

**GENERAL NOTES**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 313-1800 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 Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Site area: 84,475 sq.ft. OR 1.9393 acres
- All plan dimensions are to face of curb or edge of paving unless otherwise noted.
- Coordinates and bearings are based upon the MD State plan system (NAD 83).
- Existing topography was field run by Outschick, Little & Weber in December 1997.
- Stormwater management for this site is proposed under this plan.
- All curb radii is 5' unless noted otherwise.
- Existing water & sewer is per record drawings.
- Sidewalks adjacent to perpendicular parking shall be 6' wide, unless dimensioned otherwise. All other sidewalks shall be 4' wide, except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
- Contractor shall utilize PVC pipe for the sewer house connection. Contractor shall utilize type K copper for the water house connection.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private.
- No previous Dept. of Planning & Zoning File Numbers for this site.
- Recording reference: L 1717 F. 456
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- The water meter shall be located inside the building.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- For Gas, Telephone and Electric routing, see separate plan.
- There are no lot line building setbacks, except as indicated from the public Right-of-Way.
- Existing 2 story wood frame w/ alum. veneer structure 4,10' of 1 story wing to remain. Remainder of 1 story wing to be razed after completion of operations to new 2 story building is complete.
- Additional paving in parking area shall be P-1. Additional paving to widen driveway shall be P-2. All existing paving shall be overlaid with 1 1/2" surface course.
- Water meter and Detector Check shall be for inside setting. Building shall be sprinklered.
- Refuse collection shall be Private.
- Steep Slope areas shown are due to man-made conditions
- No residence is permitted on the subject property, in conjunction with the proposed office building.
- Proposed Private Stormwater Management Retention Facility does not meet MD-37B Requirements.
- Age of existing buildings is unknown. Trailers are stored on this site and moved to job-sites periodically for use as construction offices.

**SITE ANALYSIS**

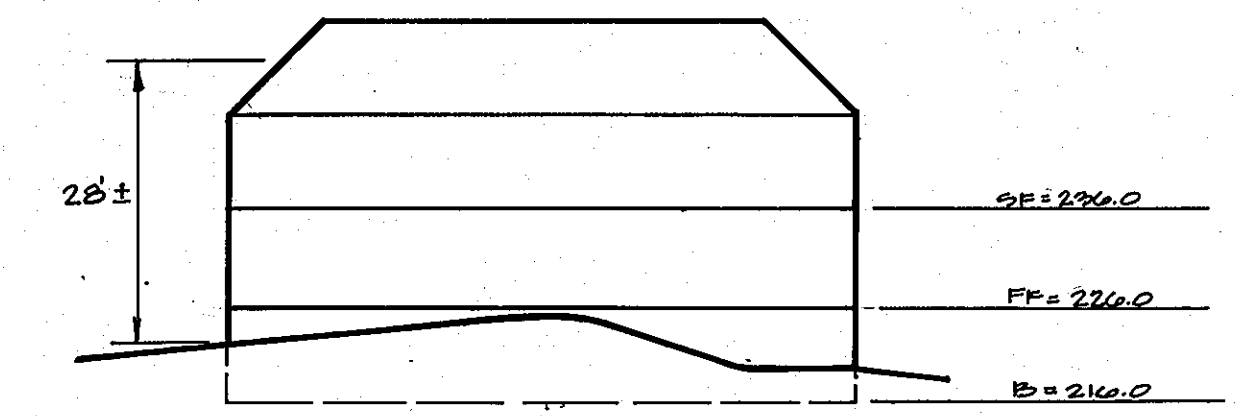
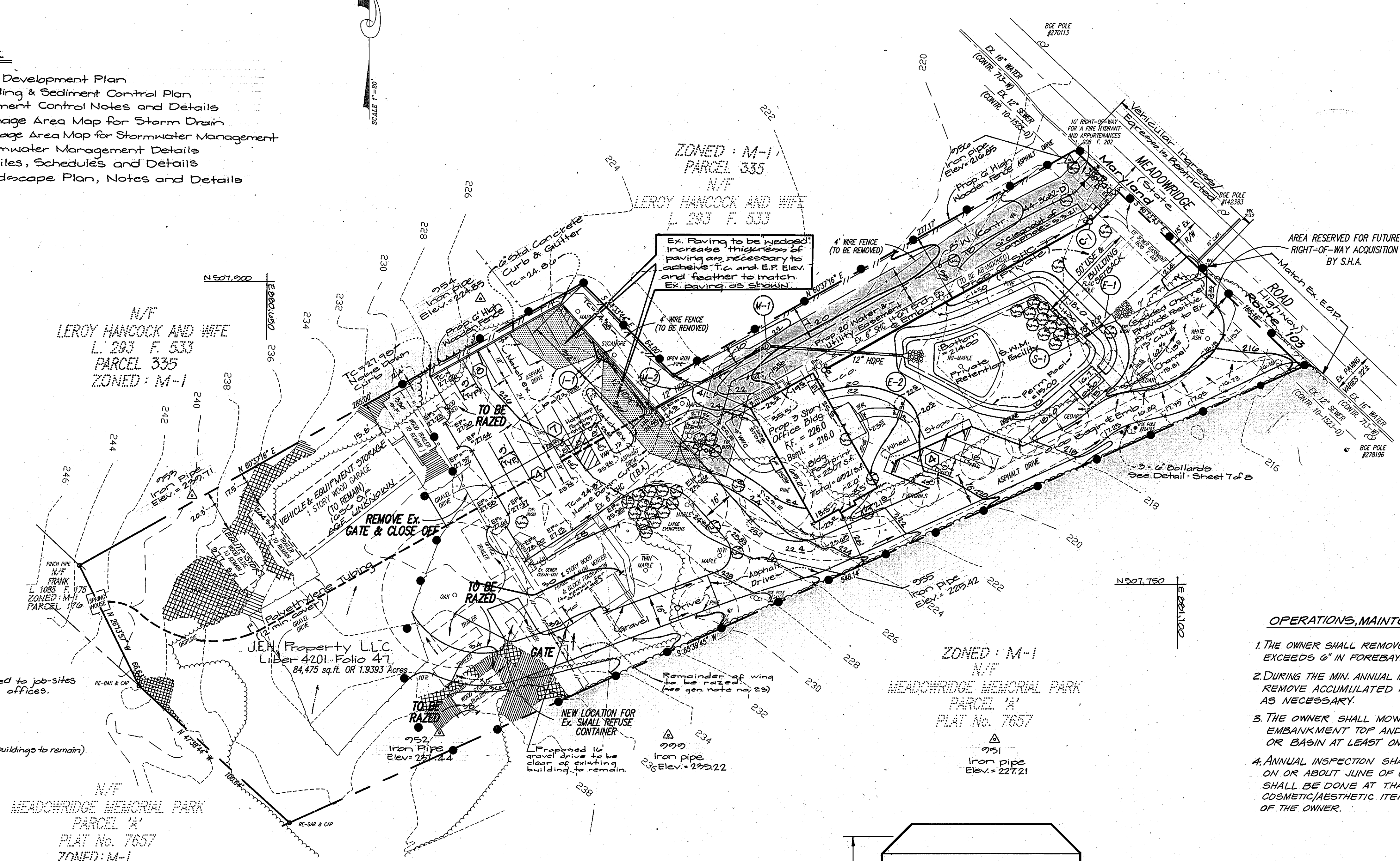
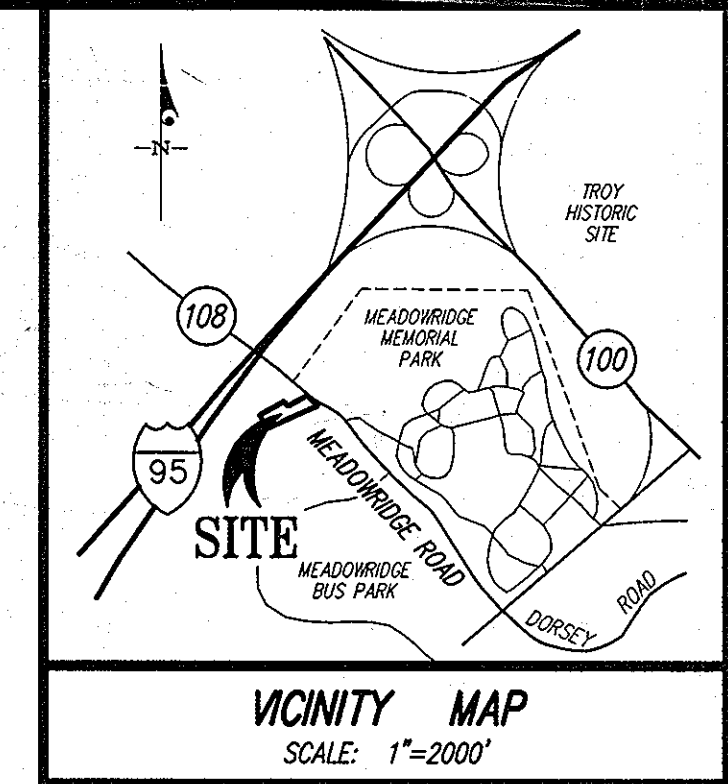
- AREA OF PARCEL: 84,475 S.F. / 1.9393 AC.
- ZONING: M-1
- PROPOSED USE: OFFICE & CONSTRUCTION EQUIPMENT STORAGE
- GROSS BUILDING AREA: 2,307 SQ.FT. (Prop. office building) 2,701 SQ.FT. (Ex. outbuildings to remain)
- Maximum number of employees/tenants on site per use: 20
- TOTAL PARKING SPACES REQUIRED: 23 spaces @ 3.39p/1,000 sf
- TOTAL PARKING SPACES PROVIDED: 25 spaces
- TOTAL NO. OF HANDICAP SPACES REQUIRED: 1 spaces
- NO. OF HANDICAP VAN SPACES REQUIRED: 1 spaces
- TOTAL NO. OF HANDICAP SPACES PROVIDED: 2 spaces
- NO. OF HANDICAP VAN SPACES PROVIDED: 1 spaces
- Disturbed Area = 1.42 Ac.
- Building coverage of site: 0.14Ac. and 7.11% of gross area.

**Legend**

- Existing Contour
- Proposed Contour
- Existing Tree Line
- Proposed Tree Line
- Limit of Disturbance
- Area of Ex. Slope 15% - 25%
- Area of Ex. Slope Greater than 25%
- Area of Ex. Paving to be Wedged

**Sheet Index**

- 1 of 8 : Site Development Plan
- 2 of 8 : Grading & Sediment Control Plan
- 3 of 8 : Sediment Control Notes and Details
- 4 of 8 : Drainage Area Map for Storm Drain
- 5 of 8 : Drainage Area Map for Stormwater Management
- 6 of 8 : Stormwater Management Details
- 7 of 8 : Profiles, Schedules and Details
- 8 of 8 : Landscape Plan, Notes and Details



**Elevation**  
Prop. Office Building  
N.T.S.

**OPERATIONS, MAINTENANCE AND INSPECTION**

- THE OWNER SHALL REMOVE SILT WHEN ACCUMULATION EXCEEDS 6" IN FOREBAY.
- DURING THE MIN. ANNUAL INSPECTION, THE OWNER SHALL REMOVE ACCUMULATED PAPER, TRASH AND DEBRIS AS NECESSARY.
- THE OWNER SHALL MOW VEGETATION GROWING IN EMBANKMENT TOP AND FACES OF THE FOREBAY OR BASIN AT LEAST ONCE PER YEAR.
- ANNUAL INSPECTION SHALL BE MADE BY THE OWNER ON OR ABOUT JUNE OF EACH YEAR AND REPAIRS, IF ANY, SHALL BE DONE AT THAT TIME. STRUCTURAL AND SCHEDULED COSMETIC/AESTHETIC ITEMS WILL BE THE RESPONSIBILITY OF THE OWNER.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] Date: 7/2/98  
 [Signature] Date: 7/2/98  
 [Signature] Date: 7/1/98



Owner:  
J.E.H. Property L.L.C.  
L. 4201 F. 47

PREPARED FOR:  
HAMEL COMMERCIAL, Inc.  
6586 MEADOWRIDGE ROAD  
ELK RIDGE, MARYLAND 21227  
ATTN: ED HAMEL  
PHONE: (410) 379-6700

Site Development Plan  
J.E.H. Property L.L.C.

WATER CODE: B01		SEWER CODE: 2153000		PARCEL NUMBER: 37B		STREET ADDRESS: 6586 Meadowridge Road Elkridge, Maryland 21227	
SUBDIVISION NAME:		SECTION/AREA:		PARCEL:		CENSUS TRACT:	
PLAT: 1	ZONE: M-1	TAX MAP: 37	BLOCK: 22	ELEC. DIST.: 1	SECTION: 37B	PARCEL: 37B	CENSUS TRACT: 6012

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 680-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE: 11-2-98	REVISION: Rev. ex. bldg. to be partially razed	BY:	APPR.:
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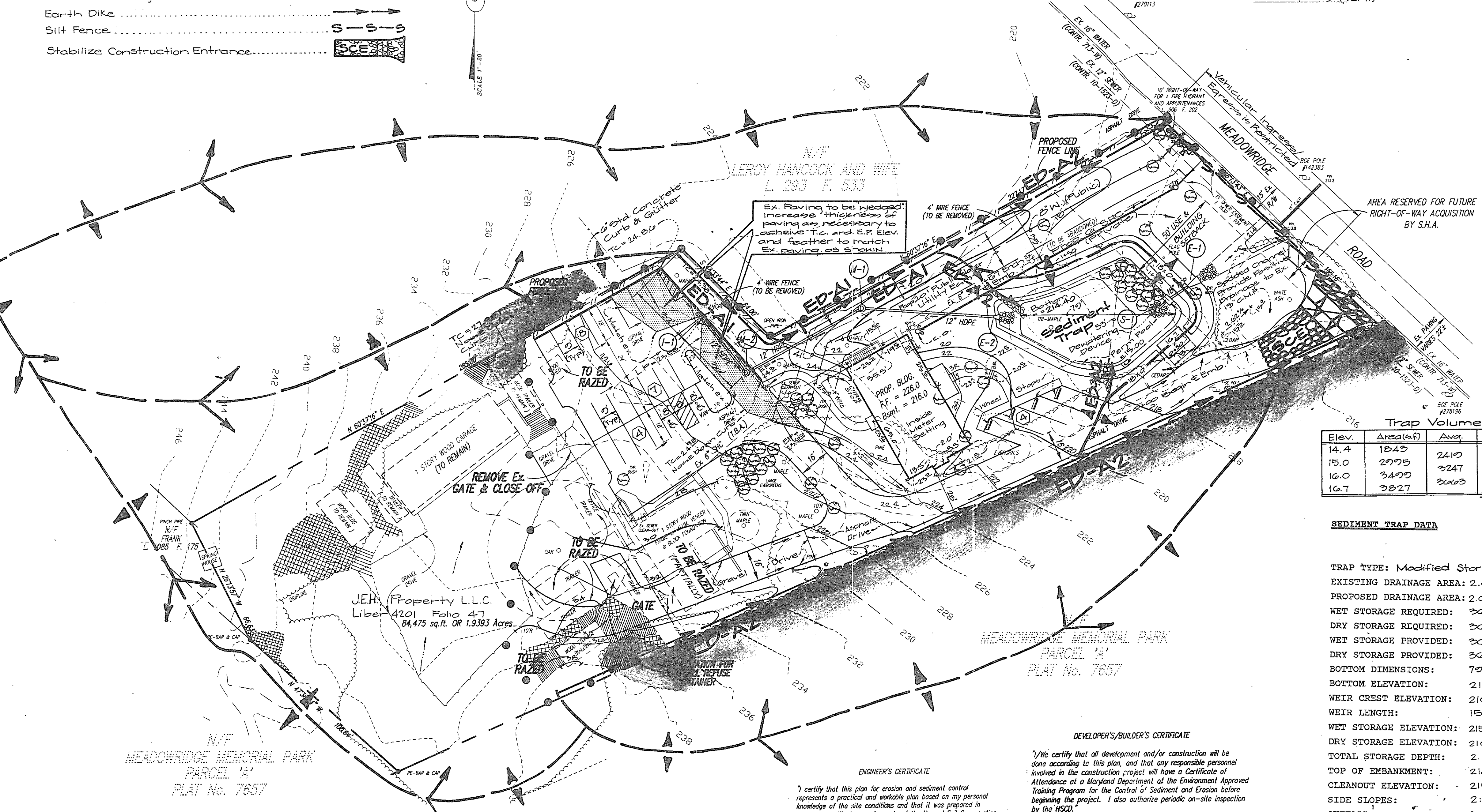
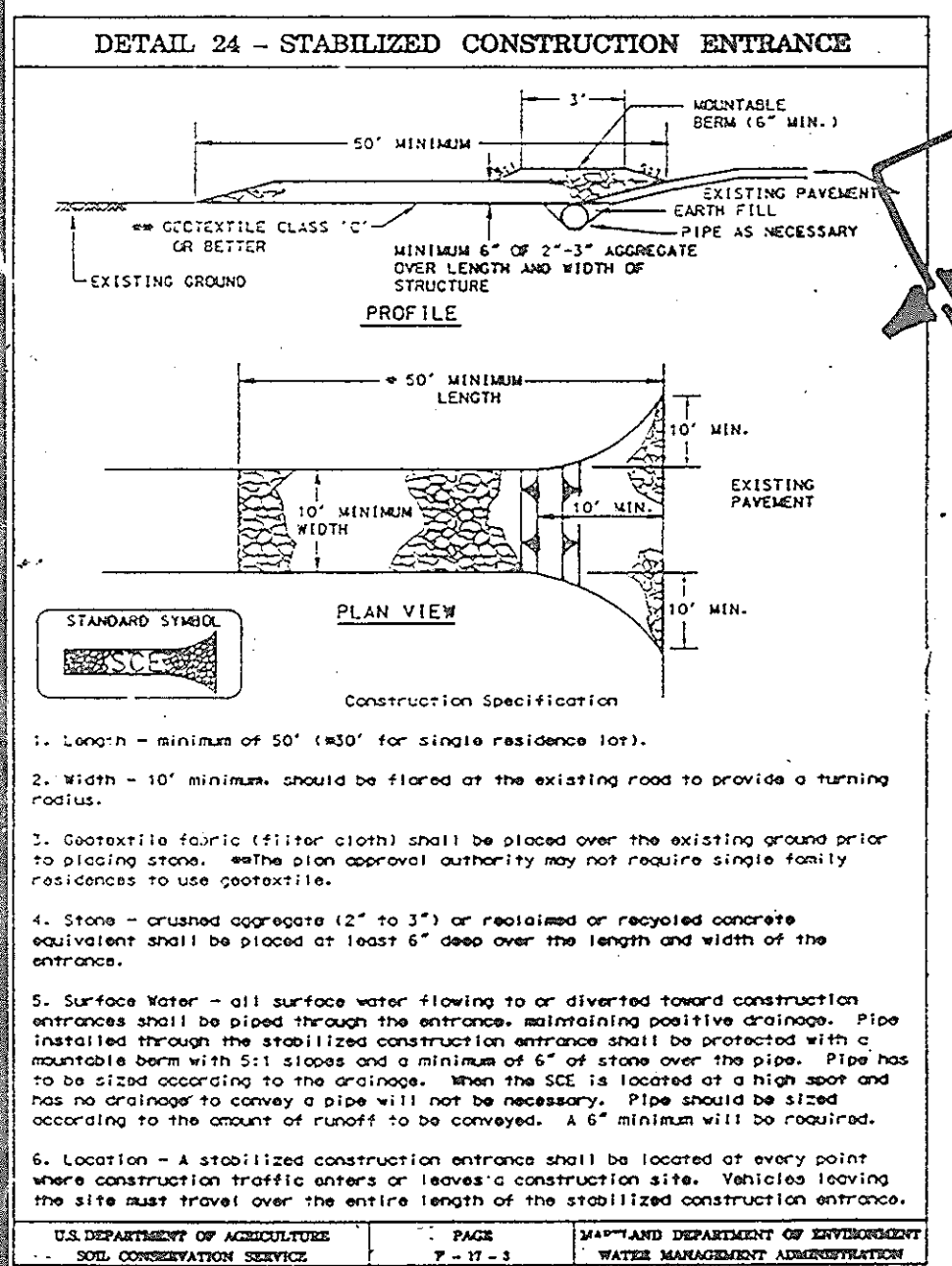
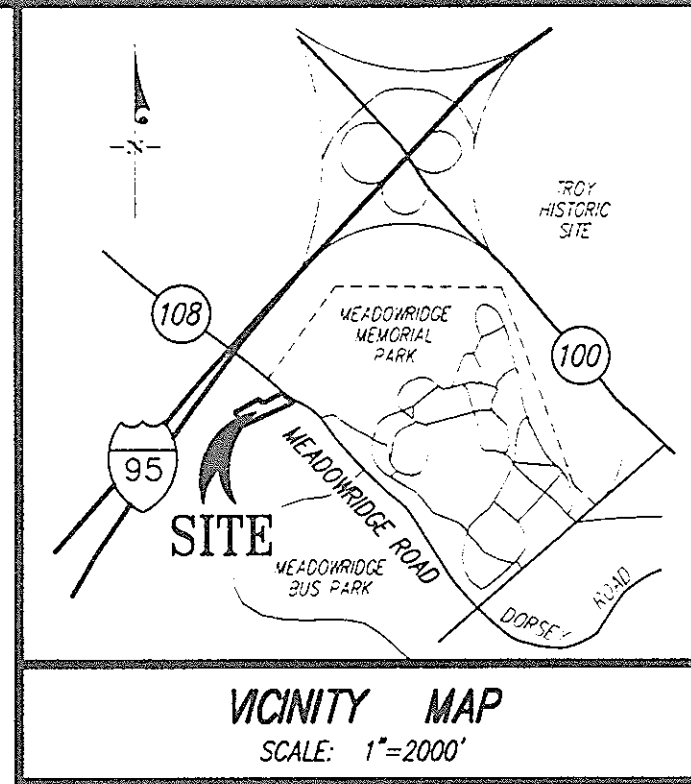
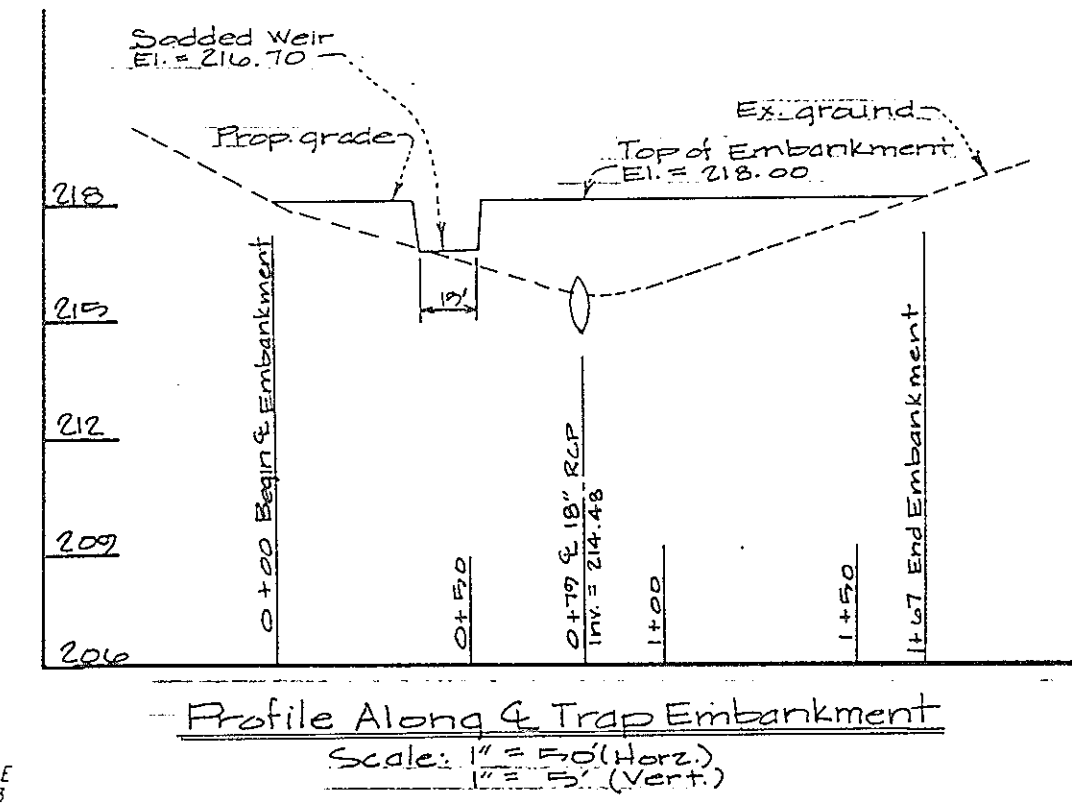
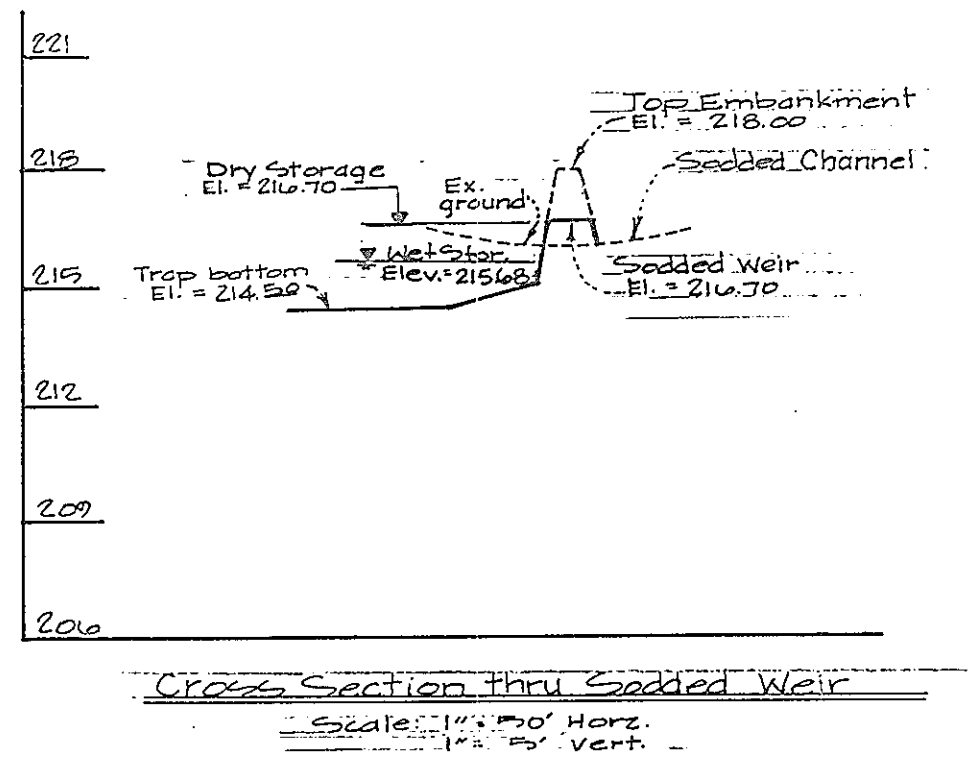
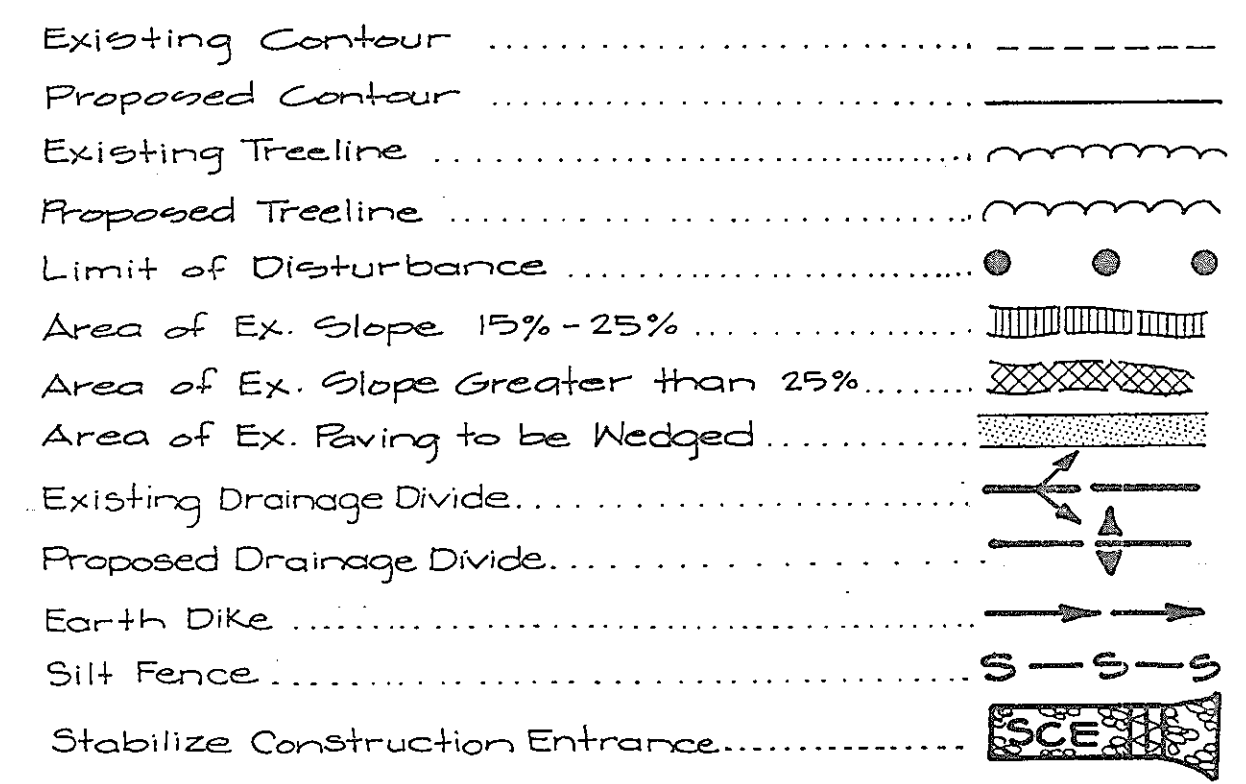
1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND  
 LIBER 4201 FOLIO 47

SCALE: 1"=30'	ZONING: M-1	G. L. W. FILE No.: 97-132
DATE: JUNE, 1998	TAX MAP No.: 37	SHEET: 1 of 8

- SEQUENCE OF CONSTRUCTION**
- Apply for grading permit.
  - Arrange for an on-site pre-construction meeting with the Sediment Control Inspector and receive permit.
  - Stakeout limits of disturbance and sediment trap.
  - Install stabilized construction entrance, silt fence, and earth dike diversion along site boundary.
  - Grade sediment trap per sheet 2 of 8. Construct riser, barrel, and install channel per details on sheet 6 of 8 and perform modifications for sediment control per details on sheet 3 of 8. Do NOT install trash rack at this time.
  - Install earth dike to trap, beginning at trap and working up.
  - Install proposed 12" HDPE storm drain, 6" public water, 6" SMC and other necessary utilities.
    - Begin construction of new 3-story office building.
- NOTE:** Existing 1-story wood frame structure and existing 6" SMC to remain in use until new building is completed and all operations have been transferred. Do not install driveway until transfer of operations is complete. Use extreme care during foundation work, not to disturb existing 6" SMC.
- Install concrete curb and gutter and perform paving improvements to main drive and parking area. Access to gravel equipment yard to remain open from parking area.
  - Perform grading as necessary around proposed building and install sidewalk.
  - Stabilize disturbed areas according to Permanent Seeding Notes.
- Once new 3-story office building is complete and all operations have been transferred, demolish existing buildings to be razed and remove debris from site. Excavate and install driveway to new 3-story office building and abandon old 6" SMC in place. Grade area of demolished buildings and extend gravel drive to equipment yard as shown. Close off old access point and remove gate.
  - Install new fencing as shown. Install site landscaping, excluding area of SMC facility. Stabilize disturbed areas according to Permanent Seeding Notes.
  - Once site is stabilized, flush storm drain system of accumulated sediment, and clean out trap.
  - With permission of Inspector, remove earth dikes to trap, remove and sediment control modifications to the riser and covers sediment trap to permanent Stormwater Management facility. See Sheet 1 of 8 for grading and Sheet 6 of 8 for structure details.
  - Install landscaping with Stormwater Management Facility.
  - Remove remaining sediment controls and stabilize any remaining disturbance according to Permanent Seeding Notes.

**Legend**



**Trap Volume Tabulation**

Elev.	Area (sq ft)	Avg.	Interval	Volume (c.f.)
14.4	1843	2410	0.60	1451
15.0	2975	3247	1.00	3247
16.0	3490	3603	0.70	2504
16.7	3827			
				Total = 7202 c.f.

**SEDIMENT TRAP DATA**

TRAP TYPE: Modified Stormwater Management Facility

EXISTING DRAINAGE AREA: 2.0 Ac.  
PROPOSED DRAINAGE AREA: 2.0 Ac.

WET STORAGE REQUIRED: 3600 c.f.  
DRY STORAGE REQUIRED: 3600 c.f.  
WET STORAGE PROVIDED: 3604 c.f.  
DRY STORAGE PROVIDED: 3638 c.f.

BOTTOM DIMENSIONS: 70' x 53' (See Plan)  
BOTTOM ELEVATION: 214.50  
WEIR CREST ELEVATION: 216.70  
WEIR LENGTH: 15.0'  
WET STORAGE ELEVATION: 215.68  
DRY STORAGE ELEVATION: 216.70  
TOTAL STORAGE DEPTH: 2.3'  
TOP OF EMBANKMENT: 218.00  
CLEANOUT ELEVATION: 215.04  
SIDE SLOPES: 2:1  
OUTFALL CONDITION: Saddled Channel

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that all development and/or 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 Maryland 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 HSCD.

**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 Howard Soil Conservation District.

*Signature of Engineer* 6/23/98 Date  
*Signature of Developer/Builder* 6/23/98 Date



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Signature of Director* 7/8/98 Date  
*Signature of Chief, Division of Long Development and Resources* 7/2/98 Date  
*Signature of Chief, Development Engineering Division MK* 7/1/98 Date

OWNER:  
J.E.H. PROPERTY, L.L.C.  
L. 4201 F. 47

*Signature of Planner* 6/29/98 Date  
Howard S.C.D.

*Signature of Planner* 6/29/98 Date  
Natural Resources Conservation Service

**This Plan For Sediment Control Purposes Only**  
**Grading & Sediment Control Plan**  
**J.E.H. Property, L.L.C.**

**ADDRESS CHART**

WATER CODE: B01	SEWER CODE: 2153000	PARCEL NUMBER: 370	STREET ADDRESS: 6586 Meadowridge Road Elkridge, Maryland 21227
SUBDIVISION NAME:	SECTION/AREA:	PARCEL:	
PLAT:	ZONE: M-1	TAX MAP: 37	BLOCK: 22, ELEC. DIST.: 1, CENSUS TRACT: 0012

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

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ATTN: ED HAMEL  
PHONE:

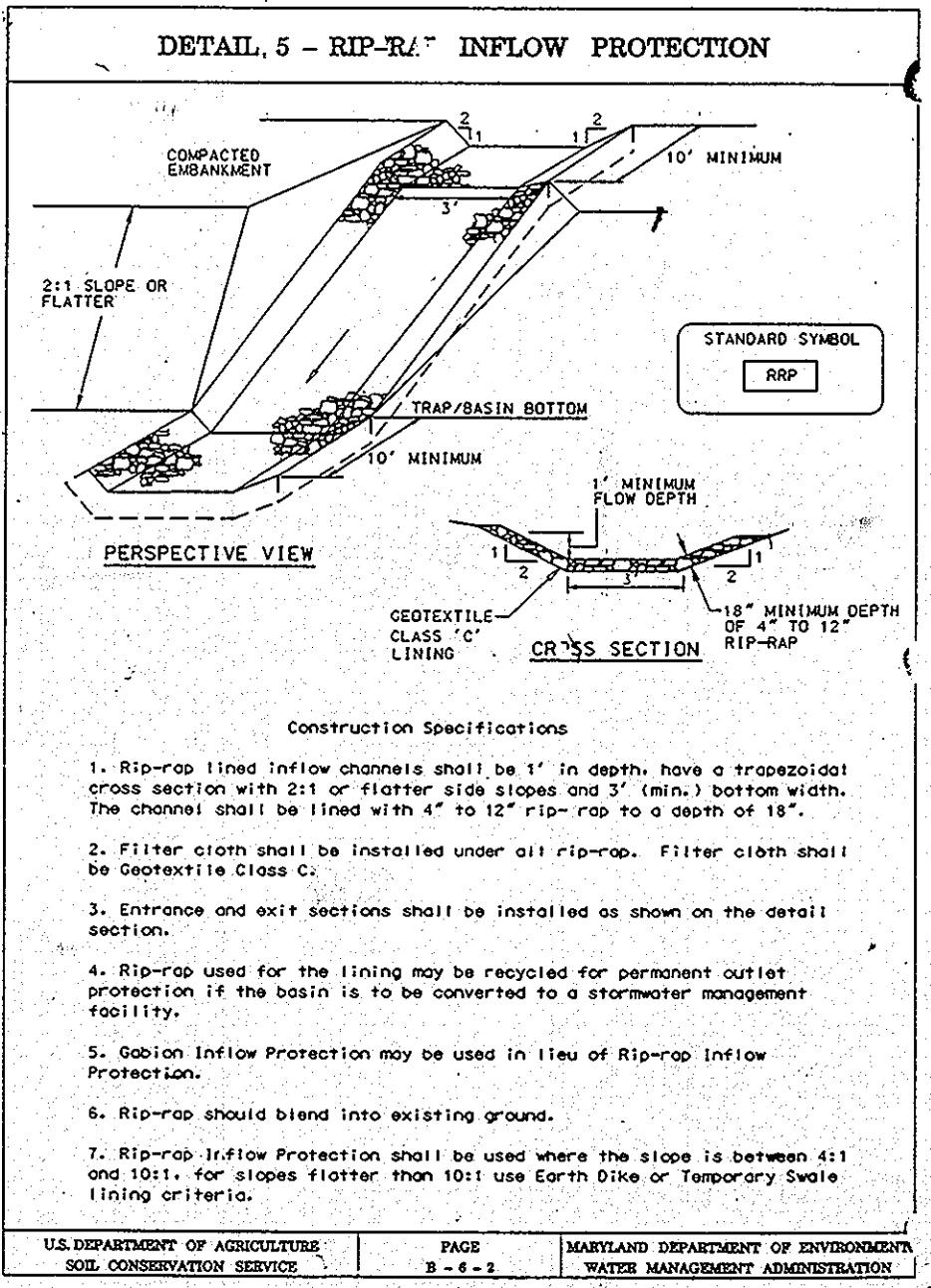
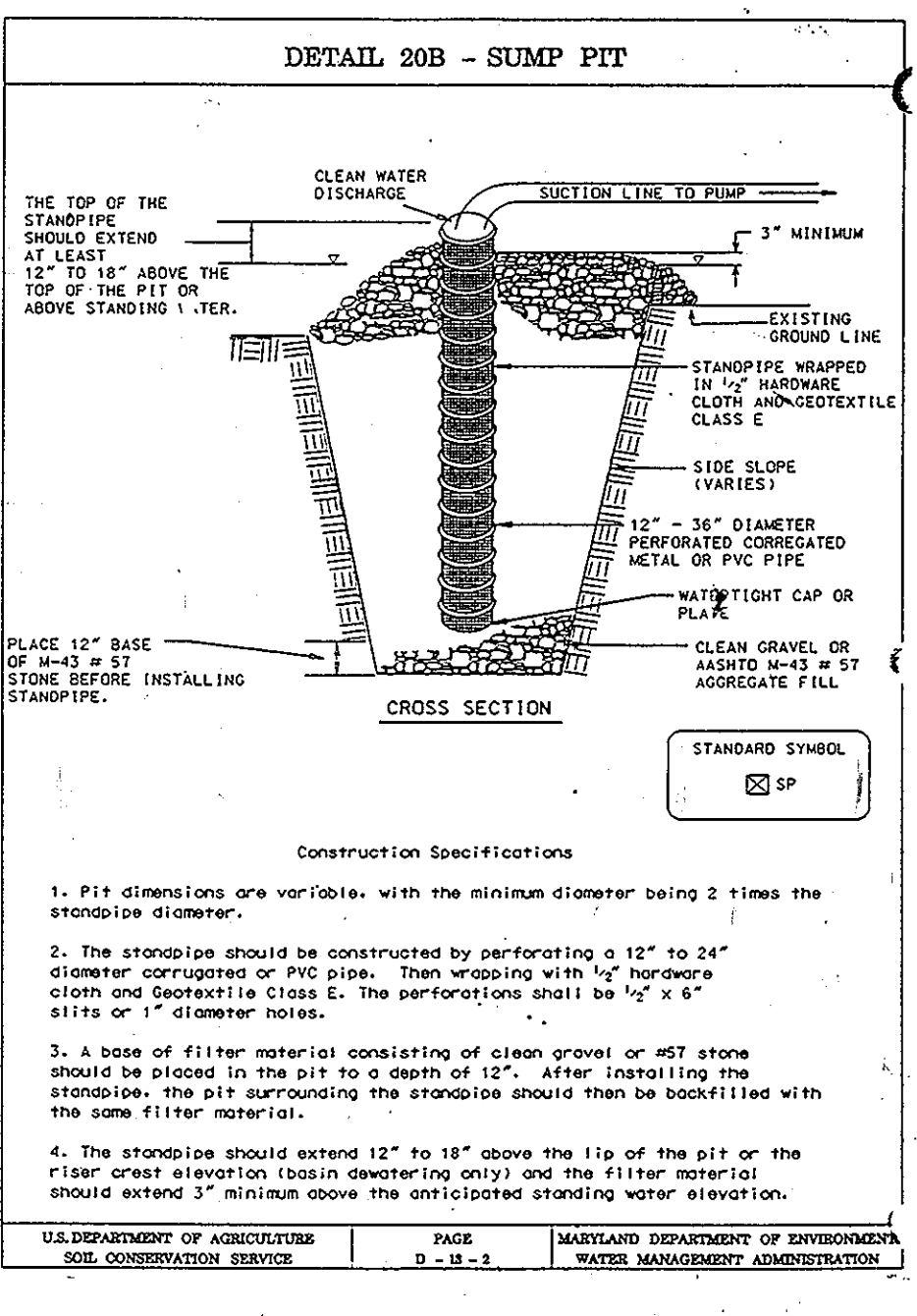
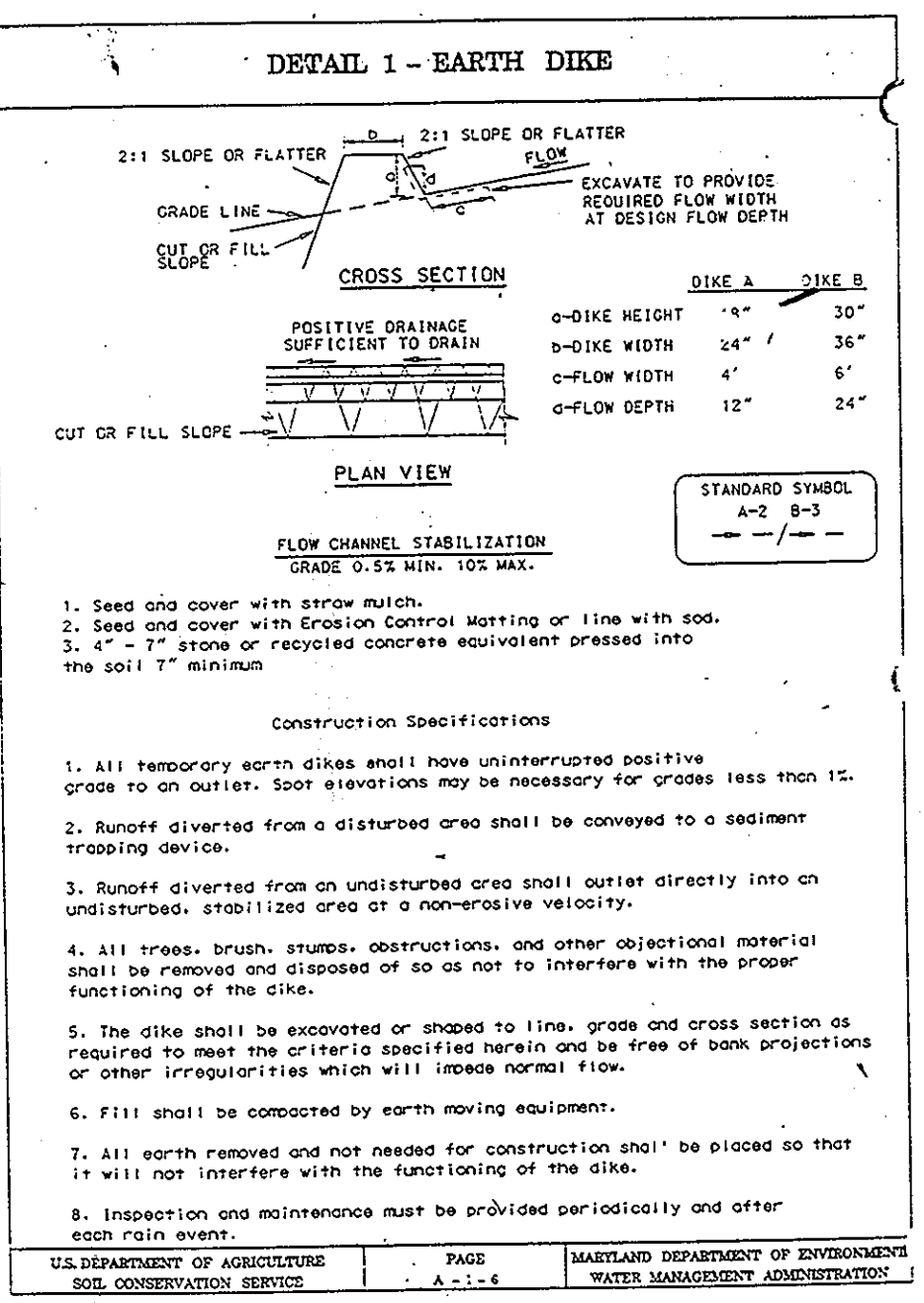
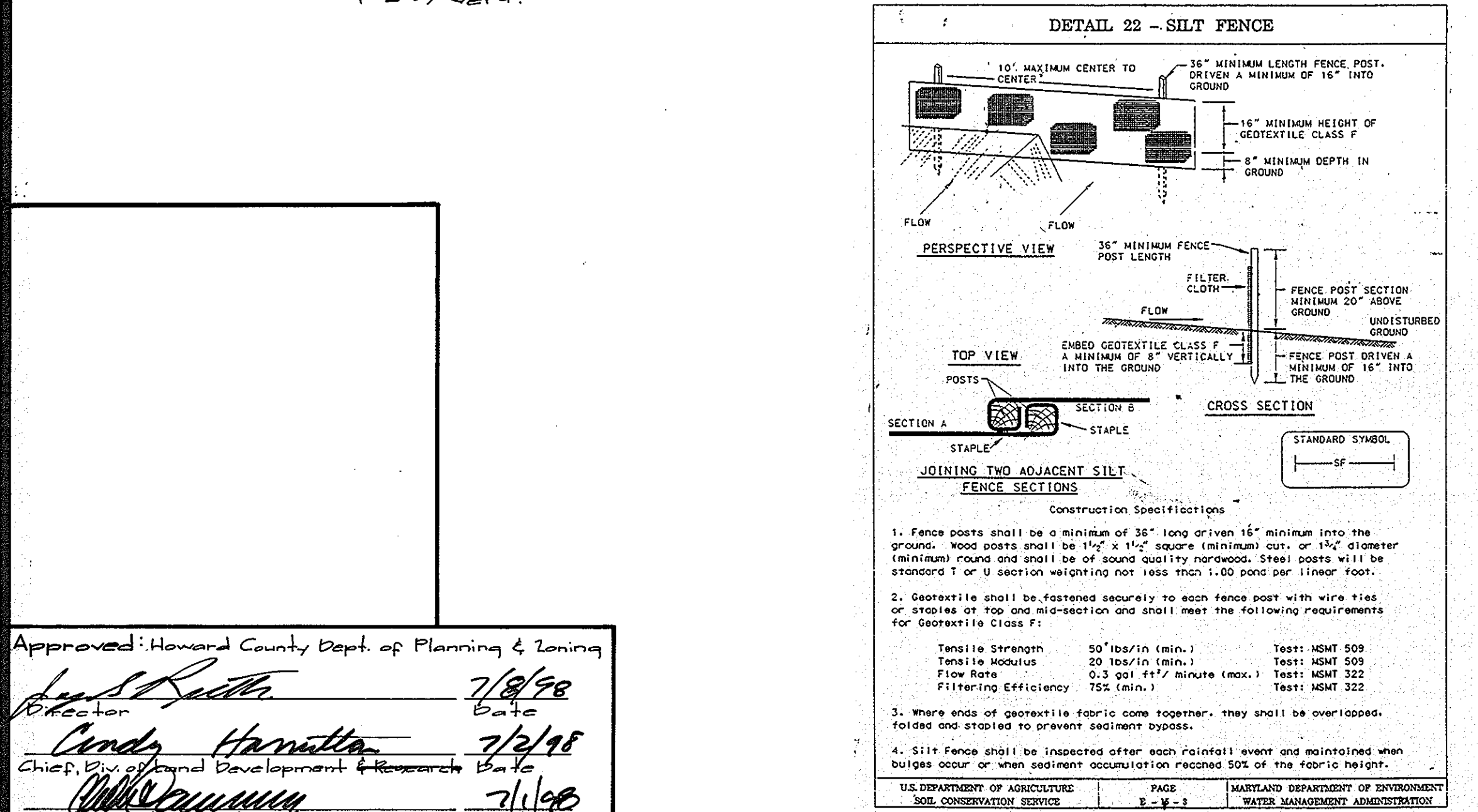
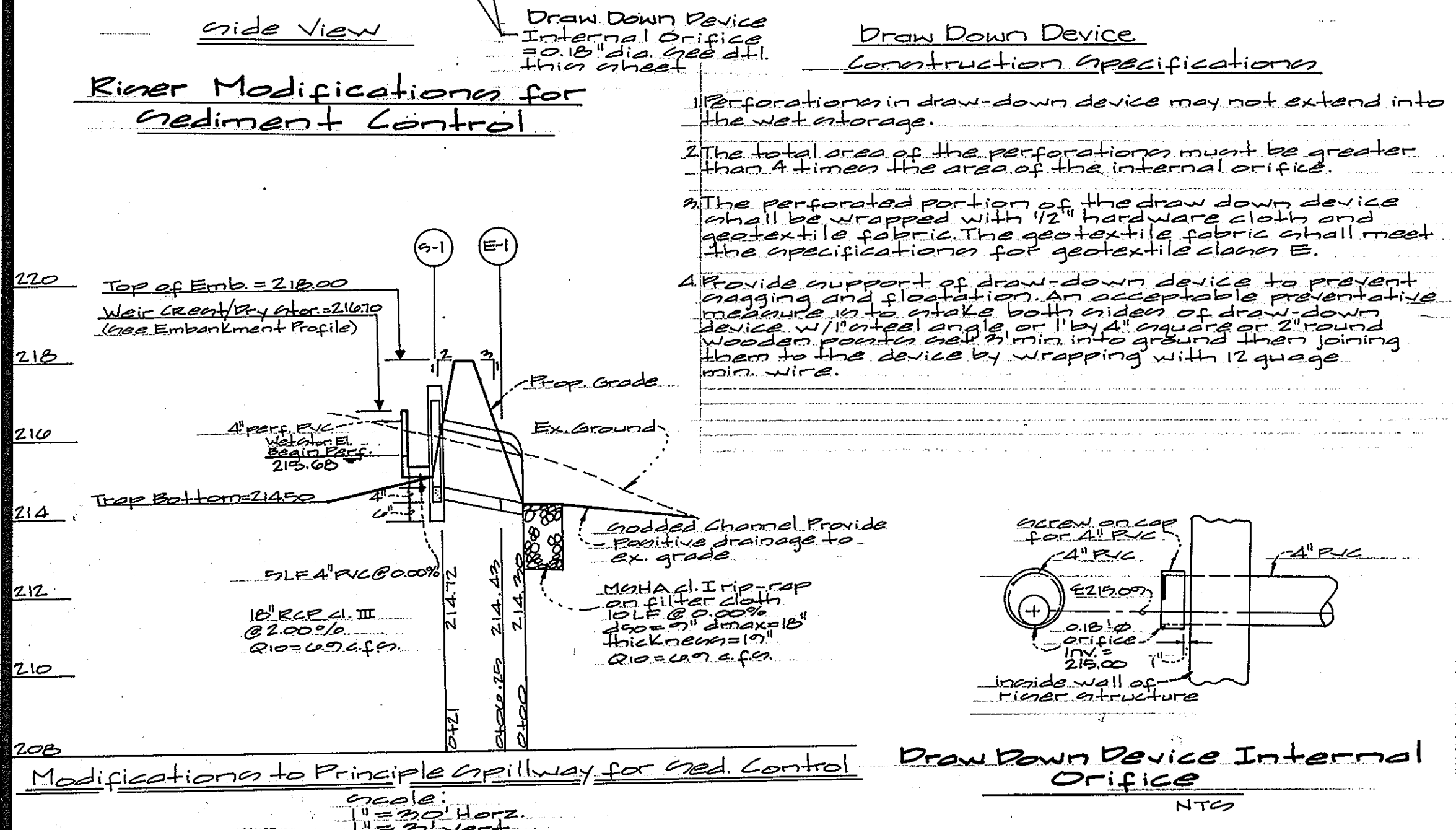
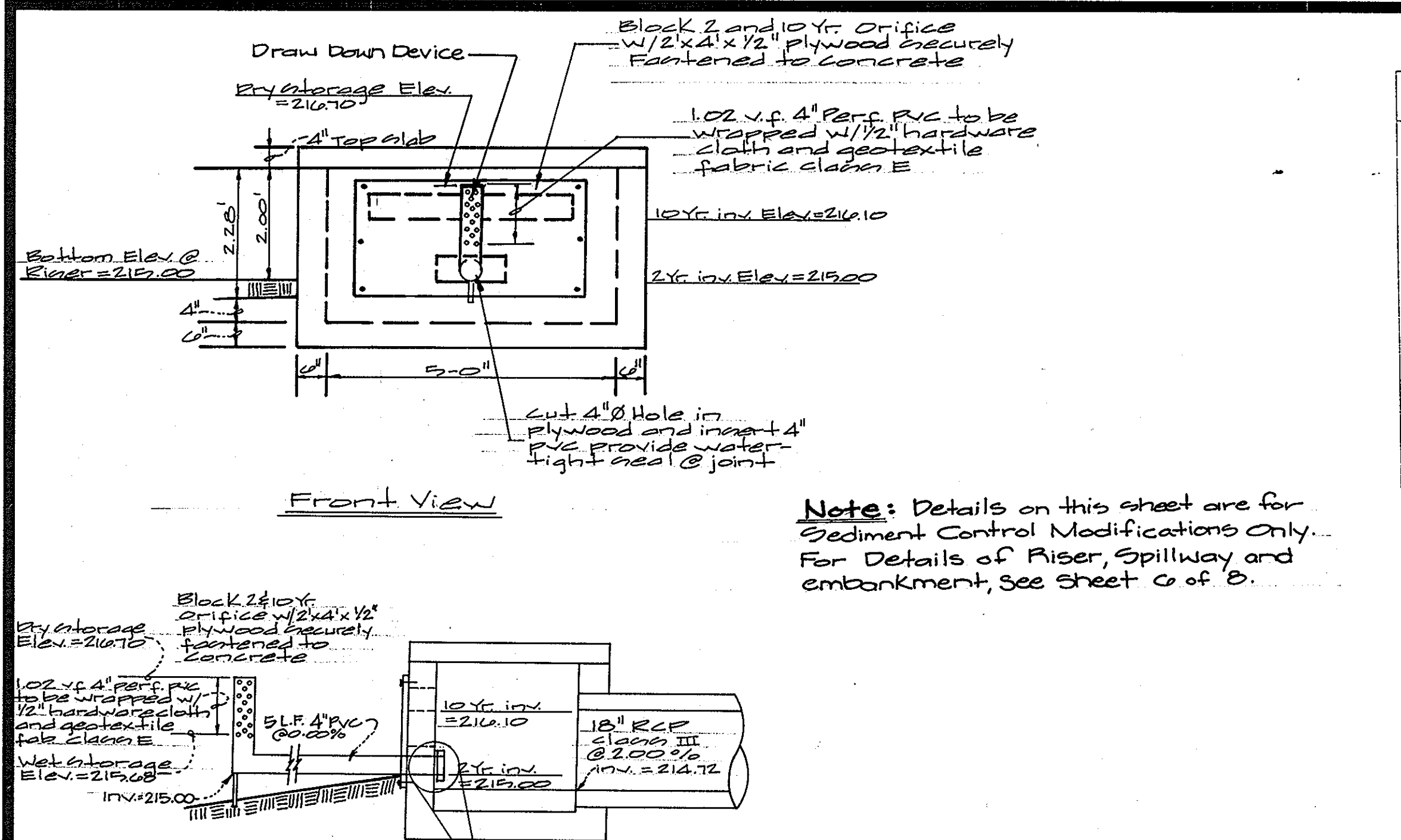
NO.	DATE	REVISION	BY	APP'R.
11-2-98		Rev. ex. bldg. to be partially razed/remove site analysis		

1st ELECTION DISTRICT

LIBER 4201 FOLIO 47  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'	ZONING: M-1	G. L. W. FILE No.: 97-132
DATE: JUNE, 1998	TAX MAP No.: 37	SHEET: 2 of 8

SDP 98-94



**21.0 STANDARD AND SPECIFICATIONS**

**FOR**

**TOPSOIL**

**Definition:** Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose:** To provide a suitable soil medium for vegetative growth. Soils of eastern Maryland have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies:**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications:**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile sections in the Soil Survey published by USDA/ARS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an approved soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured materials and shall contain less than 3% by volume of cinders, stones, logs, twigs, fragments, gravel, rocks, roots, trash, or other materials larger than 1 1/2\"/>
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4 tons per acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
  - When topsoiling, maintain good erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Sill Fences and Sediment Traps and Basins.
  - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4\"/>
- Topsoil shall be uniformly distributed in a 4\"/>
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

**21.0 MATERIAL SPECIFICATIONS**

**Item 27 Geotextile Fabric**

CLASS	APPARENT OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30	200	200
B	0.60	200	200
C	0.30	200	200
D	0.60	90	145
E	0.30	90	145
F (SILT FENCED)	0.40/0.80	90	190

US S&S Series CW/0215

**Table 28 Stone Size**

NUMBER 27*	SIZE RANGE	D <sub>50</sub>	D <sub>100</sub>	AASHTO	WEIGHT
NUMBER 1	3/8" - 1 1/2"	1/2"	1 1/2"	M-43	N/A
NUMBER 2	3/4" - 2"	1 1/2"	2"	M-43	N/A
NUMBER 3	1" - 3"	2 1/2"	3"	M-43	N/A
NUMBER 4	1 1/2" - 4"	3"	4"	M-43	N/A
NUMBER 5	2" - 6"	4"	6"	M-43	N/A
NUMBER 6	3" - 12"	6"	12"	M-43	N/A
NUMBER 7	4" - 18"	8"	18"	M-43	N/A
NUMBER 8	6" - 24"	12"	24"	M-43	N/A
NUMBER 9	8" - 30"	16"	30"	M-43	N/A
NUMBER 10	12" - 48"	24"	48"	M-43	N/A

\* This classification is to be used on the inside face of stone outlets and check dams.

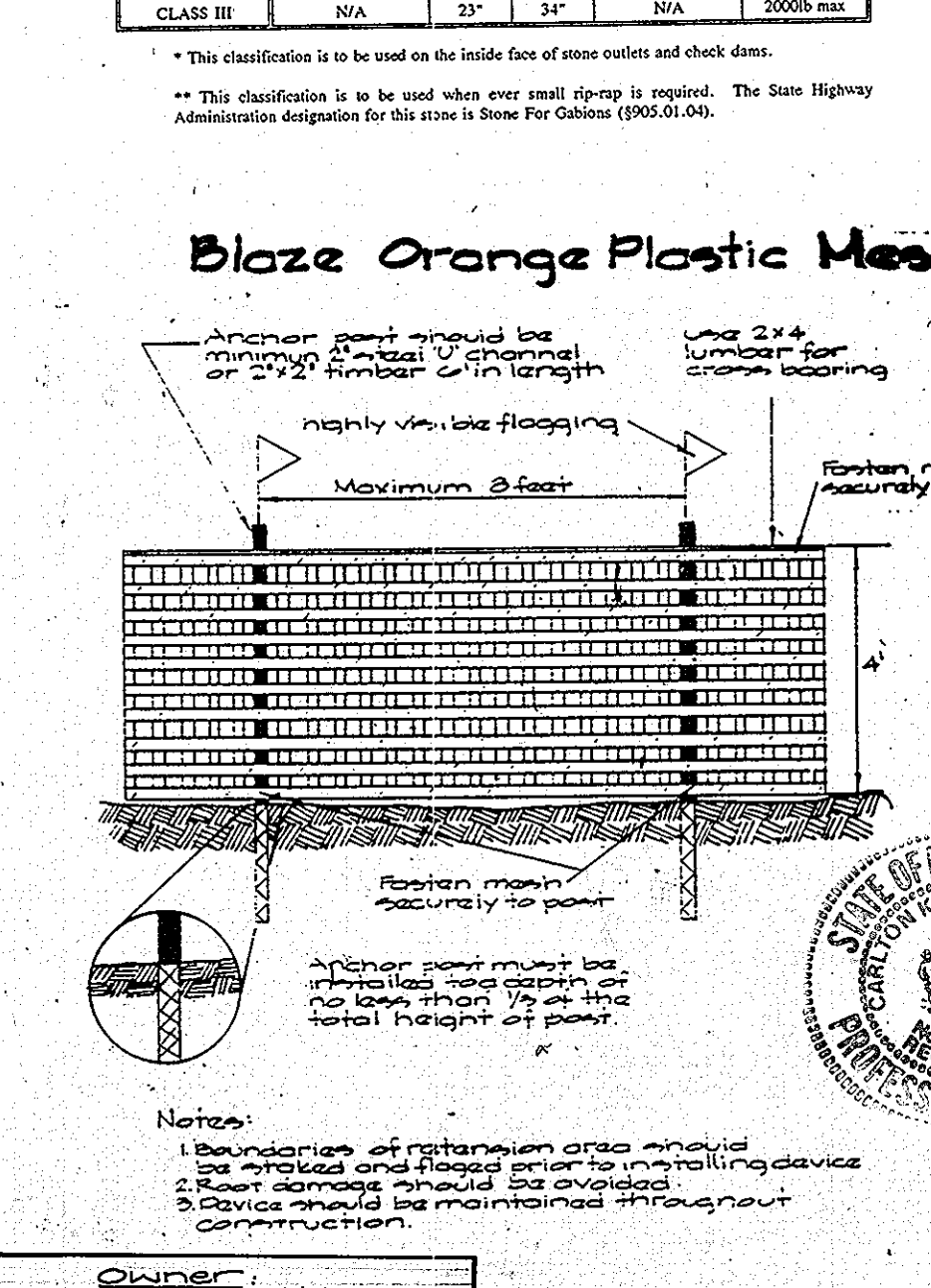
\*\* This classification is to be used when ever small rip-rap is required. The State Highway Administration designation for this stone is Stone For Outlets (SFO-01.0).

**21.0 MATERIAL SPECIFICATIONS**

**Item 27 Geotextile Fabric**

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D	0.60	90	145
E	0.30	90	145
F (SILT FENCED)	0.40/0.80	90	190

US S&S Series CW/0215



**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1,
  - 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. C). 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	: 1.94	Acres
Area Disturbed	: 1.42	Acres
Area to be roofed or paved	: 0.75	Acres
Area to be vegetatively stabilized	: 0.67	Acres
Total Cut	: 848	Cu. Yds.
Total Fill	: 0	Cu. Yds.

 Off-site waste/borrow area location: Contractor shall be responsible for removal of excess material to an area with an active and approved Sediment Control Plan.
- 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 DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

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

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted 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 seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

**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 ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted, 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 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

Approved: Howard County Dept. of Planning & Zoning

*[Signatures]* 7/8/98 Date

*[Signatures]* 7/21/98 Date

Chief, Development Engineering Div. MK Batts

Approved: Howard County Dept. of Planning & Zoning

*[Signatures]* 7/8/98 Date

*[Signatures]* 7/21/98 Date

Chief, Development Engineering Div. MK Batts

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-4-1 MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

PREPARED FOR: J.E.H. Property L.L.C. 42201 E147

Sediment Control Details

J.E.H. Property L.L.C. 6580 Meadowridge Road Elkridge, Maryland 21227 Attn: Ed Hamel Phone: (410) 979-0100

62nd Election District

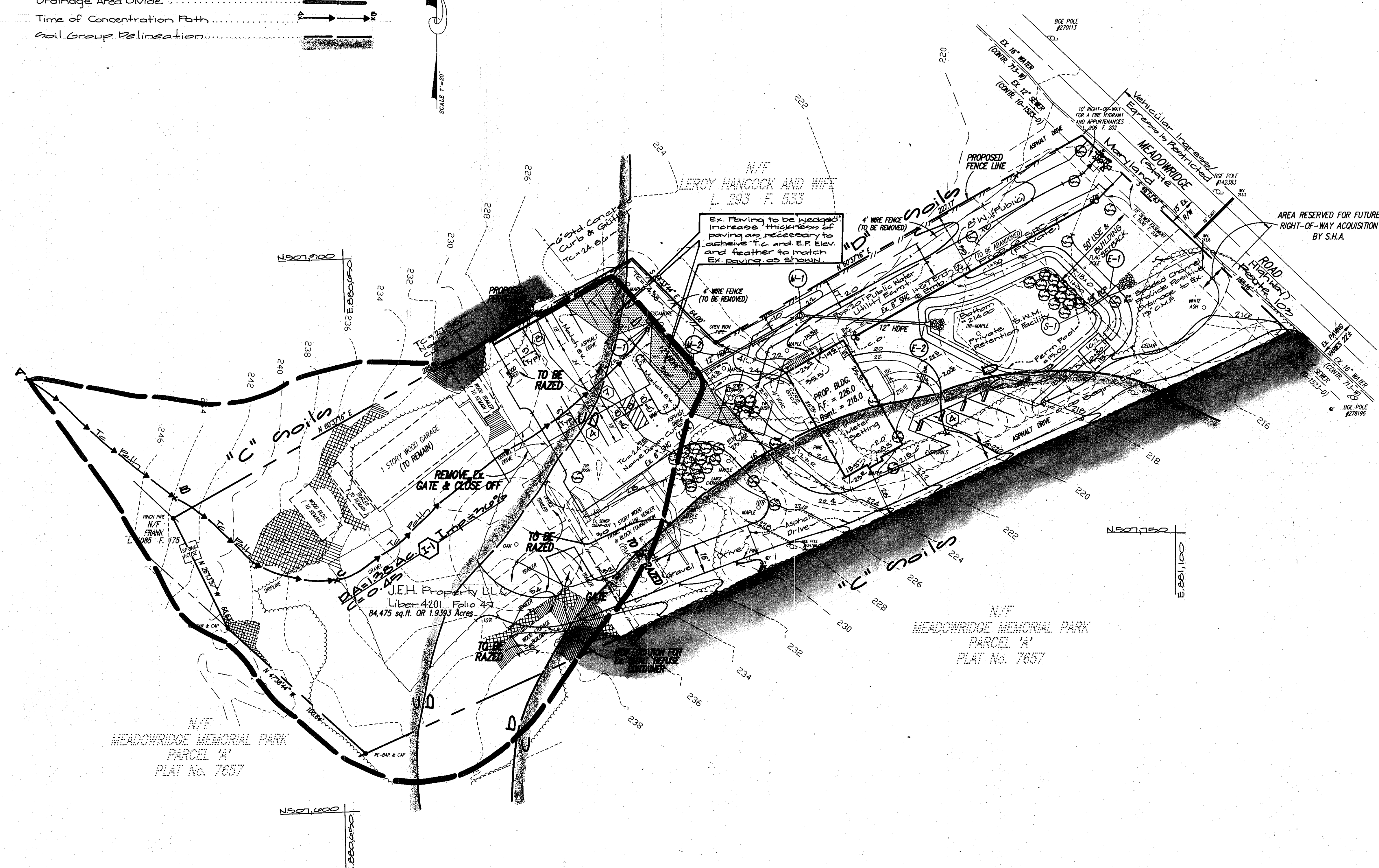
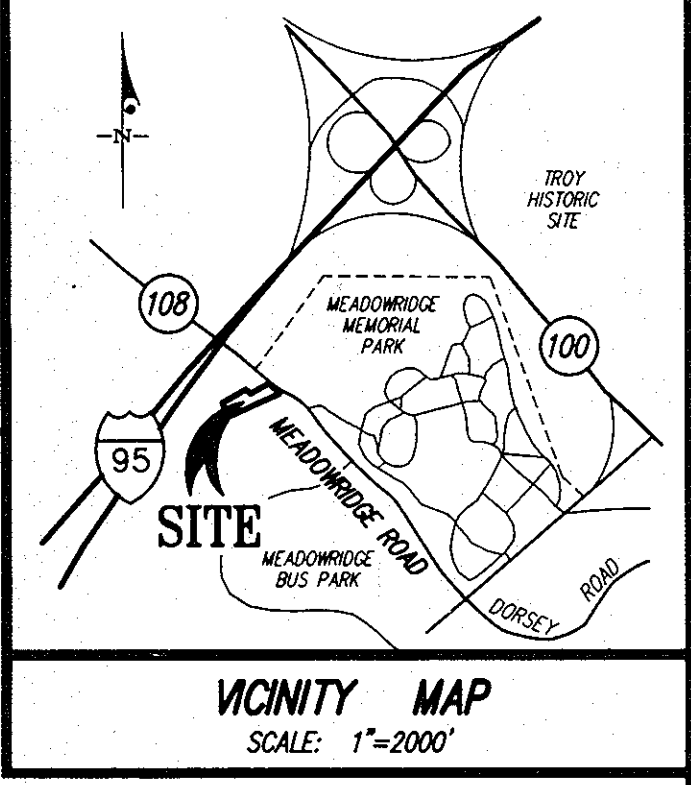
SCALE: \_\_\_\_\_ ZONING: M-1 G. L. W. FILE No. 97-132

DATE: JUNE 1998 TAX MAP No. 37 SHEET 3 of 8

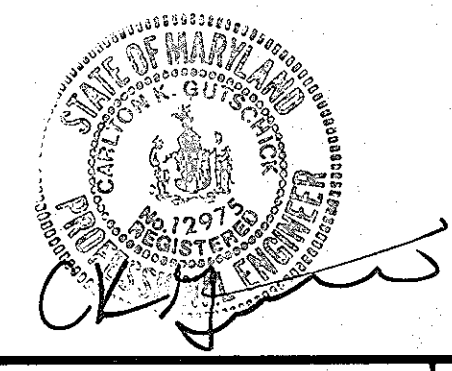
SDP 78-94

**Legend**

- Existing Contour .....
- Proposed Contour .....
- Existing Treeline .....
- Proposed Treeline .....
- Limit of Disturbance .....
- Area of Ex. Slope 15%-25% .....
- Area of Ex. Slope Greater than 25% .....
- Area of Ex. Paving to be Wedged .....
- Drainage Area Divide .....
- Time of Concentration Path .....
- Soil Group Delimitation .....



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 7/6/98  
 Chief, Division of Land Development and Research: *[Signature]* Date: 7/6/98  
 Chief, Development Engineering Division: *[Signature]* Date: 2/1/98



Owner:  
 J.E.H. Property LLC  
 L. 4201 F. 47

ADDRESS CHART	
WATER CODE: 801	SEWER CODE: 2153.000
PARCEL NUMBER: 278	STREET ADDRESS: 6586 Meadowridge Road Elkridge, Maryland 21227
SUBDIVISION NAME:	SECTION/AREA: PARCEL 278
PLAT: 7657	ZONE: M-1
TAX MAP: 27	BLOCK: 22
ELEC. DIST.: 1	CENSUS TRACT: 9012

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES:AAH DRN: MEO/CKO CHK:CKO

DATE	REVISION	BY	APPR.
11/2/98	rev. ex. bldg. to be partially razed/Rem. gen. notes & site analysis		

PREPARED FOR:  
 HAMEL COMMERCIAL, Inc.  
 6586 MEADOWRIDGE ROAD  
 ELKBRIDGE, MARYLAND 21227  
 ATTN: ED HAMEL  
 PHONE: (410) 979-0700

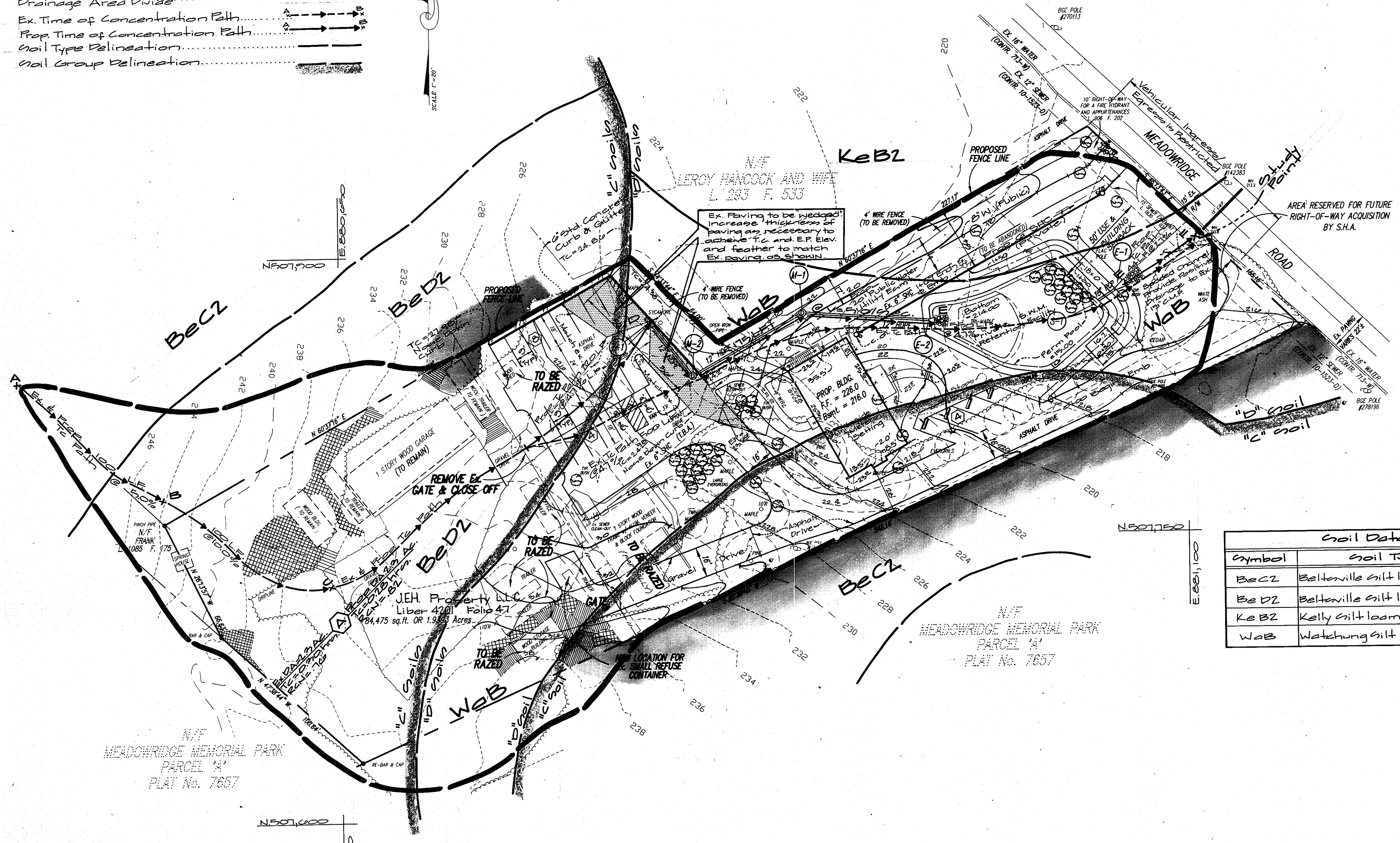
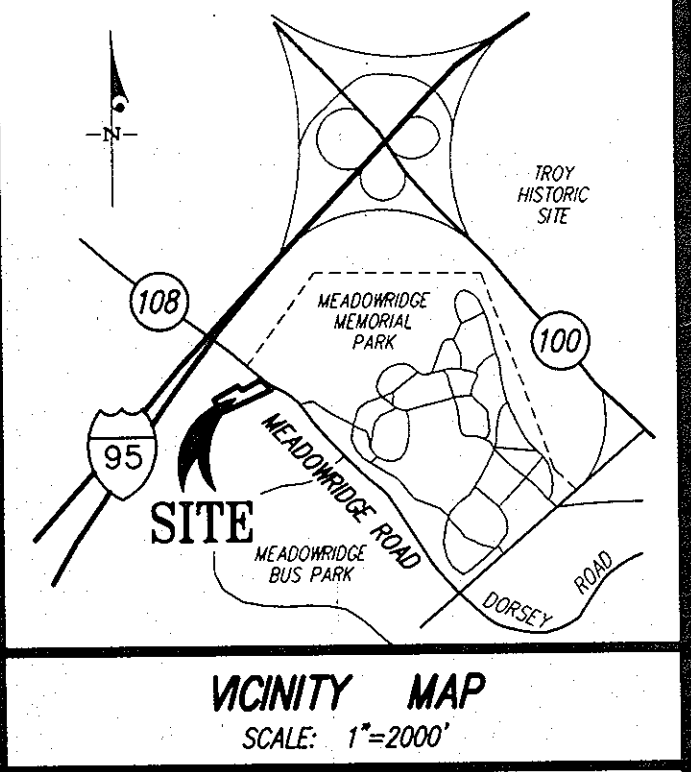
Drainage Area Map For Storm Drain  
**J.E.H. Property LLC.**  
 Liber: 4201 Folio: 47  
 1st ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	M-1	97-132
DATE	TAX MAP No.	SHEET
JUNE, 1998	27	4 of 8

SDP.98.94

**Legend**

- Existing Contour .....
- Proposed Contour .....
- Existing Treeline .....
- Proposed Treeline .....
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- Area of Ex. Slope 15%-25% .....
- Area of Ex. Slope Greater than 25% .....
- Area of Ex. Paving to be Wedged .....
- Drainage Area Divide .....
- Ex. Time of Concentration Path .....
- Prop. Time of Concentration Path .....
- Soil Type Relineation .....
- Soil Group Relineation .....



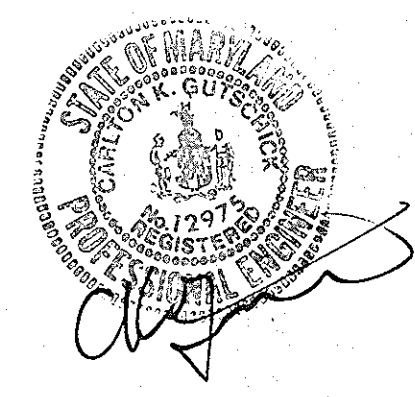
Symbol	Soil Type	Group	Hydric*
BeC2	Beltville silt loam, 5-10% slope	C	
BeD2	Beltville silt loam, 10-15% slope	C	
KeB2	Kelly silt loam, 3-8% slope	D	
WeB	Watchung silt loam, 3-8% slope	D	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*John S. Smith* 7/16/98  
Director Date

*Candy Hamstra* 7/16/98  
Chief, Division of Land Development and Research Date

*Mike Robinson* 7/16/98  
Chief, Development Engineering Division Date



Owner:  
J.E.H. Property L.L.C.  
L. 4201 F 47

ADDRESS CHART					
PARCEL NUMBER	STREET ADDRESS				
501	6586 Meadowridge Road Elkridge, Maryland 21227				
37B					
SUBDIVISION NAME:					
PLAT	SECTION/AREA				
---	37B				
CENSUS TRACT					
PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
---	M-1	37	22	1	6012

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APP'R.
11-2-02	Rev. ex. bldg. to be partially razed/rem. gen. notes & site analysis		

PREPARED FOR:  
HAMEL COMMERCIAL, Inc.  
6586 MEADOWRIDGE ROAD  
ELKBRIDGE, MARYLAND 21227  
ATTN: ED HAMEL  
PHONE: (410) 979-0700

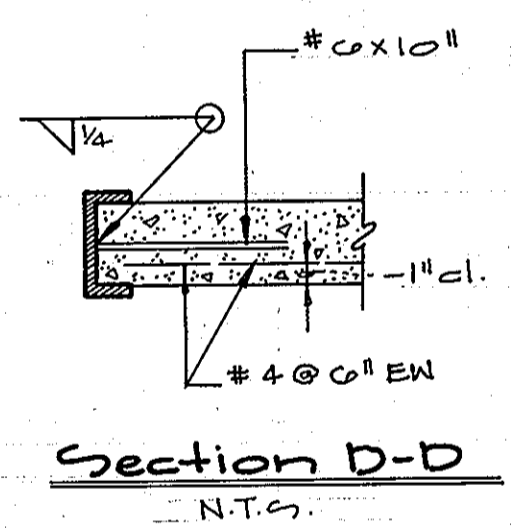
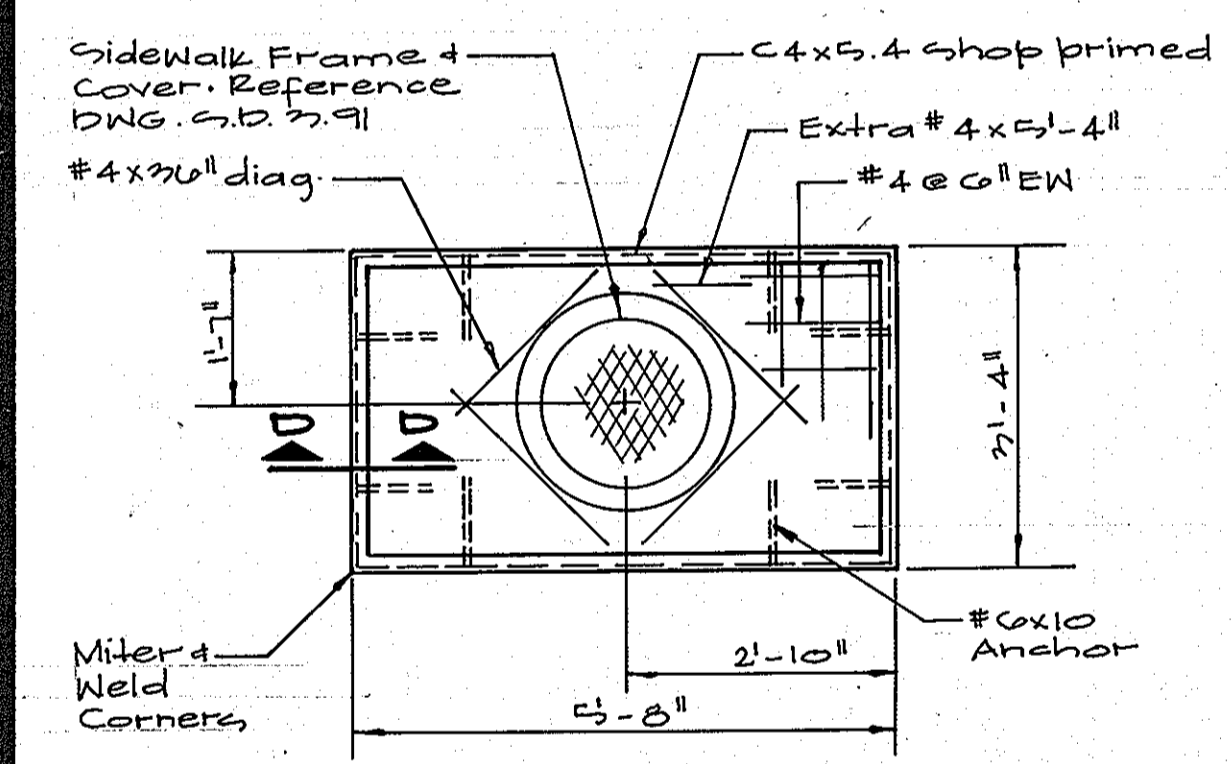
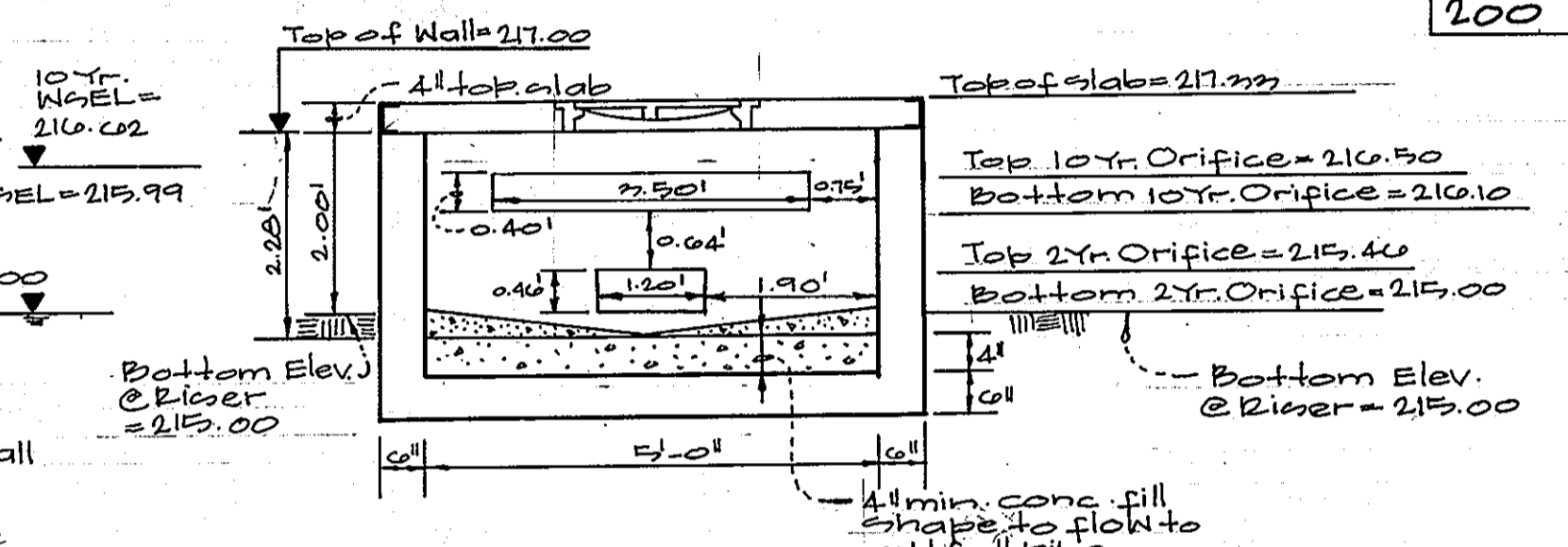
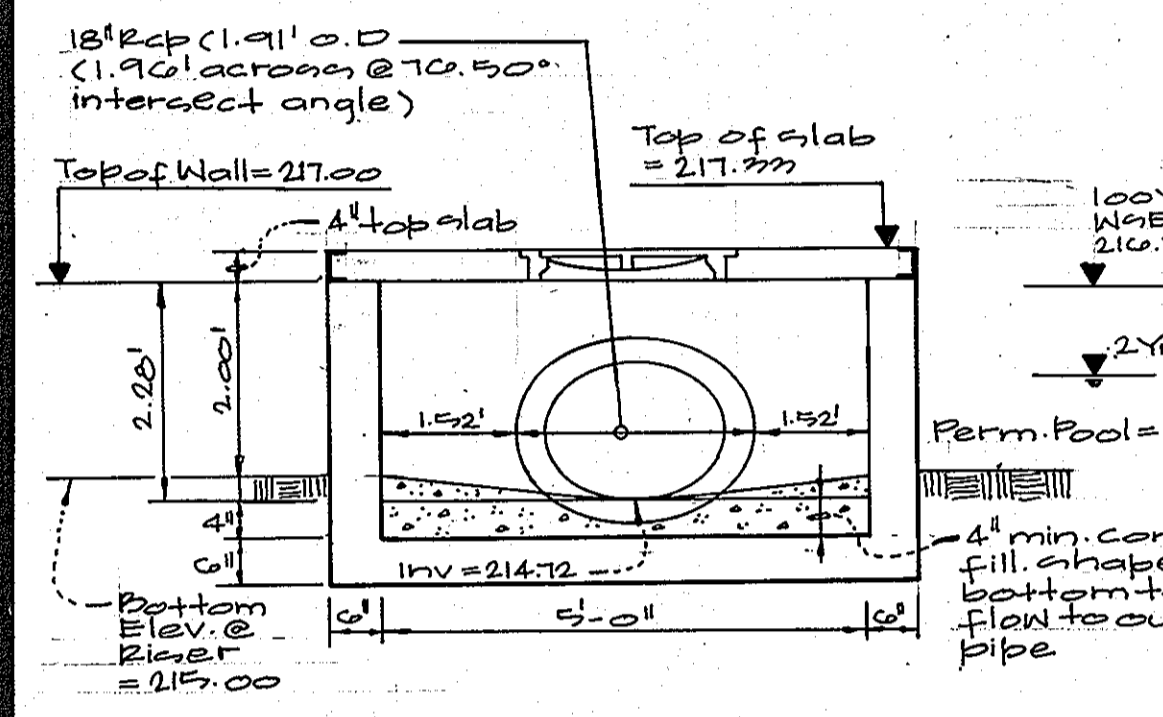
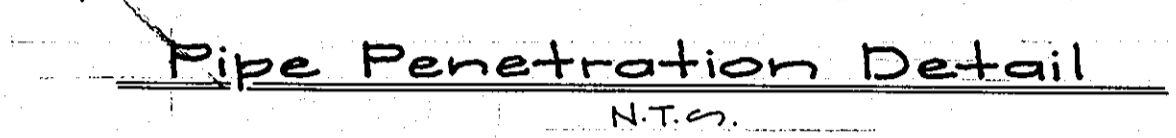
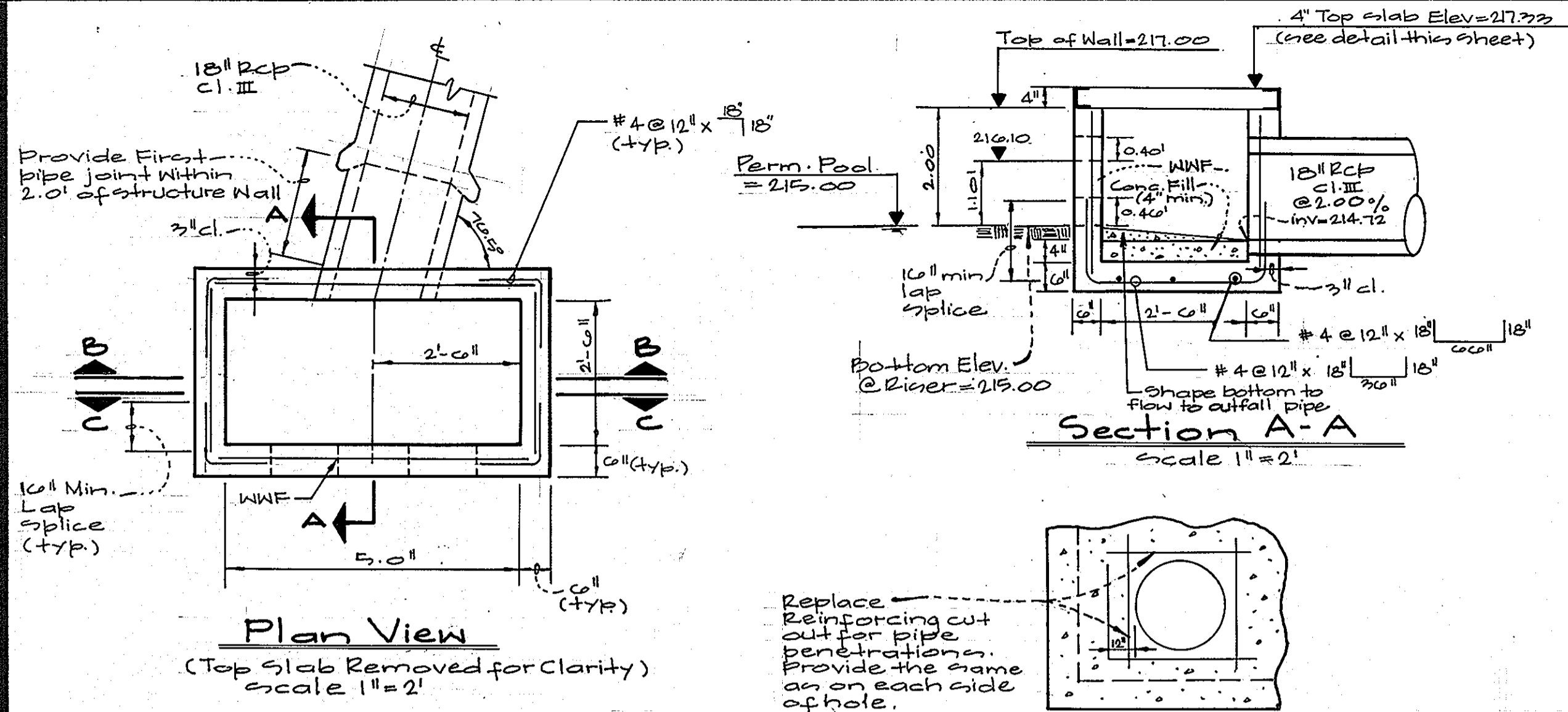
Drainage Area Map For Stormwater Management

**J.E.H. Property L.L.C.**  
Liber 4201 Folio 47

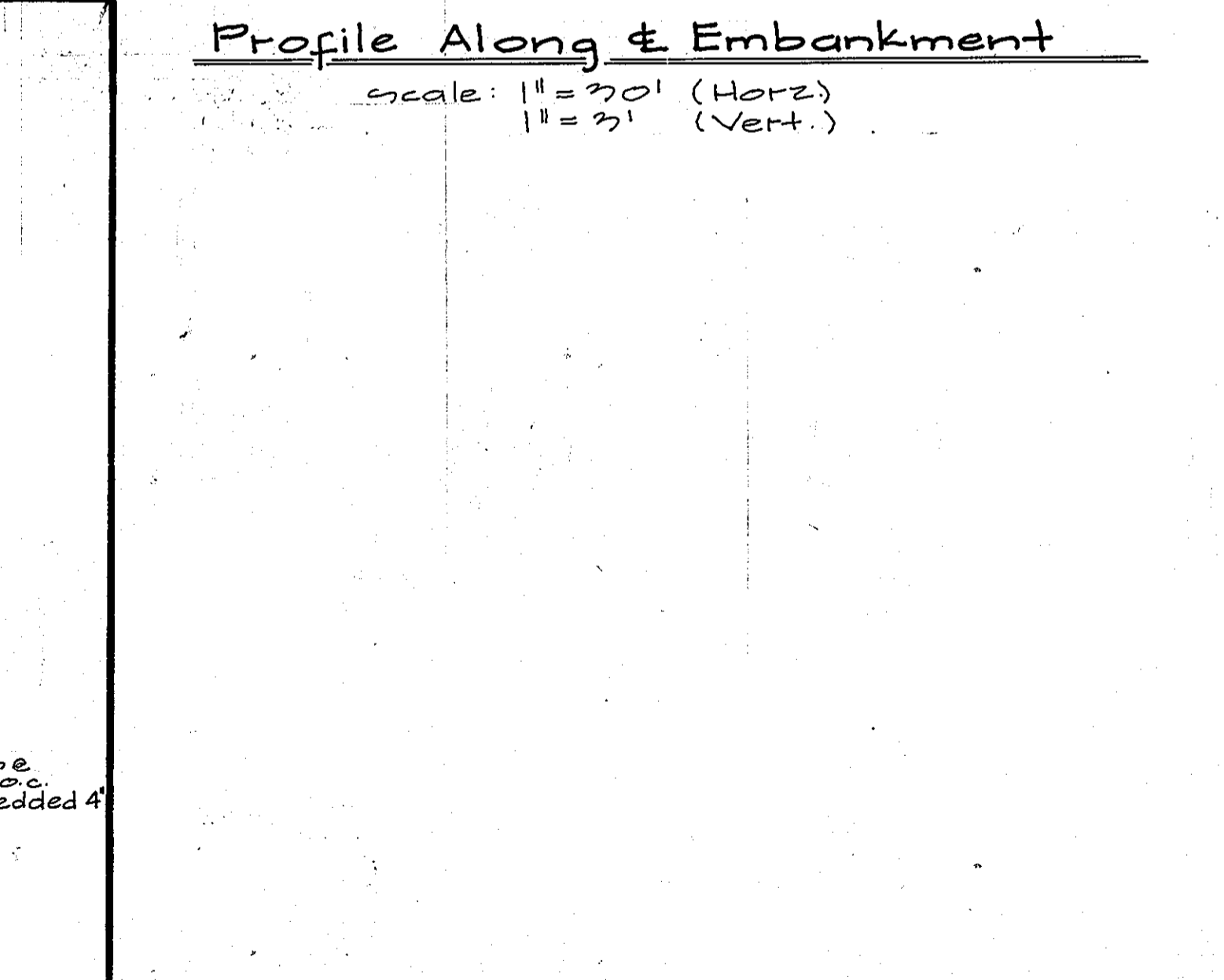
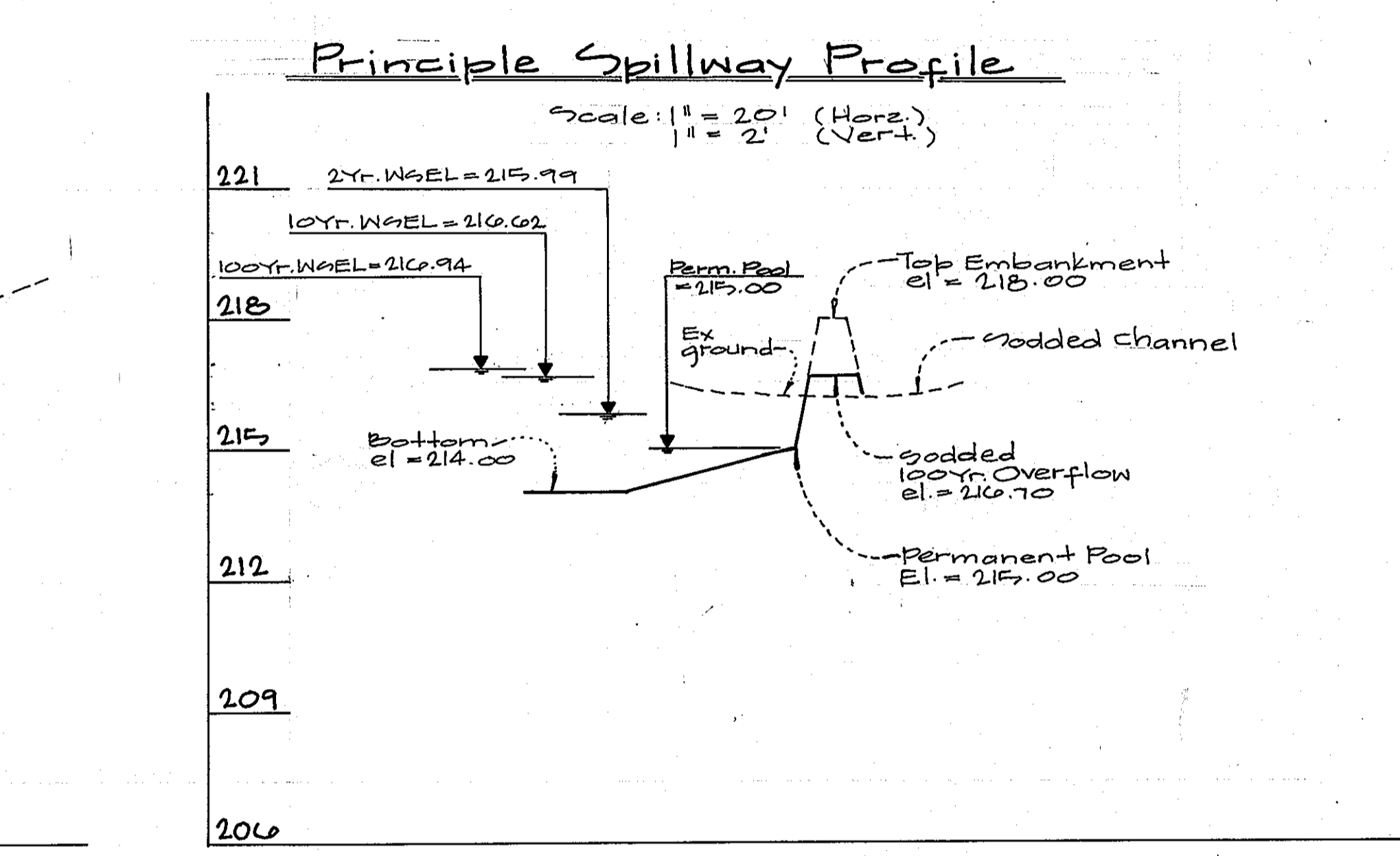
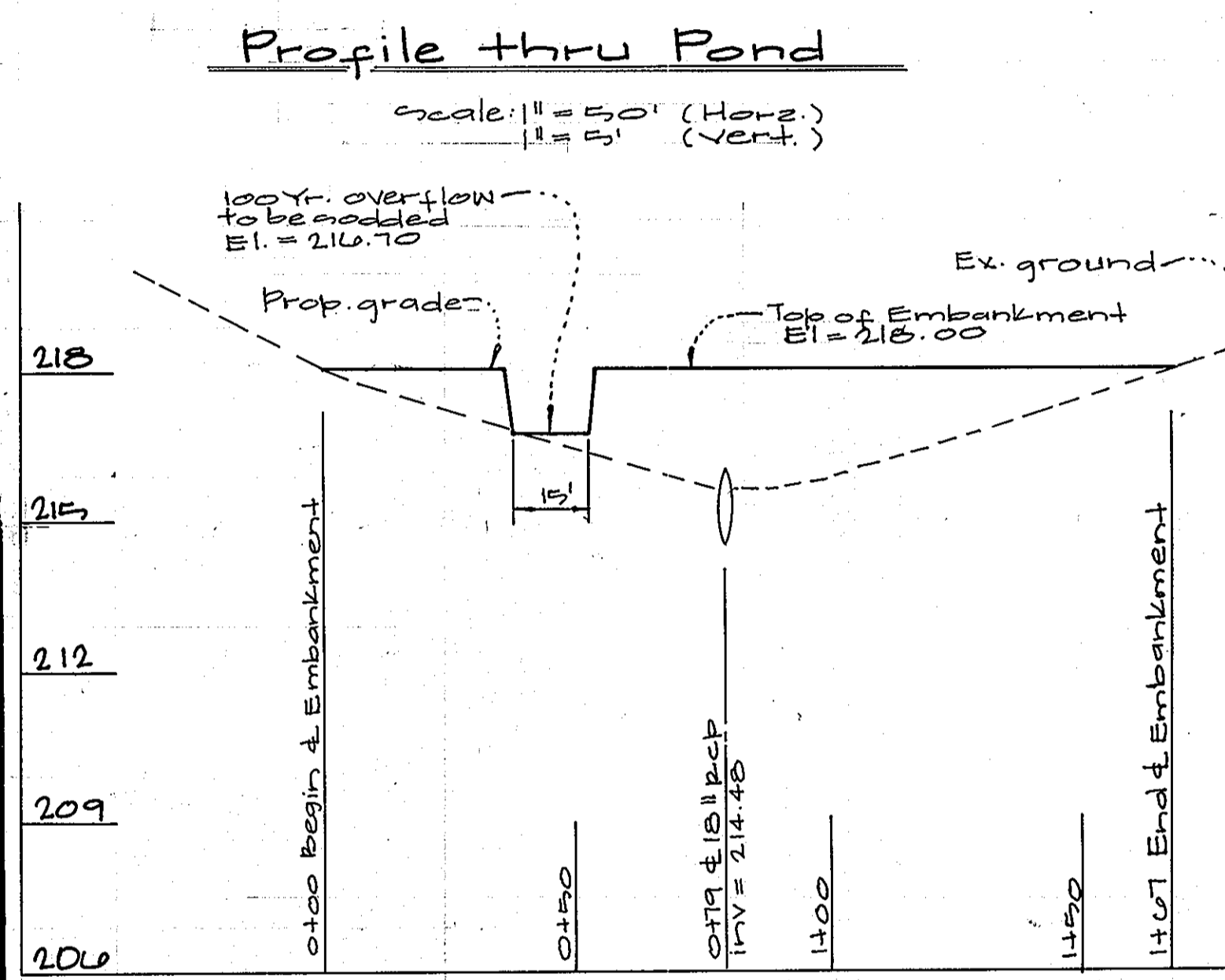
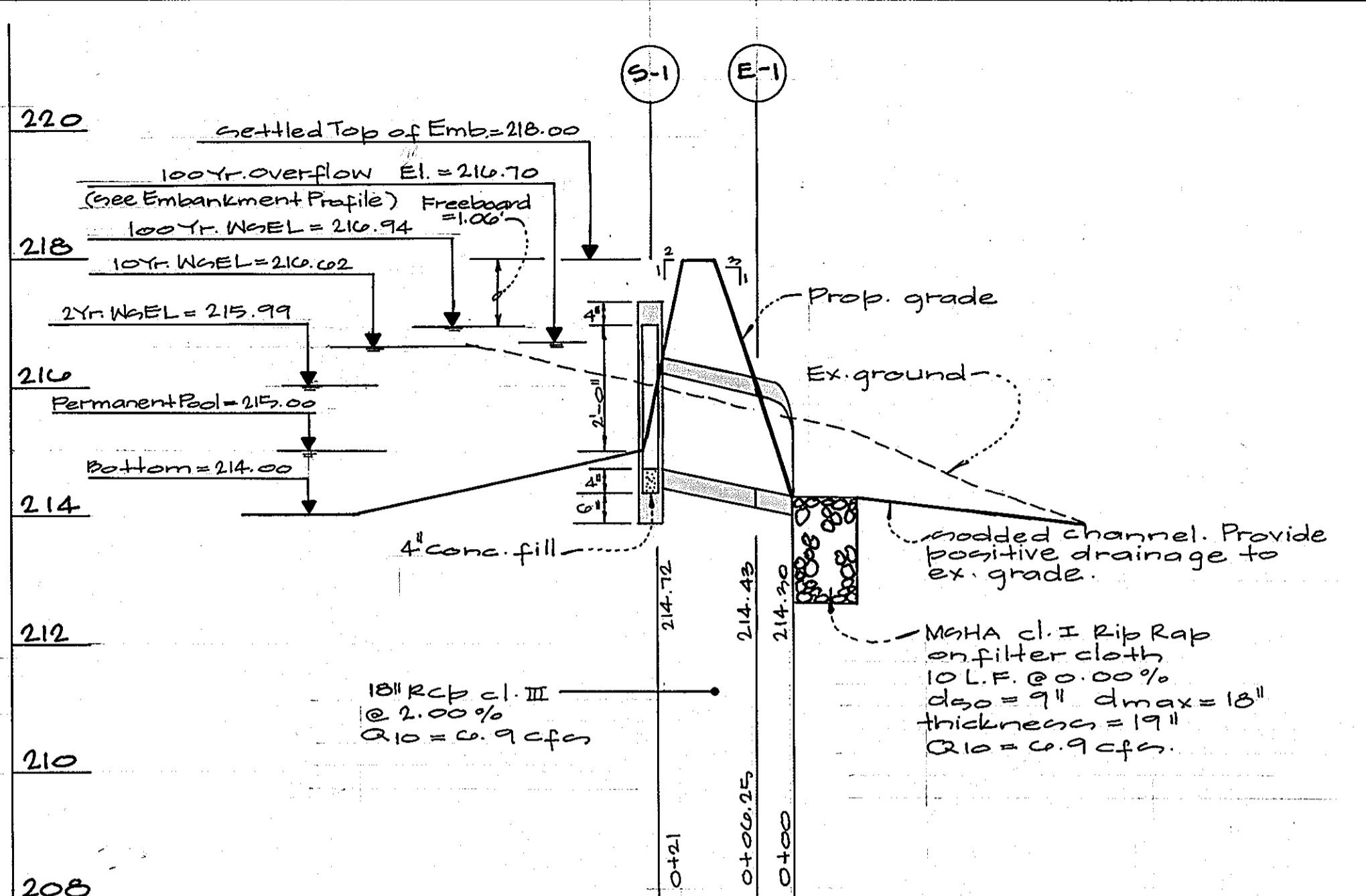
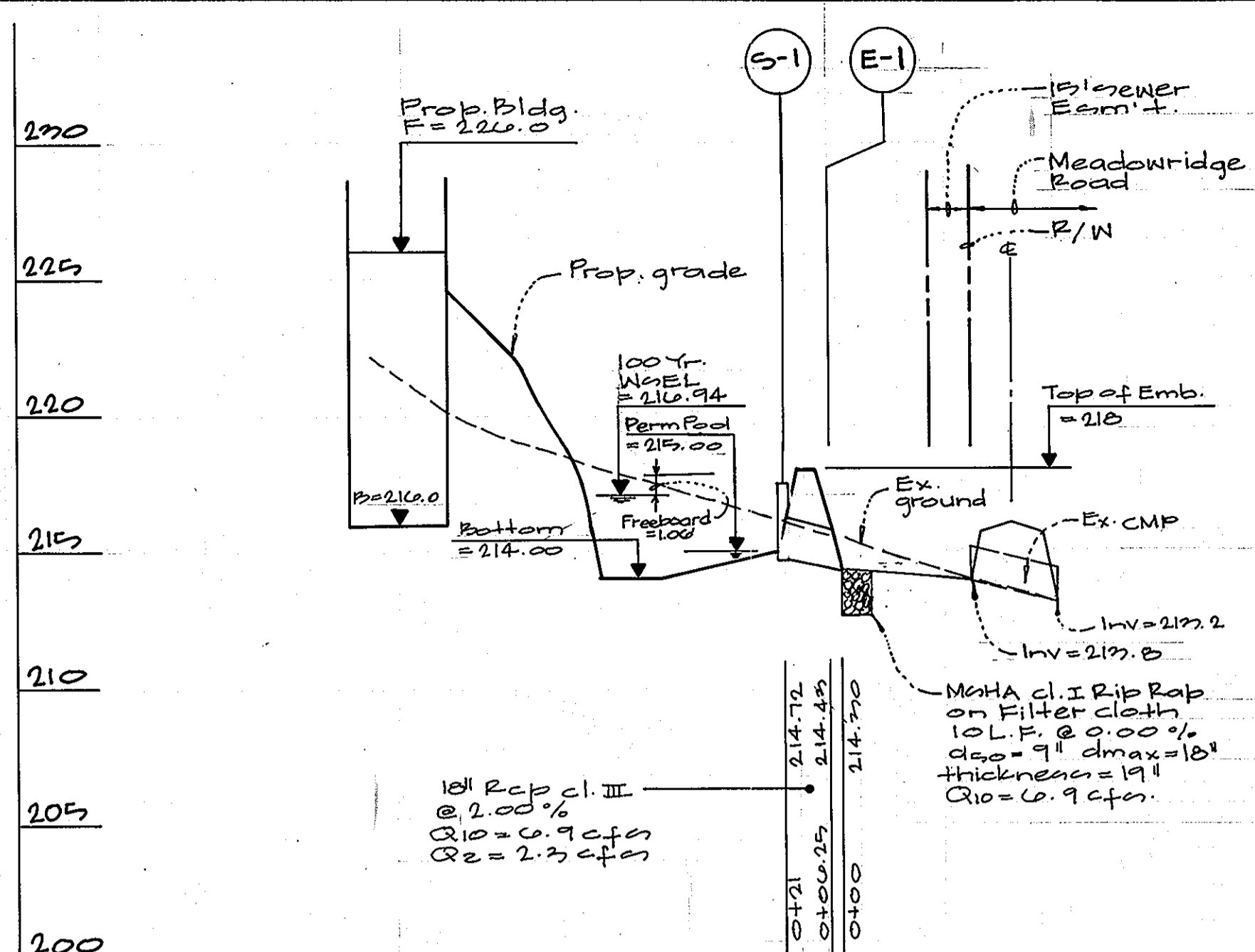
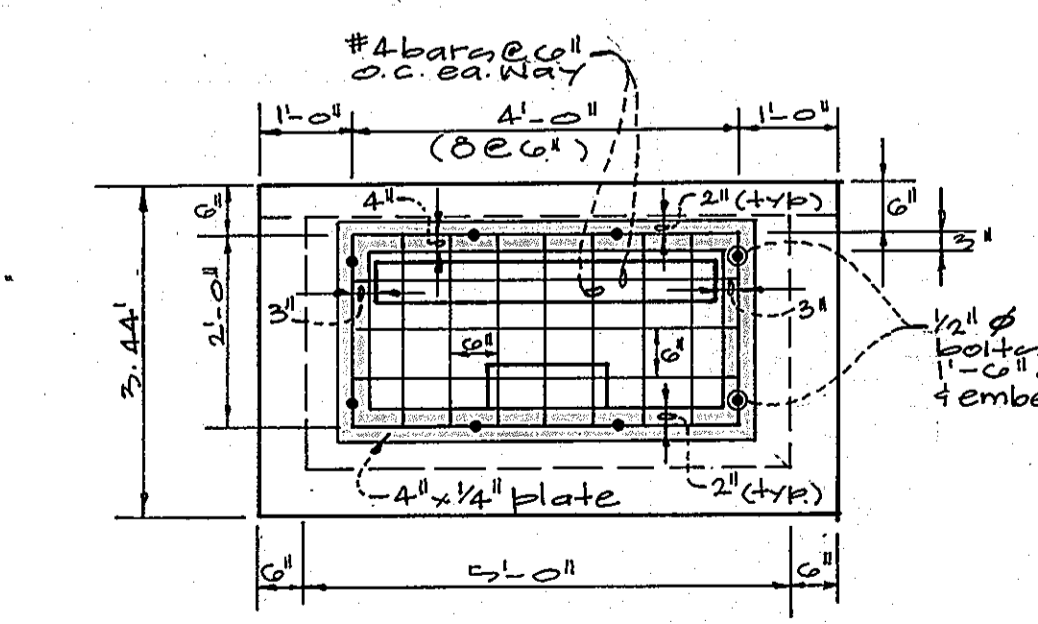
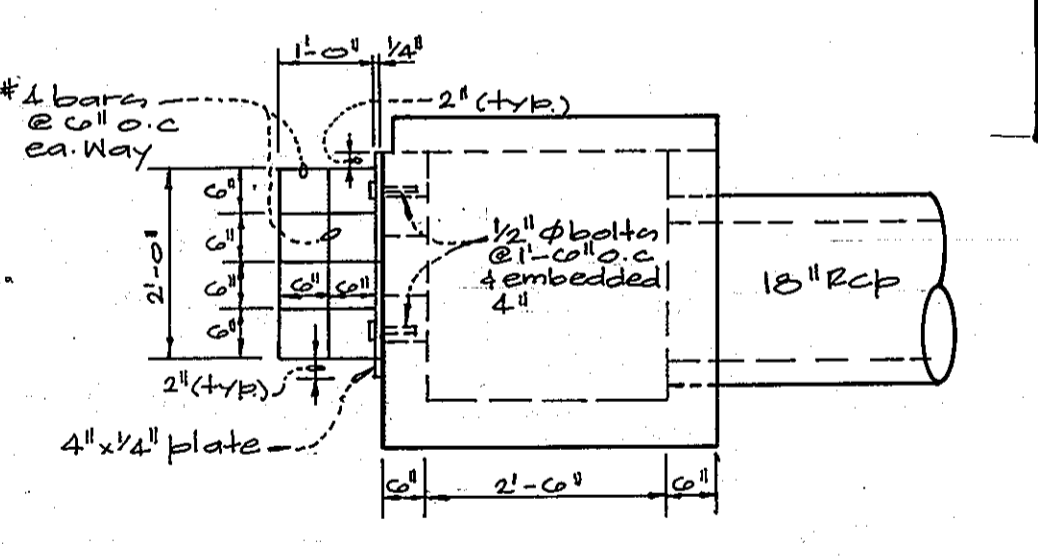
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	M-1	97-132
DATE	TAX MAP No.	SHEET
JUNE, 1998	37	5 of 8

SDP 98.94



- Trash Rack Notes**
1. Trash Racks to be painted with 2 coats of battleship gray paint.
  2. Vertical bars shall be outside of horizontal bars.
  3. Trash rack to be securely bolted to riser structure with 1/2\"/>
  - 4. All rebar intersections to be spot welded.



**Riser Details**  
Scale: As Shown

**Trash Rack Details**  
Scale: 1\"/>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 7/8/98  
Date

*[Signature]* 7/2/98  
Date

*[Signature]* 7/1/98  
Date

Owner:  
J.E.H. Property LLC  
L 4201 F. 47

**GW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866  
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)860-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
Hamel Commercial, Inc.  
6750 Meadowridge Road  
Elkridge, Maryland 21227  
Attn: Ed Hamel  
Phone: (410)779-6700

Stormwater Management Details & Profiles

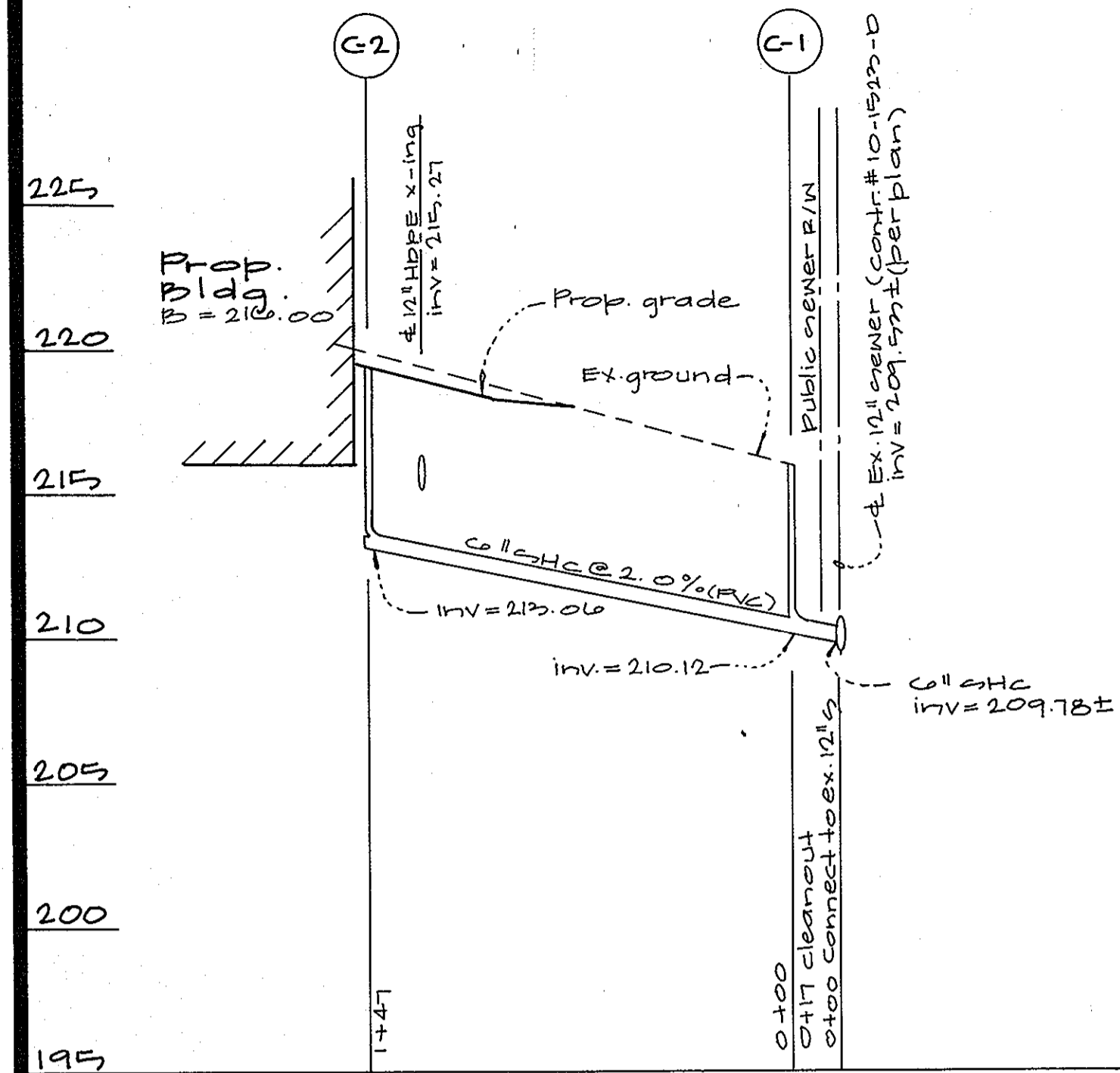
**J.E.H. Property L.L.C.**

Liber: 4201 Folio: 47

1st Election District  
Howard County, Maryland

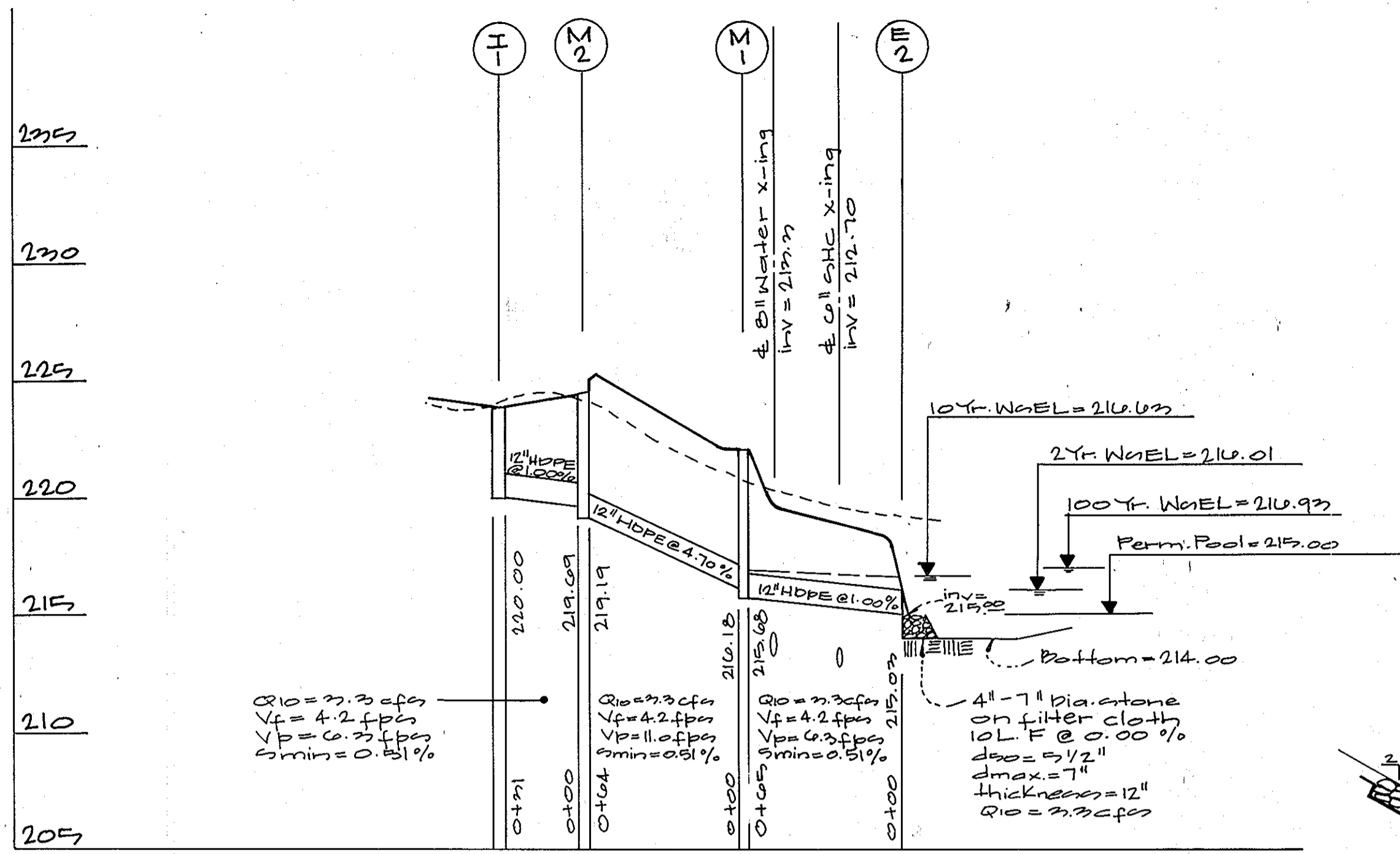
DES.:	SCALE	ZONING	G.L.W. FILE NO.
GAH	As shown	M-1	97132
DRN.:	DATE	TAX MAP No.	SHEET
GT	JUNE 1998	37	6 of 8
CHK.:	DATE	TAX MAP No.	SHEET
CKG	JUNE 1998	37	6 of 8

SDP9894



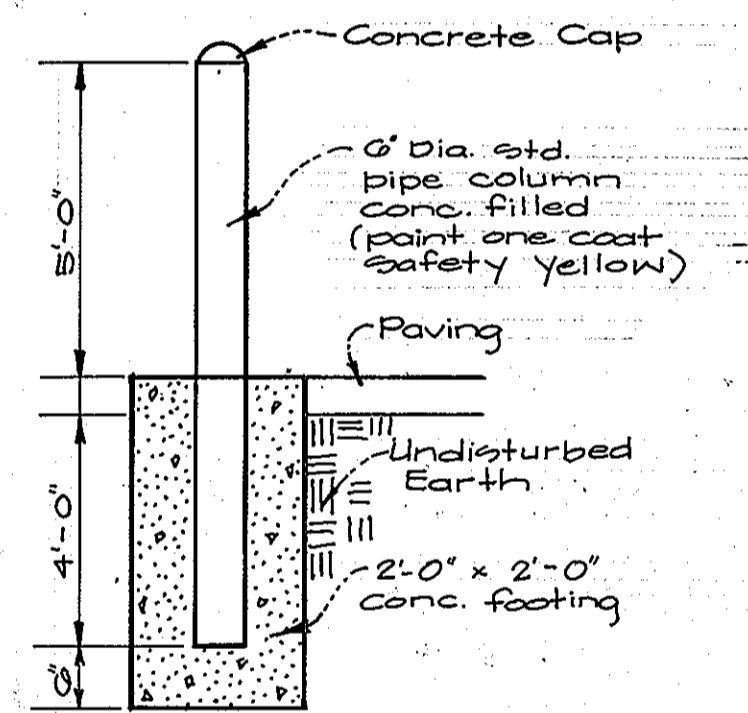
6" Sewer House Conn. Profile

Scale: 1" = 50' (Horz.)  
1" = 5' (Vert.)

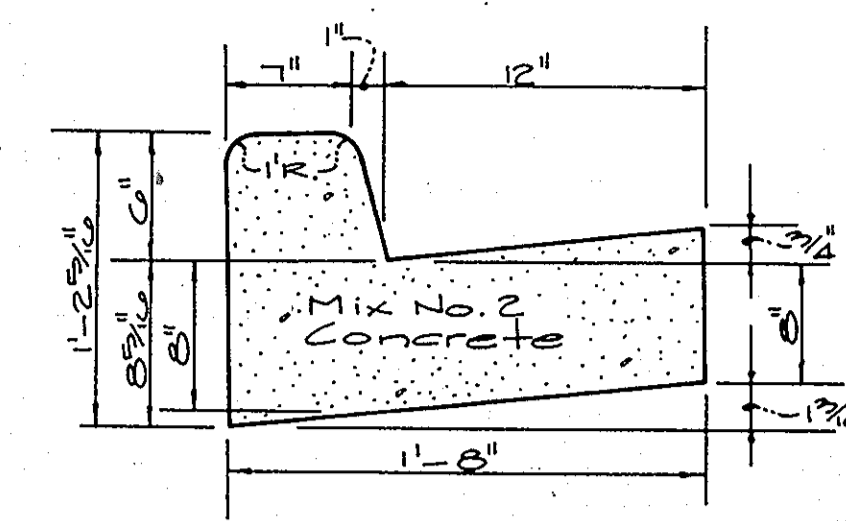


Storm Drain Profile

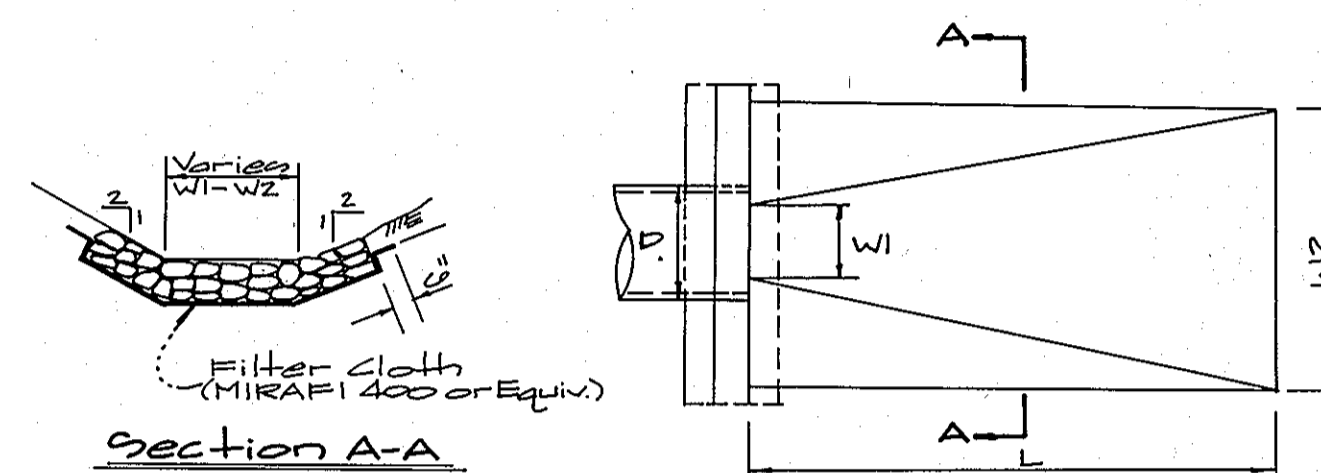
Scale: 1" = 50' (Horz.)  
1" = 5' (Vert.)



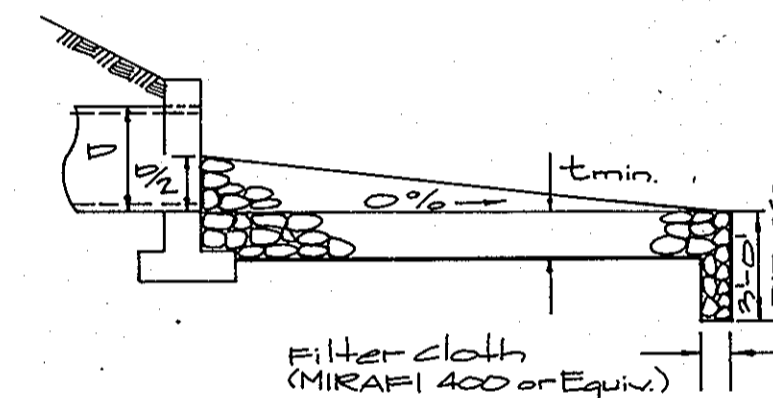
Bollard Detail  
N.T.S.



Standard 6" Combination Curb & Gutter  
N.T.S.



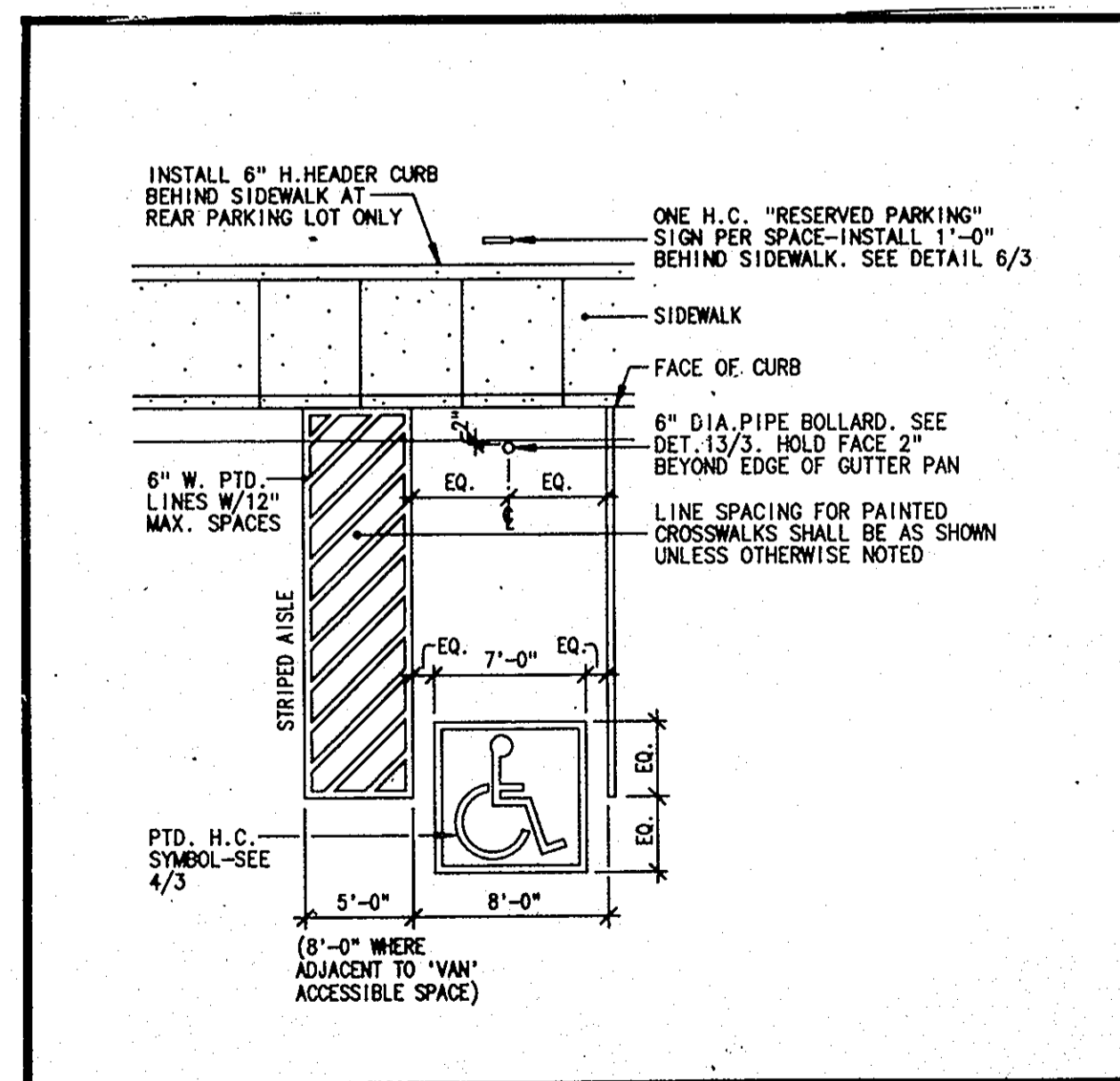
Section A-A



Rip-Rap Detail

Str.	D	L	W1	W2	Tmin	D50	Dmax.
E-1	18"	10'	18"	5.00'	10"	5"	18"
E-2	12"	10'	12"	5.00'	12"	5 1/2"	7"

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS TRAVELWAYS FOR APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCK	1" BIT. CONC. SURFACE	1" BIT. CONC. SURFACE
		4" BIT. CONC. BASE	2" BIT. CONC. BASE
P-2	RESIDENTIAL ZONES LOCAL, CUL-DE-SAC STS. ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL LOTS TRAVELWAYS FOR APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY*	1 1/2" BIT. CONC. SURFACE	1 1/2" BIT. CONC. SURFACE
		5" BIT. CONC. BASE	2 1/2" BIT. CONC. BASE



ACCESSIBLE SPACE LAYOUT  
1" / 8"

No.	Type	Width	Top Elevation	Invert Elevation	Std. Detail	Location	Remarks
E-1	End Section	18"	214.40	214.00	602	6.5.1	See Plan
E-1	Top of 6"	5"	213.00	213.00	602	4.40	See Plan
E-2	End Section	12"	216.00	216.00	602	5.11	See Plan
M-1	End Section	4'-0"	221.40	216.18	602	5.11	See Plan
M-2	End Section	4'-0"	224.40	219.00	602	5.11	See Plan
I-1	End Section	6'-0"	224.00	220.00	602	4.95	See Plan
C-1	Cleanout	6"	215.00	215.00	602	2.22	See Plan
C-2	Cleanout	6"	219.00	219.00	602	2.22	See Plan

From	To	Size	Type	Length	Remarks
E-1	E-1	18"	Cl. III RCP	15'	
E-2	M-1	12"	HOPE	65'	Hancor "Hi-A"
M-1	M-2	12"	HOPE	64'	Hancor "Hi-A"
M-2	I-1	12"	HOPE	31'	Hancor "Hi-A"
E-1	C-1	6"	PVC	17'	
C-1	C-2	6"	PVC	147'	

Size	Type	Length
12"	HOPE	163'
18"	RCP Cl. III	21'
6"	PVC	164'
Total		348'

Remarks:  
\*1 With rubber gasketed joints  
HOPE=High Density Polyethylene Pipe  
CA=Corrugated Aluminum Pipe  
RCP=Reinforced Concrete Pipe  
HE RCP=Horizontal Elliptical Reinforced Concrete Pipe  
PPPP=Perforated Plastic Drain Pipe

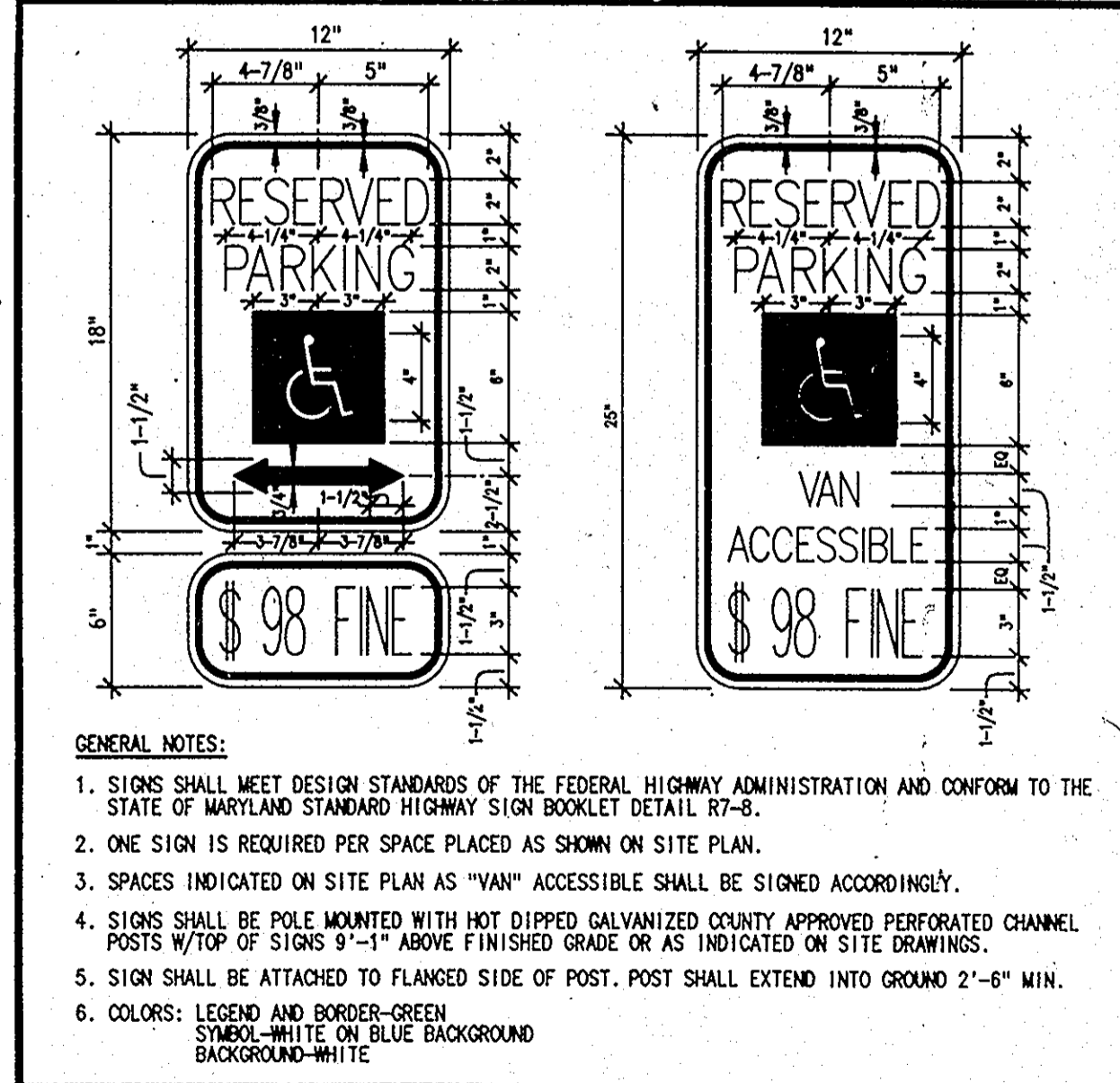
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* 7/16/98  
 Chief, Division of Land Development: *[Signature]* 7/2/98  
 Chief, Development Engineering Division: *[Signature]* 7/1/98



Owner:  
J.E.H. Property L.L.C.  
L: 4201 F: 47

PREPARED FOR:  
Hamel Commercial, Inc.  
6580 Meadowridge Road  
Elkridge, Maryland 21227  
Attn: Ed Hamel  
Phone: (410) 579-0100

Proprietor Schedule & Details  
 J.E.H. Property L.L.C.  
 Liber: 4201 Folio: 47  
 1st Election District



HANDICAP PARKING SIGNS DETAIL

DES.	SCALE	ZONING	G.L.W. FILE NO.
GAH	As shown	M-1	97132
DRN.	DATE	TAX MAP No.	SHEET
GT	JUNE 1998	37	7 of 8
CHK.	DATE	TAX MAP No.	SHEET
CLG	JUNE 1998	37	7 of 8

DATE	REVISION	BY	APP'R.

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet C-1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact architect if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plant list shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- Bonding or posting of other surety for required landscaping is mandatory. To obtain a release of surety, a Landscape Architect or a professional qualified to prepare Landscape Plans must submit written certification to the Howard County Department of Planning and Zoning that healthy plant materials were properly installed in accordance with the Landscape Plan and that a 1-year guarantee has been executed. The 1-year guarantee shall ensure that survival or replacement of all required plant materials for 1-year from the date on the Landscape Certification.
- Landscape surety for required landscape material per Schedules "A", "B" and "D" in the total amount of \$2,100 for 15 shade trees and 0 evergreen trees, shall be provided in conjunction with the Developer's Agreement.

SWM POND PLANTING NOTES

- Upon conversion of sediment control trap to Stormwater Management Pond, the contractor shall remove any stones, debris, or construction material larger than two inches (2") in any dimension. The ponds shall be flooded and left undisturbed for a period of 10 days prior to planting.
- One ounce of 18-6-25 slow release fertilizer shall be incorporated into the soil for each plant at the time of planting.
- Soil shall be saturated with water during and after planting, or the planting area may be completely flooded at this time (wet planting). Planting soil shall be firmly pressed around each plant to prevent flotation.
- The source of all aquatic and emergent plants shall be approved by the owner or landscape architect prior to ordering. These plants shall be grown in pots (container specified) or nursery growing beds (bare root specified) for a minimum of 12 months prior to installation and shall have been wet cultivated during the entire period.
- All plant material shall be guaranteed for a period of one year after formal acceptance. Plants which have greater than 33% dieback or have not grown so as to emerge from the water surface, shall be replaced at the next planting season.
- Remove litter and debris as required during the first growing season and at the beginning of the second growing season.

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

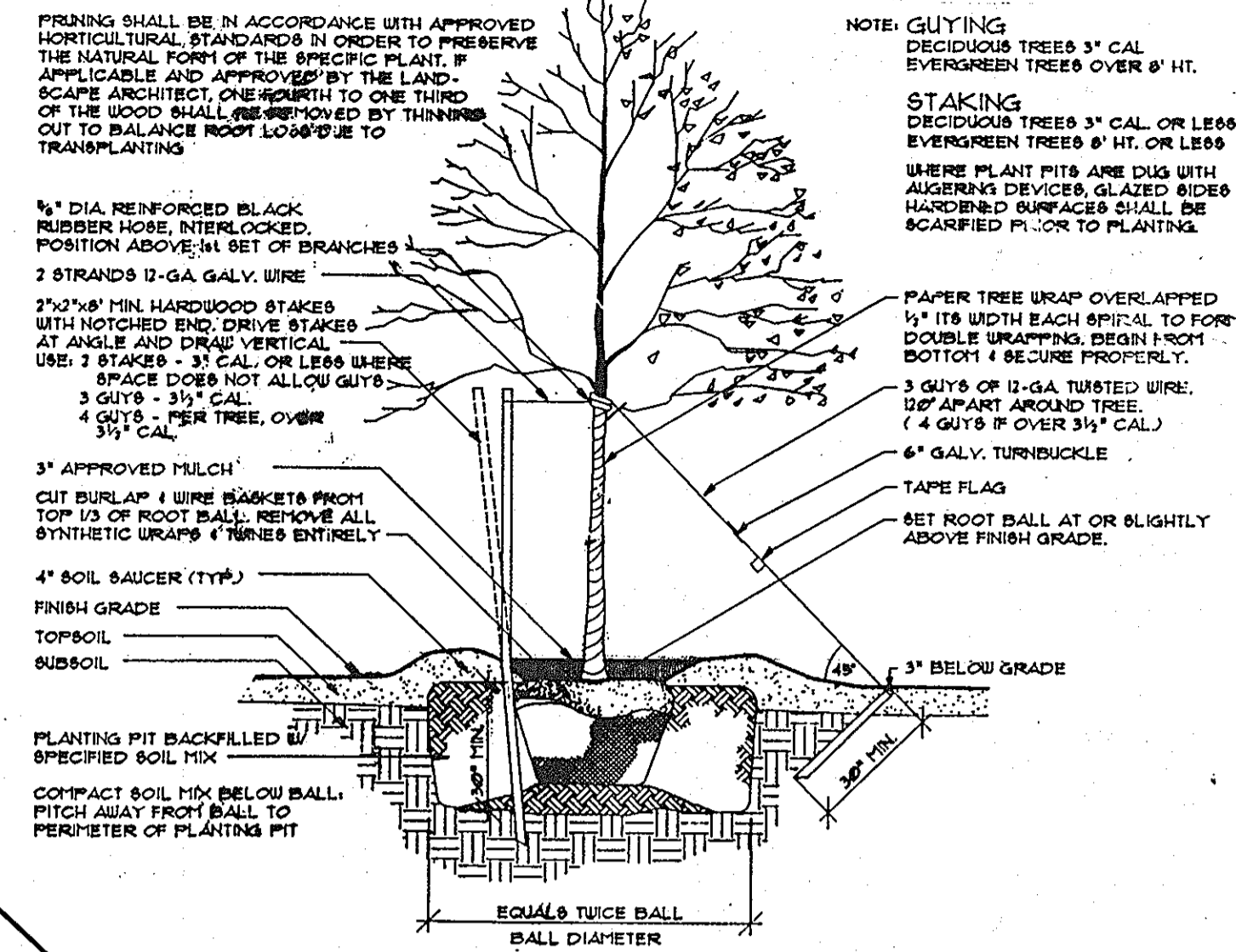
Name: *J. E. Hamel* Date: 6-22-98

FOREST CONSERVATION NARRATIVE

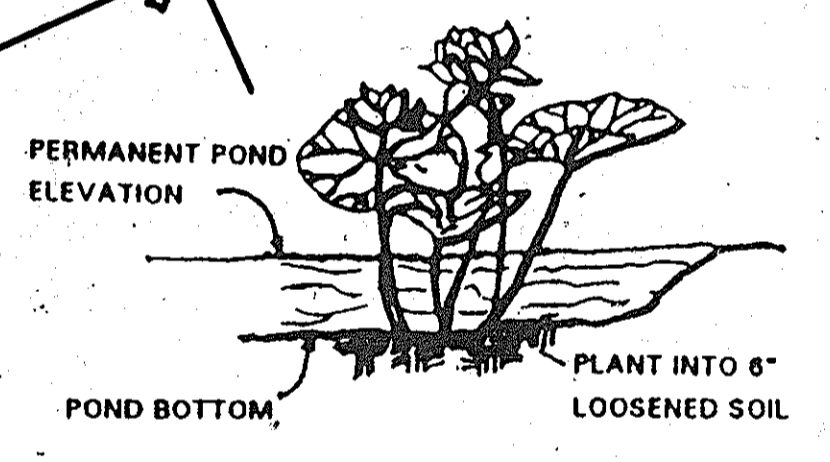
Throughout the site there are individual trees scattered among existing structures and improvements. These trees create the dripline shown; however, they are not a forest as defined by the Howard County Forest Conservation Manual. The development of this site involves the clearing of some of these individual trees and the razing of some of the existing structures and improvements.

The northwestern corner of the site contains less than 6,000 s.f. of a dripline from a forest on the adjacent properties. This corner of the site will not be disturbed by the development.

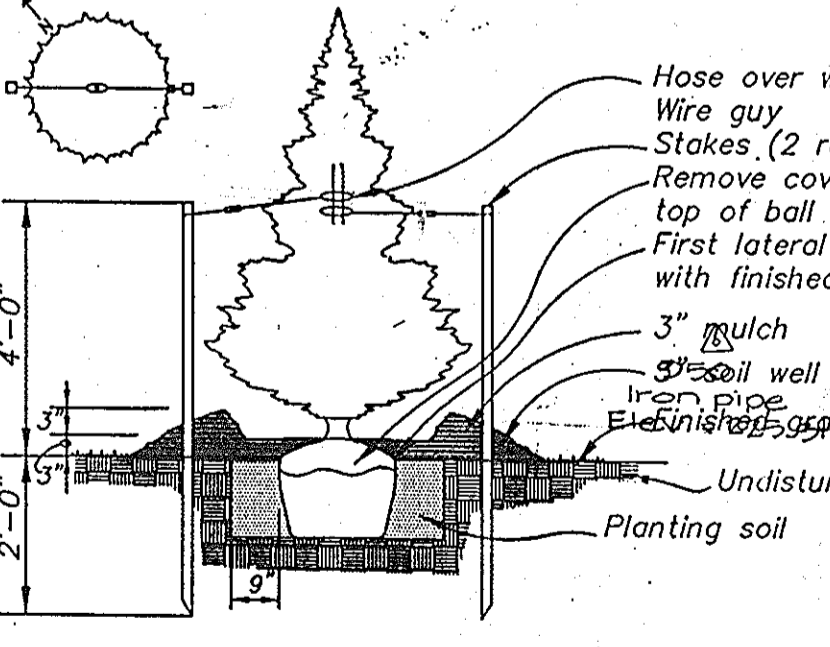
Forest conservation for this site development is by "DECLARATION OF INTENT".



TYPICAL DECIDUOUS TREE PLANTING & STAKING/GUYING



AQUATIC PLANTING DETAIL



Evergreen Planting Detail

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	B	A	A	C
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	110 LF	590		360
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	6 FT HIGH SOLID WOODEN FENCE	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2	10		100% CREDIT FOR FENCE
EVERGREEN TREES	0	0		
SHRUBS	0	0		
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	10		NONE
EVERGREEN TREES	0	0		
OTHER TREES (2:1 SUBSTITUTION)	0	0		
SHRUBS (10:1 SUBSTITUTION)	0	0		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

SCHEDULE A EQUIVALENT SHADE TREES FOR BONDING: 15 X 100 = 1,500

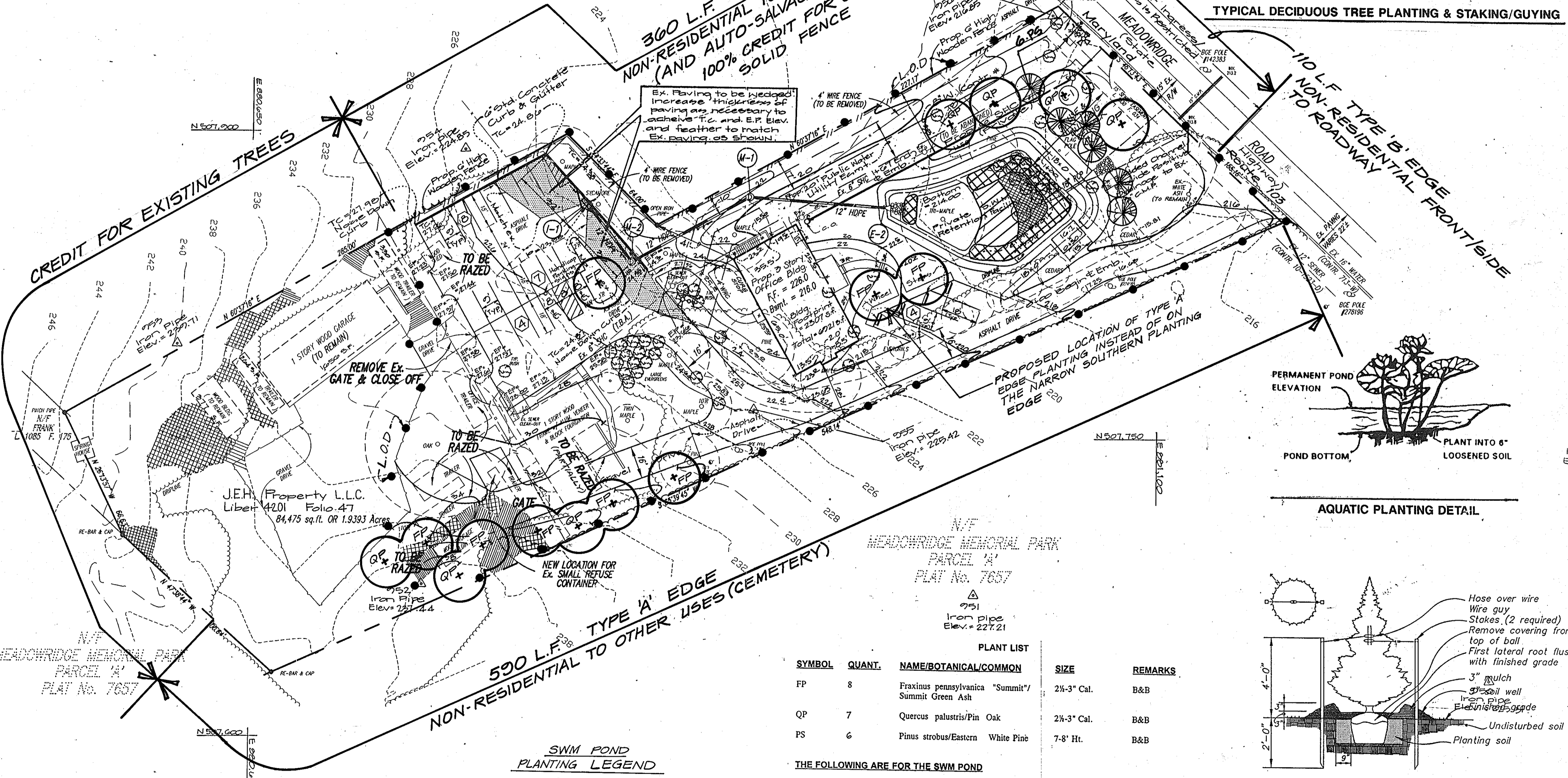
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	25
NUMBER OF ISLANDS REQUIRED @ 1/20 SP	1
NUMBER OF ISLANDS PROVIDED	1
SHADE TREES PROVIDED	1
OTHER SHADE TREES (2:1 SUBSTITUTION)	

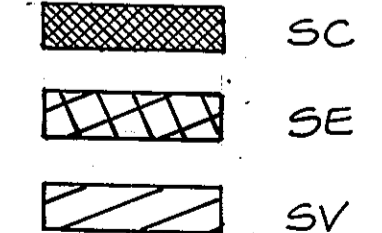
SCHEDULE B EQUIVALENT SHADE TREES FOR BONDING: 1 X 100 = 100

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	220'-10" (Overlap w/ Non-Res. to N.W. Corner) x 110'
Number of Trees Required (Type B)	
Shade Trees	2
Evergreen Trees	3
Credit for Existing Vegetation (No, Yes and %)	0
Credit for Other Landscaping (No, Yes and %)	0
Number of Trees Provided	
Shade Trees	2
Evergreen Trees	3
Other Trees (2:1 Substitution)	



SWM POND PLANTING LEGEND



SYMBOL	QUANT.	NAME/BOTANICAL COMMON	SIZE	REMARKS
FP	8	Fraxinus pennsylvanica "Summit"/Summit Green Ash	2 1/2"-3" Cal.	B&B
QP	7	Quercus palustris/Pin Oak	2 1/2"-3" Cal.	B&B
PS	6	Pinus strobus/Eastern White Pine	7-8" Ht.	B&B
SC	250	Saururus cernuus/Lizards Tail	B.R.	Plant @ 18" o.c. (Max.)
SE	600	Sparganium eurycarpum/Giant Bur-reed	B.R.	Plant @ 18" o.c. (Max.)
SV	340	Scirpus validus/Soft Stem Bullrush	B.R.	Plant @ 18" o.c. (Max.)

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 7/8/98  
 Chief, Division of Land Development: *[Signature]* Date: 7/8/98  
 Chief, Development Engineering Division: *[Signature]* Date: 7/8/98



Owner: J.E.H. Property L.L.C. L.42.01 F.47

GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 FAX: (301) 421-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES. BY: DRN. CHK. CHK.

DATE	REVISION	BY	APPR.
11-8-98	Rev. ex. bldg. to be partially raised		

PREPARED FOR: HAMEL COMMERCIAL, Inc. 6586 MEADOWRIDGE ROAD ELKRUNGE, MARYLAND 21227 ATTN: ED HAMEL PHONE: (410) 370-2700

LANDSCAPE PLAN, NOTES AND DETAILS  
 J.E.H. Property L.L.C.  
 1st ELECTION DISTRICT LIBER 42.01 FOLIO 47 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. REC. No.
1"=30'	M-1	97-132
DATE	TAX MAP No.	SHEET
JUNE, 1998	37	8 of 8