

SHEET INDEX

NO	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	DETAILS AND PROFILES
3	SEDIMENT CONTROL PLAN
4	PLANTING PLAN

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 TARIEN FROM FIELD RUN SURVEY DATED JUNE 12, 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.

SITE TABULATION

AS PER FDP NO. 140-A

ZONING: NEW TOWN-EMPLOYMENT CENTER COMMERCIAL

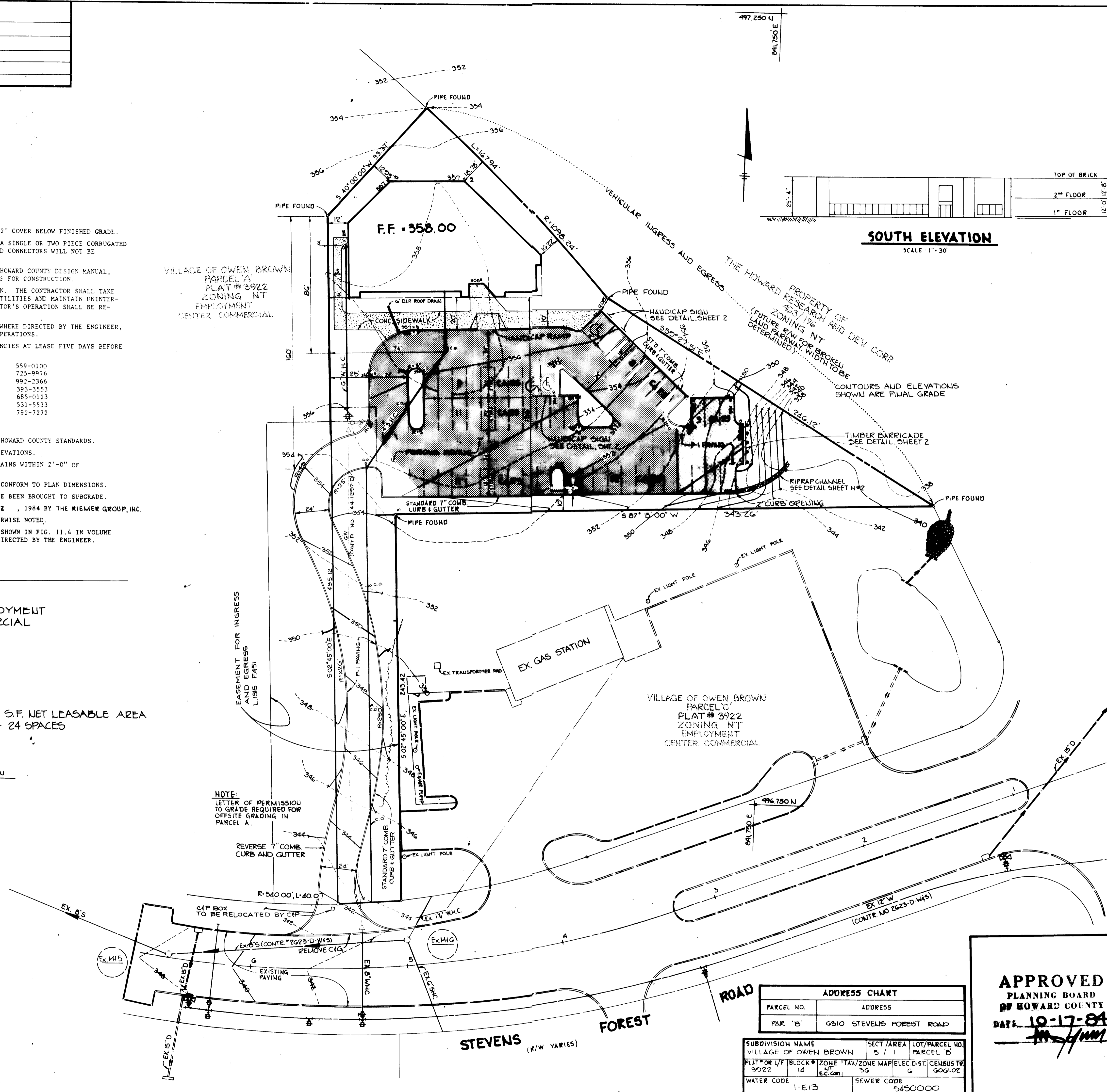
PROPOSED USE: OFFICE

TOTAL AREA: 1,393 AC.

BUILDING COVERAGE:  
PROPOSED: 12% / 1000 S.F.

PARKING:  
REQUIRED - 2 SPACES / 1,000 S.F. NET LEASABLE AREA  
12,000 S.F. N.L.A. - 24 SPACES  
PROPOSED - 54 SPACES

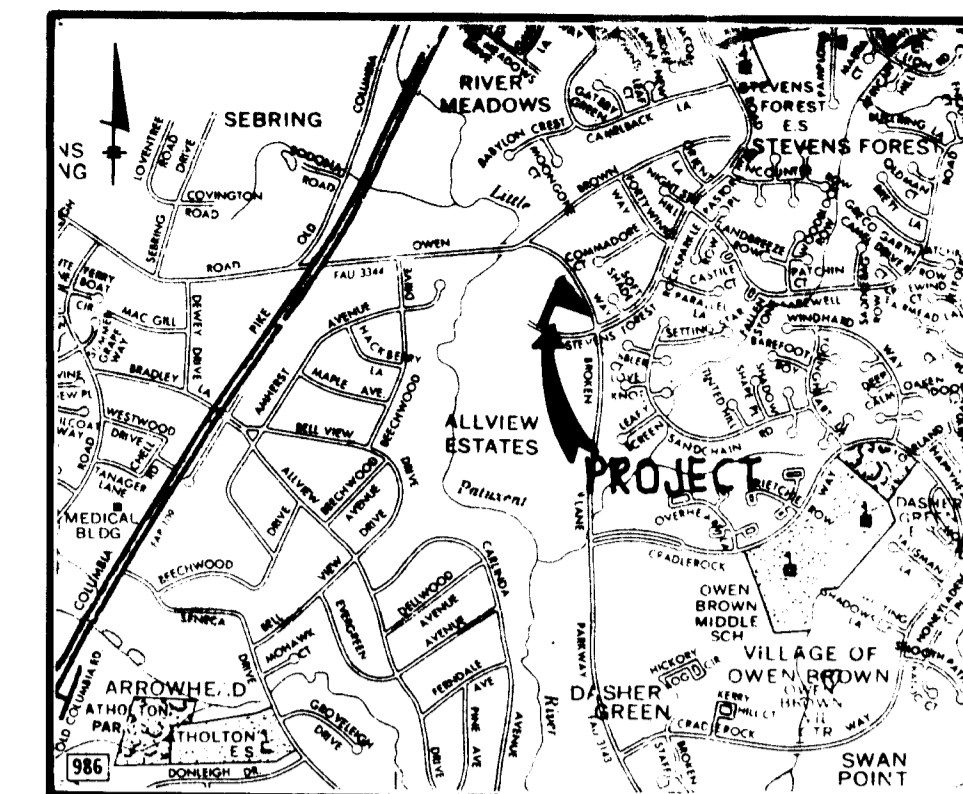
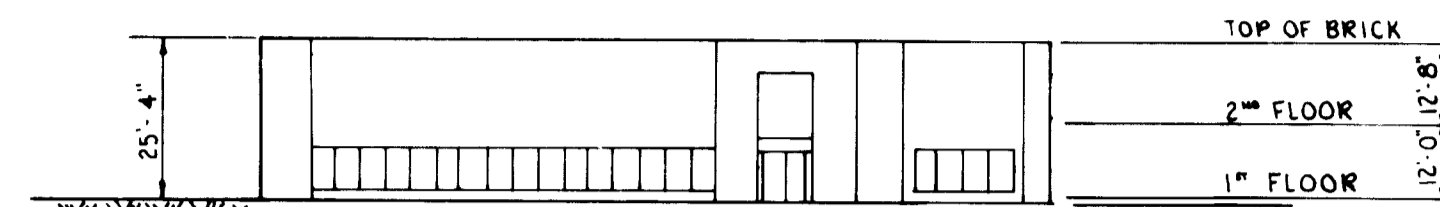
VILLAGE OF OWEN BROWN  
PARCEL A  
PLAT # 3922  
ZONING NT  
EMPLOYMENT CENTER COMMERCIAL



NOTE:  
LETTER OF PERMISSION TO GRADE REQUIRED FOR OFFSITE GRADING IN PARCEL A.

SOUTH ELEVATION

SCALE 1" = 30'



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PI PAVING
- POROUS PAVING

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

*Joseph R. Byles* 12-31-84  
CHIEF, HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*John D. Harms* 1-2-85  
PLANNING DIRECTOR DATE

*John M. MacMahon* 1-2-85  
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

*Walter F. Nunn* 12-28-84  
DIRECTOR DATE

*William B. Ryan* 12-28-84  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
8-14-85	1	RELOCATE CURB & GUTTER, AND ENLARGE ISLAND

OWNER/DEVELOPER  
HILLCROFT JOINT VENTURE  
% TALKIN AND ABRAMSON  
5560 STERRET PLACE, SUITE 105  
COLUMBIA, MARYLAND 21044

PROJECT  
HILLCROFT OFFICE BUILDING

AREA RECORDED PLAT RECORDING REF NO. 3922  
VILLAGE OF OWEN BROWN  
SECTION 5 AREA 1 PARCEL B  
6TH ELECTION DISTRICT HOWARD COUNTY, MD

TITLE  
SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2590

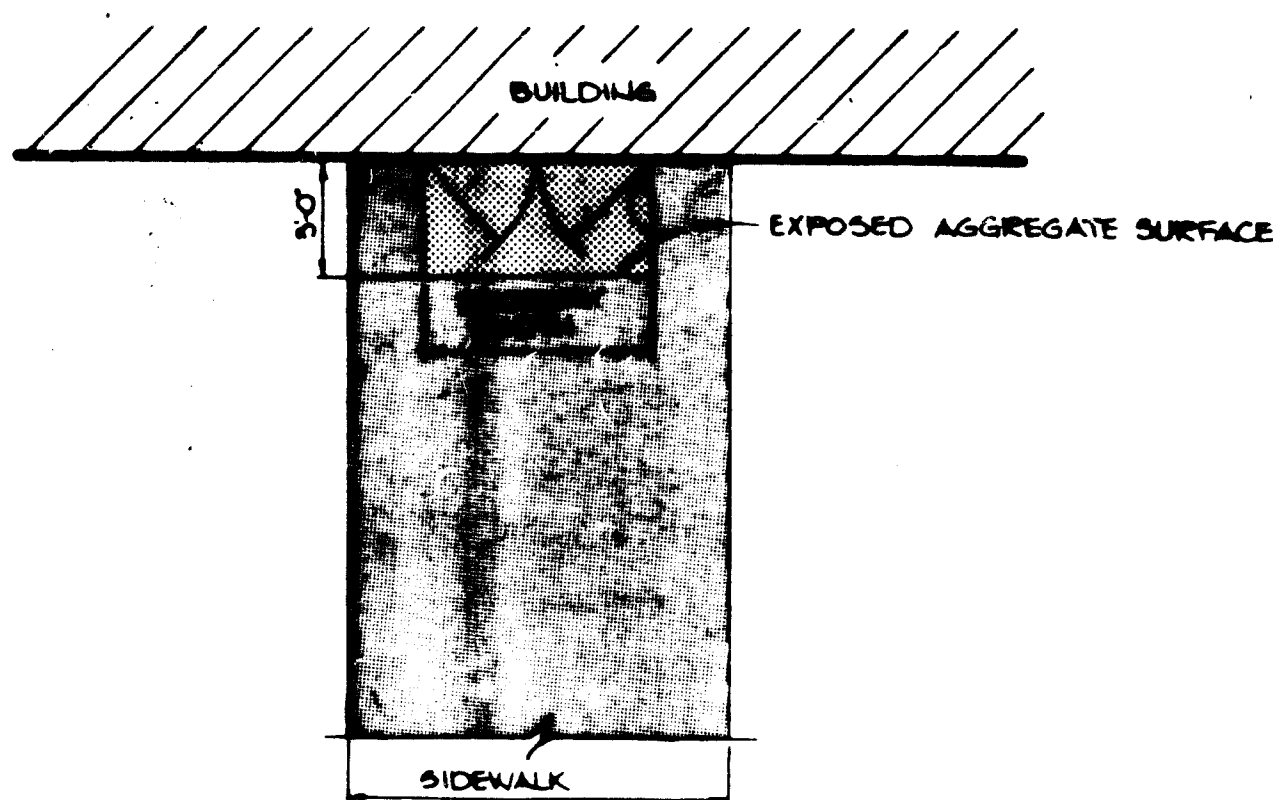
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-17-84  
*[Signature]*

ADDRESS CHART		
PARCEL NO.	ADDRESS	
PAR. 'B'	6510 STEVENS FOREST ROAD	

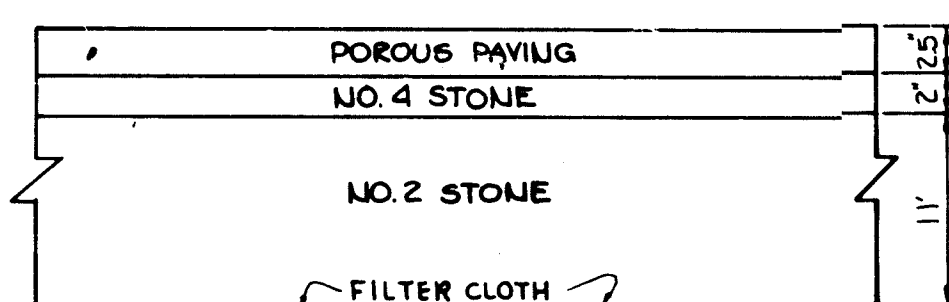
SUBDIVISION NAME	SECT./AREA	LOT/PARCEL NO
VILLAGE OF OWEN BROWN	5 / 1	PARCEL B
PLAT # OR L/F BLOCK #	ZONE	TAX/ZONE MAP/ELEC DIST/CENSUS TR
3022	1d	Ec.Com 3G G 600102
WATER CODE	SEWER CODE	
1-E13	5450000	

12-17-84  
DATE  
DESIGNED BY D.A.M.  
DRAWN BY W.C.W.  
PROJECT NO. 010500  
DATE G-27-84  
SCALE 1" = 30'  
DRAWING NO. 1 OF 4



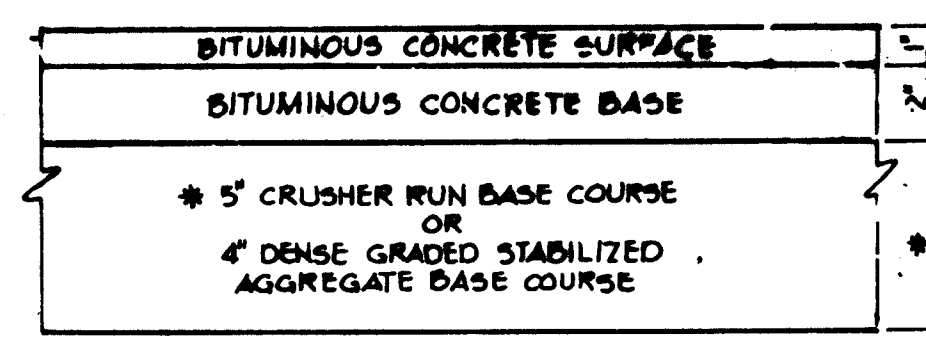
**DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND**  
NO SCALE

NOTE: TO BE USED FOR ALL BUILDING ENTRANCES EXCEPT THOSE THAT ARE EXCLUSIVELY FIRE EXITS

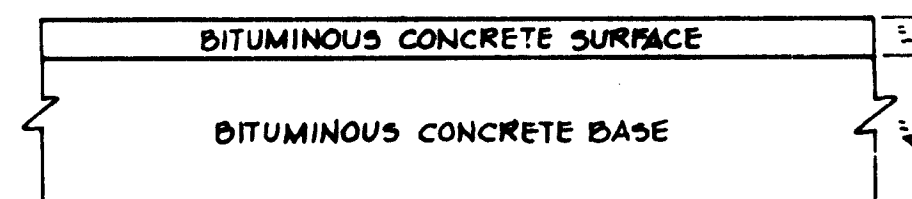


NOTE: POROUS ASPHALT PAVING TO BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FOR INFILTRATION PRACTICES, SECTIONS 3.5.4 AND 3.5.5

**POROUS PAVING SECTION**  
NO SCALE

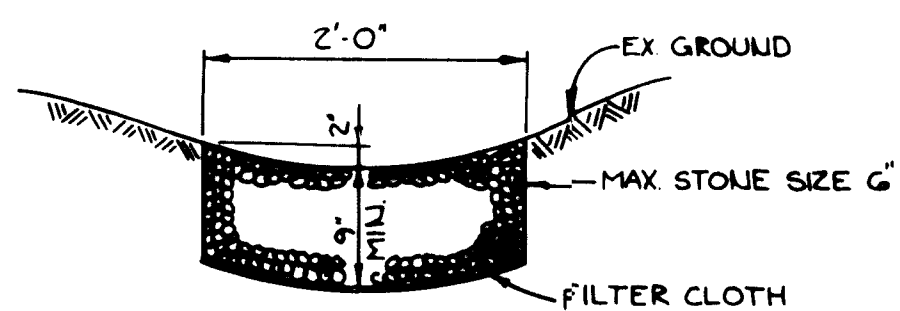


(5" PAVING, P-1)

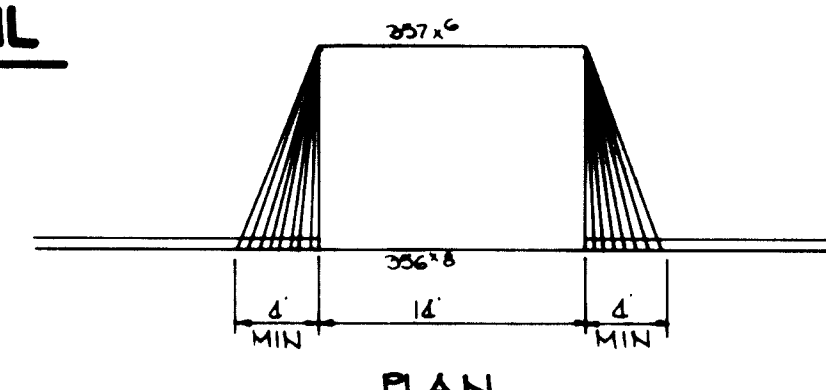


HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

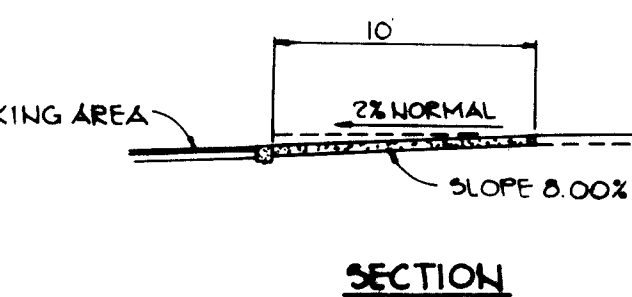
**P-1 PAVING SECTION**  
NO SCALE



**RIP RAP CHANNEL DETAIL**  
NO SCALE



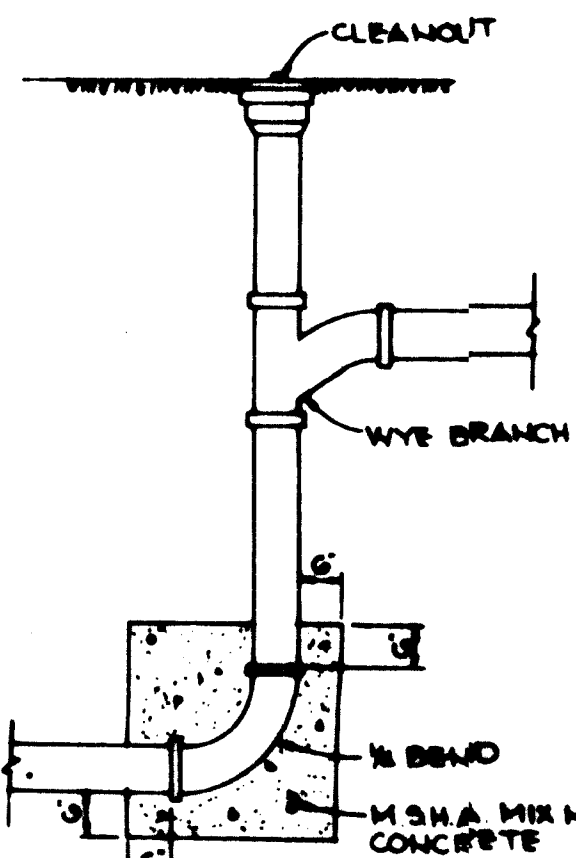
PLAN



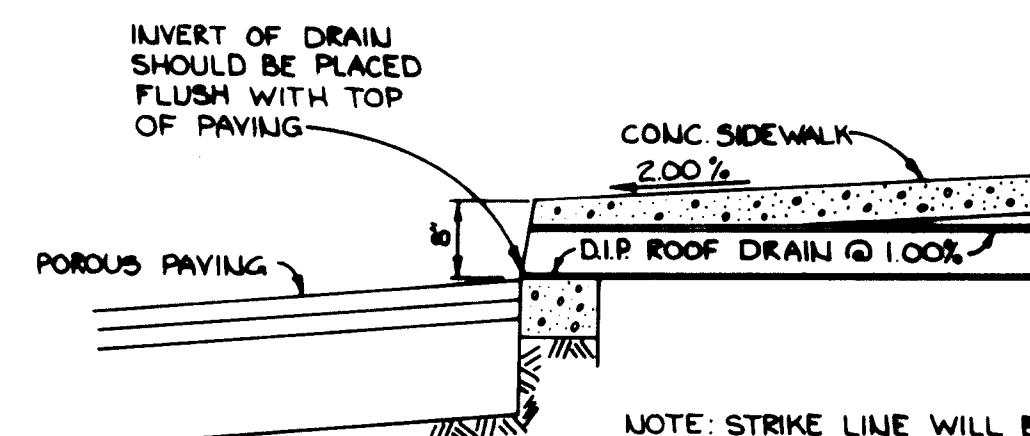
SECTION

SURFACE TEXTURE OF CONCRETE RAMP SHALL BE COARSE BROOMING OR OTHER NON-SKID TYPE FINISH.

**HANDICAP RAMP**  
NO SCALE



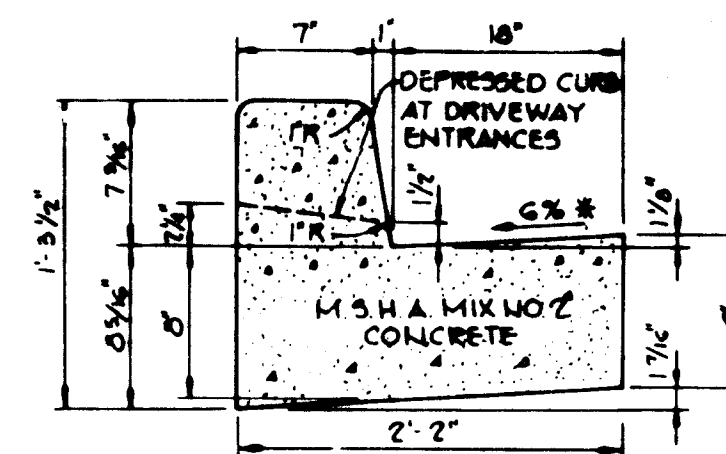
**DROP CLEANOUT DETAIL**  
NO SCALE



**ROOF DRAIN DETAIL**  
NO SCALE

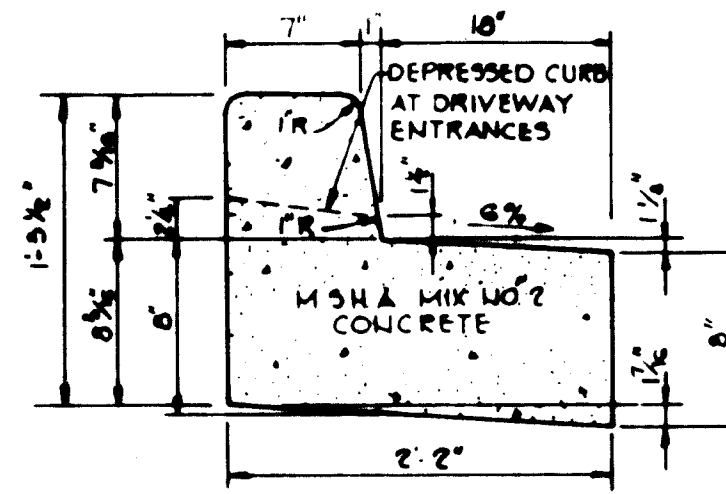
INVERT OF DRAIN SHOULD BE PLACED FLUSH WITH TOP OF PAVING

NOTE: STRIKE LINE WILL BE LOCATED 1/2\"/>



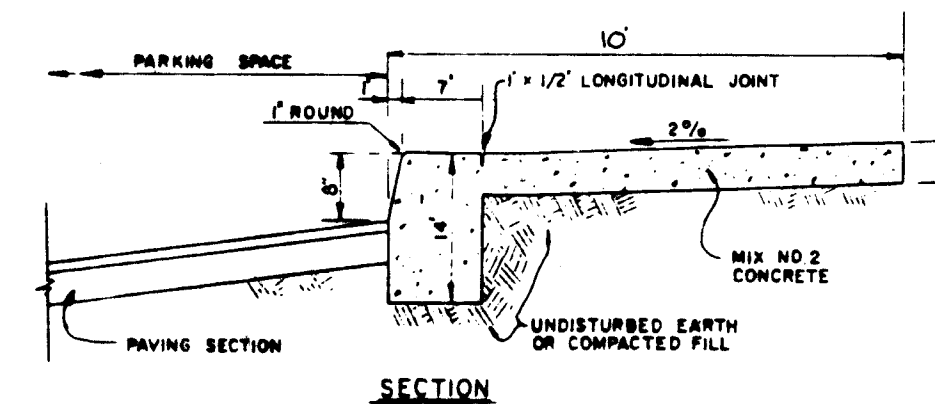
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)  
\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

**STANDARD 7\"/>**

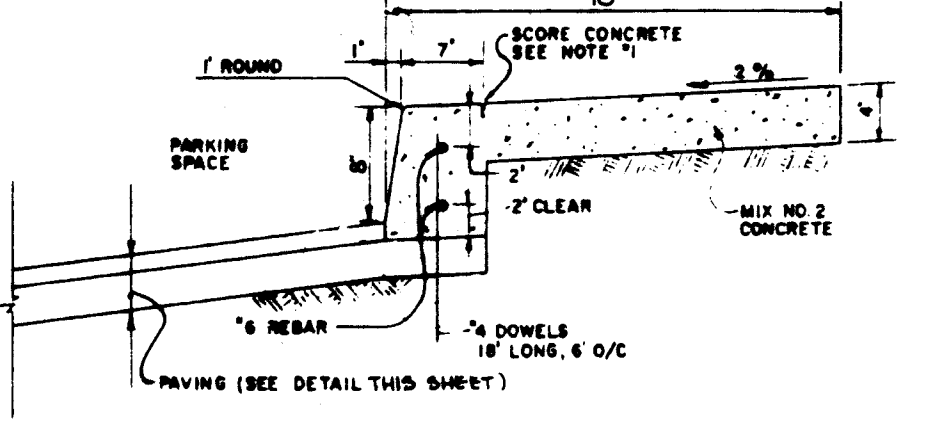


**REVERSE 7\"/>**

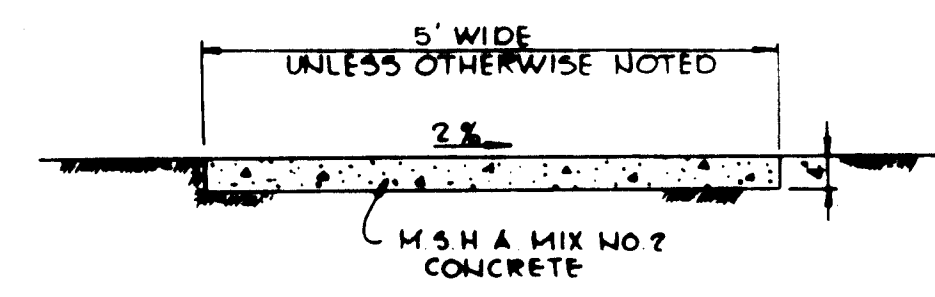
NOTES:  
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4 THE SIDEWALK THICKNESS OR 1\"/>



**MONOLITHIC CURB & SIDEWALK**  
NO SCALE



ALTERNATE SECTION  
NO SCALE



**SIDEWALK DETAIL**  
NO SCALE

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

*Joseph A. Gyles* 12-31-84  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas A. Harp* 1-2-85  
PLANNING DIRECTOR DATE  
*John W. Neuman* 1-2-85  
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  
*John F. Neuman* 12-28-84  
DIRECTOR DATE

*William B. Kelly* 12-29-84  
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER / DEVELOPER  
HILLCROFT JOINT VENTURE  
% TALKIN AND ABRAMSON  
5560 STERRET PLACE, SUITE 105  
COLUMBIA, MARYLAND 21044

PROJECT  
**HILLCROFT OFFICE BUILDING**

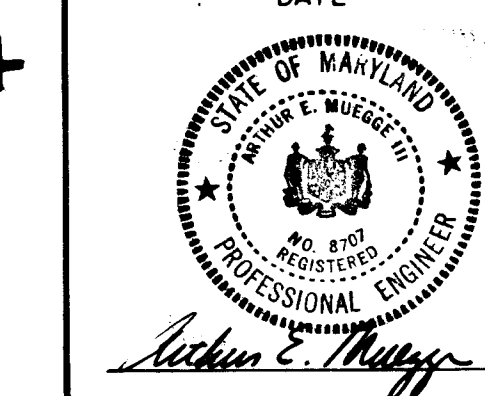
AREA RECORD PLAT RECORDING REF. 48 3022  
VILLAGE OF OWEN BROWN  
SECTION 5 AREA 1 PARCEL B  
GTH ELECTION DISTRICT HOWARD COUNTY, MD.

TITLE  
DETAILS AND PROFILES

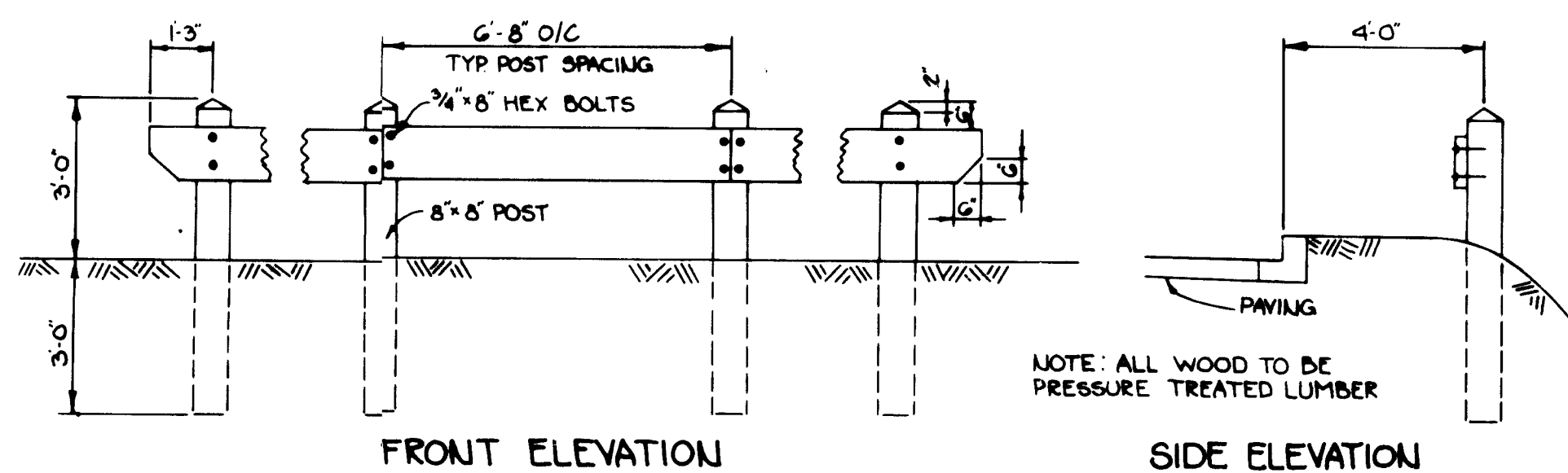
**THE RIEMER GROUP, INC.**  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2690

DATE 12-19-84

DESIGNED BY O.A.M.  
DRAWN BY W.C.W.  
PROJECT NO 010500  
DATE 6-27-84  
SCALE AS SHOWN  
DRAWING NO 2 OF 4



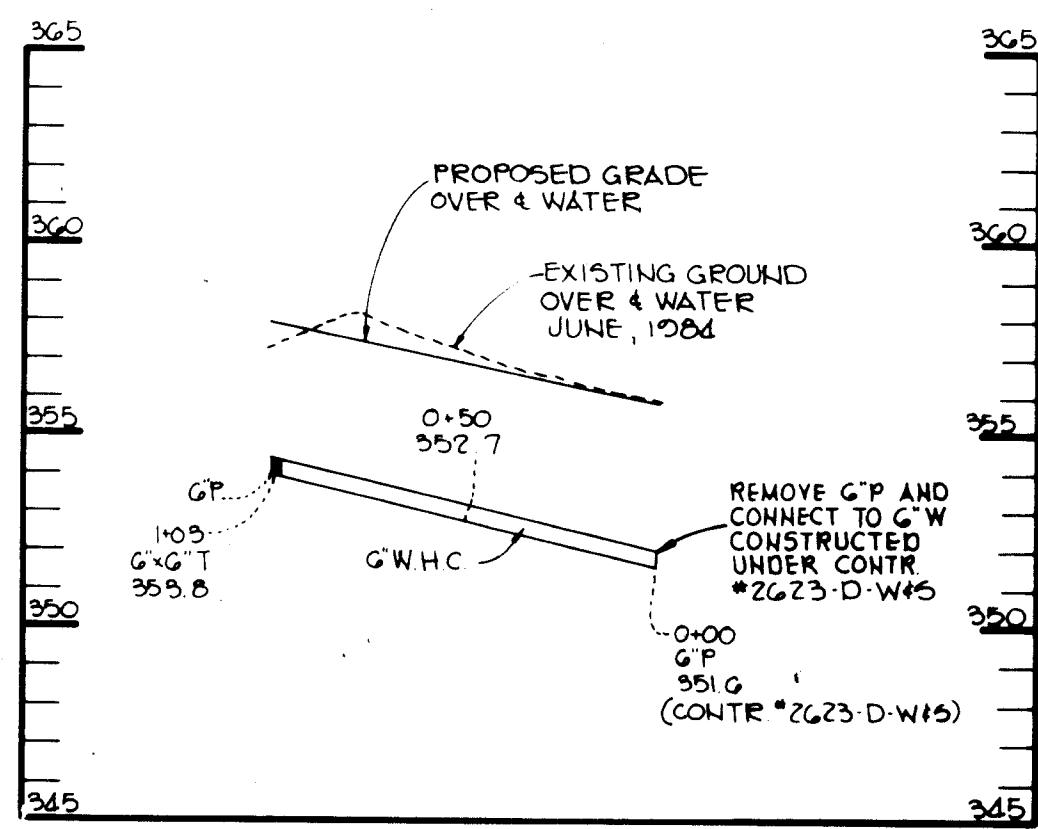
**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-17-84  
*W.C.W.*



FRONT ELEVATION SIDE ELEVATION

**TREATED TIMBER BARRICADE**  
NO SCALE

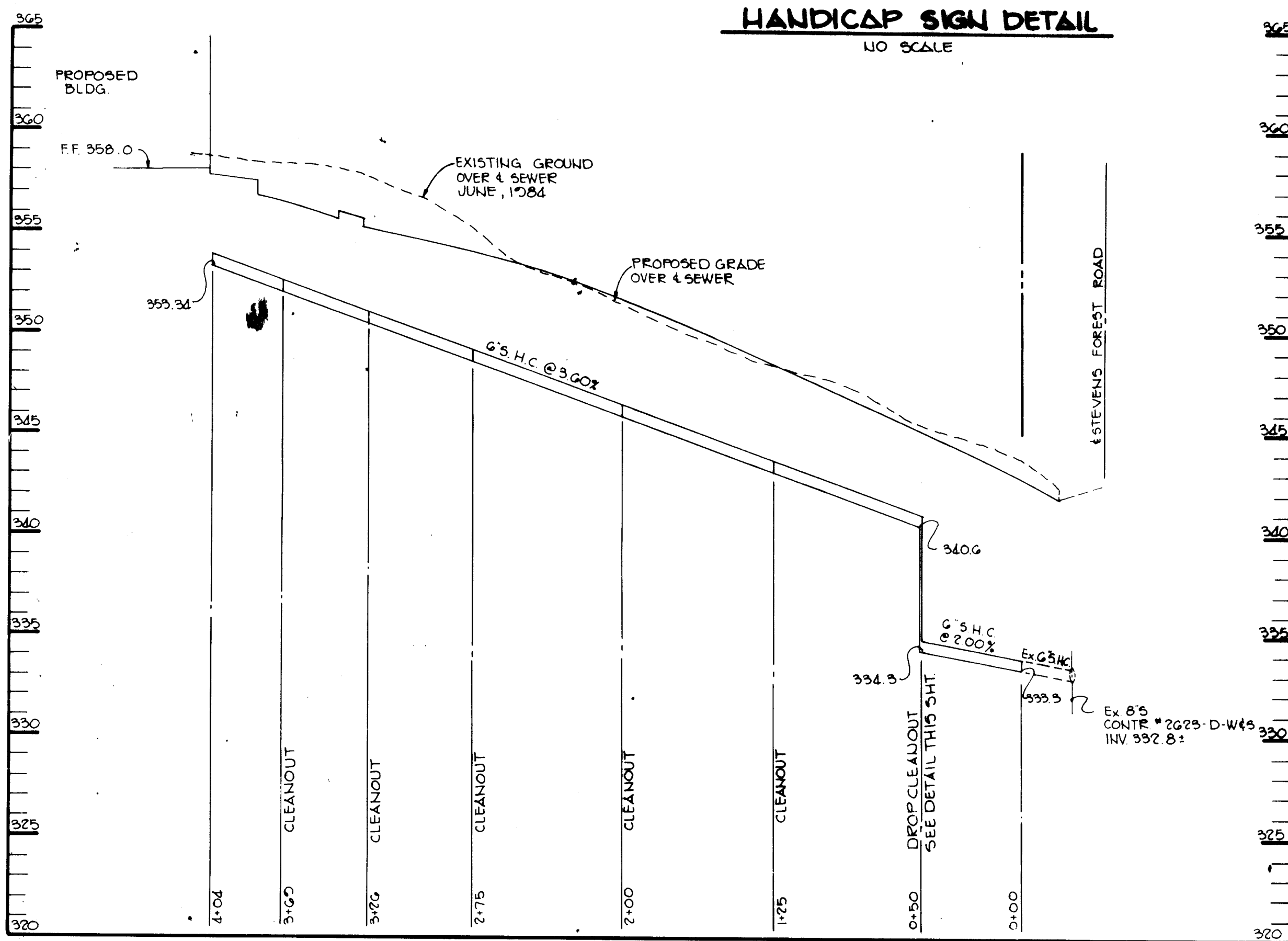
NOTE: ALL WOOD TO BE PRESSURE TREATED LUMBER



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



**HANDICAP SIGN DETAIL**  
NO SCALE



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

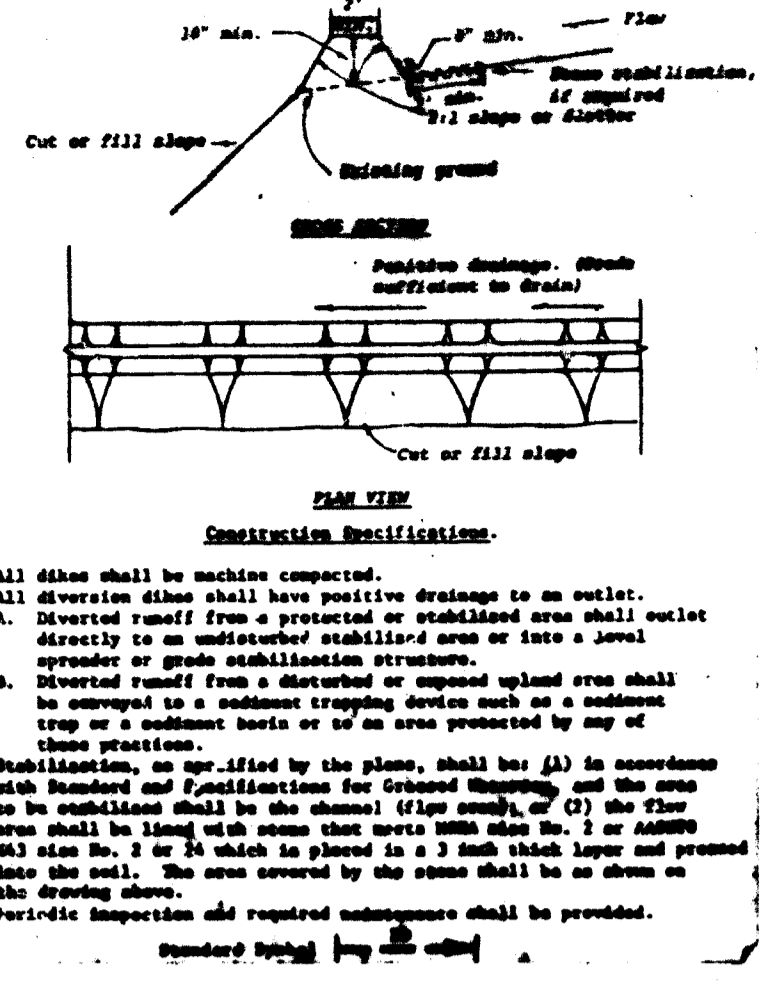
- SEDIMENT CONTROL CONSTRUCTION NOTES**
- GENERAL NOTES**
- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction. (992-2437)
  - All sediment control structures will be installed in accordance with '1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control' as published by Soil Conservation Service, Water Resources Administration and State Soil Conservation Committee.
  - Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
  - All perimeter sediment control structures, dikes, swales, ditches, perimeter slopes and all slopes greater than 3:1 will be stabilized with in (7) seven calendar days and all other disturbed or graded areas on the site with in (14) fourteen calendar days.
  - Sediment will be removed from traps when its 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 test determine a reduction in the specified rates is justified.
  - All sediment control structures are to remain in place and are to be maintained in operating condition until 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 '1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.'
  - Sediment control will be installed before clearing and grubbing remainder of the site.
  - All sediment traps and basins shall be fenced and warning signs posted around their perimeter in accordance with Volume 1, Chapter 12 of the Howard County Design Manual.

- 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 disking, 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 hydroseder (slurry 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 line and 0-20-20 fertilizer into the soil to a minimum depth of 3" lamina 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.

**SEQUENCE OF CONSTRUCTION**

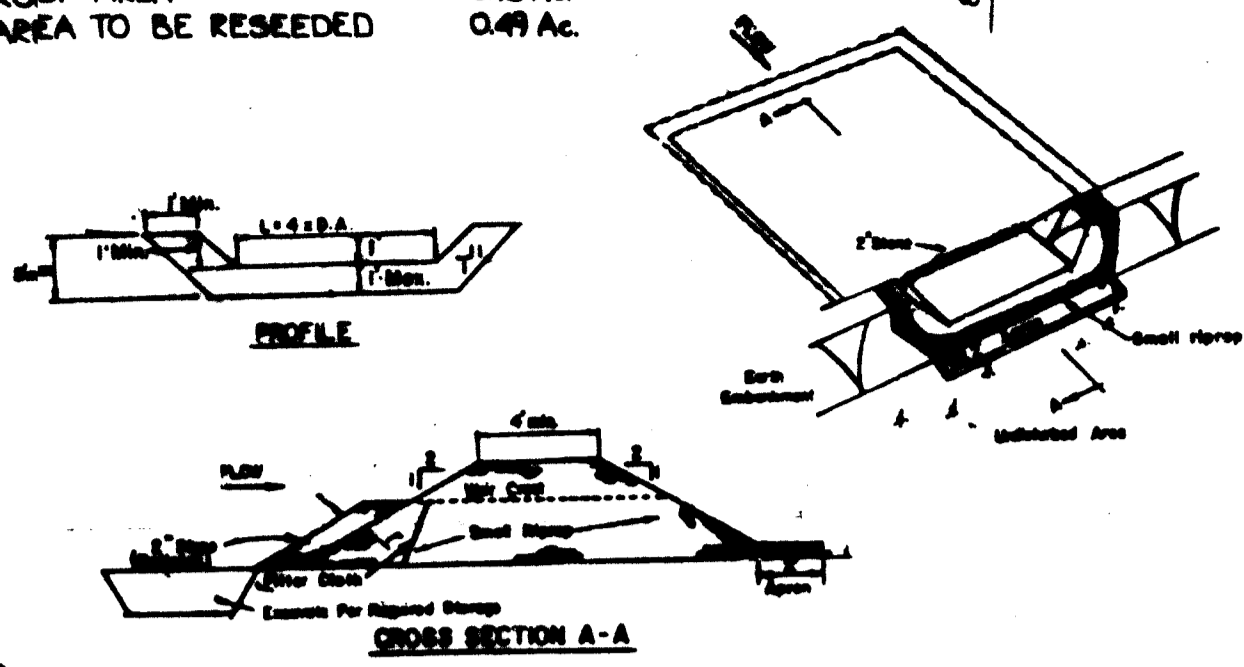
- OBTAIN A GRADING PERMIT.
- NOTIFY THE BUREAU OF LIC., INSP. & PERMIT AT 992-2437 24 HRS. PRIOR TO START OF ANY CONSTRUCTION.
- CLEAR FOR SEDIMENT CONTROL INSTALLATION ONLY.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, DIVERSION DIKE AND SEDIMENT TRAP.
- CLEAR REMAINING AREAS. ROUGH GRADE SITE AND GRADE AREA OF POROUS PAVING TO WITHIN 12" OF SUBGRADE.
- COMPLETE ALL CONSTRUCTION UP SLOPE OF THE POROUS PAVING AREA AND STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
- INSTALL POROUS PAVING AND COMPLETE THE REMAINING CONSTRUCTION.
- STABILIZE ALL THE REMAINING DISTURBED AREA IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROLS AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



**DIVERSION DIKE**  
NO SCALE

**SITE ANALYSIS**

TOTAL AREA DISTURBED 1.40 AC.  
PAVING AREA 0.75 AC.  
ROOF AREA 0.18 AC.  
AREA TO BE RESEDED 0.49 AC.



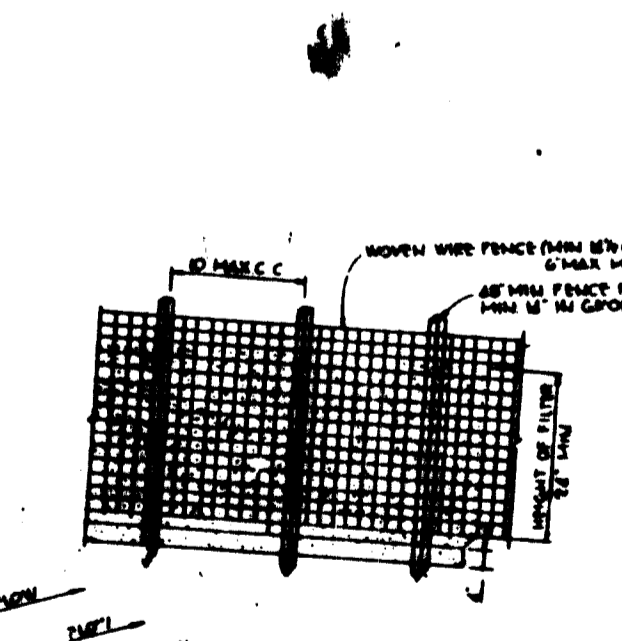
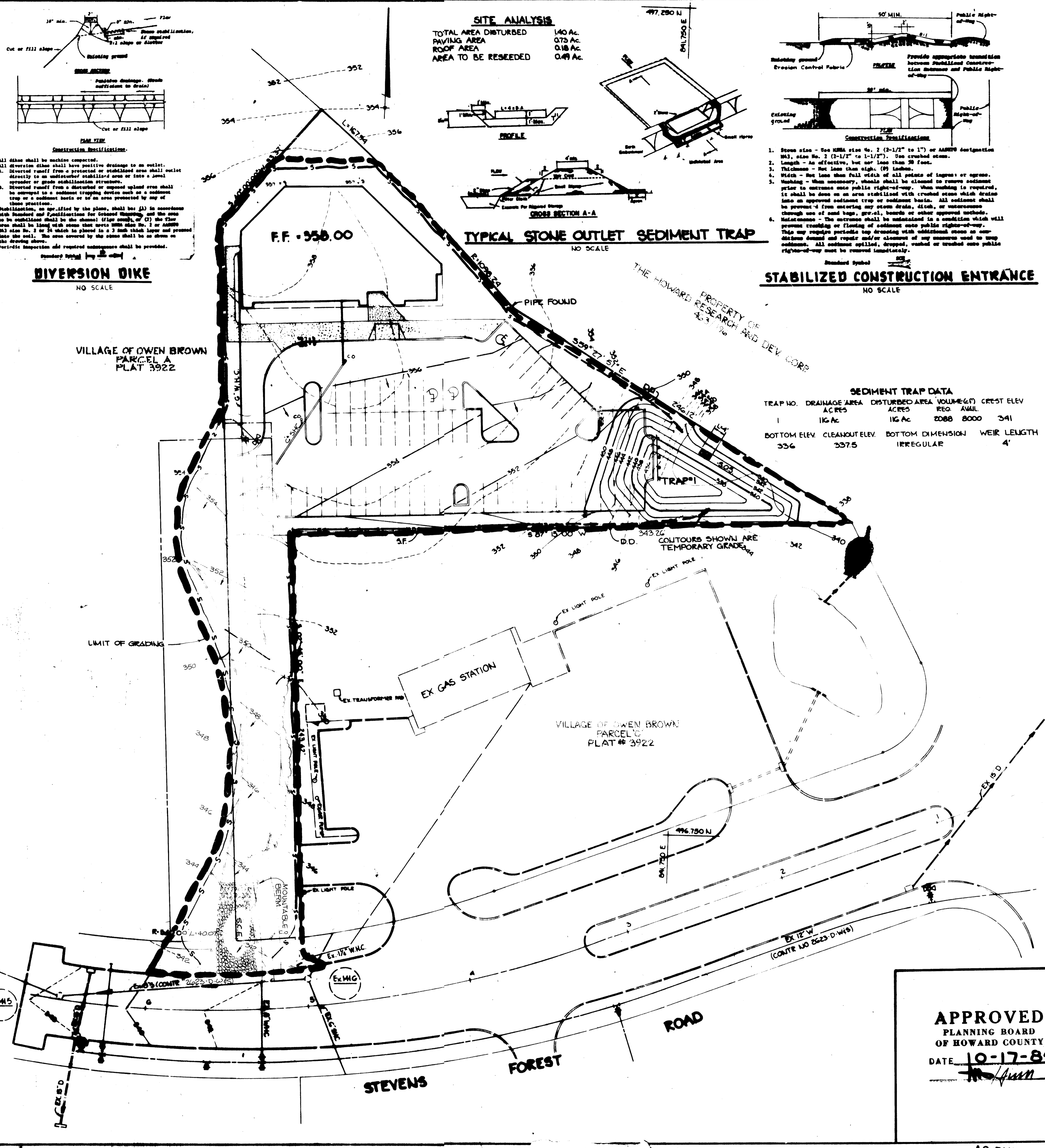
**TYPICAL STONE OUTLET SEDIMENT TRAP**  
NO SCALE

**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE

**SEDIMENT TRAP DATA**

TRAP NO.	DRAINAGE AREA ACRES	DISTURBED AREA ACRES	VOLUME (GTS)	CREST ELEV.
1	1.6 AC	1.6 AC	2088 8000	341

BOTTOM ELEV.	CLEANOUT ELEV.	BOTTOM DIMENSION	WEIR LENGTH
336	337.5	IRREGULAR	4'



**SILT FENCE DETAIL**  
NO SCALE

BY THE DEVELOPER:  
I, Arthur E. Muegge, 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: Arthur E. Muegge DATE: 12-20-84

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: Arthur E. Muegge DATE: 12-17-84

REVIEWED FOR Howard S.C.D.  
AND MEETS TECHNICAL REQUIREMENTS  
James M. Nelson DATE: 12-27-84  
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
Stephen P. Duke DATE: 12-27-84  
HOWARD S.C.D.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
Joyce M. Apple DATE: 12-21-84  
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
Donald J. David DATE: 1-2-85  
PLANNING DIRECTOR  
John M. Muegge DATE: 1-2-85  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
Greg F. Nummy DATE: 12-21-84  
DIRECTOR  
William B. Reilly DATE: 12-21-84  
CHIEF, BUREAU OF ENGINEERING

DATE	NO	REVISION
8-14-80	1	REVISE CORNERS, UTILITY LINES, AND REVISE SEDIMENT CONTROL

OWNER DEVELOPER  
HILLCROFT JOINT VENTURE  
% TALKIN AND ABRAMSON  
5550 STERRET PLACE, SUITE 105  
COLUMBIA, MARYLAND 21044

PROJECT  
**HILLCROFT OFFICE BUILDING**

AREA RECORD PLAT RECORD REF NO 3922  
SECTION 5 AREA 1 PARCEL 'B'  
C" ELECTION DISTRICT HOWARD COUNTY, MD.

TITLE  
SEDIMENT CONTROL PLAN

**THE RIEMER GROUP, INC.**  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-17-84  
John Muegge

DATE	DESIGNED BY
12-17-84	D.A.M.

DATE	DRAWN BY
12-17-84	W.C.V.

DATE	PROJECT NO.
12-17-84	010500

DATE	SCALE
12-17-84	1"=30'

DATE	DRAWING NO.
12-17-84	3 OF 4

