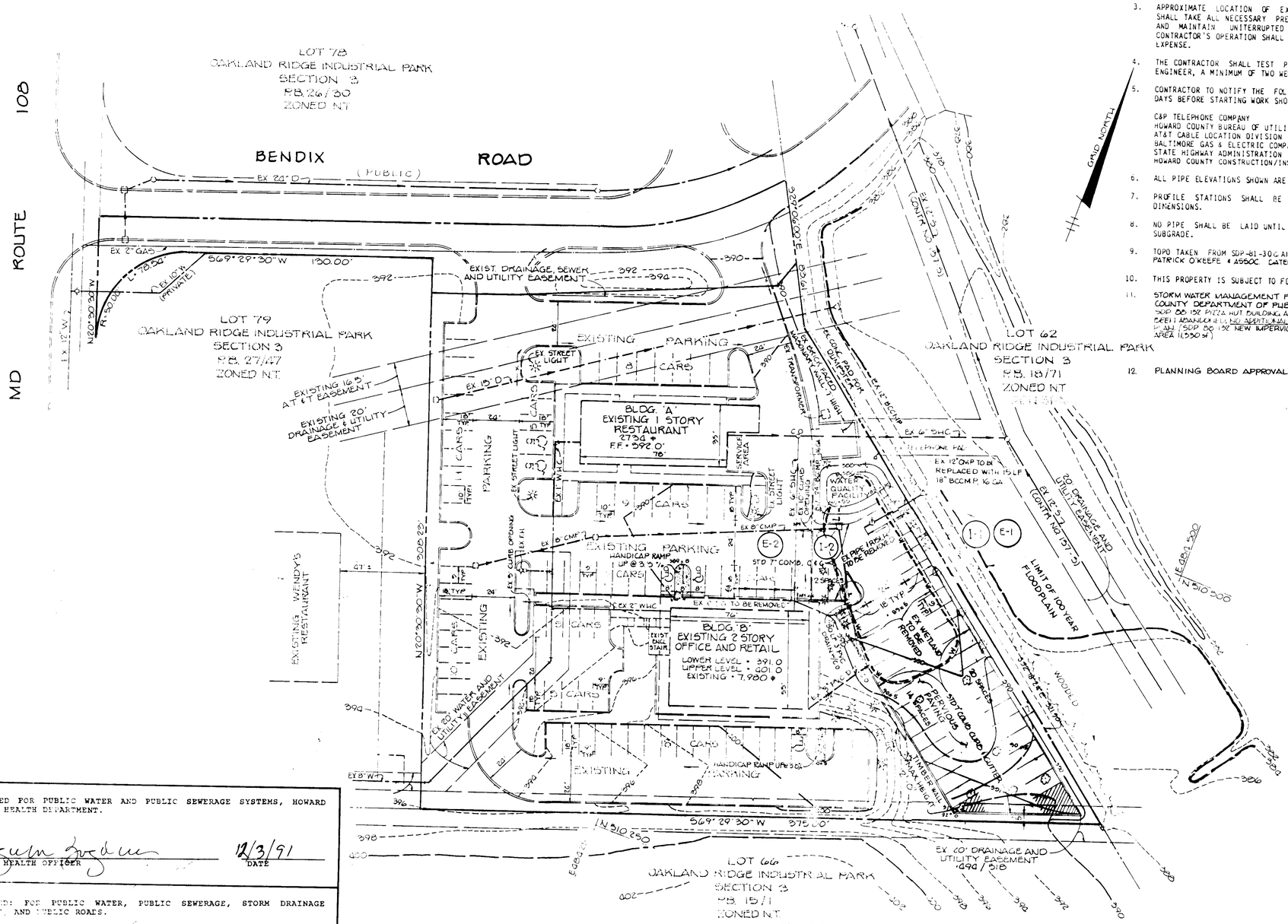
SYMBOL	QUANTITY	NAME	REMARKS
⊙	1	QUERCUS PALUSTRIS PIN OAK	2½" CAL B & B FULL HEAD



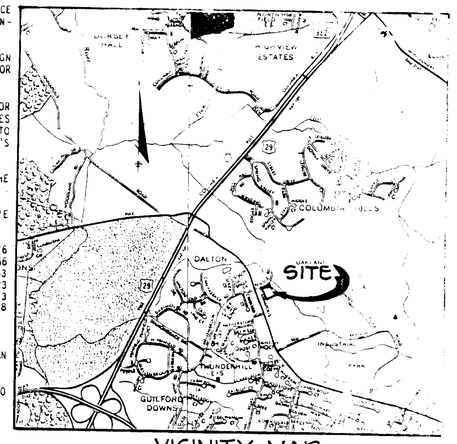
PLAN
SCALE: 1" = 30'

GENERAL NOTES

1. CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLETED BAND CONNECTORS WILL NOT BE PERMITTED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, i.e., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
3. 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.
4. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
5. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THIS/THESE DRAWINGS:

C&P TELEPHONE COMPANY	
HOWARD COUNTY BUREAU OF UTILITIES	725-9976
AT&T CABLE LOCATION DIVISION	992-2366
BALTIMORE GAS & ELECTRIC COMPANY	393-3553
STATE HIGHWAY ADMINISTRATION	685-0123
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION	531-5533 992-2417/2418

6. ALL PIPE ELEVATIONS SHOWN ARE INVERT ( ) ELEVATIONS.
7. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
8. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
9. TOPO TAKEN FROM SDP-81-30C AND SUPPLEMENTED BY FIELD RUN SURVEY BY PATRICK O'KEEFE & ASSOC. DATED DECEMBER 1987.
10. THIS PROPERTY IS SUBJECT TO FDP 36, PB 14, FOLIO 64.
11. STORM WATER MANAGEMENT FOR THIS SITE WAS WAIVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS ON MARCH 23, 1988 UNDER SDP 88-192 PIZZA HUT BUILDING ADDITION. PLANS TO EXPAND THE BUILDING HAVE BEEN ABANDONED. NO ADDITIONAL IMPERVIOUS AREA IS BEING ADDED UNDER THIS PLAN (SDP 88-192 NEW IMPERVIOUS AREA = 11,075 SF; THIS PLAN NEW IMPERVIOUS AREA 11,550 SF)
12. PLANNING BOARD APPROVAL GRANTED 4-2-91.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATION

GROSS AREA OF PROPERTY	2.195 Ac.
PRESENT ZONING	NT (EMPLOYMENT CENTER INDUSTRIAL)
BUILDING AREA	
EXISTING BLDG. 'A'	2,730 ±
EXISTING BLDG. 'B'	7,980 ±
BUILDING USE	
EXISTING BLDG. 'A'	RESTAURANT
EXISTING BLDG. 'B'	OFFICE / RETAIL
BUILDING COVERAGE OF SITE	
EXISTING RESTAURANT	0.07 Ac. 3.19%
EXISTING BUILDING 'B'	0.18 Ac. 8.20%
TOTAL	0.25 Ac. 11.39%

PARKING TABULATION

PARKING REQUIRED		
EXISTING RESTAURANT	2730 SF/200 =	14
RETAIL CARRY OUT	3990 SF/200 =	20
EXISTING OFFICE	3990 SF/500 =	8
TOTAL REQUIRED		42
TOTAL SPACES EXISTING:		88 INCLUDING 5 HANDICAP
ADDED THIS PLAN:		NO SPACES
GRAND TOTAL SPACES		88 INCLUDING 5 HANDICAP

PERMITS: DEPT OF ARMY # 91-00146-8 DEPT OF ENVIRONMENT WQ. # [illegible]

NOTE: WP-91-[illegible] APPROVED FEB 1[illegible] 1991 TO ALLOW GRAD[illegible] OF VEGETATION FROM WETLANDS CONDITION[illegible] VISION OF WATER QUALITY & QUANTITY MANAGE[illegible] NEW IMPERVIOUS SURFACE.

NO.	DATE	REVISION

TRACY
ENGINEERING, inc.
Land Development Planning and Engineering
P.O. Box 1866 • Ellicott City, Maryland 21043
(301) 243-8320

OWNER DEVELOPER
S&W PIZZA HUT OF MARYLAND INC
10220 SUN COLUMBIA ROAD
RIVERS CENTER SUITE L
COLUMBIA, MARYLAND 21046
(301) 720-[illegible]

PROJECT
PIZZA HUT - OAKLAND RIDGE
(PARKING EXPANSION)
SDP 81-26, FDP 36, SECTION 3, AREA 3, LOT N

LOCATION
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3
TAX MAP 37, BLOCK 11, PARCEL 29, LOT 80
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN
AND DETAILS

DES: CMT	DRN: JLT	CHKD: [illegible]	SCALE: [illegible]
PROJECT NO. 90-[illegible]	DATE: [illegible]	SHEET 2 OF 2	DRAWING NO. [illegible]

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

COUNTY HEALTH OFFICER — DATE 12/3/91

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

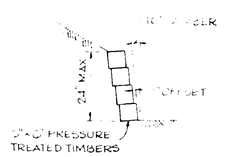
DIRECTOR — DATE 11/20/91

CHIEF, BUREAU OF ENGINEERING — DATE 11-26-91

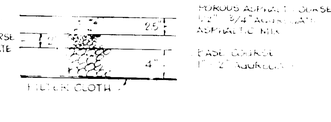
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — DATE 12/16/91

CHIEF, DIVISION OF DEVELOPMENT PLANNING — DATE 12/6/91



DETAIL · TIMBER WALL
NO SCALE



SECTION · PERVIOUS PAVING
NO SCALE

ADDRESS CHART

BLDG. Nº	STREET ADDRESS
A	9160 ROUTE 108
B	9170 ROUTE 108

SUBDIVISION NAME	SECTION	LOT
OAKLAND RIDGE INDUSTRIAL PARK PIZZA HUT	3	80

PLAT FOLIO/LIBER	BLOCK #	ZONE	TAX/ZONE MAP	ELECT DIST	CENSUS TRACT
PB 27, F 47	11	NT IND	30	2ND	6013.02

WATER CODE	SEWER CODE
GU4	5655400

SDP-91-26

STRUCTURE SCHEDULE

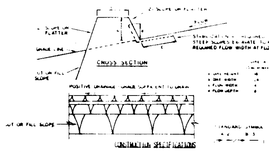
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	DESCRIPTION
I-1	MODIFIED DBL. 'S'	SEE PLAN	385.25 10	385.25 10	389.38	H.C. SD 4.23
I-2	STANDARD 'S'	SEE PLAN	387.78	385.70	388.94	H.C. SD 4.22
E-1	18" END SECTION	SEE PLAN	384.04 61	---	---	H.C. SD 5.61
E-2	24" END SECTION	SEE PLAN	385.25 39	---	---	H.C. SD 5.61

SEQUENCE OF CONSTRUCTION

[illegible]

NOTES:

1. EXISTING GROUND COVER WITHIN THE DISTURBED AREA CONSISTS OF GRASS WITH SCATTERED PINES AND PIN OAKS, ALL INSTALLED DURING THE ORIGINAL DEVELOPMENT UNDER SDP 81-306.
2. SOILS WITHIN THE DISTURBED AREA IS CONTROLLED FILL, PLACED DURING THE ORIGINAL DEVELOPMENT UNDER SDP 81-306



DETAIL · EARTH DIKE

NO SCALE

PERMANENT SEEDBED PREPARATION

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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 SQ.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 FERTILIZER (9 LBS/1000 SQ.FT.).

2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.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. OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 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 POSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS. PER ACRE OF KENTUCKT 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF 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.

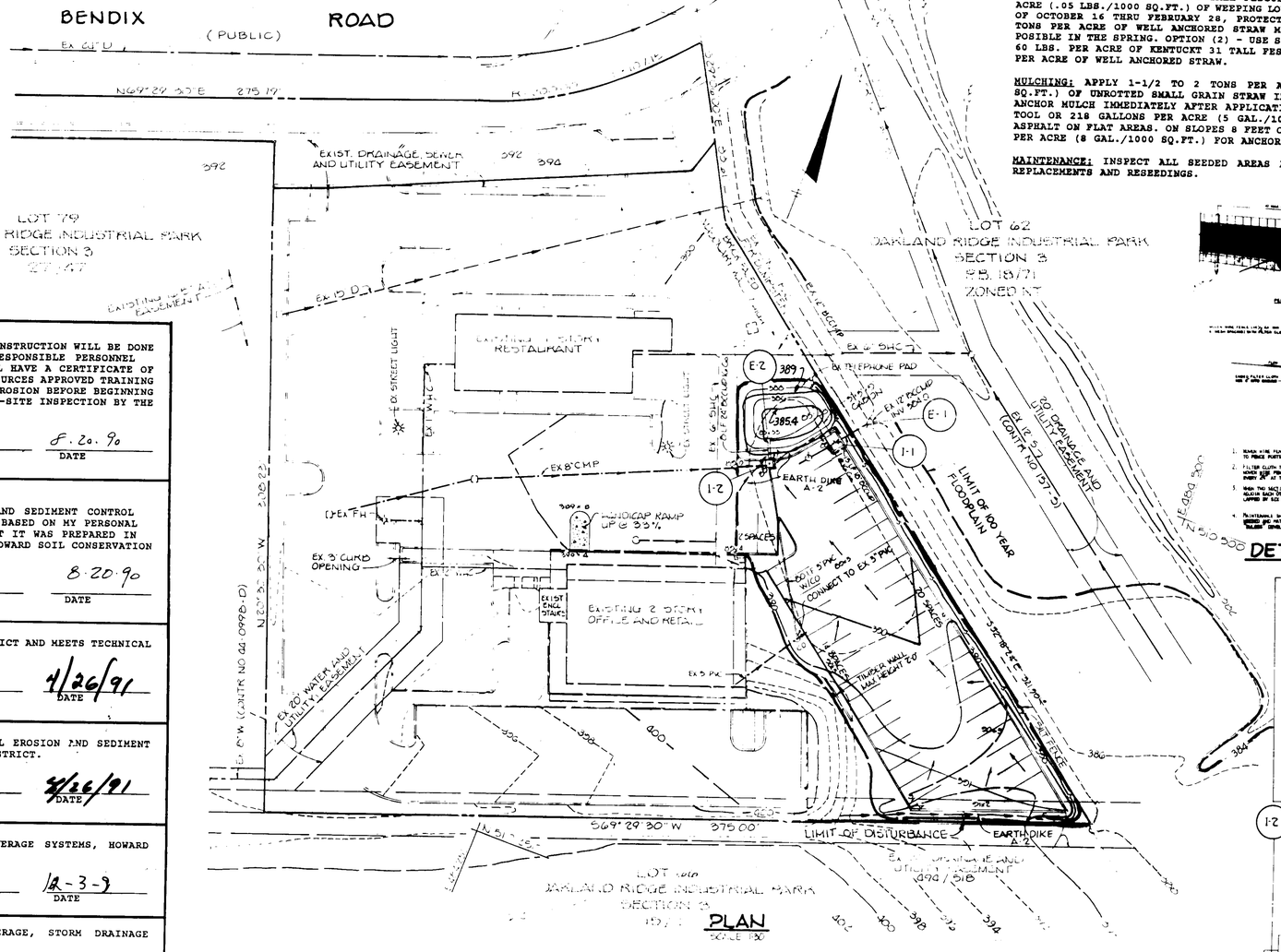
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

SEDIMENT CONTROL NOTES

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 (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 AND 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 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) 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:

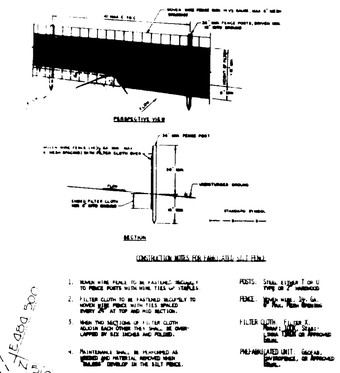
TOTAL AREA OF SITE	2.195	ACRES
AREA DISTURBED	0.90	ACRES
AREA TO BE ROOFED OR PAVED	0.76	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.10	ACRES
TOTAL CUT	50	CU.YDS.
TOTAL FILL	70	CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION	NOT KNOWN	AT THIS TIME

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.



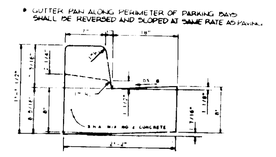
PLAN

SCALE 1"=30'



DETAIL-SILT FENCE

NO SCALE



DETAIL-STD. 7" CONC. CURB & GUTTER

NO SCALE

BY THE DEVELOPER:
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FO THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

DEVELOPER: ROBERT D SCHULZE, JR., V.P — DATE 8.20.90

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

ENGINEER: JAMES K. TRACY, P.E. — DATE 8.20.90

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE — DATE 4/26/91

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

HOWARD S.C.D. — DATE 4/26/91

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

COUNTY HEALTH OFFICER — DATE 12-3-9

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 1/30/91

CHIEF, BUREAU OF ENGINEERING — DATE 11-26-91

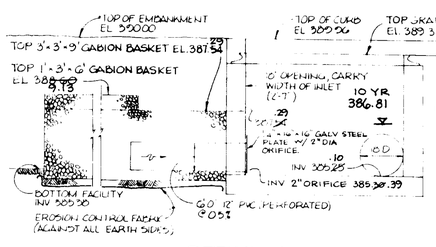
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — DATE 12/16/91

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12/16/91

I HEREBY CERTIFY THAT THE WATER QUALITY FACILITY SHOWN HEREON HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AS NOTED IN RED AND WILL PERFORM HYDRAULICLY AS DESIGNED.

6-18-93



NOTE: REMOVABLE ORIFICE PLATE ~~MADE OF 1/4" THICK STEEL SHEET, CHAMFERED VERTICAL EDGE, EACH FOUNDED~~ AFFIXED TO STEEL WALL W/ 2 3/8" GALV BOLTS

WEIR $Q_{10} = 12.9$ cfs

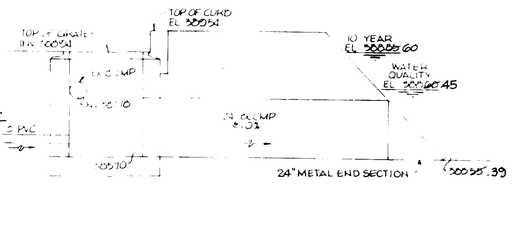
$H_{10} = (Q_{10}/3.33(2.58))$

$H_{10} = 1.31'$

10 YR ELEV = 1.31 + 387.29 = 388.60

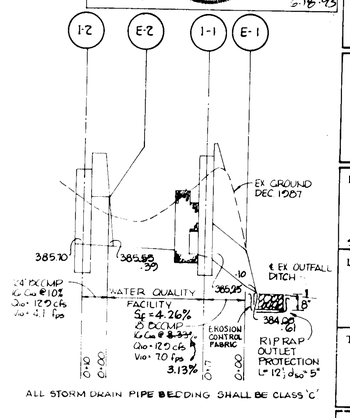
DETAIL 1-1

NO SCALE



DETAIL 1-2 & E-2

NO SCALE



PROFILE

SCALE H 1"=30' V 1"=3'

NO.	DATE	REVISION

TRACY ENGINEERING, inc.

Land Development Planning and Engineering

P.O. Box 1866 • Ellicott City, Maryland 21043

(301) 243-8320

OWNER/DEVELOPER

S&W PIZZA HUT OF MARYLAND, INC.
10220 OLD COLUMBIA ROAD
RIVERS CENTER, SUITE 'L'
COLUMBIA, MARYLAND 21046
(301) 720-6336

PROJECT

PIZZA HUT-OAKLAND RIDGE
(PARKING EXPANSION)

SDP-81-306 FDP 36 SDP 86-152 W.P 91-91

LOCATION

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 LOT 80
TAX MAP 30 PARCEL 203 PB. 27, F47
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

DETAILS, SEDIMENT CONTROL PLAN & GRADING PLAN

DES: JKT	DRWN: JKT	CK'D: JKT	SCALE: AS SHOWN
PROJECT: 0-2/91-r 91-26	DATE: APRIL 5, 1991	DRAWING 2 OF 2	

AS-BUILT

SDP-91-26