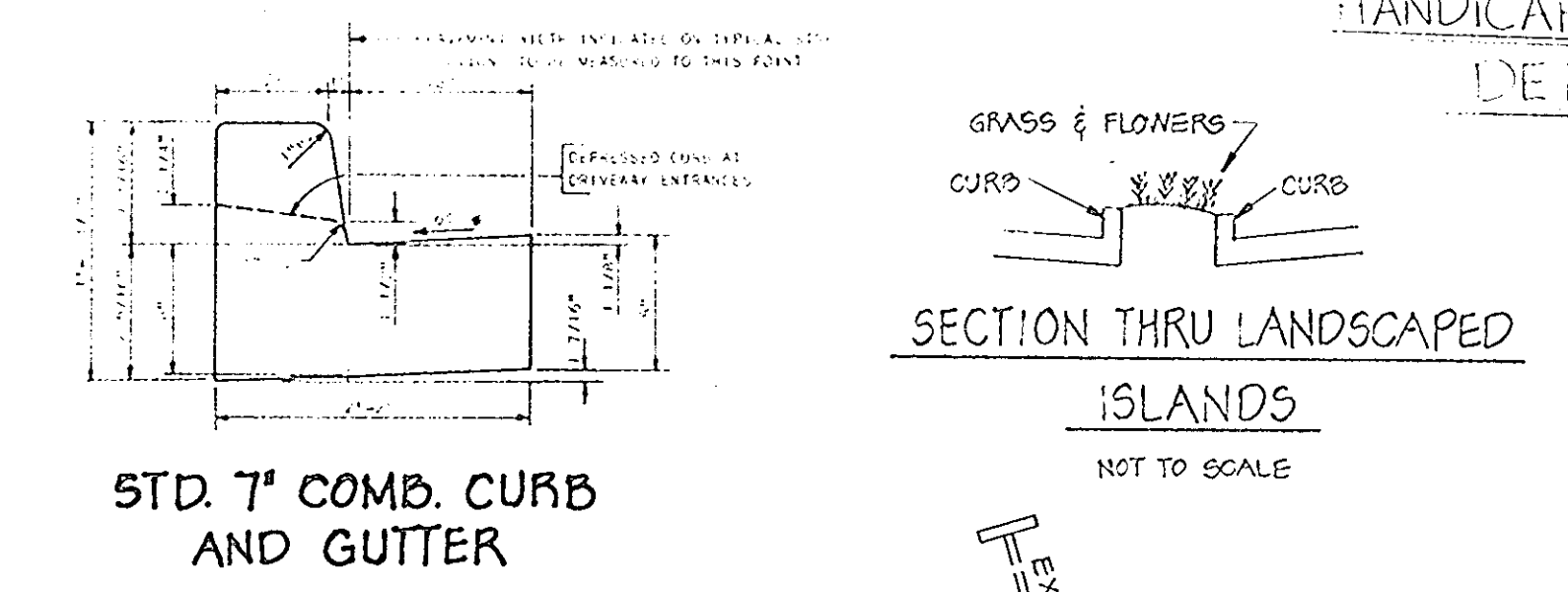
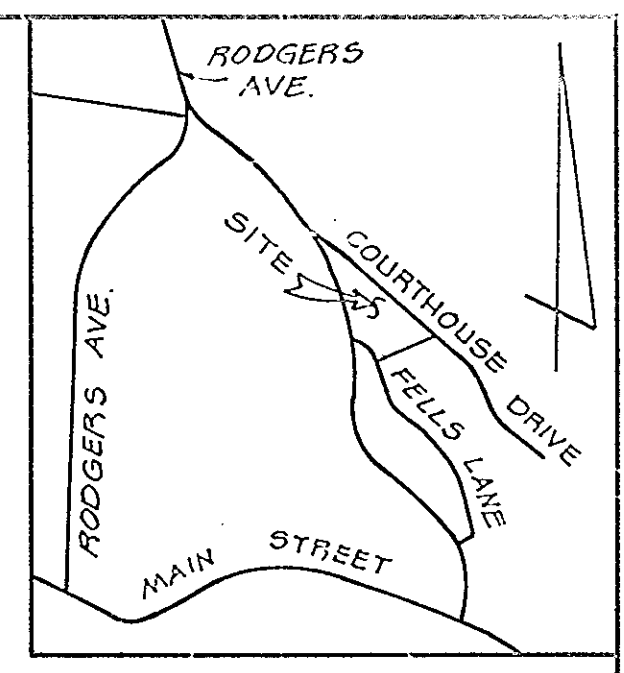
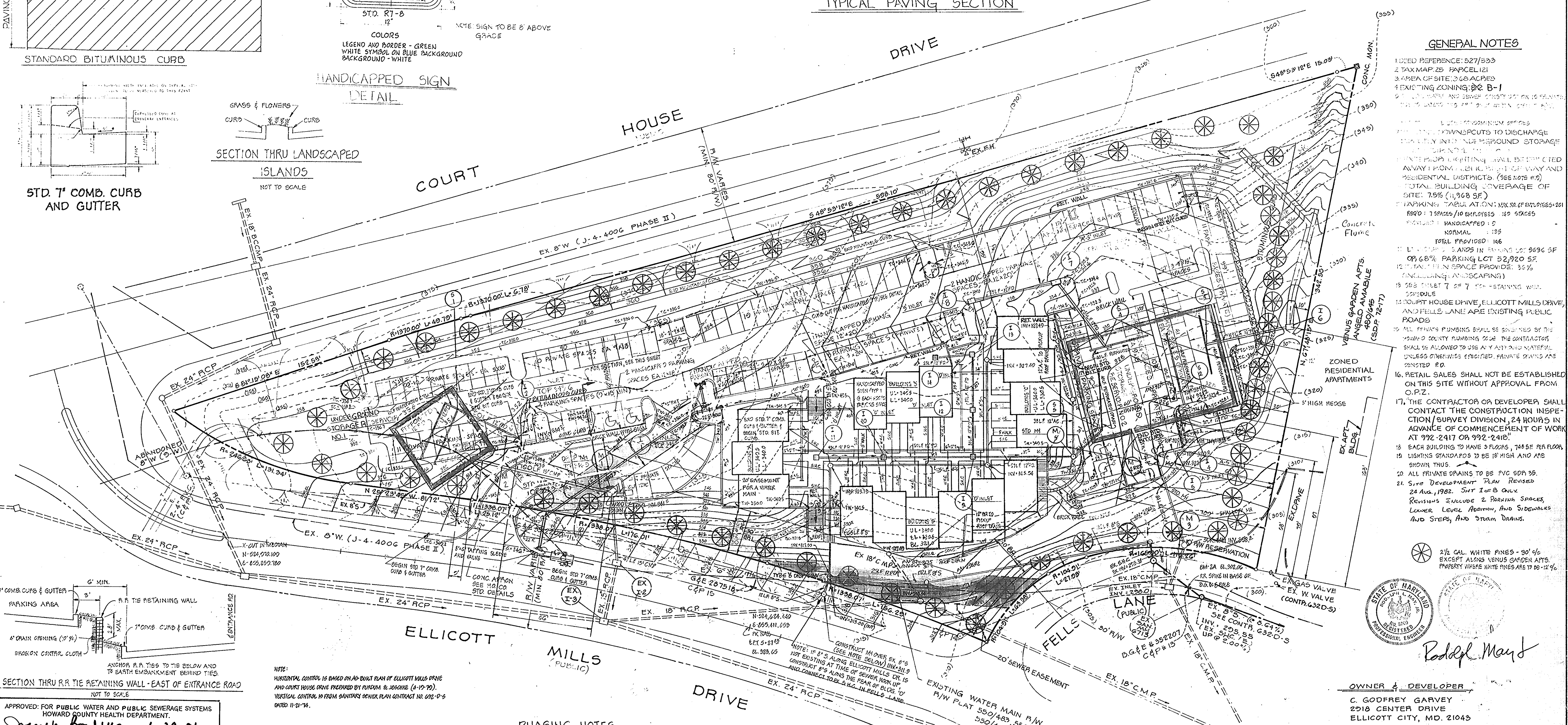


SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS Apartments and Commercial- Industrial Zones with no Heavy Trucks	1 1/2" Bit. Conc. Surface 3 1/2" Bit. Conc. Base	3" Bit. Conc. Surface (2 Courses) Prime 5" Crusher Run Base Course or 4" Dense Graded Stabilized Aggregate Base Course

TYPICAL PAVING SECTION



STD. 7" COMB. CURB AND GUTTER



GENERAL NOTES

1. DEED REFERENCE: 527/533
2. TAX MAP: 25 PARCEL 121
3. AREA OF SITE: 3.68 ACRES
4. EXISTING ZONING: B-1
5. ALL WATER AND SEWER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF BALTIMORE CODES.
6. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE CITY OF BALTIMORE CODES.
7. ALL DOWNSPUTS TO DISCHARGE DIRECTLY INTO THE REARGROUND STORAGE TANKS.
8. ALL LIGHTING SHALL BE LOCATED AWAY FROM PUBLIC RIGHT OF WAY AND RESIDENTIAL DISTRICTS. (SEE NOTE #10)
9. TOTAL BUILDING COVERAGE OF SITE: 75% (1,968 SF)
10. PARKING: TABLE AT: ON: MAX. NO. OF EMPLOYEES: 201  
REQD: 1 SPACES/10 EMPLOYEES = 20 SPACES  
PROVIDED: 20 HANDICAPPED + 5 NORMAL = 25  
TOTAL PROVIDED: 166
11. 1/2" CAL. WHITE PINES - 30' @ 68% PARKING LOT 52,920 SF  
TOTAL OPEN SPACE PROVIDED: 35% (INCLUDING LANDSCAPING)
12. SEE SHEET 7 OF 7 FOR STAIRING WALL SCHEDULE
13. COURT HOUSE DRIVE, ELLICOTT MILLS DRIVE, AND FELLS LANE ARE EXISTING PUBLIC ROADS.
14. ALL PRIVATE DRAINS SHALL BE SERVED BY THE HOWARD COUNTY PLUMBING CODE. THE CONTRACTOR SHALL BE ALLOWED TO USE ANY APPROVED MATERIAL UNLESS OTHERWISE SPECIFIED. PRIVATE DRAINS ARE ZONED R.D.
15. RETAIL SALES SHALL NOT BE ESTABLISHED ON THIS SITE WITHOUT APPROVAL FROM O.P.Z.
16. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 992-2418.
17. EACH BUILDING TO HAVE 3 FLOORS, 744 SF PER FLOOR.
18. LIGHTING STANDARDS TO BE 18' HIGH AND ARE SHOWN THUS.
19. ALL PRIVATE DRAINS TO BE PVC SDR 35.
20. SITE DEVELOPMENT PLAN REVISIONS: 24 AUG, 1982. SHEET 1 OF 8 ONLY. REVISIONS INCLUDE 2 PARKING SPACES, LOWER LEVEL APPROX, AND STAIRWALKS AND STEPS, AND DRAIN DRAINS.
21. 1/2" CAL. WHITE PINES - 30' @ 68% EXCEPT ALONG VENUS GARDEN APTS. PROPERTY HIRE WHITE PINES ARE TO BE 12-1/2" @

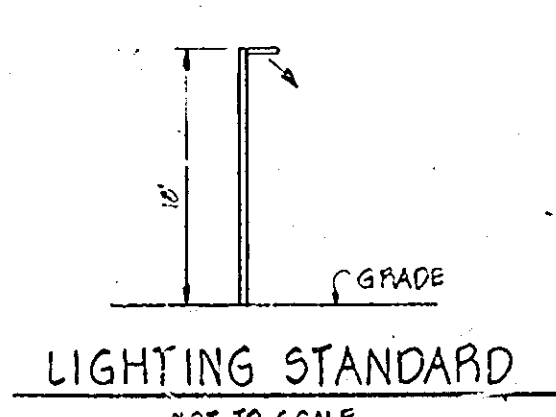
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
Rodolph May Jr.

OWNER & DEVELOPER  
C. GODFREY GARVEY  
2918 CENTER DRIVE  
ELLCOTT CITY, MD. 21043

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
6-29-81  
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
6-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
6-30-81  
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
6-26-81  
DIRECTOR  
6-25-81  
CHIEF, BUREAU OF ENGINEERING

NOTE:  
HORIZONTAL CONTROL IS BASED ON AS-BUILT PLAN OF ELLICOTT MILLS DRIVE AND COURT HOUSE DRIVE PREPARED BY PURDUM & JOHNSON (4-17-79).  
VERTICAL CONTROL IS FROM SANITARY SEWER PLAN CONTRACT NO. 002-0-5 DATED 11-21-74.

PHASING NOTES  
1. PHASE I CONSTRUCTION SHALL BE BUILDING 'A' AND PARKING NORTHWEST OF BUILDING 'A' AND 44 PARKING SPACES. PHASE II SHALL BE BUILDINGS 'B', 'C' AND 'D' AND THE BALANCE OF SITE.  
2. FOR CONSTRUCTION PHASING SEE SHEET 3 OF 7.



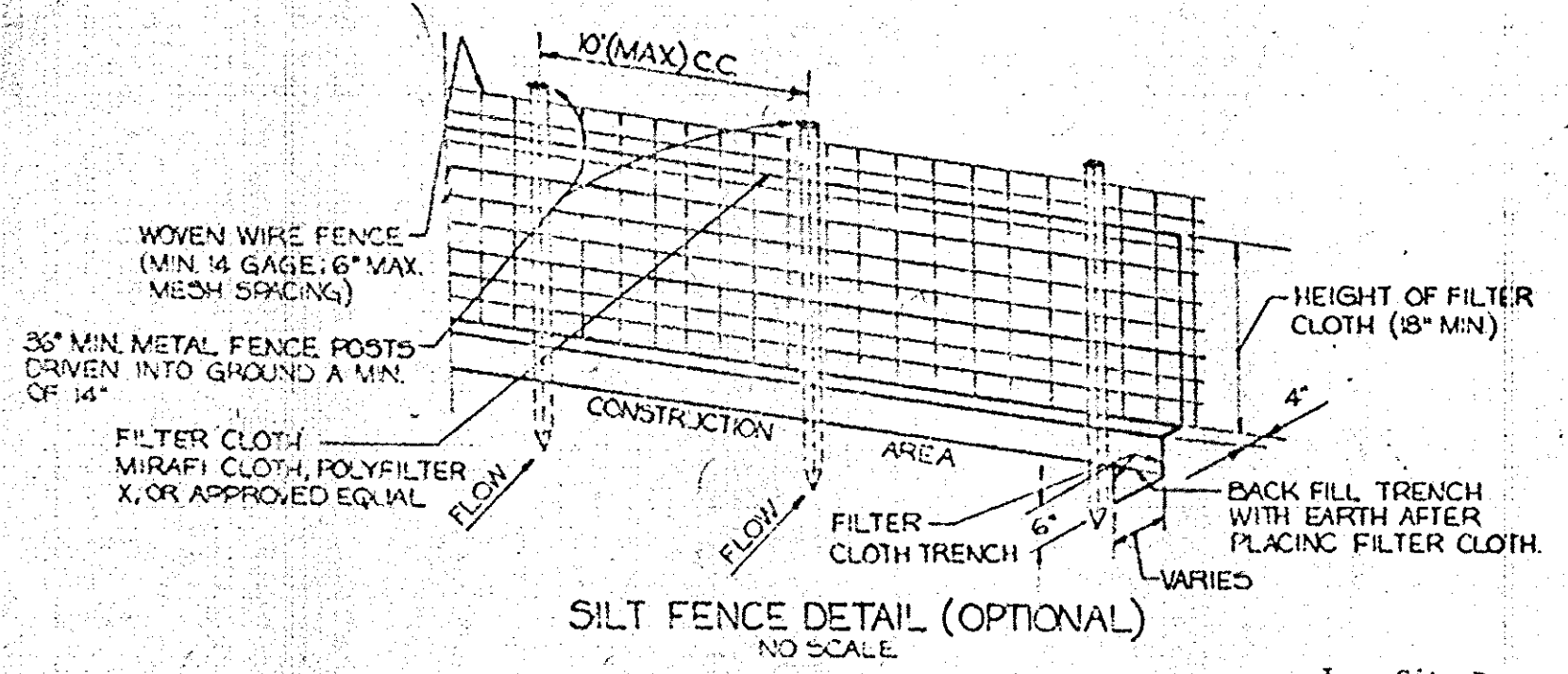
APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 5-7-81

TITLE SITE DEVELOPMENT PLAN			
PROJECT GARVEY OFFICE BUILDING			
LOCATION 2ND ELECTION DISTRICT		HOWARD COUNTY, MD.	
DATE: MARCH, 1981	DESIGN BY: W.N. RLM	DRAWN BY: G.E.M.	CHECKED BY: R.L.M.
SCALE: 1" = 30'	JOB NO.: 79177	DRAWING NO.: 1 OF 8	
boender associates		engineers/surveyors	
BALTIMORE 201-465-7777 • SALISBURY 301-749-1286			









- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
  - SILT FENCE TO BE PLACED IN LIEU OF STRAW BALE AND/OR DIVERSION DIKES AT THE OPTION OF THE DEVELOPER.
  - SILT FENCE TO BE INSTALLED ON THE CONTOUR WHENEVER POSSIBLE.

**I. Site Preparation**

Fertilizer and lime application rates shall be determined by soil tests. Under unusual circumstances where there is insufficient time for a complete soil test and the contracting officer agrees, fertilizer and lime materials may be applied in amounts shown under B. and C. below.

- Prior to sodding, the surface shall be cleared of all trash, debris, and of all roots, brush, wire, grade stakes and other objects that would interfere with planting, fertilizing or maintenance operations.
- Where the soil is acid or composed of heavy clays, ground limestone shall be spread at the rate of 100 pounds per 1,000 square feet. In all soils 30 pounds of 5-10-5, or equivalent, per 1,000 square feet 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. N/1000 square feet shall be applied to the prepared soil just prior to sod installation. This material shall be approximately 1/3 immediately available and 2/3 water insoluble nitrogen. Urea formaldehyde (UF) and isobutylidene urea (IBDU) meet these standards.

**II. Sod Installation**

- During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
- The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Insure that 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 the long edges parallel to the contour and with staggered joints. Secure the sod by tamping and pegging or other approved methods.
- As sodding is completed in any one section, the entire area shall be rolled or tamped to insure solid contact of roots with the soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

**III. Sod Maintenance**

- In the absence of adequate rainfall, watering shall be performed daily or as often as deemed necessary by the inspector during the first week and in sufficient quantities to maintain moist soil to a depth of 4 inches. Watering should be done during the heat of the day to help prevent wilting.
- After the first week, sod shall be watered as necessary to maintain adequate moisture and insure establishment.
- First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2 and 3 inches unless otherwise specified.
- Maintenance of established sod should follow specifications outlined in table 54-1.

**Conditions Where Practice Applies**

On exposed soils that have a potential for causing off-site environmental damage where a quick vegetative cover is desired; on sites which can be maintained with ground equipment. (2:1 or flatter slopes)

**SPECIFICATIONS**

- Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
- Sod shall be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch, at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
- Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically from a firm grasp on the upper 10% of the section.
- Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5%. Broken pads and torn or uneven ends will not be acceptable.
- Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
- Sod shall be harvested, delivered and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved by the contracting officer or his designated representative prior to its installation.

**Soil Preparation**

For short slopes, small areas, and mass plantings with close spacings, apply a commercial granular fertilizer such as 5-10-10 and organic supplement such as composted cow manure, peat or well-rotted sawdust, and work into the soil prior to planting. Fertilizer rate - 3 to 5 lbs. per 100 sq. ft. The organic material needed will depend upon the soil and plant being used. Plants such as pachysandra require a high rate of organic material, about a 2-inch layer worked into the root zone. Depending on the soil type and steepness of slope, the depth of soil working will vary from 4 to 6 inches.

For steep slopes and large area plantings, working up the entire planting area would be impractical and would probably induce erosion. Center hole planting, a hole dug for each plant, would be more desirable. If the soil on the slope is poorly suited to the species being planted, incorporate organic material into the planting hole. Whether organic material is needed or not, fertilize each plant at the rate of one ounce per plant of some complete fertilizer such as 10-10-10. Mix fertilizer with soil below the roots of the plants.

Another alternative is to add to the planting hole a sandy loam soil mixed with peat, composted cow manure and cocoa shells, or well-rotted sawdust at the rate of 1:1 or 2:1.

The entire planted slope shall be covered with a protective mulch such as excelsior, wood chips, straw or wood pulp fiber to conserve moisture and control erosion. Needs shall be controlled by pulling or other acceptable means. Where fresh woodchips, wood shavings or sawdust are used as mulches or to add organic material to planting bed, a slow release fertilizer such as 7-40-6, 38-0-0 or organic forms should be used.

Where erosion hazard is very high, heavy jute netting stapled to the slope will provide excellent erosion control, as will landscape mats of excelsior or fiber glass.

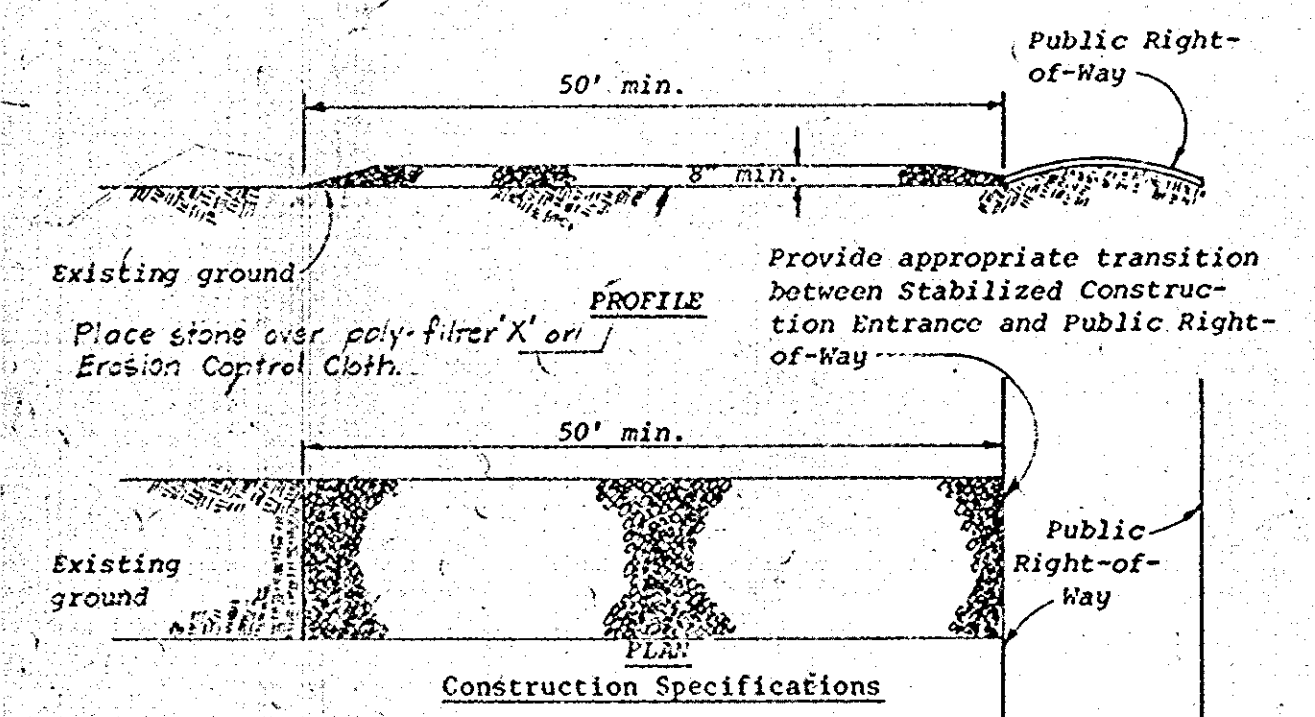
Where individual plants are planted, a temporary cover crop of annuals will be used for erosion control until planted materials offer protective cover. (See standards and specifications for temporary seeding).

**Maintenance**

Some watering, mulching and fertilizing may be required of a new planting during the period of establishment. Cultivation is not recommended. This will encourage erosion and cause root injury. Competing weeds will be controlled.

If a controlled release fertilizer was used at time of planting, additional fertilizing may not be necessary for several years. Otherwise, fertilize plantings during the spring of the second growing season and thereafter as needed, using 2 to 3 pounds of a granulated commercial fertilizer such as 5-10-10 per 100 square feet.

**STABILIZED CONSTRUCTION ENTRANCE (not to scale)**



- Construction Specifications**
- Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation M43, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
  - Length - As effective, but not less than 50 feet.
  - Thickness - Not less than eight (8) inches.
  - Width - Not less than full width of all points of ingress or egress.
  - Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, berms or other approved methods.
  - 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.

Standard Symbol SCE

**I. Site Preparation**

- Install needed erosion control practices such as interceptor dikes, berms and spreaders, contour ripping, erosion stops, channel liners and sediment basins.
- Grade as needed and feasible to permit the use of conventional equipment for seeded preparation, seeding, mulch application, anchoring and maintenance.

**II. Seedbed Preparation**

Flat areas and slopes up to 3 to 1 grade shall be loose and friable to a depth of at least 3 inches. The top layer of soil shall be loosened by raking, disking or other acceptable means before seeding. Slopes steeper than 3 to 1 shall have the top 1-3 inches of soil loose and friable before seeding.

**III. Soil Amendments**

Lime and fertilizer according to soil tests. Lime and fertilizer needs can be determined by a soil testing laboratory, such as the University of Maryland's Soil Testing Laboratory.

In lieu of soil test results, apply 2 tons dolomitic limestone and 600 pounds 0-20-20, or equivalent per acre before seeding. Harrow or disc lime and 0-20-20, or equivalent fertilizer uniformly into the soil to a minimum depth of 3 inches on slopes flatter than 3 to 1. On slopes of greater than 3 to 1 grade, the lime and fertilizer shall be worked in as directed by the contracting officer. On sloping land, the final harrowing or discing operation should be on the contour wherever feasible. No attempt should be made to drag any disced area to make the soil surface very smooth after disking. At time of seeding, apply 400 pounds 38-0-0 ureaform fertilizer and 500 pounds 10-20-20, or equivalent fertilizer per acre. For mixtures containing perennial legumes, the 500 pounds of 10-20-20 may be omitted.

**IV. SEEDING**

FOR SLOPES 5:1 OR LESS, USE SOLUS/AC. KENTUCKY 31 FALL FESCUE. SEED BETWEEN MARCH 1 TO APRIL 30 OR AUGUST 1 TO OCTOBER 15. FOR SLOPES GREATER THAN 3:1 USE CROWN VETCH INCULCATED 15LBS/AC. AND KENTUCKY 31 FALL FESCUE 40LBS/AC. OPTIMUM SEEDING DATES MARCH 1 TO APRIL 30.

- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer) on a firm, moist seedbed. Maximum seeding depth should be 1/4 inch on clayey soils and 1/2 inch on sandy soils, when using other than hydroseeder method of application.

**V. Mulching**

**A. Materials and Amounts**

- Straw - Straw shall be unrotted small grain straw applied at the rate of 1-1/2 to 2 tons per acre, or 70 to 90 pounds per 1,000 sq. ft. Mulch materials shall be relatively free of all kinds of weeds and shall be free of prohibited noxious weeds which are: Canada thistle, Johnsongrass and quackgrass.

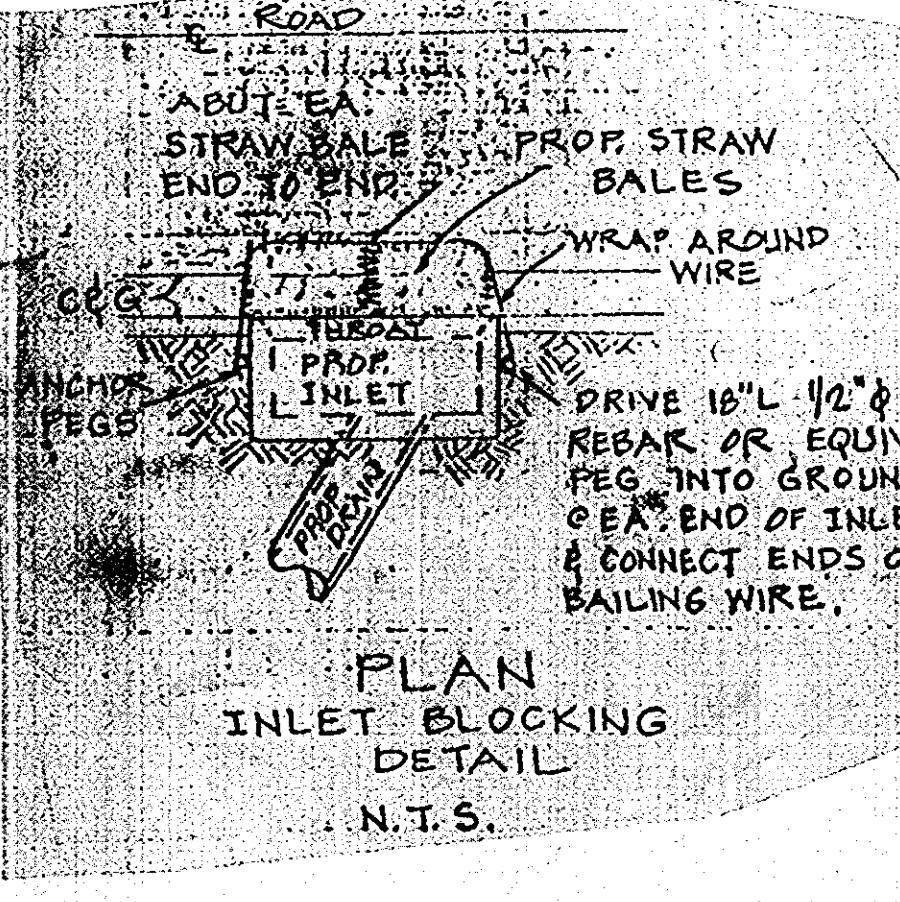
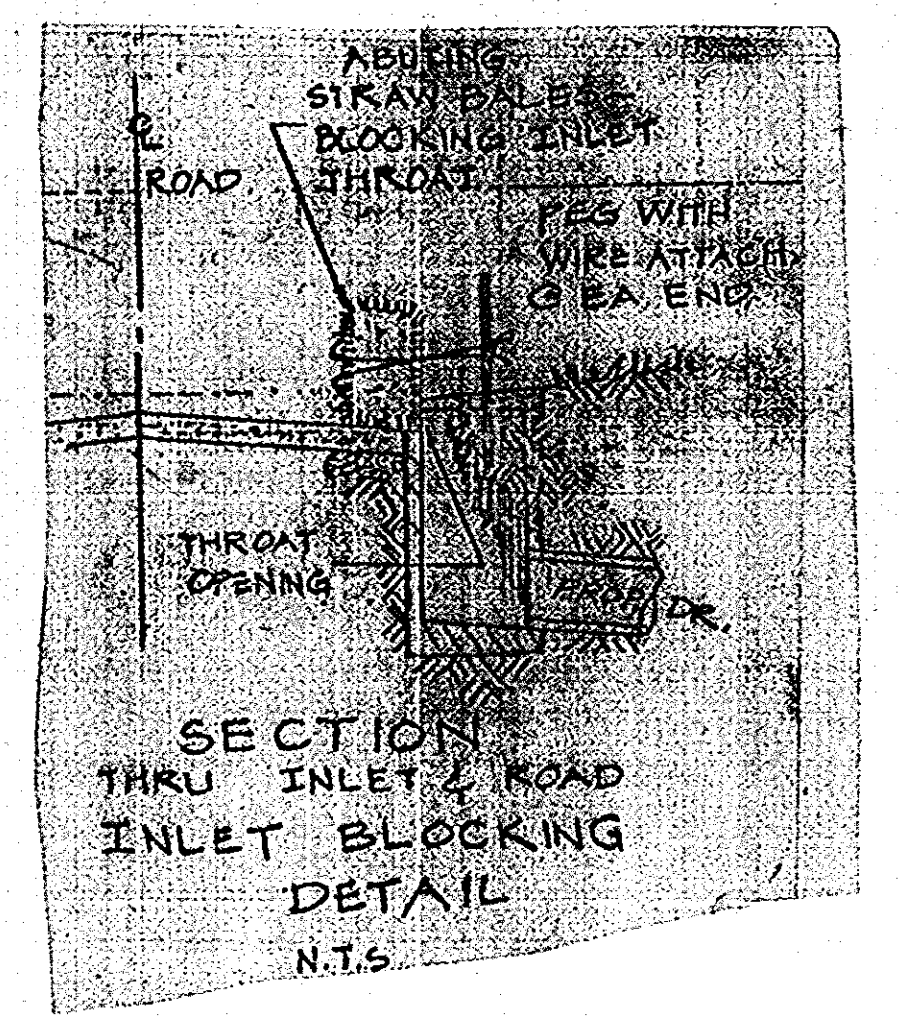
Spread uniformly by hand or mechanically. For uniform distribution of hand spread mulch, divide area into approximately 1,000 sq. ft. section and place 70-90 lbs. of mulch in each section.

- Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre or 35 pounds per 1,000 sq. ft. may be applied by hydro-seeding. Use is limited to < 3% and < 150' length of slope and during optimum seeding periods in spring and fall.

- Mulch nettings such as jute or excelsior blanket may be used. Staple to surface in waterways and on steep slopes. Lighter materials of paper, plastic and cotton mulch nettings may be used where erosion hazard is not severe. If area is to be mowed, do not use metal staples.

- Wood chips at the rate of approximately 6 tons per acre or 275 lbs. per 1,000 sq. ft. may be used when available and when feasible to use. Particularly well-suited for utility and road rights-of-way.

- Mulch anchoring** shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon size of area, erosion hazard, and cost. On sloping land, practice No. 3 below, should be done on the contour wherever possible. Applies to all straw and to wood chips or more critical sites, except "tracking" should be done up and down the slope with 1-1/2 inch cleat marks running across the slope.
  - Peg and Twine** - Drive 8 to 10-inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross within a square pattern. Secure twine around each peg with two or more round turns.
  - Mulch Nettings** - Staple lightweight biodegradable paper, plastic or cotton nettings over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4 feet wide and up to 300 feet long.



APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 5-7-81  
JMM

**SITE ANALYSIS**

AREA OF SITE: 37AC.±  
AREA PAVED: 2.3 AC.±  
AREA REVEGETATED: 1.4 AC.  
AREA DISTURBED: 37AC.±  
AREA UNDISTURBED: 00AC.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
COUNTY HEALTH OFFICER DATE 6-29-81  
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING ADMINISTRATION DATE 6-30-81  
PLANNING DIRECTOR DATE 6-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 6-30-81  
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND DRAINAGE SYSTEMS AND PUBLIC ROADS DATE 6-26-81  
DIRECTOR DATE 6-26-81  
CHIEF, BUREAU OF ENGINEERING DATE 6-25-81

REVIEWED FOR HOWARDS.C.D. AND MEETS TECHNICAL REQUIREMENTS.  
JAMES M. HALL DATE 5-12-81  
U.S. SOIL CONSERVATION SERVICE DATE  
THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
WILLIAM T. HARRIS DATE 5-11-81  
HOWARD SOIL CONSERVATION DISTRICT

- CONSTRUCTION SPECIFICATIONS**
- All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved sediment control plan until they are permanently stabilized.
  - All sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved sediment control plan and the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas".
  - Topsoil required for the establishment of vegetation shall be stockpiled in amount necessary to complete finished grading of all exposed areas.
  - Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable material.
  - Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.
  - All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with HOWARD COUNTY STANDARD SPECIFICATIONS.
  - All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
  - Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory fills.
  - Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fills.
  - Fill shall not be placed on a frozen foundation.
  - Seps or springs encountered during construction shall be handled in accordance with the Standard and Specifications for Subsurface Drain or other approved methods.

- SEDIMENT CONTROL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" PREPARED BY THE U.S. D.A. SOIL CONSERVATION SERVICE.
  - APPLY FOR GRADING PERMIT.
  - NOTIFY THE BUREAU OF LICENSE, INSPECTIONS AND PERMITS 24 HOURS PRIOR TO GRADING OPERATIONS.
  - CONSTRUCTION SHALL ADHERE TO THE CONSTRUCTION SEQUENCE.
  - CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM.
  - ELEVATIONS MARKED THUS (\*) SHALL BE FINISHED GRADE.
  - ANY EXCESS MATERIAL SHALL BE STOCKPILED IN A CLEAR LOCATION ON SITE WHICH SHALL BE PROTECTED BY SEDIMENT CONTROL MEASURES. MAXIMUM FILL SLOPE SHALL BE 3:1. STOCKPILED MATERIAL SHALL BE STABILIZED ACCORDING TO SEEDING SPECIFICATIONS BELOW. BORROW MATERIAL ONLY FROM APPROVED SITE.
  - SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED ONLY WITH PERMISSION OF THE BUREAU OF LICENSE, INSPECTIONS AND PERMITS.
  - STABILIZATION MEASURES:
    - TEMPORARY STABILIZATION:
      - APPLY: 400 LBS/AC OR 46 LBS/SQ. FT. OF FULVIMIZED DOLOMITIC LIMESTONE
      - 500 LBS/AC OR 115 LBS/SQ. FT. OF 10-10-10 FERTILIZER.
      - PLANT WITH INEGRASS AT 40 LBS/AC MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING.
    - PERMANENT STABILIZATION: (SLOPES 3:1 OR LESS, FOR SLOPES GREATER THAN 3:1 SEE CROWN VETCH SPEC.)
      - APPLY: 200 LBS/AC OF FULVIMIZED DOLOMITIC LIMESTONE
      - 50 LBS/AC OF 10-10-10 FERTILIZER.
      - SEED: 60 LBS/AC OF KENTUCKY 31 FALL FESCUE NOTE: SEEDING MAY BE DONE BETWEEN MARCH 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY.

**DEVELOPER'S CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 or their authorized agents, as are deemed necessary."

DEVELOPER: C. GODFREY GARVEY DATE: 11-19-80

**ENGINEER'S CERTIFICATE**

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

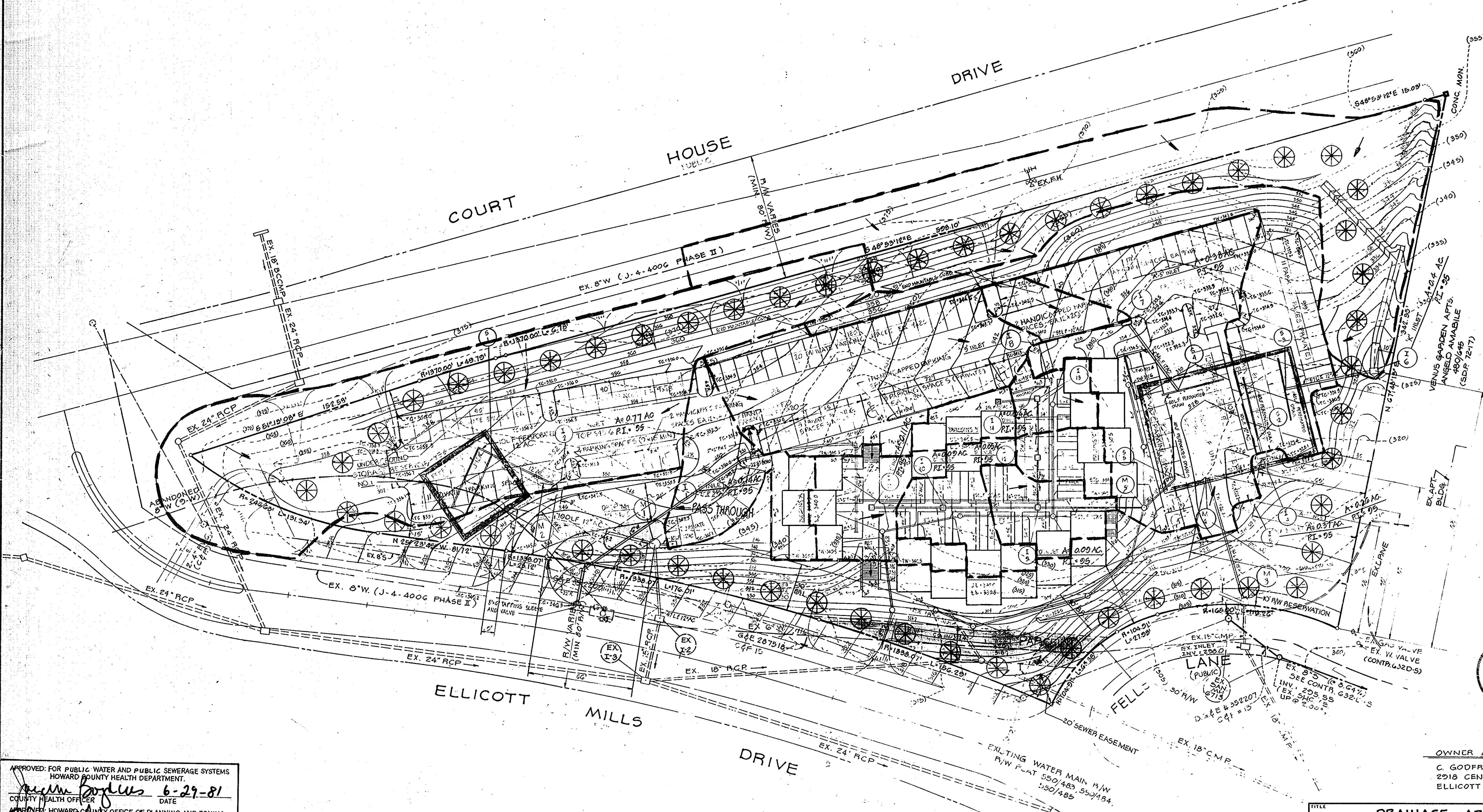
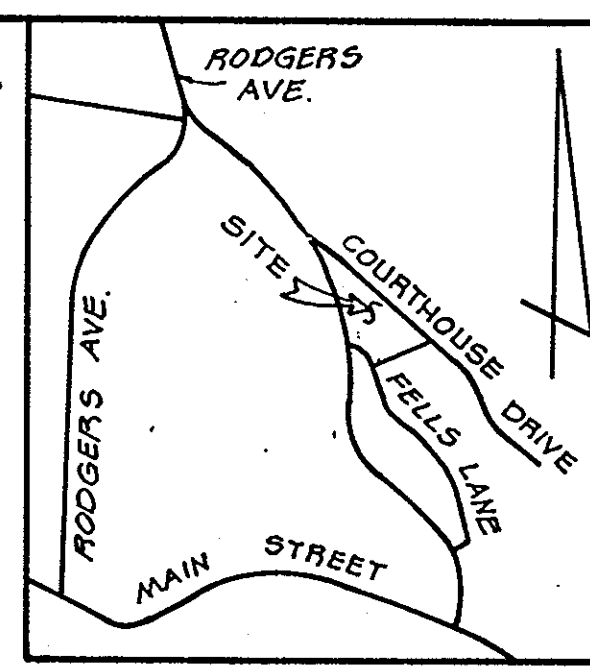
ENGINEER: RODOLFO MAYER DATE: 11-19-80

**OWNER & DEVELOPER**  
C. GODFREY GARVEY  
2918 CENTER DRIVE  
ELLICOTT CITY, MD. 21043

**SEDIMENT CONTROL DETAIL SHEET**  
GARVEY OFFICE BUILDING

LOCATION: 2ND ELECTION DISTRICT HOWARD COUNTY, MD.  
DATE: MARCH, 1981 DESIGN BY: DRAWN BY: G.E.M. CHECKED BY: P.L.M.  
SCALE: NO SCALE JOB NO.: 79177 DRAWING NO.: 5 OF 8

boender associates engineers/surveyors  
SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
ELLICOTT CITY, MARYLAND 21043



**GENERAL NOTES**

1. DEED REFERENCE: 527/533
2. TAX MAP: 25 PARCEL 121
3. AREA OF SITE: 3.68 ACRES
4. EXISTING ZONING: B-2
5. TOTAL BUILDING COVERAGE OF SITE: 75%
6. PARKING TABULATION: MAX. NO. OF EMPLOYEES: 201  
REQ'D: 7 SPACES/10 EMPLOYEES = 140 SPACES  
PROVIDED: HANDICAPPED: 7  
NORMAL: 133
7. TOTAL PAVING: 225 SQUARE FEET  
TOTAL PAVING: 225 SQUARE FEET  
PARKING LOT: 2735 SF
8. TOTAL OPEN SPACE PROVIDED: 36%
9. SEE SHEET 7 OF 7 FOR RETAINING WALL DETAILS
10. COURT HOUSE DRIVE, ELICOTT MILLS DRIVE, AND FELLS LANE ARE EXISTING PUBLIC ROADS
11. ALL EFFLUENT PUMPING SHALL BE PERMITTED BY THE HOWARD COUNTY PUMPING STATION
12. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE HOWARD COUNTY ENGINEER UNLESS OTHERWISE SPECIFIED

See Sh. 140 - Landscape Details

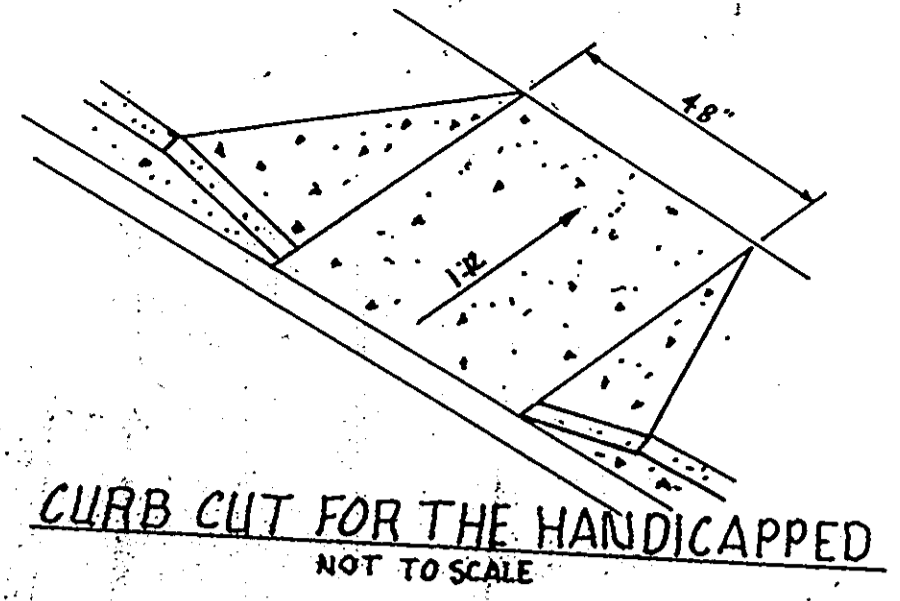
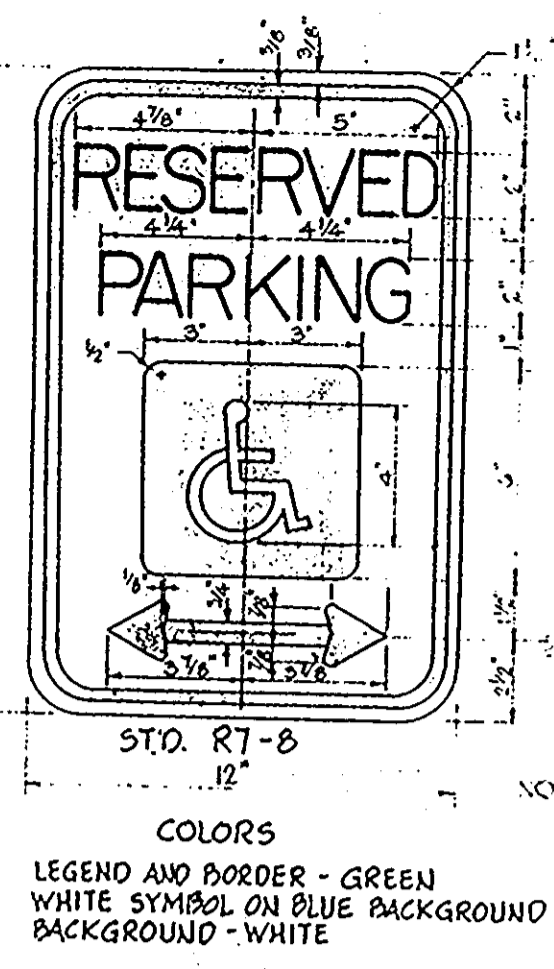
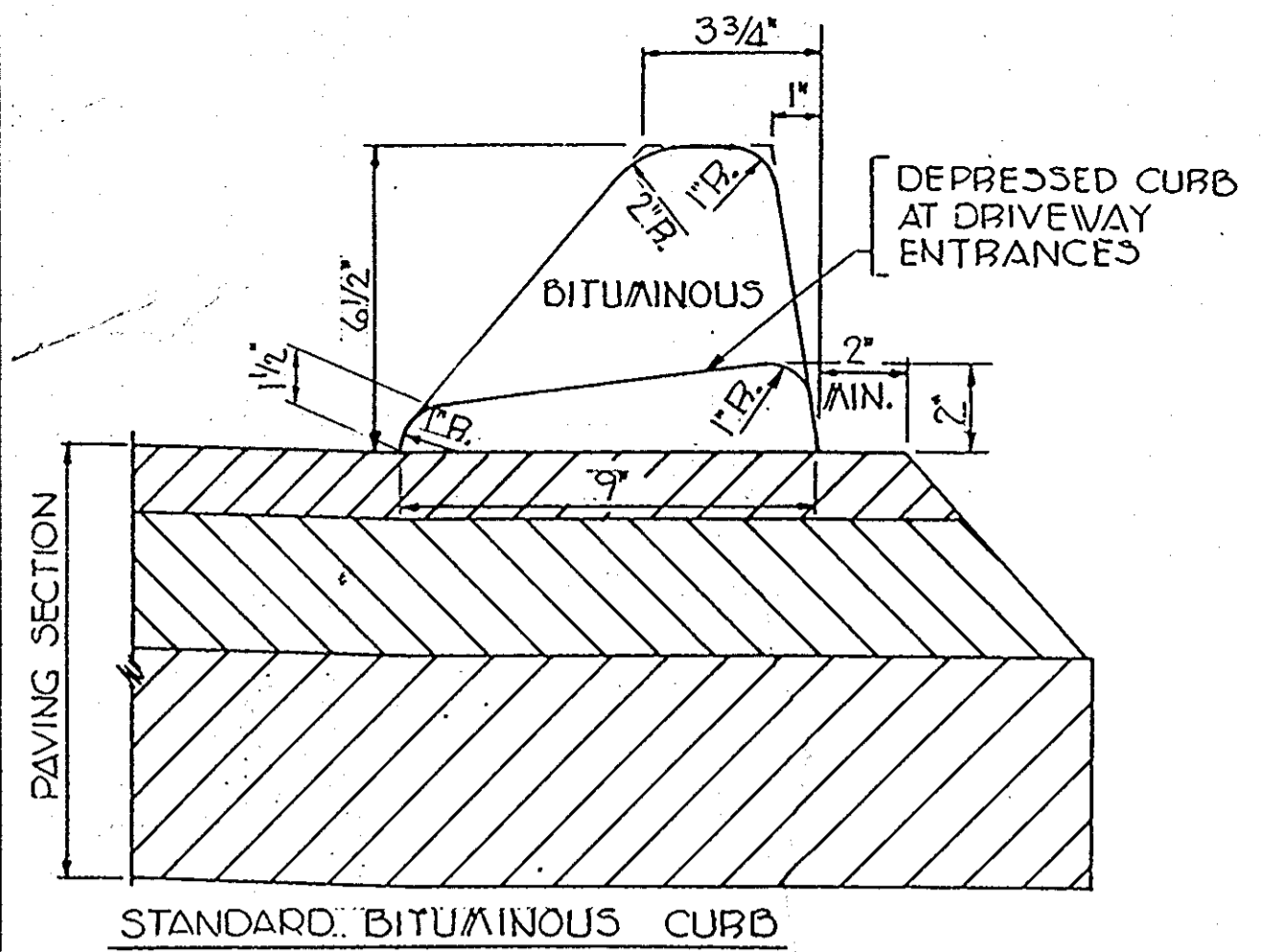


OWNER & DEVELOPER  
C. GODFREY GARVEY  
2918 CENTER DRIVE  
ELICOTT CITY, MD. 21043

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
*William Boyles* 6-29-81  
COUNTY HEALTH OFFICER DATE  
APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Thomas J. Harris* 6-30-81  
PLANNING DIRECTOR DATE  
APPROVED FOR DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
*William M. Schuman* 6-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE  
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*Wm. E. Nummy* 6-26-81  
DIRECTOR DATE  
*Wm. E. Nummy* 6-25-81  
CHIEF, BUREAU OF ENGINEERING DATE

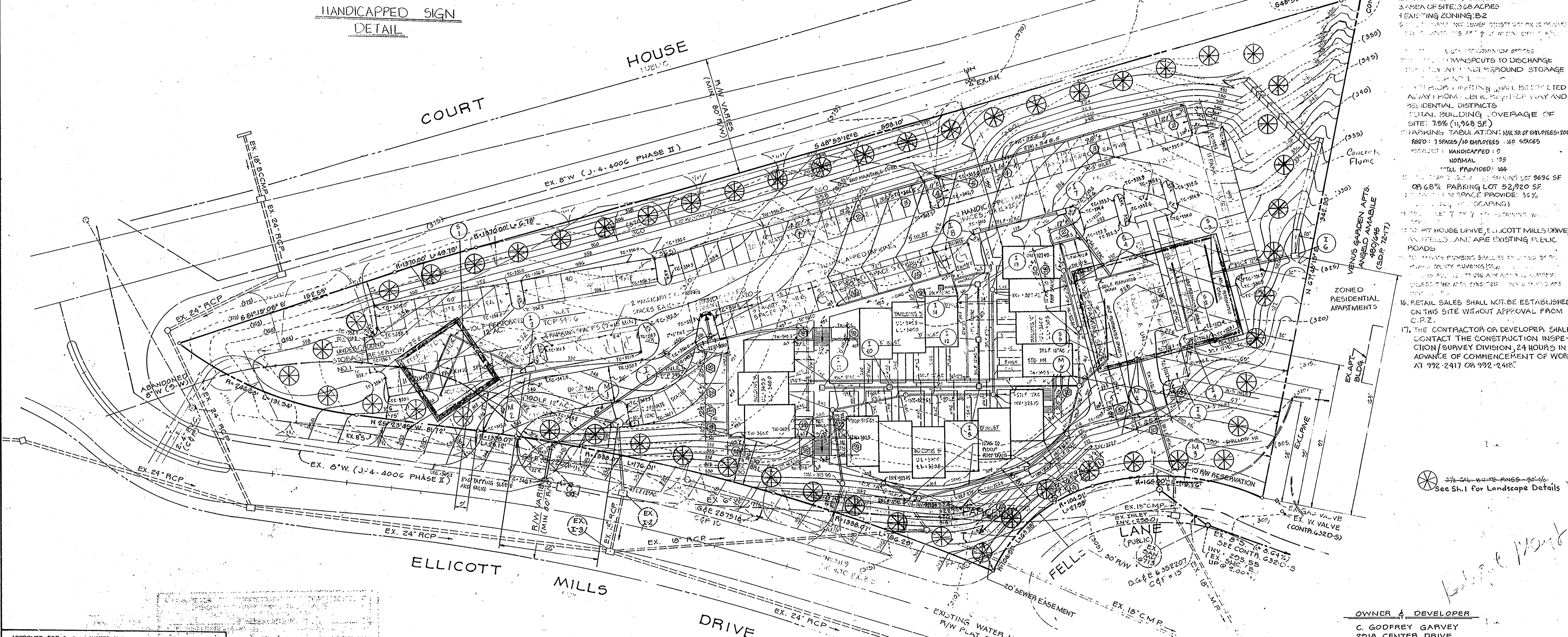
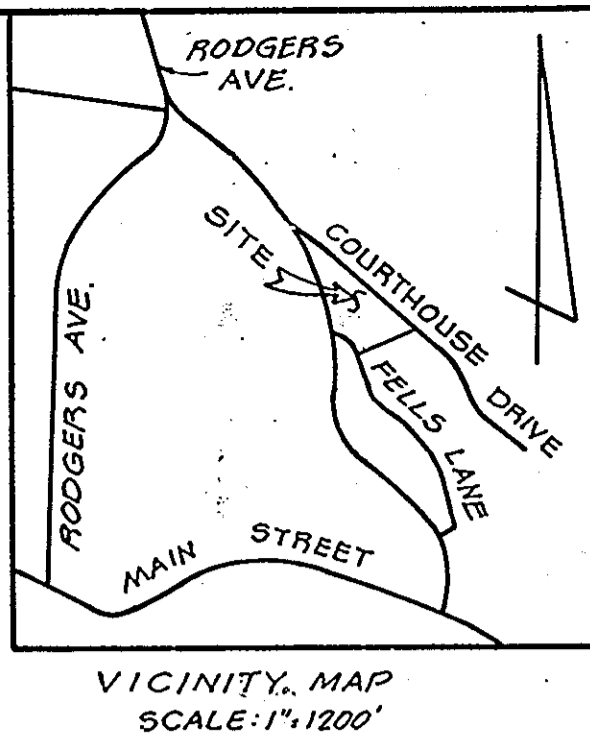
APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 5-7-81

TITLE <b>DRAINAGE AREA MAP</b>			
PROJECT <b>GARVEY OFFICE BUILDING</b>			
LOCATION 2ND ELECTION DISTRICT		HOWARD COUNTY, MD.	
DATE: MARCH, 1981	DESIGN BY: WHN, RLM	DRAWN BY: GEM	CHECKED BY: R.L.M.
SCALE: 1" = 30'	JOB NO.: 79177	DRAWING NO.: 60F8	
boender associates		engineers/surveyors/planners	
BALTIMORE 301.465.7777 • SALISBURY 301.749.1292			



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS Apartments and Commercial-Industrial Zones with no Heavy Trucks	1 1/2" Bit. Conc. Surface 3 1/2" Bit. Conc. Base	3" Bit. Conc. Surface (2 Courses) Prime 5" Crusher Run Base Course or 3" Dense Graded Stabilized Aggregate Base Course

TYPICAL PAVING SECTION



GENERAL NOTES

- 1. USED REFERENCE: 527/533
- 2. TAX MAP: 25 PARCEL 121
- 3. AREA OF SITE: 3.68 ACRES
- 4. EXISTING ZONING: B2
- 5. TOTAL LOT AREA: 159,000 SF
- 6. TOTAL LOT AREA: 159,000 SF
- 7. TOTAL LOT AREA: 159,000 SF
- 8. TOTAL LOT AREA: 159,000 SF
- 9. TOTAL LOT AREA: 159,000 SF
- 10. TOTAL LOT AREA: 159,000 SF
- 11. TOTAL LOT AREA: 159,000 SF
- 12. TOTAL LOT AREA: 159,000 SF
- 13. TOTAL LOT AREA: 159,000 SF
- 14. TOTAL LOT AREA: 159,000 SF
- 15. TOTAL LOT AREA: 159,000 SF
- 16. RETAIL SALES SHALL NOT BE ESTABLISHED ON THIS SITE WITHOUT APPROVAL FROM C.P.Z.
- 17. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 992-2418.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 6-29-81  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*[Signature]* 6-30-81  
PLANNING DIRECTOR DATE

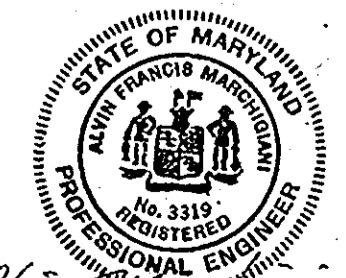
*[Signature]* 6-30-81  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
*[Signature]* 6-26-81  
DIRECTOR DATE

*[Signature]* 6/25/81  
CHIEF, BUREAU OF ENGINEERING DATE

PHASING NOTES

1. PHASE I CONSTRUCTION SHALL BE BUILDING 'A' AND PARKING NORTHWEST OF BUILDING 'A' AND 44 PARKING SPACES. PHASE II SHALL BE BUILDINGS 'B', 'C' AND 'D' AND THE BALANCE OF SITE.
2. FOR CONSTRUCTION PHASING SEE SHEET 5 OF 7.



CERTIFICATION OF RETAINING WALLS ONLY

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 5-7-81

OWNER & DEVELOPER  
C. GODFREY GARVEY  
2918 CENTER DRIVE  
ELLICOTT CITY, MD. 21043

RETAINING WALL LOCATION			
PROJECT: GARVEY OFFICE BUILDING			
LOCATION: 2ND ELECTION DISTRICT		HOWARD COUNTY, MD.	
DATE: MARCH, 1981	DESIGN BY: W.H.N., R.L.M.	DRAWN BY: G.E.M.	CHECKED BY: R.L.M.
SCALE: 1" = 30'	JOB NO.: 79177	DRAWING NO.: 7 OF 8	

boender associates  
engineers/surveyors/planners  
BALTIMORE 301-465-7777 • SALISBURY 301-749-1286  
SDP-81-80

STRUCTURAL NOTES

**LIVE LOADS:** Floor 50 p.s.f., roof 30 p.s.f.  
**CONSTRUCTION SAFETY:** Loads greater than the applicable design loads shall not be placed on the structure. Provisions shall be made for adequate bracing and support of adjacent construction, utilities and excavations. Job site safety and construction procedures are the responsibility of the contractor.  
**FOUNDATION BEARING:** Soil boring data has been provided by ATEC ASSOCIATES, INC. Contract # E-79250-B. Based on these findings, the foundations have been designed for a gross bearing of 2000 p.s.f., located at the elevations indicated, and generally founded in silty sand material. Bottom of all foundation excavations must be observed and certified by the engineering office of ATEC ASSOCIATES prior to the placement of any concrete. See Structural Fill note.  
**FOUNDATIONS:** All foundations are to be placed on undisturbed soil not less than 1'-0" below existing grade, nor less than 2'-6" below adjacent finished exterior grade. Utility lines shall not be placed through, or below foundations without the Structural Engineer's approval. Maintain 1:2 slope from bottom edge of footing to the bottom of any adjacent excavation. All excavations to be approved by proper authorities prior to the placing of foundations. See Structural Fill note.

**BACKFILL:** All backfill shall be accomplished using material consisting of bank run gravel, crushed stone and/or material approved by the Soils Engineer, from site excavation with optimum moisture content for compacting and shall be free of any debris. The backfill shall be compacted to 90% of maximum density as determined by A.S.T.M. D1557 Modified Proctor Test. No backfill material shall be placed against walls without provisions for adequate bracing of these walls. See Structural Fill note.

**STRUCTURAL FILL:** Refer to specifications for compacted structural fill. Supervision and certification of the placement of the bearing capacity of all structural fill will be by the registered Soils Engineer, ATEC ASSOCIATES, INC. Foundations placed on compacted structural fill, where indicated on drawings, have been designed for a gross bearing of 2000 p.s.f.

**CONCRETE:** To be mixed and placed in accordance with the current "American Concrete Institute (A.C.I.) Building Code Requirements for Reinforced Concrete". A copy of this code shall be available on the project at all times. All concrete to have a compressive strength ( $f'_c$ ) of 3000 p.s.i., unless otherwise noted. Concrete cylinder tests shall be made by an independent qualified testing agency, to be retained and paid for by the Owner, in accordance with ASTM Specification for "Compression Tests of Concrete". A minimum of 4 field cured test cylinders shall be made for each 50 cubic yards of concrete placed; two tested at seven days and two tested at twenty-eight days. The testing agency shall be responsible for obtaining samples and for storage and curing of test cylinders. Results of tests to be submitted immediately to the Structural Engineer.

**REINFORCING STEEL:** Shall conform to ASTM Specification A615, Grade 60 for bars, and ASTM Specification A185 for welded wire mesh (W.W.M.). Fabrication, including accessories, allowances for concrete protection and minimum area of steel required, to be in accordance with the A.C.I. Building Code and Manual of Standard Practice.

**STEEL LINTELS:** Unless otherwise noted, provide one angle for each 4" thickness of wall or partition, with 3-1/2" leg horizontal for openings in masonry walls as follows:

- Openings to 3'-0" - L 3-1/2 x 3 x 1/4
- Openings 3'-1" to 6'-0" - L 4 x 3-1/2 x 5/16
- Openings 6'-1" to 7'-11" - L 5 x 3-1/2 x 5/16
- Openings 8'-0" to 10'-0" - W 8 x 18 with 5/16" hung plate.

Provide a minimum of 6" bearing for angle lintels and a minimum of 8" bearing for beam lintels. All lintels to receive field coat of paint before installation.

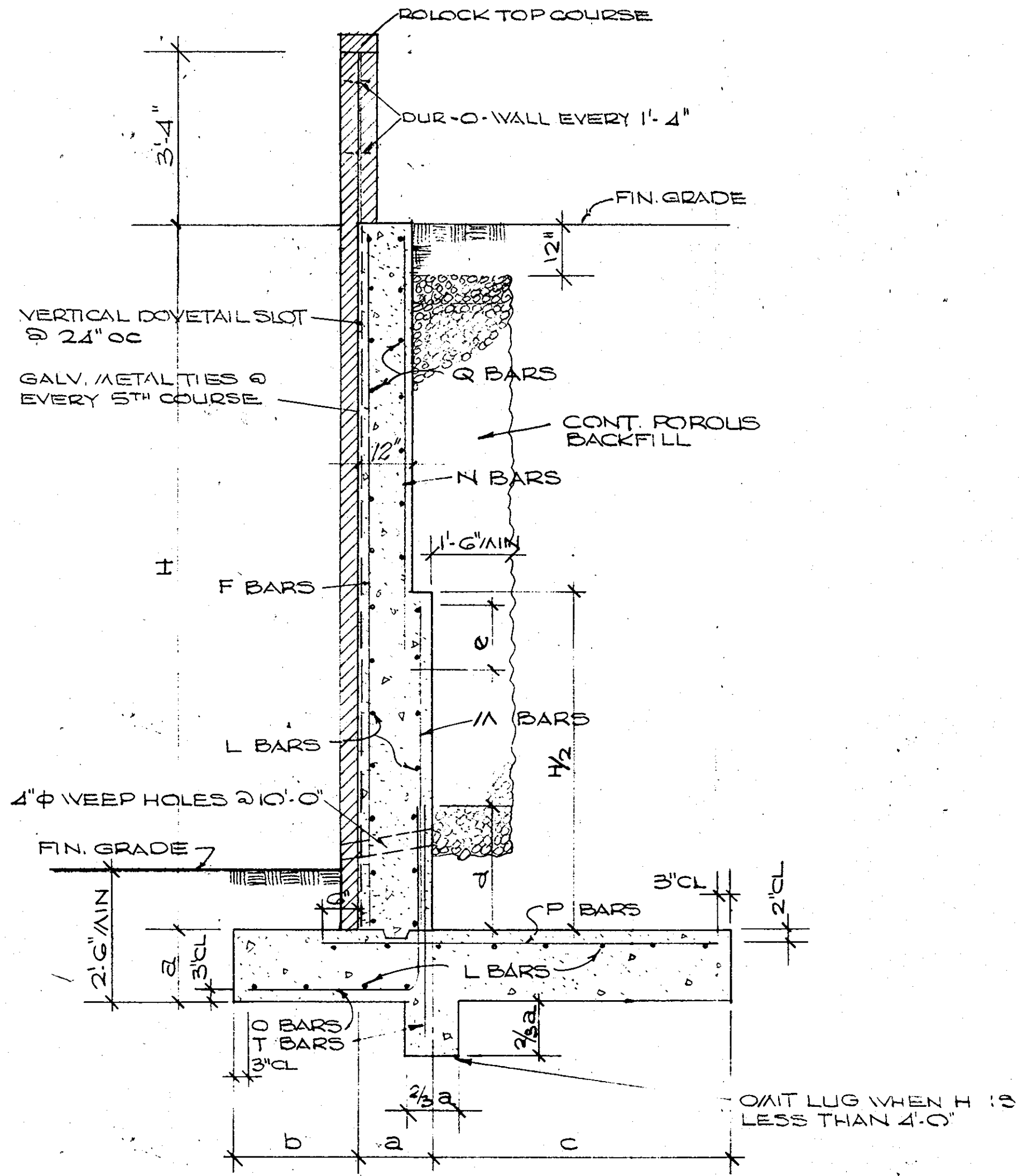
**MASONRY:** All masonry construction to be in accordance with the 1972 "Specifications for Design and Construction of Load-Bearing Concrete Masonry" by the National Concrete Masonry Association, "The American Standard Building Code for Masonry" as approved by the American National Standards Institute (A.N.S.I.) and recommended "Building Code Requirements for Engineered Brick Masonry" by Brick Institute of America (BIA) 1969. Bearing walls, partitions and piers to consist entirely of load bearing units conforming to ASTM C90, C145, C55, C62 or C216. Provide a minimum of 24" depth and 16" length of 100% solid masonry below bearing ends of beams, and a minimum of 8" depth and 4" continuous length of 100% solid masonry at joist, slab or deck bearing. Except as required above or unless noted "100% Solid" on plans, solid masonry may be load bearing units or a net cross-sectional area of 75% or more of its gross-sectional area having a net cross-sectional area to be of solid masonry. All piers and partitions to be in cross-sectional area to be of solid masonry. All piers and partitions to be bonded to adjacent masonry walls. All bonding to be in accordance with A.N.S.I. Specifications. Contractor to provide required bracing and support for all masonry work until permanent construction is in place. See specifications and details for general control joint requirements. Provide truss type horizontal joint reinforcing at 16" on center vertically in all walls.

**MECHANICAL OPENINGS:** Openings through masonry and/or concrete walls for mechanical equipment, ducts, pipes, etc., are to be provided with lintels or steel sleeves which have been built into the wall. Specific approval will be required for openings not shown on the structural drawings through bearing walls and any completed wall.

**FRAMING LUMBER:** All framing, including floor and roof sheathing, to be in accordance with the standards and specifications of the American Institute of Timber Construction (A.I.T.C.). Framing lumber shall be as follows: Lumber for headers to have the following minimum properties:  $F_b = 1000$  p.s.i.,  $F_v = 75$  p.s.i.  $E = 1400$  p.s.i. All lumber shall be graded in accordance with the applicable grading rules and shall be surfaced on four sides. Members shall be set with crown up and have a minimum of 4" bearing on masonry. Member framing to beams, headers, etc., shall be secured with approved framing anchors, unless otherwise noted or shown. Unless otherwise noted, all studs, in bearing walls, to be bridged (with solid members) at mid height.

**WOOD FLOOR TRUSSES:** All floor trusses must be designed and constructed in accordance with PCI-77 (Interim) dated August 1977 "Design Specifications for Light Metal Plate Connected Parallel Chord 4" x 2" Wood Trusses" published by the Truss Plate Institute. Quality control shall be adhered to in accordance with the TPI Manual QCM-77. Shop drawings and calculations must be submitted to the Structural Engineer for his approval. All drawings must be certified by a Registered Structural Engineer.

**WOOD ROOF TRUSSES:** All roof trusses must be designed and constructed in accordance with Circular 4950.2, January 3, 1973 "Design Criteria for Trusses and Rafters" from the U. S. Department of Housing and Urban Development and TPI-78 Design Specifications for Metal Plate Connected Wood Trusses. Erection and bracing of wood trusses is the responsibility of the General Contractor. All drawings must be certified by a Registered Structural Engineer.



RETAINING WALL DETAIL

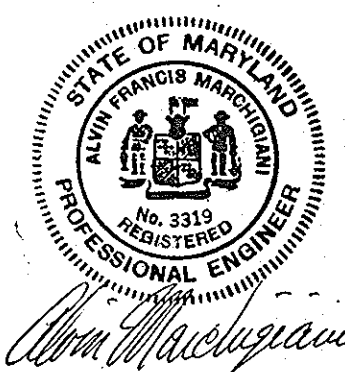
WALL#	MAX H	RETAINING WALL SCHEDULE										FC = 3000 PSI	FY = 60 KSI	DEPRESSURE *		
		a	b	c	d	e	f	g	h	i	j					
1	6'-0"	1'-2"	1'-3"	2'-1"	---	1'-9"	---	#3 @ 12"	#3 @ 10 1/2"	#3 @ 16"	#3 @ 16"	#3 @ 16"	#4 @ 11 1/2"	#4 @ 13"	2000 PSF	
2	8'-0"	1'-4"	1'-9"	2'-10"	2'-4"	1'-9"	#4 @ 14"	#3 @ 12"	#3 @ 9"	#4 @ 14"	#4 @ 14"	#4 @ 14"	#4 @ 14"	#4 @ 10"	#4 @ 13"	2500 PSF
3	10'-0"	1'-0"	2'-3"	3'-8"	3'-0"	1'-9"	#4 @ 6 1/2"	#3 @ 12"	#3 @ 8 1/2"	#5 @ 13"	#5 @ 13"	#5 @ 13"	#4 @ 9"	#4 @ 13"	3000 PSF	
4	12'-0"	1'-8"	2'-9"	4'-5"	---	1'-9"	---	#3 @ 8"	#3 @ 7 1/2"	#7 @ 16"	#6 @ 16"	#7 @ 16"	#4 @ 8"	#4 @ 13"	3500 PSF	
5	14'-0"	1'-10"	3'-3"	5'-2"	---	2'-5"	---	#4 @ 10"	#4 @ 12"	#8 @ 15"	#7 @ 15"	#8 @ 15"	#5 @ 11"	#4 @ 13"	4000 PSF	
6	16'-0"	2'-0"	3'-10"	6'-0"	---	3'-0"	---	#5 @ 11"	#4 @ 11"	#8 @ 11"	#8 @ 11"	#8 @ 11"	#5 @ 10"	#4 @ 13"	4500 PSF	
7	6'-0"	1'-0"	1'-7"	2'-2"	---	---	---	---	#3 @ 12"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#4 @ 13"	#4 @ 13"	1200 PSF	
8	8'-0"	1'-1"	2'-0"	2'-8"	2'-4"	1'-9"	#4 @ 13"	#3 @ 12"	#3 @ 12"	#4 @ 13"	#4 @ 13"	#4 @ 13"	#4 @ 12"	#4 @ 13"	1500 PSF	
9	6'-0"	1'-0"	0'-8"	1'-7"	---	---	---	---	#3 @ 12"	#3 @ 16"	#3 @ 16"	#3 @ 16"	#4 @ 13"	#4 @ 13"	1400 PSF	
10	8'-0"	1'-1"	1'-1"	2'-1"	2'-4"	1'-9"	#3 @ 7 1/2"	#3 @ 12"	#3 @ 12"	#4 @ 13"	#4 @ 13"	#4 @ 13"	#4 @ 13"	#4 @ 13"	1600 PSF	
11	10'-0"	1'-2"	1'-4"	2'-10"	2'-4"	1'-9"	#3 @ 8"	#3 @ 12"	#3 @ 10 1/2"	#4 @ 10"	#5 @ 10"	#4 @ 10"	#4 @ 11 1/2"	#4 @ 13"	2000 PSF	
12	12'-0"	1'-3"	1'-8"	3'-7"	2'-4"	1'-9"	#3 @ 5"	#3 @ 12"	#3 @ 9 1/2"	#4 @ 10"	#5 @ 10"	#4 @ 10"	#4 @ 10 1/2"	#4 @ 13"	2100 PSF	
13	16'-0"	1'-5"	2'-2"	4'-11"	3'-10"	2'-5"	#5 @ 5 1/2"	#4 @ 13"	#3 @ 9"	#6 @ 11"	#5 @ 5 1/2"	#6 @ 11"	#4 @ 9"	#4 @ 13"	2800 PSF	
14	18'-0"	1'-7"	2'-4"	5'-7"	5'-3"	2'-5"	#6 @ 6"	#4 @ 10"	#3 @ 8"	#7 @ 12"	#6 @ 6"	#7 @ 12"	#5 @ 13"	#4 @ 13"	3200 PSF	
15	---	1'-0"	6"	6"	---	---	---	---	#3 @ 12"	#3 @ 12"	---	---	#4 @ 13"	#4 @ 13"	1000 PSF	

WHEN #A BARS ARE NOT SCHEDULED EXTEND O&T BARS TO HEIGHT SHOWN FOR M-BARS.  
 GROUP I - SLOPING SURFACE @ HIGH FIN. GRADE  
 GROUP II - HIGHWAY SURFACE @ HIGH FIN. GRADE  
 GROUP III - LEVEL SURFACE @ HIGH FIN. GRADE  
 ALTERNATE O&T BARS

\* SOIL BEARING CAPACITY MUST BE CERTIFIED BY A REGISTERED SOILS ENGINEER TO MEET FOLLOWING MINIMUM TOE PRESSURES

CONCRETE RETAINING WALLS ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FURNISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE.

APPROVED  
 DIVISION OF LAND DEVELOPMENT &  
 ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 5-7-81



RETAINING WALL DETAIL	
GARVEY OFFICE BUILDING	
2ND ELECTION DISTRICT	HOWARD COUNTY, MD
SCALE: NONE	JOB NO: 70177
DATE: APRIL, 1981	DRWG NO: 8 OF 8
SDP-81-80	

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER: [Signature] DATE: 6-29-81  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 [Signature] DATE: 6-30-81  
 PLANNING DIRECTOR: [Signature] DATE: 6-30-81  
 CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: [Signature]  
 APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 DIRECTOR: [Signature] DATE: 6-26-81  
 CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 6-25-81

COLLINS & KRONSTADT  
 LEAHY  
 HOGAN  
 COLLINS  
 DRAPER



ARCHITECTS  
 PLANNERS  
 ENGINEERS

1111  
 SPRING STREET  
 SILVER SPRING  
 MARYLAND

301 587-86-2

PROJECT NUMBER  
 7929

PROJECT  
 OFFICE BUILDING

LOCATION  
 G. GARVEY GARVEY

HOWARD COUNTY  
 MD

DRAWN BY  
 RMT

DATE DRAWN

DATE ISSUED  
 3-24-81

SCALE  
 NO SCALE

STAMP

SHEET TITLE  
 STRUCTURAL NOTES  
 RETAINING WALL DETAIL

SHEET NUMBER

3-1