

APPROVED FOR THE HOWARD SOIL DISTRICT AND MEETS TECHNICAL REQUIREMENTS

*James McVie* 3-16-84  
U.S. SOIL CONSERVATION SERVICE DATE

HIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HO. CO. SOIL CONSERVATION DISTRICT.

*Robert Fisher* 3-16-84  
HO. CO. SOIL CONSERVATION DISTRICT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

*Robert Fisher* 3-24-84  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

*Thomas J. Amadio* 3-23-84  
PLANNING DIRECTOR DATE

*John M. ...* 3-23-84  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

*Mike ...* 3-20-84  
DIRECTOR DATE

*...* 3-20-84  
CHIEF, BUREAU OF ENGINEERING DATE

**CURB LEGEND**

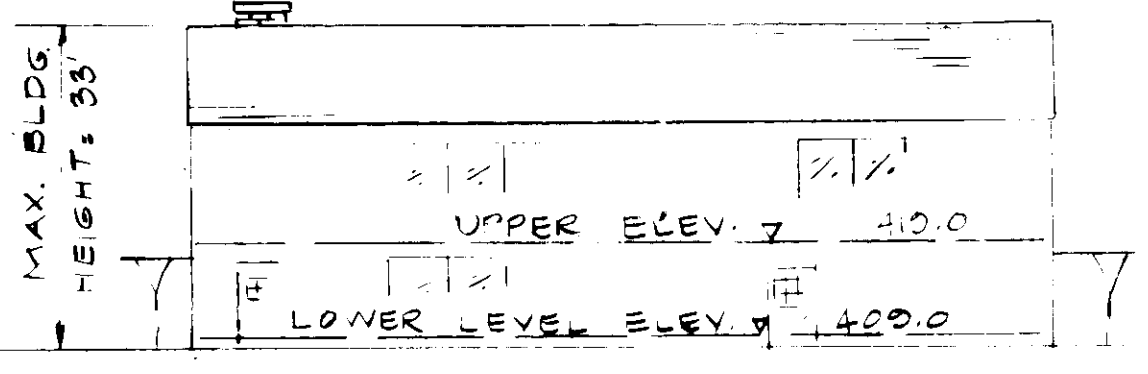
- 1) TOTAL CURB AROUND BUILT UNDER F-82-21 - 383 LF
- 2) TOTAL CURB TO BE REMOVED OR DELETED BY CONSTRUCTION FROM F-82-21 - 284 LF
- 3) STD 7" COMB CURB & GUTTER IN RIGHT OF WAYS - 146 LF
- 4) BITUMINOUS CURB ON SITE 565 SF

**PAVING LEGEND**

- 1) PAVING IN PINE ORCHARD LANE R/W 466 SQ FT
- 2) PAVING IN PRIVATE ROAD 22.67 SQ FT
- 3) PAVING ON SITE FOR PARKING 6417 SQ FT.

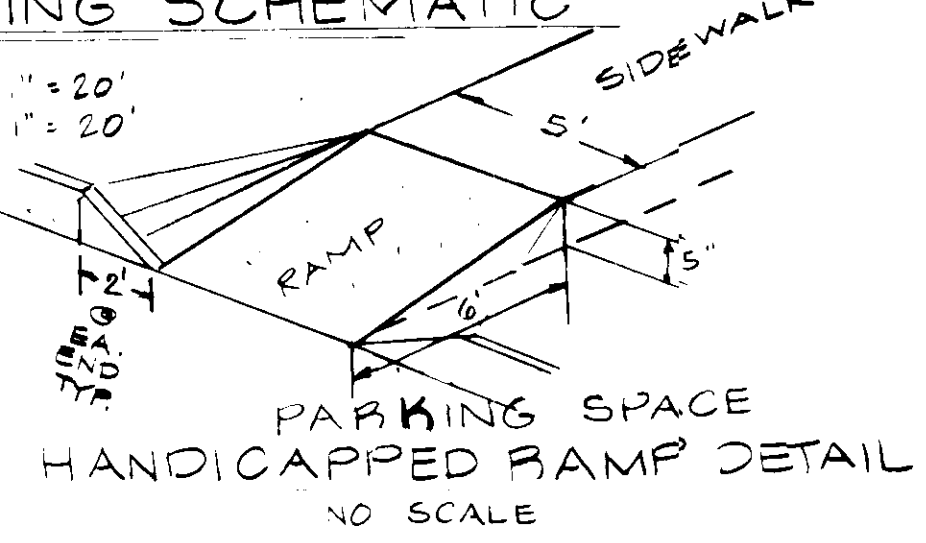
SUBDIVISION NAME	SECT.	PARCEL #
PINE ORCHARD PARK	1	"D"
PLAT # BLOCK # ZONE TAX MAP EL. DIST. CENSUS TR.	5032 1 18-1 24 2nd 6022	
WATER CODE	SEWER CODE	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
Parcel "D"	3227 Pine Orchard Lane



**NORTH BUILDING SCHEMATIC**

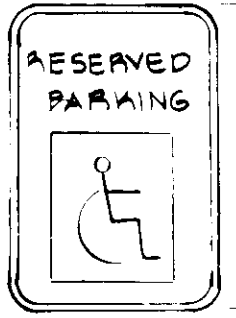
SCALE: HOR. " = 20' VER. " = 20'



PARKING SPACE HANDICAPPED RAMP DETAIL NO SCALE

**HANDICAPPED SIGN DETAIL**

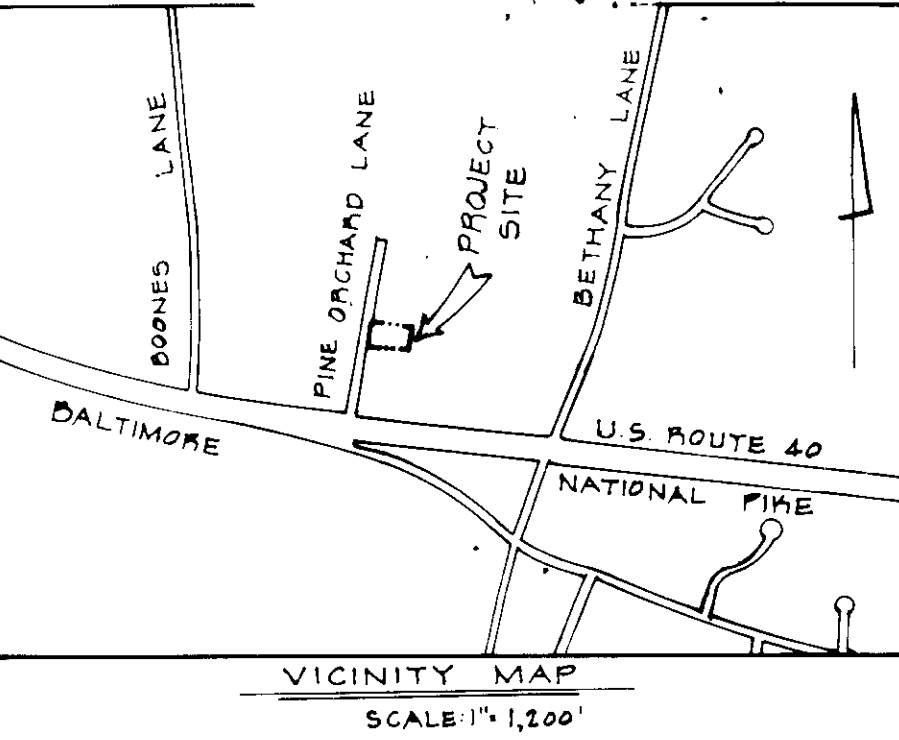
NO SCALE



- NOTES:
1. SIGN SHALL BE MOUNTED ON POSTS 8' ABOVE GRADE AT EACH PARKING SPACE RESERVED FOR HANDICAPPED
  2. SIGN SHALL MEET MDD.T. STD NO. R-7.8

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY MARYLAND  
DATE 3-2-84

WATER CODE - H08  
SEWER CODE - 5980000

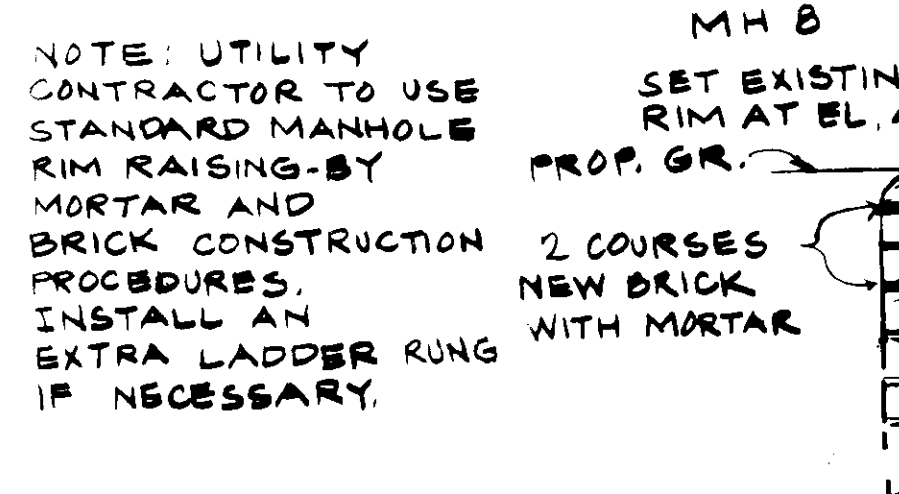
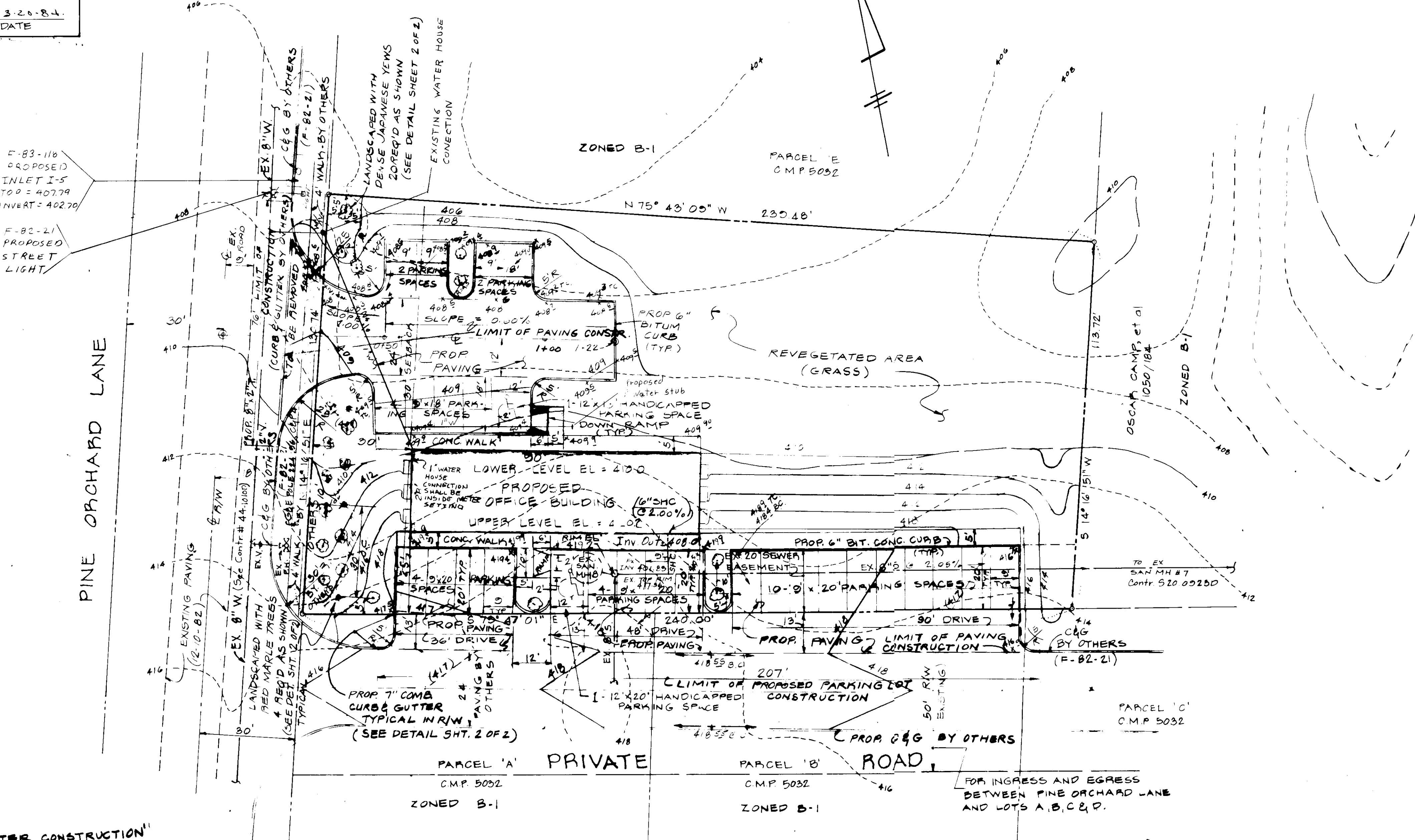


**PARKING TABULATION (NOTE #4 CONT'D)**

- A. TOTAL AREA PARKING LOTS: 9,500 SQ. FT.
- B. MINIMUM AREA OF LANDSCAPED ISLANDS REQ'D AT 5%: 475.0 SQ. FT.
- C. AREA OF PARKING LOT LANDSCAPED ISLANDS PROVD: 620 SQ. FT. @ 6.6%

**GENERAL NOTES**

1. TAX MAP: 24 PARCEL: 0 BLOCK: 1
2. PLAT REFERENCE: PLAT. C.M.P. NO. 5032
3. EXISTING ZONING: B-1
4. SITE USE: OFFICE BUILDING (PARKING TABULATION ABOVE)
5. TOTAL AREA OF SITE: 0.672 AC. OPEN SPACE = 0.479 AC. OR 71.3%
6. BUILDING FLOOR AREA: 2520 x 2 FLOORS = 5040 SQ. FT.
7. PARKING TABULATION: 5040 SF - (6 STORAGE ROOMS @ 8' x 8' x 8' @ 288 SF) = 4752 SF PARKING REQ'D: 24 SPACES
8. PUBLIC WATER AND SEWER ARE TO BE UTILIZED THE UTILITY CONTRACTORS SHALL CONTACT BUREAU OF UTILITIES AT 792-2366 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK
9. CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY INSPECTION/SURVEY DIVISION AT 301-092-2417 OR 301-092-2418 AT LEAST 24 HOURS PRIOR TO COMMENT OF WORK.
10. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS
11. TOPOGRAPHY SHOWN HEREON BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY, DEC. 10, 1982
12. PINE ORCHARD LANE IS AN EXISTING PUBLIC ROAD WITH A 50' RIGHT OF WAY
13. "PRIVATE ROAD" IS CURRENTLY UNDER CONSTRUCTION; IN ACCORDANCE WITH AN EXISTING APPROVED ROAD CONSTRUCTION PLAN (F-82-21) WITH A 50' RIGHT OF WAY.
14. ELEVATIONS SHOWN HEREON ARE BASED ON HOWARD COUNTY DATUM.
15. BEARINGS & DISTANCES SHOWN HEREON ARE TAKEN FROM THE REFERENCED SUBDIVISION PLAT (REFERRED TO THE MARYLAND STATE GRID SYSTEM).
16. SITE LIGHTING SHALL BE DIRECTIONAL IN NATURE & SHALL NOT SHINE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
17. ANY INCREASE IN OFFICE AREAS SHALL REQUIRE APPROVAL OF THE OFFICE OF PLANNING & ZONING.
18. WATER AND SEWER PROPOSED CONNECTION LOCATION TO THE BLDG AND SIZES DETERMINED BY THE ARCHITECT.
19. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
20. UTILITY CONTRACTOR TO RAISE SAN M.H. RIM AND FRAME AT EXISTING MANHOLE NUMBER 8, 9 SET AT ELEV. 418.60.
21. PAVING, SIDEWALK & CURB AND GUTTER LABELED AS "BY OTHERS" ARE CURRENTLY APPROVED, AND WILL BE BUILT UNDER OTHER HOWARD COUNTY CONTRACTS. THEY ARE NOT EXISTING AS OF THIS DATE (3.30.83), BUT WILL BE EXISTING PRIOR TO THE DEVELOPMENT OF THIS PLAN.
22. IF THE USE OF THE BUILDING WILL BE RESTRICTED TO OFFICE USE ONLY, 7 MINIMUM PARKING SPACES ARE REQ'D FOR EACH 10 EMPLOYEES TO BE ON SITE. THEREFORE MAX. ALLOWED NUMBER OF EMPLOYEES = 41.
23. BUILDING COVERAGE = 2,520 SQ. FT. OR 8.6% OF THE SITE
24. PARKING LOTS = 9,500 SQ. FT.; LANDSCAPED ISLANDS = 620 SQ. FT. (6.6%)



ELEVATION DETAIL AT SAN. M.H. NO. 8 NOT TO SCALE

**PLAN**

SCALE: " = 20'

OWNER & DEVELOPER  
MR. ROY BENNETT  
9692 OAKHILL DRIVE  
ELL COTT CITY, MD 21043  
REV. 6-19-84 SHORTEN PARKING ISLES  
REV. 4-25-84 Revise sewer & water connections To facilitate use of existing house connections  
REV. 11-25-83 PER CLIENT SPEC'S  
REV. 5-31-83 PER HO. CO./GC&G COMMENTS  
REV. 3-30-83 PER HO. CO. COMMENTS

TITLE: SITE PLAN - THE BENNETT BUILDING			
PROJECT: PINE ORCHARD PARK - SEC. 1 PARCEL "D"			
LOCATION: 2ND ELECTION DISTRICT HOWARD COUNTY, MD.			
DATE: JAN. 1983	DESIGN BY: W.H.N.	DRAWN BY:	CHECKED BY: J.C.H.
SCALE: AS SHOWN	JOB NO.:	DRAWING NO. 1 OF 2	REV. FEB. 1983
PREPARED BY: NTT Associates Inc. SUITE 101 STERRETT BUILDING COLUMBIA, MD. 21044			



APPROVED FOR THE HOWARD COUNTY DISTRICT AND HABITS TECHNICAL REQUIRE.

*John M. DeW...* 3-16-84  
U.S. SOIL CONSERVATION SERVICE DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY DEPARTMENT

*John M. DeW...* 3-22-84  
COUNTY HEALTH OFFICES, S.D. DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

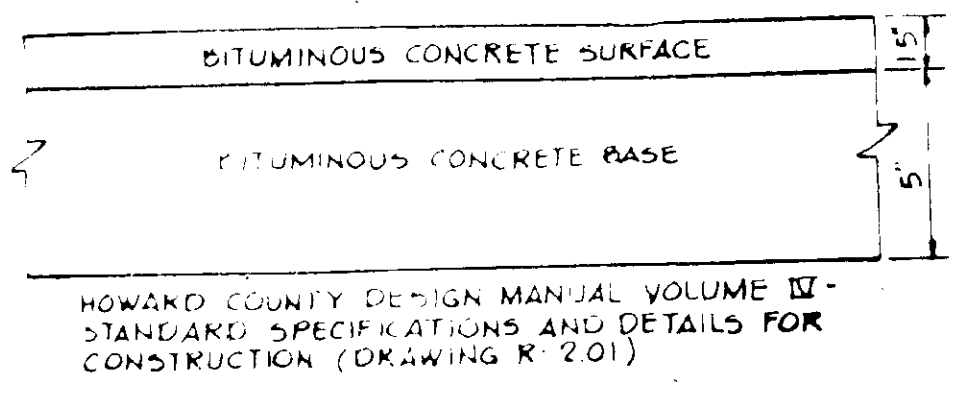
*James L. Harris* 3-23-84  
PLANNING DIRECTOR DATE

*William H. Noyes, Jr.* 3-23-84  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

*William H. Noyes, Jr.* 3-20-84  
DIRECTOR DATE

*William H. Noyes, Jr.* 3-20-84  
CHIEF, BUREAU OF ENGINEERING DATE



SEDIMENT TRAP

DRAINAGE AREA = 0.743 AC.  
DISTURBED AREA = 0.743 AC.  
STORAGE VOL. REQ'D = 1338 CU. FT.  
STORAGE VOL. PROV. = 1356 CU. FT.  
BOTTOM AREA = 200 SQ. FT.

CREST LENGTH = 5'  
ELEVATIONS  
STONE CREST = 406.0  
BOTTOM = 403.0  
CLEAN OUT = 404.5

**DEVELOPER'S CERTIFICATE**

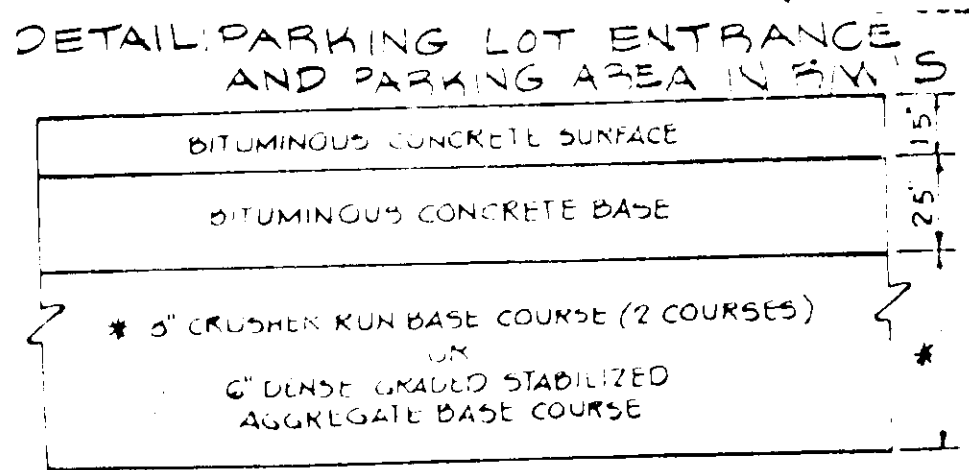
"I certify that all development and construction will be in accordance with this plan, and that any responsible person involved in the construction project will have a certificate of attendance at a certification program approved by the State Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

DEVELOPER: *MR. ROY BENNETT* DATE: *3/15/84*

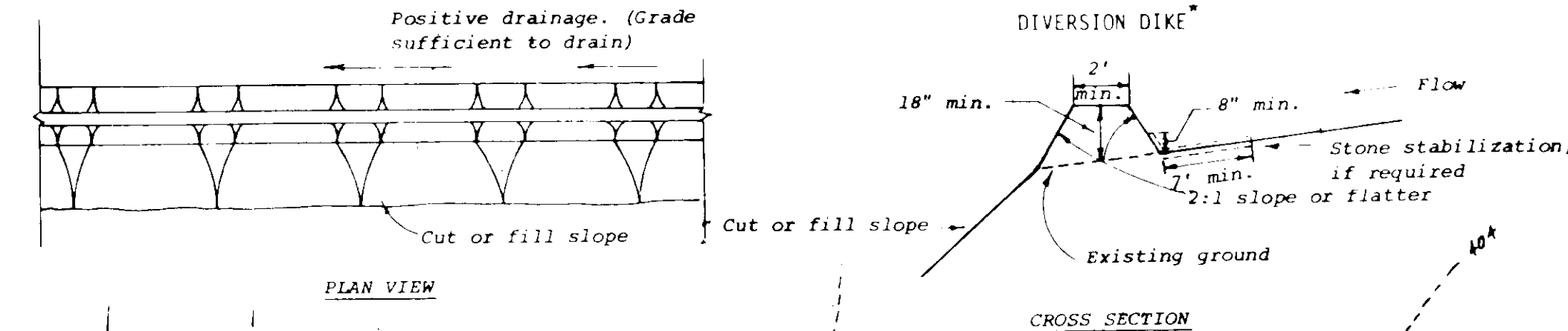
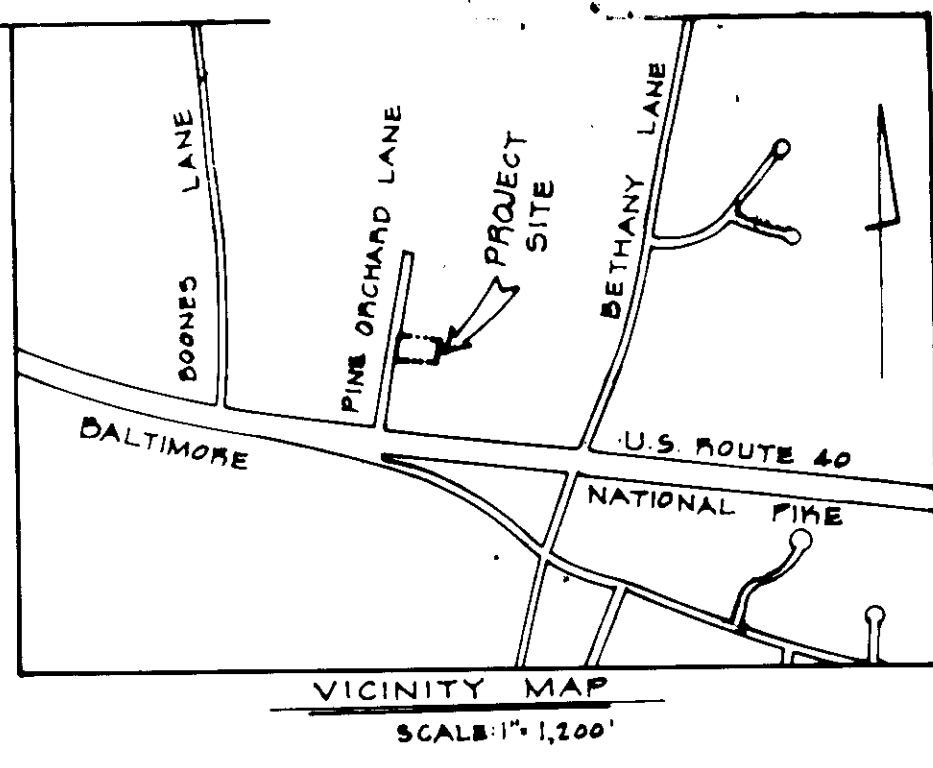
**ENGINEER'S CERTIFICATE**

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

PLS: *William H. Noyes, Jr.* MD NO 10723 DATE: *3/15/84*



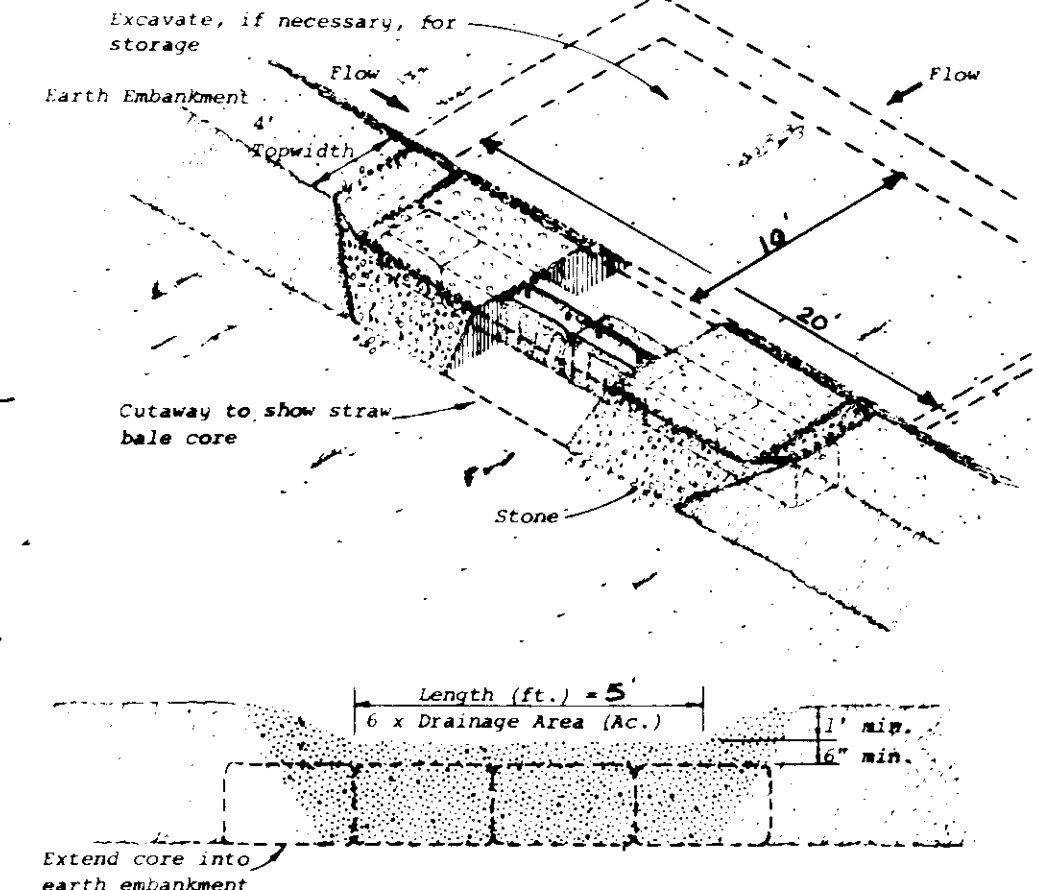
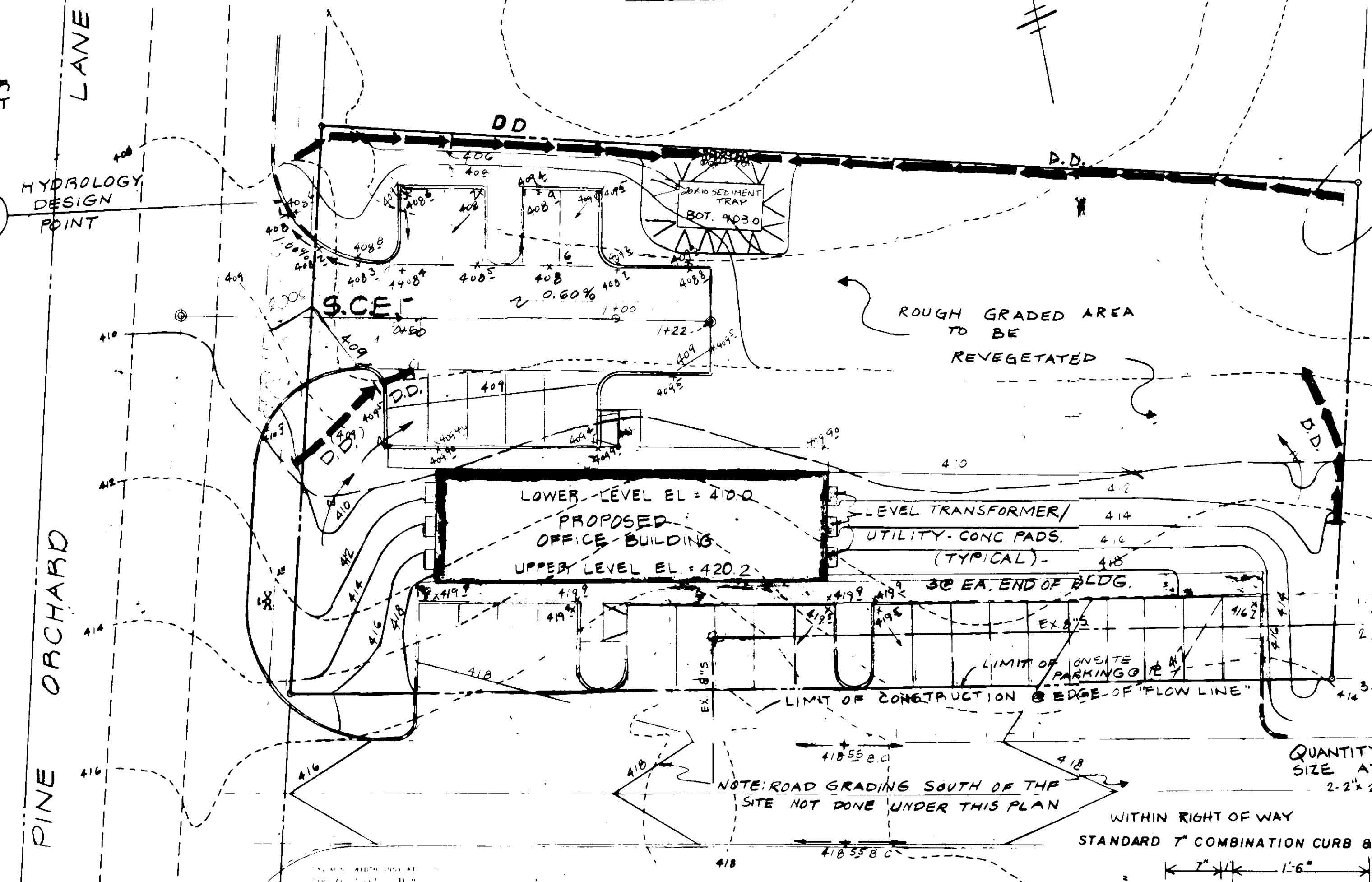
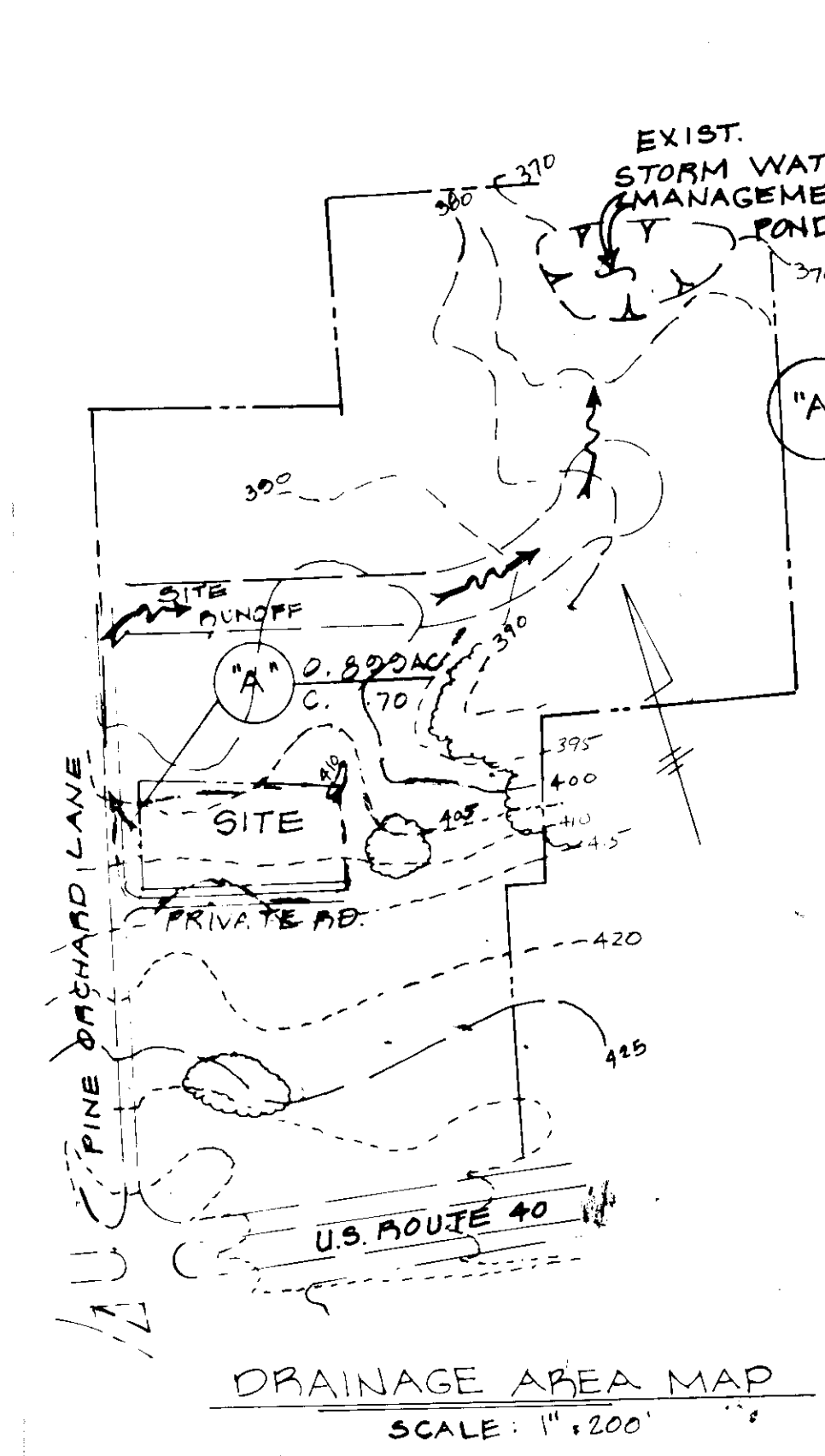
APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE *3-2-84*



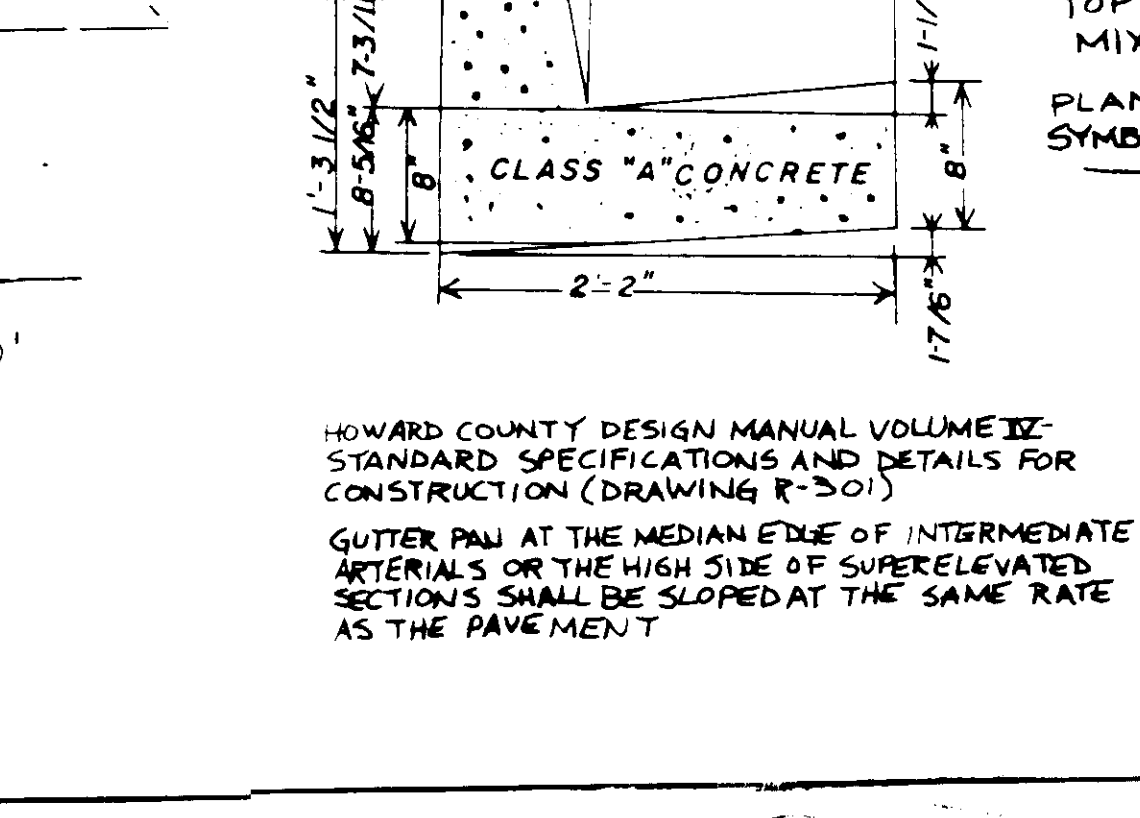
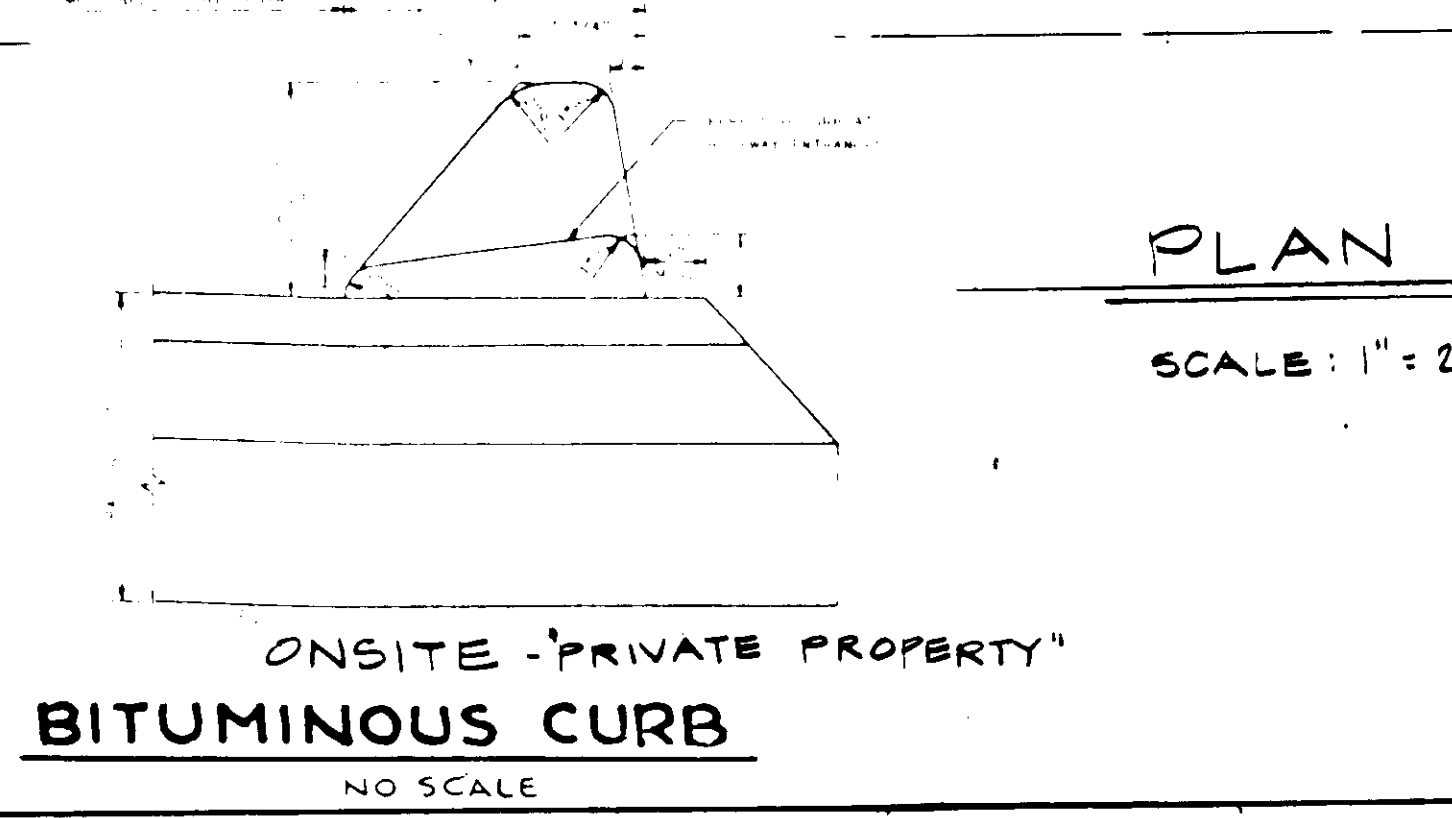
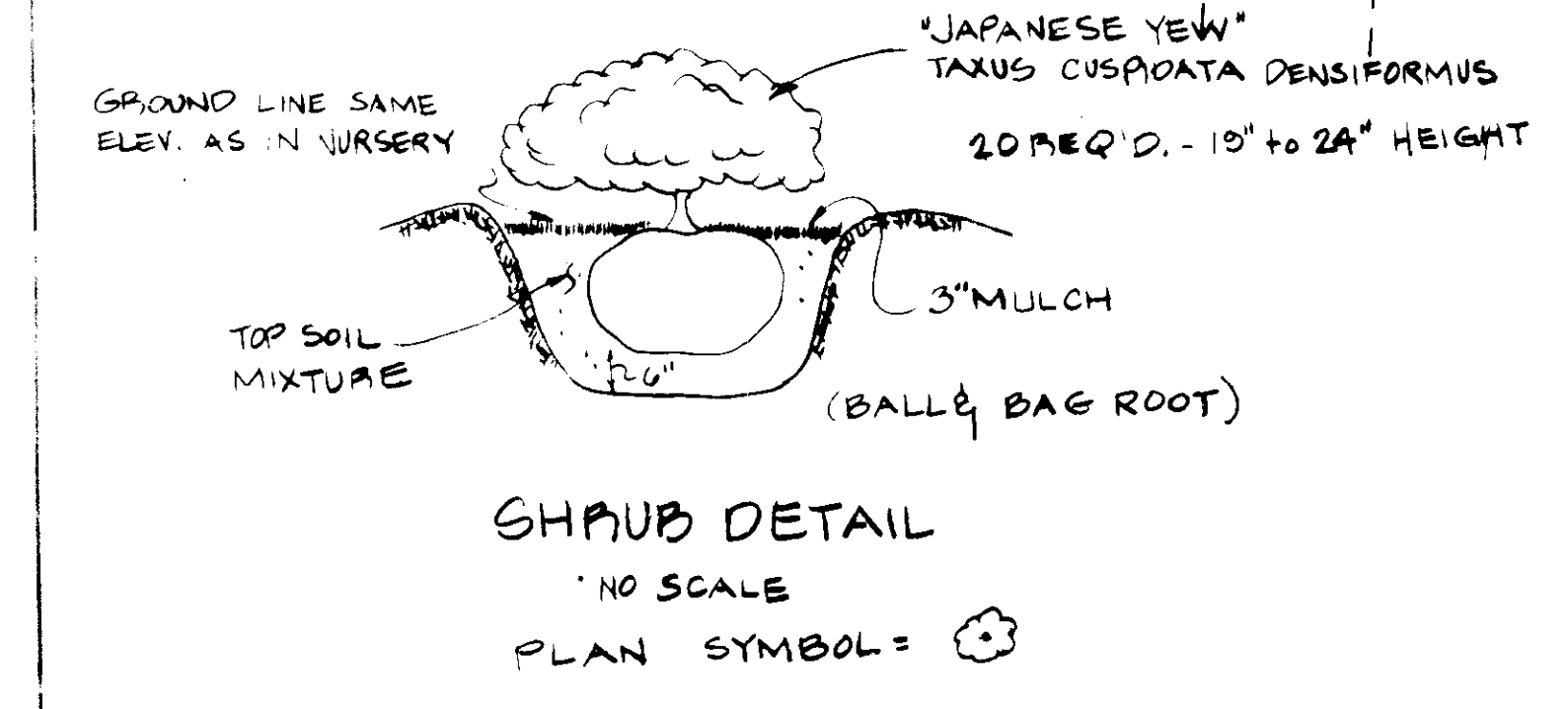
- Construction Specifications:
- All dikes shall be machine compacted.
  - All diversion dikes shall have positive drainage to an outlet.
  - A. Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
  - B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
  - Stabilization, as specified by the plans, shall be: (1) in accordance with Standard Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO M43 size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
  - Periodic inspection and required maintenance shall be provided.

- NOTE - Drawings show straw bales used for core. Bales are anchored as per Standard and Specifications for Straw Bale Dike. Other materials (e.g., timber or concrete block) may also be used for core. Firmly anchor all core material to ground.
- Construction Specifications:
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
  - The fill material for the embankment shall be free of roots or other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
  - Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
  - The structure shall be inspected after each rain and repairs made as needed.
  - Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
  - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
  - All cut and fill slopes shall be 2:1 or flatter.
  - The crushed stone used in the outlet shall meet AASHTO designation M43, Size No. 2 or 24 or its equivalent such as MSHA No. 2. Gravel, meeting the above gradation, may be used if crushed stone is not available. Crusher run is not acceptable.

- TEMPORARY SEEDING**
- AREA TO BE SEED SHALL BE RECENTLY DISSEDED. IF THE GROUND IS PACKED, CRUSTED OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENEED BY DISCING, RAKING OR OTHER ACCEPTABLE MEANS.
- APPLY 10-20-10 FERTILIZER (OR EQUIVALENT) AT THE RATE OF 600 LBS PER ACRE OR 15 LBS PER 1000 SQ. FT.
  - WHERE SOIL IS KNOWN TO BE HIGHLY ACID, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TON PER ACRE.
  - 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.
  - 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.
- CONSTRUCTION SEQUENCE**
- OBTAIN GRADING PERMIT.
  - NOTIFY HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS 3 WORKING DAYS PRIOR TO GRADING OPERATIONS - PH. 992-2435.
  - INSTALL S.C.E.
  - INSTALL TEMPORARY SEDIMENT CONTROL MEASURES - DIVERSION PIPE (D.O.) SEE S.C.S. STD DRWG. GW-3.
  - INSTALL SILT FENCES - SEE DETAIL THIS SHEET.
  - BEGIN EARTHWORK, REMOVE ANY EXISTING CURB & GUTTER AND EXIST CONC WALK AS REQ'D.
  - CONSTRUCT BUILDING, LAY PROPOSED WATER AND SEWER CONNECTIONS, CONSTRUCT DRIVES, PARKING, PAVING, MAINTAINING SEDIMENT CONTROL MEASURES.
  - STABILIZE PAVING WITH BASE COURSE & LANDSCAPE AREAS WITH TEMPORARY OR PERMANENT STABILIZATION MEASURES.
  - COMPLETE SITE IMPROVEMENTS, REMOVE TEMPORARY CONTROL MEASURES WITH APPROVAL OF THE HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS.



- PERMANENT SEEDING**
- FINAL STABILIZATION WILL TAKE PLACE AS SOON AS POSSIBLE AS WEATHER CONDITIONS PERMIT, AS FOLLOWS:
- 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).
  - 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" LAWN 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.
  - SEED WITH A MIXTURE OF CERTIFIED "MERION" KENTUCKY BLUEGRASS - 40 LBS. PER ACRE; COMMON KENTUCKY BLUEGRASS - 40 LBS. PER ACRE; RED FESCUE, PERENIAL OR JAMESTOWN - 20 LBS. PER ACRE.
  - 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.
- SEED ALL SOIL WITH A MIXTURE OF CERTIFIED PERENIAL RYEGRASS - 30 LBS. PER ACRE AND ITALIAN RYEGRASS - 20 LBS. PER ACRE.



**TREE PLANTING DETAIL "RED MAPLE" ACER RUBRUM**

OWNER & DEVELOPER:  
MR. ROY BENNETT  
2652 OAKHILL DRIVE  
ELLICOTT CITY, MD 21043

REV. 6-19-84 SHORTEN PARKING ISLES  
REV. 2-10-84 PER HO. CO. COMMENTS  
REV. 1-25-83 PER CLIENT SPECS  
REV. 5-31-83 PER HO. CO./S.C.S. COMMENTS  
REV. 3-30-83 PER HO. CO. COMMENTS

PAVING DETAILS, DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN - THE BENNETT BUILDING

TITLE	CONTROL PLAN - THE BENNETT BUILDING		
PROJECT	PINE ORCHARD PARK - SEC. 1 PARCEL "D"		
LOCATION	2ND ELECTION DISTRICT HOWARD COUNTY, MD		
DATE	JAN. 1983	DESIGN BY	W.H.N.
SCALE	AS SHOWN	DRAWING NO.	2 OF 2
PREPARED BY:	NTT Associates Inc. SUITE 101 STERRETT BUILDING COLUMBIA, MD. 21044		
CHECKED BY:	J.C.H.		
REV. FEB 83			

301-321-0307  
SDP-83-111