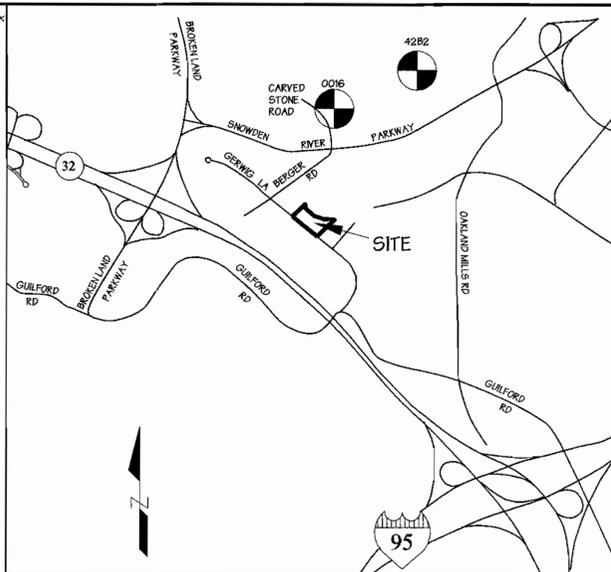
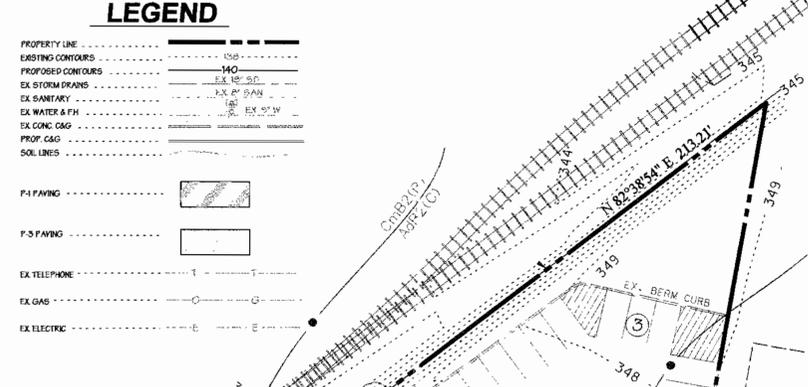


General Notes

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST ALL EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE AND SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) HOURS IN ADVANCE OF COMMENCEMENT OF WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURBS AND GUTTERS, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE EXIST TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH A MAX. OF 1" CONTOUR INTERVALS PREPARED BY LEO W. HADEN, INC. DECEMBER 2001.
- PUBLIC WATER AND SEWER ARE EXISTING, CONTRACT # 383-A-W&S
- ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED AND VERIFIED IN ACCORDANCE WITH ASDM 1-100, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER
- THE ORIGINAL SITE WAS DEVELOPED PRIOR TO STORM WATER MANAGEMENT (SWM) REGULATIONS. THE PROPOSED 0.28 AC PAVING EXPANSION FALLS UNDER THE NEW 2000 STORM WATER DESIGN MANUAL AND THE ADDITIONAL PAVED AREA WILL BE CONSIDERED AS A NEW "PERMEABLE" AREA. THIS 0.28 AC REQUIRES A WQV OF 966 C.F. AN EXISTING DITCH AND PART OF ITS DRAINAGE AREA IS BEING MODIFIED SO THAT IT QUALIFIES FOR THE "GRASS CHANNEL CREDIT" AS DESCRIBED IN SECTION 5.5 OF THE 2000 STORM WATER DESIGN MANUAL. THE GRASS CHANNEL WILL PROVIDE TREATMENT FOR AN AREA THAT REQUIRES A WQV OF 2261 C.F.
- THERE ARE NO WETLANDS, FLOODPLAIN, OR STREAMS ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.
- OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE.
- TRENCH COMPACTION FOR STORM DRAINS WITHIN THE ROAD OR STREET RIGHT OF WAY LIMITS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL IV, STD. NO. G-201.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM CURB ARE MEASURED FROM FACE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER AND DRAIN HOUSE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
- THERE ARE NO KNOWN CEMETARIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL SLOPES 3:1 OR GREATER, EXCEPT THOSE ASSOCIATED WITH LANDSCAPE BERMING SHALL BE MONITORED DURING PLACEMENT BY THE PROJECT GEOTECHNICAL ENGINEER.
- PAVING MARKINGS TO BE "TRAFFIC WHITE"

- CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
- ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA. FIRE SHALL BE LISTED, APPROVED AND MEET THE AWMA STANDARDS FOR FIRE PROTECTION. USE FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH THE PIPE USED.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL DRIPPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING OR STRUCTURES ARE TO BE REMOVED PRIOR TO PLACING A BID. ON THOSE ITEMS THE CONTRACTOR SHALL CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC., UNLESS NOTED ON PLAN.
- THE SUBJECT PROPERTY IS ZONED NT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.154 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$ 7820 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF FOREST CONSERVATION SEE HOWARD COUNTY CODE SECTION 16.1202 (b)(1)(iv).
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATION NO. 2341005 AND 2341003 WERE USED FOR THIS PROJECT.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134.
- NO CHANGE-IN-USE OR TO ANY PARKING AREA IS PROPOSED PER THIS PLAN. THE PROPOSED CHANGES ARE TO THE LOADING AREA.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.
- FOR WORK ZONE TRAFFIC CONTROL NOTES SEE STANDARD NO. MD-10-01
- THE PROJECT IS EXEMPT FROM THE APFO REQUIREMENTS FOR ROADS ACCORDING TO SECTION 16.1107(a)(2)(ii) - THERE IS NO TRAFFIC GENERATED BY THIS DEVELOPMENT.
- FOR WORK ZONE TRAFFIC CONTROL NOTES SEE STANDARD NO. MD-10-01
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.

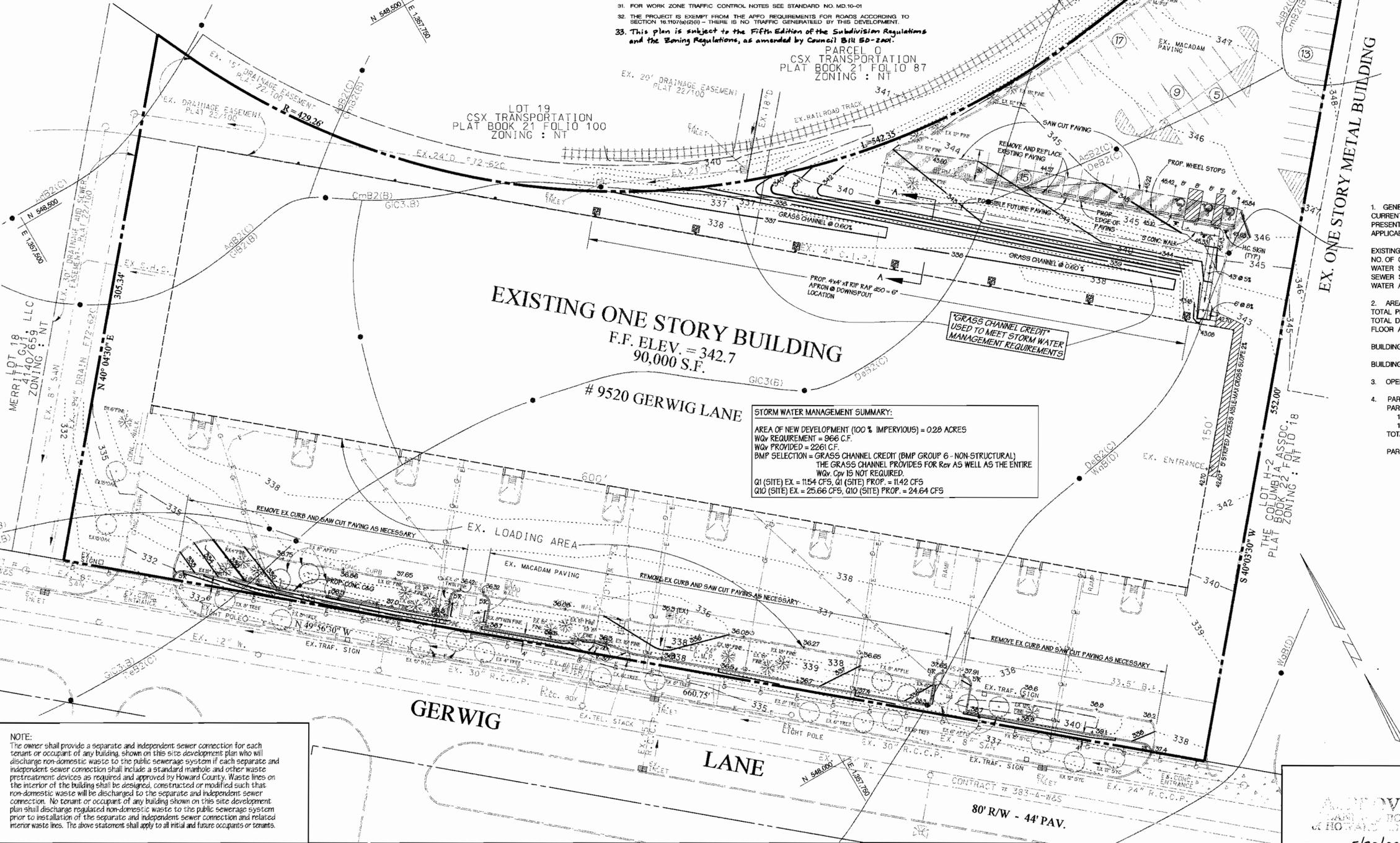


VICINITY MAP

SCALE: 1" = 1000'
 BENCHMARK: STATION 0016 (2341002) ELEV. = 359.673
 STATION 42B2 (2341003) ELEV. = 367.231

Site Analysis Data Chart

1. GENERAL SITE DATA	22100
CURRENT PLAT REFERENCE	NT - EMPLOYMENT CENTER INDUSTRIAL
PRESENT ZONING	SDP-72-97c, F72-62c
APPLICABLE DPZ FILE REFERENCES:	
EXISTING USE:	WAREHOUSE
NO. OF OCCUPANTS	100 +/-
WATER SERVICE	EXISTING - CONTRACT # 383-A-W&S
SEWER SERVICE	EXISTING - CONTRACT # 383-A-W&S
WATER AND SEWER CONTRACT NUMBER	NA
2. AREA TABULATION	
TOTAL PROJECT AREA:	4.992 ACRES/217,452 SF
TOTAL DISTURBED AREA:	0.76 AC
FLOOR AREA RATIO (EXISTING):	2.07 ACRES (90,000 SF) FLOOR AREA/4.992 ACRES = 0.41
BUILDING COVERAGE TO SITE:	2.07 ACRES/4.992 ACRES = 41%
BUILDING HEIGHT:	28.5'
3. OPEN SPACE DATA:	NA
4. PARKING SPACE DATA	
PARKING REQUIRED:	
15SP/EMPLOYEE INDUSTRIAL USES (PER FDP) - 85,600 S.F. @ 42 EMPLOYEES = 42 SP	
1598 STUDENTS KARATE SCHOOL (PER ZONING REGULATIONS) - 4,400 S.F. = 8 SP	
TOTAL REQUIRED:	= 50 SP
PARKING PROVIDED:	= 62 SP
	(INCLUDES 3 HANDICAP SPACES)



STORM WATER MANAGEMENT SUMMARY:
 AREA OF NEW DEVELOPMENT (100% IMPERVIOUS) = 0.28 ACRES
 WQV REQUIREMENT = 966 C.F.
 WQV PROVIDED = 2261 C.F.
 BMP SELECTION = GRASS CHANNEL CREDIT (BMP GROUP 6 - NON-STRUCTURAL)
 THE GRASS CHANNEL PROVIDES FOR REV AS WELL AS THE ENTIRE
 WQV CREDIT IS NOT REQUIRED.
 Q1 (SITE) EX. = 11.54 CFS, Q1 (SITE) PROP. = 11.42 CFS
 Q10 (SITE) EX. = 25.66 CFS, Q10 (SITE) PROP. = 24.64 CFS

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.

Matis Warfield
 consulting engineers
 10540 York Road Suite M
 Hunt Valley, Maryland 21030
 phone 410-683-7004
 fax 410-683-1198
 www.matiswarfield.com



SHEET INDEX	
NO.	SHEET TITLE
1	SITE PLAN
2	DRAINAGE AREA MAP
3	SEDIMENT CONTROL PLAN
4	SEDIMENT CONTROL NOTES & DETAILS
5	LANDSCAPE PLAN

OWNER/DEVELOPER
COLUMBIA CENTER III, LLC
 c/o MIE PROPERTIES
 5720 Executive Drive
 Baltimore, Maryland 21228
 (410) 788-0100

APPROVED
 BOARD OF ZONING ADJUSTMENT
 DATE: 5/30/02

Reviewed for the Howard Conservation District 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.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: Department of Planning and Zoning

Chad Williamson 7/1/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Harvath 7/15/02
 DIVISION OF LAND DEVELOPMENT DATE

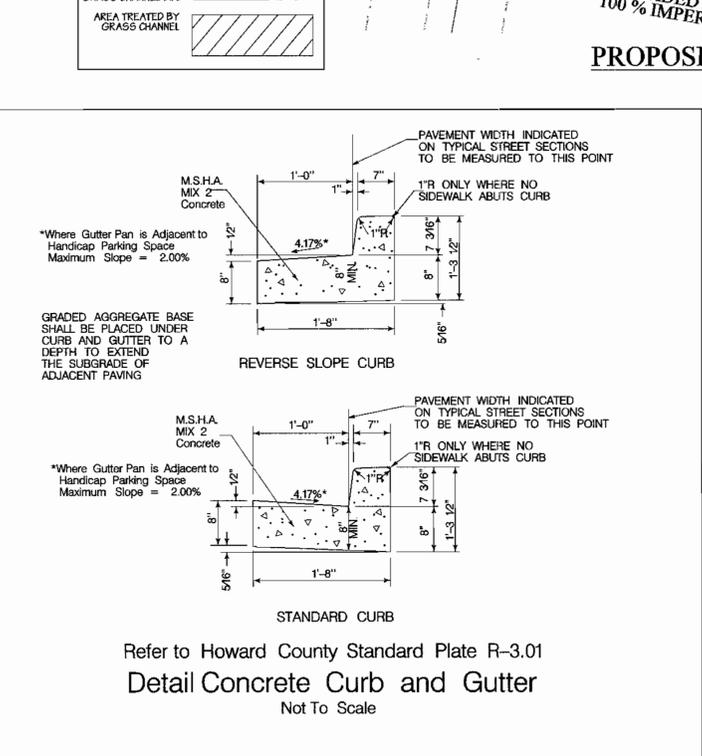
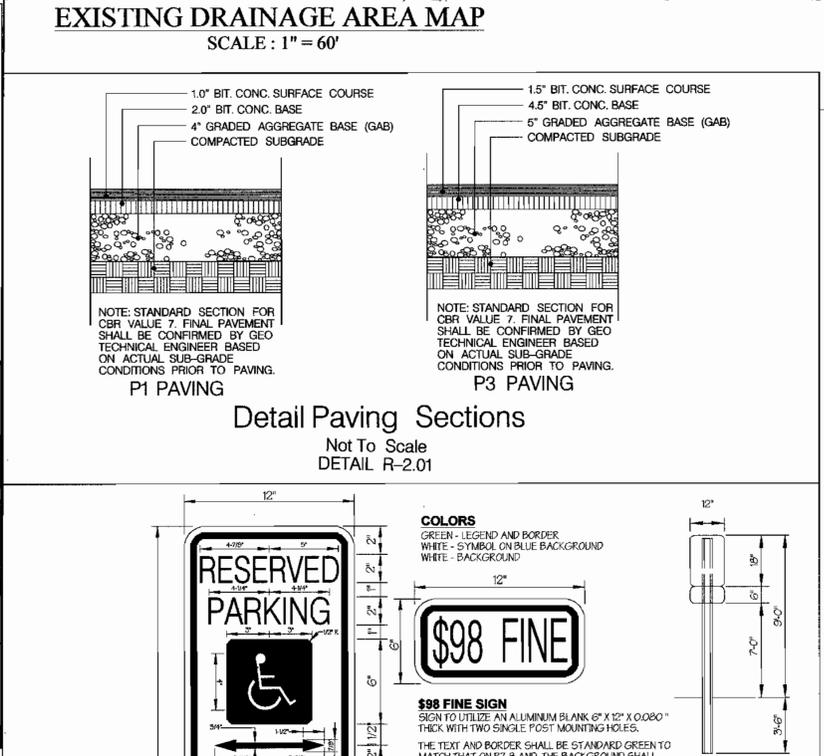
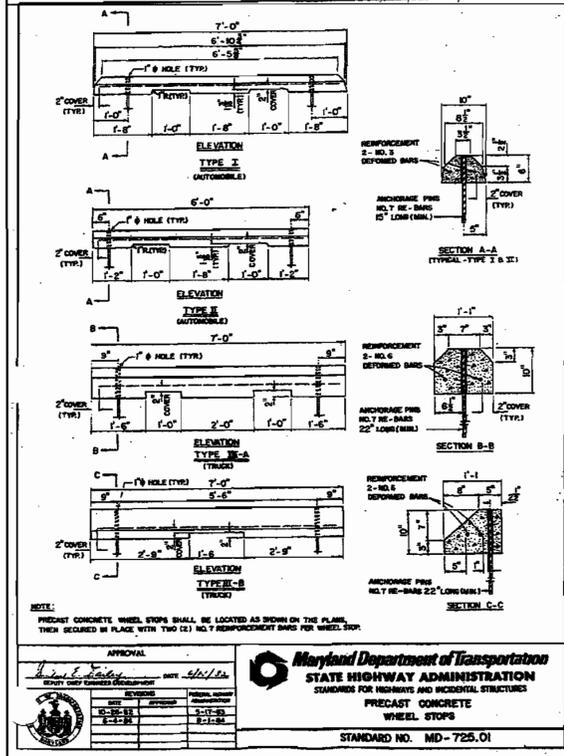
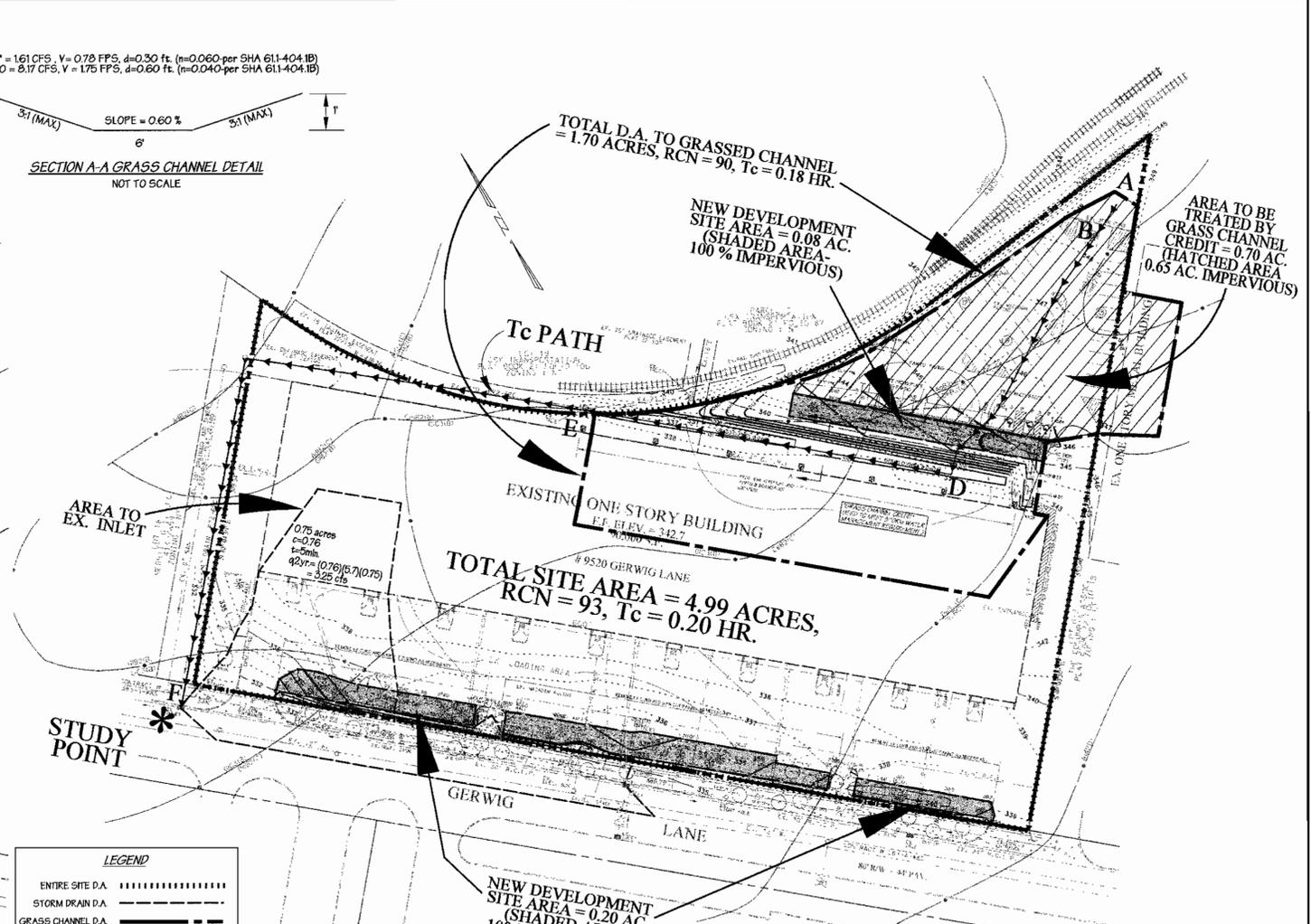
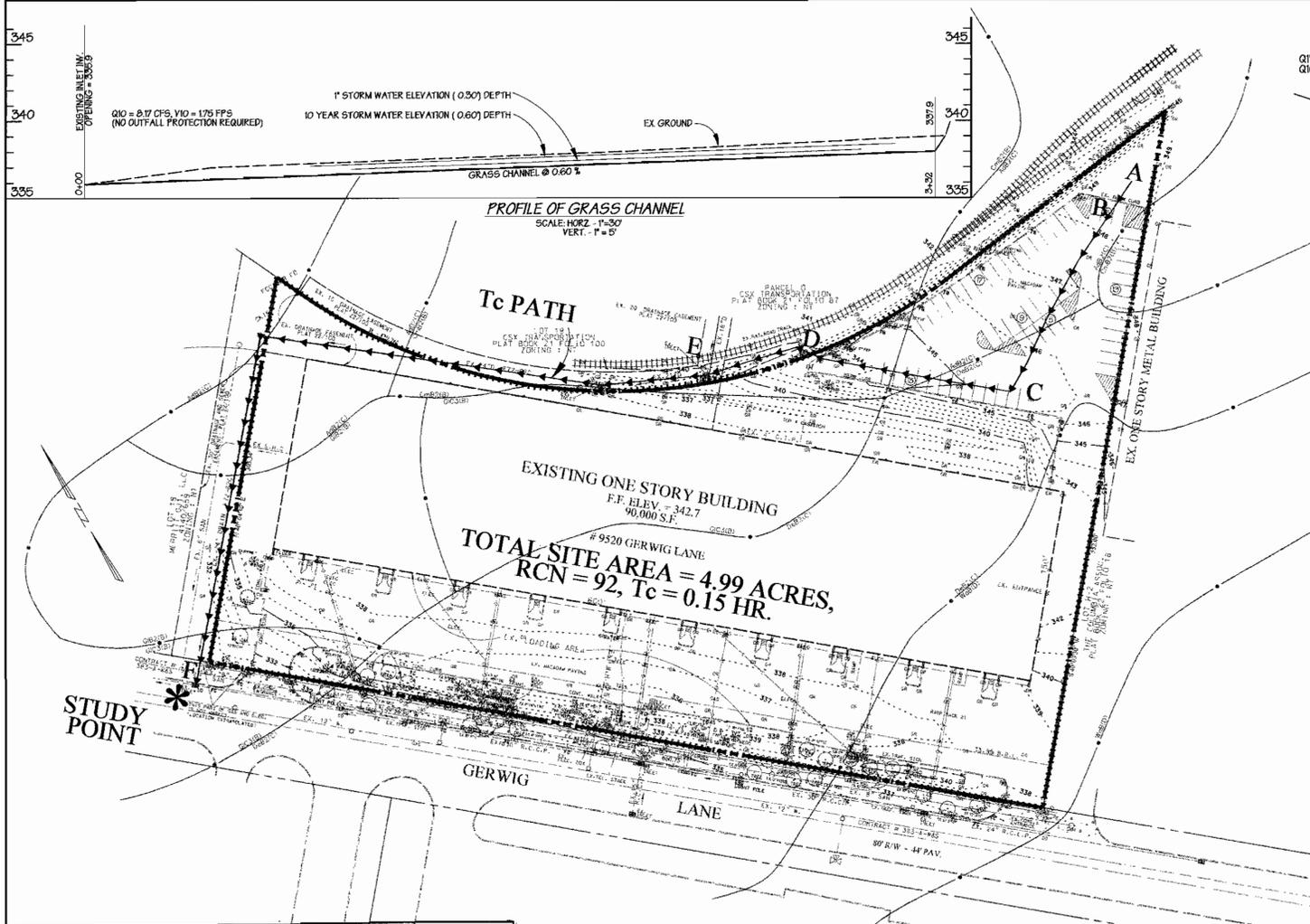
David S. Smith 7/16/02
 DIRECTOR DATE

ADDRESS CHART
 BUILDING NO. STREET ADDRESS
 9520 GERWIG LANE

SUBDIVISION NAME	SECTION NAME	PARCEL #
COLUMBIA E.G.U. SUBDIVISION	SECTION 2 AREA 3	G-1
PLAT #	BLOCK #	ZONE
22-100	10	NT
WATER CODE	SEWER CODE	ELECT. DIST.
E 06	5200400	6
CENSUS TRACT	6067.03	

Site Plan
 ADDITION TO LOADING AREA
9520 GERWIG LANE
 PARCEL G-1
 COLUMBIA - E.G.U. SUBDIVISION SECTION 2, AREA 3
 Howard County, Maryland
 Scale: 1"=30'

SDP 02-73
 April 15, 2002
 Sheet 1 of 5



APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 5/30/02

Reviewed for the Howard Conservation District and meets technical requirements.

Jean Meyer 7/3/02
LISA-NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Rantoux 7/3/02
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: Department of Planning and Zoning

Chief Development Engineering Division 7/4/02 DATE
Windy Hornum 7/15/02 DATE
DIVISION OF LAND DEVELOPMENT #8
James S. Rantoux 7/16/02 DATE DIRECTOR

Matis Warfield
consulting engineers

10540 York road suite m
hunting valley, maryland 21038
Phone 410-883-1704
facsimile 410-883-1798
www.matiswarfield.com

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
SIGNAGES FOR HIGHWAYS AND RECREATIONAL STRUCTURES
PRECAST CONCRETE WHEEL STOPS
STANDARD NO. MD-725.01

Professional Engineer
No. 16844

Handicapped Parking Sign Detail
NOT TO SCALE

OWNER/DEVELOPER
COLUMBIA CENTER III, LLC
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Baltimore, Maryland 21228
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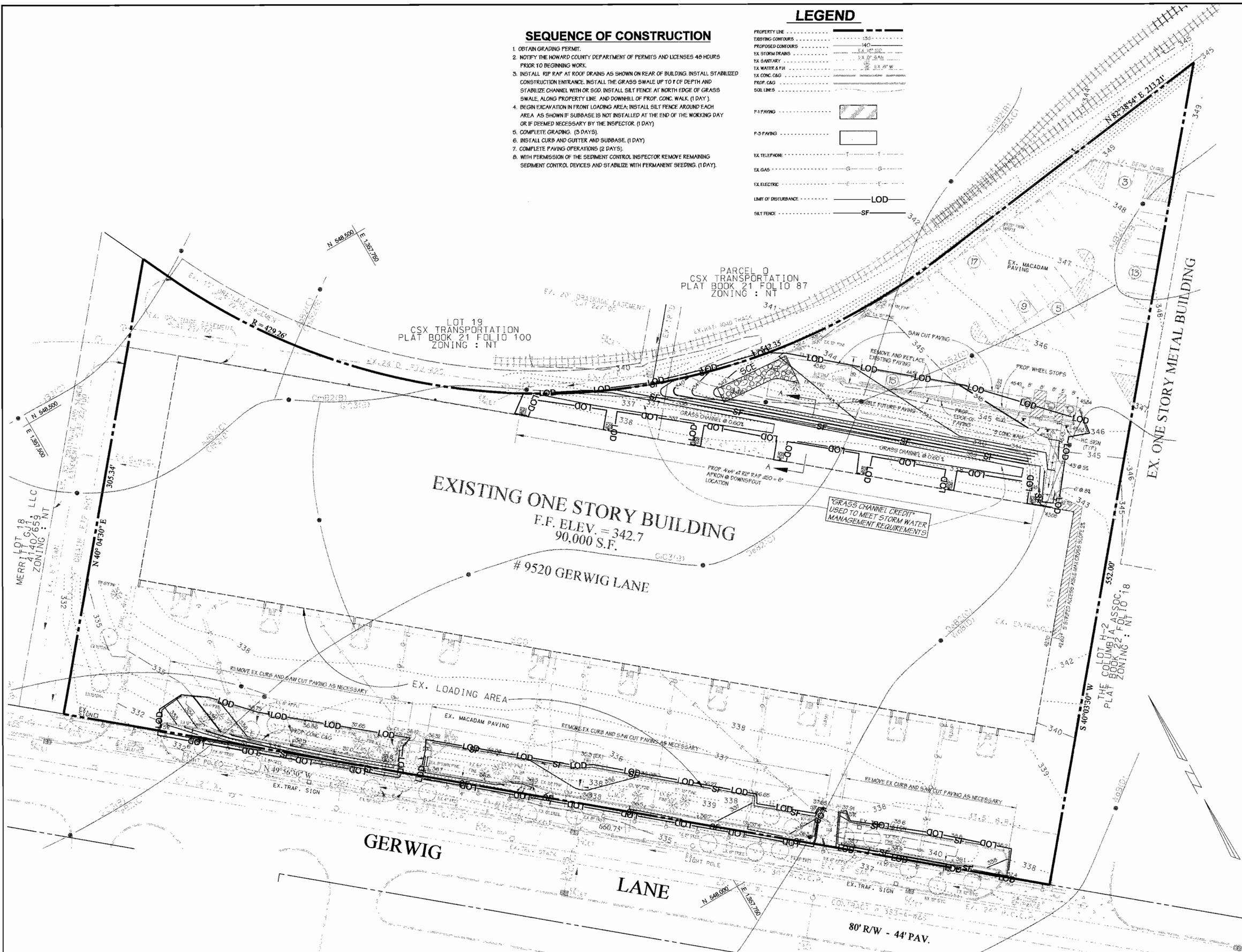
Drainage Area Maps
ADDITION TO LOADING AREA
9520 GERWIG LANE
PARCEL G-1
COLUMBIA - E.G.U. SUBDIVISION SECTION 2, AREA 3
Howard County, Maryland
Scale: 1"=60' SDP 02-73
April 15, 2002
Sheet 2 of 5

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS PRIOR TO BEGINNING WORK.
3. INSTALL RIP RAP AT ROOF DRAINS AS SHOWN ON REAR OF BUILDING. INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL THE GRASS SWALE UP TO 1' OF DEPTH AND STABILIZE CHANNEL WITH OR SOD. INSTALL SILT FENCE AT NORTH EDGE OF GRASS SWALE, ALONG PROPERTY LINE, AND DOWNHILL OF PROP. CONC. WALK (1 DAY).
4. BEGIN EXCAVATION IN FRONT LOADING AREA. INSTALL SILT FENCE AROUND EACH AREA AS SHOWN IF SUBBASE IS NOT INSTALLED AT THE END OF THE WORKING DAY OR IF DEEMED NECESSARY BY THE INSPECTOR. (1 DAY)
5. COMPLETE GRADING. (3 DAYS)
6. INSTALL CURB AND GUTTER AND SUBBASE. (1 DAY)
7. COMPLETE PAVING OPERATIONS. (2 DAYS)
8. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE WITH PERMANENT SEEDING. (1 DAY).

LEGEND

PROPERTY LINE	---
EXISTING CONTOURS
PROPOSED CONTOURS
EX STORM DRAINS	---
EX SANITARY	---
EX WATER & FH	---
EX CONC. C&G	---
PROP. C&G	---
SOIL LINES	---
P-1 PAVING	▨
P-2 PAVING	▩
EX TELEPHONE	---
EX GAS	---
EX ELECTRIC	---
LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 5/30/02

Reviewed for the Howard Conservation District and meets technical requirements.
Jim Meyer 7/3/02
USDA-NATURAL RESOURCES CONSERVATION SERVICE / DATE
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.
John R. Rhoton 7/3/02
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: Department of Planning and Zoning
Wendy Hamilton 7/15/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION / DATE
Cindy Hamilton 7/15/02
DIVISION OF LAND DEVELOPMENT / DATE
David Rutter 7/15/02
DIRECTOR / DATE

Matis Warfield
consulting engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone 410-889-7004
Facsimile 410-883-1798
www.matiswarfield.com



ENGINEER CERTIFICATION:
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Engineer *Nicholas J. Prader, III* Date 1/11/02
Name Nicholas J. Prader, III PE # 16558

OWNER/DEVELOPER
COLUMBIA CENTER III, LLC
c/o MIE PROPERTIES
5720 Executive Drive
Baltimore, Maryland 21228
(410) 788-0100

DEVELOPER CERTIFICATION:
I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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 also authorize periodic on-site inspection by the Howard Soil Conservation District.
Developer *Edward St. John* Date 1/11/02
Name Edward St. John

Sediment Control Plan
ADDITION TO LOADING AREA
9520 GERWIG LANE
PARCEL G-1
COLUMBIA - E.G.U. SUBDIVISION SECTION 2, AREA 3
Howard County, Maryland
Scale: 1"=30' SDP 02-73
April 15, 2002
Sheet 3 of 5

