

G-8819

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
300 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
PERMITS (410) 313-2868 INSPECTIONS (410) 313-2869
AUTOMATED INFORMATION (410) 313-3888

HOWARD COUNTY PERMIT APPLICATION

PERMIT NUMBER

BO050721 KB

Building Address 4781 TEN OAKS ROAD
DAYTON, MD
Suite/Apt. #: _____ SDP/WP/Petition #: 02-39
Census Tract 605101 Subdivision 4781 Ten Oaks Road Property
Section TAXID 05344271 Area _____ Lot _____
Tax Map 20 Parcel (34)X Grid 8
Zoning B-1 Map Coordinates 13H2 Lot size .58 AC

Property Owner's Name JIM SELFRIDGE
Address 14045 GARD DRIVE
City GLENWOOD State MD Zip Code 21738
Home Phone 410-992-8631 Work Phone 410-531-8930
Applicant's Name & Mailing Address, (if other than stated hereon):
Phone _____ Fax _____

Existing Use VACANT LOT
Proposed Use OFFICE Bldg.
Estimated Construction Cost \$ 400,000
Description of Work 2 story wood framed office
bldg, 13 rooms, 2 HB, 1 Bsmt Roughin,
2 Kitchens

Contractor Company JAMES H Selfridge Builders, Inc
Contact Person TIM RAGEN
Address 14045 GARD DRIVE
City GLENWOOD State MD Zip Code 21738
License No. HB00729
Phone 410-531-8930 Fax 410-531-8939

Occupant or Tenant _____
Contact Name N/A
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____

Engineer or Architect Company Ronald Johnston, Assoc.
Contact Person Ron Johnston
Address 11407 BARLEY FIELD WAY
City MARRIOTTVILLE State MD Zip Code 21104
Phone 410-442-3667 Fax 410-442-3733

BUILDING DESCRIPTION - <u>COMMERCIAL</u>	
Building Characteristics	Utilities
Height: _____	Water Supply: _____
No. of stories: <u>2</u>	Public <input type="checkbox"/>
Gross area, sq. ft. per floor: <u>1,568</u>	<input checked="" type="checkbox"/> Private
Use group: _____	Sewage Disposal: _____
Construction type: _____	Public <input type="checkbox"/>
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Structural Steel	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Masonry	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
<input checked="" type="checkbox"/> Wood Frame	Heating System: _____
<input type="checkbox"/> State Certified Modular	Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/>
	Natural Gas <input type="checkbox"/>
	Propane Gas <input type="checkbox"/>
	Sprinkler system: <u>N/A</u> <input checked="" type="checkbox"/>
	Full _____
	Partial _____
	Other Suppression _____
	# of Heads _____

BUILDING DESCRIPTION - <u>RESIDENTIAL</u>	
Building Characteristics	Utilities
SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/>	Water Supply: _____
Depth _____ Width _____	Public <input type="checkbox"/>
1st floor: _____	Private <input type="checkbox"/>
2nd floor: _____	Sewage Disposal: _____
Basement: _____	Public <input type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Private <input type="checkbox"/>
Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
No. of Bedrooms: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Multi-family dwellings: _____	Heating System: _____
No. of efficiency units: _____	Electric <input type="checkbox"/> Oil <input type="checkbox"/>
No. of 1 BR units: _____	Natural Gas <input type="checkbox"/>
No. of 2 BR units: _____	Propane Gas <input type="checkbox"/>
No. of 3 BR units: _____	Sprinkler system: <u>N/A</u> <input type="checkbox"/>
Other Structure: _____	NFPA #13D _____
Dimensions: _____	NFPA #13R _____
Footings: _____	Other: _____
Roof: _____	
<input type="checkbox"/> State Certified Modular	
<input type="checkbox"/> Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THEREON; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature Tim Ragen
VP of Manufacturing / James H. Selfridge Builders
Title/Company _____

Print Name TIM RAGEN
Date 10.25.04

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
** PLEASE WRITE NEATLY AND LEGIBLY **
FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE APPROVAL
Land Development DPZ		
State Highways		
Building Official		
Dev. Planning DPZ		
Health	<u>11/18/04</u>	<u>[Signature]</u>
Fire Protection		
Sediment Control approval required prior to issuance?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>		
ONE STOP HDR: <input type="checkbox"/>		

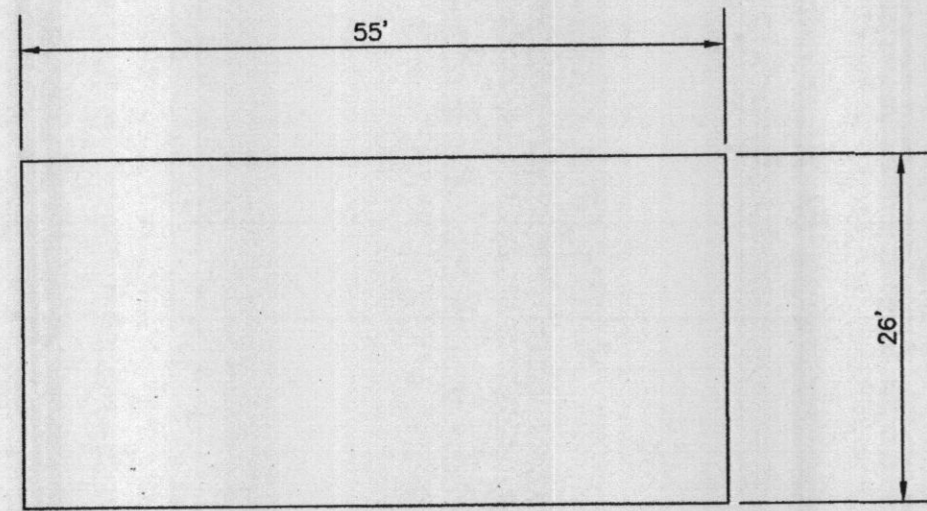
DPZ SETBACK INFORMATION	PROPERTY ID#
Front: _____	<u>60800</u>
Rear: _____	Filing fee \$ <u>50</u>
Side: _____	Permit fee \$ _____
Side St.: _____	Excise tax \$ _____
All minimum setbacks met? <input type="checkbox"/>	Add'l pers fee \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>	TOTAL FEES \$ _____
Is Entrance Permit required? <input type="checkbox"/>	Sub-total paid \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>	Balance due \$ _____
Historic District? <input type="checkbox"/>	Check <u>126</u>
YES <input type="checkbox"/> NO <input type="checkbox"/>	Validation <u>7793</u>
ER Coverage for New Town Zone _____	
SDP Re-line approval date _____	Accepted by <u>[Signature]</u>

Distribution of Copies: White: Building Official, Green: LDD, DPZ, Yellow: DED, DPZ, Pink: Health, Gold: SHA

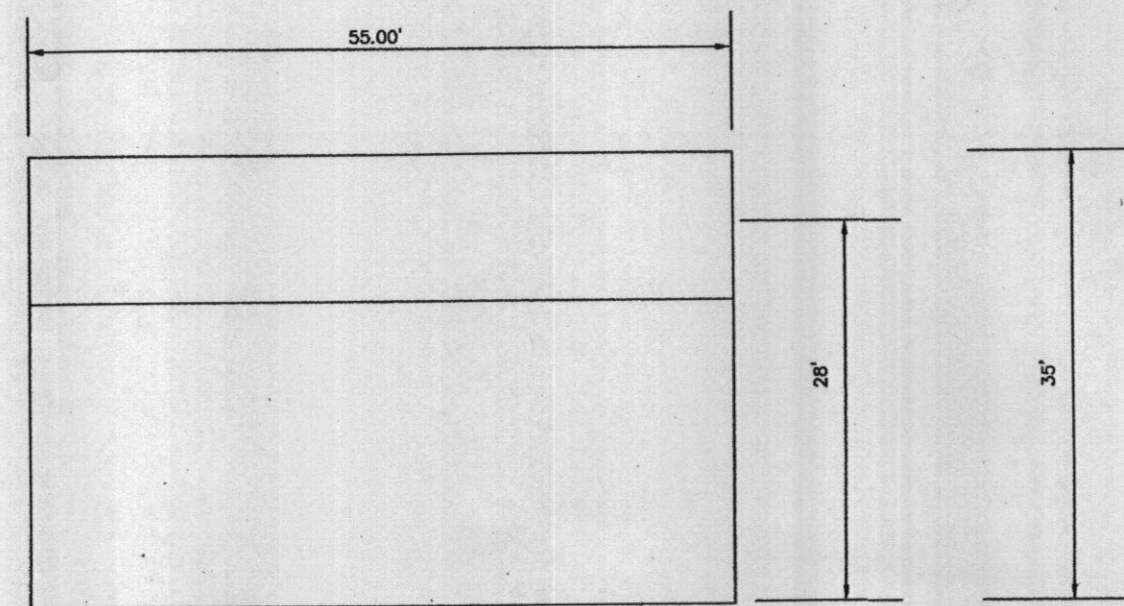
SITE DEVELOPMENT PLAN

4781 TEN OAKS ROAD PROPERTY PARCEL 34 AND PART OF PARCEL 94

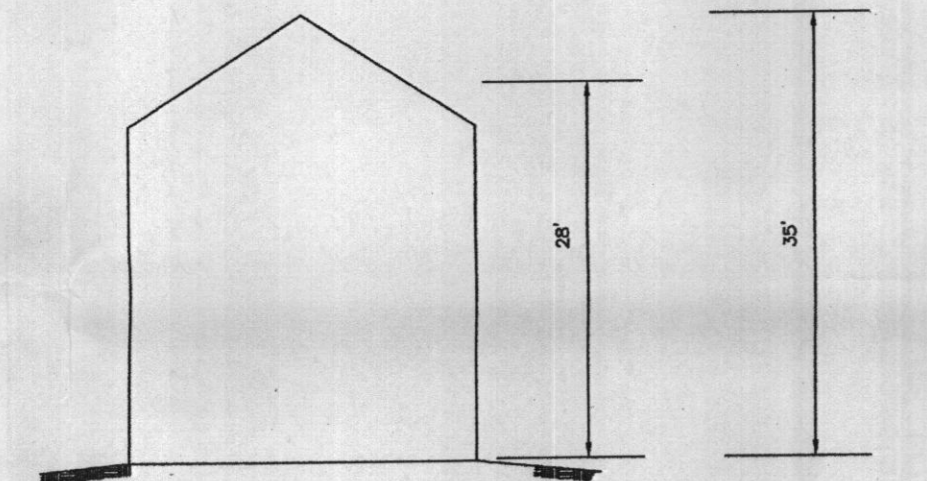
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



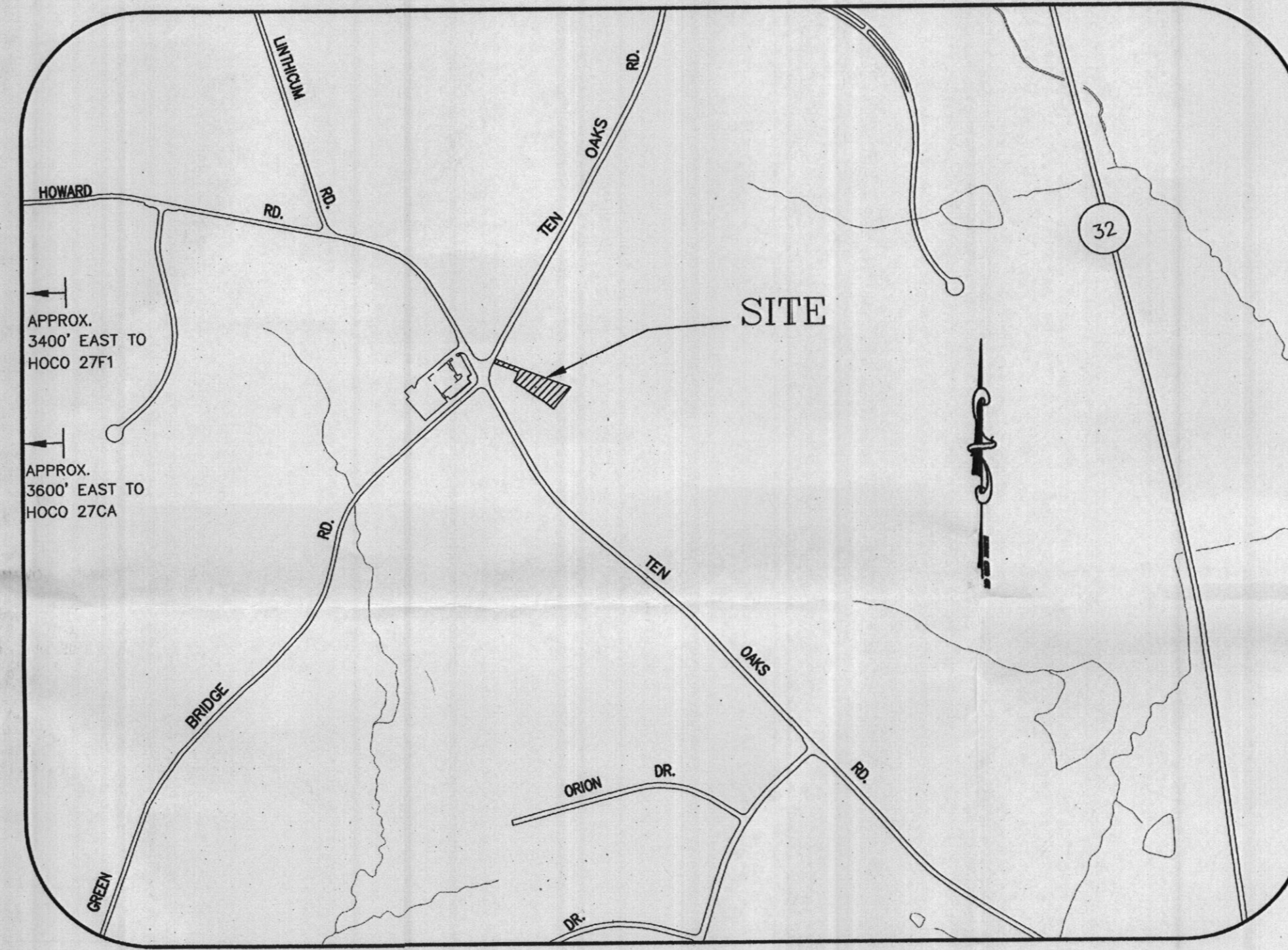
BUILDING PLAN
SCALE: 1"=15'



BUILDING PROFILE
SCALE: 1"=15'



SOUTH ELEVATION DRAWING
SCALE: 1"=15'



VICINITY MAP
SCALE 1"=600'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED B-1 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**
TAX MAP: 28 - PARCEL: 34, BLOCK: B.
ELECTION DISTRICT: FIFTH
ZONING: B-1.
DEED REFERENCE: 5247/604.
TOTAL TRACT AREA: 25,213 SQ. FT. OR 0.58 AC.±
NUMBER OF PROPOSED BUILDABLE LOTS: 1.
PROPOSED USE: GENERAL OFFICE BUILDING.
BUILDING: 3 FLOORS (INCLUDING BASEMENT)
1,485 SF. PER FLOOR = 4,455 SF.
PARKING TABULATION:
4,455 SF. x 3.3 SPACES PER 1000 SF = 15
PARKING REQUIRED = 15
PARKING PROVIDED = 15
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. IN APRIL 2001.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. No. 27CA N 575,270.018 ELEV. 531.610
E 1,307,150.239
STA. No. 27F1 N 568,964.659 ELEV. 527.261
E 1,308,655.333
- NO WETLANDS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS TRAFFIC GROUP, DATED OCTOBER, 2001.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 17.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
C&P TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 383-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- SEE DETAIL ON SHEET 2 OF 4 FOR DRIVEWAY.
- USE HOWARD COUNTY STD. P-2 PAVING SECTION UNLESS OTHERWISE SHOWN, SEE SHEET 2.
- THE OUTDOOR LIGHTING WILL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SECURITY FOR THE REQUIRED 16 SHADE TREES & 7 EVERGREEN TREES IN THE AMOUNT OF \$ 5,850.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JUNE 2002. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.10 ACRES (4,356.0 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$2,178.00.
- NO 15% TO 25% OR 25% OR GREATER SLOPES EXIST ON-SITE. SECTION 134.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE "2000 MARYLAND DESIGN MANUAL".
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE EDGE OF PROPOSED PAVEMENT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- WATER QUALITY AND RECHARGE VOLUME HAVE BEEN TREATED VIA BIORETENTION, BIORETENTION WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE OUTDOOR LIGHT TYPES ARE AS FOLLOWS:
- 100-WATT TIRADITIONAIRE HPS VAPOR POST FIXTURE ON A 14' BLACK FIBERGLASS POLE.
- LIGHTING SHALL BE DESIGNED TO BE SHIELDED AND DIRECTED TO MINIMIZE GLARE AND SPILLOVER OF LIGHT TOWARD ADJACENT PROPERTIES OR PUBLIC STREETS.

C. A RECORDED SHARED ACCESS AND MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR THE PROPOSED SHARED DRIVEWAY AND ENTRANCE ON P/O PARCEL 94, AND THE SHARED ACCESS EASEMENT SHALL BE INDICATED ON THE SDP-02-039 PLANS, AND THE SHARED ACCESS EASEMENT WITH ITS RECORDING NUMBERS SHALL BE INDICATED ON THE SDP-02-039 PLAN ORIGINALS (L.8030 F.373-384)

THIS DOCUMENT ALSO SERVES AS PERC CERT DOCUMENT, SINCE NO COMPLETED PERC CERT APPEARS TO HAVE BEEN SIGNED PREVIOUSLY.

SITE ANALYSIS DATA CHART

TOTAL AREA OF PROJECT	0.58 Ac±
TOTAL DISTURBED AREA	0.52 Ac±
EXISTING ZONING	B-1
PROPOSED USE	GENERAL OFFICE BUILDING
NUMBER OF EMPLOYEES	20
FLOOR AREA PER FLOOR	1485 SF
BUILDING COVERAGE	5.88%
TOTAL FLOOR AREA BUILDING	4,455 SF
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
HANDICAPPED SPACES REQUIRED	1
HANDICAPPED SPACES PROVIDED	1

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
PARCEL 34	4781 TEN OAKS ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME 4781 TEN OAKS ROAD PROPERTY	SECTION/AREA N/A	LOT/PARCEL # PARCEL 34
PLAT # OR L/F 5247/604	BLOCK # B	ZONE B-1
TAX MAP 28	ELEC. DIST. FIFTH	CENSUS TRACT 605101
WATER CODE N/A	SEWER CODE N/A	
PROPOSED IMPROVEMENTS: GENERAL OFFICE BUILDING AND ASSOCIATED PARKING		

OWNER

SELFRIDGE BUILDERS
14045 GARED DRIVE
LEWISWOOD, MD. 21738

SHEET INDEX

COVER SHEET	1
SITE DEVELOPMENT PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
LANDSCAPE, FOREST CONSERVATION, & BIORETENTION PLAN	4

DEVELOPERS CERTIFICATE
I 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 PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Jim Selfridge 1/30/04
SIGNATURE OF DEVELOPER DATE
JIM SELFRIDGE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS THE WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

John P. ... 1/30/04
SIGNATURE OF ENGINEER DATE
JOHN P. ...
PRINTED NAME OF ENGINEER

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

APPROVED: FOR PRIVATE WATER AND SEWER, HOWARD COUNTY HEALTH DEPARTMENT.
Dennis ... 3-4-04
HOWARD COUNTY HEALTH OFFICER DATE

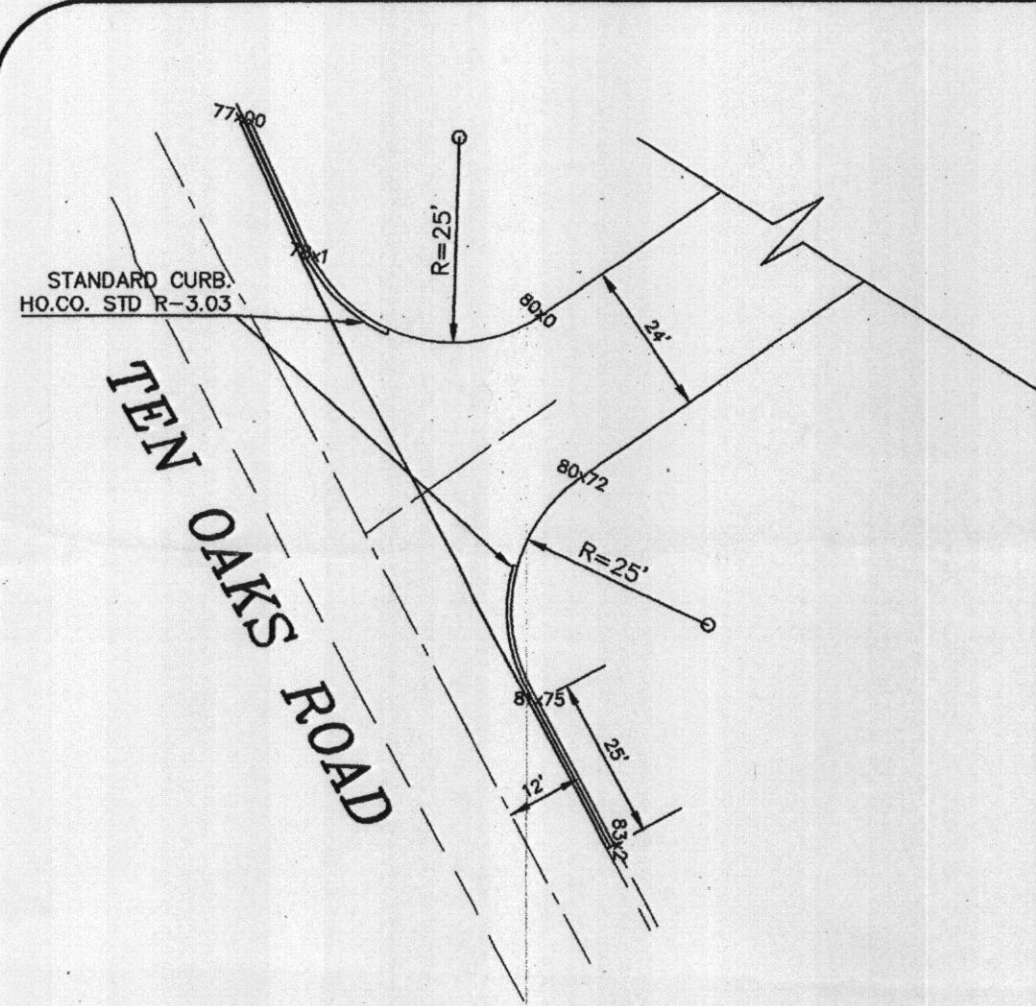
APPROVED: DEPARTMENT OF PLANNING AND ZONING
... 2/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
... 3/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
... 3/5/04
DIRECTOR DATE

project	2000-046	date	JUNE 2002
illustration	MT	engineering	
scale	1"=80'	approval	

no.		description	revisions

4781 TEN OAKS ROAD PROPERTY
 PARCEL 34 AND PART OF PARCEL 94
 TAX MAP 28 - PARCEL 34 - BLOCK B
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296 Fax (801) 621-5521 Wash. (410) 987-0298 Fax



DRIVEWAY ENTRANCE DETAIL

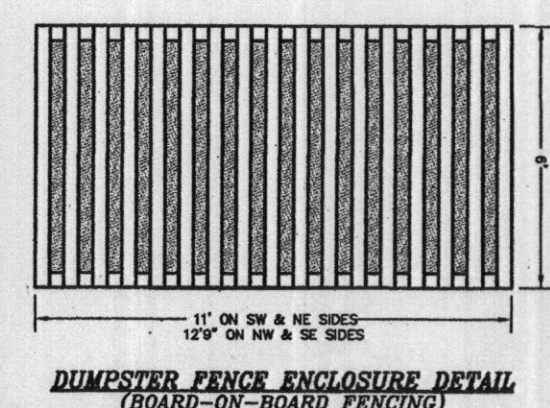
NOTE: SPOT ELEVATIONS SHOWN ARE FLOW LINE.

- LEGEND**
- SSP - DENOTES SUPER SILT FENCE
 - LOD - DENOTES LIMIT OF DISTURBANCE
 - ☆ - PROPOSED LIGHTING
 - - PASSED PERC HOLES
 - [Hatched] - DENOTES AREAS OF HOWARD COUNTY P-2 PAVING
 - [Dotted] - DENOTES AREAS OF SEPTIC EASEMENT
 - [Cross-hatched] - DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD.
 - [Stippled] - CONCRETE SIDEWALK
 - [Dashed] - STABILIZED CONSTRUCTION ENTRANCE
 - [Arrow] - FLOW ARROWS
 - [ECM] - EROSION CONTROL MATTING
- OWNER**
SELFRIDGE BUILDERS
14045 GARED DRIVE
GLENWOOD, MD. 21738

SEPTIC DESIGN
GALLONS PER DAY CRITERIA : GENERAL OFFICE BUILDING
20 EMPLOYEES
(20x15) = 300 GPD
400 GPD USED FOR DESIGN COUNTY MINIMUM
EASEMENT AREA = 2,650 sq.ft.
BUILDING FIRST FLOOR ELEV. = 596.15
BASEMENT NOT SEWERED
BUILDING
INV. OUT OF BUILDING=593.00

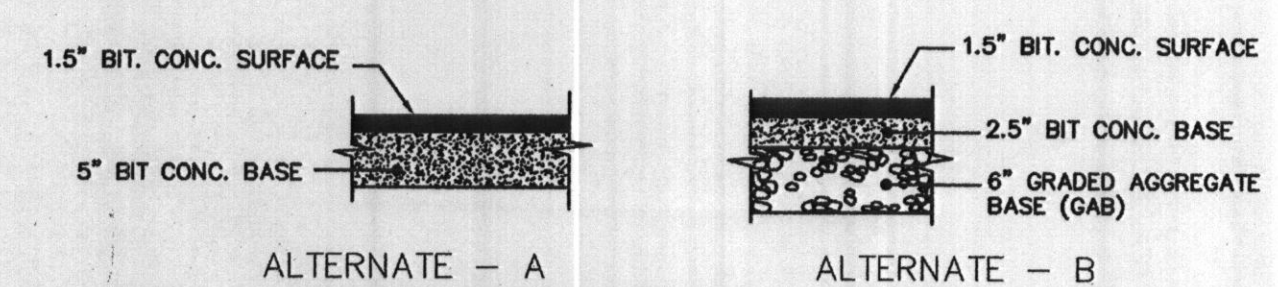
SEPTIC TANK
EX. GRADE = 596.00 ±
PROP. GRADE = 596.00 ±
INV. IN = 592.20
INV. OUT = 591.50
DISTRIBUTION BOX
EX. GRADE = 593.20 ±
PROP. GRADE = 594.30 ±
INV. IN = 590.00

NOTES:
1. ALL SOLID PIPES DOWN STREAM OF THE TANK TO BE COVERED IN GRAVEL.
2. USE THREE TRENCHES 55' LONG AS SHOWN ON THE PLAN.



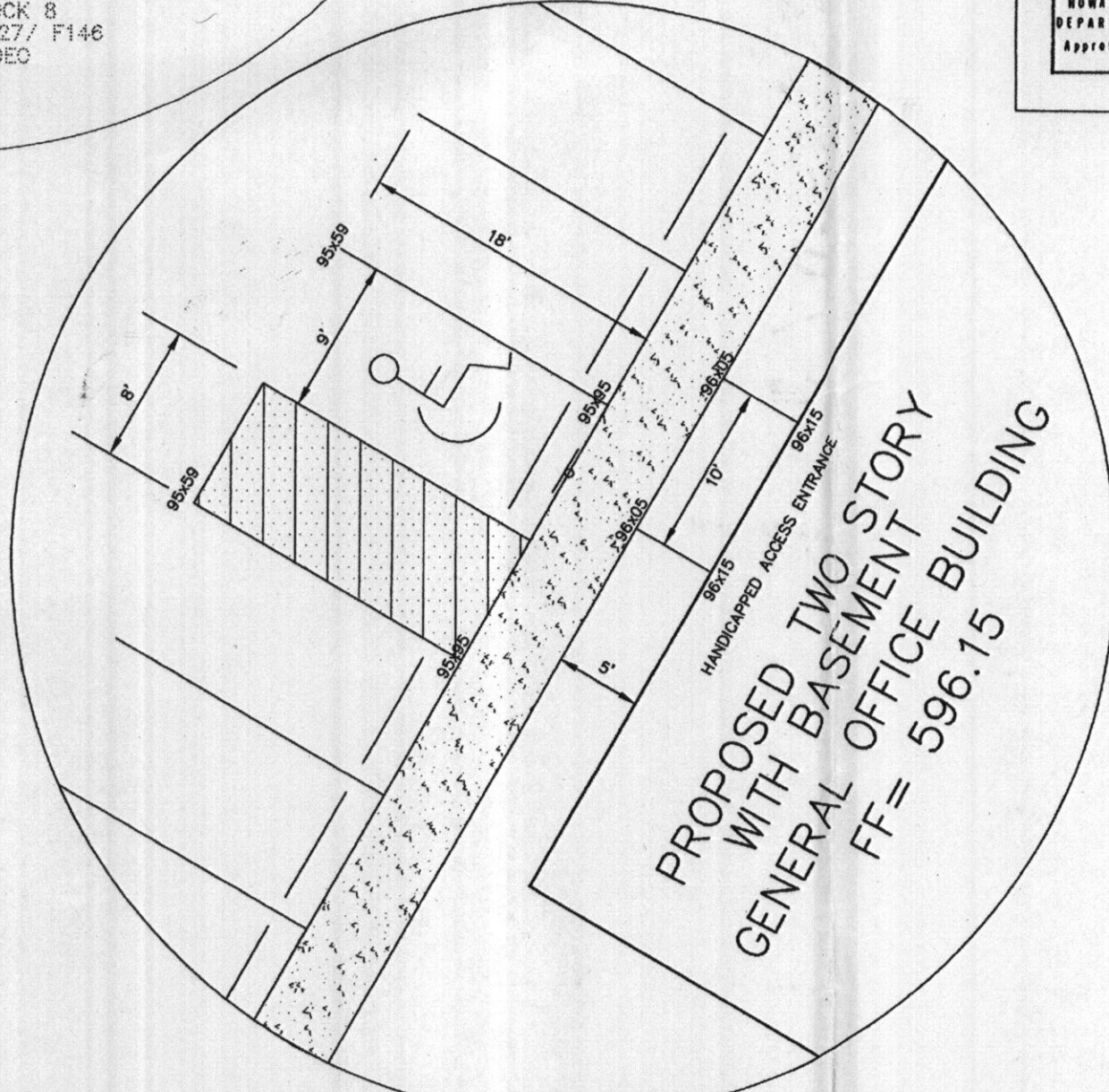
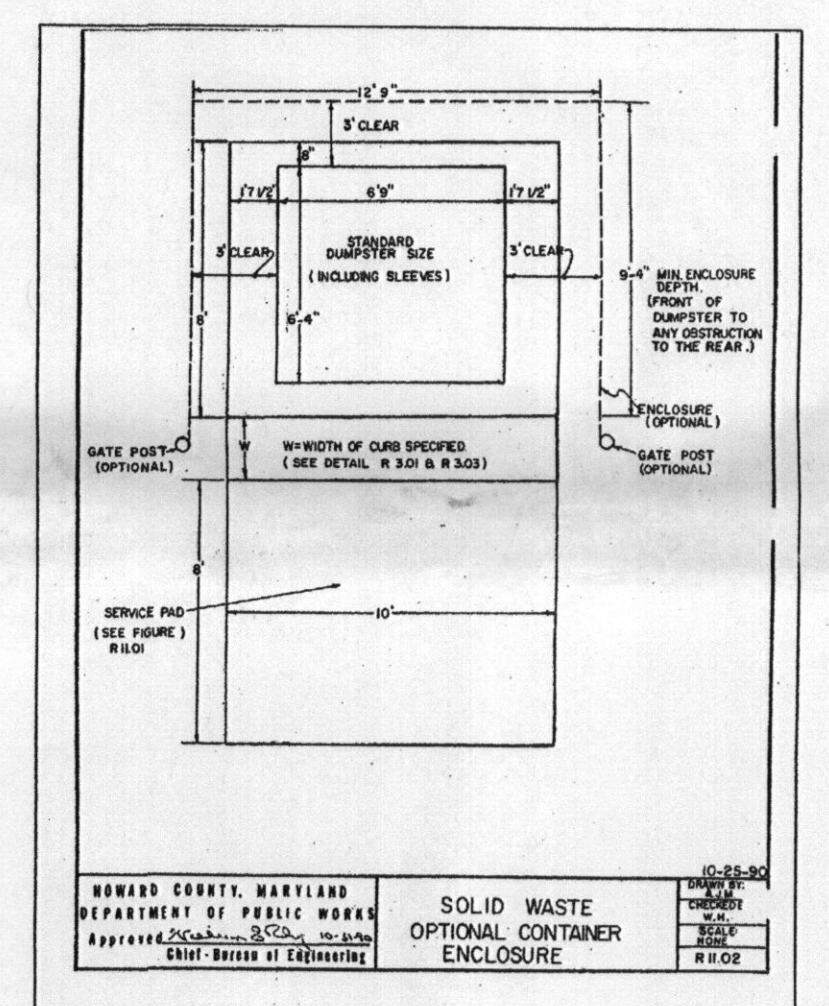
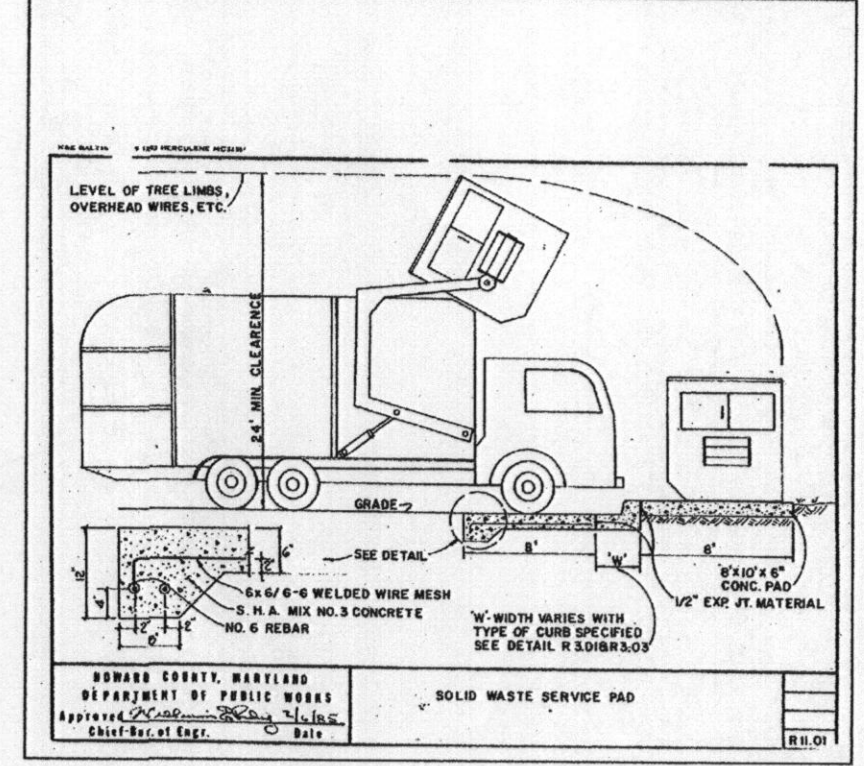
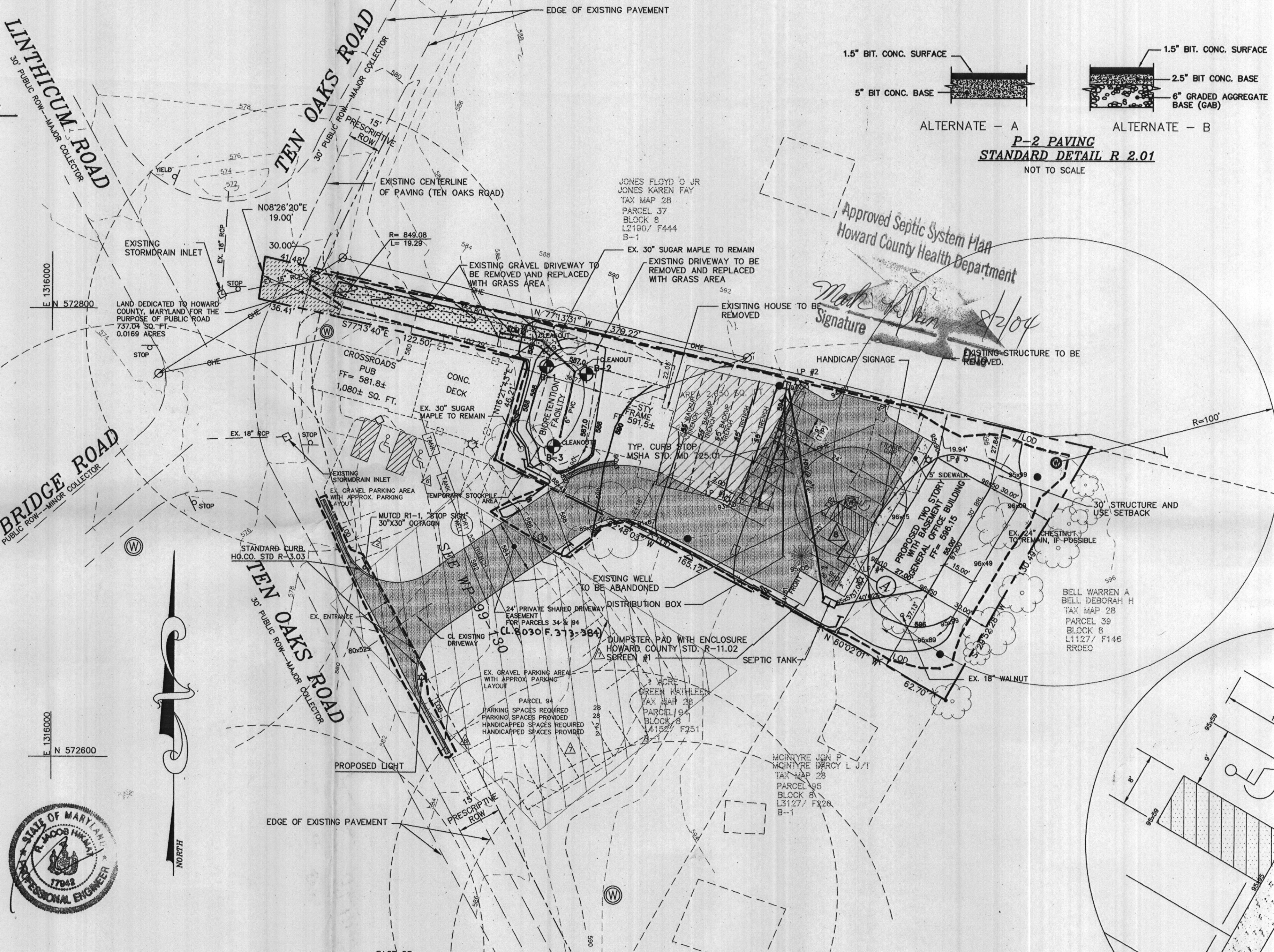
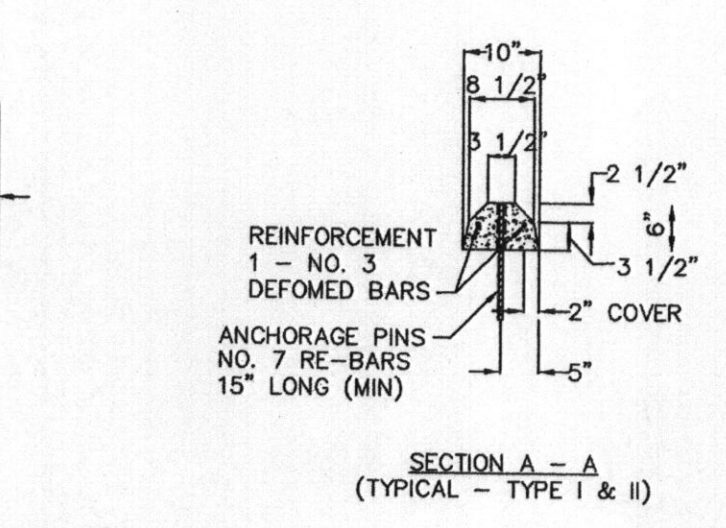
SOIL CLASSIFICATION:

1. EK2: ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.



PRECAST CONCRETE WHEEL STOPS

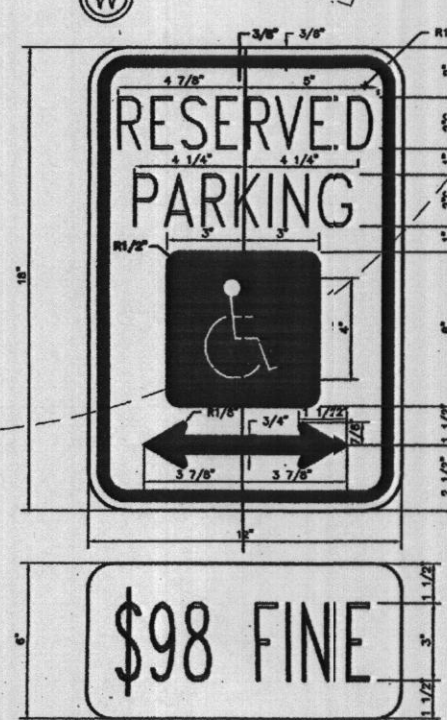
STD NO. MD-725.01



HANDICAPPED ACCESS PLAN

SCALE: 1"=10'

THE PROPOSED DRIVEWAY CROSSES TRENCH SERVING THE CROSSROADS PUB. FUTURE REPAIR OF THIS SEPTIC SYSTEM MAY SEVERALLY RESTRICT ACCESS TO THE PROPOSED OFFICE BUILDING. SUCH REPAIR MAY OR MAY NOT OCCUR WITH ADEQUATE NOTICE TO THE PROPOSED OFFICE BUILDING.



HANDICAPPED SIGN AND POST

NOT TO SCALE

SECTION A

NTS

NOTE:
THE FOLLOWING LIGHTENING IS PROPOSED ON SITE:
ALL AREA LIGHTS ARE 150-WATT "PREMIER" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE. AREA LIGHTS ARE FULL CUTOFF SUCH THAT NO DIRECT LIGHT IS EMITTED ABOVE THE PLANE HORIZONTAL TO THE TROUGH THROUGH THE LOWEST PART OF THE LIGHT, AS REQUIRED IN SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. HORIZONTAL LOCATION OF AREA LIGHTS IS AS SHOWN ON THE PLAN ABOVE.

DEVELOPERS CERTIFICATE
I 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 PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSON ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Jim Selfridge* DATE: 1/30/04
JIM SELFRIDGE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS APPROVED AND MOVABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITUATION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *John R. Blanton* DATE: 1/3/04
JOHN R. BLANTON
REGISTERED PROFESSIONAL ENGINEER

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

Signature: *Jim Mayes* DATE: 2/17/04
JIM MAYES
NATURAL RESOURCE CONSERVATION SERVICE

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

Signature: *John R. Blanton* DATE: 2/17/04
JOHN R. BLANTON
REGISTERED PROFESSIONAL ENGINEER

APPROVED: FOR PRIVATE WATER AND SEWER.
HOWARD COUNTY HEALTH DEPARTMENT.

Signature: *Debra Bonner* DATE: 3-4-04
DEBRA BONNER
HOWARD COUNTY HEALTH OFFICER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *Michael...* DATE: 2/19/04
MICHAEL...
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *...* DATE: 2/5/04
...
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *...* DATE: 3/5/04
...
DIRECTOR

project	date	description	approval
2000-046	JAN. 2002	illustration	approval
		MT	scale
			1"=30'

date	description	revisions

4781 TEN OAKS ROAD PROPERTY
PARCEL 34 AND PART OF PARCEL 94
TAX MAP 28 - PARCEL 34 - BLOCK 8
FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0266 Fax: (301) 621-5621 Wash. (410) 997-0298 Fax.

- NOTES :**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED 16 SHADE TREES & 7 EVERGREEN TREES IN THE AMOUNT OF \$ 5,850.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
 - NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JUNE 2002. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.10 ACRES (4,366.00 SQ. FT.) OF AFForestation IN THE AMOUNT OF \$2,178.00.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. Total tract area.....=0.68
 B. Area within 100 year floodplain.....=0.00
 C. Area to remain in agricultural production or utility ROW.....=0.00
 D. Net tract area.....=0.68

LAND USE CATEGORY:
 (from table 3.2.1, page 40, Manual)
 Input the number "1" under the appropriate land use zoning, and limit to only one entry.
 ARA MDR IDA HDR MPD CIA
 0 0 0 0 0 1

E. Afforestation Threshold.....15% x D = 0.10
 F. Conservation Threshold.....15% x D = 0.10

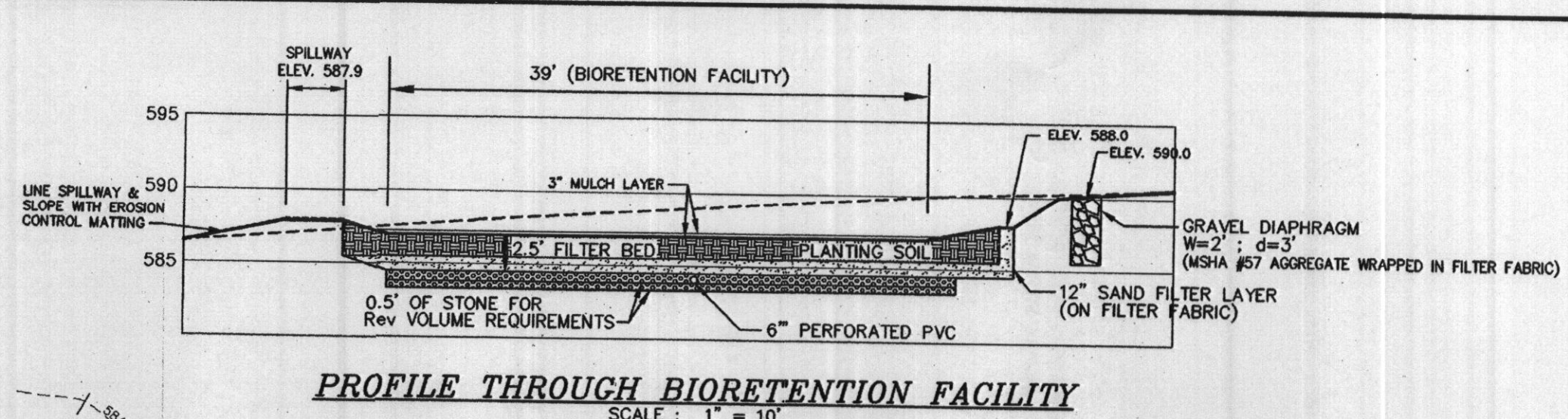
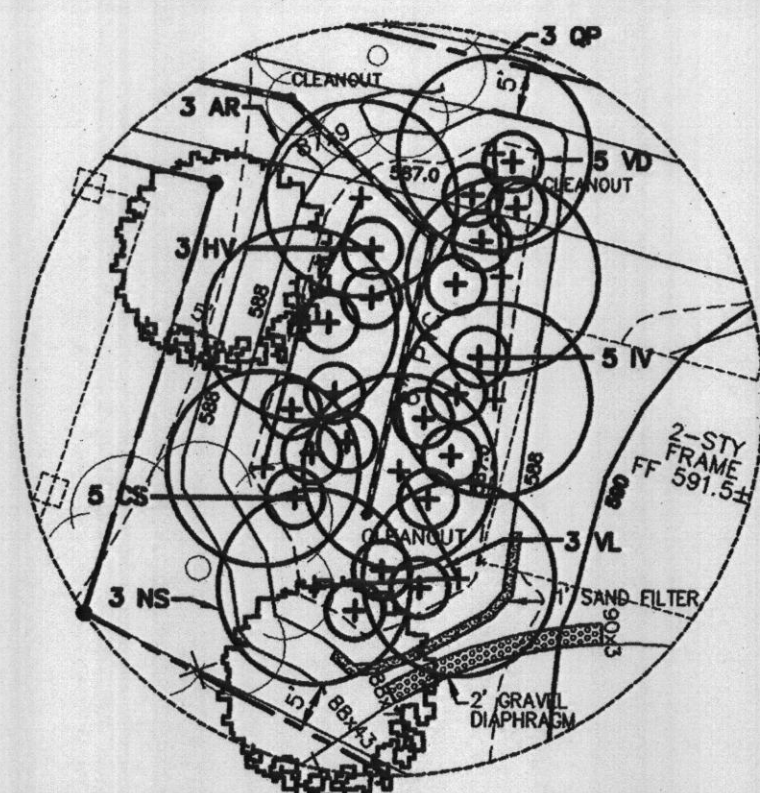
EXISTING FOREST COVER:
 G. Existing forest cover (excluding floodplain).....=0.00
 H. Area of forest above afforestation threshold.....=0.00
 I. Area of forest above conservation threshold.....=0.00

BREAK EVEN POINT:
 J. Forest retention above threshold with no mitigation.....=0.00
 K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:
 L. Total area of forest to be cleared.....=0.00
 M. Total area of forest to be retained.....=0.00

PLANTING REQUIREMENTS:
 N. Reforestation for clearing above conservation threshold.....=0.00
 O. Reforestation for clearing below conservation threshold.....=0.00
 P. Credit for retention above conservation threshold.....=0.00
 Q. Credit for retention below conservation threshold.....=0.00
 R. Total reforestation required.....=0.00
 S. Total afforestation required.....=0.10
 T. Total reforestation and afforestation required.....=0.10

* THE GROSS SITE AREA INCLUDES THE SITE AREA IS 0.58 ACRES AND THE OFF-SITE DISTURBANCE OF 0.10 ACRES ON ADJACENT PARCEL 84.

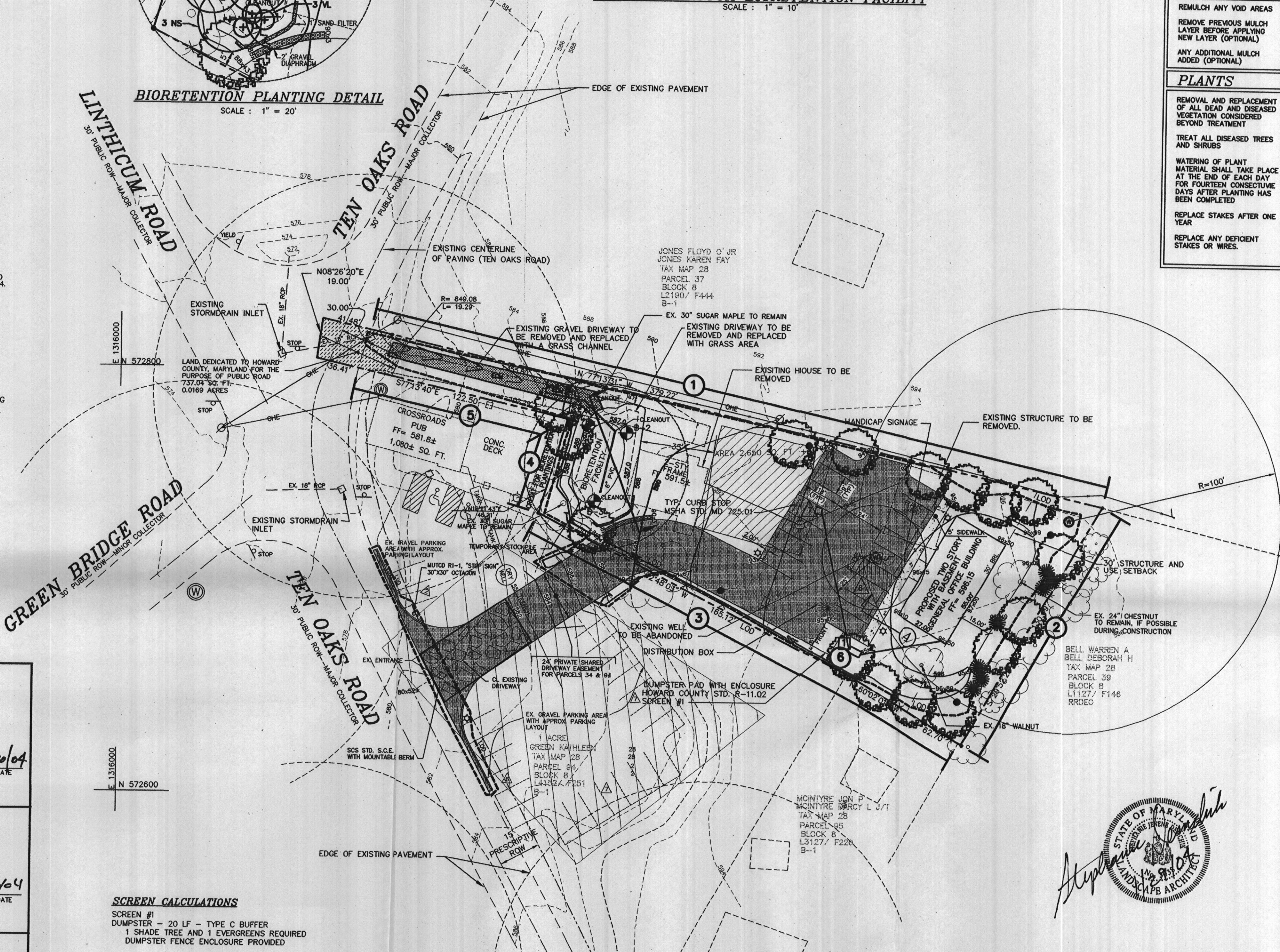


MAINTENANCE SCHEDULE FOR BIORETENTION AREA
 Note: SWM Facility will be privately maintained.

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMUOV ANY VOID AREAS	BY HAND	WHENEER NEEDED	WHENEER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO TO THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED (OPTIONAL)	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIES, DEPENDS ON INSECT OR DISEASE INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE AT THE END OF EACH DAY FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES.	BY HAND	N/A	WHENEER NEEDED

LEGEND

- PROPOSED LIGHTING
- PASSED PERC HOLES
- DENOTES AREAS OF HOWARD COUNTY P-2 PAVING
- DENOTES AREAS OF SEPTIC EASEMENT
- DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD
- CONCRETE SIDEWALK
- FLOW ARROWS
- PERIMETER LANDSCAPE EDGE
- PLANTING ISLANDS
- EROSION CONTROL MATTING



PLANTING SOIL:
 PROVIDE A MINIMUM OF 2.5 FEET OF PLANTING SOIL WITH A 0.5 FEET GRAVEL LAYER BENEATH. PLANTING SOIL SHALL BE SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE AND SHALL HAVE A COMPOSITION OF AT LEAST 10 TO 25 PERCENT CLAY. LOAMY SOILS MAY BE UTILIZED BUT MUST CONSIST OF 35% SAND. SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH. BRUSH, OR ANY OTHER MATERIAL, OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF THIS OR OTHER SUCH NUISANCE MATERIAL. SOILS SHALL HAVE AN INFILTRATION RATE IN EXCESS OF 0.5 IN/HR. AND A SOIL ACIDITY (PH) BETWEEN 5.5 AND 6.5. PERFORATED PVC UNDERDRAIN IS TO BE SET IN THE CENTER GRAVEL LAYER BENEATH THE PLANTING SOIL.

BIORETENTION AREA PLANTING SCHEDULE

TREES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3	AR	ACER RUBRUM	RED SUNSET	2-1/2" - 3" CAL
3	NS	NYSSA SYLVATICA	BLACK GUM	2-1/2" - 3" CAL
3	QP	QUERCUS PALMISTRIS	PIN OAK	2-1/2" - 3" CAL

TOTAL: 9 TREES

SHRUBS

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5	CS	CORNUS STOLONIFERA	RED OSIER DOGWOOD	2.5 - 3' HT.
5	IV	ILEX VERTICILLATA	WINTERBERRY	2.5 - 3' HT.
3	HV	HERMAMELIS VIRGINIANA	WITCH HAZEL	2.5 - 3' HT.
5	VD	VBURNUM DENTATUM	ARROWWOOD	2.5' - 3' HT.
3	VL	VBURNUM LENTAGO	NANNYBERRY	2.5' - 3' HT.

TOTAL: 21 SHRUBS

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS (TO BE PRIVATELY MAINTAINED)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	15
NUMBER OF PLANTING ISLANDS REQUIRED	1
NUMBER OF PLANTING ISLANDS PROVIDED	1
NUMBER OF TREES REQUIRED SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED OTHER TREES (2:1 SUBSTITUTION)	0 TREES

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	A (PERIMETER 1)	C (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	C (PERIMETER 6 SCREEN)	
LINEAR FEET OF PERIMETER	355.79 LF	130.49 LF	227.82 LF	46.21 LF	102.26 LF	20 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	YES, CREDIT FOR 46.21 LF OF BIORETENTION TREES	NO	YES, FENCING PROVIDED AROUND DUMPSTER	
NUMBER OF PLANTS REQUIRED	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	15 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	6 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) SHRUBS (0:1 SUBSTITUTION)	3 SHADE TREES 7 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	*1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	*1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	*15 SHADE TREES 7 EVERGREEN TREES 7 SUBSTITUTION TREES 0 SHRUBS

* ONE REQUIRED PERIMETER 5 LANDSCAPE TREE HAS BEEN RELOCATED TO PERIMETER 4.

SCREEN CALCULATIONS

SCREEN #1 - 20 LF - TYPE C BUFFER
 DUMPSTER - 1 SHADE TREE AND 1 EVERGREENS REQUIRED
 DUMPSTER FENCE ENCLOSURE PROVIDED

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16	○	ACER RUBRUM "RED SUNSET" OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL
7	●	PINUS STROBUS OR EQUIVALENT	EASTERN WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL				
23 TREES (16 SHADE TREES, 7 EVERGREENS)				

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE 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: James H. Selfridge DATE: 1/30/04

OWNER
 SELFEDGE BUILDERS
 14045 GARDEN DRIVE
 GLENWOOD, MD. 21738

DEVELOPERS CERTIFICATE
 I 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 PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: James H. Selfridge DATE: 1/30/04

JIM SELFIDGE
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A FEASIBLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: John P. Roberts DATE: 1/30/04

JOHN P. ROBERTS
 PRINTED NAME OF ENGINEER

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

SIGNATURE: Jim Meyer DATE: 2/17/04

USA - NATURAL RESOURCE CONSERVATION SERVICE

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

SIGNATURE: John P. Roberts DATE: 2/17/04

HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: FOR PRIVATE WATER AND SEWER.
 HOWARD COUNTY HEALTH DEPARTMENT.

SIGNATURE: James H. Selfridge DATE: 3-4-04

HOWARD COUNTY HEALTH OFFICER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

SIGNATURE: John P. Roberts DATE: 2/19/04

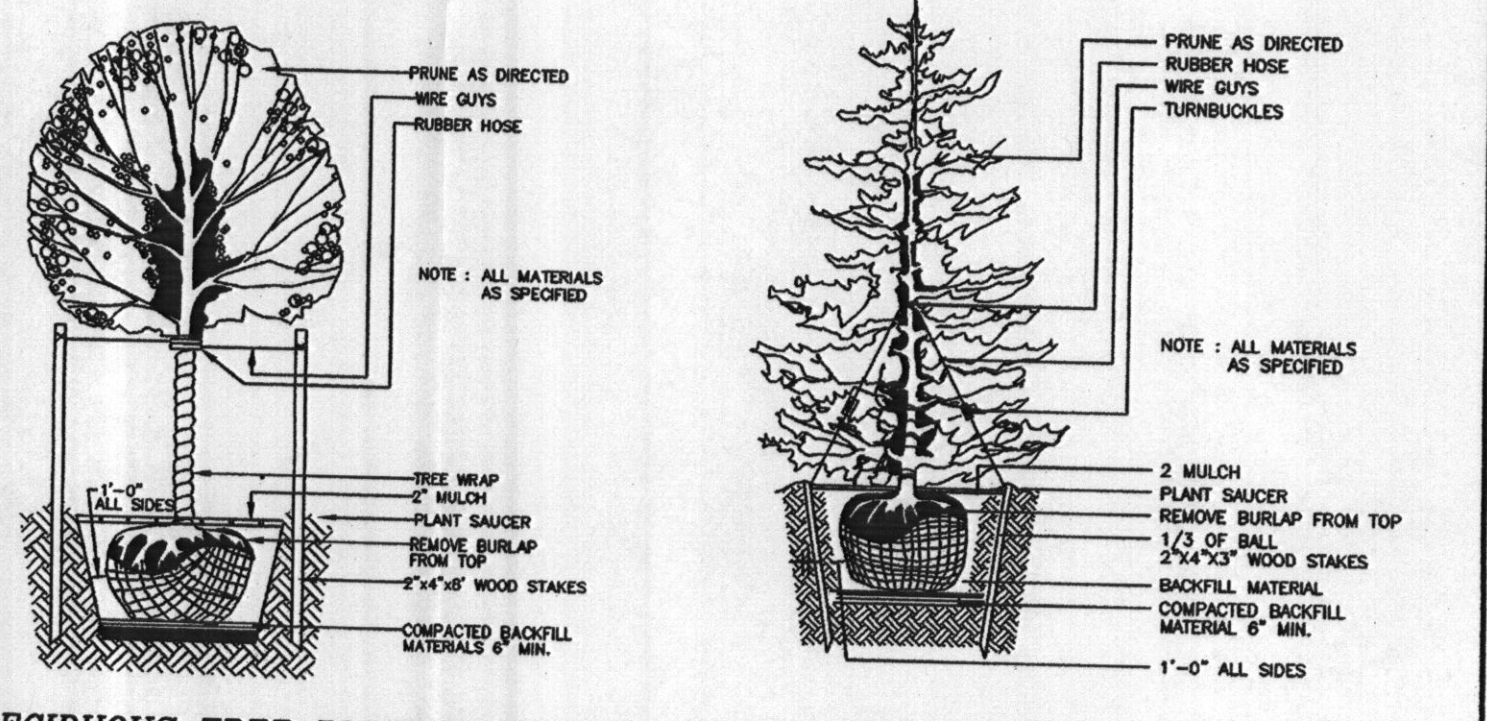
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SIGNATURE: John P. Roberts DATE: 2/19/04

CHIEF, DIVISION OF LAND DEVELOPMENT

SIGNATURE: John P. Roberts DATE: 2/19/04

DIRECTOR



project	date	description	revision
2000-046	JUNE 2002	engineering	
		MT/SJD	
		scale	1"=30'

4781 TEN OAKS ROAD PROPERTY
 PARCEL 34 AND PART OF PARCEL 94
 TAX MAP 28 - BLOCK 8
 SECOND ELECTION DISTRICT - PARCEL 34 - HOWARD COUNTY, MARYLAND
 LANDSCAPE, FOREST CONSERVATION, & BIORETENTION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Fax: (301) 621-6521 Tech: (410) 987-0298 Fax