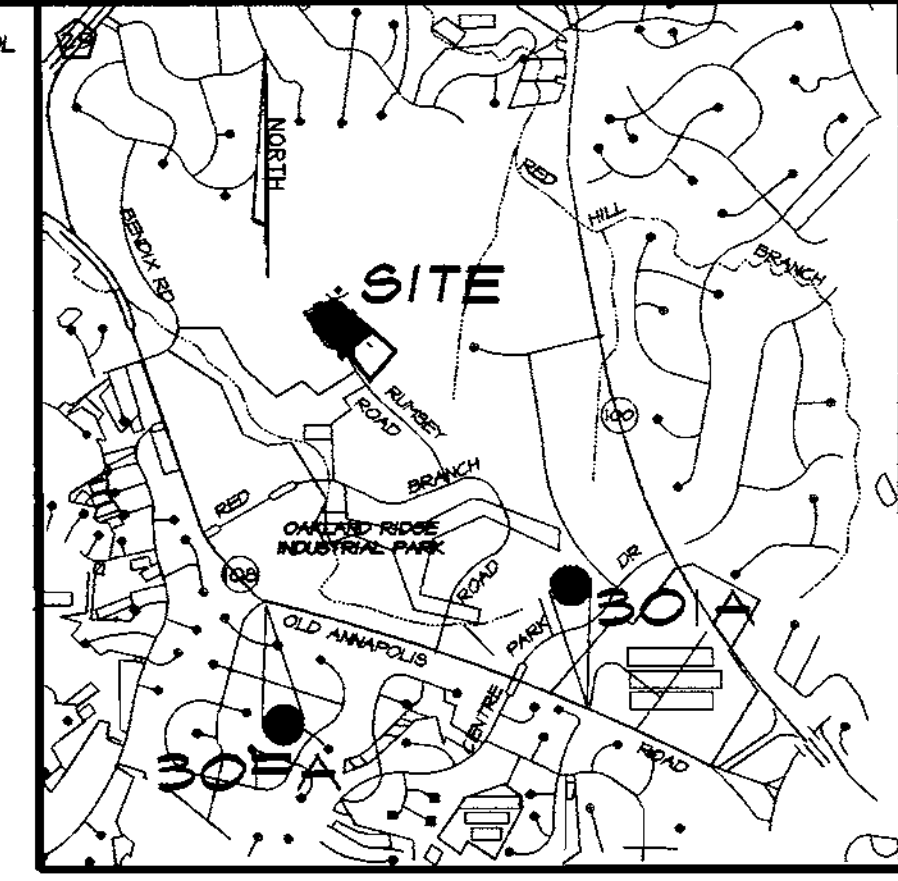


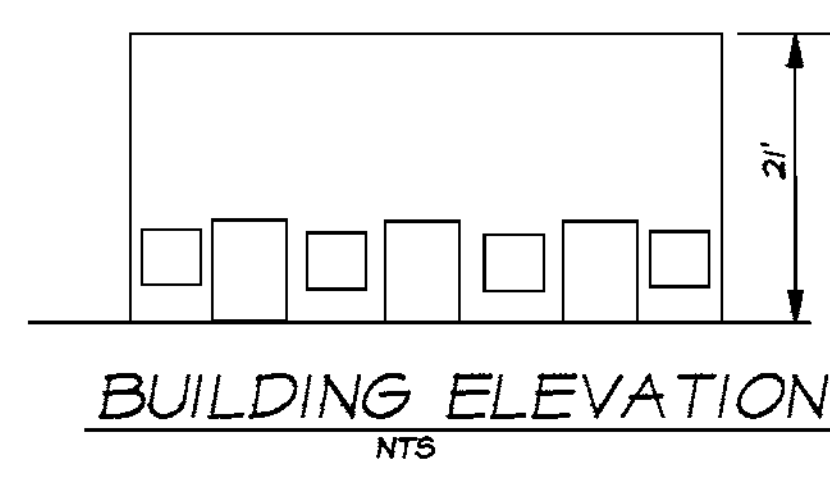
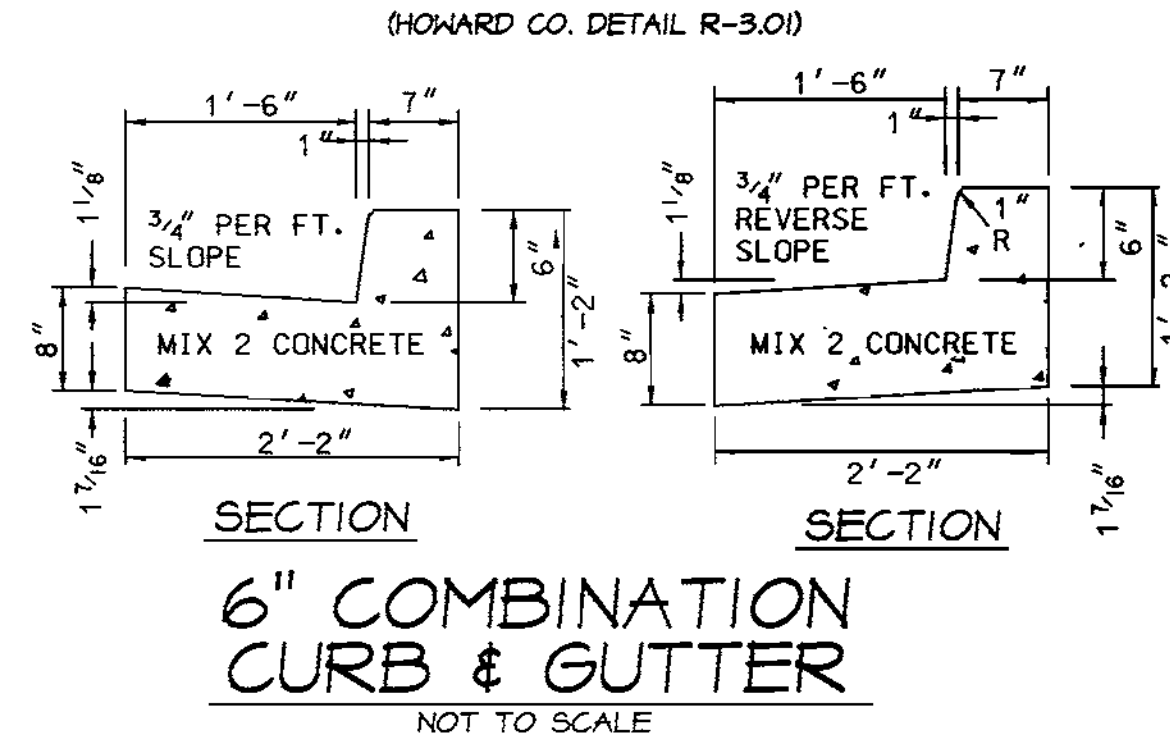
- SHEET INDEX**
- 1 SITE PLAN
  - 2 GRADING AND SEDIMENT CONTROL PLAN
  - 3 SEDIMENT CONTROL DETAILS
  - 4 LANDSCAPE PLAN
  - 5 DRAINAGE AREA MAP & STORMWATER DETAILS
  - 6 STORMWATER MANAGEMENT DETAILS



- GENERAL NOTES**  
SCALE: 1"=200'
1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.A. STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
  3. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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 FIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
  5. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

MS&S UTILITY	800-257-7777
CIP TELEPHONE	410-725-9976
HOWARD COUNTY BUREAU OF UTILITIES	410-992-2366
A111 CABLE LOCATION DIVISION	410-393-3933
BALTIMORE GAS & ELECTRIC CO.	410-685-0123
STATE HIGHWAY ADMINISTRATION	410-391-5555
HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION	410-313-6800
  6. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
  7. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
  8. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
  9. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
  10. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
  11. TOPO TAKEN FROM PLAN PREPARED BY HUDKINS & ASSOCIATES.
  12. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  13. ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 62.01 (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.
  14. 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, RIGHT AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
  15. FOR THE EXACT LOCATION AND DEPTH OF THE EXISTING WATER AND SEWER MAINS, THE CONTRACTOR SHALL DIG TEST PITS AT THE CONTRACTOR'S EXPENSE.
  16. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 184 OF THE ZONING REGULATIONS.
  17. PARKING REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS AND FDP PHASE I-A-III.
  18. STORM WATER MANAGEMENT EXTENDED DETENTION POND IS ON PROPERTY OWNED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND WILL BE PRIVATELY OWNED AND MAINTAINED BY RUMSEY ROAD, LLC.
  19. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.020 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS ZONED N-TOWN.
  20. THE HOWARD CO. PLANNING BOARD APPROVED THIS PLAN WITH A LESSEER SETBACK FOR PARKING AREAS THAN REQUIRED BY FDP-I-A-III ON 10/4/00.
  21. WATER IS PUBLIC. CONTRACT NO. 2791-D WATER & SEWER.
  22. SEWER IS PUBLIC. CONTRACT NO. 2791-D WATER & SEWER.
  23. THERE ARE NO WETLANDS ON THIS SITE.
  24. THERE IS NO FLOODPLAIN ON THIS SITE.
  25. ALL HORIZ. & VERT. CONTROL ARE BASE ON MARYLAND STATE COORD. NAD 83.
  26. TRAFFIC STUDY PREPARED BY WELLS & ASSOC. SIGNED AND SEALED BY JOHN J. ANDRUS DATED: 4/26/00 AND APPROVED 8/10/00.
  27. TRASH COLLECTION IS PRIVATE.

**DESIGN NOTES:**  
ALTERNATE MOUNTABLE CEMENT CONCRETE CURB SECTIONS MAY BE USED WHERE SIDEWALKS ARE NOT CURRENTLY REG'D OR REASONABLY ANTICIPATED.



- SITE ANALYSIS CHART**
1. PROJECT AREA: 199,853 SF OR 4.568 AC +/- (Parcels E-1 and E-2).
  2. DISTURBED AREA: 49,532 SF OR 1.14 AC +/- (Parcel E-2 only).
  3. PRESENT ZONING: N-T (IND).
  4. EXISTING USE: OFFICE/WAREHOUSE FUTURE BUILDING  
PROPOSED USE: OFFICE/WAREHOUSE OFFICE BUILDING
  5. FLOOR AREA: EX. OFFICE - 14,000 SF  
PROP. OFFICE - 18,240 SF  
EX. OFFICE/WAREHOUSE - 24,380 SF  
TOTAL - 56,620 SF
  6. PARKING REQUIRED: OFFICE/WAREHOUSE 2,430 @ 2.5/1000 = 61 SPACES  
OFFICE 32,240 @ 2/1000 SF = 65 SPACES  
TOTAL = 126 (Parcels E-1 and E-2)  
(OFFICE/WAREHOUSE PARKING BASED ON SECTION 183 OF THE HO. CO. ZONING REGULATIONS)
  7. PARKING PROVIDED: 196 SPACES (INCLUDES 6 HC)
  8. BUILDING COVERAGE: 18,240/49,532 = 36.8% (50% ALLOWED BY FDP PHASE I-A-III)
  9. APPLICABLE DPZ REF: SDP 85-128, FDP PHASE I-A-III, F-75-88 & F-90-120.
  10. NO BURIAL GROUNDS OR CEMETARY IS LOCATED ON THE PROPERTY

- LEGEND :**
- EX. PROPERTY LINE
  - EX. 1' CONTOUR
  - EX. 5' CONTOUR
  - EX. GAS
  - EX. SANITARY
  - EX. STORM DRAIN
  - EX. WATER
  - EX. CURB
  - EX. ELECT. CONDUIT
  - NO. OF PARKING SPACES
  - EX. WOODS LINE / VEGETATION
  - EX. TREE
  - PROPOSED PAVING

**APPROVED PLANNING BOARD of HOWARD COUNTY**  
DATE 10/4/00

DATE	NO.	REVISION

OWNER/DEVELOPER: RUMSEY ROAD, LLC  
c/o NORTHERN CHESAPEAKE BUILDERS CORP.  
7307 YORK ROAD  
BALTIMORE, MARYLAND 21204  
Attn: NORMAN E. ROCKWELL, JR. PH: 410-828-4300

PROJECT: **CHESAPEAKE 4 OFFICE BUILDING**

TITLE: **SITE PLAN**

*Richardson Engineering, LLC*

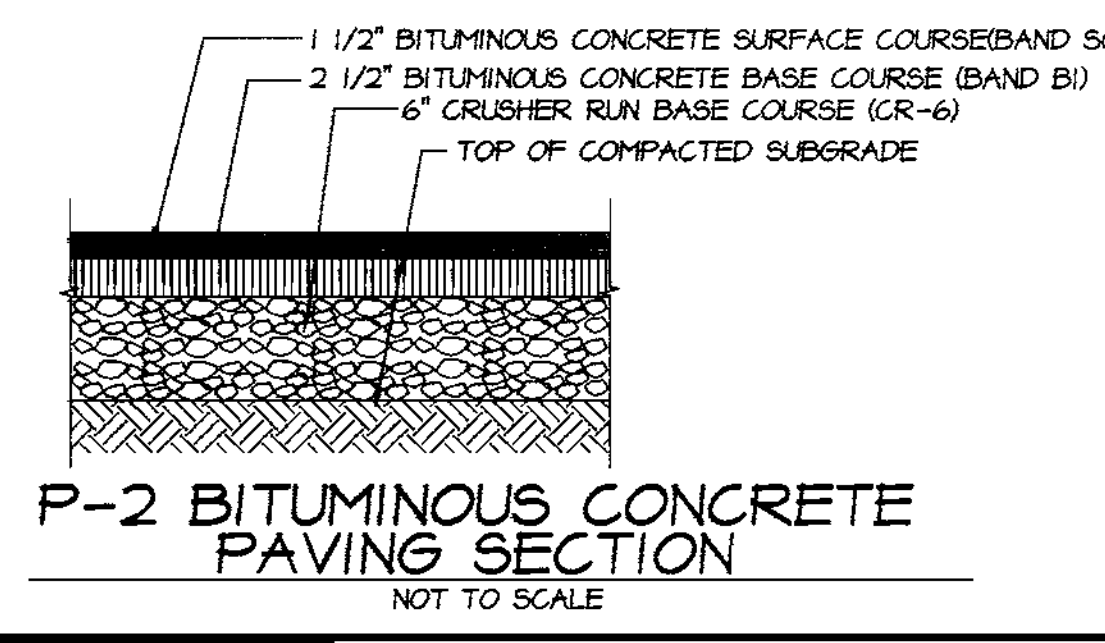
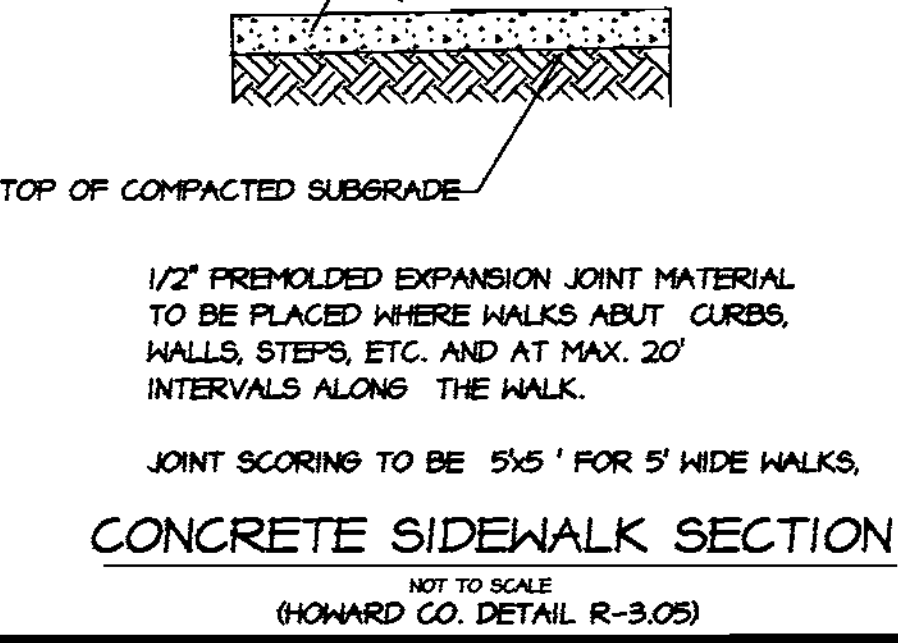
730 W. Podonia Road  
Cookeysville, Maryland 21030  
Phone: 410-560-1502 Fax: 410-560-0827

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Gandy Hamilton* DIRECTOR DATE 12/6/00

*Chad Deussen* CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 11/29/00

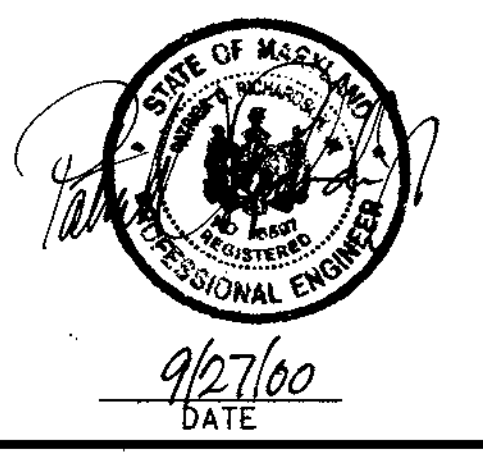
*Gandy Hamilton* CHIEF, DIVISION OF LAND DEVELOPMENT DATE 12/11/00



ADDRESS CHART	
LOT/PARCEL*	STREET ADDRESS
PARCEL E-1 BLDG 1	9250 RUMSEY ROAD
PARCEL E-2 BLDG 2	9240 RUMSEY ROAD

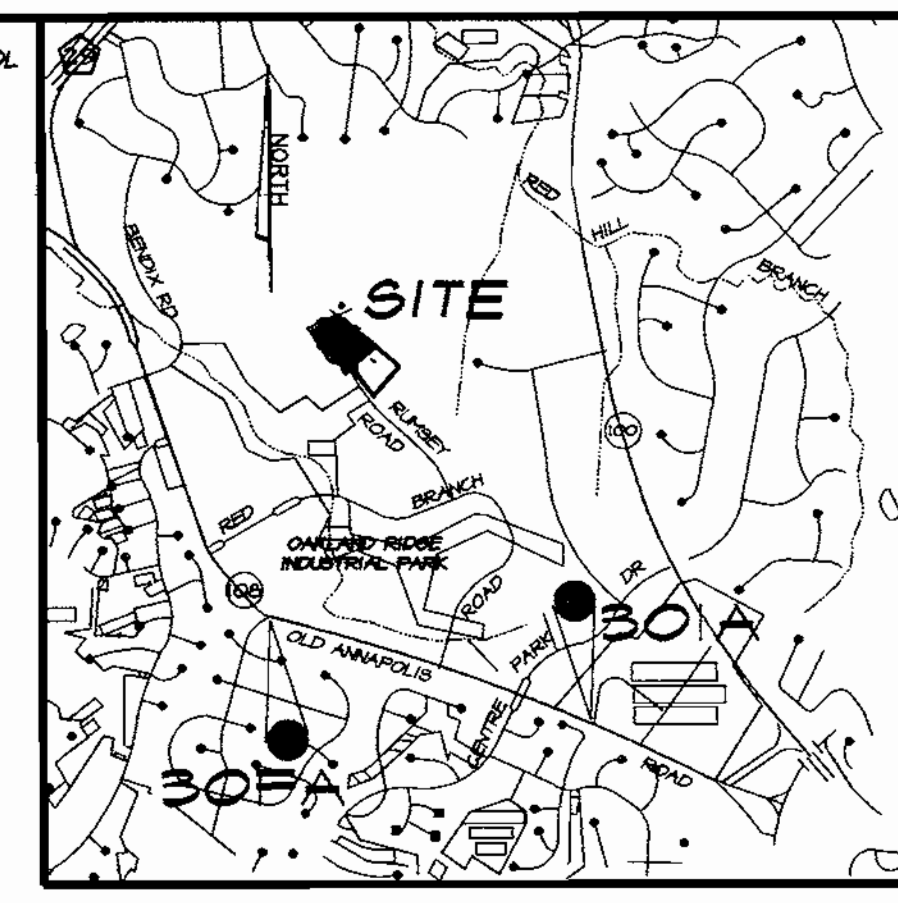
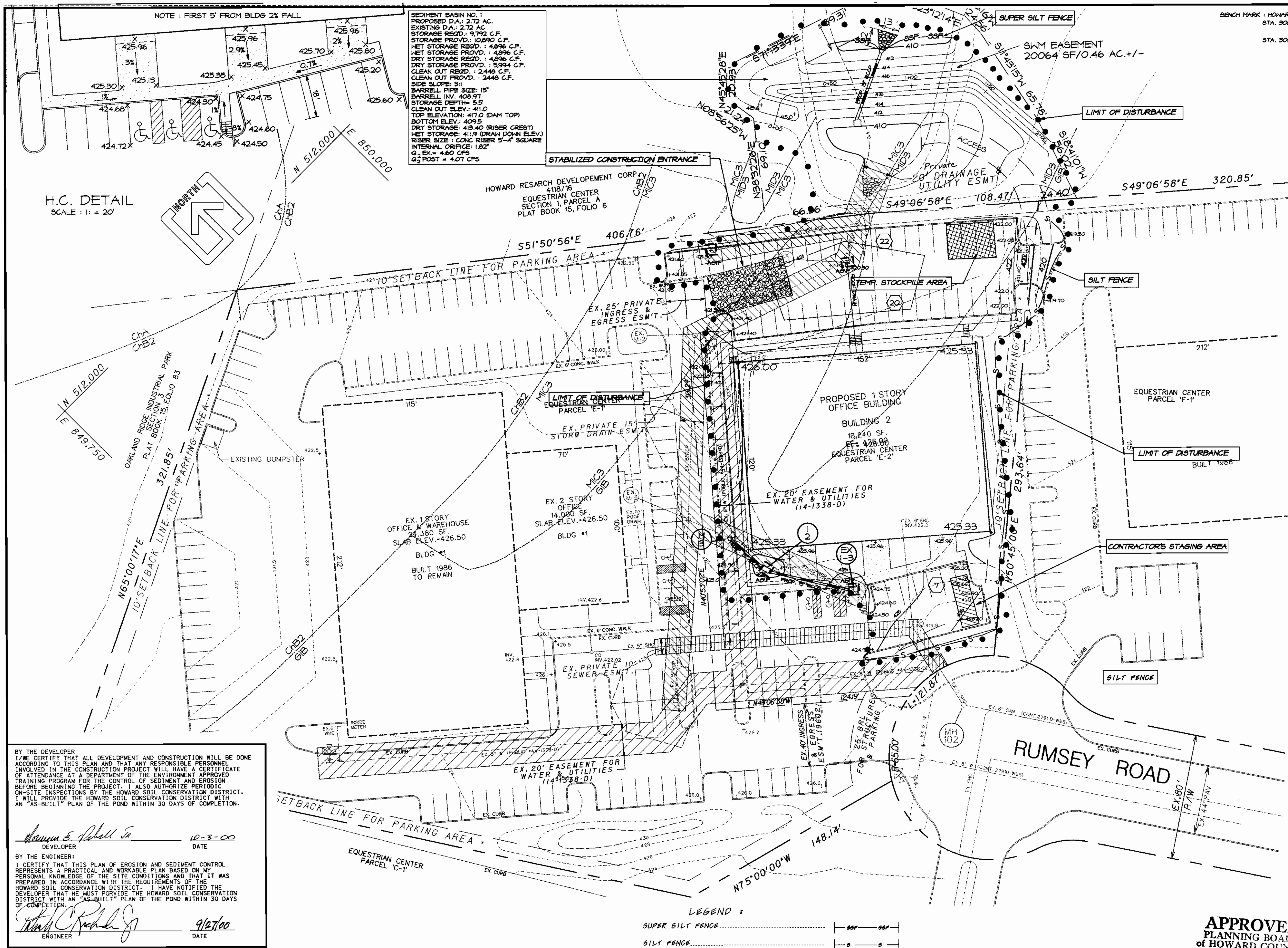
  

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL		
OAKLAND RIDGE INDUSTRIAL PARK		SECTION 1	PARCEL E-2		
PLAT * OR L/F	BLOCK *	ZONING	TAX/ZONING MAP	ELECTION DIST	CENSUS TRACT
4035, 5326, 9602	11	NT IND	30	2ND	6023.01
WATER CODE	604	SEWER CODE	5657400		



CHECKED BY: PCR  
DESIGNED BY: PCR  
DRAWN BY: TLS & CADDS  
PROJECT NO.: 00007  
DATE: 9/27/00  
SCALE: 1" = 30'  
DRAWING NO. 1 OF 6





VICINITY MAP  
SCALE: 1"=2000'

BENCH MARK : HOWARD COUNTY GEODETIC CONTROL  
STA. 307A NORTH 568.621 32.9  
EAST 186.184 03.7  
ELEV. = 441.622  
STA. 307A NORTH 561.750 25.8  
EAST 186.482 59.8  
ELEV. = 499.814

SEDIMENT BASIN NO. 1  
PROPOSED D.A.: 2.72 AC.  
STORAGE PROVIDED: 9,792 C.F.  
WET STORAGE PROVIDED: 4,896 C.F.  
DRY STORAGE PROVIDED: 4,896 C.F.  
CLEAN OUT PROVIDED: 2,448 C.F.  
SIDE SLOPE: 3:1  
BARRELL PIPE SIZE: 15"  
BARRELL INV. 408.97  
STORAGE DEPTH: 5' 5"  
CLEAN OUT ELEV.: 411.0  
TOP ELEVATION: 417.0 (DAM TOP)  
BOTTOM ELEV.: 409.5  
DRY STORAGE: 413.40 (RISER CREST)  
WET STORAGE: 411.9 (DRAIN DOWN ELEV.)  
RISER SIZE: CONC RISER 5'-4" SQUARE  
INTERNAL ORIFICE: 1.827  
G. EX. = 460 CFS  
G.2 POST = 407 CFS

H.C. DETAIL  
SCALE: 1" = 20'

- SEQUENCE OF CONSTRUCTION**
1. Obtain a Grading Permit through the Department of Inspections Licenses and Permits.
  2. Notify Howard County Sediment Control Division (410-313-1855) at least 48 hours prior to beginning work.
  3. Clear and grub for sediment and erosion control measures or devices. Install super silt fence and stabilized construction entrance and commence sediment basin construction (see sequence on sheet 6). Install inlet protection on inlets. 1 week
  4. Notify Howard County Sediment Control Division inspector upon completion of said installation.
  5. With the approval of Howard County Sediment Control Division Inspector, clear and grub remainder of site. 1 day
  6. Rough grade site and temporarily stabilize any areas not to be worked. 1 day
  7. Begin storm drain construction. Install inlet protection on inlet. 3 days
  8. Construct new building. 16 weeks
  9. Construct curb, install base paving and fine grade and permanently stabilize the site. 1 week
  10. With permission from the Sediment Control Inspector, convert Stormwater Management Pond. See sequence Sheet 6. 1 week
  11. With the approval of Howard County sediment control inspector, remove all sediment and erosion control devices and permanently stabilize any remaining area

- GENERAL NOTES**
1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction 410-313-1855
  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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
  3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 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 7, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching. Sec. 6 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 199,253 SF / 4.568 Acres  
Area to be roofed or paved 67,174 SF / 1.54 Acres  
Area to be vegetatively stabilized 37,238 SF / 0.85 Acres  
Total Cut 236 Cu. yds  
Total Fill 988 Cu. yds  
Offsite waste/borrow area location-- A site with a currently active grading permit, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approval may not be authorized until the initial approval by the inspection agency is made.
  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 control must be provided, if deemed necessary by the Howard County 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. Other building or grading inspection approval may not be authorized until the initial approval by the inspection agency is made.
  11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

*Norman E. Rockwell, Jr.* 10-3-00  
DEVELOPER DATE

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN OF 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.

*Thomas C. Krehel, Jr.* 9/27/00  
ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Cindy Hammit* 12/6/00  
DIRECTOR DATE

*John Deussen* 11/29/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

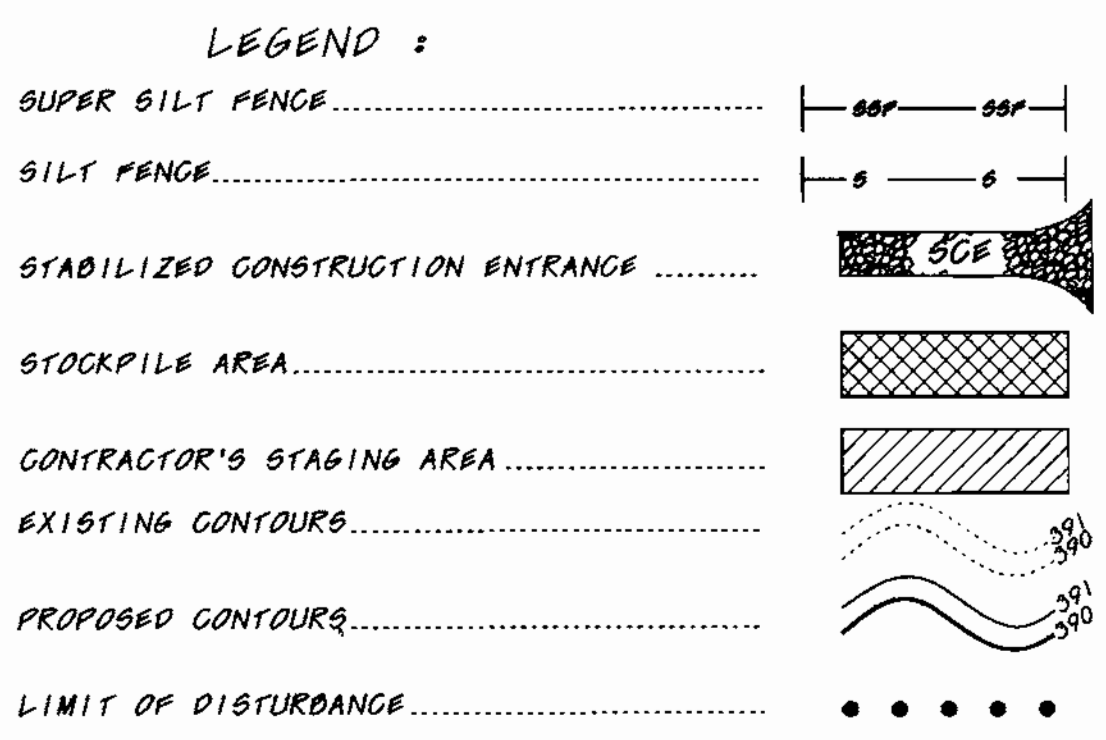
*Cindy Hammit* 12/1/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SCD AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

*John W. Laidlaw, Esq.* 11/28/00  
USDA/NATURAL RESOURCES CONSERVATION SERVICES DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John W. Laidlaw, Esq.* 11/28/00  
HOWARD SOIL CONSERVATION DISTRICT DATE



**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
OAKLAND RIDGE INDUSTRIAL PARK	SECTION 1	PARCEL E-2
EQUESTRIAN CENTER		
PLAT OR L/F	BLOCK	ZONING
4035, 5326, 9602	11	NT IND
TAX/ZONING MAP	ELLECTION DIST	CENSUS TRACT
30	2ND	6023.01
WATER CODE	SEWER CODE	
604	5657400	

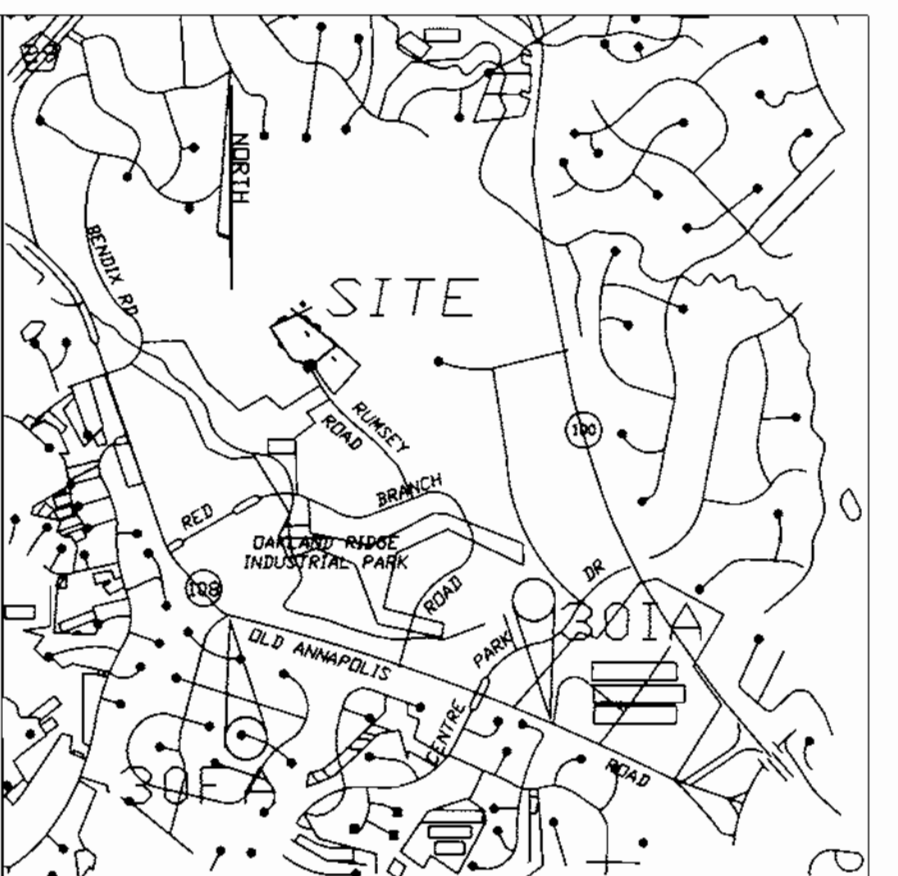
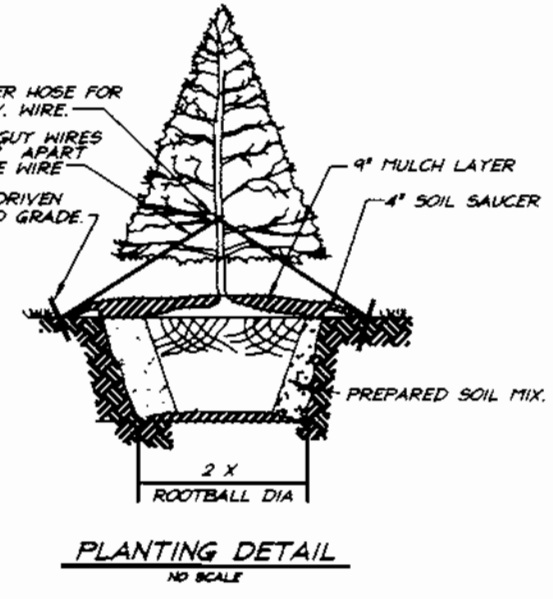
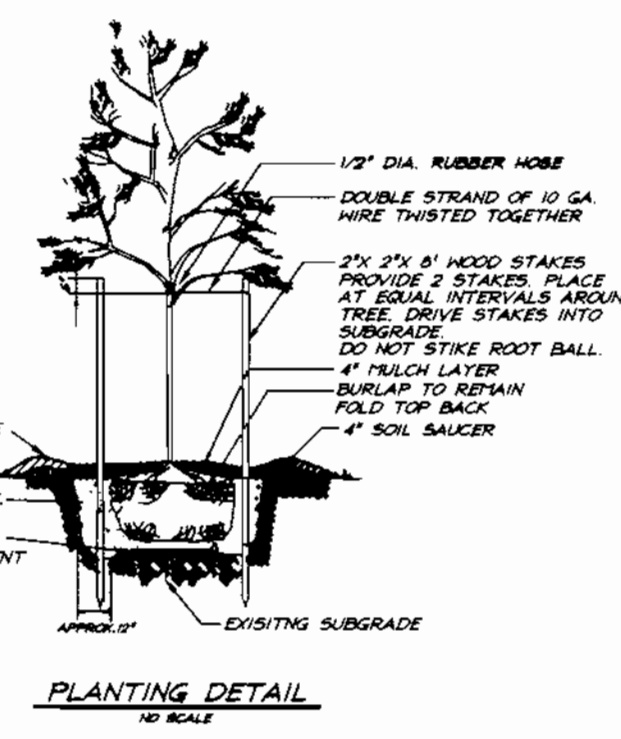
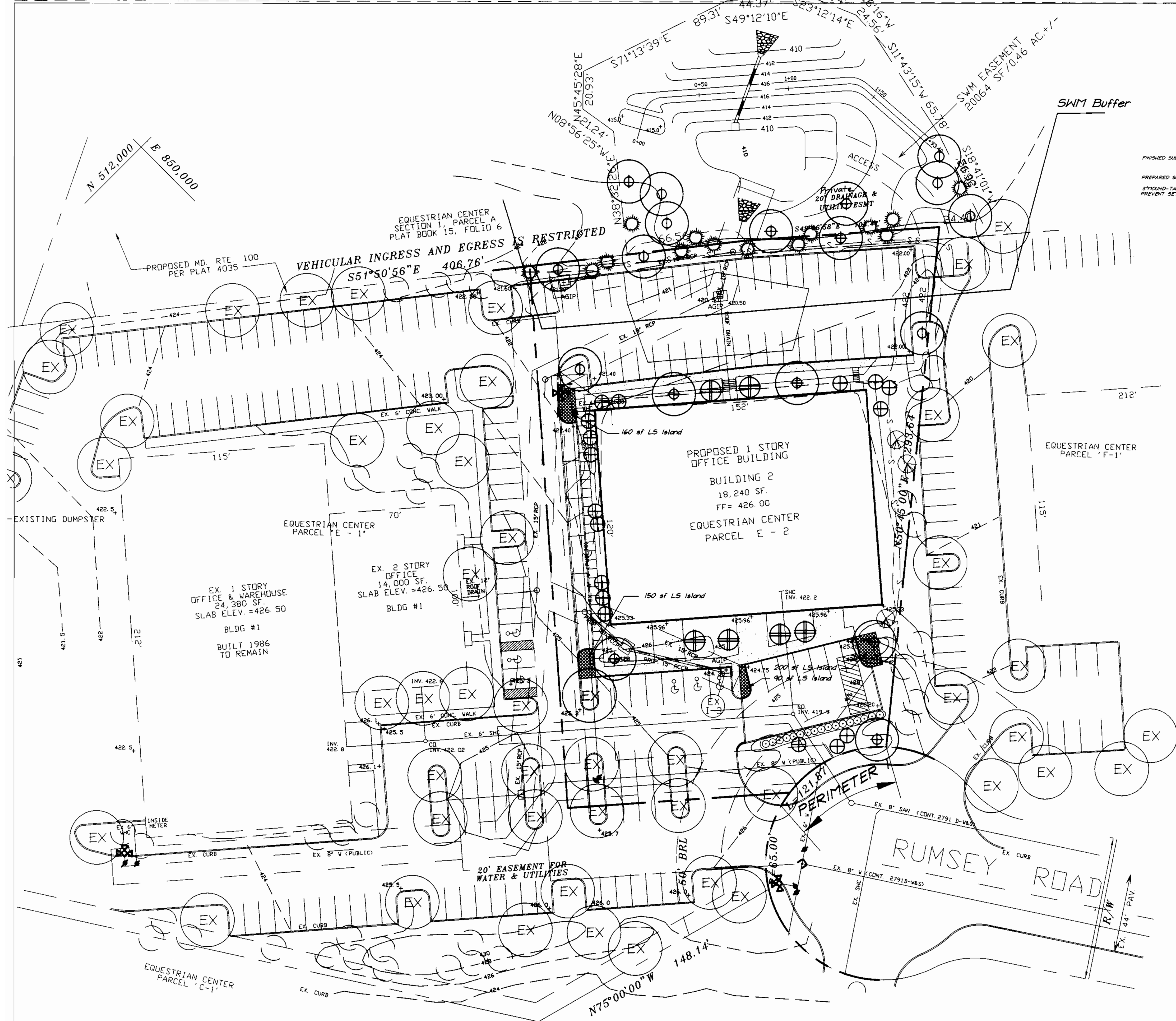
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10/14/00

DATE	NO.	REVISION
OWNER/DEVELOPER: RUMSEY ROAD, LLC c/o NORTHERN CHESAPEAKE BUILDERS CORP. 7307 YORK ROAD BALTIMORE, MARYLAND 21204 Attn: NORMAN E. ROCKWELL, JR. PH: 410-828-4300		
PROJECT: <b>CHESAPEAKE 4 OFFICE BUILDING</b>		
TITLE: <b>GRADING AND SEDIMENT CONTROL PLAN</b>		
Richardson Engineering, LLC 730 W. Padonia Road Cockeysville, Maryland 21030 Phone: 410-560-1502 Fax: 410-560-0827		
CHECKED BY: PCR		DESIGNED BY: PCR
DRAWN BY: TLS & CADDS		PROJECT NO.: 00007
DATE: 9/27/00		SCALE: 1" = 30'
DRAWING NO. 2 OF 6		









VICINITY MAP  
SCALE: 1"=2000'

**PLANT SCHEDULE**

Symbol	Quantity	Scientific Name	Common Name	Planting Size
⊙	8	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2 1/2"-3" cal. 12-14' ht
⊕	10	<i>Quercus palustris</i>	Pin oak	2 1/2"-3" cal. 12-14' ht
⊕	17	<i>Amelanchier canadensis</i>	Shadblow serviceberry	2-2 1/2"-Cal, 8-10' ht
⊕	6	<i>Halesia carolina</i>	Carolina Silverbell	2-2 1/2"-Cal, 8-10' ht
⊕	14	<i>Pinus strobus</i>	Eastern white pine	6-8' ht
⊕	3	<i>Picea abies</i>	Norway spruce	6-8' ht
⊕	17	<i>Euonymus alatus compactus</i>	Dwarf Winged Euonymus	18-24" ht

HRD PLANTING REQUIREMENTS: 26 Shade Tree units / Ac. Office-Industrial Development  
Area of Development (between existing Parking Lots and Property Lines) = 1.2 Ac.  
Tree Units Required: 1.2x26 = 31  
Tree Units Provided: 18 shade T. + 40/2 intermediate T. + credit for 1 Ex. Tree = 39

- NOTES:
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with HRD planting specifications.
  - Contractor shall verify location of all underground utilities prior to digging.
  - Final location of plant material may need to vary to meet final field conditions.

**BONDING NOTE:**  
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE REQUIRED PLANTINGS (15 shade trees, 14 evg. trees, 16 shrubs) IN THE AMOUNT OF \$7,080.00 IS PART OF THE Developer Agreement.

**NOTE REGARDING LANDSCAPE MAINTENANCE:**  
The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

**THIS PLAN FOR LANDSCAPE PURPOSES ONLY**

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: 10/1/00



This Landscape Plan was prepared by Wigan H. Thiermer L.L.C. on base plan as provided. The Seal is for Landscape Plan Features only.

**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Perimeter Properties	Total Plants
Perimeter Number	1	-	
Landscape Type	E		
Linear Feet of Frontage Parking to Roadway	65		
Perimeter Properties			
Credit For Existing Vegetation	Yes - 1 Shade		
Required Plantings:			Required
Shade Trees	65/40 = 1		1
Evergreen Trees			
Shrubs	65/4 = 16		16
Provided Plantings:			Provided
Shade Trees	1 EX + 1 NEW		2
Evergreen Trees			
Flowering Trees (credit/2)	3		3
Shrubs	16		16

**SCHEDULE D - S.W.M. AREA LANDSCAPING**

Linear Feet of Perimeter	5 1/2" lin ft. type B Buffer
Number of Trees Required	
Shade Trees	11
Evergreen Trees	14
Credit For Existing Vegetation	No
Number of Trees Provided	
Shade Trees	11
Evergreen Trees	14
Flowering Trees (credit/2)	

**SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF NEW PARKING SPACES	65
NUMBER OF TREES REQUIRED (1/20 spaces)	3
NUMBER OF TREES PROVIDED	3
Parking Lot Islands Requires 1/20@200sf	3 (600 sf.)
Parking Lot Islands Provided	600 sf.

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
DAKLAND RIDGE INDUSTRIAL PARK	SECTION 1	PARCEL E - 2
PLAT # OR L/P #	BLOCK #	ZONING
4035, 5326	11	NT IND
TAX/ZONING MAP	ELECTION DIST	CENSUS TRACT
30	2ND	6023.01
WATER CODE	SEWER CODE	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

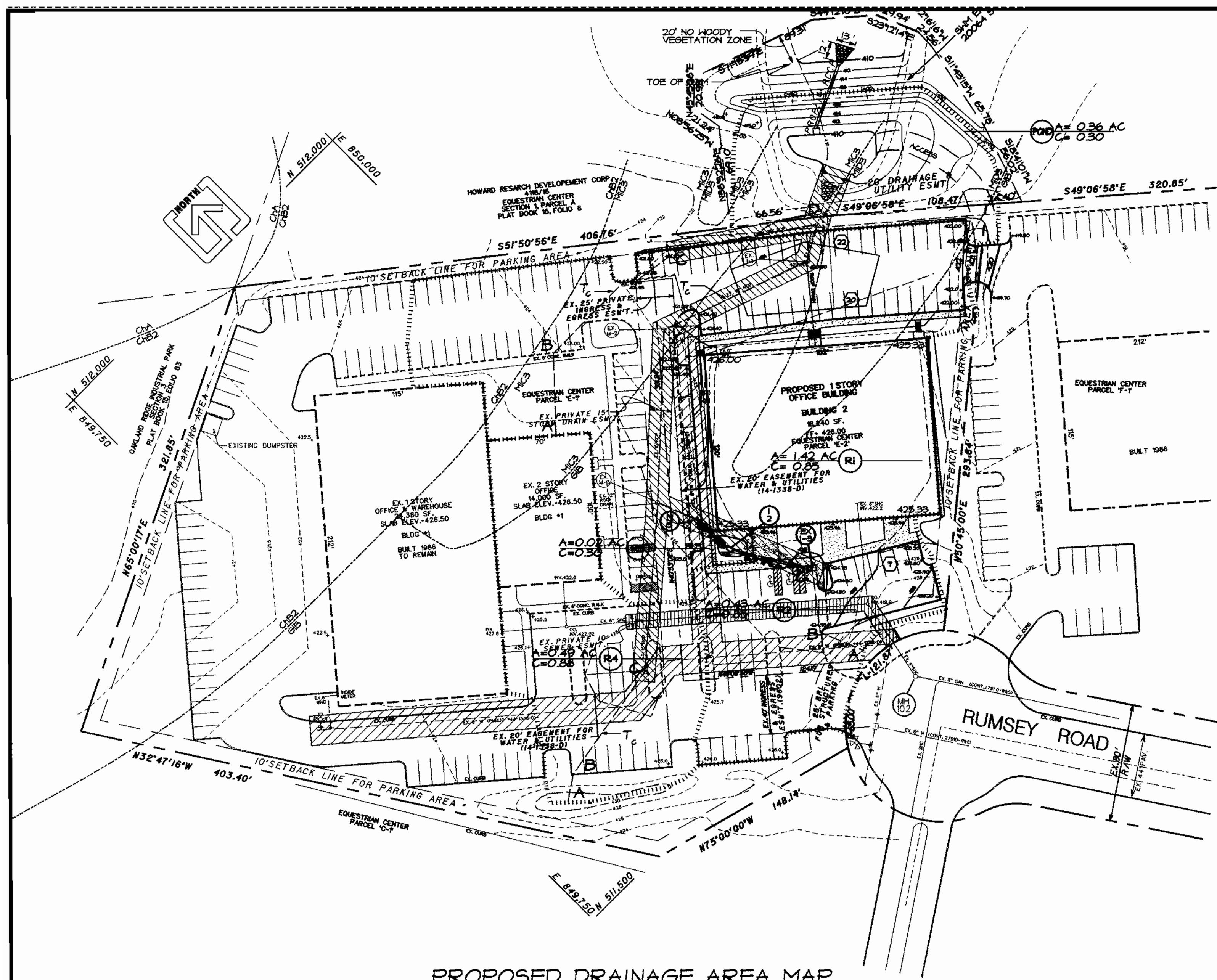
Cindy Hamstra 12/6/00  
DIRECTOR DATE

Chad Deussen 11/29/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

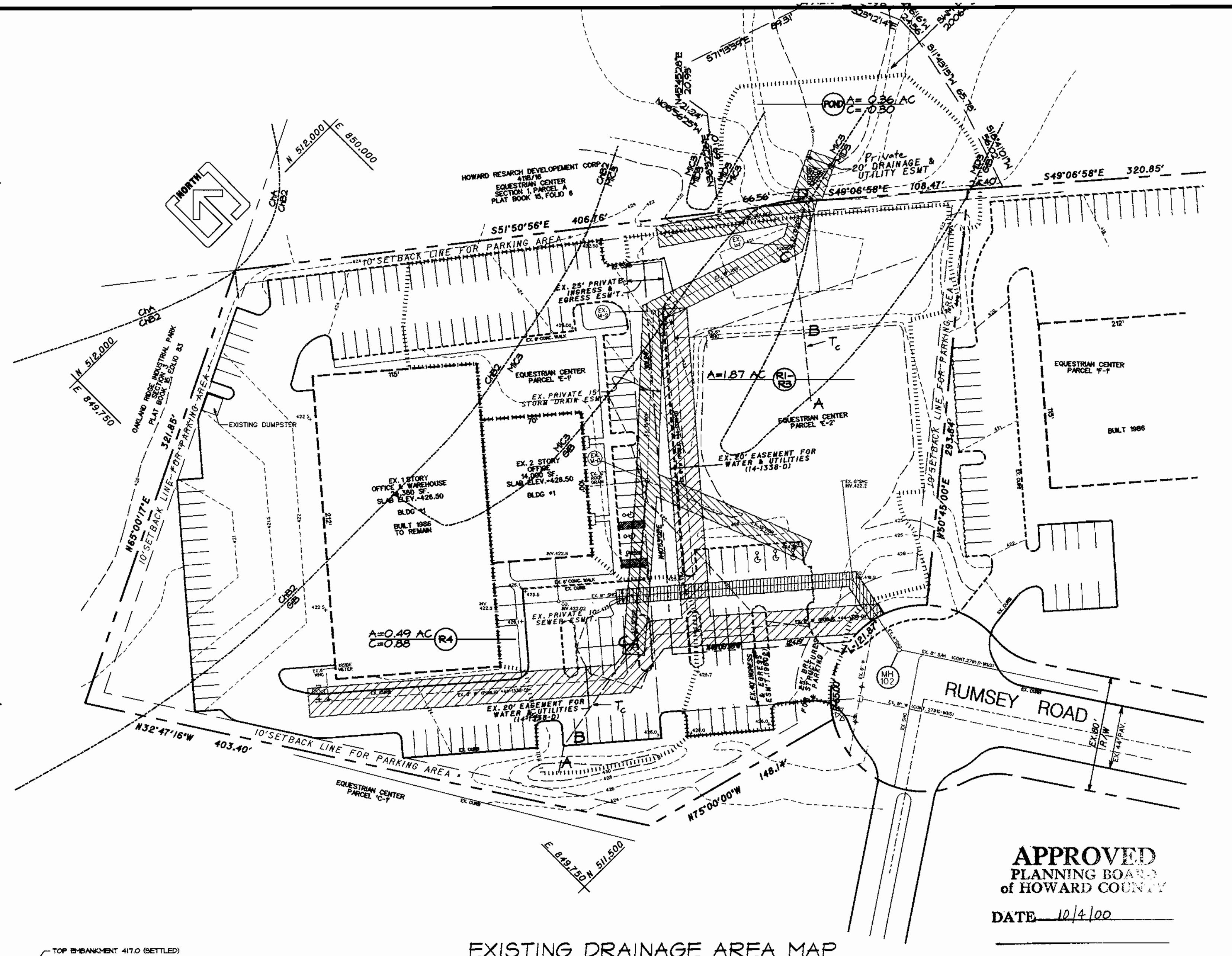
Cindy Hamstra 12/1/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
OWNER/DEVELOPER: RUMSEY ROAD, LLC c/o NORTHERN CHESAPEAKE BUILDERS CORP. 7307 YORK ROAD BALTIMORE, MARYLAND 21204 Attn: NORMAN E. ROCKWELL, JR. PH:410-828-4300		
PROJECT: CHESAPEAKE 4		
TITLE: LANDSCAPE PLAN		
Richardson Engineering, LLC		
730 W. Padonia Road Cockeysville, Maryland 21030 Phone: 410-560-1502 Fax: 410-560-0827		
CHECKED BY:	PCR	
DESIGNED BY:	PCR	
DRAWN BY:	TLS	
PROJECT NO.:	00007	
DATE:	9-29-00	
SCALE:	1" = 30'	
DRAWING NO.:	4 OF 6	





PROPOSED DRAINAGE AREA MAP



EXISTING DRAINAGE AREA MAP

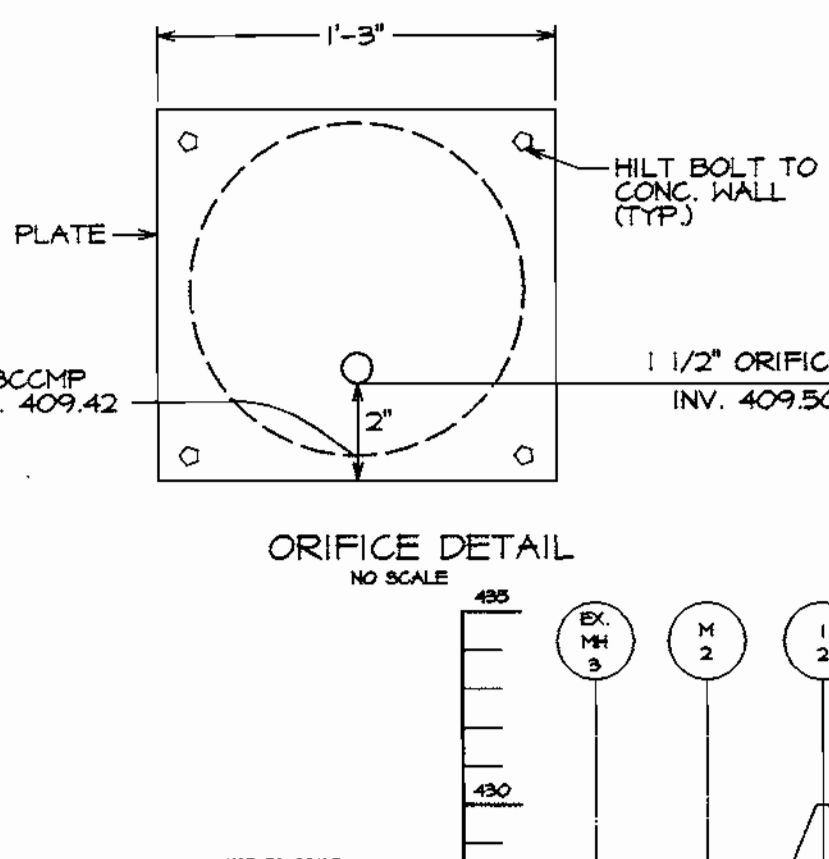
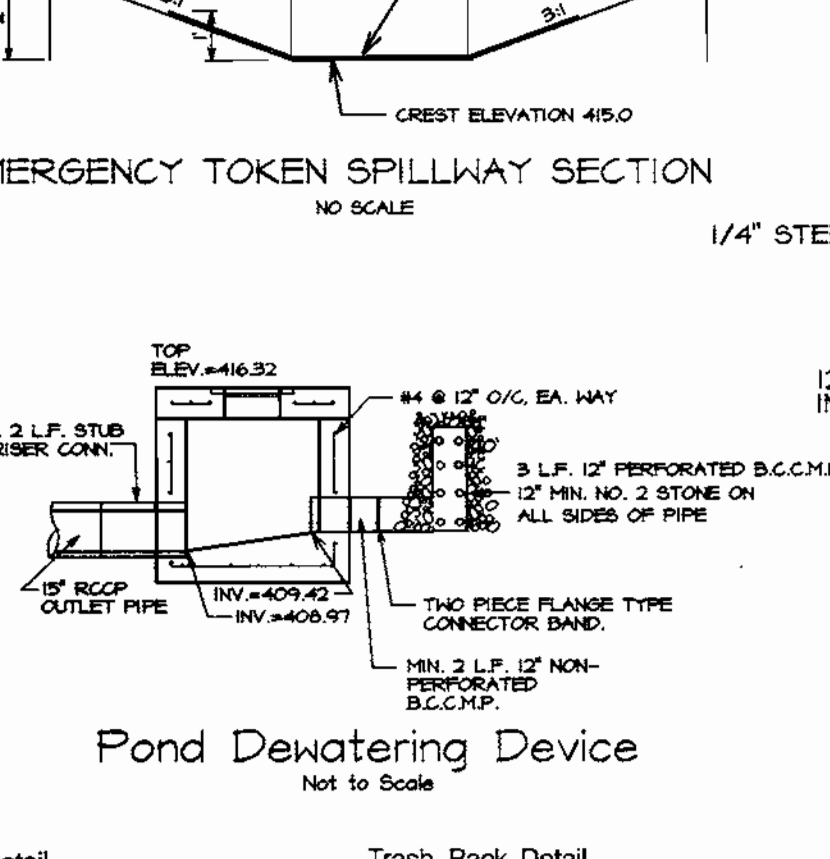
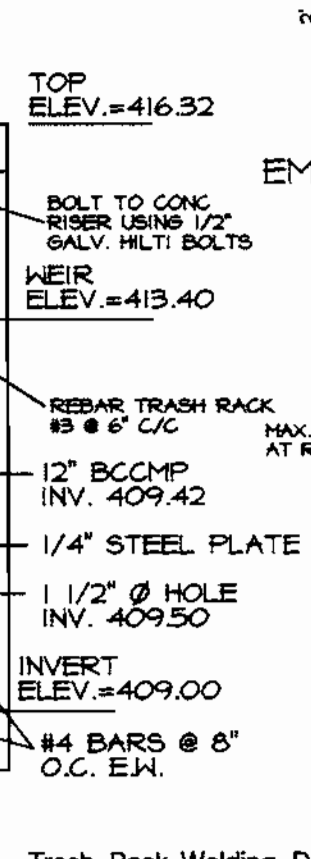
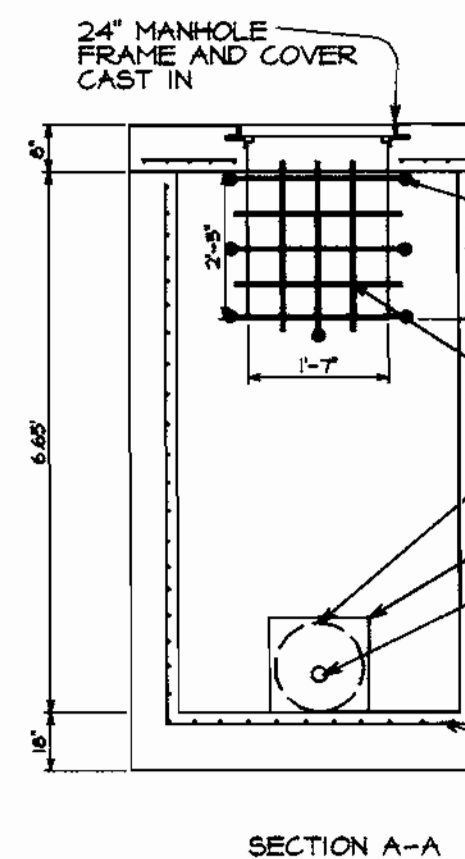
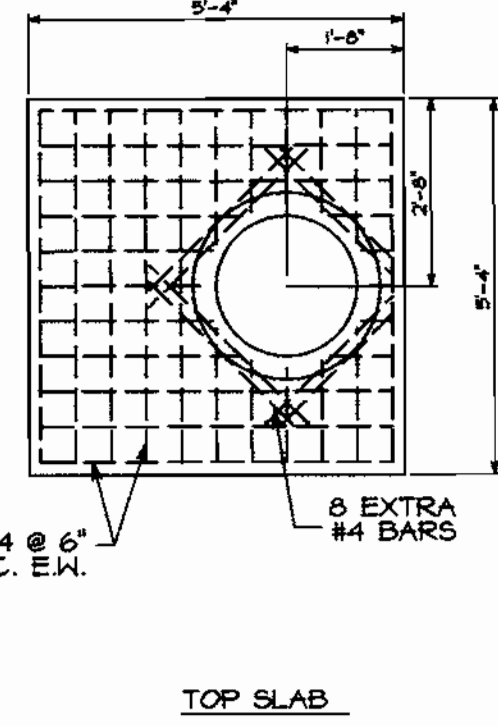
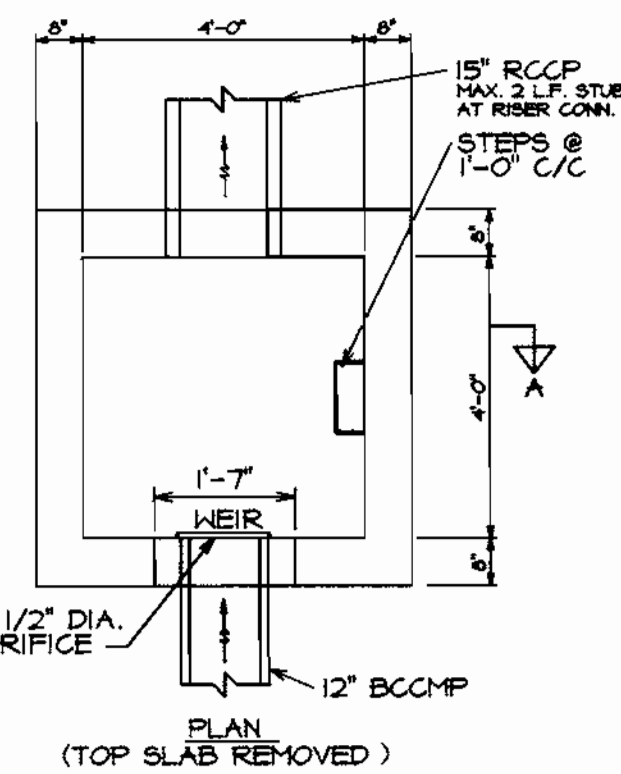
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10/4/00

ROUTINE MAINTENANCE

- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
- TOP AND SIDE SLIPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES, THE BOTTOM OF THE POND, AND MAINTENANCE ACCESS SHOULD BE MOWED AS NEEDED.
- DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS AND EROSION IN THE POND AS WELL AS RIP RAP OUTLET AREA SHALL BE REPAIRED AS SOON AS IT IS NOTICED.

NON-ROUTINE MAINTENANCE

- STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON THE DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
- SEDIMENT SHOULD BE REMOVED WHEN ITS ACCUMULATION SIGNIFICANTLY REDUCES THE DESIGN STORAGE. INTERFERENCE WITH THE FUNCTION OF THE RISER WHEN DETERMINED NECESSARY FOR AESTHETIC REASONS, OR WHEN DETERMINED NECESSARY BY THE HOWARD COUNTY'S DEPARTMENT OF PUBLIC WORKS.



Design Summary

DESIGN STORM	ALLOWABLE RELEASE RATE	FACILITY INFLOW	FACILITY DISCHARGE	WATER SURFACE ELEVATION	STORAGE VOLUME (AC. FT.)
1 YEAR	0.12 cfs (24HR)	6.08 cfs	0.27 cfs	413.40 ft.	0.25 ac. ft.
2 YEAR	4.32 cfs	7.74 cfs	3.85 cfs	414.21 ft.	0.35 ac. ft.
10 YEAR	9.06 cfs	12.95 cfs	7.74 cfs	414.73 ft.	0.43 ac. ft.
100 YEAR	18.62 cfs	18.62 cfs	14.34 cfs	415.14 ft.	0.52 ac. ft.

STRUCTURE CLASSIFICATION: A  
STORAGE-HEIGHT PRODUCT: (414.73-409.50)(0.47AC.FT.)= 2.46  
WATERSHED AREA TO FACILITY (ACRES): 2.35 AC.  
LEVEL OF MANAGEMENT PROVIDED BY FACILITY: 2 AND 10 YR. QUANTITY MANAGEMENT  
QUALITY MANAGEMENT: 1YR STORM EXTREND DETENTION

PIPE SCHEDULE

LENGTH	SIZE & TYPE
80 LF	15" R.C.C.P. CL. IV



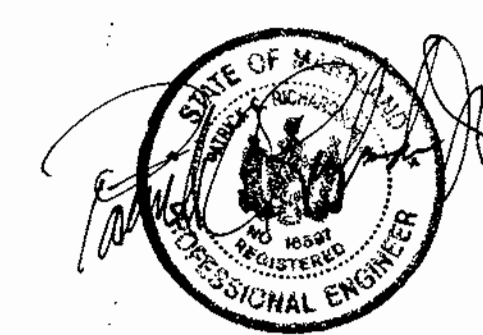
STRUCTURAL SCHEDULE

NO.	TYPE	INV.IN	INV.OUT	TOP ELEV.	REMARKS
J-2	TYPE S INLET	419.95	419.45	424.90	HO. CO. DETAIL SD-422
M-3	STD MANHOLE	418.81	418.91	424.78	HO. CO. DETAIL @ 5.01
E-1	STD END SECTION	---	408.55	---	HO. CO. DETAIL SD-551
S-1	STRUCTURE	409.42	408.97	---	SEE DETAILS THIS SHEET

DATE NO. REVISION  
OWNER/DEVELOPER: RUMSEY ROAD, LLC  
c/o NORTHERN CHESAPEAKE BUILDERS CORP.  
7307 YORK ROAD  
BALTIMORE, MARYLAND 21204  
Attn: NORMAN E. ROCKWELL, JR. PH:410-828-4300

PROJECT: **CHESAPEAKE 4 OFFICE BUILDING**  
TITLE: **DRAINAGE AREA MAP & STORMWATER DETAILS**  
**Richardson Engineering, LLC**

730 W. Padonia Road  
Cockeysville, Maryland 21030  
Phone: 410-560-1502 Fax: 410-560-0827

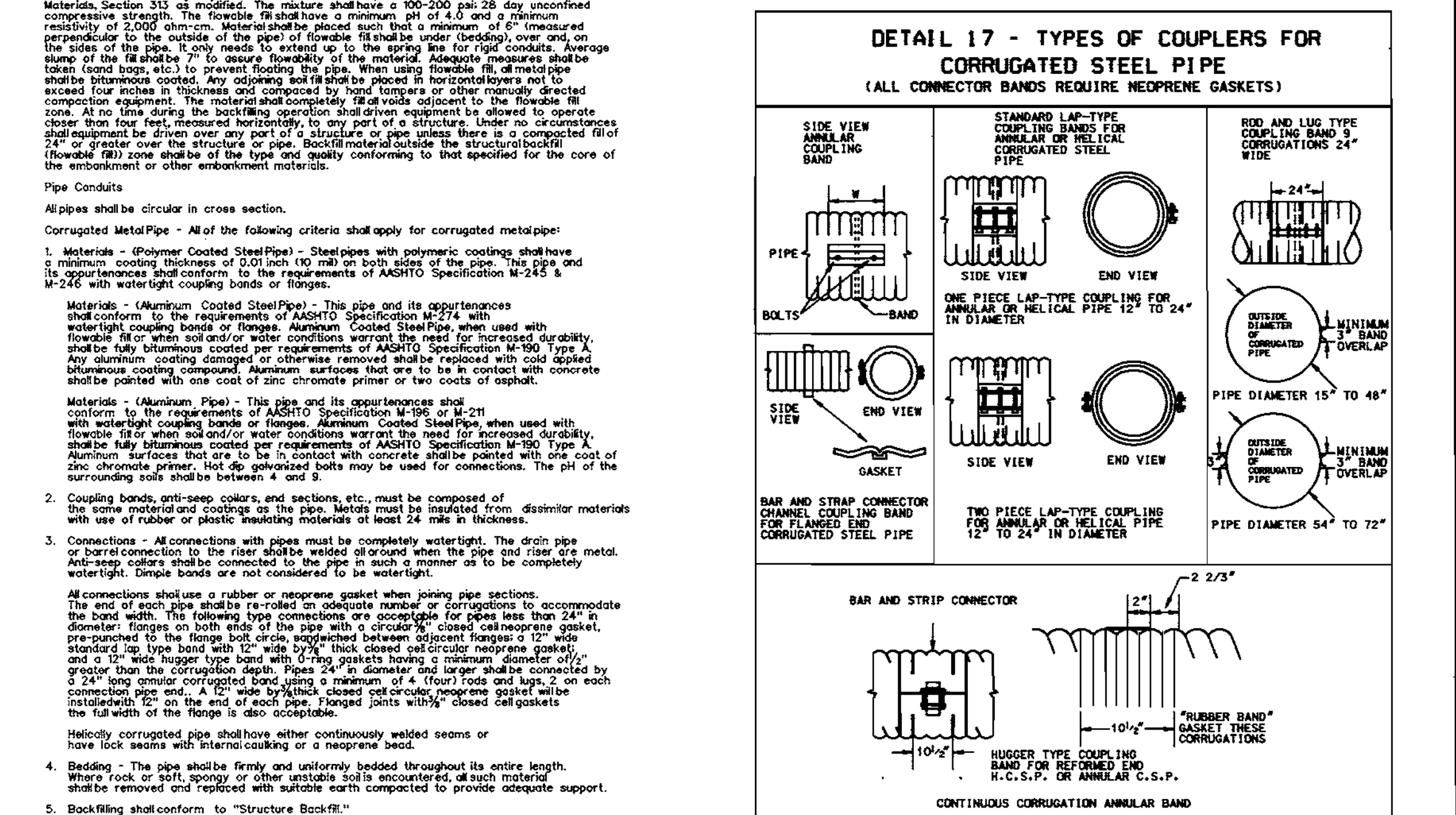
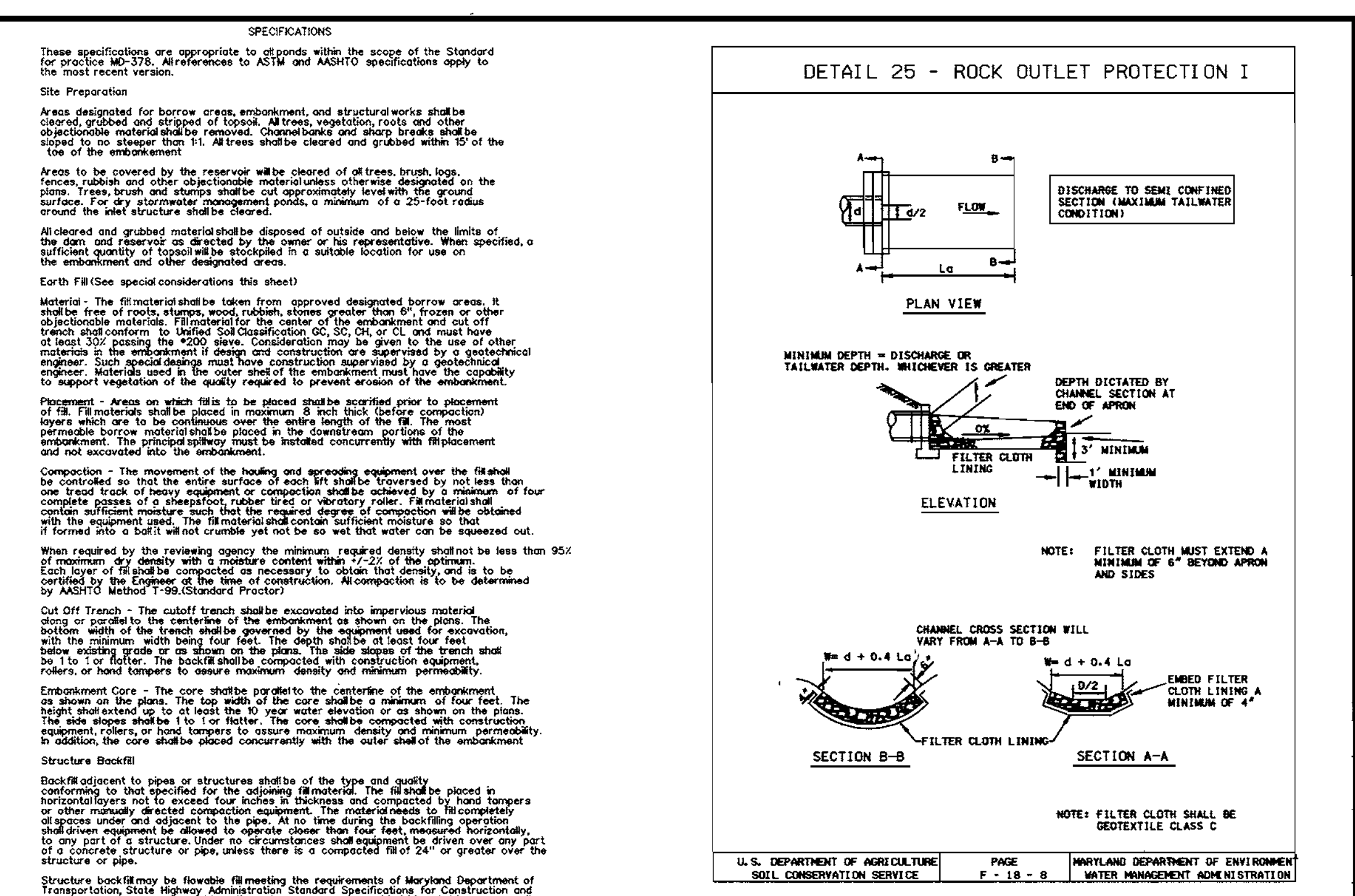
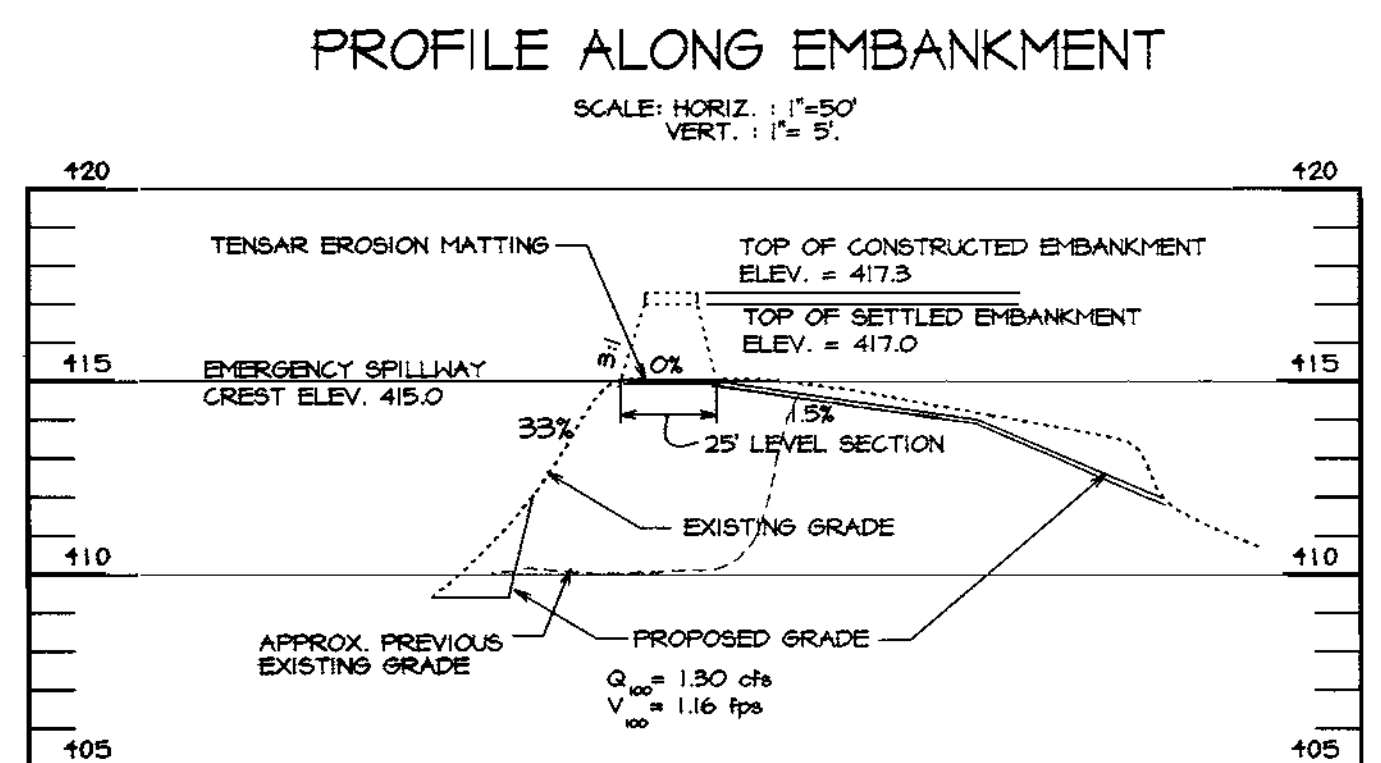
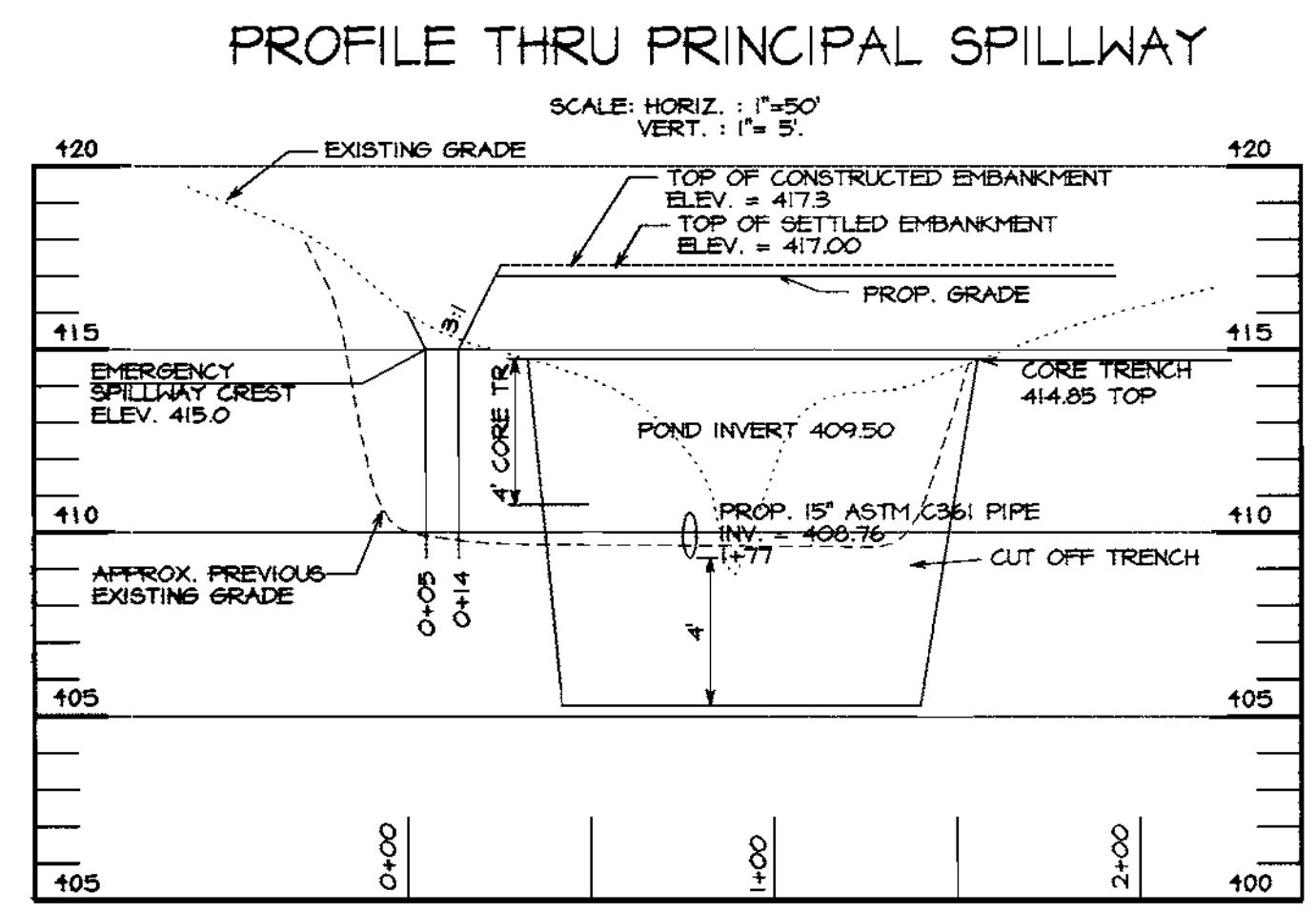
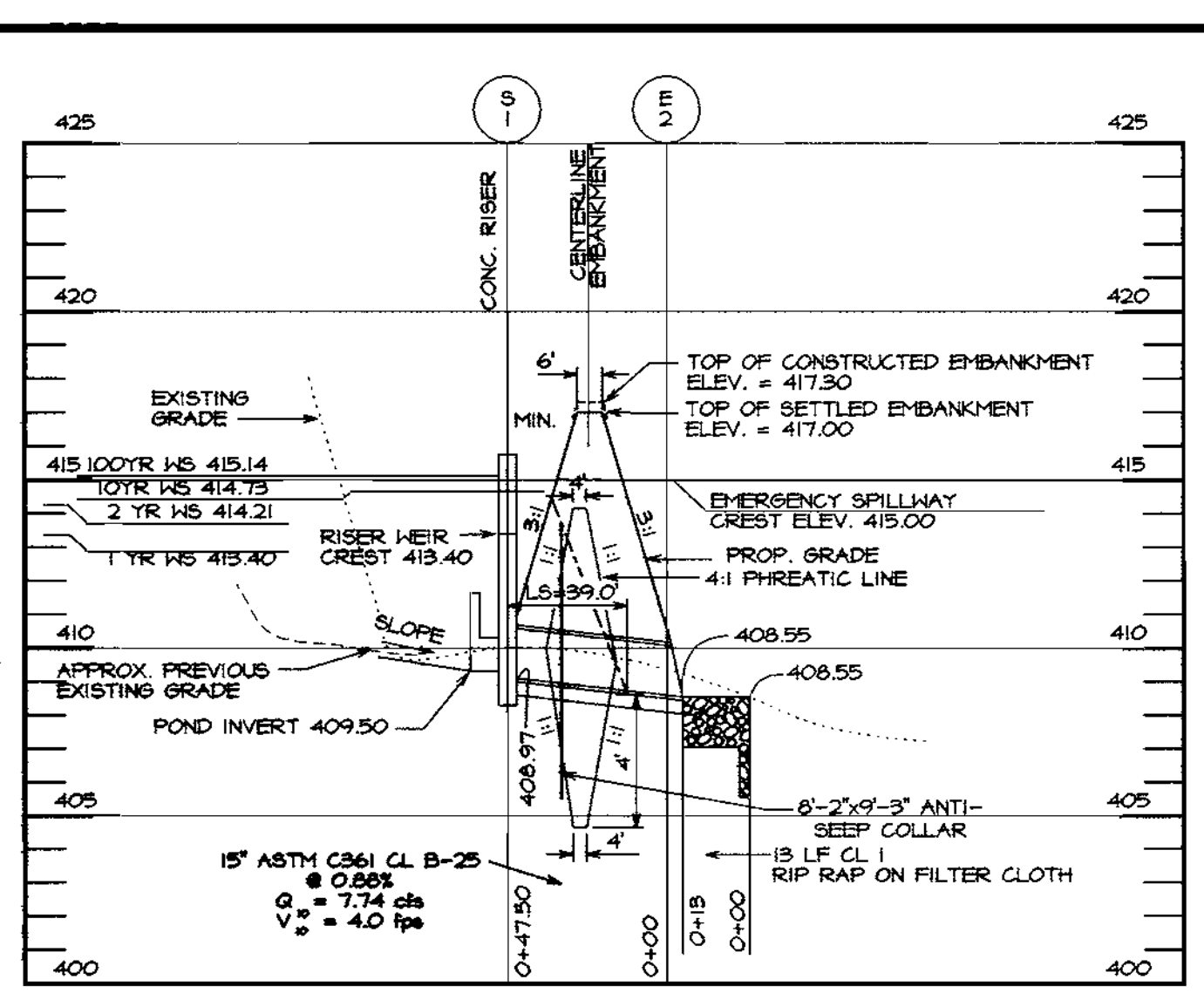
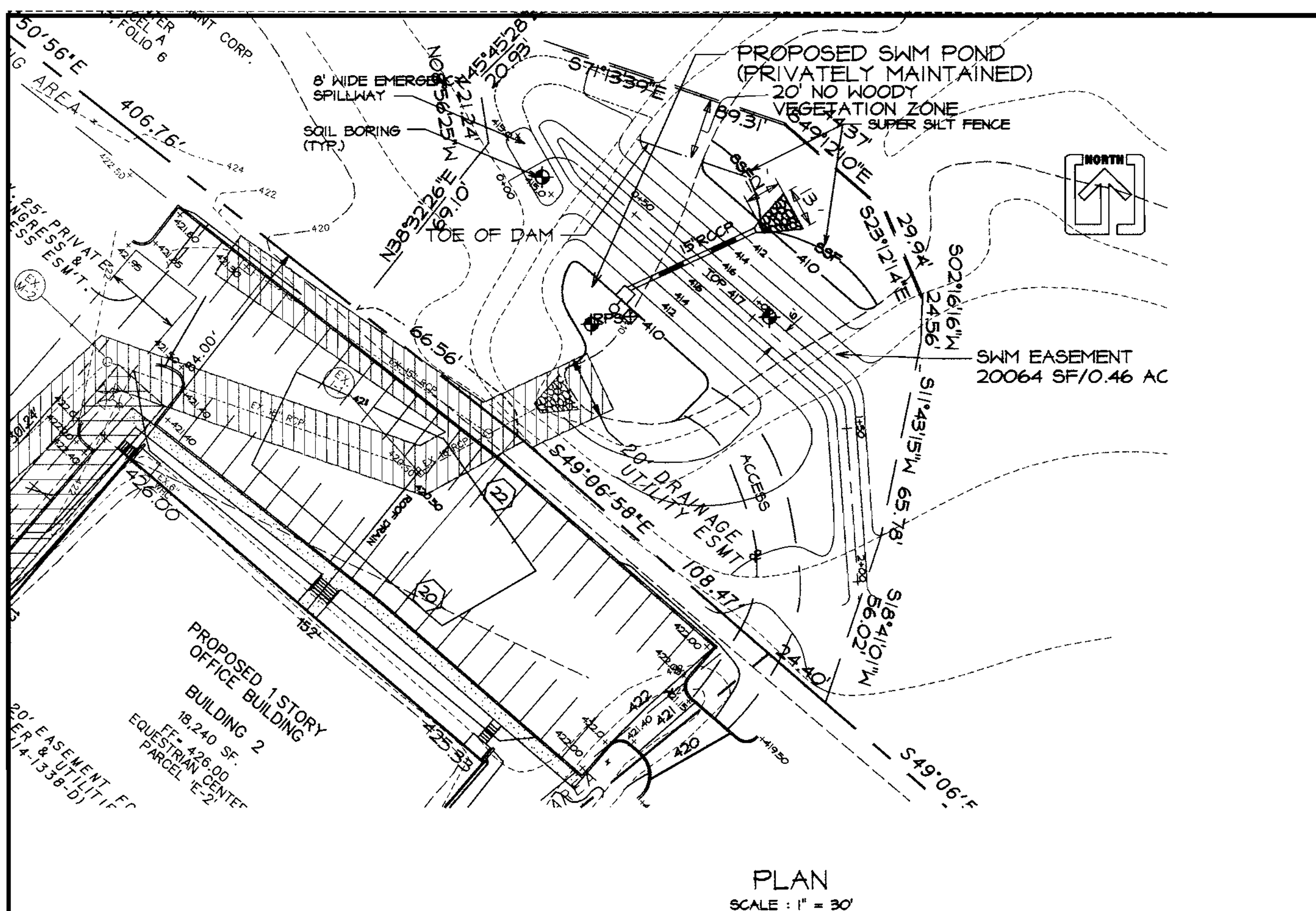


CHECKED BY: PCR  
DESIGNED BY: PCR  
DRAWN BY: TLS & CADDS  
PROJECT NO.: 00007  
DATE: 9/27/00  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
Cindy Hamstra 12/6/00 DIRECTOR  
Patrick C. Richardson 11/27/00 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
Cindy Hamstra 12/1/00 CHIEF, DIVISION OF LAND DEVELOPMENT

CONSULTANT'S HAZARD CLASS CERTIFICATION  
"I CERTIFY THAT THIS POND MEETS ALL REQUIREMENTS FOR HAZARD CLASS A (REQUIREMENTS AS STATED IN THE SOIL CONSERVATION SERVICE - MARYLAND STANDARDS AND SPECIFICATIONS FOR POND, CODE 378, NOVEMBER 1992.) ALL NECESSARY INVESTIGATIONS AND COMPUTATIONS HAVE BEEN PERFORMED TO VERIFY THIS FINDING. A COPY OF SAID INFORMATION HAS BEEN SUPPLIED TO S.C.S./H.C.S.C.D."  
SIGNATURE: Patrick C. Richardson LICENSE NO. 18597 DATE: 9/27/00  
PRINT NAME: PATRICK C. RICHARDSON, JR.





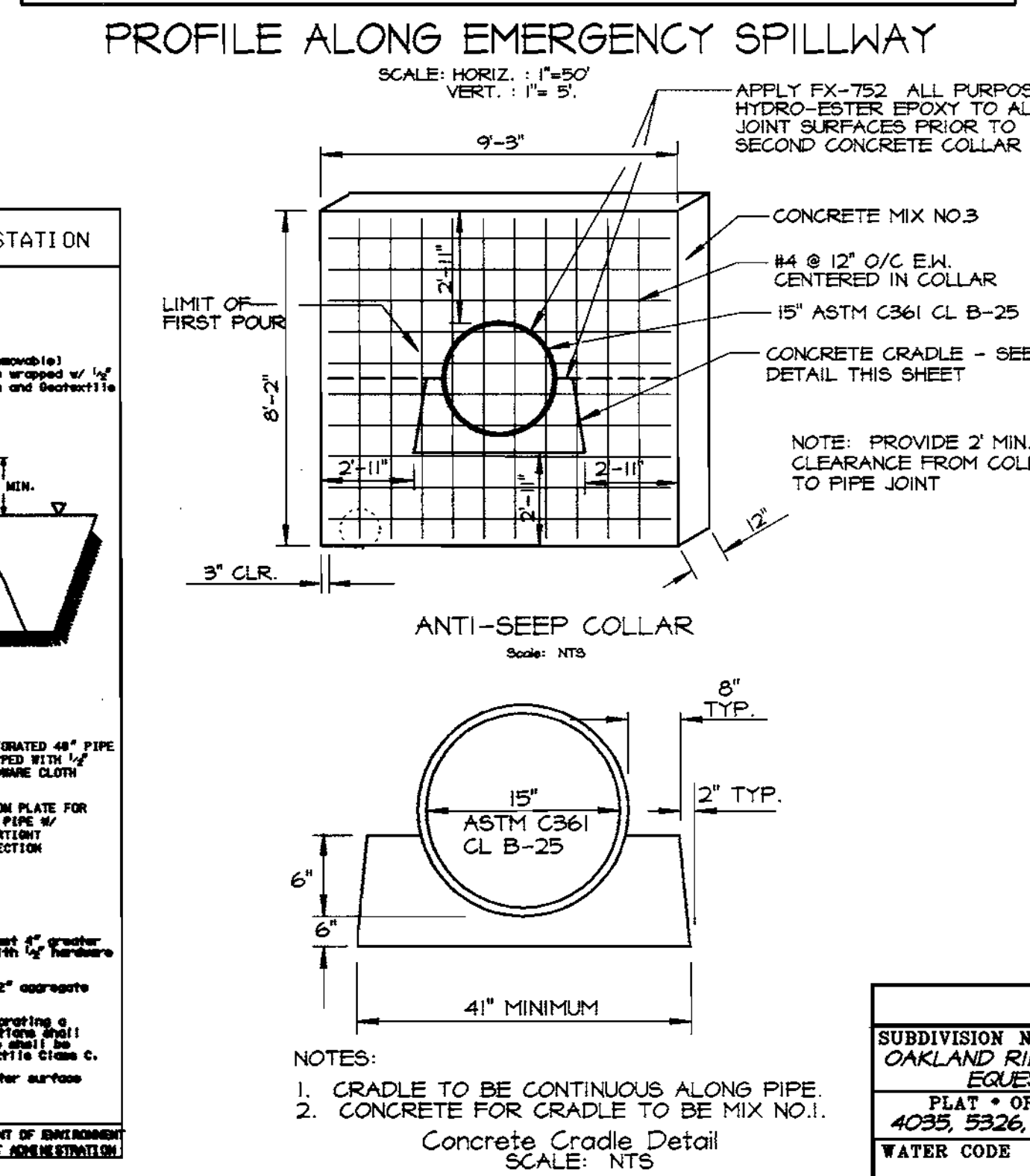
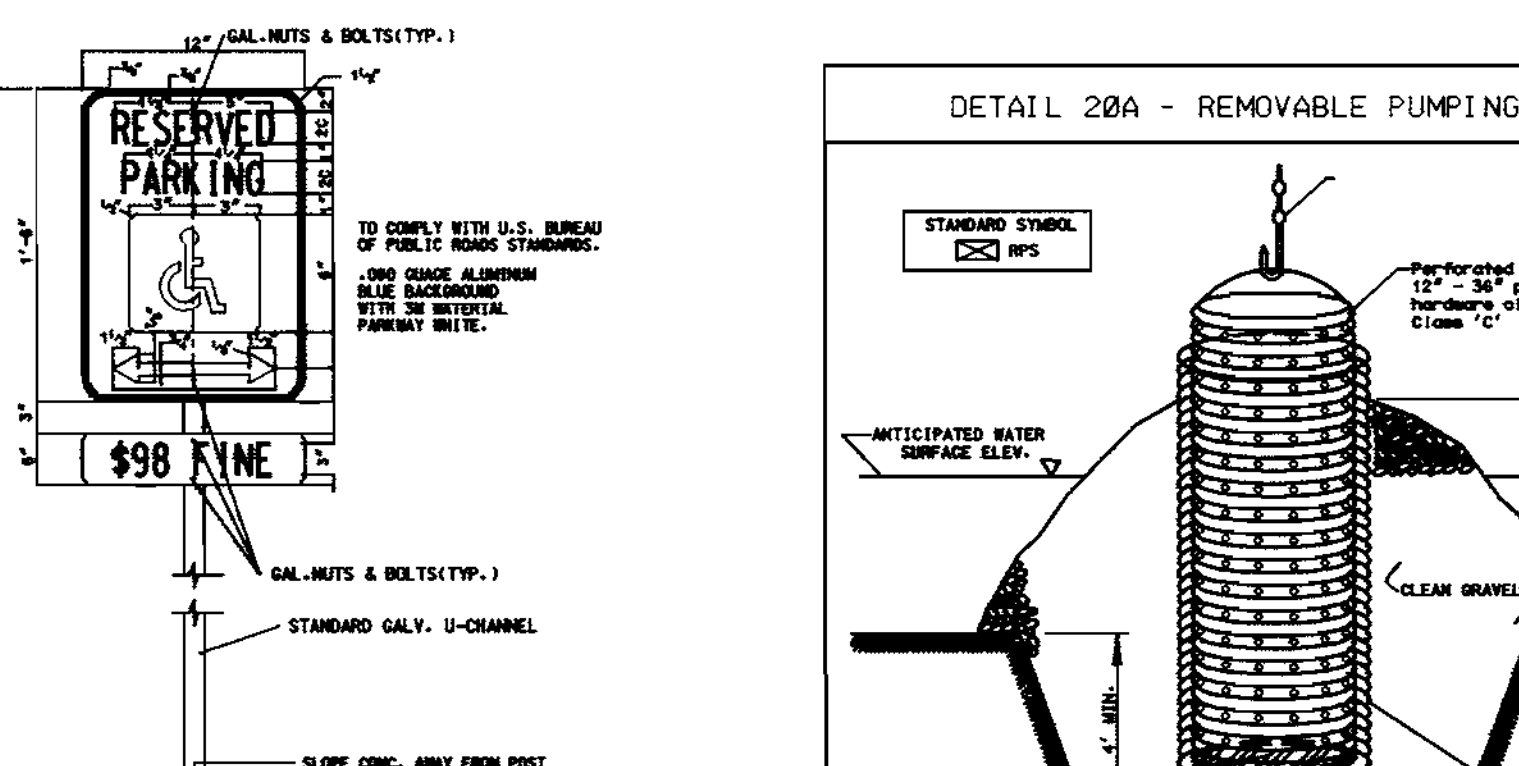
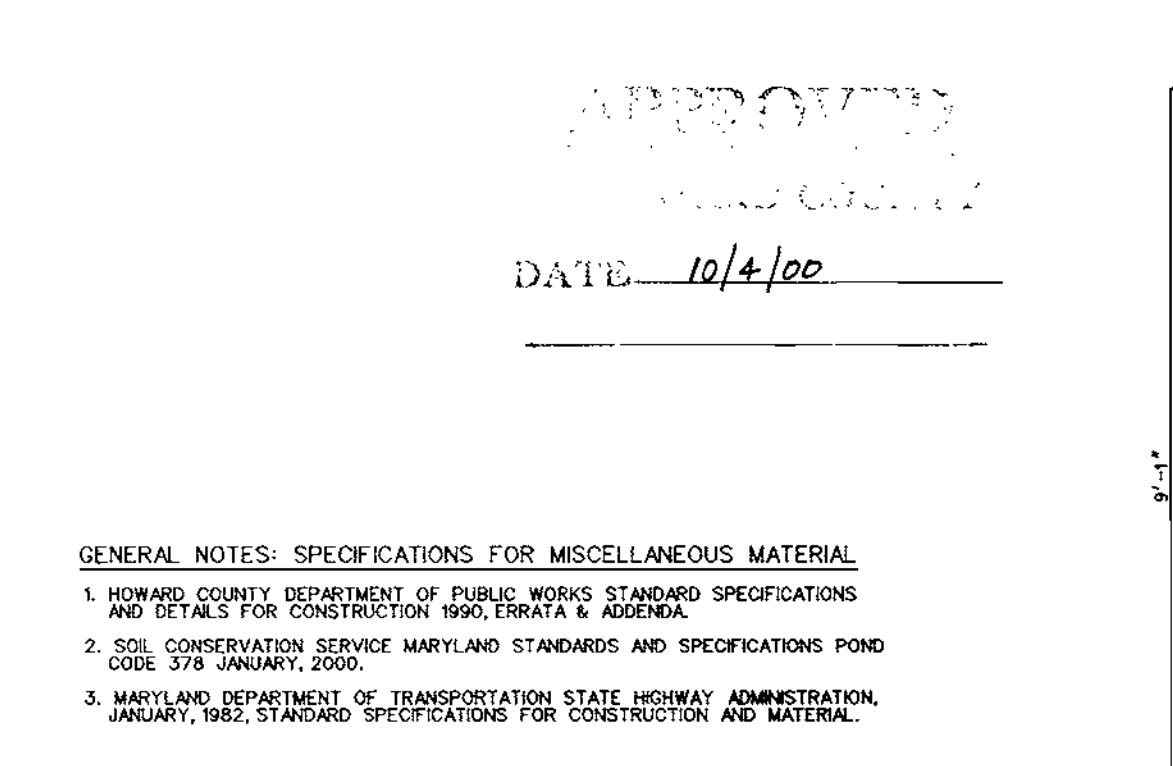
### Sequence of Development Sediment Control Basin and Stormwater Management Pond

- OBTAIN ALL NECESSARY PERMITS.
- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL ALL NECESSARY SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
- INSTALL THE CUTOFF & CORE TRENCH AND THE OUTFALL PIPE AS SHOWN. STABILIZE ALL AREAS. INSPECTION OF THE CUTOFF & CORE TRENCH IS REQUIRED FOR CERTIFICATION OF THE AS-BUILT POND. CONSTRUCT EMBANKMENT TO HEIGHT SHOWN.
- EXCAVATE THE POND TO THE REQUIRED DIMENSIONS AND DEPTH.
- INSTALL THE RISER STRUCTURE, BARREL AND DRAW DOWN DEVICE.
- AFTER CONSTRUCTION IS COMPLETE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SILT AND DISPOSE OF TO AN APPROVED LOCATION. REMOVE SEDIMENT CONTROL DRAW DOWN DEVICE. INSTALL PLATE IN LOW FLOW AND INSTALL PERMANENT DRAW DOWN DEVICE.
- STABILIZE ALL AREAS THAT ARE DISTURBED USING PERMANENT SEEDING AND MULCHING.
- AS-BUILT THE POND WITHIN 30 DAYS AFTER COMPLETION AND SUBMIT AS-BUILT PLANS TO HOWARD COUNTY FOR APPROVAL.

**SPECIAL EARTHWORK CONSIDERATIONS:**

All fill placed for the core trench, access roadway, embankments, utility backfill, or any other location requiring stable support or minimal settlement shall be constructed as controlled, compacted fill. Controlled, compacted fill shall meet the following requirements:

- Within the described construction areas, in which new fill is to be placed, strip the vegetation, topsoil, and any organic, contaminated, or otherwise unsuitable materials to expose clean soils. The stripped area shall extend outward from the exterior edges of the proposed construction a minimum of 5 feet.
- Proof-roll the stripped soil surface in the proposed construction area with a fully loaded, tandem-axle dump truck, or other approved equipment, under the observation of a geotechnical engineer or highly qualified senior level soils technician to verify and establish a uniform, dense and stable condition. Any soft, yielding, organic, contaminated or otherwise unacceptable spots detected shall be cut out and replaced with controlled, compacted fill.
- Compacted fill should be placed in relatively horizontal 6-inch (maximum) loose lifts. Each lift should be uniformly and evenly blade mixed during spreading to ensure uniformity of the material in each layer. Each layer should be compacted to a minimum of 95 percent of the Standard Proctor maximum dry density as determined by ASTM D-698 (AASHTO T-99), prior to placement of any additional fill. The moisture content of the materials shall be maintained in order to attain the required degree of compaction.
- Where fills are to be placed on slopes, the original ground should be deeply scarified. Where the slopes are steeper than 5 horizontal to 1 vertical (5H:1V), the slope should be stepped or benched, when considered necessary by the Engineer, in order that the placement of fill may be accomplished in relatively horizontal lifts.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Cindy Hamata* 12/6/00  
DIRECTOR DATE

*Wm. D. ...* 1/22/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*Cindy Hamata* 12/1/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE

**GENERAL NOTES: SPECIFICATIONS FOR MISCELLANEOUS MATERIAL**

- HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 1990, EDITION 4, ADDENDA.
- SOIL CONSERVATION SERVICE MARYLAND STANDARDS AND SPECIFICATIONS POND CODE 378 JANUARY, 2000.
- MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION, JANUARY, 1982, STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.

**CONSTRUCTION SPECIFICATIONS**

- The outer pipe should be 48" dia. or shall, in any case, be not less than 4" thicker than the inner pipe. The outer pipe shall be wrapped with 2" corrugated polyethylene or equivalent material.
- After installing the outer pipe, backfill around outer pipe with 2" coarse aggregate.
- The inner pipe counter should be constructed by perforating a 12" x 36" x 1/2" corrugated polyethylene pipe with 1/2" diameter holes at 2' intervals.
- The center pipe should extend 12" to 18" above the perforated water surface elevation or 12" above elevation when operating as pumped.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 9-12-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
OAKLAND RIDGE INDUSTRIAL PARK	SECTION 1	PARCEL E-2
EQUESTRIAN CENTER	SECTION 1	
FLAT + OR L/F	ZONING	ELECTION DIST
4035, 5326, 9602	II NT IND	30 2ND
WATER CODE	SEWER CODE	CENSUS TRACT
604	5657400	6023.01

**PERMIT INFORMATION CHART**

DATE	NO.	REVISION

OWNER/DEVELOPER: RUMSEY ROAD, LLC  
c/o NORTHERN CHESAPEAKE BUILDERS CORP.  
7307 YORK ROAD  
BALTIMORE, MARYLAND 21204  
Attn: NORMAN E. ROCKWELL, JR. PH: 410-828-4300

PROJECT: **CHESAPEAKE 4 OFFICE BUILDING**

TITLE: **STORMWATER MANAGEMENT DETAILS**

*Richardson Engineering, LLC*

730 W. Padonia Road  
Cockeysville, Maryland 21030  
Phone: 410-560-1502 Fax: 410-560-0827

CHECKED BY: PCR  
DESIGNED BY: PCR  
DRAWN BY: TLS & CADDS  
PROJECT NO.: 00007  
DATE: 9/27/00  
SCALE:  
DRAWING NO. 6 OF 6

9/27/00 DATE