DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 43 PARCEL 102
 SCALE: 1" = 30'

DWN	SHEET
ACM	2
CHKD	OF
RHP	2
DATE	
DEC. 1993	
SCALE	PROJECT NO.
1" = 30'	

DP 94-107