

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*James M. Nelson* 6-5-86  
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HO. CO. SOIL CONSERVATION DISTRICT.

*William L. Fisher* 6/5/86  
HO. CO. SOIL CONSERVATION DISTRICT DATE

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

*Joseph Paul* 6-16-86  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

*Thomas J. Darnoff* 6-17-86  
PLANNING DIRECTOR DATE

*John W. Muschman* 6-17-86  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

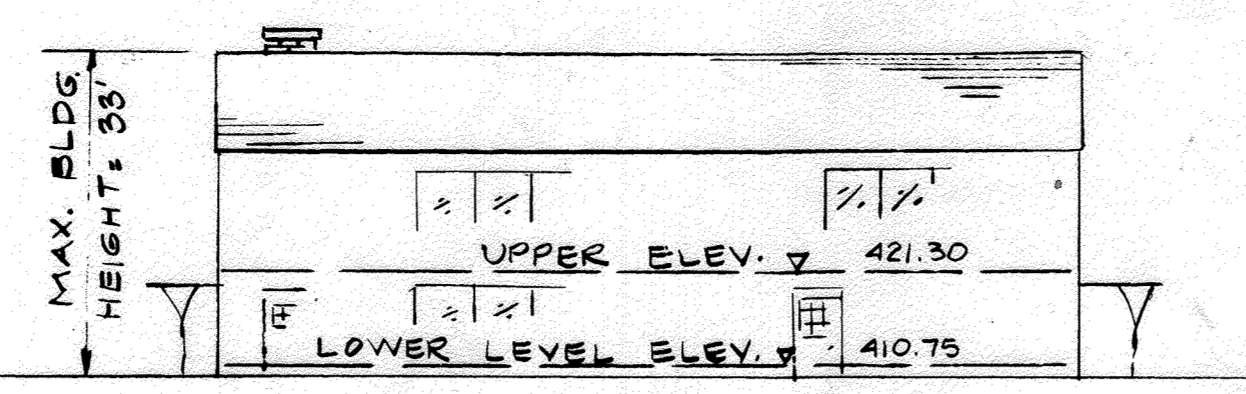
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

*Walter F. Nunnery* 6-9-86  
DIRECTOR DATE

*William J. Ryan* 6-9-86  
CHIEF, BUREAU OF ENGINEERING DATE

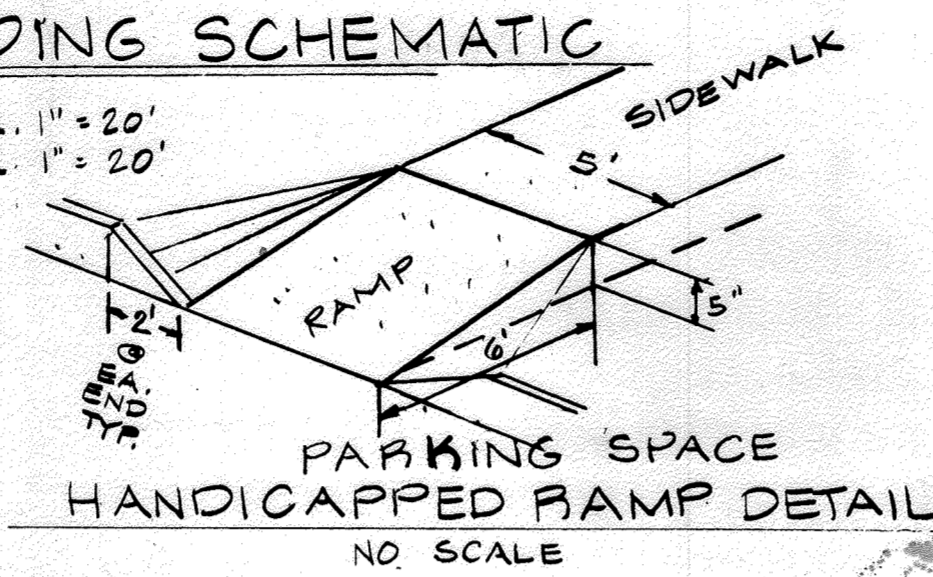
APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 12-9-85

SUBDIVISION NAME PINE ORCHARD PARK		SECT. 1	PARCEL # 10
PLAT # 5032	BLOCK # 1	ZONE B-1	TAX MAP 24
EL. DIST. 6022		CENSUS TR. 2nd	
WATER CODE H08		SEWER CODE 8980000	
ADDRESS CHART			
LOT NUMBER	STREET ADDRESS		
Parcel "D"	3272 Pine Orchard Lane		



NORTH BUILDING SCHEMATIC

SCALE: HOR. 1" = 20'  
VER. 1" = 20'



PARKING SPACE HANDICAPPED RAMP DETAIL  
NO SCALE

HANDICAPPED SIGN DETAIL

NO SCALE

NOTES:  
1. SIGN SHALL BE MOUNTED ON POSTS 8' ABOVE GRADE AT EACH PARKING SPACE RESERVED FOR HANDICAPPED.  
2. SIGN SHALL MEET M.D.T. STD NO. R-7-B & HOWARD COUNTY COUNCIL BILL # 88-84.

PARKING ANALYSIS

- EXISTING BUILDING COVERAGE: 0.0579 AREA & 8.6%
- PROPOSED BUILDING COVERAGE: 0.0579 AREA & 8.6%
- TOTAL BUILDING COVERAGE: 0.1157 AREA & 17.2%
- EXISTING NUMBER OF OFFICE EMPLOYEES: 35
- PROPOSED NUMBER OF OFFICE EMPLOYEES: 35
- TOTAL MAXIMUM NUMBER OF OFFICE EMPLOYEES ON SITE: 70
- PARKING SPACES REQUIRED: EXISTING BLDG. 24, PROPOSED BLDG. 24 AND TOTAL 48.
- PARKING SPACES PROVIDED: EXISTING 28, PROPOSED 21, & TOTAL 49.

PARKING TABULATIONS

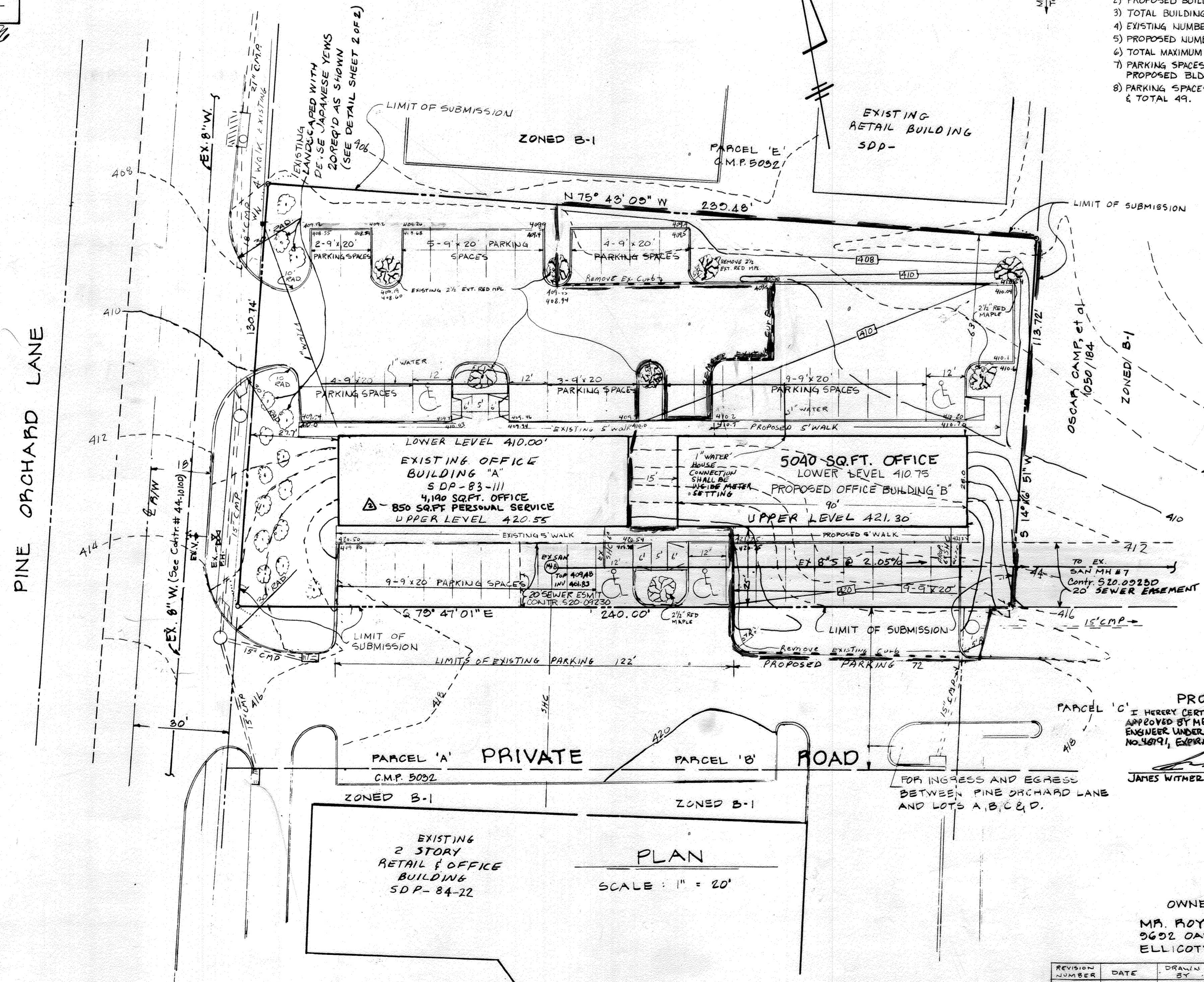
2 BUILDINGS AT 5040 SQ. FT. EACH = 10,080 SQ. FT.  
7,230 SQ. FT. OF OFFICE  
850 SQ. FT. PERSONAL SERVICE  
2,230 SQ. FT. @ 3.3 SPACES/1,000 SF. = 30.46 = 31  
850 SQ. FT. @ 5 SPACES/1,000 SF. = 4.25 = 5  
TOTAL SPACES REQ'D = 36 SPACES  
TOTAL SPACES PROVIDED = 49 SPACES

PARKING TABULATION (NOTE #4 CONT'D)

- TOTAL AREA PARKING LOTS: 14,501 SQ. FT.
- MINIMUM AREA OF LANDSCAPED ISLANDS REQ'D AT 5%: 725 SQ. FT.
- AREA OF PARKING LOT LANDSCAPED ISLANDS PROV'D: 826 SQ. FT. @ 5.7%

GENERAL NOTES

- TAX MAP: 24 PARCEL: 10 BLOCK: 1
- PLAT REFERENCE: PLAT. C.M.P. NO. 5032
- EXISTING ZONING: B-1
- SITE USE: OFFICE BUILDING (PARKING TABULATION ABOVE)
- TOTAL AREA OF SITE: 0.672 AC. OPEN SPACE = 0.170 AC. OR 25.3%
- BUILDING FLOOR AREA: 2520 x 2 FLOORS = 5040 SQ. FT. x 2 = 10080 SF
- PARKING TABULATION: 10080 SF - (12 STORAGE ROOMS @ 6'x8' = 576 SF) = 9504 SF  
PARKING REQ'D: 48 SPACES  
PARKING PROV'D: 49 SPACES
- PUBLIC WATER AND SEWER ARE TO BE UTILIZED. THE UTILITY CONTRACTORS SHALL CONTACT BUREAU OF UTILITIES AT 992-2366 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY INSPECTION/SURVEY DIVISION AT 301-992-2417 OR 301-992-2418 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS
- TOPOGRAPHY SHOWN HEREON BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY, DEC. 10, 1982.
- PINE ORCHARD LANE IS AN EXISTING PUBLIC ROAD WITH A 60' RIGHT OF WAY.
- "PRIVATE ROAD" IS CURRENTLY UNDER CONSTRUCTION; IN ACCORDANCE WITH AN EXISTING, APPROVED ROAD CONSTRUCTION PLAN (F-82-21) WITH A 50' RIGHT OF WAY.
- ELEVATIONS SHOWN HEREON ARE BASED ON HOWARD COUNTY DATUM.
- BEARINGS & DISTANCES SHOWN HEREON ARE TAKEN FROM THE REFERENCED SUBDIVISION PLAT. (REFERRED TO THE MARYLAND STATE GRID SYSTEM).
- SITE LIGHTING SHALL BE DIRECTIONAL IN NATURE & SHALL NOT SHINE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- ANY INCREASE IN OFFICE AREAS SHALL REQUIRE APPROVAL OF THE OFFICE OF PLANNING & ZONING.
- WATER AND SEWER PROPOSED CONNECTION LOCATION TO THE BLDG AND SIZES DETERMINED BY THE ARCHITECT.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
- UTILITY CONTRACTOR TO RAISE SAN M.H. RIM AND FRAME AT EXISTING MANHOLE NUMBER 8, & SET AT ELEV. 418.60.
- PAVING, SIDEWALK & CURB AND GUTTER LABELED AS "BY OTHERS" ARE CURRENTLY APPROVED, AND WILL BE BUILT UNDER OTHER HOWARD COUNTY CONTRACTS. THEY ARE NOT EXISTING AS OF THIS DATE (3.30.83), BUT WILL BE EXISTING PRIOR TO THE DEVELOPMENT OF THIS PLAN.
- IF THE USE OF THE BUILDING WILL BE RESTRICTED TO OFFICE USE ONLY, 7 MINIMUM PARKING SPACES ARE REQ'D FOR EACH 10 EMPLOYEES TO BE ON SITE. THEREFORE MAX. ALLOWED NUMBER OF EMPLOYEES = 70.
- BUILDING COVERAGE = 5040 SQ. FT. OR 17.2% OF THE SITE
- STORM WATER MANAGEMENT DONE UNDER F-83-118.



PLAN  
SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40991, EXPIRATION DATE: 06/07/2024.

*James Wither* 1/23/24  
JAMES WITHER



SITE PLAN  
THE BENNETT BUILDING  
OFFICE BUILDING ADDITION TO SDP-83-111

PROJECT: PINE ORCHARD PARK- SEC. 1 PARCEL "D"			
LOCATION: 2ND ELECTION DISTRICT		HOWARD COUNTY, MD.	
DATE: JAN 85	DESIGN BY: RHC	DRAWN BY: _____	CHECKED BY: J.C.M.
SCALE: AS SHOWN	JOB NO.: _____	DRAWING NO.: 1 OF 2	
PREPARED BY: NTT Associates Inc. 16205 OLD FREDERICK RD. MT. AIRY, MARYLAND 21771			

REVISION NUMBER	DATE	DRAWN BY	NOTES
1	5-11-87	RJK	REVISE WATER LINE TO BLDG. B
2	1/23/2024	JWM	Change lin of 850sq. ft. office to personal service and associated parking tabulations.

OWNER & DEVELOPER  
MR. ROY BENNETT  
9602 OAKHILL DRIVE  
ELLCOTT CITY, MD 21043

THIS PLAN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*[Signature]* 6-5-86 DATE  
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HO. CO. SOIL CONSERVATION DISTRICT.

*[Signature]* 6/8/86 DATE  
HO. CO. SOIL CONSERVATION DISTRICT

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

*[Signature]* 6-16-86 DATE  
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

*[Signature]* 6-17-86 DATE  
PLANNING DIRECTOR

*[Signature]* 6-17-86 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

*[Signature]* 6-9-86 DATE  
DIRECTOR

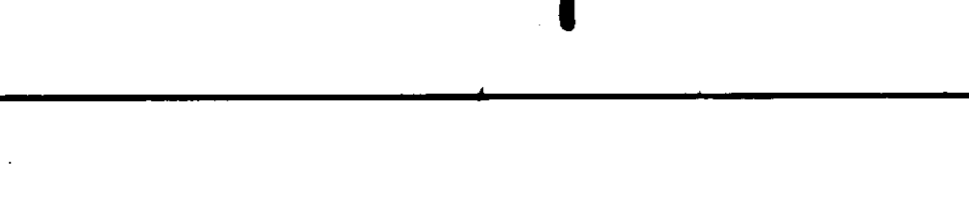
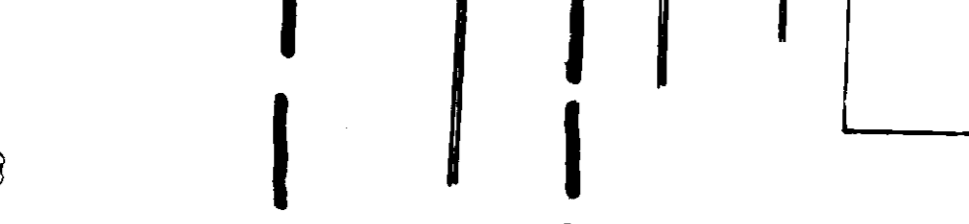
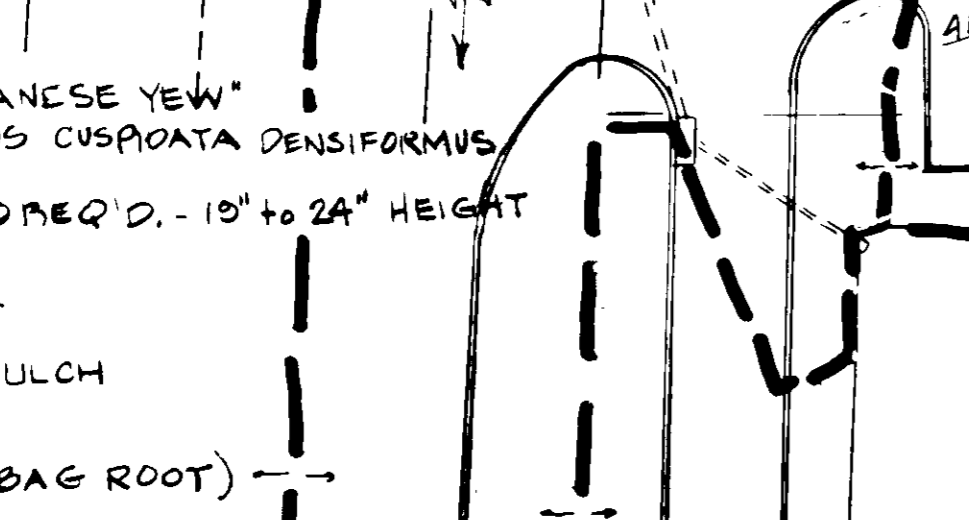
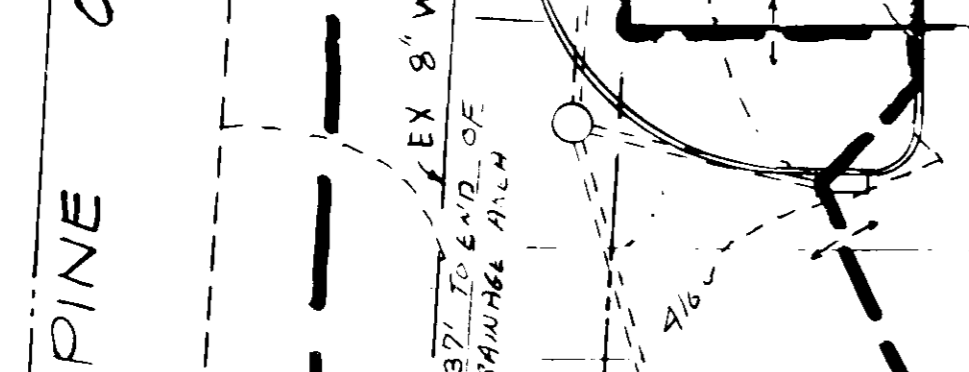
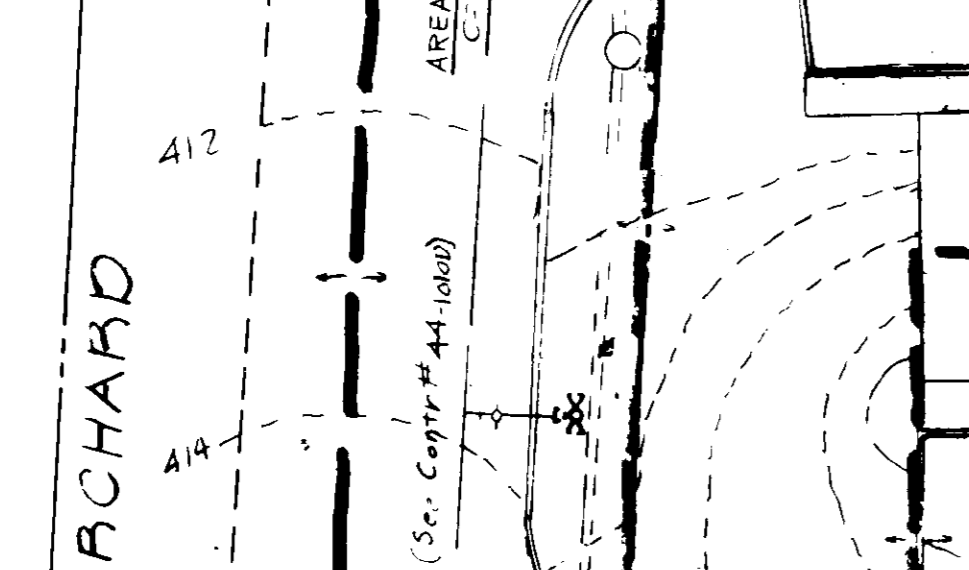
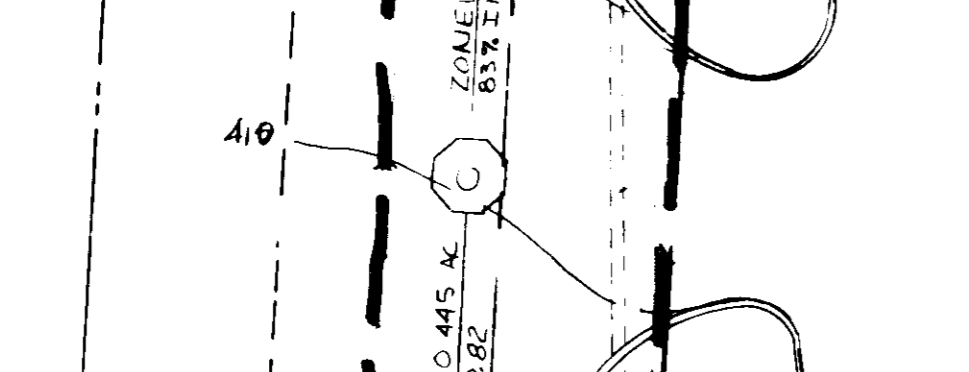
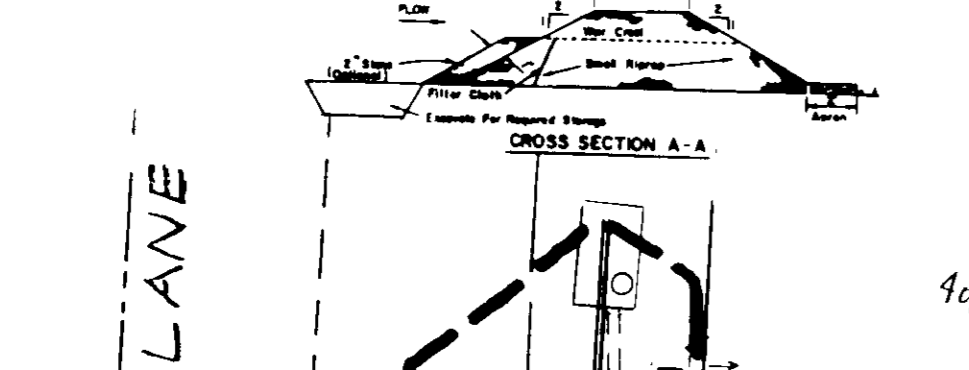
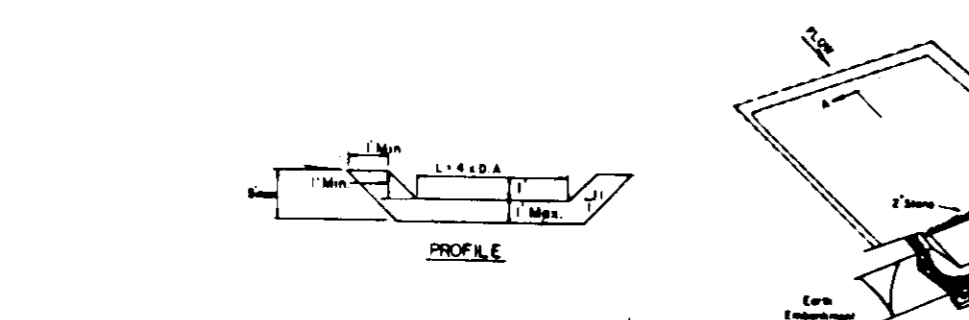
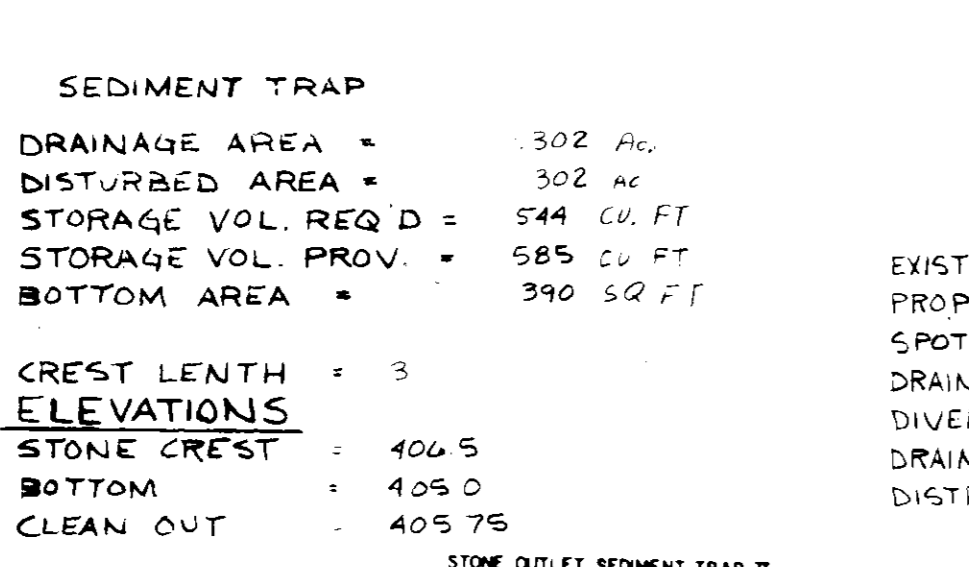
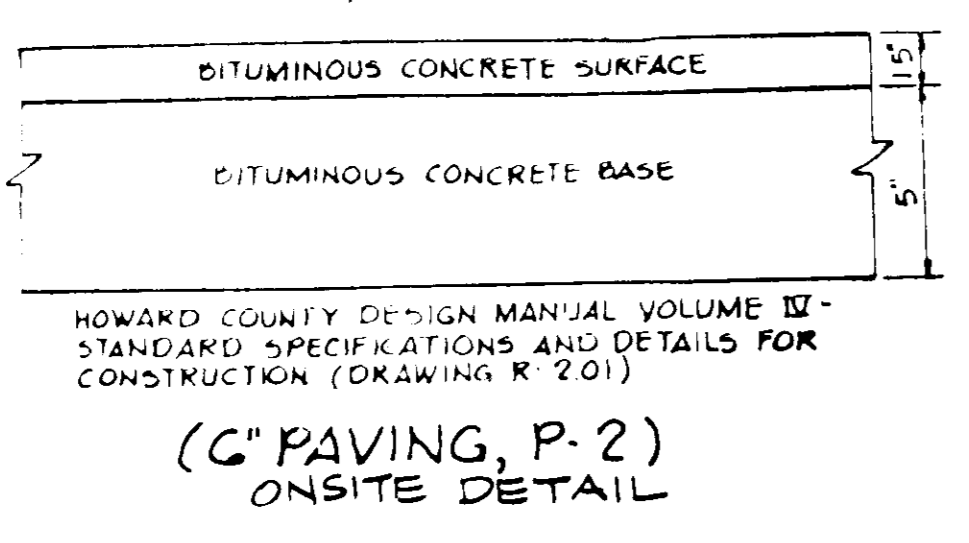
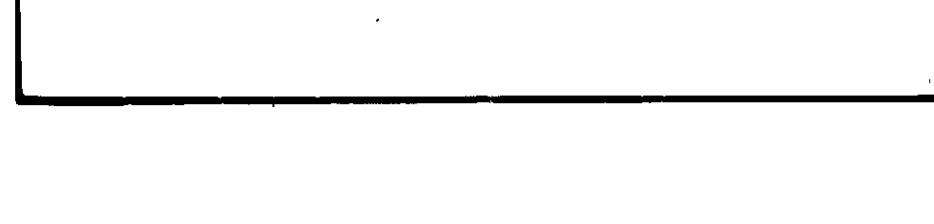
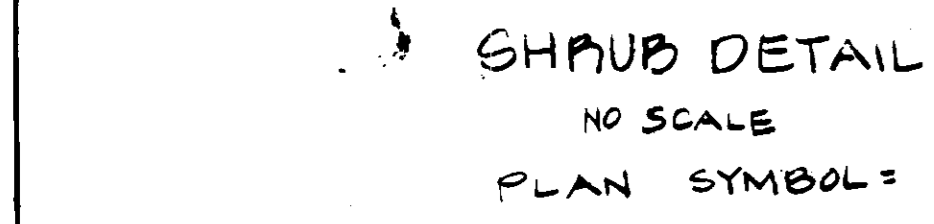
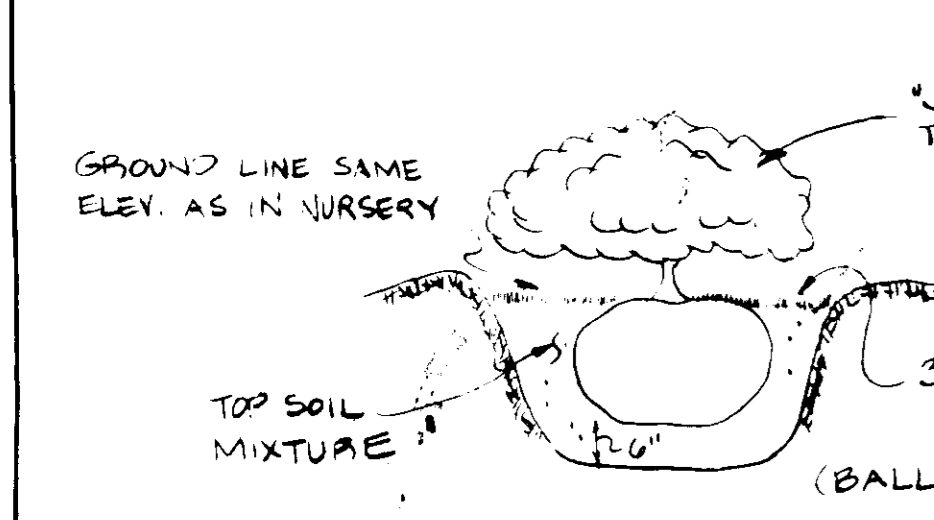
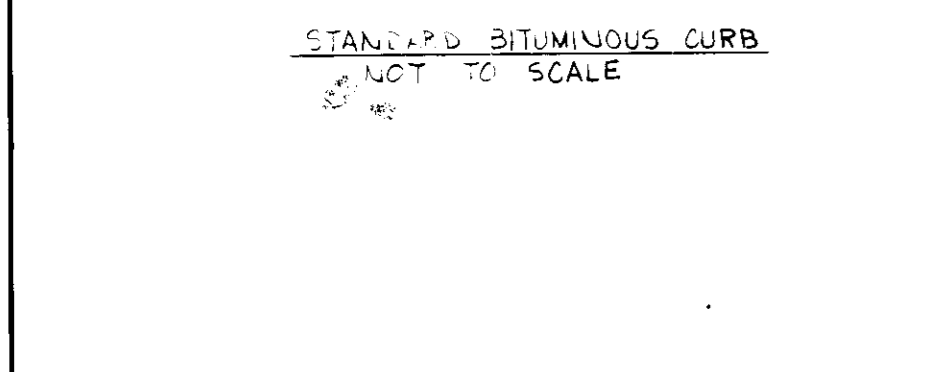
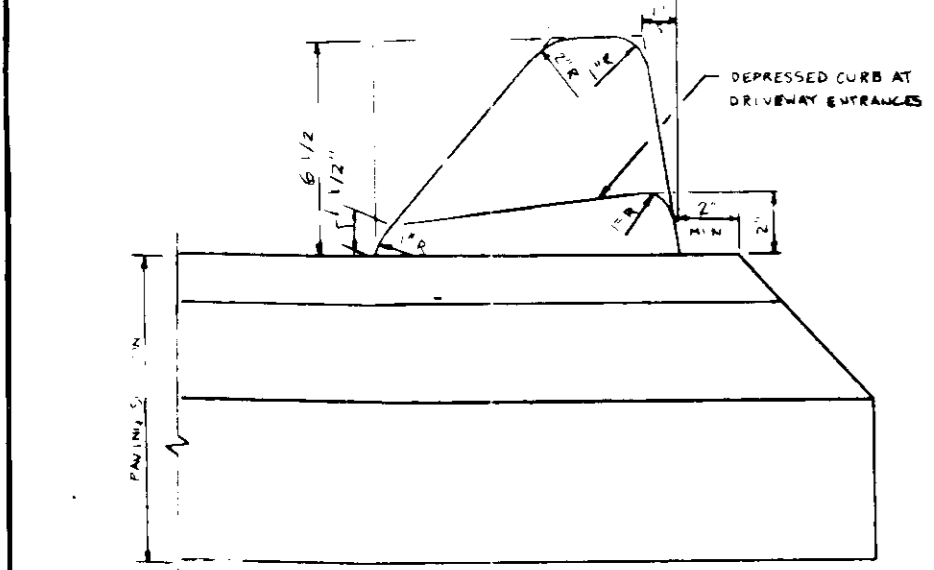
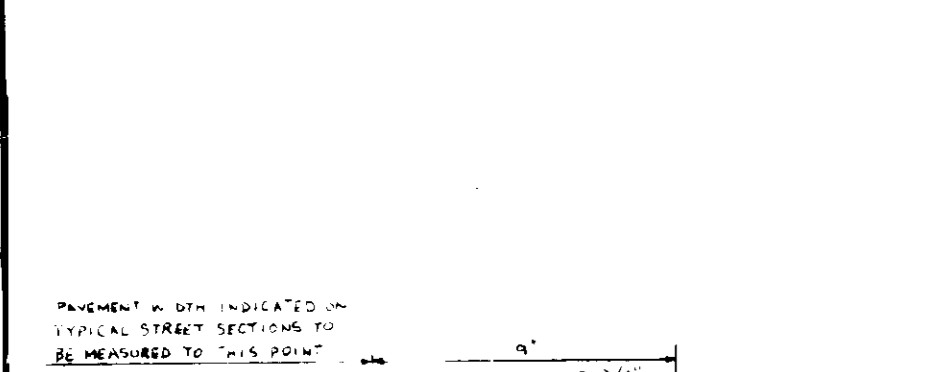
*[Signature]* 6-9-86 DATE  
CHIEF, BUREAU OF ENGINEERING

PROJECT SITE ANALYSIS

TOTAL AREA OF PARCEL D	0.672 Ac
TOTAL PROJECT AREA	0.302 Ac
PORTION OF PROJECT AREA OUTSIDE OF PARCEL D	0.027 Ac
AREA TO BE PAVED	0.151 Ac
AREA TO BE CONC WALK	0.021 Ac
BUILDING AREA	0.058 Ac
PROJECT AREA UNDISTURBED	0.000 Ac
PROJECT AREA REVEGETATED	0.072 Ac

FINAL SITE ANALYSIS

TOTAL AREA OF PARCEL D	0.672 Ac
AREA OF VEGETATION	0.170 Ac
AREA OF PAVING	0.330 Ac
AREA OF CONC WALK	0.056 Ac
AREA OF BUILDING	0.116 Ac



DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

*[Signature]* 4/22/86 DATE  
DEVELOPER MR. ROY BENNETT

ENGINEER'S CERTIFICATE

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

*[Signature]* 4/23/86 DATE  
RICHARD H. CASS EIT PE # 12427

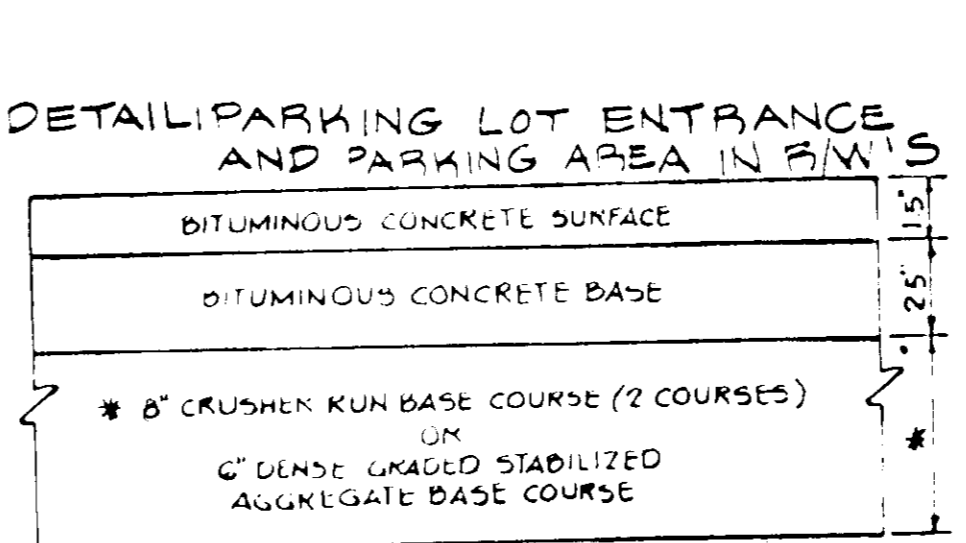
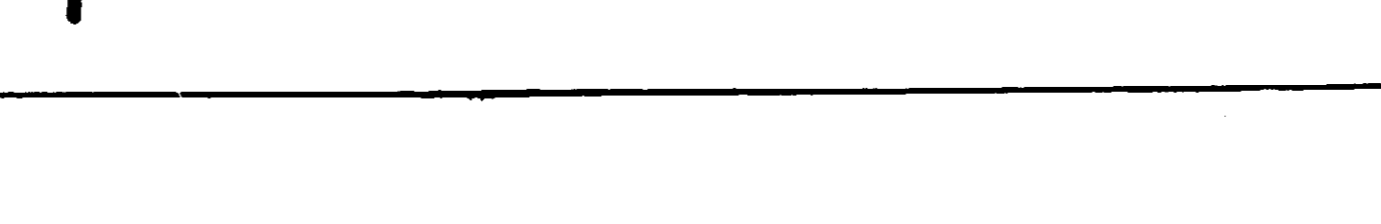
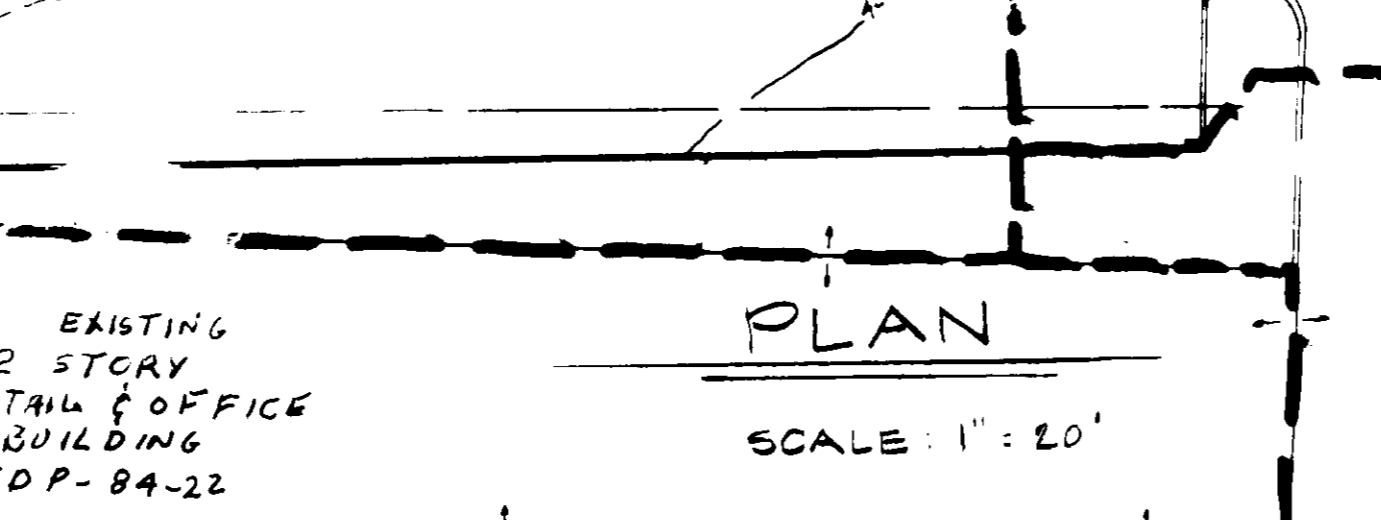
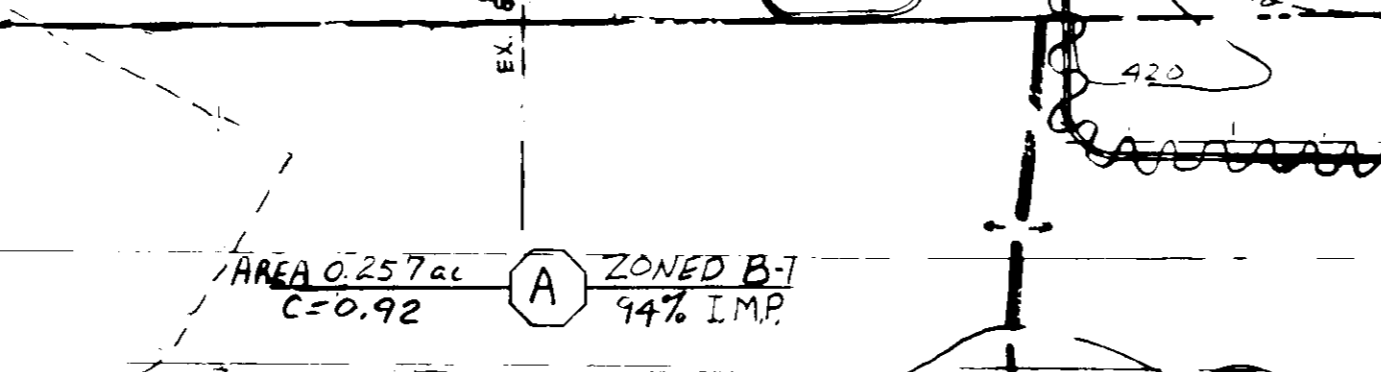
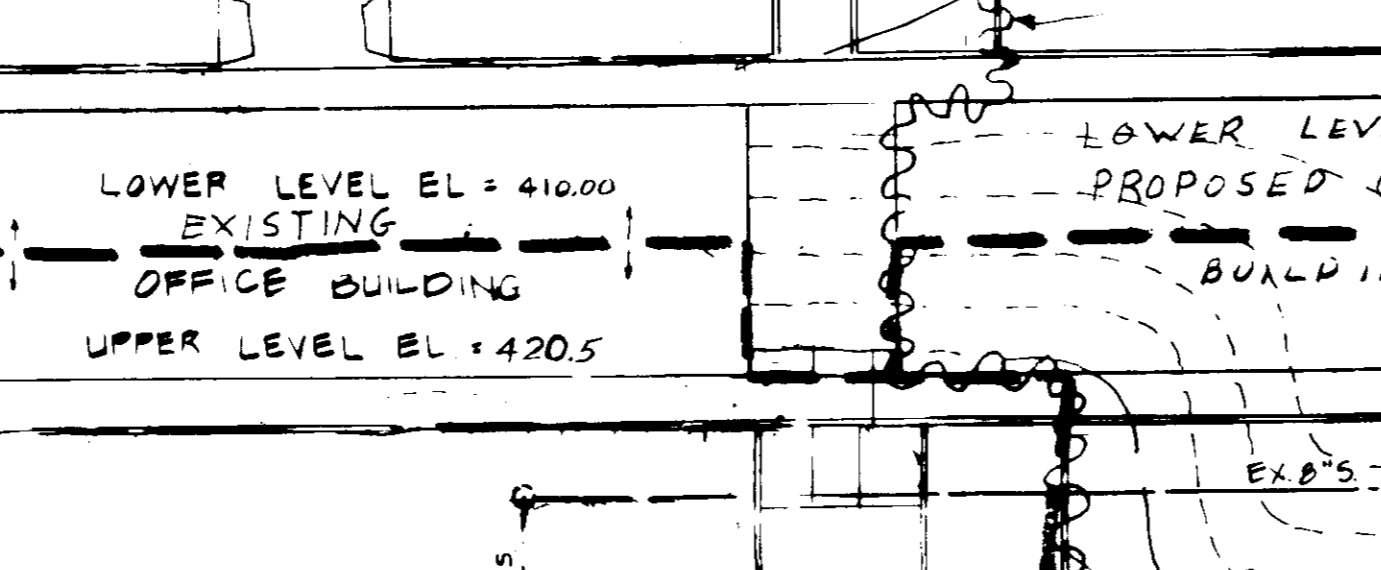
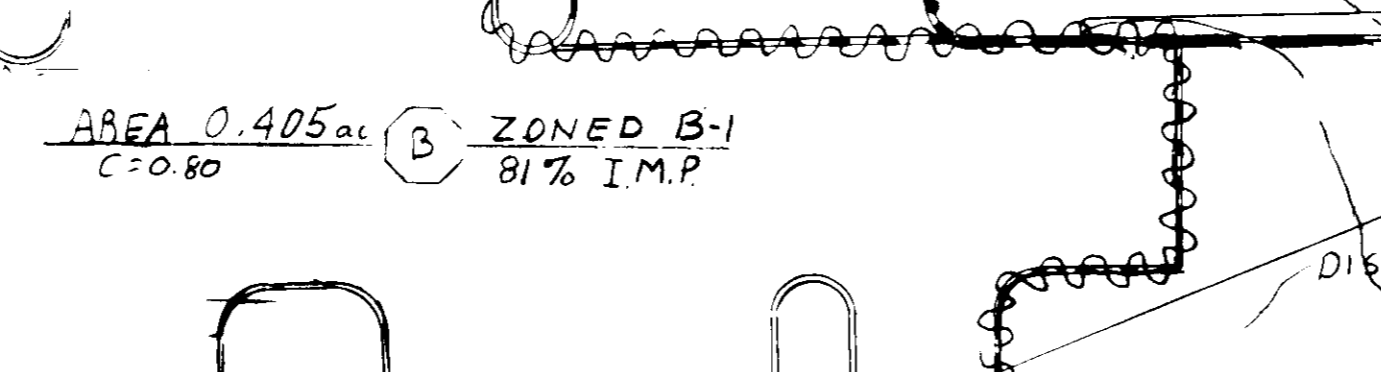
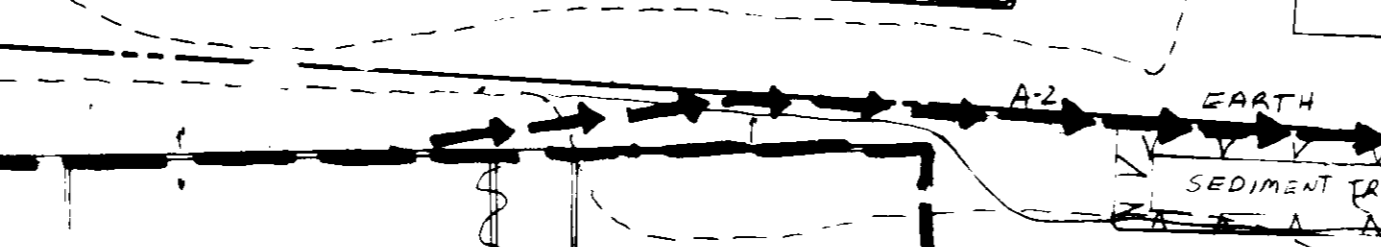
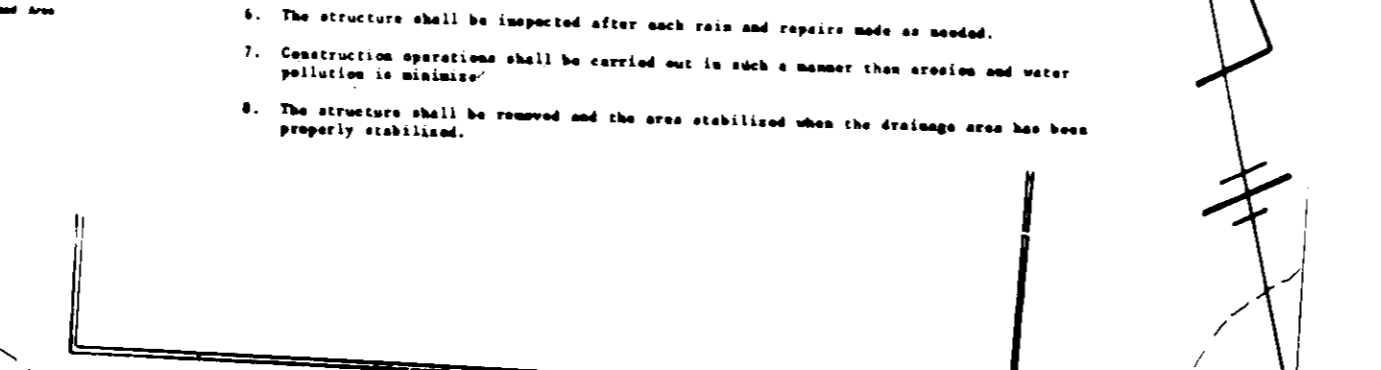
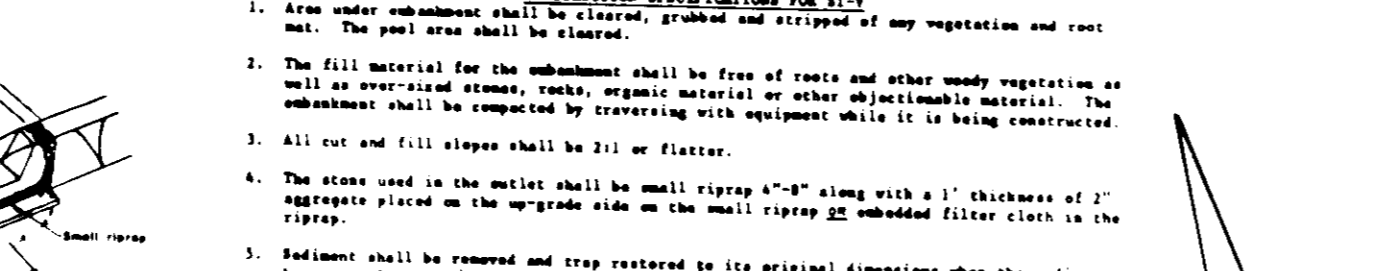
LEGEND

EXISTING CONTOUR (2' INTERVAL)  
PROPOSED CONTOUR (2' INTERVAL)  
SPOT ELEVATION  
DRAINAGE FLOW  
DIVERSION DIKE  
DRAINAGE AREA DECLINATION  
DISTURBED AREA

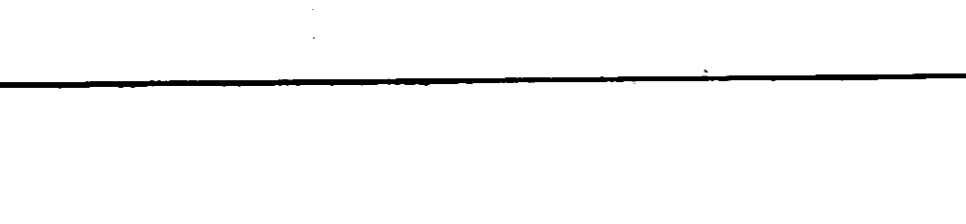
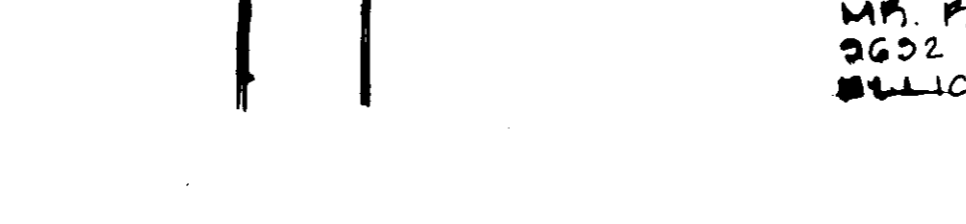
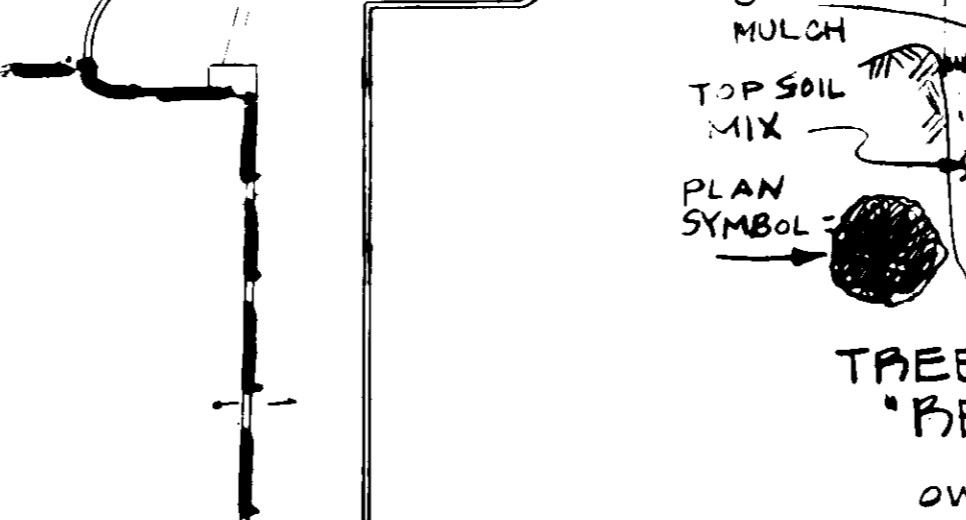
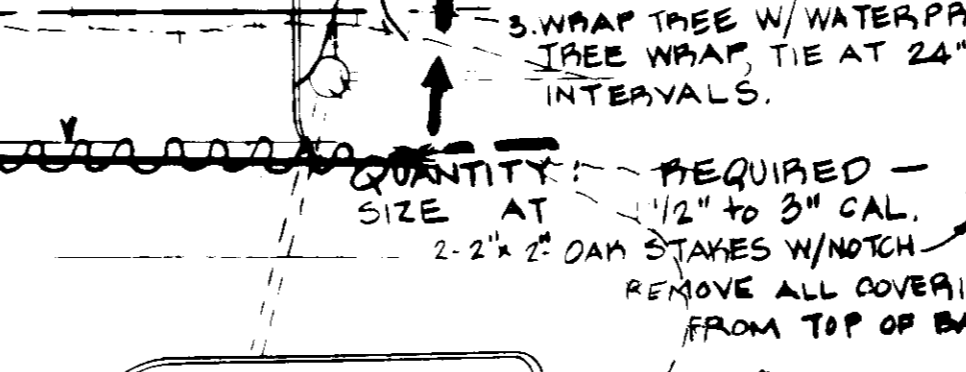
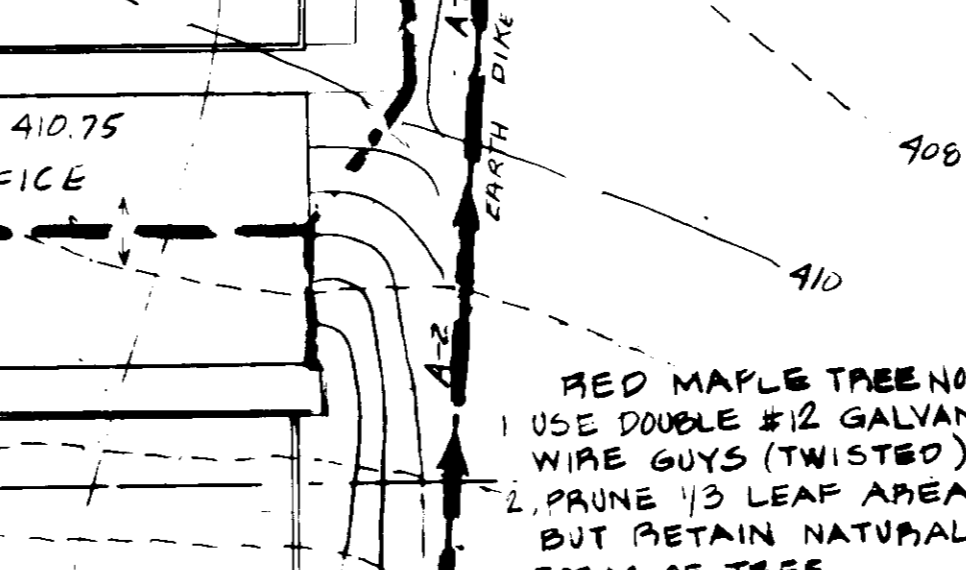
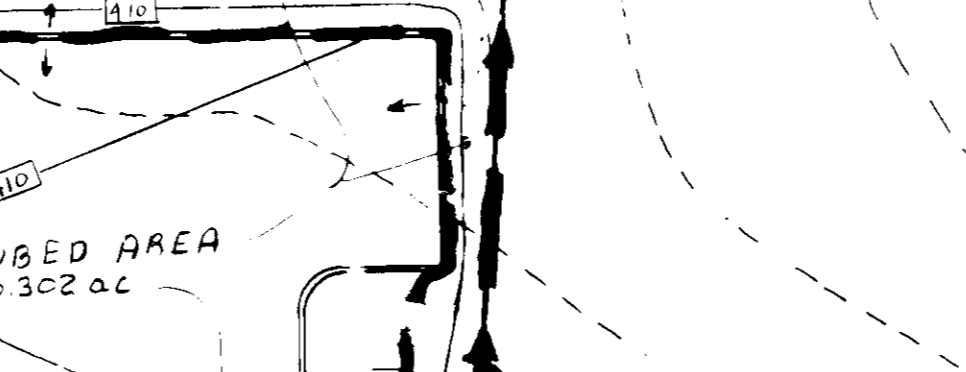
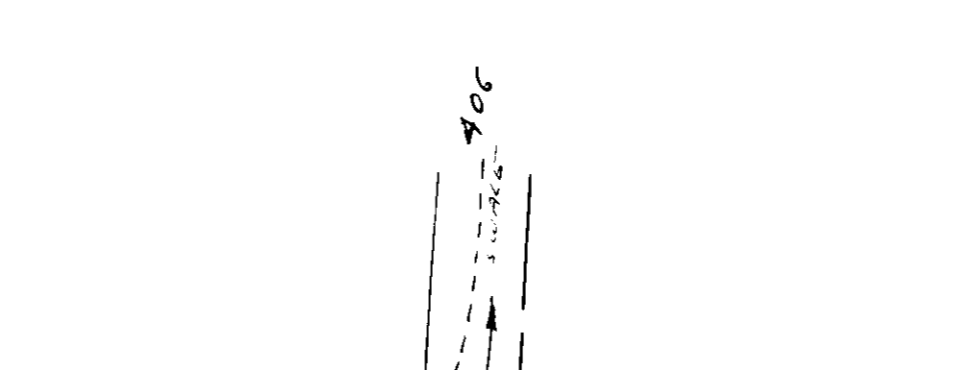
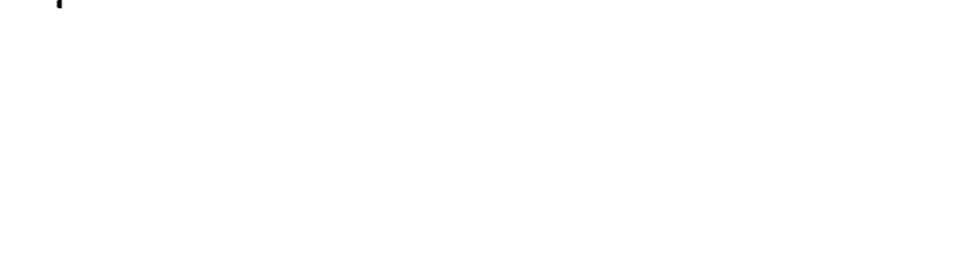
OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the standard filter cloth.

CONSTRUCTION SPECIFICATIONS FOR ST-1

- Area under sedimentation shall be cleared, grubbed and stripped of any vegetation and rock mat. The soil area shall be cleared.
- The fill material for the sedimentation shall be free of rocks and other woody vegetation as well as untreated stems, roots, organic material or other objectionable material. The sedimentation shall be completed by covering with equipment while it is being constructed.
- All cut and fill slopes shall be 3:1 or flatter.
- The stone used in the outlet shall be small riprap 4"-8" along with a 1" thickness of 2" aggregate placed on the upstream side on the small riprap to standard filter cloth in the riprap.
- Sedimentation shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.



APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MD  
DATE 12-9-85



PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (1.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed: Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 14 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 24 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (1.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

Mulching: Apply 14 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

