



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 23, 2016

Tom Palacorolla  
12183 Triadelphia Road  
Ellicott City, MD 21042

RE: WP-16-114 5650 Railroad Avenue

Dear Mr. Palacorolla:

This is to advise you that your original Alternative Compliance plan exhibit was approved on August 22, 2016, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Friday, 8:00 a.m. to 5:00 p.m.

Within 1 year of signature approval of the Alternative Compliance plan exhibit original (**on or before August 22, 2017**), the developer shall apply to the Department of Inspections, Licenses and Permits for building or foundation permits to initiate construction on the site.

As part of the grading permit application, you will be required to post **\$6,390.00** surety to ensure the completion of your landscaping obligation for this project, and you have paid an inspection fee of \$100.00. A copy of the approved landscape plan must accompany your grading permit application. This Department will perform an inspection to verify installation of the required plant materials. This inspection will occur **on or about February 22, 2018**. Should your landscaping be installed prior to that date, you may contact this office in writing to request an earlier inspection date and to forward the required 1 year plant warranty.

Please be advised that the Department of Inspections, Licenses and Permits may not formally accept your building permit application until you have submitted 2 complete sets of the signed plan exhibit. Contact the Department of Inspections, Licenses and Permits at 410-313-2455 for more information.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

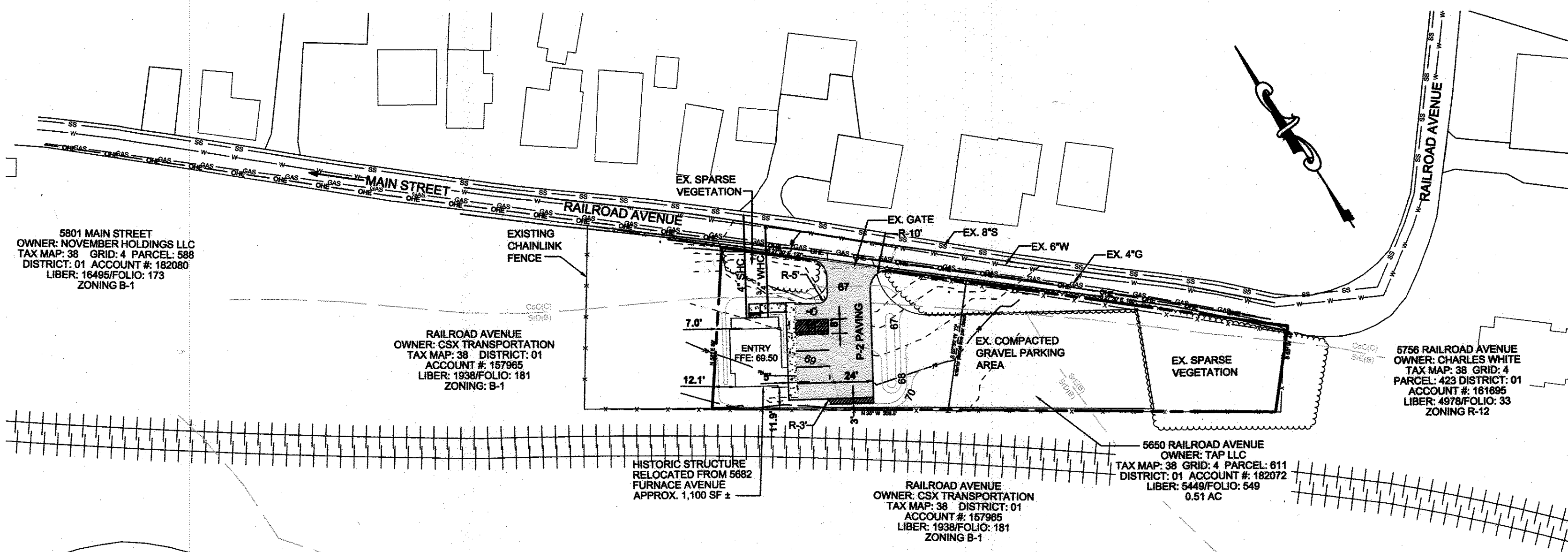
Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/eb

cc: Research  
Bob Frances, Plan Review Division, DILP  
Landscaping Coordinator  
Jeff Kirby  
Phoenix Engineering

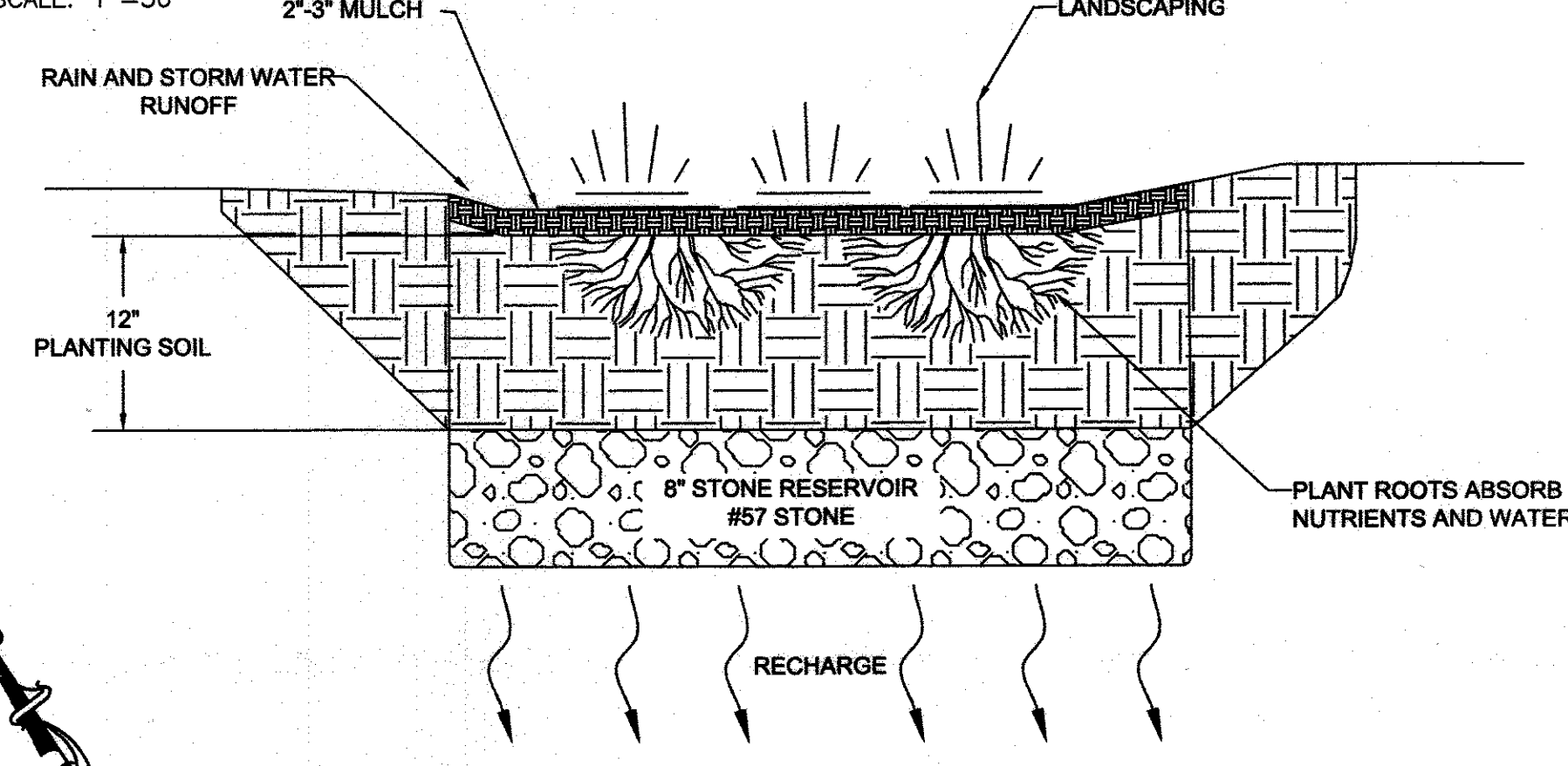




MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOILS GROUP
CeC	CHILLUM LOAM, 5-10% SLOPE	C
SrD	SASSAFRAS AND CROOM SOILS, 10-15% SLOPES	B
SrE	SASSAFRAS AND CROOM SOILS, 15-25% SLOPES	B

**PLAN**

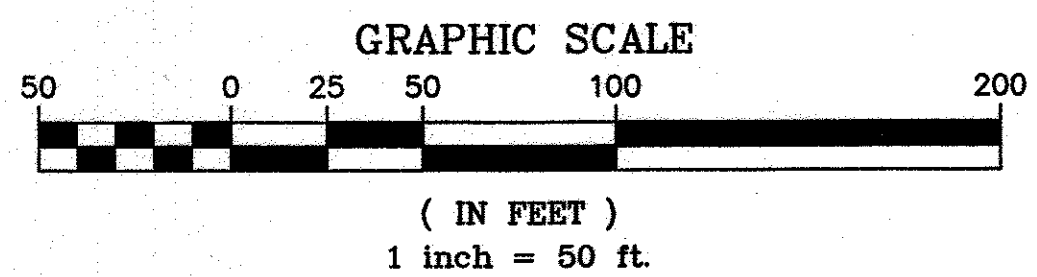
SCALE: 1" = 50'



**RAIN GARDEN TYPICAL SECTION**  
NOT TO SCALE

**MAINTENANCE REQUIREMENTS FOR RAIN GARDEN**

1. INSPECTION / MAINTENANCE SHOULD BE PERFORMED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM.
2. PREVENTATIVE MAINTENANCE: IF SPECIFIC PLANTS ARE NOT SURVIVING, REPLACE WITH MORE APPROPRIATE SPECIES.
3. REMOVE ANY DEAD OR DYING VEGETATION AND REVEGETATE.
4. PRUNE VEGETATION OCCASIONALLY.
5. REMOVE ACCUMULATED SEDIMENT FROM SURFACE OF BED AS NEEDED.
6. IF WATER PONDS FOR MORE THAN 24 HOURS, REMOVE AND REPLACE THE TOP FEW INCHES OF PLANTING SOIL.



PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 36065 Exp. Date: 6-12-18

6-7-2017  
Date

KEVIN M. WALKER  
Professional Engineer  
Number 36065

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE 5/15/17

CHIEF, DIVISION OF LAND DEVELOPMENT ES DATE 6/19/17

DIRECTOR NB DATE 6-19-17

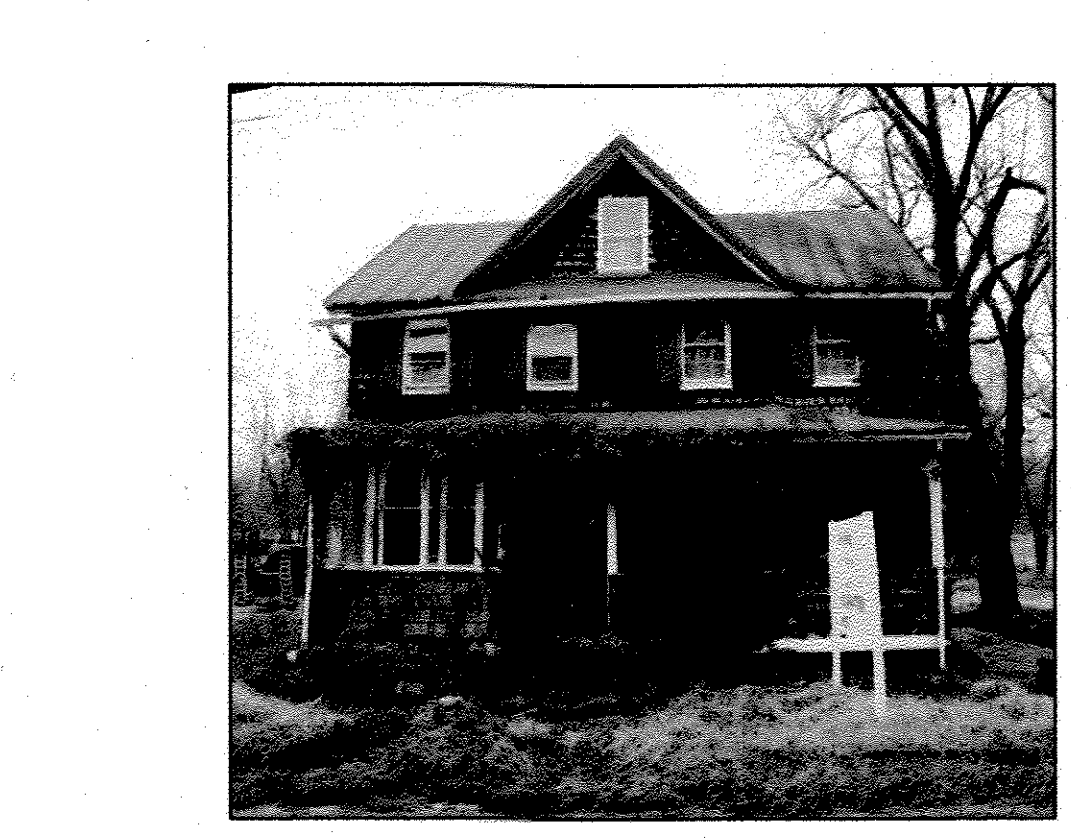


Figure 2. Front elevation, looking west (EHT Traceries, 2015).

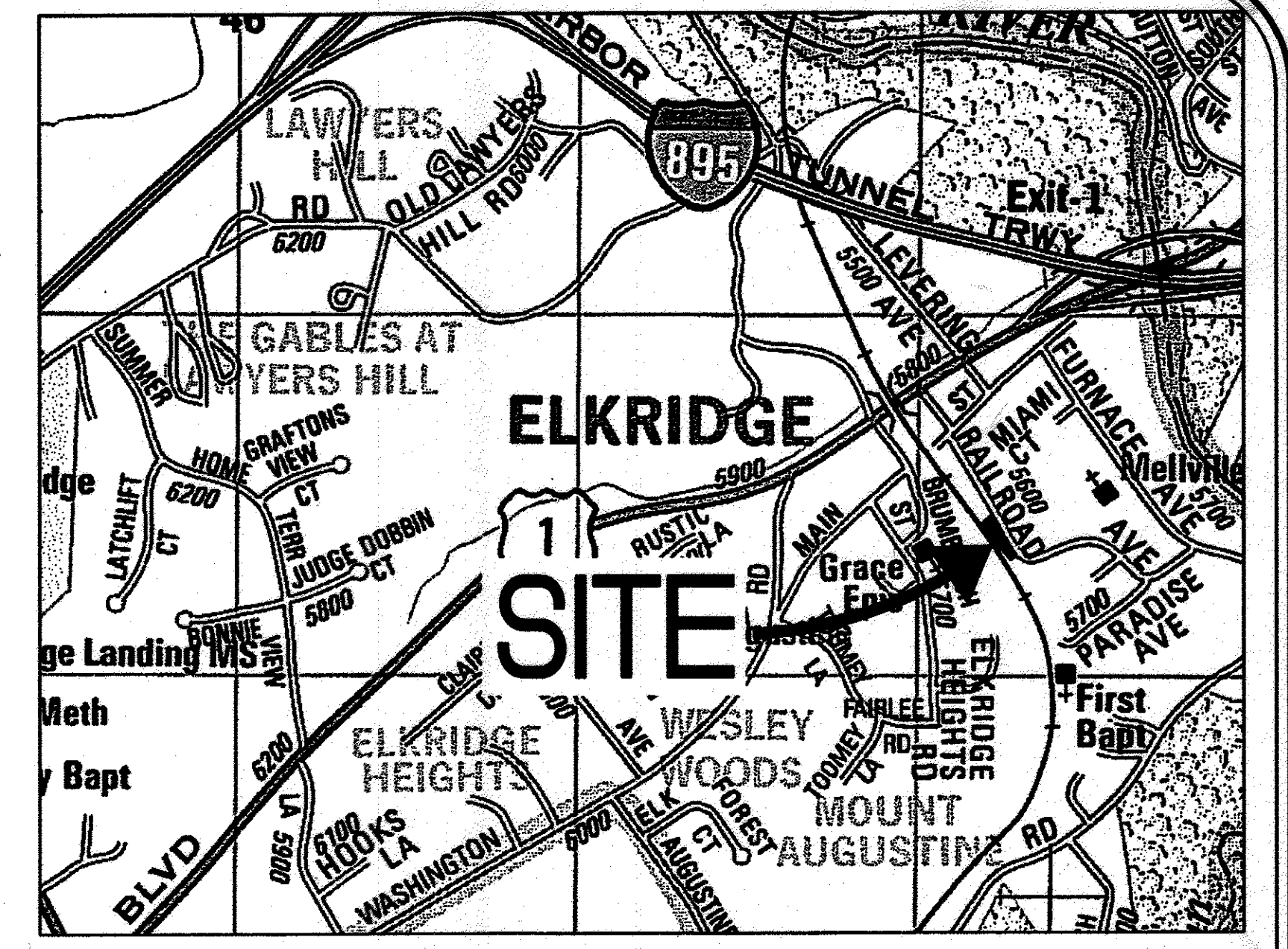


Figure 3. North elevation, looking south (EHT Traceries, 2015).



**SUBJECT PROPERTY**

SCALE: NTS



**VICINITY MAP**

SCALE: 1" = 2000'



**LOCATION MAP**

SCALE: NTS

**LEGEND**

- 100 --- EX. CONTOUR
- - - - - PROPERTY LINE
- 100 --- PROP. CONTOUR
- ~~~~~ EX. VEGETATION
- ||||| EX. RAILROAD TRACKS
- x --- EX. CHAINLINK FENCE
- w --- EX. WATER
- SS --- EX. SEWER
- GAS --- EX. GAS
- OHE --- EX. OVERHEAD ELECTRIC

PURPOSE STATEMENT: REVISIONS TO THE PROPOSED GRADING DUE TO UPDATED SURVEY TOPOGRAPHY FILE.

**NOTES:**

1. THE DEVELOPER IS SEEKING A WAIVER TO SECTION 16.155(a)(1)(g) OF THE LAND DEVELOPMENT REGULATIONS, WHICH WOULD REQUIRE THE CREATION AND APPROVAL OF A COMMERCIAL SITE DEVELOPMENT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE PURPOSE OF THIS WAIVER IS TO RELOCATE A HISTORIC STRUCTURE FROM THE RIVERWATCH DEVELOPMENT TO 5650 RAILROAD AVENUE.
3. THIS STRUCTURE IS INTENDED TO BE REHABBED AND ULTIMATELY USED AS OFFICE SPACE.
4. SEE DOCUMENT G714-2007, WHICH IS INCLUDED WITH THIS SUBMISSION, FOR FURTHER HISTORIC ANALYSIS AND RELOCATION DETAILS.
5. THIS HISTORIC STRUCTURE WAS APPROVED TO BE RELOCATED TO 5650 RAILROAD AVENUE UNDER SDP 08-109.
6. A TEMPORARY USE PETITION (TU-16-001) HAS BEEN SUBMITTED FOR THIS PROJECT. THIS PETITION WOULD ALLOW THE DEVELOPER TO TEMPORARILY STORE THIS HISTORIC STRUCTURE ON CRIBBING AT THE PROPOSED LOCATION SHOWN. THIS PETITION WAS APPROVED ON 4-7-2016.
7. PARKING PROVIDED: 4 STANDARD PARKING SPACES PLUS 1 VAN ACCESSIBLE SPACE
8. A MAJORITY OF THIS SITE CONTAINS GRAVEL AND HEAVILY COMPACTED SOIL. SOIL AMENDMENTS MAY BE NECESSARY TO PROVIDE FOR SUFFICIENT PLANTING CONDITIONS.
9. THE MOVEMENT OF THIS STRUCTURE SHALL BE COORDINATED WITH HOWARD COUNTY FIRE AND RESCUE.
10. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS LESS THAN 40,000 SQUARE FEET IN SIZE PER SECTION 16.1202(b)(1)(D).
11. THIS STRUCTURE IS APPROXIMATELY 33' TALL, INCLUDING THE CHIMNEY.
12. THIS SITE IS LOCATED WITHIN THE BWI AIRPORT HEIGHT RESTRICTION ZONE. MAA AIRPORT ZONING PERMIT AZP-16-116 WAS APPROVED ON JULY 28, 2016.
13. THE PROPOSED STRUCTURES AND LAND USES SHALL NOT BE REQUIRED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF THE B-1 ZONING DISTRICT OR MINIMUM OFF-STREET PARKING REQUIREMENTS ASINCE THE PROPERTY IS LOCATED ALONG RAILROAD AVENUE IN ELKBRIDGE IN ACCORDANCE WITH SECTION 128.0.A.6 OF THE ZONING REGULATIONS.
14. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 15 SHADE TREES AT \$300 PER TREE, 10 EVERGREEN TREES AT \$150 PER TREE AND 13 SHRUBS AT \$30 PER SHRUB, IN THE AMOUNT OF \$6,390.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.

DEVELOPER:  
RIVERWATCH ELKBRIDGE, LLLP  
5670B FURNACE AVE  
ELKBRIDGE, MD 21075  
410-788-0027

ATTN: JEFFREY C. KIRBY

OWNER:  
TAP LLC  
12183 TRIADPHIA RD  
ELLCOTT CITY, MD 21042



**PHOENIX ENGINEERING, INC.**

21132 OLD YORK ROAD  
PARKTON, MD 21120  
PHONE: 410-329-1150  
FAX: 410-329-1110  
WWW.PHOENIX-ENG.COM

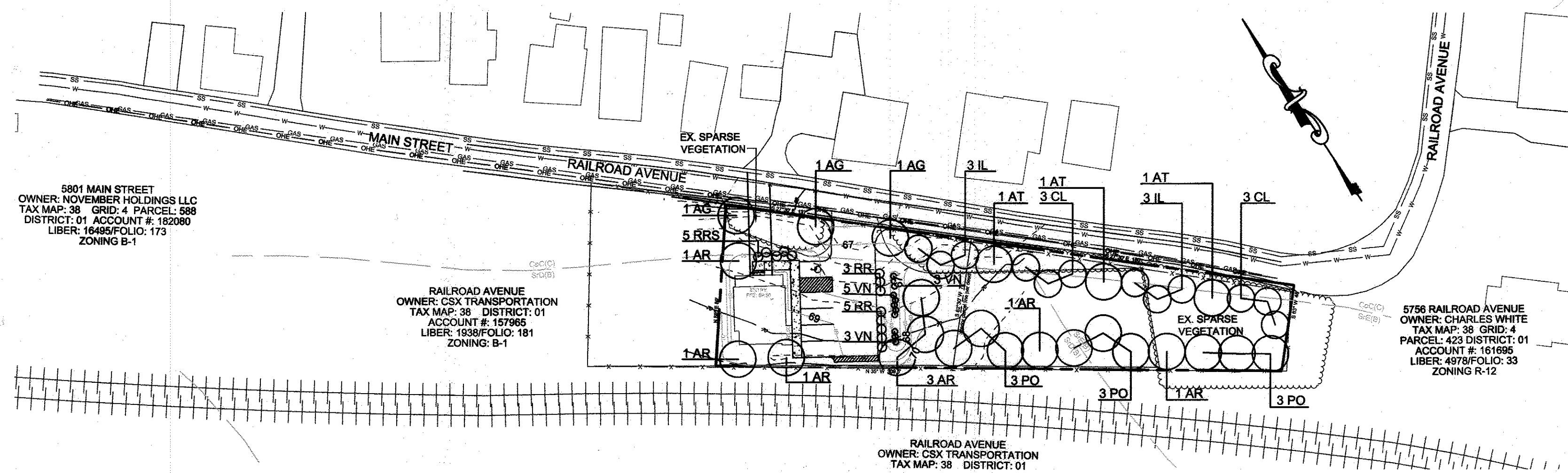
**REVISED WAIVER PETITION EXHIBIT**

5650 RAILROAD AVENUE  
(AKA. 5650 MAIN STREET)

ZONING: B-1 (BUSINESS: LOCAL) DISTRICT  
TAX MAP: 38 GRID: 4 PARCEL: 611  
DISTRICT: 01 ACCOUNT #: 182072  
LIBER: 5449/FOLIO: 549  
CENSUS TRACT: 801201  
HOWARD COUNTY, MARYLAND

Sheet No.: 1 of 5





**LANDSCAPE PLAN**

SCALE: 1"=50'

**PLANT LIST**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>LARGE SHADE TREES</b>					
8	AR	Acer rubrum 'Armstrong'	Armstrong Columnar Red Maple	2.5" CAL	40'-50' H & 20' S
<b>SMALL SHADE TREES (2:1 RATIO)</b>					
3	AG	Amelanchier grandiflora 'Autumn Brilliance'	Apple Serviceberry	2.5" CAL	15'-25' H & S
3	AT	Acer tataricum ginnala 'Flame'	Amur Maple	2.5" CAL	15'-20' H & S
<b>EVERGREEN TREES (2:1 SHADE TREE RATIO)</b>					
6	IL	Ilex 'Nellie R. Stevens'	Holly Nellie R. Stevens'	2.5" CAL	15'-20' H & 8'-12' S
9	PO	Picea omorika	Serbian Spruce	2.5" CAL	50'-60' H & 20'-25' S
6	CL	Cupressocyparis leylandii	Leyland Cypress	2.5" CAL	50'-60' H & 15'-20' S
<b>SHRUBS</b>					
8	RR	Rosa 'Radtko'	Double Knock Out Rose	#5	4'-5' H & S
5	RRS	Rosa 'Radsunny'	Sunny Knock Out Rose	#5	4'-5' H & S
<b>PERENNIAL</b>					
11	VN	Veronia noveboracensis	New York Ironweed	#3	4'-6' H & 3'-4' S

**LEGEND**

- 100--- EX. CONTOUR
- - - - - PROPERTY LINE
- 100--- PROP. CONTOUR
- ~~~~~ EX. VEGETATION
- ||||| EX. RAILROAD TRACKS
- x-x-x- EX. CHAINLINK FENCE
- w-w-w- EX. WATER
- ss-ss- EX. SEWER
- PROPOSED VEGETATION

**PERIMETER LANDSCAPE BUFFER**

FRONT PERIMETER: TYPE B LANDSCAPE BUFFER: 1:50 SHADE TREES & 1:40 EVERGREENS

PERIMETER LENGTH: 318'  
 SHADE TREES REQUIRED (1:50) = 6  
 EVERGREEN TREES REQUIRED (1:40) = 8

REAR PERIMETER: TYPE A LANDSCAPE BUFFER: 1:60 SHADE TREES

PERIMETER LENGTH: 309'  
 SHADE TREE REQUIRED (1:60) = 5

SIDE PERIMETER (ADJACENT TO CSX PROPERTY): TYPE A LANDSCAPE BUFFER: 1:60 SHADE TREES

PERIMETER LENGTH: 90'  
 SHADE TREES REQUIRED (1:60) = 2

SIDE PERIMETER (ADJACENT TO RESIDENTIAL): TYPE C LANDSCAPE BUFFER: 1:40 SHADE TREES & 1:20 EVERGREENS

PERIMETER LENGTH: 45'  
 SHADE TREES REQUIRED (1:40) = 1  
 EVERGREEN TREES REQUIRED (1:20) = 2

PARKING AREA: TYPE E LANDSCAPE BUFFER: 1:40 SHADE TREES & 1:4 SHRUBS

PERIMETER LENGTH: 53'  
 SHADE TREES REQUIRED (1:40) = 1  
 SHRUBS REQUIRED (1:4) = 13

**REQUIRED LANDSCAPING**

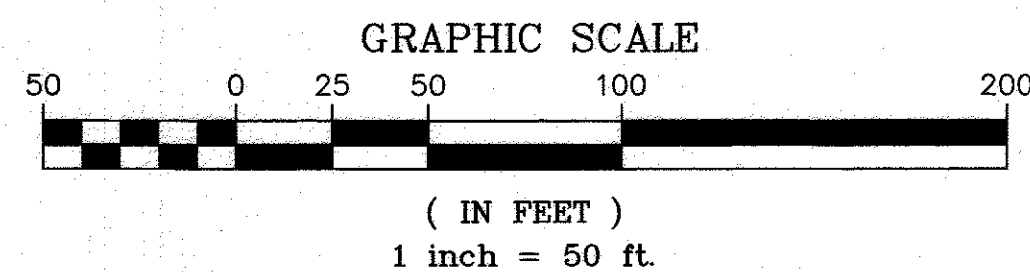
SHADE TREES TOTALS = 15  
 EVERGREEN TREES TOTAL = 10  
 SHRUBS TOTAL = 13

**PROVIDED LANDSCAPING**

LARGE SHADE TREES TOTAL = 8 P.U.  
 SMALL SHADE TREES TOTAL = 9 P.U. / 2 = 3 P.U.  
 EVERGREEN TREES TOTAL = 21 P.U. - 11 REQUIRED P.U. = 10 P.U. REMAINING  
 10 P.U. / 2 = 5 SHADE TREES  
 SHRUBS TOTAL = 13  
 PERENNIAL TOTAL = 7

**NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 15 SHADE TREES AT \$300 PER TREE, 10 EVERGREEN TREES AT \$150 PER TREE AND 13 SHRUBS AT \$30 PER SHRUB, IN THE AMOUNT OF \$6,390.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
- DUE TO THE EXISTING SITE CONDITIONS, SOIL AMENDMENTS MAY BE NECESSARY TO PROVIDE SUFFICIENT PLANTING CONDITIONS FOR PROPOSED VEGETATION. SEE SHEET 4 FOR SOIL AMENDMENT SPECIFICATIONS.



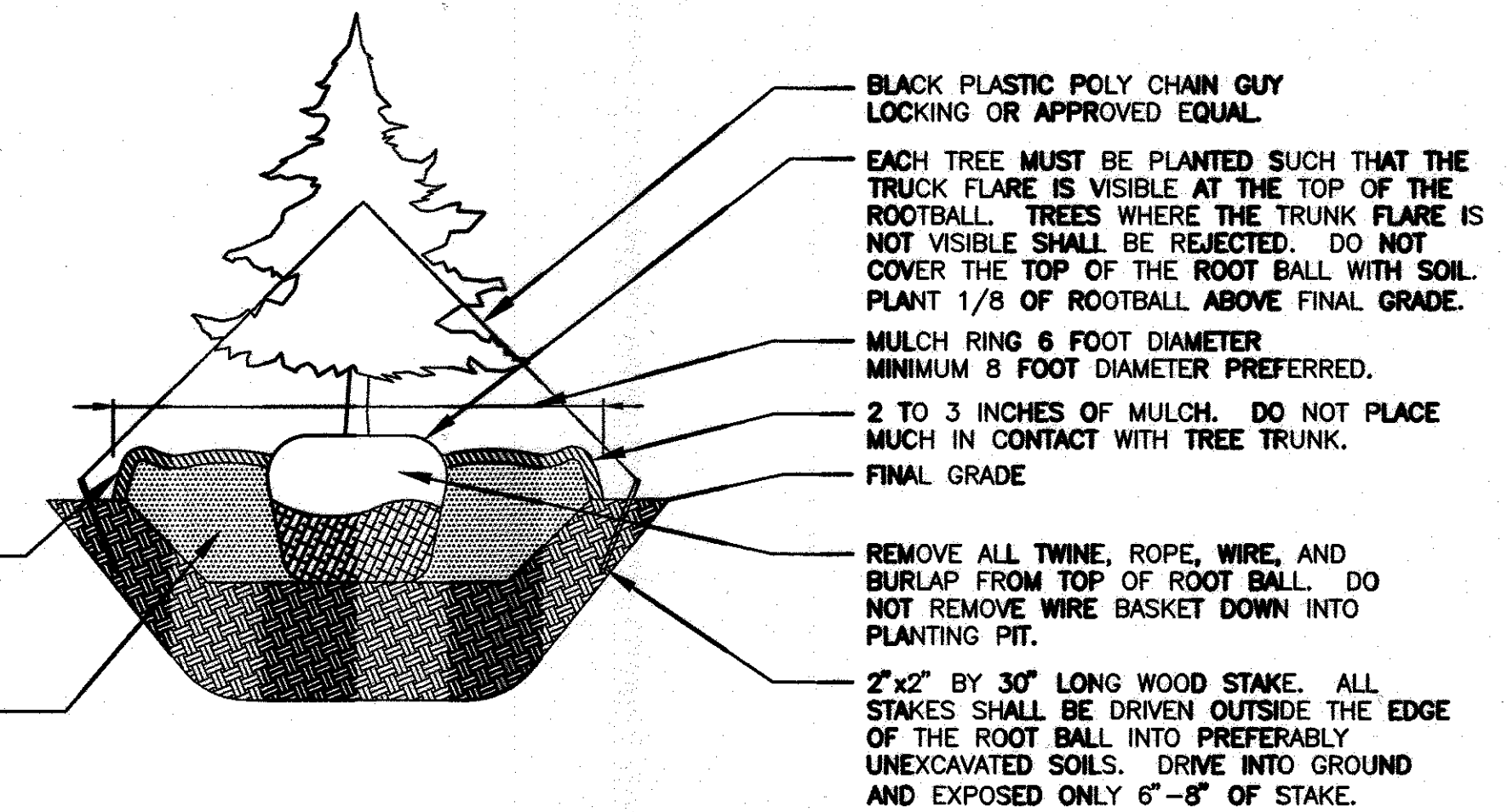
**NOTES:**

- SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE REJECTED.
- STAKE TREES AS SHOWN.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'
- CONTRACTOR TO REMOVE AND GRADE OUT PLANTING SAUCER AT END OF ONE YEAR MAINTENANCE PERIOD. AREA AROUND TREES SHALL BE GRADED SMOOTH TO ELIMINATE MOUNDING. CONTRACTOR TO RE-MULCH AREA AROUND TREE WHEN GRADING IS COMPLETE.

CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.  
 BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

**EVERGREEN TREE PLANTING DETAIL**

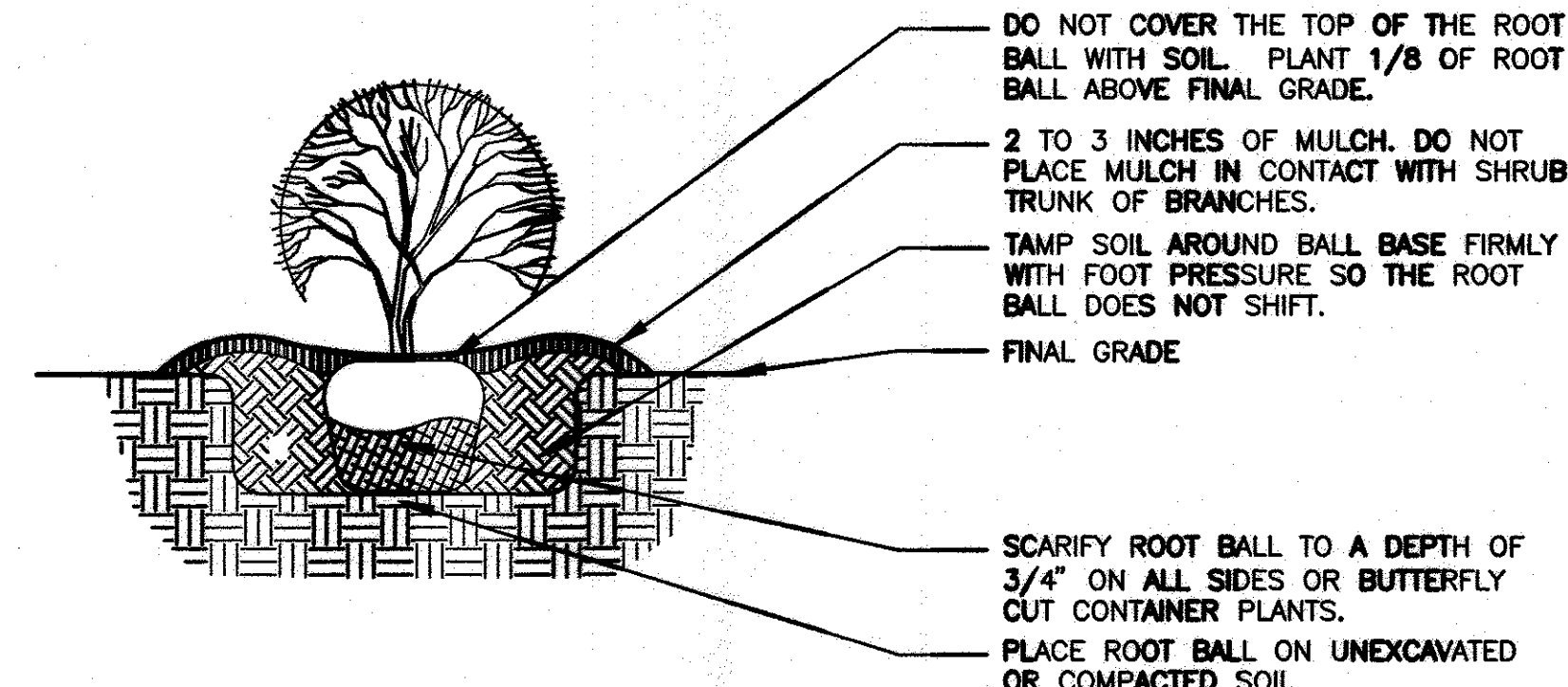
NOT TO SCALE



- BLACK PLASTIC POLY CHAIN GUY LOCKING OR APPROVED EQUAL.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING 6 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MUCH IN CONTACT WITH TREE TRUNK.
- FINAL GRADE
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET DOWN INTO PLANTING PIT.
- 2"x2" BY 30" LONG WOOD STAKE. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOILS. DRIVE INTO GROUND AND EXPOSED ONLY 6"-8" OF STAKE.

**NOTES:**

- SEE PLANTING SPECIFICATIONS FOR PREPARATION OF PLANTING BED.
- DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.
- DIG PLANTING PIT 12" WIDER THAN THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 18".
- FOR B&B SHRUBS: REMOVE ALL TWINE, ROPE, AND BURLAP FROM THE TOP OF ROOT BALL
- ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.



**SHRUB PLANTING DETAIL**

NOT TO SCALE

- DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOT BALL ABOVE FINAL GRADE.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB TRUNK OR BRANCHES.
- TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THE ROOT BALL DOES NOT SHIFT.
- FINAL GRADE
- SCARIFY ROOT BALL TO A DEPTH OF 3/4" ON ALL SIDES OR BUTTERFLY CUT CONTAINER PLANTS.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

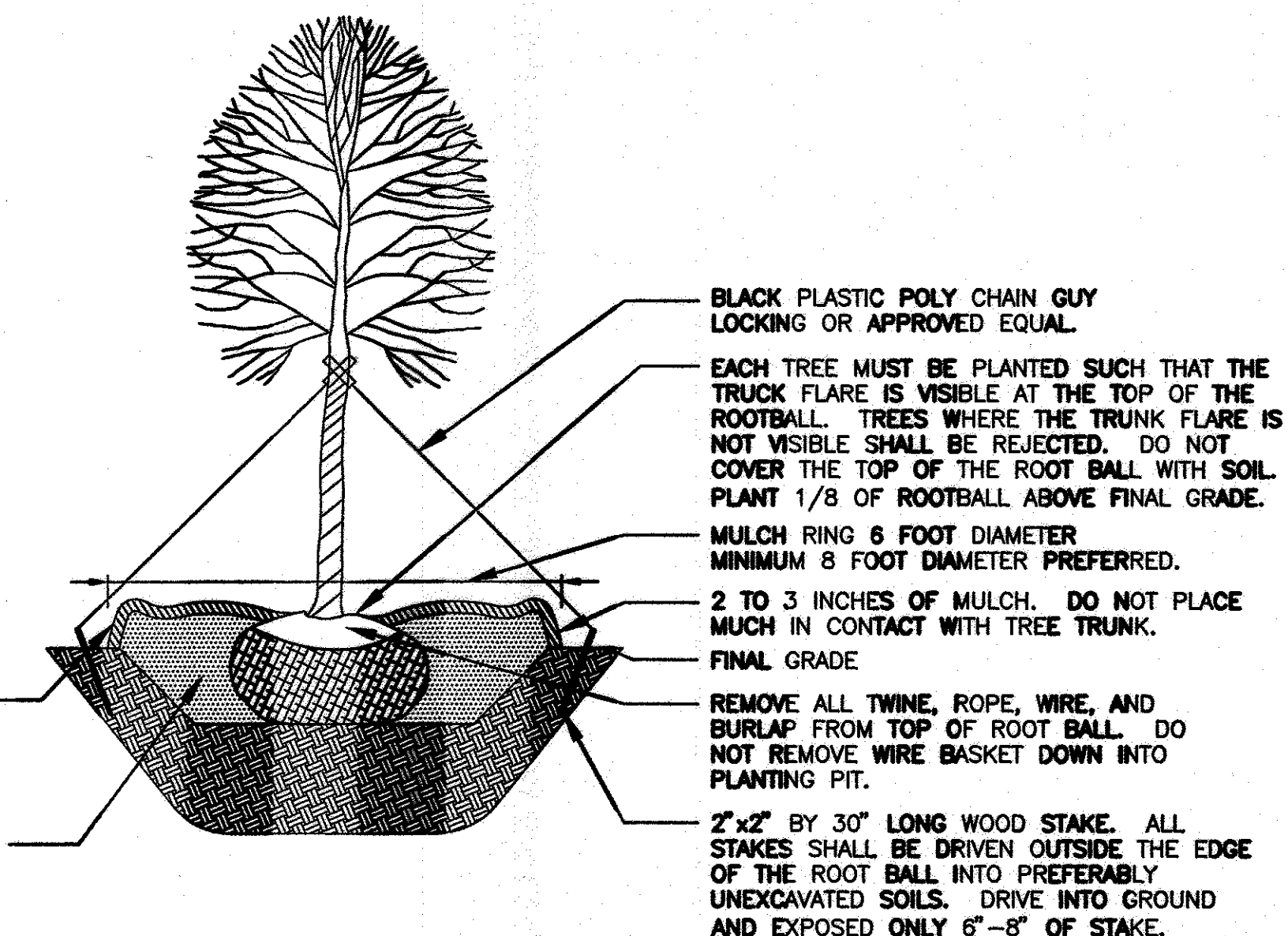
**NOTES:**

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES AS SHOWN.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.
- TIGHTEN GUY ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUY SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND ALL BRANCHES SHALL BE BUFFERED FROM THE GUY.
- TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.
- INSTALL THREE GUYS PER TREE, SPACED EVENLY AROUND THE TRUNK.
- REMOVE STAKES AFTER ONE YEAR
- CONTRACTOR TO REMOVE AND GRADE OUT PLANTING SAUCER AT END OF ONE YEAR MAINTENANCE PERIOD. AREA AROUND TREES SHALL BE GRADED SMOOTH TO ELIMINATE MOUNDING. CONTRACTOR TO RE-MULCH AREA AROUND TREE WHEN GRADING IS COMPLETE.

CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.  
 BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

**DECIDUOUS B&B TREE PLANTING DETAIL**

NOT TO SCALE



- BLACK PLASTIC POLY CHAIN GUY LOCKING OR APPROVED EQUAL.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING 6 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MUCH IN CONTACT WITH TREE TRUNK.
- FINAL GRADE
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET DOWN INTO PLANTING PIT.
- 2"x2" BY 30" LONG WOOD STAKE. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOILS. DRIVE INTO GROUND AND EXPOSED ONLY 6"-8" OF STAKE.

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 36065 Exp. Date: 6-12-18

**DEVELOPER'S / OWNERS' LANDSCAPE 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 Landscape Manual. I/We further certify that upon completion a Letter of Landscape Installation, accompanied by an executed on year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

DEVELOPER'S / OWNERS' NAME

6-12-17 Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 5/15/17 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 6/19/17 DATE

DIRECTOR 6-19-17 DATE

KEVIN M. WALKER Professional Engineer Number 36065

DEVELOPER:

RIVERWATCH ELKRIDGE, LLLP  
 5670B FURNACE AVE  
 ELKRIDGE, MD 21075  
 410-788-0027

ATTN: JEFFREY C. KIRBY

OWNER:

TAP LLC  
 12183 TRIADLPHIA RD  
 ELLICOTT CITY, MD 21042

**PHOENIX ENGINEERING, INC.**

21132 OLD YORK ROAD  
 PARKTON, MD 21120  
 PHONE: 410-329-1150  
 FAX: 410-329-1110  
 WWW.PHOENIX-ENG.COM

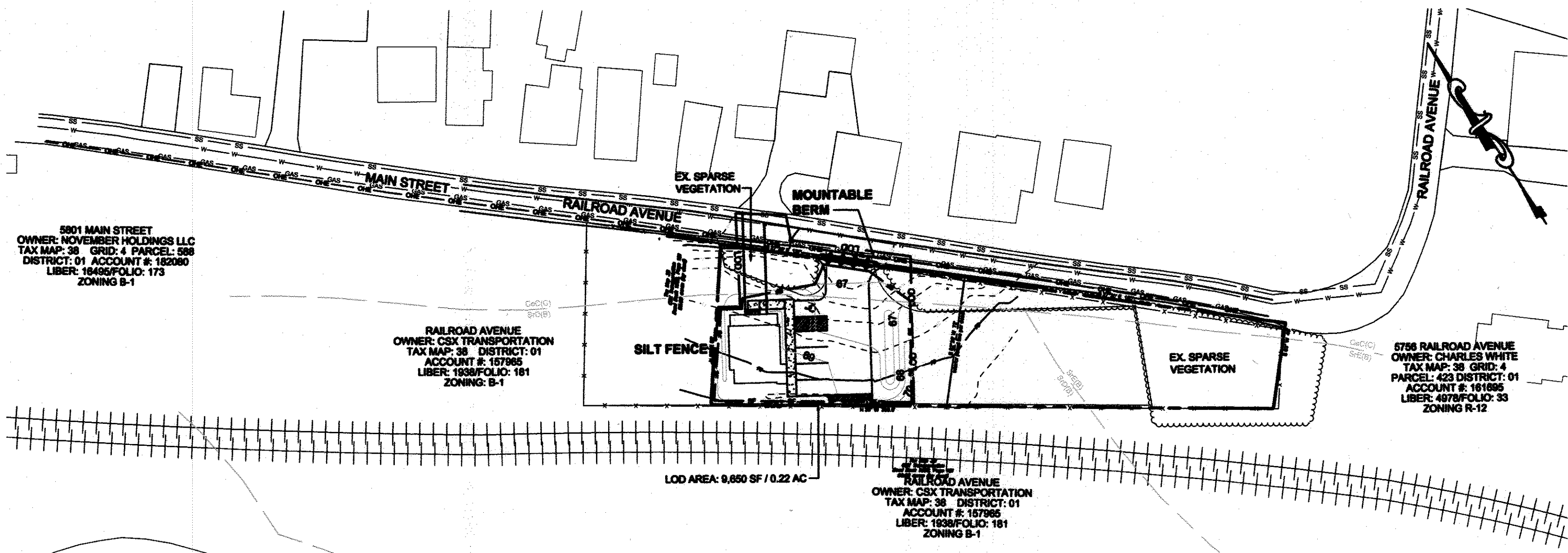
**REVISED WAIVER PETITION EXHIBIT**

5650 RAILROAD AVENUE  
 (AKA. 5650 MAIN STREET)

ZONING: B-1 (BUSINESS: LOCAL) DISTRICT  
 TAX MAP: 38 GRID: 4 PARCEL: 611  
 DISTRICT: 01 ACCOUNT #: 182072  
 LIBER: 5449/FOLIO: 549  
 CENSUS TRACT: 601201  
 HOWARD COUNTY, MARYLAND

Sheet No.: 2 Of 5





**SEDIMENT CONTROL PLAN**

SCALE: 1"=50'

**GENERAL NOTES**

- REFER TO "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREIN.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE CONTROL OF ANY SEDIMENT. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.
- AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1), AND
  - SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- ANY CHANGE TO THE GRADING PROPOSED ON THIS PLAN REQUIRES RE-SUBMISSION TO HOWARD COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL.
- DUST CONTROL WILL BE PROVIDED FOR ALL DISTURBED AREAS. REFER TO "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PAGE H-30-1, FOR ACCEPTABLE METHODS AND SPECIFICATIONS FOR DUST CONTROL.
- ANY VARIATIONS FROM THE SEQUENCE OF OPERATIONS STATED ON THIS PLAN REQUIRE THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO INITIATION OF THE CHANGE.
- EXCESS CUT OR BORROW MATERIAL SHALL GO TO, OR COME FROM, RESPECTIVELY, A SITE WITH AN OPEN GRADING PERMIT.
- THE FOLLOWING ITEM MAY BE USED AS APPLICABLE: REFER TO "MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION" BY THE WATER MANAGEMENT ADMINISTRATION OF THE MD. DEPT. OF THE ENVIRONMENT REVISED NOVEMBER, 2000 FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREIN FOR WATERWAY CONSTRUCTION.
- CONTRACTOR SHALL PUMP ALL STANDING WATER THROUGH A FILTERING DEVICE TO A CLEAR WATER OUTFALL WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT.
- PUMPING SEDIMENT-LADEN WATER INTO WATERS OF THE STATE IS STRICTLY PROHIBITED. ANY PORTABLE DEWATERING DEVICE MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE.

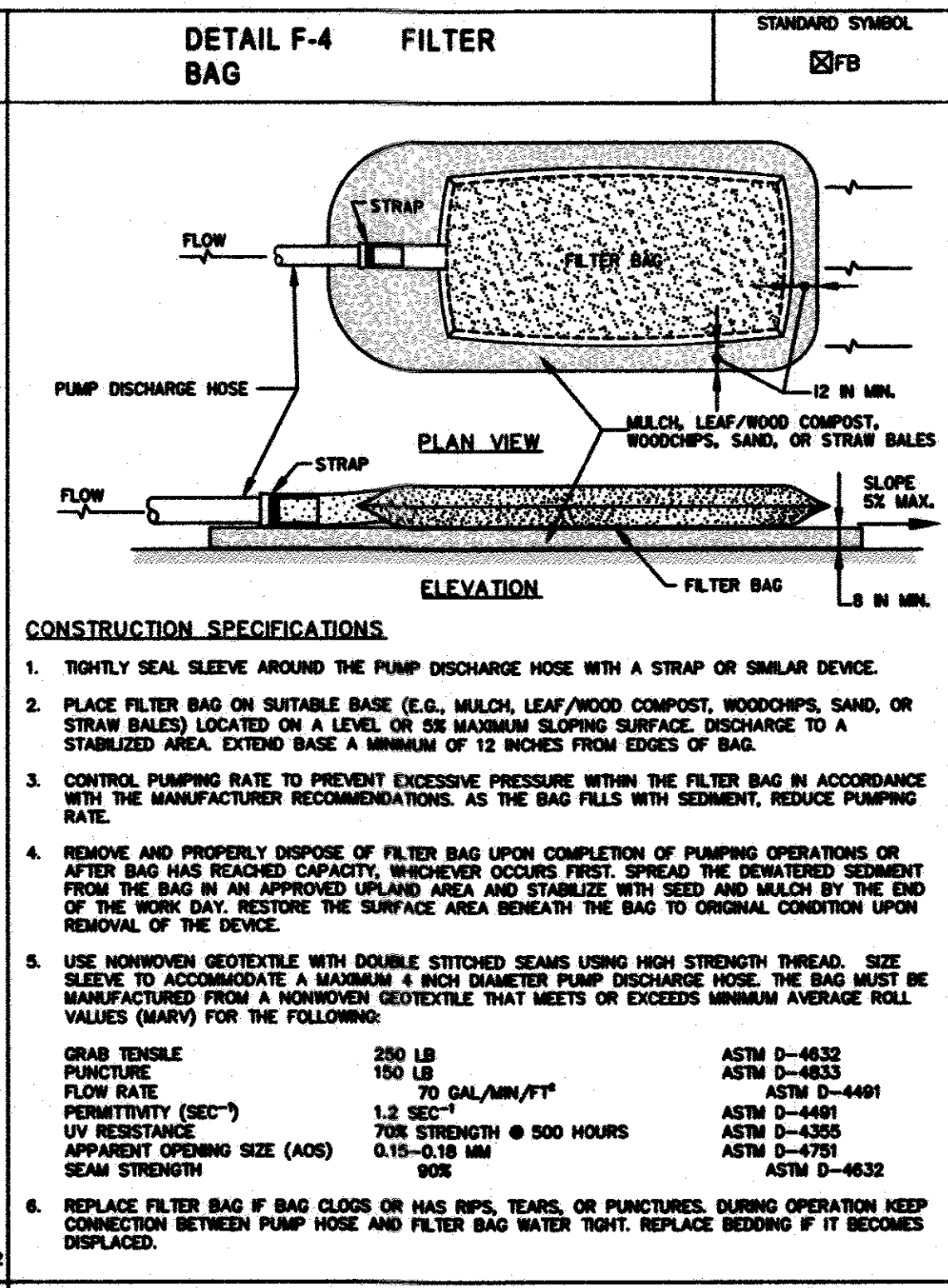
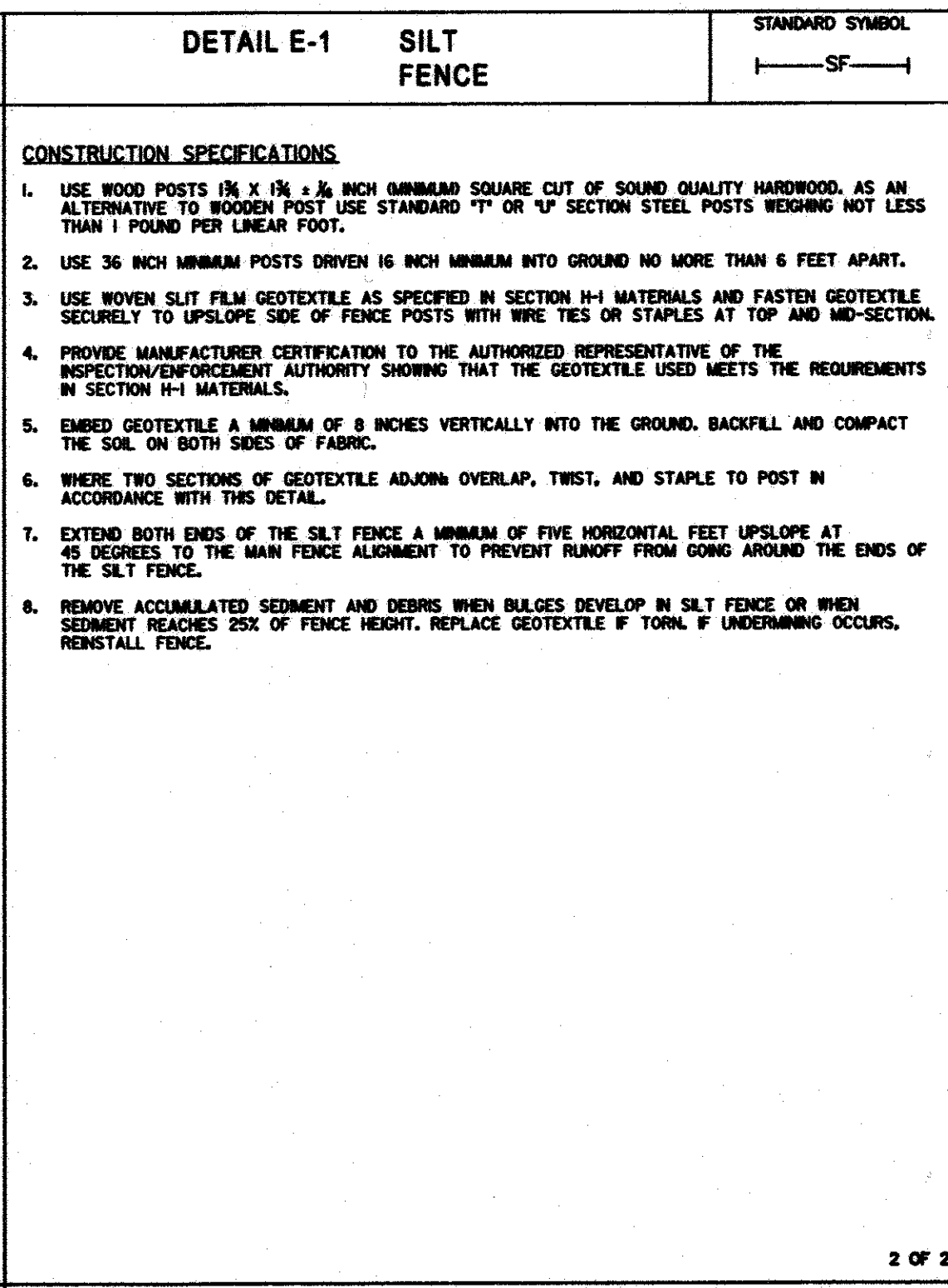
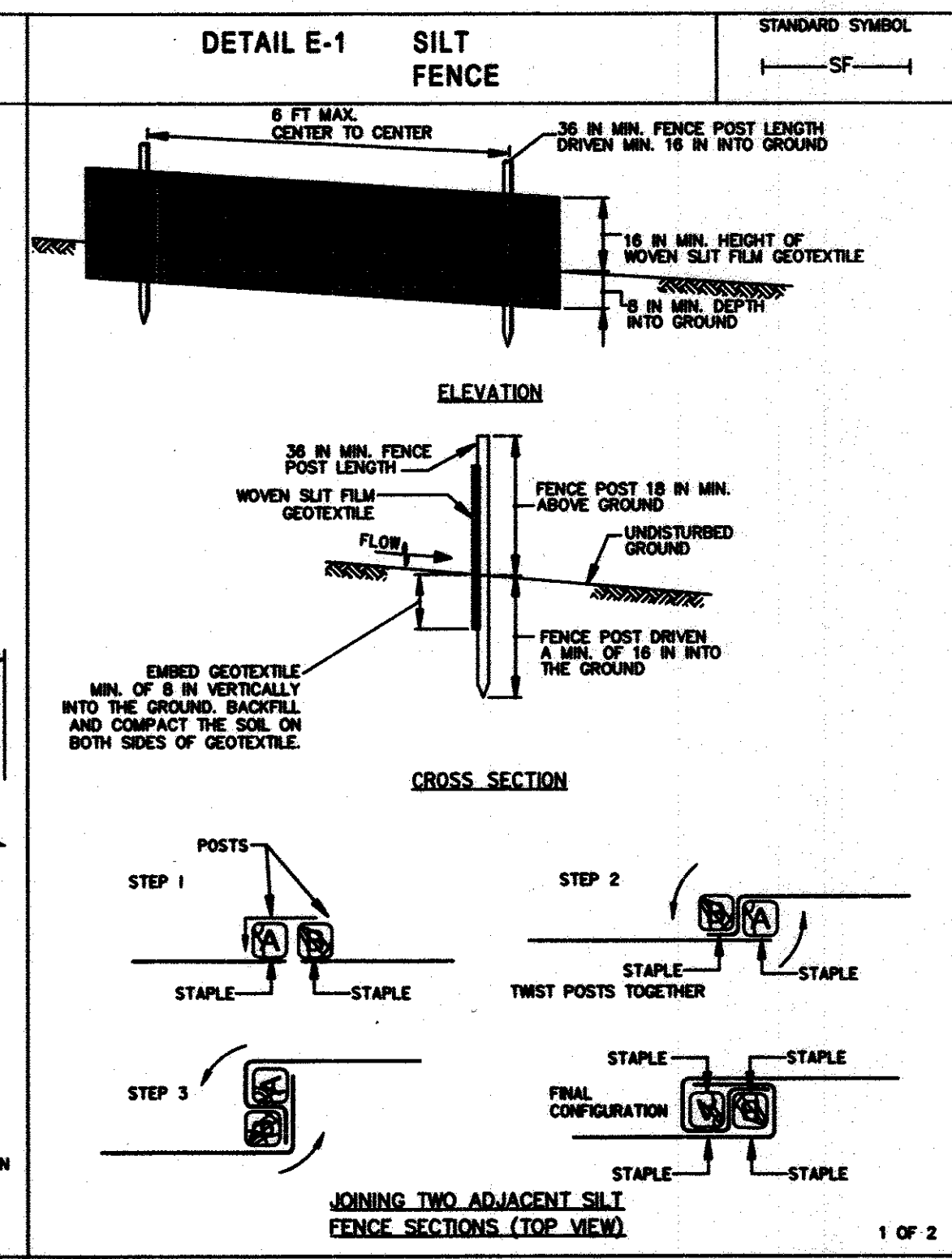
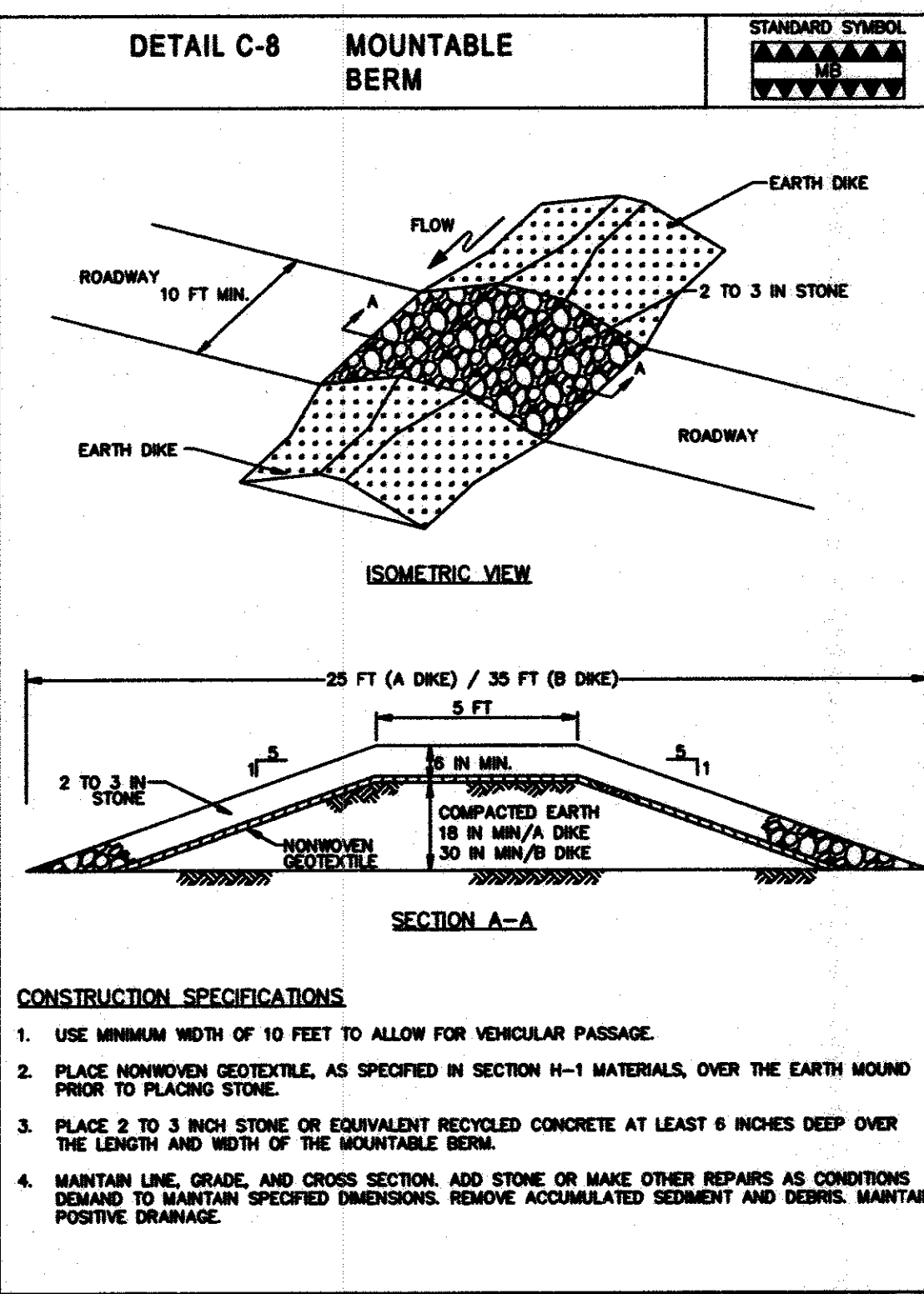
**LEGEND**

- EX. CONTOUR
- PROPERTY LINE
- PROP. CONTOUR
- EX. VEGETATION
- EX. RAILROAD TRACKS
- EX. CHAINLINK FENCE
- EX. WATER
- EX. SEWER
- EX. GAS
- EX. OVERHEAD ELECTRIC
- LIMIT OF DISTURBANCE
- SILT FENCE

THE PROPOSED LOD RUNS ALONG THE PROPERTY LINES AND NOT INTO NEIGHBORING PROPERTIES. THE LOD LINE IS SHOWN AWAY FROM THE PROPERTY LINE FOR GRAPHIC CLARITY AND DISPLAY PURPOSES ONLY.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN A GRADING PERMIT
- CONSTRUCT MOUNTABLE BERM.
- CLEAR AND GRUB AREA FOR, AND INSTALL REMAINING SEDIMENT CONTROL DEVICES.
- ROUGH GRADE SITE AND STABILIZE AS PER TEMPORARY SEEDING NOTES.
- CONSTRUCT ALL SITE IMPROVEMENTS
- FINE GRADE SITE AND SEED DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011

**ENGINEER'S CERTIFICATE**

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

*Kevin M. Walker* 6/8/17  
 ENGINEER, KEVIN WALKER P.E. #56665 DATE  
 PHOENIX ENGINEERING, INC.

**DEVELOPER'S CERTIFICATE**

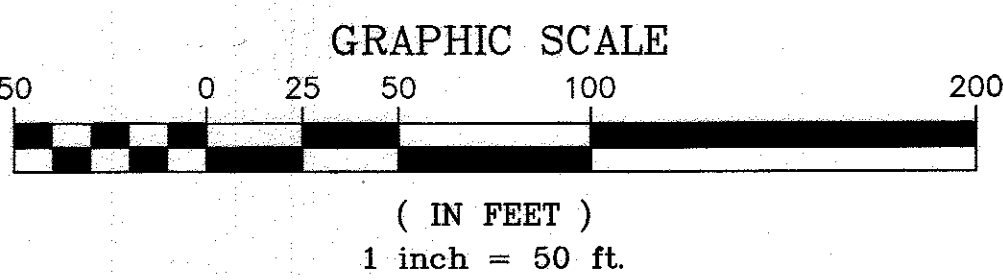
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENTATION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

*Jeffrey C. Kirby* 6/12/17  
 DEVELOPER, JEFFREY C. KIRBY DATE  
 APPROVED, DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/15/17  
 CHIEF, DIVISION OF LAND DEVELOPMENT 6/19/17  
 DIRECTOR, WILLIAM J. JEFFERSON 6-19-17

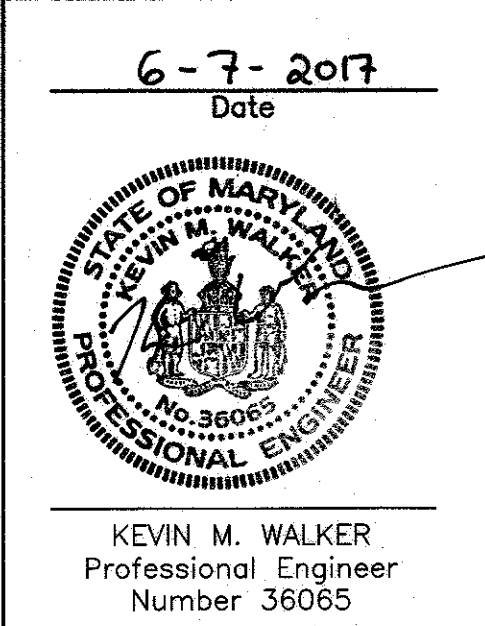
**PERMANENT SEEDING SUMMARY**

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LINE RATE
					N	P2O5	K2O	
3	REDTOP	1	2/15-5/31	1/4- 1/2 INCH	45 LB/AC (1.0 LB/1000SF)	90 LB/AC (2 LB/1000SF)	90 LB/AC (2 LB/1000SF)	2 TONS/AC (90 LB/1000SF)
3	COMMON LESPEDEZA	10	2/15-5/31	1/4- 1/2 INCH				
3	CANADIAN WILD RYE	3	2/15-5/31	1/4- 1/2 INCH				
3	DEERTONGUE	20	2/15-5/31	1/4- 1/2 INCH				
6	TALL FESCUE	40	2/15-4/30 8/15-10/31	1/4- 1/2 INCH				
6	WHITE CLOVER	5	8/15-10/31	1/4- 1/2 INCH				
6	PERENNIAL RYE	25	8/15-10/31 2-15-4/30	1/4- 1/2 INCH				

\* FOR THE PERIOD OF 5/1-8/14 SEE NOTE 1 UNDER TEMP. SEEDING TABLE B-1 FOR USE OF NURSE CROPS.



PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 36065 Exp. Date: 6-12-18



**DEVELOPER:**  
 RIVERWATCH ELKRIDGE, LLLP  
 5670B FURNACE AVE  
 ELKRIDGE, MD 21075  
 410-788-0027  
 ATTN: JEFFREY C. KIRBY

**OWNER:**  
 TAP LLC  
 12183 TRIADELPHIA RD  
 ELLICOTT CITY, MD 21042



**PHOENIX ENGINEERING, INC.**

21132 OLD YORK ROAD  
 PARKTON, MD 21120  
 PHONE: 410-329-1150  
 FAX: 410-329-1110  
 WWW.PHOENIX-ENG.COM

**REVISED WAIVER PETITION EXHIBIT**

5650 RAILROAD AVENUE  
 (AKA. 5650 MAIN STREET)

ZONING: B-1 (BUSINESS: LOCAL) DISTRICT  
 TAX MAP: 38 GRID: 4 PARCEL: 611  
 DISTRICT: 01 ACCOUNT #: 182072  
 LIBER: 5449/FOLIO: 549  
 CENSUS TRACT: 601201  
 HOWARD COUNTY, MARYLAND  
 Sheet No.: 3 of 5