SITE DATA

Total Area Of Tract	5.103 Ac.
Existing Zoning	M-1 / M-2
Total Floor Area	57,644 s.f.
Tax Map No.	48
Total Sales Area	None
Total ADT	256

⚠ PARKING REQUIRED
- Storage/Distribution/Packaging 60,644 s.f. @ 0.5 spc/1000 s.f. = 31 spaces
- Office - 6210 s.f. @ 3.3/1000 s.f. = 21 spaces

TOTAL REQUIRED = 52
TOTAL PROVIDED:
- Onsite = 43 Spaces
- Leased From adjacent Property = 42 spaces
- Total 85 spaces, Including 4 Handicap

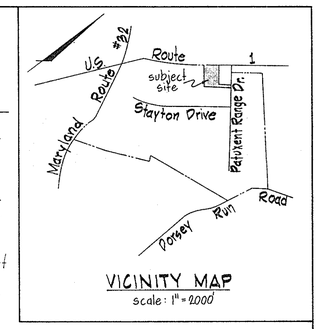
Type (A) Paving: 1½" Bit. Conc. Base ST Wearing; 4" Bit. Conc. Base; Tack Coat As Per HO. CO. Spec. C-31-1

Type (B) Paving: 1½" Bit. Conc. Base SN Binder; 5" Bit. Conc. Base

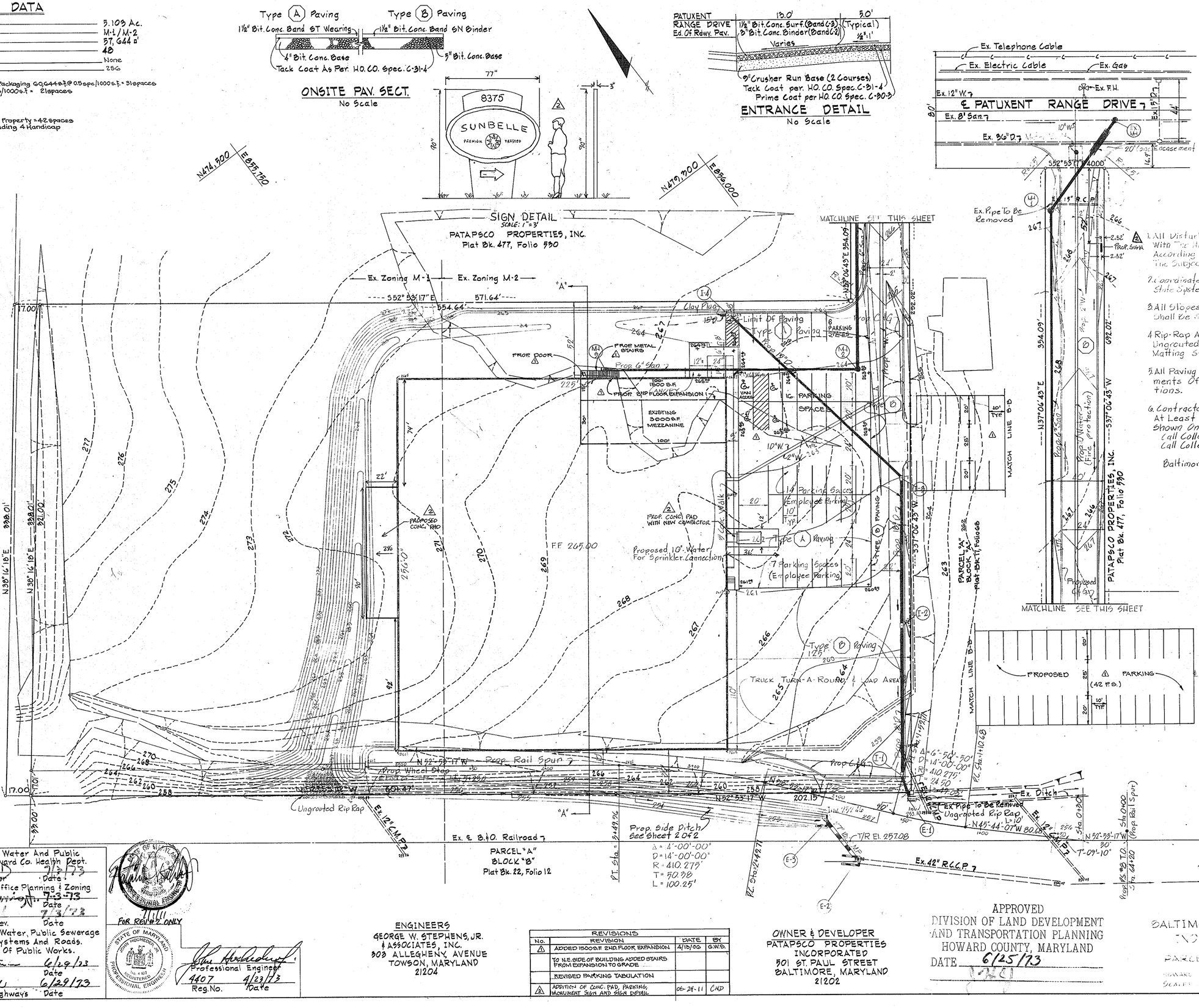
ONSITE PAV. SECT.
No Scale

PATUXENT RANGE DRIVE Ed. Of Rdwy. Pav. — 13.0' — 3.0' (Typical)
1½" Bit. Conc. Surf. (Base C-3)
2" Bit. Conc. Binder (Base C-2)
½":1' Varies
9" Crusher Run Base (2 Courses)
Tack Coat per HO. CO. Spec. C-31-1
Prime Coat per HO. CO. Spec. C-30-3

ENTRANCE DETAIL
No Scale



VICINITY MAP
scale: 1" = 2000'



GENERAL NOTES

1. All Disturbed Areas To Be Seeded In Conjunction With The Howard Soil Conservation District And According To The Approved Soil Erosion Plan For The Subject Site.
2. Coordinates Are Based Upon "Plane Coordinates Md. State System" Gerke Az Mark 1964 N477,803.34 E854,187.52 Perkins Az Mark 1963 N472,210.45 E857,398.66
3. All Slopes Disturbed During Utility Construction Shall Be Sodded And Pegged.
4. Rip-Rap As Shown On Drain Outfalls Shall Be Ungrouted And Layed Over Poly Filter 'X' Matting Stapled To Existing Ground.
5. All Paving Materials Used Will Meet The Requirements Of Howard Co. Road Code And Specifications.
6. Contractor To Notify The Following Utilities At Least Three (3) Days Before Starting Work Shown On These Drawings:
   Call Collect For Bell Telephone System: 393-3649.
   Call Collect For Long Distance Cables: 393-3552 Or 393-3554.
   Baltimore Gas & Electric Co.: 284-5691.

APPROVED: For Public Water And Public Sewerage Systems, Howard Co. Health Dept.
County Health Officer — Date 7/3/73

APPROVED: Howard Co. Office Planning & Zoning
Planning Director — Date 7-3-73
Chief, Div. Of Land Dev. — Date 7/3/73

APPROVED: For Public Water, Public Sewerage And Storm Drainage Systems And Roads. Howard Co. Department Of Public Works.
Director — Date 6/29/73
Chief, Bureau Of Highways — Date 6/29/73

STATE OF MARYLAND — JOHN HOUSEKEEPER — REGISTERED PROFESSIONAL ENGINEER

FOR REV. #2 ONLY

Professional Engineer
4407 — Reg. No.
4/23/73 — Date

ENGINEERS
GEORGE W. STEPHENS, JR. & ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

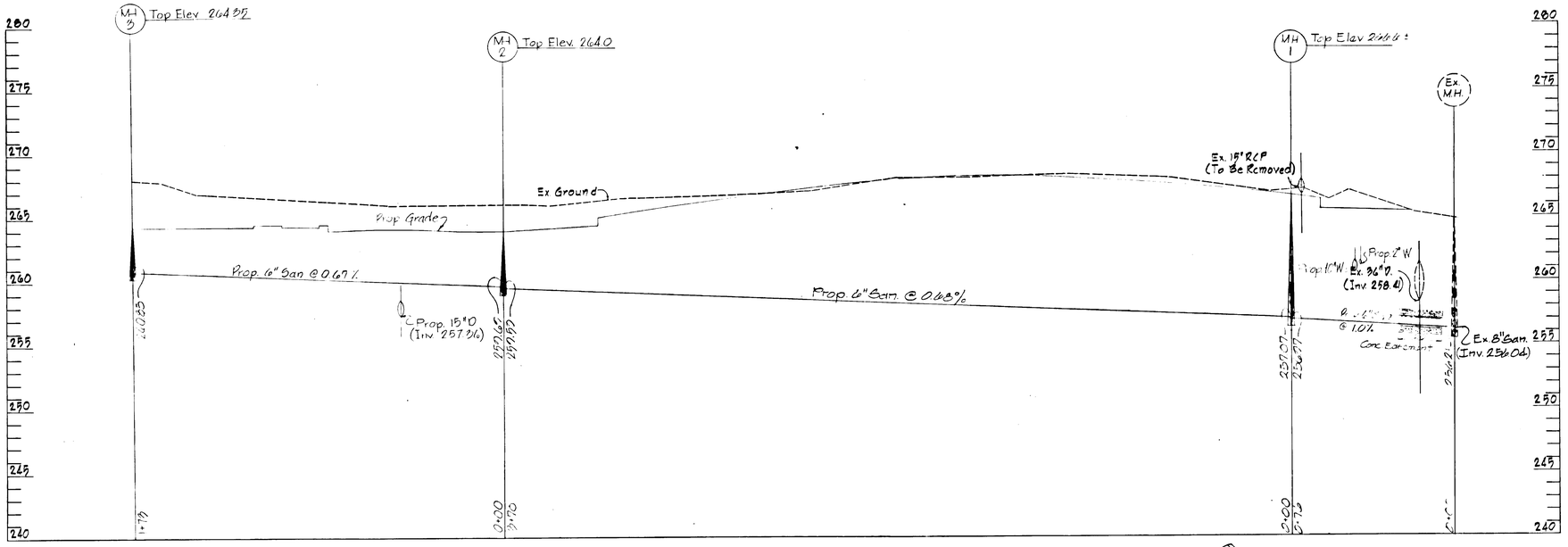
REVISIONS			
No.	REVISION	DATE	BY
⚠	ADDED 1500 S.F. 2ND. FLOOR EXPANSION	4/15/00	G.W.S.
	TO N.E. SIDE OF BUILDING ADDED STAIRS FROM EXPANSION TO GRADE		
	REVISED PARKING TABULATION		
⚠	ADDITION OF CONC. PAD, PARKING, MONUMENT SIGN AND SIGN DETAIL	06-24-11	CND

OWNER & DEVELOPER
PATAPSCO PROPERTIES INCORPORATED
501 ST. PAUL STREET
BALTIMORE, MARYLAND 21202

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 6/25/73

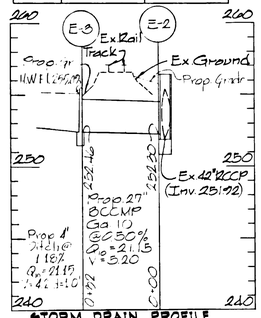
SITE PLAN
BALTIMORE - WASHINGTON INDUSTRIAL PARK
PARCEL "B" & PARCEL "A"
SHEET 1 OF 3
SCALE: 1" = 50' — ELECT. DIST. NO. 6
4 APRIL, 1973

EN 2910 DL

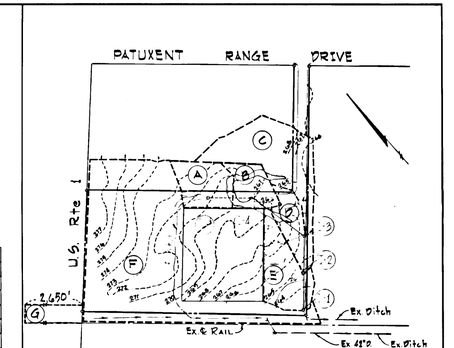


DRAINAGE AREAS

Area	Acres	"C"
A	0.60	0.80
B	0.97	0.80
C	0.81	0.80
D	0.91	0.75
E	0.98	0.75
F	4.0	0.80
G	3.0	0.90



STORM DRAIN PROFILE
SCALE: HOR. 1"=30. VER 1"=5



DRAINAGE AREA MAP
SCALE: 1" = 200'

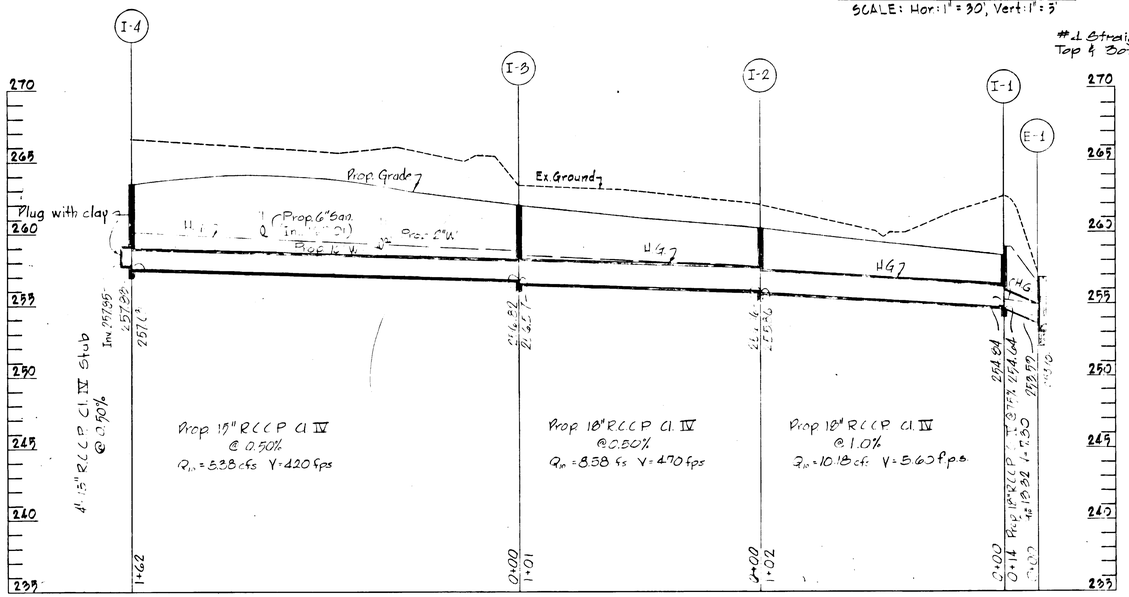
INLET SCHEDULE

NO.	TYPE	Q = cfs	INV. OUT	TOP ELEV.	REMARKS
I-1	Std. "S" Comb (DGT)	3.85	254.66	258.45 ±	See Howard Co Details
I-2	"	2.06	255.86	260.88 ±	
I-3	"	3.89	256.57	262.00 ±	
I-4	"	2.07	257.63	263.50 ±	

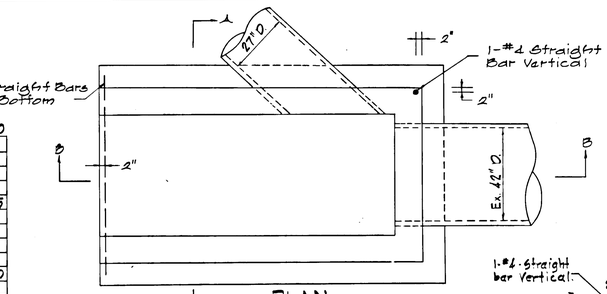
ENDWALL SCHEDULE

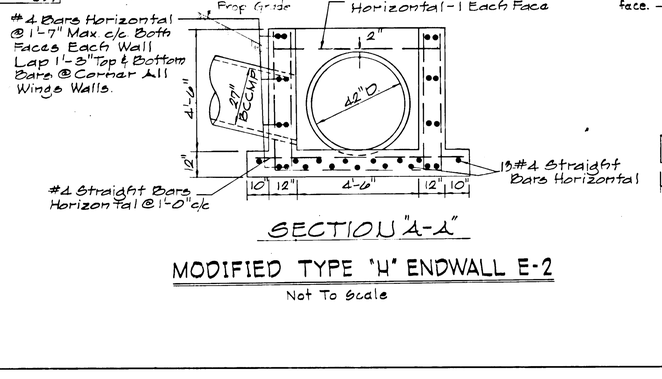
NO.	TYPE	SIZE	INV. OUT	REMARKS
E-1	Mod. "H"	18"	259.10	See This Sheet
E-2	Mod. "H"	42"x 27"	251.92	See This Sheet
E-3	Std. "E"	27"	252.46	See Ho. Co. Details

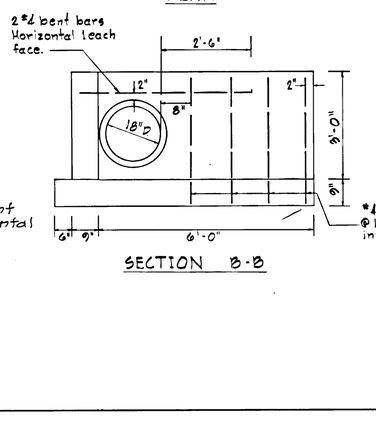
SANITARY PROFILES
SCALE: Hor: 1" = 30', Vert: 1" = 5'



STORM DRAIN PROFILES
SCALE: Hor: 1" = 30', Vert: 1" = 5'

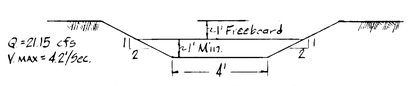






MODIFIED TYPE "H" ENDWALL E-2
Not To Scale

MODIFIED TYPE "H" ENDWALL E-1
Not To Scale



PROPOSED SIDE DITCH
(SOUTH OF PROPERTY LINE)
NOT TO SCALE

APPROVED: For Public Water And Public Sewerage Systems, Howard Co. Health Dept.
County Health Officer — Date

APPROVED: Howard Co. Office of Planning & Zoning
Planning Director — Date 7-25-73
Chief, Div. Of Land Dev. — Date 7/5/73

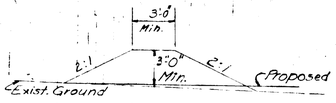
APPROVED: For Public Water, Public Sewerage And Storm Drainage Systems and Roads. Howard Co Department Of Public Works.
Director — Date 6/29/73
Chief, Bureau Of Highways — Date 6/29/73

STATE OF MARYLAND — JOHN HARLOW JR. — REGISTERED PROFESSIONAL ENGINEER
Professional Engineer
4407 — Reg. No.
4/25/73 — Date

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 6/25/73

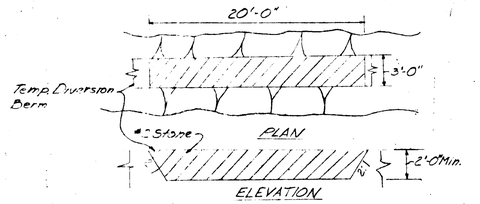
SITE PLAN
BALTIMORE - WASHINGTON INDUSTRIAL PARK
PARCEL "B" BLOCK "A"
SHEET 2 OF 2
HOWARD CO. MD ELECT. DIST NO 6
SCALE: AS SHOWN / APRIL, 1973

PN 2010 DL

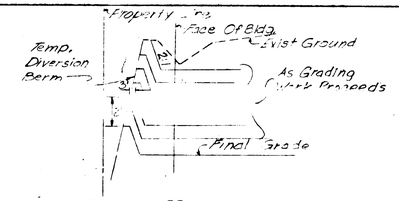


TEMPORARY DIVERSION BERM
NO SCALE

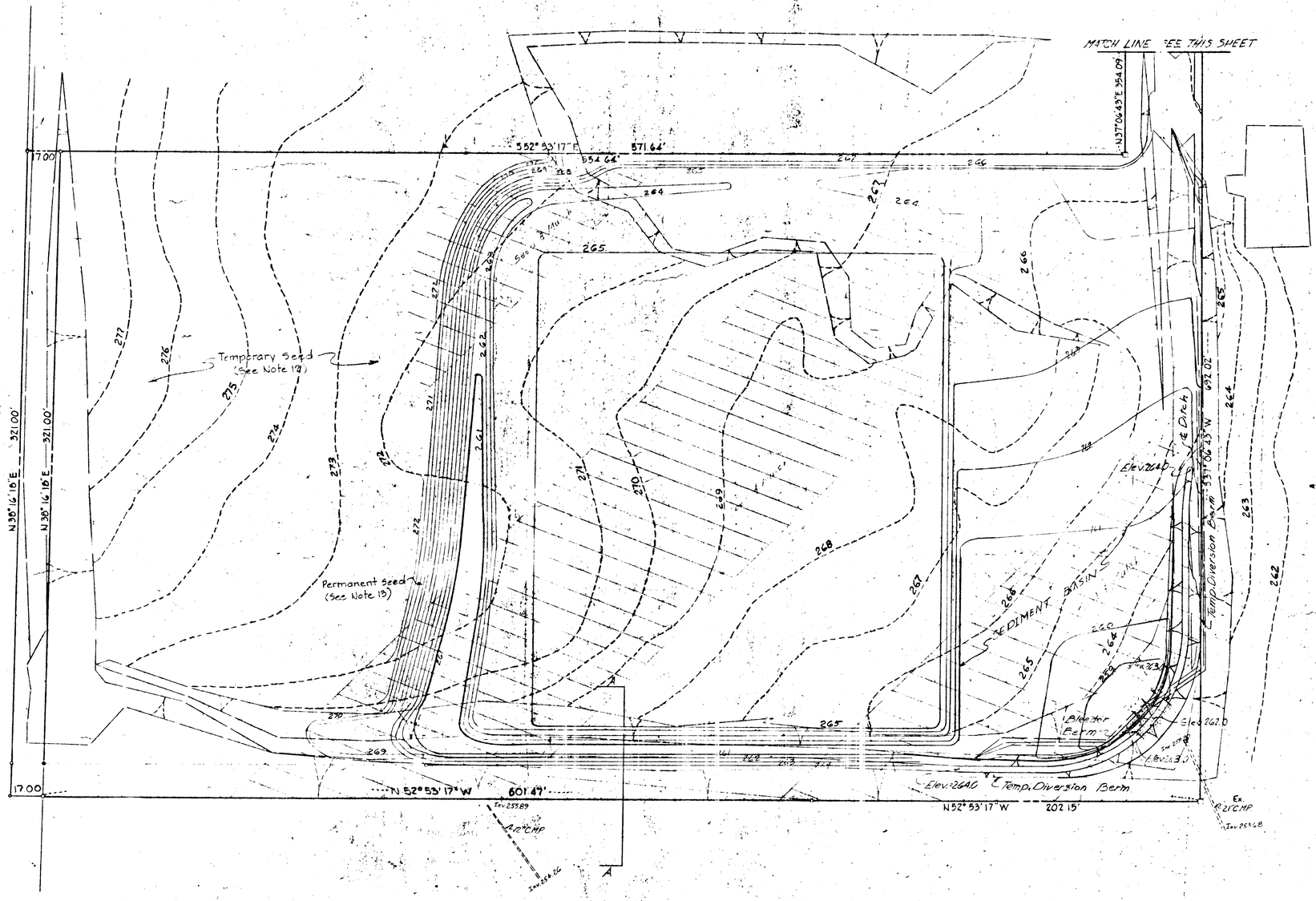
SECTION THROUGH BLEEDER BERM
NO SCALE

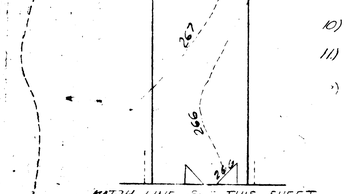


STONE BLEEDER BERM
NO SCALE



GRADING PROCEDURE FOR EROSION CONTROL
SECTION A-A





GENERAL NOTES

1) a) The Contractor To Install Temporary Sediment Trap The Size & Shape At Location Shown On This Plan
b) Inside And Outside Slopes Of Sediment Trap Ne Greater Than 2:1

2) Contractor to place Temporary Diversion Berm At Location Shown On The Plan (See Detail This Sheet)

3) Contractor To Place Bleeder Berm The Size And Shape At Location Shown On This Plan.

4) Contractor To Provide Maintenance Of Sediment Trap And Diversion Berm Throughout The Period Of This Contract

5) Contractor To Stabilize Disturbed Areas With Semi-Permanent Seeding Following Grading Operations As Indicated

6) Developer To Have Sub-Base Material On All Private Drives And Parking Areas (As Soon As Possible) After Sub-Grading Opperation

7) Developer To Have Drainage Systems & Curbs Installed As Soon As Possible To Divert Drainage To Ultimate Point Of Outfall

8) All Work To Be Done In Accordance With Plan And Specifications Approved By The Howard County Soil Conservation District And Office Of Planning And Zoning

9) The Existing 21" C.M.P To Be Maintained As A Drainage Outlet

10) Finished Grades Are Shown On This Plan

11) Site To Be Graded To The Sub-Grade Elevation

12) Temp Seed:
Seed Shall Be A Mixture Of Italian Rye Grass At The Rate Of 30# /Ac (Ground Limestone To Be Applied At The Rate Of 84 T/Ac., And Commercial Fertilizer (5-10-[illegible]) At The Rate Of ½ T/Ac.) Mulch To Be Unweathered, Unchopped, Small Grain Straw (Preferably Wheat) At The Rate Of 1½ T/Ac And Should Be Spread Uniformly Over Entire Area Mulch To Be Anchored With Asphalt Mulch Tie Down Using Liquid Asphalt Rapid Curing (RC-70 RC-250 Or EC-800) At The Rate Of 1 Gal/S.Y.

13) Permanent Seed
Use a seed mixture of [illegible] & Crownvetch applied at 15# per acre and Kentucky 31 Tall Fescue [illegible] per acre. Fertilizer shall [illegible] 10 cwt per acre [illegible] 2 cwt per acre [illegible] 50 gallons per acre [illegible] mulch straw with [illegible] per acre [illegible] mulch straw with [illegible] (preferably wheat) at the rate of 1½ T/Ac. Anchor mulch with asphalt applied at the rate of 1 gal/S.Y. [illegible] RC-70 RC-250 or EC-800) at the rate of 1 Gal/S.Y.

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING, HOWARD COUNTY, MARYLAND
DATE 6/25/73

Developers Certification:
"I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."
Deviation from this plan will not be undertaken without approval by the Howard Soil Conservation District.

Signature of Developer — Date

Engineers Certification:
"I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the [illegible] and that it was prepared in accordance with the regulations of the Howard Soil Conservation District."

Signature of Engineer — 4/23/73 Date

Reviewed for Howard S.C.D.
Signature — Date 6/27/73
U.S. Soil Conservation Service.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Approved — Howard S.C.D. — Date 6/27/73

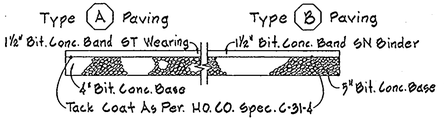
GEORGE W. STEPHENS, JR. AND ASSOCIATES INC.
ENGINEERS
873 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

EROSION CONTROL PLAN
BALTIMORE WASHINGTON INDUSTRIAL PARK
PARCEL "B" BLOCK "A"
HOWARD CO. MD ELECTION DISTRICT 6
SCALE: 1"=30' DATE April, 1973
Rev 3 May, 1973
SDP-73-94 (Howard County)

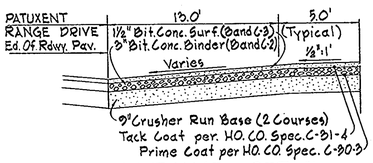
SITE DATA

Total Area Of Tract	3.103 Ac.
Existing Zoning	M-1 / M-2
Total Floor Area	37,644 s.f.
Tax Map No.	48
Total Sales Area	None
Total ADT	256

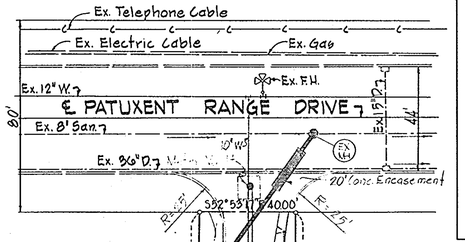
⚠ PARKING REQUIRED
Storage/Distribution/Packaging 60,644 s.f. @ 0.5 spc/1000 s.f. = 31 spaces
Office - 6,210 s.f. @ 2.3/1000 s.f. = 21 spaces
TOTAL REQUIRED = 52
TOTAL PROVIDED:
Onsite = 39 spaces
Leased from adjacent property = 42 spaces
Total 81 spaces, including 4 Handicap

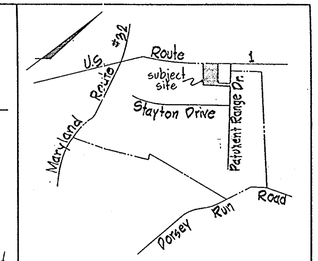


ONSITE PAV. SECT.
No Scale



ENTRANCE DETAIL
No Scale





VICINITY MAP
scale: 1" = 2000'

GENERAL NOTES

1. All Disturbed Areas To Be Seeded In Conjunction With The Howard Soil Conservation District And According To The Approved Soil Erosion Plan For The Subject Site.
2. Coordinates Are Based Upon "Plane Coordinates Md. State System" Berke Az. Mark 1964 N477,802.34 E857,187.53 Perkins Az. Mark 1963 N479,260.45 E857,928.66
3. All Slopes Disturbed During Utility Construction Shall Be Sodded And Pegged.
4. Rip-Rap As Shown On Drain Outfalls Shall Be Ungrouted And Layed Over Poly Filter 'X' Matting Stapled To Existing Ground.
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Call Collect For Long Distance Cables: 393-3559 Or 393-3554.
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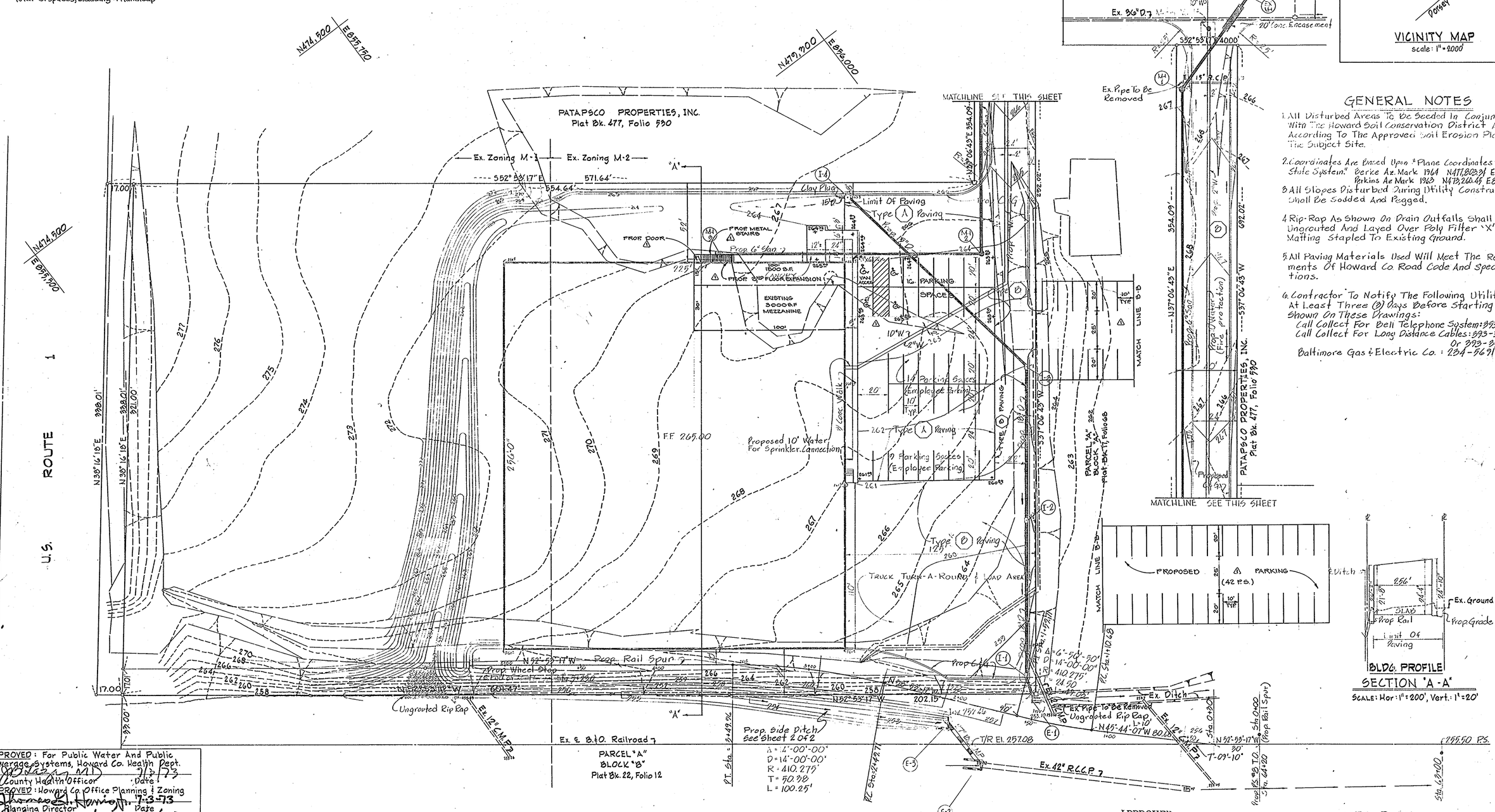


APPROVED: For Public Water And Public Sewerage Systems, Howard Co. Health Dept.
County Health Officer — Date 7/2/73

APPROVED: Howard Co. Office Planning & Zoning
Planning Director — Date 7-3-73
Chief, Div. Of Land Dev. — Date 7/3/73

APPROVED: For Public Water, Public Sewerage And Storm Drainage Systems And Roads. Howard Co. Department Of Public Works.
Director — Date 6/29/73
Chief, Bureau Of Highways — Date 6/29/73

STATE OF MARYLAND — JOHN HOCHHEIMER, JR. — No. 4407 — REGISTERED PROFESSIONAL ENGINEER

Professional Engineer
4407 — Reg. No.
4/23/73 — Date

ENGINEERS
GEORGE W. STEPHENS, JR. & ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204

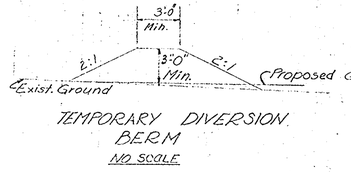
REVISIONS			
No.	REVISION	DATE	BY
Δ	ADDED 1500 S.F. 2ND FLOOR EXPANSION	4/18/06	G.W.S.
	TO N.E. SIDE OF BUILDING ADDED STAIRS FROM EXPANSION TO GRADE		
	REVISED PARKING TABULATION		

OWNER & DEVELOPER
PATAPSCO PROPERTIES INCORPORATED
501 ST. PAUL STREET
BALTIMORE, MARYLAND
21202

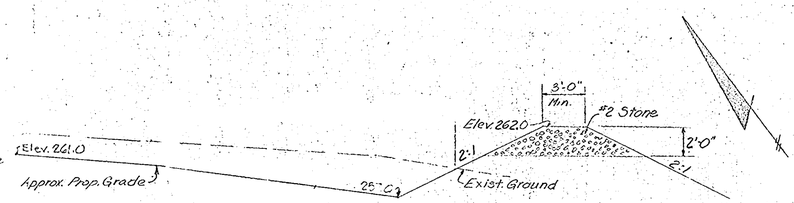
APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 6/25/73

SITE PLAN
BALTIMORE - WASHINGTON INDUSTRIAL PARK
PARCEL "B" BLOCK "A"
SHEET 1 OF 2 SHEETS
HOWARD CO., MD. ELECT. DIST. NO. 6
SCALE: 1" = 50' 4 APRIL, 1973

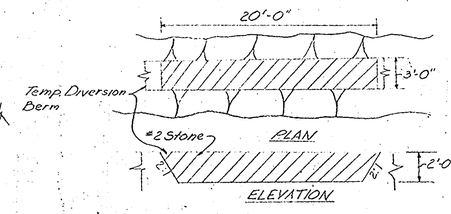
SDP 73-94 EN 2910 0L



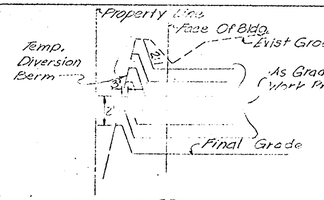
TEMPORARY DIVERSION BERM
NO SCALE



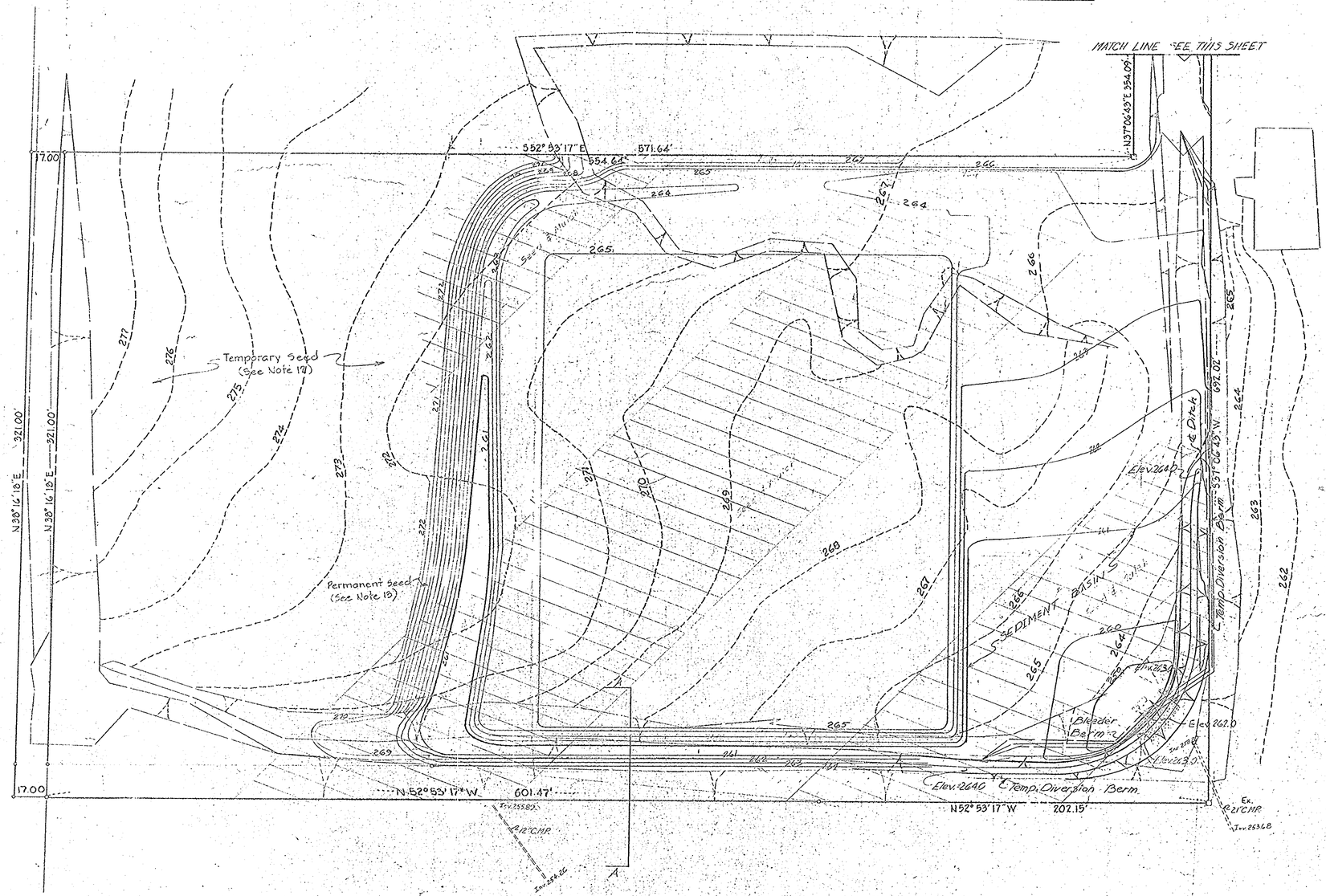
SECTION THROUGH BLEEDER BERM
NO SCALE

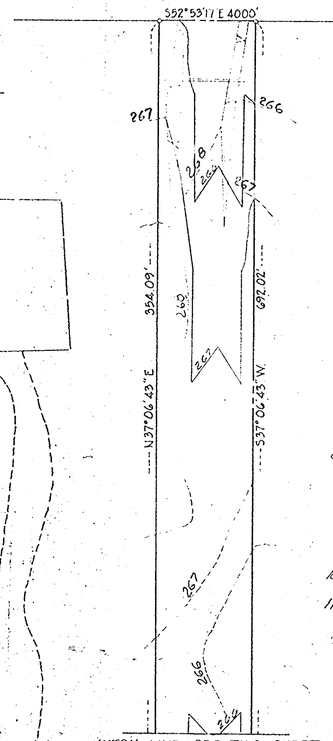


STONE BLEEDER BERM
NO SCALE



GRADING PROCEDURE FOR EROSION CONTROL
SECTION A-A





GENERAL NOTES

1) a) The Contractor To Install Temporary Sediment Trap The Size & Shape At Location Shown On This Plan
b) Inside And Outside Slopes Of Sediment Trap No Greater Than 2:1

2) Contractor to place Temporary Diversion Berm At Location Shown On The Plan (See Detail This Sheet)

3) Contractor To Place Bleeder Berm The Size And Shape At Location Shown On This Plan.

4) Contractor To Provide Maintenance Of Sediment Trap And Diversion Berm Throughout The Period Of This Contract

5) Contractor To Stabilize Disturbed Areas With Semi-Permanent Seeding Following Grading Operations As Indicated On Plan

6) Developer To Have Sub-Base Material On All Private Drives And Parking Areas (As Soon As Possible) After Sub-Grading Operation

7) Developer To Have Drainage Systems & Curbs Installed As Soon As Possible To Divert Drainage To Ultimate Point Of Outfall

8) All Work To Be Done In Accordance With Plan And Specifications Approved By The Howard County Soil Conservation District And Office Of Planning And Zoning

9) The Existing 21" C.M.P. To Be Maintained As A Drainage Outlet

10) Finished Grades Are Shown On This Plan

11) Site To Be Graded To The Sub-Grade Elevation

12) Temp Seed:
Seed Shall Be A Mixture Of Italian Rye Grass At The Rate Of 85#/Ac. (Ground Limestone To Be Applied At The Rate Of 3/4 T/Ac., And Commercial Fertilizer (5-10-15) At The Rate Of 1/2 T/Ac.) Mulch To Be Unweathered, Unchopped, Small Grain Straw (Preferably Wheat) At The Rate Of 1½ T/Ac. And Should Be Spread Uniformly Over Entire Area. Mulch To Be Anchored With Asphalt Mulch Tie Down Using Liquid Asphalt Rapid Curing (RC-70, RC-250 Or RC-800) At The Rate Of 1 Gal./S.Y.)

13) Permanent Seed
Use a seed mixture of Innoculated Crownvetch applied at 15# per acre and Kentucky 31 Tall Fescue applied at a rate of 60 lbs. per acre. Fertilizer of an analysis 5-10-10 shall be used and applied at a rate of 23 lbs. per 1000 Sq. Ft. Lime shall be applied at a rate of 50 lbs per 1000 sq. ft. Uniformly mulch area with unweathered small grain straw (preferably Wheat) at the rate of 1½ T./ac. anchor with asphalt mulch tie down using liquid asphalt rapid curing (RC-70, RC-250, or RC-800) at the rate of 0.1 Gal/S.Y.

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 6/25/73

Developers Certification:
"I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Deviation from this plan will not be made without authorization by the Howard Soil Conservation District.

Signature of Developer — Date

Engineers Certification:
"I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of site conditions and that it was prepared in accordance with requirements of the Howard Soil Conservation District."

STATE OF MARYLAND — JOHN HOCKADAY JR. — No. 6402 — REGISTERED PROFESSIONAL ENGINEER

John Hockaday Jr. — Signature of Engineer — 4/23/73 Date

Reviewed for Howard S.C.D.
Signature U.S. Soil Conservation Service — Date 6/27/73

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Approved — Howard S.C.D. — Date 6/27/73

GEORGE W. STEPHENS, JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

EROSION CONTROL PLAN
BALTIMORE WASHINGTON INDUSTRIAL PARK
PARCEL "B" BLOCK "A"
HOWARD CO. MD ELECTION DISTRICT 6
SCALE: 1"=30' DATE: 4 April, 1973
Rev 3 May, 1973
Sh. 3 of 3 SDP-73-94 (Howard County)

SDP 73-94