

10B
ROUTE
MD

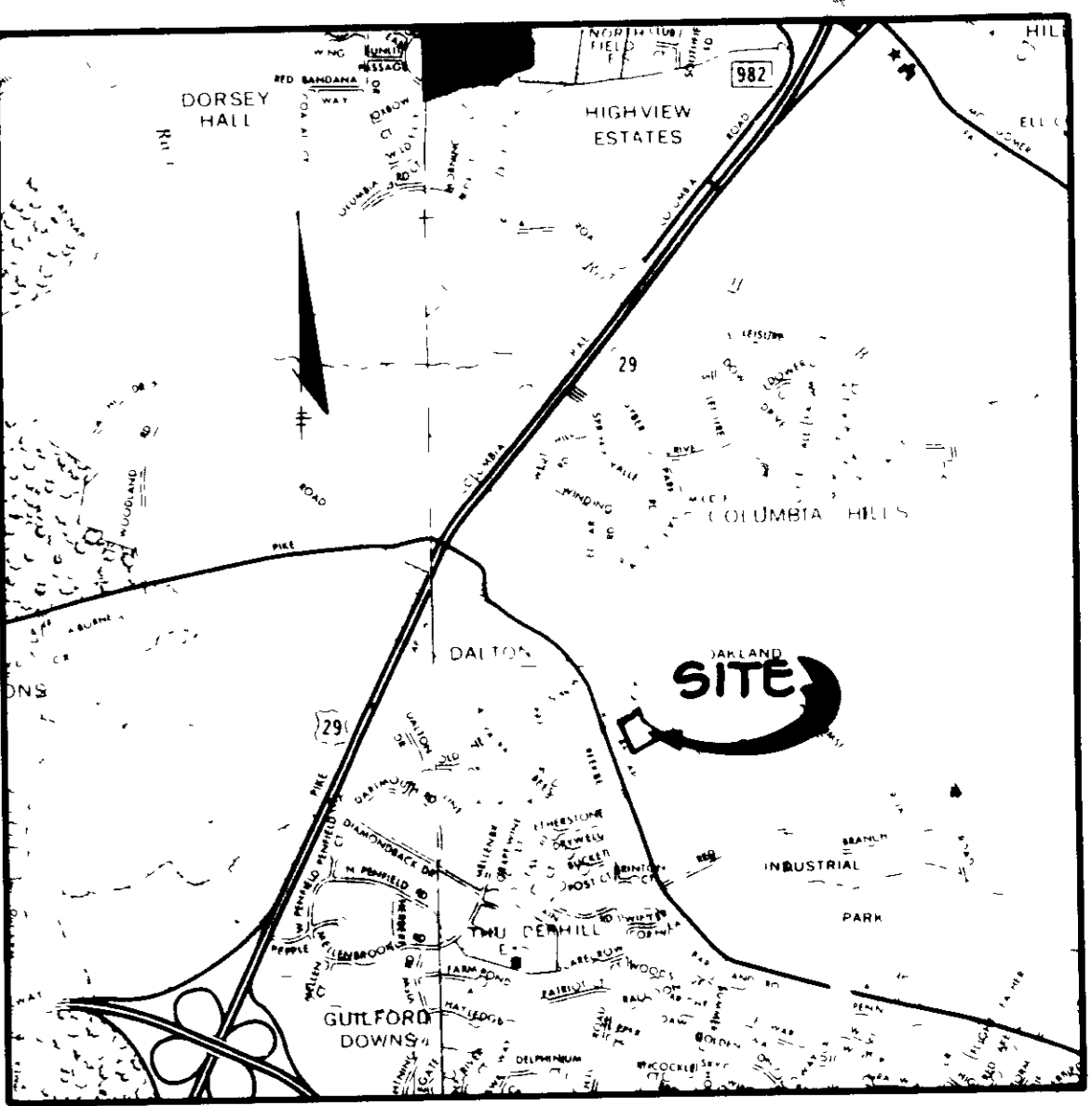
BENDIX ACCESS ROAD
(PRIVATE ROAD)

LOT 108
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3
MB 16-20
CONVEY

LOT 109
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3
MB 16-20
CONVEY

LOT 106
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3
MB 15-11
CONVEY

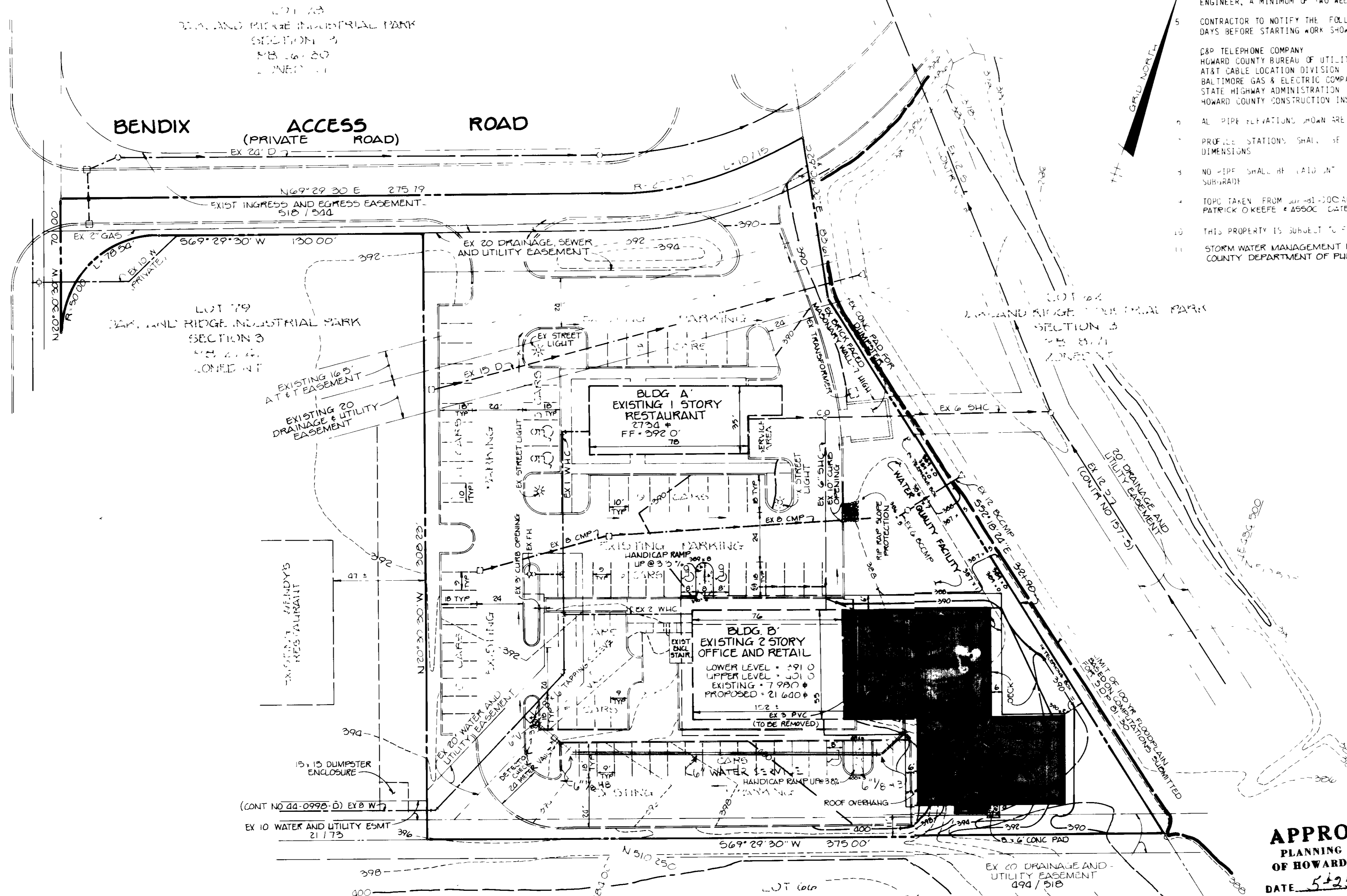
- GENERAL NOTES**
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLED BAND CONNECTORS WILL NOT BE PERMITTED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS 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 THIS/ THESE DRAWINGS:
 - C&P TELEPHONE COMPANY 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES 992-2366
 - AT&T CABLE LOCATION DIVISION 393-3553
 - BALTIMORE GAS & ELECTRIC COMPANY 685-0123
 - STATE HIGHWAY ADMINISTRATION 531-5533
 - HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION 992-2417/2416
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - NO PIPE SHALL BE LAID AT LINE OF EXCAVATION UNLESS BROUGHT TO SURFACE.
 - TOPOG TAKEN FROM 1981-1982 AND SUPPLEMENTED BY FIELD RUN SURVEY BY PATRICK O'KEEFE # 4560C DATED DECEMBER 1987.
 - THIS PROPERTY IS SUBJECT TO FDP 36, PB 14, FOLIO 64.
 - STORM WATER MANAGEMENT FOR THIS SITE WAS WAIVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS ON MARCH 23, 1988.



VICINITY MAP
SCALE 1" = 2000'

SITE TABULATION

GROSS AREA OF PROPERTY	2.195 AC
PRESENT ZONING	NT (EMPLOYMENT CENTER INDUSTRIAL)
BUILDING AREA	
EXISTING BLDG 'A'	2,734 #
EXISTING BLDG 'B'	7,920 #
BUILDING ADDITION C	13,660 #
BUILDING USE	
EXISTING BLDG 'A'	RESTAURANT
EXISTING BLDG 'B'	OFFICE / RETAIL
BUILDING ADDITION C	OFFICE / RETAIL
BUILDING COVERAGE OF SITE	
EXISTING RESTAURANT	0.07 AC 3.19%
EXISTING BUILDING 'B'	0.10 AC 4.56%
BUILDING ADDITION C	0.07 AC 3.19%
TOTAL	0.34 AC 15.50%
PARKING TABULATION	
PARKING REQUIRED	
EXISTING RESTAURANT	2734 SF / 200 = 13.7 SPACES
EXISTING BLDG 'B'	7920 SF / 200 = 39.6 SPACES
EXISTING OFFICE	3990 SF / 500 = 7.98 SPACES
PROPOSED OFFICE	13660 SF / 500 = 27.32 SPACES
TOTAL SPACES EXISTING	53.38
TOTAL SPACES PROVIDED	88 INCLUDING 5 HANDICAP



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 5-25-88

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

John B. ... COUNTY HEALTH OFFICER DATE 6-24-88

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

Jan ... DIRECTOR DATE 6/2/88

John ... CHIEF, BUREAU OF ENGINEERING DATE 6/20/88

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Charles ... PLANNING DIRECTOR DATE 7.1.88

Joseph ... CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE 7/29/88

NO	DATE	REVISION
1	5/10/88	ADD W/ WATER SERVICE TO BLDG.

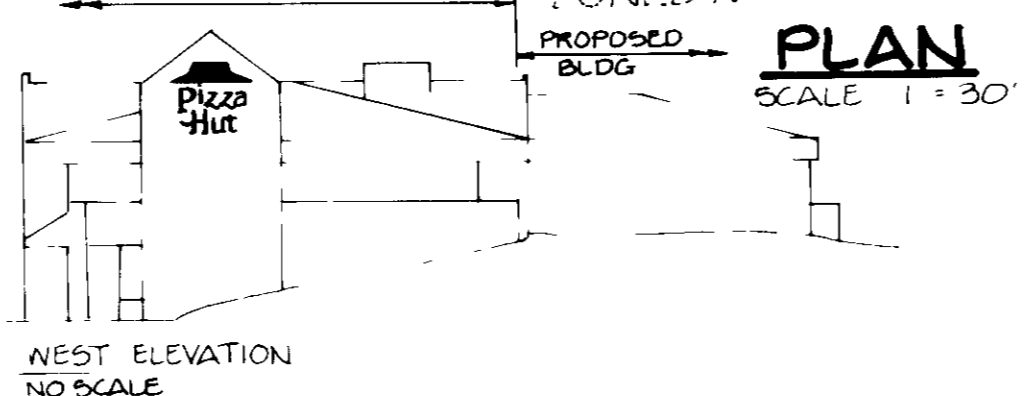
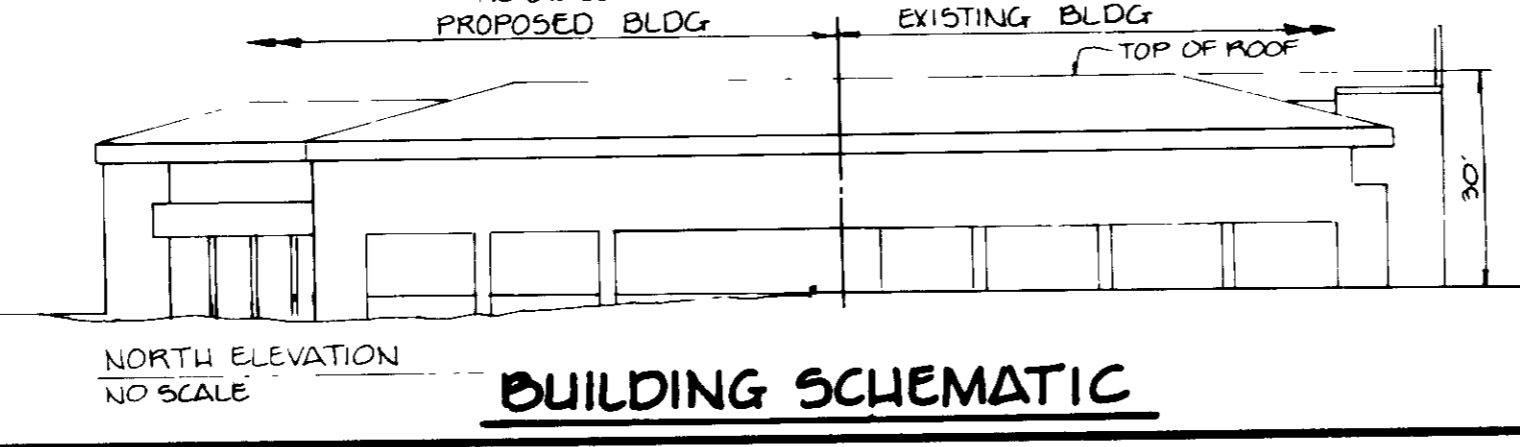
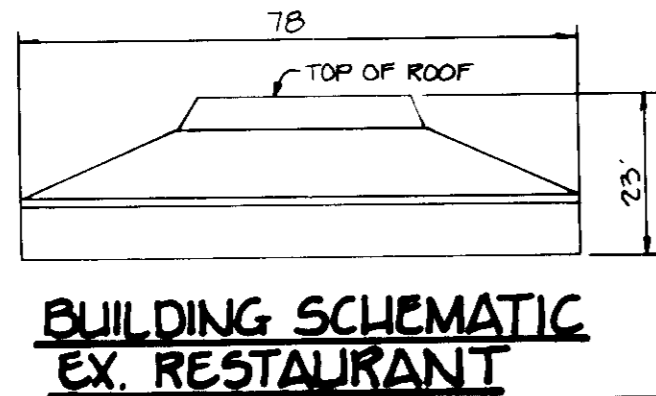
TRACY, SCHULTE & ASSOCIATES INC
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

Quinn ...

OWNER / DEVELOPER	PROJECT
PIZZA HUT OF MARYLAND, INC 9170 ROUTE 10B, SUITE 200 COLUMBIA, MARYLAND 21045	PIZZA HUT BUILDING ADDITION SDP-81-206 FDP 36 LOCATION OAKLAND RIDGE INDUSTRIAL PARK SECTION 3 LOT 80 TAX MAP 30 PARCEL 293 PD 27 F41 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	DATE
SITE DEVELOPMENT PLAN	JANUARY 5 1988 JUNE 1, 1988
DES DAM	DRN JH
SCALE 45 SHOWN	PROJECT NO 87A1
DRAWING 1 OF 3	

ADDRESS CHART

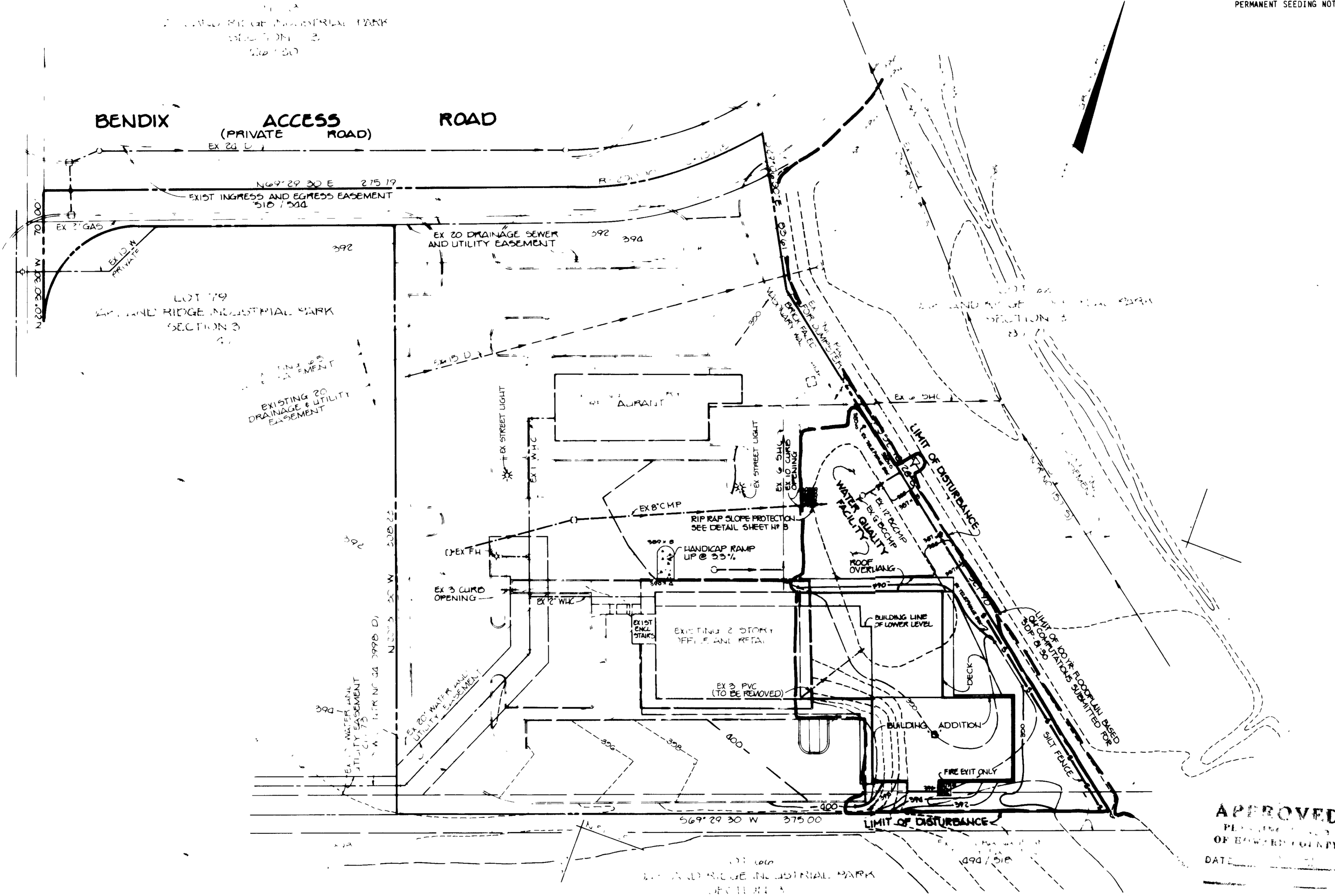
BLDG #	STREET ADDRESS
A	2160 ROUTE 10B
B	9170 ROUTE 10B
SUBDIVISION NAME	SECTION
OAKLAND RIDGE INDUSTRIAL PARK	3
PLAT # OR LIT	BLOCK #
PD 27, F 47	11
WATER CODE	SEWER CODE
GO 4	3655400



100
ROUTE
MD

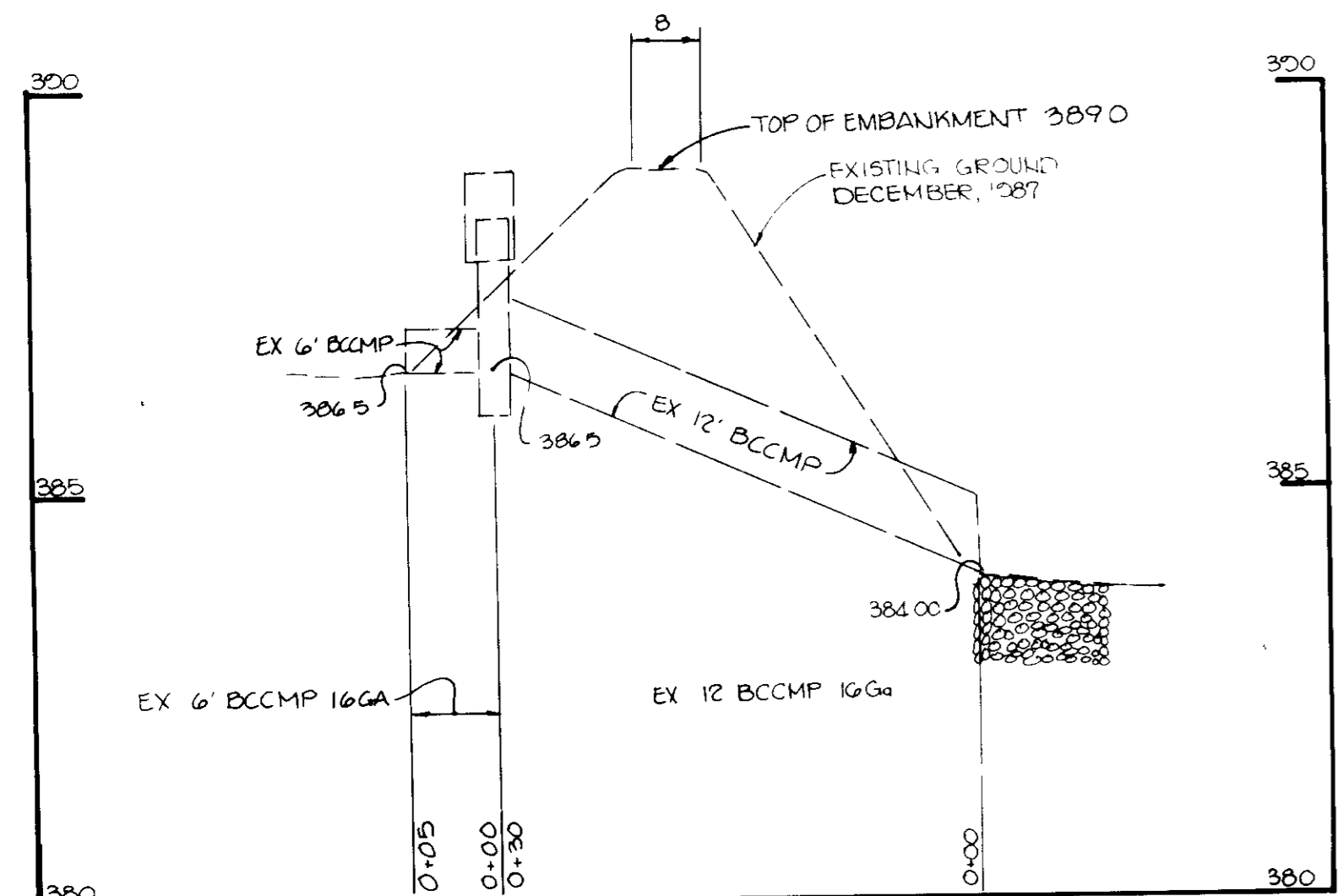
SEQUENCE OF CONSTRUCTION

- DAY 1 1. OBTAIN A GRADING PERMIT.
- DAY 2-4 2. CONVERT EX STORM WATER MANAGEMENT FACILITY TO SEDIMENT TRAP BY CLOSING LOW FLOW ORIFICE AND INSTALL SILT FENCE.
- DAY 5-6 3. GRADE WATER QUALITY FACILITY, INSTALL EARTH SPILLWAY AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- DAY 6-26 4. COMPLETE CONSTRUCTION.
- DAY 26-28 5. UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, CONVERT SEDIMENT TRAP TO WATER QUALITY FACILITY AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

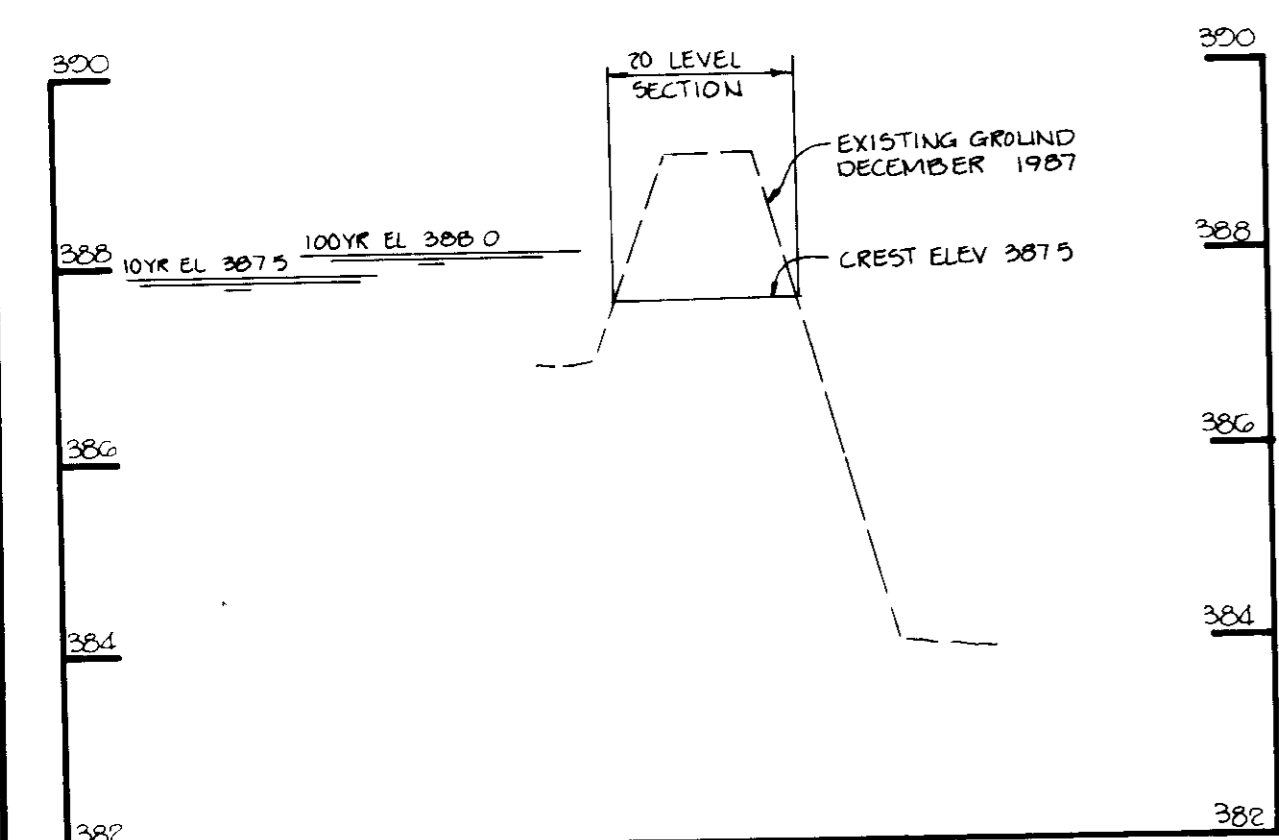


APPROVED
PLANNING AND ZONING
OF HOWARD COUNTY
DATE: 7/1/88

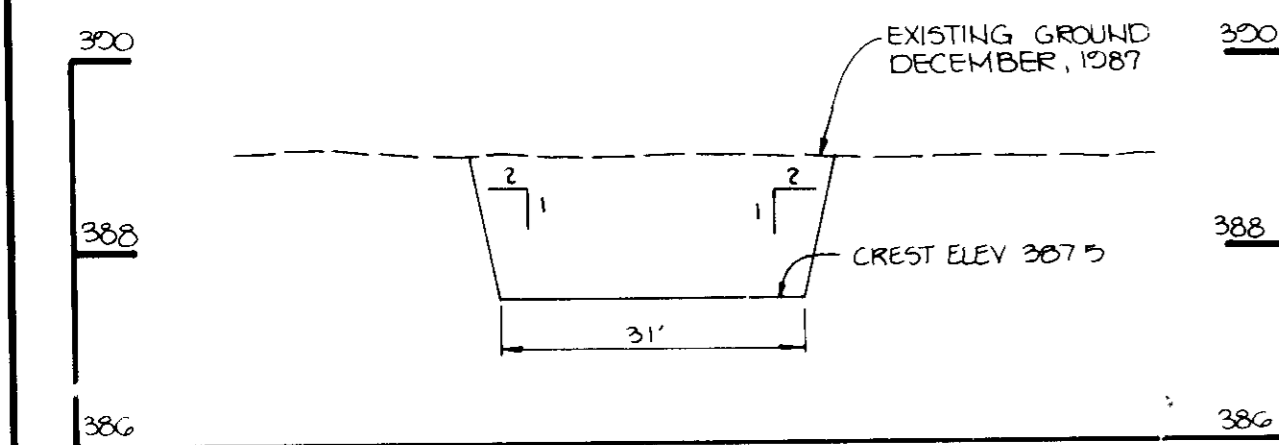
BY THE DEVELOPER	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John F. Schulte</i> DEVELOPER	5/31/88 DATE
BY THE ENGINEER	
I CERTIFY THAT THE PLAN, SPECIFICATIONS, AND EROSION 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.	
<i>James K. Tracy</i> REGISTERED PROFESSIONAL ENGINEER	5-31-88 DATE
THIS DEVELOPMENT HAS BEEN APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John A. Helm</i> DIRECTOR	6/13/88 DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
<i>John B. Bepko</i> DIRECTOR	6-24-88 DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PIG WELLS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>William S. Reay</i> CHIEF, BUREAU OF ENGINEERING	6-25-88 DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
<i>Urbain</i> PLANNING DIRECTOR	7.1.88 DATE
APPROVED CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	
<i>James Butler</i> CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	6/29/88 DATE
NO.	DATE
REVISION	
TRACY SCHULTE & ASSOCIATES INC. planning • architecture • engineering 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-8105	
<i>James K. Tracy</i>	
OWNER	PROJECT
PIZZA HUT OF MARYLAND INC. 2170 ROUTE 100 SUITE 200 COLUMBIA MARYLAND 21045	PIZZA HUT BUILDING ADDITION SHEET 2 OF 3 SECTION 3 LOT 2 TAX MAP 20 PARCEL 292 END USE: COMMERCIAL HOWARD COUNTY, MARYLAND
DATE	PROJECT NO.
JANUARY 9, 1988 JULIE 1, 1988	
DESIGN	SCALE
DRN	1" = 30'
	DRAWING 2 OF 3



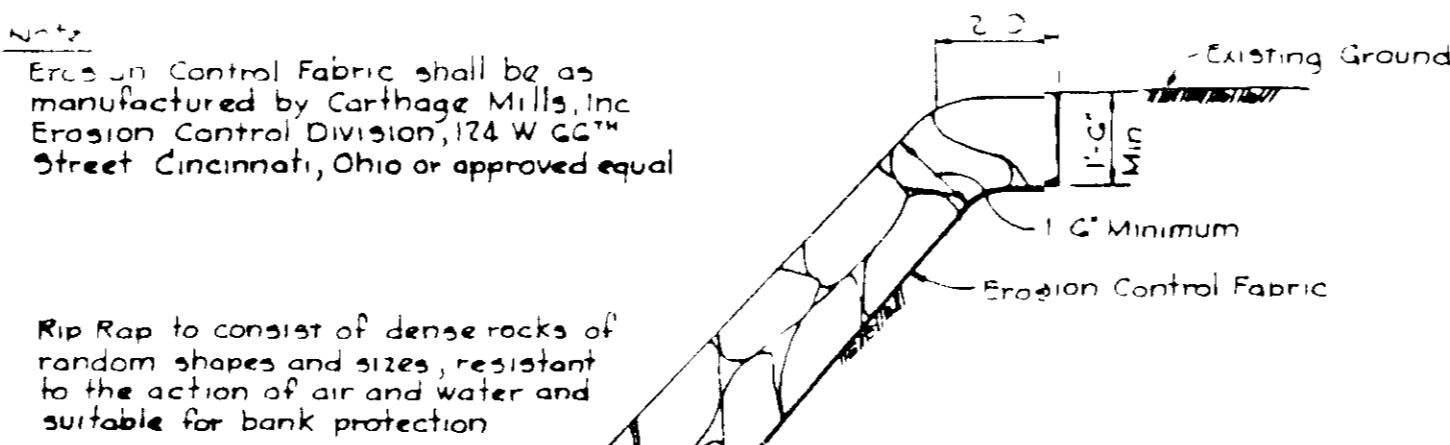
EXISTING SPILLWAY PROFILE
SCALE HORIZ 1:10
VERT 1:2



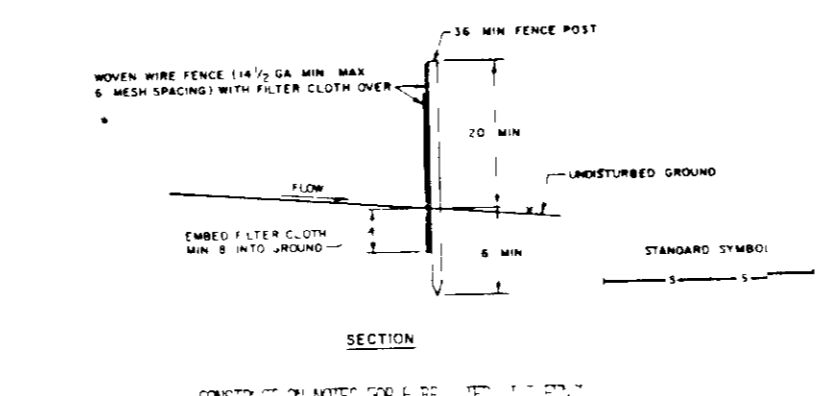
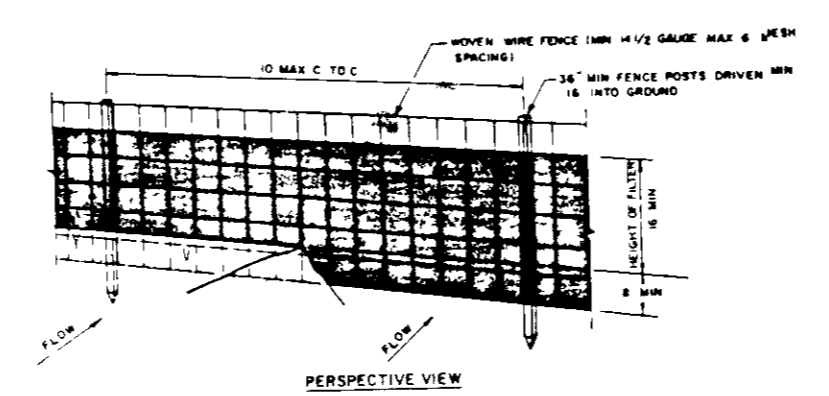
EARTH SPILLWAY PROFILE
SCALE HORIZ 1:20
VERT 1:2



SECTION THROUGH EARTH SPILLWAY
SCALE HORIZ 1:20
VERT 1:2

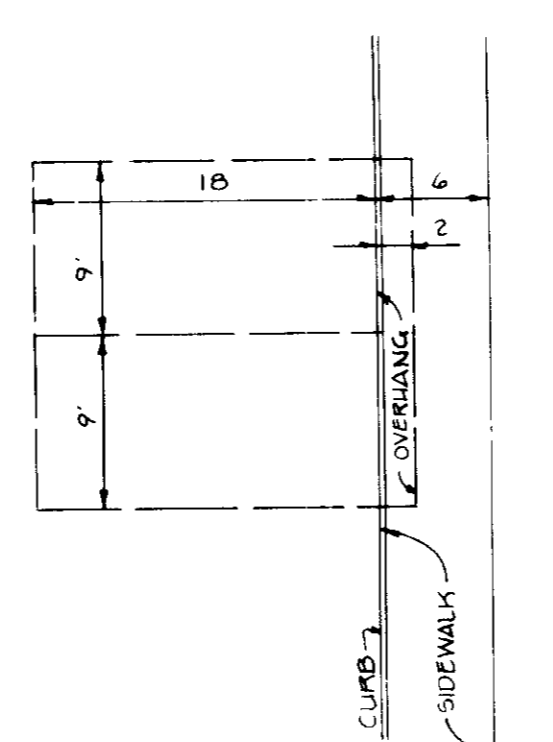


SLOPE PROTECTION
NO SCALE

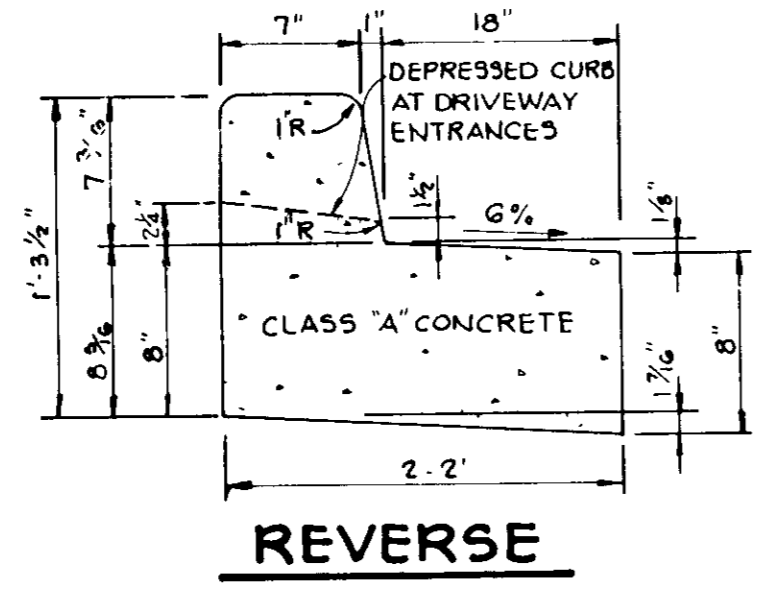


1. WHEN WIRE FENCE IS FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WIRE TIES WITH TIE SPACE EVERY 4' TO 6' FOR MID SECTION.
3. WHEN THE SECTIONS OF FILTER CLOTH MEET EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TUCKED.
4. WHEN FENCE IS TO BE PERFORMED ON SLOPE, THE MATERIAL SHALL BE TUCKED UNDER THE SLOPE.

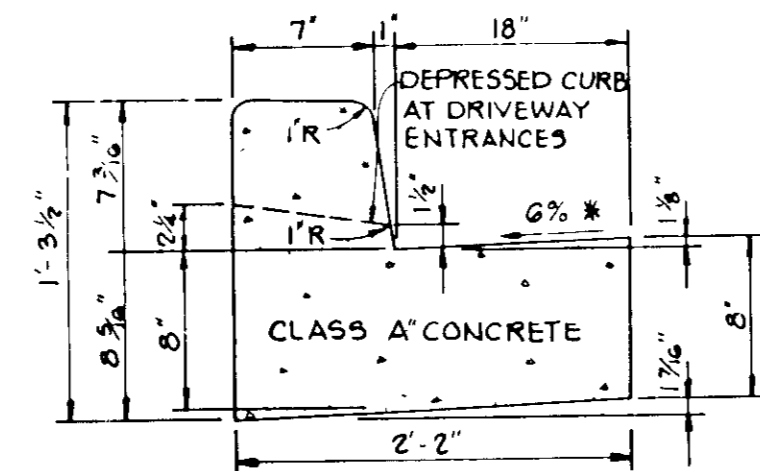
SILT FENCE DETAIL
NO SCALE



TYPICAL PARKING PLAN
NO SCALE



REVERSE

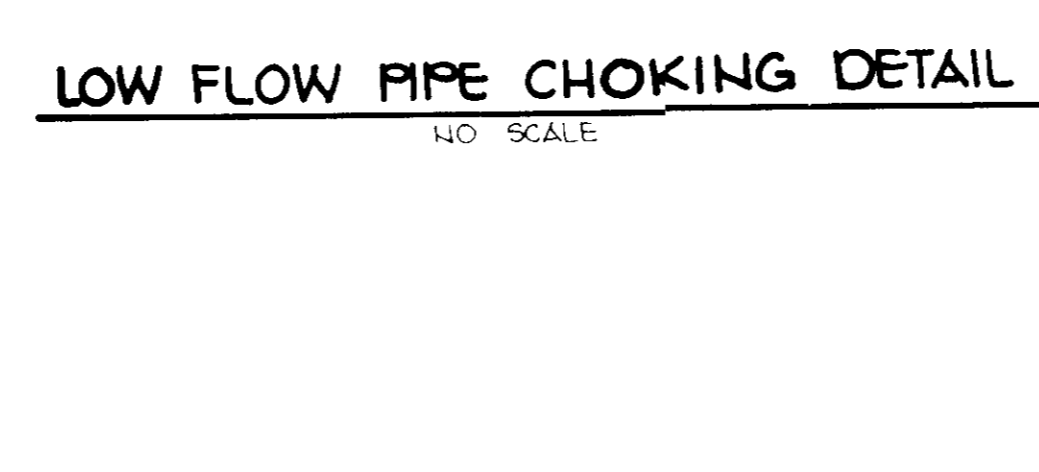


HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R 301)
GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE
ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED
SECTIONS SHALL BE SLOPED AT THE SAME RATE
AS THE PAVEMENT

**STANDARD 7" COMBINATION
CURB AND GUTTER**



SIDEWALK DETAIL
NO SCALE



LOW FLOW PIPE CHOKING DETAIL
NO SCALE

- SEEDING CONTROL MEASURES
1. VEGETATION CONTROL MEASURES SHALL BE TAKEN TO THE HOWARD COUNTY DESIGN MANUAL AND SHALL BE MADE TO THE SATISFACTION OF THE INSPECTOR.
 2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 3. INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY, SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL MEASURES, EXCEPT PERIMETER SLOPES AND ALL SLOPES EXCEPT THOSE 1:1 OR FLATTER. ALL OTHER DISTURBED OR GRADED AREAS SHALL BE RESTORED TO ORIGINAL SITE CONDITIONS.
 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE ENGED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC 31) 500 (SEC 34), TEMPORARY SEEDING (SEC 31) 100 AND MULCHING (SEC 32). TEMPORARY STABILIZATION WITH MULCH SHALL NOT BE USED WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER ESTABLISHMENT AND MAINTENANCE OF CROPPINGS.
 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN SUCH A MANNER UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

PERMANENT SEEDBED PREPARATION

1. SOIL TEST	2.05	GRASS
2. SOIL TEST	0.2	GRASS
3. SOIL TEST	0.2	GRASS
4. SOIL TEST	0.2	GRASS
5. SOIL TEST	0.2	GRASS
6. SOIL TEST	0.2	GRASS
7. SOIL TEST	0.2	GRASS
8. SOIL TEST	0.2	GRASS
9. SOIL TEST	0.2	GRASS
10. SOIL TEST	0.2	GRASS

- SEEDBED PREPARATION LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW 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).
 - 2) 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. HARROW 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 (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31 SEED WITH 60 LBS OF KENTUCKY 31 TALL FESCUE PER ACRE AND 7 LBS PER ACRE (1.6 LBS/1000 SQ FT) OF KEEPING LOWGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE (4.5 LBS PER ACRE) OF WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR OPTION (2) 2 TONS PER ACRE (4.5 LBS PER ACRE) OF WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500

- MULCHING APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNWETTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GALLONS/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8.9 LBS/1000 SQ FT) OF ANCHORING.
- REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR FURTHER INFORMATION.

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

BY THE DEVELOPER	"I/C 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."	
<i>James K. Tracy</i>	<i>5/31/88</i>	DATE
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."	
<i>James K. Tracy</i>	<i>5-31-88</i>	DATE
HOWARD SOIL CONSERVATION DISTRICT	THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT	
<i>Howard S. D.</i>	<i>4/2/88</i>	DATE
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS	U.S. SOIL CONSERVATION SERVICE	
<i>James K. Tracy</i>	<i>6/12/88</i>	DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>James K. Tracy</i>	<i>6-24-88</i>	DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>James K. Tracy</i>	<i>6/20/88</i>	DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING	HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
<i>U. R. H.</i>	<i>7.1.88</i>	DATE
<i>James K. Tracy</i>	<i>6/29/88</i>	DATE
NO DATE	REVISION	
<p>TRACY, SCHULTE & ASSOCIATES INC planning • architecture • engineering</p> <p>8480 Baltimore National Pike • Ellicott City Maryland 21041 • (301) 465 6105</p>		
OWNER	PROJECT	
PIZZA HUT OF MARYLAND, INC 2170 ROUTE 108, SUITE 200 COLUMBIA MARYLAND 21045	PIZZA HUT BUILDING ADDITION SDP-81-206 FDP-26 LOCATION OAKLAND RIDGE INDUSTRIAL PARK SECTION 3 LOT 80 TAX MAP 80 PARCEL 203, FB 27 F47 2 ND ELECTION DISTRICT HOWARD COUNTY MARYLAND	
	TITLE	
	DETAILS	
	DATE	PROJECT NO
	JANUARY 5, 1988 JUNE 1, 1988	8741
DES DAM	DRN CDT	SCALE AS SHOWN
		DRAWING 3 OF 3