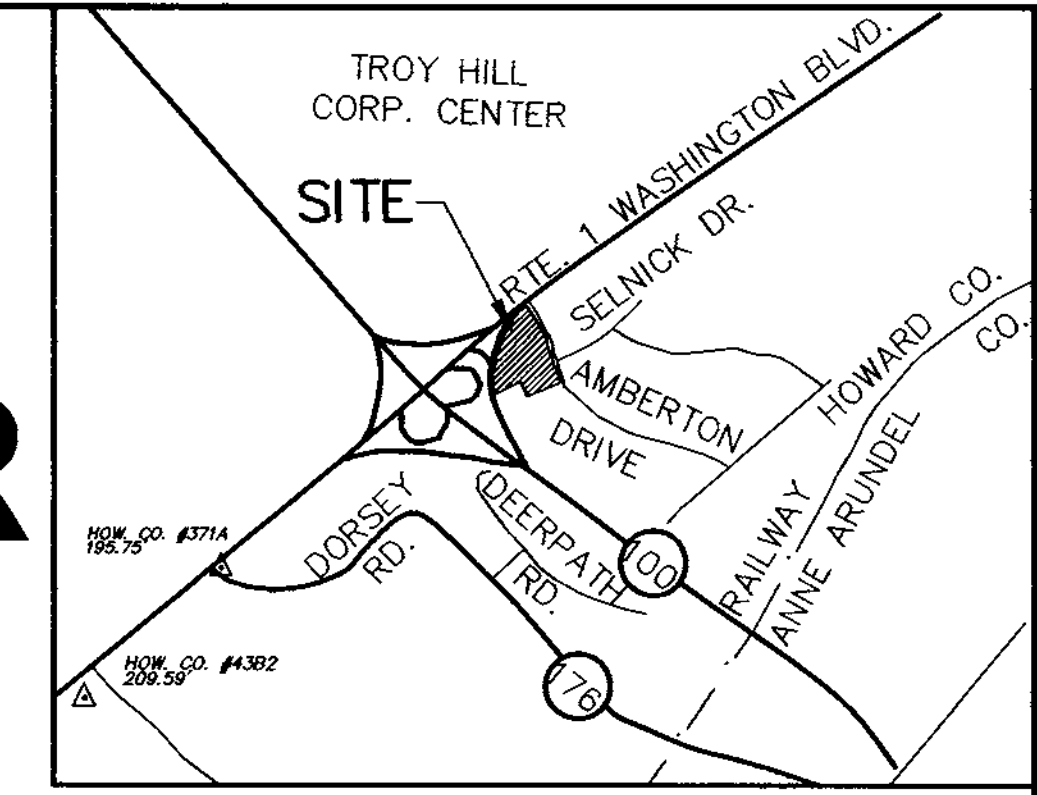


SITE DEVELOPMENT PLAN ROUNDING THIRD FAMILY ENTERTAINMENT CENTER GO-KART ADDITION 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND PREVIOUS SDP# 85-214



VICINITY MAP
SCALE: 1"=2000'

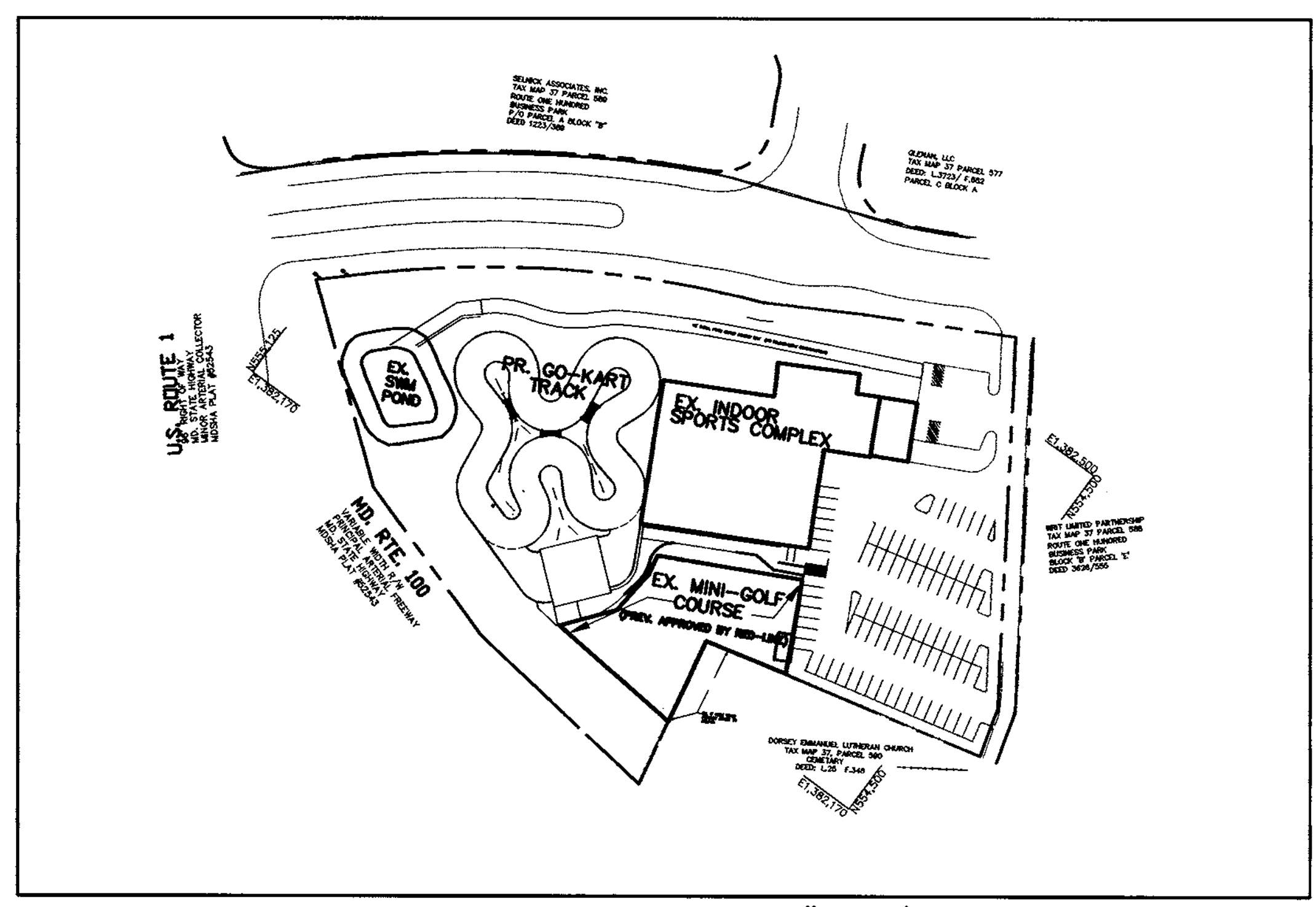
SITE ANALYSIS

AREA OF PARCEL	4.13AC. (179,724 SQ. FT.)
DISTURBED AREA	62,290 SQ. FT.
PRESENT ZONING	M-2
EXISTING USE:	
BUILDING COVERAGE (EX.)	22,972 SQ. FT. (12.8%)
PROPOSED USE:	
BUILDING COVERAGE (EX.)	22,972 SQ. FT.
PR. MAINTENANCE BLDG.	384 SQ. FT.
PR. GO KART STAGING/STORAGE BLDG.	1,633 SQ. FT.
PR. STORAGE BUILDING	336 SQ. FT.
TOTAL BUILDING COVERAGE	25,325 SQ. FT. (14.1%)

# OF PARKING SPACES REQUIRED	
6 BATTING CAGES	1.5 SPACES/CAGE = 9 SPACES
1 VIRTUAL REALITY GOLF	1.5 SPACES/HOLE = 1.5 SPACES
1 1/2 COURT BASKETBALL COURT	6 PEOPLE @ 1 SP./PER. = 6 SPACES
1 ROCK CLIMBING WALL	4 PEOPLE @ 1 SP./PER. = 4 SPACES
4 EMPLOYEES	4 PEOPLE @ 1 SP./PER. = 4 SPACES
MINIATURE GOLF	18 HOLES @ 1.5 SP./HOLE = 27 SPACES
GO-KART TRACK	15 KARTS @ 1.5 SP./KART = 22 SPACES
PARKING SPACES REQUIRED	74 SPACES
PARKING SPACES PROVIDED	94 SPACES

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications, as applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to any work being done in the public road.
- All plan dimensions are to face of curb and face of building unless otherwise noted.
- The coordinates shown hereon are based upon the Howard County Geodetic control which is based upon the Maryland State Plane Coordinate system. Howard County Monument #4382 N490,906.0 E865,758.6 Elevation 209.59 & #371A N492,566.2 E867,563.8 Elevation 195.75 were used for this project.
- Water is public, contract # 5060 W&S in the Patapsco drainage area. Existing in Amberton Drive.
- Sewer is public, contract #5060 W&S in the Patapsco drainage area. Existing in Amberton Drive.
- Water Quantity Storm water management for this project is provided in the privately owned and maintained detention pond on site. Water Quality Management is provided via the privately owned and maintained stormceptor on-site. The owner is responsible for the continued Maintenance of these items.
- A 100-year floodplain study is not required for this project.
- A traffic study is not required for this project.
- A noise study is not required for this project.
- A geotechnical study has been performed for the pond modifications shown hereon. Study done by Marshall Engineering Inc. dated 4/99
- The boundary for this project is based on a Boundary Survey by Design Tech Associates, Inc. Dated 7/14/98.
- Subject property is zoned M-2.
- The existing topography is taken from field run survey with 2 foot contour intervals prepared by GW Stephens & Assoc. dated 2-6-86, as supplemented & updated by Messick & Assoc. during April of 1999.
- See Department of Planning and Zoning file no. SDP-85-214.
- Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
- All storm drain pipe bedding shall be Class 'C' as shown in Fig. 11.4, Volume 1 of Howard County Design Manual unless otherwise noted.
- All inlets shall be constructed in accordance with Howard County Standards.
- All pipe elevations shown are invert elevations.
- Storm drain trenches within road right-of-way shall be backfilled and compacted in accordance with the Howard County Design Manual, Volume IV, i.e., Standard Specifications and Details for Construction including the latest amendments.
- All fill areas within roadway and under structures to be compacted to a minimum of 95% compaction of AASHTO T180.
- No public notice posters are required because no new roadway entrances, or wetland mitigation areas are proposed.
- For stakeout and construction of Go-Kart track see plans prepared by PETER F. OLESEN and Associates.
- All exterior lighting shall conform to Zoning Regulations, Section 134
- This plan is exempt from the Forest Conservation ordinance in accordance with Section 16.1202(b)(i)(iii) a previously graded site.
- This plan is exempt from the APFO traffic study in accordance with Section 16.1107 (a)(2)(iii).
- Existing utilities are based on SDP 85-214 GW Stephens & Assoc 2-6-86
- The Planning Board approved the construction within 30' of the cemetery in accordance with section 16.1300 on August 26, 1999 for the miniature golf course & shed on this project.



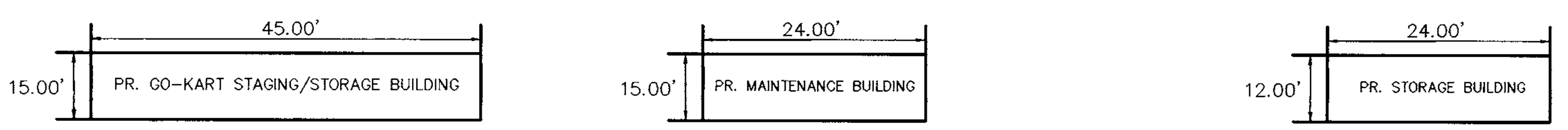
SITE ORIENTATION MAP 1"=100'

LEGEND

- 42 --- EXISTING CONTOURS
- EXISTING CURB & GUTTER
- PROPERTY LINE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING TREETRUELINE
- EXISTING TREE/SHRUB
- EXISTING OVERHEAD POWER LINE
- PROPOSED BUILDING
- PROPOSED CONTOUR
- PROPOSED SPOT SHOT
- PROPOSED SIDEWALK
- PROPOSED STORM DRAIN
- SILT FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TRAFFIC FLOW ARROW
- DRAINAGE FLOW ARROW
- DRAINAGE AREA LINE
- CONDUIT FLOW AREA'S
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- EXISTING LANDSCAPING EDGE
- EXISTING WOODED EDGE (CANOPY LIMITS)

SHEET INDEX

- TITLE SHEET
- SITE DEVELOPMENT PLAN
- DRAINAGE AREA MAP/GRADING & SEDIMENT CONTROL PLAN
- DETAILS AND NOTES
- DETAILS AND NOTES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- S.W.M. POND PROFILES AND DETAILS
- GO-KART GRADING & COORDINATES BY PETER F. OLESEN & ASSOC.



NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS

PROPOSED BUILDING ELEVATION'S
NOT TO SCALE

ADDRESS CHART

PARCEL	STREET ADDRESS
589	6600 AMBERTON DRIVE

SUBDIVISION NAME - ROUTE 100 BUSINESS PARK	SECT./AREA -	PARCEL - F
DEED # - 4399/393	BLOCK # - B	ZONING - M-2
TAX MAP NO. - 37	ELECT. DIST. - 1	CENSUS TRACT - 6012
WATER CODE - B01	SEWER CODE -	2370000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> DIRECTOR	2/4/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/27/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/1/00 DATE

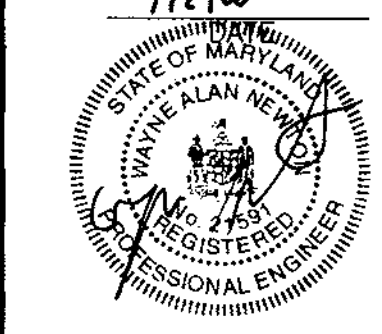
DATE	NO.	REVISION
OWNER/DEVELOPER		
ROUNDING THIRD SPORTS CENTER, INC. 6600 AMBERTON DRIVE ELKRIDGE, MD 21075 ATTN: JAMES HARRIS		

PROJECT	ROUNDING THIRD FAMILY ENTERTAINMENT CENTER
AREA	TAX MAP 37, PARCEL 589, ZONED M-2 2nd ELECTION DISTRICT ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE SHEET

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 1 OF 9



SELNICK ASSOCIATES, INC.
 TAX MAP 37 PARCEL 589
 ROUTE ONE HUNDRED
 BUSINESS PARK
 P/O PARCEL A BLOCK "B"
 DEED 1223/389




GLENAN, LLC
 TAX MAP 37 PARCEL 577
 DEED: L.3723/ F.582
 PARCEL C BLOCK A

EX. AMBERTON DRIVE
 (100' RIGHT OF WAY)
 HOWARD COUNTY PUBLIC ROAD
 MAJOR COLLECTOR

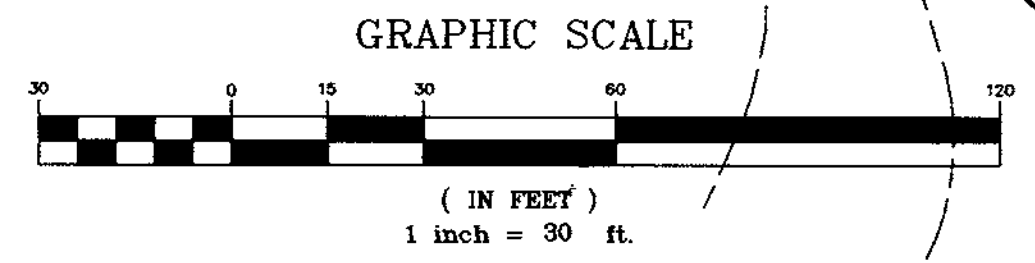
U.S. ROUTE 1
 96' RIGHT OF WAY
 MD. STATE HIGHWAY
 MINOR ARTERIAL COLLECTOR
 MDSHA PLAT #52543

MD. RTE. 100
 VARIABLE WIDTH ARTERIAL FREEWAY
 MD. STATE HIGHWAY
 MDSHA PLAT #52545

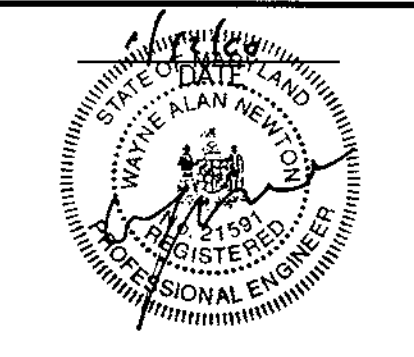
PROPOSED BUILDING LEGEND

-  PROPOSED LOADING/STORAGE BUILDING (1 STORY)
-  PROPOSED MAINTENANCE BUILDING (1 STORY)
-  PROPOSED STORAGE BUILDING (1 STORY)

- NOTE:
1. FOR SITE LEGEND SEE SHEET ONE.
 2. MINATURE GOLF COURSE APPROVED PER RED LINE REVISION
 3. FOR GO-KART SPOT SHOTS & CENTERLINE CURVE INFORMATION SEE SHEET 8 OF 8 PREPARED BY PETER F. OLESEN & ASSOC.
 4. ALL TREE'S AND WOODY VEGETATION WITHIN THE POND OR WITHIN 20' OF THE TOP OF CUT SLOPE ARE TO BE REMOVED.
 5. THE 36'-3-1/2" X 45' GO KART STAGING/STORAGE BLDG. SHOWN HEREON HAS A FLOOR AREA OF 1,633 S.F. IT IS A SINGLE STORY STRUCTURE WITH A FIRST FLOOR ELEVATION SLOPING FROM 195.23 @ THE EASTERN DOORS TO 194.80 @ THE WESTERN DOORS. NO MEZZANINES ARE PROPOSED.
 6. BASED ON A CONVERSATION WITH CAPT. BYERLY OF THE HOWARD COUNTY FIRE MARSHALLS OFFICE, NO ADDITIONAL HYDRANTS ARE REQUIRED FOR THIS PROJECT.
 7. THE EXISTING PRIVATE S.W.M. POND ON-SITE WILL BE MODIFIED AS SHOWN HEREON. THIS FACILITY IS AN EXCAVATED POND WHICH WAS CONSTRUCTED UNDER SDP-85-214. ALL MAINTENANCE OF THE POND & STORMCEPTOR WILL BE THE RESPONSIBILITY OF THE OWNER.
 8. THE S.W.M. POND SHOWN HEREON IS A CLASS "A" HAZARD PRIVATELY OWNED DETENTION FACILITY.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> DIRECTOR	2/9/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/27/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/1/00 DATE
DATE NO.	REVISION
OWNER/DEVELOPER	
ROUNDING THIRD SPORTS CENTER, INC. 6600 AMBERTON DRIVE ELKRIDGE, MD 21075 ATTN: JAMES HARRIS	
PROJECT	
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER	
AREA TAX MAP 37, PARCEL 589, ZONED M-2 2nd ELECTION DISTRICT ROUTE 100 BUSINESS PARK BLOCK F PARCEL B	
TITLE	
SITE DEVELOPMENT PLAN	
MESSICK & ASSOCIATES * CONSULTING ENGINEERS 31 OLD SOLOMONS ISLAND RD., SUITE 201 ANNAPOLIS, MARYLAND 21401 (410) 266-3212	
DESIGNED BY: WAN	
DRAWN BY: BPO	
PROJECT NO:	
DATE: APRIL 9, 1999	
SCALE: AS SHOWN	
DRAWING NO.: 2 OF 9	



SELNICK ASSOCIATES, INC.
 TAX MAP 37 PARCEL 589
 ROUTE ONE HUNDRED
 BUSINESS PARK
 P/O PARCEL A BLOCK "B"
 DEED 1223/389

PR. 12' S.W.M. ACCESS WAY TO BE USED
 TEMPORARILY FOR CONSTRUCTION TRAFFIC FOR
 GO-KART TRACK & S.W.M. POND CONSTRUCTION.
 (NO PAVEMENT OR ROAD CONSTRUCTION) AREA
 TO BE RESTORED TO GRASS UPON COMPLETION.

PROPOSED STORM DRAIN DRAINAGE AREA CHART

PR. AREA	ACRES	C=	% IMP
A	0.11	0.90	100%
B	0.08	0.69	70%
C	0.09	0.90	100%
D	0.03	0.79	85%
E	0.13	0.90	100%
F	0.09	0.90	100%
G	0.09	0.90	100%
H	0.20	0.80	84%
I	0.23	0.81	87%
J	0.68	0.84	94%
K	0.53	0.90	100%

S.W.M. SUMMARY CHART

EXISTING/MODIFIED RETENTION POND DRAINAGE AREA TO POND = 3.65 AC.

STORM	2YR	10YR	100YR
ALLOWABLE RELEASE RATE (cfs)**	5.66	13.07	23.45
INFLOW (cfs)	10.74	18.42	27.25
DISCHARGE (cfs)*	5.52	12.01	23.43
WATER SURFACE ELEVATION (ft)*	180.87	182.10	182.72
STORAGE (C.F.)*	6.630	10,890	13,590

POND BOTTOM=178± TOP OF DAM=186.00±
 RISER TYPE=EX.CONCRETE
 PRINCIPAL SPILLWAY=24" CMP(EX.)
 EMERGENCY SPILLWAY=NONE

POND HAZARD CLASSIFICATION = CLASS A (EXCAVATED POND)
 *FLOW ELEVATION + STORAGE VOLUME COMPUTED USING
 REDUCED POND VOLUME SHOWN HEREON. DUE TO TRACK
 GRADING,
 **TAKEN FROM PREVIOUS SDP 85-214

BY THE DEVELOPER :

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

James Ch... 1/12/00
 DEVELOPER DATE

BY THE ENGINEER :

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

Wm. A. Newton 1/12/00
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL
 CONSERVATION DISTRICT AND MEET THE TECHNICAL
 REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

Cheryl Simmons 1-24-00
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Roberts 1-24-00
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

L. J. Smith 2/4/00
 DIRECTOR DATE

Wm. D. Williams 1/27/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Leida Hamilton 2/1/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER

ROUNDING THIRD SPORTS CENTER, INC.
 6600 AMBERTON DRIVE
 ELKRIDGE, MD 21075
 ATTN: JAMES HARRIS

PROJECT

ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

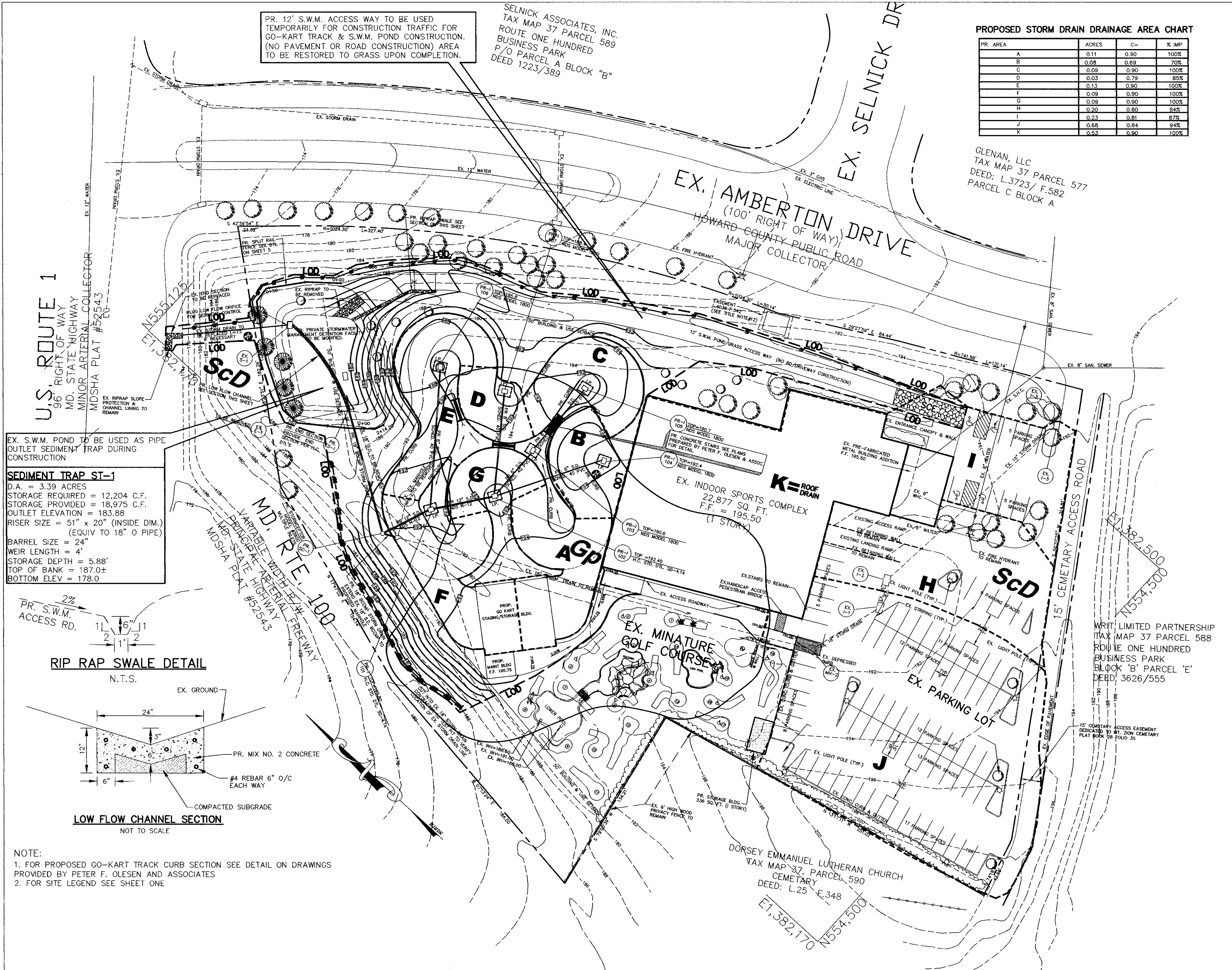
AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE

DRAINAGE AREA MAP/GRADING AND SEDIMENT CONTROL PLAN

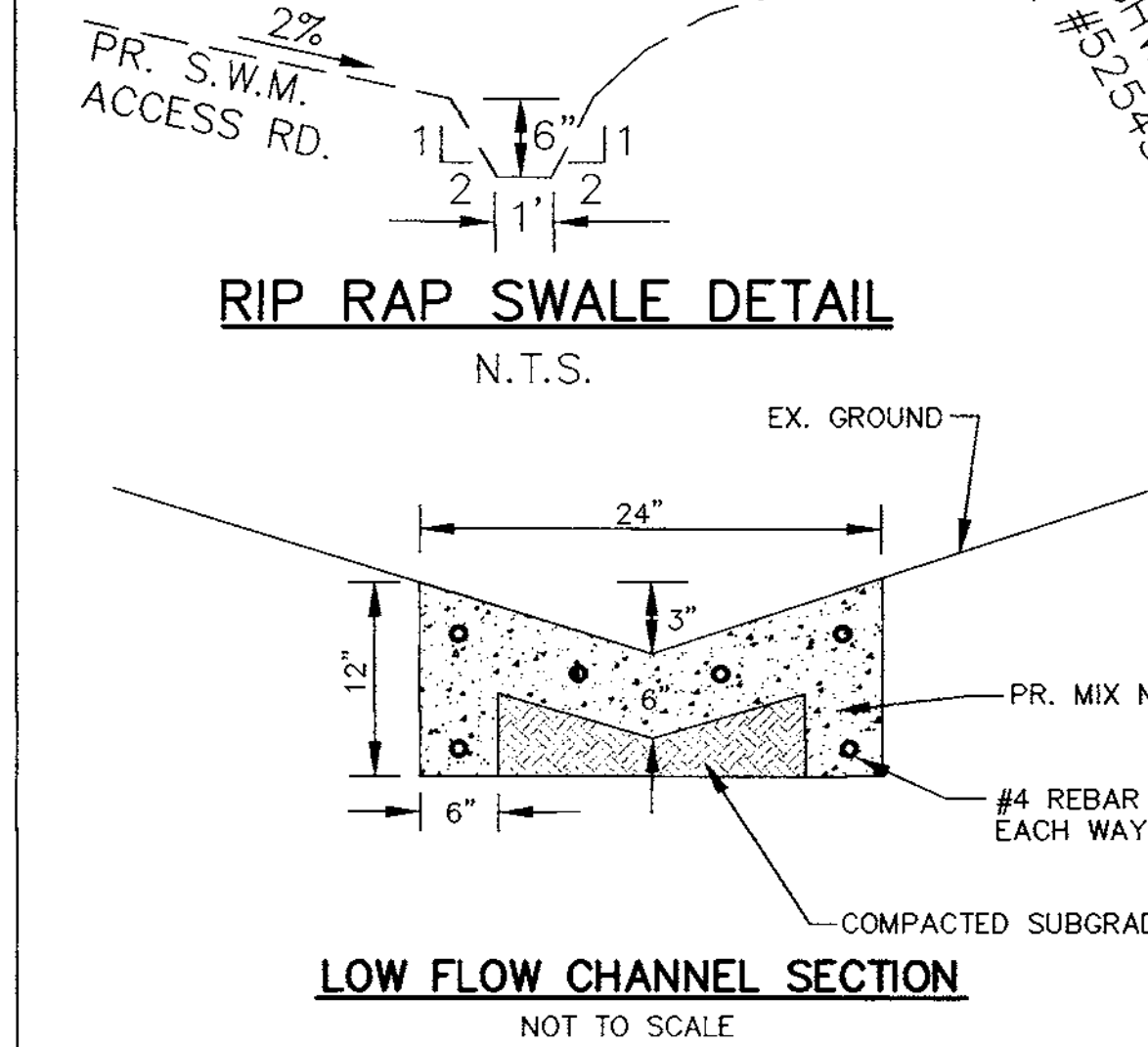
MESSICK & ASSOCIATES *
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN
 DRAWING NO.: 3 OF 9



EX. S.W.M. POND TO BE USED AS PIPE
 OUTLET SEDIMENT TRAP DURING
 CONSTRUCTION

SEDIMENT TRAP ST-1
 D.A. = 3.39 ACRES
 STORAGE REQUIRED = 12,204 C.F.
 STORAGE PROVIDED = 18,975 C.F.
 OUTLET ELEVATION = 183.88
 RISER SIZE = 51" x 20" (INSIDE DIM.)
 (EQUIV TO 18" O PIPE)
 BARREL SIZE = 24"
 WEIR LENGTH = 4'
 STORAGE DEPTH = 5.88'
 TOP OF BANK = 187.0±
 BOTTOM ELEV = 178.0



NOTE:

- FOR PROPOSED GO-KART TRACK CURB SECTION SEE DETAIL ON DRAWINGS PROVIDED BY PETER F. OLESEN AND ASSOCIATES
- FOR SITE LEGEND SEE SHEET ONE



SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of 50 foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill

Materials - The fill material shall be taken from approved, designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stone greater than 6", frozen, or other objectionable materials. Fill material for the embankment shall conform to Unified Soil Classification CL.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of the fill. Fill materials shall be placed in maximum 8" thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than on tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will crumble yet not be so wet that water can be squeezed out.

Where a minimum required density is specified, it shall not be less than 95% of maximum dry density with a moisture content within +2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99.

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of the structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Pipe Conduits

All pipes shall be circular in cross section.

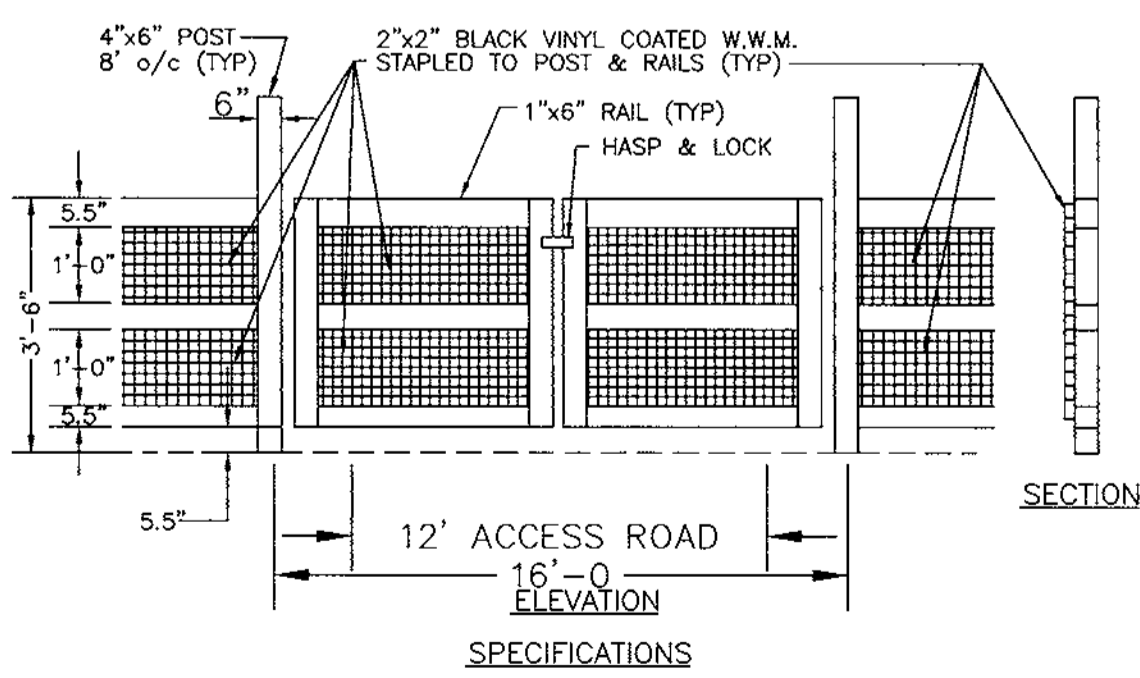
Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials

Steel Pipe - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. The following coatings or an approved equal may be used; Nexon, Plast-Cote, Blac-Klad, and Beth-Cu-Loy. Coated corrugated steel pipe shall meet the requirements of AASHTO M-245 and M-246.

Aluminum Coated Steel Pipe - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Aluminum Pipe - This pipe and its appurtenances shall conform to AASHTO Specification M-196 or M-211 with watertight coupling bands or flanges. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 9.



- HORIZONTAL RAILS SHALL BE 1"x6" PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
- POSTS 8" o/c SHALL BE 4"x6" PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
- GALVANIZED WIRE ON BACK OF FENCE SHALL BE 2"x2" BLACK VINYL COATED WELDED WIRE MESH STAPLED TO POST & RAILS WITH GALVANIZED STAPLES.
- GATE SHALL BE 8' EACH SIDE (16' TOTAL) SWING GATE WITH HASP AND LOCK.

SPLIT RAIL FENCE AND GATE DETAIL
N.T.S.

Coupling Bands, anti-seep collars, end sections, etc. must be composed of the same materials as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled on an adequate number of corrugations to accommodate the band width. The following type connections are acceptable for pipes less than 24" in diameter: flanges on both ends of the pipe, a 12" wide standard top type band with 3/8" thick closed cell circular neoprene gasket; and a 12" wide hugger type band with O-ring gaskets having a minimum diameter of 1/2" greater than the corrugation depth. Pipes 24" in diameter and larger shall be connected by a 24" long annular corrugated band using rods and lugs. A 12" wide by 3/8" thick closed cell circular neoprene gasket will be installed on the end of each pipe for a total of 24".

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM Designation C-361.

Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 10% of its outside diameter with a minimum thickness of 3 inches, or as shown on the drawings.

Laying Pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 2 feet from the riser.

Backfilling - Backfilling shall conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Polyvinyl Chloride (PVC) Pipe - All of the following criteria shall apply for polyvinyl chloride (PVC) pipe:

Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241.

Joints and Connections - Joints and connections to anti-seep collars shall be completely watertight.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall conform to "Structure Backfill"

Other details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

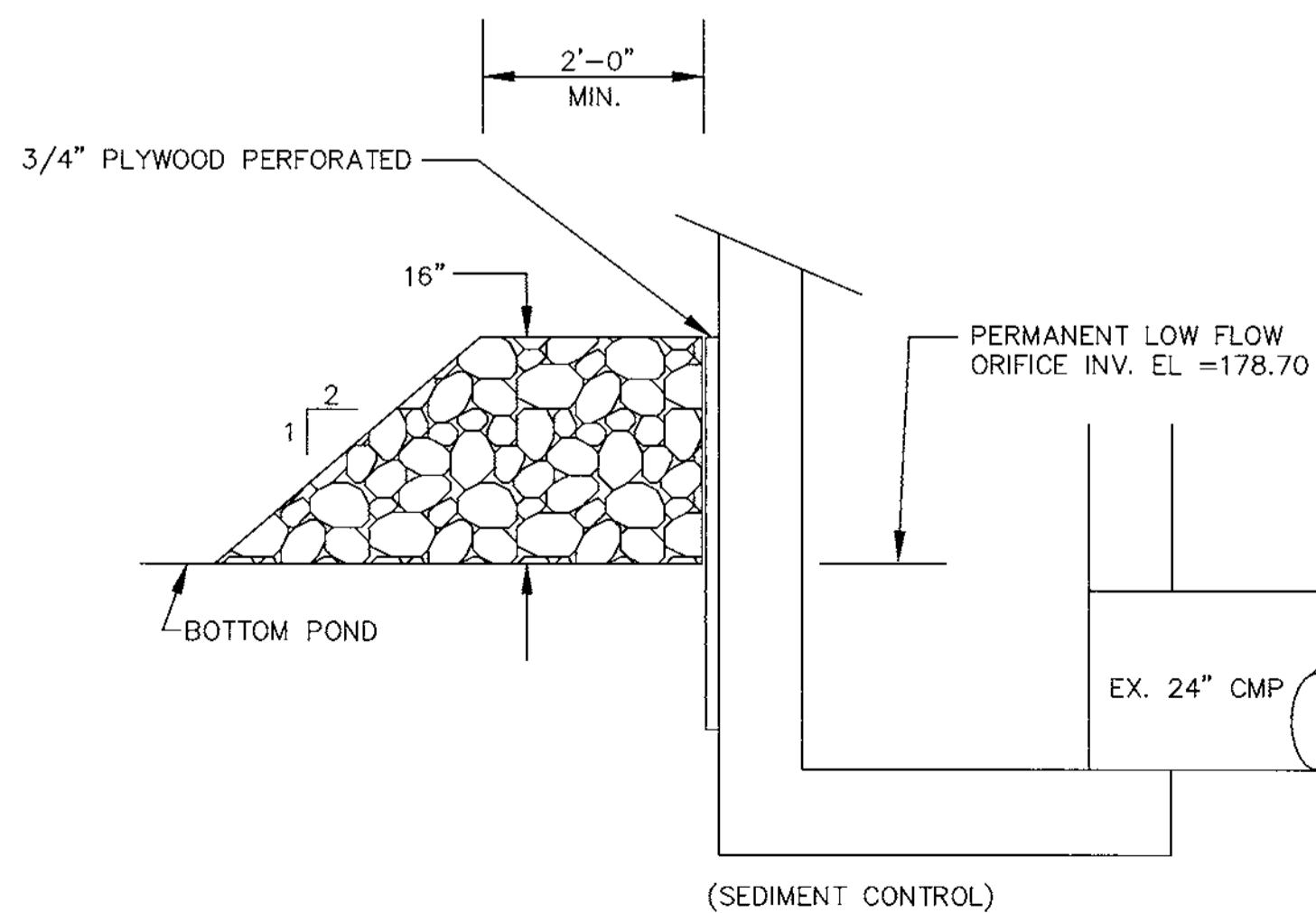
Concrete

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311 & 901.2.

The riprap shall be placed to the required thickness in one operation. The rock shall be delivered and placed in a manner that will insure the riprap in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another with the smaller rocks filling the voids between the larger rocks. Filter cloth shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09.



TEMPORARY STONE FILTER DETAIL
N.T.S.

Care of Water During Construction

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from the various parts of the work and for maintaining the excavations, foundation and other parts of the work free from water as required or directed by the engineer for constructing each part of the work.

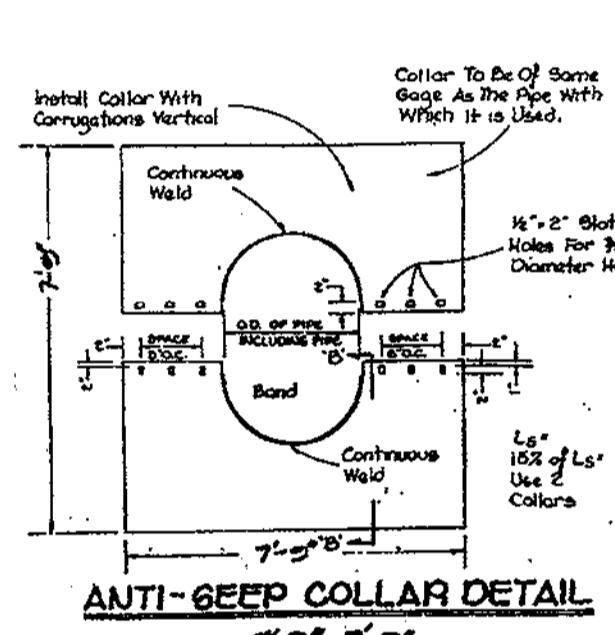
After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom of required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water to sumps from which the water will be pumped.

Stabilization

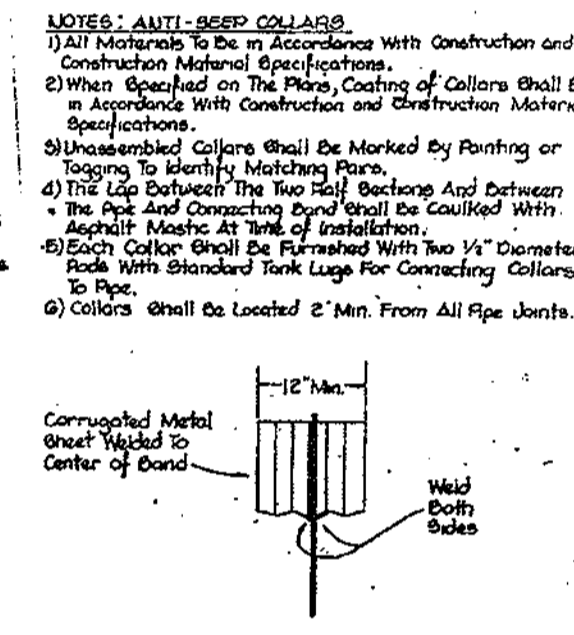
All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing, and mulching in accordance with the Maryland Soil Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

Erosion and Sediment Control

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures to be employed during the construction process.



ANTI-SEEP COLLAR DETAIL
N.T.S.



SECTION 'B-B'
N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DETENTION POND

Routine Maintenance

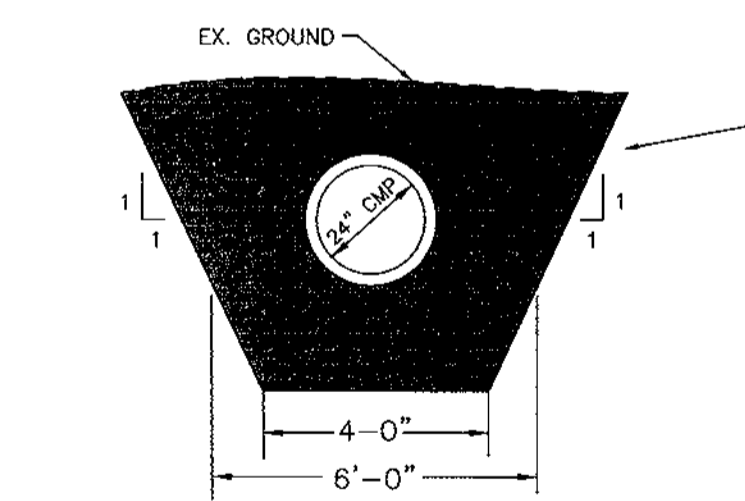
- Facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly.
- Top and side slopes of the embankment shall be mowed a minimum of two (2) times per year, once in June and once in September. Other side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

Non-Routine Maintenance

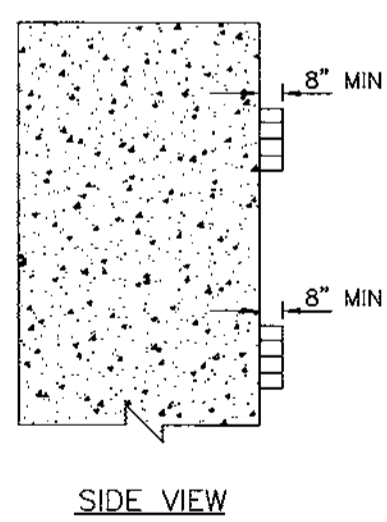
- Structural components of the pond, such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
- Sediment shall be removed from the pond, and forebay, no later than when the capacity of the pond, or forebay, is half full of sediment, or when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

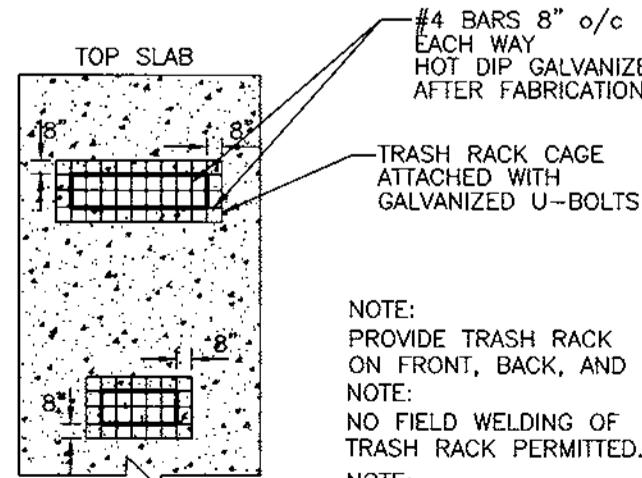
- The stormceptor water quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum, utilizing the Stormceptor Inspection/Monitoring Form. Inspections shall be done by using a clear Plexiglas tube ("sludge judge") to extract a water column sample. When the sediment depths exceed the level specified in Table 6 of the Stormceptor Technical Manual, the unit must be cleaned.
- The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.
- The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
- The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.
- The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available to the Howard County officials upon their request.



PRINCIPAL SPILLWAY EXCAVATION
N.T.S.



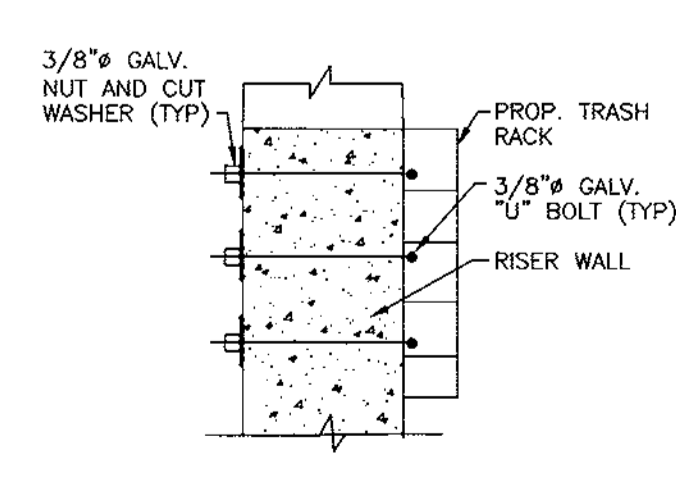
SIDE VIEW



FRONT VIEW

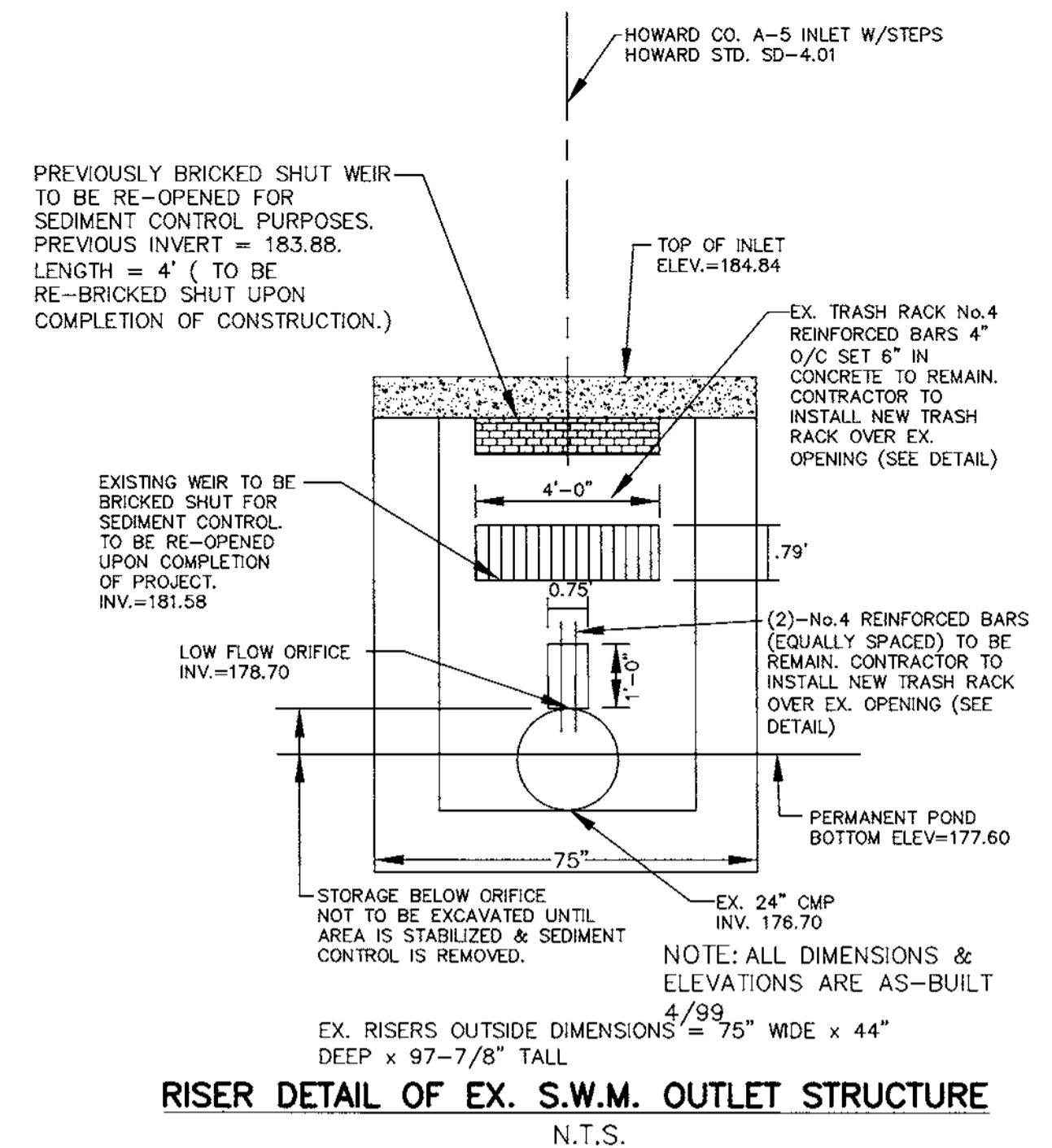
DETAIL -- TRASH RACK

N.T.S.



TRASH RACK MOUNTING DETAIL

N.T.S.



RISER DETAIL OF EX. S.W.M. OUTLET STRUCTURE
N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> DIRECTOR	2/1/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/27/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/1/00 DATE

DATE	NO.	REVISION
------	-----	----------

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

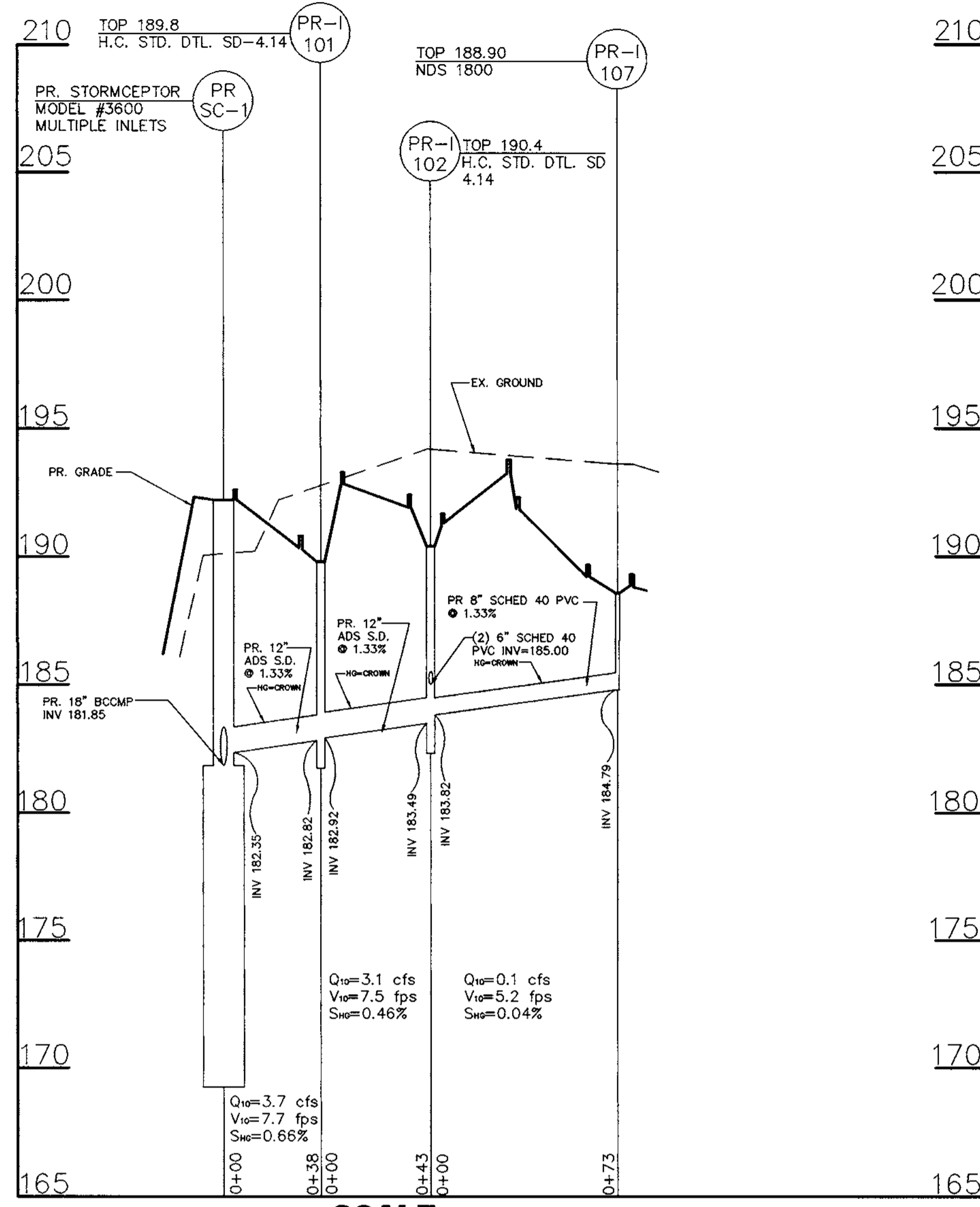
AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
DETAIL AND NOTE SHEET

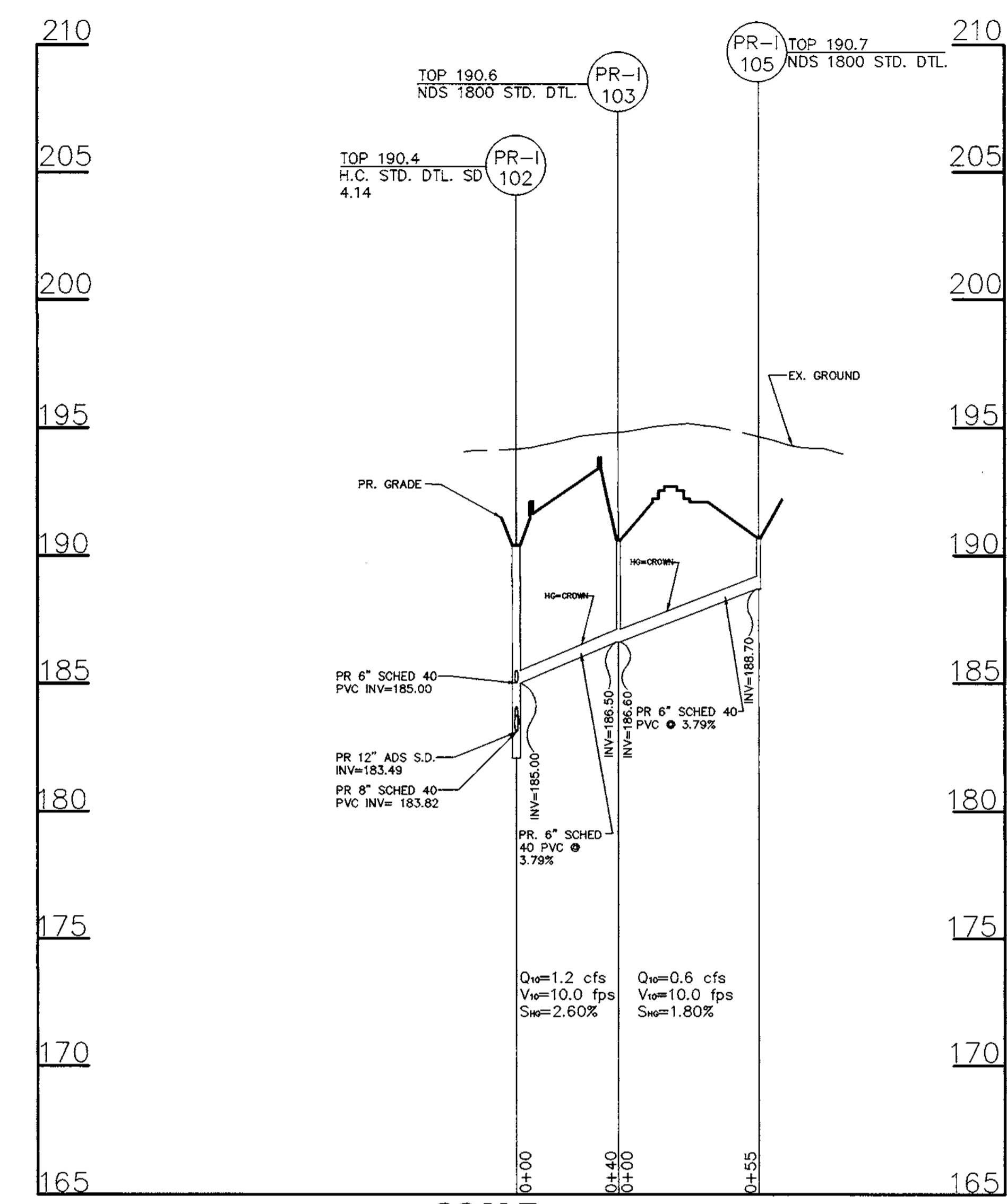
MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 5 OF 9

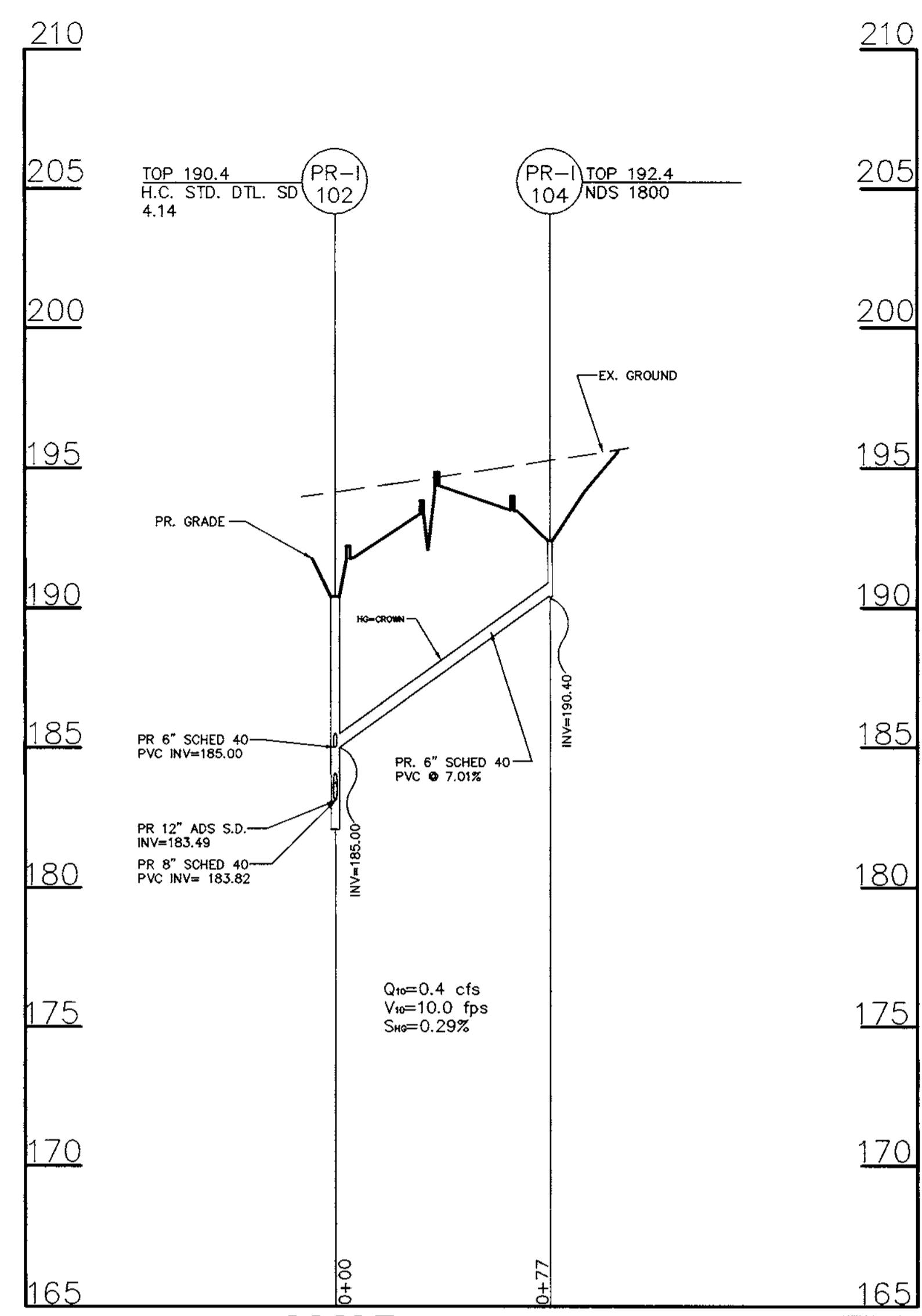
WAYNE A. NEWTON #21591



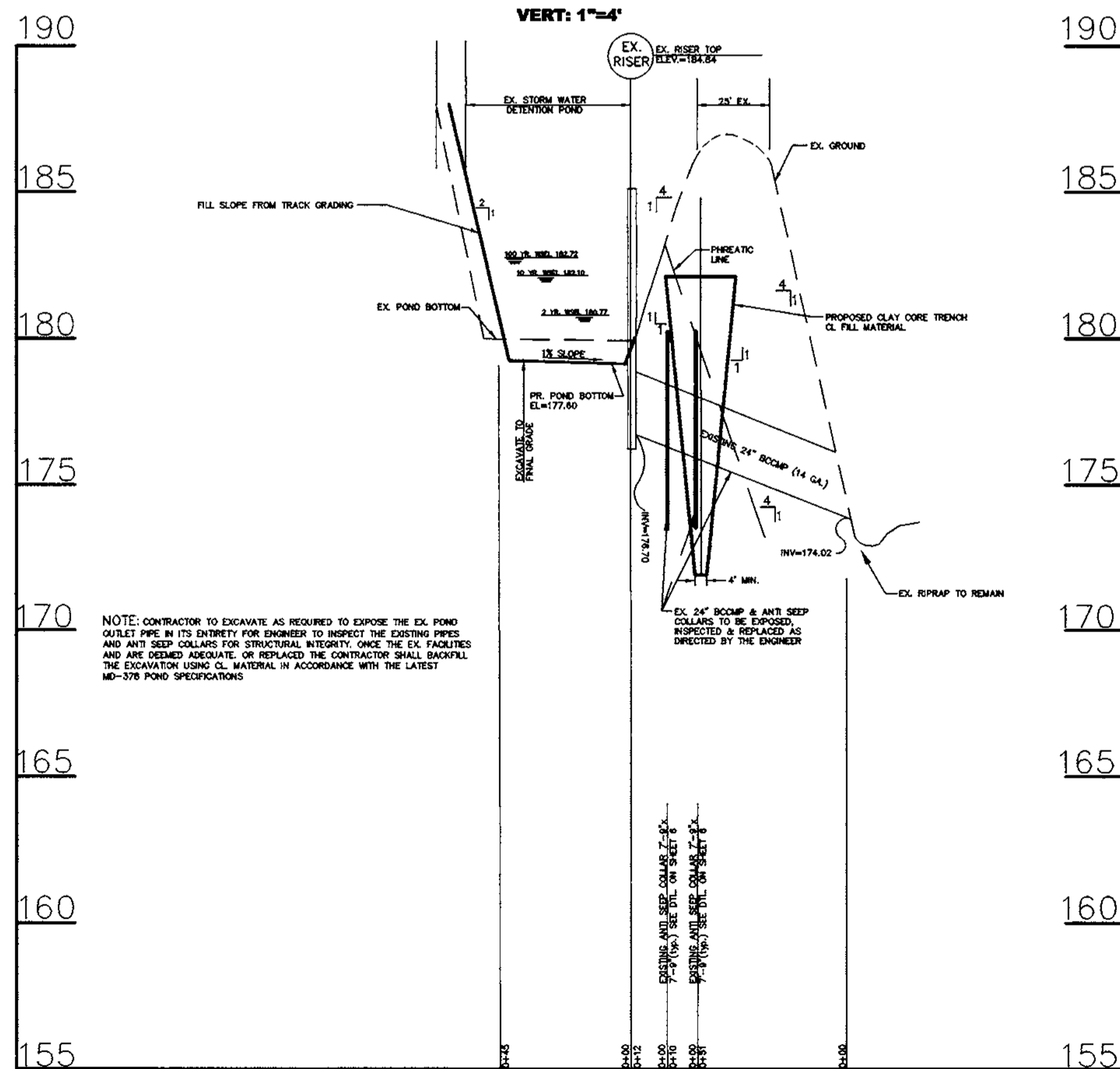
SCALE: HORIZ: 1"=40'
VERT: 1"=4'



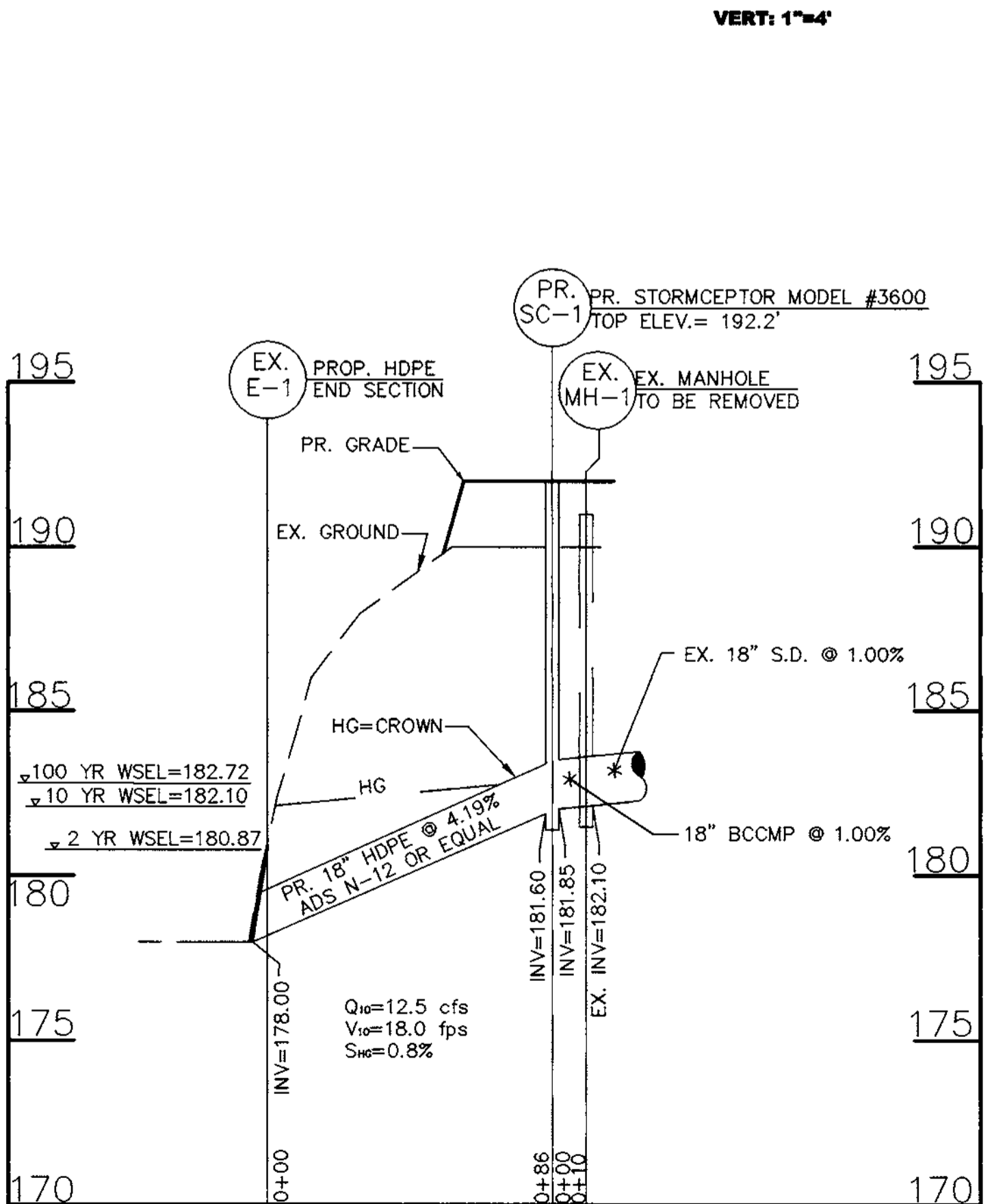
SCALE: HORIZ: 1"=40'
VERT: 1"=4'



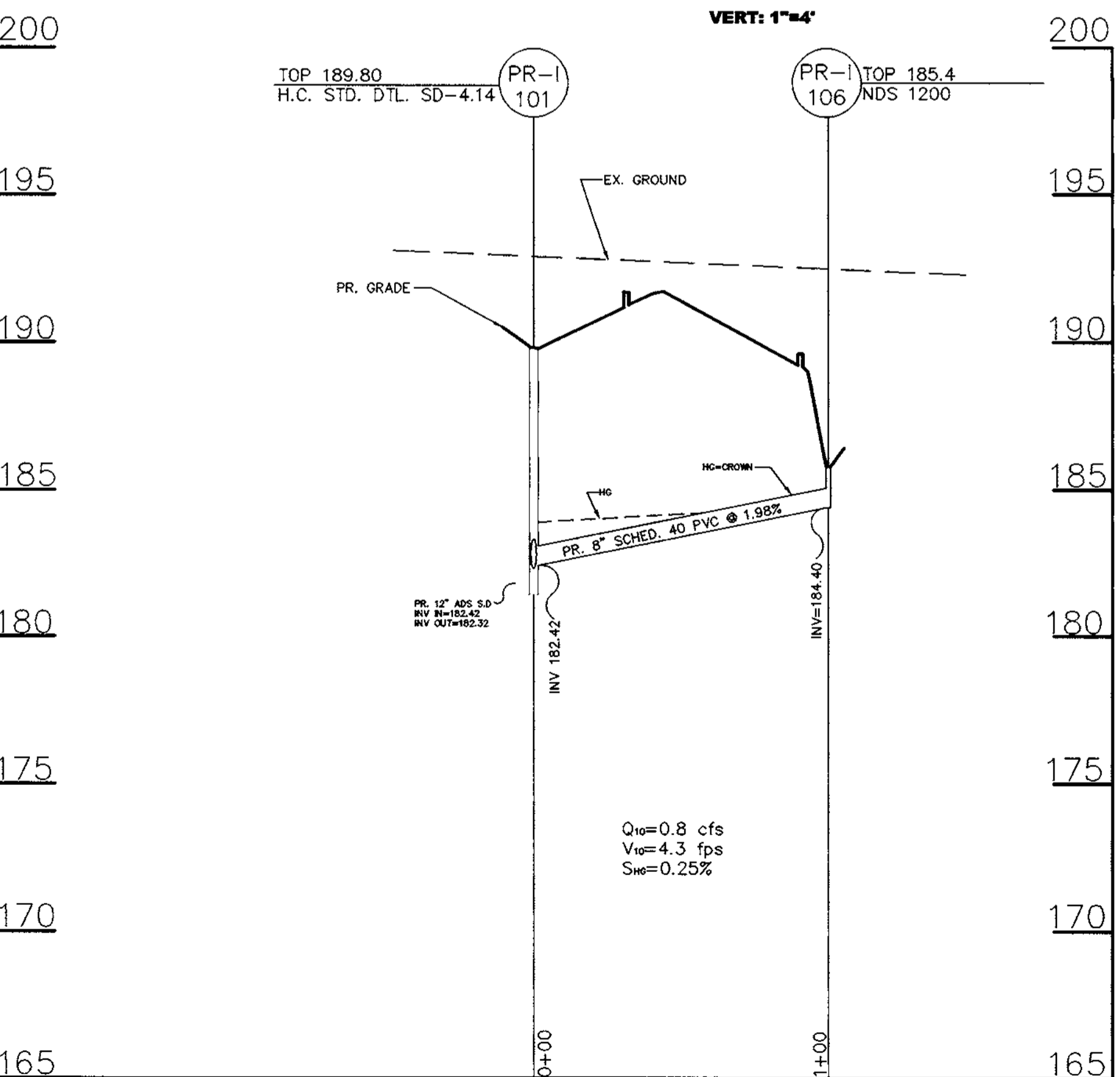
SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR: *[Signature]* 2/14/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 2/1/00 DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 ROUNDING THIRD SPORTS CENTER, INC.
 6600 AMBERTON DRIVE
 ELKBRIDGE, MD 21075
 ATTN: JAMES HARRIS

PROJECT
 ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

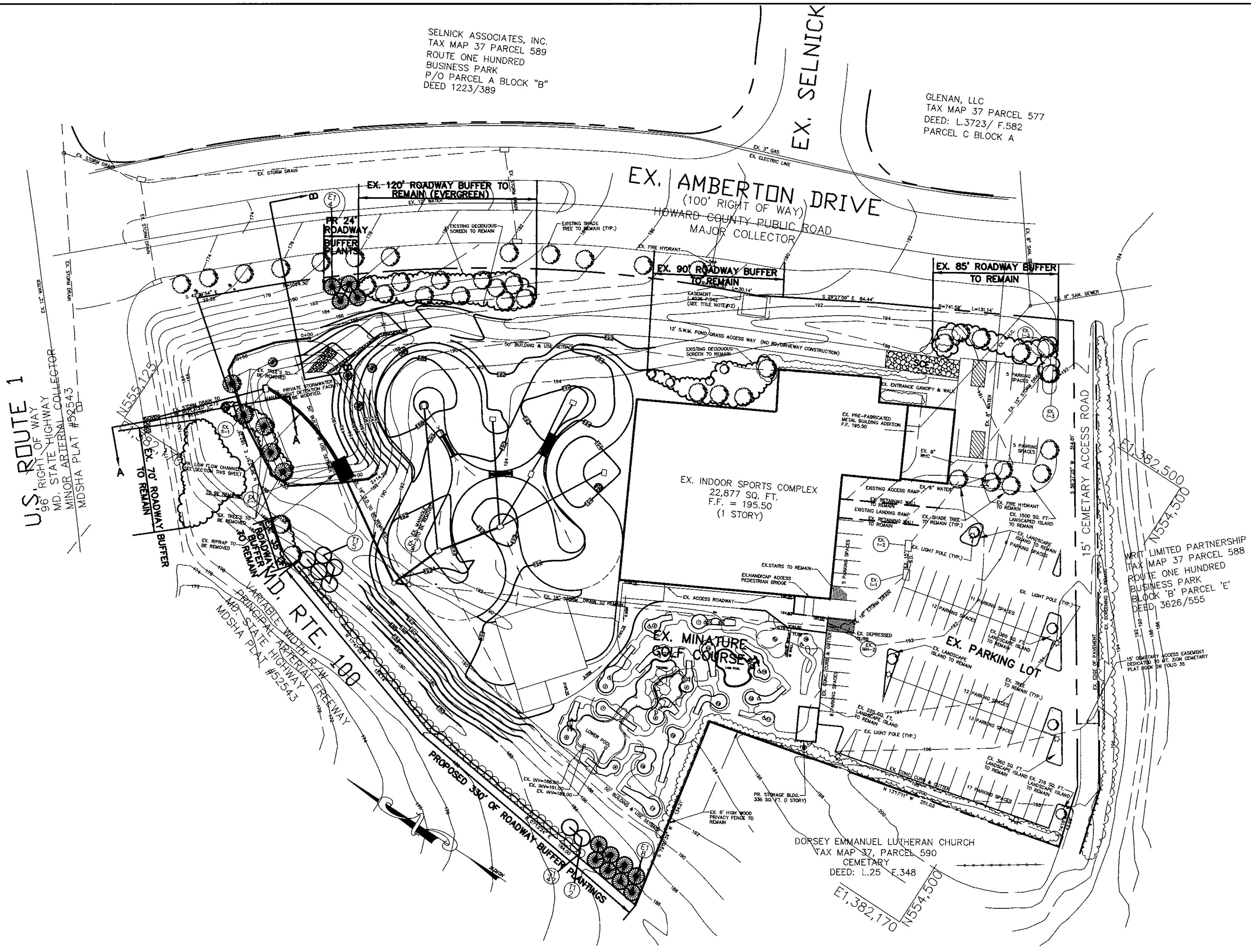
TITLE
STORM DRAIN PROFILES

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

DATE: 1/11/00
 DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN
 WAYNE A. NEWTON #21591 DRAWING NO.: 6 OF 9

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
ROUTE ONE HUNDRED
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

GLENAN, LLC
TAX MAP 37 PARCEL 577
DEED: L.3723/ F.582
PARCEL C BLOCK A



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter	1117	743
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Yes 395	Yes 685
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	No	Yes 385
Number of Plants Required	23	13
Shade Trees (1:50)	28	0
Evergreen Trees (1:40)	0	0
Shrubs (0)		
Number of Plants Provided	23 shade trees provided 18 ex. + 7 new shade trees	No new planting required - Existing fence + 35 trees are adequate.
Shade Trees (2:1 substitution)	28 evergreens provided 12 new evergreens 16 shrubs @ 5:1 ratio 17 new evergreens +11 ex. evergreens 28 evergreen provided	

Comments: Credit for existing vegetation counted - 11 Ex. evergreens along Amberton Drive + Ex. wooded areas west of SWM Pond + Ex. screening areas between Ex. building and Amberton Drive + ex. 10 car parking lot + Amberton Drive.

Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

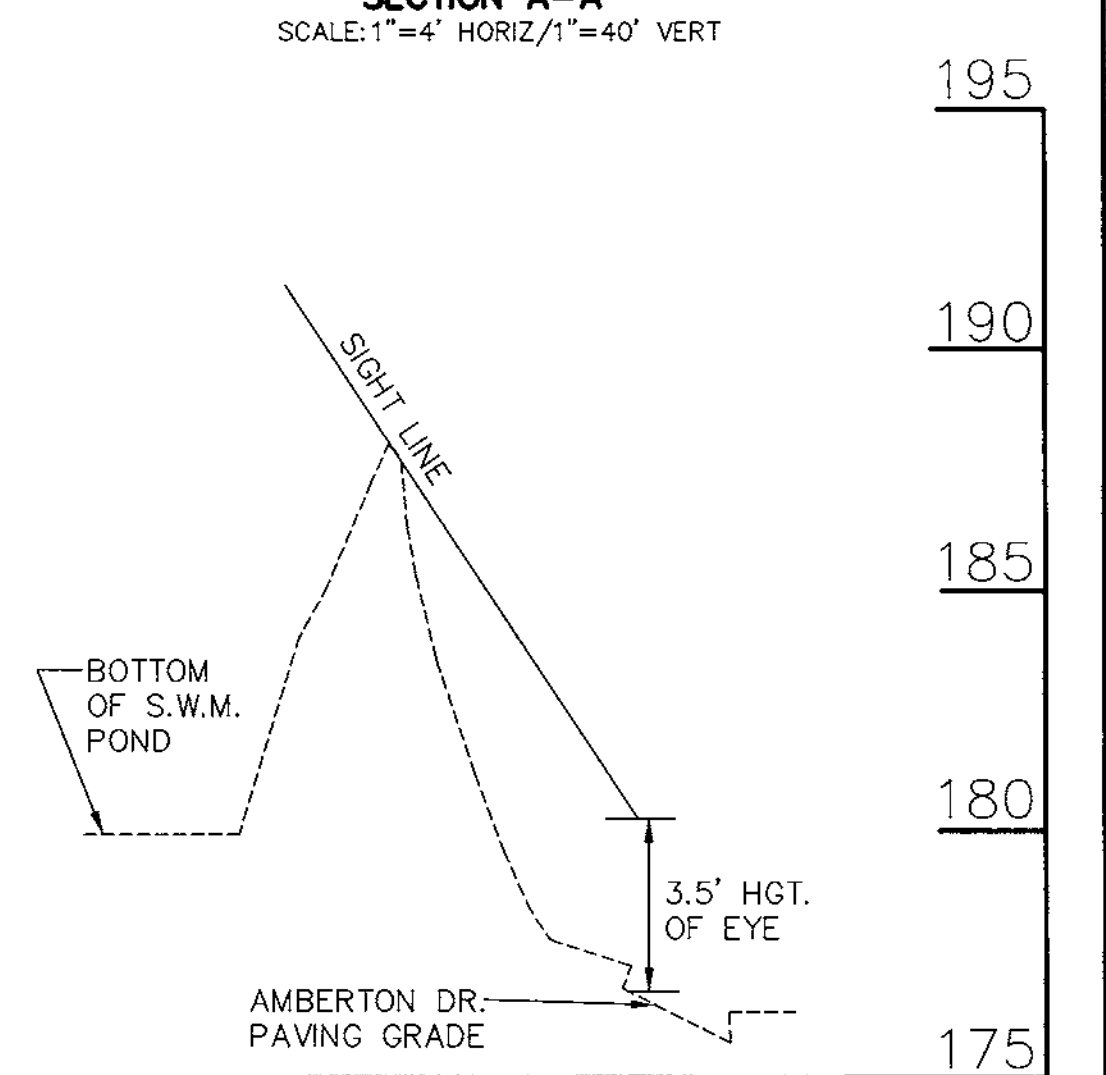
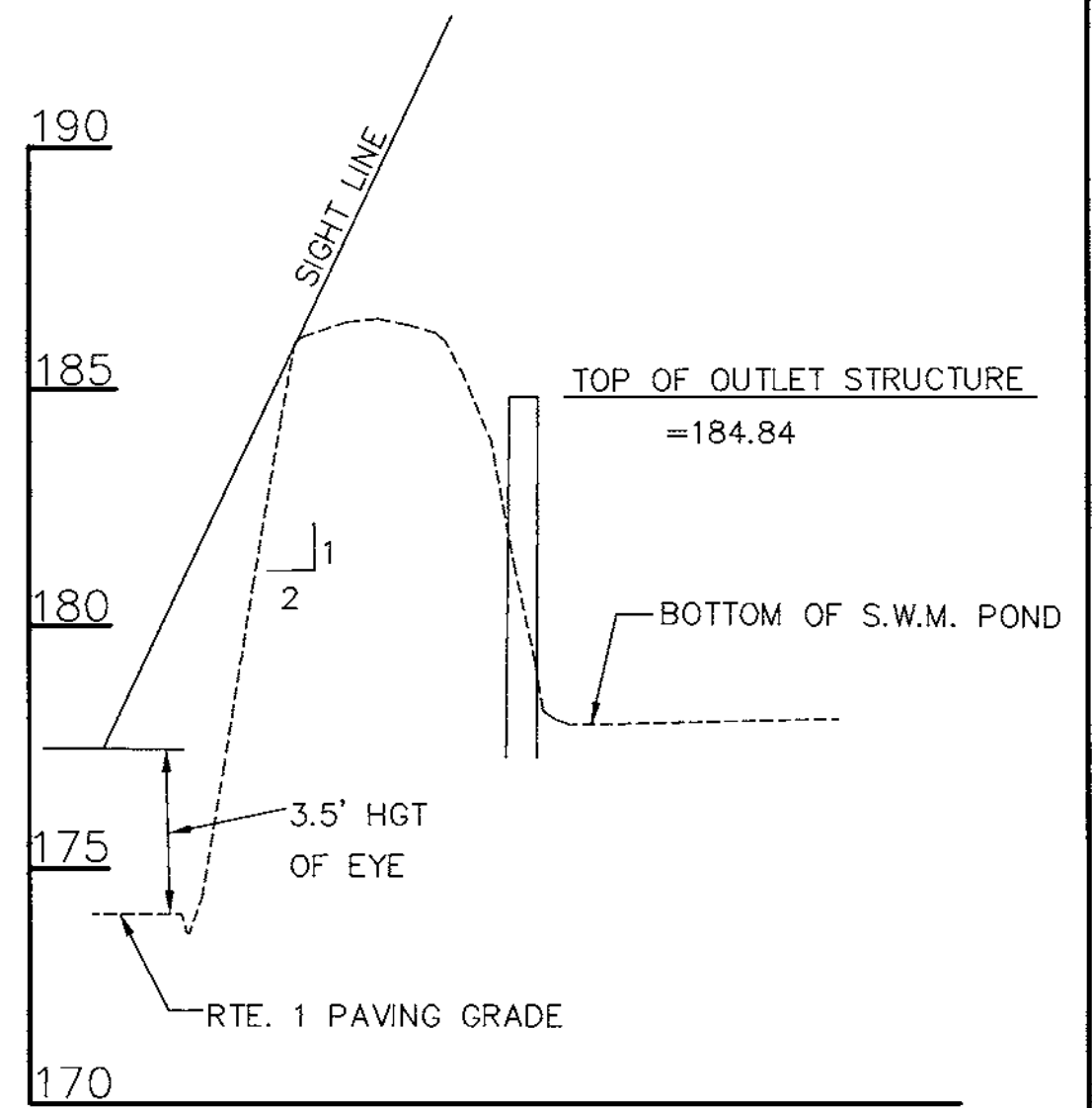
**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	94
Number of Trees Required (1:20 sps)	5
Number of Trees Provided	11 Shade Trees
Other Trees (2:1 substitution)	

Note: Islands Required - 5 per 1,000 sq. ft. This project is proposing alternate compliance for the number of islands provided. 4 islands are provided, having areas totaling 2436 sq. ft. which far exceeds the area required.

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Stormwater management area landscaping has not been shown on this site plan since the SWM facility is not visible from any public roadways. The SWM facility is approximately 10-12 feet above the existing surrounding roadways (see Sections A-A & B-B at right). Also, even though this pond is an excavated facility, planting on the slopes adjacent to the pond may cause concern with piping along roots potentially causing the dam to fail.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: *[Signature]* 2/4/00 DATE

Chief, Development Engineering Division: *[Signature]* 1/27/00 DATE

Chief, Division of Land Development: *[Signature]* 2/1/00 DATE

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT: ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA: TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE: LANDSCAPE PLAN

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DATE: 1/12/00

DESIGNED BY: WAN

DRAWN BY: BPO

PROJECT NO:

DATE: APRIL 9, 1999

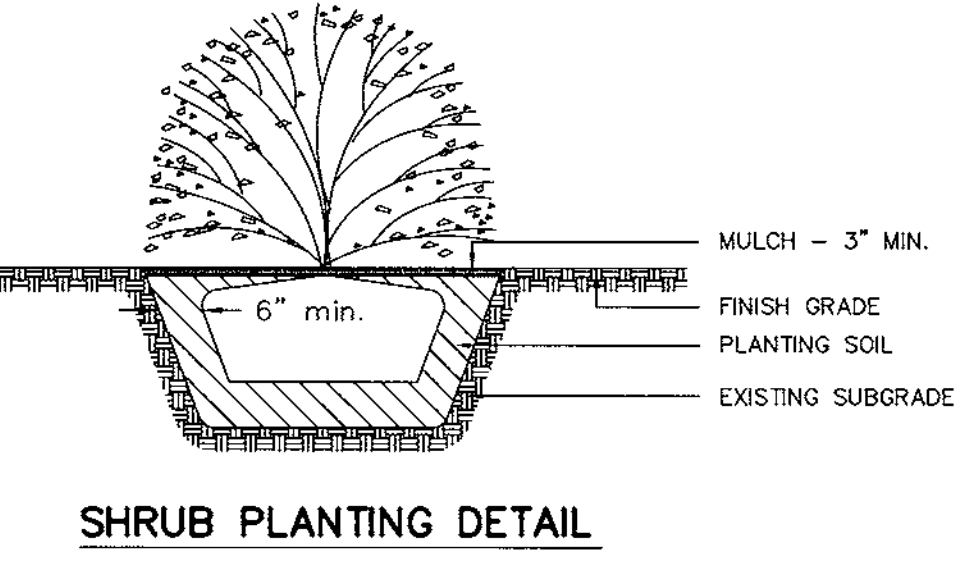
SCALE: AS SHOWN

DRAWING NO.: 7 OF 9

- LEGEND**
- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - PROPOSED DECIDUOUS SHADE TREE
 - PROPOSED EVERGREEN TREE
 - EXISTING LANDSCAPING EDGE
 - EXISTING WOODED EDGE (CANOPY LIMITS)

PLANT LIST

Key	Quan	Botanical Name Common Name	Size
T1	8	Zelkova Serrata "Village Green" Village Green Japanese Zelkova	2'-21/2" - 3" Cal.
S1	50	Rhododendron Catawbiense album White Catawba Rhododendron	2'-21/2' Ht.
E1	14	Ilex Opaca American Holly	5'-6' Ht.



DEVELOPER'S/BUILDERS 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.

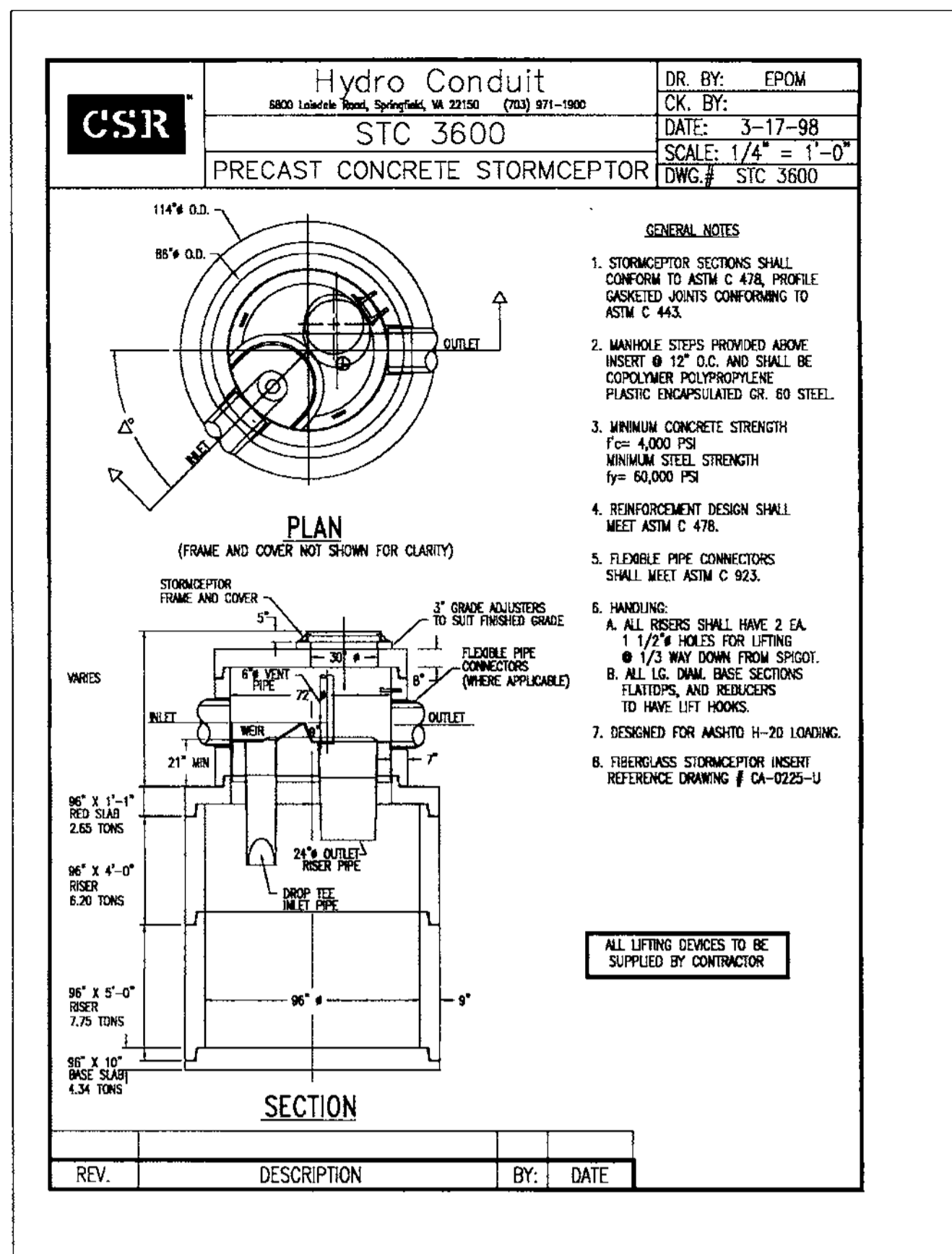
Name: *[Signature]* Date: 1/12/00

NOTES:

A. This plan has been prepared in accordance with the provisions of 16.124 of the Howard County Code and the Landscape Manual.

B. Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$11,500.

C. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.



Stormceptor® Order Form
This document is to be included on S.W.M. Plan by the designer.

For Office Use Only
Order # _____ Date _____

Which plant will be manufacturing the unit:

Manhole #	SC-1
Finish Top elevation (ft)	192.2
Top slab elevation (ft)	192.2
Inlet pipe invert (ft)	187.35
Outlet pipe invert (ft)	187.60
Pipe Type	48" HDPE
Inlet Pipe Inside Dia. (in) [ID]	48" x 12"
Inlet Pipe Outside Dia. (in) [OD]	21.25" x 12"
Outlet Pipe Inside Dia. (in) [ID]	18"
Outlet Pipe Outside Dia. (in) [OD]	24"

Stormceptor Model # (Circle One): 4500 900 1200 1800 2400 **3600** 4800 6000 2200
Install. Type (Circle One): Commercial Industrial Residential Highway/DOT Gas Station Man/Govt
Other (Be specific as possible):
(Circle One): Single Inlet **Multiple Inlet** Impervious Drainage Area (in acres):
This installation is... (Circle One): **New Construction** or Retrofit

Contractor Information:
Contractor _____ Contact Person _____
Phone () _____ Fax () _____

Owner (Maintainer) Information:
Owner **Rounding 3rd Family Ent. Center** Contact Person **JAMES HARRIS**
Phone **(410) 381-2020** Fax **(410) 381-8442**

Project Details:
Name of Project: **ROUNDING THIRD FAMILY ENTERTAINMENT CENTER** Design Firm **MESSICK & ASSOC.**
Deliver insert by (date):
Address of Installation: **6600 AMBERTON DR., CITY ELK RIDGE, STATE MD**
Designer Contact: **WAYNE NEWTON** Phone **(410) 266-3217** Fax **(410) 266-3902**
Approving Agency _____ Contact _____ Phone () _____

Please fax this sheet back to: Stormceptor Corp. at (801) 762-4190
Attention: Vincent H. Berg, P.E. (301) 762-8361

For technical assistance please call Stormceptor Corporation toll free at (800) 762-4703
All lifting apparatus to be provided by the installation contractor

BY THE DEVELOPER:

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

James Harris
DEVELOPER DATE

BY THE ENGINEER:

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

Wayne Newton
ENGINEER DATE 1/24/00

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

Charles Simmons 1-24-00
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John P. Whitson 1-24-00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. Rutter 2/1/00
DIRECTOR DATE

Chris Dammann 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wendy Hamilton 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT: **ROUNDING THIRD FAMILY ENTERTAINMENT CENTER**

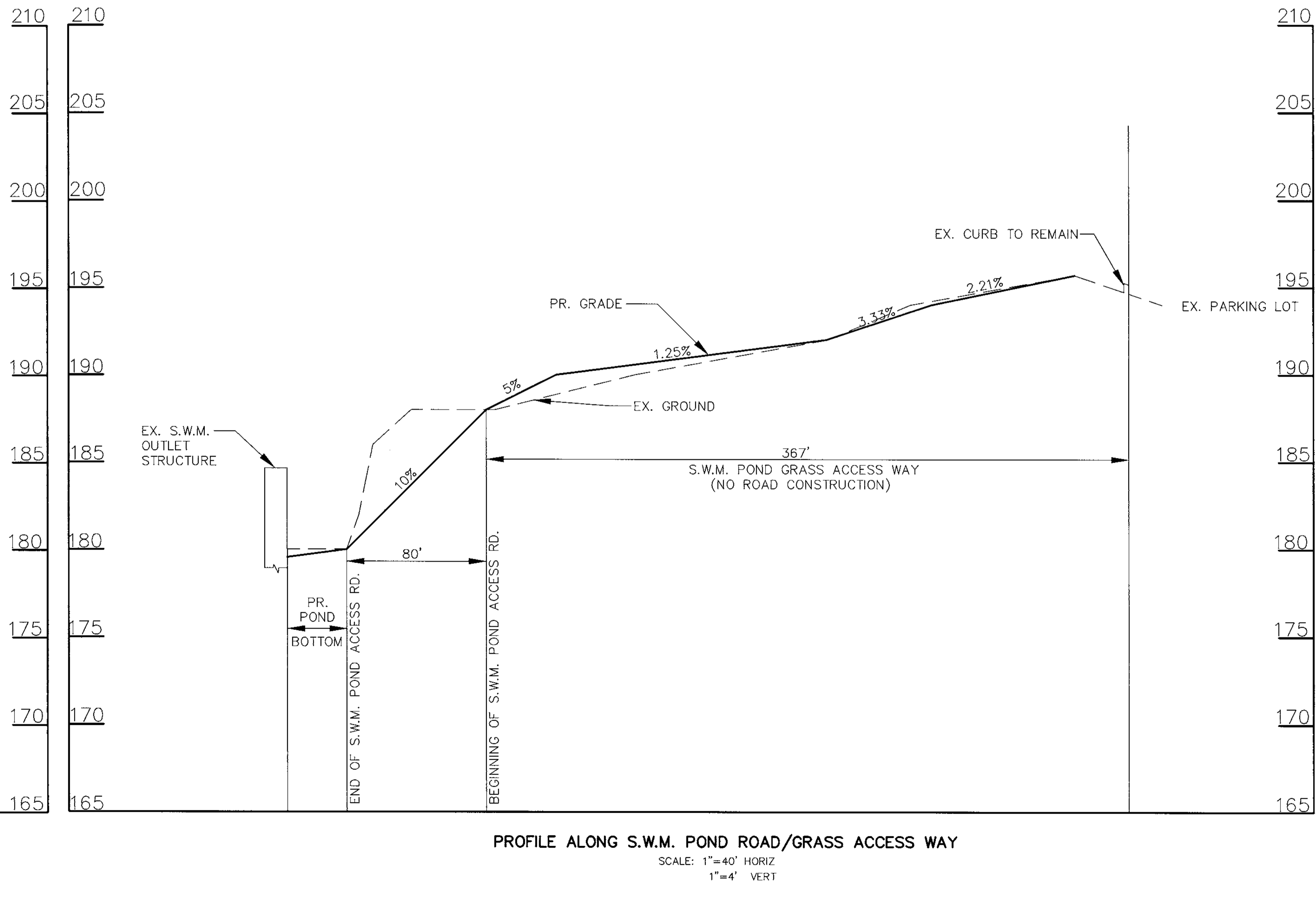
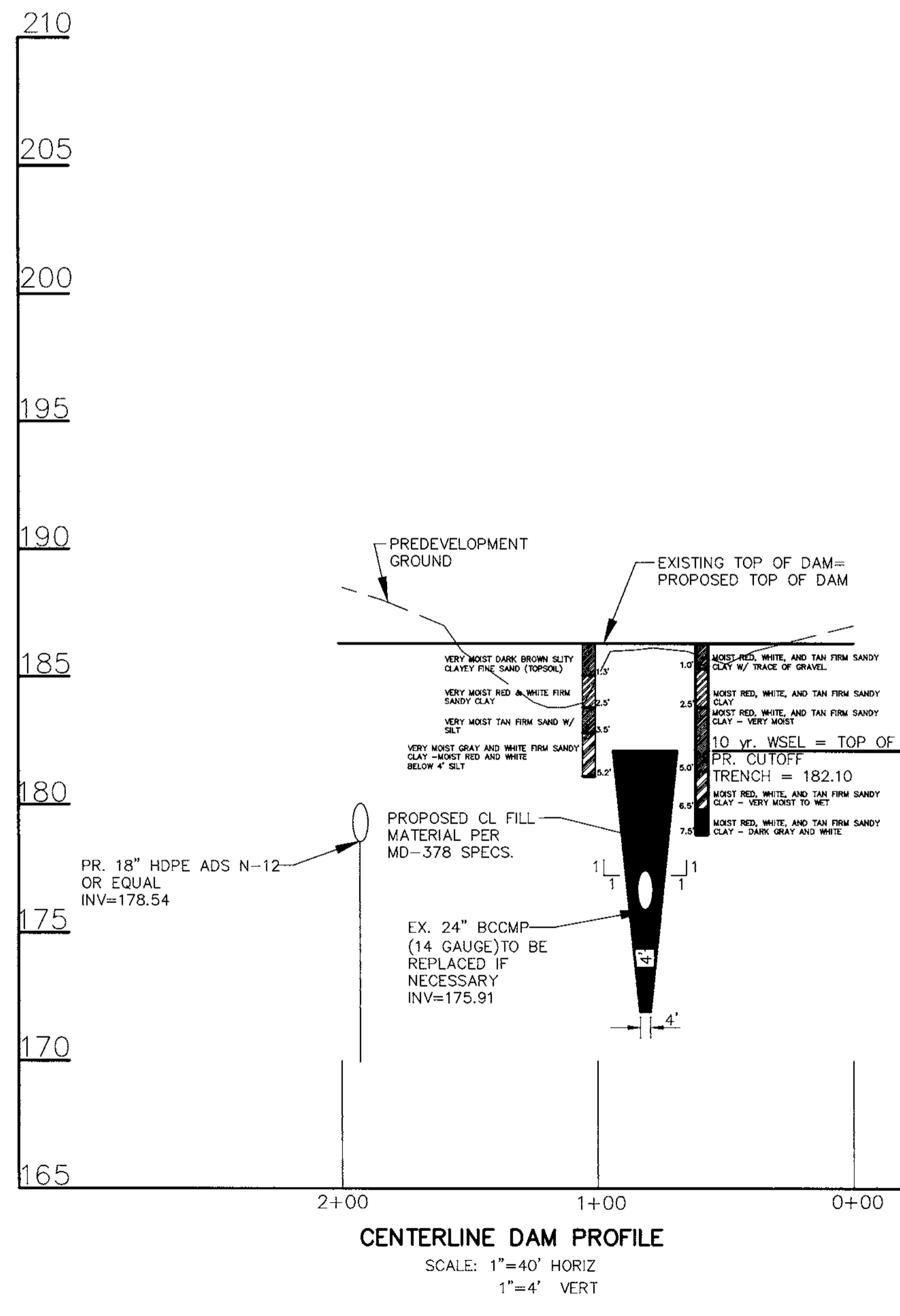
AREA: TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

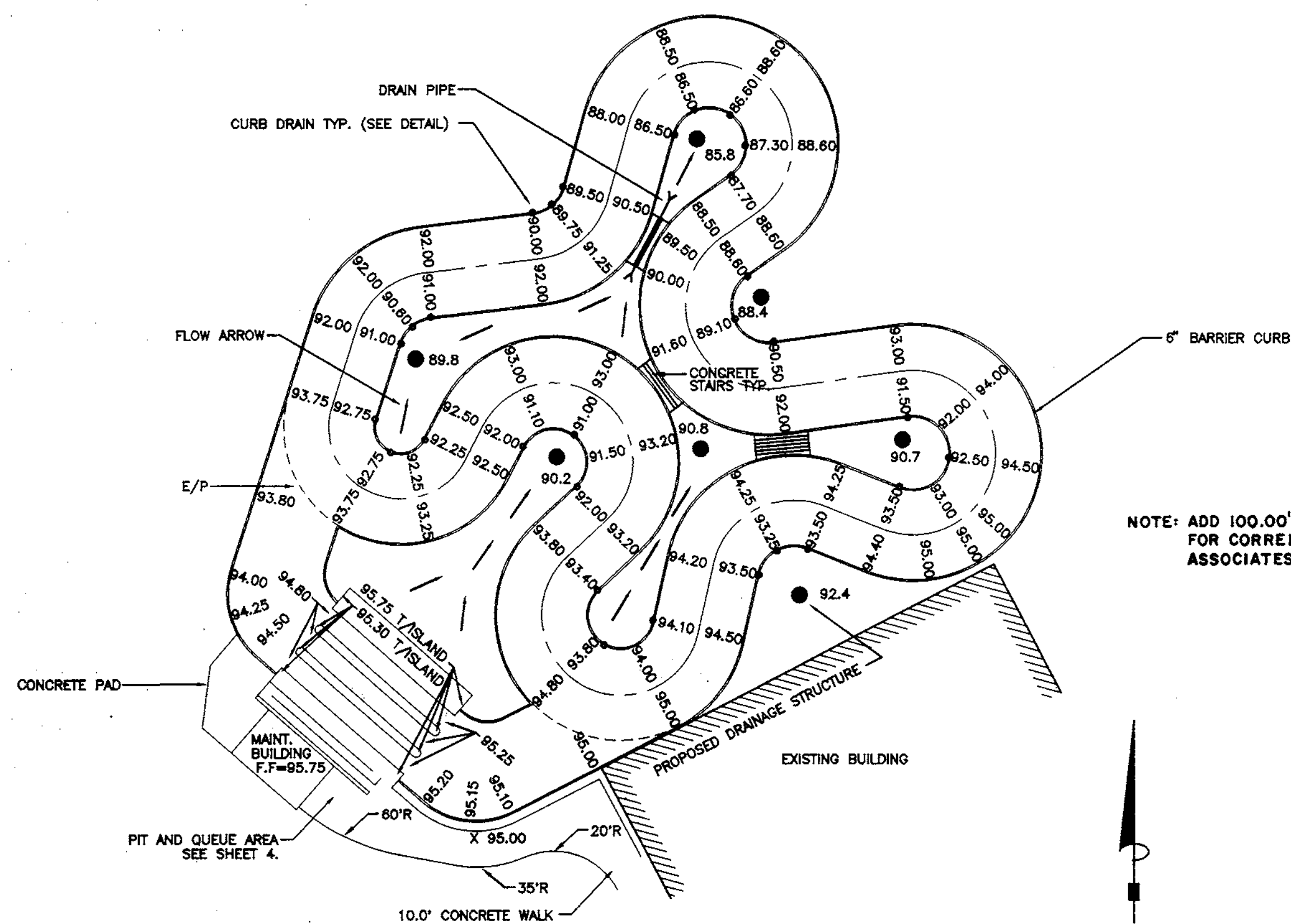
TITLE: **S.W.M. POND PROFILES AND DETAILS**

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DATE: 1/11/00
DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 8 OF 9

WAYNE A. NEWTON #21591





TRACK GRADING AND CURB DRAIN LOCATIONS

NOTE: CURVE C1: CL RADIUS = 20.0'
INSIDE B/C RADIUS = 7.0'
OUTSIDE B/C RADIUS = 33.0'

CURVE C2-C7 CL RADIUS = 23.0'
INSIDE B/C RADIUS = 10.0'
OUTSIDE B/C RADIUS = 36.0'

CURVES C8 & C9: CL RADIUS = 22.0'
INSIDE B/C RADIUS = 9.0'
OUTSIDE B/C RADIUS = 35.0'

TRACK WIDTH = 28.0' B/C-B/C TYP.
SEE CURVE TABLE FOR MORE DETAILS

TRACK PAVEMENT ELEMENTS

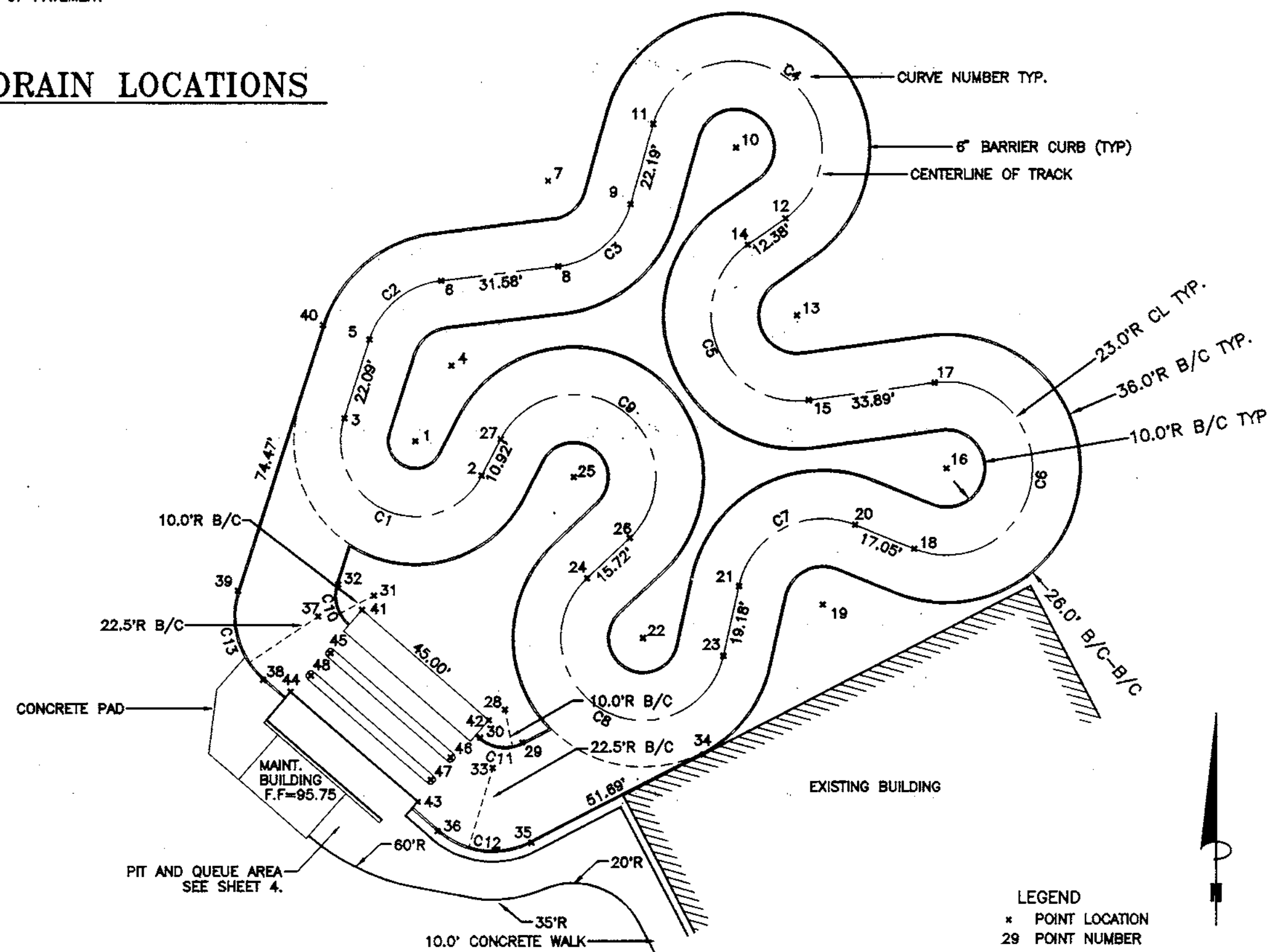
NOTE: CURVE C1 CL RADIUS = 20.0'
INSIDE RAIL RADIUS = 10.0'
OUTSIDE B/C RADIUS = 30.0'

CURVE C2-C7 CL RADIUS = 23.0'
INSIDE RAIL RADIUS = 13.0'
OUTSIDE RAIL RADIUS = 33.0'

CURVE C8-C9 CL RADIUS = 22.0'
INSIDE RAIL RADIUS = 12.0'
OUTSIDE RAIL RADIUS = 32.0'

DIMENSIONS SHALL BE FIELD VERIFIED

CURVED BARRIER RAIL ELEMENTS



TRACK LAYOUT

NOTE: CURVES C1-C9 ARE TO THE CENTERLINE OF THE TRACK.
CURVES C10-C13 ARE TO THE BACK OF CURB.
PIT AREA DETAILS CAN BE FOUND ON SHEET 4.

NOTE:
CURVES C1-C10 ARE TO THE CENTERLINE OF THE TRACK.
CURVES C11-C14 ARE TO THE BACK OF CURB.

NUMBER	IC	DC	CD	T FT	R FT	L FT	LC FT
C1	17°24'11"	286°28'44"	N 67°25'03" W	238.25	20.00	59.48	39.86
C2	65°21'21"	249°06'44"	N 50°27'42" E	14.75	23.00	26.24	24.84
C3	67°32'41"	249°06'44"	N 52°37'27" E	15.33	23.00	27.05	25.52
C4	21°07'51"	249°06'44"	S 54°40'23" E	84.72	23.00	87.98	43.34
C5	15°25'39"	249°06'44"	S 21°31'48" E	95.23	23.00	81.36	44.71
C6	20°54'54"	249°06'44"	S 07°00'20" W	86.09	23.00	84.27	44.44
C7	99°28'41"	249°06'44"	S 62°13'26" W	27.16	23.00	39.93	35.10
C8	21°23'58"	260°26'07"	N 60°18'55" W	71.07	22.00	82.32	42.03
C9	199°30'14"	260°26'07"	N 52°52'02" W	128.01	22.00	76.60	43.36
C10	66°45'41"	212°57'28"	S 15°35'48" E	6.59	10.00	11.65	11.00
C11	66°20'08"	212°57'28"	N 83°08'45" W	6.79	10.00	11.93	11.23
C12	66°20'08"	254°38'52"	N 83°08'45" W	15.27	22.50	26.84	25.27
C13	66°45'41"	254°38'52"	N 15°35'48" W	14.63	22.50	26.22	24.76

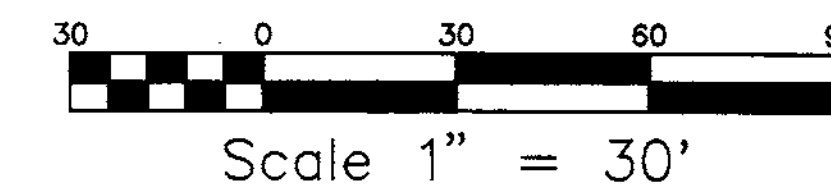
IC = DELTA ANGLE
DC = DEGREE OF CURVATURE ARC
CD = CHORD DIRECTION
T FT = TANGENT LENGTH IN FEET
R FT = RADIUS IN FEET
L FT = ARC LENGTH IN FEET
LC FT = CHORD LENGTH IN FEET

CURVE DATA

PT. NO.	NORTH	EAST	DESC.
1	554,879.44	1,382,204.32	RP
2	554,870.29	1,382,222.08	PC
3	554,885.58	1,382,186.28	PT
4	554,899.61	1,382,213.93	RP
5	554,906.03	1,382,192.03	PC
6	554,923.44	1,382,211.18	PT
7	554,949.05	1,382,239.79	RP
8	554,926.22	1,382,242.53	PC
9	554,942.80	1,382,261.92	PT
10	554,957.91	1,382,290.08	RP
11	554,964.16	1,382,267.95	PC
12	554,939.09	1,382,303.31	PT
13	554,913.16	1,382,306.41	RP
14	554,931.97	1,382,283.18	PC
15	554,890.38	1,382,306.59	PT
16	554,872.29	1,382,346.34	RP
17	554,895.07	1,382,343.16	PC
18	554,850.96	1,382,337.74	PT
19	554,836.00	1,382,313.32	RP
20	554,857.33	1,382,321.93	PC
21	554,840.97	1,382,290.87	PT
22	554,827.01	1,382,285.24	RP
23	554,822.25	1,382,286.72	PC
24	554,843.07	1,382,250.21	PT
25	554,869.87	1,382,246.64	RP
26	554,853.81	1,382,261.68	PC
27	554,879.98	1,382,227.11	PT
28	554,807.92	1,382,228.29	RP
29	554,799.04	1,382,232.87	PC
30	554,800.38	1,382,221.72	PT
31	554,838.40	1,382,193.25	RP
32	554,841.46	1,382,183.73	PC
33	554,792.18	1,382,225.06	RP
34	554,796.35	1,382,281.07	PT@B/C
35	554,772.63	1,382,235.14	PC@B/C
36	554,775.58	1,382,210.81	PT@B/C
37	554,832.82	1,382,178.33	RP
38	554,816.23	1,382,183.89	PC@B/C
39	554,839.54	1,382,157.38	PT@B/C
40	554,910.45	1,382,180.13	PT@B/C
41	554,834.66	1,382,190.04	CORNER
42	554,805.03	1,382,223.99	CORNER
43	554,783.15	1,382,204.96	CORNER
44	554,812.68	1,382,171.01	CORNER
45	554,822.98	1,382,181.63	RP ISLAND
46	554,795.10	1,382,213.70	RP ISLAND
47	554,789.08	1,382,208.45	RP ISLAND
48	554,816.96	1,382,176.38	RP ISLAND

RP = CENTER POINT OF CURVE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
B/C = BACK OF CURB

TRACK COORDINATES



THIS SHEET PROVIDED BY
PETER F. OLESEN & ASSOC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/9/00 DATE
DIRECTOR

[Signature] 1/27/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/1/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELKRIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
GO KART TRACK GRADING AND COORDINATES

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DATE 9/5/99

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 9 OF 9

WAYNE A. NEWTON #21591

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SITE DEVELOPMENT PLAN

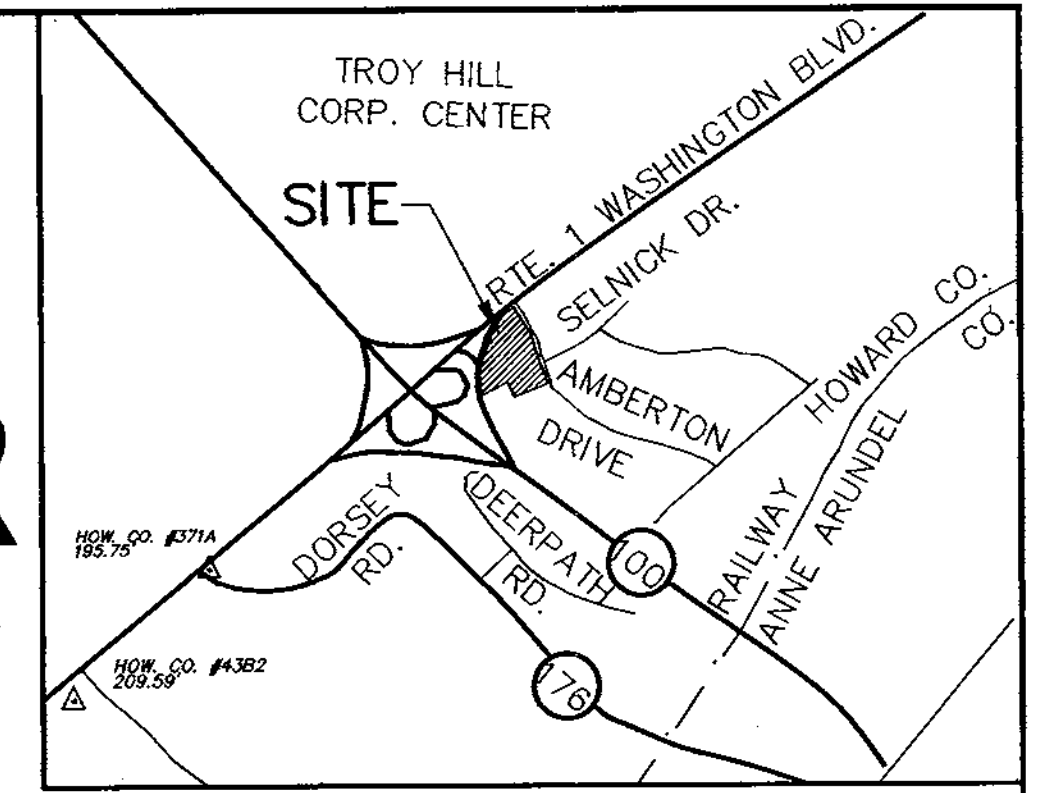
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

GO-KART ADDITION

1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PREVIOUS SDP# 85-214



VICINITY MAP
SCALE: 1"=2000'

SITE ANALYSIS

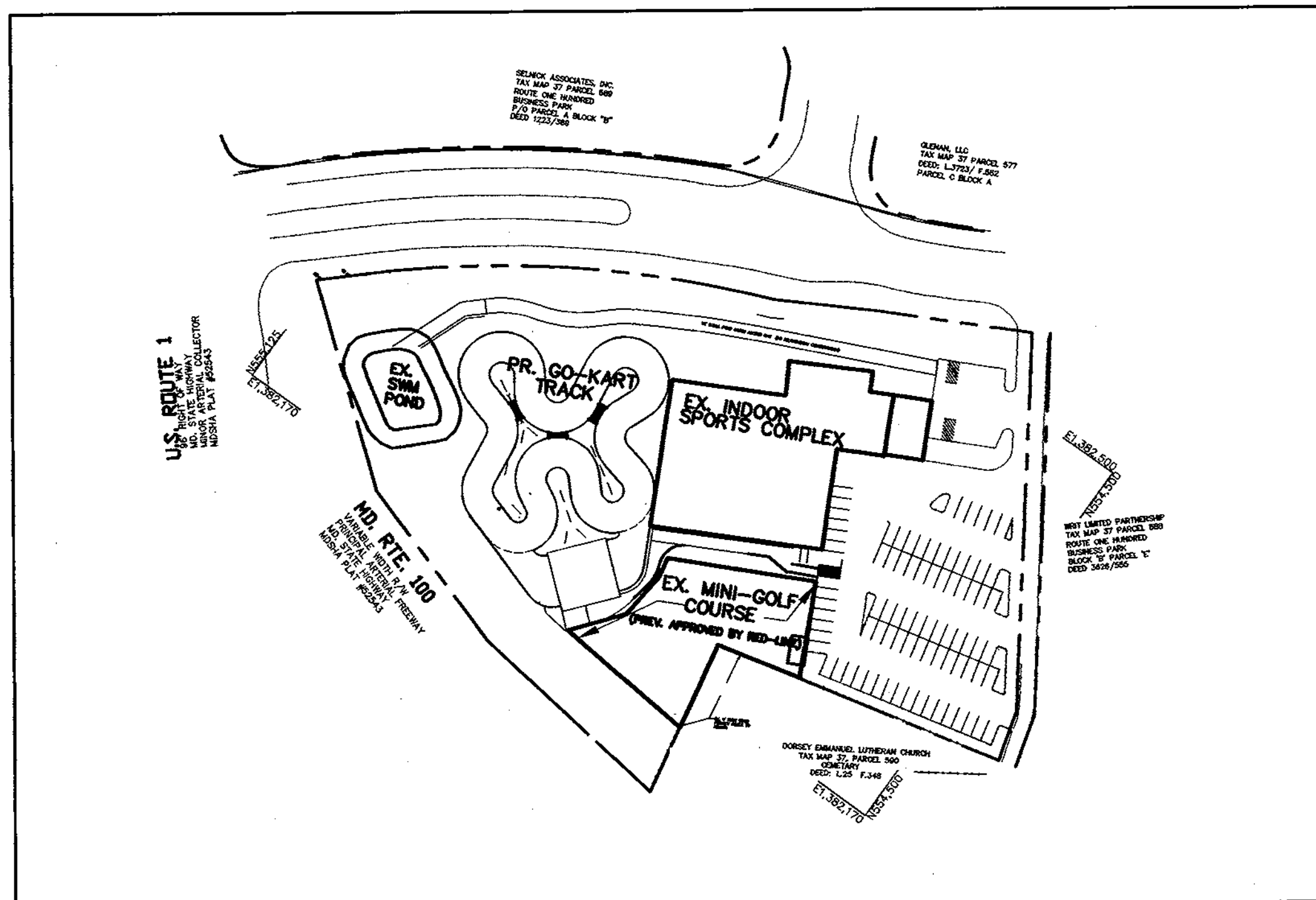
AREA OF PARCEL	4.13AC. (179,724 SQ. FT.)
DISTURBED AREA	62,290 SQ. FT.
PRESENT ZONING	M-2
EXISTING USE:	
BUILDING COVERAGE (EX.)	22,972 SQ. FT. (12.8%)
PROPOSED USE:	
BUILDING COVERAGE (EX.)	22,972 SQ. FT.
PR. MAINTENANCE BLDG.	384 SQ. FT.
PR. GO KART STAGING/STORAGE BLDG.	1,633 SQ. FT.
PR. STORAGE BUILDING	336 SQ. FT.
TOTAL BUILDING COVERAGE	25,325 SQ. FT. (14.1%)

OF PARKING SPACES REQUIRED

6 BATTING CAGES	1.5 SPACES/CAGE = 9 SPACES
1 VIRTUAL REALITY GOLF	1.5 SPACES/HOLE = 1.5 SPACES
1 1/2 COURT BASKETBALL COURT	6 PEOPLE @ 1 SP./PER. = 6 SPACES
1 ROCK CLIMBING WALL	4 PEOPLE @ 1 SP./PER. = 4 SPACES
4 EMPLOYEES	4 PEOPLE @ 1 SP./PER. = 4 SPACES
MINIATURE GOLF	18 HOLES @ 1.5 SP./HOLE = 27 SPACES
GO-KART TRACK	15 KARTS @ 1.5 SP./KART = 22 SPACES
PARKING SPACES REQUIRED	74 SPACES
PARKING SPACES PROVIDED	94 SPACES

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications, as applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to any work being done in the public road.
- All plan dimensions are to face of curb and face of building unless otherwise noted.
- The coordinates shown hereon are based upon the Howard County Geodetic control which is based upon the Maryland State Plane Coordinate system. Howard County Monument #43B2 N490,906.0 E865,758.6 Elevation 209.59 & #371A N492,566.2 E867,563.8 Elevation 195.75 were used for this project.
- Water is public, contract # 5060 W&S in the Potapsc drainage area. Existing in Amberton Drive.
- Sewer is public, contract #5060 W&S in the Potapsc drainage area. Existing in Amberton Drive.
- Water Quantity Storm water management for this project is provided in the privately owned and maintained detention pond on site. Water Quality Management is provided via the privately owned and maintained stormceptor on-site. The owner is responsible for the continued Maintenance of these items.
- A 100-year floodplain study is not required for this project.
- A traffic study is not required for this project.
- A noise study is not required for this project.
- A geotechnical study has been performed for the pond modifications shown hereon. Study done by Marshall Engineering Inc. dated 4/99
- The boundary for this project is based on a Boundary Survey by Design Tech Associates, Inc. Dated 7/14/98.
- Subject property is zoned M-2.
- The existing topography is taken from field run survey with 2 foot contour intervals prepared by GW Stephens & Assoc. dated 2-6-86, as supplemented & updated by Messick & Assoc. during April of 1999.
- See Department of Planning and Zoning file no. SDP-85-214.
- Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
- All storm drain pipe bedding shall be Class "C" as shown in Fig. 11.4, Volume 1 of Howard County Design Manual unless otherwise noted.
- All inlets shall be constructed in accordance with Howard County Standards.
- All pipe elevations shown are invert elevations.
- Storm drain trenches within road right-of-way shall be backfilled and compacted in accordance with the Howard County Design Manual, Volume IV, i.e., Standard Specifications and Details for Construction including the latest amendments.
- All fill areas within roadway and under structures to be compacted to a minimum of 95% compaction of AASHTO T180.
- No public notice posters are required because no new roadway entrances, or wetland mitigation areas are proposed.
- For stakeout and construction of Go-Kart track see plans prepared by PETER F. OLESEN and Associates.
- All exterior lighting shall conform to Zoning Regulations, Section 134
- This plan is exempt from the Forest Conservation ordinance in accordance with Section 16.1202(b)(1)(iii) a previously graded site.
- This plan is exempt from the APFO traffic study in accordance with Section 16.1107 (a)(2)(iii).
- Existing utilities are based on SDP 85-214 GW Stephens & Assoc 2-6-86
- The Planning Board approved the construction within 30' of the cemetery in accordance with section 16.1300 on August 26, 1999 for the miniature golf course & shed on this project.



SITE ORIENTATION MAP 1"=100'

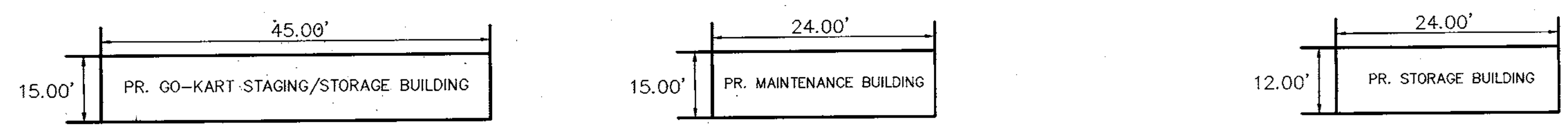
THIS RECORD DRAWING BASED ON VISUAL OBSERVATION BY: MESSICK GROUP INC. AND SURVEYS BY: DESIGN TECH. ASSOC.

LEGEND

- 42 --- EXISTING CONTOURS
- --- EXISTING CURB & GUTTER
- --- PROPERTY LINE
- --- EXISTING LIGHT POLE
- --- EXISTING POWER POLE
- --- EXISTING BUILDING
- --- EXISTING CONCRETE SIDEWALK
- --- EXISTING STORM DRAIN
- --- EXISTING SEWER
- --- EXISTING TREE/SHRUB
- --- EXISTING OVERHEAD POWER LINE
- --- PROPOSED BUILDING
- --- PROPOSED CONTOUR
- --- PROPOSED SPOT SHOT
- --- PROPOSED SIDEWALK
- --- PROPOSED STORM DRAIN
- --- SILT FENCE
- --- LIMIT OF DISTURBANCE
- --- INLET PROTECTION
- --- STABILIZED CONSTRUCTION ENTRANCE
- --- TRAFFIC FLOW ARROW
- --- DRAINAGE FLOW ARROW
- --- DRAINAGE AREA LINE
- --- CONDUIT FLOW AREA'S
- --- EXISTING TREE TO REMAIN
- --- EXISTING TREE TO BE REMOVED
- --- PROPOSED DECIDUOUS SHADE TREE
- --- PROPOSED EVERGREEN TREE
- --- EXISTING LANDSCAPING EDGE
- --- EXISTING WOODED EDGE (CANOPY LIMITS)

SHEET INDEX

- TITLE SHEET
- SITE DEVELOPMENT PLAN
- DRAINAGE AREA MAP/GRADING & SEDIMENT CONTROL PLAN
- DETAILS AND NOTES
- DETAILS AND NOTES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- S.W.M. POND PROFILES AND DETAILS
- GO-KART GRADING & COORDINATES BY PETER F. OLESEN & ASSOC.



NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS

PROPOSED BUILDING ELEVATION'S
NOT TO SCALE

ADDRESS CHART

PARCEL	STREET ADDRESS
589	6600 AMBERTON DRIVE

SUBDIVISION NAME -	ROUTE 100 BUSINESS PARK	SECT./AREA -	PARCEL - F
DEED # -	4399/393	TAX MAP NO. -	37
BLOCK # -	B	ELECT. DIST. -	1
ZONING -	M-2	CENSUS TRACT -	6012
WATER CODE -	B01	SEWER CODE -	2370000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/4/00
DIRECTOR DATE

[Signature] 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
TITLE SHEET

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 1 OF 9

WAYNE A. NEWTON #21591



Record Drawing 03/03

SELNICK ASSOCIATES, INC.
 TAX MAP 37 PARCEL 589
 ROUTE ONE HUNDRED
 BUSINESS PARK
 P/O PARCEL A BLOCK "B"
 DEED 1223/389

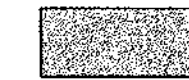


GLENAN, LLC
 TAX MAP 37 PARCEL 577
 DEED: L.3723/ F.582
 PARCEL C BLOCK A

EX. SELNICK DR.
 EX. AMBERTON DRIVE
 (100' RIGHT OF WAY)
 HOWARD COUNTY PUBLIC ROAD
 MAJOR COLLECTOR

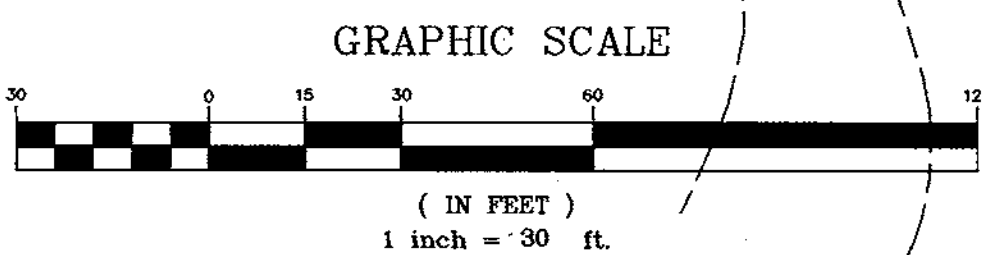
U.S. ROUTE 1
 96' RIGHT OF WAY
 MD. STATE HIGHWAY
 MINOR ARTERIAL COLLECTOR
 MDSA PLAT #52543

MD. RTE. 100
 VARIABLE WIDTH FREEWAY
 MD. STATE HIGHWAY
 MDSA PLAT #52543

PROPOSED BUILDING LEGEND

-  PROPOSED LOADING/STORAGE BUILDING (1 STORY)
-  PROPOSED MAINTENANCE BUILDING (1 STORY)
-  PROPOSED STORAGE BUILDING (1 STORY)

- NOTE:
1. FOR SITE LEGEND SEE SHEET ONE
 2. MINATURE GOLF COURSE APPROVED PER RED LINE REVISION
 3. FOR GO-KART SPOT SHOTS & CENTERLINE CURVE INFORMATION SEE SHEET 8 OF 8 PREPARED BY PETER F. OLESEN & ASSOC.
 4. ALL TREE'S AND WOODY VEGETATION WITHIN THE POND OR WITHIN 20' OF THE TOP OF CUT SLOPE ARE TO BE REMOVED.
 5. THE 36'-3-1/2" X 45' GO KART STAGING/STORAGE BLDG. SHOWN HEREON HAS A FLOOR AREA OF 1,633 S.F. IT IS A SINGLE STORY STRUCTURE WITH A FIRST FLOOR ELEVATION SLOPING FROM 195.23 @ THE EASTERN DOORS TO 194.80 @ THE WESTERN DOORS. NO MEZZANINES ARE PROPOSED.
 6. BASED ON A CONVERSATION WITH CAPT. BYERLY OF THE HOWARD COUNTY FIRE MARSHALLS OFFICE, NO ADDITIONAL HYDRANTS ARE REQUIRED FOR THIS PROJECT.
 7. THE EXISTING PRIVATE S.W.M. POND ON-SITE WILL BE MODIFIED AS SHOWN HEREON. THIS FACILITY IS AN EXCAVATED POND WHICH WAS CONSTRUCTED UNDER SDP-85-214. ALL MAINTENANCE OF THE POND & STORMCEPTOR WILL BE THE RESPONSIBILITY OF THE OWNER.
 8. THE S.W.M. POND SHOWN HEREON IS A CLASS "A" HAZARD PRIVATELY OWNED DETENTION FACILITY.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i>	2/1/00
DIRECTOR	DATE
<i>[Signature]</i>	1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

4-02 BAYSARGE - SD'S & NOTES	
DATE	REVISION
OWNER/DEVELOPER	
ROUNDING THIRD SPORTS CENTER, INC.	
6600 AMBERTON DRIVE	
ELKRIDGE, MD 21075	
ATTN: JAMES HARRIS	

PROJECT	ROUNDING THIRD FAMILY ENTERTAINMENT CENTER
AREA	TAX MAP 37, PARCEL 589, ZONED M-2 2nd ELECTION DISTRICT ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

SITE DEVELOPMENT PLAN

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 2 OF 9

WRIT LIMITED PARTNERSHIP
 TAX MAP 37 PARCEL 588
 ROUTE ONE HUNDRED
 BUSINESS PARK
 BLOCK 'B' PARCEL 'E'
 DEED: 3626/555

DORSEY EMMANUEL LUTHERAN CHURCH
 TAX MAP 37, PARCEL 590
 CEMETARY
 DEED: L.25 F.348



RECORD DRAWING 03/03

PR. 12' S.W.M. ACCESS WAY TO BE USED TEMPORARILY FOR CONSTRUCTION TRAFFIC FOR GO-KART TRACK & S.W.M. POND CONSTRUCTION. (NO PAVEMENT OR ROAD CONSTRUCTION) AREA TO BE RESTORED TO GRASS UPON COMPLETION.

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

PROPOSED STORM DRAIN DRAINAGE AREA CHART

PR. AREA	ACRES	C=	% IMP
A	0.11	0.90	100%
B	0.08	0.89	70%
C	0.09	0.90	100%
D	0.03	0.79	85%
E	0.13	0.90	100%
F	0.09	0.90	100%
G	0.09	0.90	100%
H	0.20	0.80	84%
I	0.23	0.81	87%
J	0.68	0.84	94%
K	0.53	0.90	100%

S.W.M. SUMMARY CHART

EXISTING/MODIFIED RETENTION POND DRAINAGE AREA TO BE 3.65 AC.

STORM	2YR	10YR	100YR
ALLOWABLE RELEASE RATE (cfs)**	5.66	13.07	23.45
INFLOW (cfs)	10.74	18.42	27.25
DISCHARGE (cfs)*	5.52	12.01	23.43
WATER SURFACE ELEVATION (ft)*	180.87	182.10	182.72
STORAGE (C.F.)*	6,630	10,890	13,590

POND BOTTOM=178± TOP OF DAM=186.00±
RISER TYPE=EX.CONCRETE
PRINCIPAL SPILLWAY=24" CMP(EX.)
EMERGENCY SPILLWAY=NONE

POND HAZARD CLASSIFICATION = CLASS A (EXCAVATED POND)
*FLOW ELEVATION + STORAGE VOLUME COMPUTED USING REDUCED POND VOLUME SHOWN HEREON. DUE TO TRACK GRADING.
**TAKEN FROM PREVIOUS SDP 85-214

BY THE DEVELOPER :

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

James St 1/12/00
DEVELOPER DATE

BY THE ENGINEER :

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

John R. Robertson 1/27/00
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

John R. Robertson 1-24-00
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Robertson 1-24-00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John R. Robertson 2/4/00
DIRECTOR DATE

John R. Robertson 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John R. Robertson 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

4-02 A DRAINAGE - SD'S & NOTES

DATE	NO.	REVISION

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELKRIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

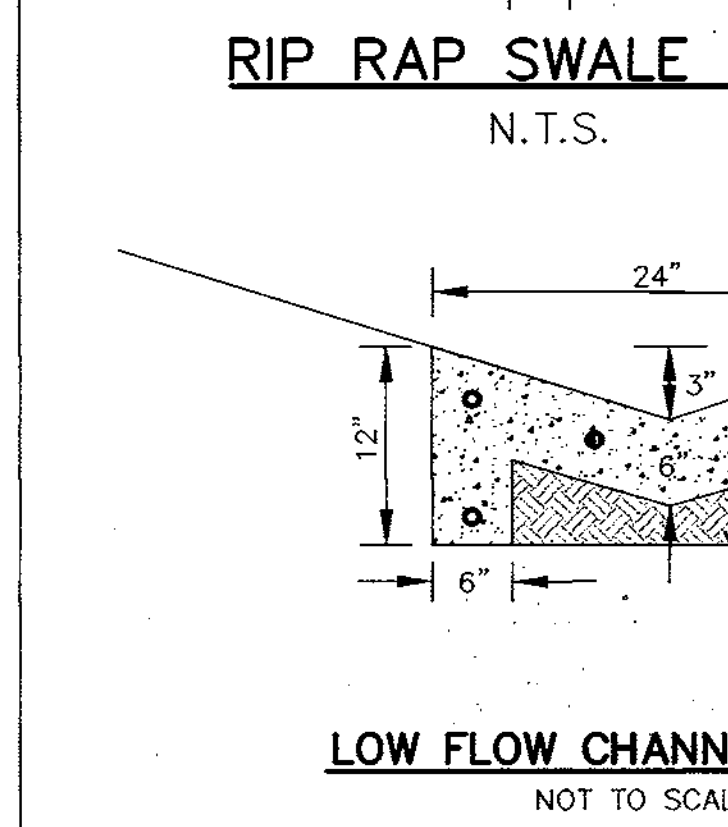
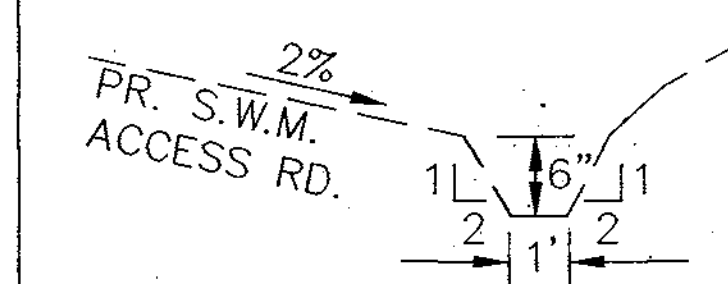
TITLE
DRAINAGE AREA MAP/GRADING AND SEDIMENT CONTROL PLAN

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 3 OF 9

EX. S.W.M. POND TO BE USED AS PIPE OUTLET SEDIMENT TRAP DURING CONSTRUCTION

SEDIMENT TRAP ST-1
D.A. = 3.39 ACRES
STORAGE REQUIRED = 12,204 C.F.
STORAGE PROVIDED = 18,975 C.F.
OUTLET ELEVATION = 183.88
RISER SIZE = 51" x 20" (INSIDE DIM.)
(EQUIV TO 18" O PIPE)
BARREL SIZE = 24"
WEIR LENGTH = 4'
STORAGE DEPTH = 5.88'
TOP OF BANK = 187.0±
BOTTOM ELEV = 178.0



NOTE:
1. FOR PROPOSED GO-KART TRACK CURB SECTION SEE DETAIL ON DRAWINGS PROVIDED BY PETER F. OLESEN AND ASSOCIATES
2. FOR SITE LEGEND SEE SHEET ONE

WRIT LIMITED PARTNERSHIP
TAX MAP 37 PARCEL 588
ROUTE ONE HUNDRED
BUSINESS PARK
BLOCK 'B' PARCEL 'E'
DEED 3626/555

15' CEMETARY ACCESS EASEMENT DEDICATED TO MT. ZION CEMETARY PLAT BOOK 28 FOLIO 35



SEDIMENT CONTROL NOTES

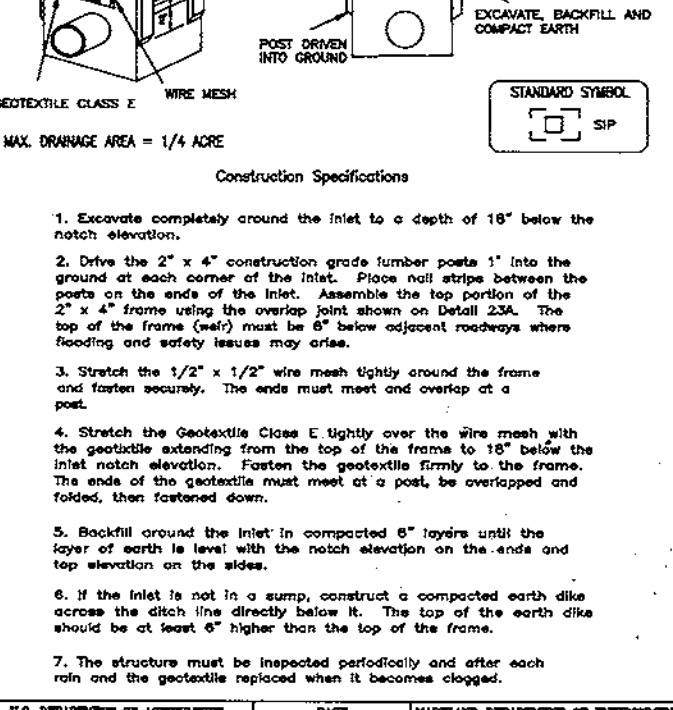
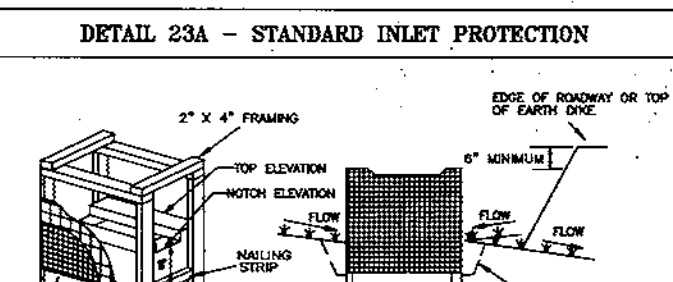
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (410) 313-1855.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION CONTROL AND ALL SUBSEQUENT REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, Ditches, PERIMETER SLOPES AND GRADERS GREATER THAN 3:1; B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 16, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SOO (SEC. 54), TEMPORARY SEEDINGS (SEC. 52) AND MULCHING (SEC. 53). 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	413 ACRES	
AREA TO BE RESTORED OR PAVED	0.63 ACRES	
AREA TO BE VEGETATIVELY STABILIZED	0.79 ACRES	
TOTAL CUT	2300 CU YARDS*	* CONTRACTOR NOT TO USE
TOTAL FILL	2300 CU YARDS*	* CONTRACTOR NOT TO USE

MULCH shall be disposed of on a site with an open grading permit.
 Any sediment control practice which is disturbed by grading activity for placement of utilities MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
 ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
 SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
 CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL, OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
 ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSPECTION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER 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 ARE LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
 BORROW SITE TO BE PRE-APPROVED BY THE SEDIMENT CONTROL INSPECTOR, OR IN CASE OF EXCESS MATERIAL AN APPROVED SEDIMENT CONTROL PLAN WILL BE NEEDED TO DEPOSIT EXCESS OFF-SITE.

SEQUENCE OF CONSTRUCTION

- Several items below may be done concurrently with other items.
- Obtain all necessary approvals, permits, and easements. The contractor must notify the Howard County Department of Inspection and Permits, Maryland Department of the Environment, and miss utility at least 48 hours prior to beginning work.
 - The contractor shall schedule a pre-construction meeting with the respective agencies to review the plans and permits. 1 day
 - Install stabilized construction entrance. 1 day
 - Clear only for and install perimeter sediment control measures (i.e. silt fence, Super Silt Fence, etc.) as shown on the approved plans. Bulkhead ex. low flow office and muddy riser as noted. 2 days
 - Relocate existing storm drain system and reconstruct pond outlet works. 1 week
 - Rough grade site including pond grading. Excavate for track and install storm drains with inlet protection. 4 weeks
 - Construct proposed building's and track surface. (can be done concurrent with #6). 2 months
 - Final Grade Site, stabilize disturbed areas with seed and mulch, and install sidewalk. 1 week
 - Vegetatively stabilize all remaining disturbed areas with seed and mulch. 1 day
 - Once the site is stabilized and with the approval of the sediment control inspector, remove all sediment control measures. Re-stabilize areas disturbed due to the removal of the sediment control devices. 2 days
- Notes:
 a) Small temporary stockpiles may be created within the limits of disturbance provided that the stockpiles are perimetered by silt fence, maximum height = 6', side slopes 3H:1V.



DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter control, ditches, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

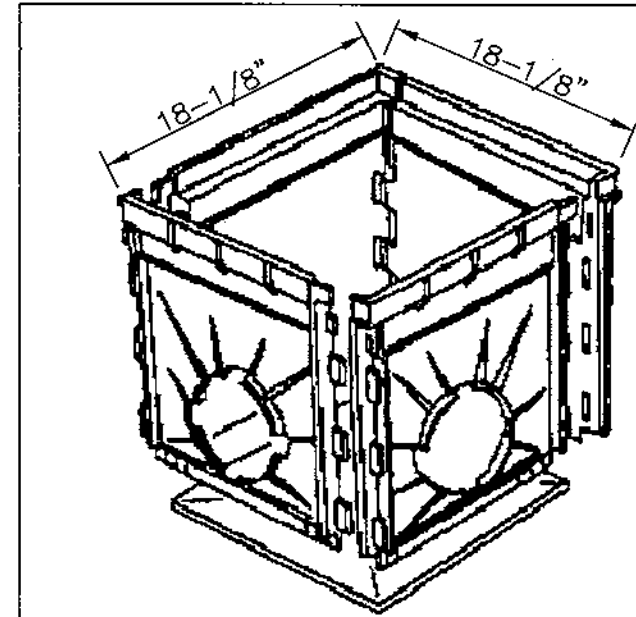
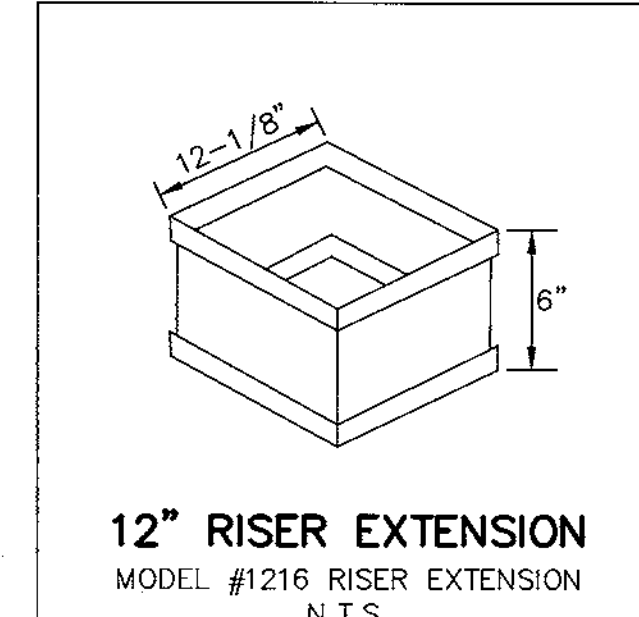
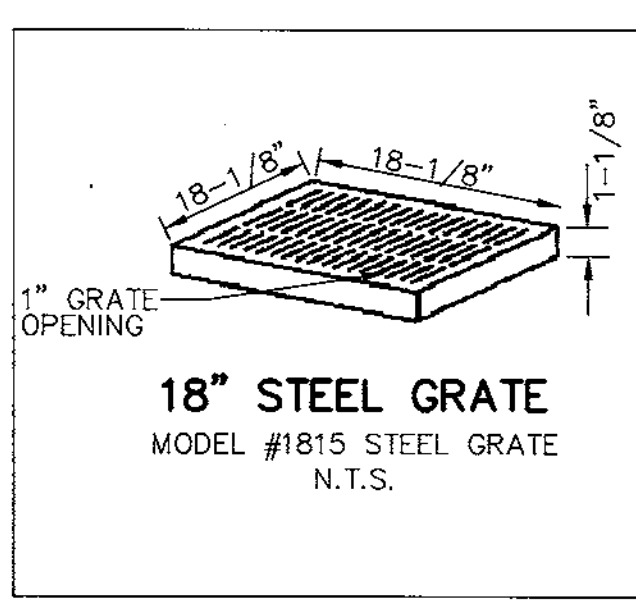
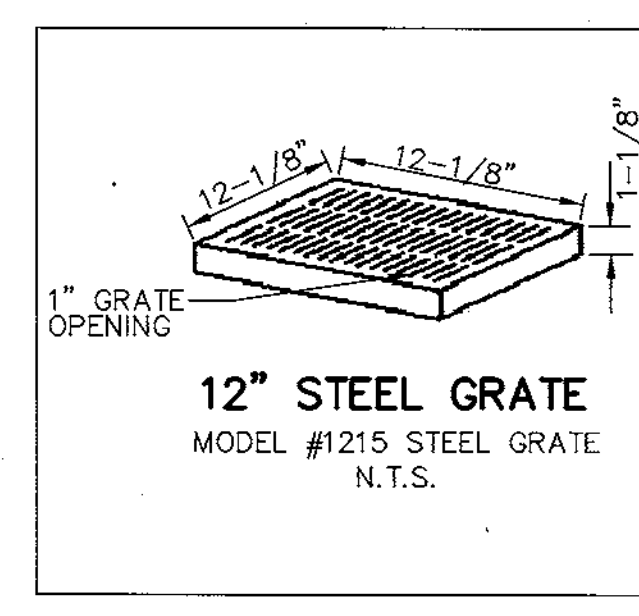
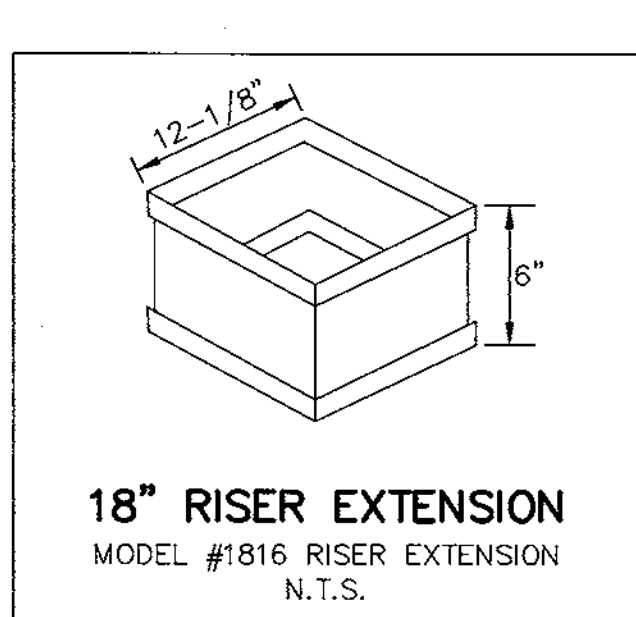
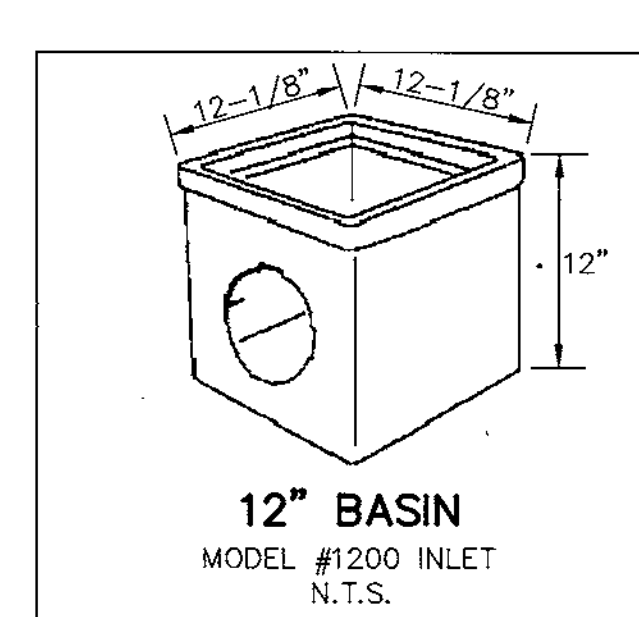
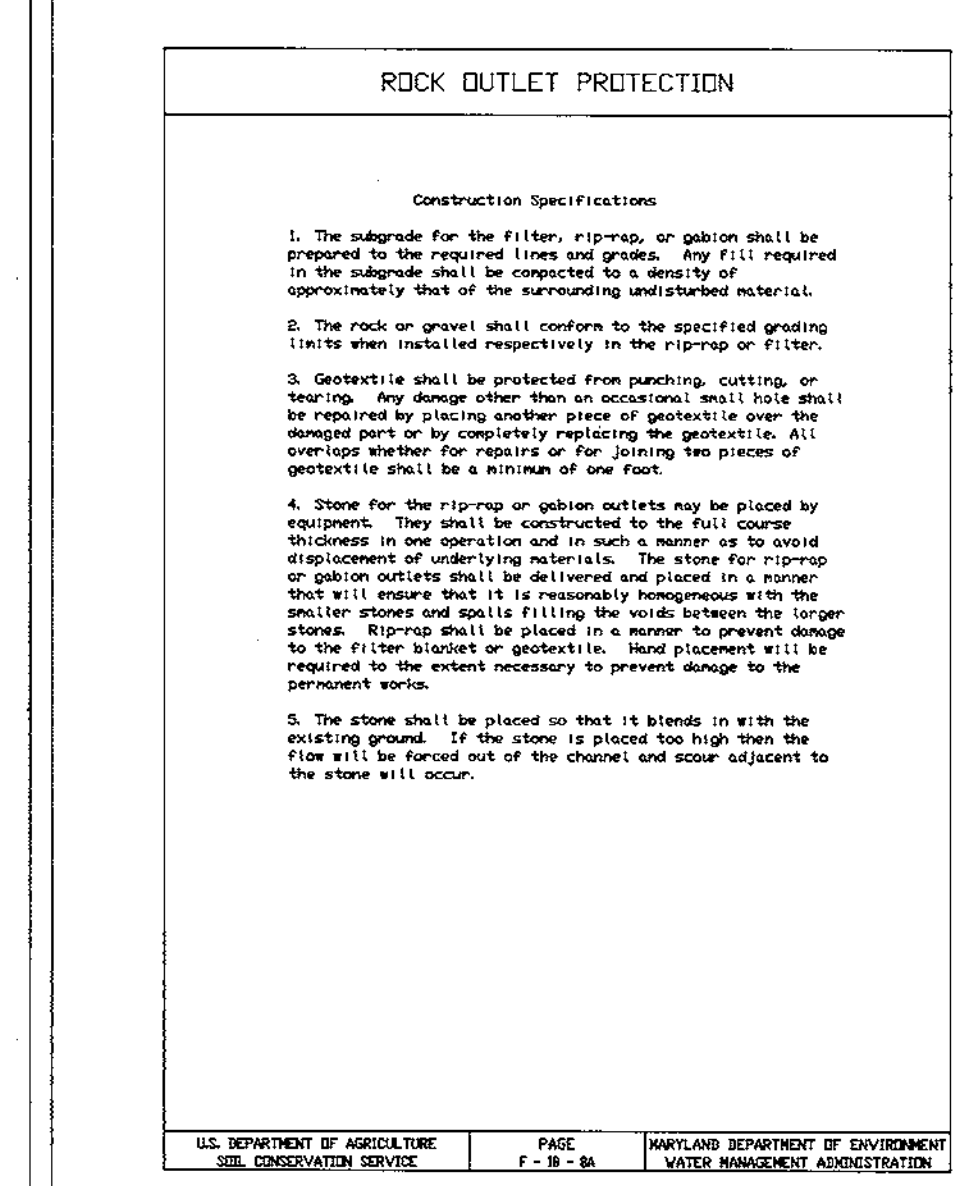
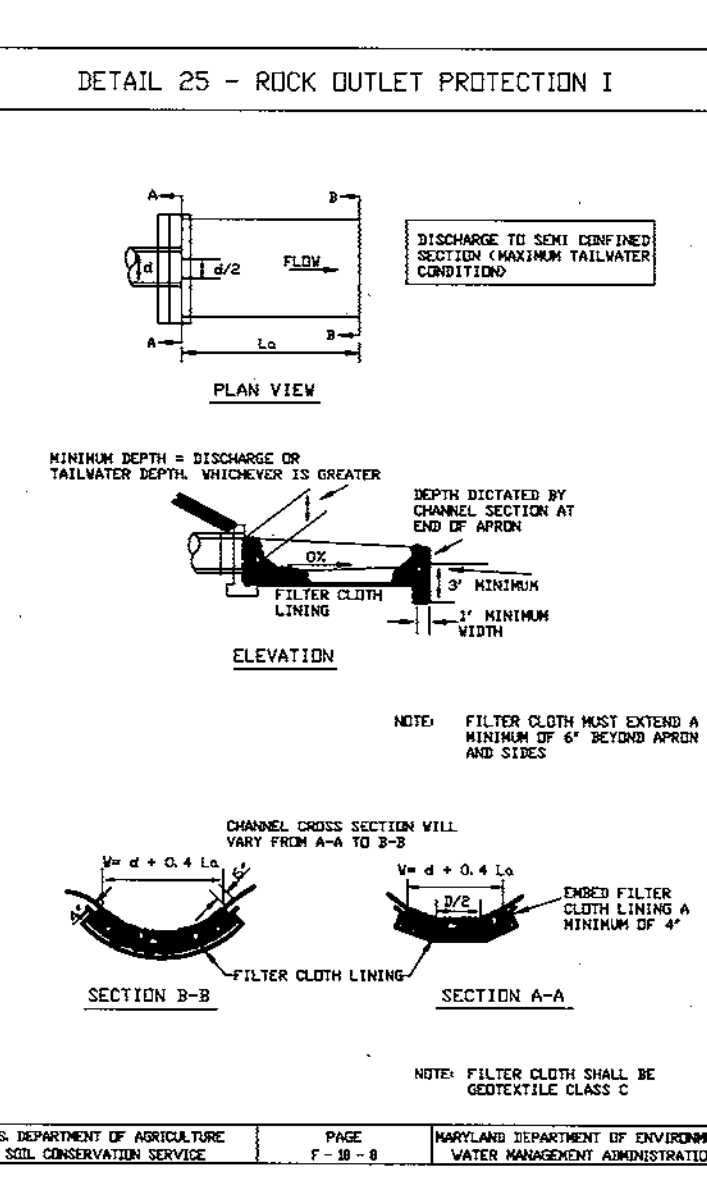
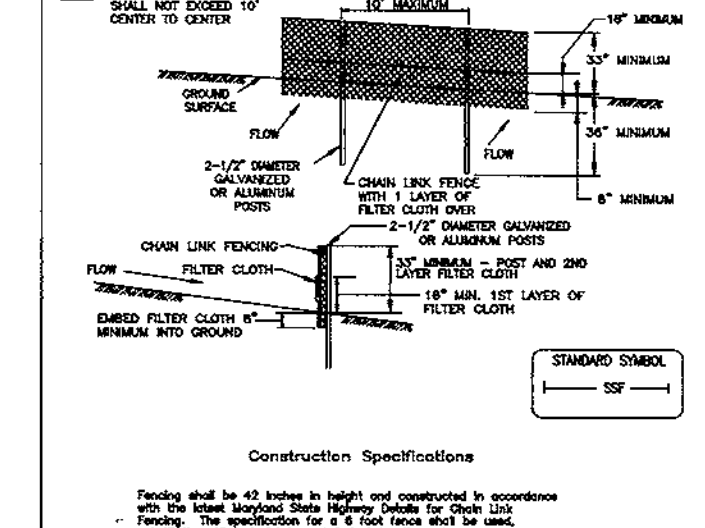
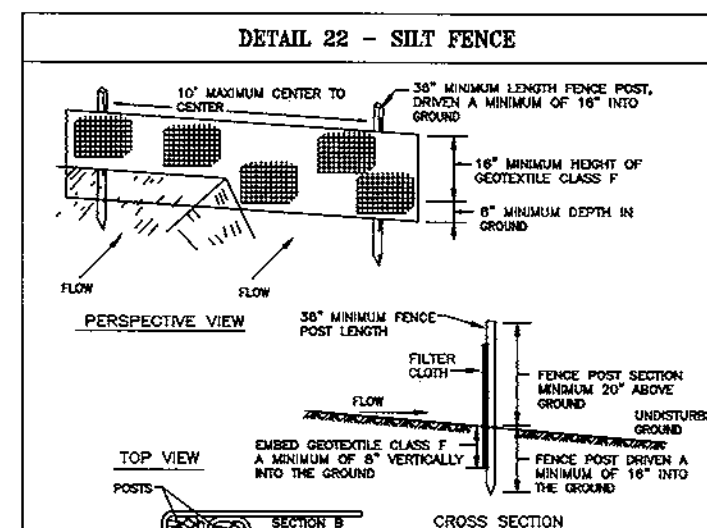
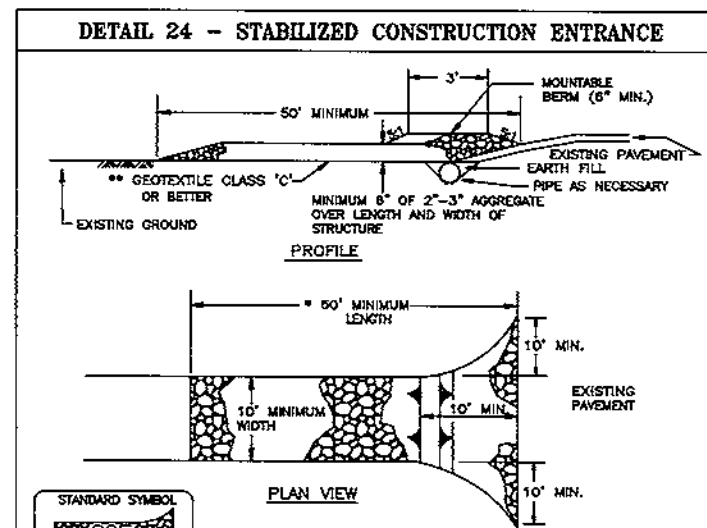
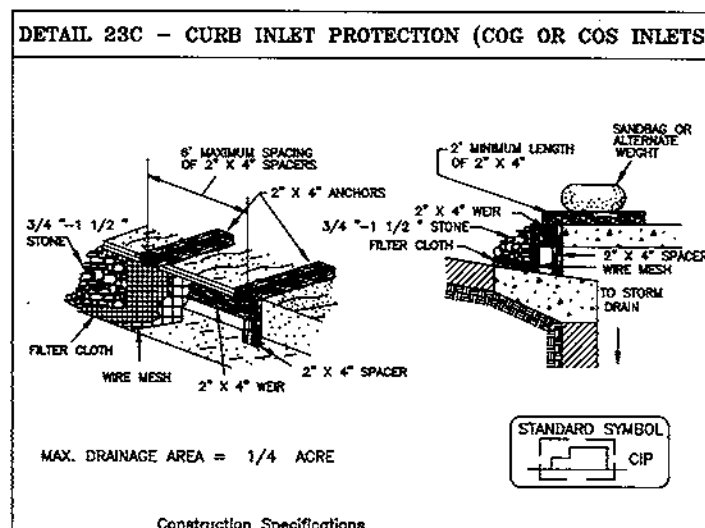
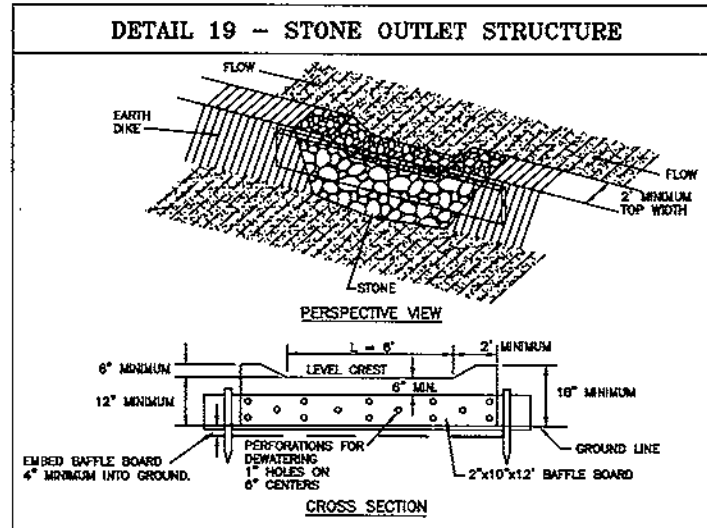
- Permanent Seeding:**
 - Soil Test:** Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of rough grading. Rates and analyses will be provided to the grading inspector as well as the contractor.
 - Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.
 - Seedbed Preparation:** Area to be seeded shall be loosened and friable to a depth of at least 3". The top layer shall be broken by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-20-20 fertilizer per 1,000 square feet. For sites greater than 5 acres, apply 20-20-20 fertilizer per 1,000 square feet. Narrow or disk lime and fertilizer into the soil to a depth of at least 3" on slopes flatter than 3:1.
 - Seeding:** Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder drill, push-behind seeder or hydroseeder (dry) includes seeds and fertilizer, recommended on steep slopes only. Maximum seed depth should be 1/4" in clayey soils and 1/2" in sandy soils when using other than the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth, until vegetation is firmly established. If other seeds are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the 1994 Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3, and 5-7, and 5-7 are suitable in non-movable situations.
- Mulching:** Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading.

- Securing Straw Mulch:** Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:
 - Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Liquid binders may be used and applied heavier at the edges where wind erosion may occur. Such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.
 - Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

- Temporary Seeding:**
 - Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
 - Fertilizer: 15 pounds of 10-10-10 per 1000 square feet.
 - Seed: Perennial rye - 0.92 pounds per 1000 square feet (February 1 through April 30 or August 15 through November 1)
 - Millet - 0.92 pounds per 1000 square feet (May 1 through August 15)
 - Mulch: Same as 1 D and E above.

- No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8". All fill in roadways and parking areas is to be classified Type 2 as per AASHTO Manual of Practice - Article 21, Section 2-202b, and compacted to 90% density, composition to be determined by ASTM D-1557-86T (Modified Proctor). Any fill within building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-376 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

- Permanent Sod:**
 - Installation of sod should follow permanent seeding dates. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes greater than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control matting. Additional watering for establishment may be required. Sod is not to be applied on frozen ground. sod shall not be harvested or transported when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to insure established sod.
 - Mining Operations:
Sediment control plans for mining operations must include the following seeding dates and mixtures:
 February 1 through April 30 and August 15 through October 31 use seed mixture of tall fescue at the rate of 2 pounds per 1000 square feet and sericea lespedeza at the rate of 0.5 pounds per 1000 square feet.
 For seeding dates of May 1 through August 14 use seed mixture of tall fescue at the rate of 2 pounds per 1000 square feet and weeping lovegrass at the rate of 0.1 pounds per 1000 square feet.
 NOTE: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.



SYMBOL	TYPE	INVERT IN	INVERT OUT	TOP EL.	REMARKS	NORTH	EAST
ES-1	18" CMP END SECTION				H.C. STD. SD-3.61	N 554,986.16	E 1,382,222.05
BS	BAYSAYER	178.40	180.51	189.50		N 554,986.03	E 1,382,220.06
I-101	YARD INLET	182.42	182.32	189.80	H.C. STD. SD-4.14	N 554,898.08	E 1,382,209.47
I-102	YARD INLET	183.09	182.99	190.40	H.C. STD. SD-4.14	N 554,872.09	E 1,382,246.20
I-103	FIBERGLASS INLET	186.50	186.60	190.60	NDS MODEL 1800	N 554,873.78	E 1,382,287.37
I-104	FIBERGLASS INLET		190.40	192.40	NDS MODEL 1800	N 554,832.63	E 1,382,315.16
I-105	FIBERGLASS INLET		188.40	190.70	NDS MODEL 1800	N 554,875.76	E 1,382,343.16
I-106	FIBERGLASS INLET		184.80	185.40	NDS MODEL 1800	N 554,959.57	E 1,382,286.62
I-107	FIBERGLASS INLET	184.06	184.16	188.90	NDS MODEL 1200	N 554,915.70	E 1,382,304.01

FROM	TO	TYPE	UPHILL INV.	DOWNHILL INV.	SLOPE	CL TO CL LENGTH
BS	ES-1	EXISTING				
I-106	I-101	8" SCHED 40 PVC	184.40	182.42	1.98%	100'
I-104	I-102	6" SCHED 40 PVC	190.40	185.00	7.01%	77'
I-105	I-103	6" SCHED 40 PVC	188.70	186.60	3.79%	55'
I-103	I-102	6" SCHED 40 PVC	186.50	185.00	3.79%	40'
I-107	I-102	8" SCHED 40 PVC	184.79	183.82	1.33%	73'
I-102	I-101	12" ADS	183.49	182.92	1.33%	43'
I-101	SC-1	12" ADS	182.82	182.35	1.33%	38'

NOTE: FOR INSTALLATION & MAINTENANCE DETAILS SEE MANUFACTURERS SPEC'S. DRAINAGE STRUCTURE'S SHOWN HEREON TAKEN FROM NDS PRODUCT INFORMATION AS DISTRIBUTED BY FORM SERVICES (410) 247-9500

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
James E. Harris 1/21/00
 DEVELOPER DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Wayne A. Newton 1/21/00
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Clyde Simmons 1-24-00
 NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Kalmbur 1-24-00
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Greg Burt 2/4/00
 DIRECTOR DATE
William A. Newton 1/27/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hamilton 2/1/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

4-02 A SCHEDULES - BAYSAYER
 OWNER/DEVELOPER

ROUNDING THIRD SPORTS CENTER, INC.
 6600 AMBERTON DRIVE
 ELKDRIDGE, MD 21075
 ATTN: JAMES HARRIS

PROJECT ROUNDING THIRD FAMILY ENTERTAINMENT CENTER
 AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE DETAIL AND NOTE SHEET

MESSICK & ASSOCIATES CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN

WAYNE A. NEWTON #21587
 DRAWING NO.: 4 OF 9



SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of 50 foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill

Materials - The fill material shall be taken from approved, designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stone greater than 6", frozen or other objectionable materials. Fill material for the embankment shall conform to Unified Soil Classification CL.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of the fill. Fill materials shall be placed in maximum 8" thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than on tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will crumble yet not be so wet that water can be squeezed out.

Where a minimum required density is specified, it shall not be less than 95% of maximum dry density with a moisture content within +2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99.

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of the structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Pipe Conduits

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials

Steel Pipe - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. The following coatings or an approved equal may be used: Nexon, Plast-Cote, Bloc-Klad, and Beth-Cu-Loy. Coated corrugated steel pipe shall meet the requirements of AASHTO M-245 and M-246.

Aluminum Coated Steel Pipe - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Aluminum Pipe - This pipe and its appurtenances shall conform to AASHTO Specification M-196 or M-211 with watertight coupling bands or flanges. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 9.

Coupling Bands, anti-seep collars, end sections, etc. must be composed of the same materials as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the band width. The following pipe connections are acceptable for pipes less than 24" in diameter: flanges on both ends of the pipe, a 12" wide standard lap type band with 12" wide by 3/8" thick closed cell circular neoprene gasket; and a 12" wide hugger type band with O-ring gaskets having a minimum diameter of 1/2" greater than the corrugation depth. Pipes 24" in diameter and larger shall be connected by a 24" long annular corrugated band using rods and lugs. A 12" wide by 3/8" thick closed cell circular neoprene gasket will be installed on the end of each pipe for a total of 24".

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall be conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM Designation C-381.

Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of high slump concrete placed under the pipe and on the sides of the pipe at least 10% of its outside diameter with a minimum thickness of 3 inches, or as shown on the drawings.

Laying Pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 2 feet from the riser.

Backfilling - Backfilling shall conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Polyvinyl Chloride (PVC) Pipe - All of the following criteria shall apply for polyvinyl chloride (PVC) pipe:

Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241.

Joints and Connections - Joints and connections to anti-seep collars shall be completely watertight.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall conform to "Structure Backfill"

Other details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Concrete

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311 & 901.2.

The riprap shall be placed to the required thickness in one operation. The rock shall be delivered and placed in a manner that will insure the riprap in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another with the smaller rocks filling the voids between the larger rocks. Filter cloth shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09.

Care of Water During Construction

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from the various parts of the work and for maintaining the excavations, foundation and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom of required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water to pumps from which the water will be pumped.

Stabilization

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing, and mulching in accordance with the Maryland Soil Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

Erosion and Sediment Control

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures to be employed during the construction process.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DETENTION POND

Routine Maintenance

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

Non-Routine Maintenance

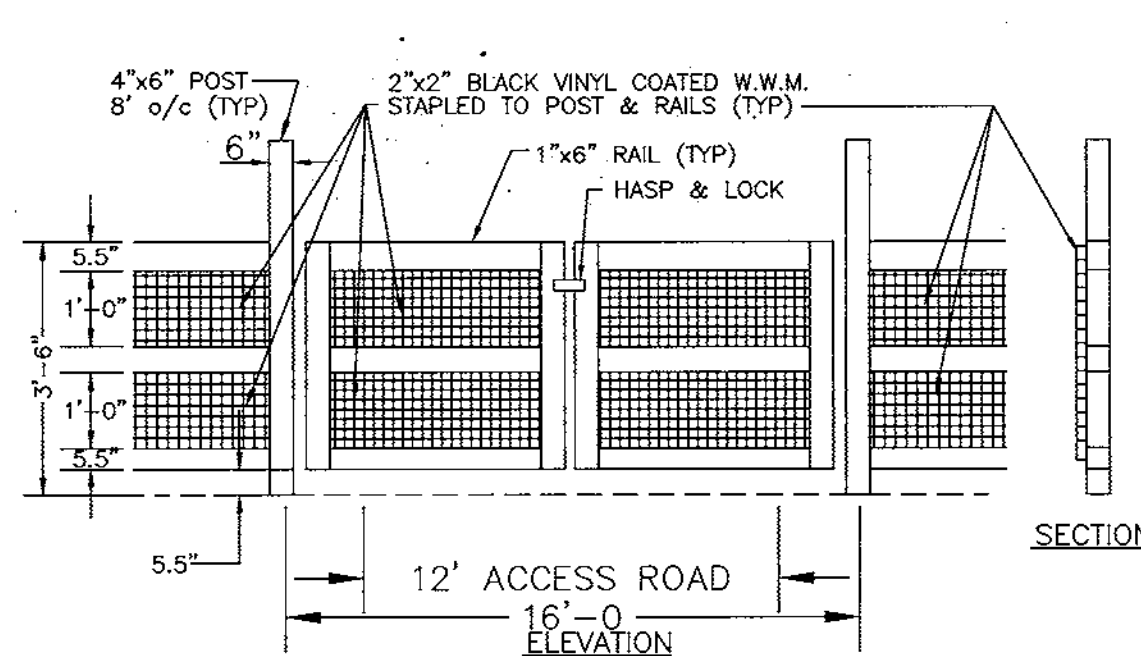
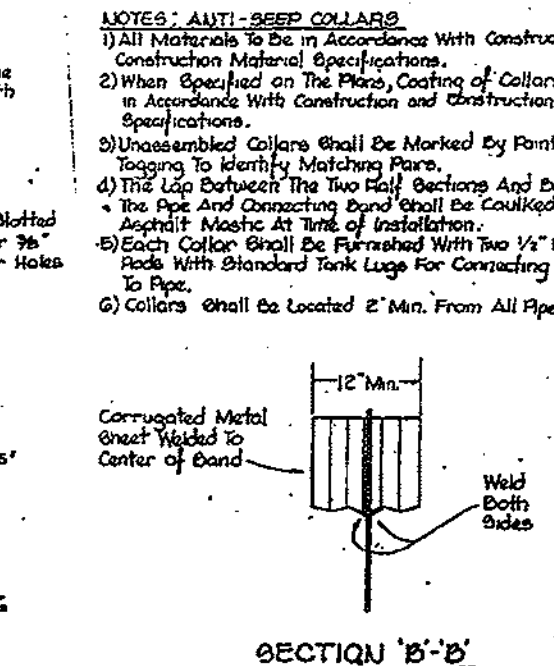
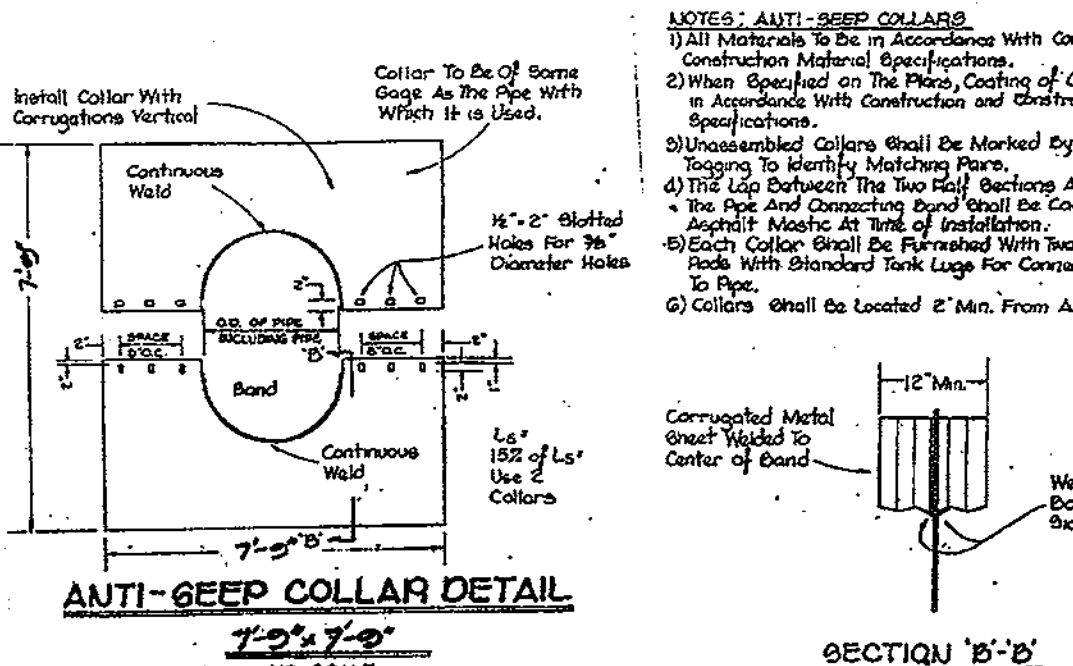
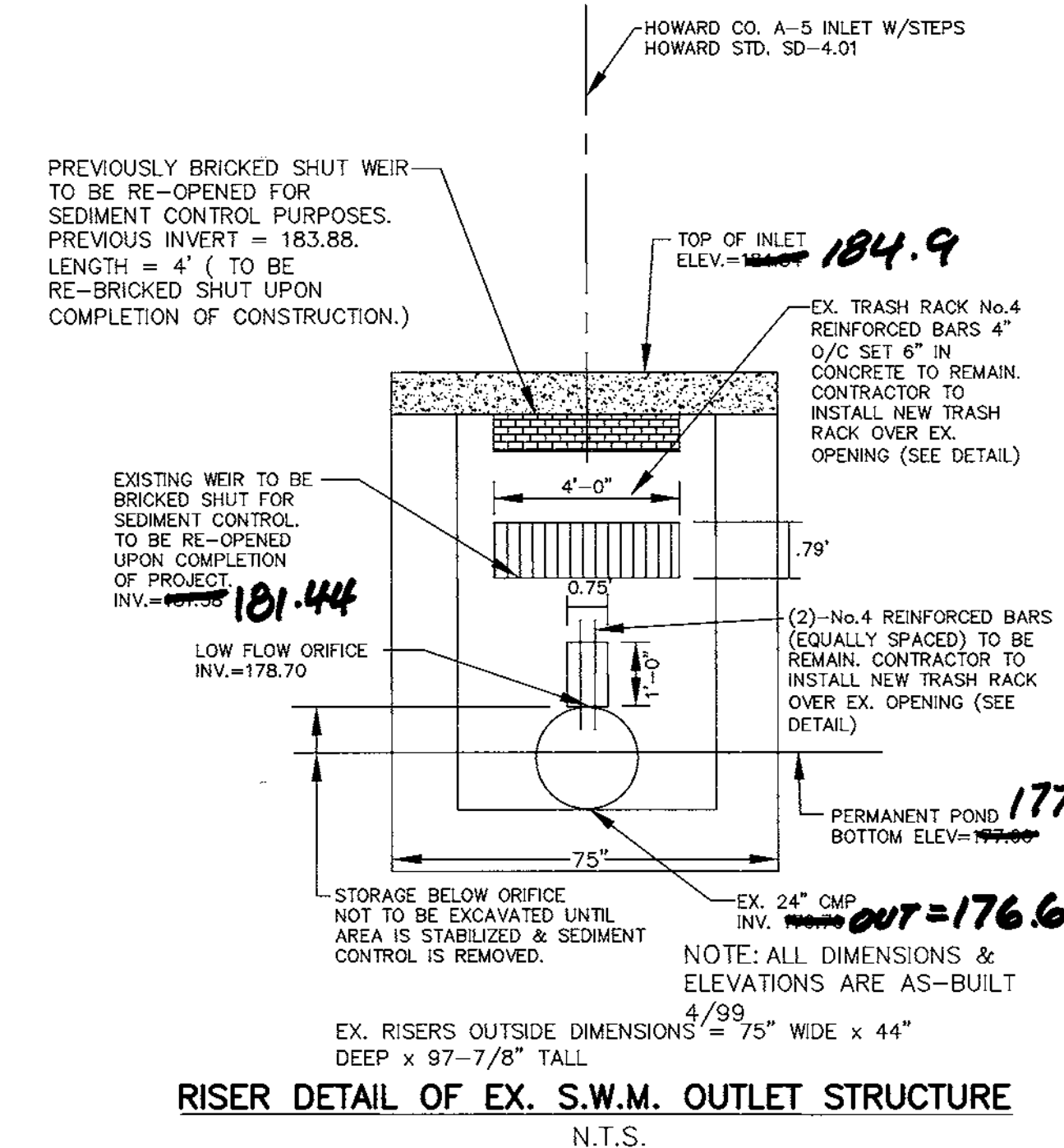
1. Structural components of the pond, such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
2. Sediment shall be removed from the pond, and forebay, no later than when the capacity of the pond, or forebay, is half full of sediment, or when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

BAYSAYER MAINTENANCE

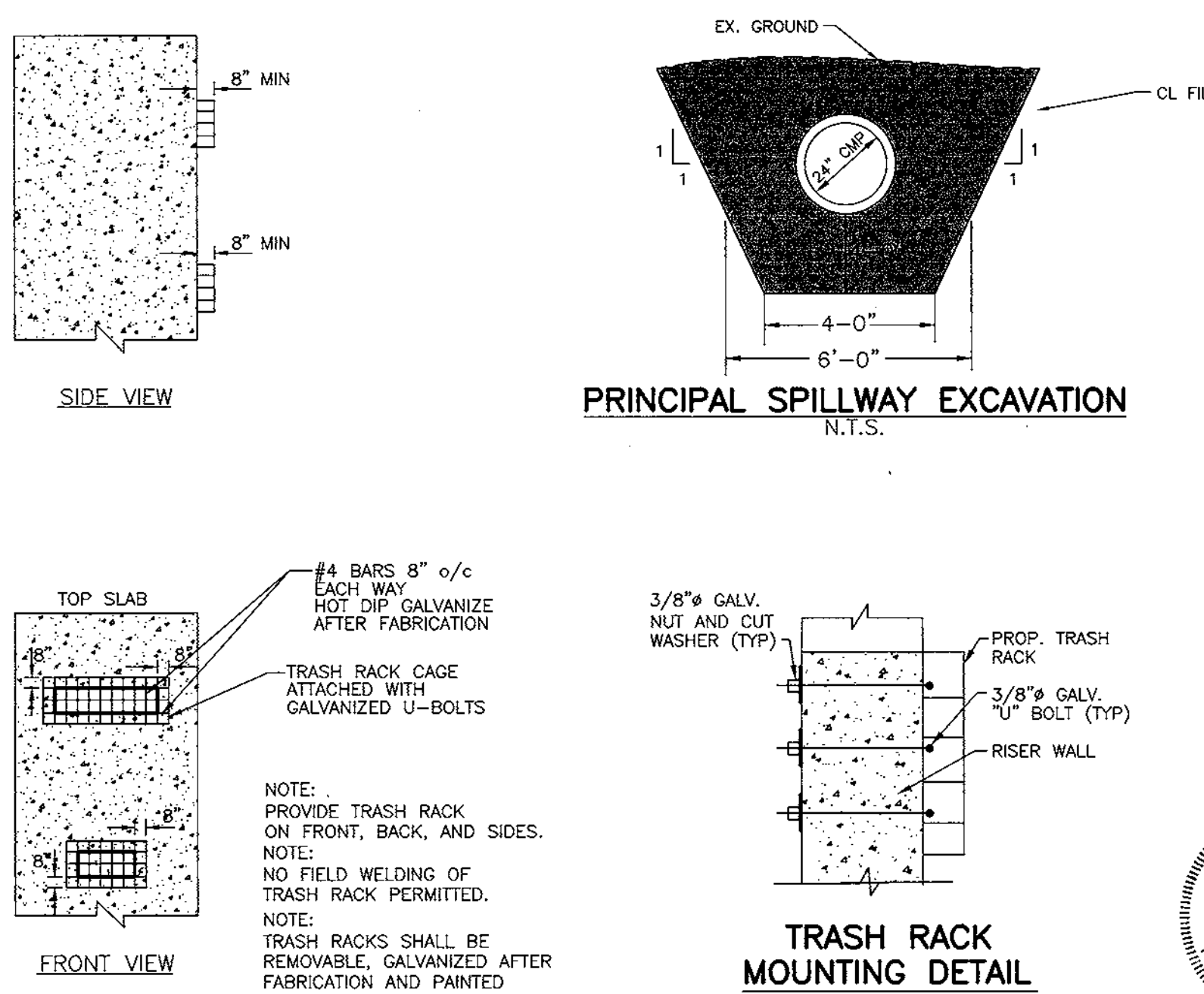
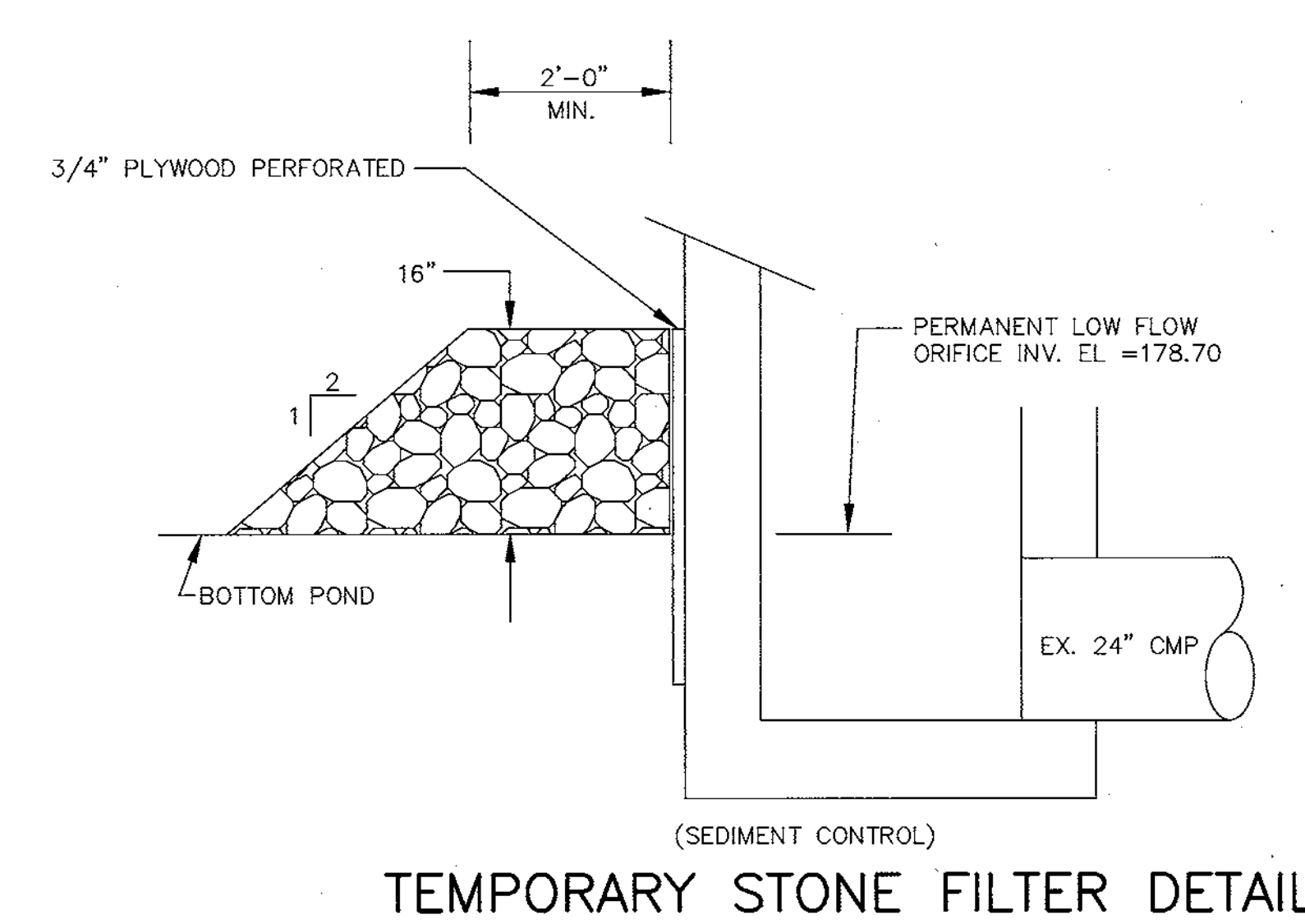
BAYSAYER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GAUGE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EITHER MANHOLE EXCEEDS 2 FEET. MINIMUM INSPECTION IS RECOMMENDED EVERY 2 YEARS TO MAINTAIN OPERATION AND FUNCTION OF BAYSAYER.

MAINTENANCE CONSISTS OF THE FOLLOWING:

- A. CONTAMINANT STORAGE MANHOLE**
 1. REMOVE THE ENTIRE VOLUME OF THE CONTAMINATED WATER BY VACUUM TRUCK.
 2. CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- B. PRIMARY SEPARATION MANHOLE**
 1. USING A SUBMERSIBLE PUMP, PUMP THE CLEANSWATER FROM THE CENTER OF THE MANHOLE DIRECTLY INTO THE EMPTY STORAGE MANHOLE UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE BEDDING LAYER.
 2. REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 3. CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
 4. CONTAMINATED WATER REMOVED FROM THE MANHOLES MUST BE DISPOSED OF RESPONSIBLY AND LEGALLY BY THE OPERATOR OF THE VACUUM TRUCK.

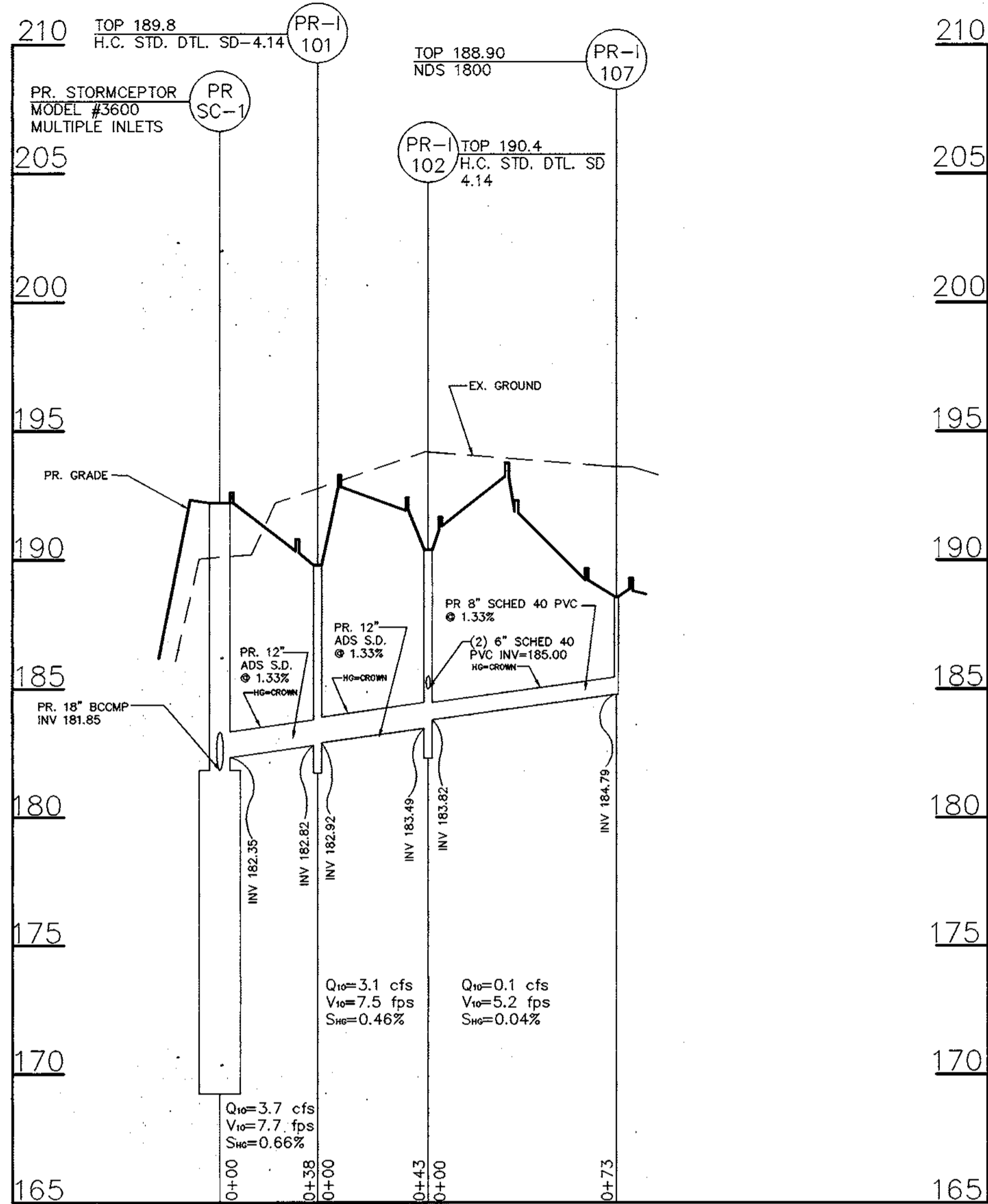


1. HORIZONTAL RAILS SHALL BE 1"x6" PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
2. POSTS 8" o/c SHALL BE 4"x6" PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
3. GALVANIZED WIRE ON BACK OF FENCE SHALL BE 2"x2" BLACK VINYL COATED WELDED WIRE MESH STAPLED TO POST & RAILS WITH GALVANIZED STAPLES.
4. GATE SHALL BE 8' EACH SIDE (16' TOTAL) SWING GATE WITH HASP AND LOCK.

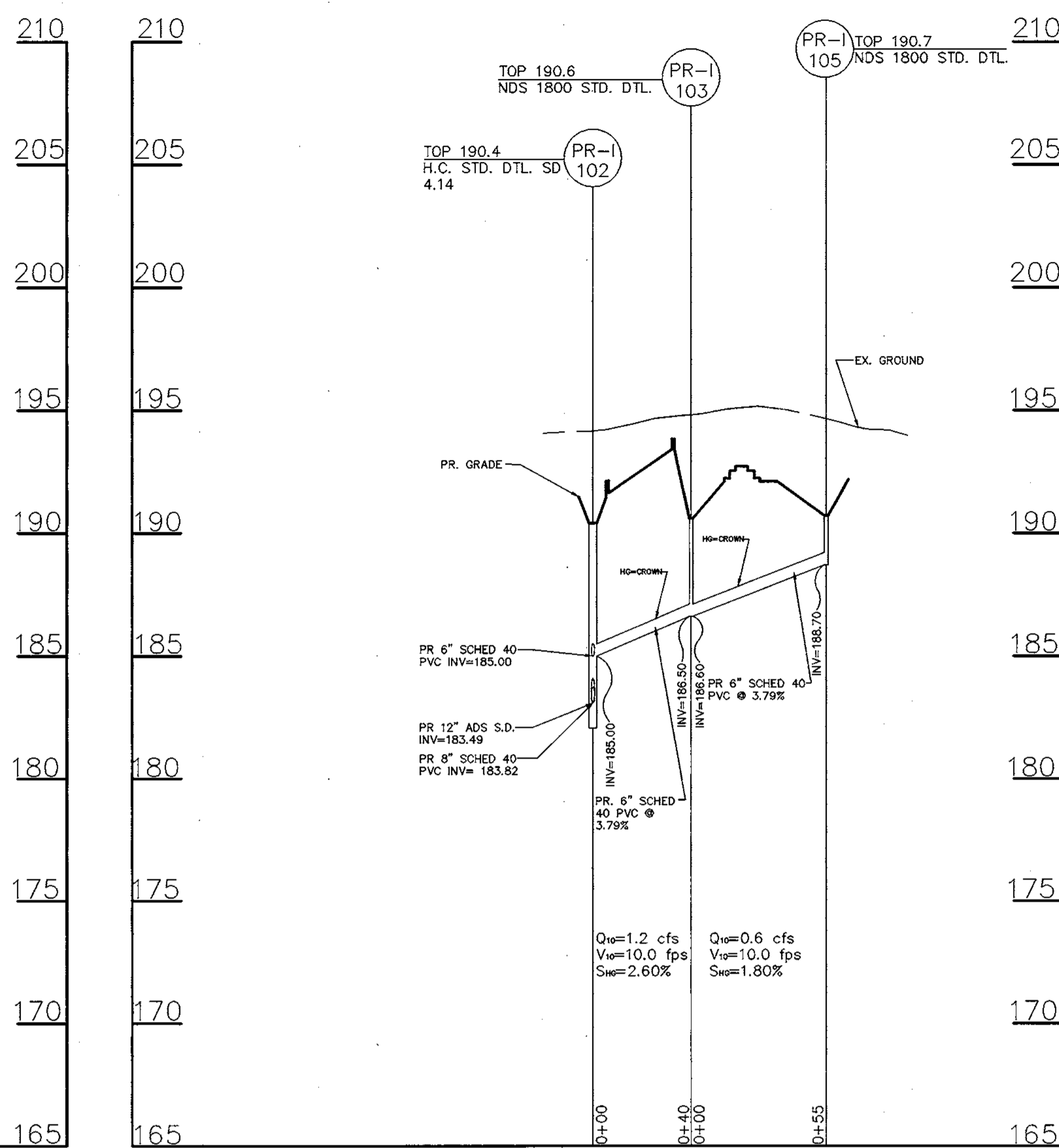


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Lois B. Roth</i>	2/4/00
DIRECTOR	DATE
<i>Chad D. Williams</i>	1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Wanda Hamilton</i>	2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
4-02 BAYSAYER MAINTENANCE NOTE	
DATE NO.	REVISION
OWNER/DEVELOPER	
ROUNDING THIRD SPORTS CENTER, INC.	
6600 AMBERTON DRIVE	
ELK RIDGE, MD 21075	
ATTN: JAMES HARRIS	
PROJECT	
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER	
AREA TAX MAP 37, PARCEL 589, ZONED M-2	
2nd ELECTION DISTRICT	
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B	
TITLE	
DETAIL AND NOTE SHEET	
MESSICK & ASSOCIATES	
CONSULTING ENGINEERS	
31 OLD SOLOMONS ISLAND RD., SUITE 201	
ANNAPOLIS, MARYLAND 21401	
(410) 266-3212	
DESIGNED BY: WAN	
DRAWN BY: BPO	
PROJECT NO:	
DATE: APRIL 9, 1999	
SCALE: AS SHOWN	
DRAWING NO.: 5 OF 9	

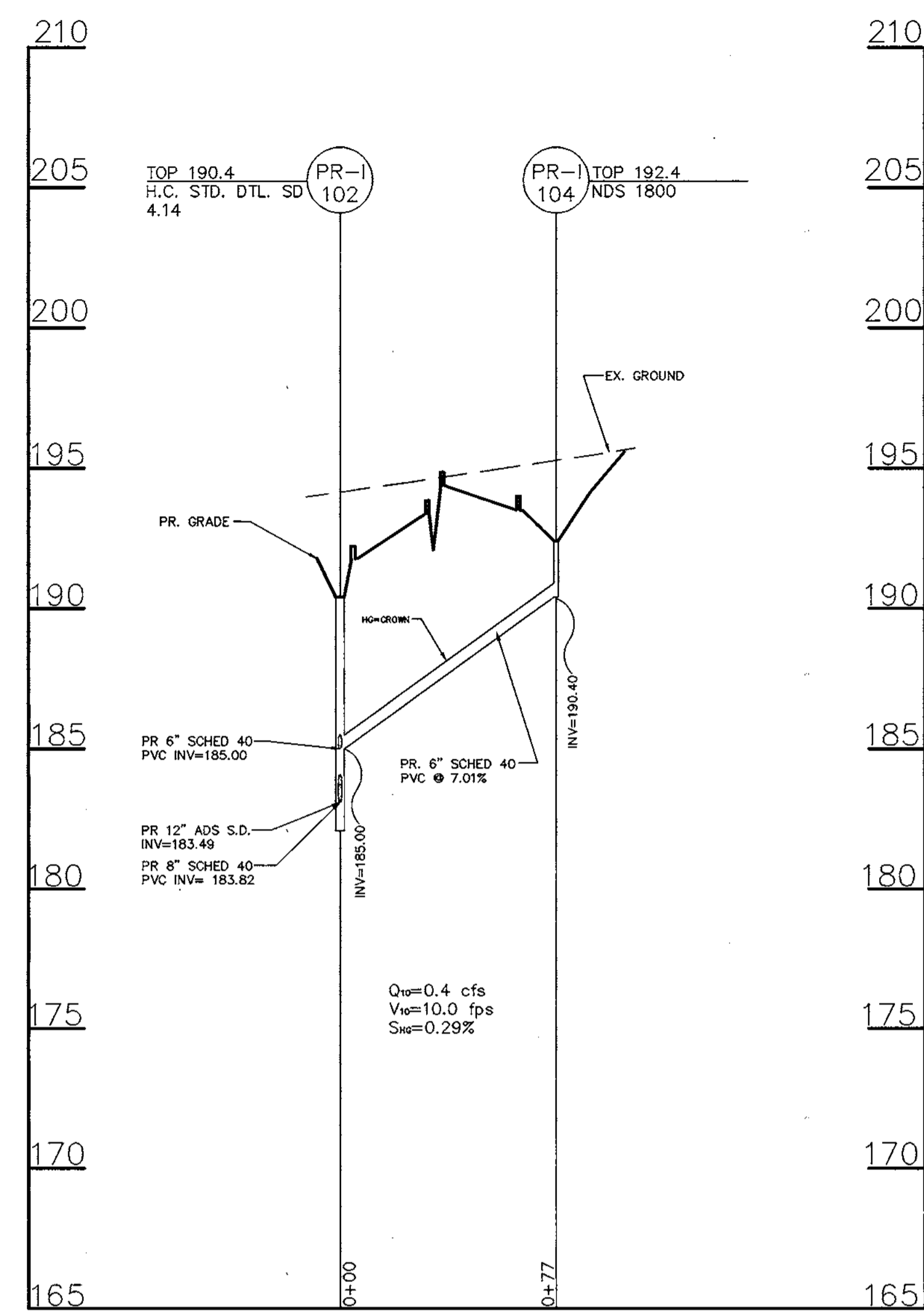
RECORD DRAWING 03/03



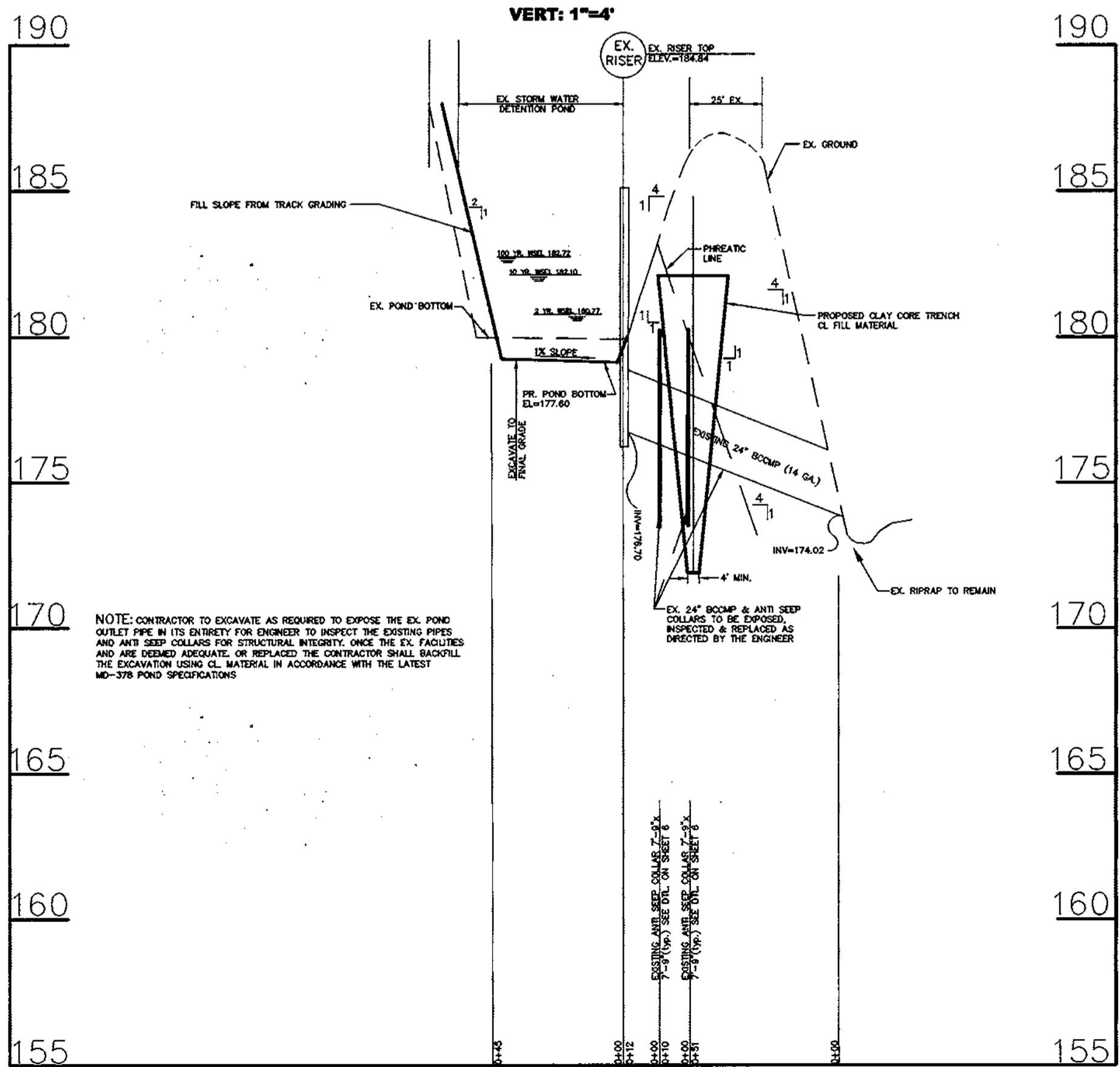
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VERT: 1"=4'



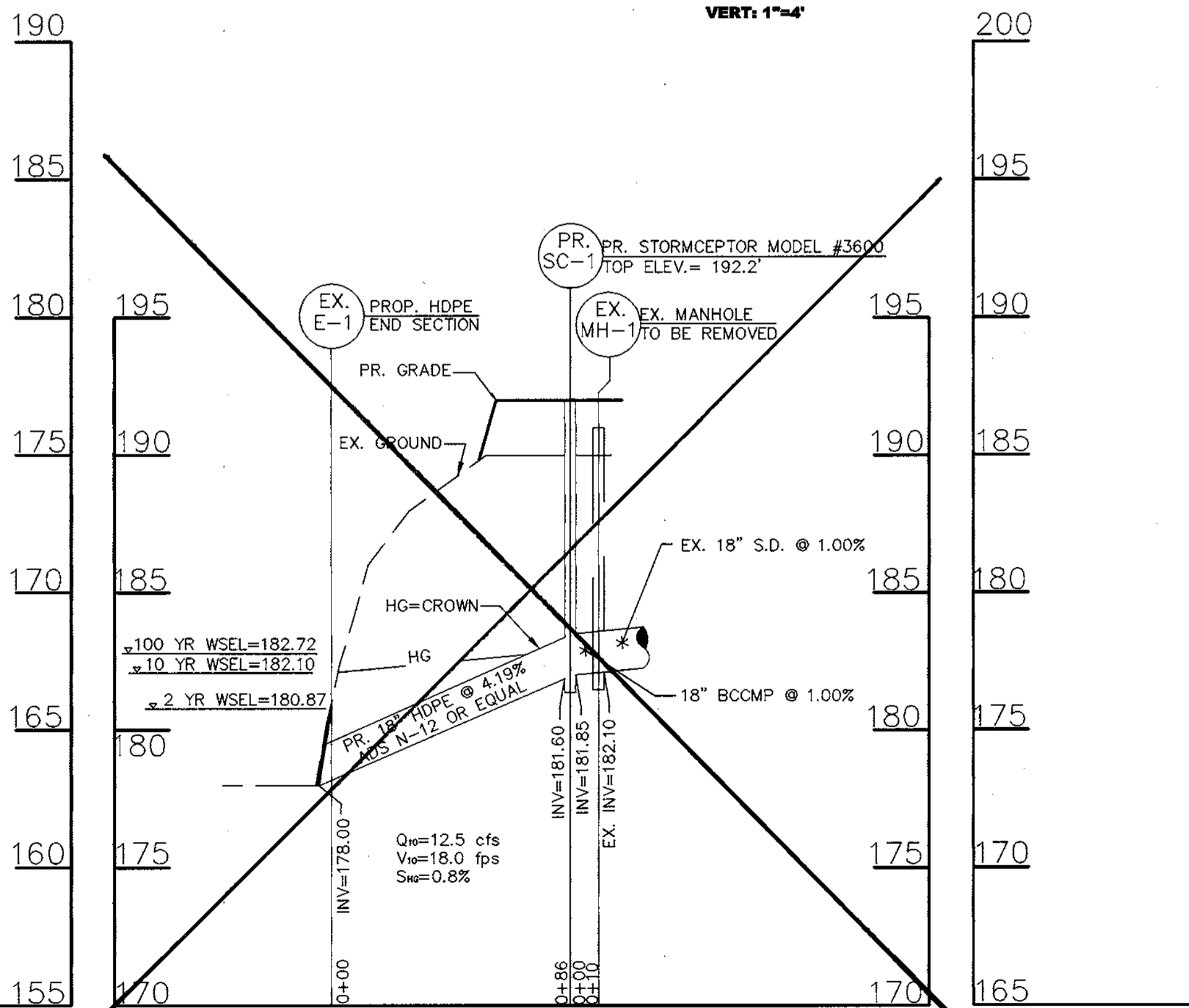
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VERT: 1"=4'



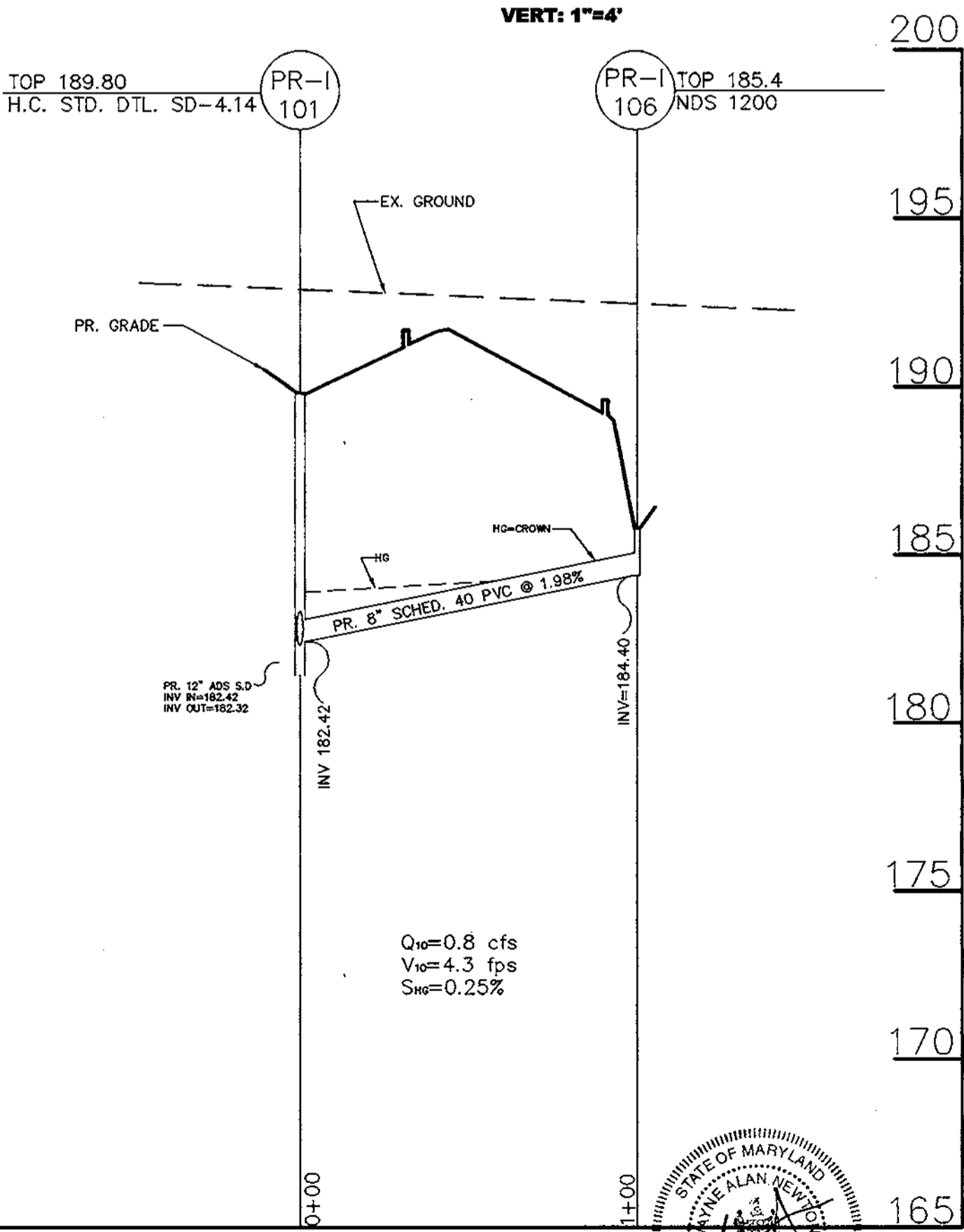
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VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/1/02 DATE
 DIRECTOR
 [Signature] 1/27/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/1/02 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

4-02 ~~DELETE PROFILE~~

DATE	NO.	REVISION

OWNER/DEVELOPER
 ROUNDING THIRD SPORTS CENTER, INC.
 6600 AMBERTON DRIVE
 ELKRIDGE, MD 21075
 ATTN: JAMES HARRIS

PROJECT
 ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
 STORM DRAIN PROFILES

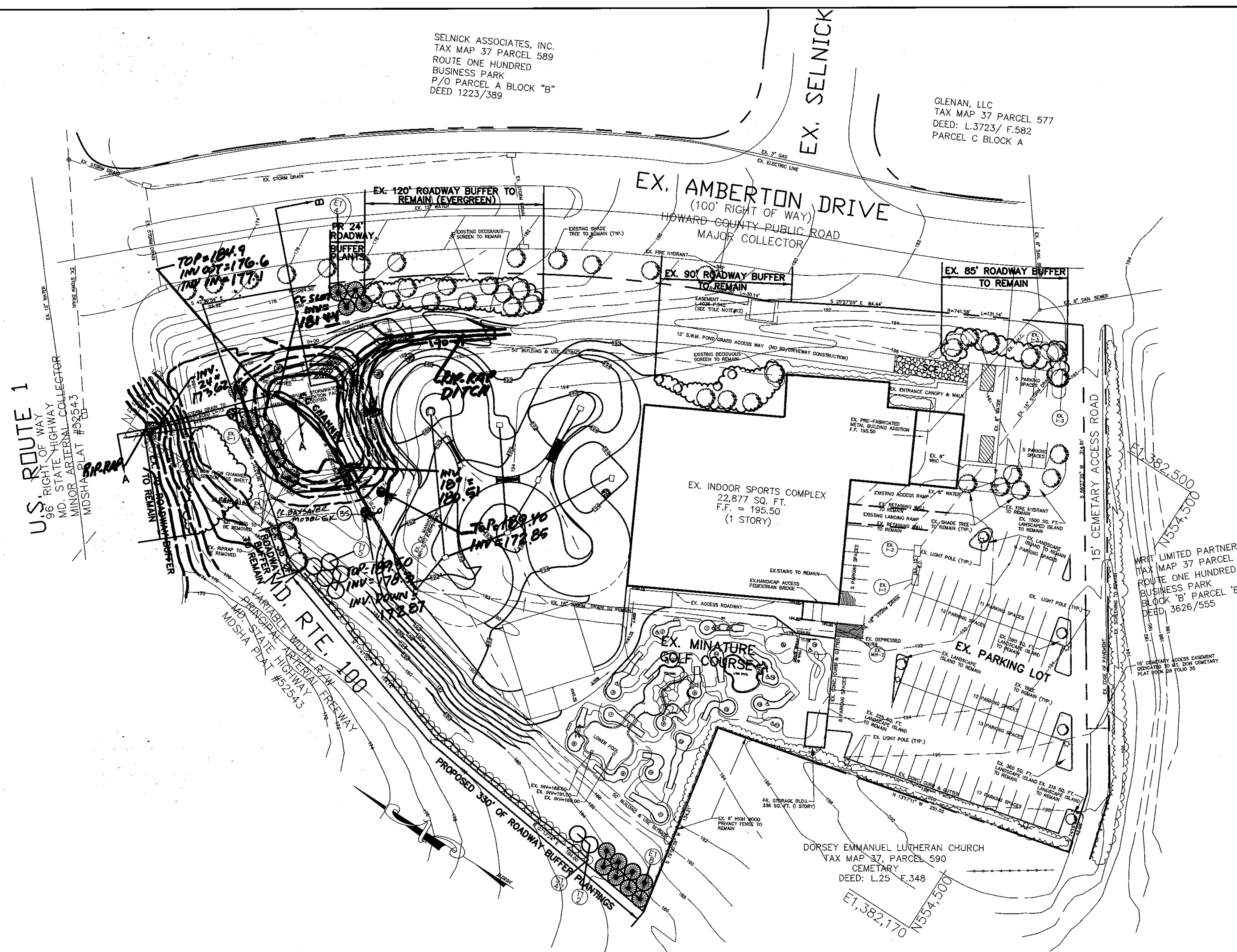
MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

1/15/00 DATE
 DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN
 WAYNE A. NEWTON #21591 DRAWING NO.: 6 OF 9

RECORD DRAWING 03/03

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
ROUTE ONE HUNDRED
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

GLENAN, LLC
TAX MAP 37 PARCEL 577
DEED: L.3723/F.582
PARCEL C BLOCK A



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter	1117	743
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Yes 395	Yes 685
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	No	Yes 385
Number of Plants Required Shade Trees (1:50) Evergreen Trees (1:40) Shrubs (2)	23 28 0	13 0 0
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	23 shade trees provided 16 ex. + 7 new shade trees 28 evergreens provided 12 new evergreens 5 shrubs = 5 evergreen 17 new evergreens ± 11 ex. evergreens 28 evergreens provided	No new planting required - Existing fence + 35 trees are adequate.

Comments: Credit for existing vegetation counted - 11 ex. evergreens along Amberton Drive + Ex. wooded areas west of SWM Pond + Ex. screening areas between Ex. building and Amberton Drive + ex. 10 car parking lot + Amberton Drive.

Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

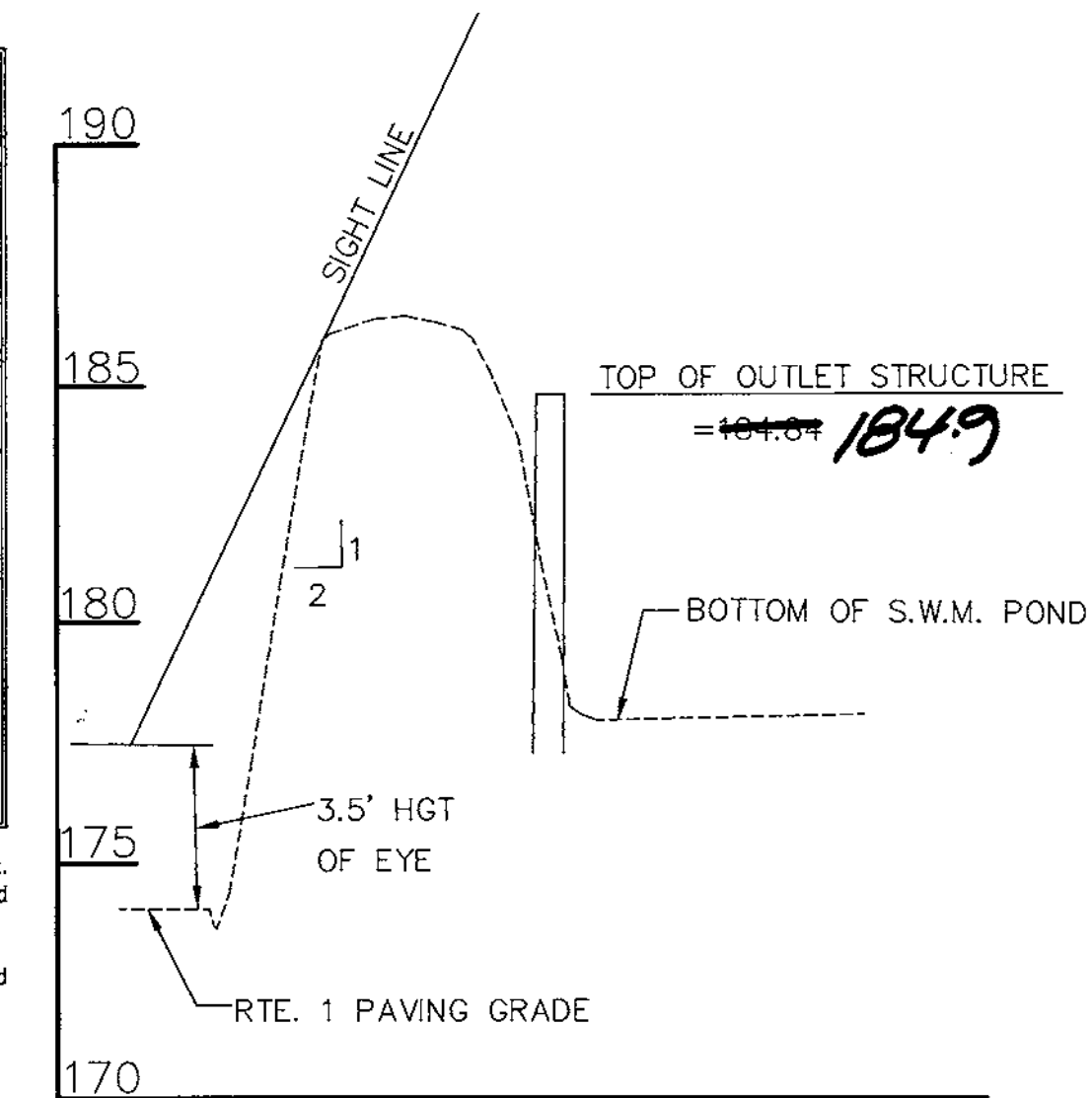
**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	94
Number of Trees Required (1:20 sps)	5
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	11 Shade Trees

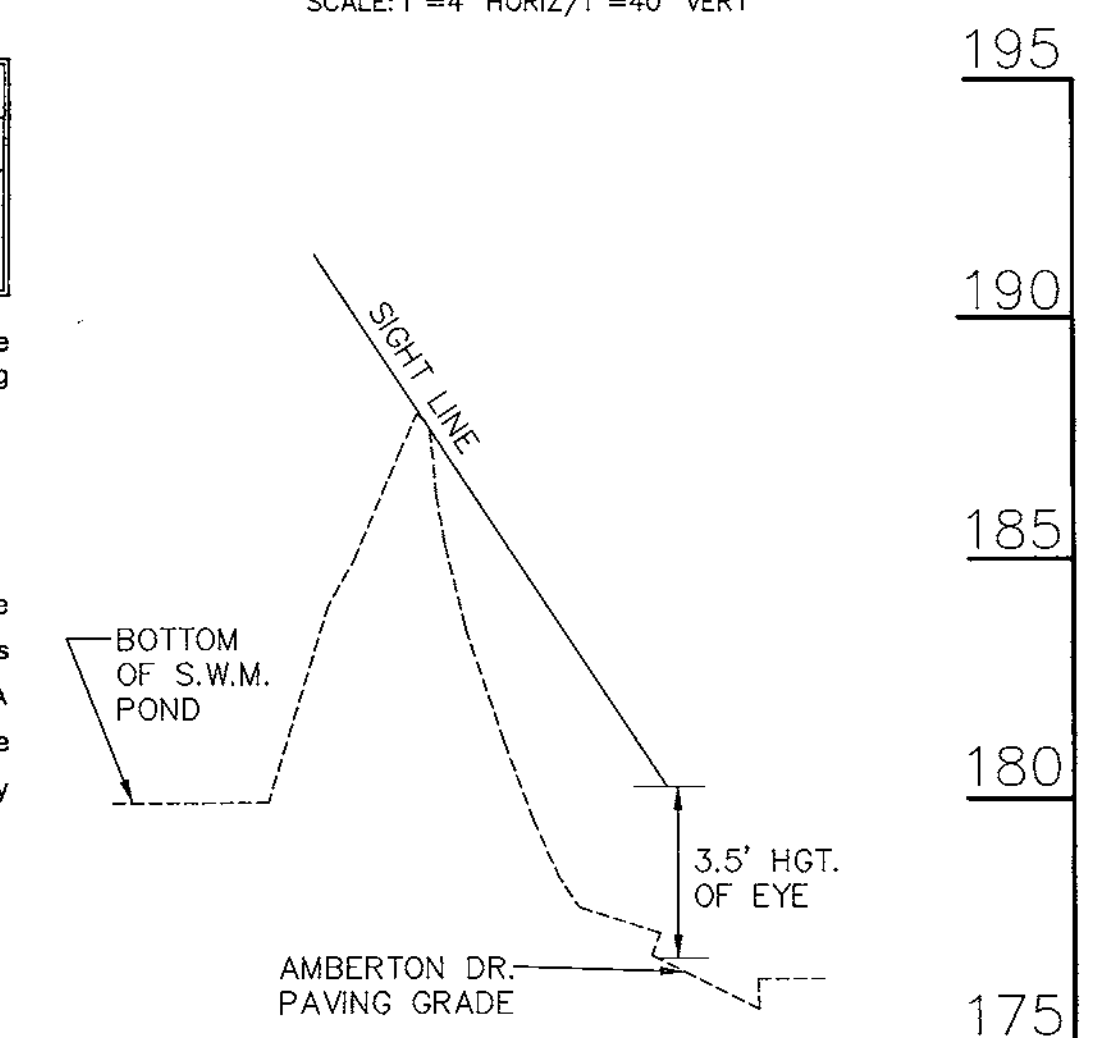
Note: Islands Required - 5 per 1,000 sq. ft. This project is proposing alternate compliance for the number of islands provided. 4 Islands are provided, having areas totalling 2436 sq. ft. which far exceeds the area required.

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Stormwater management area landscaping has not been shown on this site plan since the SWM facility is not visible from any public roadways. The SWM facility is approximately 10-12 feet above the existing surrounding roadways (see Sections A-A & B-B at right). Also, even though this pond is an excavated facility, planting on the slopes adjacent to the pond may cause concern with piping along roots potentially causing the dam to fail.



SECTION A-A
SCALE: 1"=4' HORIZ/1"=40' VERT



SECTION B-B
SCALE: 1"=4' HORIZ/1"=40' VERT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/4/00
DIRECTOR DATE
[Signature] 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

4-02 A BAYSABER & NOTES

DATE NO. REVISION

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
LANDSCAPE PLAN

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

1/12/00 DATE
DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 7 OF 9

WAYNE A. NEWTON #21591

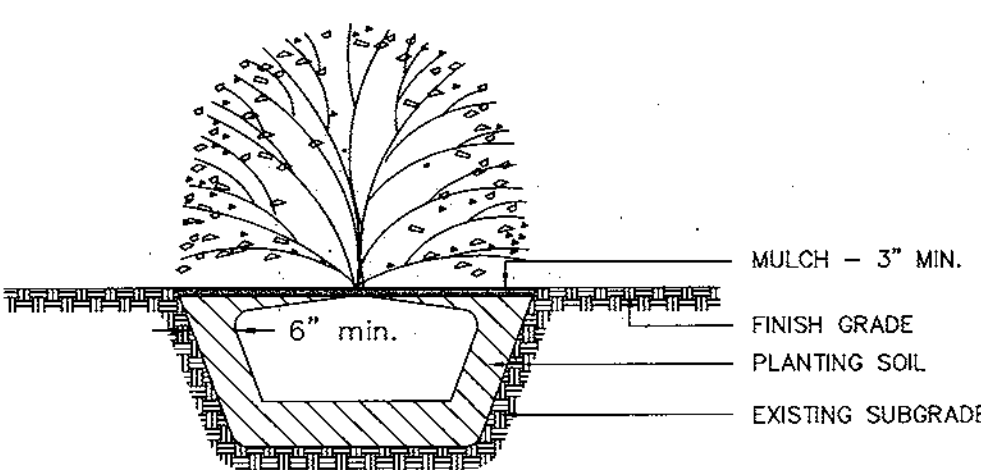
Professional Engineer Seal for Wayne A. Newton, State of Maryland, License No. 21591, Exp. 12/31/03.

RECORD DRAWING 03/03

SDP-99-131

LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- ☁ EXISTING LANDSCAPING EDGE
- ☁ EXISTING WOODED EDGE (CANOPY LIMITS)



SHRUB PLANTING DETAIL

PLANT LIST

Key	Quan	Botanical Name Common Name	Size
T1	8	Zelkova Sarrata "Village Green" Village Green Japanese Zelkova	2-21/2" - 3" Cal.
S1	50	Rhododendron Catawbiense album White Catawba Rhododendron	2-21/2' Ht.
E1	14	Ilex Opaca American Holly	5'-6' Ht.

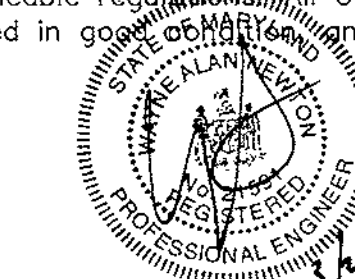
DEVELOPER'S/BUILDERS CERTIFICATE

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.

[Signature] 1/12/00
Name Date

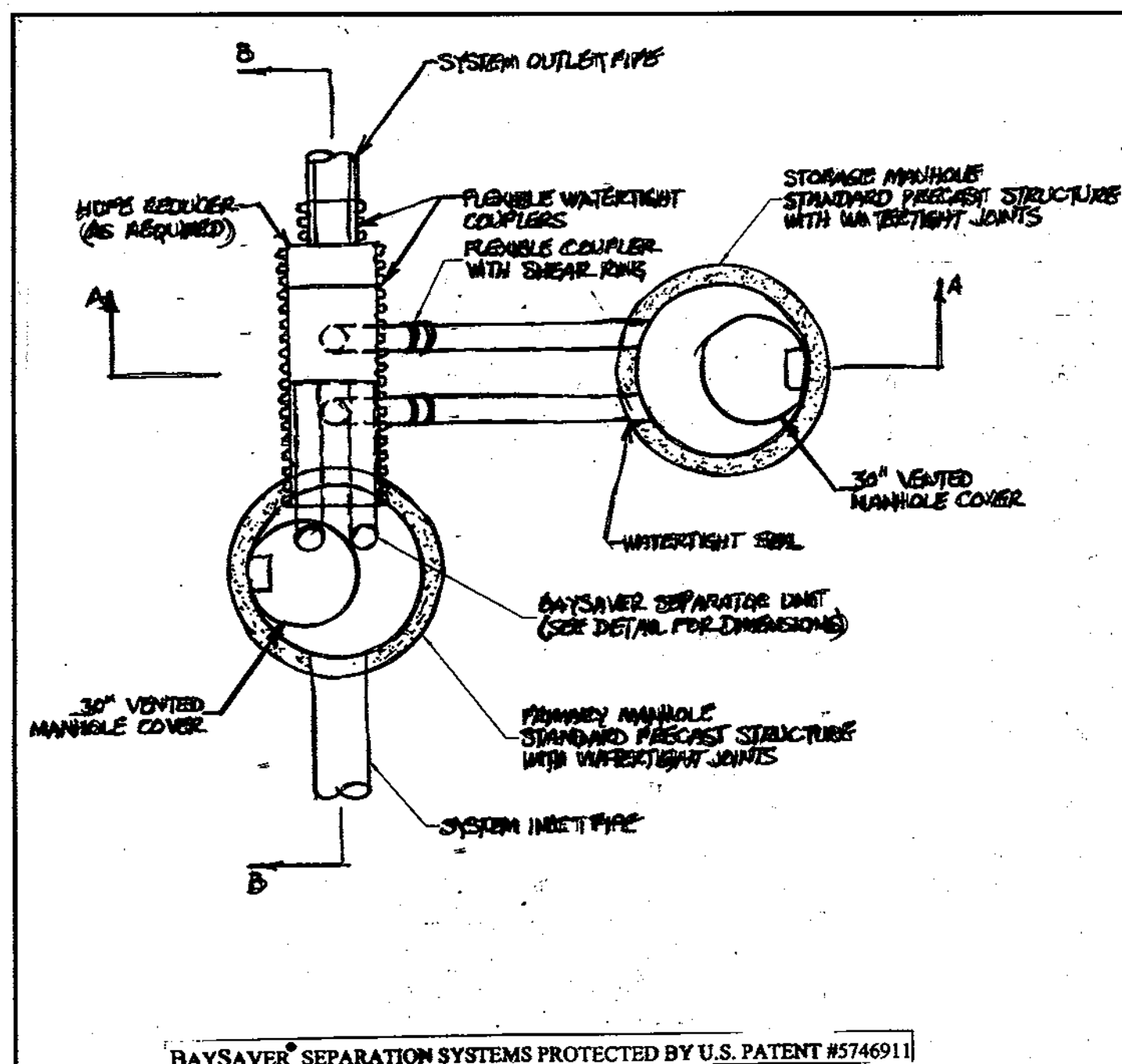
NOTES:

- A. "This plan has been prepared in accordance with the provisions of 16.124 of the Howard County Code and the Landscape Manual."
- B. "Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$116,500."
- C. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.



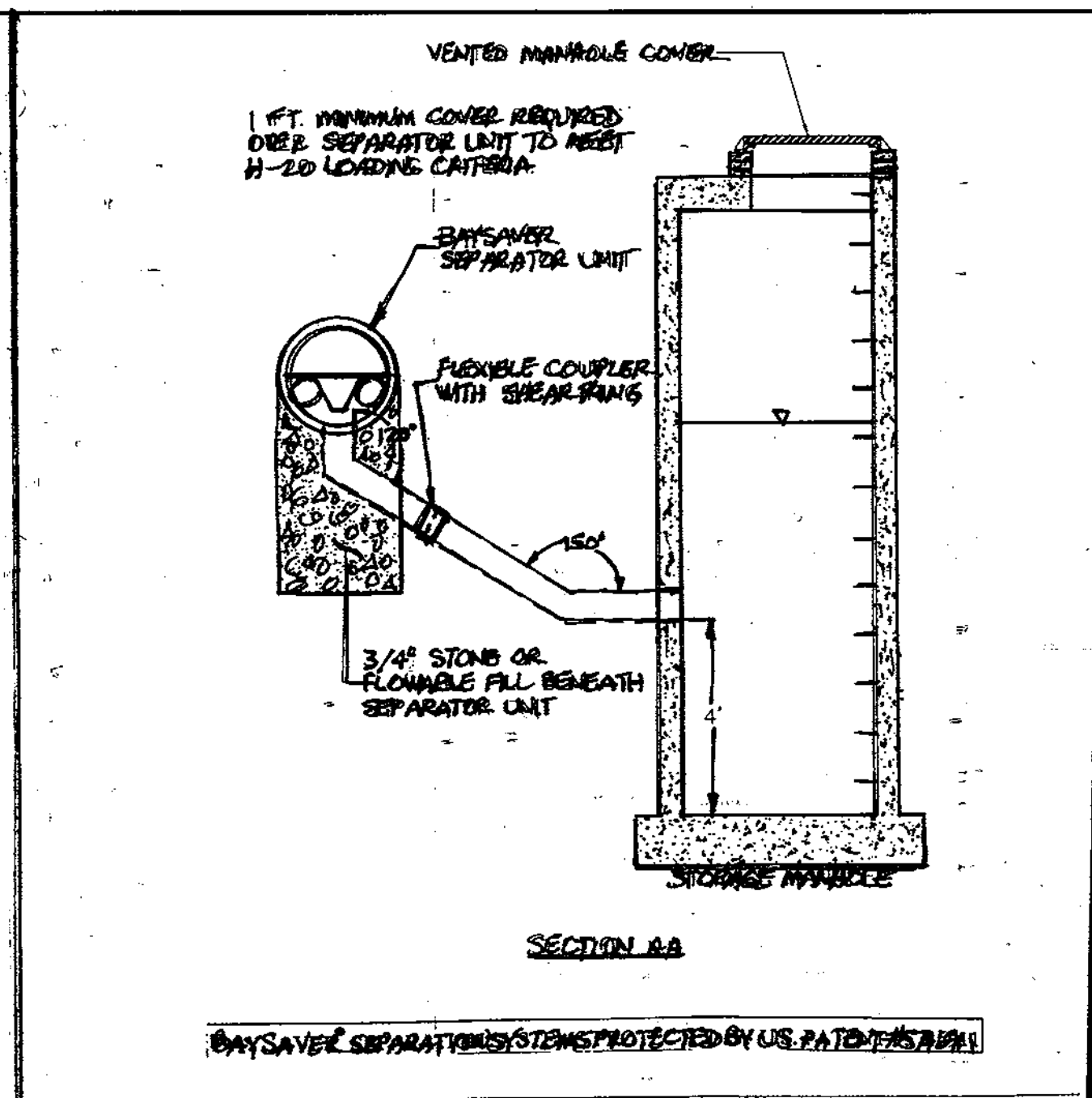
RECORD DRAWING 03/03

SDP-99-131



BAYSAYER DESIGNED: TEP DRAWN: EJT CHECKED: MSH DATE: 8/28/00 SCALE: N.T.S. SHEET: 1 OF 3

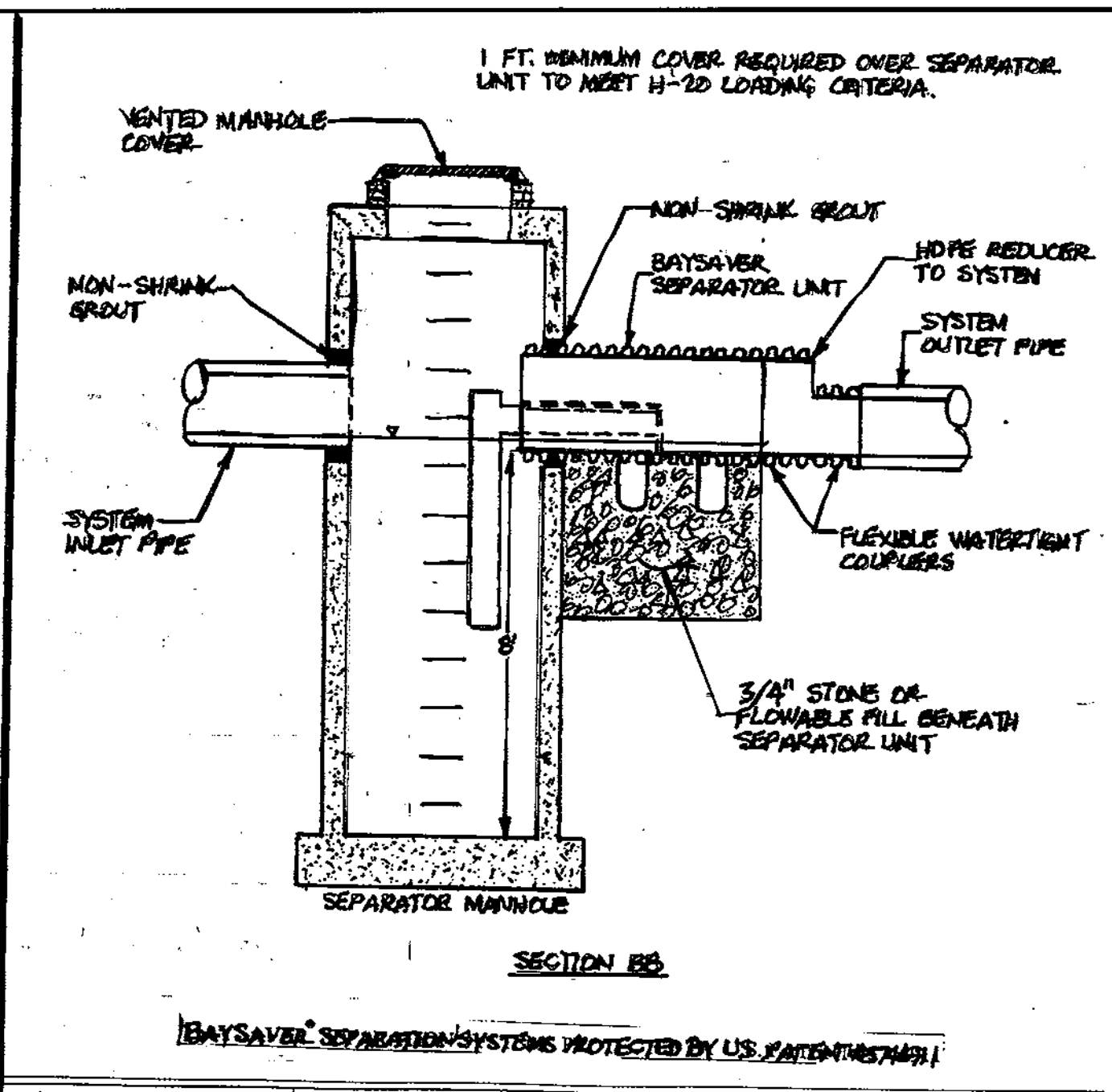
100 DEER HOLLOW DR. MOUNTAIN VIEW, MD 21771 (301) 824-6470



BAYSAYER DESIGNED: TEP DRAWN: EJT CHECKED: MSH DATE: 8/28/00 SCALE: N.T.S. SHEET: 2 OF 3

100 DEER HOLLOW DR. MOUNTAIN VIEW, MD 21771 (301) 824-6470

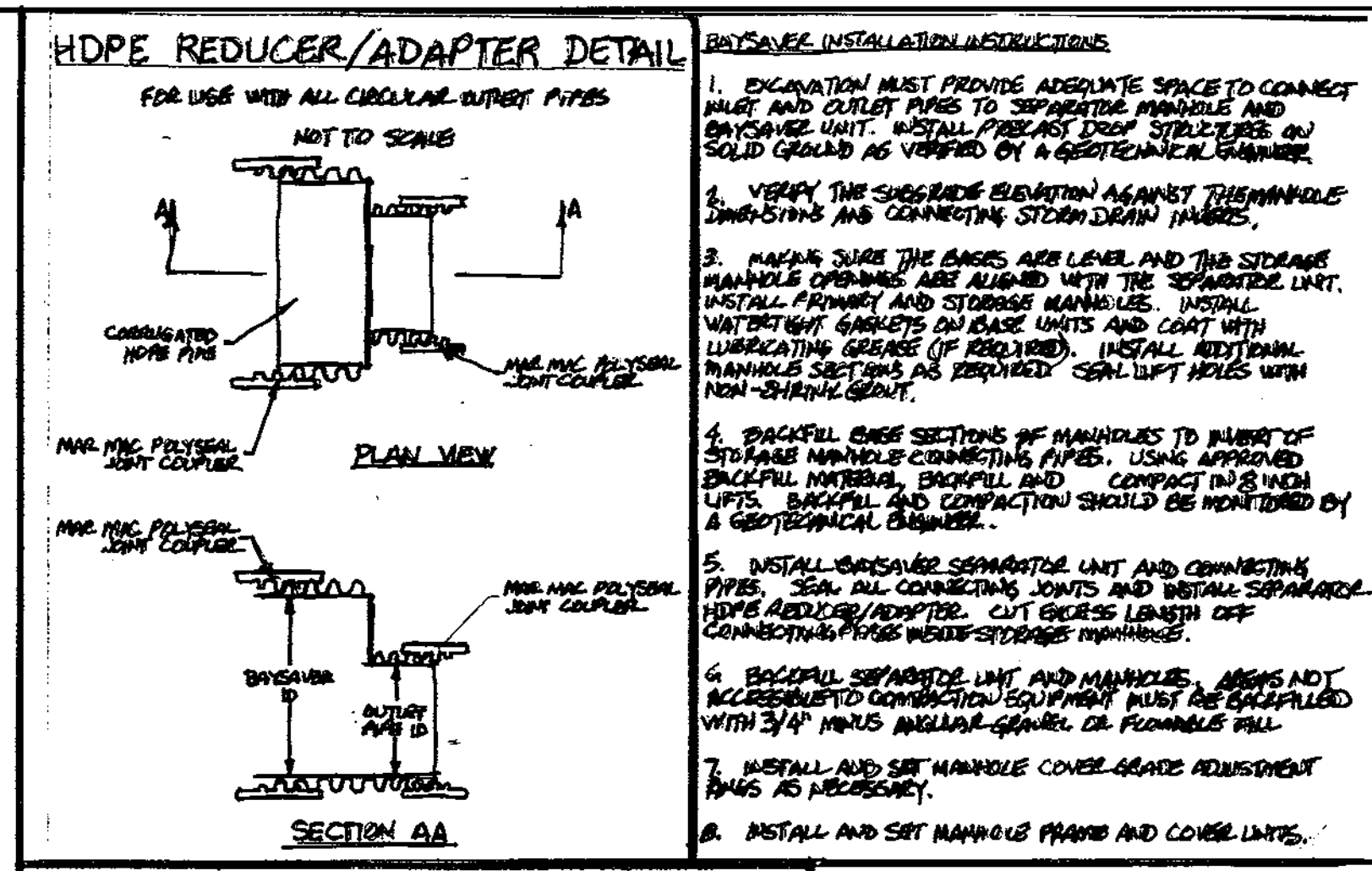
BAYSAYER SYSTEM SECTION A-A



BAYSAYER DESIGNED: TEP DRAWN: EJT CHECKED: MSH DATE: 8/28/00 SCALE: N.T.S. SHEET: 3 OF 3

100 DEER HOLLOW DR. MOUNTAIN VIEW, MD 21771 (301) 824-6470

BAYSAYER SYSTEM SECTION B-B



Baysaver Separator Unit	Baysaver Manhole Sizes (prim. x stor.)	Maximum Treatment (cfs)	Maximum Treatment (gpm)
10' Baysaver Separator	48x18 48x30 48x72 60x50	2.4	1076
5' Baysaver Separator	30x18 30x30 30x72 36x34 42x36 48x36	7.2	3231
5K Baysaver Separator	12x24 12x34 12x36 12x36	11.1	4951
10K Baysaver Separator	96x96	21.8	9777

GENERAL CONSTRUCTION NOTES

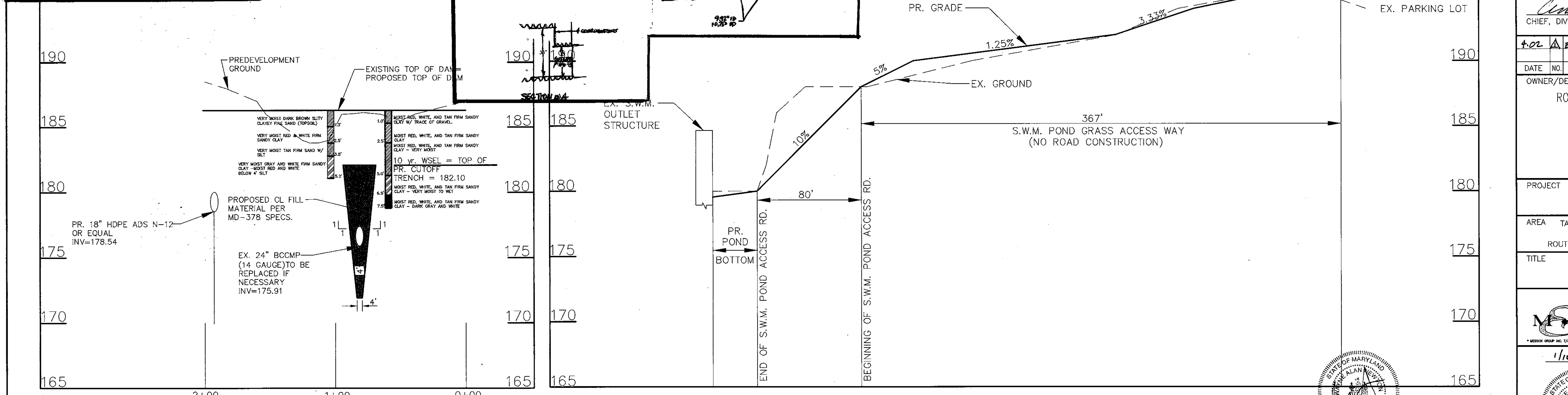
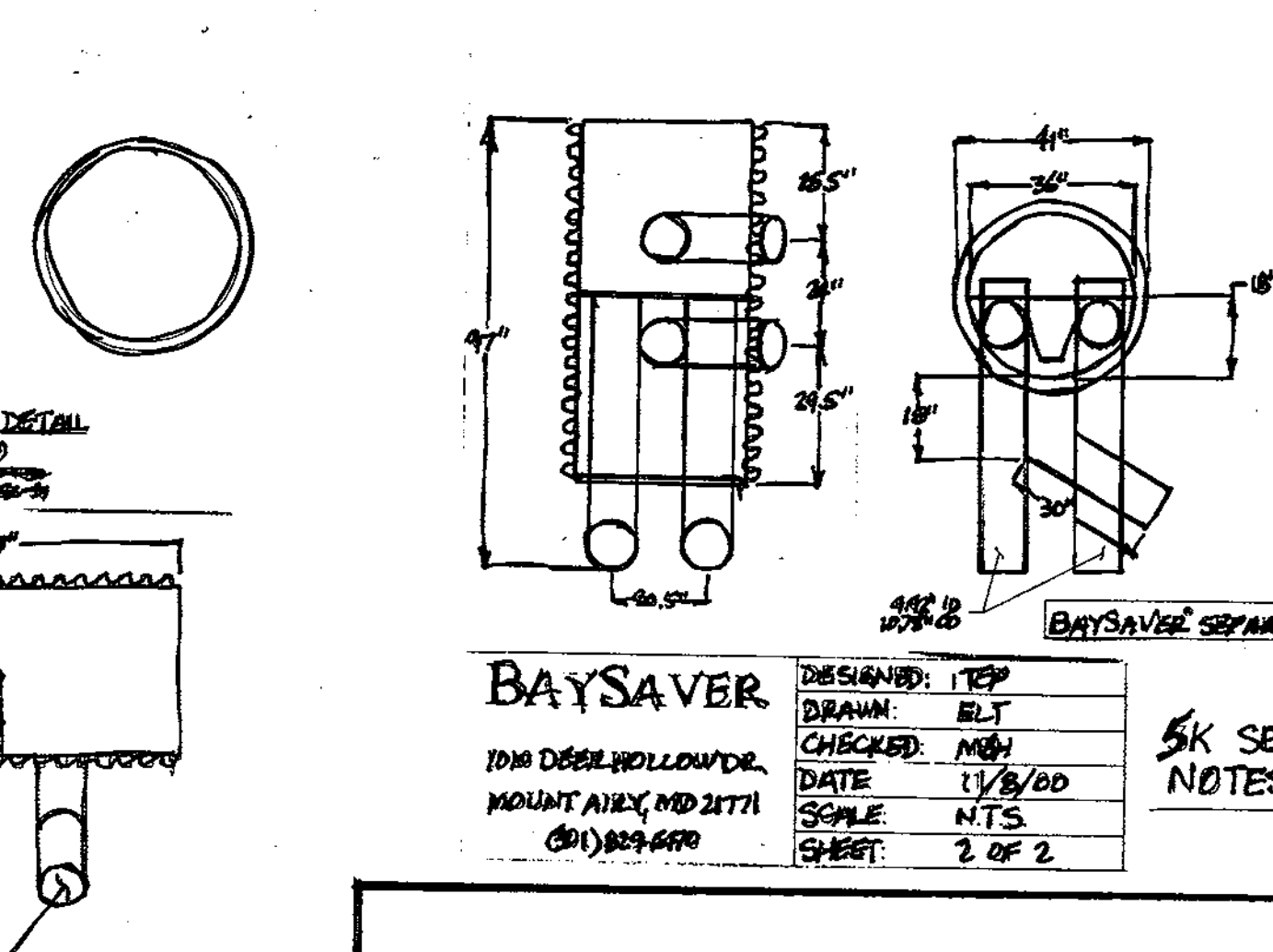
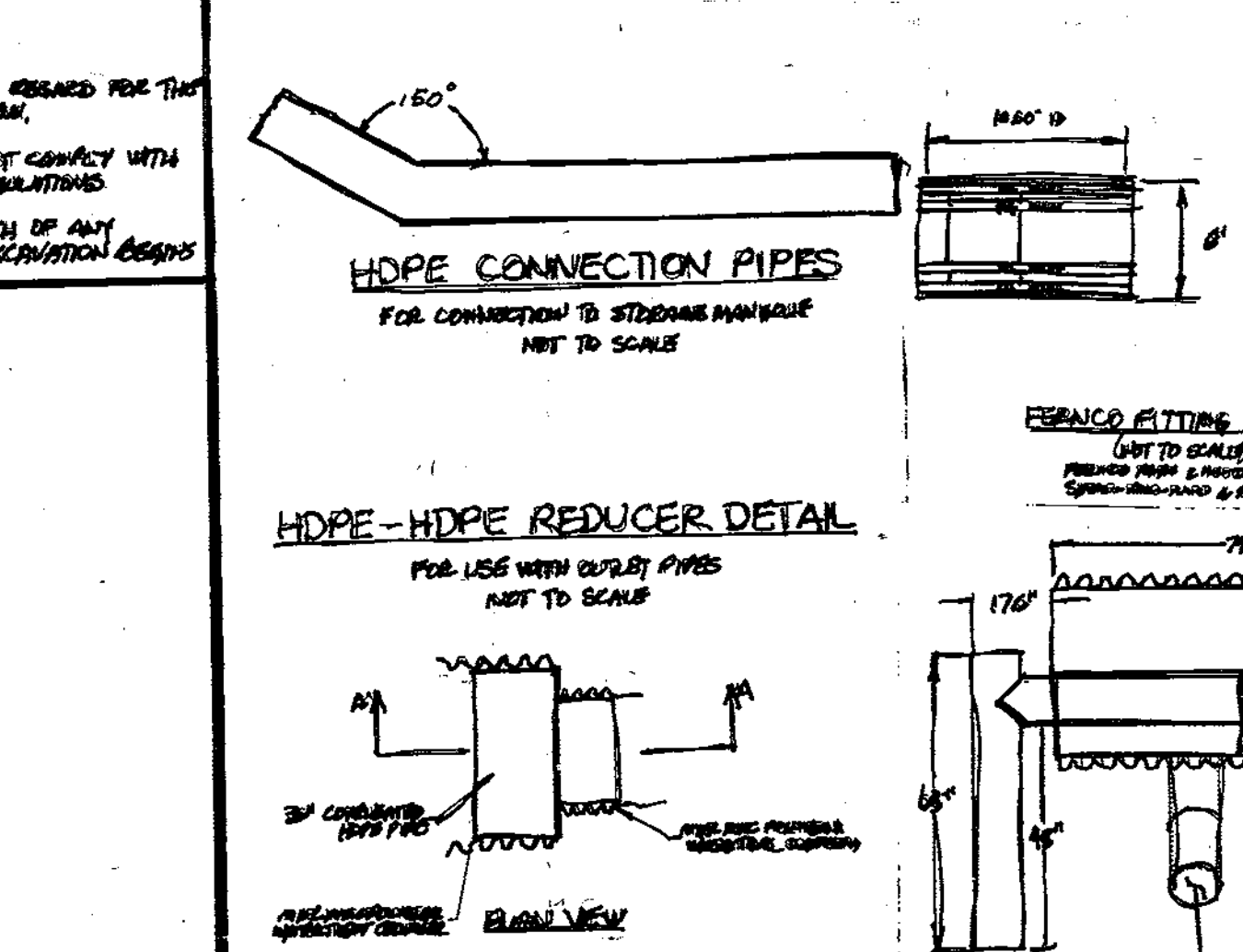
- ALL WORK MUST BE DONE WITH REGARD FOR THE SAFETY OF THE CONSTRUCTION CREW.
- ALL WORK AND MATERIALS MUST COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS.
- KNOW THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.

BAYSAYER MAINTENANCE

BAYSAYER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A SODAS STOP-OR-SINKER DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IS OTHER THAN AS SHOWN IN THE FOLLOWING TABLE. MINIMUM INSPECTION IS RECOMMENDED TO MAINTAIN OPERATION AND FUNCTION OF BAYSAYER.

MAINTENANCE CONSISTS OF THE FOLLOWING:

- CONTAMINATED STORAGE MANHOLE:**
 - REMOVE THE ENTIRE VOLUME OF THE CONTAMINATED WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLEETING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- PRIMARY SEPARATION MANHOLE:**
 - USE A SLOW-SPEED PUMP TO PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY INTO THE EMPTY STORAGE MANHOLE UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 - REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLEETING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
 - CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES MUST BE STORED OR RECYCLED AND LEGALLY OFF THE PROPERTY OF THE SUBMITTER.



CENTERLINE DAM PROFILE

PROFILE ALONG S.W.M. POND ROAD/GRASS ACCESS WAY

SCALE: 1"=40' HORIZ
1"=4' VERT

SCALE: 1"=40' HORIZ
1"=4' VERT

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA
TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
S.W.M. POND PROFILES AND DETAILS

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO: 8 OF 9

WAYNE A. NEWTON #21591

BY THE DEVELOPER:

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

DEVELOPER: _____ DATE: _____

BY THE ENGINEER:

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

ENGINEER: _____ DATE: 1/21/00

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

John K. Chintan
NATURAL RESOURCES CONSERVATION SERVICE
DATE: 1-24-00

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

John K. Chintan
HOWARD SOIL CONSERVATION DISTRICT
DATE: 1-24-00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul R. Smith
DIRECTOR
DATE: 2/4/00

Chris Hamilton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1/27/00

Chris Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/1/00

4.02 A BAYSAYER SEPARATION SYSTEM - DETAILS & NOTES

DATE NO. REVISION

OWNER/DEVELOPER
ROUNDING THIRD SPORTS CENTER, INC.
6600 AMBERTON DRIVE
ELK RIDGE, MD 21075
ATTN: JAMES HARRIS

PROJECT
ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA
TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

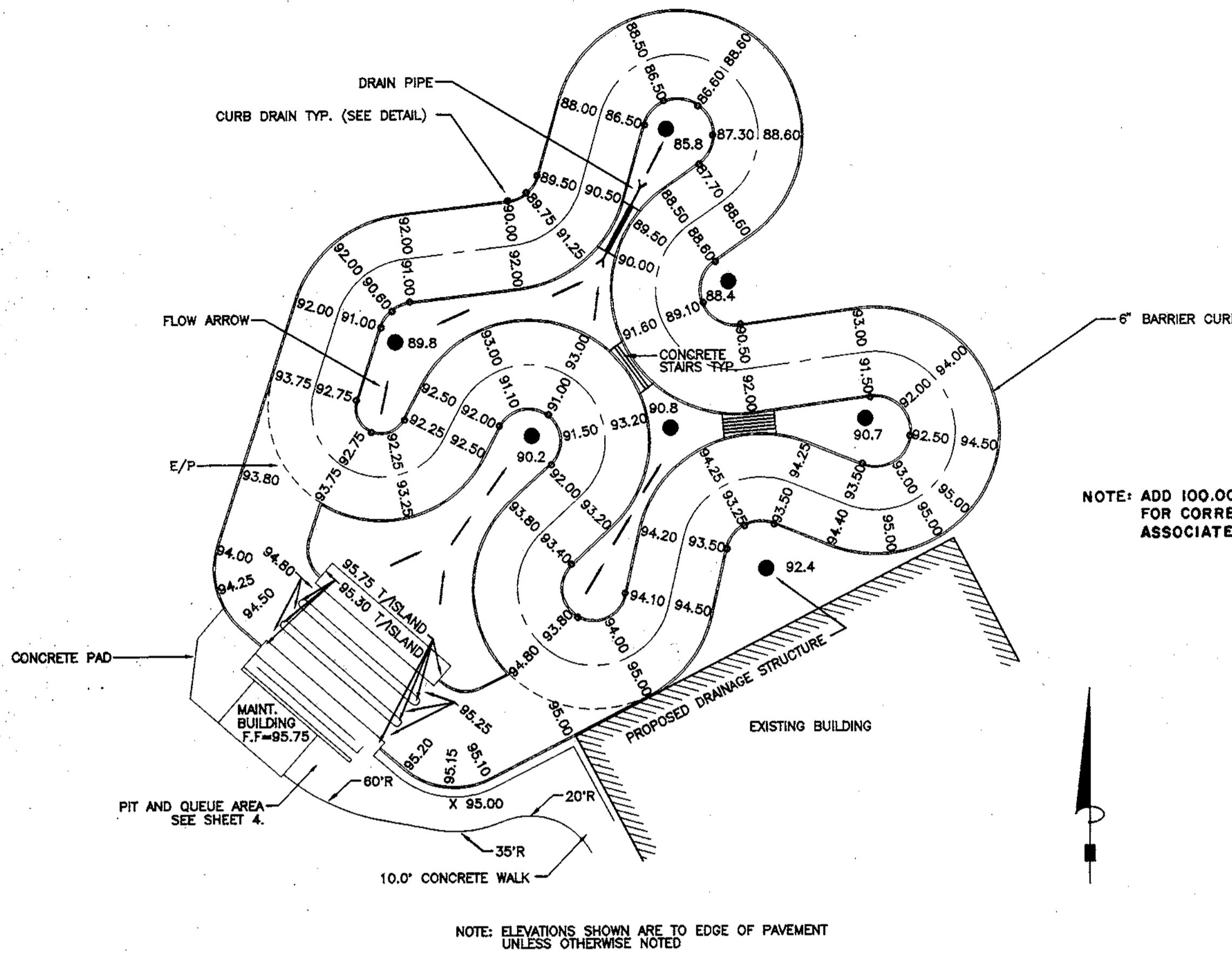
TITLE
S.W.M. POND PROFILES AND DETAILS

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO: 8 OF 9

WAYNE A. NEWTON #21591

RECORD DRAWING 03/03



TRACK GRADING AND CURB DRAIN LOCATIONS

NOTE: CURVE C1: CL RADIUS = 20.0'
 INSIDE B/C RADIUS = 7.0'
 OUTSIDE B/C RADIUS = 33.0'

CURVE C2-C7 CL RADIUS = 23.0'
 INSIDE B/C RADIUS = 10.0'
 OUTSIDE B/C RADIUS = 36.0'

CURVES C8 & C9: CL RADIUS = 22.0'
 INSIDE B/C RADIUS = 9.0'
 OUTSIDE B/C RADIUS = 35.0'

TRACK WIDTH = 26.0' B/C-B/C TYP.

SEE CURVE TABLE FOR MORE DETAILS

TRACK PAVEMENT ELEMENTS

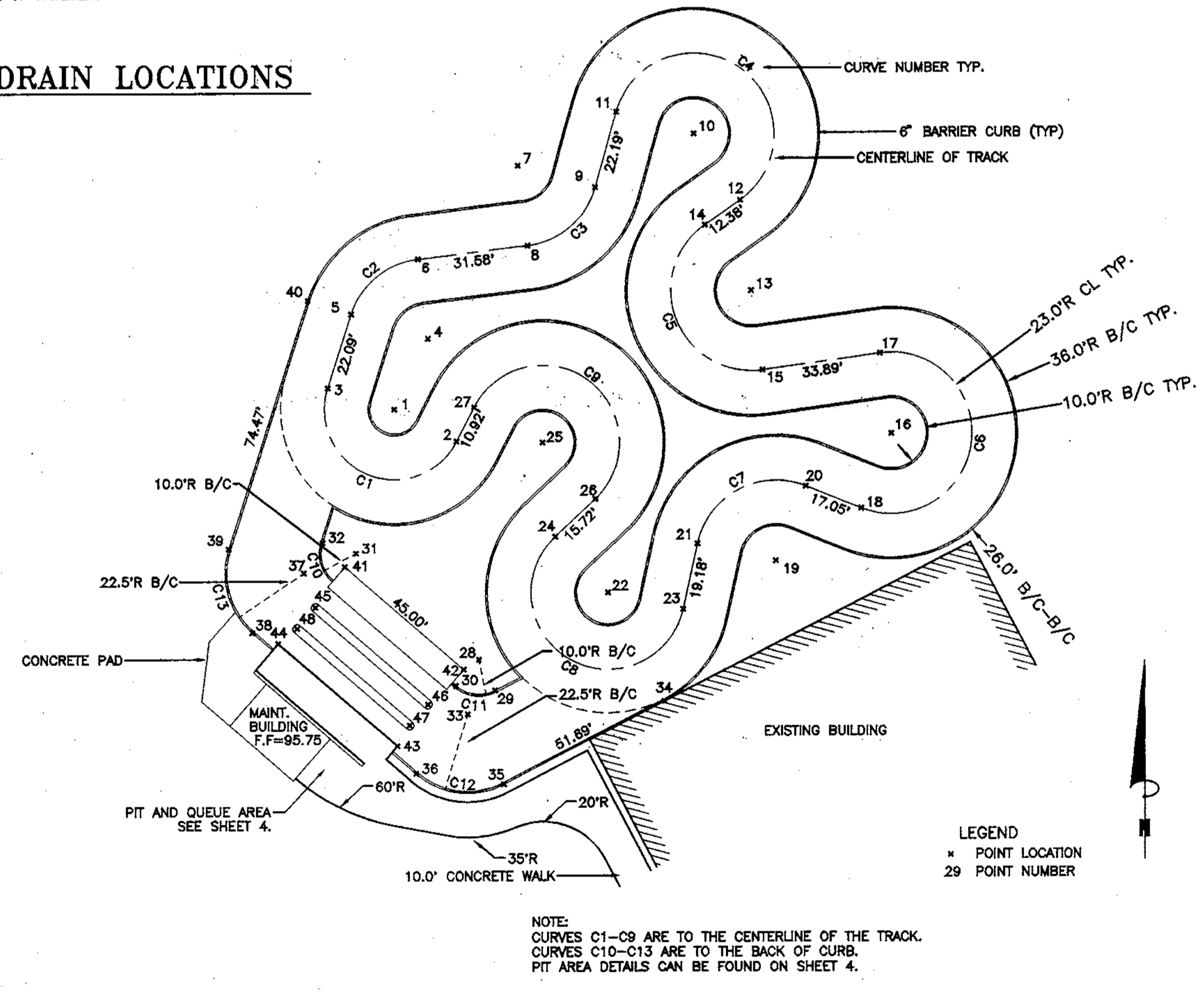
NOTE: CURVE C1 CL RADIUS = 20.0'
 INSIDE RAIL RADIUS = 10.0'
 OUTSIDE RAIL RADIUS = 30.0'

CURVE C2-C7 CL RADIUS = 23.0'
 INSIDE RAIL RADIUS = 13.0'
 OUTSIDE RAIL RADIUS = 33.0'

CURVE C8-C9 CL RADIUS = 22.0'
 INSIDE RAIL RADIUS = 12.0'
 OUTSIDE RAIL RADIUS = 32.0'

CURVED BARRIER RAIL ELEMENTS

DIMENSIONS SHALL BE FIELD VERIFIED



TRACK LAYOUT

NOTE:
 CURVES C1-C10 ARE TO THE CENTERLINE OF THE TRACK.
 CURVES C11-C14 ARE TO THE BACK OF CURB.

NUMBER	IC	DA	CD	T FT	R FT	L FT	LC FT
C1	170°24'11"	28°28'44"	N 87°25'03" W	238.25	20.00	59.48	39.86
C2	65°21'21"	24°06'44"	N 50°27'42" E	14.75	23.00	26.24	24.84
C3	67°22'41"	24°06'44"	N 49°27'02" E	15.33	23.00	27.05	25.52
C4	219°07'51"	24°06'44"	S 54°40'23" E	64.72	23.00	87.96	43.34
C5	152°50'36"	24°06'44"	S 21°31'48" E	95.23	23.00	61.36	44.71
C6	209°54'54"	24°06'44"	S 07°00'20" W	86.09	23.00	84.27	44.44
C7	99°28'41"	24°06'44"	S 62°13'28" W	27.16	23.00	39.93	35.10
C8	21°23'59"	26°28'07"	N 80°18'55" W	71.07	22.00	82.32	42.03
C9	199°30'14"	26°28'07"	N 52°52'02" W	128.01	22.00	76.80	43.36
C10	66°45'41"	21°25'22"	S 15°35'48" E	6.59	10.00	11.65	11.00
C11	68°20'08"	21°25'22"	N 83°08'43" W	6.79	10.00	11.63	11.23
C12	68°20'08"	25°43'52"	N 83°08'43" W	15.27	22.50	26.84	25.27
C13	66°45'41"	25°43'52"	N 15°35'48" W	14.83	22.50	26.22	24.76

IC = DELTA ANGLE
 DA = DEGREE OF CURVATURE ARC
 CD = CHORD DIRECTION
 T FT = TANGENT LENGTH IN FEET

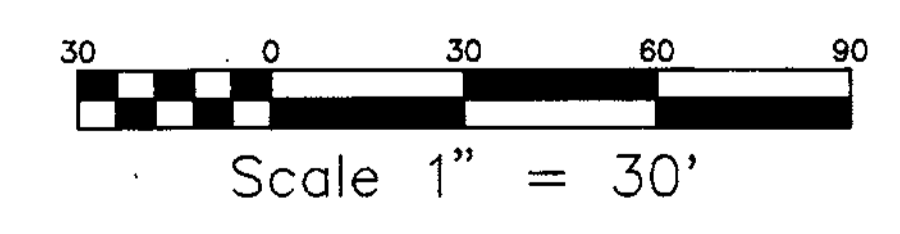
R FT = RADIUS IN FEET
 L FT = ARC LENGTH IN FEET
 LC FT = CHORD LENGTH IN FEET

CURVE DATA

PT. NO.	NORTH	EAST	DESC.
1	554,879.44	1,382,204.32	RP
2	554,870.29	1,382,222.08	PC
3	554,885.59	1,382,186.28	PT
4	554,899.61	1,382,213.93	RP
5	554,906.63	1,382,192.03	PC
6	554,922.44	1,382,211.18	PT
7	554,949.05	1,382,239.79	RP
8	554,926.22	1,382,242.53	PC
9	554,942.80	1,382,261.92	PT
10	554,957.91	1,382,290.08	RP
11	554,964.16	1,382,267.95	PC
12	554,939.09	1,382,303.31	PT
13	554,913.16	1,382,306.41	RP
14	554,931.97	1,382,293.18	PC
15	554,890.38	1,382,309.59	PT
16	554,872.29	1,382,346.34	RP
17	554,895.07	1,382,343.16	PC
18	554,850.96	1,382,337.74	PT
19	554,836.00	1,382,313.32	RP
20	554,857.33	1,382,321.93	PC
21	554,840.97	1,382,290.87	PT
22	554,827.01	1,382,265.24	RP
23	554,822.25	1,382,286.72	PC
24	554,843.07	1,382,250.21	PT
25	554,869.87	1,382,246.84	RP
26	554,853.81	1,382,261.68	PC
27	554,879.98	1,382,227.11	PT
28	554,807.92	1,382,228.29	RP
29	554,799.04	1,382,232.87	PC
30	554,800.38	1,382,221.72	PT
31	554,838.40	1,382,193.25	RP
32	554,841.46	1,382,183.73	PC
33	554,792.18	1,382,225.05	RP
34	554,796.35	1,382,281.07	PT@B/C
35	554,772.63	1,382,235.14	PC@B/C
36	554,775.58	1,382,210.61	PT@B/C
37	554,832.82	1,382,178.33	RP
38	554,816.23	1,382,163.89	PC@B/C
39	554,839.54	1,382,157.38	PT@B/C
40	554,910.45	1,382,180.13	PT@B/C
41	554,834.96	1,382,190.04	CORNER
42	554,805.03	1,382,223.99	CORNER
43	554,783.15	1,382,204.96	CORNER
44	554,812.68	1,382,171.01	CORNER
45	554,822.99	1,382,181.63	RP ISLAND
46	554,795.10	1,382,213.70	RP ISLAND
47	554,789.06	1,382,208.45	RP ISLAND
48	554,816.96	1,382,176.38	RP ISLAND

RP = CENTER POINT OF CURVE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 B/C = BACK OF CURB

TRACK COORDINATES



THIS SHEET PROVIDED BY
 PETER F. OLESEN & ASSOC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/14/00
 DIRECTOR DATE

[Signature] 1/27/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/1/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER
 ROUNDING THIRD SPORTS CENTER, INC.
 6600 AMBERTON DRIVE
 ELKCRIDGE, MD 21075
 ATTN: JAMES HARRIS

PROJECT
 ROUNDING THIRD FAMILY ENTERTAINMENT CENTER

AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
 GO KART TRACK GRADING AND COORDINATES

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

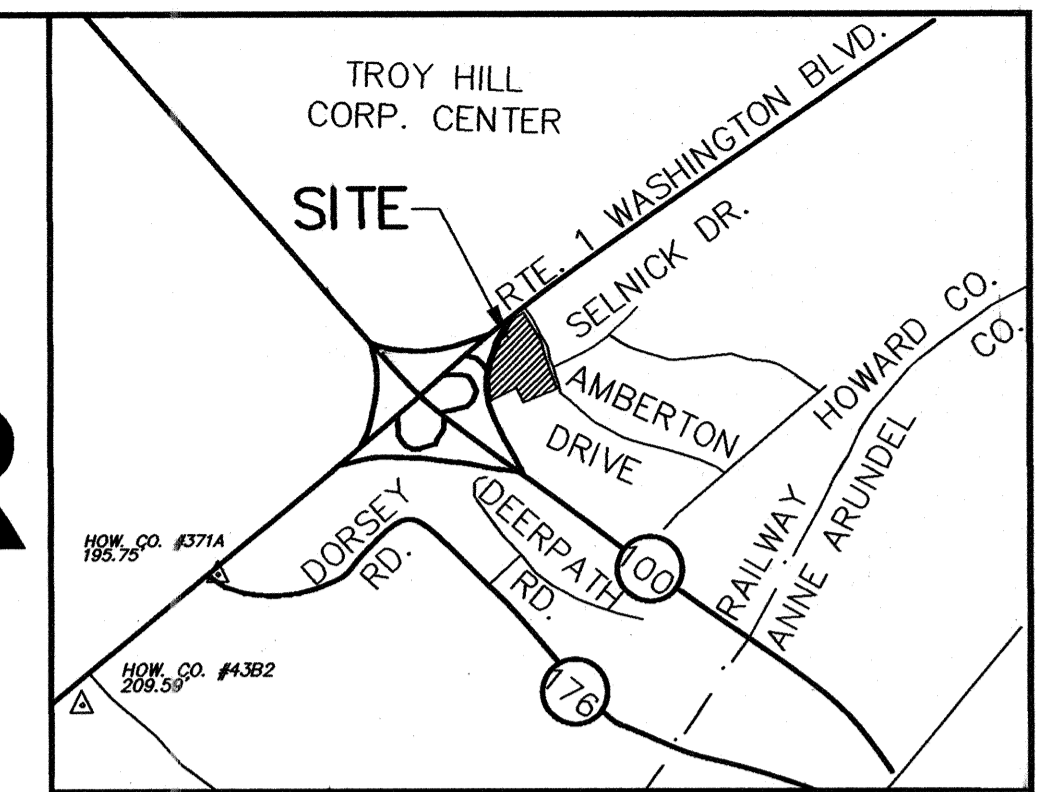
9/5/99
 DATE

DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN
 DRAWING NO.: 9 OF 9

Record Drawings 03/03

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SITE DEVELOPMENT PLAN ROUNDING THIRD FAMILY ENTERTAINMENT CENTER GO-KART ADDITION 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND PREVIOUS SDP# 85-214



SITE ANALYSIS

AREA OF PARCEL 4.13AC. (179,724 SQ. FT.)
DISTURBED AREA 62,290 SQ. FT.
PRESENT ZONING M-2

EXISTING USE: ENTERTAINMENT CENTER
BUILDING COVERAGE (EX.) 22,972 SQ. FT. (12.8%)

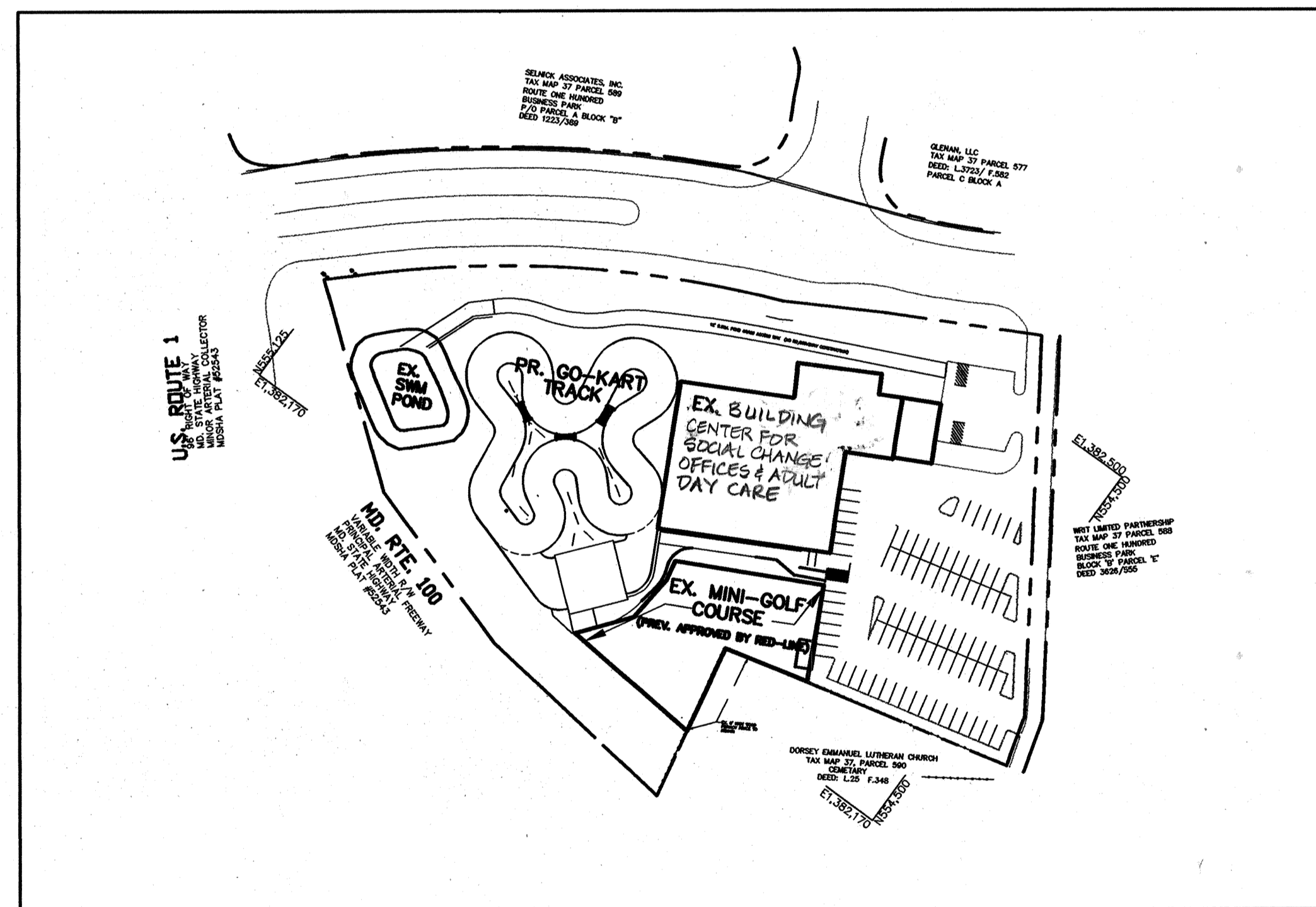
PROPOSED USE: ADULT DAY CARE/SUPPORTED EMPLOYMENT/OFFICES
BUILDING COVERAGE (EX.) 22,972 SQ. FT.
PR. MAINTENANCE BLDG. 384 SQ. FT.
PR. GO KART STAGING/STORAGE BLDG. 1,633 SQ. FT.
PR. STORAGE BUILDING 336 SQ. FT.
TOTAL BUILDING COVERAGE 25,325 SQ. FT. (14.1%)

OF PARKING SPACES REQUIRED
ADULT DAY CARE 7358 SF @ 3 SPACES/1000 = 22 SPACES
SUPPORTED EMPLOYMENT 3170 SF @ 3.3 SPACES/1000 = 15 SPACES
OFFICES 10,286 SF @ 3.3 SP./1000 = 34 SPACES

MINIATURE GOLF 18 HOLES @ 1.5 SP./HOLE = 27 SPACES
GO-KART TRACK 15 KARTS @ 1.5 SP./KART = 22 SPACES
PARKING SPACES REQUIRED* = 89 SPACES
PARKING SPACES PROVIDED = 94 SPACES

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications, as applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to any work being done in the public road.
- All plan dimensions are to face of curb and face of building unless otherwise noted.
- The coordinates shown herein are based upon the Howard County Geodetic control which is based upon the Maryland State Plane Coordinate system. Howard County Monument #43B2 N490,906.0 E865,758.6 Elevation 209.59 & #371A N492,566.2 E867,563.8 Elevation 195.75 were used for this project.
- Water is public, contract # 5060 W&S in the Patapsco drainage area. Existing in Amberton Drive.
- Sewer is public, contract #5060 W&S in the Patapsco drainage area. Existing in Amberton Drive.
- Water Quantity Storm water management for this project is provided in the privately owned and maintained detention pond on site. Water Quality Management is provided via the privately owned and maintained stormceptor on-site. The owner is responsible for the continued Maintenance of these items.
- A 100-year floodplain study is not required for this project.
- A traffic study is not required for this project.
- A noise study is not required for this project.
- A geotechnical study has been performed for the pond modifications shown herein. Study done by Marshall Engineering Inc. dated 4/99
- The boundary for this project is based on a Boundary Survey by Design Tech Associates, Inc. Dated 7/14/98.
- Subject property is zoned M-2.
- The existing topography is taken from field run survey with 2 foot contour intervals prepared by GW Stephens & Assoc. dated 2-6-86, as supplemented & updated by Messick & Assoc. during April of 1999.
- See Department of Planning and Zoning file no. SDP-85-214.
- Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
- All storm drain pipe bedding shall be Class 'C' as shown in Fig. 11.4, Volume 1 of Howard County Design Manual unless otherwise noted.
- All inlets shall be constructed in accordance with Howard County Standards.
- All pipe elevations shown are invert elevations.
- Storm drain trenches within road right-of-way shall be backfilled and compacted in accordance with the Howard County Design Manual, Volume IV, i.e., Standard Specifications and Details for Construction including the latest amendments.
- All fill areas within roadway and under structures to be compacted to a minimum of 95% compaction of AASHTO T180.
- No public notice posters are required because no new roadway entrances, or wetland mitigation areas are proposed.
- For stakeout and construction of Go-Kart track see plans prepared by PETER F. OLESEN and Associates.
- All exterior lighting shall conform to Zoning Regulations, Section 134
- This plan is exempt from the Forest Conservation ordinance in accordance with Section 16.1202(b)(1)(iii) a previously graded site.
- This plan is exempt from the APFO traffic study in accordance with Section 16.1107 (a)(2)(iii).
- Existing utilities are based on SDP 85-214 GW Stephens & Assoc 2-6-86
- The Planning Board approved the construction within 30' of the cemetery in accordance with section 16.1300 on August 26, 1999 for the miniature golf course & shed on this project.



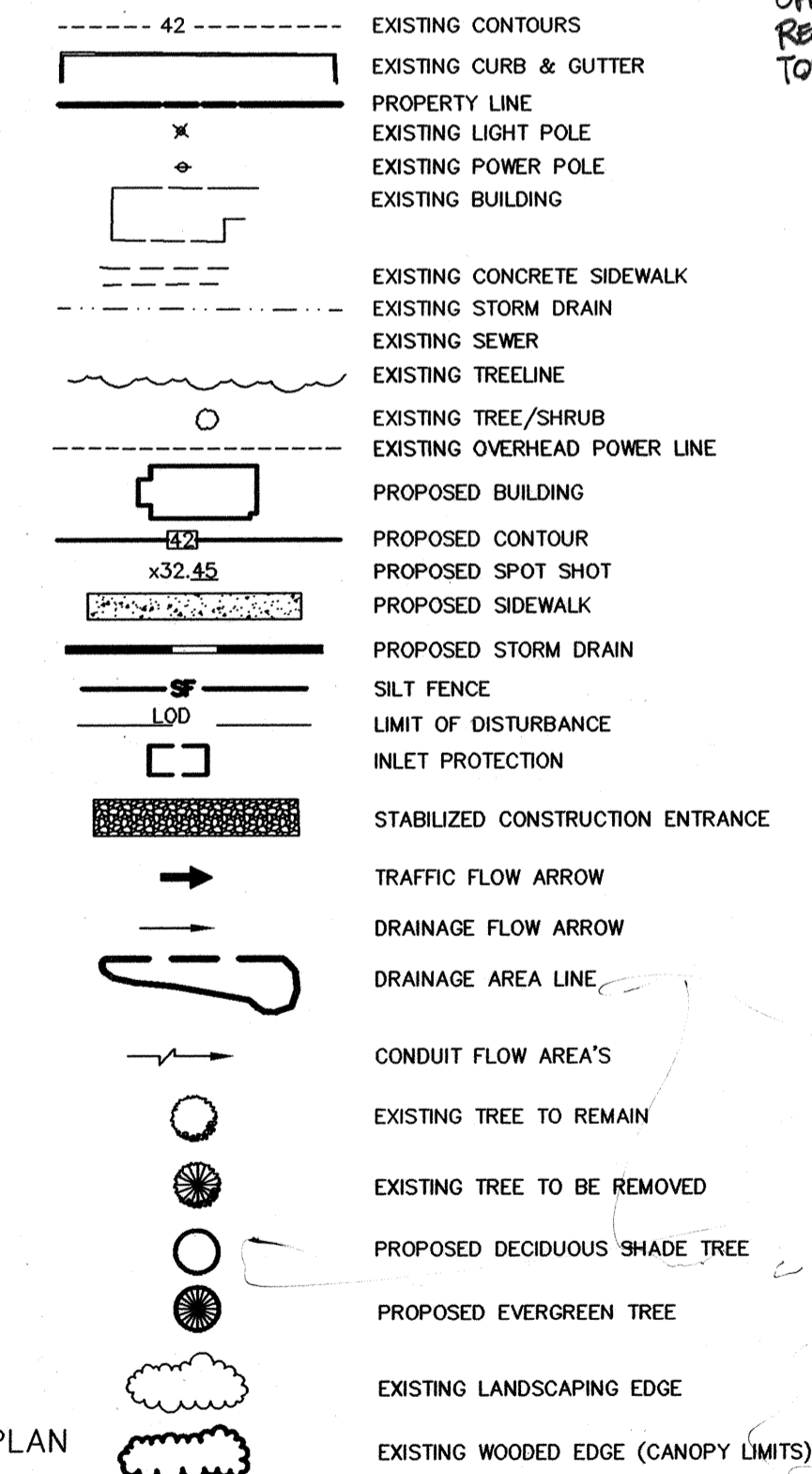
SITE ORIENTATION MAP 1"=100'

THIS RECORD DRAWING BASED ON VISUAL OBSERVATION BY: MESSICK GROUP INC. AND SURVEYS BY: DESIGN TECH. ASSOC.

SHEET INDEX

- TITLE SHEET
- SITE DEVELOPMENT PLAN
- DRAINAGE AREA MAP/GRADING & SEDIMENT CONTROL PLAN
- DETAILS AND NOTES
- DETAILS AND NOTES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- S.W.M. POND PROFILES AND DETAILS
- GO-KART GRADING & COORDINATES BY PETER F. OLESEN & ASSOC.

LEGEND



OFFICE RECREATION TOTAL	WEEKDAY		WEEKEND		NIGHTTIME
	DAY 6AM-6PM	EVENING 6PM-MID	DAY 6AM-6PM	EVENING 6PM-MID	
20	69	7	7	4	4
89	49	56	40	49	5
			47	53	9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/4/00
DIRECTOR DATE
[Signature] 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	OWNER, USE & PARKING REVISION
11/22/04	2	OWNER, USE & PARKING

OWNER/DEVELOPER
CENTER FOR SOCIAL CHANGE
4300 LIBERTY ROAD
RANDALLS TOWN, MD 21133
ATTN: DR. JOSEPH MATHEW
410-655-5267

PROJECT CENTER FOR SOCIAL CHANGE
OFFICES & ADULT DAY CARE

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE SHEET

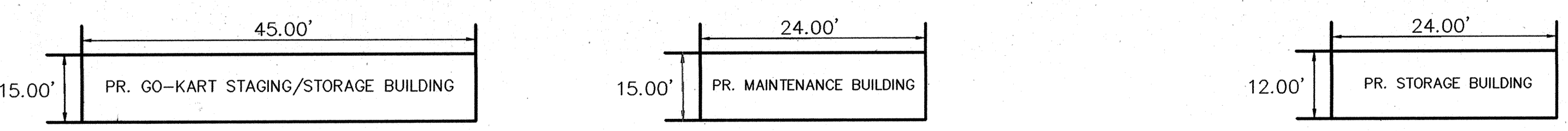
MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 1 OF 9

ADDRESS CHART

PARCEL	STREET ADDRESS
589	6600 AMBERTON DRIVE

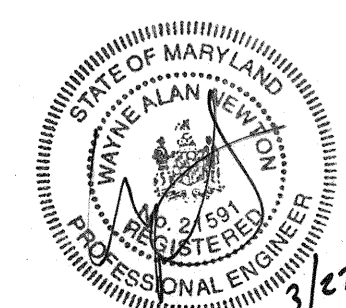
SUBDIVISION NAME - ROUTE 100 BUSINESS PARK	SECT./AREA -	PARCEL - F
DEED # - 4399/393	BLOCK # - B	ZONING - M-2
TAX MAP NO. - 37	ELECT. DIST. - 1	CENSUS TRACT - 6012
WATER CODE - B01	SEWER CODE -	2370000



NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS

PROPOSED BUILDING ELEVATION'S NOT TO SCALE

RECORD DRAWING 03/03



SELNICK ASSOCIATES, INC.
 TAX MAP 37 PARCEL 589
 ROUTE ONE HUNDRED
 BUSINESS PARK
 P/O PARCEL A BLOCK "B"
 DEED 1223/389



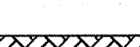
GLENAN, LLC
 TAX MAP 37 PARCEL 577
 DEED: L.3723/ F.582
 PARCEL C BLOCK A

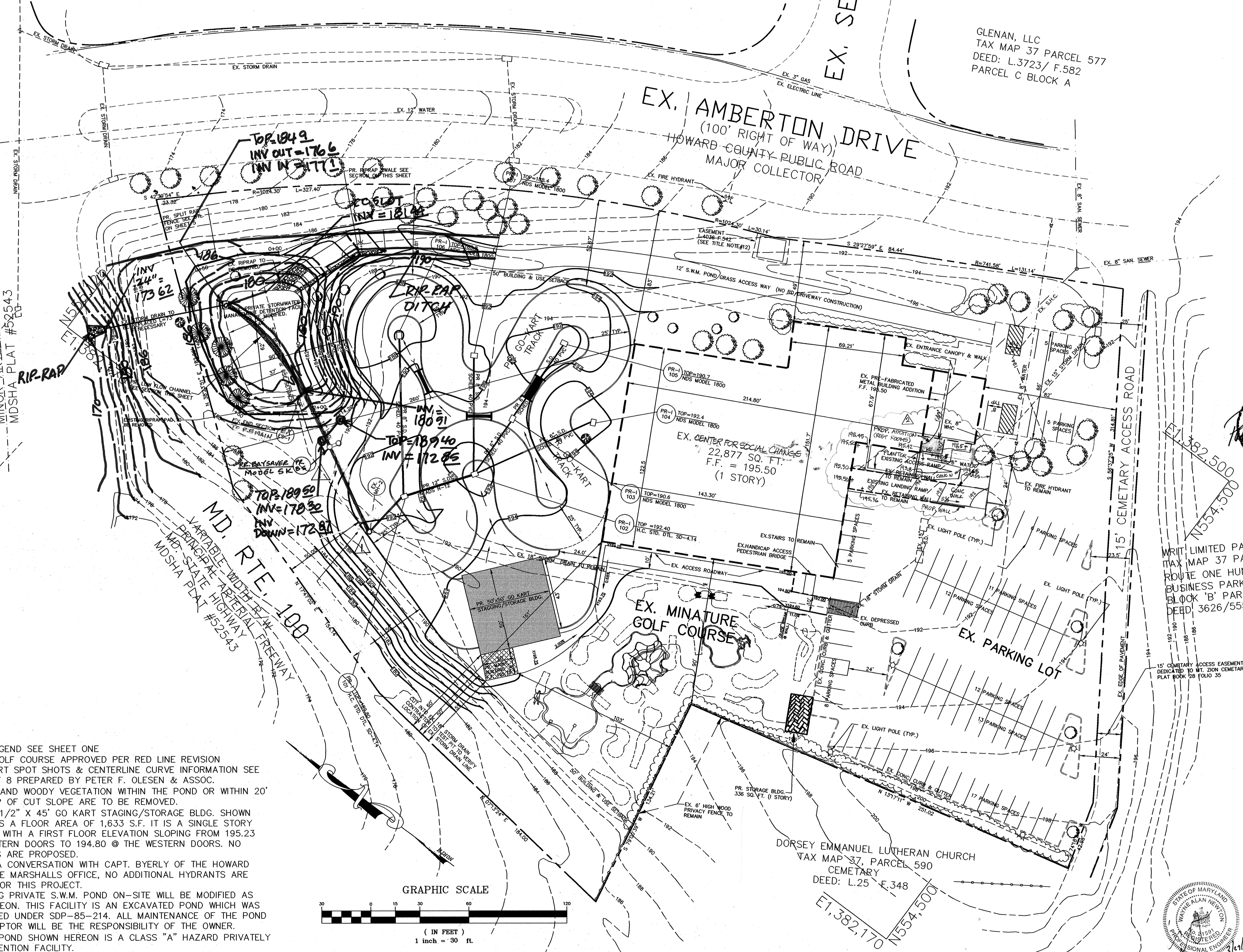
EX. AMBERTON DRIVE
 (100' RIGHT OF WAY)
 HOWARD COUNTY PUBLIC ROAD
 MAJOR COLLECTOR

U.S. ROUTE 1
 96' RIGHT OF WAY
 MD. STATE HIGHWAY
 MINOR ARTERIAL COLLECTOR
 MDSA PLAT #52543

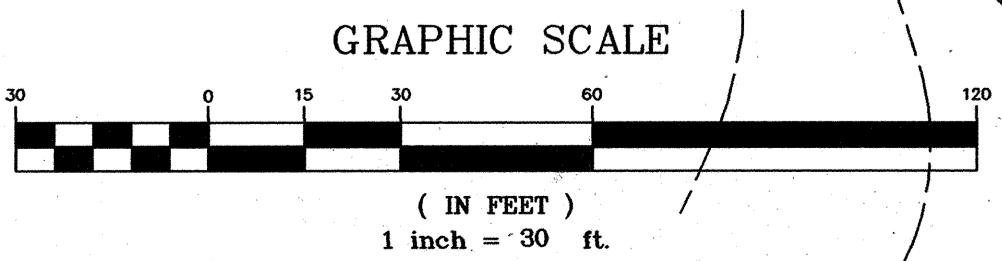
MD. RTE. 100
 VARIABLE WIDTH EX. HWY
 PRINCIPAL ARTERIAL FREEWAY
 MD. STATE HIGHWAY
 MDSA PLAT #52543

PROPOSED BUILDING LEGEND

-  PROPOSED LOADING/STORAGE BUILDING (1 STORY)
-  PROPOSED MAINTENANCE BUILDING (1 STORY)
-  PROPOSED STORAGE BUILDING (1 STORY)



- NOTE:
- FOR SITE LEGEND SEE SHEET ONE
 - MINATURE GOLF COURSE APPROVED PER RED LINE REVISION
 - FOR GO-KART SPOT SHOTS & CENTERLINE CURVE INFORMATION SEE SHEET 8 OF 8 PREPARED BY PETER F. OLESEN & ASSOC.
 - ALL TREE'S AND WOODY VEGETATION WITHIN THE POND OR WITHIN 20' OF THE TOP OF CUT SLOPE ARE TO BE REMOVED.
 - THE 36'-3-1/2" X 45' GO KART STAGING/STORAGE BLDG. SHOWN HEREON HAS A FLOOR AREA OF 1,633 S.F. IT IS A SINGLE STORY STRUCTURE WITH A FIRST FLOOR ELEVATION SLOPING FROM 195.23 @ THE EASTERN DOORS TO 194.80 @ THE WESTERN DOORS. NO MEZZANINES ARE PROPOSED.
 - BASED ON A CONVERSATION WITH CAPT. BYERLY OF THE HOWARD COUNTY FIRE MARSHALLS OFFICE, NO ADDITIONAL HYDRANTS ARE REQUIRED FOR THIS PROJECT.
 - THE EXISTING PRIVATE S.W.M. POND ON-SITE WILL BE MODIFIED AS SHOWN HEREON. THIS FACILITY IS AN EXCAVATED POND WHICH WAS CONSTRUCTED UNDER SDP-85-214. ALL MAINTENANCE OF THE POND & STORMCEPTOR WILL BE THE RESPONSIBILITY OF THE OWNER.
 - THE S.W.M. POND SHOWN HEREON IS A CLASS "A" HAZARD PRIVATELY OWNED DETENTION FACILITY.



WRIT LIMITED PARTNERSHIP
 TAX MAP 37 PARCEL 588
 ROUTE ONE HUNDRED
 BUSINESS PARK
 BLOCK 'B' PARCEL 'E'
 DEED: 3626/555

11/22/04	3	OWNER # PROJECT	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
<i>Paul Scott</i>		2/4/00	DATE
DIRECTOR			
<i>John Deamus</i>		1/27/00	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION			
<i>Wendy Hamden</i>		2/1/00	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT			

4-02	ADD RESTROOMS & WALKS TO SOUTH SIDE OF BUILDING	REVISION
9/10/04		

OWNER/DEVELOPER
 CENTER FOR SOCIAL CHANGE
 2800 LIBERTY ROAD
 CANDALLSTOWN, MD 21133
 ATTN: DR. JOSEPH MATHEW
 410-655-5217

PROJECT CENTER FOR SOCIAL CHANGE
 OFFICES & ADULT DAY CARE
 AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

SITE DEVELOPMENT PLAN

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 2 OF 9

WAYNE A. NEWTON #2159T

RECORD DRAWING 03/03

PR. 12' S.W.M. ACCESS WAY TO BE USED TEMPORARILY FOR CONSTRUCTION TRAFFIC FOR GO-KART TRACK & S.W.M. POND CONSTRUCTION. (NO PAVEMENT OR ROAD CONSTRUCTION) AREA TO BE RESTORED TO GRASS UPON COMPLETION.

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
ROUTE ONE HUNDRED
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

PROPOSED STORM DRAIN DRAINAGE AREA CHART

PR. AREA	ACRES	C=	% IMP
A	0.11	0.90	100%
B	0.08	0.69	70%
C	0.09	0.90	100%
D	0.03	0.79	85%
E	0.13	0.90	100%
F	0.09	0.90	100%
G	0.09	0.90	100%
H	0.20	0.80	84%
I	0.23	0.81	87%
J	0.68	0.84	94%
K	0.53	0.90	100%

S.W.M. SUMMARY CHART

EXISTING/MODIFIED RETENTION POND DRAINAGE AREA TO POND = 3.65 AC.

STORM	2YR	10YR	100YR
ALLOWABLE RELEASE RATE (cfs)**	5.66	13.07	23.45
INFLOW (cfs)	10.74	18.42	27.25
DISCHARGE (cfs)*	5.52	12.01	23.43
WATER SURFACE ELEVATION (ft)*	180.87	182.10	182.72
STORAGE (C.F.)*	6,630	10,890	13,590

POND BOTTOM=178'± TOP OF DAM=186.00±
RISER TYPE=EX.CONCRETE
PRINCIPAL SPILLWAY=24" CMP(EX.)
EMERGENCY SPILLWAY=NONE
POND HAZARD CLASSIFICATION = CLASS A (EXCAVATED POND)
*FLOW ELEVATION + STORAGE VOLUME COMPUTED USING REDUCED POND VOLUME SHOWN HEREON. DUE TO TRACK GRADING.
**TAKEN FROM PREVIOUS SDP 85-214

BY THE DEVELOPER :
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
James A. 1/12/00
DEVELOPER DATE

BY THE ENGINEER :
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 1/12/00
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
John R. Robinson 1-24-00
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 1-24-00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John R. Robinson 2/14/00
DIRECTOR DATE
John R. Robinson 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John R. Robinson 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

4-02 **REVISIONS - 5D'S & NOTES**
9/10/04 ADD RESTROOMS & WALKS TO SOUTH SIDE OF BUILDING
DATE NO. REVISION

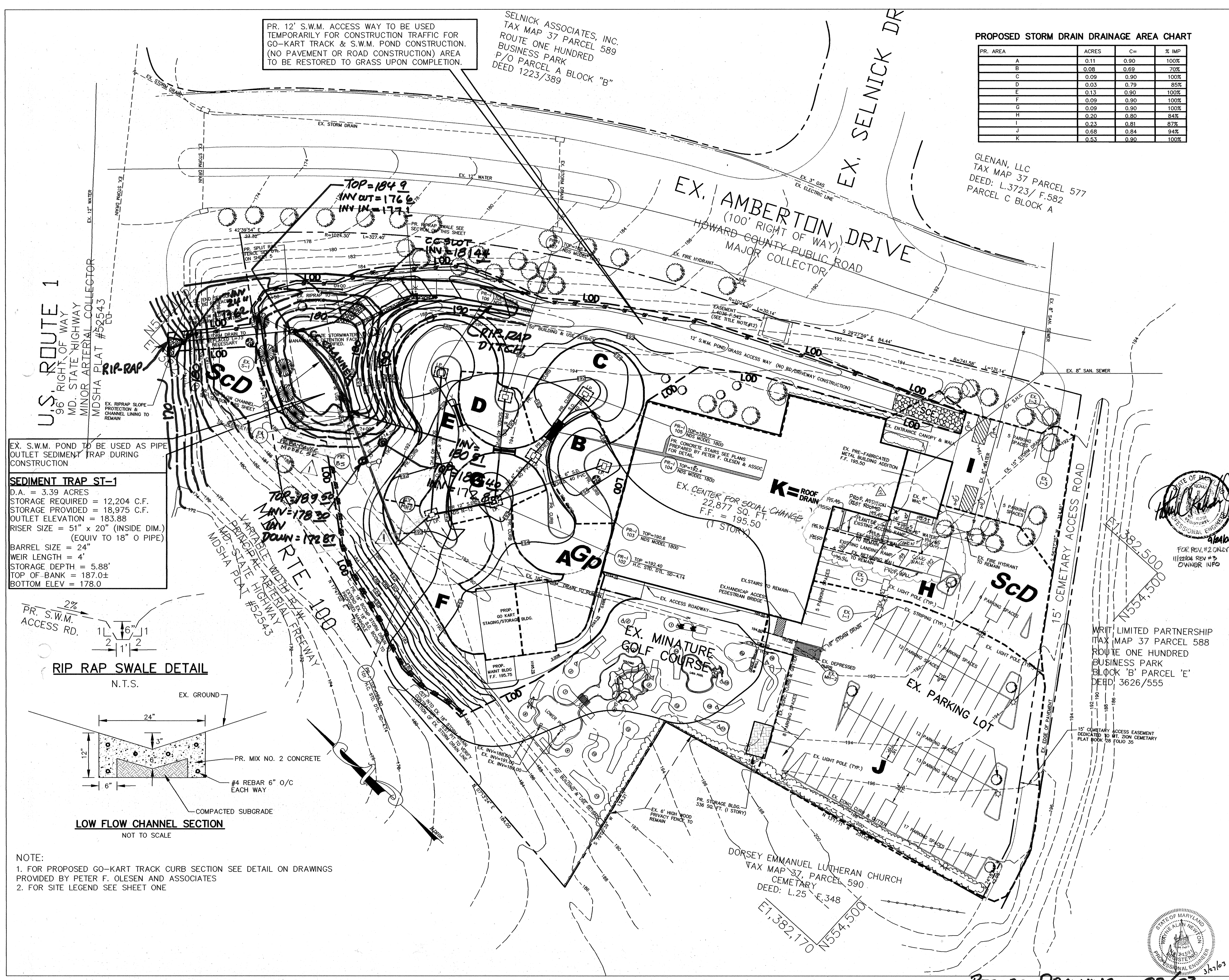
OWNER/DEVELOPER
CENTER FOR SOCIAL CHANGE
9300 LIBERTY ROAD
RANDALLSTOWN, MD 21133
ATTN: DR. JOSEPH MATHEW
410-655-8607

PROJECT **CENTER FOR SOCIAL CHANGE**
OFFICES & ADULT DAY CARE
AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

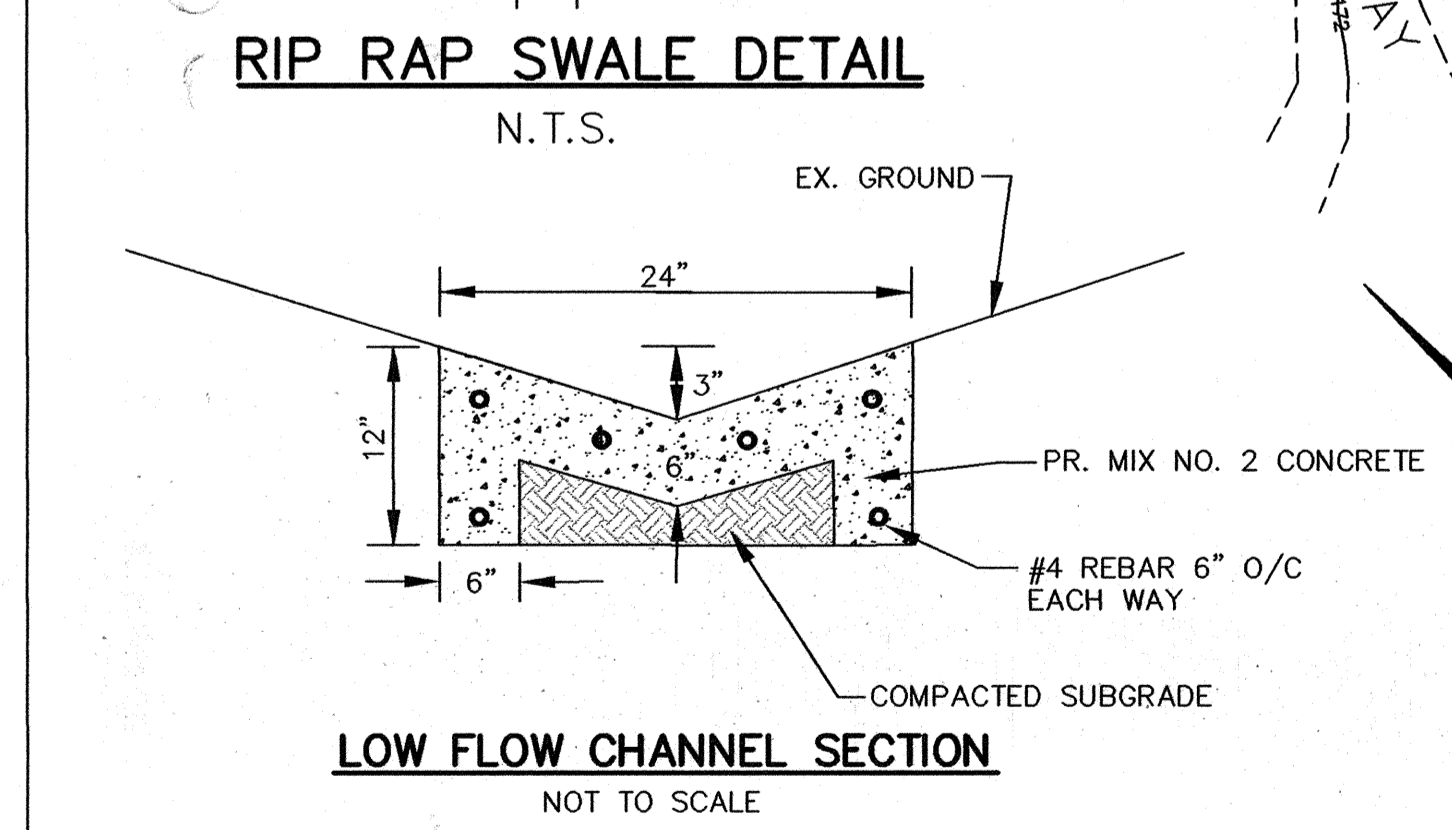
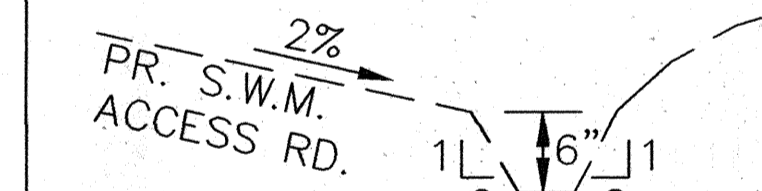
TITLE **DRAINAGE AREA MAP/GRADING AND**
SEDIMENT CONTROL PLAN

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
WAYNE A. NEWTON #2159T
DRAWING NO.: 3 OF 9



SEDIMENT TRAP ST-1
D.A. = 3.39 ACRES
STORAGE REQUIRED = 12,204 C.F.
STORAGE PROVIDED = 18,975 C.F.
OUTLET ELEVATION = 183.88
RISER SIZE = 51" x 20" (INSIDE DIM.)
(EQUIV TO 18" O PIPE)
BARREL SIZE = 24"
WEIR LENGTH = 4"
STORAGE DEPTH = 5.88'
TOP OF BANK = 187.0±
BOTTOM ELEV = 178.0



NOTE:
1. FOR PROPOSED GO-KART TRACK CURB SECTION SEE DETAIL ON DRAWINGS PROVIDED BY PETER F. OLESEN AND ASSOCIATES
2. FOR SITE LEGEND SEE SHEET ONE

RECORD DRAWING 03/03

SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation roots and other objectionable material shall be removed. Channel banks and sharp berms shall be sloped to no steeper than 1:1.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of 50 foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill

Materials - The fill material shall be taken from approved, designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stone greater than 6", frozen or other objectionable materials. Fill material for the embankment shall conform to Unified Soil Classification CL.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of the fill. Fill materials shall be placed in maximum 8" thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than on tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble yet not be so wet that water can be squeezed out.

Where a minimum required density is specified, it shall not be less than 95% of maximum dry density with a moisture content within +2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99.

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of the structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Pipe Conduits

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials

Steel Pipe - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. The following coatings or an approved equal may be used; Nexon, Plast-Coat, Bloc-Krod, and Beth-Cu-Loy. Coated corrugated steel pipe shall meet the requirements of AASHTO M-249 and M-246.

Aluminum Coated Steel Pipe - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Aluminum Pipe - This pipe and its appurtenances shall conform to AASHTO Specification M-196 or M-211 with watertight coupling bands or flanges. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 9.

Coupling Bands, anti-seep collars, end sections, etc. must be composed of the same materials as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the bond width. The following type connections are acceptable for pipes less than 24" in diameter: flanges on both ends of the pipe, a 12" wide standard lap type band with 12" wide by 3/8" thick closed cell circular neoprene gasket; and a 12" wide hugger type band with O-ring gaskets having a minimum diameter of 1/2" greater than the corrugation depth. Pipes 24" in diameter and larger shall be connected by a 24" long annular corrugated band using rods and lugs. A 12" wide by 3/8" thick closed cell circular neoprene gasket will be installed on the end of each pipe for a total of 24".

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe: Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM Designation C-361.

Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of high slump concrete placed under the pipe and on the sides of the pipe at least 10% of its outside diameter with a minimum thickness of 3 inches, or as shown on the drawings.

Laying Pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 2 feet from the riser.

Backfilling - Backfilling shall conform to "Structural Backfill"

Other Details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Polyvinyl Chloride (PVC) Pipe - All of the following criteria shall apply for polyvinyl chloride (PVC) pipe:

Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241.

Joints and Connections - Joints and connections to anti-seep collars shall be completely watertight.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling - Backfilling shall conform to "Structure Backfill"

Other details - Other details such as anti-seep collars, valves, etc. shall be as shown on the drawings.

Concrete

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311 & 901.2.

The riprap shall be placed to the required thickness in one operation. The rock shall be delivered and placed in a manner that will insure the riprap in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another with the smaller rocks filling the voids between the larger rocks. Filter cloth shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09.

Care of Water During Construction

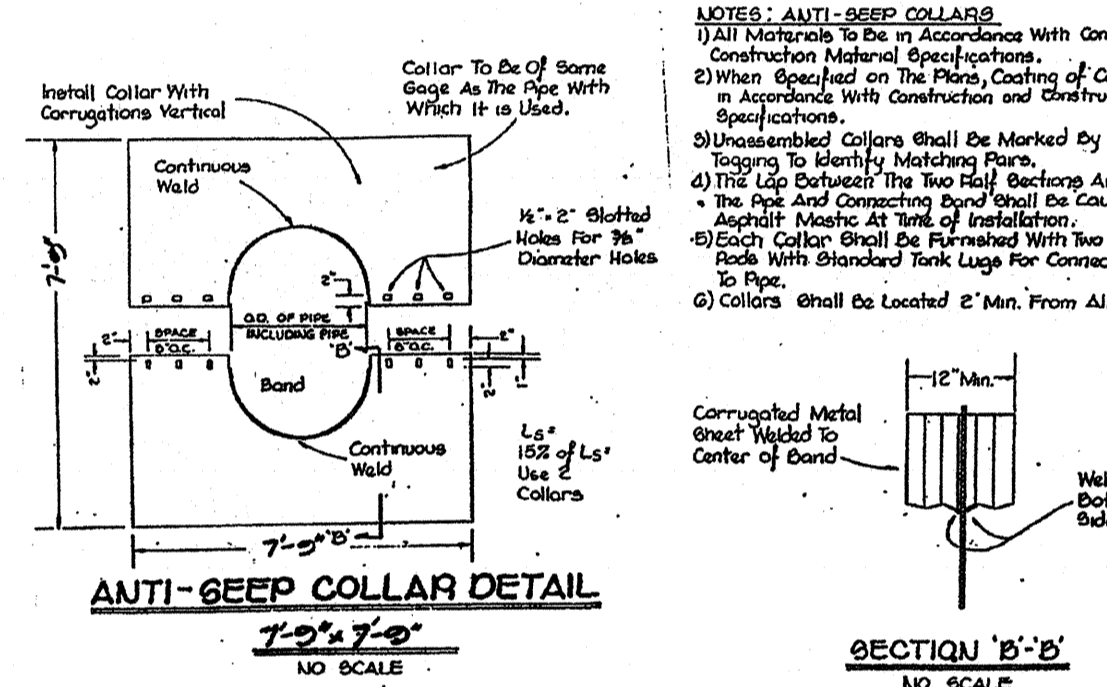
All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from the various parts of the work and for maintaining the excavations, foundation and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom of required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water to pumps from which the water will be pumped.

Stabilization

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing, and mulching in accordance with the Maryland Soil Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

Erosion and Sediment Control

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures to be employed during the construction process.



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DETENTION POND

Routine Maintenance

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

Non-Routine Maintenance

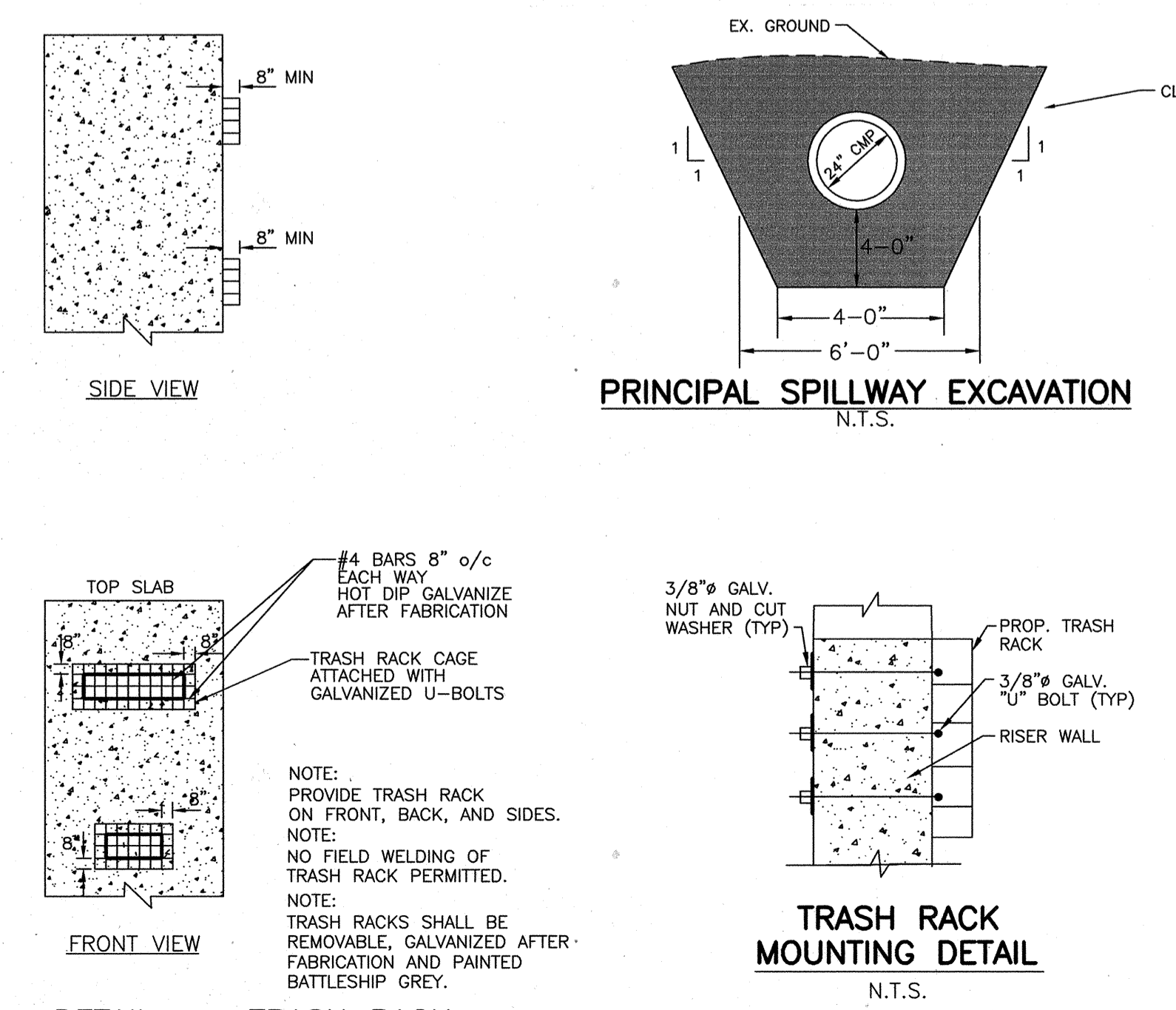
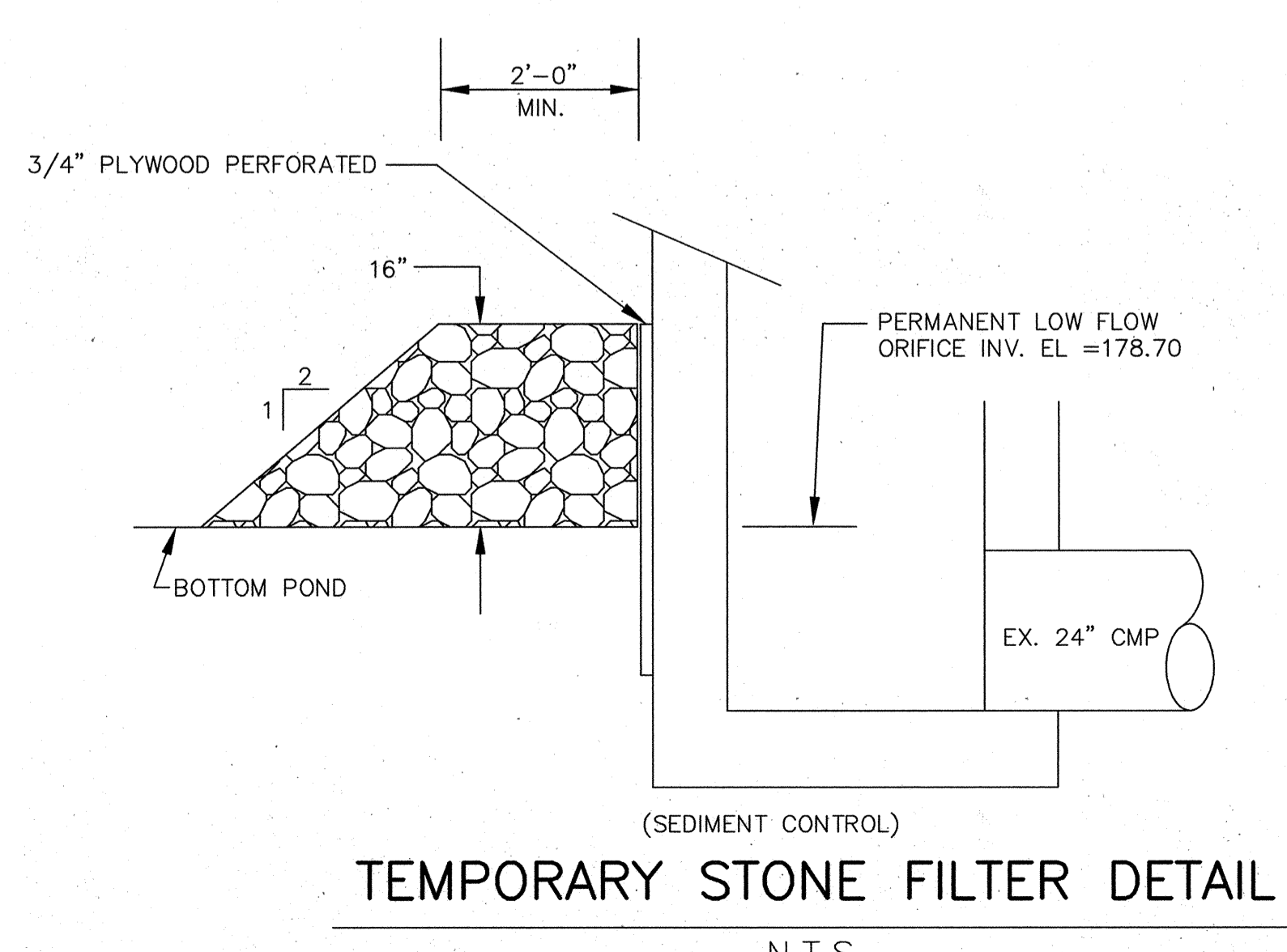
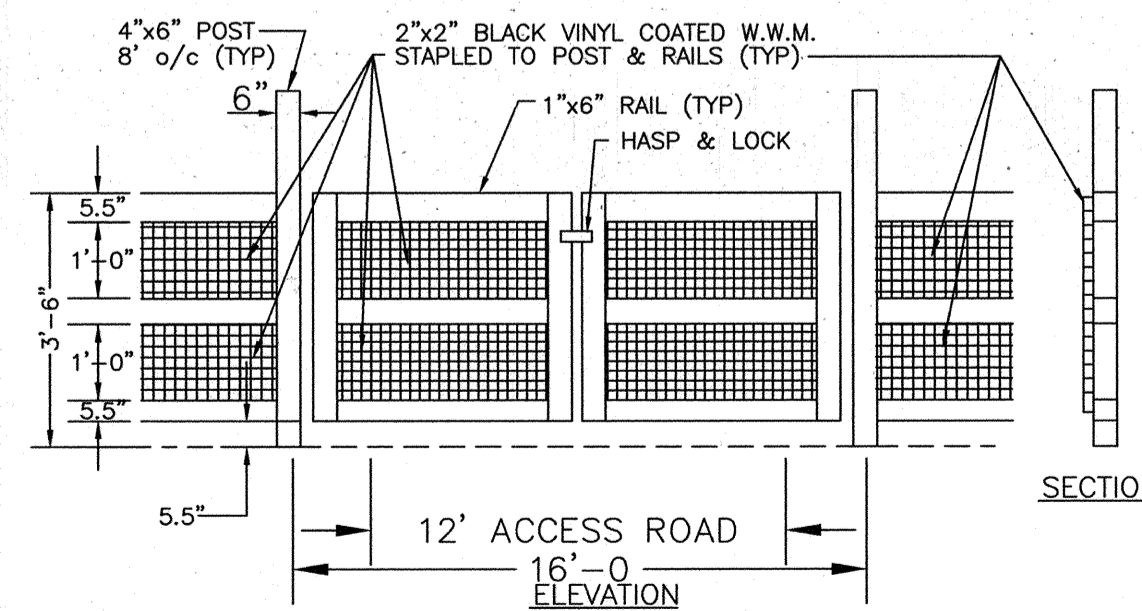
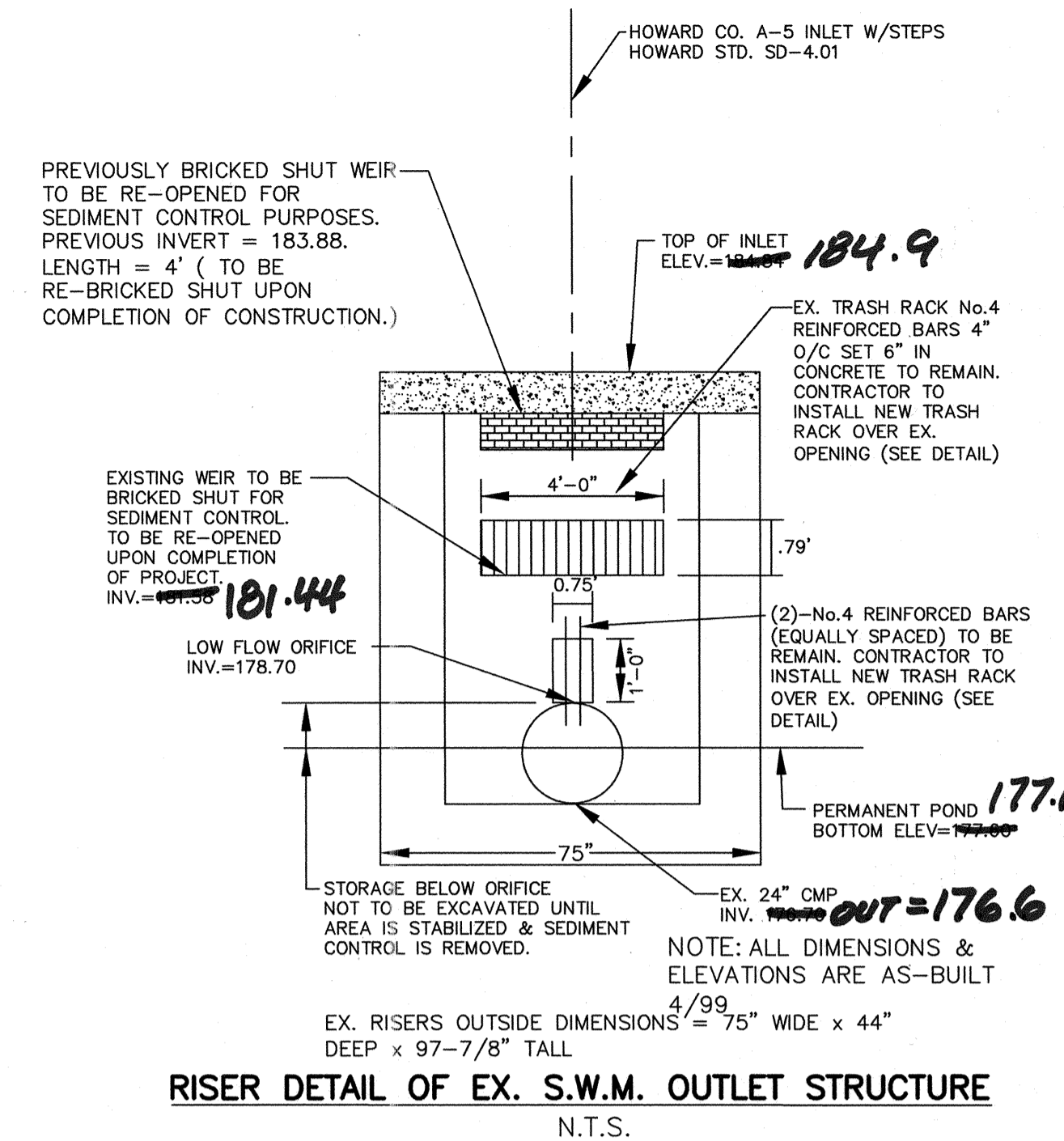
1. Structural components of the pond, such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
2. Sediment shall be removed from the pond, and forebay, no later than when the capacity of the pond, or forebay, is half full of sediment, or when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

BAYSAYER MAINTENANCE

BAYSAYER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE STAKE OR SUBLANDSPACE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EITHER MANHOLE EXCEEDS 2 FEET. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF BAYSAYER.

MAINTENANCE CONSISTS OF THE FOLLOWING:

- A. CONTAMINATED STORAGE MANHOLE**
 1. REMOVE THE ENTIRE VOLUME OF THE CONTAMINATED WATER BY VACUUM TRUCK.
 2. CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- B. PRIMARY SEPARATION MANHOLE**
 1. USING A SUBMERGIBLE PUMP, PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY INTO THE EMPTY STORAGE MANHOLES UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 2. REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 3. CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLES CLEAN.
 4. CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES MUST BE DISPOSED OF RESPONSIBLY AND LEGALLY BY THE OPERATOR OF THE VACUUM TRUCK.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> DIRECTOR	2/16/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/27/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/1/00 DATE

4-02	BAYSAYER MAINTENANCE NOTE
11/22/04	2 OWNER INFO
DATE NO.	REVISION

OWNER/DEVELOPER	CENTER FOR SOCIAL CHANGE 9300 LIBERTY ROAD RANDALLSTOWN, MD 21133 ATTN: DR. JOSEPH MATHEN 410-655-5267
-----------------	--------------------------------------------------------------------------------------------------------------------

PROJECT	CENTER FOR SOCIAL CHANGE OFFICES & ADULT DAY CARE
---------	------------------------------------------------------

AREA	TAX MAP 37, PARCEL 589, ZONED M-2 2nd ELECTION DISTRICT ROUTE 100 BUSINESS PARK BLOCK F PARCEL B
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TITLE	DETAIL AND NOTE SHEET
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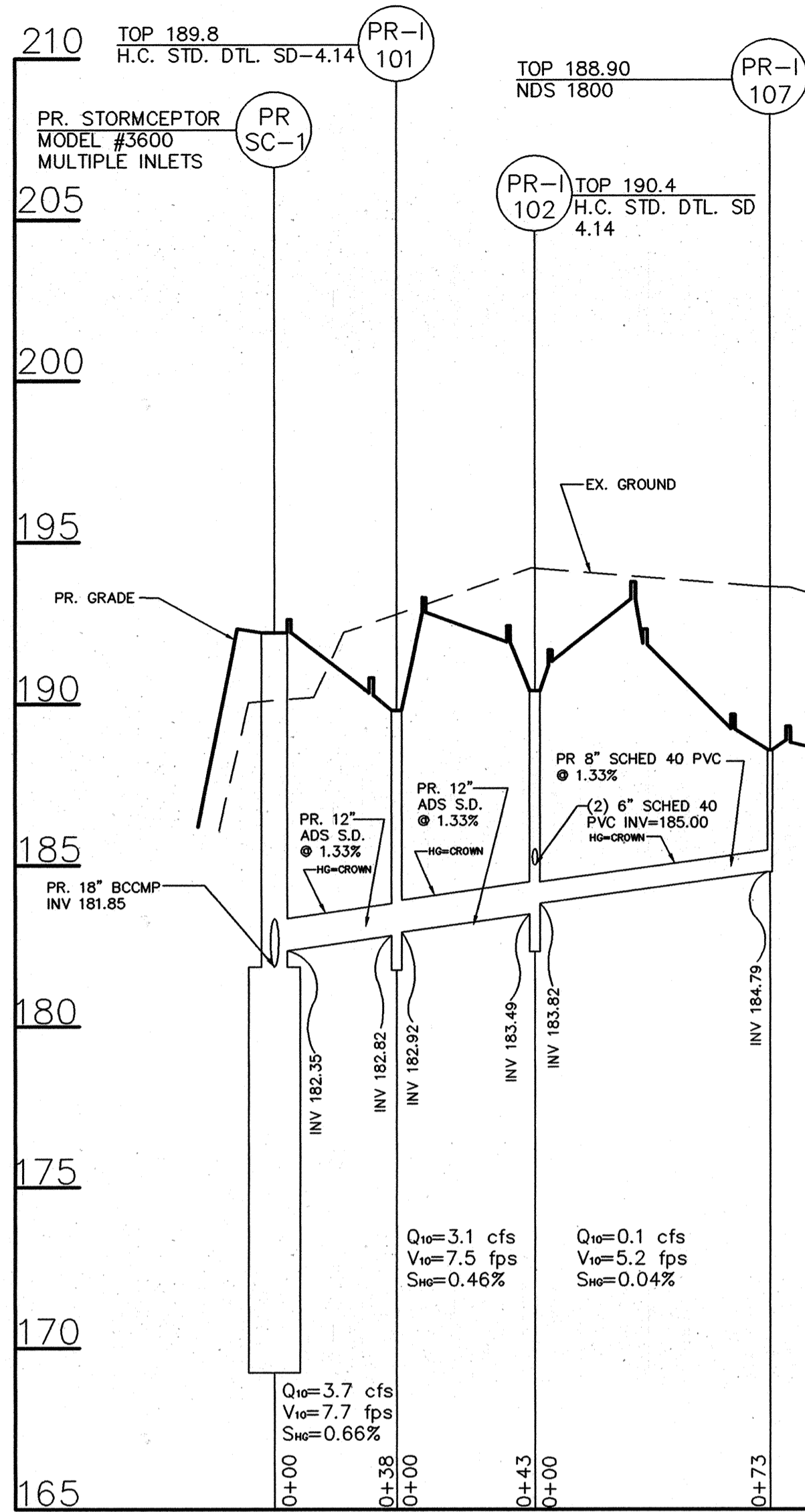
MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY:	WAN
DRAWN BY:	BPO
PROJECT NO.:	
DATE:	APRIL 9, 1999
SCALE:	AS SHOWN
DRAWING NO.:	5 OF 9

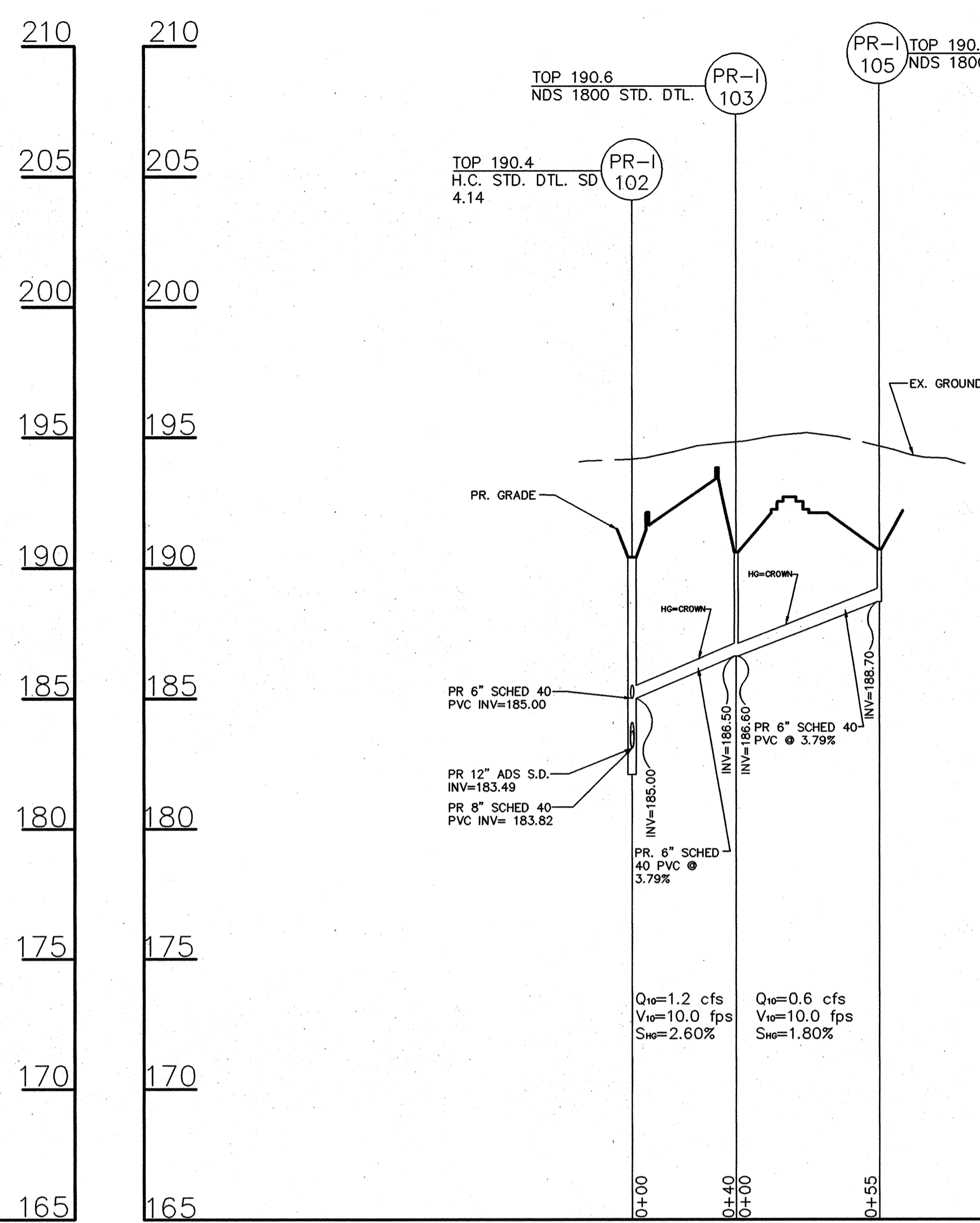


RECORD DRAWING 03/03

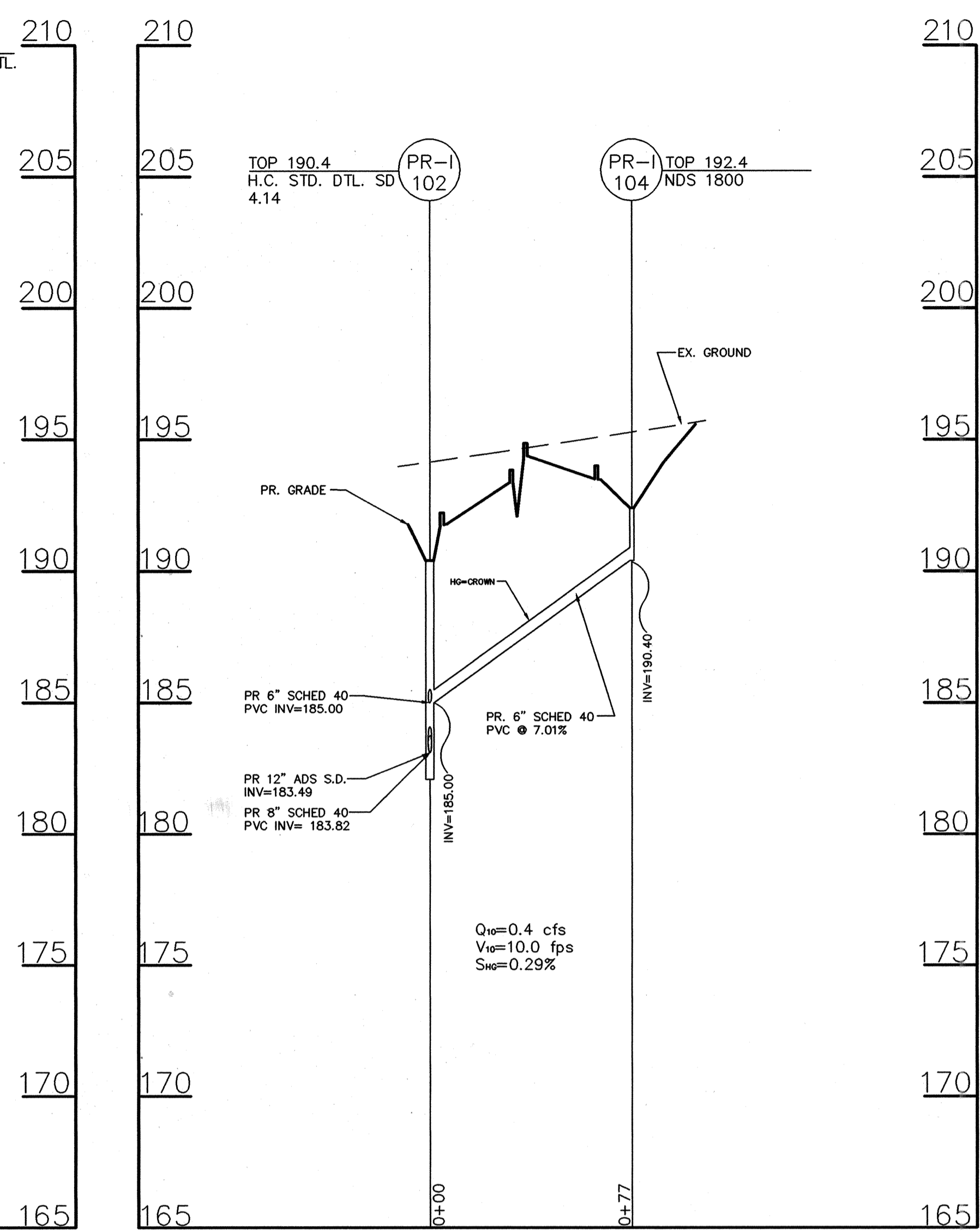
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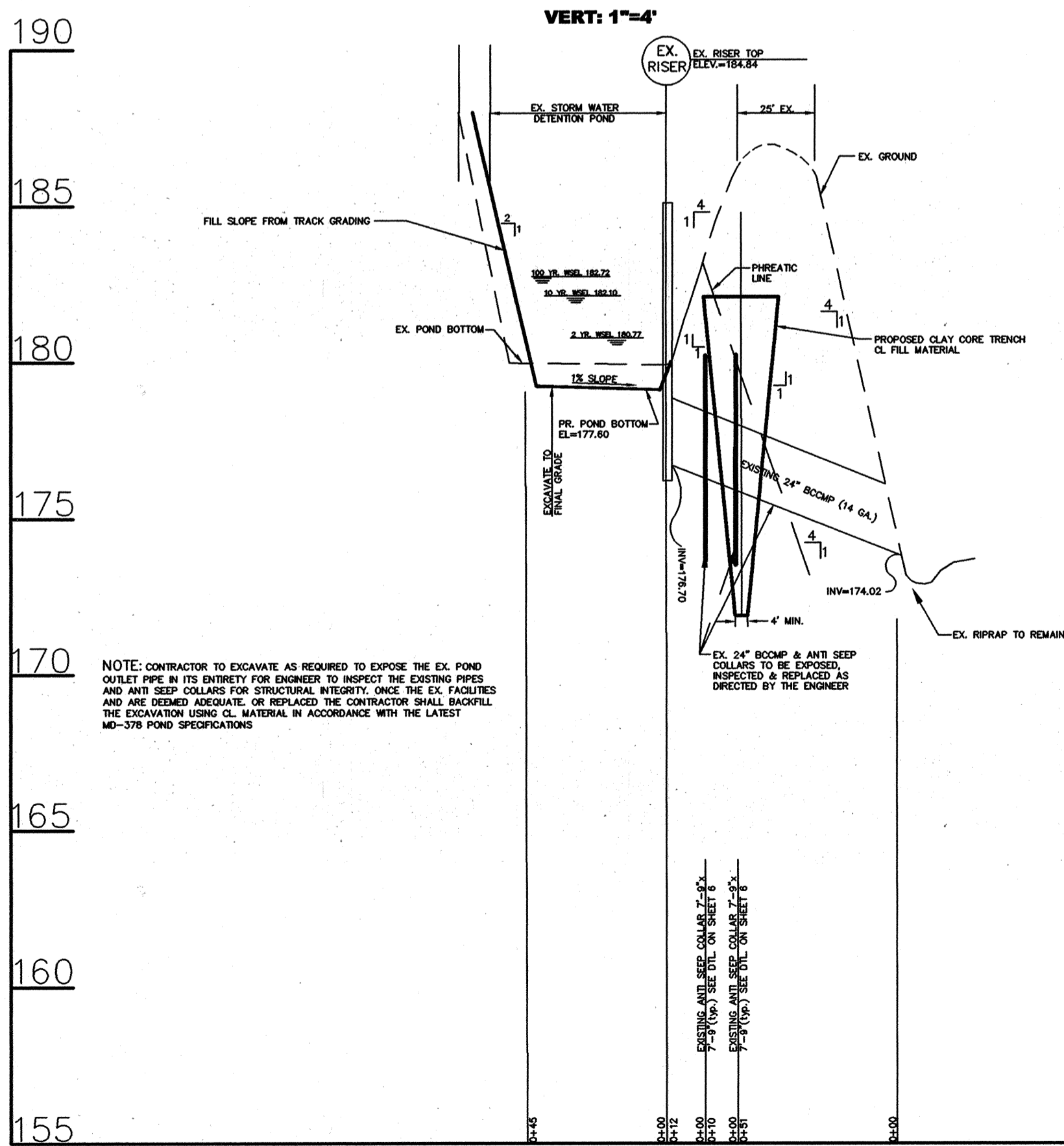
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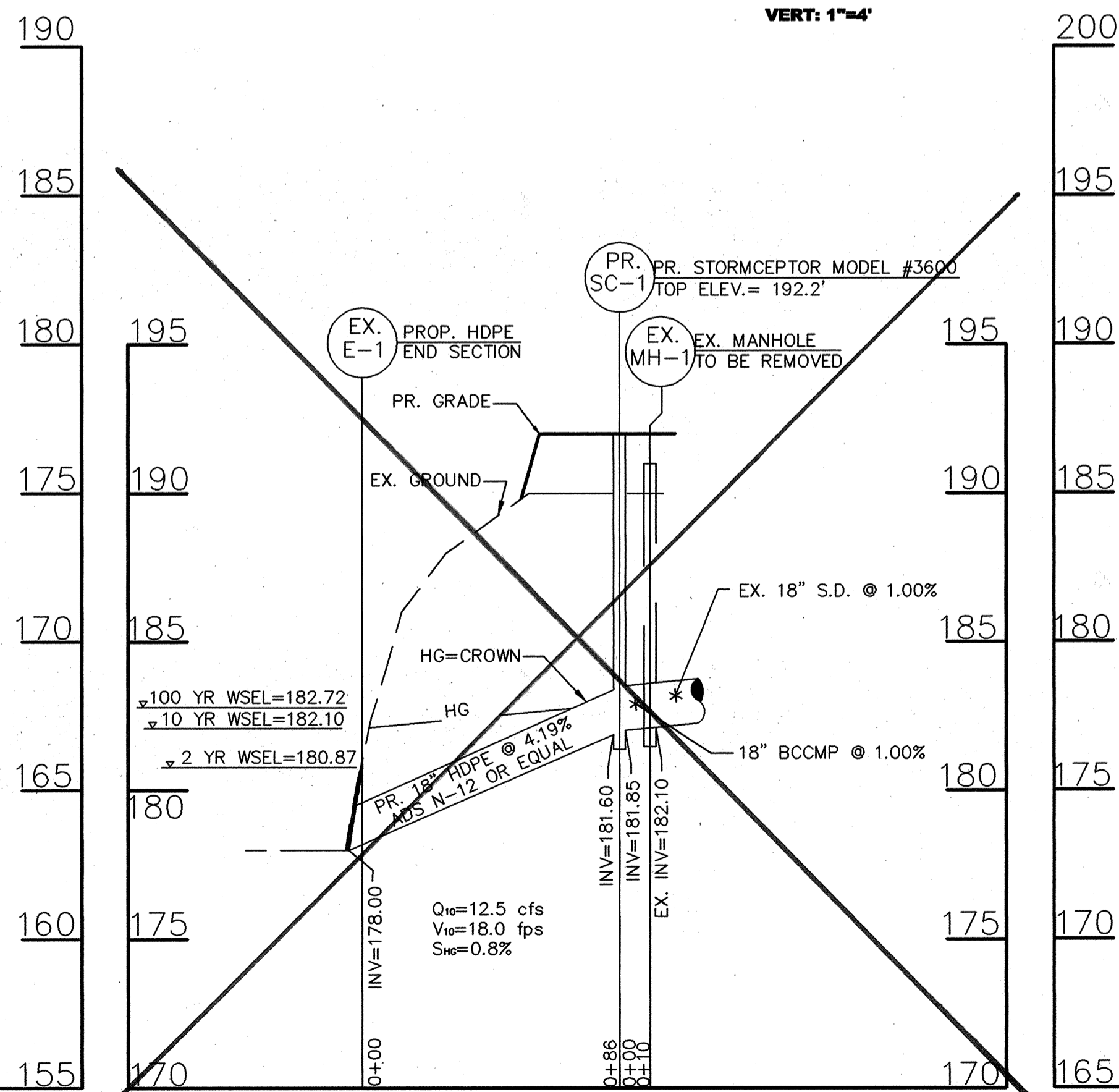
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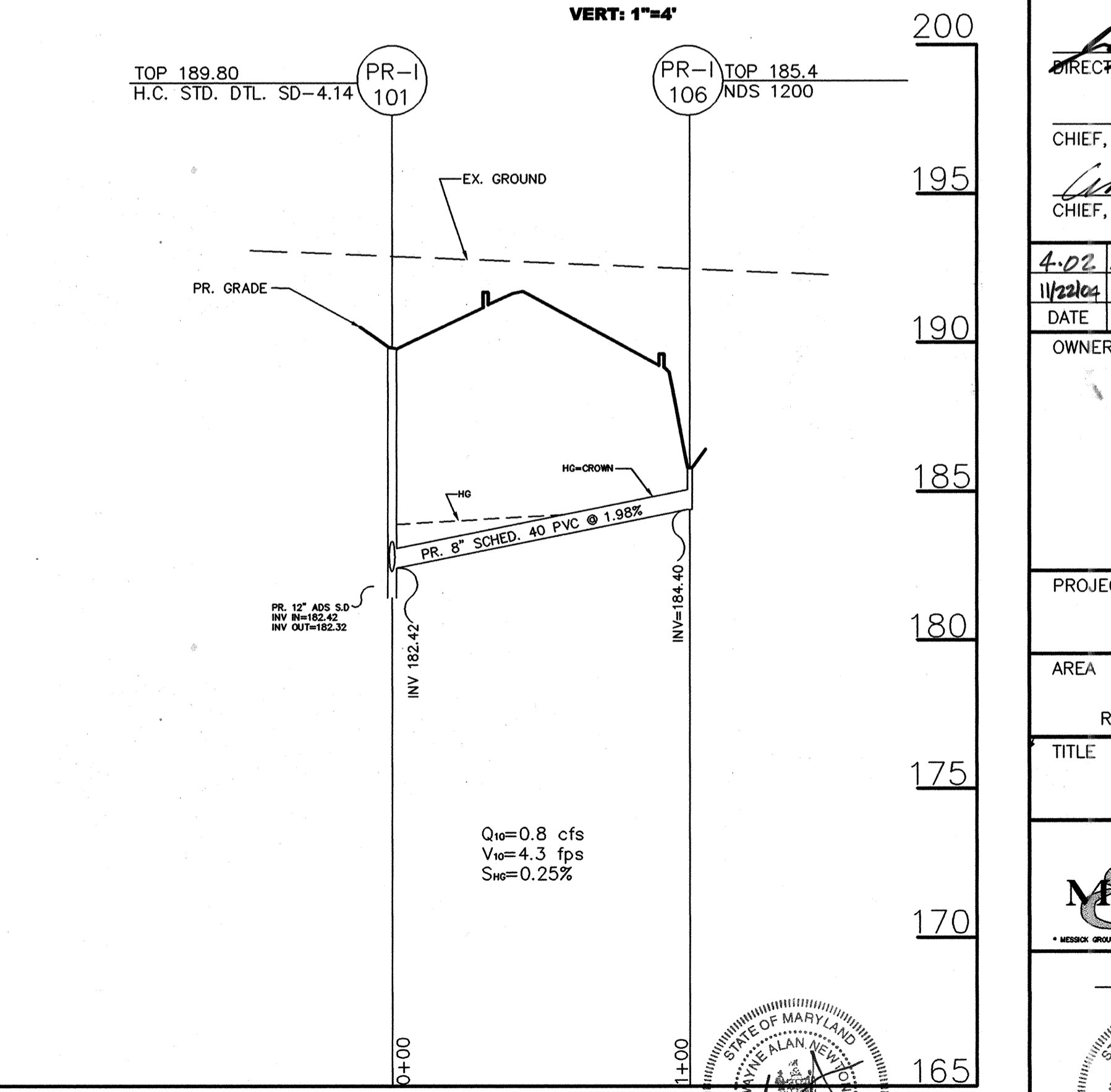
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SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'



SCALE: HORIZ: 1"=40'
VERT: 1"=4'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: *[Signature]* 2/14/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 8/27/00 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 2/1/00 DATE

4-02 A DELETE PROFILE
 1/22/00 2 OWNER INFO
 DATE NO. REVISION

OWNER/DEVELOPER
 CENTER FOR SOCIAL CHANGE
 9300 LIBERTY ROAD
 RANDALLSTOWN, MD 21133
 ATTN: DR JOSEPH MATHEW
 410-685-5067

PROJECT CENTER FOR SOCIAL CHANGE
 OFFICES & ADULT DAY CARE

AREA TAX MAP 37, PARCEL 589, ZONED M-2
 2nd ELECTION DISTRICT
 ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE
STORM DRAIN PROFILES

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

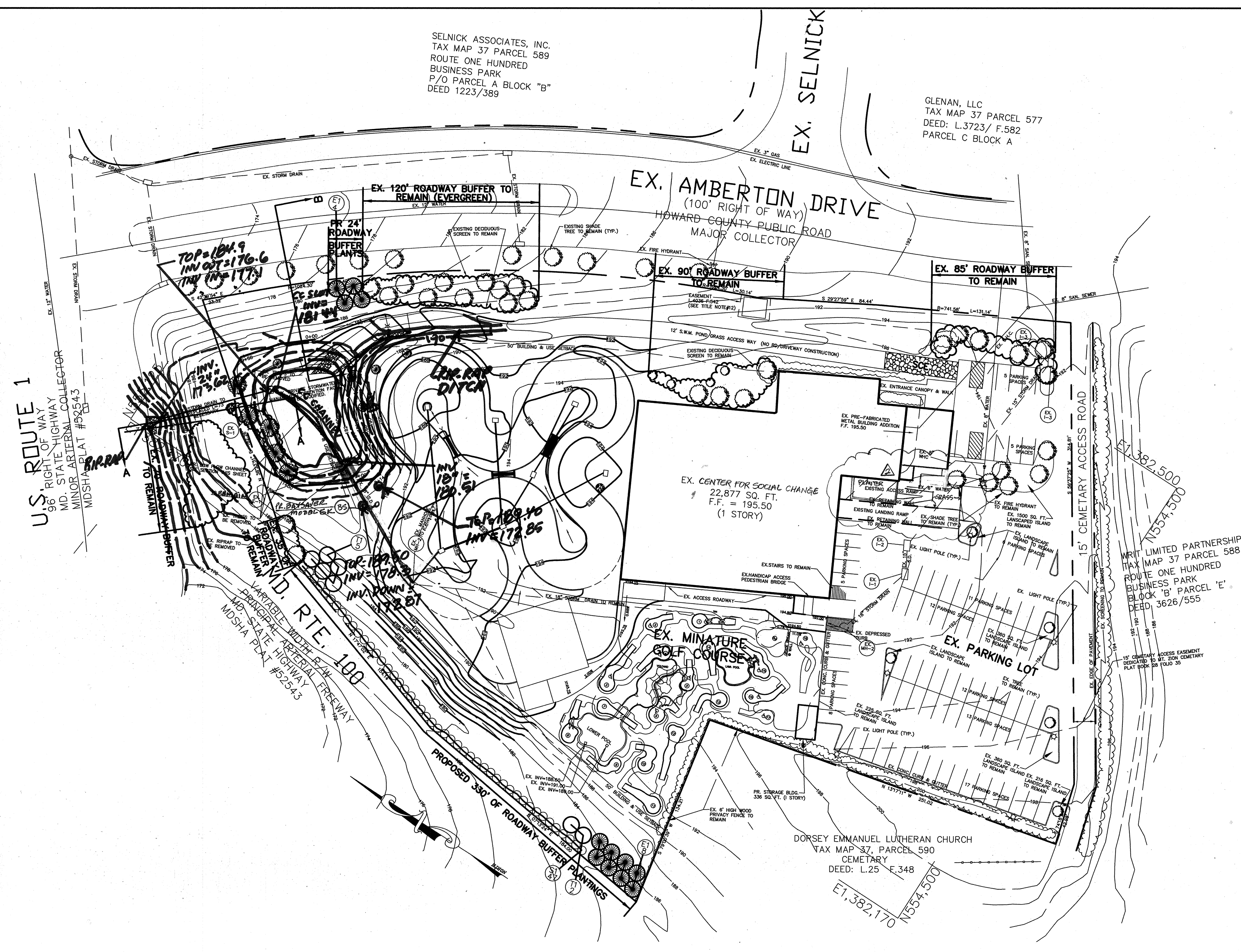
DESIGNED BY: WAN
 DRAWN BY: BPO
 PROJECT NO:
 DATE: APRIL 9, 1999
 SCALE: AS SHOWN
 DRAWING NO.: 6 OF 9

WAYNE A. NEWTON #2159T
SDP-99-131

RECORD DRAWING 03/03

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
ROUTE ONE HUNDRED
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

GLENAN, LLC
TAX MAP 37 PARCEL 577
DEED: L.3723/ F.582
PARCEL C BLOCK A



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter	1117	743
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Yes 395	Yes 685
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	No	Yes 385
Number of Plants Required Shade Trees (1:50') Evergreen Trees (1:40') Shrubs (0)	23 28 0	13 0 0
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	23 shade trees provided 16 ex. + 7 new shade trees 28 evergreens provided 12 new evergreens 50 shrubs (5:1 equiv.) 17 new evergreens 11.1 ex. evergreens 28 evergreens provided	No new planting required - Existing fence + 35 trees are adequate.

Comments: Credit for existing vegetation counted - 11 Ex. evergreens along Amberton Drive + Ex. wooded areas west of SWM Pond + Ex. screening areas between Ex. building and Amberton Drive + ex. 10 car parking lot + Amberton Drive.
Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

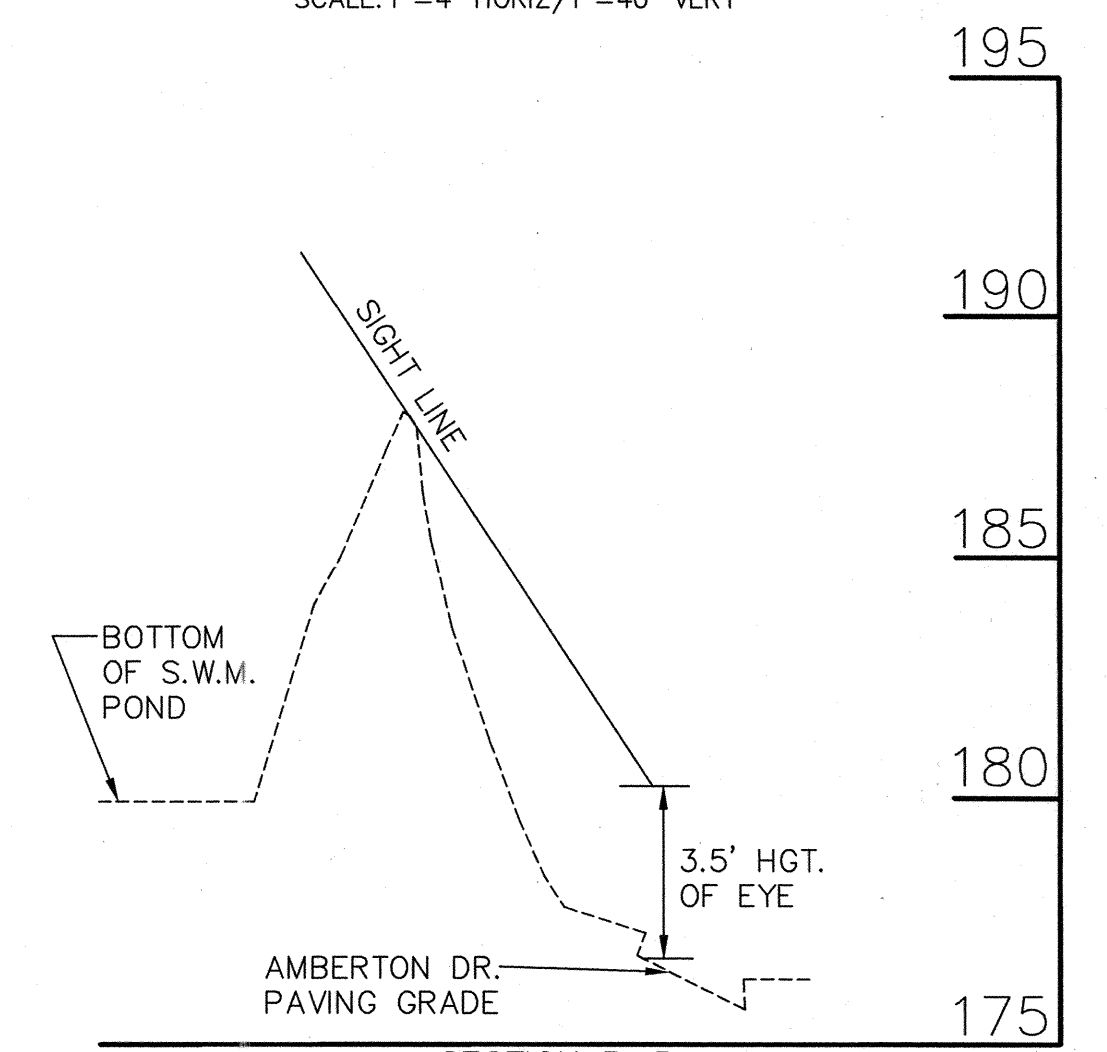
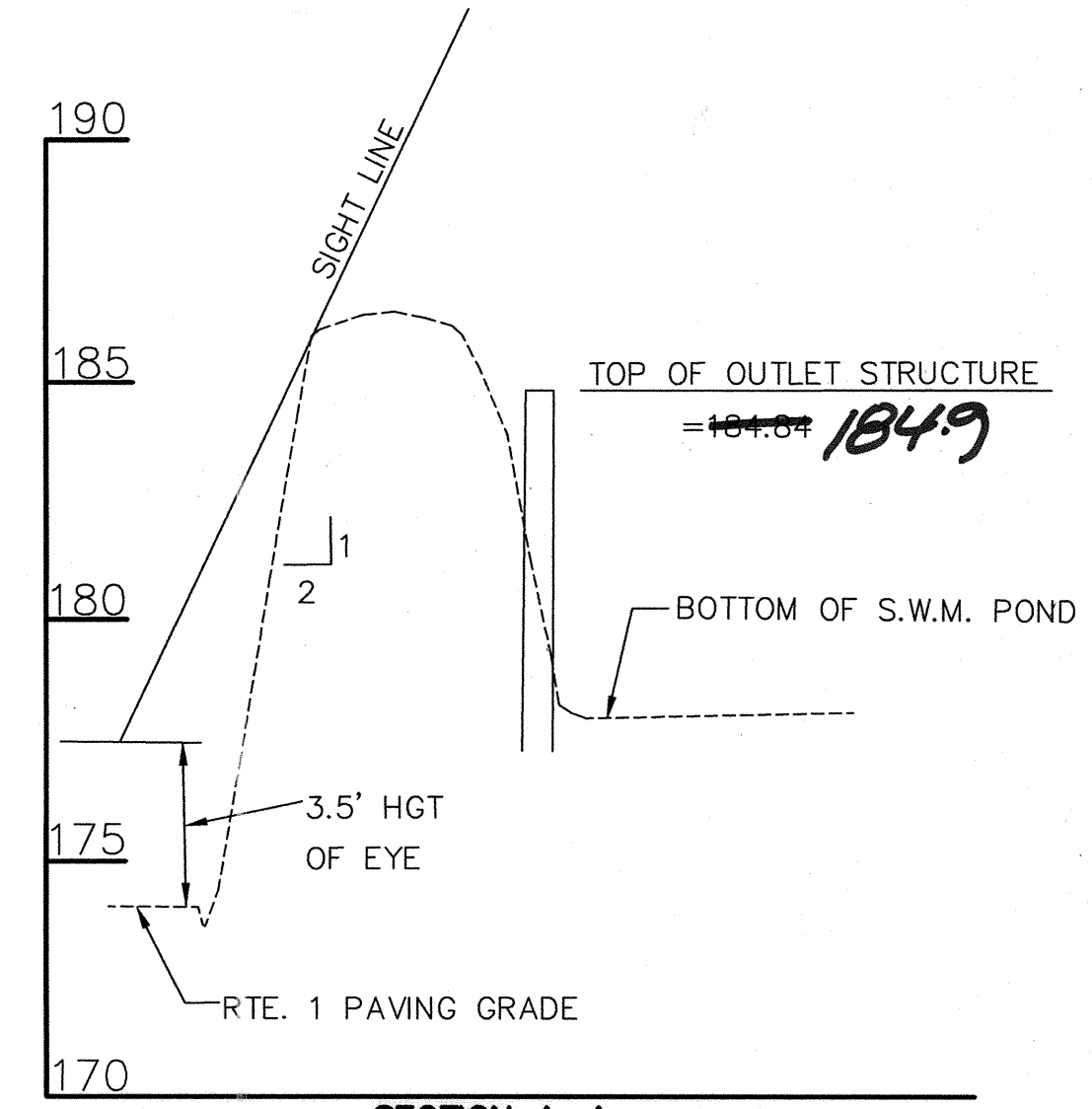
**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	94
Number of Trees Required (1:20 sps)	5
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	11 Shade Trees

Note: Islands Required - 5 per 1,000 sq. ft. This project is proposing alternate compliance for the number of islands provided. 4 islands are provided, having areas totalling 2436 sq. ft. which far exceeds the area required.

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Stormwater management area landscaping has not been shown on this site plan since the SWM facility is not visible from any public roadways. The SWM facility is approximately 10-12 feet above the existing surrounding roadways (see Sections A-A & B-B at right). Also, even though this pond is an excavated facility, planting on the slopes adjacent to the pond may cause concern with piping along roots potentially causing the dam to fail.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: *[Signature]* 2/14/00 DATE
Chief, Development Engineering Division: *[Signature]* 1/27/00 DATE
Chief, Division of Land Development: *[Signature]* 2/1/00 DATE

4-02 A BAYSABEE & NOTES
9/10/04 ADD RESTROOMS & WALKS TO SOUTH SIDE OF BUILDING
DATE NO. REVISION

OWNER/DEVELOPER
CENTER FOR SOCIAL CHANGE
9300 LIBERTY ROAD
RANDALLSTOWN, MD 21133
ATTN: DR. JOSEPH MATHEW
410-655-5207

PROJECT: CENTER FOR SOCIAL CHANGE
OFFICES & ADULT DAY CARE
AREA: TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

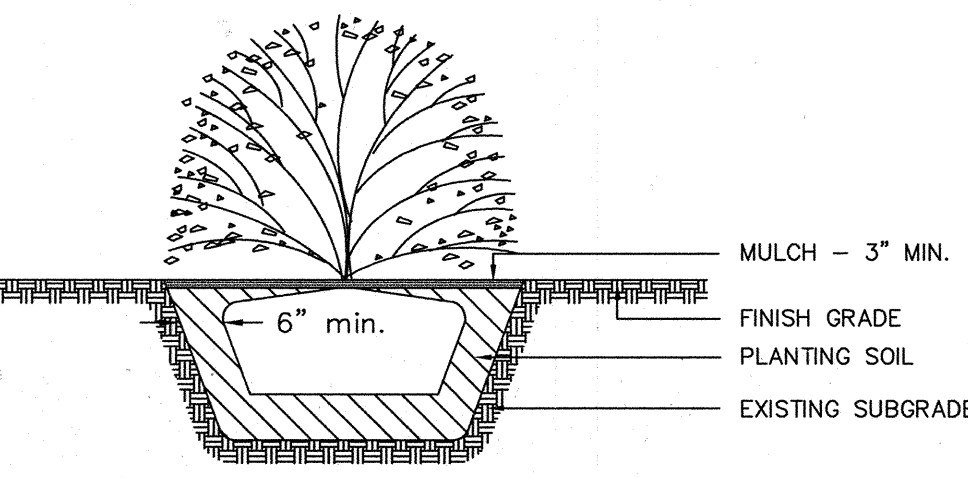
LANDSCAPE PLAN

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DATE: 4/12/00
DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 7 OF 9
WAYNE A. NEWTON #21591

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- EXISTING LANDSCAPING EDGE
- EXISTING WOODED EDGE (CANOPY LIMITS)



PLANT LIST

Key	Quan	Botanical Name Common Name	Size
T1	8	Zelkova Sarrata "Village Green" Village Green Japanese Zelkova	2'-21/2" - 3" Cal.
S1	50	Rhododendron Catawbianse album White Catawba Rhododendron	2'-21/2' Ht.
E1	14	Ilex Opaca American Holly	5'-6' Ht.

DEVELOPER'S/BUILDERS CERTIFICATE

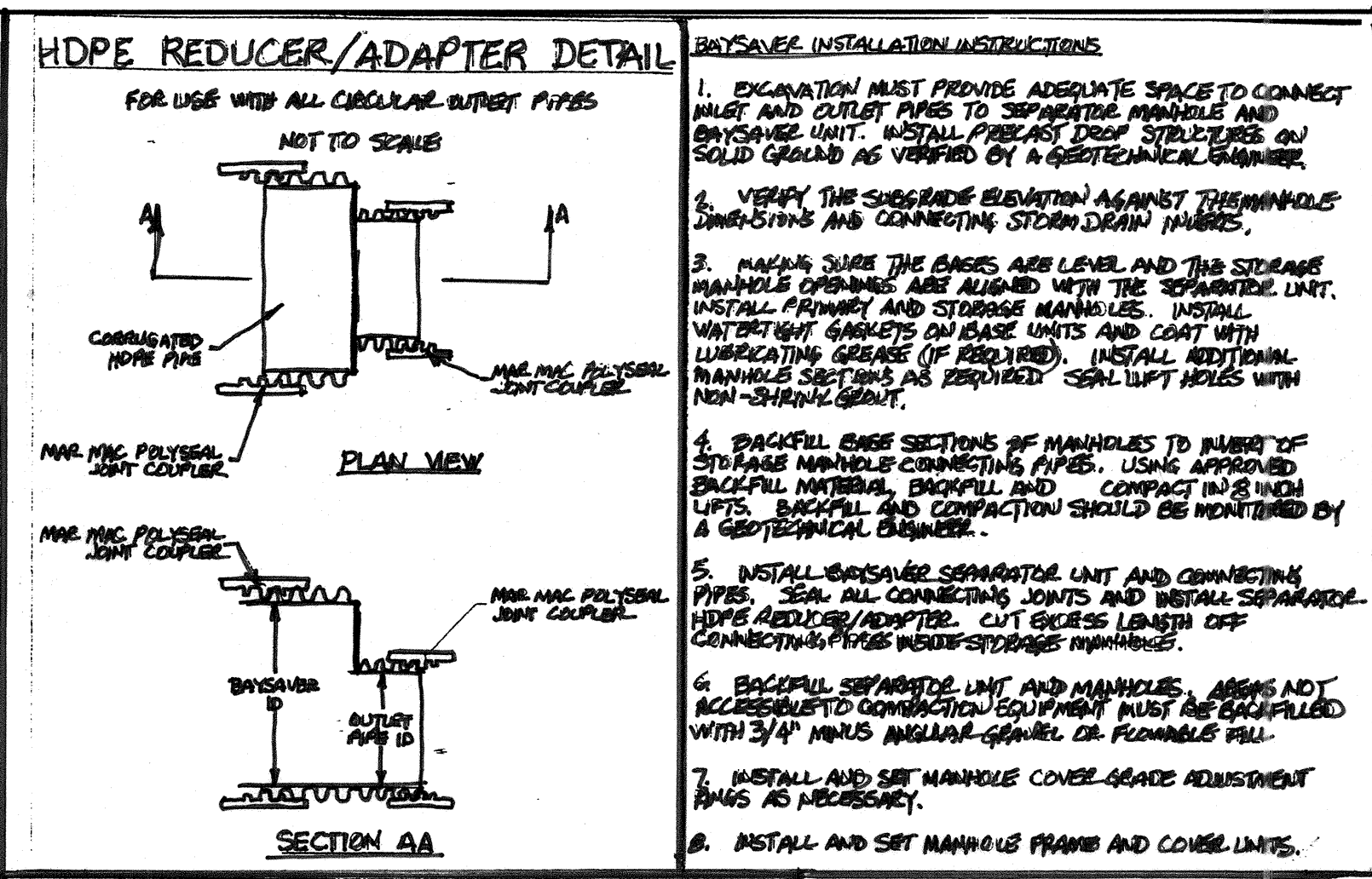
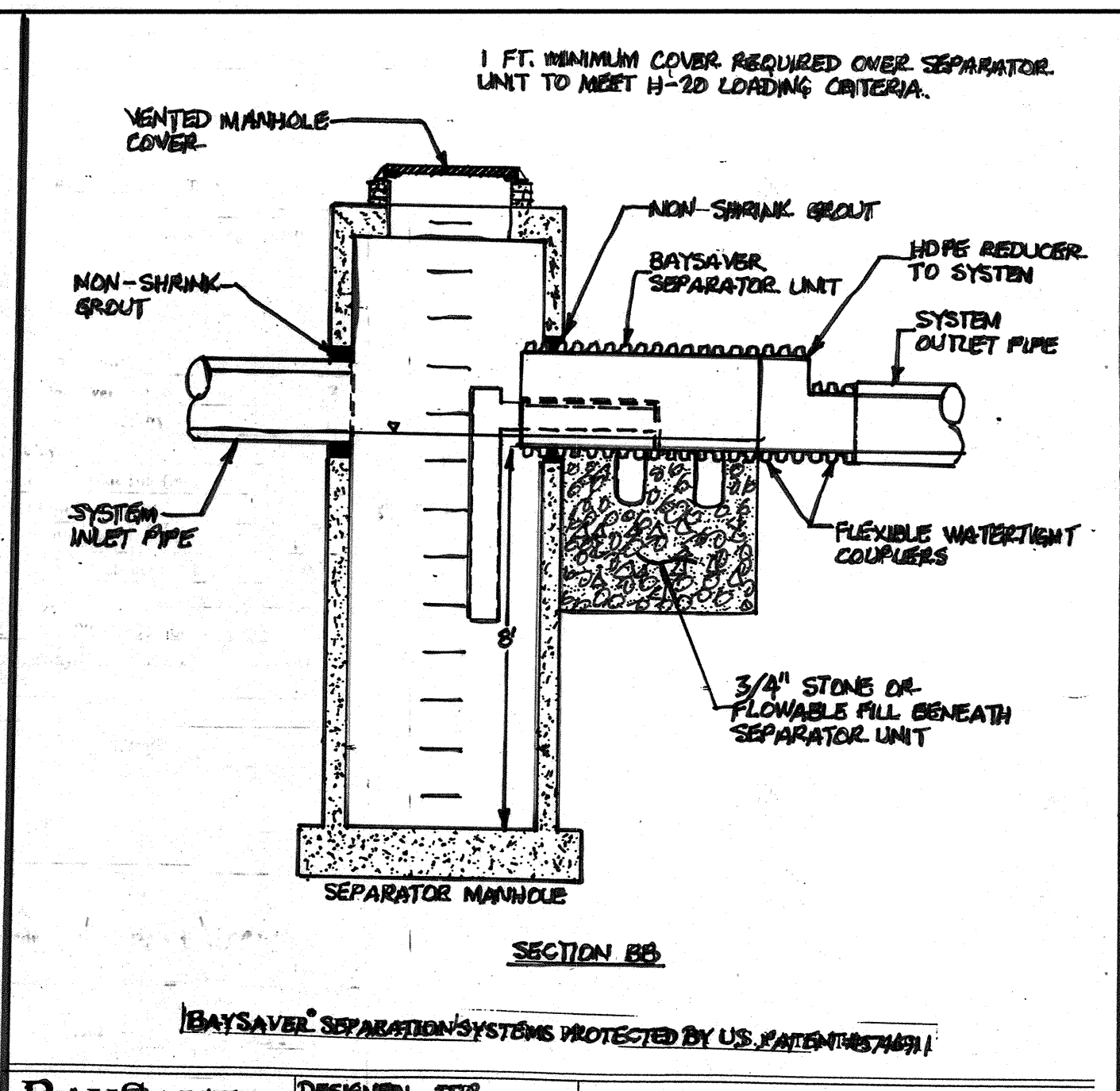
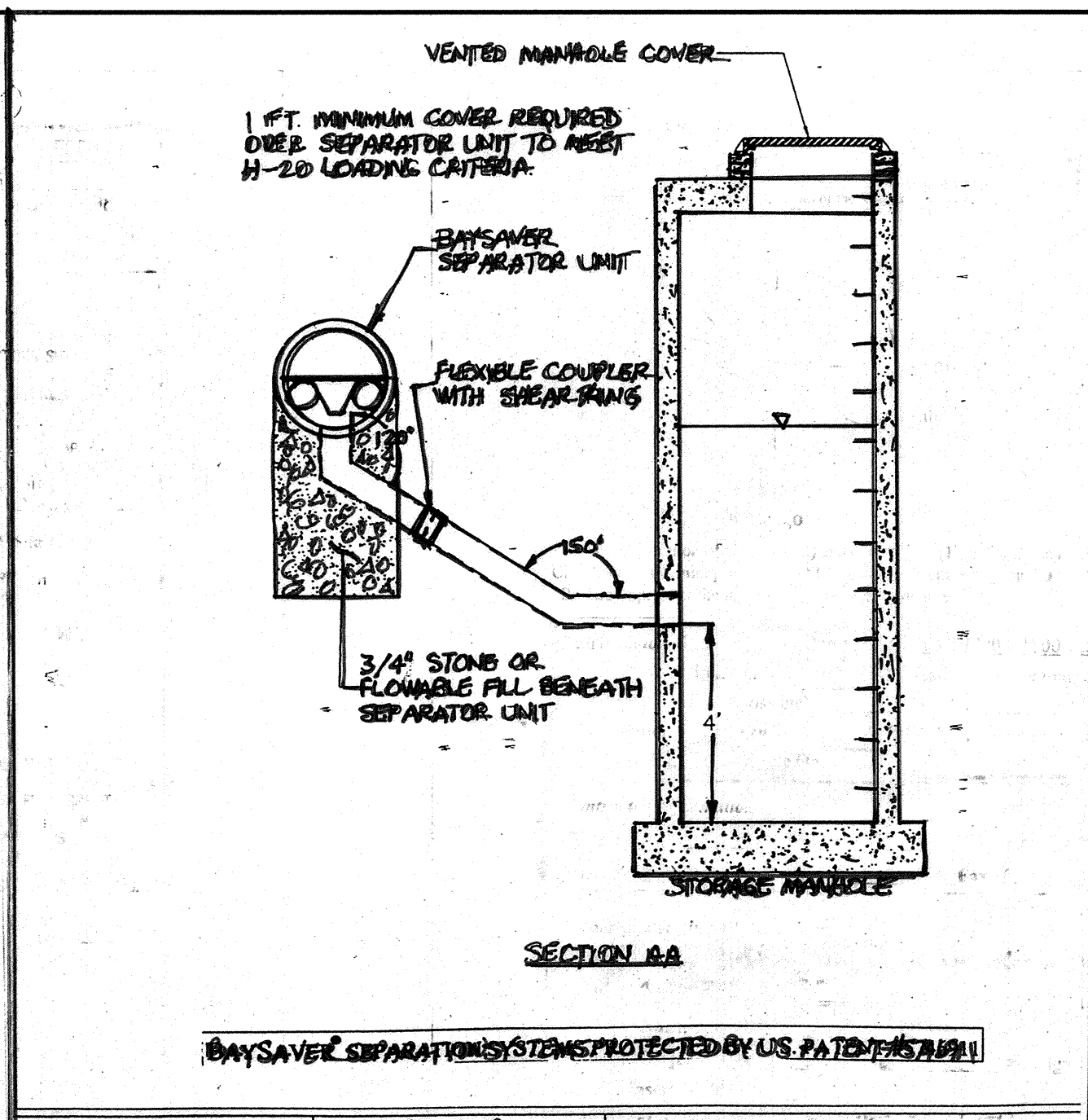
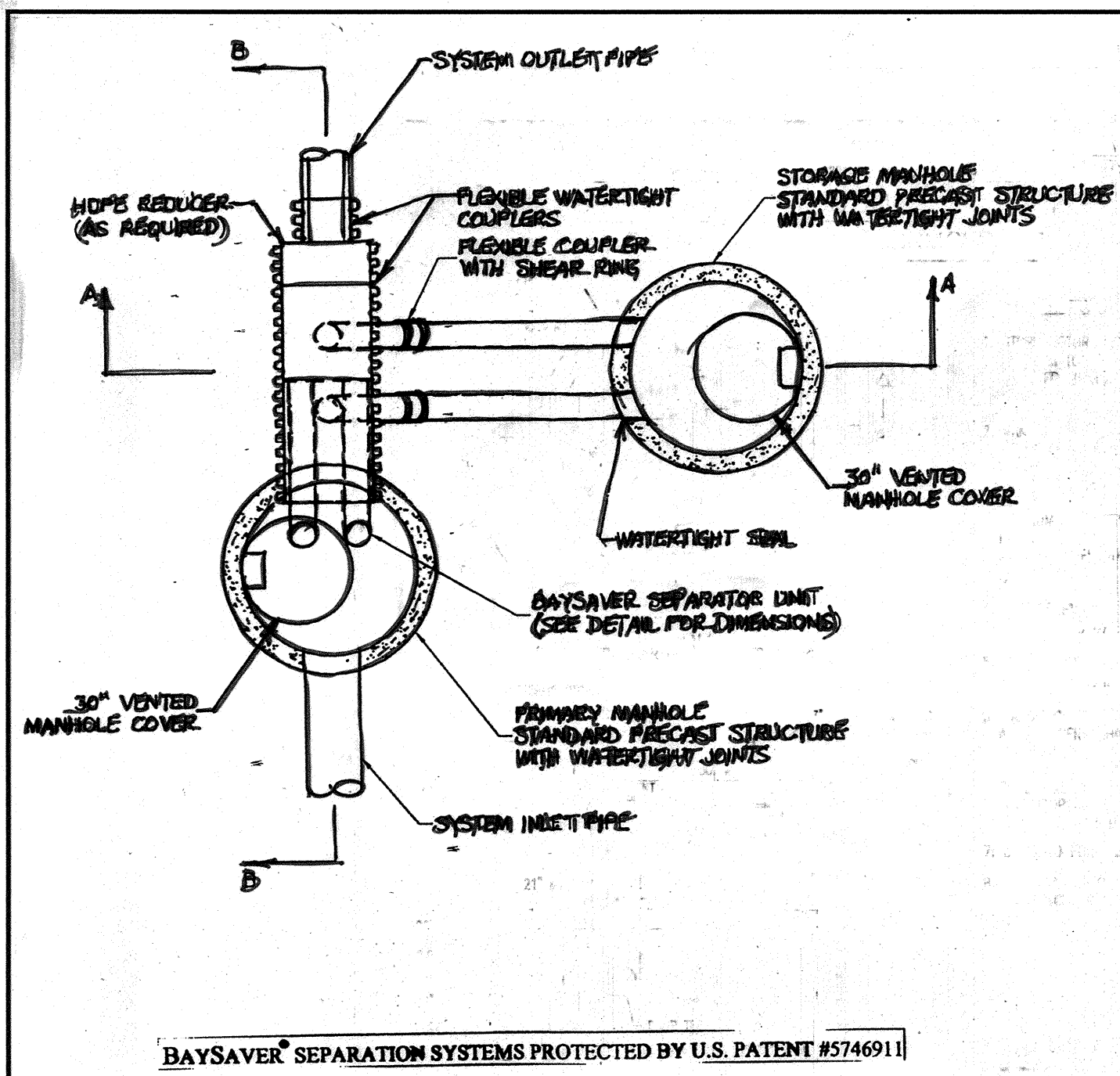
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: *[Signature]* Date: 4/12/00

NOTES:

- A. This plan has been prepared in accordance with the provisions of 16.124 of the Howard County Code and the Landscape Manual.
- B. Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$16,500.
- C. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.

RECORD DRAWING 03/03



Baysaver Separator Unit	Baysaver Manhole Sizes (prim. x stor.)	Maximum Treatment (cts)	Maximum Treatment (gpm)
11' Baysaver Separator	48x18 48x30 48x72 60x50	2.4	1076
3' Baysaver Separator	60x72 60x34 72x72	7.2	3231
5K Baysaver Separator	72x72 72x34 72x36 96x36	11.1	4951
10K Baysaver Separator	96x96	21.8	9777

BAYSAYER

DESIGNED: TEP
DRAWN: BLT
CHECKED: MWH
DATE: 8/28/00
SCALE: N.T.S.
SHEET: 1 OF 3

1010 DEER HOLLOW DR.
MOUNT AIRY, MD 21771
(301) 824-6470

BAYSAYER SEPARATION SYSTEM PLAN VIEW

BAYSAYER

DESIGNED: TEP
DRAWN: BLT
CHECKED: MWH
DATE: 8/28/00
SCALE: N.T.S.
SHEET: 2 OF 3

1010 DEER HOLLOW DR.
MOUNT AIRY, MD 21771
(301) 824-6470

BAYSAYER SYSTEM SECTION A-A

BAYSAYER

DESIGNED: TEP
DRAWN: BLT
CHECKED: MWH
DATE: 8/28/00
SCALE: N.T.S.
SHEET: 3 OF 3

1010 DEER HOLLOW DR.
MOUNT AIRY, MD 21771
(301) 824-6470

BAYSAYER SYSTEM SECTION B-B

BAYSAYER MAINTENANCE

BAYSAYER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GROUND STOP-OR-SIGNAL DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EITHER MANHOLE EXCEEDS 2 FEET. MINIMUM INSPECTION IS RECOMMENDED ONCE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF AFTERMATH.

MAINTENANCE CONSISTS OF THE FOLLOWING:

A. CONTAMINANT STORAGE MANHOLE:

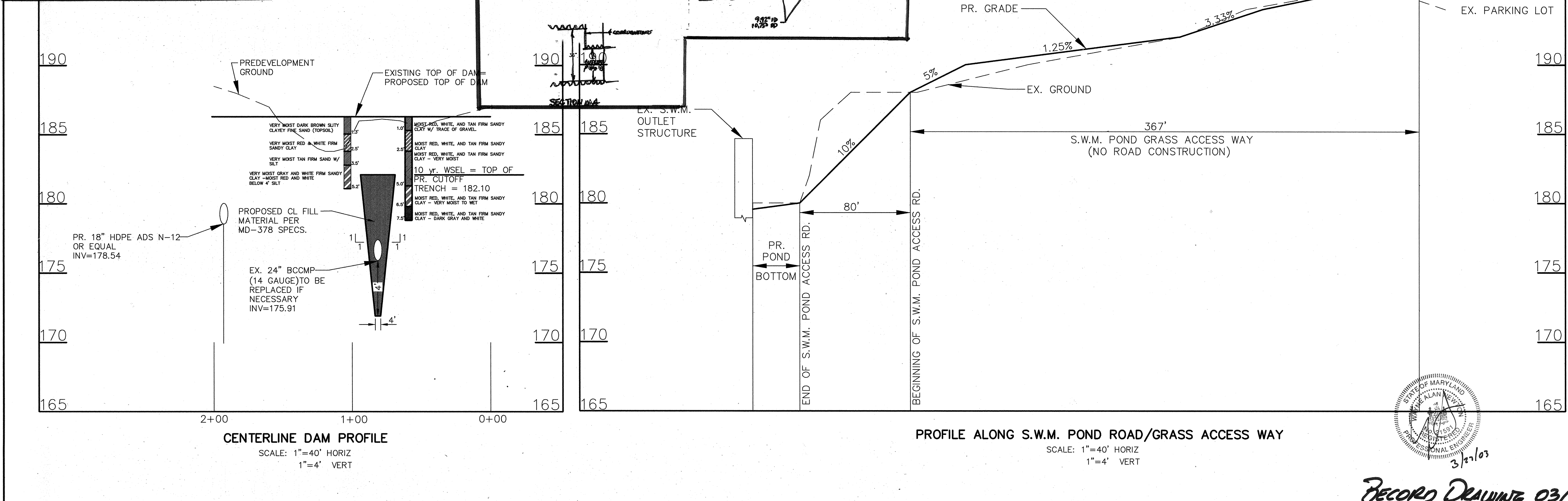
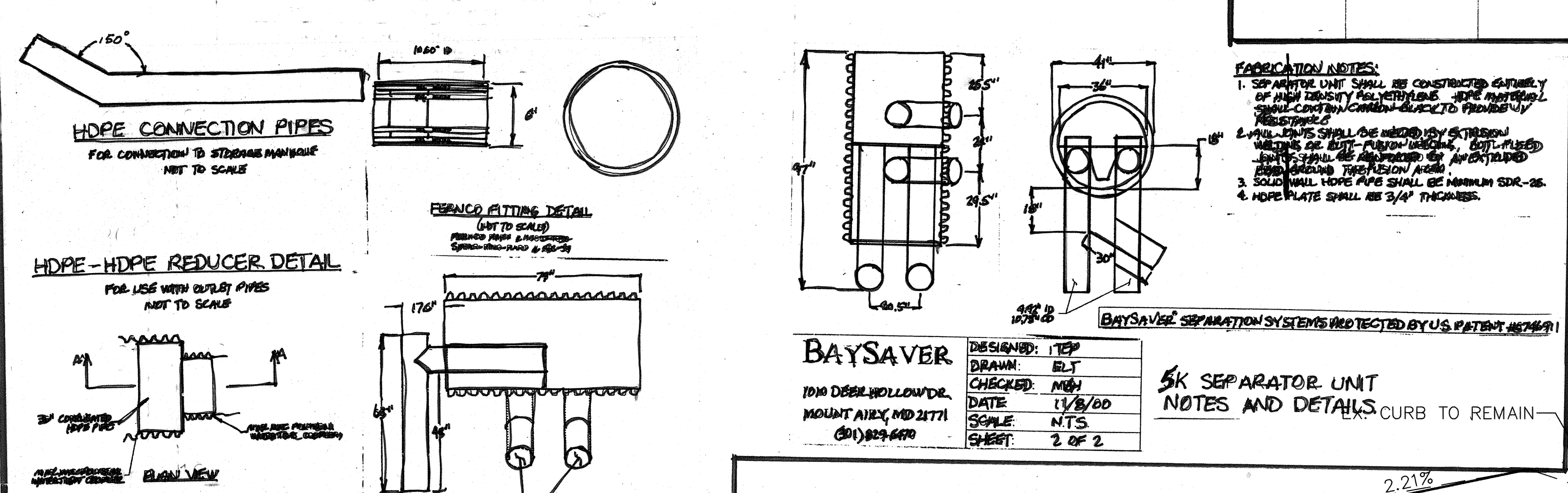
- REMOVE THE ENTIRE VOLUME OF THE CONTAMINATED WATER BY VACUUM TRUCK.
- CLEAN THE MANHOLE WALLS AND PUSH OUT THE MANHOLE USING A HIGH-PRESSURE HOSE AND REMOVE FLEETING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.

B. PRIMARY SEPARATION MANHOLE:

- USING A SUBMERSIBLE PUMP, PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY INTO THE EMPTY STORAGE MANHOLE UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SECONDARY WATER.
- REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
- CLEAN THE MANHOLE WALLS AND PUSH OUT THE MANHOLE USING A HIGH-PRESSURE HOSE AND REMOVE FLEETING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES MUST BE DISPOSED OF SEPARATELY AND LEGALLY BY THE OWNER OF THE WASTEWATER.

GENERAL CONSTRUCTION NOTES

- ALL WORK MUST BE DONE WITH REGARD FOR THE SAFETY OF THE CONSTRUCTION CREW.
- ALL WORK AND MATERIALS MUST COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS.
- KNOW THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.



BY THE DEVELOPER :

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

DATE: 1/21/00

DEVELOPER: [Signature]

BY THE ENGINEER :

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

DATE: 1/21/00

ENGINEER: [Signature]

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

DATE: 1-24-00

NATURAL RESOURCES CONSERVATION SERVICE

DATE: 1-24-00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 2/1/00

DATE: 1/27/00

DATE: 2/1/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 2/1/00

DATE: 1/27/00

DATE: 2/1/00

OWNER/DEVELOPER

CENTER FOR SOCIAL CHANGE
9300 LIBERTY ROAD
RANDALLSTOWN, MD 21133
ATTN: DR. JOSEPH MATHEW
410-655-5207

PROJECT: CENTER FOR SOCIAL CHANGE
OFFICES & ADULT DAY CARE

AREA: TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

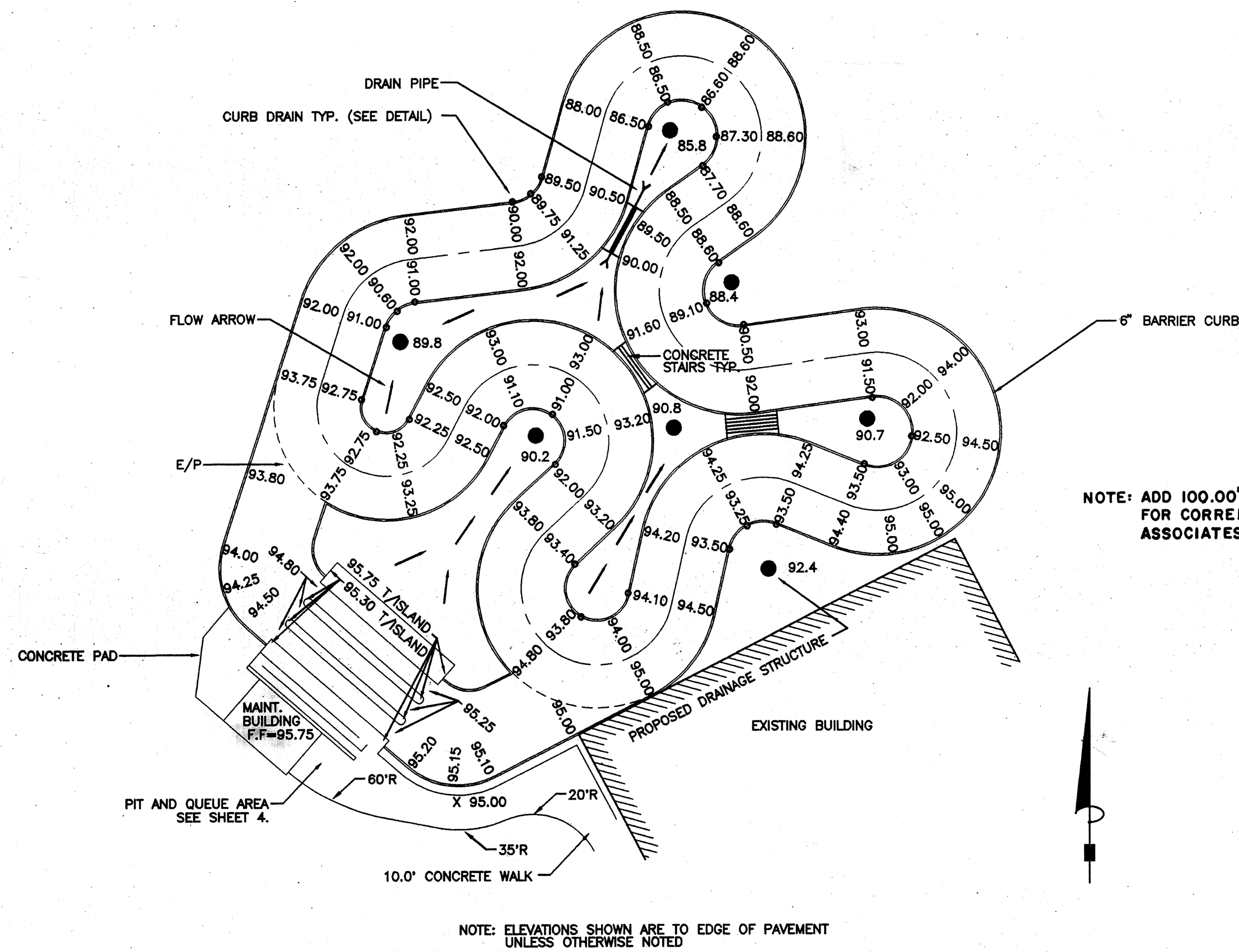
TITLE: S.W.M. POND PROFILES AND DETAILS

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DATE: 1/11/00

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 8 OF 9

WAYNE A. NEWTON #2159T



TRACK GRADING AND CURB DRAIN LOCATIONS

NOTE: ELEVATIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

NOTE: CURVE C1: CL RADIUS = 20.0'
INSIDE B/C RADIUS = 7.0'
OUTSIDE B/C RADIUS = 33.0'

CURVE C2-C7 CL RADIUS = 23.0'
INSIDE B/C RADIUS = 10.0'
OUTSIDE B/C RADIUS = 36.0'

CURVES C8 & C9: CL RADIUS = 22.0'
INSIDE B/C RADIUS = 9.0'
OUTSIDE B/C RADIUS = 35.0'

TRACK WIDTH = 26.0' B/C-B/C TYP.
SEE CURVE TABLE FOR MORE DETAILS

TRACK PAVEMENT ELEMENTS

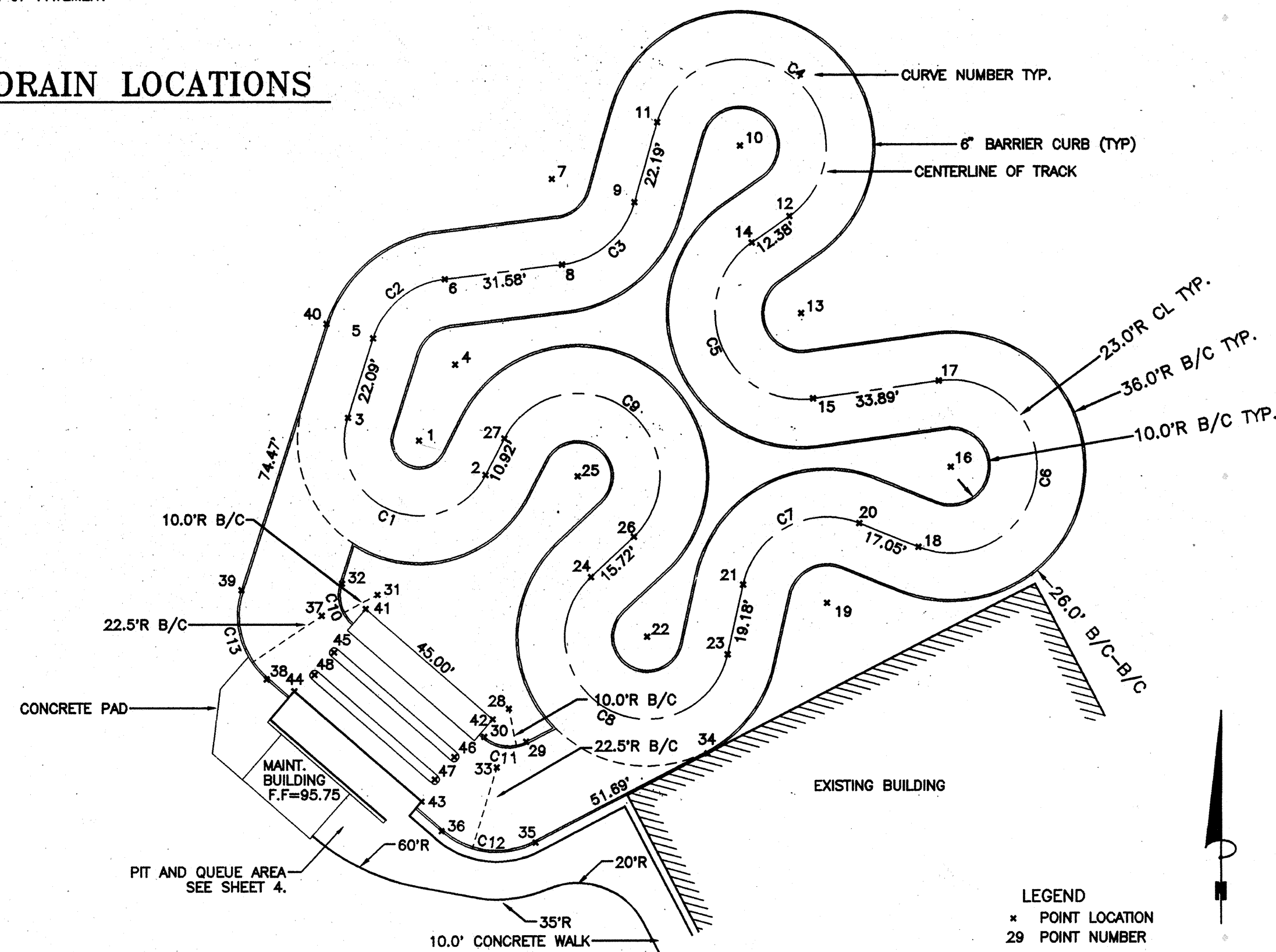
NOTE: CURVE C1 CL RADIUS = 20.0'
INSIDE RAIL RADIUS = 10.0'
OUTSIDE B/C RADIUS = 30.0'

CURVE C2-C7 CL RADIUS = 23.0'
INSIDE RAIL RADIUS = 13.0'
OUTSIDE RAIL RADIUS = 33.0'

CURVE C8-C9 CL RADIUS = 22.0'
INSIDE RAIL RADIUS = 12.0'
OUTSIDE RAIL RADIUS = 32.0'

CURVED BARRIER RAIL ELEMENTS

DIMENSIONS SHALL BE FIELD VERIFIED



TRACK LAYOUT

NOTE: CURVES C1-C9 ARE TO THE CENTERLINE OF THE TRACK. CURVES C10-C13 ARE TO THE BACK OF CURB. PIT AREA DETAILS CAN BE FOUND ON SHEET 4.

NOTE:
CURVES C1-C10 ARE TO THE CENTERLINE OF THE TRACK.
CURVES C11-C14 ARE TO THE BACK OF CURB.

NUMBER	IC	DA	CD	T FT	R FT	L FT	LC FT
C1	170°24'11"	286°28'44"	N 67°25'03" W	238.25	20.00	59.48	39.86
C2	65°21'21"	249°08'44"	N 50°27'42" E	14.75	23.00	26.24	24.84
C3	67°22'41"	249°08'44"	N 49°27'02" E	15.33	23.00	27.05	25.52
C4	219°07'51"	249°08'44"	S 54°40'23" E	64.72	23.00	87.98	43.34
C5	152°50'39"	249°08'44"	S 21°31'48" E	95.23	23.00	81.36	44.71
C6	209°54'54"	249°08'44"	S 07°00'20" W	86.09	23.00	84.27	44.44
C7	89°28'41"	249°08'44"	S 62°13'28" W	27.16	23.00	39.93	35.10
C8	214°23'59"	260°28'07"	N 60°18'55" W	71.07	22.00	82.32	42.03
C9	199°30'14"	260°28'07"	N 52°35'02" W	128.01	22.00	76.80	43.36
C10	66°45'41"	212°57'28"	S 18°35'48" E	6.59	10.00	11.65	11.00
C11	68°20'08"	212°57'28"	N 83°08'43" W	6.79	10.00	11.93	11.23
C12	68°20'08"	254°38'52"	N 83°08'43" W	15.27	22.50	26.84	25.27
C13	66°45'41"	254°38'52"	N 15°35'48" W	14.83	22.50	26.22	24.76

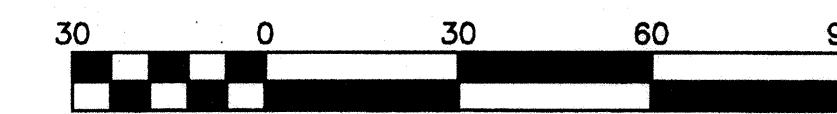
IC = DELTA ANGLE
DA = DEGREE OF CURVATURE ARC
CD = CHORD DIRECTION
T FT = TANGENT LENGTH IN FEET
R FT = RADIUS IN FEET
L FT = ARC LENGTH IN FEET
LC FT = CHORD LENGTH IN FEET

CURVE DATA

PT. NO.	NORTH	EAST	DESC.
1	554,879.44	1,382,204.32	RP
2	554,872.29	1,382,222.08	PC
3	554,895.59	1,382,185.28	PT
4	554,899.81	1,382,213.93	RP
5	554,906.63	1,382,192.03	PC
6	554,922.44	1,382,211.18	PT
7	554,949.05	1,382,239.79	RP
8	554,926.22	1,382,242.53	PC
9	554,942.80	1,382,261.92	PT
10	554,957.91	1,382,290.08	RP
11	554,964.16	1,382,267.95	PC
12	554,939.09	1,382,303.31	PT
13	554,913.16	1,382,306.41	RP
14	554,931.97	1,382,293.18	PC
15	554,890.38	1,382,309.59	PT
16	554,872.29	1,382,346.34	RP
17	554,895.07	1,382,343.16	PC
18	554,850.96	1,382,337.74	PT
19	554,838.00	1,382,313.32	RP
20	554,857.33	1,382,321.93	PC
21	554,840.97	1,382,290.87	PT
22	554,827.01	1,382,265.24	RP
23	554,822.25	1,382,286.72	PC
24	554,843.07	1,382,250.21	PT
25	554,869.87	1,382,246.64	RP
26	554,853.81	1,382,261.68	PC
27	554,879.98	1,382,227.11	PT
28	554,807.92	1,382,228.29	RP
29	554,799.04	1,382,232.87	PC
30	554,800.38	1,382,221.72	PT
31	554,838.40	1,382,193.25	RP
32	554,841.48	1,382,183.73	PC
33	554,792.18	1,382,225.05	RP
34	554,796.35	1,382,281.07	PT@B/C
35	554,772.63	1,382,235.14	PC@B/C
36	554,775.58	1,382,210.61	PT@B/C
37	554,832.82	1,382,178.33	RP
38	554,816.23	1,382,163.89	PC@B/C
39	554,839.54	1,382,157.38	PT@B/C
40	554,910.45	1,382,180.13	PT@B/C
41	554,834.56	1,382,190.04	CORNER
42	554,805.03	1,382,223.99	CORNER
43	554,783.15	1,382,204.96	CORNER
44	554,812.68	1,382,171.01	CORNER
45	554,822.99	1,382,181.63	RP ISLAND
46	554,795.10	1,382,213.70	RP ISLAND
47	554,799.06	1,382,208.45	RP ISLAND
48	554,816.96	1,382,176.38	RP ISLAND

RP = CENTER POINT OF CURVE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
B/C = BACK OF CURB

TRACK COORDINATES



Scale 1" = 30'

THIS SHEET PROVIDED BY
PETER F. OLESEN & ASSOC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/9/00 DATE
DIRECTOR

[Signature] 1/27/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/1/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE NO. REVISION

OWNER/DEVELOPER
CENTER FOR SOCIAL CHANGE
9300 LIBERTY ROAD
RANDALLSTOWN, MD 21133
ATTN: DR. JOSEPH MATHEW
410-655-5267

PROJECT CENTER FOR SOCIAL CHANGE
OFFICES & ADULT DAY CARE

AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT
ROUTE 100 BUSINESS PARK BLOCK F PARCEL B

TITLE GO KART TRACK GRADING
AND COORDINATES

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

96199 DATE
DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
DRAWING NO.: 9 OF 9

WAYNE A. NEWTON #2159T

RECORD DRAWING 03/03

COPYRIGHT 1999

PR. 12' S.W.M. ACCESS WAY TO BE USED TEMPORARILY FOR CONSTRUCTION TRAFFIC FOR GO-KART TRACK & S.W.M. POND CONSTRUCTION. (NO PAVEMENT OR ROAD CONSTRUCTION) AREA TO BE RESTORED TO GRASS UPON COMPLETION.

SELNICK ASSOCIATES, INC.
TAX MAP 37 PARCEL 589
ROUTE ONE HUNDRED
BUSINESS PARK
P/O PARCEL A BLOCK "B"
DEED 1223/389

PROPOSED STORM DRAIN DRAINAGE AREA CHART

PR. AREA	ACRES	C=	% IMP
A	0.11	0.90	100%
B	0.08	0.69	70%
C	0.09	0.90	100%
D	0.03	0.79	85%
E	0.13	0.90	100%
F	0.09	0.90	100%
G	0.09	0.90	100%
H	0.20	0.80	84%
I	0.23	0.81	87%
J	0.68	0.84	94%
K	0.53	0.90	100%

S.W.M. SUMMARY CHART

EXISTING/MODIFIED RETENTION POND DRAINAGE AREA TO = 3.65 AC.

STORM	2YR	10YR	100YR
ALLOWABLE RELEASE RATE (cfs)**	5.66	13.07	23.45
INFLOW (cfs)	10.74	18.42	27.25
DISCHARGE (cfs)*	5.52	12.01	23.43
WATER SURFACE ELEVATION (ft)*	180.87	182.10	182.72
STORAGE (C.F.)*	6.630	10.890	13.550

POND BOTTOM=178'± TOP OF DAM=186.00±
RISER TYPE=EX.CONCRETE
PRINCIPAL SPILLWAY=24" CMP(EX.)
EMERGENCY SPILLWAY=NONE
POND HAZARD CLASSIFICATION = CLASS A (EXCAVATED POND)
*FLOW ELEVATION + STORAGE VOLUME COMPUTED USING REDUCED POND VOLUME SHOWN HEREON. DUE TO TRACK GRADING.
**TAKEN FROM PREVIOUS SDP 85-214

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
James A. 1/12/00
DEVELOPER DATE

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 1/12/00
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL
John R. Robinson 1-24-00
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 1-24-00
FORWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John R. Robinson 2/14/00
DIRECTOR DATE

John R. Robinson 1/27/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

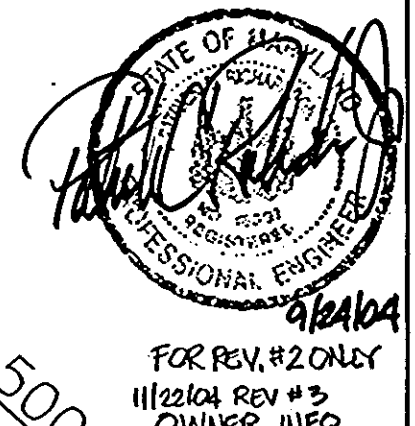
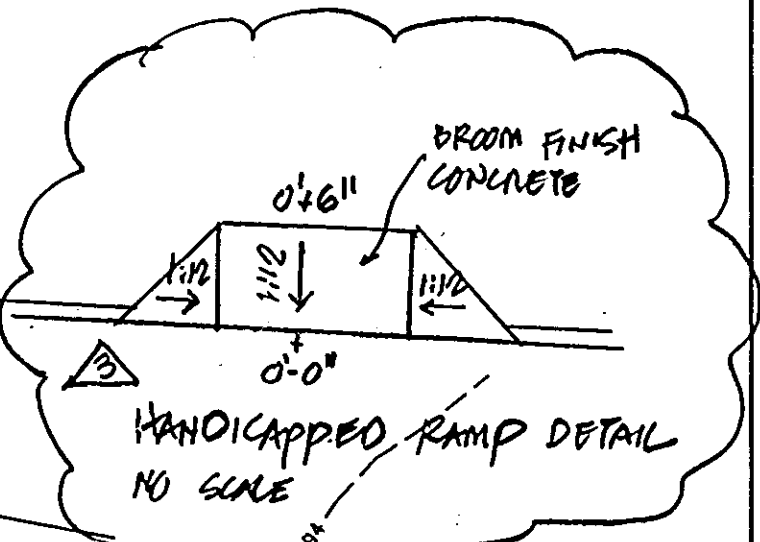
John R. Robinson 2/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

4-02 ADD VESTIBULE/HOOP RAMP/NEW WALK C.N.R. ENT.
9/10/04 ADD RESTROOMS & WALKS TO SOUTH SIDE OF BUILDING
DATE NO. REVISION

OWNER/DEVELOPER
CENTER FOR SOCIAL CHANGE
OFFICES & ADULT DAY CARE
AREA TAX MAP 37, PARCEL 589, ZONED M-2
2nd ELECTION DISTRICT '1'
ROUTE 100 BUSINESS PARK BLOCK 'B' PARCEL 'B'
TITLE DRAINAGE AREA MAP/GRADING AND SEDIMENT CONTROL PLAN

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212

DESIGNED BY: WAN
DRAWN BY: BPO
PROJECT NO:
DATE: APRIL 9, 1999
SCALE: AS SHOWN
WAYNE A. NEWTON #21591
DRAWING NO.: 3 OF 9



FOR REV. #2 ONLY
11/22/04 REV #3
OWNER INFO

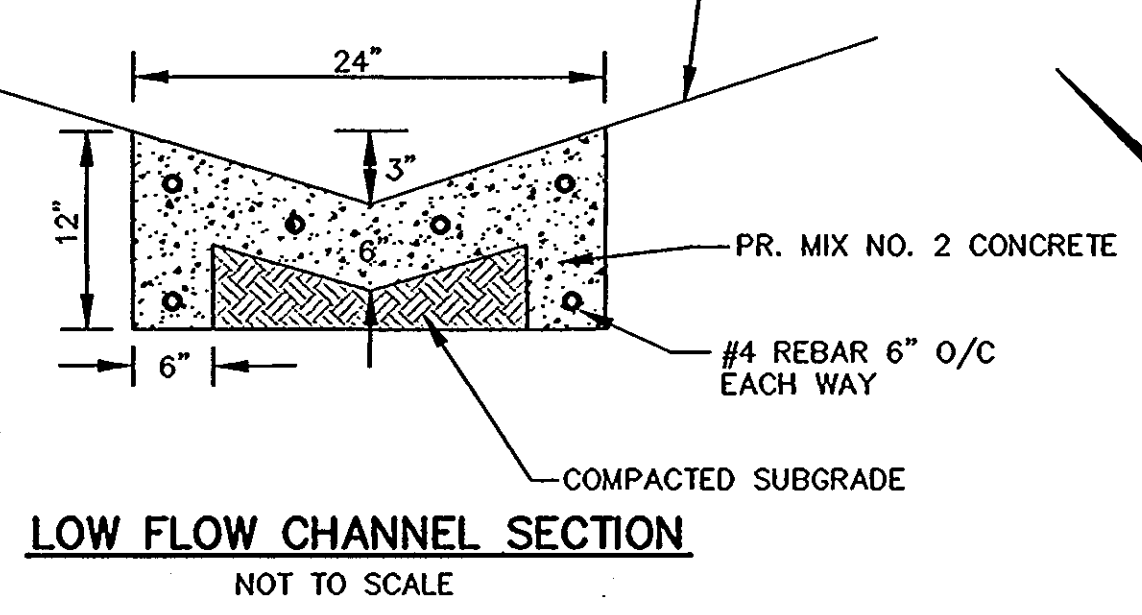
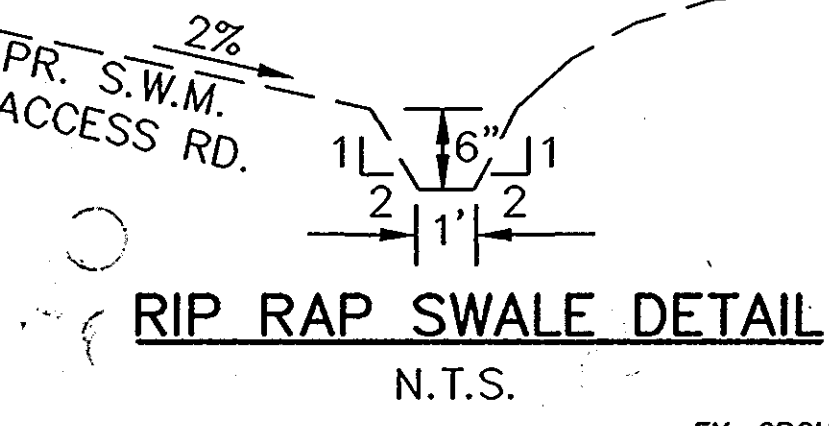
WRIT LIMITED PARTNERSHIP
TAX MAP 37 PARCEL 588
ROUTE ONE HUNDRED
BUSINESS PARK
BLOCK 'B' PARCEL 'E'
DEED: 3626/555



RECORD DRAWING 03/03

EX. S.W.M. POND TO BE USED AS PIPE OUTLET SEDIMENT TRAP DURING CONSTRUCTION

SEDIMENT TRAP ST-1
D.A. = 3.39 ACRES
STORAGE REQUIRED = 12,204 C.F.
STORAGE PROVIDED = 18,975 C.F.
OUTLET ELEVATION = 183.88
RISER SIZE = 51" x 20" (INSIDE DIM.)
(EQUIV TO 18" O PIPE)
BARREL SIZE = 24"
WEIR LENGTH = 4"
STORAGE DEPTH = 5.88'
TOP OF-BANK = 187.0±
BOTTOM ELEV = 178.0



NOTE:
1. FOR PROPOSED GO-KART TRACK CURB SECTION SEE DETAIL ON DRAWINGS PROVIDED BY PETER F. OLESEN AND ASSOCIATES
2. FOR SITE LEGEND SEE SHEET ONE

U.S. ROUTE 1
96' RIGHT OF WAY
MD. STATE HIGHWAY
MINOR ARTERIAL COLLECTOR
MDSA PLAT #52543

VARIABLE WIDTH RAMP
MD. STATE HIGHWAY
MDSA PLAT #52543

EX. AMBERTON DRIVE
(100' RIGHT OF WAY)
HOWARD COUNTY PUBLIC ROAD
MAJOR COLLECTOR

GLENAN, LLC
TAX MAP 37 PARCEL 577
DEED: L.3723/ F.582
PARCEL C BLOCK A

EX. CENTER FOR SOCIAL CHANGE
22,877 SQ. FT.
F.F. = 195.50
(1 STORY)

EX. MINATURE GOLF COURSE

DORSEY EMMANUEL LUTHERAN CHURCH
TAX MAP 37, PARCEL 590
CEMETERY
DEED: L.25 E.348

E1,382,170
E1,382,170