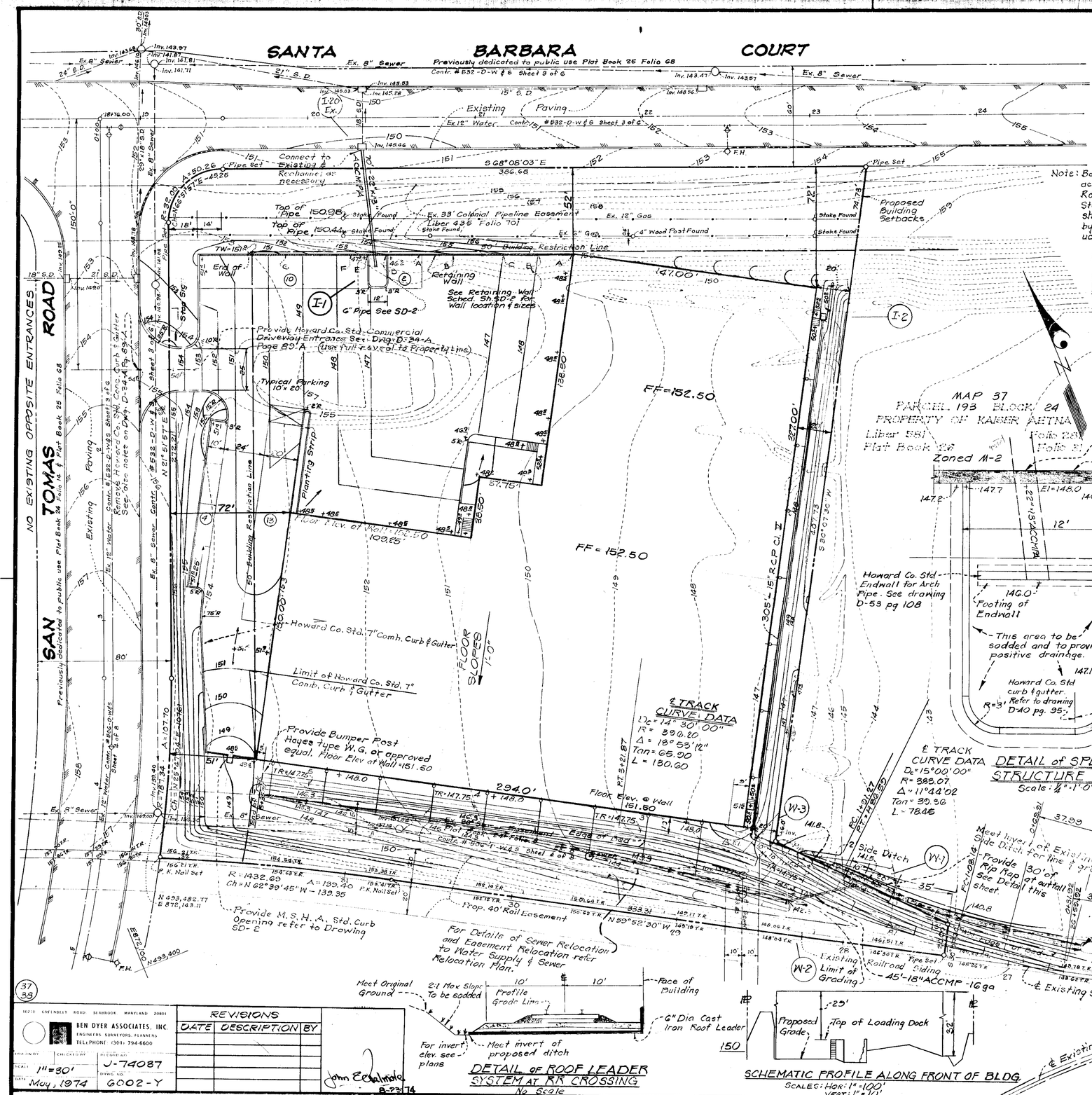
SANTA BARBARA COURT
Previously dedicated to public use Plat Book 26 Folio 68
SAN TOMAS ROAD
NO EXISTING OPPOSITE ENTRANCES
Proposed Building Setbacks
Retaining Wall
See Retaining Wall Sched. Sh. SD-2 for Wall location & sizes
Provide Howard Co. Std. Commercial Driveway Entrance Sec. Dwg. D-94-A Page 89-A (Use full radius at Property Line)
Typical Parking 10' x 20'
Planting Strip
Howard Co. Std. 7" Comb. Curb & Gutter
Limit of Howard Co. Std. 7" Comb. Curb & Gutter
Provide Bumper Post Hayes type W.G. or approved equal. Floor Elev at Wall = 151.50
Provide M.S.H.A. Std. Curb Opening refer to Drawing SD-2
For Details of Sewer Relocation and Easement Relocation refer to Water Supply & Sewer Relocation Plan.
FF = 152.50
℄ TRACK CURVE DATA
Dc = 14° 30' 00"
R = 396.20
Δ = 18° 55' 12"
Tan = 65.90
L = 130.90
℄ TRACK CURVE DATA
Dc = 15° 00' 00"
R = 383.07
Δ = 11° 44' 02"
Tan = 39.36
L = 78.46
Meet Original Ground
2:1 Max Slope To be sodded
Profile Grade Line
Face of Building
6" Dia Cast Iron Roof Leader
For invert elev. see plans
Meet invert of proposed ditch
DETAIL of ROOF LEADER SYSTEM AT RR CROSSING
No Scale
Proposed Grade
Top of Loading Dock
SCHEMATIC PROFILE ALONG FRONT OF BLDG.
SCALES: HOR: 1" = 100' VERT: 1" = 10'
℄ Existing Siding
Existing Limit of Grading
45'-18" ACCMP-16ga
Meet layout of Existing Side Ditch for line & grade
Provide Rip Rap at outfall 30' of See Detail this sheet
Point of Switch
Footing of Wall
Footing of Endwall
This area to be sodded and to provide positive drainage.
6" Dia Cast Iron Pipe
Howard Co. Std. curb & gutter. Refer to drawing D-40 pg. 95.
Howard Co. Modified curb & gutter. See detail sheet SD2.
Howard Co. Std. Endwall for Arch Pipe. See drawing D-53 pg 108
Zoned M-2
Wall
For Detail of opening in wall see sheet 2 of 5
MAP 37 PARCEL 193 BLOCK 24 PROPERTY OF KAISER AETNA
Liber 581 Folio 185
Plat Book 26 Folio 81
Floor Elev. of Wall = 152.50
Floor Elev. @ Wall 151.50
Edge of Mod. 7
Ex. 33' Colonial Pipeline Easement Liber 435 Folio 701
Ex. 12" Gas
Ex. 6" Gas
Building Restriction Line
Map. 40' Rail Easement
Ex. 36" RCCP
Inv. In - 130.85 Out - 130.69
Ex. 8" Sewer
Ex. 12" Water
Connect to Existing & Relocate as necessary
S 68° 08' 03" E 386.68
N 33° 52' 30" W 29
S 86° 07' 30" W 427.73
N 22° 51' 57" E 332.21
R = 1432.69 Ch = N 62° 39' 45" W - 139.36 A = 139.40
N 433,482.77 E 872,143.11
N 433,400
N 433,200
EB 872,100
EB 872,200
P.K. Nail Set
Pipe Set
Stake Found
Stake Found
Stake Found
4" Wood Post Found
F.H.
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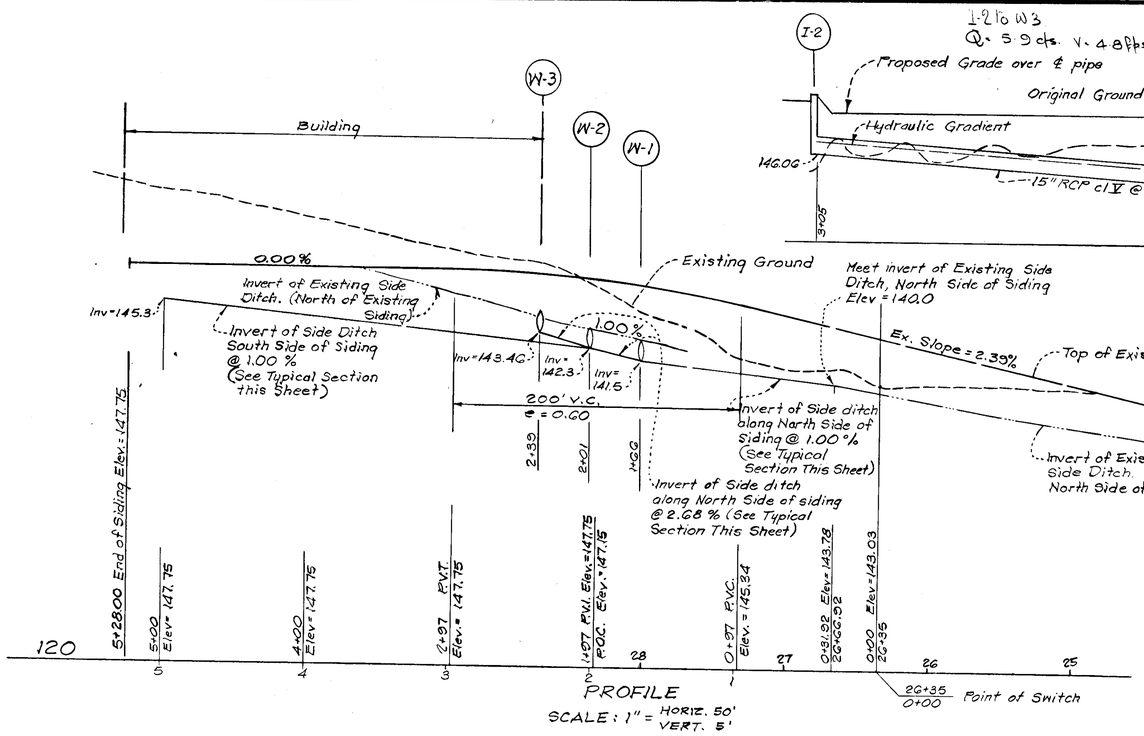
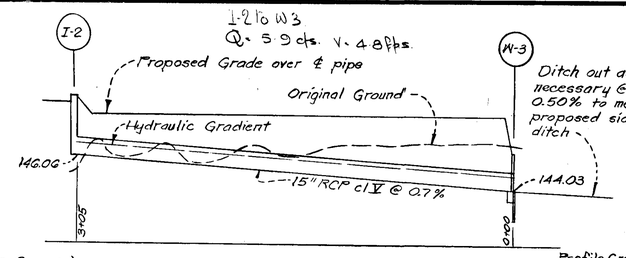
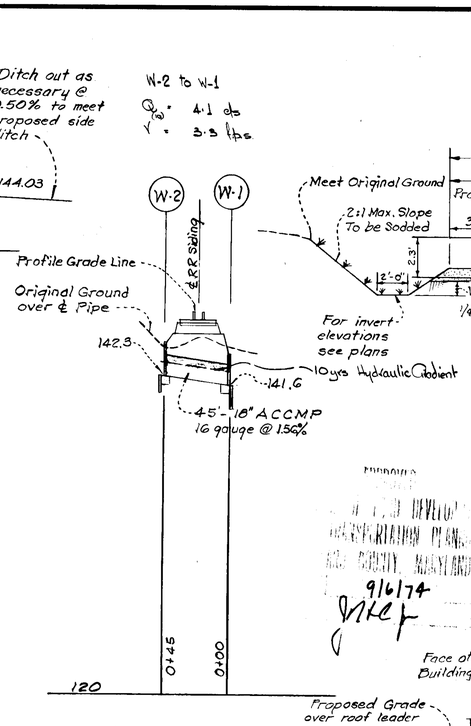
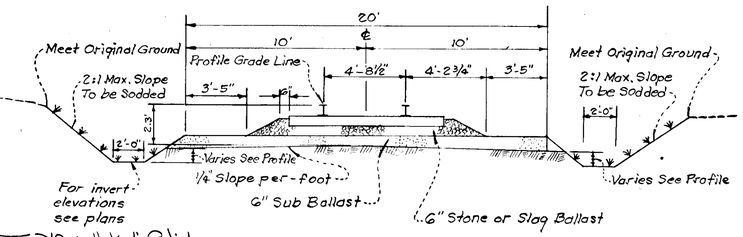


PROFILE

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







TYPICAL ROAD - BED SECTION @ 2+20

No Scale

Note: Cross section shown is not true throughout the length of railroad spur.

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

COUNTY HEALTH OFFICER — DATE 9/17/74

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE 9-16-74

CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE 9/16/74

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

DIRECTOR — DATE 9-16-74

CHIEF, BUREAU OF HIGHWAYS — DATE 9/16/74

9/6/74

STRUCTURE SCHEDULE

No.	TYPE	TOP ELEVATION	INVERT ELEVATION IN	INVERT ELEVATION OUT	REMARKS
I-2	Class C Inlet	150.2	—	146.05	Howard Co. Std. Dwg. D-64-C Cl. RC *
W-1	Type C Endwall	-15" Dia.	—	141.50	Howard Co. Std. Dwg. D-52 Pg. 107
W-2	Type E Endwall	-15" Dia.	142.3	—	Howard Co. Std. Dwg. D-54 Pg. 109
W-3	Type C Endwall	-15" Dia.		143.46	Howard Co. Std. Dwg. D-54 Pg. 109
J-1	Special Inlet	-	—	146.00	See Details, sheet 1 of 5

* Inlet used here to provide access to roof leader system for maintenance. Provide opening in North Side.

RETAINING WALL SCHEDULE

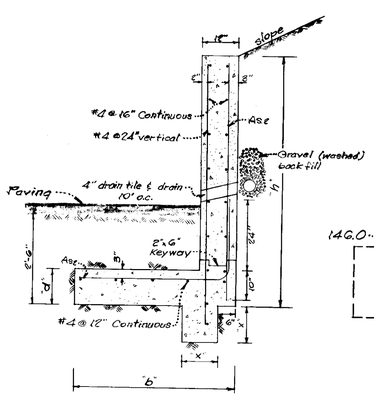
Location	Wall Ht. h	Ftg. width b	Steel Spacing As2	Ftg Ht. d	Key x
A	10'	8'	#7@10"	16"	16"
B	10.5'	8.75'	#7@9"	16"	16"
C	11.2'	9.5'	#7@7"	16"	16"
D	9.5'	6.5'	#6@10"	16"	16"
E	8.7'	6.0'	#6@12"	16"	16"
F	8.5'	6.0'	#5@12"	16"	16"
G	5.5'	4.0'	#4@12"	12"	12"

PIPE SCHEDULE

SIZE	TYPE	LENGTH	
15"	RCP Cl. V	305'	**
15"	ACCMP 16ga	45'	***
22"x13"	ACCMPA 16ga	70'	***

** To be used in roof leader system.

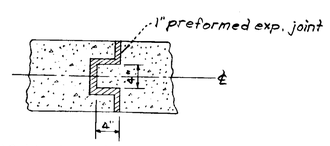
*** Pipe to be asphalt coated and paved.



NOTE: For dimensions not shown see Retaining Wall Schedule

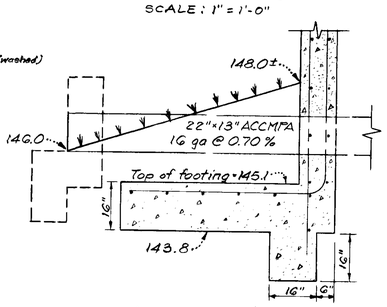
SECTION

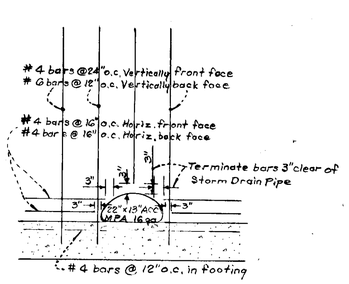
No Scale



TYPICAL EXPANSION JOINT

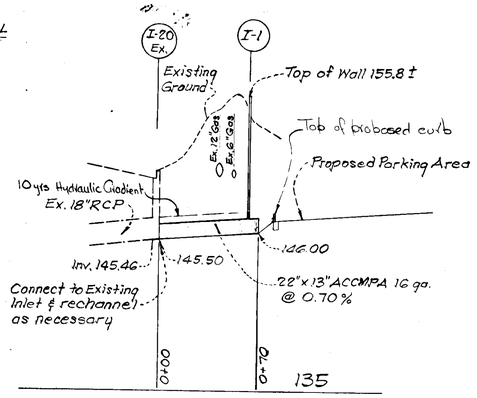
SCALE: 1" = 1'-0"





TYPICAL SECTION @ STORM DRAIN PIPE

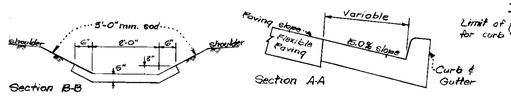
SCALE: 1/2" = 1'-0"



I-1 to I-20 (Ex.)

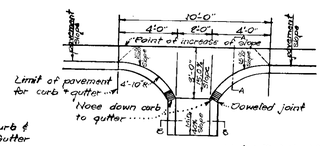
Q100 = 5.9 cfs.

V = 4.8 fps.



STANDARD CURB OPENING DETAIL

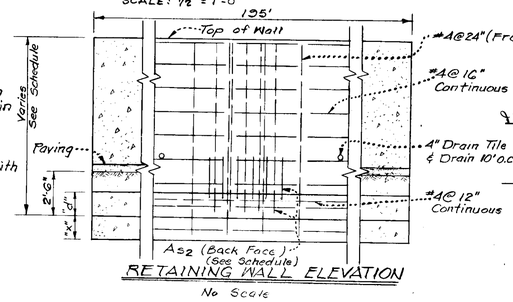
No Scale



Note: Detail M.S.H.A. standard curb opening, standard No. MD.-640.01

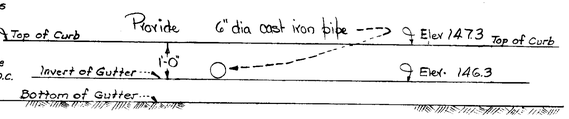
RETAINING WALL DETAIL NOTES

1. All concrete shall be 3000psi at 28 days air entrained.
2. Reinforcing Bars shall be new billet - steel bars, conforming to ASTM A615-68, Grade 40 Bar deformations shall be in accordance with ASTM A615-68.
3. Frost line used as 2'-6".
4. Locate expansion joint every 40 feet.
5. Use 1" Preformed expansion joint. Cover exposed edges with mastic joint filler.



RETAINING WALL ELEVATION

No Scale



MODIFIED CURB & GUTTER SECTION

NO SCALE

Note: For Details not shown refer to Howard County Drawing No. D-40 Page 95

10210 GREENBELT ROAD SEABROOK MARYLAND 20801
BEN DYER ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
TELEPHONE (301) 794-6600

DRAWN BY — CHECKED BY — RECORD NO. J-74037

SCALE: As Shown

DATE: May, 1974 — DWG. NO. 6003-Y

REVISIONS

DATE	DESCRIPTION	BY

John Cedarholm 8-23-74

Sheet 2 of 5

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

OWNER:

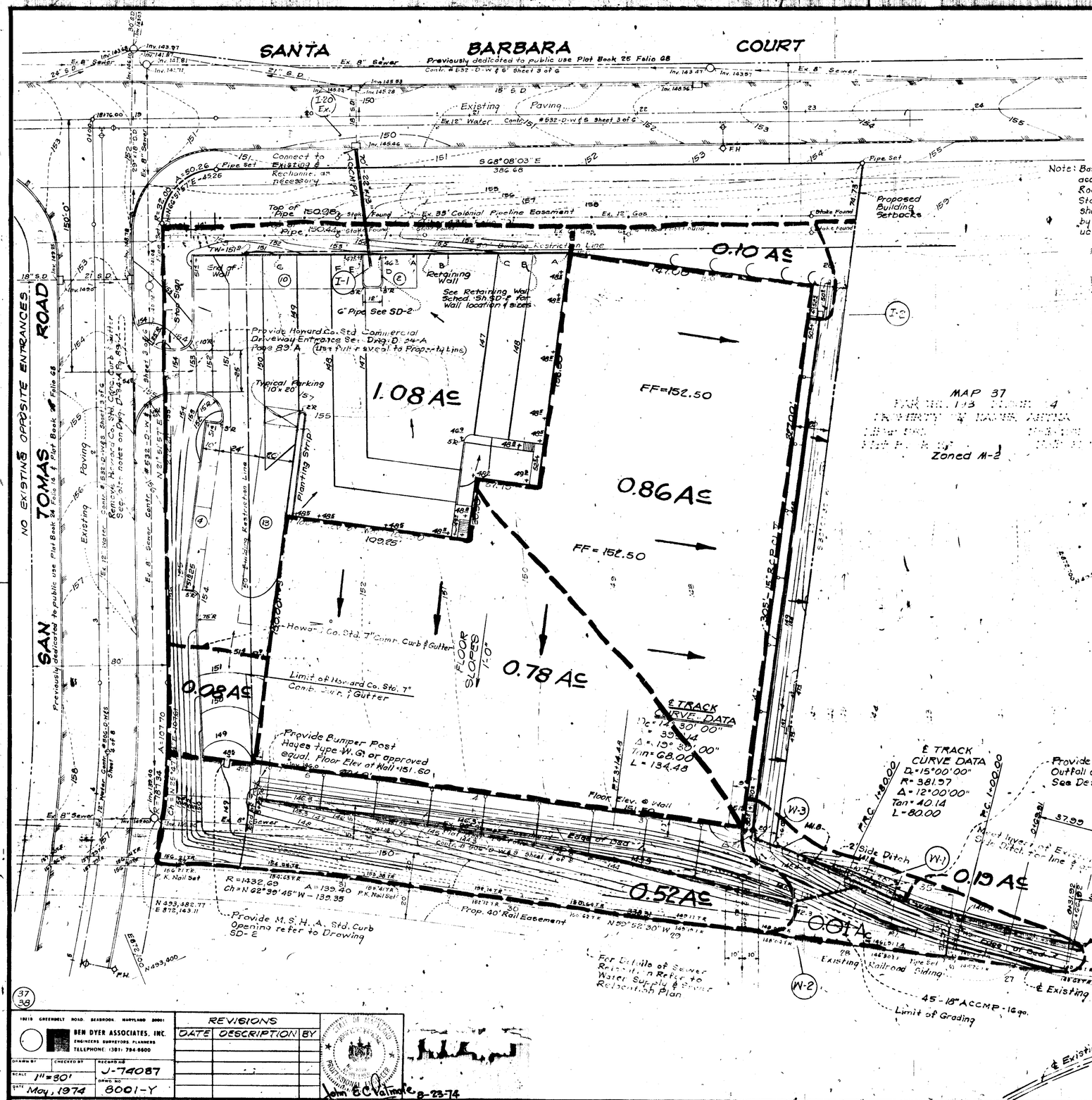
BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

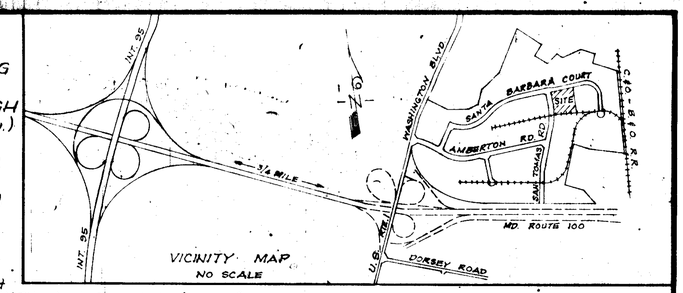
drawing title: PROFILES AND MISCELLANEOUS DETAILS
SITE DEVELOPMENT PLAN

date: May, 1974
scale: As Shown
checked:
drawing number: SD-2

BRUNING 20974

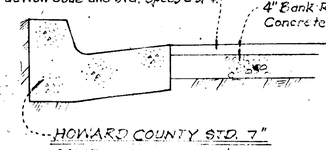


NOTE: THE RETAINING WALL SHOWN IS ADJACENT TO A HIGH PRESSURE (850 p.s.i.) GAS TRANSMISSION LINE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION



VICINITY MAP
NO SCALE

Note: Base Course will be primed in accordance with the Howard Co. Road Construction Code and Std. Specs. Sec. C-30-3. Tack coat shall be applied as required by the Howard Co. Road Construction Code and Std. Specs C-31-4.



HOWARD COUNTY STD. 7" COMBINATION CURB & GUTTER
For details refer to Dwg. D-40 pg 95 & Paving section D-8 pg 63

For Details of Paving not shown Refer to dwg. D-13 pg. 68.
Clearing & Grading refer to Article C-1.
Subgrade refer to Article C-2.
Base Course refer to Article C-31 or C-33.
Surface Course refer to Article C-31.

Note: All storm drainage and paving construction shown on these plans shall be done in strict accordance with the latest edition of the Road Construction Code and Standard Specifications of Howard County.

TYPICAL SECTION PARKING AREA
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC/ SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE 9/17/74
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	DATE 9-17-74
CHIEF, BUREAU OF HIGHWAYS	DATE 9/16/74

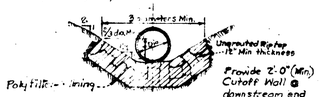
SITE DATA

9/6/74

1. Zoned M-2
2. Area of Site = 171,626.4 S.F. or 3.94 Ac.
3. Area of Building = 71,600 S.F. (41% Coverage)
4. Contour Interval = 1'
5. Restrictions

	Required	Provided
Building Setback	50'	52'
Height	50'	30'
Parking (1sp/2em.-58 em.)	29 Sp.	29 Sp.
Space	200 S.F.-9' wide	10'x20'=200 S.F.
Aisle	24'	24'

6. The base topography shown hereon is taken from a survey by George William Stevens, Jr. & Associates, Inc. 308 Allegheny Ave. Towson 4, Maryland Drawing # P.N. 3215 Dated April 15, 1974
7. Tax Map No 37
8. Soil Bearing Value = 3000 p.s.f.
9. Type of Uses = Warehouse & Office w/ 71,000 S.F. total floor space (1 Floor - no sales area)
10. See SD-2 for retaining wall details.



TYPICAL SECTION - RIP RAP PAVING
NO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

BEN DYER ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
TELEPHONE: (301) 794-5500

DRAWN BY	CHECKED BY
RECORD NO. J-74087	
SCALE 1"=30'	DRWG. NO. 8001-Y
DATE May, 1974	

John C. Valentine 8-23-74

Sheet 8 of 5

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

drawing title: DRAINAGE STUDY FOR SITE DEVELOPMENT PLAN

date: May, 1974
scale: 1"=30'
checked:
drawing number: SD-3

SDP-74-117

Reviewed for HOWARD COUNTY
S.C.D. and meets Technical Requirements
Signature — 9-10-74 Date
U.S. Soil Conservation District

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District
Signature — 9-10-74 Date
Howard S.C.D.

1. By the Developer:

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."

Signature of Developer — 7-24-74 Date

By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

William F. Fields Jr. — Signature of Engineer — 7-24-74 Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	9/17/74 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	9-18-74 DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	9/18/74 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	9-17-74 DATE
CHIEF, BUREAU OF HIGHWAYS	9/16/74 DATE

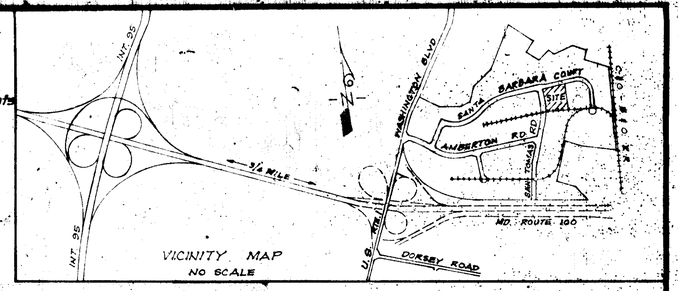
9/6/74 JKC

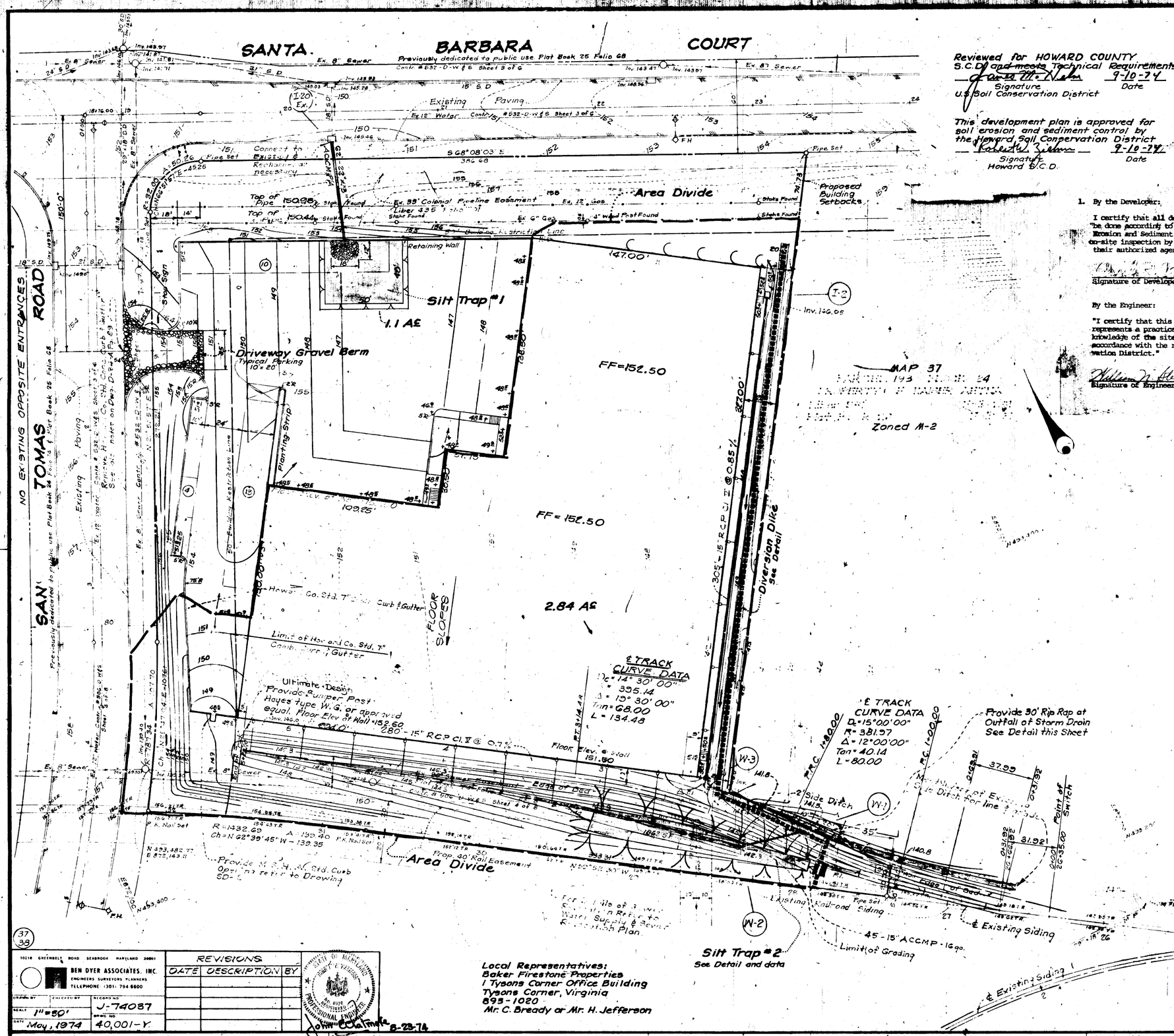
SITE DATA

1. Zoned M-2
2. Area of Site = 171,626.4 S.F. or 3.94 Ac.
3. Area of Building = 71,600 S.F. (41% Coverage)
4. Contour Interval = 1'
5. Restrictions

	Required	Provided
Building Setback	50'	52'
Height	50'	30'
Parking (1sp/2em.-58 em.)	29 Sp.	29 Sp.
Space	200 S.F.-9' wide	10'x20'=200 S.F.
Aisle	24'	24'

6. The base topography shown hereon is taken from a survey by George William Stevens, Jr. & Associates, Inc. 808 Allegheny Ave. Towson 4, Maryland Drawing # R.N. 3815 Dated April 15, 1974
7. Tax Map No 37
8. Soil Bearing Value = 3000 p.s.f.
9. Type of Uses = Warehouse & Office w/ 71,000 S.F. total floor space (1 floor-no sales area)
10. See SD-2 for retaining wall details.





Local Representatives:
Baker Firestone Properties
1 Tysons Corner Office Building
Tysons Corner, Virginia
893-1020
Mr. C. Bready or Mr. H. Jefferson

REVISIONS		
DATE	DESCRIPTION	BY

BEN DYER ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS TELEPHONE (301) 794 6900
10210 GREENBELT ROAD SEABROOK MARYLAND 20801

DRAWN BY / CHECKED BY	RECORD NO. J-74087
SCALE 1"=30'	DRWG. NO. 40,001-Y
DATE May, 1974	

STATE OF MARYLAND — JOHN C. LATIMER — REG. NO. 8195 — PROFESSIONAL ENGINEER
John C. Latimer 8-23-74

Sheet 4 of 5

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

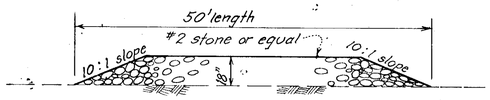
BF

project: ROUTE ONE HUNDRED BUSINESS PARK, PARCEL D BLOCK F, 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

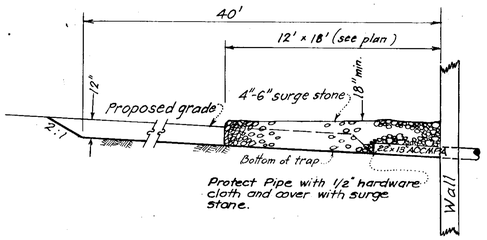
drawing title: SEDIMENT CONTROL PLAN

date: JULY, 1974
scale: 1"=30'
checked:
drawing number: SD-4

SDP-74-112

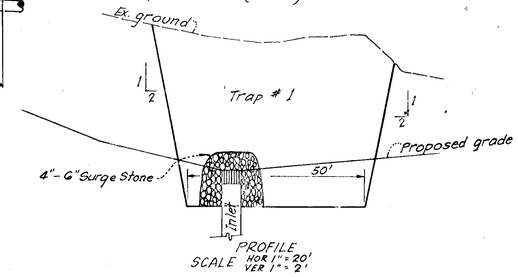


DRIVEWAY GRAVEL BERM
NOT TO SCALE

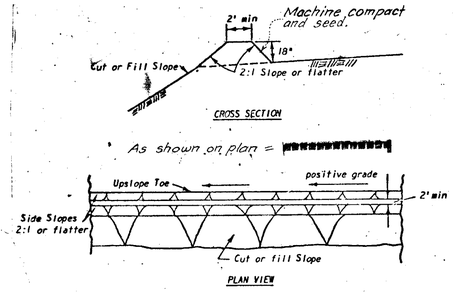


SECTION
SILT TRAP #1
NOT TO SCALE

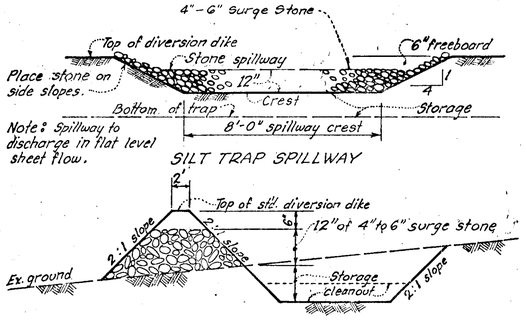
TRAP DATA
Drainage Area = 1.1 AC
Storage Required = 67.3 x 1.1 = 74 C.Y.
Storage Provided = 75 C.Y.
41' x 51' (average) - gravel
Bottom of trap elev. = 146.0 (at inlet)



PROFILE
SCALE HOR 1" = 20' VER 1" = 2'



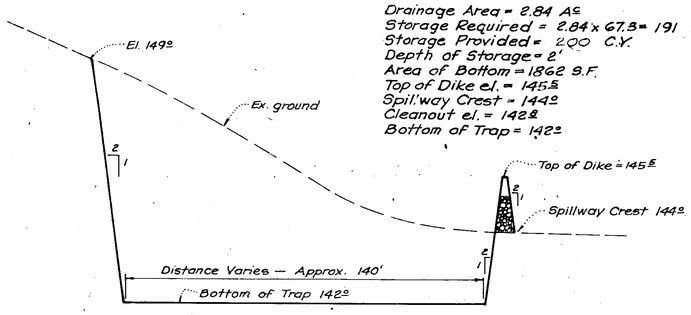
DIVERSION DIKE
NOT TO SCALE



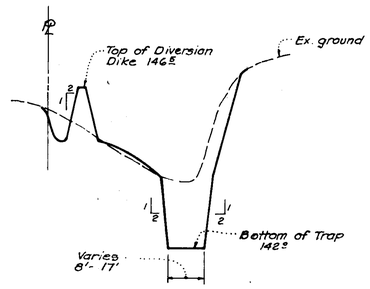
SECTION THRU SILT TRAP
NOT TO SCALE

Data for Silt Trap #2

Drainage Area = 2.84 AC
Storage Required = 2.84 x 67.3 = 191 C.Y.
Storage Provided = 200 C.Y.
Depth of Storage = 2'
Area of Bottom = 1862 S.F.
Top of Dike el. = 145.5
Spill'way Crest = 144.0
Cleanout el. = 142.0
Bottom of Trap = 142.0



PROFILE
SILT TRAP # 2
NOT TO SCALE



SECTION
Scale
Hor. 1" = 20'
Vert. 1" = 2'

SEQUENCE OF CONSTRUCTION

1. Install storm drain and utilities, blocking headwall at silt trap #2 location.
2. Install silt traps, and diversion berms.
3. Rough grade except at track spur area.
4. Start building construction.
5. Install curb and gutter at all sections except at silt trap areas.
6. Fine grade except at track spur area.
7. Stabilize all areas except silt traps and track spur area.
8. Rough grade and fine grade track spur area reducing silt trap #2 as necessary.
9. Finish construction.
10. Pave parking areas.
11. Remove all sediment control devices and pave and stabilize remaining areas.

FINAL STABILIZATION NOTE

All areas flatter than 3:1 slope, except those areas to be paved shall be seeded with a mixture of Kentucky 31 (75%) tall fescue and Korean Lespedeza innoculated and shall be applied at the rate of 65 lbs/Ac. Fertilization (10-10-10) shall be applied to these areas at the rate of 1000 lbs/Ac. Lime shall be applied to these areas at the rate of 50 lbs per 1000 square feet. Mulch shall be applied in accordance with Note #1 of the Sediment Control Notes.

SEDIMENT CONTROL NOTES

1. All areas disturbed by on site grading will be treated with mulch material of unchopped, unweathered small grain straw at rate of 1 1/2 to 2 tons per acre. Bind with liquid asphalt, rapid curing (RC-70, RC-250 or RC-800) at 0.1 gal./sq. yd.
2. * Slopes steeper than 3:1 will be covered with Phlox subulata or equivalent at 12"-18" C.C. Slope will be covered with straw mulch. Mulch will be applied in accordance with Note No. 1.
3. All berms and dikes will be stabilized with unchopped, unweathered, small grain straw. See Note 1 for treatment.
4. Structural methods, such as berms, dikes, traps, etc. will be installed and stabilized according to this plan prior to any other grading, clearing, or disturbance of the existing surface of the site.
5. All structural sediment control measures are to remain in place until permission for their removal from the Howard Soil Conservation District, phone 465-3180 or 465-5000 - Ext. 328. *has been granted.*
6. Notify the Howard Soil Conservation District at least 24 hr. before starting work.

* *Preparation for Phlox subulata: 50 lb. lime per 1000 S.F. and 40 lb. of 5-10-5 per 1000 S.F. 25 lb. of lime and 20 lbs of fertilizer to be mixed in with soil. Remaining 25 lb of lime and 20 lb. of fertilizer to be placed on top of soil and raked in.*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 9/17/74

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE 9/16/74

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE
CHIEF, BUREAU OF HIGHWAYS — DATE 9/16/74

By the Developer:

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."

Harry D. Jefferson Jr. — 5-14-74
Signature of Developer — Date

By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

William M. Stelle — 7-24-74
Signature of Engineer — Date 5-14-74

Reviewed for Howard Co. S.C.D.
and meets Technical Requirements
Signature — Date 9-10-74
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Approved — Date 9-10-74
HOWARD S.C.D.

9/6/74

Local Representative
Baker Firestone Properties
1 Tysons Corner Office Building
Tysons Corner, Va.
893-1020
Mr. C. Bready or Mr. H. Jefferson

John E. Delmonte 8-23-74

DATE	REVISIONS	BY
6-17-74	Berms to silt traps	D.MG
7-24-74	REVISED SILT TRAP #2 & REMOVED SILT TRAP #3	J.LB

10210 GREENBELT ROAD SEABROOK MARYLAND 20801
BEN DYER ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE (301) 794-8600

DRAWN BY: D.M. Green | CHECKED BY: | RECORD NO: J-74037
SCALE: As Shown | DRWG. NO: 40,002-Y
DATE: May, 1974

Sheet 5 of 5

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

OWNER & DEVELOPER:
BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293
RESPONSIBLE OFFICER: MR. HARRY D. JEFFERSON

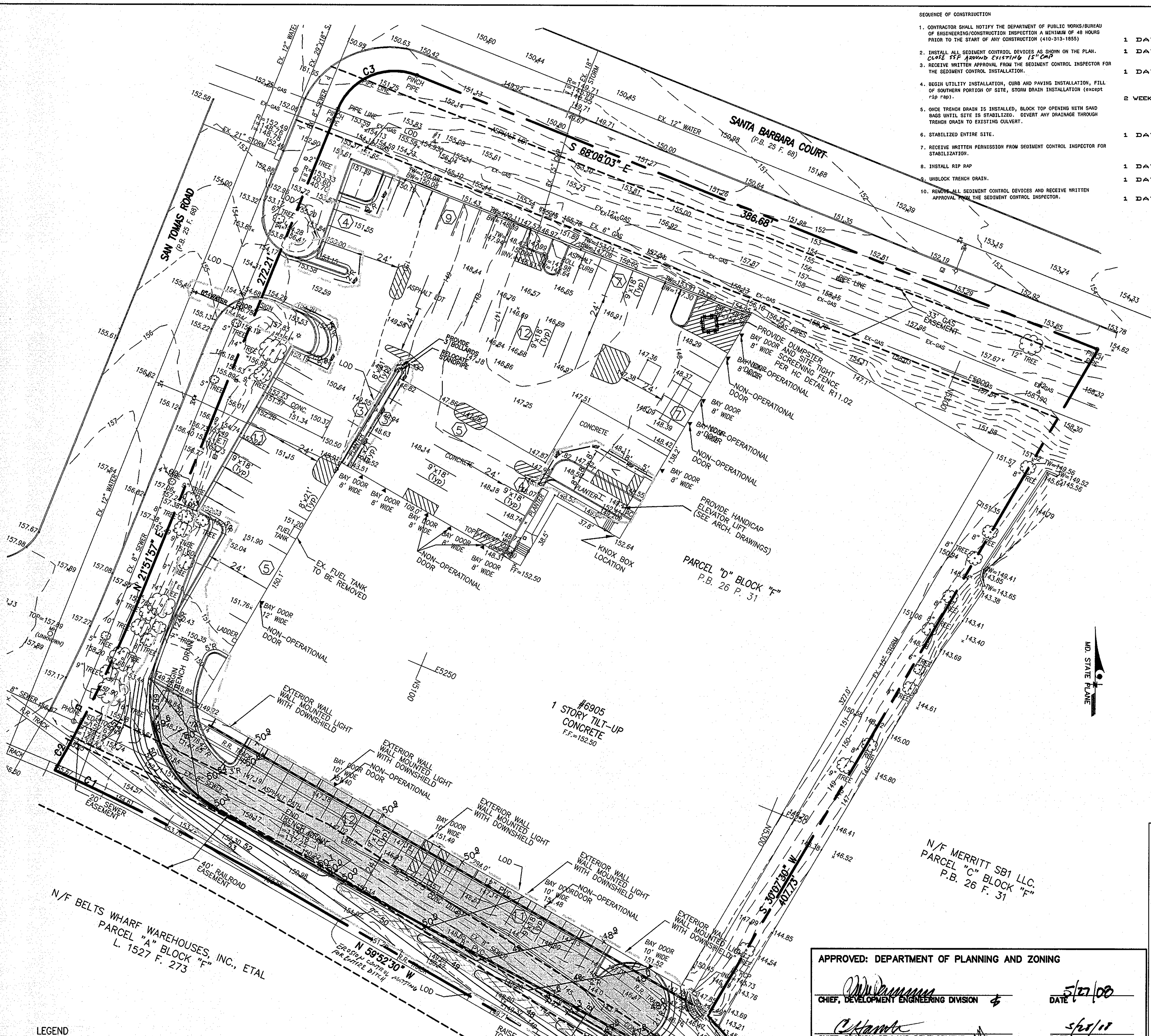
project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

drawing title: DETAIL SHEET FOR SEDIMENT CONTROL PLAN

date: May, 1974
scale: AS SHOWN
checked:
drawing number: SD-5

SDP-14-117

BRUNING 20974



LEGEND

- STRIPED PAINTED AREA
- PROPOSED PAVEMENT
- LIMIT OF DISTURBANCE
- 42 PROPOSED CONTOUR
- --145-- EXISTING CONTOUR
- 42^{42} PROPOSED SPOT ELEVATION
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- MSF MODIFIED SILT FENCE
- *EROSION CONTROL MATTING*

0 30 60 90

1"=30'

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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.

[signature] 4/17/08
SIGNATURE OF DEVELOPER DATE
PRINT NAME BELOW SIGNATURE

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.

[signature] 3/28/08
GEOFFREY L. CINIERO
SIGNATURE OF ENGINEER DATE
PRINT NAME BELOW SIGNATURE

~~REVIEWED FOR HOWARD SCD AND MEETS REQUIREMENTS.~~

~~USDA-NATURAL RESOURCES CONSERVATION SERVICE~~ DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[signature] 4/22/08
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 5/27/08
[signature] CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 5/28/08
[signature] DIRECTOR	DATE 5/28/08

~~APPROVED: FOR PRIVATE WATER FOR PRIVATE SEWERAGE SYSTEMS~~

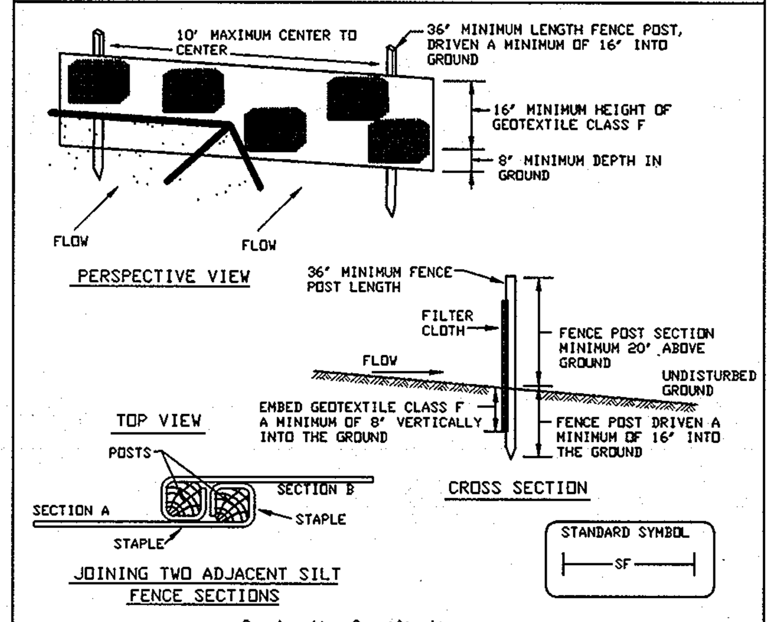
N/A

~~COUNTY HEALTH OFFICER~~ ~~DATE~~
~~HOWARD COUNTY HEALTH DEPARTMENT~~

SEQUENCE OF CONSTRUCTION

1. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855)	1 DAY
2. INSTALL ALL SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN. *CLOSE SSF AROUND EXISTING 15" CMP*	1 DAY
3. RECEIVE WRITTEN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR FOR THE SEDIMENT CONTROL INSTALLATION.	1 DAY
4. BEGIN UTILITY INSTALLATION, CURB AND PAVING INSTALLATION, FILL OF SOUTHERN PORTION OF SITE, STORM DRAIN INSTALLATION (except rip rap).	2 WEEKS
5. ONCE TRENCH DRAIN IS INSTALLED, BLOCK TOP OPENING WITH SAND BAGS UNTIL SITE IS STABILIZED. DIVERT ANY DRAINAGE THROUGH TRENCH DRAIN TO EXISTING CULVERT.	
6. STABILIZED ENTIRE SITE.	1 DAY
7. RECEIVE WRITTEN PERMISSION FROM SEDIMENT CONTROL INSPECTOR FOR STABILIZATION.	
8. INSTALL RIP RAP	1 DAY
9. UNBLOCK TRENCH DRAIN.	1 DAY
10. REMOVE ALL SEDIMENT CONTROL DEVICES AND RECEIVE WRITTEN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR.	1 DAY

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

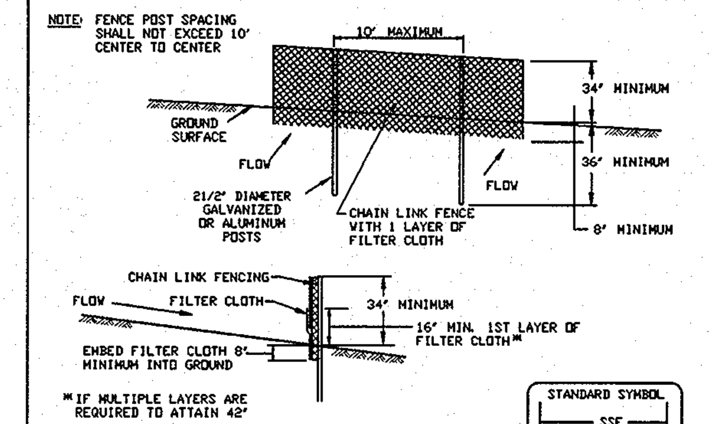
Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

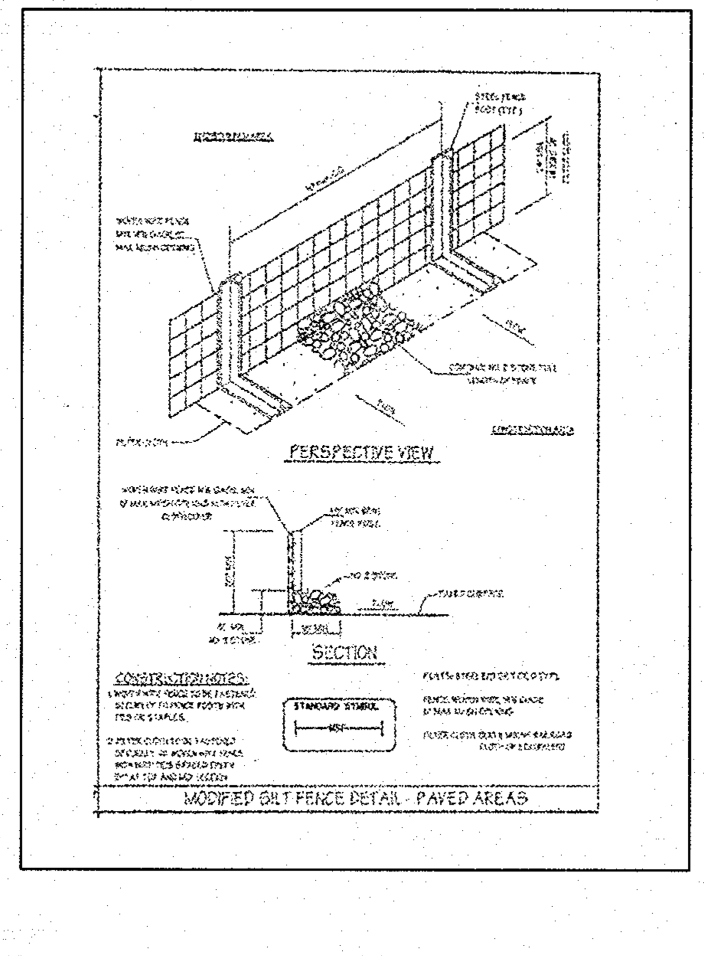


Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

1. Preferred -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.)
2. Acceptable -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect site by:
Option 1 -- Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
Option 2 -- Use sod. Option 3 -- Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance -- Inspect all seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seedbed preparation: -- Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: -- Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).

Seeding: -- For periods March 1 -- April 30 and from August 15 -- October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 -- August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq. ft.). For the period November 16 -- February 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: -- Apply 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the *1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL* for additional rates and methods not covered.

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:

Total Area of Site	3.94 Acres
Area Disturbed	3.94 Acres
Area to be roofed or paved	0.84 Acres
Area to be vegetatively stabilized	0.05 Acres
Total Cut	82 Cu. Yds.
Total Fill	1,155 Cu. Yds.
Offsite waste/borrow area location:	

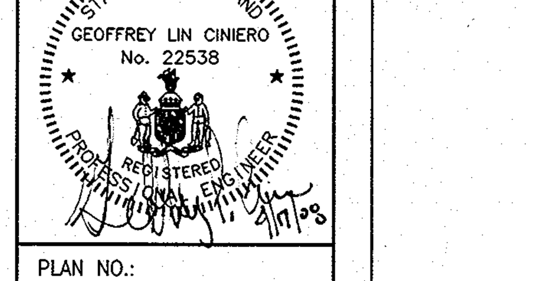
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

Rev. 9/99

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licence No.: 22538
Expiration Date.: 11-24-09



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www.jba-inc.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

ROUTE 100 BUSINESS PARK
PARCEL 'D' BLOCK 'F'
6905 SAN TOMAS ROAD
SEDIMENT & EROSION CONTROL PLAN

1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PLAN NO.:	
SCALE:	AS NOTED
DATE:	03-28-08
SHEET	10 OF 10
FILE NO:	07-080

SDP - 74-112

SDP-74-112

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap, and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names
   Plant names used in the Plant Schedule shall conform to "Standardized Plant Names", latest edition.
2. Plant Standards
   All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock", latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.
   a. All plants shall be nursery grown and shall have been grown under the same climate as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.
   b. Collected plants or transplanted trees may be called for by the landscape architect and used, provided, however, that locations and soil conditions will permit proper balling.
3. Plant Measurements
   All plants shall conform to the measurements specified in the Plant Schedule as approved by the Department of Planning and Code Enforcement Reviewing Official
   a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve inches (12") above grade for trees four inches (4" in caliper and over.
   b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').
   c. Minimum size for planting shade trees 2 1/2" – 3" caliper 12' – 14' in height.
   e. Caliper, height, spread and size of ball shall be generally as follows:

Caliper	Height	Spread	Size of Ball
2 1/2" – 3"	12' – 14'	6' – 8'	28" diameter
3" – 3 1/2"	14' – 16'	6' – 8'	32" diameter
3 1/2" – 4"	14' – 16'	8' – 10'	36" diameter
4" – 4 1/2"	16' – 18'	8' – 10'	40" diameter
4 1/2" – 5"	16' – 18'	10' – 12'	34" diameter
5" – 5 1/2"	16' – 20'	10' – 12'	48" diameter
5 1/2" – 6"	18' – 20'	12' – 14'	52" diameter

   All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".
4. Plant Identification
   Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.
5. Plant Inspection
   The Department of Planning and Code Enforcement Reviewing Official may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant material that meet the specifications in Section A (preceding page) are to be planted in accordance with the following planting methods during the proper planting seasons as described in the following:

1. Planting Seasons
   The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

   The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.
2. Digging
   All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards."
3. Excavation of Plant Pits
   The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:
   a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
   b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
   c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.
   d. Diameter and depth of tree pits shall generally be as follows:

Plant Size	Pit Root Ball Diameter	Pit Depth
2½" – 3" cal.	28"	56" 24"
3" – 3½" cal.	32"	64" 28"
3½" – 4" cal.	36"	72" 32"
4" – 4½" cal.	40"	80" 36"
4½" – 5" cal.	44"	88" 40"
5" – 5½" cal.	48"	96" 44"
5½" – 6" cal.	52"	104" 48"

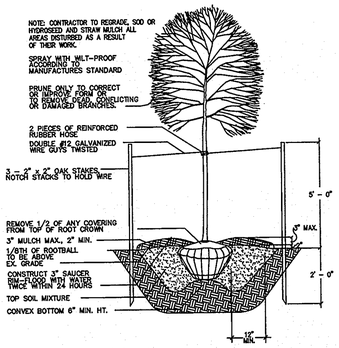
   A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.
4. Staking, Guying and Wrapping
   All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:
   a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7' – 0" for major trees and 5' – 0" minimum for minor trees.
   b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" takeup. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.
   c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum ½" I.D. "Plastic Lock Ties" or "Paul's tree Braces" may be used in place of wire and hose on trees up to 3" in caliper.
   d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail."
5. Plant Pruning, Edging and Mulching
   a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.
   b. All Trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.
   c. After cultivation, all plant materials shall be mulched with a 4" layer of tan bark, peat moss, or another approved material over the entire area of the bed or saucer.
6. Plant Inspection and Acceptance
   The Department of Planning and Code Enforcement Review Official shall be responsible for inspecting all planting projects on a period basis to assure that all work is proceeding in accordance with the approved plans and specifications.
7. Plant Guarantee
   All Plant material shall be guaranteed for the duration of two full growing seasons, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.
   a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
   b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

SEEDING AND SODDING

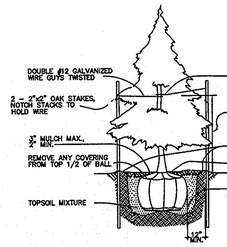
A. All seeding and sodding shall be as per "Standards and Specifications for Soil Erosion and Sediment Control in Urbanized Areas" as published by the Department of Natural Resources.

GENERAL NOTES

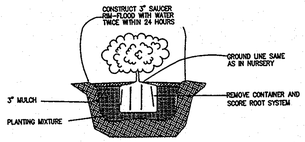
1. All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore–Washington Metropolitan area" latest edition.



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

KEY	QUA.	BOTANICAL / COMMON NAME	SIZE	SPACING
DECIDUOUS TREE				
RO	5	Quercus ruba Red Oak	2"–2 1/2" B&B	AS SHOWN
ORNAMENTAL TREE				
EVERGREEN				
WP	4	pinus strobus Eastern White Pine	2"–2 1/2" B&B	AS SHOWN
SHRUB				
IG	65	Ilex glabra Inkberry Holly	1 Gal.	Full to ground

SCHEDULE 'A'
PERIMETER LANDSCAPE EDGE

PERIMETER	P–1	P–2	P–3	P–4
CATEGORY	ADJACENT TO ROADWAY SANTA BARBARA COURT	ADJACENT TO ROADWAY SAN TOMAS ROAD	ADJACENT TO PERIMETER PROPERTIES (SOUTH)	ADJACENT TO PERIMETER PROPERTIES (EAST)
LANDSCAPE TYPE	TYPE 'E'	TYPE 'E'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	405 LF	400 LF LESS 70 LF FOR EASEMENTS	470 LF	400 LF
CREDIT FOR EXISTING VEGITATION	NO	YES	NO	NO
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	11	0	10
SHRUBS	0	10	0	0
CREDIT FOR WALL, FENCE OR BERM (REMAINING OBLIGATION)	195 LF (210 LF)	190 LF (140 LF)	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	5	3	8	7
EVERGREEN TREES	0	0	0	0
SHRUBS	52	35	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0*	0	0**	0
EVERGREEN TREES	0	0	0	4
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	65	0	0	0
SUBSTITUTION: 2 ORNAMENTAL = 1 SHADE 2 EVERGREEN = 1 SHADE 10 SHRUB = 1 SHADE				

*P–1 – THE REMAINING PERIMETER LANDSCAPING OBLIGATION OF 5 SHADE TREES CANNOT BE MET FOR THIS PERIMETER BECAUSE THE AREA BETWEEN SANTA BARBARA COURT AND THE LOADING/PARKING AREA HAS A 33 ' GAS EASEMENT WHICH RESTRICTS THE PLANTING OF TREES ALONG THIS PERIMETER. TO SATISFY THE PERIMETER LANDSCAPING REQUIREMENTS, SHRUBS ARE BEING PLANTED NEXT TO THE ROAD AND THE EXISTING RETAINING WALL ADJACENT TO THE PROPOSED PARKING AREA ASSISTS IN THE SCREENING OF THIS AREA.

**P–3 – THE PERIMETER LANDSCAPE OBLIGATION OF 8 SHADE TREES CANNOT BE MET FOR THIS PERIMETER DUE TO THE EXISTING SEWER AND RAILROAD RIGHT–OF–WAY WHICH ENCUMBER THIS SIDE OF THE SITE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5/27/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5/28/08

DIRECTOR — DATE 5/28/08

~~APPROVED: FOR PRIVATE WATER FOR PRIVATE SEWERAGE SYSTEMS~~

N/A

~~COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT~~ — ~~DATE~~

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Johnson • Bernat • Associates, Inc.
Engineering • Surveying • Planning
1395 Piccard Drive, Suite 350
Rockville, Maryland 20850
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

ROUTE 100 BUSINESS PARK
PARCEL 'D' BLOCK 'F'
6905 SAN TOMAS ROAD
LANDSCAPE DETAILS (REVISED)

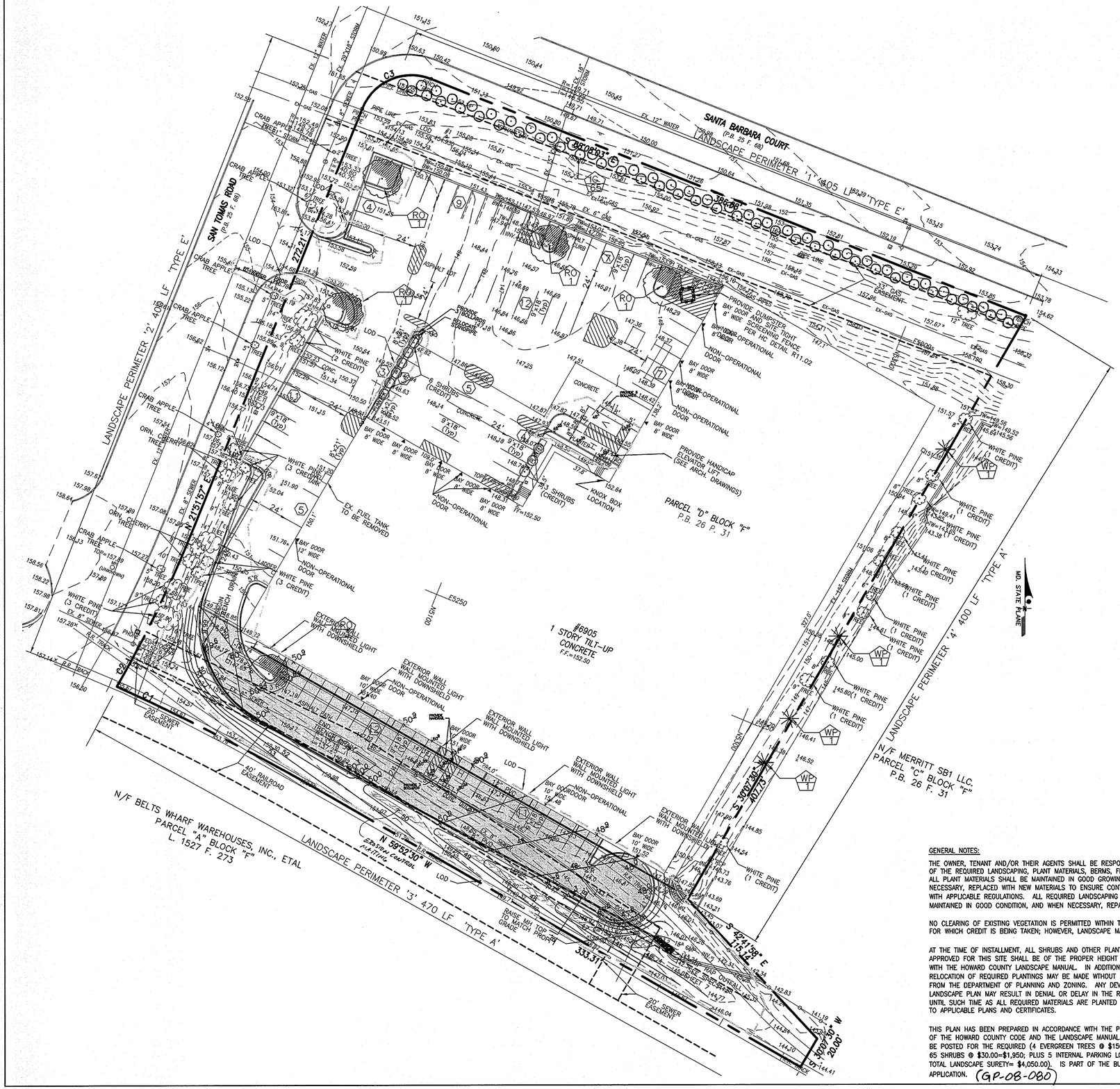
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
PROFESSIONAL ENGINEER
5/27/08

PLAN NO.:	
SCALE:	NO SCALE
DATE:	03–28–08
SHEET	9 OF 10
FILE NO:	07–080

SDP – 74–112

SDP-74-112



SCHEDULE 'B'
PARKING LOT INTERNAL LANDSCAPING (NORTH)

NUMBER OF PARKING SPACES	52
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROVIDED	
SHADE TREES	3
ORNAMENTAL/EVERGREEN TREES (2:1)	0
SHRUBS (10:1)	0

SCHEDULE 'B'
PARKING LOT INTERNAL LANDSCAPING (EAST)

NUMBER OF PARKING SPACES	19
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED	
SHADE TREES	1
*ORNAMENTAL/EVERGREEN TREES (2:1)	1
SHRUBS (10:1)	0

* 1 EXISTING WHITE PINE

SCHEDULE 'B'
PARKING LOT INTERNAL LANDSCAPING (SOUTH)

NUMBER OF PARKING SPACES	23
NUMBER OF TREES REQUIRED	1
NUMBER OF TREES PROVIDED	
SHADE TREES	1
ORNAMENTAL/EVERGREEN TREES (2:1)	0
SHRUBS (10:1)	0

PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUB

EXISTING TREE

EXISTING SHRUB

DEVELOPER/BUILDER'S CERTIFICATE

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

4/17/08

DEVELOPER/BUILDER — DATE 4/17/08

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5/27/08

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5/28/08

DIRECTOR — DATE 5/28/08

APPROVED: FOR PRIVATE WATER
FOR PRIVATE SEWERAGE SYSTEMS

N/A

COUNTY HEALTH OFFICER — DATE
HOWARD COUNTY HEALTH DEPARTMENT

GENERAL NOTES:

THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IS TO BE POSTED FOR THE REQUIRED (4 EVERGREEN TREES @ $150.00 EACH=$600.00; 65 SHRUBS @ $30.00=$1,950; PLUS 5 INTERNAL PARKING LOT TREES @ $300.00= $1,500.00 TOTAL LANDSCAPE SURETY= $4,050.00). IS PART OF THE BUILDERS GRADING PERMIT APPLICATION. (GP-08-080)

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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

ROUTE 100 BUSINESS PARK
PARCEL 'D', BLOCK 'F'
6905 SAN TOMAS ROAD
LANDSCAPE PLAN (REVISED)

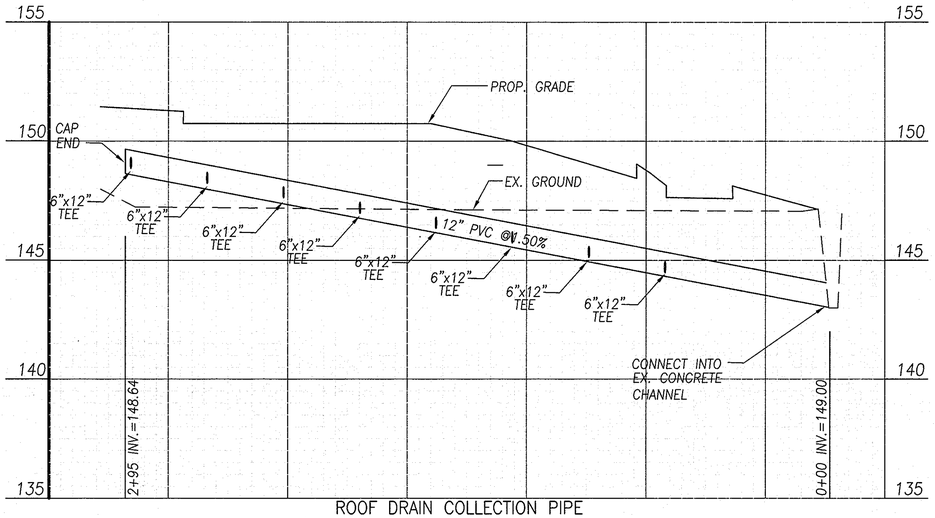
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
REGISTERED PROFESSIONAL ENGINEER
4/17/08

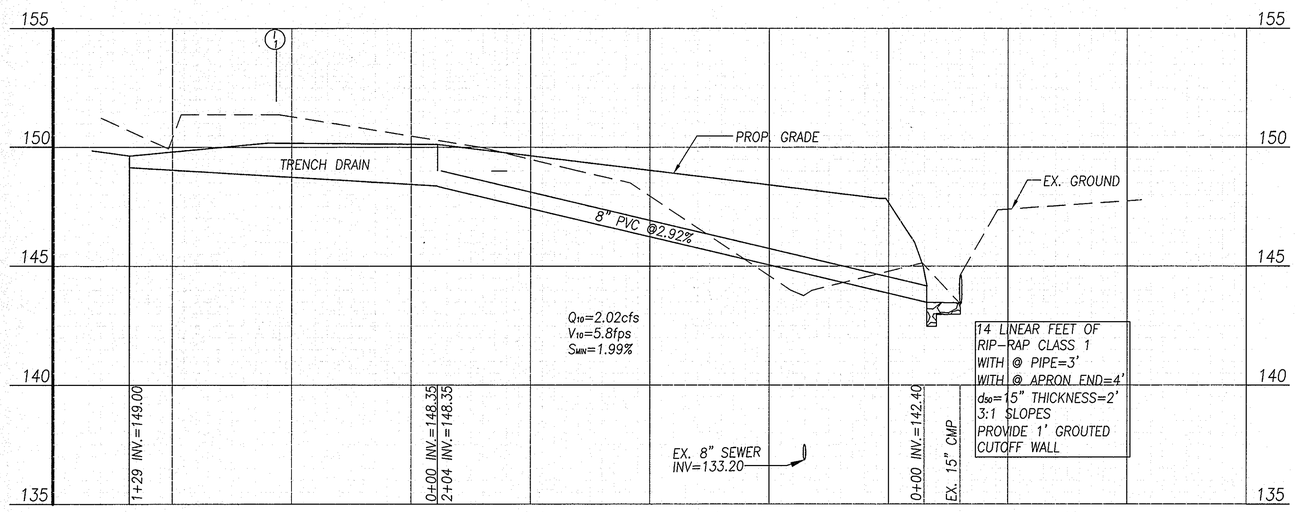
PLAN NO.:	
SCALE:	1"=30'
DATE:	03-28-08
SHEET	8 OF 10
FILE NO:	07-080

SDP - 74-112

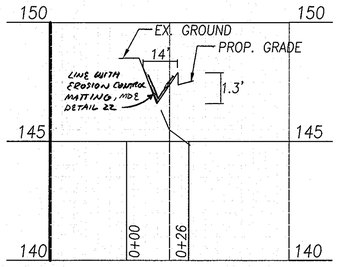
SDP-74-112



ROOF DRAIN COLLECTION PIPE
SCALE VERT: 1"=3'
HORIZ: 1"=30'



SCALE VERT: 1"=3'
HORIZ: 1"=30'



SECTION 'B'-'B'
SCALE VERT: 1"=3'
HORIZ: 1"=30'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 5/27/08
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 5/28/08
DIRECTOR	DATE 5/28/08

~~APPROVED: FOR PRIVATE WATER FOR PRIVATE SEWERAGE SYSTEMS~~

~~COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT~~	~~DATE~~

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licence No.: 22538
Expiration Date.: 11-24-09

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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

ROUTE 100 BUSINESS PARK
PARCEL 'D' BLOCK 'F'
6905 SAN TOMAS ROAD
SITE/STORM DETAILS
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
PROFESSIONAL ENGINEER
REGISTERED
3/28/08

PLAN NO.:	
SCALE:	AS SHOWN
DATE:	03-28-08
SHEET	7 OF 10
FILE NO:	07-080

SDP - 74-112

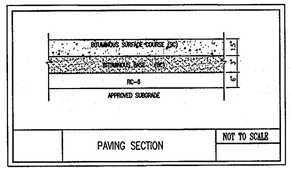
SDP-74-112

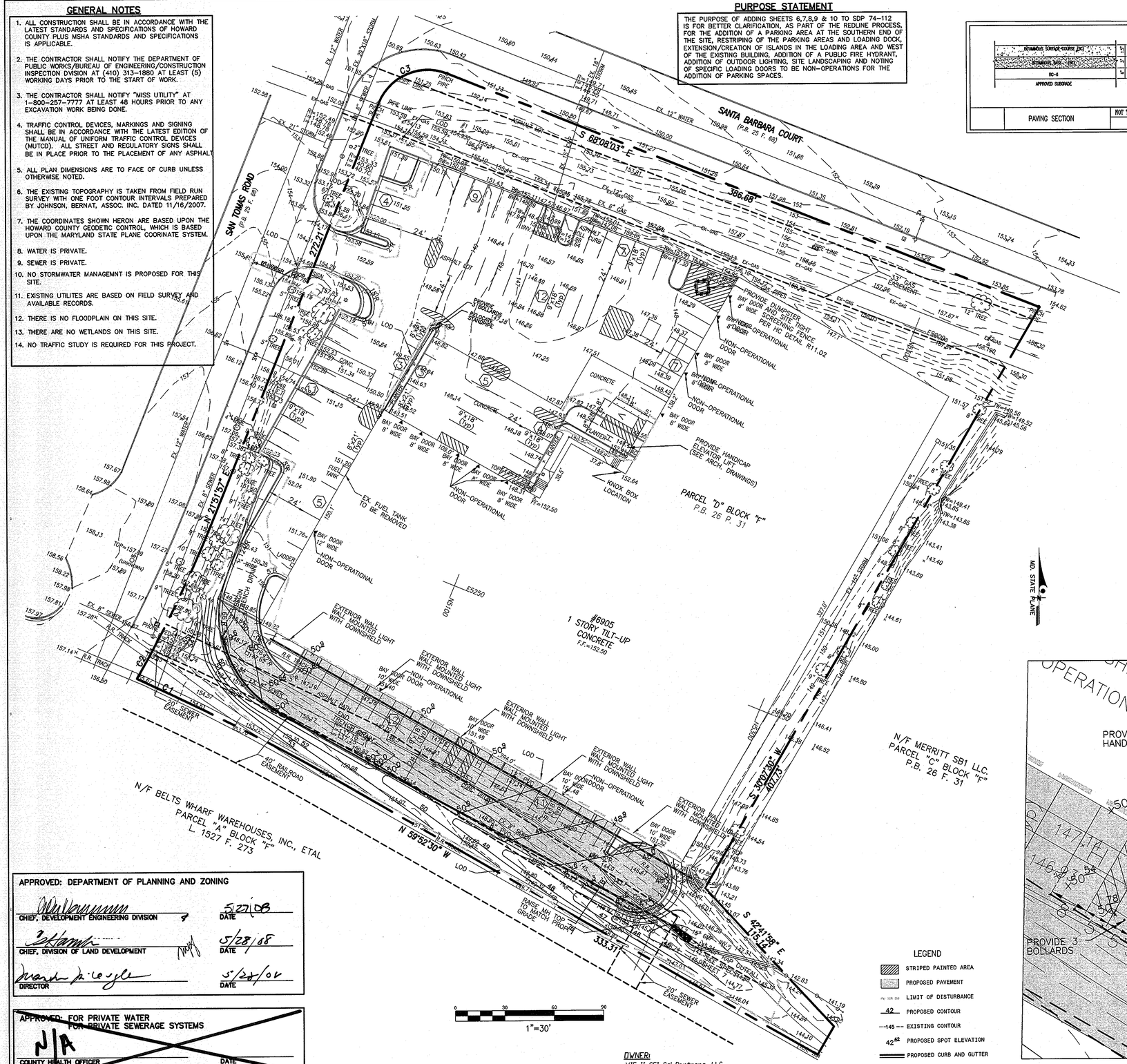
GENERAL NOTES

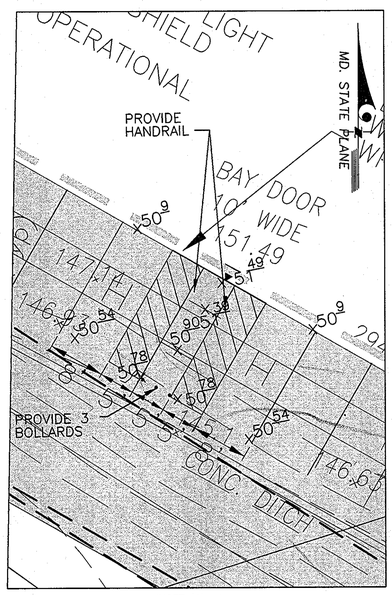
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IS APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. 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
5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WTH ONE FOOT CONTOUR INTERVALS PREPARED BY JOHNSON, BERNAT, ASSOC. INC. DATED 11/16/2007.
7. THE COORDINATES SHOWN HERON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORINATE SYSTEM.
8. WATER IS PRIVATE.
9. SEWER IS PRIVATE.
10. NO STORMWATER MANAGEMNT IS PROPOSED FOR THIS SITE.
11. EXISTING UTILITES ARE BASED ON FIELD SURVEY AND AVAILABLE RECORDS.
12. THERE IS NO FLOODPLAIN ON THIS SITE.
13. THERE ARE NO WETLANDS ON THIS SITE.
14. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

PURPOSE STATEMENT

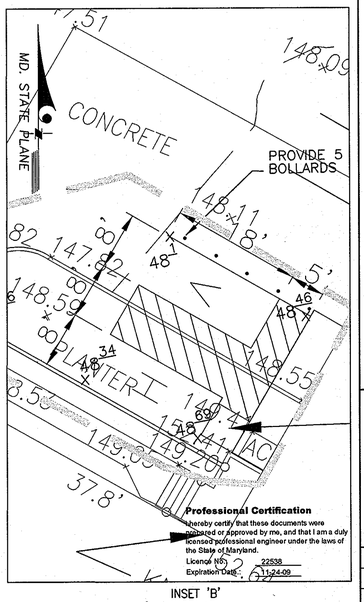
THE PURPOSE OF ADDING SHEETS 6,7,8,9 & 10 TO SDP 74-112 IS FOR BETTER CLARIFICATION, AS PART OF THE REDLINE PROCESS, FOR THE ADDITION OF A PARKING AREA AT THE SOUTHERN END OF THE SITE, RESTRIPING OF THE PARKING AREAS AND LOADING DOCK, EXTENSION/CREATION OF ISLANDS IN THE LOADING AREA AND WEST OF THE EXISTING BUILDING, ADDITION OF A PUBLIC FIRE HYDRANT, ADDITION OF OUTDOOR LIGHTING, SITE LANDSCAPING AND NOTING OF SPECIFIC LOADING DOORS TO BE NON-OPERATIONS FOR THE ADDITION OF PARKING SPACES.







INSET 'A'
1"=10'



INSET 'B'
1"=10'

* SITE ANALYSIS

SITE AREA	171,626 sf	3.94 acres
PROPERTY ZONING	M-2	
PROPERTY USE	MANUFACTURING/WAREHOUSE/OFFICE MANUFACTURING – 14,569 sf WAREHOUSE – 55,550 sf OFFICE – 2,906 sf	
EMPLOYEES	MANUFACTURING – 35	
BUILDING COVERAGE	42.5% (73,025 sf)	
TAX MAP NUMBER	37	
MAP GRID	19	
PARCEL	586	

	REQUIRED	PROPOSED
BUILDING SETBACK	50'	53'
BUILDING HEIGHT	50' MAX.	30'
PARKING SETBACK	10' MIN.	10' MAX.
EXISTING IMPERVIOUS AREA	118,284 sf	68.9%
PROPOSED IMPERVIOUS AREA (NET)	2,361 sf	
20% OF TOTAL SITE IMPERVIOUS	23,657 sf	
LIMIT OF DISTURBANCE SDP-74-112	149,013 sf	
LIMIT OF DISTURBANCE REDLINE #1 3-28-08	27,953 sf	

PARKING REQUIRED	PROPOSED
MANUFACTURING (1 SPACE/EMPLOYEE)=35	80-9'X18' PERP. SPACES
WAREHOUSE (0.5 SPACES/1,000 sf)=28	11-8'X21' PARALLEL SPACES
OFFICE (3.3 SPACES/1,000 sf)=10	4-HANDICAP SPACES
73 TOTAL SPACES REQUIRED	95 TOTAL SPACES PROVIDED

* THE SITE LOD HAS NOT INCREASED FROM THE ORIGINAL SUBMISSION (SDP-74-112)

THE REVISIONS SHOWN HEREON ARE EXEMPT FROM THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE NEW LIMIT OF DISTURBANCE SHOWN ON THIS SHEET DOES NOT EXTEND BEYOND THE ORIGINAL LIMIT OF DISTURBANCE SHOWN ON SHEET 1.

A KNOX BOX IS TO BE PLACED, AS SHOWN ON THE PLANS AT A HEIGHT OF 4'-5' AND NO MORE THAN 6' LATERALLY FROM THE FRONT DOOR.

OUTDOOR LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL ~~SHALL~~ BE SO ARRANGED AS TO DIRECT THE LIGHT DOWN, TOWARDS THE PARKING AREA, AND AWAY FROM THE ADJOINING PUBLIC STREET RIGHT-OF-WAY AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 134 OF THE ZONING REGULATIONS.

THE PERMIT APPLICATION DEADLINE FOR THE NEWLY PROPOSED CHANGES (NEW PARKING LOT TO THE SOUTH, NEW FIRE HYDRANT, ISLAND EXTENSIONS TO THE NORTH AND WEST. AND OVERALL LANDSCAPING) TO THE SITE SHOWN HEREON IS 03-28-09.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 5/27/08
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 5/28/08
DIRECTOR	DATE 5/28/08

~~APPROVED: FOR PRIVATE WATER FOR PRIVATE SEWERAGE SYSTEMS~~

N/A

~~COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE~~

OWNER:
VIF II CEI-Sci Partners, LLC
9811 Irvine Center Drive
Irvine, CA 92618

LEGEND

- STRIPED PAINTED AREA
- PROPOSED PAVEMENT
- LIMIT OF DISTURBANCE
- 42 PROPOSED CONTOUR
- 145 EXISTING CONTOUR
- 42.42 PROPOSED SPOT ELEVATION
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE

J·B·A
Johnson · Bernat · Associates, Inc.
Engineering · Surveying · Planning
1395 Piccard Drive, Suite 350
Rockville, Maryland 20850
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

ROUTE 100 BUSINESS PARK
PARCEL 'D' BLOCK 'F'
6905 SAN TOMAS ROAD
REVISED SITE DEVELOPMENT PLAN

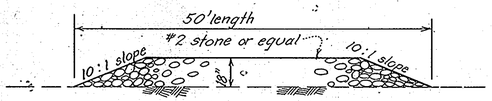
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
REGISTERED PROFESSIONAL ENGINEER
11/7/08

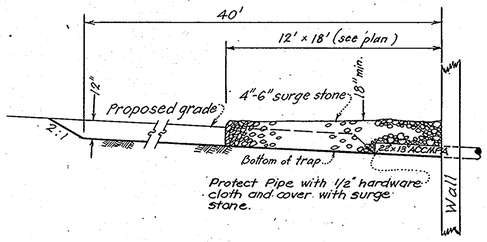
PLAN NO.:	
SCALE:	AS NOTED
DATE:	03-28-08
SHEET	6 OF 10
FILE NO:	07-080

SDP – 74-112

SDP-74-112

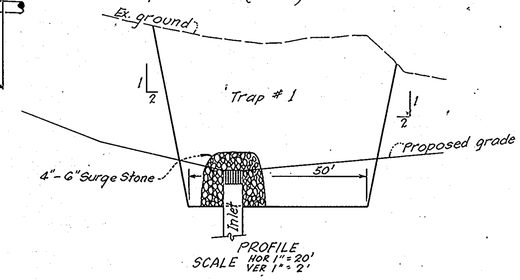


DRIVEWAY GRAVEL BERM
NOT TO SCALE

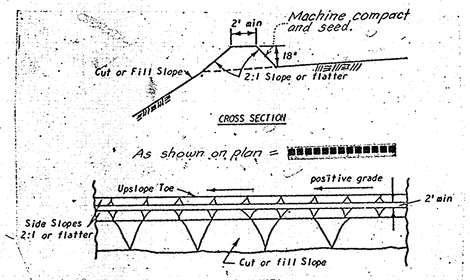


SECTION
SILT TRAP #1
NOT TO SCALE

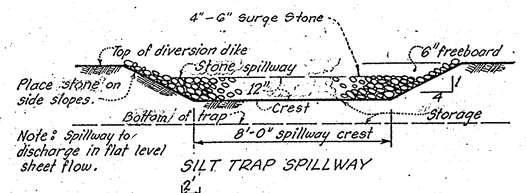
TRAP DATA
Drainage Area = 1.1 Ac
Storage Required = 67.3 × 1.1 = 74 C.Y.
Storage Provided = 75 C.Y.
41' × 51' (average) – gravel
Bottom of trap elev. = 146.0 (at inlet)



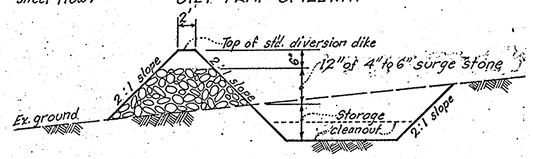
PROFILE
SCALE HOR 1" = 20'
VER 1" = 2'



DIVERSION DIKE
NOT TO SCALE



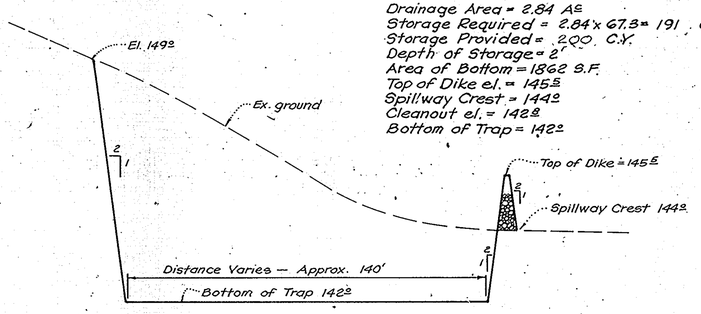
SILT TRAP SPILLWAY



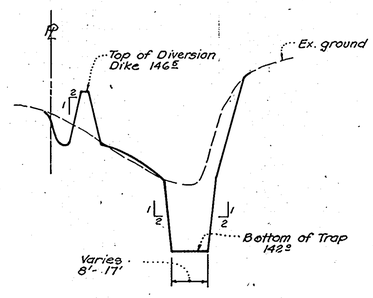
SECTION THRU SILT TRAP
NOT TO SCALE

Data for Silt Trap #2

Drainage Area = 2.84 Ac
Storage Required = 2.84 x 67.3 = 191 C.Y.
Storage Provided = 200 C.Y.
Depth of Storage = 2'
Area of Bottom = 1862 S.F.
Top of Dike el. = 145.5
Spillway Crest = 144.0
Cleanout el. = 142.0
Bottom of Trap = 142.0



PROFILE
SILT TRAP #2
NOT TO SCALE



SECTION
Scale
Hor. 1" = 20'
Vert. 1" = 2'

SEQUENCE OF CONSTRUCTION

1. Install storm drain and utilities, blocking headwall at silt trap #2 location.
2. Install silt traps, and diversion berms.
3. Rough grade except at track spur area.
4. Start building construction.
5. Install curb and gutter at all sections except at silt trap areas.
6. Fine grade except at track spur area.
7. Stabilize all areas except silt traps and track spur area.
8. Rough grade and fine grade track spur area reducing silt trap #2 as necessary.
9. Finish construction.
10. Pave parking areas.
11. Remove all sediment control devices and pave and stabilize remaining areas.

FINAL STABILIZATION NOTE

All areas flatter than 3:1 slope, except those areas to be paved shall be seeded with a mixture of Kentucky 31 (75%) tall fescue and Korean Lespedeza innoculated and shall be applied at the rate of 65 lbs/Ac. Fertilization (10-10-10) shall be applied to these areas at the rate of 1000 lbs/Ac. Lime shall be applied to these areas at the rate of 50 lbs per 1000 square feet. Mulch shall be applied in accordance with Note #1 of the Sediment Control Notes.

SEDIMENT CONTROL NOTES

1. All areas disturbed by on site grading will be treated with mulch material of unchopped, unweathered small grain straw at rate of 1 1/2 to 2 tons per acre. Bird with liquid asphalt, rapid curing (RC-70, RC-250 or RC-800) at 0.1 gal./sq. yd.
* 2. Slopes steeper than 3:1 will be covered with Phlox subulata or equivalent at 12" o/8" O.C. Slope will be covered with straw mulch. Mulch will be applied in accordance with Note No. 1.
3. All berms and dikes will be stabilized with unchopped, unweathered, small grain straw. See Note 1 for treatment.
4. Structural methods, such as berms, dikes, traps, etc. will be installed and stabilized according to this plan prior to any other grading, clearing, or disturbance of the existing surface of the site.
5. All structural sediment control measures are to remain in place until permission for their removal from the Howard Soil Conservation District, phone 465-3180 or 465-5000 - Ext. 328. has been granted.
6. Notify the Howard Soil Conservation District at least 24 hr. before starting work.

* Preparation for Phlox subulata:
50 lb lime per 1000 S.F. and 40 lb. of 5-10-5 per 1000 S.F.
25 lb. of lime and 20 lbs of fertilizer to be mixed in with soil. Remaining 25 lb of lime and 20 lb. of fertilizer to be placed on top of soil and raked in.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 9/17/74

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-18-74
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE 9/18/74

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 9-17-74
CHIEF, BUREAU OF HIGHWAYS — DATE 9/16/74

Reviewed for Howard Co. S.C.D.
and meets Technical Requirements
Signature — Date 9-10-74
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Approved — Date 9-10-74
HOWARD S.C.D.

By the Developer:

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."

Harry D. Jefferson Jr. — 5-14-74
Signature of Developer — Date

By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

William H. Stelle — 7-24-74, 5-14-74
Signature of Engineer — Date

DATE	REVISIONS	BY
6-17-74	Berms to silt traps	D.M.G.
7-24-74	REVISED SILT TRAP #2 & REMOVED SILT TRAP #3	J.L.B.
3-28-08	FIRE HYDRANT ADDED ROAD & SIDEWALK ADDED ROAD PROFILE IN THE SOUTH ADDED CONTOURS & ELEVATIONS SIGNAL CONDUIT ADDED ALLOW ADDITIONAL PARKING REMOVED PARKING AND LANDSCAPING	GLE

BEN DYER ASSOCIATES, INC.
10210 GREENBELT ROAD, SEABROOK, MARYLAND 20801
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE: (301) 794-6600

DRAWN BY D.M.Green	CHECKED BY	RECORD NO. J-74037
SCALE As Shown		DRWG. NO. 40,002-Y
DATE May, 1974		

STATE OF MARYLAND — JOHN E. CLAUSNITZER — No. 8025 — PROFESSIONAL ENGINEER — 8-23-74

Local Representative
Baker Firestone Properties
1 Tysons Corner Office Building
Tysons Corner, Va.
893-1020
Mr. C. Breody or Mr. H. Jefferson

⚠ SEAL 22538 FOR 3-28-08 REVISIONS ONLY.

PROFESSIONAL ENGINEER — 22538 — STATE OF MARYLAND — GLENN L. ELLIOTT — 3/28/08

Sheet 5 of 10

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293

OWNER & DEVELOPER:
BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293
RESPONSIBLE OFFICER: MR. HARRY D. JEFFERSON

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

drawing title: DETAIL SHEET FOR SEDIMENT CONTROL PLAN

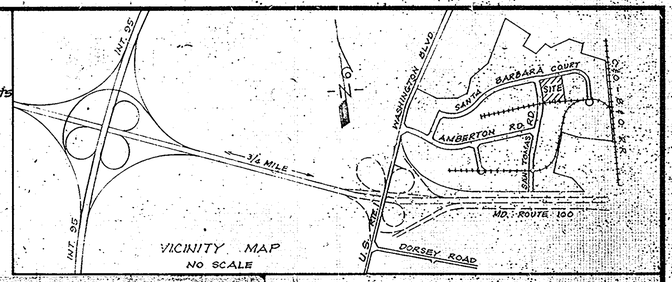
date: May, 1974
scale: AS SHOWN
checked:
drawing number: SD-5

SDP-74-112

BRUNING 20974

Reviewed for HOWARD COUNTY
S.C.D. and meets Technical Requirements
Carl M. Nelson 9-10-74
Signature Date
U.S. Soil Conservation District

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District
Roberta Selner 9-10-74
Signature Date
Howard S.C.D.



1. By the Developer:

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."

Signature of Developer — Date 7-24-74

By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

William H. Hobbs Jr. 7-24-74
Signature of Engineer Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 9/17/74

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-18-74
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE 9/18/74

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 9-17-74
CHIEF, BUREAU OF HIGHWAYS — DATE 9/16/74

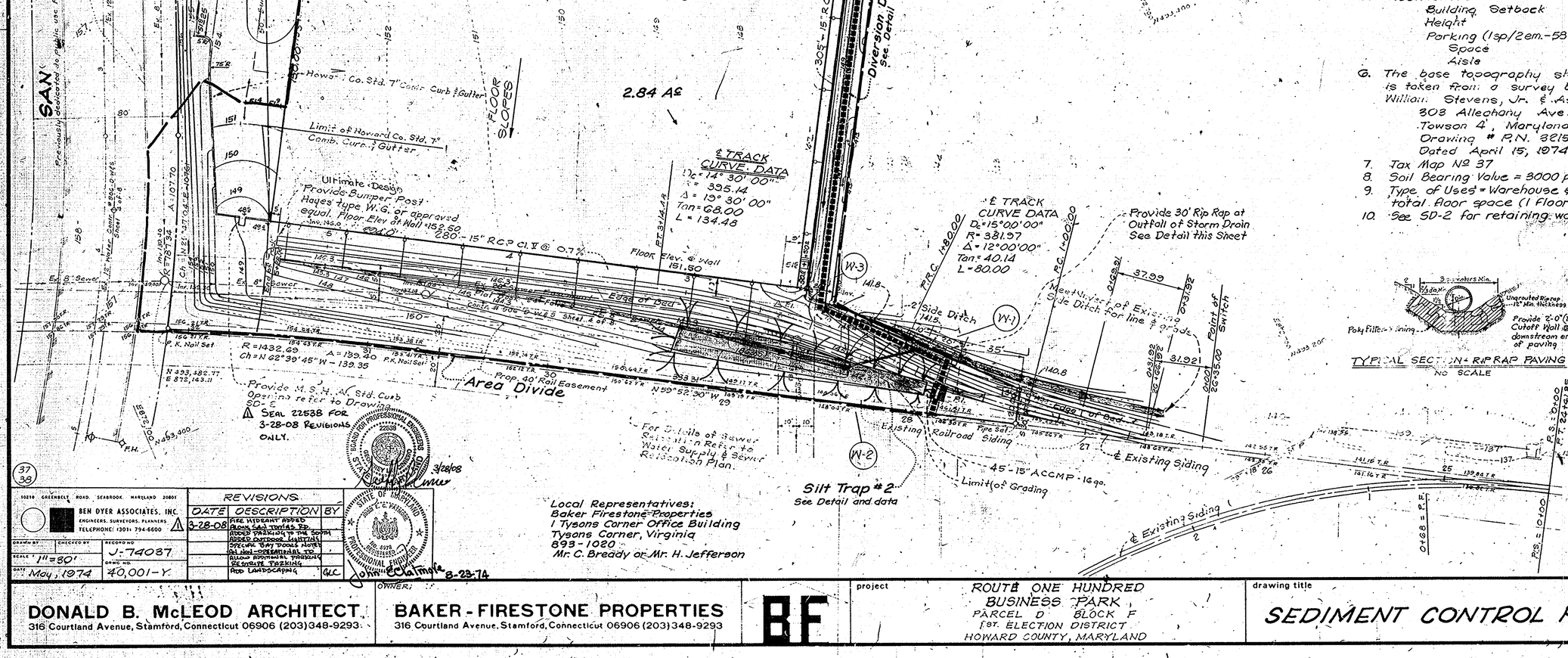
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 9/6/74

SITE DATA

1. Zoned M-2
2. Area of Site = 171,626.4 S.F. or 3.94 Ac.
3. Area of Building = 71,600 S.F. (41% Coverage)
4. Contour Interval = 1'
5. Restrictions

	Required	Provided
Building Setback	50'	52'
Height	50'	30'
Parking (1sp/2em.-58 em.)	29 Sp.	29 Sp.
Space	200 S.F.-9' wide	10x20=200 S.F.
Aisle	24'	24'

6. The base topography shown hereon is taken from a survey by George William Stevens, Jr. & Associates, Inc. 303 Allegheny Ave. Towson 4, Maryland Drawing # P.N. 3815 Dated April 15, 1974
7. Tax Map № 37
8. Soil Bearing Value = 3000 p.s.f.
9. Type of Uses = Warehouse & Office w/ 71,000 S.F. total floor space (1 floor - no sales area)
10. See SD-2 for retaining wall details.



Local Representatives:
Baker Firestone Properties
1 Tysons Corner Office Building
Tysons Corner, Virginia
893-1020
Mr. C. Bready or Mr. H. Jefferson

REVISIONS		
DATE	DESCRIPTION	BY
3-28-08	FIRE HYDRANT ADDED; FLOOR SLAB TRIMMED TO; ADDED PARKING TO THE SOUTH; ADDED OUTDOOR LUNCHEON SPECIAL DAY DOCKS NOTE; REMOVED REFERENCE TO ALLOW ADDITIONAL PARKING; REVISED PARKING; ADD LANDSCAPING	GLC

BEN DYER ASSOCIATES, INC.
10210 GREENBELT ROAD, SEABROOK, MARYLAND 20801
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE: (301) 794-6600

DRAWN BY	CHECKED BY
RECORD NO.	J-74087
SCALE	1" = 30'
DWG. NO.	40,001-Y
DATE	May, 1974

Sheet 4 of 10

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

OWNER:
BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

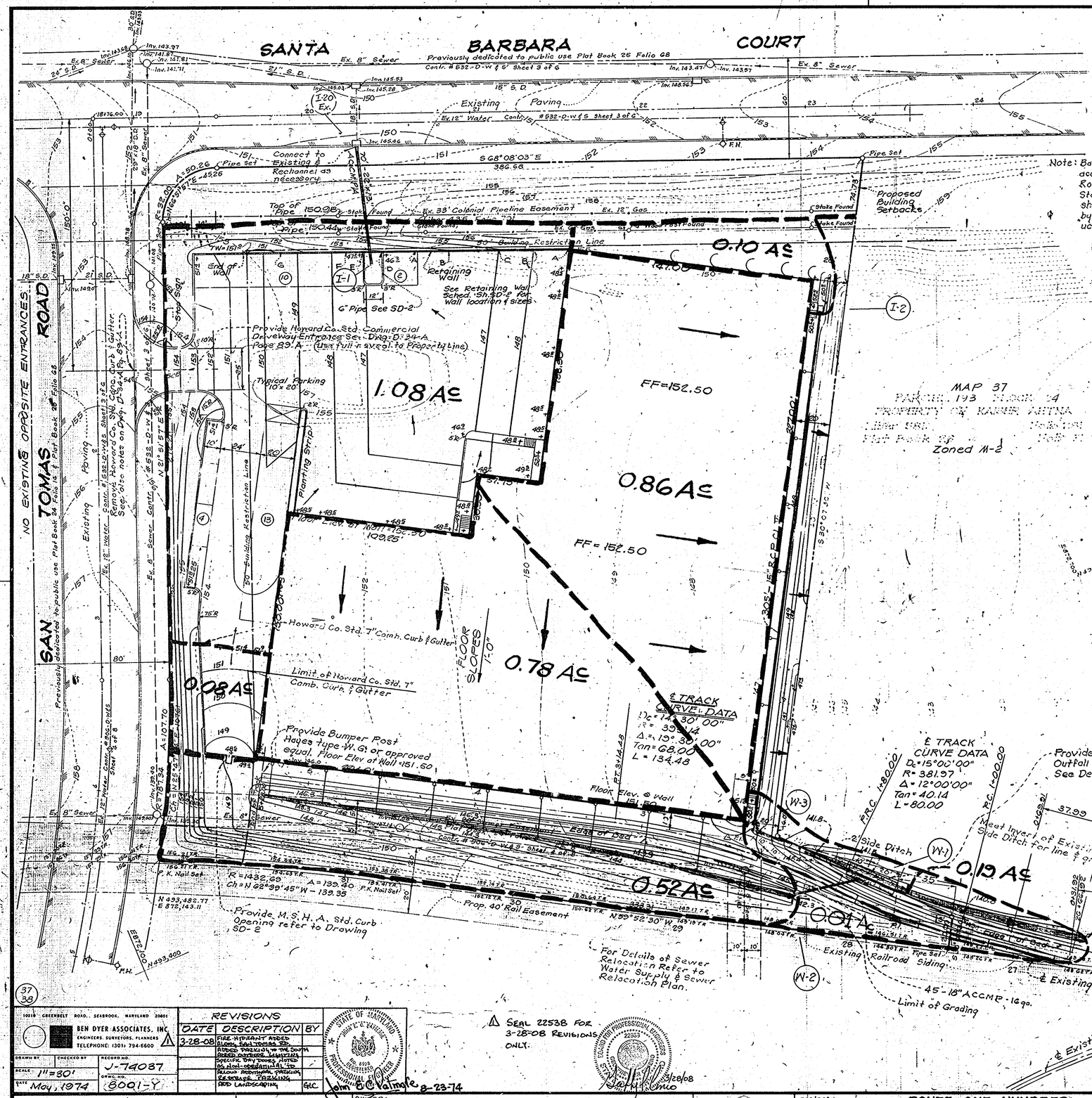
BF

project: ROUTE ONE HUNDRED BUSINESS PARK, PARCEL D BLOCK F, 1ST. ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

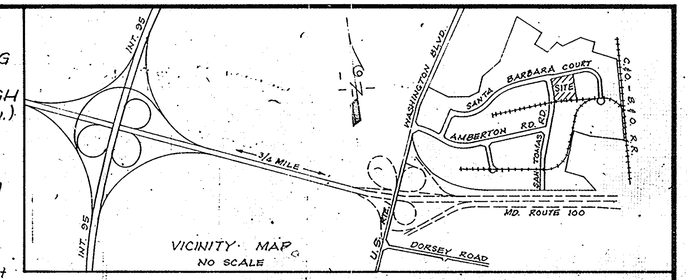
drawing title: SEDIMENT CONTROL PLAN

date: JULY, 1974
scale: 1" = 30'
checked:
drawing number: SD-4

SDP-74-112

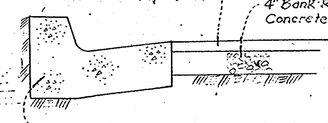


NOTE: THE RETAINING WALL SHOWN IS ADJACENT TO A HIGH PRESSURE (850 p.s.i.) GAS TRANSMISSION LINE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION



VICINITY MAP
NO SCALE

Note: Base Course will be primed in accordance with the Howard Co. Road Construction Code and Std. Specs. Sec. C-30-3. Tack coat shall be applied as required by the Howard Co. Road Construction Code and Std. Specs C-31-4.



HOWARD COUNTY STD. 7" COMBINATION CURB & GUTTER
For details refer to Dwg. D-40 pg. 95 & Paving section D-8 pg. 63

For Details of Paving not shown Refer to dwg. D-13 pg. 68.
Clearing & Grading refer to Article C-1.
Subgrade refer to Article C-2.
Base Course refer to Article C-31 or C-33.
Surface Course refer to Article C-31.

Note: All storm drainage and paving construction shown on these plans shall be done in strict accordance with the latest edition of the Road Construction Code and Standard Specifications of Howard County.

TYPICAL SECTION PARKING AREA
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC/ SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE 9/17/74
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	DATE 9-17-74
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	DATE 9-17-74
CHIEF, BUREAU OF HIGHWAYS	DATE 9/16/74

SITE DATA

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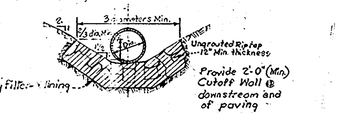
9. Type of Uses = Warehouse & Office w/ 71,000 S.F. total floor space (1 floor - no sales area)
10. See SD-2 for retaining wall details.

9/6/74



TYPICAL SECTION - RIPRAP PAVING
NO SCALE

Sheet 3 of 10

REVISIONS		
DATE	DESCRIPTION	BY
3-28-08	FIRE HYDRANT ADDED BLDG. SQ. FOOTAGE REVISED PARKING IN THE SOUTH SQUARE CORNER. SIGNATURE SPECIFIC DRY BOXES ADDED AS NOT-OPERATIONAL TO ALLOW PROPERLY PARKING REGRADE PARKING AND LANDSCAPING	GLC

BEN DYER ASSOCIATES, INC.
10210 GREENBELT ROAD, SEABROOK, MARYLAND 20801
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE: (301) 794-6600

DRAWN BY: | CHECKED BY: | RECORD NO. J-74087
SCALE: 1" = 30'
DATE: May, 1974
DWG. NO. 8001-Y

STATE OF MARYLAND — BEN DYER ASSOCIATES — REGISTERED PROFESSIONAL ENGINEER

John C. Valmale 8-23-74

SEAL 22538 FOR 3-28-08 REVISIONS ONLY.

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — 22538 — GLENN L. CARLSON — 3/28/08

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293

OWNER: BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293

B.F

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

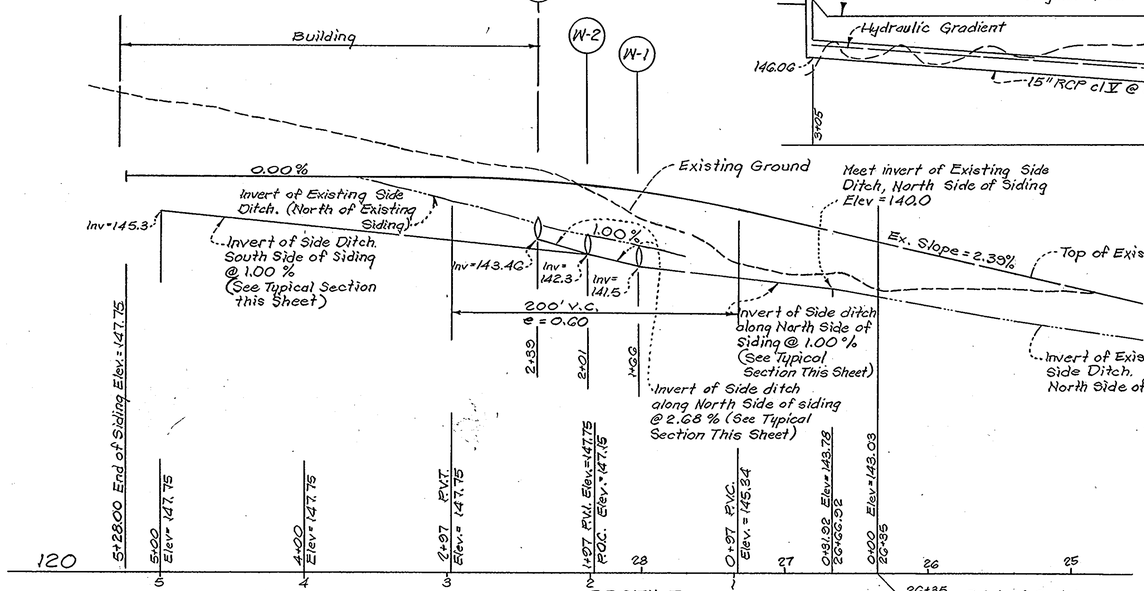
drawing title: DRAINAGE STUDY FOR SITE DEVELOPMENT PLAN

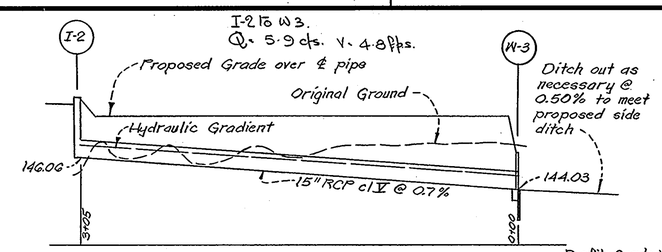
date: May, 1974
scale: 1" = 30'
checked:

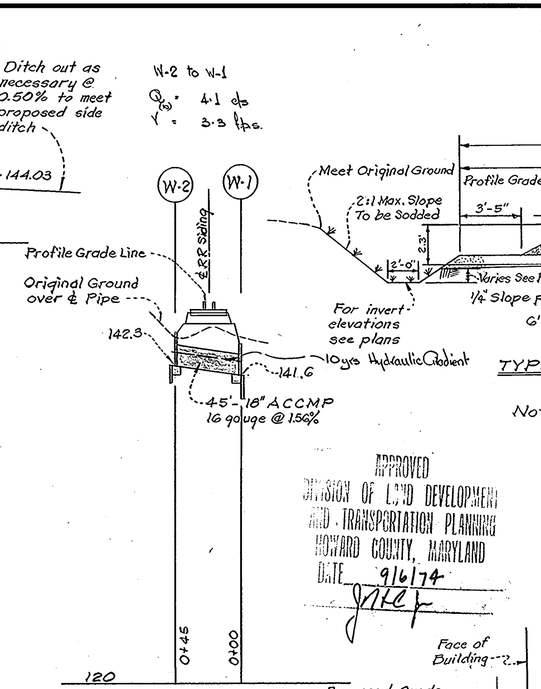
drawing number: SD-3

SDP-74-112

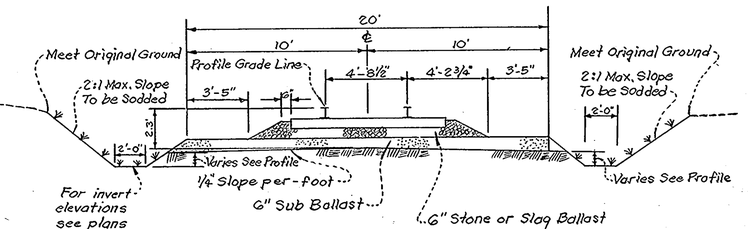
BRUNING 20974







6"x15" CONNECTION DETAIL
No Scale



TYPICAL ROAD - BED SECTION @ 2+20
No Scale

Note: Cross section shown is not true throughout the length of railroad spur.

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 9/6/74

APPROVED FOR PUBLIC ~~PRIVATE~~ WATER AND PUBLIC ~~PRIVATE~~ SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE 9/17/74
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	DATE 9-18-74
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	DATE 9/18/74
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	DATE 9-12-74
CHIEF, BUREAU OF HIGHWAYS	DATE 9/16/74

STRUCTURE SCHEDULE

No.	TYPE	TOP ELEVATION	INVERT ELEVATION OUT	REMARKS
I-2	Class C Inlet	150.2	146.05	Howard Co. Std. Dwg. D-64-C Cl. C *
W-1	Type C Endwall	-15" Dia.	141.50	Howard Co. Std. Dwg. D-52 Pg. 107
W-2	Type E Endwall	-15" Dia.	142.3	Howard Co. Std. Dwg. D-54 Pg. 109
W-3	Type C Endwall	-15" Dia.	143.46	Howard Co. Std. Dwg. D-54 Pg. 109
I-1	Special Inlet	—	146.00	See Details, sheet 1 & 2 of 5

* Inlet used here to provide access to roof leader system for maintenance. Provide opening in North Side.

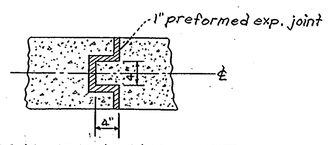
RETAINING WALL SCHEDULE

Location	Wall Ht. h	Ftg. Width b	Steel Spacing As2	Ftg Ht. d	Key x
A	10'	8'	#7@ 10"	16"	16"
B	10.5'	8.75'	#7@ 9"	16"	16"
C	11.2'	9.5'	#7@ 7"	16"	16"
D	9.5'	6.5'	#6@ 10"	16"	16"
E	8.7'	6.0'	#6@ 12"	16"	16"
F	8.5'	6.0'	#5@ 12"	16"	16"
G	5.5'	4.0'	#4@ 12"	12"	12"

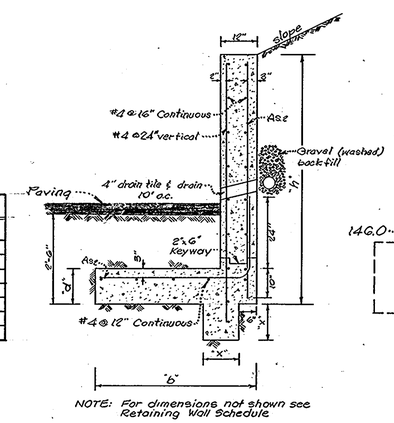
PIPE SCHEDULE

SIZE	TYPE	LENGTH	
15"	RCP Cl. V	305'	**
15"	ACCMP 16 ga.	45'	***
22"x13"	ACCMPA 16 ga.	70'	***

** To be used in roof leader system.
*** Pipe to be asphalt coated and paved.

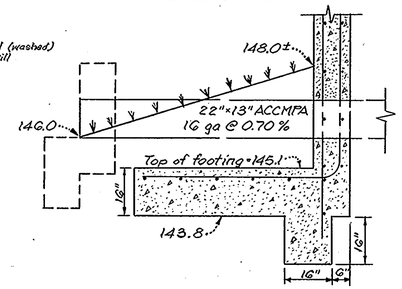


TYPICAL EXPANSION JOINT
SCALE: 1" = 1'-0"

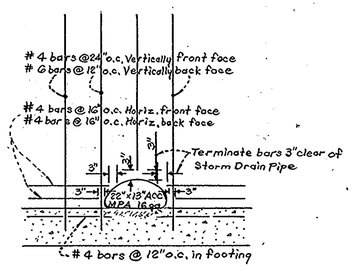


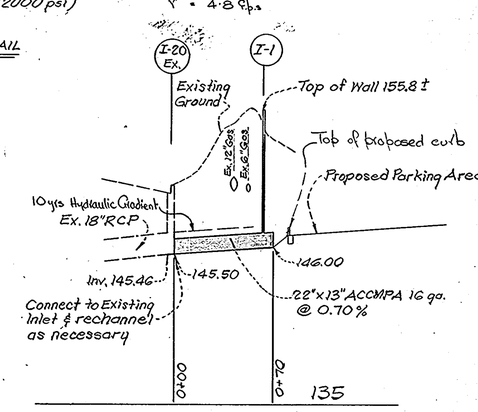
NOTE: For dimensions not shown see Retaining Wall Schedule

SECTION
No Scale

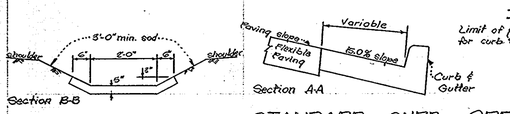


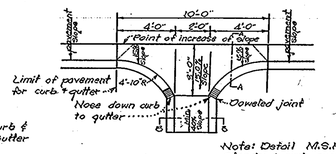
TYPICAL SECTION @ STORM DRAIN PIPE
SCALE: 1/2" = 1'-0"





I-1 to I-20 (Ex.)
Q(10) = 5.9 cfs.
V = 4.8 fps.



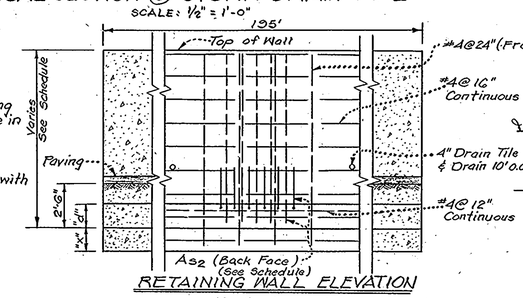


Note: Detail M.S.H.A. standard curb opening, standard No. MD-640.02

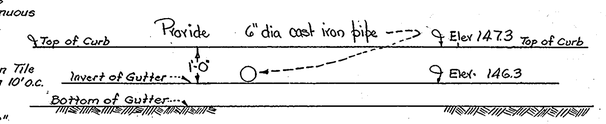
STANDARD CURB OPENING DETAIL
No Scale

RETAINING WALL DETAIL NOTES

1. All concrete shall be 3000psi at 28 days air entrained.
2. Reinforcing Bars shall be new billet - steel bars, conforming to ASTM A615-68, Grade 40 Bar deformations shall be in accordance with ASTM A615-68.
3. Frost line used as 2'-6".
4. Locate expansion joint every 40 feet.
5. Use 1" Preformed expansion joint. Cover exposed edges with mastic joint filler.



RETAINING WALL ELEVATION
No Scale



MODIFIED CURB & GUTTER SECTION
NO SCALE

Note: For Details not shown refer to Howard County Drawing No. D-40 Page 95

10210 GREENBELT ROAD, SEABROOK, MARYLAND 20801
BEN DYER ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE: (301) 794-6600

DRAWN BY	CHECKED BY
RECORD NO	J-74037
SCALE	As Shown
DWNG NO	6003-Y
DATE	May, 1974

REVISIONS

DATE	DESCRIPTION	BY
3-28-08	ADD HYDRANT RIPPED ROAD, SOIL TOPSOIL ETC. ADDED PARKING TO THE SOUTH ADDED OUTDOOR LIGHTING SPECIFIC BAY DOORS NOTED AS WELL - DEVELOPMENT TO ALLOW ADDITIONAL PARKING REVISED PARKING ADD LANDSCAPING	GLC

STATE OF MARYLAND — JOHN E. SCHAMPLE — REGISTERED PROFESSIONAL ENGINEER — No. 8656
John E. Schample 8-23-74

SEAL 22538 FOR 3-28-08 REVISIONS ONLY.

BOARD FOR PROFESSIONAL ENGINEERS — STEPHEN A. CIMINO — REGISTERED PROFESSIONAL ENGINEER — No. 22538
3/28/08

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

OWNER:
BAKER-FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203) 348-9293

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

drawing title: PROFILES AND MISCELLANEOUS DETAILS
SITE DEVELOPMENT PLAN

date: May, 1974
scale: As Shown
checked:
drawing number: SD-2

Sheet 2 of 10

SDP-74-112

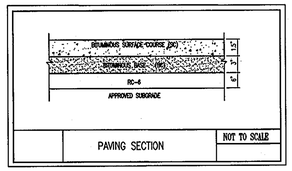
BRUNING 20974

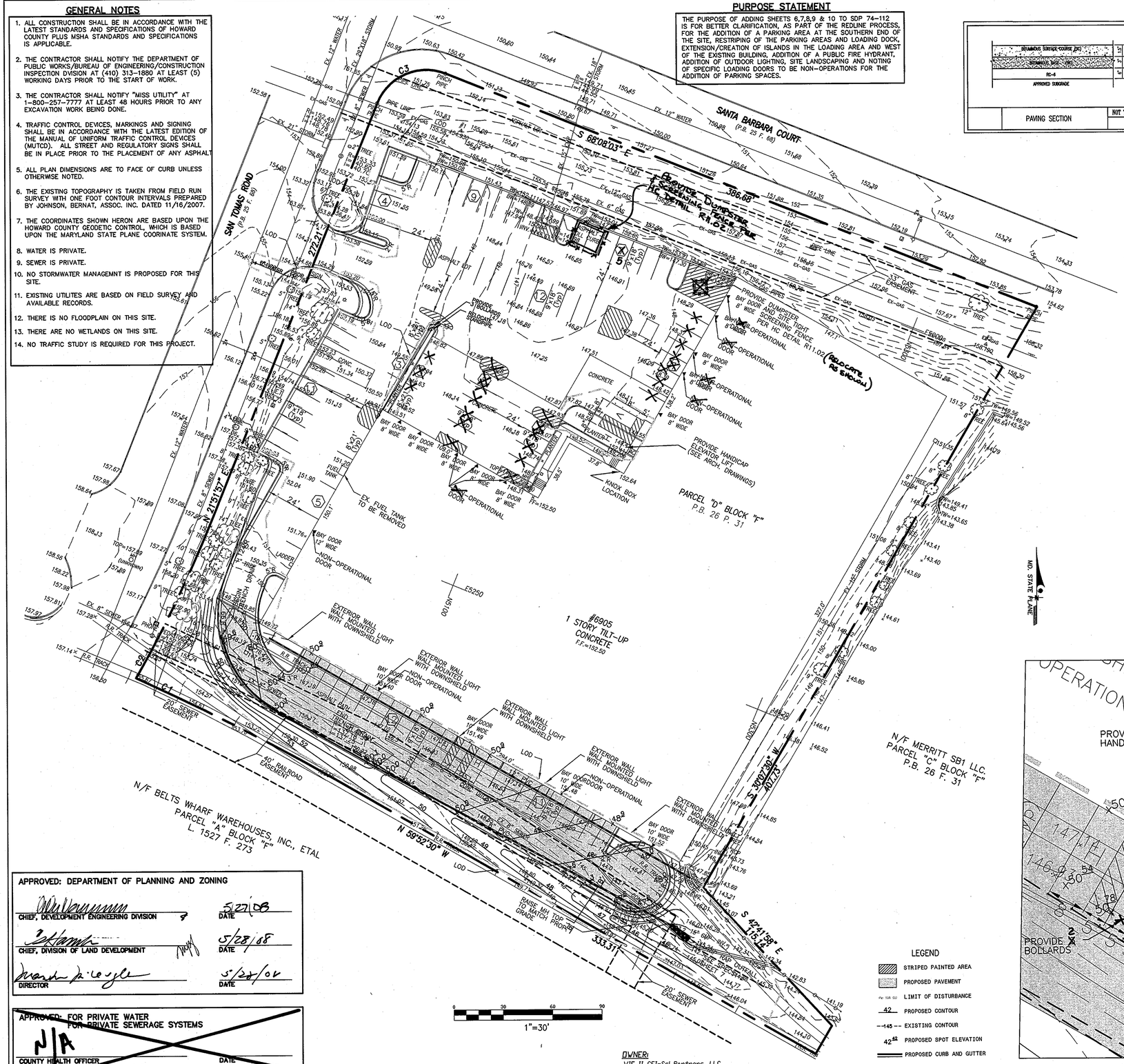
GENERAL NOTES

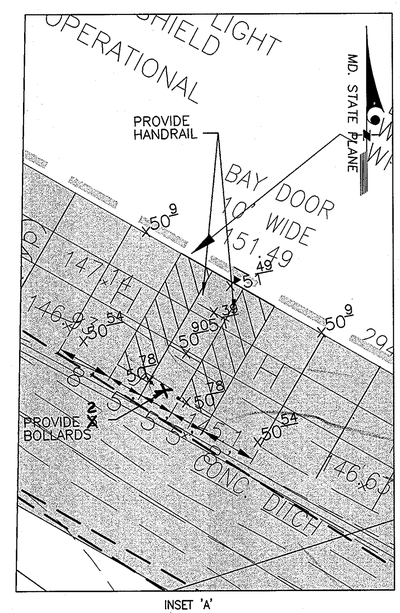
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IS APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. 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
5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY JOHNSON, BERNAT, ASSOC. INC. DATED 11/16/2007.
7. THE COORDINATES SHOWN HERON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORINATE SYSTEM.
8. WATER IS PRIVATE.
9. SEWER IS PRIVATE.
10. NO STORMWATER MANAGEMNT IS PROPOSED FOR THIS SITE.
11. EXISTING UTILITES ARE BASED ON FIELD SURVEY AND AVAILABLE RECORDS.
12. THERE IS NO FLOODPLAIN ON THIS SITE.
13. THERE ARE NO WETLANDS ON THIS SITE.
14. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

PURPOSE STATEMENT

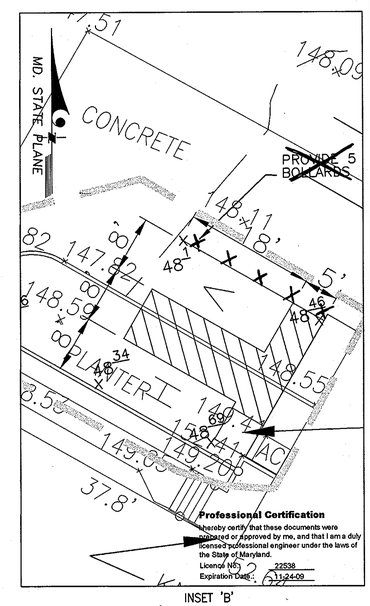
THE PURPOSE OF ADDING SHEETS 6,7,8,9 & 10 TO SDP 74-112 IS FOR BETTER CLARIFICATION, AS PART OF THE REDLINE PROCESS, FOR THE ADDITION OF A PARKING AREA AT THE SOUTHERN END OF THE SITE, RESTRIPING OF THE PARKING AREAS AND LOADING DOCK, EXTENSION/CREATION OF ISLANDS IN THE LOADING AREA AND WEST OF THE EXISTING BUILDING, ADDITION OF A PUBLIC FIRE HYDRANT, ADDITION OF OUTDOOR LIGHTING, SITE LANDSCAPING AND NOTING OF SPECIFIC LOADING DOORS TO BE NON-OPERATIONS FOR THE ADDITION OF PARKING SPACES.







INSET 'A'
1"=10'



INSET 'B'
1"=10'

* SITE ANALYSIS

SITE AREA	171,626 sf	3.94 acres
PROPERTY ZONING	M-2	
PROPERTY USE	MANUFACTURING/WAREHOUSE/OFFICE MANUFACTURING – 14,569 sf WAREHOUSE – 55,550 sf OFFICE – 2,906 sf	
EMPLOYEES	MANUFACTURING – 35	
BUILDING COVERAGE	42.5% (73,025 sf)	
TAX MAP NUMBER	37	
MAP GRID	19	
PARCEL	586	

	REQUIRED	PROPOSED
BUILDING SETBACK	50'	53'
BUILDING HEIGHT	50' MAX.	30'
PARKING SETBACK	10' MIN.	10' MAX.

EXISTING IMPERVIOUS AREA	118,284 sf	68.9%
PROPOSED IMPERVIOUS AREA (NET)	2,361 sf	
20% OF TOTAL SITE IMPERVIOUS	23,657 sf	
LIMIT OF DISTURBANCE SDP-74-112	149,013 sf	
LIMIT OF DISTURBANCE REDLINE #1 3-28-08	27,953 sf	

PARKING REQUIRED	PROPOSED
MANUFACTURING (1 SPACE/EMPLOYEE)=35	62X–9'X18' PERP. SPACES
WAREHOUSE (0.5 SPACES/1,000 sf)=28	8X–8'X21' PARALLEL SPACES
OFFICE (3.3 SPACES/1,000 sf)=10	4–HANDICAP SPACES
73 TOTAL SPACES REQUIRED	74X TOTAL SPACES PROVIDED

* THE SITE LOD HAS NOT INCREASED FROM THE ORIGINAL SUBMISSION (SDP-74-112)

THE REVISIONS SHOWN HEREON ARE EXEMPT FROM THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE NEW LIMIT OF DISTURBANCE SHOWN ON THIS SHEET DOES NOT EXTEND BEYOND THE ORIGINAL LIMIT OF DISTURBANCE SHOWN ON SHEET 1.

A KNOX BOX IS TO BE PLACED, AS SHOWN ON THE PLANS AT A HEIGHT OF 4'-5' AND NO MORE THAN 6' LATERALLY FROM THE FRONT DOOR.

OUTDOOR LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL ~~SHALL~~ BE SO ARRANGED AS TO DIRECT THE LIGHT DOWN, TOWARDS THE PARKING AREA, AND AWAY FROM THE ADJOINING PUBLIC STREET RIGHT-OF-WAY AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 134 OF THE ZONING REGULATIONS.

THE PERMIT APPLICATION DEADLINE FOR THE NEWLY PROPOSED CHANGES (NEW PARKING LOT TO THE SOUTH, NEW FIRE HYDRANT, ISLAND EXTENSIONS TO THE NORTH AND WEST, AND OVERALL LANDSCAPING) TO THE SITE SHOWN HEREON IS 03-28-09.

LEGEND

- STRIPED PAINTED AREA
- PROPOSED PAVEMENT
- LIMIT OF DISTURBANCE
- 42 PROPOSED CONTOUR
- 145 EXISTING CONTOUR
- 42.42 PROPOSED SPOT ELEVATION
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 5/27/08
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 5/28/08
DIRECTOR	DATE 5/28/08

~~APPROVED: FOR PRIVATE WATER FOR PRIVATE SEWERAGE SYSTEMS~~

~~COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT~~	~~DATE~~

OWNER:
VIF II CEI-Scl Partners, LLC
9811 Irvine Center Drive
Irvine, CA. 92618

J·B·A
Johnson · Bernat · Associates, Inc.
Engineering · Surveying · Planning
1395 Piccard Drive, Suite 350
Rockville, Maryland 20850
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
1	1/28/09	REMOVED 18 PARKING SPACES & REVISED SITE ANALYSIS TO REFLECT THIS. ADDED NOTE TO PARKING SHEET & REMOVED SCALLOPS (UNDER A) RELOCATED DUMPSTER. SHOWED EXISTING DOCK AREA. SHOWED OPERATIONAL DOCK AREAS. SIZE OF BUILDING (PERM. B)

ROUTE 100 BUSINESS PARK
PARCEL 'D' BLOCK 'F'
6905 SAN TOMAS ROAD
REVISED SITE DEVELOPMENT PLAN
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

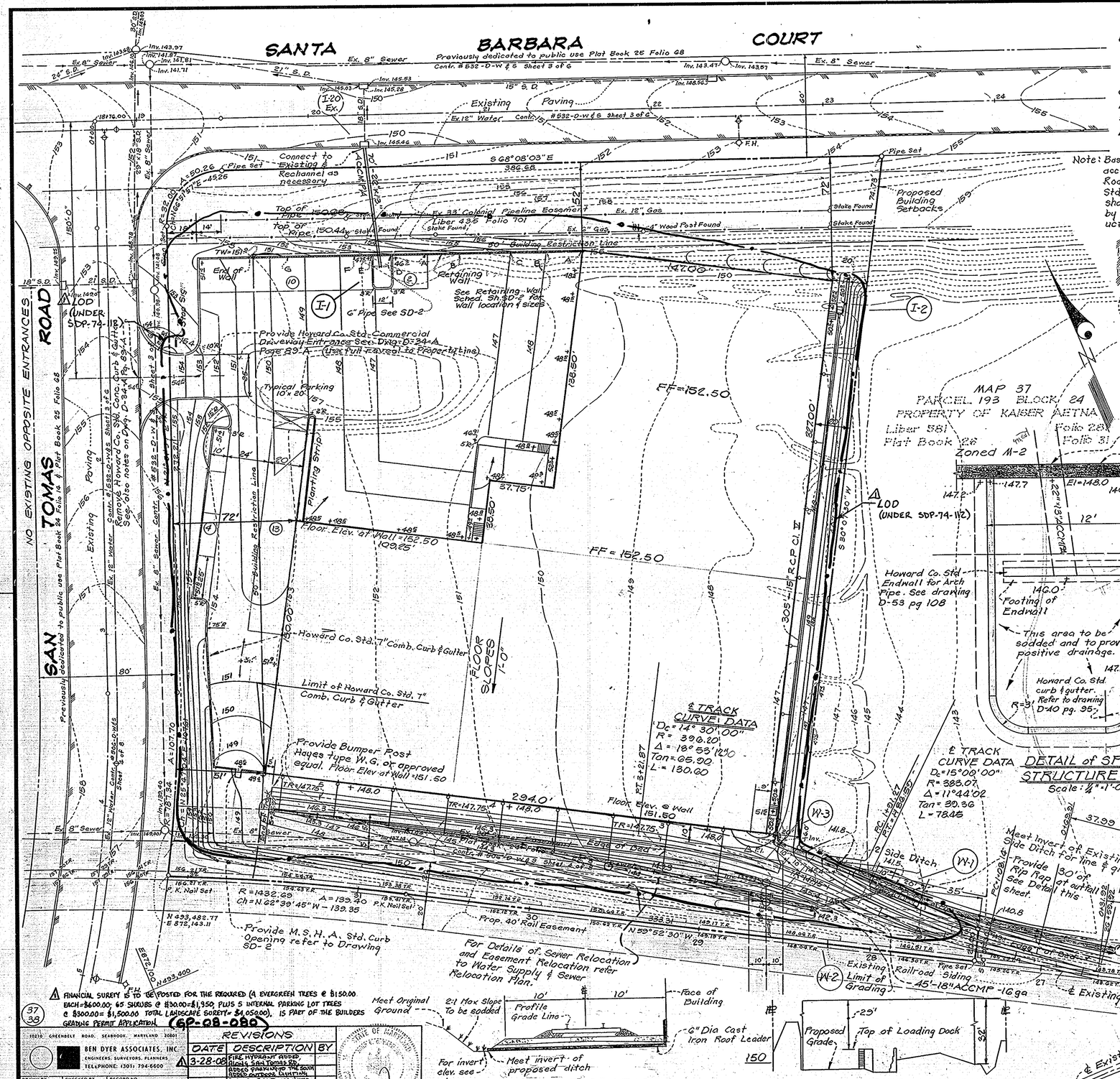
STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
REGISTERED PROFESSIONAL ENGINEER
Geoffrey Lin Ciniero 3/17/08

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22538
Expiration Date: 12-24-09

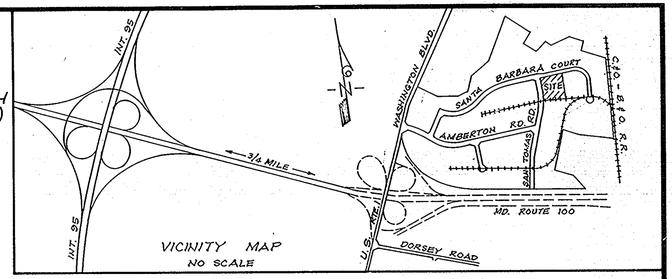
PLAN NO.:	
SCALE:	AS NOTED
DATE:	03-28-08
SHEET	6 OF 10
FILE NO:	07-080

SDP - 74-112

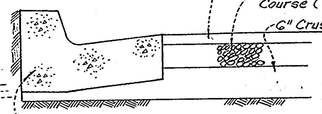
SDP-74-112



NOTE: THE RETAINING WALL SHOWN IS ADJACENT TO A HIGH PRESSURE (850 p.s.i.) GAS TRANSMISSION LINE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION



Note: Base Course will be primed in accordance with the Howard Co. Road Construction Code and Std. Specs. Sec. C-30-3. Tack coat shall be applied as required by the Howard Co. Road Construction Code and Std. Specs C-31-4.



HOWARD COUNTY STD. 7"
COMBINATION CURB & GUTTER
For details refer to Dwg. D-40 pg. 95 & Paving Section D-8 pg. 63

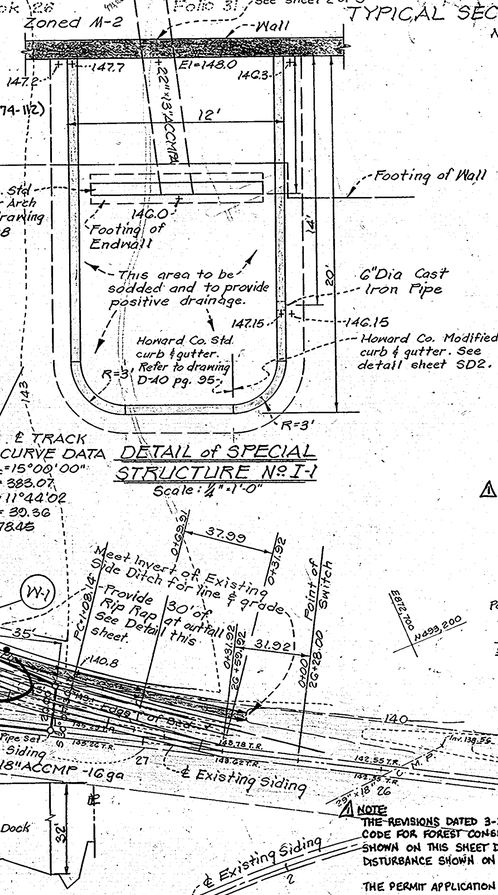
Clearing & Grading refer to Article C-1.
Subgrade refer to Article C-2.
Base Course refer to Article C-31 or C-33.
Surface Course refer to Article C-31.

APPROVED: FOR PUBLIC WATER AND PUBLIC/SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE 9/17/74
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	DATE 9-18-74
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	DATE 9/18/74
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	DATE 9-17-74
CHIEF, BUREAU OF HIGHWAYS	DATE 9/16/74

Note: All storm drainage and paving construction shown on these plans shall be done in strict accordance with the latest edition of the Road Construction Code and Standard Specifications of Howard County.

MAP 37
PARCEL 193 BLOCK 24
PROPERTY OF KAISER AETNA
Liber 581 Folio 281
Plat Book 26 Folio 31

For Detail of opening in wall see sheet 2 of 5



TYPICAL SECTION PARKING AREA
NO SCALE

SITE DATA

1. Zoned M-2
2. Area of Site = 171,626.4 S.F. or 3.94 Ac.
3. Area of Building = 71,600 S.F. (41% coverage)
4. Contour Interval = 1'
5. Restrictions

	Required	Provided
Building Setback	50'	52'
Height " "	50'	30'
Parking (1 sp/2 em.-58 em.)	29 Sp.	29 Sp.
Space	200 S.F.-9' wide	10 x 20 = 200 S.F.
Aisle	24'	24'

6. The base topography shown hereon is taken from a survey by George William Stevens, Jr. & Associates, Inc. 303 Allegheny Ave. Towson 4, Maryland Drawing # R.N. 3815 Dated April 15, 1974
7. Tax Map No 37
8. Soil Bearing Value = 3000 p.s.f.
9. Type of Uses = Warehouse & Office w/ 71,000 S.F. Total Floor space. (1 floor - no sales area)
10. See SD-2 for retaining wall details.

SITE DATA SHOWN ON THIS SHEET HAS BEEN REPLACED BY THE SITE DATA SHOWN ON SHEET 6.

⚠ ** NOTE: Limit of Disturbance = 149,013 s.f.

⚠ SEAL 22538 FOR 3-28-08 REVISIONS ONLY

⚠ FINANCIAL SURETY IS TO BE POSTED FOR THE REQUIRED (4 EVERGREEN TREES @ $150.00 EACH = $600.00; 65 SHRUBS @ $30.00 = $1,950; PLUS 5 INTERNAL PARKING LOT TREES @ $300.00 = $1,500.00 TOTAL LANDSCAPE SURETY = $4,050.00), IS PART OF THE BUILDERS GRADING PERMIT APPLICATION. (GP-08-080)

REVISIONS		
DATE	DESCRIPTION	BY
⚠ 3-28-08	FIRE HYDRANT ADDED ALONG SAN TOMAS RD. ADDED SIDEWALKS ON THE SOUTH ADDED OUTDOOR LIGHTING SPECIAL SAY TOILETS ADDED AS REQUIRED BY MSHA ADDITIONAL PARKING REVISED PARKING AND LANDSCAPING	GLC

BEN DYER ASSOCIATES, INC.
10210 GREENBELT ROAD, SEABROOK, MARYLAND 20801
ENGINEERS, SURVEYORS, PLANNERS
TELEPHONE: (301) 794-6600

DRAWN BY	CHECKED BY
RECORD NO.	J-74037
SCALE	1" = 30'
DRWG. NO.	6002-Y
DATE	May, 1974

B-23-74

⚠ NOTE: THE REVISIONS DATED 3-28-08 ARE EXEMPT FROM THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE NEW LIMIT OF DISTURBANCE SHOWN ON THIS SHEET DOES NOT EXTEND BEYOND THE ORIGINAL LIMIT OF DISTURBANCE SHOWN ON SHEET 1.

THE PERMIT APPLICATION DEADLINE FOR THE NEWLY PROPOSED CHANGES (NEW PARKING LOT TO THE SOUTH, NEW FIRE HYDRANT, ISLAND EXTENSIONS TO THE NORTH AND WEST, AND OVERALL LANDSCAPING TO THE SITE SHOWN HEREON IS 03-28-09.

SHEET INDEX

1 of 10 Site Dev. Plan
2 of 10 Profiles & Details
3 of 10 Drainage Study
4 of 10 Sed. Control Plan
5 of 10 Sed. Control Details
6 of 10 Site Dev. Plan (Rev.)
7 of 10 Site Details (Rev.)
8 of 10 Landscape Plan
9 of 10 Landscape Details
10 of 10 Sed. Control Plan (Rev.)

Sheet 1 of 10

DONALD B. McLEOD ARCHITECT
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293

OWNER:
BAKER - FIRESTONE PROPERTIES
316 Courtland Avenue, Stamford, Connecticut 06906 (203)348-9293

project: ROUTE ONE HUNDRED BUSINESS PARK
PARCEL D BLOCK F
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

⚠ 6905 San Tomas Rd.

drawing title: SITE DEVELOPMENT PLAN

date: May, 1974
scale: 1" = 30'
checked:

drawing number: SD-1

SDP-74-112

BRUNING 20974