

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

Gregory B. ... 1-16-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Donald J. ... 1-19-87
PLANNING DIRECTOR DATE

John W. ... 1-19-87
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John E. ... 1-14-87
DIRECTOR DATE

William B. ... 1-13-87
CHIEF, BUREAU OF ENGINEERING DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

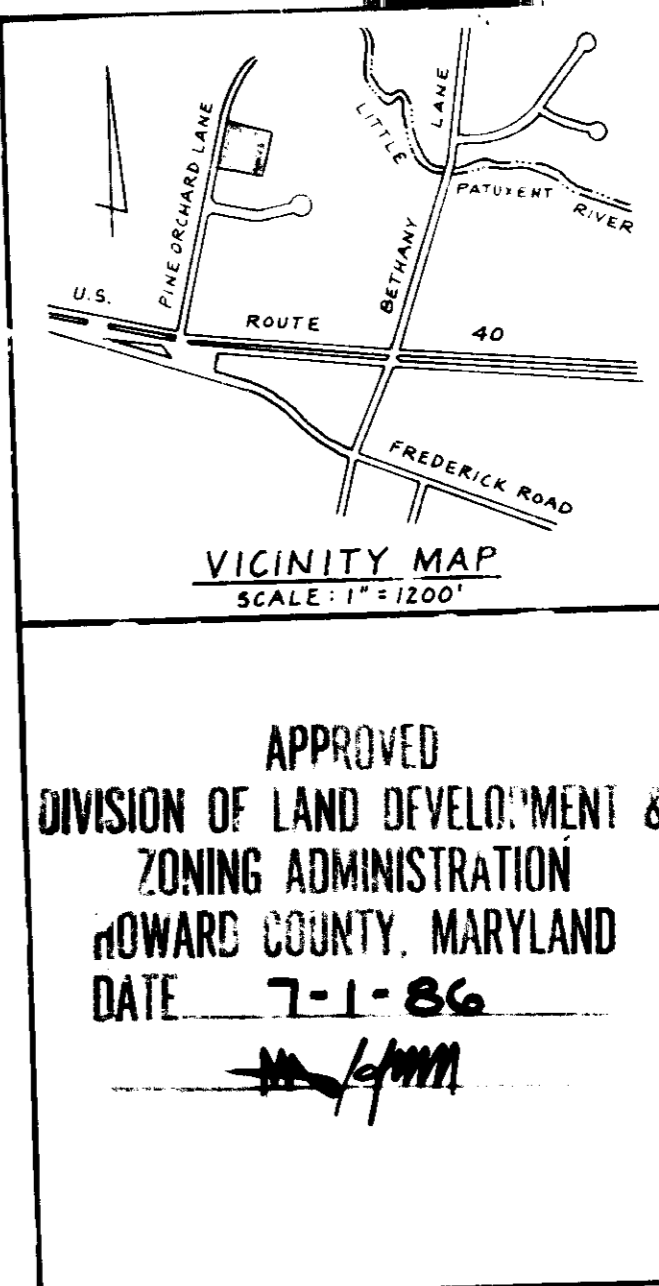
... DATE

U.S. SOIL CONSERVATION SERVICE DATE

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

... DATE

SOIL CONSERVATION DISTRICT DATE



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-1-86

- GENERAL NOTES
- Tax Map 24, Bk. 1, Parcel 381
 - Deed Reference: 14027613
 - Ex Zoning: B-1
 - Site use: Accessory Storage: 16,500 S.F. Office: 17,000.00 S.F.
 - Total area of site = 1.8132 Acres
 - Open space = 0.30 Acres (27.5%)
 - Existing public road, Pine Orchard Road, to be widened by the contractor. Proposed parking and driveways are private.
 - All construction to be in accordance with Howard County Design Manual, Vol. IV.
 - Contractor to verify the location of all underground utilities prior to beginning work.
 - Contractor to notify Miss Utility at 1-800-393-3646 at least five days prior to beginning construction.
 - Topo as shown was field run by Boender Associates, Inc.
 - Building coverage: 22,500 S.F.
 - M-1 and M-2 shall be provided with interior manhole steps as is specified in Howard County Standard Detail GS.12.
 - Handicapped access between floors is provided by elevator as is called for in the architectural plans.

LANDSCAPING

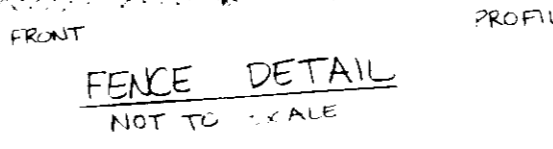
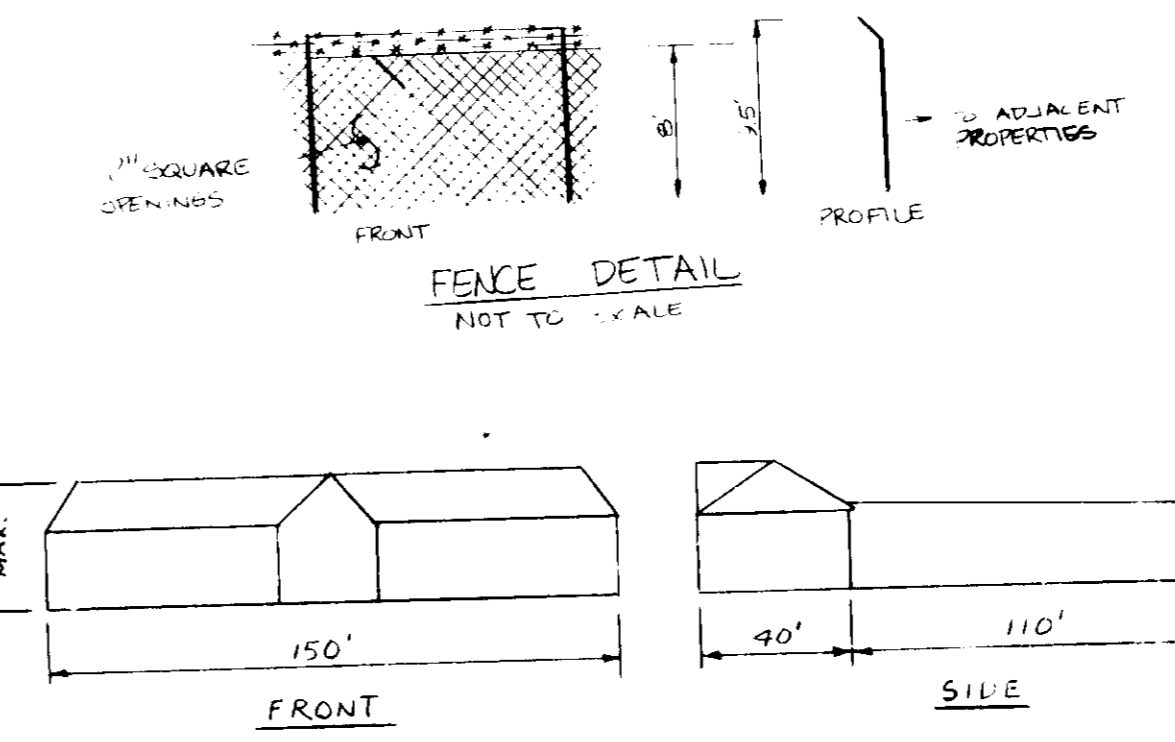
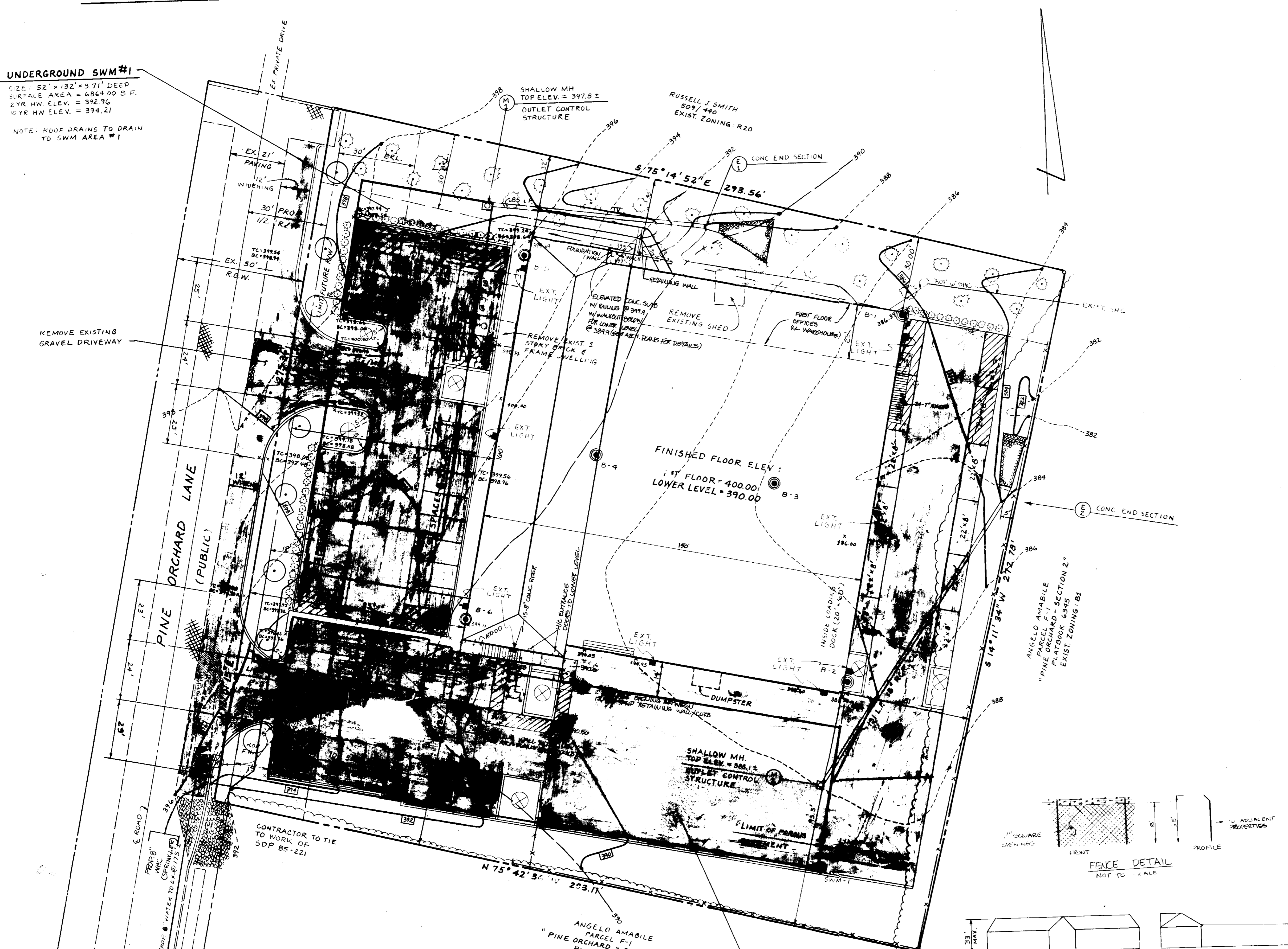
QUANTITY	CUMMEL NAME	BUTAN NAME	SIZE
21	WHITE PINE	PINUS STROBUS	2 1/2" MIN CAL, 8'-10' HT
8	RED OAK	ALER KUBRIUM	2 1/2" MIN CAL, 8'-10' HT
64	ANDOKA JIMMERS		15-18" SPREWD, 3' O.C.
7	BRADFORD PEAR	PYRUS CALLERYANA	2" MIN CAL, 6'-8' HT

- SITE ANALYSIS
- Area of parcel: 1.813 Ac. or 78,983 S.F.
 - Exist zoning: B-1
 - Floor space:
LOWER LEVEL: 23,020 S.F. Accessory Storage
FIRST FLOOR: 10,470 S.F. Office
 - Maximum Number of Employees:
Office - 50
Accessory Storage - 15
 - Parking (Boender Associates):
50 employees (Office) @ 7 per 10 = 35 spaces
15 employees (Storage) @ 7 per 10 = 10.5 spaces
49.75 spaces REQ.
 - Parking provided:
30 spaces including 3 handicapped
 - Open space to remain on site: 21720 S.F. or 27.5%
 - Building coverage of site: 22,500 S.F. or 28.49%
 - Landscaped islands provided: 1264 S.F.
Parking area and travelway: 24,450 S.F.
1 Landscaped islands: 5172
 - All exterior lighting shall be reflected/directed away from adjacent residentially zoned properties and public road right-of-ways.

UNDERGROUND SWM #1
SIZE: 52' x 132' x 3.71' DEEP
SURFACE AREA = 6864.00 S.F.
2 YR. HW. ELEV. = 392.96
10 YR. HW. ELEV. = 394.21

NOTE: ROOF DRAINS TO DRAIN TO SWM AREA #1

UNDERGR 'NDC SWM #2
SIZE: 56' x 217' x 1.71' DEEP
SURFACE AREA = 12,152.00 SF.
2 YR. HW. ELEV. = 385.00
10 YR. HW. ELEV. = 385.50



DEVELOPER'S CERTIFICATE

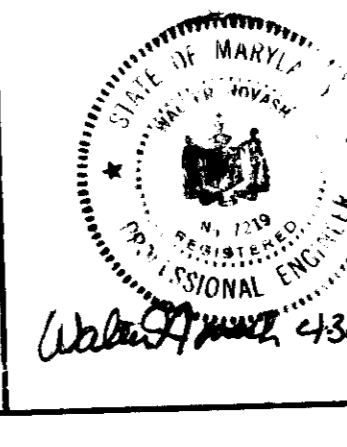
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

DEVELOPER: *Jeffrey Young* DATE: 7/22/86

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 HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *Walter A. ...* DATE: 4-30-86



SUBDIVISION NAME GARVEY OFFICE BLDG.	SECT./AREA 24	LOT/PARCEL # 381
PLAT # OR L/P 140-1015	BLOCK # 1	ZONE B-1
TAX/ZONE MAP 24	ELEC. DIST. 2nd	CENSUS TR. 6022
WATER CODE HOB	SEWER CODE 2530200	
ADDRESS CHART		
LOT NUMBER 381	STREET ADDRESS 3197 PINE ORCHARD LANE	
TITLE SITE DEVELOPMENT PLAN		
PROJECT GARVEY OFFICE BLDG.		
LOCATION 2nd ELECTION DISTRICT HOWARD CO., MD.		
SCALE: 1" = 20'	DESIGNED BY: MD	DRAWN BY: ARR
FIELD BOOK: 49	PAGE NO.:	CHECKED BY: WN
JOB NO.: 85243		DATE: 4-15-86
DRAWING NO.: 1 OF 3		

OWNER & DEVELOPER
GODFREY C. GARVEY
3290 PINE ORCHARD DR.
ELLCOTT CITY, MD
21043

boender associates inc.
consulting engineers
land surveyors
land planners

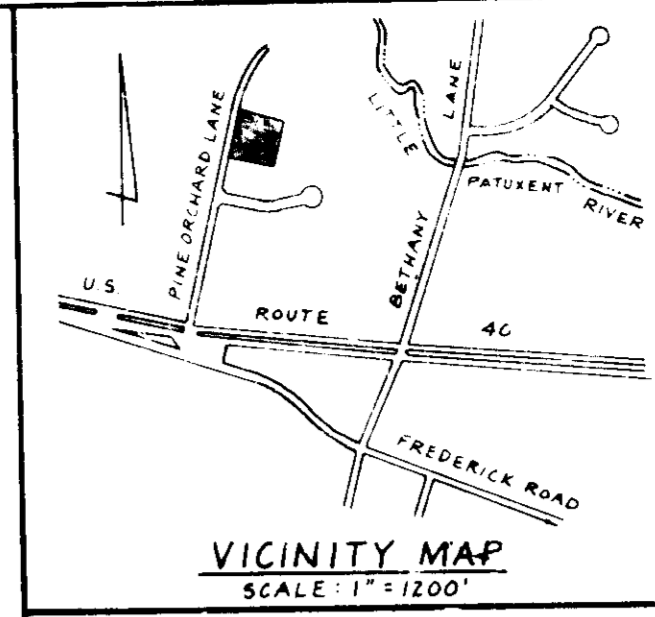
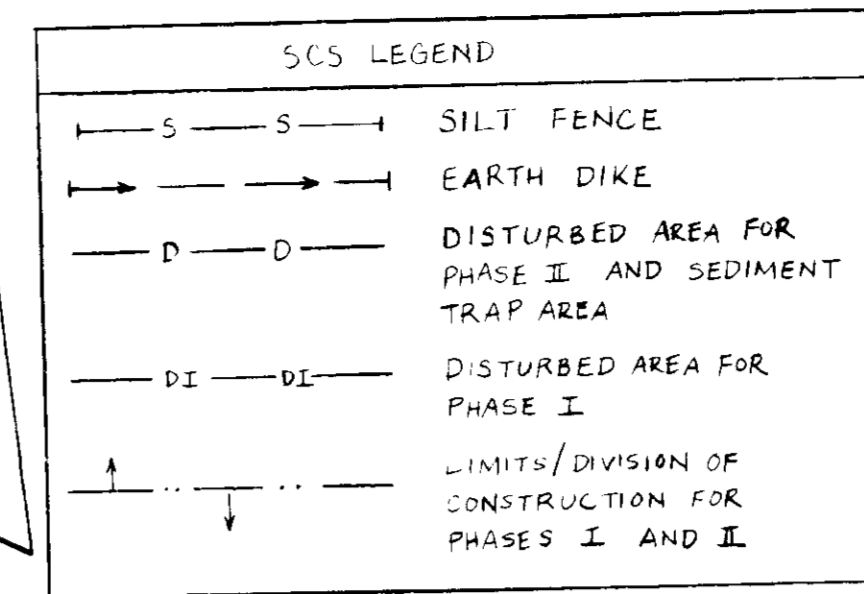
COURTHOUSE SQUARE
3565 ELLICOTT MILLS DRIVE
ELLCOTT CITY, MD 21043
(301) 465-7777

SDP-86-244

4-16-87	DELETE 2ND FLOOR
DATE	REVISIONS

UNDERGROUND SWM #1
 20 LF 4" SCS STONES @ 0.00%
 TEMPORARY RIPRAP OVER EROSION CONTROL CLOTH

PHASE	SCS RET'D STORAGE	2 YR RET'D STORAGE	10 YR RET'D STORAGE	STORAGE PROVIDED	OUTLET LENGTH	BOTTOM ELEV.	SPILLWAY ELEV.	CLEANOUT ELEV.	BOTTOM AREA
I	3420 CF	6970 CF	10,019 CF	10,166 CF	6'	363.0	387.0	386.0	287.5 SF
II	3420 CF	6099 CF	8,934 CF	10,166 CF	8'	353.0	387.0	386.0	287.5 SF



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 J. Z. Zeller 1-16-87
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 D. M. Hamill 1-19-87
 PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 J. M. M... 1-19-87
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE 7-1-86

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 J. M. M... 1-14-87
 DIRECTOR DATE

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE 7-1-86

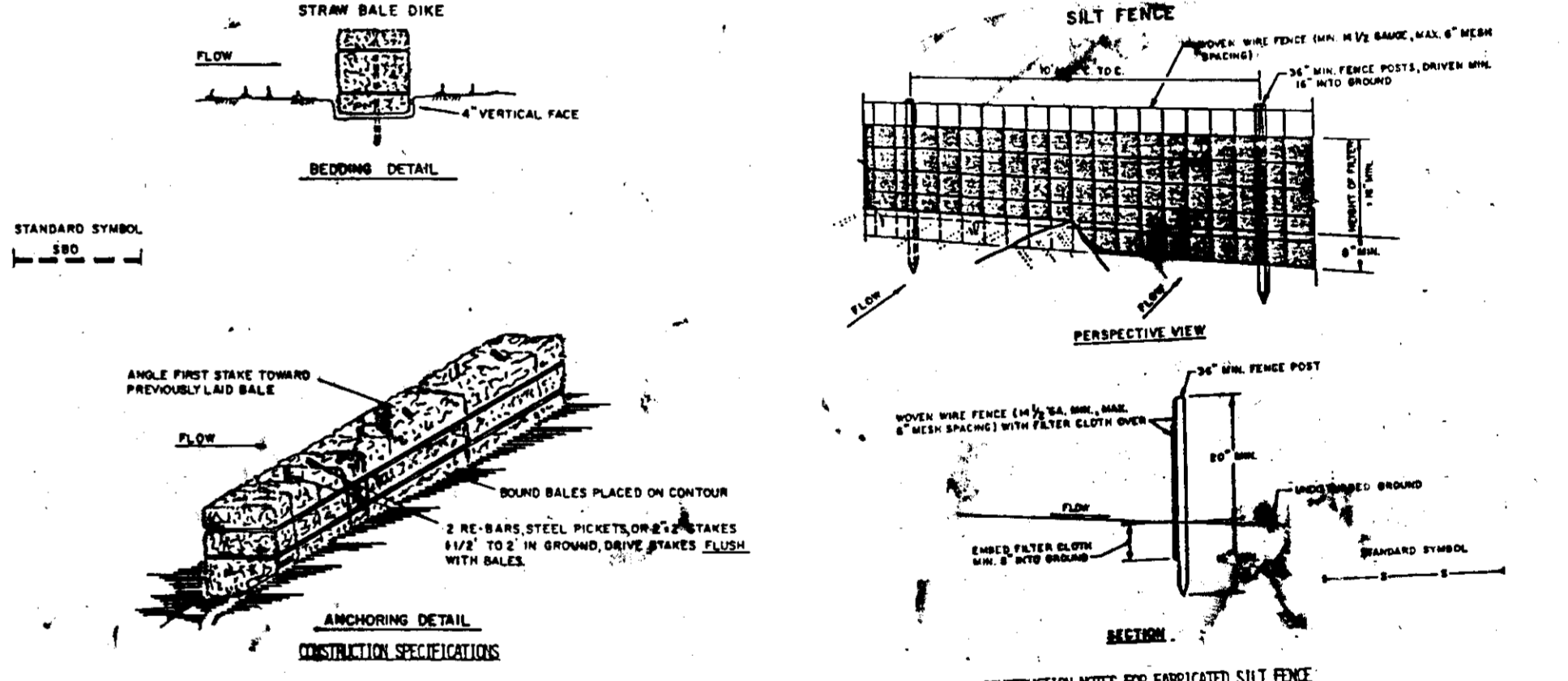
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
 J. M. M... 1-13-87
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: U.S. SOIL CONSERVATION SERVICE DATE 1-12-87
 J. M. M... DATE

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 J. M. M... 1-12-87
 SOIL CONSERVATION DISTRICT DATE



- CONSTRUCTION SEQUENCE
1. Obtain grading permit
 2. Notify the Howard County Bureau of Licenses/Inspections and Permits and the Construction Survey Division at 792-7272 at least 24 hours prior to beginning work.
 3. Install stone outlet sediment trap and all temporary sediment control devices (S.C.E., S.F., E.D.) pertaining to phase I as called for, including stone drain structures in sediment trap.
 4. Begin phase I.
 5. Construct utilities. Rough grade as necessary to provide necessary cover. Apply temporary stabilization.
 6. Fill under building slab and construct building and walls (including retaining wall).
 7. Install storm drain structures out of storm water management area one (1). Block manhole.
 8. Check S.F. to the north and west of storm water management area 1.
 9. Install stone water management area I. Remove block from manhole. Bring parking area (phase I only) to subgrade. Apply temporary stabilization to disturbed areas.
 10. Install curbing and pave phase I parking and vending area.
 11. Fine grade phase I area only - being sure to leave sediment trap intact. Apply temporary stabilization.
 12. With approval of Howard County Bureau of Licenses, Inspections and Permits, remove temporary sediment control devices that pertain to phase I exclusively.
 13. Begin phase II.
 14. Install all temporary sediment control devices pertaining to phase II (S.C.E., S.F., E.D.).
 15. Install storm drain structures out of storm water management area 2. Block manhole. The storm drain shall be stubbed as is shown on plan sheet 2 of 3.
 16. Install storm water management area 2. Bring parking area over storm water management area 2 to subgrade. Apply temporary stabilization measures to disturbed areas. 1 week
 17. Install curbing and pave parking area and vending area in phase II area only, making sure not to disturb the sediment trap. 1 week
 18. With permission of the sediment control inspector, remove stone outlet sediment trap by:
 - A. Pump any standing water out to stabilized outfall.
 - B. Remove and deposit sediment at a site with approved sediment control.
 - C. Finalize construction of storm drain from storm water management area 2. Remove block from manhole. Remove temporary outlet structure from sediment trap. Provide necessary cover for permanent storm drain. Apply temporary stabilization.
 - D. Bring remaining parking area to subgrade.
 - E. Apply temporary stabilization.
 19. Install curbing and pave remaining parking area. 1 week
 20. Fine grade and apply permanent stabilization for entire site. 1 week
 22. With approval of Howard County Bureau of Licenses, Inspections and Permits, remove remaining temporary sediment control devices.



1. Bales shall be placed at the toe of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a minimum of (8) inches, and placed so the bindings are horizontal.
 3. Bales shall be securely anchored in place by either two stakes or by passing a rope through the bales. The first stake in each bale shall be driven through the hole in the bale at an angle to force the bales together. Stakes shall be driven flush with the bales.
 4. Inspection shall be frequent and repair/replacement shall be made promptly as needed.
 5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.
1. Nylon wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to nylon wire fence with ties spaced every 24" at top and mid section.
 3. Mesh the sections of filter cloth against each other they shall be overlapped by six inches and folded.
 4. Maintenance shall be performed as needed and material removed when bales develop in the silt fence.

DATE	REVISIONS
4-10-87	ADD STAIRS @ E. END OF BLDG, REV. H/C ACCESS & SHOW REPAIRS, H/C ACCESS @ E. END, REPAIRS @ E. END, DELETE ELEV. & SHOW REPAIR BLDG DIA, REVISION #10
4-10-87	

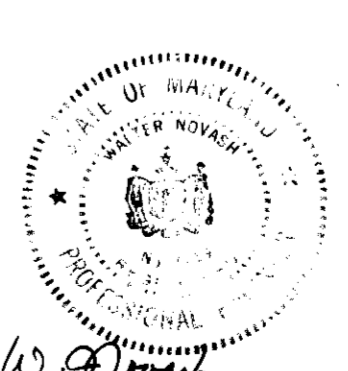
SCALE: HOR 1"=20', VERT 1"=2'

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLAN OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A TRAINING COURSE IN NATURAL RESOURCE CONSERVATION AND THE CONTROL OF EROSION AND SEDIMENT BEFORE BEING ALLOWED TO BEGIN CONSTRUCTION OR THE WORK ACTIVITIES AND THAT ANY DEEMED NECESSARY.

DEVELOPER: *Prof. Yang* DATE: 4/22/86

ENGINEER'S CERTIFICATE
 I CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS OF MARYLAND.

ENGINEER: *Walter Probst* DATE: 4-30-86

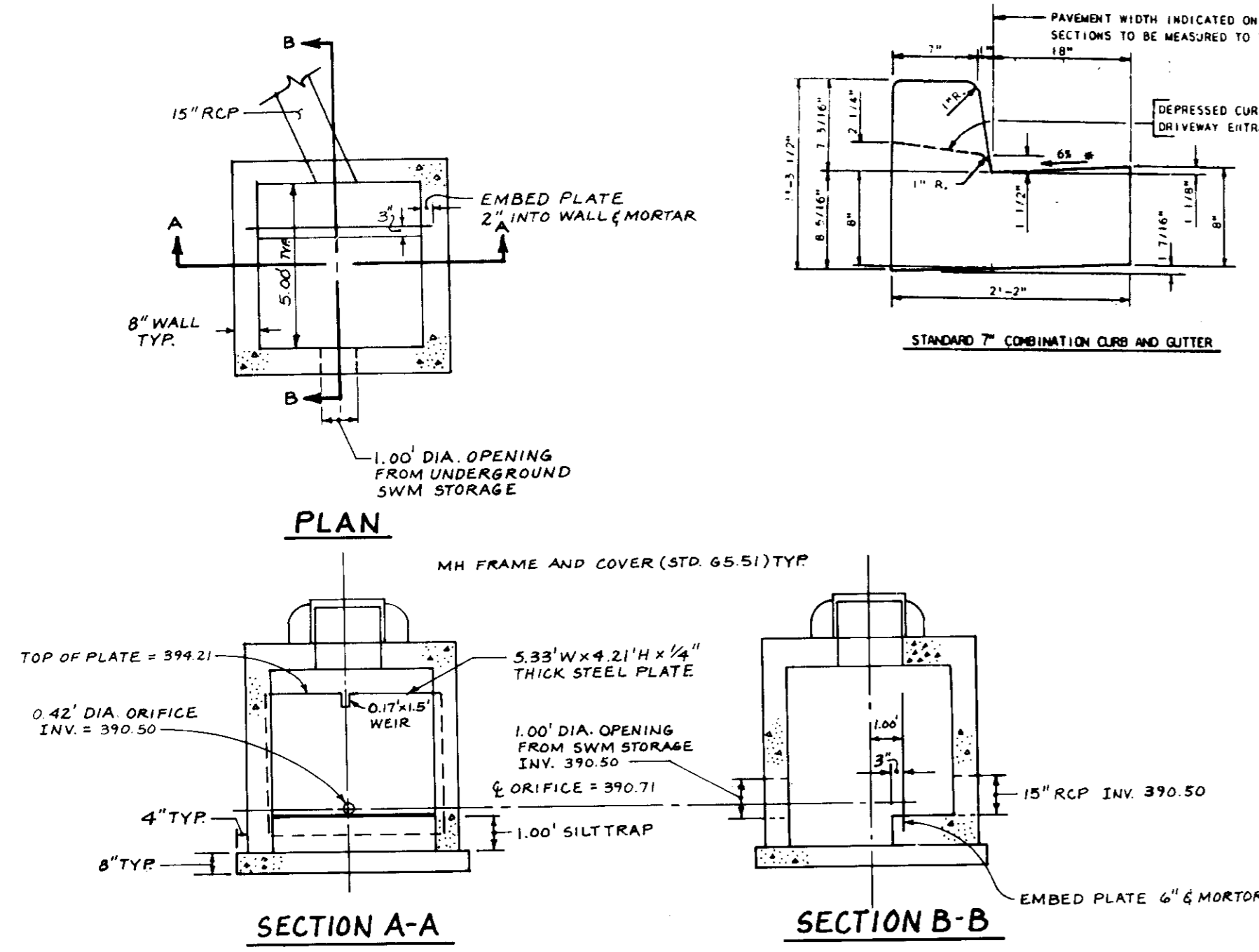


SUBDIVISION NAME GARVEY OFFICE BLDG.		SECT./AREA 2.4	LOT/PARCEL # 381
PLAT # OR LOT BLOCK # 1402 (1) 3	ZONE 1 B-1	TAX/ZONE MAP 24	ELEC. DIST. CENSUS TR. 2nd 6022
WATER CODE H08		SEWER CODE	
ADDRESS CHART			
LOT NUMBER	STREET ADDRESS		
	3197 PINE ORCHARD LANE		
TITLE DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN			
PROJECT GARVEY OFFICE BLDG.			
LOCATION 24 ELECTION DISTRICT H0440 CO. MD			
SCALE 1"=20'	DESIGNED BY MD	DRAWN BY ARR	CHECKED BY WN DATE 4-15-86
FIELD BOOK	PAGE NO 85243	JOB NO 20F3	DRAWING NO

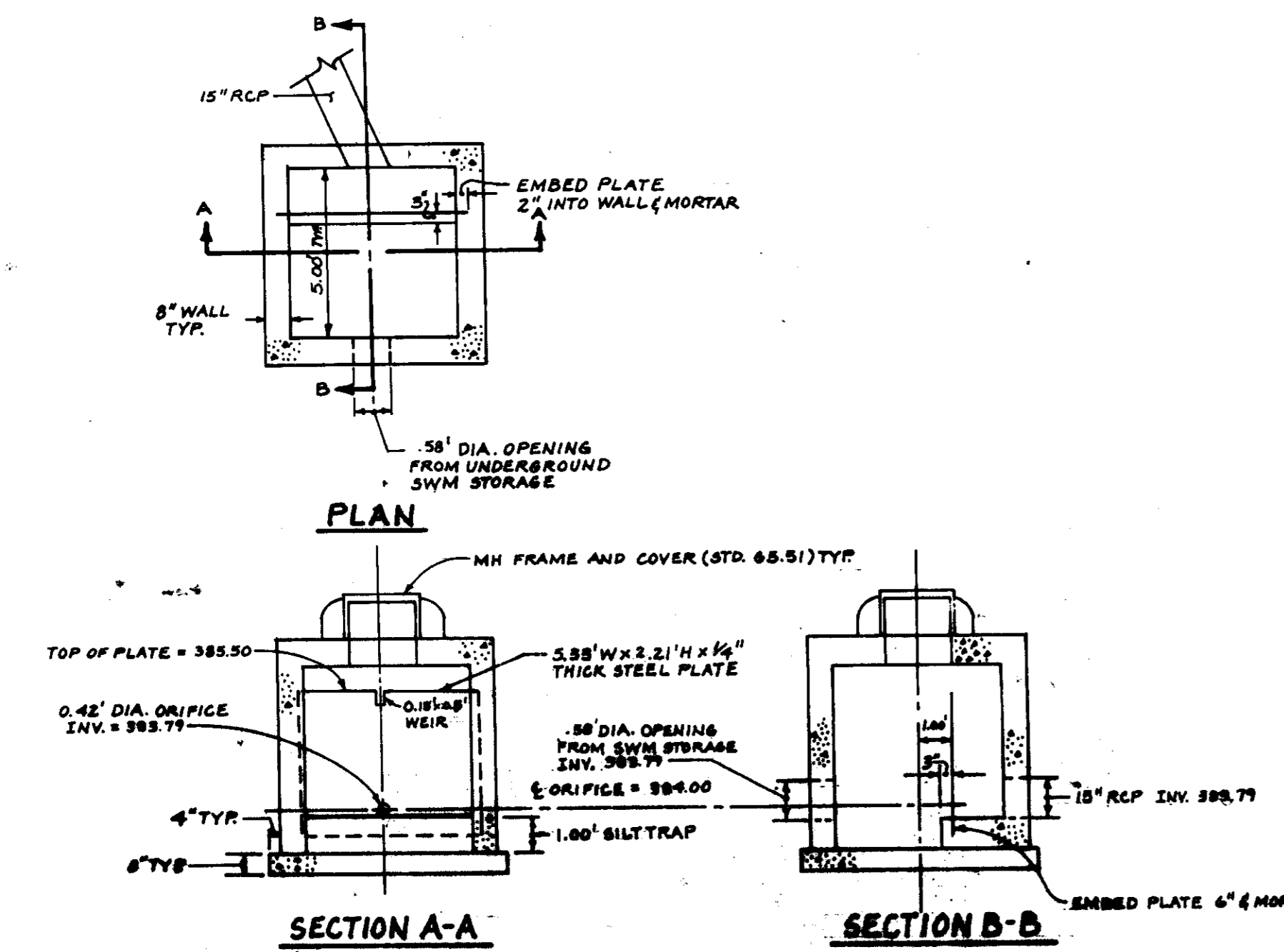
OWNER & DEVELOPER
 GODFREY C. GARVEY
 3290 PINE ORCHARD DR.
 ELLICOTT CITY, MD 21043

boender associates
 inc.
 consulting engineers
 land surveyors
 land planners
 COURTHOUSE SQUARE
 3565 ELLICOTT MILLS DRIVE
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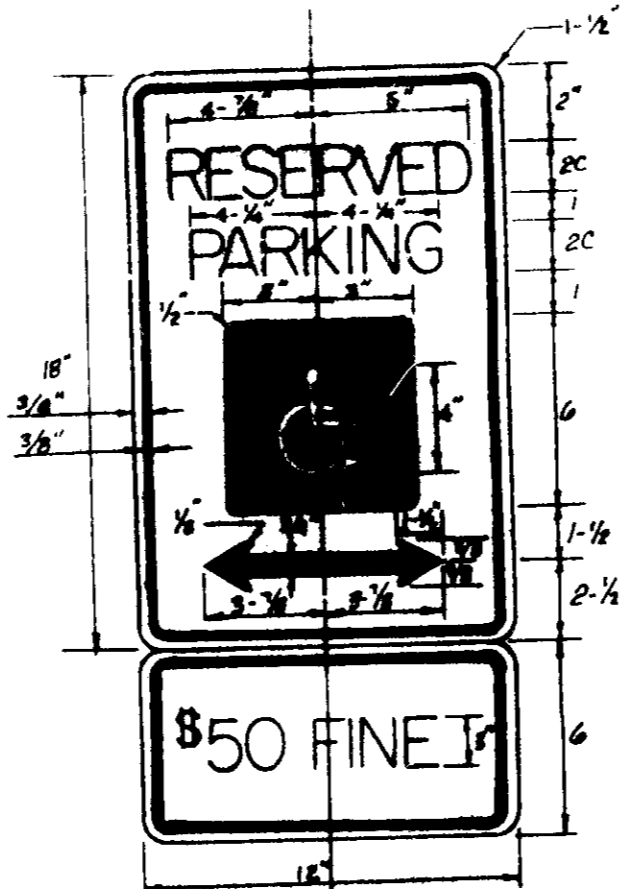
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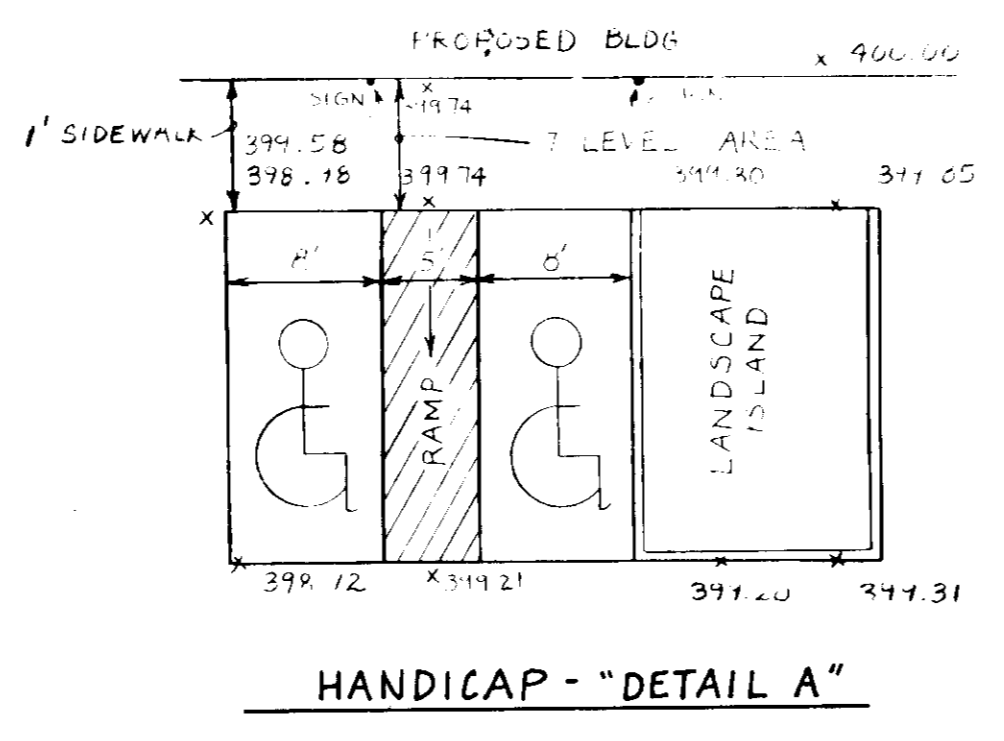
OUTLET CONTROL STRUCTURE M-1



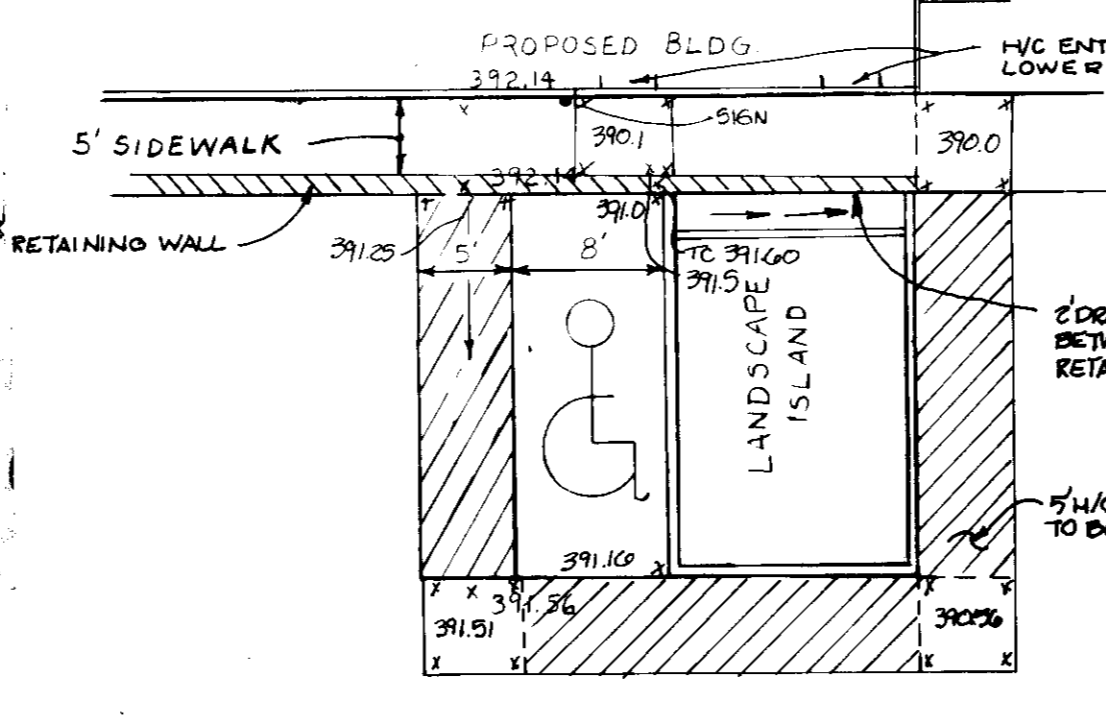
OUTLET CONTROL STRUCTURE M-2



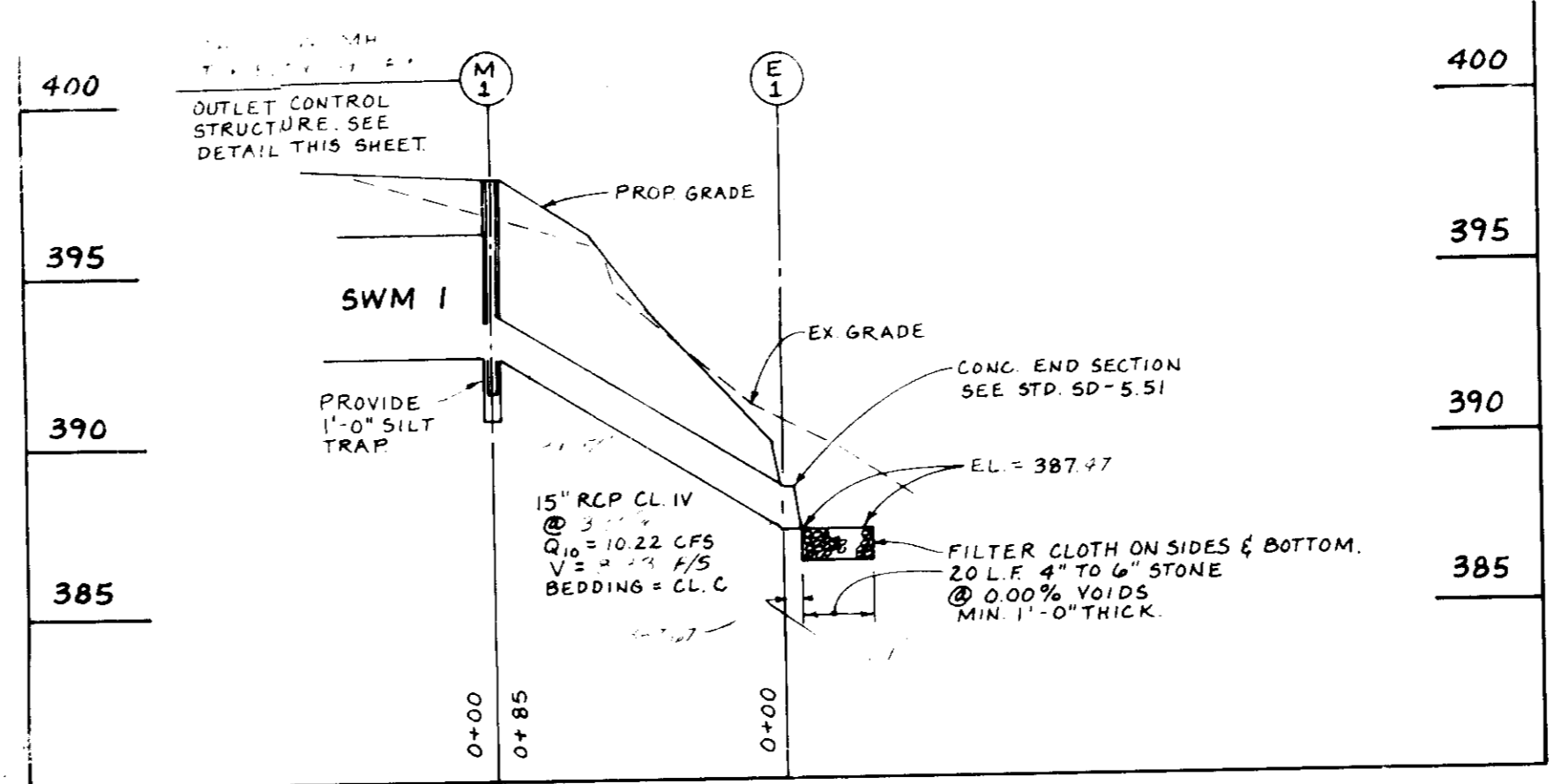
HANDICAPPED PARKING SIGN
 NOTES REFER TO THIS SIGN AS PER NO. CD. BILL NO. 28-24.
 1. SIGN TO UTILIZE AN ALUMINUM BLANK 6'4" x 10" THICK WITH 2" (2) SINGLE POST MOUNTING ANGLES.
 2. THE TEXT AND SYMBOL SHALL BE STAMPED GREEN TO MATCH THAT ON R.T-8, AND THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE 5" HIGH.
 3. THE SIGN TO BE MOUNTED AT A MINIMUM HEIGHT OF 7' AND A MAXIMUM HEIGHT OF 10'.
 4. NOT TO SCALE.



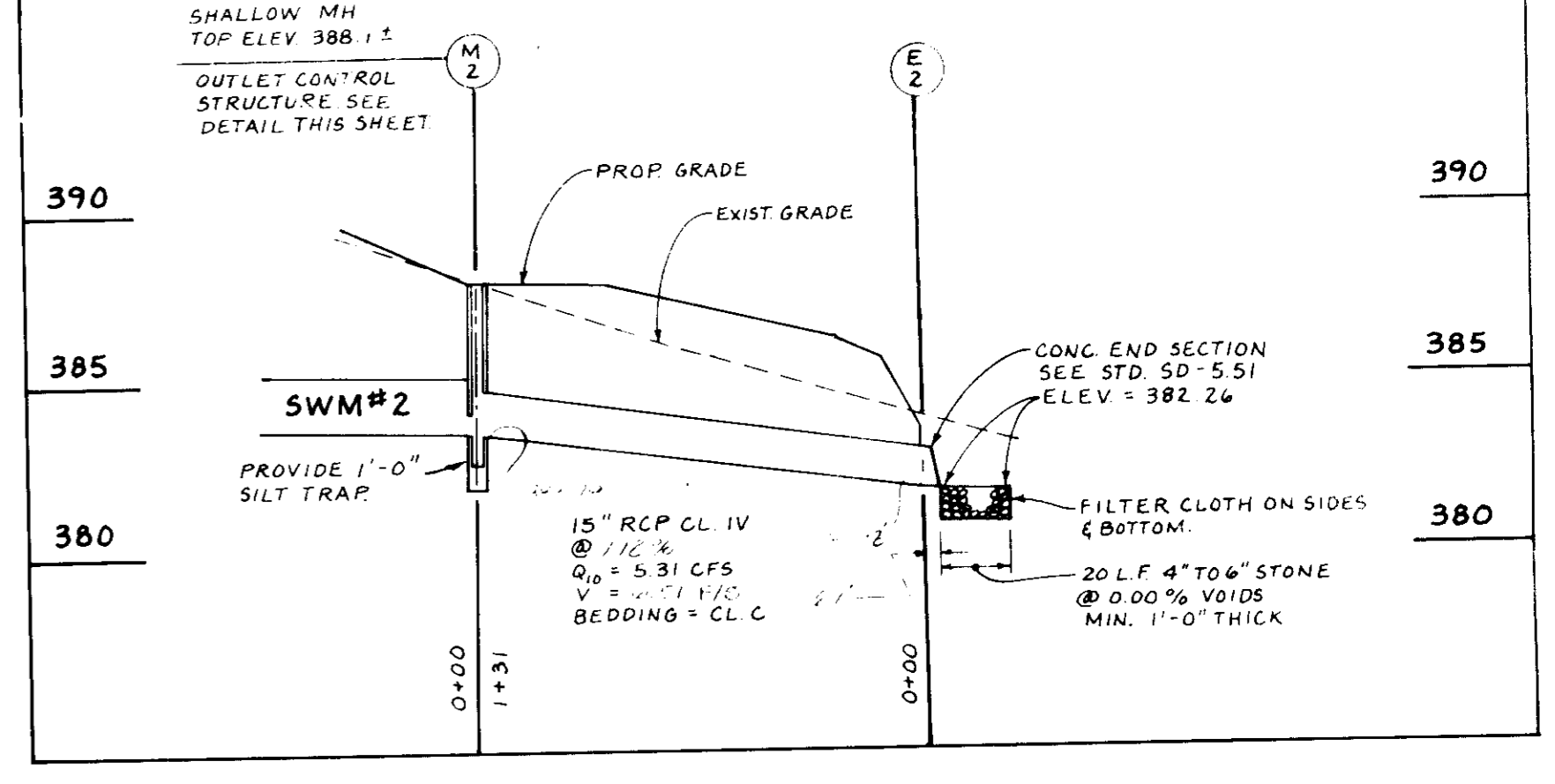
HANDICAP - "DETAIL A"



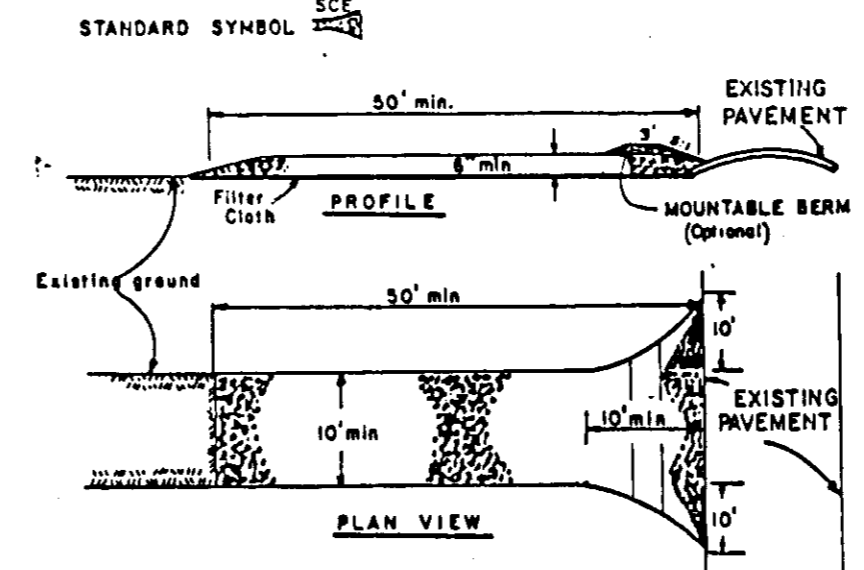
HANDICAP - "DETAIL B"



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

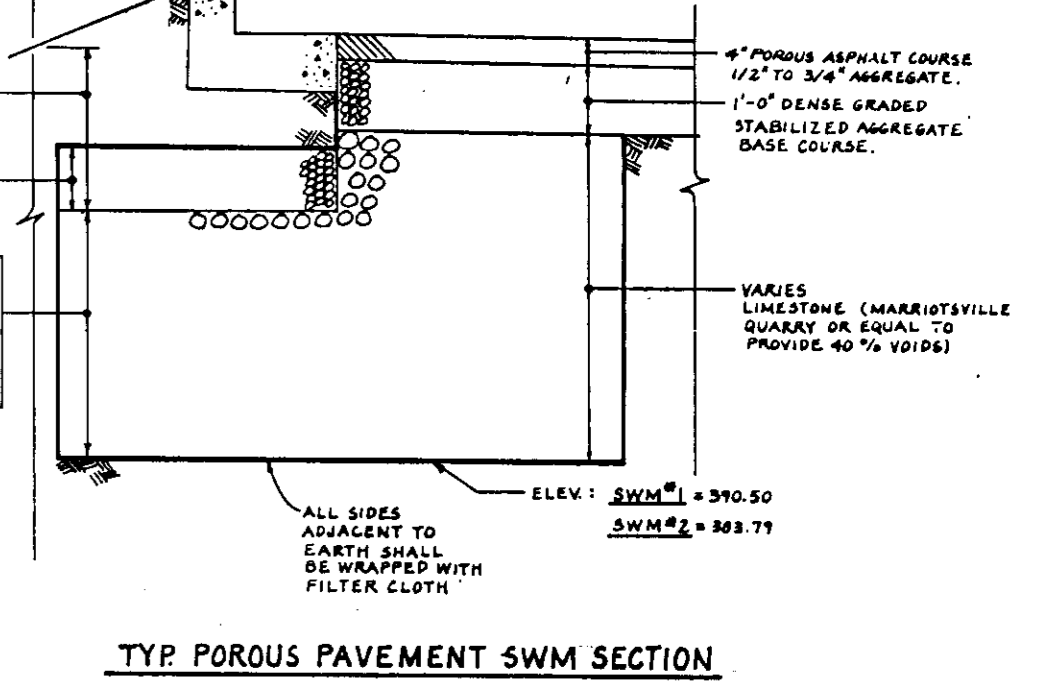


PROFILE
 HORIZ: 1" = 50'
 VERT: 1" = 5'



PAVING SECTION: P-3
 HOWARD CO. STD.

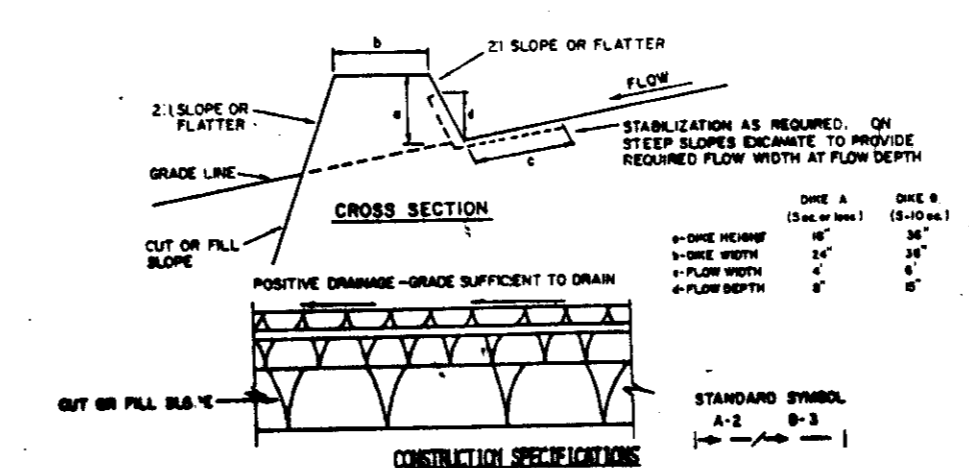
PAVING SECTION: P-2
 HOWARD CO. STD.



TYP. POROUS PAVEMENT SWM SECTION

- CONSTRUCTION SPECIFICATIONS**
- Stone size - Use 3" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 10 feet (except on a single residential lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone.
 - Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable beam with 3/4 slopes will be provided.
 - 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 cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 - Washing - Washes shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS**
- All stone shall be composed of earth-moving equipment.
 - All stone shall have a minimum size of 1/2 inch.
 - Stone shall be placed in layers with a maximum thickness of 12 inches.
 - Stone shall be placed in a layer at least 6 inches thick and pressed into the soil.
 - Stone shall be placed in a layer at least 6 inches thick and pressed into the soil.
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 - Stone shall be placed in a layer at least 6 inches thick and pressed into the soil.

EARTH DIKE

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 HOWARD SOIL CONSERVATION DISTRICT.
 ENGINEER: *Walter Florn* DATE: *4-30-86*

APPROVED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE
 DATE: *4/27/86*

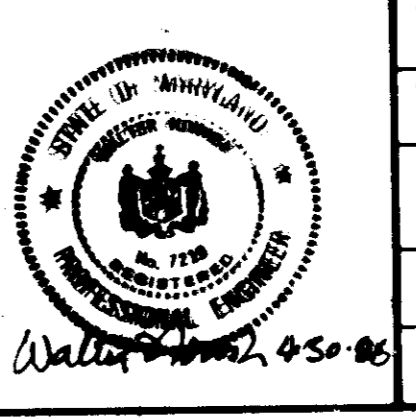
DEVELOPER'S CERTIFICATE
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 DEVELOPER: *Robert J. Perry* DATE: *4/27/86*

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *James J. Kelly* DATE: *1-6-87*
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR: *James J. Kelly* DATE: *1-19-87*
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 DATE: *1-19-87*
 APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 DIRECTOR: *James J. Kelly* DATE: *1-19-87*
 CHIEF, BUREAU OF ENGINEERING
 DATE: *1-19-87*

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: *7-1-86*
M. J. Kelly

NO.	REVISIONS
4-2-87	REVISE H/C DETAIL 'B'

OWNER/DEVELOPER
 BOENDER ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 COURT HOUSE SQUARE
 3565 ELLICOTT MILLS DRIVE
 ELLICOTT CITY, MD 21043
 (301) 466-7777



TITLE: DETAILS			
PROJECT:	GARVEY OFFICE BLDG.		
LOCATION:	2nd ELECTION DISTRICT HOWARD CO. MD.		
SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1" = 20'	MD	ARA	WN
DATE:	DATE:	DATE:	DATE:
4-15-86	4-15-86	4-15-86	4-15-86
FIELD BOOK:	PAGE NO.:	JOB NO.:	DRAWING NO.:
69		85243	30F3

SDP-86-244