

SITE DEVELOPMENT PLAN

MINI-U-STORAGE

6th ELECTION DISTRICT

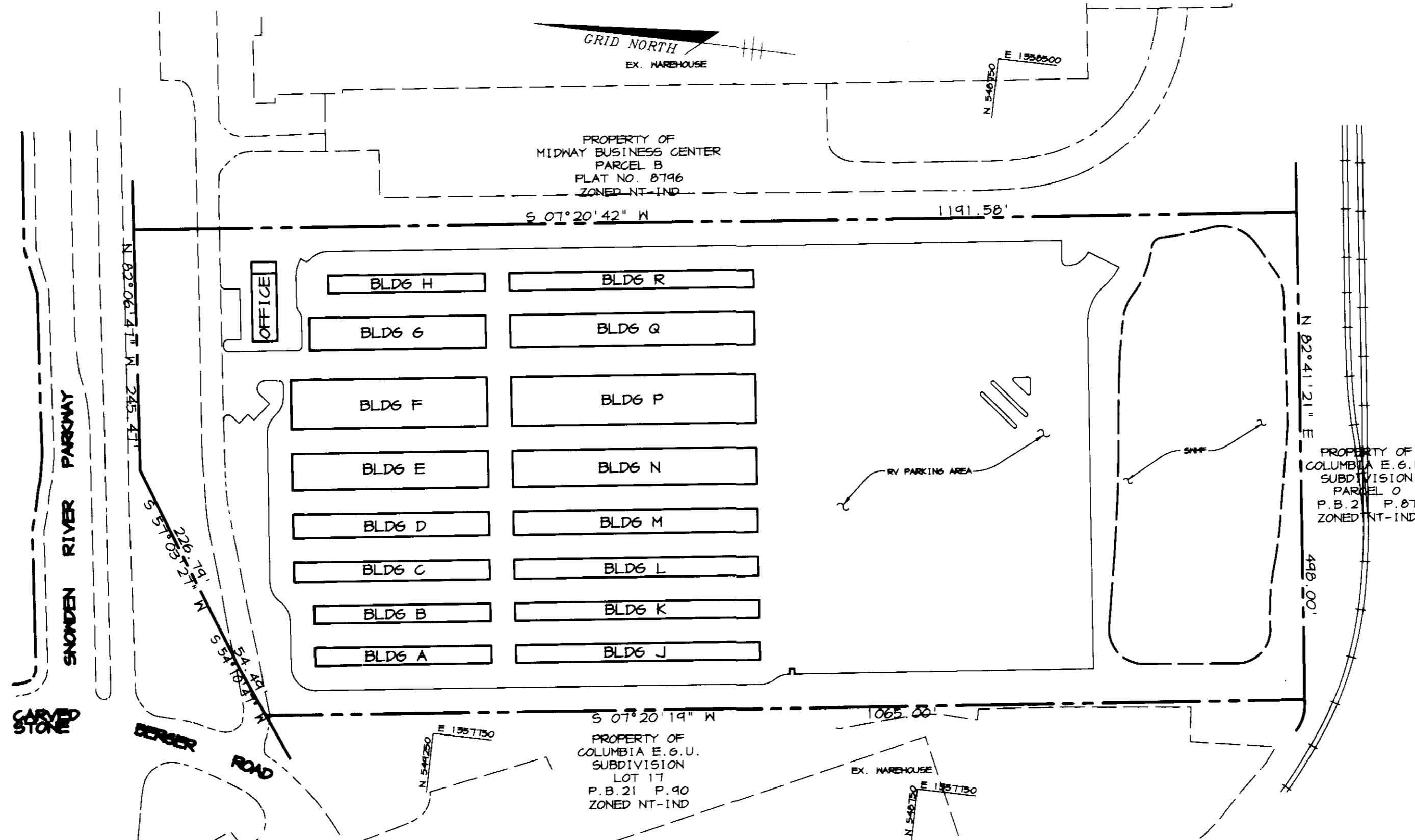
HOWARD COUNTY, MARYLAND

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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/BUREAU OF ENGINEERING/ 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-TITT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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 FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC. DATED SEPTEMBER 1996 AND FROM AERIAL TOPOGRAPHY BY KING'S AERIAL MAPPING DATED FEBRUARY 1991.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 42E3 AND 42B2 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3625-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATUXENT CONTRACT NO. 24-3625-D
- THE STORMWATER MANAGEMENT FACILITY PROPOSED FOR THIS SITE IS AN EXTENDED DETENTION FACILITY, AND IS PRIVATELY OWNED AND MAINTAINED.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THERE IS NO 100- YEAR FLOODPLAIN ON THIS SITE.
- THE NETLANDS DELINEATION FOR THIS PROJECT IS BASED ON FIELD INVESTIGATION BY RIEMER MUEGGE IN OCTOBER 1996.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY SABRA & ASSOCIATES, INC. DATED NOVEMBER 1996.
- THERE IS NO NOISE STUDY REQUIRED FOR THIS PROJECT.
- A GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT FOR THIS PROJECT WAS PREPARED BY ENGINEERING CONSULTING SERVICES, INC. DATED NOVEMBER 1992 AND SUPPLEMENTED BY REPORT BY PSI DATED JANUARY 1997.
- THE BOUNDARY SURVEY FOR THIS PROJECT IS BASED ON RECORD PLAT 8745.
- SUBJECT PROPERTY ZONED NT-IND PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: FDP-10, KP-89-10, SDP-89-34c, S-89-58, F-71-31, F-89-142, KP-89-91, SDP-90-14 & KP-97-106.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE, EXCEPT 36" BARREL, SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4, VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL, UNLESS OTHERWISE NOTED. FOR ADS N-12 PIPE USE SPECIFICATIONS SUPPLIED ON THESE DRAWINGS.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T100.
- A WAIVER TO ALLOW ADS N-12 PLASTIC PIPE HAS BEEN APPROVED AND REINFORCED CONCRETE PIPE CAN BE USED AS AN ALTERNATE. ALL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 908 OF THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- ALL BULK REQUIREMENTS AND SETBACKS SHALL BE IN ACCORDANCE WITH FDP PHASE 10.
- ALL ON-SITE LIGHTING TO BE REFLECTED/DEFLECTED AWAY FROM RESIDENTIAL AREAS AND PUBLIC ROAD RIGHTS OF WAY. THIS PLAN WILL BE SUBJECT TO THE REQUIREMENTS OF COUNCIL BILL NO. 1-1997 (ZRA-8).
- ALL ON-SITE LIGHTING TO BE BUILT MOUNTED WITH THE MINI-STORAGE UNIT LIGHTS BEING MOTION SENSITIVE ONLY. THE R/V AREA WILL BE LIGHTED BY SIX (6) POLE LIGHTS. SEE ELECTRICAL PLANS FOR DETAILS.
- KP-97-106 REQUEST TO WAIVE SECTION 10.116 (a) (1)(2) WHICH RESTRICTS THE REMOVAL OF VEGETATION AND GRADING WITHIN NETLAND BUFFERS HAS APPROVED ON APRIL 16, 1997.

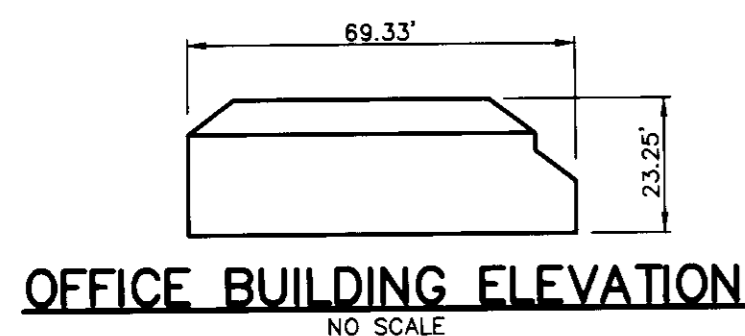
36. NETLANDS DISTURBANCE HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS AS PER LETTER DATED MARCH 27, 1997. PERMIT NO. 15 GENAB-OP-RE/KOPECK, DOUGLAS R.) 97-0421-4.



PLAN
SCALE: 1" = 100'

BLDG	SQ. FT.	NO. OF ROOMS	WIDTH x DEPTH
A	3240	18	18' x 10'
B	3240	18	18' x 10'
C	4000	20	20' x 10'
D	4000	20	20' x 10'
E	1400	7	14' x 10'
F	10000	20	20' x 10'
G	3440	18	18' x 10'
H	2880	16	16' x 10'
J	4500	20	20' x 10'
K	4500	20	20' x 10'
L	4494	20	20' x 10'
N	6000	20	20' x 10'
O	4250	20	20' x 10'
P	12500	20	20' x 10'
Q	8250	20	20' x 10'
R	4500	20	20' x 10'
TOTAL	46,000	314	

NOTE: ALL BUILDINGS EXCEEDING 5000 SF WILL BE SERVED BY AN AUTOMATIC FIRE SUPPRESSION SYSTEM.



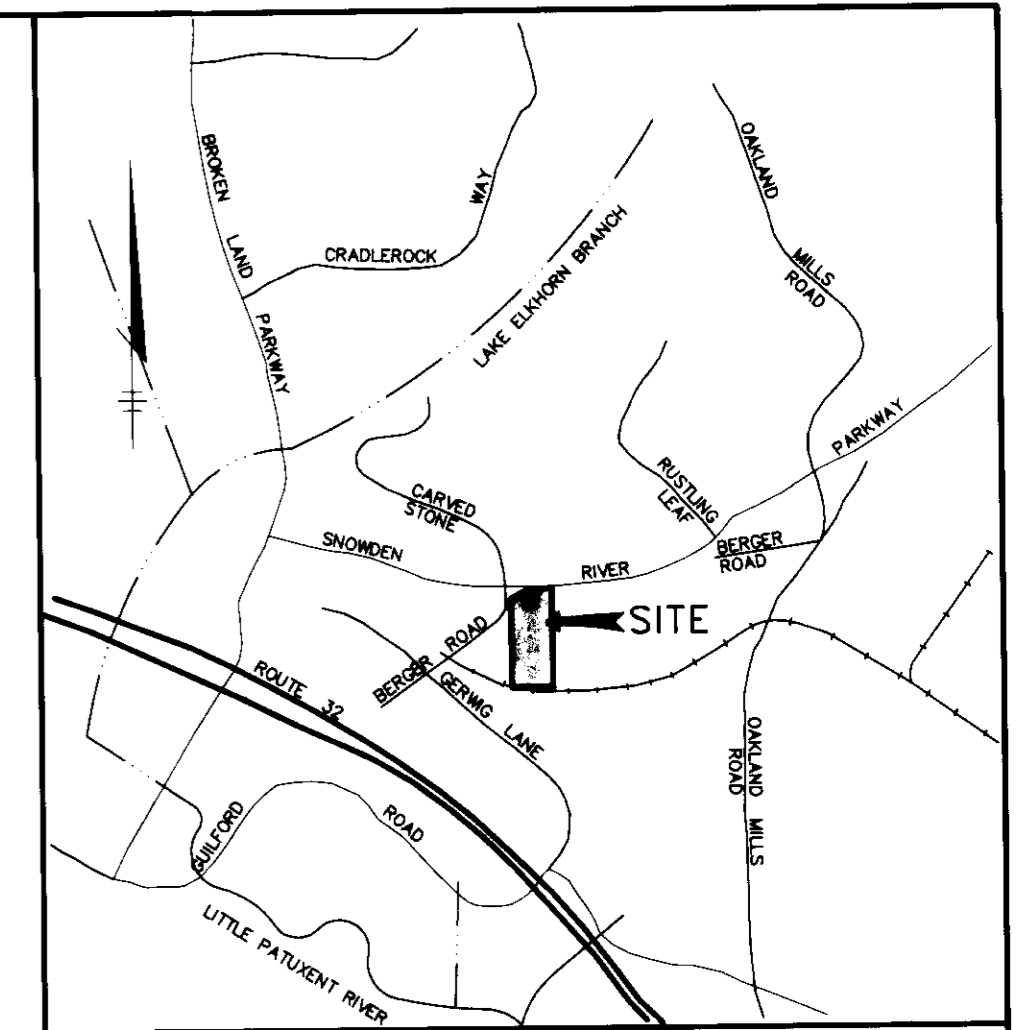
OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY EXTENDED DETENTION POND

ROUTINE MAINTENANCE

- Facility shall be inspected annually and after major storms. Inspections should be performed during wet weather to determine if the pond is functioning properly.
- Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes, the bottom of the pond, and maintenance access should be mowed as needed.
- Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
- Visible signs of erosion in the pond as well as riprap outlet area shall be repaired as soon as it is noticed.

NON-ROUTINE MAINTENANCE

- Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components should be inspected during routine maintenance operations.
- Sediment should be removed when its accumulation significantly reduces the design storage, interfere with the function of the riser, when deemed necessary for aesthetic reasons, or when deemed necessary by the Howard County's Department of Public Works.



SITE ANALYSIS

AREA OF PARCEL A	13.25 ACRES
LIMIT OF DISTURBED AREA	12.70 ACRES
PRESENT ZONING	NT-IND
PREVIOUS DEPARTMENT OF PLANNING & ZONING REF. NOS.	FDP-10, KP-89-10, SDP-89-34c, S-89-58, F-71-31, F-89-142, KP-89-91, SDP-90-14
PROPOSED USE	ONE-STORY MANAGER OFFICE/CAKETAKER'S RESIDENCE 16 MINI-STORAGE BUILDINGS
BUILDING COVERAGE:	47,756 SF (2.24 ac) 16.9% OF SITE
OFFICE:	1756 SF
WAREHOUSE:	46,000 SF *
NO. OF EMPLOYEES	1
PARKING REQUIRED **	7
4 SP/1000 SF OF OFFICE	8
1 SP/EMPLOYEE	1 TOTAL
PARKING PROVIDED	9 (incl. 1 HC)
RECREATIONAL VEHICLE PARKING SPACES PROVIDED	163 SPACES

* SEE CHART THIS SHEET FOR BREAKDOWN
** PER HO. CO. ZONING REGULATIONS SECTION 133 PAGE 251.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>James H. Smith</i>	7/8/97
DIRECTOR	DATE
<i>William J. Hamilton</i>	7/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>James H. Smith</i>	7/8/97
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION

OWNER/DEVELOPER	DAHN CORPORATION 18552 MacARTHUR BOULEVARD IRVINE, CALIFORNIA 92715 1-714-752-1204
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PROJECT	MINI-U-STORAGE A STORAGE FACILITY
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AREA	MIDWAY BUSINESS CENTER - PARCEL A ZONED NT-IND TAX MAP 42 PLAT #8745 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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TITLE	TITLE SHEET
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RIEMER MUEGGE & ASSOCIATES, INC.	
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING	
8818 Centre Park Drive, Columbia, Maryland 21045	
tel 410.997.8900 fax 410.997.9282	

DATE	6.11.97
DESIGNED BY:	C.J.R.

DRAWN BY:	DAM
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PROJECT NO.:	96089 SDP1.DWG
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DATE:	JUNE 11, 1997
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SCALE:	AS SHOWN
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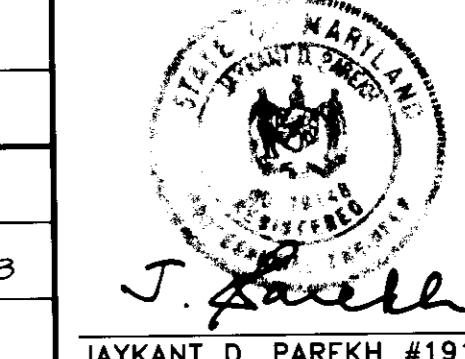
DRAWING NO.:	1 OF 11
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APPROVED
PLANNING AND ZONING
HOWARD COUNTY
DATE 7/10/97
DAM

ADDRESS CHART

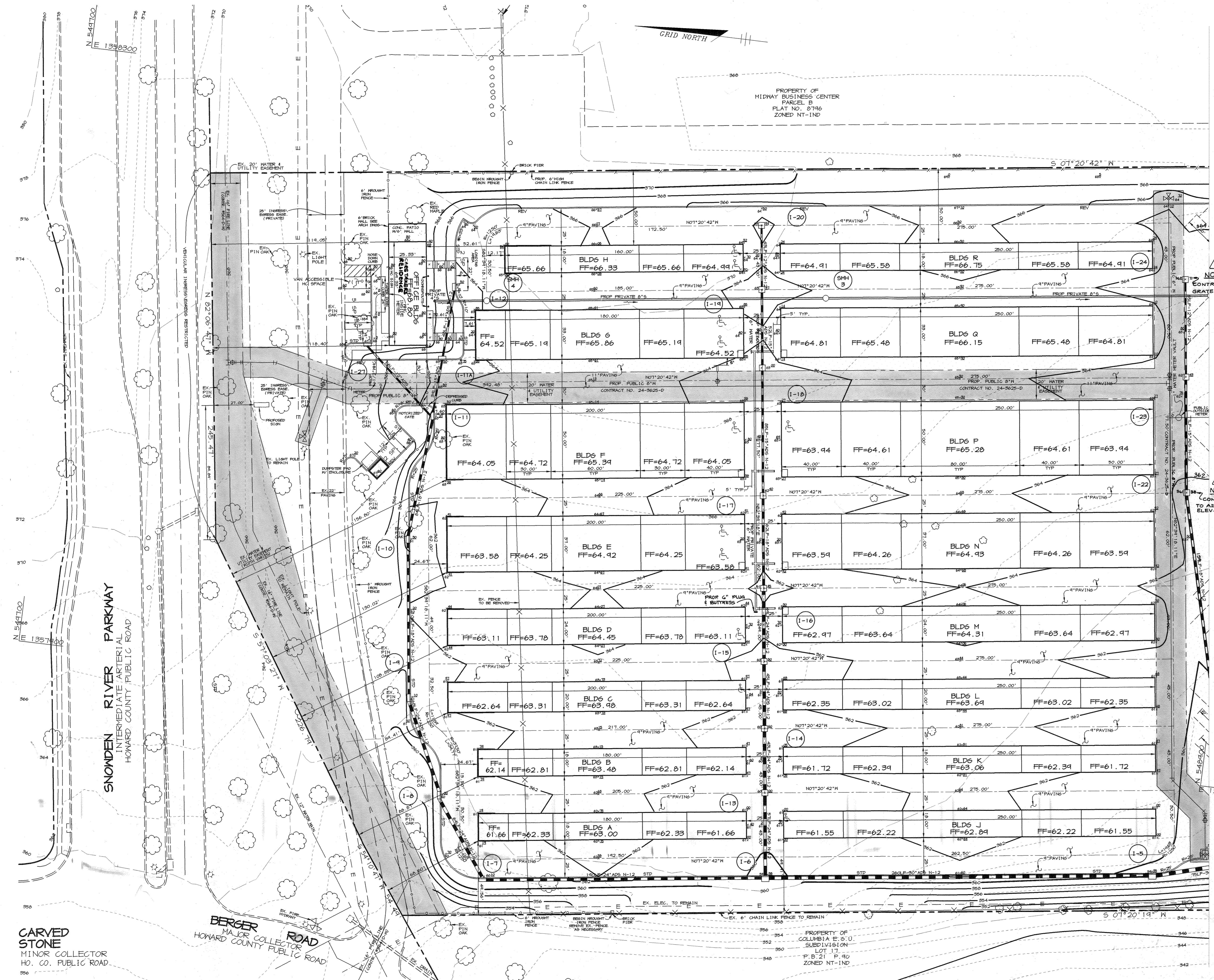
PARCEL NO.	STREET ADDRESS
A	9425 SNODDEN RIVER PARKWAY

SUBDIVISION NAME	MIDWAY BUSINESS CENTER	BLDG #	-	PARCEL	A (P.314)		
PLAT #	8745	ZONING	NT-IND	ELECT. DIST.	6th	GEN. TRACT.	6061.03
WATER CODE	-	SEWER CODE	-				



JAYKANT D. PAREKH #19148

SDP-97-79



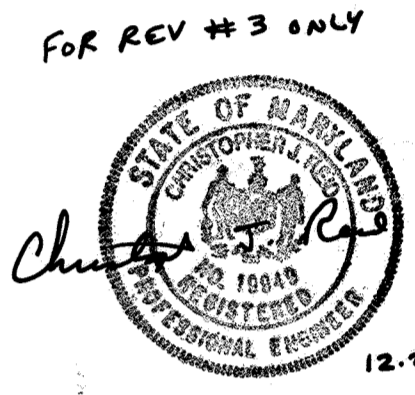
LEGEND

- 9" PAVING
- 11" PAVING
- CONCRETE PAVEMENT/SIDEWALK
- CURB AND GUTTER TRANSITION
- FLOW ARROWS
- 6" WROUGHT IRON FENCE
- 6" CHAIN LINK FENCE

NOTE:
CONTRACTOR TO ADJUST
GRATE ELEV. TO NEW TO

NOTE:
CONTRACTOR TO ADJUST
GRATE ELEV. TO NEW TO

MATCHLINE SEE SHEET 3



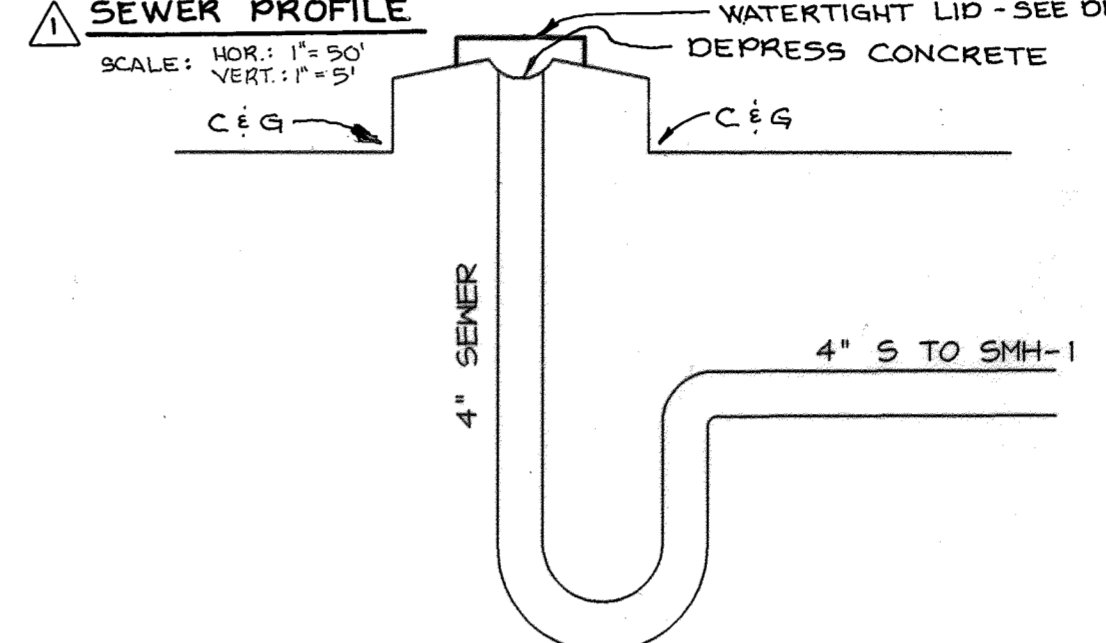
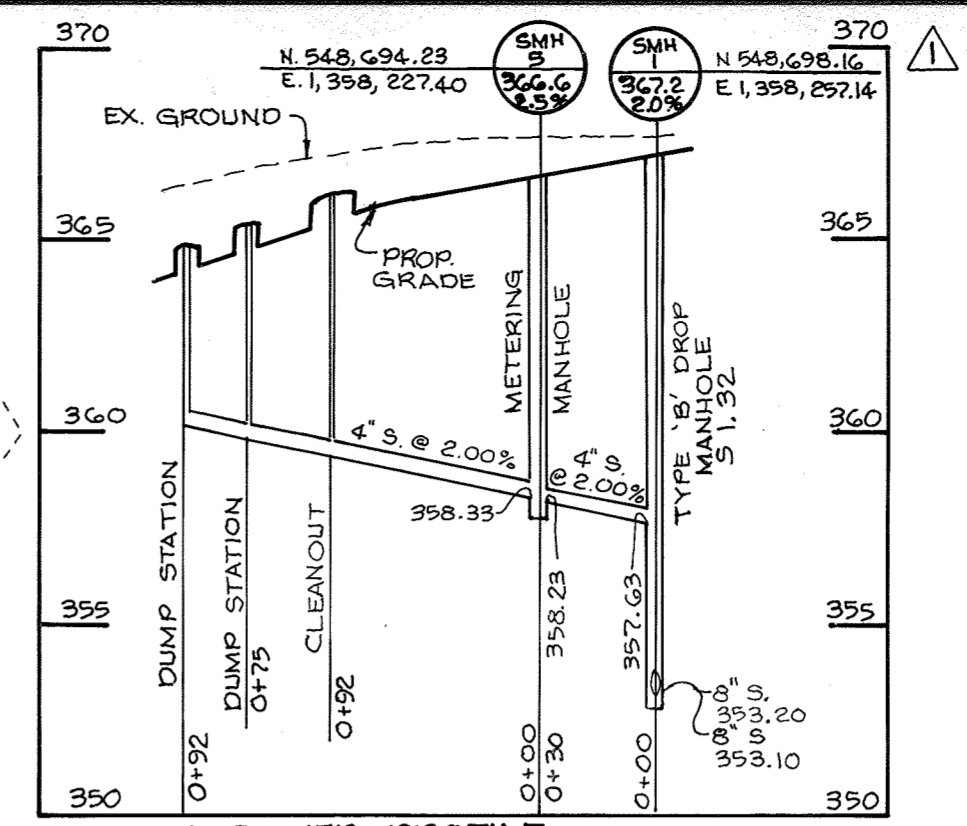
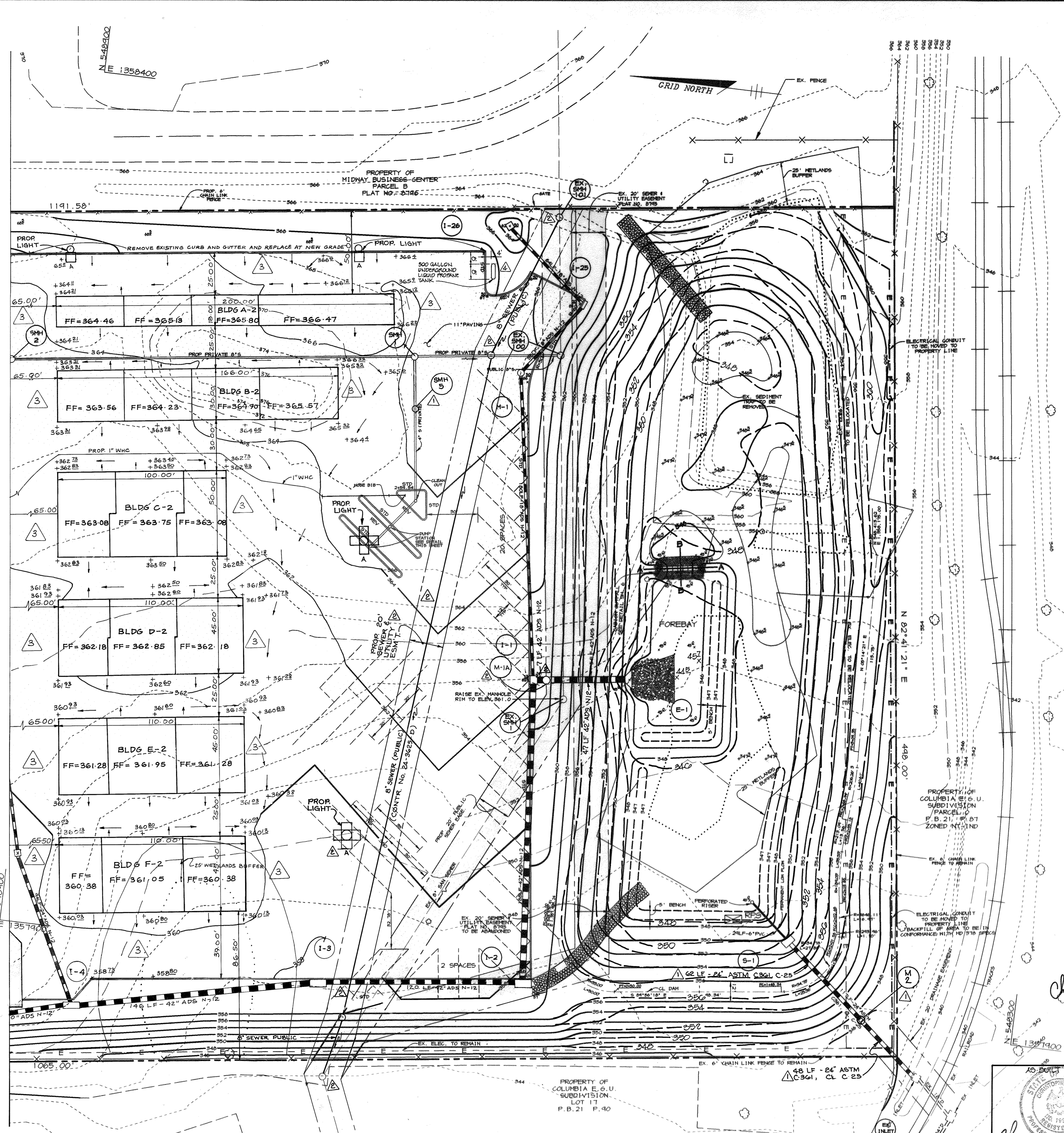
APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 7/8/97
104

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Joseph R. Kauter</i> DIRECTOR	7/8/97 DATE
<i>William J. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/7/97 DATE
<i>Cinda Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/8/97 DATE
12-02-99/3	ADJUSTED INLET TOPS
DATE NO.	REVISION
OWNER/DEVELOPER	DAHN CORPORATION 18552 McARTHUR BOULEVARD IRVINE CALIFORNIA 92715 1-714-752-1284
PROJECT	MINI-U-STORAGE A STORAGE FACILITY
AREA	MIDWAY BUSINESS CENTER - PARCEL A ZONED NT-1ND TAX MAP 42 PLAT #8795 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	SITE DEVELOPMENT PLAN
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	

6-11-97 DATE	DESIGNED BY: C.J.R.
	DRAWN BY: DAM
J. Farrell JAYKANT D. PAREKH #19148	PROJECT NO: 96089 SDP2.DWG
	DATE: JUNE 11, 1997
	SCALE: 1" = 30'
	DRAWING NO. 2 OF 11

PROJECT: 96089 SDP3 Mon Jun 9 14:55:06 1997 RIEMER MUEGGE & ASSOCIATES, INC.

MATCHLINE SEE SHEET 2



- LEGEND**
- -
 -
 -
 -
- ROLE MOUNTED HPS PARK LIGHTS ON 30' STEEL POLE, 400W HPS LAMPS, MANUFACTURED BY GARCO, MODEL No. EB-19-4-VS-400 HPS-BRA
- WATERTIGHT LID W/HINGE
- 1-1/2" DIA

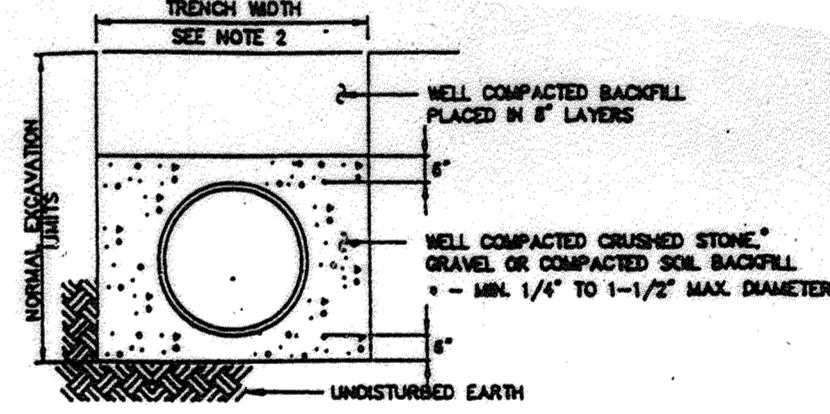
NOTE: CONTRACTOR TO SUPPLY ENGINEER WITH SHOP DRAWINGS OF DUMP STATION/LID BEFORE START OF CONSTRUCTION.

DUMP STATION DETAIL
NOT TO SCALE

SWM SUMMARY CHART

STORM	ALLOWABLE RELEASE RATE	INFLOW	DISCHARGE	ELEVATION	STORAGE
2 YR.	1.92 CFS	39.55 CFS	1.22 CFS	350.30	1.60 AC*FT
10 YR.	5.07 CFS	66.84 CFS	4.31 CFS	351.24	2.55 AC*FT
100 YR.	9.02 CFS	96.50 CFS	8.38 CFS	352.31	3.68 AC*FT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-10-97



TRENCH FOR ADS N-12 PIPE
NO SCALE

Applicable Specifications and Installation Guidelines

- ASTM F 405, Standard Specification for Corrugated Polyethylene Pipe and Fittings.
- ASTM F 887, Standard Specification for Large Diameter Corrugated Polyethylene Pipe and Fittings.
- AASHTO M 252, Standard Specification for Polyethylene Corrugated Drainage Pipe.
- AASHTO M 294, Standard Specification for Corrugated Polyethylene Pipe, 12" to 36" diameters.
- ADS Installation Guidelines for Culvert and Other Heavy-Duty Drainage Applications.

Installation Recommendations

- Crushed stone, gravel or compacted soil backfill material should be used as the bedding and envelope material.
- The corrugated pipe should be laid on grade, on a layer of bedding material. If native soil is used as the bedding and backfill material, it should be well compacted in six inch layers under the haunches, around the sides and above the pipe to the recommended minimum height of cover.
- Either flexible (asphalt) or rigid (concrete) pavements may be laid as part of the minimum cover requirements.
- Site conditions and availability of bedding materials often dictate the type of installation method used.
- The load bearing capability of flexible conduits is dependent on the type of backfill material used and the degree of compaction achieved. Crushed stone and gravel backfill materials typically reach a compaction level of 90-95% AASHTO standard density without compaction. When native soils are used as backfill material, a compaction level of 85% is required. This is the same minimum compaction that is recommended by all drainage pipe manufacturers and can be achieved by either hand or mechanical tamping.



AS BUILT CERTIFICATE
STATE OF MARYLAND
PROFESSIONAL ENGINEER
CHRISTOPHER J. REID #11949

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR: *[Signature]* DATE: 7/8/97

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 7/7/97

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 7/8/97

DATE	NO.	REVISION
11/4/97	1	ADDED PROP. 8\"/>
8/29/97	2	ADDED MH-2 & MH-3 (METER MANHOLE) ALSO SEWER PROFILE FOR SMH-5, 1
12-02-99	3	ADDED BLDGS A-2 - F-2
6-8-00	4	ADDED UNDERGROUND TANK

OWNER/DEVELOPER: DAHN CORPORATION
18552 MACARTHUR BOULEVARD
IRVINE, CALIFORNIA 92715
1-714-752-1284

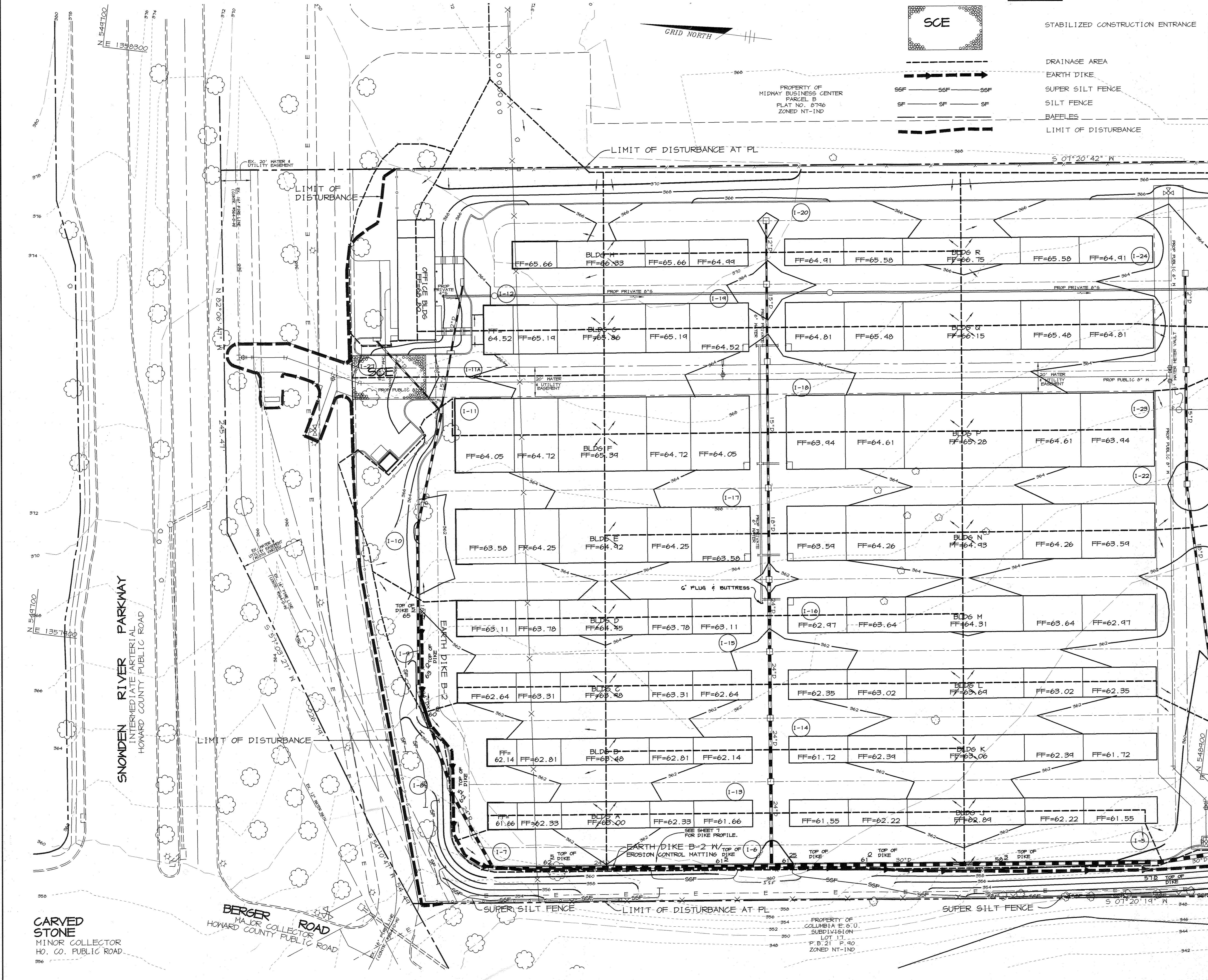
PROJECT: **MINI-U-STORAGE**
A STORAGE FACILITY

AREA: MIDWAY BUSINESS CENTER - PARCEL A
ZONED NT-IND TAX MAP 42 PLAT #0745
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE: 6-11-97
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 96089 SDP3.DWG
DATE: JUNE 11 1997
SCALE: 1" = 30'
JAYKANT D. PAREKH #19148
DRAWING NO. 3 OF 11



LEGEND

- SCE
- DRAINAGE AREA
- EARTH DIKE
- SUPER SILT FENCE
- SILT FENCE
- BAFFLES
- LIMIT OF DISTURBANCE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 4-10-97
COM

BY THE DEVELOPER :
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 6/11/97
 DEVELOPER DATE

BY THE ENGINEER :
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Farrell 6-11-97
 ENGINEER DATE

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

[Signature] 07-01-97
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[Signature] 7/1/97
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/8/97
 DIRECTOR DATE

[Signature] 7/2/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/8/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION

OWNER/DEVELOPER: DAHN CORPORATION
 18552 MACARTHUR BOULEVARD
 IRVINE, CALIFORNIA 92715
 1-714-752-1294

PROJECT: **MINI-U-STORAGE**
 A STORAGE FACILITY

AREA: MIDWAY BUSINESS CENTER - PARCEL A
 ZONED NT-IND TAX MAP 42 PLAT #8195
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP**

RIEMER MUEGGE & ASSOCIATES, INC.

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

6-11-97
 DATE

DESIGNED BY: C.J.R.

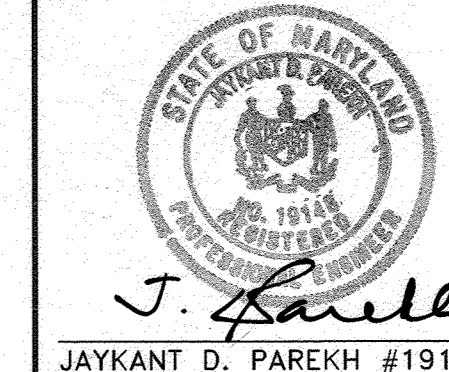
DRAWN BY: DAM

PROJECT NO: 96089
 SDP4.DWG

DATE: JUNE 11, 1997

SCALE: 1" = 30'

DRAWING NO. 4 OF 11



JAYKANT D. PAREKH #19148

SDP-97-79

MATCHLINE SEE SHEET 5

CARVED STONE
 MINOR COLLECTOR
 HO. CO. PUBLIC ROAD

BERGER ROAD
 MAJOR COLLECTOR
 HOWARD COUNTY PUBLIC ROAD

PROPERTY OF
 COLUMBIA E.S.D.
 SUBDIVISION
 LOT 13
 P.B. 21 P. 90
 ZONED NT-IND

N 54°47'00"
 E 135°03'00"

N 83°06'47"
 E 135°03'00"

N 75°41'
 E 135°03'00"

N 53°03'21"
 E 135°03'00"

N 22°00'74"
 E 135°03'00"

N 32°10'41"
 E 135°03'00"

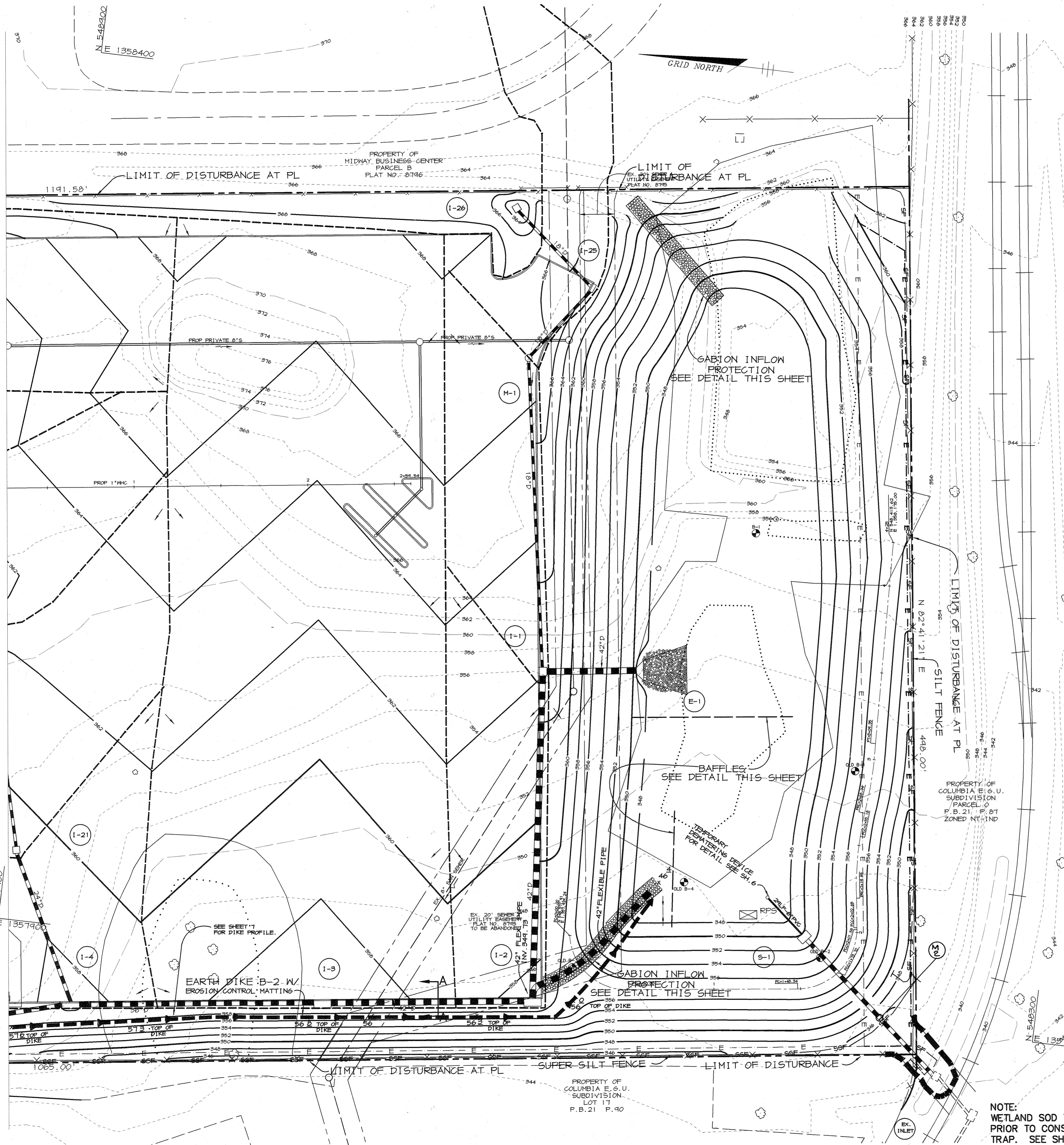
GRID NORTH

PROPERTY OF
 MIDWAY BUSINESS CENTER
 PARCEL B
 PLAT NO. 8196
 ZONED NT-IND

PROPERTY OF
 COLUMBIA E.S.D.
 SUBDIVISION
 LOT 13
 P.B. 21 P. 90
 ZONED NT-IND

S 01°20'42" N

S 01°20'19" N



BORING B-1

1. FILL (14) AND SAND (5) EXCAVATED TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

2. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

3. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

4. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

5. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

6. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

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30. FINE TO MEDIUM SAND (MS) WITH GRAVEL AND QUARTZ SAND (QS) TO 1.00' FROM FINISH TO MEDIUM SAND (MS)

OPERATION, MAINTENANCE AND INSPECTION

INSPECTION OF THE POND SHOWN HEREON SHALL BE PERFORMED AT LEAST ONCE ANNUALLY. IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN USDA, SOCS STANDARDS AND SPECIFICATIONS FOR PONDS (1978), THE POND OWNER AND ANY HEIRS, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE DAM AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNER SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY VISUAL OBSERVATIONS THAT MAY BE INDICATIONS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

DRAINAGE DATA

INLET NOS.	AREA IN ACRES	C FACTOR	PERCENT IMPERVIOUS
1	0.21	0.86	100%
2	0.27	0.86	100%
3	1.45	0.86	100%
4	0.72	0.86	100%
5	0.10	0.86	100%
6	0.19	0.86	100%
7	0.07	0.86	100%
8	0.23	0.86	100%
9	0.18	0.76	81%
10	0.44	0.75	83%
11	0.17	0.86	100%
12	0.38	0.57	52%
13	0.25	0.86	100%
14	0.25	0.86	100%
15	0.26	0.86	100%
16	0.31	0.86	100%
17	0.36	0.86	100%
18	0.40	0.86	100%
19	0.28	0.86	100%
20	0.31	0.60	59%
21	0.71	0.86	100%
22	0.48	0.86	100%
23	0.28	0.86	100%
24	0.65	0.75	82%
25	0.22	0.80	91%
26	2.54	0.58	55%
27	0.11	0.58	55%
28	0.20	0.86	100%
29	0.12	0.86	100%
11A			

SEDIMENT BASIN NO. 1

DRAINAGE AREA: 15.05 ACRES
 STORAGE VOLUME REQUIRED (WET STORAGE): 27,090 CF
 STORAGE VOLUME REQUIRED (DRY STORAGE): 27,090 CF
 STORAGE VOLUME AVAILABLE (NET STORAGE): 60,903 CF @ WEIR CREST
 STORAGE VOLUME AVAILABLE (DRY STORAGE): 311,181 CF @ 18" W.C.E.
 TSM (WET STORAGE): 60,903 CF
 TSM (DRY STORAGE): 60,572 CF @ 2 YR. W.S.E.
 CREST ELEVATION: 350.1
 TOP OF DAM: 356.0
 BOTTOM ELEVATION: 346.0
 CLEANOUT ELEVATION: 348.2
 SIDE SLOPES: 4:1
 DISTANCE FROM TOP OF RISER TO CLEANOUT: 1.8'

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 4-10-97
 J.A.H.

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: [Signature] DATE: [Blank]

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Parekh 6-11-97
 ENGINEER DATE

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

Charles J. Simmons 07-01-97
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Robert W. Ziehm 7/1/97
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph S. Smith 7/3/97
 DIRECTOR DATE

John Dammann 7/7/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Candy Hamilton 7/8/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER: DAHN CORPORATION
 18552 MacARTHUR BOULEVARD
 IRVINE, CALIFORNIA 92715
 1-714-752-1204

PROJECT: MINI-U-STORAGE
 A STORAGE FACILITY

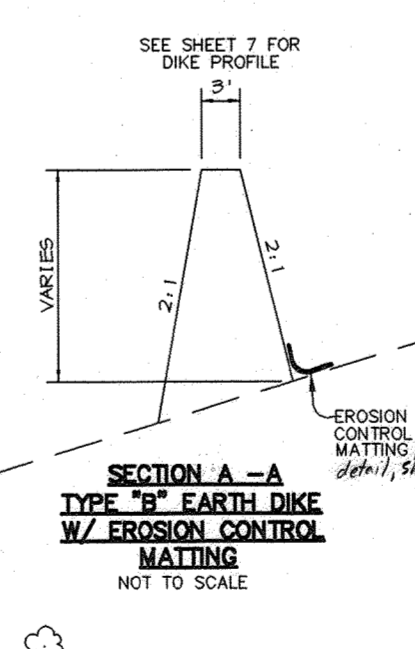
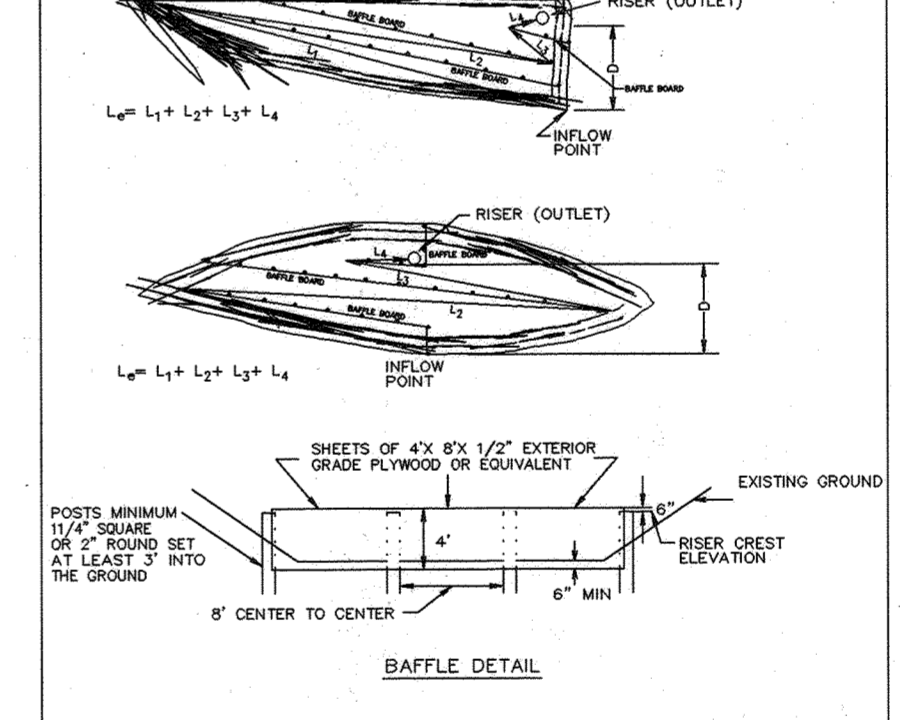
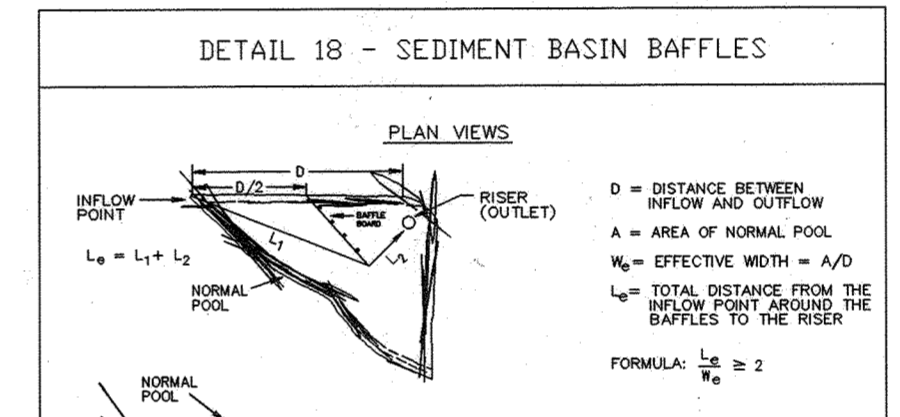
AREA: MIDWAY BUSINESS CENTER - PARCEL A
 ZONED NT-IND TAX MAP 42 PLAT #8795
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

RIEMER MUEGG & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

DATE: 6-11-97
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO: 96089
 SDPS.DWG
 DATE: JUNE 11, 1997
 SCALE: 1" = 30'
 DRAWING NO. 5 OF 11

J. Parekh
 JAYKANT D. PAREKH #19148



NOTE:
 WETLAND SOD TO BE STOCKPILED PRIOR TO CONSTRUCTION OF SEDIMENT TRAP. SEE SHEET 11.

MD-378 STANDARDS AND SPECIFICATIONS for P&P

Specifications for P&P. These specifications are appropriate to all ponds within the State of Maryland... SITE PREPARATION: Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil... EARTH FILL: The fill material shall be taken from approved designated borrow areas... CONSTRUCTION: All work on permanent structures shall be carried out in areas free from water... PERMANENT SEEDING NOTES: Apply to graded or cleared areas not subject to immediate further disturbance... SEDIMENT CONTROL NOTES: A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits prior to the start of any construction... CONCRETE: Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 605, Mix No. 3... ROCK RIPRAP: All rock shall be dense, sound, and free from cracks, seams, and other defects...

CARE OF WATER DURING CONSTRUCTION: All work on permanent structures shall be carried out in areas free from water... CORE TRENCH DETAIL: Shows cross-section of a trench with riprap and concrete layers... CONCRETE ANTI-SEEP COLLARS: Details the construction of collars for pipe connections... TEMPORARY SEEDING NOTES: Apply to graded or cleared areas likely to be restudied... RIPRAP OUTLET PROTECTION DETAIL: Shows a detail of riprap outlet with a concrete structure... DETAIL 20A - REMOVABLE PUMPING STATION: Shows a removable pumping station with a hook and chain for removal... PERMANENT SEEDING NOTES: Apply to graded or cleared areas not subject to immediate further disturbance... SEDIMENT CONTROL NOTES: A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits prior to the start of any construction... CONCRETE: Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 605, Mix No. 3... ROCK RIPRAP: All rock shall be dense, sound, and free from cracks, seams, and other defects...

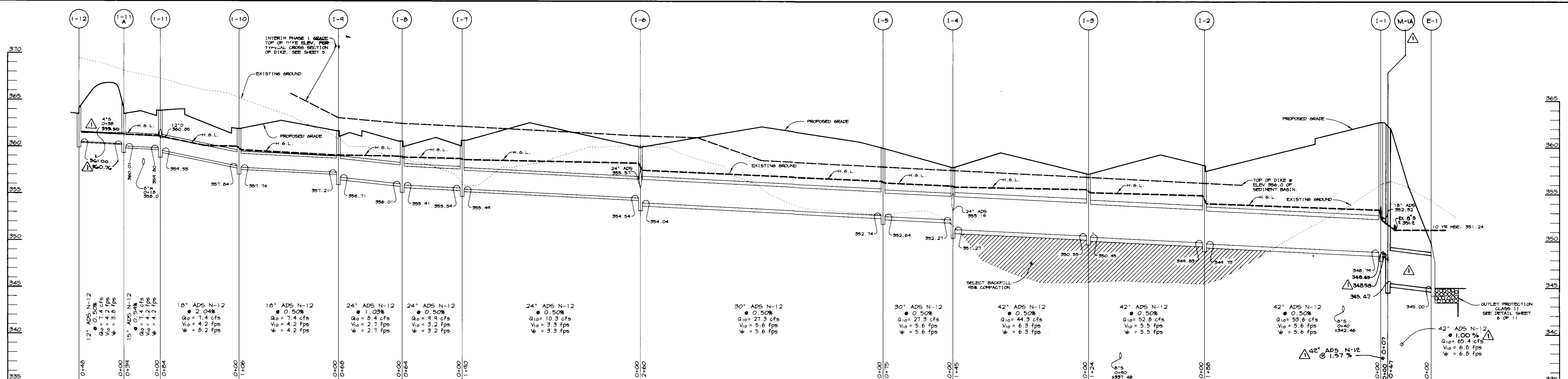
FORBAY DETAIL: Shows a cross-section of a forbay with riprap and concrete... TEMPORARY DEWATERING DEVICE WITH 6" PERFORATED RISER: Shows a dewatering device with a riser and filter cloth... STANDARD 7" COMBINATION CURB AND GUTTER: Shows a cross-section of a curb and gutter... HANDICAP SIGN DETAIL: Shows a detail of a handicap sign... REVERSE 7" COMBINATION CURB AND GUTTER: Shows a cross-section of a reverse curb and gutter... SIDEWALK DETAIL: Shows a detail of a sidewalk with a curb and gutter... DETAIL 22 - SILT FENCE: Shows a cross-section of a silt fence... DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE: Shows a cross-section of a stabilized construction entrance... CONSTRUCTION SPECIFICATIONS: Lists various construction specifications for silt fences and entrances... U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE: Provides additional specifications for silt fences and entrances... MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION: Provides additional specifications for silt fences and entrances...

CONCRETE ANTI-SEEP COLLARS: Shows a cross-section of a concrete anti-seep collar... TEMPORARY SEEDING NOTES: Apply to graded or cleared areas likely to be restudied... RIPRAP OUTLET PROTECTION DETAIL: Shows a detail of riprap outlet with a concrete structure... DETAIL 20A - REMOVABLE PUMPING STATION: Shows a removable pumping station with a hook and chain for removal... PERMANENT SEEDING NOTES: Apply to graded or cleared areas not subject to immediate further disturbance... SEDIMENT CONTROL NOTES: A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits prior to the start of any construction... CONCRETE: Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 605, Mix No. 3... ROCK RIPRAP: All rock shall be dense, sound, and free from cracks, seams, and other defects...

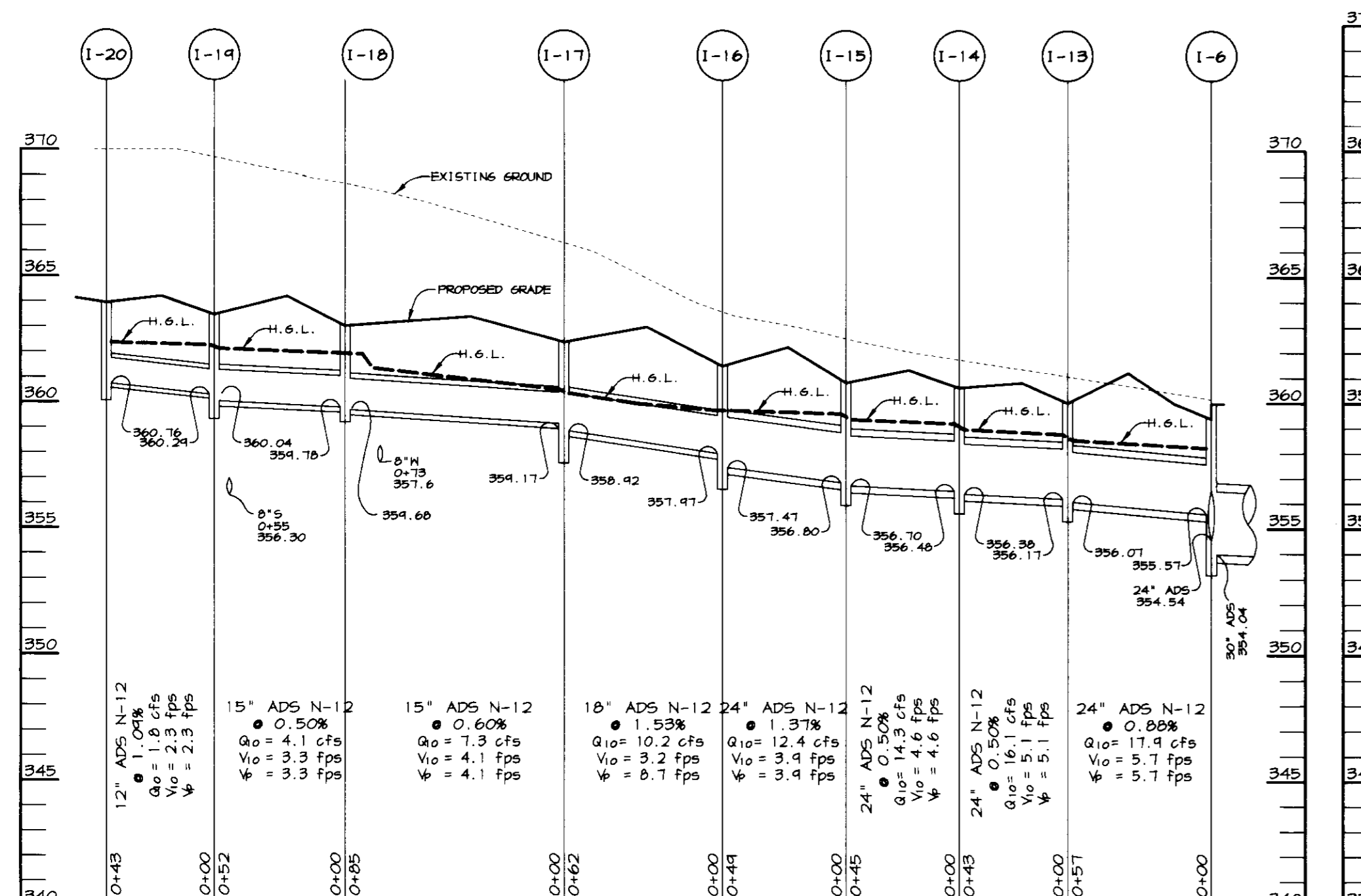
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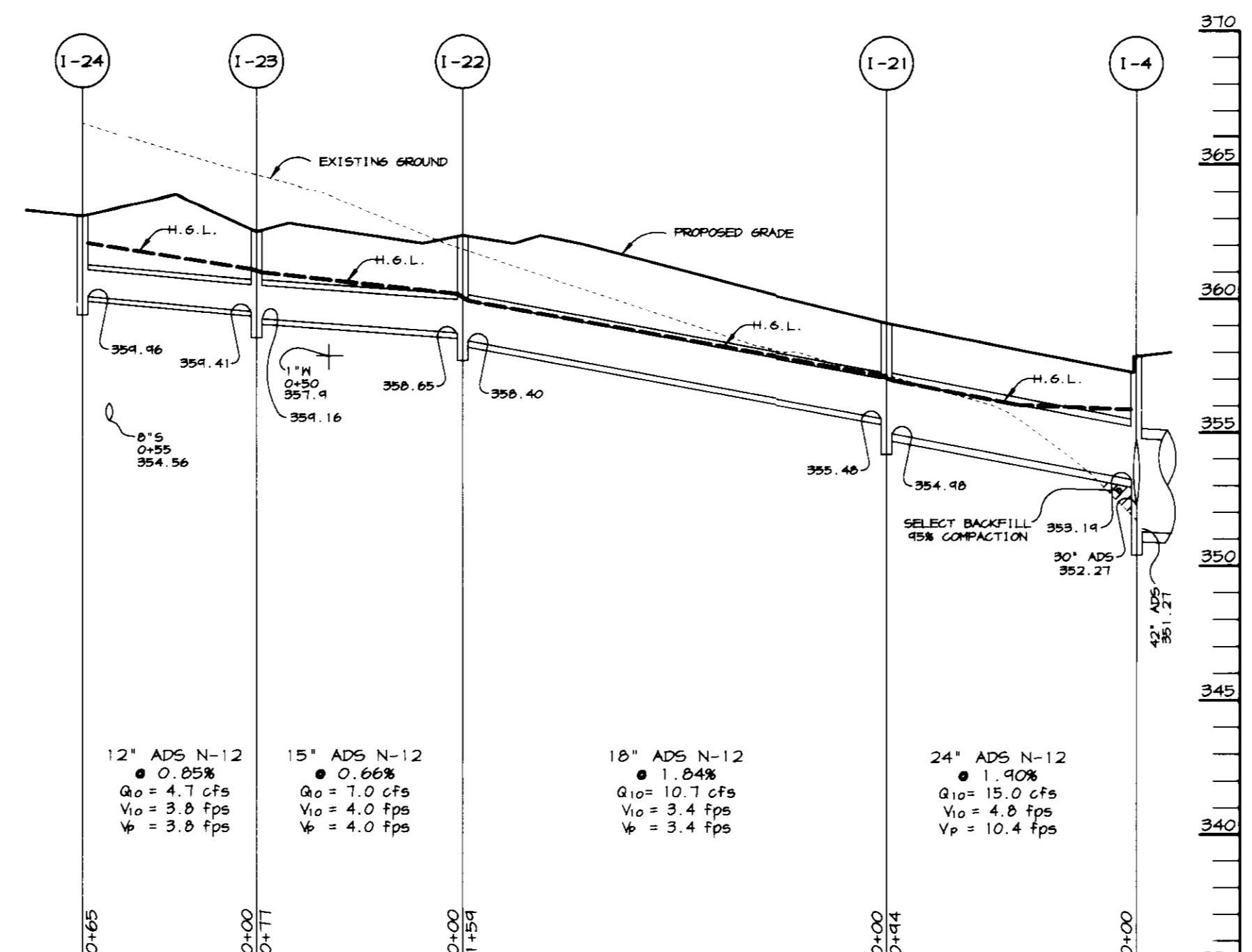
APPROVED PLANNING BOARD OF HOWARD COUNTY. DATE: 4-10-97. BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS... BY THE ENGINEER: I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN... PROJECT: MINI-U-STORAGE A STORAGE FACILITY. AREA: MIDWAY BUSINESS CENTER - PARCEL A. TITLE: NOTES AND DETAIL SHEET. RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING & SURVEYING. 8818 Centre Park Drive, Columbia, Maryland 21045. tel 410.997.8900 fax 410.997.9282. DATE: 6-11-97. DESIGNED BY: C.J.R. DRAWN BY: DAM. PROJECT NO: 96089 SDPS.DWG. DATE: JUNE 11, 1997. SCALE: AS SHOWN. DRAWING NO. 6 OF 11. SDP-97-79.



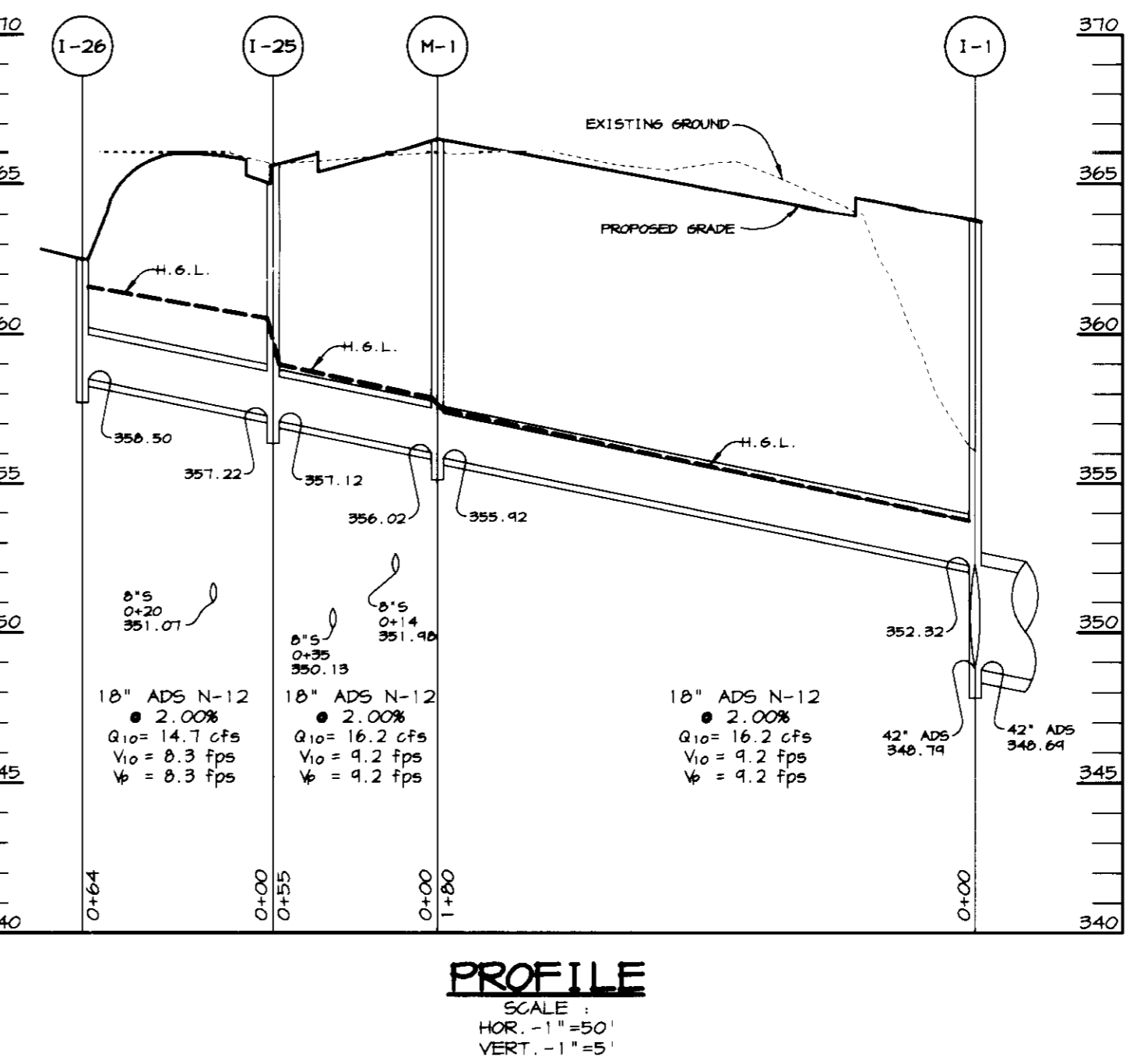
PROFILE
SCALE:
HOR. - 1"=50'
VERT. - 1"=5'



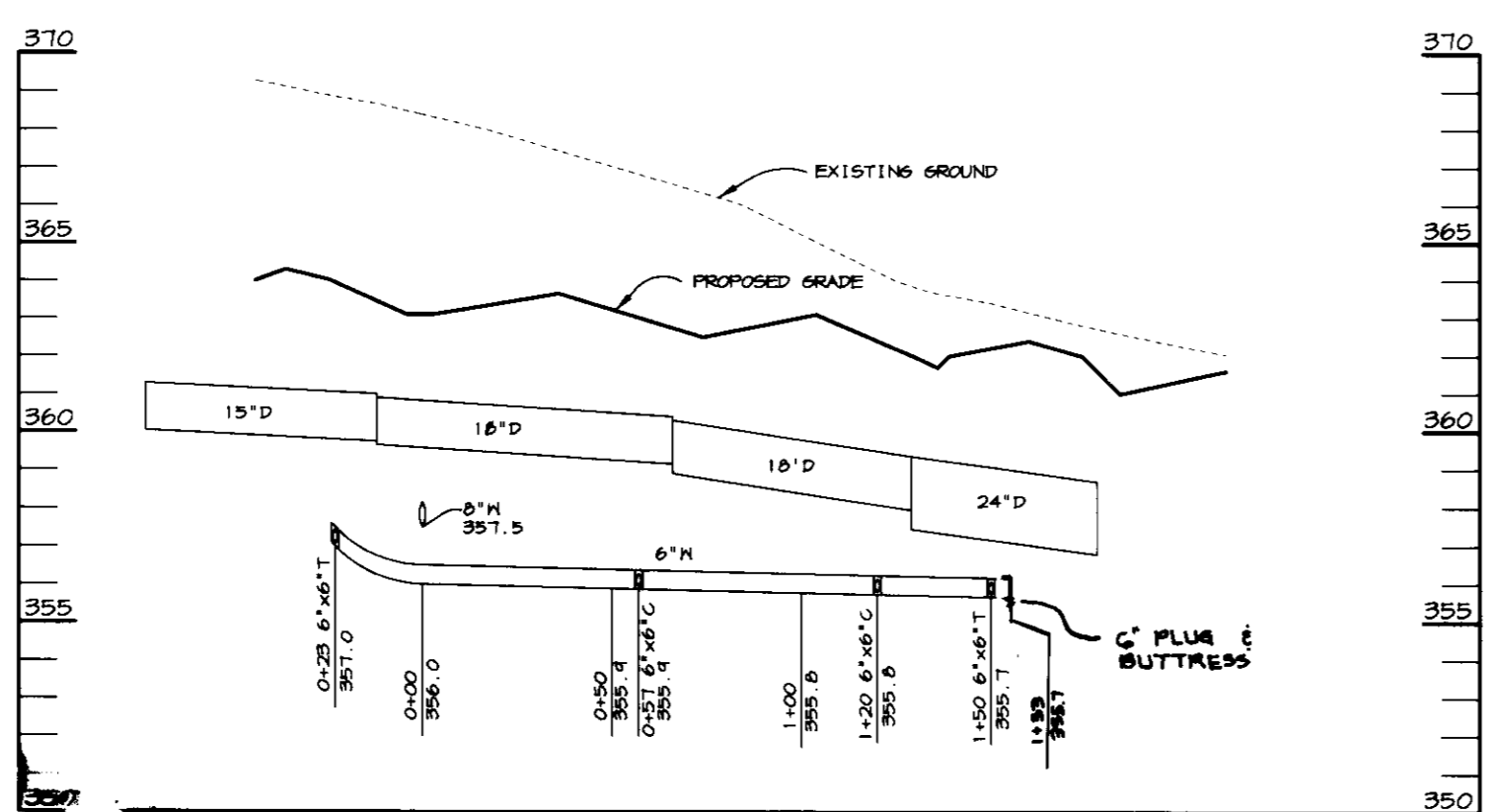
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SCALE:
HOR. - 1"=50'
VERT. - 1"=5'



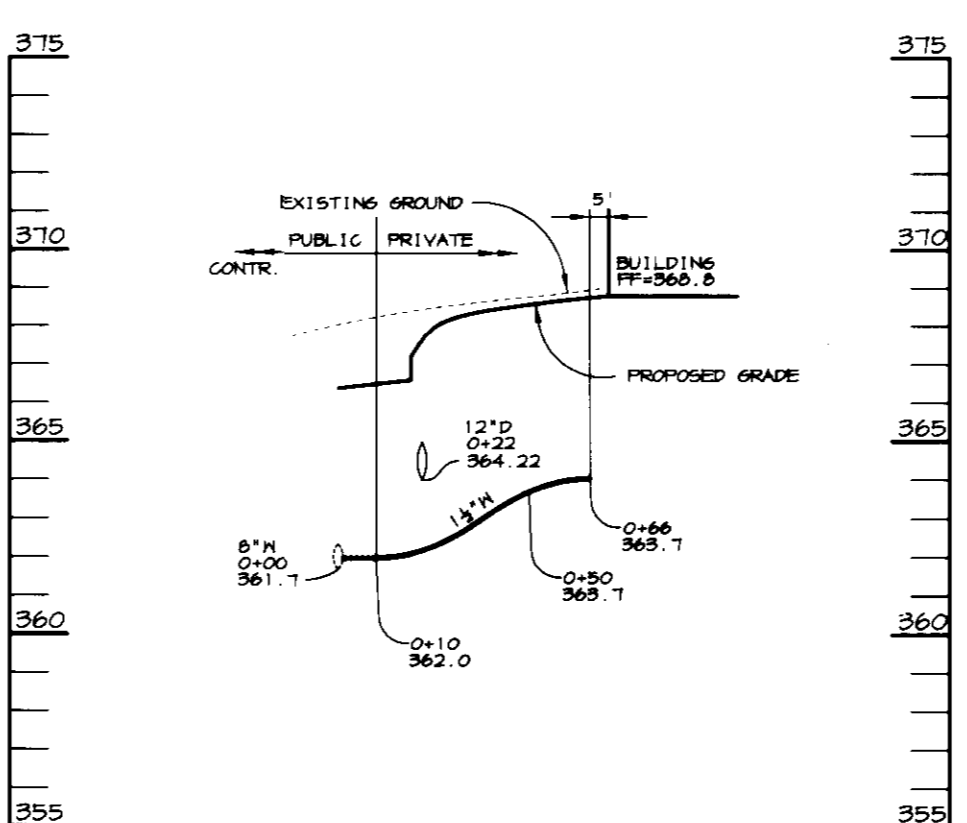
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HOR. - 1"=50'
VERT. - 1"=5'



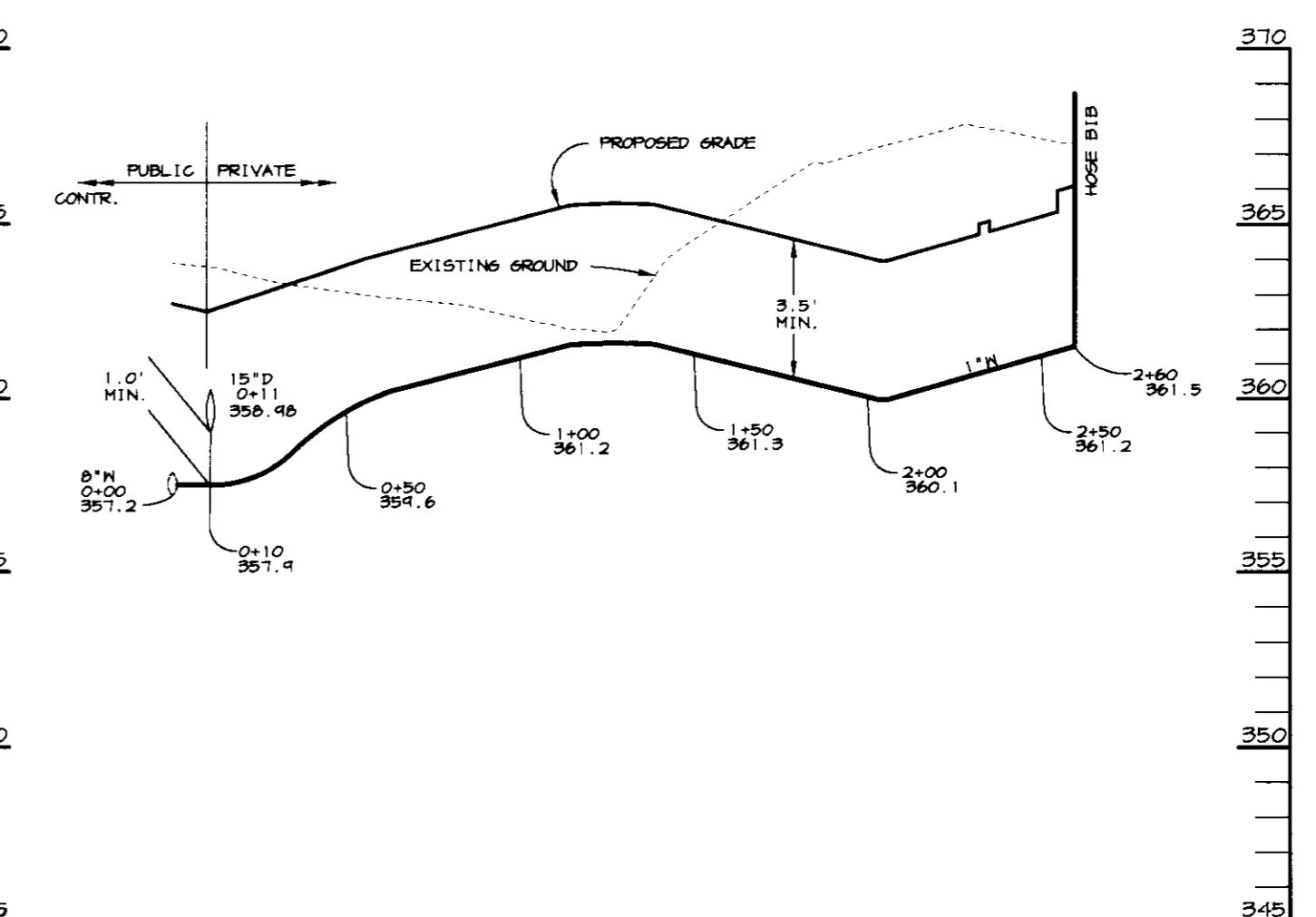
PROFILE
SCALE:
HOR. - 1"=50'
VERT. - 1"=5'



WATER PROFILE
SCALE:
HOR. - 1"=50'
VERT. - 1"=5'



WATER PROFILE
SCALE:
HOR. - 1"=50'
VERT. - 1"=5'



WATER PROFILE
SCALE:
HOR. - 1"=50'
VERT. - 1"=5'

7.10.97
CCH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: *Joseph R. Rutter* 7/18/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT: *Cindy Harshbarger* 7/14/97 DATE

11-4-97 REVISION NO. 1: REVISED SD PROFILE - ADDED M-1A TO PROFILE.

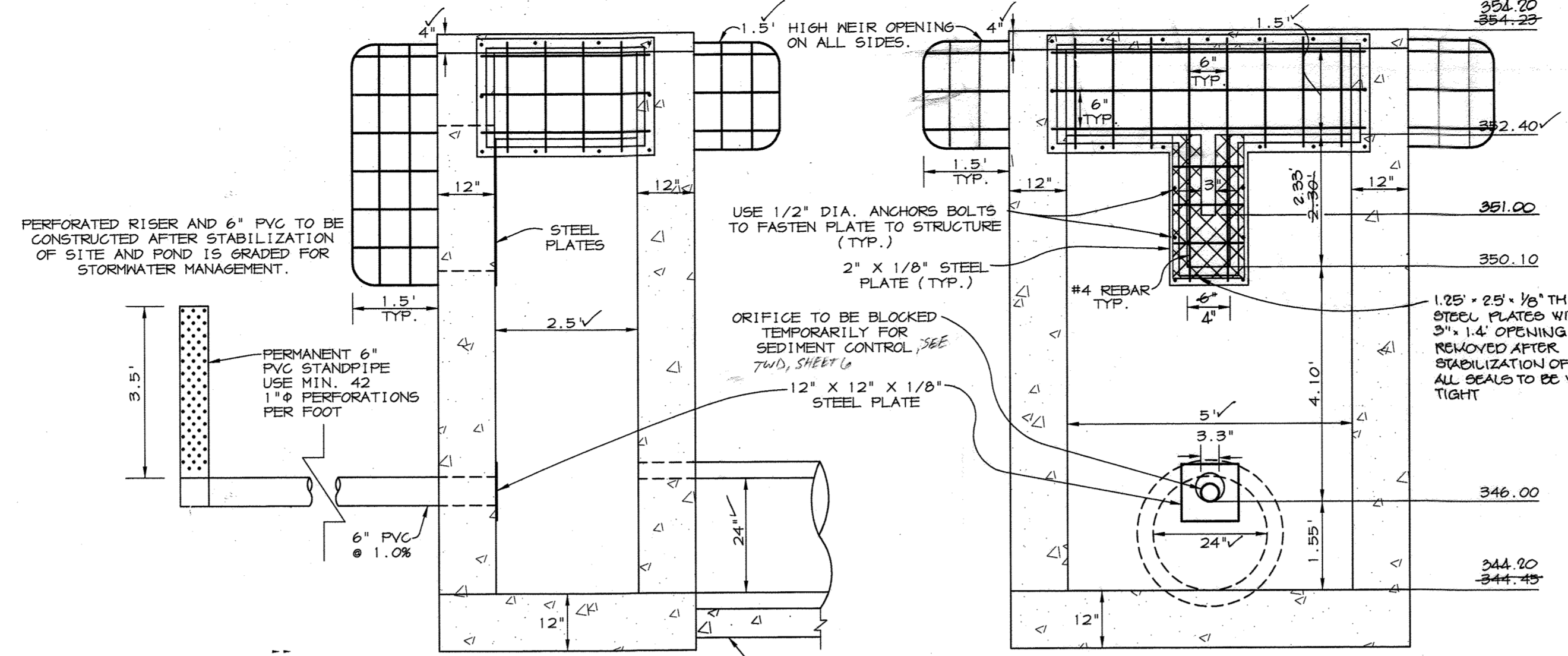
OWNER/DEVELOPER: DAHN CORPORATION
 18552 MacARTHUR BOULEVARD
 IRVINE, CALIFORNIA 92715
 1-714-752-1284
 PROJECT: MINI-U-STORAGE
 A STORAGE FACILITY
 AREA: MIDWAY BUSINESS CENTER - PARCEL A
 ZONED NT-IND TAX MAP 42 FLAT #8795
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: STORM DRAIN PROFILES
 RIEMER MUEGG & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

DATE: 6.11.97
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO: 96089
 SDP7.DWG
 DATE: JUNE 11, 1997
 SCALE: AS SHOWN
 DRAWING NO. 7 OF 11

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT AND PERMISSION TO GRADE OFFSITE.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT BASIN NO. 1, AND SILT FENCE. EARTH DIKE TO BE GRADED INTO SITE TO PROVIDE POSITIVE DRAINAGE TO POND. PHASE I GRADING WILL ENTAIL CONSTRUCTION OF A TYPE B EARTH DIKE (SEE PROFILE SHEET 7) USING SOIL FROM THE SEDIMENT BASIN ON A 5 DAY CLEAR WEATHER FORECAST. WETLAND SOIL TO BE STOCKPILED PRIOR TO SEDIMENT BASIN NO. 1 CONSTRUCTION. (3 WEEKS)
- CONTRACTOR TO CONSTRUCT 1-2 WITH TEMP. FLEXIBLE PIPE OUTFALL INTO BASIN AS EARLY IN GRADING PHASE AS POSSIBLE.
- WITH PERMISSION OF HOWARD COUNTY DWP SEDIMENT CONTROL INSPECTOR, PERFORM ROUGH GRADING, OBTAIN BUILDING PERMIT AND BEGIN BUILDING CONSTRUCTION. EARTH DIKE TO PROVIDE POSITIVE DRAINAGE TO POND AT ALL TIMES. THE STORM DRAIN CONSTRUCTION WILL GRADUALLY TAKE THE PLACE OF THE DIKE STARTING AT 1-2 AND WORKING UPSTREAM WITH THE DIKE EMPTYING INTO THE DRAIN AS NEEDED WHILE FINAL GRADE IS REACHED. (6 WEEKS)
- AS SUBGRADE ELEVATION IS REACHED, INSTALL UTILITIES INCLUDING STORM DRAIN, WATER AND SEWER. (4 WEEKS)
- INSTALL CURB AND GUTTER AND THEN PAVE. (3 WEEKS)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS AS NECESSARY IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (3 DAYS)
- INSTALL LANDSCAPING AND COMPLETE REMAINING CONSTRUCTION. (3 WEEKS)
- UPON APPROVAL OF DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS SED. CONTROL INSPECTOR, REMOVE REMAINING SED. CONTROL DEVICES AND CONVERT BASIN TO PERMANENT SNMP IN THE FOLLOWING STEPS:
 - CLEAN STORM DRAIN INLETS AND FLUSH OUT PIPES. PUMP OUT STANDING WATER IN BASIN USING PUMP STATION.
 - REMOVE ACCUMULATED SEDIMENT.
 - COMPLETE GRADING AND INSTALL FOREBAY AS PER SHEET 3.
 - REMOVE RIP-RAP OUTLET AS NECESSARY AND REMOVE TEMP. DENATERING DEVICE.
 - CONSTRUCT PERMANENT DENATERING DEVICE AS NECESSARY.
 - WETLAND SOIL TO BE PLACED INTO BOTTOM OF SNMP.
 - STABILIZE REMAINING AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.



STRUCTURE SCHEDULE

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP RISE/ CURB	STANDARD DETAIL
1-1	A-5	N 546, 607.42 E 1, 350, 077.43	352.32 (24")	346.64	362.75	HOCO SD 4.40 5' DEEP
1-2	A-10	N 546, 580.97 E 1, 357, 041.34	344.03	344.73	350.05	HOCO SD 4.02 5' DEEP
1-3	A-10	N 546, 704.11 E 1, 357, 075.05	350.55	350.45	357.15	HOCO SD 4.02 5' DEEP
1-4	A-10	N 546, 552.40 E 1, 357, 057.32	353.14 (24")	351.27	357.84	HOCO SD 4.02 5' DEEP
1-5	A-5	N 546, 424.45 E 1, 357, 037.49	352.74	352.64	354.45	HOCO SD 4.40 4' DEEP
1-6	A-5	N 546, 162.62 E 1, 357, 004.71	354.54 (24")	354.04	354.48	HOCO SD 4.40 4' DEEP
1-7	A-5	N 544, 371.26 E 1, 357, 760.42	355.94	355.44	360.40	HOCO SD 4.40
1-8	A-5	N 544, 426.63 E 1, 357, 031.45	356.01	355.41	360.60	HOCO SD 4.40
1-4	A-5	N 544, 433.84 E 1, 357, 044.35	357.21	356.71	361.70	HOCO SD 4.40
1-10	A-5	N 544, 447.34 E 1, 357, 044.44	357.84	357.74	361.40	HOCO SD 4.40
1-11	A-5	N 544, 441.01 E 1, 350, 089.44	360.65 (12")	359.55	360.80	HOCO SD 4.40
1-12	A-5	N 544, 437.23 E 1, 350, 170.46	-	361.00	364.10	HOCO SD 4.40
1-13	'5'	N 544, 184.42 E 1, 357, 054.75	356.17	356.07	360.00	HOCO SD 4.22
1-14	'5'	N 544, 145.41 E 1, 357, 022.40	356.46	356.36	360.60	HOCO SD 4.22
1-15	'5'	N 544, 201.17 E 1, 357, 047.03	356.80	356.70	360.30	HOCO SD 4.22
1-16	'5'	N 544, 207.48 E 1, 357, 045.63	357.47	357.41	361.46	HOCO SD 4.22
1-17	'5'	N 544, 215.36 E 1, 350, 057.12	354.17	354.42	362.40	HOCO SD 4.22
1-18	'5'	N 544, 225.27 E 1, 350, 139.48	354.78	354.68	363.00	HOCO SD 4.22
1-19	'5'	N 544, 233.00 E 1, 350, 149.44	360.24	360.41	363.47	HOCO SD 4.22
1-20	'5'	N 544, 230.50 E 1, 350, 236.63	-	360.76	363.44	HOCO SD 4.22
1-21	'5'	N 546, 844.97 E 1, 357, 440.00	355.48	354.48	354.08	HOCO SD 4.22
1-22	'5'	N 546, 833.20 E 1, 350, 049.72	356.65	356.40	361.00	HOCO SD 4.22
1-23	'5'	N 546, 943.11 E 1, 350, 170.50	354.41	354.16	362.43	HOCO SD 4.22
1-24	'5'	N 546, 951.47 E 1, 350, 235.32	-	354.46	363.00	HOCO SD 4.22
1-25	A-5	N 546, 604.24 E 1, 350, 300.16	357.22	357.12	363.60	HOCO SD 4.40
1-26	'0'	N 546, 651.83 E 1, 350, 340.01	-	358.50	362.50	HOCO SD 4.11
1-27	A-5	N 546, 578.45 E 1, 350, 001.74	364.82	364.32	366.30	HOCO SD 4.40
1-11A	A-5	N 546, 440.44 E 1, 350, 121.36	360.78	360.01	364.10	HOCO SD 4.40
E-1	A-5	N 546, 551.88 E 1, 350, 084.64	345.00	-	-	HOCO SD 5.11

*NOTES: 1. LOCATIONS ARE AT CENTER OF STRUCTURE (AT CURB FOR CURB INLETS).
2. ELEVATION AT GRADE, NOT TOP OF STRUCTURE.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-10-97
C.H.

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Farrell 6-11-97
ENGINEER DATE

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

Christy Spina 07-01-97
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Robert Zuber 7/1/97
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Guter 7/8/97
DIRECTOR DATE

Mike Dammann 7/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 7/8/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

11/4/97 @ REV. SEWER PROFILE & STRUCTURE SCHEDULE
8/25/97 @ ADD'D M-2 TO PRINCIPLE SPILLWAY PROFILE & STRUCTURE SCHEDULE. MADE COLLATERAL ADJUSTMENTS TO DAM CL. & P.S.P.
DATE NO. REVISION

OWNER/DEVELOPER: DAWN CORPORATION
18552 MacARTHUR BOULEVARD
IRVINE, CALIFORNIA 92715
1-T14-752-1284

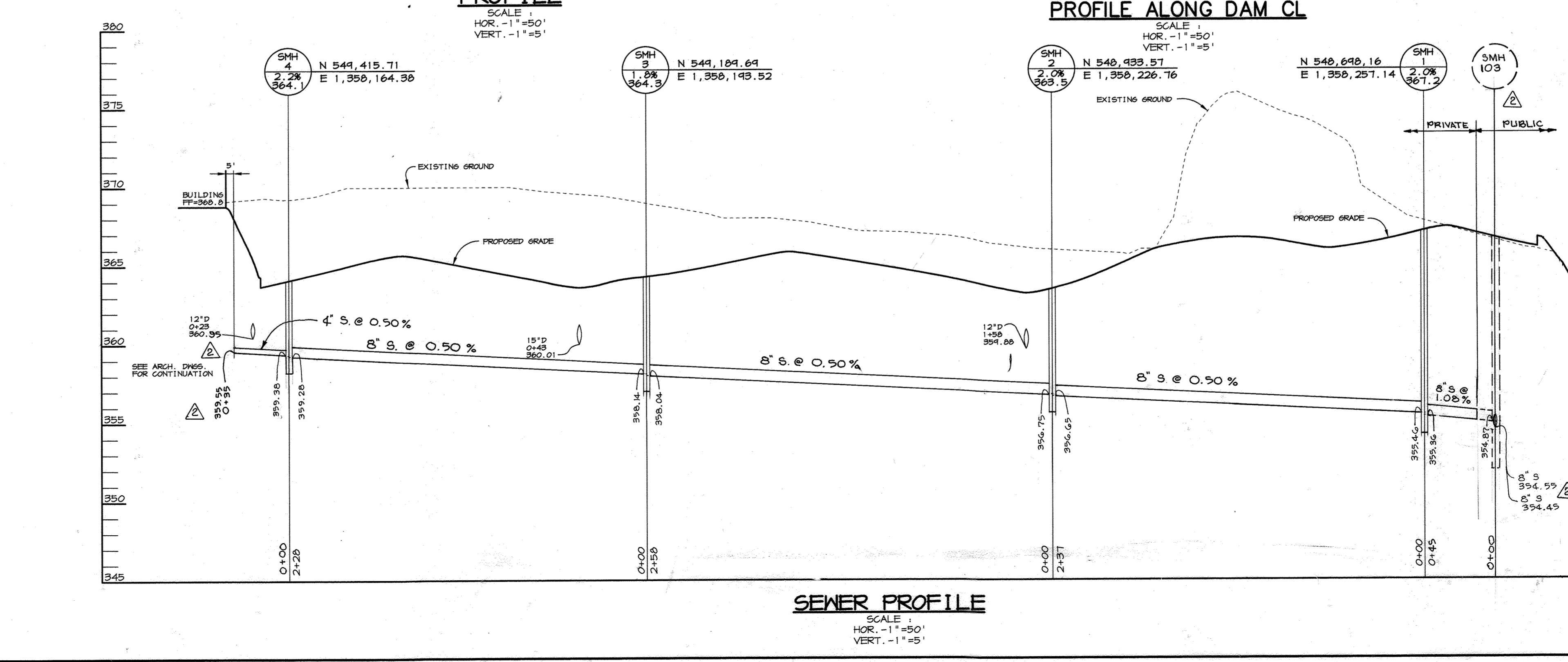
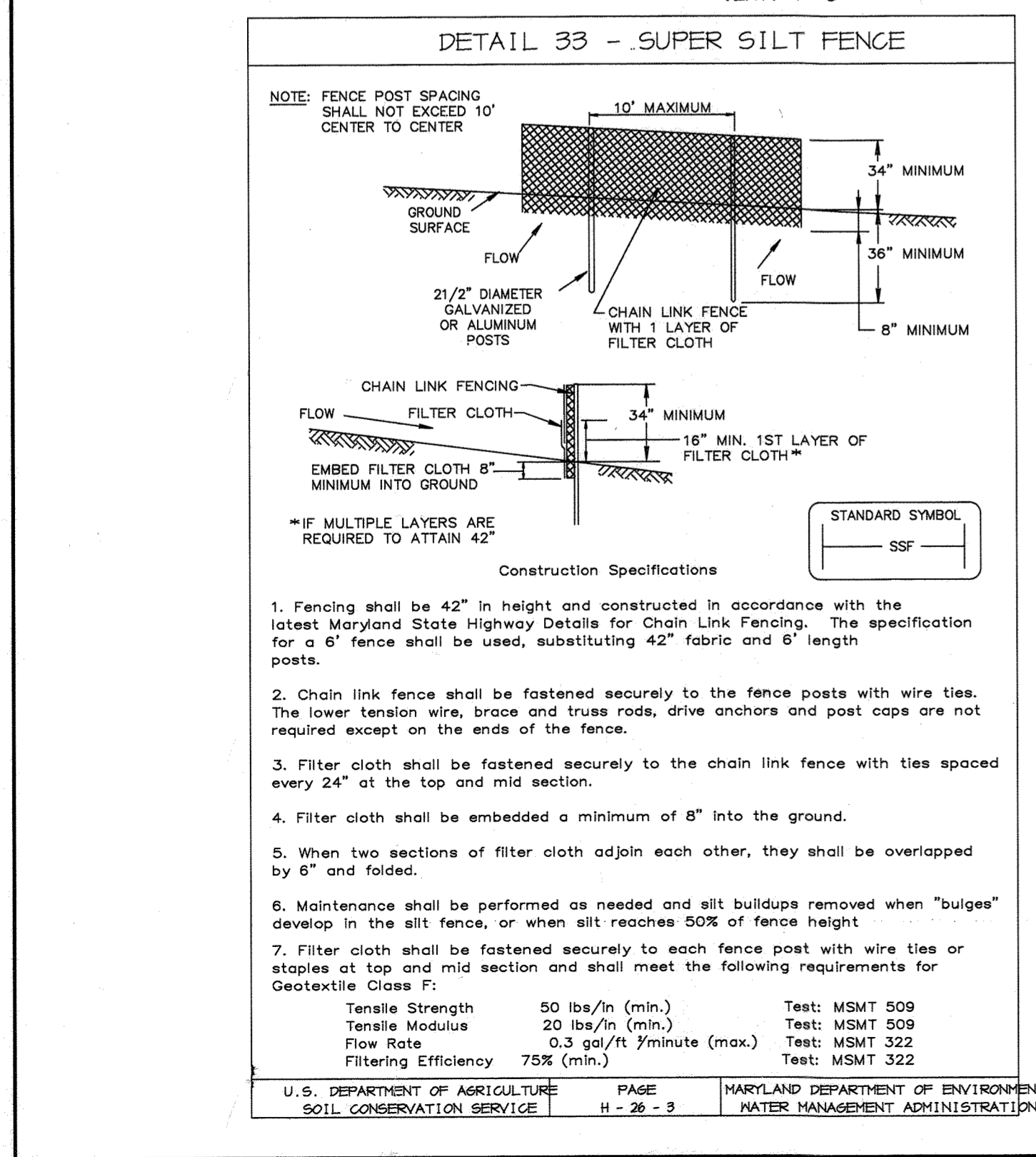
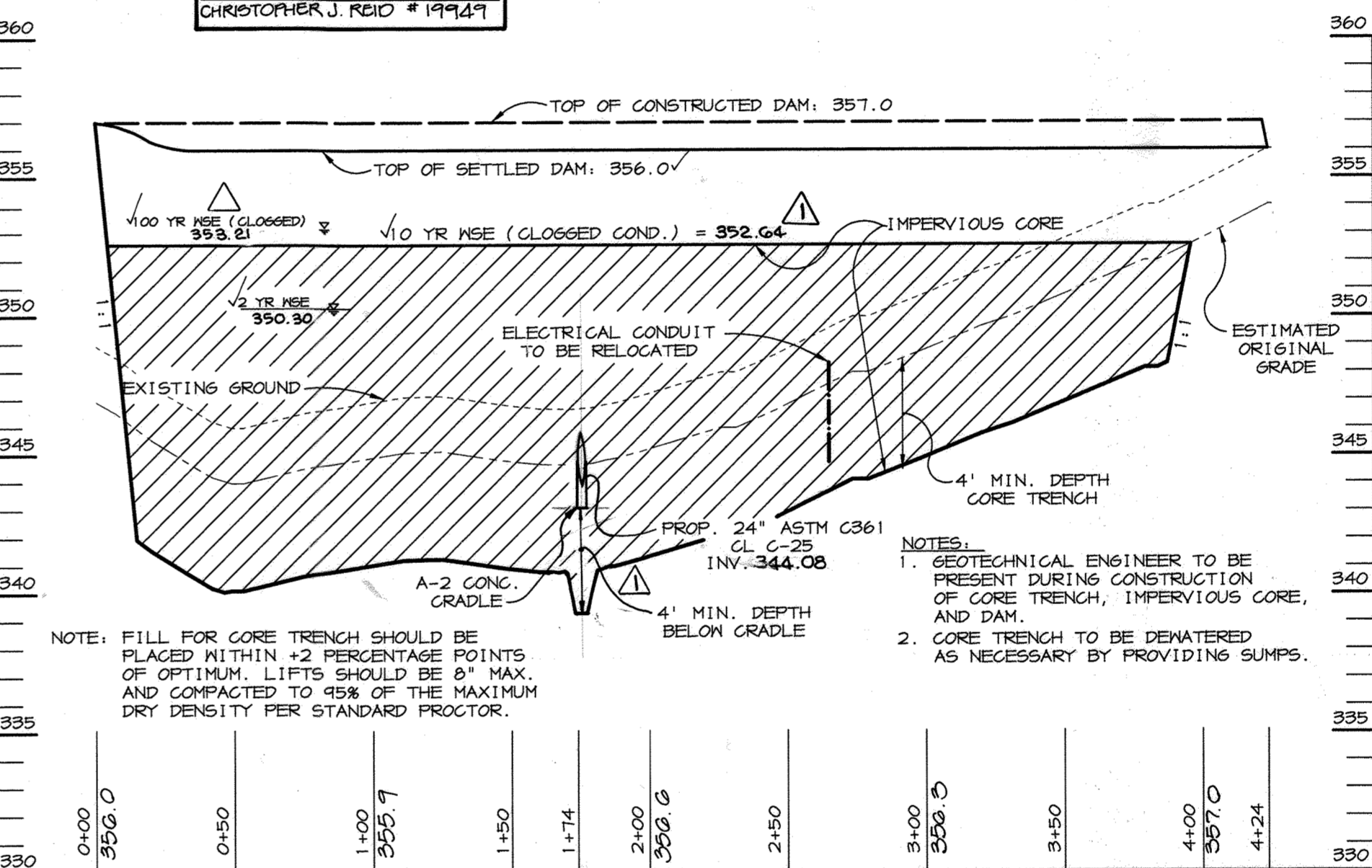
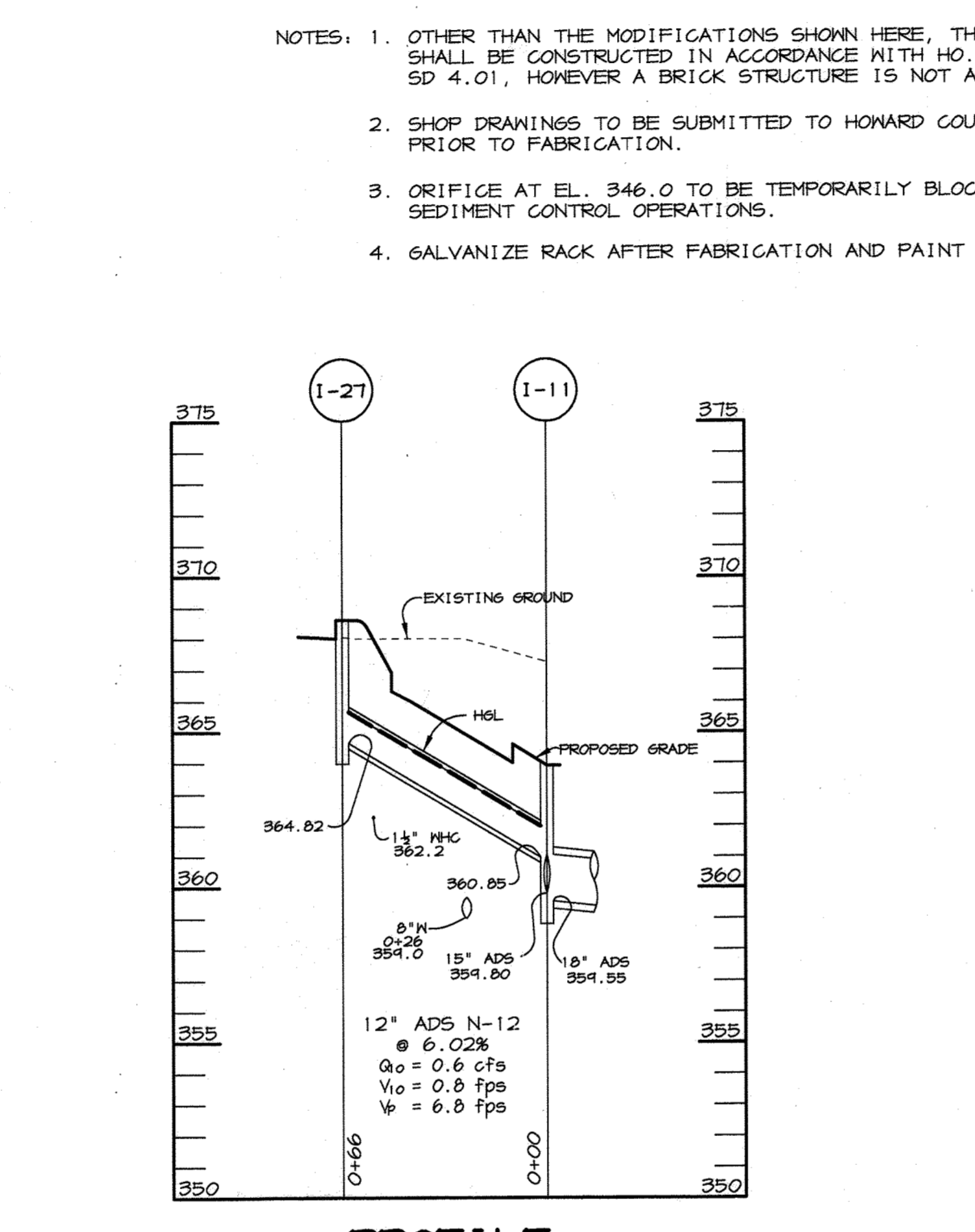
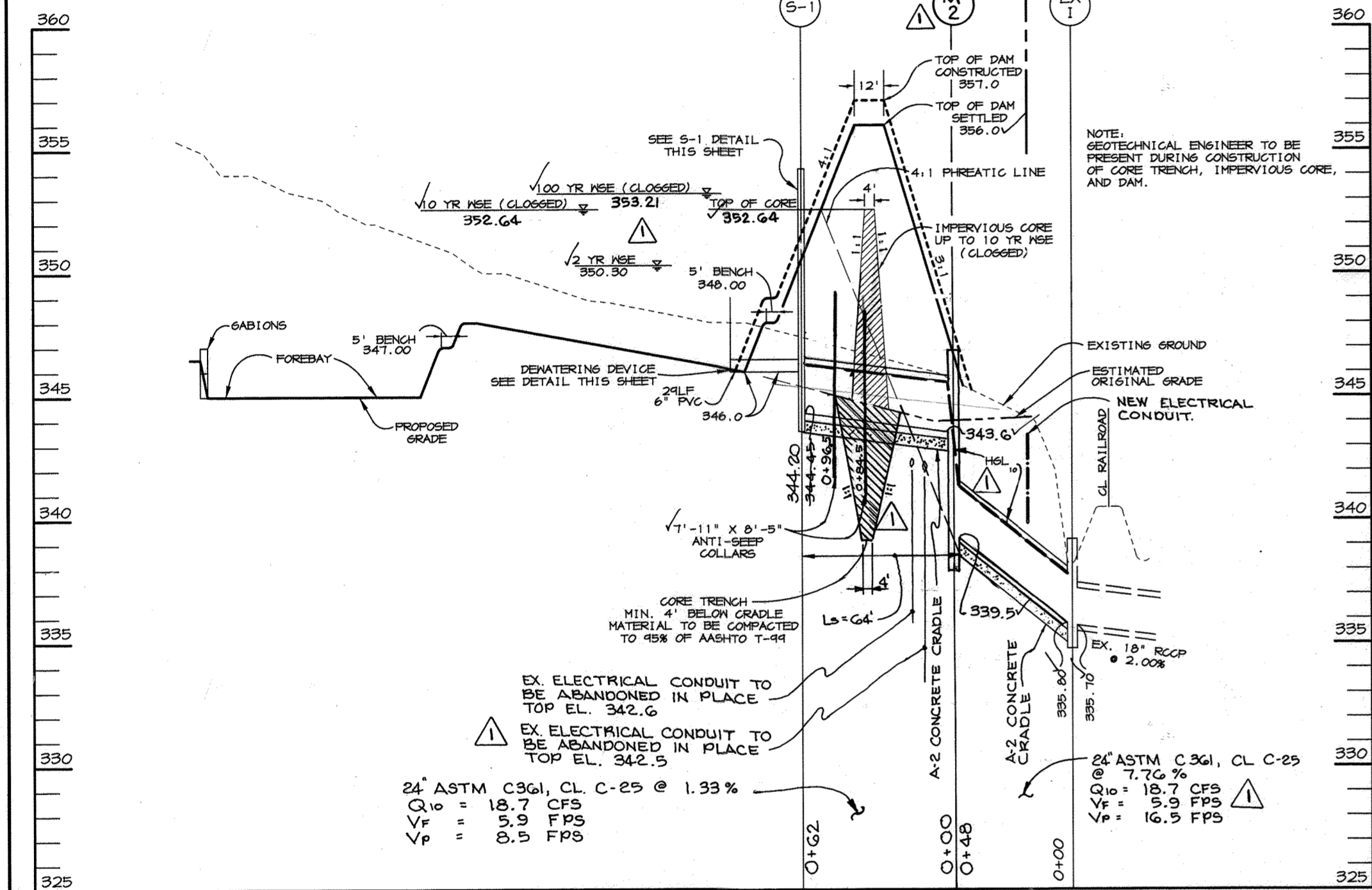
PROJECT: MINI-U-STORAGE
A STORAGE FACILITY

AREA: MIDWAY BUSINESS CENTER - PARCEL A
ZONED NT-IND TAX MAP 42 PLAT #8745
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: STRUCTURE SCHEDULE, PROFILES AND DETAIL SHEET

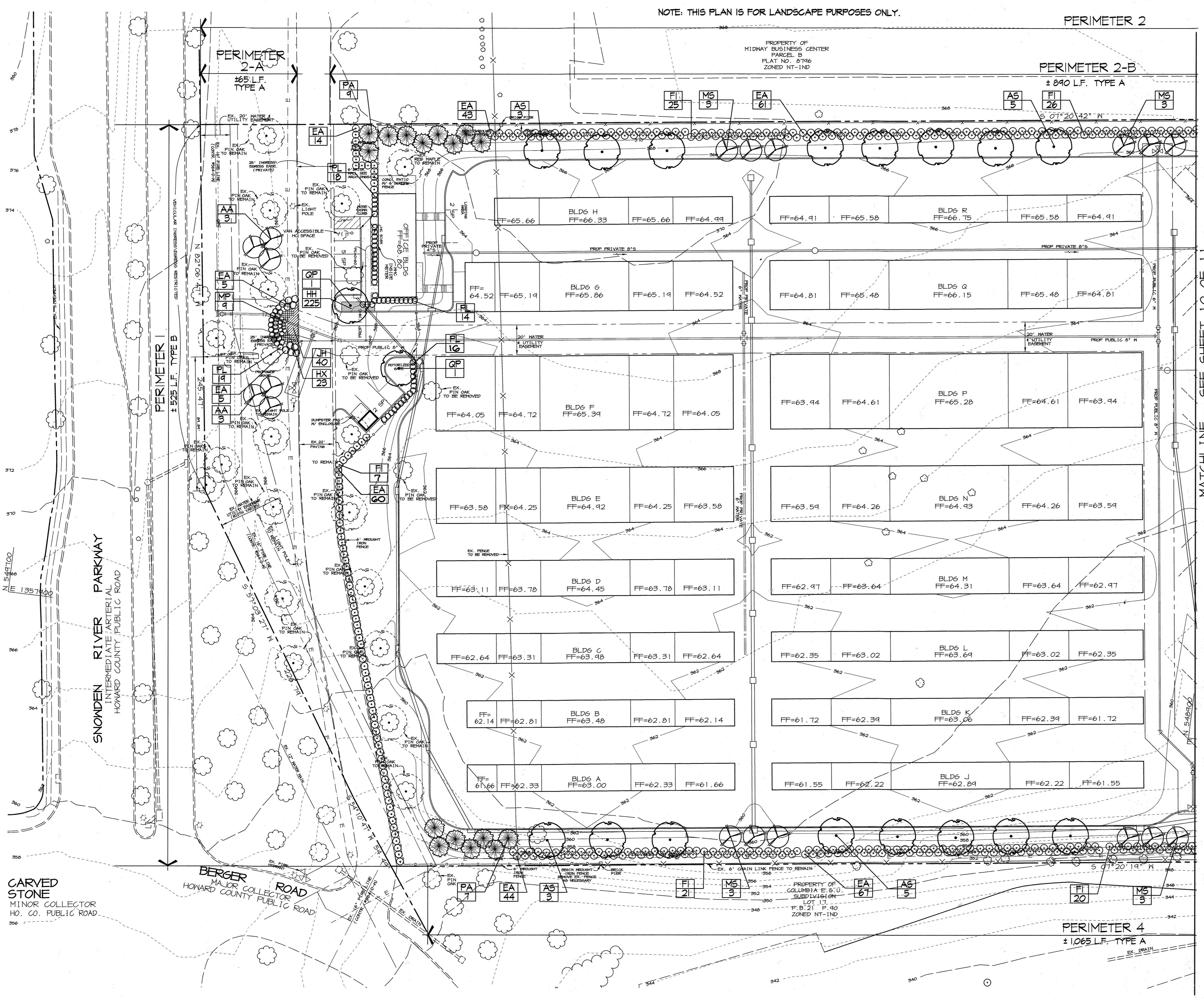
RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

6-11-97 DATE
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 96089
SDPB.DWG
DATE: JUNE 11, 1997
SCALE: AS SHOWN
JAYKANT D. PAREKH #19148 DRAWING NO. 8 OF 11



NOTE: THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

PERIMETER 2



NOTE: SEE SHEET 10 FOR LANDSCAPE SCHEDULES AND DETAILS AND PLANT LIST.

MATCHLINE SEE SHEET 10 OF 11

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 4-10-97
CAH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James P. Rosta 7/8/97
DIRECTOR DATE

Mike Cummings 7/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamitta 7/8/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER: DAHN CORPORATION
18552 MACARTHUR BOULEVARD
IRVINE, CALIFORNIA 92715
1-714-752-1284

PROJECT: MINI-U-STORAGE
A STORAGE FACILITY

AREA: MIDWAY BUSINESS CENTER - PARCEL A
ZONED NT-IND TAX MAP 42 PLAT #87145
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

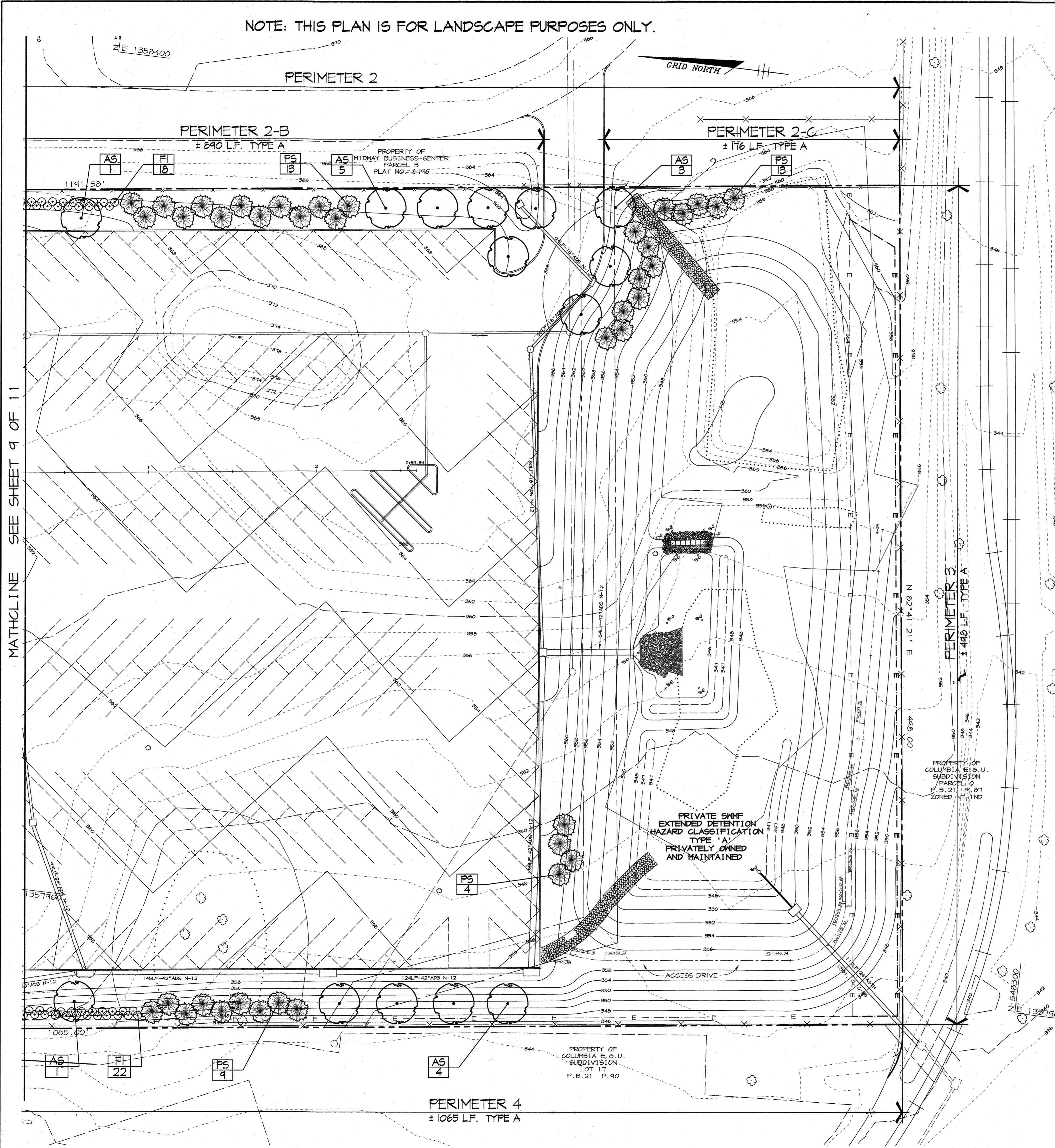
RIEMER MUEGG & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

JUNE 11, 1997 DATE
STATE OF MARYLAND
MICHAEL G. RIEMER
REGISTERED LANDSCAPE ARCHITECT
NO. 201

DESIGNED BY: C.J.R., L.O.H.
DRAWN BY: DAM, CAK
PROJECT NO: 96089
LSCP1.DWG
DATE: JUNE 11, 1997
SCALE: 1" = 30'
DRAWING NO. 9 OF 11

SDP-97-79

NOTE: THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.



LANDSCAPE SCHEDULES

PERIMETER	SCHEDULE A * PERIMETER LANDSCAPE EDGE					
	ADJACENT TO ROADWAYS	2-A	2-B	2-C	3	4
LANDSCAPE TYPE	B	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	± 525 LF	± 65 LF	± 840 LF	± 176 LF	± 498 LF	± 1065 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 18 EX. PIN OAKS	YES 11 EX. PIN OAKS	YES 1 EX. PIN OAK & 1 RED MAPLE	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES SHRUBS	180' x 10.5 140' x 13.1	180' x 11 0	180' x 14.5 0	180' x 2.4 0	180' x 0.5 0	180' x 11.5 0
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES SMALL FLOWERING TREES SHRUBS	0 6 0	0 0 0	14* 22 6 175	8 0 0 0	0 0 0 0	18 20 6 174

*SUBSTITUTION/CREDIT NOTES:
PERIMETER 1:
 CREDIT TAKEN FOR RETAINING 16 LARGE PIN OAKS (18" DBH).
PERIMETER 2-A:
 CREDIT TAKEN FOR RETAINING 1 LARGE PIN OAK (18" DBH).
PERIMETER 2-B:
 CREDIT TAKEN FOR RETAINING 1 LARGE PIN OAK (18" DBH) AND 1 LARGE RED MAPLE.
PERIMETER 3:
 REQUIRED PLANTS MOVED FROM BELOW SWM EMBANKMENT TO PERIMETER 2 AND PERIMETER 4.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	4
NUMBER OF SHADE TREES REQUIRED @ 1 S.T./20 SPACES	1
NUMBER OF TREES PROVIDED: SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	2
NUMBER OF ISLANDS REQUIRED (1 ISLAND/20 SPACES)	1
NUMBER OF ISLANDS PROVIDED	2

NOTES: *THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 *FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPA DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 6,700.00.

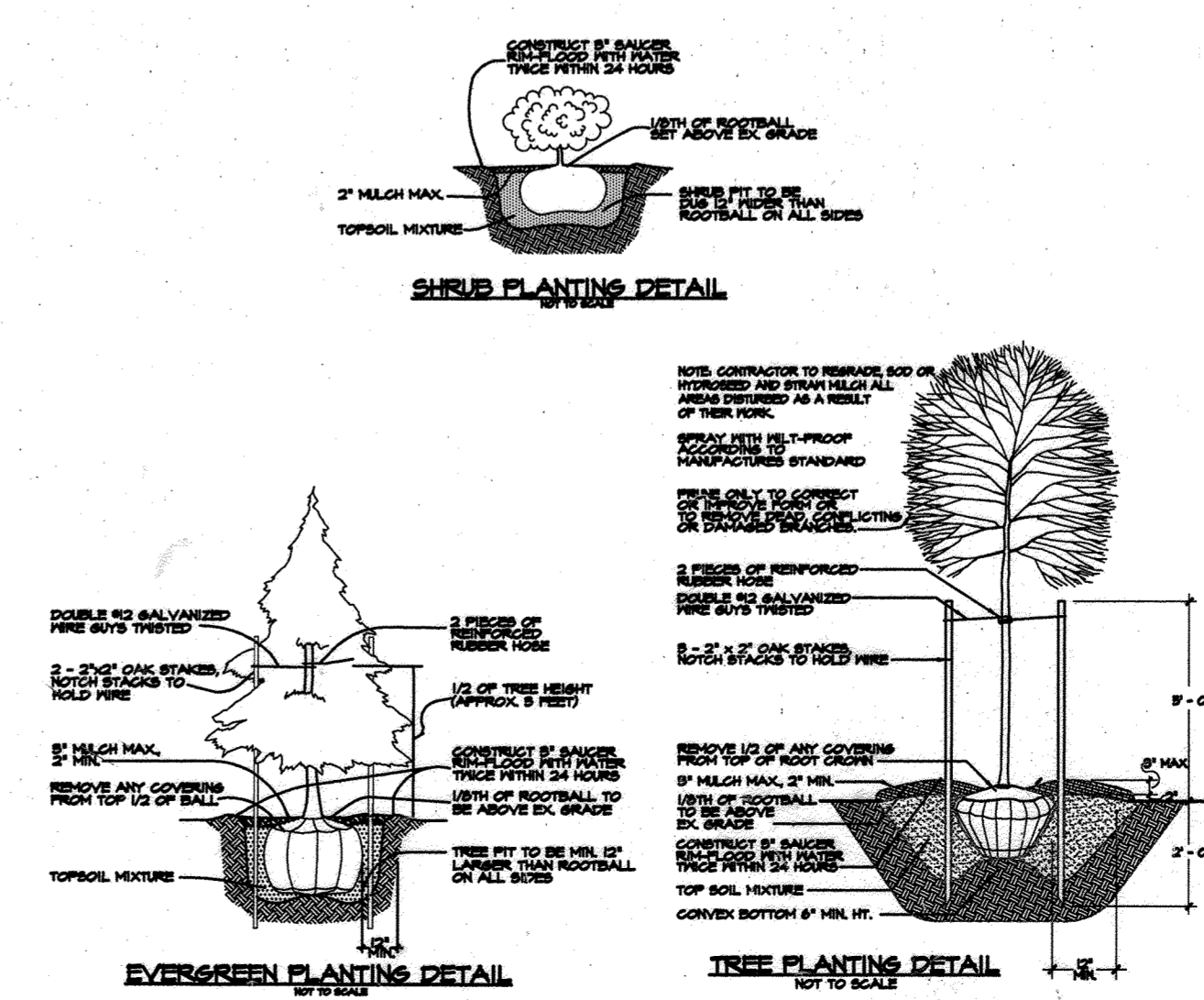
ALTERNATIVE COMPLIANCE REQUIRED HRD TREE REQUIREMENTS		
INDUSTRIAL 10+ ACRES		
12 SHADE TREES PER GROSS ACRE - UNWOODED		
18.25 ACRES x 12 SHADE S.T./ACRE = 159		
(HRD REQUIRED SHADE TREE EQUIVALENTS, S.T.E.) = 159		
PROVIDED:	PLANTED	S.T.E.
Each Shade Tree = 1 S.T.E.	(30)	30
Each Evergreen Tree = 0.5 S.T.E.	(55)	27.5
Each Flowering Tree = 0.5 S.T.E.	(18)	9
Each Shrub = 0.1 S.T.E.	(504)	50.4
SUBTOTAL S.T.E.		116.9
Each Mature, Retained Tree = 2.0 S.T.E.	(18)	36.0
TOTAL		148.9

PLANT MATERIAL LIST					
KEY	QTY	BOTANICAL & COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
AA	6	Asteraster arborescens Downy Serviceberry	2 1/2" - 3" Gal.	B x B	Full Crown Single Trunked
AS	30	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2 1/2" - 3" Gal.	B x B	Full Crown Central Leader
MS	12	Malus Crabapple	2" - 2 1/2" Gal.	B x B	Full Crown
QP	2	Quercus palustris Pin Oak	3 1/2" - 4" Gal.	B x B	Full Crown Central Leader Count as 2 S.T.E. each
EVERGREEN TREES					
FA	16	Pinus strobus Norway Spruce	6"-8" Ht.	B x B	Full Form
PS	34	Pinus strobus White Pine	6"-8" Ht.	B x B	Sheared
SHRUBS & GROUNDCOVERS					
EA	244	Euonymus alatus Burning Bush	2"-3" Ht.	B x B/Cont.	48" O.C.
FI	124	Foraythia x Intermedia Border Forsythia	3"-4" Ht.	B x B/Cont.	48" O.C.
HI	225	Hydrangea English Ivy	10" - 12" Length	100'	8" O.C.
HX	25	Hemerocallis x 'Bountiful' Bountiful Daylily	"	Cont.	24" O.C.
JH	40	Juniperus horizontalis Andromeda Juniper	12"-18" Sprd.	Cont.	24" O.C.
MP	4	Microthlasia sin. 'Purpurea' Red-leaved Microthlasia	"	Cont.	24" O.C.
PL	67	Prunus lanceolatus Cherry Laurel	2"-3" Ht.	B x B	36" O.C.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 7/10/97
 [Signature]

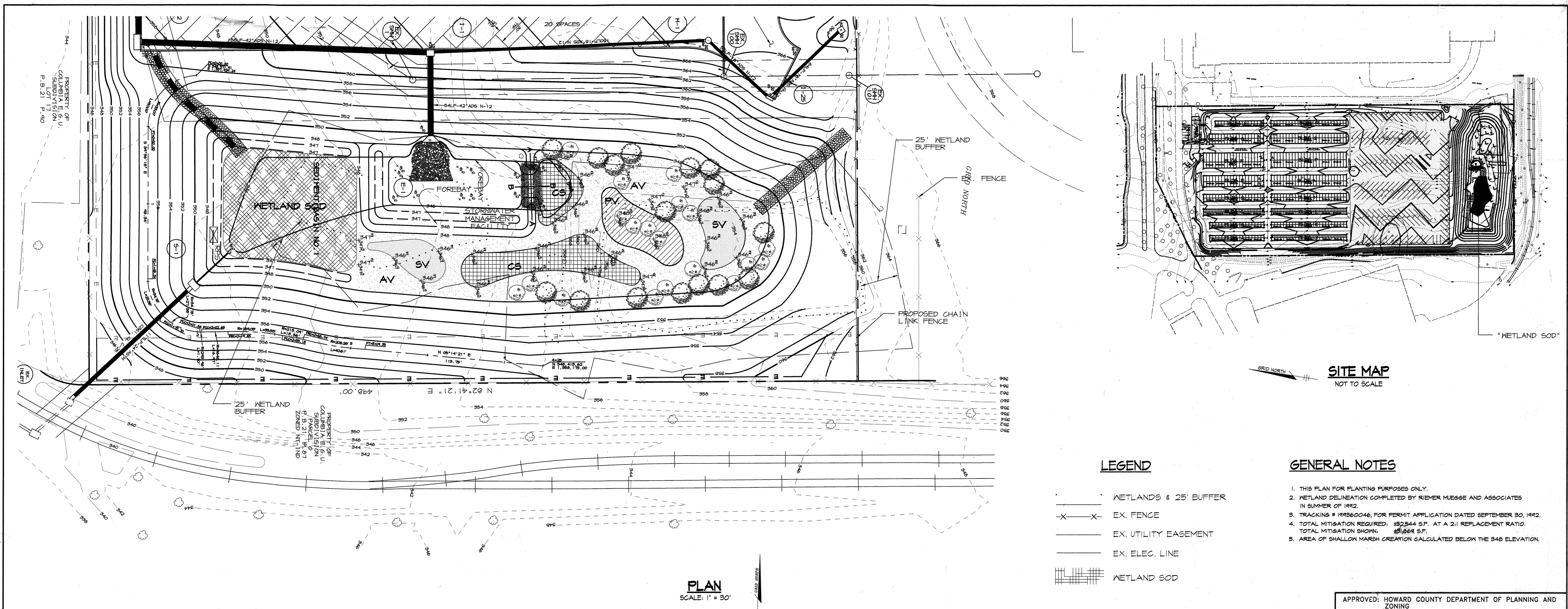
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/8/97
 DIRECTOR DATE
 [Signature] 7/7/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 7/8/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

PLANTING DETAILS



DATE	NO.	REVISION
OWNER/DEVELOPER: DAHN CORPORATION 18552 MACARTHUR BOULEVARD IRVINE, CALIFORNIA 92715 1-714-752-1284		
PROJECT: MINI-U-STORAGE A STORAGE FACILITY		
AREA: MIDWAY BUSINESS CENTER - PARCEL A ZONED NT-IND TAX MAP 42 PLAT #8795 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: LANDSCAPE PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
JUNE 11, 1997 STATE OF MARYLAND MICHAEL S. RIEMER REGISTERED LANDSCAPE ARCHITECT NO. 201		REV. 2/28/97 AS PER HOWARD COUNTY COMMENTS
DESIGNED BY: C.J.R., L.O.H.		
DRAWN BY: DAM, CAK		
PROJECT NO: 96089 LSCP1.DWG		
DATE: JUNE 11, 1997		
SCALE: 1" = 30'		
DRAWING NO. 10 OF 11		

MATHCLINE SEE SHEET 9 OF 11



SPECIFICATIONS

1. Seeding:

Seedbed Preparation for Disturbed Upland Areas Only:

Flat areas and slopes up to 3:1 slope shall be loose and friable to a depth of at least 3 inches. The top layer of soil shall be loosened by raking, disking or other acceptable means before seeding. Slopes steeper than 3:1 shall have the top 1 to 3 inches of soil loose and friable before seeding.

Soil Amendments: Use one of the following schedules. Lime and fertilizer needs can be determined by a soil testing laboratory such as the University of Maryland's Soil Testing Laboratory. Lime and fertilizer according to soil tests. In lieu of soil test results, use one of the following schedules.

- Preferred** - Apply 2 tons per acre dolomitic limestone (42 LBS/1000 SF) and 600 LBS per acre 10-10-10 fertilizer (14 LBS/1000 SF) 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 (61 LBS/1000SF).
- Acceptable** - Apply 2 tons per acre dolomitic limestone (42 LBS/1000 SF) and 1000 LBS per acre 10-10-10 fertilizer (23 LBS/1000 SF) before seeding. Harrow or disc into upper three inches of soil.

On slopes steeper than 3:1 slope, the lime and fertilizer shall be worked the best way possible. On sloping land, the final harrowing or disking operation should be on the contour wherever feasible. No attempt should be made to drag any disced area to make the soil surface smooth after disking.

Seeding for POND & POND EMBANKMENT ONLY:

All disturbed areas shall be seeded and mulched upon completion of all grading work, using seeding as specified. All stabilization on pond embankment shall be of the following species:

Poa Trivialis, (Poa trivialis)	25 lbs/acre
Red Clover, (Trifolium pratense)	15 lbs/acre
Red Top, (Agrostis alba)	2 lbs/acre
Birdfoot Trefoil, (Lotus carolinatus)	10 lbs/acre
Deer Tongue Grass, (Panicum clandestinum)	12 lbs/acre

These species allow for the stabilization of the site, while allowing for the voluntary revegetation of wetland species. Kentucky-31 Fescue shall not be utilized in the shallow marsh creation areas or the pond embankment/side slopes.

Irrigation:

If soil moisture is deficient, supply new plantings with adequate water for plant growth until they are firmly. This is especially important when seedlings are made late in the planting season, in abnormally dry or hot seasons, or adverse sites.

Maintenance:

Irrigation - If soil moisture becomes deficient, irrigate to prevent loss of vegetation.
Repairs - Inspect all seeded areas for failures and make necessary repairs, replacements, and reseeding within 1) If stand is inadequate for erosion control, overseed and fertilize, using half of the rates originally applied. 2) If stand is over 60% damaged, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.

II. PLANTING SPECIFICATION AND NOTES

Stockpiling of Existing Hydrophytic Vegetation (WETLAND SOD)

Salvaged vegetation and topsoil from within the limits of the existing nontidal wetlands, indicated on the site map, shall be stored for ultimate application to the wetland creation area as shown.

- Remove first twelve (12) inches of topsoil and hydrophytic vegetation, together in manageable sections ('Wetland Sod')
- Store soil and vegetation, 'Wetland Sod' in a suitable, shaded area. Vegetation and soil must be kept moist at all times to insure survival.
- Excavate if necessary, areas to be planted with 'Wetland Sod'. Finished elevation will be as shown on the plans after sod is installed.
- Install 'Wetland Sod'. Complete coverage of proposed 'Wetland Sod' area is required.
- Water thoroughly once installation is complete and until material is established.

Shallow Marsh Plant Establishment:

- Plant species required are normally unavailable from standard landscape nursery sources. The Contractor must make arrangements with competent wetlands restoration specialists to insure a supply of the required material.
- The Contractor and/or his subcontractor should be aware of the site design conditions and should take all prudent steps to insure that the plant material specified on the plans is acclimated to wetland conditions prior to delivery to the job site. If the plant material is available from sources where wetland conditions are duplicated at the nursery, the Contractor should favor these sources as the supplier.

Planting Schedule:

It is recommended that planting be completed early in the Spring (or fall, if applicable).

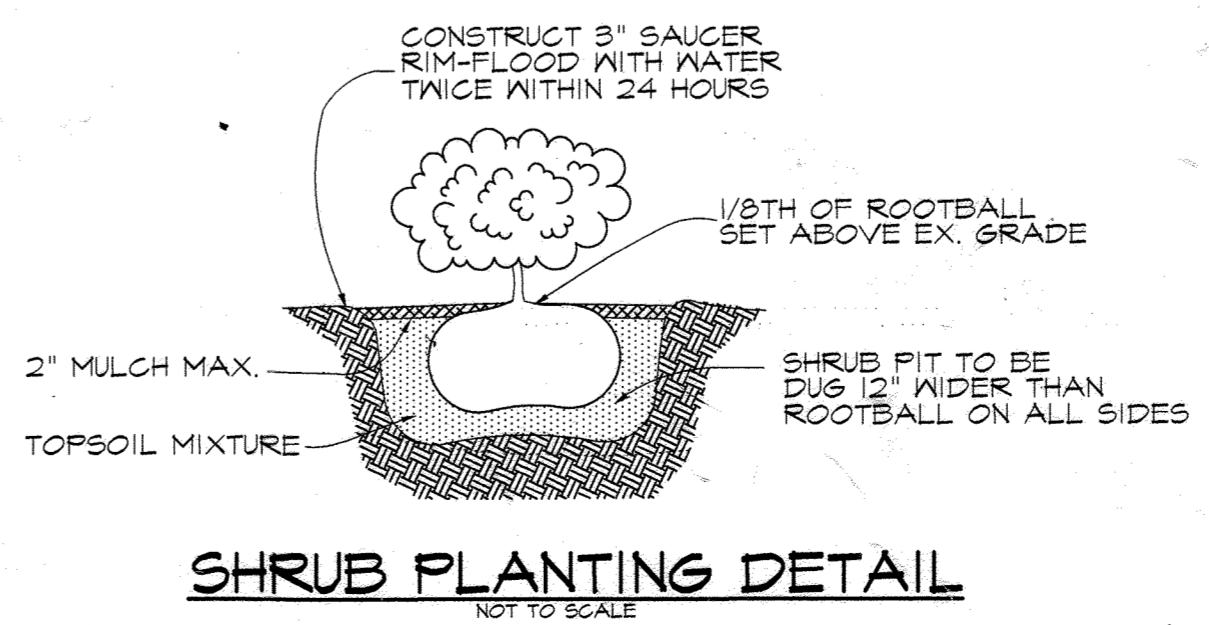
Planting Material:

- Rootstock of wetland plant material must be kept moist during the transport from the source to the job site and until planted.
- Plant material shall be planted in the soil mix specified, each planting pit shall be excavated to a size sufficient to contain the entire rootstock or root mass without cramping.

PLAN
SCALE: 1" = 30'

PLANT MATERIAL LIST

KEY	QTY	BOTANICAL & COMMON NAME	SIZE	REMARKS	IND. STAT.
SHRUBS					
CS	19	Cephalanthus occidentalis Buttonbush	18-24"	Container	OBL
SV	16	Ilex verticillata Winterberry Holly	18-24"	Container	FACN+
EMERGENT					
AV	548	Andropogon virginicus Broomsedge	peat pots	4' o.c.	FACN
CS	212	Carex stricta Tussock Sedge	peat pots	4' o.c.	OBL
PV	105	Panicum virgatum Switchgrass	peat pots	4' o.c.	FAC
SV	135	Scirpus validus Soft Stem Bulrush	peat pots	4' o.c.	OBL



APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 7-10-97
CWH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James P. Quate 7/8/97
DIRECTOR DATE

William D. Williams 7/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cathy Hamilton 7/15/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER: DAHN CORPORATION
18552 MacARTHUR BOULEVARD
IRVINE, CALIFORNIA 92715
1-714-752-1284

PROJECT: MINI-U-STORAGE
A STORAGE FACILITY

AREA: PARCEL A PLAT NO. 8795
ZONED NT-IND TAX MAP 42
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: WETLAND MITIGATION PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
7818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

6-11-97 DATE

DESIGNED BY: DK,RR
DRAWN BY: RR
PROJECT NO: 96089
DATE: JUNE 11, 1997
SCALE: AS SHOWN
DRAWING NO. 11 OF 11

JAYKANT D. PAREKH #19148

SOP-97-79