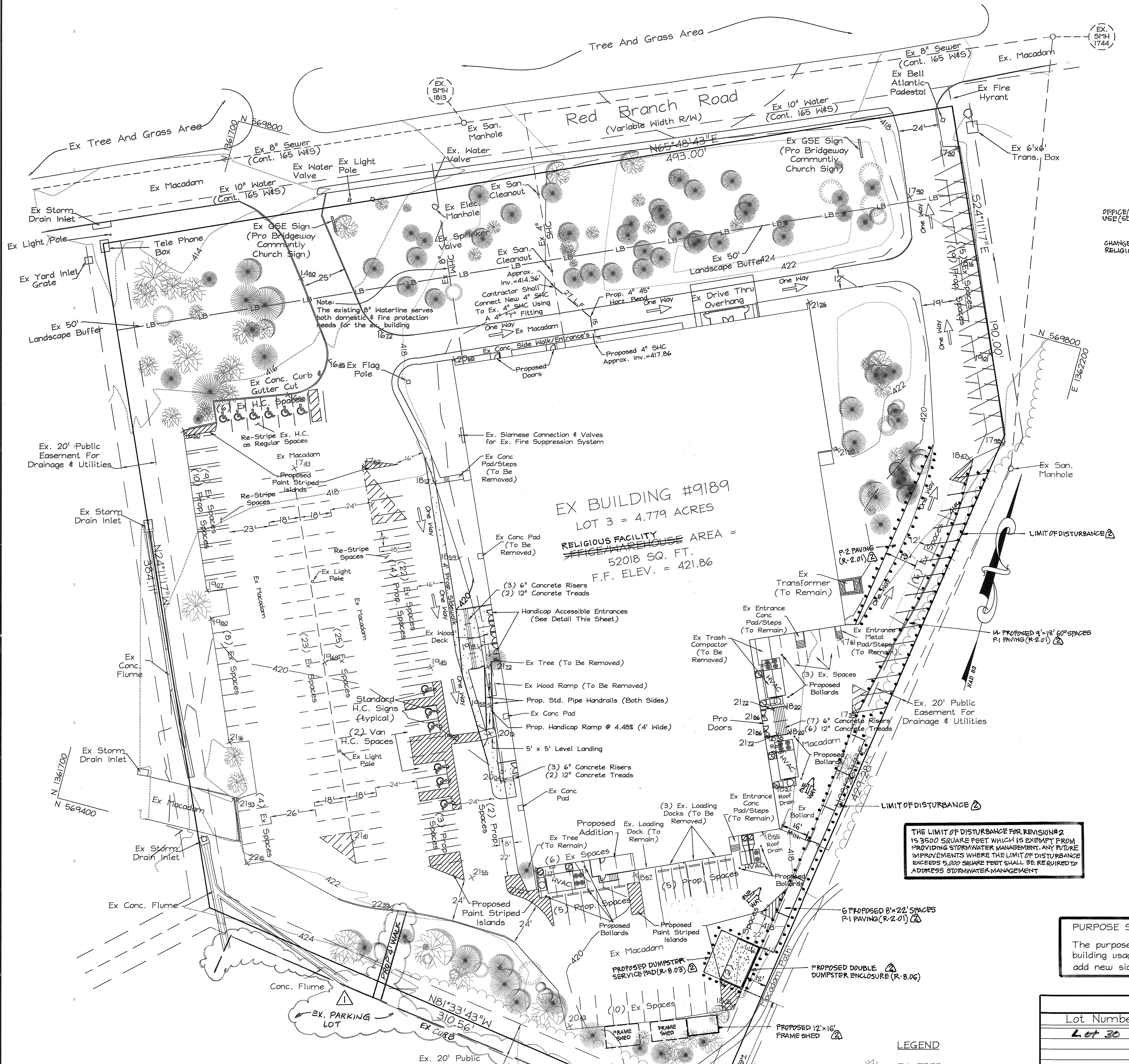


THE LIMIT OF DISTURBANCE FOR REVISION #2 IS 3500 SQUARE FEET WHICH IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE IMPROVEMENTS WHERE THE LIMIT OF DISTURBANCE EXCEEDS 5,000 SQUARE FEET SHALL BE REQUIRED TO ADDRESS STORMWATER MANAGEMENT

LEGEND

- EX. TREE
- PROPOSED PAINT STRIPING
- PROPOSED PARKING SPACE
- EXISTING PARKING SPACE
- EXISTING CONTOUR
- SITE BOUNDARY
- LIMIT OF DISTURBANCE(REVISION#2)

8/6/07
SEALED FOR REV. #1 ONLY
RICHARDSON ENGINEERING,LLC

REVISION #2 ONLY 8/21/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — 6/28/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 6/28/06 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 6/15/06 DATE

GENERAL NOTES

1. Site Analysis Data:
   a. Total project Area: 4.779+- Acres (208,173 sq. ft.)
   b. Area of Plan Submission: 4.779+- Acres (208,173 sq. ft.)
   c. Limit of Disturbed Area: 3,530 s.f. (0.081 Ac.)
   d. Present Zoning: New Town-Industrial
   e. Proposed Site and Structure Use: Existing Bldg-proposed interior renovations to convert building into a religious facility. The "main assembly area" will have non-fixed seats and will encompass a total area of 11,165 s.f.. (Section 133.D.7.H.)
   f. Building Floor Space:
      1.) Existing one story building = 52,018 s.f.
      2.) Proposed one story building = 52,264 s.f. (proposed 246 s.f. building addition)
   g. Total Number of Units Allowed: one (1) commercial building
   h. Total Number of Proposed Units: 1 Existing Building
      Maximum Number of Employees: 30
   j. Parking Required: **10 Spaces**/ 1000 s.f.(for **11,165 s.f. Main Assembly** area with non-fixed seats) = 112
   (2) k. Parking Provided Tabulation:
      OFFICE/WAREHOUSE USE(SDP-98-144) — 1.) Existing Regular Spaces: 135*
      Existing Handicap Spaces: 6
      Total Existing Spaces: 141
      * INCLUDES Δ LOADING SPACES
      CHANGE IN USE TO RELIGIOUS FACILITY — 2.) Proposed Regular Spaces: 146
      Proposed Handicap Spaces: 6
      Total Proposed Spaces: 152
      1 LOADING SPACE (NOT COUNTED AS REGULAR SPACE
      3.) REVISION #2
      REGULAR SPACES: 158
      HANDICAP SPACES: 6
      LOADING SPACES: 1
   l. Open Space: None required.
   m. Recreation Open Space: None required.
   n. Building Coverage of Site: 1.38+- Acres; 28.9% of gross site area.
   o. Applicable DPZ File References: FDP Phase 3, ORIP, Section 1, Lot 3, Recorded in Plat Book 11, Folio 59 to 61; F-66-37; SDP-98-141
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE MINOR EXTERIOR BUILDING ADDITIONS TO MEET THE NEEDS OF THE NEW BUILDING TENANT. THE PROPOSED BUILDING USEAGES ARE "RELIGIOUS ACTIVITIES" & OFFICES.
3. Property Tenant: Bridgeway Community Church
   5840 Banneker Road
   Columbia, Maryland 21044
   Phone: (410) 992-5832
4. Plat Reference: Plat Book 12, Page 65 , recorded on 3/14/67 among the Land Records of Howard County, Md.
5. Current Deed Reference: Liber 4881, Folio 409
6. There are no wetlands or forest on the subject property.
7. This property is exempt from the requirements of the Howard County Forest Conservation Manual in accordance with Section 16.1202(b) of the County Code.
8. There is no area of 100 year floodplain on the subject property per FIRM Map, community panel 240044 0028B.
9. Boundary information per record plat titled "Ammended Plat Section1, Oakland Ridge Industrial Park, Columbia, Sheet 1 of 1 " recorded among the Land Records of Howard County in Plat Book 12, Page 65. Boundary information field verified by LDE, Inc. in April, 1998.
10. Onsite topography shown hereon was field run by LDE, Inc. on April 15,1998. Control based on Maryland NAD83 horizontal and NAVD29 vertical datum from Howard County Control Stations 0006 and 30FA.
11. All construction shall be performed in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
12. Deviations from these plans and specifications without prior written consent of the civil engineer may cause the work to be unacceptable.
13. Adjustments to the sequence of construction shall be approved by the Howard County Department of Inspections, Licenses and Permits prior to such adjustments.
14. Approximate locations of existing utilities are shown. The contractor shall take all necessary precautions to protect existing utilities and maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractors expense.
15. All plan dimensions are to face of curb unless noted otherwise.
16. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
17. There may be additional utilities not shown on these plans. The engineer assumes no responsibility for locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer prior to the start of construction.
18. The contractor shall notify the following utilities or agencies at least five (5) working days before beginning construction:
    a) "Miss Utility" at 1-800-257-7777
    b) "BGE" at (410) 234-5691
    c) "Verizon" at (410) 393-3648
19. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete this project shall not relieve the contractor from his responsibility to perform such work.
20. The contractor shall obtain all necessary permits prior to beginning work.
21. The contractor shall contact the Howard County Department of Public Works Construction Inspection Division 24 hours prior to beginning construction at 410-313-1880.
22. Existing public water and sewer service shall be maintained.
23. Prior to the start of construction, contractor shall stakeout all construction and verify all offsets, setbacks and existing utility locations.
24. Stormwater management is not required for this project since the total disturbed area is less than 5,000 s.f..
25. Any damage to County Rights-of-Way or paved public roads shall be repaired immediately at the contractors expense in accordance with the Howard County Standards and Specifications.
26. All fill shall be rolled to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-180.
27. The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement.
28. See architectural plans for exact building dimensions.

PURPOSE STATEMENT:

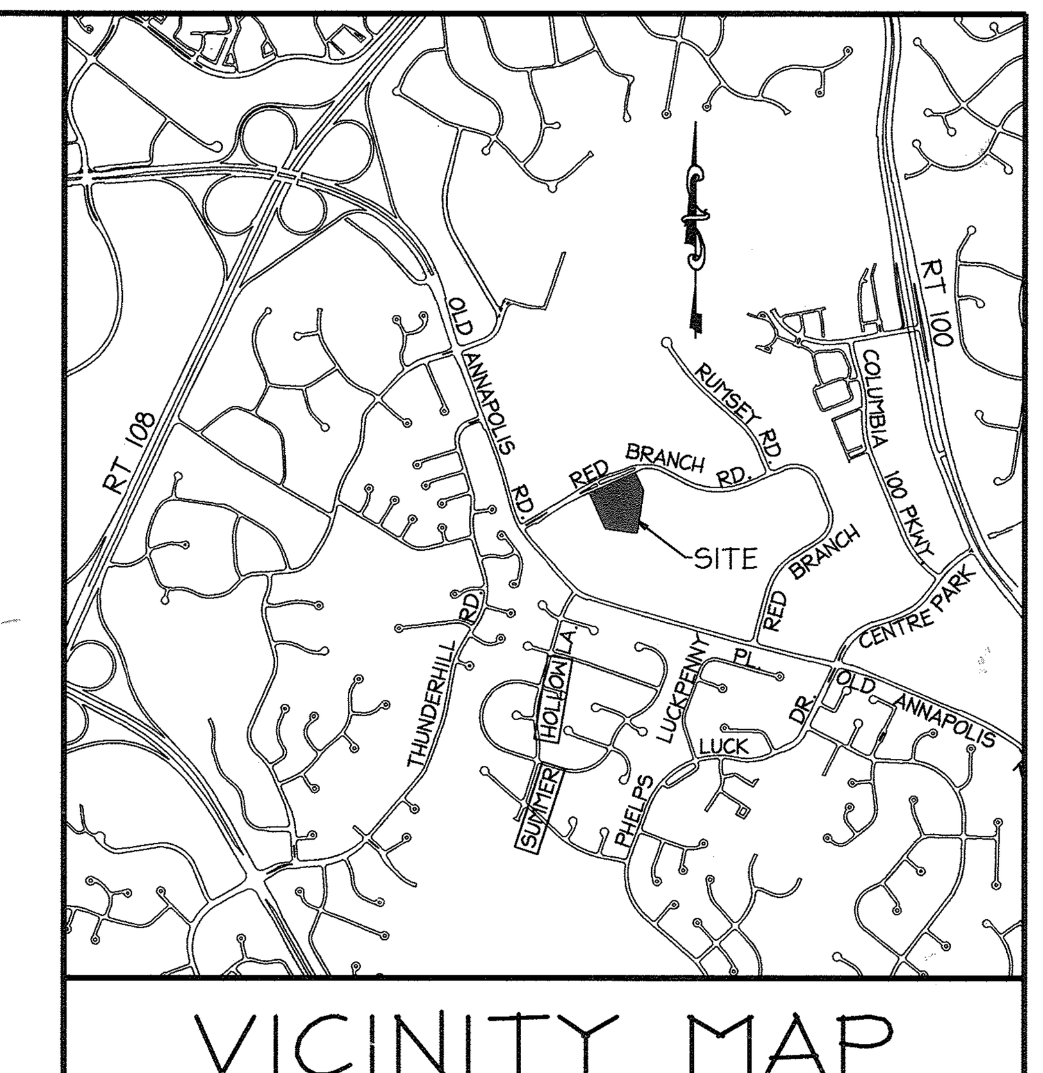
The purpose of this revised site development plan is to change the building usage, add small building additions, re-stripe the parking lot, add new sidewalks, entrance features, and handicap ramp.

ADDRESS CHART

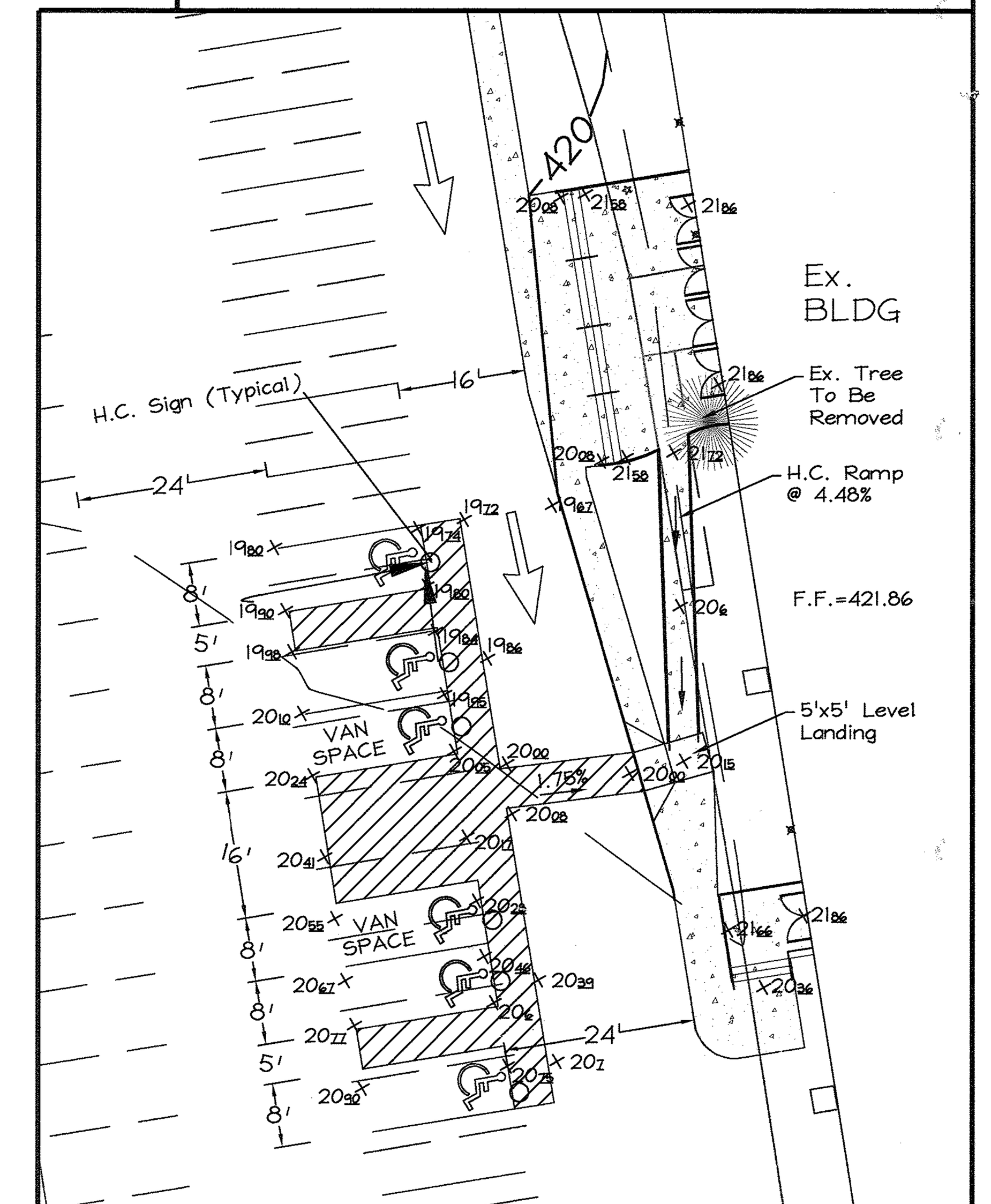
Lot Number	Street Address
Lot 30	9189 Red Branch Rd.

REVISIONS

No.	Date	Description
1	7/23/07	4' SIDEWALK TO LOT (6,7&8)
2	4/29/19	DUMPSTER ENCLOSURE, ADD SHEDS(2EX./1PROP.), SWM NOTE ADD 20 PARKING SPACES, PARKING TABULATION(NOTE 1.K.)



VICINITY MAP
Scale: 1" = 2000'



Handicap Accessible Route And Main Entrance Detail
Scale: 1"=20'

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER — May 10, 2006 DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THESE PLANS FOR SEDIMENT AND EROSION CONTROL REPRESENT 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.

STATE OF MARYLAND — SAMUEL W. CORRICE — No. 12483 — REGISTERED PROFESSIONAL ENGINEER

Samuel W Corrice
SIGNATURE OF ENGINEER — 5/23/06 DATE

Subdivision Name:	Sect/Area	Parcel/No.
Oakland Ridge Industrial Park	1/1	Lot3/Parcel239

Plat No.	Block No.	Zone	Tax Map No.	Election District	Census Tract
Book 12, Page 65	17	NT	30	2nd	6023.02

Water Code	Sewer Code
604	5657200

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070
(301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: S.D.H.
DRAWN: G.D.W.
CHECKED: S.W.C.
DATE: 4/2006

REVISED SITE DEVELOPMENT PLAN
Columbia
Oakland Ridge Industrial Park
Section 1 Lot 3
Tax Map 30, P/O Parcel 239, Grid 17
2nd Election District - Howard County, Maryland

Owner
GSEM, LLC
C/O Bently Forbes
10250 Constellation Blvd, Suite 2300
Las Angeles, CA 90067
Attn: C. Frederick Wehba II, President
310-282-8000

Developer
Bridgeway Community Church
5840 Banneker Road
Columbia, Maryland 21044
410-992-5832

SCALE: 1" = 30'
DRAWING: 1 OF 2
JOB NO.: 05-040
FILE NO.:

SDP-98-141

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section G) for permanent seeding, sod, temporary seeding, and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:

Total Area of Site	4.779	Acres
Area Disturbed	0.2158	Acres
Area to be roofed or paved	0.0895	Acres
Area to be vegetatively stabilized	0.1263	Acres
Total Cut	* 93	Cu. Yds.
Total Fill	19	Cu. Yds.
Offsite waste/borrow area location	* TO BE TRUCKED TO AN APPROVED SPOIL LOCATION.	

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:
1) PREFERRED — Apply 2 tons per acres dolomitic limestone (92 lbs/1000sq. ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000sq. ft.)
2) ACCEPTABLE — Apply 2 tons per acres dolomitic limestone (92 lbs/1000sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

SEEDING — For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre (1.4 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (.05 lbs/1000sq. 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.per acre Kentucky 31 Tall Fescue and mulch 2 tons / acre well anchored straw.

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

MAINTENANCE — Inspect all seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

SEEDBED PREPARATION: — Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: — Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000sq. ft.).

SEEDING — For periods March 1 thru April 30, and from August 15 thru October 15 seed with 2-12 bushels per acre of annual rye (3.2 lbs/1000sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs/1000sq. 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/1000sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000sq. ft.) for anchoring.

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

OPERATION AND MAINTENANCE SCHEDULE

Inspection Item	Inspection	Disposition
Debris Cleanout Inlets and outlets clear of debris? Filtration facility clear of debris?	Quarterly	Identify areas requiring cleanout and severity of buildup.
Vegetation Drainage area to facility stable? Area mowed, and clippings removed? Cover vegetation less than 18"?	Monthly during growing season, Quarterly during non-growing season.	Identify evidence of erosion, vegetation needing mowing, or unstabilized areas.
Filter Bed Chamber Evidence of filter bed surface clogging? Drainage area to facility clear of oil/grease sources? Sediment buildup on surface less than 1 inch?	Semi-annual	Identify clogged filter bed, source area contributions, and actions required.
Sedimentation Chamber Permanent pool wet? Evidence of leaking? Sediment buildup less than 12 inches?	Semi-annual	Identify leaking chamber and sediment level, specify actions required.
Structural Components Evidence of structure deterioration? Inlet grates, pipes, etc in good condition? Evidence of spalling or cracking of concrete?	Annual	Identify problems, specify actions required.
Outlets/Overflow Spillway Evidence of clogging of outlet pipe? Evidence of downstream erosion? Evidence of underdrain piping failure?	Annual	Identify problems, specify actions required.

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 concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. 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.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.

II. 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

I. 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 section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay Loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 11/2" in diameter.
ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/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.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
b. Organic content of topsoil shall be not less than 1.5 percent by weight.
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization —Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.
iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
iv. 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.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet,

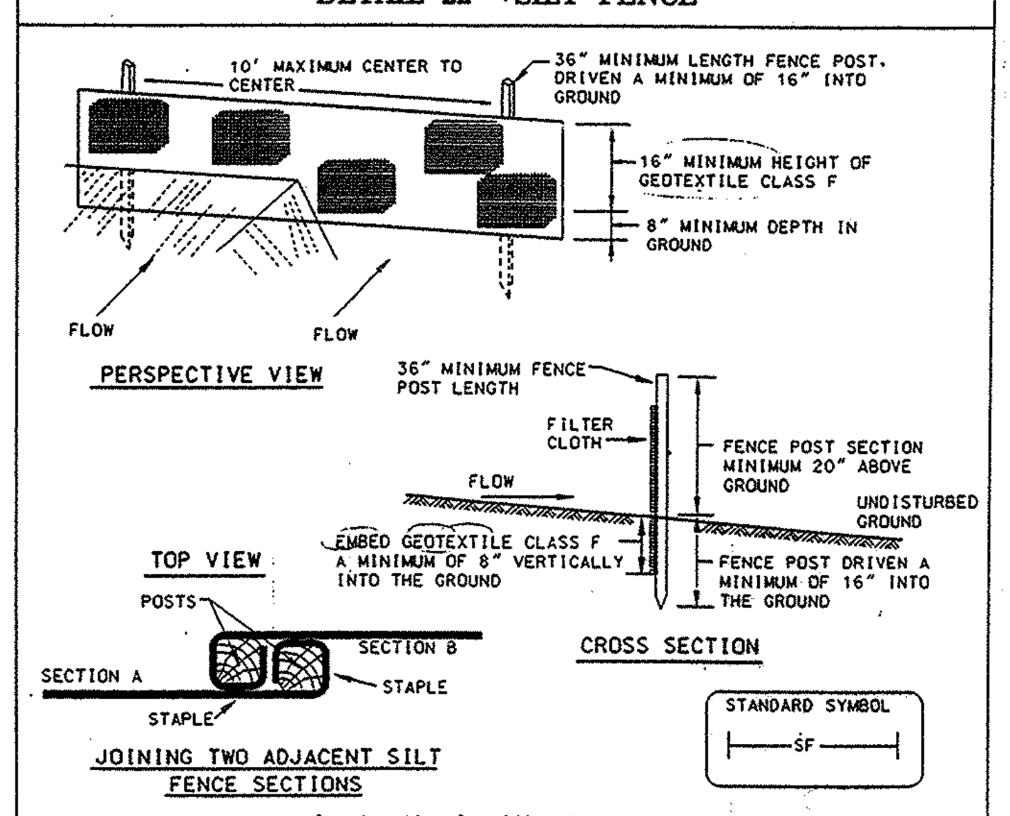
ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb./1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

SEQUENCE OF CONSTRUCTION

1.	OBTAIN GRADING PERMIT.	1 DAY
2.	NOTIFY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.	1 DAY
3.	INSTALL SILT FENCE AND TREE PROTECTION FENCE AT LIMIT OF DISTURBANCE SHOWN HEREON.	4 DAYS
4.	CLEAR AND GRUB EACH WORK AREA AND REMOVE EXISTING BITUMINOUS CURB SECTIONS AS SPECIFIED.	3 DAYS
5.	GRADE EACH WORK AREA IN ACCORDANCE WITH THE APPROVED GRADING PLAN. STABILIZE AREAS NOT TO BE PAVED IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES.	5 DAYS
6.	THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS.	DAILY
7.	FINE GRADE EACH PROPOSED PARKING AREA AND INSTALL STANDARD HOWARD COUNTY CONCRETE CURB AND GUTTER.	3 DAYS
8.	INSTALL PAVING BASE AND SURFACE COURSES. INSURE THAT PROPOSED PAVING MEETS EXISTING PAVING LINE AND GRADE.	2 DAYS
9.	STABILIZE ALL REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.	1 DAY
10.	EXCAVATE FOR THE WATER QUALITY SANDFILTER STRUCTURE AND INSTALL STRUCTURE. CONNECT OUTFLOW PIPE TO EXISTING 24" RCP VIA FIELD CONNECTION.	3 DAYS
12.	WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR REMOVE ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.	3 DAYS
	TOTAL TIME:	24 DAYS

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 1¾" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

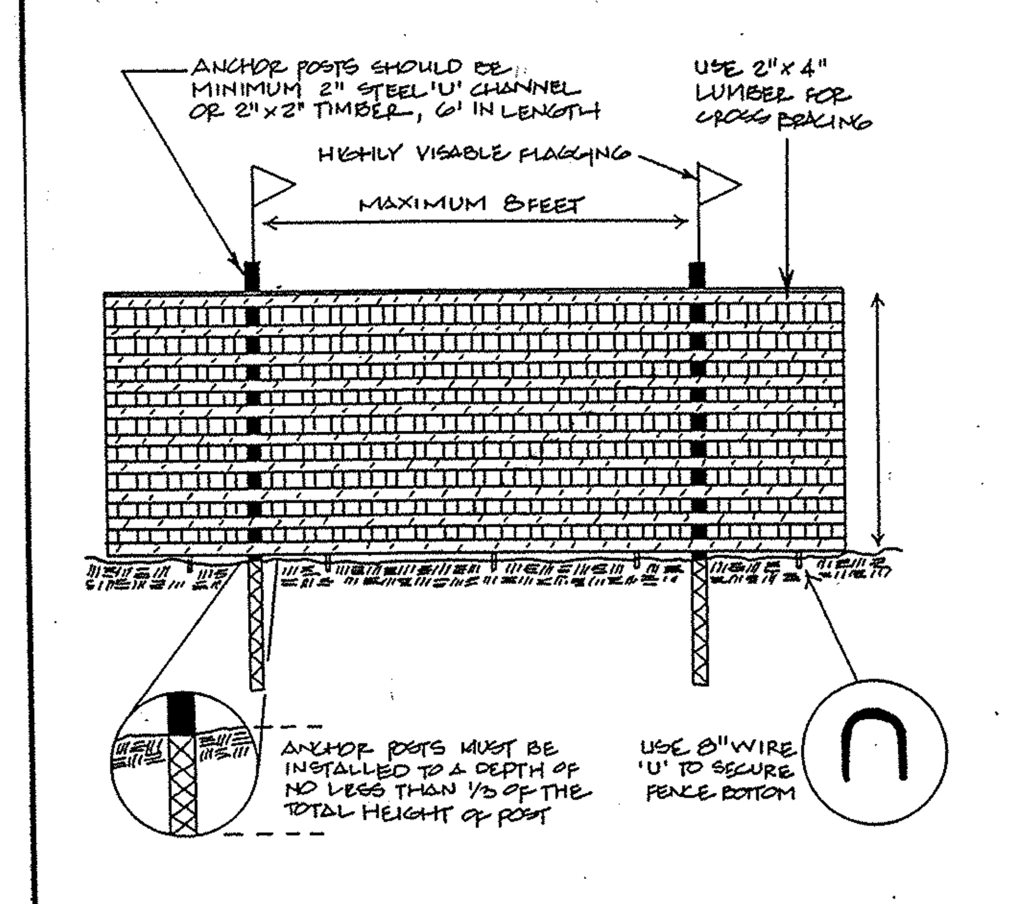
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE E-15-3 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Figure J-4 Blaze Orange Plastic Mesh



Notes
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

NOTE: USE AS NECESSARY TO PROTECT EXISTING TREES TO BE SAVED.

Source: Prince George's County, Maryland: Woodland Conservation Manual

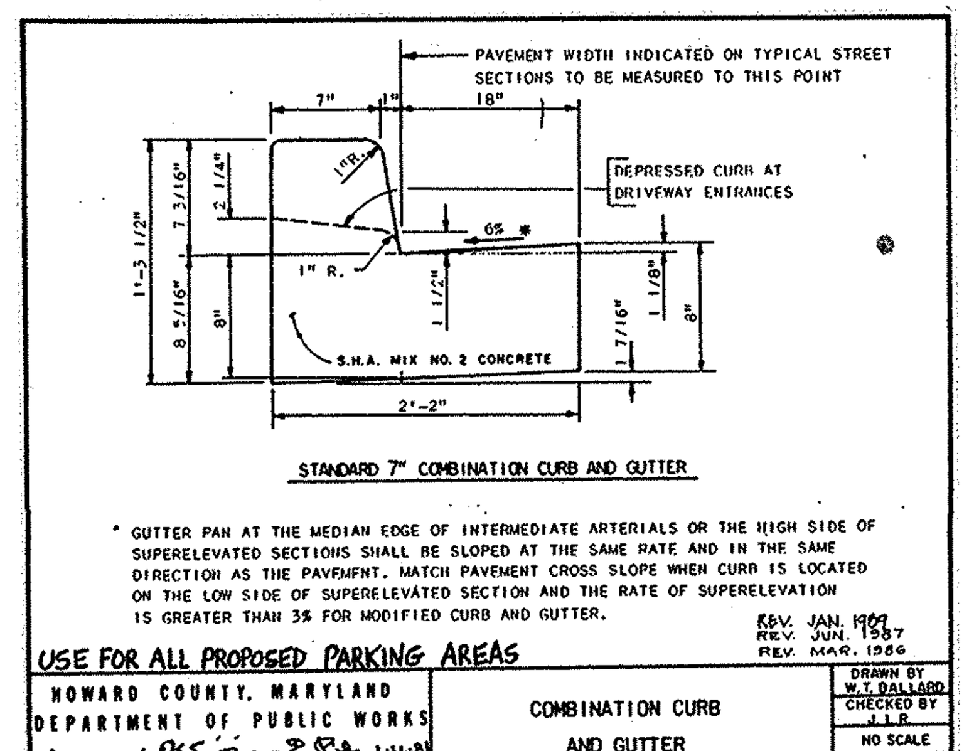
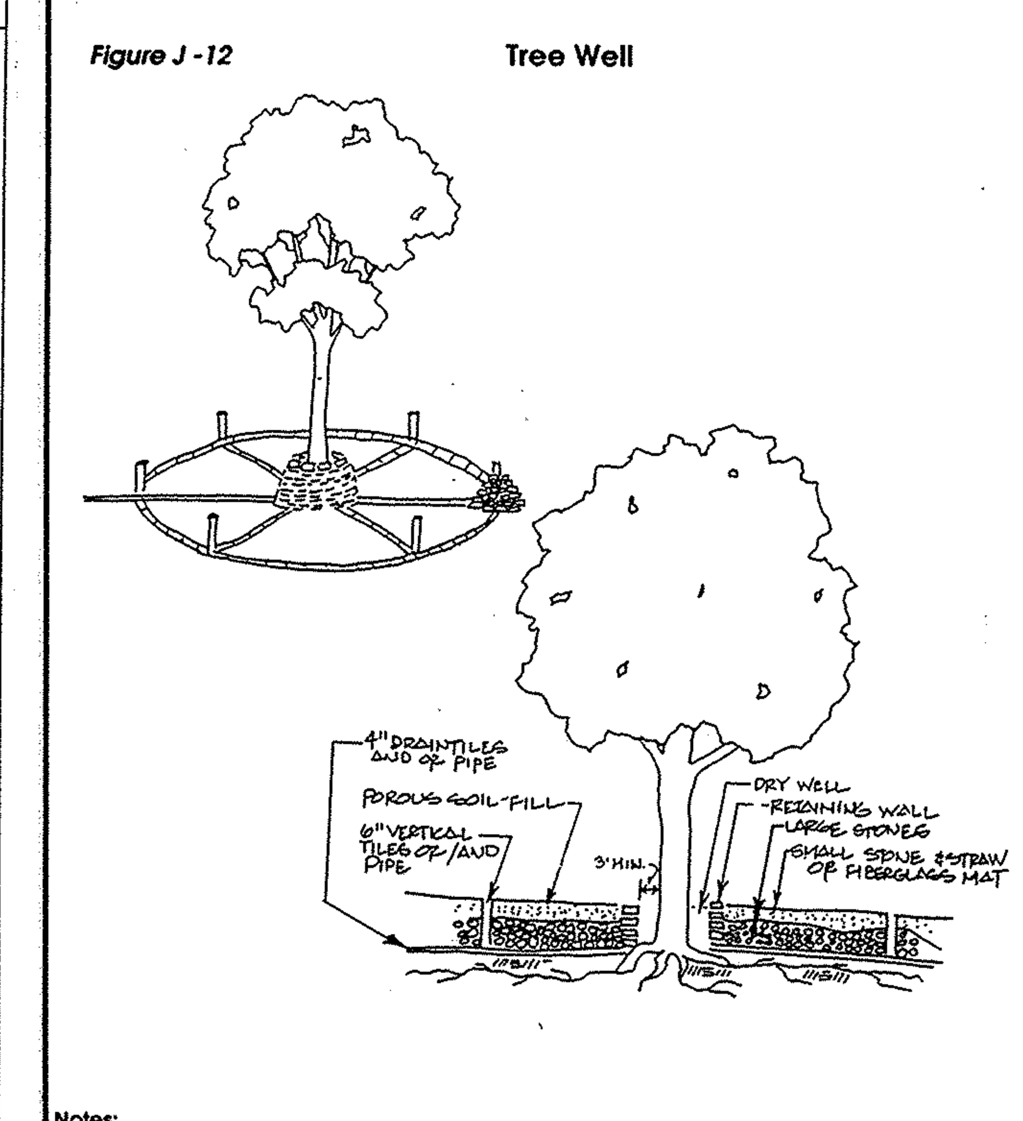


Figure J-12 Tree Well



Notes:
1. Well wall should be no closer than 3 feet from tree trunk or more for smaller trees.
2. Drainage pipe layout should extend beyond the critical root zone
3. Vertical pipes shall be capped with a perforated flat cap with 4-3/8 inch holes per cap
4. Radiating spokes should be on 3 foot centers at the well wall

Source: Fairfax County, Virginia: Vegetation Preservation & Planting

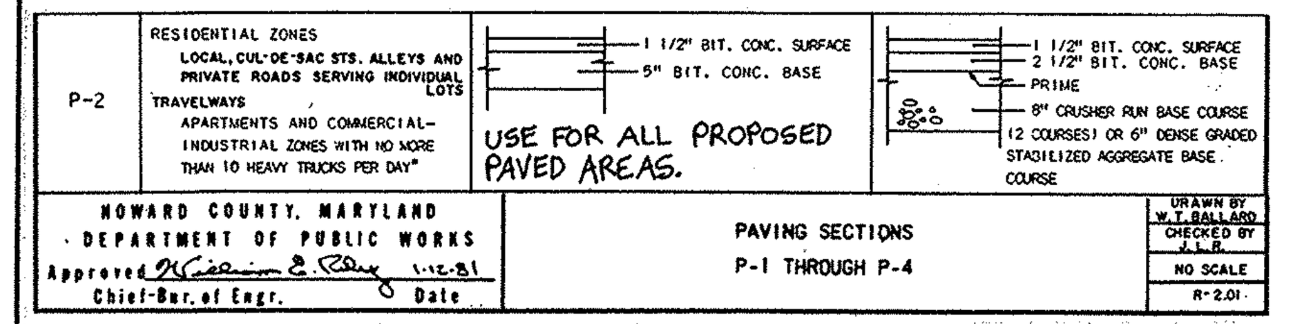
5.8 CONSTRUCTION ELEMENTS / SAND FILTER

Several specific considerations are important for the construction of sand and organic filtering practices. These include the following:

- Sufficient access to the basin for construction and maintenance is necessary. An access ramp should be provided with a maximum slope of 10% for vegetated ramps, 15% if the slope is stabilized with crushed stone or, 25% if paved.
- Provisions must be made for the removal of sediment (both from the sedimentation basin and filter bed chambers) either on-site in a pre-established location or off-site at an approved and permitted location.
- No runoff should enter the sand filter bed until the upstream drainage area is completely stabilized and site construction is completed. The sedimentation basin may serve as a temporary sediment control basin during site construction with the provision that overflows will bypass the filtration bed. The erosion and sediment control plan must be carefully designed and sequenced to allow for the construction of the filter bed while maintaining erosion and sediment control.
- The top of the filter bed must be constructed **completely level**. Allowance for settlement after initial construction is also required. A geotechnical engineer should specify a minimum and maximum compactive effort based on material (sand, peat, or compost) gradation, moisture content, thickness of the filter bed and design permeability.
- Materials used for construction should meet the specifications outlined in Table 5.5. Materials which might be damaged during construction (such as perforated PVC piping, geotextile liners, etc.) should be stored in a safe location and handled carefully. Exposed piping and accessories should be constructed out of durable, strong materials to avoid susceptibility to damage by vandalism.
- Underground sand filters, facilities within sensitive groundwater aquifers, and filters designed to serve urban hotspots should be tested for water tightness prior to placement of filter layers. Entrances and exits should be plugged and the system completely filled with water to demonstrate water tightness.
- Overflow weirs, multiple orifices and flow distribution slots must be constructed completely level to ensure adequate distribution of design flows.
- Access manholes and/or grates to underground and below grade structures should be provided for each subsurface chamber. Manholes should be in compliance with the standard specifications of the relevant jurisdiction. Manhole diameters should be 30" to meet confined space access criteria (and not be too heavy to manually remove). Aluminum and steel louvered doors provide excellent access, light and ventilation for routine maintenance operations. Manhole steps should be placed to allow maintenance personnel easy access to structure bottoms. A 5' minimum height clearance (from the top of the sand layer to the bottom of slab) is required for all fixed permanent underground structures. Lifting rings or other suitable element should be provided to lift and replace structure top slabs.
- The main collector pipe for underdrain systems should be constructed at a minimum slope of 0.5%. Observation and clean-out pipes must be provided for all underdrain piping.
- The underground sand filter should be constructed with a dewatering gate valve located just above the top of the sand filter bed. Should the filter bed and/or underdrain system clog completely, the gate valve can be opened to dewater the filter chamber for needed maintenance.
- To help extend the design life of the sand filter bed for the underground sand filter a wide mesh geotextile screen should be placed on the surface of the filter bed to trap the large quantities of trash, litter and organic detritus associated with highly urban areas. During maintenance operations the screen is rolled up, removed and cleaned, and reinstalled.
- Designers specifying a grass cover crop for sand or organic filter beds should choose an appropriate species which will develop a root system which does not inhibit infiltration. Appendix B describes several characteristics of grass. To help ensure that the filter bed will resist clogging on the pocket sand filter, a pea gravel "window" is recommended to cover approximately 10% of the sand bed surface area.
- Many of the alternatives call for the use of filter fabric to separate different layers of filter medium. These filter fabric layers are often the first place to clog with fine sediments. A 4" pea gravel layer may be substituted for filter cloth to separate layers of different materials.

Continue

- Whenever possible, sand filters should be visible so that they are easily recognizable as BMPs and can be quickly located for routine inspections. Perhaps the biggest concern with underground facilities is that they are often forgotten and inspections and maintenance are rarely performed.



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	157
Number of Trees Required	1:20 = 8
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	8 PROPOSED/1 EXISTING TO BE RETAINED

LANDSCAPE NOTES

1.) This plan has been prepared in accordance with the provisions of section 16.124 of *The Howard County Subdivision and Land Development Regulations* and *The Howard County Landscape Manual.*

2.) Financial surety for the required landscaping shown on this plan has been posted as part of the Grading Surety in the amount of $ 1,000.00.

3.) The landscape materials shall be maintained by the property owner.

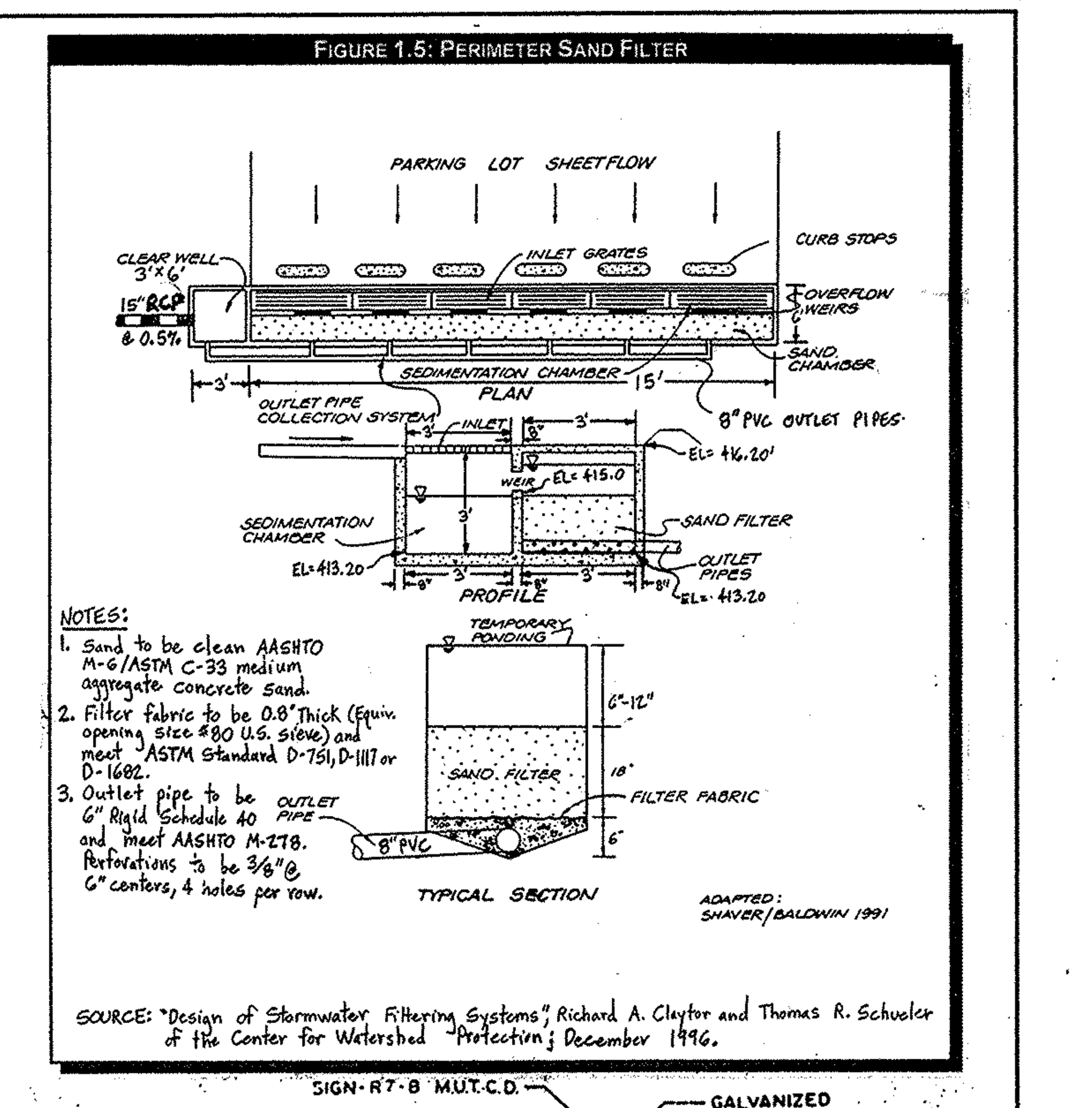
4.) Seeding per notes on sheet 2 of 2.

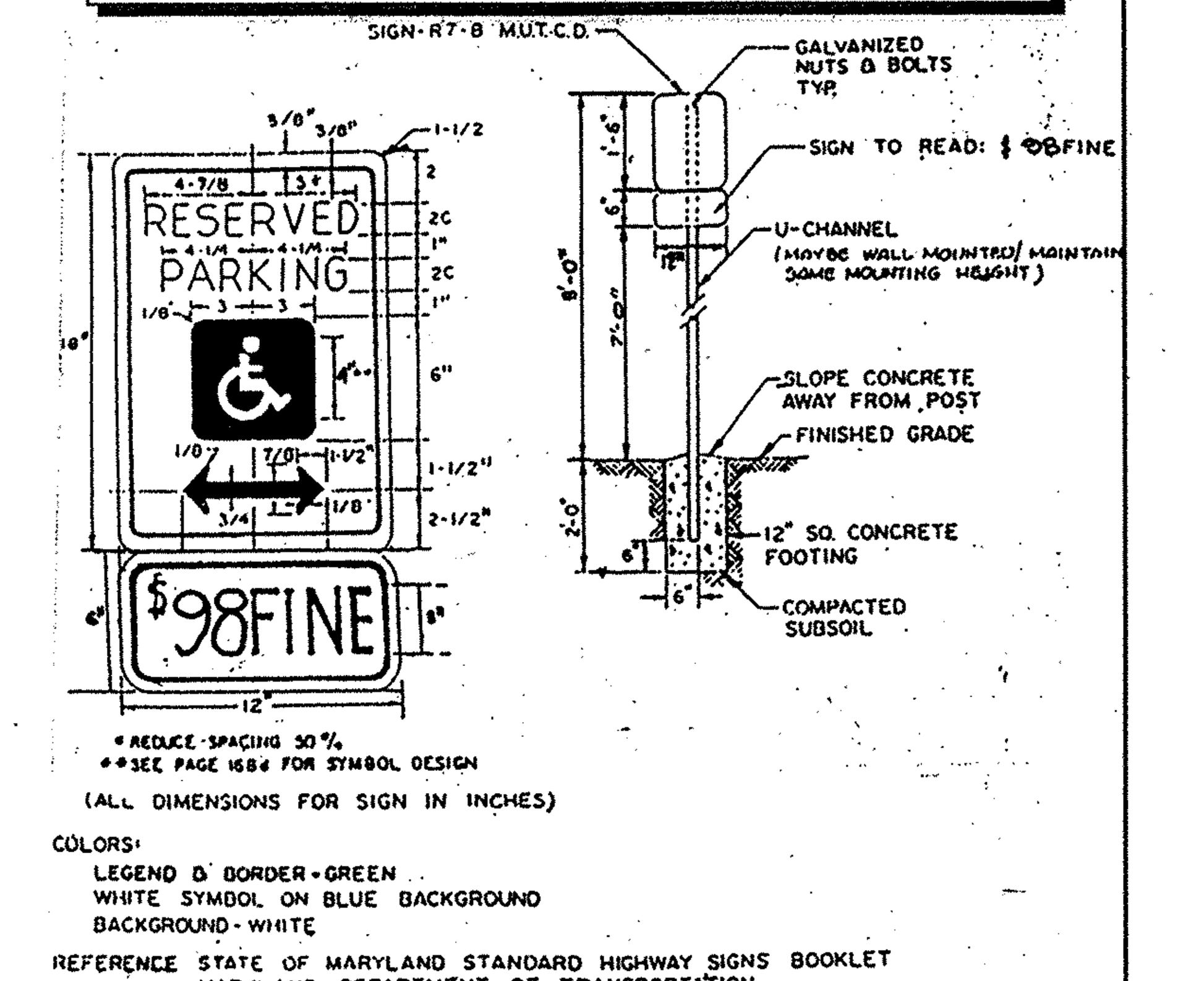
PLANTING SCHEDULE

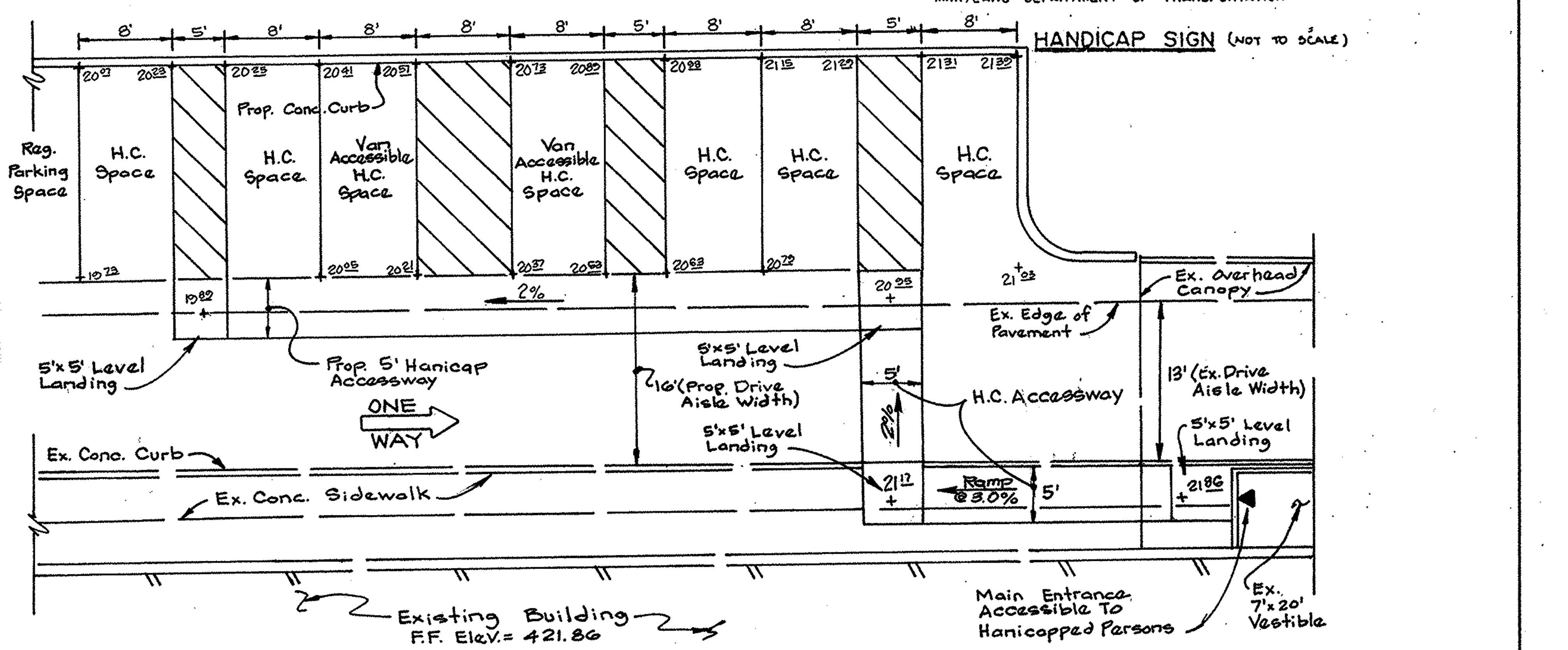
Deciduous Trees

NO.	KEY	BOTANICAL / COMMON NAME	SIZE	COMMENT	REMARKS
4	AR	Acer rubrum Red Maple	21/2" - 3" cal.	B&B	
2	PO	Quercus palustris Pin Oak	21/2" - 3" cal.	B&B	
2	WO	Quercus phellos Willow Oak	21/2" - 3" cal.	B&B	
8	TOTAL				

FIGURE 1.5: PERIMETER SAND FILTER







Handicopped Parking Detail
Scale: 1"=10'

SUBDIVISION NAME			SECTION/AREA		PARCEL/NO.
Oakland Ridge Industrial Park			1/1		Lot 3 P/O Parcel 239
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
Book 12 Page 65	17	NT	30	2	6023.02
WATER CODE	604		SEWER CODE	5657200	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

10/26/98 CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

10/28/98 CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

10/28/98 DIRECTOR — DATE

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

10/21/98 NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

10/21/98 HOWARD SOIL CONSERVATION DISTRICT — DATE

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Bruce D. Burton 10/14/98
SIGNATURE OF ENGINEER — DATE

DEVELOPER'S CERTIFICATE

"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 ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

10/13/98
SIGNATURE OF DEVELOPER — DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 27 Aug. '98

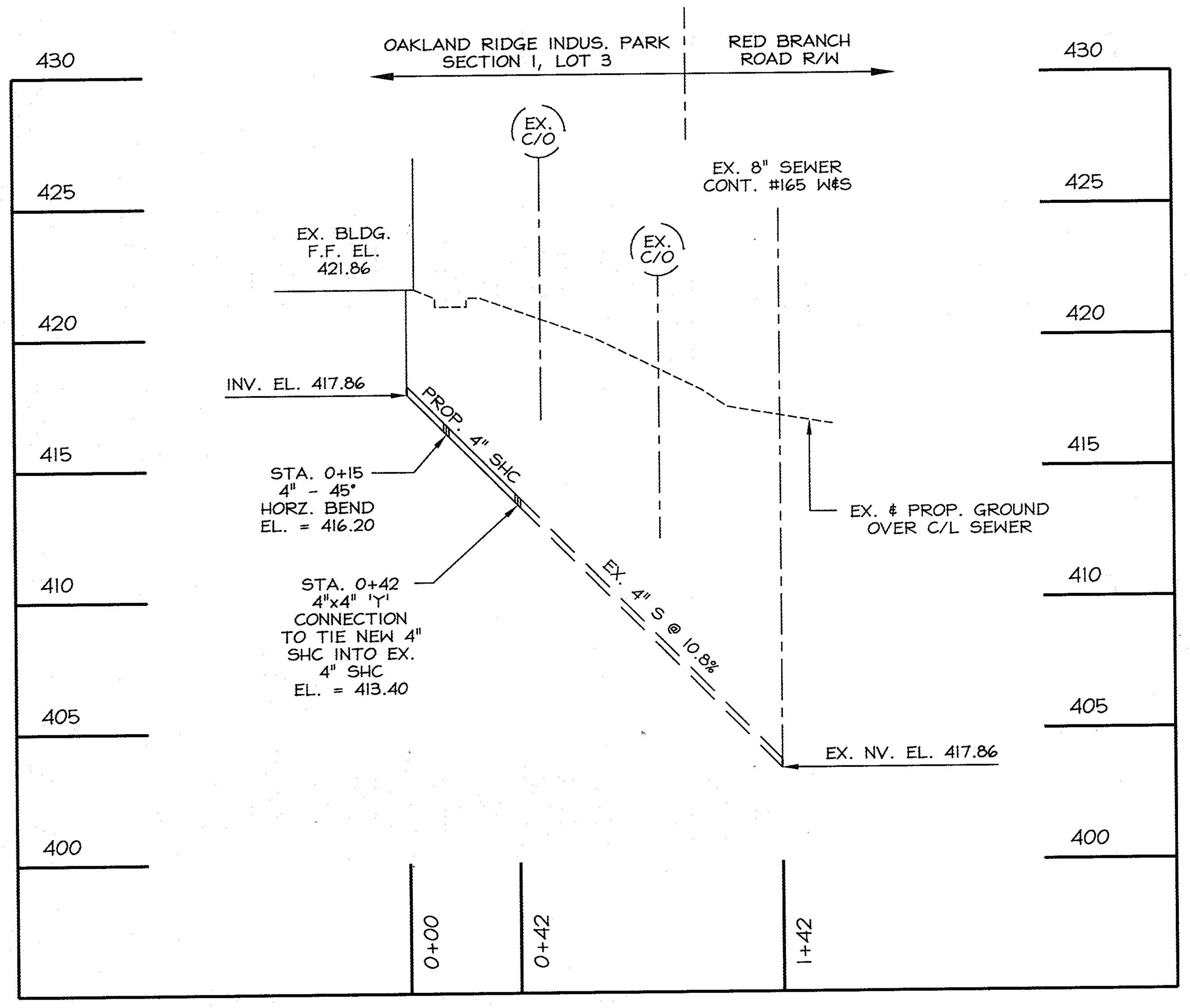
Bruce D. Burton 10/14/98

LDE, INC.

9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

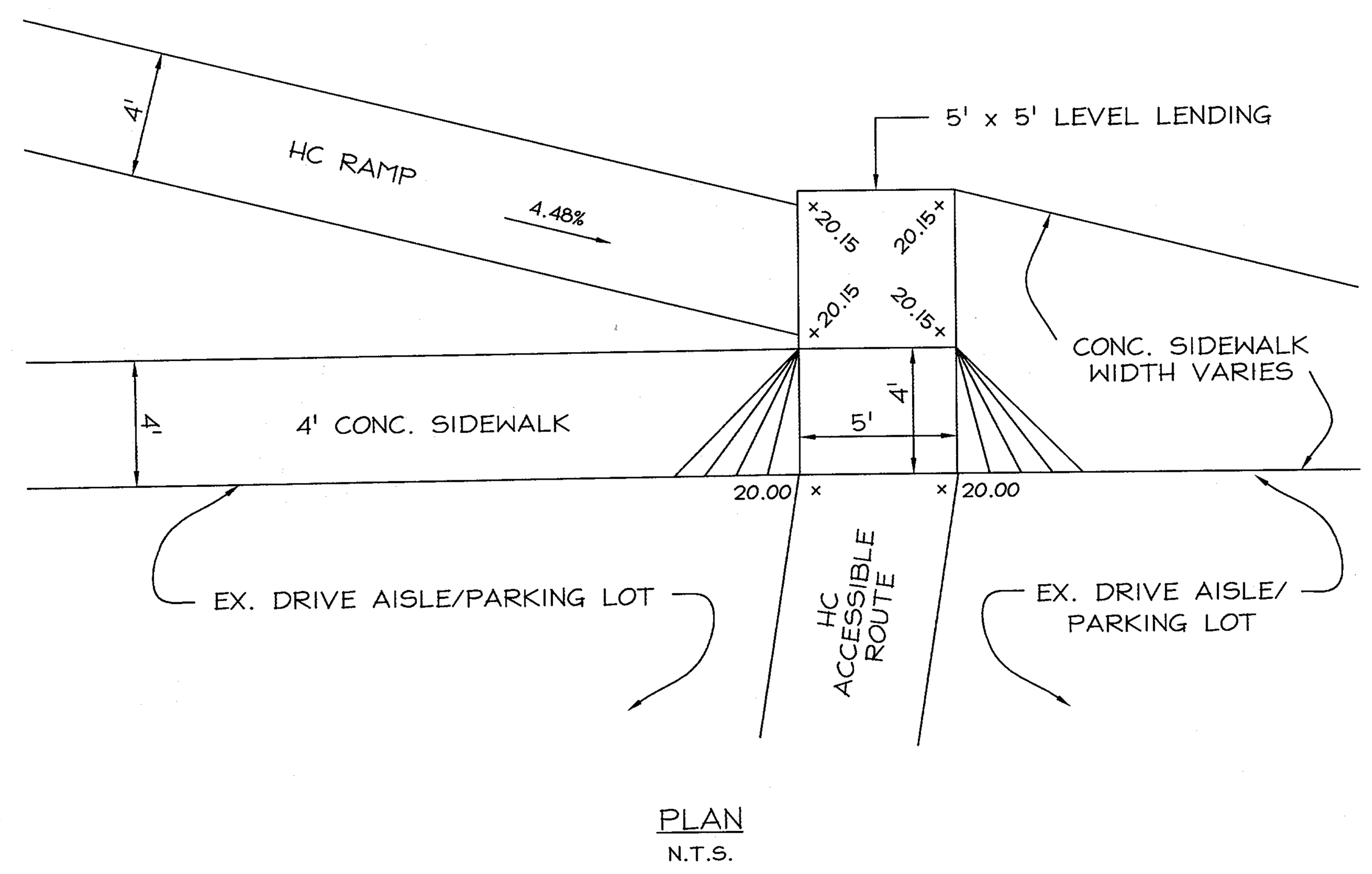
DESIGNED SDH	Sediment Control And Stormwater Management Notes And Details	SCALE AS SHOWN
DRAWN S.M.C.	Columbia Oakland Ridge Industrial Park Section I Lot 3	DRAWING 2 of 2
CHECKED B.D.B.	Tax Map 30, P/O Parcel 239, Grid 17 2nd Election District – Howard County, Maryland	JOB NO. 98-008
DATE 5 / 98 REV 7/98	Owner/Developer: Atlantic Realty Companies, Inc. 8227 Old Courthouse Road, Suite 100 Vienna, Virginia 22182 (703) 760-9500	FILE NO.

SDP-98-141

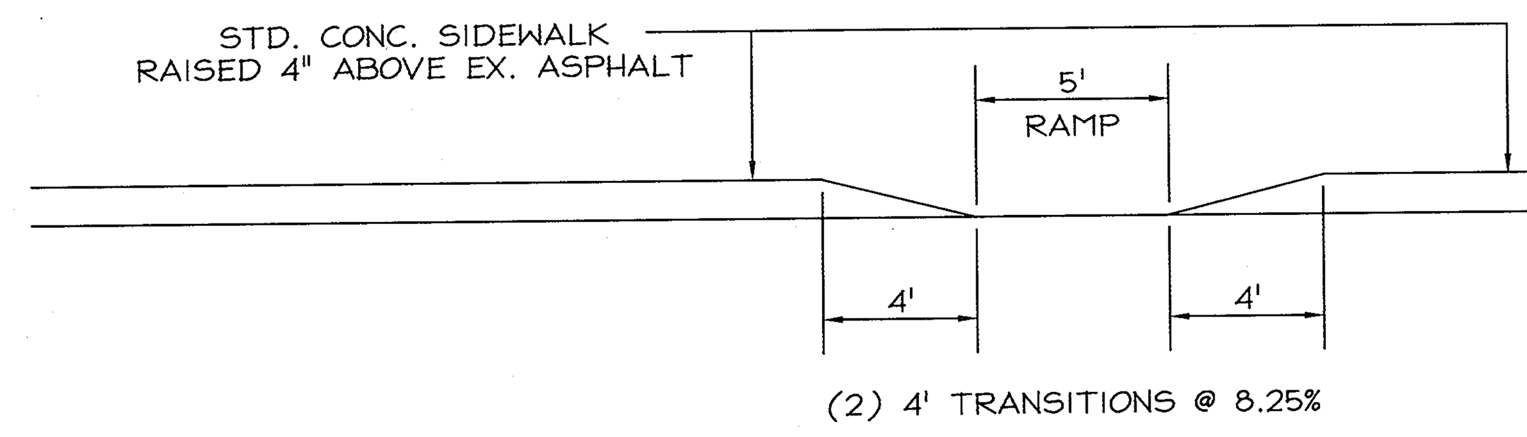


PRIVATE SEWER PROFILE

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



PLAN
N.T.S.

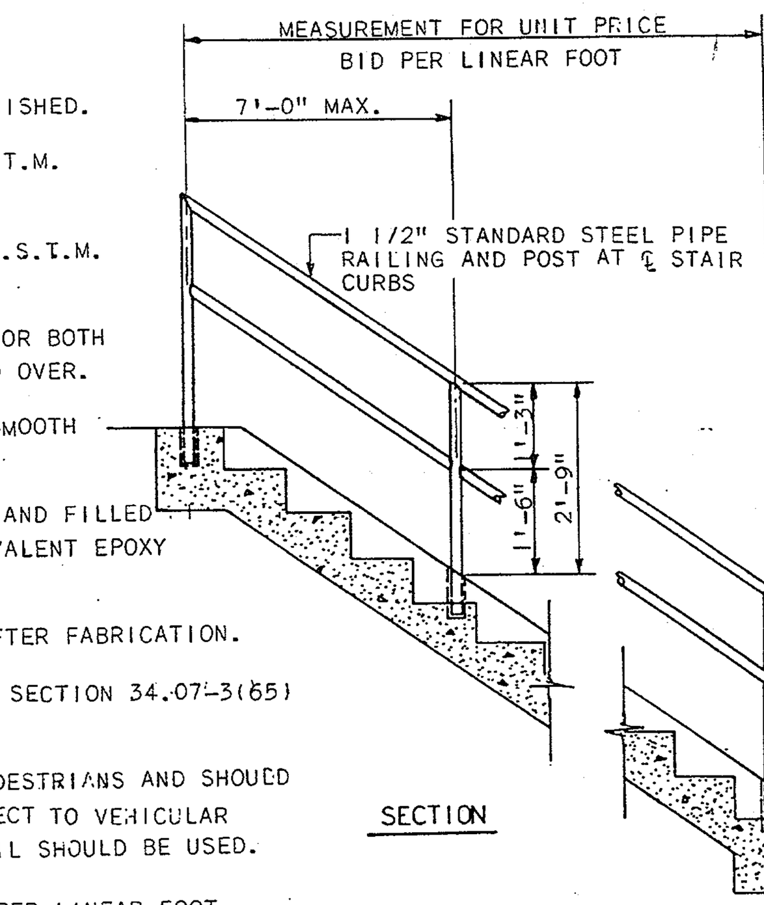


PROFILE
N.T.S.

DETAIL OF PROPOSED HANDICAP RAMP
OFF EX. PARKING LOT

NOTES:

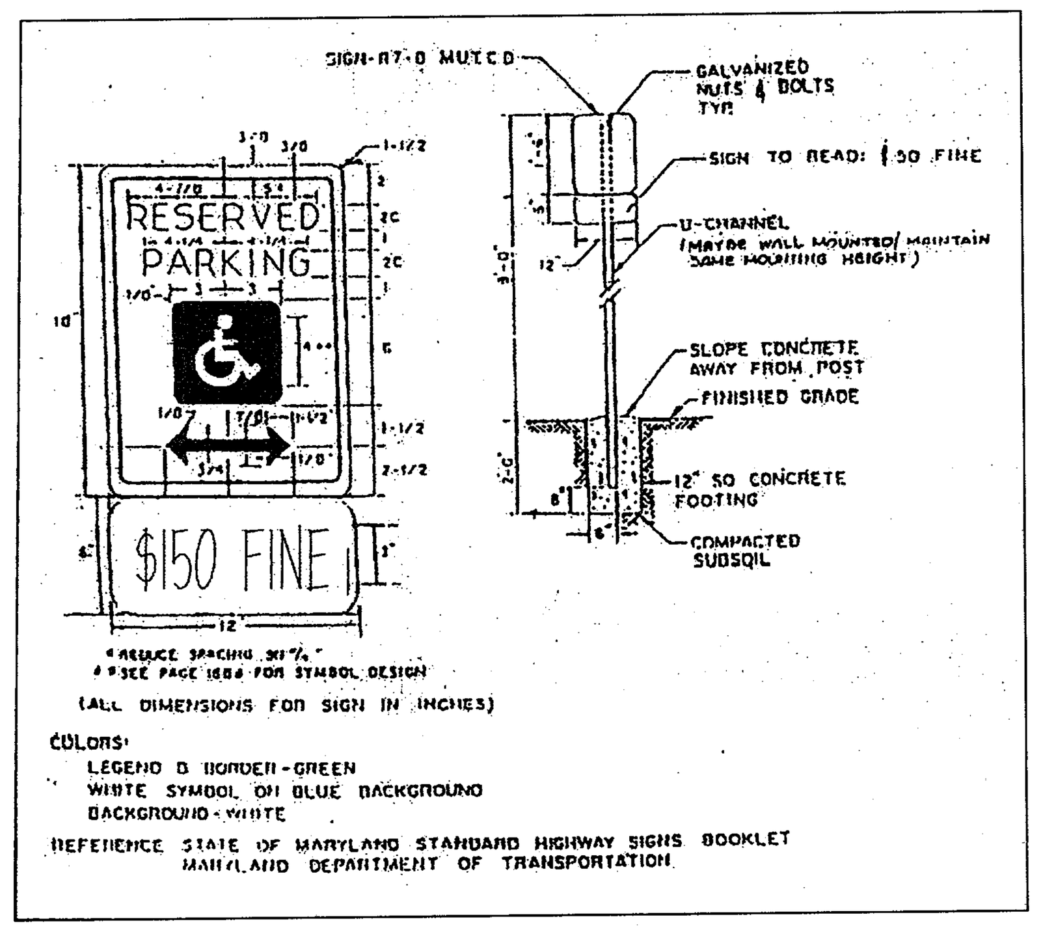
1. UNLESS OTHERWISE NOTED, PAINTED RAILING SHALL BE FURNISHED.
2. RAILING AND POSTS TO BE PAINTED SHALL CONFORM TO A.S.T.M. DESIGNATION A-120 STANDARD WEIGHT.
3. RAILING AND POSTS TO BE GALVANIZED SHALL CONFORM TO A.S.T.M. DESIGNATION A-441 SEE SPECIFICATIONS.
4. UNLESS OTHERWISE NOTED, RAILINGS SHALL BE FURNISHED FOR BOTH SIDES OF STAIRS AND ON ALL STAIRS HAVING 4 RISERS AND OVER.
5. RAILING SHALL BE ALL WELDED WITH ITS JOINTS GROUND SMOOTH AND FREE OF BURRS.
6. RAILING POSTS SHALL BE SET IN METAL SLEEVES, 6" DEEP AND FILLED WITH HOT POURED LEAD OR HOT POURED SULFUR OR AN EQUIVALENT EPOXY COMPOUND.
7. GALVANIZED RAILINGS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
8. PAINTED RAILINGS SHALL BE PAINTED IN ACCORDANCE WITH SECTION 34.07-3(65) OF THE SPECIFICATIONS.
9. THIS HANDRAIL IS TO USED ONLY AS A PROTECTION FOR PEDESTRIANS AND SHOUCD NOT BE PLACED IN ANY LOCATION WHERE IT MIGHT BE SUBJECT TO VEHICULAR IMPACT. FOR VEHICULAR PROTECTION, STANDARD GUARD RAIL SHOULD BE USED.
10. THE RAILING SHALL BE PAID FOR AT THE UNIT PRICE BID PER LINEAR FOOT, MEASURED HORIZONTALLY, FOR "STANDARD PIPE RAILING FOR CONCRETE STAIRS" COMPLETE IN PLACE; OR ITS COST SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR "STANDARD CONCRETE STAIR", COMPLETE IN PLACE.



SECTION

REV. JAN. 1982

HOWARD COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS Approved [signature] 1-12-81 Chief-Bur. of Engr. Date	STANDARD PIPE RAILING FOR CONCRETE STAIRS	DRAWN BY W.T. BALLARD CHECKED BY J.L.R. NO SCALE G.7.02



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 6/23/06
DIRECTOR DATE

[signature] 6/23/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[signature] 6/15/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

[signature] May 10, 2006
SIGNATURE OF DEVELOPER DATE

STATE OF MARYLAND
SAMUEL W. CORRICE
No. 12433
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THESE PLANS FOR SEDIMENT AND EROSION CONTROL REPRESENT 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.

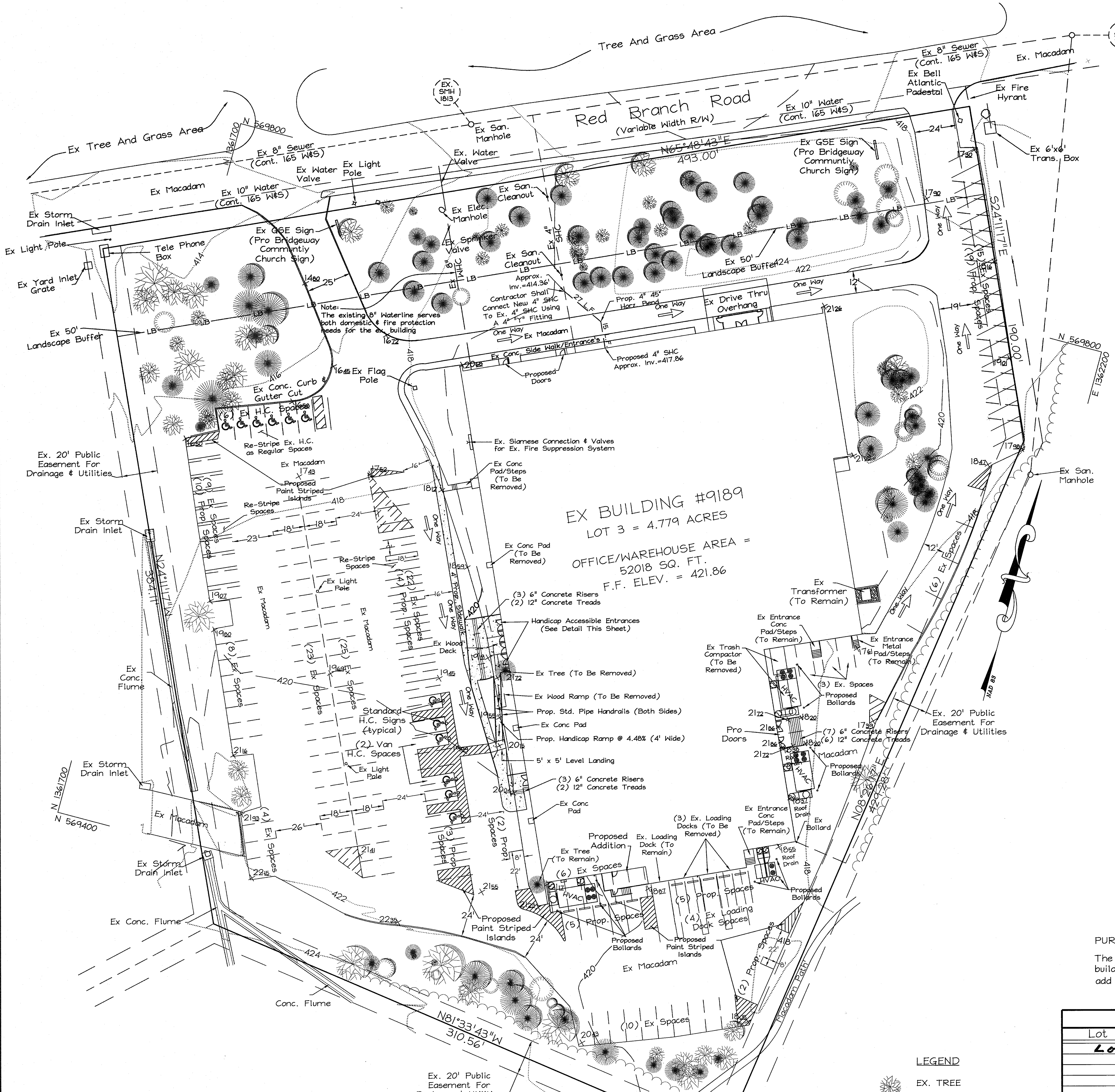
Samuel W Corrice 5/23/06
SIGNATURE OF ENGINEER DATE

Subdivision Name: Oakland Ridge Industrial Park		Sect/Area 1/1	Parcel/No. Lot3/Parcel239
Plat No. Book 12, Page 65	Block No. 17	Zone NT	Tax Map No. 30
Election District 2nd	Census Tract 6023.02	Water Code 604	Sewer Code 5657200

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070
(301) 596-3424 (410) 715-9540 (Fax)

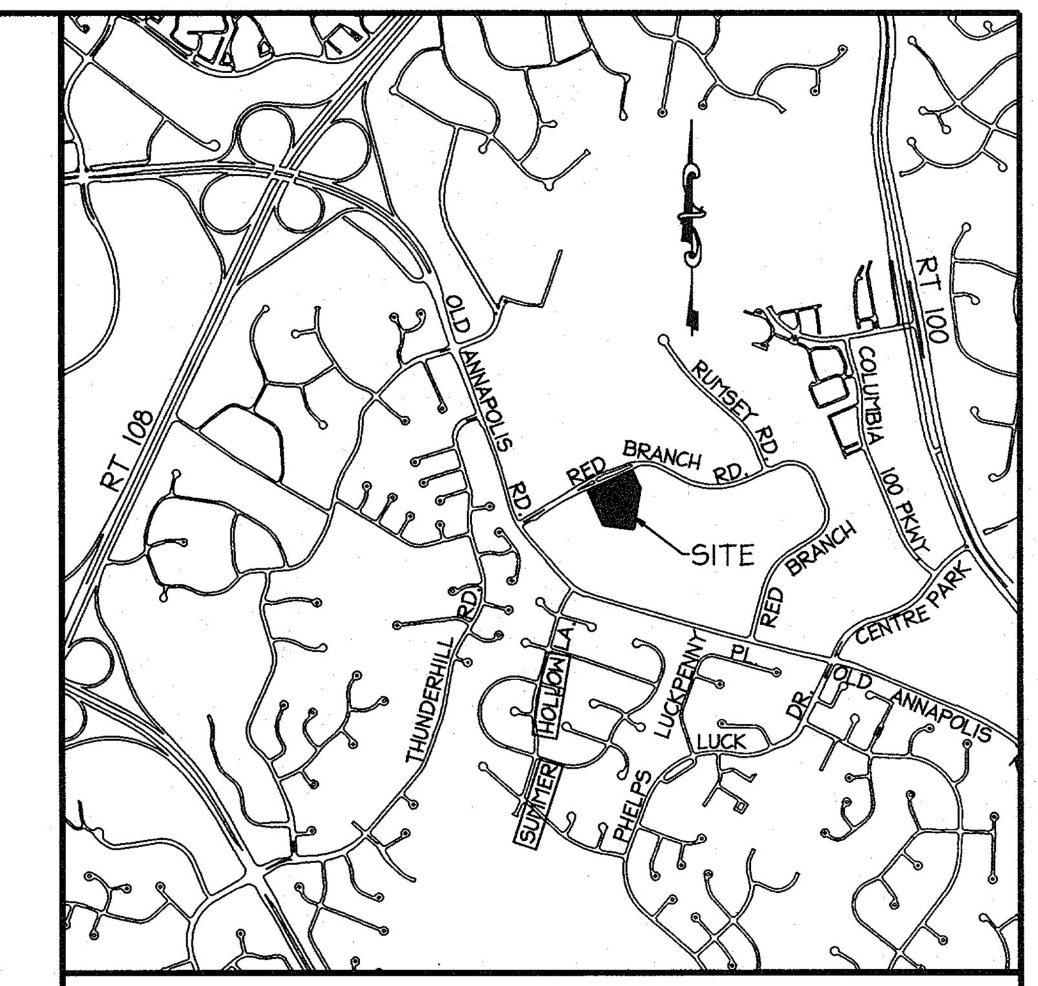
DESIGNED S.D.H.	REVISED SITE DEVELOPMENT PLAN Construction Details Columbia Oakland Ridge Industrial Park Section 1 Lot 3 Tax Map 30, P/O Parcel 239, Grid 17 2nd Election District - Howard County, Maryland	SCALE AS SHOWN
DRAWN G.D.W.		DRAWING 2 OF 2
CHECKED S.W.C.		JOB NO. 05-040
DATE 4/2006	Owner: GSEM, LLC, C/O Bently Forbes, 10250 Constellation Blvd, Suite 2300, Las Angeles, CA 90067, Attn: C. Frederick Wehba II, President, 310-282-8000 Developer: Bridgeway Community Church, 5840 Banneker Road, Columbia, Maryland 21044, 410-992-5832	FILE NO.

SDP-98-141

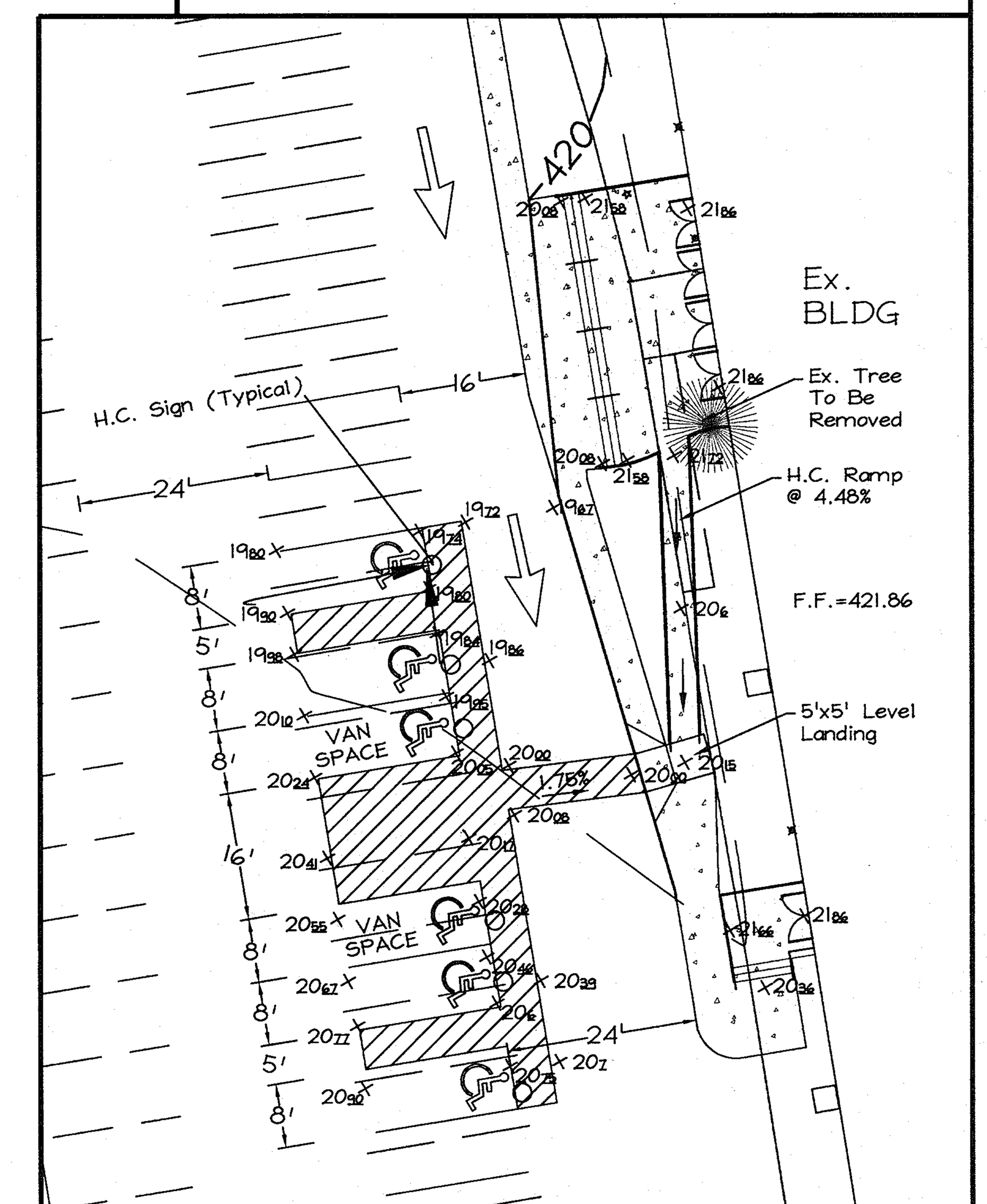


GENERAL NOTES

1. Site Analysis Data:
   a. Total project Area: 4.779+- Acres (208,173 sq. ft.)
   b. Area of Plan Submission: 4.779+- Acres (208,173 sq. ft.)
   c. Limit of Disturbed Area: 3,530 s.f. (0.081 Ac.)
   d. Present Zoning: New Town-Industrial
   e. Proposed Site and Structure Use: Existing Bldg-proposed interior renovations to convert building into a religious facility. The "main assembly area" will have non-fixed seats and will encompass a total area of 11,165 s.f.. (Section 133.D.7.H.)
   f. Building Floor Space:
      1.) Existing one story building = 52,018 s.f.
      2.) Proposed one story building = 52,264 s.f. (proposed 246 s.f. building addition)
   g. Total Number of Units Allowed: one (1) commercial building
   h. Total Number of Proposed Units: 1 Existing Building Maximum Number of Employees: 30
   j. Parking Required: 10 Spaces/ 1000 s.f.(for 11,165 s.f. Main Assembly area with non-fixed seats) = 112
   k. Parking Provided Tabulation:
      1.) Existing Regular Spaces: 135
      Existing Handicap Spaces: 6
      Total Existing Spaces: 141
      2.) Proposed Regular Spaces: 146
      Proposed Handicap Spaces: 6
      Total Proposed Spaces: 152
   l. Open Space: None required.
   m. Recreation Open Space: None required.
   n. Building Coverage of Site: 1.38+- Acres; 28.9% of gross site area.
   o. Applicable DPZ File References: FDP Phase 3, ORIP, Section 1, Lot 3, Recorded in Plat Book 11, Folio 59 to 61; F-66-37; SDP-98-141
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE MINOR EXTERIOR BUILDING ADDITIONS TO MEET THE NEEDS OF THE NEW BUILDING TENANT. THE PROPOSED BUILDING USEAGES ARE "RELIGIOUS ACTIVITIES" & OFFICES.
3. Property Tenant: Bridgeway Community Church
   5840 Banneker Road
   Columbia, Maryland 21044
   Phone: (410) 992-5832
4. Plat Reference: Plat Book 12, Page 65 , recorded on 3/14/67 among the Land Records of Howard County, Md.
5. Current Deed Reference: Liber 4881, Folio 409
6. There are no wetlands or forest on the subject property.
7. This property is exempt from the requirements of the Howard County Forest Conservation Manual in accordance with Section 16.1202(b) of the County Code.
8. There is no area of 100 year floodplain on the subject property per FIRM Map, community panel 240044 0028B.
9. Boundary information per record plat titled "Ammended Plat Section1, Oakland Ridge Industrial Park, Columbia, Sheet 1 of 1 " recorded among the Land Records of Howard County in Plat Book 12, Page 65. Boundary information field verified by LDE, Inc. in April, 1998.
10. Onsite topography shown hereon was field run by LDE, Inc. on April 15, 1998. Control based on Maryland NAD83 horizontal and NAVD29 vertical datum from Howard County Control Stations 0006 and 30FA.
11. All construction shall be performed in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
12. Deviations from these plans and specifications without prior written consent of the civil engineer may cause the work to be unacceptable.
13. Adjustments to the sequence of construction shall be approved by the Howard County Department of Inspections, Licenses and Permits prior to such adjustments.
14. Approximate locations of existing utilities are shown. The contractor shall take all necessary precautions to protect existing utilities and maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractors expense.
15. All plan dimensions are to face of curb unless noted otherwise.
16. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
17. There may be additional utilities not shown on these plans. The engineer assumes no responsibility for locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer prior to the start of construction.
18. The contractor shall notify the following utilities or agencies at least five (5) working days before beginning construction:
    a) "Miss Utility" at 1-800-257-7777
    b) "BGE" at (410) 234-5691
    c) "Verizon" at (410) 393-3648
19. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete this project shall not relieve the contractor from his responsibility to perform such work.
20. The contractor shall obtain all necessary permits prior to beginning work.
21. The contractor shall contact the Howard County Department of Public Works Construction Inspection Division 24 hours prior to beginning construction at 410-313-1880.
22. Existing public water and sewer service shall be maintained.
23. Prior to the start of construction, contractor shall stakeout all construction and verify all offsets, setbacks and existing utility locations.
24. Stormwater management is not required for this project since the total disturbed area is less than 5,000 s.f..
25. Any damage to County Rights-of-Way or paved public roads shall be repaired immediately at the contractors expense in accordance with the Howard County Standards and Specifications.
26. All fill shall be rolled to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-180.
27. The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement.
28. See architectural plans for exact building dimensions.



VICINITY MAP
Scale: 1" = 2000'



Handicap Accessible Route And Main Entrance Detail
Scale: 1"=20'

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[signature] May 10, 2006
SIGNATURE OF DEVELOPER — DATE

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STATE OF MARYLAND — SAMUEL W. CORRICE — No. 12453 REGISTERED — PROFESSIONAL ENGINEER

Samuel W Corrice 5/23/06
SIGNATURE OF ENGINEER — DATE

PURPOSE STATEMENT:

The purpose of this revised site development plan is to change the building usage, add small building additions, re-stripe the parking lot, add new sidewalks, entrance features, and handicap ramp.

ADDRESS CHART

Lot Number	Street Address
Lot 30	9189 Red Branch Rd.

REVISIONS

No.	Date	Description

Subdivision Name: Oakland Ridge Industrial Park		Sect/Area 1/1		Parcel/No. Lot3/Parcel239	
Plat No. Book 12, Page 65	Block No. 17	Zone NT	Tax Map No. 30	Election District 2nd	Census Tract 6023.02
Water Code 604			Sewer Code 5657200		

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070
(301) 596-3424 (410) 715-9540 (Fax)

DESIGNED S.D.H.	REVISED SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN G.D.W.	Columbia Oakland Ridge Industrial Park Section 1 Lot 3	DRAWING 1 OF 2
CHECKED S.W.C.	Tax Map 30, P/O Parcel 239, Grid 17 2nd Election District - Howard County, Maryland	JOB NO. 05-040
DATE 4/2006	Owner: GSEM,LLC C/O Bently Forbes 10250 Constellation Blvd, Suite 2300 Los Angeles, CA 90067 Attn: C. Frederick Wehba II, President 310-282-8000 Developer: Bridgeway Community Church 5840 Banneker Road Columbia, Maryland 21044 410-992-5832	FILE NO.

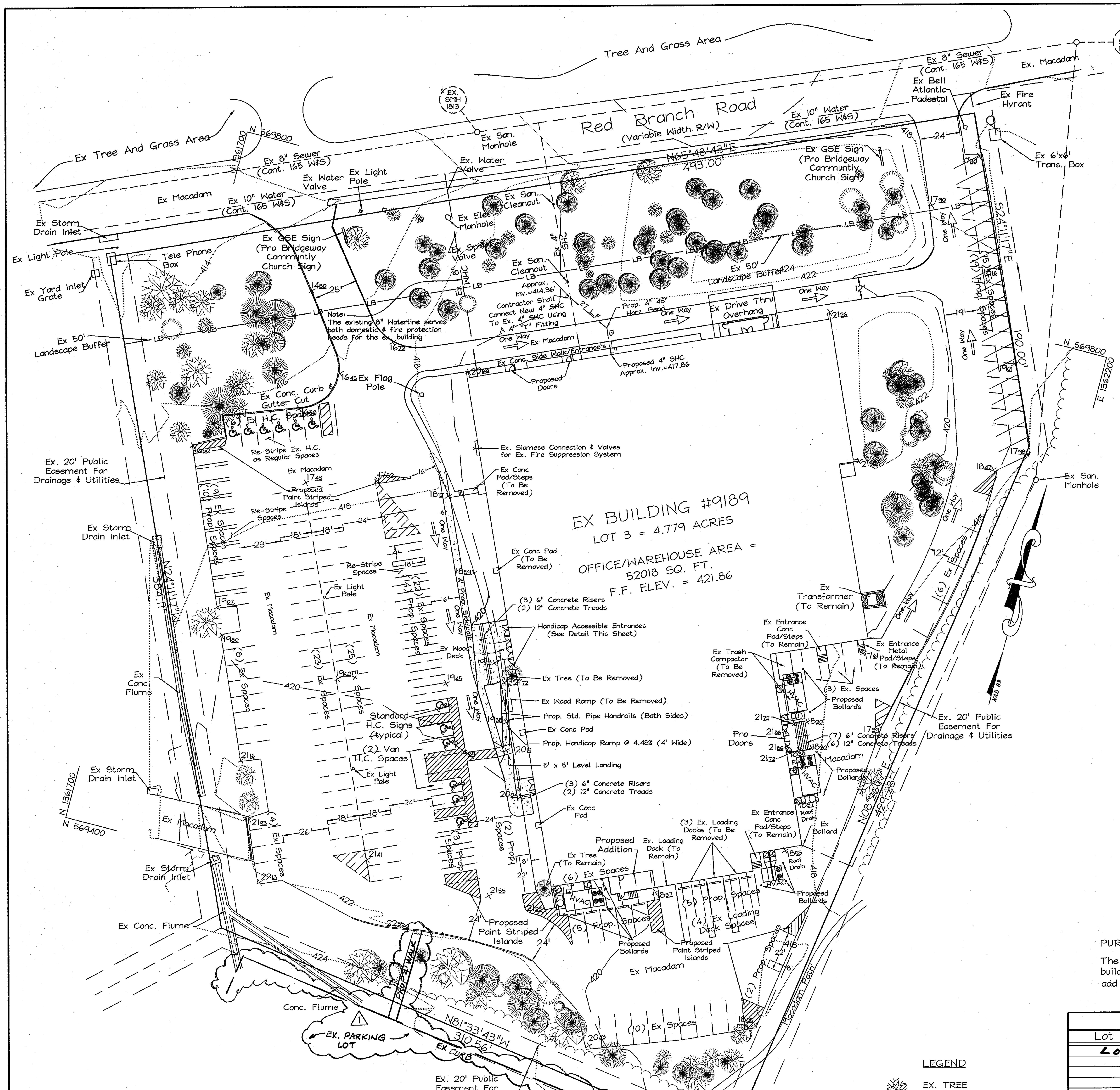
SDP-98-141

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 6/23/06
DIRECTOR — DATE

[signature] 6/23/06
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 6/15/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE



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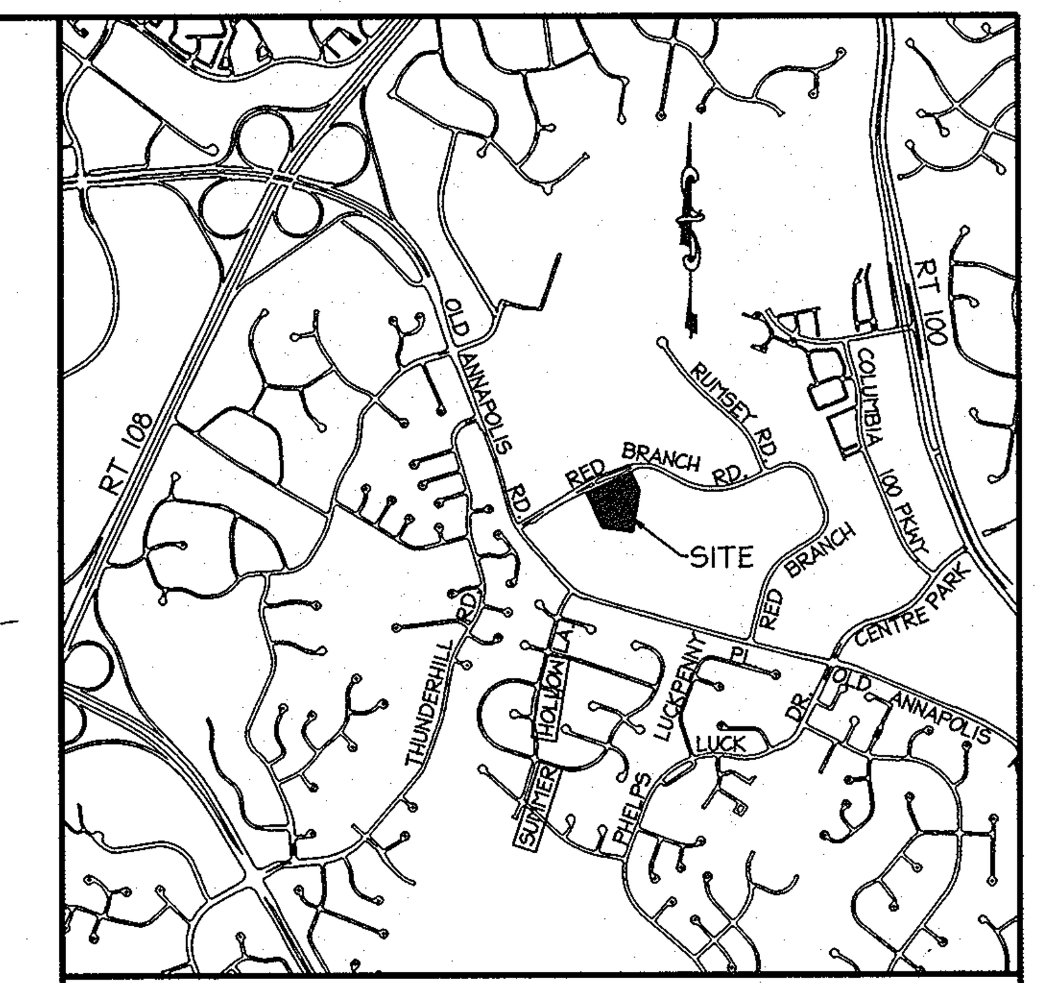
15. All plan dimensions are to face of curb unless noted otherwise.
16. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
17. There may be additional utilities not shown on these plans. The engineer assumes no responsibility for locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer prior to the start of construction.
18. The contractor shall notify the following utilities or agencies at least five (5) working days before beginning construction:
    a) "Miss Utility" at 1-800-257-7777
    b) "BGE" at (410) 234-5691
    c) "Verizon" at (410) 393-3648
19. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete this project shall not relieve the contractor from his responsibility to perform such work.
20. The contractor shall obtain all necessary permits prior to beginning work.
21. The contractor shall contact the Howard County Department of Public Works Construction Inspection Division 24 hours prior to beginning construction at 410-313-1880.
22. Existing public water and sewer service shall be maintained.
23. Prior to the start of construction, contractor shall stakeout all construction and verify all offsets, setbacks and existing utility locations.
24. Stormwater management is not required for this project since the total disturbed area is less than 5,000 s.f..
25. Any damage to County Rights-of-Way or paved public roads shall be repaired immediately at the contractors expense in accordance with the Howard County Standards and Specifications.
26. All fill shall be rolled to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-180.
27. The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement.
28. See architectural plans for exact building dimensions.

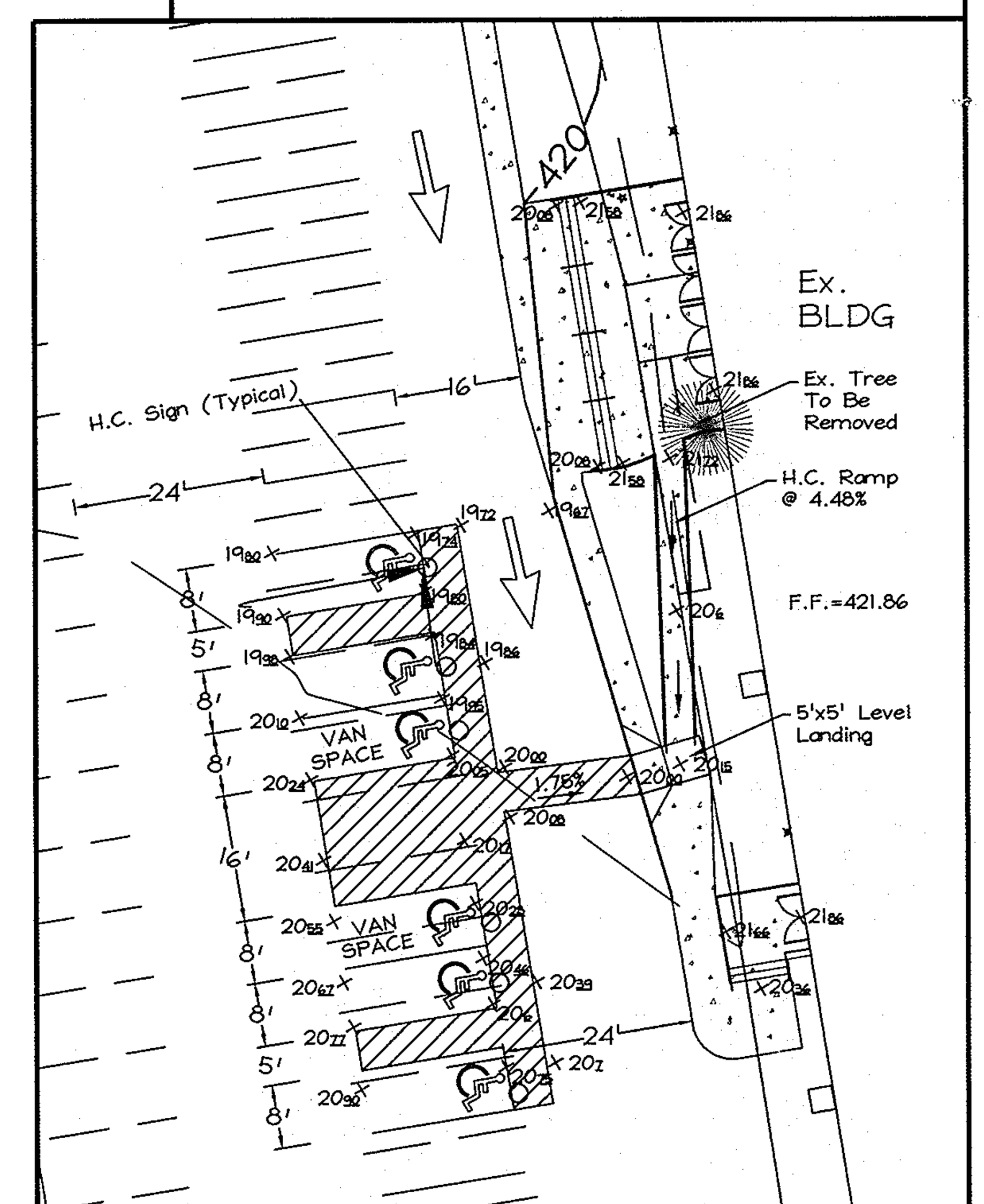
PURPOSE STATEMENT:

The purpose of this revised site development plan is to change the building usage, add small building additions, re-stripe the parking lot, add new sidewalks, entrance features, and handicap ramp.



VICINITY MAP

Scale: 1" = 2000'



Handicap Accessible Route And Main Entrance Detail
Scale: 1"=20'

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

[signature] May 10, 2006

SIGNATURE OF DEVELOPER — DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THESE PLANS FOR SEDIMENT AND EROSION CONTROL REPRESENT 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.

Samuel W Corrice 5/23/06

SIGNATURE OF ENGINEER — DATE

LEGEND

- EX. TREE
- PROPOSED PAINT STRIPING
- PROPOSED PARKING SPACE
- EXISTING PARKING SPACE
- EXISTING CONTOUR
- SITE BOUNDARY

ADDRESS CHART	
Lot Number	Street Address
Lot 30	9189 Red Branch Rd.

REVISIONS

No.	Date	Description
1	7/23/07	4' SIDEWALK TO LOT (6,7&8)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature	Date
[signature] DIRECTOR	6/23/06 DATE
[signature] CHIEF, DIVISION OF LAND DEVELOPMENT	6/23/06 DATE
[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION	6/15/06 DATE

8/6/07
SEALED FOR REV. #1 ONLY
RICHARDSON ENGINEERING,LLC

Subdivision Name: Oakland Ridge Industrial Park			Sect/Area 1/1		Parcel/No. Lot3/Parcel239
Plat No. Book 12, Page 65	Block No. 17	Zone NT	Tax Map No. 30	Election District 2nd	Census Tract 6023.02
Water Code 604			Sewer Code 5657200		

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070
(301) 596-3424 (410) 715-9540 (Fax)

DESIGNED S.D.H.	REVISED SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN G.D.W.	Columbia Oakland Ridge Industrial Park Section 1 Lot 3	DRAWING 1 OF 2
CHECKED S.W.C.	Tax Map 30, P/O Parcel 239, Grid 17 2nd Election District - Howard County, Maryland	JOB NO. 05-040
DATE 4/2006	Owner: GSEM,LLC, C/O Bently Forbes, 10250 Constellation Blvd, Suite 2300, Los Angeles, CA 90067, Attn: C. Frederick Wehba II, President, 310-282-8000 Developer: Bridgeway Community Church, 5840 Banneker Road, Columbia, Maryland 21044, 410-992-5832	FILE NO.

SDP-98-141

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