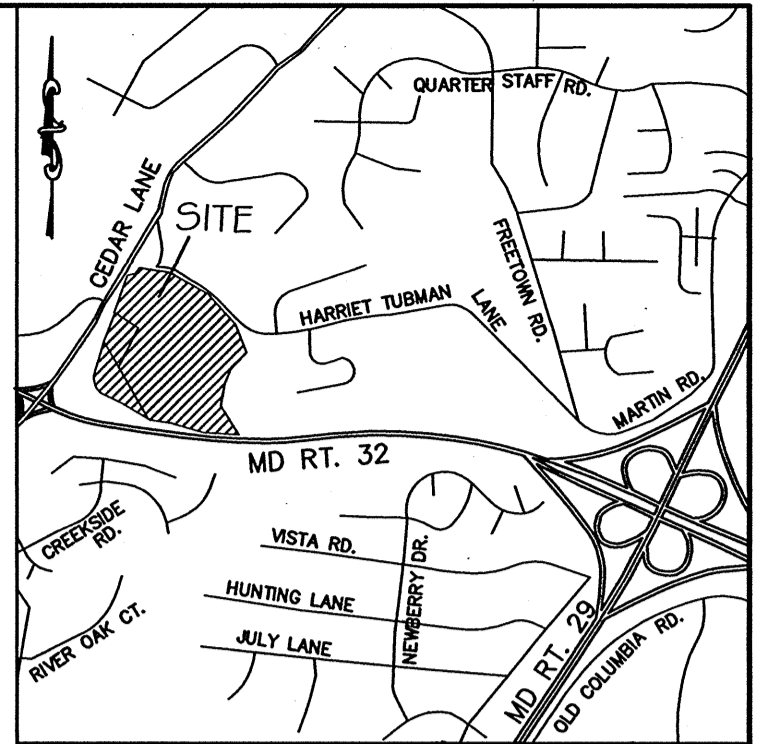


GENERAL NOTES

- THE SITE IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR RSA-8 AND POR AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 75-2003.
- LAND PLANNING AND ENGINEERING DESIGN BY AB CONSULTANTS, INC. (ABC).
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY ABC IN APRIL 7 - APRIL 21, 2004. ADDITIONAL TOPOGRAPHY, BEYOND THE PROPERTY BOUNDARY, TAKEN FROM HOWARD COUNTY GIS DATA, DATED APRIL 14, 2004.
- WETLAND DELINEATION PERFORMED BY ABC ON APRIL 15, 2004. SEE WETLAND REPORT DATED AUGUST 26, 2004. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
- FOREST STAND DELINEATION (FSD) PERFORMED BY ABC ON APRIL 9, 2004. SEE FSD NARRATIVE DATED APRIL 14, 2004.
- TRAFFIC STUDY PERFORMED BY LEE CUNNINGHAM & ASSOCIATES, INC.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED PRIOR TO PLAT RECORDATION.
- THERE ARE NO CEMETERIES WITHIN THE PROJECT LIMITS ACCORDING TO HOWARD COUNTY'S CEMETERY INVENTORY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS ACCORDING TO HOWARD COUNTY'S SCENIC ROADS INVENTORY.
- EXISTING UTILITIES TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PROPOSED WATER AND SEWER TO BE PUBLIC.
- HORIZONTAL AND VERTICAL DATUM BASED ON HOWARD COUNTY CONTROL STATIONS: 30GA AND 36BA.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH FINAL PLANS AND SITE DEVELOPMENT PLANS.
- INFORMATION FOR 100-YEAR FLOODPLAIN TAKEN FROM A MIDDLE PATUXENT RIVER DRAINAGE STUDY BY KIDDE CONSULTANTS, INC. DATED JANUARY 23, 1978 IN WHICH ULTIMATE 100-YEAR FLOODPLAIN PROJECTED FOR 1984. A REVISED FLOODPLAIN STUDY WILL BE SUBMITTED AT APPROPRIATE FUTURE PLAN STAGE.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- SOIL DATA IS TAKEN FROM THE HOWARD COUNTY SOIL SURVEY, DATED JULY, 1968.
- VEHICULAR INGRESS & EGRESS TO CEDAR LANE IS PROHIBITED EXCEPT AS INDICATED. VEHICULAR INGRESS & EGRESS TO MD ROUTE 32 AND HARRIET TUBMAN LANE IS PROHIBITED.
- AT LEAST 10% OF THE DWELLINGS IN THE RSA-8 AND POR ZONES SHALL BE MODERATE INCOME HOUSING UNITS (MIHU): RSA-8: 152 D.U. X 10% = 16 MIHU'S. POR: 76 D.U. X 10% = 8 MIHU'S.
- PROPOSED TRAFFIC CALMING FOR THIS SUBDIVISION IS PROVIDED BY THE CHARACTER OF THE TRADITIONAL RESIDENTIAL NEIGHBORHOOD DEVELOPMENT. SUCH FEATURES AS STREETS LAYED OUT IN A GRID NETWORK WITH MULTIPLE LINKS BETWEEN POINTS, STREETS THAT SERVE THE NEEDS OF PEDESTRIANS AND AUTOMOBILES EQUITABLY, AND CAREFULLY LOCATED ON-STREET PARKING HAVE BEEN INCORPORATED OR WILL BE A PART IN THE FINAL ROADWAY DESIGN.
- NOISE STUDY PERFORMED BY STAIANO ENGINEERING, INC., DATED 12/15/04.
- AN APPROXIMATED 65 dBA EXPOSURE LINE IS SHOWN ON THE PLAN. IF ADEQUATE NOISE MITIGATION CANNOT BE PROVIDED, AFFECTED UNITS MAY NEED TO BE DELETED AT FUTURE STAGES.
- OPEN SPACE FOR PARCELS A, B, AND C TO BE DEDICATED TO A HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOT D TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- ALL PROPERTIES SHOWN ON THIS SKETCH PLAN ARE WITHIN THE METROPOLITAN DISTRICT, PER LETTERS FROM CHARLOTTE DRYDEN OF HOCO DPW TO MALCOLM M. COATES, AND TO MR. AND MRS. LARRY PETERS, EACH DATED MARCH 2, 2005.
- THE AGE RESTRICTED DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN STANDARDS IN ACCORDANCE WITH ZONING SECTION 115.E.1.
- A 1,520 SF (76 AR-AH DU X 20 SF/AR-AH DU) COMMUNITY CENTER WILL BE PROVIDED ON THE FIRST FLOOR IN ONE OF THE TWO POR BUILDINGS SHOWN. THE COMMUNITY CENTER WILL CONFORM TO ALL APPLICABLE REGULATIONS AND ACCESSIBILITY CODES. DETAILS OF THE COMMUNITY CENTER WILL BE PRESENTED ON THE PRELIMINARY PLAN AND THE SITE DEVELOPMENT PLAN.

SKETCH PLAN RIVERDALE PROPERTY



VICINITY MAP

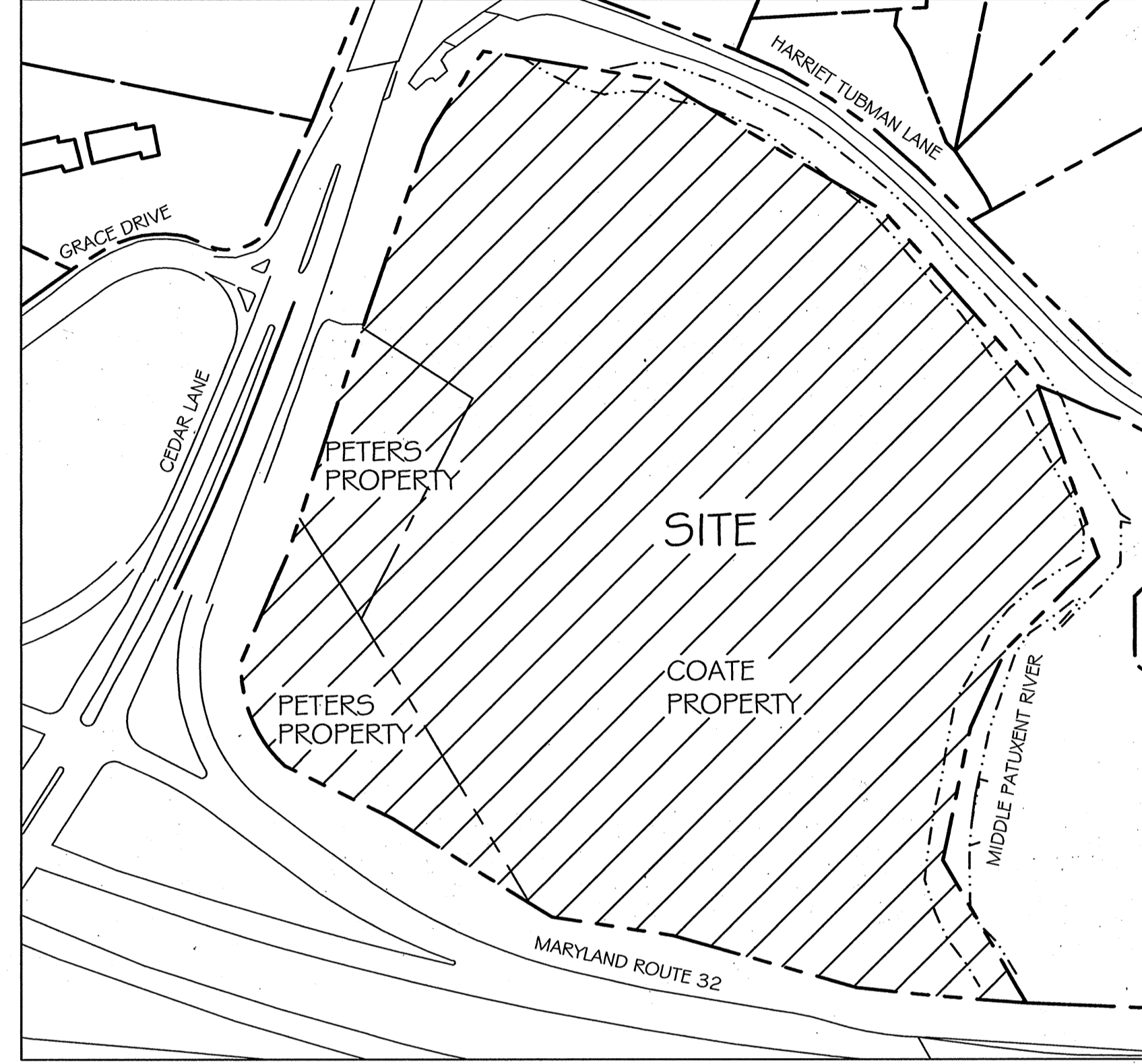
SCALE: 1" = 2000'

HOWARD COUNTY CONTROL STATIONS

30GA	ELEV. = 340.61
STANDARD DISC ON CONCRETE MONUMENT N 566,053.58, E 1,352,177.63	
36BA	ELEV. = 417.46
STANDARD DISC ON CONCRETE MONUMENT N 562,135.53, E 1,357,571.64	

SHEET INDEX

- COVER SHEET
- SKETCH PLAN
- STORMWATER MANAGEMENT DETAILS



OVERALL PROPERTY OUTLINE
SCALE: 1" = 200'

DEVELOPED SITE DATA - GENERAL

IMPERVIOUS COVER:	37% (10.95 AC.)
RSA-8 ZONE:	34% (8.76 AC.)
POR ZONE:	64% (2.19 AC.)
AREA OF PROPOSED LOTS OR PARCELS	29.32 AC.
AREA OF PROPOSED ROADS	2.04 AC.
NUMBER OF LOTS OR PARCELS PROPOSED	4
APPLICABLE DPZ FILE REFERENCE	BA-05-002V
PROPOSED WATER AND SEWER SYSTEMS	PUBLIC

EXISTING SITE DATA

TOTAL AREA	29.32 AC.
COATE	88% (25.90 AC.)
RSA-8 ZONE	
PETERS	12% (3.42 AC.)
POR ZONE	
AREA OF FLOODPLAINS:	4.55 AC.
TOTAL STEEP SLOPES:	2.92 AC.
STEEP SLOPES WITHIN FLOODPLAIN	0.61 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN	2.31 AC.
AREA OF WETLANDS:	0.05 AC.
25% SLOPES FOR DENSITY	2.92 AC.
25% SLOPES PROTECTED	1.75 AC.

SITE DATA - RSA-8 ZONE

OVERALL DENSITY TABULATION

GROSS AREA (RSA-8):	25.90 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	- 4.55 AC.
NET AREA	21.35 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	- 2.31 AC.
NET AREA	19.04 AC.
DWELLING UNITS / NET ACRE	x 8 D.U./NET AC.
MAXIMUM ALLOWABLE DWELLING UNITS	152 D.U.

SITE DATA - REC. OPEN SPACE BY ZONE

REC. OPEN SPACE PROVIDED	2.06 AC.
RSA-8 ZONE	0.23 AC.
POR ZONE	
TOTAL REC. OPEN SPACE PROVIDED	2.29 AC.

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

Staiano Engineering, Inc.
PLANNING DIRECTOR **7/29/05**
DATE

SITE DATA

PARCEL A (VILLA TOWNHOMES)

GROSS AREA TOTAL:	12.49 AC.
AREA OF RSA-8 ZONE:	12.49 AC.
AREA OF POR ZONE:	0.00 AC.
GROSS AREA OF RSA-8 ZONE:	12.49 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	- 0.00 AC.
NET AREA	12.49 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	- 1.07 AC.
NET AREA	11.42 AC.
DWELLING UNITS / NET ACRE	x 8 D.U./NET AC.
MAXIMUM ALLOWABLE DWELLING UNITS	91 D.U.
PROPOSED DWELLING UNITS	91 D.U.

OPEN SPACE REQUIRED (GROSS AREA X 0.25)	3.12 AC.
OPEN SPACE PROVIDED (INCL. REC)	5.44 AC.
PASSIVE OPEN SPACE PROVIDED	4.57 AC.
REC OPEN SPACE REQUIRED (400 SF / UNIT)	0.84 AC.
REC OPEN SPACE PROVIDED	0.87 AC.
AREA OF RSA-8 ZONE	0.87 AC.
AREA OF POR ZONE	0.00 AC.

REQUIRED PARKING

TOWNHOUSE GUEST PARKING	91 X 2 = 182 (0.3 / UNIT) = 28
TOTAL REQUIRED	210 SPACES

PARKING PROVIDED

TOWNHOUSE GUEST	182 (GARAGE SPACES) 182 (PAD SPACES)
TOTAL PROVIDED	364 SPACES

OWNER / APPLICANT

COATE INVESTMENT PROPERTIES, LLC
6700 CEDAR LANE
COLUMBIA, MARYLAND 21044-4040

DEVELOPER / CONTRACT PURCHASER

DALE THOMPSON BUILDERS
6300 WOODSIDE COURT
COLUMBIA, MARYLAND 21045

PARCEL B (GARDEN APARTMENTS)

GROSS AREA TOTAL:	9.14 AC.
AREA OF RSA-8 ZONE:	8.86 AC.
AREA OF POR ZONE:	0.28 AC.
GROSS AREA OF RSA-8 ZONE:	8.86 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	- 0.00 AC.
NET AREA	8.86 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	- 1.25 AC.
NET AREA	7.61 AC.
DWELLING UNITS / NET ACRE	x 8 D.U./NET AC.
MAXIMUM ALLOWABLE DWELLING UNITS	61 D.U.
PROPOSED DWELLING UNITS	61 D.U.

OPEN SPACE REQUIRED (GROSS AREA OF RSA-8 ZONE X 0.25)	2.22 AC.
OPEN SPACE PROVIDED (INCL. REC)	6.98 AC.
PASSIVE OPEN SPACE PROVIDED	5.74 AC.
REC OPEN SPACE REQUIRED (400 SF / UNIT)	0.56 AC.
REC OPEN SPACE PROVIDED	1.24 AC.
AREA OF RSA-8 ZONE	1.19 AC.
AREA OF POR ZONE	0.05 AC.
EXCESS REC OPEN SPACE PROVIDED	0.68 AC.

REQUIRED PARKING

GARDEN APARTMENTS GUEST PARKING	61 X 2 = 122 (0.3 / UNIT) = 18
TOTAL REQUIRED	140 SPACES

PARKING PROVIDED

GARDEN APARTMENTS GUEST	124 20
TOTAL PROVIDED	144 SPACES

PARCEL C (OFFICE AND ELDERLY APTS)

GROSS AREA:	3.14 AC.
AREA OF RSA-8 ZONE	0.00 AC.
AREA OF POR ZONE	3.14 AC.
OFFICE:	10,200 SF
ELDERLY APARTMENTS:	76
PARKING REQUIRED	
OFFICE:	10.2 X 3.3 = 34
ELDERLY APARTMENTS:	76 X 1 = 76
ELDERLY GUESTS:	76 X 0.33 = 26
TOTAL REQUIRED:	136 SPACES

PARKING PROVIDED

OFFICE:	10.2 X 5.0 = 51
ELDERLY APARTMENTS:	228
TOTAL PROVIDED:	279 SPACES

OPEN SPACE REQUIRED (GROSS AREA OF AGE-RESTRICTED DEVELOPMENT 3.14 X 0.20)	0.63 AC.
REC OPEN SPACE REQUIRED (400 SF / UNIT)	0.70 AC.
REC OPEN SPACE PROVIDED	0.18 AC.

* REC OPEN SPACE PROVIDED ON POR (0.18 AC.) AND EXCESS OF REC OPEN SPACE (0.68 AC.) ON PARCEL B = 0.86 AC.

LOT #1 (OPEN SPACE)

GROSS SITE AREA:	4.55 AC.
TOTAL STEEP SLOPES:	0.61 AC.
STEEP SLOPES WITHIN FLOODPLAIN:	0.61 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	0.00 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	4.55 AC.

STORMWATER MANAGEMENT SUMMARY TABLE

NUMBER	HAZARD CLASSIFICATION			
PROPOSED	DRAINAGE AREA	G	H	
	REV (CU. FT.)	2,105	6,810	
	WQV (CU. FT.)	8,097	26,194	
	CPV (CU. FT.)	2,064	37,275	
	Q10 (CFS)			
	Q100 (CFS)			

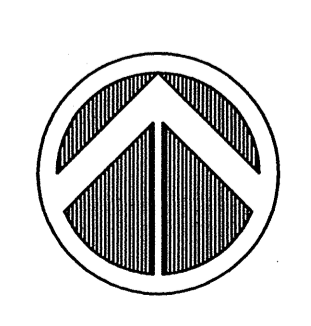
* ONLY WQV, REV & CPV IS NEEDED FOR THIS PROJECT
SWM FACILITY #1

BIORETENTION POND OR INFILTRATION TRENCH (F-1) WILL BE PROVIDED FOR WATER QUALITY CONTROL FOR ON-SITE AREA FOR STUDY POINT "A". CHANNEL PROTECTION VOLUME (CPV) FOR THIS STUDY POINT WILL BE PROVIDED AT UNDER GROUND SYSTEM IN STUDY POINT "B".

SWM FACILITY #2

UNDERGROUND SWM FACILITY WILL BE PROVIDED FOR CPV FOR ENTIRE ON-SITE AREA SINCE ALL THE RUN-OFF DRAINS INTO MIDDLE PATUXENT RIVER. WATER QUALITY WILL BE PROVIDED BY INFILTRATION TRENCH UNDER THE V/9 PIPE SYSTEM.

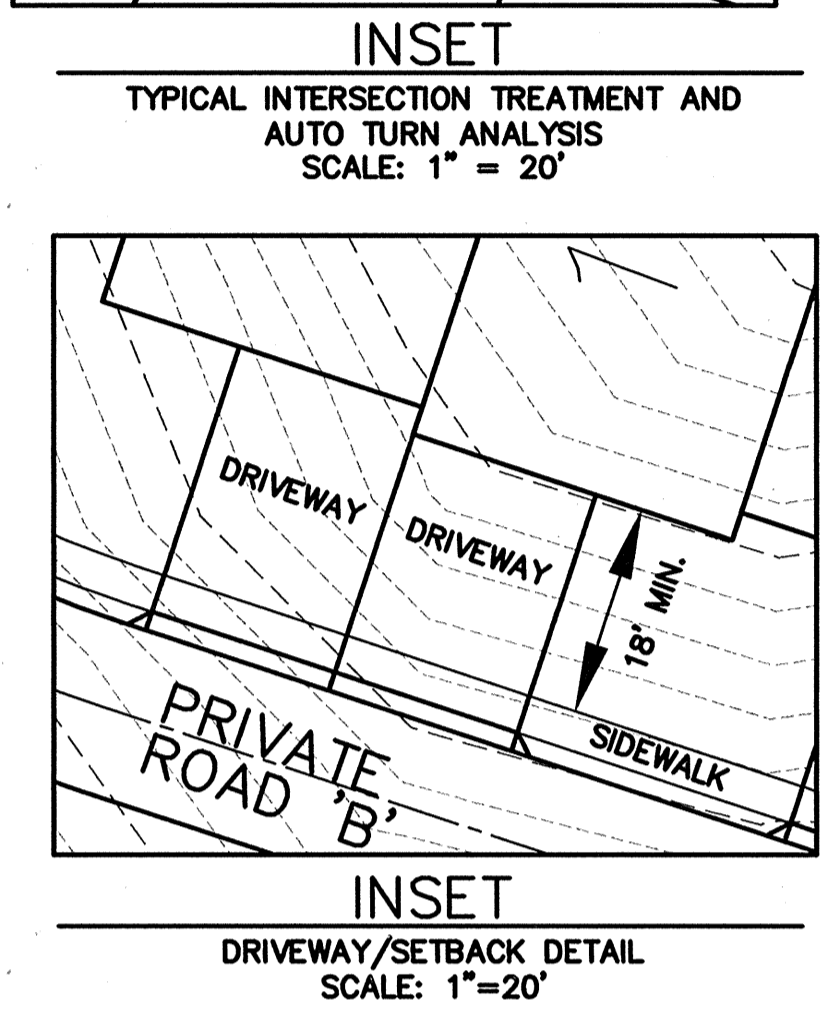
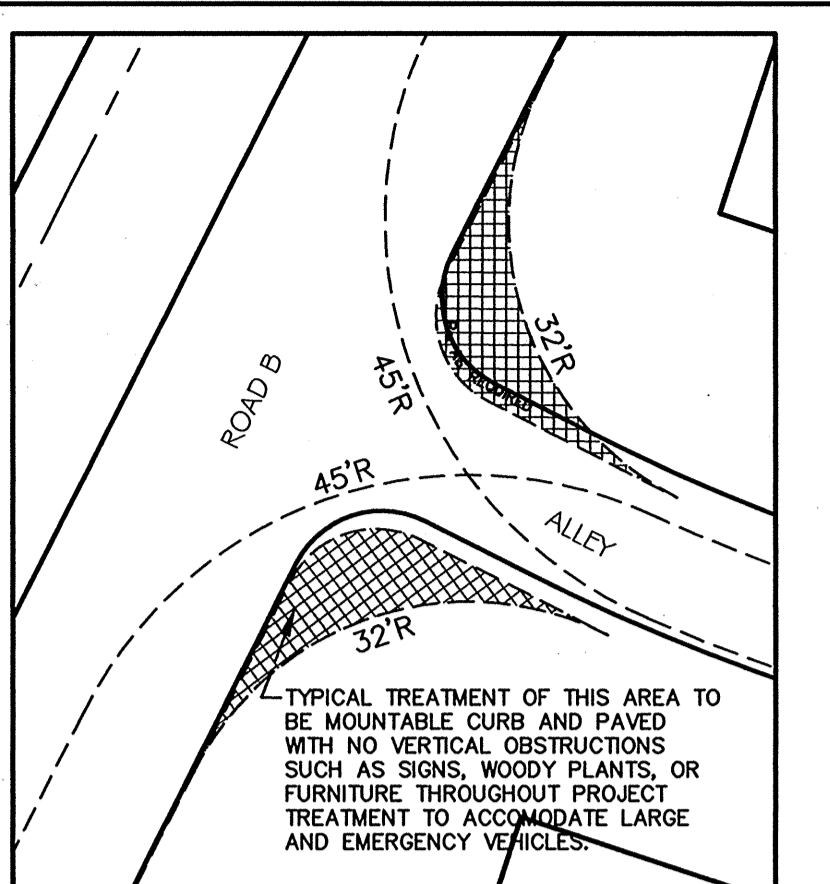
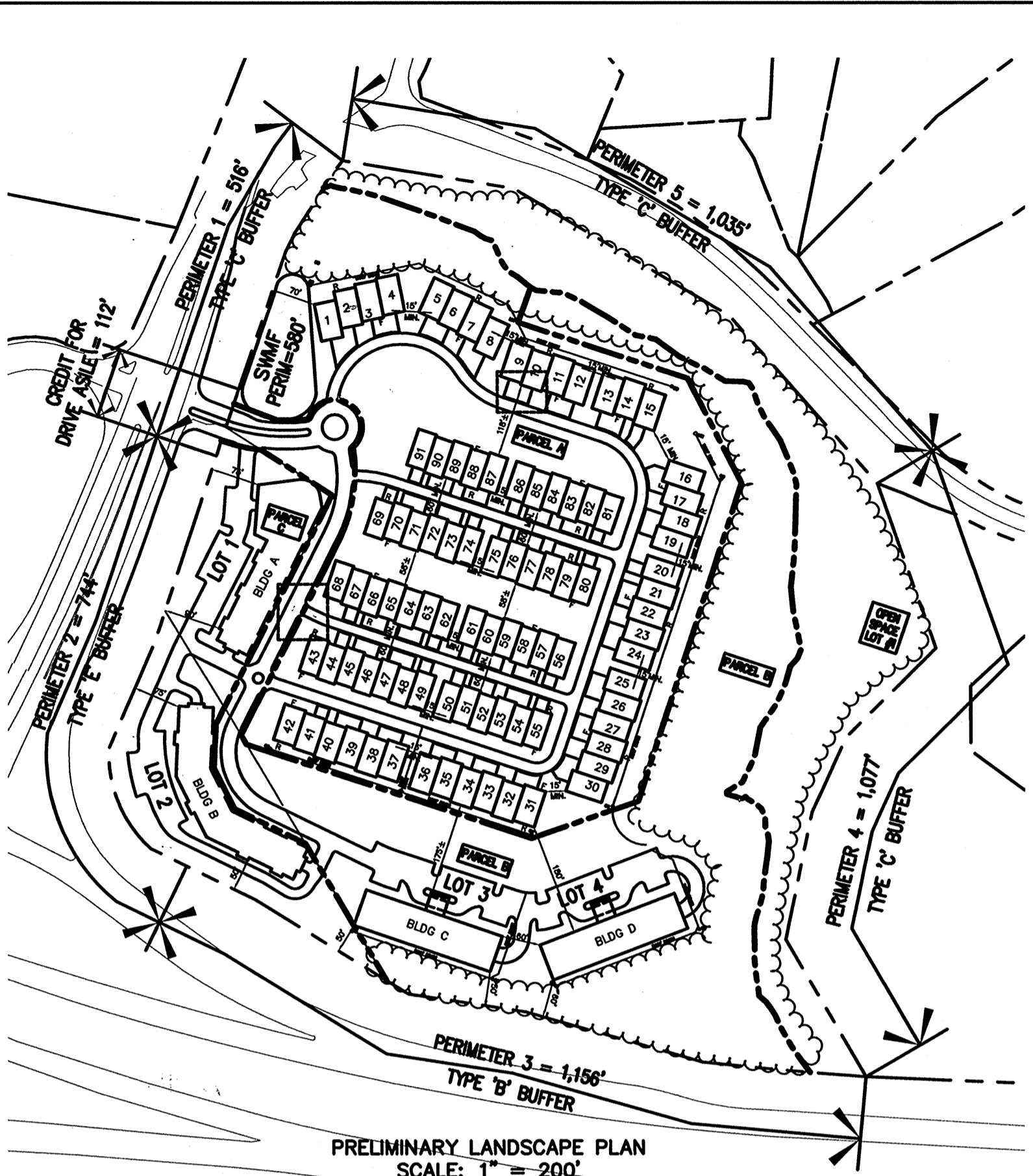
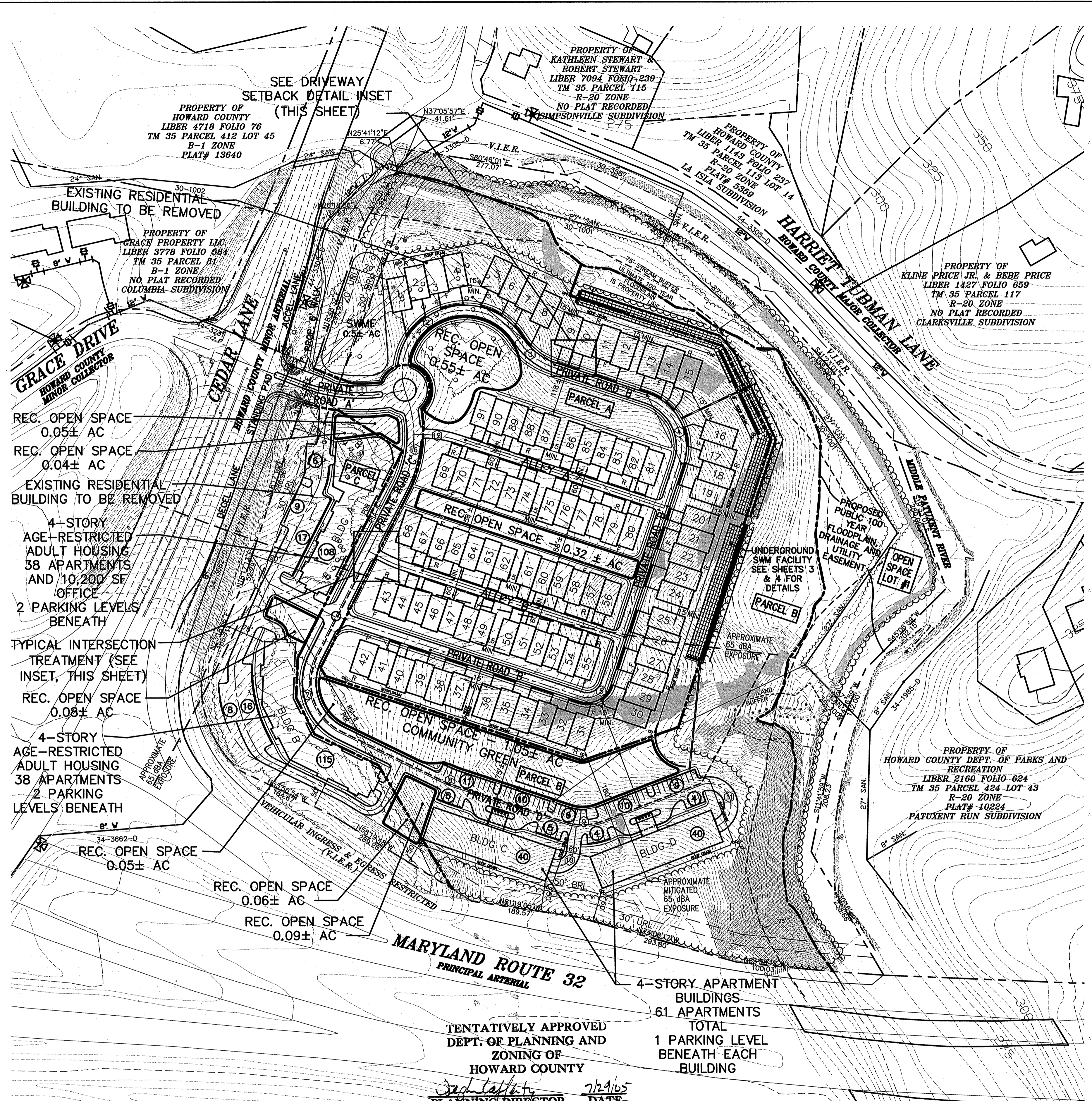
- ALL BUILDINGS WILL CONFORM TO MAXIMUM HEIGHT LIMITATIONS OF THE BULK REGULATIONS OF THEIR ZONE. BUILDINGS A & B, LOCATED IN THE POR ZONE, WILL BE 50 FEET TALL OR LESS IF LOCATED AT THE MINIMUM SETBACK FROM RT.32 AND CEDAR LANE ROWS, AND NO TALLER THAN AN ADDITIONAL 1 FOOT ABOVE 50 FEET FOR EVERY TWO FEET OF ADDITIONAL SETBACK ABOVE THE MINIMUM FROM THE ROAD ROWS. BUILDINGS C AND D AND ALL SINGLE FAMILY ATTACHED TOWNHOUSE UNITS, WHICH ARE LOCATED IN THE R-SA-8 ZONE, WILL BE 40 FEET TALL OR LESS. THE EXACT HEIGHT OF THE BUILDINGS WILL BE REPORTED AT THE SDP STAGE WHEN THEIR DESIGN IS IN THE FINAL STAGES.



AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092
CONTACT: DAVID T. DOWS PHONE: 301-306-3091 *25

PROJECT
**RIVERDALE
COVER SHEET**
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO. **03.002**
SCALE: 1"=200'
DATE: 07/28/05
DRAWN BY: GTH
CHECKED BY: DTD
SHEET: 1 OF 4



SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO ROADWAYS		
	4	1	2	3	5
LANDSCAPE TYPE	C	C	E	B	C
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	1,077'	516'	744'	1,156'	1,035'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 1,077'	YES 190'	NO	YES 816'	YES 1,035'
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	YES 112'	YES 744'	YES 340'	NO
LINEAR FEET REMAINING	0'	214'	0'	0'	0'
NUMBER OF PLANTS REQUIRED		6			
SHADE TREES		11			
EVERGREEN TREES					
NUMBER OF PLANTS PROVIDED		6			
SHADE TREES		11			
EVERGREEN TREES					
SMALL FLOWERING TREES					
SHRUBS					

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

PARKING LOT	1	2	3	4
NUMBER OF PARKING SPACES (SURFACE SPACES)	32	24	37	27
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	2	2	2	2
NUMBER OF TREES PROVIDED	2	2	2	2
SHADE TREES				
OTHER TREES (2:1 SUBSTITUTION)				
NUMBER OF ISLANDS PROVIDED	2	2	2	2

SCHEDULE C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF SFA DWELLING UNITS	91
NUMBER OF SHADE TREES REQUIRED (1/1 SFA)	91
NUMBER OF TREES PROVIDED	91
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	
NUMBER OF APARTMENT DWELLING UNITS	62
NUMBER OF SHADE TREES REQUIRED (1/3 APTS)	21
NUMBER OF TREES PROVIDED	21
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING

S.W.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	580'
CREDIT FOR EX. VEGETATION (NO OR YES & %)	NO
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	580'
NUMBER OF TREES REQUIRED:	
SHADE TREES	12
EVERGREEN TREES	15
NUMBER OF PLANTS PROVIDED	12
SHADE TREES	15
EVERGREEN TREES	
OTHER TREES (2:1 SUBSTITUTION, 50% MAX.)	

LEGEND

- EXISTING BUILDINGS
- EXISTING PARCEL LINE TO BE ABANDONED
- PROPOSED LOT LINE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING TREES
- SLOPES 15-25% UNPROTECTED
- SLOPES 25% AND STEEPER UNPROTECTED
- SLOPES 25% AND STEEPER PROTECTED
- STREAM BANK
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- 100-YEAR FLOODPLAIN
- SIDEWALKS
- # OF PARKING SPACES

ROAD NAME	CLASSIFICATION	ROAD WIDTH	CURVE DATA
PRIVATE ROAD 'A'	PRIVATE	VARIABLES	①=300'
PRIVATE ROAD 'B'	PRIVATE	24'	②=110', ③=120', ④=90', ⑤=35'
PRIVATE ROAD 'C'	PRIVATE	24'	⑥=200'
PRIVATE ROAD 'D'	PRIVATE	24'	⑦=100', ⑧=200', ⑨=100', ⑩=30', ⑪=40'
ALLEY 'A'	PRIVATE	16'	⑫=100'
ALLEY 'B'	PRIVATE	16'	N/A

NOTES:

- ALL PROPOSED SFA UNITS ARE SETBACK FROM ROADWAYS A MINIMUM OF 18' FROM REAR OF BUILDINGS TO ALLEYS AND 18' FROM SIDEWALK EDGES WHERE FRONTS FACE PRIVATE ROADS IN ORDER TO COMPLY WITH THE DRIVEWAY LENGTH REQUIREMENTS OF ZONING SECTION 133.C.4.
- ALL AREAS DESIGNATED AS RECREATION OPEN SPACE WILL BE GRADED TO NOT EXCEED 10% IN SLOPE. GRADING PLAN WILL BE SUBMITTED AT THE PRELIMINARY PLAN STAGE.
- ALL EXISTING BUILDINGS AND IMPROVEMENTS WILL BE REMOVED FROM THE SITE AND WILL NOT REMAIN.

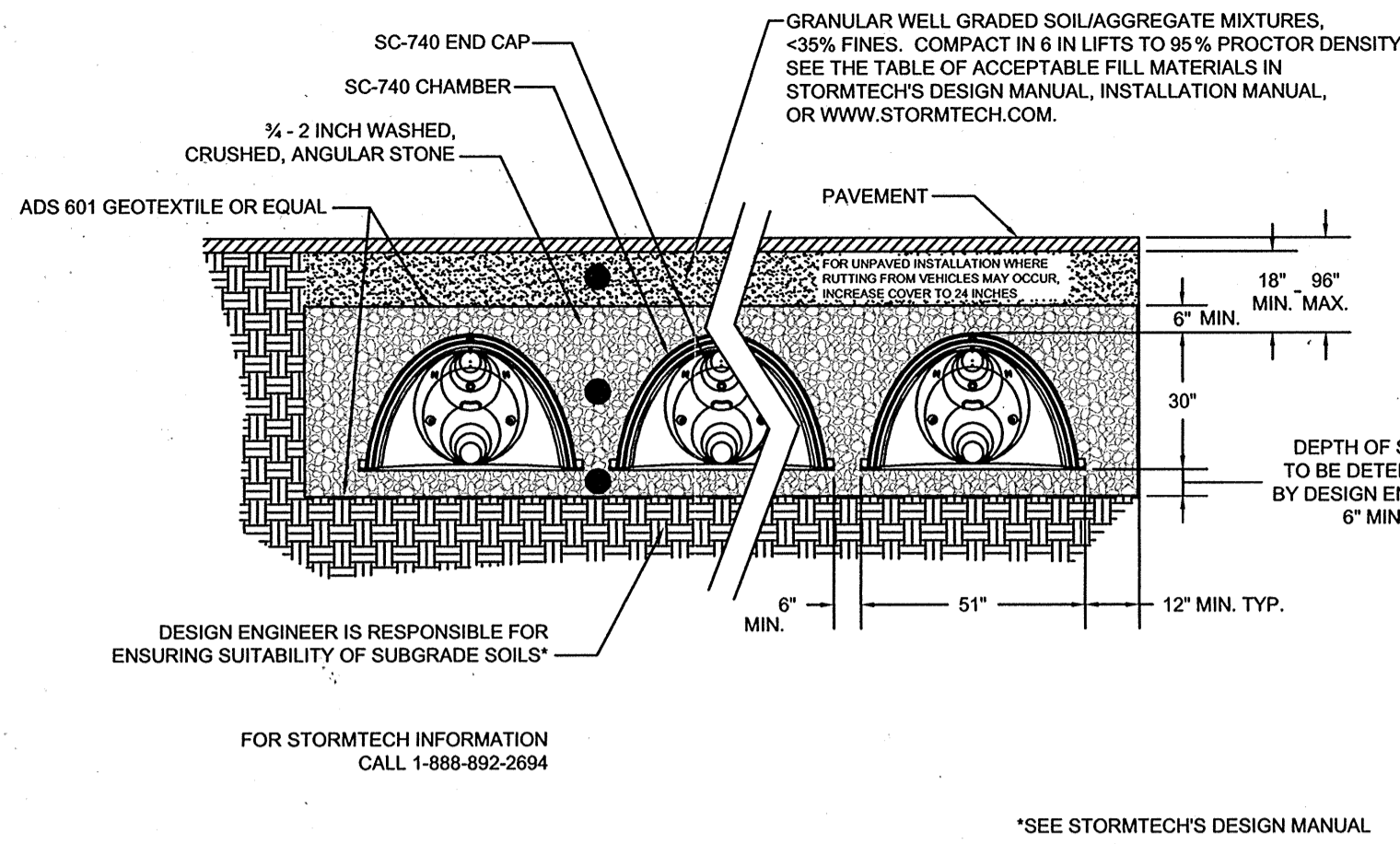
AB CONSULTANTS, INC.
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RIVERDALE SKETCH PLAN

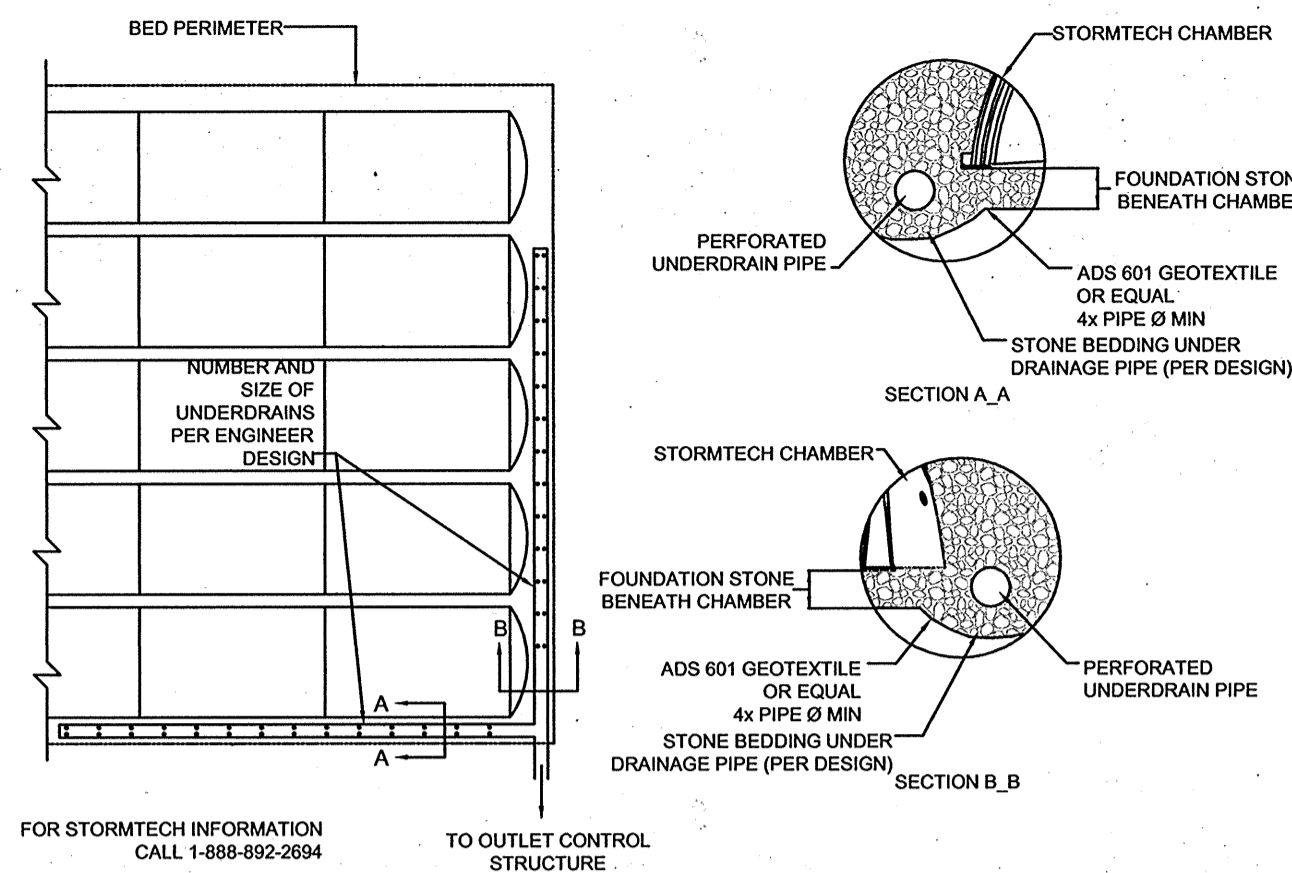
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO. **03.002**
SCALE: 1"=100'
DATE: 07/28/05
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SHEET: 2 OF 4

S-05-008



ST 1.0 SC-740 TYPICAL CROSS SECTION



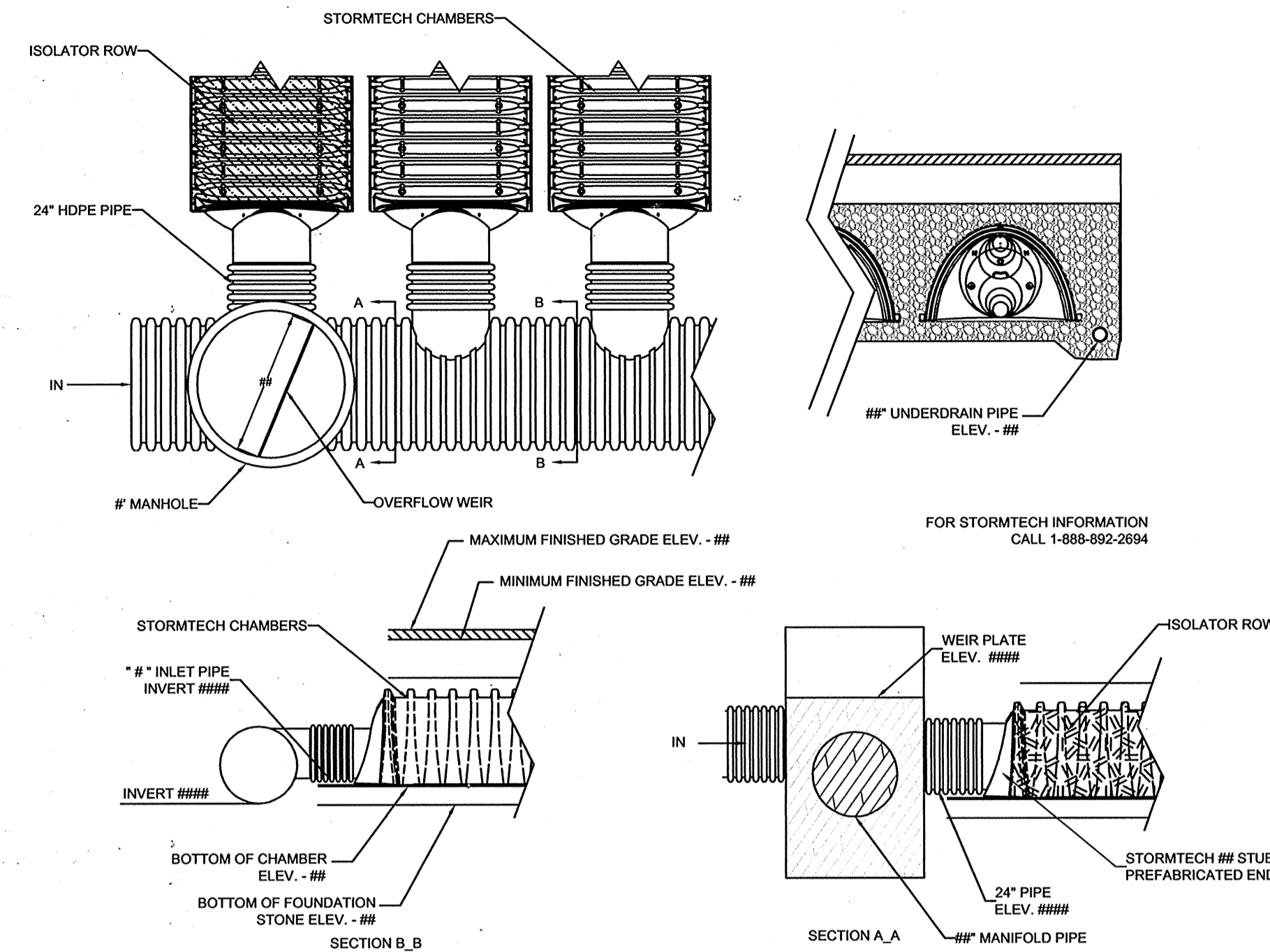
ST 2.0 STORMTECH UNDERDRAIN DETAIL

ACCEPTABLE FILL MATERIALS
STORMTECH SC-740 CHAMBER SYSTEMS

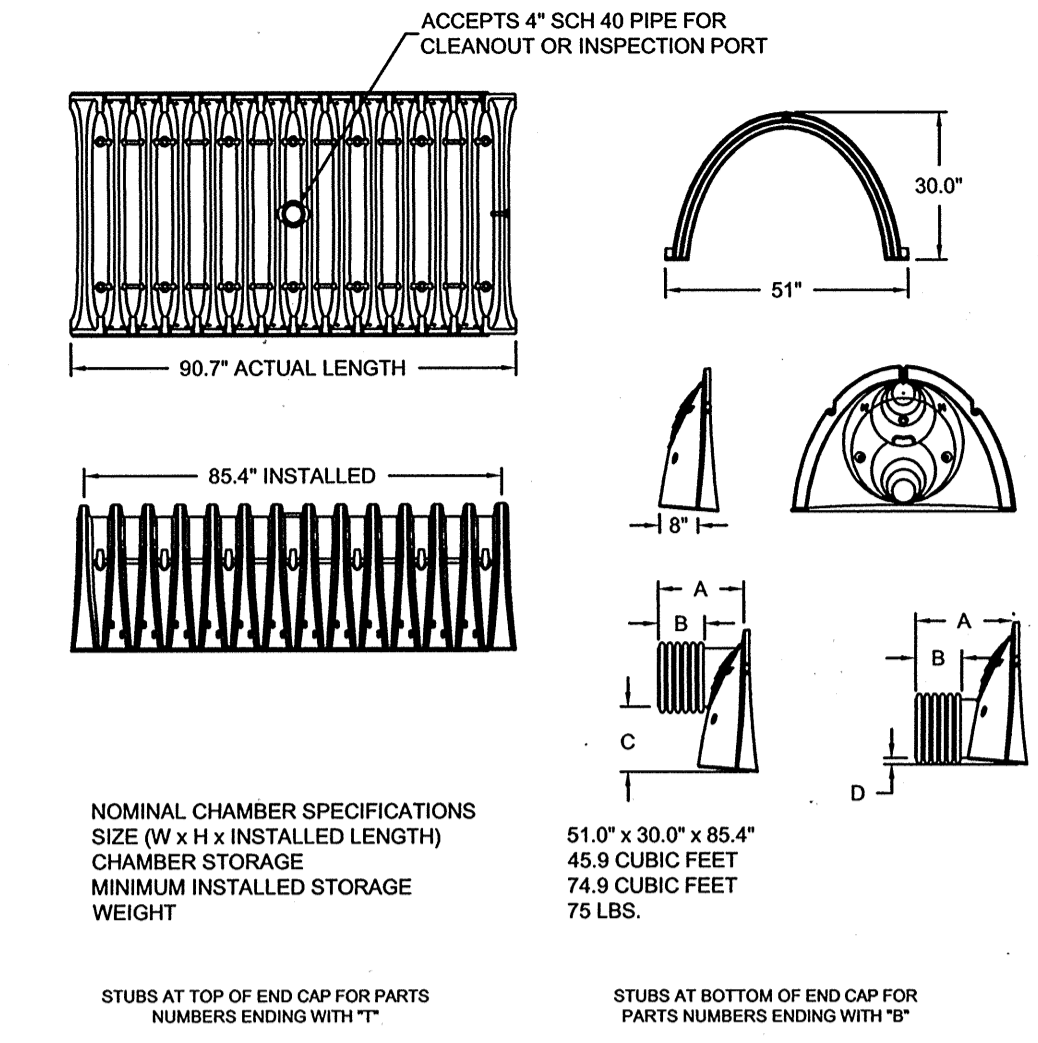
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1, A-2, A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE SPECIFIED AS WASHED, CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

- NOTES:
- ALL DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
 - THE INSTALLATION OF STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
 - THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.



ST 8.0 STORMTECH ELEVATIONS



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE WEIGHT

51.0" x 30.0" x 85.4"
45.9 CUBIC FEET
75.9 CUBIC FEET
75 LBS.

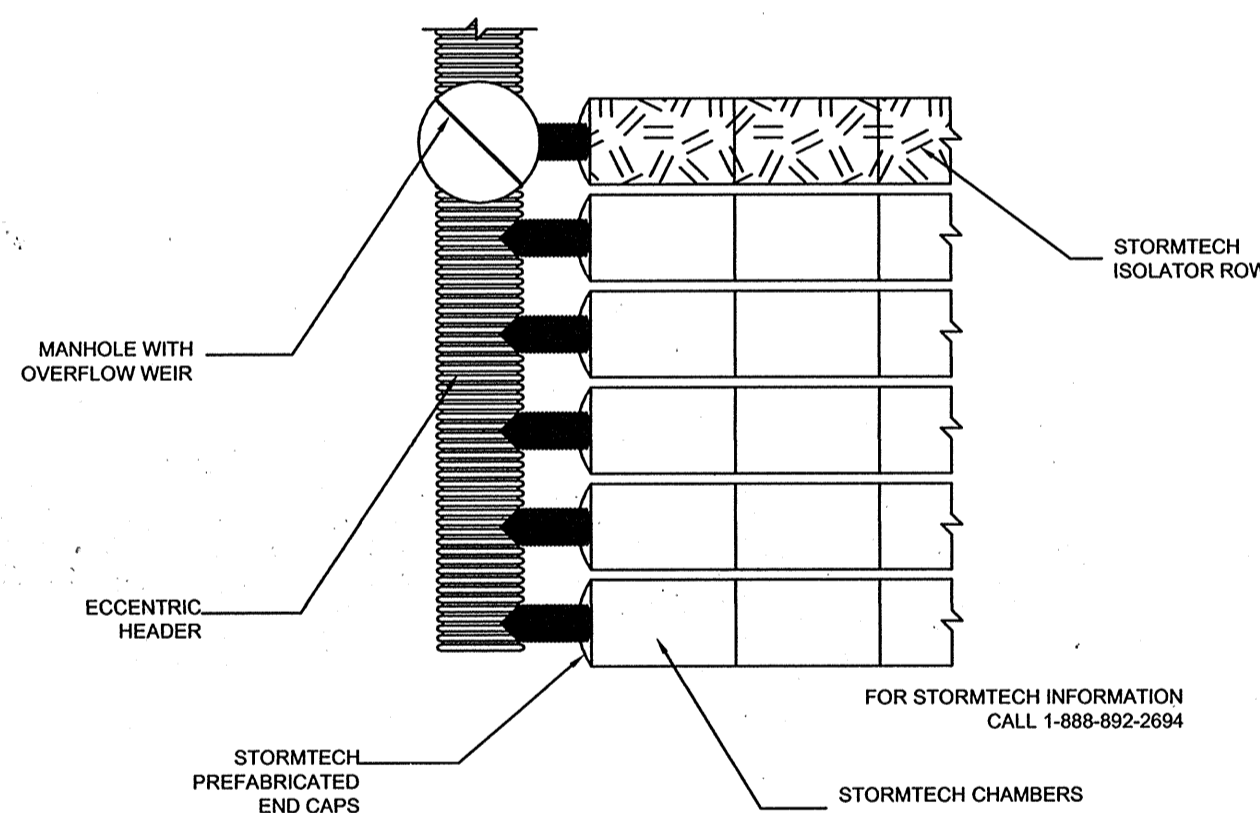
STUBS AT TOP OF END CAP FOR PARTS NUMBERS ENDING WITH "T"
STUBS AT BOTTOM OF END CAP FOR PARTS NUMBERS ENDING WITH "B"

NOTE: ALL DIMENSIONS ARE NOMINAL
ALL STUBS, EXCEPT FOR THE SCRAMBLES ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

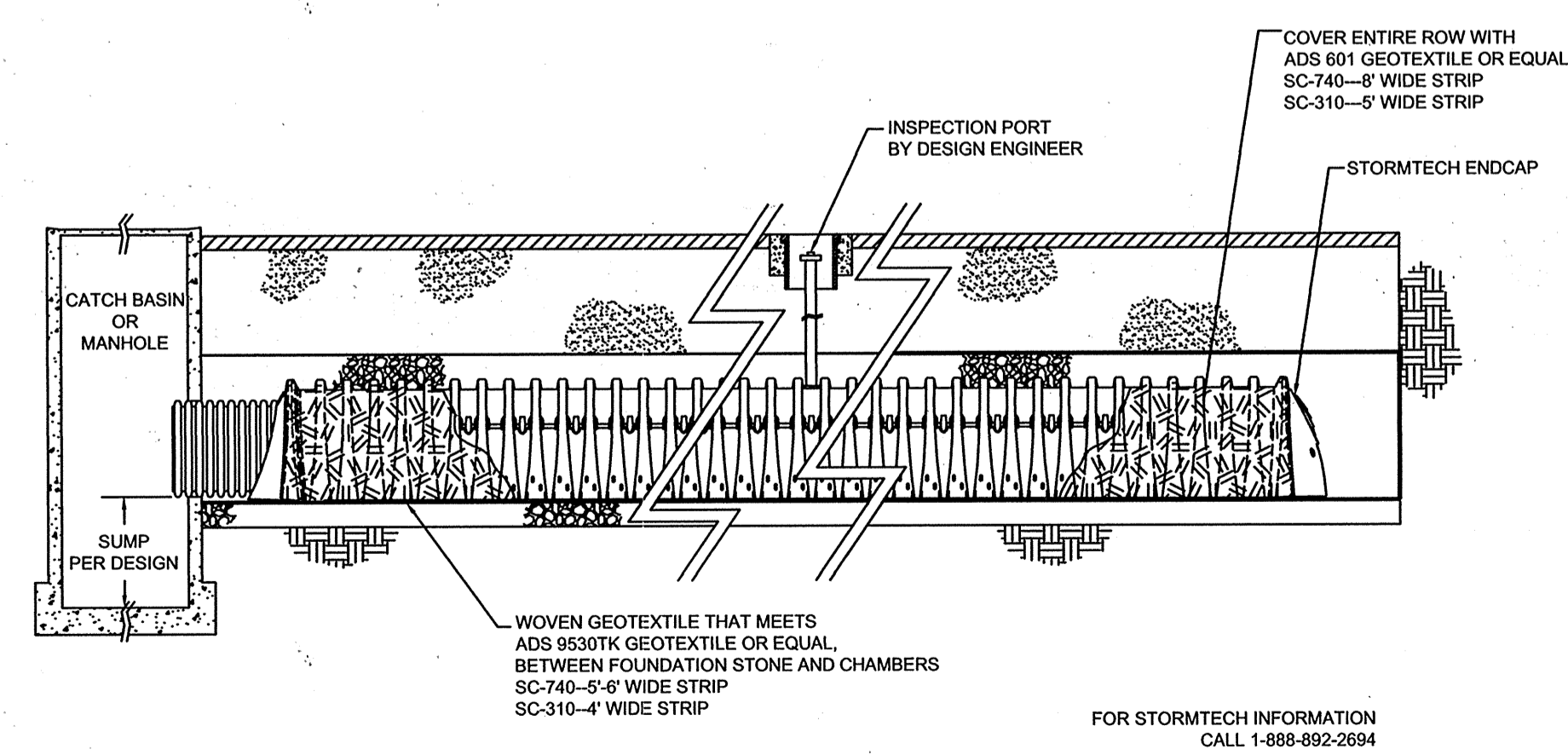
FOR THE SCRAMBLES THE 2" STUBS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1" TO 1.5". MATERIAL SHOULD BE BUSHING FROM BELOW THE N-12 STUB SO THAT THE FITTING SETS LEVEL.

ST 9.0 SC-740 TECHNICAL DETAILS

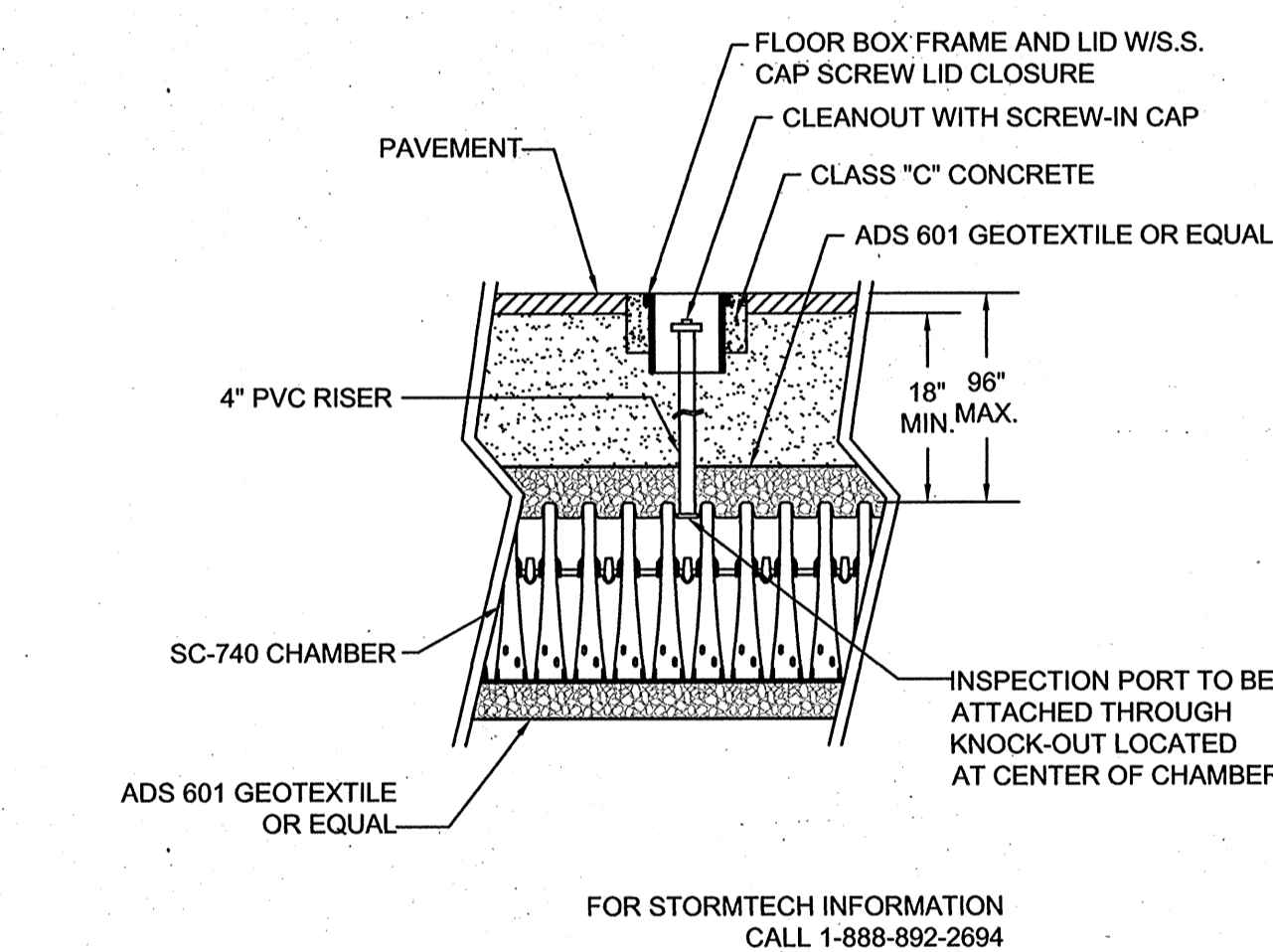
ST 3.0 STORMTECH ACCEPTABLE FILL MATERIALS



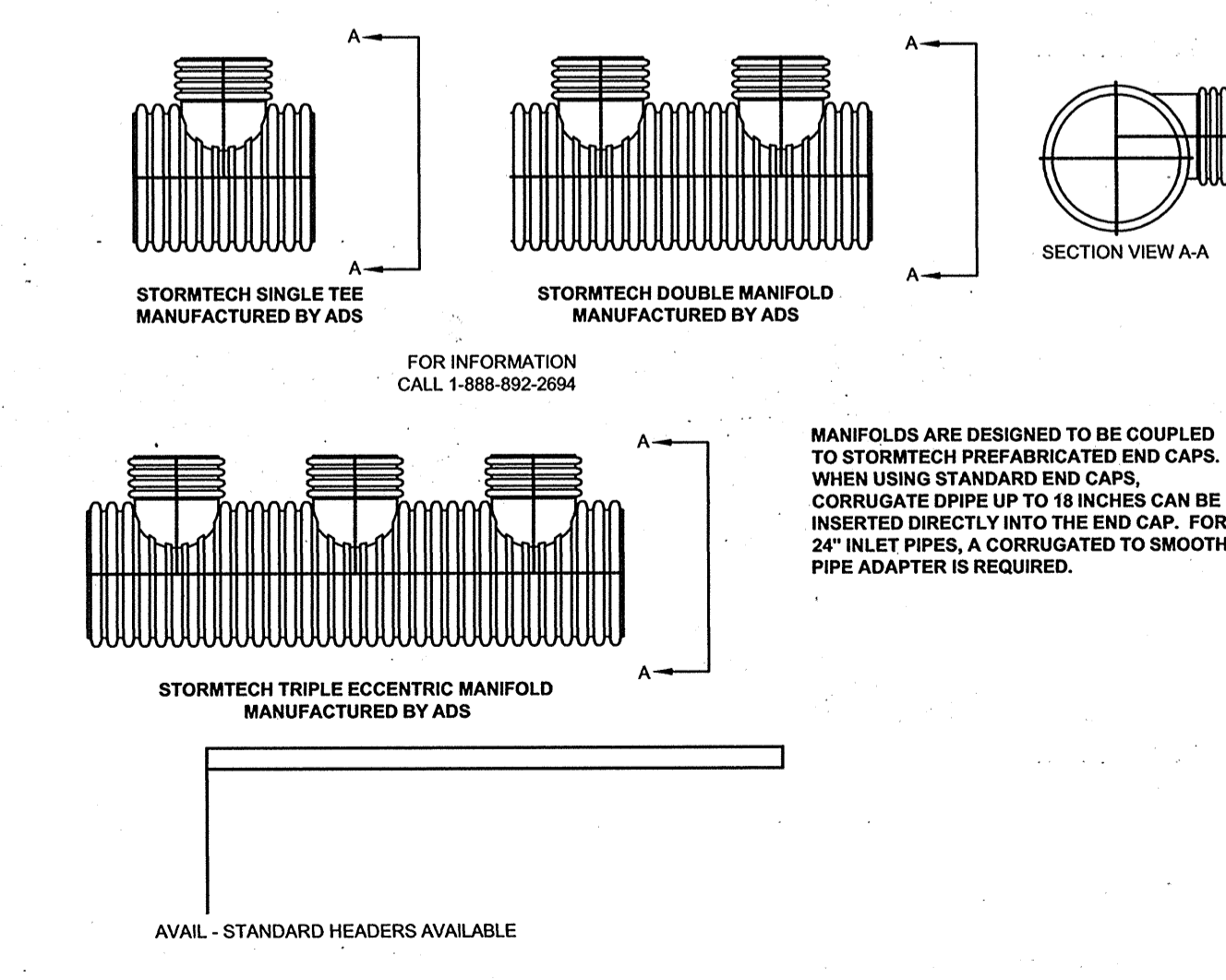
ST 4.0 STORMTECH ISOLATOR ROW MANIFOLD DETAIL



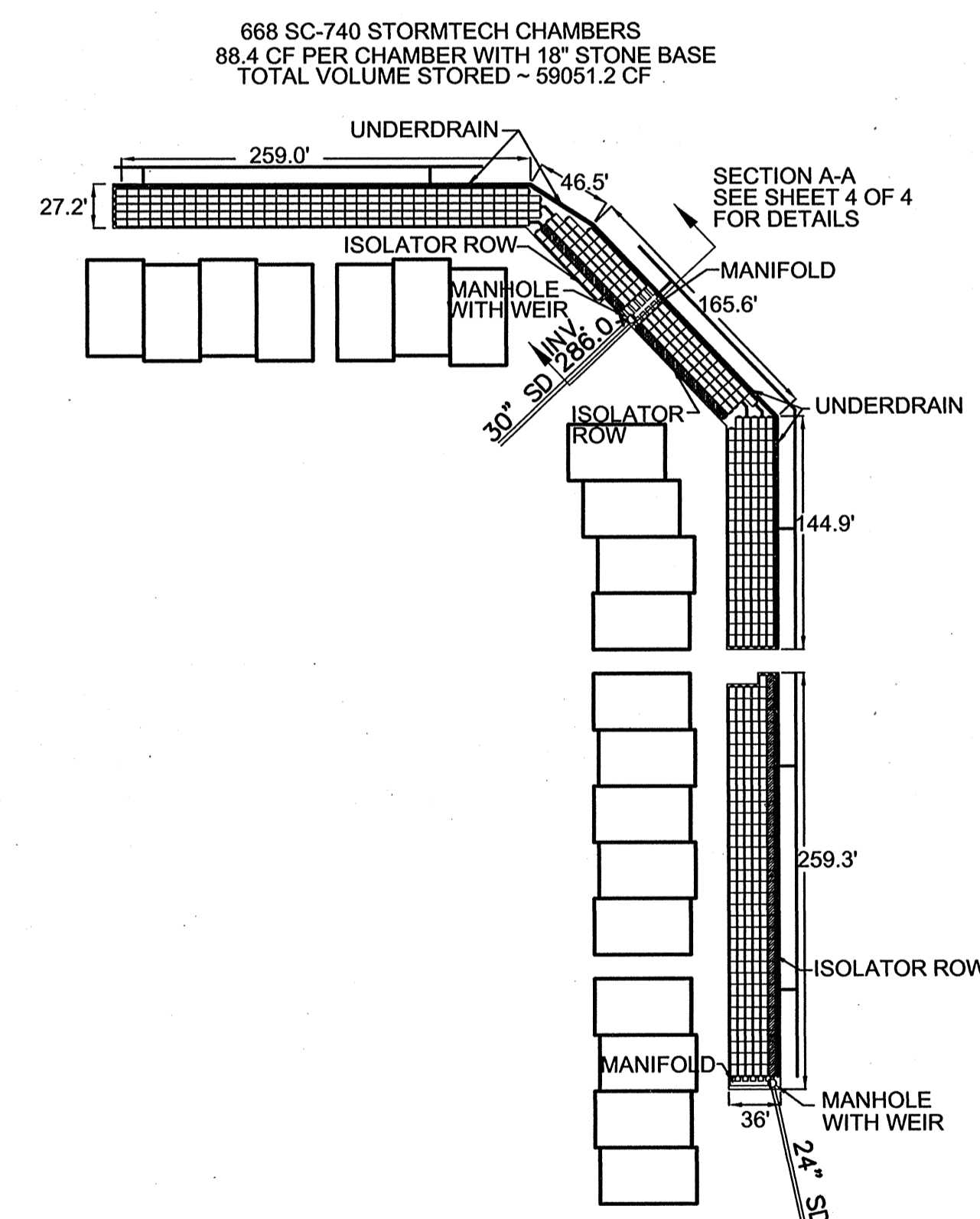
ST 6.0 STORMTECH ISOLATOR ROW DETAIL



ST 5.0 STORMTECH INSPECTION PORT DETAIL



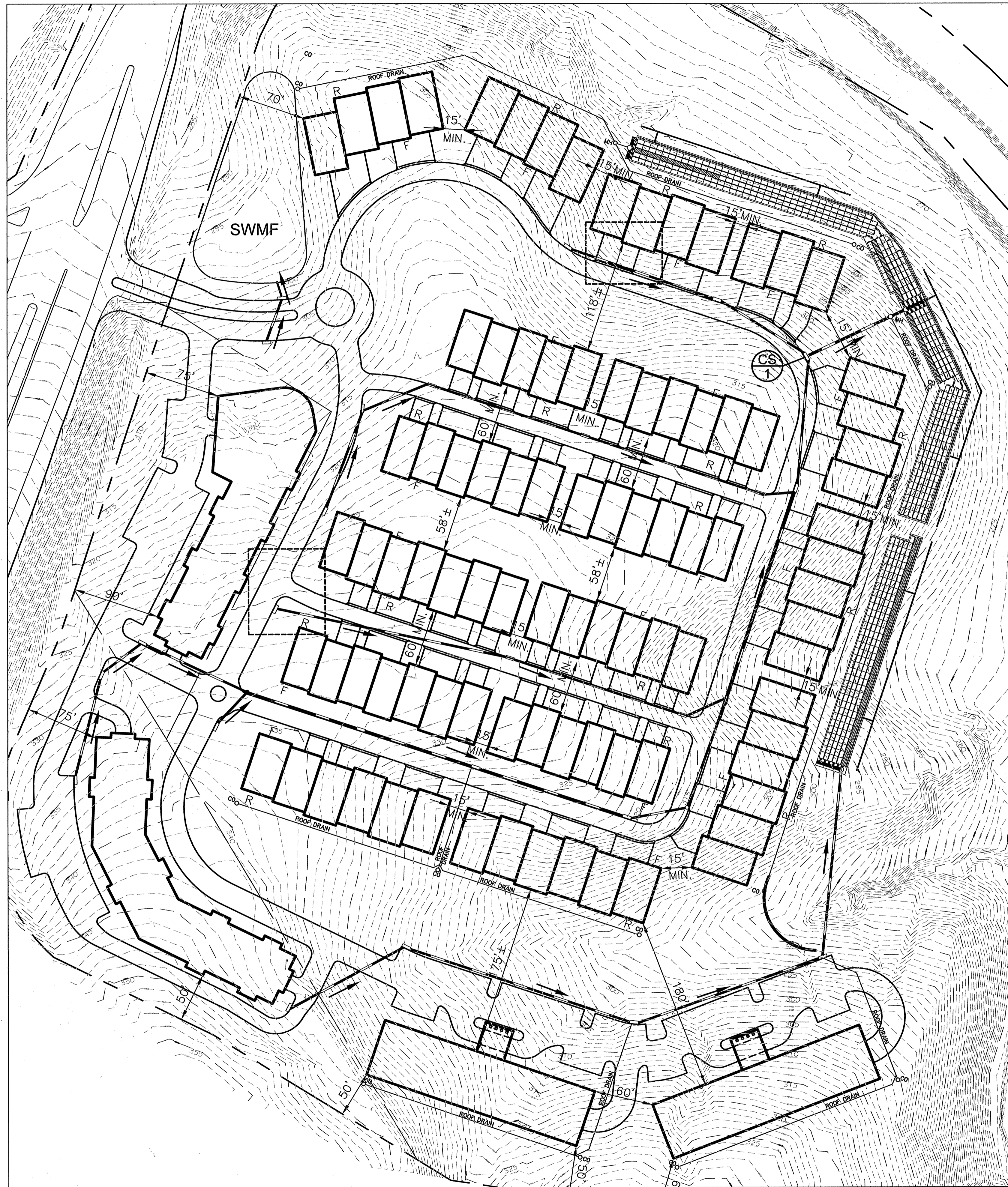
ST 7.0 ADS MANIFOLD DETAILS



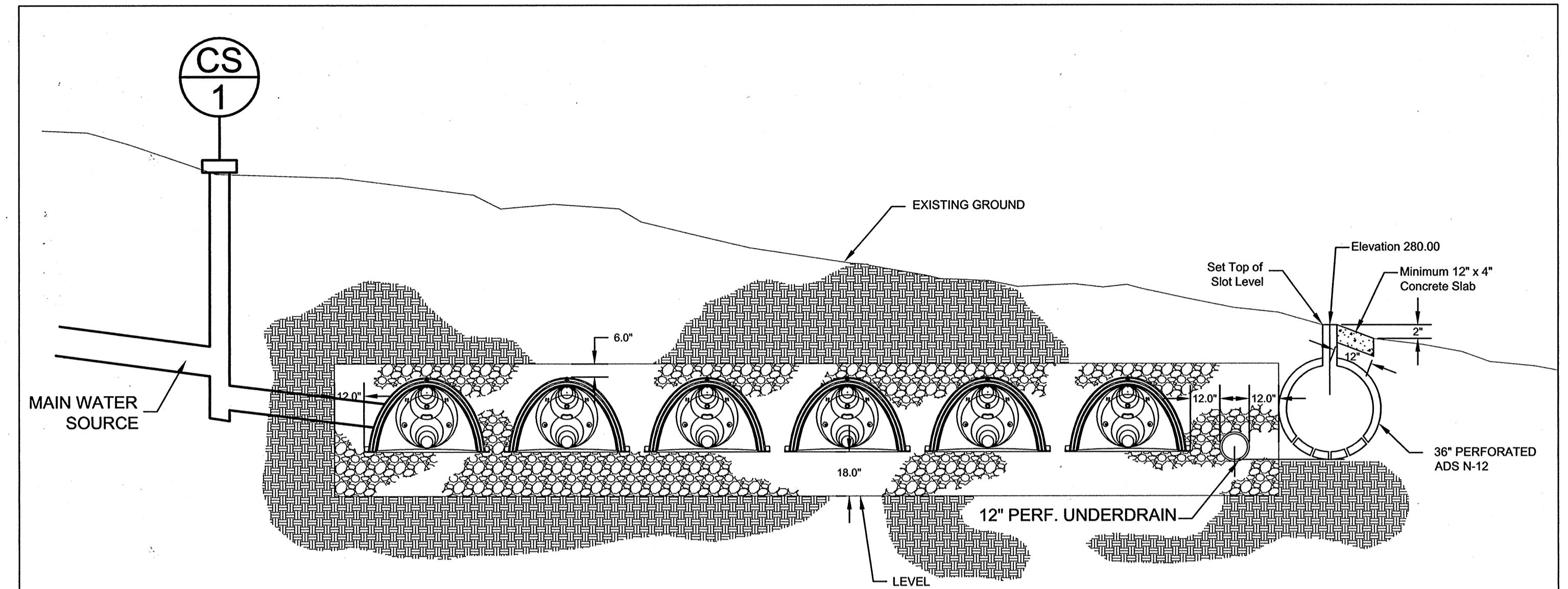
ST 10.0 STORMTECH SC-740 CHAMBER LAYOUT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY.
Stephen J. ... 7/29/05
PLANNING DIRECTOR DATE

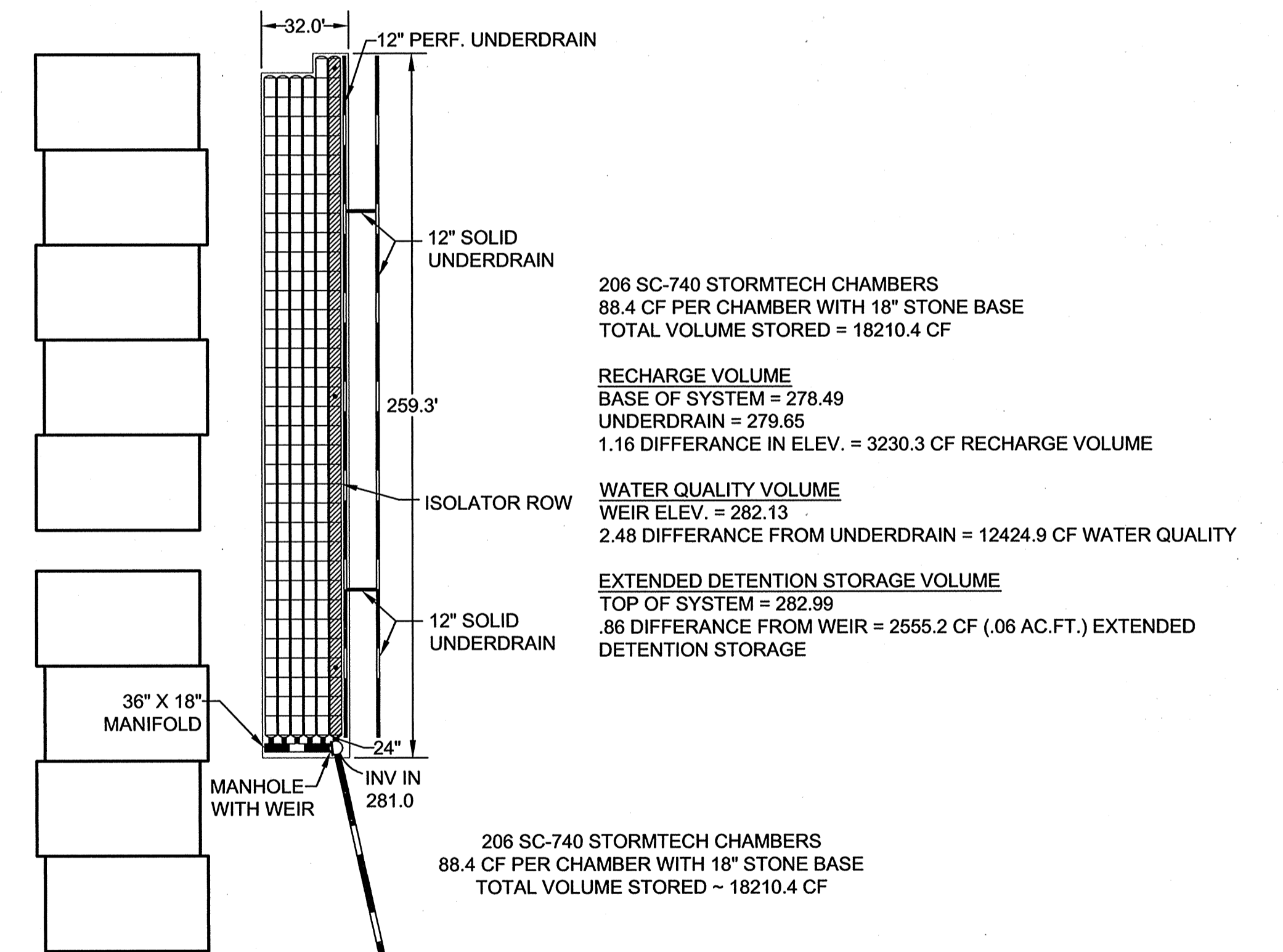
	AB CONSULTANTS, INC. 9450 ANNAPOLIS ROAD LANHAM, MARYLAND 20706 PHONE: (301) 306-3091 FAX: (301) 306-3092	PROJECT RIVERDALE STORMWATER MANAGEMENT DETAILS 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAPS 35 & 41, PARCELS 44, 116, 258	PROJECT NO. 03.002 SCALE: AS SHOWN DATE: 07/28/05 DRAWN BY: GTH CHECKED BY: DTD SHEET: 3 OF 4
	CONTACT: DAVID T. DOWS PHONE: 301-306-3091 *25	PROJECT NO. 03.002 SCALE: AS SHOWN DATE: 07/28/05 DRAWN BY: GTH CHECKED BY: DTD SHEET: 3 OF 4	



ST 10.0 SCHEMATIC STORM DRAIN LAYOUT : 1" = 60'



ST 10.0 STORMTECH SC-740 CHAMBER SECTION A-A

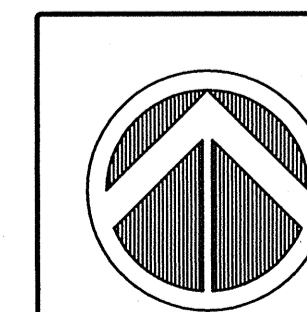


ST 10.0 STORMTECH SC-740 CHAMBER LAYOUT

TENTATIVELY APPROVED
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ZONING OF
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Stephan 7/29/05
PLANNING DIRECTOR DATE

SWM 2 OF 2



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PROJECT
RIVERDALE
STORMWATER MANAGEMENT
DETAILS
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO.
03.002
SCALE: AS SHOWN
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DRAWN BY: CTH
CHECKED BY: DTD
SHEET: 4 OF 4