

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS
4	SW.M., DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN
5	SW.M. & SEDIMENT CONTROL DETAILS, NOTES & PROFILES
6	PLANTING PLAN

# SITE DEVELOPMENT PLAN

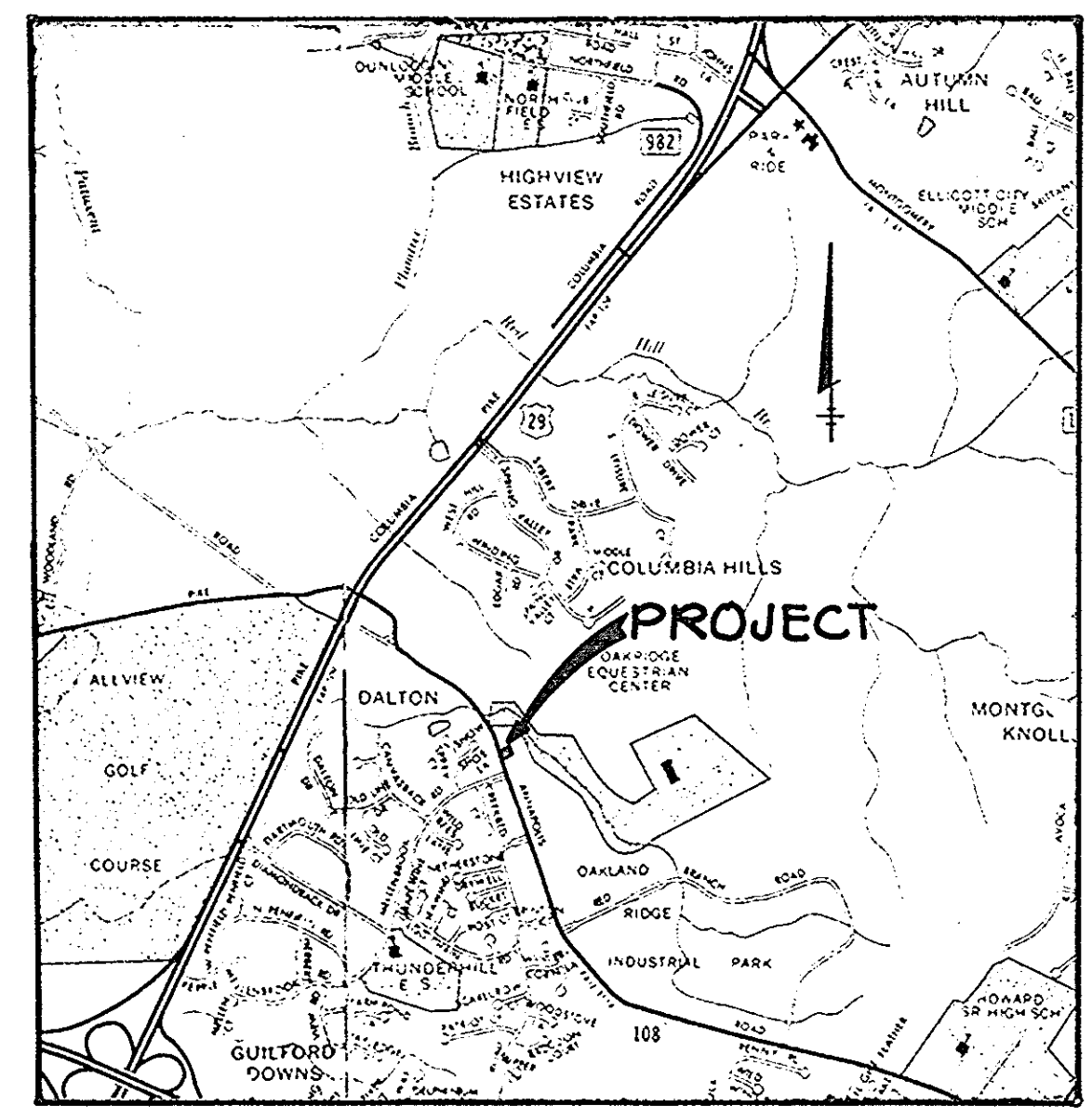
# MONY BUILDING

## OAKLAND RIDGE INDUSTRIAL PARK

### SECTION 3 LOT 77

### 2ND ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

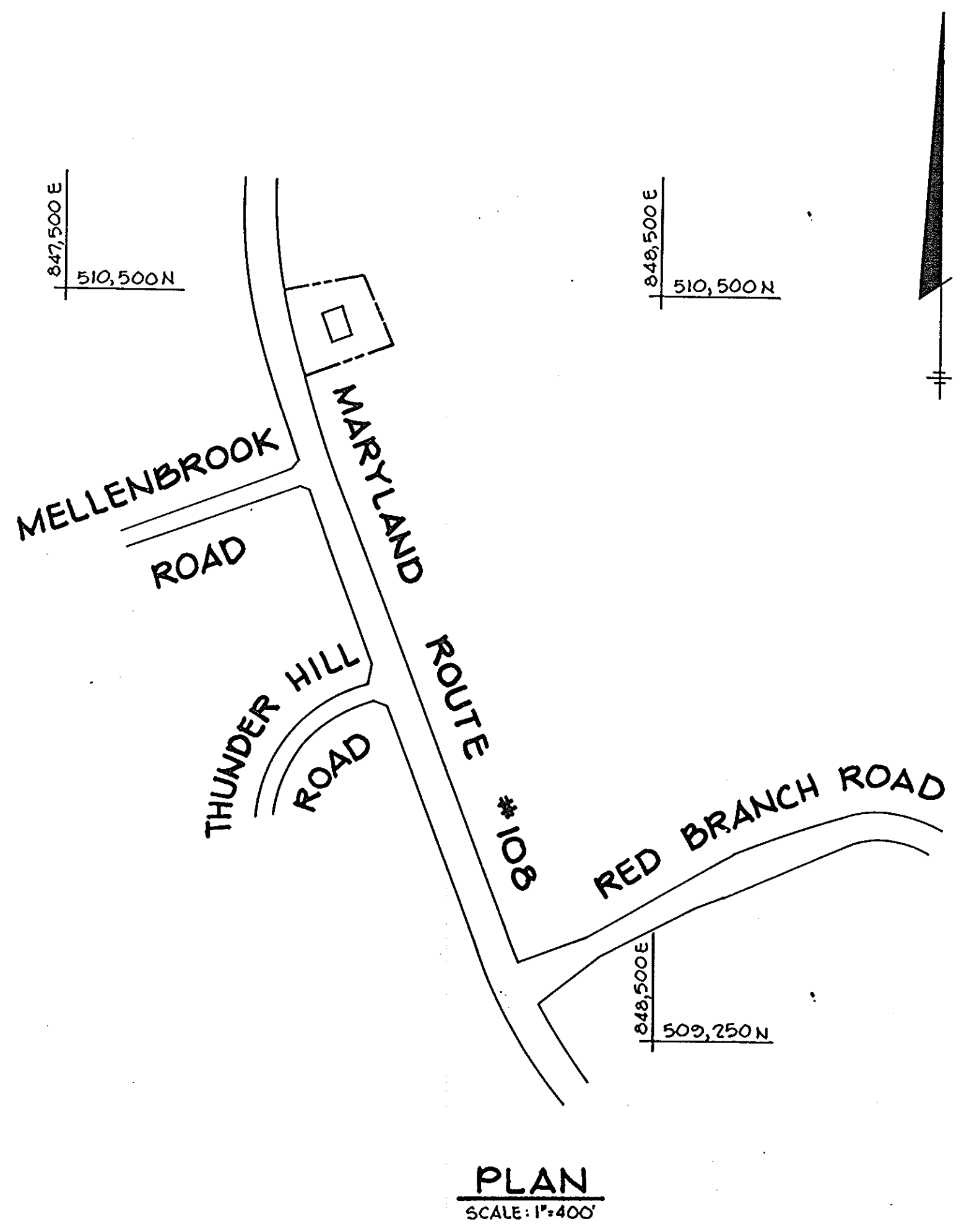


**VICINITY MAP**  
SCALE: 1" = 2,000'

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 36" COVER BELOW FINISHE GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLETED BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER. A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THIS/THESE DRAWINGS:  

C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION	992-2417/2418
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT Or ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.



SITE DATA

TOTAL AREA OF SITE	2.037 Acres
EXISTING ZONING	FDP PHASE 36 New Town (Industrial)
PROPOSED BUILDING USE	Office
PROPOSED BUILDING AREA:	
FIRST FLOOR	7,600 7,500 Square Feet
SECOND FLOOR	7,600 7,500 Square Feet
TOTAL	15,200 15,000 Square Feet
PARKING:	REQUIRED PROVIDED
8 1 SPACE/500 S.F. OF NET LEASEABLE AREA	30 59
OPEN SPACE (LANDSCAPED AREA)	REQUIRED PROVIDED
IMPERVIOUS AREA	20% 65%
AREA TO BE RESEDED	0.78 Acres 0.34 Acres

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*George F. Nummy* 7-27-81  
DIRECTOR DATE

*William S. Reay* 7/24/81  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas A. Harris* 7-20-81  
PLANNING DIRECTOR DATE

*William S. Reay* 7-20-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*John B. Jones* 7-30-81  
COUNTY HEALTH OFFICER DATE

9-1-81 Revised Building Coverage

DATE	NO.	REVISION
5-28-81	1	REVISED AS PER H.C. COMMENTS DATED 5-20-81

OWNER/DEVELOPER  
M.G.I. ASSOCIATES  
% JACYN DEVELOPMENT GROUP  
12400 CLARKSVILLE PIKE  
CLARKSVILLE, MARYLAND 21029

PROJECT:  
**MONY BUILDING**

AREA  
COLUMBIA LOT 77  
OAKLAND RIDGE INDUSTRIAL PARK - SECTION 3  
2ND ELECTION DISTRICT HOWARD COUNTY, MD  
RECORD PLAT RECORDING REFERENCE Nos. PB 22, F. 20

TITLE:  
TITLE SHEET

**Riemer Tracy & Associates, Inc.**  
8659 Baltimore National Pike  
Ellicott City, Maryland 21045  
(301) 461-2690  
Land Planning, Design & Civil Engineering

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: **5-20-81**  
*JMM*

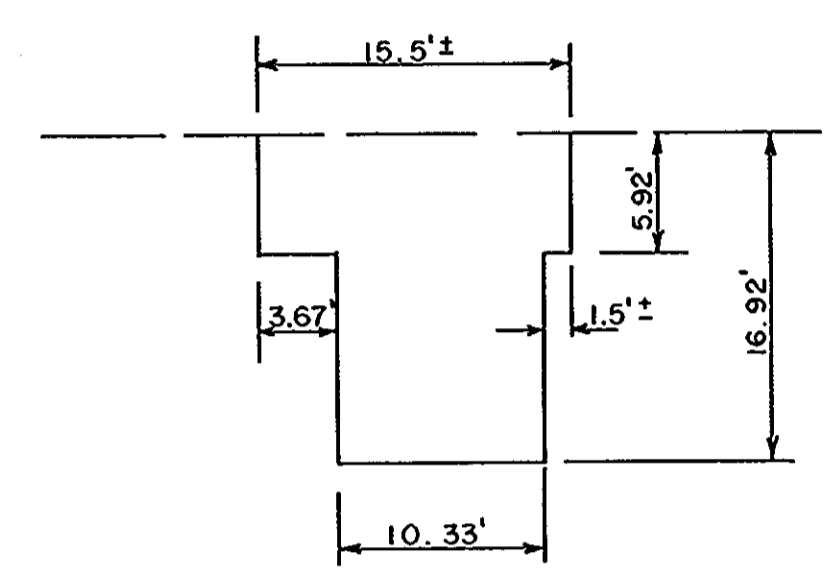
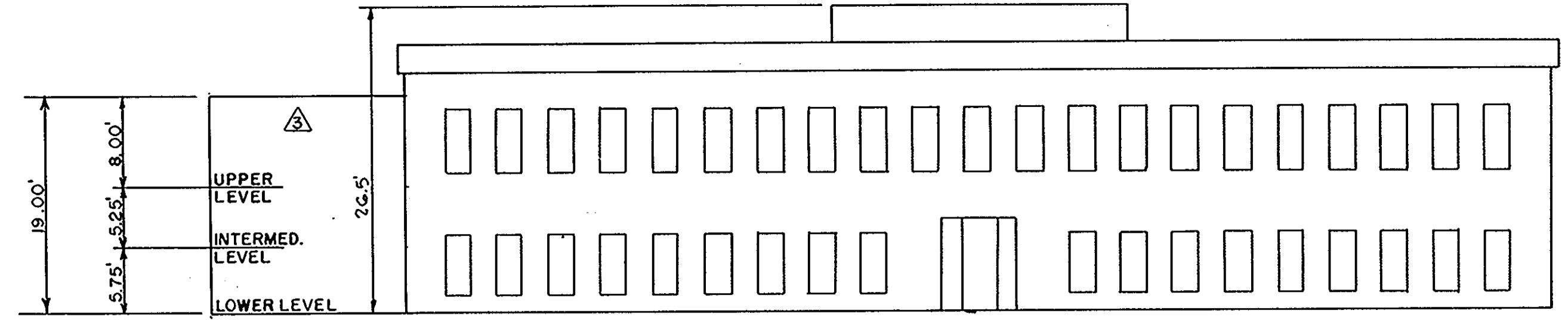
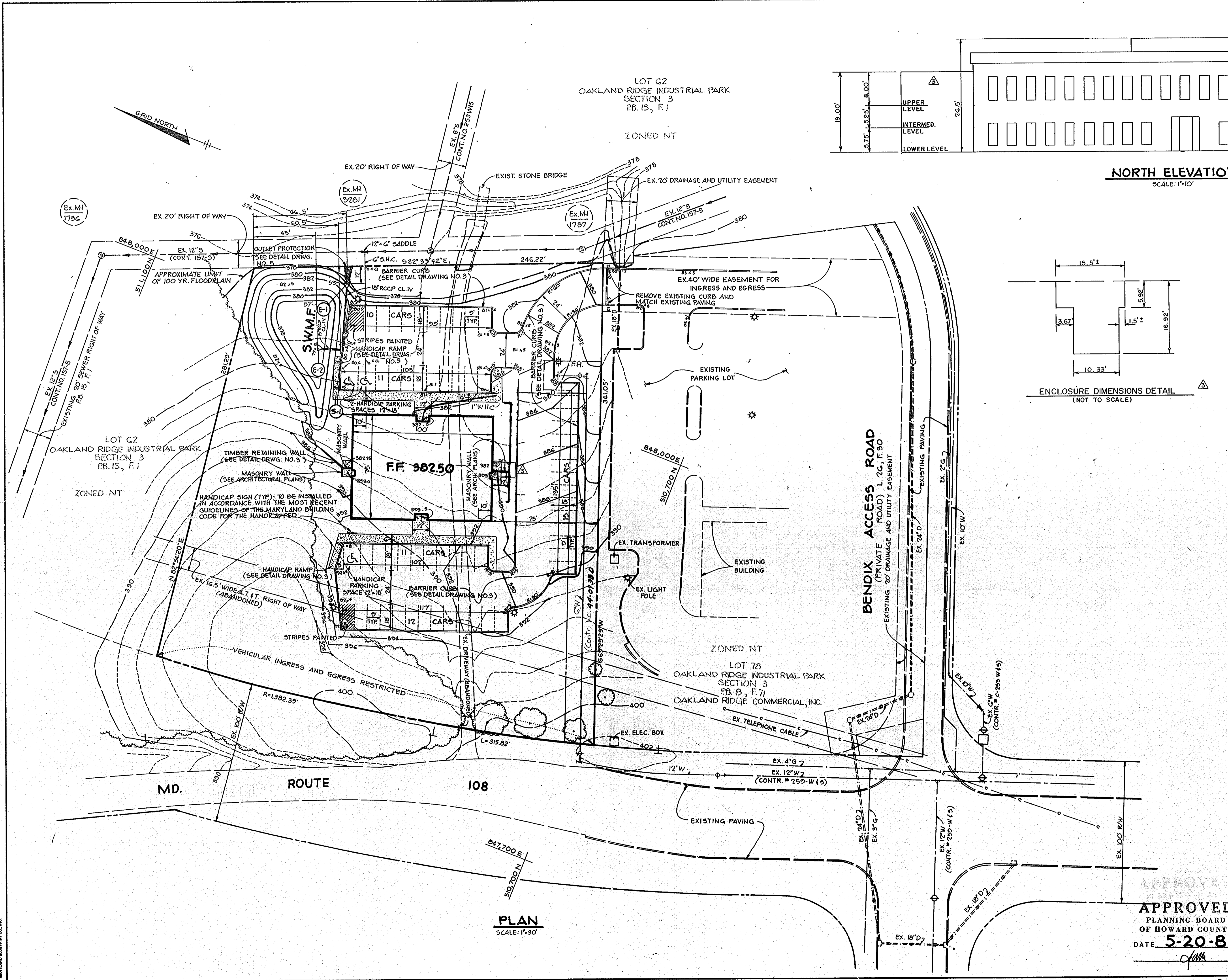
3-31-81

STATE OF MARYLAND  
REGISTERED PROFESSIONAL ENGINEER

*William S. Reay*  
PROFESSIONAL ENGR. NO. 9556

PARCEL 318
DESIGNED BY: M.G.R.
DRAWN BY: D.A.M.
PROJECT NO: 0281
DATE: 3-31-81
SCALE: AS SHOWN
DRAWING NO. 1 OF 6



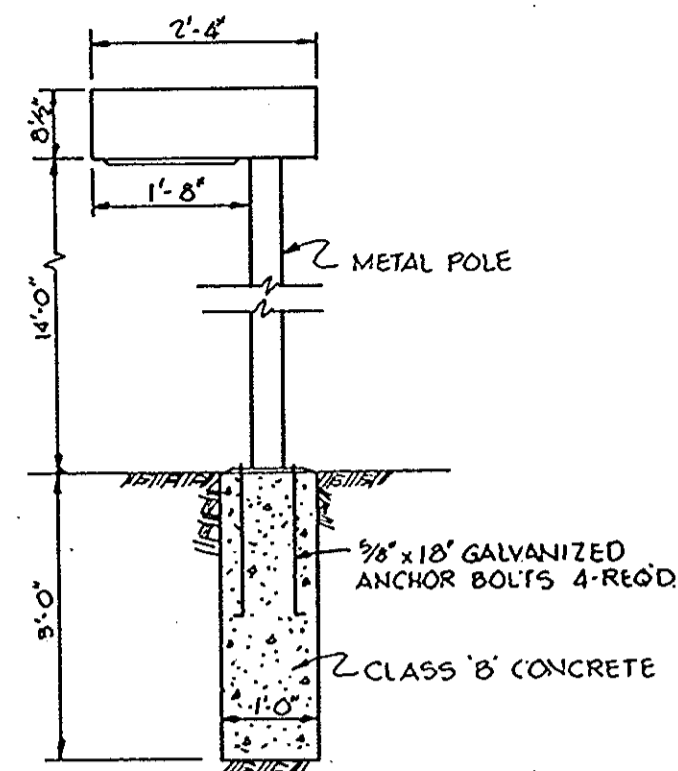


**PLAN**  
SCALE: 1"=30'

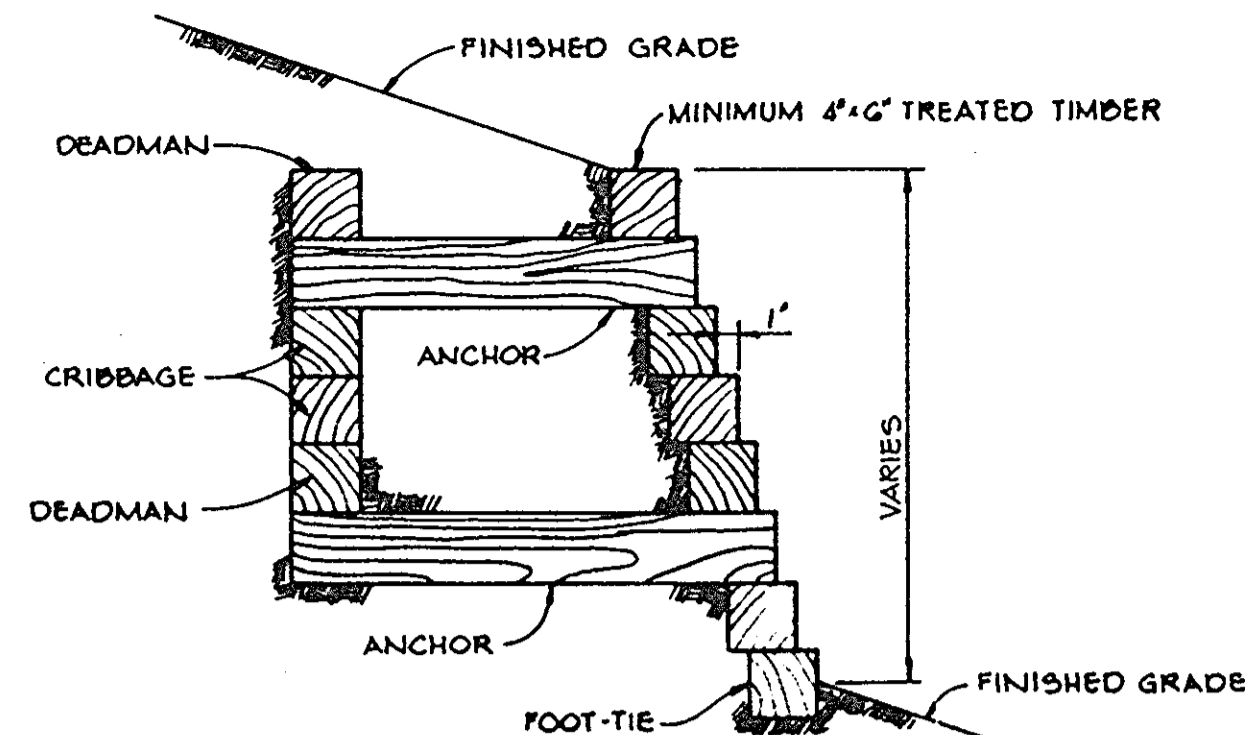
**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 5-20-81

9/01/98	ADDED UPPER & LOWER ENCLOSURE FOR STAIRWAYS ENCLOSURE DIM DETAIL: MOD. ELEV TO SHOW ENCLOSURE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>Walter F. Nemesy</i>	7-27-81 DIRECTOR DATE
<i>William S. Ryan</i>	7/24/81 CHIEF, BUREAU OF ENGINEERING DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
<i>Thomas A. Karpis</i>	7-30-81 PLANNING DIRECTOR DATE
<i>John W. McArthur</i>	7-30-81 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Jacyn Boulikas</i>	7-30-81 COUNTY HEALTH OFFICER DATE
4-14-83	REMOVE SIDEWALK SOUTH END BLDG.
5-20-81	REVISED AS PER H.C. COMMENTS DATED 5-20-81
DATE NO.	REVISION
OWNER/DEVELOPER M.G.I. ASSOCIATES % JACYN DEVELOPMENT GROUP 12400 CLARKSVILLE PIKE CLARKSVILLE, MARYLAND 21029	
PROJECT: <b>MONY BUILDING</b>	
AREA COLUMBIA LOT 77 OAKLAND RIDGE INDUSTRIAL PARK - SECTION 3 2ND ELECTION DISTRICT HOWARD COUNTY MD RECORD PLAT RECORDING REFERENCE N12 PB. 2G, F. 30	
TITLE: SITE DEVELOPMENT PLAN	
<b>Riemer - Tracy &amp; Associates, Inc.</b> 8659 Baltimore National Pike Ellicott City, Maryland 21043 (301) 461-2690 Land Planning, Design & Civil Engineering	
3-31-81	DATE
PARCEL 318	
DESIGNED BY: M.G.R.	
DRAWN BY: L.S.T.	
PROJECT NO: 0381	
DATE: 3-31-81	
SCALE: 1"=30'	
DRAWING NO. 2 OF 6	
<i>John K. Tracy</i> PROFESSIONAL ENGR NO. 9266	

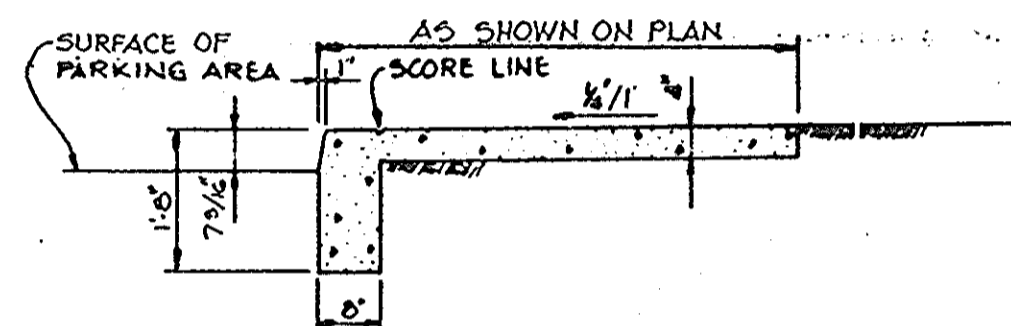
NOTE:  
ALL LIGHT FIXTURES TO BE 175 WATT  
MERCURY TYPE WITH A MINIMUM OF  
7,000 LUMENS 14" HIGH WITH METAL  
POLE AND DIRECTED DOWNWARD.  
LOCATIONS OF LIGHT FIXTURES ARE  
ON THE PLAN AND ARE SHOWN THUS \*\*



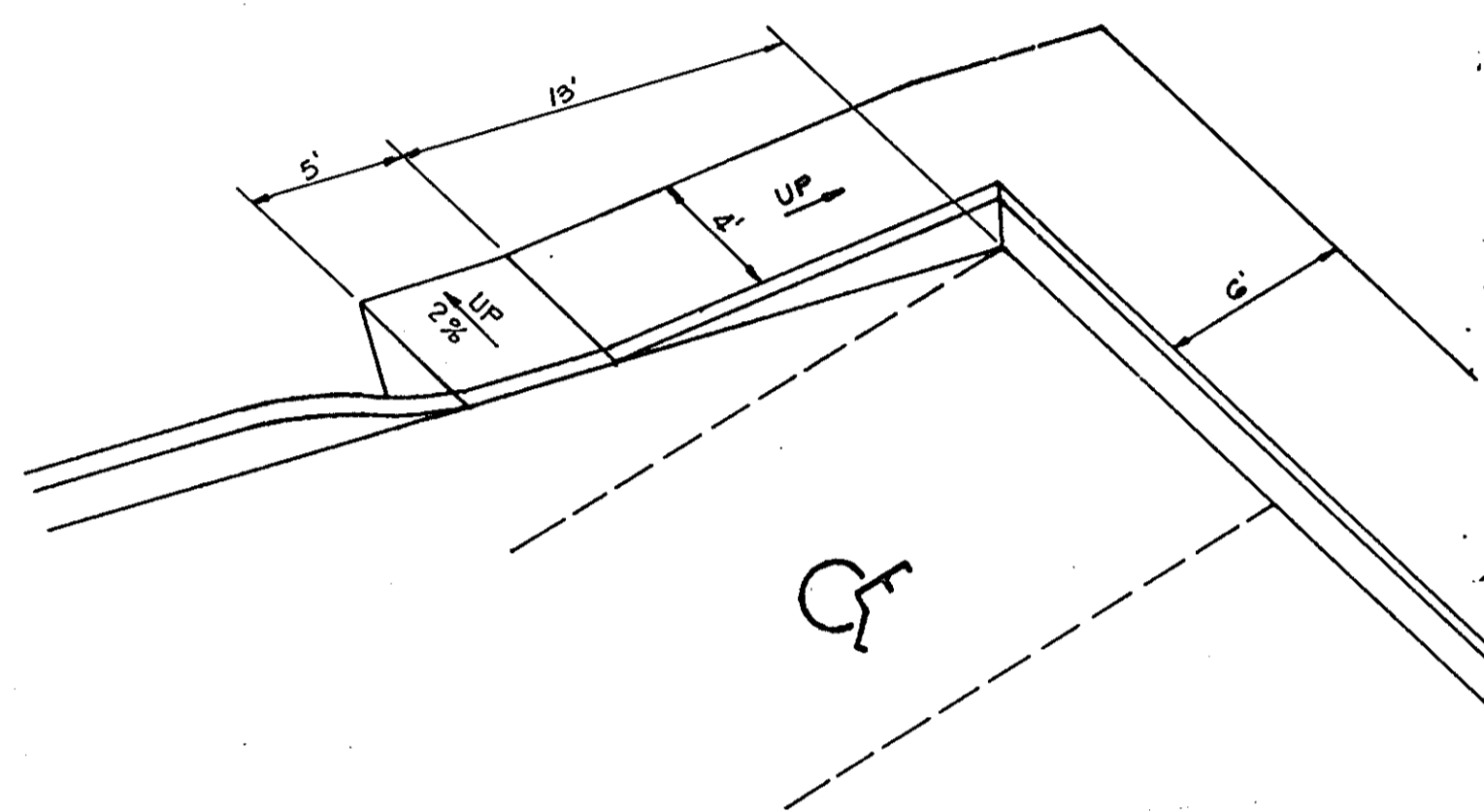
**\* PARKING LOT LIGHTING**  
No Scale



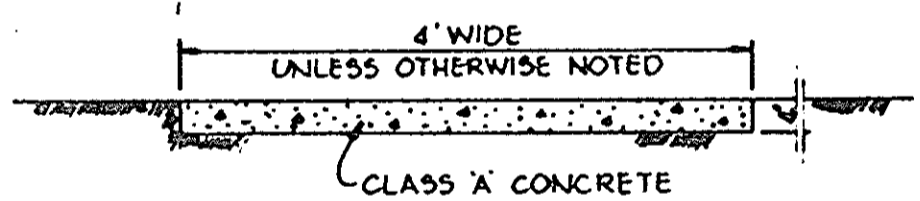
**TIMBER RETAINING WALL**  
No Scale



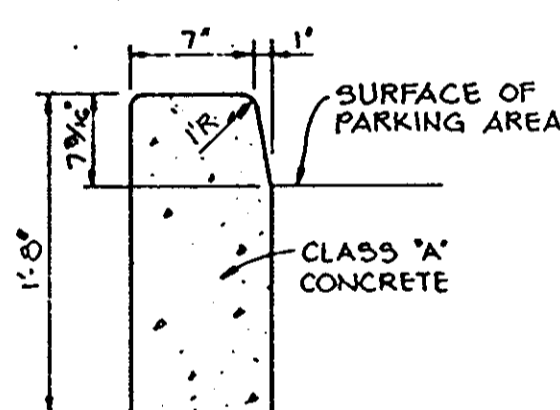
**SIDEWALK WITH INTEGRAL CURB**  
No Scale



**HANDICAP RAMP**  
No Scale

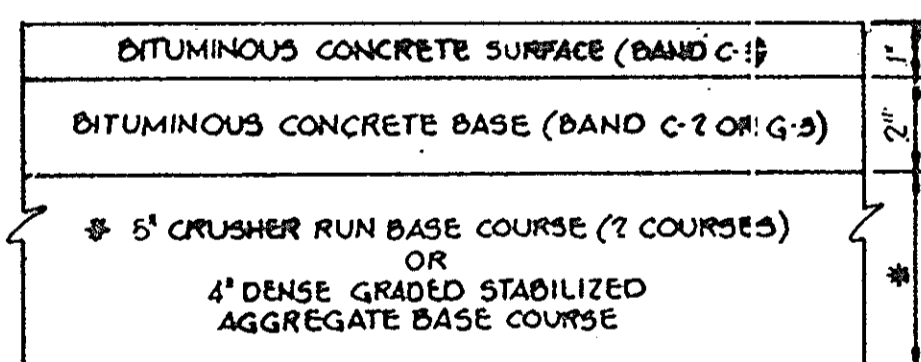


**SIDEWALK DETAIL**  
No Scale

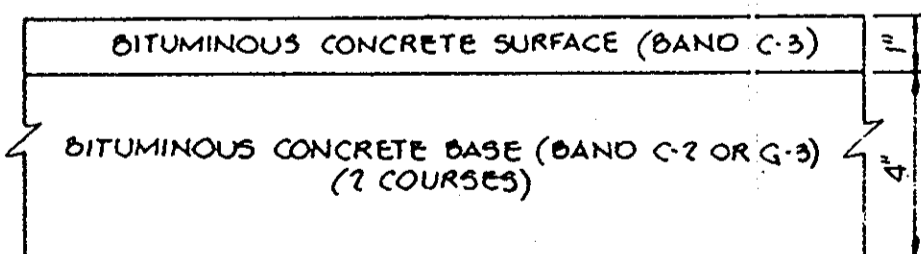


HOWARD COUNTY STANDARD  
(DRAWING R-3.03)

**STANDARD BARRIER CURB**  
No Scale



(ALTERNATE PAVING)



HOWARD COUNTY STANDARD R-2.01

CLEARING AND GRADING ARTICLE C-1  
SUBGRADE ARTICLE C-2  
BASE COURSE ARTICLE C-31 OR C-33  
SURFACE COURSE ARTICLE C-31

(P-1 PAVING)

- NOTES:
1. A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31.4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS
  2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30.3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS
  3. TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

**TYPICAL PAVING SECTION**  
No Scale

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC  
ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*George F. Nimmy* 7-27-81  
DIRECTOR DATE

*W. Sedwin S. Ray* 7/24/81  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING  
AND ZONING.

*Thomas H. Hamill* 7-20-81  
PLANNING DIRECTOR DATE

*Phillip M. Murchison* 7-20-81  
CHIEF, DIVISION OF LAND  
DEVELOPMENT AND  
ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC  
SEWERAGE SYSTEMS, HOWARD COUNTY  
HEALTH DEPARTMENT.

*Joan Bayless* 7-30-81  
COUNTY HEALTH OFFICER DATE

5-20-81 REVISOR AS PER H.C. COMMENTS DATED 5-20-81  
DATE NO. REVISION

OWNER/DEVELOPER  
M.G.I. ASSOCIATES  
% JACYN DEVELOPMENT GROUP  
12400 CLARKSVILLE PIKE  
CLARKSVILLE, MARYLAND 21020

PROJECT:  
**MONY BUILDING**

AREA COLUMBIA LOT 77  
OAKLAND RIDGE INDUSTRIAL PARK SECTION 3  
2ND ELECTION DISTRICT HOWARD COUNTY, MD  
RECORD PLAT RECORDING REFERENCE NEA FD. 26, F. 80

TITLE:  
DETAILS

**TR** Riemer Tracy & Associates, Inc.  
8659 Baltimore National Pike  
Ellicott City, Maryland 21043  
(301) 461-2690  
Land Planning, Design & Civil Engineering

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE **5-20-81**  
*Full*

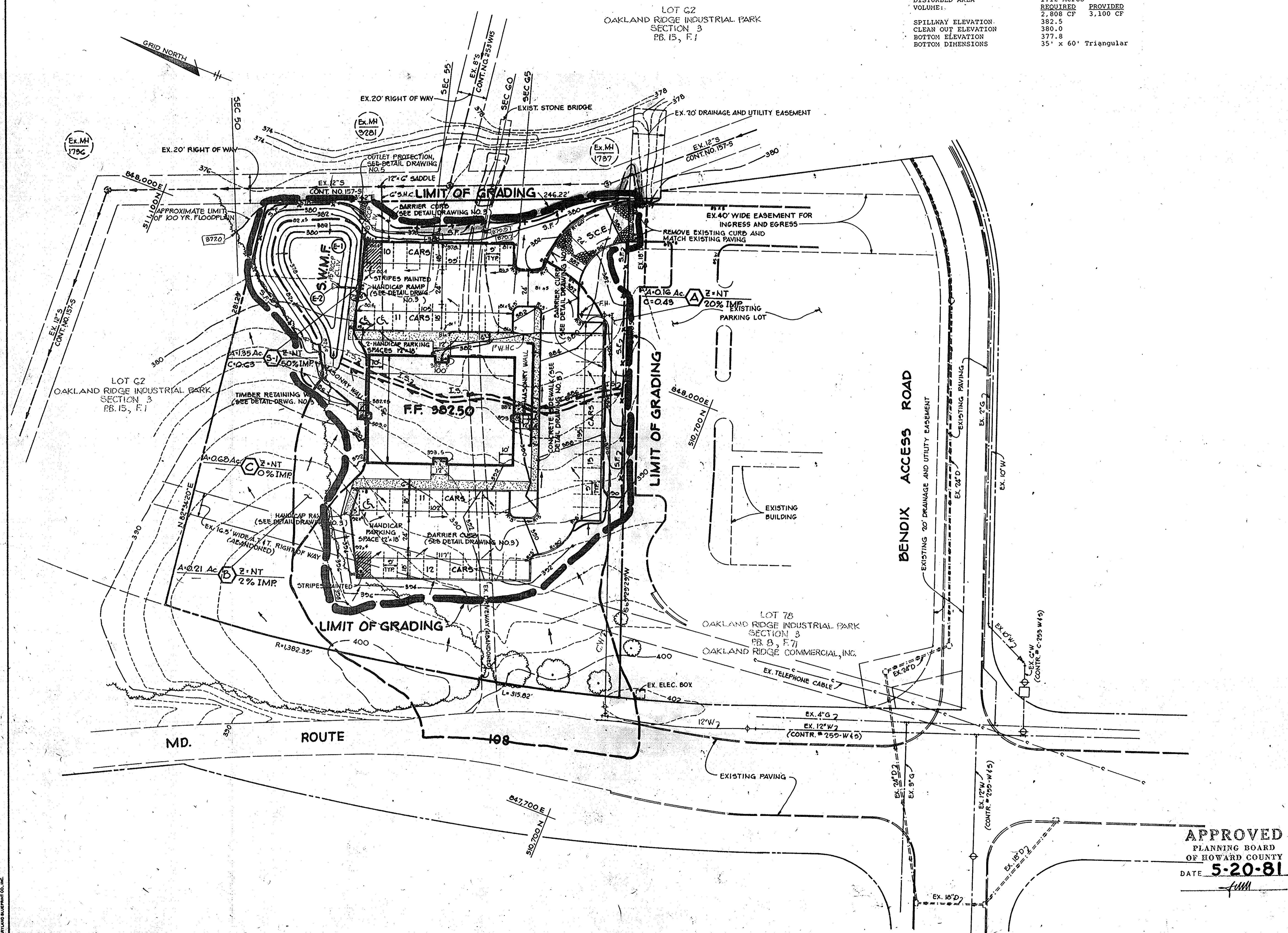
3-31-81  
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
PARCEL 318  
DESIGNED BY: M.G.R.  
DRAWN BY: T.E.S.  
PROJECT NO: 0301  
DATE: 3-31-81  
SCALE: AS SHOWN  
DRAWING NO. 3 OF 6



STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN.	INV. OUT.	TOP ELEVATION	REMARKS
E-1	CONC. End Section-17	See Plan	376.92			HC Std. SD 5.52
E-2	CONC. End Section-17	See Plan		377.80		HC Std. SD 5.52
S-1	Storm Water Management Control Structure	See Plan	377.75	377.24		MODIFIED A-5 INLET, SEE DETAIL DRAWING NO. 5.

**SEDIMENT TRAP DATA**

DRAINAGE AREA	1.56 Acres
DISTURBED AREA	1.12 Acres
VOLUME:	REQUIRED 2,808 CF PROVIDED 3,100 CF
SPILLWAY ELEVATION	382.5
CLEAN OUT ELEVATION	380.0
BOTTOM ELEVATION	377.8
BOTTOM DIMENSIONS	35' x 60' Triangular



BY THE DEVELOPER:

"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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

*Peter Issele* 7/21/81  
PETER ISSELE DATE

BY THE ENGINEER:

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

*James K. Tracy* 3-31-81  
JAMES K. TRACY DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

*James M. Helweg* 6/18/81  
JAMES M. HEWEL DATE

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

*Howard S.C.D.* 6-8-81  
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Joseph F. Nemajew* 7-27-81  
DIRECTOR DATE

*William S. Ray* 7-24-81  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas L. Harig* 7-30-81  
PLANNING DIRECTOR DATE

*John M. Schneider* 7-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*Joyce Boyd* 7-30-81  
CLERK, HEALTH OFFICER DATE

5-20-81 REVISION AS PER H.C. COMMENTS DATED 5-20-81

DATE	NO.	REVISION
5-20-81	1	REVISION AS PER H.C. COMMENTS DATED 5-20-81

OWNER/DEVELOPER

M.G.I. ASSOCIATES  
% JACYN DEVELOPMENT GROUP  
12400 CLARKSVILLE PIKE  
CLARKSVILLE, MARYLAND 21029

PROJECT: **MONY BUILDING**

AREA: COLUMBIA LOT 77  
OAKLAND RIDGE INDUSTRIAL PARK-SECTION 3  
2ND ELECTION DISTRICT HOWARD COUNTY MD.  
RECORD PLAT RECORDING REFERENCE N22 P.B. 26 F. 30

TITLE: S.W.M., DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

**Riemer - Tracy & Associates, Inc.**  
8659 Baltimore National Pike  
Eccott City, Maryland 21043  
(301) 461-2690  
Land Planning, Design & Civil Engineering

3-31-81 PARCEL 318

DESIGNED BY: M.G.R.

DRAWN BY: L.S.T.

PROJECT NO: 0381

DATE: 3-31-81

SCALE: 1"=30'

DRAWING NO. 4 OF 6

*James K. Tracy*  
PROFESSIONAL ENGR. NO. 2556

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 5-20-81  
*Tom*



**SEDIMENT CONTROL CONSTRUCTION NOTES**  
**GENERAL NOTES**

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (922-2070).
2. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN ACCORDANCE WITH "THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
4. ALL DISTURBED AREAS ARE TO BE DRESSED AND STABILIZED ACCORDING TO THE TEMPORARY OR PERMANENT SEEDING SCHEDULES AS SOON AS PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
5. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN THE DEPTH REACHES THE CLEAN OUT ELEVATION SHOWN ON THE PLANS.
6. FERTILIZER AND LIME RATES MAY BE CHANGED THROUGH AUTHORIZATION BY THE HOWARD SOIL CONSERVATION DISTRICT IF SOIL TESTS DETERMINE A REDUCTION IN THE SPECIFIED RATES IS JUSTIFIED.
7. 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.
8. REFERENCES CALLED FOR ON THE SEDIMENT CONTROL CONSTRUCTION PLAN AND DETAILS ARE MADE TO "THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
9. SEDIMENT CONTROL WILL BE INSTALLED BEFORE CLEARING AND GRUBBING REMAINDER OF SITE.

**TEMPORARY SEEDING**

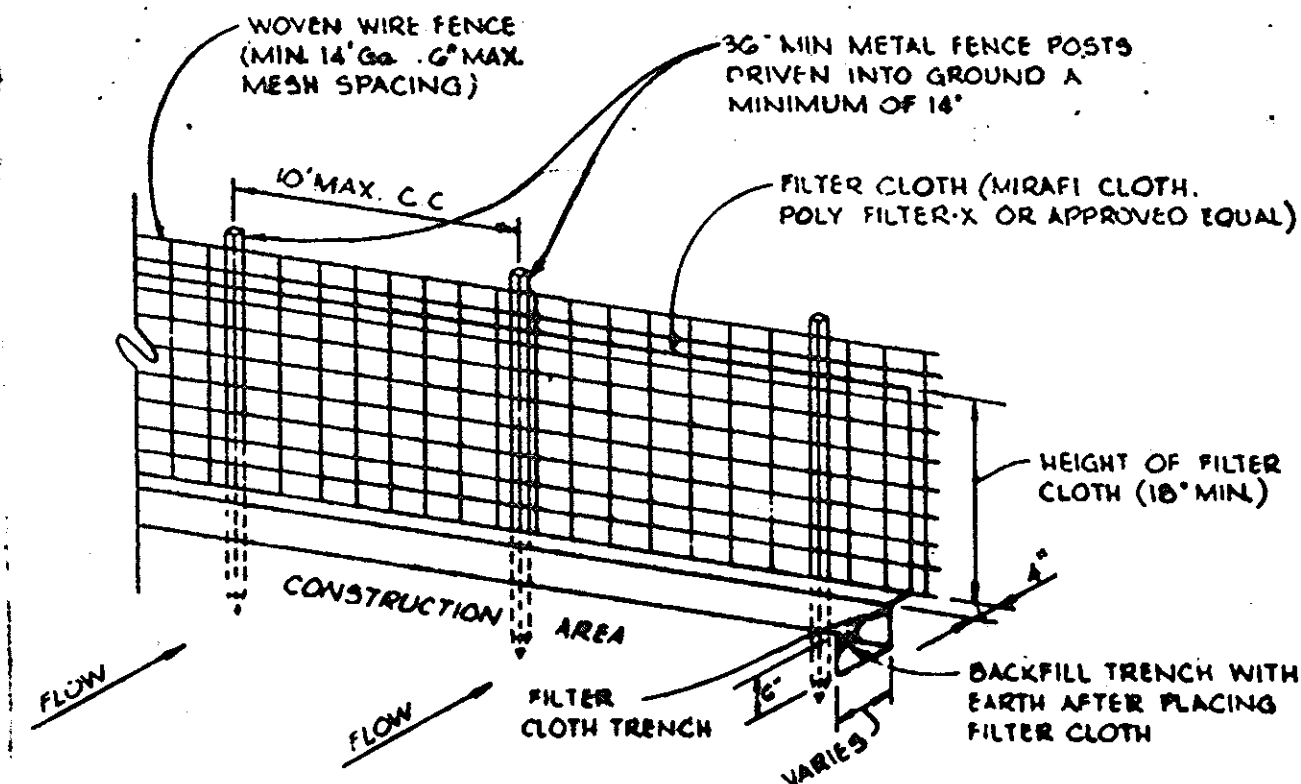
AREA TO BE SEED SHALL BE RECENTLY LOOSENEED. IF THE GROUND IS PACKED, CRUSTED OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENEED BY DISCING, RACKING OR OTHER ACCEPTABLE MEANS.

- A. APPLY 10-20-10 FERTILIZER (OR EQUIVALENT) AT THE RATE OF 600 LBS. PER ACRE OR 15 LBS. PER 1000 SQ. FT.
- B. WHERE SOIL IS KNOWN TO BE HIGHLY ACID, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TON PER ACRE.
- C. WORK BOTH INTO SOIL AND SEED WITH CYCLONE SEEDER, DRILL, CULTIPAKER SEEDER OR HYDROSEEDER (SLURRY WILL INCLUDE SEED AND FERTILIZER) AT THE RATE OF 40 LBS. PER ACRE OF ITALIAN OR PERENNIAL RYEGRASS.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.

**PERMANENT SEEDING**

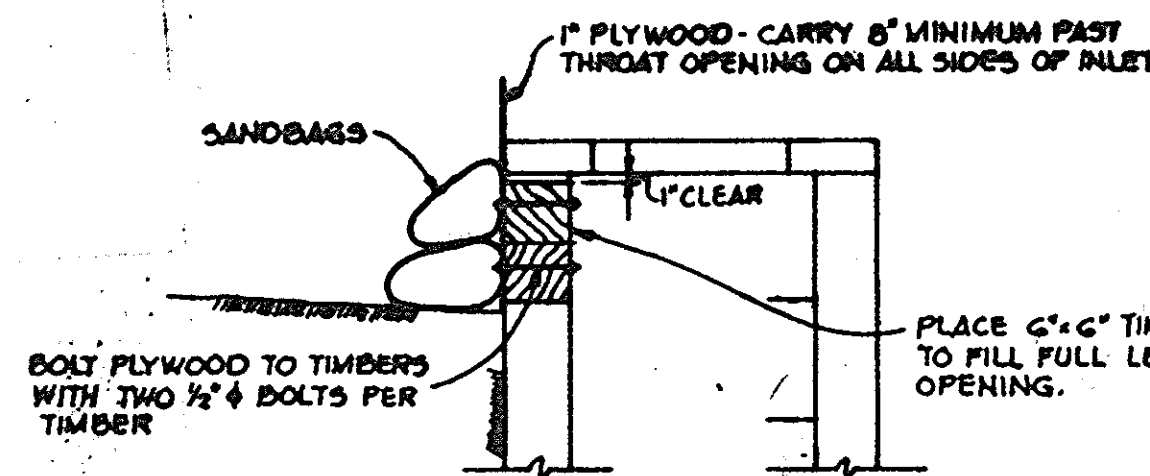
FINAL STABILIZATION WILL TAKE PLACE AS SOON AS POSSIBLE AS WEATHER CONDITIONS PERMIT, AS FOLLOWS:

- A. APPLY DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE (ONE TON PER ACRE IF APPLICATION OF TON PER ACRE WAS MADE FOR TEMPORARY SEEDING).
- B. APPLY 0-20-20 FERTILIZER AT THE RATE OF 600 LBS. PER ACRE HOLLOW OR DISC LIME AND 0-20-20 FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 3" LAWN OR HIGH MAINTENANCE AREAS WILL BE DRAGGED AND LEVELED WITH A YORK RAKE. AT THE TIME OF SEEDING APPLY 400 POUNDS OF 33-0-0 UREAFORM FERTILIZER AND 500 LBS. OF 10-20-20 OR EQUIVALENT FERTILIZER PER ACRE.
- C. SEED WITH A MIXTURE OF CERTIFIED "MERION" KENTUCKY BLUEGRASS - 40 LBS. PER ACRE; COMMON KENTUCKY BLUEGRASS @ 40 LBS. PER ACRE; RED FESCUE, PENNLANM OR JAMESTOWN @ 20 LBS. PER ACRE.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.
- E. SEED ALL SLOPES WITH A MIXTURE OF CERTIFIED KENTUCKY 31 TALL FESCUE @ 50 LBS. PER ACRE AND INOCULATED KOREAN LESPEDEZA @ 15 LBS. PER ACRE.

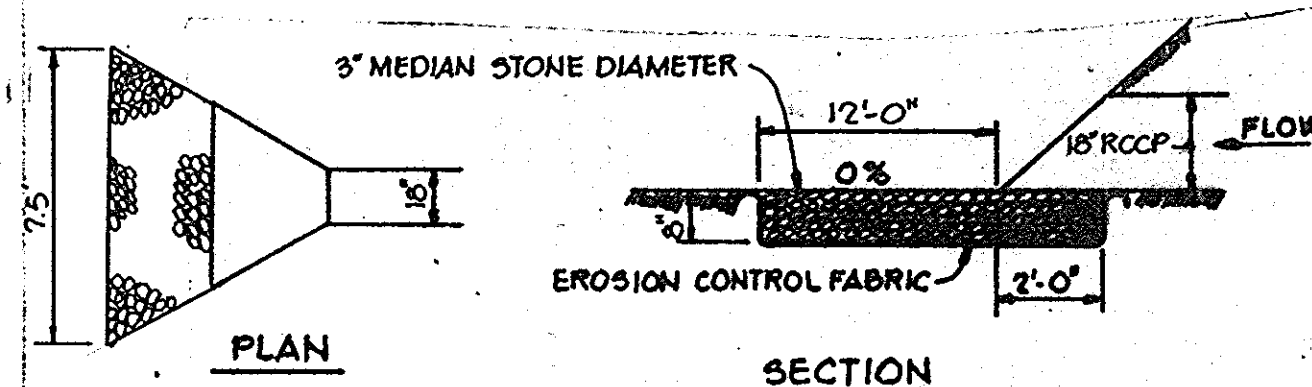


- NOTES:  
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.  
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" 24".  
3. SILT FENCE TO BE PLACED IN USE OF STRAW BALES AND/OR DIVERSION Dikes AT THE OPTION OF THE DEVELOPER.

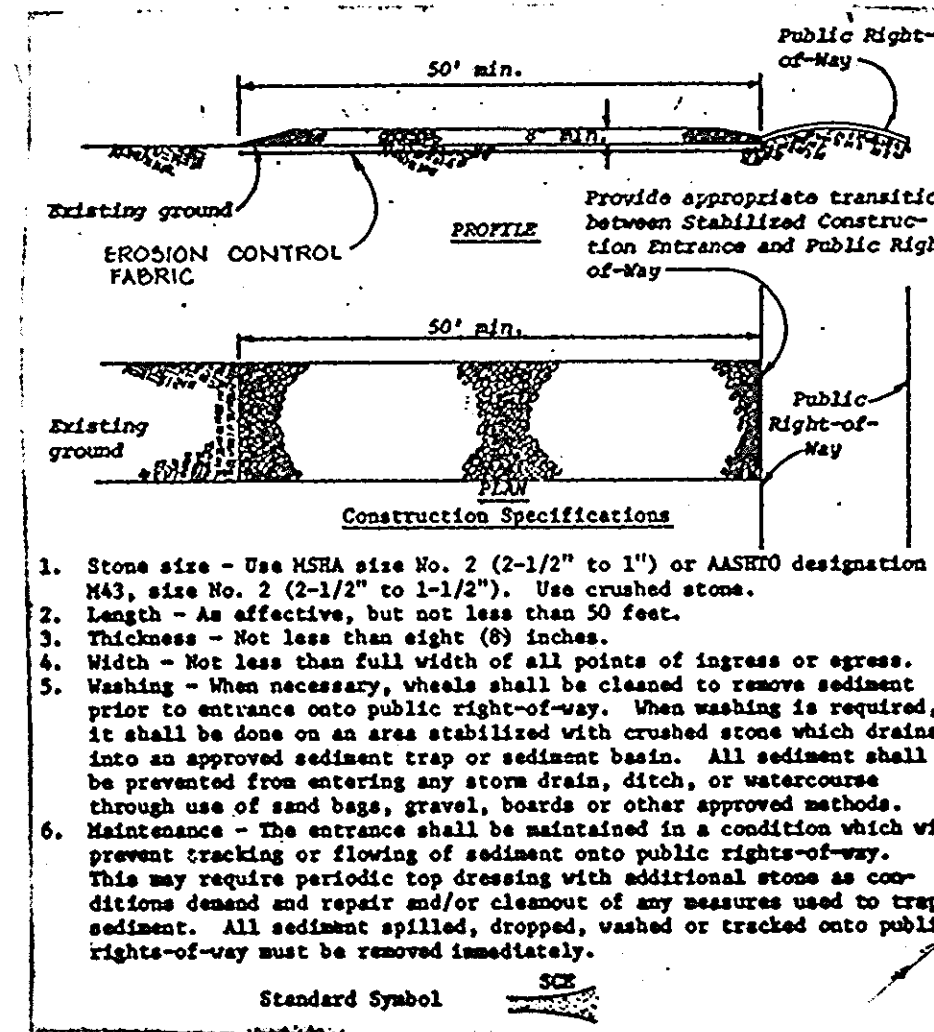
**SILT FENCE**  
NO SCALE



**TEMPORARY SEAL @ INLET**  
NO SCALE



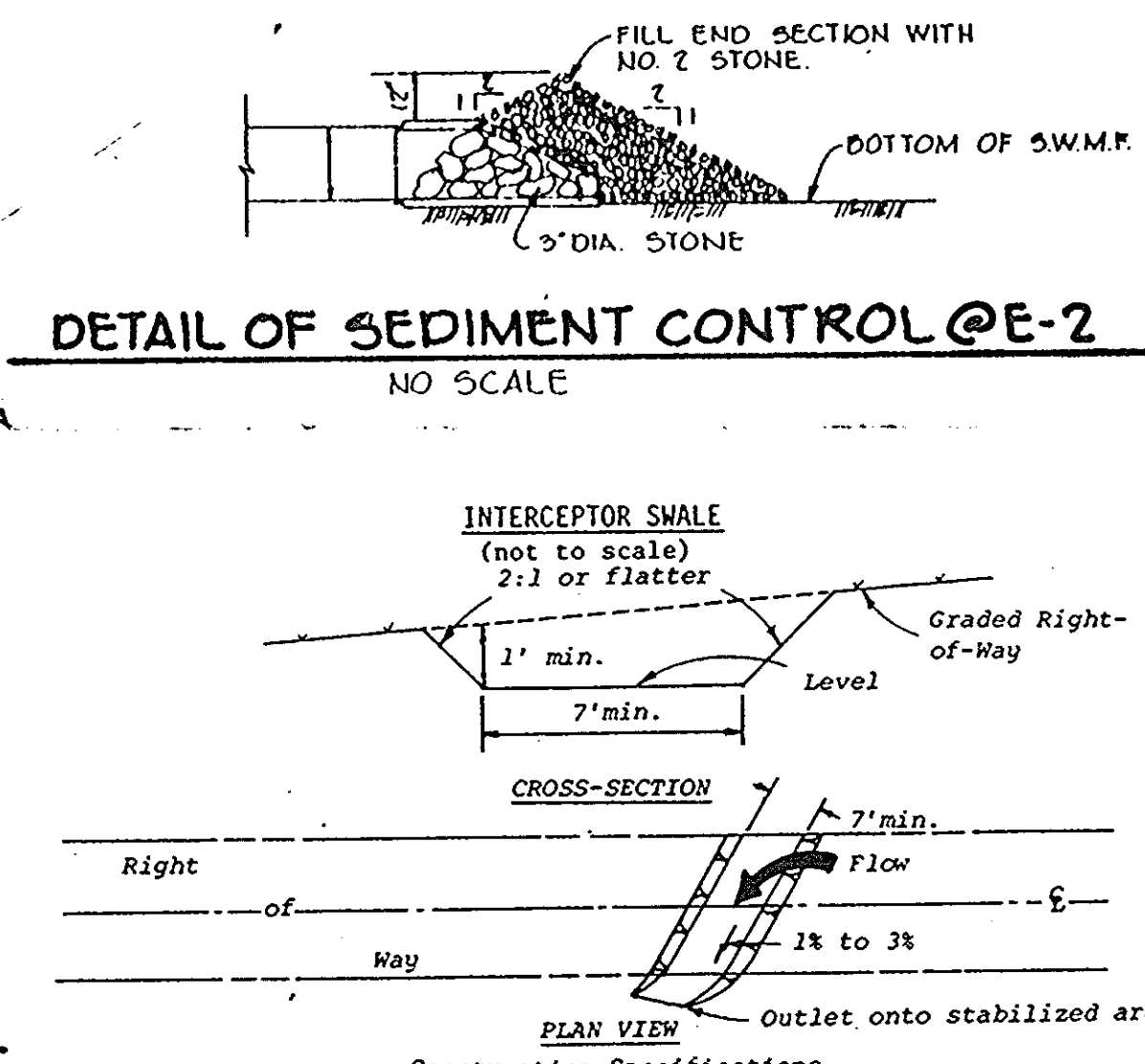
**OUTLET PROTECTION DETAIL**  
NO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE

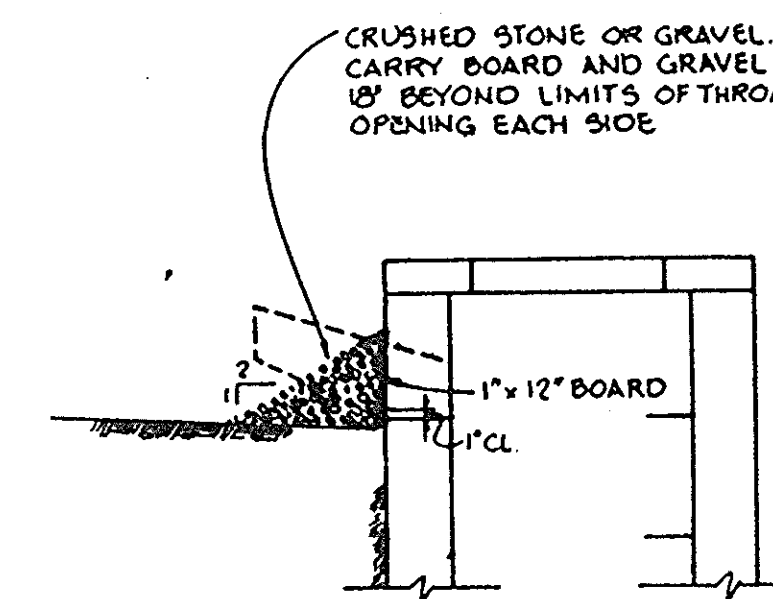
**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL STORM WATER MANAGEMENT FACILITY/SEDIMENT TRAP WITH STONE FILTER AND SEED PER PERMANENT SEEDING NOTES. TEMPORARILY SEAL INLET TO PREVENT SURFACE WATER FROM ENTERING THROAT. (SEE DETAIL)
4. INSTALL INTERCEPTOR SWALE.
5. INSTALL SILT FENCE.
6. GRADE AREA EAST OF INTERCEPTOR SWALE AND STABILIZE SLOPES IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
7. GRADE AREA WEST OF INTERCEPTOR SWALE.
8. UNSEAL INLET AND BLOCK OPENING IN ACCORDANCE WITH INLET BLOCKING DETAIL THIS DRAWING. REMOVE GRAVEL FILTER AT E-2.
9. CONSTRUCT WATER AND SEWER SERVICE CONNECTIONS.
10. CONVERT SEDIMENT TRAP INTO STORM WATER MANAGEMENT FACILITY AS FOLLOWS:  
A. IMPOUNDED WATER SHALL BE PUMPED OUT.  
B. SEDIMENT SHALL BE REMOVED AND THE BASIN AREA RESTORED TO ORIGINAL DIMENSIONS.
11. INSTALL CURB AND GUTTER AND PAVING.
12. RESTABILIZE DISTURBED AREAS AS REQUIRED IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
13. UPON APPROVAL BY THE SOIL CONSERVATION DISTRICT, ALL SEDIMENT CONTROL FACILITIES MAY BE REMOVED.

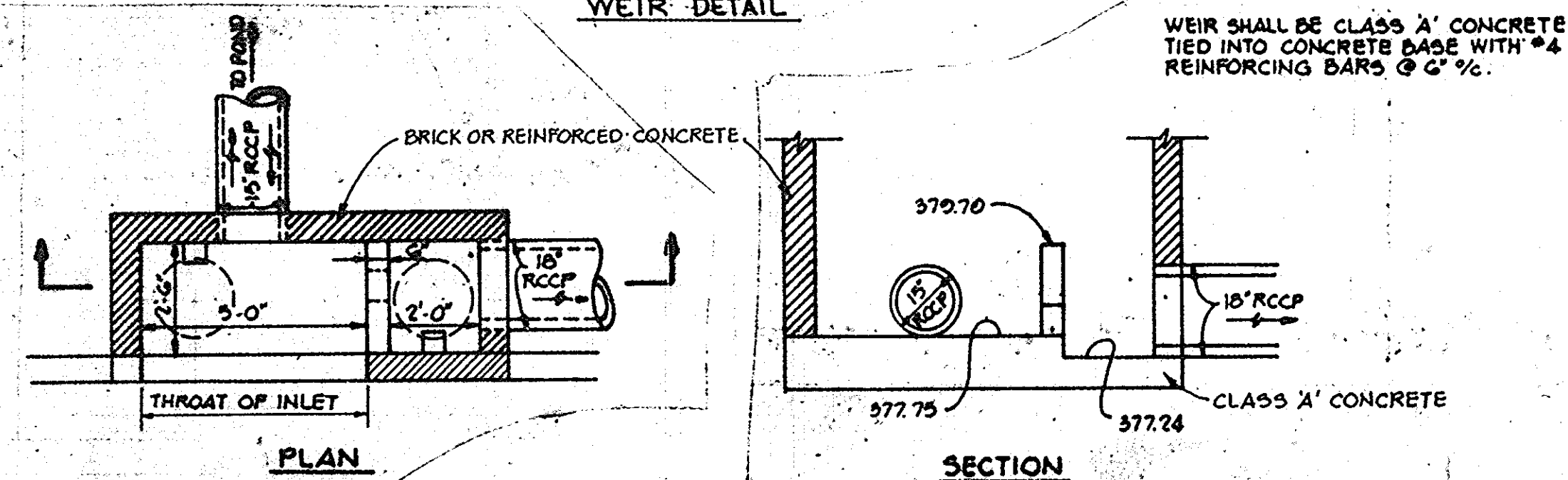
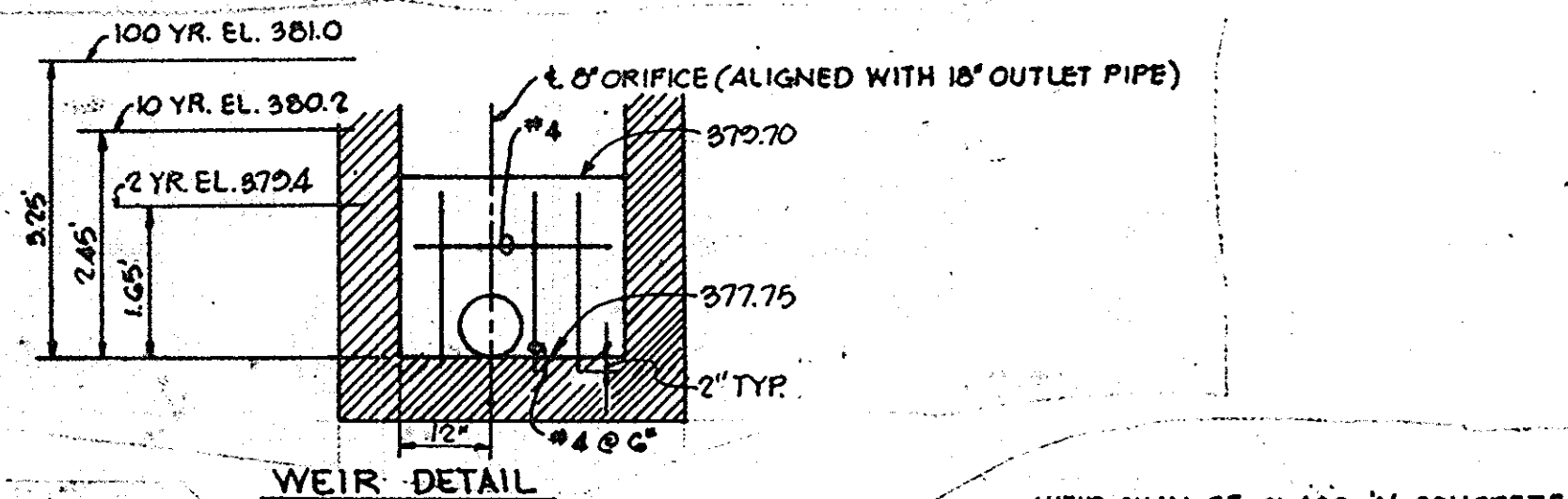


- Construction Specifications  
1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the swale.  
2. The swale shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.  
3. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the complete swale.  
4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the swale.  
5. Interceptor swales shall have a minimum grade of one percent and the bottom shall be level.  
6. An interceptor swale shall have an outlet that functions with a minimum of erosion.  
7. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin.  
8. The on-site location may need to be adjusted to meet field conditions in order to utilize the most suitable outlet.  
9. Stabilization shall be: (1) in accordance with the Standard and Specifications for Grassed Waterway; or (2) by lining the flow area with stone that meets MSHA size No. 2 or AASHTO M3 size No. 2 or 24 in a layer at least 3 inches in thickness and pressed into the soil. The lining shall extend across the bottom and up both sides of the channel a height of at least 8 inches vertically above the bottom.  
10. Periodic inspection and required maintenance shall be provided.

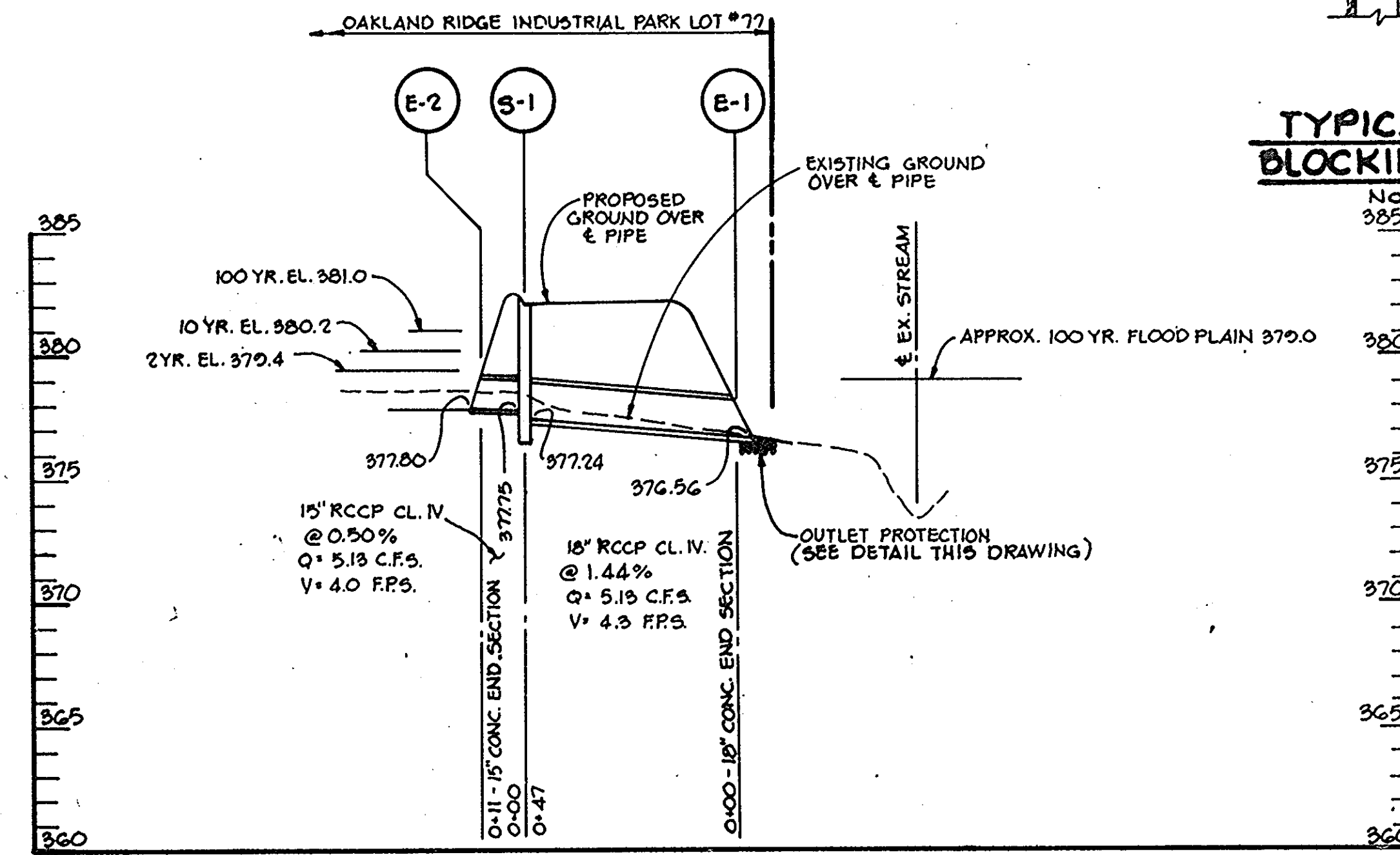
**INTERCEPTOR SWALE**  
NO SCALE



**TYPICAL INLET BLOCKING DETAIL**  
NO SCALE



**DETAIL - STORM WATER MANAGEMENT CONTROL STRUCTURE S-1**  
MODIFIED A-5 INLET, SEE HOWARD COUNTY STANDARD DETAIL 4.01  
NO SCALE



**S.W.M.F. SPILLWAY SECTION**  
SCALE: H: 1" = 50' V: 1" = 5'

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 5-20-81

BY THE DEVELOPER:  
"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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."  
PETER TISSEL 7/21/81  
DATE

BY THE ENGINEER:  
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
James K. Tracy 3-31-81  
DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS  
James M. Williams 6/8/81  
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
William V. Rowe 6-8-81  
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
John F. Neuman 7-27-81  
DIRECTOR DATE  
William E. Ryan 7/24/81  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
John G. Hamig 7-30-81  
PLANNING DIRECTOR DATE  
Phillip M. Schuman 7-30-81  
CHIEF OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
Joseph Boyles 7-30-81  
COUNTY HEALTH OFFICER DATE

5-28-81 A REVISED AS PER H.C. COMMENTS DATED 5-20-81

OWNER/DEVELOPER  
M.G.I. ASSOCIATES  
% JACYN DEVELOPMENT GROUP  
12400 CLARKSVILLE PIKE  
CLARKSVILLE, MARYLAND 21029

PROJECT: **MONY BUILDING**  
AREA: COLUMBIA LOT 77  
OAKLAND RIDGE INDUSTRIAL PARK - SECTION 3  
2ND ELECTION DISTRICT HOWARD COUNTY, MD  
RECORD PLAT RECORDING REFERENCE N22 PD 26, F. 30

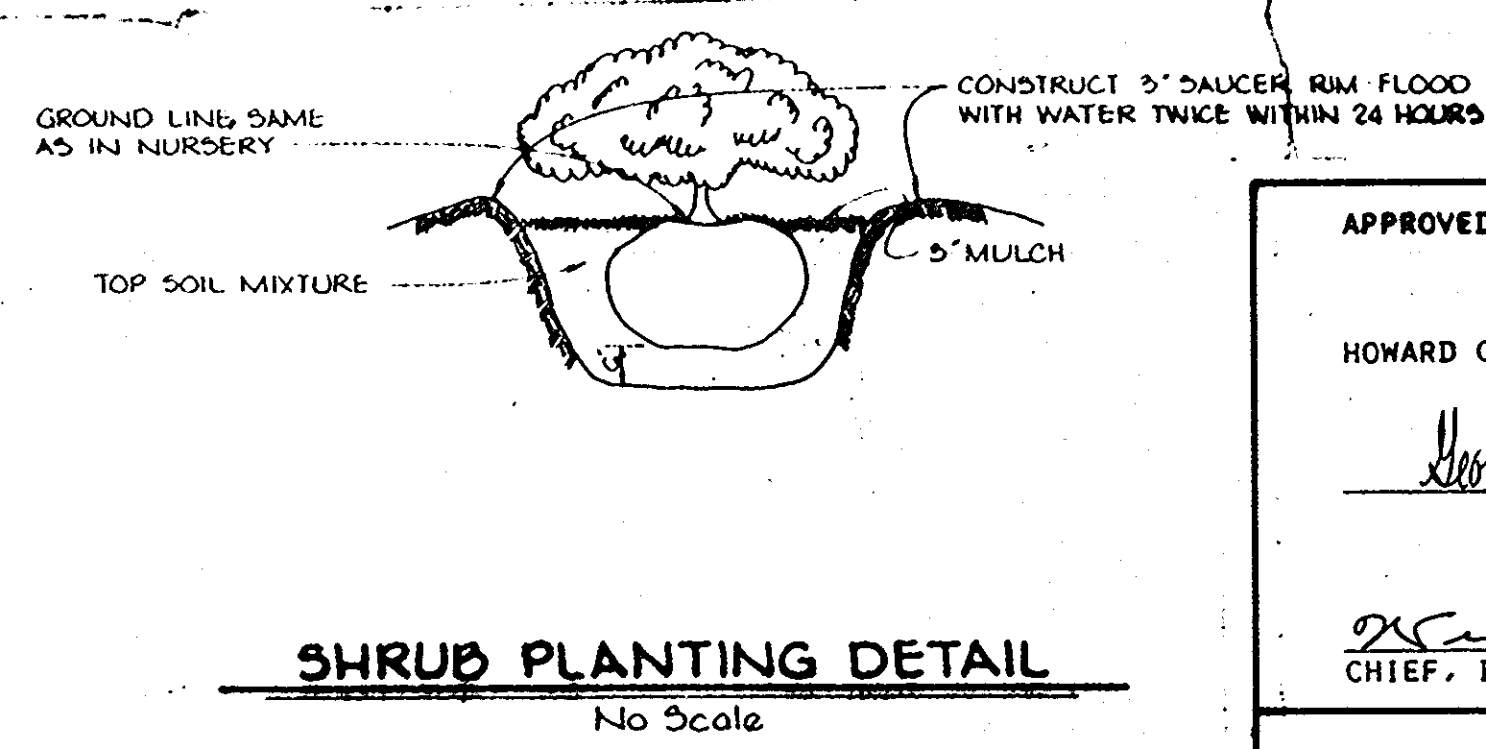
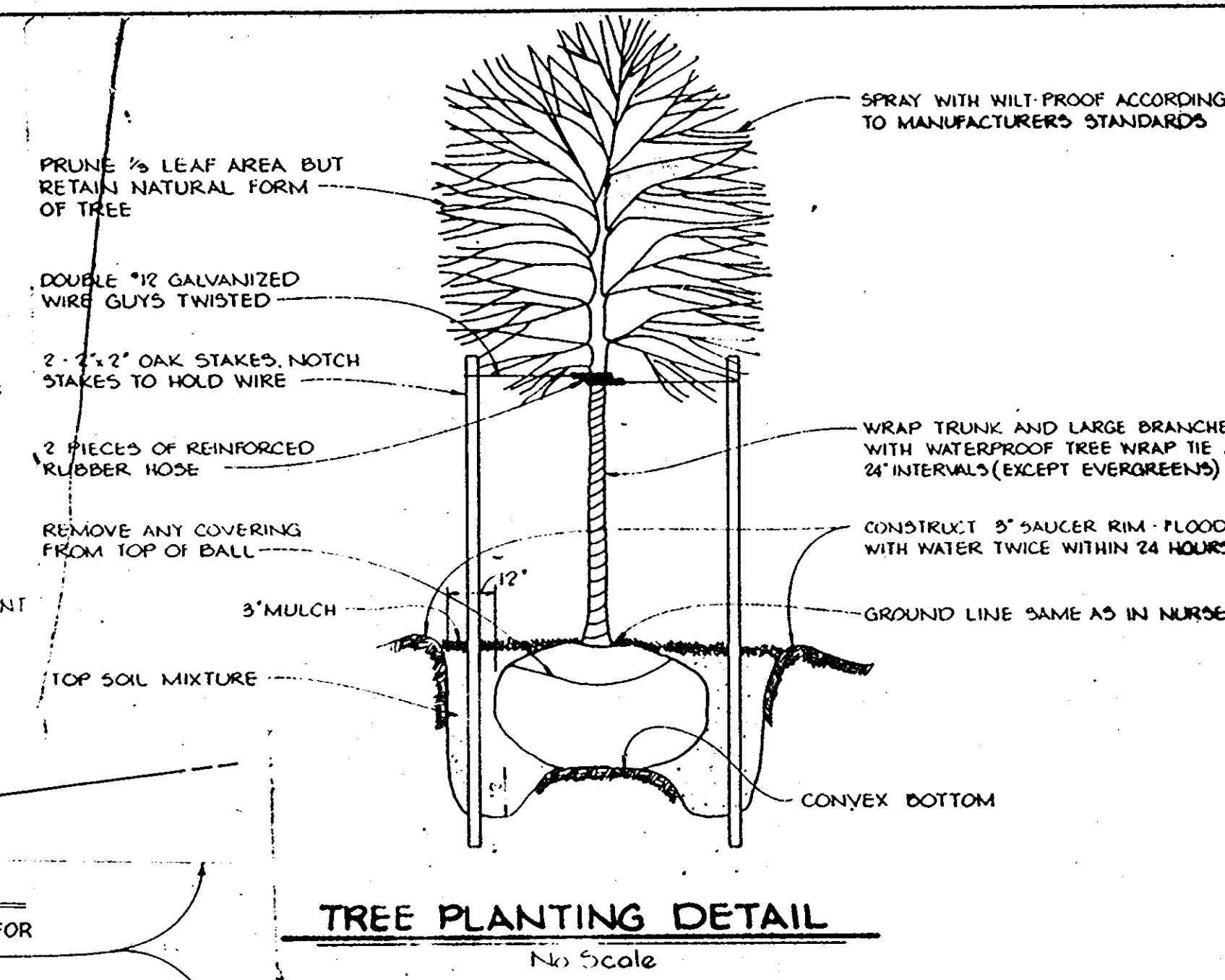
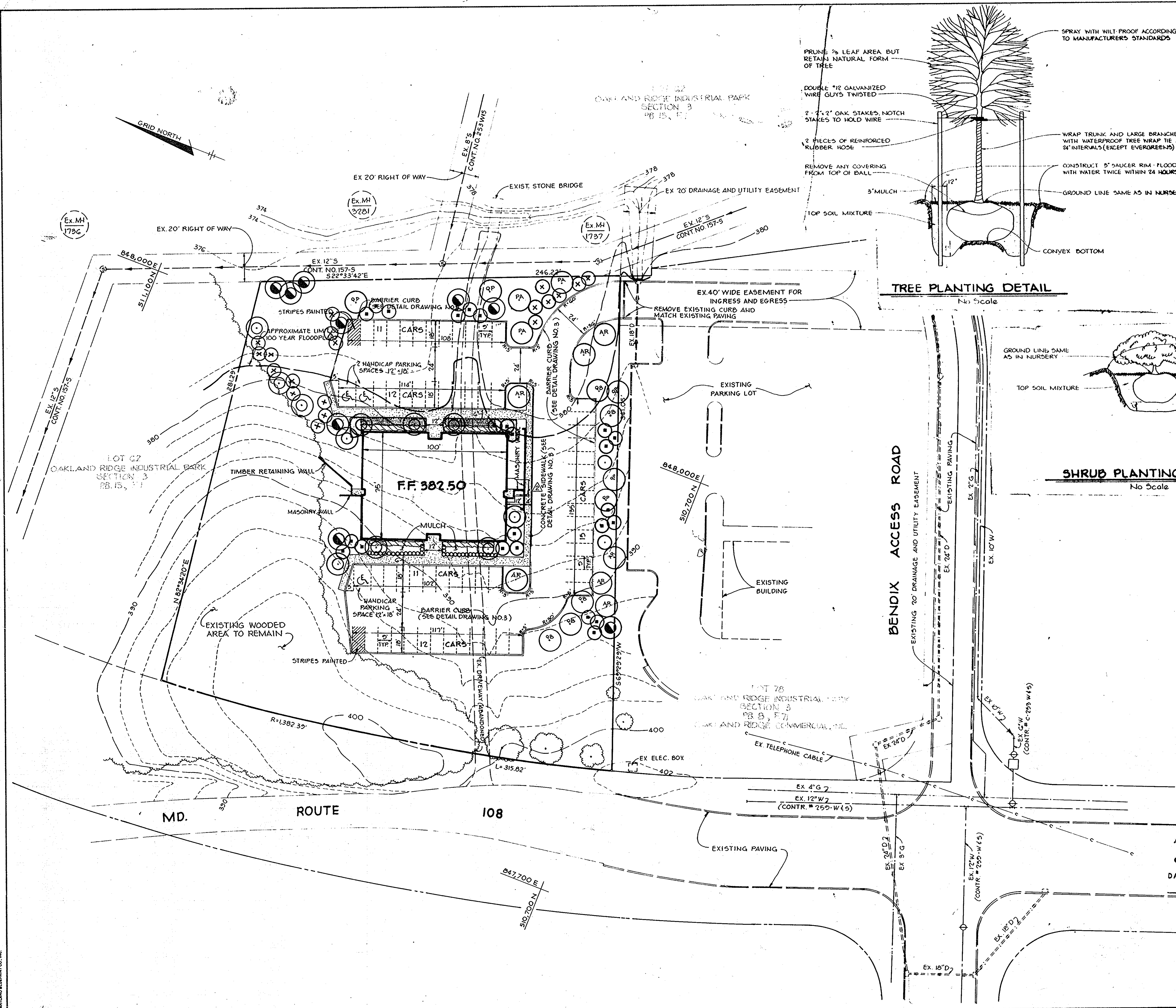
TITLE: **S.W.M. AND SEDIMENT CONTROL DETAILS, NOTES & PROFILES**

**Riemer - Tracy & Associates, Inc.**  
8559 Baltimore National Pk  
Ellicott City, Maryland 21043  
(301) 461-2890  
Land Planning, Design & Civil Engineering

DATE 3-31-81  
PARCEL 310  
DESIGNED BY: R.J.W.  
DRAWN BY: T.E.S.  
PROJECT NO: 0381  
DATE: 3-31-81  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 6

Professional Engr. No. 9566





PLANTING SCHEDULE					
QUANTITY	SYMBOL	PLANT NAME	SPECIFICATIONS		
			MIN. CAL.	ROOT	HEIGHT
20	○	Shade Trees: Acer rubrum AR Quercus palustris QP Quercus borealis QB Platanus acerifolia PA	2 1/2"-3"	B&B	12'-14'
45	○	Pines: Pinus nigra Pinus strobus	2"-2 1/2"	B&B	6'-8'
19	○	Flowering Trees: Crataegus phaenopyrum cordata Malus (selected)	2"-2 1/2"	B&B	8'-10'
24	○	Shrubs: Cotoneaster horizontalis	-	In Pots	15"-18"
37	○	Taxus cuspidata densiformis	-	In Pots	-
360	○	Ground Cover: English Ivy	2 Years Old	In Pots	-

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Henry F. Nemey* 7-27-81  
DIRECTOR DATE

*William S. Roy* 7-21-81  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Thomas J. Amis* 7-30-81  
PLANNING DIRECTOR DATE

*William S. Roy* 7-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

9/01/98 ADDED ENCLOSURE FOR UPPER/LOWER LEVEL STAIRWAY

5-28-81 REVISED AS PER H.C. COMMENTS DATED 5-20-81

DATE	NO.	REVISION

OWNER/DEVELOPER  
M.G.I. ASSOCIATES  
% JACYN DEVELOPMENT GROUP  
12400 CLARKSVILLE PIKE  
CLARKSVILLE, MARYLAND 21029

PROJECT  
**MONY BUILDING**

AREA  
COLUMBIA LOT 77  
OAKLAND RIDGE INDUSTRIAL PARK - SECTION 3  
2ND ELECTION DISTRICT HOWARD COUNTY MD.  
RECORD PLAT RECORDING REFERENCE N&A PB. 26, F.90  
TITLE  
PLANTING PLAN

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 5-20-81

Riemer-Tracy & Associates, Inc.  
2600 Baltimore National Pike  
Farmingdale, Maryland 21048  
301-487-2000  
Landscape Design & Civil Engineering

DATE 3-31-81

STATE OF MARYLAND  
REGISTERED LANDSCAPE ARCHITECT  
*Michael G. Riemer*

PARCEL 318  
DESIGNED BY: M.G.R.  
DRAWN BY: L.S.T.  
PROJECT NO: 0381  
DATE: 3-31-81  
SCALE: 1"=30'  
DRAWING NO. C OF C