

SITE ANALYSIS (B-2 zone only)

- Total area = 2.3 ac or 100,188 sq ft
- Building coverage = 24,000 sq ft or 24%
- Paved areas = 44,423 sq ft or 44.3%
- Green space = 31,765 sq ft or 31.7%
- Disturbed area = 27,428 sq ft or 27.2%
- Parking (A) Req'd = Retail: 13,500 sq ft (10 emp) + 1,000 sq ft (1 emp) = 14,500 sq ft
- Office: 3,000 sq ft (10 emp) + 1,000 sq ft (1 emp) = 4,000 sq ft
- Storage: 17,500 sq ft = 500 16.0' x 8.5' spaces

3) Provided: 816 8' x 20' + 56 8' x 22' + 46 12' x 20' hardwood
Total 90 spaces + 2 Loading @ 10' x 14' x 40'

C) Area of parking lots for landscape calculations = 31,192 sq ft

D) 5% landscape requirement = 1,559.6 sq ft

E) Landscape islands provided = 1,584 sq ft or 3.1%

7. Total impervious area = 68,423 sq ft or 68.3%

STRUCTURE SCHEDULE

No.	TYPE	TOP ELEVATION UPPER / LOWER	INV. ELEVATION IN / OUT	REMARKS
S-1	Mod. G Endwall	---	228.3	d. 15' H.C. SHD SD-5.21
S-2	2" headwall	---	228.69	see detail
T-3	Mod. K Inlet	233.22	228.46	see detail
S-4	SHD Conc. End section	---	228.25	H.C. SHD SD-18" 5.52
T-5	A-10 Inlet	233.62	228.50	W. 3'-6" H.C. SHD SD-4.92

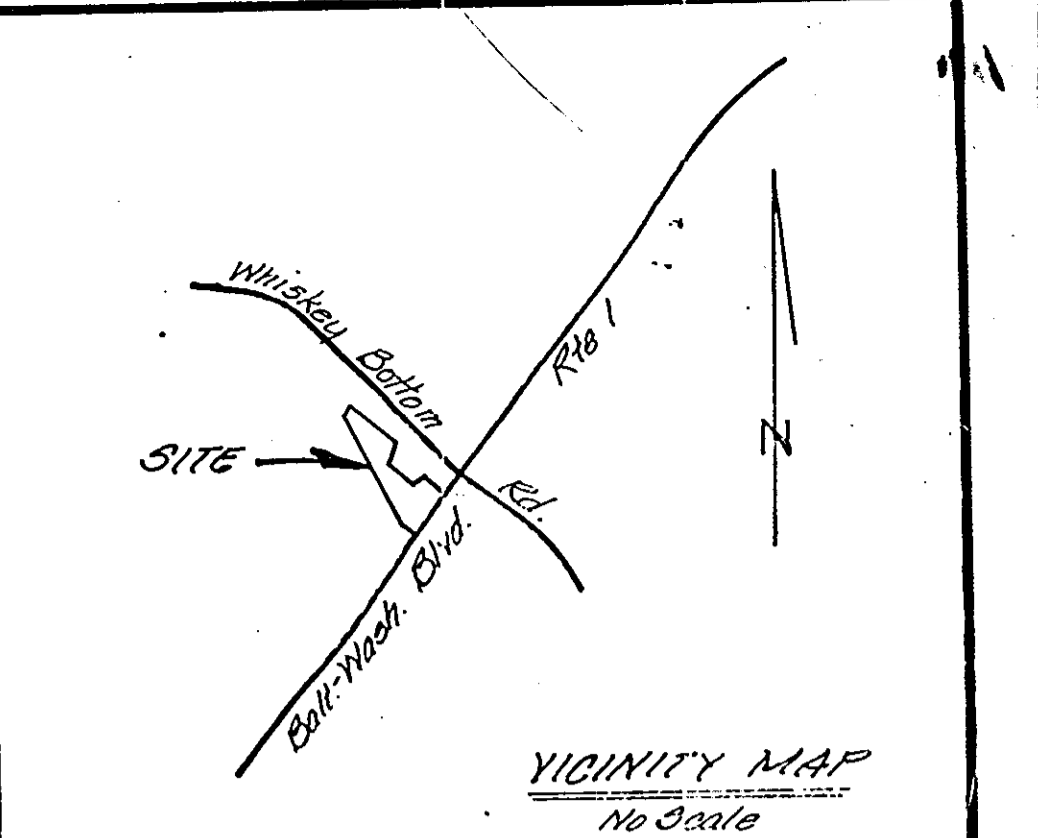
LEGEND

- Existing contours - - - - - 40'
- Proposed contours - - - - - 40'
- Existing elev - 31'
- Proposed elev - 31.2'
- Proposed MD SHA curb - - - - -
- Proposed H.C. conc. curb - - - - -
- Proposed concrete walk - - - - -
- Proposed railroad tie wall - - - - -
- MD SHA paving - - - - -
- H.C. Bitum. paving - - - - -
- Limit of disturbed area - - - - -

PIPE STRUCTURE

Size	Type	Length
15"	RCCP CL II	70 LF
18"	RCCP CL II	72 LF

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **12-8-82**



ENGINEER'S/SURVEYOR'S CERTIFICATE

I certify that this plan of development & plan for erosion & sediment control represents a practical & workable plan based on my personal knowledge of the site conditions & that it was prepared in accordance with the requirements of the Howard Soil Conservation District

Date **12-21-82**

Edward L. Rogers
Professional Engineer
#12114

OWNER'S CERTIFICATE

I certify that all development and/or construction will be done according to this plan of development & 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 & erosion before beginning the project

Date **Dec. 21, 1982**

Marcia J. Cain
Owner

Approved for public water, public sewerage & storm drainage systems & public roads.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Date **12-29-82**

Shirley F. Nemey
Director

Approved for public water & public sewerage systems
HOWARD COUNTY HEALTH DEPARTMENT

Date **12-30-82**

Dr. Joyce M. Boyd / J.B.
County Health Officer

Approved
HOWARD COUNTY OFFICE OF PLANNING & ZONING

Date **12-20-82**

John M. Muschman
Planning Director

Reviewed for Howard Soil Conservation District and meets technical requirements

Date **12/22/82**

John M. Muschman
District Director

HOWARD SOIL CONSERVATION DISTRICT

GENERAL NOTES

- Area of parcel = 4.0078 ac.
 - Property zoned: B-2, 2.30 ac. (Limit of submission): R9C - 1.70 ac.
 - Parcel recorded in plot 5210 (see Administration Adjustment 82-06)
 - Property zoned by Comprehensive Zoning Plan 10/3/77
 - All material & construction shown herein shall meet or exceed the Standard Details and specifications of the Howard County Road Construction Code, the Howard County Plumbing Code, Maryland State Highway Administration Specifications and the U.S. Department of Agriculture Soil Conservation Service Standards & Specifications.
 - 500' all graded or disturbed areas over 3:1 slope. Seed & mulch all other graded or disturbed areas. See site-bill of material notes. Sediment Control Plan for specifications and details.
 - Provide 10'-0" long transition from MD SHA curb to Howard County Standard Curb.
 - Public water supply & public sewerage disposal systems to be utilized on this site.
 - Building to have fire sprinkler system.
 - All onsite water mains to be ductile iron pipe 12" or equal.
 - All onsite sanitary sewer pipe to be CSPX, VCPX, ACP or 2400 or equal.
 - All exterior lighting shall be directed and/or reflected away from adjacent properties.
 - Handicapped parking spaces to be delineated and marked with appropriate line painting, logos & signs in accordance with applicable ordinances and codes.
- Note: The 45' x 13' canopy added over the loading dock at the rear of the building will not change any building coverages, drainage calculations or runoff for the site.

Storm Water Management
Area Contributed: 2.15 ac.

Condition	2yr Storm		10yr Storm		100yr Storm	
	Storage	Release	Storage	Release	Storage	Release
Undeveloped	-	0.23 cfs	-	2.24 cfs	-	135 cfs
Developed	0.5-1.0 cfs	-	4-11.2 cfs	-	61.6 cfs	-
	1-35.15 cfs	-	11.5-89.12 cfs	-	148.68 cfs	-

Total Storage: 25,357 cf

Planting Schedule

No.	Type	Remarks
70	Pinus strobus White Pines 4'-5'	4'-6" b&b
16	Evergreen Shrubs 24"-30"	24"-30" cont.
22	Hawthorn 2 1/2" cal	Shown (3) on plan

Storm Water Detention
BASIN A
Rip-rap bottom of basin.
Volume provided: 8,828 cf
Max W. curf elev: 233.5
Invert = 228.46
Top of dike = 236.22

2 yr = 231.50
10 yr = 232.80
100 yr = 233.20

OWNER:
Rite Joint Venture Pkshp.
342 Eastern Ave.
Baltimore, MD 21224

NO.	REVISIONS	DATE
1.	Paved & Green areas changed	8-20-83
2.	Canopy added @ loading dock	12-23-83

DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

Site, Grading, Utilities & Landscape Plan
PARCEL B-1
PINDELL PROPERTY
Flat # 5210
Tax Map 50 Parcel 396 & J22
Howard County, Md.

Revision to 507-82-71
507-83-22

DATE: Aug 1082
DRAWN: JWR
CHECKED: MCB
SCALE: 1"=30'
PROJECT NO.: 84-01

SHEET 1 OF 5

SDP-63-22



STABILIZATION NOTES

- Sod all graded or disturbed areas over 3:1 slope. Seed and mulch all other graded or disturbed areas.
- Apply lime @ rate of two (2) tons per acre.
- Apply 10-10-10 fertilizer @ 25 lbs per 1000
- Plant with Kentucky 31 @ 5 lbs per 1000
- Mulch with straw @ 1 1/2 to 2 tons per acre
- Anchor mulch with sprayed asphalt @ 0.1 gal./sq

CONSTRUCTION SEQUENCE

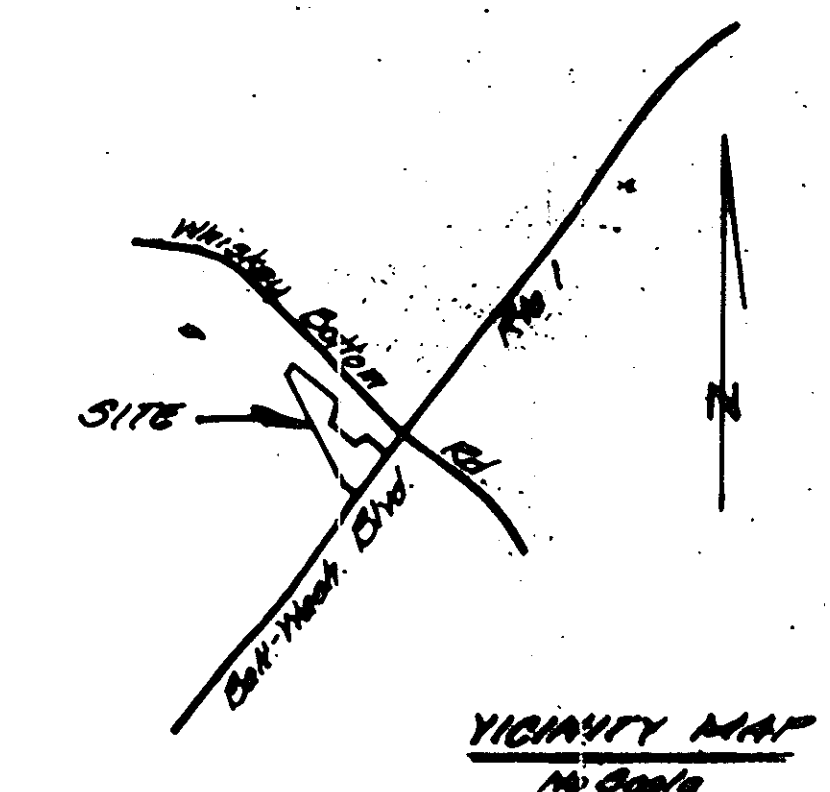
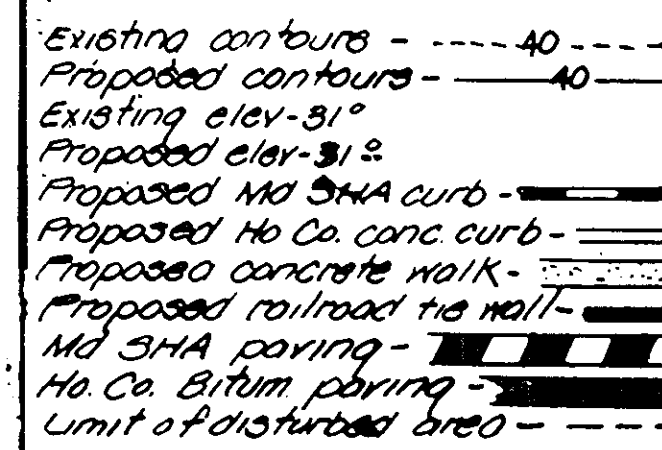
- Obtain permits - completed
- Install sediment control - completed
- Strip site - dispose of excess material to an approved site - completed
- Grade site - dispose of excess material to an approved site - completed
- Install footings and foundation
- Install storm drain, water main and sanitary sewer (block 1-3)
- Install curbs and concrete walks
- Install retaining walls
- Place paving base course
- Complete building shell
- Install M. SHA widening and entrance
- Install landscaping and stabilize disturbed areas
- Place paving surface course
- Convert sediment basin to storm water management basin @
- Remove sediment control

*When approved by Sediment Control Inspector

CONVERSION OF SEDIMENT CONTROL BASIN TO STORM WATER MANAGEMENT

- De-water basin by pumping to a suitable discharge point with sediment control facilities.
- Remove sediment to design elevations and dimensions of basin. Dispose of material to an approved site with an approved sediment control plan.
- Remove plywood and stone from I-3.
- Install rip-rap over filter cloth as per detail.
- Stabilize basin with sod.

LEGEND



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-8-82

Fuller

ENGINEER'S/SURVEYORS CERTIFICATE
I certify that this plan of development and/or construction 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 County Conservation District
Date 12-21-82

Edward L. Rogers
Edward L. Rogers
#12114

OWNER'S CERTIFICATE
I certify that all development and/or construction will be done according to this plan of development and that any responsible persons 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 erosion before beginning the project
Date 12-21-82

Marcena J. Cain
Marcena J. Cain
Owner

Approved for public water, public sewerage & storm drainage systems & public roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Date 12-29-82
Joseph F. Nunn
Joseph F. Nunn
Inspector

Date 12-28-82
William E. Ryan
Chief, Bureau of Engineering

Approved for public water & public sewerage systems
HOWARD COUNTY HEALTH DEPARTMENT

Date 12-30-82
D. James M. Boyd
County Health Officer

Approved
HOWARD COUNTY OFFICE OF PLANNING & ZONING
Date 12-29-82

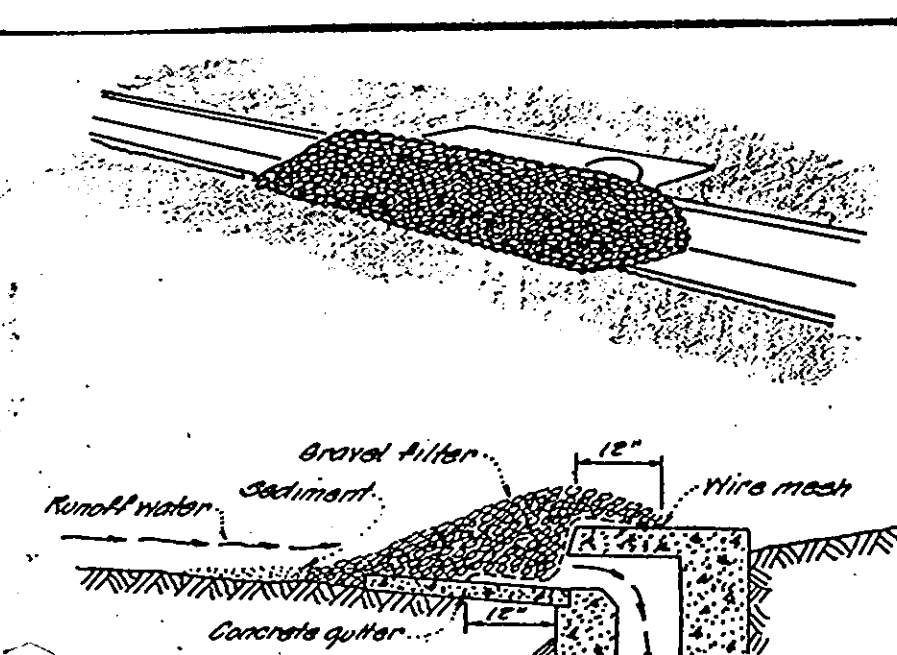
Date 12-29-82
John W. Johnson
Planning Director

Other: Director of Civil Development & Zoning Administration
Reviewed for Howard Civil Conservation District and meets technical requirements
Date 12/21/82

J. K. Karam
Signature

U.S. SOIL CONSERVATION SERVICE
This plan is approved for soil erosion control by the Howard Soil Conservation District
Date 12-22-82

William E. Ryan
Signature
HOWARD SOIL CONSERVATION DISTRICT



Notes:
1. Hardware cloth or comparable wire mesh with 1/2" openings shall be placed over the curb inlet opening so that at least 12" of wire extends across the inlet cover. At least 18" of wire extends across the concrete gutter from the inlet opening, as shown.
2. Stone shall be piled against the wire so as to anchor it against the gutter's inlet cover. It is to cover the inlet opening completely. If stone becomes dislodged, it shall be replaced.
3. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned & replaced.

Specific Application:
This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures & unprotected areas.

Gravel Curb Inlet Sediment Filter
No Scale

Route 1 Joint Venture Partnership
3424 Eastern Ave.
Baltimore, Md. 21224



DEVELOPMENT CONSULTANTS GROUP, INC.

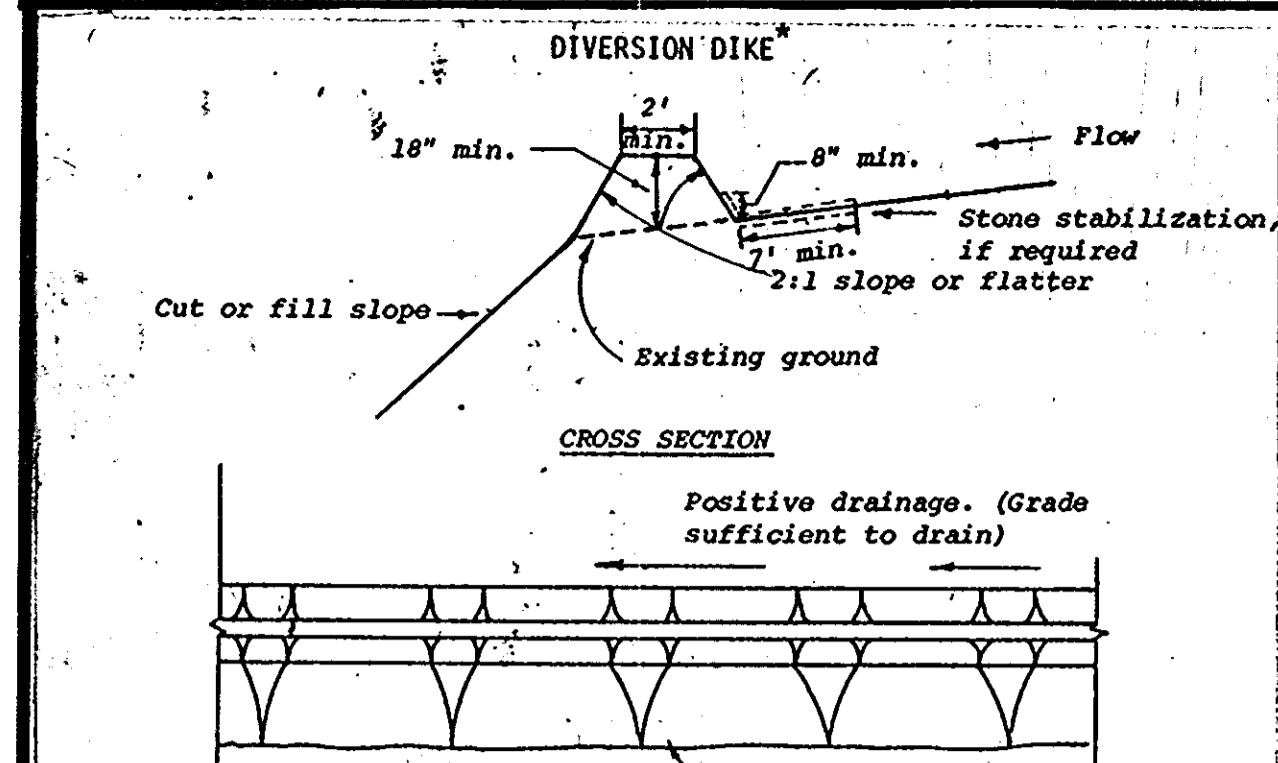
12406 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9000 301-988-9830

PINDELL PROPERTY

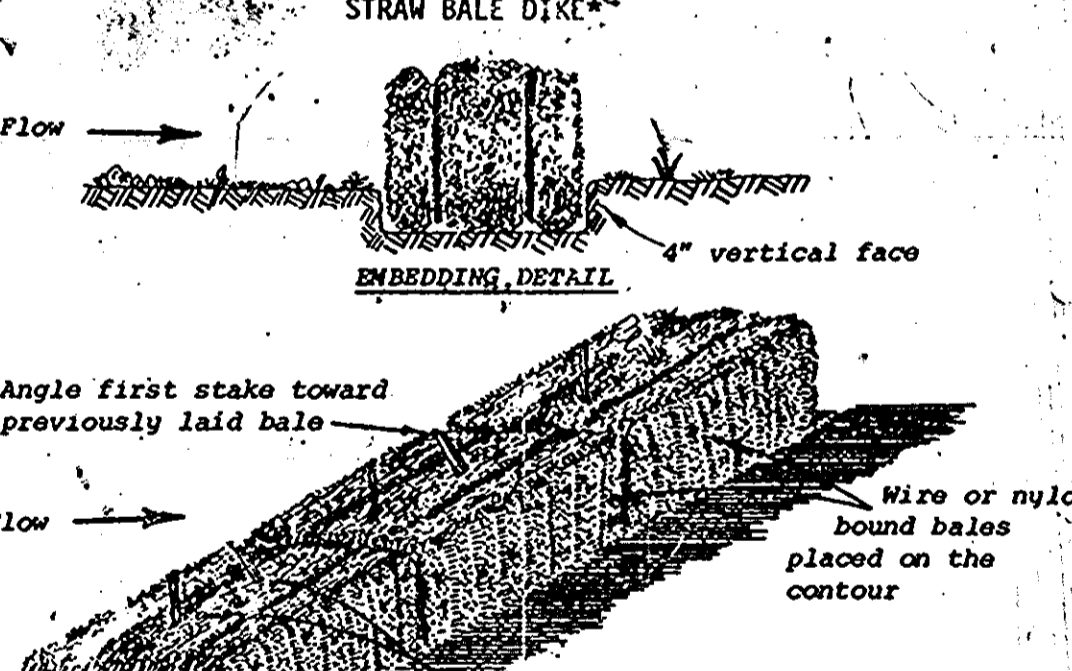
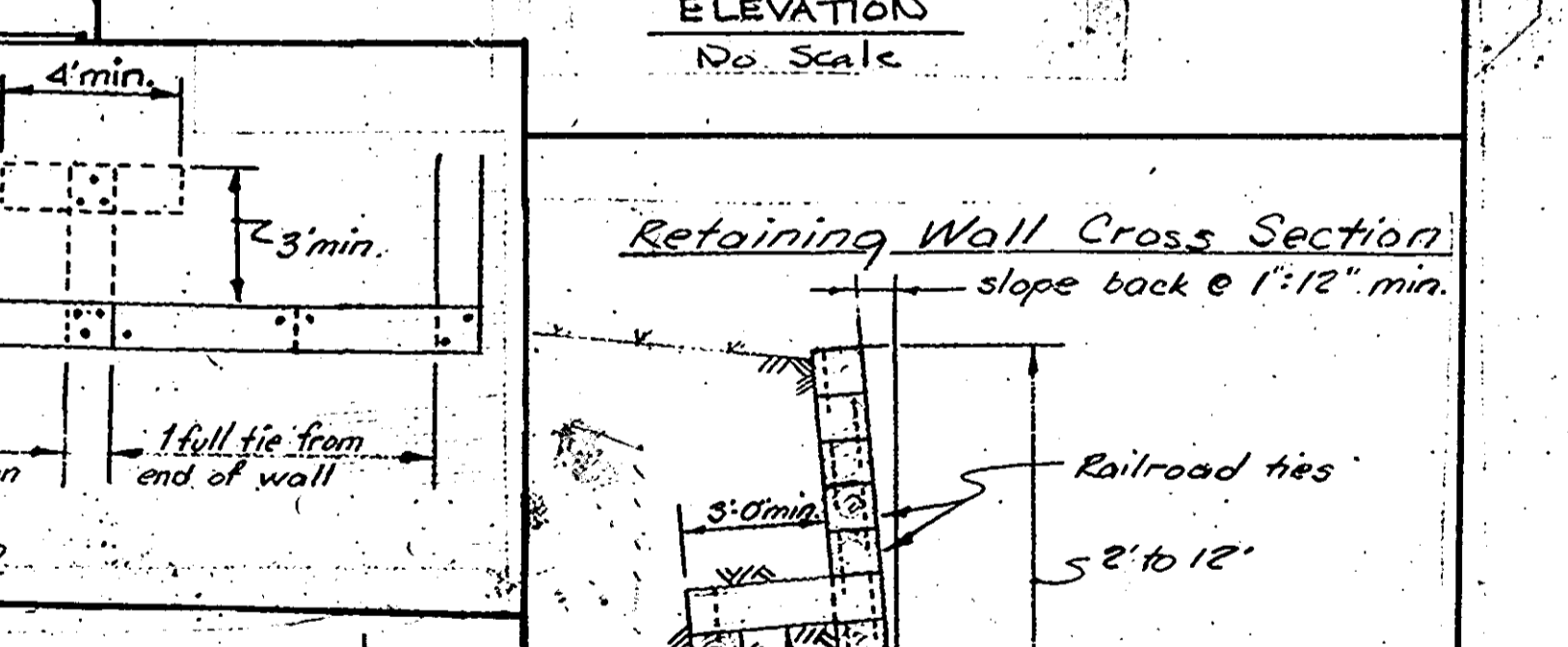
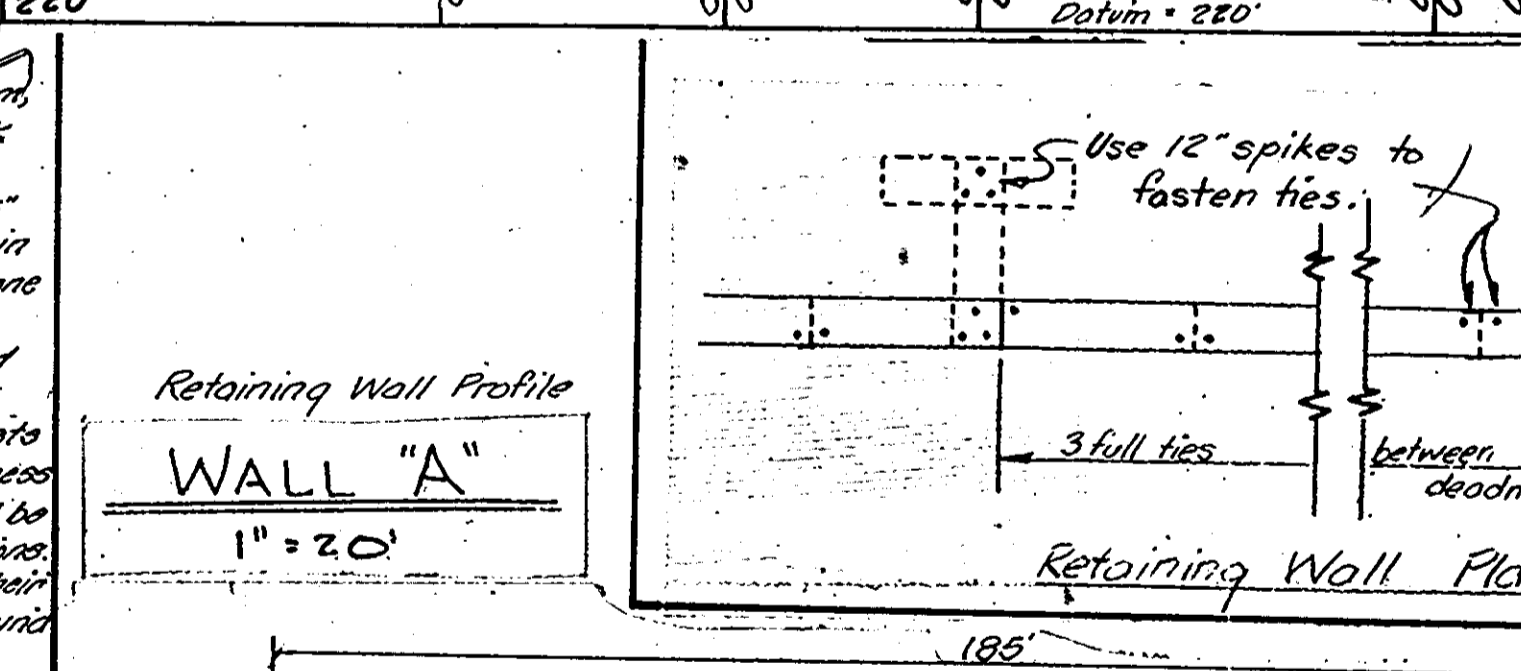
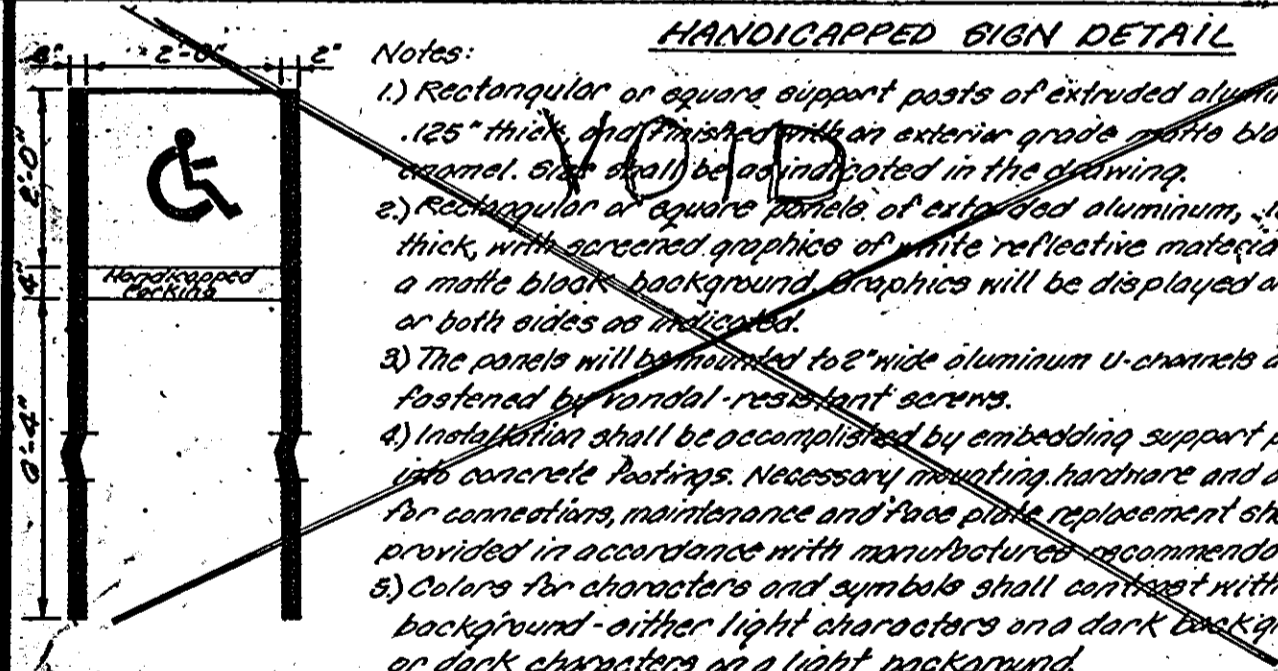
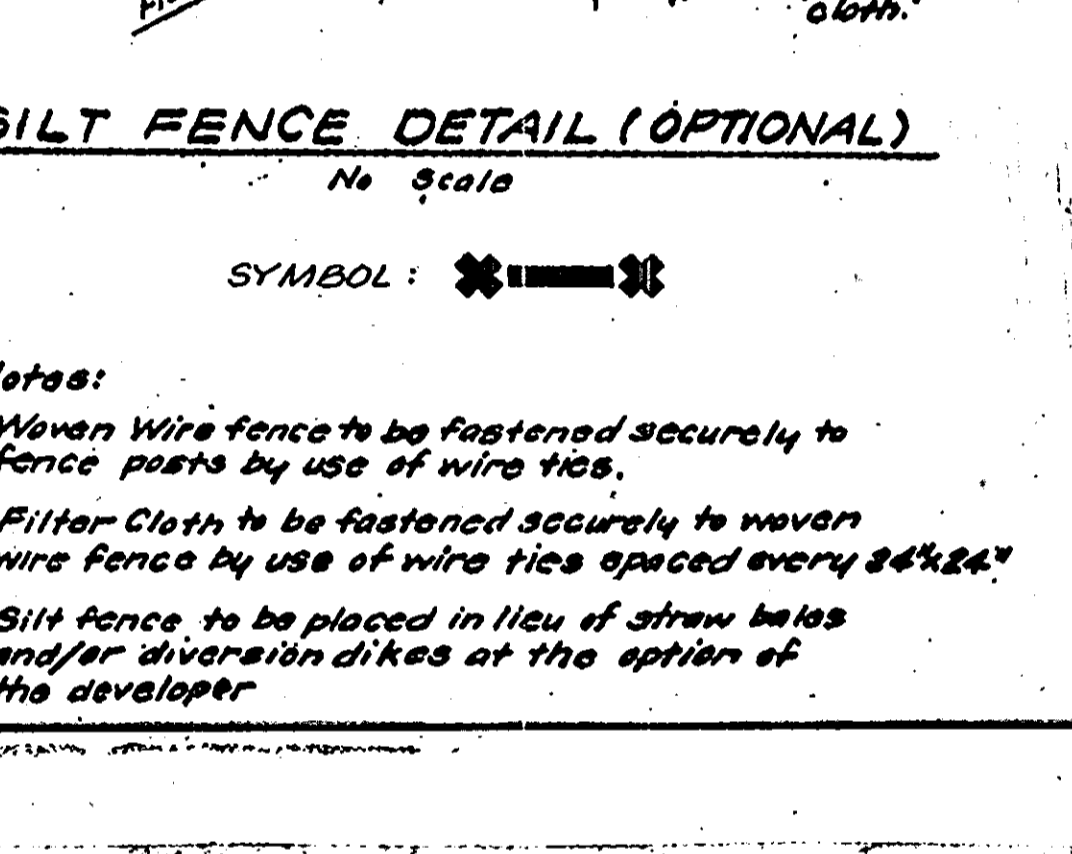
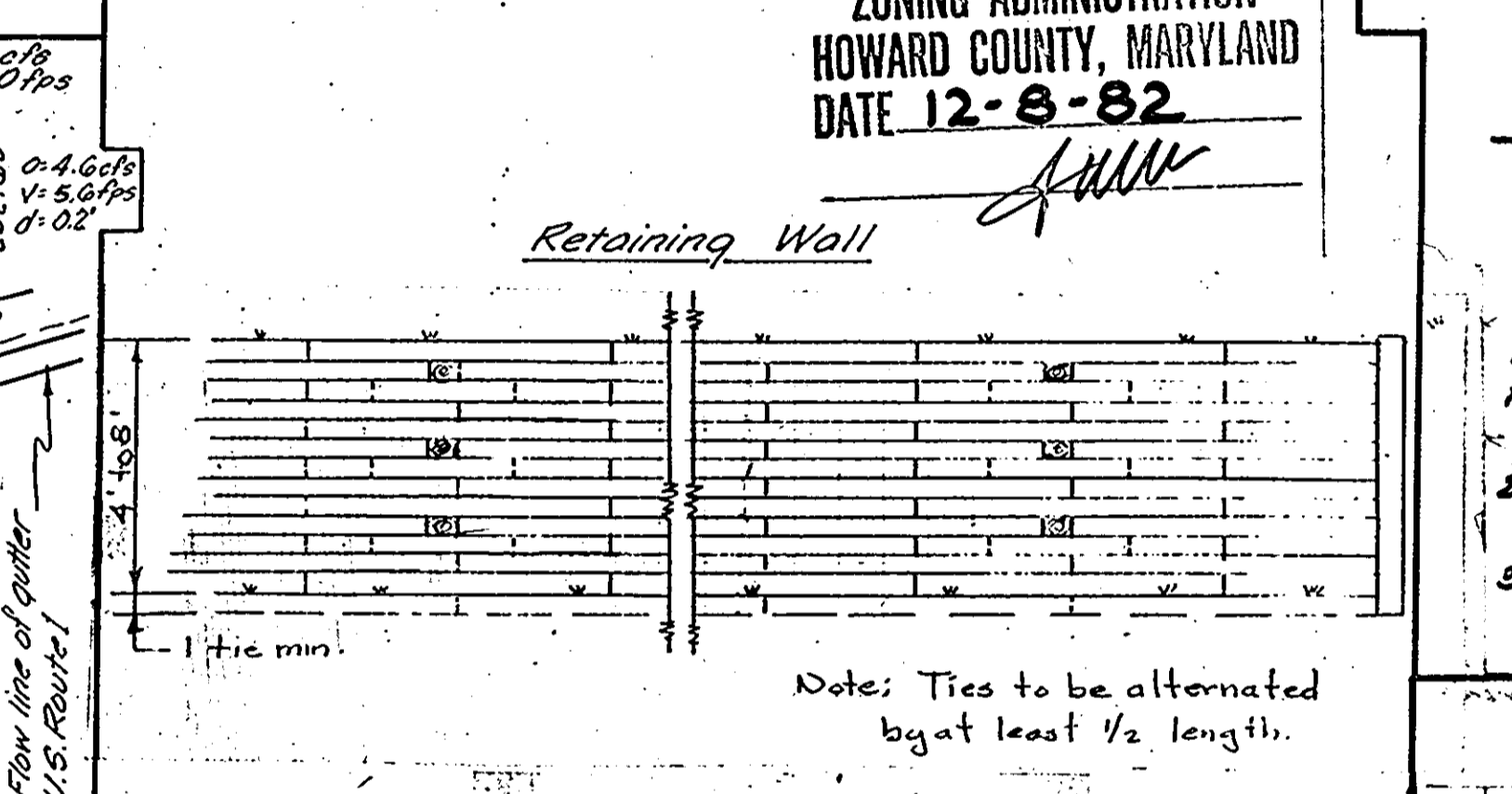
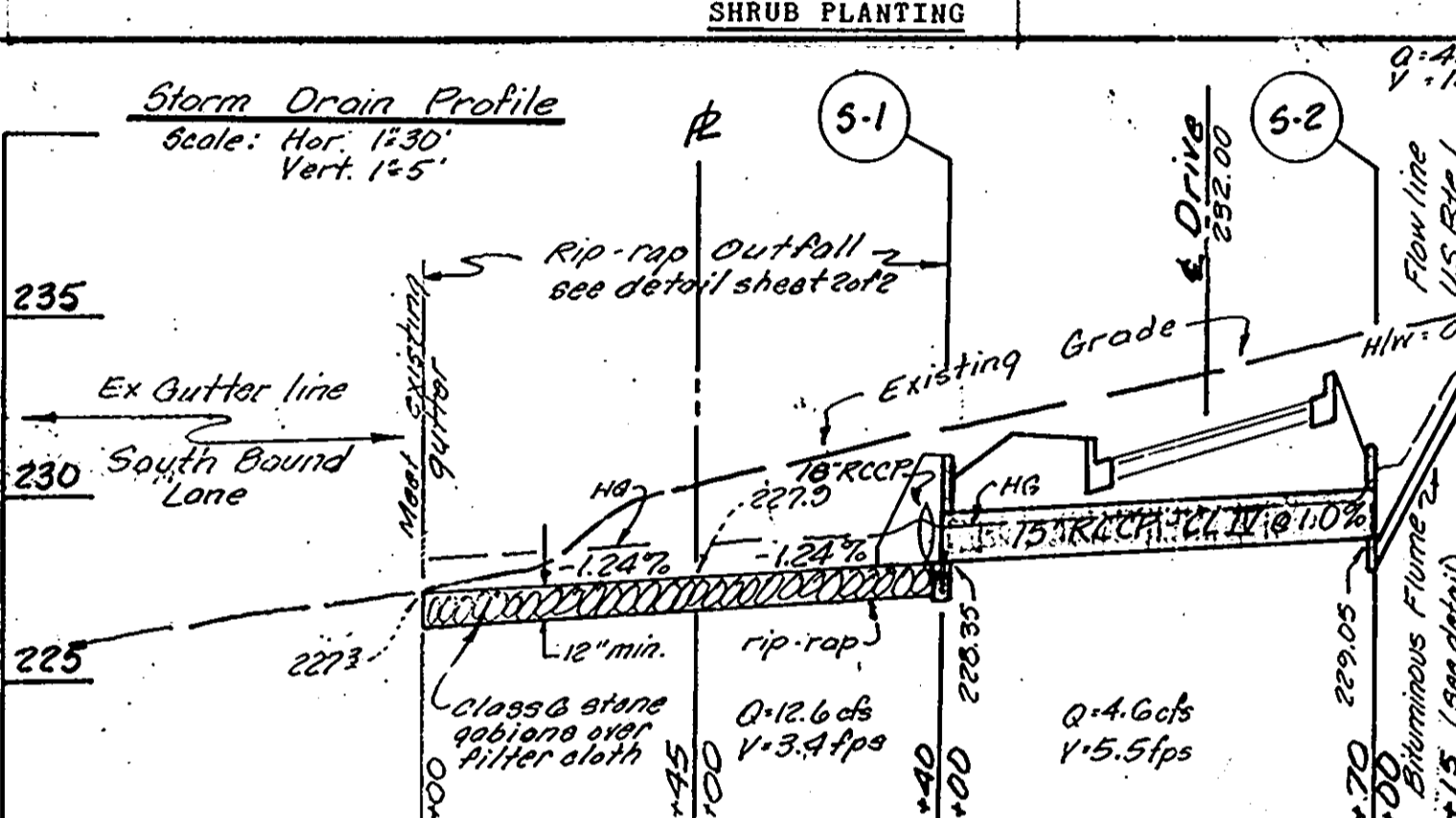
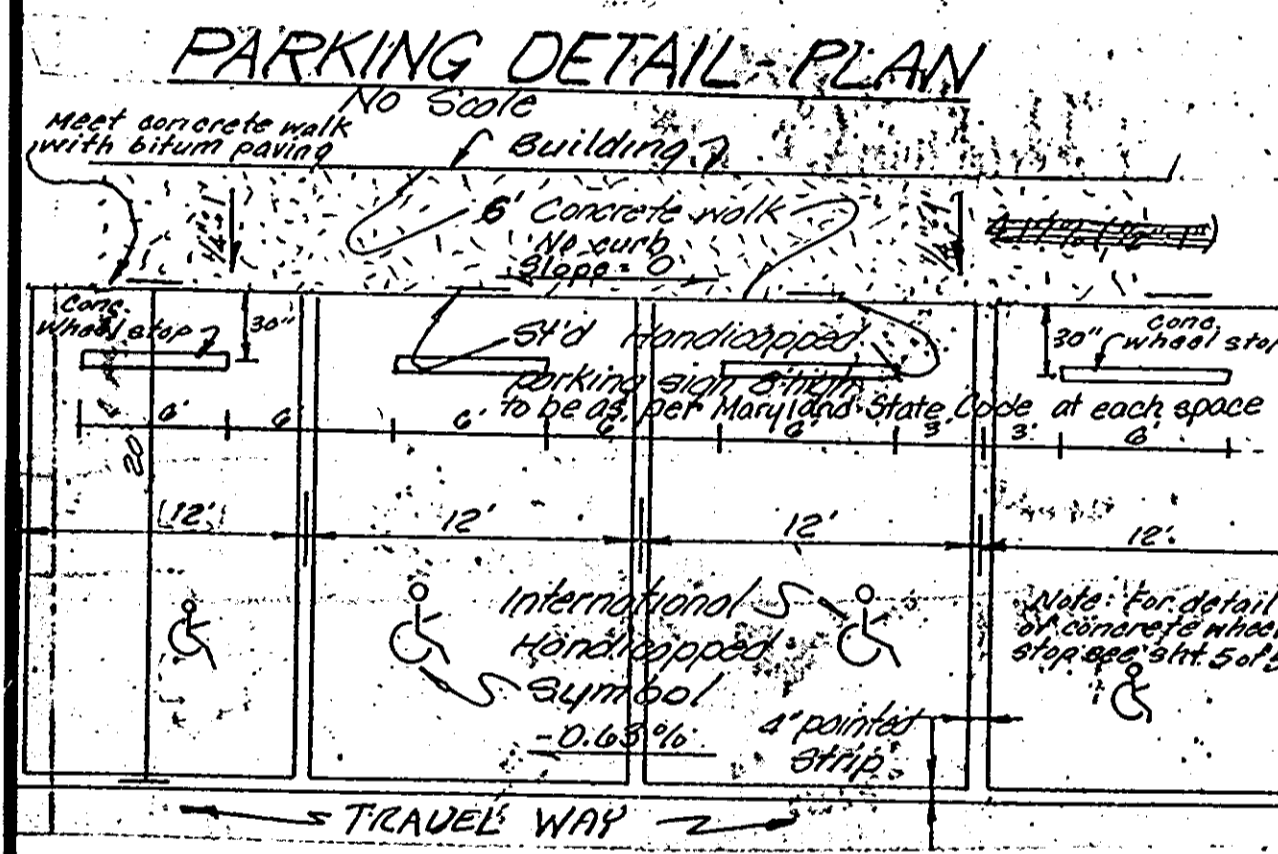
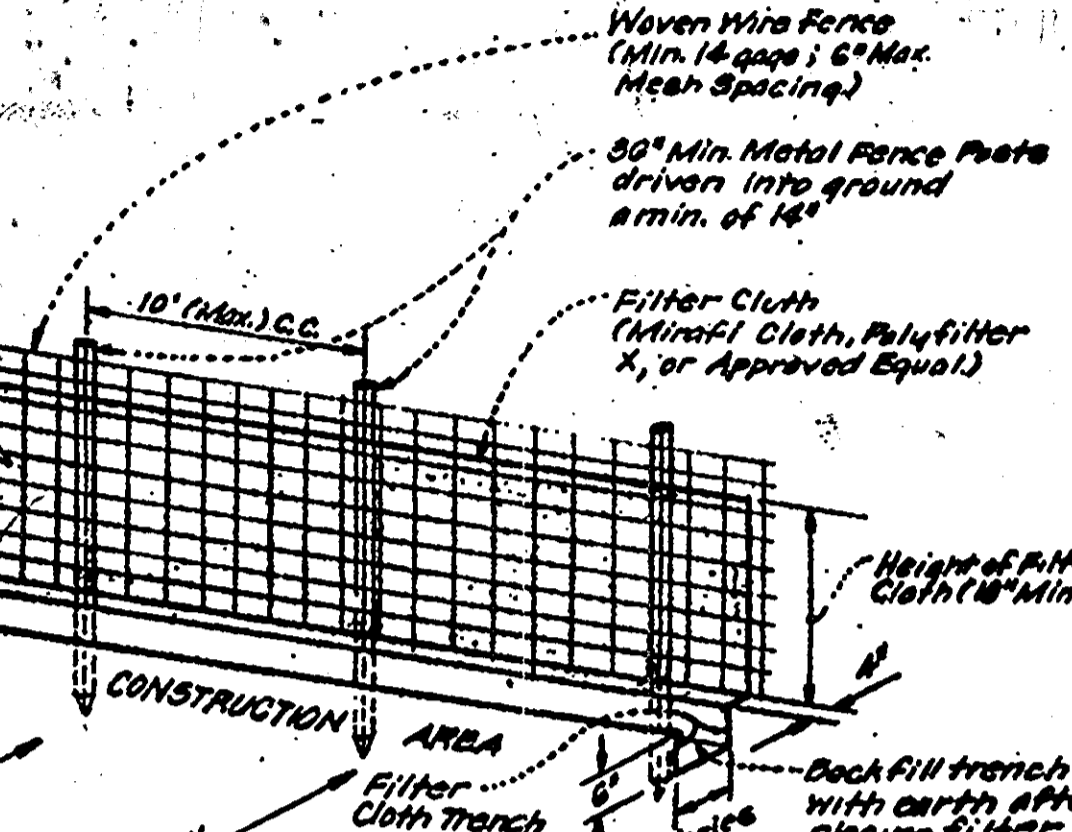
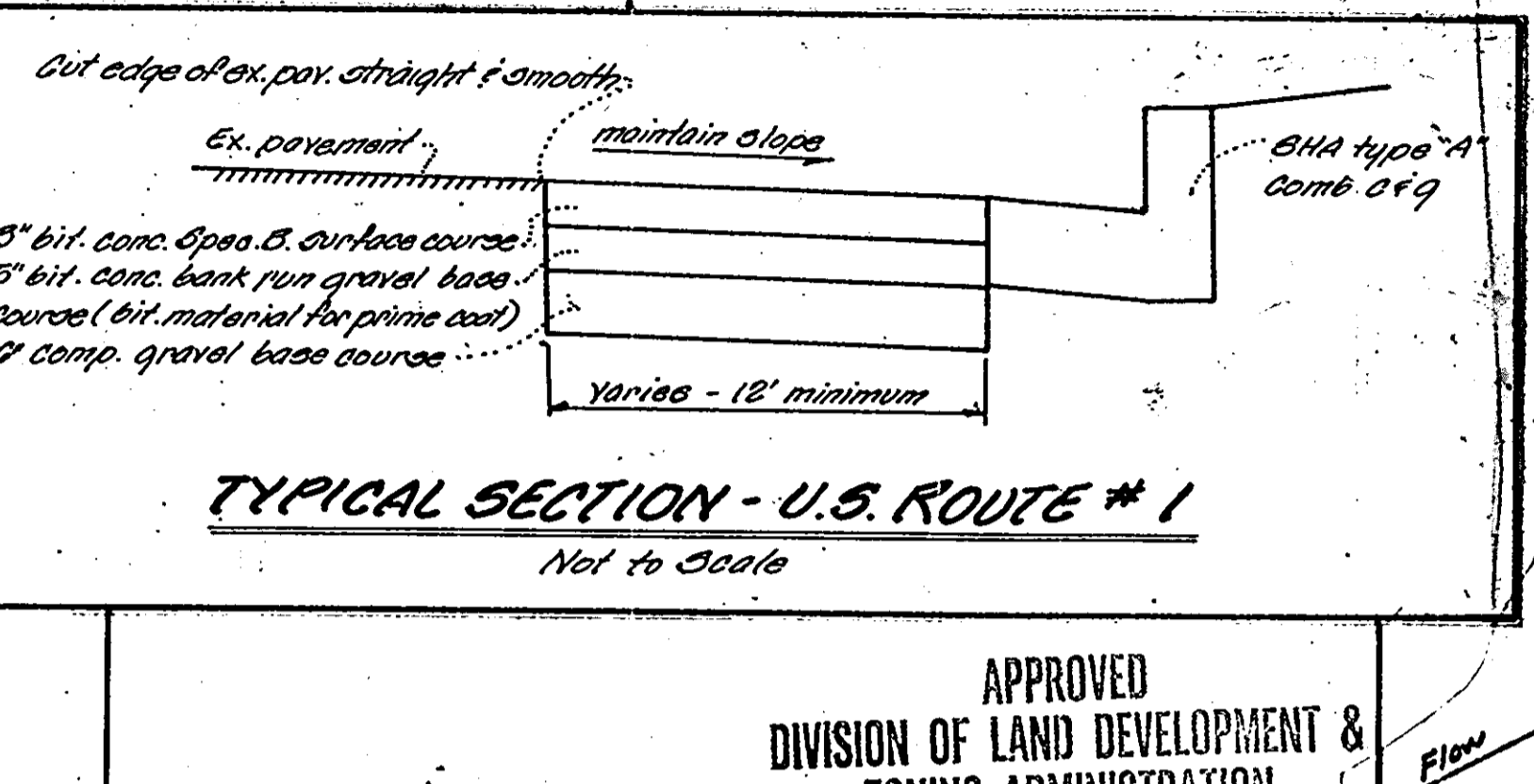
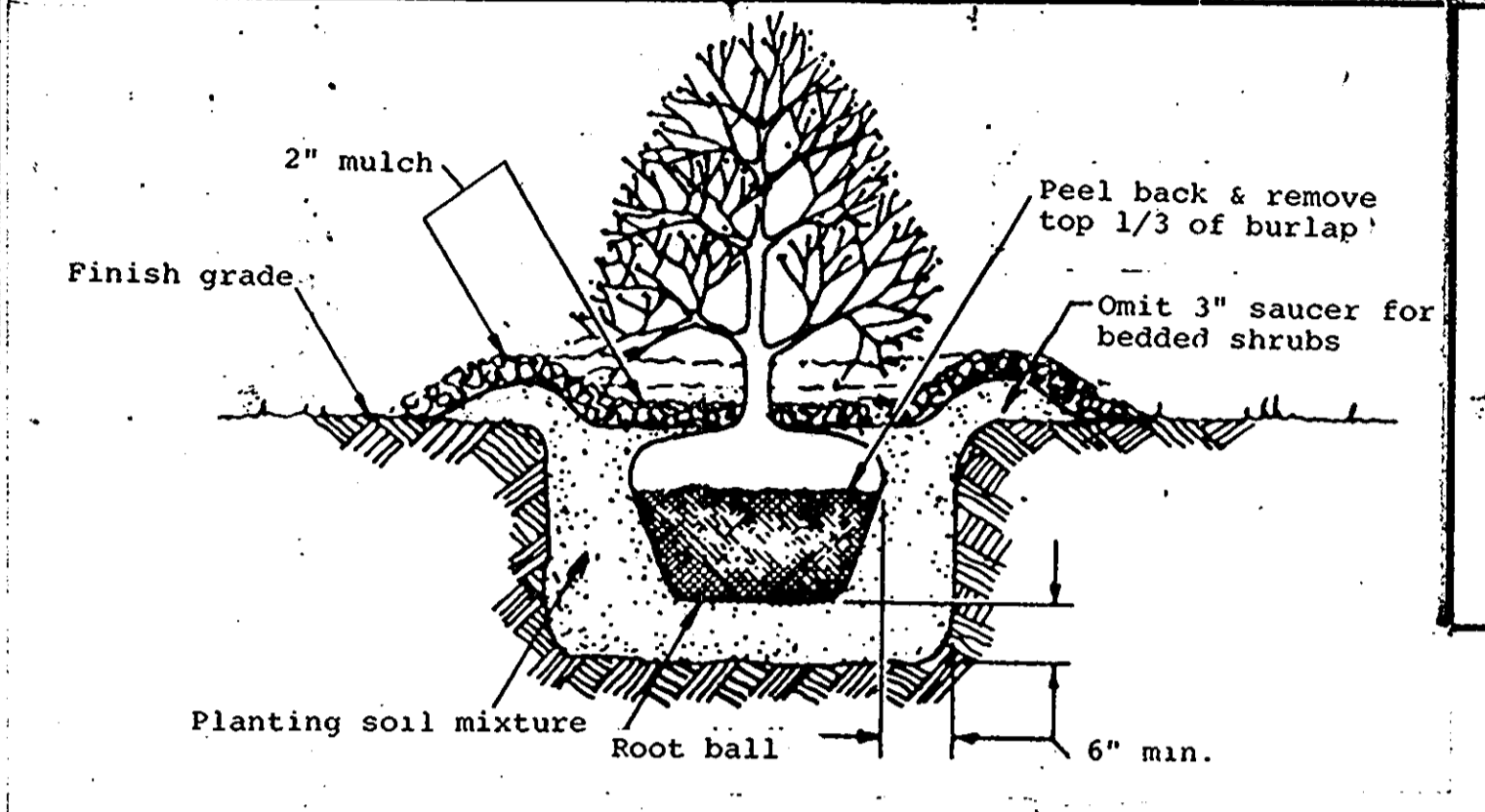
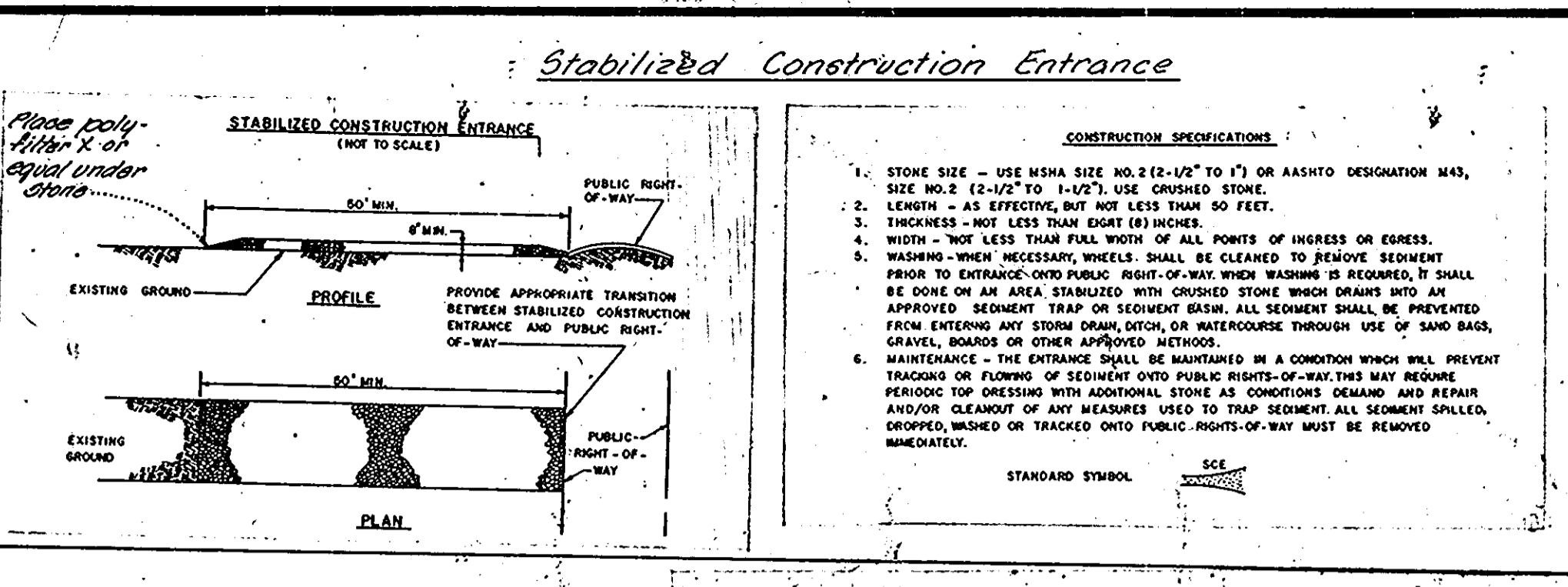
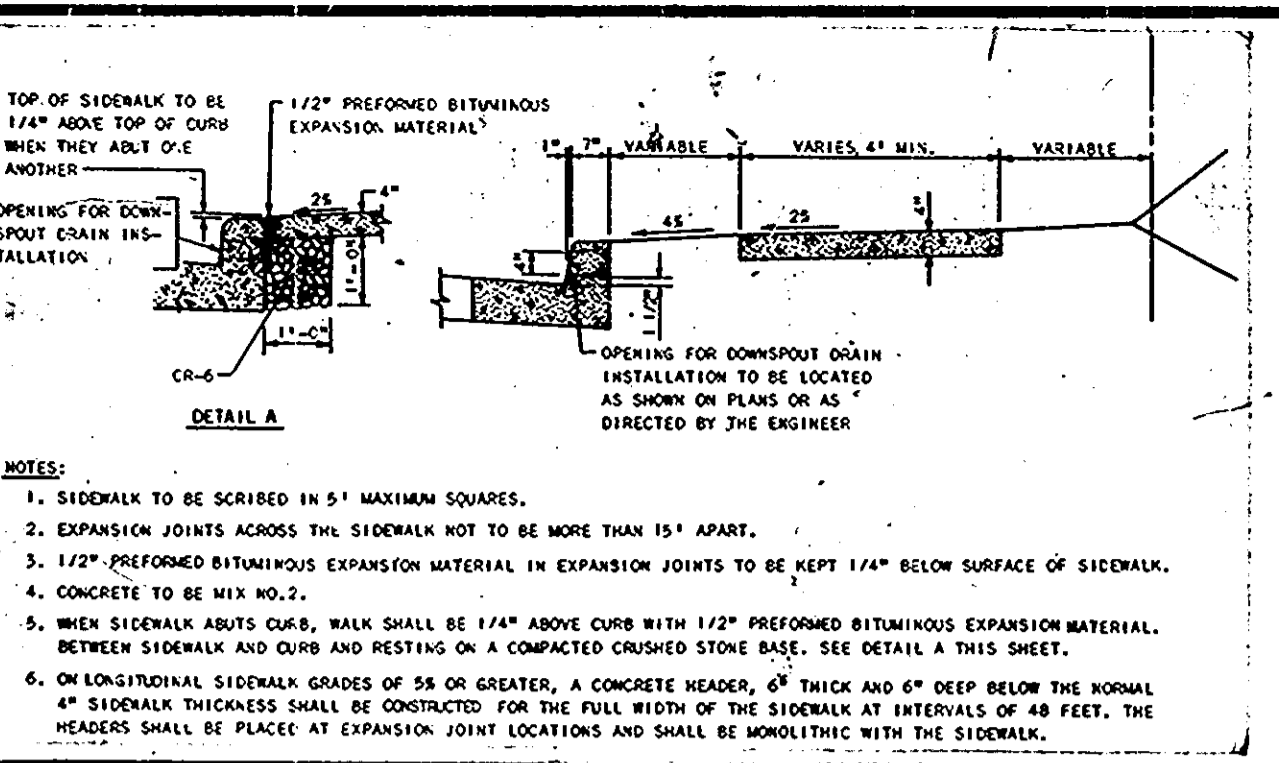
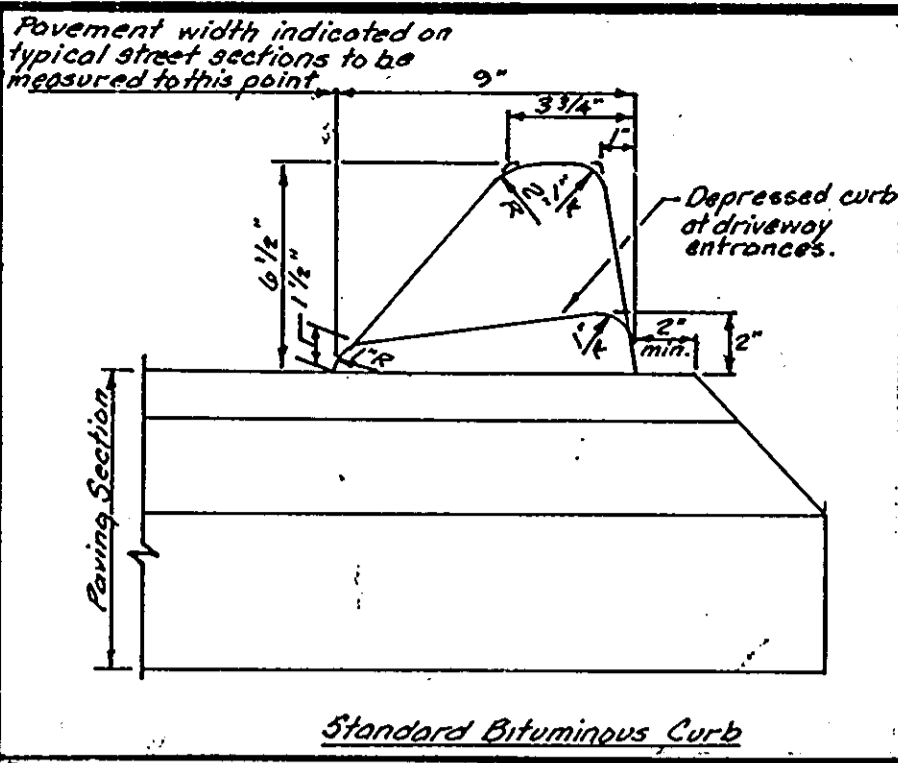
Parcel B-1
Map # 5810
Tax Map 50 (through 5001-408) 6th E.D.
Howard County, Md.

Revision to SDP-82-71
SDP-82-22

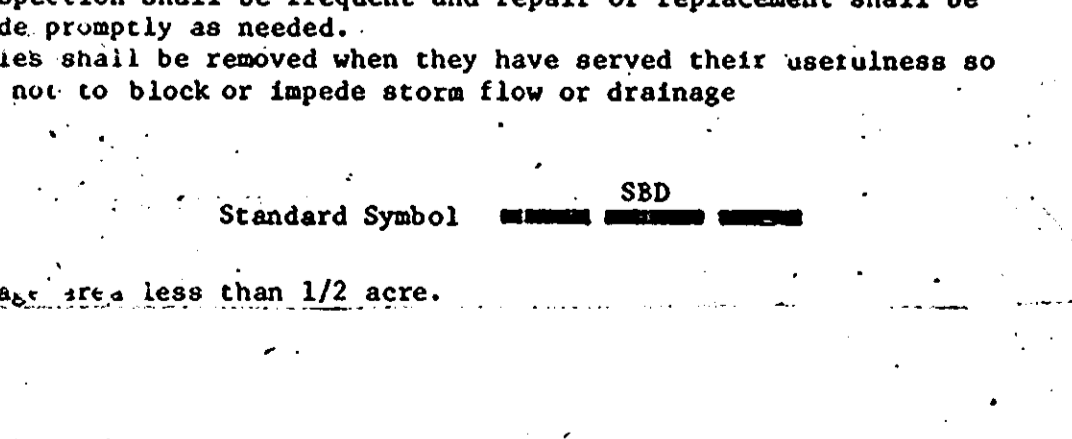
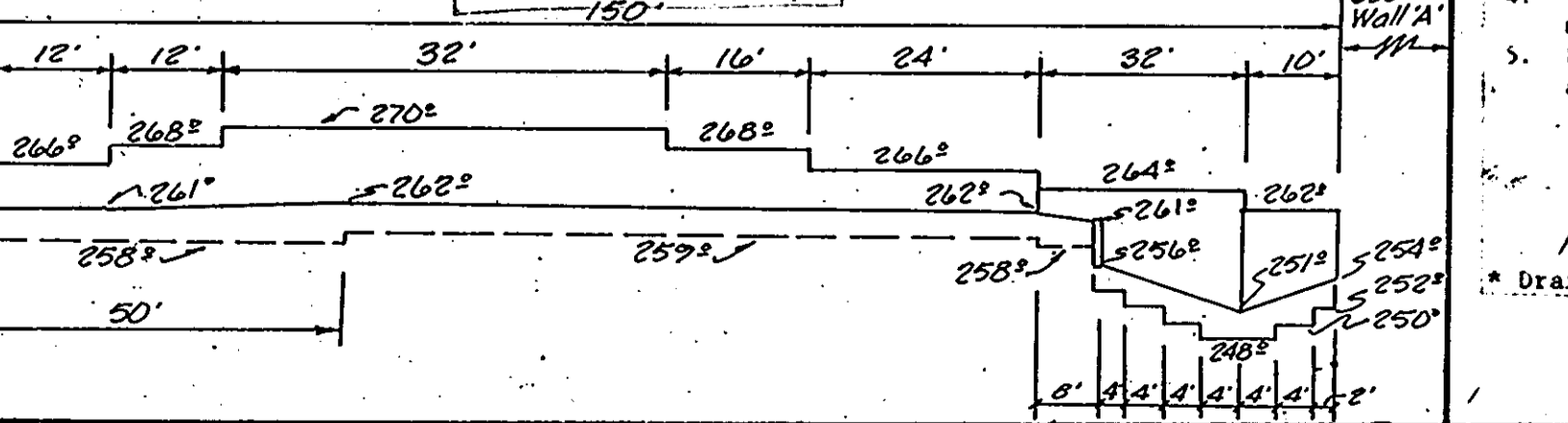
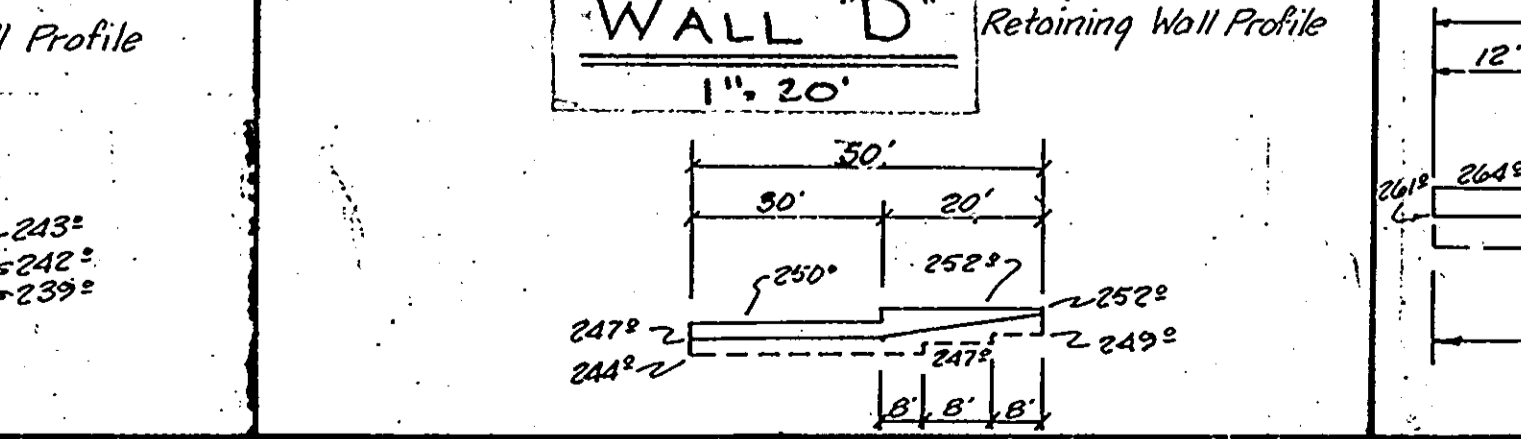
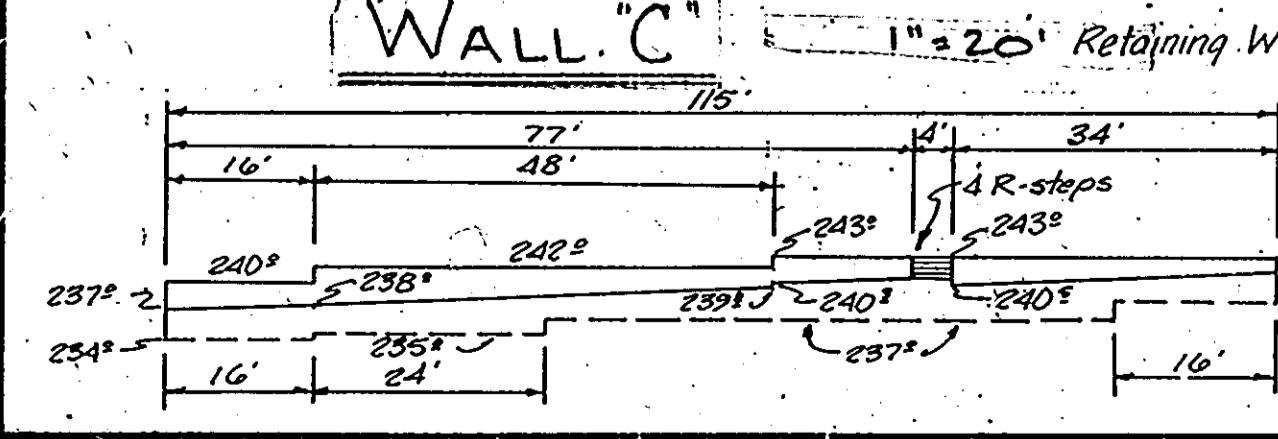
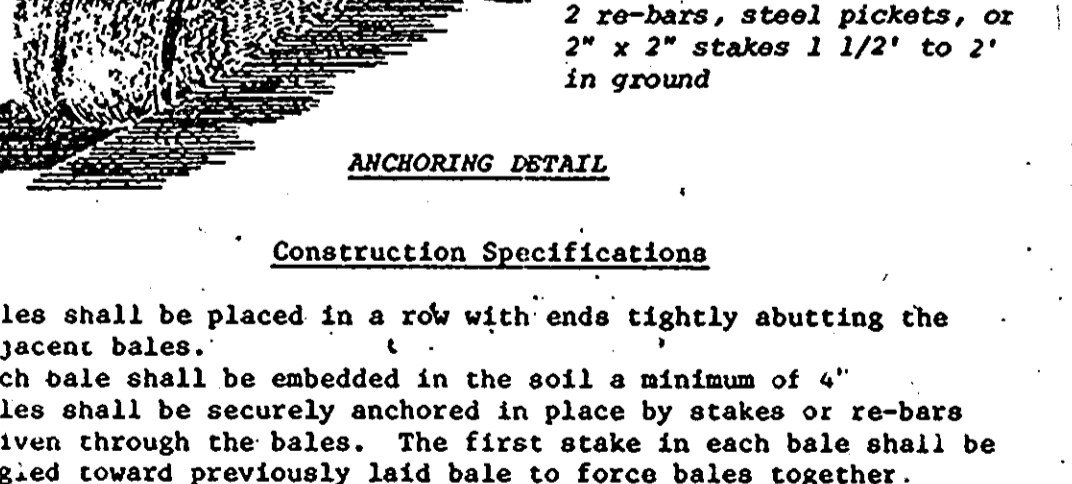
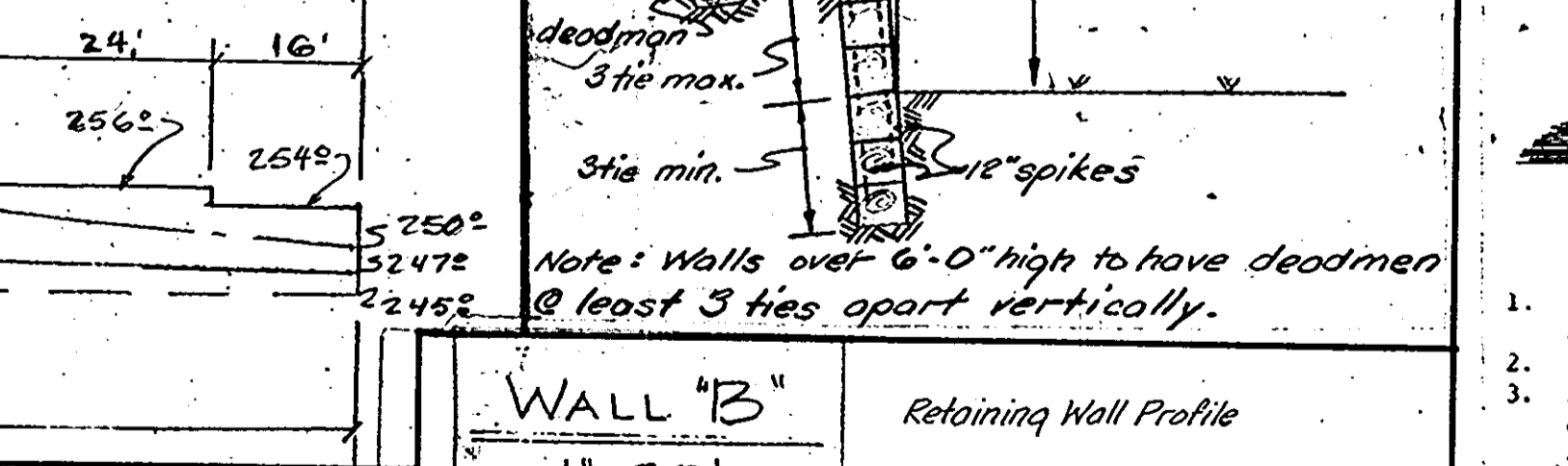
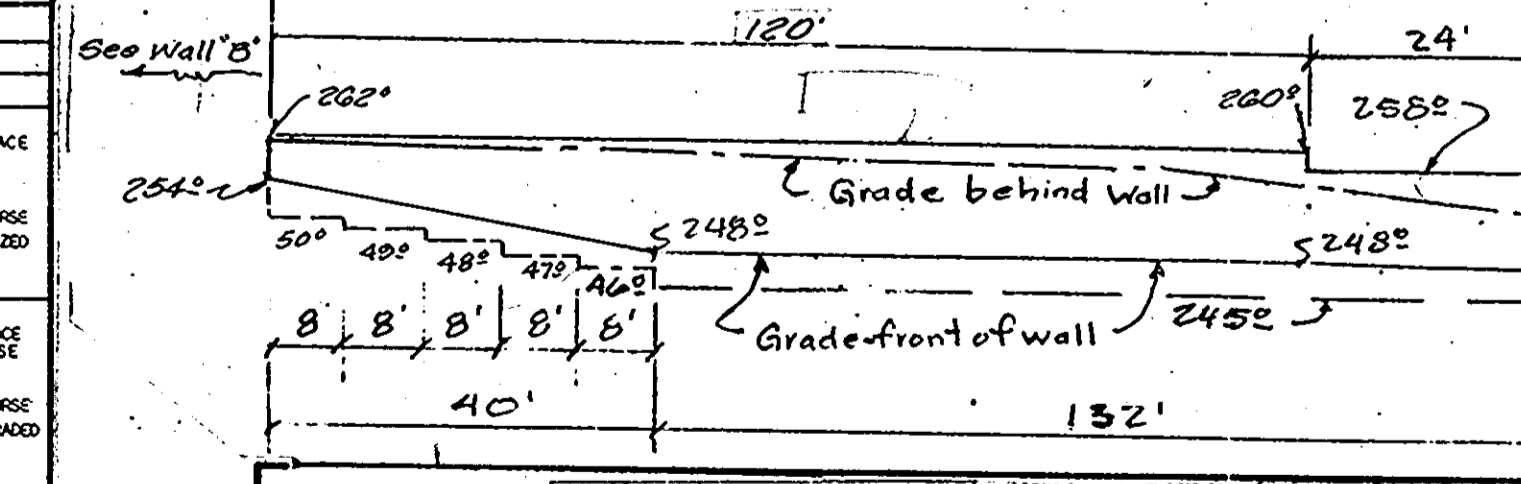
DATE	REVISION
12/21/82	1
12/22/82	2
12/29/82	3



- Construction Specifications.**
- All dikes shall be machine compacted.
 - All diversion dikes shall have positive drainage to an outlet.
 - A. Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
 - Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or ASHTO M43 size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
 - Periodic inspection and required maintenance shall be provided.
- Standard Symbol: Drainage area less than 5 acres



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAYMENT MATERIALS	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS AND TRAVELWAYS APARTMENTS AND COMMERCIAL- INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 9" ORDER RUN BASE COURSE OR 4" DEGREE GRADED STABILIZED AGGREGATE BASE COURSE
P-2	RESIDENTIAL ZONES LOCAL, DRIVE-THRU STS. ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL HOUSES	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE OR 9" ORDER RUN BASE COURSE OR 4" DEGREE GRADED STABILIZED AGGREGATE BASE COURSE

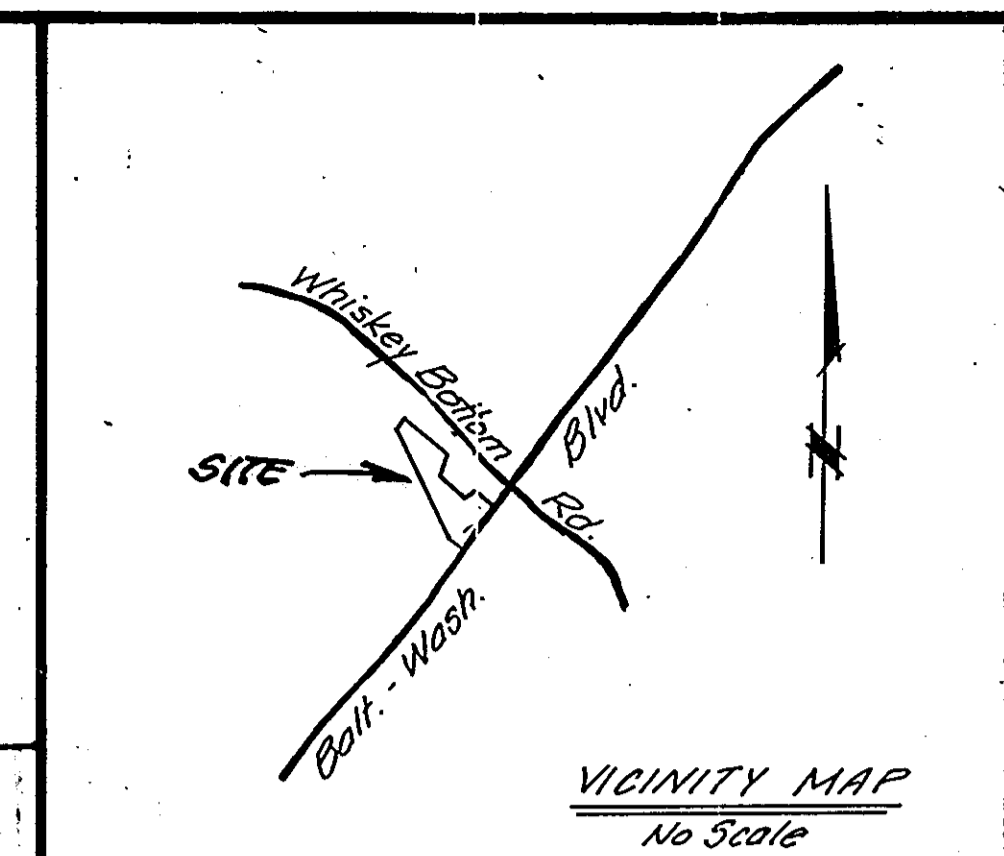


OWNER:
Rite 1 Joint Venture Phisip
3424 Eastern Ave.
Baltimore, MD 21224

DEVELOPMENT CONSULTANTS GROUP, INC.

**12408 ROUTE 108
CLARKVILLE, MD. 21029
301-596-9080 301-988-9850**

**DETAIL SHEET
PINDELL PROPERTY**



SURVEYOR'S CERTIFICATE

I certify that this plan of development & plan for erosion & sediment control represents a practical & workable plan based on my personal knowledge of the site conditions & that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Date: 12-21-82

Edward L. Rogers
Professional Engineer

OWNER'S CERTIFICATE

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Date: 12-21-82

Marcena J. Card
Owner

Approved for public water, public sewerage, & storm drainage systems & public roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Date: 12-29-82

Shelley F. Jemmy
Director

Date: 12-28-82

Dr. James M. Engel, Jr.
Chief, Bureau of Engineering

Approved for public water & public drainage systems
HOWARD COUNTY HEALTH DEPARTMENT

Date: 12-30-82

Dr. James M. Engel, Jr.
County Health Officer

Approved
HOWARD COUNTY OFFICE OF PLANNING & ZONING

Date: 12-28-82

Chief, Division of Land Development Planning Administration

Reviewed for Howard Soil Conservation District and meets technical requirements.

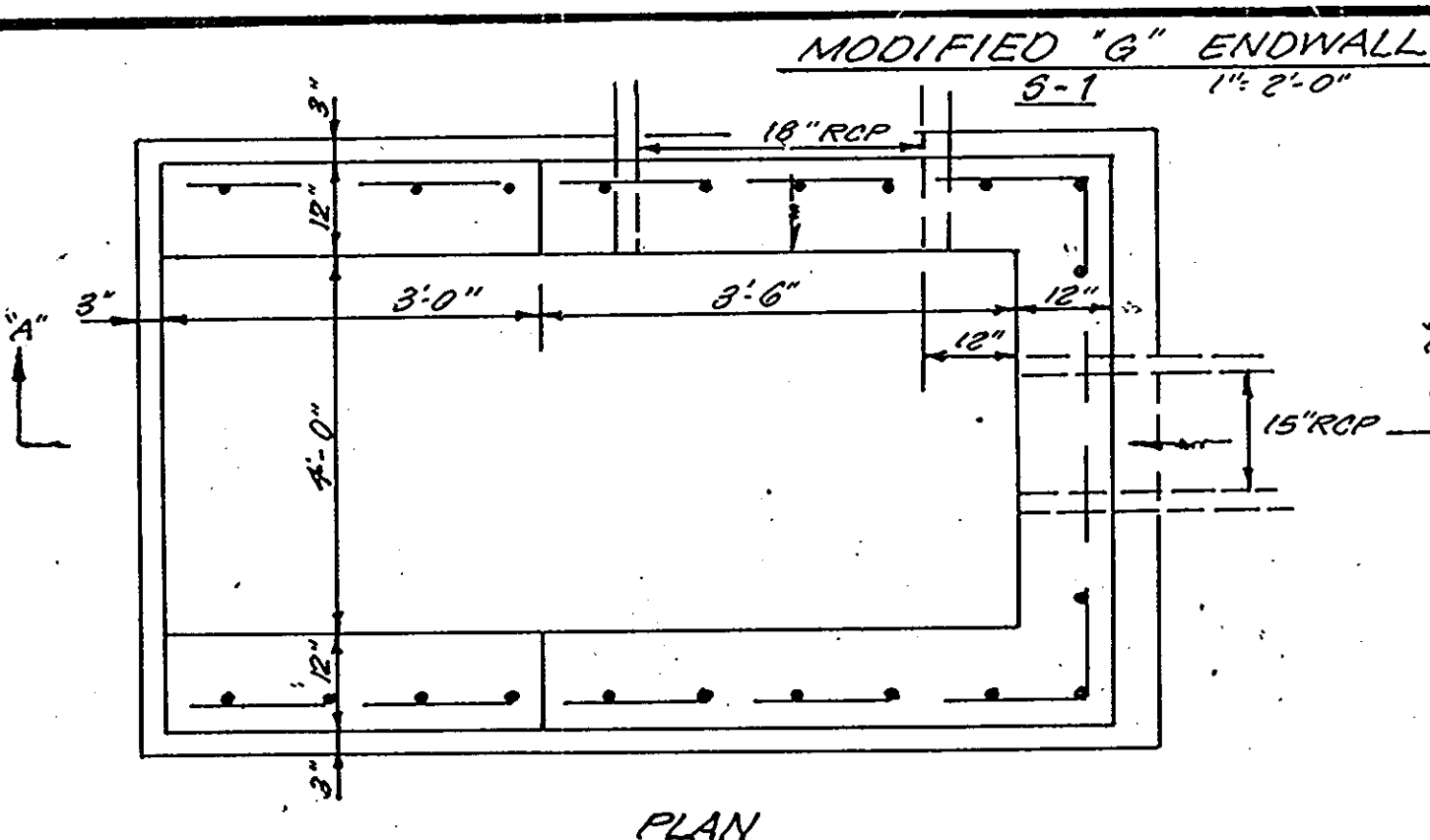
Date: 12-22-82

U.S. SOIL CONSERVATION SERVICE

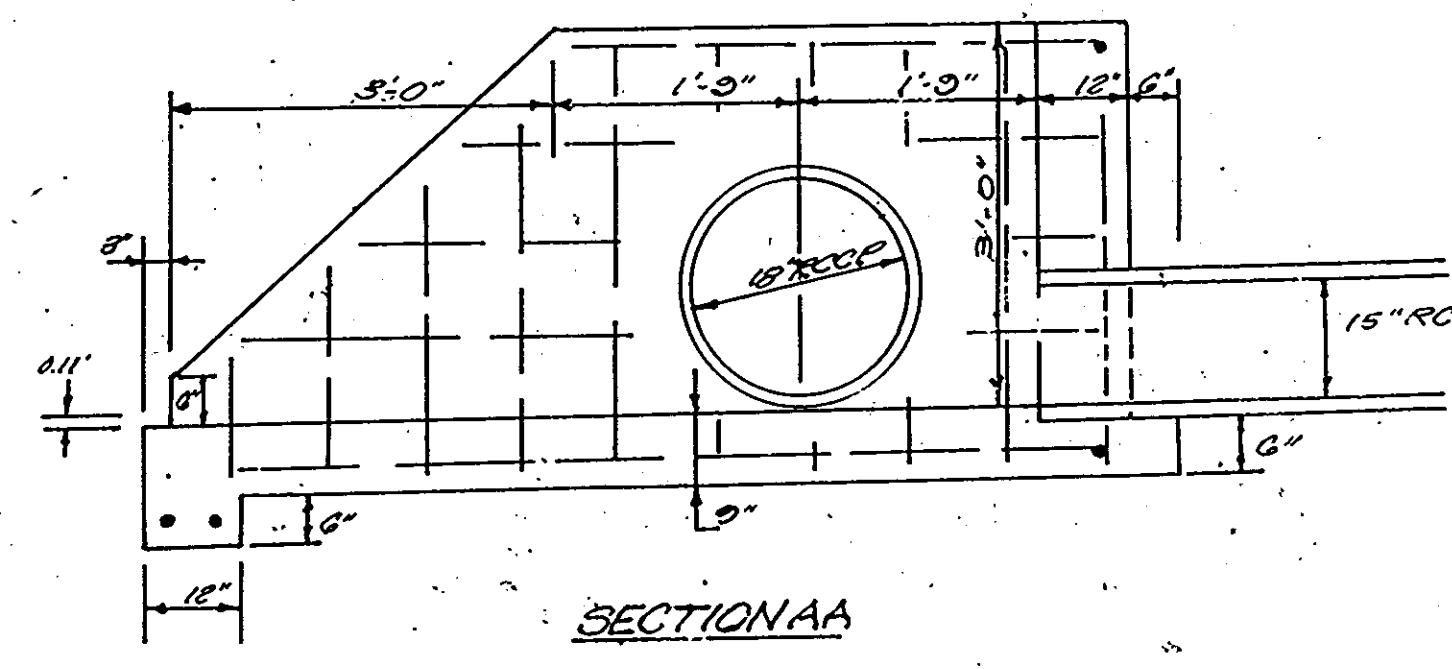
This plan is approved for soil erosion & sediment control by the Howard Soil Conservation District

Date: 12-22-82

HOWARD SOIL CONSERVATION DISTRICT

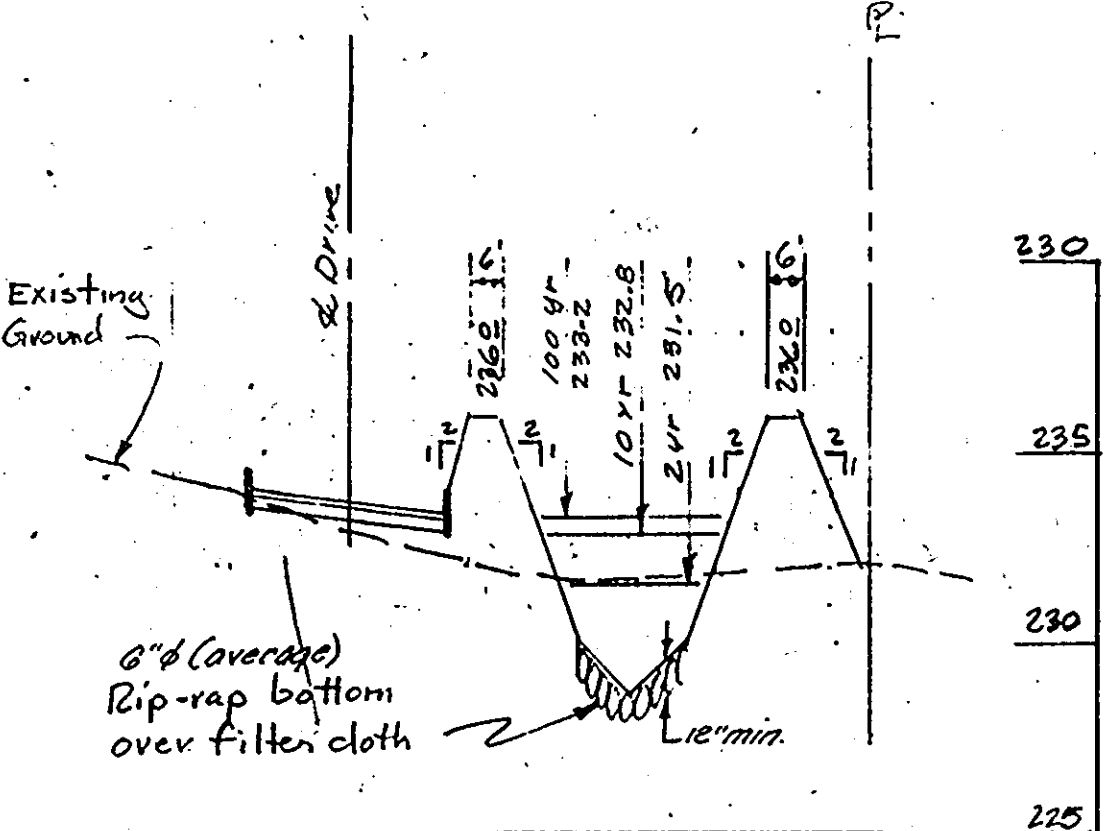
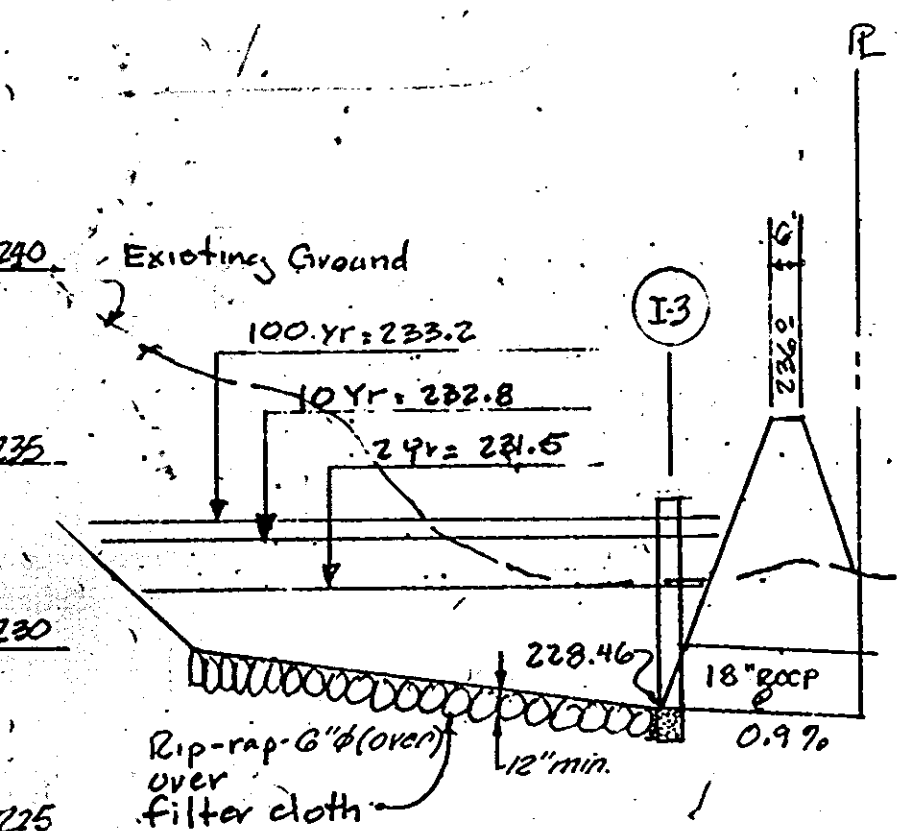


- Notes**
1. All concrete to be class "A"
 2. Exposed edges 1/4" chamfer
 3. All reinforcement to be deformed bars
 4. All reinforcing bars to be located 3" from face of concrete surface and 18" o.c. and hooked over end
 5. Horizontal bars 1/2" dia
 6. Vertical bars 3/4" dia

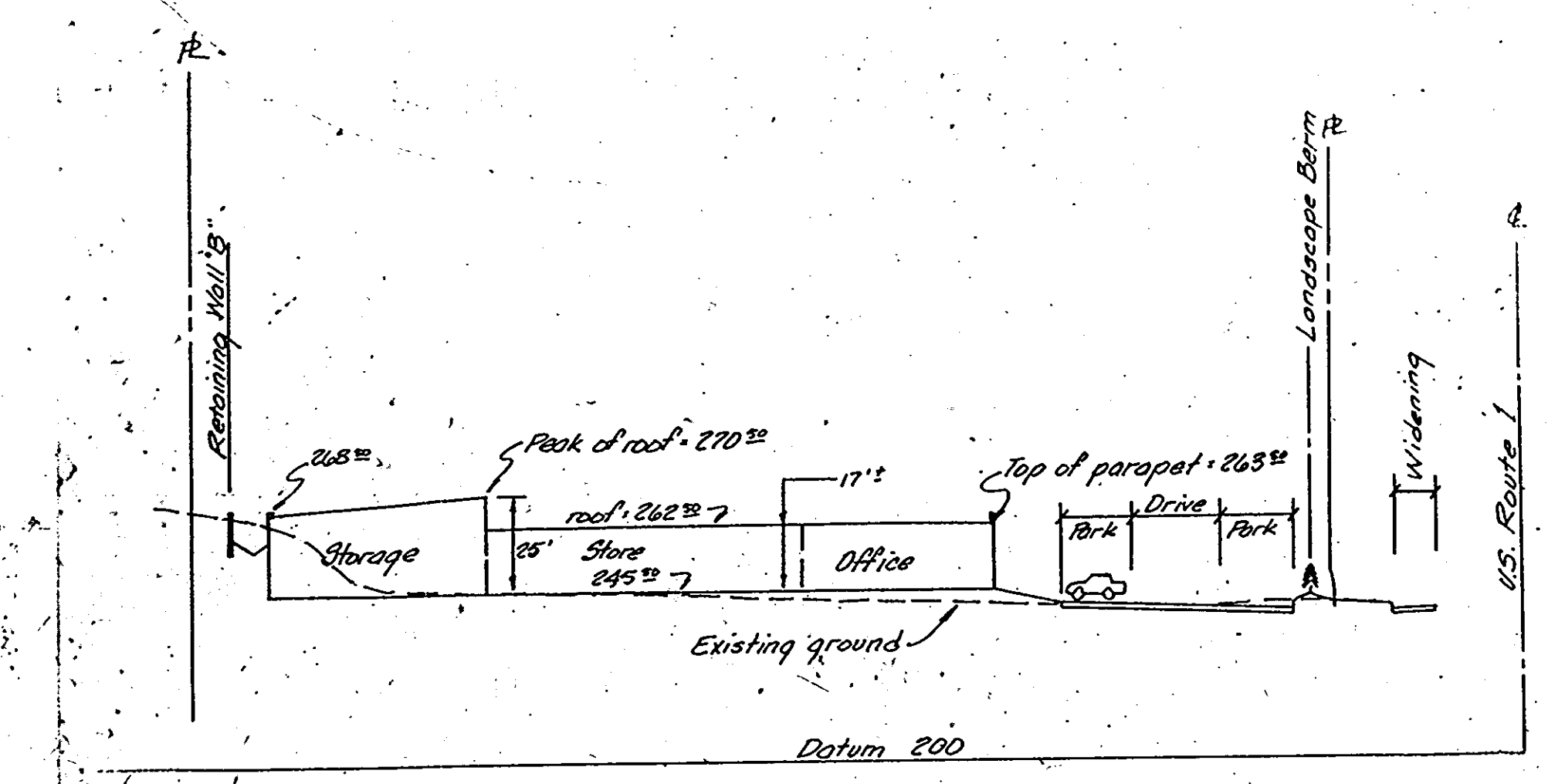


EAST - WEST SECTION

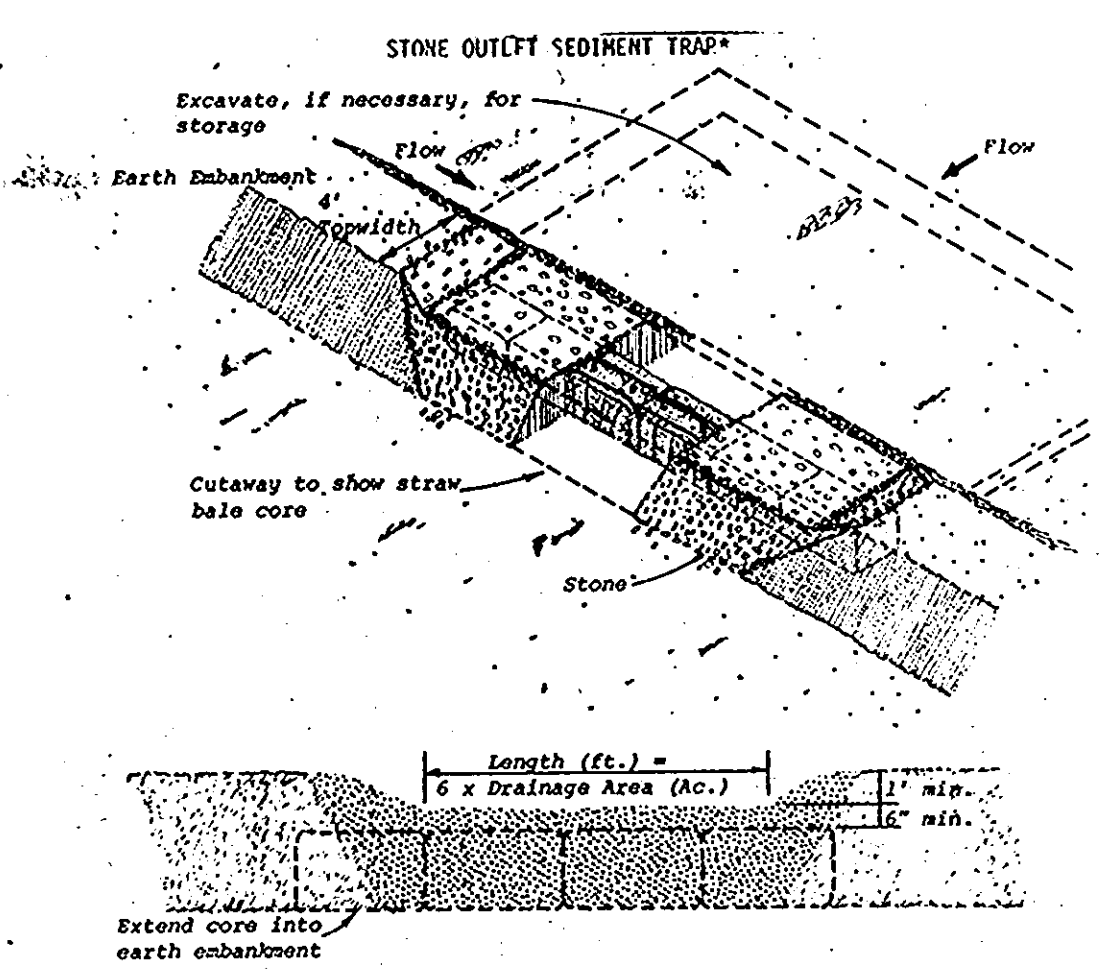
NORTH - SOUTH SECTION



CROSS SECTIONS - STORM WATER BASIN
Scale: Hor: 1" = 30', Vert: 1" = 5'

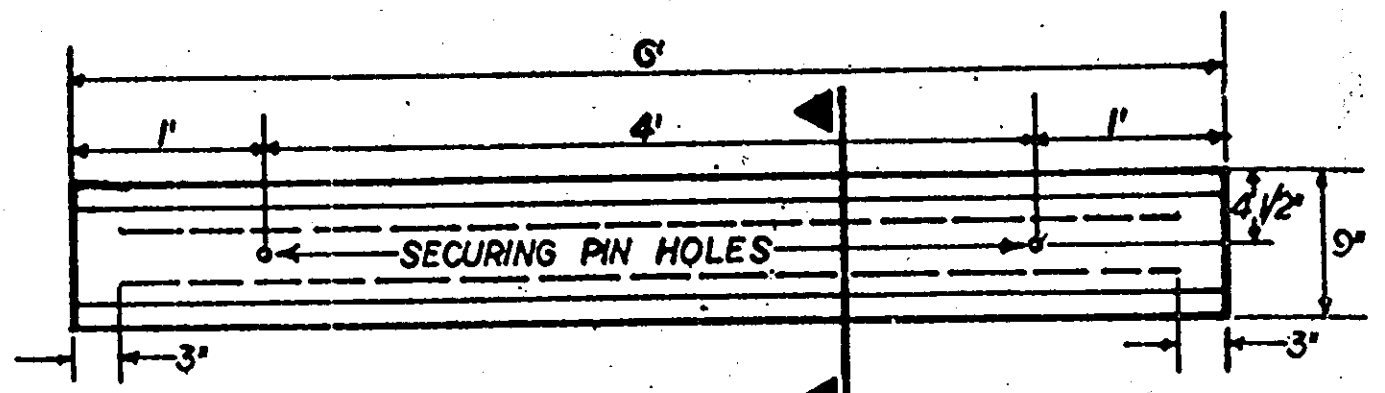


Section A-A Building Profile
1" = 40'

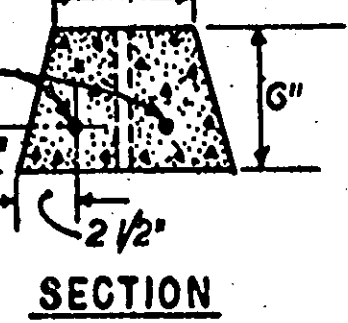


ELEVATION
NOTE - Drawings show straw bales used for core. Bales are anchored as per Standard and Specifications for Straw Bale Dike. Other materials (e.g., timber or concrete block) may also be used for core. Firmly anchor all core material to ground.

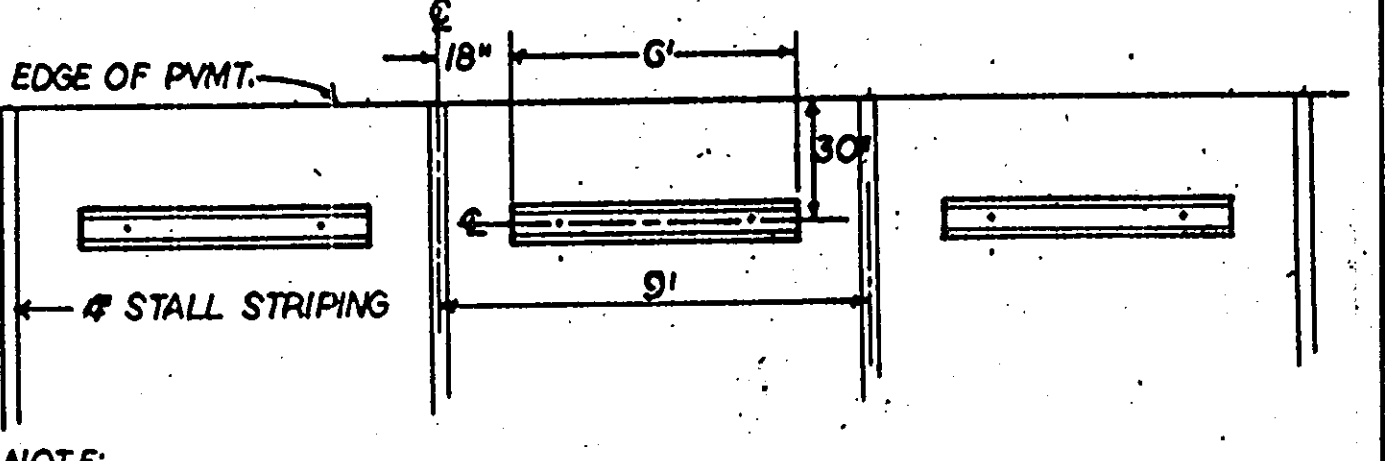
- Construction Specifications**
1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
 2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
 3. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 4. The structure shall be inspected after each test and repairs made as needed.
 5. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 6. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
 7. All cut and fill slopes shall be 2:1 or flatter.
 8. The crushed stone used in the outlet shall meet AASHTO designation M3, Size No. 2 or 24 or its equivalent such as MSHA No. 2. Gravel, meeting the above gradation, may be used if crushed stone is not available. Crusher run is not acceptable.
 9. Drainage area less than 5 acres.



PLAN



SECTION

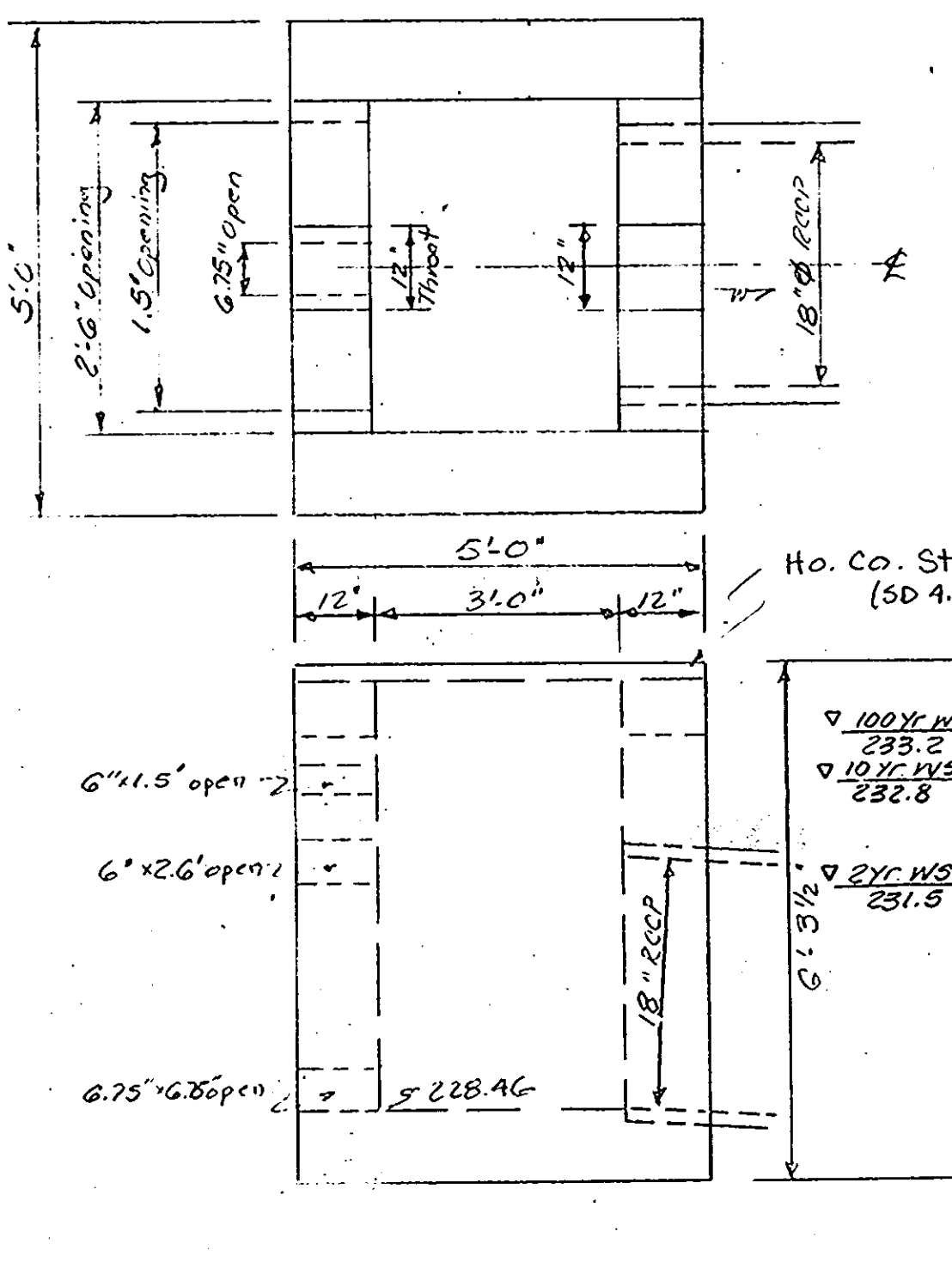


NOTE: SECURE EACH WHEEL STOP TO P.V.M.T. WITH TWO No. 4 DEFORMED BARS 24" IN LENGTH.

PLACEMENT

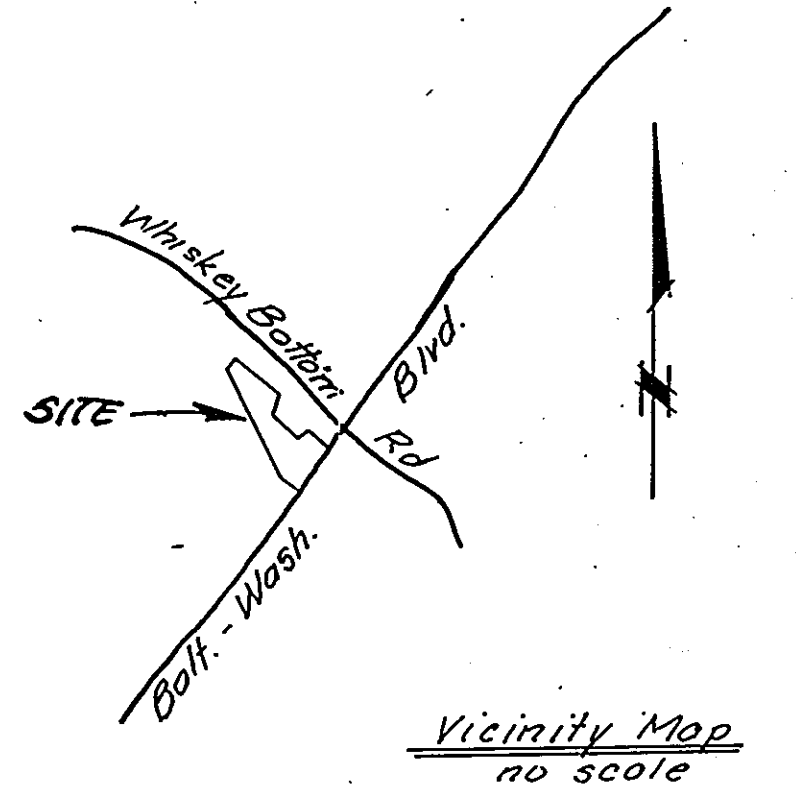
CONC. WHEEL STOPS

PLANS W/GRATE REMOVED



Note:
Inlet to be built in accordance with notes & specifications found on Howard Co Std details SD 4.1244.13

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-8-82

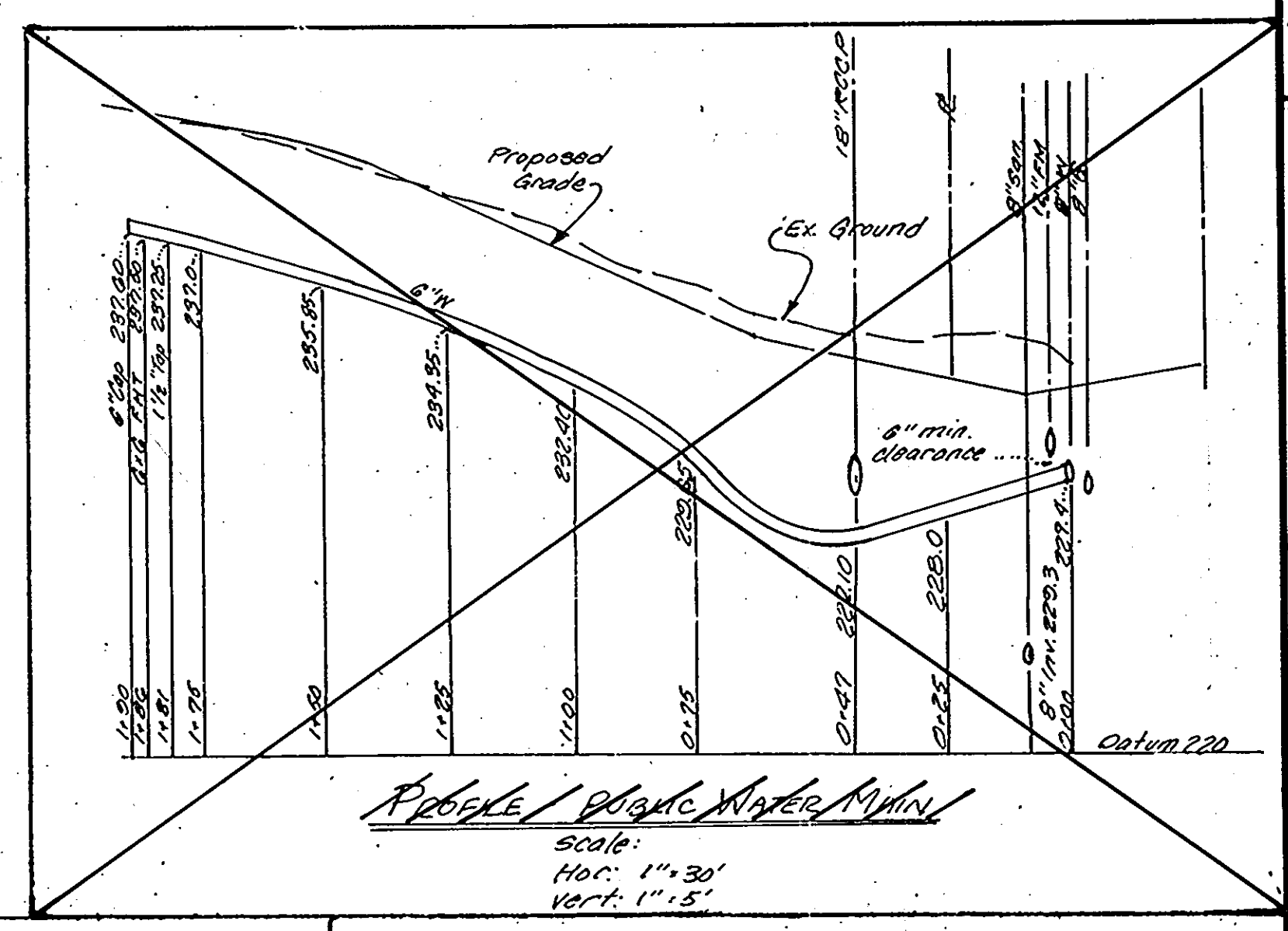


Vicinity Map
no scale

RIGHT ELEVATION **FRONT ELEVATION**

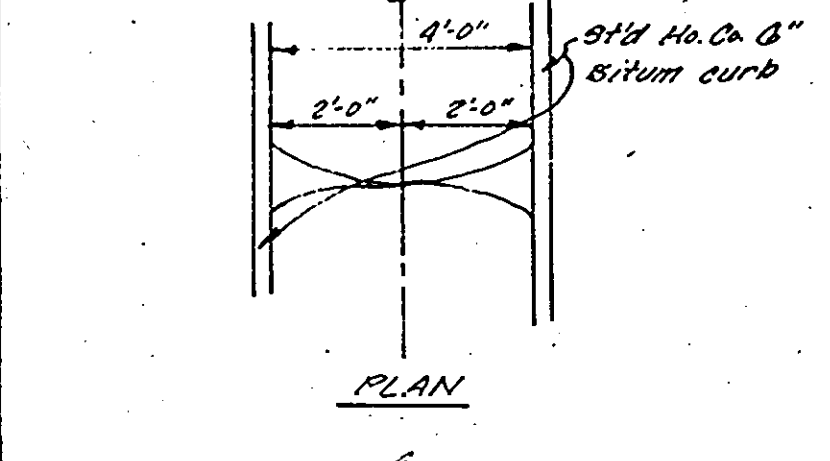
MODIFIED "K" INLET - I-3

Scale: 1" = 2'-0"

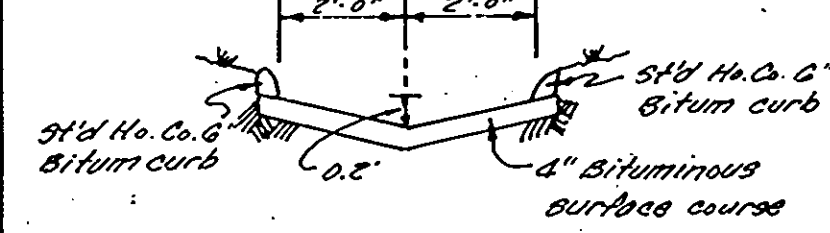


Revised Storm Water Basin
Scale: Hor: 1" = 30', Vert: 1" = 5'

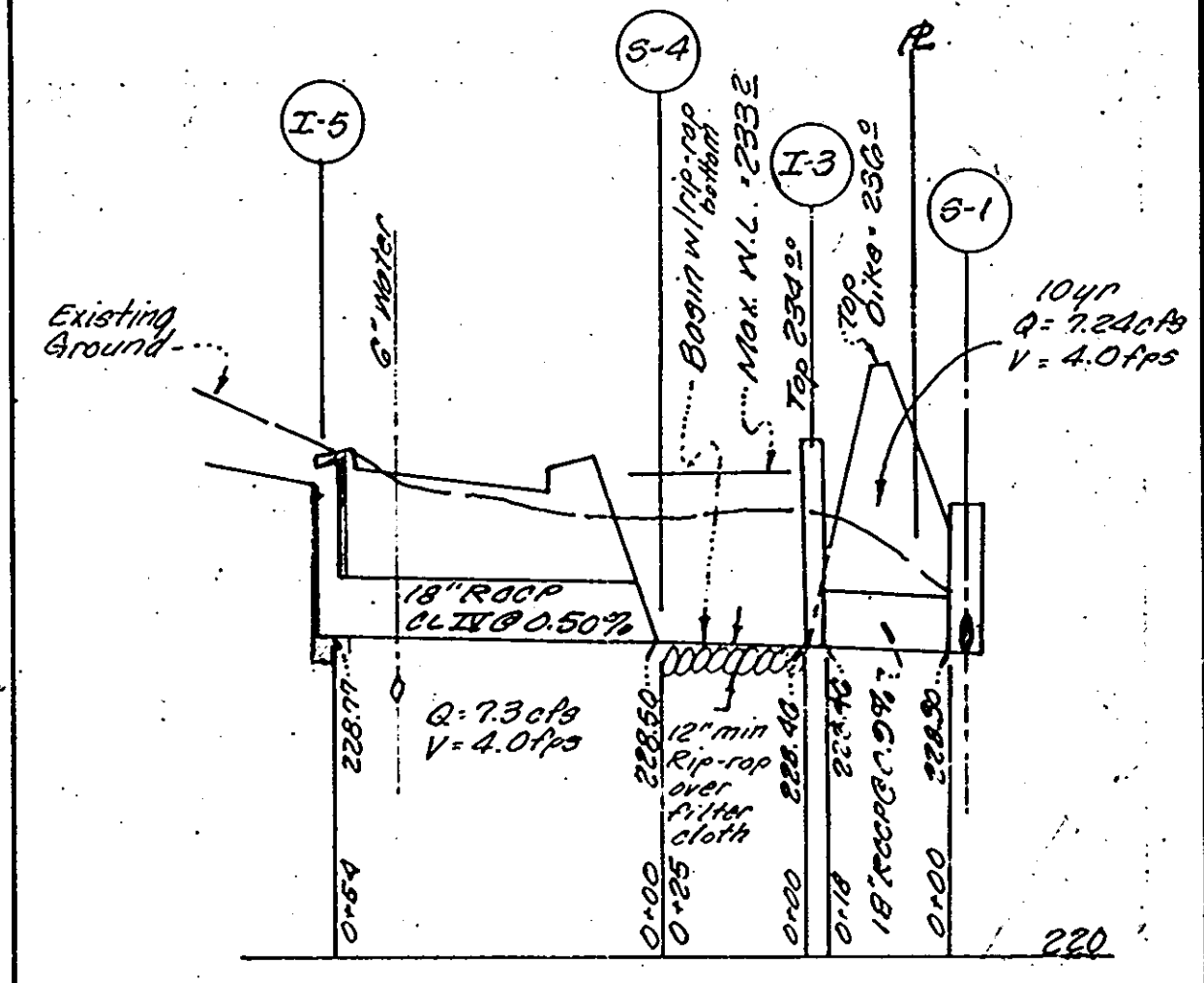
DETAIL: BITUMINOUS FLUME
(No Scale)



PLAN



SECTION



DETAIL SHEET

PINDELL PROPERTY

PARCEL B-1
Plot # 5215
Tax Map 50 Parcels 595 & 62. 6th E.D.
Howard Co., Maryland

SURVEYOR'S CERTIFICATE
I certify that this plan of development & plan for erosion & sediment control represents a practical & workable plan based on my personal knowledge of the site conditions & that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Date: 12-21-82



Edward L. Rogers
Edward L. Rogers
12114

OWNER'S CERTIFICATE
I certify that all development and/or construction will be done according to this plan of development & 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 & erosion before beginning the project.

Marcia J. Cain 12-21-82
Owner Date

Approved: for public water, public sewerage, & storm drainage systems & public roads.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Date: 12-23-82
Healy F. Newmyer
Director

Date: 12-23-82
Dr. James M. Boyd, Jr.
County Health Officer

Approved: for public water & public sewerage systems.
HOWARD COUNTY HEALTH DEPARTMENT

Date: 12-30-82

Approved: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Date: 12-30-82

Date: 12-30-82
John W. Huseman
Chief, Division of Land Development & Zoning Administration

Date: 12-20-82
John W. Huseman
Chief, Division of Land Development & Zoning Administration

Reviewed for Howard Soil Conservation District and meets technical requirements.
Date: 12-22-82

Date: 12-22-82
J. K. Abram
Signature

U.S. SOIL CONSERVATION SERVICE

This plan is approved for soil erosion & sediment control by the Howard Soil Conservation District
Date: 12-22-82

Date: 12-22-82
John W. Huseman
HOWARD SOIL CONSERVATION DISTRICT

OWNER:	NO.	REVISIONS	DATE
R/E Joint Venture P/Instp 3424 Eastern Ave. Baltimore MD 21224			



DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9890

DATE Aug. 31, 1982
DRAWN FAS
CHECKED M.S.
SCALE As Shown
PROJECT NO. 84-01

DATE	SHEET
Aug. 31, 1982	5
OF 6	
PROJECT NO. 84-01	