

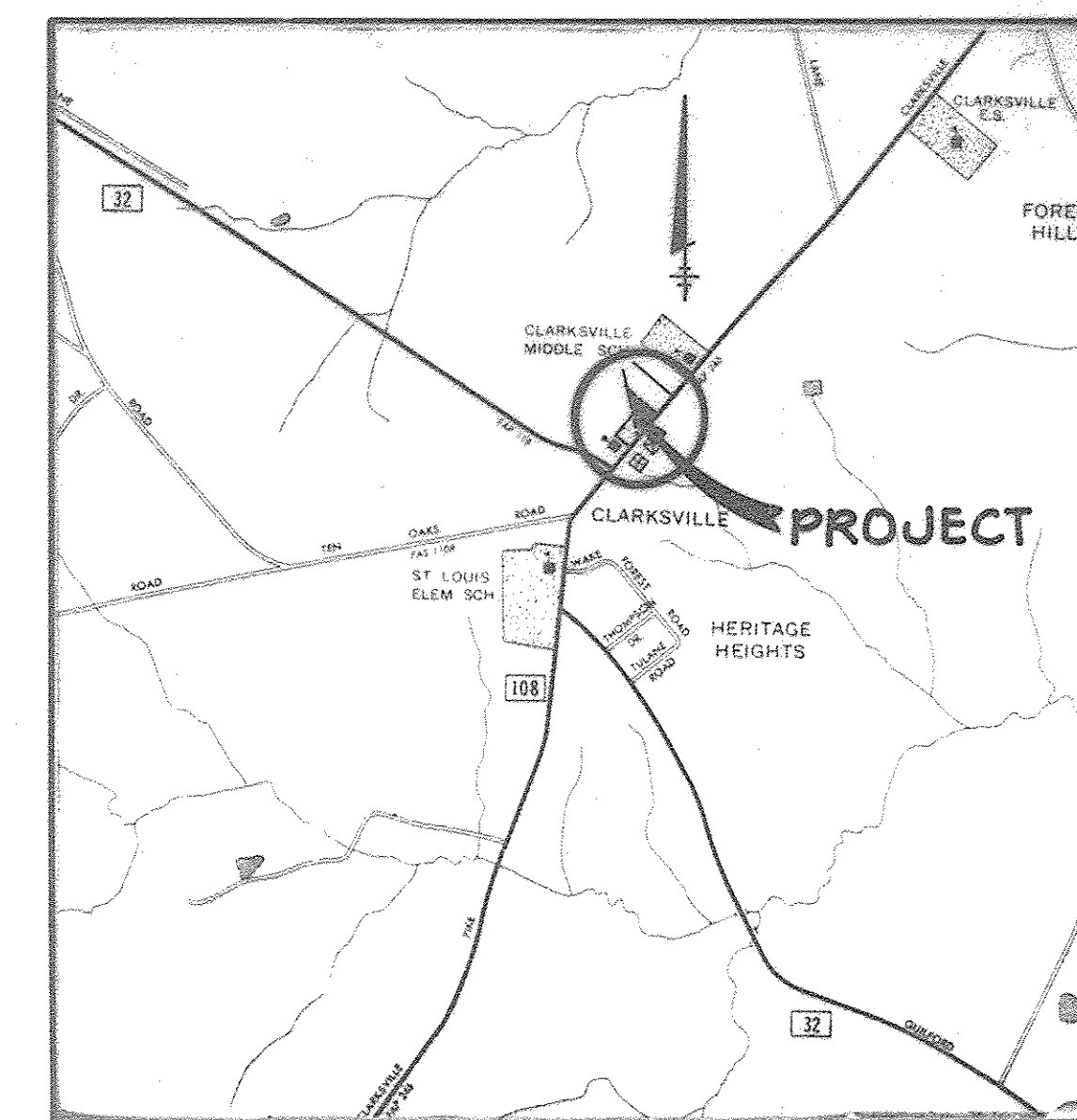
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS
4	DRAINAGE AREA MAP, SEDIMENT CONTROL, SWM PLAN & DETAILS
5	PLANTING PLAN
6	REVISED SITE DEVELOPMENT PLAN

# SITE DEVELOPMENT PLAN

## THE SANDY SPRING NATIONAL BANK AND SAVINGS INSTITUTION

### 5TH ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



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

**GENERAL NOTES**

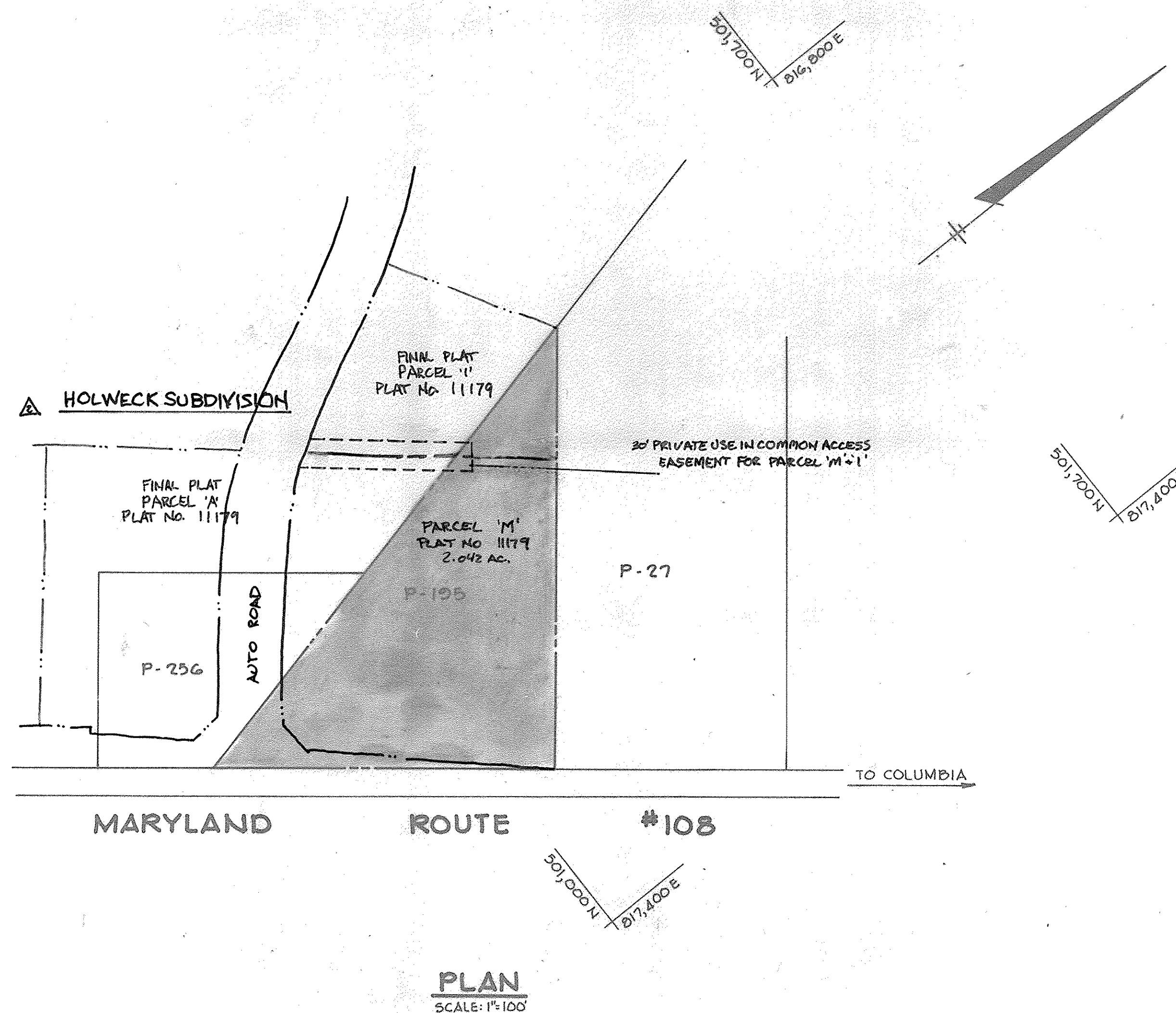
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLETED BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- 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

(24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- NO UTILITIES SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO WITHIN 6" OF FINISHED GRADE.
- THIS PROPERTY ZONED B-1 UNDER ZONING BOARD CASE NO. 745.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED MARCH, 1981 BY HUDKIN ASSOCIATES.

**SITE DATA**

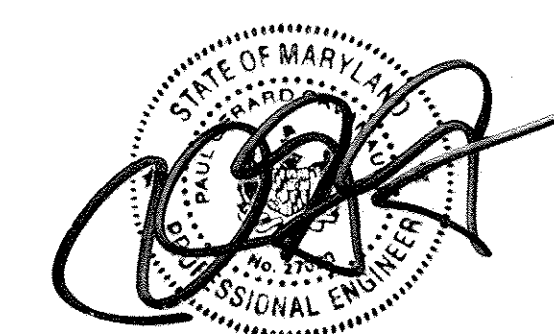
TOTAL AREA OF SITE	2.018 Acres
SEWER SYSTEM	Private
WATER SYSTEM	Private
EXISTING ZONING	B-1 Commercial
PROPOSED BUILDING USE	Bank
PROPOSED BUILDING AREA: (Single Story)	3,400 Square Feet
TOTAL	3,400 Square Feet
PARKING:	REQUIRED PROVIDED
8 1 space/200 S.F. in that portion of the office used by the public, i.e.: 1550 S.F.	8 16
8 7 cars per every 10 employees in that portion of the bank used by employees (Maximum 10 employees)	7 7
TOTAL	15 23
OPEN SPACE (LANDSCAPED AREA)	REQUIRED PROVIDED
	20% 60%
IMPERVIOUS AREA	0.78 Acres
AREA TO BE RESEEDDED	0.59 Acres
	REQUIRED PROVIDED
TOTAL AREA OF THE PARKING AND ACCESS DRIVES	24,273 S.F.
TOTAL AREA OF LANDSCAPED AREA CONTAINED IN PARKING LOT AND ACCESS DRIVES	1,214 S.F. 4,400 S.F.
	5% 19%



**PLAN**  
SCALE: 1" = 100'

**REDLINE REVISION NO. 2:**  
THE PURPOSE OF THE REDLINE REVISION, DATED 6/1/16, WAS TO REVISE THE SITE DEVELOPMENT PLAN TO UPDATE THE PROPERTY BOUNDARY AND ADD A SIGN

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020. EXPIRATION DATE: JANUARY 25, 2018



APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Greg E. Neering* 5-10-82  
DIRECTOR DATE

*William B. Kelly* 5-11-82  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Shirley M. Mueschman* 5-11-82  
PLANNING DIRECTOR DATE

*William B. Kelly* 5-11-82  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

*Jayam Boyer* 5-6-82  
CITY HEALTH OFFICER DATE

11/3/14 **CHANGE** S.F.  
06/01/16 **REVISED PROPERTY BOUNDARY; UPDATE SHEET INDEX**

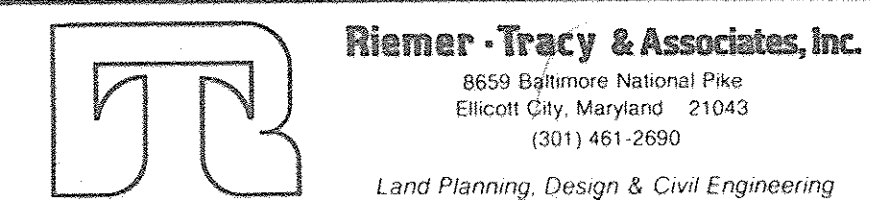
DATE NO REVISION

OWNER/DEVELOPER  
SANDY SPRING NATIONAL BANK AND SAVINGS INSTITUTION  
SANDY SPRING, MARYLAND 20860

PROJECT: **SANDY SPRING BANK**

AREA: 5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
TAX MAP N# 34 PARCEL 195

TITLE: TITLE SHEET



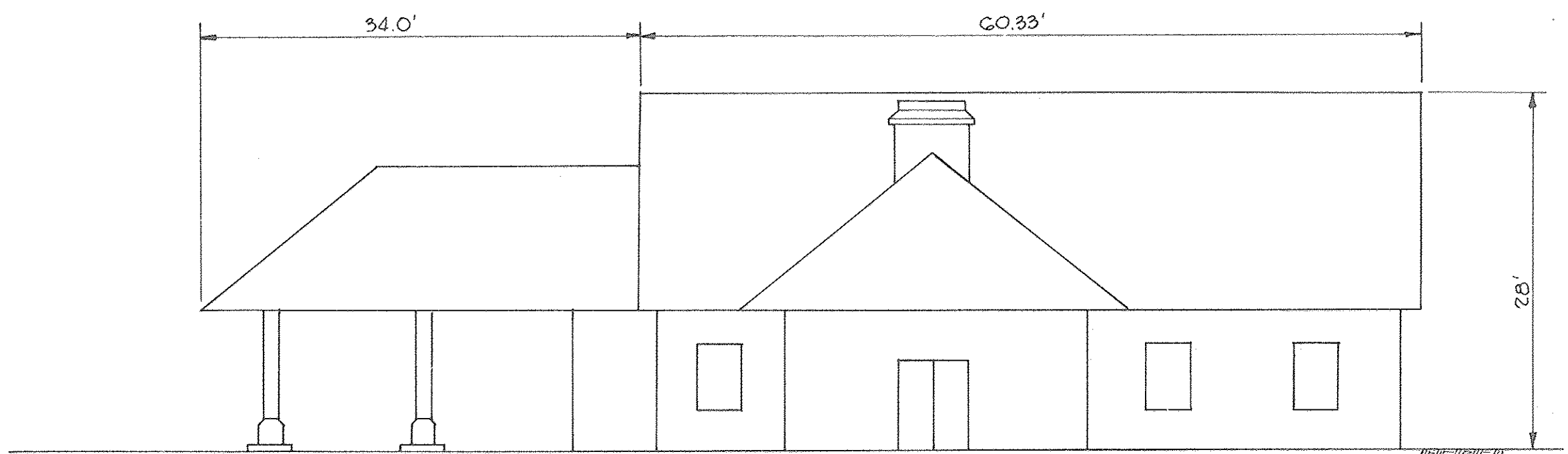
1-20-82 DATE

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 2-24-82

*James K. Tracy*  
PROFESSIONAL ENGR. NO. 8566

DESIGNED BY: R.J.W.  
DRAWN BY: D.A.M.  
PROJECT NO: 2781B  
DATE: 1-20-82  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 6



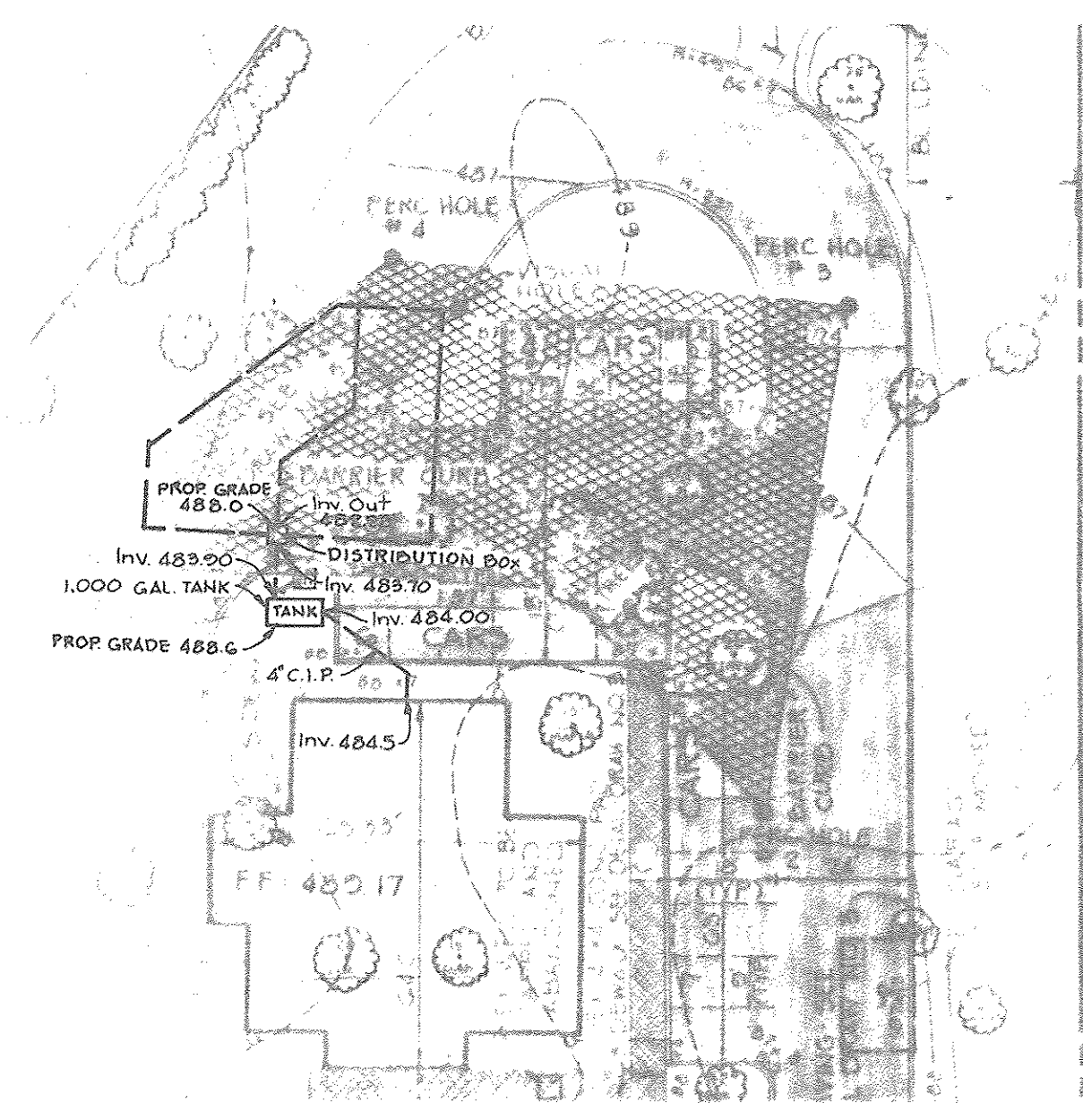


**SOUTHEAST ELEVATION**  
No Scale

- NOTES:
- EXISTING FOUNDATION WALLS TO BE REMOVED TO AN ELEVATION 1' MINIMUM BELOW PROPOSED GRADE, THEN BACKFILL ENTIRE FOUNDATION.
  - GRADING CONTRACTOR TO REMOVE ALL STUMPS ON SITE PRIOR TO UNDERTAKING GRADING OPERATIONS.
  - EXISTING SEPTIC TANK AND SEEPAGE PITS TO BE BACKFILLED PRIOR TO UNDERTAKING GRADING OPERATIONS.

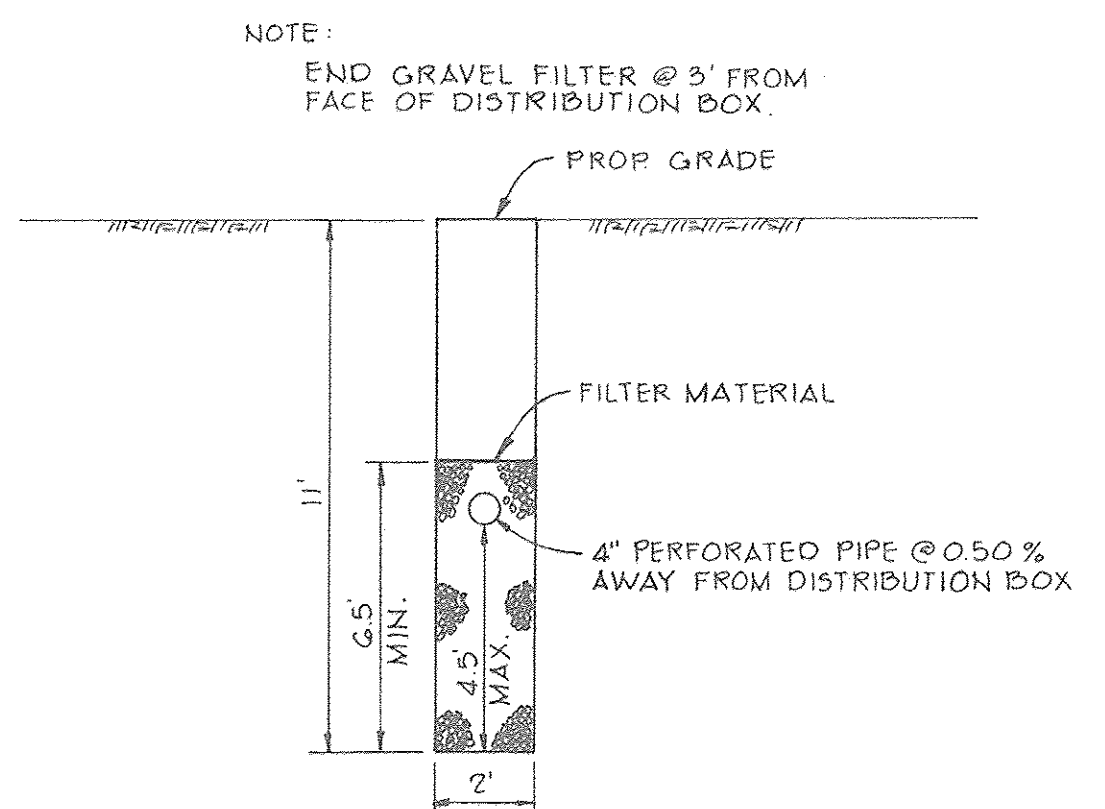
NOTE:  
THE SEWAGE DISPOSAL SYSTEM AND ALL ELEMENTS THEREOF SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY PLUMBING CODE

- NOTES:
- LIMITS OF APPROVED ABSORPTION FIELD FOR PRIVATE WASTEWATER DISPOSAL SYSTEM AS TESTED BY MARYLAND STATE HEALTH DEPT. 12-22-81.
  - AVERAGE PERCOLATION TIME IN MINUTES FOR SECOND INCH = \_\_\_\_\_
  - MAXIMUM DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST = \_\_\_\_\_

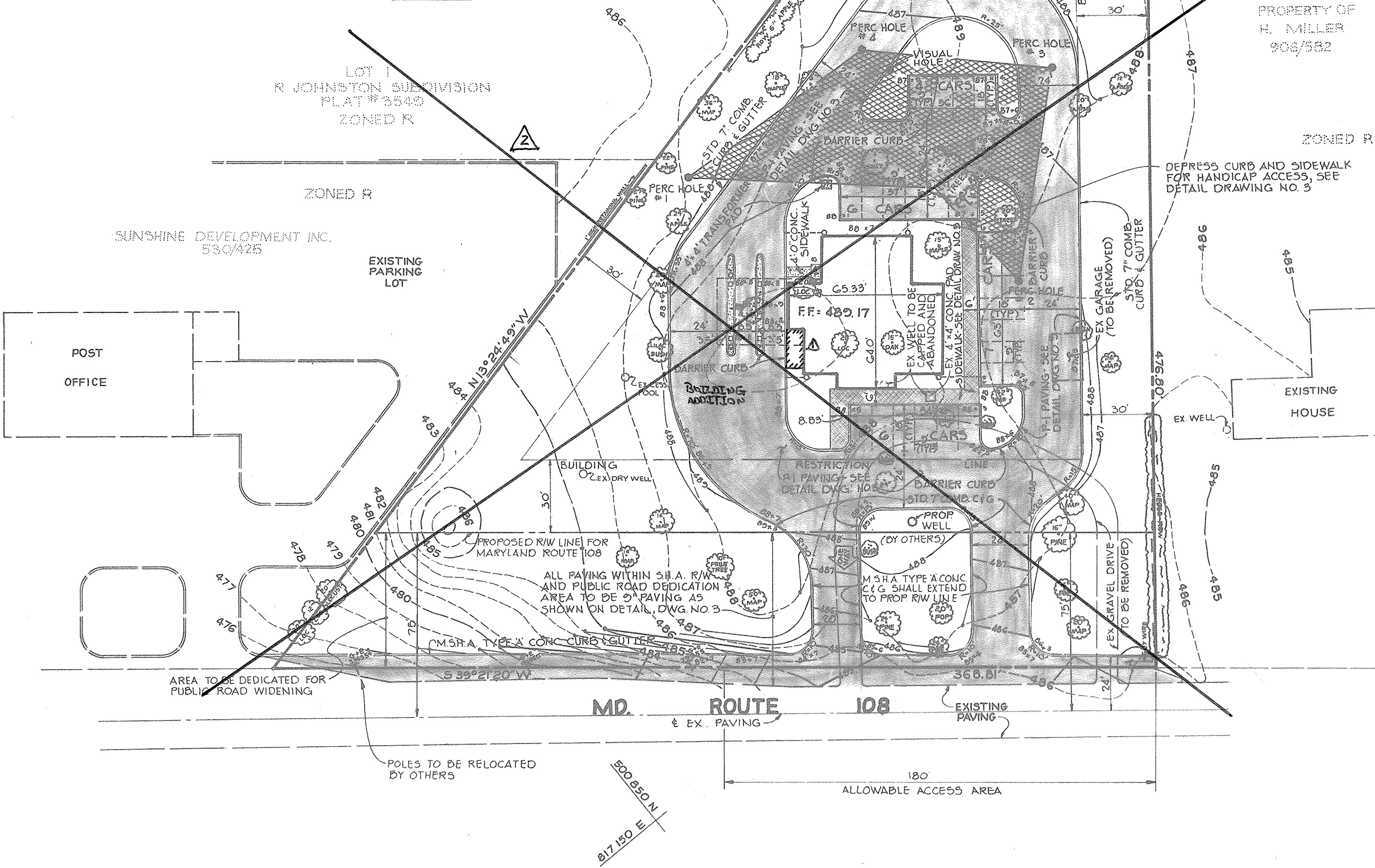


PLAN  
SCALE: 1"=30'

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM**  
Scale: AS SHOWN



TRENCH DETAIL  
NO SCALE



**NOTE: SEE SHEET 6 FOR REVISED SITE LAYOUT**

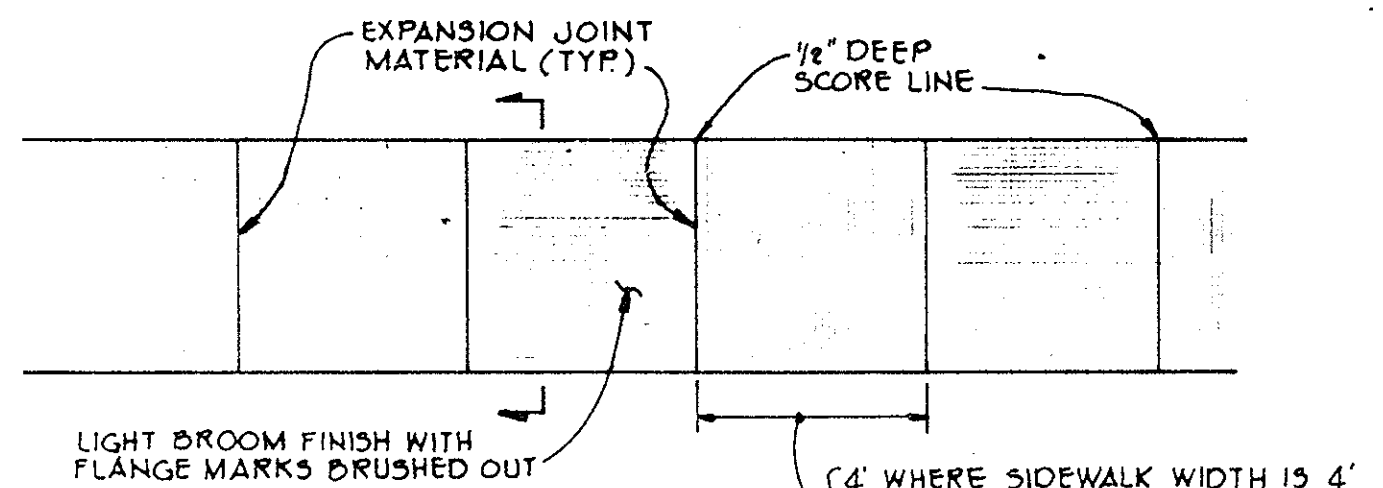
**REDLINE REVISION NO. 2:**  
THE PURPOSE OF THE REDLINE REVISION, DATED 6/1/82, WAS TO REVISE THE SITE DEVELOPMENT PLAN TO UPDATED THE PROPERTY BOUNDARY AND ADD A SIGN.

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27022, EXPIRATION DATE: JANUARY 25, 2018.

*[Handwritten Signature]*

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	<i>[Signature]</i> 5-6-82 COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	<i>[Signature]</i> 5-1-82 PLANNING DIRECTOR DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	<i>[Signature]</i> 5-1-82 DATE
APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
	<i>[Signature]</i> 5-10-82 DIRECTOR DATE
	<i>[Signature]</i> 5-10-82 CHIEF, BUREAU OF ENGINEERING DATE
11/3/80 ADD REVISION	
6/1/82 ADD NOTE REFERING TO NEW SHEET (SHEET 6)	
OWNER/DEVELOPER	SANDY SPRING NATIONAL BANK AND SAVINGS INSTITUTION SANDY SPRING, MARYLAND 20860
PROJECT:	<b>SANDY SPRING BANK</b>
AREA TAX MAP 34	PARCEL 195
	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT PLAN
	<b>Riemer-Tracy &amp; Associates, Inc.</b> 8639 Baltimore National Pike Ellicott City, Maryland 21043 (301) 461-2690 Land Planning, Design & Civil Engineering
1-20-82 DATE	404/93
APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE 2-24-82	DESIGNED BY: R. J. W.
<i>[Signature]</i>	DRAWN BY: D. A. M.
	PROJECT NO: 2781B
<i>[Signature]</i>	DATE: 1-20-82
PROFESSIONAL ENGR. NO. 9566	SCALE: 1"=30'
	DRAWING NO. 2 OF 6

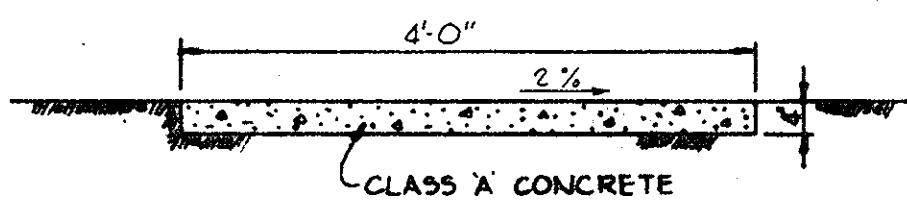




NOTE:  
ALL CONCRETE SIDEWALK TO BE  
POURED FROM THE SAME BATCH  
SO THAT THERE ARE NO CHANGES  
IN COLOR OR TEXTURE

PLAN

\* WHERE CONCRETE WALK IS USED  
IN LIEU OF BRICK

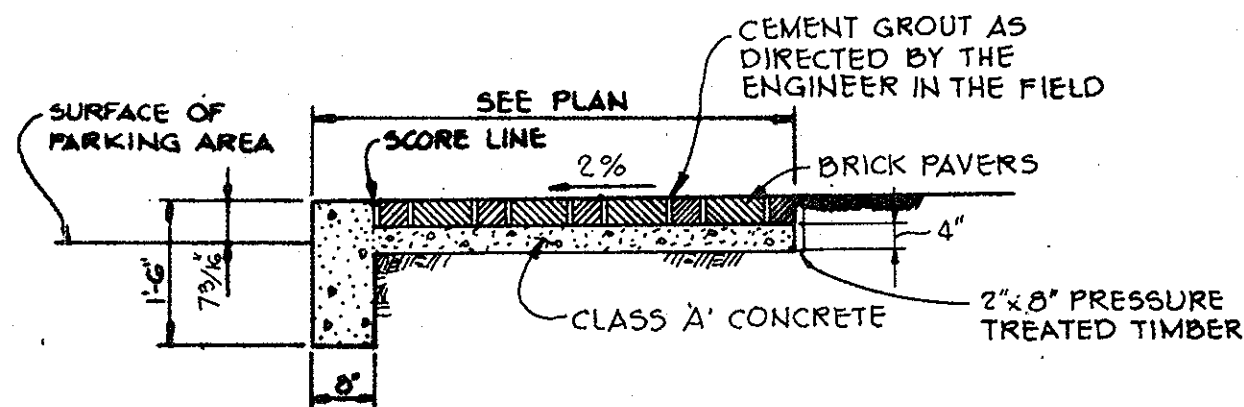


NOTE: FOR ALTERNATE CONCRETE SIDEWALK  
WITH INTEGRAL CURB SEE DETAIL THIS  
DRAWING.

SECTION

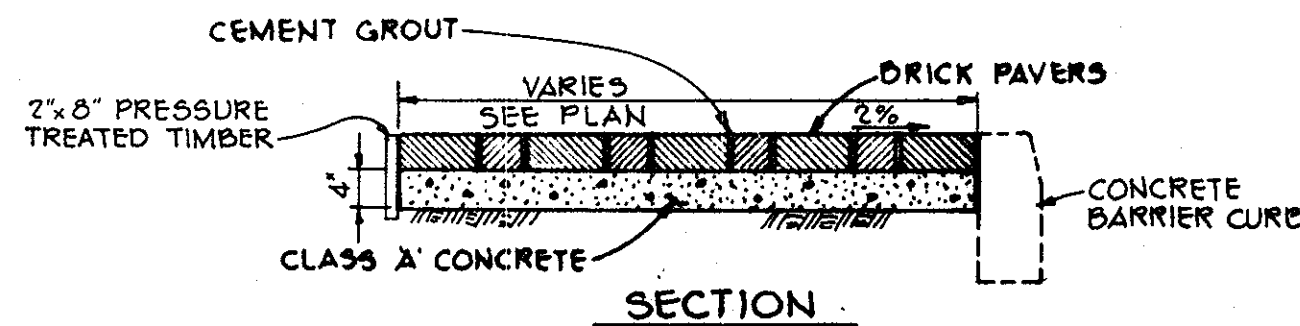
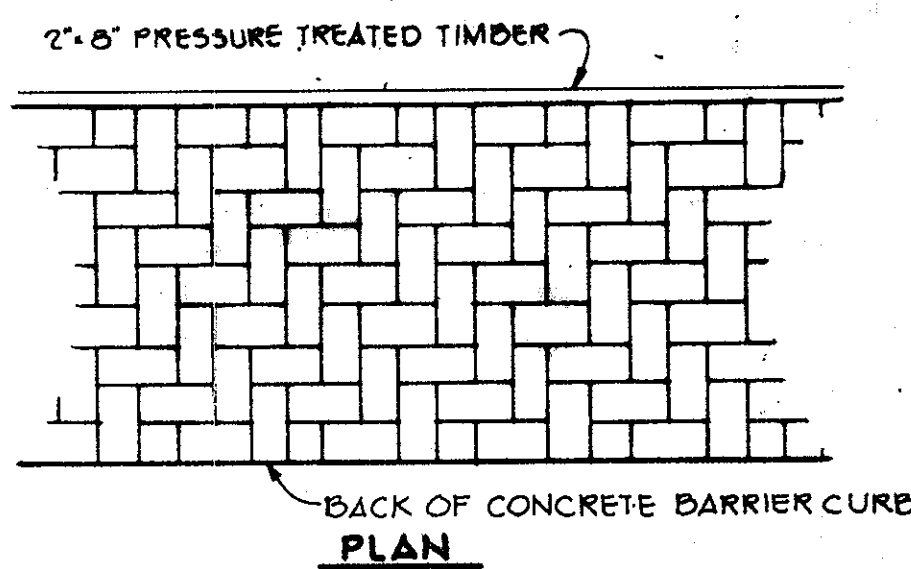
**CONCRETE  
SIDEWALK DETAILS**

No Scale



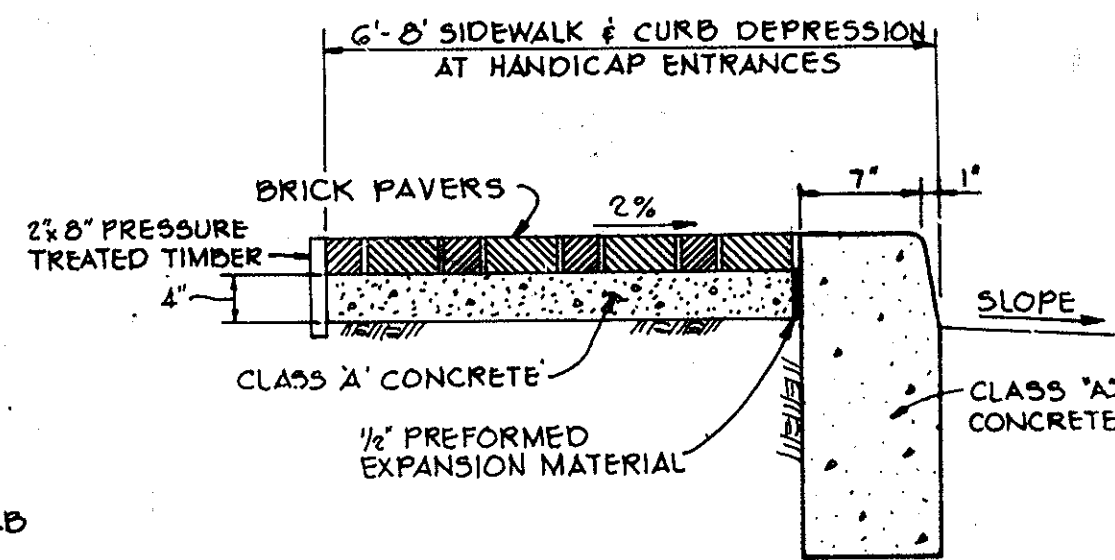
**BRICK PAVERS SIDEWALK  
W/ INTEGRAL CURB**

No Scale



**BRICK PAVERS SIDEWALK DETAILS**

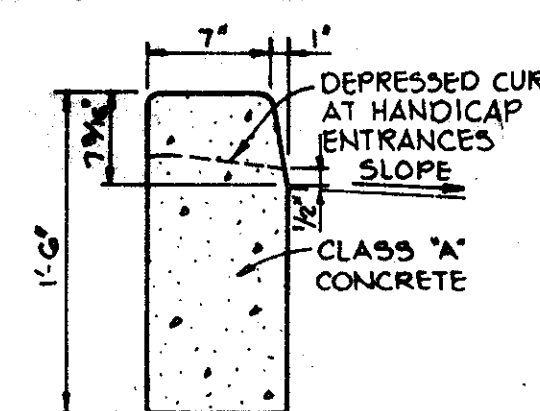
No Scale



(ADJACENT TO BRICK PAVERS)

**STANDARD BARRIER CURB**

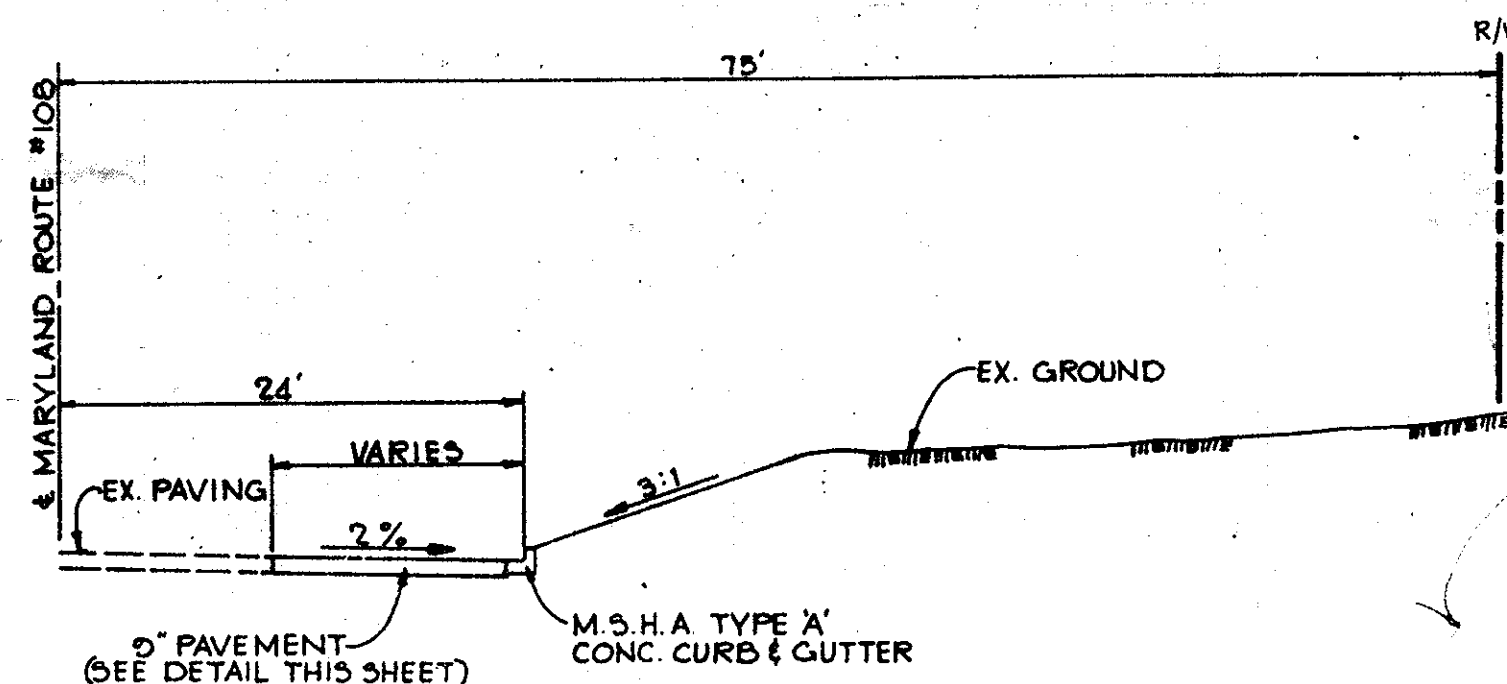
No Scale



HOWARD COUNTY DESIGN  
MANUAL VOLUME IX - STANDARD  
SPECIFICATIONS AND DETAILS FOR  
CONSTRUCTION (DRAWING NO. 9.09)

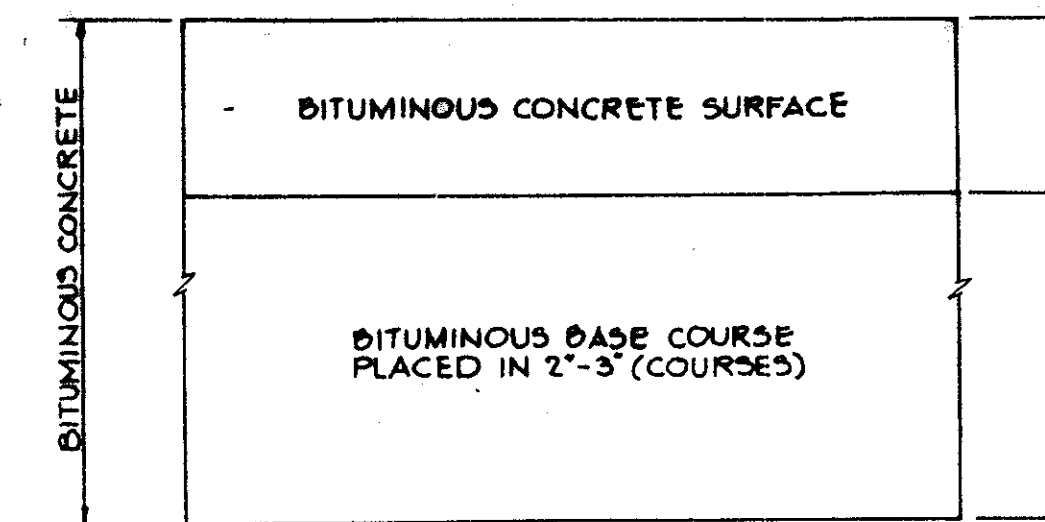
**STANDARD  
BARRIER CURB**

No Scale



**MD. ROUTE 108 ROAD WIDENING**

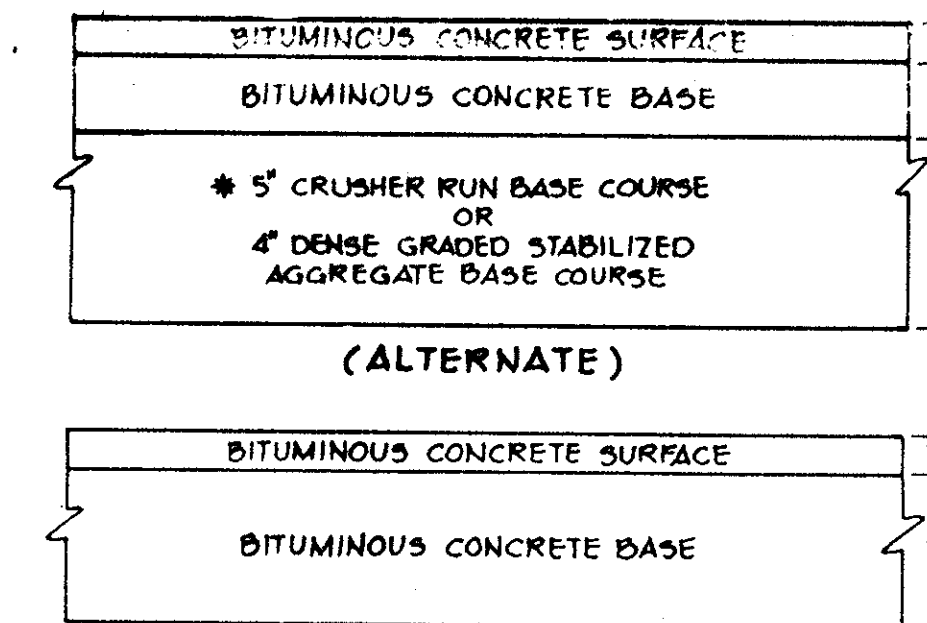
No Scale



(5\"/>

MARYLAND STATE ROUTE #108  
WIDENING AND BANK ENTRANCES  
WITHIN ROAD DEDICATION AREA.

(PUBLICLY MAINTAINED AREAS ONLY)

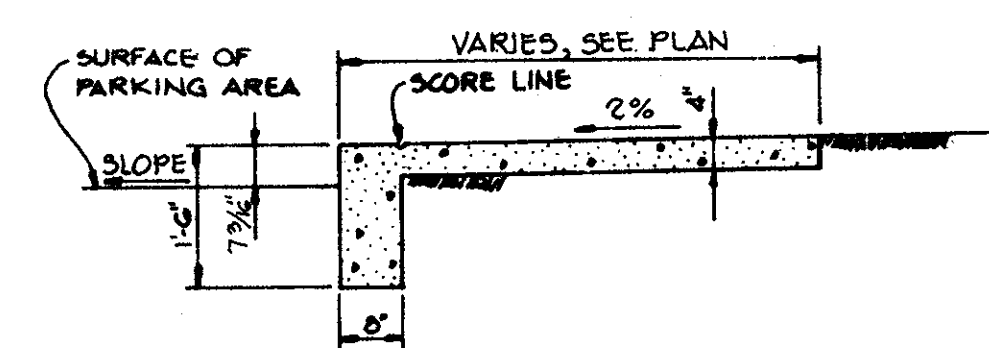


(5\"/>

(PRIVATELY MAINTAINED - PARKING AREAS AND  
DRIVING LANES ONLY)

**TYPICAL PAVING SECTIONS**

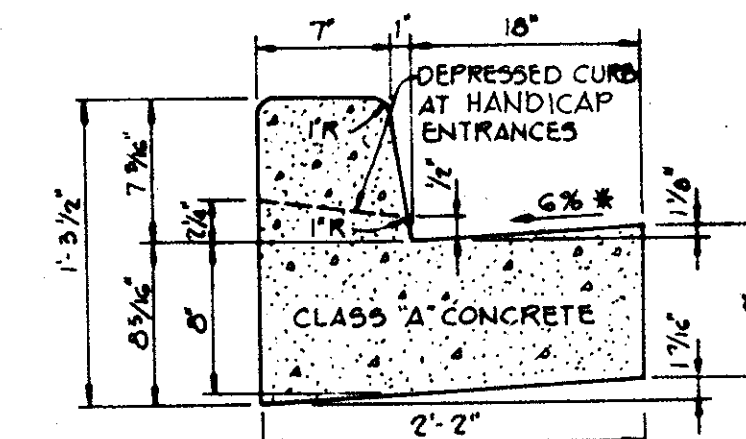
No Scale



ALTERNATE CONCRETE  
**SIDEWALK W/ INTEGRAL CURB**

No Scale

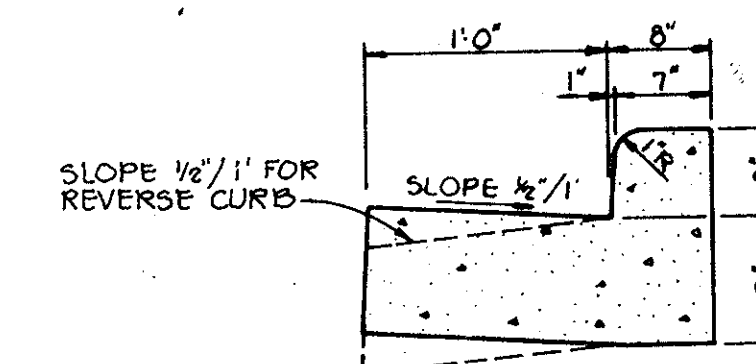
APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 2-24-82



HOWARD COUNTY DESIGN MANUAL VOLUME IX -  
STANDARD SPECIFICATIONS AND DETAILS FOR  
CONSTRUCTION (DRAWING R-301)

\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE  
ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED  
SECTIONS SHALL BE SLOPED AT THE SAME RATE  
AS THE PAVEMENT.

**STANDARD 7\"/>**



**M.S.H.A. TYPE 'A'  
CURB AND GUTTER**

No Scale

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPART-  
MENT.

*James Conner* 5-6-82  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING  
AND ZONING.

*Shelley M. ...* 5-11-82  
PLANNING DIRECTOR, Acting DATE

*John W. ...* 5-11-82  
CHIEF, DIVISION OF LAND  
DEVELOPMENT AND  
ZONING ADMINISTRATION DATE

APPROVED:  
FOR STORM DRAINAGE SYSTEMS AND PUBLIC  
ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Henry F. ...* 5-10-82  
DIRECTOR DATE

*William C. ...* 5-10-82  
CHIEF, BUREAU OF ENGINEERING DATE

1/3/82 ADD ADDITION

DATE NO. REVISION

OWNER/DEVELOPER

SANDY SPRING NATIONAL BANK  
AND SAVINGS INSTITUTION  
SANDY SPRING, MARYLAND 20860

PROJECT: **SANDY SPRING BANK**

AREA  
5TH ELECTION DISTRICT HOWARD COUNTY, MD  
TAX MAP NO. 34 PARCEL 195

TITLE: **DETAILS**

**TR** **Riemer Tracy & Associates, Inc.**  
8659 Baltimore National Pike  
Ellicott City, Maryland 21043  
(301) 461-2890  
Land Planning, Design & Civil Engineering

1-20-82  
DATE

DESIGNED BY: R.J.W.

DRAWN BY: D.A.M.

PROJECT NO: 2781B

DATE: 1-20-82

SCALE: AS SHOWN

DRAWING NO. 3 OF 5

*James K. ...*  
PROFESSIONAL ENGR. NO. 2566

SDP-82-78 APRIL 10, 1982



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 SEEDDED 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 HARROW OR DISC LIME AND 0-20-20 FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 3" LAWS OR HIGH MAINTENANCE AREAS WILL BE DRAGGED AND LEVELED WITH A YORK RAKE. AT THE TIME OF SEEDING APPLY 400 POUNDS OF 38-0-0 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, PENNLANH 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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL CONCRETE SPILLWAY STRUCTURE AND PLACE STONE FILTER AND INSTALL SEDIMENT TRAP. STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
4. INSTALL SILT FENCE.
5. GRADE SITE.
6. ERECT STRUCTURE.
7. INSTALL WATER AND SEWER SYSTEMS.
8. INSTALL CURB AND PAVING.
9. STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
10. CONVERT SEDIMENT TRAP TO STORM WATER MANAGEMENT FACILITY AS FOLLOWS:
  - A. IMPOUNDED WATER SHALL BE PUMPED OUT.
  - B. SEDIMENT SHALL BE REMOVED AND THE BASIN AREA RESTORED TO THE ORIGINAL DIMENSIONS SHOWN ON THE PLAN.
  - C. STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
11. UPON APPROVAL OF THE SOIL CONSERVATION DISTRICT ALL SEDIMENT CONTROL DEVICES SHALL BE REMOVED.

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."

*A. Hardy*  
HARDY  
DATE 4/16/82

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*  
JAMES K. TRACY  
DATE 1-20-82

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

*James K. Tracy*  
U.S. SOIL CONSERVATION SERVICE  
DATE 4-22-82

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

*William I. Rowe*  
HOWARD S.C.D.  
DATE 4-22-82

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

*Joseph Boyle*  
COUNTY HEALTH OFFICER  
DATE 5-6-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Shull M. Manahan*  
PLANNING DIRECTOR, Acting  
DATE 5-11-82

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

*W. F. Neamey*  
DIRECTOR  
DATE 5-10-82

*William E. Ryan*  
CHIEF, BUREAU OF ENGINEERING  
DATE 5-10-82

OWNER/DEVELOPER  
SANDY SPRING NATIONAL BANK AND SAVINGS INSTITUTION  
SANDY SPRING, MARYLAND 20860

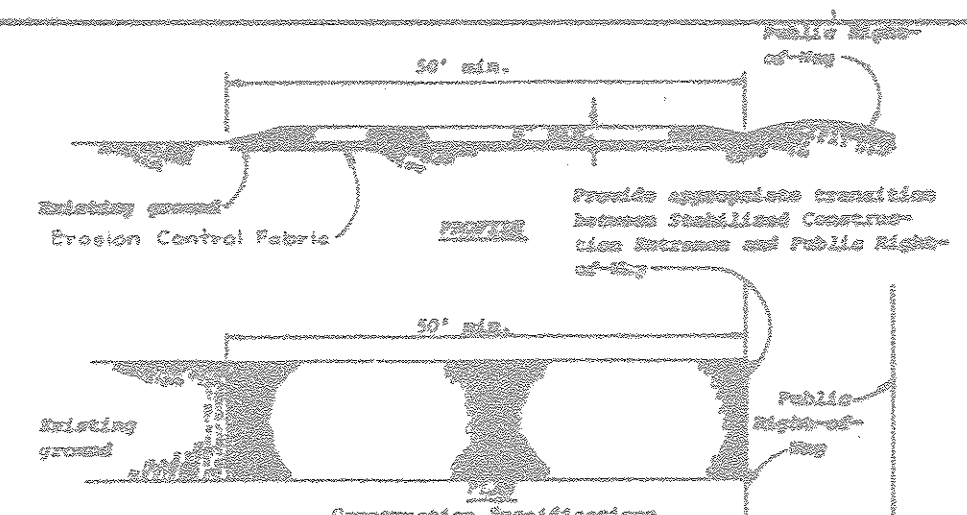
PROJECT  
SANDY SPRING BANK

AREA TAX MAP 34 PARCEL 195  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

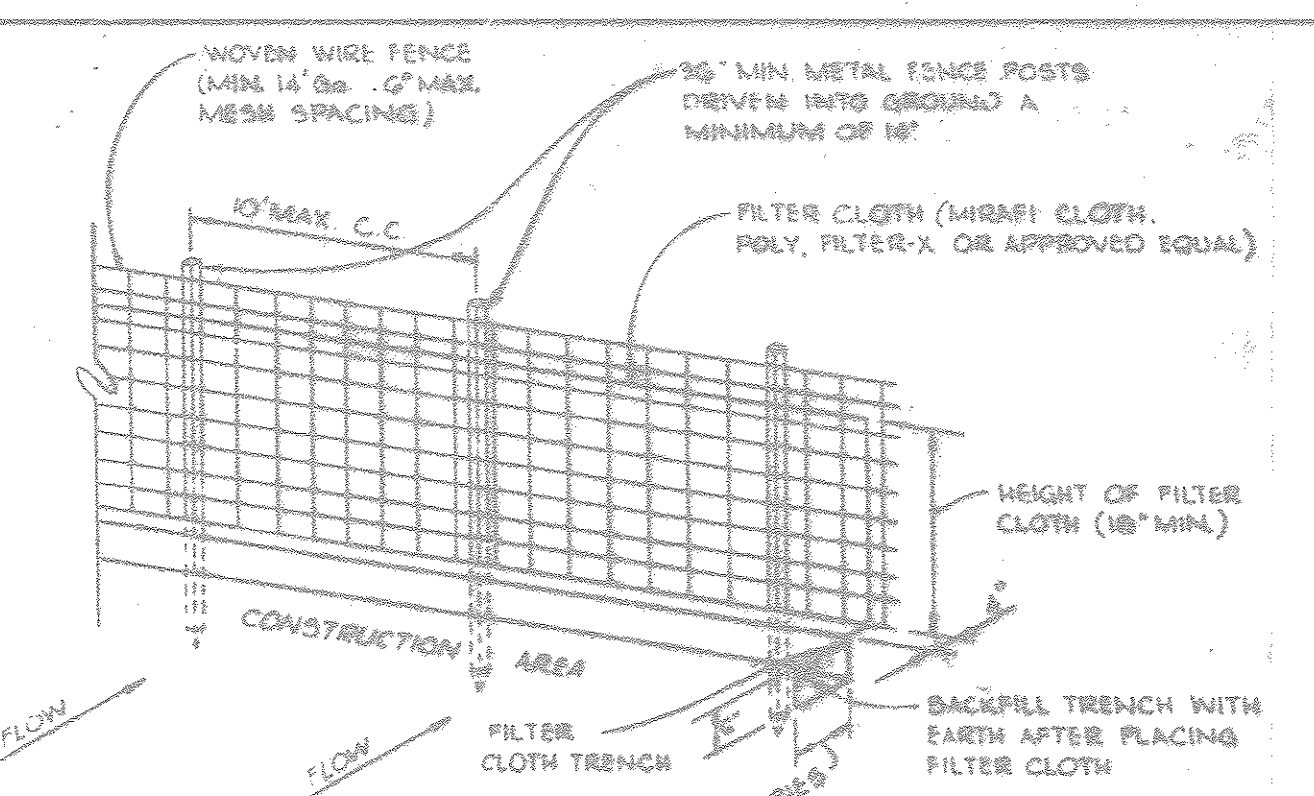
TITLE  
DRAINAGE AREA MAP,  
SEDIMENT CONTROL PLAN,  
S.W.M. PLAN AND SEDIMENT CONTROL DETAILS

*TR* Riemer - Tracy & Associates, Inc.  
1-20-82 DATE

DESIGNED BY: R.J.W.  
DRAWN BY: D.A.M.  
PROJECT NO: 2309  
DATE: 1-20-82  
SCALE: AS SHOWN  
DRAWING NO: 4 OF 6



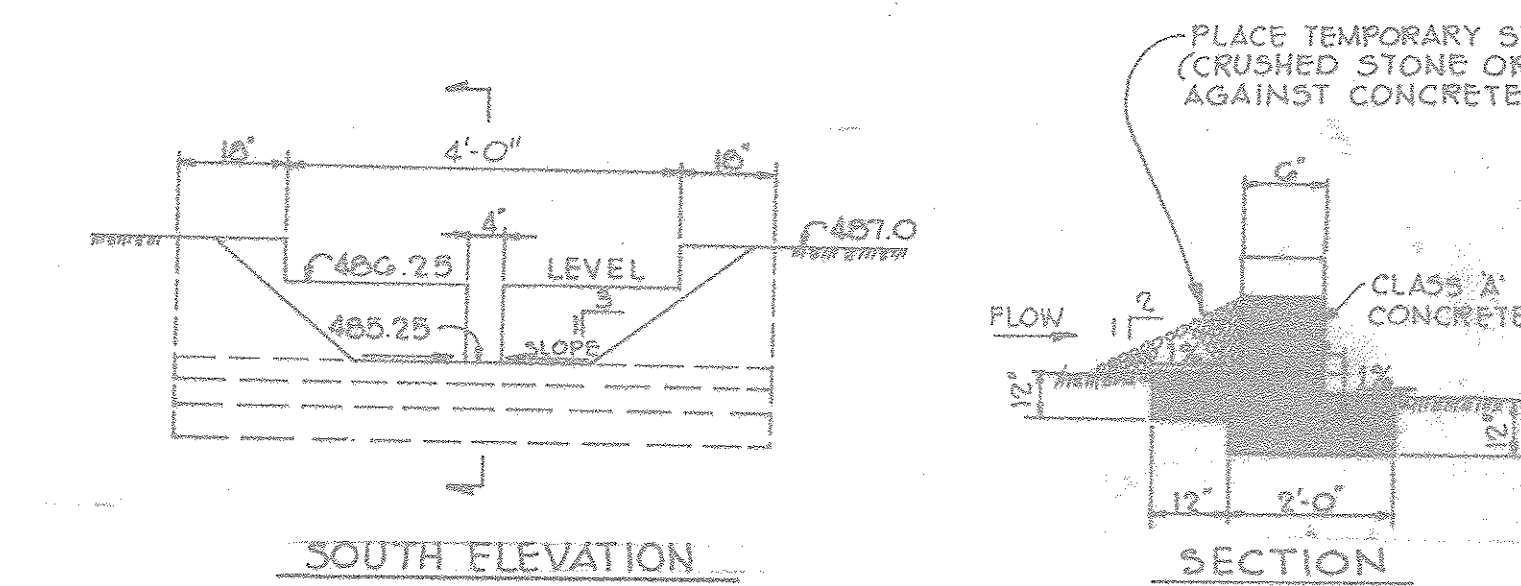
1. Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation M43, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, stone shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, burlap, or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone on conditions demand and repair and/or cleaning of any structure used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.



- 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" MAX.
  3. SALT FENCE TO BE PLACED IN LINE OF STRIP BARRIERS AND/OR DIVERSION DICES AT THE OPTION OF THE DEVELOPER.

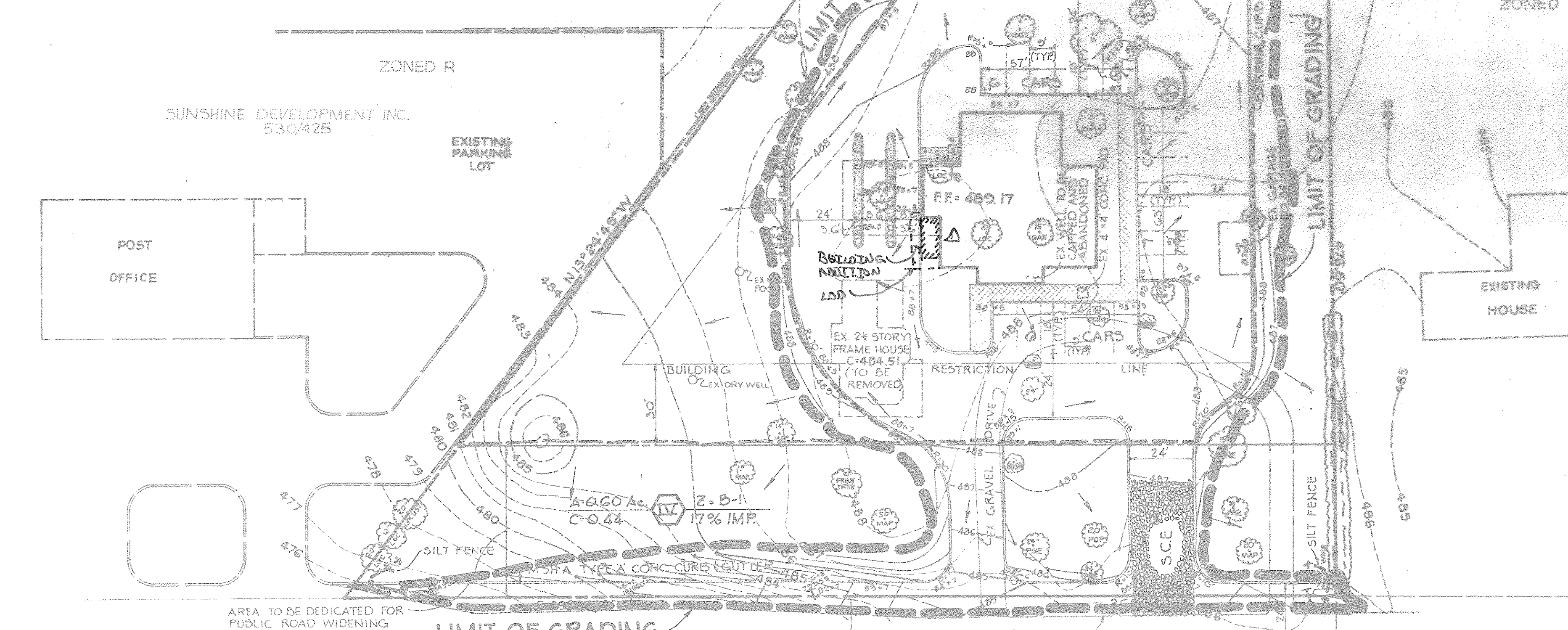
STABILIZED CONSTRUCTION ENTRANCE  
No Scale

SILT FENCE DETAIL  
No Scale



SPILLWAY STRUCTURE  
STORM WATER MANAGEMENT DETAILS  
No Scale

LOT 1  
R. JOHNSTON SUBDIVISION  
PLAT # 3540  
ZONED R



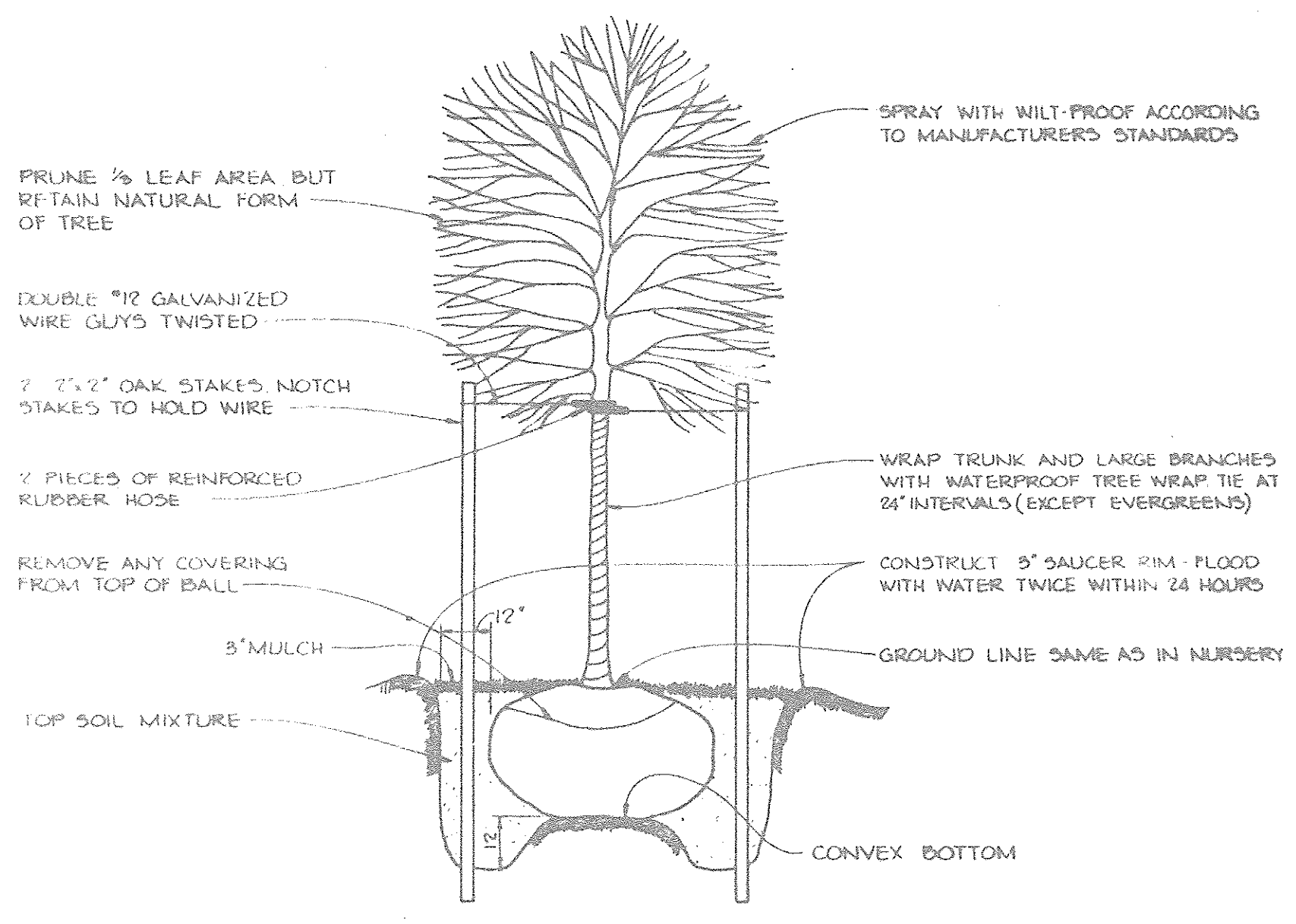
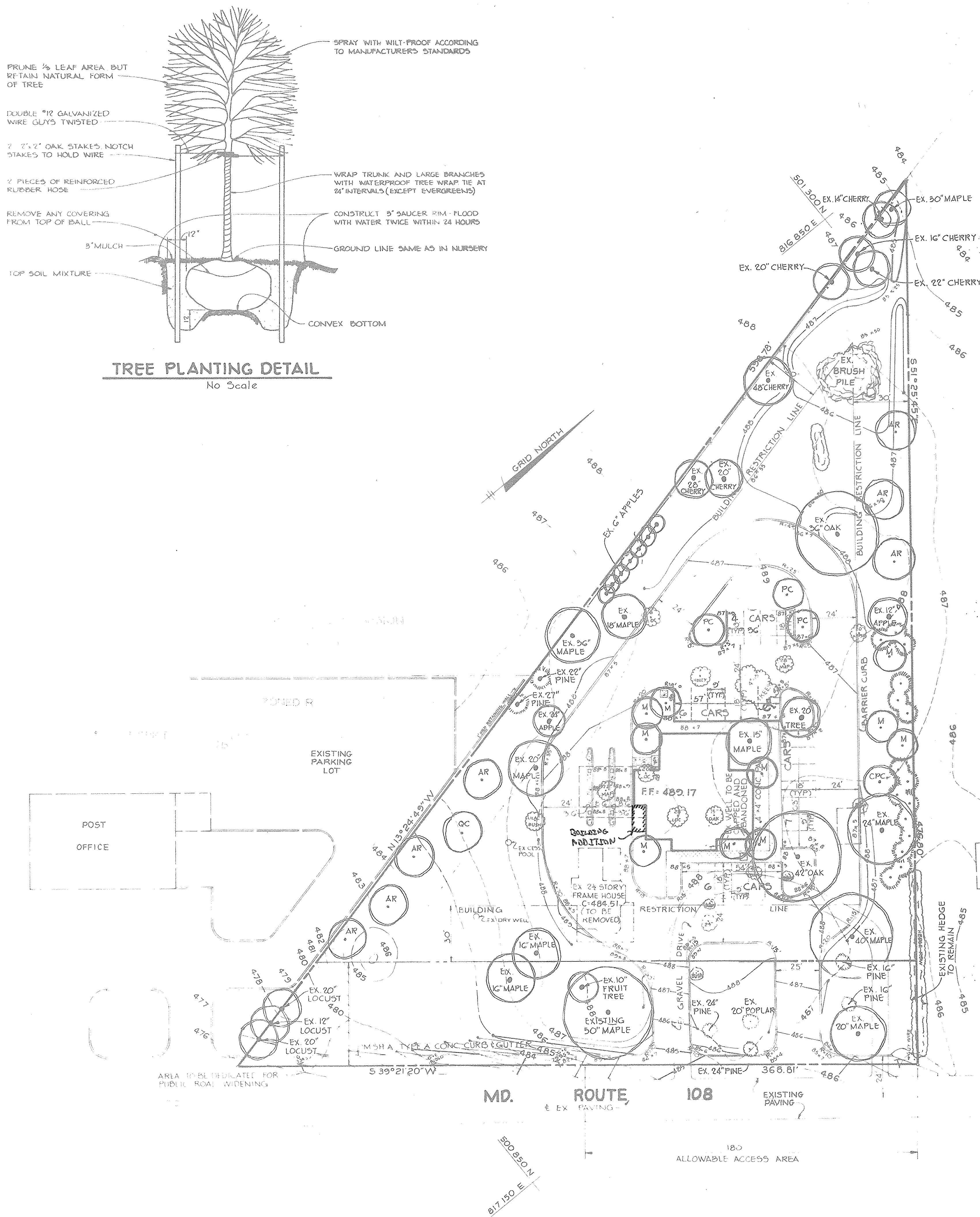
SEDIMENT TRAP DATA

TOTAL AREA	1.07 Ac
DISTURBED AREA	1.07 Ac
VOLUME	
REQUIRED	72 CY
PROVIDED	119 CY
CREST ELEV.	186.25
CLEANOUT ELEV.	185.75
BOTTOM ELEV.	185.25
BOTTOM DIMENSIONS	80' x 55'

APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 2-24-82  
*J. Ryan*

PLAN  
Scale: 1" = 30'





**TREE PLANTING DETAIL**  
No Scale

SYMBOL AND KEY	PLANT NAME	SPECIFICATIONS			QUANTITY
		CAL.	ROOT	HEIGHT	
AR	SHADE TREES: Acer rubrum October glory Maple	2 1/2"-3"	B & B	12'-14'	7
QC	Quercus coccinea Scarlet Oak	2 1/2"-3"	B & B	12'-14'	1
M	FLOWERING TREES: Malus (selected varieties) Crabapple	2"-2 1/2"	B & B	8'-10'	10
CPC	Crataegus phaenopyrum cardata Washington Hawthorn	2"-2 1/2"	B & B	8'-10'	1
PC	Pyrus calleryana Callery (Bradford) Pear	2"-2 1/2"	B & B	8'-10'	3
Symbol with star	PINES: Pinus strobus White Pine	2"-2 1/2"	B & B	6'-8'	15

NOTE: ALL DISTURBED AREAS TO BE SEEDED OR LANDSCAPED AS DIRECTED.

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

*Joyce E. Jones*  
COUNTY HEALTH OFFICER 5-6-82 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Shull M. ...*  
PLANNING DIRECTOR 5-11-82 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR STORM DRAINAGE SYSTEM AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Henry F. ...*  
DIRECTOR 5-10-82 DATE

CHIEF, BUREAU OF ENGINEERING

11/5/81 AND ADDITION

DATE	NO.	REVISION

OWNER / DEVELOPER  
SANDY SPRING NATIONAL BANK AND SAVINGS INSTITUTION  
SANDY SPRING, MARYLAND 20860

PROJECT  
**SANDY SPRING BANK**

AREA TAX MAP 34 PARCEL 195  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
PLANTING PLAN

**TR** Riemer - Tracy & Associates, Inc.

1-20-82 DATE

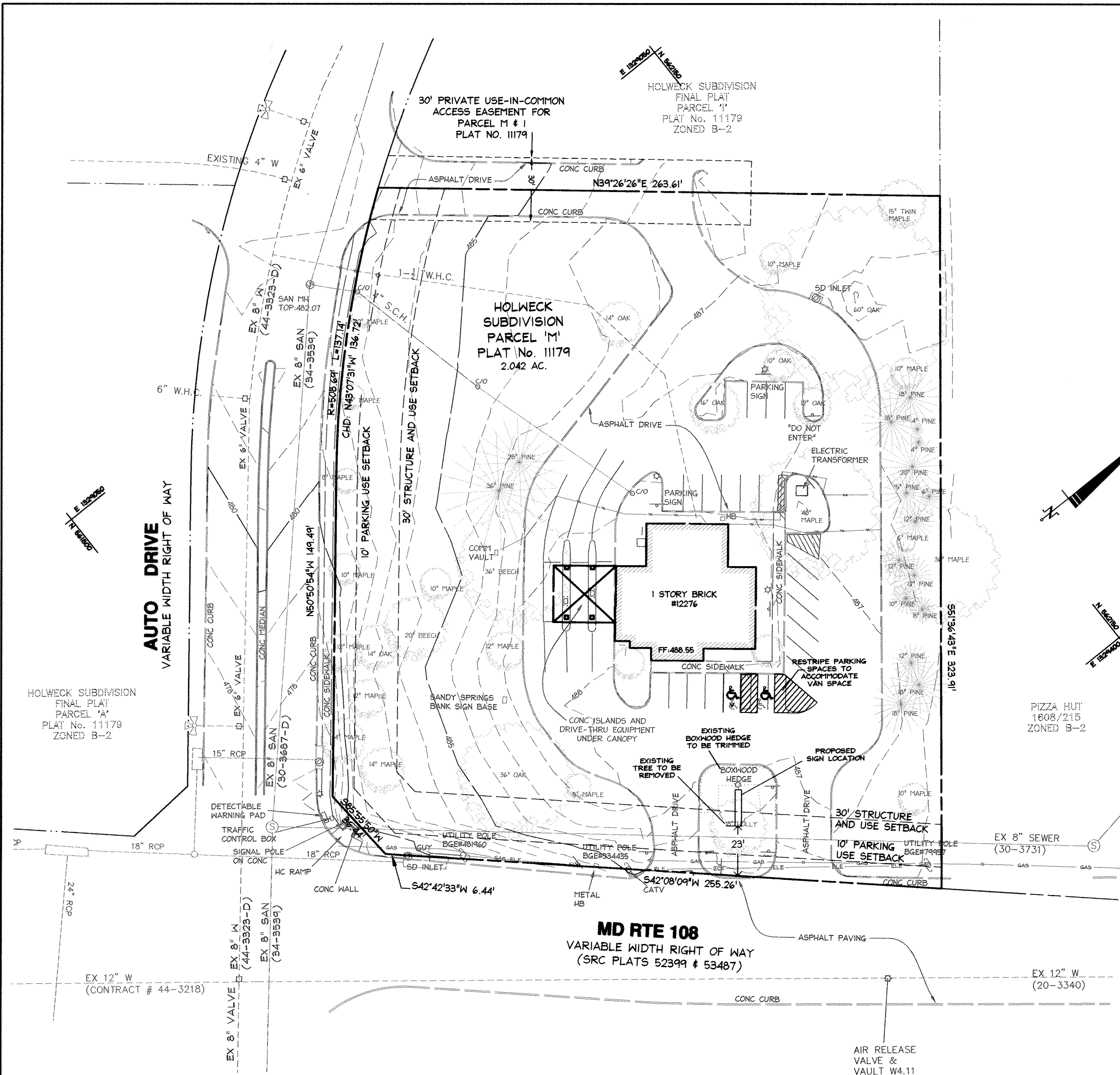
DESIGNED BY M.G.R.  
DRAWN BY T.E.S.

PROJECT NO 2781B  
DATE 1-20-82

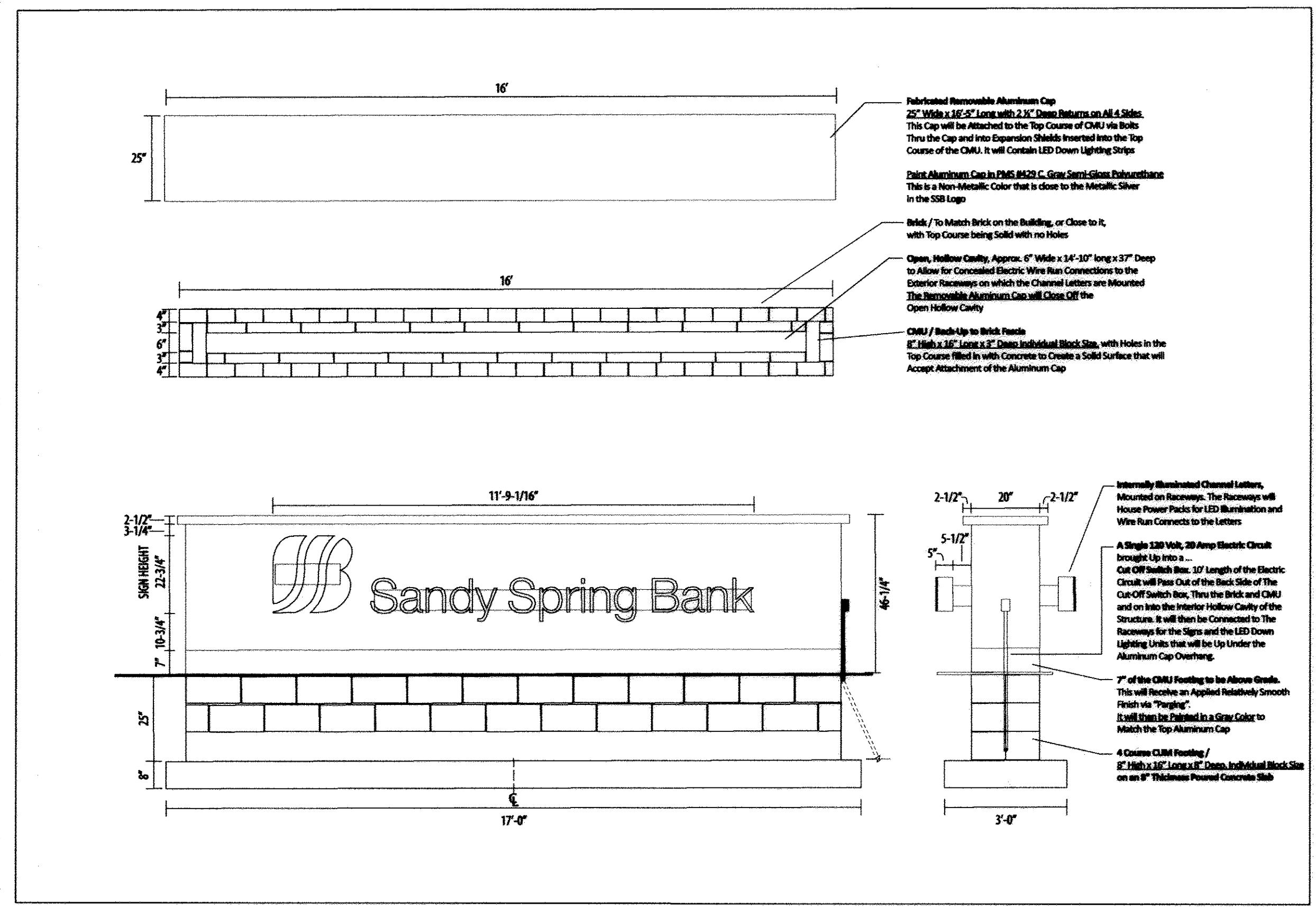
SCALE 1"=30'  
DRAWING NO 5 OF 6

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 2-24-82  
*...*





PLAN VIEW  
SCALE: 1"=30'



SIGN DETAIL

AS NOTED

NOTE: CONTRACTOR SHALL REFER TO SIGN SHOP DRAWINGS AND PERMIT FOR ADDITIONAL DETAILS

DATA SOURCES:  
EX TOPOGRAPHY SHOWN PER FIELD RUN BY DEVELOPMENT DESIGN CONSULTANTS, INC., DATE OF SURVEY IS JANUARY 2016. EX BOUNDARY SHOWN PER BOUNDARY SURVEY BY DEVELOPMENT DESIGN CONSULTANTS, INC. CONDUCTED JANUARY 2016.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] DATE 7-28-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] DATE 8/2/16  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] DATE 8-2-16  
 DIRECTOR

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 27020 EXPIRATION DATE JAN. 25, 2018  
 July 13, 2016  
 DATE  
 [Signature]  
 PAUL G. CAVANAUGH  
 PROFESSIONAL ENGINEER NO. 27020

Planners  
 Surveyors  
 Engineers  
 Landscape Architects

192 East Main Street  
 Westminster, MD 21157  
 410.386.0560  
 410.386.0564 (Fax)  
 DDC@DDCinc.us  
 www.DDCinc.us

DDC  
 Development Design Consultants

OWNER: SANDY SPRING NATIONAL BANK  
 17801 GEORGIA AVE.  
 OLNEY, MD 20832

DEVELOPER: NA

SITE ADDRESS:  
 12276 CLARKSVILLE PIKE  
 CLARKSVILLE, MD 21029

SANDY SPRING BANK  
 12276 CLARKSVILLE PIKE  
 REVISED SITE  
 DEVELOPMENT PLAN

5TH ELECTION DIST HOWARD CO. MD

REVISIONS		DRN	REV	DATE
1	REVISED SITE DEVELOPMENT PLAN	RAM	1	6/1/16
	Add signs			

NO.	DESCRIPTION OF CHANGES	DES. BY:	CHK. BY:	DATE:
	CO. FILE # SDP-82-078	DES. BY: PGC		
	TAX ACC. # 05-349036	DRN. BY: DAP		
	TAX MAP: 36	CHK. BY: PGC		
	BLOCK / GRID: 06	DATE: 06/01/2016		
	PARCEL # 365	DDC JOB#: 15087.1		
	ZONE / USE: COMMERCIAL	SHEET NUMBER:		
	DWG. SCALE: AS SHOWN	6 of 6		