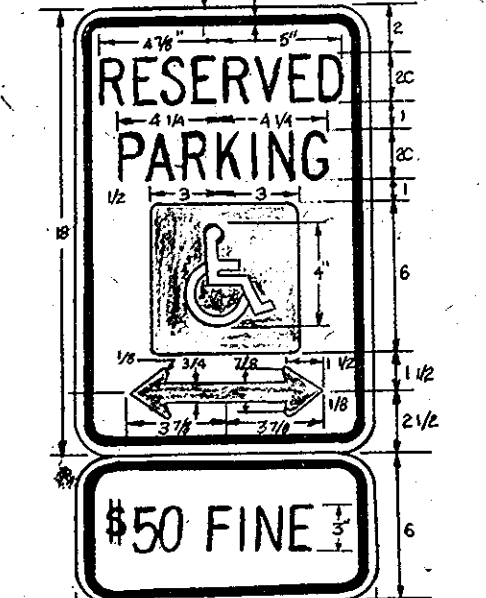


SIDEWALK DETAIL

SCHEMATIC FRONT ELEV.

SCHEMATIC REAR ELEV.

TYPICAL HANDICAPPED PARKING SPOT AND RAMP DETAIL



HANDICAPPED PARKING SIGN

- 1) STD. R-7-B
- 2) AS PER MD. CO. BILL 88-84
- 3) NOT TO SCALE



For Revision 2 by Tesseract Sites, Inc.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 6-18-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR
 DATE 6-19-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 6-18-86
 CHIEF BUREAU OF ENGINEERING
 DATE 6-12-86

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE
 DATE 6-10-86
 THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION DISTRICT
 DATE 4/10/86

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THE AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
 DEVELOPER: ANGUS CHAMBERLAIN
 DATE: 6/5/86

ENGINEER'S CERTIFICATE
 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: ROBERT L. HALL
 DATE: 6/5/86

OWNER & DEVELOPERS
 TESSERACT SITES, INC.
 401 WASHINGTON AVE., SUITE 203
 TOWSON, MD 21204
 910 JEFFREY SCHWAB P.E. FAX 410-331-7600

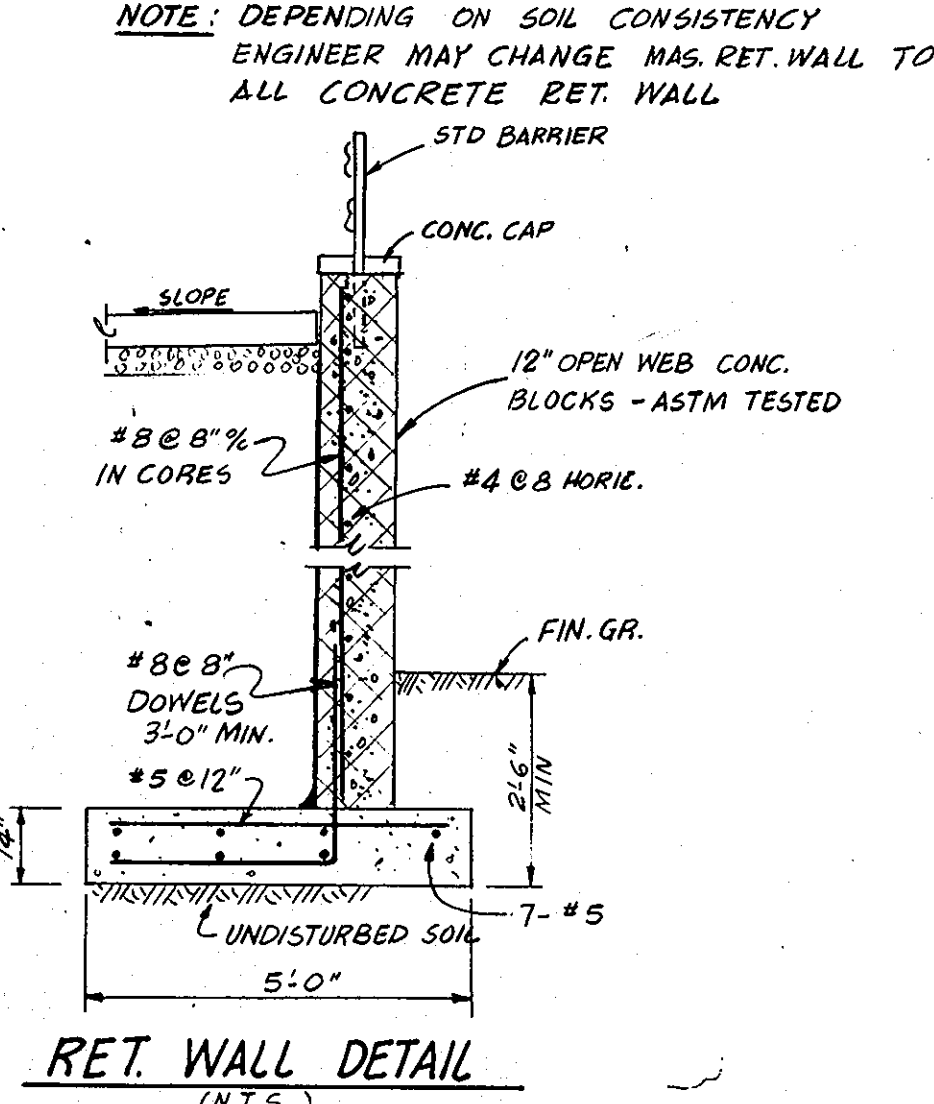
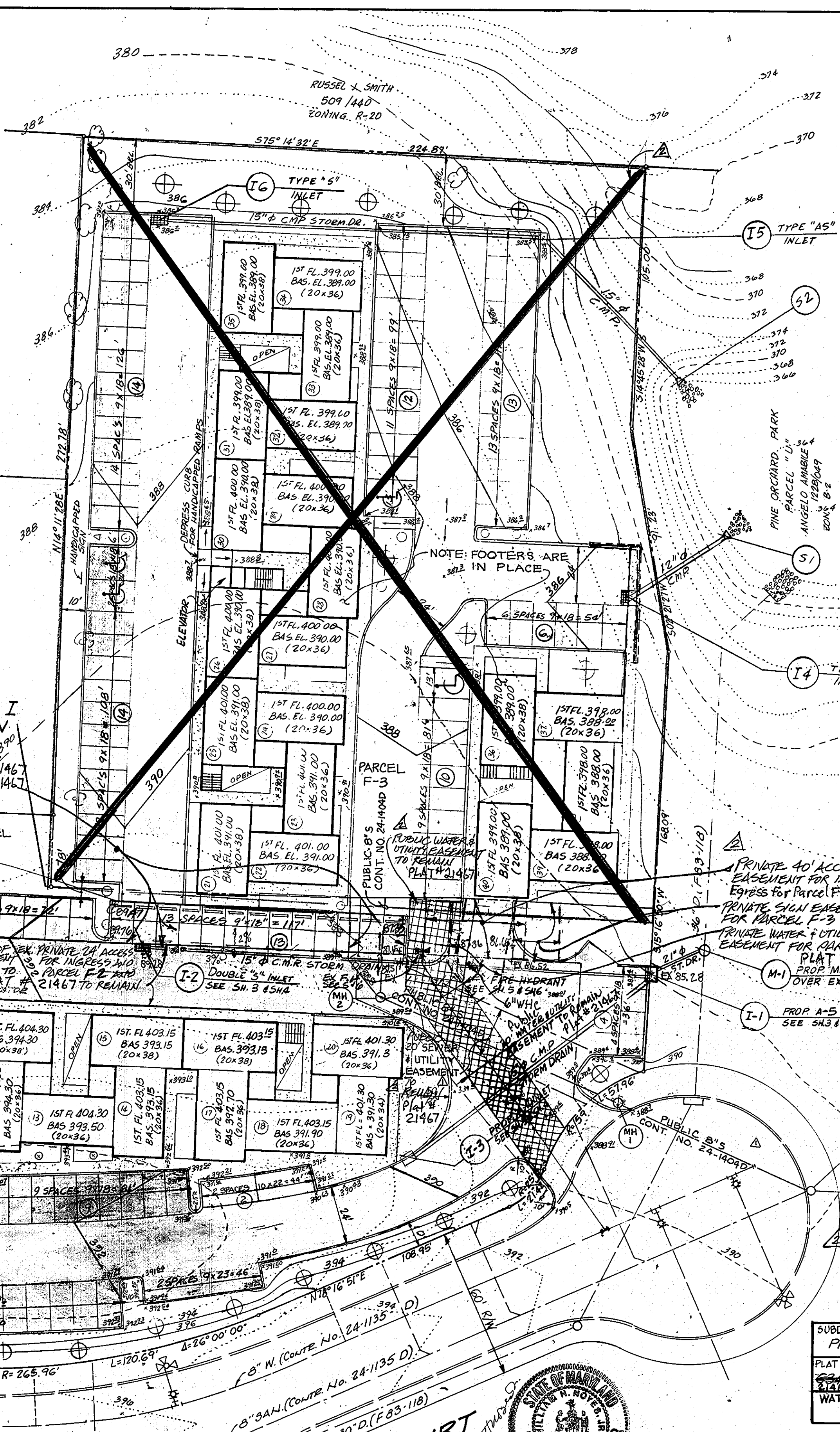
LANDSCAPE REQUIREMENTS

- INDICATES 2 1/2" CAL BRADFORD PEARS A 30% MAXIMUM ALONG R/W'S AND RESIDENTIAL PROPERTIES UNLESS EXIST TREES ARE PRESENT TO REMAIN.
- PROVIDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING AT EVERY ISLAND OR OPEN SPACE AREA WITHIN PAVING: EXCEPT WHERE THEIR FUTURE GROWTH WILL IMPERE SIGHT DISTANCE.
 - GLOBAL ARBORVITAE
 - PFITZER JUNIPER
 - PIRAMIDE ARBORVITAE
- INDICATES EXIST. HARDWOOD TREES TO REMAIN.
- ALL LANDSCAPED AREAS, ISLANDS AND OPEN SPACE AREAS SHALL HAVE VEGETATED GROUND COVER AND SHALL NOT BE STONE/GRAVEL AREAS.

DRAWING INDEX

NO.	DESCRIPTION
1	SITE DEVEL. PLAN - GEN. NOTES - CONSTR. DETAILS - LANDSCAPE.
2	SEDIMENT CONTROL PLAN & DET.
3	STORM DRAINS PROFILES AND CONSTR. DETAILS
4	DRAINAGE AREA PLAN
5	WATER AND SEWER
6	WATER AND SEWER PROFILES

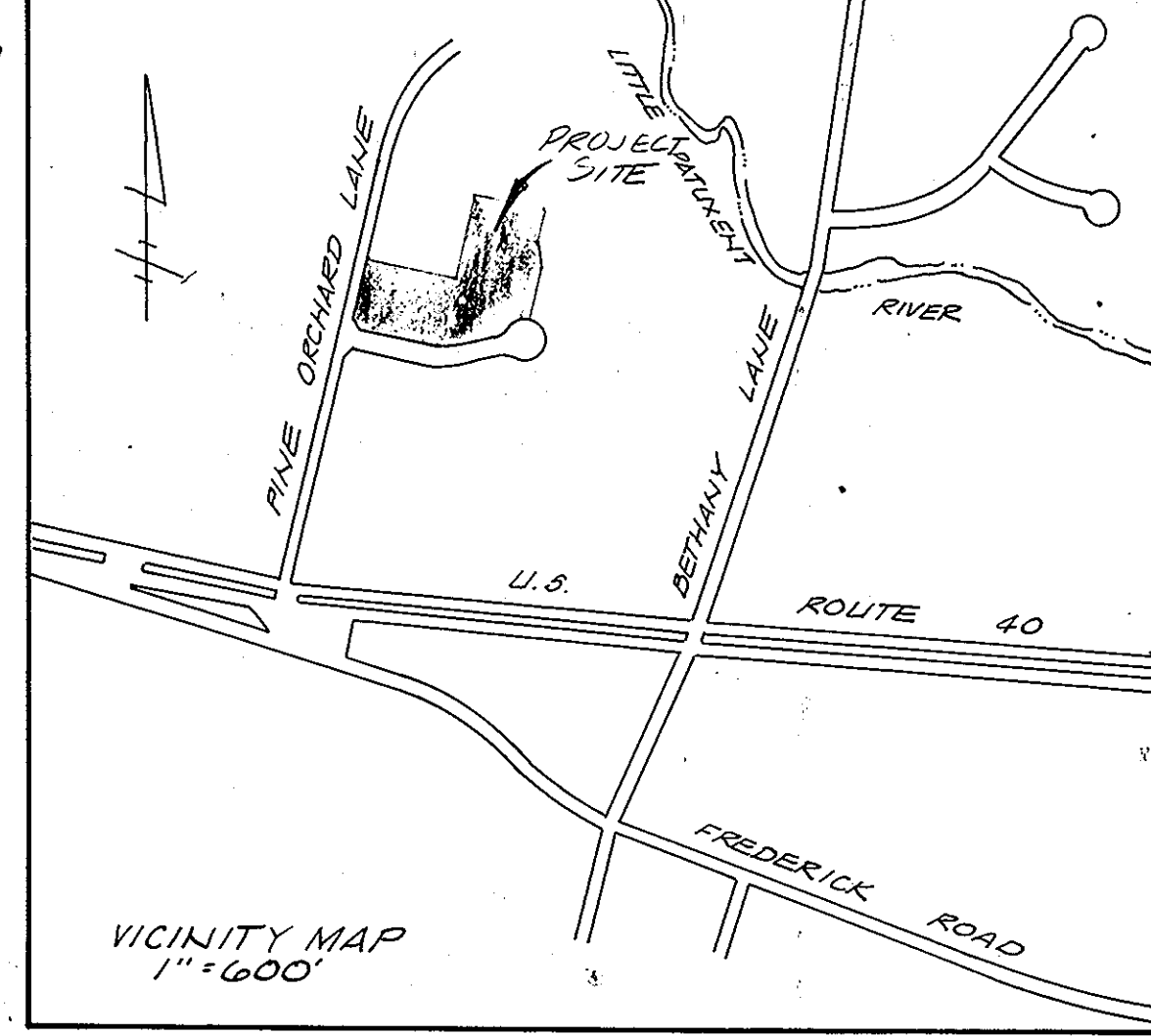
SITE DEVELOPMENT PLAN
 PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCEL F-1 - PHASE II (BUILDING AND PARKING REVISIONS TO SDP-85-221 - PHASE I)
 LOCATION: 2ND ELECTION DISTRICT TAX MAP: 24 HOWARD COUNTY, MD.
 DATE: APRIL, 1985 SCALE: 1" = 30' DESIGN BY: R.D.M. DRAWN BY: A.A./R.D.M. CHECKED BY: R.D.M. DRAWING NO.: 1 OF 6 JOB NO.: R-8504
RDM ENGINEERING, INC.
 11416 OLD FREDERICK ROAD
 MARRIOTTVILLE, MARYLAND 21104
 TEL. (301)-442-1250



- NOTES**
- WALL TO BE CONSTRUCTED WITH SELECTED MASONRY UNITS BONDED WITH TYPE 5 MORTAR.
 - FOUNDATION AND FILLING IN CORES TO BE CLASS 4000 PSI CONC.
 - WHERE HEIGHT OF WALL IS LESS THAN 6' #6 BARS MAY BE USED IN LEV OF #8

ADDRESS CHART

BUILDING NO.	STREET ADDRESS	NO. STORES
1	3301 CORPORATE COURT	2
2	3305	2
3	3307	2
4	3309	2
5	3311	2
6	3313	2
7	3315	2
8	3317	2
9	3319	2
10	3321	2
11	3323	2
12	3325	2
13	3327	2
14	3329	2
15	3331	2
16	3333	2
17	3335	2
18	3337	2
19	3339	2
20	3341	2
21	3343	2
22	3345	2
23	3347	2
24	3349	2
25	3351	2
26	3353	2
27	3355	2
28	3357	2
29	3359	2
30	3361	2
31	3363	2
32	3365	2
33	3367	2
34	3369	2
35	3371	2
36	3373	2
37	3375	2
38	3377	2
39	3379	2
40	3381 CORPORATE COURT	2

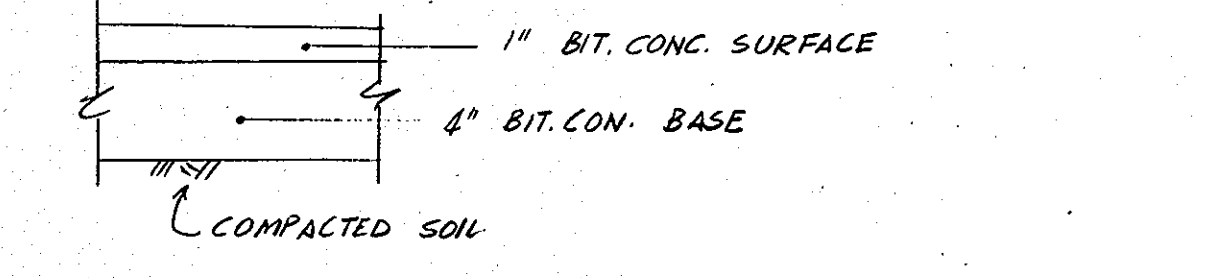


GENERAL NOTES

- TAX MAP: 24, PARCELS: F-2 AND F-3 (TO BE CONSOLIDATED INTO ONE PARCEL)
- PLAT REFERENCE: R-85-101, 21467 F-11-010
- PRESENT ZONING: B-1 COMPLETE 2.21 AC 1.69 AC
- TOTAL AREA: 3.81 AC ±; PHASE I: 2.21 AC; PHASE II: 1.69 AC
- PROPOSED USE: OFFICES & RETAIL EXISTING
- TOTAL NUMBER OF UNITS: 40 (20 UNITS PHASE I; 20 UNITS PHASE II)
 NUMBER OF RETAIL UNITS: 8 (PHASE I); 12 (PHASE II)
 NUMBER OF OFFICE UNITS: 12 (PHASE I); 8 (PHASE II)
 NUMBER OF OFFICE UNITS - 20 (PHASE I); 12 (PHASE II)
 TOTAL NUMBER OF EMPLOYEES: 40 MAX.
- PARKING REQUIREMENTS:

	PHASE I	PHASE II	TOTAL
RETAIL: 15 SPACES / 2005 F.	29 SPACES	29 SPACES	58 SPACES
OFFICE: 7 1/2 SPACES / 10 EMPLOYEES	28 SPACES	28 SPACES	56 SPACES
TOTAL	57 SPACES	57 SPACES	114 SPACES
PROVIDED	116 SPACES	116 SPACES	232 SPACES
OF WHICH	5 SPACES	5 SPACES	10 SPACES
			ARE FOR HANDICAPPED.
- AREA ANALYSIS:

	PHASE I	PHASE II	TOTAL
TOTAL PAVED AREA	1.1 AC	1.10 AC	2.20 AC
TOTAL PARKING AREA	.81 AC	.81 AC	1.62 AC
LANDSCAPED ISLANDS AREA	.04 AC (5% PARKING)	.04 AC (5% PARKING)	.08 AC
BUILDINGS AREA	.43 AC	.43 AC	.86 AC
OPEN SPACE AREA	.43 AC	.43 AC	.86 AC
PERCENTAGE OPEN SPACE	22%	22%	22%
- PINE ORCHARD LANE AND CORPORATE COURT ARE EXISTING PUBLIC ROADS.
- PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED. EXISTING WATER & SEWER HOUSE CONNECTIONS WILL BE ABANDONED AT DEVELOPER'S EXPENSE.
- STORM WATER MANAGEMENT FACILITY IS EXISTING FROM PREVIOUS DEVELOPMENT & IT WAS DESIGNED FOR FULL SITE DEVELOPMENT. SEE FILE F-83-85.
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED OR REFLECTED AWAY FROM ADJACENT PUBLIC ROAD & RESIDENTIAL PROPERTIES.



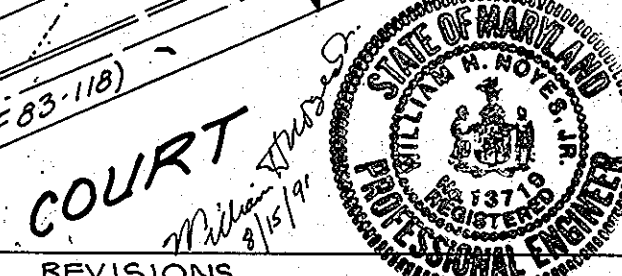
P-1 PAVING SECTION
 NO. CO. STD. DET. R-2.01 N.T.S.

TESSERACT SITES, INC.
 401 WASHINGTON AVE., SUITE 203
 TOWSON, MD 21204
 910 JEFFREY SCHWAB P.E. FAX 410-331-7600

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
PINE ORCHARD PARK	SECTION 2	PARCEL F-1
PLAT #	BLOCK #	ZONE
21467	1	B-1
TAX MAP	ELEC. DIST.	CENSUS TR.
24	24	6022
WATER CODE	SEWER CODE	
H08	55990200	

5-26-86

CORPORATE
 (EXIST. 60' R/W)



REVISIONS

NO.	COMMENTS	BY	DATE
1	ADD VEHICULAR AND SEWER & UTILITY EASEMENT	DGH	8/14/91
2	REMOVE PARKING LOT & BASEMENT NOTES BY T.S. ALLS	T.S. ALLS	2/1/11

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE
 DATE 6-10-86
 THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION DISTRICT
 DATE 4/10/86

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THE AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
 DEVELOPER: ANGUS CHAMBERLAIN
 DATE: 6/5/86

ENGINEER'S CERTIFICATE
 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: ROBERT L. HALL
 DATE: 6/5/86

OWNER & DEVELOPERS
 TESSERACT SITES, INC.
 401 WASHINGTON AVE., SUITE 203
 TOWSON, MD 21204
 910 JEFFREY SCHWAB P.E. FAX 410-331-7600

LANDSCAPE REQUIREMENTS

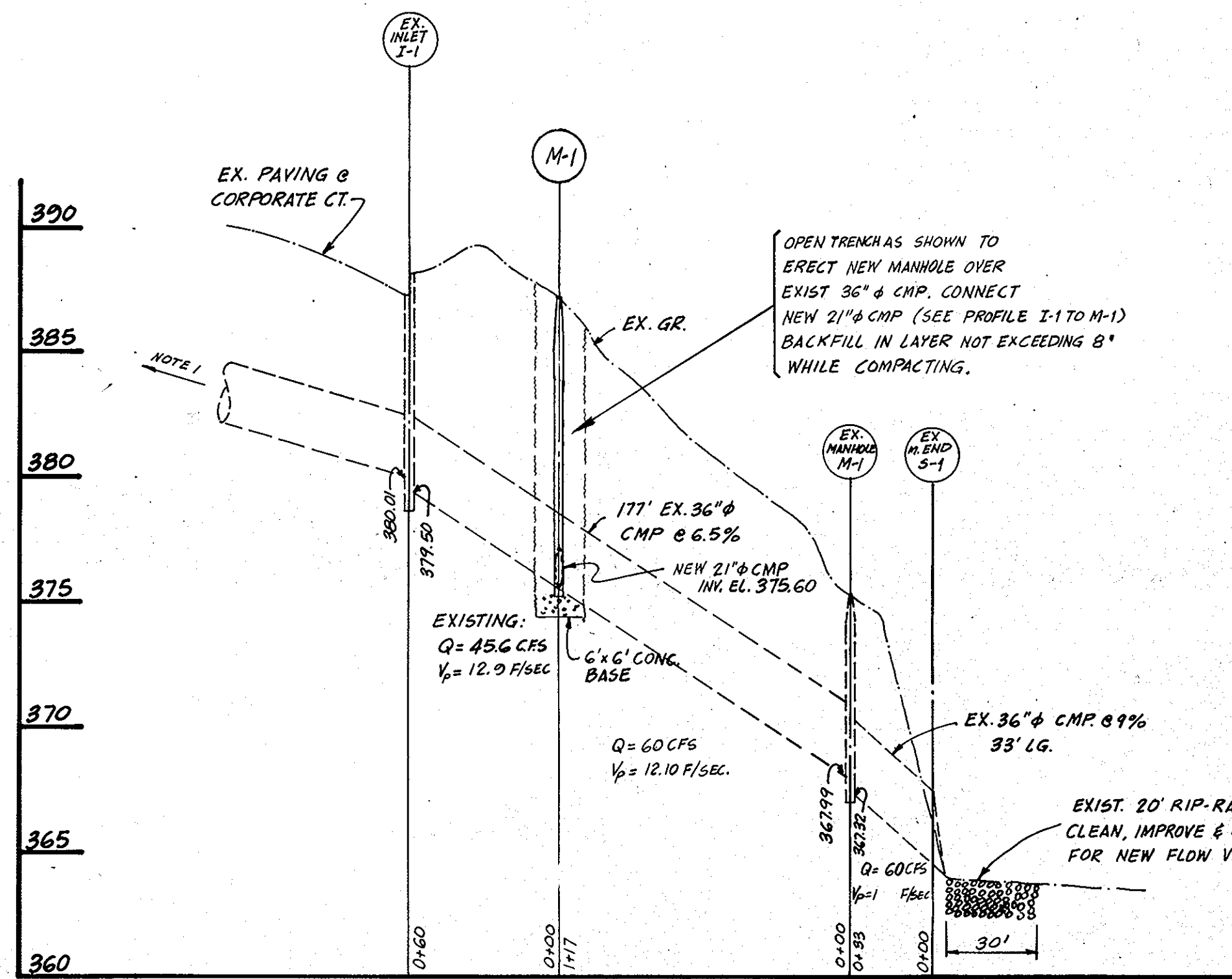
- INDICATES 2 1/2" CAL BRADFORD PEARS A 30% MAXIMUM ALONG R/W'S AND RESIDENTIAL PROPERTIES UNLESS EXIST TREES ARE PRESENT TO REMAIN.
- PROVIDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING AT EVERY ISLAND OR OPEN SPACE AREA WITHIN PAVING: EXCEPT WHERE THEIR FUTURE GROWTH WILL IMPERE SIGHT DISTANCE.
 - GLOBAL ARBORVITAE
 - PFITZER JUNIPER
 - PIRAMIDE ARBORVITAE
- INDICATES EXIST. HARDWOOD TREES TO REMAIN.
- ALL LANDSCAPED AREAS, ISLANDS AND OPEN SPACE AREAS SHALL HAVE VEGETATED GROUND COVER AND SHALL NOT BE STONE/GRAVEL AREAS.

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SITE DEVELOPMENT PLAN
 PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCEL F-1 - PHASE II (BUILDING AND PARKING REVISIONS TO SDP-85-221 - PHASE I)
 LOCATION: 2ND ELECTION DISTRICT TAX MAP: 24 HOWARD COUNTY, MD.
 DATE: APRIL, 1985 SCALE: 1" = 30' DESIGN BY: R.D.M. DRAWN BY: A.A./R.D.M. CHECKED BY: R.D.M. DRAWING NO.: 1 OF 6 JOB NO.: R-8504
RDM ENGINEERING, INC.
 11416 OLD FREDERICK ROAD
 MARRIOTTVILLE, MARYLAND 21104
 TEL. (301)-442-1250

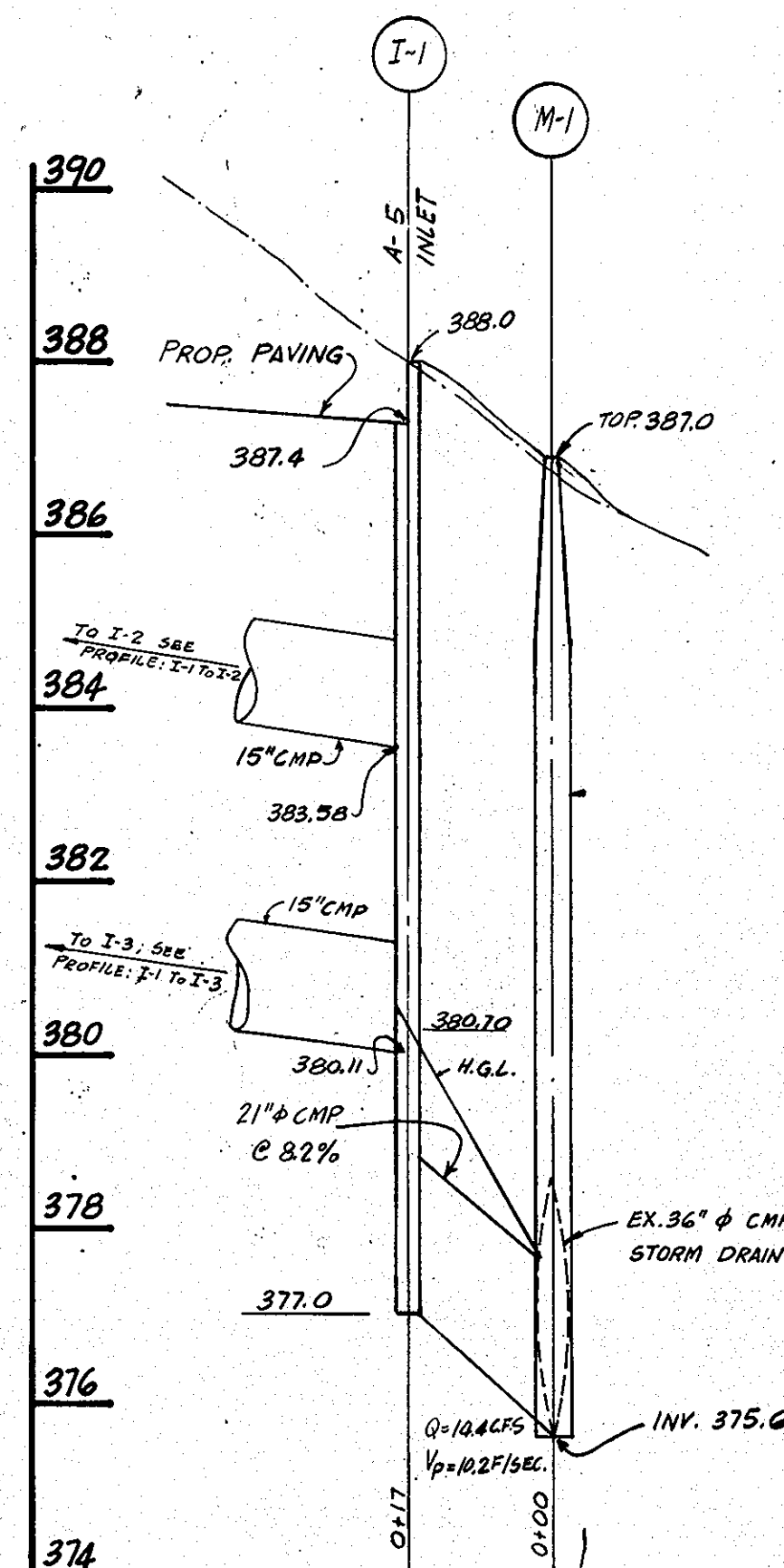
SDP-86-237



PROFILE ALONG EXIST. 36" CMP STORM DRAIN

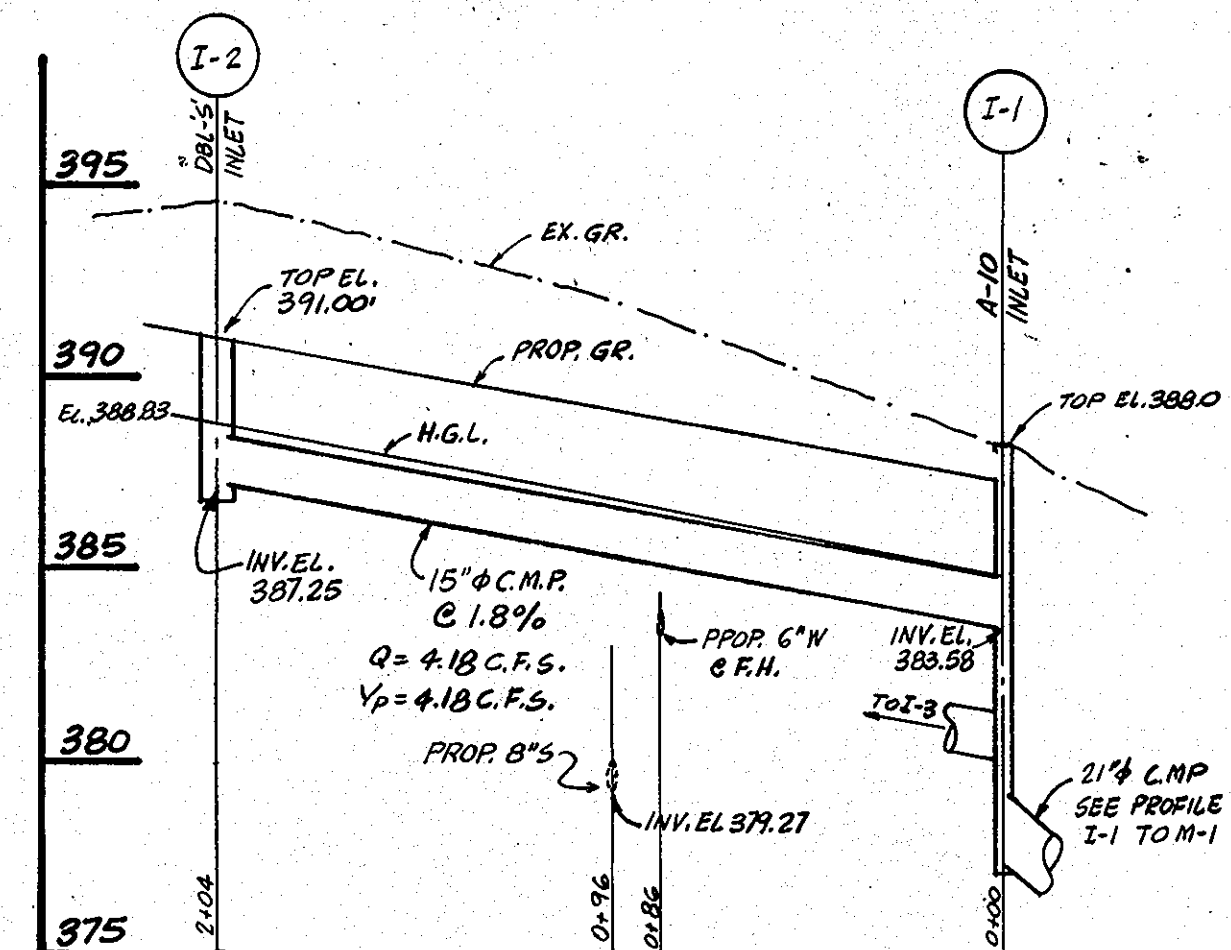
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

NOTE 1: CONTINUES AS SHOWN ON DRAWING SH. 2 OF 2 OF ORIGINAL SUBMISSION REF. FILE F 83-118.



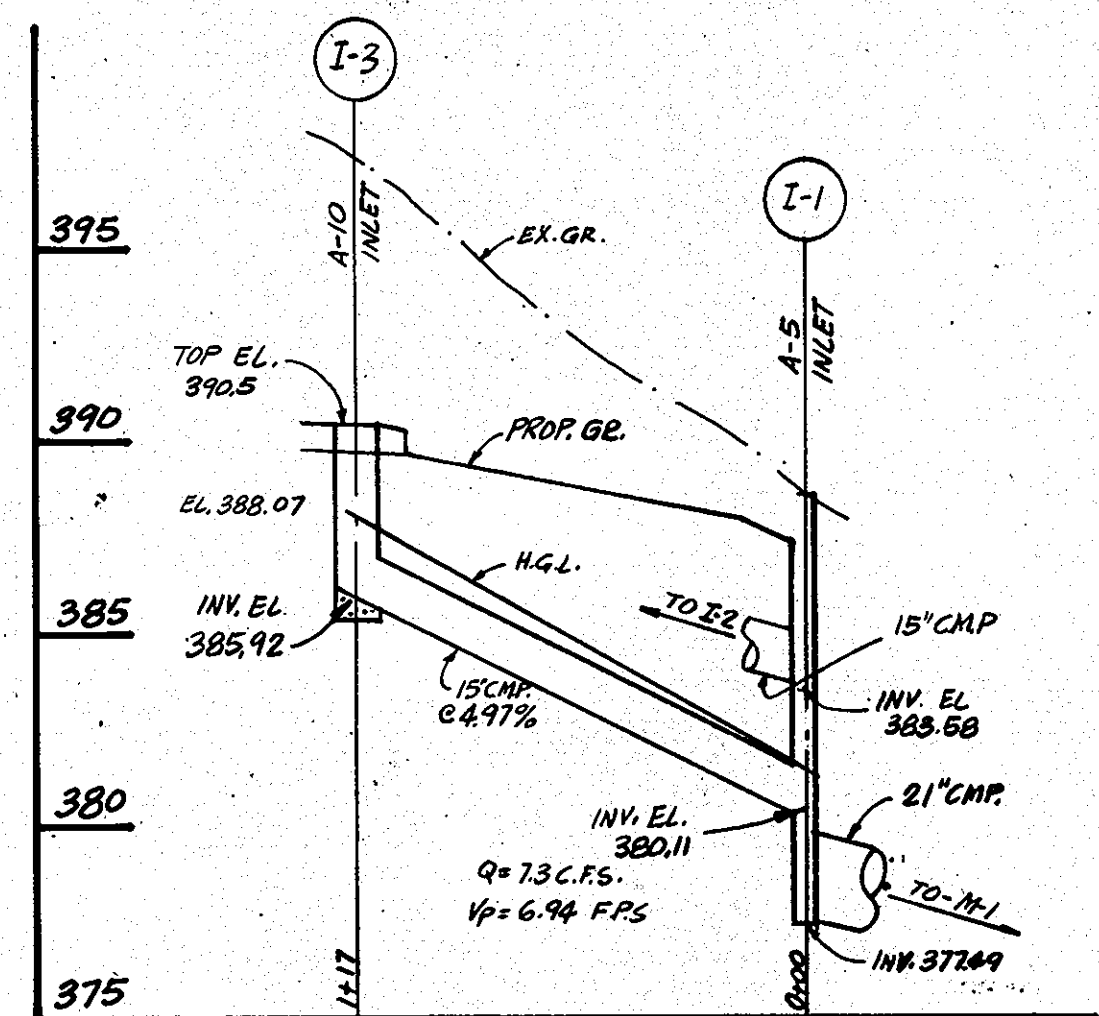
PROFILE I-1 TO M-1 - 21" CMP S.D.

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



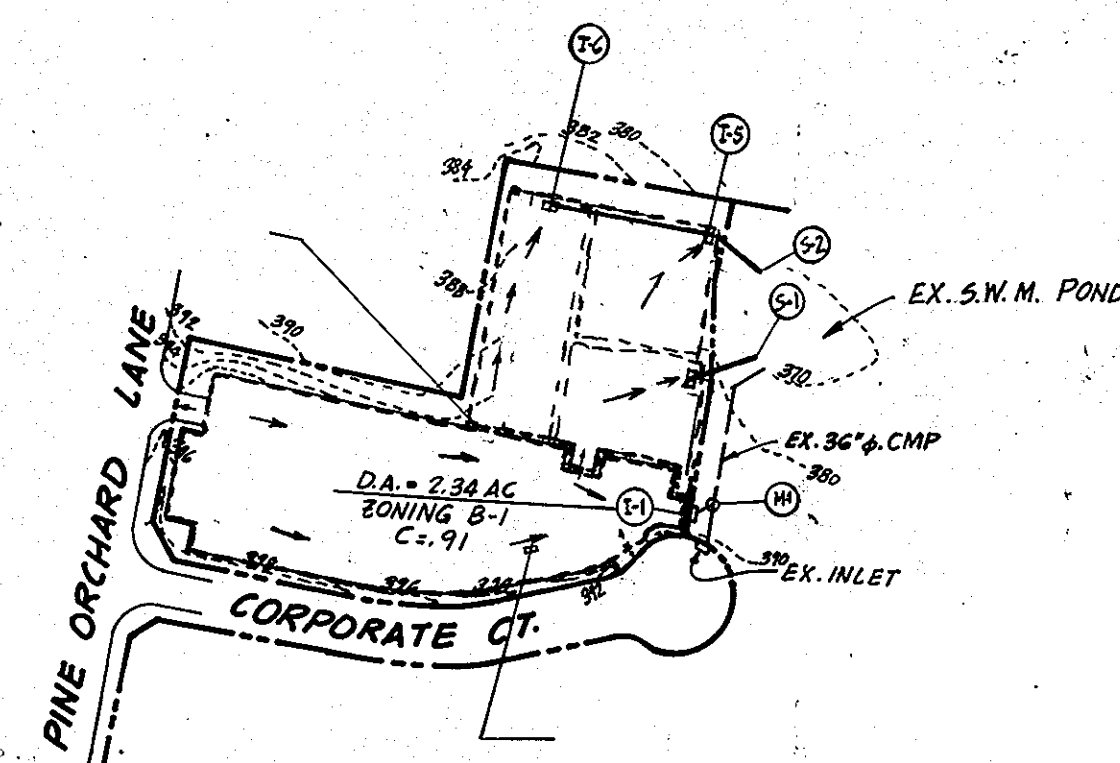
PROFILE I-2 TO I-1 - 15" CMP S.D.

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



PROFILE I-3 TO I-1 - 15" CMP - S.D.

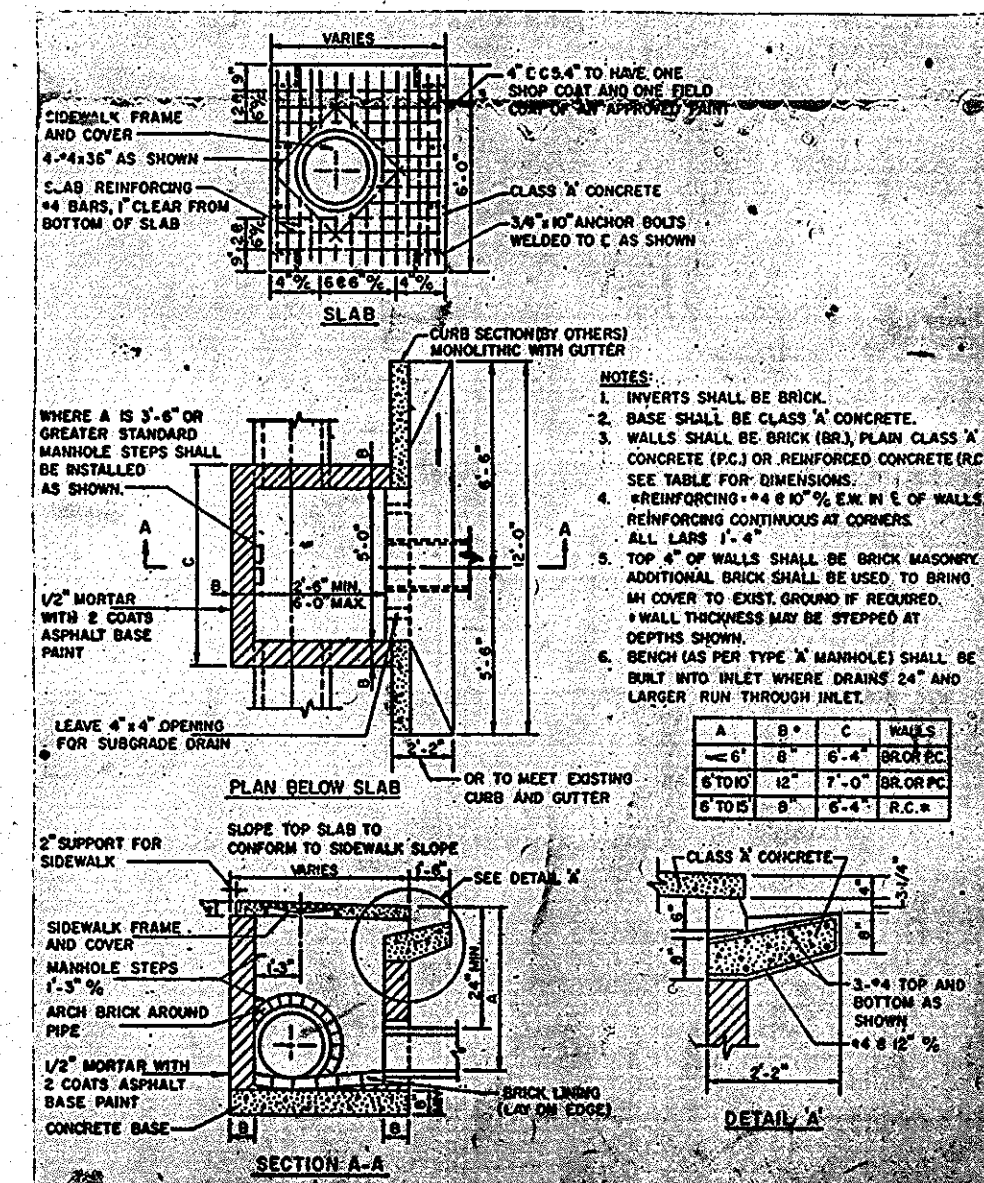
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



DRAINAGE AREA MAP

SCALE: 1" = 200'

NOTE: MAP SHOWN HEREON IS FOR INDICATION ONLY AND SHALL SERVE AS KEY TO ESTABLISH DIMENSIONS, ELEVATIONS AND OTHER INFORMATION SHOWN ON DWG. 5-4.

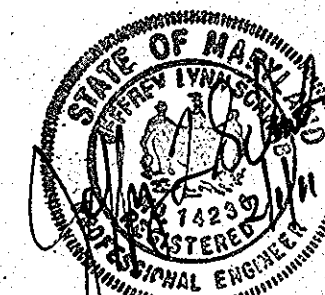


TYPE A-5 INLET

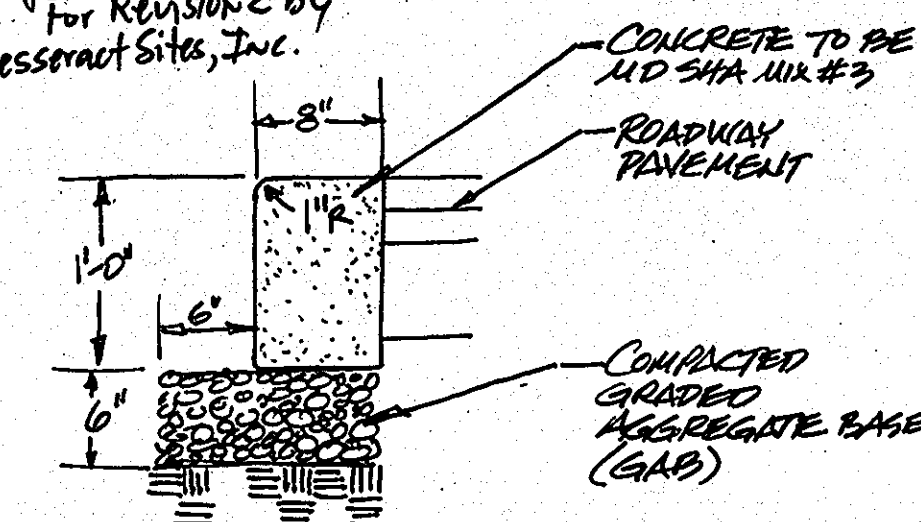
NO. CO. STD. DET. SD-4.01 - N.T.S.

NOTE: TYPE A-10 INLET IS SIMILAR SEE NO. CO. STD. DET. SD-4.02

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR ARRANGED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE STATE OF MARYLAND, LICENSE NO. 14230, EXPIRATION DATE 12/09/12.

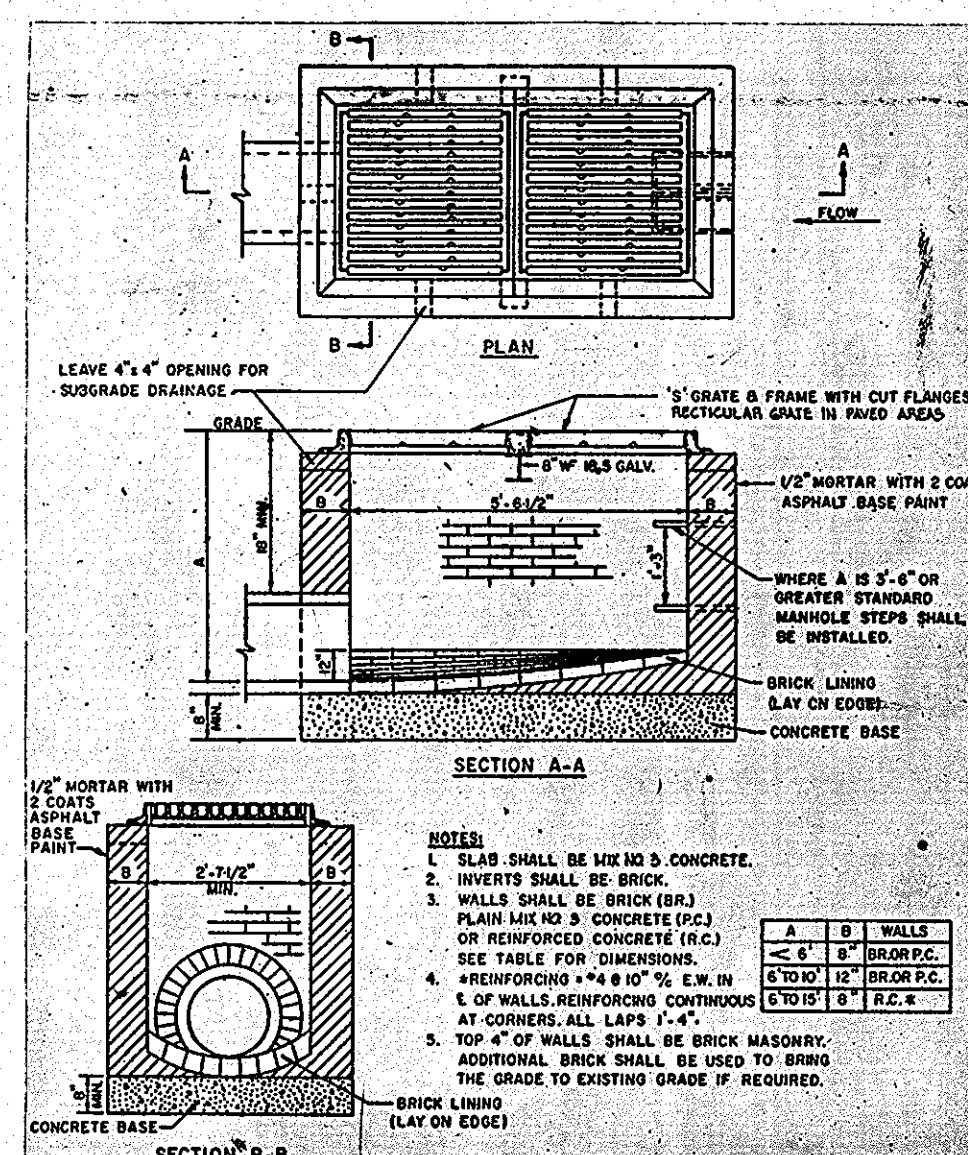


For Revision 2 by Tesseract Sites, Inc.



FLUSH CURB FOR OIL-SITE APPLICATIONS PER HOWARD CO. STD DETAIL R3.07 TYPE C

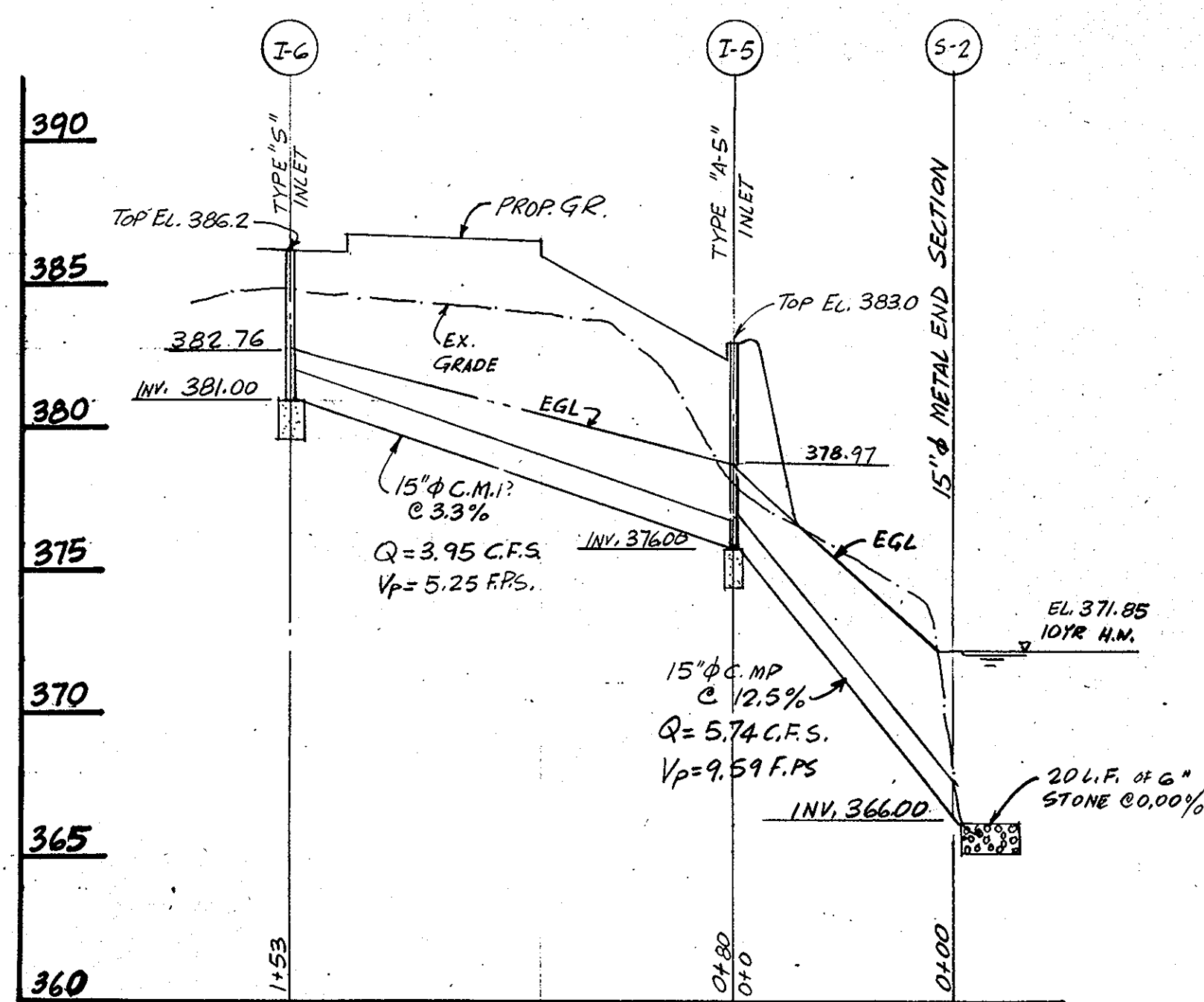
NOT TO SCALE



DOUBLE "S" INLET

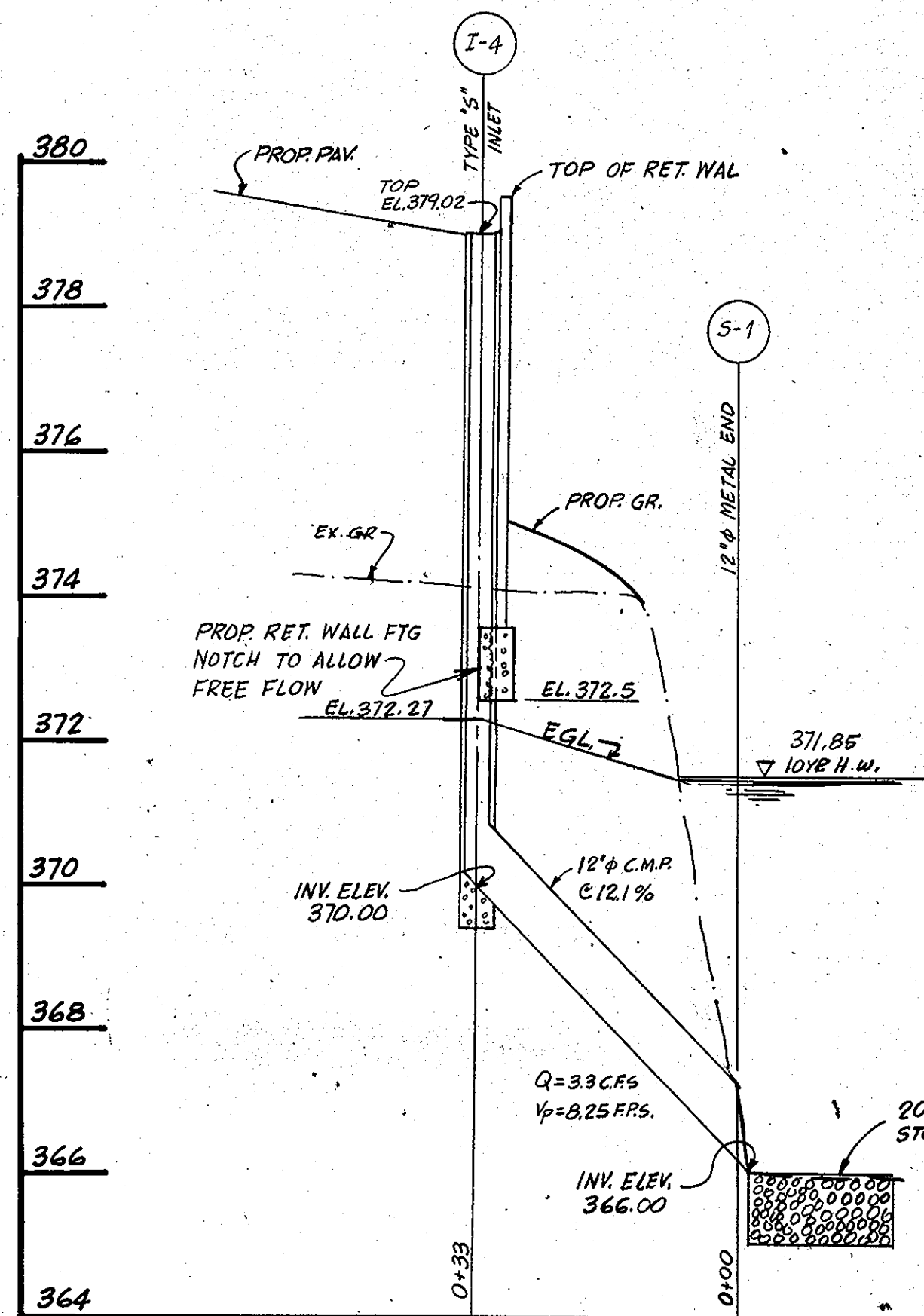
NO. CO. STD. DET. SD-4.31 - N.T.S.

NOTE: FOR TYPE "S" INLET SEE NO. CO. STD. DET. SD-4.22



PROFILE I-6 TO S-2 - 15" CMP - S.D.

SCALE: HORIZ. 1" = 30'
VERT. 1" = 5'



PROFILE I-4 TO S-1 - 12" CMP - S.D.

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

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-26-86

REVISIONS NUMBER	COMMENTS	BY	DATE
2	ADD CURB DETAIL AND REVISION NOTES	TBI/CLS	2/1/11

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS NECESSARY.

DEVELOPER: ANGELO AMABILE
DATE: 6/10/86

ENGINEER'S CERTIFICATE
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 County Soil Conservation District.

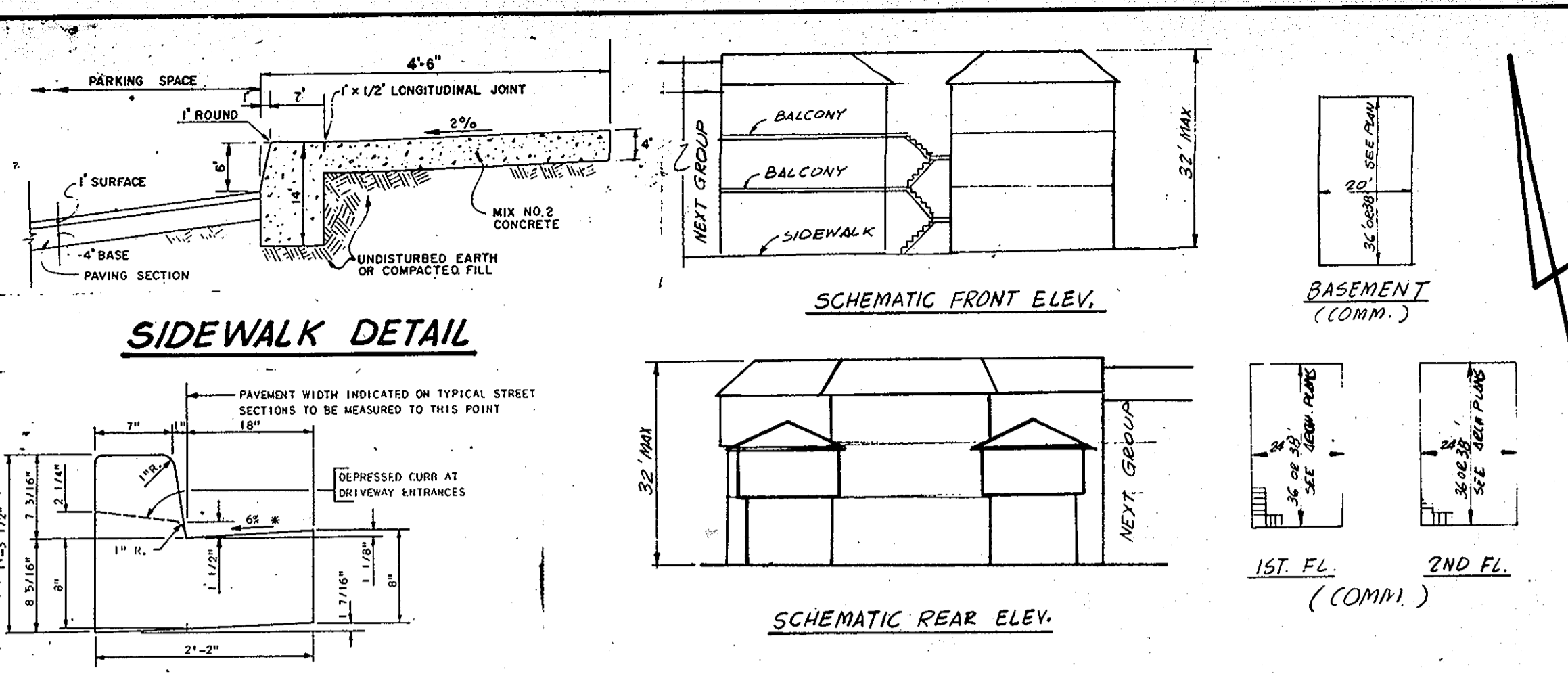
OWNER & DEVELOPER	
Parcel F-2 COUNCIL OF UNIT OWNERS OF CORPORATE CT. CONDO ASSOCIATION 50 PINE COLLINS PRES. 3205 CORPORATE CT. ELICOTT CITY, MD 21042 EL 410-461-6700	Parcel E-3 2014M B.K.M. PTD K2 PROPERTIES LLC 10200 LITTLE BRANCHES CT. ELICOTT CITY, MD 21042 PH 410-263-1111
TITLE: STORM DRAINS PROFILES & STD DETAILS	
PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCEL F-2 AND F-3 (BUILDING AND PARKING REVISIONS TO SDP-BB-221 - PHASE I)	
LOCATION: 2ND ELECTION DISTRICT, TAX MAP 24, HOWARD COUNTY, MD.	
DATE: JUN 85	SCALE: AS NOTED
DESIGN BY: RDM	DRAWN BY: RDM
CHECKED BY: RDM	DRAWING NO.: 3 OF 6
RDM ENGINEERING, INC. 11410 OLD FREDERICK ROAD MARRIOTTVILLE, MARYLAND 21044 TEL: (301) 442-1280	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-18-86

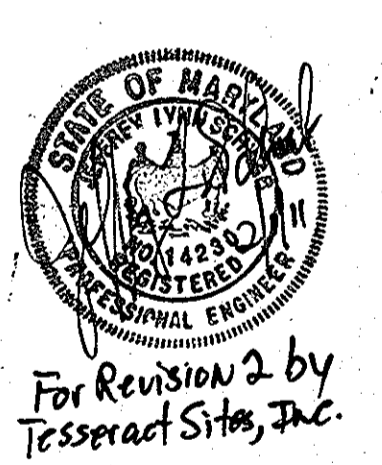
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 6-19-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 6-13-86

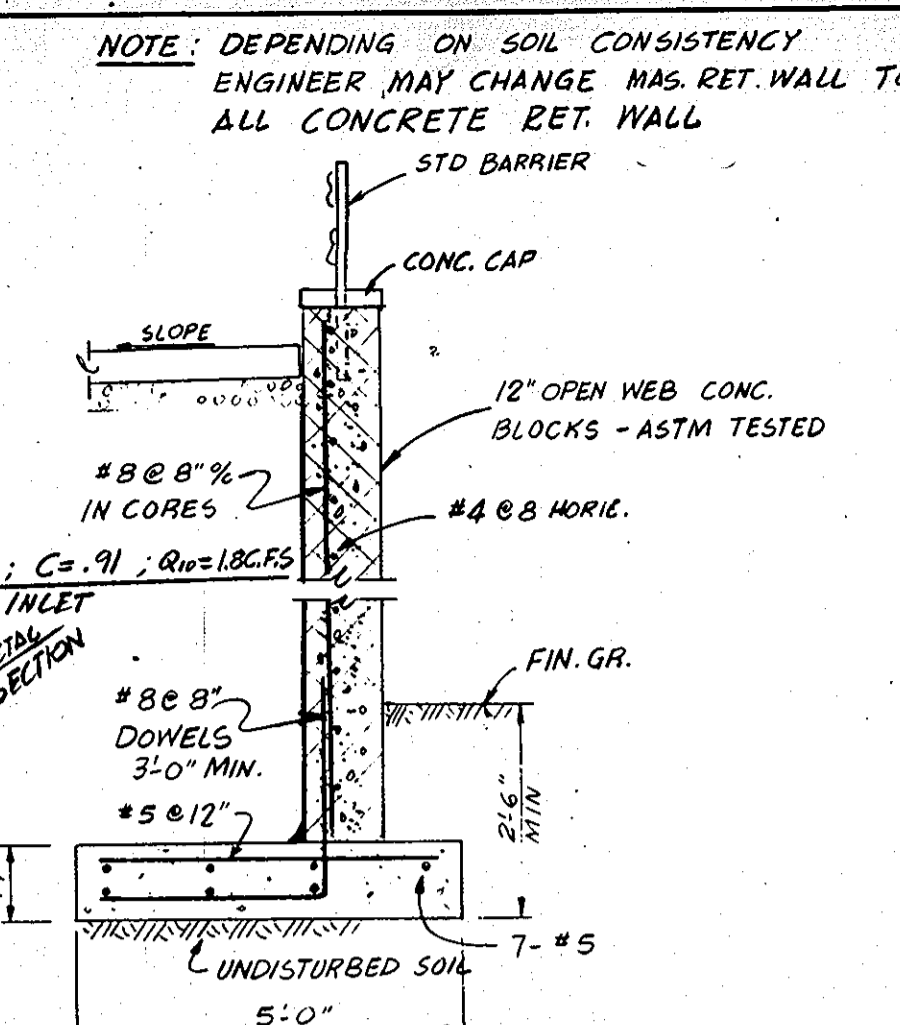
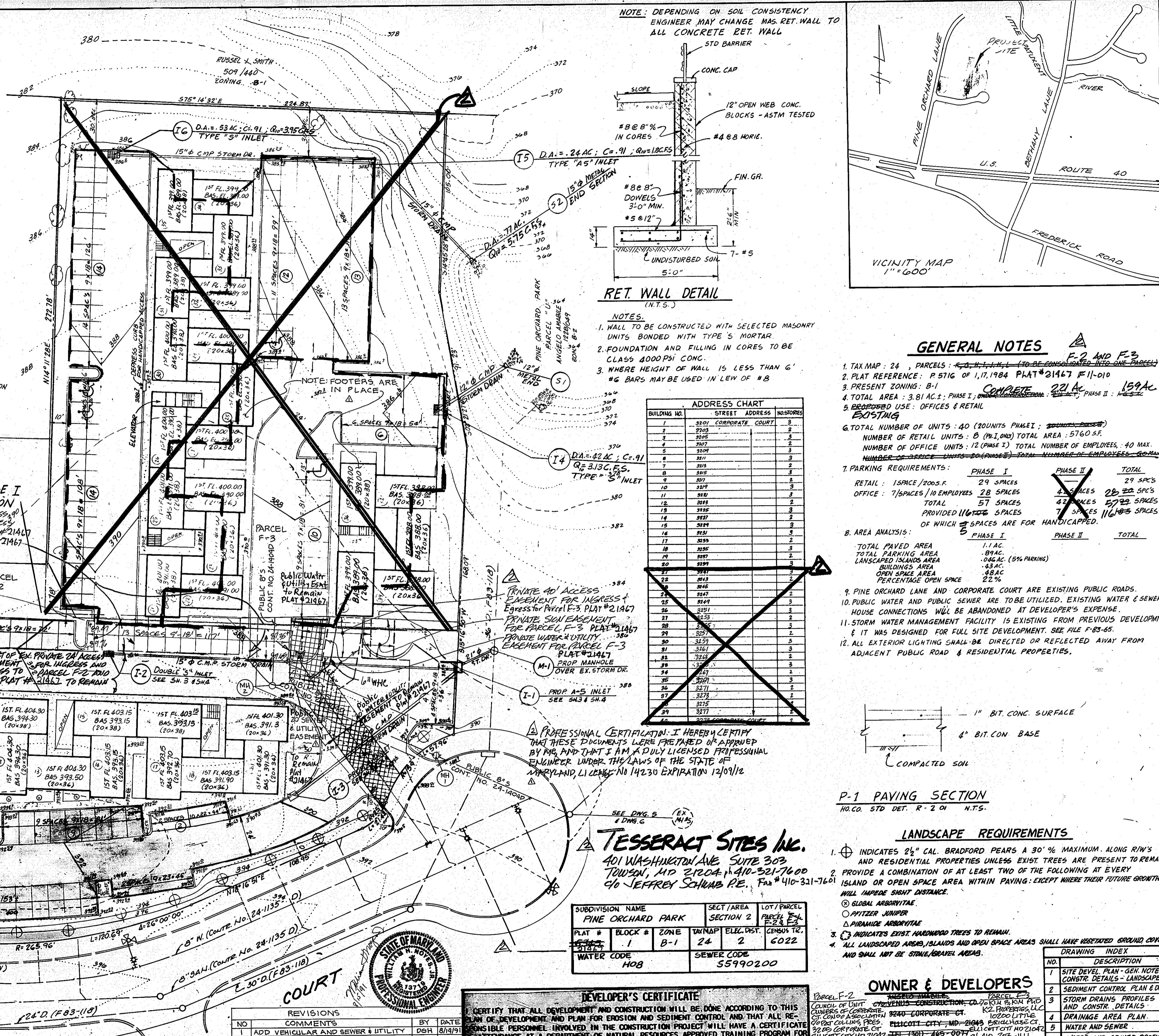
REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE
DATE: 6/10/86



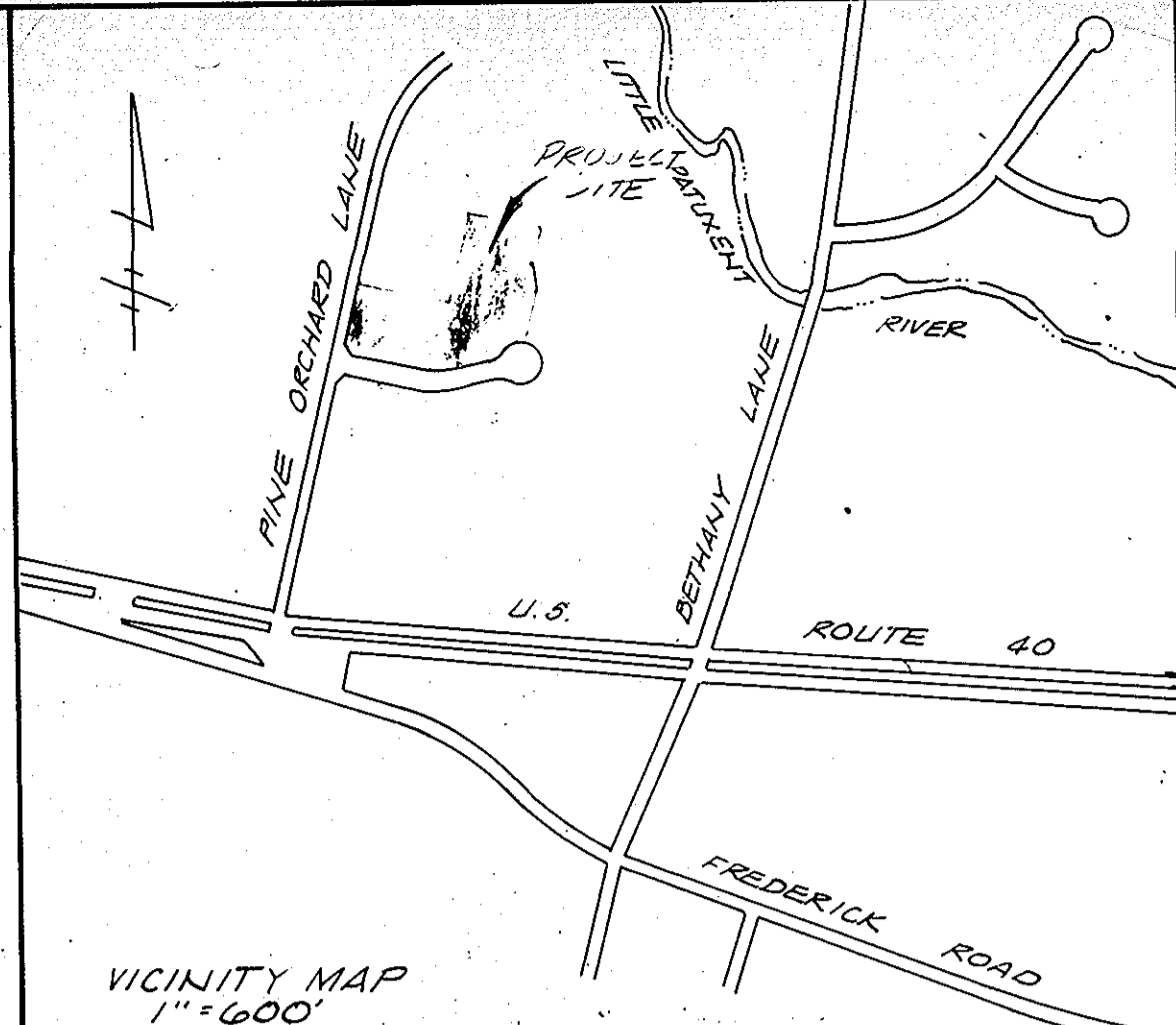
- HANDICAPPED PARKING SIGN**
- 1) STD. RT-8
 - 2) 18" PER. HD. CO. BULL. 58-84
 - 3) NOT TO SCALE



For Revision 2 by Tesseract Sites, Inc.



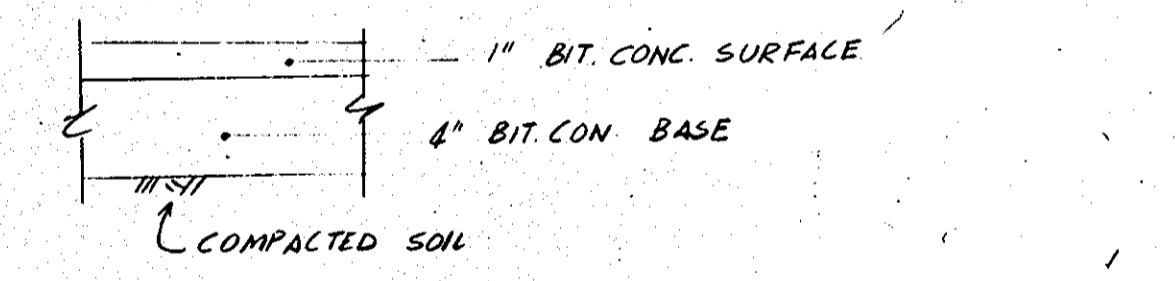
- NOTES:**
1. WALL TO BE CONSTRUCTED WITH SELECTED MASONRY UNITS BONDED WITH TYPE S MORTAR
 2. FOUNDATION AND FILLING IN CORES TO BE CLASS 4000 PSI CONC.
 3. WHERE HEIGHT OF WALL IS LESS THAN 6' #6 BARS MAY BE USED IN LEW OF #8



- GENERAL NOTES**
1. TAX MAP: 24, PARCELS: F-2, F-1, F-3 (TO BE CONSOLIDATED INTO ONE PARCEL)
 2. PLAT REFERENCE: P 5716 OF 1/7, 1984 PLAT # 21467 F11-010
 3. PRESENT ZONING: B-1
 4. TOTAL AREA: 3.81 AC. ±; PHASE I: 2.21 AC. ±; PHASE II: 1.59 AC. ±
 5. PROPOSED USE: OFFICES & RETAIL
 6. TOTAL NUMBER OF UNITS: 40 (20 UNITS PHASE I; 20 UNITS PHASE II)
 7. PARKING REQUIREMENTS: PHASE I: 29 SPACES; PHASE II: 29 SPACES; TOTAL: 58 SPACES
 8. AREA ANALYSIS: TOTAL PAVED AREA: 1.1 AC.; TOTAL PARKING AREA: .89 AC. (5% PARKING); LANDSCAPED ISLANDS AREA: .43 AC.; BUILDINGS AREA: .43 AC.; OPEN SPACE AREA: .22 AC. (PERCENTAGE OPEN SPACE: 22%)
 9. PINE ORCHARD LANE AND CORPORATE COURT ARE EXISTING PUBLIC ROADS.
 10. PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED. EXISTING WATER & SEWER HOUSE CONNECTIONS WILL BE ABANDONED AT DEVELOPER'S EXPENSE
 11. STORM WATER MANAGEMENT FACILITY IS EXISTING FROM PREVIOUS DEVELOPMENT & IT WAS DESIGNED FOR FULL SITE DEVELOPMENT. SEE FILE F-83-65.
 12. ALL EXTERIOR LIGHTING SHALL BE DIRECTED OR REFLECTED AWAY FROM ADJACENT PUBLIC ROAD & RESIDENTIAL PROPERTIES.

ADDRESS CHART

BUILDING NO.	STREET ADDRESS	NO. SPACES
1	3301 CORPORATE COURT	2
2	3303	2
3	3305	2
4	3307	2
5	3309	2
6	3311	2
7	3313	2
8	3315	2
9	3317	2
10	3319	2
11	3321	2
12	3323	2
13	3325	2
14	3327	2
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34	3367	2
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36	3371	2
37	3373	2
38	3375	2
39	3377	2
40	3379	2



P-1 PAVING SECTION
HO. CO. STD. DET. R-2 ON N.T.S.

- LANDSCAPE REQUIREMENTS**
1. ⊕ INDICATES 2 1/2" CAL. BRADFORD PEARS A 30' % MAXIMUM ALONG R/W'S AND RESIDENTIAL PROPERTIES UNLESS EXIST. TREES ARE PRESENT TO REMAIN.
 2. PROVIDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING AT EVERY ISLAND OR OPEN SPACE AREA WITHIN PAVING, EXCEPT WHERE THEIR FUTURE GROWTH WILL IMPERE SIGHT DISTANCE.
 3. ⊙ GLOBAL ARBORVITAE
 4. ⊖ PITZER JUNIPER
 5. ⊕ PYRAMID ARBORVITAE
 6. ⊕ INDICATES EXIST. HARDWOOD TREES TO REMAIN.
 7. ALL LANDSCAPED AREAS, ISLANDS AND OPEN SPACE AREAS SHALL HAVE VEGETATED GROUND COVER AND SHALL NOT BE STONE/GRAVEL AREAS.

OWNER & DEVELOPERS

NO.	DESCRIPTION
1	SITE DEVEL. PLAN - GEN. NOTES
2	CONSTR. DETAILS - LANDSCAPE
3	SEDIMENT CONTROL PLAN & DET.
4	STORM DRAINS PROFILES AND CONSTR. DETAILS
5	DRAINAGE AREA PLAN
6	WATER AND SEWER
7	WATER AND SEWER PROFILES

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-26-86

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM.
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-18-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
DATE: 6-19-86

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 6-19-86

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE
DATE: 6-10-86

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

ENGINEER'S CERTIFICATE
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 County Soil Conservation District.

DRAINAGE AREA PLAN PARCELS F-2 AND F-3
PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCEL F-1 - PHASE II
(BUILDING AND PARKING REVISIONS TO SDP-85-221 - PHASE I)
LOCATION: 2ND ELECTION DISTRICT TAX MAP: 24 HOWARD COUNTY, MD
DATE: APRIL, 1985 SCALE: 1" = 30' DESIGN BY: R.D.M. DRAWN BY: A.A./R.D.M. CHECKED BY: R.D.M. DRAWING NO.: 4 OF 6 JOB NO.: R-8904
RDM ENGINEERING, INC.
11416 OLD FREDERICK ROAD
MARRIOTTVILLE, MARYLAND - 21104
TEL. (301) 442-1250

WATER & SEWER CONSTRUCTION NOTES

LOCATION OF MAINS SHOWN HEREON IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES WITHOUT INTERRUPTION. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

2. ALL PIPES ELEVATIONS SHOWN ARE INVERT ELEVATIONS.

3. CLEAR ALL UTILITIES BY A MIN. OF 6' AND ALL POLES BY A MIN. OF 2'-0"

FOR DETAILS NOT SHOWN HERE USE HOWARD COUNTY STANDARD DETAILS FOUND IN THE HOWARD COUNTY DESIGN MANUAL VOL IV AND FOR MATERIALS AND CONSTRUCTION METHODS USE THE HOWARD COUNTY STANDARD SPECIFICATIONS.

5. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST ONE WEEK BEFORE STARTING WORK SHOWN HEREON "MISS UTILITY" (899-0100)

BALTIMORE GAS AND ELECTRIC CO. - UNDERGROUND ELECTRIC DISTRIBUTION - (685-0123)

UNDERGROUND GAS DISTRIBUTION - (685-0123)

ENGINEERING DAMAGE CONTROL - (234-5621)

C & P TELEPHONE CO. (725-9976)

HOWARD COUNTY BUREAU OF UTILITIES (992-2366)

6. CONTRACTOR SHALL REMOVE TREE STUMPS AND ROOTS FOUND ALONG THE LINE OF EXCAVATION.

7. CONTRACTOR SHALL PLACE "MEN WORKING" & "WARNING" SIGNS AS REQUIRED.

8. ALL WATER MAINS SHALL BE C.I.P. OR D.I.P. UNLESS OTHERWISE NOTED

9. ALL WATER MAINS SHALL HAVE AT LEAST 3'-0" COVER.

10. VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.

11. BLOCK ALL FITTINGS WITH CONCRETE

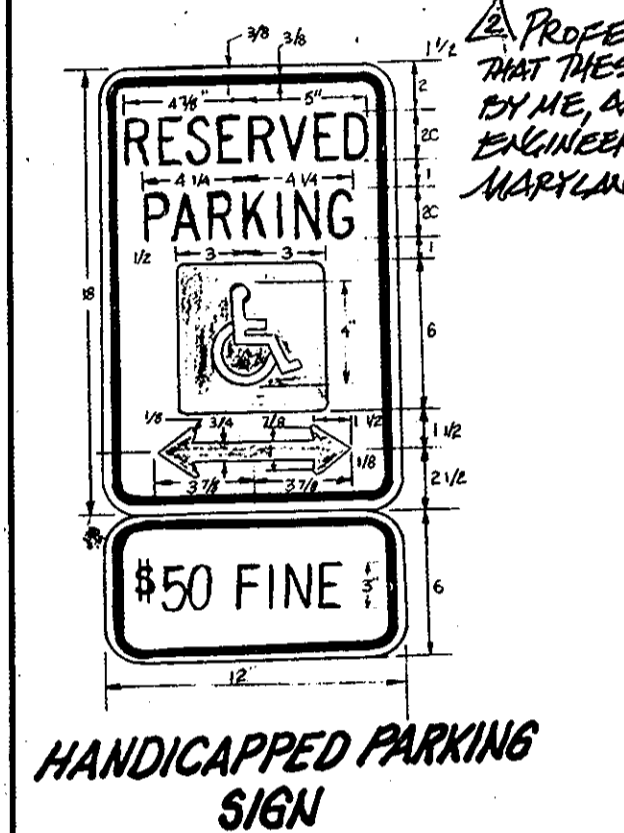
12. BURY LINE ELEVATIONS ON FIRE HYDRANT SHALL BE SET TO THE ELEVATION SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE STRAPPED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS. SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECT. 5.37.01 & 5.37.05 OF THE STANDARD SPECIFICATIONS.

13. CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING SYSTEM.

14. ALL SEWER MAINS SHALL BE C.S.P.X. - R.C.P.X. - AC CLASS 2400 OR R.V. UNLESS NOTED.

15. CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALL.

16. ALL MANHOLES SHALL HAVE A 2'-0" INSIDE DIAMETER AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STD. DETAILS.



- HANDICAPPED PARKING SIGN**
- 1) STD. RT-9
 - 2) AS PER MD. CO. BILL SB-84
 - 3) NOT TO SCALE

PINE ORCHARD LANE

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-26-86

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM.
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-18-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR
DATE: 6-19-86

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 6-13-86

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE
DATE: 6/10/86

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

DATE: 6/5/86

ENGINEER'S CERTIFICATE
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.

DATE: 6/5/86

OWNER & DEVELOPERS

Parcel F-2
COUNCIL OF UNIT OWNERS OF CONDO ASSOCIATION
3240 CORPORATE CT. 12200 LITTLE ROCK, ARK. 72205
Parcel F-3
K2 PROPERTIES LLC
12200 LITTLE ROCK, ARK. 72205
Parcel F-4
K2 PROPERTIES LLC
12200 LITTLE ROCK, ARK. 72205

PRIVATE WATER & SEWER PLAN
PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCELS F-2, F-3 & F-4
(BUILDING AND PARKING REVISIONS TO SDP 85-271 PHASE II)

LOCATION: 2ND ELECTION DISTRICT TAX MAP: 24 HOWARD COUNTY, MD.

DATE: APRIL, 1986 SCALE: 1"=30'
DESIGN BY: R.D.M. DRAWN BY: A.A./R.D.M. CHECKED BY: R.D.M. DRAWING NO.: 5-OF-6 JOB NO.: R-8504

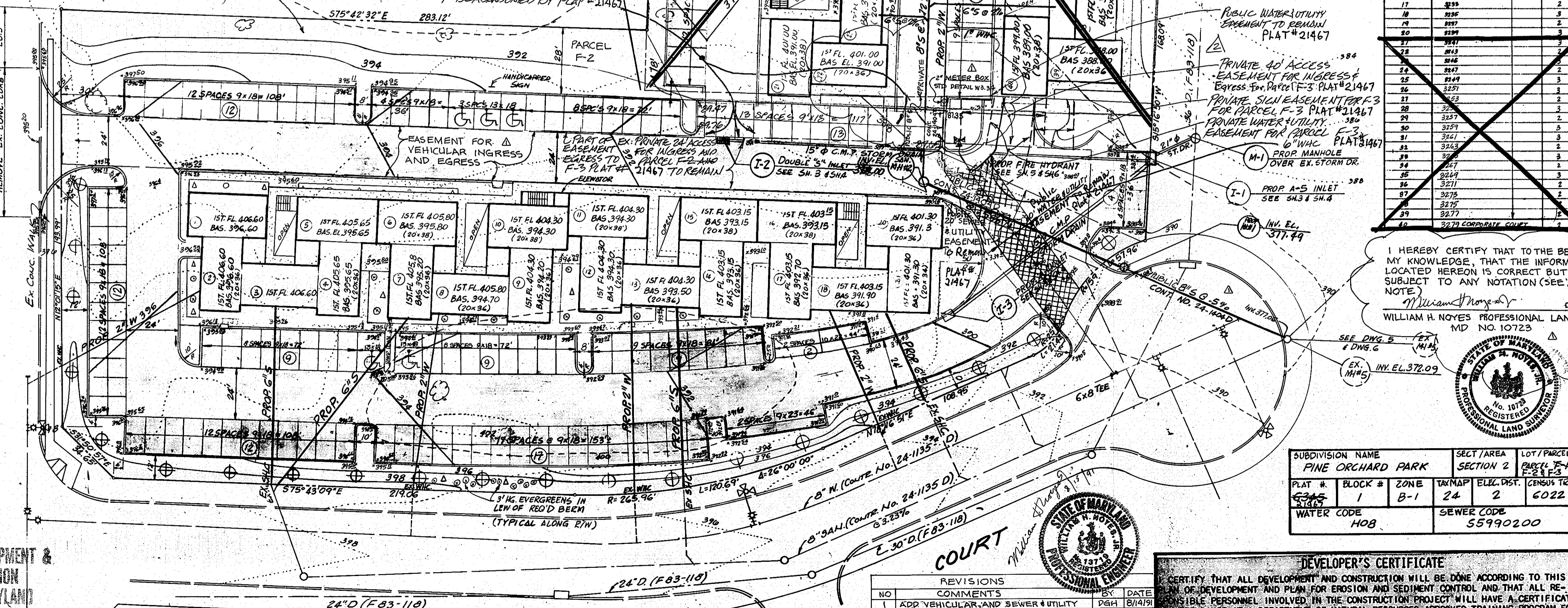
RD ENGINEERING, INC.
11416 OLD FREDERICK ROAD
MARRIOTTVILLE, MARYLAND 2104
TEL. (301) 442-1250

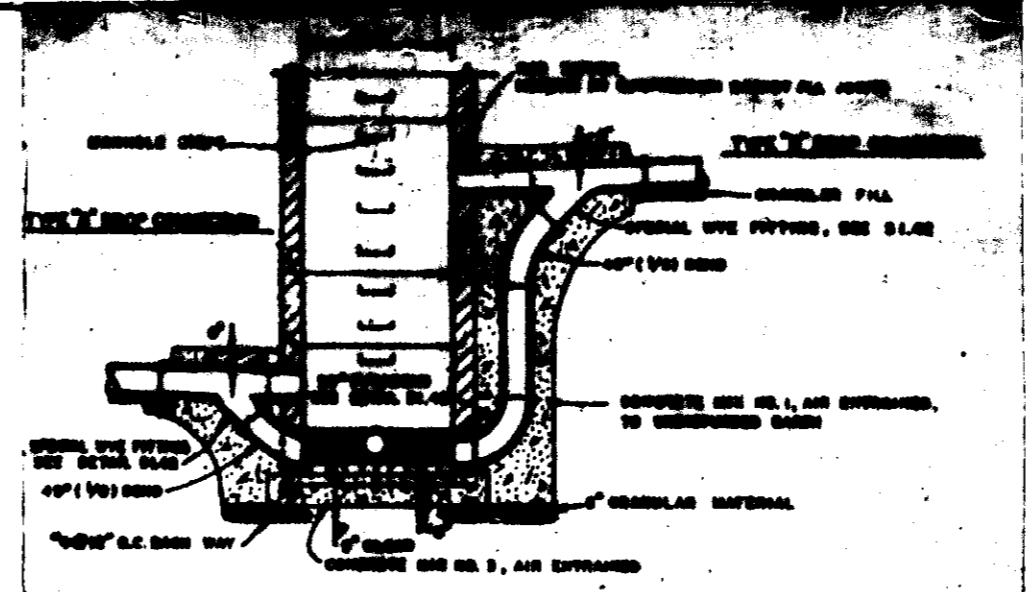
Tesseract Sites Inc.
401 WASHINGTON AVE. SUITE 303
TOWSON, MD 21284 PH 410-321-7600
610 JEFFREY SCHWAB P.E. FAX 410-331-1681
EDWIN S. ADDISON 281/5871
ZONING B-1

TYPICAL HANDICAPPED PARKING SPOT AND RAMP DETAIL

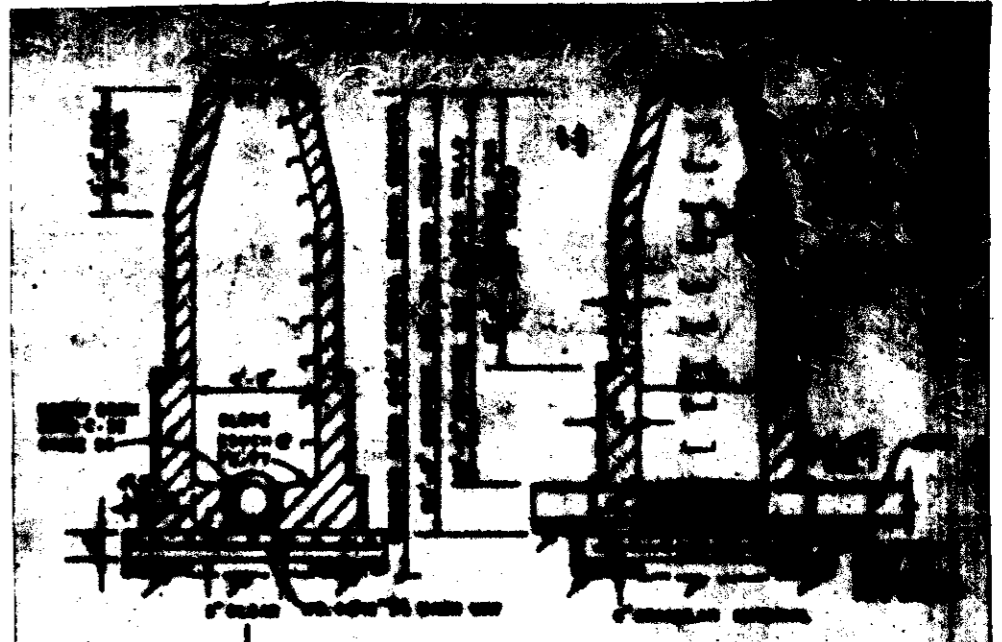
EXISTING WOODED AREA. PROTECT EXIST. TREES DURING GRADING OPERATION. REPLACE WITH NEW TREE ANY TREE THAT WILL RESULT DAMAGED

LIMITS OF PHASE I UNDER CONSTRUCTION
PARTS OF EX. PRIVATE DR. ACCESS, EASEMENT FOR INGRESS AND EGRESS TO PARCEL F-2 AND F-3, PLAT # 21467 TO BE ABANDONED BY PLAT # 21467



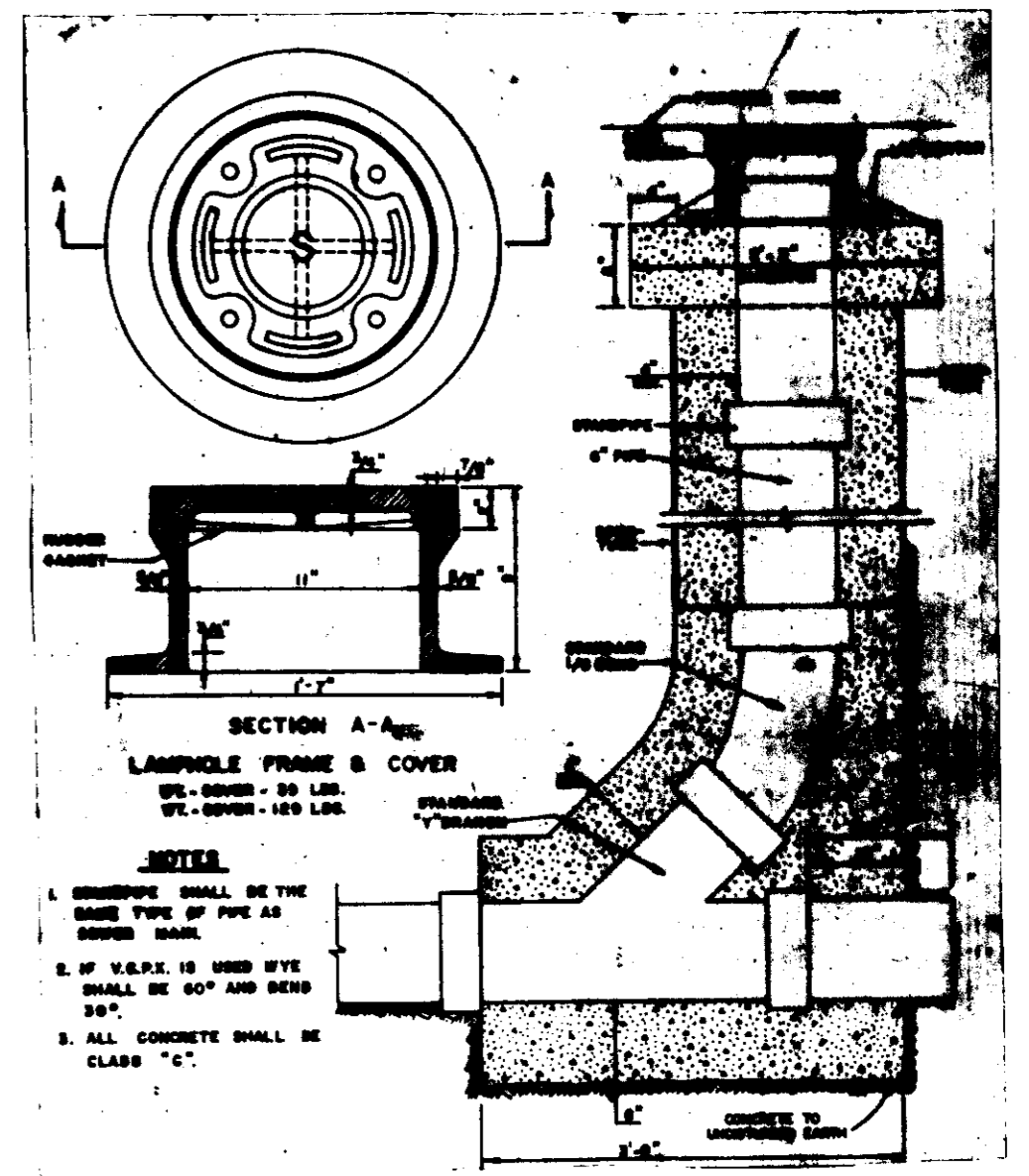


DROP CONNECTION DETAIL
HO. CO. STD. DET. 5-1.32 - N.T.S.

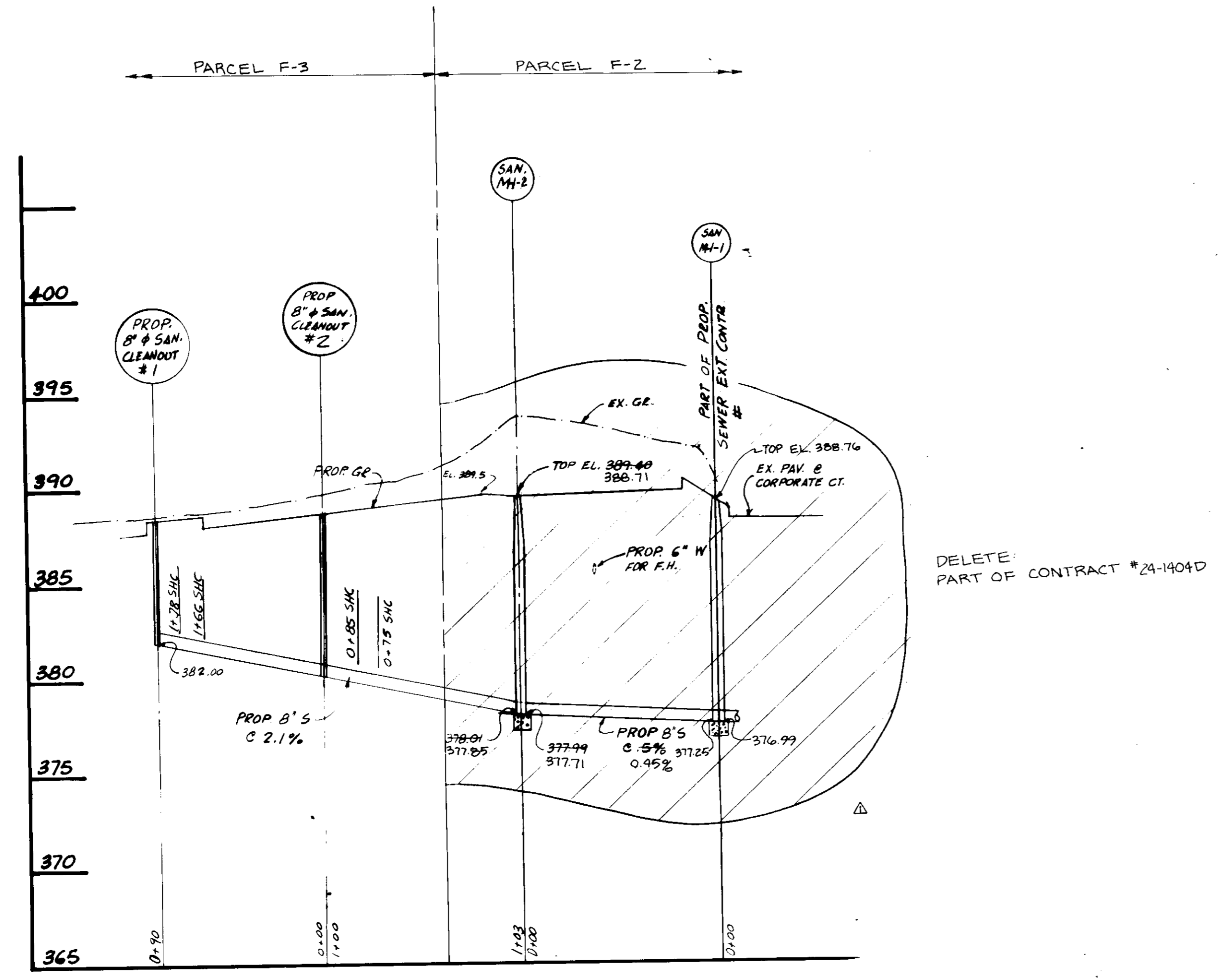


STANDARD SANITARY SEWER MANHOLE
HO. CO. STD. DET. 65.01 - N.T.S.

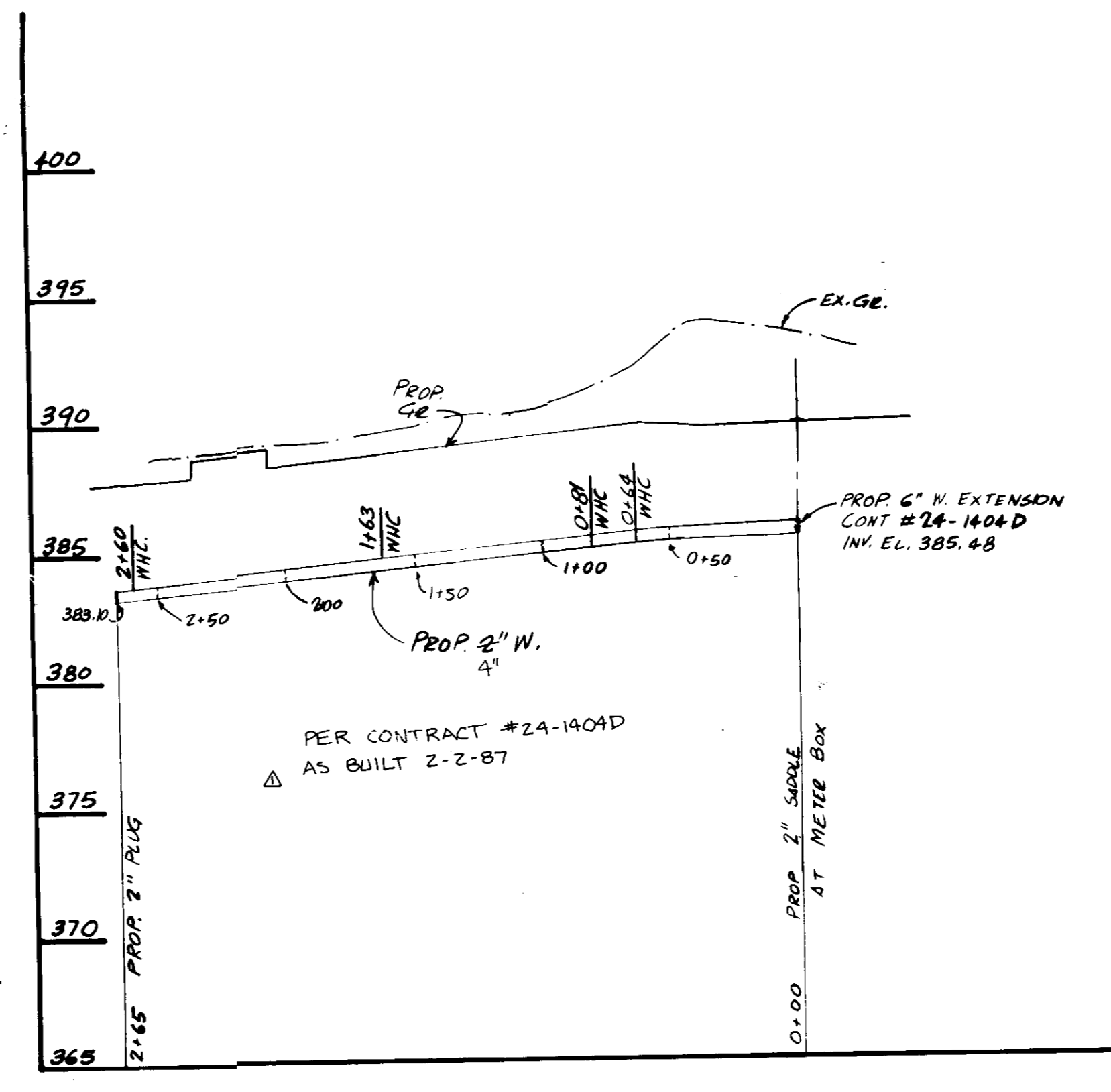
STANDARD SANITARY SEWER CLEANOUT
HO. CO. STD. DET. 53.21 - N.T.S.



STANDARD SANITARY SEWER CLEANOUT
HO. CO. STD. DET. 53.21 - N.T.S.



SEWER PROFILE - NORTH MAIN
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



WATER PROFILE - NORTH MAIN
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

AS-BUILT NOTE:
THE INFORMATION SHOWN HEREON WAS DONE FROM A VISUAL FIELD OBSERVATION BY A SURVEY CREW. ANY BURIED OR INACCESSIBLE STRUCTURES/IMPROVEMENTS ARE LOCATED EITHER FROM CONTRACTORS/OWNERS RECORDS OR CONSTRUCTION PLANS. THE USER OF THIS INFORMATION SHOULD, PRIOR TO ANY CONSTRUCTION, TEST FIT FOR AN ACCURATE LOCATION OF THE STRUCTURE/IMPROVEMENT THAT ARE NOT VISIBLE. WHILE THE INFORMATION SUBMITTED BY THE CONTRACTOR/OWNER AND INCORPORATED INTO THE RECORD DRAWING IS ASSUMED TO BE RELIABLE, JOHN E. HARMS JR. AND ASSOCIATES INC. WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION NOR THE ERRORS OR OMISSIONS WHICH MAY APPEAR ON THE RECORD DOCUMENT AS A RESULT THEREOF.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE INFORMATION LOCATED HEREON IS CORRECT BUT IS SUBJECT TO ANY NOTATION (SEE AS-BUILT NOTE).
William H. Noyes
WILLIAM H. NOYES PROFESSIONAL LAND SURVEYOR MD NO. 10723 DATE 5/15/86

5-26-86
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 6-18-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR DATE
[Signature] 6-19-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE
[Signature] 6-11-86
CHIEF BUREAU OF ENGINEERING DATE
[Signature] 6-12-86

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE DATE
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
[Signature] 6/10/86
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
[Signature] 6/18/86
ANGELO AMABILE

ENGINEER'S CERTIFICATE
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.
[Signature] 6/5/86
RDM ENGINEERING, INC.

OWNER & DEVELOPER
ANGELO AMABILE
C/O VENUS CONSTRUCTION CO.
5540 CORPORATE COURT
ELLCOTT CITY, MD 21045

TITLE: PROFILES - PRIVATE WATER & SEWER MAINS
PROJECT: PINE ORCHARD PARK - SECTION 2 - PARCEL 'F-1' - PHASE II (BUILDING AND PARKING REVISIONS TO SDP-85-221 - PHASE I)
LOCATION: 2ND ELECTION DISTRICT, TAX MAP 24, HOWARD COUNTY, MD.
DATE: APR. 1985 SCALE: AS NOTED DESIGN BY: R.D.M. DRAWN BY: R.D.M. CHECKED BY: R.D.M. DRAWING NO: 6 OF 6 JOB NO: R-8504
RDM ENGINEERING, INC.
11416 OLD FREDERICK ROAD
MARRIOTTVILLE, MARYLAND 21104
TEL. (301) 442-1250

SDP-86-237