

SHEET INDEX

DESCRIPTION
1 SITE DEVELOPMENT PLAN
2 DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN
3 PLANTING PLAN AND DETAIL SHEET

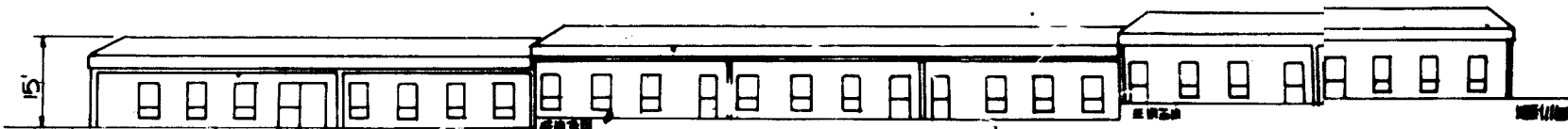
GENERAL NOTES

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

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED FEBRUARY 1984 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 IN VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE EXISTING STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS TO BE CONSTRUCTED UNDER F-83-118. THIS PLAN IS PREDICATED UPON CONSTRUCTION IN ACCORD WITH F-83-118 BEING COMPLETE.

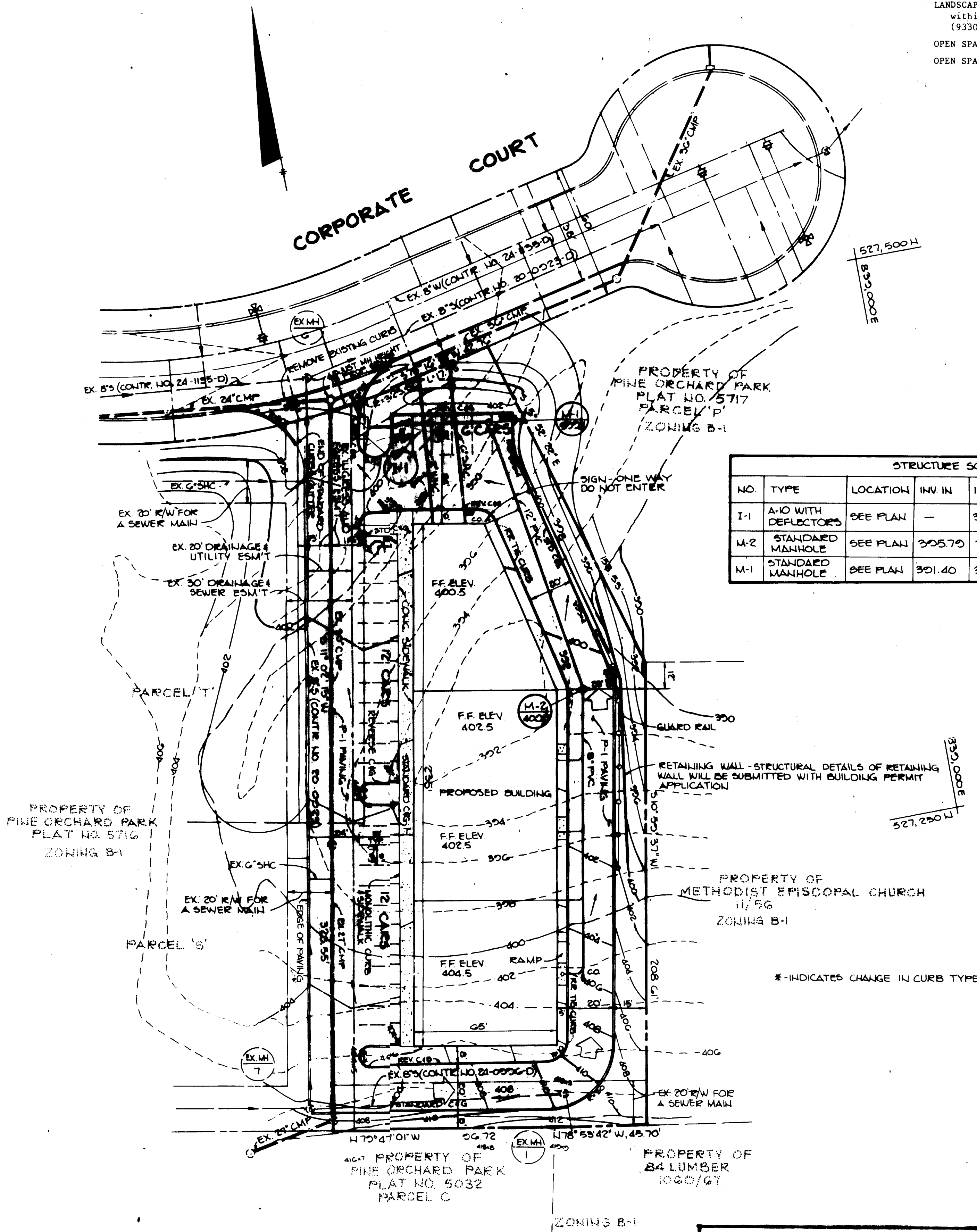
SEQUENCE OF CONSTRUCTION

- OBTAIN REQUIRED GRADING PERMIT
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT TRAP. INSTALL DIVERSION DIKES WEST AND NORTH OF SITE AS SHOWN. INSTALL SILT FENCE. SEED DIKES AND SEDIMENT TRAP ACCORDING TO TEMPORARY SEEDING NOTES.
- BEGIN GRADING. AS DRIVEWAY TO REAR OF BUILDING IS FILLED, MAINTAIN DIVERSION DIKE AT TOP OF FILL SLOPE AS INDICATED. CONSTRUCT RETAINING WALL.
- CONSTRUCT BUILDING. INSTALL CURB AND GUTTER AND STABILIZE SLOPES AND ALL DISTURBED AREAS ACCORDING TO PERMANENT SEEDING NOTES.
- UPON APPROVAL OF SOIL CONSERVATION DISTRICT, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL DEVICES AND PERMANENTLY RESEED DISTURBED AREAS.



EAST BUILDING ELEVATION

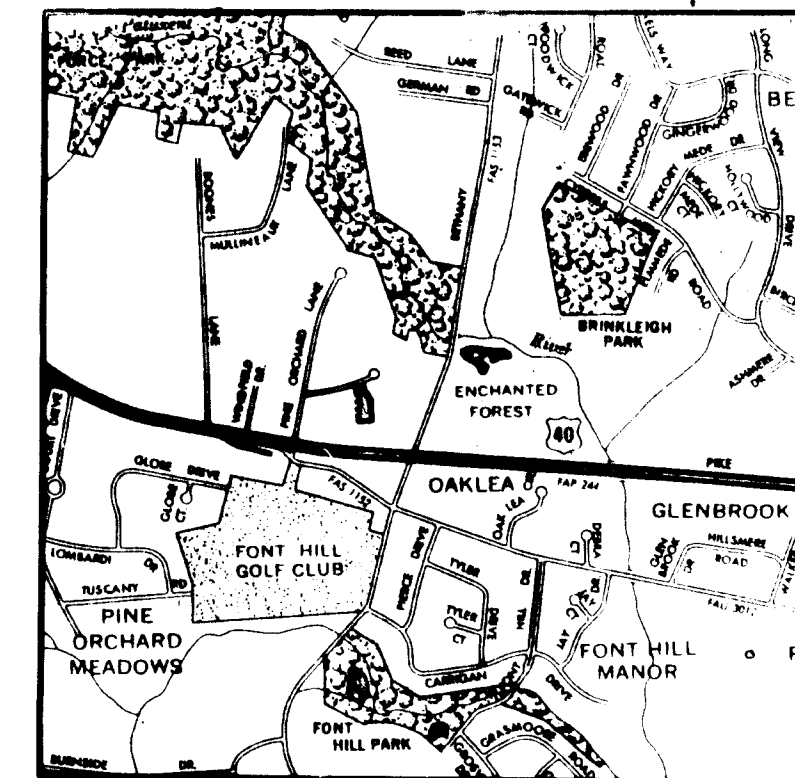
SCALE: 1"=30'



STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	HC STANDARD DETAIL
I-1	A-10 WITH DEFLECTORS	SEE PLAN	-	300.40	300.0	SD 402 S.O. 4.03
M-2	STANDARD MANHOLE	SEE PLAN	305.70	305.30	400.0	G. 5.01
M-1	STANDARD MANHOLE	SEE PLAN	301.40	301.20	300.1	G. 5.01

SITE TABULATION

EXISTING ZONING	B-1	43,767
TOTAL AREA	1,005,407 SF	(43,770 SF)
BUILDING COVERAGE PERMITTED	21,889 SF	(50%)
BUILDING COVERAGE PROPOSED	14,091 SF	(32%)
PROPOSED BUILDING USE	OFFICE	
PARKING PROPOSED:		
40 Employees		
@ 7 spaces per 10 employees		
= 28 spaces required		30 spaces provided
LANDSCAPED ISLANDS		
within parking areas		675 SF (7.2%)
(9330 SF of parking area)		
OPEN SPACE REQUIRED		8,756 SF (20%)
OPEN SPACE PROVIDED		9,482 SF (21.7%)



VICINITY MAP

SCALE: 1"=2000'

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

Joseph Boykin 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Acting Amabel Rendell 5-9-84
PLANNING DIRECTOR DATE

Richard M. ... 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS

Steve E. ... 5-7-84
DIRECTOR DATE

William B. ... 5-4-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO. REVISION

OWNER: ANGELO AMABILE AND ELISABETH AMABILE
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21207

DEVELOPER: VENUS CONSTRUCTION COMPANY
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21207

PROJECT: **PINE ORCHARD PARK**

AREA RECORD PLAT RECORDING REFERENCE NO. 5187
TAX MAP NO. 24 PARCEL 10
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland 21041 (410) 461-2999

4-13-84

DESIGNED BY GRB

DRAWN BY DAM

PROJECT NO. 000100

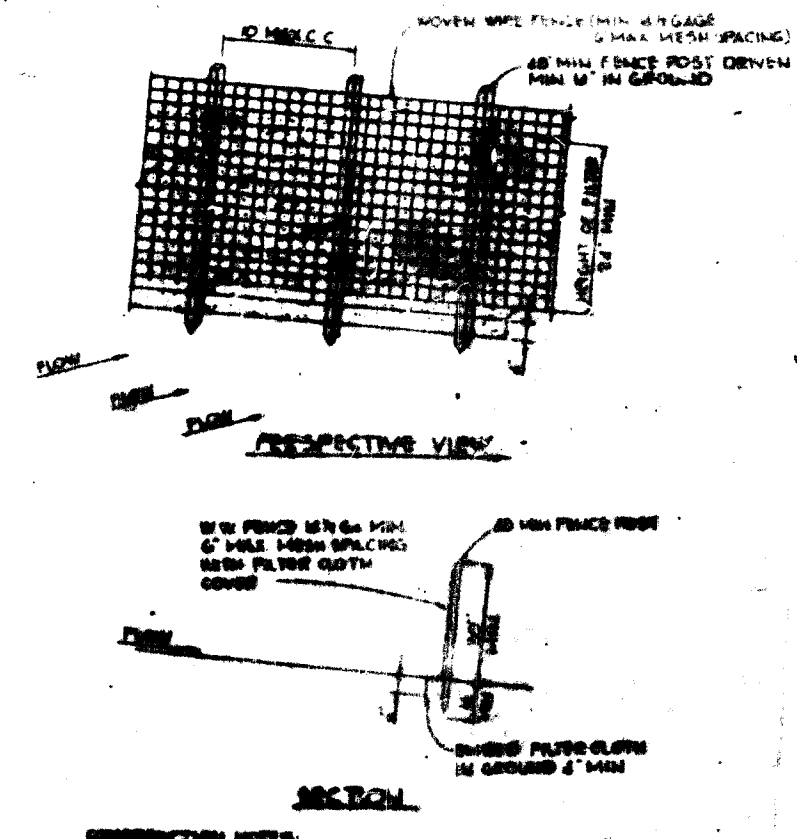
DATE: 3/6/84

SCALE: 1"=30'

DRAWING NO. 1 OF 3

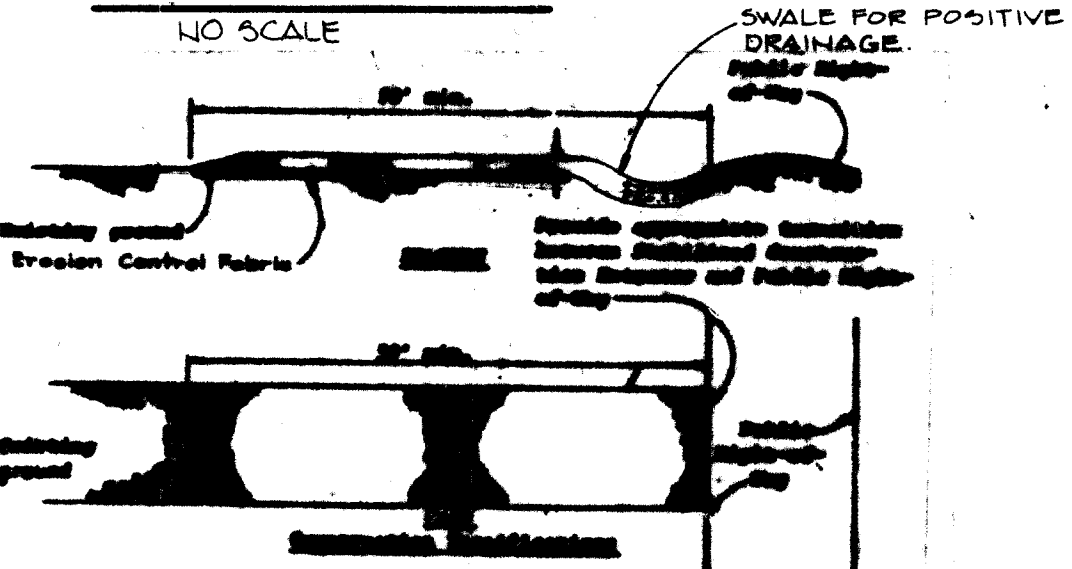
APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 4-3-84
M. J. ...

SECTION	SECTION	SECTION	SECTION	SECTION	SECTION
PINE ORCHARD PARK	SECTION 2	R-1	R-1	3240 CORPORATE COURT	
PLAT FOR UPLOADER'S BOUNDARY TAX MAP PUBLIC USE					
5767	B-1	TAX MAP 24	2ND	0022	
WATER CODE		SEWER CODE			
F-14		500.0000			



TYPICAL CROSS SECTION STONE OUTLET WEIR
NO SCALE

SILT FENCE
NO SCALE



DIVERSION DIKE
NO SCALE

STONE CONSTRUCTION ENTRANCE
NO SCALE

SEDIMENT CONTROL CONSTRUCTION NOTES
GENERAL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (922-2070).
- All sediment control structures will be installed in accordance with "The Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" as prepared by the U.S. Department of Agriculture Soil Conservation Service.
- Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
- All disturbed areas are to be dressed and stabilized according to the temporary or permanent seeding schedules as soon as proper weather conditions exist for the establishment of a permanent vegetative cover.
- Sediment will be removed from traps when the depth reaches the clean out elevation shown on the plans.
- Fertilizer and lime rates may be changed through authorization by the Howard Soil Conservation District if soil tests determine a reduction in the specified rates is justified.
- All sediment control structures are to remain in place and are to be maintained in operative condition unless permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- References called for on the sediment control construction plan and details are made to "The Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas".
- Sediment control will be installed before clearing and grubbing remainder of site.
- No storm drains shall be installed under this contract.

TEMPORARY SEEDING
Area to be seeded shall be recently loosened. If the ground is packed, crusted or hard, the top layer of soil shall be loosened by dicing, raking or other acceptable means.

- Apply 10-20-10 fertilizer (or equivalent) at the rate of 600 lbs. per acre or 15 lbs. per 1000 square feet.
- Where soil is known to be highly acid, apply dolomitic limestone at the rate of 1 ton per acre.
- Work both into soil and seed with cyclone seeder, drill, cultipacker seeder or hydroseeder (mixer will include seed and fertilizer) at the rate of 40 lbs. per acre of Italian or perennial ryegrass.
- Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons, per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gal. per 1000 square feet.

PERMANENT SEEDING
Final stabilization will take place as soon as possible as weather conditions permit, as follows:

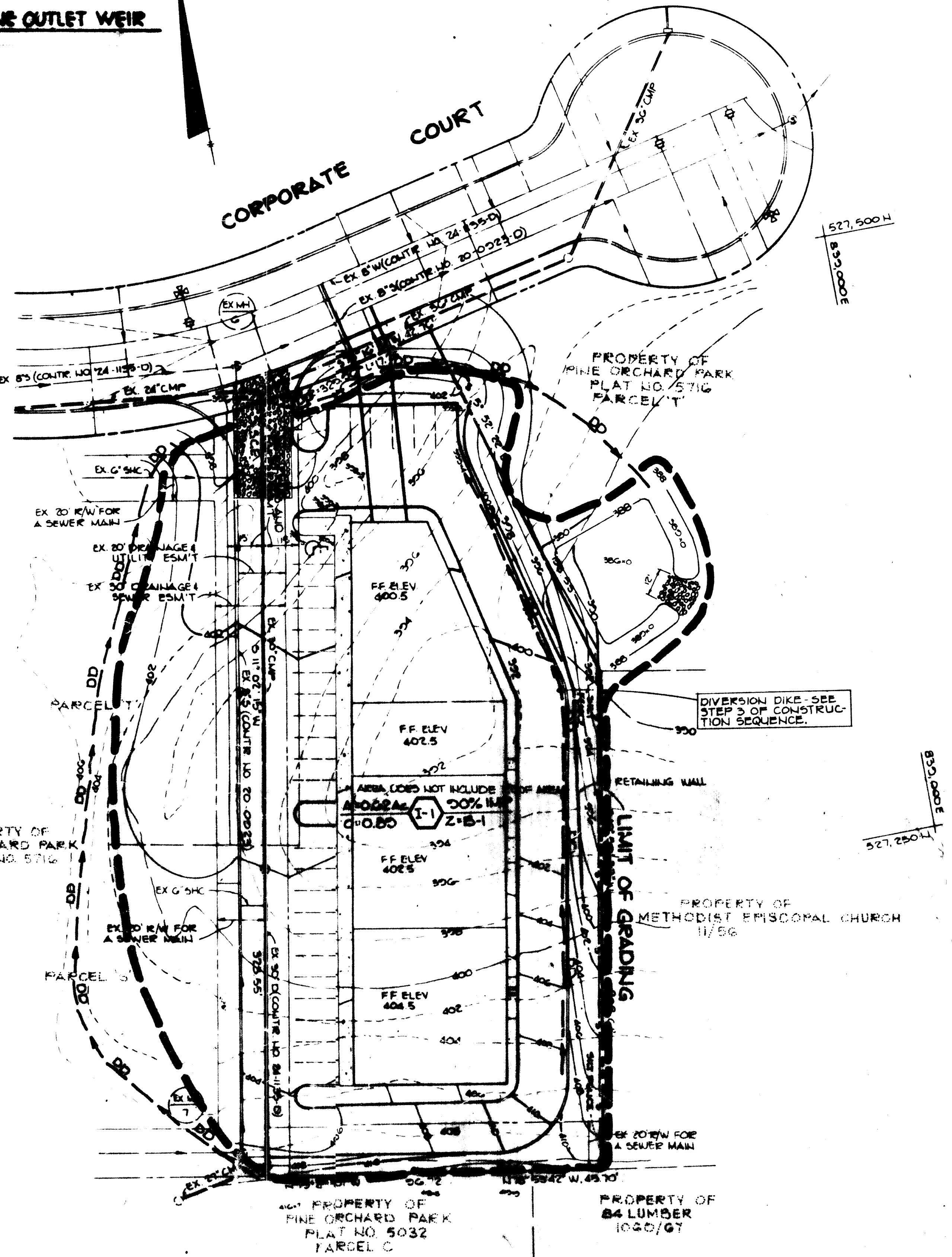
- Apply dolomitic limestone at the rate of 2 tons per acre (one ton per acre if application of ton per acre was made for temporary seeding.)
- Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre harrow or disc lime and 0-20-20 fertilizer into the soil to a minimum depth of 3" in low or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding apply 400 pounds of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.
- Seed with a mixture of certified "Merion" Kentucky bluegrass - 40 lbs. per acre; common Kentucky bluegrass @ 40 lbs. per acre; Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre.
- Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gallons per 1000 square feet.
- Seed all slopes with a mixture of certified Kentucky 31 tall fescue @ 50 lbs. per acre and inoculated Korean Lespedeza @ 15 lbs. per acre.
- Sodded swales shall be Kentucky 31 tall fescue.

SEDIMENT TRAP DATA

DRAINAGE AREA	1.72 ac.
DISTURBED AREA	1.4 ac.
VOLUME REQUIRED	3100 cu. ft.
VOLUME AVAILABLE	3470 cu. ft.
CLEAN-OUT ELEVATION	387.0
CREST ELEVATION	388.0
BOTTOM ELEVATION	386.0
BOTTOM DIMENSIONS	30' x 40'
DECK ELEVATION	388.0

SITE TABULATION

AREA OF SITE	1.005 Ac.
AREA DISTURBED	1.5 Ac.
AREA REVEGETATED	0.50 Ac.



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-3-84
[Signature]

BY THE DEVELOPER:
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
DEVELOPER: *[Signature]* DATE 4-22-84

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ENGINEER: *[Signature]* DATE 4-23-84

REVIEWED FOR *[Signature]* S.C.D. NAME AND MEETS TECHNICAL REQUIREMENTS DATE 4-30-84
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] S.C.D. DATE 4-30-84

APPROVED FOR PUBLIC WATER AND PUBLIC HEALTH DEPARTMENT, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE 5-8-84

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Acting Planning Director: *[Signature]* DATE 5-9-84
Acting Director: *[Signature]* DATE 5-9-84
CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE 5-9-84

APPROVED FOR PUBLIC WATER, FLOOD CONTROL, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director: *[Signature]* DATE 5-7-84
Chief, Bureau of Engineering: *[Signature]* DATE 5-9-84

DATE	NO.	REVISION

OWNER: ANGELO ANABILE AND EUSABETH ANABILE
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21202

DEVELOPER: VENUS CONSTRUCTION COMPANY
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21202

PROJECT: PINE ORCHARD PARK

AREA RECORD PLAT RECORDING REFERENCE: 24 PARCEL NO. 24 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

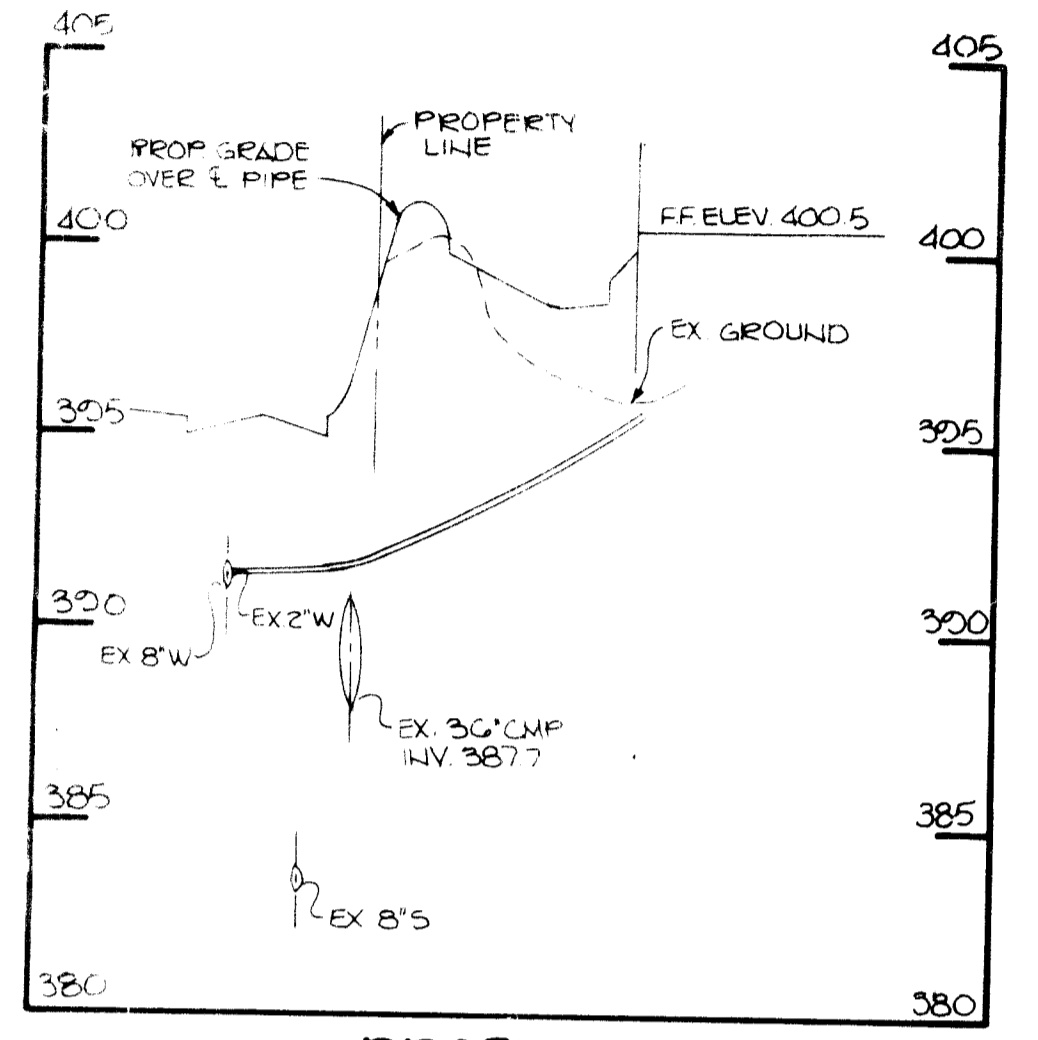
TITLE: DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. is a Civil Engineering Firm
8609 Baltimore National Pike, Suite 200, Baltimore, MD 21286

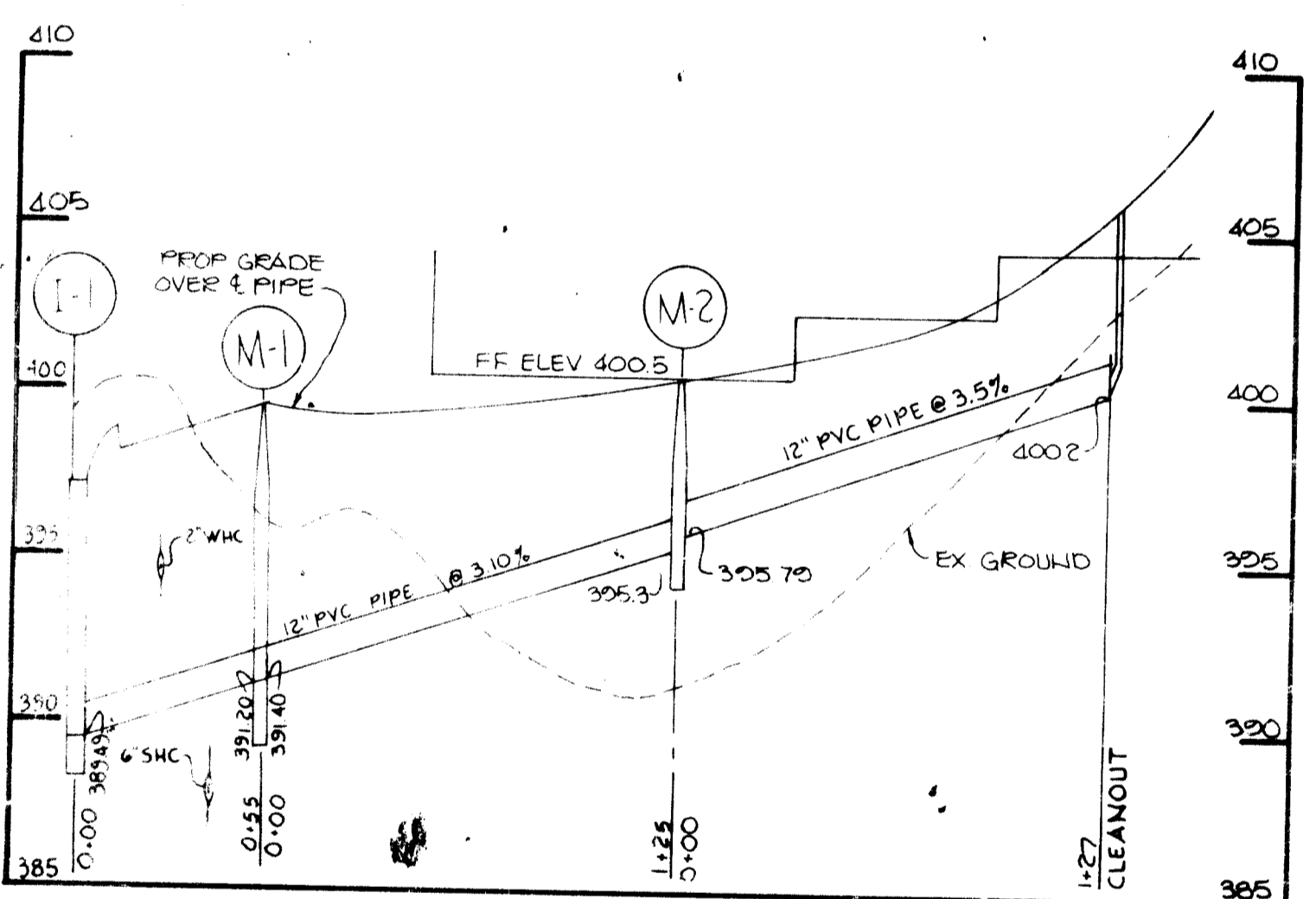
DESIGNED BY: GCB
DRAWN BY: GCB
PROJECT NO.: 84-001
DATE: 3/10/84
SCALE: 1" = 30'
DRAWING NO.: 3DP-84-223



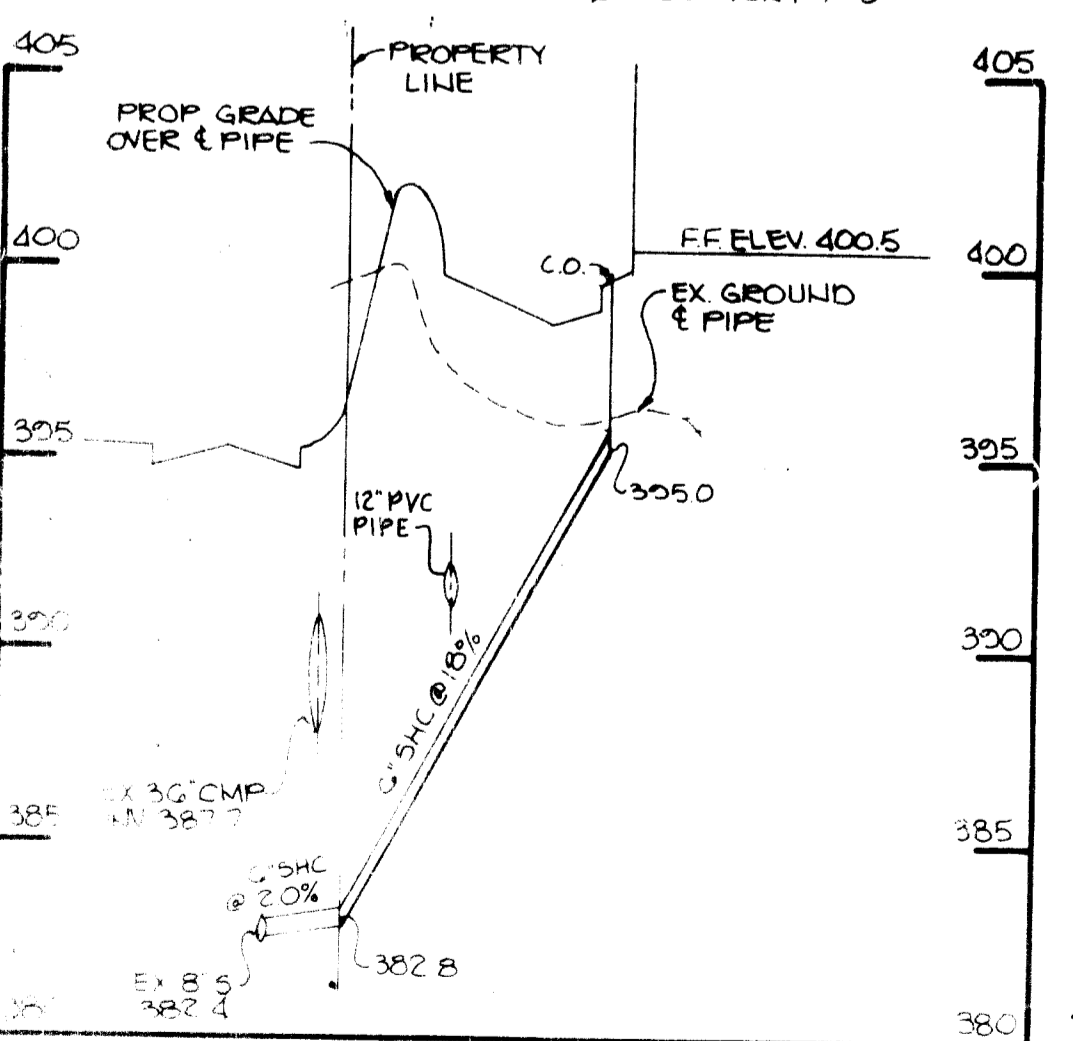
HANDICAP SIGN DETAIL
NO SCALE



PROFILE
SCALE: HORIZ 1"=50' VERT 1"=5'

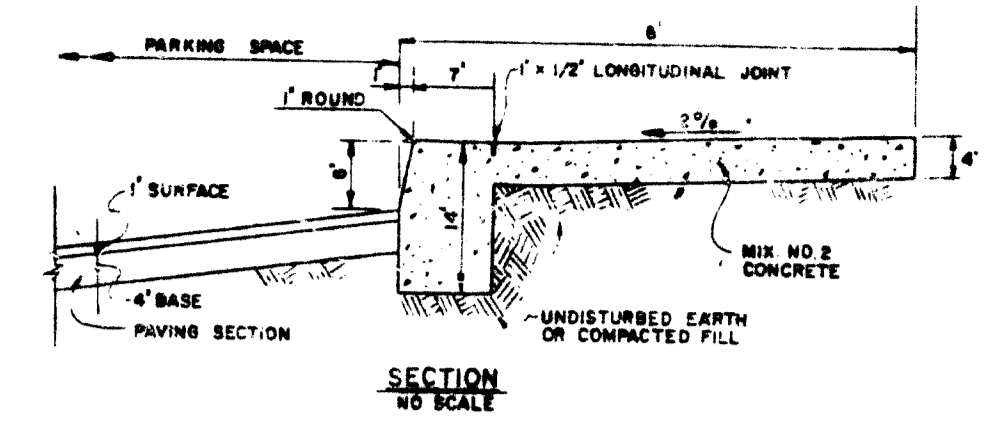


PROFILE
SCALE: HORIZ 1"=50' VERT 1"=5'

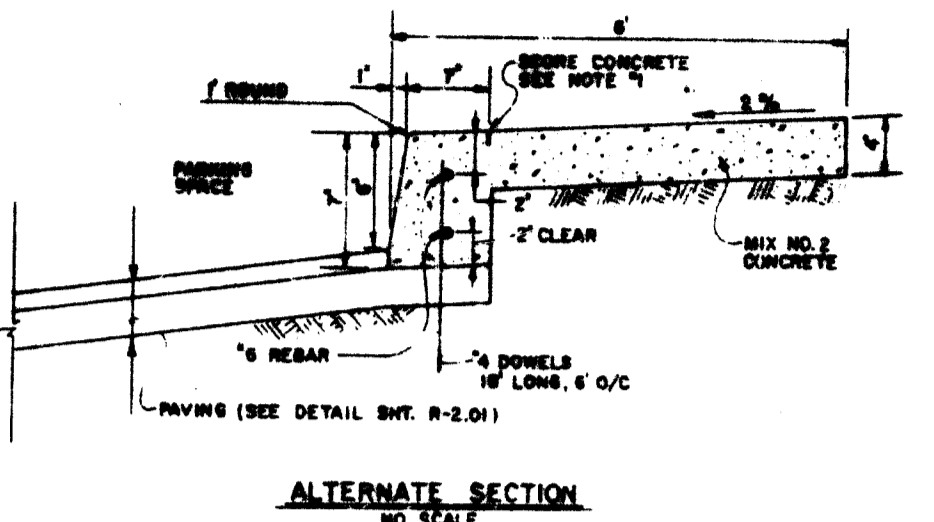


PROFILE
SCALE: HORIZ 1"=50' VERT 1"=5'

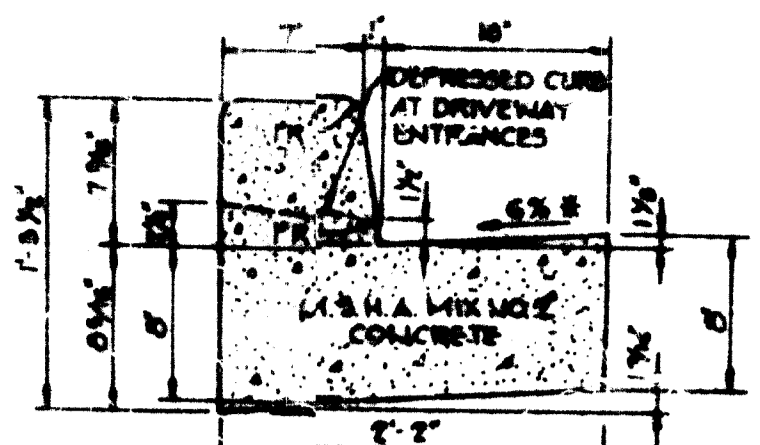
NOTES:
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTIGUOUS AND TO A DEPTH OF 1/4" THE SIDEWALK THICKNESS OR 1" MAX. LATITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4" AND SPACED 5' APART.
2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS IN LATITUDINAL JOINTS TO FULL CROSS-SECTION.



STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE

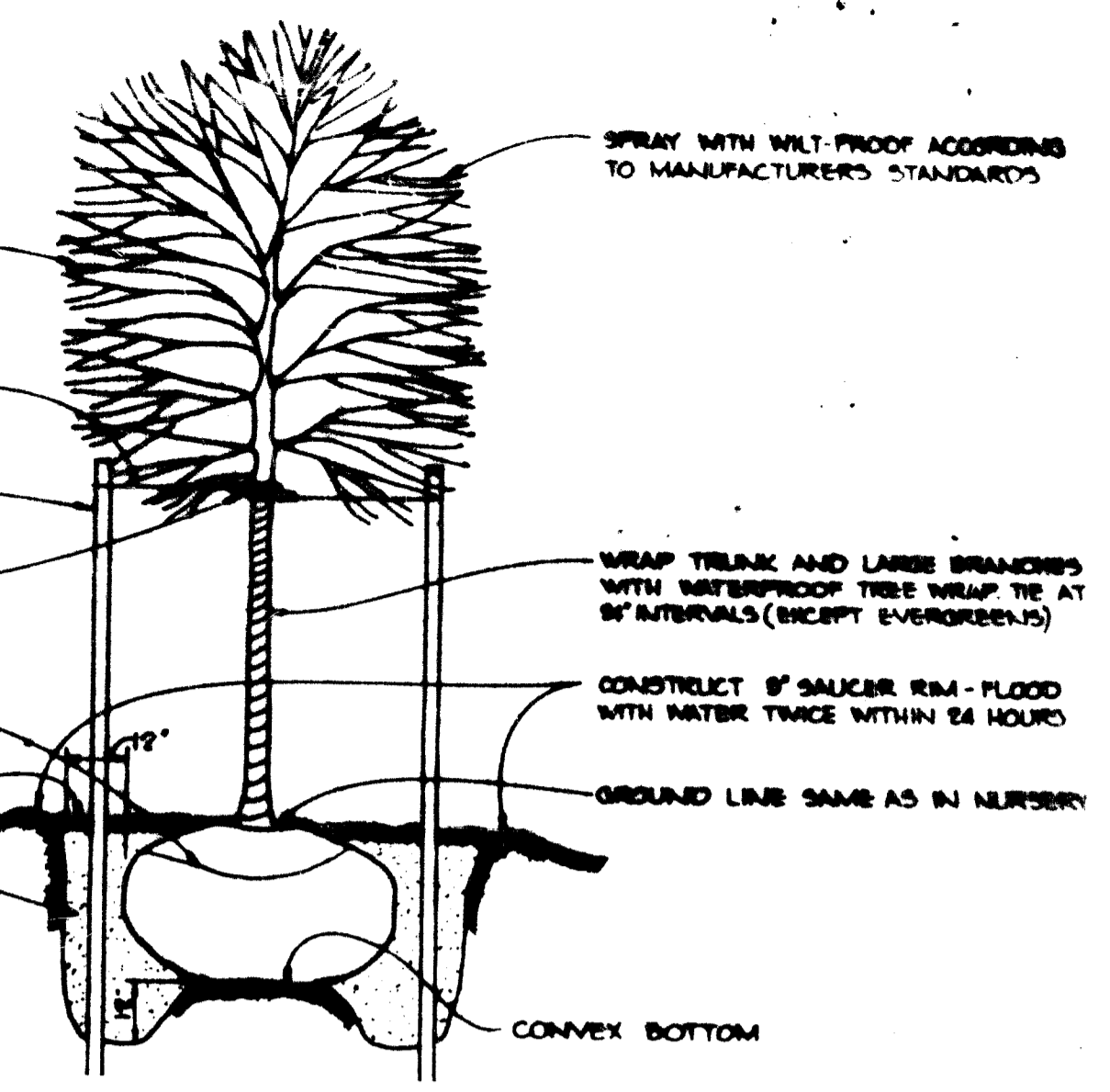


MONOLITHIC CURB & SIDEWALK PRIVATE PARKING AREA
NO SCALE

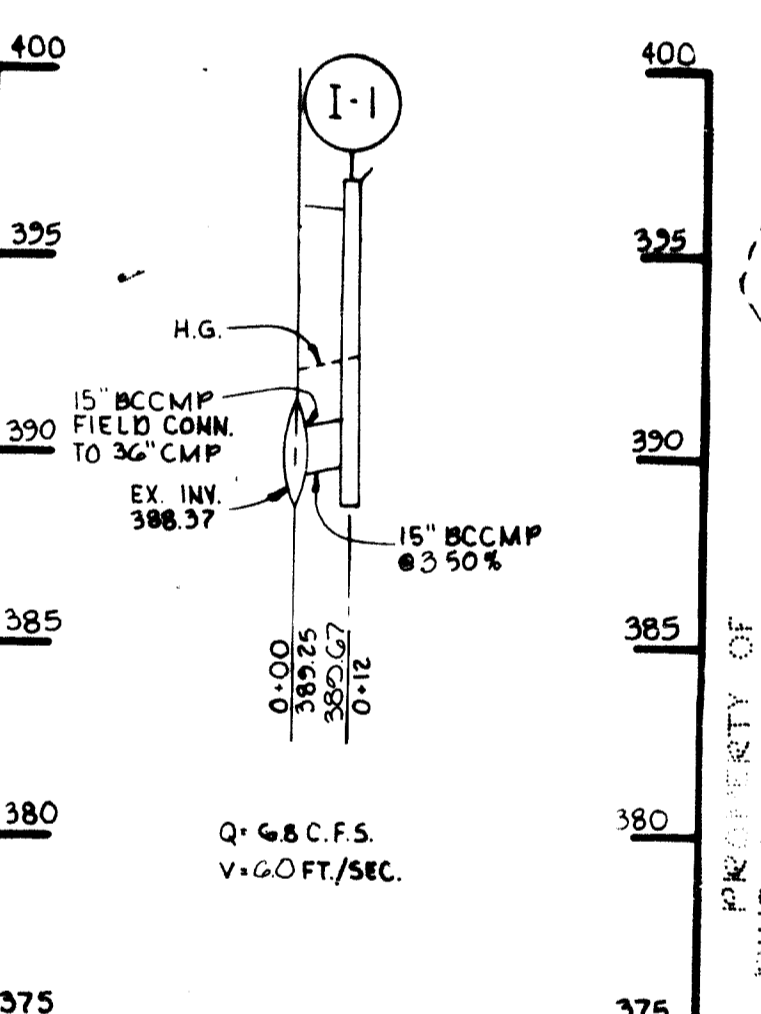


REVERSE 7" COMBINATION CURB & GUTTER
NO SCALE

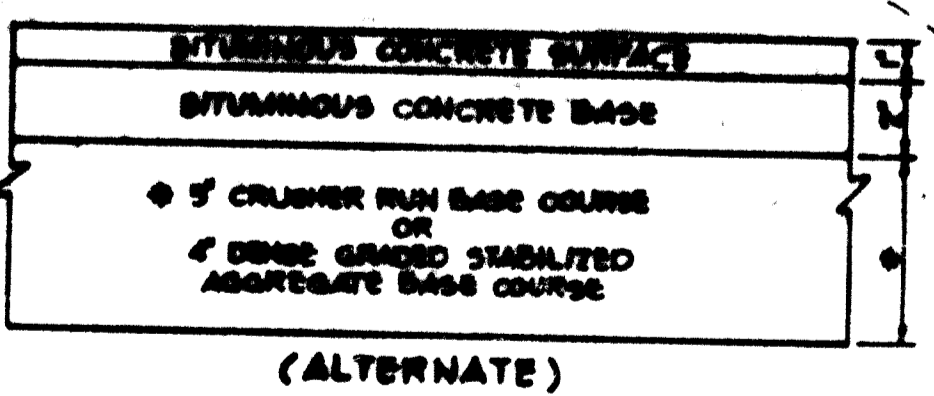
PRELIM 1/2 LEAF AREA BUT RETAIN NATURAL FORM OF TREE
DOUBLE 1/2 GALVANIZED WIRE GLYS TWISTED
2" x 2" OAK STAKES NOTCH STAKES TO HOLD WIRE
3 PIECES OF REINFORCED RUBBER HOSE
REMOVES ANY COVERING FROM TOP OF BALL
5" MULCH
TOP SOIL MIXTURE



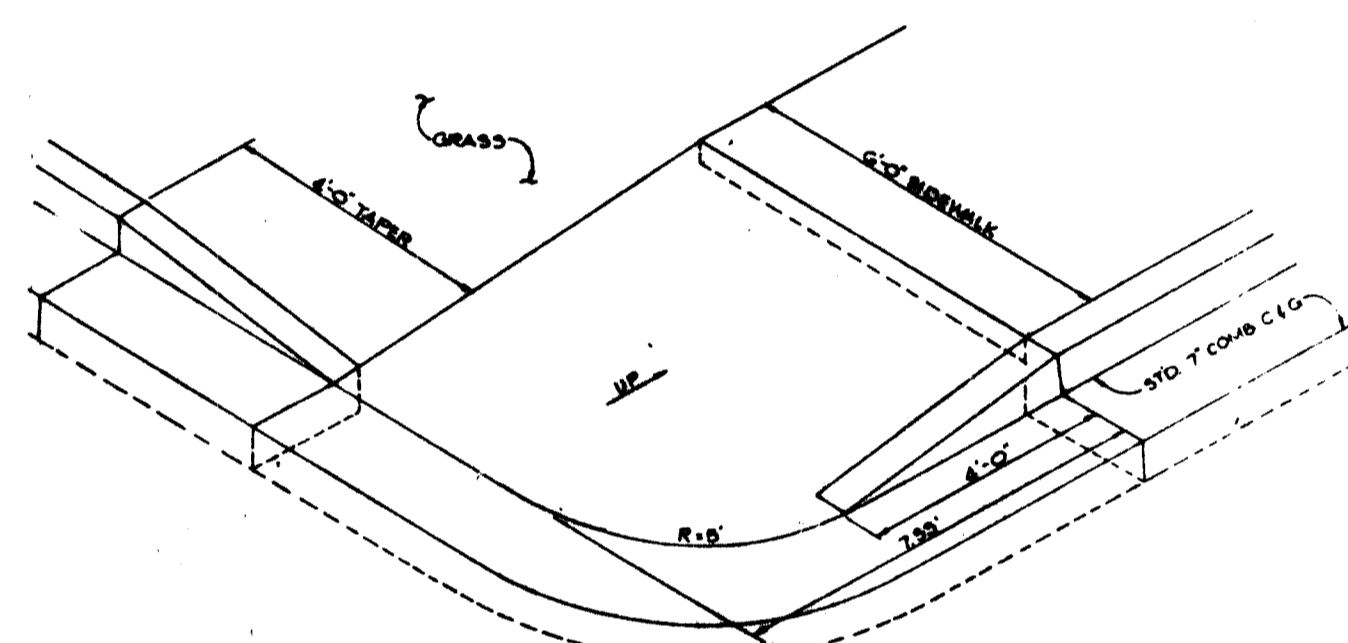
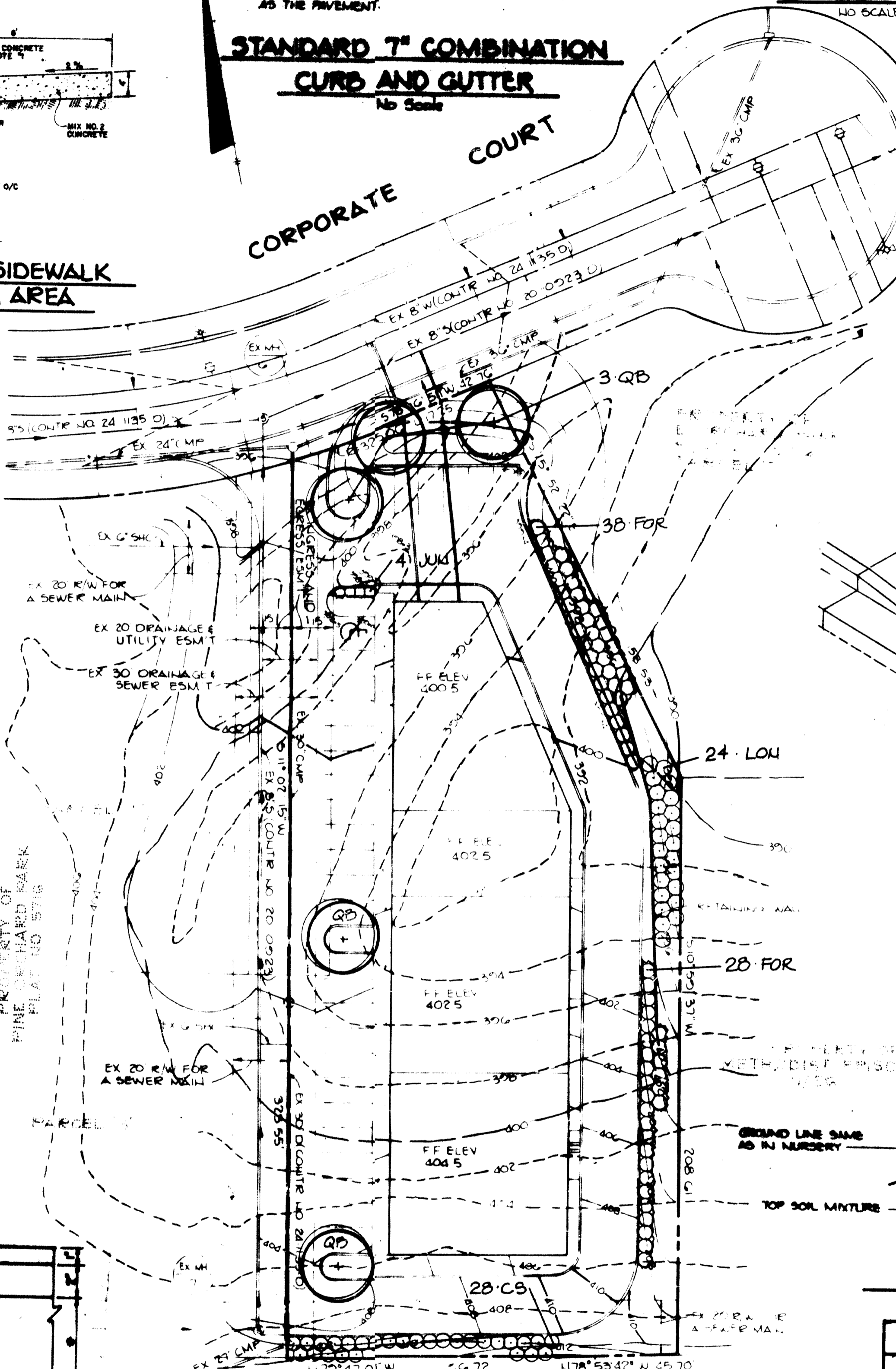
TREE PLANTING DETAIL
NO SCALE



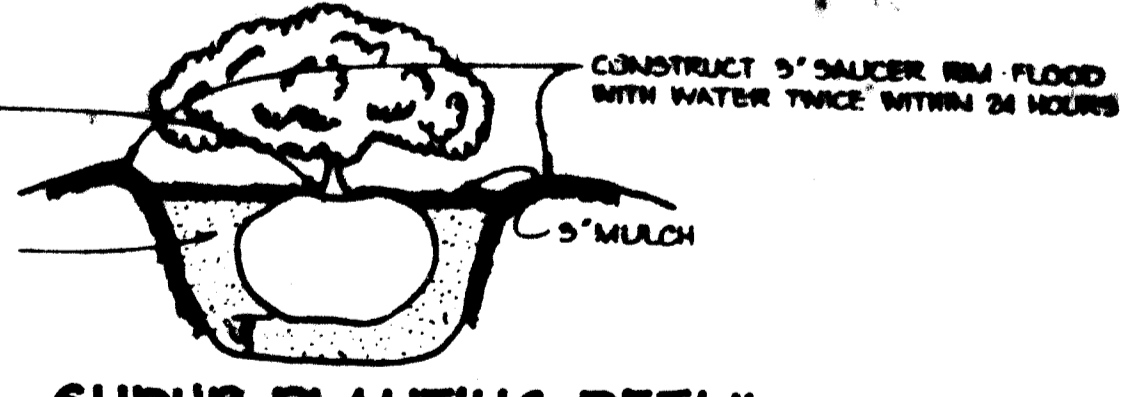
PROFILE
SCALE: HORIZ 1"=50' VERT 1"=5'



(5" PAVING, P-1) TYPICAL PAVING DETAIL
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)



SIDEWALK RAMP DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PLANT LIST			
SYMBOL	QUANTITY	NAME	REMARKS
QK	5	SHADE TREE Quercus Borealis - Northern Red Oak	24" - 3" Ca. 13' - 15' Ht. B & B, Full Head
CS	28	SHRUBS Cornus Sericea - Red Osier Dogwood	2' - 3' - Ht. B & B or Con.
FOR	66	Forsythia Spectabilis - Showy Border Forsythia	3' - 4' Ht. B & B or Con.
JUN	4	Juniperus Horiz. Dep. Plumosa - Andorra Juniper	18" - 24" SPD. Con.
LUN	24	Lonicera Tatarica 'ALBA' - White Tartarian Honeysuckle	2' - 3' Ht. B & B

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph B. ... 5-8-84

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John W. ... 5-9-84

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
Joseph F. ... 5-7-84

APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-3-84

DATE: NO. REVISION
OWNER: ANGELO AMABILE AND ELISABETH AMABILE
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21207
DEVELOPER: VENUS CONSTRUCTION COMPANY
1718 BELMONT AVENUE
BALTIMORE, MARYLAND 21207
PROJECT: **PIKE ORCHARD PARK**
ARE A RECORD PLAT RECORDING REFERENCE NO 5187
TAX MAP NO 24 PARCEL 10
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PLANTING PLAN AND DETAIL SHEET

THE RIEMER GROUP, INC.
4-23-84
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
PROJECT NO: [Signature]
DATE: 3/6/84
SCALE: 1"=30'
DRAWING NO: 3 OF 3