

Construction Notes and General Notes

1. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1890 AT LEAST 24 HOURS PRIOR TO STARTING ANY OF THE WORK SHOWN HEREON.
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
4. CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
5. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
6. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
7. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
8. THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR PLACEMENT OF MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT G. W. STEPHENS AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OFFSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
12. ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE EXCEPTING THOSE ASSOCIATED WITH LANDSCAPE BERMING. ALL GRADING UNDER PROPOSED PAVING, AND ALL FILL AND COMPACTION SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
13. CONTRACTOR SHALL PROVIDE MINIMUM 4 FOOT BENCH AT EDGE OF PAVING IN FILL AREAS. MAXIMUM SLOPE OF BENCH SHALL BE 4% (1/4 IN PER FOOT).
14. MAXIMUM SLOPE SHALL BE 2 HORIZONTALLY TO 1 VERTICALLY.
15. CONTRACTOR SHALL PLACE 4" MINIMUM TOPSOIL IN LANDSCAPE AREAS.
16. CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
17. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.

18. ALL TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". ALL STREET AND REGULATORY SIGNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF FINISHED PAVING.
19. THE CONTRACTOR SHALL REPLACE ANY EXISTING BITUMINOUS PAVING OR SUB-BASE WHICH IS DAMAGED OR REMOVED DURING CONSTRUCTION. ALL EXCAVATED AREAS SHALL BE BACKFILLED, AND IN ACCORDANCE WITH THE SOILS REPORT AND/OR AS DIRECTED BY GEOTECHNICAL ENGINEER. ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFILLED AND COMPACTED.
20. IN AN AREA WHERE EXCAVATION IS NEEDED WITHIN THE ROAD RIGHT-OF-WAY, EXCAVATION MUST BE MADE WITHIN ONE (1) FOOT OF THE FINAL SUBGRADE.
21. WHERE FILL IS PROPOSED WITHIN THE ROAD RIGHT-OF-WAY, THE FILL SHALL BE A MINIMUM OF TWO (2) FEET BELOW THE FINAL ROAD SUBGRADE.
22. ALL LIGHTING TO COMPLY WITH ZONING REGULATION SPECIFICATIONS SECTION 134 OUTDOOR LIGHTING. SEE SHEET 3 OF 15 FOR DETAILS.
23. ALL STORM DRAINS TO BE RCP OR HDPE UNLESS OTHERWISE NOTED.
24. THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
25. THE ADEQUATE PUBLIC FACILITIES ORDINANCE ROADS TEST WAS APPROVED ON MARCH 21, 2001.
26. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.12.00 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE OF SECTIONS 16.12.02(1)(ii) - SITE WAS MAINTAINED TO 12/31/92.
27. STORMWATER MANAGEMENT POND IS DRY AND PRIVATE.
28. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT FOR PARCEL D-1 AND PARCEL 121, THE HOCK PROPERTY, HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. AS LIBER 5381 / FOLIO 341.
29. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES, 35 SHADE TREES, 19 EVERGREENS, 125 SHRUBS AND 4 ORNAMENTAL TREES IN THE AMOUNT OF \$ 15,960.00, IS A PART OF THE DEVELOPER'S AGREEMENT.

NOTE:
A WAIVER REQUEST WAS GRANTED NOVEMBER 14, 2000 FROM THE HOWARD COUNTY DESIGN MANUAL VOLUME 1, SECTION 5.2.4.1 AND SECTION 5.2.6.F.1 TO MAINTAIN THE TOP OF THE POND 20 FEET FROM THE PROPERTY LINE, AND TO PROVIDE 3:1 SLOPE ONLY ON THE UPSTREAM AND DOWNSTREAM OF THE EMBANKMENT.

NOTE:
A WAIVER REQUEST WAS GRANTED FEBRUARY 02, 2001 FROM THE HOWARD COUNTY DESIGN MANUAL VOLUME III, CHAPTER 2, SECTION 2.6.4 (WHICH REQUIRES A MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE SPACED 250 FEET APART) IN OUR CASE IT IS MORE FEASIBLE TO KEEP DRIVEWAY WHERE IT IS OPPOSITE FROM DRIVEWAY ON OTHER SIDE OF STAYTON DRIVE.

Site Development Plans

for
Parcel D-1
(Formerly Parcels D & E)

Stayton Business Center II

Baltimore Washington Industrial Park

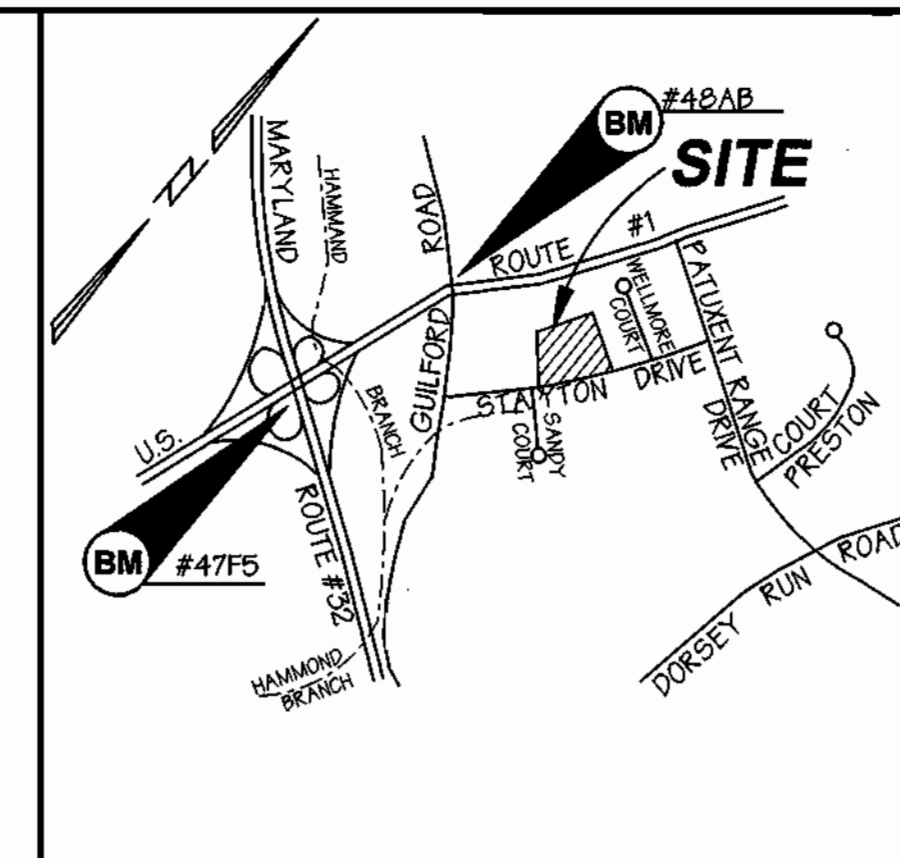
Howard County, Maryland

SDP 01-054

BENCHMARKS

BENCHMARK #47FS
AKA- 1943015 HOWARD COUNTY GEODETIC CONTROL
NAD 83
N 535985.052 E 1365653.509
ELEVATION = 235.716'

BENCHMARK #48AB
AKA-N/A HOWARD COUNTY GEODETIC CONTROL
NAD 83
N 538384.463 E 1366415.854
ELEVATION = 226.367'



Location Map
SCALE 1" = 2,000'

Site Data

TOTAL PROJECT AREA = 435,267 SQ. FT. OR 9.99 AC. +/-
EXISTING ZONING = M-2
PROPERTY REFERENCE = PLAT NO. F01-100 (L. 5403 F. 622)
EXISTING USE = VACANT PLAT NO. 14898
PROPOSED USE = OFFICE / WAREHOUSE
BUILDING COVERAGE = PROP. 112,832 S.F. OR 2.6 AC.
% OF BUILDING COVERAGE = PROP. 28%
FLOOR AREA = 112,832 S.F.
AREA TO BE PAVED PLUS BUILDING AREA = 281,833 SQ. FT. OR 6.47 AC.
OPEN SPACE = 0.00
TOTAL AREA OF PARKING LOT = 168,577 SQ. FT. OR 3.87 AC.
% OF PARKING LOT COVERAGE = 38.73 %
NUMBER OF PARKING SPACES REQUIRED = 120
NUMBER OF PARKING SPACES PROVIDED = 194 (INCLUDING 10 HANDICAPPED)
AREA TO BE DISTURBED = 422,967.6 SQ. FT. 9.71 AC. ON PARCEL D-1 AND 11,325.6 SQ. FT. 0.26 AC. OF OFF-SITE ON THE HOCK PROPERTY, PARCEL NO. 121 FOR A TOTAL OF 9.97 ACRES
AREA TO BE VEGETATIVELY STABILIZED = 153,331.20 SQ. FT. OR 3.52 AC.

Parking Tabulation

TOTAL BUILDING AREA
BUILDING 'A'
20% OFFICE = 11,169.40 SQ. FT.
80% WAREHOUSE = 44,677.60 SQ. FT.
TOTAL = 55,847.00 SQ. FT.

BUILDING 'B'
20% OFFICE = 11,397 SQ. FT.
80% WAREHOUSE = 45,588 SQ. FT.
TOTAL = 56,985 SQ. FT.

PARKING REQUIRED:

BUILDING 'A'
20% OFFICE = 11,169.40 SQ. FT. @ 3.3 SPACES/1,000 = 37 SPACES
80% WAREHOUSE = 44,677.60 SQ. FT. @ 0.5 SPACES/1,000 = 225 SPACES

BUILDING 'B'
20% OFFICE = 11,397 SQ. FT. @ 3.3 SPACES/1,000 = 38 SPACES
80% WAREHOUSE = 45,588 SQ. FT. @ 0.5 SPACES/1,000 = 23 SPACES

TOTAL REQUIRED = 120 SPACES

PARKING PROVIDED = 194 SPACES (INCLUDES 10 HANDICAPPED)

Index of Sheets

- SHEET NO. 1 - COVER SHEET
- SHEET NO. 2 - EXISTING CONDITIONS PLAN
- SHEET NO. 3 - SITE PLAN
- SHEET NO. 4 - SITE PLAN DETAILS
- SHEET NO. 5 - SITE PLAN DETAILS
- SHEET NO. 6 - DRAINAGE AREA MAP AND PROFILES
- SHEET NO. 7 - STORMCEPTER PLAN & DETAILS
- SHEET NO. 8 - EXISTING AND PROPOSED DRAINAGE AREA MAPS
- SHEET NO. 9 - SEDIMENT EROSION CONTROL PLAN
- SHEET NO. 10 - SEDIMENT EROSION CONTROL DETAILS & NOTES
- SHEET NO. 11 - SEDIMENT BASIN PLAN & PROFILES
- SHEET NO. 12 - SEDIMENT BASIN NOTES & DETAILS
- SHEET NO. 13 - STORMWATER MANAGEMENT PLAN
- SHEET NO. 14 - STORMWATER MANAGEMENT NOTES AND DETAILS
- SHEET NO. 15 - LANDSCAPE PLAN & DETAILS

NOTE:
The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard mastic and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

Reviewed for Howard SCD and meets Technical Requirements

Jim Angles 8/6/01
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

Yuhua Shi 8/6/01
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

W. D. ... 8/13/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl ... 8/17/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... .. 8/17/01
DIRECTOR DATE

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1

PLAT	BLOCK	ZONE	YBX	ELECT. DIST.	CENSUS TRACT
F 01-100	B	M-2	42	6	6069.01

WATER CODE B-02 SEWER CODE 4200000

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors

1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

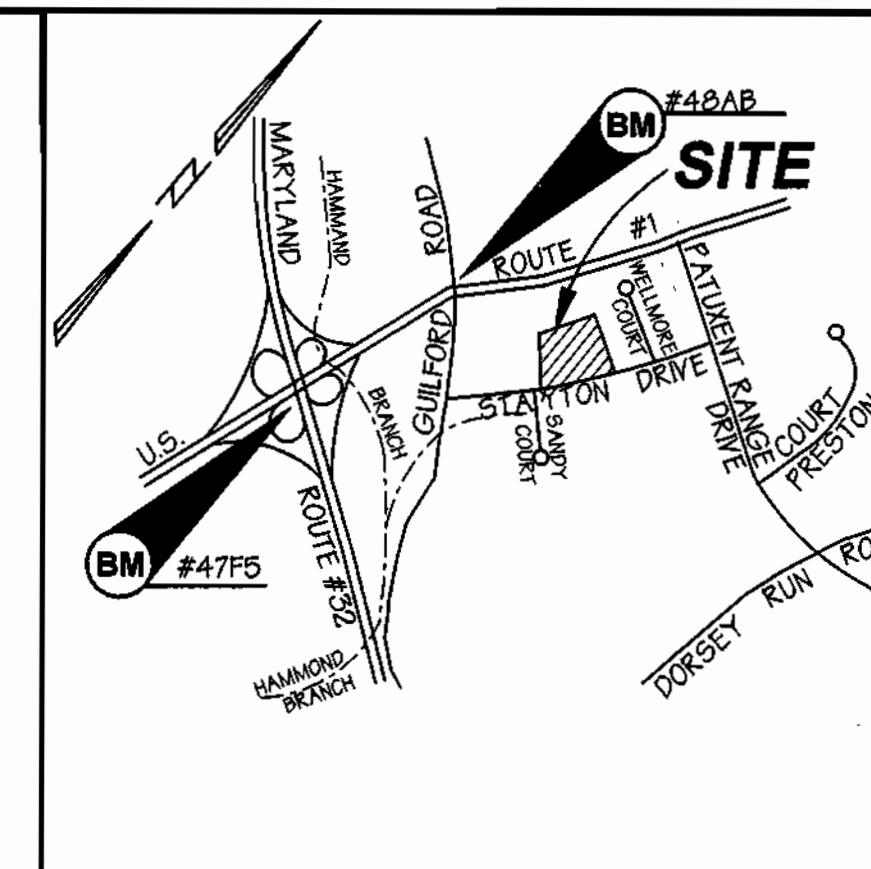
REVISIONS
REVISOR: ...
DATE: ...

OWNER / DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1866 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21083
410-560-0300

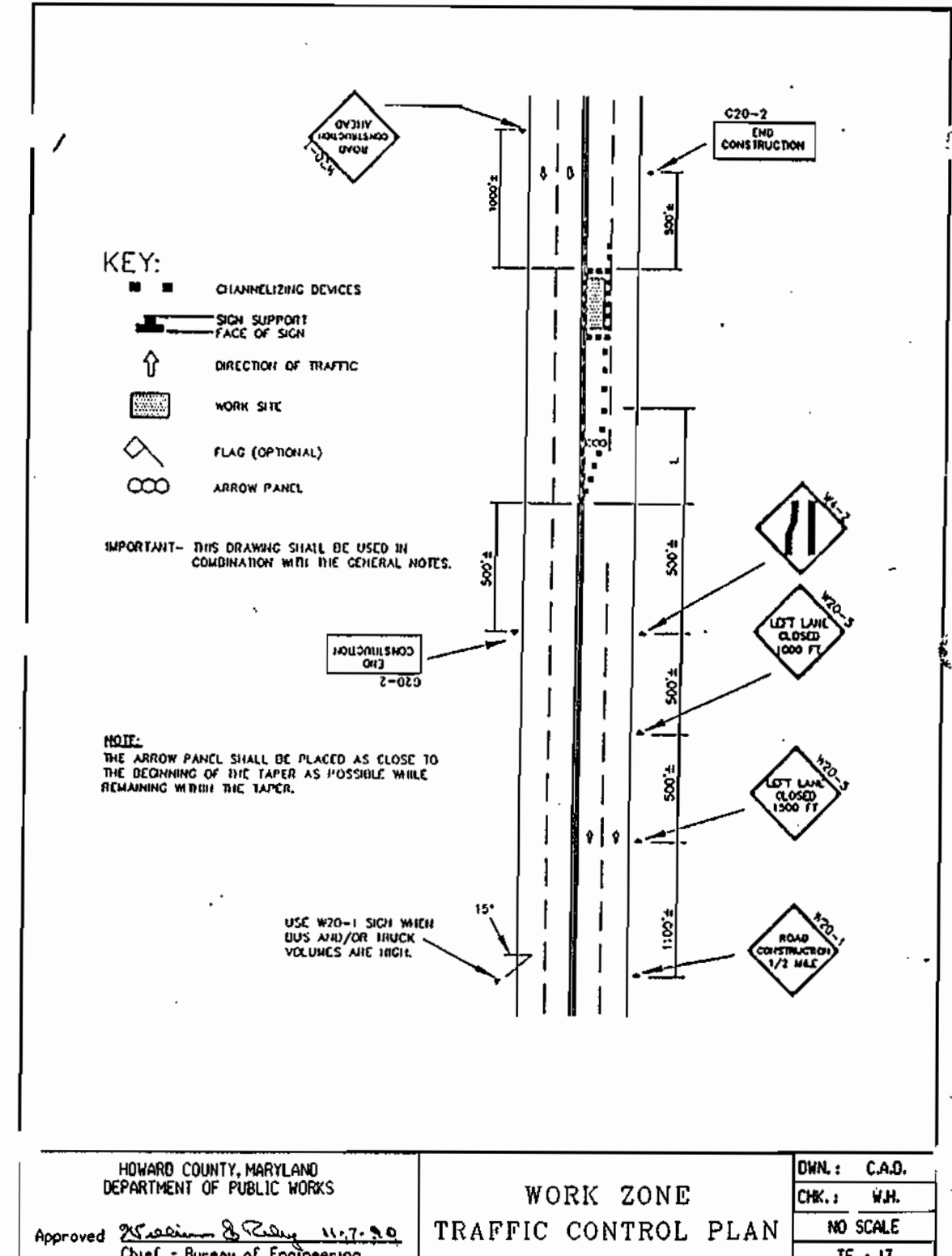
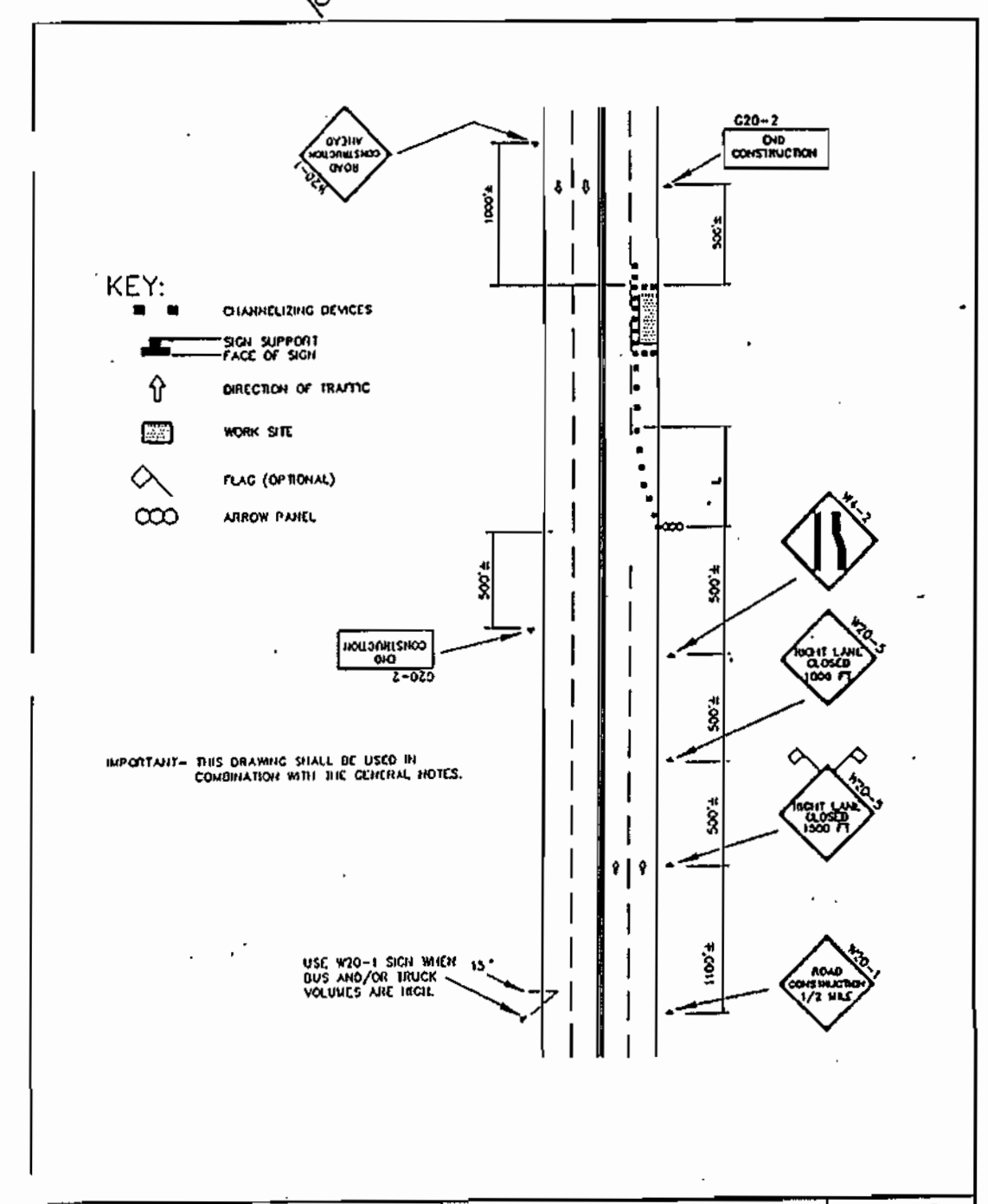
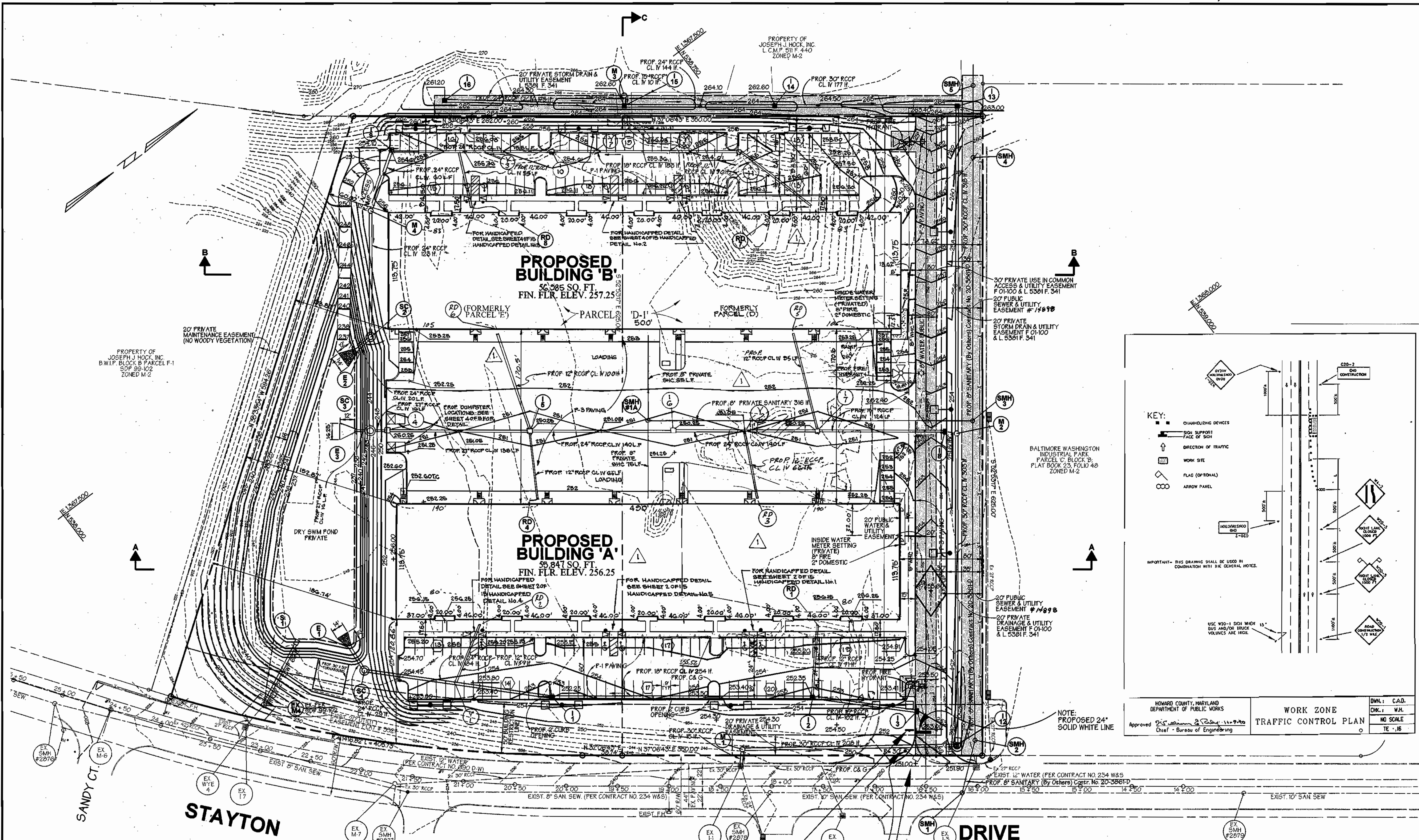
Cover Sheet
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

PREVIOUS FILE # 'S: F 77-90, F 76-61, F 01-100 SDP 01-054
ELECTION DISTRICT : 6 SCALE : As Shown
HOWARD CO., MARYLAND SHT. 1 OF 15 DATE : AUGUST 17, 2000

SDP 01-054 File Name : 9522coversheet.scl



Location Map
SCALE 1" = 2,000'



Legend

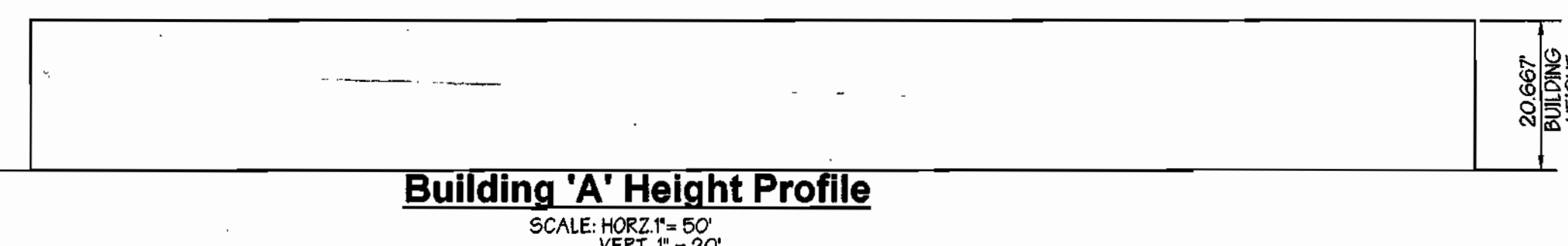
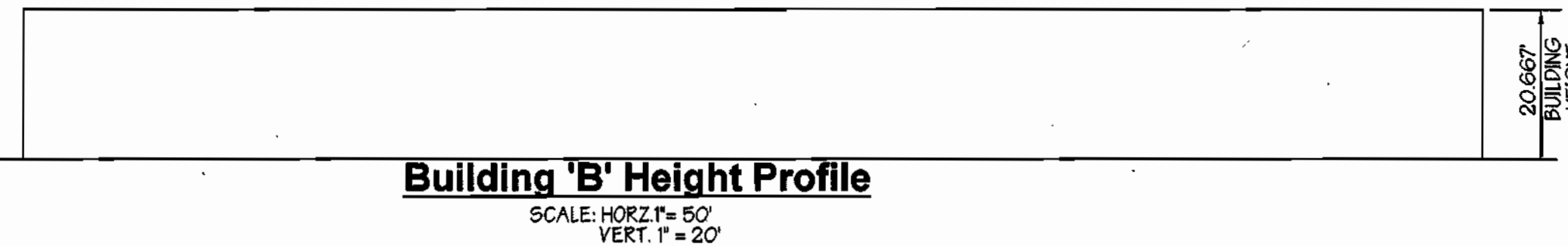
Property Line	---
Ex. 2' Contours	--- 254 ---
Ex. 10' Contours	--- 365 ---
Prop. 2' Contours	--- 254 ---
Prop. 10' Contours	--- 365 ---
Ex. Curb & Gutter	---
Prop. Curb & Gutter	---
Bldg. Restriction Line	---
Ex. Sanitary	---
Ex. Storm Drain	---
Ex. Water	---
Prop. Sanitary	---
Prop. Storm Drain	---
Prop. Water	---
Light Duty Paving (P-1)	---
Intermediate Duty Paving (P-3)	---
Parking Count	---
Handicapp Parking Space	---

Typical Lighting

TWIN 400 W METAL HALIDE POLE LIGHT 30' POLES	---
400 W METAL HALIDE POLE LIGHT 30' POLES	---

NOTE: ALL EXTERIOR LIGHTING SHALL CONFORM TO ZONING REGULATIONS, SECTION 15-4

PLAN
SCALE: 1" = 50'



PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS:
REVISED BUILDING A & B LAYOUT AND RELATED ITEMS. DID NOT INCREASE TOTAL BUILDING SQUARE FOOTAGE. BY GWS DATED 9/30/05

Site Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
SDP 01-054
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHT. 3 OF 15
DATE: AUGUST 17, 2000
SCALE: As Shown
File Name: 9522siteplan.sdp

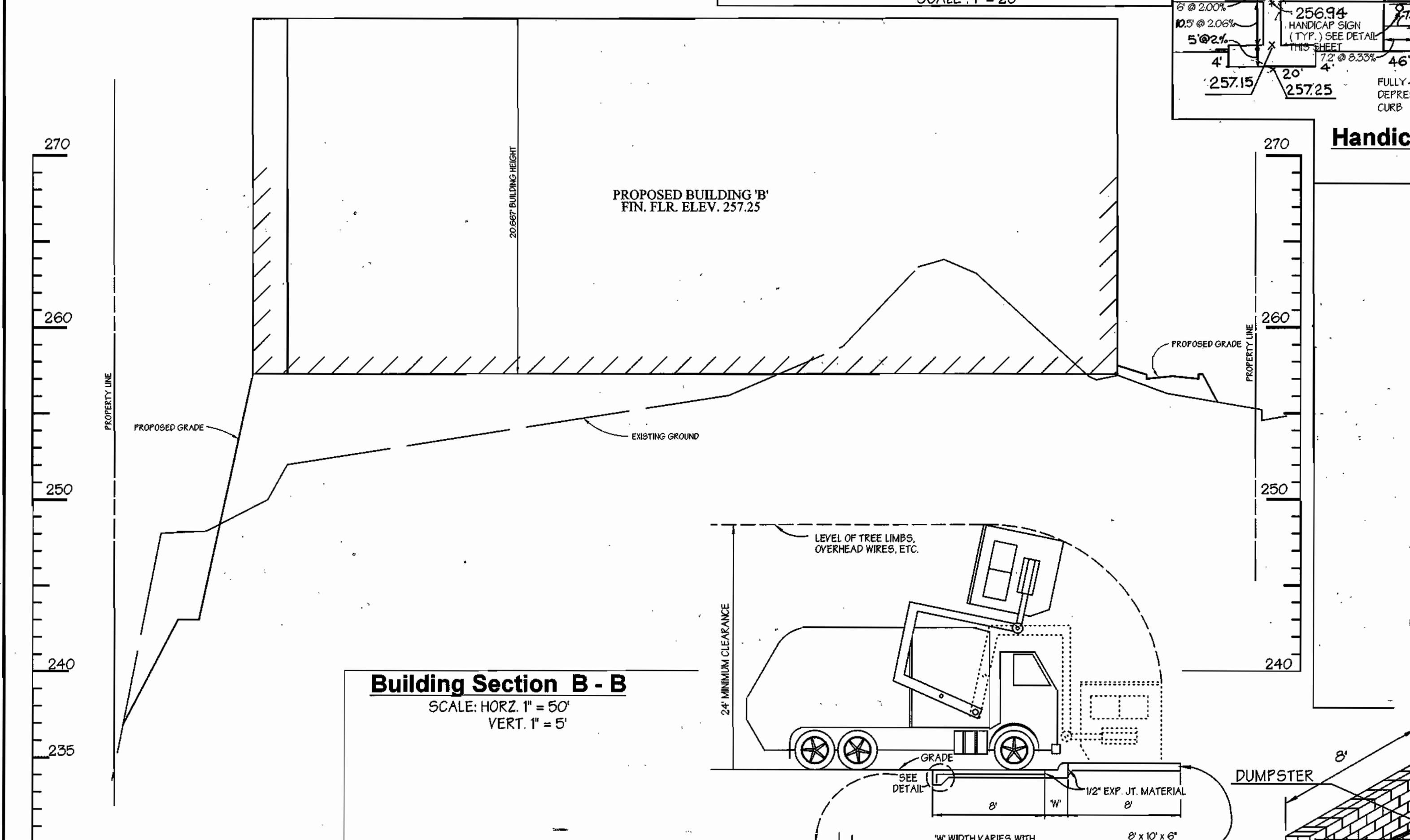
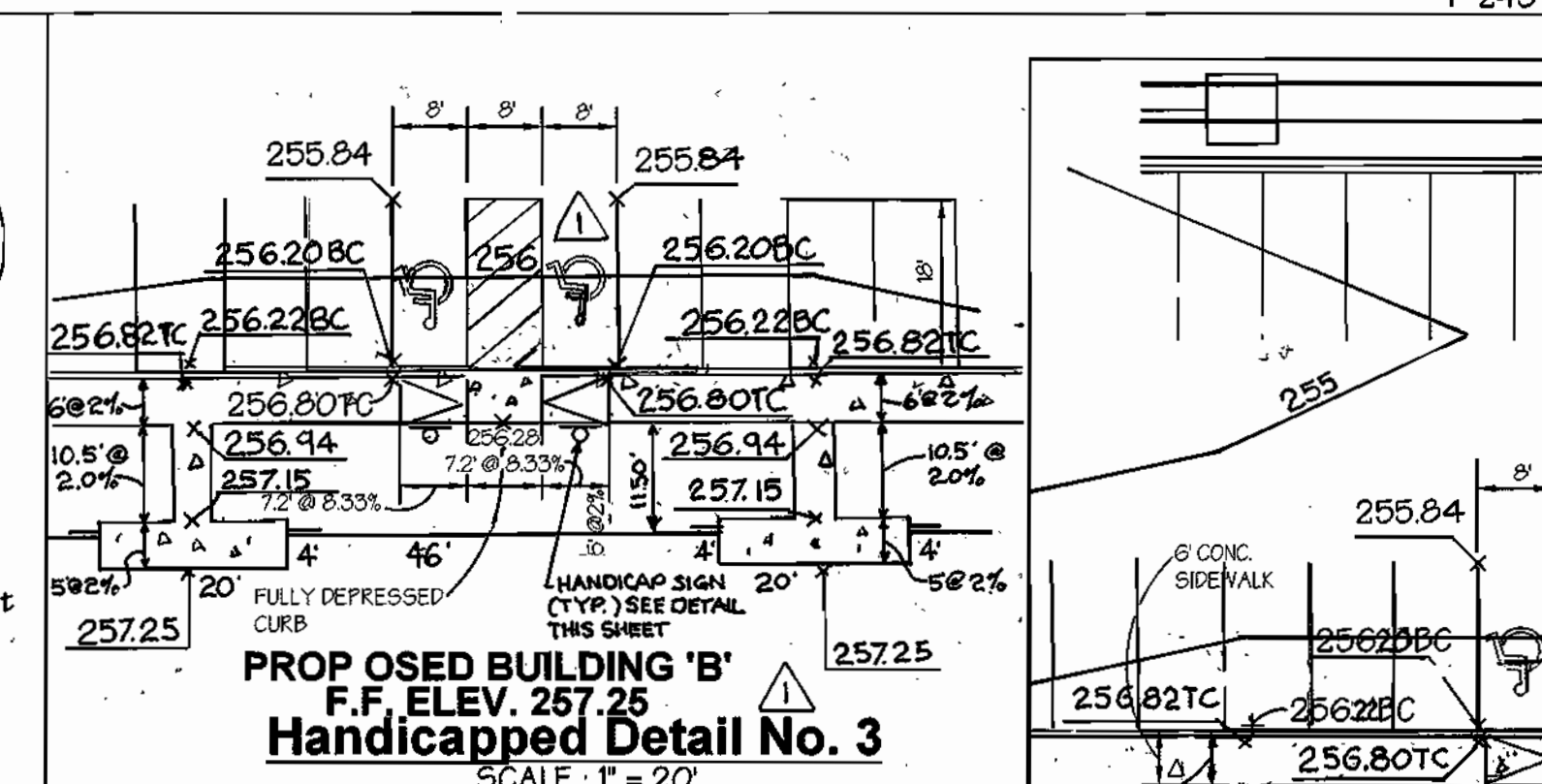
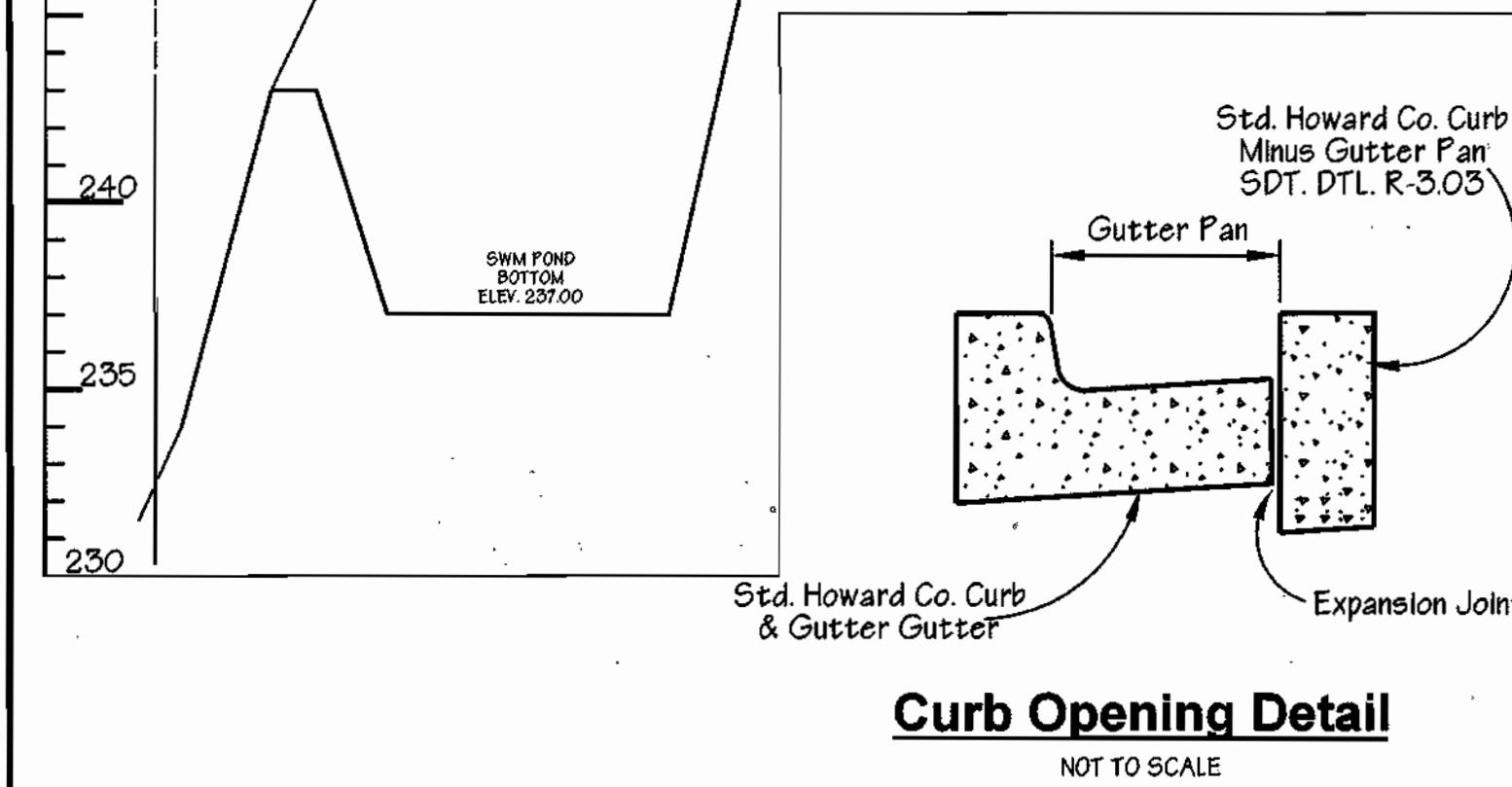
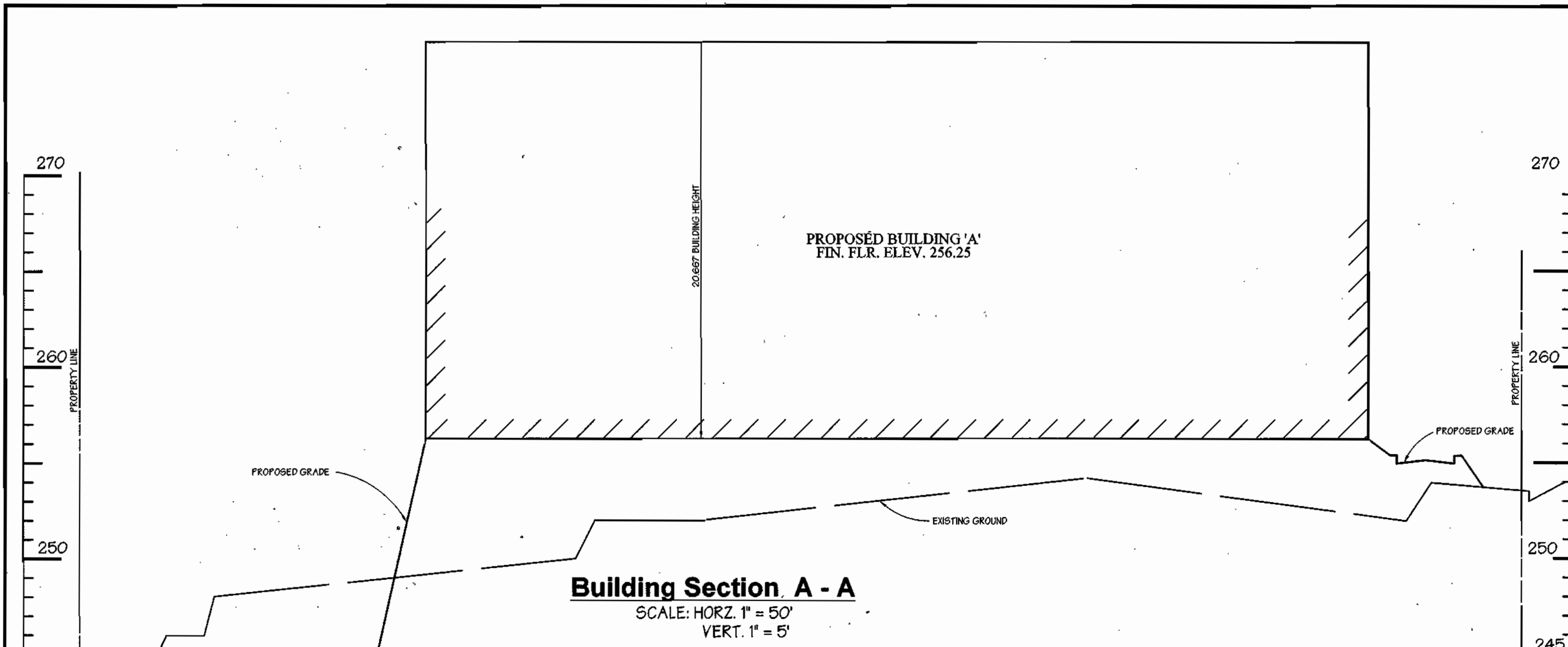
Reviewed for Howard SCD and meets Technical Requirements

USDA NATURAL RESOURCES CONSERVATION SERVICE	8/6/01	DATE
HOWARD SOIL CONSERVATION DISTRICT	8/6/01	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	8/13/01	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	8/17/01	DATE
DIRECTOR	8/27/01	DATE

APPROVED: Howard County Department of Planning and Zoning

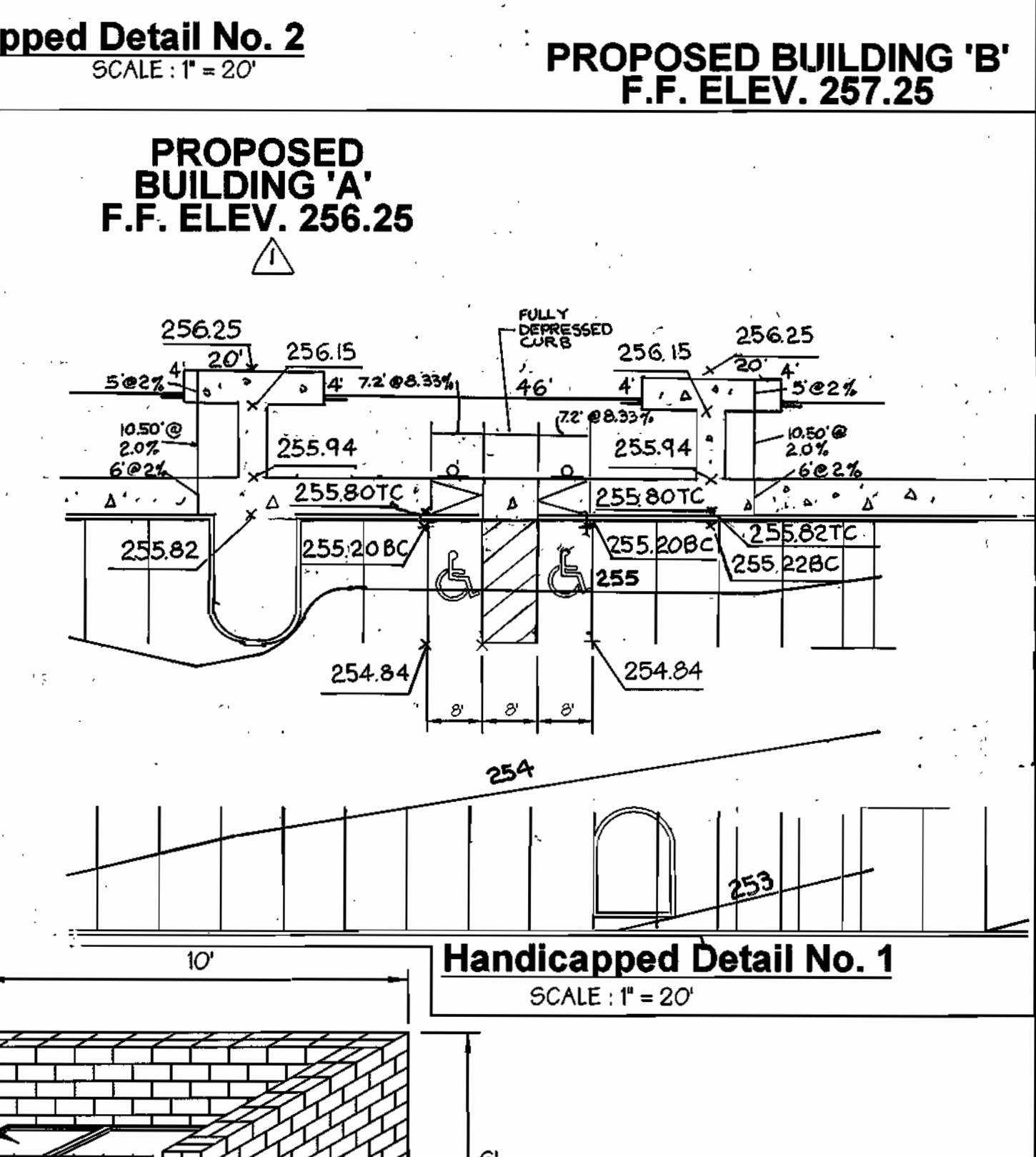
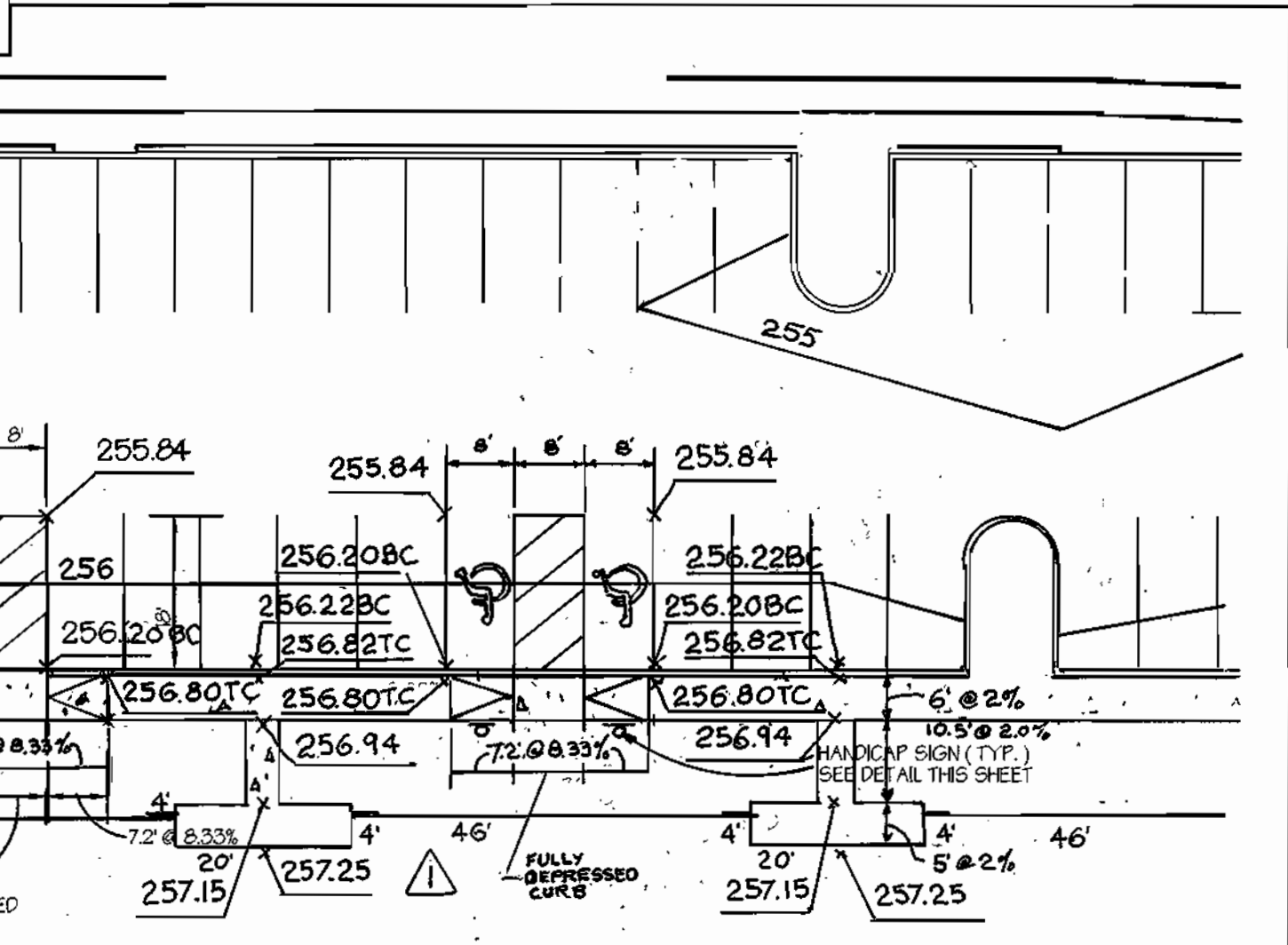
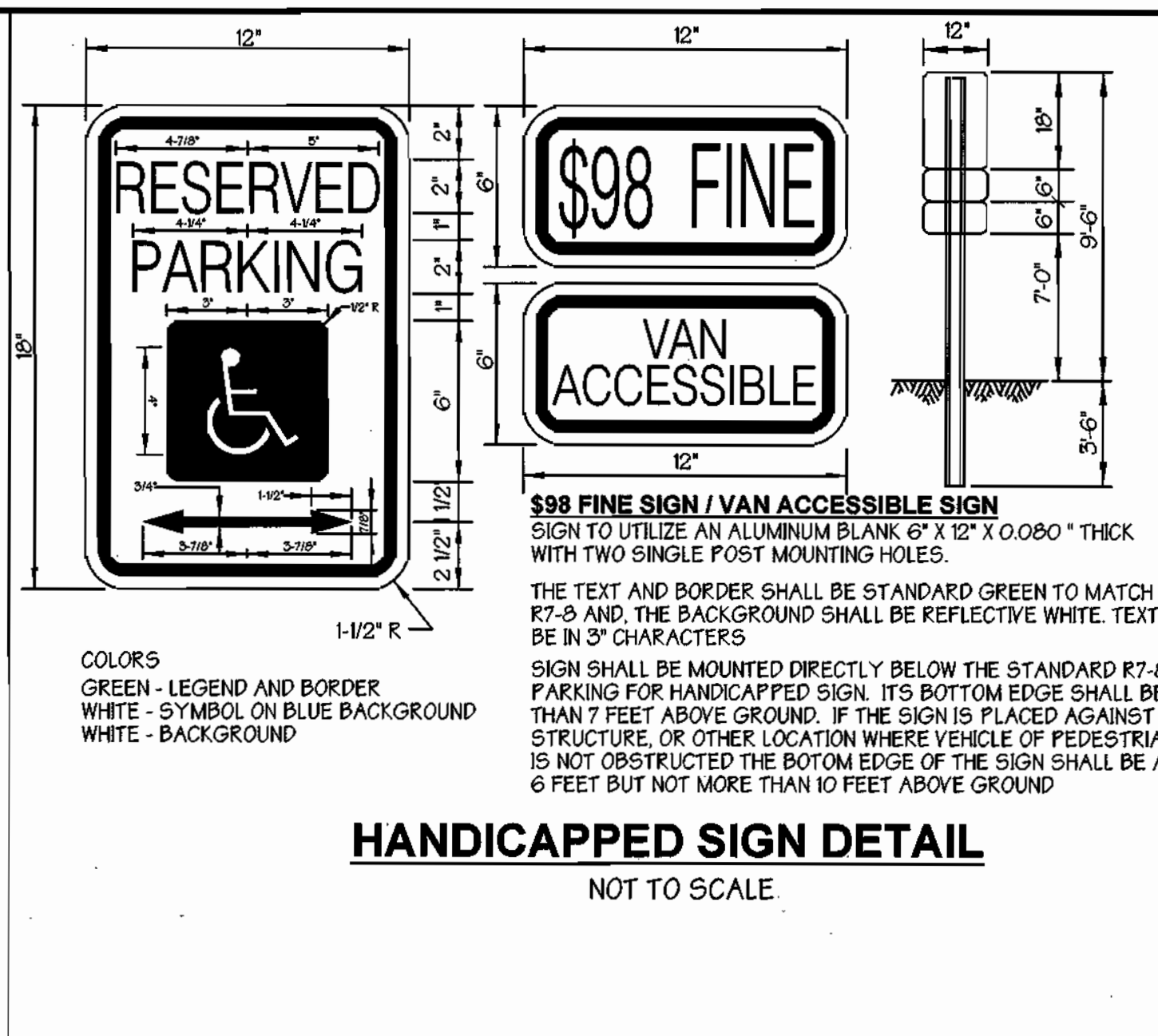
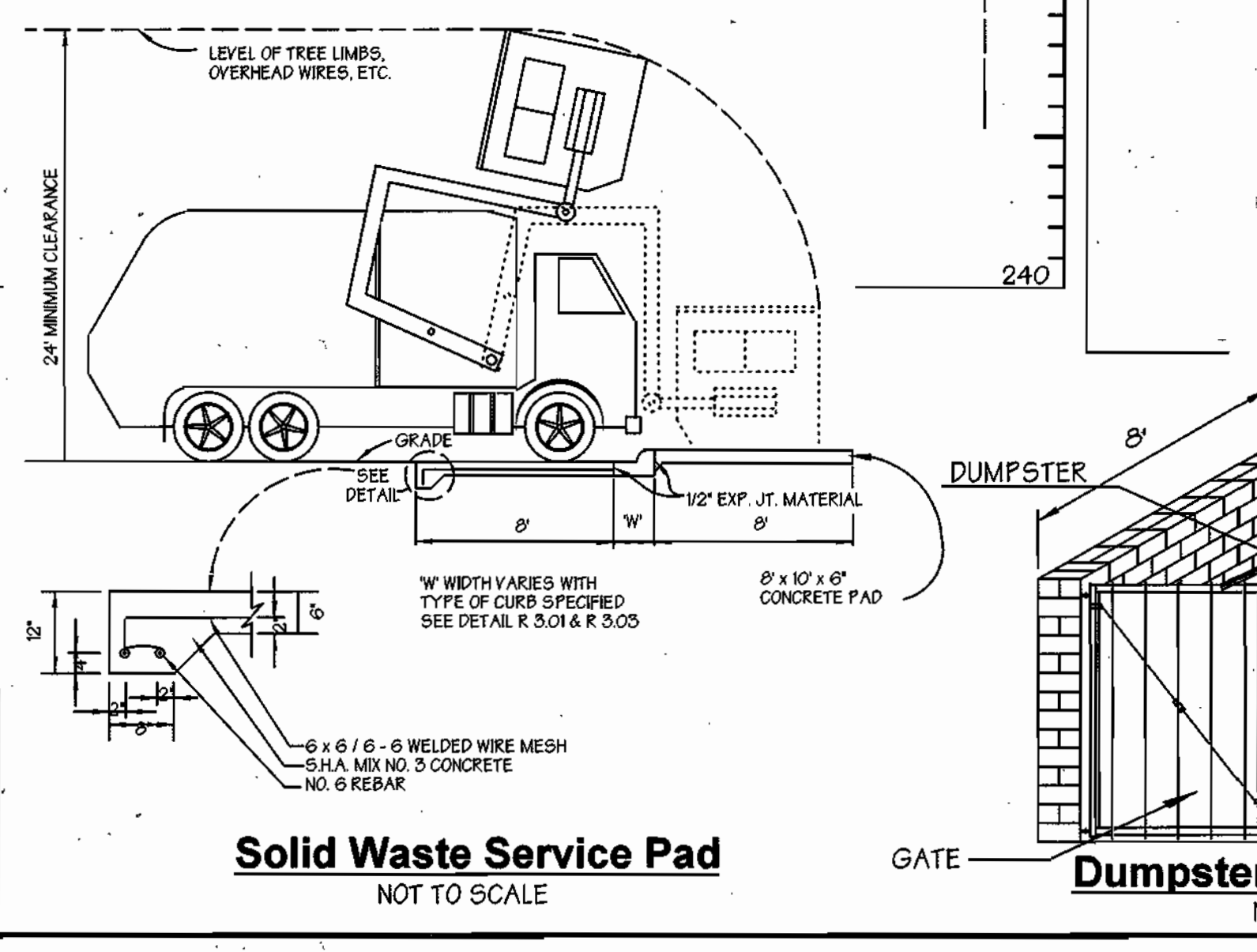
PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1
PLAT # 74298 (F 01-100)	BLOCK # B	ZONE # M-2
SEWER CODE	4200000	



PREPARED BY:

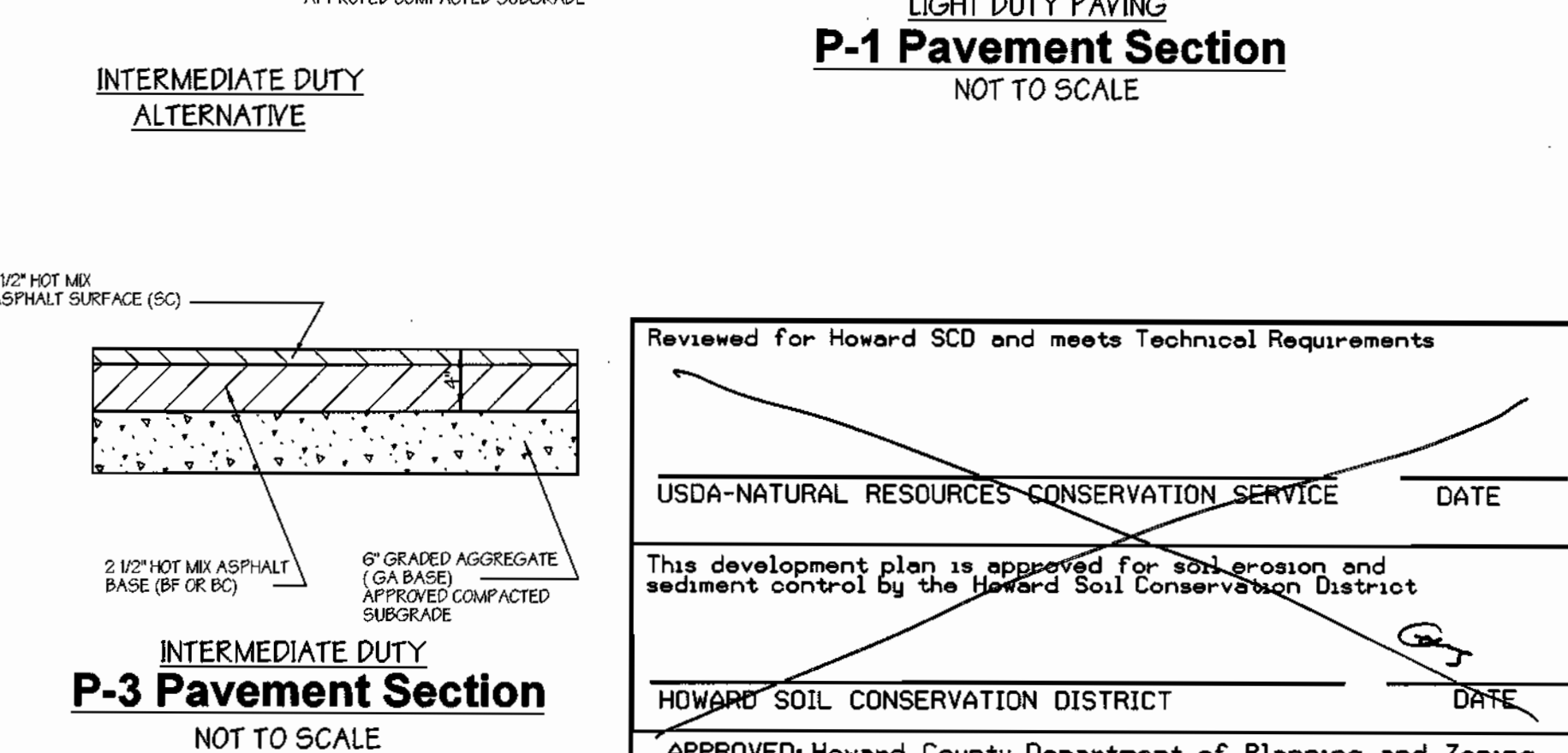
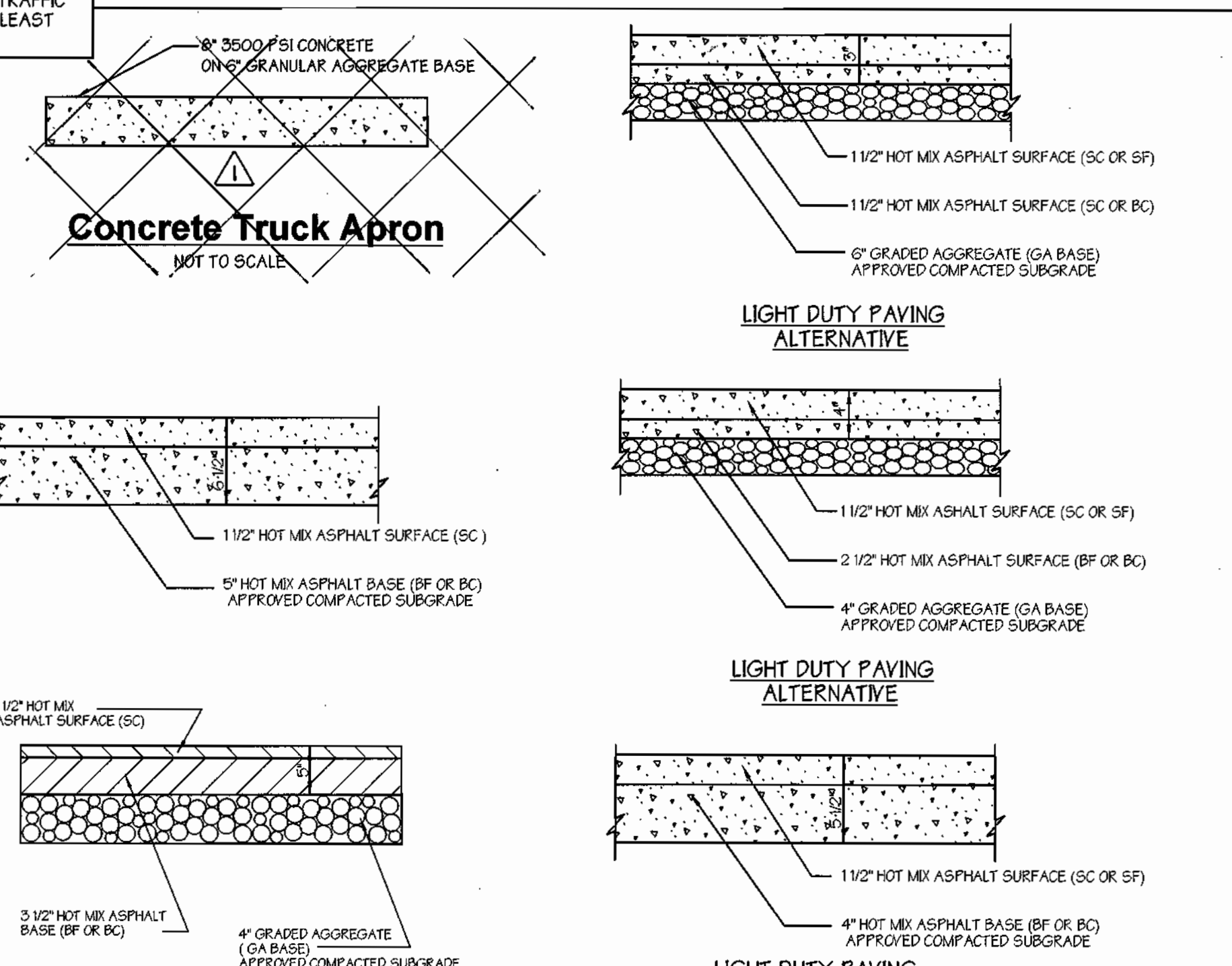
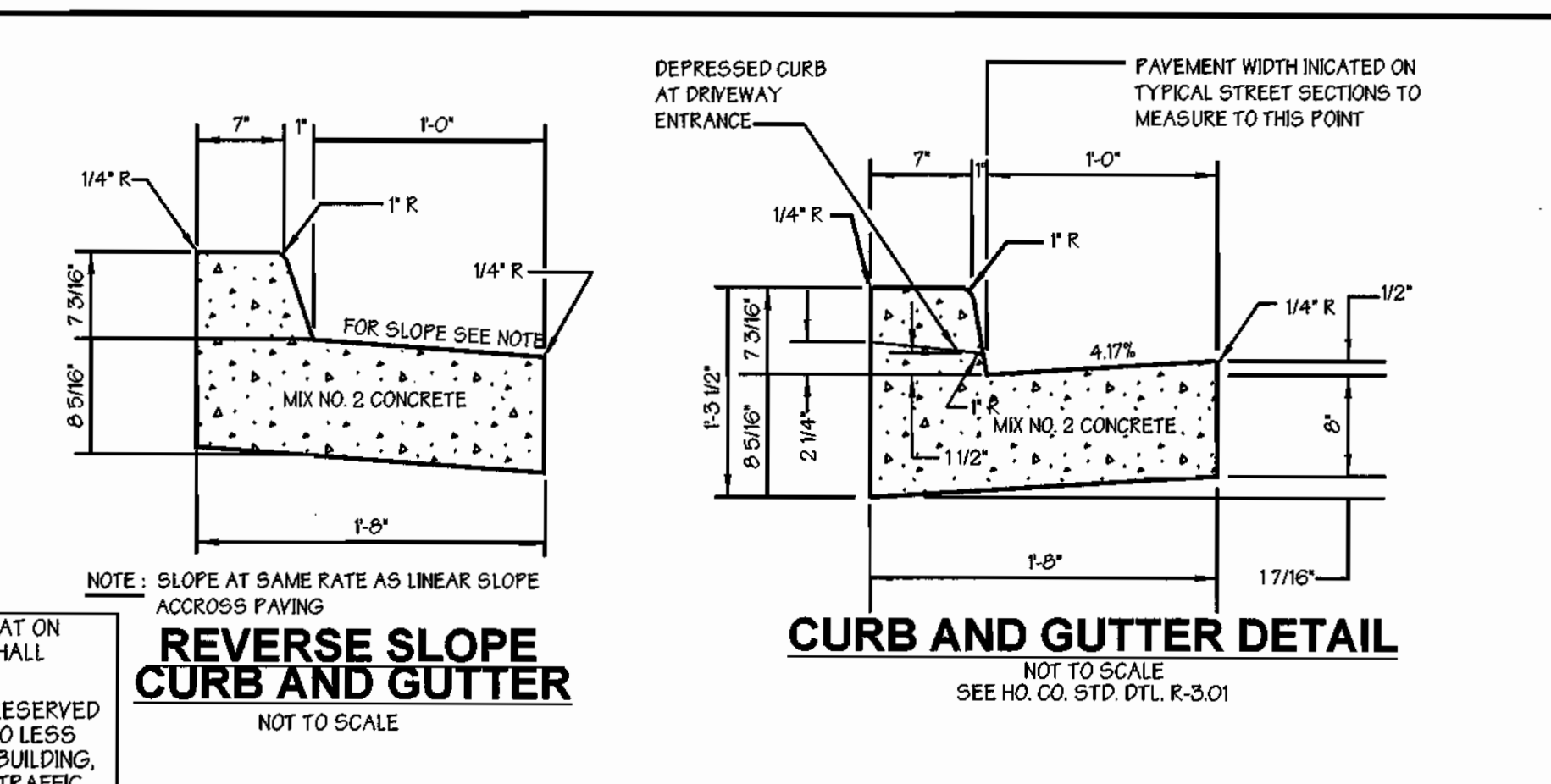
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



OWNER / DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1988 GREENSPRING DRIVE SUITE # 308
TIMONUM, MARYLAND 21093
410-580-3300

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS:
REVISED HANDICAPPED DETAILS 1, 2 AND 3 AND REMOVED CONC. TRUCK APRON DETAIL
BY G.W.S. DATED 9/30/03.



Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

[Signature] 8/15/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/17/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/17/01
DIRECTOR DATE

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
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SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1

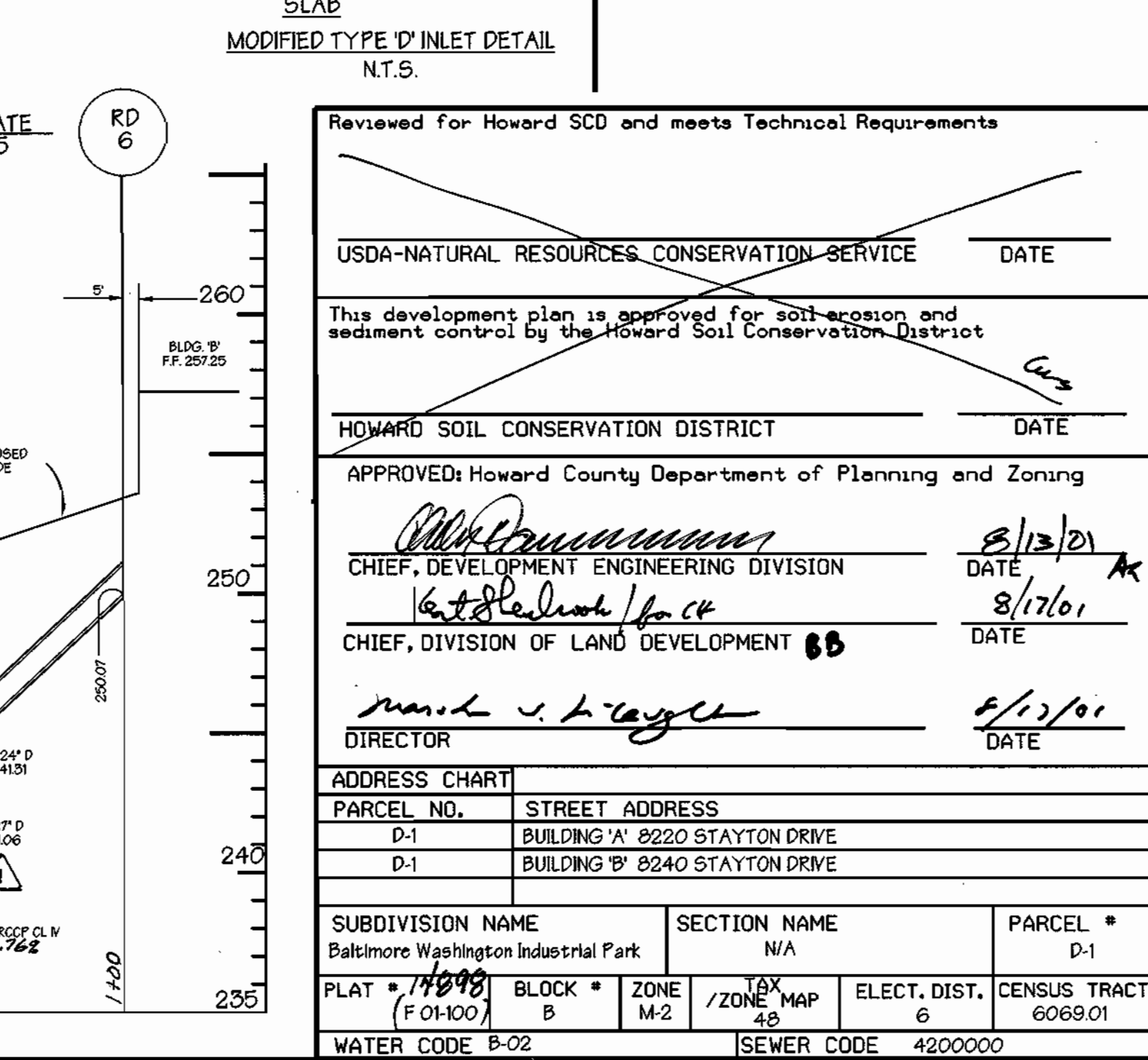
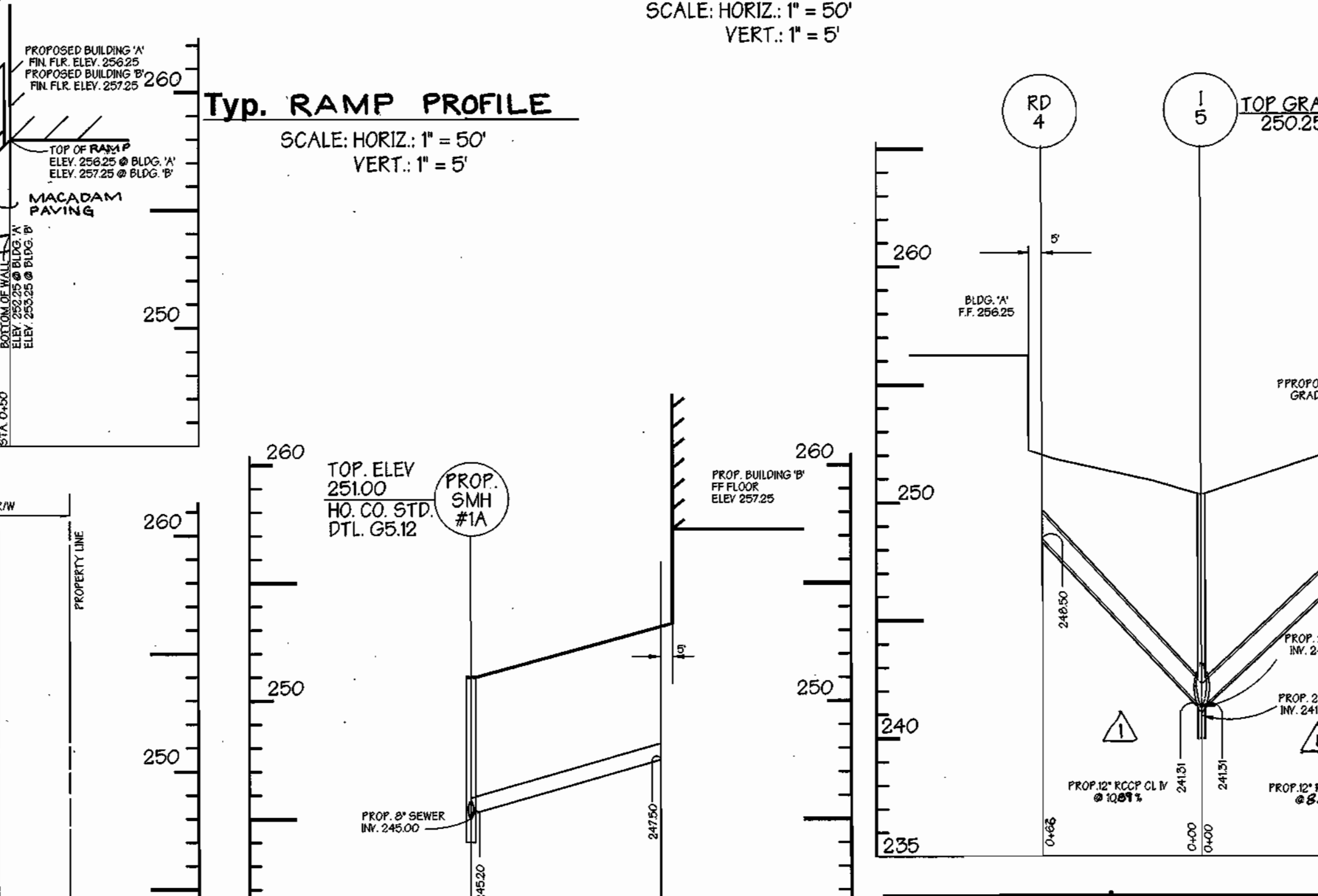
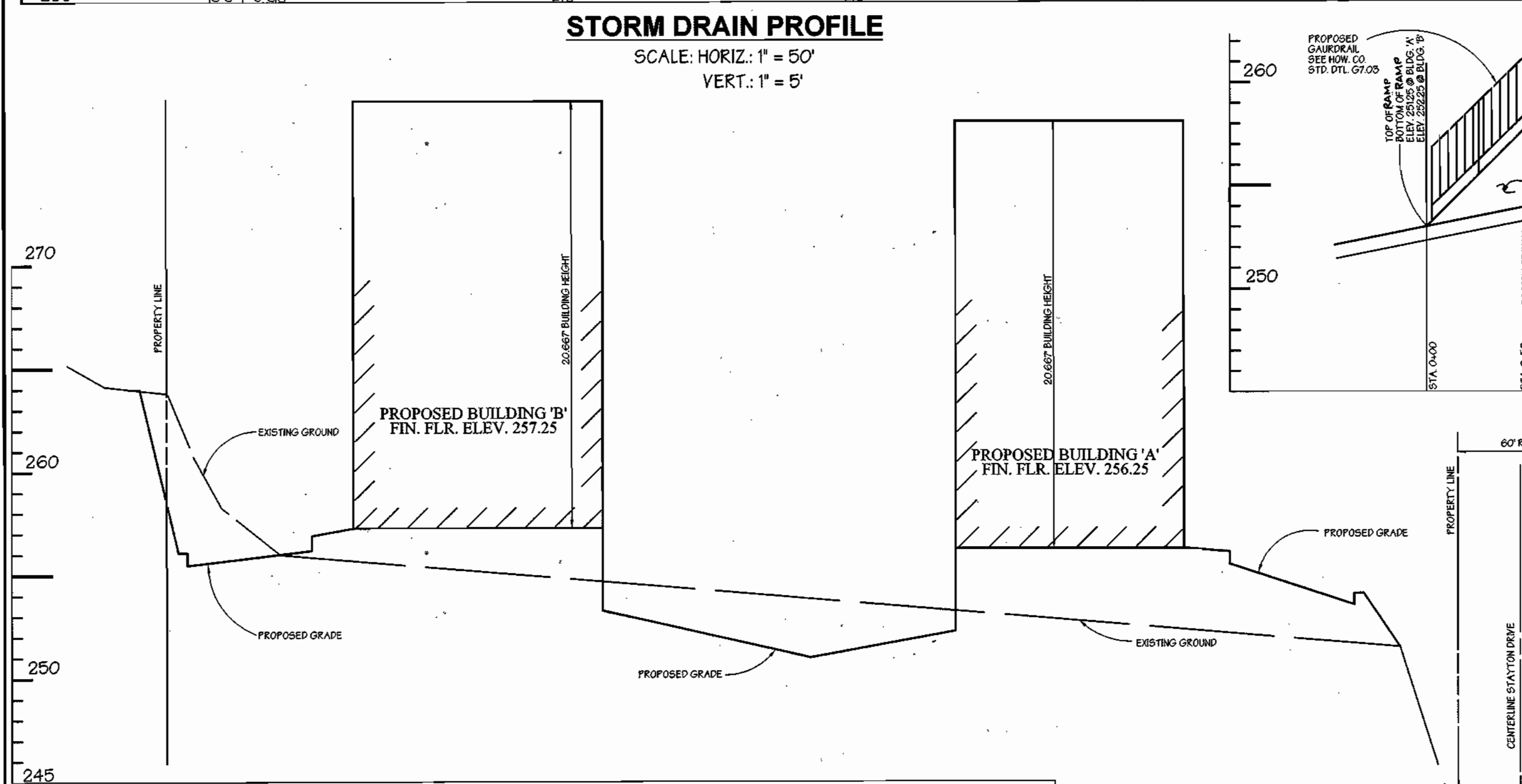
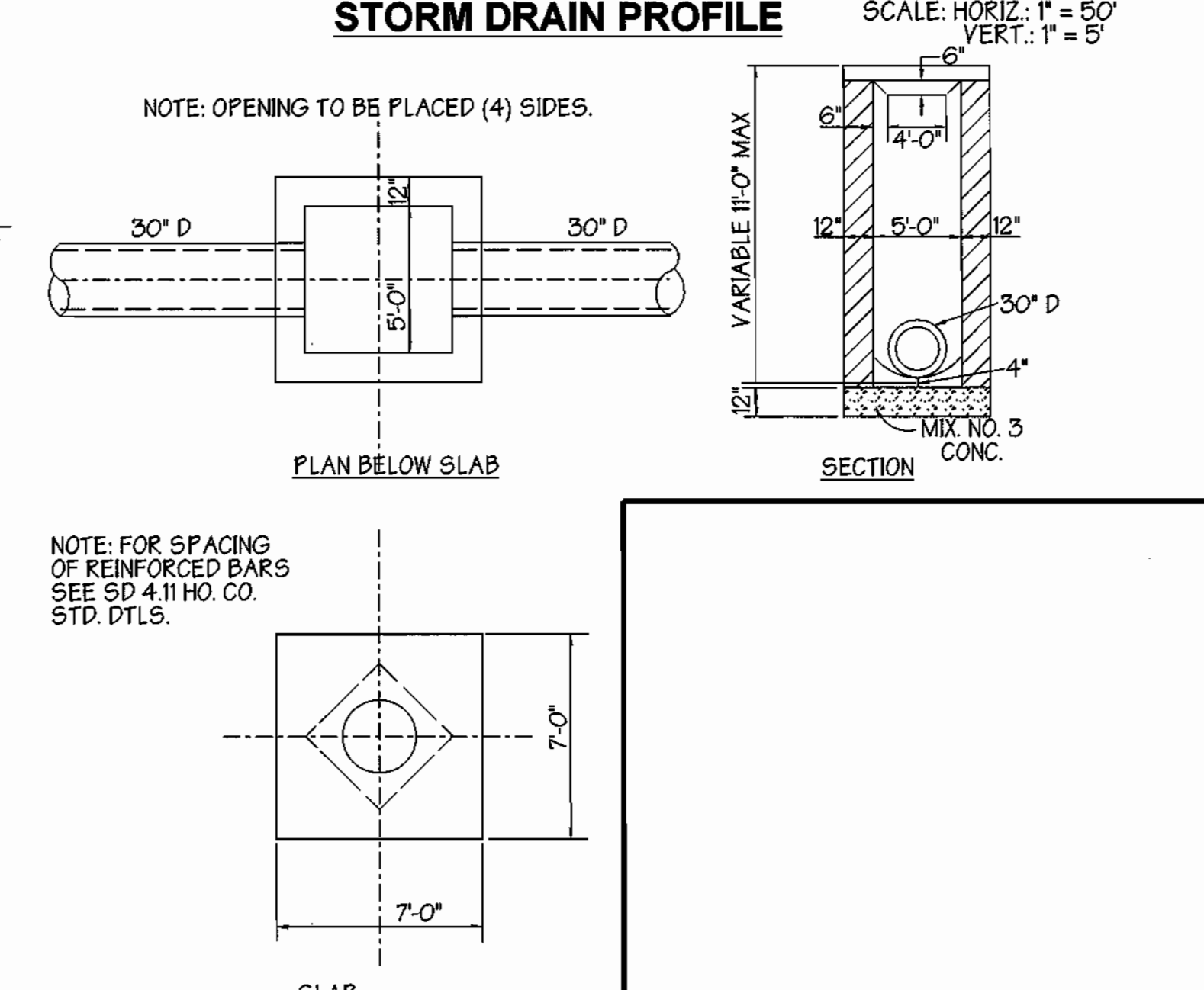
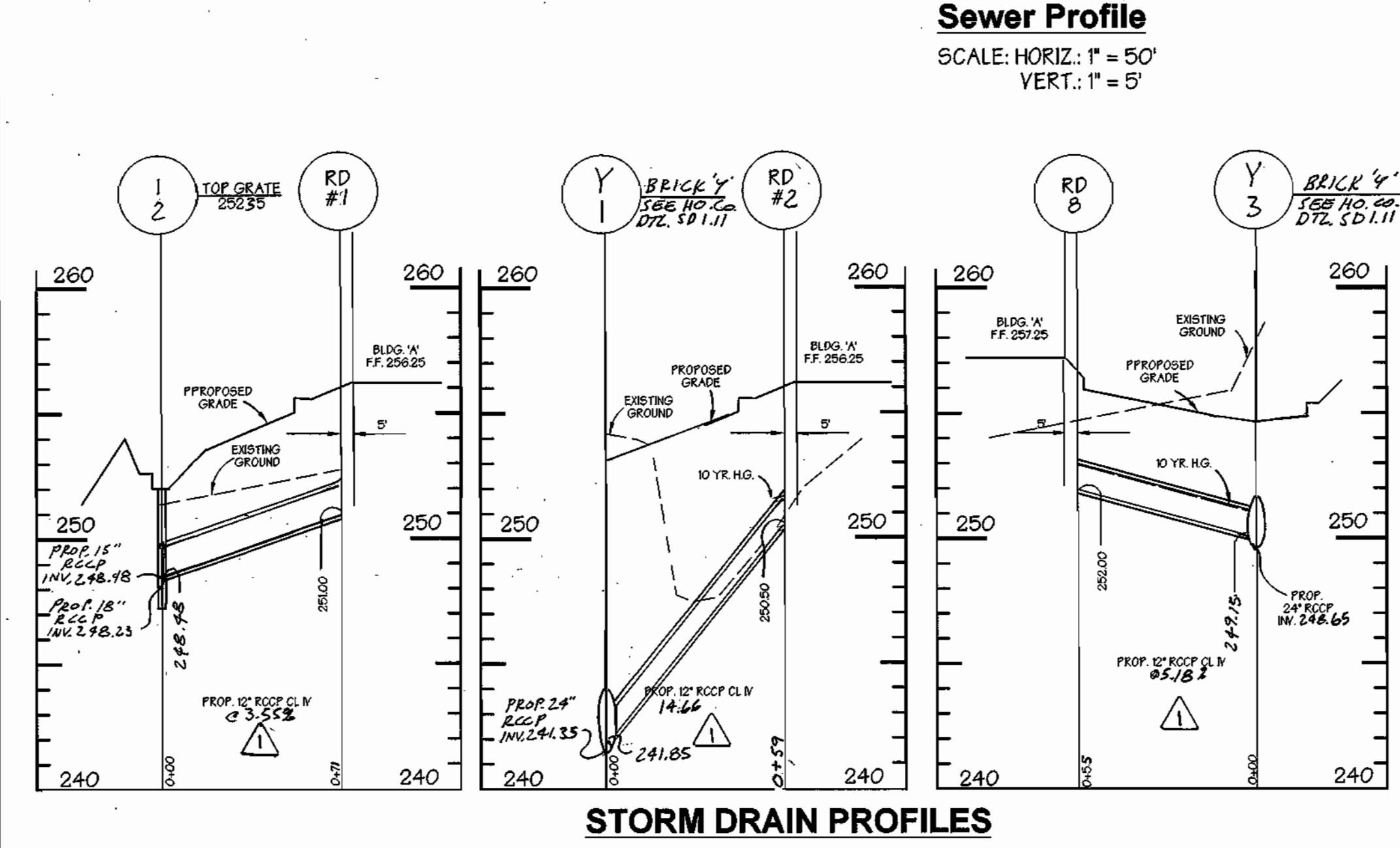
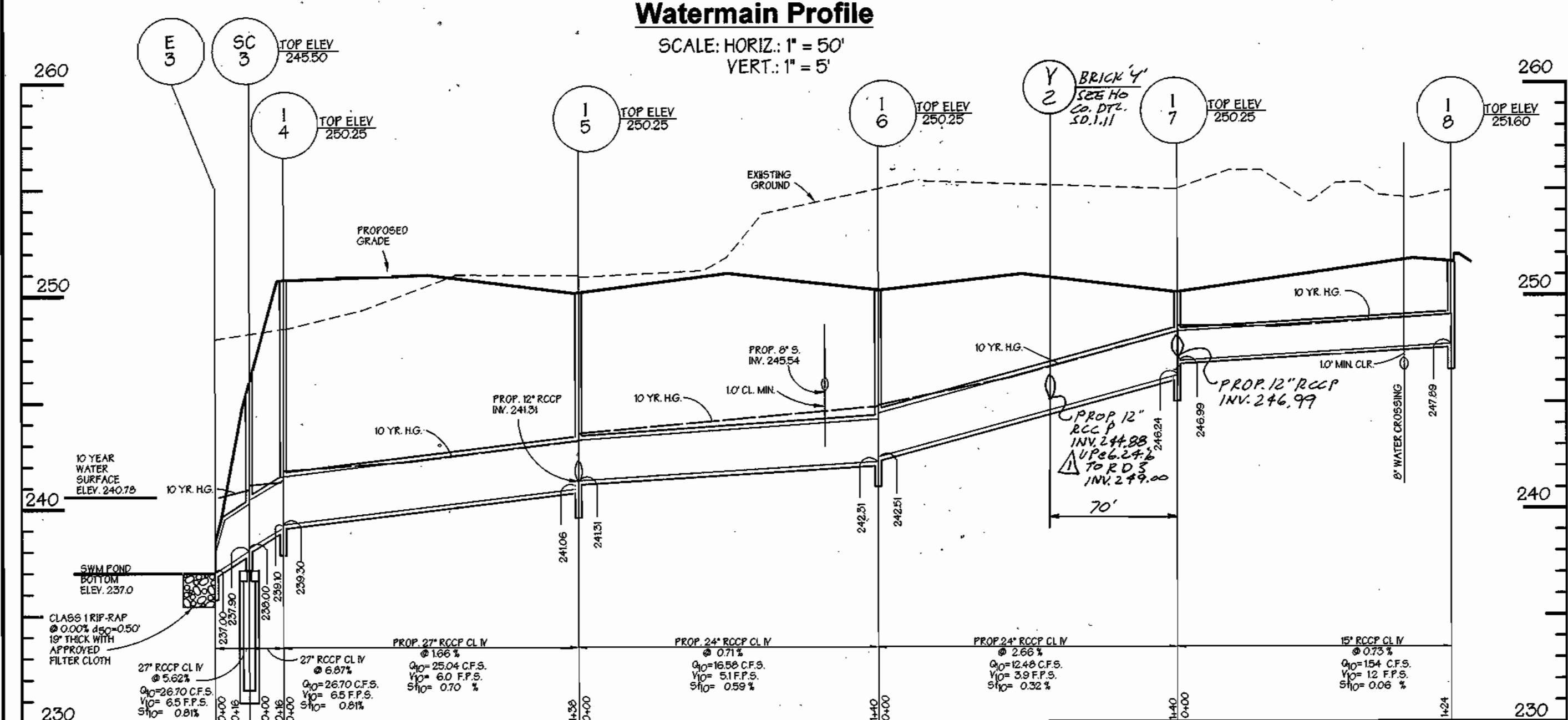
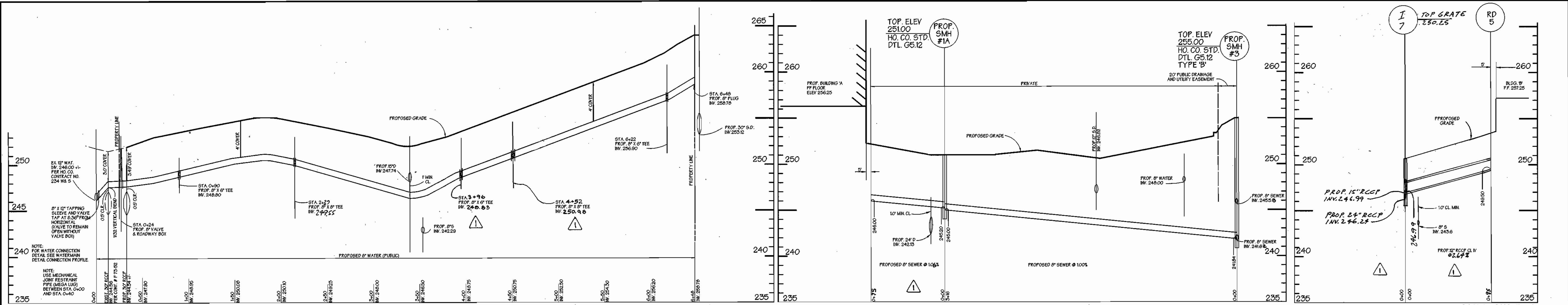
PLAT #	BLOCK #	ZONE	MAP	ELECT. DIST.	CENSUS TRACT
14890	B	M-2	48	6	6069.01

WATER CODE P-02 SEWER CODE 4200000

Site Plan Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

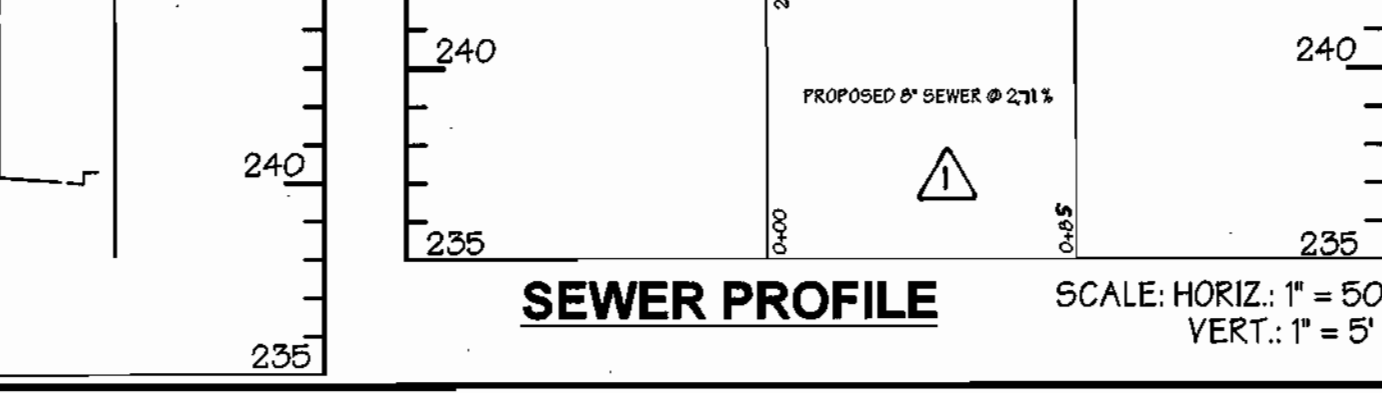
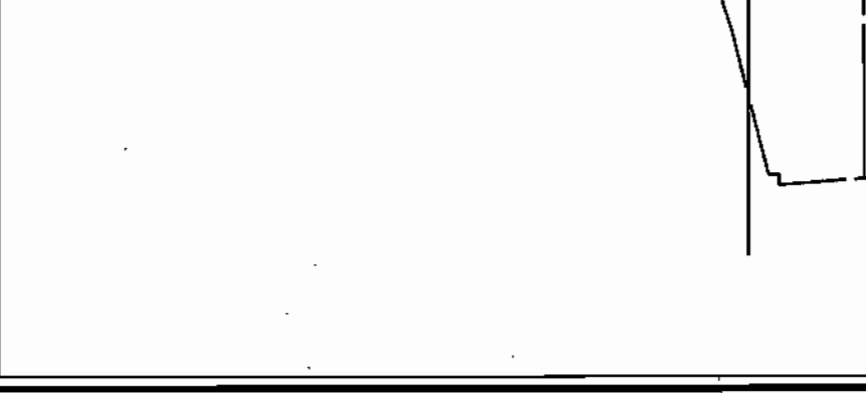
ELECTION DISTRICT: 6 SH. 4 OF 15 SCALE: As Shown
HOWARD CO., MARYLAND DATE: AUGUST 17, 2000

SDP 01-054
FILE NAME: 9522siteplans01



PREPARED BY:
GWS
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

Building Section C-C
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS:
REVISED STORM DRAIN PROFILES, WATER PROFILES AND RAMP WALL PROFILE.
BY G.W.S. DATED 9/30/03

Site Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
SDP 01-054
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHT. 5 OF 15
DATE: AUGUST 17, 2000
FILE NAME: 95221stdetail01

Reviewed for Howard SCD and meets Technical Requirements

~~USDA-NATURAL RESOURCES CONSERVATION SERVICE~~ DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

~~HOWARD SOIL CONSERVATION DISTRICT~~ DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

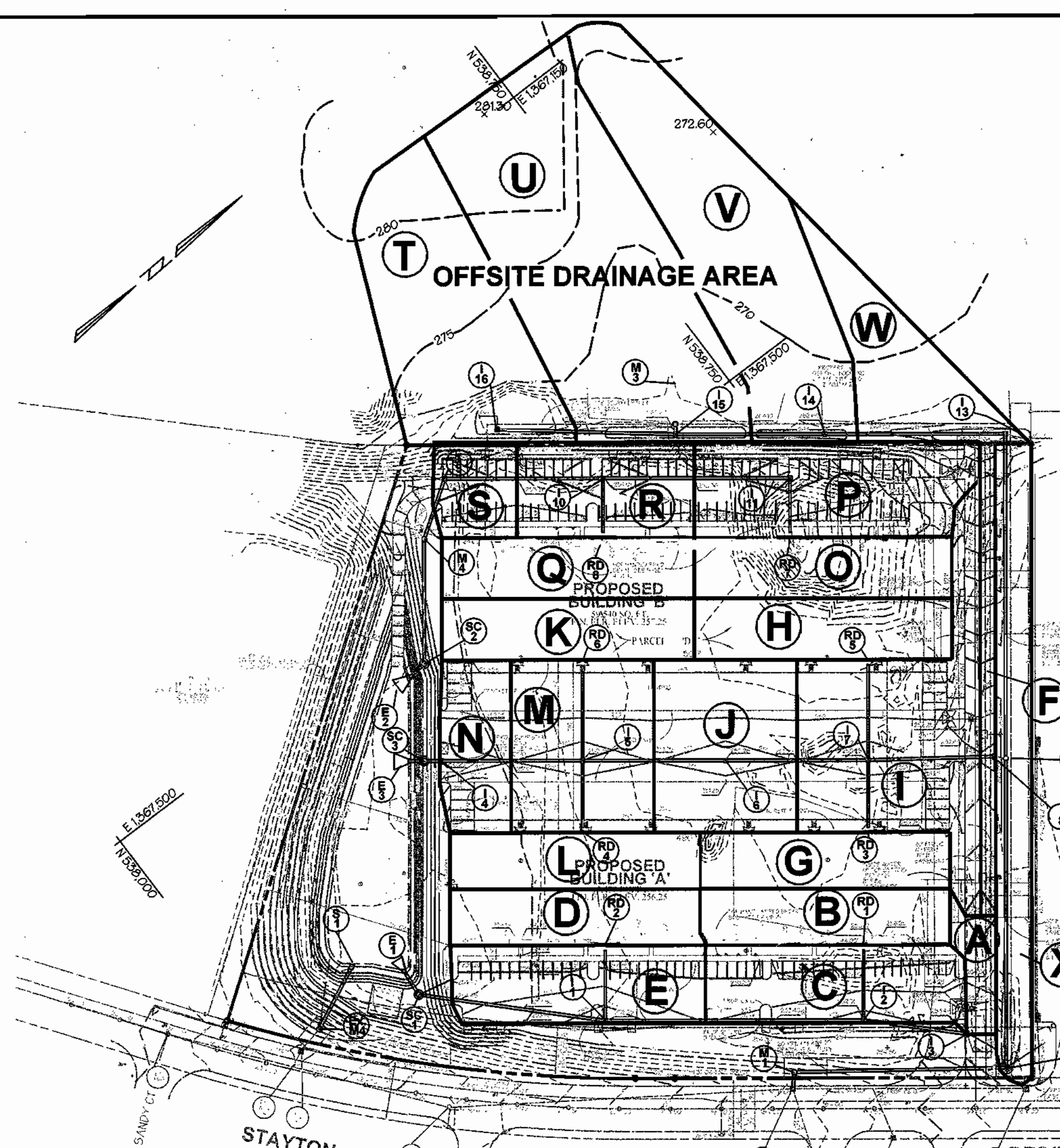
DIRECTOR DATE 8/13/01

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1

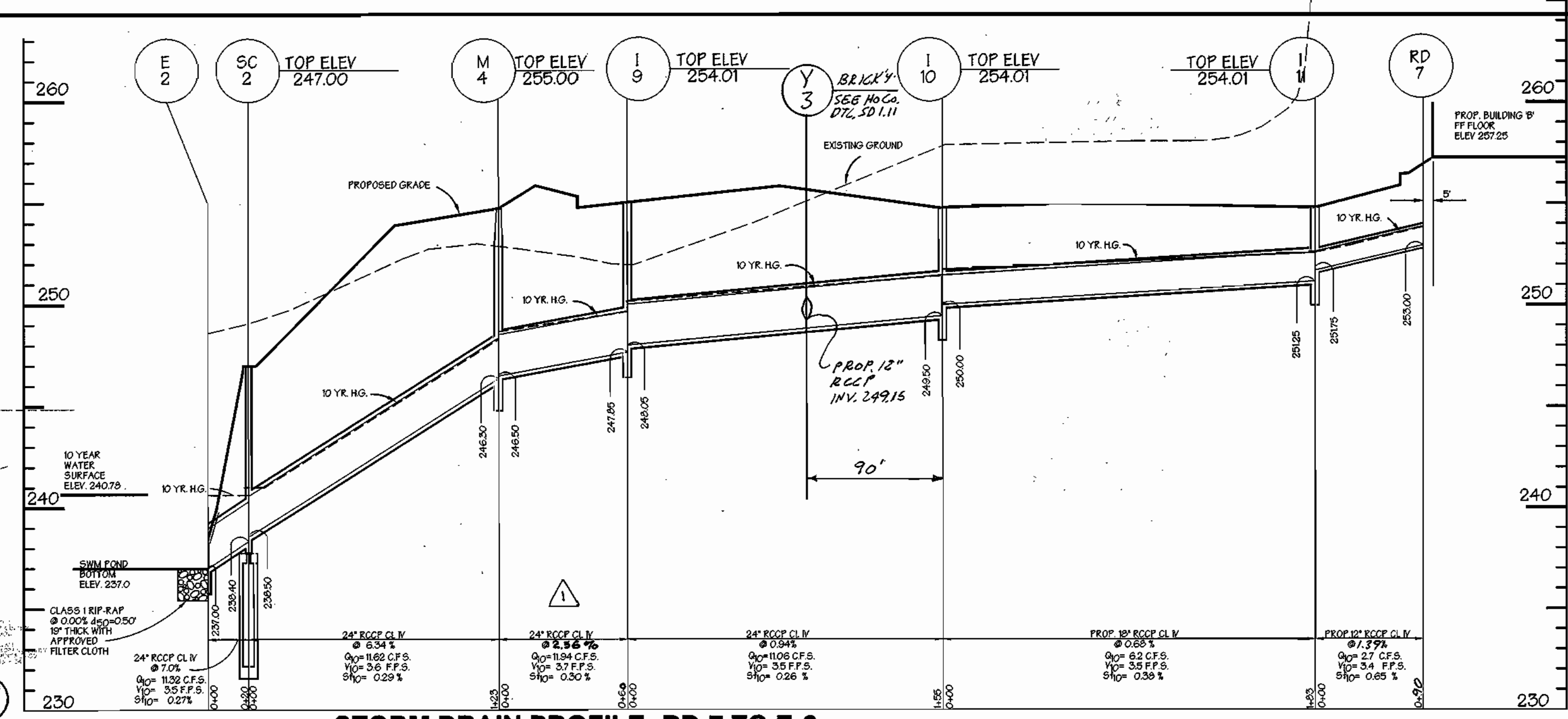
PLAT #	BLOCK #	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
14098 (F0100)	B	M-2	4B	6	6069.01

WATER CODE B-02 SEWER CODE 4200000

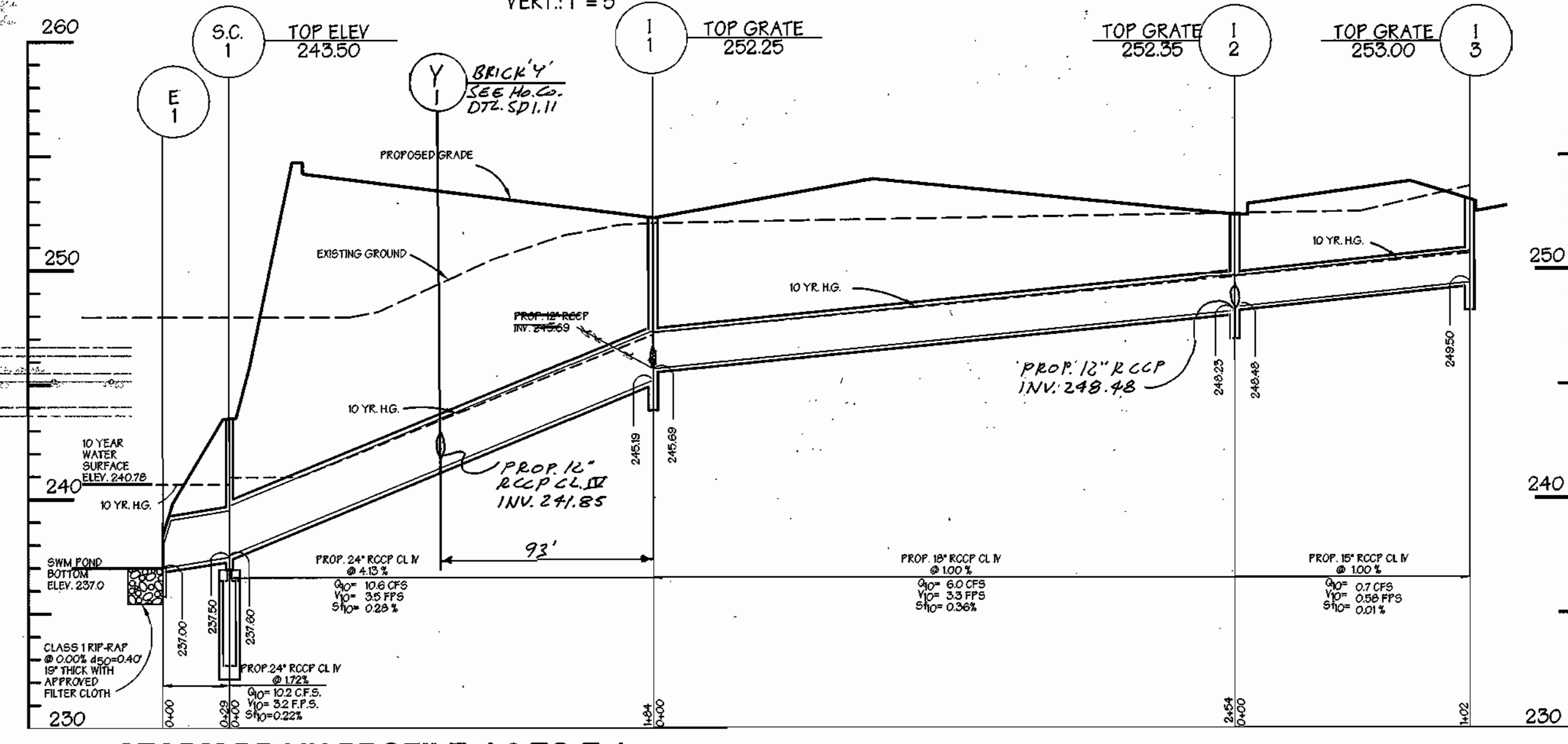


Drainage Area Map
SCALE: 1" = 100'

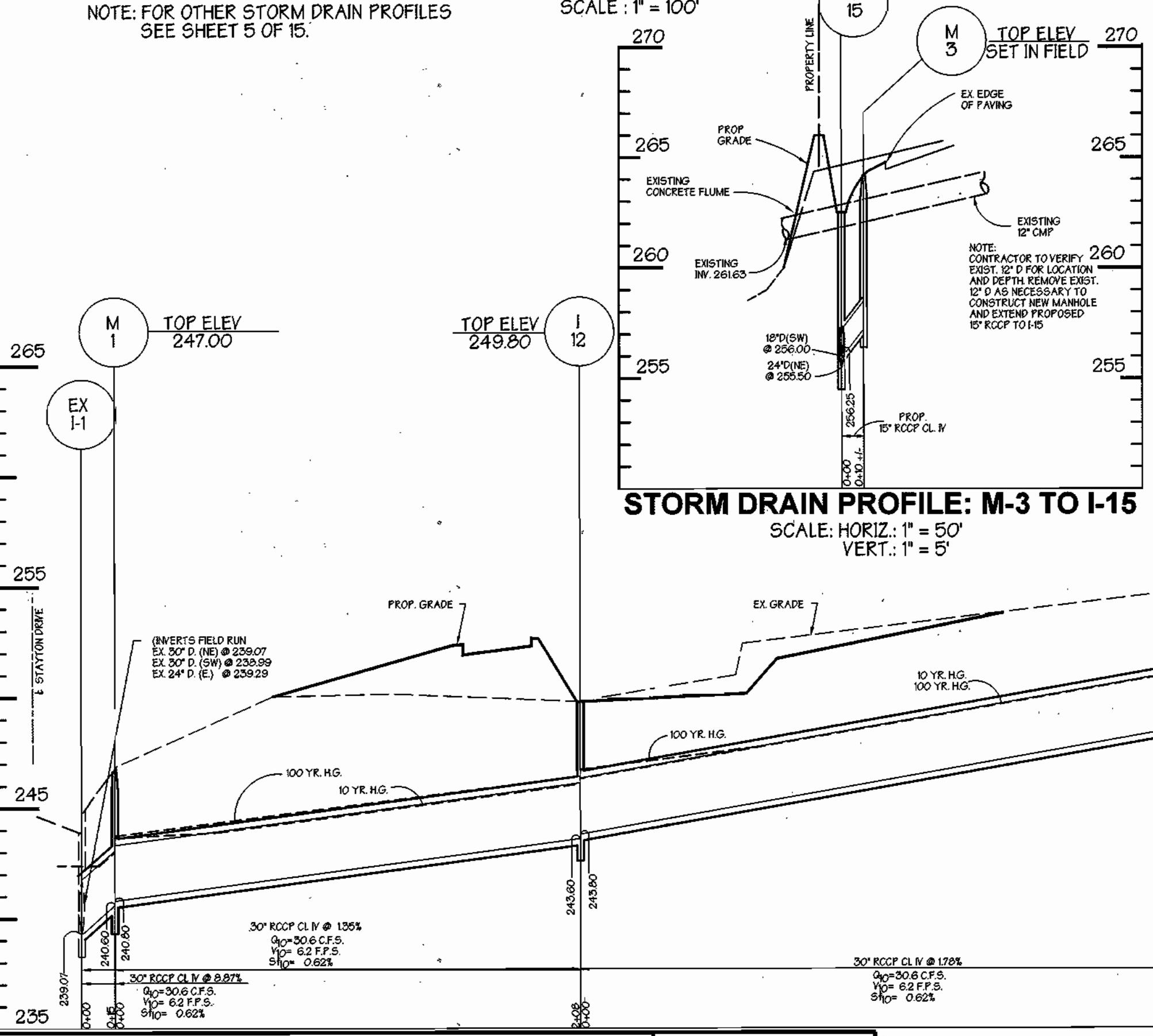
NOTE: FOR OTHER STORM DRAIN PROFILES SEE SHEET 5 OF 15.



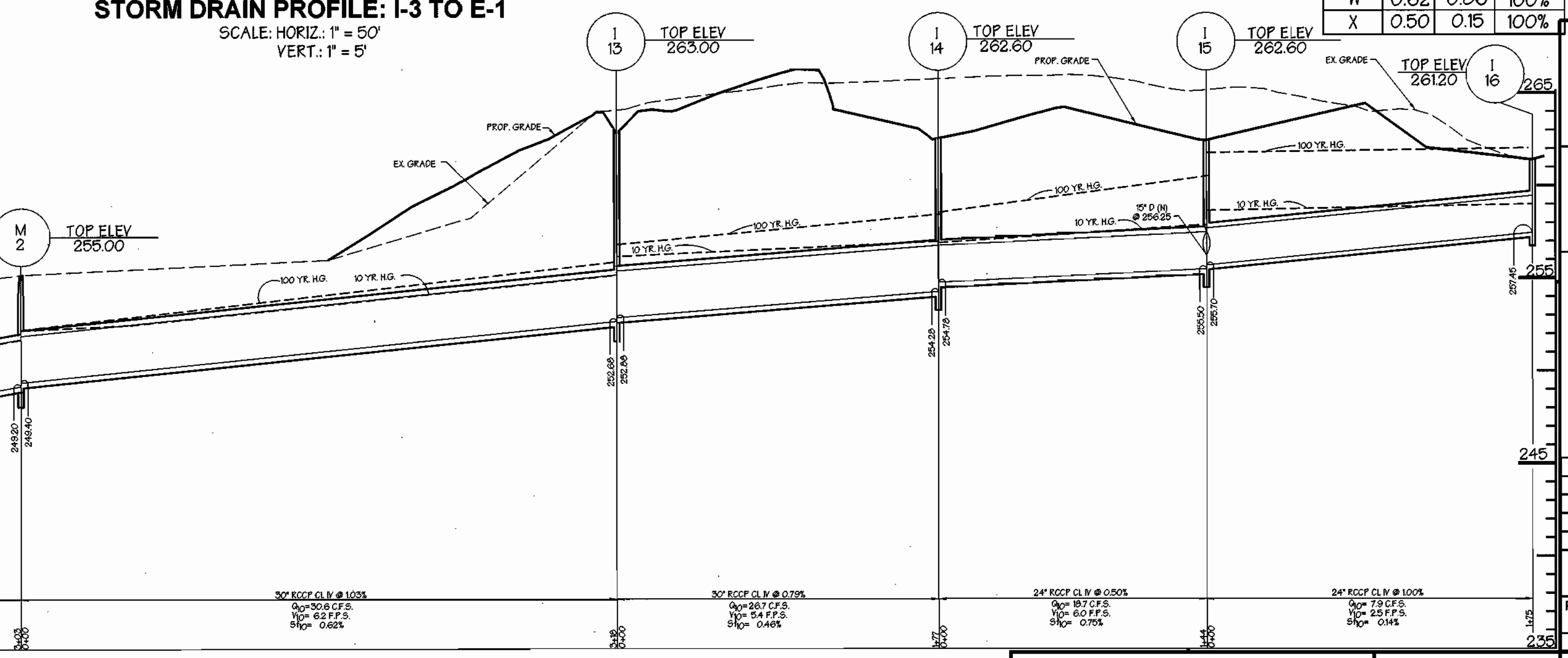
STORM DRAIN PROFILE: RD-7 TO E-2
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN PROFILE: I-3 TO E-1
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN PROFILE: M-3 TO I-15
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN PROFILE: I-16 TO EX I
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'

INLET SCHEDULE						
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Qc.f.s.	HO. CO. DTL.
I-1	DOUBLE TYPE 'S' COMB INLET	**252.25	245.69	245.19	3.6	SD 4.34
I-2	DOUBLE TYPE 'S' COMB INLET	**252.35	248.48	248.23	3.9	SD 4.34
I-3	DOUBLE TYPE 'S' COMB INLET	**253.00	---	249.50	0.7	SD 4.34
I-4	DOUBLE TYPE 'S' COMB INLET	**250.25	239.30	239.10	2.53	SD 4.34
I-5	DOUBLE TYPE 'S' COMB INLET	**250.25	241.31	241.06	5.17	SD 4.23
I-6	DOUBLE TYPE 'S' COMB INLET	**250.25	242.51	242.31	5.17	SD 4.23
I-7	DOUBLE TYPE 'S' COMB INLET	**250.25	246.99	246.24	6.93	SD 4.23
I-8	DOUBLE TYPE 'S' COMB INLET	**251.60	---	247.89	1.54	SD 4.34
I-9	TYPE 'S' INLET	**254.01	248.05	247.85	1.27	SD 4.22
I-10	TYPE 'S' INLET	**254.01	250.00	249.50	2.93	SD 4.22
I-11	DOUBLE TYPE 'S' INLET	**254.01	251.75	251.25	3.6	SD 4.23
I-12	TYPE 'D' INLET	**249.80	243.80	243.60	1.0	SD 4.11 SEE SHEET 5 OF 15 FOR DETAIL
I-13	TYPE 'D' INLET	SET IN FIELD	252.88	252.68	5.2	SD 4.11 SEE SHEET 5 OF 15 FOR DETAIL
I-14	TYPE 'D' INLET	SET IN FIELD	254.78	254.28	9.3	SD 4.11 SEE SHEET 5 OF 15 FOR DETAIL
I-15	TYPE 'D' INLET	SET IN FIELD	255.70	255.50	12.3	SD 4.11
I-16	TYPE 'D' INLET	SET IN FIELD	---	257.45	7.9	SD 4.11

**INDICATES TOP OF GRATE ELEVATION
***INDICATES BOTTOM OF CURB ELEVATION
*** TYPE 'D' INLET TO BE OPEN (4) SIDES

STRUCTURE SCHEDULE					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
SC-1	STC 2400	243.50	237.60	237.50	SEE STORMCEPTOR PLAN SHT. 7 OF 15 FOR DETAILS
SC-2	STC 2400	247.00	238.50	238.40	SEE STORMCEPTOR PLAN SHT. 7 OF 15 FOR DETAILS
SC-3	STC 4800	245.50	238.00	237.90	SEE STORMCEPTOR PLAN SHT. 7 OF 15 FOR DETAILS
E-1	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-2	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-3	27" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
M-1	SHALLOW BRICK MANHOLE	247.00	240.80	240.60	G 5.05
M-2	SHALLOW BRICK MANHOLE	255.00	249.40	249.20	G 5.05
M-3	STD. BRICK MANHOLE	SET IN FIELD	SET IN FIELD	SET IN FIELD	G 5.01
M-4	STD. BRICK MANHOLE	255.00	246.50	246.30	G 5.01

AREA	ACR	C'	% IMP.
A	0.10	0.81	80%
B	0.30	0.95	100%
C	0.48	0.83	83.33%
D	0.30	0.95	100%
E	0.45	0.83	82.22%
F	0.21	0.96	76%
G	0.35	0.95	100%
H	0.31	0.95	100%
I	0.83	0.86	88%
J	0.55	0.96	100%
K	0.35	0.95	100%
L	0.31	0.95	100%
M	0.55	0.96	100%
N	0.27	0.96	100%
Q	0.34	0.95	100%
P	0.54	0.68	59.26%
R	0.34	0.95	100%
S	0.17	0.76	70.59%
T	0.94	0.86	100%
U	1.46	0.86	100%
V	1.11	0.86	100%
W	0.62	0.86	100%
X	0.50	0.15	100%

Reviewed For Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/1/01

DIRECTOR DATE 8/13/01

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT: 74990 BLOCK: B ZONE: M-2 ELECT. DIST.: 6 CENSUS TRACT: 6069.01

WATER CODE: B-02 SEWER CODE: 4200000

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

NOTE: ALL STORM DRAINS TO BE RCCP OR HDPE UNLESS OTHERWISE NOTED.

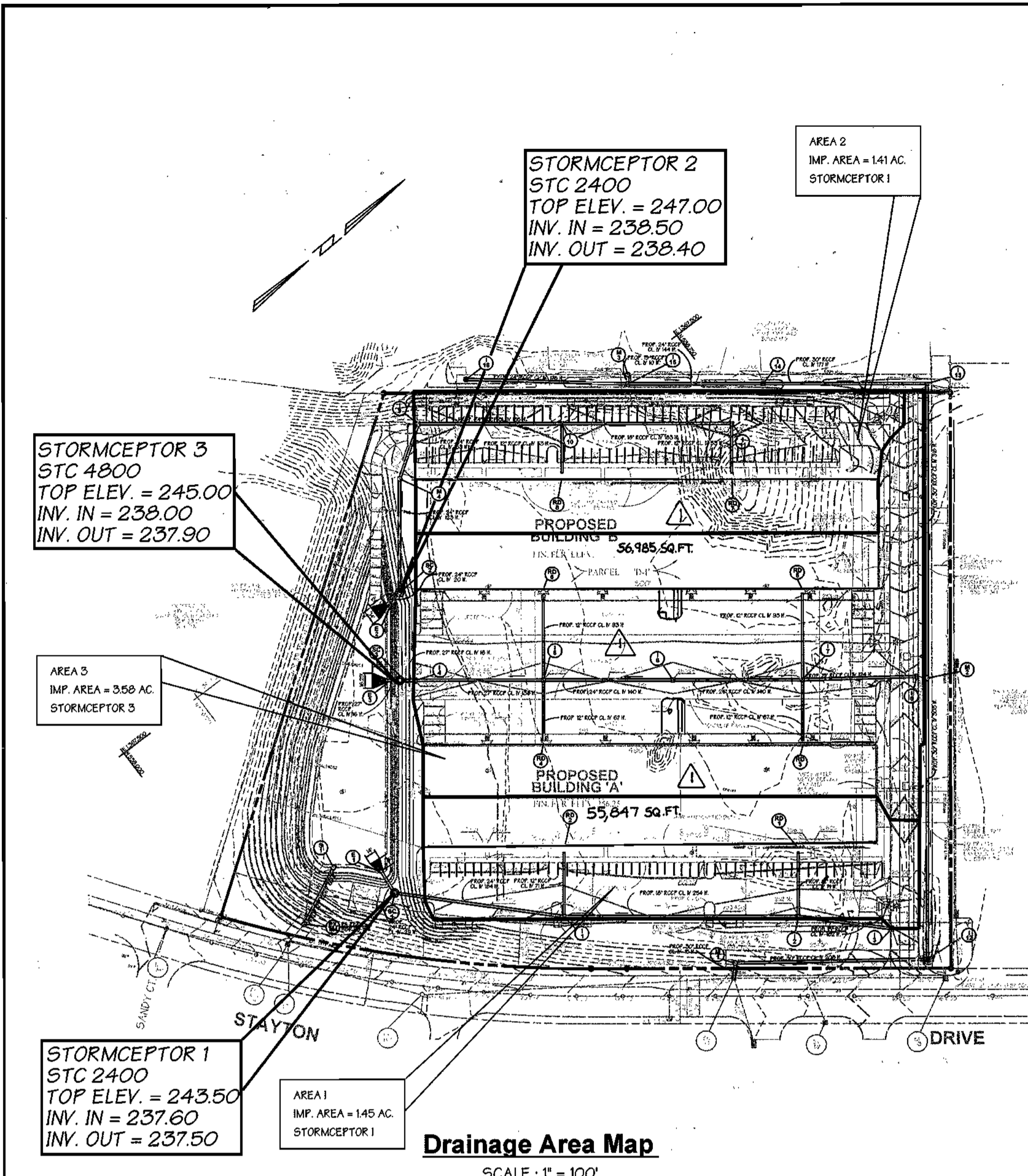
DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS

OWNER/DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1866 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-580-3300

Drainage Area Map & Storm Drain Profiles
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 SHT. 6 OF 15 SCALE: As Shown
HOWARD CO., MARYLAND DATE: AUGUST 17, 2000

SDP 01-054
FILE NAME: 9337draimap_profiles.s01



Drainage Area Map
SCALE: 1" = 100'

10 Installation Procedures

11 Concrete Stormceptor® Installation

The installation of the concrete Stormceptor® should conform in general to state highway or local specifications for the construction of manholes. Selected sections of a general specification that are applicable are summarized in the following sections:

Excavation

Excavation for the installation of the Stormceptor® should conform to state highway or local specifications. Topsoil that is removed during the excavation for the Stormceptor® should be stockpiled in designated areas and should not be mixed with subsoil or other materials. Topsoil stockpiles, and the general site preparation for the installation of the Stormceptor® should conform to state highway or local specifications.

The Stormceptor® should not be installed on frozen ground. Excavation should extend a minimum of 12 inches from the precast concrete surfaces plus an allowance for shoring and bracing where required. If the bottom of the excavation provides an unsuitable foundation additional excavation may be required.

In areas with a high water table, continuous dewatering should be provided to ensure that the excavation is stable and free of water.

Leveling

A 6 to 12 inch layer of granular material (conforming to local or state highway backfill specifications) should be installed, compacted, and leveled at the bottom of the excavation to the proper elevation for the installation of the Stormceptor®.

Backfilling

Backfill material should conform to state highway or local specifications. Generally, backfill material should be placed in uniform layers not exceeding 12 inches in depth. Each layer should be compacted to 95% of the maximum dry density. Backfill is not to contain topsoil.

Stormceptor® Construction Sequence

The concrete Stormceptor® is installed in sections in the following sequence:

1. aggregate base
2. base slab
3. treatment chamber section(s)
4. transition slab (if required)
5. by-pass section
6. connect inlet and outlet pipes
7. transition slab
8. maintenance access way
9. frame and access cover

The precast base should be placed level at the specified grade. The entire base should be in contact with the underlying compacted granular material. Subsequent sections, complete with joint seals, should be installed in accordance with the precast concrete manufacturer's recommendations.

Adjustment of the Stormceptor® can be performed by lifting the upper sections free of the excavated area, re-leveling the base, and re-installing the sections. Damaged sections and gaskets should be replaced. Once the Stormceptor® has been constructed, the lift holes should be plugged with mortar.

Down Pipe and Riser Pipe

Once the by-pass section has been attached to the treatment chamber the down pipe and riser pipe can be attached. To install these pipes a worker enters the treatment chamber through the central access way in the by-pass section.

STC 2400 & 6000

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with quick dry PVC cement and pushing the pipe into the coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using the quick dry PVC cement and coupling provided underneath the by-pass section near the downstream pipe.

STC 2400, STC 3600, STC 4800, STC 6000, STC 7200

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with lubricant and pushing the pipe into the pressure coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using pipe lubricant and a pressure coupling provided underneath the by-pass section near the downstream pipe.

Inlet and Outlet Pipes

Inlet and outlet pipes should be securely set into the by-pass chamber using grout or approved pipe seals so that the structure is watertight. Kor-N-Seal® boots are normally used and installed as the precast concrete plans prior to shipping. The Kor-N-Seal® boots are applicable for pipes with an outside diameter up to 46 inches. Stormceptor Corporation should be notified if the pipe is to be grouted in the field at the time of ordering (i.e. Kor-N-Seal® boots will not be used) since the boots are generally included in the price quotations.

Installation of the Kor-N-Seal® boots should follow the manufacturer's recommendations. As previously mentioned, the boots will already be attached to the Stormceptor® at the concrete plants. Accordingly, the following procedure should be followed to attach the inlet and outlet pipes to the Stormceptor® in the field:

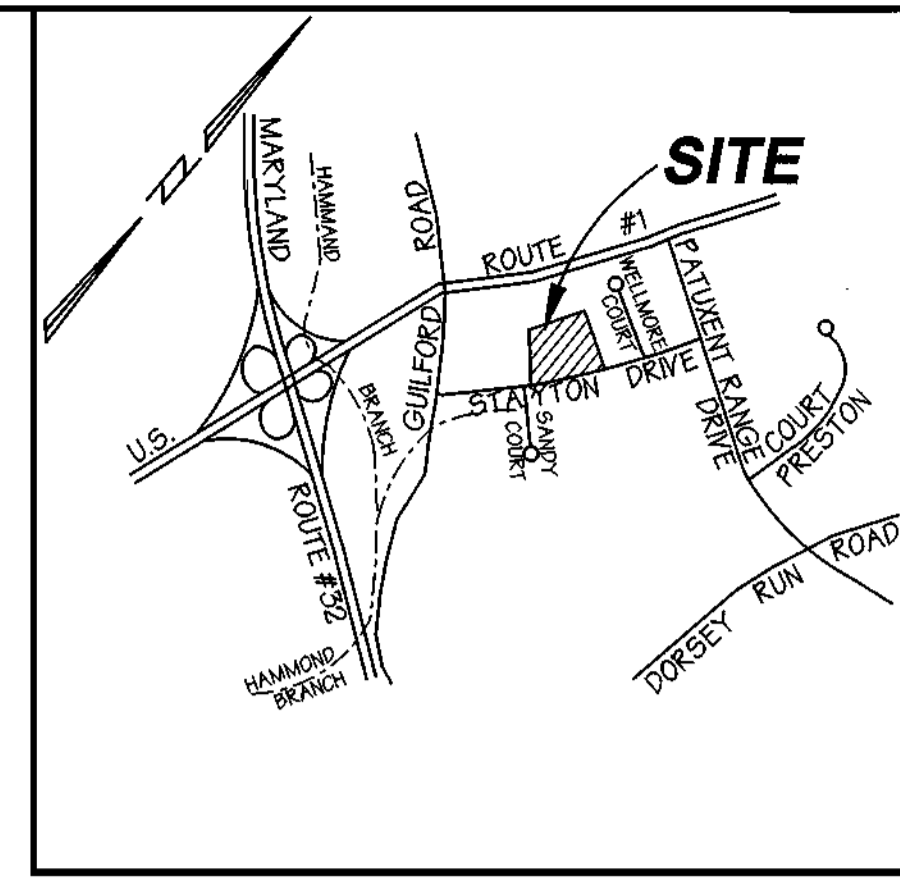
1. Center the pipe in the boot opening
2. Lubricate the outside of the pipe and/or inside of the boot if the pipe outside diameter is the same as the inside diameter of the boot
3. Position the pipe clamp in the groove of the boot with the screw at the top
4. Tighten the pipe clamp screw to 60 inch pounds
5. On minimum outside diameter installations lift the boot such that it contacts the bottom of the pipe while tightening the pipe clamp to ensure even contraction of the rubber.
6. Move the pipe horizontally and/or vertically to bring it to grade

Frame and Cover Installation

Precast concrete adjustment units should be installed to set the frame and cover at the required elevation. The adjustment units should be laid in a full bed of mortar with successive units being joined using sealant recommended by the manufacturer. Frames for the cover should be set in a full bed of mortar at the elevation specified.

OPERATIONS AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

1. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTION SHALL BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE UNIT MUST BE CLEANED.
2. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES.
3. THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN THE UNIT. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
4. THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX MONTHS. IF OBSTRUCTIONS ARE FOUND THE OWNER SHALL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR UNIT SHALL BE REPAIRED AS NEEDED.
5. THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE FOR THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



Location Map
SCALE: 1" = 2,000'

Concrete Stormceptor® Order Request Form

Contractor Information

Name: _____ Address: _____
City: _____ State: _____ Zip Code: _____
Contract: _____ Phone: _____ Fax: _____

Owner Information

Name: HOCK/BAVAR STAYTON JOHN VENTURE, L.L.C.
Phone: 410-712-9018 Fax: _____

Stormceptor® Model

900	3600	22"	SC #1
1200	4800	32"	247.00
1800	6000	44"	238.50
2400	7200	Custom	238.40

Insert Size

22"	32"	44"	Custom
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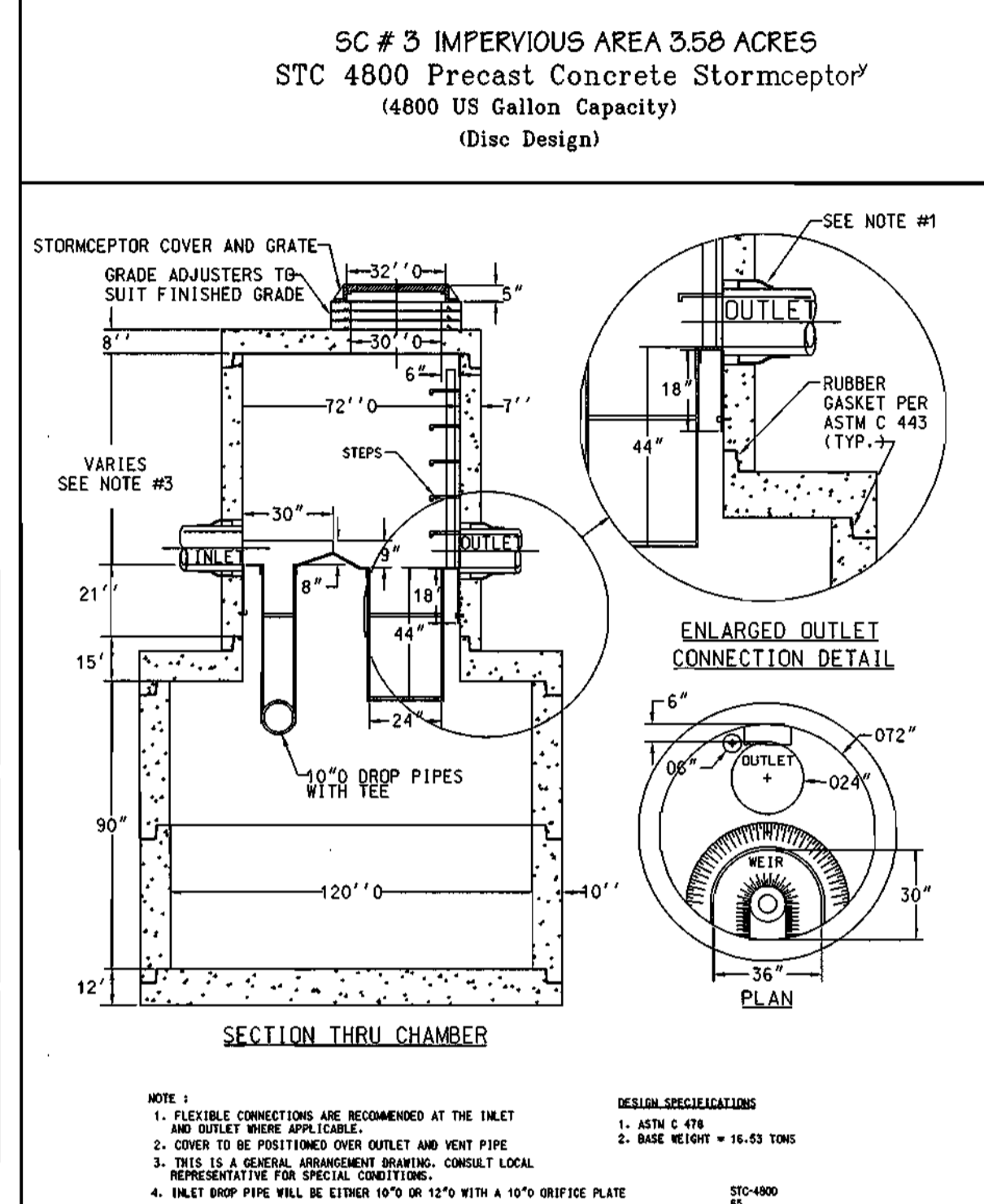
Manhole Number

Top Elevation (ft)	SC #1
Inlet Pipe Invert (ft)	247.00
Outlet Pipe Invert (ft)	238.50
Pipe Type: RCCP	238.40
Pipe Inside Diameter (in) (ID)	24"
Pipe Outside Diameter (in) (OD)	24"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
Delivery Address: Street _____
City _____ State _____ Zip Code _____
Designer Company: G.W. STEPHENS JR. AND ASSOCIATES
Designer Contact: MR. PAT CHARLO/KEVIN ENGLE Phone: 410-825-8120 Fax: 410-583-0288

Please fax this order to stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.



STC 2400 Precast Concrete Stormceptor
(2400 US Gallon Capacity)
(Disc Design)
SC # 1 IMPERVIOUS AREA 145 ACRES

SECTION THRU CHAMBER

ENLARGED OUTLET CONNECTION DETAIL

NOTE: 1. FLEXIBLE CONNECTIONS ARE RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. COVER TO BE POSITIONED OVER OUTLET AND VENT PIPE.
3. THIS IS A GENERAL ARRANGEMENT DRAWING. CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.
4. INLET DROP PIPE WILL BE EITHER 8" OR 12" WITH A 4" ORIFICE PLATE.
5. ALL CONCRETE JOINTS HAVE RUBBER GASKETS THAT CONFORM TO ASTM C 443.
6. U.S. PATENT NO. 4,985,148

DESIGN SPECIFICATIONS:
1. ASTM C 478
2. BASE HEIGHT: 12.25 FT
3. 30" DIA. REINFORCED CONCRETE
4. 12" DIA. REINFORCED CONCRETE
5. 12" DIA. REINFORCED CONCRETE

Concrete Stormceptor® Order Request Form

Contractor Information

Name: _____ Address: _____
City: _____ State: _____ Zip Code: _____
Contract: _____ Phone: _____ Fax: _____

Owner Information

Name: HOCK/BAVAR STAYTON JOHN VENTURE, L.L.C.
Phone: 410-560-0300 Fax: _____

Stormceptor® Model

900	3600	22"	SC #1
1200	4800	32"	247.00
1800	6000	44"	238.50
2400	7200	Custom	238.40

Insert Size

22"	32"	44"	Custom
-----	-----	-----	--------

Manhole Number

Top Elevation (ft)	SC #1
Inlet Pipe Invert (ft)	247.00
Outlet Pipe Invert (ft)	238.50
Pipe Type: RCCP	238.40
Pipe Inside Diameter (in) (ID)	24"
Pipe Outside Diameter (in) (OD)	24"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
Delivery Address: Street _____
City _____ State _____ Zip Code _____
Designer Company: G.W. STEPHENS JR. AND ASSOCIATES
Designer Contact: MR. PAT CHARLO/KEVIN ENGLE Phone: 410-825-8120 Fax: 410-583-0288

Please fax this order to stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.

SC # 2 IMPERVIOUS AREA 141 ACRES
STC 2400 Precast Concrete Stormceptor
(2400 US Gallon Capacity)
(Disc Design)

SECTION THRU CHAMBER

ENLARGED OUTLET CONNECTION DETAIL

NOTE: 1. FLEXIBLE CONNECTIONS ARE RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. COVER TO BE POSITIONED OVER OUTLET AND VENT PIPE.
3. THIS IS A GENERAL ARRANGEMENT DRAWING. CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.
4. INLET DROP PIPE WILL BE EITHER 8" OR 12" WITH A 4" ORIFICE PLATE.
5. ALL CONCRETE JOINTS HAVE RUBBER GASKETS THAT CONFORM TO ASTM C 443.
6. U.S. PATENT NO. 4,985,148

DESIGN SPECIFICATIONS:
1. ASTM C 478
2. BASE HEIGHT: 12.25 FT
3. 30" DIA. REINFORCED CONCRETE
4. 12" DIA. REINFORCED CONCRETE
5. 12" DIA. REINFORCED CONCRETE

Concrete Stormceptor® Order Request Form

Contractor Information

Name: _____ Address: _____
City: _____ State: _____ Zip Code: _____
Contract: _____ Phone: _____ Fax: _____

Owner Information

Name: HOCK/BAVAR STAYTON JOHN VENTURE, L.L.C.
Phone: 410-560-0300 Fax: _____

Stormceptor® Model

900	3600	22"	SC #2
1200	4800	32"	247.00
1800	6000	44"	238.50
2400	7200	Custom	238.40

Insert Size

22"	32"	44"	Custom
-----	-----	-----	--------

Manhole Number

Top Elevation (ft)	SC #2
Inlet Pipe Invert (ft)	247.00
Outlet Pipe Invert (ft)	238.50
Pipe Type: RCCP	238.40
Pipe Inside Diameter (in) (ID)	24"
Pipe Outside Diameter (in) (OD)	24"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
Delivery Address: Street _____
City _____ State _____ Zip Code _____
Designer Company: G.W. STEPHENS JR. AND ASSOCIATES
Designer Contact: MR. PAT CHARLO/KEVIN ENGLE Phone: 410-825-8120 Fax: 410-583-0288

Please fax this order to stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE _____

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE _____

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/17/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

DIRECTOR DATE 8/17/01

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT # 18998 BLOCK # B ZONE # M-2 ELECT. DIST. 6 CENSUS TRACT 6069.01

WATER CODE B-02 SEWER CODE 4200000

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DEVELOPER CERTIFICATION:

I certify that development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Joseph J. Hock, Inc.*
By: *Cleveland D. Miller* Date: 10/12/00
Print Name: *Cleveland D. Miller*

ENGINEER CERTIFICATION:

I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: *James A. Markle Jr.* Date: 4/9/01
Print Name: *JAMES A. MARKLE JR.* PE # 11005

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

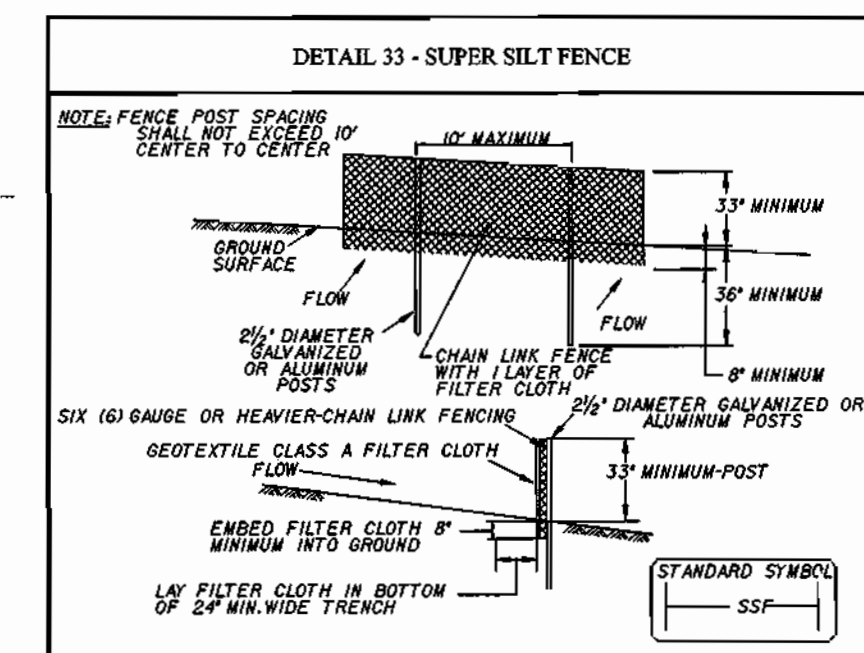
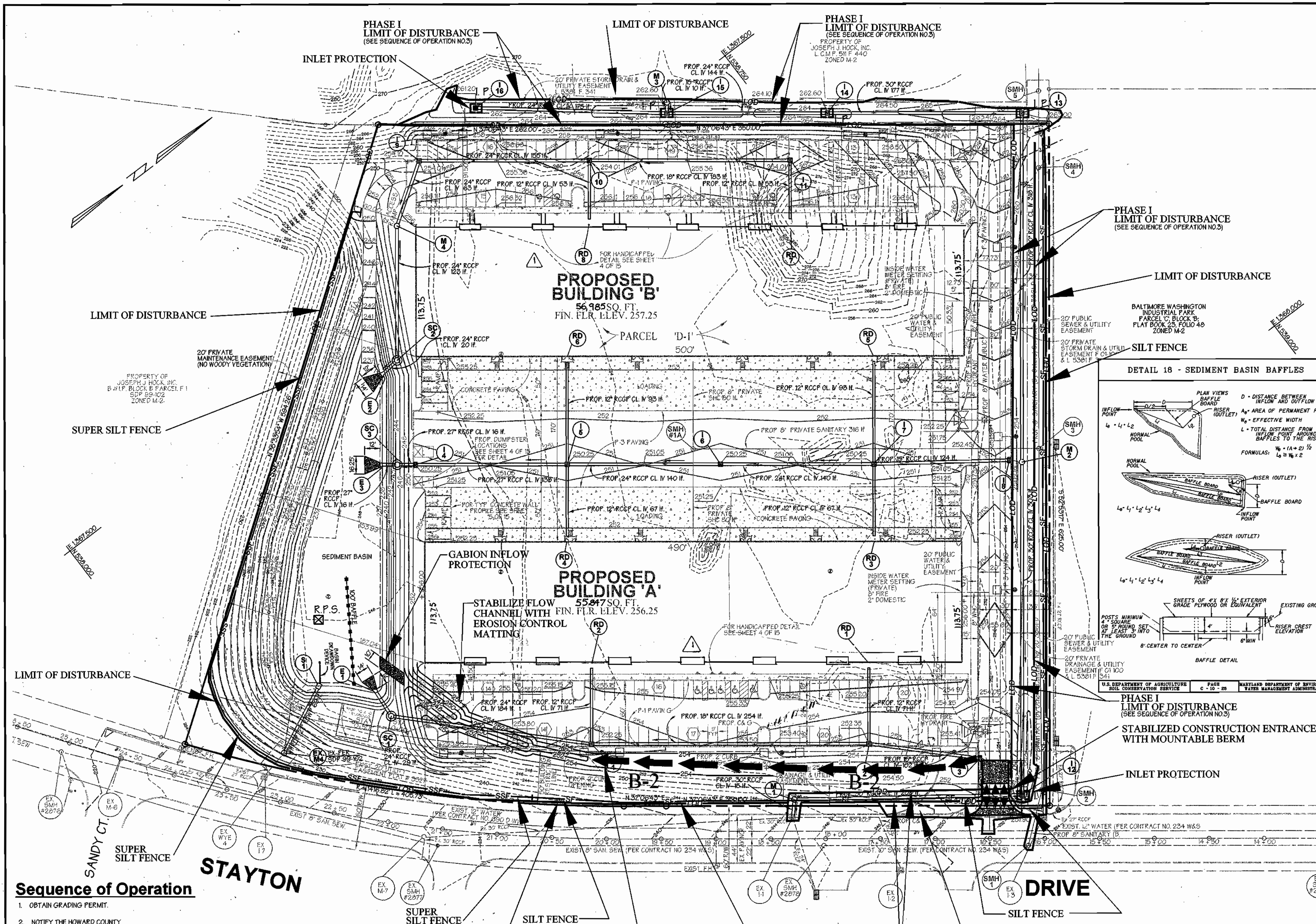
REVISIONS:
REVISED BUILDINGS 'A' & 'B' LAYOUTS AND RELATED ITEMS & DRAINAGE AREAS TO STORMCEPTORS DID NOT CHANGE.
BY G.W.S. DATED 9/30/03.

OWNER/DEVELOPER:
HOCK/BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE 508
TIMONUM, MARYLAND 21093
410-560-0300

Stormceptor Plan & Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

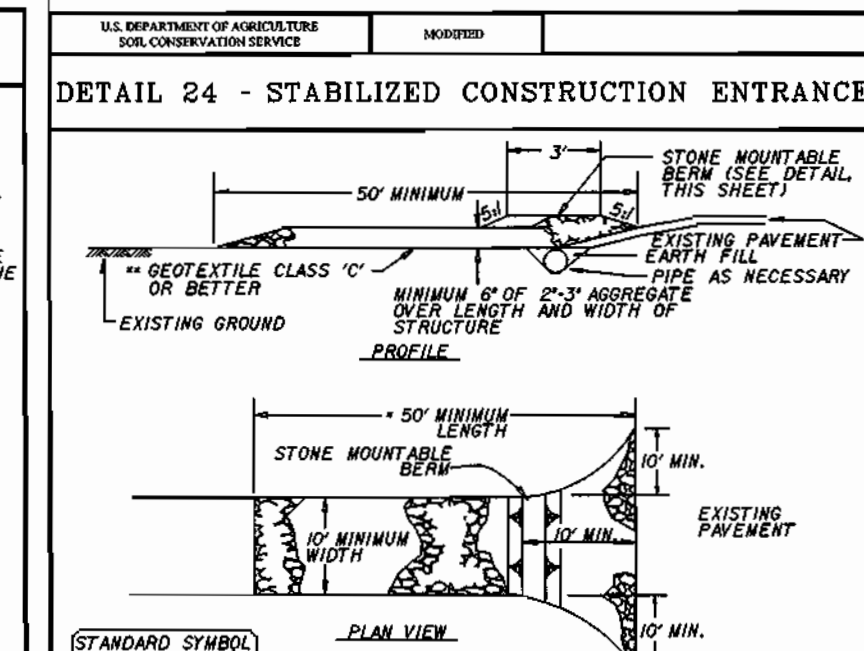
ELECTION DISTRICT: 6 SHT. 7 OF 15 DATE: AUGUST 17, 2000
HOWARD CO., MARYLAND

SDP 01-054
SCALE: As Shown
FILE NAME: 9522stormceptorplans01



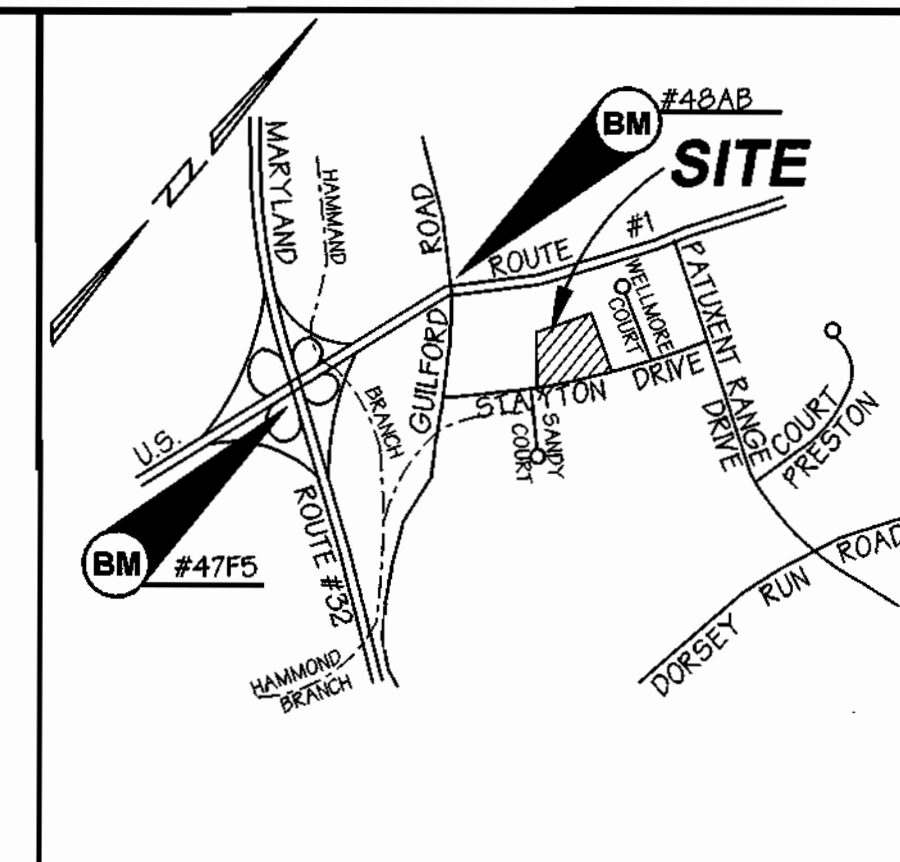
Construction Specifications

- Fencing shall be 42" high and constructed in accordance with the notes on this sheet.
- The posts do not need to be set in concrete.
- Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, track and track rods shall be spaced and post caps are not required on the ends of the fence. The chain link fence shall be 1/2" gauge or heavier.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and side sections.
- Filter cloth shall be embedded a minimum of 6" into the ground.
- When two sections of geotextile fabric are joined, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when it develops in the silt fence, or when silt reaches 50% of the fence height.



Construction Specification

- Length - minimum of 50' (30' for single residence lots).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The stone approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or recycled/recovered concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



Location Map
SCALE 1" = 200'

Legend

Property Line	---
Ex. 2' Contours	--- 254 --- 355
Prop. 2' Contours	--- 254 ---
Ex. 10' Contours	--- 365 ---
Ex. Curb & Gutter	---
Bldg. Restriction Line	---
Ex. Sanitary	---
Ex. Storm Drain	---
Ex. Water	---
Prop. Sanitary	---
Prop. Storm Drain	---
Prop. Water	---
Light Duty Paving (F-1)	---
Intermediate Duty Paving (F-3)	---
Parking Count	16
Handicapp Parking Space	♿
Limit of Disturbance	LOD
Silt Fence	SF
Super Silt Fence	SSF
Inlet Protection	IP
Stabilized Construction Entrance	SCE
Removable Pumping Station	R.P.S.
Earth Dike	A-2

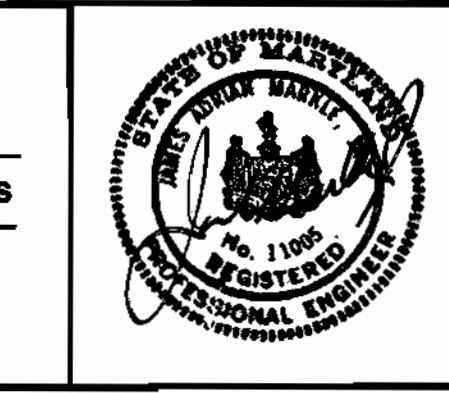
Sequence of Operation

- OBTAIN GRADING PERMIT.
- NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK. (1 DAY)
- INSTALL OFFSITE STORM DRAINAGE SYSTEM PHASE I FROM I-16 TO EX. 11. PROVIDE LIMIT OF DISTURBANCE AND INLET PROTECTION AS SHOWN ON PLANS. FULLY AND PERMANENTLY STABILIZE THE SWALE AND STORM DRAIN WITH EROSION CONTROL MATTING. WITH PERMISSION FROM INSPECTOR TO PROCEED. (7 DAYS)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (1 DAY)
- INSTALL SEDIMENT BASIN ACCORDING TO S.W.M. PLANS AND SPECIFICATIONS WITH MODIFICATIONS FOR SEDIMENT CONTROL. (7 DAYS)
- CLEAR AND GRUB FOR THE REMAINING SEDIMENT CONTROL MEASURES AND DEVICES. (3 DAYS)
- INSTALL REMAINING SEDIMENT CONTROL MEASURES AND DEVICES. (3 DAYS)
- WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR CLEAR AND GRUB REMAINING OF THE SITE AND BEGIN GRADING OPERATIONS. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT BASIN. (10 DAYS)
- BEGIN BUILDING FOOTINGS AND BUILDING CONSTRUCTION. (5 DAYS)

PLAN
SCALE: 1" = 50'

- INSTALL UTILITIES. (6 DAYS)
- CONTINUE GRADING. FINE GRADE AND INSTALL STONE SUBBASE AND CURB AND GUTTER. STABILIZE ANY REMAINING AREAS. (10 DAYS)
- COMPLETION OF PAVING AND LANDSCAPING OPERATIONS. (5 DAYS)
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR FLUSH THE STORM DRAIN SYSTEM. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES. (5 DAYS)
- CONVERT EXISTING SEDIMENT BASIN TO THE S.W.M. POND AS PER APPROVED PLANS. SEE STORMWATER MANAGEMENT SEQUENCE OF CONSTRUCTION SHEET 8 OF 15 UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR. (10 DAYS)

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of *Joseph J. Hock, Inc.*
Developer
By *Cleveland D. Miller*
Print Name
Date 10/12/00

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of *James A. Markle Jr.*
Engineer
Date 4/16/01
Print Name **JAMES A. MARKLE JR.**
PE # 11005

OWNER/DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
1968 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21083
410-560-0300

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS
REVISED BUILDING LAYOUT AND RELATED ITEMS DID NOT CHANGE ANY SEDIMENT CONTROL MEASURES
By GWS, DATED 9/12/03

LIMIT OF DISTURBANCE:
434,293.20 SQ. FT. OR 9.97 ACRES

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE
8/6/01
DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT
8/6/01
DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION
8/13/01
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT
8/17/01
DATE

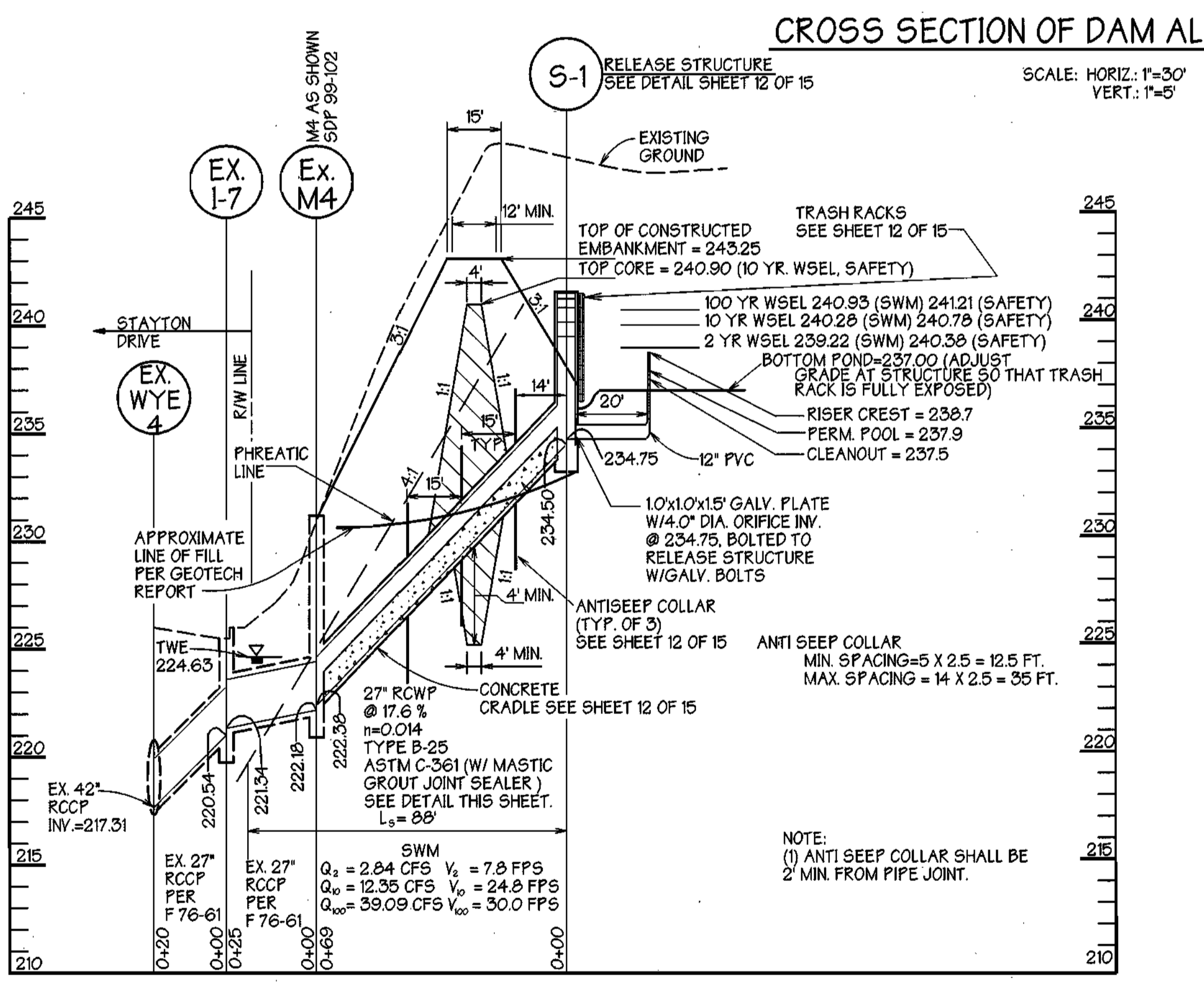
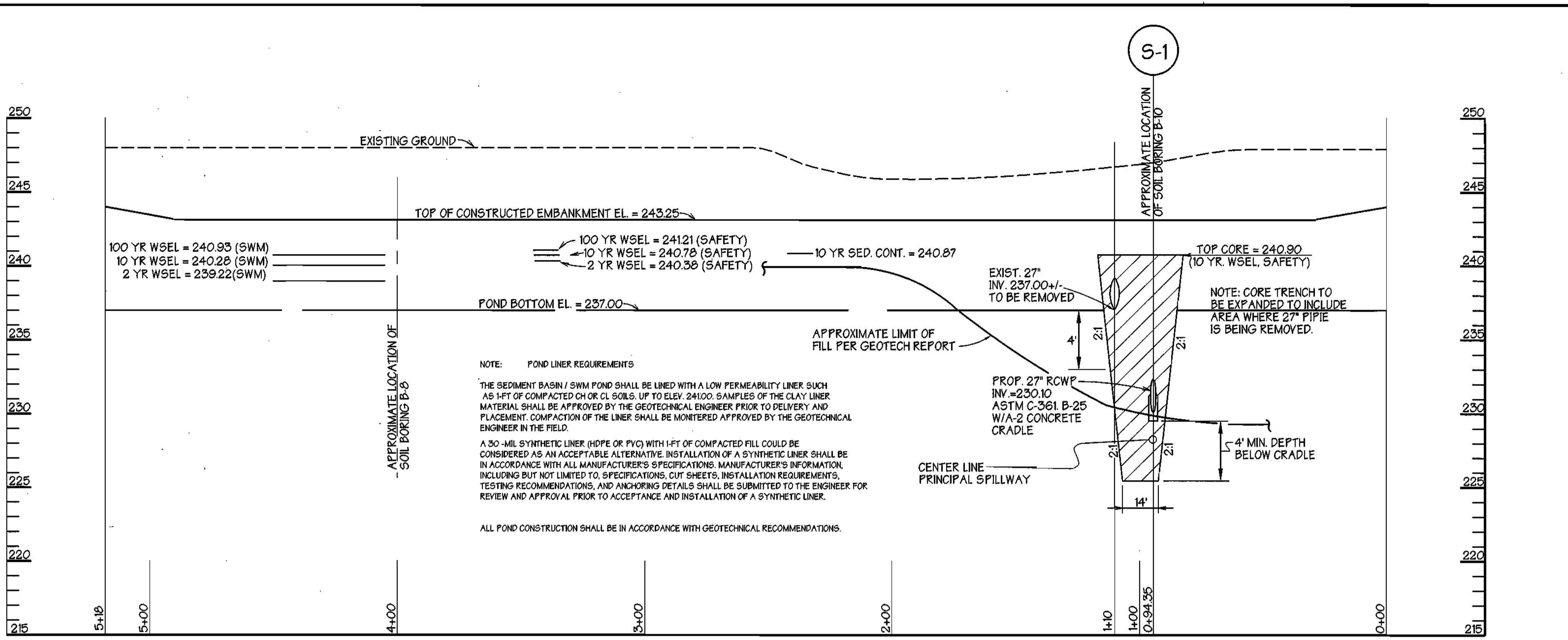
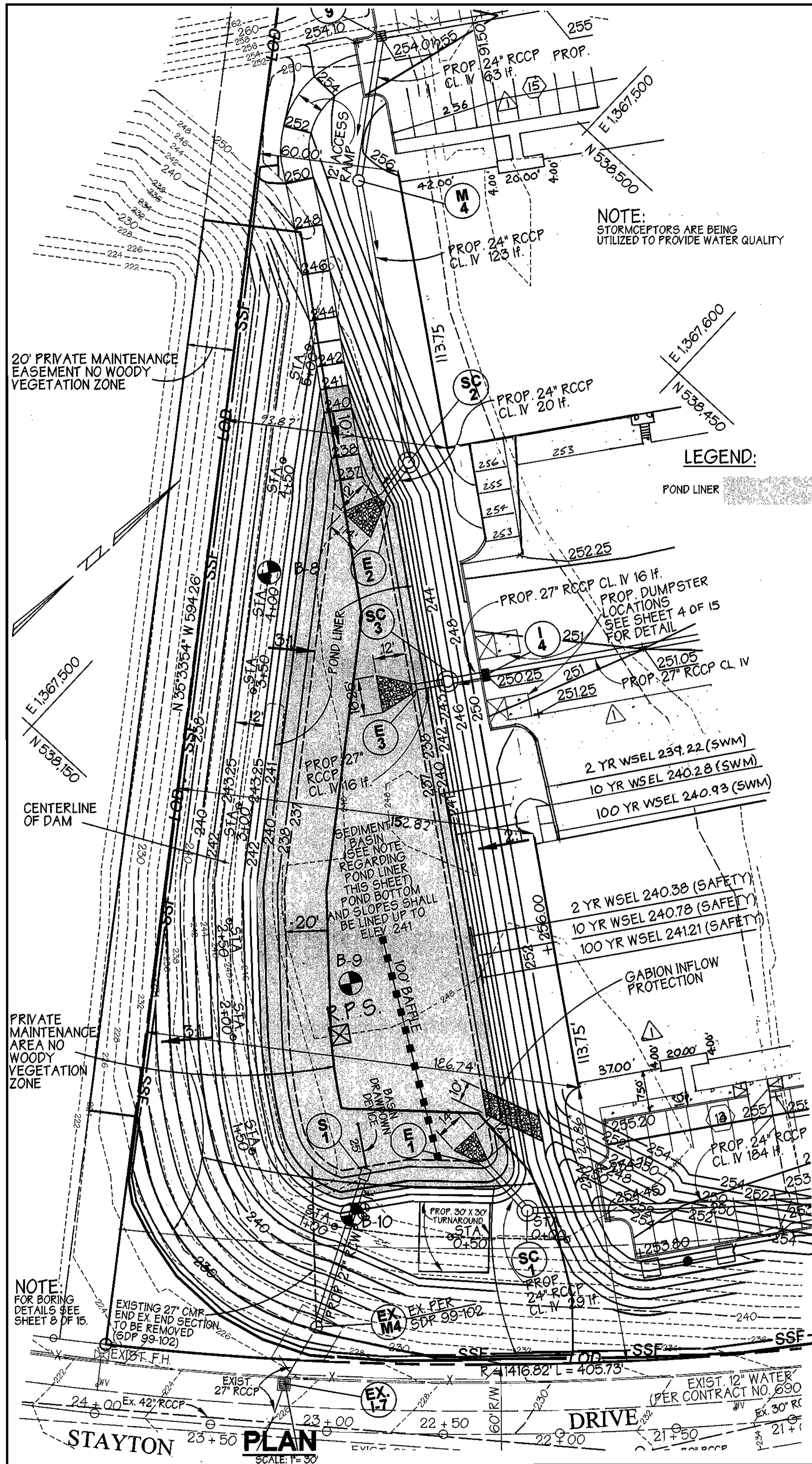
DIRECTOR
8/12/01
DATE

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1
PLAT # 14878 (F01-100)	BLOCK # B / ZONE M-2	TAX MAP # 4B
ELECT. DIST. # 6	CENSUS TRACT # 6069.01	
WATER CODE B-02	SEWER CODE 4200000	

Erosion & Sediment Control Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
SDP 01-054
ELECTION DISTRICT : 6
HOWARD CO., MARYLAND
SHT. 9 OF 15
DATE : AUGUST 17, 2000
SCALE : As Shown
SDP 01-054
File Name : 9522esdmentcontrolplans01



NOTE:
THE STORMWATER MANAGEMENT FACILITY MEETS ALL REQUIREMENTS FOR HAZARD CLASS A REQUIREMENTS STATED IN THE SOIL CONSERVATION SERVICE - MARLAND STANDARDS AND SPECIFICATIONS FOR PONDS, CODE 578, JANUARY, 2000.

NOTE:
NO TREES, SHRUBS OR OTHER WOODY VEGETATION WILL BE ALLOWED WITHIN 50' OF THE INLET STRUCTURE IN THE POOL AREA AND NOT ALLOWED WITHIN 20' FROM THE TOE OF THE EMBANKMENT.

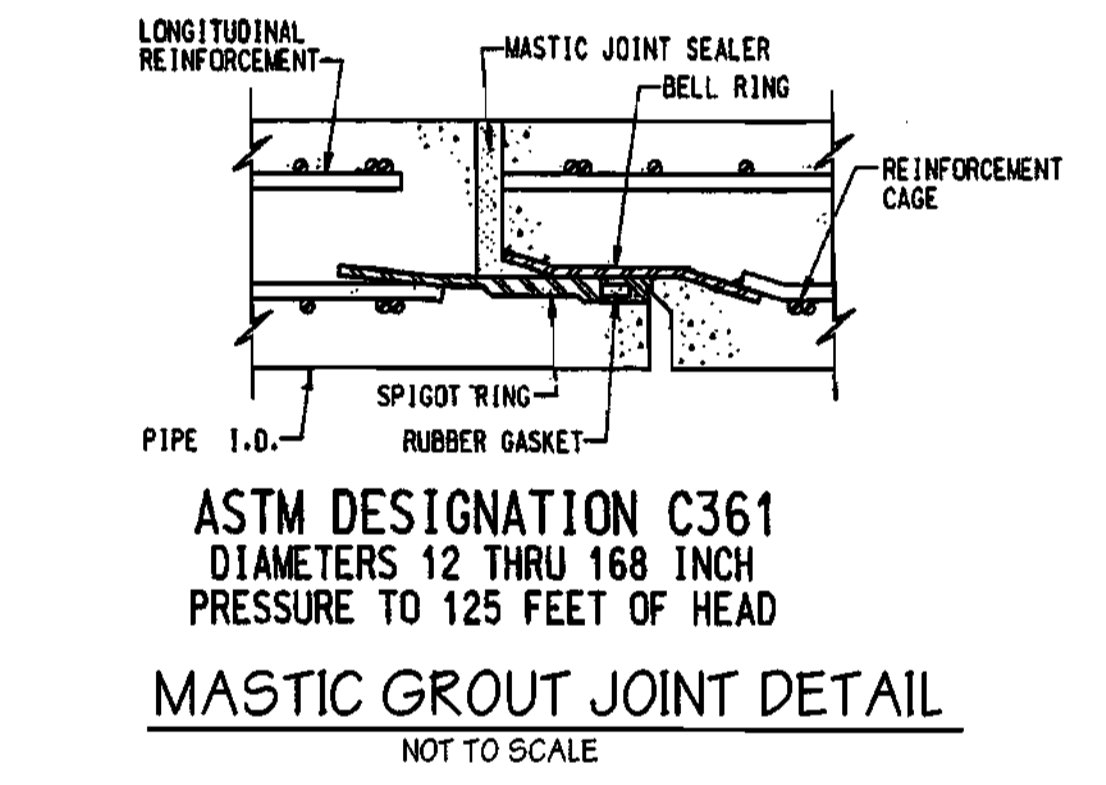
NOTE:
THE CONSTRUCTION MAY REQUIRE A PERMIT FROM THE ARMY CORPS OF ENGINEERS, THE WATER RESOURCES ADMINISTRATION AND/OR HOWARD COUNTY. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO CONTACT THESE THREE AGENCIES TO DETERMINE IF THE PROJECT REQUIRES A PERMIT.
U.S. ARMY CORPS OF ENGINEERS - (410) 962-3620
WRA NON-TIDAL WETLANDS AND WATERWAYS DIVISION - (410) 974-2641
HOWARD COUNTY - (410) 867-3960

NOTE:
IF REQUIRED BY THE SEDIMENT CONTROL INSPECTOR FENCING SHALL BE INSTALLED TO PREVENT ACCESS TO THE BASIN BY CHILDREN.

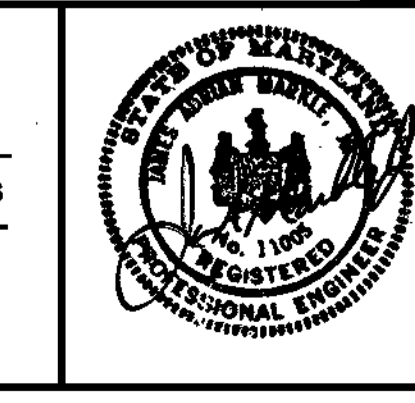
NOTE:
THIS STORMWATER MANAGEMENT FACILITY IS DESIGNED TO MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE SOIL CONSERVATION DISTRICT. MAINTENANCE OF THIS FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER. (THE SWM FACILITY IS PRIVATE).

NOTE:
SOILS TO BE USED FOR CUT-OFF TRENCH AND IMPERVIOUS CORE SHALL CONFORM TO UNBIDDED CLASSES CL, SC, CH OR GC.

NOTE:
IF UNSUITABLE (PERVIOUS) MATERIAL IS ENCOUNTERED AT TIME OF CUT-OFF TRENCH INSTALLATION DEEPER THAN 4\"/>



PREPARED BY:
GWS
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Joseph J. Hook, Inc.*
Date: 10/12/00

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: *J.A. Markle, Jr.*
Date: 10/12/00
Print Name: **JAMES A. MARKLE, JR.**
PE # 11005

CONSULTANTS HAZARD CLASS CERTIFICATION:
I certify that this pond meets all requirements for hazard class A, B or C. (requirements as stated in the soil conservation service - Maryland standards and specifications for ponds, code 578, November 1992). All necessary investigations and computations have been performed to verify this finding. A copy of said information has been supplied to Howard County soil conservation district.

Signature: *J.A. Markle, Jr.*
Date: 10/12/00

AS-BUILT CERTIFICATION:
I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meet the approved plans and specifications.

Signature: _____
Date: _____

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS:
REVISED BUILDING AT 1/8 LAYOUT AND RELATED ITEMS. SEDIMENT BASIN PLAN AND PROFILES DO NOT CHANGE.
BY GWS, DATED 9/20/00.

OWNER/DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE # 508
TIMONUM, MARYLAND 21083
410-580-0300

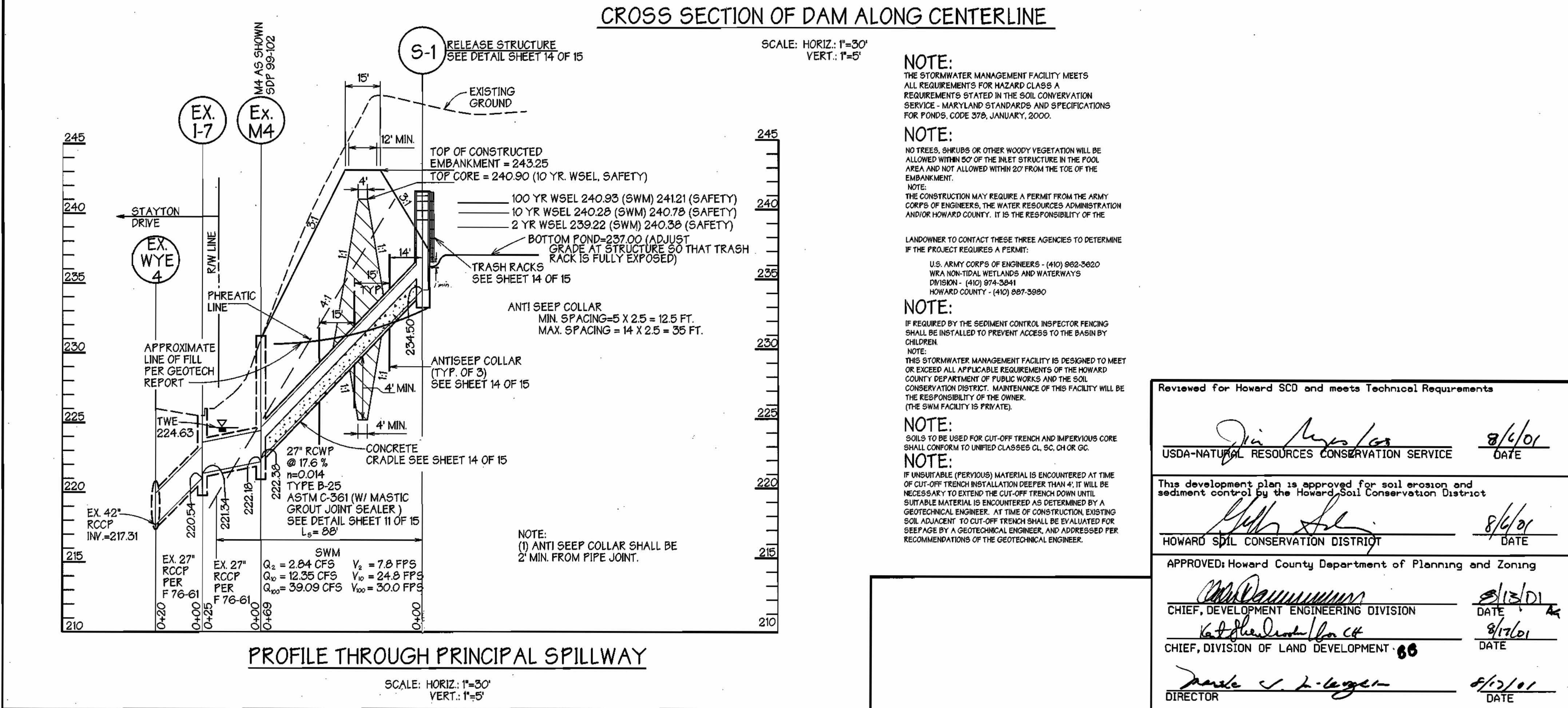
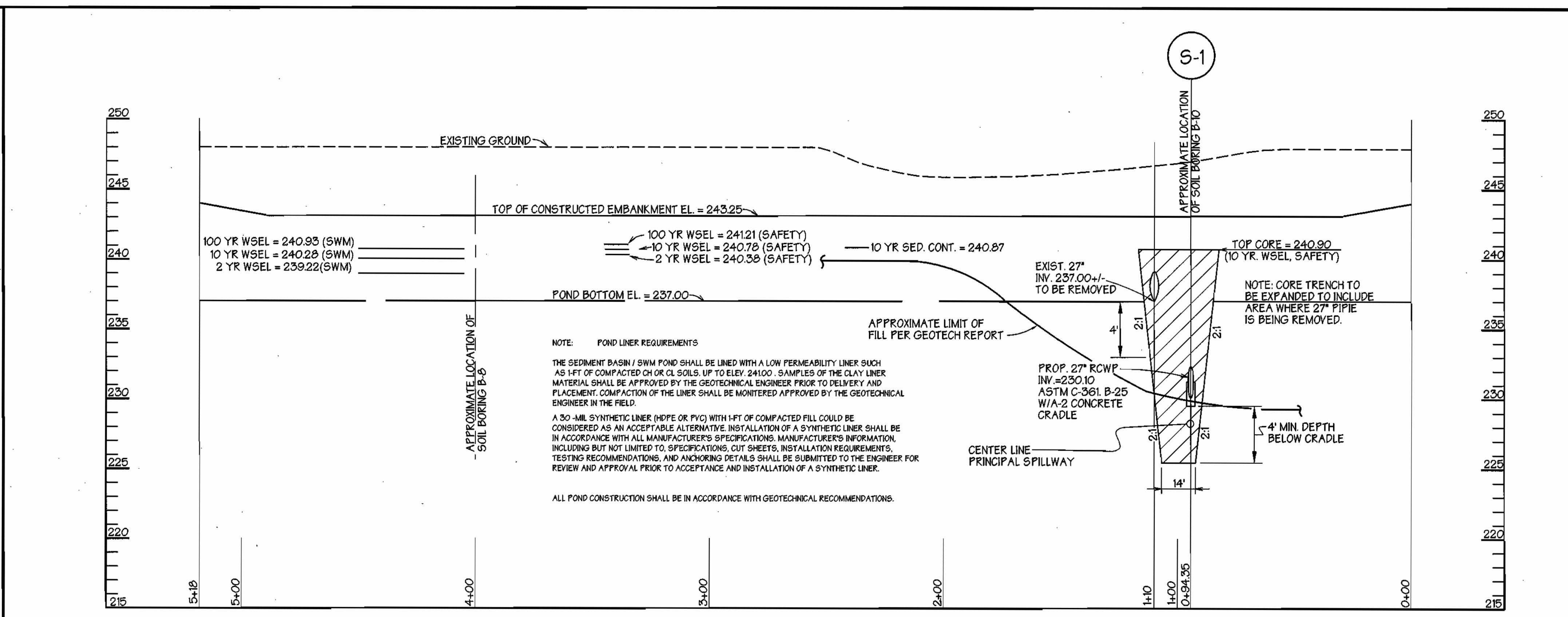
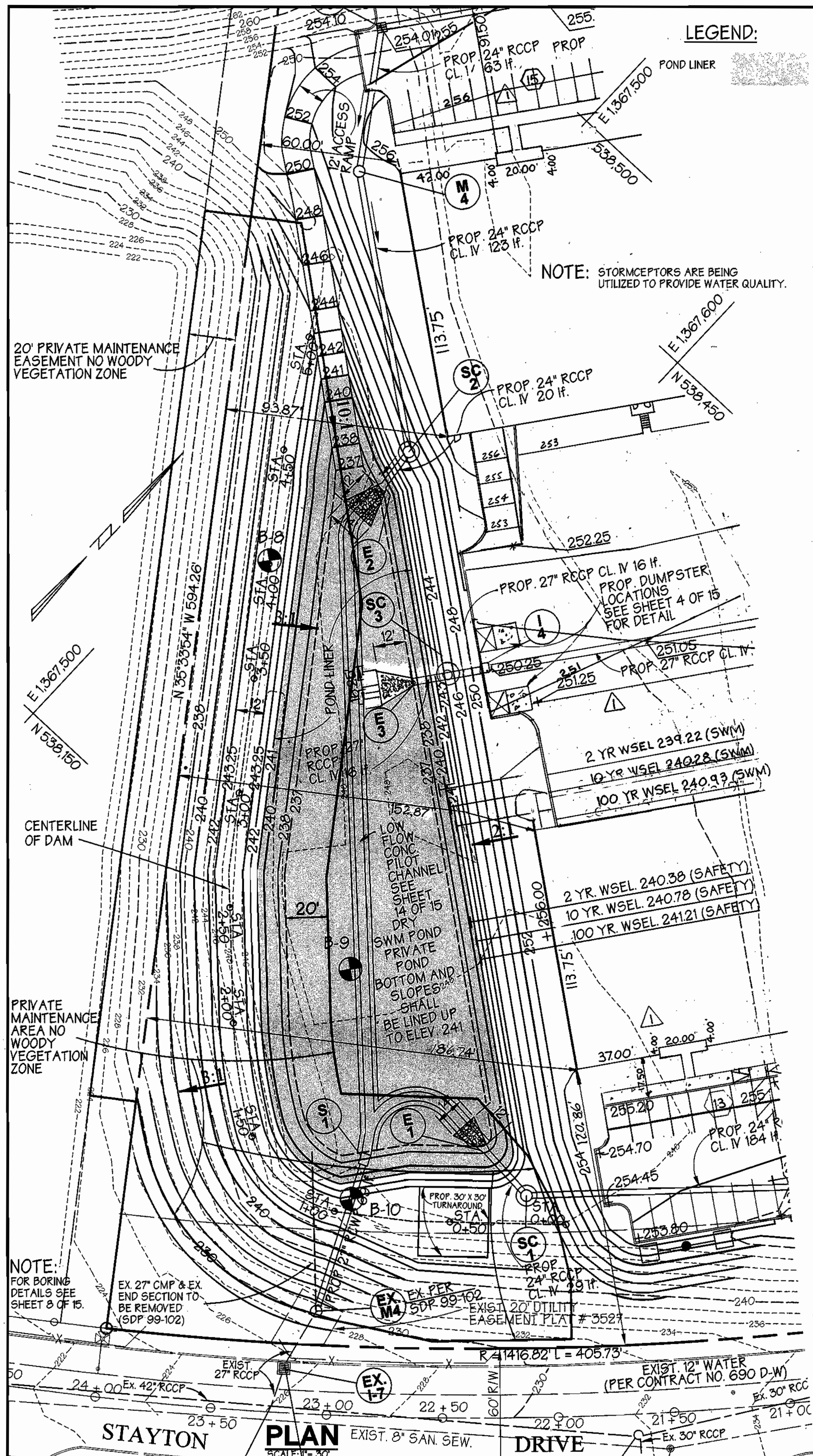
Address Chart:
PARCEL NO. D-1 STREET ADDRESS BUILDING 'A' B220 STAYTON DRIVE
PARCEL NO. D-1 STREET ADDRESS BUILDING 'B' B240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park
SECTION NAME: N/A
PARCEL #: D-1

PLAT #: 74878
BLOCK #: B
ZONE: M-2
ELECT. DIST.: 6
CENSUS TRACT: 6069.01

WATER CODE: B-02
SEWER CODE: 4200000

Sediment Basin Plan & Profiles
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
ELECTION DISTRICT: 6 SHT. 11 OF 15 DATE: AUGUST 17, 2000
SCALE: As Shown
SDP 01-054



CONSULTANT'S HAZARD CLASS CERTIFICATION:
I certify that this pond meets all requirements for hazard class B or C. (requirements as stated in the soil conservation service - maryland standards and specifications for pond, code 378, november 1992). All necessary investigations and computations have been performed to verify this finding. A copy of said information has been supplied to howard county soil conservation district.

AS-BUILT CERTIFICATION:
I hereby certify that the facility shown on this plan was constructed as shown on the 'as-built' plans and meet the approved plans and specifications.

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an 'as-built' plan of the pond within 90 days of completion.

CONSULTANT: J. Markle Jr., Date: 8/19/01

ENGINEER: J. Markle Jr., Date: 8/19/01

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an 'as-built' plan of the pond within 90 days of completion. I also authorize periodic on-site inspections by the Howard soil conservation district.

Signature of Joseph J. Hoop, Inc. Date: 10/12/00
Print Name: Cleveland D. Miller

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an 'as-built' plan of the pond within 90 days of completion.

Signature of Engineer: J. Markle Jr. Date: 8/19/01
Print Name: JAMES A. MARKLE JR. PE # 11005

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

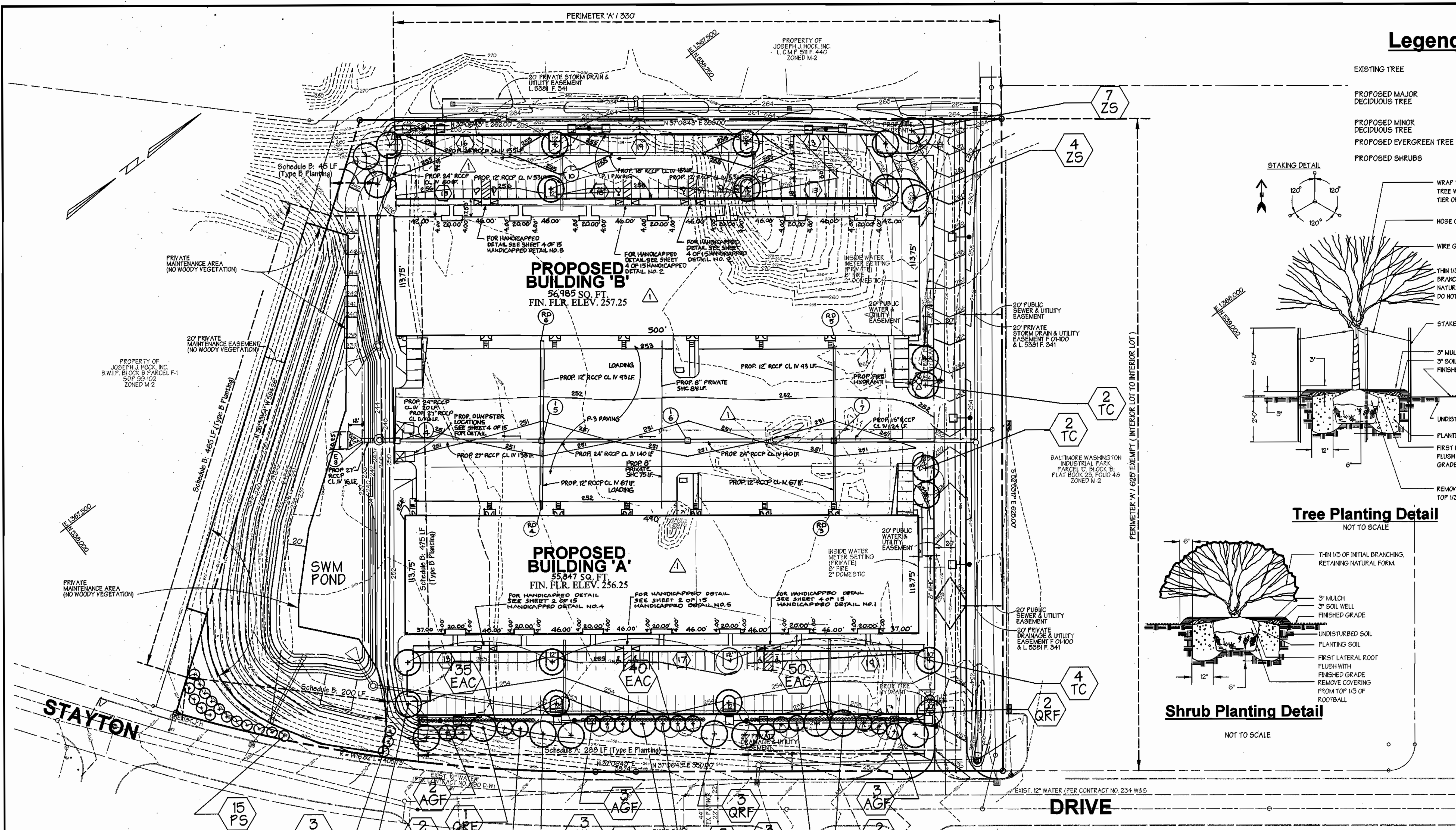
REVISIONS:
REVISED BUILDING AS LAYOUT AND RELATED ITEMS. STORMWATER MANAGEMENT PLAN & PROFILES DID NOT CHANGE. BY G.W.S. DATED 9/10/01.

Stormwater Management Plan & Profiles
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHT. 13 OF 15
DATE: AUGUST 17, 2000

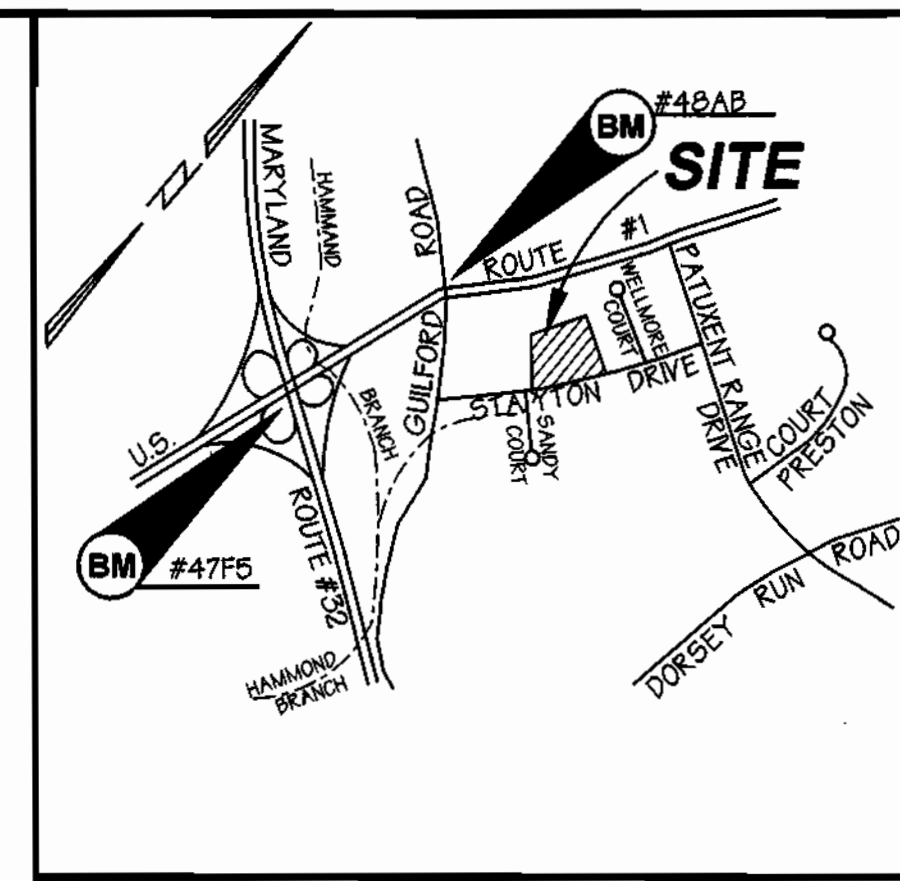
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SDP 01-054
File Name: 9522stormwatermgmtplan.sdp

Reviewed for Howard SCD and meets Technical Requirements	
USDA-NATURAL RESOURCES CONSERVATION SERVICE	8/16/01 DATE
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District	
HOWARD SOIL CONSERVATION DISTRICT	8/16/01 DATE
APPROVED: Howard County Department of Planning and Zoning	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	8/13/01 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	8/17/01 DATE
DIRECTOR	8/21/01 DATE
ADDRESS CHART	
PARCEL NO. D-1	STREET ADDRESS BUILDING 'A' 8220 STAYTON DRIVE
PARCEL NO. D-1	STREET ADDRESS BUILDING 'B' 8240 STAYTON DRIVE
SUBDIVISION NAME Baltimore Washington Industrial Park	SECTION NAME N/A
PLAT # 1997 (F01-100)	BLOCK # B ZONE M-2
ELECT. DIST. 6	CENSUS TRACT 6069.01
WATER CODE B-02	SEWER CODE 4200000

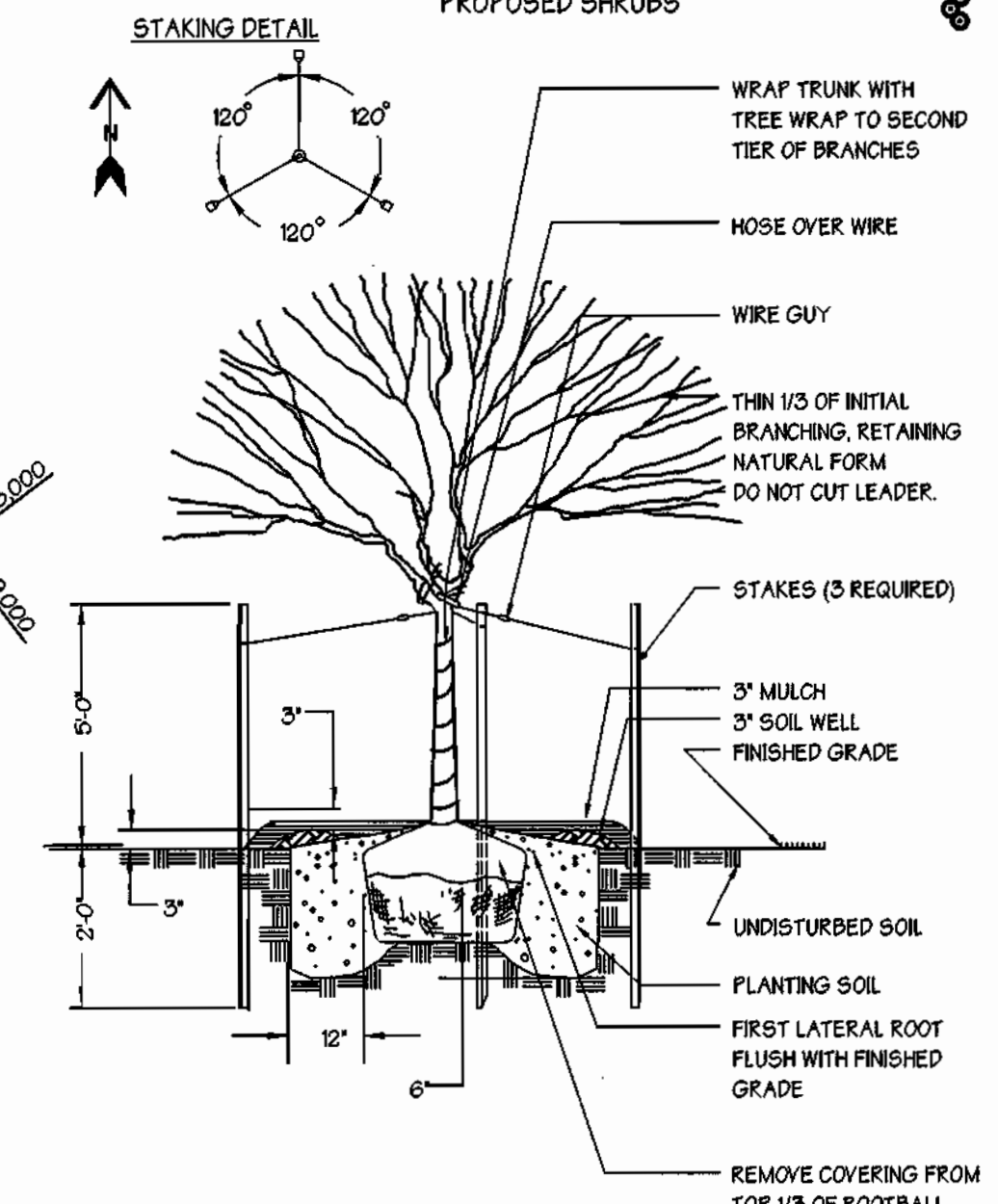


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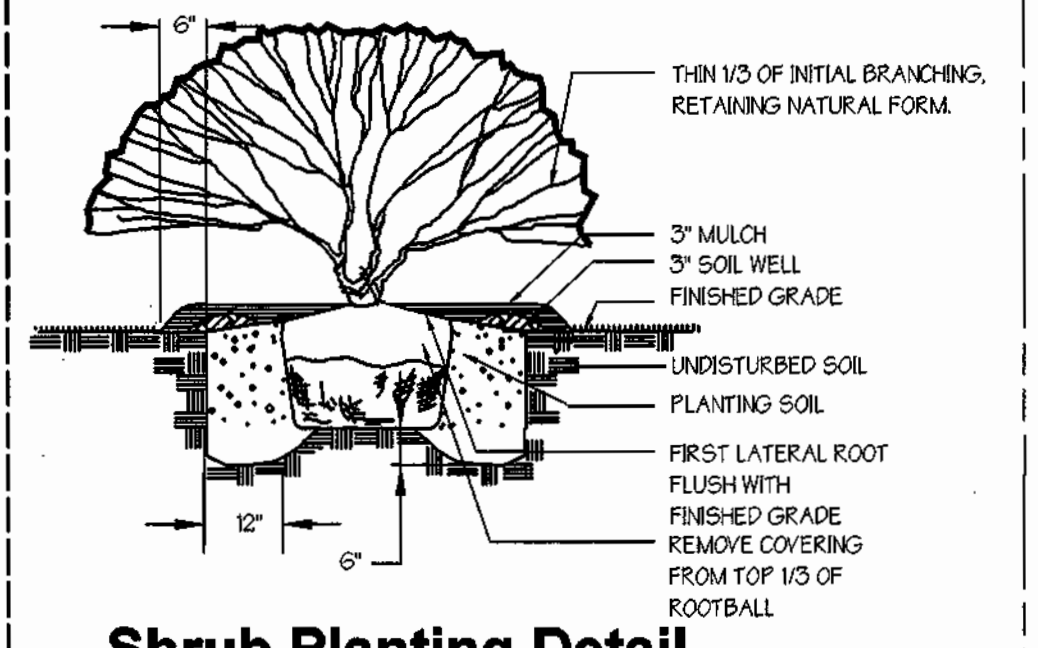
- EXISTING TREE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS



Location Map
SCALE 1" = 2,000'



Tree Planting Detail
NOT TO SCALE



Shrub Planting Detail
NOT TO SCALE

PLANTING NOTES
PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK. ALL TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM OF 12" BEYOND THE EDGE OF THE ROOT BALL. SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCH BEDS. ALL WIRE, PLASTIC AND TWINE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

PLANT STANDARDS
ALL NURSERY STOCK SHALL BE TOP QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION. INFERIOR NURSERY STOCK WILL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. BARE-ROOT STOCK SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR DECIDUOUS, WIND-BROKEN, OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION
PLANT TYPES (DECIDUOUS TREES, EVERGREEN, ETC.), QUANTITIES, SPACING, LOCATION AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST HOWARD COUNTY LANDSCAPE MANUAL. ANY CHANGE IN THESE ITEMS MAY AFFECT THE REQUIRED APPROVAL AND CERTIFICATION OF THE INSTALLED PLANTING. OWNER IS REQUIRED TO ABRIDGE AND PAY FOR CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS
LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONOR THE ONE YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS
CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.

CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.

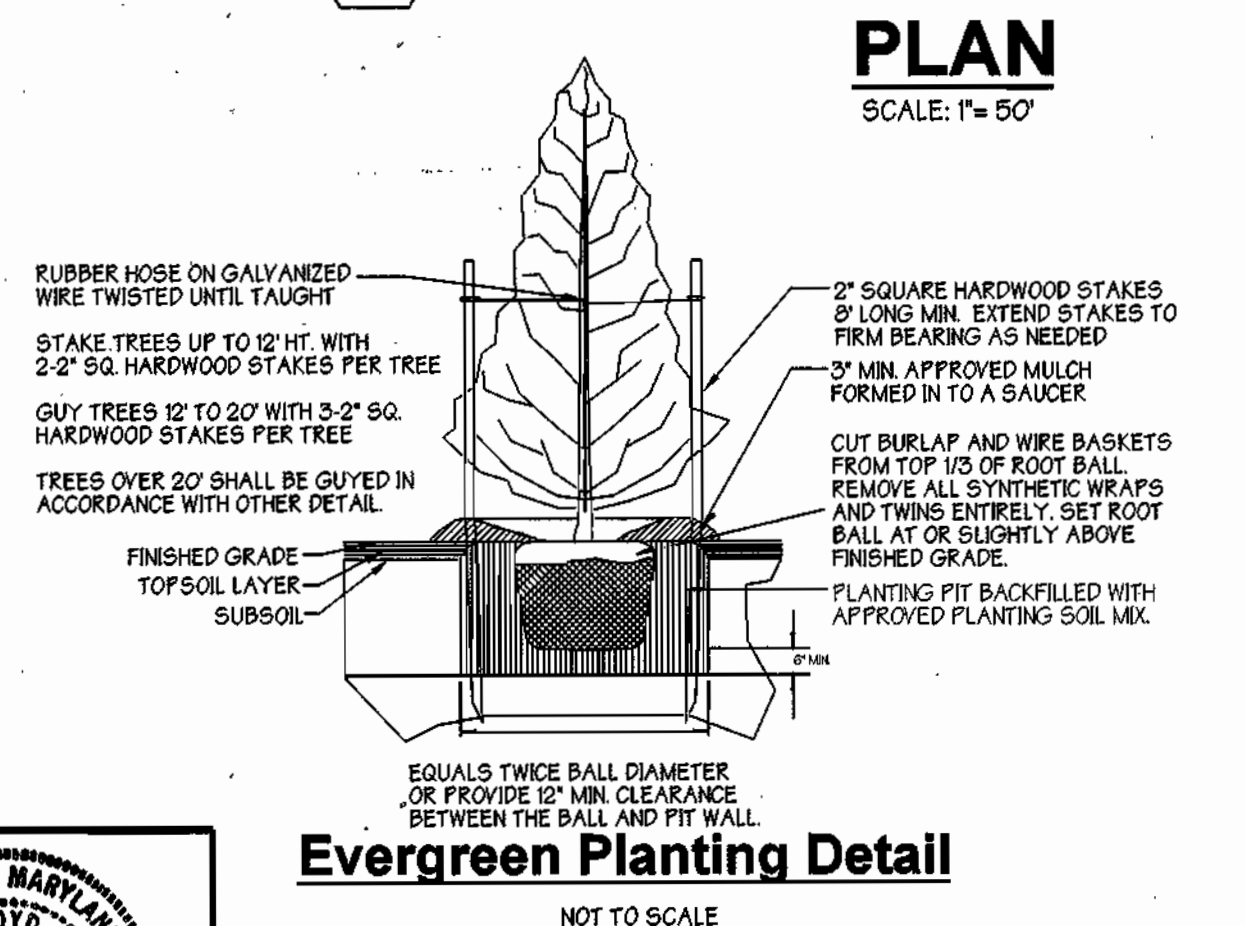
NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES, 35 SHADE TREES, 16 EVERGREENS, 125 SHRUBS AND 4 ORNAMENTAL TREES IN THE AMOUNT OF \$15,960.00, IS PART OF THE DEVELOPER'S AGREEMENT.

DEVELOPER'S / BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Joseph J. Hock, Inc.
By: Cleveland D. Miller
NAME DATE 10/12/00
Cleveland D. Miller



Evergreen Planting Detail
NOT TO SCALE

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Linear Feet of Perimeter	196
Number of Islands Required	10
Number of Islands Provided	10
Number of Shade Trees Provided	10

**SCHEDULE B
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	1895'
Number of Trees Required	720 / TYPE 'B'
Shade Trees	14
Evergreen Trees	18
Other Trees (21 sub)	0
Shrubs (101 sub)	0
Credits for Existing Vegetation (No. Yes and %)	YES / 465'*
Credits for Other Landscaping (No. Yes and %)	NO
Number of Trees Provided	6**
Shade Trees	16
Evergreen Trees	16
Other Trees (21 substitution)	16

* CREDIT FOR 465' OF BERM ALONG SOUTHERN BORDER.
** 6 SHADE TREES RELOCATED TO NORTHERN PORTION OF PROPERTY.
*** LOCATED TO FRONT PARKING LOT AREA.

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Landscape Type	ROADWAYS				PERIMETER PROPERTIES			
	B	E	A	C	B	E	A	C
Linear Feet of Existing Fences/Perimeter	0	288	330	0	0	0	0	0
Credits for Existing Vegetation (Yes, No Linear Feet)	NO	NO	NO	NO	NO	NO	NO	NO
Credits for Wall, Fence, or Berm (Yes, No Linear Feet)	NO	NO	NO	NO	NO	NO	NO	NO
Number of Plants Required	0	7	6	0	0	0	0	0
Shade Trees	0	0	0	0	0	0	0	0
Evergreen Trees (15)	0	0	0	0	0	0	0	0
Other Trees (21 sub)	0	0	0	0	0	0	0	0
Shrubs (101 sub)	0	0	0	0	0	0	0	0
Number of Plants Provided	0	11	6	0	0	0	0	0
Shade Trees	0	0	0	0	0	0	0	0
Evergreen Trees	0	0	0	0	0	0	0	0
Other Trees (21 sub)	0	0	0	0	0	0	0	0
Shrubs (101 sub)	0	0	0	0	0	0	0	0
Total: Schedule A, B and C								
Required - Shade Trees	37	0	0	0	Provided - Shade Trees	35	0	0
Evergreen Trees	16	0	0	0	Evergreen Trees	16	0	0
Other Trees	0	0	0	0	Other Trees (21)	16	0	0
Shrubs	125	0	0	0	Shrubs	125	0	0

* 6 SHADE TREES RELOCATED TO WESTERN PARKING AREA DUE TO EASEMENT ALONG THE PROPERTY LINE.

PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.	SPACING	REMARKS
TREES					
QR	14	Quercus robur fastigiata / Pyramidal English Oak	2 1/2 - 3" B&B	As Shown	Full Crown
TC	8	Tilia cordata 'Green Spirit' / 'Green Spirit' Lindsaea Linden	2 1/2 - 3" B&B	As Shown	Full Crown
ZS	11	Zelkova serrata / 'Village Green' Zelkova	2 1/2 - 3" B&B	As Shown	Full Crown
AGF	16	Acer glabrum / 'Flame' Amur Maple	1 1/2 - 2" B&B	As Shown	Full Crown
PS	15	Platanus sibirica / Eastern White Plane	6 to 8 ft. B&B	As Shown	Full Crown
SHRUBS					
EAC	125	Eunymus alata compacta / Compact Burning Bush	2 1/2 - 3" #3 cont.	3 ft. o.c.	Heavy

NOTE: THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

OWNER/DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1996 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-560-3300

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS
1 REVISED BUILDING A & B LAYOUT AND RELATED ITEMS. LANDSCAPING DID NOT CHANGE BY GWS DATED 9/30/02

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/12/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

DIRECTOR DATE 8/17/01

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT # 14998 BLOCK # B ZONE M-2 ELECT. DIST. 6 CENSUS TRACT 6069.01

WATER CODE B-02 SEWER CODE 4200000

Landscape Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON
INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 HOWARD CO., MARYLAND SHT. 15 OF 15 DATE: AUGUST 17, 2000

SDP 01-054 SCALE: As Shown

File Name: 9522landscapeplan.s01

11 Concrete Stormceptor® Installation

The installation of the concrete Stormceptor® should conform in general to state highway or local specifications for the construction of manholes. Selected sections of a general specification that are applicable are summarized in the following sections:

Excavation
Excavation for the installation of the Stormceptor® should conform to state highway or local specifications. Topsoil that is removed during the excavation for the Stormceptor® should be stockpiled in designated areas and should not be mixed with subsoil or other materials. Topsoil stockpiles, and the general site preparation for the installation of the Stormceptor® should conform to state highway or local specifications.

The Stormceptor® should not be installed on frozen ground. Excavation should extend a minimum of 12 inches from the precast concrete surfaces plus an allowance for shoring and bracing where required. If the bottom of the excavation provides an unsuitable foundation additional excavation may be required.

In areas with a high water table, continuous dewatering should be provided to ensure that the excavation is stable and free of water.

Leveling
A 6 to 12 inch layer of granular material (conforming to local or state highway backfill specifications) should be installed, compacted, and leveled at the bottom of the excavation to the proper elevation for the installation of the Stormceptor®.

Backfilling
Backfill material should conform to state highway or local specifications. Generally, backfill material should be placed in uniform layers not exceeding 12 inches in depth. Each layer should be compacted to 95% of the maximum dry density. Backfill is not to contain topsoil.

Stormceptor® Construction Sequence
The concrete Stormceptor® is installed in sections in the following sequence:
1. aggregate base
2. base slab
3. treatment chamber section(s)
4. transition slab (if required)
5. by-pass section
6. connect inlet and outlet pipes
7. transition slab
8. maintenance access way
9. frame and access cover

The precast base should be placed level at the specified grade. The entire base should be in contact with the underlying compacted granular material. Subsequent sections, complete with joint seals, should be installed in accordance with the precast concrete manufacturer's recommendations.

Adjustment of the Stormceptor® can be performed by lifting the upper sections free of the excavated area, re-leveling the base, and re-installing the sections. Damaged sections and gaskets should be replaced. Once the Stormceptor® has been constructed, the lift holes should be plugged with mortar.

Once the by-pass section has been attached to the treatment chamber the down pipe and riser pipe can be attached. To install these pipes a worker enters the treatment chamber through the central access way in the by-pass section.

STC 2400 & 6000

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with quick dry PVC cement and pushing the pipe into the coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using the quick dry PVC cement and coupling provided underneath the by-pass section near the downstream pipe.

STC 2400, STC 3600, STC 4800, STC 6000, STC 7200

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with lubricant and pushing the pipe into the pressure coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using pipe lubricant and a pressure coupling provided underneath the by-pass section near the downstream pipe.

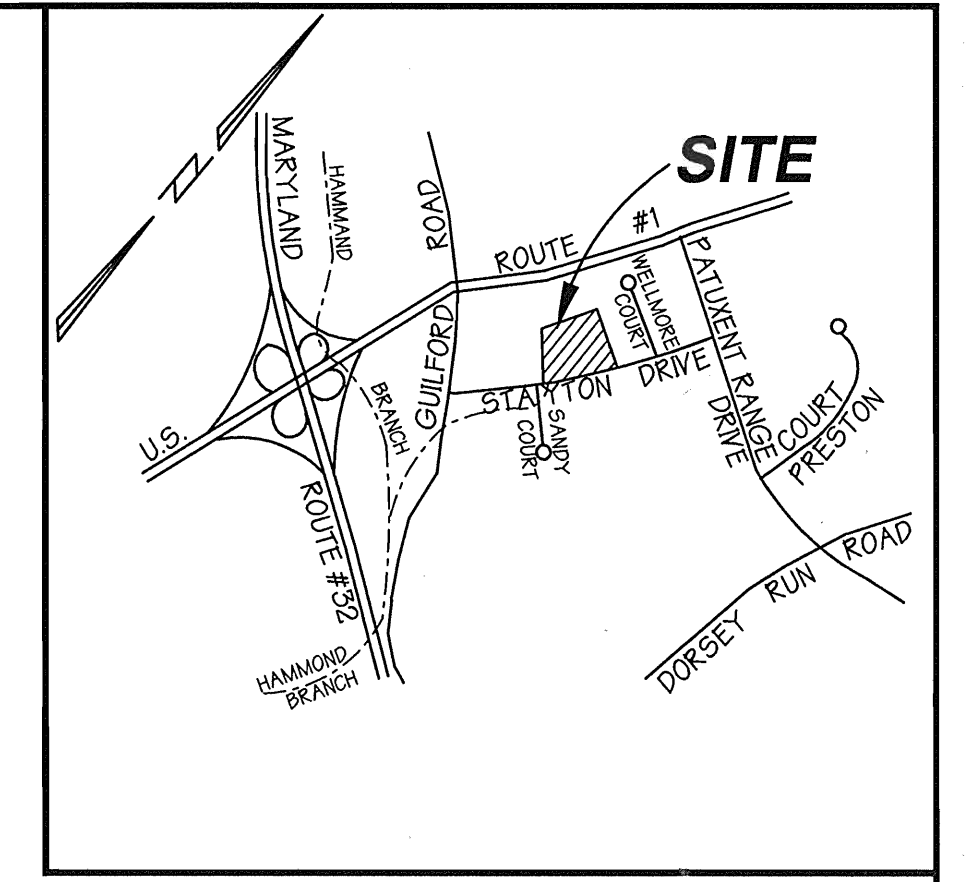
Inlet and Outlet Pipes
Inlet and outlet pipes should be securely set into the by-pass chamber using grout or approved pipe seals so that the structure is watertight. Kor-N-Seal® boots are normally used and installed at the precast concrete plant prior to shipping. The Kor-N-Seal® boots are applicable for pipes with an outside diameter up to 46 inches. Stormceptor Corporation should be notified if the pipe is to be grouted in the field at the time of ordering (i.e. Kor-N-Seal® boots will not be used) since the boots are generally included in the price quotations.

Installation of the Kor-N-Seal® boots should follow the manufacturer's recommendations. As previously mentioned, the boots will already be attached to the Stormceptor® at the concrete plant. Accordingly, the following procedure should be followed to attach the inlet and outlet pipes to the Stormceptor® in the field:
1. Center the pipe in the boot opening
2. Lubricate the outside of the pipe and/or inside of the boot if the pipe outside diameter is the same as the inside diameter of the boot
3. Position the pipe clamp in the groove of the boot with the screw at the top
4. Tighten the pipe clamp screw to 60 Inch pounds
5. On minimum outside diameter installations lift the boot such that it contacts the bottom of the pipe while tightening the pipe clamp to ensure even contraction of the rubber.
6. Move the pipe horizontally and/or vertically to bring it to grade

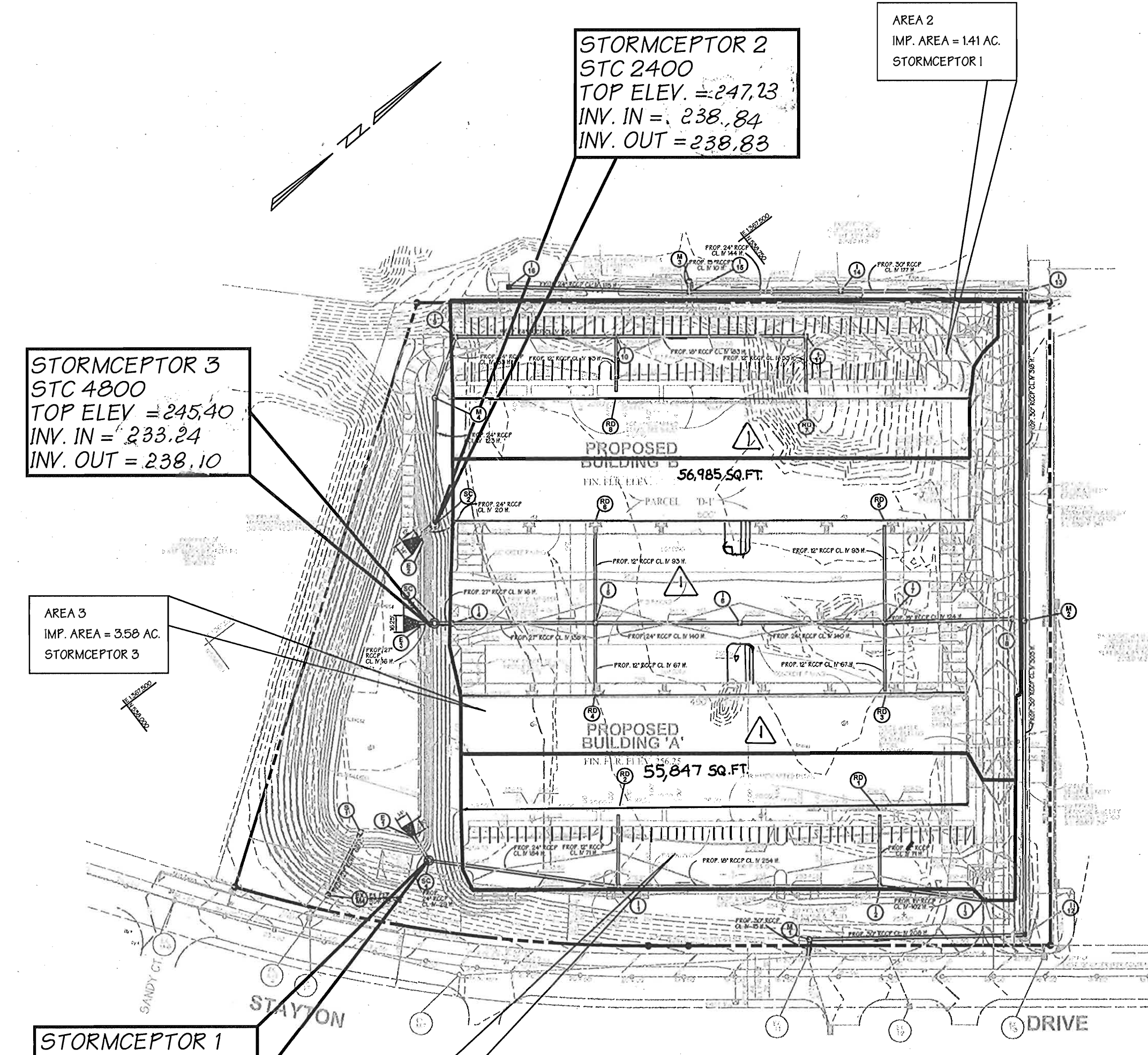
Frame and Cover Installation
Precast concrete adjustment units should be installed to set the frame and cover at the required elevation. The adjustment units should be laid in a full bed of mortar with successive units being joined using sealant recommended by the manufacturer. Frames for the cover should be set in a full bed of mortar at the elevation specified.

OPERATIONS AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

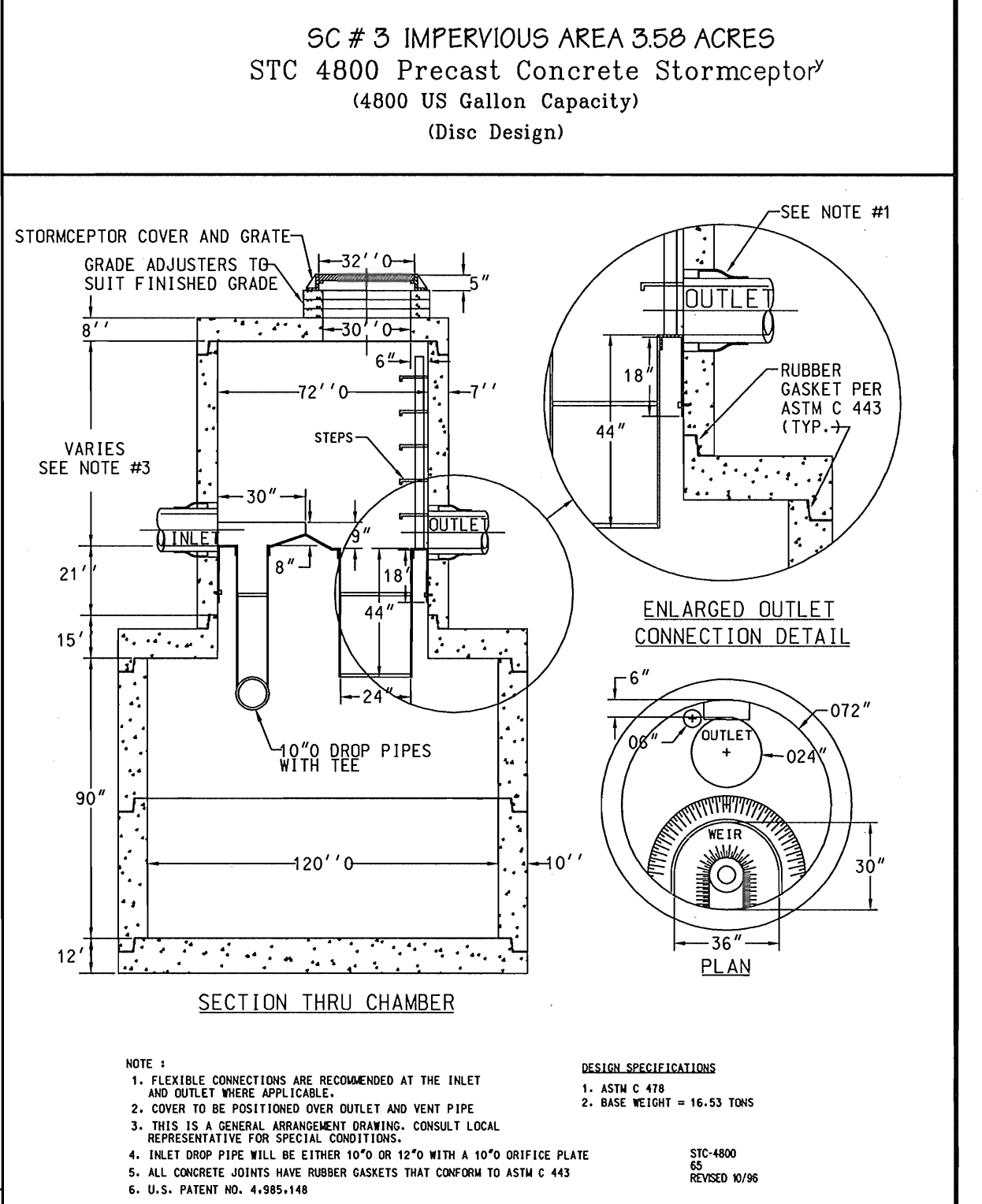
1. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THEN OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTION SHALL BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE UNIT MUST BE CLEANED.
2. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES.
3. THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN THE UNIT. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
4. THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX MONTHS. IF OBSTRUCTIONS ARE FOUND THE OWNER SHALL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR UNIT SHALL BE REPAIRED AS NEEDED.
5. THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE FOR THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



Location Map
SCALE 1" = 2,000'



Drainage Area Map
SCALE: 1" = 100'



Concrete Stormceptor® Order Request Form

Contractor Information
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Contract: _____ Phone: _____ Fax: _____

Owner Information
Name: HOCK / BAVAR STAYTON JOINT VENTURE, L.L.C.
Phone: 410-712-8018

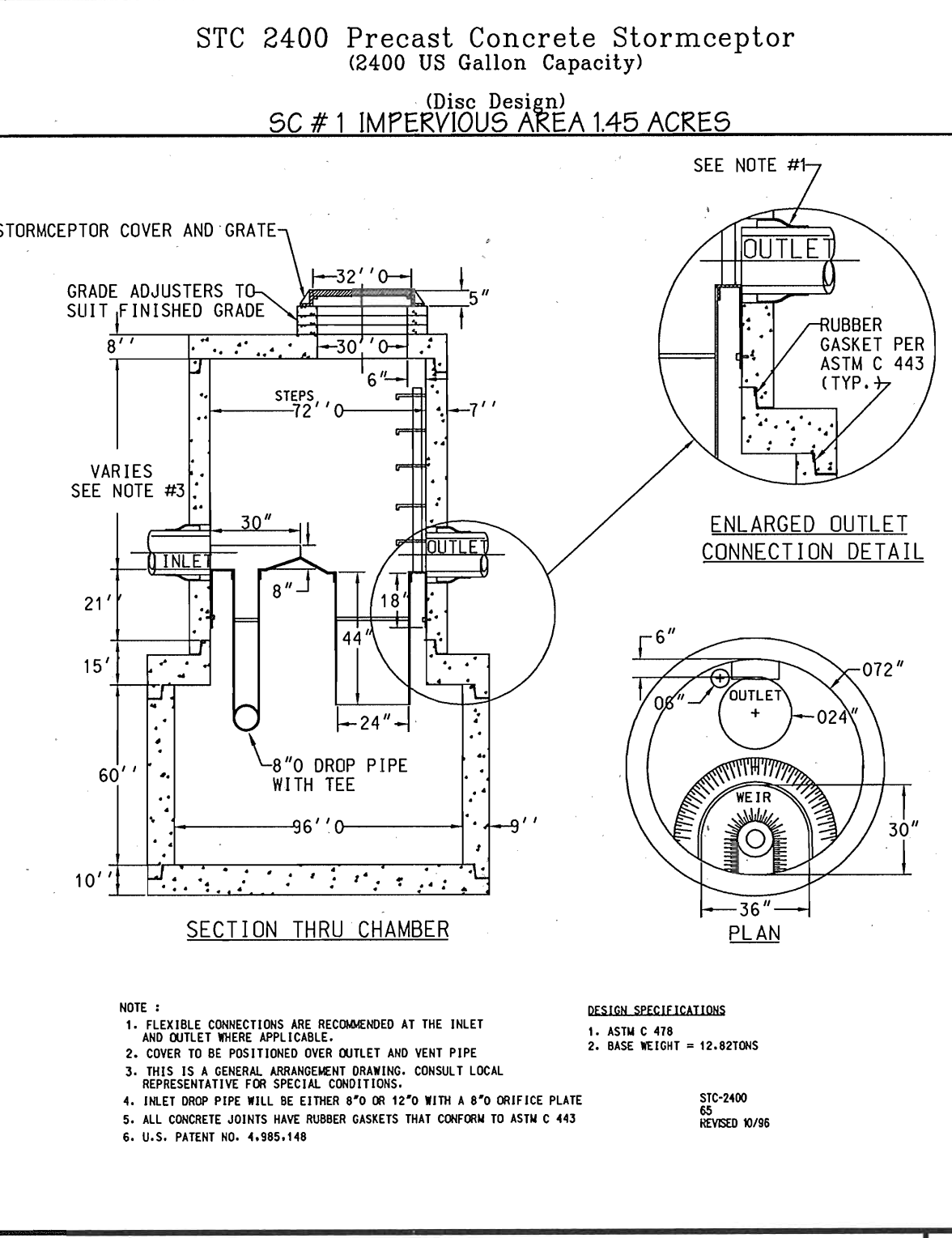
Stormceptor® Model
900 3600
1200 4800
1800 6000
2400 7200

Insert Size
22" 32" 44" Custom

Manhole Number
Top Elevation (ft): 245.40
Inlet Pipe Invert (ft): 238.24
Outlet Pipe Invert (ft): 238.10
Pipe Type: RCCP
Pipe Inside Diameter (in) [ID]: 36"
Pipe Outside Diameter (in) [OD]: 36"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
Delivery Address: Street _____ State _____ Zip Code _____
City _____ Designer Company: G.W. STEPHENS JR. AND ASSOCIATES
Designer Contact: MR. PAT CIARLO / KEVIN ENGLE Phone: 410-825-8120 Fax: 410-583-0288

Please fax this order to stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703
ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.



Concrete Stormceptor® Order Request Form

Contractor Information
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Contract: _____ Phone: _____ Fax: _____

Owner Information
Name: HOCK / BAVAR STAYTON JOINT VENTURE, L.L.C.
Phone: 410-560-0300

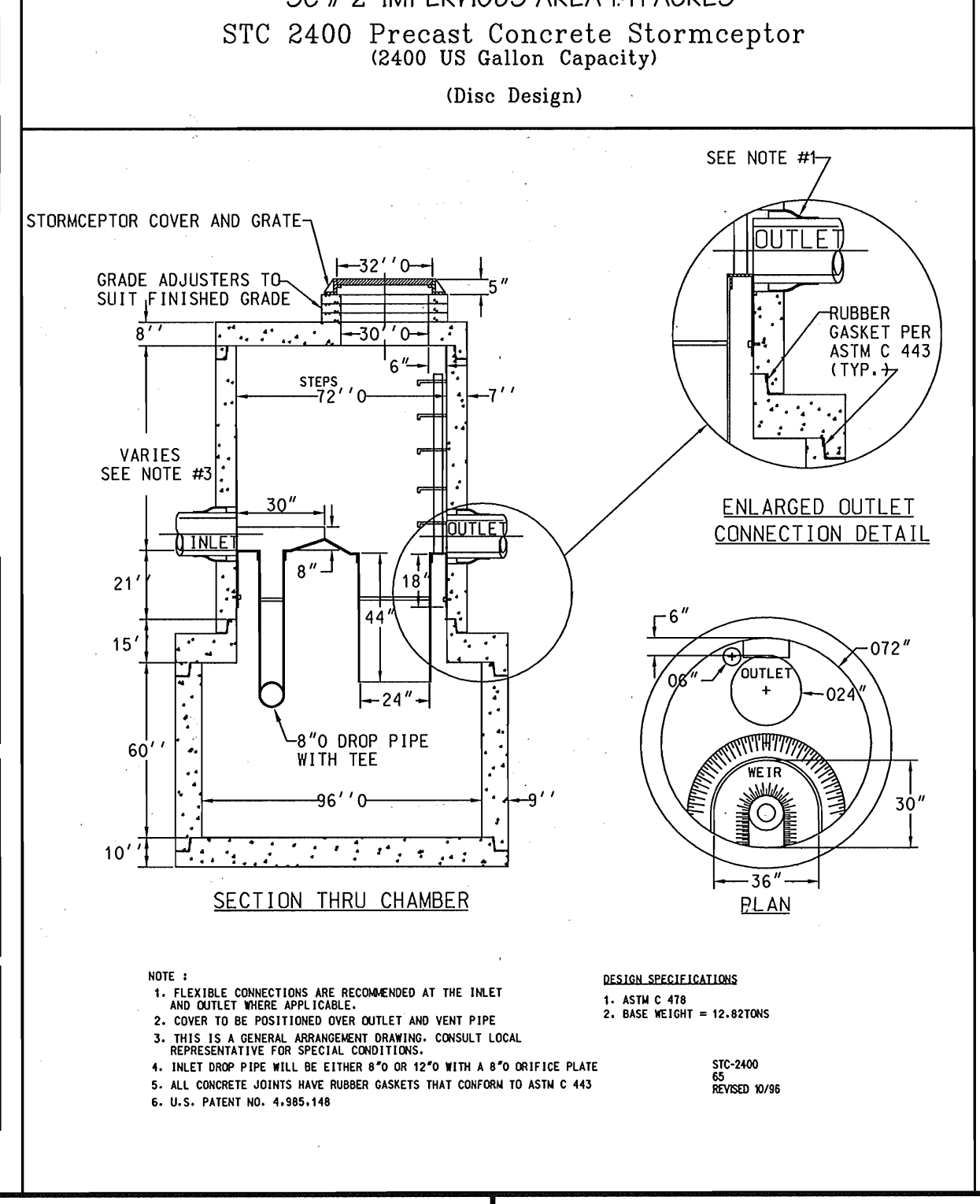
Stormceptor® Model
900 3600
1200 4800
1800 6000
2400 7200

Insert Size
22" 32" 44" Custom

Manhole Number
Top Elevation (ft): 244.06
Inlet Pipe Invert (ft): 238.65
Outlet Pipe Invert (ft): 238.48
Pipe Type: RCCP
Pipe Inside Diameter (in) [ID]: 36"
Pipe Outside Diameter (in) [OD]: 36"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
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Name: HOCK / BAVAR STAYTON JOINT VENTURE, L.L.C.
Phone: 410-560-0300

Stormceptor® Model
900 3600
1200 4800
1800 6000
2400 7200

Insert Size
22" 32" 44" Custom

Manhole Number
Top Elevation (ft): 242.21
Inlet Pipe Invert (ft): 238.84
Outlet Pipe Invert (ft): 238.23
Pipe Type: RCCP
Pipe Inside Diameter (in) [ID]: 36"
Pipe Outside Diameter (in) [OD]: 36"

Project Name: BALTIMORE WASHINGTON INDUSTRIAL PARK
Approximate time frame until required delivery (weeks): _____
Delivery Address: Street _____ State _____ Zip Code _____
City _____ Designer Company: G.W. STEPHENS JR. AND ASSOCIATES
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Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE _____

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE _____

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

DIRECTOR DATE 8/17/01

ADDRESS CHART	SECTION NAME	PARCEL #
PARCEL NO. D-1	STREET ADDRESS BUILDING 'A' 8220 STAYTON DRIVE	D-1
PARCEL NO. D-1	STREET ADDRESS BUILDING 'B' 8240 STAYTON DRIVE	D-1

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL # D-1

PLAT # 74898 BLOCK # B ZONE M-2 ELECT. DIST. 6 CENSUS TRACT 6069.01

WATER CODE B-02 SEWER CODE 4200000

PREPARED BY: **GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Joseph J. Hock, Inc.*
Signature of Engineer: *Cleveland D. Miller*
Date: 10/12/00

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: *James A. Markle Jr.*
Date: 8/12/01
Print Name: JAMES A. MARKLE JR. PE # 11005

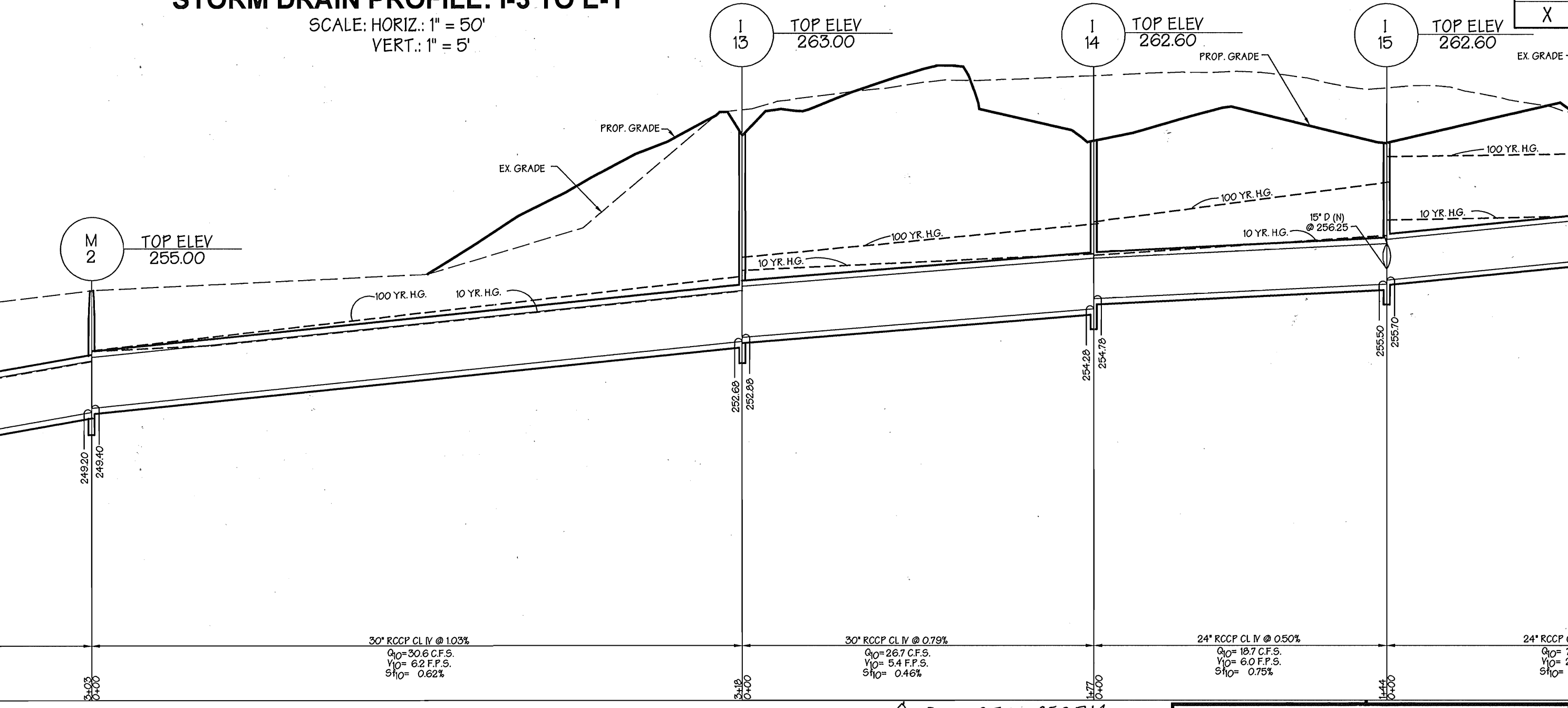
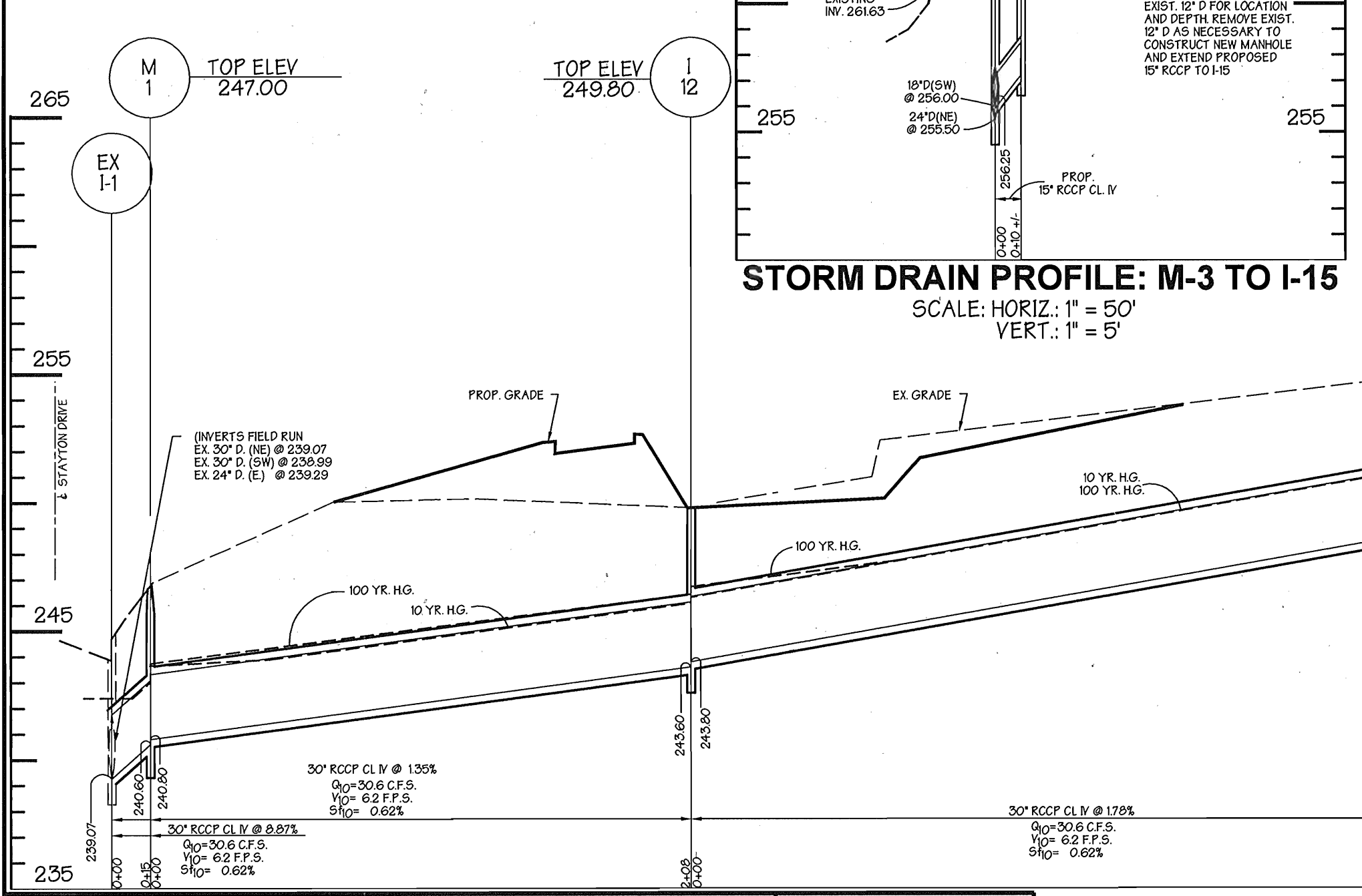
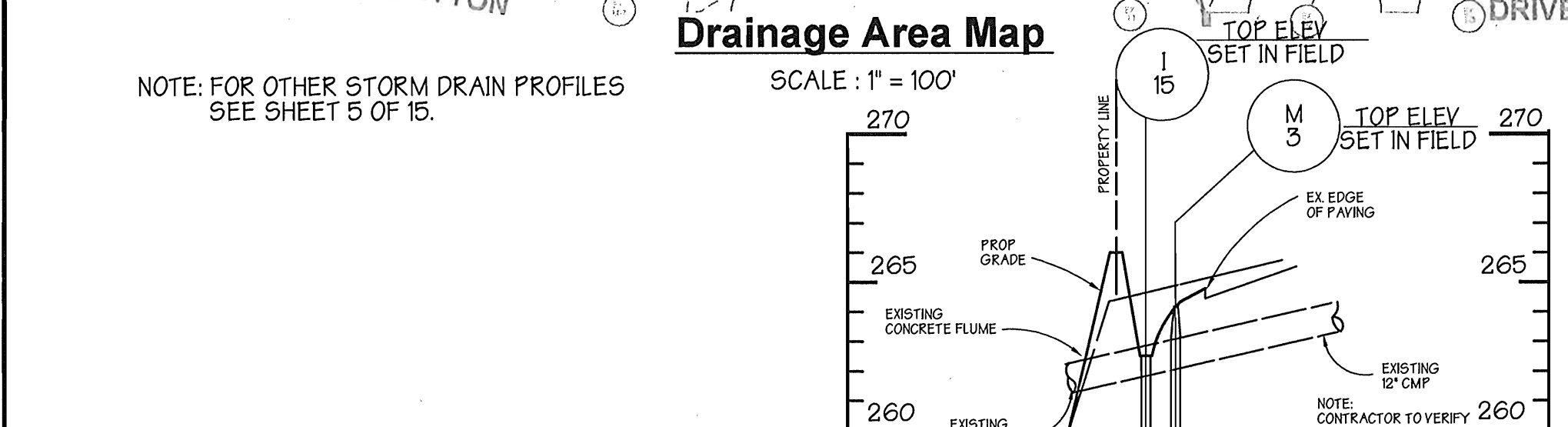
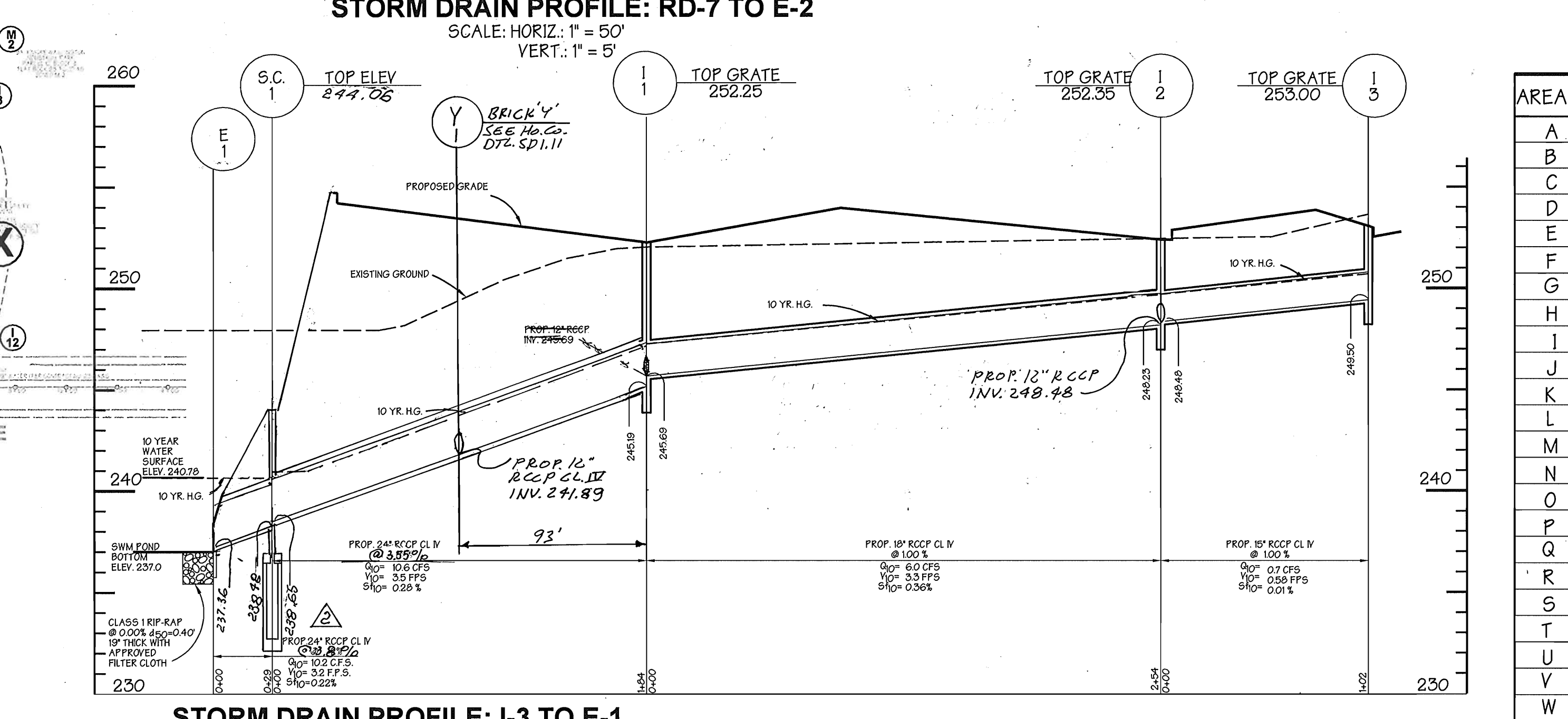
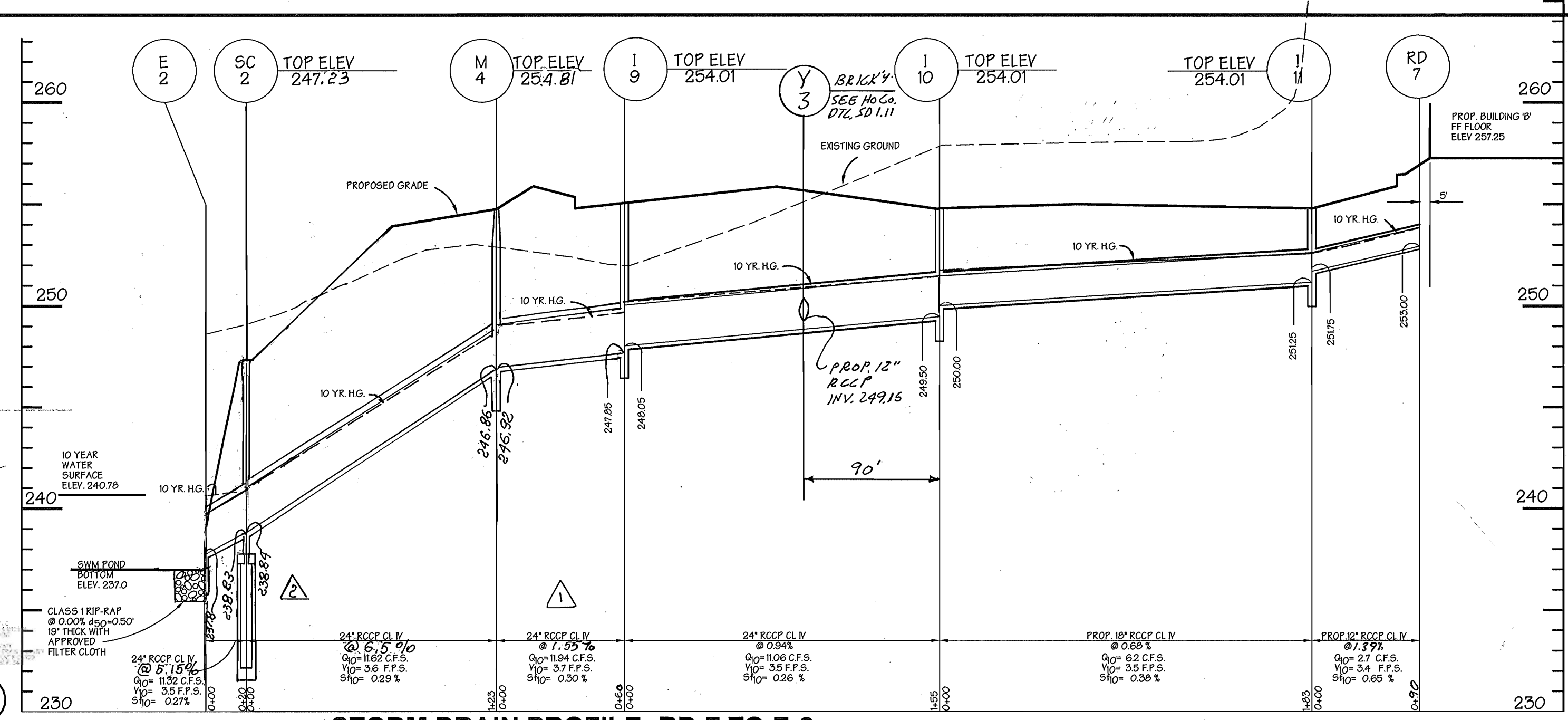
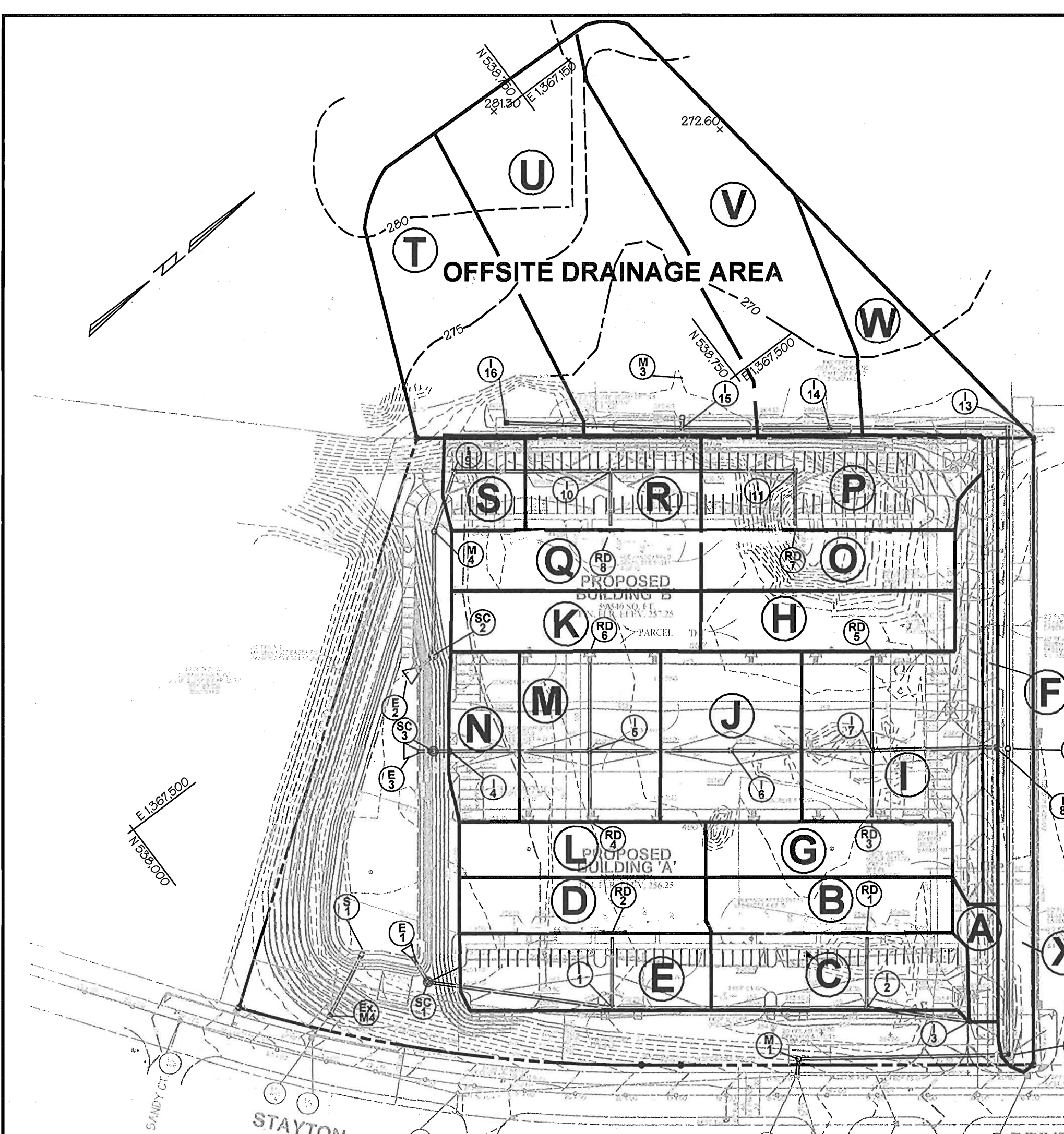
DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS
REVISED BUILDING 'A' & 'B' LAYOUTS AND RELATED ITEMS & DRAINAGE AREAS TO STORMCEPTORS DID NOT CHANGE.
BY G.W.S. DATED 9/30/01.

OWNER/DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
TIMONIUM, MARYLAND 21093
410-560-0300

Stormceptor Plan & Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 SHT. 7 OF 15 DATE: AUGUST 17, 2001
HOWARD CO., MARYLAND
SCALE: As Shown
SDP 01-054
FILE NAME: 9522stormceptorplan.s01



INLET SCHEDULE						
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Qc.f.s.	HO. CO. DTL.
I-1	DOUBLE TYPE 'S' COMB INLET	**252.25	245.69	245.19	3.6	SD 4.34
I-2	DOUBLE TYPE 'S' COMB INLET	**252.35	248.48	248.23	3.9	SD 4.34
I-3	DOUBLE TYPE 'S' COMB INLET	**253.00	---	249.50	0.7	SD 4.34
I-4	DOUBLE TYPE 'S' COMB INLET	**250.25	239.30	239.10	2.53	SD 4.34
I-5	DOUBLE TYPE 'S' INLET	**250.25	241.31	241.06	5.17	SD 4.23
I-6	DOUBLE TYPE 'S' INLET	**250.25	242.51	242.31	5.17	SD 4.23
I-7	DOUBLE TYPE 'S' INLET	**250.25	246.99	246.24	6.93	SD 4.23
I-8	DOUBLE TYPE 'S' COMB INLET	**251.60	---	247.89	1.54	SD 4.34
I-9	TYPE 'S' INLET	**254.01	248.05	247.85	1.27	SD 4.22
I-10	TYPE 'S' INLET	**254.01	250.00	249.50	2.93	SD 4.22
I-11	DOUBLE TYPE 'S' INLET	**254.01	251.75	251.25	3.6	SD 4.23
I-12	TYPE 'D' INLET MODIFIED	**249.80	243.80	243.60	1.0	SD 4.11 SEE SHEET 5 OF 15 FOR DETAILS
I-13	TYPE 'D' INLET MODIFIED	**252.88	252.88	252.68	5.2	SD 4.11 SEE SHEET 5 OF 15 FOR DETAILS
I-14	TYPE 'D' INLET MODIFIED	**254.78	254.28	254.28	9.3	SD 4.11 SEE SHEET 5 OF 15 FOR DETAILS
I-15	TYPE 'D' INLET	**255.70	255.50	255.50	12.3	SD 4.11
I-16	TYPE 'D' INLET	**257.45	---	257.45	7.9	SD 4.11

*INDICATES TOP OF GRATE ELEVATION
 **INDICATES BOTTOM OF CURB ELEVATION
 *** TYPE 'D' INLET TO BE OPEN (4) SIDES

AREA	ACR	C'	% IMP.
A	0.10	0.81	80%
B	0.30	0.95	100%
C	0.48	0.83	83.33%
D	0.30	0.95	100%
E	0.45	0.83	82.22%
F	0.21	0.96	76%
G	0.35	0.95	100%
H	0.31	0.95	100%
I	0.83	0.86	88%
J	0.55	0.96	100%
K	0.35	0.95	100%
L	0.31	0.95	100%
M	0.55	0.96	100%
N	0.27	0.96	100%
O	0.34	0.95	100%
P	0.54	0.68	59.26%
Q	0.34	0.95	100%
R	0.38	0.78	76%
S	0.17	0.76	70.59%
T	0.94	0.86	100%
U	1.46	0.86	100%
V	1.11	0.86	100%
W	0.62	0.86	100%
X	0.50	0.15	100%

STRUCTURE SCHEDULE					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
SC-1	STC 2400	244.06	238.65	238.48	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
SC-2	STC 2400	247.23	238.84	238.83	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
SC-3	STC 4800	245.50	238.00	237.90	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
E-1	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-2	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-3	27" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
M-1	SHALLOW BRICK MANHOLE	247.00	240.80	240.60	G 5.05
M-2	SHALLOW BRICK MANHOLE	255.00	249.40	249.20	G 5.05
M-3	STD. BRICK MANHOLE	SET IN FIELD	SET IN FIELD	SET IN FIELD	G 5.01
M-4	STD. BRICK MANHOLE	254.81	246.92	246.86	G 5.01

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
SC-1	STC 2400	244.06	238.65	238.48	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
SC-2	STC 2400	247.23	238.84	238.83	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
SC-3	STC 4800	245.50	238.00	237.90	SEE STORMCEPTOR PLAN SH. 7 OF 15 FOR DETAILS
E-1	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-2	24" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
E-3	27" CONC. END SECTION	SET IN FIELD	---	237.00	SD 5.51
M-1	SHALLOW BRICK MANHOLE	247.00	240.80	240.60	G 5.05
M-2	SHALLOW BRICK MANHOLE	255.00	249.40	249.20	G 5.05
M-3	STD. BRICK MANHOLE	SET IN FIELD	SET IN FIELD	SET IN FIELD	G 5.01
M-4	STD. BRICK MANHOLE	254.81	246.92	246.86	G 5.01

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for soil-erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/21

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/10/21

DIRECTOR DATE 8/12/21

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

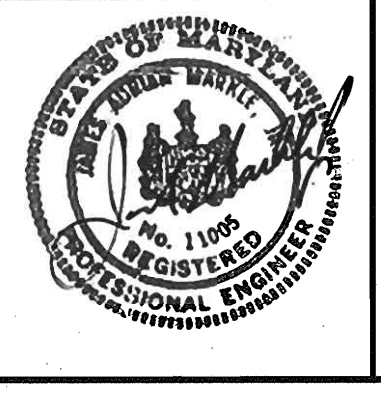
SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT: 1494 (F 01-100) BLOCK: B ZONE: M-2 TAX MAP: 49 ELECT. DIST.: 6 CENSUS TRACT: 6069.01

WATER CODE: B-02 SEWER CODE: 4200000

PREPARED BY:

GWS GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



NOTE: ALL STORM DRAINS TO BE RCCP OR HDPE UNLESS OTHERWISE NOTED.

STORM DRAIN PROFILE: I-16 TO EX I
 SCALE: HORIZ.: 1" = 50'
 VERT.: 1" = 5'

REVISED STORM SEPTORS & STORM DRAINS GOING IN & OUT FROM THEM. BY GWS. 5.26.05

OWNER/DEVELOPER: HOCK / BAVAR STAYTON II, L.L.C.
 C/O BAVAR PROPERTIES GROUP, L.L.C.
 1988 GREENSPRING DRIVE SUITE # 508
 TIMONUM, MARYLAND 21093
 410-580-0300

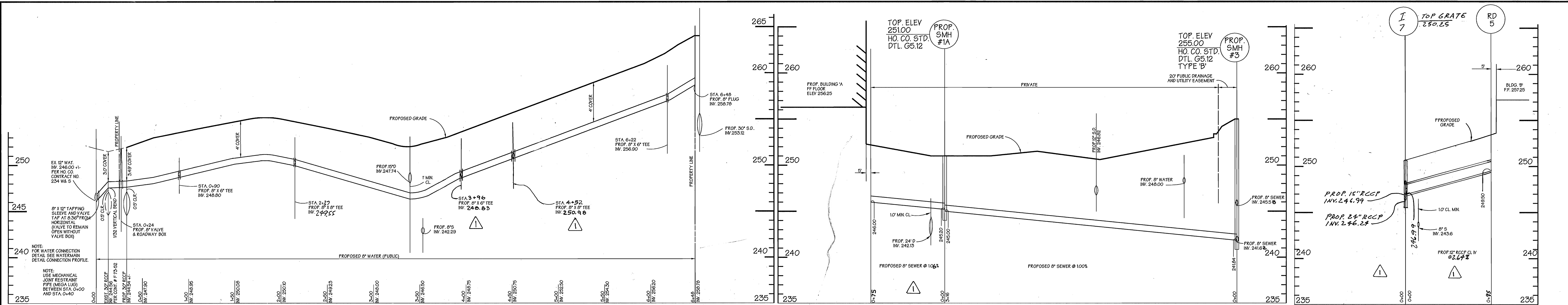
DESIGNED BY: P.R.C.
 DRAWN BY: K.E.
 CHECKED BY: P.R.C.
 REVISIONS

REVISOR: REVISED BUILDING 'A' 4' BY LAYOUT DRAINAGE AREA MAP AND RELATED ITEMS REVISED STORM DRAIN PROFILE BY GWS DATED 9/20/21

Drainage Area Map & Storm Drain Profiles
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 SHT. 6 OF 15 SCALE: As Shown
 HOWARD CO., MARYLAND DATE: AUGUST 17, 2000

SDP 01-054



Watermain Profile

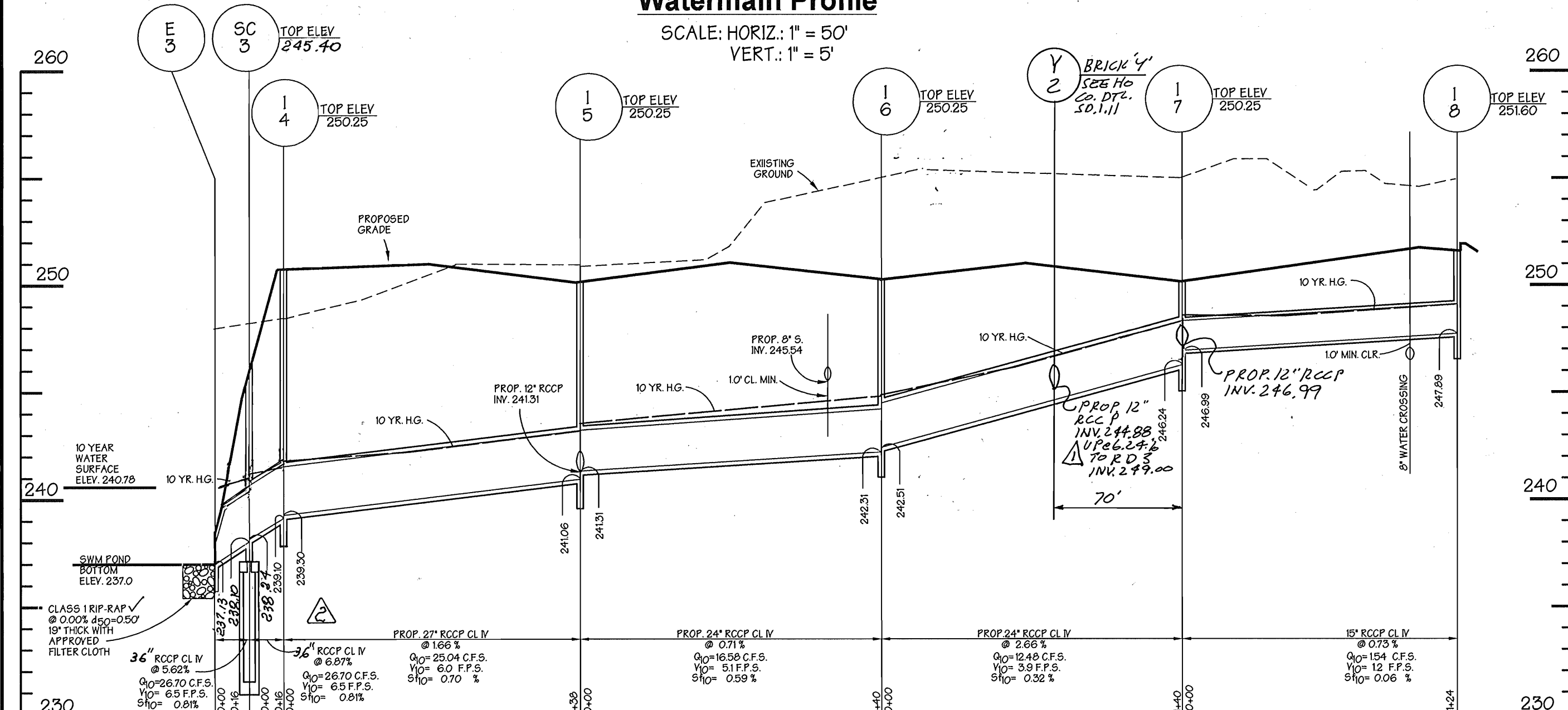
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'

Sewer Profile

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

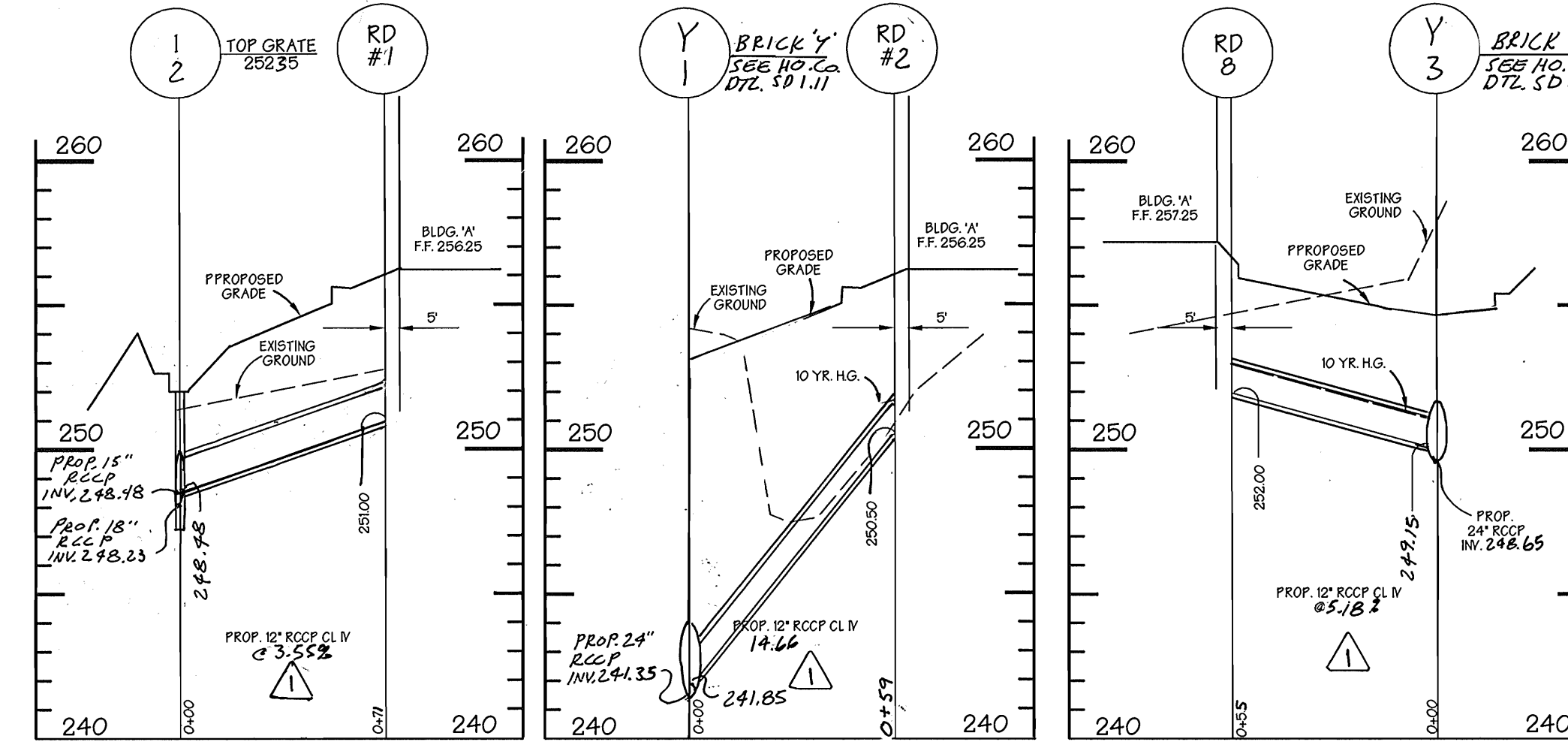
STORM DRAIN PROFILE

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



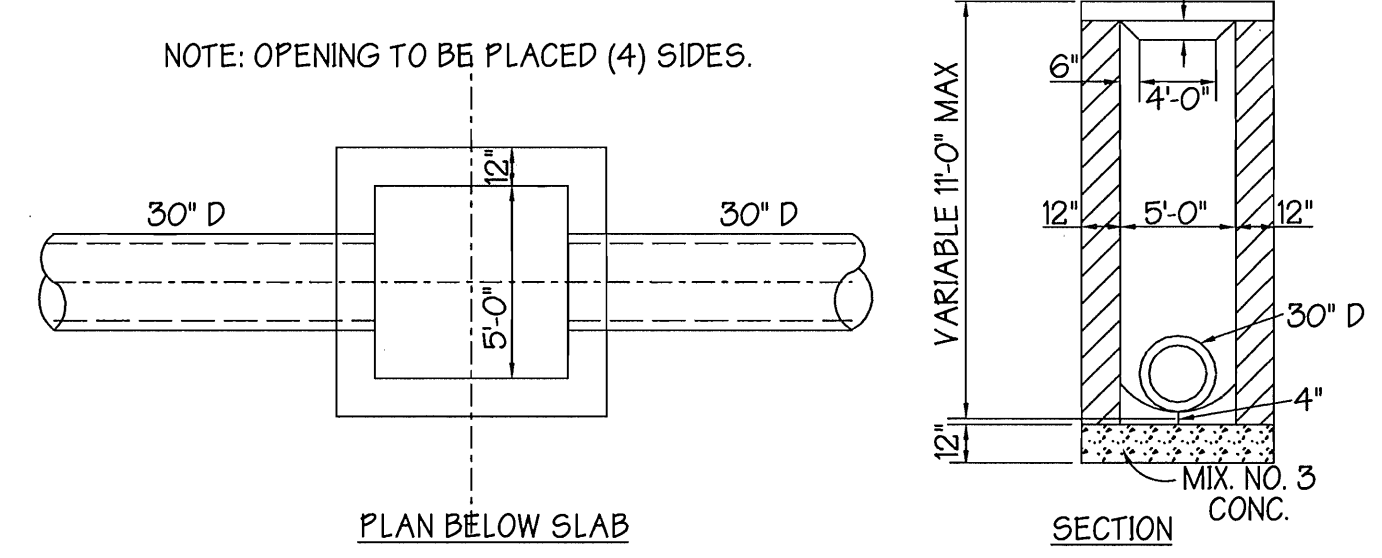
STORM DRAIN PROFILE

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

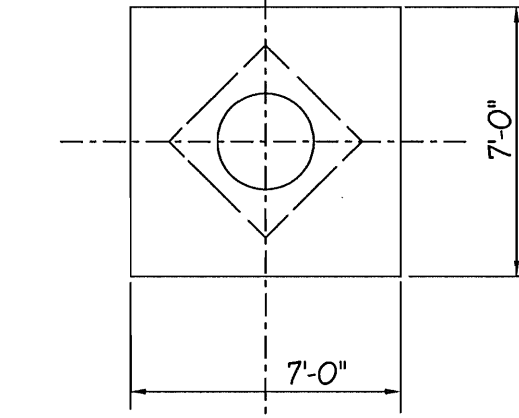


STORM DRAIN PROFILES

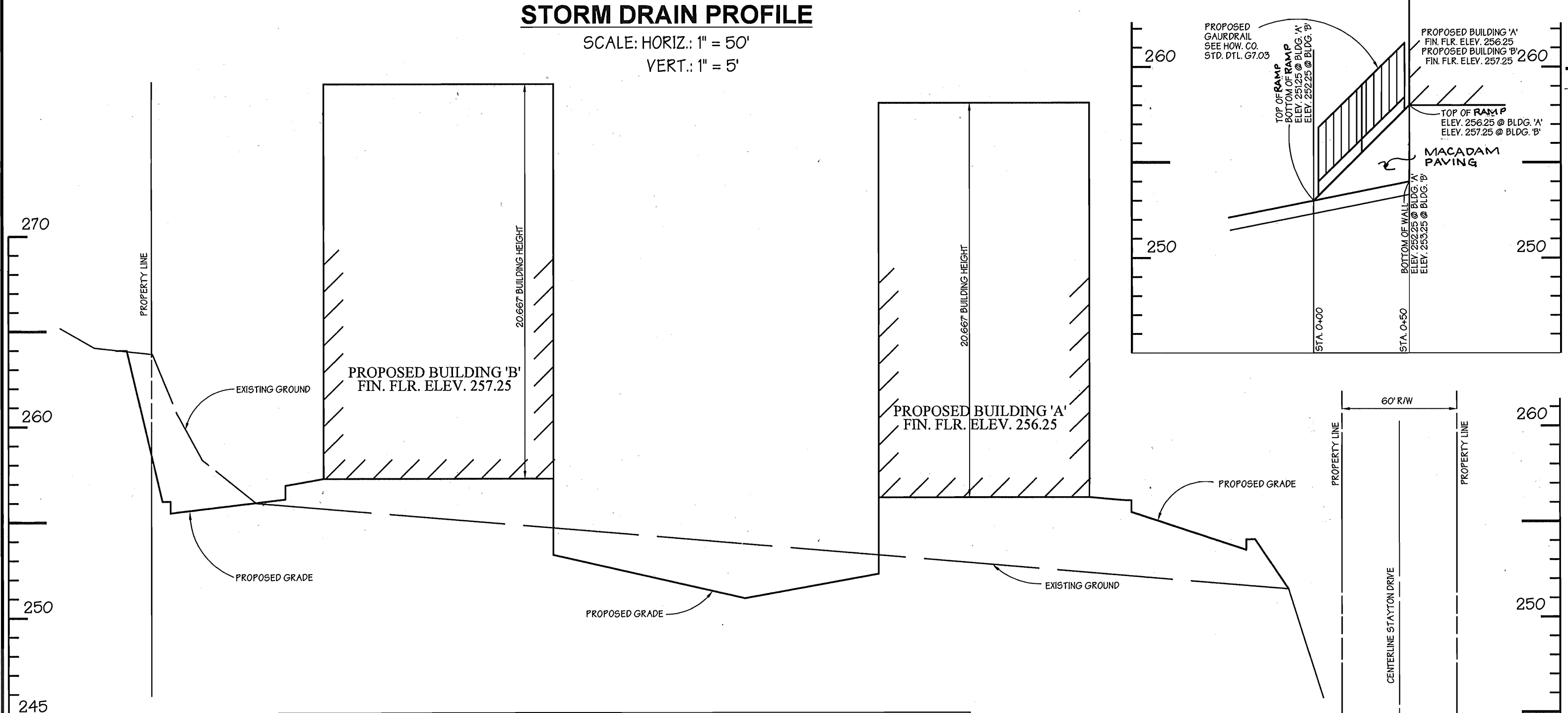
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



NOTE: FOR SPACING OF REINFORCED BARS SEE SD 4.11 HO. CO. STD. DTL.

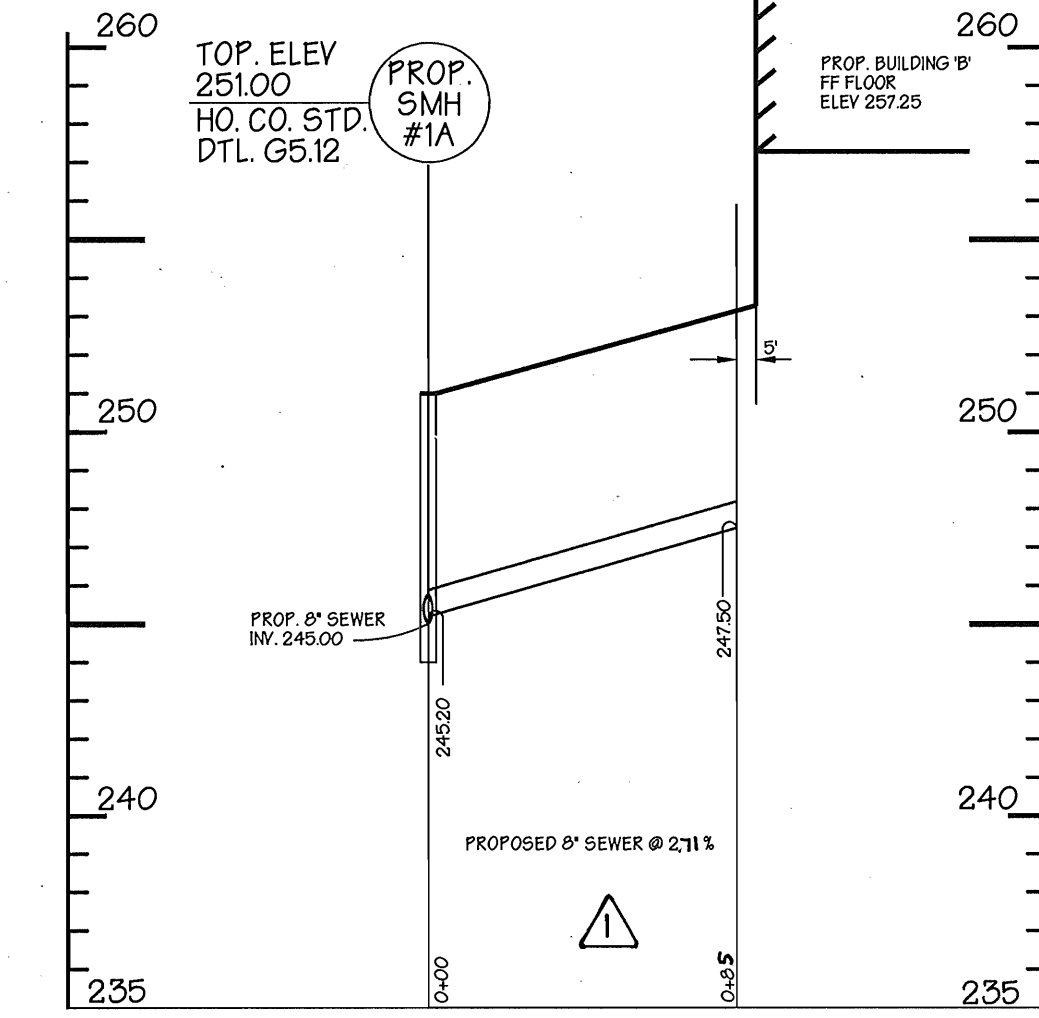


**SLAB
MODIFIED TYPE 'D' INLET DETAIL
N.T.S.**



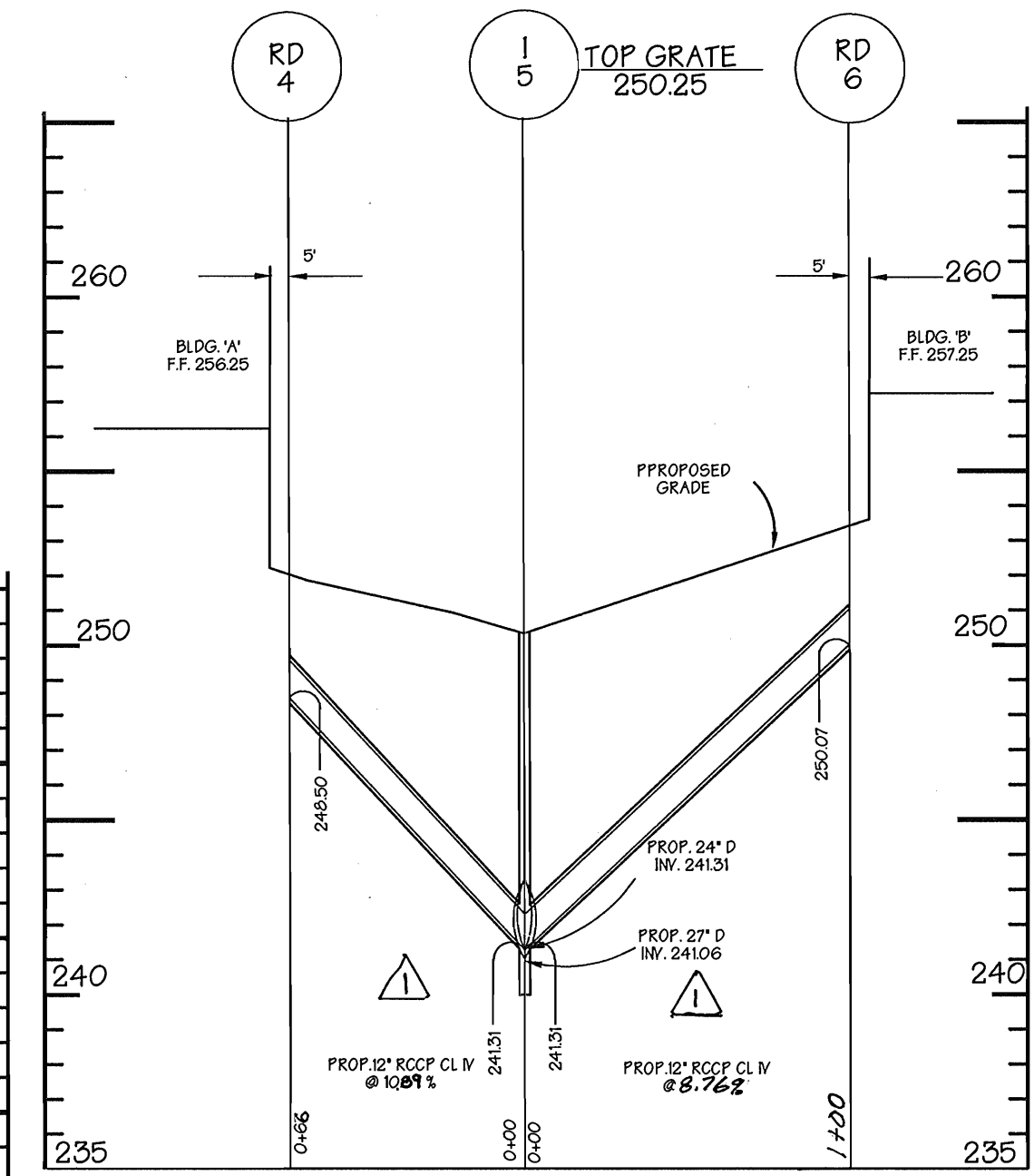
Typ. RAMP PROFILE

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



SEWER PROFILE

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



REVISED STORM DRAIN PROFILE, GWS, 5.26.05

PREPARED BY:

GWS

**GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.**
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



**Building
Section C-C**
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS:
REVISED STORM DRAIN PROFILES, WATER PROFILES AND RAMP WALL PROFILE.
BY G.W.S. DATED 9/30/03

OWNER/DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE # 608
TIMONIUM, MARYLAND 21093
410-580-0300

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/01

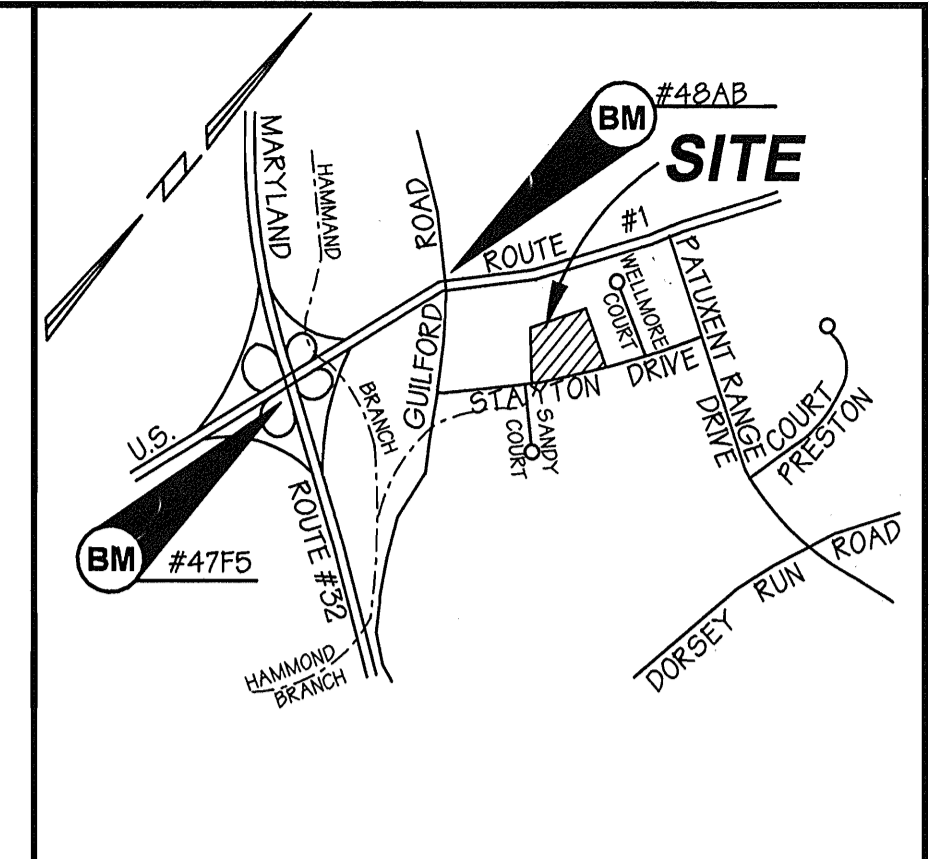
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

DIRECTOR DATE 8/17/01

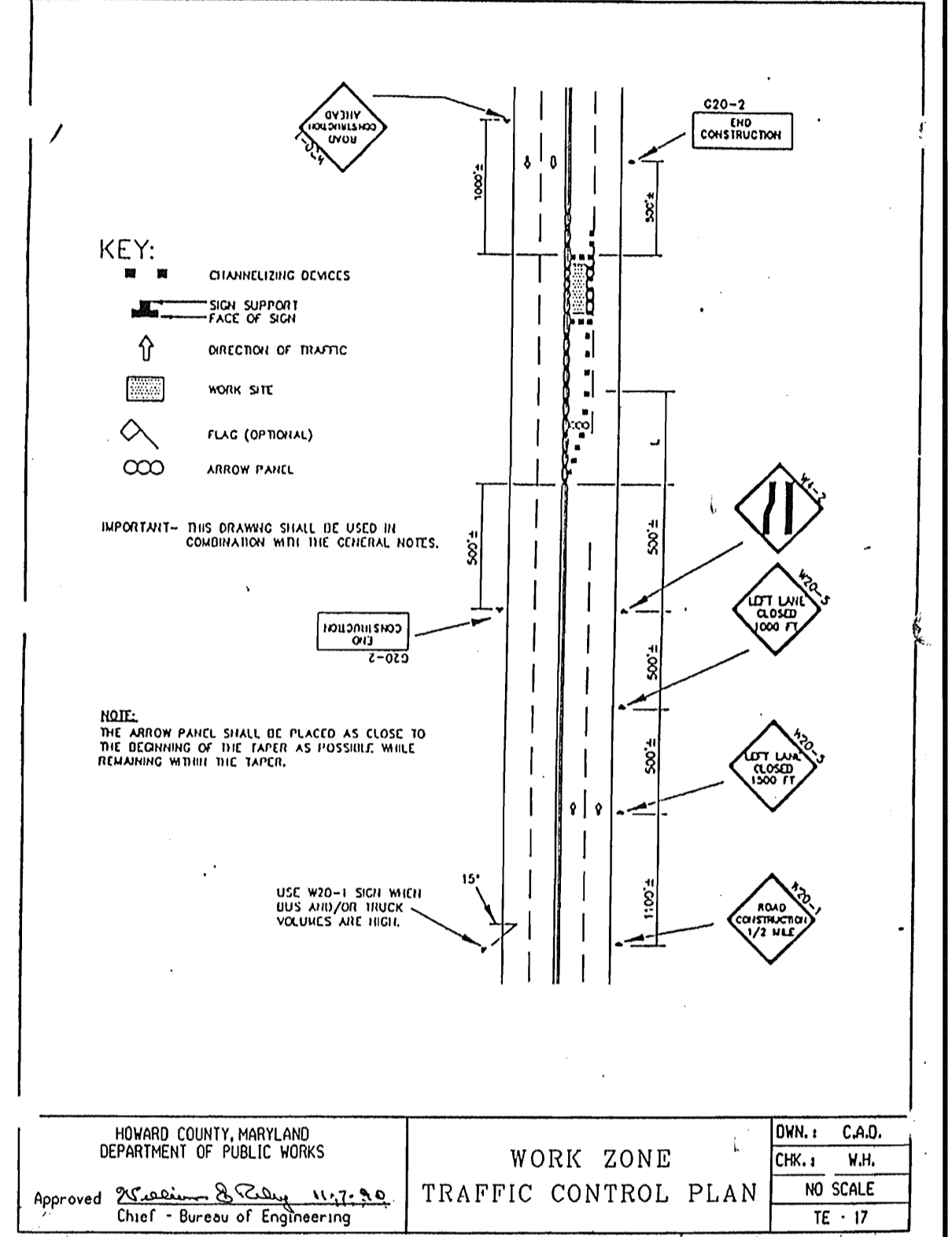
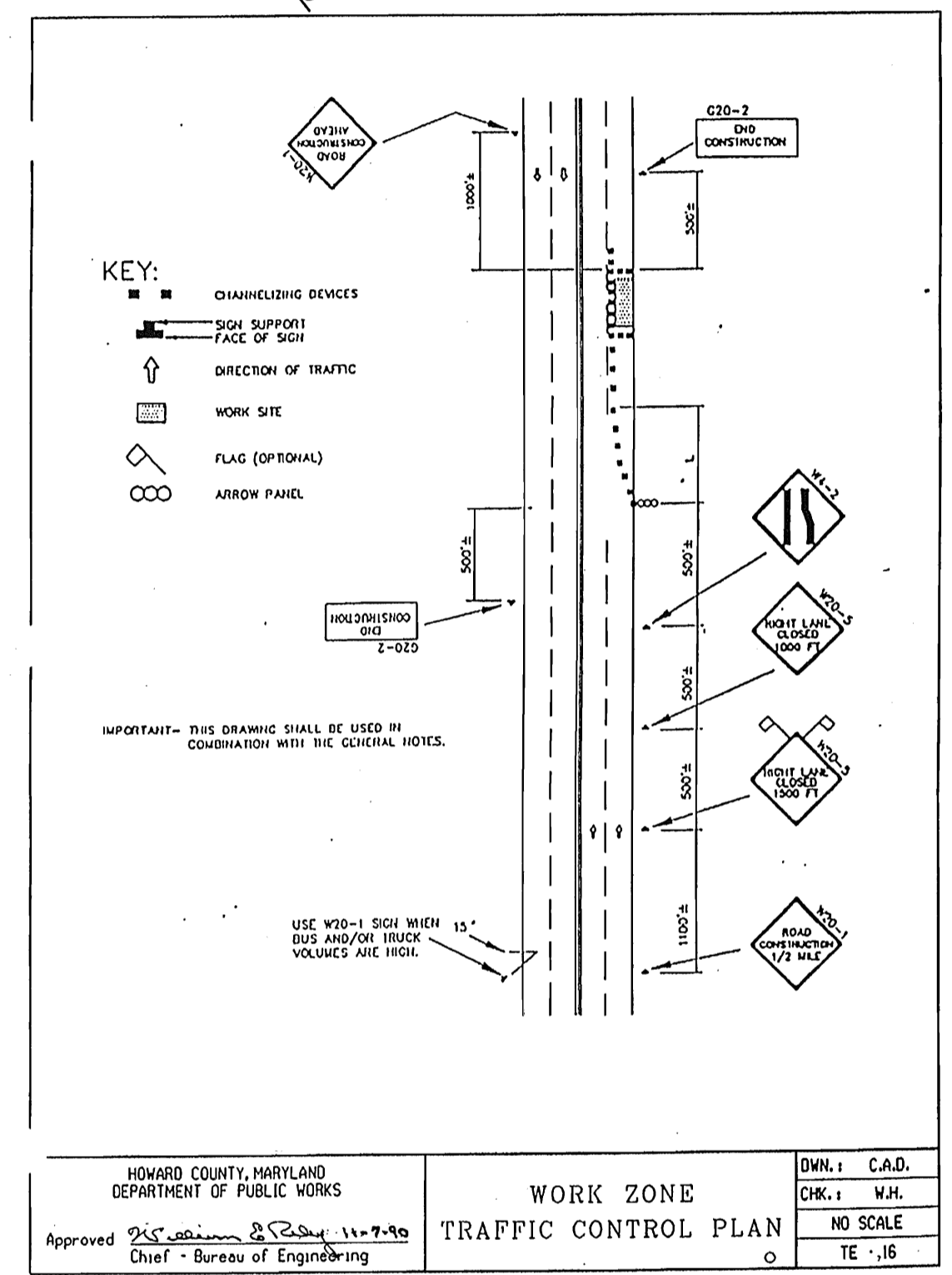
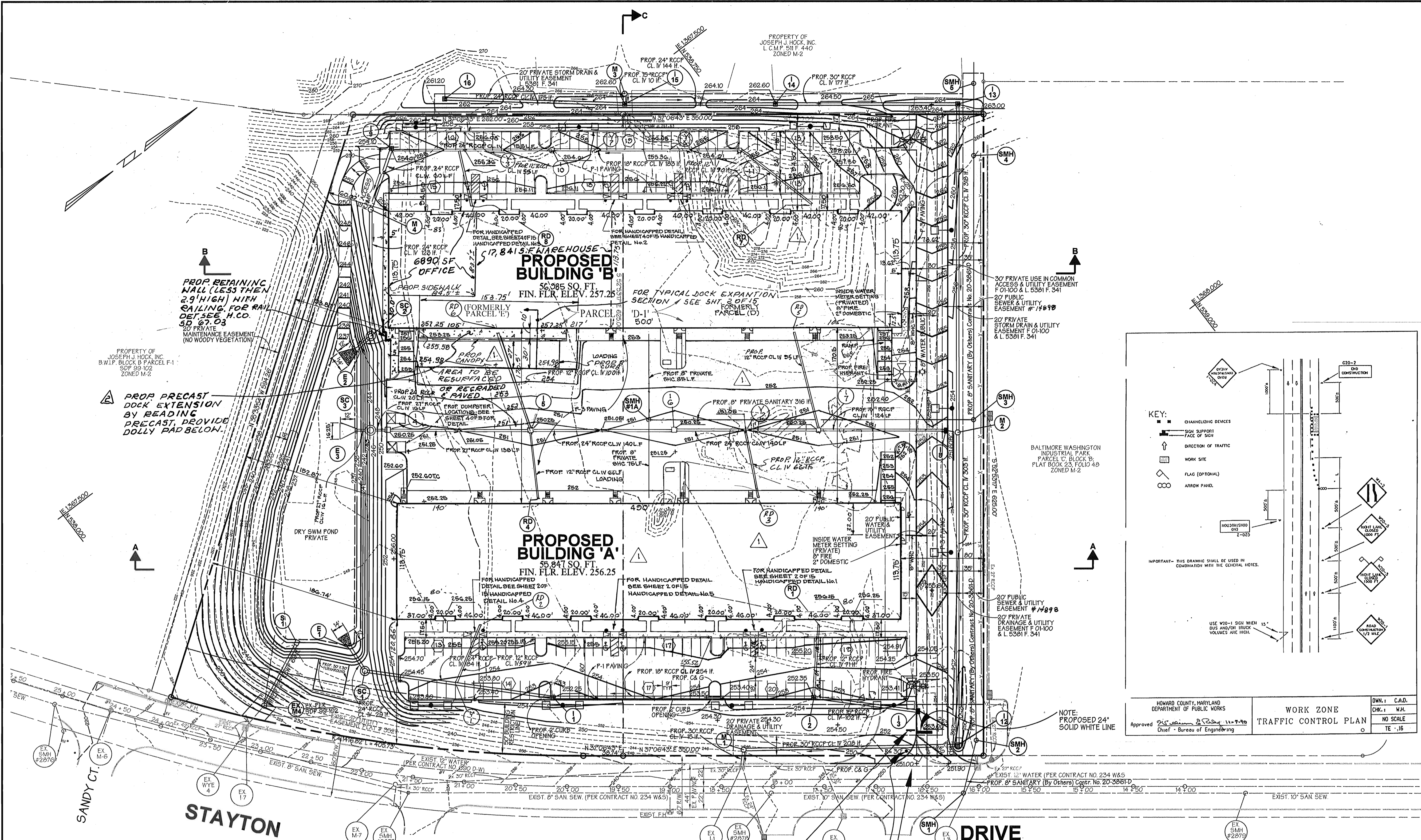
ADDRESS CHART		
PARCEL NO.	STREET ADDRESS	
D-1	BUILDING 'A' 8220 STAYTON DRIVE	
D-1	BUILDING 'B' 8240 STAYTON DRIVE	
SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1
PLAT # 7898 (F 01-100)	BLOCK B	ZONE M-2
	ZONE MAP 4B	ELECT. DIST. 6
		CENSUS TRACT 6069.01
WATER CODE B-02	SEWER CODE 4200000	

Site Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON
INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SDP 01-054
SHT. 5 OF 15
SCALE: As Shown
DATE: AUGUST 17, 2000
FILE NAME: 9522atcdetails1.s01

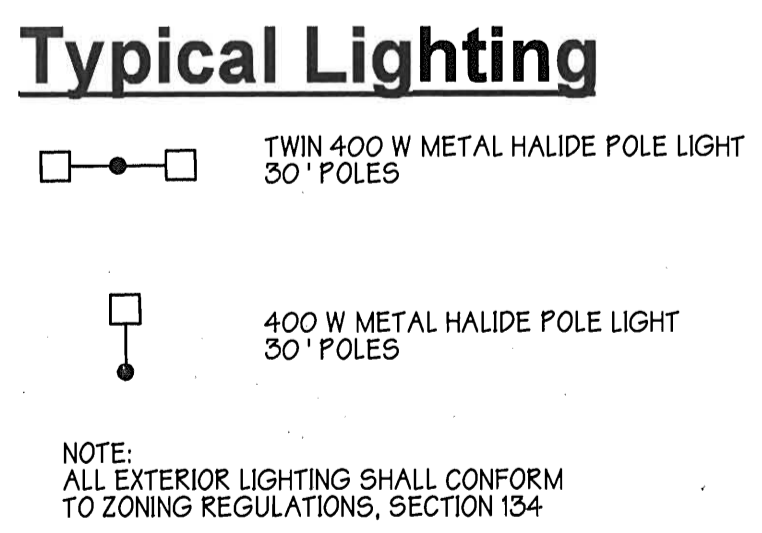


Location Map
SCALE 1" = 2,000'

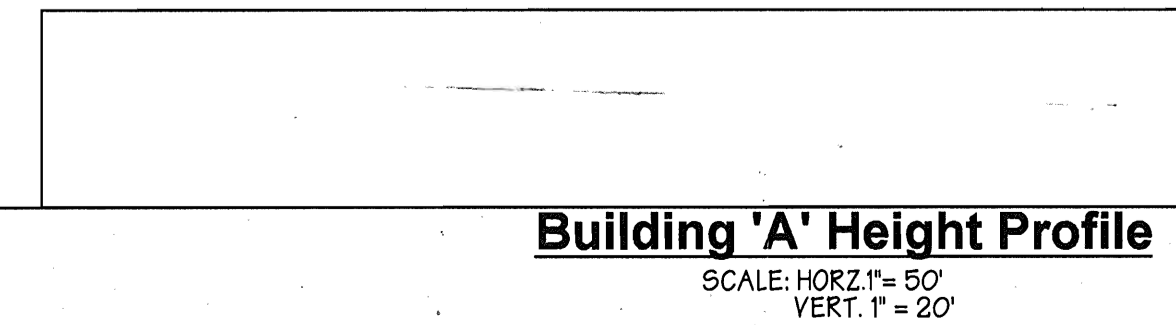
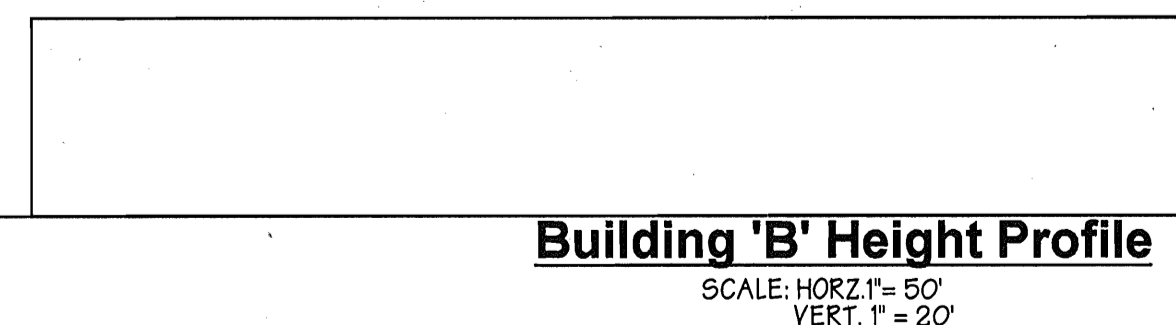


Legend

Property Line	---
Ex. 2' Contours	----- 254
Ex. 10' Contours	----- 355
Prop. 2' Contours	----- 254
Prop. 10' Contours	----- 355
Ex. Curb & Gutter	---
Prop. Curb & Gutter	---
Bldg. Restriction Line	---
Ex. Sanitary	---
Ex. Storm Drain	---
Ex. Water	---
Prop. Sanitary	---
Prop. Storm Drain	---
Prop. Water	---
Light Duty Paving (P-1)	---
Intermediate Duty Paving (P-3)	---
Parking Count	---
Handicapp Parking Space	---



PLAN
SCALE: 1" = 50'



ADDED ARAMARK TENANT SPACE (OFFICE/WAREHOUSE)
ADDED DOCK EXPANSION WITH CONCRETE DOLLY PAD AND CANOPY TO BACK OF BUILDING 'B'. ADDED 5' SIDEWALK TO SOUTHWEST END OF BUILDING 'B'. REVISED GRADING ACCORDINGLY
BY GWS. DATED 2/01/05

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS:
REVISED BUILDING A & B LAYOUT AND RELATED ITEMS. DID NOT INCREASE TOTAL BUILDING SQUARE FOOTAGE - BY GWS DATED 9/13/02

OWNER/DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-580-0300

Site Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

SDP 01-054
ELECTION DISTRICT : 6
HOWARD CO., MARYLAND
SHT. 3 OF 15
DATE : AUGUST 17, 2000
SCALE : As Shown
File Name : 9522siteplans01

Reviewed for Howard SCD and meets Technical Requirements

Jim Hayes / 6/5
USDA NATURAL RESOURCES CONSERVATION SERVICE
DATE 8/6/01

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

John De
HOWARD SOIL CONSERVATION DISTRICT
DATE 8/6/01

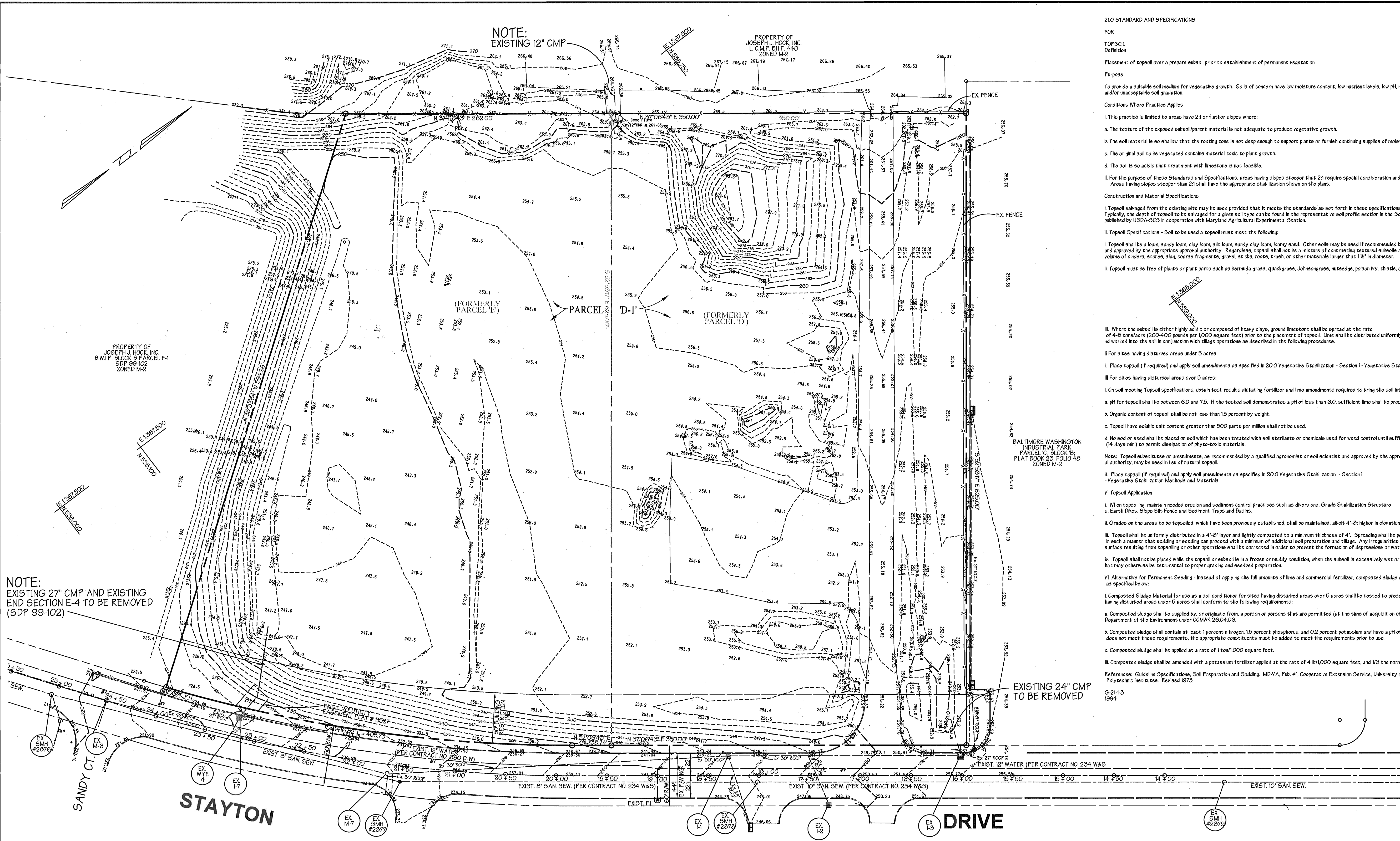
APPROVED: Howard County Department of Planning and Zoning

John De
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 8/13/01

John De
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 9/7/01

Harold J. K. Taylor
DIRECTOR
DATE 8/17/01

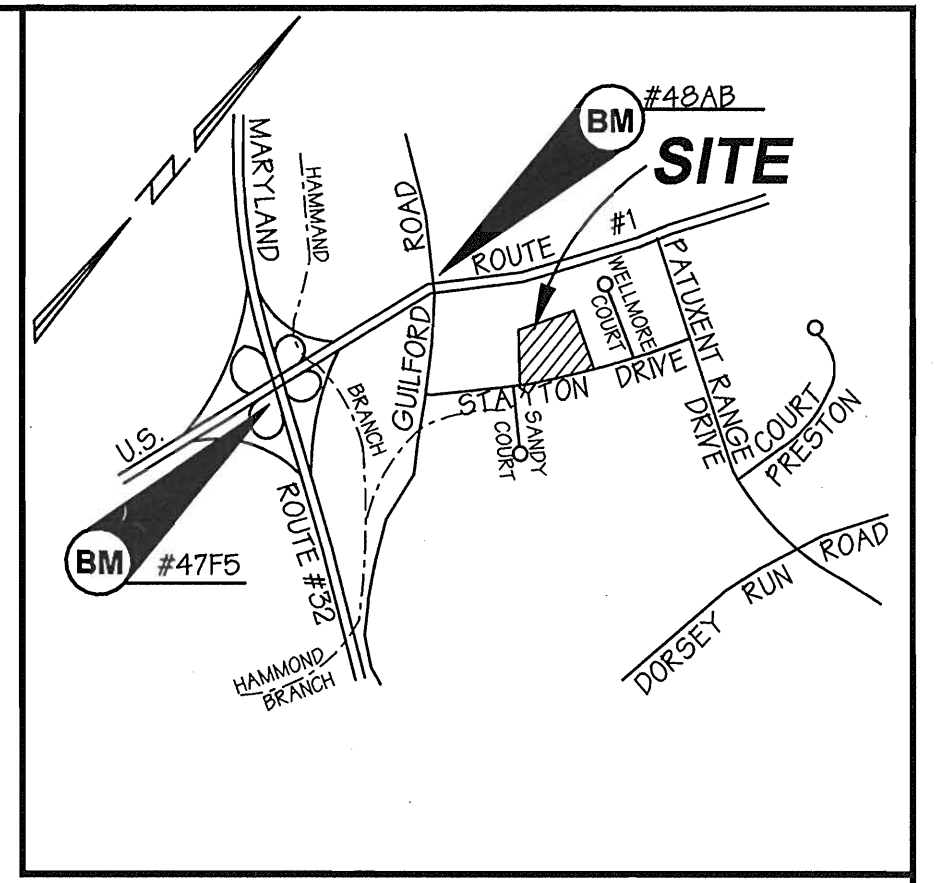
ADDRESS CHART					
PARCEL NO.	STREET ADDRESS				
D-1	BUILDING 'A' 8220 STAYTON DRIVE				
D-1	BUILDING 'B' 8240 STAYTON DRIVE				
SUBDIVISION NAME					
Baltimore Washington Industrial Park					
PLAT # 17899 (F01-100)	BLOCK # B	ZONE M-2	SEWER MAP 48	ELECT. DIST. 6	CENSUS TRACT 6069.01
WATER CODE B-02		SEWER CODE 4200000			



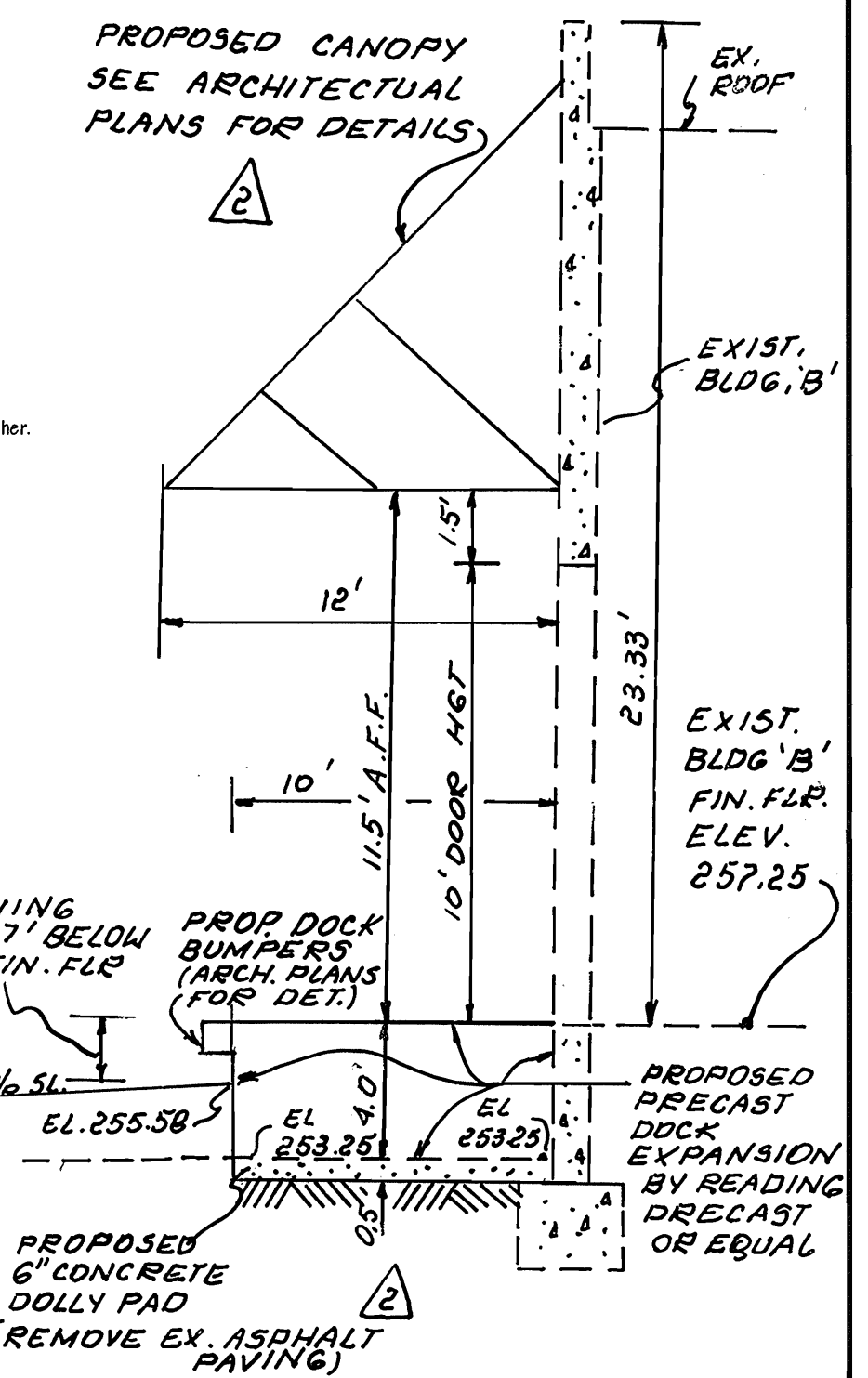
NOTE:
EXISTING 27" CMP AND EXISTING
END SECTION E-4 TO BE REMOVED
(SDP 99-102)

NOTE:
EXISTING 12" CMP

210 STANDARD AND SPECIFICATIONS
FOR
TOPSOIL
Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
Conditions Where Practice Applies
I. This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.
II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
Construction and Material Specifications
I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
II. Topsoil Specifications - Soil to be used a topsoil must meet the following:
1. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 2% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
II. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
III. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
II. For sites having disturbed areas under D areas:
I. Place topsoil (if required) and apply soil amendments as specified in 200 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
III. For sites having disturbed areas over D areas:
I. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
b. Organic content of topsoil shall be not less than 15 percent by weight.
c. Topsoil have soluble salt content greater than 500 parts per million shall not be used.
d. No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit dissipation of phytotoxic materials.
Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
II. Place topsoil (if required) and apply soil amendments as specified in 200 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
V. Topsoil Application
I. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structure or Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
II. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4"-8" higher in elevation.
III. Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
IV. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and sodded preparation.
VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
I. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
b. Composted sludge shall contain at least 1 percent nitrogen, 15 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
III. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.
References: Guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.
G-21-1-5
1994

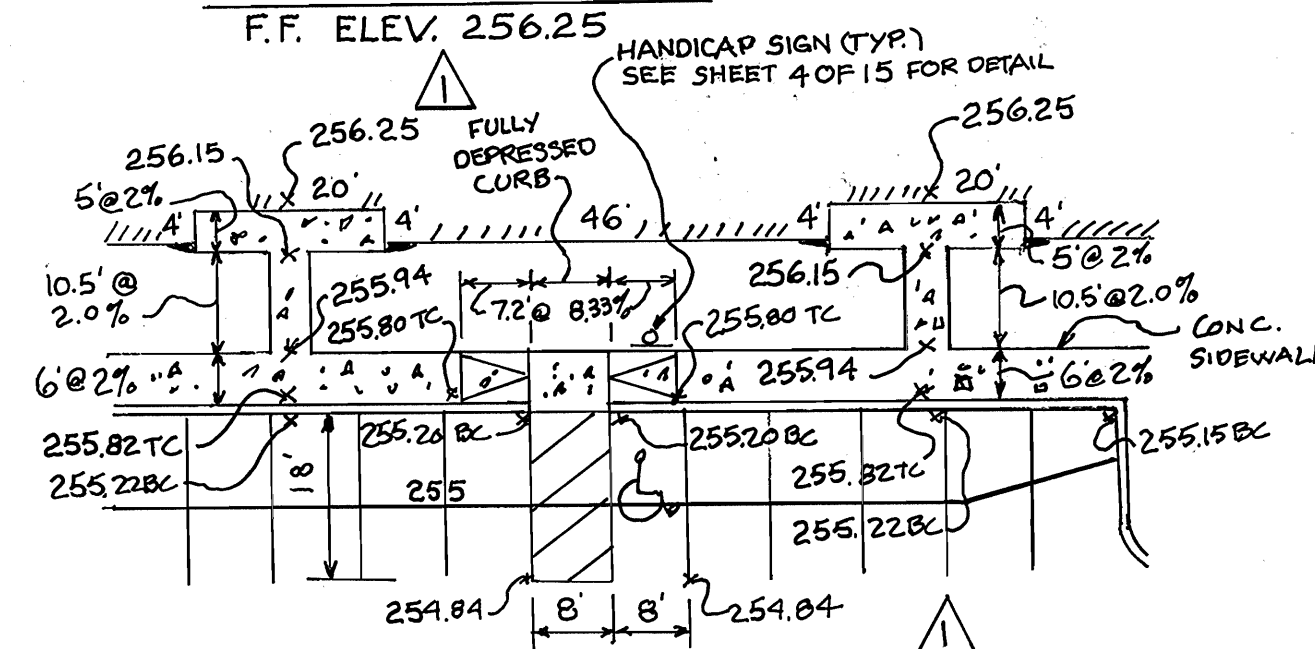


Location Map
SCALE 1" = 2,000'



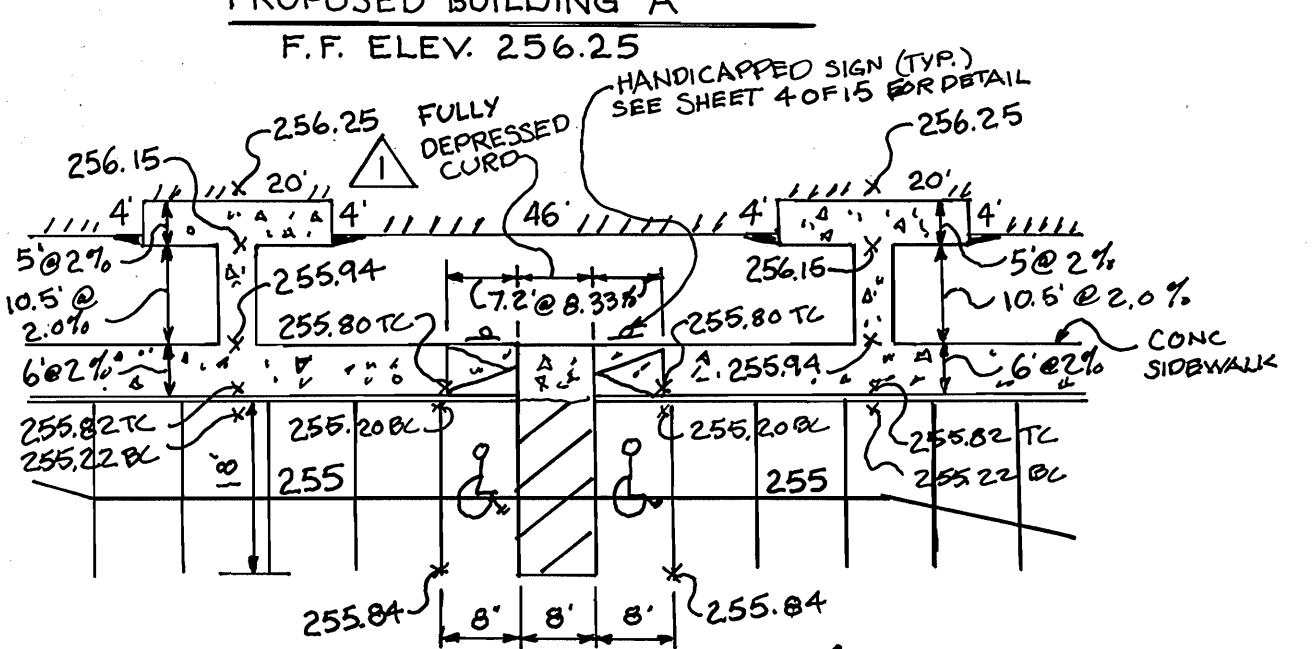
TYPICAL DOCK EXPANSION SECTION (SEE ARCH. PLANS N.T.S. FOR DETAILS)

PROPOSED BUILDING 'A' F.F. ELEV. 256.25
SCALE: 1" = 50'



HANDICAPPED DETAIL NO. 4
SCALE: 1" = 20'

PROPOSED BUILDING 'A' F.F. ELEV. 256.25
SCALE: 1" = 50'



HANDICAPPED DETAIL NO. 5
SCALE: 1" = 20'

ADDED TYPICAL DOCK EXPANSION SECTION BY G.W.S. DATED 2.1.05

Reviewed for Howard SCD and meets Technical Requirements		
USDA-NATURAL RESOURCES CONSERVATION SERVICE	DATE	
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District		
HOWARD SOIL CONSERVATION DISTRICT	DATE	
APPROVED: Howard County Department of Planning and Zoning		
Chief, Development Engineering Division	8/13/01	
Chief, Division of Land Development	8/17/01	
Director	8/13/01	
ADDRESS CHART		
PARCEL NO.	STREET ADDRESS	
D-1	BUILDING 'A' 0220 STAYTON DRIVE	
D-1	BUILDING 'B' 0240 STAYTON DRIVE	
SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1
PLAT # 14898 (F01-100)	BLOCK # B	ZONE # M-2
MAP # 4B	ELECT. DIST. # 6	CENSUS TRACT # 6069.01
WATER CODE B-02	SEWER CODE	4200000

PREPARED BY:
GWS
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS
ADDED HANDICAPPED DETAILS 4 AND 5 BY G.W.S. DATED 9/30/03.

OWNER/DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1988 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-580-0300

Existing Conditions Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SDP 01-054
SCALE: As Shown
DATE: AUGUST 17, 2000
SHT. 2 OF 15
File Name: 9522xstisngitconditonsplans01

Construction Notes and General Notes

- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-319-1800 AT LEAST 24 HOURS PRIOR TO STARTING ANY OF THE WORK SHOWN HEREON.
- ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
- ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR PLACEMENT OF MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT G. W. STEPHENS AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OFFSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
- ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE EXCEPTING THOSE ASSOCIATED WITH LANDSCAPE BERMING. ALL GRADING UNDER PROPOSED PAVING, AND ALL FILL AND COMPACTION SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE MINIMUM 4 FOOT BENCH AT EDGE OF PAVING IN FILL AREAS. MAXIMUM SLOPE OF BENCH SHALL BE 4% (1/4 IN PER FOOT).
- MAXIMUM SLOPE SHALL BE 2 HORIZONTALLY TO 1 VERTICALLY.
- CONTRACTOR SHALL PLACE 4" MINIMUM TOPSOIL IN LANDSCAPE AREAS.
- CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES." ALL STREET AND REGULATORY SIGNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF FINISHED PAVING.
- THE CONTRACTOR SHALL REPLACE ANY EXISTING BITUMINOUS PAVING OR SUB-BASE WHICH IS DAMAGED OR REMOVED DURING CONSTRUCTION. ALL EXCAVATED AREAS SHALL BE BACKFILLED AND IN ACCORDANCE WITH THE SOILS REPORT AND/OR AS DIRECTED BY GEOTECHNICAL ENGINEER. ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFILLED AND COMPACTED.
- IN AN AREA WHERE EXCAVATION IS NEEDED WITHIN THE ROAD RIGHT-OF-WAY, EXCAVATION MUST BE MADE WITHIN ONE (1) FOOT OF THE FINAL SUBGRADE.
- WHERE FILL IS PROPOSED WITHIN THE ROAD RIGHT-OF-WAY, THE FILL SHALL BE A MINIMUM OF TWO (2) FEET BELOW THE FINAL ROAD SUBGRADE.
- ALL LIGHTING TO COMPLY WITH ZONING REGULATION SPECIFICATIONS SECTION 134 OUTDOOR LIGHTING. SEE SHEET 3 OF 15 FOR DETAILS.
- ALL STORM DRAINS TO BE RCP OR HDPE UNLESS OTHERWISE NOTED.
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
- THE ADEQUATE PUBLIC FACILITIES ORDINANCE ROADS TEST WAS APPROVED ON MARCH 21, 2001.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE OF SECTIONS 16.1202(b)(1)(iii) - SITE WAS MAINTAINED PRIOR TO 12/31/92.
- STORMWATER MANAGEMENT POND IS DRY AND PRIVATE.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT FOR PARCEL D-1 AND PARCEL 121, THE HOCK PROPERTY, HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. AS LIBER 5391 / FOLIO 341.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES, 35 SHADE TREES, 10 EVERGREENS, 125 SHRUBS AND 4 ORNAMENTAL TREES IN THE AMOUNT OF \$ 15,960.00, IS A PART OF THE DEVELOPER'S AGREEMENT.

NOTE:
A WAIVER REQUEST WAS GRANTED NOVEMBER 14, 2000 FROM THE HOWARD COUNTY DESIGN MANUAL VOLUME I, SECTION 52.4.1, AND SECTION 52.6.F.1 TO MAINTAIN THE TOP OF THE POND 20 FEET FROM THE PROPERTY LINE, AND TO PROVIDE 3:1 SLOPE ONLY ON THE UPSTREAM AND DOWNSTREAM OF THE EMBANKMENT.

NOTE:
A WAIVER REQUEST WAS GRANTED FEBRUARY 02, 2001 FROM THE HOWARD COUNTY DESIGN MANUAL VOLUME III, CHAPTER 2, SECTION 2.6.4 (WHICH REQUIRES A MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE SPACED 250 FEET APART) IN OUR CASE IT IS MORE FEASIBLE TO KEEP DRIVEWAY WHERE IT IS OPPOSITE FROM DRIVEWAY ON OTHER SIDE OF STAYTON DRIVE.

Site Development Plans

for
Parcel D-1
(Formerly Parcels D & E)

Stayton Business Center II

Baltimore Washington Industrial Park

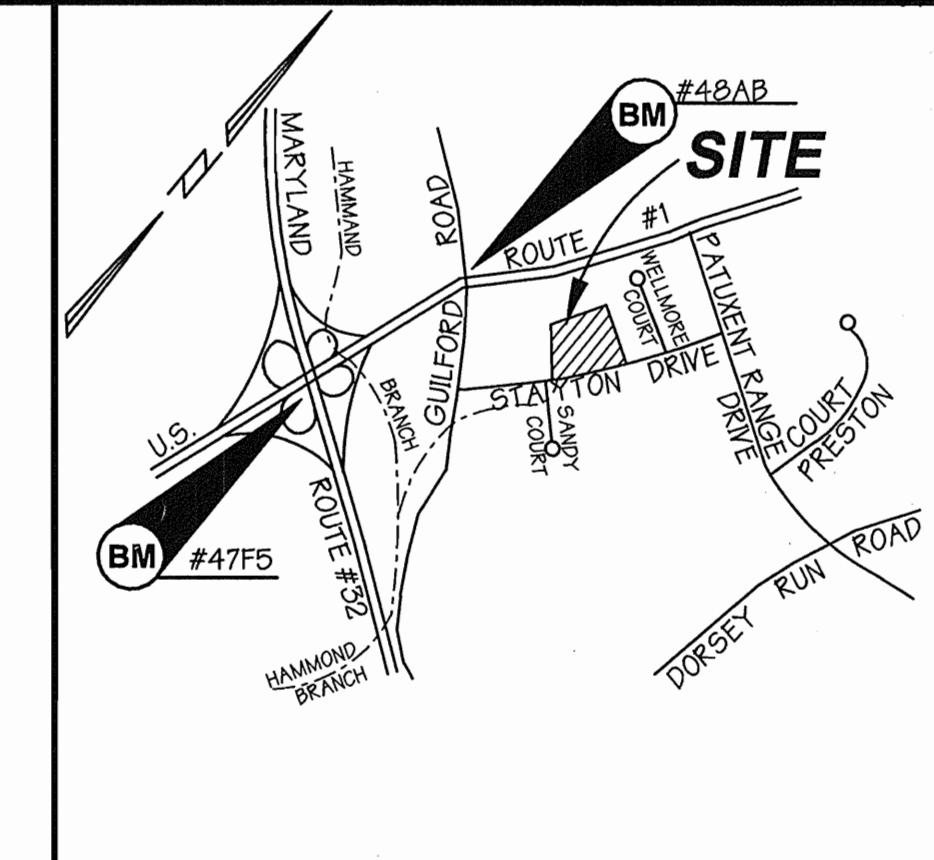
Howard County, Maryland

SDP 01-054

BENCHMARKS

BENCHMARK #47FS
AKA- 1943015 HOWARD COUNTY GEODETIC CONTROL
NAD 83
N 536985.052 E 1366563.509
ELEVATION = 235.716'

BENCHMARK #48AB
AKA-N/A HOWARD COUNTY GEODETIC CONTROL
NAD 83
N 538384.463 E 1366415.854
ELEVATION = 226.367'



Location Map
SCALE 1" = 2,000'

Site Data

TOTAL PROJECT AREA = 435,267 SQ.FT. OR 9.99 AC. +/-
EXISTING ZONING = M-2
PROPERTY REFERENCE = PLAT NO. F01-100 (L.5403 F.622)
EXISTING USE = VACANT PLAT NO. 14848
PROPOSED USE = OFFICE / WAREHOUSE
BUILDING COVERAGE = PROP. 112,832 S.F. OR 2.6 AC.
% OF BUILDING COVERAGE = PROP. 26%
FLOOR AREA = 112,832 S.F.
AREA TO BE PAVED PLUS BUILDING AREA = 281,833 SQ. FT. OR 6.47 AC.
OPEN SPACE = 0.00
TOTAL AREA OF PARKING LOT = 168,577 SQ. FT. OR 3.87 AC.
% OF PARKING LOT COVERAGE = 38.73 %
NUMBER OF PARKING SPACES REQUIRED = 120
NUMBER OF PARKING SPACES PROVIDED = 194 (INCLUDING 10 HANDICAPPED)
AREA TO BE DISTURBED = 422,967.6 SQ. FT. 9.71 AC. ON PARCEL D-1 AND 11,325.6 SQ. FT. 0.26 AC. OF OFF-SITE ON THE HOCK PROPERTY, PARCEL NO. 121 FOR A TOTAL OF 9.97 ACRES
AREA TO BE VEGETATIVELY STABILIZED = 153,331.20 SQ. FT. OR 3.52 AC.

Parking Tabulation

TOTAL BUILDING AREA
BUILDING 'A'
20% OFFICE = 11,16940 SQ. FT.
80% WAREHOUSE = 44,67760 SQ. FT.
TOTAL = 55,84700 SQ. FT.

BUILDING 'B'
20% OFFICE = 11,397 SQ. FT.
80% WAREHOUSE = 45,588 SQ. FT.
TOTAL = 56,985 SQ. FT.

PARKING REQUIRED:

BUILDING 'A'
20% OFFICE = 11,16940 SQ. FT. @ 3.3 SPACES/1,000 = 37 SPACES
80% WAREHOUSE = 44,67760 SQ. FT. @ 0.5 SPACES/1,000 = 22 SPACES
REQUIRED = 59 SPACES

BUILDING 'B'
20% OFFICE = 11,397 SQ. FT. @ 3.3 SPACES/1,000 = 38 SPACES
80% WAREHOUSE = 45,588 SQ. FT. @ 0.5 SPACES/1,000 = 23 SPACES
REQUIRED = 61 SPACES

TOTAL REQUIRED = 120 SPACES
PARKING PROVIDED = 194 SPACES (INCLUDES 10 HANDICAPPED)

△ SPLIT FOR SEPARATE TENANTS

ARAMARK - 24,731 SF (NEW TENANT)
OFFICE - 6,890 S.F. @ 3.3 SPC/1000 = 23 SPC.
WHSE - 17,841 S.F. @ 0.5 SPC/1000 = 9 SPC.

REMAINING TENANTS - 32,254 SF
OFFICE - 4507 SF @ 3.3 SPC/1000 = 15 SPC
WHSE - 27,747 SF @ 0.5 SPC/1000 = 14 SPC

TOTAL OFFICE FOR BLDG 'B' = 38 SPC
TOTAL WHSE. FOR BLDG 'B' = 23 SPC.
TOTAL PARKING PROVIDED BLDG B = 94 SPC (INCL. 5 HDCP)

△ PROVIDING ARAMARK TENANT SPACE SQUARE FOOTAGE & PARKING CALCULATION FOR BLDG 'B' BY GWS 2.1.2005

Index of Sheets

- SHEET NO. 1 - COVER SHEET
- SHEET NO. 2 - EXISTING CONDITIONS PLAN
- SHEET NO. 3 - SITE PLAN
- SHEET NO. 4 - SITE PLAN DETAILS
- SHEET NO. 5 - SITE PLAN DETAILS
- SHEET NO. 6 - DRAINAGE AREA MAP AND PROFILES
- SHEET NO. 7 - STORMCEPTER PLAN & DETAILS
- SHEET NO. 8 - EXISTING AND PROPOSED DRAINAGE AREA MAPS
- SHEET NO. 9 - SEDIMENT EROSION CONTROL PLAN
- SHEET NO. 10 - SEDIMENT EROSION CONTROL DETAILS & NOTES
- SHEET NO. 11 - SEDIMENT BASIN PLAN & PROFILES
- SHEET NO. 12 - SEDIMENT BASIN NOTES & DETAILS
- SHEET NO. 13 - STORMWATER MANAGEMENT PLAN
- SHEET NO. 14 - STORMWATER MANAGEMENT NOTES AND DETAILS
- SHEET NO. 15 - LANDSCAPE PLAN & DETAILS

NOTE:
The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS
△ REVISED BUILDING 'A' 4'8" SQUARE FOOTAGE, DID NOT INCREASE TOTAL BUILDING SQUARE FOOTAGE, REVISED PARKING TAB, AND SITE DATA ACCORDINGLY BY GWS DATED 9/30/03.

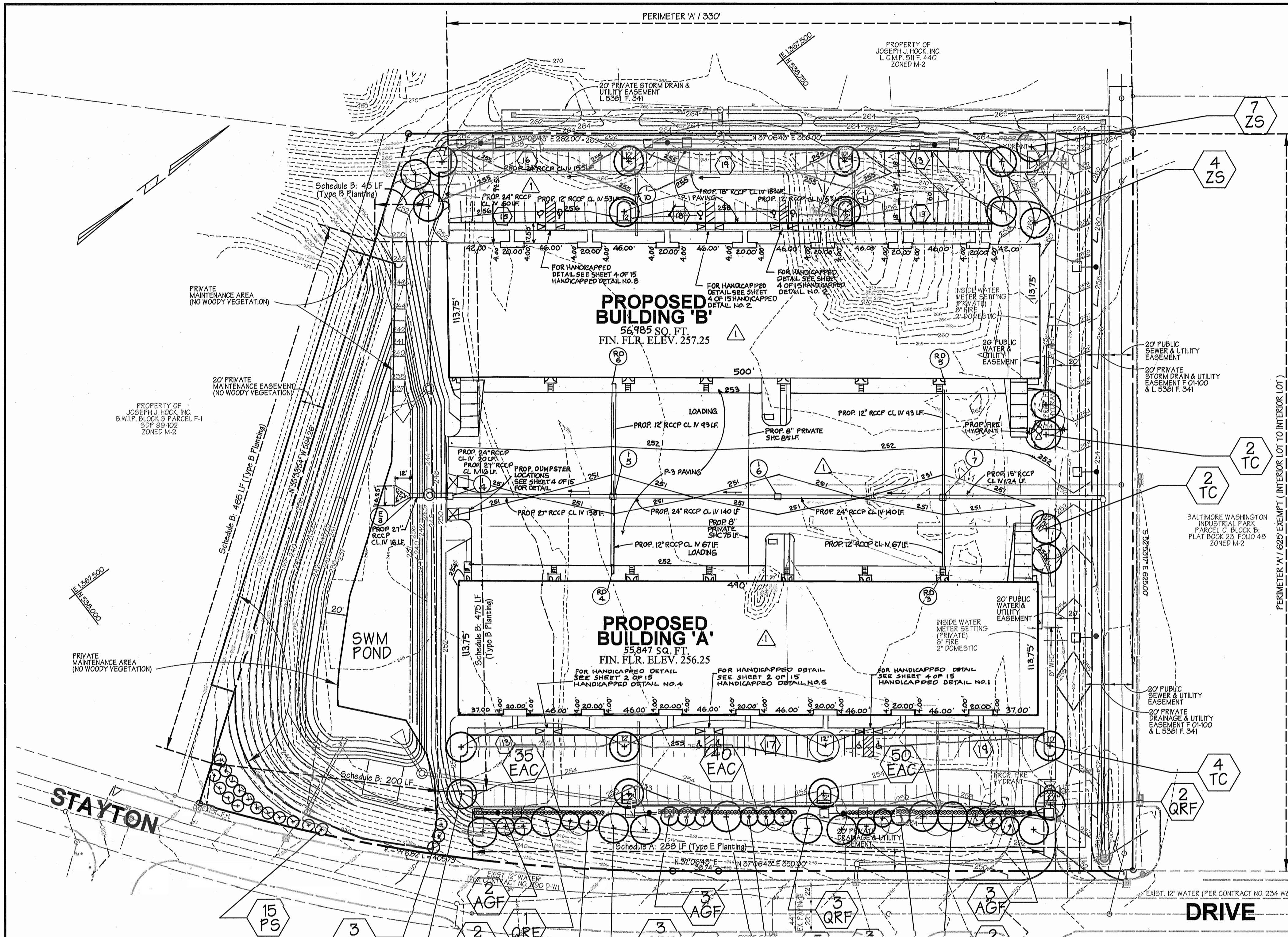
OWNER / DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-580-0300

Reviewed for Howard SCD and meets Technical Requirements		
USDA-NATURAL RESOURCES CONSERVATION SERVICE		8/6/01 DATE
HOWARD SOIL CONSERVATION DISTRICT		8/6/01 DATE
APPROVED: Howard County Department of Planning and Zoning		
CHIEF, DEVELOPMENT ENGINEERING DIVISION		8/13/01 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT		8/17/01 DATE
DIRECTOR (Acting)		8/17/01 DATE
ADDRESS CHART		
PARCEL NO.	STREET ADDRESS	
D-1	BUILDING 'A' 8220 STAYTON DRIVE	
D-1	BUILDING 'B' 8240 STAYTON DRIVE	
SUBDIVISION NAME		SECTION NAME
Baltimore Washington Industrial Park		N/A
PLAT # 74898 (F 01-100)	BLOCK B	ZONE M-2
ELECT. DIST. 6		CENSUS TRACT 6069.01
WATER CODE B-02		SEWER CODE 4200000

Cover Sheet
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

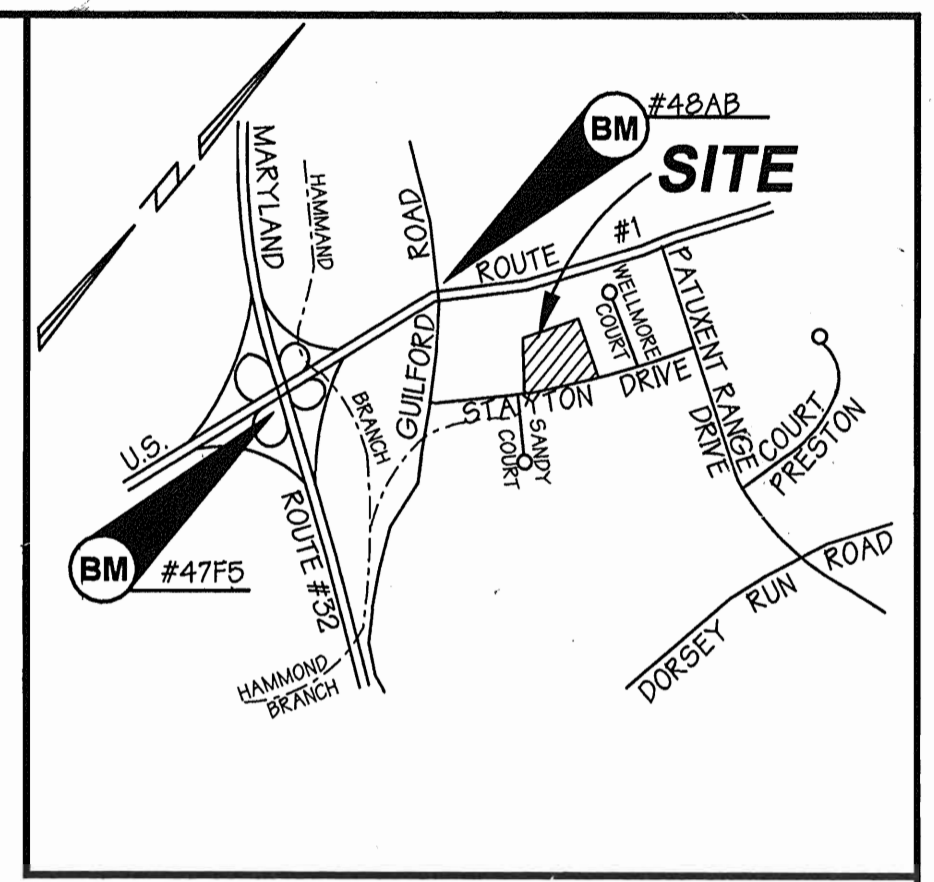
PREVIOUS FILE # 'S: F 77-90, F 76-61, F 01-100 SDP 01-054
ELECTION DISTRICT : 6 SCALE : As Shown
HOWARD CO., MARYLAND SHT. 1 OF 15 DATE : AUGUST 17, 2000

SDP 01-054

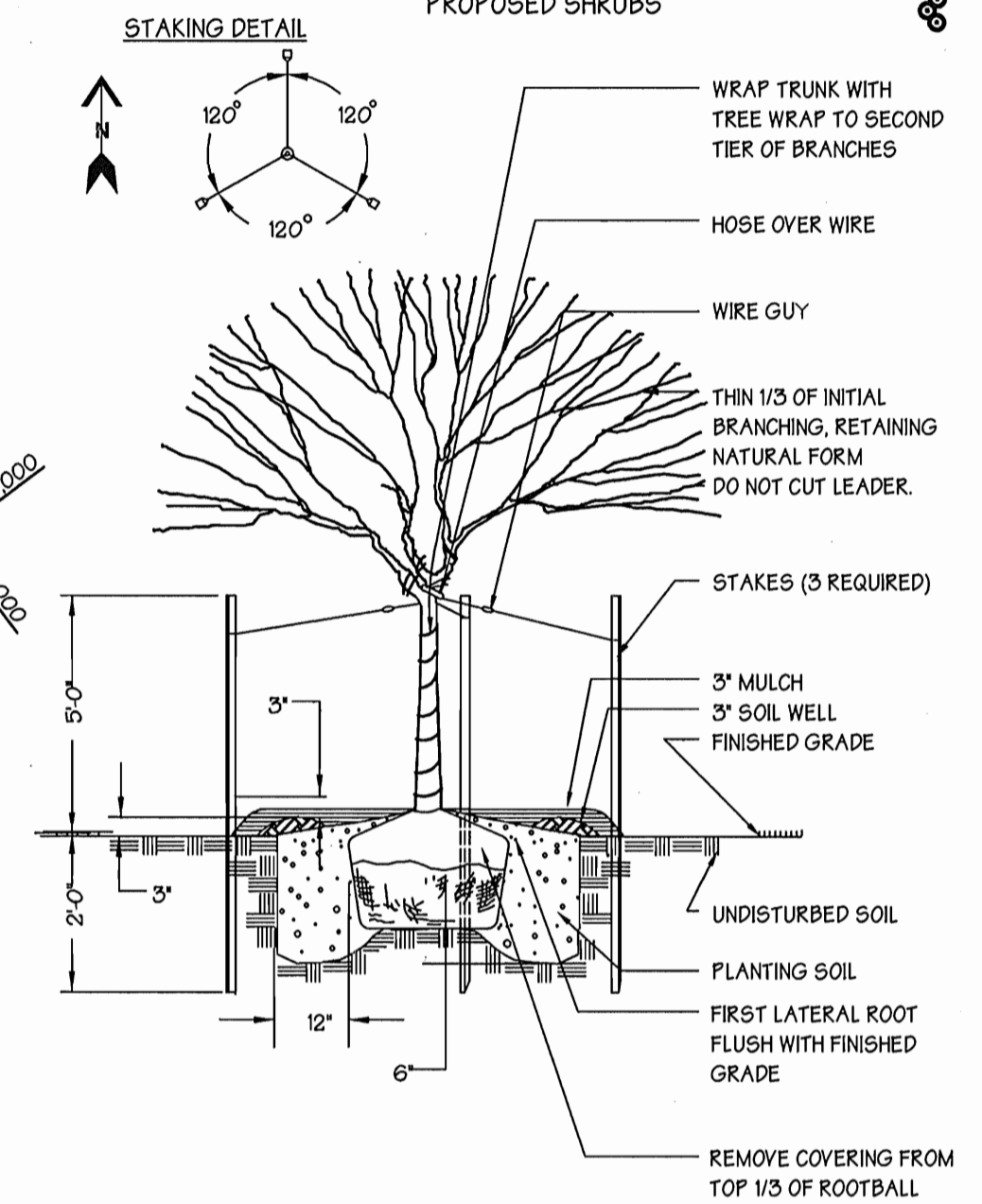


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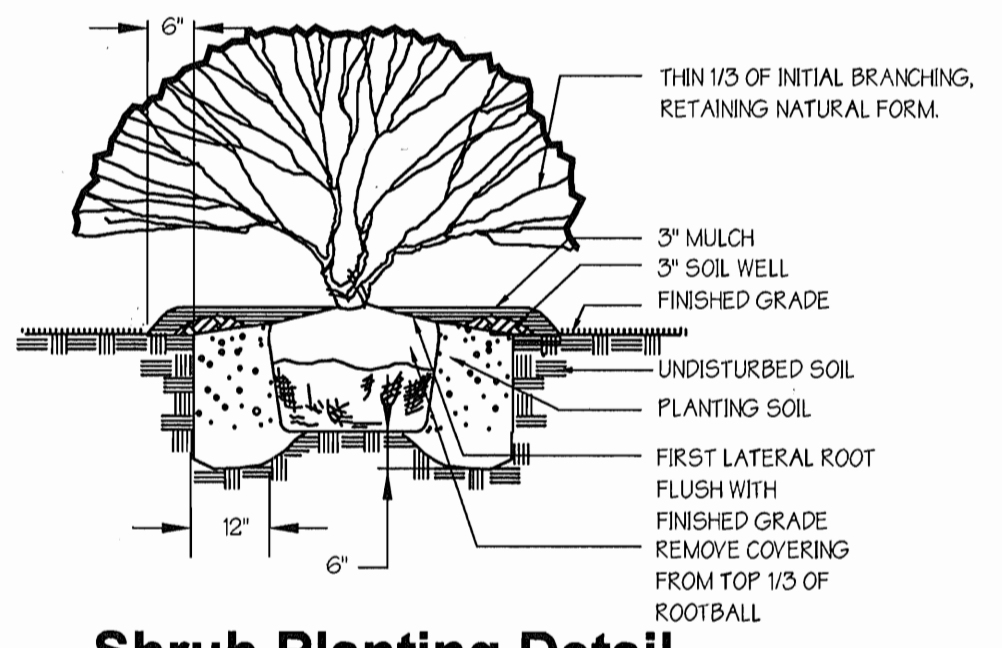
- EXISTING TREE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS



Location Map
SCALE 1" = 200'



Tree Planting Detail
NOT TO SCALE



Shrub Planting Detail
NOT TO SCALE

PLANTING NOTES
PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK. ALL TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM OF 30" BEYOND THE EDGE OF THE ROOT BALL. SHRUBS MASSSES SHALL BE PLANTED IN CONTINUOUS MULCH BEDS. ALL WIRE, PLASTIC AND TWINE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

PLANT STANDARDS
ALL NURSERY STOCK SHALL BE TOP QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION. INFERIOR NURSERY STOCK SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. BARE-ROOT STOCK SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR DECIDUOUS, MINOR DECIDUOUS OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION
PLANT TYPES (DECIDUOUS TREES, EVERGREEN, ETC.), QUANTITIES, SPACING, LOCATION, AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST HOWARD COUNTY LANDSCAPE MANUAL. ANY CHANGE IN THESE ITEMS MAY AFFECT THE REQUIRED APPROVAL AND CERTIFICATION OF THE INSTALLED PLANTING. OWNER IS REQUIRED TO ARRANGE AND PAY FOR CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS
LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONOR THE ONE YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS
CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.

CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.

NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

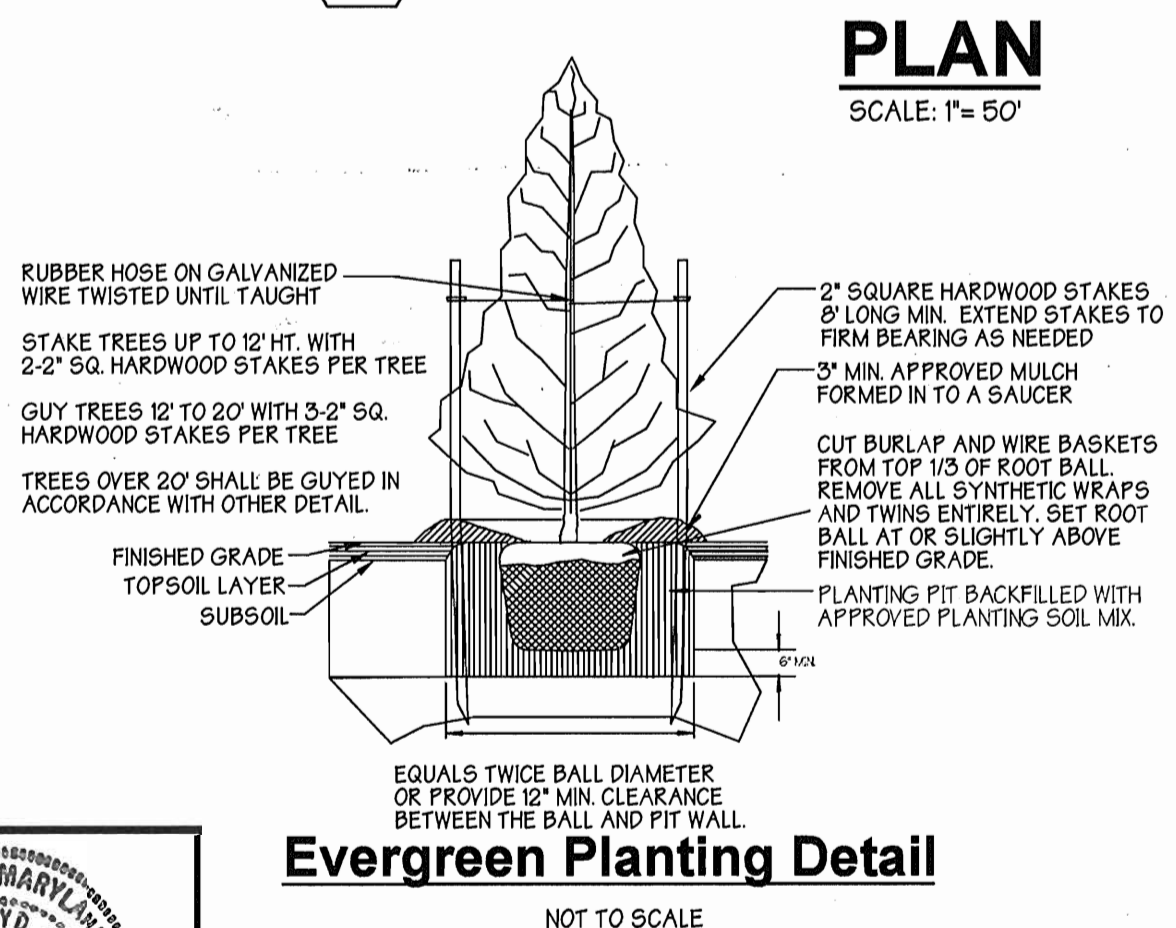
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.04 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES, 35 SHADE TREES, 18 EVERGREENS, 125 SHRUBS AND 4 ORNAMENTAL TREES IN THE AMOUNT OF \$15,860.00, IS PART OF THE DEVELOPER'S AGREEMENT.

DEVELOPER'S / BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.04 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Joseph J. Hock, Inc.
By: Cleveland D. Miller
NAME DATE 10/12/00

Cleveland D. Miller
PRINT NAME



Evergreen Planting Detail
NOT TO SCALE

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Linear Feet of Perimeter	196
Number of Islands Required	10
Number of Islands Provided	10
Number of Shade Trees Required	10
Number of Shade Trees Provided	10

**SCHEDULE B
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	1195'
Number of Trees Required	707 / TYPE B
Shade Trees	14
Evergreen Trees	14
Other Trees (21 sub)	679
Shrubs (102 sub)	102
Number of Plants Provided	NO
Shade Trees	6**
Evergreen Trees	16
Other Trees (21 substitution)	6**

* CREDIT FOR 465' OF BERM ALONG SOUTHERN BORDER.
** 6 SHADE TREES RELOCATED TO NORTHERN PORTION OF PROPERTY.
*** LOCATED TO FRONT PARKING LOT AREA.

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Landscape Type	ROADWAYS				PERIMETER PROPERTIES			
	B	E	A	C	B	E	A	C
Linear Feet of Roadway Frontage Perimeter	0	208	330	0	0	0	0	0
Credits for Existing Vegetation (Yes, No Linear Feet)	NO	NO	NO	NO	NO	NO	NO	NO
Credits for Wall Fences or Berms (Yes, No Linear Feet)	NO	NO	NO	NO	NO	NO	NO	NO
Number of Plants Required	0	7	6	0	0	0	0	0
Shade Trees	0	0	0	0	0	0	0	0
Evergreen Trees (13) Shrubs (102)	0	0	0	0	0	0	0	0
Number of Plants Provided	0	11	6	0	0	0	0	0
Shade Trees	0	0	0	0	0	0	0	0
Evergreen Trees	0	0	0	0	0	0	0	0
Other Trees (21 sub) Shrubs (102 sub)	0	0	0	0	0	0	0	0
Total: Schedule A, B and C								
Required								
Shade Trees	37				33			
Evergreen Trees	16				16			
Other Trees	125				125			
Shrubs	125				125			

* 6 SHADE TREES RELOCATED TO WESTERN PARKING AREA DUE TO EASEMENT ALONG THE PROPERTY LINE.

PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.	SPACING	REMARKS
TREES					
QR	14	Quercus robur fastigiata / Pyramidal English Oak	2 1/2 - 3" B&B	As Shown	Full Crown
TC	8	Tilia cordata 'Greenspire' / 'Greenspire' Littleleaf Linden	2 1/2 - 3" B&B	As Shown	Full Crown
ZS	11	Zelkova serrata / 'Village Green' Zelkova	2 1/2 - 3" B&B	As Shown	Full Crown
AGF	16	Acer glabrum 'Flame' / 'Flame' Amur Maple	1 1/2 - 2" B&B	As Shown	Full Crown
PS	19	Pinus strobus / Eastern White Pine	6 to 8 ft. B&B	As Shown	Full Crown
SHRUBS					
EAC	125	Euonymus alata compacta / Compact Burning Bush	2 1/2 - 3" #3 cont.	3 ft. o.c.	Heavy

NOTE: THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

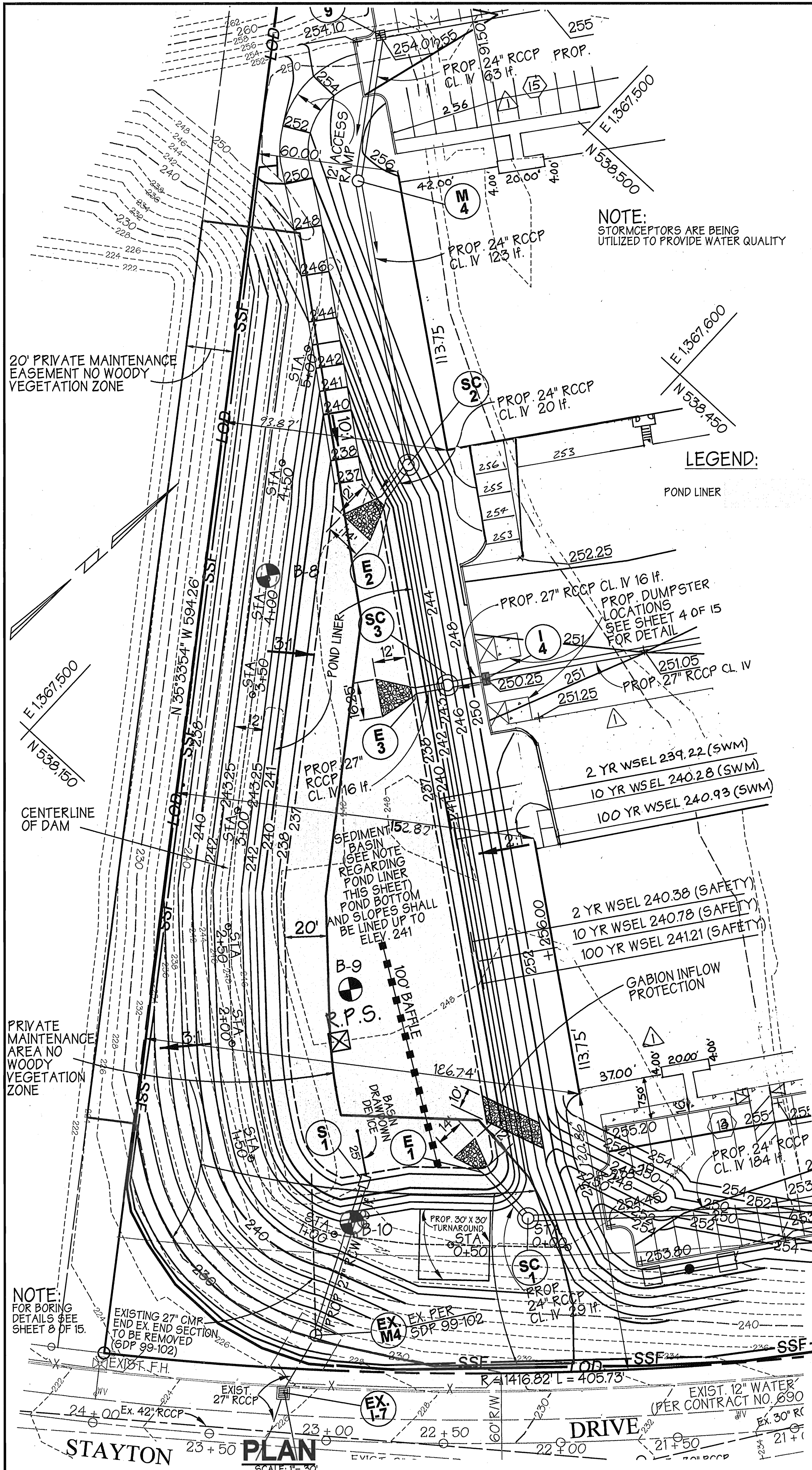
DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS
REVISOR: [Signature]
DATE: 9/13/01
REVISOR: [Signature]
DATE: 8/17/01
REVISOR: [Signature]
DATE: 8/17/01

OWNER / DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1988 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21093
410-560-0300

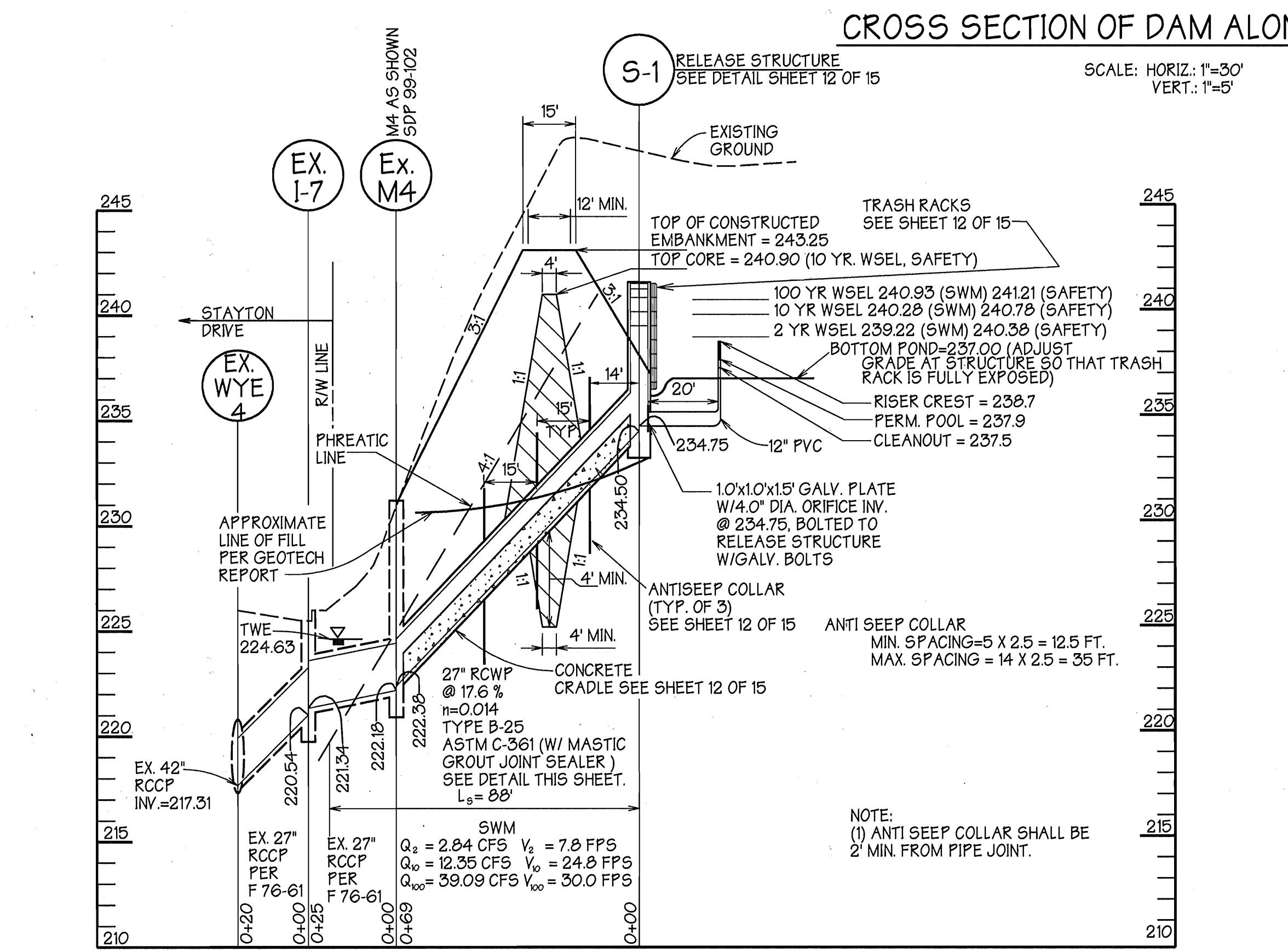
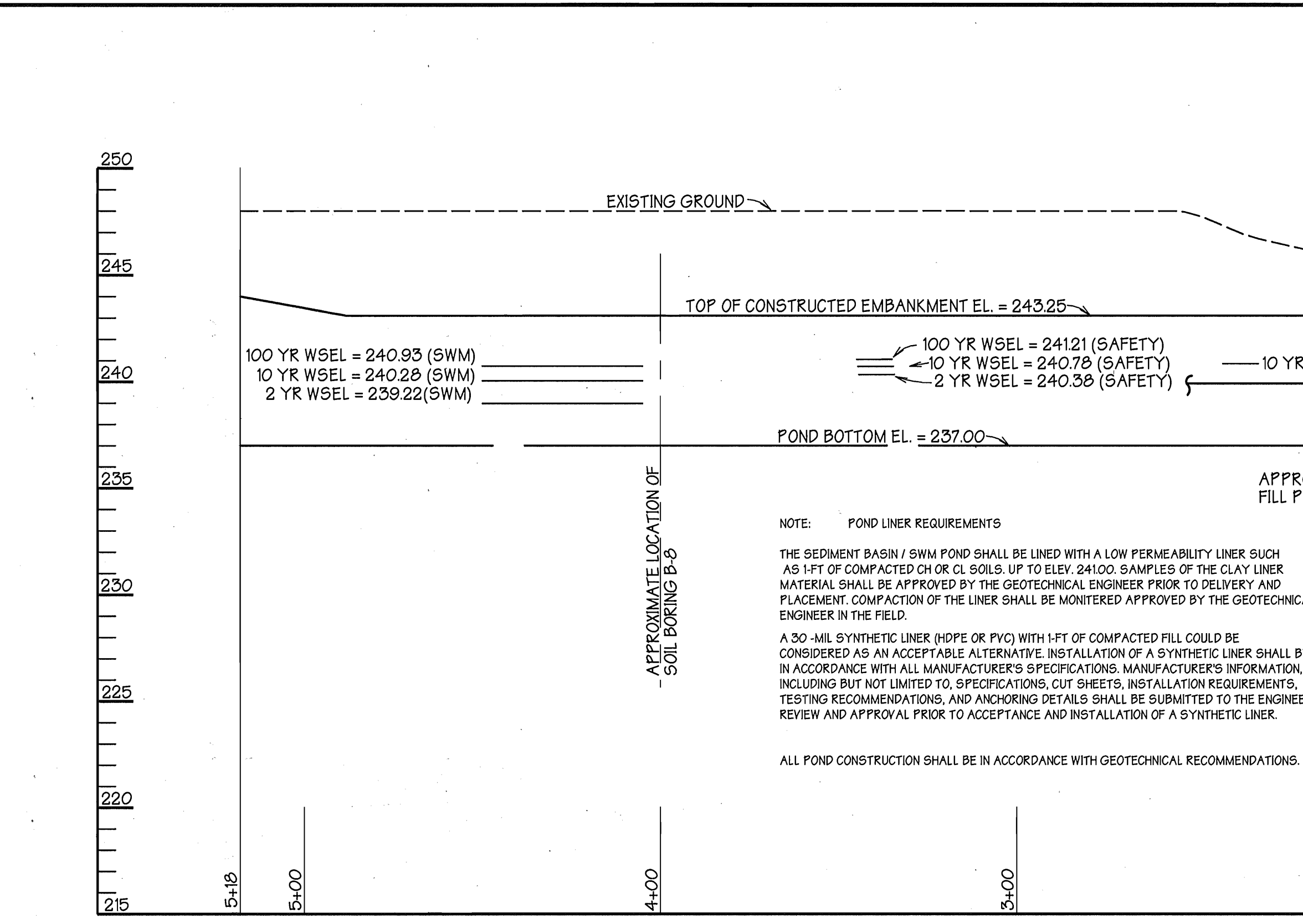
LANDSCAPE PLAN
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHT. 15 OF 15
DATE: AUGUST 17, 2000
SCALE: As Shown
SDP 01-054



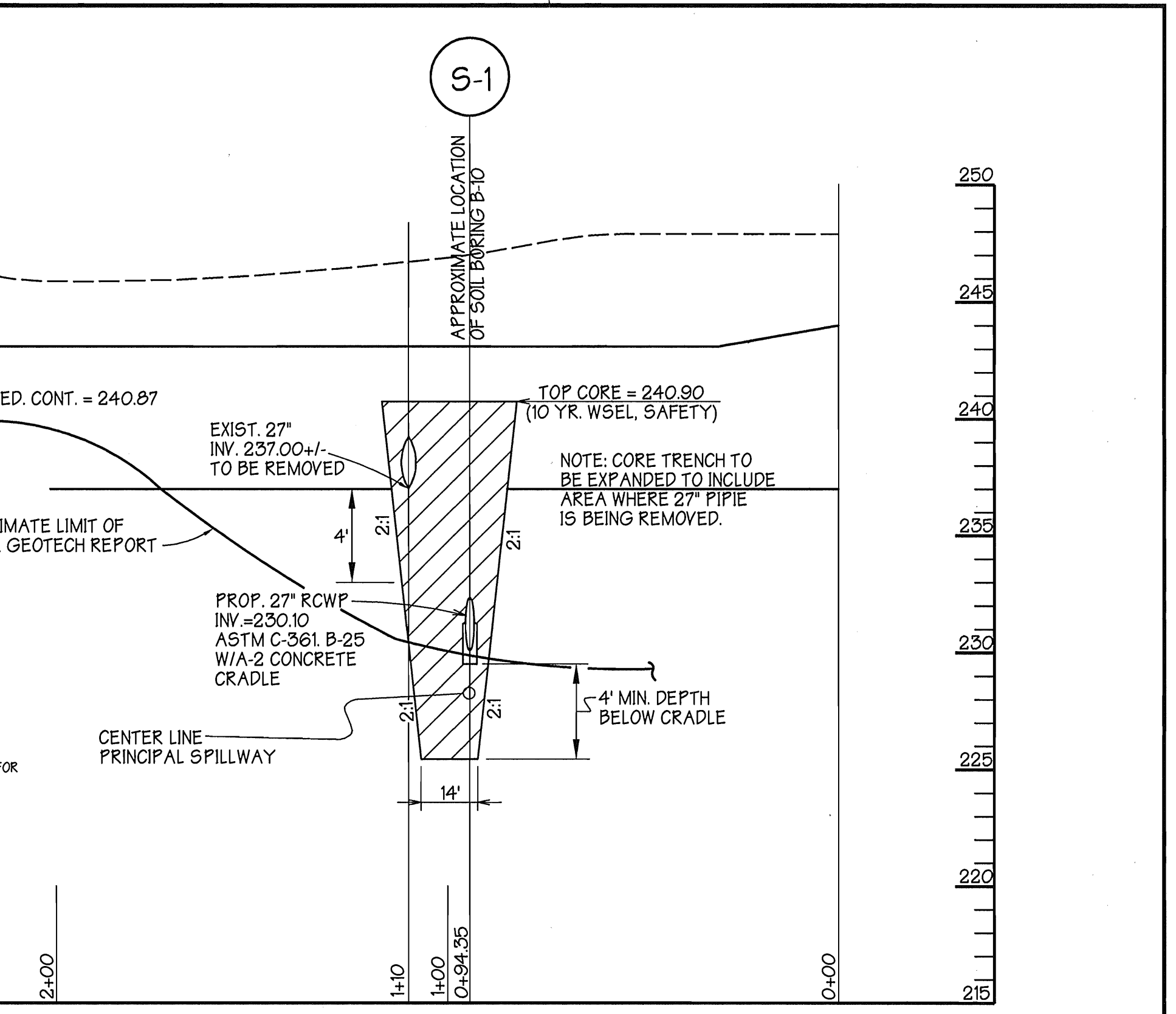
PREPARED BY:
GWS
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120

DEVELOPER CERTIFICATION:
 I certify that development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance of a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard soil conservation district.
 Signature of *Joseph J. Host, Inc.*
 Developer *By: Cleveland D. Miller* Date *10/12/00*
 Print Name *Cleveland D. Miller*



CONSULTANT'S HAZARD CLASS CERTIFICATION:
 I certify that this pond meets all requirements for hazard class B or C. (Requirements as stated in the soil conservation service - maryland standards and specifications for pond, code 378, november 1992). All necessary investigations and computations have been performed to verify this finding. A copy of said information has been supplied to Howard county soil conservation district.
 Engineer *J. Markle Jr.* Date *10/10/00*
 Name *JAMES A. MARKLE JR.*

AS-BUILT CERTIFICATION:
 I hereby certify that the construction plan was constructed as shown on the "as-built" plans and meet the approved plans.
 P.E. # *11005*
 Date: *6/1/05*



CROSS SECTION OF DAM ALONG CENTERLINE
 SCALE: HORIZ: 1"=30'
 VERT: 1"=5'

NOTE:
 THE STORMWATER MANAGEMENT FACILITY MEETS ALL REQUIREMENTS FOR HAZARD CLASS A REQUIREMENTS STATED IN THE SOIL CONSERVATION SERVICE - MARYLAND STANDARDS AND SPECIFICATIONS FOR PONDS, CODE 378, JANUARY, 2000.

NOTE:
 NO TREES, SHRUBS OR OTHER WOODY VEGETATION WILL BE ALLOWED WITHIN 50' OF THE INLET STRUCTURE IN THE POOL AREA AND NOT ALLOWED WITHIN 20' FROM THE TOE OF THE EMBANKMENT.

NOTE:
 THE CONSTRUCTION MAY REQUIRE A PERMIT FROM THE ARMY CORPS OF ENGINEERS, THE WATER RESOURCES ADMINISTRATION AND/OR HOWARD COUNTY. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO CONTACT THESE THREE AGENCIES TO DETERMINE IF THE PROJECT REQUIRES A PERMIT.
 U.S. ARMY CORPS OF ENGINEERS - (410) 962-3620
 WRA NON-TIDAL WETLANDS AND WATERWAYS DIVISION - (410) 974-2841
 HOWARD COUNTY - (410) 987-3990

NOTE:
 IF REQUIRED BY THE SEDIMENT CONTROL INSPECTOR, FENCING SHALL BE INSTALLED TO PREVENT ACCESS TO THE BASIN BY CHILDREN.

NOTE:
 THIS STORMWATER MANAGEMENT FACILITY IS DESIGNED TO MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE SOIL CONSERVATION DISTRICT. MAINTENANCE OF THIS FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER (THE SWM FACILITY IS PRIVATE).

NOTE:
 SOILS TO BE USED FOR CUT-OFF TRENCH AND IMPERVIOUS CORE SHALL CONFORM TO UNIFIED CLASSES CL, SC, OR CC.

NOTE:
 IF UNSUITABLE (PERVIOUS) MATERIAL IS ENCOUNTERED AT TIME OF CUT-OFF TRENCH INSTALLATION DEEPER THAN 4", IT WILL BE NECESSARY TO EXTEND THE CUT-OFF TRENCH DOWN UNTIL SUITABLE MATERIAL IS ENCOUNTERED AS DETERMINED BY A GEOTECHNICAL ENGINEER. AT TIME OF CONSTRUCTION EXISTING SOIL ADJACENT TO CUT-OFF TRENCH SHALL BE EVALUATED FOR SEEPAGE BY A GEOTECHNICAL ENGINEER, AND ADRESSED PER RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

LONGITUDINAL REINFORCEMENT
 MASTIC JOINT SEALER
 BELL RING
 REINFORCEMENT CAGE
 SPIGOT RING
 RUBBER GASKET
 PIPE 1.0"

ASTM DESIGNATION C361
 DIAMETERS 12 THRU 168 INCH
 PRESSURE TO 125 FEET OF HEAD
MASTIC GROUT JOINT DETAIL
 NOT TO SCALE

Reviewed for Howard SCD and meets Technical Requirements

Jim Pappas 8/6/01
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

John A. ... 8/6/01
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

Chris ... 8/17/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 8/17/01
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 8/17/01
 DIRECTOR DATE

ADDRESS CHART	PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A'	8220 STAYTON DRIVE
D-1	BUILDING 'B'	8240 STAYTON DRIVE

SUBDIVISION NAME	SECTION NAME	PARCEL #
Baltimore Washington Industrial Park	N/A	D-1

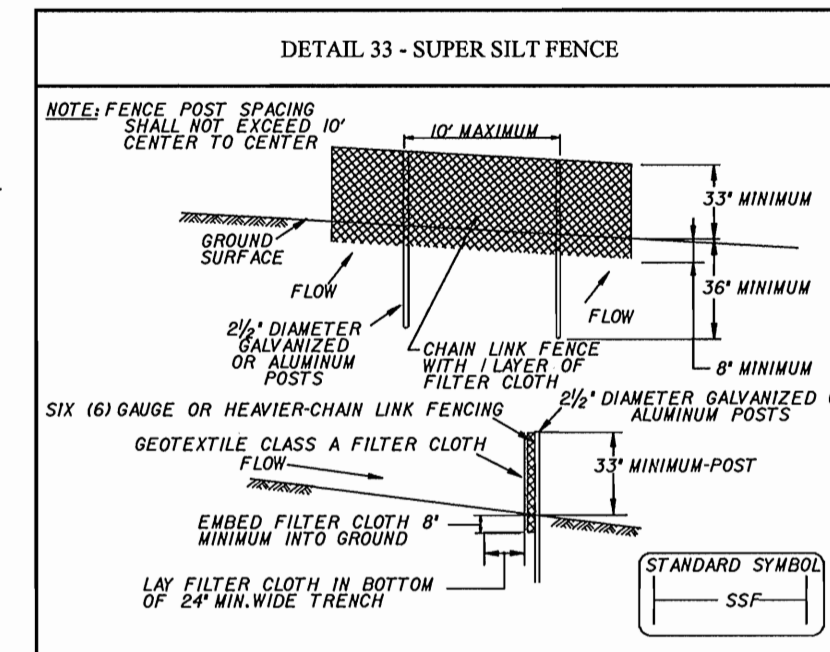
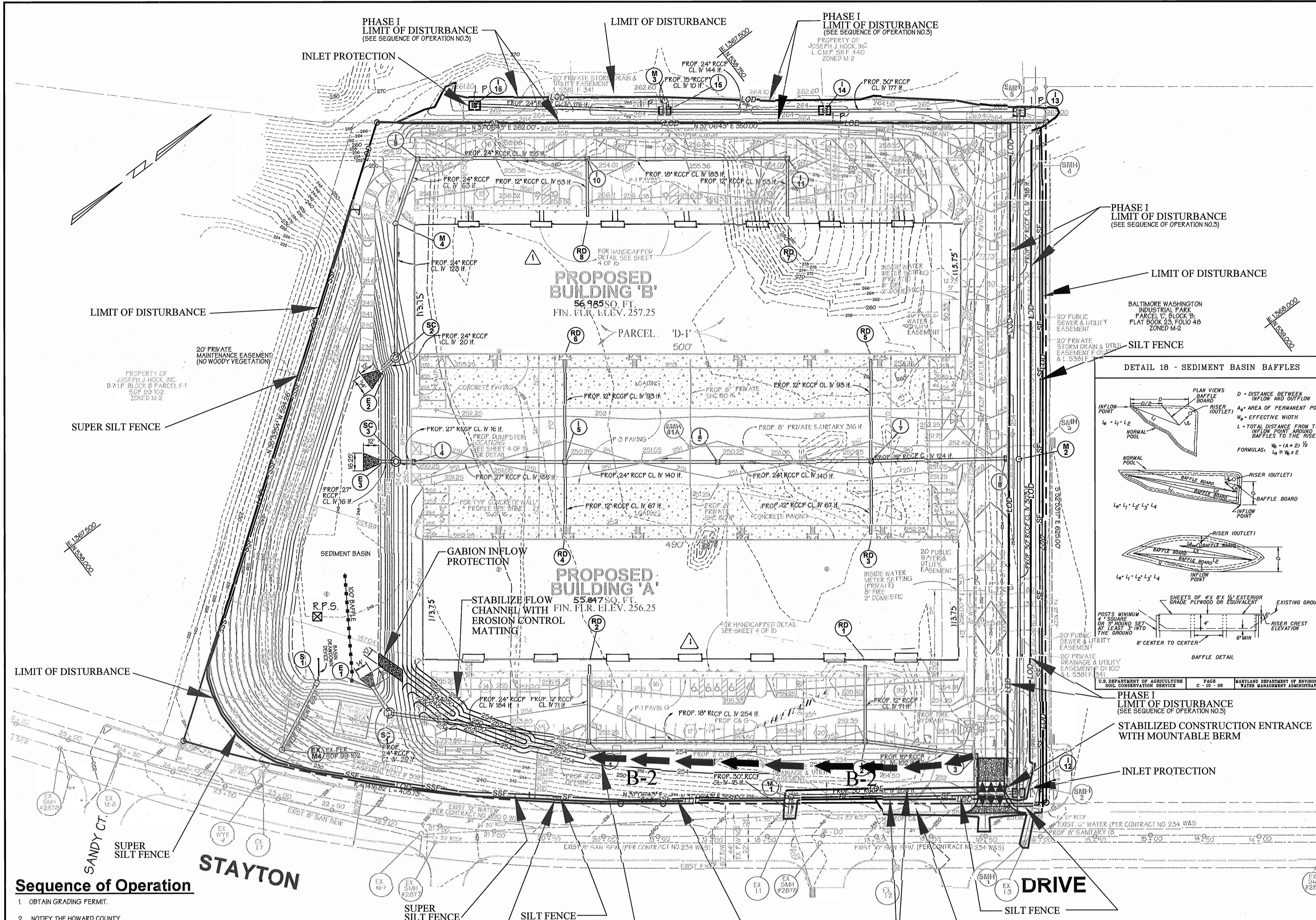
PLAT	BLOCK	ZONE	ELECT. DIST.	CENSUS TRACT
17878	B	M-2	6	6069.01

WATER CODE	SEWER CODE
B-02	4200000

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

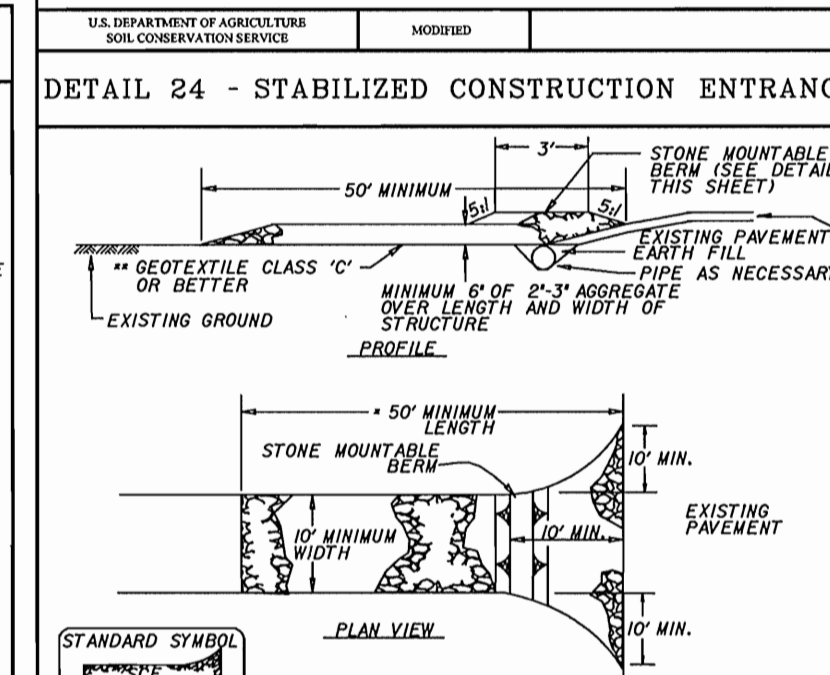
REVISIONS:
 REVISED BUILDING LAYOUT AND RELATED ITEMS. SEDIMENT BASIN PLAN AND PROFILES DID NOT CHANGE.
 BY GWS, DATED 9/20/03.

Sediment Basin Plan & Profiles
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
 ELECTION DISTRICT: 6
 HOWARD CO., MARYLAND SHT. 11 OF 15 DATE: AUGUST 17, 2000
 SCALE: As Shown
 SDP 01-054
 File Name: 9522se2baslnotesdts01



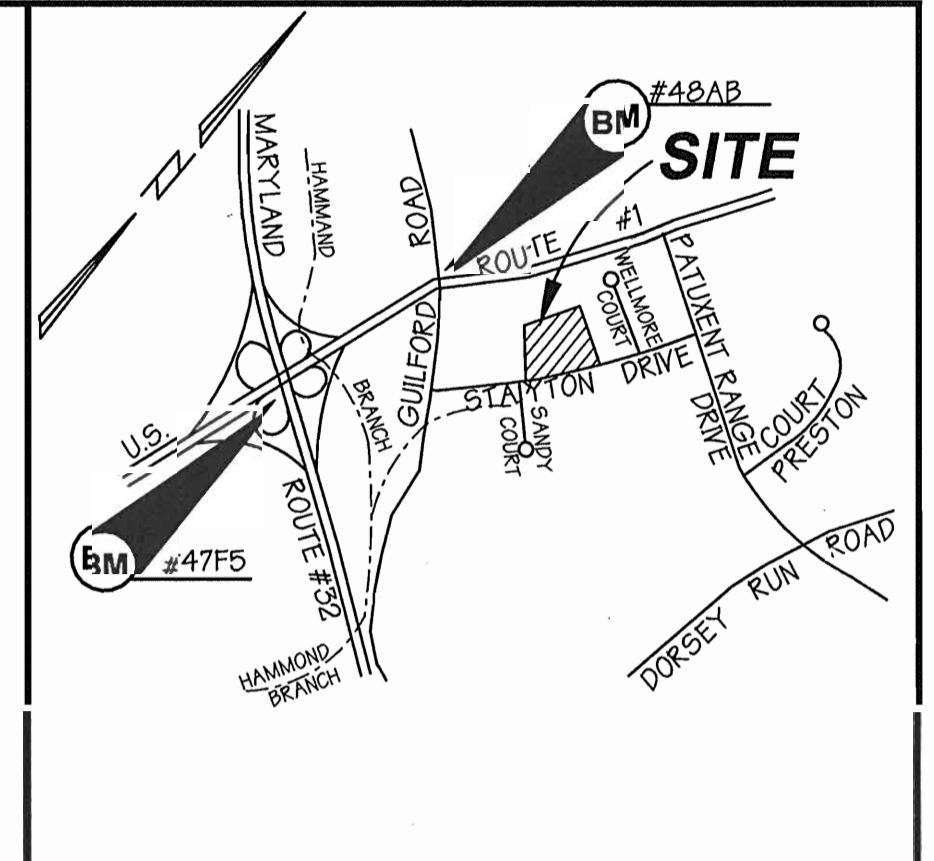
Construction Specifications

- Fencing shall be 42" high and constructed in accordance with the latest Maryland State Highway Construction Manual for Chain Link Fencing. The Silt Fence specifications for a 6' 6" foot fence shall be used, substituting 42 inch fabric and 6' foot length posts.
- The posts do not need to be set in concrete.
- Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, fence and frame posts, wire staples and fasteners shall be galvanized or protected from rust.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of geotextile fabric are joined together, they shall be overlapped by 6" or better.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the Silt Fence, or when silt reaches 50% of the fence height.



Construction Specifications

- Length - minimum of 50' (x30' for single residence lots).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be supported with mounds of stone with 50' spacing and a minimum of 8" of stone over the pipe. Pipes to be sized according to the drainage. When the S.C.E. is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site, vehicles leaving the site must travel over the width length of the stabilized construction entrance.



Location Map
SCALE 1" = 2,000'

Legend

Property Line	---
Ex. 2' Contours	-----
Ex. 10' Contours	-----
Prop. 2' Contours	-----
Ex. 10' Contours	-----
Prop. Curb & Gutter	-----
Bldg. Restriction Line	-----
Ex. Sanitary	-----
Ex. Storm Drain	-----
Ex. Water	-----
Prop. Sanitary	-----
Prop. Storm Drain	-----
Prop. Water	-----
Light Duty Paving (P-1)	-----
Intermediate Duty Paving (P-3)	-----
Parking Count	-----
Handicapp Parking Space	-----
Limit of Disturbance	-----
Silt Fence	-----
Super Silt Fence	-----
Inlet Protection	-----
Stabilized Construction Entrance	-----
Removable Pumping Station	-----
Earth Dike	-----

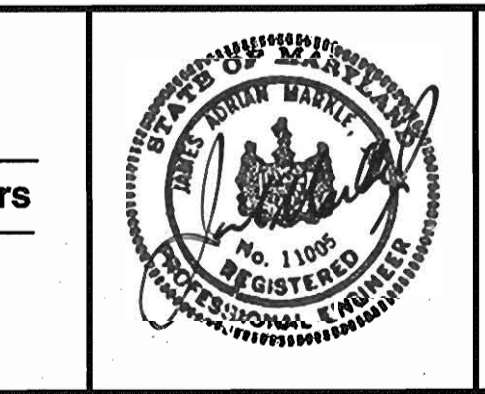
Sequence of Operation

- OBTAIN GRADING PERMIT.
- NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK. (1 DAY)
- INSTALL OFFSITE STORM DRAINAGE SYSTEM PHASE I FROM I-16 TO EX. 11. PROVIDE LIMIT OF DISTURBANCE AND INLET PROTECTION AS SHOWN ON PLANS. FULLY AND PERMANENTLY STABILIZE THE SWALE AND STORM DRAIN WITH EROSION CONTROL MATTING. WITH PERMISSION FROM INSPECTOR TO PROCEED. (7 DAYS)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (1 DAYS)
- INSTALL SEDIMENT BASIN ACCORDING TO S.W.M. PLANS AND SPECIFICATIONS WITH MODIFICATIONS FOR SEDIMENT CONTROL. (7 DAYS)
- CLEAR AND GRUB FOR THE REMAINING SEDIMENT CONTROL MEASURES AND DEVICES. (3 DAYS)
- INSTALL REMAINING SEDIMENT CONTROL MEASURES AND DEVICES. (3 DAYS)
- WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR CLEAR AND GRUB REMAINING OF THE SITE AND BEGIN GRADING OPERATIONS. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT BASIN. (10 DAYS)
- BEGIN BUILDING FOOTINGS AND BUILDING CONSTRUCTION. (5 DAYS)

PLAN
SCALE: 1" = 50'

- INSTALL UTILITIES. (5 DAYS)
- CONTINUE GRADING, FINE GRADE AND INSTALL STONE SUBBASE AND CURB AND GUTTER. STABILIZE ANY REMAINING AREAS. (10 DAYS)
- COMPLETION OF PAVING AND LANDSCAPING OPERATIONS. (5 DAYS)
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR FLUSH THE STORM DRAIN SYSTEM. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES. (5 DAYS)
- CONVERT EXISTING SEDIMENT BASIN TO THE S.W.M. POND AS PER APPROVED PLANS. SEE STORMWATER MANAGEMENT SEQUENCE OF CONSTRUCTION SHEET 8 OF 15 UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR. (10 DAYS)

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of Attendance of a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion, also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of *Joseph J. Hoek, Inc.*
Developer
By *Cleveland D. Miller*
Print Name
Date *10/12/01*

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of *James A. Markle Jr.*
Engineer
Date *4/9/01*
PE # *11005*

OWNER/DEVELOPER:
HOEK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1966 GREENSPRING DRIVE SUITE # 508
TIMONUM, MARYLAND 21093
410-580-0300

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

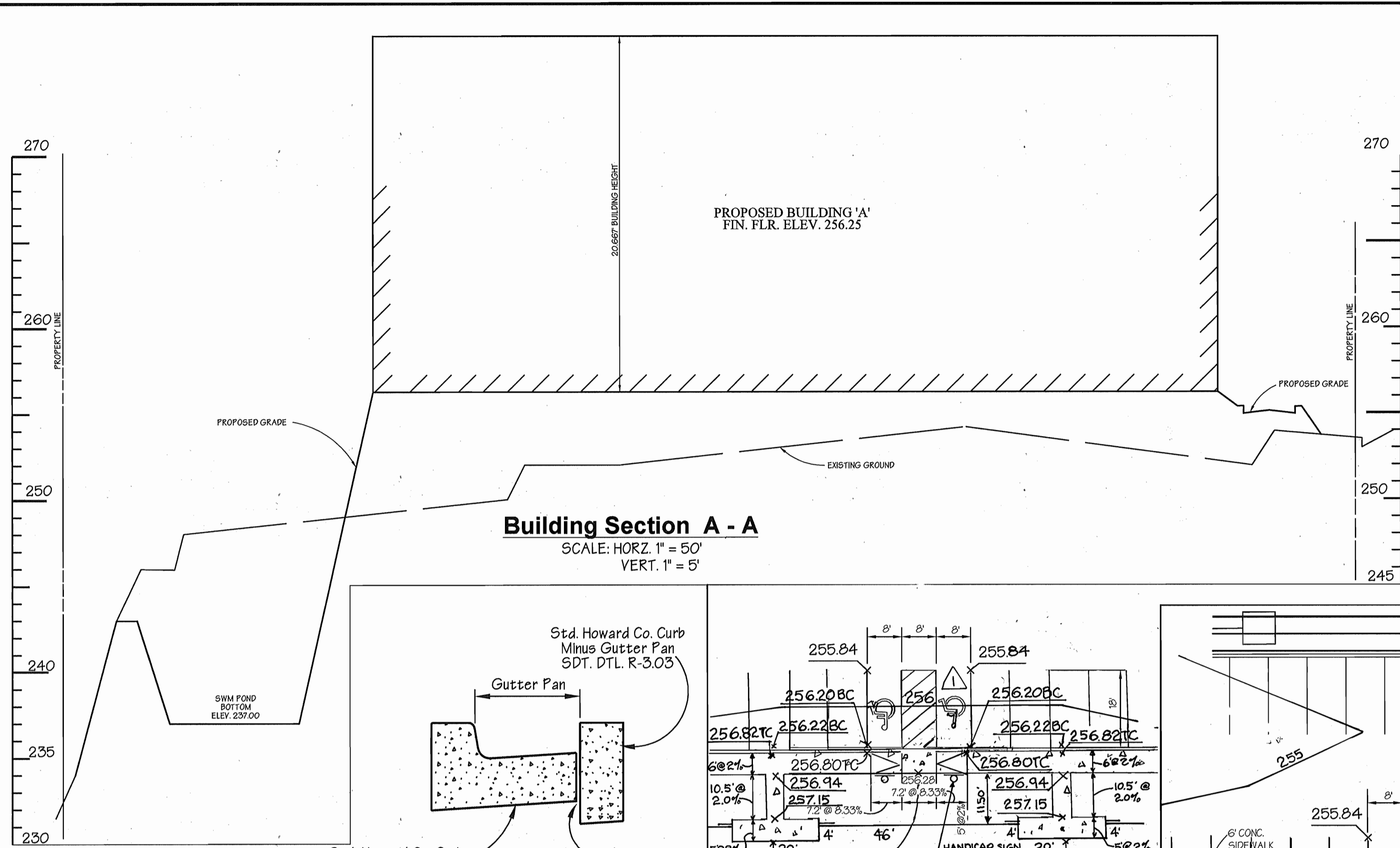
REVISIONS:
REVISED BUILDING LAYOUT AND RELATED ITEMS, DID NOT CHANGE ANY SEDIMENT CONTROL MEASURES
By GWS DATED 9/12/01

Erosion & Sediment Control Plan
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

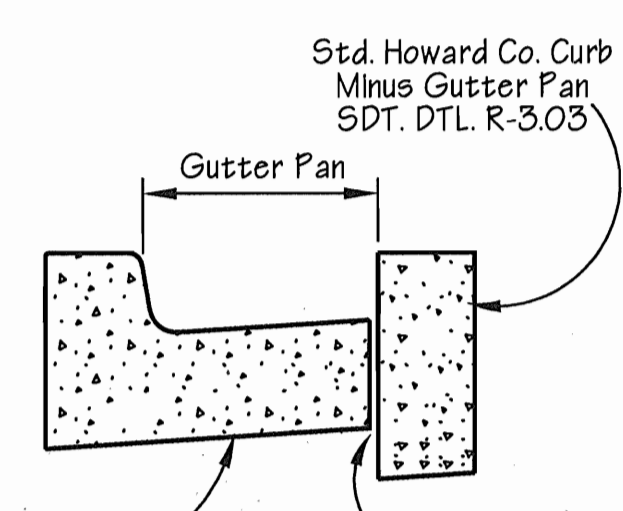
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHT. 9 OF 15
DATE: AUGUST 17, 2000

SCALE: As Shown
SDP 01-054
File Name: 9522sedimentcontrolplans01

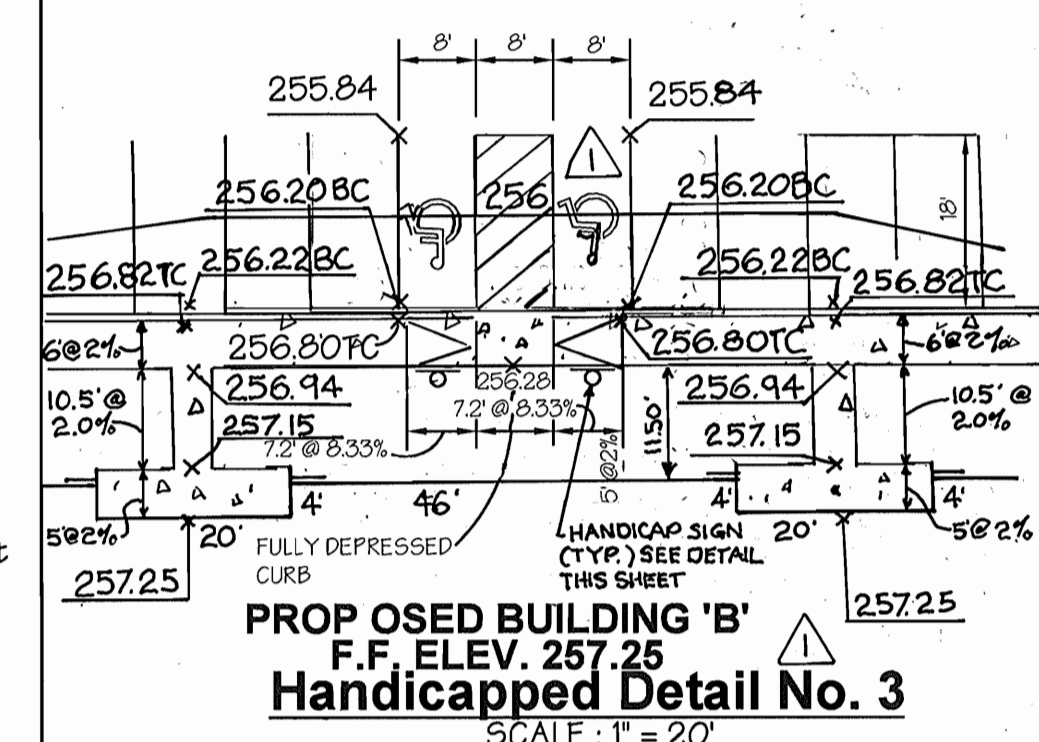
LIMIT OF DISTURBANCE:
434,293.20 SQ. FT. OR 9.97 ACRES



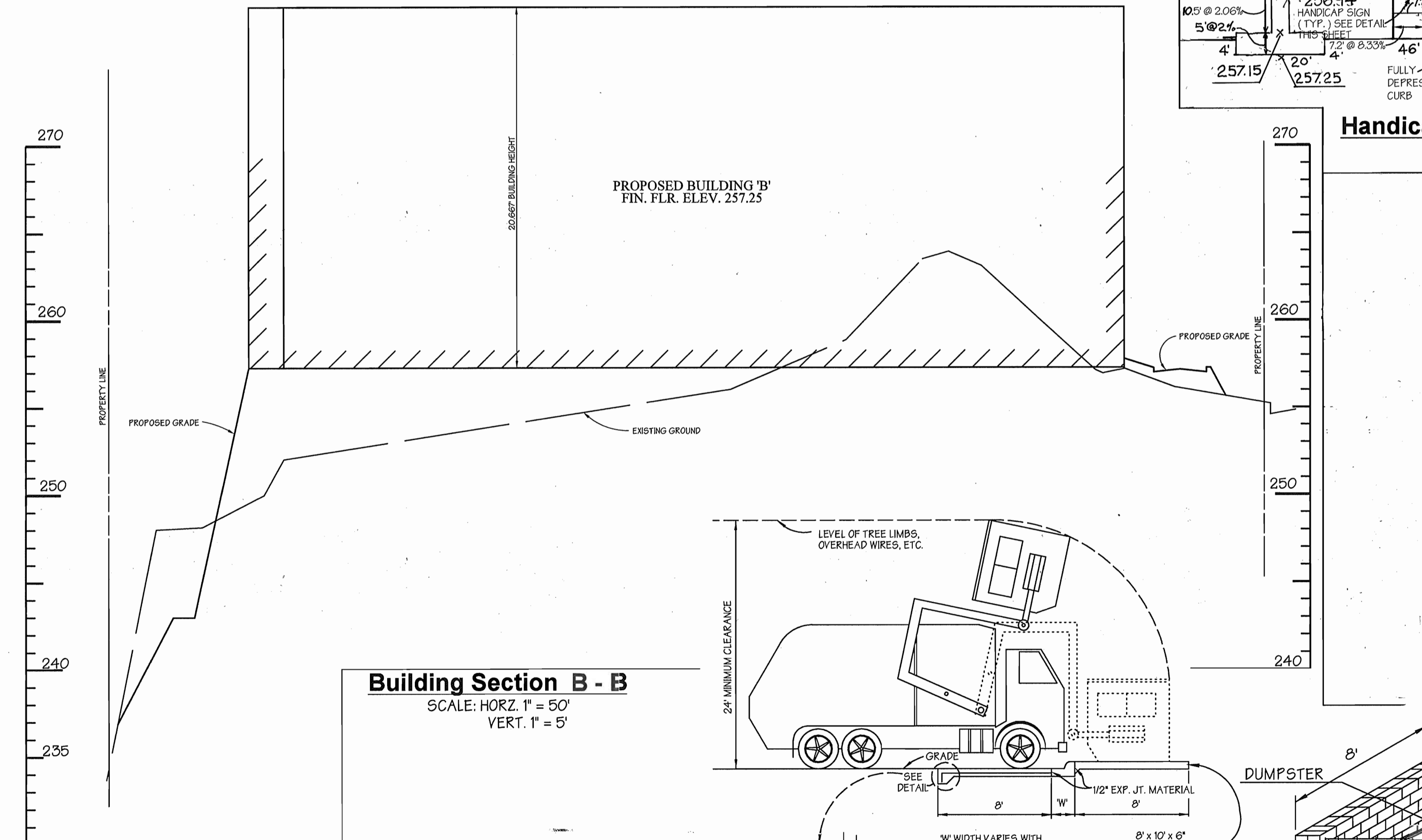
Building Section A - A
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



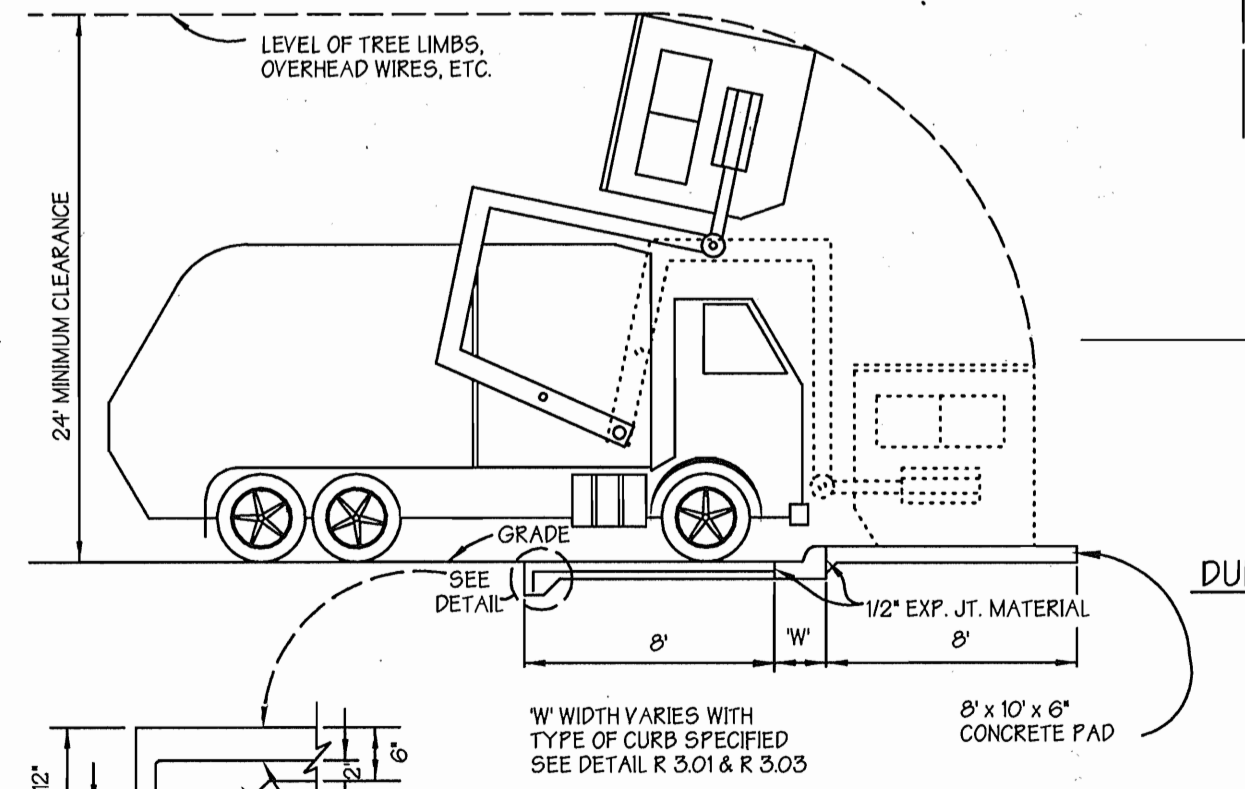
Curb Opening Detail
NOT TO SCALE



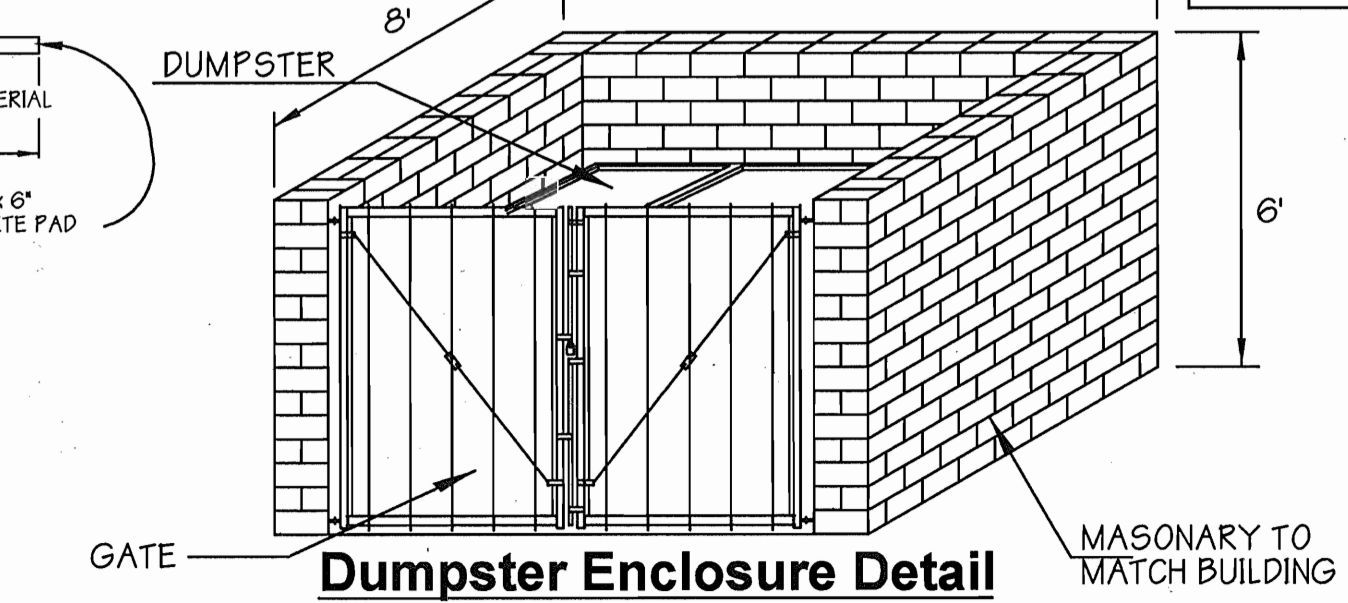
Handicapped Detail No. 3
SCALE: 1" = 20'



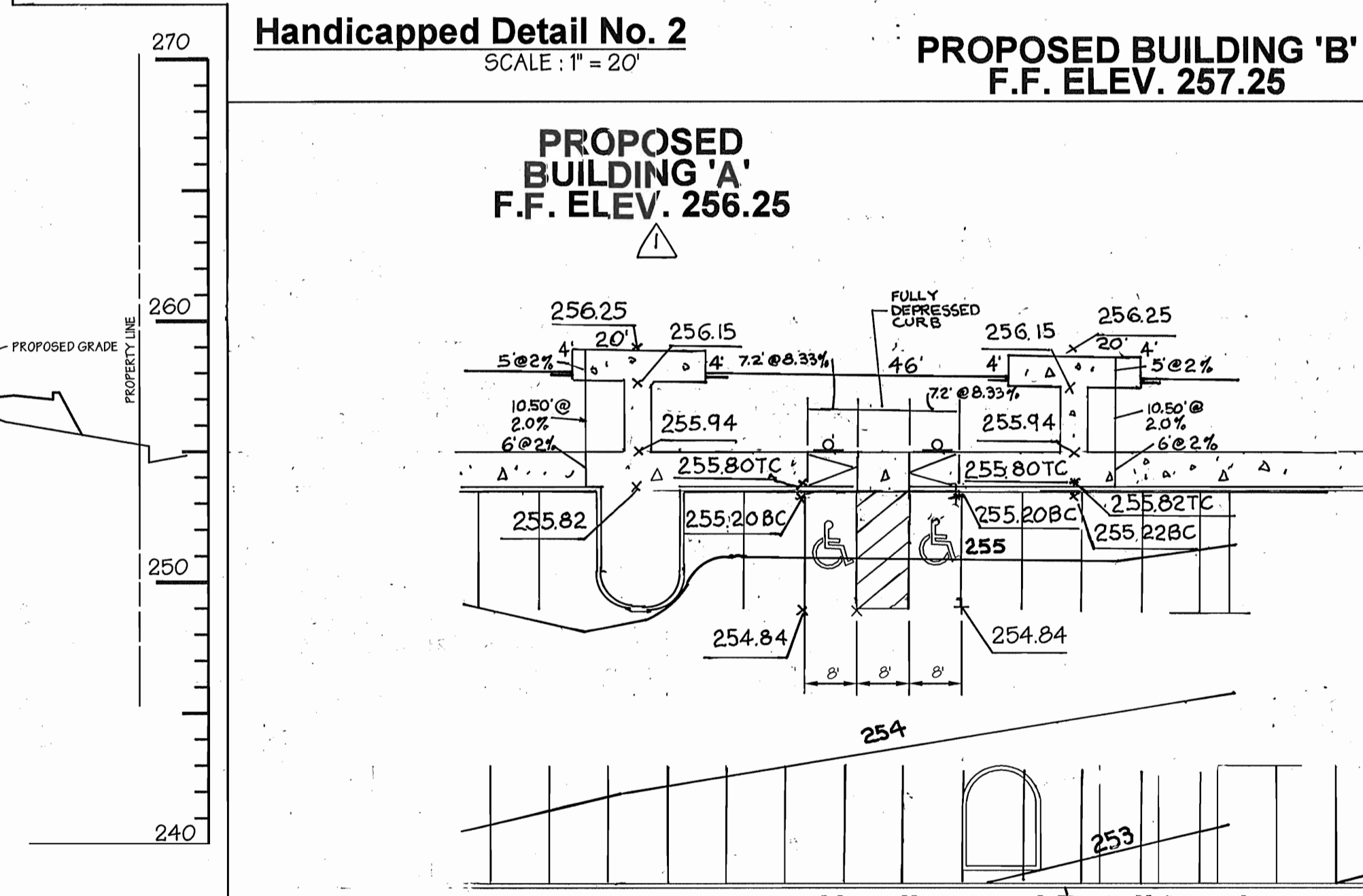
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SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



Solid Waste Service Pad
NOT TO SCALE

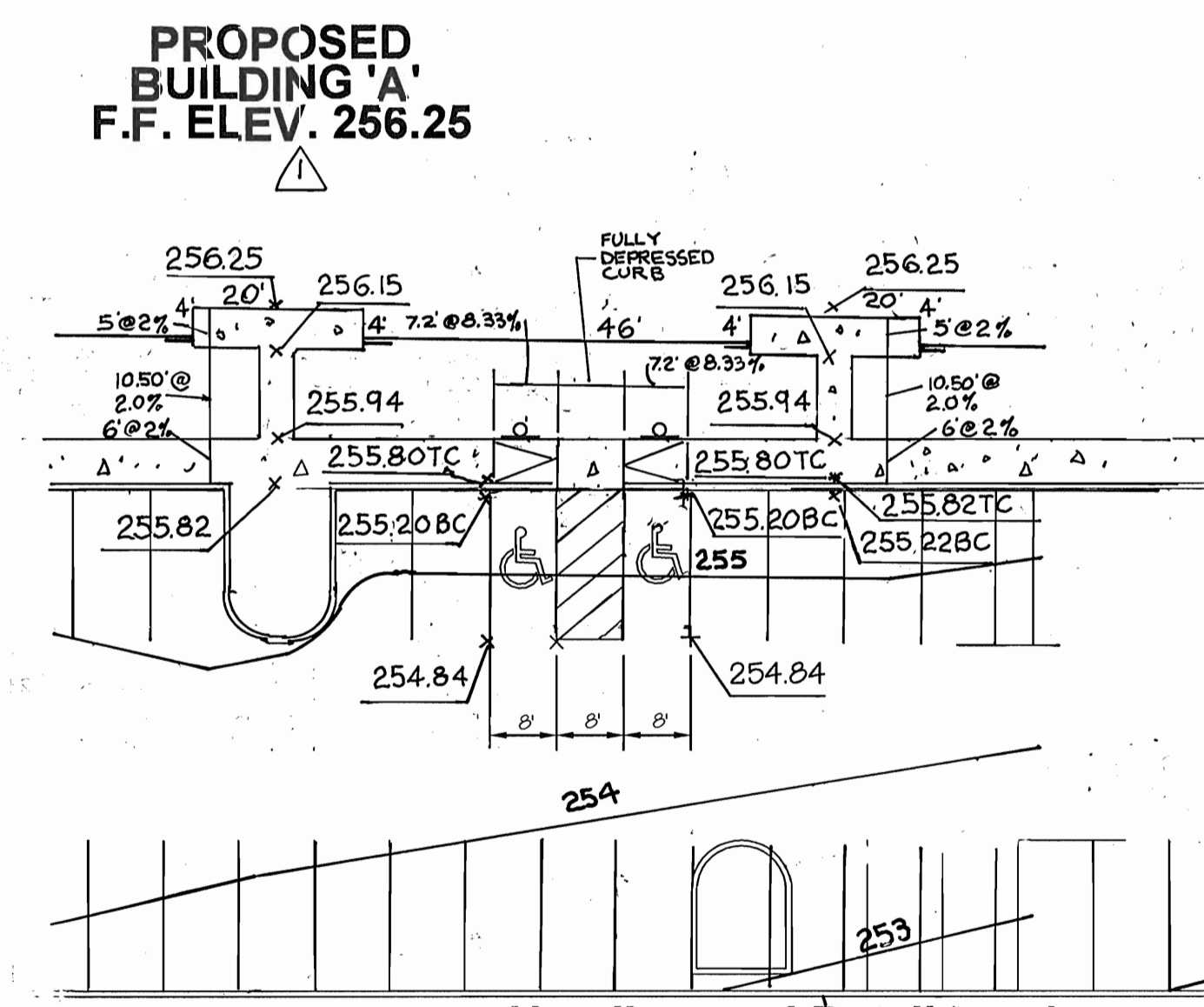


Dumpster Enclosure Detail
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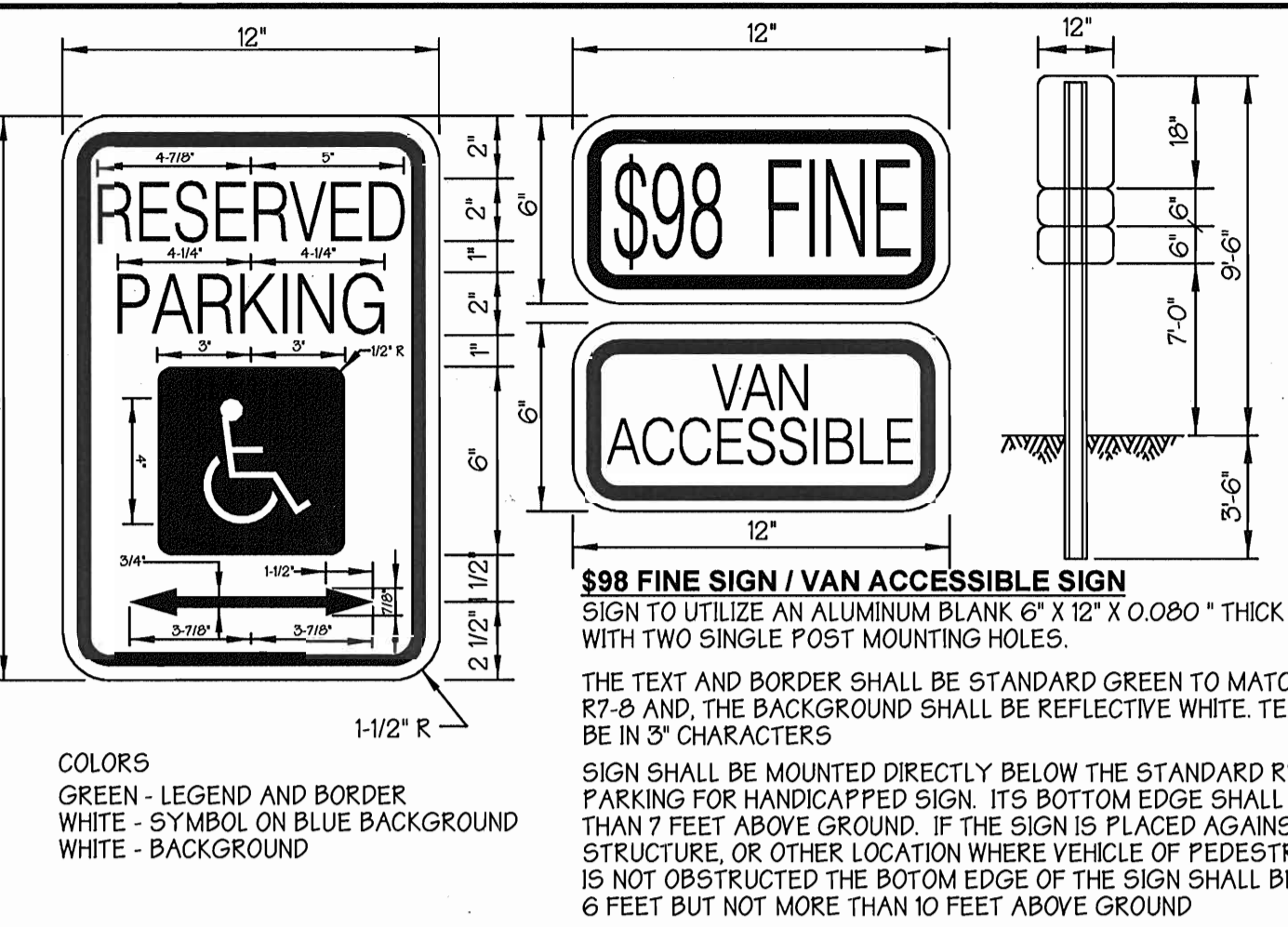


Handicapped Detail No. 2
SCALE: 1" = 20'

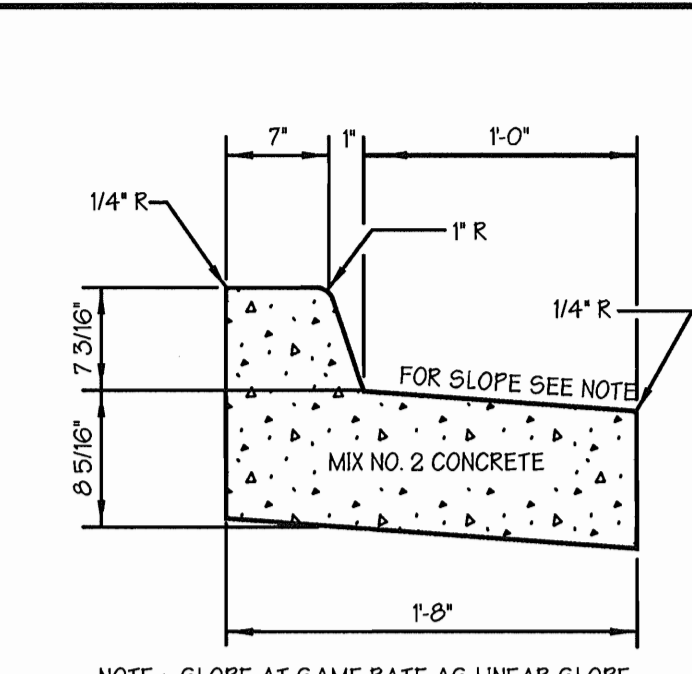
PROPOSED BUILDING 'B' F.F. ELEV. 257.25



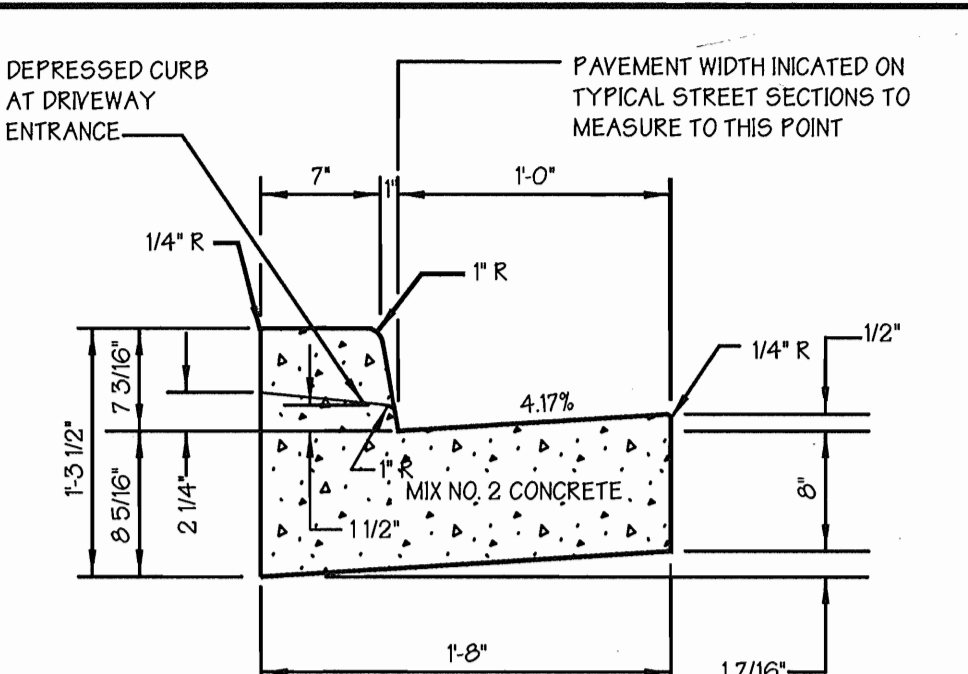
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SCALE: 1" = 20'



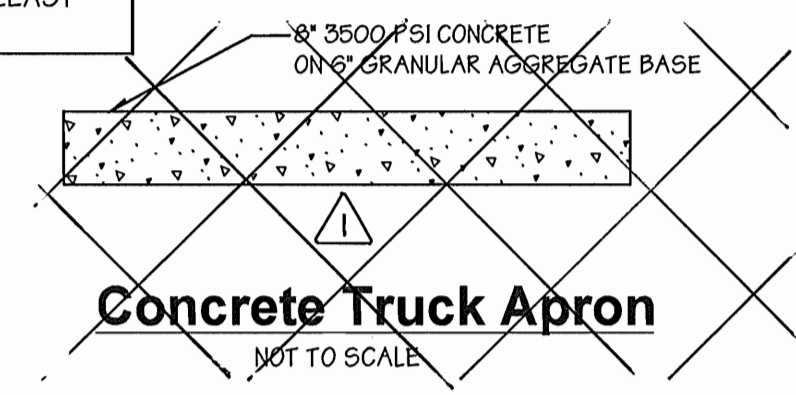
HANDICAPPED SIGN DETAIL
NOT TO SCALE



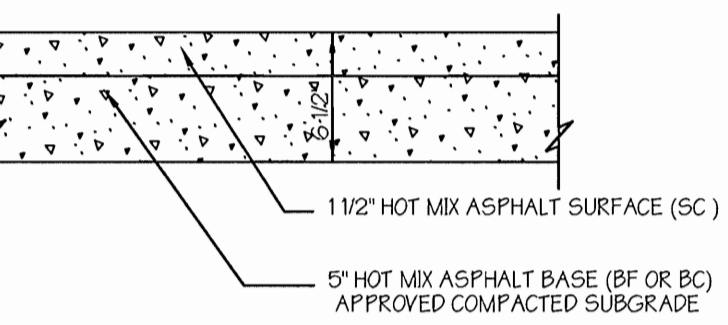
REVERSE SLOPE CURB AND GUTTER
NOT TO SCALE



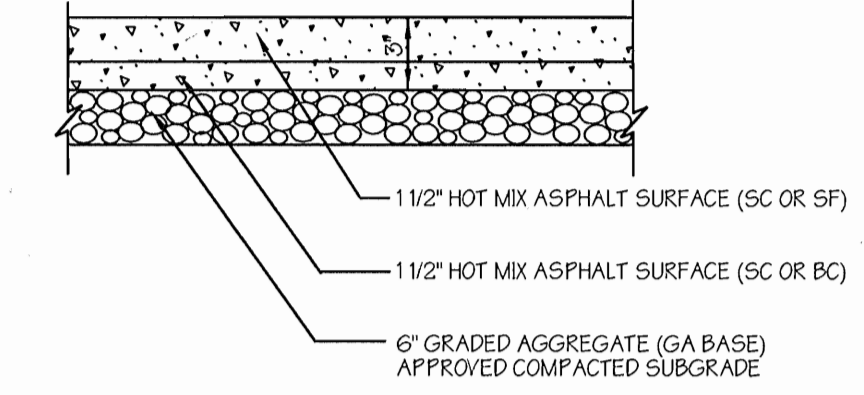
CURB AND GUTTER DETAIL
NOT TO SCALE
SEE HQ. CO. STD. DTL. R-3.01



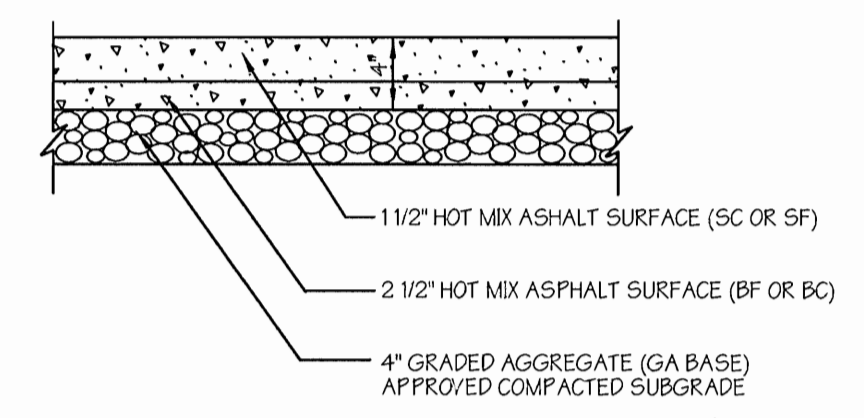
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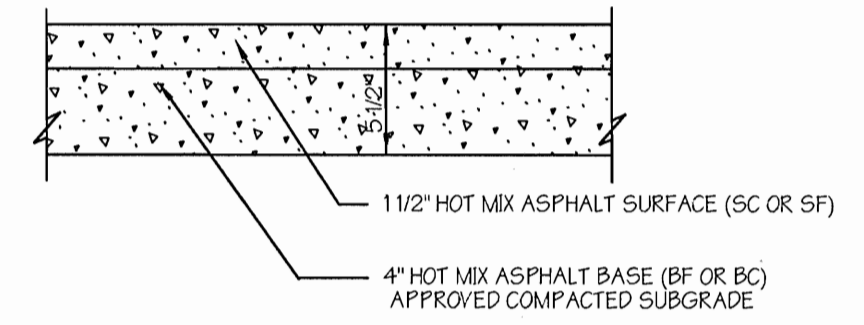
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NOT TO SCALE



LIGHT DUTY PAVING ALTERNATIVE

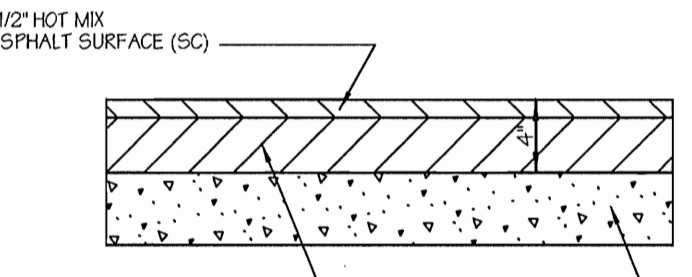


LIGHT DUTY PAVING ALTERNATIVE



LIGHT DUTY PAVING ALTERNATIVE

P-1 Pavement Section
NOT TO SCALE



INTERMEDIATE DUTY P-3 PAVEMENT SECTION
NOT TO SCALE

Reviewed for Howard SCD and meets Technical Requirements		
USDA-NATURAL RESOURCES CONSERVATION SERVICE	DATE	
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District		
HOWARD SOIL CONSERVATION DISTRICT	DATE	
APPROVED: Howard County Department of Planning and Zoning		
<i>[Signature]</i>	8/13/01	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE	
<i>[Signature]</i>	8/17/01	
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE	
<i>[Signature]</i>	8/17/01	
DIRECTOR	DATE	
ADDRESS CHART		
PARCEL NO.	STREET ADDRESS	
D-1	BUILDING 'A' 8220 STAYTON DRIVE	
D-1	BUILDING 'B' 8240 STAYTON DRIVE	
SUBDIVISION NAME SECTION NAME PARCEL #		
Baltimore Washington Industrial Park	N/A	D-1
PLAT # 14898 (F 01-100)	BLOCK # B	ZONE M-2
WATER CODE B-02		SEWER CODE 4200000

PREPARED BY:
GWS
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS
REVISED HANDICAPPED DETAILS 1, 2 AND 3 AND REMOVED CONC. TRUCK APRON DETAIL BY G.W.S. DATED 9/30/03.

OWNER / DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1986 GREENSPRING DRIVE SUITE # 508
TIMONUM, MARYLAND 21093
410-560-3300

Site Plan Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SDP 01-054
SCALE: As Shown
DATE: AUGUST 17, 2000
SHT. 4 OF 15
FILE NAME: 9522siteplan.dwg

Basin Construction Specifications

CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-37B. All references to ASTM and AASHTO specifications apply to the most recent version.

SITE PREPARATION

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, stumps and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For a stormwater management pond, a minimum of a 25-foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EARTH FILL

Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6" frozen or other objectionable materials. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification GC, SC, CL, or CL and must have at least 50% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.

Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be compacted over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within ± 2% of the optimum. Each layer shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Cut Off Trench - The cutoff trench shall be excavated to impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The trench shall be excavated to the existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Embankment Core - The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 10 year water elevation or as shown on the plans. The side slopes shall be 1 to 1 or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

STRUCTURE BACKFILL

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. As no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 315 as modified. The mixture shall have a 100-200 psi, 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum 2800 vhm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. As no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

PIPE CONDUITS

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

- Materials - (Polymer Coated Steel Pipe) Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-245. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt.
- Materials - (Aluminum Coated Steel Pipe) This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with water tight coupling bands or flanges. Aluminum Pipe, when used with flowable fill or when soil and/or water conditions warrant for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 9.

- Coupling bands, anti-seep collars, and sections, etc., must be composed of the same material and coatings as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.
- Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Simple bands are not considered to be watertight.

- All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24 inches in diameter. Flanges on both ends of the pipe with a circular 3/8 inch closed cell neoprene gasket, pre-punched to the flange hole circle, sandwiched between flanges; a 12-inch wide standard lap type band with 1/2-inch thick closed cell circular neoprene gasket; and a 12-inch wide hanger type band with 1/2-inch thick closed cell circular neoprene gasket; and a 12-inch wide hanger type band with 1/2-inch thick closed cell circular neoprene gasket; and a 12-inch wide hanger type band with 1/2-inch thick closed cell circular neoprene gasket; and a 12-inch wide hanger type band with 1/2-inch thick closed cell circular neoprene gasket. Pipes 24 inches in diameter and larger shall be connected by 1/2 inch long angular corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/8 inch closed cell gaskets the full width of the flange is also acceptable.

- Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene head.

- Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
- Backfilling shall conform to "Structure Backfill".

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

- Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.
- Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding / cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

- Laying pipe - Bell and spigot shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.
- Backfilling shall conform to "Structure Backfill".

Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Plastic Pipe - The following criteria shall apply for plastic pipe:

- Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4"-10" pipe shall meet the requirements of AASHTO M252 Type S, and 12" through 24" inch shall meet the requirements of AASHTO M294 Type S.
- Joints and connections to anti-seep collars shall be completely watertight.
- Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
- Backfilling shall conform to "Structure Backfill".

Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Drainage Diaphragms - When a drainage diaphragm is used, a registered professional engineer will supervise the design and construction inspection.

CONCRETE

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

ROCK RIPRAP

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 9210B, Class C.

CARE OF WATER DURING CONSTRUCTION

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The Contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavation and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

STABILIZATION

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with the Natural Resources Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

EROSION AND SEDIMENT CONTROL

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures. GABIONS

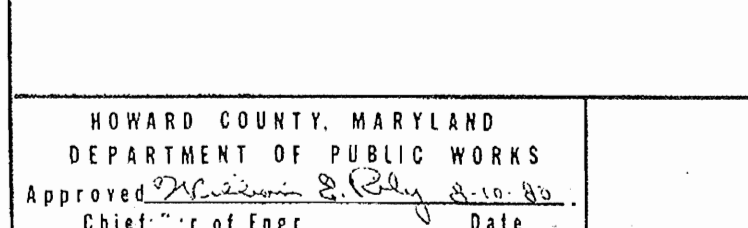
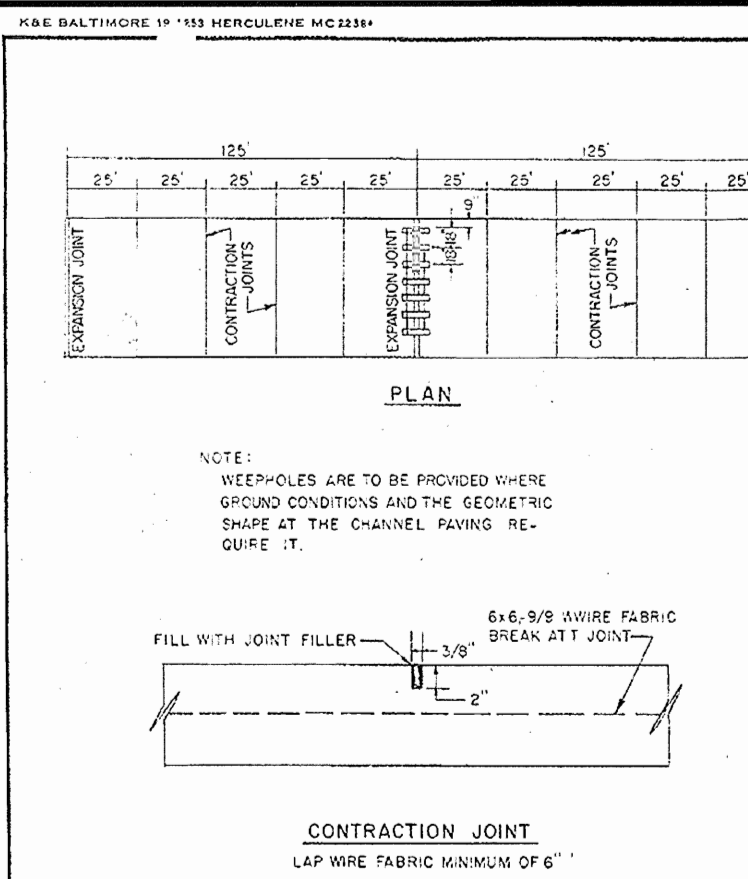
Gabions shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 302 and must be C.I.V. PVC coated.

OUTFALL PROTECTION

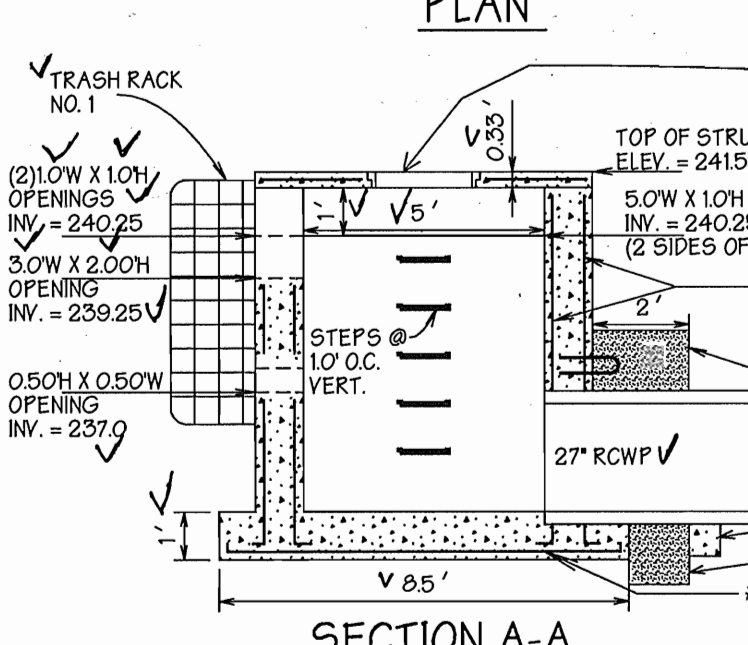
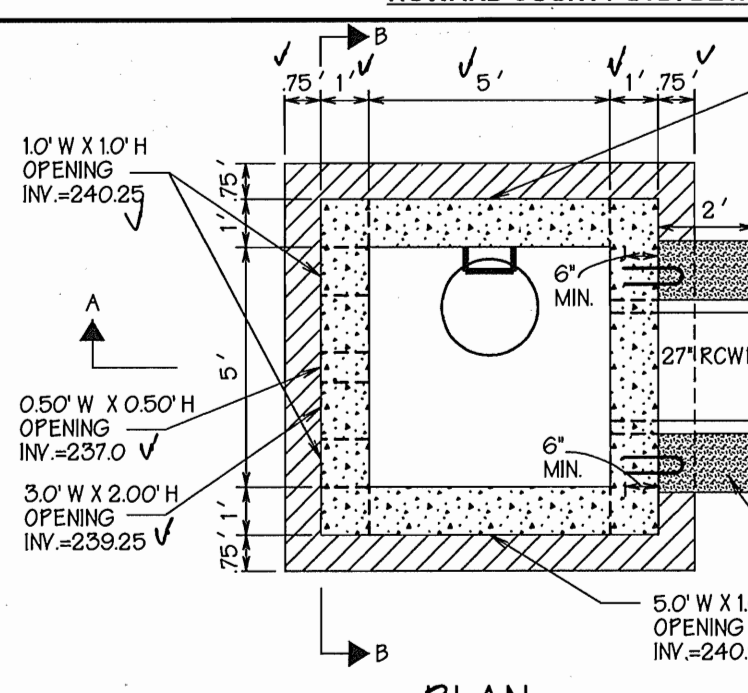
Subgrade for riprap or gabion outfalls shall be prepared to the required line and grades. Any fill required in the riprap or gabion. All stone shall be delivered and placed in a manner that will insure the stone in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another, with the smaller rocks filling the voids between the larger rocks. Stone for outfalls may be placed by equipment. Riprap or gabion outfalls shall be constructed to full course thickness in one operation and in such a manner as to avoid any displacement of underlying material. The contractor shall avoid damage to the filter blankets or cloth during placement of riprap. Hand placement shall be required as needed to prevent damage to the permanent works. Filter cloth shall be placed under all riprap and gabions.

FENCE

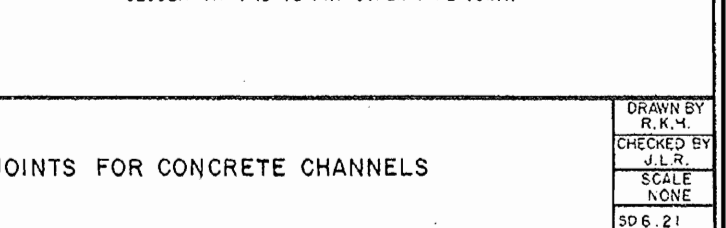
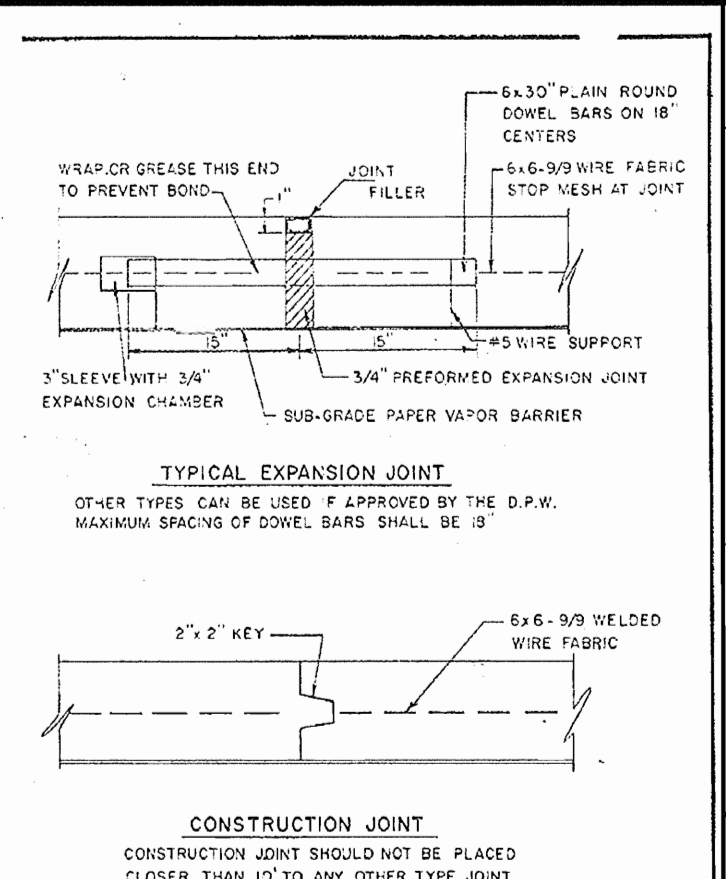
Construction fencing in accordance with the State Highway Administration standard details 690.01 and 690.02. Use specifications for a 60" fence, substituting 42" fabric and 60" line posts. Construct the gate in accordance with the S.H.A. standard detail 690.01 with 42" fabric. The fabric used for the fence and gate must conform to AASHTO designation M-294. Dark vinyl coating is required for the fence posts and wire fabric in accordance with the landscape manual adopted by resolution 56.90, October 1, 1990. *5 Split rail (wood) fence is optional.



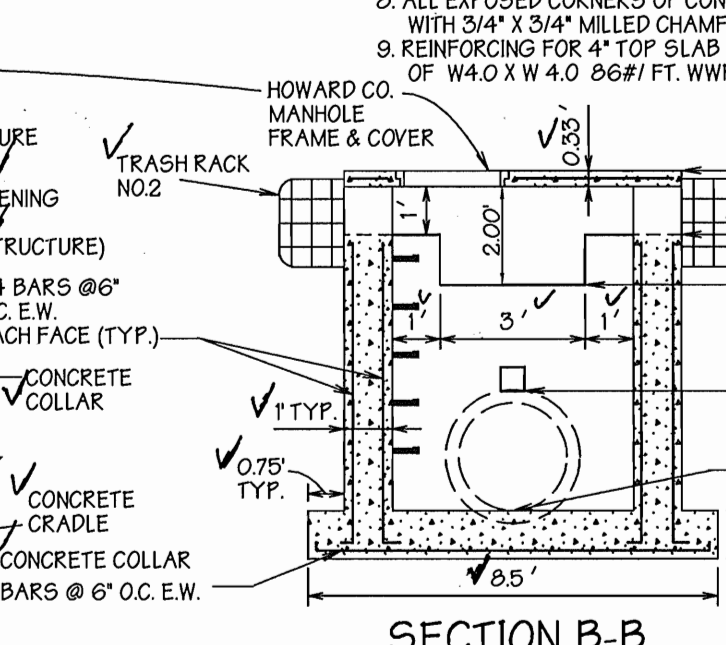
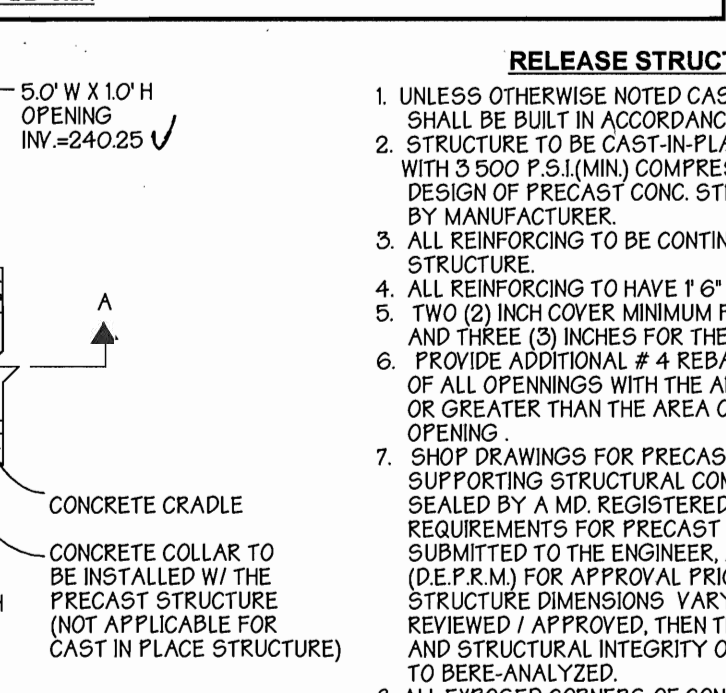
HOWARD COUNTY STD. DETAIL SD 6.21



RELEASE STRUCTURE DETAILS

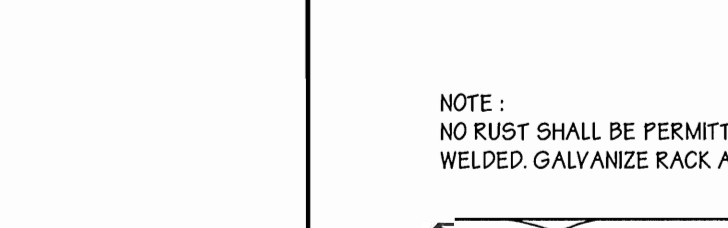
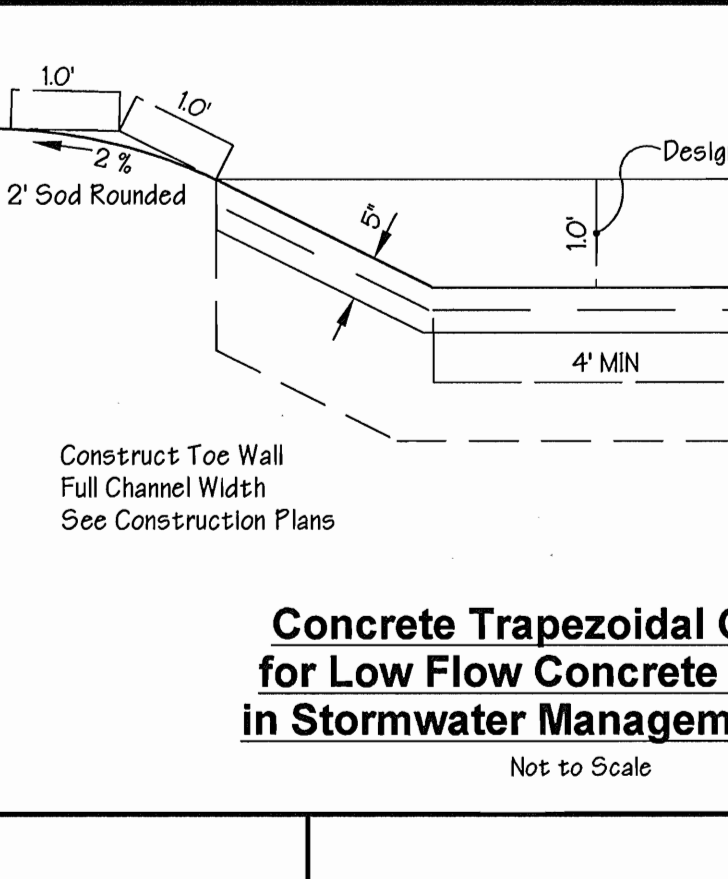


Concrete Trapezoidal Channel for Low Flow Concrete Channel in Stormwater Management Pond

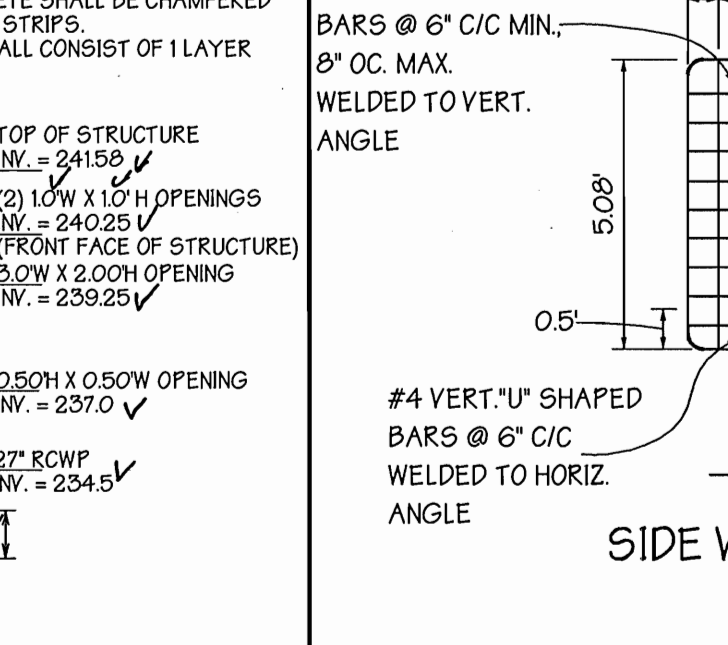
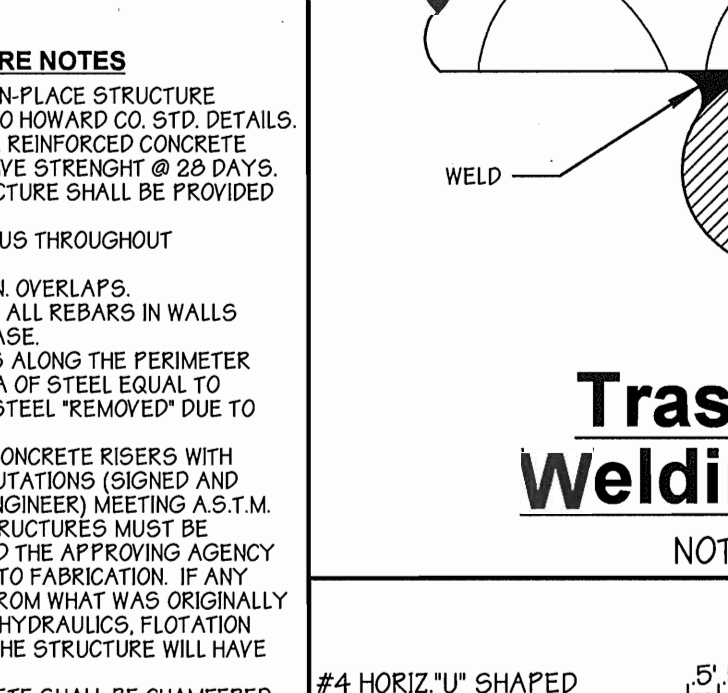


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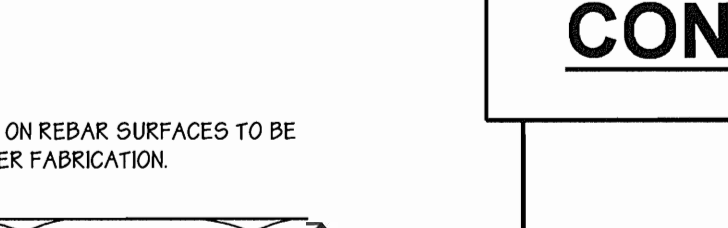
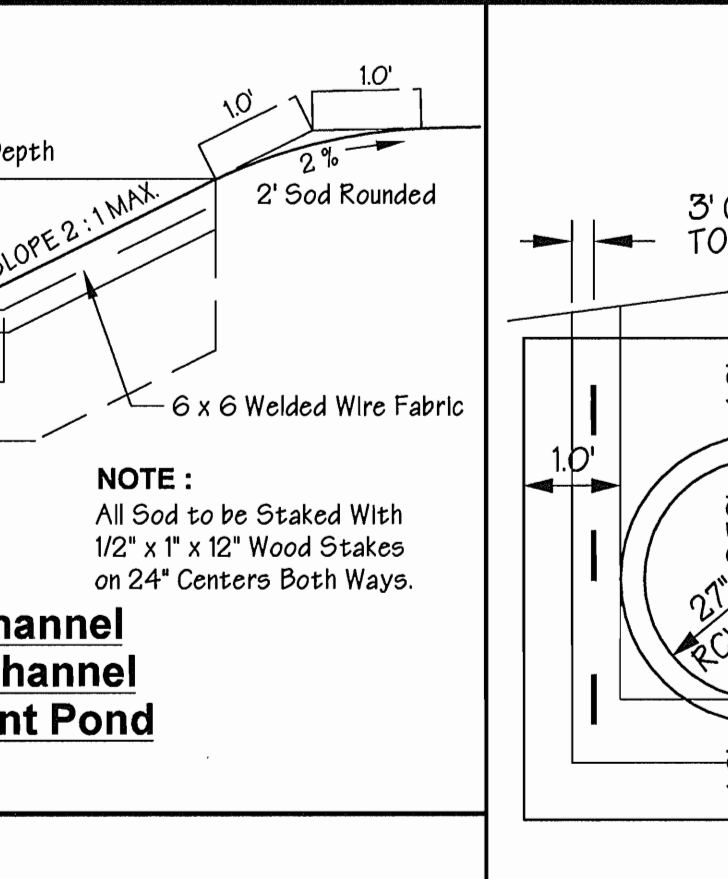


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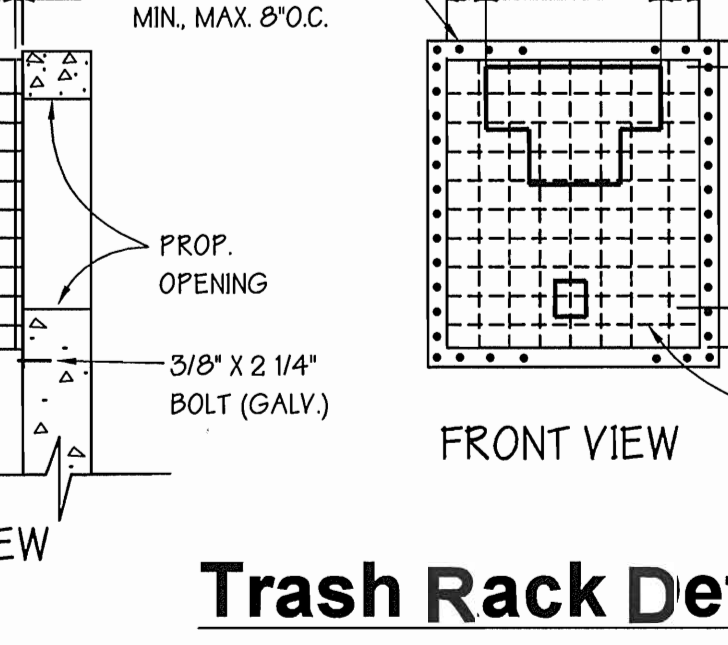
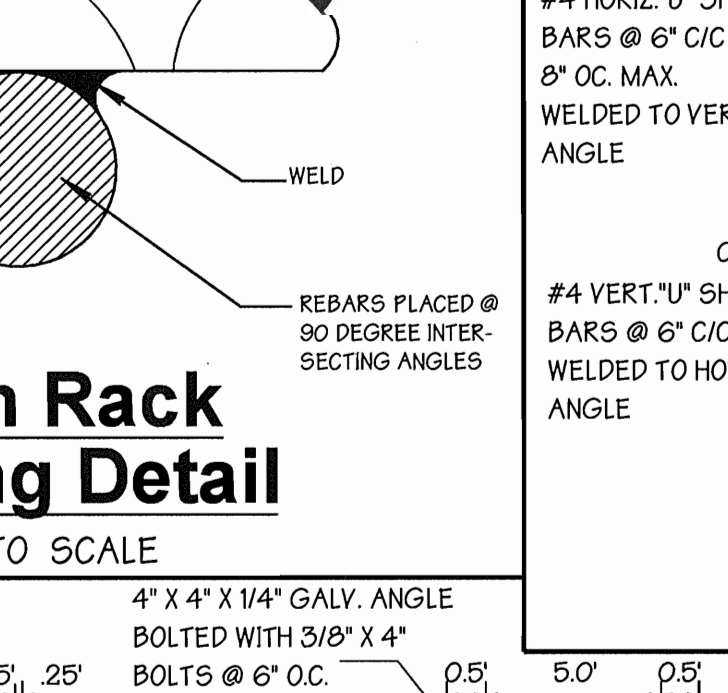


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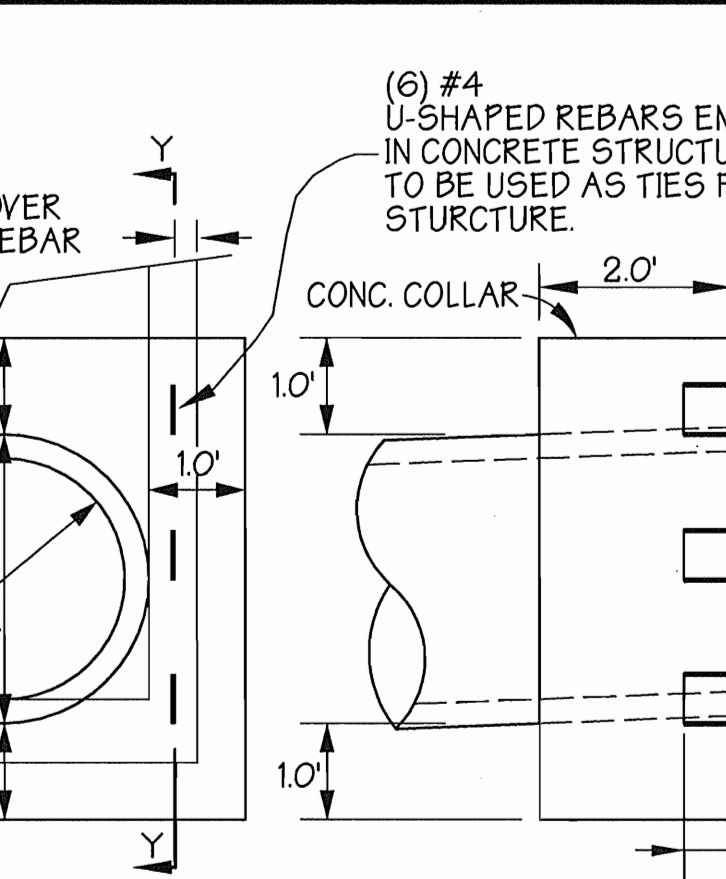


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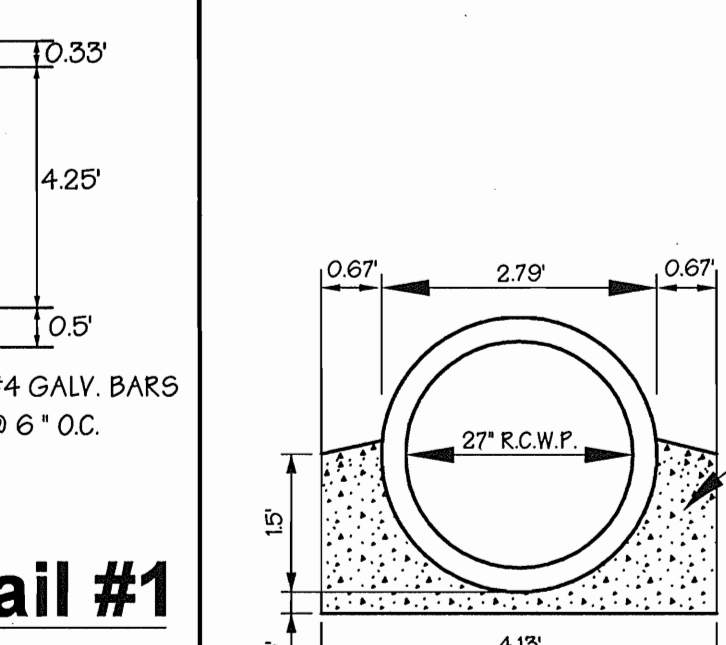
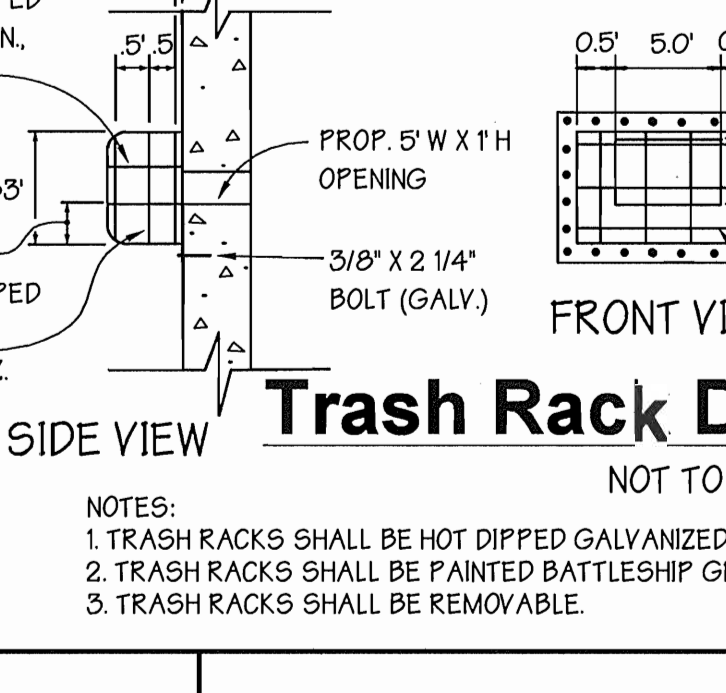


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PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of Attendance of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Joseph J. Hoyt, Inc.*
By: *Guendal D. Miller*
Date: *10/12/00*

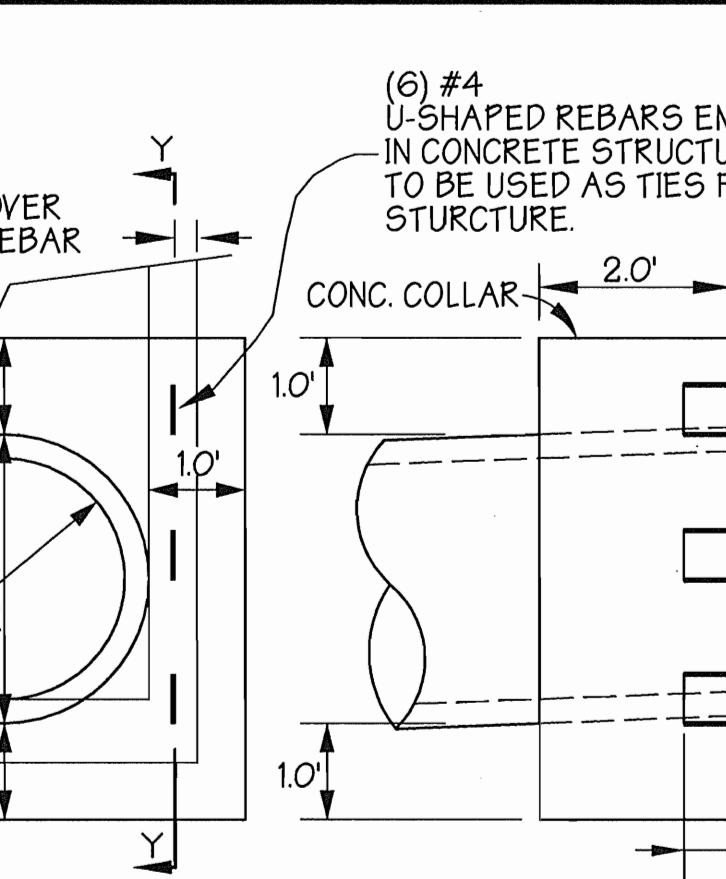
ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: *J. A. Markle Jr.*
Date: *1/9/01*
PE # *11005*

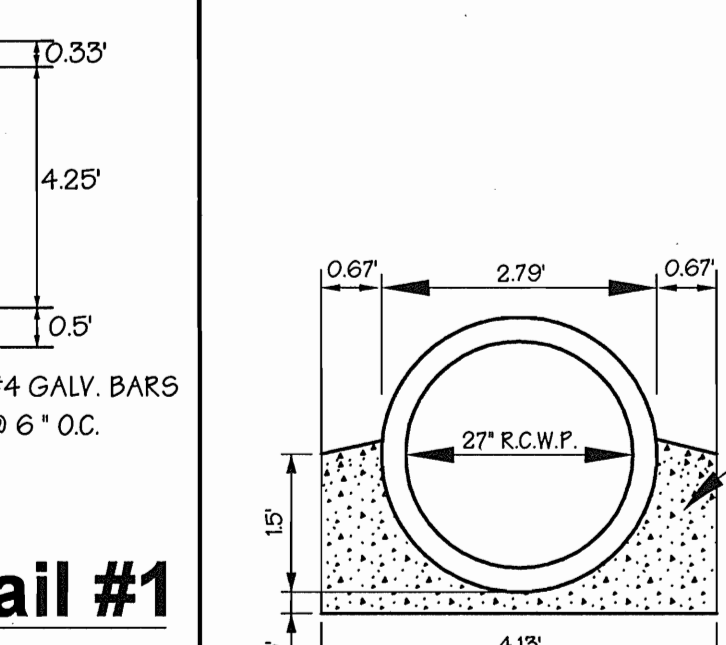
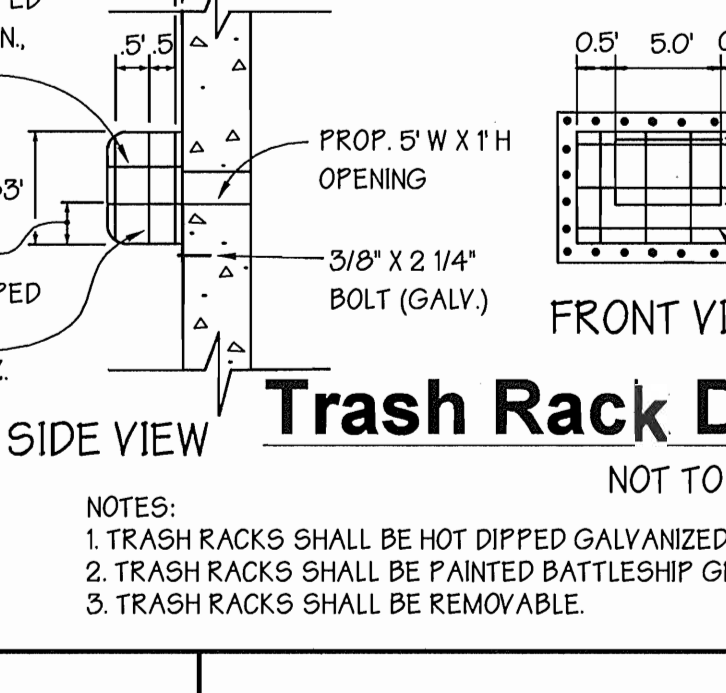
OWNER / DEVELOPER
HOCK / BAVAR STAYTON II, L.L.C.
C/O BAVAR PROPERTIES GROUP, L.L.C.
1966 GREENSPRING DRIVE SUITE # 508
TIMONUM, MARYLAND 21093
410-560-0300

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.
REVISIONS:

Stormwater Management Notes & Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SDP 01-054
SCALE: As Shown
DATE: AUGUST 17, 2000



Concrete Trapezoidal Channel for Low Flow Concrete Channel in Stormwater Management Pond



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Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: *8/6/01*

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

HOWARD SOIL CONSERVATION DISTRICT
DATE: *8/6/01*

APPROVED: Howard County Department of Planning and Zoning
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: *8/12/01*

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: *8/12/01*

DIRECTOR
DATE: *8/12/01*

ADDRESS CHART
PARCEL NO. D-1
STREET ADDRESS: BUILDING 'A' 8220 STAYTON DRIVE
BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park
SECTION NAME: N/A
PARCEL # D-1

PLAT # *110498* BLOCK # B ZONE # M-2 TAX MAP # 4B ELECT. DIST. # 6 CENSUS TRACT # 6069.01
(F 01-100)

WATER CODE B-02 SEWER CODE 4200000

Basin Construction Specifications

CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-37B. All references to ASTM and AASHTO specifications apply to the most recent version.

SITE PREPARATION

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For stormwater management ponds, a minimum of a 25-foot radius around the nest structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EARTH FILL

Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification Group, SC, CL or CL, and must have at least 30% passing the #20 sieve. Consideration may be given to the use of other materials in the embankment if specified by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.

Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each fill shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 90% of maximum dry density with a moisture content within ± 2% of the optimum. Each layer of fill shall be compacted to the required density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Embankment Core - The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 10 year water elevation or as shown on the plans. The side slopes shall be 1 to 1 or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

STRUCTURE BACKFILL

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. As time during the backfilling operation shall drive equipment shall be allowed to operate closer than four feet measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 310 as modified. The mixture shall have a 100/200 psi; 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 6" measured perpendicular to the outside of the pipe of flowable fill shall be under (bedding), over and on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill material shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structure backfill (flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

PIPE CONDUITS

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials - (Polymer Coated Steel Pipe) Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. This pipe and its appearance shall conform to the requirements of AASHTO Specifications M-245 & M-246 with watertight coupling bands or flanges.

Materials - (Aluminum Coated Steel Pipe) This pipe and its appearance shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Aluminum Coated Steel Pipe, when used with flowable fill or when soil and/or water conditions warrant the need for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt.

Materials - (Aluminum Pipe) - This pipe and its appearance shall conform to the requirements of AASHTO Specification M-196 of M-211 with watertight coupling bands or flanges. Aluminum Pipe, when used with flowable fill or when soil and/or water conditions warrant the need for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soil shall be between 4 and 9.

2. Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material and coatings as the pipe. Metals must be insulated from non-metallic materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

3. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Simple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be rolled in adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24 inches in diameter: flanges on both ends of the pipe with a circular 3/16 inch closed cell neoprene gasket, pre-punched to the flange bolt circle, sandwiched between adjacent flanges; a 12 inch wide standard lap type band with 12 inch wide by 3/16 inch thick closed cell circular neoprene gaskets; and a 12 inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long annular corrugated band using a minimum of 4 (four) rods and nuts, 2 on each concrete pipe end. A 24 inch wide by 3/16 inch thick closed cell circular neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/16 inch closed cell gaskets the full width of the flange is also acceptable.

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

5. Backfilling shall conform to "Structure Backfill".

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.

2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding / cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

3. Laying pipe - Bell and spigot shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be taken to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Plastic Pipe - The following criteria shall apply for plastic pipe:

1. Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4'-10" pipe shall meet the requirements of AASHTO M252 Type S, and 12" through 24" inch shall meet the requirements of AASHTO M294 Type S.

2. Joints and connections to anti-seep collars shall be completely watertight.

3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Drainage Diaphragms - When a drainage diaphragm is used, a registered professional engineer will supervise the design and construction installation.

Concrete - Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap - Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09, Class C.

Care of Water During Construction - All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary levees, dikes, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway outlet works and so as not to interfere with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and embankments and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

Stabilization - All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, road and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with the Natural Resources Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

Erosion and Sediment Control - Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures. GABIONS - Gabions shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 312 and must be CL IV, PVC coated.

Outfall Protection - Subgrade for riprap or gabion outfalls shall be prepared to the required line and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the specified grading limits when installed in the riprap or gabion. All stone shall be delivered and placed in a manner that will insure the stone in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another, with the smaller rocks filling the voids between the larger rocks. Stone for outfalls may be placed by equipment. Riser or pipe outlets shall be constructed to full course thickness in one operation and in such a manner as to avoid any displacement of underlying materials. The contractor shall avoid damage to the filter blankets or cloth during placement of riprap. Hand placement shall be required as needed to prevent damage to the permanent works. Filter cloth shall be placed under all riprap and gabions.

Fence - Construct fencing in accordance with the State Highway Administration standard details 690.01 and 690.02. Use specifications for a 6'x6 post, substituting 4x2 fabric and 6'x6 line posts. Construct the gate in accordance with the S.H.A. standard detail 690.01 with 4x2 fabric. The fabric used for the fence and gate must conform to AASHTO designation M-191-74. Dark vinyl coating is required for the fence posts and wire fabric in accordance with the landscape manual adopted by resolution 56.90, October 1, 1990.

3 Split rail (wood) fence is optional.

2. Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material and coatings as the pipe. Metals must be insulated from non-metallic materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

3. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Simple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be rolled in adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24 inches in diameter: flanges on both ends of the pipe with a circular 3/16 inch closed cell neoprene gasket, pre-punched to the flange bolt circle, sandwiched between adjacent flanges; a 12 inch wide standard lap type band with 12 inch wide by 3/16 inch thick closed cell circular neoprene gaskets; and a 12 inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long annular corrugated band using a minimum of 4 (four) rods and nuts, 2 on each concrete pipe end. A 24 inch wide by 3/16 inch thick closed cell circular neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/16 inch closed cell gaskets the full width of the flange is also acceptable.

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

5. Backfilling shall conform to "Structure Backfill".

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.

2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding / cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

RELEASE STRUCTURE NOTES

1. UNLESS OTHERWISE NOTED CAST-IN-PLACE STRUCTURE SHALL BE BUILT IN ACCORDANCE TO HOWARD CO. STD. DETAILS.

2. STRUCTURE TO BE CAST-IN-PLACE REINFORCED CONCRETE WITH 3500 P.S.I. (MIN) COMPRESSIVE STRENGTH @ 28 DAYS. DESIGN OF PRECAST CONC. STRUCTURE SHALL BE PROVIDED BY MANUFACTURER.

3. ALL REINFORCING TO BE CONTINUOUS THROUGHOUT STRUCTURE.

4. ALL REINFORCING TO HAVE 6' MIN. OVERLAPS AND THREE (3) INCHES FOR THE BASE.

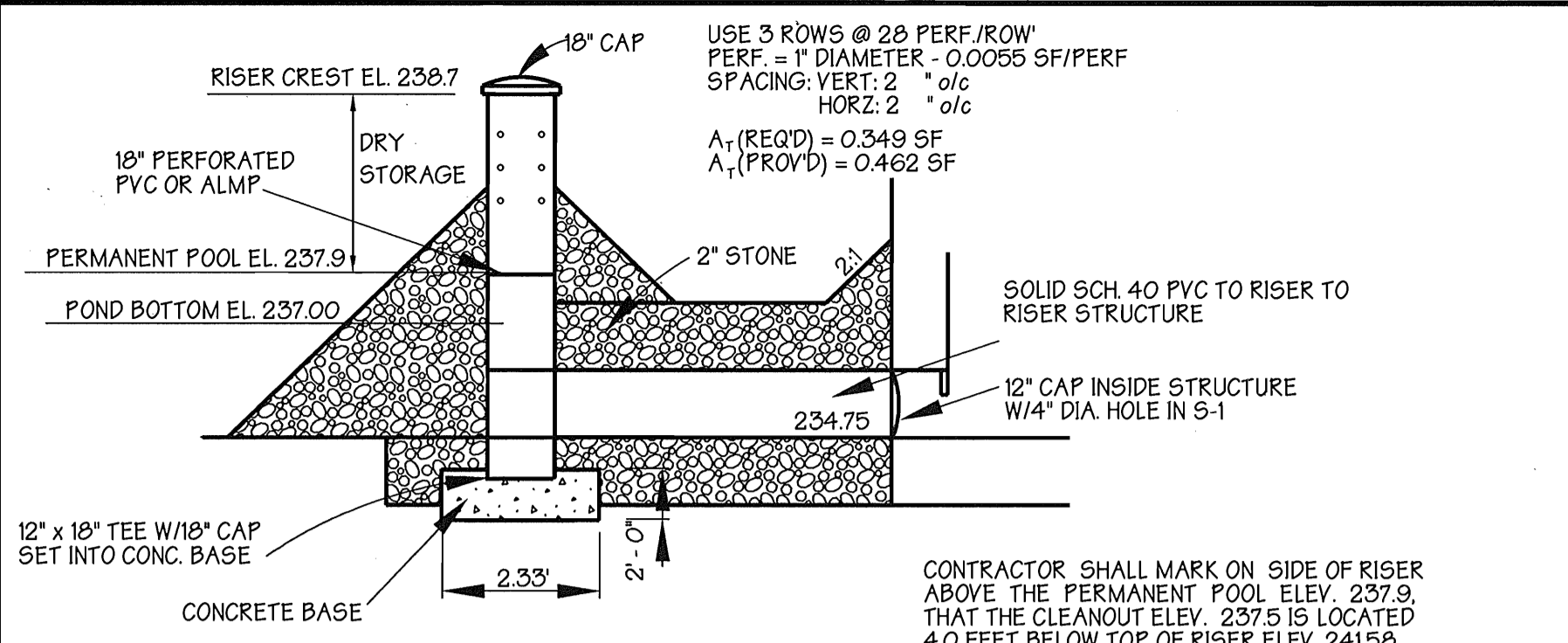
5. TWO (2) INCH COVER MINIMUM FOR ALL REBARS IN WALLS AND FLOORS.

6. PROVIDE ADDITIONAL #4 REBARS ALONG THE PERIMETER OF ALL OPENINGS WITH THE AREA OF STEEL EQUAL TO OR GREATER THAN THE AREA OF STEEL REMOVED DUE TO OPENING.

7. SHOP DRAWINGS FOR PRECAST CONCRETE RISERS WITH SUPPORTING STRUCTURAL COMPUTATIONS (SIGNED AND SEALED BY A MD REGISTERED ENGINEER MEETING A.S.T.M. REQUIREMENTS FOR PRECAST STRUCTURES) MUST BE SUBMITTED TO THE ENGINEER, AND THE APPROVING AGENCY (DE.FRM) FOR APPROVAL PRIOR TO FABRICATION. IF ANY STRUCTURE DIMENSIONS VARY FROM WHAT WAS ORIGINALLY REVIEWED, THEN THE HYDRAULICS, FLotation AND STRUCTURAL INTEGRITY OF THE STRUCTURE WILL HAVE TO BE RE-ANALYZED.

8. ALL EXPOSED CORNERS OF CONCRETE SHALL BE CHAMFERED WITH 3/4" X 3/4" MILLED CHAMFER STRIPS.

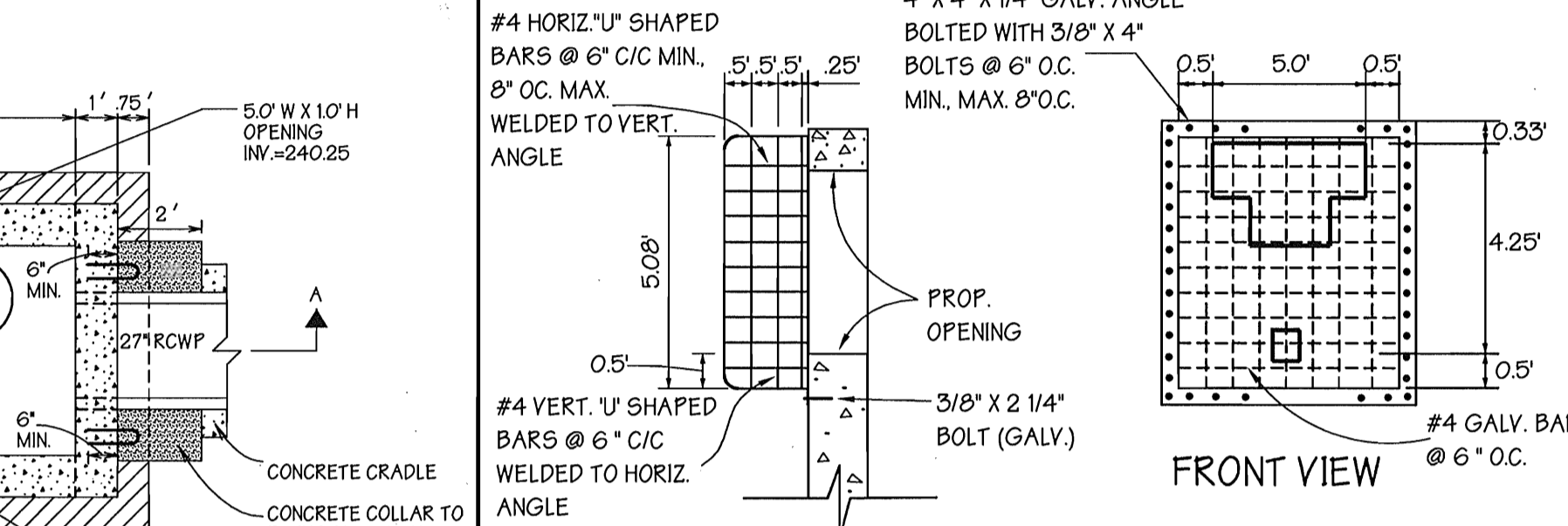
9. REINFORCING FOR 4" TOP SLAB SHALL CONSIST OF 1 LAYER OF W4.0 X 4.0 @6"/FT. WLF.



BASIN DRAWDOWN DEVICE PERFORATED PIPE DETAIL

CONSTRUCTION SPECIFICATIONS

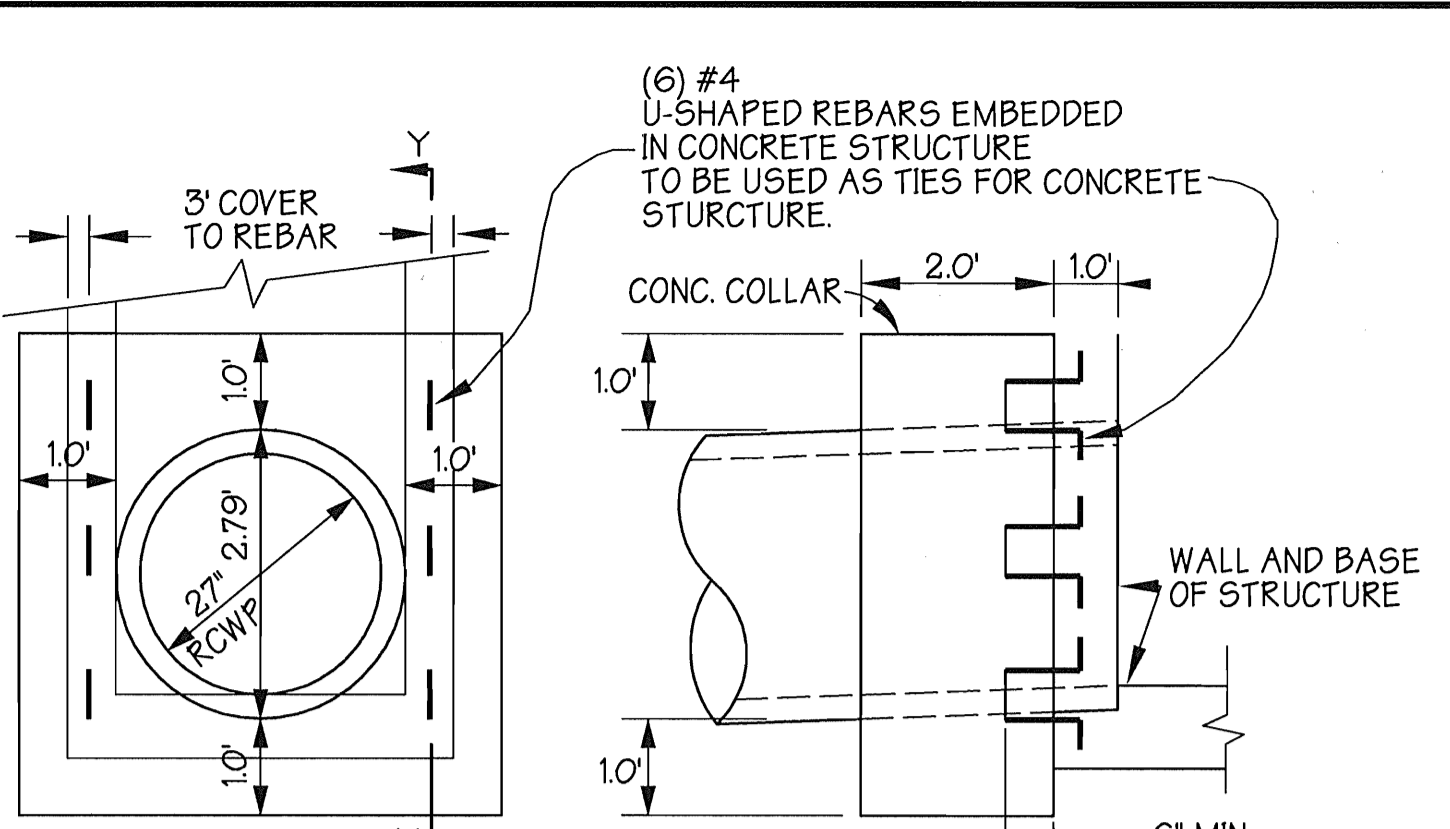
- Perforations in the draw-down device may not extend into the wet storage.
- The total area of the perforations must be greater than 4 times the area of the internal orifice.
- The perforated portion of the draw-down device shall be wrapped with 1/2" hardware cloth and geotextile fabric. The geotextile fabric shall meet the specifications for Geotextile Class E.



Trash Rack Detail #1

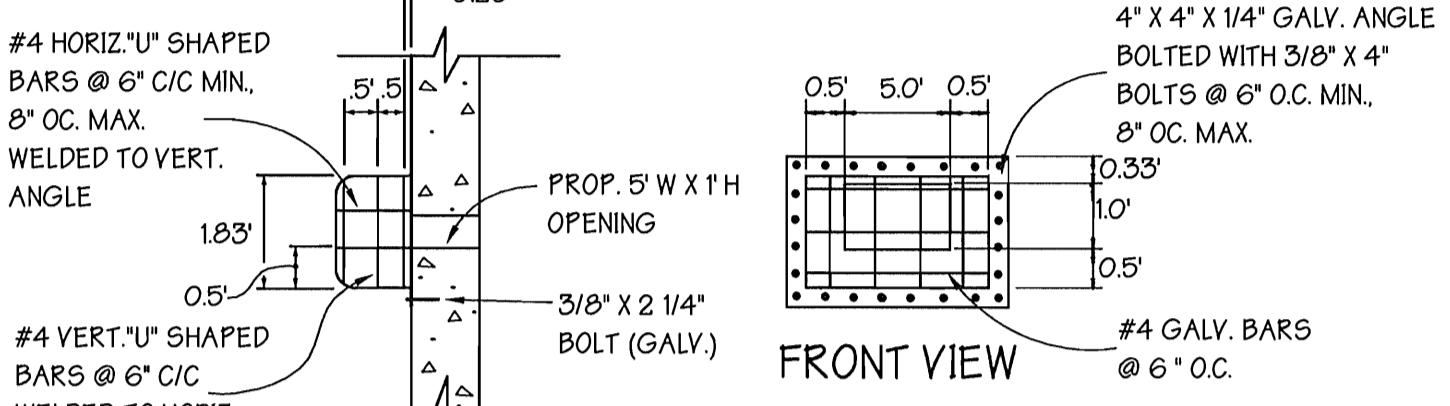
NOT TO SCALE

NOTE: TRASH RACK SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.



CONCRETE COLLAR DETAIL

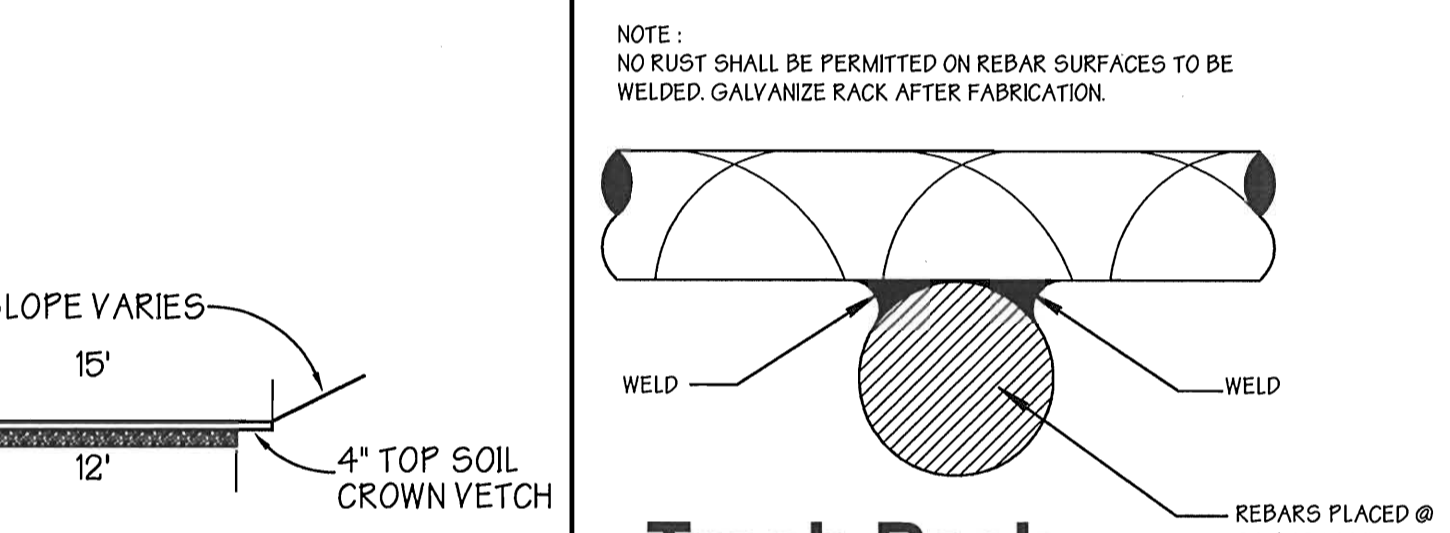
NOT TO SCALE



Trash Rack Detail #2

NOT TO SCALE

NOTE: TRASH RACKS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.



Trash Rack Welding Detail

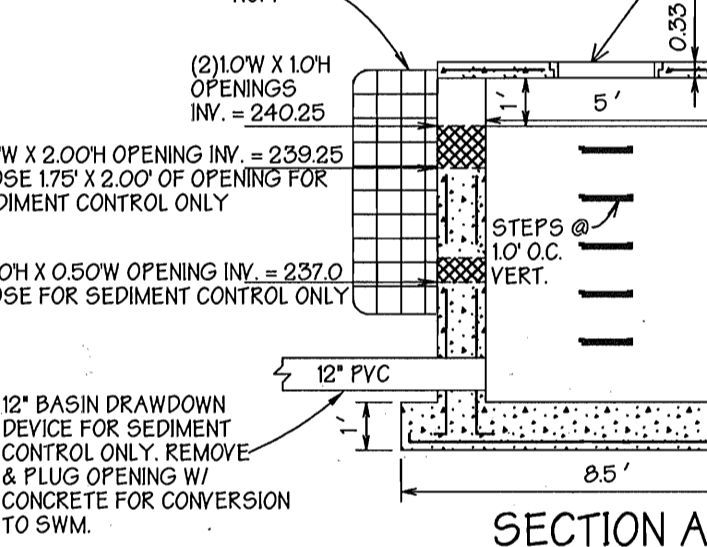
NOT TO SCALE

ACCESS RAMP

NOT TO SCALE

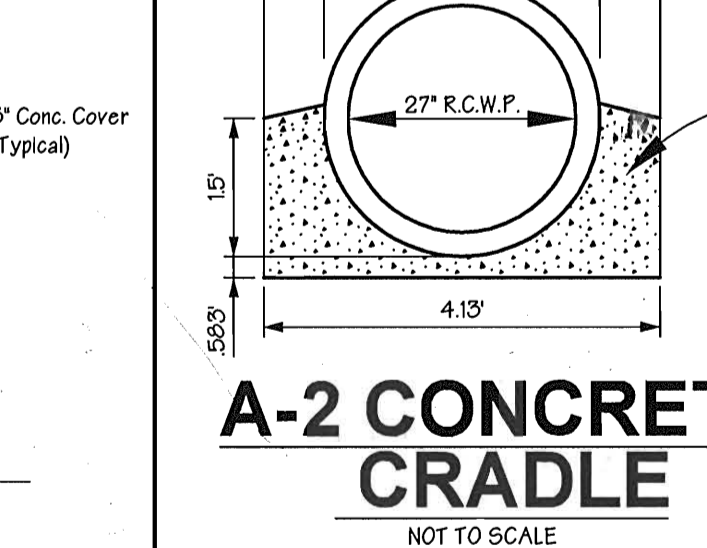
RELEASE STRUCTURE DETAIL

SCALE: 1" = 4'



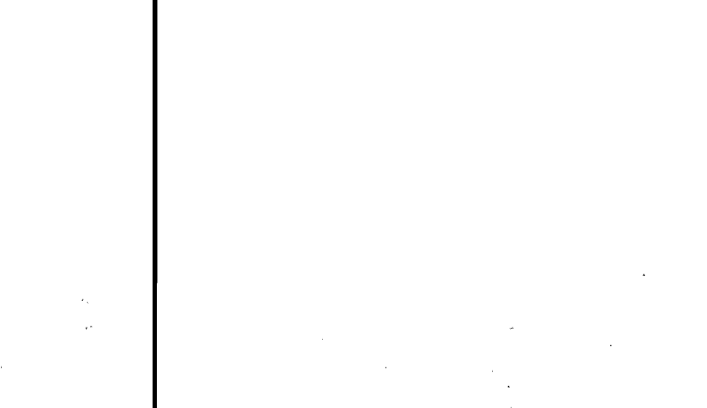
A-2 CONCRETE CRADLE

NOT TO SCALE



Anti-Seep Collar Detail

NOT TO SCALE



SEDIMENT BASIN SUMMARY

DESIGN STORM	EXISTING DISCHARGE (CFS)	FACILITY INFLOW (CFS)	FACILITY DISCHARGE (CFS)	BYPASS DISCHARGE (CFS)	TOTAL DISCHARGE (CFS)	WATER SURFACE ELEVATION (FT)	STORAGE VOLUME PROVIDED
2 YR	4.29	29.79	3.37	112	3.55	240.11	
10 YR	15.30	49.63	27.5	2.56	29.4	240.07	

POND SPECIFICATIONS FOR STORMWATER MANAGEMENT

DESCRIPTION	DATA
STRUCTURE CLASSIFICATION	A (PRIVATE)
STORAGE X HEIGHT PRODUCT	(2.33 AC FT) (6.1 FT) = 14.2 AC FT ²
WATERSHED AREA TO THE POND	8.3 AC
POND TYPE	DRY
FREEDBOARD AREA	2.0' / 2.25'
IMPERVIOUS AREA	5.45 AC
TOP OF EMBANKMENT	243.25

CONSULTANT'S HAZARD CLASS CERTIFICATION

I certify that this pond meets all requirements for hazard class (B) or (C). (requirements as stated in the soil conservation service - maryland standards and specifications for pond, code 37b, november 1992.) All necessary investigations and computations have been performed to verify this finding. A copy of said information has been supplied to howard county soil conservation district.

Engineer: *James A. Markle Jr.* Date: 4/9/01

Name: *JAMES A. MARKLE JR.*

AS-BUILT CERTIFICATION

I hereby certify that the work shown on this plan was constructed as shown on the "as-built" plans and meet the approved specifications.

Professional Engineer: *James A. Markle Jr.* P.E. # 11005 Date: 4/12/05

Certification of a Professional Engineer based upon on-site inspections and material tests which are conducted in accordance with the standards and specifications for the project. I am not providing a warranty or any other representation. My certification is not a guarantee. I am not responsible for any errors or omissions in the original design or construction. My certification is not a substitute for the engineer's certification. My certification is not a substitute for the engineer's certification. My certification is not a substitute for the engineer's certification.

PREPARED BY:

GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

DEVELOPER CERTIFICATION:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of Attendance at a Department of the Environment Approved Training Program for the control of Sediment and Erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Joseph J. Hook, Inc.*
Date: 10/12/00

Print Name: *Obelovad D. Miller*

ENGINEER CERTIFICATION:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the engineer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: *James A. Markle Jr.*
Date: 4/9/01

Print Name: *JAMES A. MARKLE JR.* PE # 11005

DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

REVISIONS

OWNER / DEVELOPER:
HOCK / BAVAR STAYTON II, L.L.C.
C/O HOKK PROPERTIES GROUP, L.L.C.
1866 GREENSPRING DRIVE SUITE # 508
TIMONUM, MARYLAND 21093
410-560-0300

Reviewed for Howard SCD and meets Technical Requirements

USDA-NATURAL RESOURCES CONSERVATION SERVICE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT #: 4898 BLOCK #: B ZONE: M-2 / ZONING MAP: 4.0 ELECT. DIST.: 6 CENSUS TRACT #: 6069.01

WATER CODE: B-02 SEWER CODE: 4200000

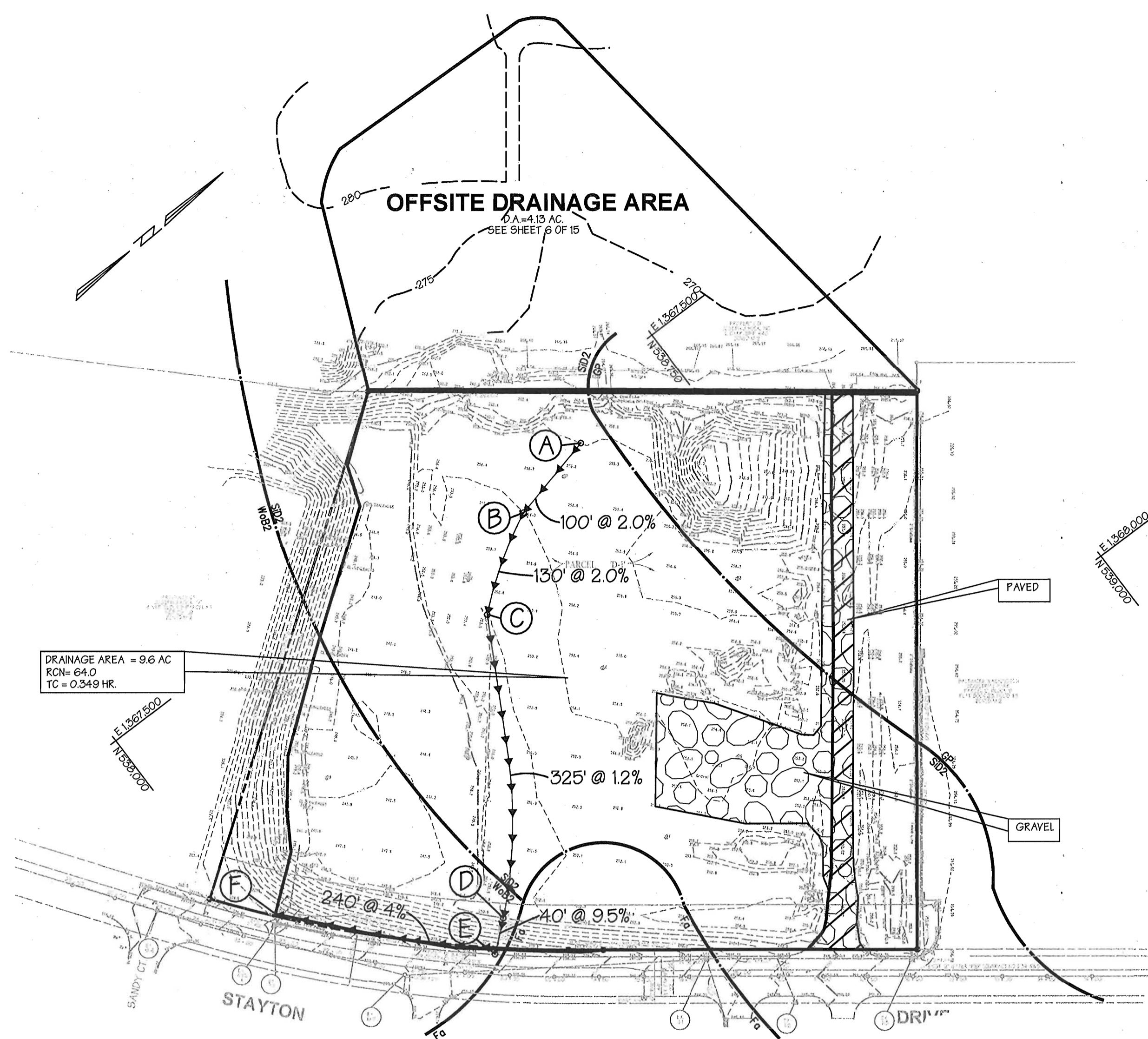
Sediment Basin Notes & Details
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 SHT. 12 OF 15 SCALE: As Shown
HOWARD CO., MARYLAND DATE: AUGUST 17, 2000

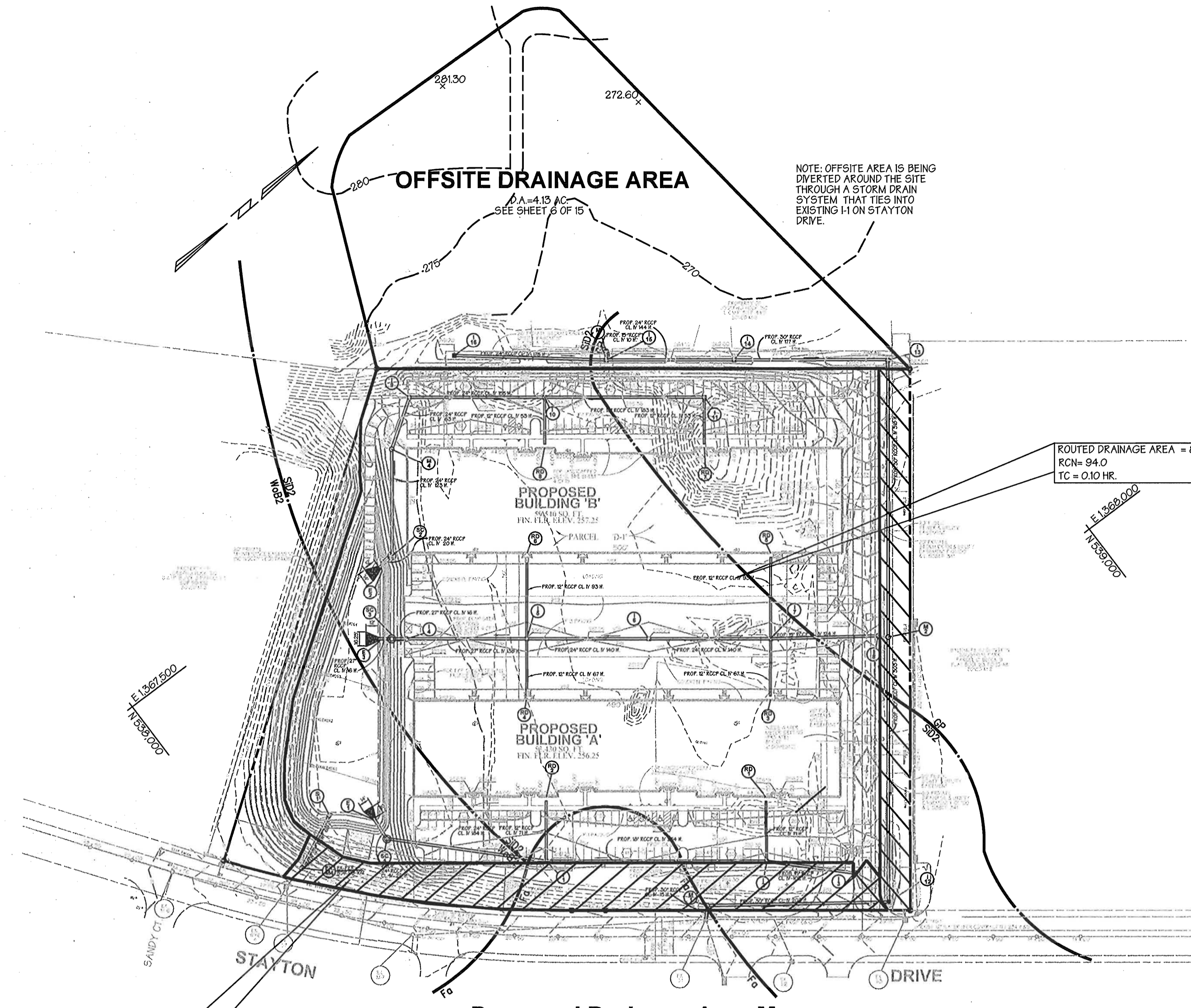
SDP 01-054

SOILS CHART

Soil Type	Hydrologic Group
Fa	D
WoB2	C
SiD2	B
Gp	B



Existing Drainage Area Map
SCALE: 1" = 100'



Proposed Drainage Area Map
SCALE: 1" = 100'

LEGEND

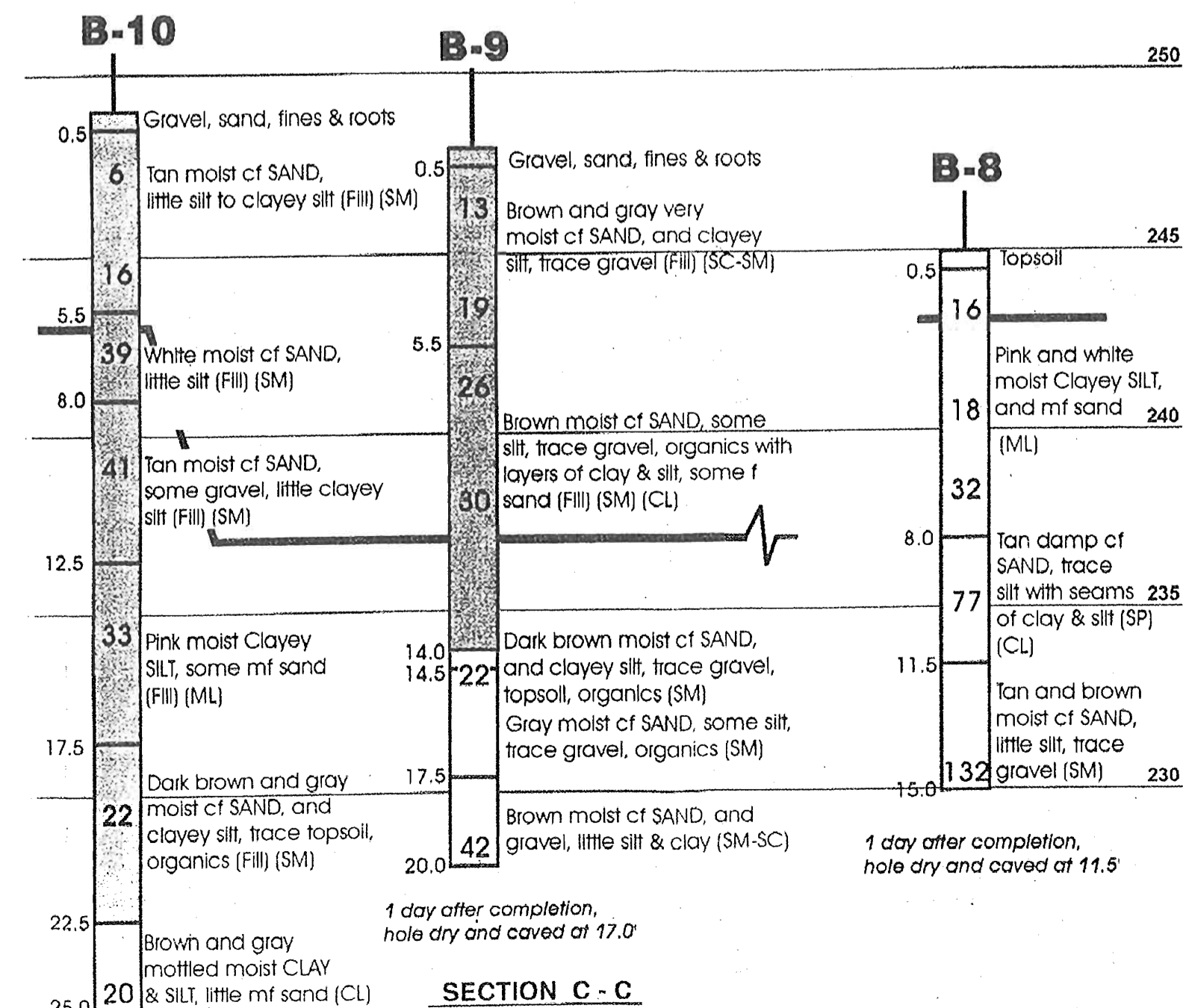
- SOILS _____
- DRAINAGE AREA LINES _____
- Tc PATH →→→→→
- Tc POINT (C)
- Soil Symbol NeB2

OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY DETENTION POND ROUTINE MAINTENANCE

- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
- TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHOULD BE MOWED AS NEEDED.
- DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS RIP-RAP OUTLET SHALL BE REPAIRED AS SOON AS IT IS NOTICED. NON-ROUTINE MAINTENANCE.
- STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON THE DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
- SEDIMENT SHOULD BE REMOVED WHEN ITS ACCUMULATION SIGNIFICANTLY REDUCES THE DESIGN STORAGE, INTERFERE WITH THE FUNCTION OF THE RISER, WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, OR WHEN DEEMED NECESSARY BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

STORMWATER MANAGEMENT SEQUENCE OF CONSTRUCTION

- COMPLETE THE SEQUENCE OF OPERATIONS ON THE APPROVED SEDIMENT AND EROSION CONTROL PLANS.
- NOTIFY HOWARD COUNTY, THE GEOTECHNICAL ENGINEER (410) 526-0700 AND THE ENGINEER IN CHARGE (410) 825-8120 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. ALSO NOTIFY ENGINEER IN CHARGE FOR AS-BUILT.
- AFTER ALL AREAS HAVE BEEN PERMANENTLY STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE WITH PERMANENT SEEDING. CONVERT SEDIMENT BASINS TO STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLANS.
 - CLEAN OUT BASINS.
 - MAKE NECESSARY CHANGES TO RELEASE STRUCTURE.
 - REPLACE SEDIMENT BASIN DEWATERING DEVICE WITH EXTENDED DETENTION DEWATERING DEVICE / AND/OR LOW FLOW PIPE.
- COMPLETE AS-BUILT SURVEYS AND STUDIES AND SUBMIT TO APPROPRIATE AGENCIES WITHIN 30 DAYS OF COMPLETION OF INSTALLATION.
 - CONSTRUCT THE SEDIMENT BASINS PER THE SPECIFICATIONS SHOWN ON THE SEDIMENT CONTROL PLAN FOR INITIAL CONSTRUCTION CONTACT THE ENGINEER IN CHARGE @ (410) 825-8120 OR THE GEOTECHNICAL INSPECTOR SO THEY CAN INSPECT THE INSTALLATION OF THE FOLLOWING:
 - NOTE:
 - THE IMPERVIOUS CORE AND/ OR CUT-OFF TRENCHES.
 - THE CONCRETE CRADE.
 - THE OUTFALL PIPE.
 - THE DEWATERING DEVICE.
 - THE CONCRETE END SECTION AND OUTLET PROTECTION.
 - THE EMBANKMENT CONSTRUCTION AND STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS.



PREPARED BY:



GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



DESIGNED BY: P.R.C.
DRAWN BY: K.E.
CHECKED BY: P.R.C.

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1866 GREENSPRING DRIVE SUITE # 508
TIMONIUM, MARYLAND 21083
410-560-0300

Reviewed for Howard SCD and meets Technical Requirements

USDA Natural Resources Conservation Service DATE 8/6/01

HOWARD SOIL CONSERVATION DISTRICT DATE 8/6/01

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/13/01

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/17/01

DIRECTOR DATE 8/13/01

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
D-1	BUILDING 'A' 8220 STAYTON DRIVE
D-1	BUILDING 'B' 8240 STAYTON DRIVE

SUBDIVISION NAME: Baltimore Washington Industrial Park SECTION NAME: N/A PARCEL #: D-1

PLAT: 17898 (F 01-100) BLOCK: B ZONE: M-2 /ZONE MAP: 48 ELECT. DIST.: 6 CENSUS TRACT: 6069.01

WATER CODE: B-02 SEWER CODE: 4200000

Existing & Proposed Drainage Area Maps
STAYTON BUSINESS CENTER II
BALTIMORE WASHINGTON INDUSTRIAL PARK
BLOCK B, PARCEL D-1

ELECTION DISTRICT: 6 SHT. 8 OF 15 DATE: AUGUST 17, 2000
SCALE: As Shown
SDP 01-054
FILE NAME: 9522ex1st_prop_drainmaps.s01