



GENERAL NOTES

1. TAX MAP: 44, PARCEL: 6, BLOCK: 1
2. ZONING: M-2
3. DEED REFERENCE
4. TOTAL AREA OF PROPERTY: 5.61 ACRES +/-
5. THE SOILS SHOWN HEREON ARE BASED ON THE HOWARD COUNTY SOIL SURVEY MAPS.
6. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200' SCALE TOPOGRAPHY MAPS.
7. BOUNDARY SHOWN HEREON IS BASED ON DEED INFORMATION.
8. THIS AREA INDICATES SLOPES OF 15-24.9%
9. THIS AREA INDICATES SLOPES OF 25-100%
10. THIS AREA INDICATES PROPOSED PAVING.
11. STREAM CONFIGURATION AND ENVIRONMENTAL AREAS BASED ON DEEP RUN STREAM RESTORATION PLAN BY BRIGHTWATER, INC.
12. THE PURPOSE OF THIS STUDY IS TO DEMONSTRATE THE CAPACITY OF THE SITE TO ACCOMMODATE A 50' X 90' WAREHOUSE WITH A 60,000 S.F. OUTDOOR STORAGE AREA.
13. PUBLIC SEWER IS AVAILABLE ON SITE.
14. PUBLIC WATER IS AVAILABLE OFF SITE - A 900' EXTENSION IS REQUIRED.
15. ALL INFORMATION IS SUBJECT TO FINAL ENGINEERING DESIGN AND REGULATORY AGENCIES APPROVAL.

Project	98037	date	JUNE1988
Illustration	RCJ	engineering	RJH
Scale	1"=50'	approval	RJH

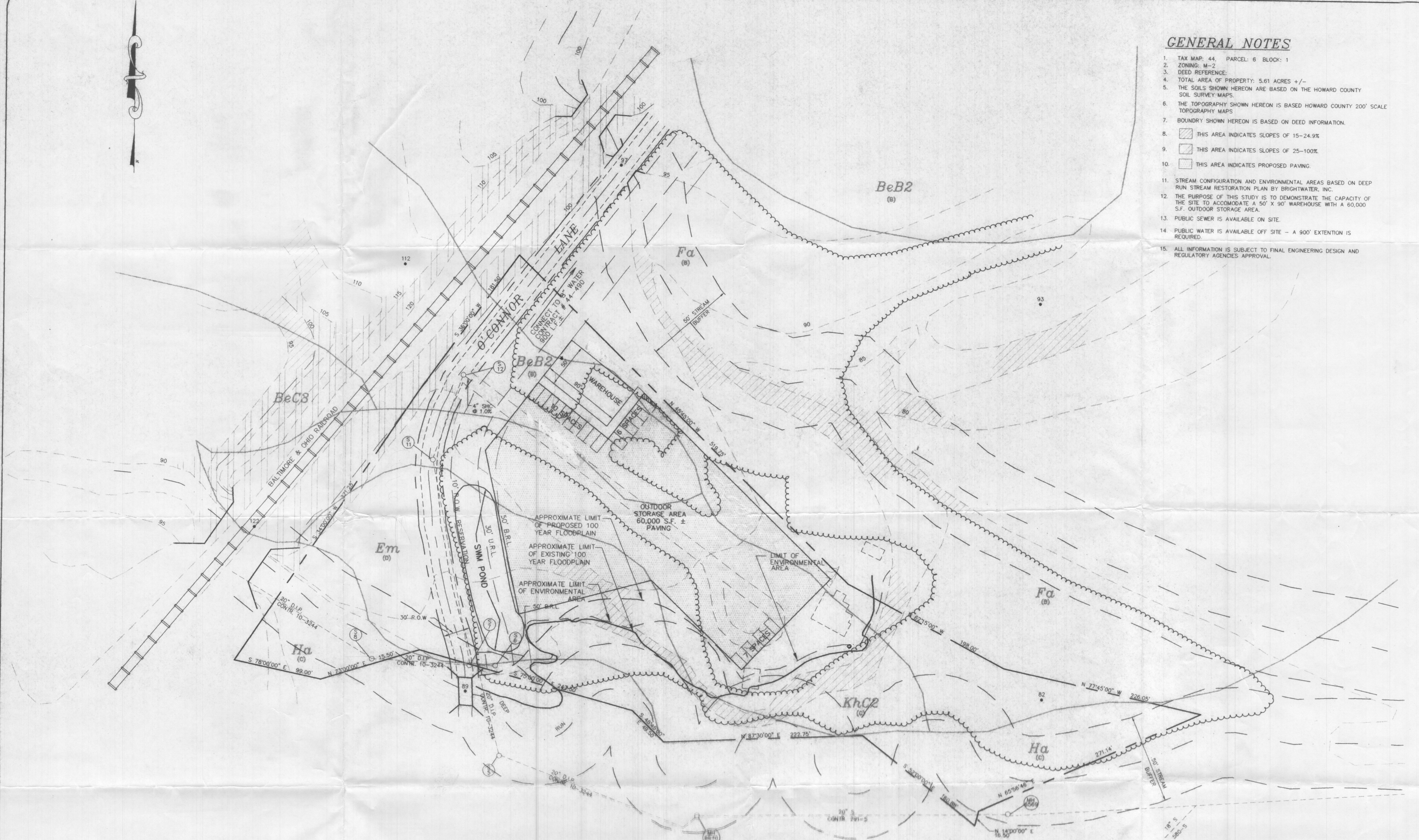
no.	description	revisions	date

PROCHASKA PROPERTY
 FIRST ELECTION DISTRICT
 TAX MAP 44, PARCEL 6
 HOWARD COUNTY, MARYLAND
FEASIBILITY STUDY

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hall Drive, Suite 202, Elkton City, Maryland 21042
 (410) 987-0296, (301) 621-5521 Wash. (410) 997-0298 Fax.

SOIL LEGEND

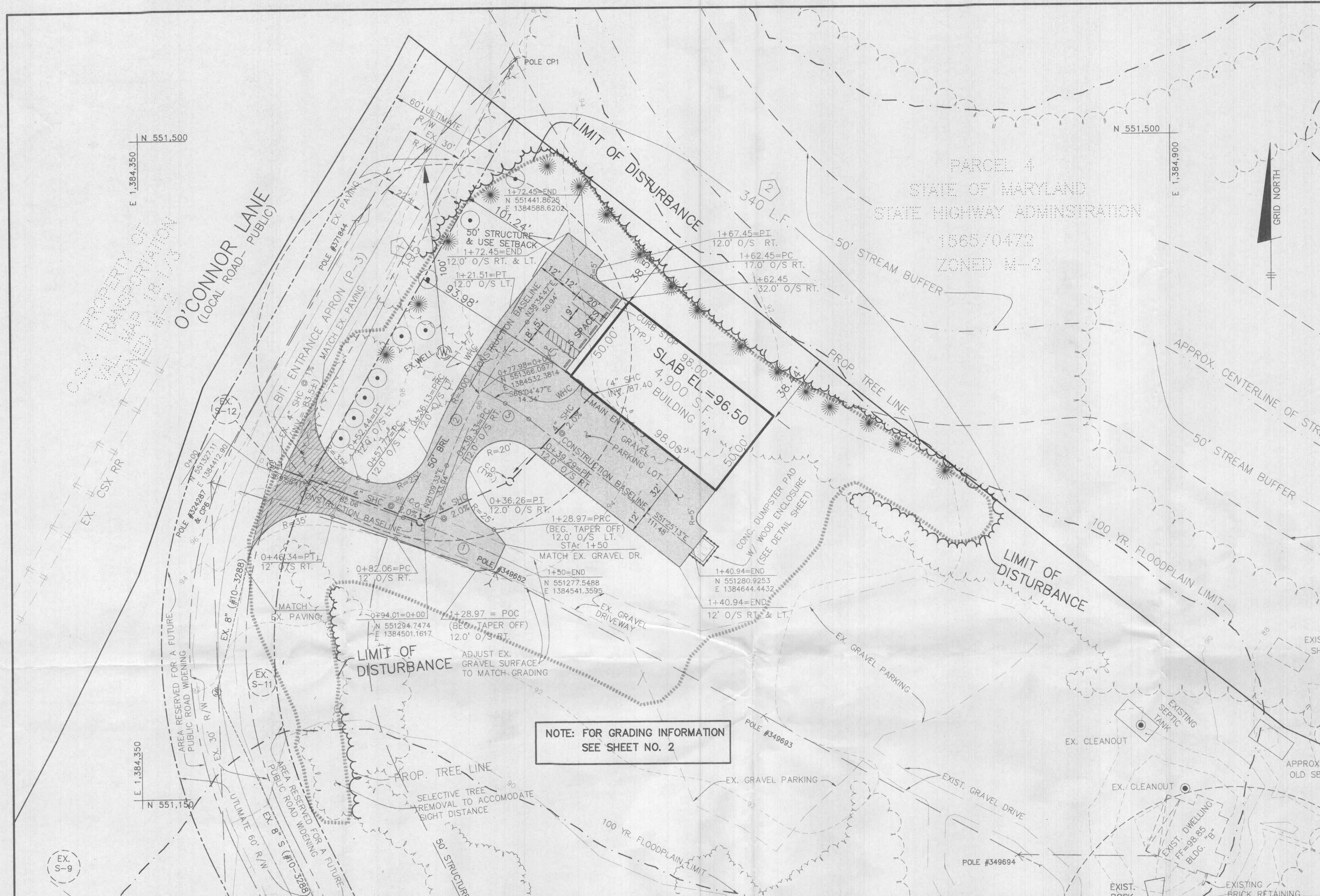
HYDROLOGICAL GROUP	NAME	DESCRIPTION
B	BeB2	BELTSVILLE SILT LOAM 1 TO 5 PERCENT SLOPES MODERATELY ERODED
B	BeC3	BELTSVILLE SILT LOAM 5 TO 10 PERCENT SLOPES SEVERELY ERODED
D	Em	5 TO 10 PERCENT SLOPES
B	Fa	5 TO 10 PERCENT SLOPES
C	Ha	5 TO 10 PERCENT SLOPES
C	KhC2	KEYPORT SILT LOAM 3 TO 10 PERCENT SLOPES MODERATELY ERODED



ANNE ARUNDEL COUNTY

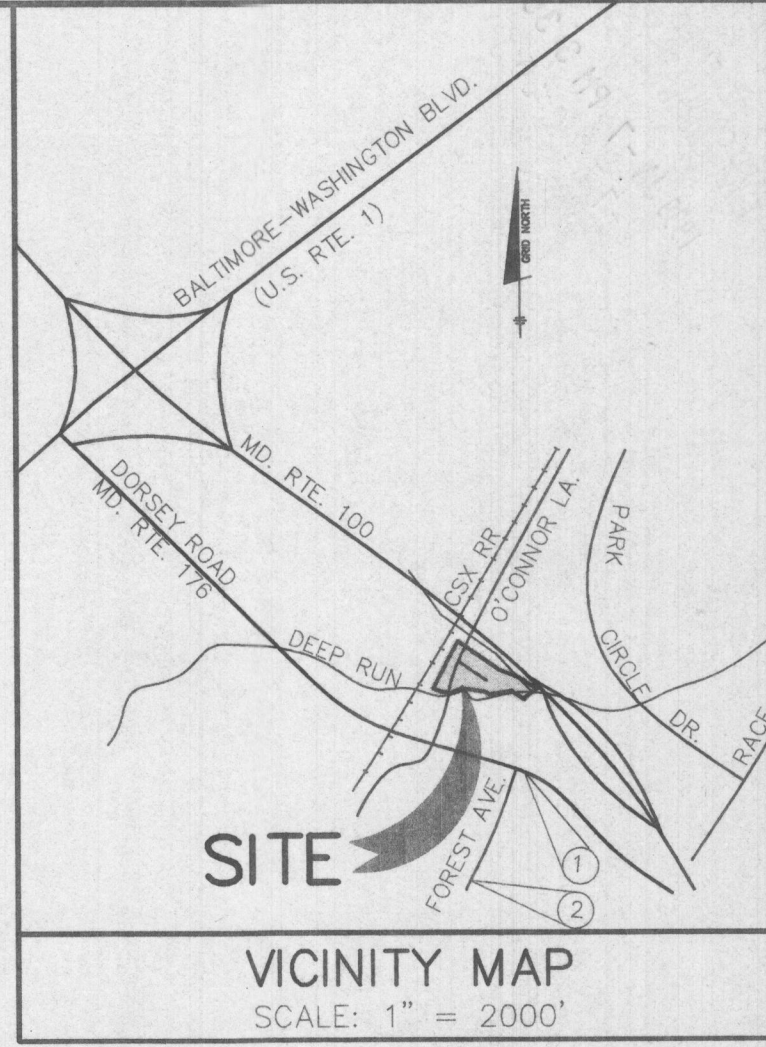
OWNER
 MR. FRANK PROCHASKA
 2200 WILT ROAD
 NEW WINDSOR, MD 21176

F:\98037\DMC\FEAS.DWG



BENCH MARKS (NAD 83) HORIZONTAL

- A.A. CO. No. 125 ELEV. 103.534
BEING A CONCRETE MONUMENT SET 39.8' NORTH OF THE CENTERLINE OF DORSEY ROAD AND 18' EAST OF THE CENTERLINE OF FOREST AVE.
N 550,314.693 E 1,385,180.894
- A.A. CO. No. 125 -A-126 ELEV. 126.674
BEING A 5/8" IRON BAR SET NORTH OF DORSEY ROAD AND 1000±' EAST OF FOREST AVE.
N 549,772.752 E 1,385,006.121



SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 7.31± Ac.
- AREA OF PLAN SUBMISSION: 7.31± Ac.
- LIMIT OF DISTURBANCE AREA: 1.62± Ac.
- PRESENT ZONING: M-2
- PROPOSED USES FOR SITE AND STRUCTURES: CONSTRUCTION EQUIPMENT AND SUPPLIES / STORAGE FACILITY
- SQUARE FOOT AREA OF THE PROPOSED BUILDING: 4,900 S.F.
- TOTAL NUMBER OF UNITS ALLOWED: N/A
- TOTAL NUMBER OF UNITS PROPOSED: 1
- MAXIMUM NUMBER OF EMPLOYEES ON SITE PER USE: 3 (INCLUDING 1 MECHANIC AND TWO HELPERS)
- NUMBER OF PARKING SPACES REQUIRED ON SITE: 1 SP./1000 S.F. (NON COUNTY STANDARD REQUIREMENTS)
- NUMBER OF PARKING SPACES PROVIDED ON SITE: 5 (INCLUDING 1 HANDICAPPED PARKING SPACES)
- OPEN SPACE ON SITE: N/A
- AREA OF RECREATION OPEN SPACE REQUIRED: N/A
- BUILDING COVERAGE OF SITE: 0.11± ACRES AND 1.69% OF GROSS AREA
- APPLICABLE DPZ FILE REFERENCES: N/A
- ANY OTHER INFORMATION WHICH MAY BE RELEVANT: N/A

GENERAL NOTES:

- AREA OF PARCEL: 7.31± ACRES
- ZONE: M-2 PER THE 1993 COMPREHENSIVE ZONING PLAN.
- DEED REFERENCE FOR THIS PARCEL IS LIBER 2484 AT FOLIO 485 DATED NOV. 25, 1991.
- HOWARD COUNTY RELATED REFERENCE PLANS: N/A
- PROPOSED USE: CONSTRUCTION EQUIPMENT & SUPPLIES / STORAGE FACILITY
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE TOPOGRAPHY SHOWN WAS GENERATED FROM FIELD RUN SURVEY PROVIDED BY BENCHMARK ENGINEERING, INC. DATED OCT. 10, 1998 AND CONSISTS OF 2' CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE ANNE ARUNDEL CO. GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD 83 - ANNE ARUNDEL COUNTY MONUMENTS NO.'S 125 AND 125-A-126.
- WATER QUALITY TREATMENT FOR THE PROPOSED SITE IS BEING PROVIDED BY VEGETATED SWALES AND WATER QUANTITY IS BY FEET-IN-LIEU.
- THE EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS OR FILED LOCATION BY BENCHMARK ENGINEERING, INC.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- A DECLARATION OF INTENT FOR FOREST CONSERVATION HAS BEEN SUBMITTED FOR THIS PROJECT AS FOREST CLEARING IS 25,920 SQ. FT.
- NO WETLANDS EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
- FLOODPLAIN LIMIT SHOWN BASED ON HOWARD COUNTY'S DEEP RUN DRAINAGE STUDY (CFP 23-46/97) PREPARED BY GREENHORNE & O'MARA, INC. DATED 1997.
- WATER CONNECTION SHALL BE PRIVATE (PRIVATE WELL SYSTEM). SEWER CONNECTION WILL BE MADE TO THE EXISTING MAIN IN O'CONNOR LANE (CONTRACT NO. 10-3288).
- THIS SITE IS EXEMPTED FROM THE REQUIREMENT OF A TRAFFIC STUDY PER SECTION 4.6 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III. (FLOOR AREA RATIO IS LESS THAN 0.45)
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- DUE TO THE NATURE OF THIS SITE, THE PROPOSED LANDSCAPING WILL ENTAIL ONLY DISTURBED AREAS IMPACTING ROAD FRONTAGE AND PERIMETER PROPERTIES.

ENG'R TO ADD NOTE
RE: AB. OF EX. HANDBUG AND HOLDING TANK @ EX DWG + CONN TO SEWERAGE

CONSTRUCTION BASELINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	625.00'	55.68'	27.86'	55.66'	S67°23'03"E	05°06'16"
2	288.00'	87.57'	44.12'	87.23'	N29°52'10"E	17°25'14"
3	100.00'	15.11'	7.57'	15.10'	S55°45'00"E	08°39'34"

STREET TREE REQUIREMENTS

REQUIRED: 1 PER 40' O.C. AT 195' = 5
PROVIDED: 5

LANDSCAPING NOTES

- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE STREET TREES, LANDSCAPED EDGE PLANTING ADJACENT TO ROADWAY, AND THE PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THIS PLAN.

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER & PUBLIC SEWERAGE SYSTEM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

PLAN VIEW
SCALE: 1" = 30'

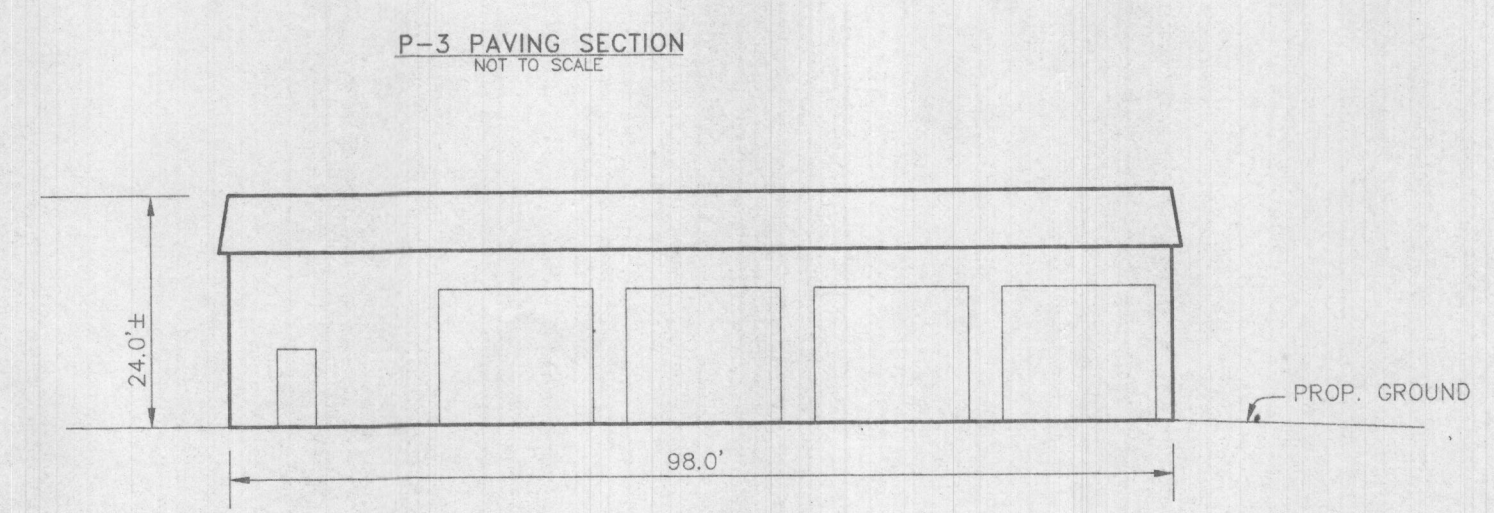
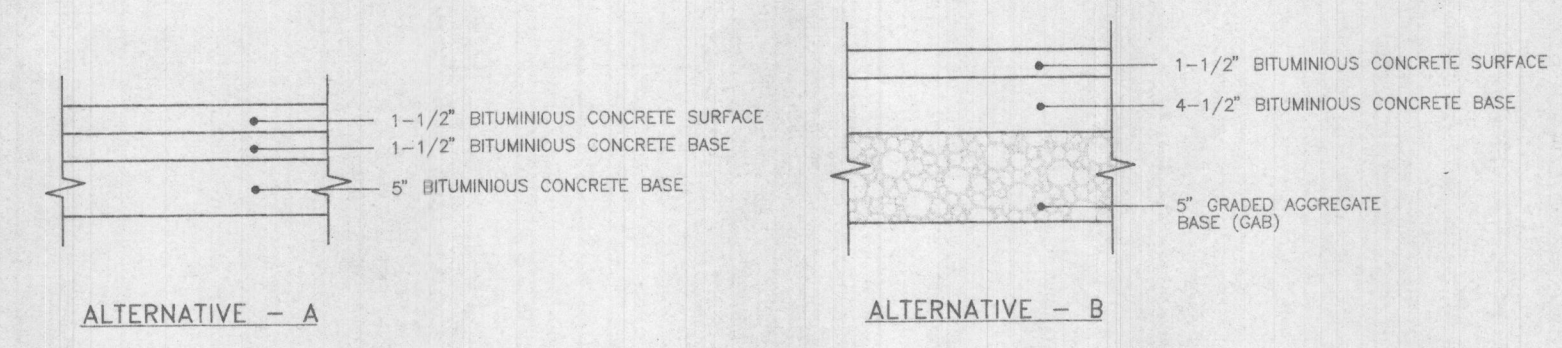
PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
○	9	ACER RUBRUM (October Glory Red Maple)	2 1/2" MIN. CAL. B & B FULL HEAD
☼	17	PINUS STROBUS (EASTERN WHITE PINE)	6" - 8" HT. UNSHEARED

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	YES	NO
PERIMETER NO. / LANDSCAPE TYPE			11B	2A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER			195'	340'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES (1:50)			4	6
EVERGREEN TREES (1:40)			5	-
OTHER TREES (2:1 SUBSTITUTE)			-	-
SHRUBS			-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES			4	0
EVERGREEN TREES			5	12②
OTHER TREES (2:1 SUBSTITUTE)			-	-
SHRUBS (ADDITIONAL)			-	-

① BASED ON PERIMETER LENGTH OF DISTURBED AREA.
② 2:1 SUBSTITUTION



LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBED AREA
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED GRAVEL PARKING LOT
- PROPOSED BIT. ENTRANCE APRON
- PROPOSED VEGETATED SWALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
2	SITE LOCATION, GRADING, SEDIMENT CONTROL, NOTES, AND DETAILS
3	STORM DRAINAGE AREA MAP

PERMIT INFORMATION BLOCK

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #
MUNDORF PROPERTY (FORMERLY PROCHASKA PROPERTY)		N/A	PARCEL 6
SHEET NO.	DESCRIPTION	BLOCK Nos.	ZONE
1	SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN	1	M-2
2	SITE LOCATION, GRADING, SEDIMENT CONTROL, NOTES, AND DETAILS	44	44
3	STORM DRAINAGE AREA MAP	1ST.	6012.00
WATER CODE		SEWER CODE	
N/A		2220000	

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS	
N/A	6990 O'CONNOR LANE	
NO	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Moran

OWNER/DEVELOPER:
MICHAEL MUNDORF
3150 FIELD CREST DRIVE
WESTMINSTER, MARYLAND 21157

PROJECT:
MUNDORF PROPERTY (FORMERLY PROCHASKA PROPERTY)

LOCATION:
TAX MAP 44 - BLOCK 1 - PARCEL 6
1st. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

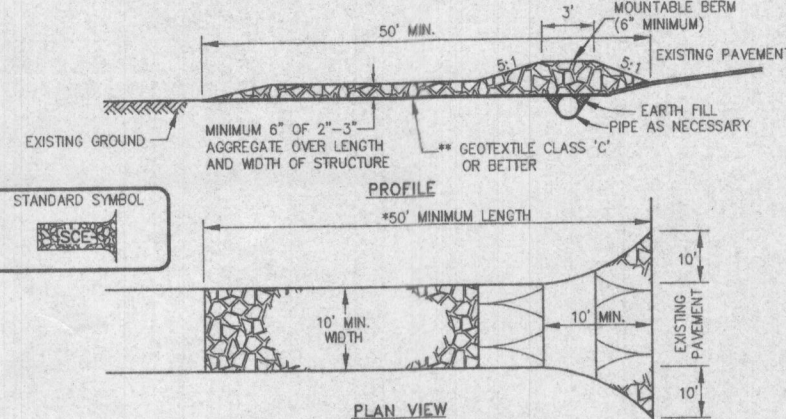
TITLE:
SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN

DATE:
DEC. 1998

DRAWING NO. 1175

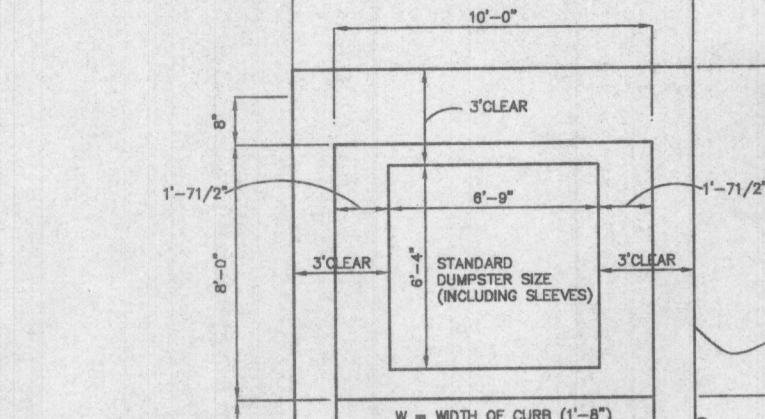
DESIGN: GWF **DRAFT:** YSL **CHECK:** GWF **SCALE:** AS SHOWN **DRAWING** 1 OF 3

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



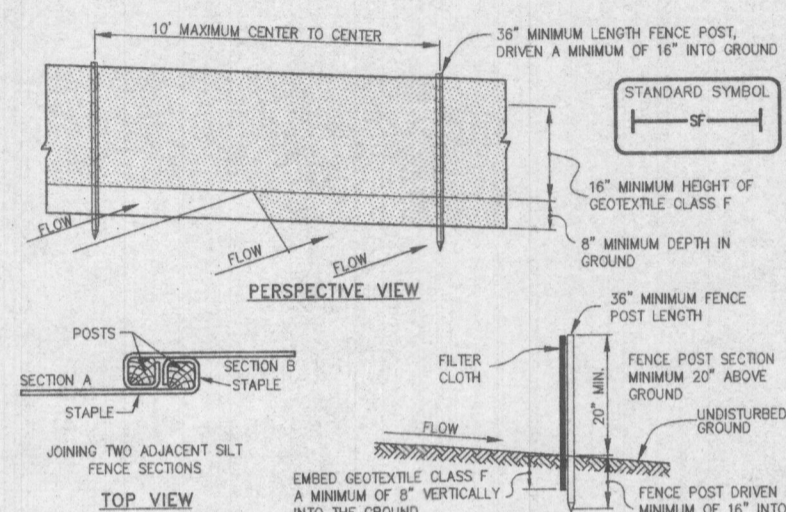
- CONSTRUCTION SPECIFICATIONS**
- Length - minimum of 50' (40' for single residence lots).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. With plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high water table and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 22 - SILT FENCE



- SILT FENCE DESIGN CRITERIA**
- | Slope Steepness | (Maximum) Silt Factor/Length | Silt Fence Length (Maximum) |
|-------------------|------------------------------|-----------------------------|
| Flatter than 50:1 | unlimited | unlimited |
| 50:1 to 10:1 | 125 feet | 1,000 feet |
| 10:1 to 5:1 | 100 feet | 750 feet |
| 5:1 to 3:1 | 80 feet | 500 feet |
| 3:1 to 2:1 | 40 feet | 250 feet |
| 2:1 and steeper | 20 feet | 125 feet |
- Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

DETAIL 22 - SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- Fence posts shall be a minimum of 3/4" long, driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) and 1 1/2" diameter (maximum) round and shall be of rot-resistant hardwood. Steel posts will be standard 1" or 1 1/2" section weighing not less than 1.00 pound per foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Tear: WMT 509
Tensile Modulus	20 lbs/in (min.)	Tear: WMT 509
Flow Rate	0.5 gal/ft ² /minute (max.)	Tear: WMT 509
Filtering Efficiency	75% (min.)	Tear: WMT 509
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)
- Soil Amendments:** In lieu of soil test recommendations, use on the following schedules.
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureform fertilizer (9 lbs/1000 sf).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.
- Seeding:** For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 15 through February 28, protect site by Option 1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 2) use sod. Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (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 most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control", and revisions thereto.
- Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 calendar days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the "Howard County Design Manual, Storm Drainage".
- All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seeding (Sec. 51) Sod (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site:	7.31± acres
Area to be Disturbed:	1.40± acres
Area to be roofed or paved:	0.57± acres
Area to be vegetatively stabilized:	0.83± acres
Total Cut:	315± C.Y.
Total Fill:	1,700± C.Y.

 Offsite Waste/Borrow Area Location: IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AN OFF-SITE BORROW AREA WITH AN APPROVED GRADING PERMIT FOR THIS SITE.
- 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 DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
- Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.

SEQUENCE OF CONSTRUCTION

NO	DATE	REVISION
1	OBTAIN A GRADING PERMIT	
2	CLEAR AND GRUB AS REQUIRED TO INSTALL SEDIMENT CONTROL DEVICES. INSTALL, SEDIMENT AND INSTALL DEVICES.	
3	WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, GRADE SITE AND PROVIDE TEMPORARY STABILIZATION TO DISTURBED AREAS. CONSTRUCT SHC, BUILDING AND PAVING.	
4	FINE GRADE SITE, FINISH GRADE SWALES AND INSTALL SWALE STABILIZATION. STABILIZE SITE WITH PERMANENT STABILIZATION.	
5	WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL MEASURES AND STABILIZE ANY REMAINING DISTURBED AREA.	

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

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

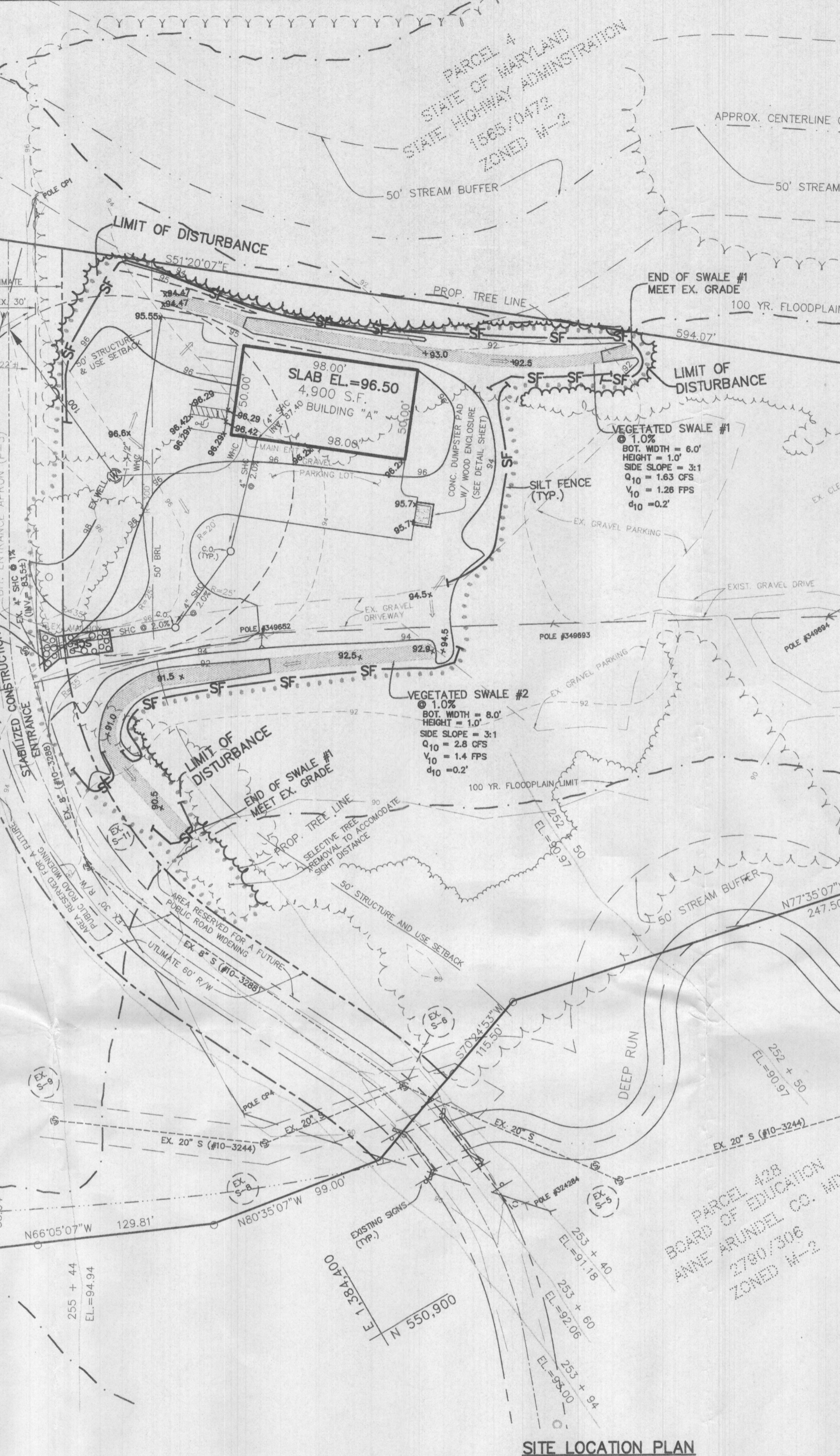
APPROVED: NATURAL RESOURCES CONSERVATION SERVICE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

- CONSTRUCTION AND MATERIAL SPECIFICATIONS**
- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SRS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIC OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 6 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - WHEN TOP SOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOP SOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-6" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 3". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOP SOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 6 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 6 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 28.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
- REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOILING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

ENGINEER'S CERTIFICATE

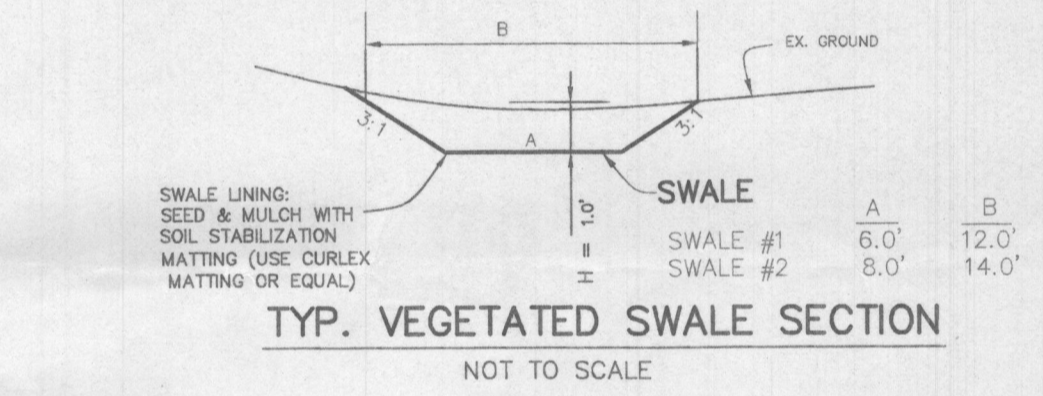
I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Donald Mason 12/31/98
Date

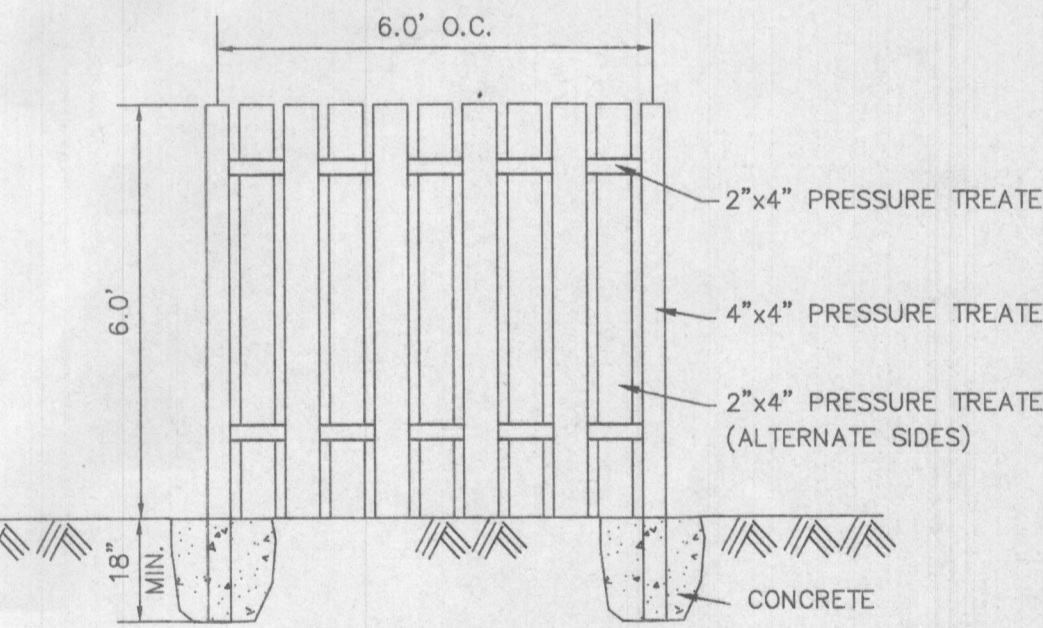
DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Michael J. Mundorf 1/5/99
Signature of Developer Date



TYP. VEGETATED SWALE SECTION NOT TO SCALE



TYPICAL WOOD SCREEN FENCE FOR DUMPSTER PAD AREA NOT TO SCALE

NO	DATE	REVISION

BENCHMARK ENGINEERING INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Mason 12/31/98
Date

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

PROJECT: **MUNDORF PROPERTY (FORMERLY PROCHASKA PROPERTY)**

OWNER/DEVELOPER: MICHAEL MUNDORF, 3150 FIELD CREST DRIVE, WESTMINSTER, MARYLAND 21157

LOCATION: TAX MAP 44 - BLOCK 1 - PARCEL 6, 1 st. ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **SITE LOCATION, GRADING, SEDIMENT CONTROL NOTES, AND DETAILS**

DATE: DEC 1998 PROJECT NO. 1175

SCALE: AS SHOWN DRAWING 2 OF 3

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEM

COUNTY HEALTH OFFICER

DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

DATE

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

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: NATURAL RESOURCES CONSERVATION SERVICE

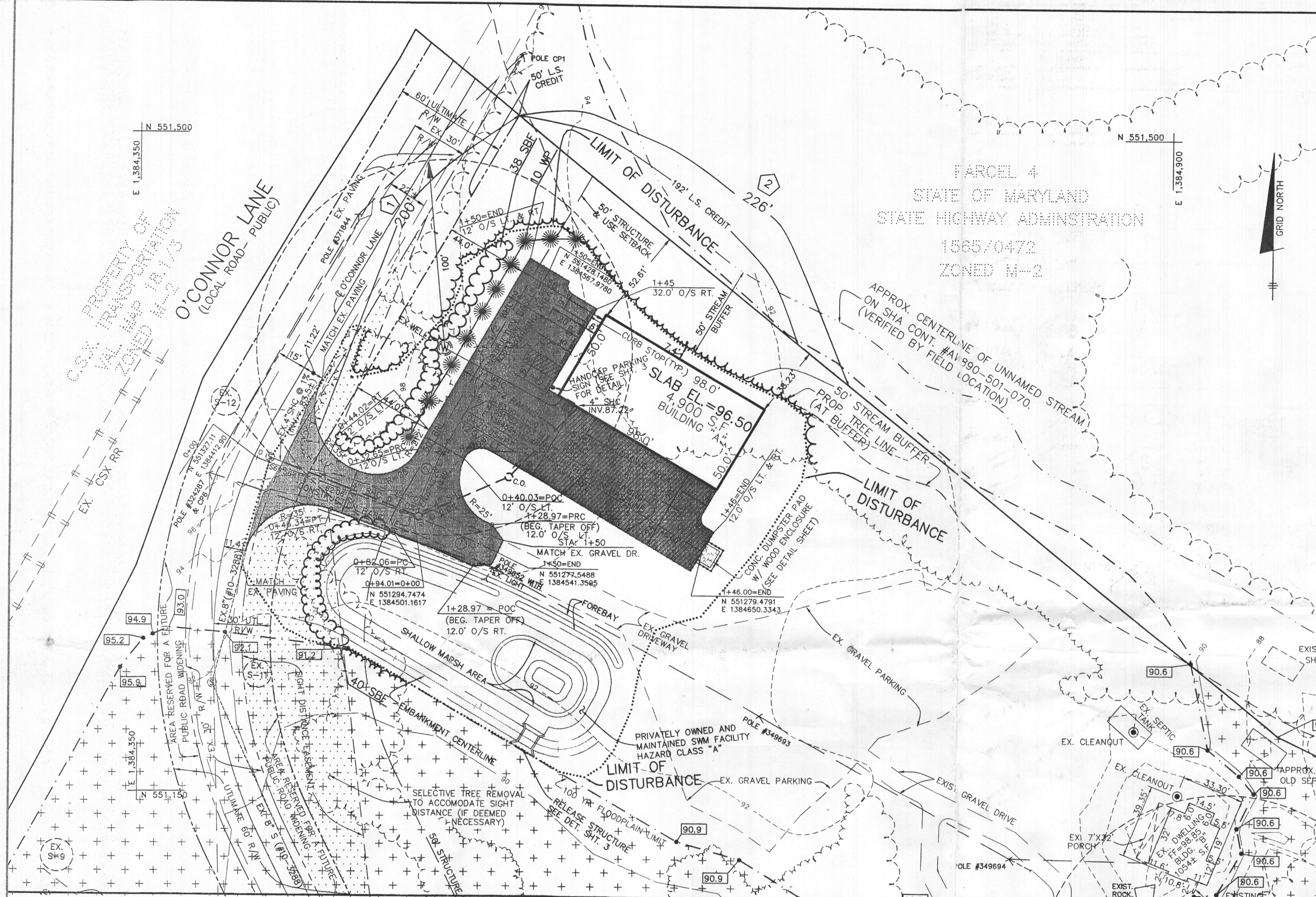
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

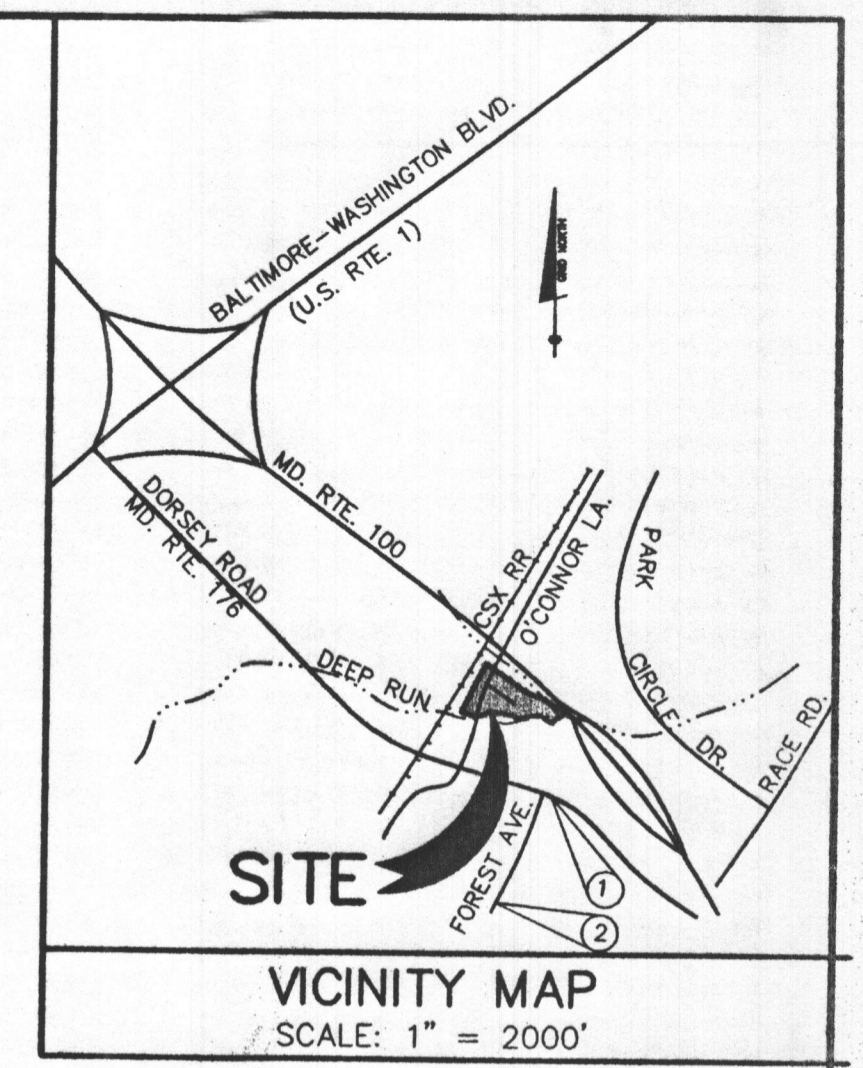
DIRECTOR

DATE



SITE ANALYSIS DATA CHART

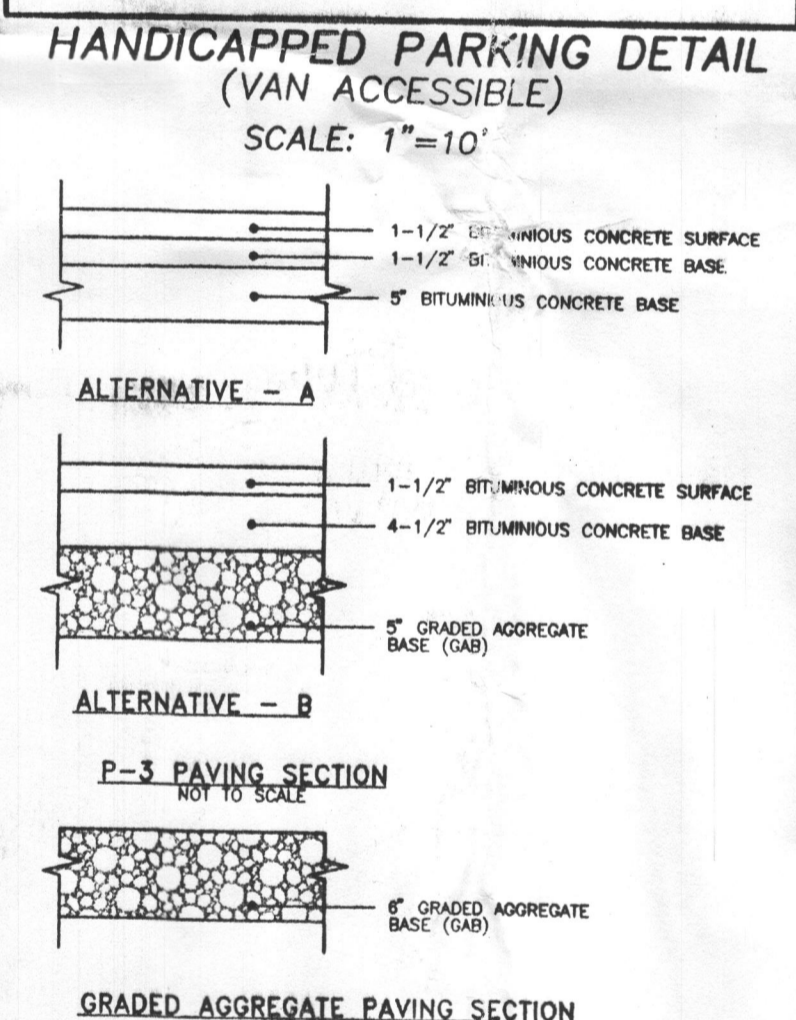
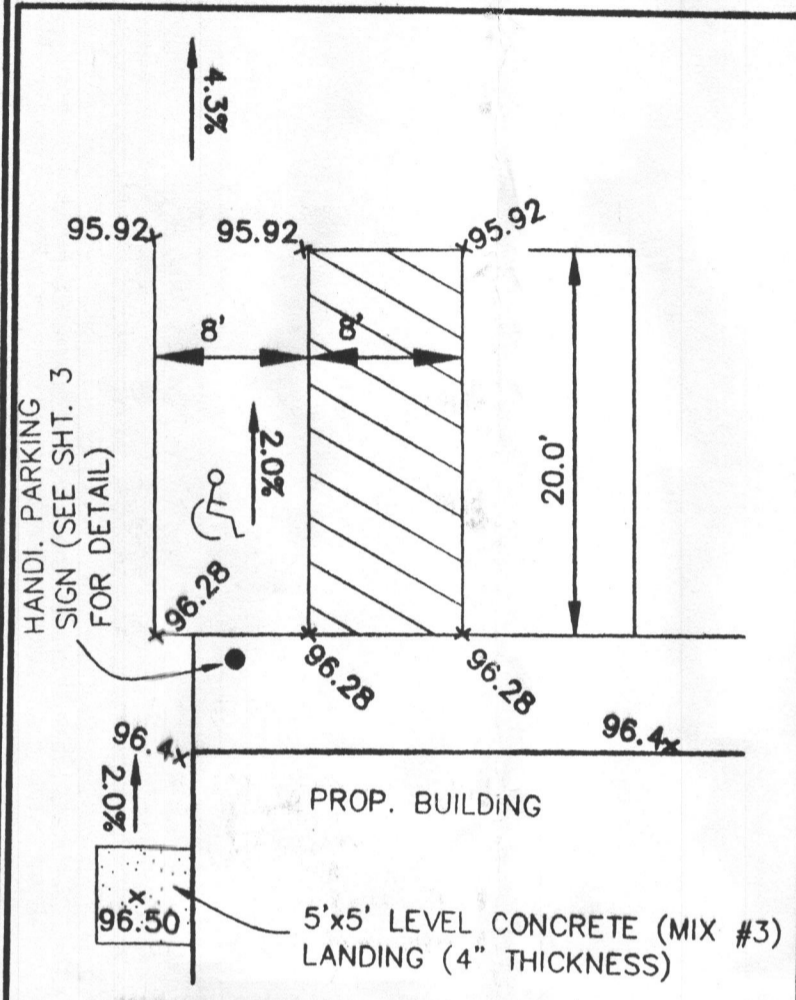
A.) TOTAL PROJECT AREA: 7.31± Ac.
 B.) AREA OF PLAN SUBMISSION: 7.31± Ac.
 C.) LIMIT OF DISTURBANCE AREA: 1.19± Ac.
 D.) PRESENT ZONING: M-2
 E.) PROPOSED USES FOR SITE: CONSTRUCTION EQUIPMENT AND SUPPLIES / STORAGE FACILITY
 F.) SQUARE FOOT AREA OF THE PROPOSED BUILDING: 4,900 S.F.
 G.) TOTAL NUMBER OF UNITS ALLOWED: N/A
 H.) TOTAL NUMBER OF UNITS PROPOSED: 1
 I.) MAXIMUM NUMBER OF EMPLOYEES ON SITE PER USE: 3
 J.) NUMBER OF PARKING SPACES REQUIRED ON SITE: 1 SP./1000 S.F.=5 (NON COUNTY STANDARD REQUIREMENTS)
 K.) NUMBER OF PARKING SPACES PROVIDED ON SITE: 5 (INCLUDING 1 VAN ACCESSIBLE HANDICAPPED PARKING SPACE - 1 PER 25 SPACES)
 L.) OPEN SPACE ON SITE: N/A
 M.) AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 N.) BUILDING COVERAGE OF SITE: 0.15± ACRES AND 2.1% OF GROSS AREA
 EXISTING: 1630± SF
 PROPOSED: 4900 SF
 TOTAL: 6530± SF
 O.) APPLICABLE DPZ FILE REFERENCES: N/A
 P.) ANY OTHER INFORMATION WHICH MAY BE RELEVANT: N/A



BENCH MARKS (NAD 83) HORIZONTAL

1) A.A. CO. No. 125 ELEV. 103.534'
 BEING A CONCRETE MONUMENT SET 39.8' NORTH OF THE CENTERLINE OF DORSEY ROAD AND 18' EAST OF THE CENTERLINE OF FOREST AVE.
 N 550,314.693 E 1,385,180.894

2) A.A. CO. No. 125-A-126 ELEV. 126.674'
 BEING A 5/8" IRON BAR SET NORTH OF DORSEY ROAD AND 1000±' EAST OF FOREST AVE.
 N 549,772.752 E 1,385,006.121



- GENERAL NOTES:**
- AREA OF PARCEL: 7.31± ACRES
 - ZONE: M-2 PER THE 1993 COMPREHENSIVE ZONING PLAN.
 - DEED REFERENCE FOR THIS PARCEL IS LIBER 4440 AT FOLIO 274 DATED SEPTEMBER 18, 1998
 - HOWARD COUNTY RELATED REFERENCE PLANS: N/A
 - EXISTING USE: EXISTING DWELLING CURRENTLY USED AS RENTAL RESIDENCE. OWNER IS CURRENTLY STORING CONSTRUCTION SUPPLIES AND LIGHT EQUIPMENT ON EXISTING GRAVEL PARKING AREA.
 - PROPOSED USE: PROPOSED BUILDING TO BE USED TO STORE CONSTRUCTION SUPPLIES AND LIGHT EQUIPMENT FOR OWNER'S BUSINESS. NO VEHICLE MAINTENANCE IS TO BE PERFORMED WITHIN PROPOSED BUILDING. BUILDING WILL HOUSE OWNER'S OFFICE TO BE USED BY OWNER AND OFFICE ADMINISTRATOR. ONE LAVATORY IS PROPOSED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE TOPOGRAPHY SHOWN WAS GENERATED FROM FIELD RUN SURVEY PROVIDED BY BENCHMARK ENGINEERING, INC. DATED OCT. 10, 1998 AND CONSISTS OF 2' CONTOUR INTERVALS.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE ANNE ARUNDEL CO. GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD 83 - ANNE ARUNDEL COUNTY MONUMENTS NO. 125 AND 125-A-126.
 - WATER QUALITY TREATMENT FOR THE PROPOSED SITE IS BEING PROVIDED BY A SHALLOW MARSH AND WATER QUANTITY BY DETENTION.
 - THE EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS OR FILED LOCATION BY BENCHMARK ENGINEERING, INC.
 - THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
 - A DECLARATION OF INTENT FOR FOREST CONSERVATION HAS BEEN SUBMITTED FOR THIS PROJECT AS FOREST CLEARING IS 25,920 SQ. FT.
 - NO WETLANDS EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
 - FLOODPLAIN LIMIT SHOWN BASED ON HOWARD COUNTY'S DEEP RUN DRAINAGE STUDY (CFP 23-46/97) PREPARED BY GREENHORNE & O'MARA, INC. DATED 1997.
 - WATER CONNECTION SHALL BE PRIVATE (PRIVATE WELL SYSTEM). SEWER CONNECTION WILL BE MADE TO THE EXISTING MAIN IN O'CONNOR LANE (CONTRACT NO. 10-3288).
 - THIS SITE IS EXEMPTED FROM THE REQUIREMENT OF A TRAFFIC STUDY PER SECTION 4.6 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III. (FLOOR AREA RATIO IS LESS THAN 0.45)
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
 - DUO TO THE NATURE OF THIS SITE, THE PROPOSED LANDSCAPING WILL ENTAIL ONLY DISTURBED AREAS IMPACTING ROAD FRONTAGE, PERIMETER PROPERTIES AND SWM PERIMETER.
 - MINIMUM COVER OVER 1-1/2" WHO SHALL BE 3.5 FEET.
 - THE EXISTING HAND DUG WELL AND SEPTIC HOLDING TANK WHICH IS PRESENTLY SERVING THE EXISTING DWELLING ON THE SITE ARE TO BE ABANDONED AS PER HOWARD STANDARDS PRIOR TO ISSUANCE OF LETTER OF POTABILITY BY HOWARD COUNTY HEALTH DEPARTMENT.
 - SEE AIRPORT ZONING PERMIT NO. 98-93 FOR MAA APPROVAL.

CONSTRUCTION BASELINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	625.00'	55.68'	27.86'	55.68'	S87°23'03"E	05°08'16"
2	200.00'	33.23'	16.65'	33.19'	N29°27'55"E	09°31'10"

NOTE: FOR GRADING INFORMATION SEE SHEET NO. 2

PLAN VIEW
 SCALE: 1" = 30'

- LANDSCAPING NOTES**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$ 3,840.00 IS PART OF THE DEVELOPERS AGREEMENT.
 - FOR TREE AND SHRUB PLANTING DETAILS SEE SHEET NO. 3.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	YES	NO
PERIMETER NO. / LANDSCAPE TYPE	1/E	2/A		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	200'	226'	①	①
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	50'	192'	②	②
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO		
NUMBER OF PLANTS REQUIRED				
SHADE TREES(1:50)	4	1		
EVERGREEN TREES(1:40)	38	-		
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-		
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0		
EVERGREEN TREES	0	0		
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (ADDITIONAL)	38	-		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

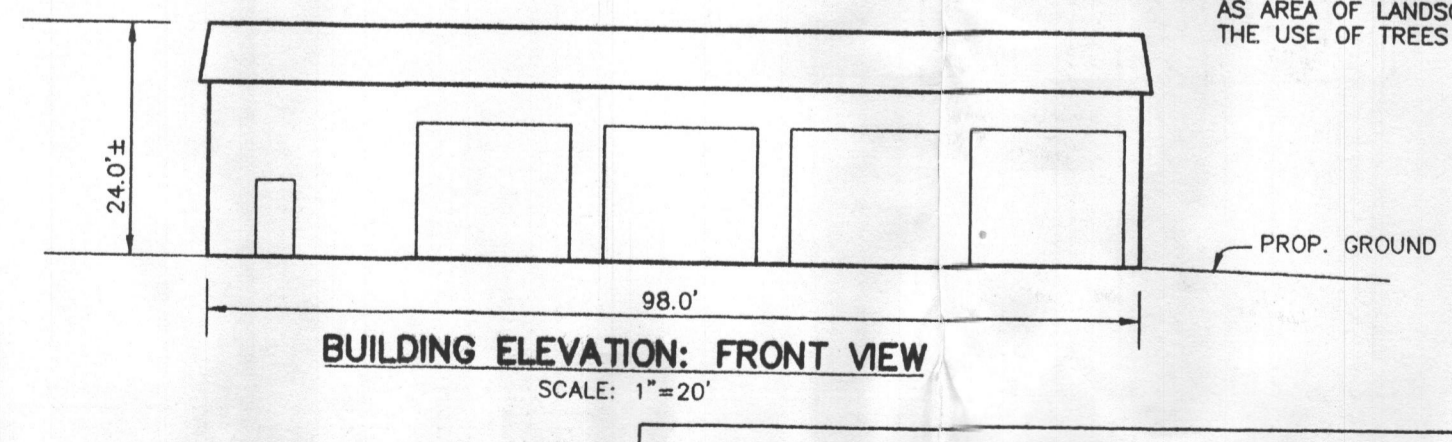
PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
WP	10	PINUS STROBUS (EASTERN WHITE PINE)	6'-8' HT. UNSHEARED
SBF	78	FORSYTHIA INTERMEDIA 'SPECTABILIS'	3' HEIGHT PLANTED 3'-4' O.C.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	450'
NUMBER OF TREES REQUIRED	9
SHADE TREES	11
EVERGREEN TREES	-
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	SWM FACILITY IN M-2 ZONING DISTRICT WITH SAME ZONING ON ADJACENT PROP. LANDSCAPING REQUIRED ON PERIMETER ADJACENT TO PUBLIC ROAD. LINEAR FEET OF CREDIT: 355'
NUMBER OF TREES REQUIRED (AFTER CREDIT)	2
SHADE TREES	2
EVERGREEN TREES	-
NUMBER OF TREES PROVIDED	-
SHADE TREES	-
EVERGREEN TREES	-
SHRUBS (10:1 SUBSTITUTE)	40 ①

① SHRUBS SUBSTITUTED FOR TREES (10 TO 1 x 4 = 40) AS AREA OF LANDSCAPING IS WITHIN SITE DISTANCE EASEMENT THE USE OF TREES IN THIS AREA COULD IMPEDE LINE OF SITE.



SHEET INDEX

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
2	SITE LOCATION, GRADING, SEDIMENT CONTROL, NOTES, AND DETAILS
3	STORMWATER MANAGEMENT FACILITY DETAILS

PERMIT INFORMATION BLOCK

SUBDIVISION NAME MUNDORF PROPERTY (FORMERLY PROCHASKA PROPERTY)		SECTION/AREA N/A	LOT/PARCEL # PARCEL 6
L/F 4440/274	BLOCK No. 1	ZONE M-2	TAX/ZONE MAP 44
WATER CODE N/A	SEWER CODE 2220000	ELEC. DIST. 1ST.	CENSUS TRACT: 8012.00

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS	
N/A	6990 O'CONNOR LANE	
NO	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER & PUBLIC SEWERAGE SYSTEM
Diene M... 7/18/99
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
... 6/25/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *...* 7/13/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: *...* 7/29/99
 DIRECTOR

OWNER/DEVELOPER:
 MICHAEL MUNDORF
 3150 FIELD CREST DRIVE
 WESTMINSTER, MARYLAND 21157

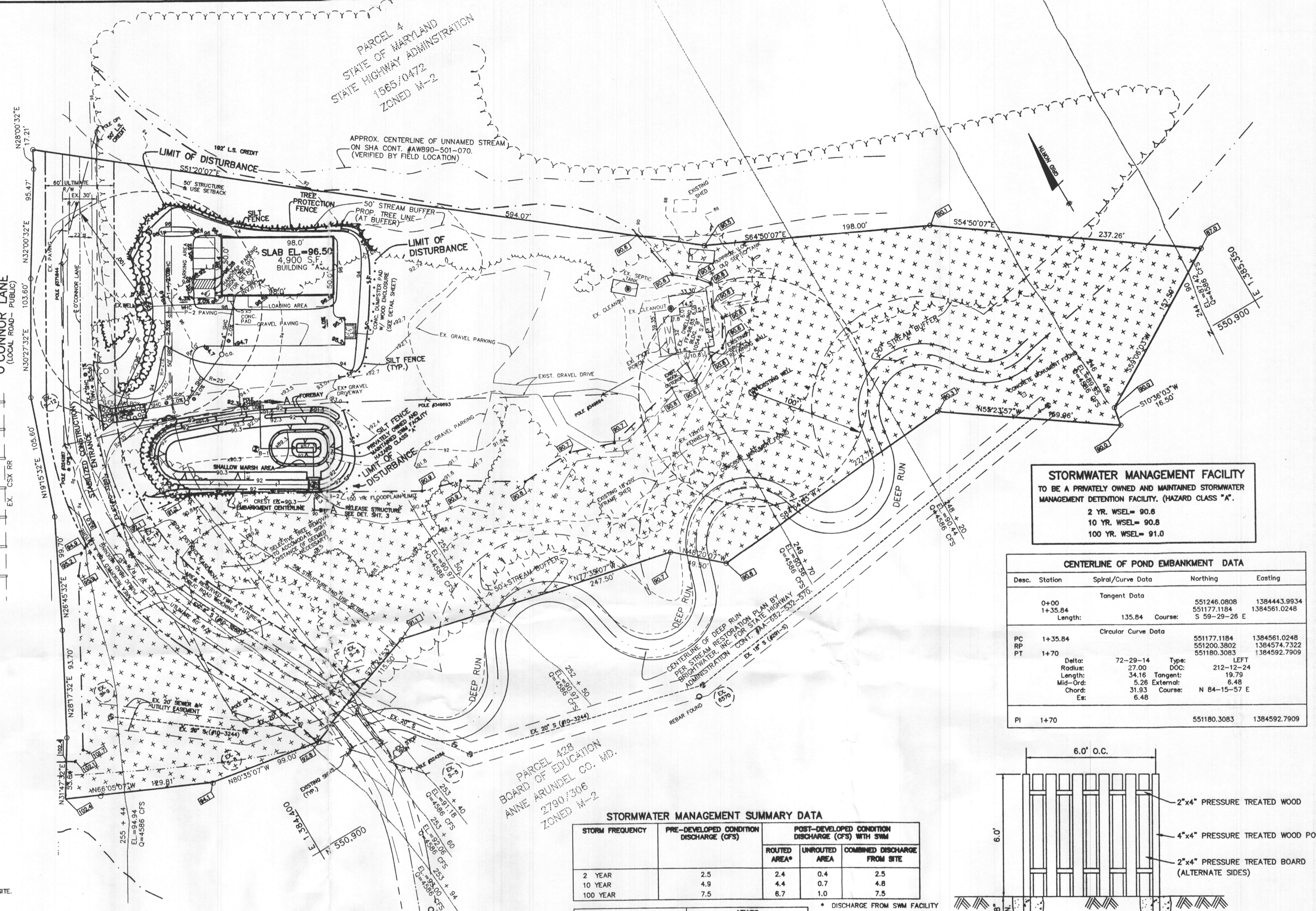
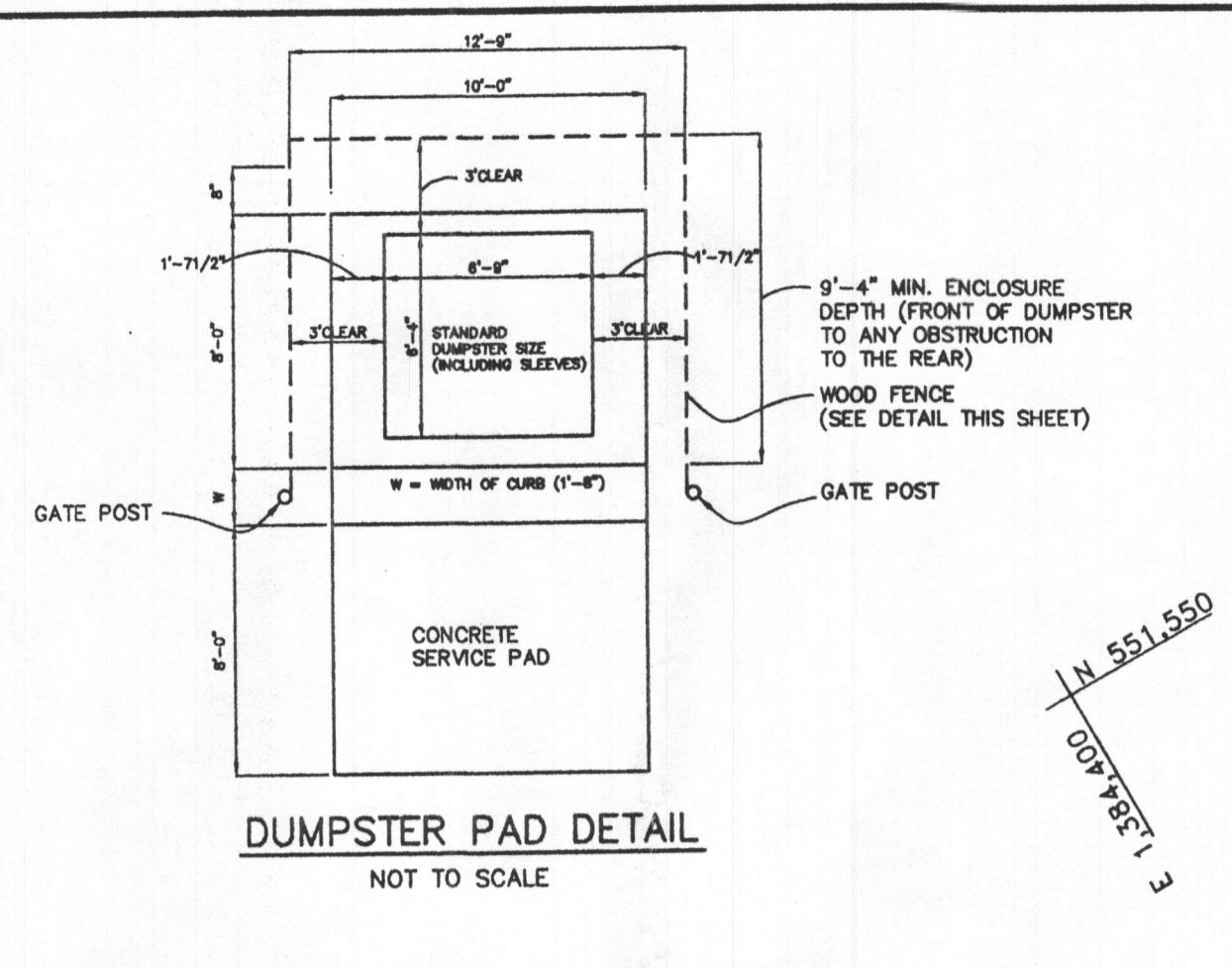
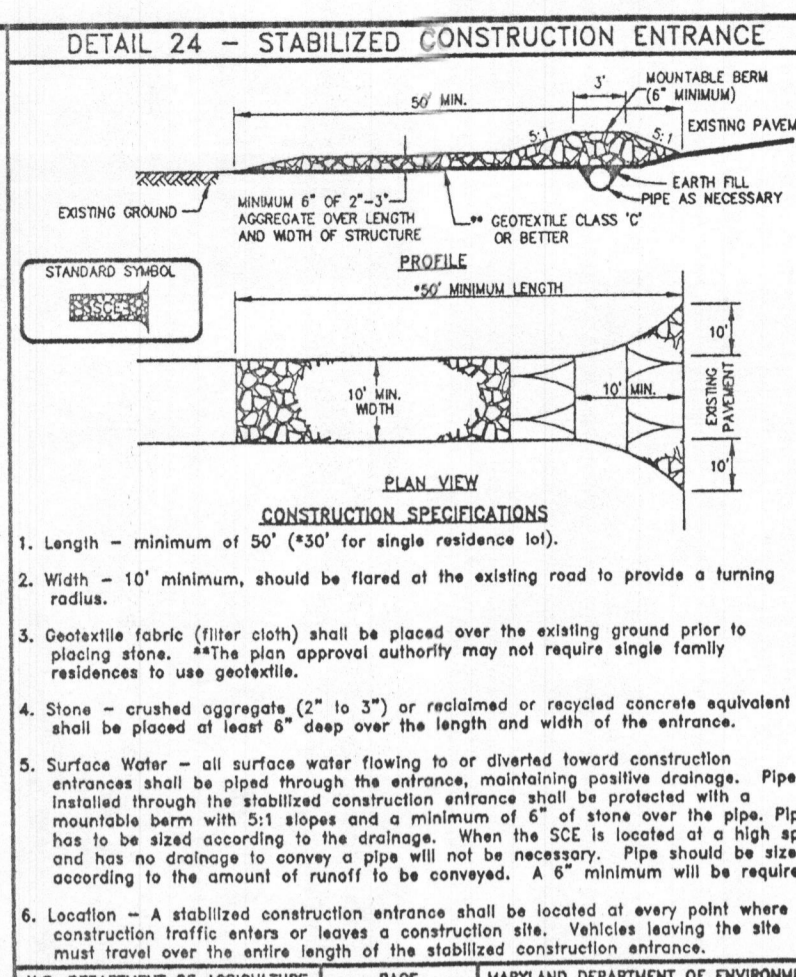
PROJECT:
MUNDORF PROPERTY
 (FORMERLY PROCHASKA PROPERTY)

LOCATION:
 TAX MAP 44 - BLOCK 1 - PARCEL 6
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN

DATE: JUNE 1999
PROJECT NO.: 1175
SCALE: AS SHOWN
DRAWING: 1 OF 3

DESIGN: GWF DRAFT: YSL CHECK: GWF



PERMANENT SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules.

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

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (213-1855).
- All vegetative and structural practices are to be installed accordingly to the provisions of this plan and are to be in conformance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control, and revisions thereto.
- Following initial soil disturbances or redisturbances, permanent or temporary sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 calendar days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the "Howard County Design Manual, Storm Drainage".
- All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seeding (Sec. 51) Sod (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:**
 - Total Area of Site: 7.31± acres
 - Area to be Disturbed: 1.19± acre
 - Area to be roofed or paved: 0.57± acre
 - Area to be vegetatively stabilized: 0.82± acre
 - Total Cut: 1.36± C.Y.
 - Total Fill: 1.03± C.Y.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, or shorter.
- Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

Seeding: For periods March 1 through April 30 and from August 15 through October 15, seed with 80 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 80 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through February 28, protect site by: Option 1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 2) use sod. Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (9 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

SEQUENCE OF CONSTRUCTION

ACTIVITY	DURATION
1. OBTAIN A GRADING PERMIT	DAY 1
2. INSTALL AND GRUB AS REQUIRED TO INSTALL SEDIMENT CONTROL DEVICES.	DAY 2-5
3. CLEAR AND GRUB AS REQUIRED TO INSTALL SEDIMENT CONTROL DEVICES.	DAY 2-5
4. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, GRADE SITE AND PROVIDE TEMPORARY STABILIZATION TO DISTURBED AREAS.	DAY 6-20
5. CONSTRUCT SWM, SHC, BUILDING AND PAVING.	DAY 21-80
6. FINE GRADE SITE.	DAY 81-85
7. STABILIZE SITE WITH PERMANENT STABILIZATION.	DAY 86-87
8. WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL MEASURES AND STABILIZE ANY REMAINING DISTURBED AREA.	DAY 86-87

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER & PUBLIC SEWERAGE SYSTEM

Dina M. Madsen 7/6/99 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John B. Robertson 6/22/99 DATE

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Clayton Simmons 6/22/99 DATE

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

John B. Robertson 6/22/99 DATE

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Clayton Simmons 6/22/99 DATE

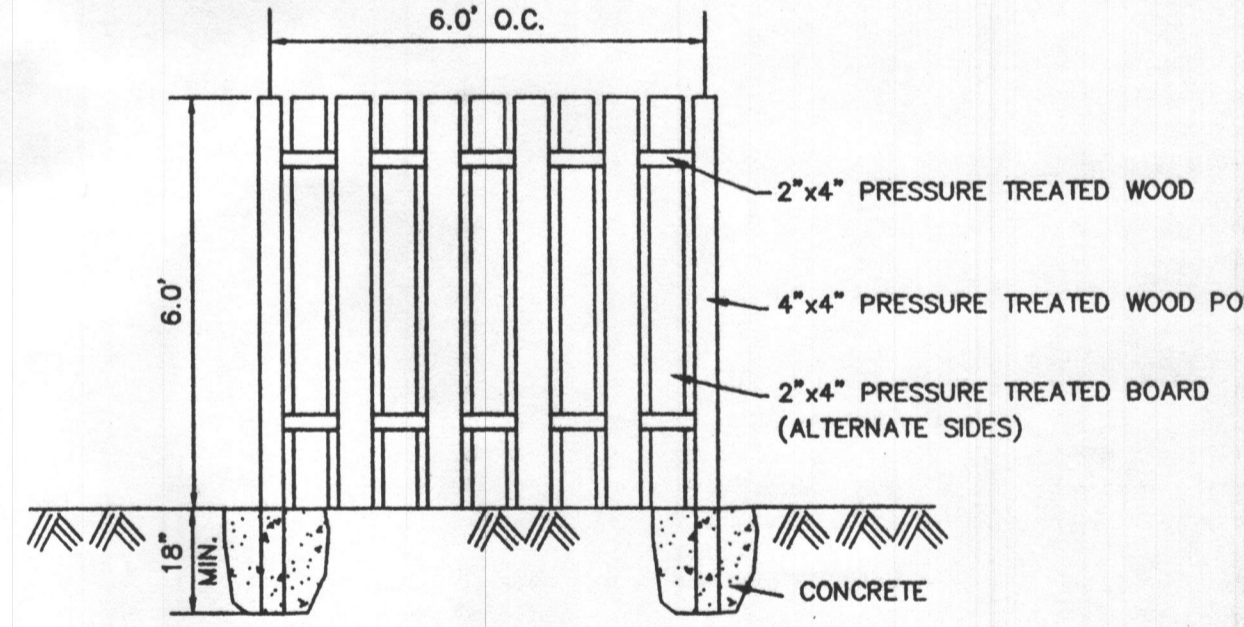
STORMWATER MANAGEMENT SUMMARY DATA

STORM FREQUENCY	PRE-DEVELOPED CONDITION DISCHARGE (CFS)	POST-DEVELOPED CONDITION DISCHARGE (CFS) WITH SWM		
		ROUTED AREA*	UNROUTED AREA	COMBINED DISCHARGE FROM SITE
2 YEAR	2.5	2.4	0.4	2.5
10 YEAR	4.9	4.4	0.7	4.8
100 YEAR	7.5	6.7	1.0	7.5

* DISCHARGE FROM SWM FACILITY

STORM FREQUENCY	YEARS		
	2	10	100
INFLOW INTO FACILITY(CFS)	3.3	5.7	8.4
OUTFLOW FROM FACILITY(CFS)	2.4	4.4	6.7
WATER SURFACE ELEVATION STORAGE VOLUME IN FACILITY (AC-FT)	90.6	90.8	91.0
	0.038	0.064	0.089

* 0.089 AC-FT. = 3,877 CF



TYPICAL WOOD SCREEN FENCE FOR DUMPSTER PAD AREA NOT TO SCALE

NO	DATE	REVISION

ENGINEER'S CERTIFICATE

I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Donald Mean 6/2/99 DATE

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Michael J. Mundorf 6/8/99 DATE

BENCHMARK ENGINEERING INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8844

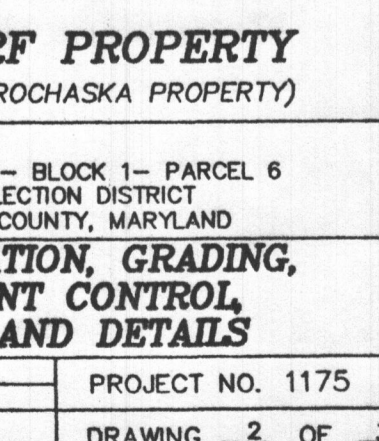
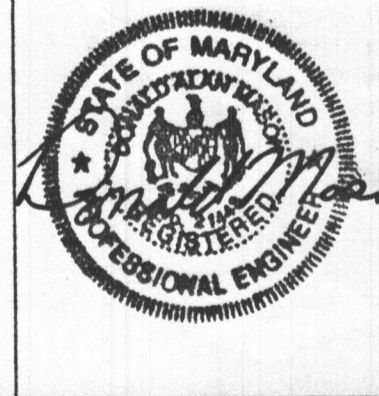
OWNER/DEVELOPER: MUNDORF PROPERTY (FORMERLY PROCHASKA PROPERTY)

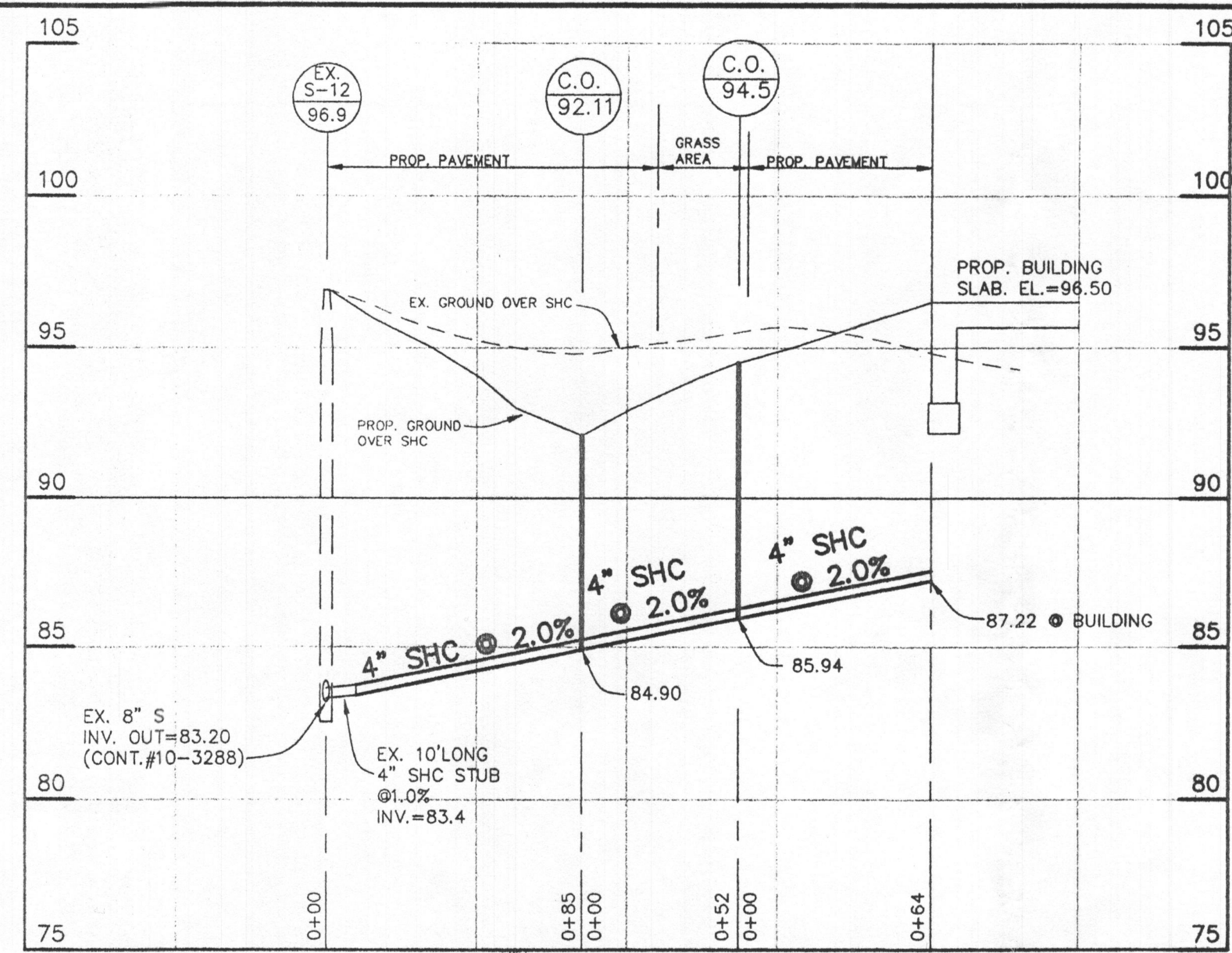
LOCATION: TAX MAP 44 - BLOCK 1 - PARCEL 6 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE LOCATION, GRADING, SEDIMENT CONTROL, NOTES AND DETAILS

DATE: JUNE, 1999 PROJECT NO. 1175

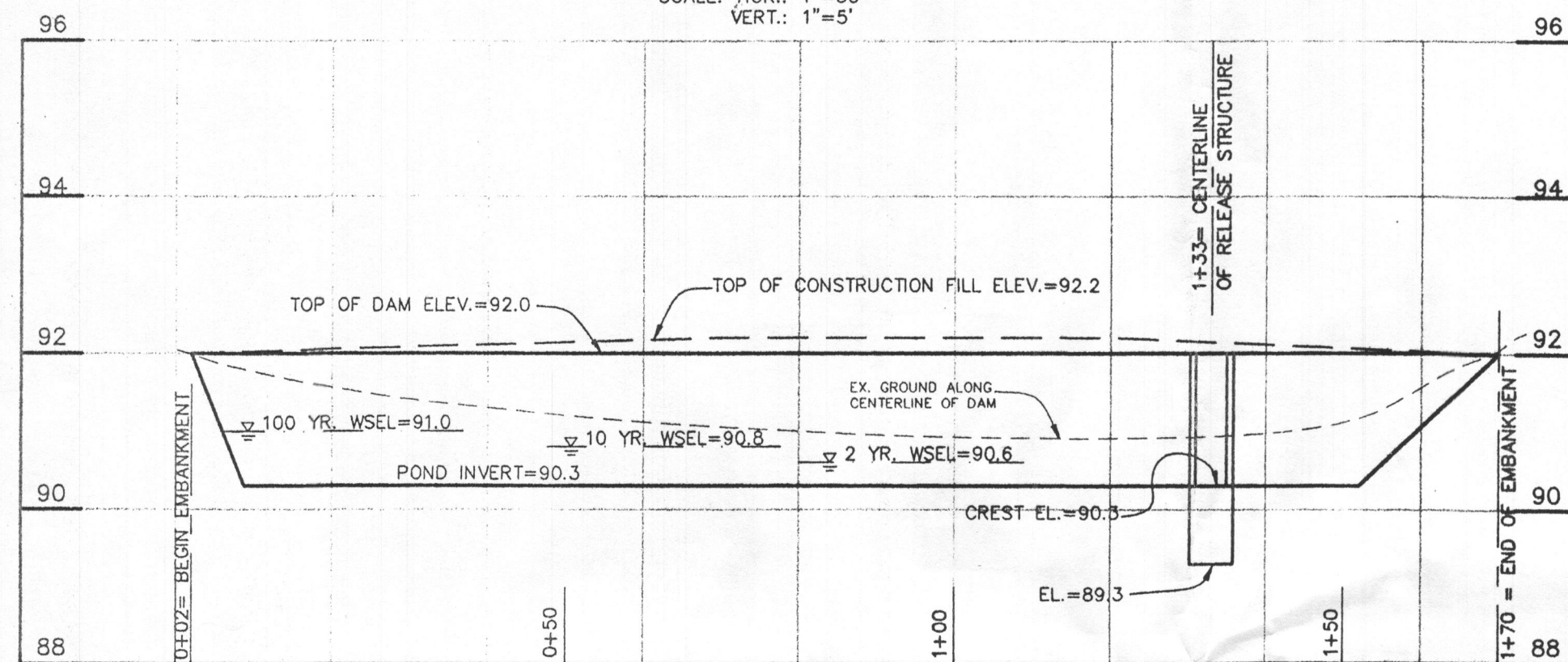
SCALE: AS SHOWN DRAWING 2 OF 3





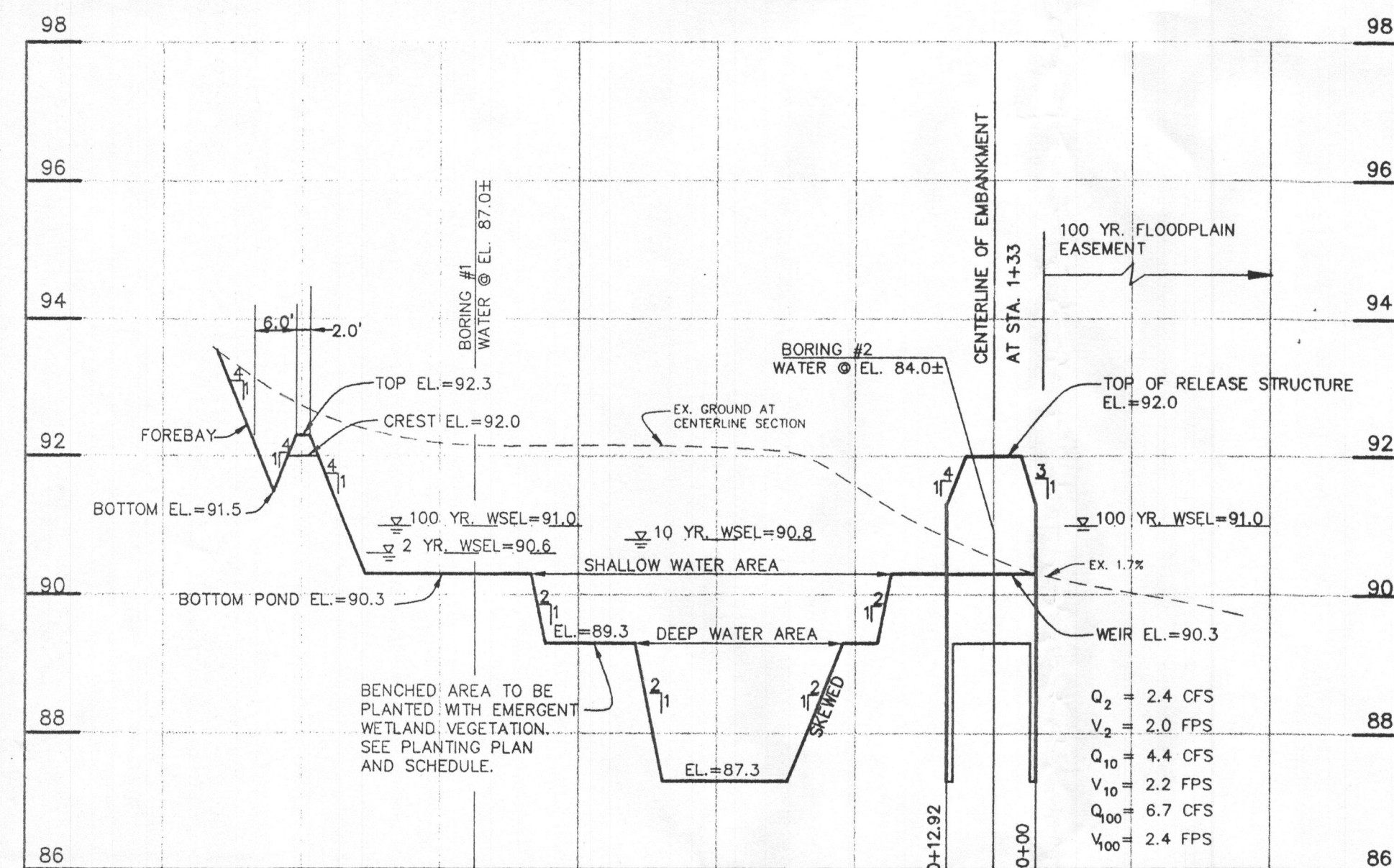
4" SHC PROFILE

SCALE: HOR.: 1"=50'
VERT.: 1"=5'



PROFILE ALONG CENTERLINE OF EMBANKMENT

SCALE: HOR.: 1"=20'
VERT.: 1"=2'



SECTION A-A: PROFILE THRU POND AND SPILLWAY

SCALE: HOR.: 1"=20'
VERT.: 1"=2'

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER & PUBLIC SEWERAGE SYSTEM
Dirie W. ... 7/6/99
 COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
... 6/22/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT
... 7/13/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

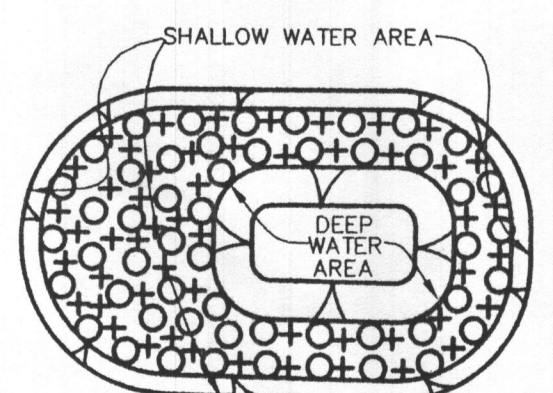
APPROVED: DIRECTOR
... 7/20/99
 DIRECTOR DATE

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John B. Robertson 6/22/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Cheryl Simmons 6/22/99
 NATURAL RESOURCES CONSERVATION SERVICE DATE

OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY

- ROUTINE MAINTENANCE**
- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD 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 A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHOULD BE MOWED AS NEEDED.
 - DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
 - VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS OUTLET AREA SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- NON-ROUTINE MAINTENANCE**
- STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, AND THE RELEASE STRUCTURE SHALL BE REPAIRED UPON THE DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
 - SEDIMENT SHOULD BE REMOVED FROM THE POND NO LATER THAN WHEN THE CAPACITY OF THE POND IS HALF FULL OF SEDIMENT, WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, OR WHEN DEEMED NECESSARY BY HOWARD COUNTY'S DEPARTMENT OF PUBLIC WORKS.



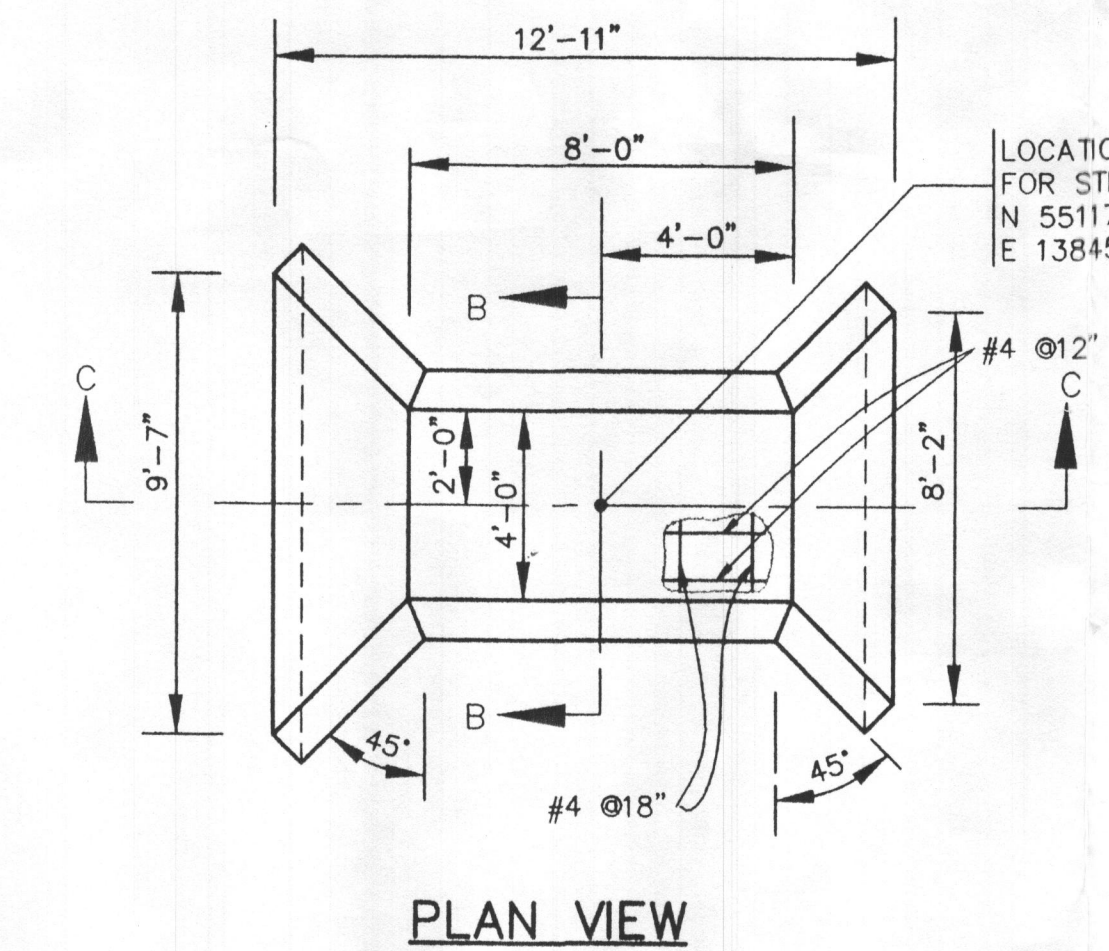
SHALLOW MARSH PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
○	LIZARD'S TAIL (SAURURUS CERNUUS)	52
+	SOFT-STEM BULRUSH (SCIRPUS VALIDUS)	52

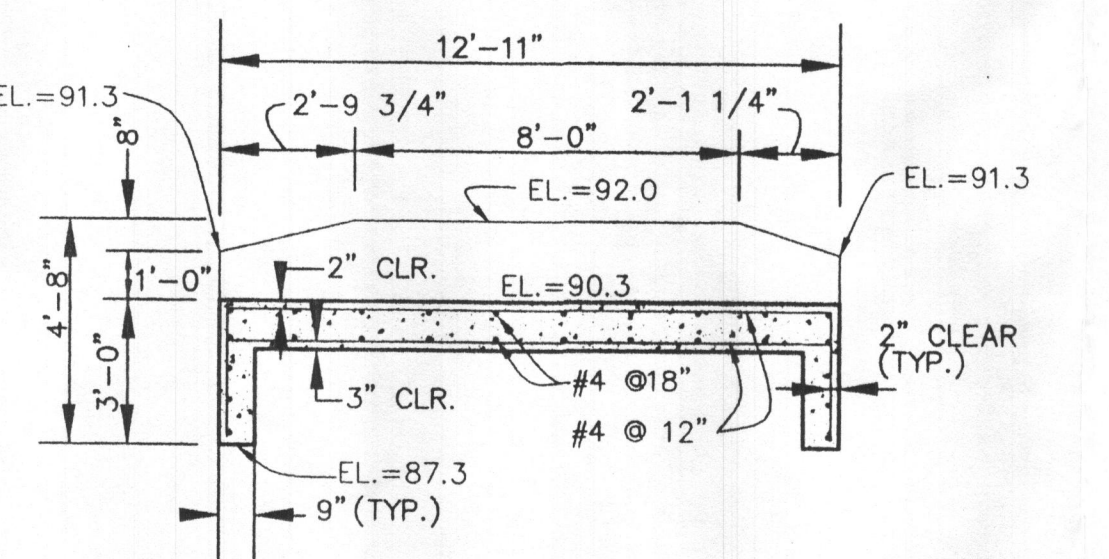
SHALLOW MARSH PLANTING PLAN

SCALE: 1" = 20'

- NOTES:
- ALL EXPOSED EDGES TO HAVE 3/4"x3/4" CHAMFER OR AS DIRECTED.
 - CONCRETE SHALL BE SHA MIX NO. 3 (fc= 3500 PSI @ 28 DAYS)
 - REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60.



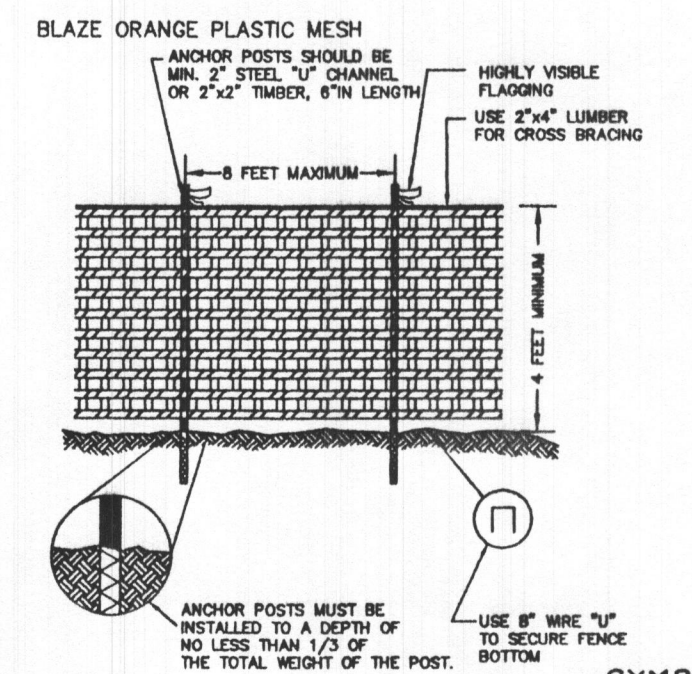
PLAN VIEW



SECTION C-C

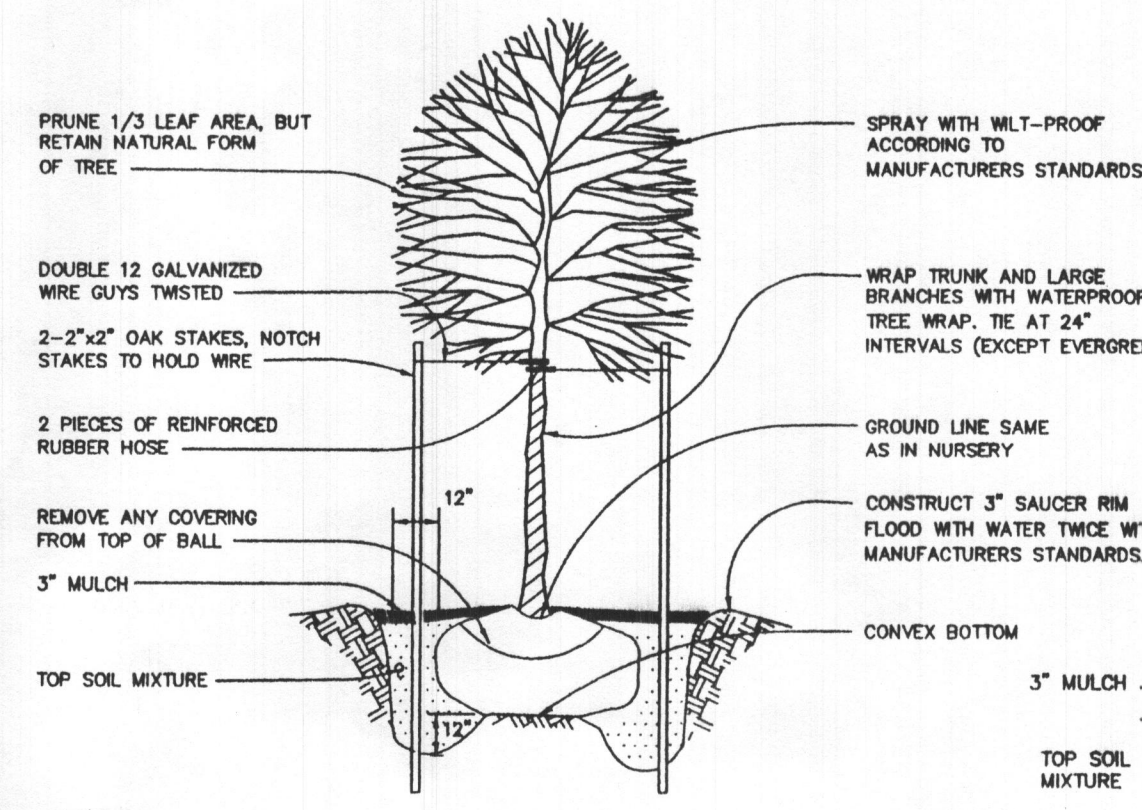
RELEASE STRUCTURE DETAILS

SCALE: 1"=4'



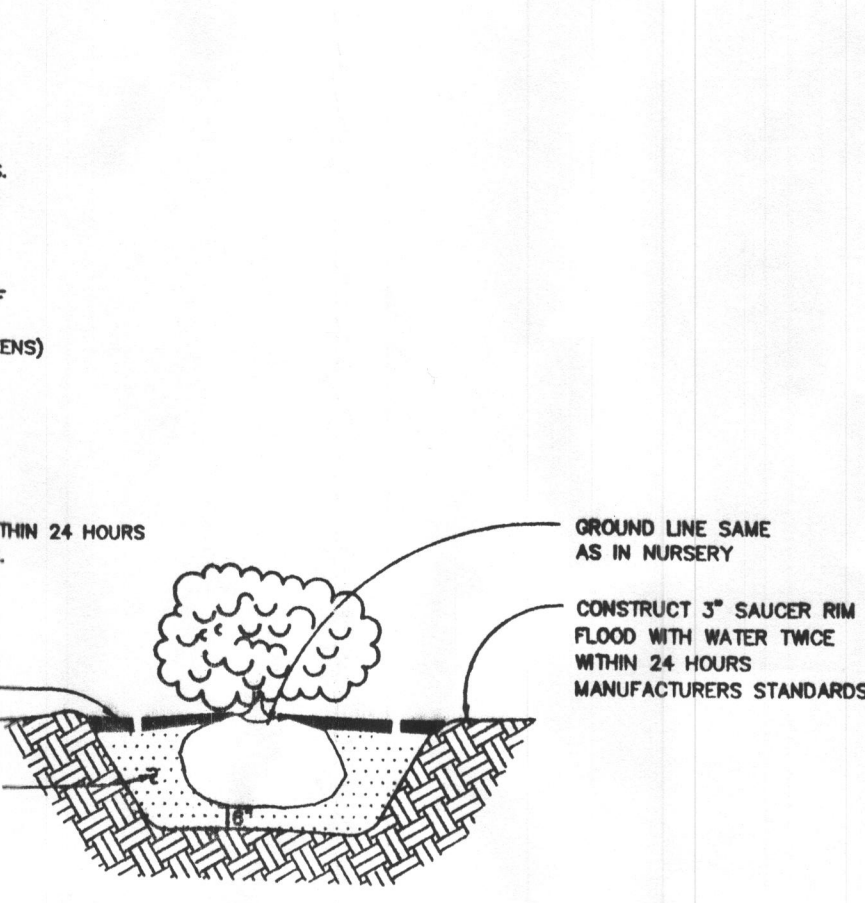
TEMPORARY TREE PROTECTION FENCE

NOT TO SCALE



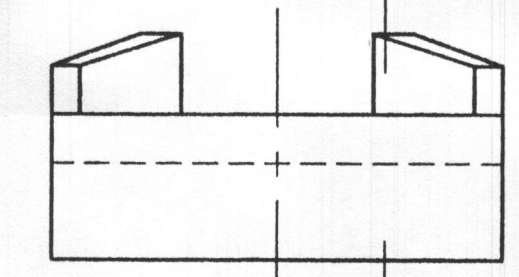
TREE PLANTING DETAIL

NOT TO SCALE

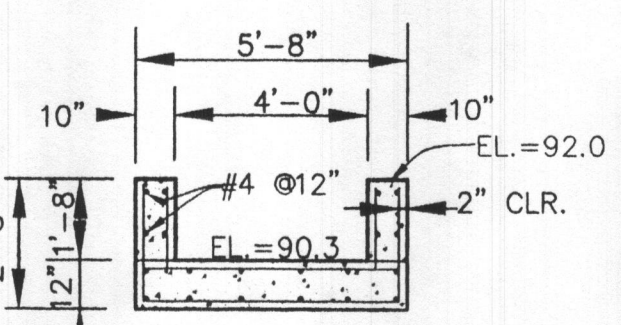


SHRUB PLANTING DETAIL

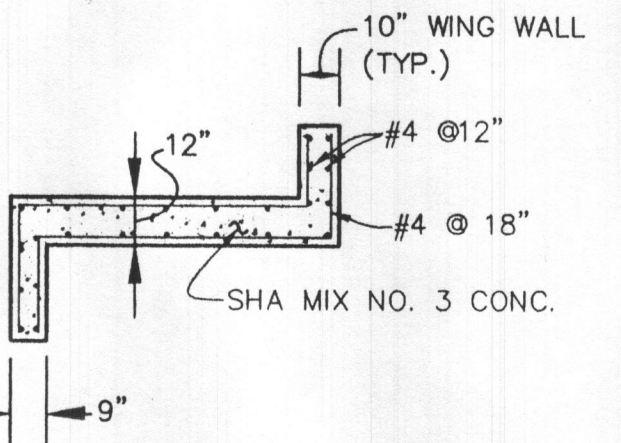
NOT TO SCALE



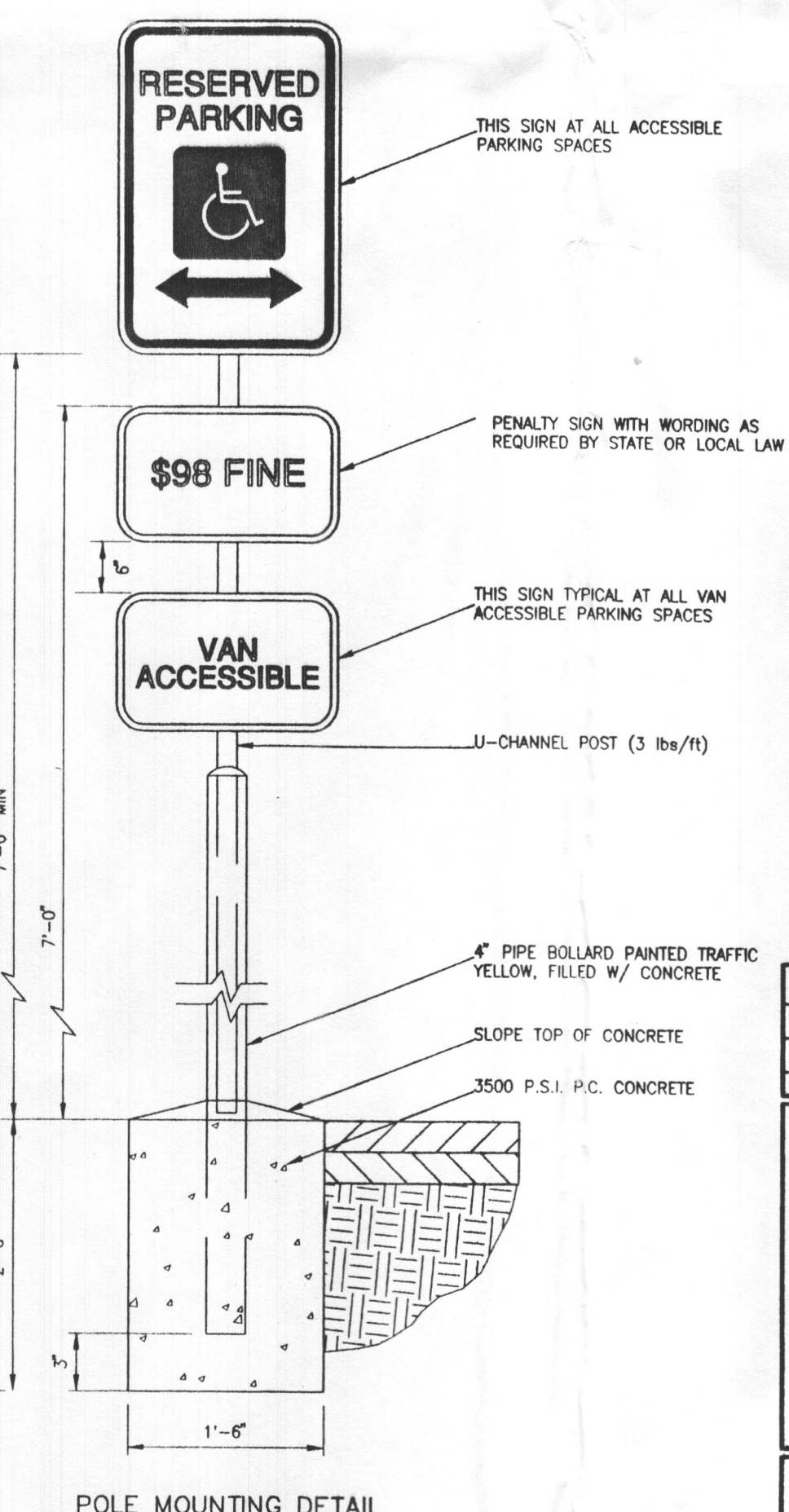
FRONT ELEVATION



SECTION B-B



SECTION A-A



HANDICAP PARKING SIGN DETAIL

NOT TO SCALE

NOTE: SIGN DIMENSIONS, LETTERING, LOGO, ETC. TO BE IN ACCORDANCE WITH MARYLAND ACCESSIBILITY CODE (ADAAG A117.1-86-4.6.2 AND 4.28)

HILLIS-CARNES ENGINEERING ASSOCIATES, INC. Page 1 of 1

PROJECT NAME: O'Connor Lane SWD
 LOCATION: Howard County, Maryland
 BORING # B-1

ELEV.	SOIL DESCRIPTION	STRA.	DEPTH	SCALE	COIL	BLUEN	NO.	SEC.	BORING & SAMPLING NOTES
Topsoil			0.0						12" Topsoil/Rootmat
	Reddish brown, moist to very moist. Fine to coarse silty sand (SM-SC)(Coarse)		1.0						Ground water encountered at 5.5' white drilling
	Brown, silty medium to coarse sand and medium to coarse gravel with cobbles (SP-G)(Coarse)		5.0						
	Boring terminated at 7.0'		7.0						

SAMPLER TYPE: Standard Penetration Test (SPT)
 SAMPLE CONDITIONS: At completion
 GROUND WATER DEPTH: At completion
 BORING METHOD: 12" Topsoil/Rootmat

HILLIS-CARNES ENGINEERING ASSOCIATES, INC. Page 1 of 1

PROJECT NAME: O'Connor Lane SWD
 LOCATION: Howard County, Maryland
 BORING # B-2

ELEV.	SOIL DESCRIPTION	STRA.	DEPTH	SCALE	COIL	BLUEN	NO.	SEC.	BORING & SAMPLING NOTES
Topsoil			0.0						12" Topsoil/Rootmat
	Reddish brown, moist to very moist. Fine to coarse silty sand (SM-SC)(Coarse)		1.0						Ground water encountered at 7.0' white drilling
	Brown, silty medium to coarse sand and medium to coarse gravel with cobbles (SP-G)(Coarse)		5.0						
	Boring terminated at 7.0'		7.0						

SAMPLER TYPE: Standard Penetration Test (SPT)
 SAMPLE CONDITIONS: At completion
 GROUND WATER DEPTH: At completion
 BORING METHOD: 12" Topsoil/Rootmat

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS - PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21103
 PHONE: 410-465-6105 FAX: 410-465-6644

PROJECT: **MUNDORF PROPERTY** (FORMERLY PROCHASKA PROPERTY)

LOCATION: TAX MAP 44 - BLOCK 1 - PARCEL 6
 1 st. ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **STORMWATER MANAGEMENT FACILITY DETAILS, BORING LOGS AND 4" SHC PROFILE**

DATE: JUNE, 1999 PROJECT NO. 1175

DESIGN: GWF DRAFT: YSL CHECK: GWF SCALE: AS SHOWN DRAWING 3 OF 3