

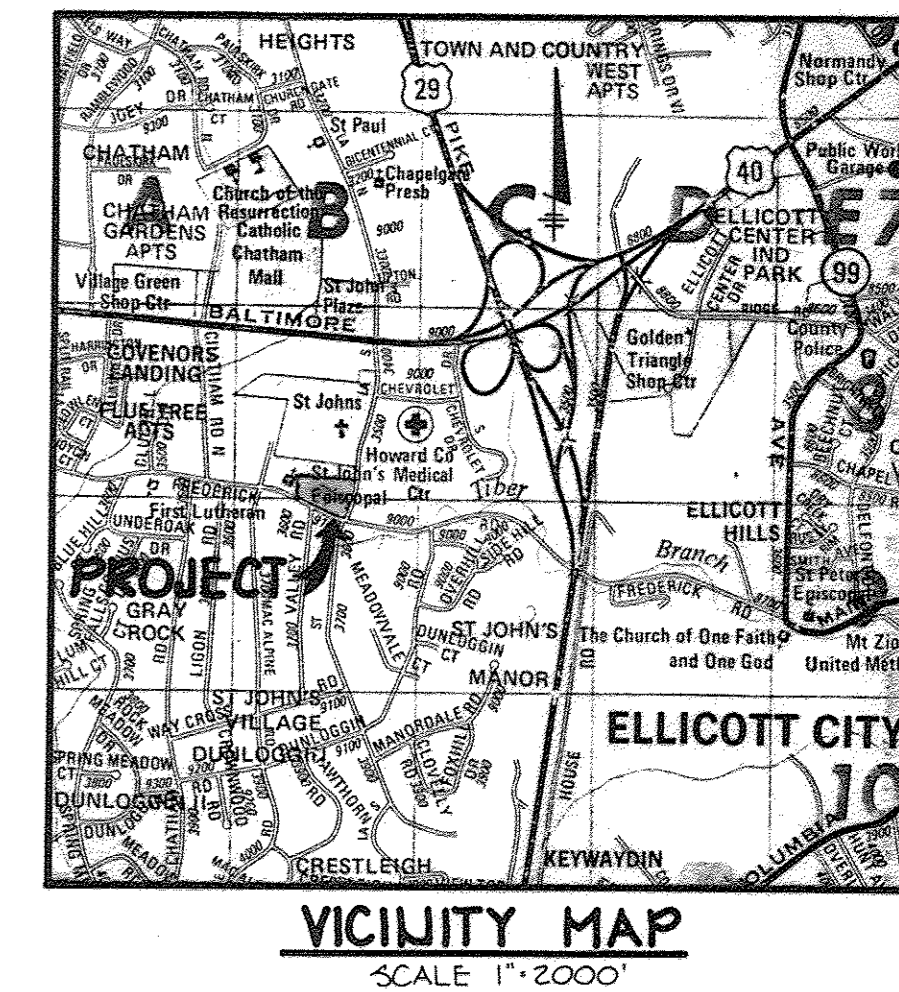
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	PROFILES AND DETAILS
4	DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN
5	SEWAGE CONTROL/SWM NOTES AND DETAILS
6	PLANTING PLAN

SITE DEVELOPMENT PLAN

FREDERICK CROSSING

2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



- GENERAL NOTES**
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
 - CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATER TIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, i.e., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
 - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272

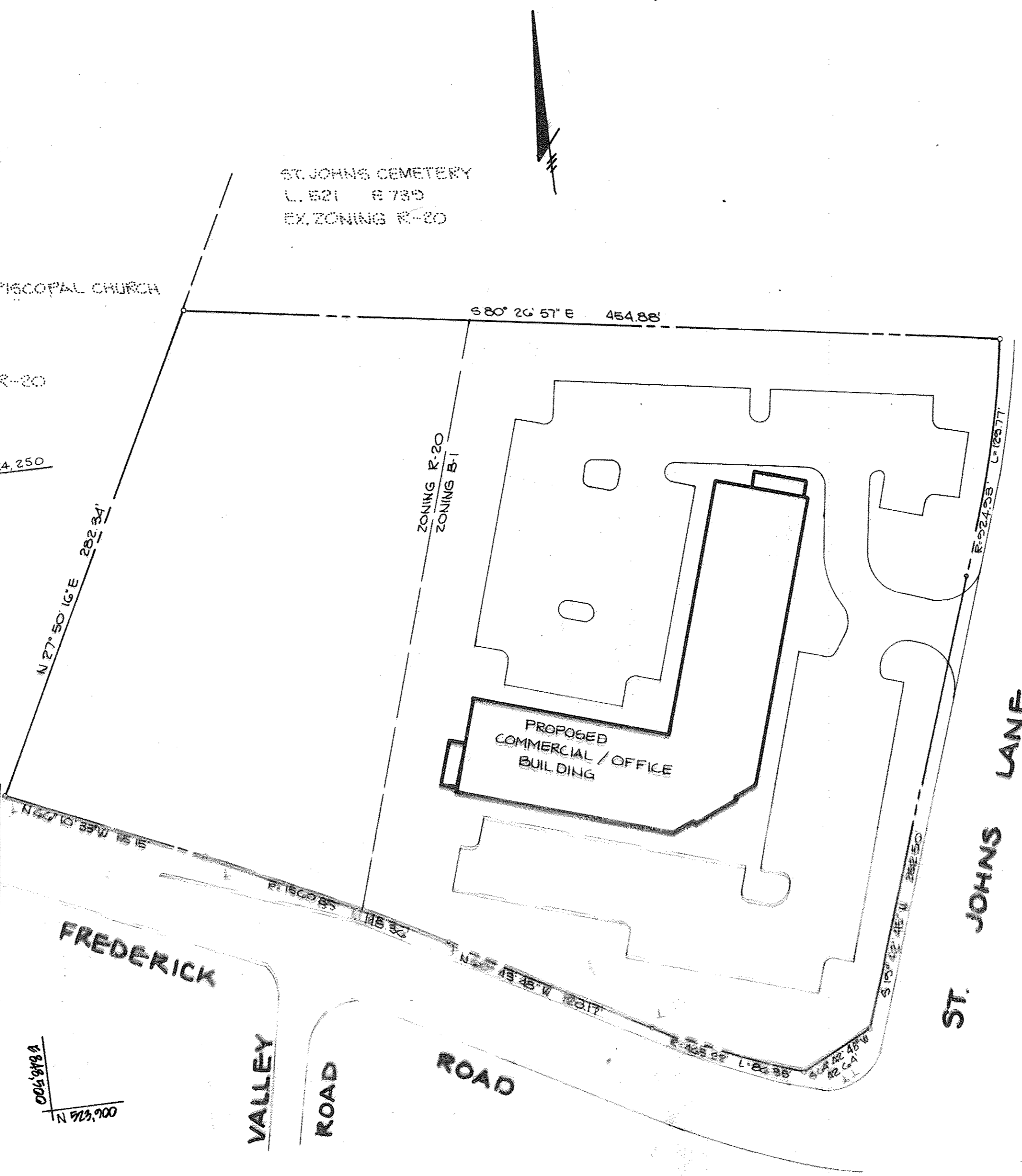
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT \ominus ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED DECEMBER, 1985 BY THE RIEMER GROUP.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G7.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.

SITE TABULATION

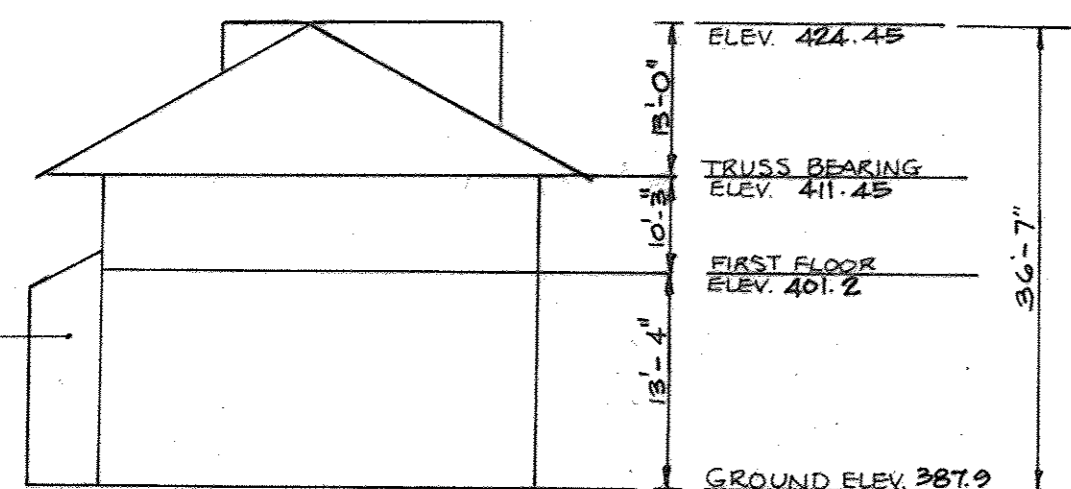
TOTAL AREA OF PROPERTY: 3.761 AC.
 AREA OF SUBMISSION: 3.761 AC.
 EXISTING ZONING: B1, R-20
 AREA IN B1 ZONING: 2.479 AC.
 AREA IN R-20 ZONING: 1.282 AC.
 PROPOSED USE: COMMERCIAL/OFFICE
 PROPOSED BUILDING AREA: 21,000 S.F.
 BUILDING COVERAGE PERMITTED (B-1): 50%
 BUILDING COVERAGE PROPOSED: 54.21% (B-1 AREA)
 AREA OF PARKING: .97 AC. (42,300 S.F.)
 AREA OF LANDSCAPED ISLANDS REQUIRED (5%): 2,115 S.F.
 AREA OF LANDSCAPED ISLANDS PROPOSED (6%): 2,518 S.F.
 OPEN SPACE REQUIRED (20%): .5 AC. (B-1 ONLY)
 OPEN SPACE PROVIDED (38.7%): .96 AC. (B-1 ONLY)
 PARKING REQUIREMENT:
 TOTAL AREA OF BUILDINGS: 21,000 S.F.
 AREA OF RETAIL SPACE AT 6 SPACES/1,000 S.F.
 AREA OF RESTAURANT USES AT 14 SPACES/1,000 S.F.
 AREA OF OFFICE USE AT 23 SPACES/1,000 S.F.
 TOTAL PARKING REQUIRED WITHOUT SHARED PARKING ADJUSTMENT 106 SPACES
 TOTAL PARKING REQUIRED WITH SHARED PARKING ADJUSTMENT 119 SPACES
 TOTAL PARKING PROVIDED (INCLUDING 6 HANDICAP DESIGNATED SPACES) 121 SPACES

	WEEKDAY				WEEKEND		NIGHT-TIME
	MORNING 6AM-9AM	MID-DAY 9AM-2PM	AFTERNOON 2PM-5PM	EVENING 5PM-10PM	DAYTIME 6AM-9AM	EVENING 6PM-10PM	MID-NIGHT
OFFICE	80% A3	100% B3	100% B3	10% G	10% G	5% B	5% B
RETAIL	80% A3	60% A4	60% A4	90% B6	100% B7	70% B7	5% A
RESTAURANT	90% B2	50% B2	50% B2	100% B3	100% B3	100% B3	10% A
TOTAL	76	117	117	111	119	94	11

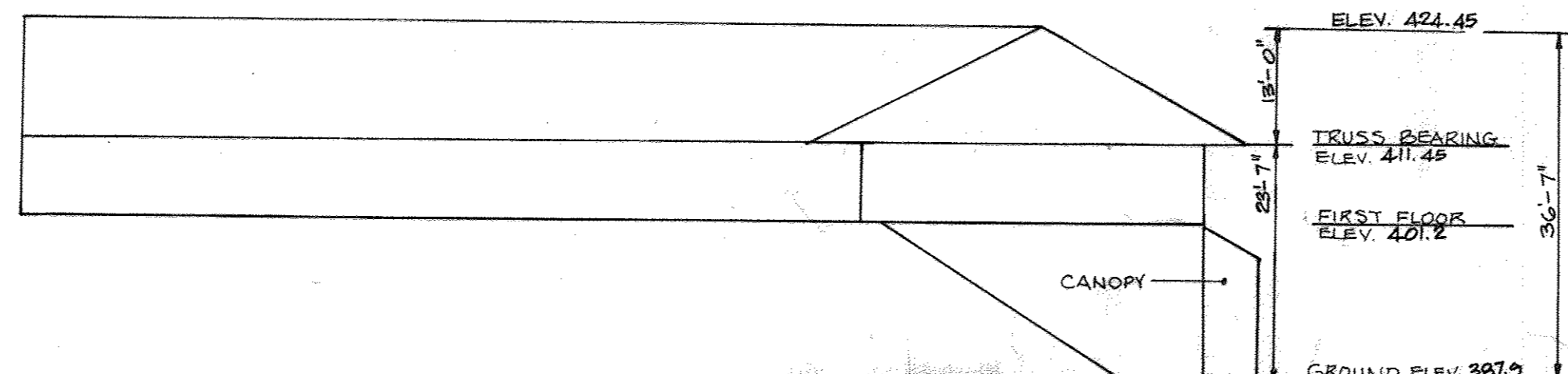
16,175 SF (FIRST FLOOR)
 AT 6 SPACES/1,000 SF
 2,719 SF (FIRST FLOOR)
 AT 14 SPACES/1,000 SF
 18,090 SF = 18,000 SF (SECOND FLOOR) + 1,050 SF (FIRST FLOOR)
 AT 23 SPACES/1,000 SF
 99 SPACES



LOCATION PLAN
SCALE: 1" = 50'



SOUTH ELEVATION
NO SCALE



WEST ELEVATION
NO SCALE

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
BLDG #1	3570 ST. JOHNS LANE

SUBDIVISION NAME FREDERICK CROSSING	SECT./AREA	PARCEL # 111
PLAT # OR L/F 855/373	BLOCK # 11	ZONE B-1
TAX/ZONE MAP 24	ELEC. DIST. 2nd	CENSUS TR. 6023.01
WATER CODE F 07	SEWER CODE 1402800	

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 11-20-87

DATE	NO.	REVISION
11/7/87	2	UPDATE PARKING REQUIREMENT TABULATION
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. <i>Jewel Balce</i> 6-6-88 COUNTY HEALTH OFFICER DATE		
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING. <i>William</i> 6-10-87 PLANNING DIRECTOR DATE		
APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT. <i>Anthony</i> 6/8/80 DATE		
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>Jamieson</i> 5/1/88 DIRECTOR DATE		
APPROVED: CHIEF, BUREAU OF ENGINEERING <i>James</i> 5-31-88 DATE		
8-23-84	2	UPDATE PARKING REG. TABULATION
12-17-88	1	CHANGED BUILDING ADDRESS

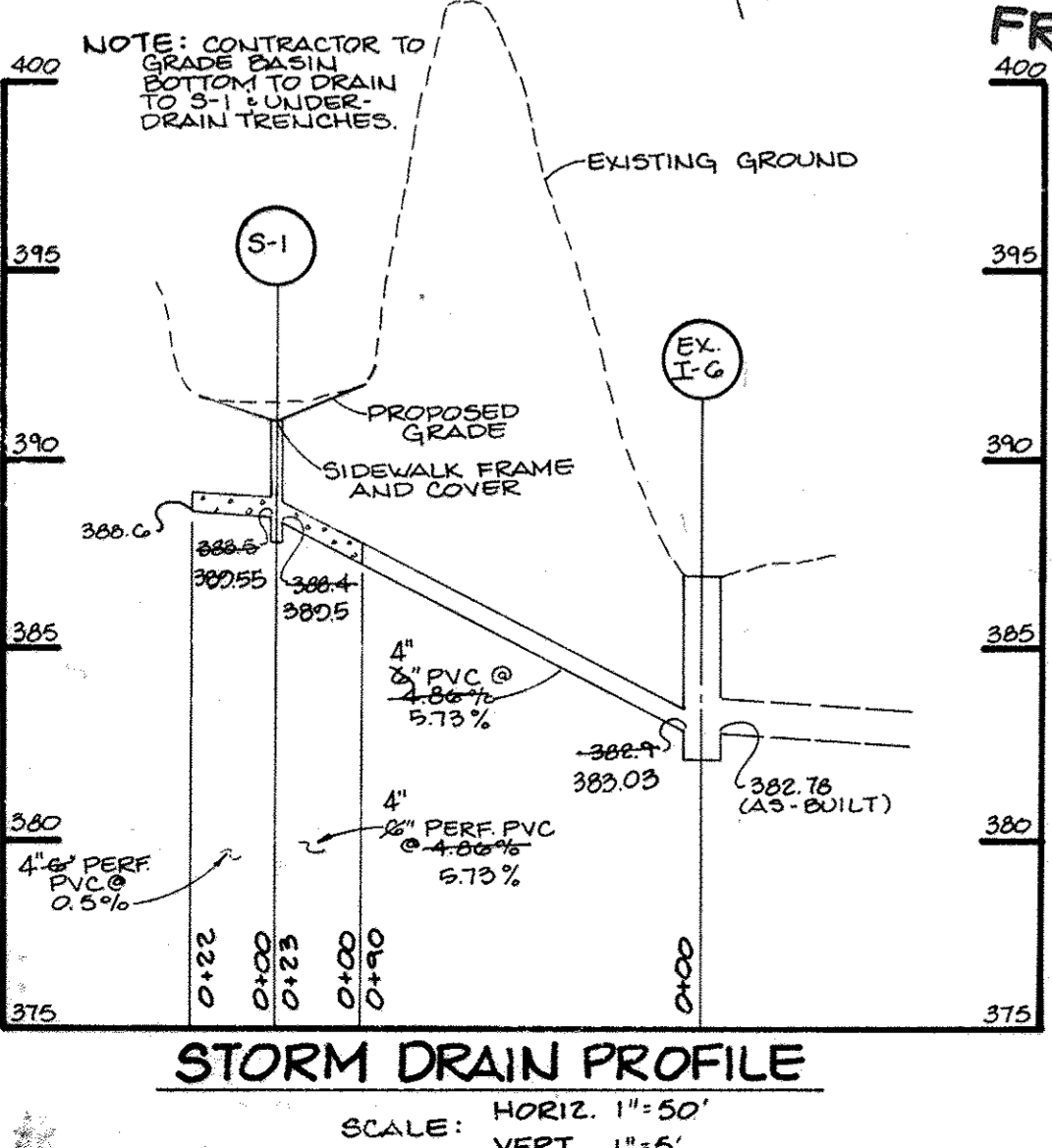
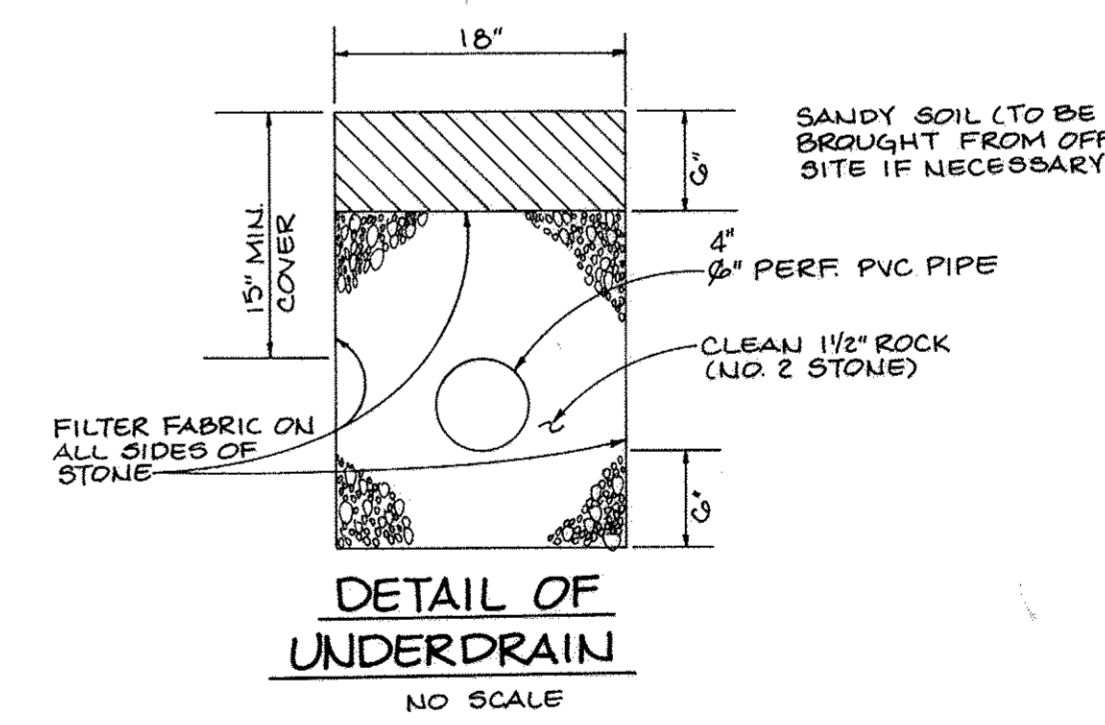
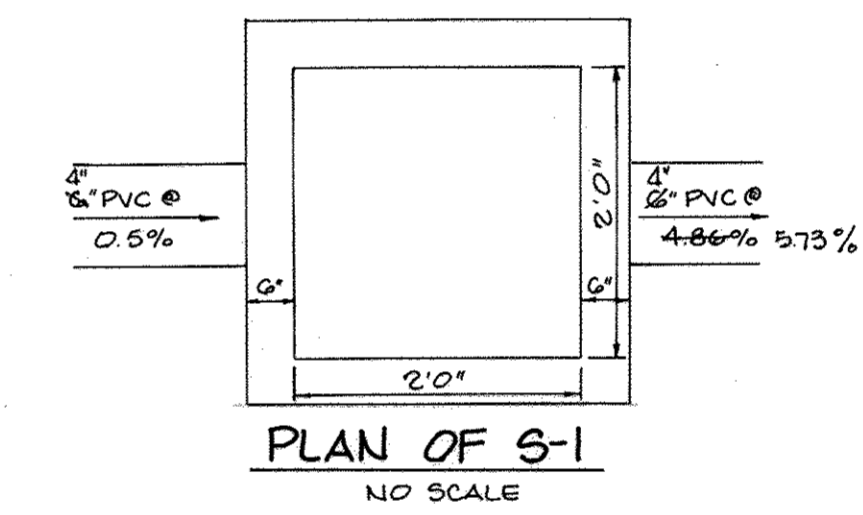
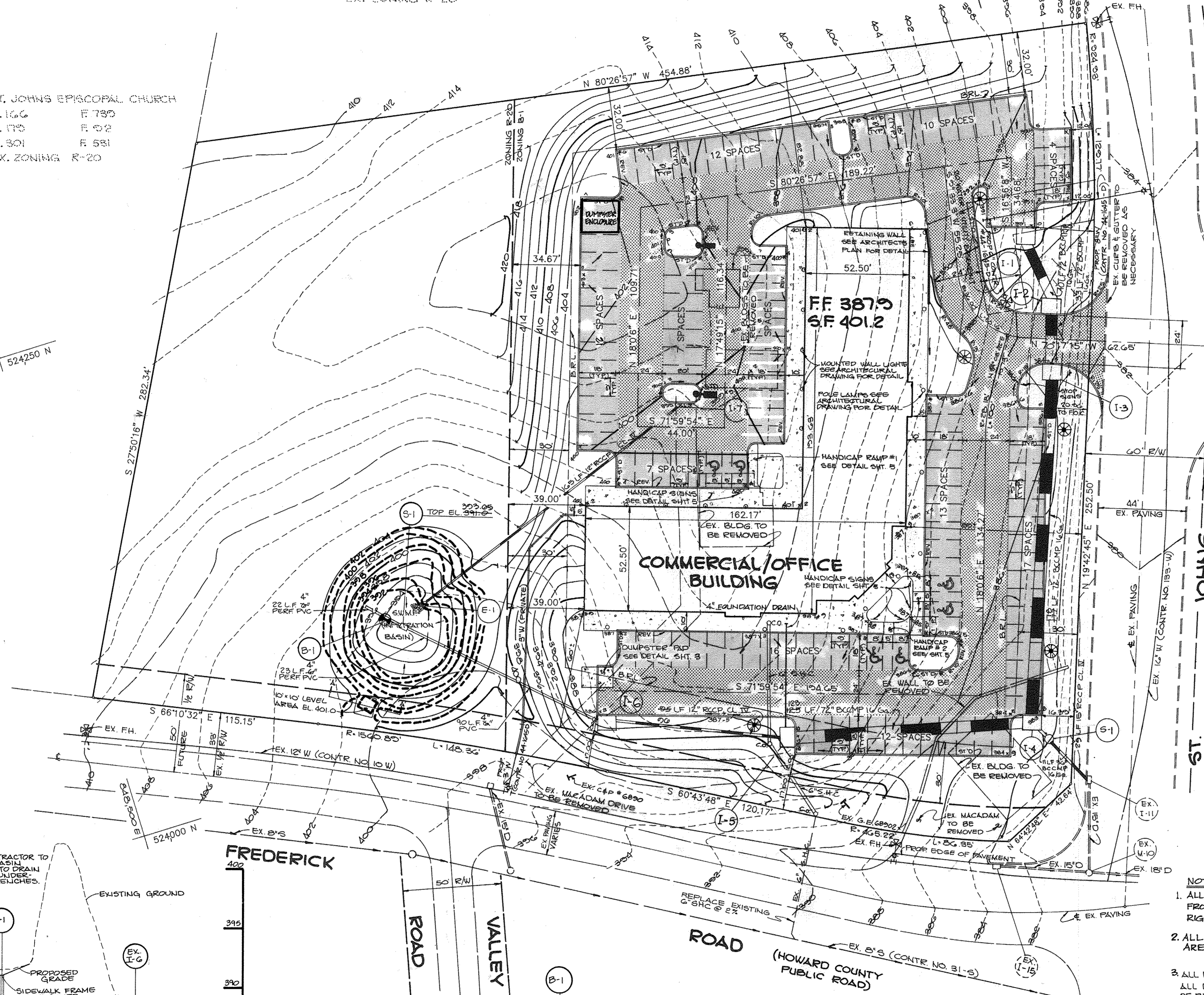
OWNER	TRIPEC ASSOCIATES LTD. PARTNERSHIP, INC. 208 YORK ROAD TOWSON, MARYLAND 21204
DEVELOPER	JHP DEVELOPMENT, INC. 208 YORK ROAD TOWSON, MARYLAND 21204
PROJECT	FREDERICK CROSSING COMMERCIAL/OFFICE BUILDING
AREA	2ND ELECTION DISTRICT PARCEL # 111 L. 855 F. 373
TITLE	TITLE SHEET

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Elllicott City, Maryland 21043 (301) 461-2690

DATE 3-20-88	DESIGNED BY: J.K.B.
DRAWN BY: M.A.D.	PROJECT NO: 26602
DATE:	SCALE: AS SHOWN
DRAWING NO. 1 OF 6	

ST. JOHN'S CEMETERY
L. 521 F 730
EX. ZONING R-20

ST. JOHN'S EPISCOPAL CHURCH
L. 166 F 730
L. 170 F 92
L. 301 F 581
EX. ZONING R-20



BORING LOG
NO SCALE

0.0' - 0.2'	GRAY + BROWN W/ET SILT & CLAY LITTLE CF SAND (SEDIMENT)
0.2' - 1.8'	BROWN VERY MOIST SILT & CLAY + 1/2 SAND, TRACE ROCK FRAGS (ML)
1.8' - 4.0'	BROWN, TAN & GRAY W/ET CF SAND, SOME ROCK FRAGS, TRACE SILT (DECOMPOSED ROCK) (SP-SM)

1 DAY AFTER COMPLETION: WATER @ 0.8' CAVED @ 3.0' REFUSAL @ 4.0'

STRUCTURE SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARK
S-1	MODIFIED YARD INLET	-380.5	-384.4	-371.0	SEE NO. 10 STD. DETAIL SD 4.14
		309.95	309.50	303.05	

NOTE: YARD INLET TO HAVE SOLID TOP WITH NO CAST IRON GRATING.

- NOTES**
1. ALL EXTERIOR LIGHTING DEVICES SHALL BE REFLECTED/DIRECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY LINES.
 2. ALL ON-SITE ROADWAYS AND DRIVES ARE PRIVATE.
 3. ALL RADII 5' UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO FACE OF CURB, FACE OF BUILDING OR \pm .

- LEGEND**
- P-1 PAVING
 - P-2 PAVING
 - CONCRETE SIDEWALK & SLABS
 - B.R.L. BUILDING RESTRICTION LINE
 - STD # REV# DENOTES TRANSITION FROM STANDARD 7' C&G TO REVERSE 7' C&G
 - LIGHTING FIXTURES (SEE DETAIL SHEET)
 - F.O.C. FACE OF CURB
 - 402--- DENOTES AS-BUILT CONTOURS

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-20-87

11/17/87 3 ADD NUMBER LOCATION & UPDATE PARKING
DATE NO REVISION

AS-BUILT CERTIFICATE

STATE OF MARYLAND
ARTHUR E. MUEGGE
PROFESSIONAL ENGINEER

3-15-92 DATE

12-3-91 5 ADDED UNDERDRAIN, PROFILE, DETAILS & STRUCTURE SCHEDULE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joguen Boydus
COUNTY HEALTH OFFICER
6-6-88 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Urbani
PLANNING DIRECTOR
6-10-88 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James...
DIRECTOR
5/31/88 DATE

8-16-85 1 REVISE CURB & GUTTER, AND 6" SHC
12-19-88 1 REVISED BLDG. FOOTPRINT, RETAINING WALL & LIGHTING

DATE NO REVISION

OWNER TRIPEC ASSOCIATES LTD. PARTNERSHIP
508 YORK ROAD
TOWSON, MARYLAND 21204

DEVELOPER J.H.P. DEVELOPMENT, INC.
508 YORK ROAD
TOWSON, MARYLAND 21204

PROJECT: **FREDERICK CROSSING COMMERCIAL/OFFICE BUILDING**

AREA 2ND ELECTION DISTRICT
TAX MAP NO. 24 P. 111
L. 555 F. 373

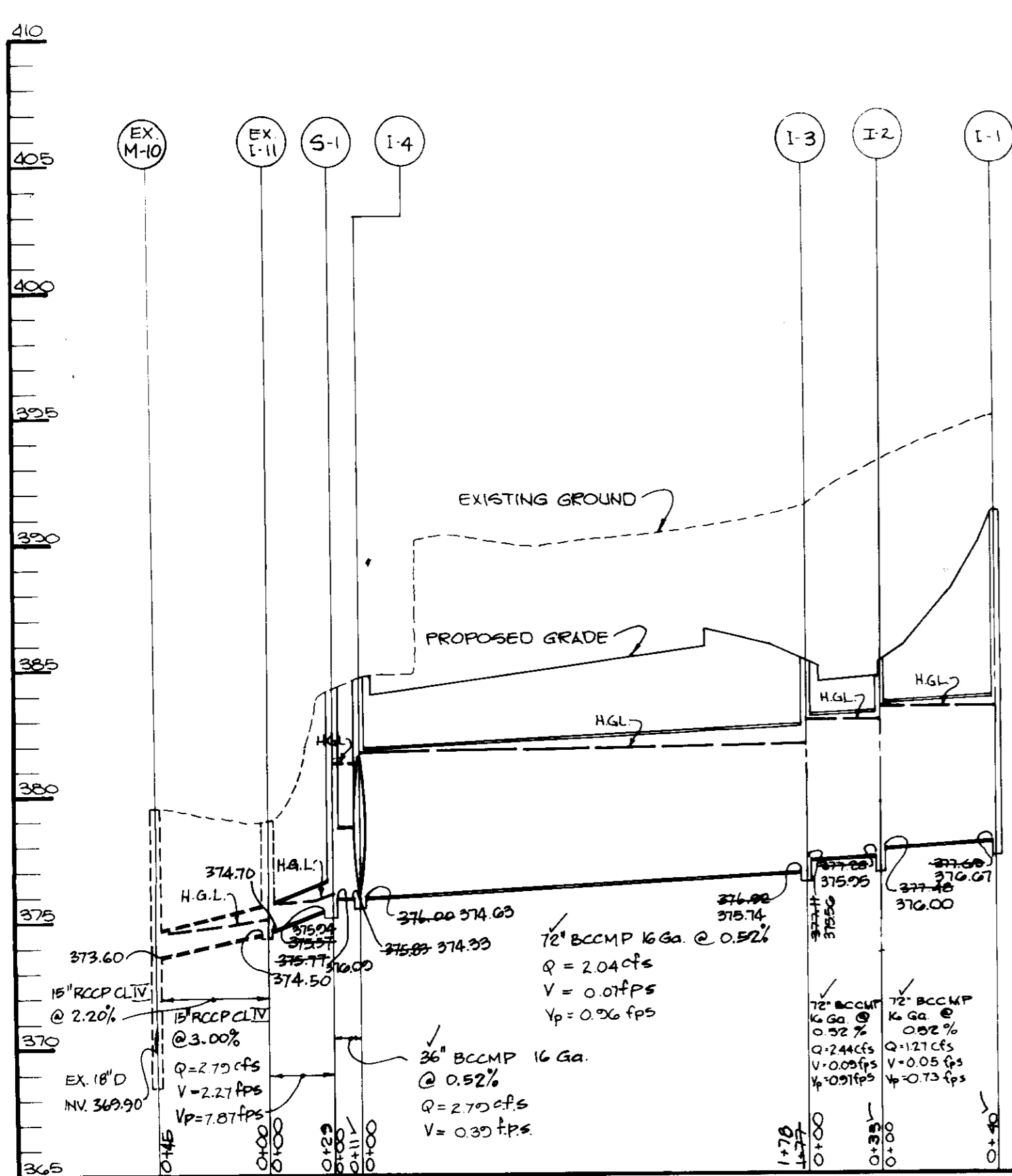
TITLE: **SITE DEVELOPMENT PLAN**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

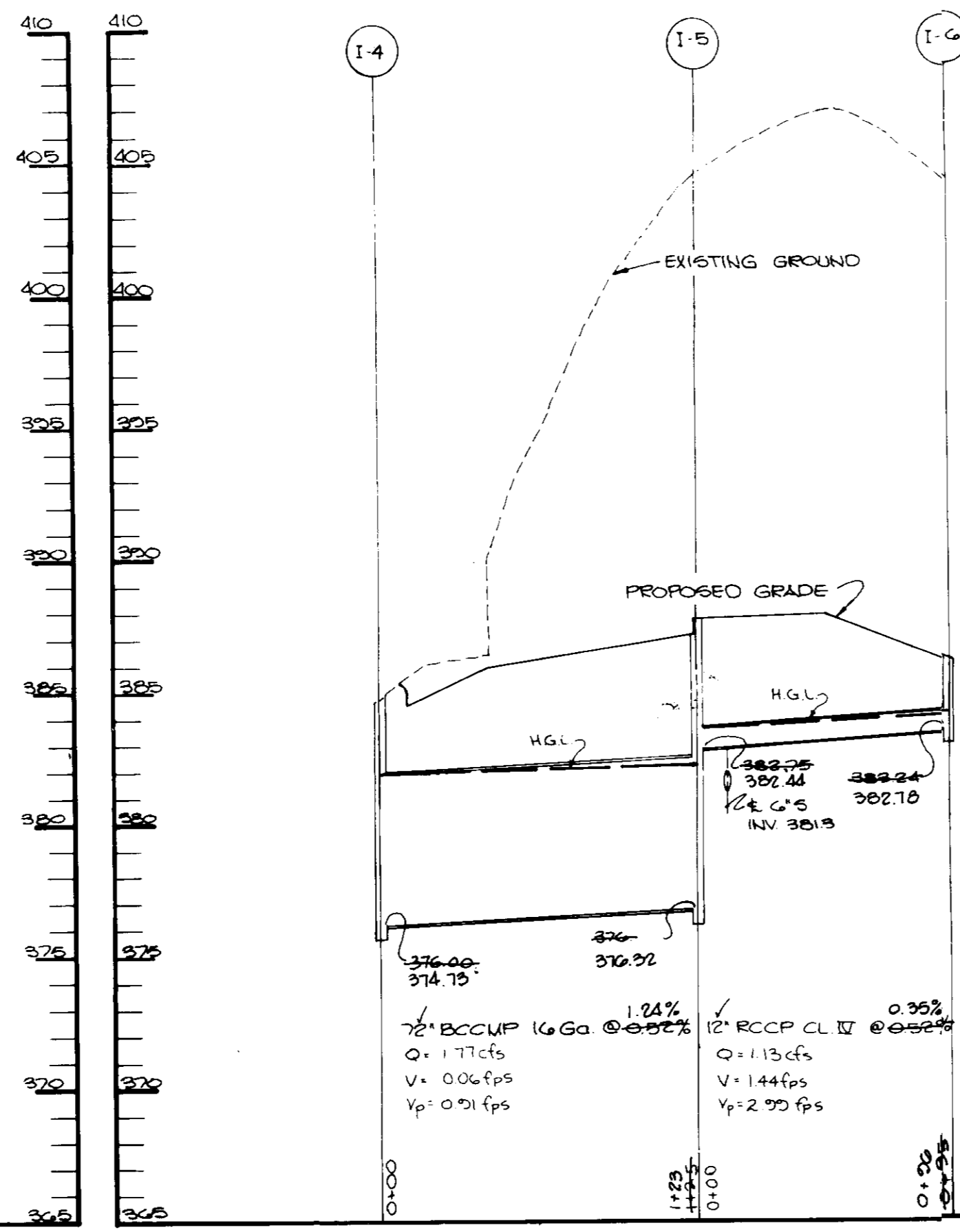
3-20-88 DATE

STATE OF MARYLAND
ARTHUR E. MUEGGE
PROFESSIONAL ENGINEER

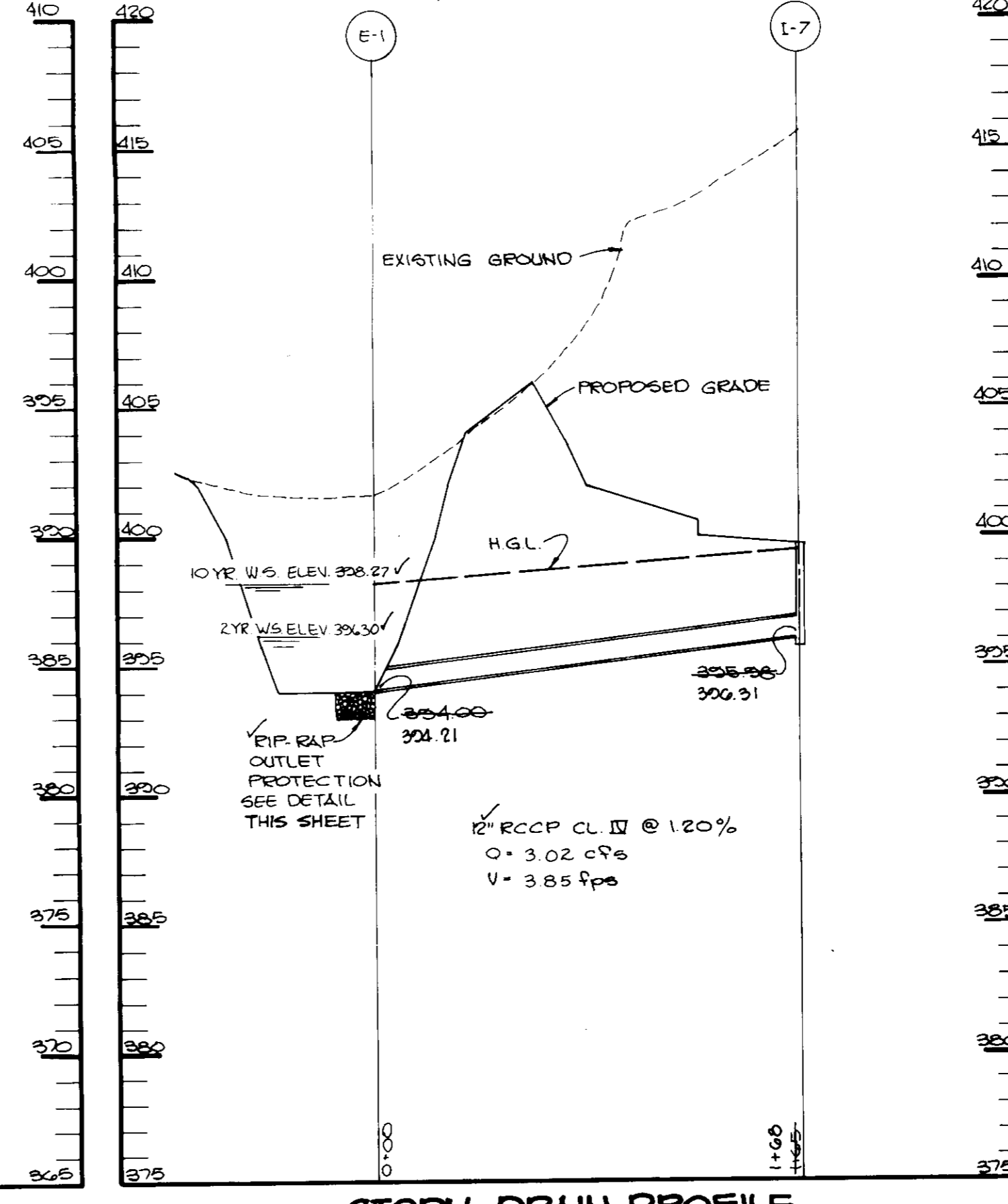
DESIGNED BY: C.J.R.
DRAWN BY: M.A.D.
PROJECT NO: 20602
DATE:
SCALE: 1"=30'
DRAWING NO. 2 OF 6



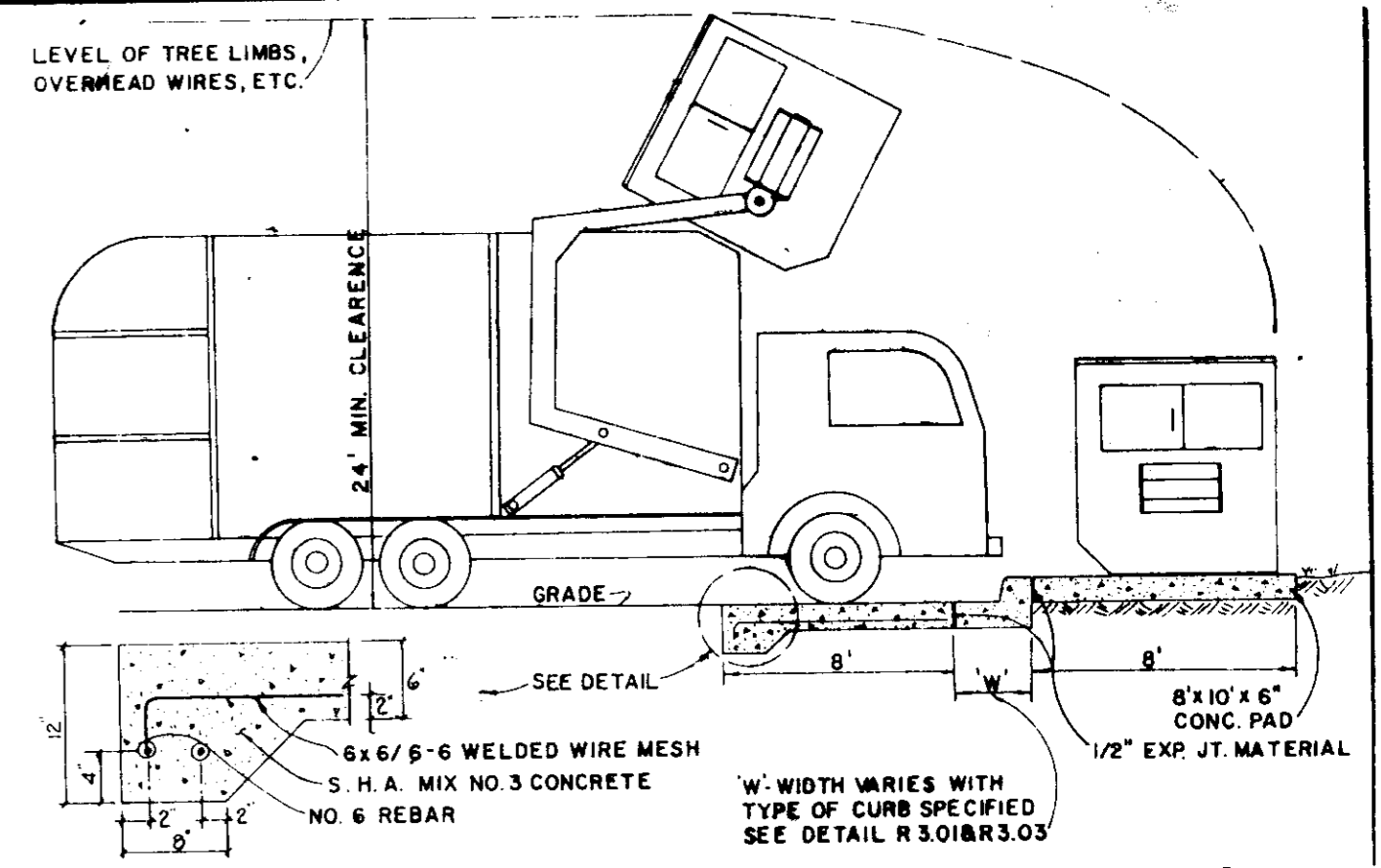
STORM DRAIN PROFILE
SCALE: HOR. 1"=50' VERT. 1"=5'



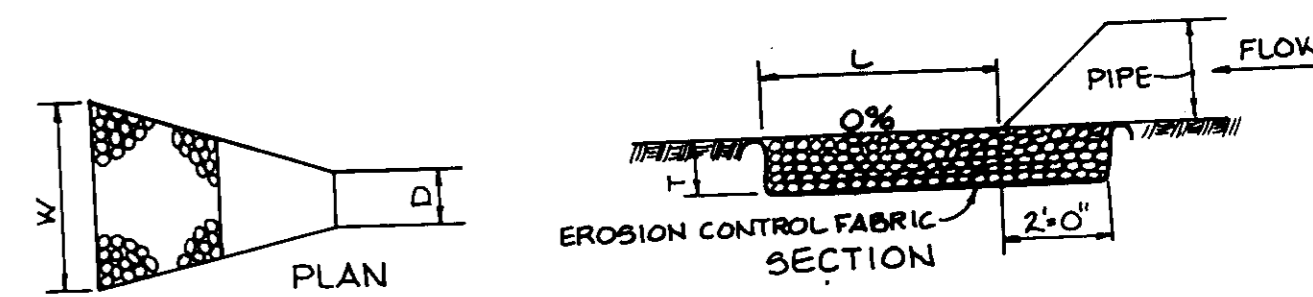
STORM DRAIN PROFILE
SCALE: HOR. 1"=50' VERT. 1"=5'



STORM DRAIN PROFILE
SCALE: HOR. 1"=50' VERT. 1"=5'

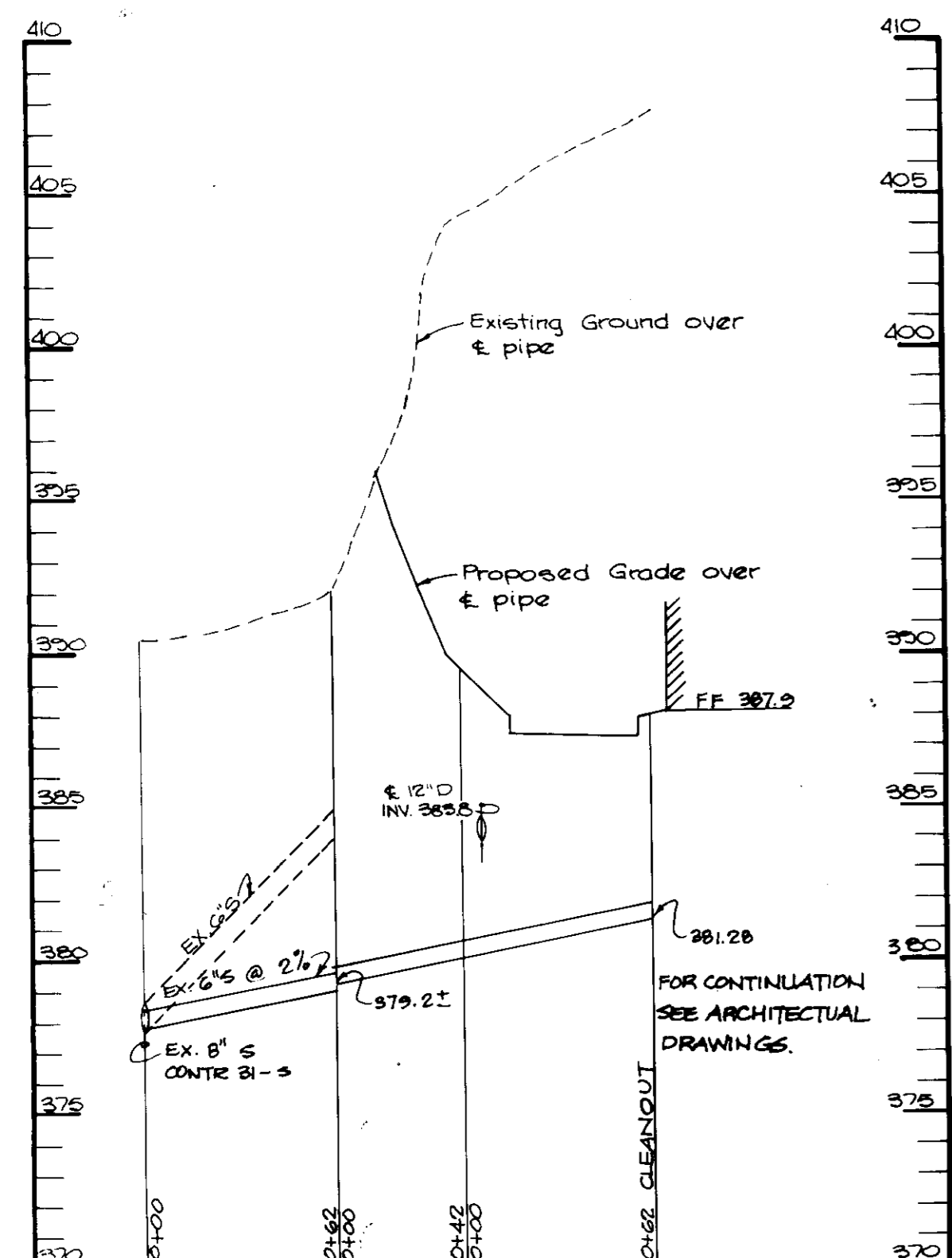


DUMPSTER PAD DETAIL
NO SCALE

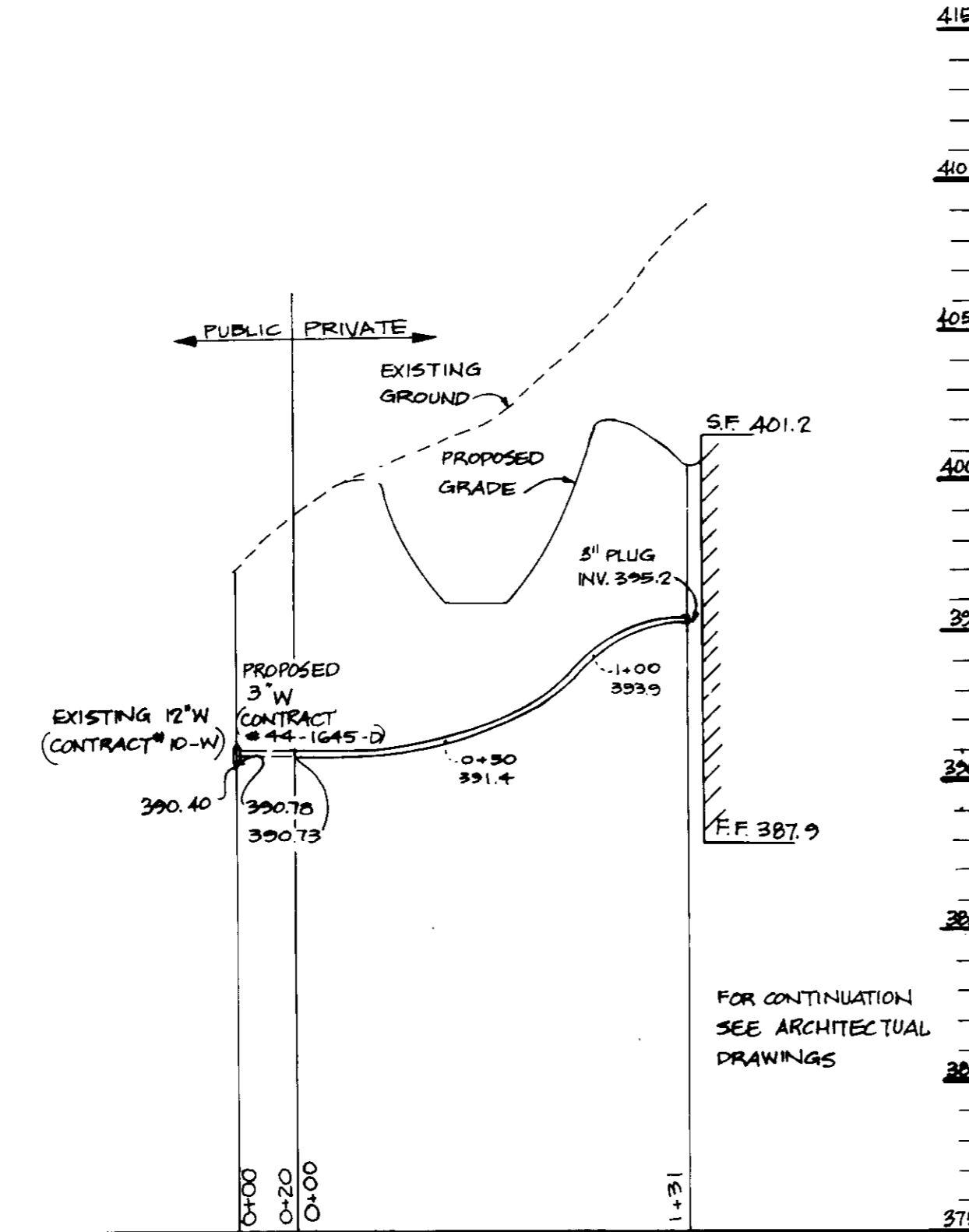


STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	6"	205'-0"	100'-0"	14"

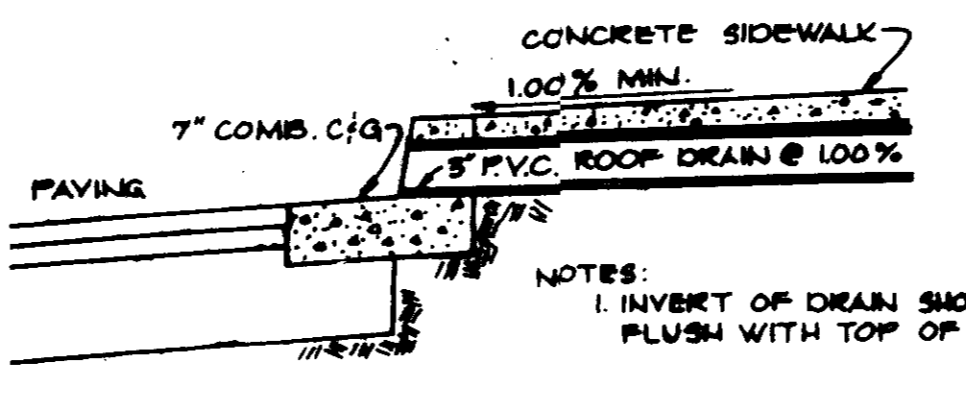
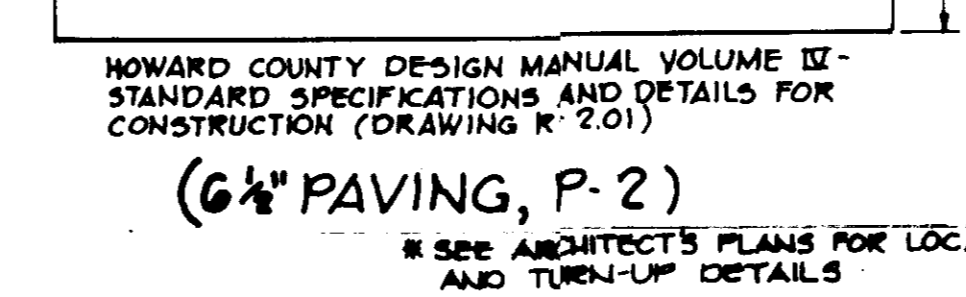
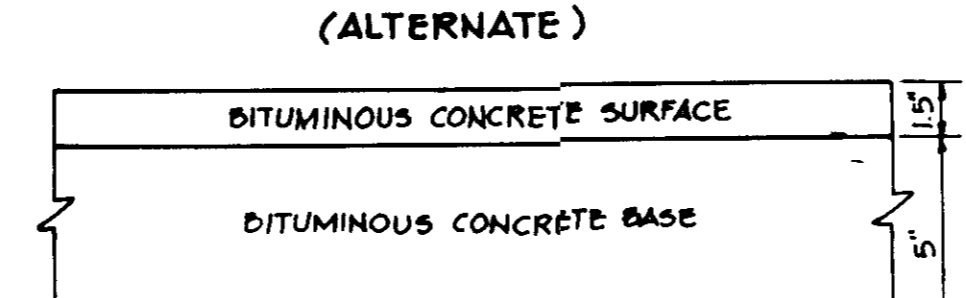
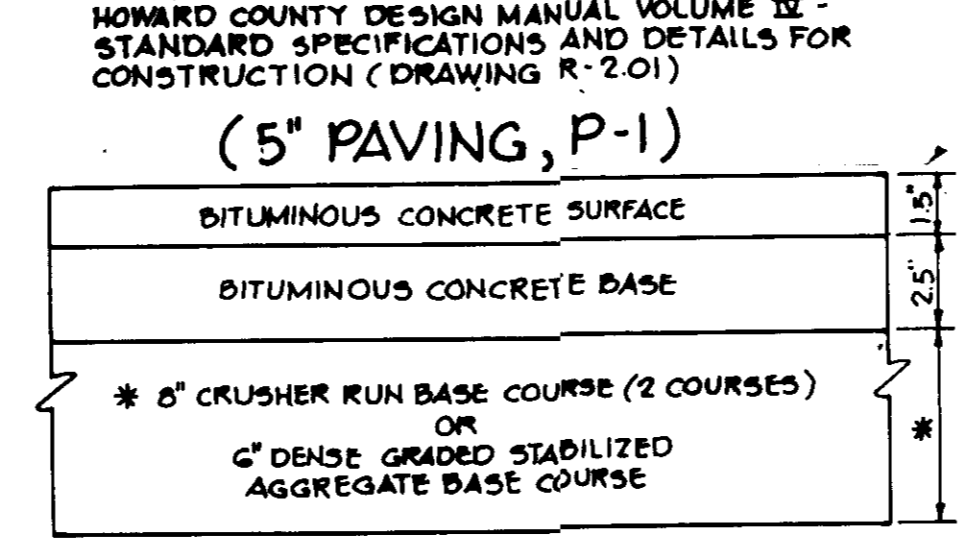
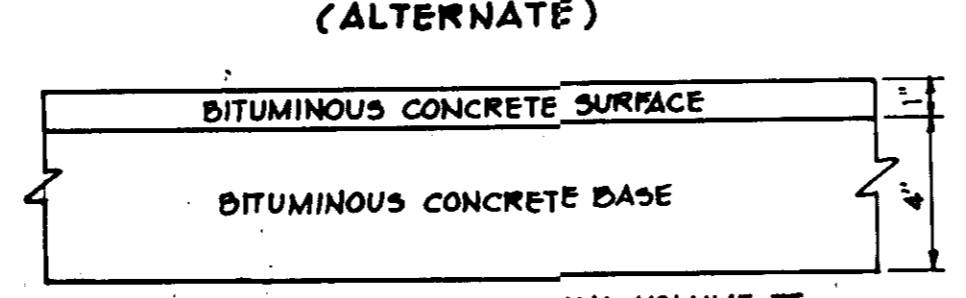
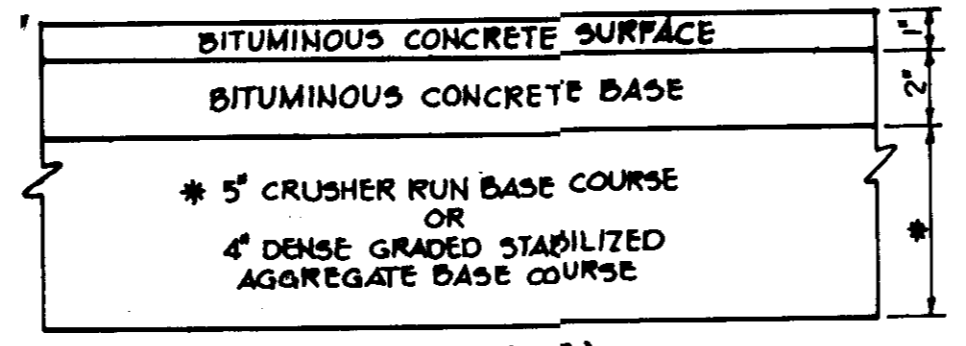
OUTLET PROTECTION DETAIL
NO SCALE



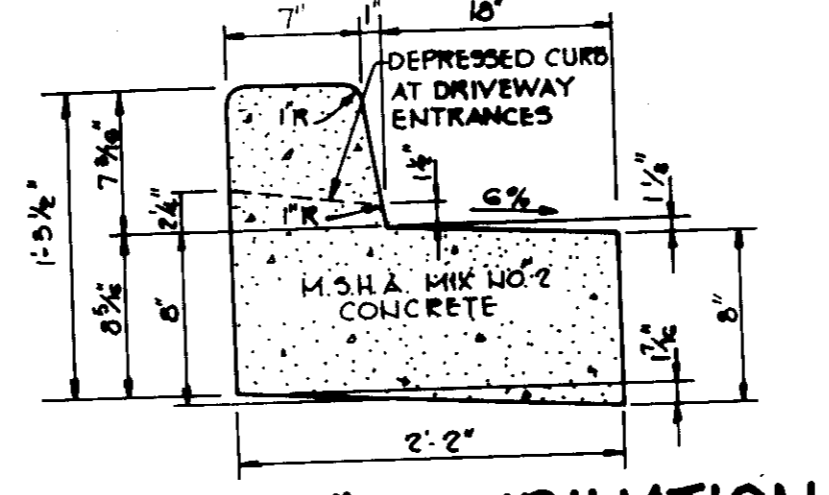
SEWER HOUSE CONNECTION
SCALE: HOR. 1"=50' VERT. 1"=5'



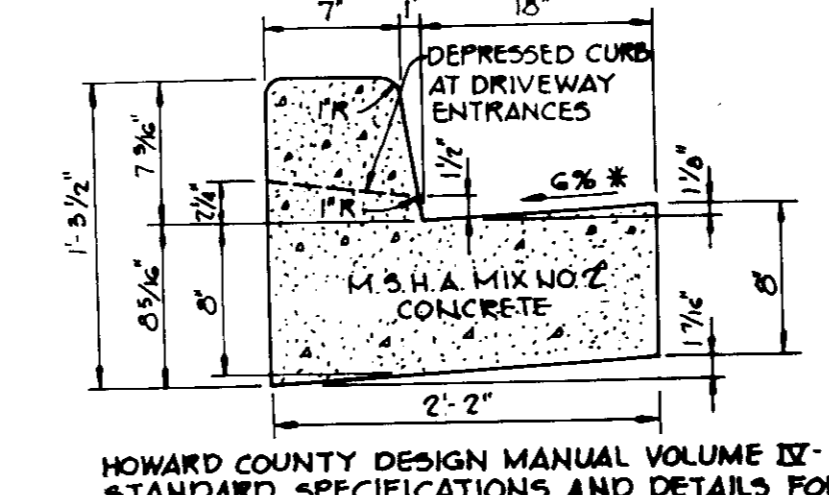
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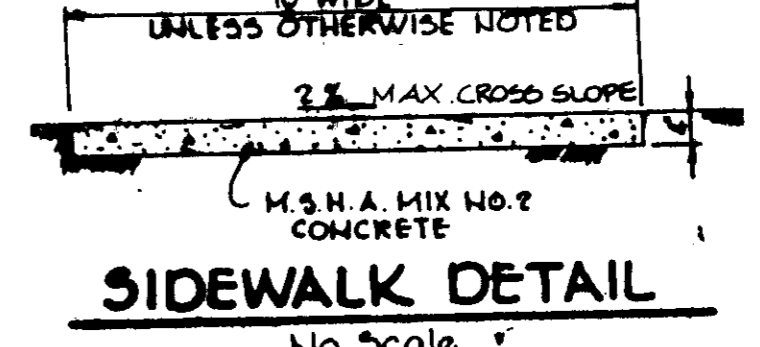
TYPICAL ROOF DRAIN DETAIL
NO SCALE



REVERSE 7\"/>



STANDARD 7\"/>



SIDEWALK DETAIL
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
John P. ... 6-6-88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
... 6-10-88
PLANNING DIRECTOR DATE
... 6/6/88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
... 5-21-88
DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING 5/31/88

8-16-89 Δ REVISE 6\"/>

OWNER: TRIPEC ASSOCIATES LTD PARTNERSHIP
308 YORK ROAD
TOWSON, MARYLAND 21204

DEVELOPER: J.H.P. DEVELOPMENT, INC.
308 YORK ROAD
TOWSON, MARYLAND 21204

PROJECT: **FREDERICK CROSSING**
COMMERCIAL/OFFICE BUILDING

AREA: 2ND ELECTION DISTRICT
TAX MAP NO. 84 P.III
L 855 F 375

TITLE: **PROFILES AND DETAILS**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Elkton City, Maryland 21043 (301) 461-2690

3-20-88
DATE
DESIGNED BY: C.J.R.
DRAWN BY: M.A.D.
PROJECT NO: 26602
DATE: 11-20-87
SCALE: AS SHOWN
DRAWING NO: 3 OF 6

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY
DATE: 11-20-87

AS-BUILT CERTIFICATE
ARTHUR E. MUEGGE #8107
DATE: 3/25/92

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP OF CURB OR RIM ELEVATION	REMARKS
1-1	A-10	See Plan	377.69	376.67	391.38	As Per Ho. Co. Std. Detail SD 4.02
1-2	A-10	See Plan	377.28	376.25	384.38	As Per Ho. Co. Std. Detail SD 4.02
1-3	A-10 w/ Deflectors	See Plan	377.28	376.25	385.08	As Per Ho. Co. Std. Detail SD 4.02 & 4.81
1-4	A-10	See Plan	376.88	375.85	384.18	As Per Ho. Co. Std. Detail SD 4.02
1-5	A-10	See Plan	382.72	381.69	387.08	As Per Ho. Co. Std. Detail SD 4.02
1-6	A-5	See Plan	383.24	382.21	386.88	As Per Ho. Co. Std. Detail SD 4.01
1-7	S-Comb. w/ Ret Grate	See Plan	395.78	394.75	400.28	As Per Ho. Co. Std. Detail SD 4.32 & 4.93
E-1	12" Concrete End Section	See Plan	375.77	374.74	384.00	As Per Ho. Co. Std. Detail SD 5.51
S-1	5'-0" Std. Precast Manhole	See Plan	375.77	374.74	384.00	As Per Ho. Co. Std. Detail SD 5.13

ST. JOHN'S CEMETERY
L. 521 E 780
EX. ZONING R-20

ST. JOHN'S EPISCOPAL CHURCH
L. 166 E 730
L. 170 E 92
L. 301 E 531
EX. ZONING R-20

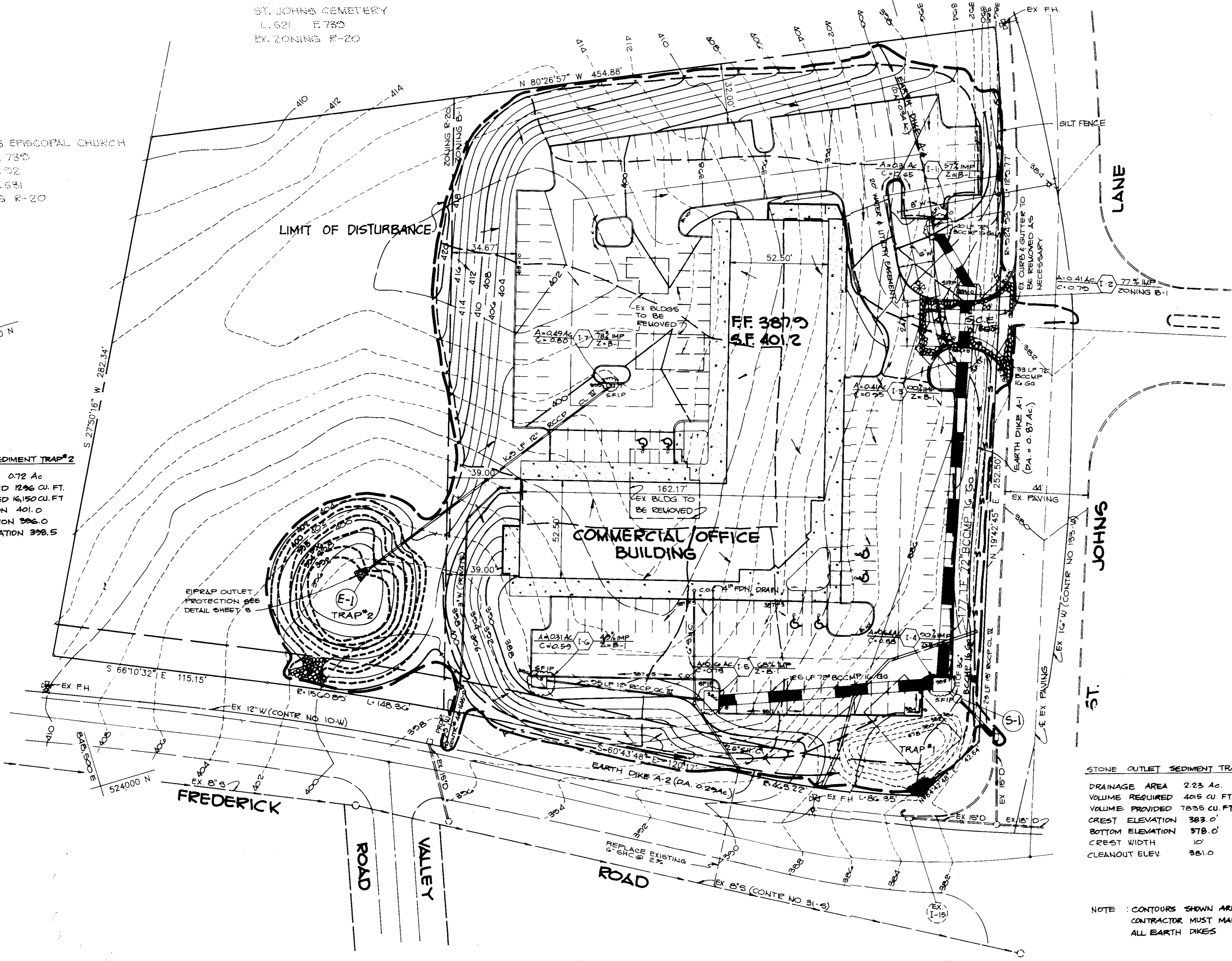
STONE OUTLET SEDIMENT TRAP #2
DRAINAGE AREA 0.72 Ac
VOLUME REQUIRED 1296 CU. FT.
VOLUME PROVIDED 16150 CU. FT.
CREST ELEVATION 401.0
BOTTOM ELEVATION 396.0
CLEAN OUT ELEVATION 398.5

STONE OUTLET SEDIMENT TRAP #1
DRAINAGE AREA 2.23 Ac
VOLUME REQUIRED 4015 CU. FT.
VOLUME PROVIDED 7835 CU. FT.
CREST ELEVATION 383.0
BOTTOM ELEVATION 378.0
CREST WIDTH 10'
CLEANOUT ELEV. 381.0

NOTE: CONTOURS SHOWN AROUND TRAP #1 ARE TEMPORARY. FOR FINAL CONTOURS SEE SHT. 206
CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE ON ALL EARTH DIKES

LEGEND

---402--- DENOTES AS-BUILT CONTOURS



AS-BUILT CERTIFICATE



ARTHUR E. MUEGGE (31892) DATE 3-30-88
BY THE DEVELOPER:
"I HEREBY 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
James M. Alvarado 4/4/88 DEVELOPER DATE

BY THE ENGINEER:
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Arthur E. Muegge 3-30-88 ENGINEER DATE

REVIEWED FOR _____ NAME _____ S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen L. Fisher 4/15/88 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James B. Green 6-6-88 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 6-10-88 PLANNING DIRECTOR DATE
[Signature] 6/18/88 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] DIRECTOR DATE
[Signature] 5-31-88 CHIEF, BUREAU OF ENGINEERING DATE

REVISIONS
8-16-88 REVISION: REVISE CURB & GUTTER, 4" SLOPE, AND HANDICAP RAMP
DATE NO REVISION

OWNER TRIPEC ASSOCIATES LTD PARTNERSHIP, INC
308 YORK ROAD
TOWSON, MARYLAND 21204

DEVELOPER J.H.P. DEVELOPMENT, INC
308 YORK ROAD
TOWSON, MARYLAND 21204

PROJECT FREDERICK CROSSING
COMMERCIAL/OFFICE BUILDING

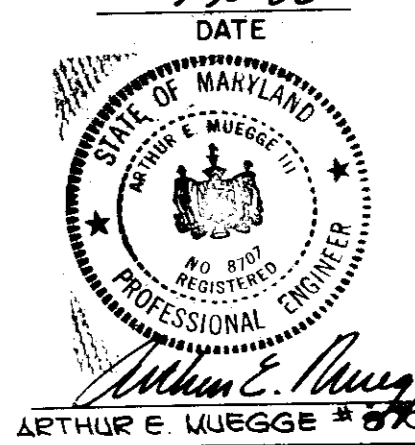
AREA 2ND ELECTION DISTRICT
TAX MAP NO 24 PARCEL III
L 855 F 573

TITLE DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

3-30-88 DATE
DESIGNED BY C.J.R.
DRAWN BY D.B.S.
PROJECT NO 26602
DATE
SCALE 1"=30'
DRAWING NO 4 OF 6

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE 11-20-87



1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (192-2437).

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 AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redistribution, 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) 16 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 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 AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary seedings with mulch alone can only be done when recommended seedings 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: 3.761 acres
 Area Disturbed: 2.455 acres
 Area to be seeded or paved: 1.023 acres
 Total Cut: 2.00 Co. yds.
 Total Fill: 2.00 Co. yds.

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 DPW sediment control inspector.

10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
Soil Amendments: Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre. Narrow or disc 1 and 0-20-20 fertilizer into the soil to a minimum depth of 3". Lawns or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding, apply 400 lbs. of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.
Seeding: For periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs. per acre (1 lb./1000 sq-ft.) of a mixture of certified Perennial Kentucky bluegrass; common Kentucky bluegrass @ 40 lbs. per acre (1 lb./1000 sq-ft.) and Red Fescue, Perennial or Lamontone @ 20 lbs. per acre (0.5 lb./1000 sq-ft.) for the period May 1 thru July 31, seed with 40-40-20 mix as specified above at 2 lbs. per acre (0.05 lb./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, or use sod. (Option 2) 2 tons per acre (Option 3) Seed with 40-40-20 mix specified above 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 unweeded small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchors, coat or 218 gal. per acre (3 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.
Seeding 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.) where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 140 lbs. per acre of annual ryegrass (3.2 lbs./1000 sq-ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 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 unweeded small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchors, coat or 218 gal. per acre (3 gal./1000 sq-ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal. per acre (8 gal./1000 sq-ft.) for anchoring.

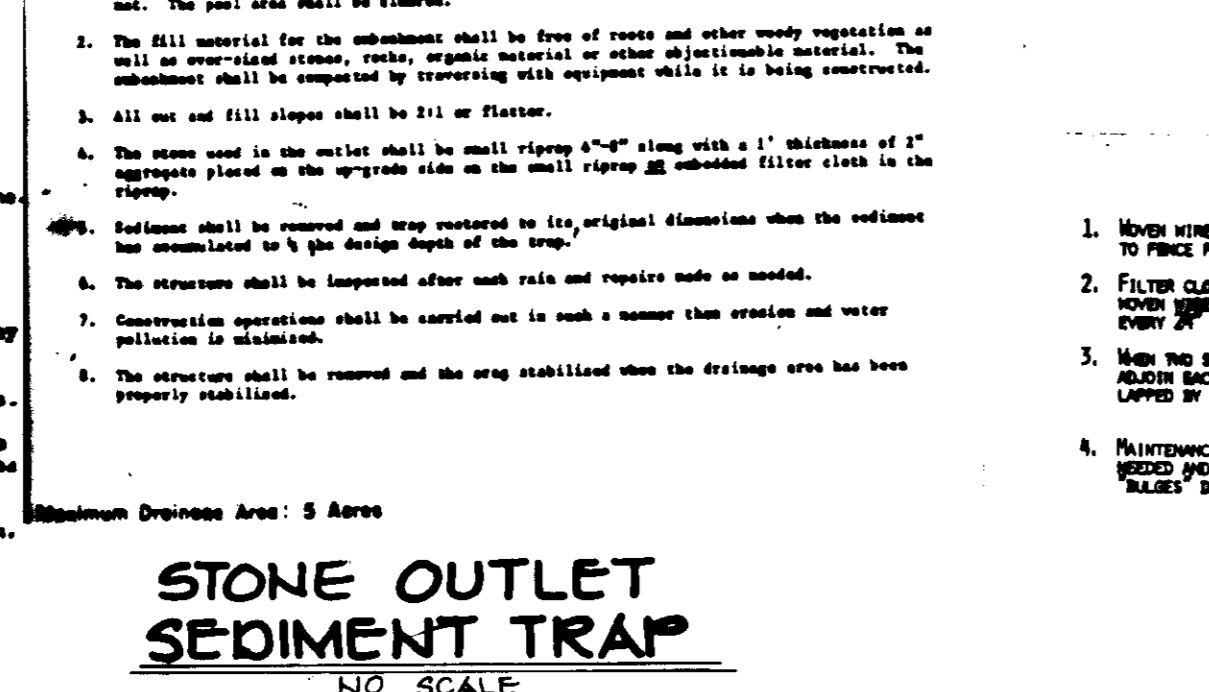
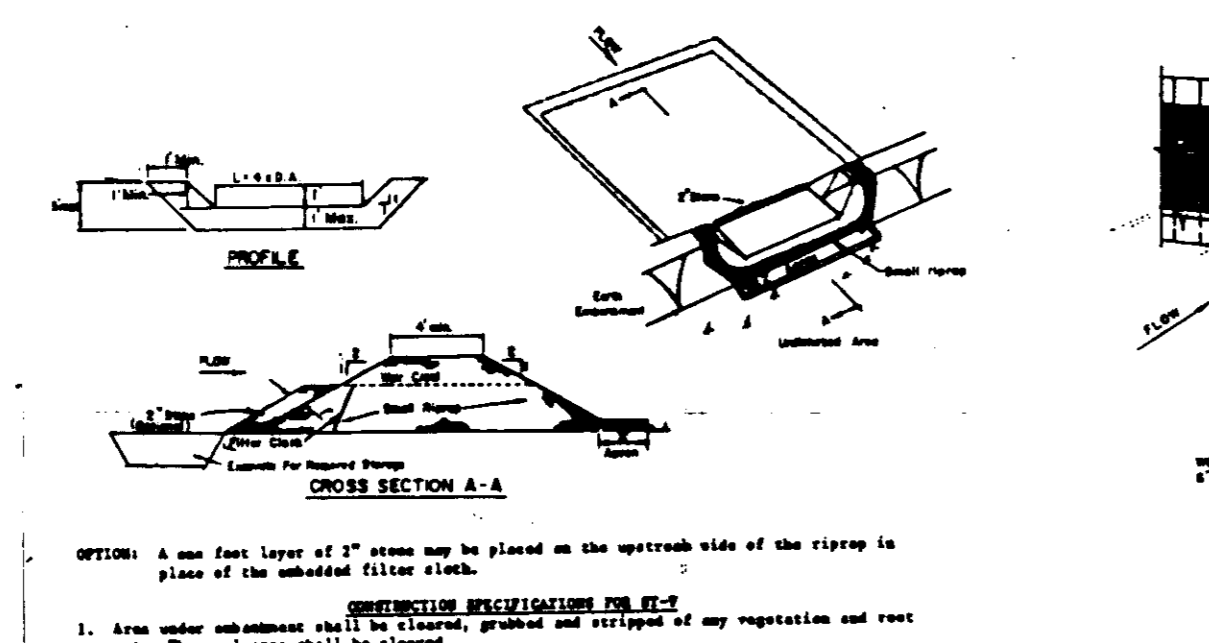
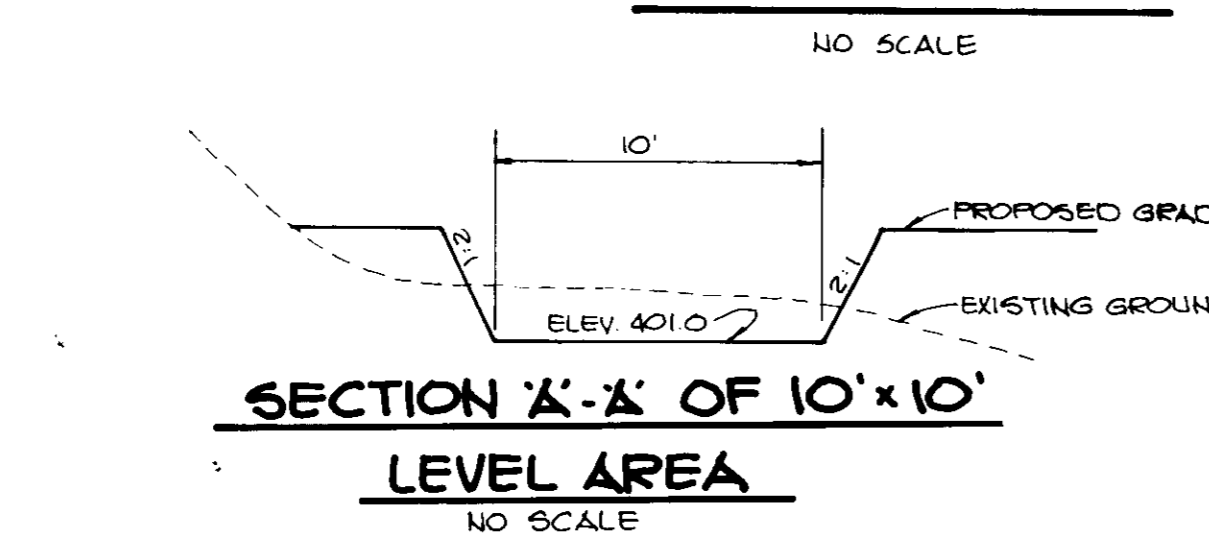
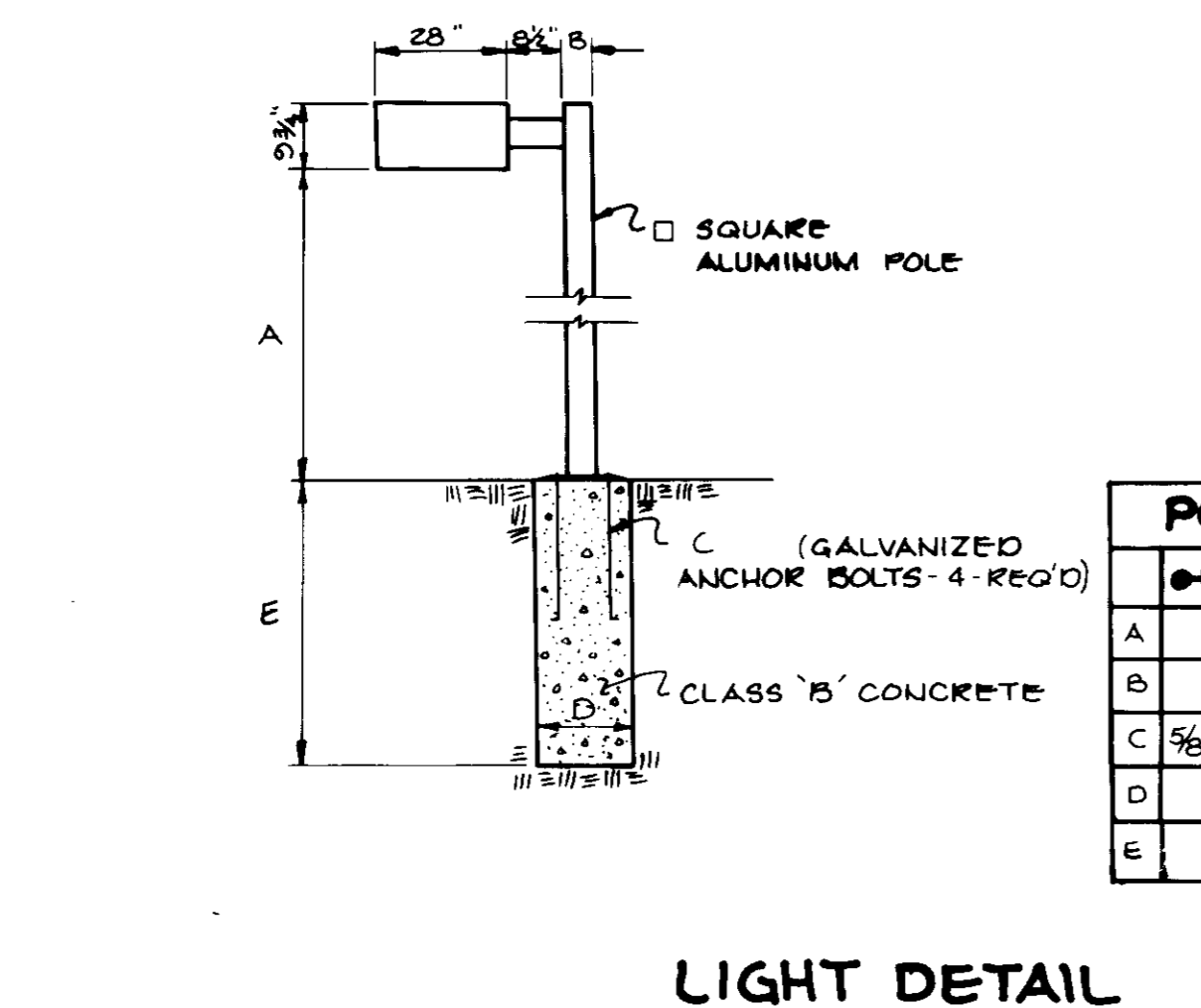
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for race and methods not covered.

SEQUENCE OF CONSTRUCTION

1. Obtain a grading permit.
2. Install stabilized construction entrance, silt fence, earth dikes and stone outlet sediment traps and remove existing building in southeast corner (2 weeks)
3. Remove existing buildings and rough grade site. (3 weeks)
4. Install inlets 1-6, 72" storm water management storm drains and stone filter inlet protection for those inlets. (1 week)
5. Complete remaining utilities and construction activity. (2 weeks)
6. Stabilize all disturbed areas in accordance with the permanent seeding notes. (3 days)
7. Upon permission of sediment control inspector remove all sediment control devices and convert sediment trap #2 to storm water management facility as follows:
 - (A) Pump out impounded water.
 - (B) Remove sediment and place as directed by Ho. Co. Department of Public Works Sediment Control Inspector.
 - (C) Excavate pond to elevation 394 and bring storm water management facility to dimensions shown on sheet 2 of 6
 - (D) Stabilize all disturbed areas in accordance with permanent seeding notes.

NOTES:

1. ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWNWARD
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS: 10
3. LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDBLAST OR APPROVED EQUAL
4. POLE AND FIXTURE TO HAVE BLACK POLYESTER ENAMEL FINISH
5. POLE TO BE LOCATED A MINIMUM OF 3' BACK FROM BACK OF CURB.



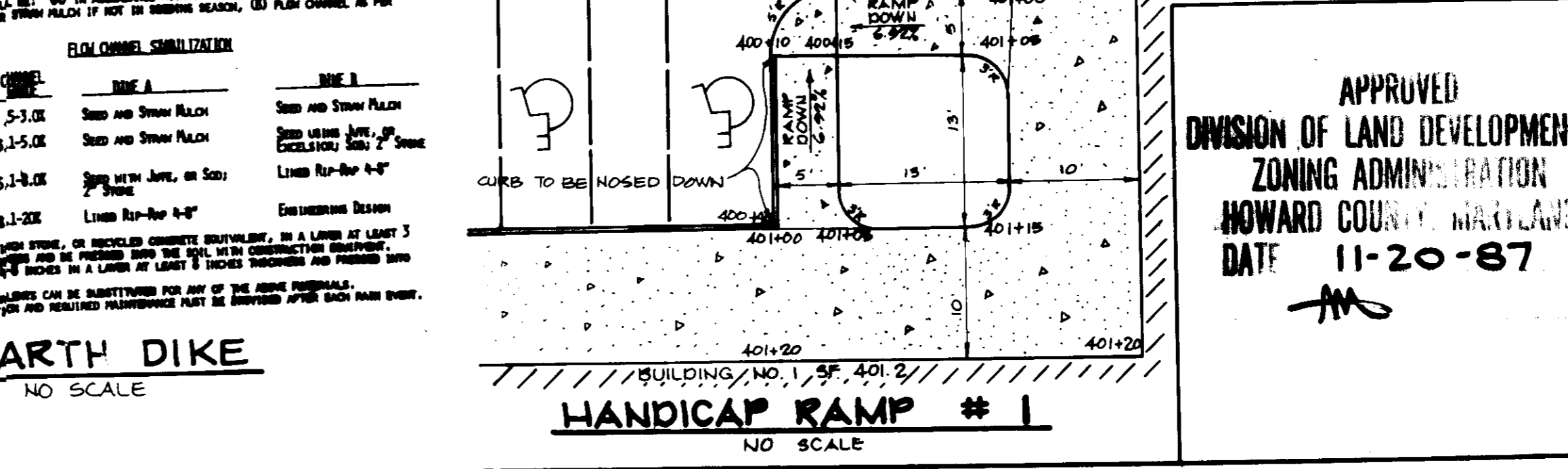
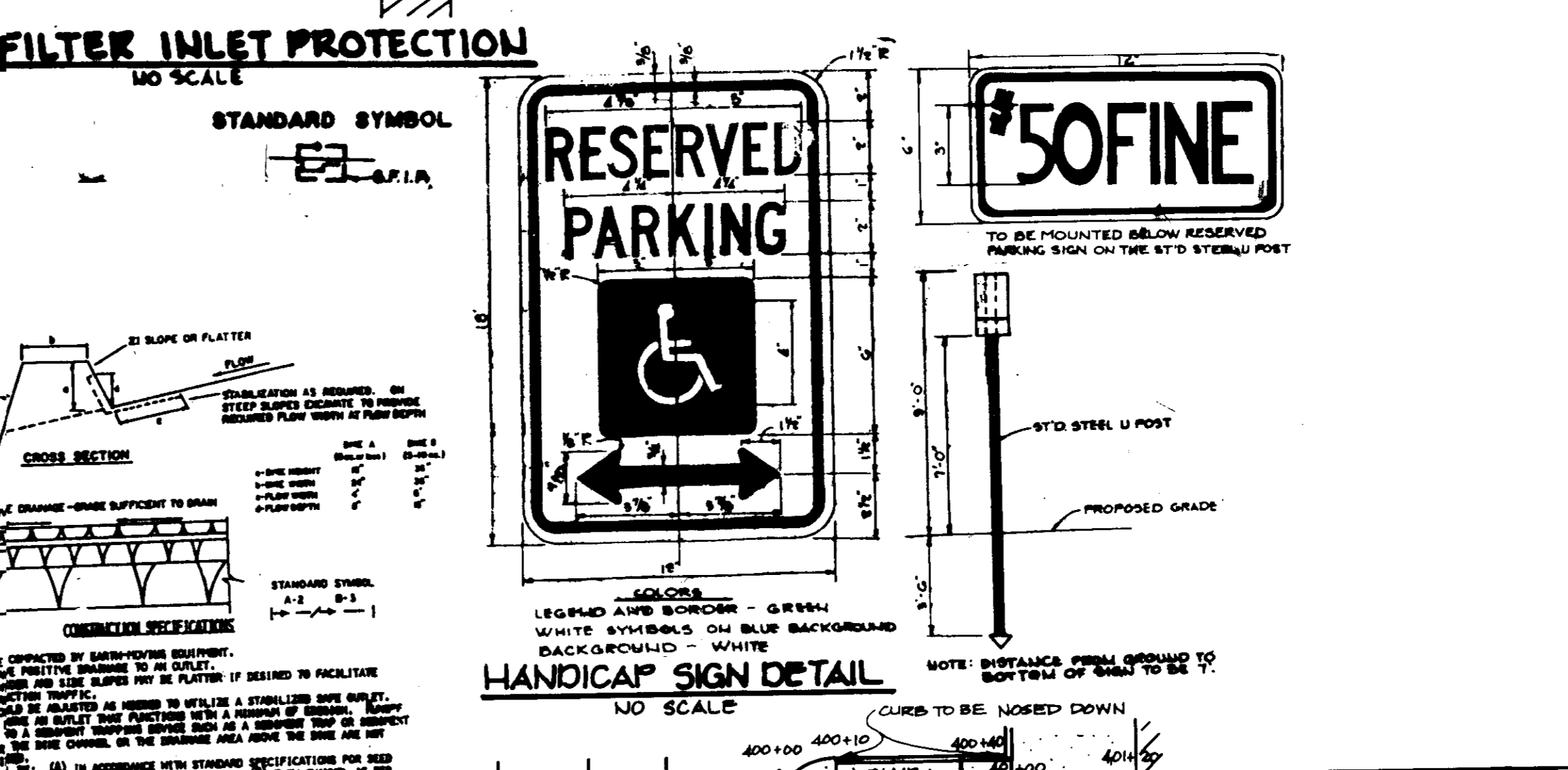
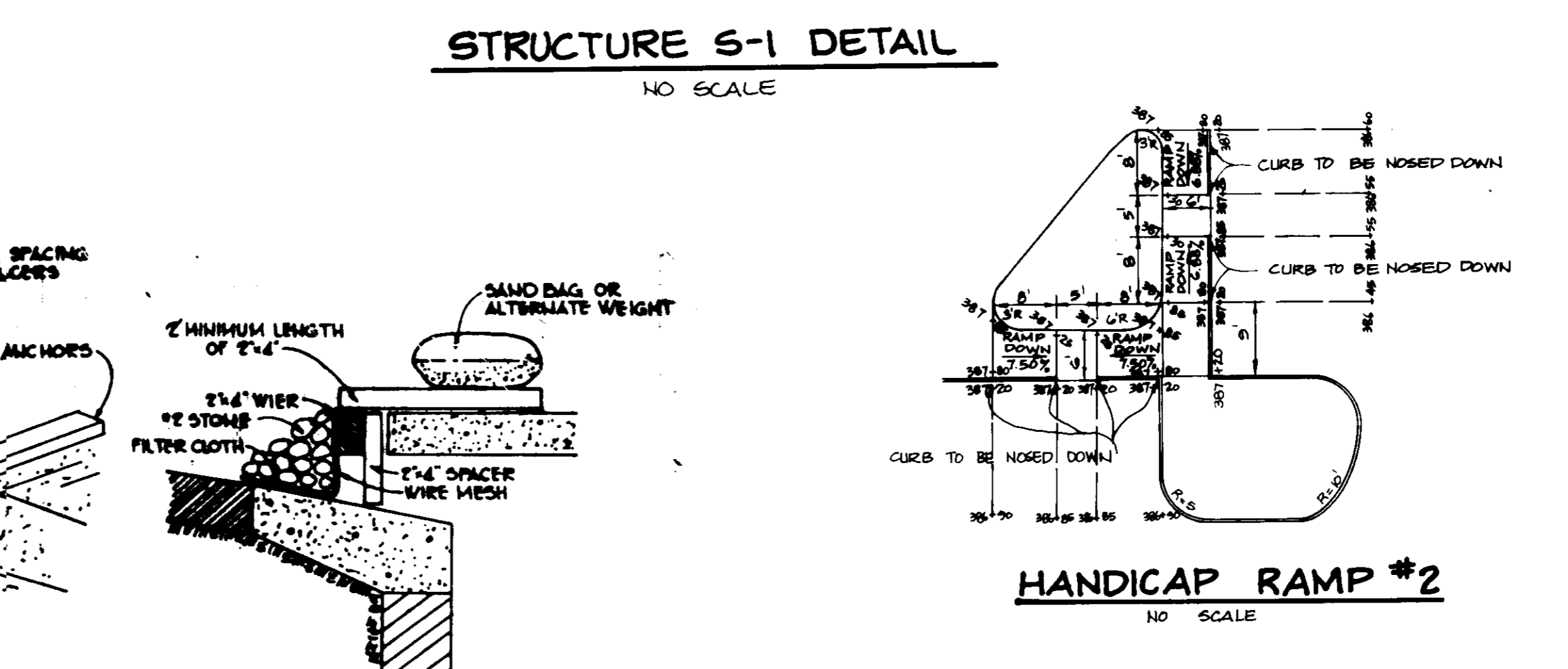
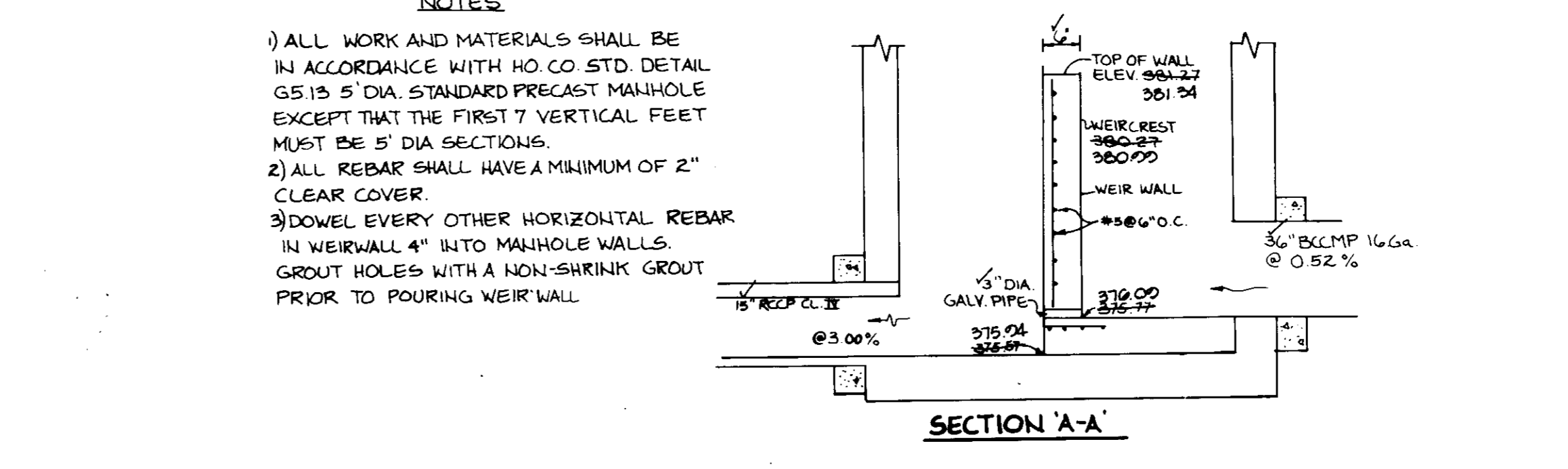
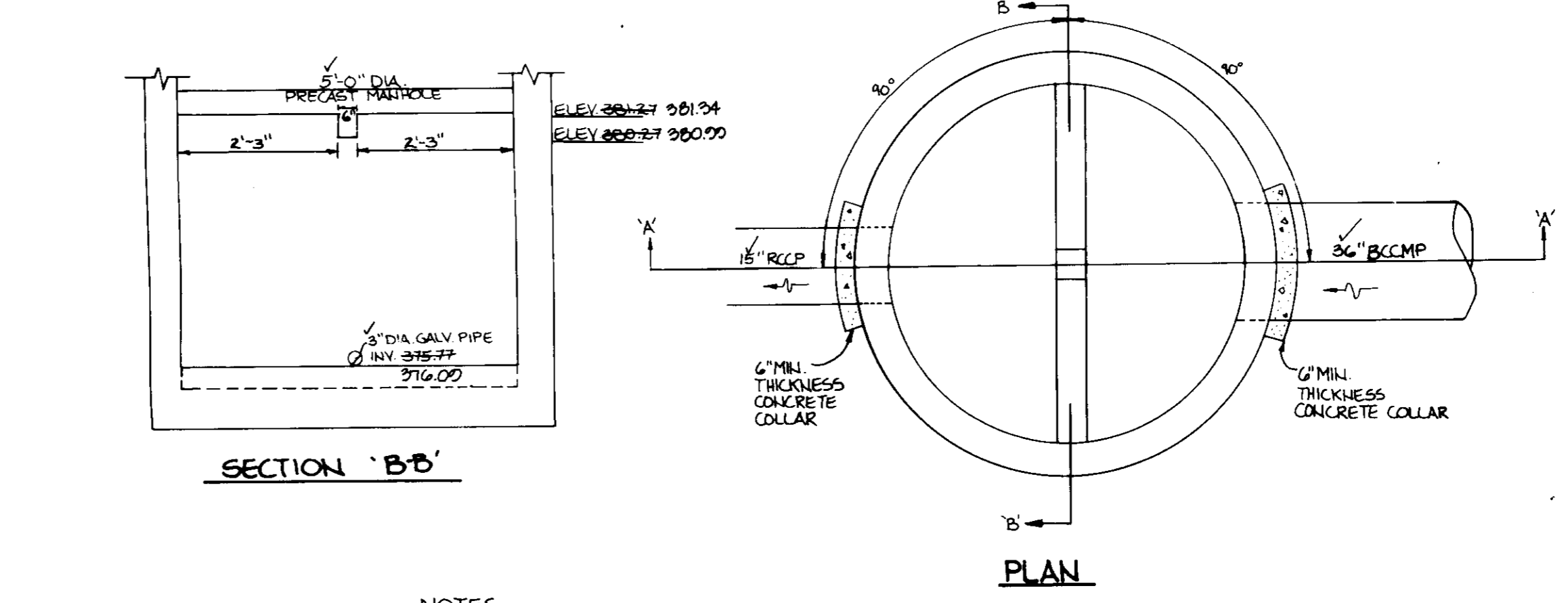
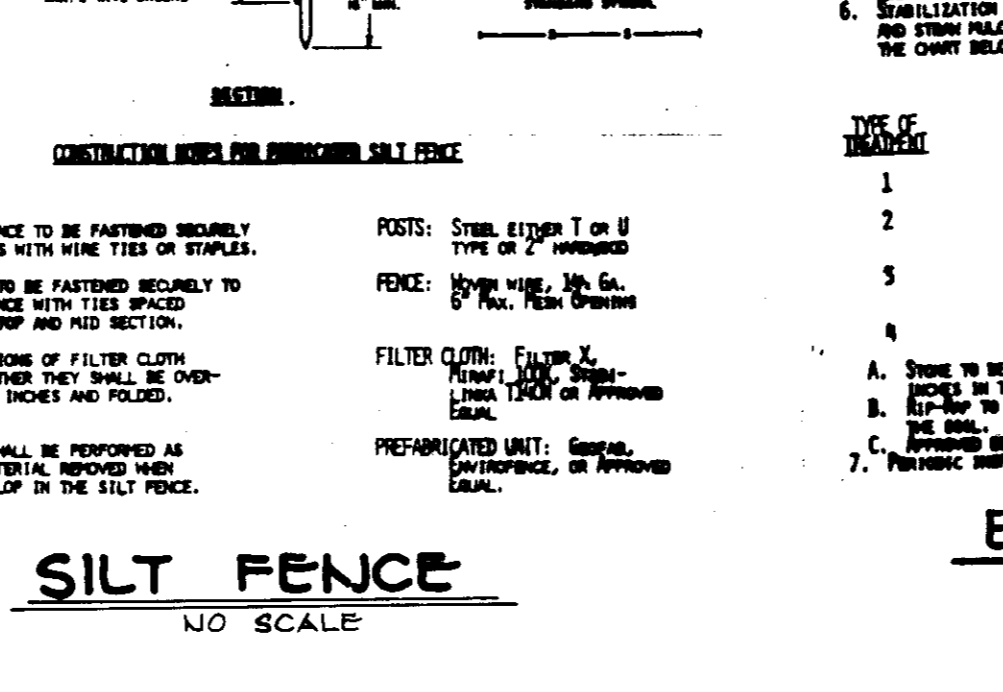
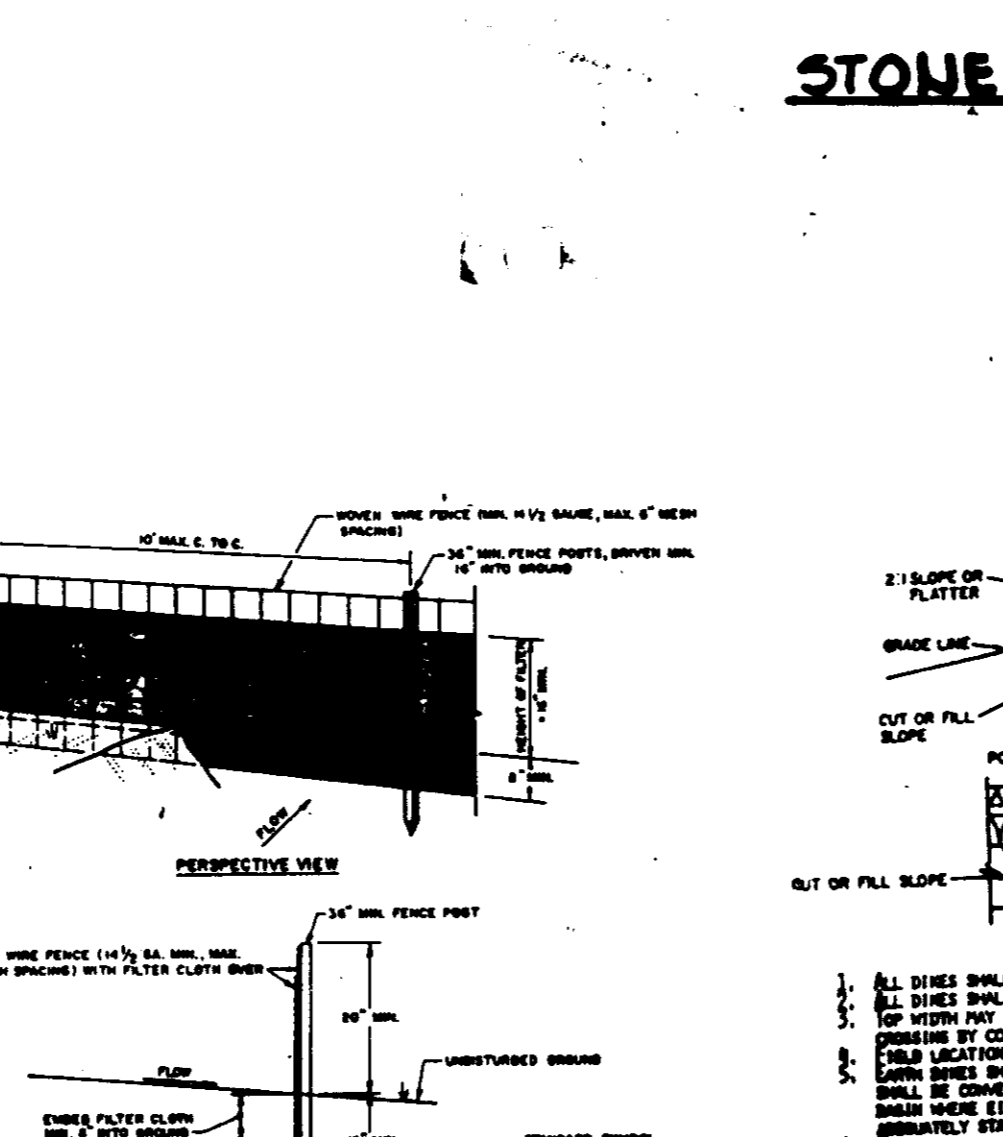
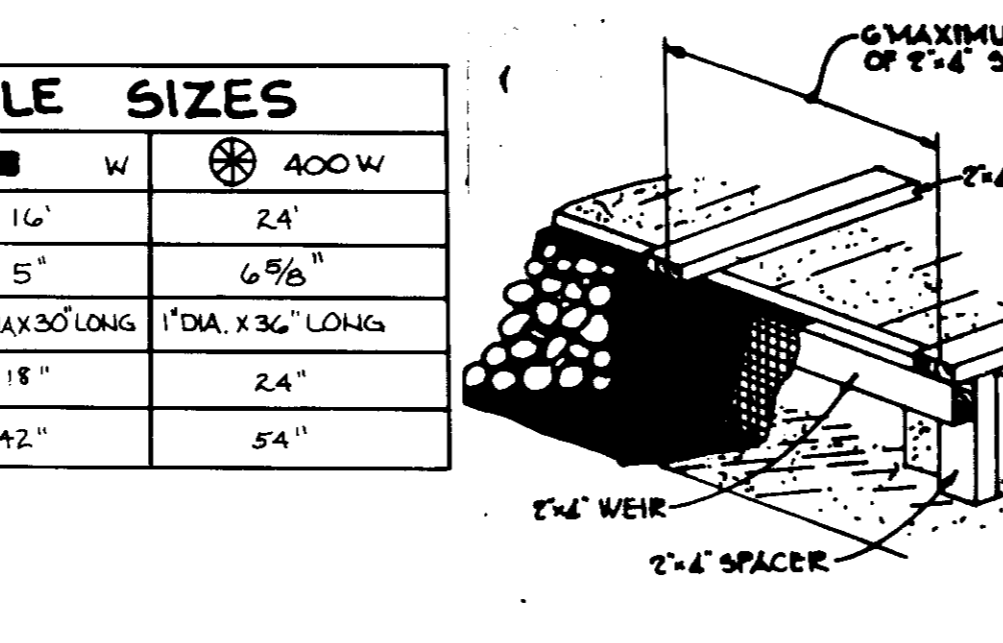
Construction Specifications

I. Materials

1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support filter fabric, and stone for curb inlets, with water fully impounded against it.
3. Filter cloth must be of a type approved for this purpose; resistant to sunlight with stone size, 200, 40-85, to allow sufficient passage of water and removal of sediment.
4. Stone is to be 2" in size and clean, since fines would clog the slots.

II. Procedures

1. A single, ditchlike or yard inlet protection.
 1. Excavate completely around inlet to a depth of 18" below notch.
 2. Drive 2 x 4 post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (wire) must be 6" below grade of roadway adjacent to inlet.
 3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
 4. Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elev. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
 5. Backfill around inlet in compacted 4" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
 6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 4" higher than the top of frame (wire).
 7. This structure must be inspected frequently and the filter fabric replaced when clogged.
2. Curb Inlet Protection.
 1. Attach a continuous piece of wire mesh (30" min. width by length plus 4") to the 2" x 4" wire (measuring throat length plus 2") as shown on the standard drawing.
 2. Place a piece of approved filter cloth (40-85 size) of the same dimensions as the wire mesh over the inlet and securely attach to the 2" x 4" wire.
 3. Securely nail the 2" x 4" wire to 9" long vertical spacers to be located between the wire and inlet face (max. 6" apart).
 4. Place the assembly against the inlet throat and nail (minimum 2" length of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 5. The assembly shall be placed so that the end spacers are a minimum 1" beyond both ends of the throat opening.
 6. Form the wire mesh and filter cloth to the concrete gutter and align the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner so to prevent water from entering the inlet under or around the filter cloth.
 7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 8. Assess that storm flow does not bypass inlet by installing temporary curb or asphalt filter directing flow into inlet.



AS-BUILT CERTIFICATE

Arthur E. Muegge
 PROFESSIONAL ENGINEER
 DATE: 11-20-87

BY THE DEVELOPER:
 James M. Alarcon
 DEVELOPER
 DATE: 4/4/89

BY THE ENGINEER:
 Arthur E. Muegge
 ENGINEER
 DATE: 9-30-88

REVIEWED FOR: Howard County
 NAME: Howard County
 S.O.D.:
 AND MEETS TECHNICAL REQUIREMENTS
 U.S. SOIL CONSERVATION SERVICE
 DATE:

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 Stephen J. Hahn
 HOWARD S.O.C.
 DATE: 4/15/88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 Joseph Boyle
 COUNTY HEALTH OFFICER
 DATE: 6-6-88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 Planning Director
 DATE: 6-10-88

APPROVED: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.
 Chief, Bureau of Engineering
 DATE: 6/8/88

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 Director
 DATE: 5-31-88

11-19-88 | CHANGED LIGHT DETAIL
 DATE: NO REVISION

OWNER: TRIFEC ASSOCIATES LTD PARTNERSHIP
 908 YORK ROAD
 TOWSON, MARYLAND 21204

DEVELOPER: JWP DEVELOPMENT INC.
 908 YORK ROAD
 TOWSON, MARYLAND 21204

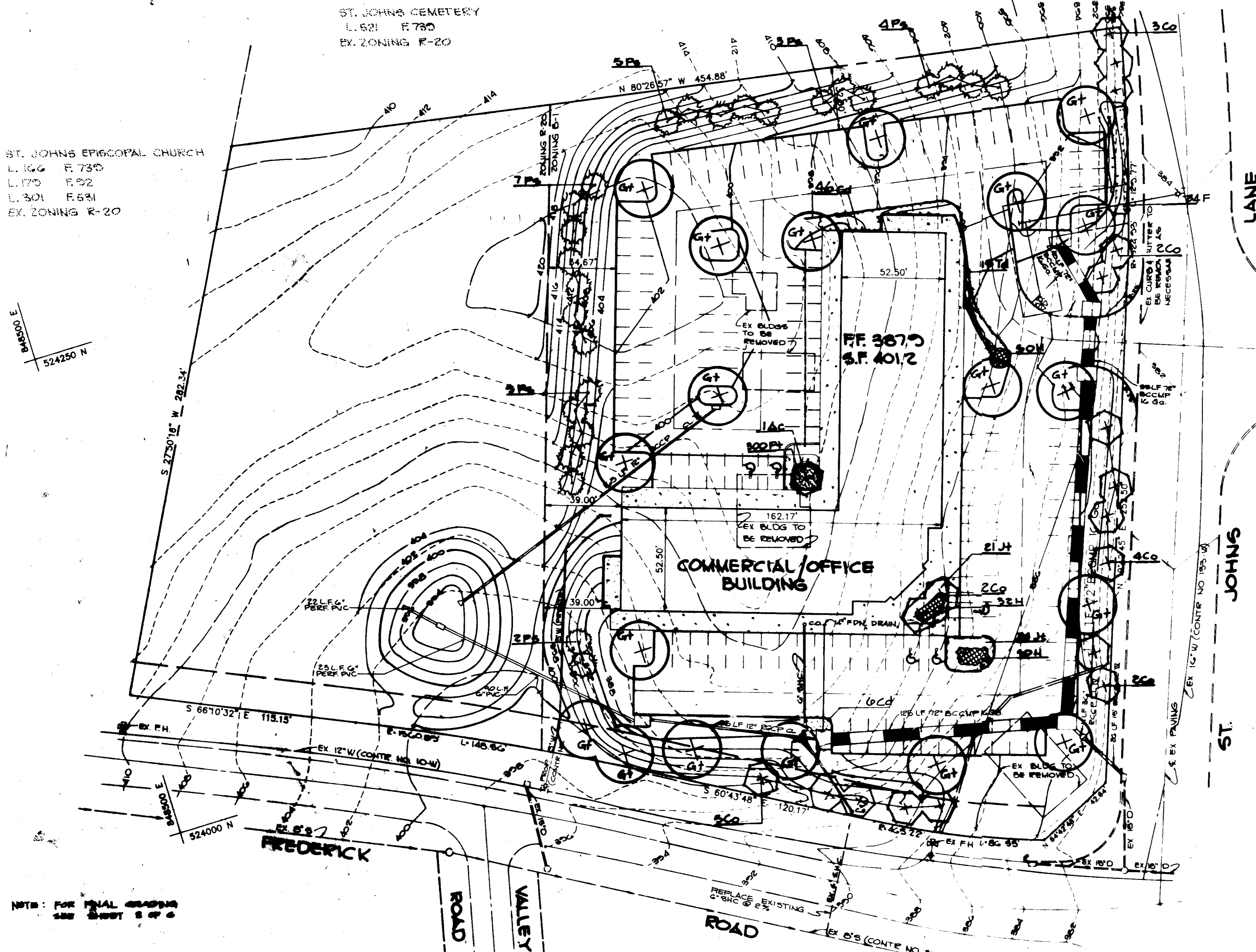
PROJECT: FREDERICK CROSSING
 COMMERCIAL/OFFICE BUILDING

AREA: 2 ND ELECTION DISTRICT
 TAX MAP NO. 24 P.111
 L. 855 F. 373

TITLE: SEDIMENT CONTROL/SWM NOTES AND DETAILS

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2800

DATE: 3-30-88
 DESIGNED BY: C.J.R.
 DRAWN BY: DES
 PROJECT NO: 26602
 DATE: 11-20-87
 SCALE: AS SHOWN
 DRAWING NO: 5 OF 5



ST. JOHNS CEMETERY
L. 501 F. 780
EX. ZONING R-20

ST. JOHNS EPISCOPAL CHURCH
L. 106 F. 730
L. 175 F. 802
L. 301 F. 531
EX. ZONING R-20

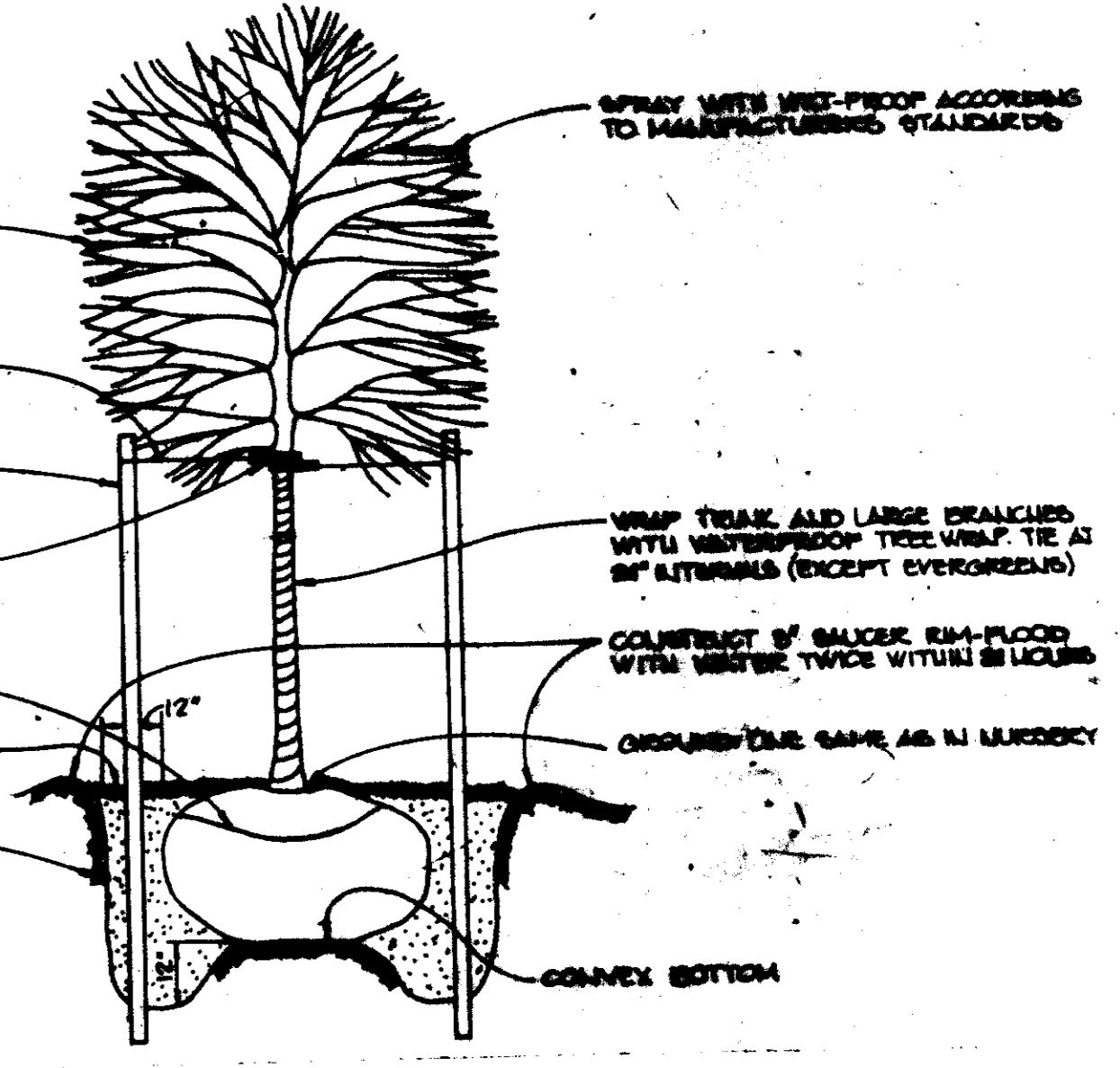
BAR 0.0 E
524250 N

NOTE: FOR FINAL GRADING SEE SHEET 8 OF 8

PLANT LIST

Symbol	Description	Quantity
(Gt)	Large Tree	12
(4P)	Medium Tree	4
(3P)	Small Tree	3
(7P)	Shrub	7
(3C)	Shrub	3
(2C)	Shrub	2
(4C)	Shrub	4
(1C)	Shrub	1
(2C)	Shrub	2
(3C)	Shrub	3
(4C)	Shrub	4
(5C)	Shrub	5
(6C)	Shrub	6
(7C)	Shrub	7
(8C)	Shrub	8
(9C)	Shrub	9
(10C)	Shrub	10
(11C)	Shrub	11
(12C)	Shrub	12
(13C)	Shrub	13
(14C)	Shrub	14
(15C)	Shrub	15
(16C)	Shrub	16
(17C)	Shrub	17
(18C)	Shrub	18
(19C)	Shrub	19
(20C)	Shrub	20

BAR 250 E
524250 N



TREE PLANTING DETAIL
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
James Boarder 6-6-87
COUNTY HEALTH OFFICER # DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 6-10-87
PLANNING DIRECTOR # DATE
James Boarder 6/6/88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT # DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5/7/88
DIRECTOR # DATE
[Signature] 5/11/88
CHIEF, BUREAU OF ENGINEERING # DATE

DATE	NO.	REVISION
2-5-91	2	ADDED UNDER DRAIN
9-16-89	1	REVISE CURB & GUTTER, 6\"/>

OWNER TRIFEC ASSOCIATES LTD PARTNERSHIP, INC.
208 YORK ROAD
TOURON, MARYLAND 21204
DEVELOPER J.M.P. DEVELOPMENT, INC.
305 YORK ROAD
TOURON, MARYLAND 21204
PROJECT **FREDERICK CROSSING COMMERCIAL/OFFICE BUILDING**
AREA 2ND SECTION DISTRICT
TAX MAP NO. 84 PARCEL 11
L. 886 R. 978
TITLE **PLANTING PLAN**



PLANTING DETAIL FOR STEEP SLOPES
NO SCALE



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **11-20-87**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Silver Spring, Maryland 21043 (301) 481-2800
DATE **4-7-88**
DESIGNED BY: R.L.H.
DRAWN BY: P.S.A.
PROJECT NO.: ECL08
SHEET: **4-7-88**
SCALE: **1\"/>**