

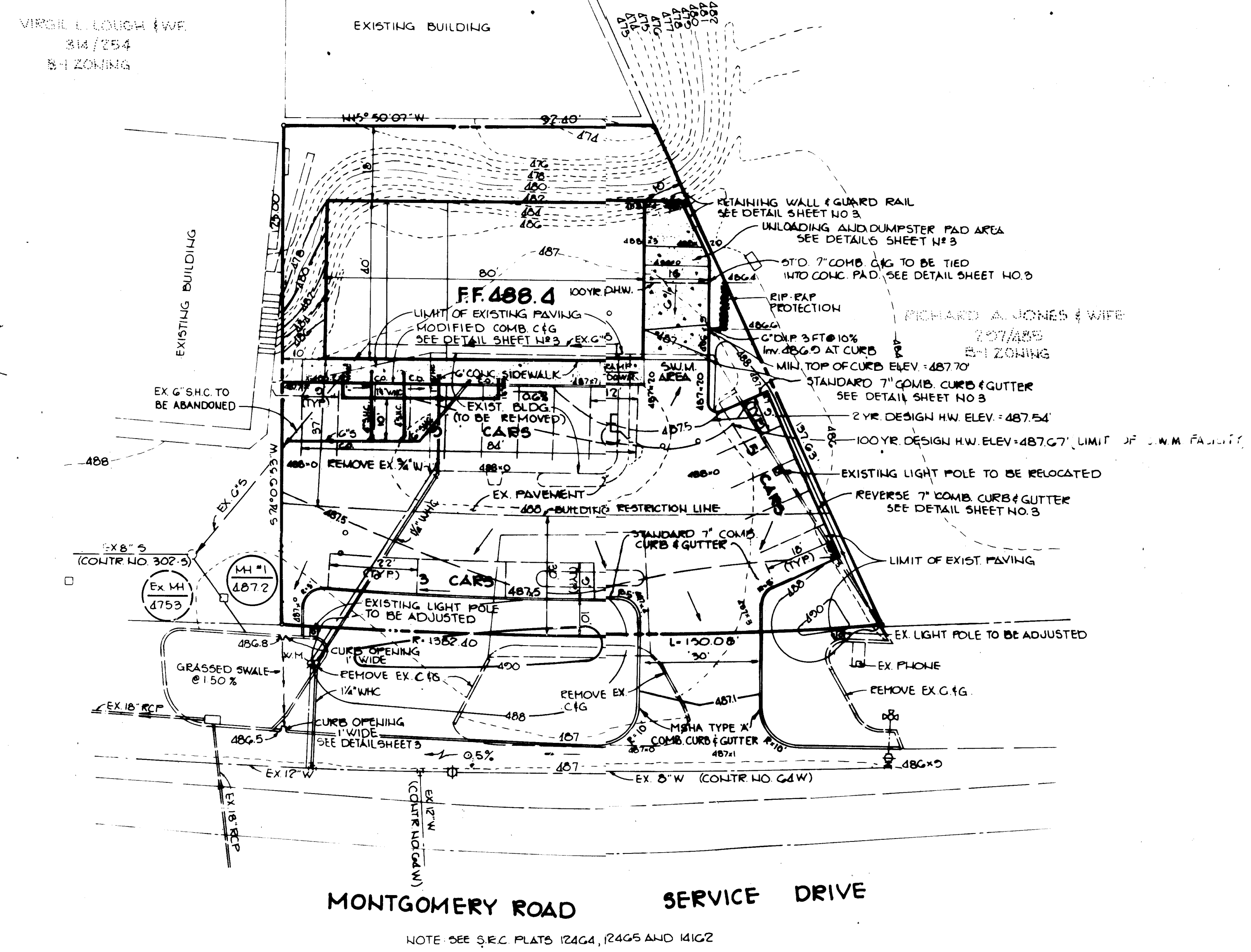
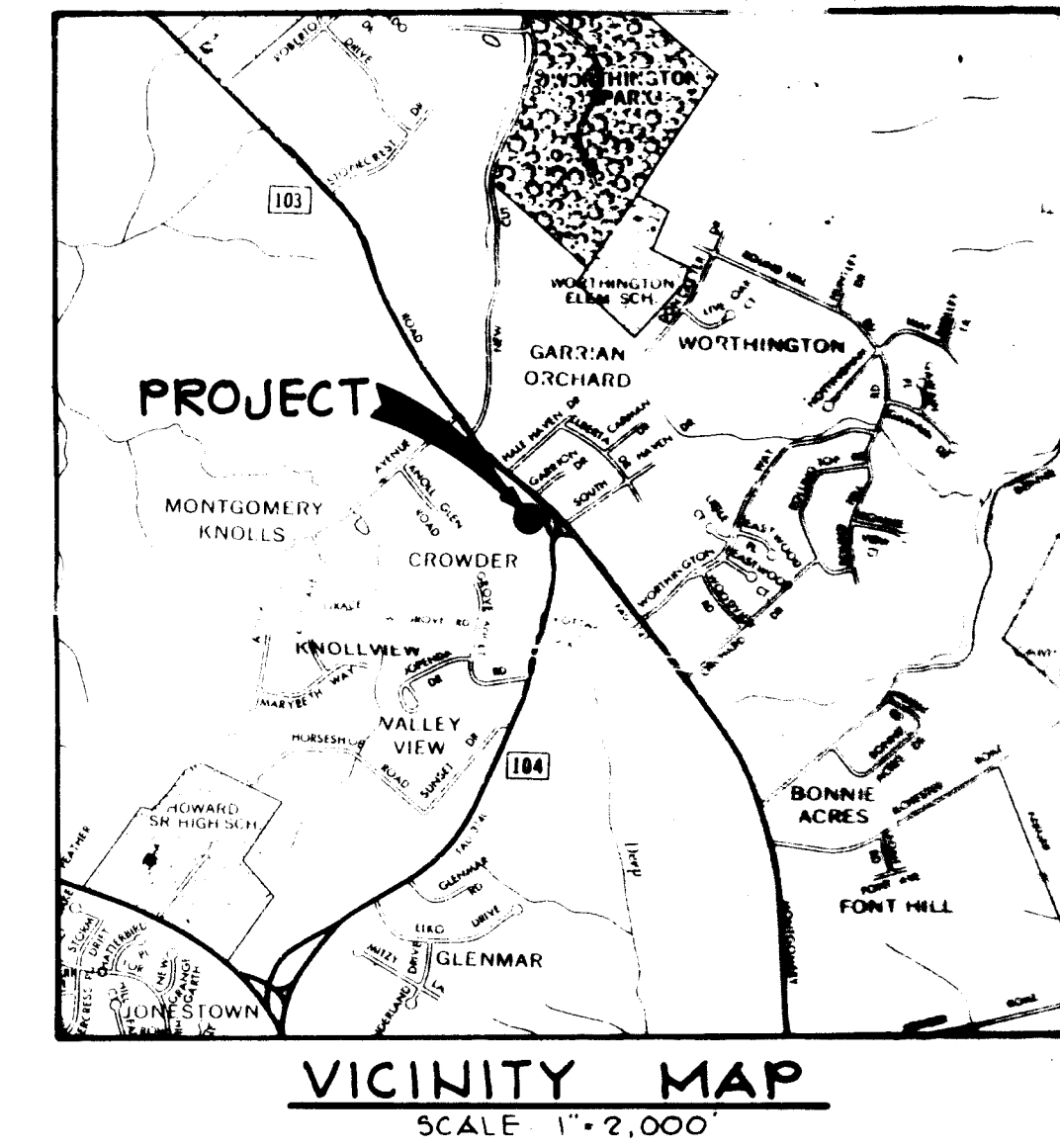
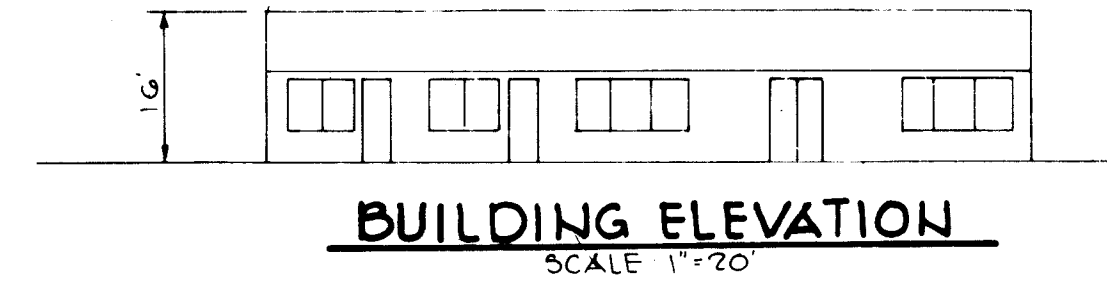
SHEET INDEX	
DESCRIPTION	
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN
3	DETAILS
4	PLANTING PLAN

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. DIMPLE 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 THESE DRAWINGS:
 MISS UTILITY 559-0100
 C & P TELEPHONE COMPANY 725-9476
 HOWARD COUNTY BUREAU OF UTILITIES 997-2366
 AT&T CABLE LOCATION DIVISION 393-3533
 BALTIMORE GAS AND ELECTRIC COMPANY 685-0123
 STATE HIGHWAY ADMINISTRATION 531-5533
 HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK) 792-7272
- 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.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JULY, 1983 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 IN VOLUME I OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ACCEPTABLE DESIGN FOR THE PROPOSED 42" HIGH GUARD RAIL.

SITE TABULATION

EXISTING ZONING	B-2
TOTAL AREA	0.3525 Ac. (15,355 SF.)
PERMITTED LOT COVERAGE (building)	50% (7,678 SF.)
PROPOSED LOT COVERAGE (building)	20.8% (3200 SF.)
REQUIRED PARKING @ 1 space per 200 SF.	16 spaces
PROPOSED PARKING	17 spaces
REQUIRED OPEN SPACE	20% (3071 SF.)
PROPOSED OPEN SPACE	24% (3704 SF.)



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John W. Boyd, M.D., J.D. 9/21/84
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Donna J. Harris 9-21-84
 PLANNING DIRECTOR DATE
John W. Muslemm 9/21/84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael N. Nalley 9-18-84
 DIRECTOR DATE
William B. Ray 9-17-84
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER
 JOHN J GERMENKO
 PO BOX 3253
 BALTIMORE MARYLAND 21228

PROJECT
WATERMONT CENTER

AREA
 TAX MAP NO 31 PARCEL 433
 2ND ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE
SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2694

DATE 1-27-84
 DESIGNED BY MEM
 DRAWN BY JSK
 PROJECT NO 004500
 DATE 1-27-84
 SCALE: 1/4\"/>

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 8-6-84
J.W.M.

ADDRESS CHART		SUBDIVISION NAME		SECT./AREA		LOT/PARCEL	
LOT NUMBER	STREET ADDRESS	WATERMONT CTR - GERMENKO PRP	N/A	433			
433	4822 MONTGOMERY ROAD	PLAT # OR LOT BLOCK	ZONE	TAX/ZONE MAP/ELEC DIST	CENSUS TR		
		L1107 F 528	B-2	31	2ND	602302	
		WATER CODE				SEWER CODE	

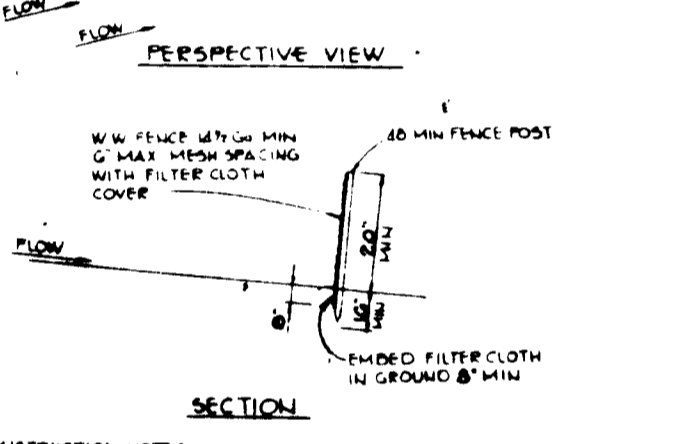
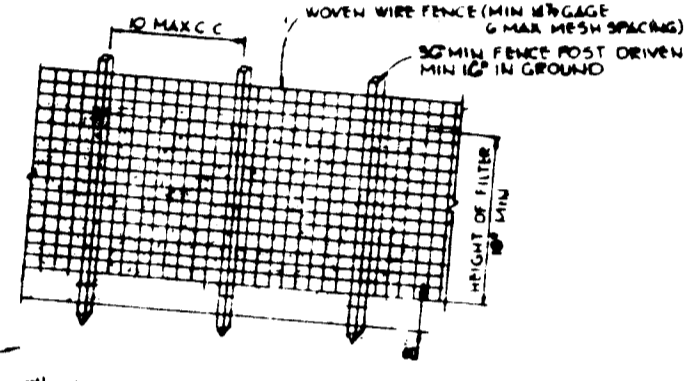
SEDIMENT CONTROL CONSTRUCTION NOTES
GENERAL NOTES

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.

PERMANENT SEEDING

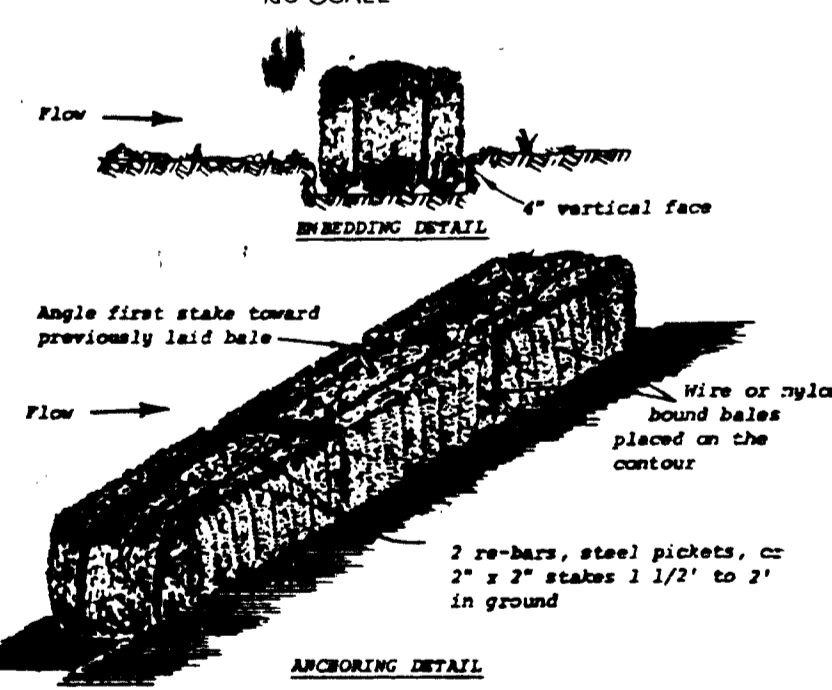
Final stabilization will take place as soon as possible as weather conditions permit, as follows:

- 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" lawns or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding apply 400 pounds of 30-0-0 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, Pennlawn 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 gallons per 1000 square feet.
- 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.
- F. Sodded swales shall be Kentucky 31 tall fescue.



CONSTRUCTION NOTES
1. MOVING WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO MOVING WIRE FENCE WITH WIRE TIES SPACED EVERY 72" AT TOP AND MID SECTION.
3. POST: STEEL EITHER TUBE TYPE OR 2" HARDWOOD.
4. FENCE MOVING WIRE: 1/4" GA. HEAVY GALVANIZED OPENING.
5. FILTER CLOTH: FILTER # 100, LAUREL BRUSHING COMPANY. FILTER CLOTH, BISHA, POLYFIBRE OR EQUAL.
STANDARD SYMBOL

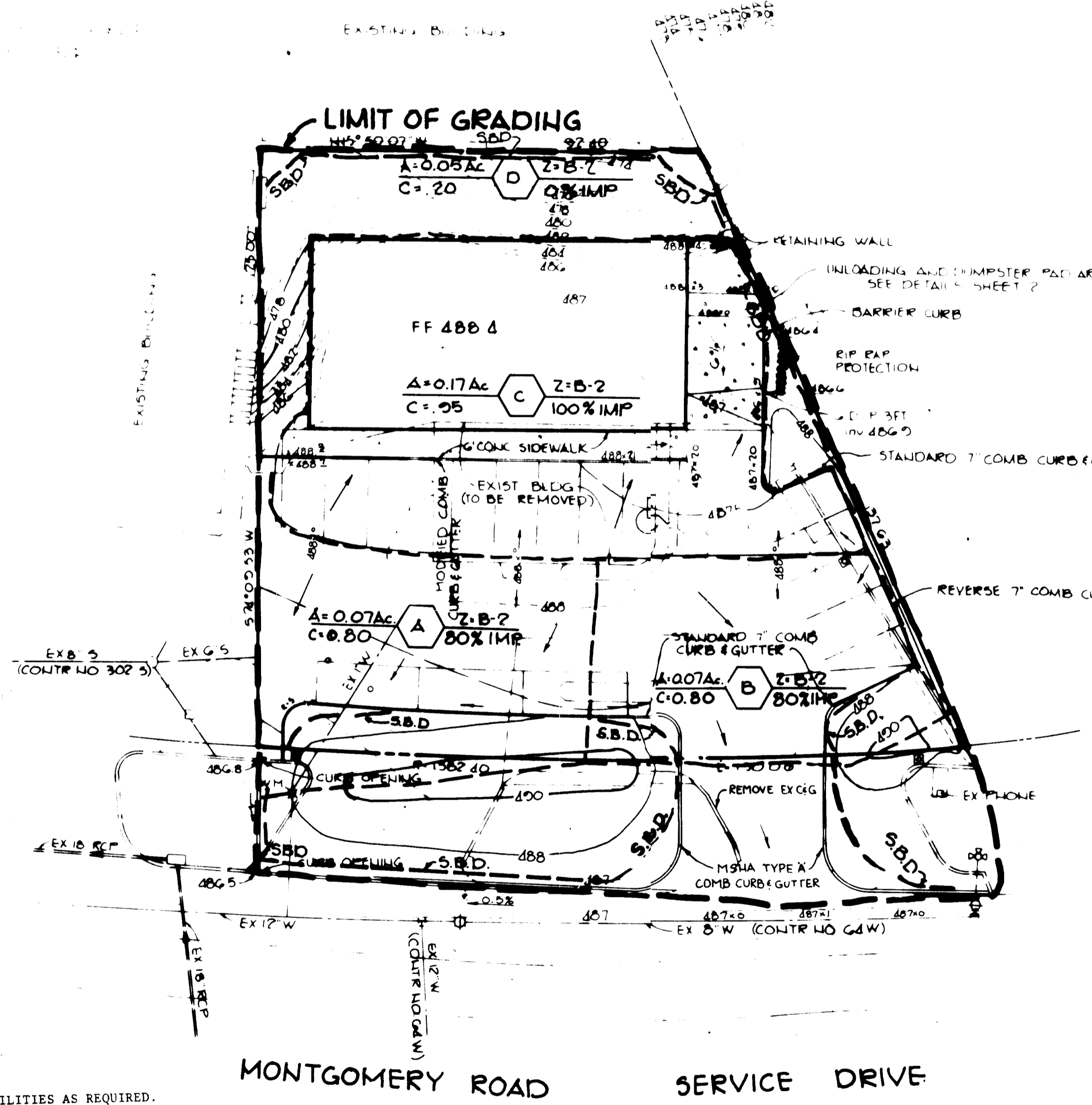
SILT FENCE
NO SCALE



- Construction Specifications**
1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a minimum of 4".
 3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bales to force bales together.
 4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 5. Bales shall be removed when they have served their usefulness as as not to block or impede storm flow or drainage.

STRAW BALE DIKE
NO SCALE

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT CONTROL MEASURES AS REQUIRED.
3. REMOVE EXISTING BUILDING, STORAGE TANKS, AND UTILITIES AS REQUIRED.
4. CONSTRUCT BUILDING.
5. CONSTRUCT UTILITIES.
6. REMOVE EXISTING PAVEMENT AS REQUIRED.
7. CONSTRUCT NEW CURB AND GUTTER.
8. SEED ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
9. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL DEVICES AND PERMANENTLY RESEED DISTURBED AREAS.



SITE ANALYSIS

SITE AREA	0.95Ac
IMPERVIOUS AREA	0.27Ac
AREA TO BE REVEGETATED	0.08Ac (ON SITE)
AREA TO BE REVEGETATED	0.08Ac (OFF SITE)
TOTAL AREA TO BE REVEGETATED	0.16Ac
TOTAL DISTURBED AREA	0.45Ac

BY THE DEVELOPER:
"I/WE 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."
Developer: John J. Permatto DATE: 9-7-84

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."
Engineer: Arthur E. Muegge DATE: 9-27-84

REVIEWED FOR HOWARD S.C.D. NAME
AND MEETS TECHNICAL REQUIREMENTS
Reviewed by: J. Helms DATE: 9-12-84
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Approved by: Stephen L. Huber DATE: 9/13/84
HOWARD S.C.D.

APPROVED FOR U.S.D. WATER AND SEDIMENT CONTROL SYSTEMS - WASH. STATE DEPT. OF AG.
Approved by: James M. Boyd DATE: 9/21/84
COUNTY ENGINEER

APPROVED HOWARD COUNTY ENGINEER AND ZONING
Approved by: Thomas L. Harris DATE: 9-21-84
Approved by: J. W. Musclemann DATE: 9/21/84
HOWARD COUNTY DEPARTMENT OF ENGINEERING AND ZONING ADMINISTRATION

APPROVED FOR U.S.D. WATER AND SEDIMENT CONTROL SYSTEMS - WASH. STATE DEPT. OF AG.
Approved by: George F. Nemy DATE: 9-18-84
Approved by: William E. Riley DATE: 9-17-84
CHIEF, BUREAU OF ENGINEERING AND ZONING

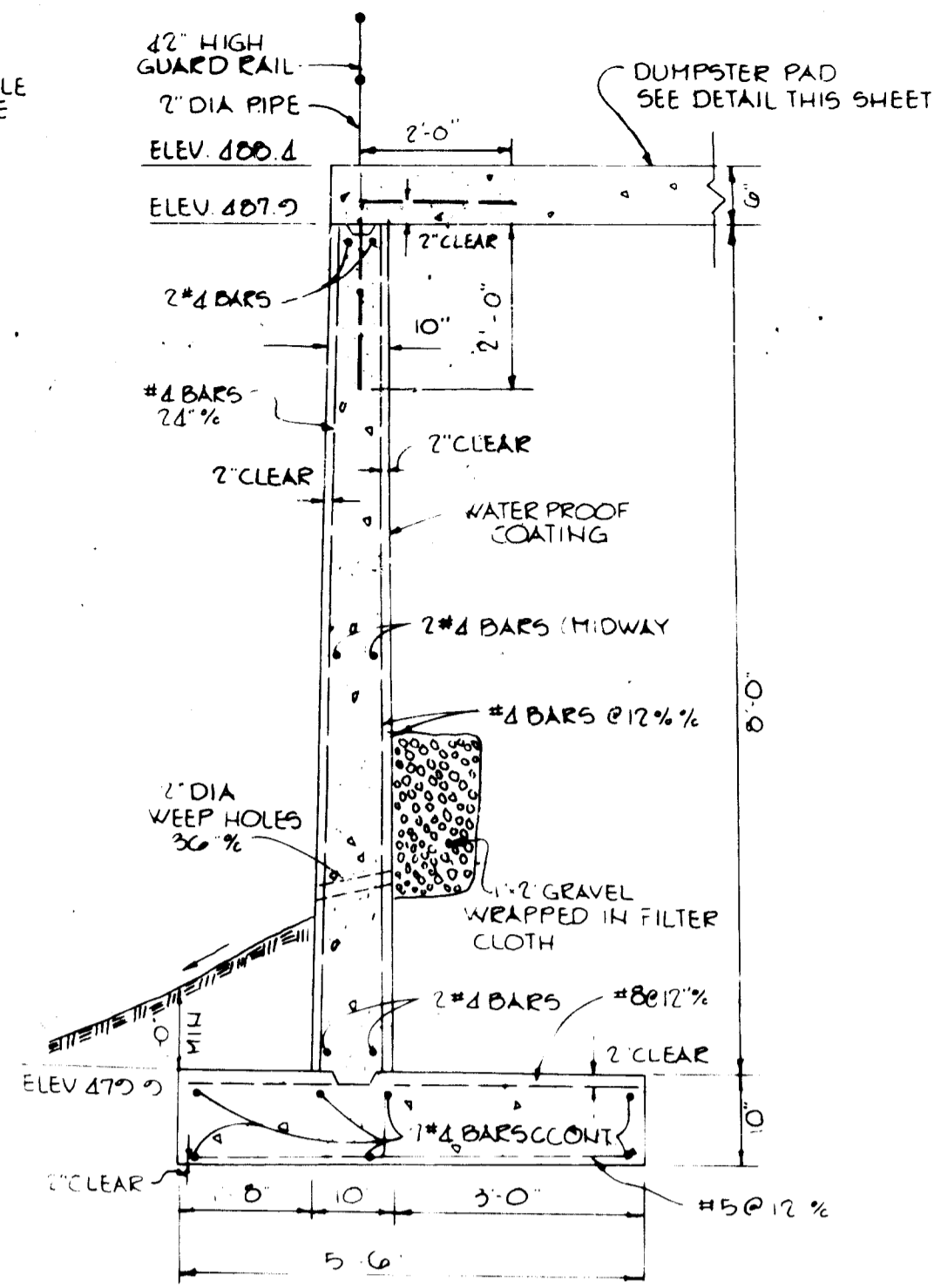
DATE: _____
WHERE FILED: _____
COUNTY ENGINEER

WATERMONT CENTER
AREA: _____
DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

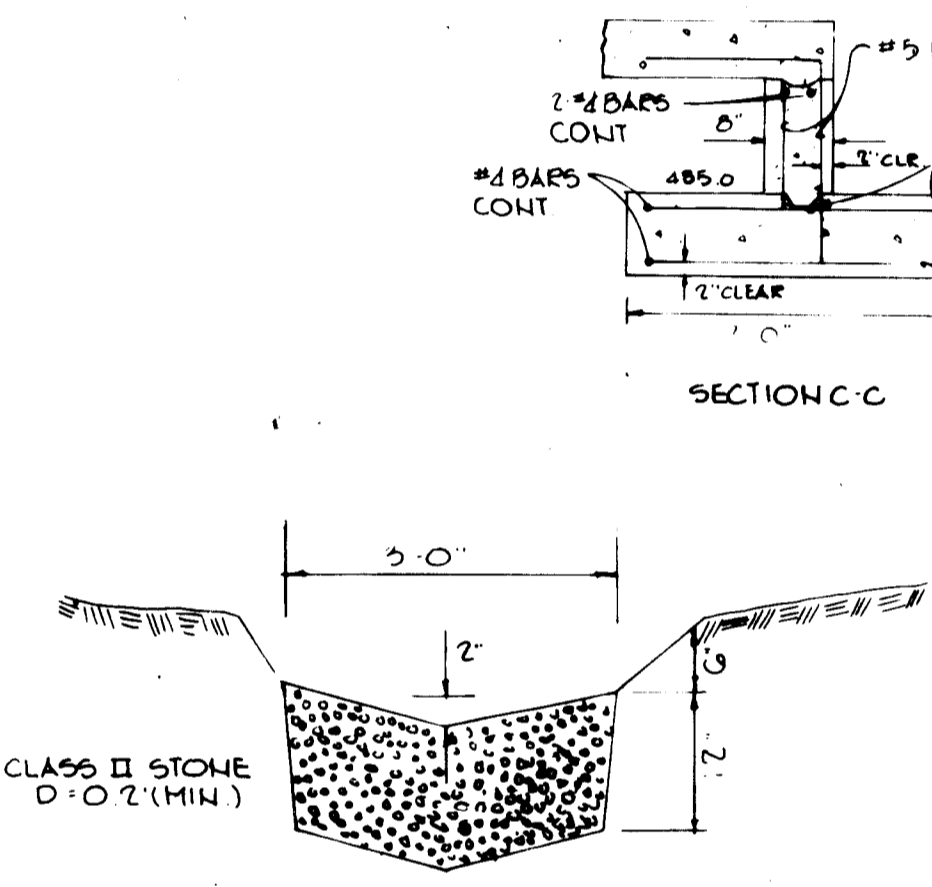
APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-6-84
Arthur E. Muegge

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLETTTS CITY, MD 21143
DATE: 1-27-84
DESIGNED BY: _____
DRAWN BY: _____
PROJECT NO.: _____
DATE: 1-27-84
SCALE: _____
DRAWING NO.: 2 of 4
Arthur E. Muegge

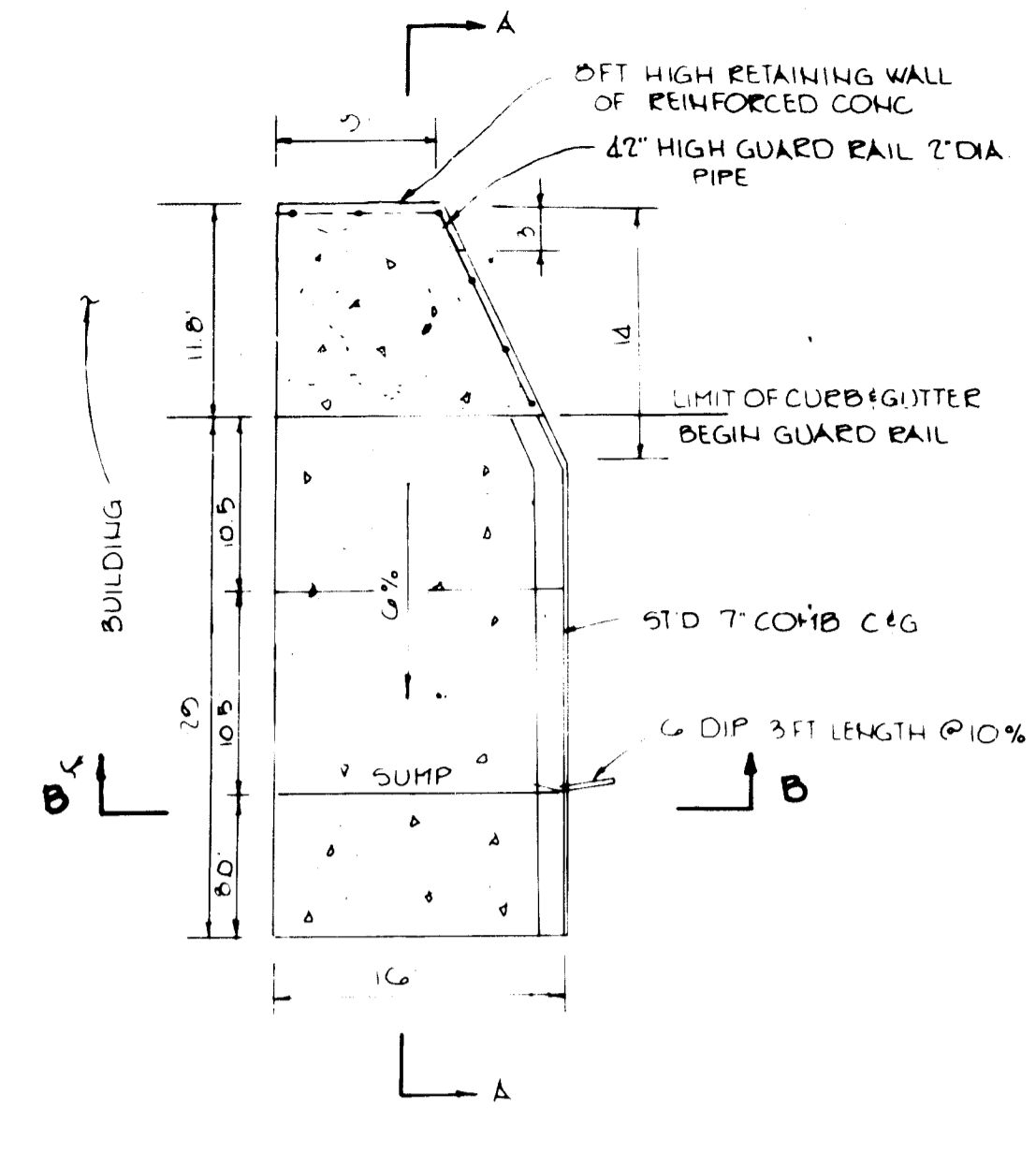
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ACCEPTABLE DESIGN FOR THE PROPOSED 42" HIGH GUARD RAIL



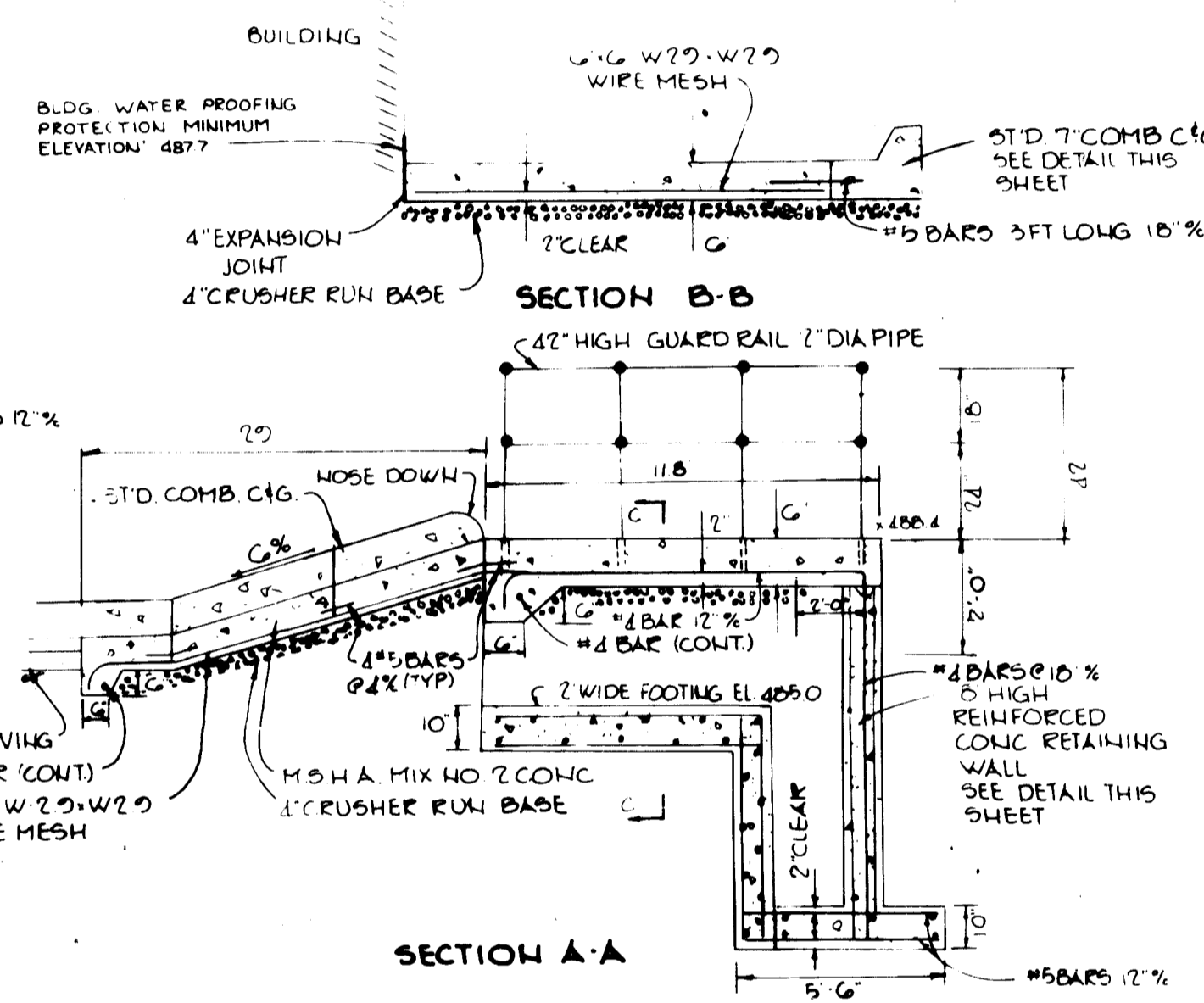
RETAINING WALL DETAIL
NO SCALE



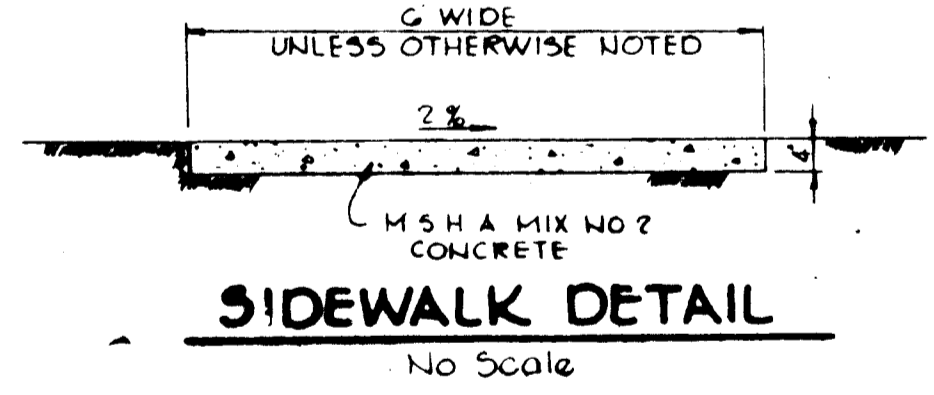
RIP RAP PROTECTION
NO SCALE



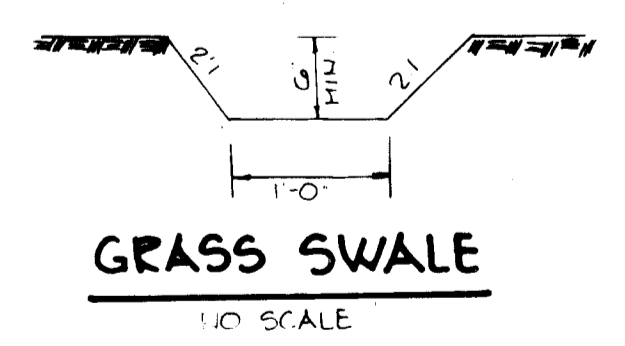
PLAN



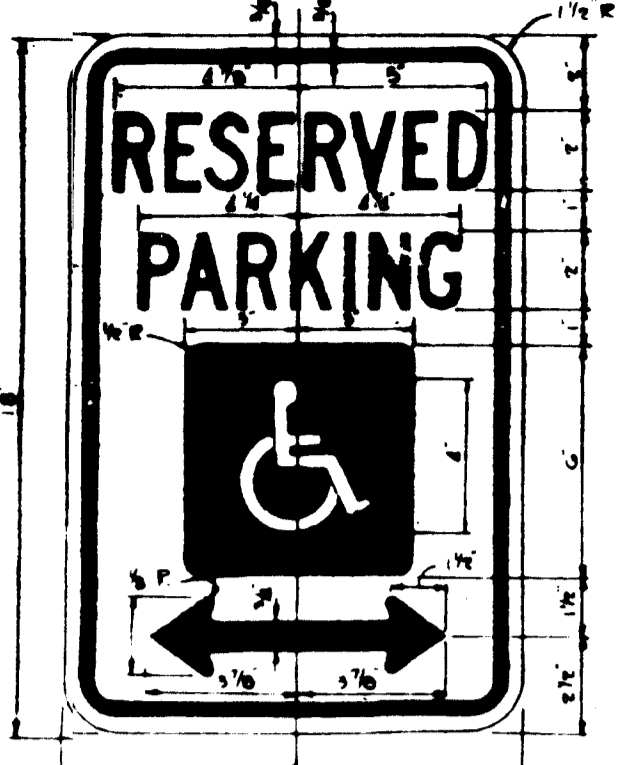
SECTION A-A UNLOADING AND DUMPSTER PAD DETAIL
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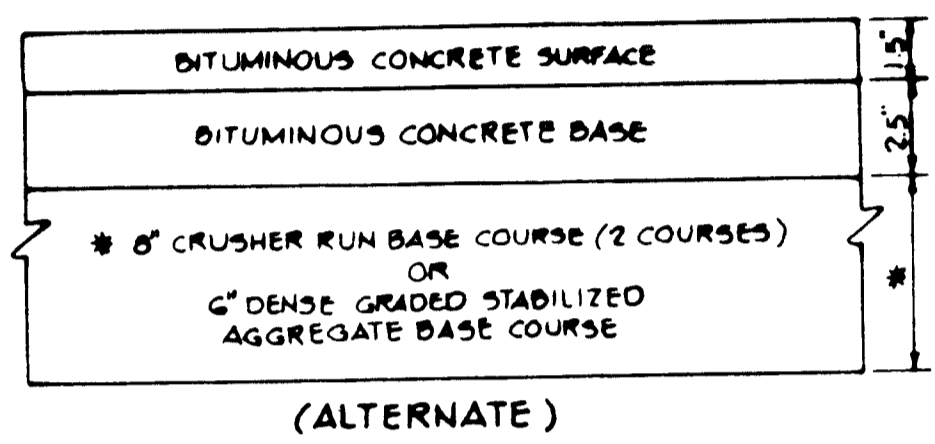
SIDEWALK DETAIL
NO SCALE



GRASS SWALE
NO SCALE

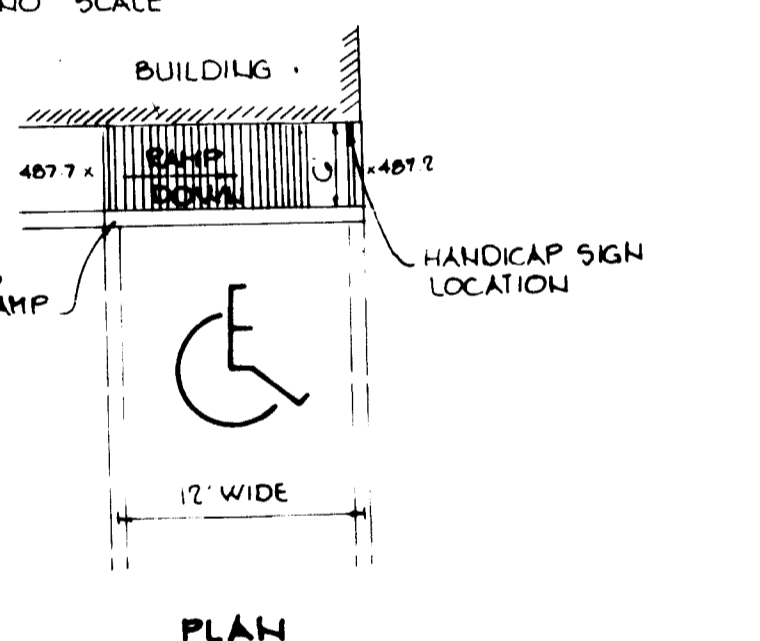


HANDICAP SIGN DETAIL
NO SCALE

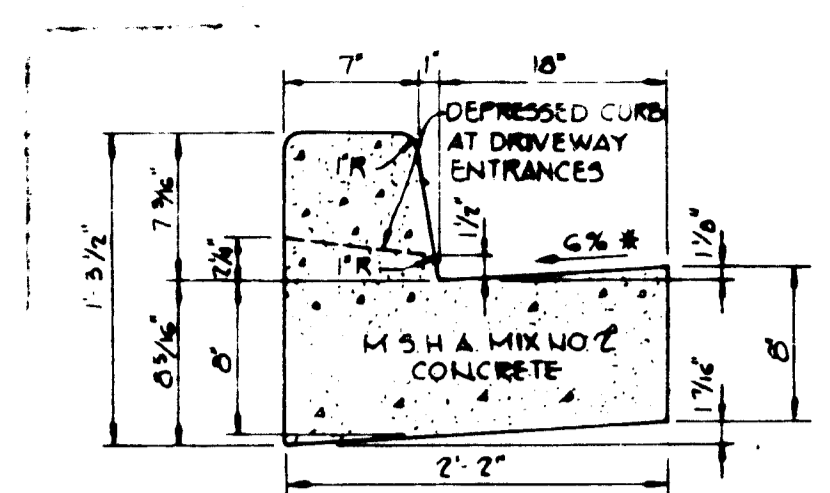


(ALTERNATE) TYPICAL PAVING SECTION
NO SCALE

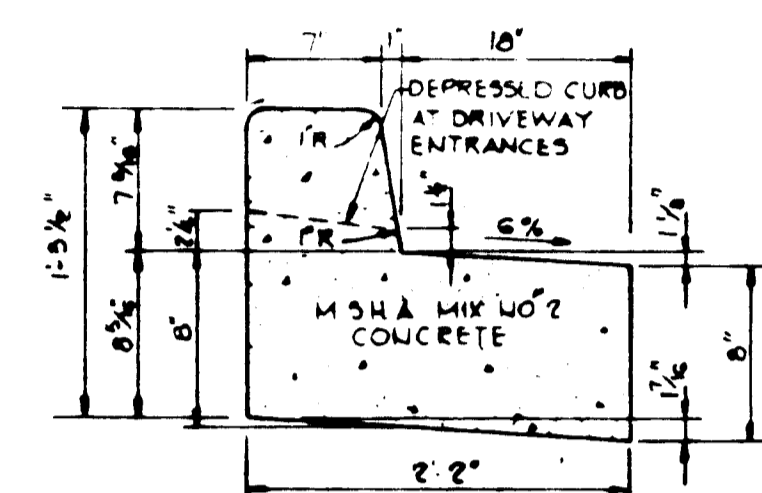
HOWARD COUNTY DESIGN MANUAL VOLUME IX - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)
(6" PAVING, P-2)



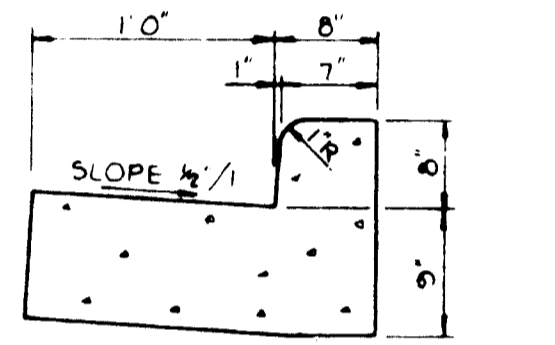
HANDICAP RAMP
NO SCALE



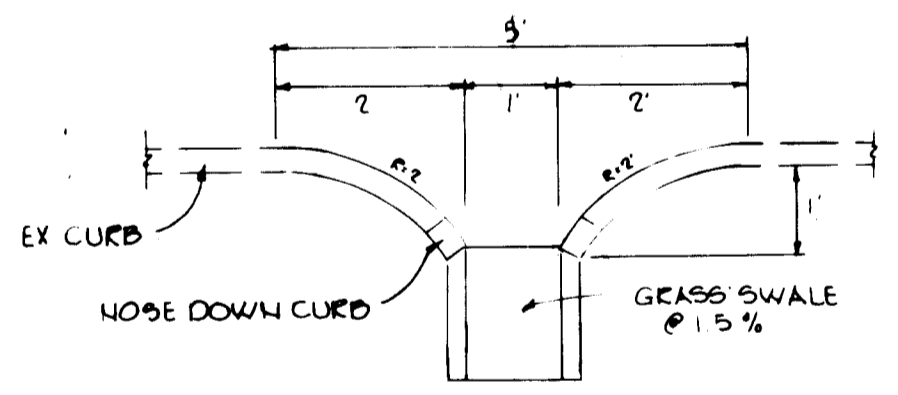
STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE



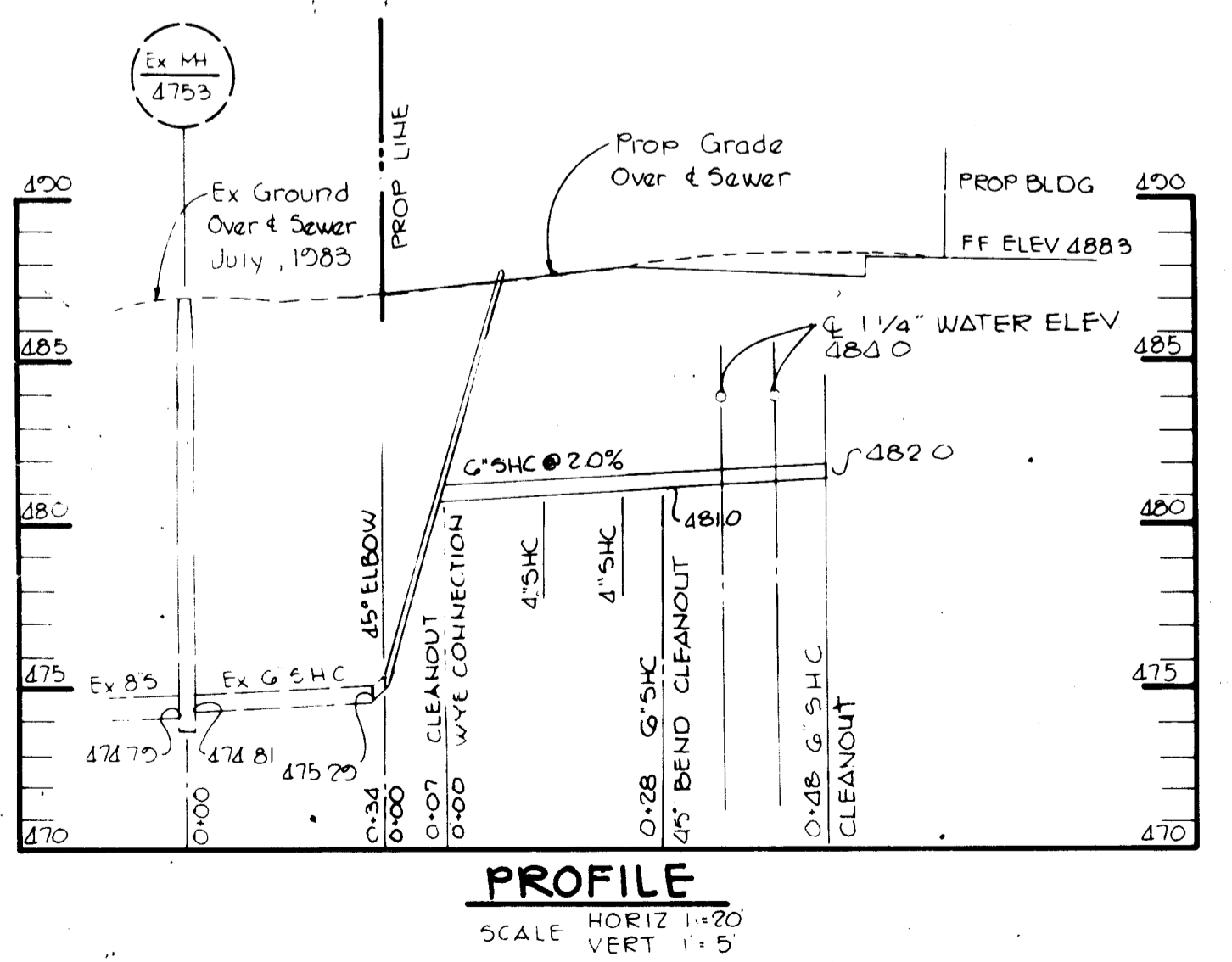
REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



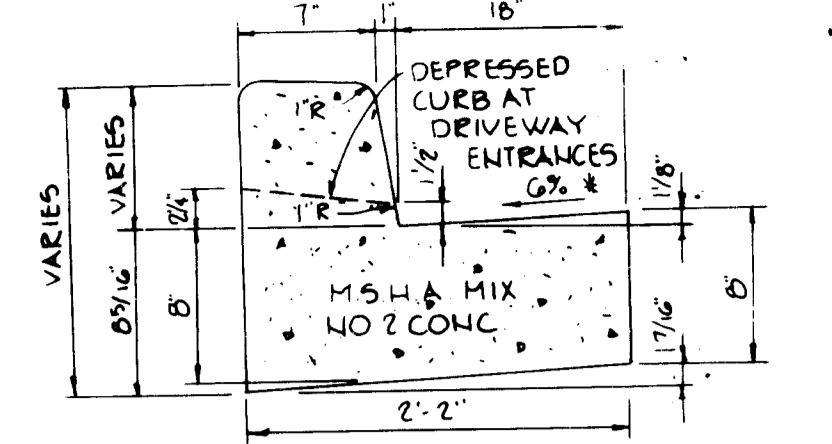
M.S.H.A. TYPE 'A' CURB AND GUTTER
NO SCALE



CURB OPENING DETAIL
NO SCALE



PROFILE
SCALE: HORIZ 1"=20', VERT 1"=5'



HOWARD COUNTY DESIGN MANUAL VOLUME IX - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)
MODIFIED COMBINATION CURB AND GUTTER
NO SCALE

HOWARD COUNTY DESIGN MANUAL VOLUME IX - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)
MODIFIED COMBINATION CURB AND GUTTER
NO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John W. Musselman 9/21/84
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Shamsh Ahmad 9-21-84
PLANNING DIRECTOR DATE
John W. Musselman 9/21/84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Shay F. Neunig 9-18-84
DIRECTOR DATE

Aracelis B. Remy 9-17-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER
JOHN J GEREMENKO
PO BOX 3753
BALTIMORE, MARYLAND 21228

PROJECT
WATERMONT CENTER

AREA
TAX MAP NO 51 PARCEL 433
2ND ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE
DETAILS

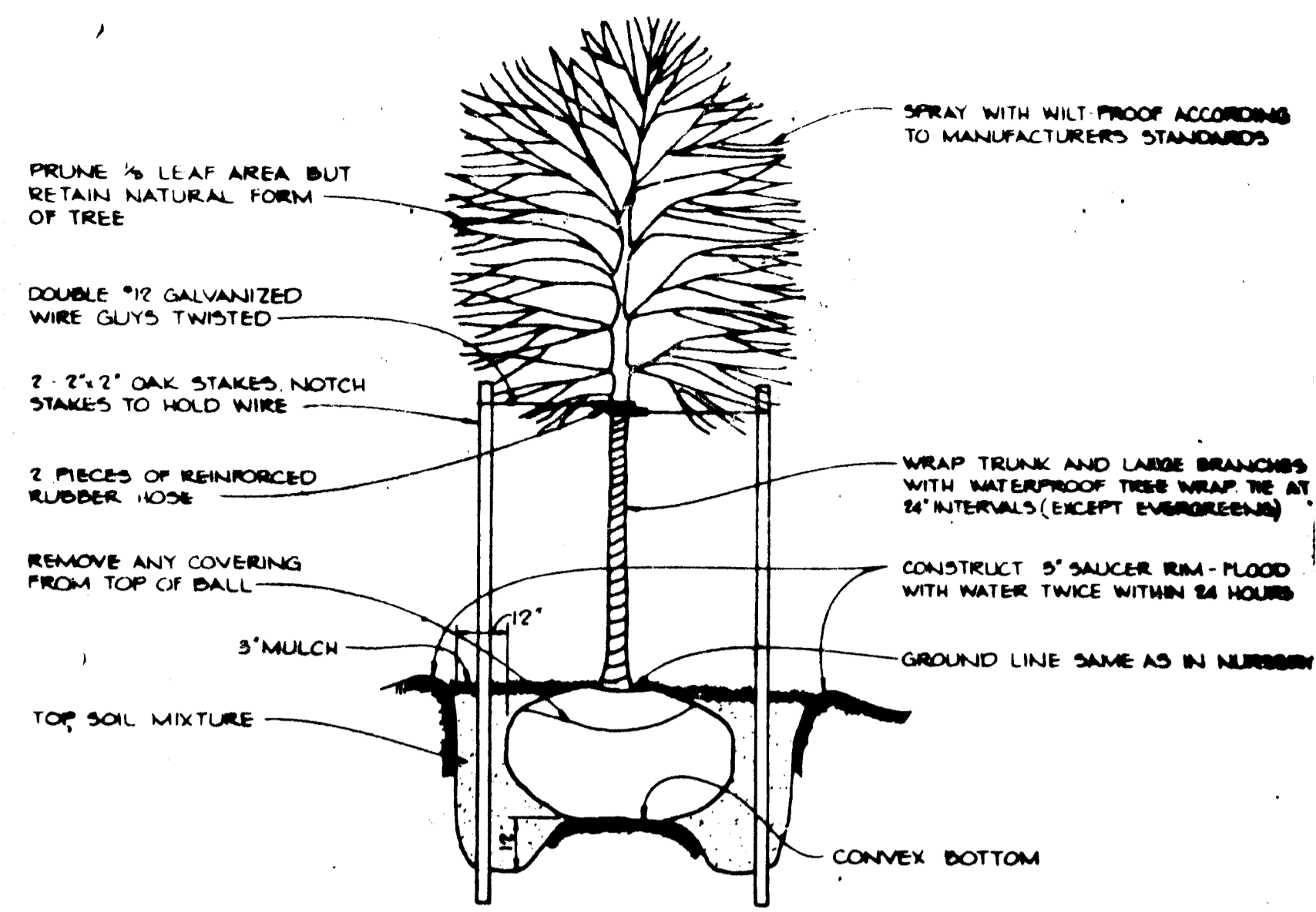
THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 TEL: 463-2690

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **8-6-84**

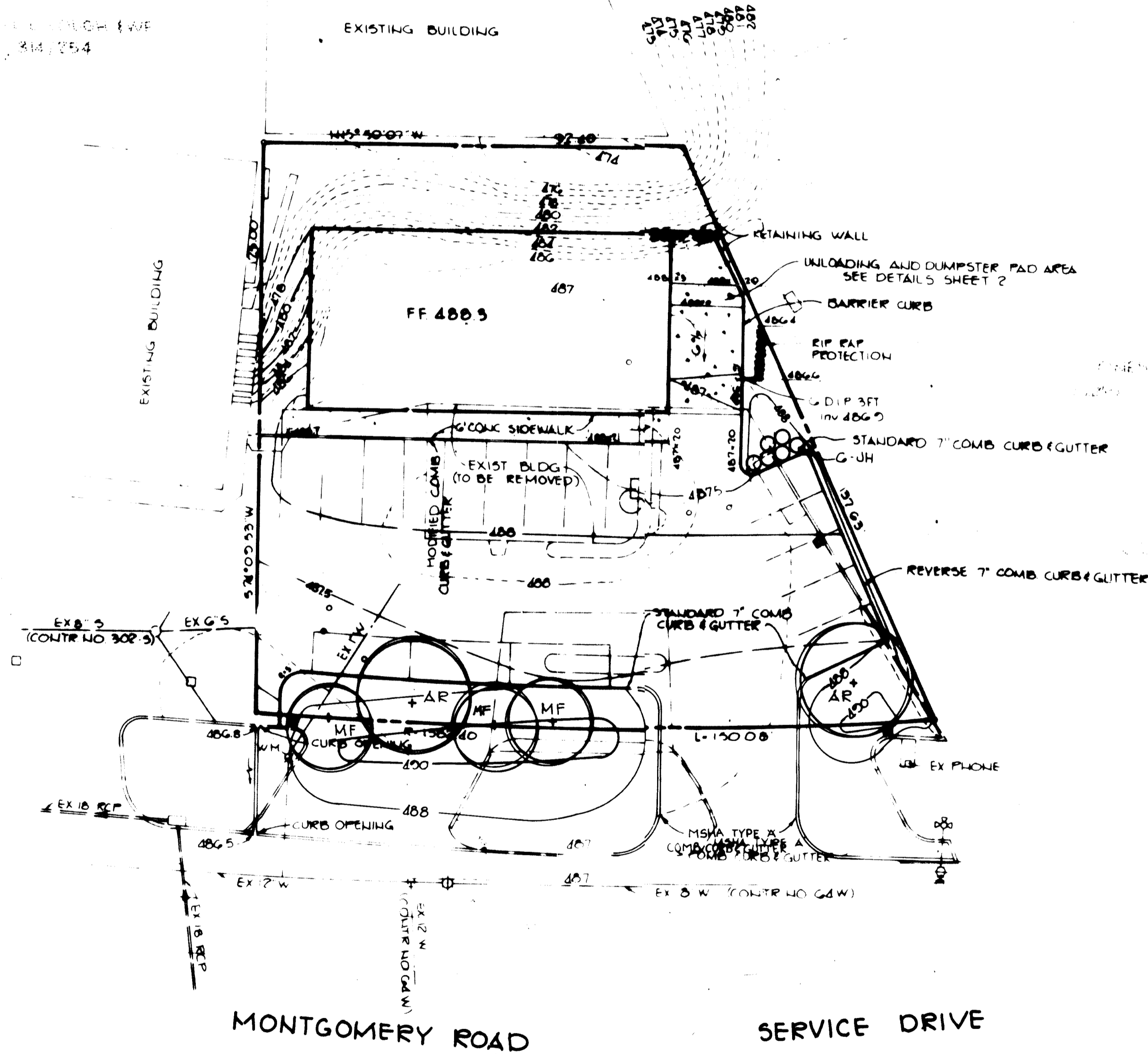


DESIGNED BY: J.W.
DRAWN BY: J.S.K.
PROJECT NO: 004500
DATE: 1-27-84
SCALE: AS SHOWN
DRAWING NO: 3 OF 4

PLANT LIST				
QUANTITY	SYMBOL	NAME	SIZE	REMARKS
2	AR	SHADE TREES ACER RUBRUM - RED MAPLE	2 1/2" B CAL 12-14' HT	B 1 B FULL HEAD
3	MF	FLOWERING TREES LILY OF THE VALLEY - JAPANESE FLOWERING SEA BLOSSOM	6'-8' HT	B 1 B FULL HEAD
6	JH	SHRUBS JUNIPERUS HORIZ. PLUMOSA DEPRESSA - ANDROEA JUNIPER	18"-24" 5" DB	CON



TREE PLANTING DETAIL
NO SCALE



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John M. Boyd 9/21/84
 COUNTY HEALTH OFFICE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas H. Harris 9-21-84
 PLANNING DIRECTOR
John W. Mueselman 9/21/84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PAVEMENT ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
David F. Neuman 9-18-84
 DIRECTOR
William E. Reed 9-17-84
 CHIEF, BUREAU OF ENGINEERING

DATE: NO. REVISION
 OWNER: DEVELOPER
 PROJECT: WATERMONT CENTER
 2ND SECTION DISTRICT, HOWARD COUNTY, MARYLAND

WATERMONT CENTER
PLANTING PLAN

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 8-6-84
John W. Mueselman

THE RIEMER GROUP, INC.
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 3105 HEALTH PARK DRIVE, ELLEGGOTT CITY, MD. 21043 301-467-1650
 DATE: 1-27-84
 DESIGNED BY: MELANIE MOSE
 DRAWN BY: MELANIE MOSE
 PROJECT NO.: SDP-84-190
 DATE: 1-27-84
 SCALE: AS SHOWN
 SHEET NO.: 4 OF 4
Melanie Moser

SDP-84-190