Index of Drawings

1 DRAINAGE AREA MAP

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A-2 RENDERING & ELEVATIONS

U-1 SCHEMATIC SITE UTILITIES PLAN

U-1a STORM DRAINAGE PROFILES

U-2 EROSION CONTROL PLAN

APPENDICES • STORM WATER RETENTION & HYDRAULIC COMPUTATIONS
• BACKGROUND INFORMATION FOR PAVING SPECIFICATIONS

LA-1 LANDSCAPE PLAN

PROJECT LOCATION

Route One Hundred Industrial Park,
Howard County, Maryland

Parcel A, Block B

1st Election District

Tax Map No. 37
Block 24, Parcel 665

ADDRESSES

Developer - TransAm Properties, Inc.
6206 Markel Road
Richmond, Virginia 23230

Architect - Peckham-Guyton Incorporated Architects
6800 34th Street South
Post Office Box 11028
St. Petersburg, Florida 33733

Engineer - PGA Engineers Incorporated
The Equitable Building
10 Broadway
St. Louis, Missouri 63102

Railroad Served Warehouse-Office Building

Route One Hundred Business Park, Howard County, Maryland

TransAm Properties, Inc.
Developer

Howard County, Maryland
Site Development Plan Review Submission 2

8/14/71
J.A.C. Jr

Structural Engineer
Alper Associates, Inc.

Peckham
Guyton
Incorporated
Architects

1 of 8

NOTE: THIS PARCEL IS TRIBUTARY PARTLY TO PROPOSED MARYLAND ROUTE 100 AND PARTLY TO CUNNINGHAM RUN. SEE FINAL PLAN FOR ALL DRAINAGE FACILITIES 4-13-74 REVISED 6-20-74

OFFICE-WAREHOUSE BLDG

TOP FLR ELEV EL 140.0

A=.03ac C=0.81 D 100% M-2

A=.05ac C=0.81 C 100% M-2

A=.37ac E 100% M-2

A=.61ac C=0.81 A 100% M-2

A=.13ac C=0.81 B 100% M-2

SITE PLAN 1/32"=1'0"

NOTE: MANY ELEVS ON THIS SHEET HAVE BEEN REVISED

DITCH ALONG PROPOSED MD. ROUTE 100 PROBABLE LOCATION BY MARYLAND H.W. DEPT.

THIS DRWG PREPARED FOR RESUBMISSION TO HOWARD COUNTY, MD. 7/26/74

ORIGINAL CONTOURS
EXISTING POLISH GRADES
FINISH GRADES
DIRECTION OF SURFACE DRAINAGE

NOTE: SEE SHEET NO. U-1 FOR ALL STORM DRAIN INFORMATION & SHEET U-10 FOR PROFILES

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.

COUNTY HEALTH OFFICER — DATE 8/14/74

APPROVED: Howard County Office of Planning & Zoning

CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE 8/15/74

PLANNING DIRECTOR — DATE 8-15-74

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works

DIRECTOR — DATE 8/14/74 — 8-14-74

8/14/74 J.H.C. /R

STRUCTURAL ENGINEER
ALPER ASSOCIATES, INC.

Peckham Guyton Incorporated Architects

Revisions

Number	Date
1	6/19/74
2	8/12/74
3	

Date 1/26/74
Job No. 2025
Sheet No. 1

DRAINAGE AREA MAP

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park,
Howard County, Maryland

Tax Map No. 37 Grid 5-6
Parcel 1
Zoning M-2
Election District 3

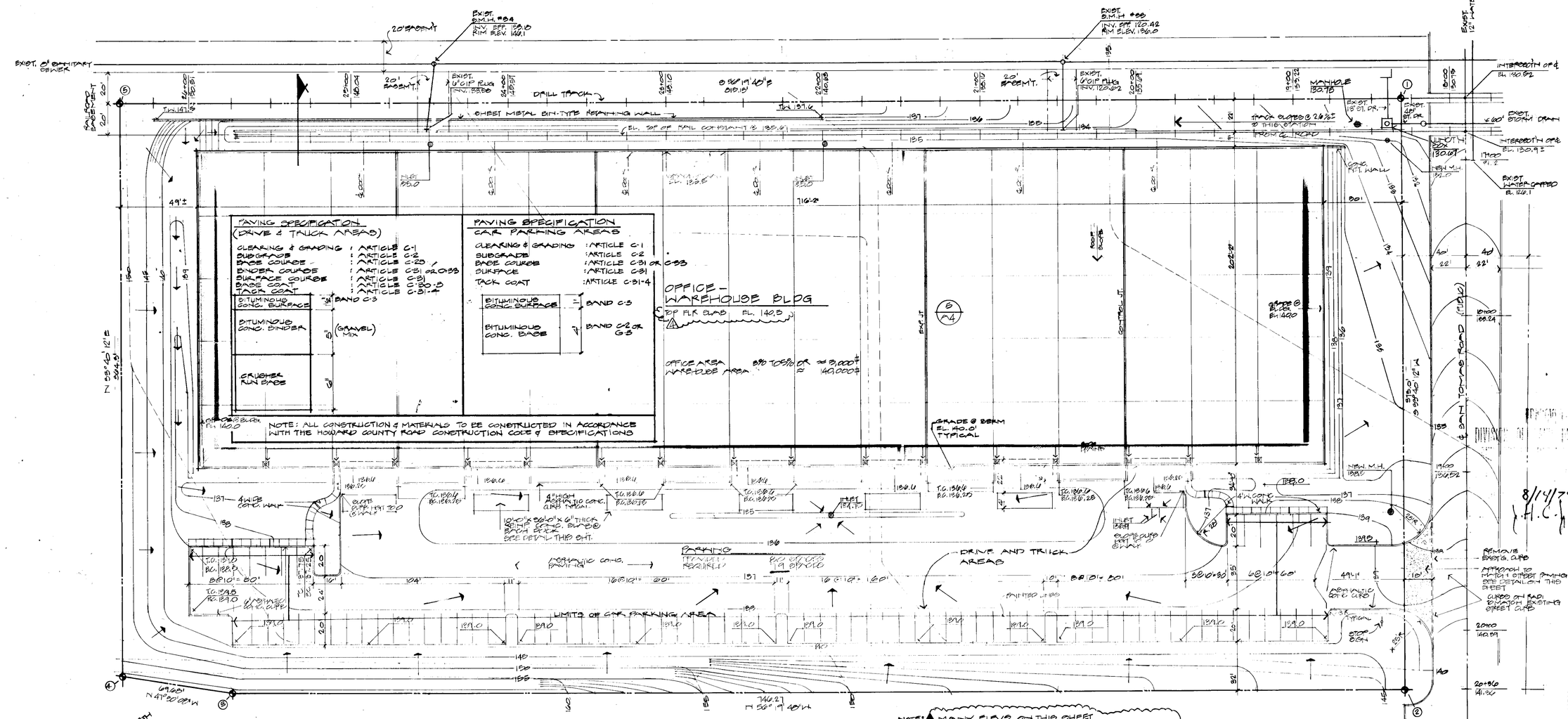
TRANSAM PROPERTIES, INC.
Developer

Transam Properties, Inc., 5205 Markel Road, Richmond, Virginia 23230

Parkham-Guyton Incorporated, 6800 34th Street South, Post Office Box 11928, St. Petersburg, Florida 33733

2 of 8

SDP-74-115



1 SITE PLAN
F1 SCALE 1"=62'-0"

THIS DRWG. REVISED FOR RESUBMISSION 7/26/74, FOR REVIEW BY HOWARD COUNTY, MD.

NOTES: SEE SHEET U1 FOR ALL STORM DRAINAGE STRUCTURE INFORMATION AND DETAILS. SEE SHEET A2 FOR OVERALL HEIGHT OF BLDG. ABOVE GROUND LEVEL

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.

COUNTY HEALTH OFFICER — DATE 8-14-74

APPROVED: Howard County Office of Planning & Zoning

CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE

PLANNING DIRECTOR — DATE 8-15-74

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works

DIRECTOR — DATE 8-14-74

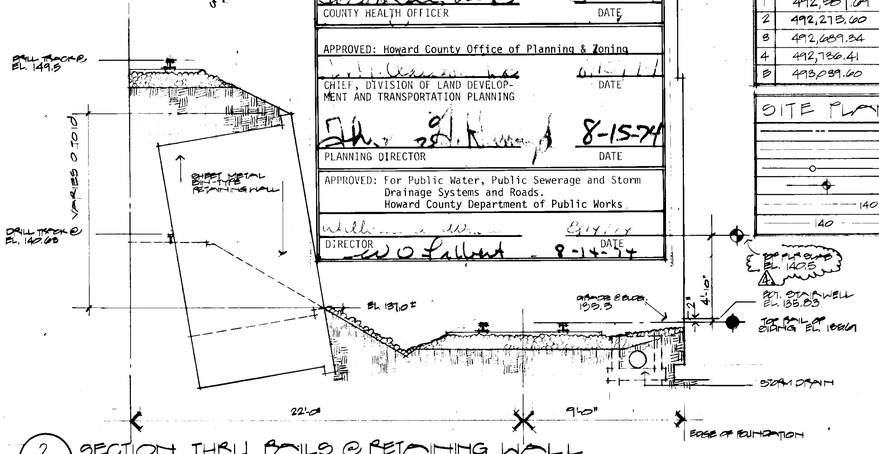
COORDINATES		
#	NORTH	EAST
1	492,881.19	871,288.28
2	492,213.60	871,047.38
3	492,689.84	870,426.29
4	492,786.41	870,814.92
5	493,089.60	870,876.09

SITE ANALYSIS	
Parcel Area	7.0 ac.
Present Zoning	M-2, Heavy Industrial
Total No. of Employees	158
Total Floor Space	144,788 s.f.
Total Floor Space, Sales	0
Subdivision Plat References	Plat Book 26 Folio 16

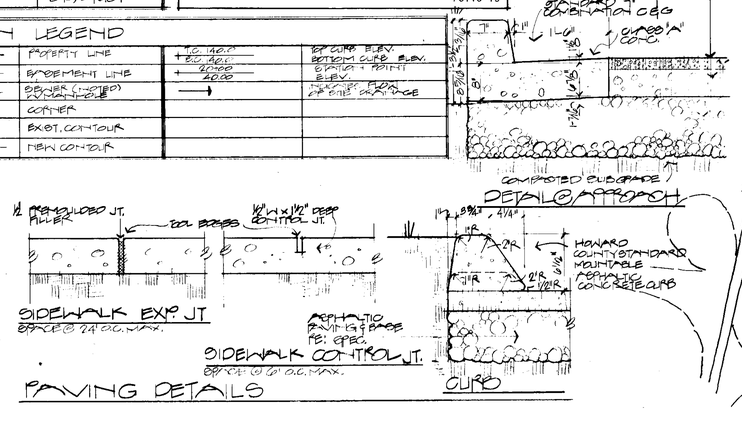
SITE PLAN LEGEND

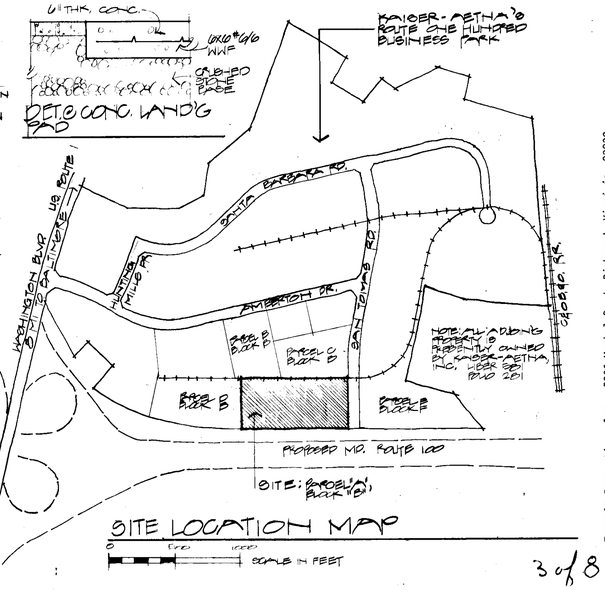
	PROPERTY LINE	7.0 ac. / 20.0 ac.	TOP CURB ELEV. BOTTOM CURB ELEV.
	EASEMENT LINE	20.00 / 40.00	SPOT ELEV.
	BOUNDARY (LINE STEP)		
	CORNER		
140	EXIST. CONTOUR		
140	NEW CONTOUR		

SEE PAVING SPECIFICATION ABOVE, THIS SHEET FOR FURTHER INFORMATION



2 SECTION THRU RAILS @ RETAINING WALL
F1 SCALE 1/4"=1'-0"





SITE LOCATION MAP

3 of 8

STRUCTURAL ENGINEER
ALPER ASSOCIATES, INC.

Peckham Guyton Incorporated Architects

8/14/74 J.F.C. JP

TransAm Properties, Inc., 5206 Markel Road, Richmond, Virginia 23230
Peckham-Guyton Incorporated, 6800 34th Street South, Post Office Box 11928, St. Petersburg, Florida 33733

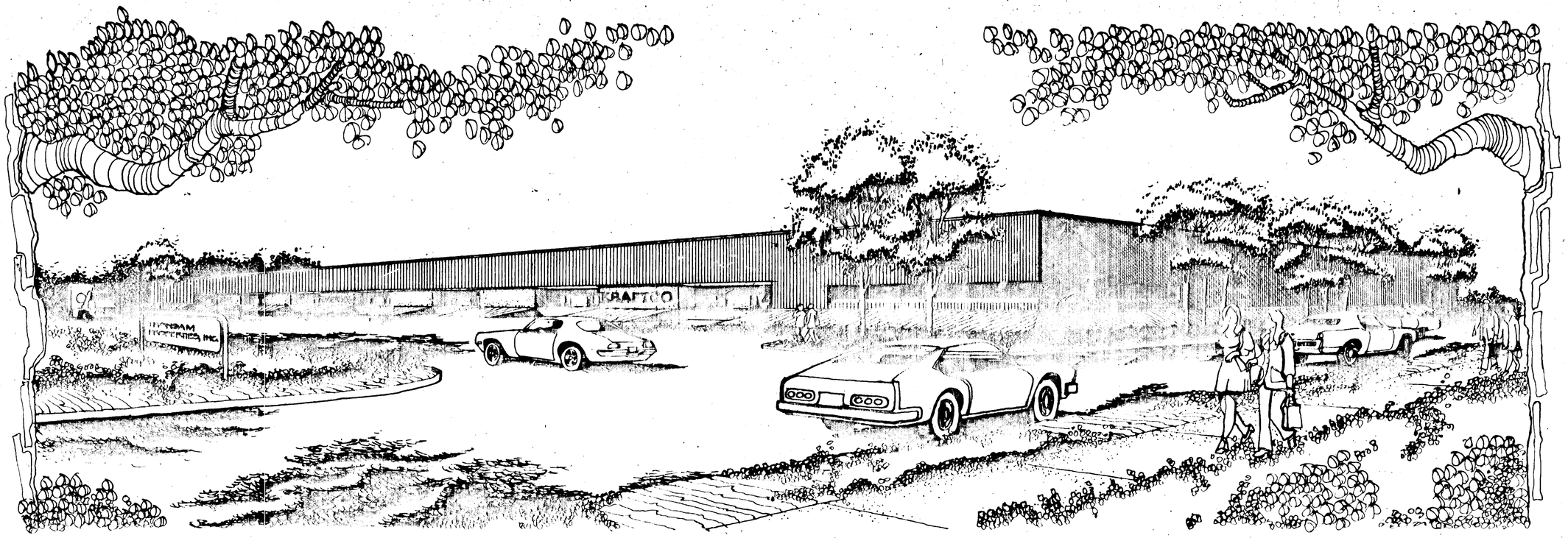
Revisions			
Number	Date		Ck.
Dr. JCM			

Date 1/29/74
Job no. 2225
Sheet no. A1

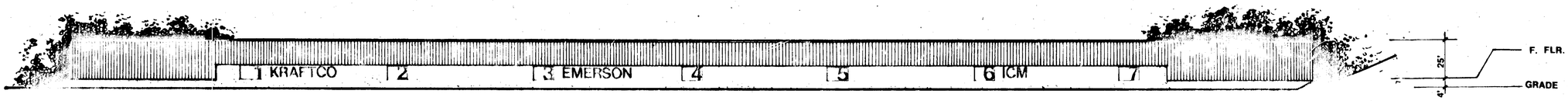
SITE PLAN & DETAILS

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park,
Howard County, Maryland
Parcel-A, Block-B
1st Election District
Tax Map No. 37
Block-24, Parcel-66B

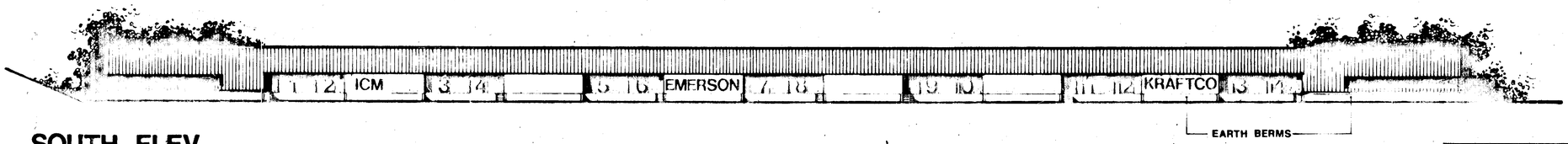
TRANSAM PROPERTIES, INC.
Developer



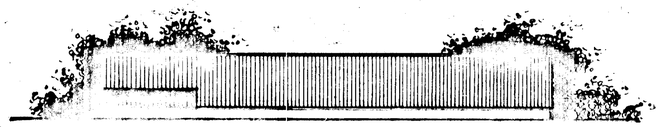
PERSPECTIVE



NORTH ELEV.



SOUTH ELEV.



EAST ELEV.

8/14/74
J.H.C. JR

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.
J.P. Hazey MD — 8/13/74
COUNTY HEALTH OFFICER — DATE

APPROVED: Howard County Office of Planning & Zoning
J.H. Clawson, JR — 8/15/74
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE
Thomas G. Harris Jr. — 8-15-74
PLANNING DIRECTOR — DATE

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works
William A. Altman — 8/14/74
DIRECTOR — DATE
W.O. Lilbert — 8-14-74

Peckham Guyton Incorporated Architects

Transam Properties, Inc., 5296 Market Road, Richmond, Virginia 23230
Peckham-Guyton Incorporated, 6800 [illegible]

Date 1/29/74
Job no. 202-73
Sheet no. A2

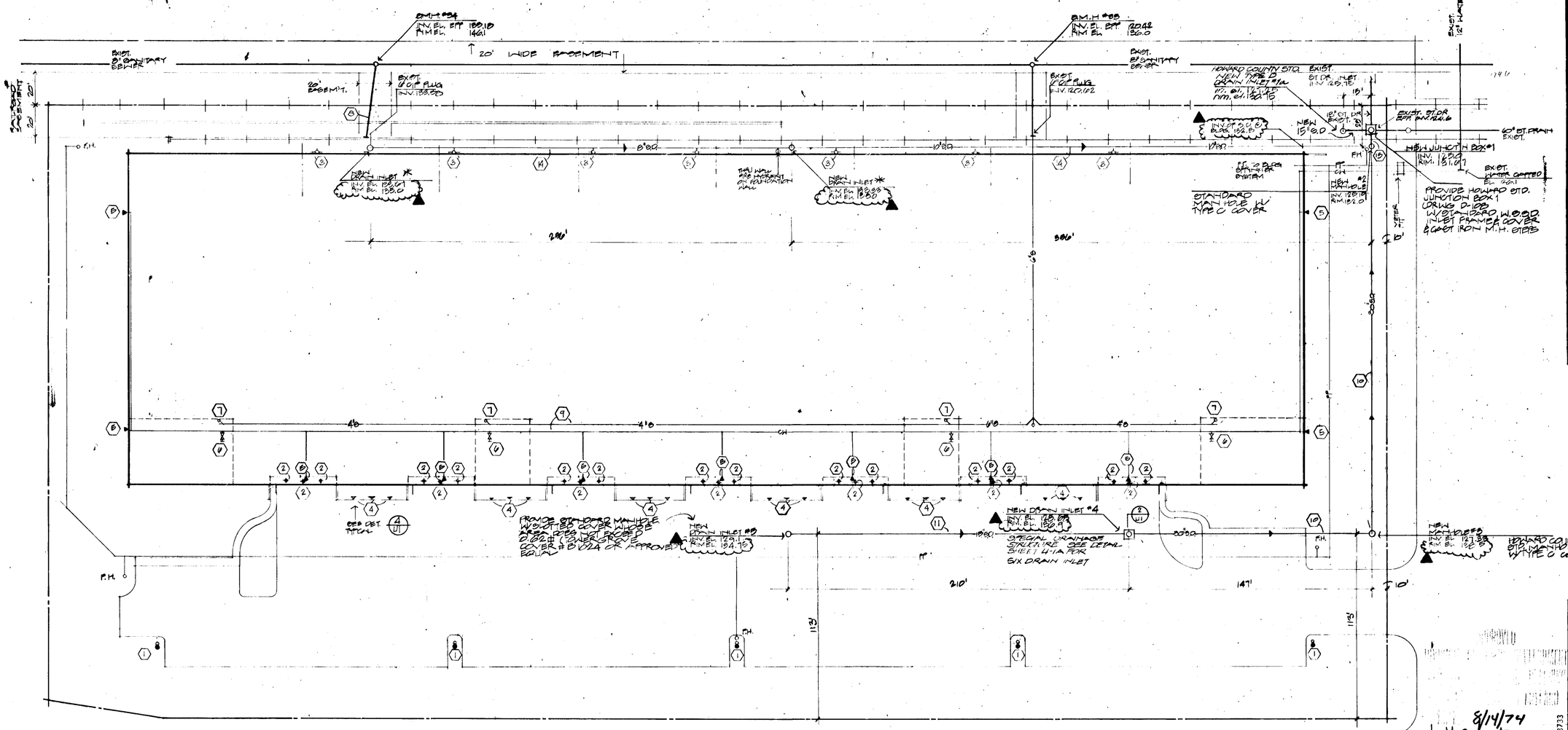
RENDERING & ELEVATIONS

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park
Howard County, Maryland
Parcel-A, Block-1
1st Election District
Tax Map No. 37
Block-24, Parcel-665
TRANSAM PROPERTIES, INC.
Developer

Revisions: Number | Date
Dr. [illegible] Ck. [illegible]

SDP-74-115

4 of 8



SCHEMATIC SITE UTILITIES PLAN

SCALE 1/60'=1'-0"

J.H.C. 8/14/74

THIS DRWG REVISED FOR RESUBMISSION 7/26/74 FOR REVIEW BY HOWARD COUNTY, MD.

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.

8/13/74
COUNTY HEALTH OFFICER — DATE

APPROVED: Howard County Office of Planning & Zoning

8/15/74
DIRECTOR, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE

8-15-74
DATE

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works

8/14/74
DIRECTOR — DATE

8-14-74

LEGEND:

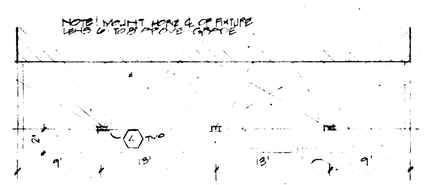
C.W. - COLD WATER
F.P. - FIRE PROTECTION WATER
F.H. - FIRE HYDRANT
S - SANITARY LINE
S.D. - STORM DRAIN LINE SEE DETAILED DET. #1A

*DRAIN INLETS TO SECONDARY RELIEF ALONG BUILDING PERIMETER & GRADING EDGE

NOTES

1. PARKING AREA LIGHTING - FIXTURE #JMX-400 M.V.; 400W MERCURY VAPOR W/POLES PRESTRESSED CONCRETE & BASE MOUNTING CENTER. POLE #SP-284A COLOR OF BOTH TO MATCH METAL WALL PANEL. EQUIPMENT BY JET MANUFACTURING CO. DIVISION OF HGA INC.
2. RECESSED SOFFIT LIGHT - PROSCOLITE #220-320-150W R-40 FLOOD ALTERNATE: PROSCOLITE #1094 HA - 175W R-40 MERCURY VAPOR
3. WALL MOUNTED LIGHT - PROSCOLITE #4440-100W PROSCOLITE "MARQUEE" VERTICAL RECESSED AND RECESSED MVR-25 SERIES 175W
4. FLOOD LIGHTS ALTERNATE - FIXTURE: INDUSTRIAL 2LAN-300; 300W QUARTZ VERTICAL DWD "DEAD ESP"; HORZ. BEAM SPREAD 20° SEE DETAIL @ LEFT
5. FROST PROOF HYDRANT
6. 1½" COLD WATER, VALVE & CAP FOR FUTURE CONNECTION
7. 4" SANITARY LINE - CAP @ FINISH FLOOR FOR FUTURE CONNECTION
8. REMOVE SECTION OF EXIST. LINE IF REQUIRED & PLUG 2' BEHIND RETAINING WALL
9. RUN LINES IN UNPAVED AREA OF FLOOD PLAIN.
10. 30" ϕ STORM DRAIN - REINFORCED CONC. PIPE ASTM C-76 CLASS III ALTERNATE: 30" ϕ 16GA. GALV. CORRUGATED STEEL PIPE SEE PROFILE & NOTE BELOW REINFORCED CONC. PIPE ASTM C-76 CLASS III ALTERNATE: 18" ϕ 16GA. GALV. CORRUGATED STEEL PIPE PROFILE SHEET U-1A & U-2 & HIGHWAY LOADING SPECIFICATIONS FOR ALTERNATE PIPE CLASSIFICATION UNDER PAVED AREA
11. 18" ϕ STORM DRAIN - 20' - SECTION BENEATH PARKING AREA TRACK OF CLASS IV R.C.P. ALTERNATE: 16GA. GALV. CORRUGATED STEEL PIPE REQ 20' PIPE SECTION PENETRATE TRUCK IN CONC. 10 DIAMETERS OF PIPE ϕ
12. 24" ϕ STORM DRAIN - CLASS IV R.C.P. ALTERNATE: 16GA. GALV. CORRUGATED STEEL PIPE

NOTE: MOUNT HOME & OF FIXTURE HEIGHT TO BE APPROX. GRADE



4 PLAN @ FLOODLIGHTED WALLS

SCALE 1/2"=1'-0"

Transam Properties, Inc., 5206 Markel Road, Richmond, Virginia 23230

Peckham-Guyton Incorporated, 6900 34th Street South, Post Office Box 11928, St. Petersburg, Florida. 33733

STRUCTURAL ENGINEER
ALPER ASSOCIATES, INC.

Peckham Guyton Incorporated Architects

Date	12/7/4
Job no.	0025
Sheet no.	U1

SCHEMATIC SITE PLAN

SCALE REVISED 8/14/74

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park,
Howard County, Maryland

Parcel-A, Block B
1st Election District
Tax Map No. 37
Parcel-A, Parcel-665

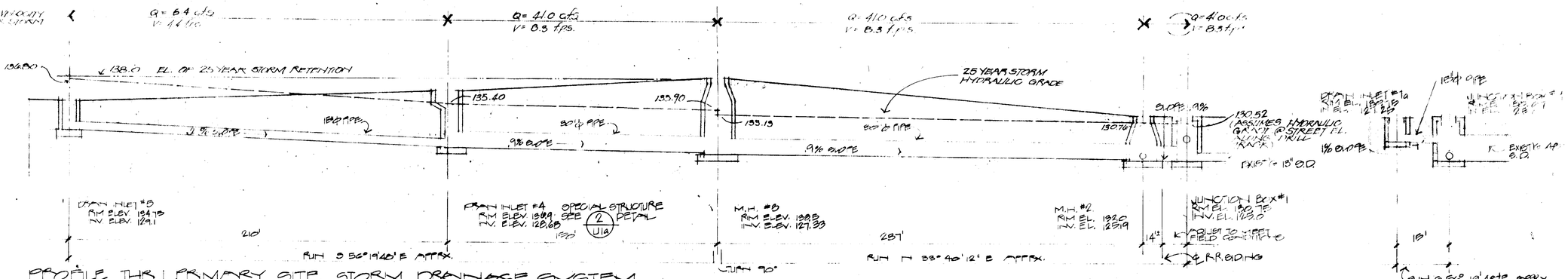
TRANSAM PROPERTIES, INC.
Developer

Revisions

Number	Date	Dr.	Ck.
◀	8/13/74	JCV	JCV

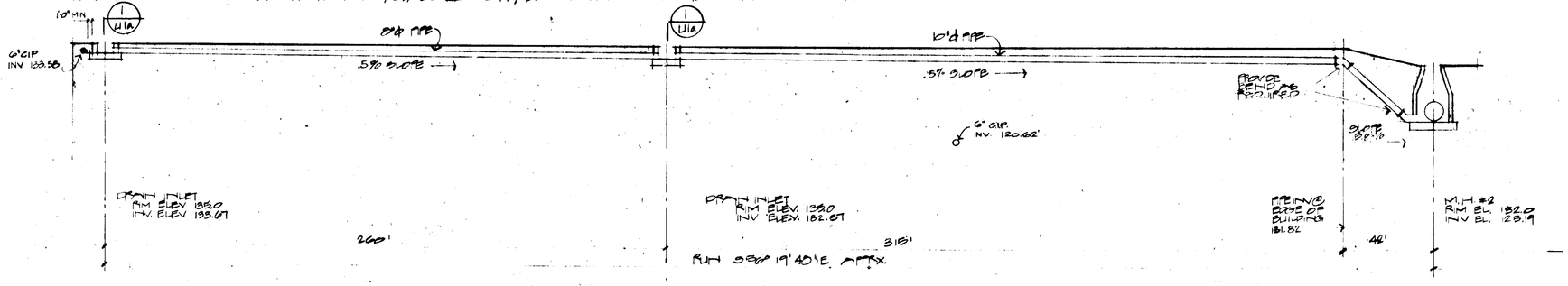
E of 8

SDP-74-115



PROFILE THRU PRIMARY SITE STORM DRAINAGE SYSTEM

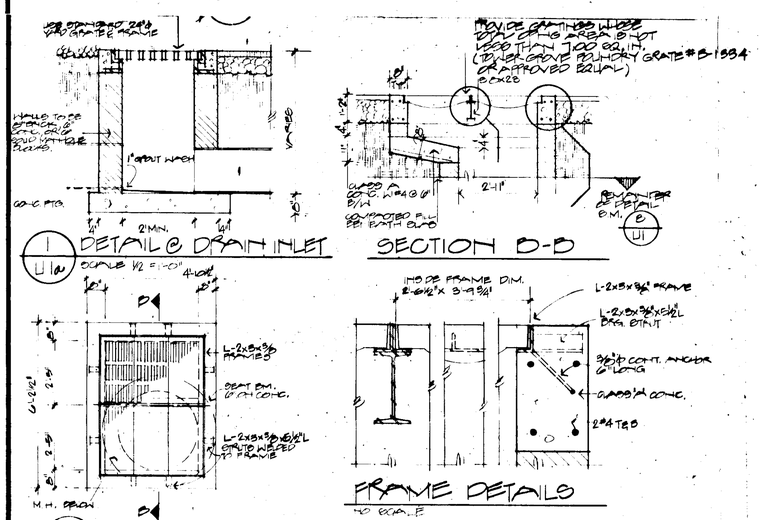
18"ϕ STORM DRAIN - R.C.P. ASTM C-76 CLASS II, SEE NOTES ON SHT. U1 FOR SPECIAL BEDDING CONDITIONS
30"ϕ STORM DRAIN - DITTO ABOVE
60"ϕ STORM DRAIN - 20' BENEATH R.R., CLASS IV R.C.P., BED SECTION IN CONC. 10' EITHER SIDE OF TRACK



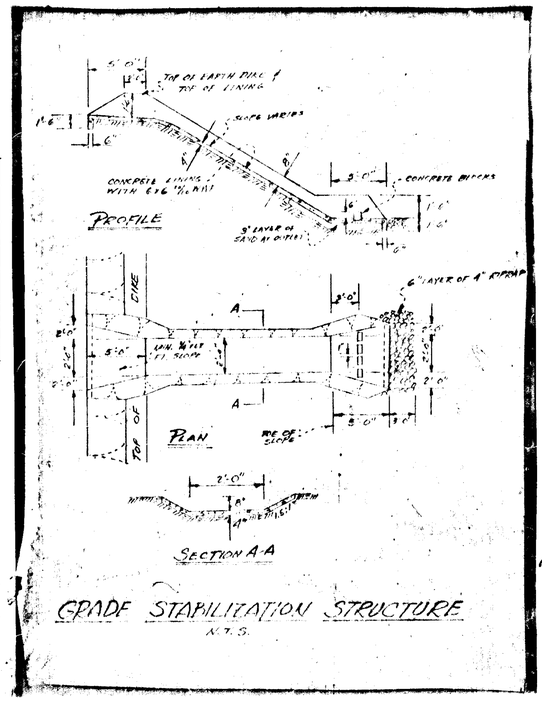
PROFILE THRU RELIEF DRAIN ALONG BLDG FOOT'G @ RR. EDGE

8" & 10" ϕ R.C.P. CLASS IV (ALTERNATE: 16 GA. GALV. CORRUGATED STEEL PIPE

APPROVED
DIVISION OF LAND DEVELOPMENT
AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 8/14/74
J.H.C. / R



STORM DRAIN STRUCTURE SCHEDULE				
NO.	TYPE	INV. ELEV. IN	INV. ELEV. OUT	TOP ELEV
1	STANDARD JUNCTION BOX	128.00	24.6	130.61
1a	TYPE 'D' INLET	TERMINAL	127.25	130.75
2	STANDARD MANHOLE	128.21	129.17	132.00
3	DITTO	127.55	127.81	130.50
4	SPECIAL STRUCTURE W GRATE INLET	128.70	128.66	136.90
5	STANDARD MANHOLE W/LOCKED COVER	TERMINAL	129.10	134.75



GRADE STABILIZATION STRUCTURE
N.T.S.

THIS DRWG REVISED FOR RESUBMISSION 7/26/74, FOR REVIEW BY HOWARD COUNTY, MD.

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.	
COUNTY HEALTH OFFICER	DATE 8/15/74
APPROVED: Howard County Office of Planning & Zoning	
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING	DATE 8/15/74
PLANNING DIRECTOR	DATE 8-15-74
APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works	
DIRECTOR	DATE 8/14/74
DIRECTOR	DATE 8-14-74

Transcam Properties, Inc., 5206 Markel Road, Richmond, Virginia 23230
Peckham-Guyton Incorporated, 6800 34th Street South, Post Office Box 11928, St. Petersburg, Florida 33733

Peckham Guyton Incorporated Architects

Revisions	Date
Number	

Date 12/1/74
Job no. 4228
Sheet no. U1a

STORM DRAINAGE PLAN

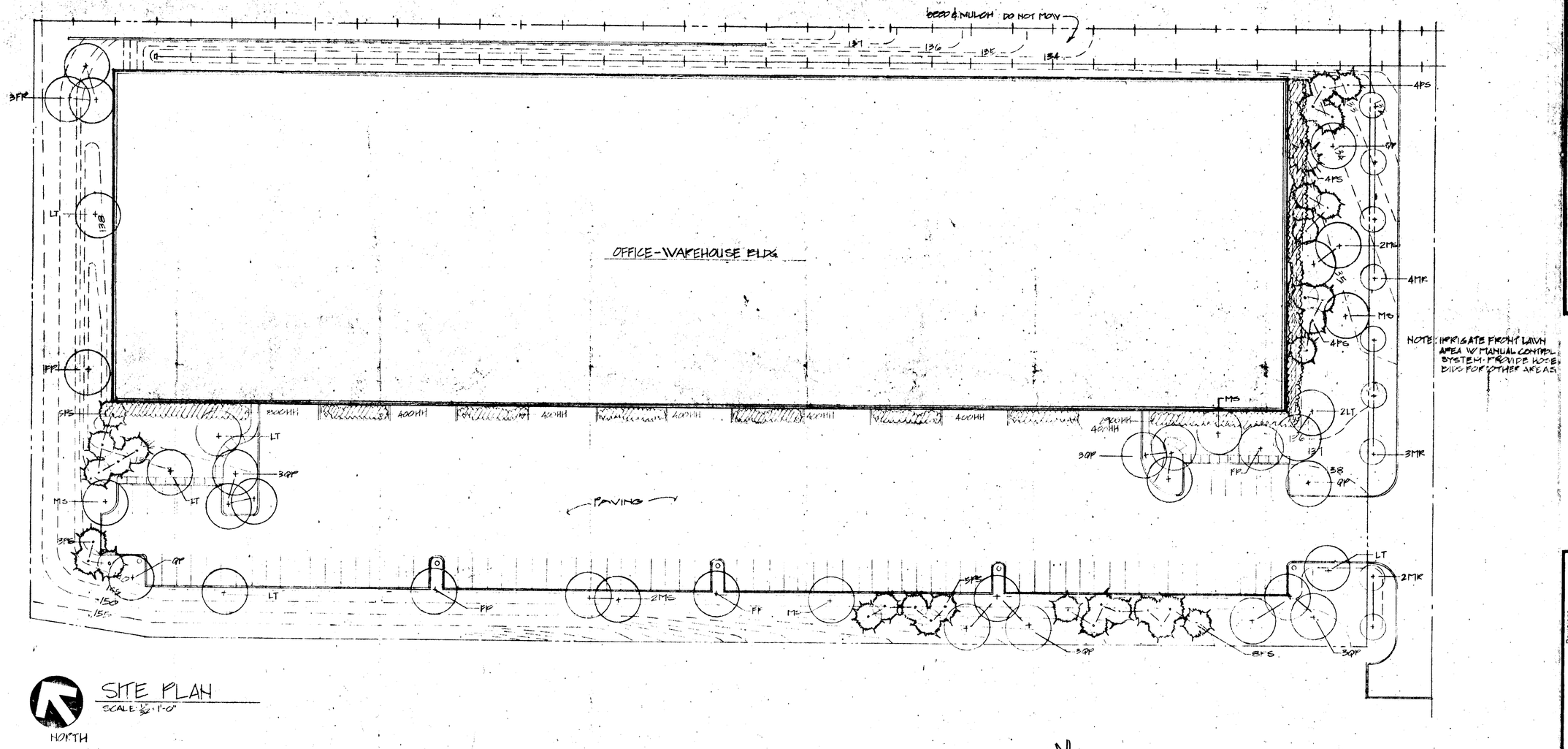
Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park, Howard County, Maryland
Parcel: Stack-B
1st Election District
Tax Map No. 37
Grid 20, Parcel-665

Developer
TRANSAM PROPERTIES, INC.

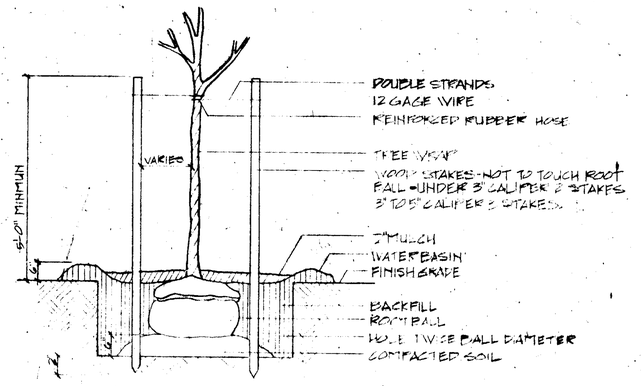
Dr. / Ck.

SDP-74-165

6 of 8



SITE PLAN
SCALE: 1/32" = 1'-0"
NORTH



STAKE DETAIL FOR TREES
UNDER 3" CALIPER

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department.
J. Stazan, MD — 8/13/74
COUNTY HEALTH OFFICER — DATE

APPROVED: Howard County Office of Planning & Zoning
J. H. Clawson, Jr. — 8/15/74
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING — DATE

Thomas G. Harris Jr. — 8-15-74
PLANNING DIRECTOR — DATE

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads. Howard County Department of Public Works
William A. Altman — 8/14/74
DIRECTOR — DATE
W O Filbert — 8-14-74

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
HH	6100	HEDERA HELIX	ENGLISH IVY	2½" - POTS	PLANT 1'-0" O.C.
FP	7	FRAXINUS PENNSYLVANICA	GREEN ASH	3" - 3½"	
LT	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5½" - 4"	
MK	9	MALUS 'RADIANT'	RADIANT CRABAPPLE	2½" - 3"	10' FROM CURB 35' O.C.
MS	8	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	2½" - 3"	
PS	33	PINUS STROBUS	WHITE PINE	8' - 9'	
QP	15	QUERCUS PALUSTRIS	PIN OAK	4' - 4½"	

NOTE: 1. SEED & MULCH ALL UNPAVED AREAS PER EROSION CONTROL PLAN
2. DO NOT MOW AREAS HAVING A 3:1 SLOPE OR GREATER.

APPROVED
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
D.A.T. 8/14/74
J. H. C. JP

STRUCTURAL ENGINEER
ALPER ASSOCIATES, INC.

Peckham Guyton Incorporated Architects

Revisions: Number | Date | Dr. GS | Ck

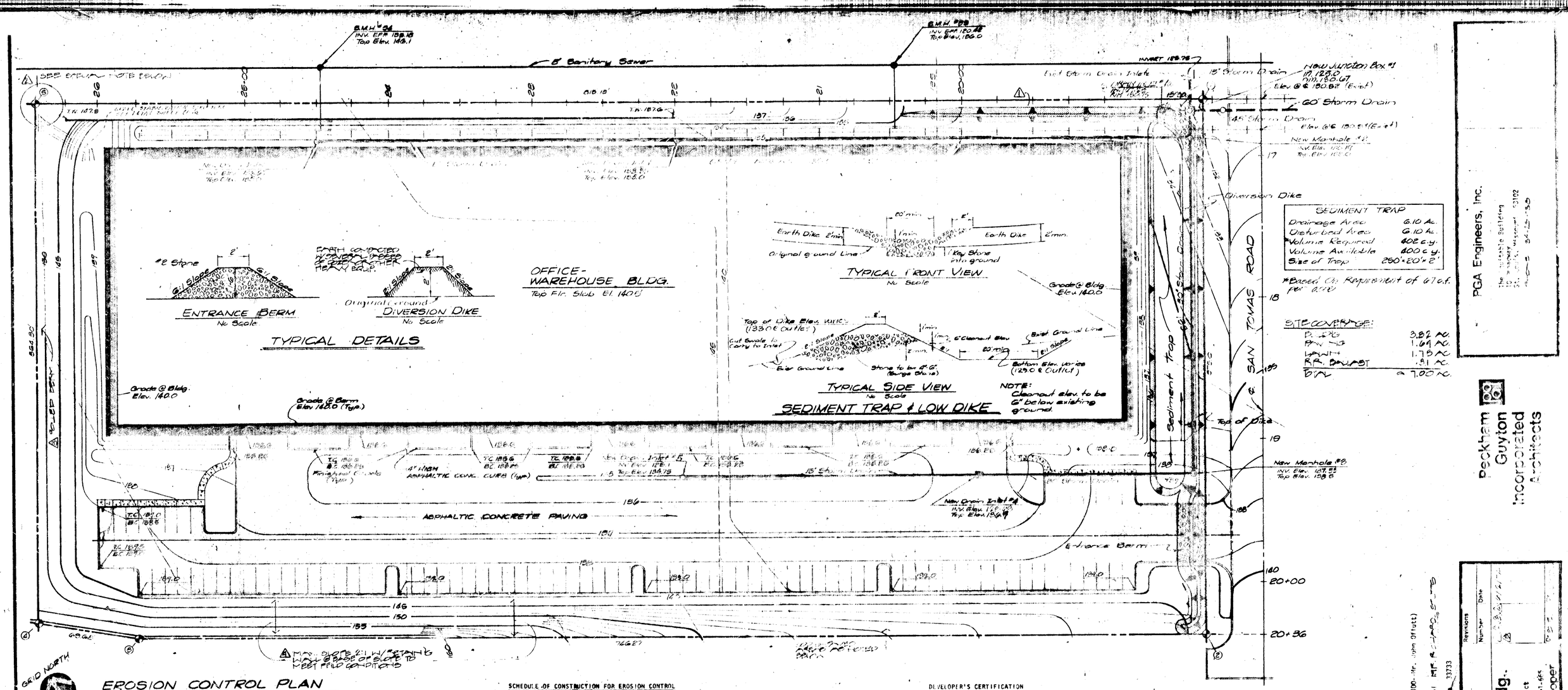
LANDSCAPE PLANTING PLAN

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park,
Howard County, Maryland
TRANSAM PROPERTIES, INC.
Developer

Date 12/9/74
Job no. 2023
Sheet no. LA1

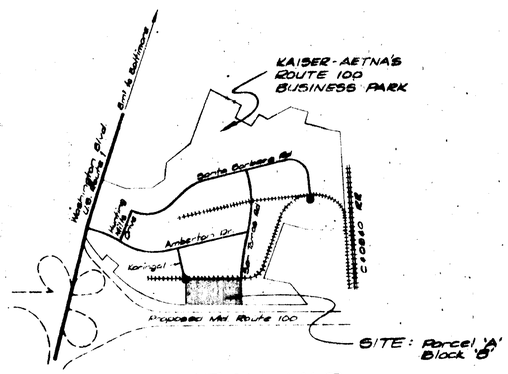
7 of 8

SDP-74-115



EROSION CONTROL PLAN

SCALE: 1/32" = 1'-0"



SITE LOCATION MAP

SCALE: 1" = 1000'

SPECIAL NOTE

POSSIBLE GRADE CHANGES MAY BE REQUIRED TO MEET ACTUAL SITE CONDITIONS @ TIME OF PERMIT PLAN & ONLINE PLACEMENT. PLANTING SHALL CONFORM TO SCS DWG # G60-1 PAGE 2.302 SEE DETAIL ON SHEET U-1a

SCHEDULE OF CONSTRUCTION FOR EROSION CONTROL

1) Contractor To Notify The Howard County Soil Conservation District Office (Phone 465-3180) 24 Hours Before Starting Work On This Project.

2) Diversion Dikes, Stone Dikes and Sediment Traps To Be Constructed And Stabilized Before Site Is Subgraded. Dike To Be Stabilized As Follows: Use A Seed Mixture Of Italian Rye Grass At The Rate Of 35#/Ac., Ground Limestone To Be Applied At The Rate Of 1 T./Ac., And Commercial Fertilizer (5-10-10) At The Rate Of 1/2 T./Ac. Mulch To Be Unweathered, Unchopped, Small Grain Straw (Preferably Wheat) At The Rate 1-1/2 T./Ac. And Should Be Spread Uniformly Over Entire Area. Mulch To Be Anchored With Asphalt Mulch Tie-Down Using Liquid Asphalt-Rapid Curing (RC-70, RC-250 or RC-800) At The Rate 0.1 Gal./S.Y.

3) All Proposed Paved Areas Are To Have Base Course Material And Storm Drain Systems Installed As Soon As Possible After Grading Operation. Storm Drain Inlets Are To Be Protected By A Stone Filter Berm 1' High All Around Inlet, Until The Stone Base Is Applied Upgrade.

4) All Remaining Areas To Be Stabilized As Soon As Possible As Follows: Use A Seed Of Annual Rye Grass (70%), Kentucky Bluegrass (20%) and Kentucky "31" Fescue (60%) At The Rate Of 200#/Ac. Surface Preparation To Include Ground Limestone Over Topsoil Surface Area At Rate Of 1½ T/AC. (60#/1000 SF), Commercial Fertilizer (5-10-10) At Rate Of 3/4 T/AC. (35#/1000 SF) And Super Phosphate At Rate Of 600#/AC. (15#/1000 SF) Immediately After Seeding, Uniformly Mulch Area With Unweathered, Small Grain Straw (Preferably Wheat) At Rate Of 1½ T/AC. Anchor With Asphalt Mulch Tie-down Using Liquid Asphalt-Rapid Curing (RC-70, RC-250, or RC-800) At The Rate Of 0.1 Gal/SY.

LEGEND

140	Existing Contour
140	Proposed Contour

5) Structural measures, such as berms, dikes, traps, basins, 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.

6) All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District, phone 465-3180 or 465-5000, ext. 328.

7) On-site inspection and maintenance of all sediment control measures, including clean out of sediment traps and berms, and proper establishment of all planned vegetative measures will be the responsibility of the Developer or his representative on the site, on a continuing, day-to-day basis.

8. All slopes greater than 3 to 1 to be stabilized as soon as possible as follows: Crown Vetch Inoculated at the rate of 20#/AC or .5#/1000SF* Surface preparation to include ground limestone over topsoil surface area at rate of 1½ T/AC. (35#/1000SF), Commercial Fertilizer (5-10-10) at rate of 3/4 T/AC. (35#/1000SF), and Super Phosphate at rate of 600#/AC. (15#/1000SF) Immediately after seeding, uniformly mulch area with unweathered, small grain straw (preferably wheat) at rate of 1½T/AC. Anchor with asphalt mulch tie-down. Using liquid asphalt - rapid curing (RC-70, RC-250, or RC-800) at rate of 0.1 Gal/SY.
DO NOT MOW! * AND KY 31 TALL FESCUE @ 40#/AC. OR 1.0#/1000 SF

DEVELOPER'S CERTIFICATION

I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control., and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary." Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

Richard H. Stultz, Vice President — 8-14-74
Signature of Developer — Date
Transam Properties, Inc.

ENGINEER'S CERTIFICATION

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

William E. Evans — 4-25-74
Signature of Engineer — Date

Reviewed For Howard S.C.D.
And Meets Technical Requirements

James M. Nelson — 8-14-74
Signature — Date
U.S. Soil Conservation Service

This Development Plan Is Approved for Soil Erosion And Sediment Control By The Howard Soil Conservation District.

Approved Robert W. Ziehm — 8-14-74 Date
Howard S.C.D.

APPROVED
DIVISION OF LAND DEVELOPMENT
AND DEPARTMENT OF PLANNING
HOWARD COUNTY, MARYLAND
DATE 8/14/74
J. H. Lawson, Jr.

PGA Engineers, Inc.
The Rockefeller Building
10 Ridgedale
St. Louis, Missouri 63102
314-726-3300

Beckham Guyton Incorporated Architects

Revisions | Number | Date

Date 4/25/74
Job no. 2025
Sheet no. U2

EROSION CONTROL PLAN

Railroad Served Warehouse-Office Bldg.
Route One Hundred Business Park,
Howard County, Maryland
Parcel-A, Block-B
1st Election District
Tax Map No. 37
Block 24, Parcel-465

TRANSAM PROPERTIES, INC.
Developer

Glen Construction Co., Inc., 121 Congressional Lane, Rockville, Maryland 20852 (Phone 301/881-6100-Mr. John Offutt)
Transam Properties, Inc., 5206 Markel Road, Richmond, Virginia 23230 PHONE 804-285-5151 MR. RICHARD STULTZ
Beckham-Guyton Incorporated, 6800 34th Street South, Post Office Box 11928, St. Petersburg, Florida 33733

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