

GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL TEST PIT, BY HAND, ALL EXISTING UTILITY CROSSINGS AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATIONS AND/OR ELEVATIONS ARE OTHER THAN SHOWN.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION FOR ANY WORK SHOWN ON THESE DRAWINGS:

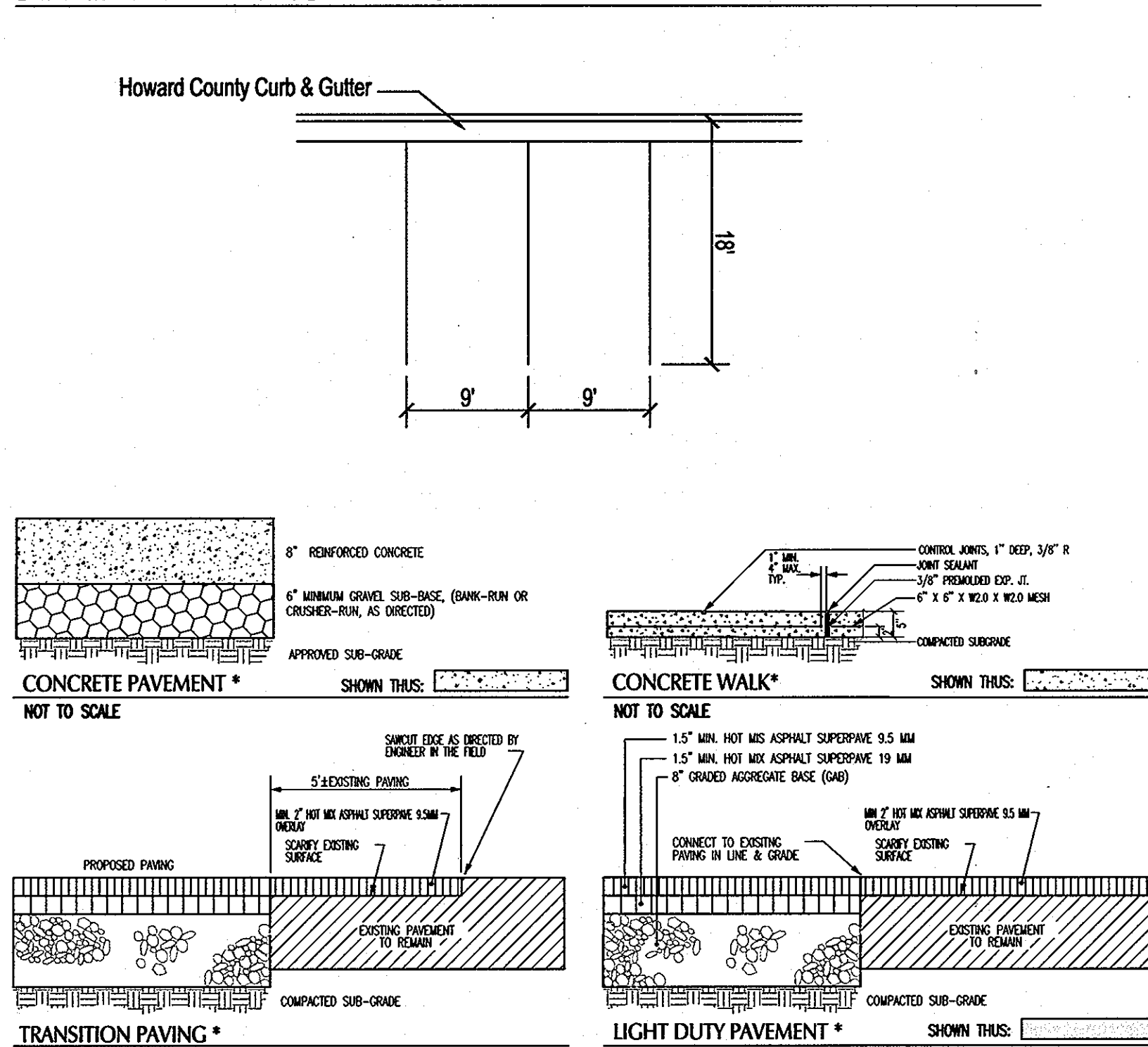
AT&T 1-800-252-1133
 BCE (CONTRACTOR SERVICES) 410-850-4620
 BCE (UNDERGROUND DAMAGE CONTROL) 410-850-1400
 BUREAU OF UTILITIES 410-313-4900
 COLONIAL PIPELINE CO. 410-795-1300
 MISS UTILITY 1-800-257-7777
 STATE HIGHWAY ADMINISTRATION 410-531-5533
 VERIZON 1-800-743-0033 / 410-224-9210
 HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION 410-313-1880 (24 HOURS NOTICE PRIOR TO START OF WORK)

- PROJECT BACKGROUND:
 LOCATION: TAX MAP 35, PARCEL 146, 5TH ELECTION DISTRICT.
 ZONING: FOR
 AREA: 0.97 ACRES +/-
 DPZ FILES: BA CASE 95-03V
- EXISTING TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY PLANS PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC., DATED OCTOBER, 2005.
- BOUNDARY BASED ON A SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, INC., DATED OCTOBER, 2005
- HORIZONTAL & VERTICAL DATUM SHOWN ARE BASED ON NAD 83 HOWARD COUNTY CONTROL STATIONS 35C2 AND 35C5.
- SOILS BOUNDARY CAN BE FOUND ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 24.
- NO SLOPES STEEPER THAN 15% EXIST ON SITE.
- THERE ARE NO EXISTING WOODS ON SITE.
- THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT.
- THIS SITE WAS RE-ZONED TO POR BY THE 1993 COMPREHENSIVE DESIGN PLAN.
- THERE ARE NO FLOODPLAIN OR WETLANDS EXISTING ON SITE.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB & GUTTER TO BE HOWARD COUNTY (R 3.01) STD. 7" CONCRETE.
- THIS SITE IS SERVED BY PUBLIC WATER & SEWER SYSTEM.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY AN ON-SITE UNDERGROUND STORMWATER MANAGEMENT FACILITY. QUALITY CONTROL IS PROVIDED BY "STORMCEPTOR" WATER QUALITY MANHOLE.
- GEOTECHNICAL REPORT PREPARED BY HERBST & ASSOCIATES, INC., DATED FEBRUARY 9, 1996.

25. SITE DATA:
 PROPOSED USE: MEDICAL OFFICES
 LOT COVERAGE: PROPOSED TOTAL: 15.5% OR 6,538 S.F.
 PARKING:
 REQUIRED: MEDICAL OFFICES 6,192 S.F. @ 1 SPACE/200 S.F. 31 SPACES
 STANDARD: (9'x18') 30 SPACES
 HANDICAP VAN (16'x18') 2 SPACES
 AMBULANCE/LOADING: (12'x18') 1 SPACE
 TOTAL PROVIDED: 33 SPACES

- PROPOSED PAVING TO BE TYPE P-1
 - WATER AND SEWER CONNECTION IS CONNECTED TO HOWARD COUNTY CONTRACT #34-1505-D
 - WATER METER IS LOCATED INSIDE EXISTING BUILDING (4" DETECTOR CHECK WITH 2" WATER METER)
 - AS PER B.A. CASE 95-03V THE FOLLOWING SETBACKS HAVE BEEN REVISED: (MARCH 16, 1995)
- | SETBACK | DISTANCE |
|--------------------------|--------------------|
| NORTH: STRUCTURE PARKING | 10 FEET
8 FEET |
| SOUTH: STRUCTURE PARKING | 40 FEET
32 FEET |
| WEST: STRUCTURE PARKING | 50 FEET
N/A |
- AS PER B.A. CASE 95-03V THE FOLLOWING SETBACKS HAVE BEEN REVISED: (MARCH 16, 1995)
- | SETBACK | DISTANCE |
|-------------------------|----------------|
| WEST: STRUCTURE PARKING | 50 FEET
N/A |

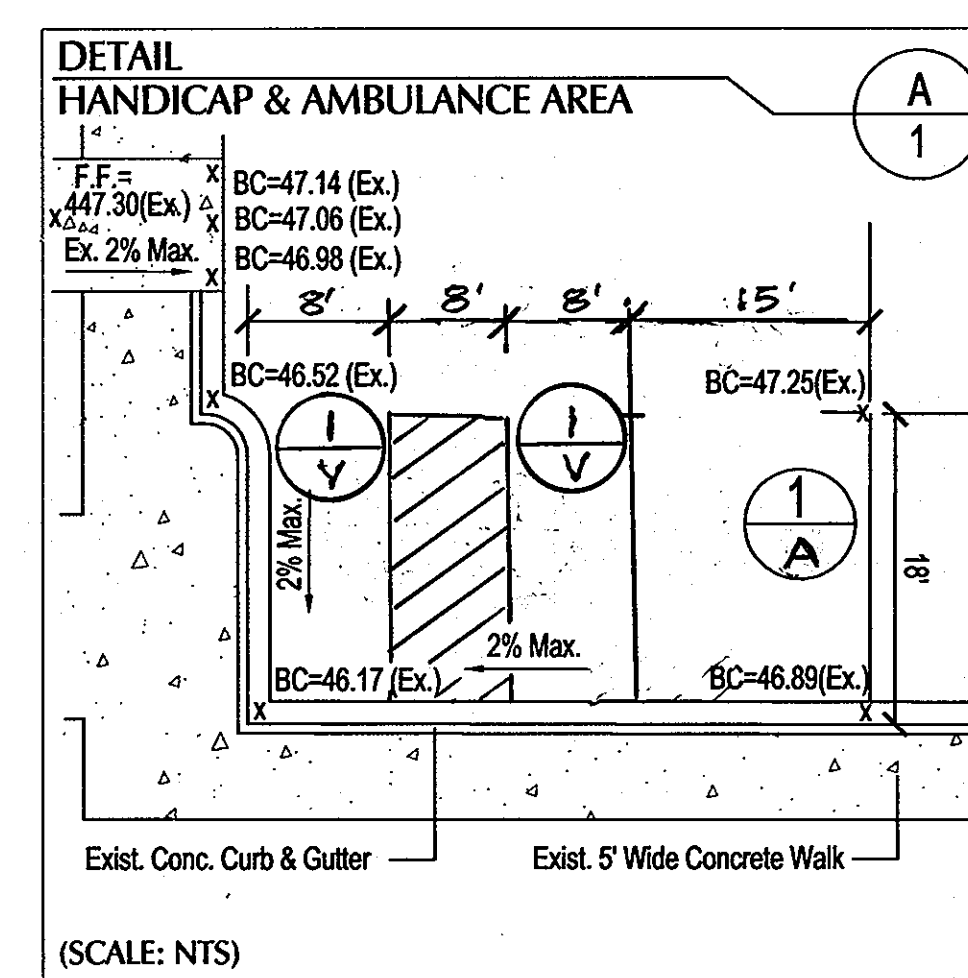
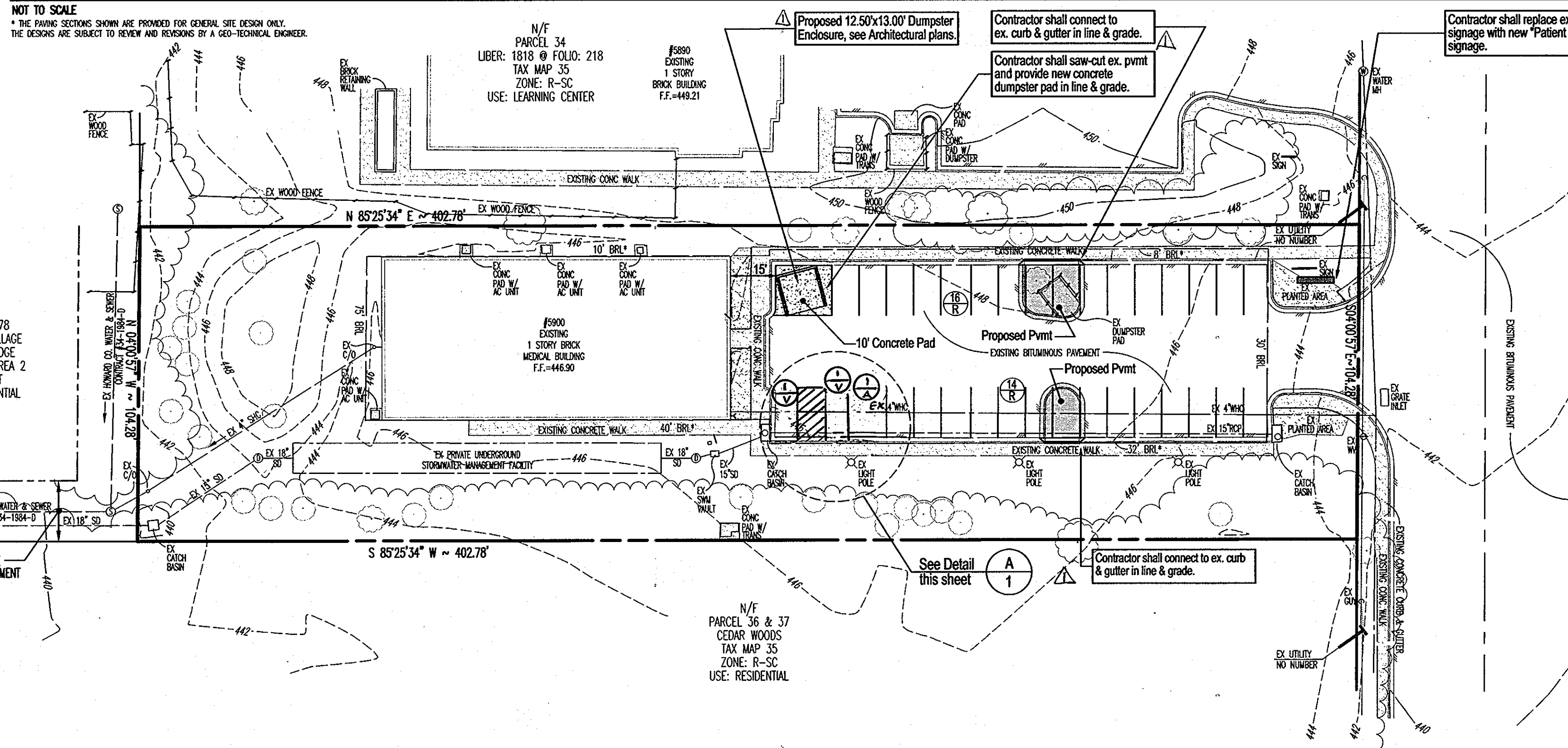
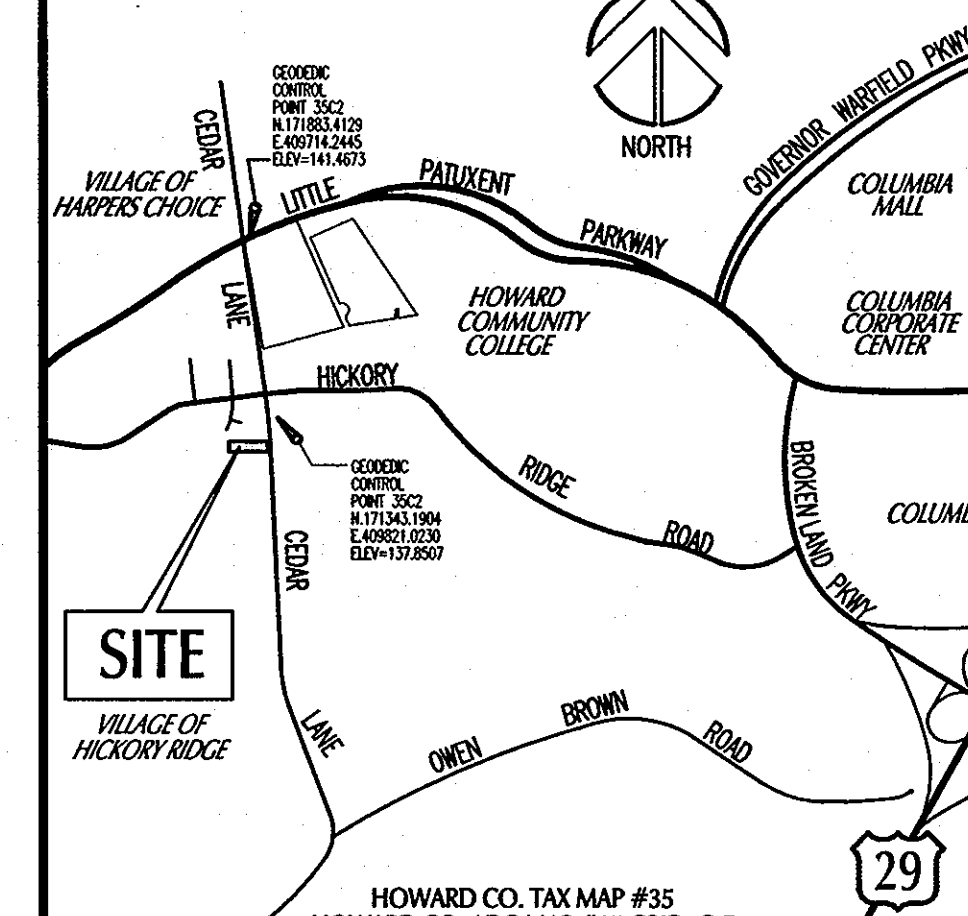
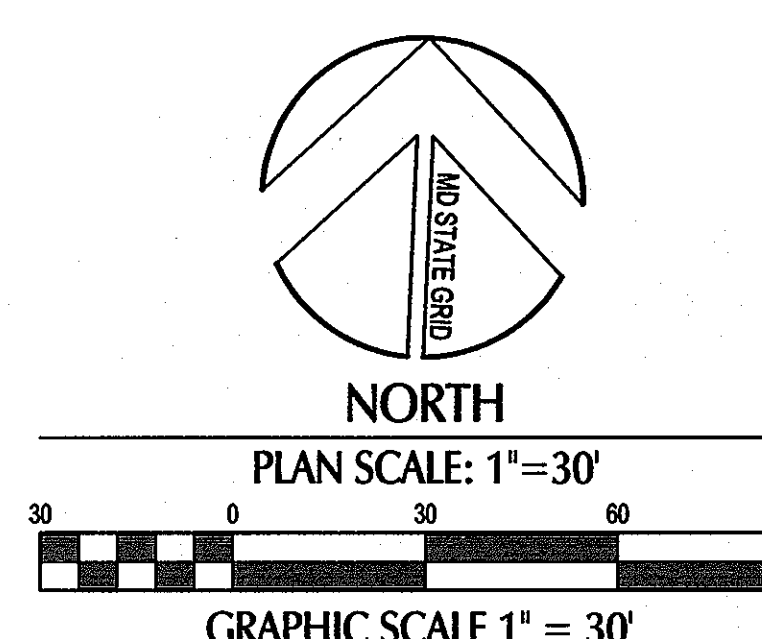
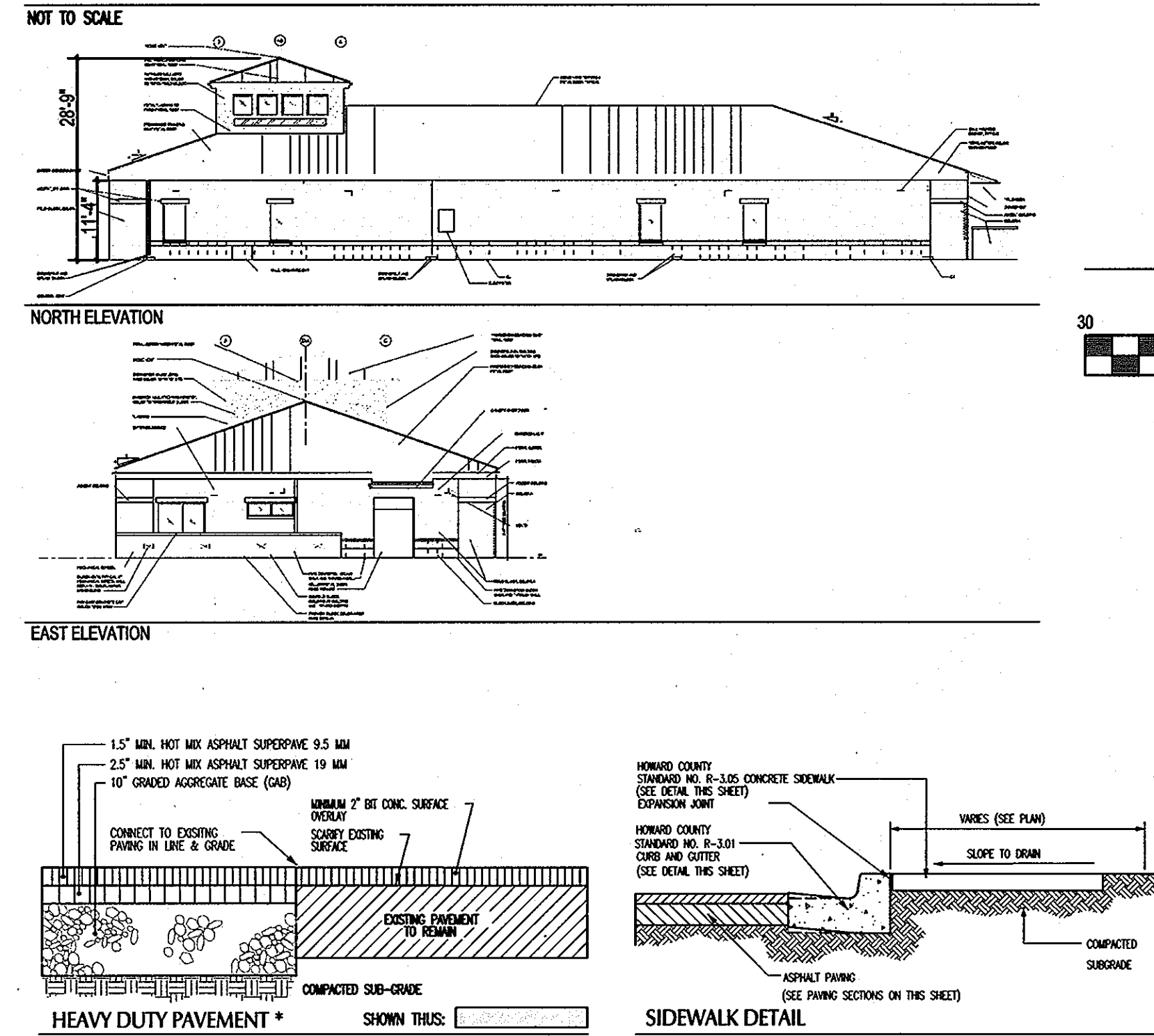
STANDARD PARKING DETAILS



TYPICAL PAVING SECTIONS

NOT TO SCALE
 * THE PAVING SECTIONS SHOWN ARE PROVIDED FOR GENERAL SITE DESIGN ONLY. THE DESIGNS ARE SUBJECT TO REVIEW AND REVISIONS BY A GEO-TECHNICAL ENGINEER.

BUILDING ELEVATIONS



ATTENTION:
 THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call

MISS UTILITY
 Service Protection Center

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777
 www.missutility.net/files

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE USE PLAN PREPARATION. DUE TO CONTINGENT INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "DWF" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED IN COMPUTER OR OTHER ELECTRONIC FORMS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

Purpose Statement: 06-24-2010
 The purpose of this submission is to eliminate two internal landscape islands, relocate refuse location and add four evergreen trees along southern property line.

PURPOSE STATEMENT
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPT. OF PLANNING, ZONING, & DEVELOPMENT ENGINEERING DIVISION, THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH LANDSCAPES RELOCATED 4'-0" FROM THE FRONT (EAST) OF THE EXISTING BUILDING AND ADD FOUR (4) FEET +/- TO THE REAR. THE RELOCATION OF THE DUMPSTER, THE MODIFICATION OF THE STORM DRAIN STRUCTURE, SLIGHT MODIFICATIONS TO CURB, GUTTER AND SIGNAGE OF THE PARKING LOT.

OWNER/DEVELOPER/APPLICANT:
 BMMC
 ATTN: MR. GILL WYLIE
 2330 WEST JOPPA ROAD
 SUITE 320
 LUTHERVILLE, MARYLAND 21093
 PHONE: 410-538-2460

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature: Robert W. Gill Wylie
 License No: 12243
 Date: 12.17.10
 Exp Date: 12.17.13

SHEET INDEX

SHEET	TITLE
1	NEW REVISED SITE DEVELOPMENT PLAN [JEC]
2	NEW REVISED SEDIMENT CONTROL PLAN [JEC]
3	SEDIMENT CONTROL NOTES & DETAILS [JEC]
4	STORM DRAIN, PROFILES AND DETAILS [MB+A, INC]
5	SEDIMENT CONTROL NOTES [MB+A, INC]
6	NEW REVISED LANDSCAPE PLAN [JEC]
7	EXISTING DRAINAGE AREA MAP [MB+A, INC]
8	PROPOSED DRAINAGE AREA MAP [MB+A, INC]

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 7-14-10 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 7/16/10 DATE

DIRECTOR 7/16/10 DATE

DATE	NO.	REVISION DESCRIPTION
06-24-2010	1	Revised to eliminate two internal parking landscape islands, provide four evergreen trees along southern property line and; relocate refuse location.

5900 CEDAR LANE
 PARCEL 146 ~ TAX MAP 35
 LIBER: 3431 @ FOLIO: 521
 HOWARD COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10100 BALTIMORE AVENUE • BELTSVILLE, MARYLAND 21115
 TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com

ADDRESS CHART

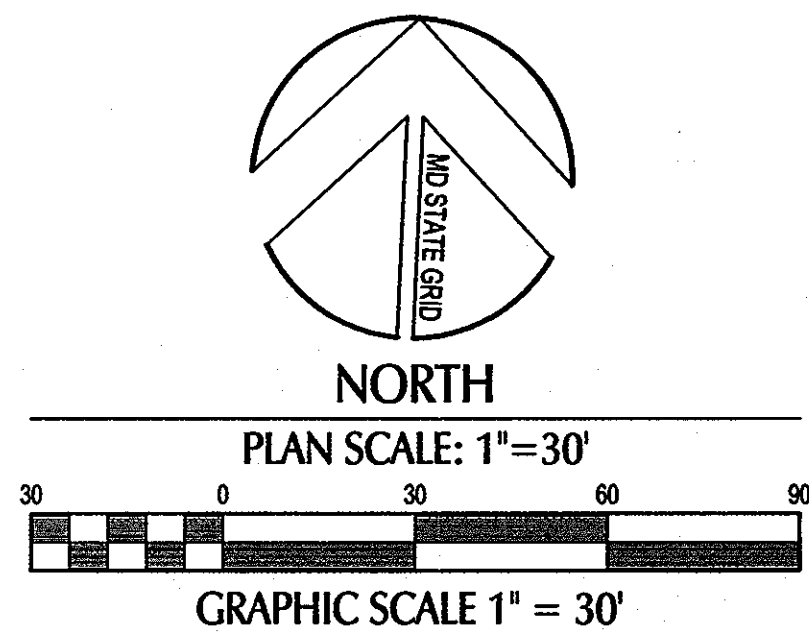
LOT/PARCEL	STREET ADDRESS
PARCEL 146	5900 CEDAR LANE

PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	N/A	LOT/PARCEL #		
N/A	N/A	N/A	146		
PLAT/ OR: L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
3431/521	11	POR	35	FIFTH	6056
WATER CODE	SEWER CODE				
	6591000				

REVISED SITE DEVELOPMENT PLAN

DES BY	SCALE	PROJ. NO.
WAJ	1"=30'	080833
DRN BY	DATE	APPROVED
HAL	JAN 2010	
CHK BY	APPROVED	1 OF 8
JEC		



SEQUENCE OF CONSTRUCTION:

- OBTAIN FINE GRADING/BUILDING RENOVATION PERMIT ISSUANCE
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. 1 DAY MINIMUM
- WITH WRITTEN PERMISSION BY THE INSPECTOR, INSTALL INLET PROTECTION DEVICES ON EXISTING STORM DRAIN INLETS AS INDICATED. NOTE: CONTRACTOR CAN UTILIZE EXISTING PAVEMENT AS SOE WITH INSPECTOR WRITTEN PERMISSION. 1 DAYS
- WITH WRITTEN PERMISSION BY THE INSPECTOR, REMOVE EXISTING CURB & GUTTER AND EXISTING DUMPSTER PAD AS INDICATED AND FINE GRADE FOR NEW CURB & GUTTER PAVING. NOTE: PERMANENTLY VEGETATIVELY STABILIZE ALL DISTURBED AREAS WITHIN 7 DAYS OF GRADING ACTIVITY. 3 DAYS
- BEGIN BUILDING RENOVATION / CONSTRUCTION. 26 WEEKS
- INSTALL NEW CURB & GUTTER & DUMPSTER PAD AND BASE PAVE NEW PARKING AREA AS INDICATED. 1 DAY
- INSTALL ALL REQUIRED LANDSCAPING (4 NEW EVERGREEN TREES) AND PERMANENTLY-VEGETATIVELY STABILIZE ALL DISTURBED AREAS.
- WITH WRITTEN PERMISSION OF THE INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. WITH WRITTEN PERMISSION

NOTE: DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE ALL NECESSARY MAINTENANCE ON THE SEDIMENT & EROSION CONTROL PROTECTION DEVICES SHOWN HEREON.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN:

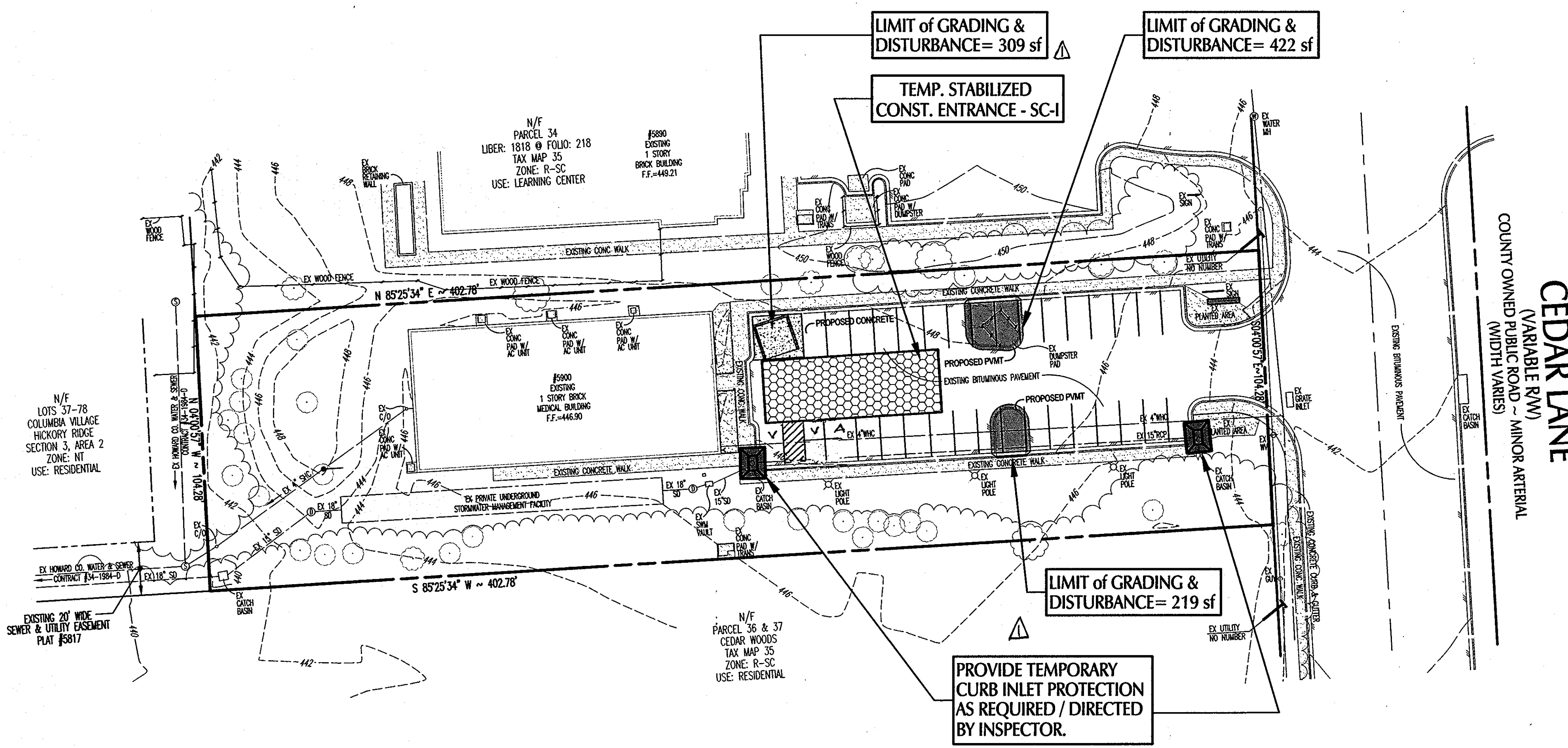
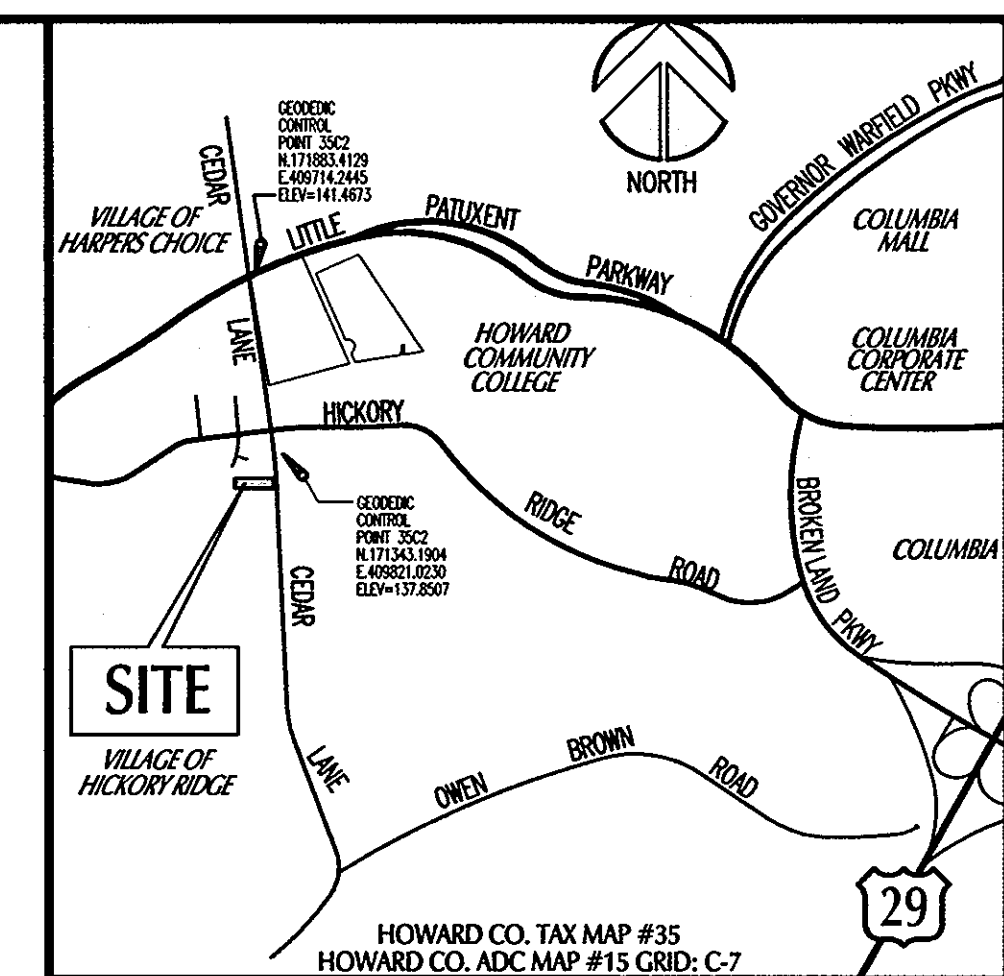
- 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
- 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.
- ALL SPOIL / BORROW MATERIAL MUST BE IMPORTED OR DISPOSED OF AT A SITE WITH AN APPROVED AN ACTIVE SEDIMENT, EROSION CONTROL PLAN.

LAND DISTURBANCE CALCULATION:

TOTAL SITE AREA= 0.97 ACRES +/-
 TOTAL DISTURBED AREA= 0.015 AC. OR 950 SF
 TOTAL PROPOSED / EXISTING IMPERVIOUS AREA= 0.35 AC. OR 15,250 SF
 TOTAL AREA TO BE VEGETATIVELY STABILIZED= 0.15 AC. OR 6,650 SF
 12 C.Y. OF SPOIL TO BE TAKEN TO A SITE WITH AN APPROVED AND VALID SEDIMENT & EROSION CONTROL PLAN WITHIN THE HOWARD COUNTY.

MDE 'GENERAL PERMIT' EXPLANATION STATEMENT

- ITEM 1 UTILIZATION OF ENVIRONMENTAL SITE DESIGN:
 THIS DEVELOPMENT IS A RE-DEVELOPMENT OF AN EXISTING DEVELOPMENT WHICH HAS NO IMPACT TO ANY ENVIRONMENTALLY SENSITIVE AREAS. NO WOODLAND CONSERVATION AREAS ARE EFFECTED WITH THIS RE-DEVELOPMENT.
- ITEM 2 MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS:
 SEDIMENT CONTROL FENCING IS PROPOSED ALONG THE PERIMETER OF THE SITE AND INLET PROTECTION IS PROPOSED FOR EXISTING / PROPOSED STORM DRAIN WHICH WILL BE INSPECTED AFTER EACH RAIN EVENT AND WILL BE MAINTAINED IN COMPLIANCE WITH THIS PLAN APPROVAL AND/OR AT THE DIRECTION OF THE COUNTY GRADING INSPECTOR.
- ITEM 3 CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES:
 ALL CONSTRUCTION EQUIPMENT AND CONSTRUCTION VEHICLES WILL BE PARKED WITHIN THE CONFINES OF THE SITE AT ALL TIMES.
- ITEM 4 EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING:
 NO CLEARING SHALL OCCUR BEYOND THE FIELD MARKED CLEARING LIMITS WHICH ARE IN ACCORDANCE WITH THIS APPROVED PLAN.
- ITEM 5 EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING:
 THIS DEVELOPMENT REQUIRES NO PHASING OF CONSTRUCTION.
- ITEM 6 IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED:
 THERE ARE NO HIGHLY ERODIBLE SOILS WITHIN THE SUBJECT PROPERTY. STABILIZATION WILL BE IN ACCORDANCE WITH THE TEMPORARY & PERMANENT STABILIZATION CHART INDICATED ON SHEET SC-3 WHICH WILL BE IMPLEMENTED WITHIN 7-14 DAYS OF INITIAL GRADING OPERATIONS AS INDICATED IN SEQUENCE OF CONSTRUCTION.
- ITEM 7 IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM:
 THERE ARE NO STEEP SLOPES WITHIN THE SUBJECT PROPERTY.
- ITEM 8 EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL):
 RE-DEVELOPMENT OF THE SUBJECT PROPERTY IS IN ACCORDANCE WITH AND UTILIZING THE PREVIOUSLY APPROVED / EXISTING STORMWATER MANAGEMENT FACILITY WHICH PROVIDES A STORMCEPTOR TO CONTAIN THE FIRST (1ST) INCH OF RUN-OFF FOR ALL IMPERVIOUS AREAS WITHIN THE SITE FOR WATER QUALITY AND; AN UNDERGROUND FACILITY TO MANAGE A TWO YEAR STORM ALL SURFACE INFLOW POINTS TO THIS EXISTING FACILITY WILL BE PROTECTED FROM SEDIMENT RUN-OFF WITH INLET PROTECTION DEVICES AS IDENTIFIED ON THIS PLAN OF APPROVAL AS REQUIRED BY H.C.S.C.D. AND M.D.E. THE TIME FRAME FOR CONSTRUCTION WILL BE IN ACCORDANCE WITH THE 'SEQUENCE OF CONSTRUCTION' ASSOCIATED WITH THIS PLAN APPROVAL.



CEDAR LANE
 VARIABLE RW
 COUNTY OWNED PUBLIC ROAD ~ MINOR ARTERIAL
 (WIDTH VARIES)

SHEET INDEX	
SHEET	TITLE
1	NEW REVISED SITE DEVELOPMENT PLAN [JEC]
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APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John Anderson 7-14-10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE

Kent Sudduth 7-16-10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Dennis E. Sudduth 7-16-10
 DIRECTOR DATE

DATE	NO.	REVISION DESCRIPTION

5900 CEDAR LANE
 PARCEL 146 ~ TAX MAP 35
 LIBER: 3431 @ FOLIO: 521
 HOWARD COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10704 BATHING AVENUE - BELTSVILLE, MARYLAND 20705
 TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL 146	5900 CEDAR LANE

PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	LOT/PARCEL		
N/A	N/A	146		
PLAN / OR / L/F	BLOCK / J	TAX / ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
3431/521	11	35	FIFTH	6056
WATER CODE	SEWER CODE			
108	6591000			

TITLE: **REVISED SEDIMENT CONTROL PLAN**

DES BY WAJ	SCALE	PROJ. NO.
DRN BY HAL <td>1"=30'</td> <td>0808033</td>	1"=30'	0808033
CHK BY JEC	DATE	APPROVED
	12.17.10	

2 OF 8

THIS PLAN SHALL BE USED FOR ITS INTENDED PURPOSE AS STATED IN THE TITLE BLOCK. FOR BUILDING, AND ANY ADDITIONAL UTILITY INFORMATION, SEE THE APPROPRIATE PLAN FROM ARCHITECT.

ATTENTION:
 THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call
 MISS UTILITY
 Service Protection Center

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, ADVISORY ENGINEERING CORP. SHALL NOT BE HELD OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777
 www.missutility.net/11es

Reviewed for Howard County Technical Requirements

USDA - Natural Resources Conservation Service Date

This development plan is approved for the soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

[Signature] Date 7/13/10

ENGINEERS' CERTIFICATION
 "I certify that this plan for sediment and erosion 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 (print name below signature) Date 07.06.2010
 MR. William A. Joyce, PE #135

DEVELOPER'S CERTIFICATION
 "We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at the Department of 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."

Signature of Developer (print name below signature) Date 7-2-10
 MR. Gill Wylie

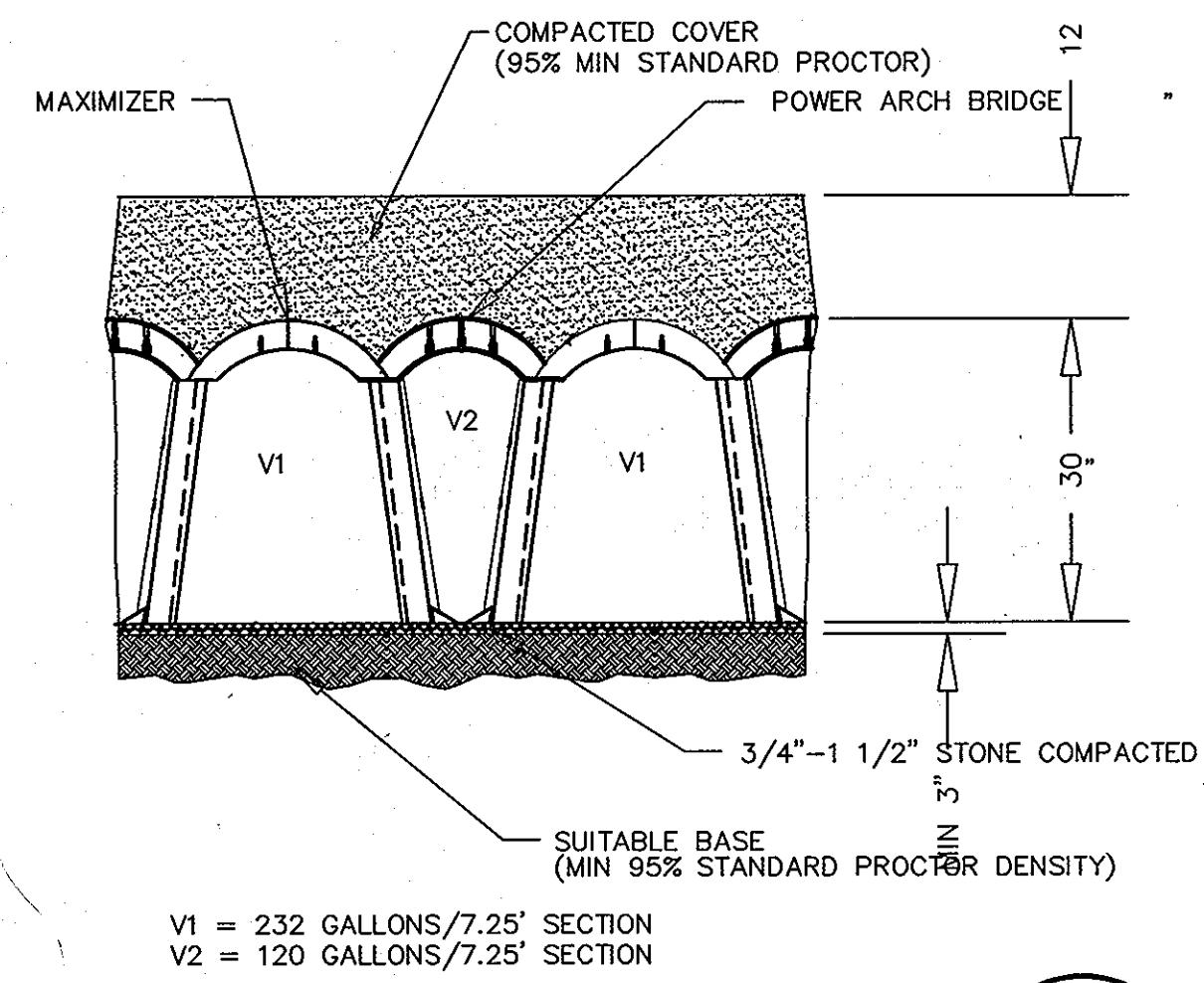
PURPOSE STATEMENT: 6/24-10
 THE PURPOSE OF THIS SUBMISSION IS TO ELIMINATE TWO INTERNAL LANDSCAPE ISLANDS, RELOCATE REFUSE ISLAND AND ADD FOUR EVERGREEN TREES ALONG SOUTHERN PROPERTY LINE.

PURPOSE STATEMENT
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPT. OF PLANNING, ZONING, & DEVELOPMENT ENGINEERING DIVISION THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH INCLUDES RELOCATING 20 FEET +/- FROM THE FRONT (EAST) OF THE EXISTING BUILDING AND ADDING 28 FEET +/- TO THE REAR. THE RELOCATION OF THE DUMPSTER, THE MOVING OF ONE STORM DRAIN STRUCTURE, SLIGHT MODIFICATIONS TO CURB, GUTTER, AND REPAIRING OF THE PARKING LOT.

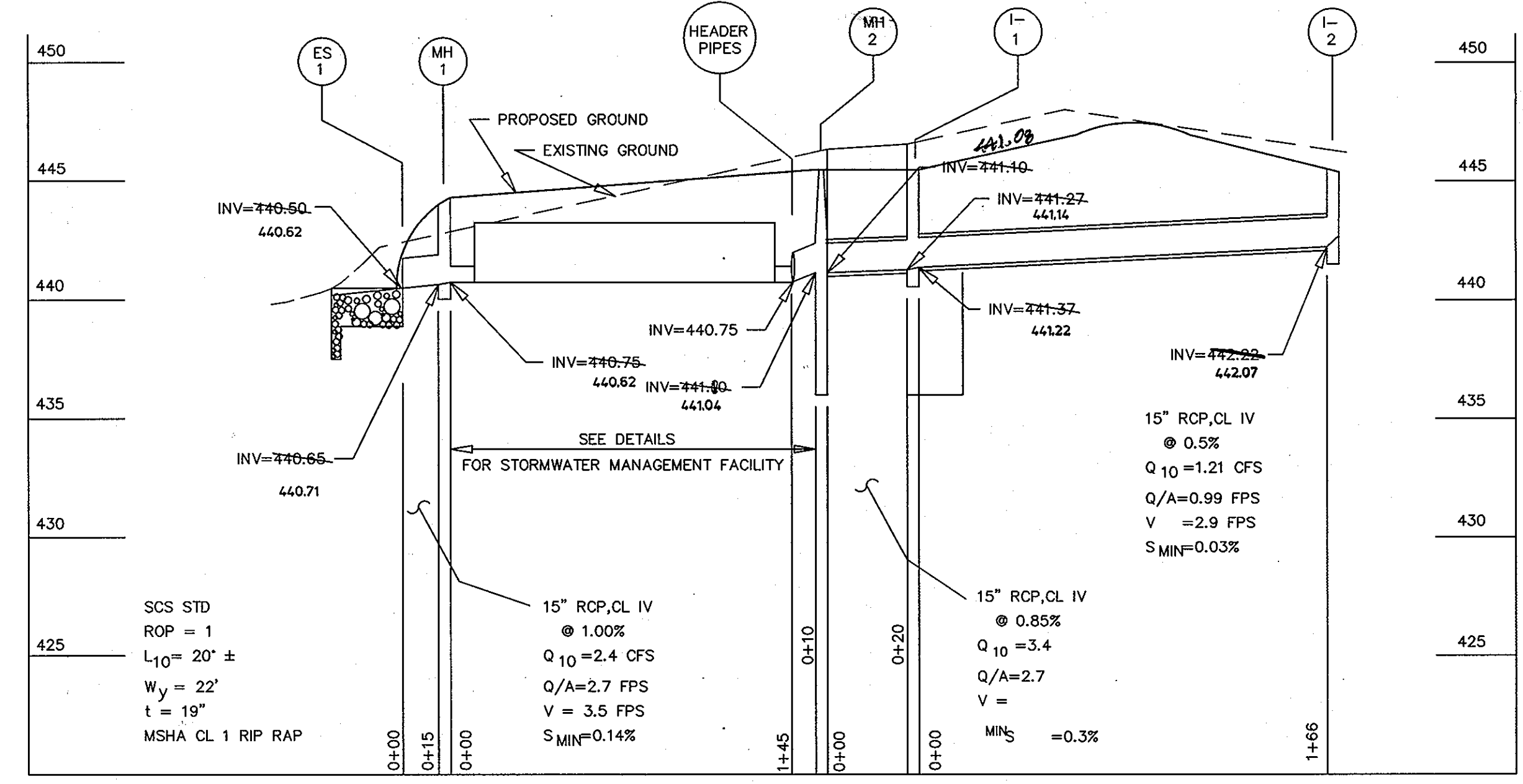
OWNER/DEVELOPER/APPLICANT:
 BMMC
 ATTN: MR. GILL WYLIE
 2330 WEST JOPPA ROAD
 SUITE 320
 LUTHERVILLE, MARYLAND 21093
 PHONE: 410-538-2460

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

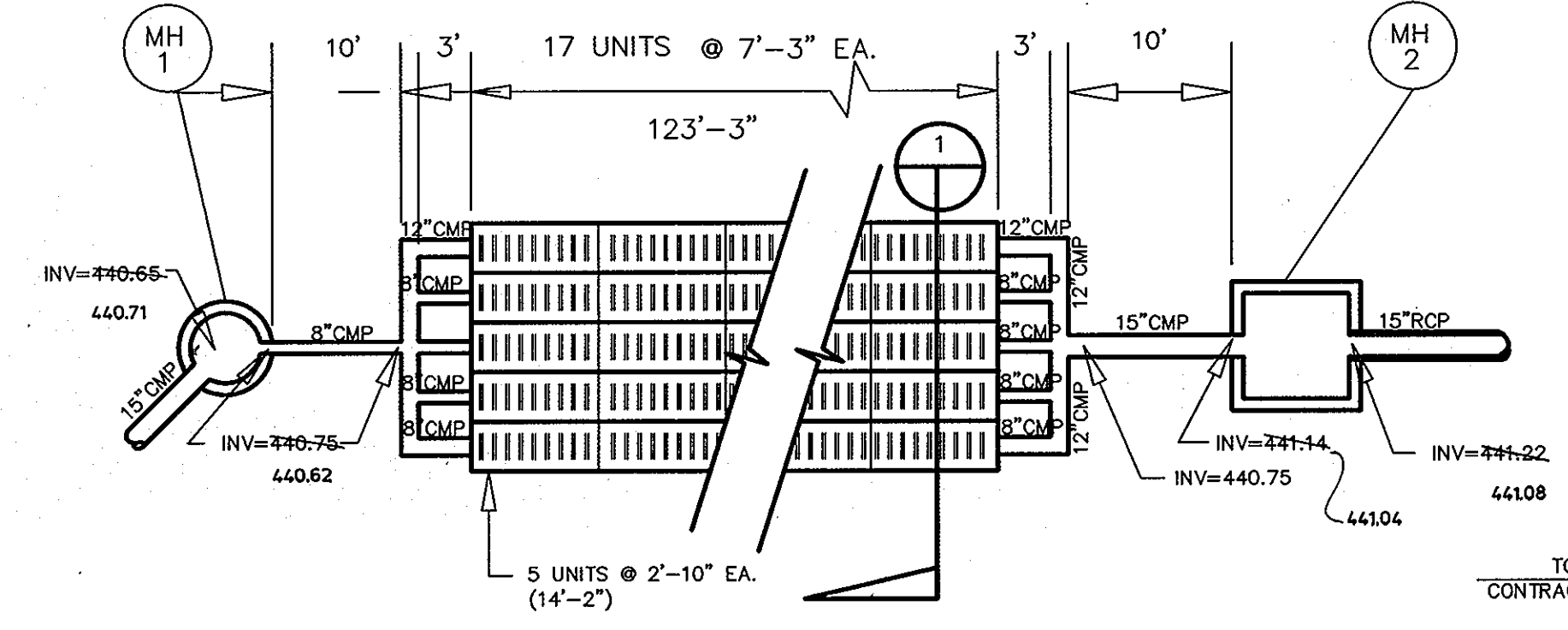
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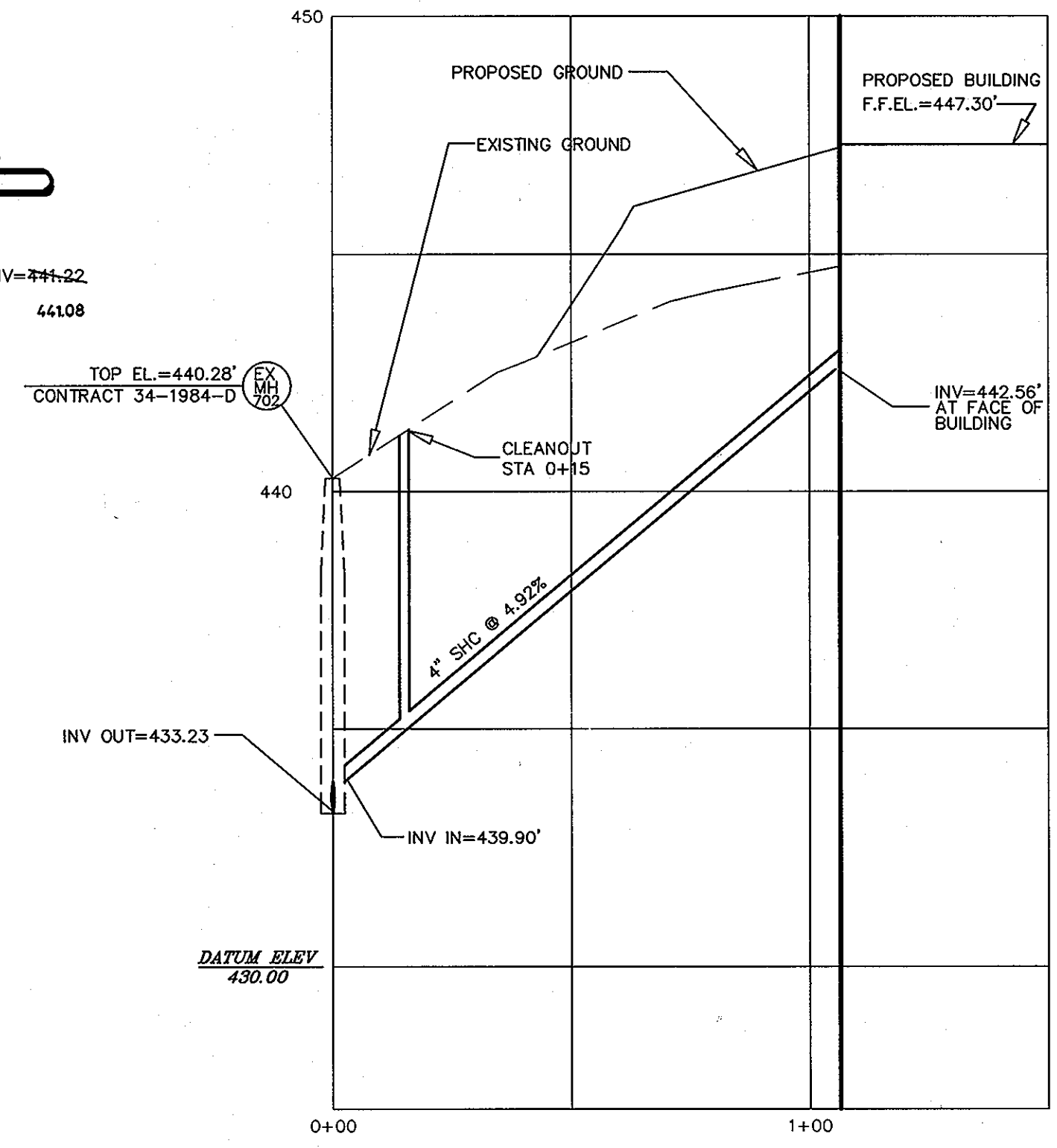
SECTION 1
MAXIMIZER CHAMBERS
(1-800-221-4436)



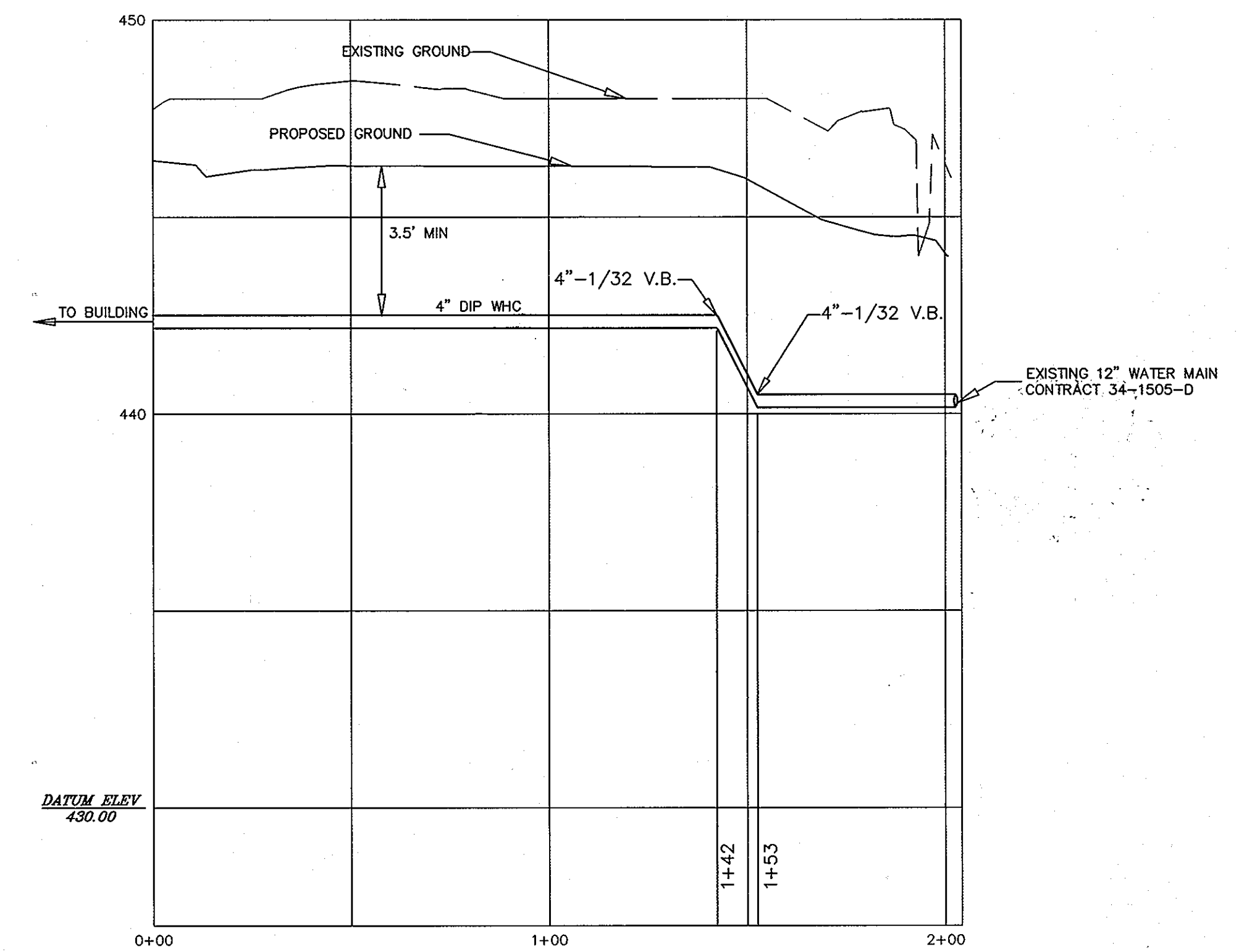
STORM DRAIN PROFILES



PLAN VIEW SWM FACILITY



PROFILE--SEWER HOUSE CONNECTION



PROFILE--WATER HOUSE CONNECTION

DEVELOPER'S CERTIFICATE
I 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 NATURAL RESOURCE CONSERVATION SERVICE.

Douglas L. Dyson 8-16-96
SIGNATURE OF DEVELOPER DATE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
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 THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

J. H. [Signature] 7/19/96
SIGNATURE OF ENGINEER DATE
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

[Signature] 8/21/96
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

[Signature] 8/21/96
HOWARD SOIL CONSERVATION DISTRICT DATE

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 8/22/96
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
[Signature] 8/22/96
DATE

DIRECTOR

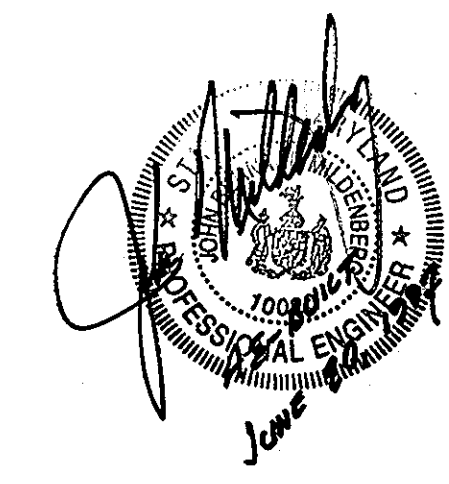
- SHEET INDEX**
- | SHEET | TITLE |
|-------|---|
| 1 | NEW REVISED SITE DEVELOPMENT PLAN |
| 2 | NEW REVISED SEDIMENT CONTROL PLAN |
| 3 | NEW REVISED SEDIMENT CONTROL SPEC'S & DETAILS |
| 4 | STORM DRAIN PROFILES & DETAILS |
| 5 | SEDIMENT CONTROL NOTES |
| 6 | NEW REVISED LANDSCAPE PLAN |
| 7 | EXISTING DRAINAGE AREA MAP |
| 8 | PROPOSED DRAINAGE AREA MAP |

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
ES-1	END SECTION	SEE PLAN	-	-	440.50 440.62	HOWARD COUNTY STD. 5.63
MH-1	MANHOLE	SEE PLAN	444.20 445.23	440.75 440.62	440.65 440.71	HOWARD COUNTY STD. G505
MH-2	STORM CEPTOR MANHOLE	SEE PLAN	446.0 446.52	441.14 441.08	441.14 441.04	SEE DETAILS
1-1	A-5 INLET WR INLET	SEE PLAN	446.15 446.20	441.37 441.22	441.27 441.14	HOWARD COUNTY STD. SD 4.40
1-2	A-5 INLET	SEE PLAN	445.66 445.48	-	442.22 442.07	HOWARD COUNTY STD. SD 4.40

REVISIONS AFTER 8/20-10 BY
JOYCE ENGINEERING CORPORATION

STATE OF MARYLAND
PROFESSIONAL ENGINEER
LICENSE No. 122A3 EXP. 12-17-10



Purpose Statement
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH INCLUDES REMOVING 20' FROM FRONT OF BUILDING AND SHOWING 28' FUTURE TO REAR. THE RELOCATION OF THE DUMPER, THE MODIFICATION OF 1 STORM DRAIN STRUCTURE SLIGHT MODIFICATIONS TO CURB & GUTTER AND RESTRIPING OF THE PARKING LOT.

OWNER:
BOYD-DYSON
BOYD-DYSON CONTRACTING, INC.
5034 BORSEY HALL DRIVE
SUITE 202
ELLCOTT CITY, MD 21042
(410) 964-5100

BMMC
ATTN: MR. GILL WYLIE
2330 WEST JAFFA ROAD S-320
LITHERVILLE, MD 21093
410-538-2460

PROJECT 95117
DATE 11/17/95
ILLUSTRATION
ENGINEERING
D.R.D.
SCALE 1" = 30'

REVISED PER PIPELAP SEWERMENT-SIR-I-1
DATE 8-20-97
NO. 1
AS-BUILT ELEVATIONS
DESCRIPTION
REVISIONS
DATE

TAX MAP 35, PARCEL 146
5900 CEDAR LANE
HOWARD COUNTY
5TH ELECTION DISTRICT
WATER, SEWER, AND STORM DRAIN PROFILES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0296 Fax: (410) 997-0298 Fax

SEQUENCE OF CONSTRUCTION

- INSTALL SILT FENCES AND SUPER SILT FENCES.
- CLEAR AND GRUB SITE FOR CONSTRUCTION
- CONSTRUCT SITE AS SHOWN ON PLAN
- WHEN ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING AREAS.
- CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH DRAIN SYSTEM AT END OF CONSTRUCTION PERIOD.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND GREATER THAN 3:1
 - 14 DAYS FOR ALL OTHER DISTURBED GRADED AREAS ON THE PROJECT SITE.

HOWARD SOIL CONSERVATION DISTRICT

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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENEED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERENTIAL LIME AT 2 TONS PER ACRE (2000 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREA-FORM 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 DISK 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 ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING 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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENEED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (32 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 NOVEMBER 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 WEED FREE 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 FEET 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 ADDITIONAL RATES AND METHODS NOT COVERED.

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- 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 REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1. B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH REC-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 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.
- 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:	0.977 ACRES
AREA DISTURBED:	0.944 ACRES
AREA TO BE ROOFED OR PAVED:	218.22 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.030 ACRES
TOTAL CUT:	991.7 CU. YDS.
TOTAL FILL:	1,625.7 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	ON-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 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.
- 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.

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ DATE _____ PE NO. _____

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

OPERATION, MAINTENANCE, AND INSPECTION

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITH USDA, SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-378). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

Concrete Stormceptor® Order Request Form

Contractor Information
 Name _____
 Address _____
 City _____
 State _____
 Zip Code _____
 Contact _____
 Phone _____
 Fax _____

Owner Information
 Name MR. DOUG EYSON
 Phone 410-538-2100
 Fax _____

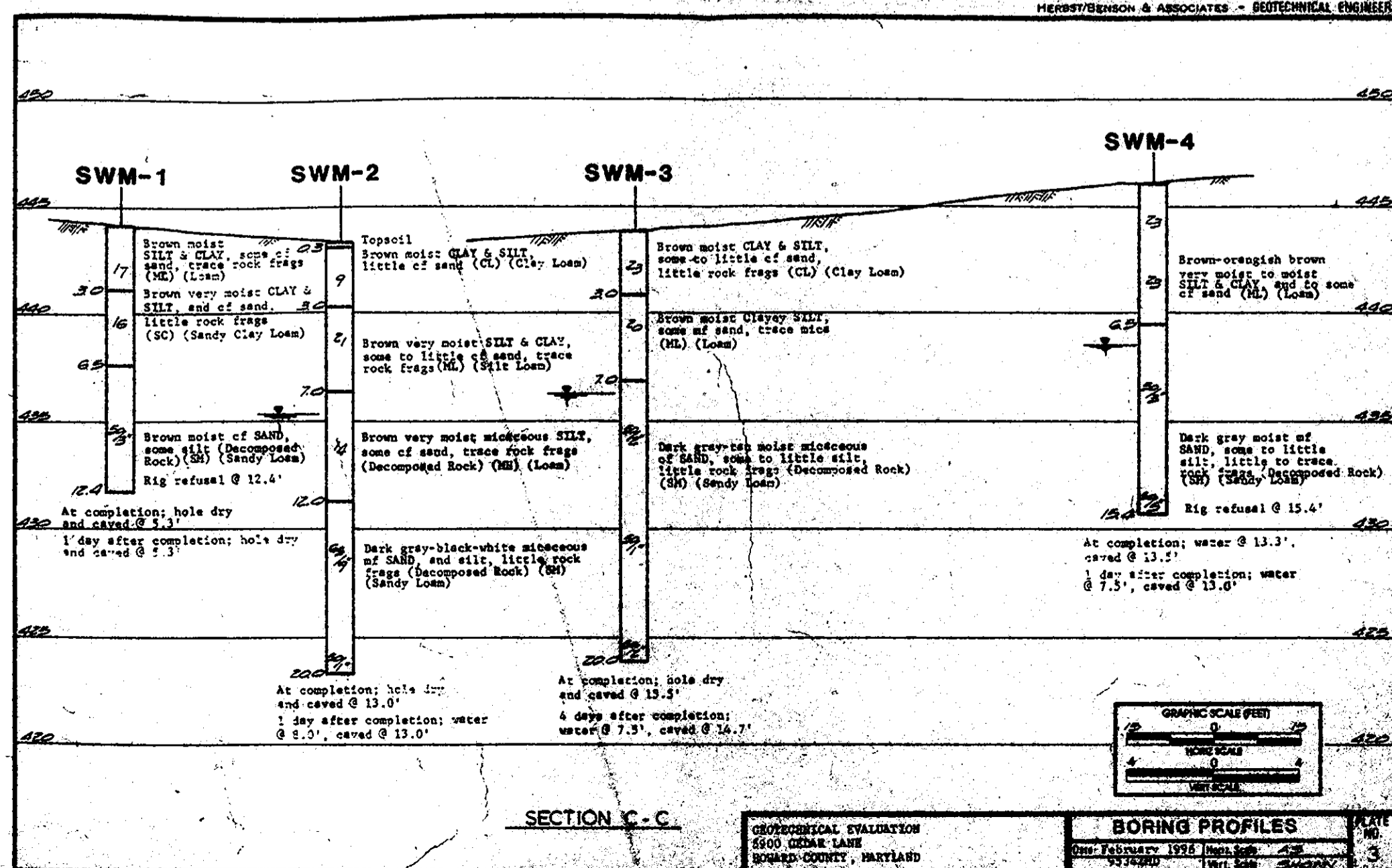
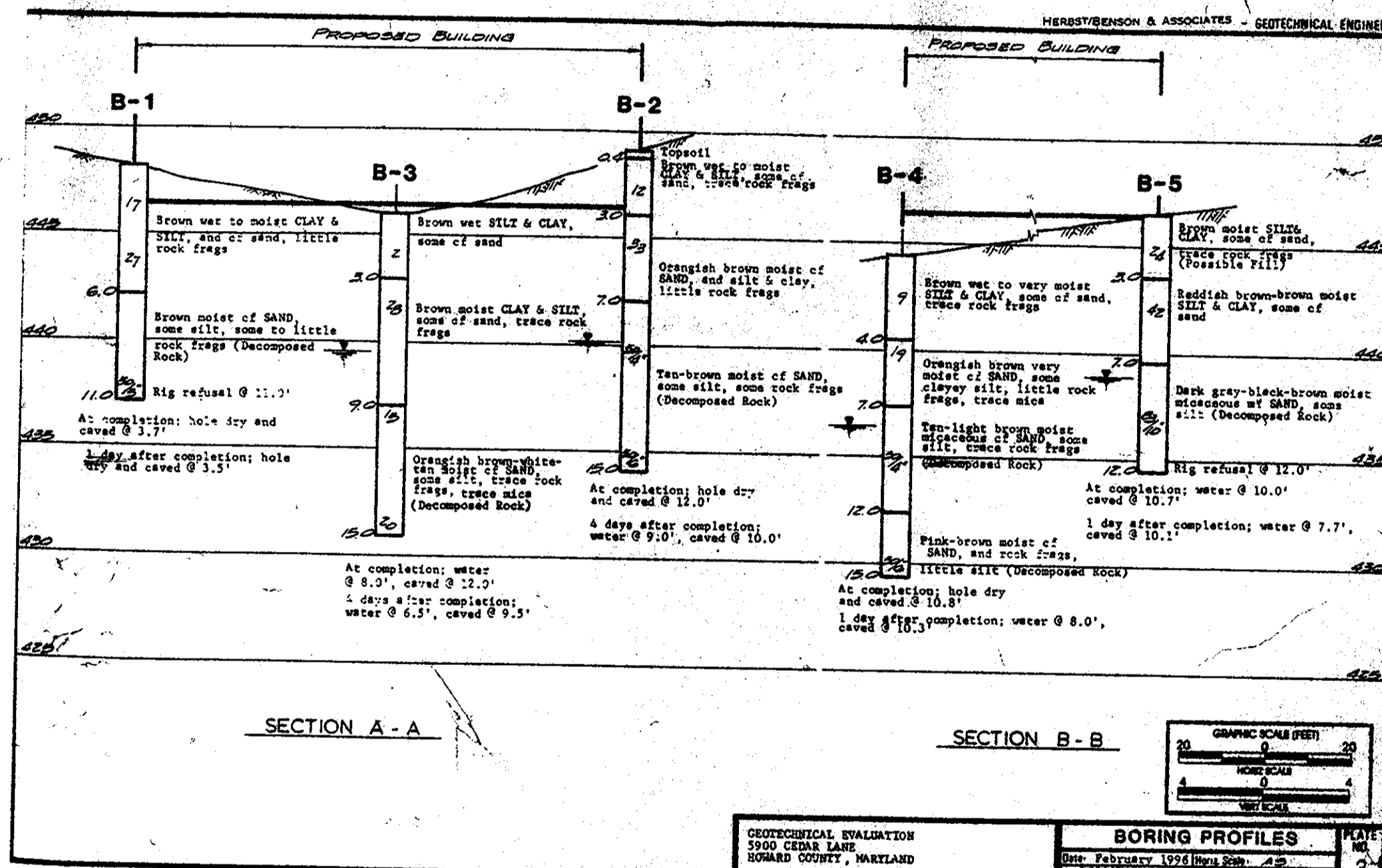
Stormceptor® Model
 900 3600
 1200 4800
 1800 6000
 2400 7200

Inset Size
 22"
 32"
 44"
 Custom _____

Manhole Number
 Top Elevation (ft) _____
 Inlet Pipe Invert (ft) _____
 Outlet Pipe Invert (ft) _____
 Pipe Type _____
 Pipe Inside Diameter (in) (ID) _____
 Pipe Outside Diameter (in) (OD) _____

Project Name 2900 CEDAR LANE
Approximate time frame until required delivery (weeks) _____
Delivery Address: Street 2900 CEDAR LANE
City ELLICOTT CITY **State** MD **Zip Code** 21042
Designer Company MILDENBERG, BOENDER & ASSOC., INC.
Designer Contact JOHN MILDENBERG **Phone** 410-538-2100 **Fax** 410-538-2100

For Technical Assistance and Stormceptor Order Information
 Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703



OPERATION AND MAINTENANCE STORMCEPTOR MANHOLE

- The Stormceptor manhole shall be inspected monthly to determine the level of pollutants captured.
- When the level of trapped pollutants reaches one-half of the capacity of the Stormceptor manhole, the manhole shall be maintained through the use of vacuum trucks to remove all trapped materials.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/26/96

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
 DATE: 8/27/96

[Signature]
 DIRECTOR

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

[Signature] 8-16-96
 SIGNATURE OF DEVELOPER DATE

[Signature]
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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 NATURAL RESOURCE CONSERVATION SERVICE.

[Signature] 8/26/96
 SIGNATURE OF ENGINEER DATE

[Signature]
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 8/24/96
 USDC - NATURAL RESOURCE CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

[Signature] 8/21/96
 HOWARD SOIL CONSERVATION DISTRICT DATE

REVISION MADE AFTER 8-26-10
 BY JOYCE ENGINEERING CORP.

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 10243, EXP. 12-17-10

- SHEET INDEX
- SHEET TITLE
- NEW REVISED SITE DEVELOPMENT PLAN
 - NEW REVISED SEDIMENT CONTROL PLAN
 - NEW REVISED SEDIMENT CONTROL NOTES & DETAILS
 - STORM DRAIN PROFILES & DETAILS
 - SEDIMENT CONTROL NOTES
 - NEW REVISED LANDSCAPE PLAN
 - EXISTING DRAINAGE AREA MAP
 - PROPOSED DRAINAGE AREA MAP

PURPOSE STATEMENT

THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH INCLUDES REMOVING 20' FROM THE FRONT AND SHOWING FUTURE REAR EXPANSION, THE RELOCATION OF THE DUMPSTER, MODIFICATION OF EXISTING DRAIN STRUCTURE, SLIGHT MODIFICATIONS TO CURBS & GUTTER AND RESTRIPING PARKING LOT.

OWNER/DEVELOPER/APPLICANT

DOUG EYSON
 EYSON CONTRACTING INC.
 5934 DORSEY HALL DR.
 SUITE 202
 ELLICOTT CITY, MD 21042
 (410) 538-2100
 440964-5100

BMMC
 ATTN: MR. GILL WYLIE
 2330 WEST JAFFA ROAD
 SUITE: 320
 LUTHERVILLE, MD 21093
 410-538-2400

DATE: MARCH 96
 PROJECT: 06117
 DRAWING: J.M.
 SCALE: J.M.
 CODE: J.M.
 APPROVAL: J.M.

DATE: 5-2-12
 PROJECT: 06117
 DRAWING: J.M.
 SCALE: J.M.
 APPROVAL: J.M.

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 10243, EXP. 12-17-10

HOWARD COUNTY
 5TH ELECTION DISTRICT
 TAX MAP 35' PARCEL 146
 5900 CEDAR LANE
 SEDIMENT CONTROL NOTES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 538-2100 Fax: (410) 538-2100

5 of 8

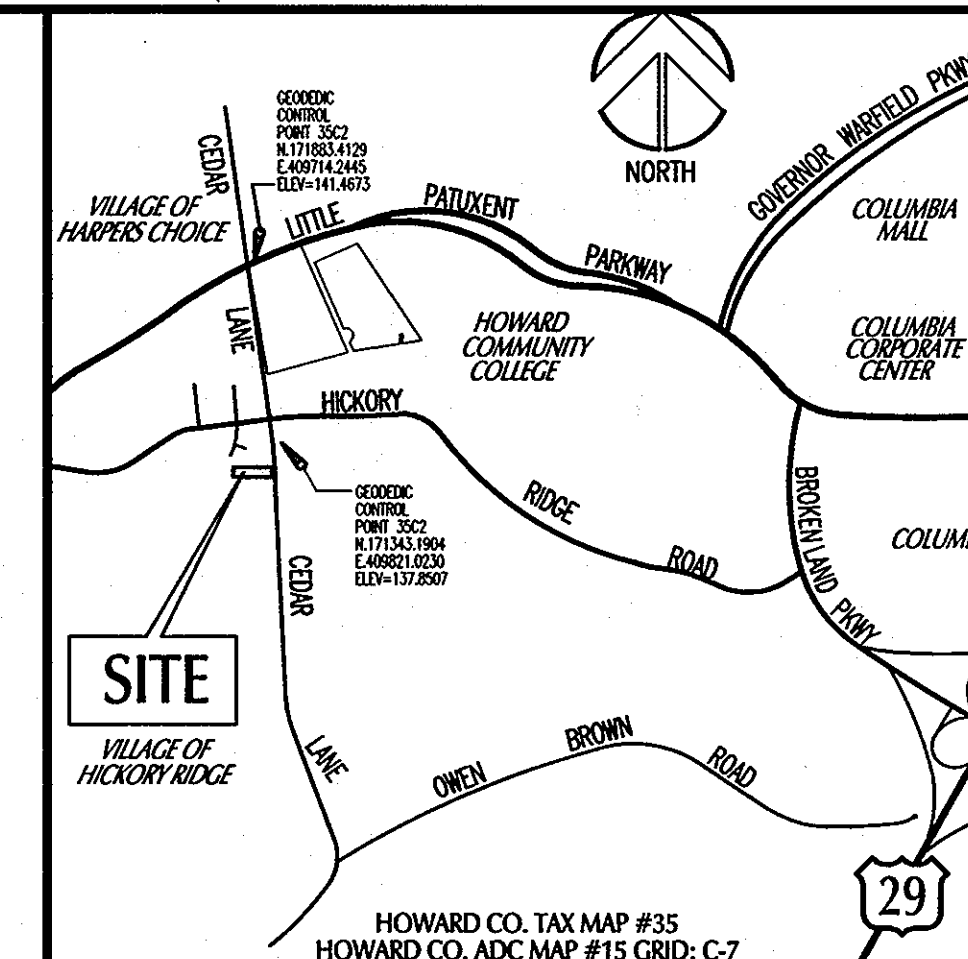
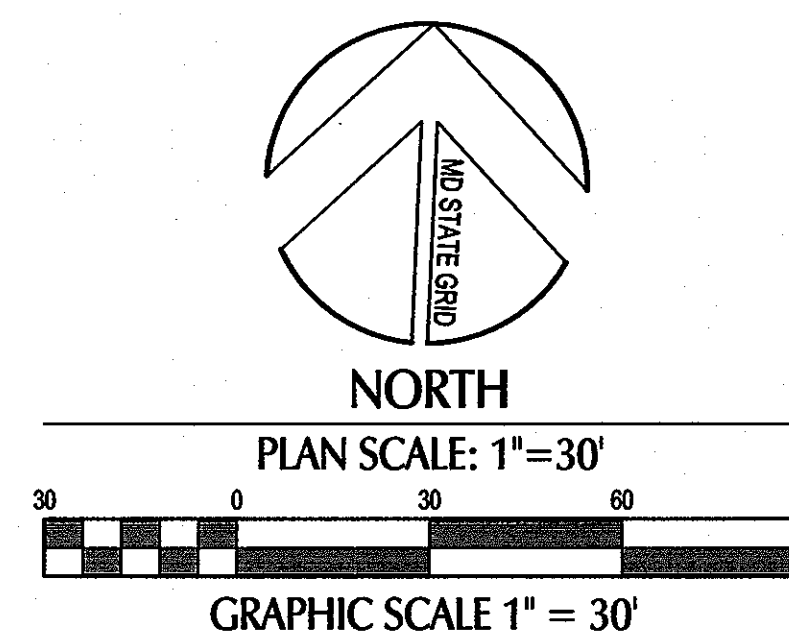
SDP-96-109

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	E (PERIMETER 1)	D (PERIMETER 2 & 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	71 LF	509.28 LF	404.55	
LINEAR FEET OF PERIMETER	71 LF	509.28 LF	404.55	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2	9	7	
EVERGREEN TREES	0	51	0	
SHRUBS	18	0	0	
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	9	7	
EVERGREEN TREES	0	51	0	
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	
SHRUBS	18	0	0	

PLANT LIST				
SYM	KEY	QUANTITY	PLANT: COMMON NAME (BOTANIC NAME)	SIZE AND CONDITION
SHADE TREES				
AR	AR	10	RED MAPLE ACER RUBRUM	2 1/2-3" CAL B&B
QR	QR	8	RED OAK QUERCUS RUBRA	2 1/2-3" CAL B&B
EVERGREEN TREES				
PA	PA	* 27	NORWAY SPRUCE PICEA ABIES	2 1/2-3" CAL B&B
PS	PS	31	PINUS STROBUS EASTERN WHITE PINE	2 1/2-3" CAL B&B
SHRUBS				
AG	AG	18	GLOSSY ABELIA ABELIA x GRANDIFLORA	18"-24" SPREAD CONT.

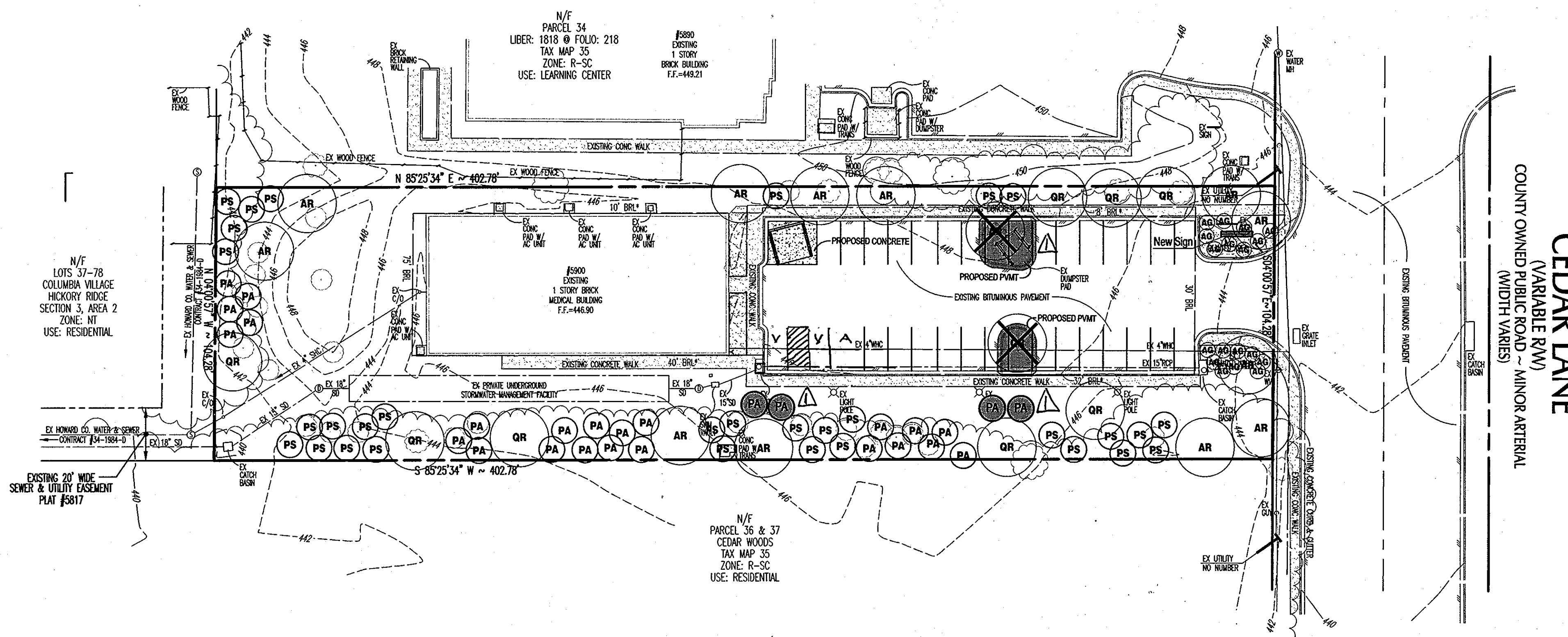
* 4 ADDITIONAL NORWAY SPRUCE TREES HAVE BEEN ADDED PER ALTERNATIVE COMPLIANCE APPROVAL.



SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	31	33
NUMBER OF TREES REQUIRED	2	2
NUMBER OF TREES PROVIDED		
SHADE TREES	2	*0
OTHER TREES (2:1 SUBSTITUTION)	0	0
NUMBER OF LANDSCAPED ISLANDS REQUIRED	2	2
NUMBER OF LANDSCAPED ISLANDS PROVIDED	2	*0

* ALTERNATIVE COMPLIANCE REQUESTED WITH THIS RED-LINE SUBMISSION. FOUR (4) EVERGREEN GREEN TREES TO BE PROVIDED ALONG SOUTHERN LANDSCAPED BUFFERYARD.



SHEET INDEX	
SHEET	TITLE
1	NEW REVISED SITE DEVELOPMENT PLAN [JEC]
2	NEW REVISED SEDIMENT CONTROL PLAN [JEC]
3	SEDIMENT CONTROL NOTES & DETAILS [JEC]
4	STORM DRAIN, PROFILES AND DETAILS [MB+A, INC]
5	SEDIMENT CONTROL NOTES [MB+A, INC]
6	NEW REVISED LANDSCAPE PLAN [JEC]
7	EXISTING DRAINAGE AREA MAP [MB+A, INC]
8	PROPOSED DRAINAGE AREA MAP [MB+A, INC]

APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE:	
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
<i>Chief, Development Engineering Division</i> 7/15/10	DATE
<i>Chief, Division of Land Development</i> 7/16/10	DATE
<i>Director</i> 7/16/10	DATE
06-24-2010	1
DATE	NO.
REVISION DESCRIPTION	
Revised to eliminate two internal parking landscape islands, provide four evergreen trees along southern property line and, relocate refuse location.	
PROJECT	

5900 CEDAR LANE
 PARCEL 146 ~ TAX MAP 35
 LIBER: 3431 @ FOLIO: 521
 HOWARD COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10766 BATHING AVENUE - BELTOWNE, MARYLAND 20705
 TEL: (301) 295-4353 FAX: (301) 295-4650 WEB: www.joyceeng.com

ADDRESS CHART	
LOT/PARCEL	STREET ADDRESS
PARCEL 146	5900 CEDAR LANE

PERMIT INFORMATION CHART			
SUBDIVISION	SECTION/AREA	LOT/PARCEL #	
N/A	N/A	146	
PLAY OR L/F	BLOCK #	TAX/ZONE MAP	ELECT. DISTRICT
3431/521	11	35	FIFTH
WATER CODE	SEWER CODE	CENSUS TRACT	
	6531000	6056	
TITLE			
REVISED LANDSCAPE PLAN			
DES BY WAJ	SCALE 1"=30'	PROJ. NO. 008033	
DRN BY HAL	DATE JAN 2010		
CHK BY JEC	APPROVED		6 OF 8

Purpose Statement 6-27-10
 The purpose of this submission is to eliminate two internal landscape islands, relocate refuse location and add four evergreen trees along southern property line.

PURPOSE STATEMENT
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPT. OF PLANNING, ZONING, & DEVELOPMENT ENGINEERING DIVISION, THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH INCLUDES REMOVING 20 FEET +/- FROM THE FRONT (EAST) OF THE EXISTING BUILDING AND ADDING 20 FEET +/- TO THE REAR. THE RELOCATION OF THE DUMPSTER, THE MODIFICATION OF THE STORM DRAIN STRUCTURE, SLIGHT MODIFICATIONS TO CURB & GUTTER AND REPAIRS OF THE PARKING LOT.

OWNER/DEVELOPER/APPLICANT:
 BMMC
 ATTN: MR. GILL WYLIE
 2330 WEST JOPPA ROAD
 SUITE 320
 LUTHERVILLE, MARYLAND 21093
 PHONE: 410-538-2460

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

 Signature: _____
 License No: 12243
 Exp Date: 12-17-10

ATTENTION:
 THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call
MISS UTILITY
 Service Protection Center
 MEMBER
 THE CALL SYSTEMS INTERNATIONAL
 CALL TOLL FREE
 1-800-257-7777
 www.missutility.net/files

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT MISS UTILITY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORDED UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

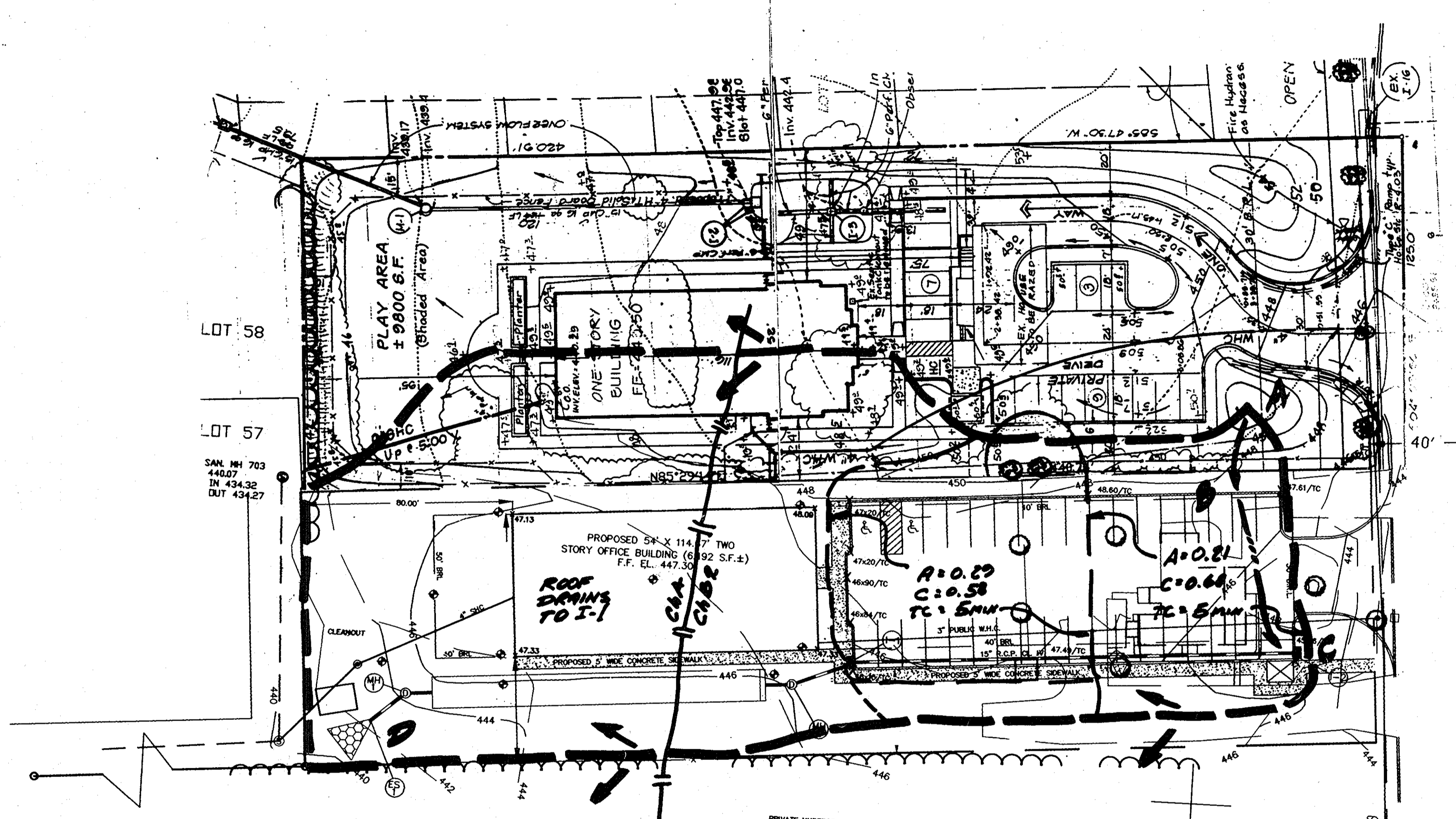
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Project	95117	Date	11/17/96
Illustration	D.R.D.	Engineering	D.R.D.
Scale	1"=30'	Approval	J.B.M.

NO.	1	DATE	11/20/96
DESCRIPTION	REVISIONS		
1. SEE PURPOSE STATEMENT			

5TH ELECTION DISTRICT
 HOWARD COUNTY
 TAX MAP 35, PARCEL 146
 5900 CEDAR LANE
 PROPOSED DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax: (301) 821-5521 Wash. (410) 997-0298 Fax



FOR SWM
 DA = 1.25 AC
 RCN = 79
 TC = 0.10

- SHEET INDEX
- | SHEET | TITLE |
|-------|--|
| 1. | NEW REVISED SITE DEVELOPMENT PLAN |
| 2. | NEW REVISED SEDIMENT CONTROL PLAN |
| 3. | NEW REVISED SEDIMENT CONTROL NOTES & DETAILS |
| 4. | STORM DRAIN PROFILES & DETAILS |
| 5. | SEDIMENT CONTROL NOTES |
| 6. | REVISED LANDSCAPE PLAN |
| 7. | EXISTING DRAINAGE AREA MAP |
| 8. | PROPOSED DRAINAGE AREA MAP |

BMNC
 ATTN: MR. GILL WYLIE
 2330 WEST JOPPA ROAD
 S-320
 LUTHERVILLE, MD 21093
 410-538-2460

OWNER
 DOWD-DYSON-
 CONSTRUCTION, INC.
 5034 DORSEY HALL DRIVE
 SUITE 202
 ELLICOTT CITY, MD 21042
 (410) 964-5100

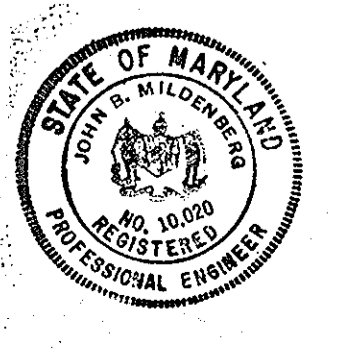
DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
 Signature: Douglas L. Dyson
 DATE: 8-16-96
 PRINTED NAME OF DEVELOPER: Douglas L. Dyson

ENGINEER'S CERTIFICATE
 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 NATURAL RESOURCE CONSERVATION SERVICE.
 Signature: [Signature]
 DATE: 7/24/96
 PRINTED NAME OF ENGINEER: [Name]

THESE PLANS HAVE BEEN REVIEWED FOR THE SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
 Signature: [Signature]
 DATE: 7/24/96
 HORDA-NATURAL RESOURCE CONSERVATION SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 Signature: [Signature]
 DATE: 8/24/96
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: [Signature]
 DATE: 8/26/96
 Signature: [Signature]
 DATE: 8/27/96
 Signature: [Signature]
 DATE: 8/27/96



REVISIONS MADE AFTER 3-26-10 BY
 JOYCE ENGINEERING CORPORATION



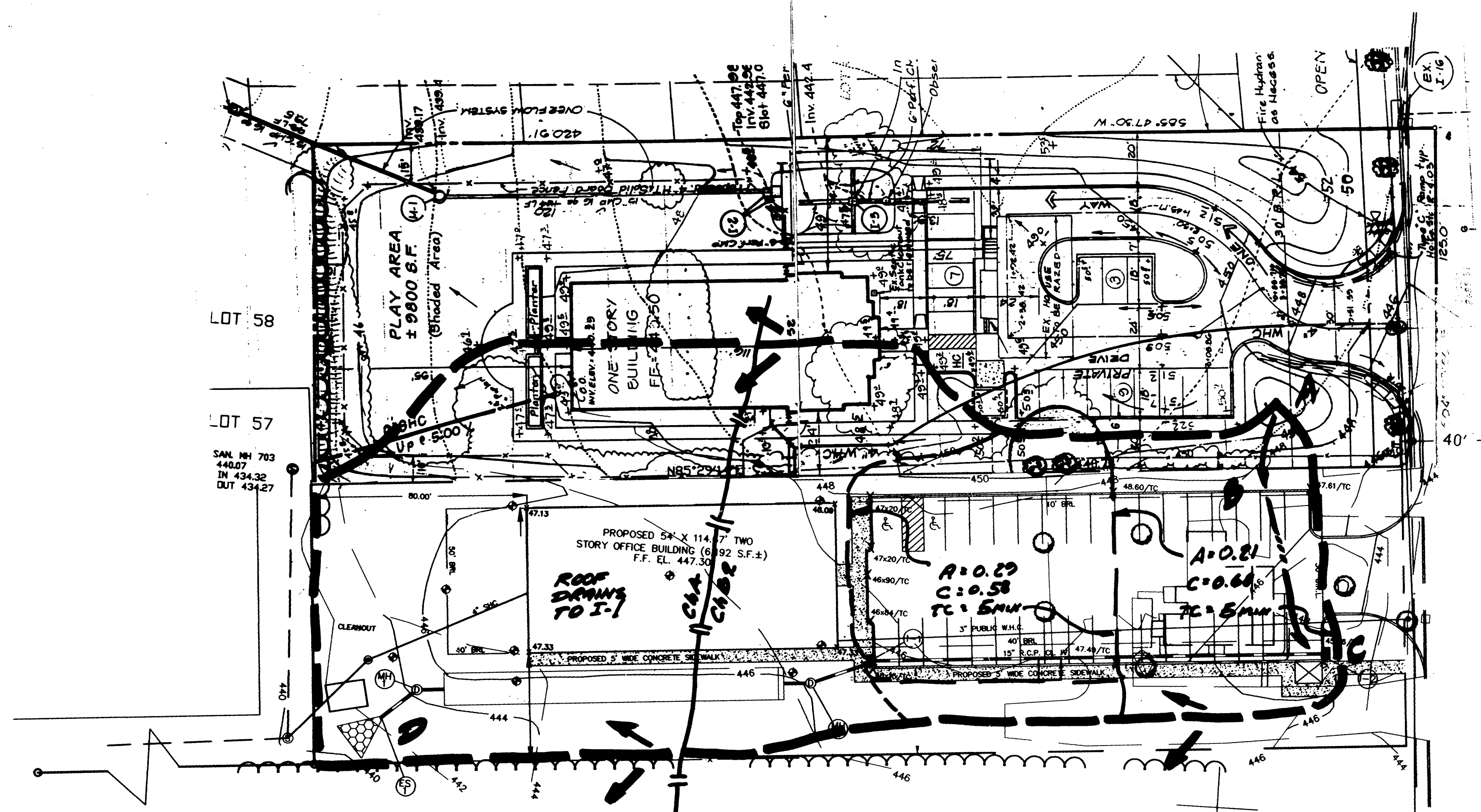
LICENSE NO 12243 EXP. 12-17-10

'PURPOSE STATEMENT'
 THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO RENOVATE THE EXISTING BUILDING WHICH INCLUDES REMOVING 20' FROM FRONT OF BUILDING SHOWING 28' FUTURE EXPANSION TO REAR. THE RELOCATION OF THE DUMPSTER, THE MODIFICATION OF 1 STORM DRAIN STRUCTURE SLIGHT MODIFICATION TO CURB & GUTTER AND RESTRIPING OF THE PARKING LOT.

project	95117	date	11/17/96
illustration	D.R.D.	engineering	D.R.D.
scale	1"=30'	approval	J.B.M.
no.		date	11/20/95
description		revisions	

TAX MAP 35, PARCEL 146
5900 CEDAR LANE
 HOWARD COUNTY
 5TH ELECTION DISTRICT
 PROPOSED DRAINAGE AREA MAP

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FOR SWM
DA = 1.25 AC
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DEVELOPER'S CERTIFICATE
 I 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 NATURAL RESOURCE CONSERVATION SERVICE.
Douglas L. Dyson 8-16-96
 SIGNATURE DEVELOPER DATE
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
 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 NATURAL RESOURCE CONSERVATION SERVICE.
[Signature] 7/15/96
 SIGNATURE ENGINEER DATE
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
[Signature] 7/24/96
 USDA-NATURAL RESOURCE CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL, MEET THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
[Signature] 7/24/96
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 8/26/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 8/26/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE
[Signature] 8/27/96
 DIRECTOR DATE



OWNER
 DOUG DYSON
 DYSON CONTRACTING, INC.
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 SUITE 202
 ELLICOTT CITY, MD 21042
 (410) 964-5100