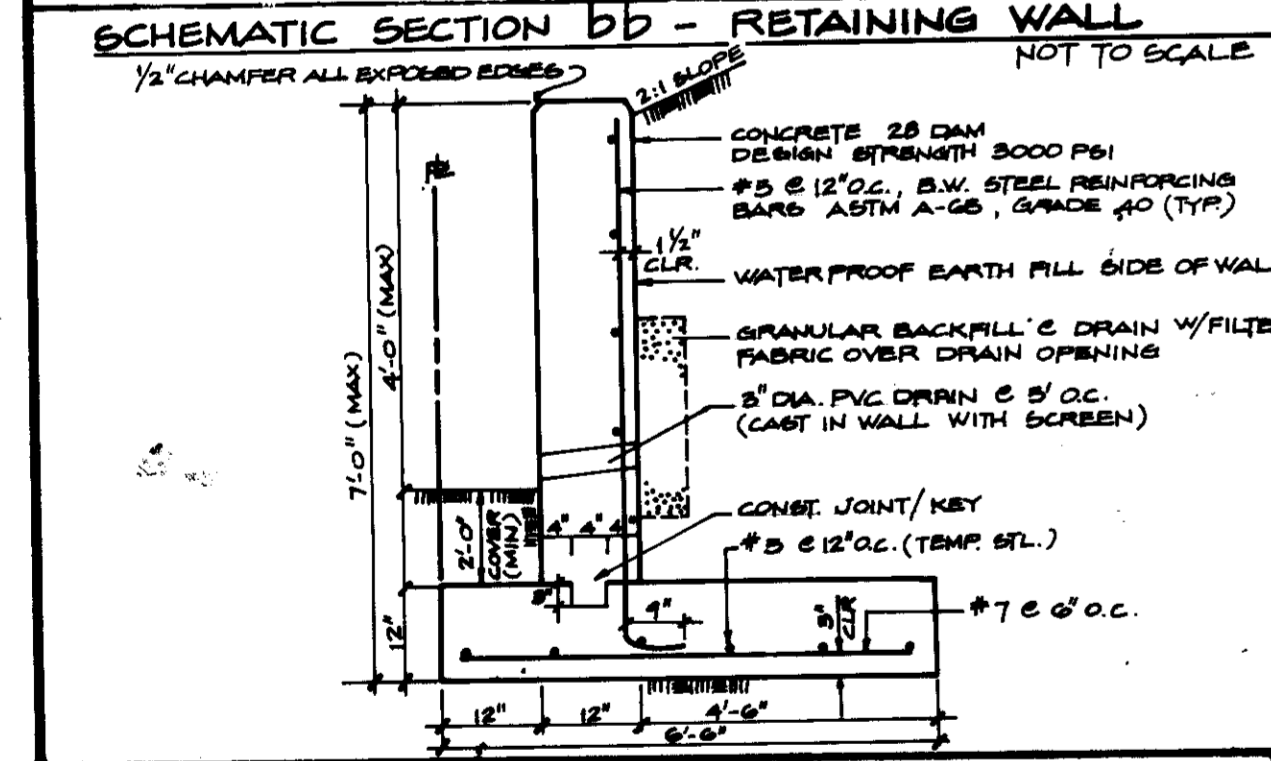


site analysis

- AREA OF PARCEL ——— 0.07 AC / 37904 SF
- PRESENT ZONING ——— D-2
- FLOOR SPACE BANK - 1 STORY ——— 2475 SF
- MAXIMUM NUMBER OF EMPLOYEES ——— 6
- NUMBER PARKING SPACES REQUIRED (1 SPACE / 200 SF) ——— 13 SPACES
- NUMBER PARKING SPACES PROVIDED SPACES (INCLUDING 1 HANDICAPPED) DRIVE-IN STACKING SPACES (2 SERVICE & 10 STACKING) ——— 20 SPACES
- OPEN SPACE TO REMAIN ON SITE: ——— 14995.9 SF AREA & 40%
- BUILDING COVERAGE OF SITE ——— 2475 SF AREA & 7%
- AREA PARKING ——— 12520.9 SF
- AREA LANDSCAPED ISLANDS ——— 640 SF @ 5.1%

notes

1. ALL MATERIALS AND WORK SHOWN ON THESE PLANS (1-7) SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, AS WELL AS ANY OTHER PUBLIC BODIES OR AGENCIES NOTED HEREIN.
2. CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS AND GRADES SMOOTHLY FOR LINE, GRADE, MATERIALS & APPEARANCE. WHERE EXISTING IMPROVEMENTS MUST BE RESTORED, ALL RESTORATION SHALL MATCH OR EXCEED ORIGINAL CONDITIONS.
3. ALL EXTERIOR LIGHTING SHALL BE DIRECTED OR REFLECTED AWAY FROM ALL ADJACENT RESIDENTIALLY ZONED PROPERTIES & PUBLIC ROAD RIGHT OF WAY.
4. PROPOSED BANK WILL HAVE A BASEMENT FOR THE PURPOSE OF STORAGE & MECHANICAL SPACE ONLY.
5. NO DUMPSTER REQUIRED. REFUSE TO BE COLLECTED FROM INSIDE OF BANK.
6. PROPOSED LIGHTING SHALL BE 400 WATT MERCURY VAPOR, METAL HALIDE OR HIGH PRESSURE SODIUM LAMPS ON 20' ROUND RIGID TAPERED STEEL POLES. ALL LAMPS, POLES, BASES, AND APPURTENANCES SHALL BE AS MANUFACTURED BY GTE SYLVANIA OR APPROVED EQUAL. FOR BASE, SEE DETAIL, SHT. 2.
7. EXISTING MANHOLE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER IN THE FIELD.



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

[Signature] 4/13/87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 4-6-87
DIRECTOR DATE

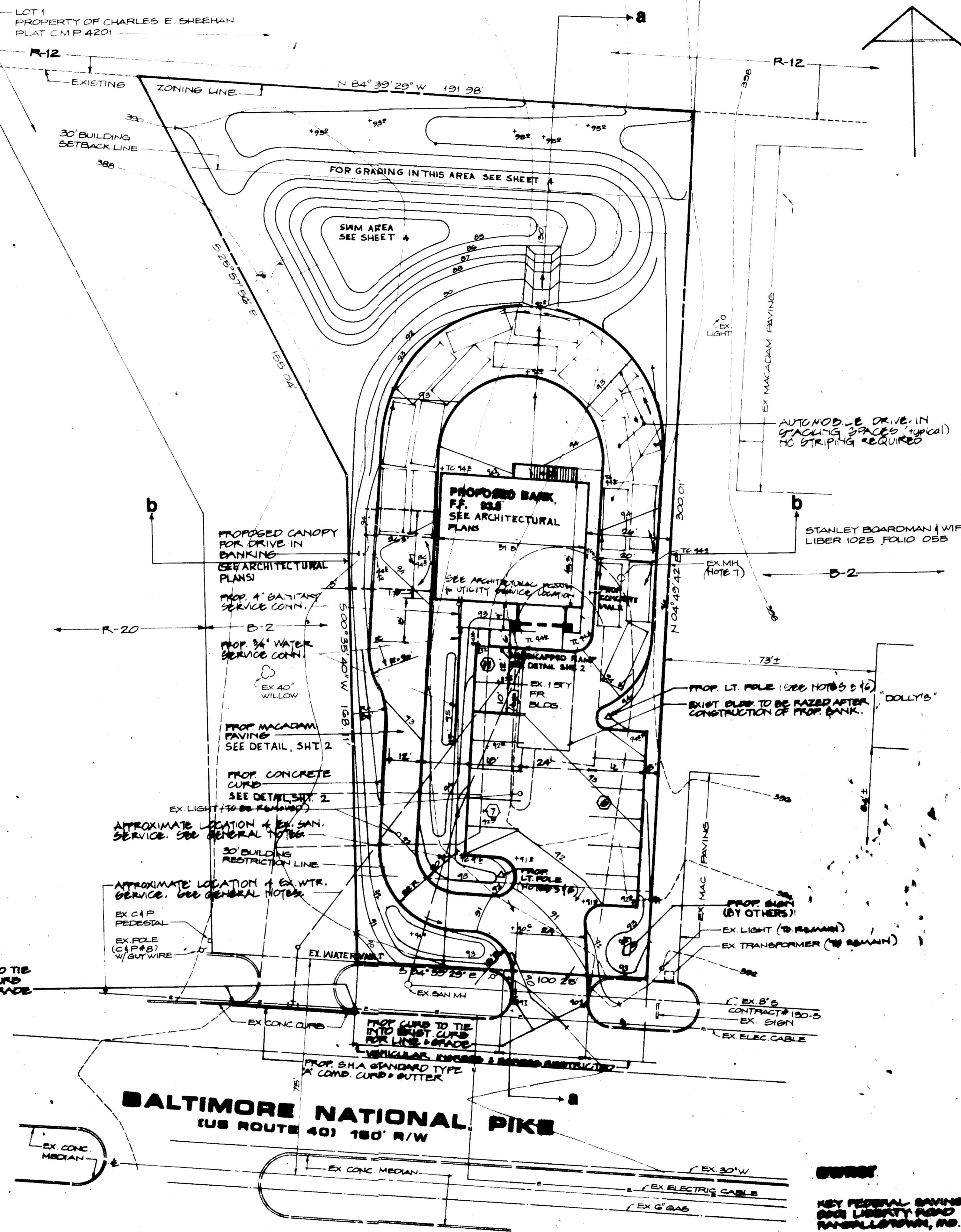
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
[Signature] 4-6-87
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
SEWER DRAINAGE SYSTEM AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 4-2-87
DIRECTOR DATE

[Signature] 4-2-87
CHIEF BUREAU OF ENGINEERING DATE

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-87



vicinity map
Scale 1" = 2000'

benchmark

- 1) HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS
32A2002-R N 525709.095 E 044475.705
32A2003-R N 525912.292 E 046607.001
- 2) VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT
32A2003-R ELEV. 305.295

general notes

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYOR.

Utilities shown on these plans are for the convenience of the Contractor and do not represent tested locations. The exact location of underground utilities is unknown. Contractor shall notify Chesapeake & Potomac Telephone Company (410-327-7777) at least 5 working days prior to starting any work. Contractor shall verify location of all utilities to his own satisfaction prior to starting any work shown on these plans. Any discrepancy between the existing utilities shown on these plans and the actual field conditions, including the discovery of utilities not shown on these plans, shall be reported immediately to the Engineer. The Contractor shall be responsible for the location of all utilities. The location of all utilities shall be shown on any discrepancy without authorization from a principal of the Engineer, a consultant or a subcontractor.

The Contractor shall use extreme caution during excavation and/or installation of all work shown on these plans. All utilities shall be fully protected from damage or interruption. If any utility damage or interruption occurs, the utility shall be immediately restored to original condition by the Contractor at the cost of the restoration shown included in the original contract as part of the bid price. The cost of the restoration shall not be incidental to the contract.

CONTRACTOR SHALL PERFORM SUBSURFACE EXPLORATION AS REQUIRED TO LOCATE EXISTING UTILITIES WITHOUT DAMAGING SAID UTILITIES OR INTERRUPTING ANY UTILITY SERVICE

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL A-2	#3480 US ROUTE 40

PROPERTY NAME	PROPERTY OWNER	PROPERTY ADDRESS
PROPERTY OF CHARLES E. SHEEHAN	CHARLES E. SHEEHAN	PARCEL A-2

PLAT OR LOT	BLK	SEC	TOWNSHIP	COUNTY	STATE
4	D-2	24	14	HOWARD	M.D.

OWNER: F-06
140-2600

SITE DEVELOPMENT PLAN

KEY FEDERAL
PARCEL A-2 (Formerly SDP-84-200)
A Resubdivision of Parcel 'A-1'
Property of Charles E. Sheehan

RECORDING NO. 6038
TAX MAP #1
PARCEL 40
ELECTION DISTRICT NO. 2
HOWARD CO., MD.

APPROVED: 2/21/87
DATE: 2/21/87

DATE: 1/26/87

DESIGNED: JWH

DRAWN: JWH

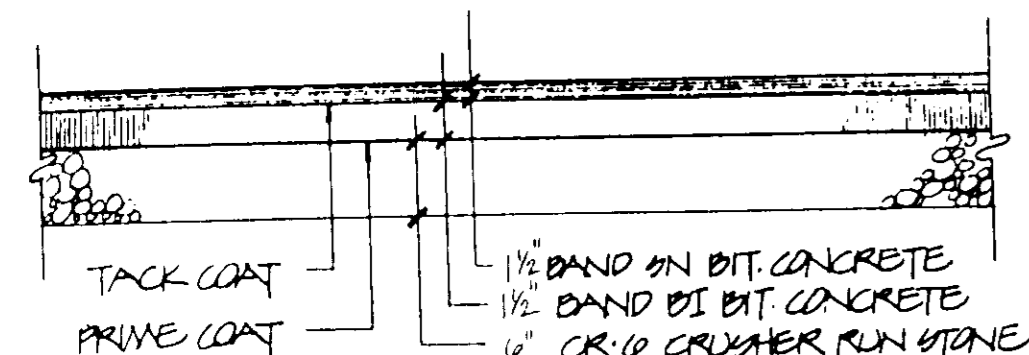
CHECKED: JWH

KEY FEDERAL SALES & SERVICE
8001 LIBERTY ROAD
BANGOR, MD. 21013

SDP-87-11

typical paving section

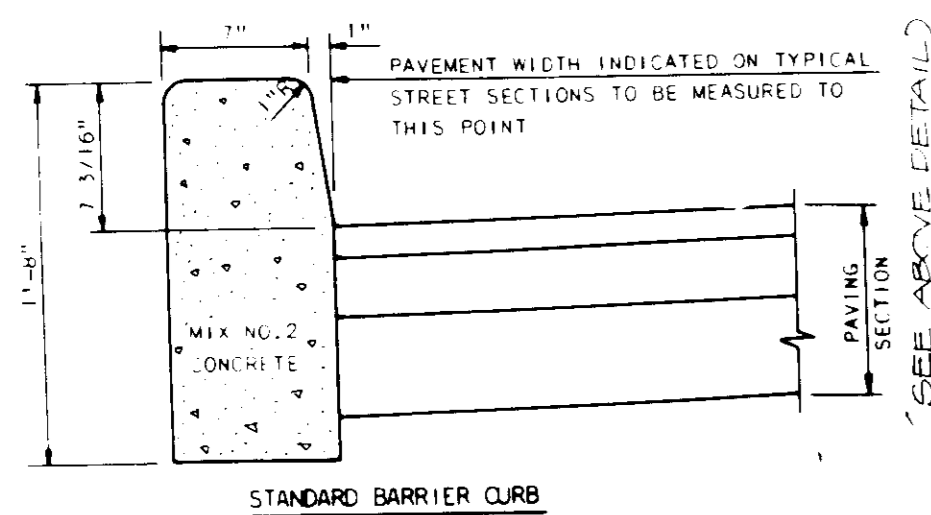
NOT TO SCALE



- 1 BITUMINOUS CONCRETE BAND DESIGNATIONS ARE PER MARYLAND STATE HIGHWAY ADMINISTRATION SPECS. ALL MATERIALS TO BE MIXED & PLACED IN ACCORDANCE WITH SAME.
- 2 TACK COAT OF 0.05 GAL/SY. OF MC-4 SHALL BE APPLIED TO EACH UNDERLYING LAYER OF BIT. CONCRETE PRIOR TO PLACING SUBSEQUENT COURSES.
- 3 PRIME COAT OF 0.3 GAL/SY. OF MC-70 SHALL BE APPLIED ON TOP OF EACH GRANULAR BASE COURSE.

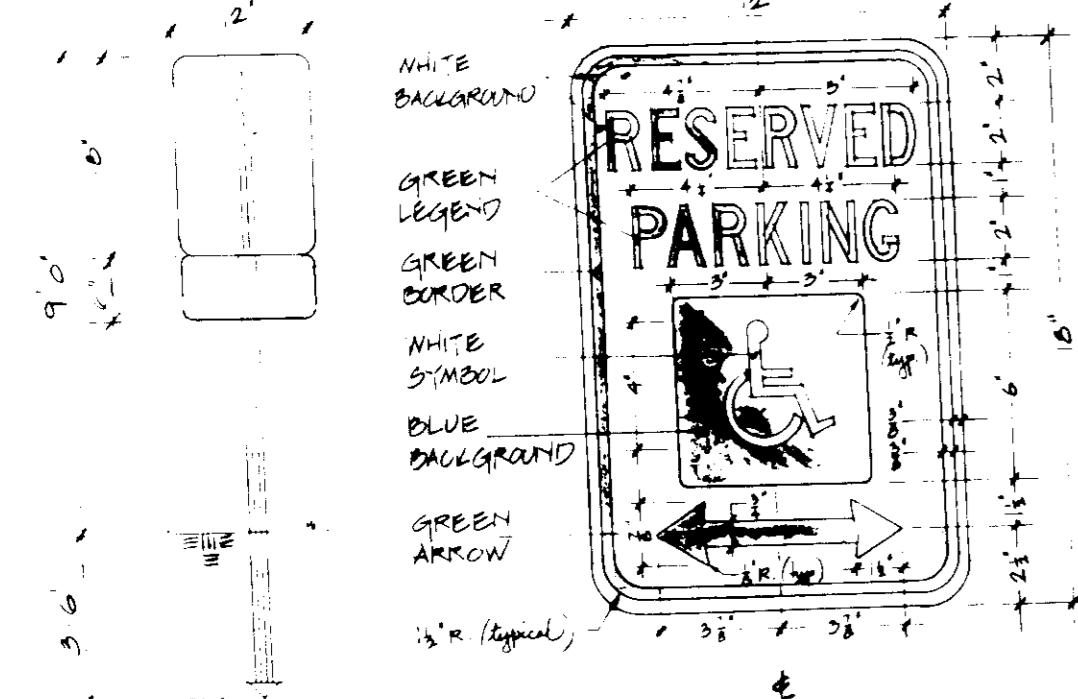
typical curb detail

NOT TO SCALE - HOWARD CO DETAIL R-3.03



handicapped sign detail

1\"/>



ABOVE SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD RT-B RESERVED PARKING FOR HANDI. SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7'-0\"/>

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

J. M. Boyd M.D. / *me* 4/2/87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas J. Harris 4-6-87
DIRECTOR DATE

William W. MacArthur 4-6-87
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEM AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

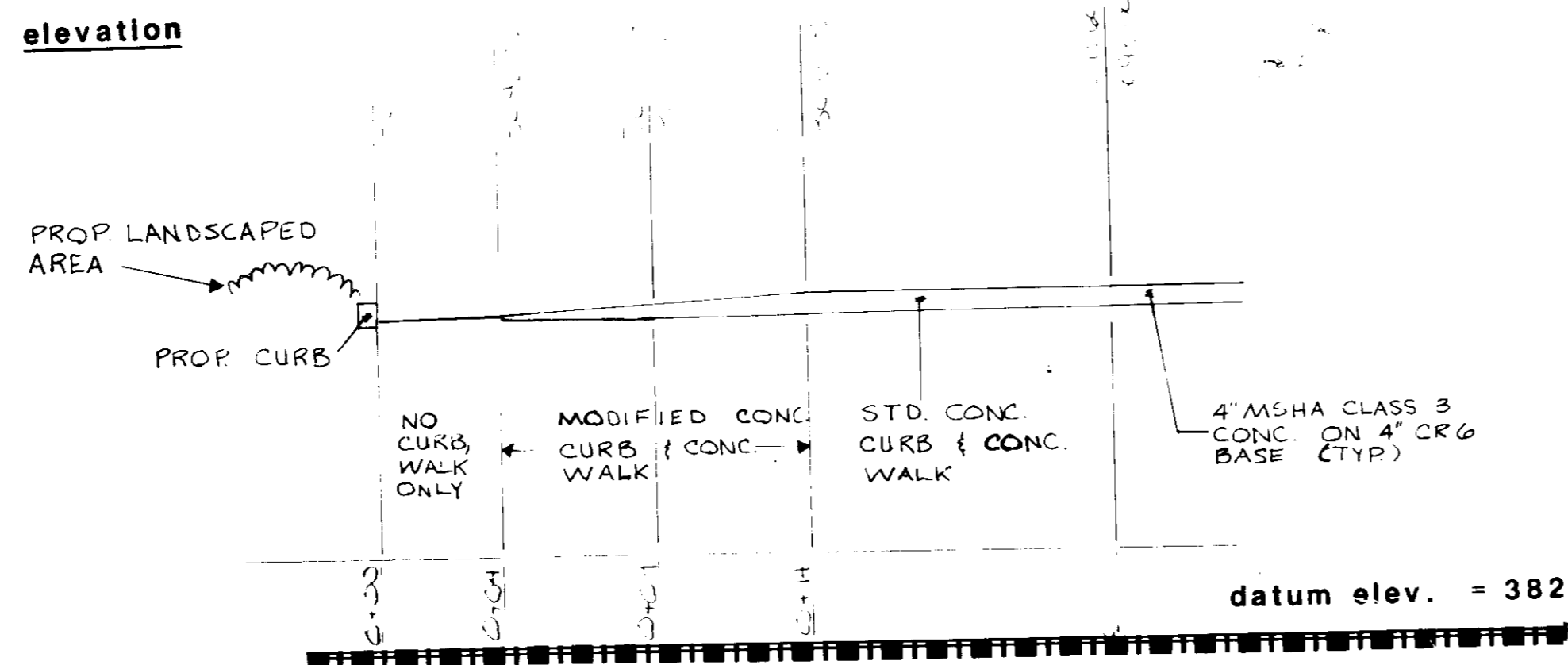
George F. Nemy 4-2-87
DIRECTOR DATE

George F. Nemy 4-2-87
CHIEF BUREAU OF ENGINEERING DATE

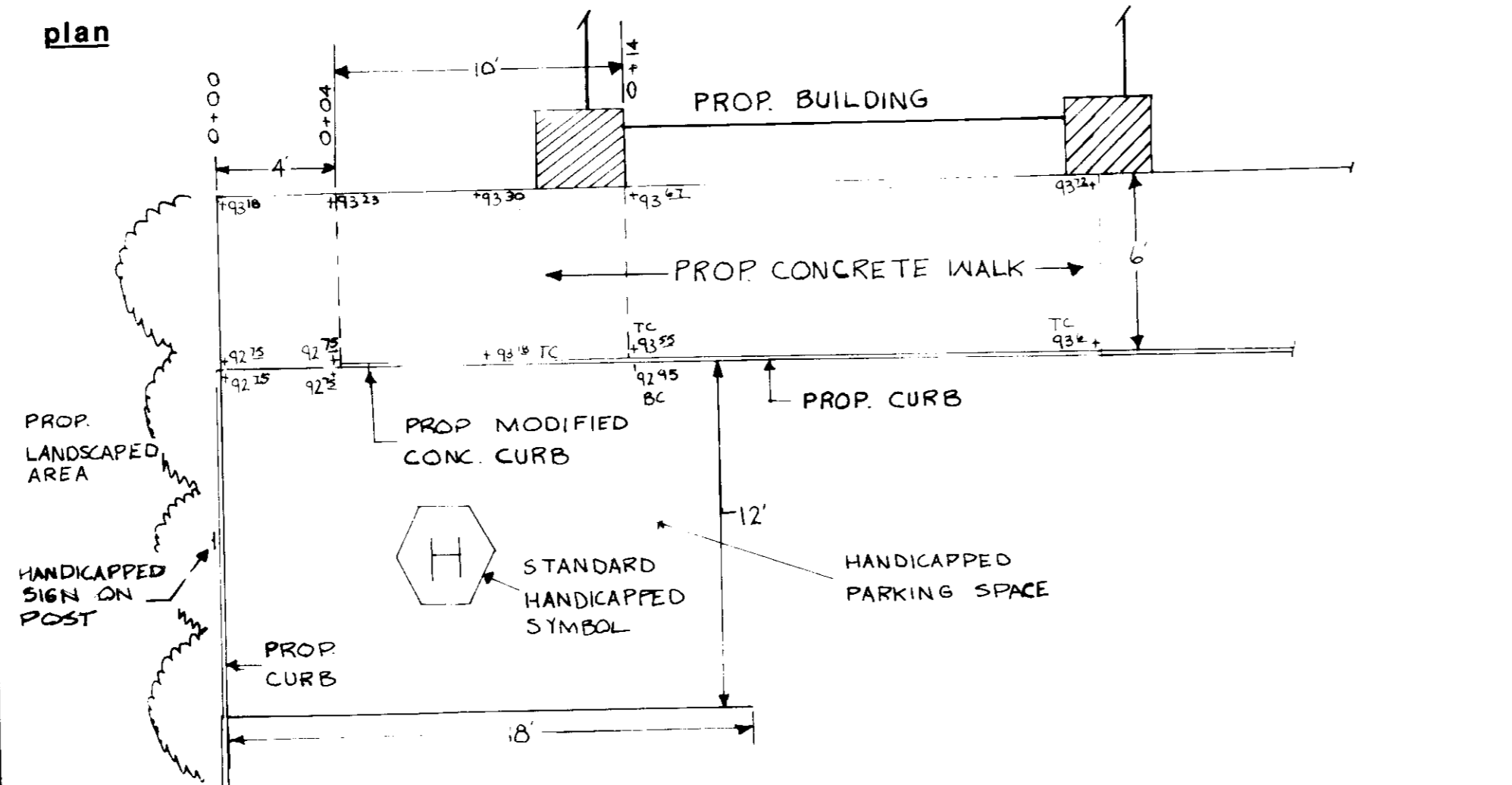
handicapped ramp detail

NOT TO SCALE

elevation

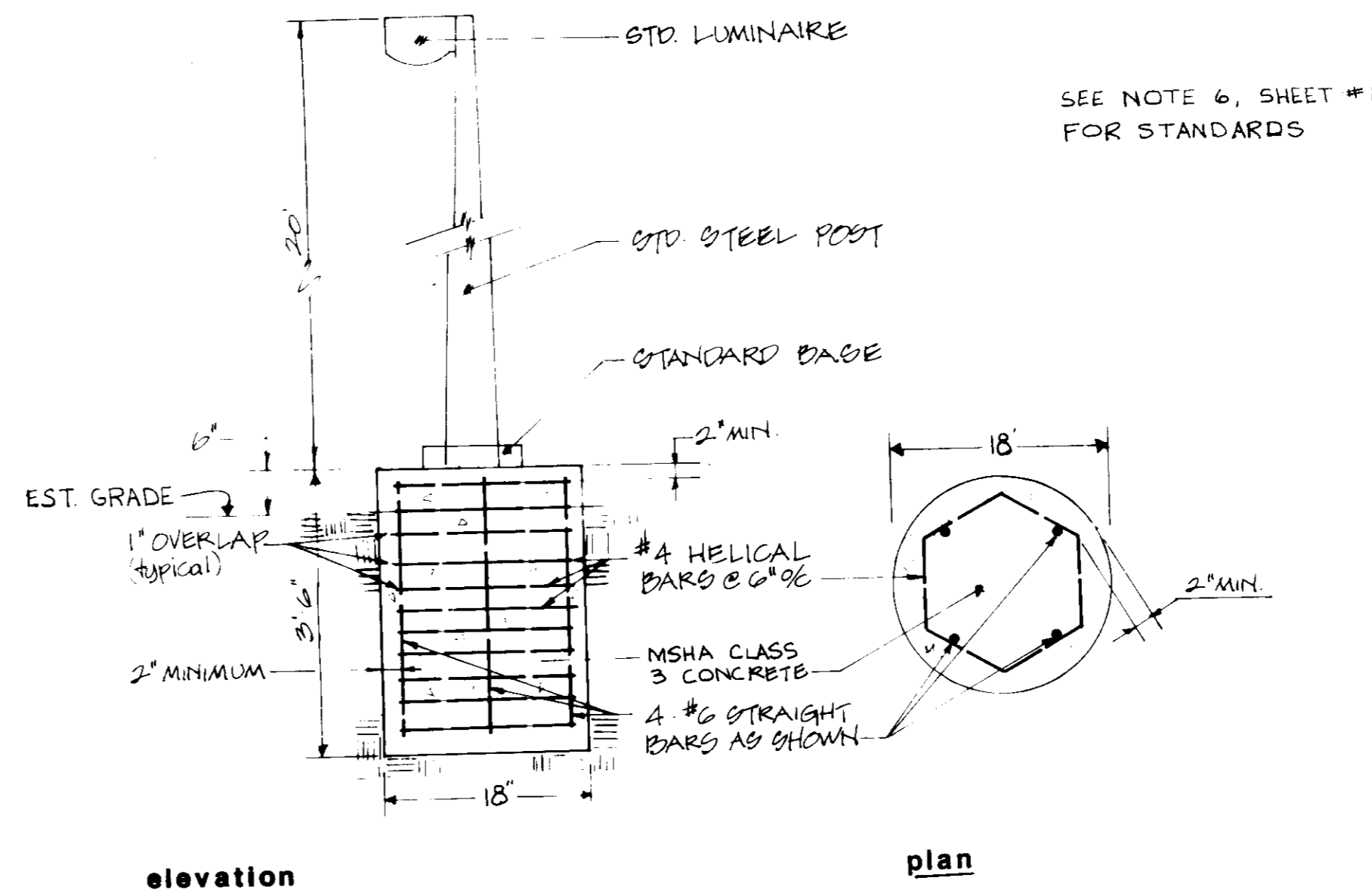


plan



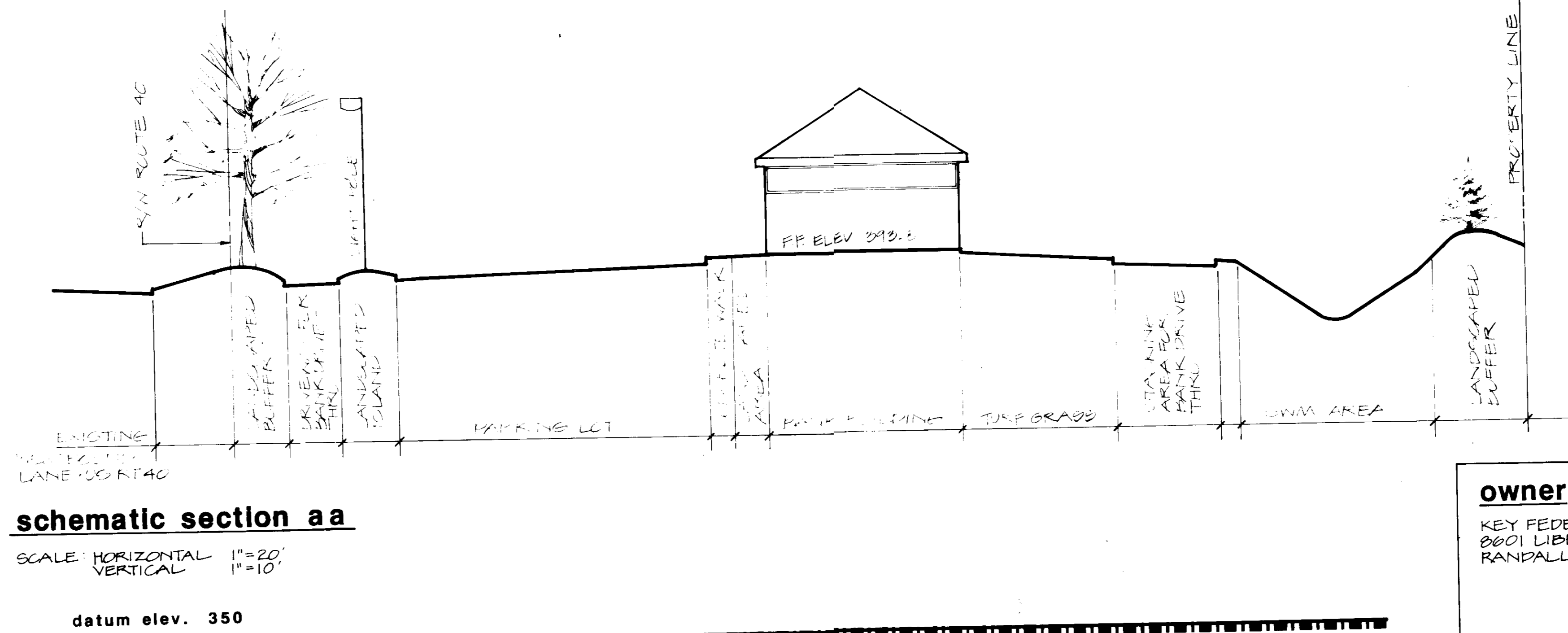
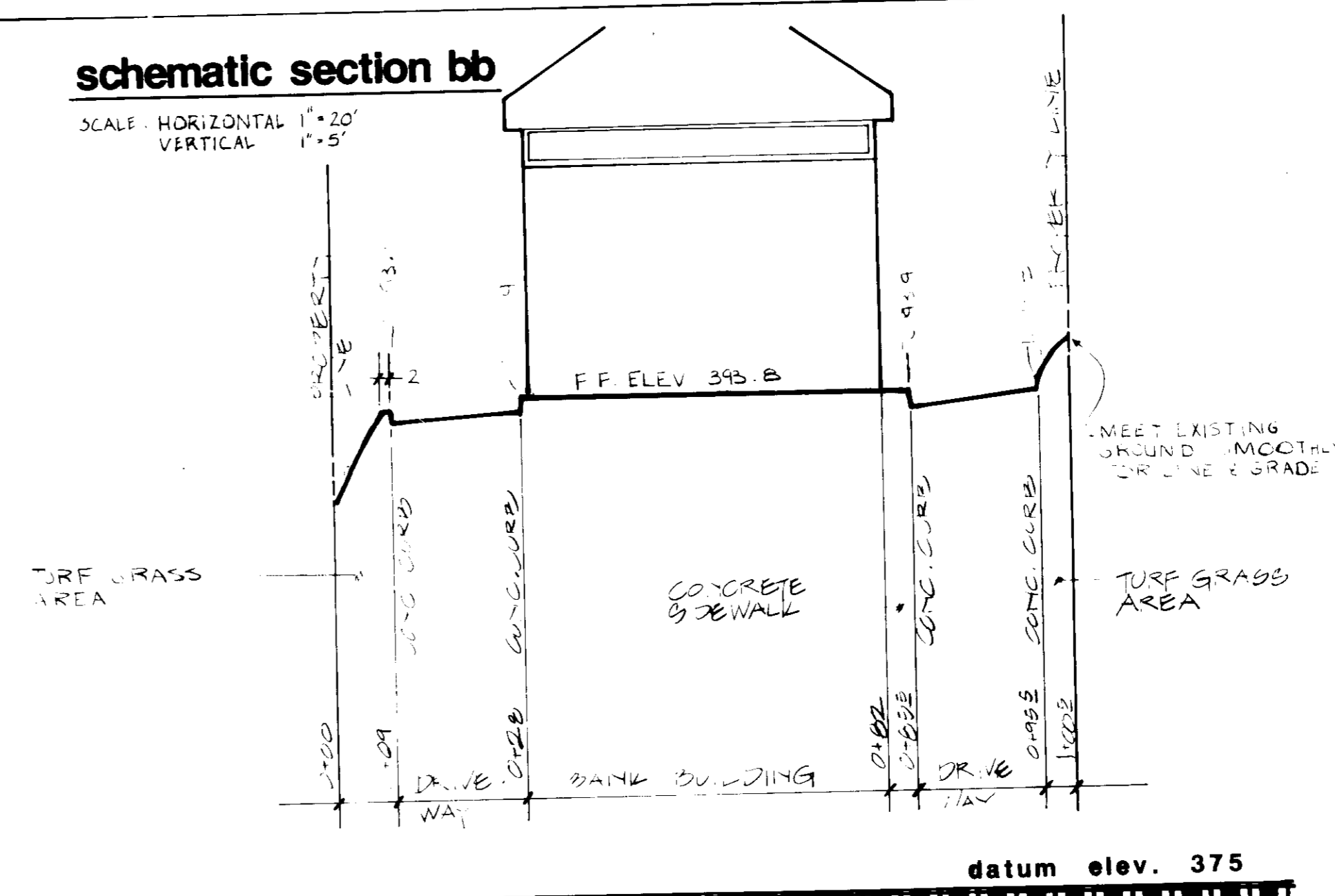
light post detail

NOT TO SCALE



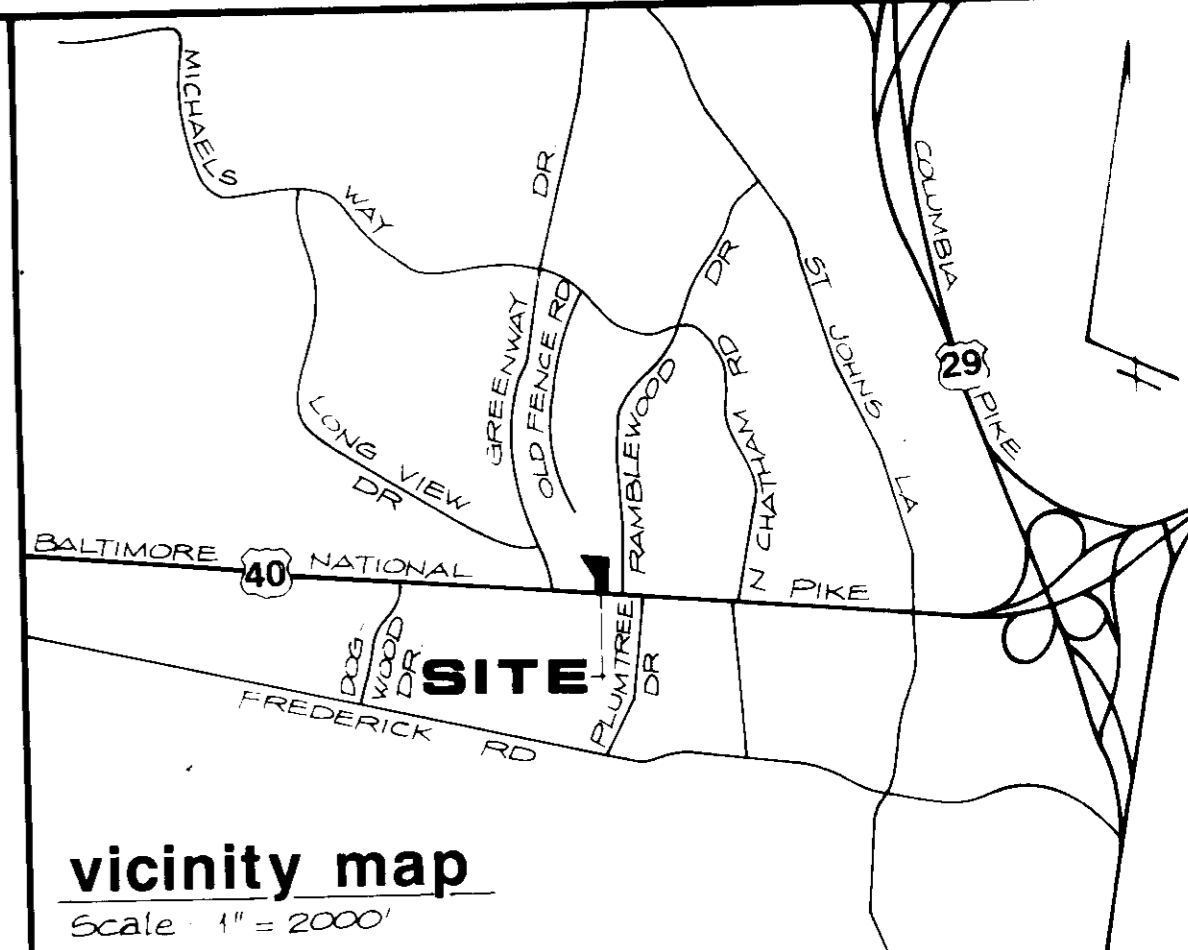
schematic section bb

SCALE: HORIZONTAL 1\"/>



vicinity map

Scale 1\"/>



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-87

SITE DETAILS

KEY FEDERAL
PARCEL A-2 (Formerly SDP-84-286)
A Resubdivision of Parcel 'A-1'
Property of Charles E. Sheehan

RECORDING NO. 6028 TAX MAP 24
BLOCK 4 PARCEL 48
ELECTION DISTRICT NO. 2 HOWARD CO., MD

REVISIONS:
PER NO. CO COMMENTS
3/9/87 JAV

SCALE: 1\"/>

ROSENFELT & WOOLFOLK
INCORPORATED
civil engineers • site designers • land planners
water quality and stormwater management consultants

Suite Eight
Owings Mills Professional Center
10706 Reisterstown Road
Owings Mills, MD 21117
Telephone: (301) 356-4800

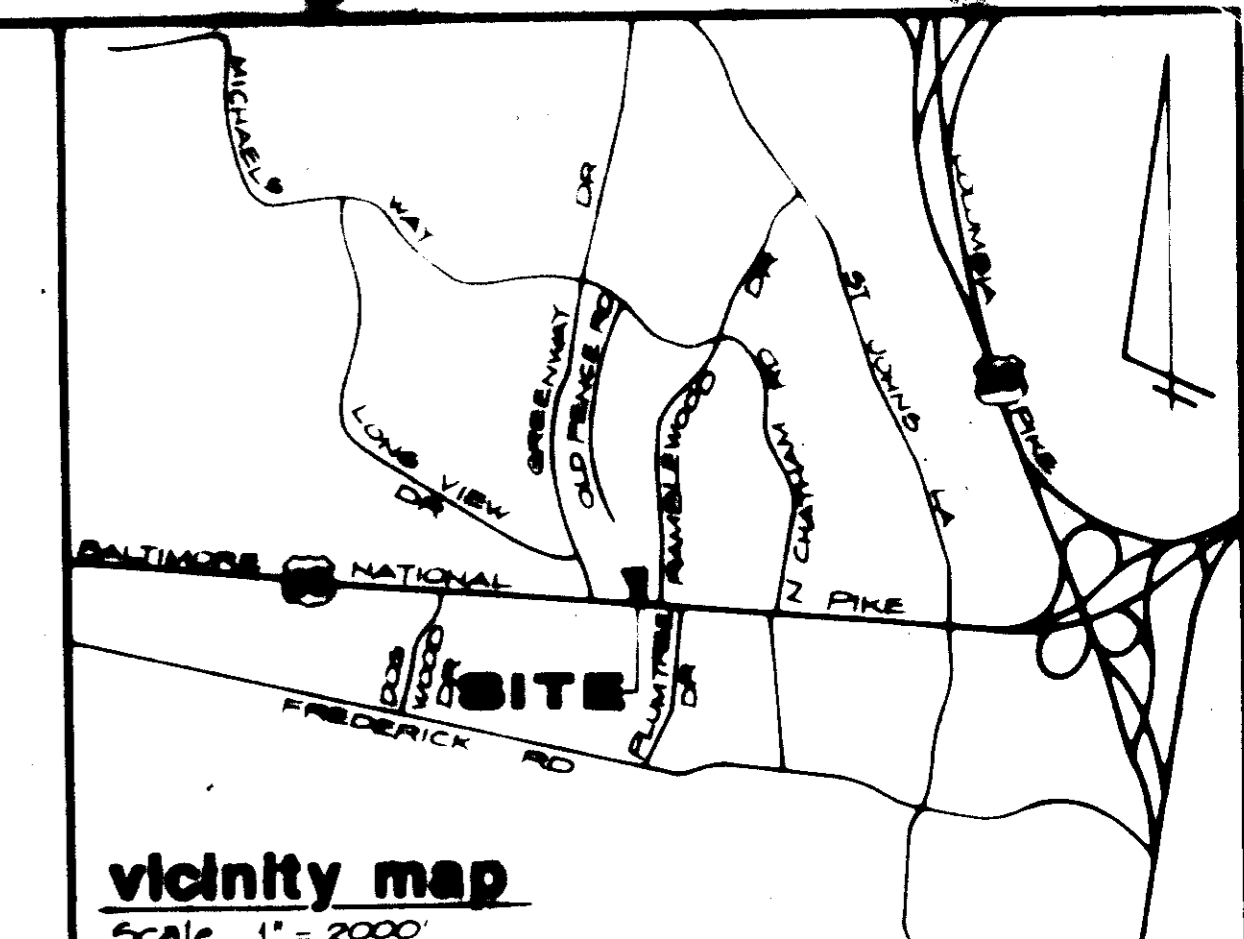
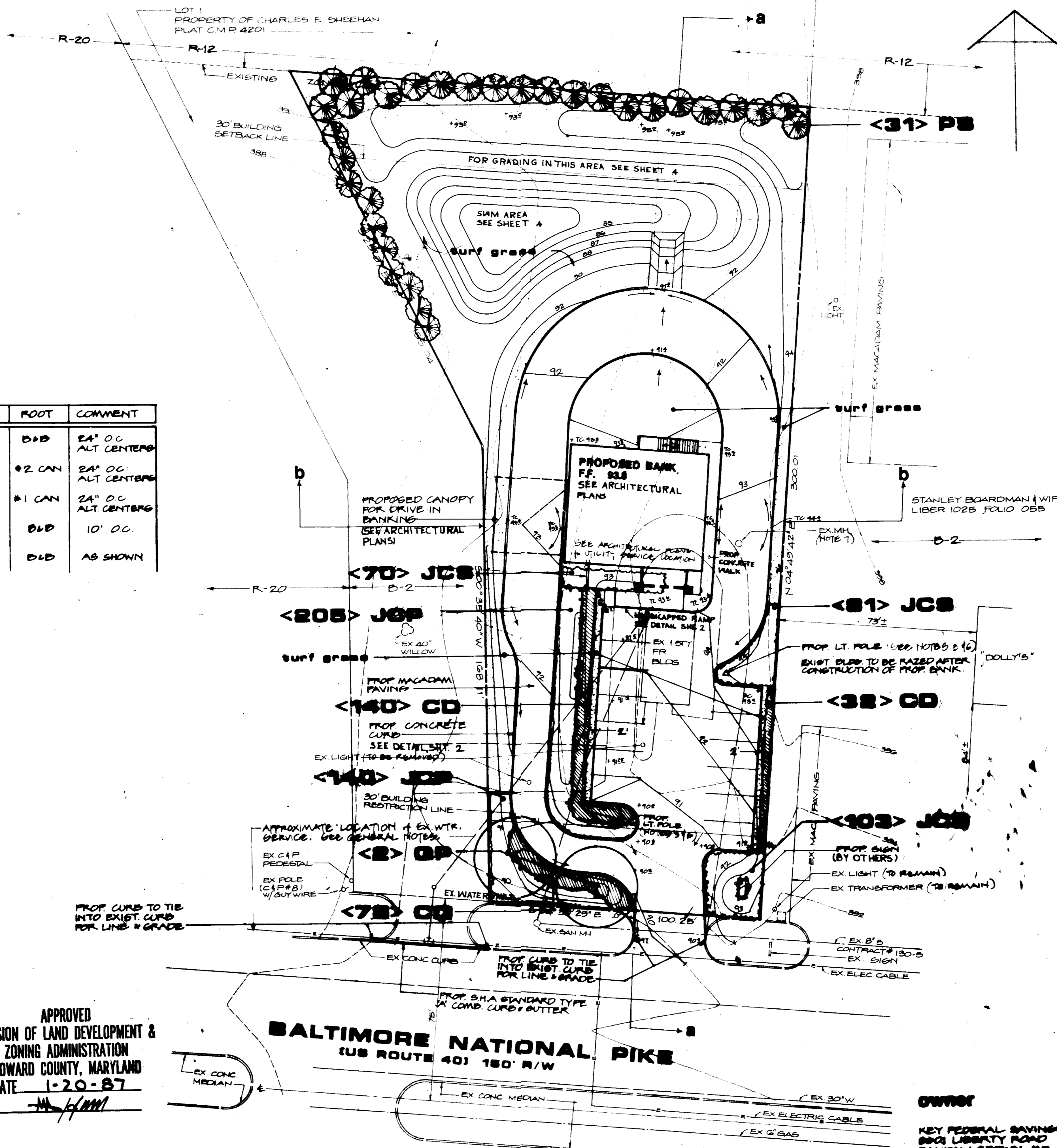
owner

KEY FEDERAL SAVINGS & LOAN
2801 LIBERTY ROAD
RANDALLSTOWN, MD. 21133

SHEET 2 OF 7

SDP-87-97

1
2
3
4
5
6
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8
9



vicinity map
Scale 1" = 2000'

benchmark
 1) HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT 92A2002-R N 825701.015 E 04475.705 92A2003-R N 825912.292 E 046007.801
 2) VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT 92A2003-R ELEV. 905.295
general notes
 1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYOR.
 Utilities shown on these plans are for the convenience of the Contractor and do not represent tested locations. The exact location of underground utilities is unknown. Contractor shall notify Mass Utility 8 1-800-257-7771 at least 5 working days prior to starting any work. Contractor shall verify location of all utilities to his own satisfaction prior to starting any work shown on these plans. Any discrepancy between the existing utilities shown on these plans and the actual field conditions, including the discovery of utilities not shown on these plans, shall be reported immediately to Jeff, Rosenfeld & Woolfolk, Inc. No further construction shall be done in the area of any discrepancy without authorization from a principal of Jeff, Rosenfeld & Woolfolk.
 The Contractor shall use extreme caution during excavation and/or installation of all work shown on these plans. All utilities shall be fully protected from damage or interruption. If any utility damage or interruption occurs, the utility shall be immediately restored to original conditions by the Contractor. The cost of the restoration shall be included in the original contract as part of the bid price. The cost of the restoration shall not be incidental to the contract.
 CONTRACTOR SHALL PERFORM SUBSURFACE EXPLORATION AS REQUIRED TO LOCATE EXISTING UTILITIES WITHOUT DAMAGING SAID UTILITIES OR INTERRUPTING ANY UTILITY SERVICE.
 THIS PLAN IS FOR INSTALLATION OF PROPOSED PLANTING ONLY. FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE PLANS.
 FOR TURF GRASS SPECIFICATIONS, SEE SHEET 5 FOR SWIM AREA & SHEET 7 FOR REMAINDER OF SITE.

plant list

SYM	QUAN	NAME	SIZE	ROOT	COMMENT
JCP	345	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA/COMPACT PFITZER	15'-18" SPR	D+D	24" O.C. ALT. CENTERB.
JCS	254	JUNIPERUS CHINENSIS SARGENTI SARGENT JUNIPER	15'-18" SPR	#2 CAN	24" O.C. ALT. CENTERB.
CD	250	COTONEASTER DAMMERI BRADSHOLM CHRISTMAS CARPET COTONEASTER	12"-15" SPR	#1 CAN	24" O.C. ALT. CENTERB.
PB	31	PINUS STROBUS WHITE PINE	4'-5' HT.	D+D	10' O.C.
OP	2	QUERCUS PHELLOS/WILLOW OAK	2 1/2"-3" CAL.	D+D	AS SHOWN

landscape notes

Note: All plant material shall comply with the "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc., (Latest Edition).
 Note: All materials shall be placed as per the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" as proposed by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, (Latest Edition).
 Note: The landscape contractor shall confirm to his own satisfaction the location of all utilities prior to placement of any materials. If any conflict is found between underground utilities and the proposed location of plant materials, the contractor shall contact Rosenfeld & Woolfolk, Inc. Any damage or disruption of service shall be at the expense of the landscape contractor.

LANDSCAPE PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-84-200) A Subdivision of Parcel 'A-1' Property of Charles E. Sheehan
 RECORDING NO. 6035 TAX MAP 24 PARCEL 40 BLOCK 4 ELECTION DISTRICT NO. 2 HOWARD CO., MD.

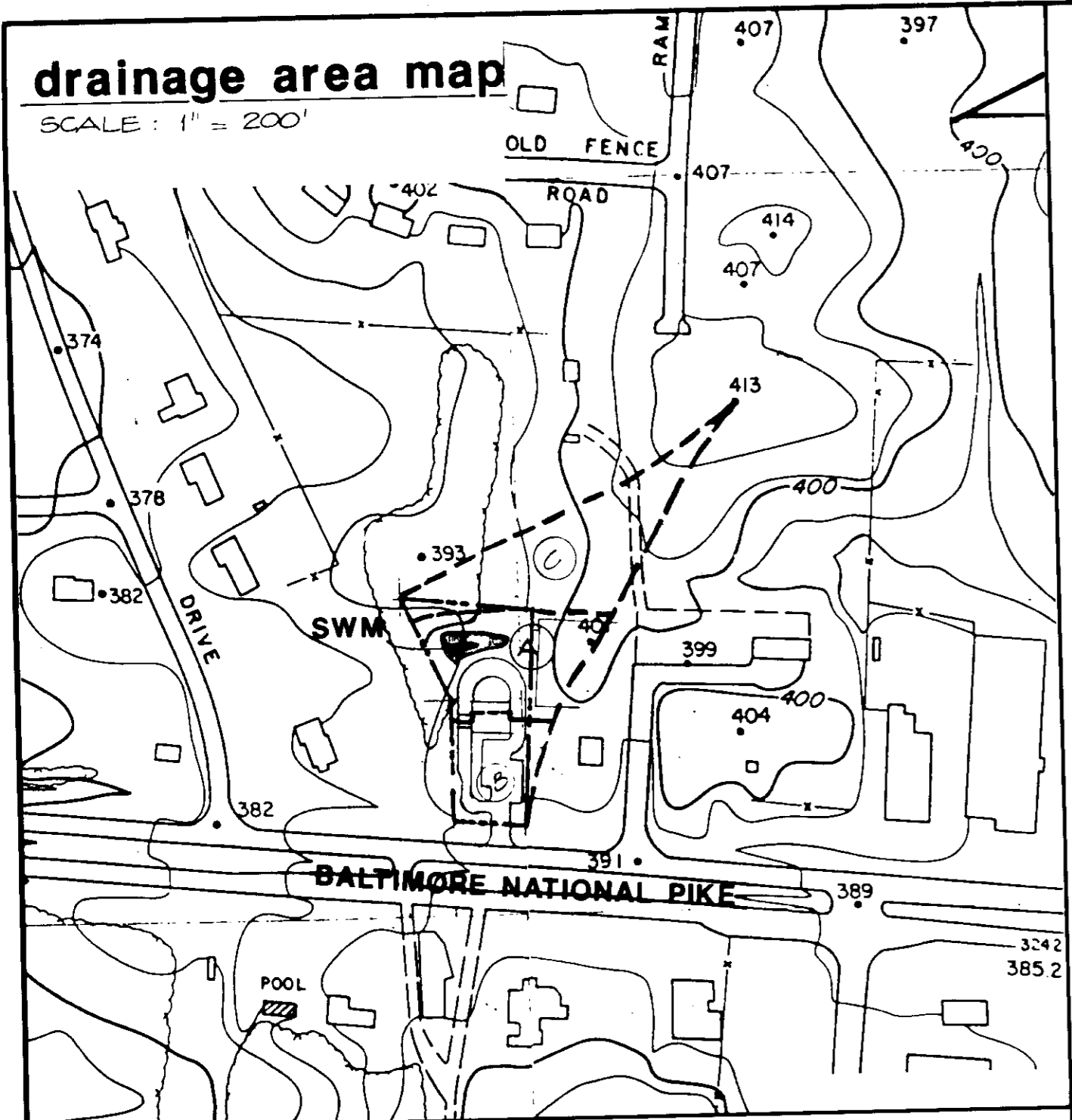
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 # DATE 4/3/87
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 # DATE 4-6-87
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 # DATE 4-2-87
 CHIEF BUREAU OF ENGINEERING # DATE 4-2-87

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 1-20-87

BALTIMORE NATIONAL PIKE
 (US ROUTE 40) 150' R/W

OWNER
 KEY FEDERAL SAVINGS & LOAN
 9901 LIBERTY ROAD
 RANDALLSTOWN, MD. 21155

SCALE: 1" = 20'
 DATE: 2/27/87 JAU
 JOB NO.: 024/003
 DESIGNER: TJM
 DRAWER: JAU
 CHECKER: TJW
 DRAWING NUMBER: 3
 SDP-87-07



design data

STRUCTURE:

TYPE _____ DETENTION BASIN
 LOCATION _____ URBAN
 STRUCTURE CLASS _____ a
 DRAINAGE AREA TO STRUCTURE _____ 0.75 AC
 STORAGE HEIGHT PRODUCT _____ 17400 (43560) + 0.1 = 1.7
 INFILTRATION RATE FIELD _____ 0.04 = 4.08 IN/HR
 DESIGN _____ 0.27 IN/HR

HYDRAULIC CRITERIA

PRINCIPAL SPILLWAY _____ 6" CMP
 EMERGENCY SPILLWAY _____ 10" OPEN
 FREEBOARD REQUIRED _____ 1.0'
 PROVIDED _____ 1.2'

HYDROLOGIC CRITERIA

EXISTING CONDITIONS

	DA A	DA B
AREA	1.88 AC	0.13 AC
RCN	64	89
Tc	0.3 HR	0.3 HR
Q2	1.1 CFS	0.3 CFS
Q10	3.2 CFS	0.5 CFS

SUMMARY EXISTING CONDITIONS
 Q2 = 1.4 CFS
 Q10 = 3.7 CFS

DEVELOPED CONDITIONS

	DA A	DA B	DA C
AREA	0.75 AC	0.37 AC	0.30 AC
RCN	82	82	59
Tc	0.2 HR	0.15 HR	0.3 HR
Q2	0.7 CFS	0.3 CFS	0.3 CFS
Q10	1.5 CFS	1.2 CFS	1.2 CFS

SUMMARY OF DEVELOPED CONDITIONS OF DRAINAGE AREAS B AND C (BY TABULAR HYDROGRAPH)
 Q2 = 1.0 CFS
 Q10 = 2.6 CFS

DRAINAGE AREAS B & C TO BE UNCONTROLLED

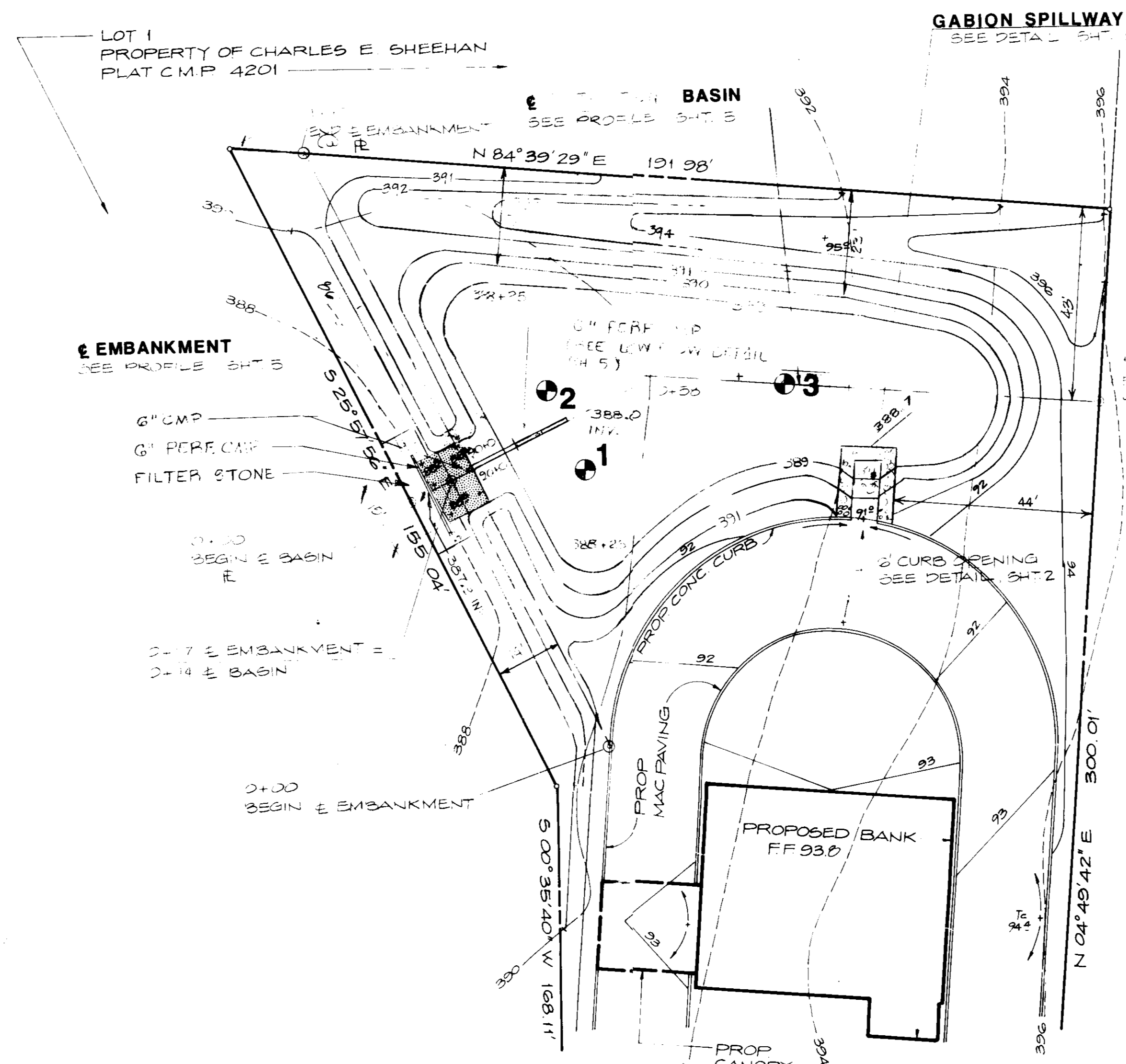
ALLOWED RELEASE RATE FROM DA A

EX Q2	1.4 CFS	EX Q10	3.7 CFS
DEV Q2	1.0 CFS	DEV Q10	2.6 CFS
	0.4 CFS		0.9 CFS

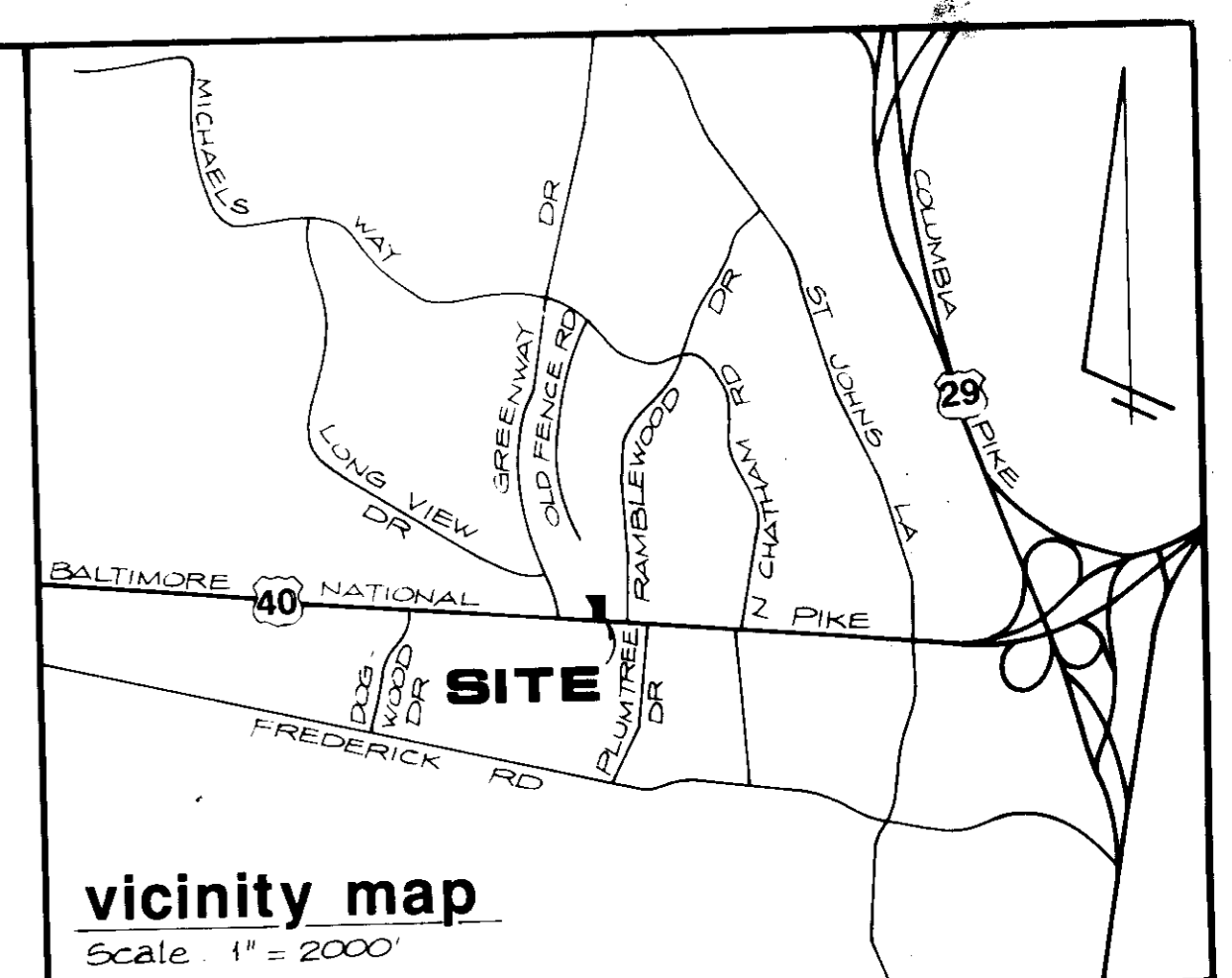
PROPOSED RELEASE RATE FROM DA A

Q2	0.7 CFS
Q10	1.5 CFS

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 1-20-87



owner
 KEY FEDERAL SAVINGS & LOAN
 8601 LIBERTY ROAD
 RANDALLSTOWN, MD 21133



benchmark

1. HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS 3242002-R N 525789 095 E 849475 765 3242003-R N 525912 232 E 846607 881

2. VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT 3242003-R ELEV. 385.295

general notes

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYORS.

2. GRADES SHOWN ON PLAN VIEW ARE FINISHED GRADES.

3. FOR STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS, SEE SHEET 5.

4. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION, MATERIALS, METHODS AND PRACTICES FOR WORK SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST "HOWARD COUNTY DESIGN MANUAL", "VOLUME I - STORM DRAINAGE" AND "VOLUME IV - STANDARDS SPECIFICATIONS AND DETAILS" BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR INFILTRATION PRACTICES" BY THE STORMWATER MANAGEMENT DIVISION, WRA, MD, DEPT. OF NATURAL RESOURCES, AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION & MATERIALS" BY THE MD DEPT. OF TRANSPORTATION, SHA.

5. THIS DRAWING AND DRAWING NO. 4, SHEET 5 OF 7 ARE FOR THE CONSTRUCTION OF THE STORMWATER MGT. FACILITY ONLY. FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE DRAWINGS.

AS-BUILT Plans & Certification are required for this Stormwater Management Facility. These must be prepared and sealed by a REGISTERED PROFESSIONAL ENGINEER. The ENGINEER must perform periodic INSPECTIONS in order to prepare the AS-BUILT Plans and Certification. The STORMWATER MANAGEMENT BOND will not be released until the AS-BUILT Plans & Certification are approved by Howard County.

In order to prepare the required AS-BUILT Plans & Certification, this Stormwater Management Facility must be INSPECTED at specific stages during construction by the ENGINEER. The CONTRACTOR shall notify the ENGINEER at least five (5) working days prior to starting any work shown on these plans.

STORMWATER MANAGEMENT PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-84-286) A Resubdivision of Parcel 'A-1' Property of Charles E. Sheehan

RECORDING NO. 6028 TAX MAP 24
 BLOCK 4 PARCEL 48
 ELECTION DISTRICT NO. 2 HOWARD CO, MD

REVISIONS:

1 2/2/87
 3/8/88 CHANGE SWM OUTFALL WTC

SCALE: 1" = 20'
 DATE: 11/21/86
 JOB NO.: 094/003
 DESIGNED: JWH
 DRAWN: LVB
 CHECKED: JWH
 DRAWING NUMBER: 4
 SDP-87-97
 SHEET 4 OF 7

ROSENFELT & WOOLFOLK
 INCORPORATED
 civil engineers • site designers • land planners
 water quality and stormwater management consultants

Suite Eight
 Owings Mills Professional Center
 10706 Reisterstown Road
 Owings Mills, MD 21117
 Telephone: (301) 356-4600

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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT

John M. Boyd 4/13/87
 COMMUNITY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

Thomas J. Harris 4-6-87
 DIRECTOR DATE

John W. Musselman 4-6-87
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. Nunn 4-2-87
 DIRECTOR DATE

William E. ... 4-2-87
 CHIEF BUREAU OF ENGINEERING DATE

ENGINEER'S CERTIFICATION

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. I have notified the developer that he must provide the Howard Soil Conservation District with an AS-Built plan of the pond within 30 days of completion.

John Rosefelt 12311 3/13/87
 Name Reg. No. Date

DEVELOPER'S CERTIFICATION

I certify that all development and construction will be done according to this plan and that 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 will provide the Howard County Conservation District with an AS-Built plan of the pond within 30 days of completion. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

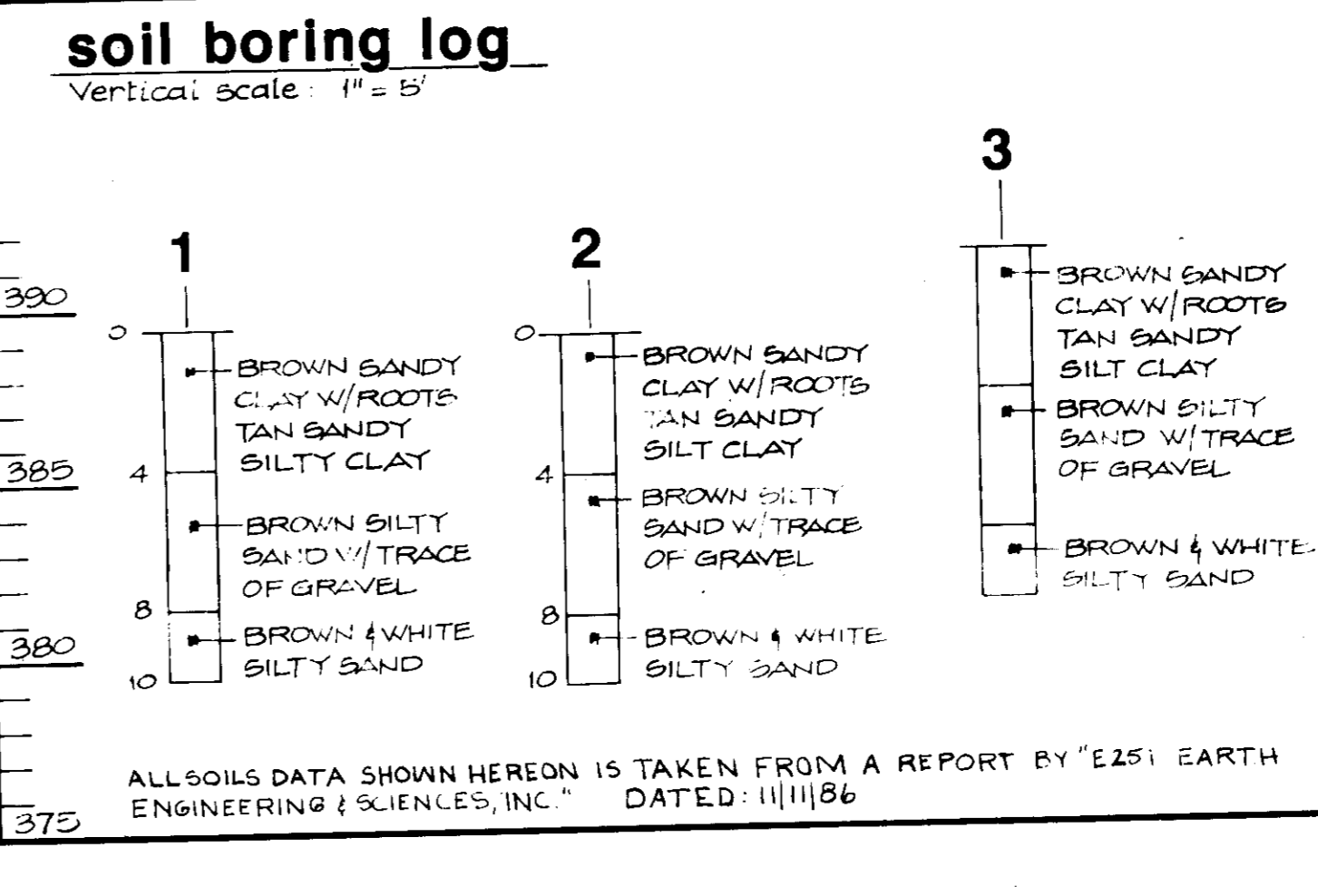
Key Federal Sav. Bank by *Bruce ...* 3/11/87
 Developer Date

This plan has been reviewed for the Howard Soil Conservation District and meets the technical requirements for small pond construction, soil erosion and sediment control.

James M. ... 3-27-87
 U.S. Soil Conservation District Date

This Development Plan is approved for small pond construction, soil erosion and sediment control by the Howard Soil Conservation District.

Approved: *Stephen L. ...* 3/27/87
 Howard Soil Conservation District Date



swm construction specifications

1. STAGING
 The Basin shall be constructed to finished grades as part of the grading phase of this project. At no time during the construction of this basin shall storm runoff and/or sediment laden water be directed to the basin. Following the completion of grading, removal of sediment control and stabilization of all disturbed areas, the Basin shall be placed in service as shown on these plans.

2. SITE PREPARATION
 The area designated for the Detention Basin shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. All cleared and grubbed material shall be disposed outside and below the limits of the Basin and/or as directed by the Developer or the Developer's Representative. A sufficient quantity of topsoil will be stockpiled in a suitable location for use in stabilizing the disturbed area and other designated areas.

3. EXCAVATION
 All disturbed areas on the site shall be stabilized or protected by sediment control devices in accordance with the approved Sediment Control Plans prior to Basin excavation. Basin excavation shall be carried to a point 12 inches below finished grade as shown on these plans, or as directed by the Developer or Developer's Representative.

4. EARTH FILL
4.1 Inspection
 Prior to the start of construction, the Developer shall engage a Soils Engineer. All materials, placement and compaction shall be inspected and/or tested and approved by the Soils Engineer. No earthwork shall be done without the presence or approval of the Soils Engineer.

4.2 Material
4.2.1 All fill material shall be free of roots, stumps, wood, rubbish, oversized stones, frozen or other objectionable material.
4.2.2 All material used in interior sand core of Basin shall meet the requirements for SAND classification in accordance with the Textural Triangle requirements for the United States Department of Agriculture. The Contractor shall provide a sample of this material to the Soils Engineer for classification at least 5 working days prior to filling the interior of the Basin.

4.2.3 All material used in the embankment shall meet the requirements for CL classification in accordance with the Unified Soil Classification System. This classification shall be available from the Basin excavation. At the direction of the Soils Engineer, the Contractor shall use this salvaged material for the construction of the embankment.

4.3 Placement
 Areas on which fill is to be placed shall be scarified prior to placement of fill. No fills are to be placed on frozen ground. Fill materials shall be placed in horizontal layers not to exceed 8 inches in thickness (before compaction) and are to be continuous over the entire length of the fill. Each layer shall be compacted in accordance with these specifications prior to the placement of the next layer. In the placement of fills on slopes steeper than 4:1, benching shall be done for each lift. The embankment shall be constructed to the unsettled elevation shown on this plan.

4.4 Compaction
 The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment, or compaction shall be achieved by a minimum of four complete passes of a steerable, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used. The percentage of the detention basin shall be compacted to a minimum of 98% of ASTM T-99 density. All other areas shall be compacted to a minimum of 95% of ASTM T-99 density. Each layer of fill shall be compacted as necessary to obtain the required density. All densities shall be certified by the Soils Engineer.

4.5 Structural Backfill for Spillway
 Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in continuous horizontal layers not to exceed 4 inches in thickness (before compaction) and shall be compacted by hand tampers or other compaction equipment in accordance with these specifications. Minimum compaction shall be 95% of ASTM T-99 density. The backfill material shall completely fill all spaces under and/or adjacent to the spillway.

5. STABILIZATION
5.1 Site Preparation
 The basin shall be graded to provide proper drainage in accordance with this plan and left in a slightly condition. All exposed surfaces of the basin shall be stabilized with sod in accordance with these specifications and as shown on this plan.

Where soil is acid or composed of heavy clays, ground limestone shall be spread at the rate of 100 lbs./1000 sq.ft. In all soils, 5-10-5 fertilizer or approved equal shall be applied at the rate of 30 lbs./1000 sq.ft. Fertilizer shall be uniformly applied and mixed into the top 3 inches of soil with the required lime. Slow release nitrogen, at the rate of 3.5 lbs./1000 sq.ft., shall be applied to the prepared soil immediately prior to sod installation. This material shall be approximately one-third immediately available and two-thirds water insoluble nitrogen. Nitrogen shall be urea formaldehyde (42), isouitylidene (IBU), or approved equal.

5.2 Sod
 Sod shall be "KY-31" Tall Fescue or Kentucky Bluegrass/Red Fescue mixture or approved equal. All sod shall be Maryland or Virginia state certified or approved turfgrass sod.

5.3 Installation
 The first row of sod shall be laid in a straight line with subsequent rows placed parallel and tightly wedged against adjoining rows. Lateral joints shall be staggered to promote more uniform growth and strength. The Contractor shall insure that the sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots. On sloping areas where erosion may be a problem, sod shall be laid with long edges parallel to the contour and with staggered joints. Sod shall be secured by tamping and pegging or by other approved methods. As sodding is completed in any one section, the entire sodded section shall be rolled or tamped to insure solid contact of the roots with the soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and the underlying soil surface are thoroughly wet. The operations of laying, rolling or tamping and irrigating any piece of sod shall be completed within one eight hour period.

5.4 Permanent Seeding
5.4.1 Seeded Preparation - Loosen the upper 3 IN of soil by raking, discing or other acceptable means before Seeding.
5.4.2 Soil Amendments - Apply 2 TONS per AC of dolomitic limestone (92 LBS/1000 SF) and 600 LBS per AC of 10-10-10 fertilizer (14 LBS/1000 SF) before seeding. Harrow or disc line and fertilizer into upper 3 IN of soil. At time of Seeding, apply 400 LBS per AC (9 LBS/1000 SF) of 30-0-0 ureaform fertilizer, 1000 LBS per AC (23 LBS/1000 SF) of 10-10-10 fertilizer before harrowing or discing may be substituted for the 10-10-10 and 30-0-0 fertilizers listed above.

5.4.3 Seeding - For the periods:
 1)-March 1 thru April 30 and August 1 thru October 15..... 87 LBS per AC (2 LBS/1000 SF) Kentucky 31 Tall Fescue.
 2)-May 1 thru July 31..... 87 LBS per AC (2 LBS/1000 SF) Kentucky 31 Tall Fescue and 2 LBS per AC (0.05 LBS/1000 SF) weeping Lovegrass.
 3)-October 16 thru February 28..... Protect the site by one of the following:
 A)-Apply 2 TONS per AC (92 LBS/1000 SF) of well anchored straw mulch and Seed as soon as possible in the spring.
 B)-Use Sod, installed per these specifications.
 C)-Seed with 87 LBS per AC Kentucky 31 Tall Fescue and mulch with 2 TONS per AC well anchored straw.

All Kentucky 31 Tall Fescue shall be inoculated with Crown Vetch at 22 LBS per AC (0.5 LBS/1000 SF).

5.4.4 Mulching - Apply 1.5 to 2 TONS per AC (60 to 92 LBS/1000 SF) of unrotted small grain straw immediately after Seeding. Anchor mulch immediately after application using 218 GAL per AC (5 GAL/1000 SF) of emulsified asphalt on flat areas. On slopes 8 FT or higher, use 348 GAL per AC (8 GAL/1000 SF) for anchoring.

5.4.5 Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeded.

5.5 Temporary Seeding
5.5.1 Seeded Preparation - Loosen upper 3 IN of soil by discing, raking, or other acceptable means before Seeding.

5.5.2 Soil Amendments - Apply 600 LBS per AC of 10-10-10 fertilizer (14 LBS/1000 SF).

5.5.3 Seeding - For the periods:
 1)-March 1 thru April 30 and August 15 thru November 15..... 2.5 BU (Bushels) per AC annual Ryegrass.
 2)-May 1 thru August 14..... 3 LBS per AC of weeping Lovegrass.
 3)-October 16 thru February 28..... Protect site by applying 2 TONS per AC of well anchored straw mulch and Seed as soon as possible in spring, or use Sod.

5.5.4 Mulching & Maintenance - Same as Permanent Seeding.

6. EROSION & SEDIMENT CONTROL
 Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized, as shown on these plans and as set forth in the "1983 Standards and Specifications for Soil Erosion and Sediment Control" of the Soil Conservation Service of Maryland, Baltimore County Soil Conservation District, as amended.

7. SPILLWAY AND CHANNEL PROTECTION

7.1 Gabions
 All gabions shall be Class 4 and shall meet the requirements of Section B17 of the Maryland State Highway Administration "Standard Specifications for Construction & Materials". Baskets shall be PVC coated Maccaferri heavy duty Gabions, or approved equal.

7.2 Riprap
 All riprap shall meet the requirements of Section B16 of MSHA "Standard Specifications". Stone shall be MSHA Class 1.

7.3 Filter Cloth
 All filter cloth shall be Mirafil 148S or approved equal.

8. CONSTRUCTION INSPECTION
 The Contractor shall notify the Engineer and the Soils Engineer at least 5 working days prior to starting any work shown on this plan.

9. GENERAL
 Unless otherwise noted, all materials and construction practices shall conform to the following:

- "Standard Specifications and Details" of the Howard County, Maryland Department of Public Works, 1982 and as amended.
- "Standard Specifications for Construction & Materials" of the Maryland State Highway Administration, 1982 and as amended.
- "Standard and Specifications for Inlets" of the Soil Conservation Service of Maryland (82-378), July, 1981 and as amended.

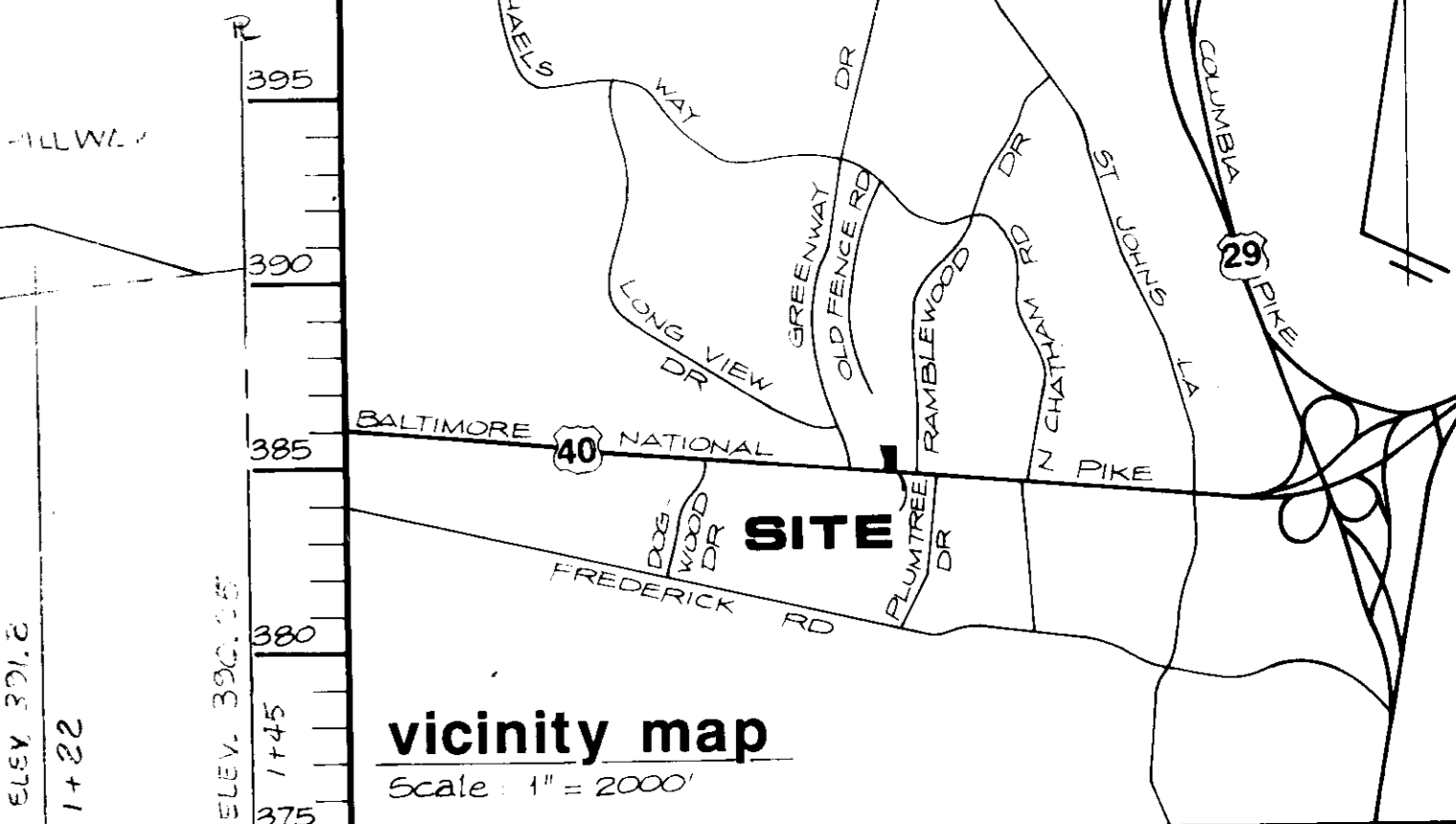
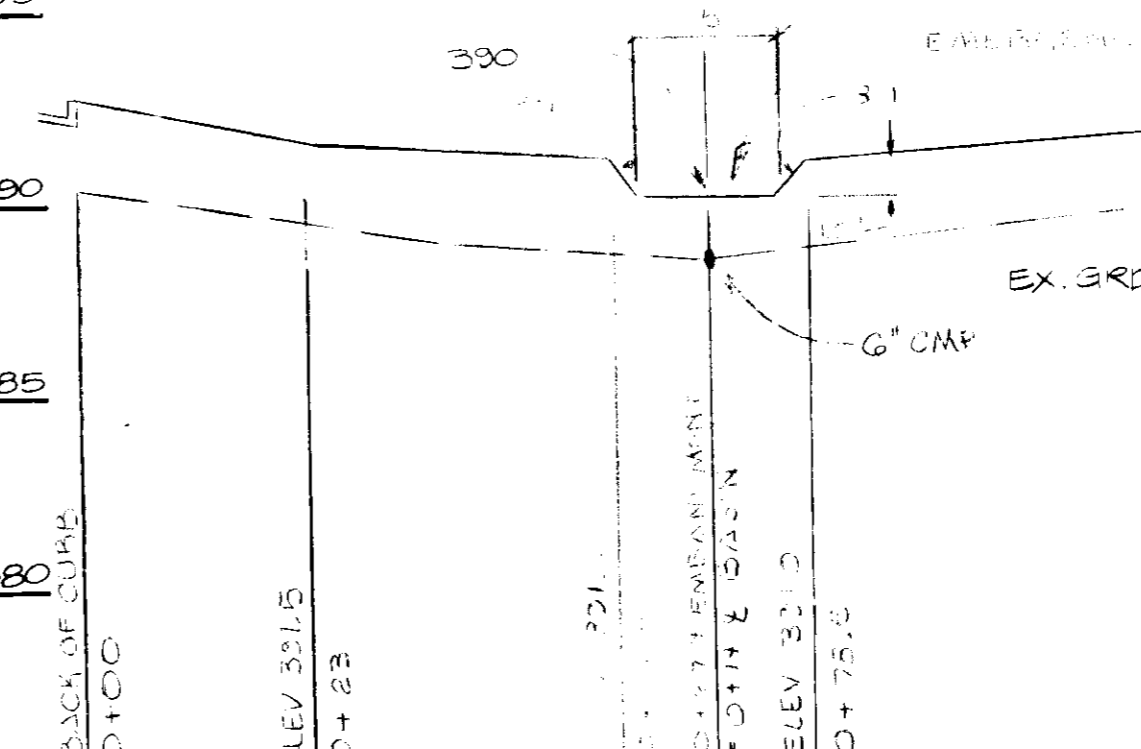
swm maintenance specifications

1. INSPECTION
1.1 Purpose
 To ensure proper functioning and prevent dangerous or damaging conditions from occurring.
1.2 Schedule
 The Detention Basin and Spillway shall be inspected by the Owner or Owner's Representative twice each year, preferably in June and December. In addition, inspection shall be done immediately following any storm having one or more inches of rainfall within the preceding 24 hour period as determined by the National Weather Service.
1.3 Remedial Action
 If any flooding outside the Basin; overtopping of banks; erosion or washout; or actual or potential damage to offsite properties occurs, the Owner shall take immediate corrective measures in accordance with the specifications and requirements of local and state agencies having jurisdiction.

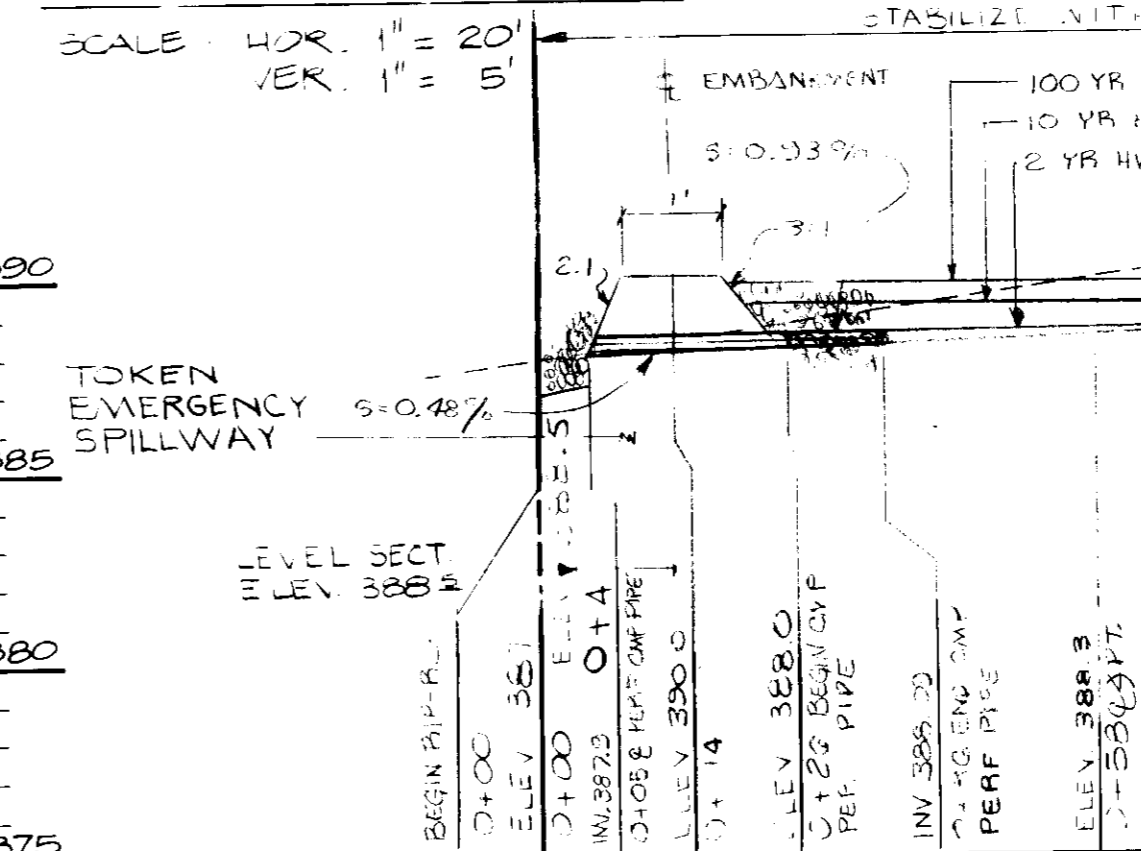
2. VEGETATION
2.1 Purpose
 To promote a dense turf with extensive root growth, thereby enhancing infiltration through the basin surface, limiting erosion and preventing weeds from gradually taking over the Basin.
2.2 Maintenance
 The Detention Basin shall be completely mowed a minimum of twice per year, once each in June and September. Basin shall be fertilized each year, more or less, following the installation of sod. Fertilization shall be done between September 1 and November 30. Fertilizer shall be a balanced mixture applied at a rate which will yield 2 lbs. of actual nitrogen per 1000 sq.ft. All bare spots or areas which appear on the surface of the basin shall be reseeded in accordance with the SWM Construction Specifications shown hereon.

4. "Maryland Standards and Specifications for Inspection Practices in Stormwater Management" of the Maryland Department of Natural Resources, September, 1983 and as amended.

embankment



detention basin

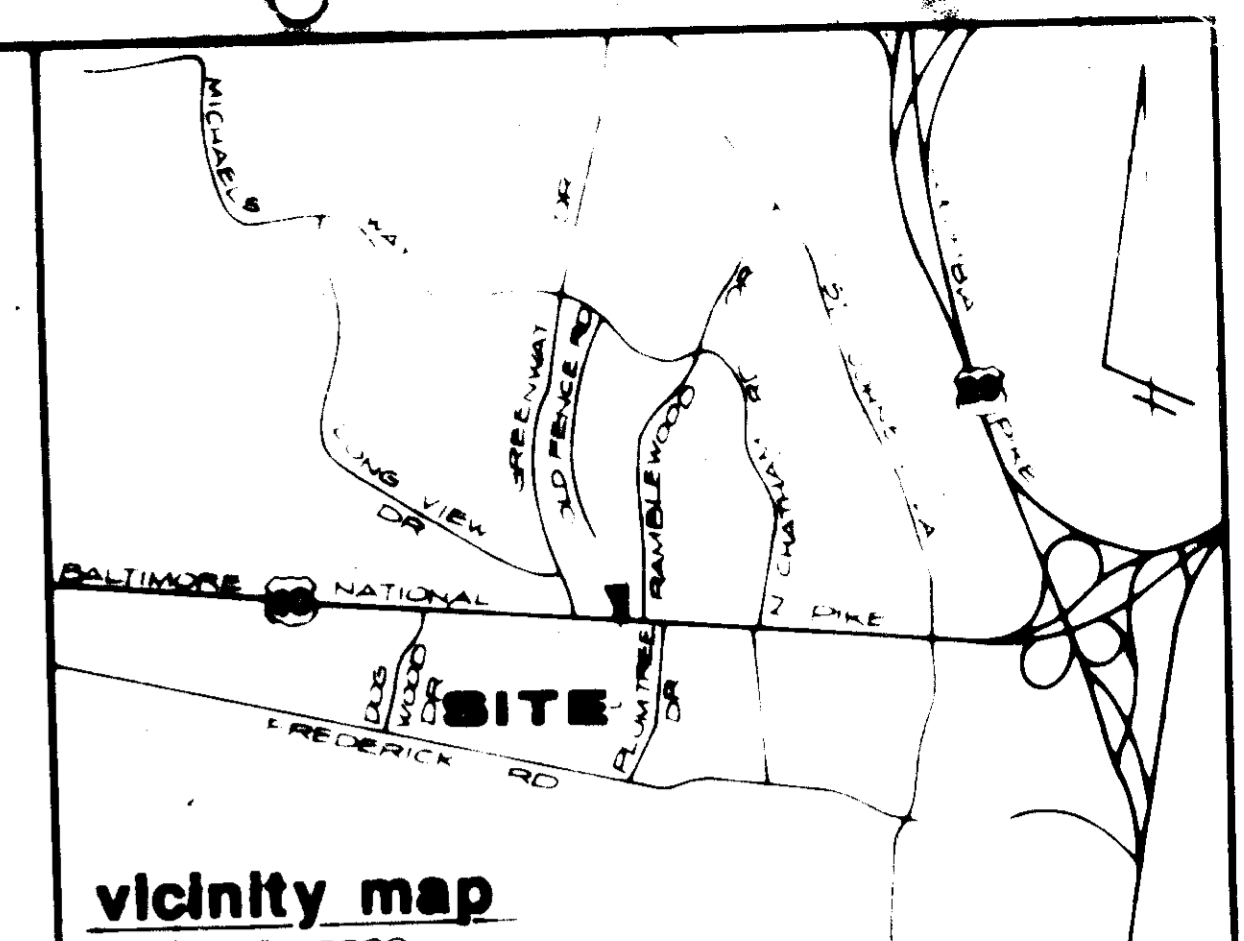
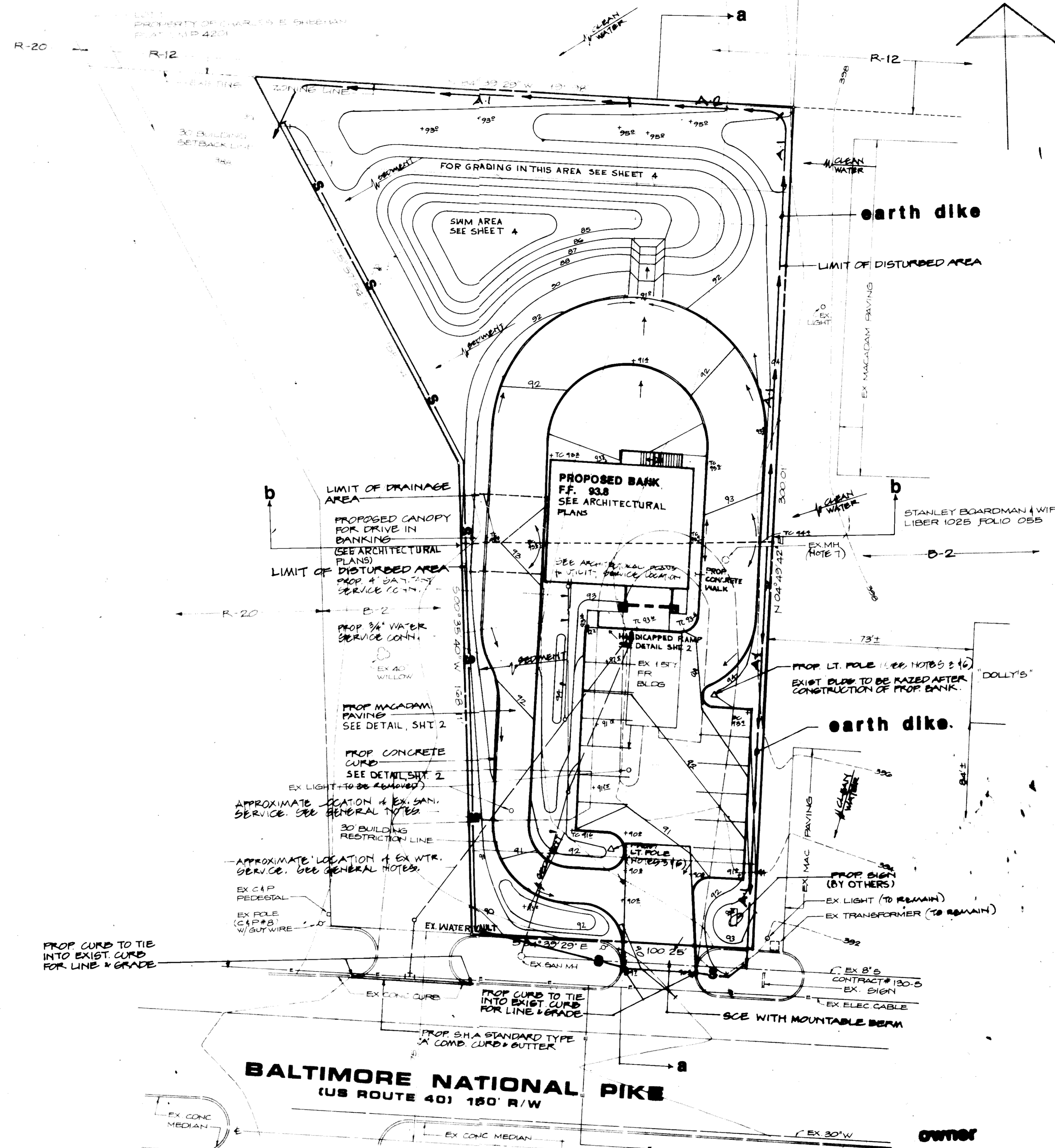


sequence of construction

- 1) NOTIFY HOWARD COUNTY OFFICE OF INSPECTION & PERMITS AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION (992-2437)
- 2) PERFORM LIMITED GRADING FOR SEDIMENT CONTROL ONLY
- 3) INSTALL ALL SEDIMENT CONTROL MEASURES
- 4) GRADE FOR AND CONSTRUCT PROPOSED BUILDING, STORMWATER MANAGEMENT FACILITIES, PAVED AREAS, STORM DRAINS AND ALL OTHER SITE WORK
- 5) STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE OR G.O.D. AS SHOWN ON SHT. SDP-7.
- 6) UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: THIS PLAN AND SHEET NO. 7 ARE FOR CONSTRUCTION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL AND PERMANENT STABILIZATION ONLY FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE PLANS.

ALL 2:1 SLOPES SHALL BE STABILIZED WITH G.O.D. UNLESS OTHERWISE NOTED.



vicinity map
Scale 1" = 2000

benchmark
1) HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS
3242002-K N 525709.095 E 849475.105
3242003-K N 525912.292 E 846807.881
2) VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT
3242003-K ELEV. 385.295

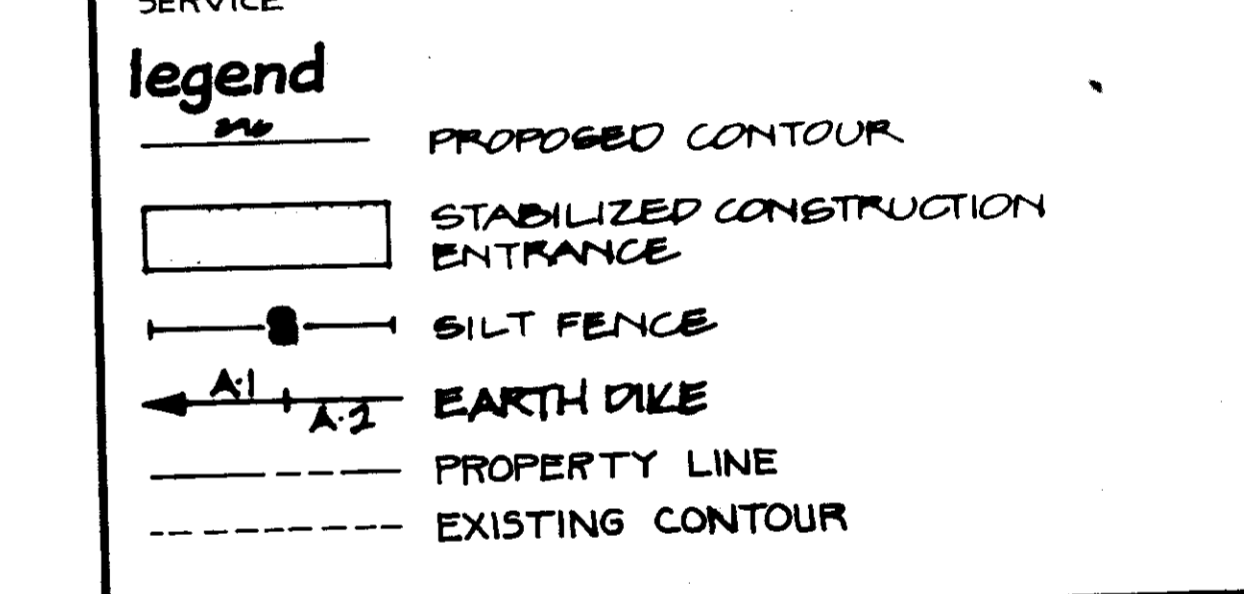
general notes

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYOR.

Utilities shown on these plans are for the convenience of the Contractor and do not represent tested locations. The exact location of underground utilities is unknown. Contractor shall notify Miss Utility # 1-888-257-7777 at least 5 working days prior to starting any work. Contractor shall verify location of all utilities to his own satisfaction prior to starting any work on these plans. Any discrepancy between the existing utilities shown on these plans and the actual field conditions, including the discovery of utilities not shown on these plans, shall be reported immediately to Hoff, Rosenfelt & Woolfolk, Inc. No further construction shall be done in the area of any discrepancy without authorization from a principal of Hoff, Rosenfelt & Woolfolk.

The Contractor shall use extreme caution during excavation and/or installation of all work shown on these plans. All utilities shall be fully protected from damage or interruption. If any utility damage or interruption occurs, the utility shall be immediately restored to original conditions by the Contractor. The cost of the restoration shall be included in the original contract as part of the bid price. The cost of the restoration shall not be incidental to the contract.

CONTRACTOR SHALL PERFORM SUBSURFACE EXPLORATION AS REQUIRED TO LOCATE EXISTING UTILITIES WITHOUT DAMAGING SAID UTILITIES OR INTERRUPTING ANY UTILITY SERVICE.



SEDIMENT CONTROL PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-64-286) A Re-subdivision of Parcel 'A-1' Property of Charles E. Sheehan

RECORDING NO. 6028
BLOCK 4
ELECTION DISTRICT NO. 2

TAX MAP 24
PARCEL 48
HOWARD CO. MD

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT	<i>John M. Boyd M.D.</i> COUNTY HEALTH OFFICER DATE 4/2/87
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING	<i>Thomas J. Harris</i> DIRECTOR DATE 4-6-87
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>George F. Neumy</i> DIRECTOR DATE 4-2-87
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>William E. Riley</i> CHIEF BUREAU OF ENGINEERING DATE 4-2-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-87

1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8

BALTIMORE NATIONAL PIKE
(US ROUTE 40) 150' R/W

OWNER
KEY FEDERAL SAVINGS & LOAN
8001 LIBERTY ROAD
RANFALLSTOWN, MD. 21159

stabilization specifications

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred—Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable—Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.85 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

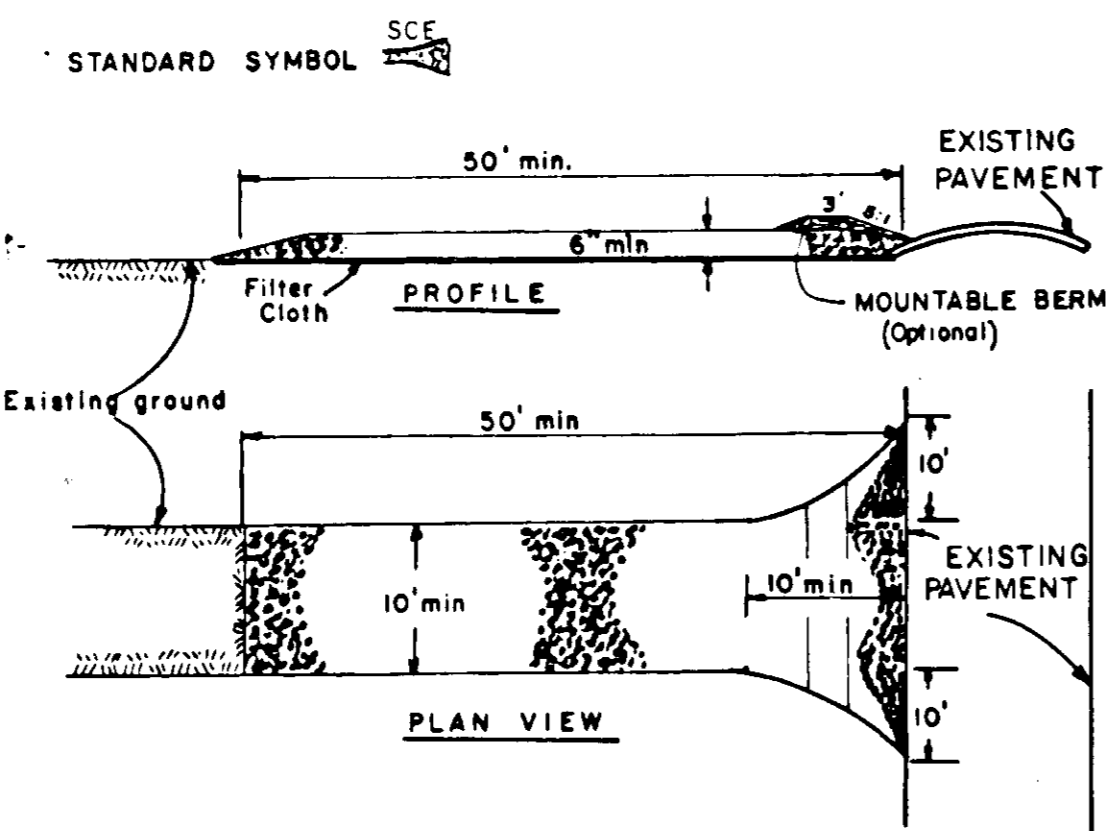
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For the periods March 1 thru April 30, and August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.3 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping love grass (.87 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

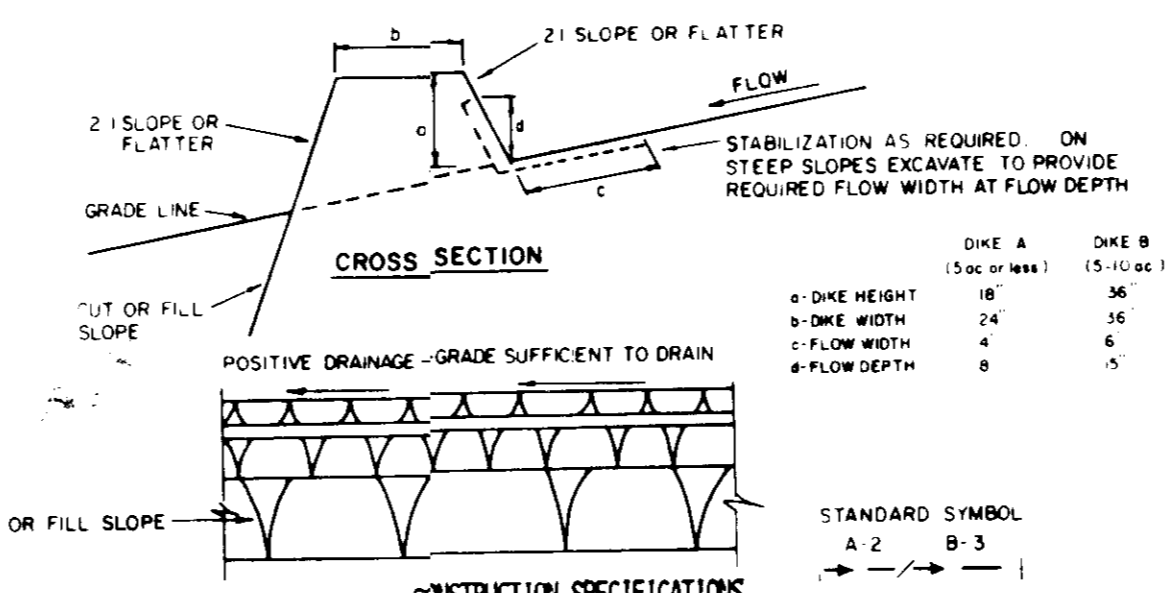
stabilized construction entrance



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 3:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

earth dike



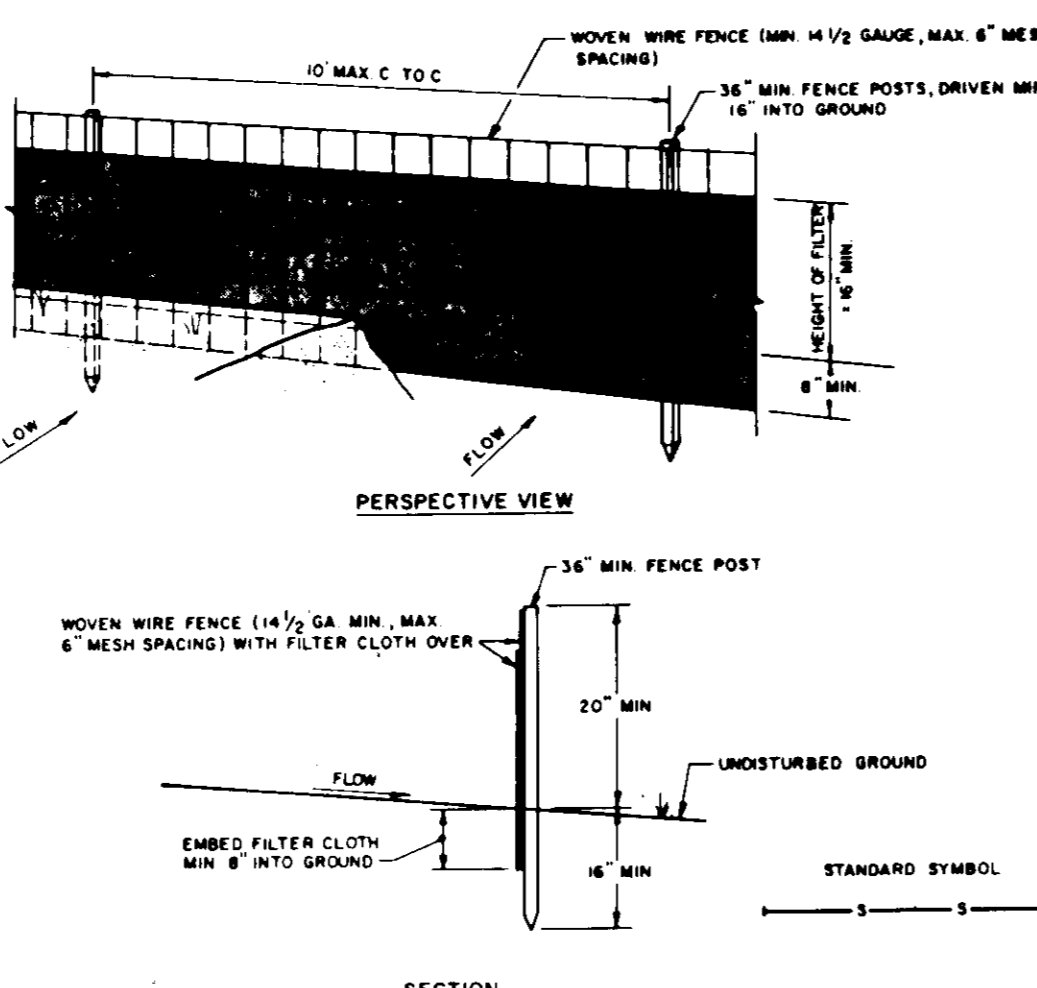
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
 2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
 3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
 4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
 5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. FLOW SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
 6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.
- | TYPE OF TREATMENT | CHANNEL GRADE | DIKE A | DIKE B |
|-------------------|---------------|----------------------------------|--|
| 1 | 5-3.0% | SEED AND STRAW MULCH | SEED AND STRAW MULCH |
| 2 | 3.1-5.0% | SEED AND STRAW MULCH | SEED USING JUTE, OR EXCELSDOR, SOD; 2" STONE |
| 3 | 5.1-8.0% | SEED WITH JUTE, OR SOD; 2" STONE | LINED RIP-RAP 4-8" |
| 4 | 8.1-20% | LINED RIP-RAP 4-8" | ENGINEERING DESIGN |
- A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
 B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
 C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
 7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
COLLEGE PARK, MARYLAND

EARTH DIKE

STANDARD DRAWING
ED-1

silt fence



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 FENCE: WOVEN WIRE, 1/2" GA. 6" MAX. MESH OPENING
 FILTER CLOTH: FILTER X, MIRAFLO, STABILINKA TILON OR APPROVED EQUAL
 PREFABRICATED UNIT: GEOPAR, ENVIRFENCE, OR APPROVED EQUAL

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-87

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. (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with the Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) 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.
- 7) Site Analysis:
 Total Area of Site: 0.87 Acres
 Area Disturbed: 0.82 Acres
 Area to be roofed or paved: 0.82 Acres
 Area to be vegetatively stabilized: 0.05 Acres
 Total Cut: 2000 Cu. yds
 Total Fill: 2000 Cu. yds
 Offsite waste/borrow area location: _____
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading, building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

owner/developer's certification

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. I/We authorize periodic on-site inspection by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: _____ Date: 3/11/87
 Print name below signature

engineer's certification

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 of Engineer: Robert S. Rosenfelt Date: 3/12/87
 Print name below signature

Reviewed for HOWARD S.C.D. and meets Technical Requirements.

Signature of U.S. Soil Conservation Service: James M. Nelson Date: 3-27-87

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

Signature of Howard S.C.D.: _____ Date: 3/27/87

SEDIMENT CONTROL DETAILS AND SPECIFICATIONS

KEY FEDERAL
PARCEL A-2
A Resubdivision of Parcel 'A-1'
Property of Charles E. Sheehan

RECORDING NO. 0020
 BLOCK 4
 ELECTION DISTRICT NO 2

TAX MAP 2A
 PARCEL 4B
 HOWARD CO., MD.

REVISIONS:	SCALE:
DATE: 1/20/87	
JOB NO.: 094/003	
DESIGNED:	
DRAWN:	
CHECKED:	
DRAWING NUMBER:	

HOFF, ROSENFELT & WOOLFOLK, INC.
 Civil Engineers • Landscape Architects • Planners

Suite Eight
 Owings Mills Professional Center
 10706 Relisterstown Road
 Owings Mills, MD 21117
 Telephone: (301) 356-4600

SHEET 7 OF 7

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM - HOWARD COUNTY HEALTH DEPARTMENT

Signature: _____ Date: 4/21/87
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

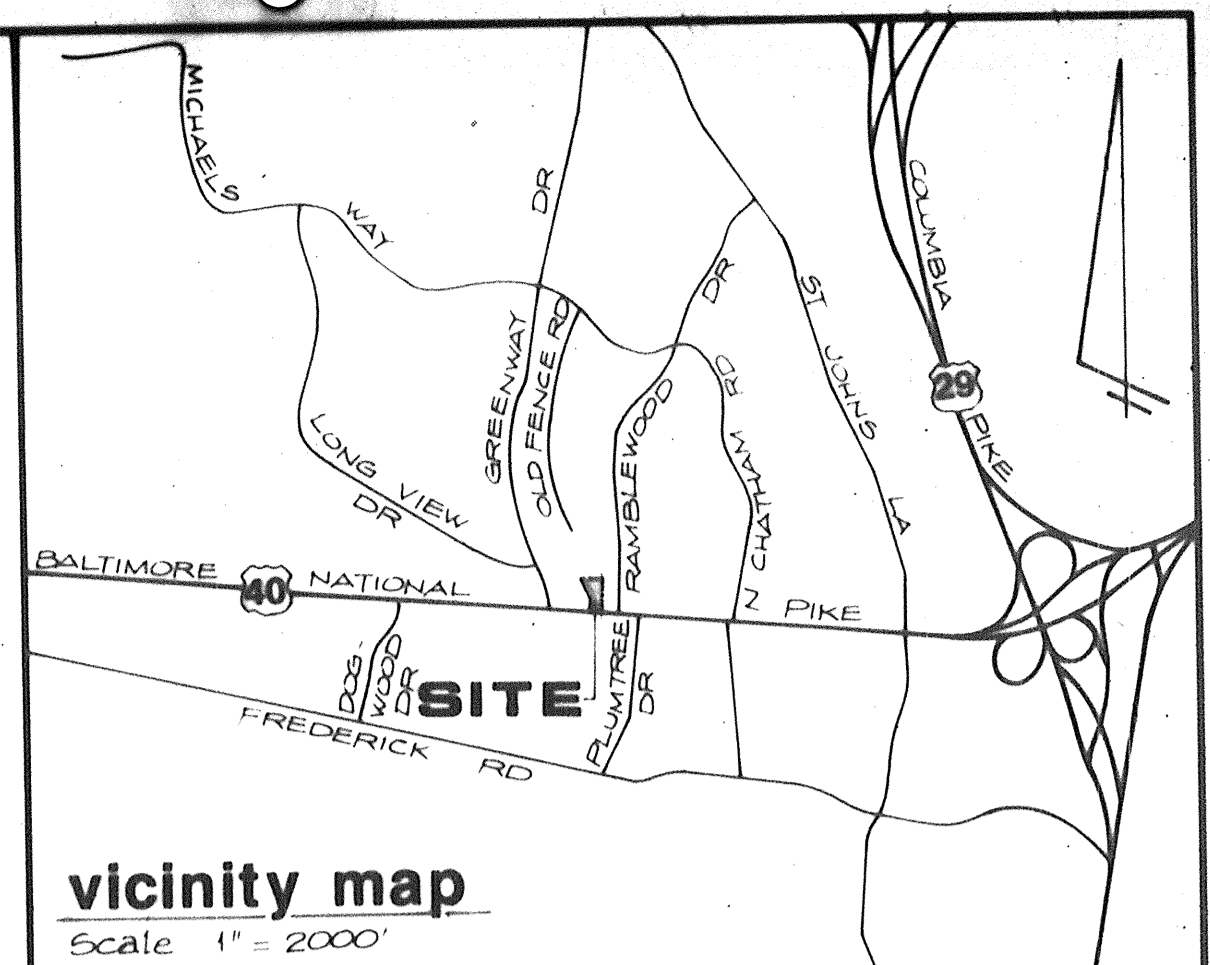
Signature: _____ Date: 4-6-87
 DIRECTOR

Signature: _____ Date: 4-6-87
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS - HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Signature: _____ Date: 4-2-87
 DIRECTOR

Signature: _____ Date: 4-2-87
 CHIEF BUREAU OF ENGINEERING



benchmark
 1) HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS
 82A2002-R N 525789.095 E 849415.765
 82A2003-R N 525912.292 E 846807.881
 2) VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT
 82A2003-R ELEV. 385.295

general notes
 1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYOR.

Utilities shown on these plans are for the convenience of the Contractor and do not represent tested locations. The exact location of underground utilities is unknown. Contractor shall notify Miss Utility @ 1-800-257-7777 at least 5 working days prior to starting any work. Contractor shall verify location of all utilities to his own satisfaction prior to starting any work shown on these plans. Any discrepancy between the existing utilities shown on these plans and the actual field conditions, including the discovery of utilities not shown on these plans, shall be reported immediately to Hoff, Rosenfelt & Woolfolk, Inc. No further construction shall be done in the area of any discrepancy without authorization from a principal of Hoff, Rosenfelt & Woolfolk.

The Contractor shall use extreme caution during excavation and/or installation of all work shown on these plans. All utilities shall be fully protected from damage or interruption. If any utility damage or interruption occurs, the utility shall be immediately restored to original conditions by the contractor. The cost of the restoration shall be included in the original contract as part of the bid price. The cost of the restoration shall not be incidental to the contract. CONTRACTOR SHALL PERFORM SUBSURFACE EXPLORATION AS REQUIRED TO LOCATE EXISTING UTILITIES WITHOUT DAMAGING SAID UTILITIES OR INTERRUPTING ANY UTILITY SERVICE.

• THIS PLAN IS FOR INSTALLATION OF PROPOSED PLANTING ONLY. FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE PLANS.
 • FOR TURF GRASS SPECIFICATIONS, SEE SHEET 5 FOR SWIM AREA & SHEET 7 FOR REMAINDER OF SITE.

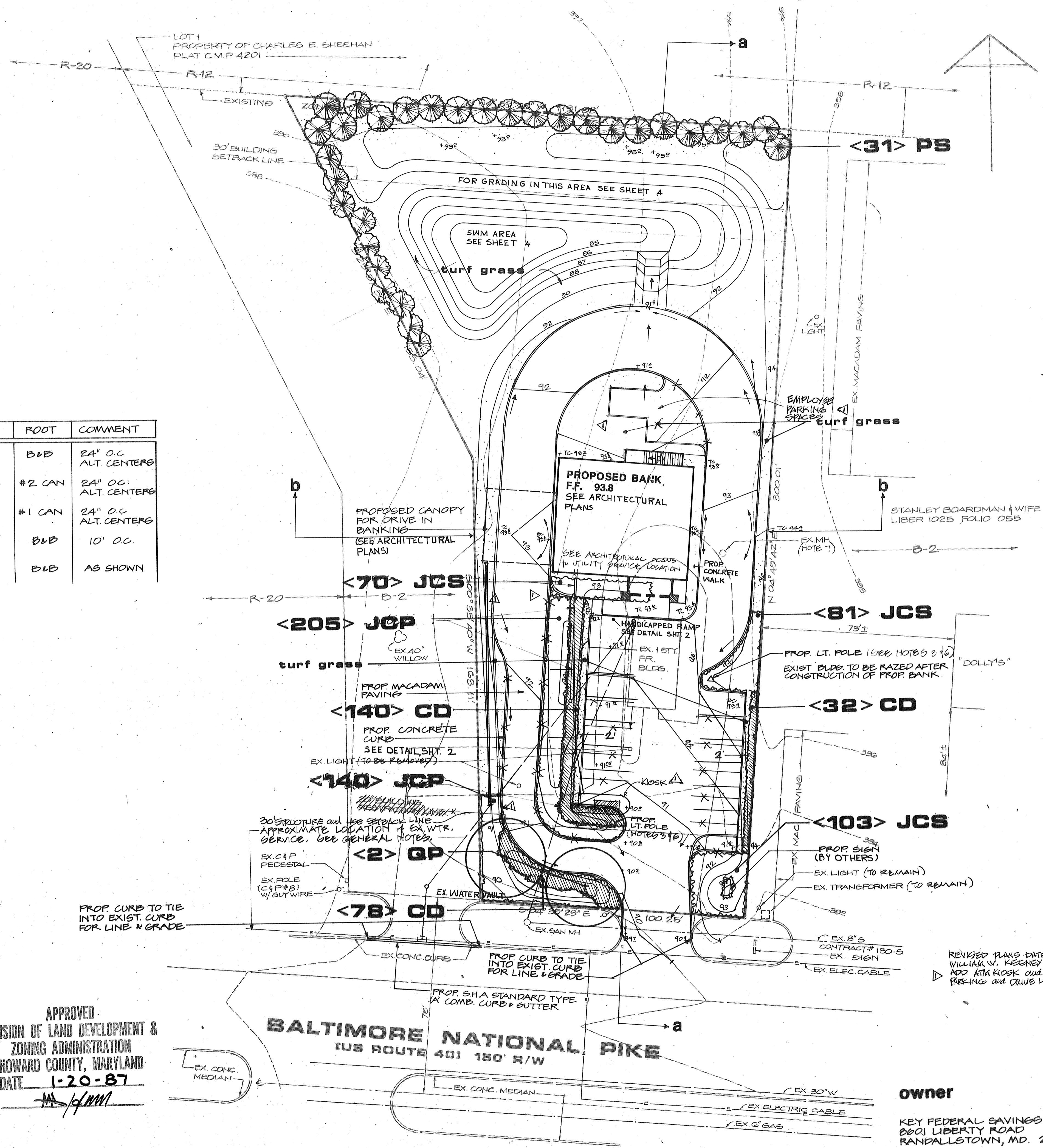
LANDSCAPE PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-84-286) A Resubdivision of Parcel 'A-1' Property of Charles E. Sheehan
 RECORDING NO. 8028 TAX MAP 24 PARCEL 48 ELECTION DISTRICT NO. 2
 BLOCK 4 HOWARD CO., MD

ROSENFELT & WOOLFOLK INCORPORATED
 civil engineers • site designers • land planners
 water quality and stormwater management consultants
 Suite Eight Owings Mills Professional Center
 10706 Reisterstown Road
 Owings Mills, MD 21117
 Telephone: (301) 356-4800

REVISIONS:
 2/27/87 (JAU)
 11-22-87 (Registration 8803-A)

SCALE: 1" = 20'
 DATE: 09A/003
 JOB NO.:
 DESIGNED: TJH
 DRAWN: JAU
 CHECKED: TNW
 DRAWING NUMBER: 3
 SDP-87-97
 SHEET 3 OF 7



plant list

SYM.	QUAN.	NAME	SIZE	ROOT	COMMENT
JCP	345	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA/COMPACT PFITZER	15"-18" SFR.	B&B	24" O.C. ALT. CENTERS
JCS	254	JUNIPERUS CHINENSIS SARGENTI SARGENT JUNIPER	15"-18" SFR.	#2 CAN	24" O.C. ALT. CENTERS
CD	250	COTONEASTER DAMMERI EKODSHOLM CHRISTMAS CARPET COTONEASTER	12"-15" SFR.	#1 CAN	24" O.C. ALT. CENTERS
PS	31	PINUS STROBUS WHITE PINE	4-5' HT.	B&B	10' O.C.
QP	2	QUERCUS PHELLOS/WILLOW OAK	2 1/2"-3" CAL.	B&B	AS SHOWN

landscape notes
 Note: All plant material shall comply with the "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc., (Latest Edition).
 Note: All materials shall be placed as per the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" as proposed by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, (Latest Edition).
 Note: The landscape contractor shall confirm to his own satisfaction the location of all utilities prior to placement of any materials. If any conflict is found between underground utilities and the proposed location of plant materials, the contractor shall contact Rosenfelt and Woolfolk, Inc. Any damages or disruption of service shall be at the expense of the landscape contractor.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 Julie M. Boyd, M.D. / M.D. COUNTY HEALTH OFFICER 4/3/87
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 Thomas J. Kamish, DIRECTOR 4-6-87
 John W. Murchman, CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION 4-6-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 George F. Nummy, DIRECTOR 4-2-87
 William E. Rhee, CHIEF BUREAU OF ENGINEERING 4-2-87

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 1-20-87

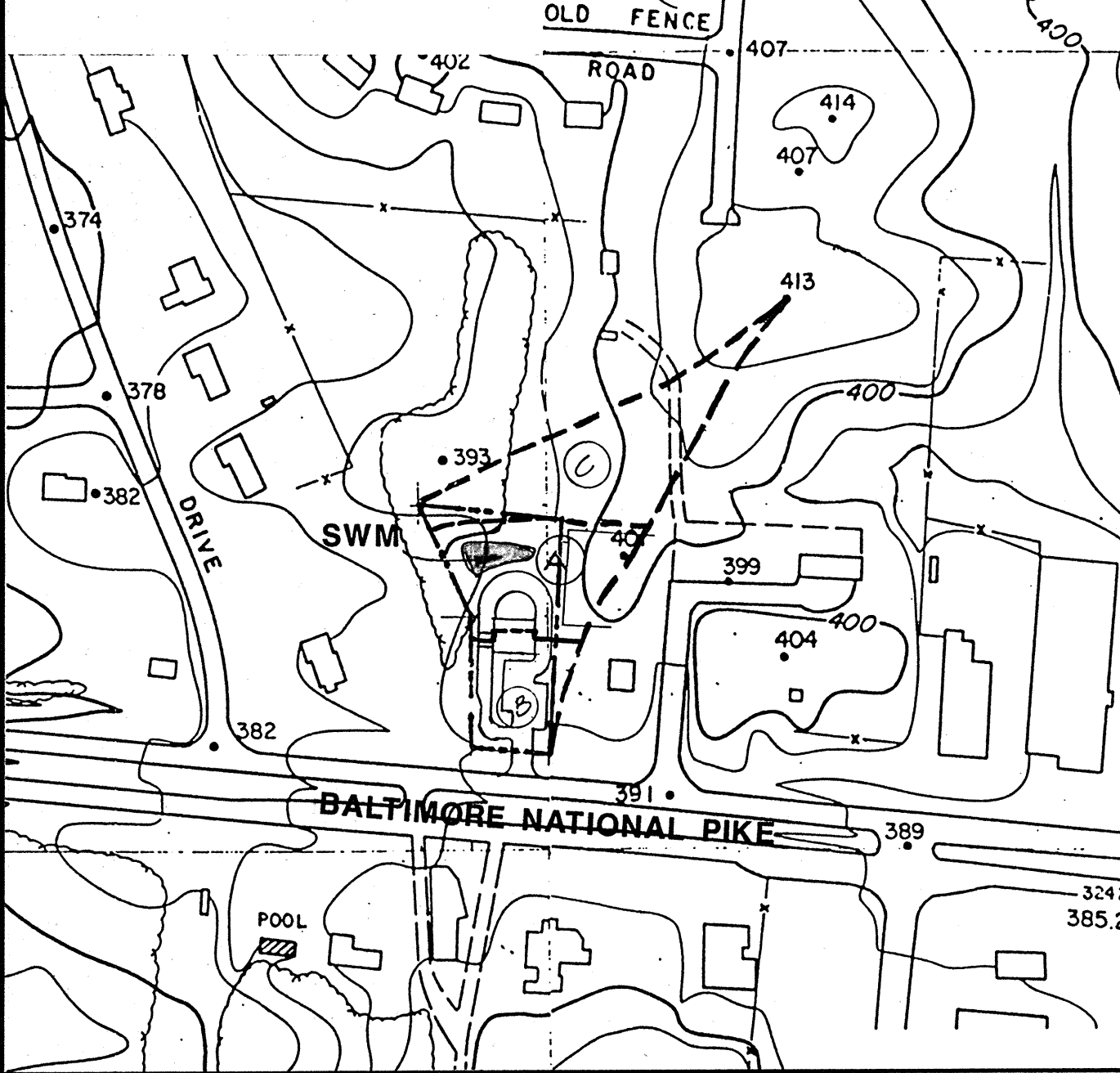
BALTIMORE NATIONAL PIKE
 (US ROUTE 40) 150' R/W

owner
 KEY FEDERAL SAVINGS & LOAN
 8001 LIBERTY ROAD
 RANDALLSTOWN, MD. 21133

1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

drainage area map

SCALE: 1" = 200'



design data

STRUCTURE :

TYPE	DETENTION BASIN
LOCATION	URBAN
STRUCTURE CLASS	2
DRAINAGE AREA TO STRUCTURE	0.75 AC
STORAGE HEIGHT PRODUCT	(7490 / 42560) * 0.1 = 1.7
INFILTRATION RATE FIELD	0.84 = 4.08 IN/HR
DESIGN	0.27 IN/HR

HYDRAULIC CRITERIA

PRINCIPAL SPILLWAY	6" CMP
EMERGENCY SPILLWAY	10" OPEN
FREEBOARD REQUIRED	1.0'
PROVIDED	1.2'

HYDROLOGIC CRITERIA

EXISTING CONDITIONS

	DA A	DA B
AREA	1.88 AC	0.13 AC
RCN	64	89
Tc	0.3 HR	0.3 HR
Q2	1.1 CFS	0.3 CFS
Q10	3.2 CFS	0.5 CFS

SUMMARY EXISTING CONDITIONS

Q2 = 1.4 CFS
Q10 = 3.7 CFS

DEVELOPED CONDITIONS

	DA A	DA B	0.90 AC
AREA	0.75 AC	0.37 AC	0.90 AC
RCN	82	82	59
Tc	0.2 HR	0.15 HR	0.3 HR
Q2	0.7 CFS	0.3 CFS	0.3 CFS
Q10	1.5 CFS	1.2 CFS	1.2 CFS

SUMMARY OF DEVELOPED CONDITIONS OF DRAINAGE AREAS B AND C (BY TABULAR HYDROGRAPH)

Q2 = 1.0 CFS
Q10 = 2.6 CFS

DRAINAGE AREAS B & C TO BE UNCONTROLLED

ALLOWED RELEASE RATE FROM DA A

EX Q2	1.4 CFS	EX Q10	3.7 CFS
DEV Q2	1.0 CFS	DEV Q10	2.6 CFS
	0.4 CFS		0.9 CFS

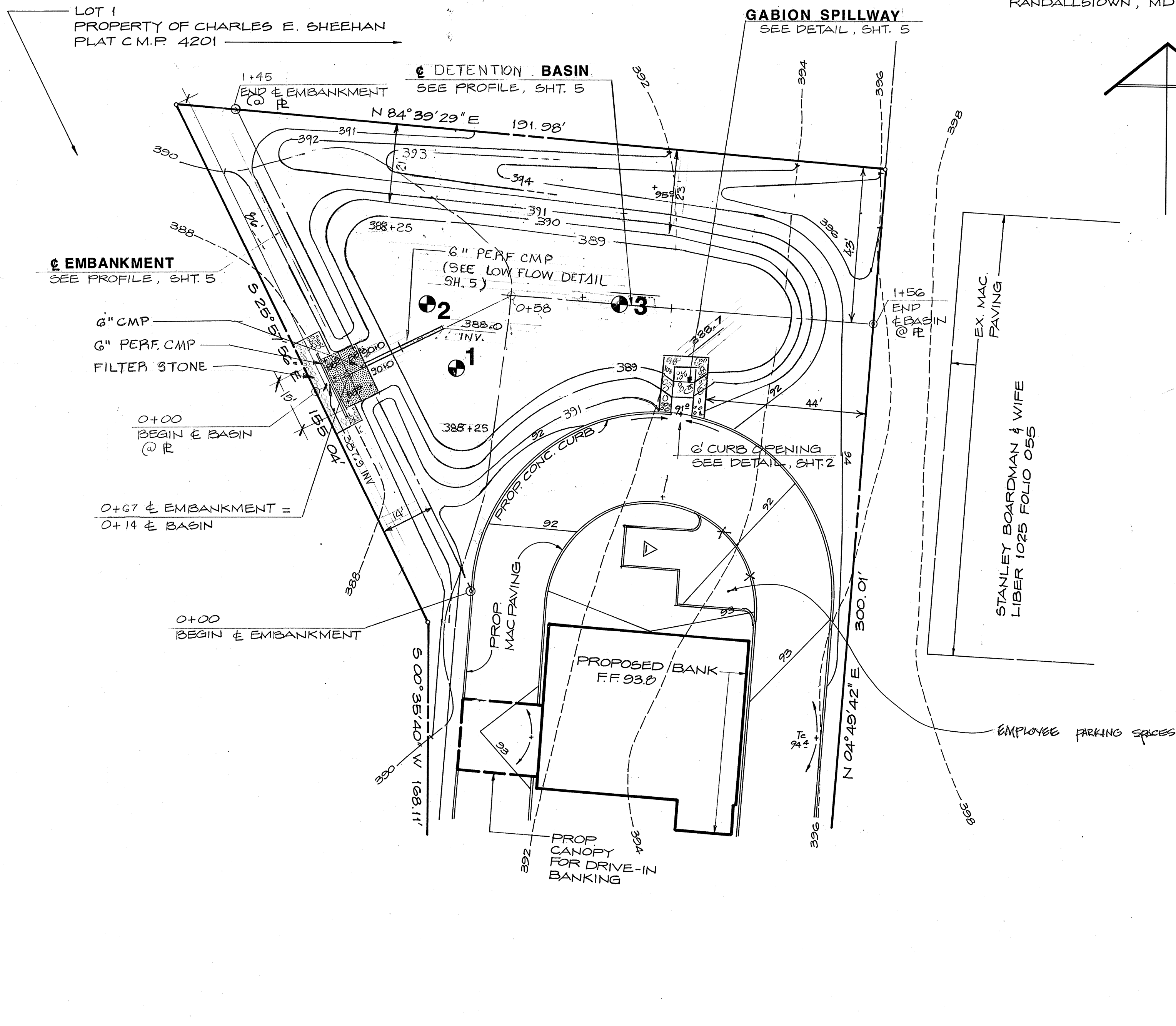
PROPOSED RELEASE RATE FROM DA A

Q2 0.3 CFS
Q10 0.4 CFS

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-87

owner

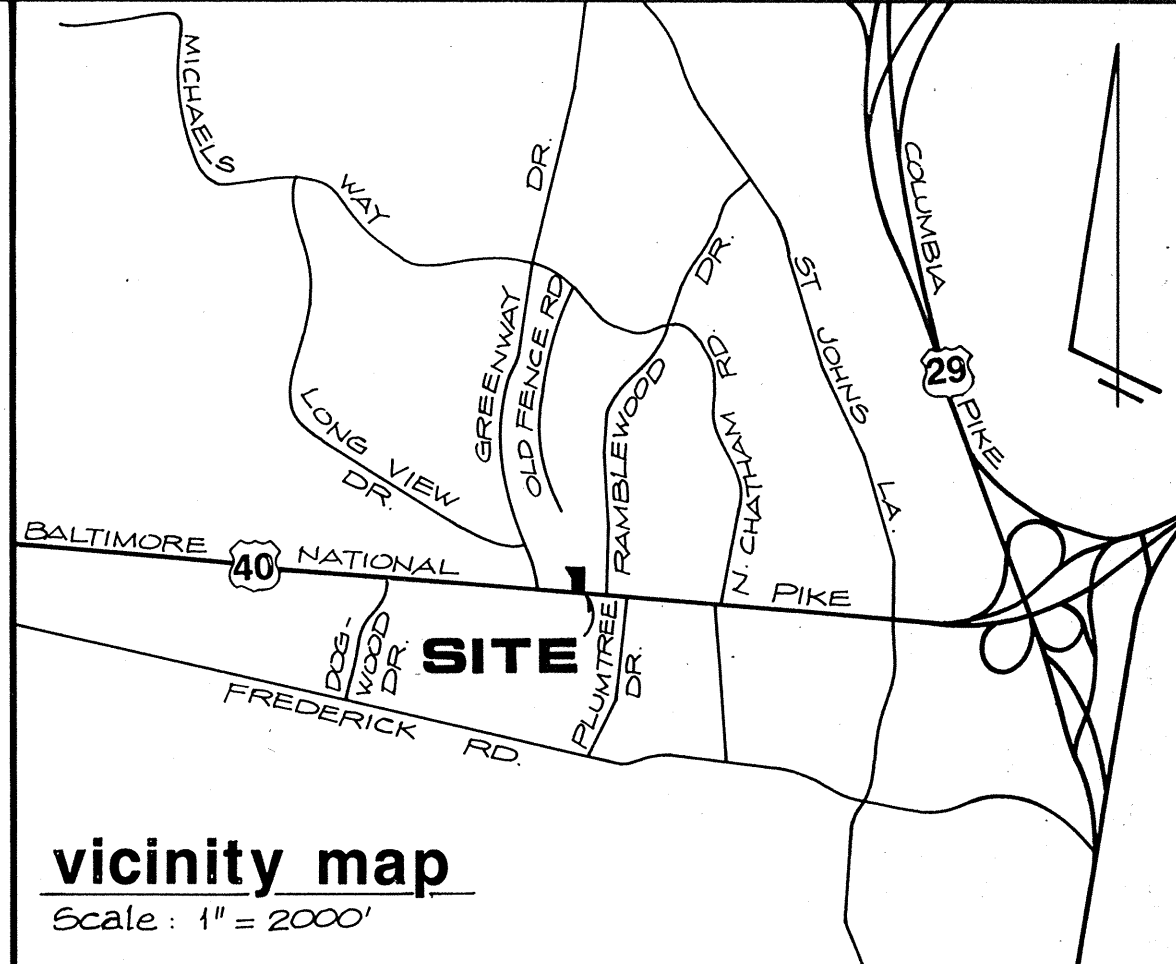
KEY FEDERAL SAVINGS & LOAN
8601 LIBERTY ROAD
RANDALLSTOWN, MD 21133



AS-BUILT Plans & Certification are required for this Stormwater Management Facility. These must be prepared and sealed by a REGISTERED PROFESSIONAL ENGINEER. The ENGINEER must perform periodic INSPECTIONS in order to prepare the AS-BUILT Plans and Certification. The STORMWATER MANAGEMENT BOND will not be released until the AS-BUILT Plans & Certification are approved by Howard County.

In order to prepare the required AS-BUILT Plans & Certification, this Stormwater Management Facility must be INSPECTED at specific stages during construction by the ENGINEER. The CONTRACTOR shall notify the ENGINEER at least five (5) Working Days prior to starting any work shown on these plans.

REVISED PLANS DATED 11-22-04 BY WILLIAM V. KEENEY ARCHITECT ADD DATA ROAD AND DRIVE LANE AND CURVE LANE



benchmark

- HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS 3242002-R N 525789.095 E 847475.765 3242003-R N 525912.292 E 846807.881
- VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT 3242003-R ELEV. 385.235

general notes

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PREPARED BY STEPHEN C. BARNHART, SURVEYORS.
- GRADES SHOWN ON PLAN VIEW ARE FINISHED GRADES.
- FOR STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS, SEE SHEET 5.
- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION, MATERIALS, METHODS AND PRACTICES FOR WORK SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST "HOWARD COUNTY DESIGN MANUAL", "VOLUME I - STORM DRAINAGE" AND "VOLUME IV - STANDARDS SPECIFICATIONS AND DETAILS" BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR INFILTRATION PRACTICES" BY THE STORMWATER MANAGEMENT DIVISION, WRA, MD. DEPT. OF NATURAL RESOURCES AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION & MATERIALS" BY THE MD. DEPT. OF TRANSPORTATION, SHA.
- THIS DRAWING AND DRAWING NO. 4, SHEET 5 OF 7 ARE FOR THE CONSTRUCTION OF THE STORMWATER MGMT. FACILITY ONLY. FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE DRAWINGS.

STORMWATER MANAGEMENT PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-84-286) A Resubdivision of Parcel 'A-1' Property of Charles E. Sheehan

RECORDING No. 6028 TAX MAP 24
BLOCK 4 PARCEL 48
ELECTION DISTRICT NO. 2 HOWARD CO., MD

REVISIONS:

2/27/87	SCALE: 1" = 20'
3/8/88 CHANGE SWM OUT FALL WTC	DATE: 11/21/86
11-22-04	JOB NO.: 094/003

DESIGNED: JWH
DRAWN: LVB
CHECKED: JWH
DRAWING NUMBER: **4**
SDP-87-97

ROSENFELT & WOOLFOLK
INCORPORATED
civil engineers • site designers • land planners
water quality and stormwater management consultants

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Owings Mills Professional Center
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Telephone: (301) 356-4600

STATE OF MARYLAND PROFESSIONAL ENGINEER
STATE OF MARYLAND PROFESSIONAL ENGINEER

ALL SOILS DATA SHOWN HEREON IS TAKEN FROM A REPORT BY "E251 EARTH ENGINEERING & SCIENCES, INC." DATED: 11/11/86

SHEET **4** OF **7**
SDP-87-97

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 4/3/87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

[Signature] 4-6-87
DIRECTOR DATE

[Signature] 4-10-87
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 4-2-87
DIRECTOR DATE

[Signature] 4-2-87
CHIEF BUREAU OF ENGINEERING DATE

ENGINEER'S CERTIFICATION

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. I have notified the developer that he must provide the Howard Soil Conservation District with an As-Built plan of the pond within 30 days of completion.

[Signature] 3/13/87
Name Reg. No. Date

DEVELOPER'S CERTIFICATION

I certify that all development and construction will be done according to this plan and that 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 will provide the Howard County Conservation District with an As-Built plan of the pond within 30 days of completion. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

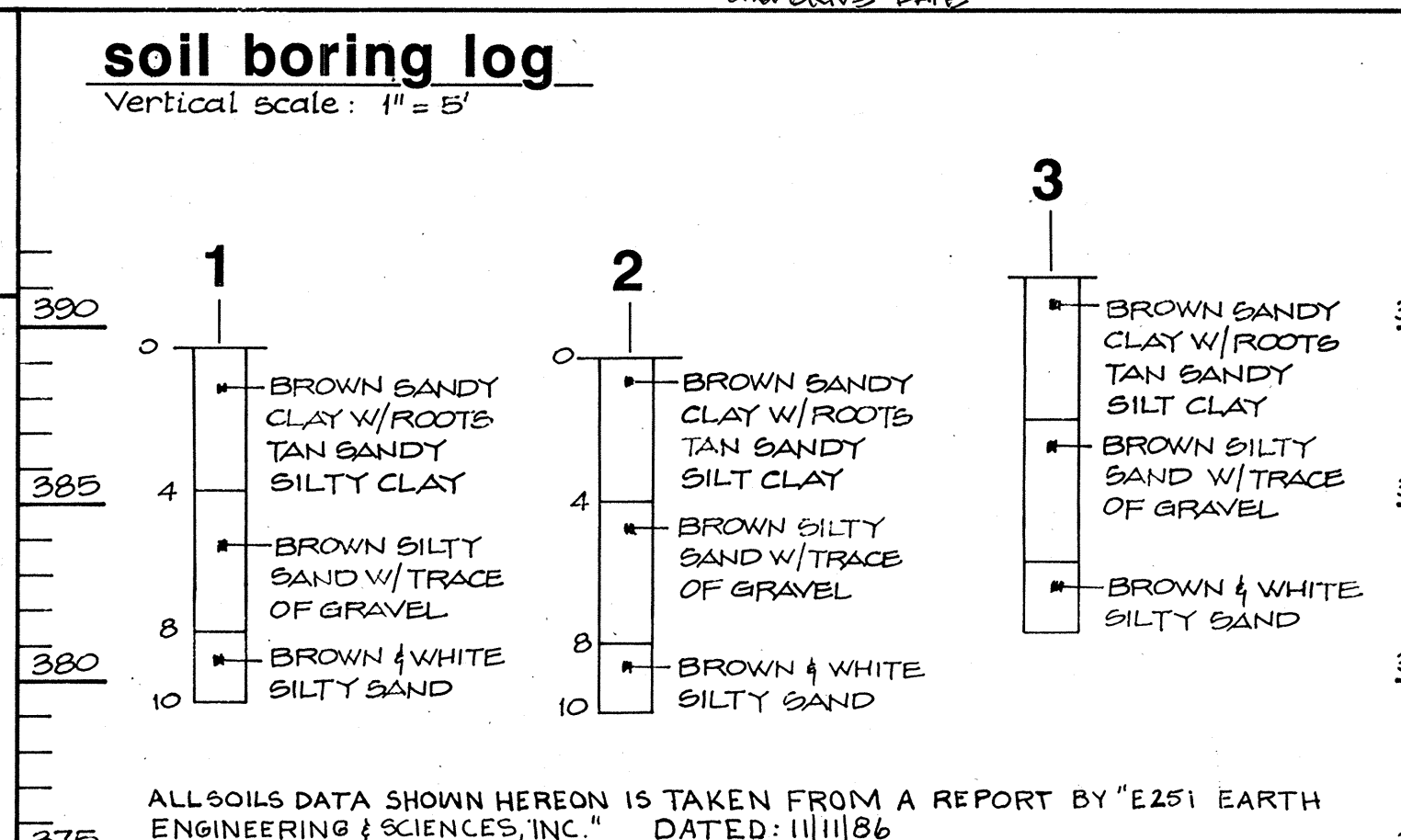
Key Federal Sav. Bank by *[Signature]* 3/11/87
Developer Date

This plan has been reviewed for the Howard Soil Conservation District and meets the technical requirements for ~~soil erosion and sediment control~~, soil erosion and sediment control.

[Signature] 3-27-87
U.S. Soil Conservation District Date

This Development Plan is approved for ~~soil erosion and sediment control~~, soil erosion and sediment control by the Howard Soil Conservation District.

[Signature] 3/27/87
Howard Soil Conservation District Date

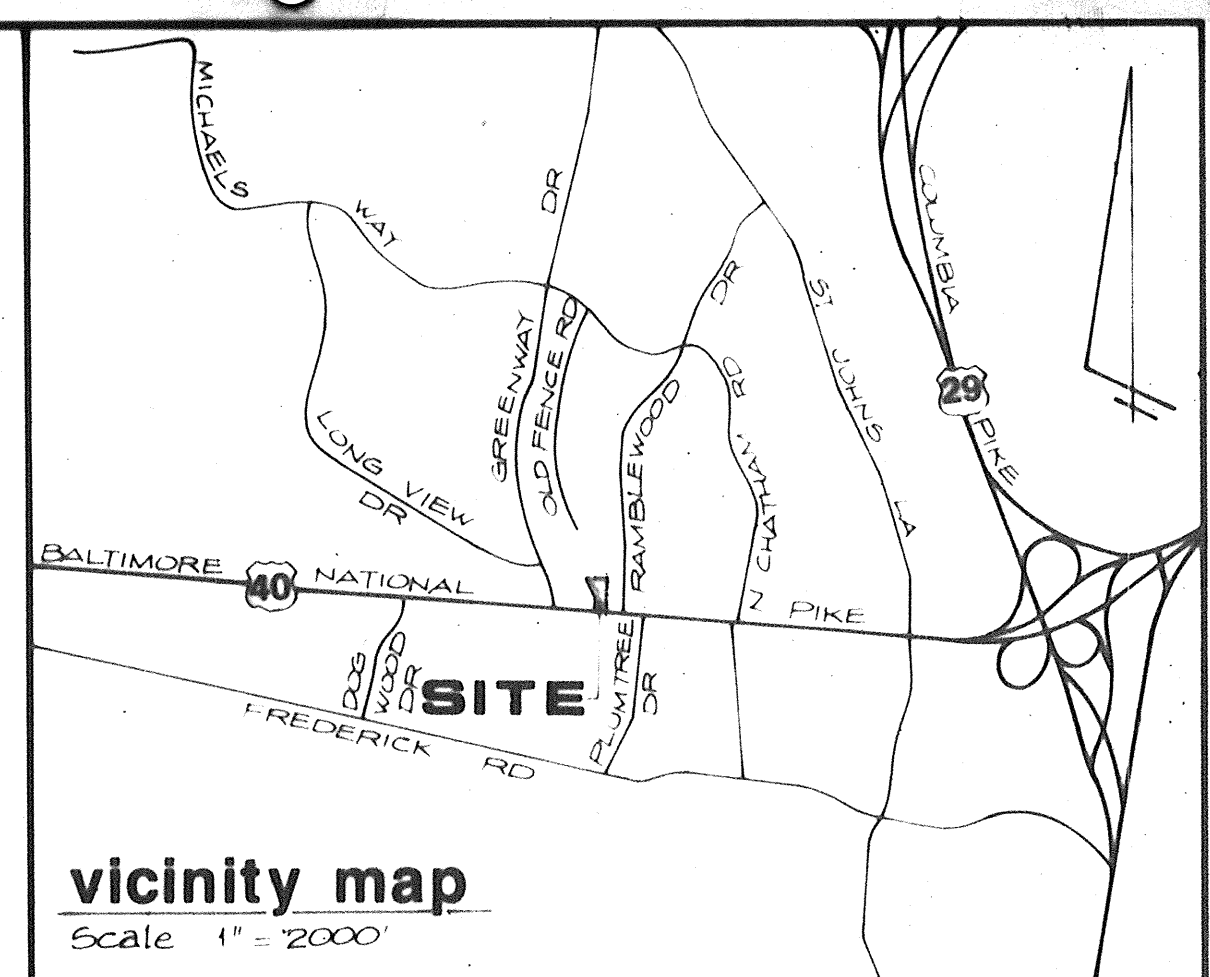
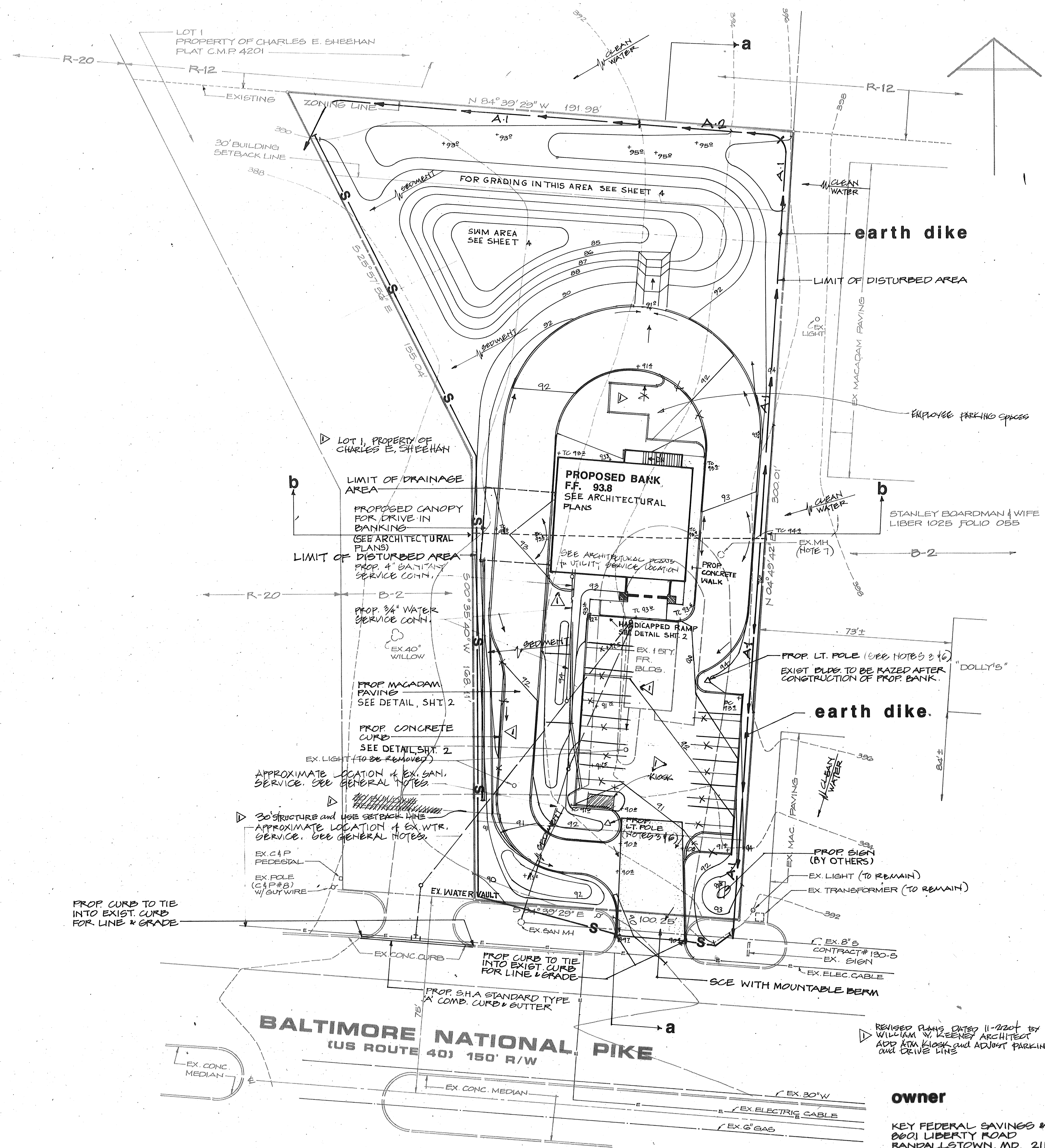


sequence of construction

- 1) NOTIFY HOWARD COUNTY OFFICE OF INSPECTION & PERMITS AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION (392-2437)
- 2) PERFORM LIMITED GRADING FOR SEDIMENT CONTROL ONLY
- 3) INSTALL ALL SEDIMENT CONTROL MEASURES.
- 4) GRADE FOR AND CONSTRUCT PROPOSED BUILDING, STORMWATER MANAGEMENT FACILITIES, PAVED AREAS, STORM DRAINS AND ALL OTHER SITE WORK.
- 5) STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE OR GOD AS SHOWN ON SHT. SDP-7.
- 6) UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: THIS PLAN AND SHEET NO. 7 ARE FOR CONSTRUCTION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL AND PERMANENT STABILIZATION ONLY. FOR ALL OTHER CONSTRUCTION, SEE APPROPRIATE PLANS.

ALL 2:1 SLOPES SHALL BE STABILIZED WITH GOD UNLESS OTHERWISE NOTED.



vicinity map
Scale 1" = 2000'

benchmark
1) HORIZONTAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENTS
32A2002-R N 525729.095 E 849416.765
32A2003-R N 525912.292 E 846807.801
2) VERTICAL DATUM SHOWN HEREON IS BASED ON HOWARD COUNTY SURVEY CONTROL MONUMENT
32A2003-R ELEV. 385.295

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legend
— 216 — PROPOSED CONTOUR
[Symbol] STABILIZED CONSTRUCTION ENTRANCE
— S — SILT FENCE
— A1 — A2 — EARTH DIKE
— — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR

SEDIMENT CONTROL PLAN

KEY FEDERAL PARCEL A-2 (Formerly SDP-84-286) A Resubdivision of Parcel 'A-1' Property of Charles E. Sheehan
RECORDING No. 6028 TAX MAP 24
BLOCK 4 PARCEL 48
ELECTION DISTRICT NO. 2 HOWARD CO, MD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
4/3/87
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
4-6-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
4-2-87

REVISIONS: 2/27/87 JAU
11-22-84

SCALE: 1" = 20'
DATE: 4-6-87
JOB NO.: 094/003
DESIGNED: JAU
DRAWN: JAU
CHECKED: THW
DRAWING NUMBER: 6
SDP-87-97

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Owings Mills, MD 21117
Telephone: (301) 356-4600

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 1-20-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
4/3/87
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
4-6-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEM AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
4-2-87

owner
KEY FEDERAL SAVINGS & LOAN
8801 LIBERTY ROAD
RANDALLSTOWN, MD. 21133