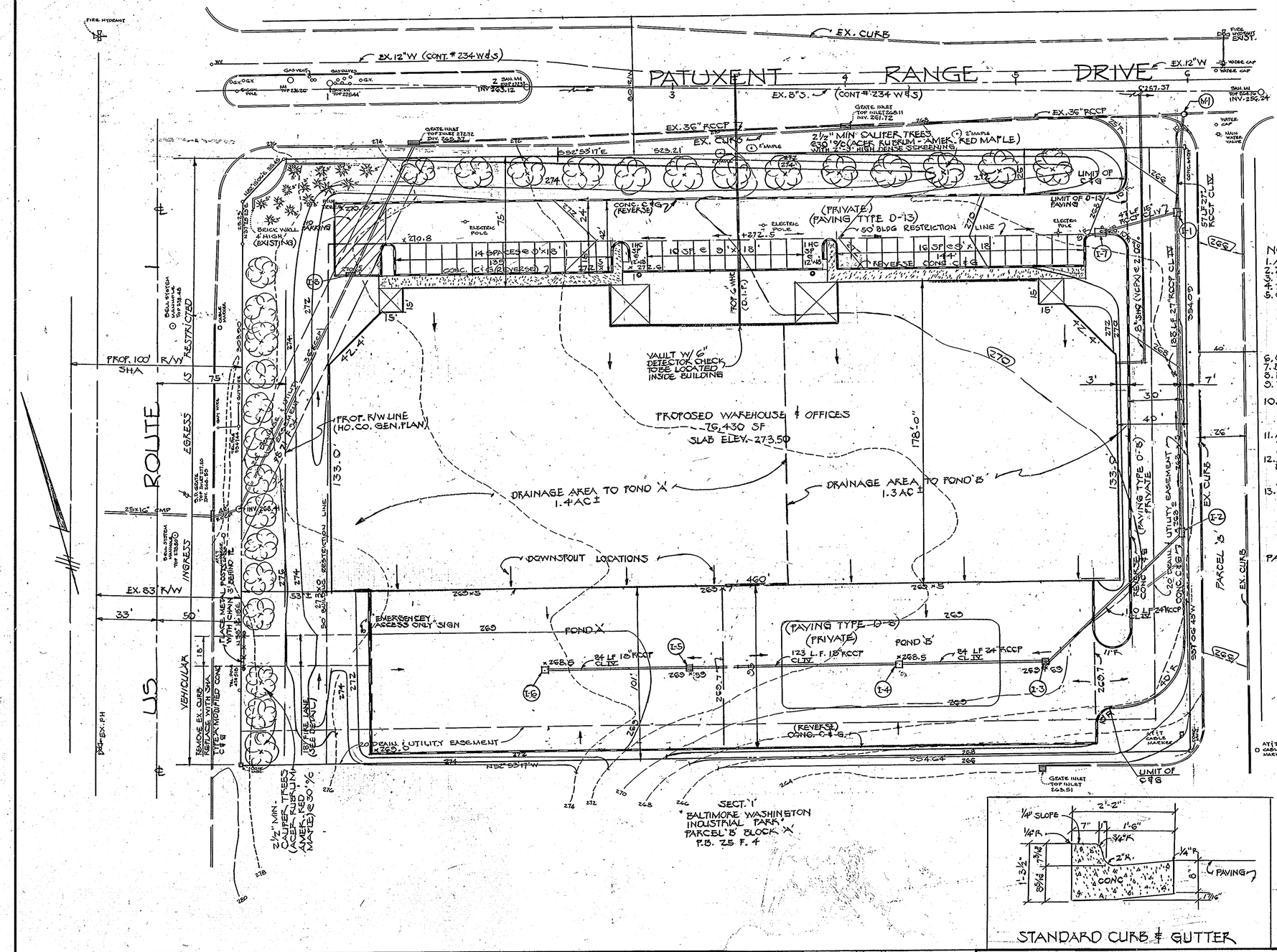
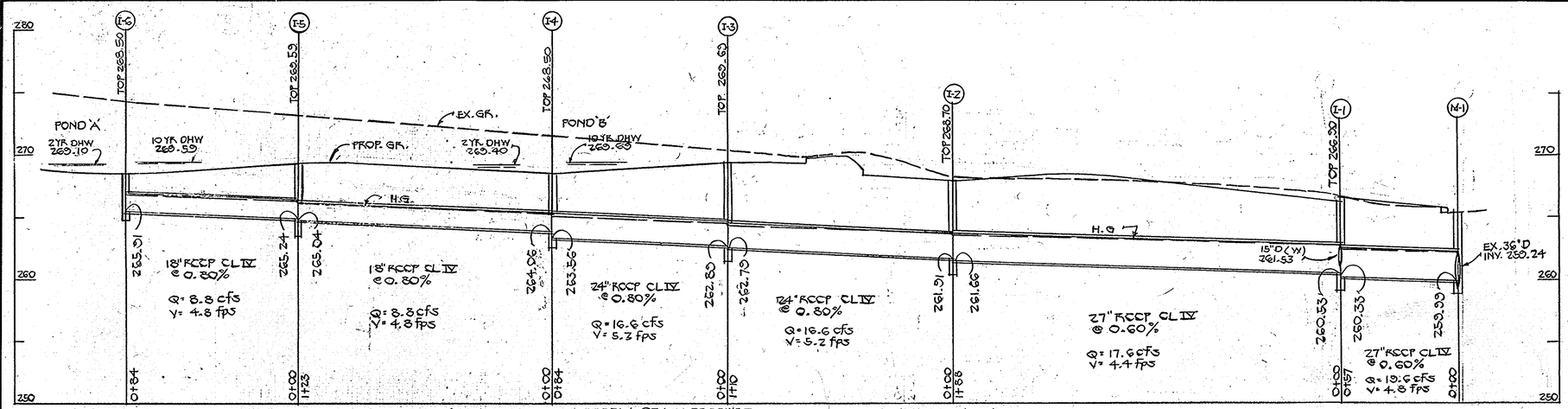
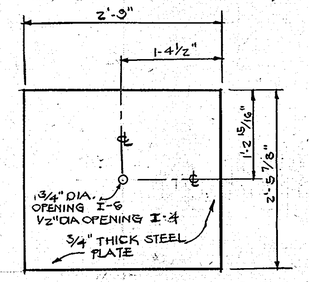
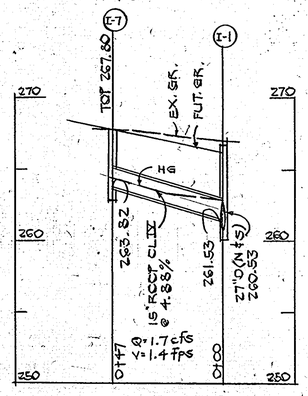

PATUXENT RANGE DRIVE
EX. CURB
EX. 12"W (CONT. # 234 W&S)
EX. 8"S. (CONT. # 234 W&S)
EX. 36" RCCP
EX. CURB
2½" MIN. CALIPER TREES @ 35' O/C (ACER RUBRUM - AMER. RED MAPLE) WITH 7'-5' HIGH DENSE SCREENING
(+) E MAPLE
(+) E MAPLE
S82°55'11"E 523.21
UNIT OF C & G
LIMIT OF C & G
LIMIT OF D-13 PAVING
CONC. C & G (REVERSE)
(PRIVATE) (PAVING TYPE D-13)
50' BLDG RESTRICTION LINE
ELECTRIC POLE
14 SPACES @ 9'X18'
10 ST @ 9'X18'
16 ST @ 9'X18'
1 HC SP @ 12'X18'
144'
(REVERSE CONC. C & G)
BRICK WALL 4' HIGH (EXISTING)
VAULT W/ 6" DETECTOR CHECK TO BE LOCATED INSIDE BUILDING
PROPOSED WAREHOUSE & OFFICES
76,430 SF
SLAB ELEV. - 273.50
PROP. 100' R/W RESTRICTED
SHA
PROP. R/W LINE (HO. CO. GEN. PLAN)
ROUTE
EGRESS
INGRESS
25'x16' CMP
DRAINAGE AREA TO POND 'A' 1.4 AC±
DRAINAGE AREA TO POND 'B' 1.3 AC±
DOWNSPOUT LOCATIONS
EX. 83' R/W
33'
50'
EMERGENCY ACCESS ONLY SIGN
POND 'A'
POND 'B'
(PAVING TYPE D-13) (PRIVATE)
123 L.F. 18" RCCP CL IV
84 LF 18" RCCP CL IV
84 LF 24" RCCP CL IV
(REVERSE) CONC. C & G
20' DRAIN & UTILITY EASEMENT
REMOVE EX. CURB REPLACE WITH SHA TYPE MODIFIED CONC C & G
PLACE METAL POST SIGNS WITH DOWN 'S' PERIOD SIGN
VEHICULAR
US
18' FIRE LANE (SEE DETAIL)
2½" MIN. CALIPER TREES (ACER RUBRUM - AMER. RED MAPLE) @ 30' O/C
EX. CURB
PARCEL 'B'
UTILITY EASEMENT (PRIVATE)
22' DRAIN & UTILITY EASEMENT
10 LF 24" RCCP
ATT CABLE MARKER
UNIT OF C & G
GRATE INLET TOP 268.51
SECT. 1
BALTIMORE WASHINGTON INDUSTRIAL PARK
PARCEL 'B' BLOCK 'A'
F.B. 75 F. 4
N82°53'17"W 554.04'
S7°45'27"E RCCP CL III
S3°39'E 554.09'
N82°53'17"W 133.15'
133.0'
178.0'
133.0'
460'
554.04'
FIRE HYDRANT EXIST.
WATER CAP
MAIN WATER VALVE
GATE INLET TOP INLET 272.72 INV. 268.37
GATE INLET TOP INLET 268.11 INV. 261.72
GATE INLET TOP INLET 263.12
MH TOP 276.20
MH TOP 275.44
MH TOP 267.10 INV. 256.24
D&U SYSTEM MH TOP 278.48
D&U SYSTEM MH TOP 278.80
D&U SYSTEM MH TOP 278.80 INV. 268.95
D&U SYSTEM MH TOP 278.80 INV. 268.45
GUARD HOUSE
GATE HOUSE
GATE
GUY WIRE
OVERHEAD WIRES
OGV
GAS VENT
GAS VALVE
SIGN
TELEPHONE POLE
TELEPHONE MH
TELEPHONE RISER
TELEPHONE PEDESTAL
TELEPHONE BOOTH
TELEPHONE MANHOLE
TELEPHONE VAULT
TELEPHONE POLE
TELEPHONE MARKER
TELEPHONE BOX
TELEPHONE CABLE
TELEPHONE LINE
TELEPHONE CONDUIT
TELEPHONE CABLE MARKER
TELEPHONE CABLE
TELEPHONE CABLE MARKER
TELEPHONE CABLE MARKER
TELEPHONE CABLE MARKER

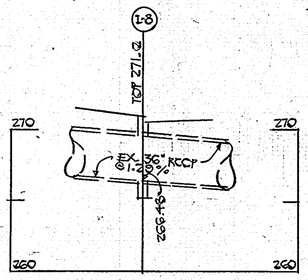


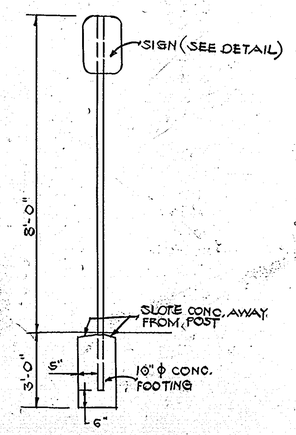
STORM DRAIN PROFILES
SCALE: VERT 1"=5'
HORZ 1"=30'



GRATE DETAIL FOR I-6 AND I-4
SCALE 1" = 2'







HANDICAPPED SIGN DETAIL

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-7-81

ENGINEER: HUDKINS ASSOC., INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPT.
HEALTH DEPT. OFFICER — 7-27-81 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
HOWARD S.C.D. — 7-14-81 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE — 7-14-81 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — 7-28-81 DATE
CHIEF: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — 7-28-81 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — 7-24-81 DATE
CHIEF, BUREAU OF ENGINEERING — 7-24-81 DATE

DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL & THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS DEEMED NECESSARY.

SIGNATURE — 17 Oct 79 DATE

ENGINEER

I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD W. KOLSCHER

SIGNATURE — 10/31/79 DATE

STATE OF MARYLAND — HOWARD W. KOLSCHER — REGISTERED PROFESSIONAL ENGINEER

DEVELOPER
B.W.I.P. INC.
110 WEST ROAD
TOWSON MD. 21204

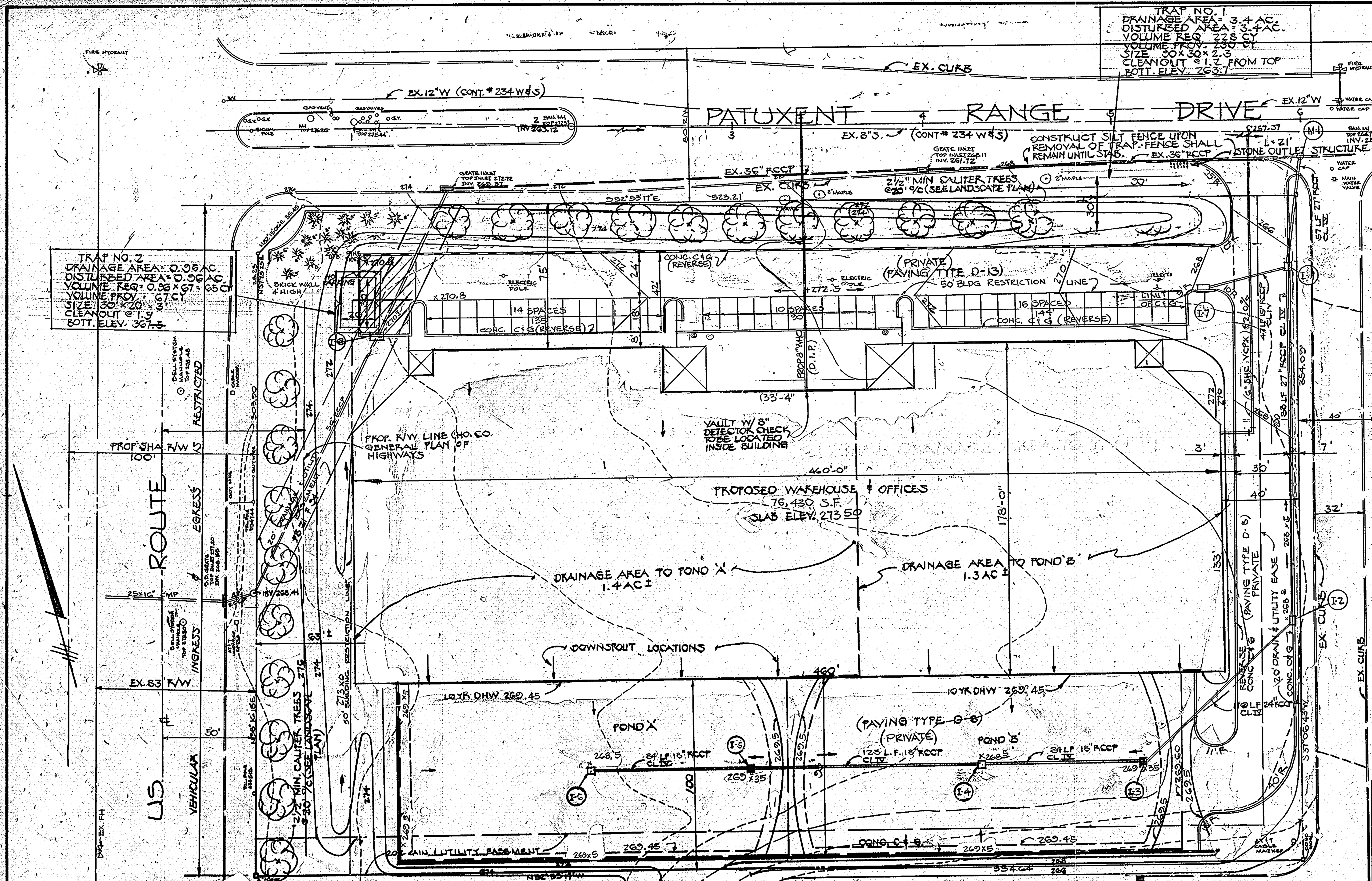
ARCHITECT
ROBERT T. HOFMANN & ASSOCIATES, INC.
679 OXFORD BUILDING — MD. EXECUTIVE PARK
TOWSON, MD. 21204

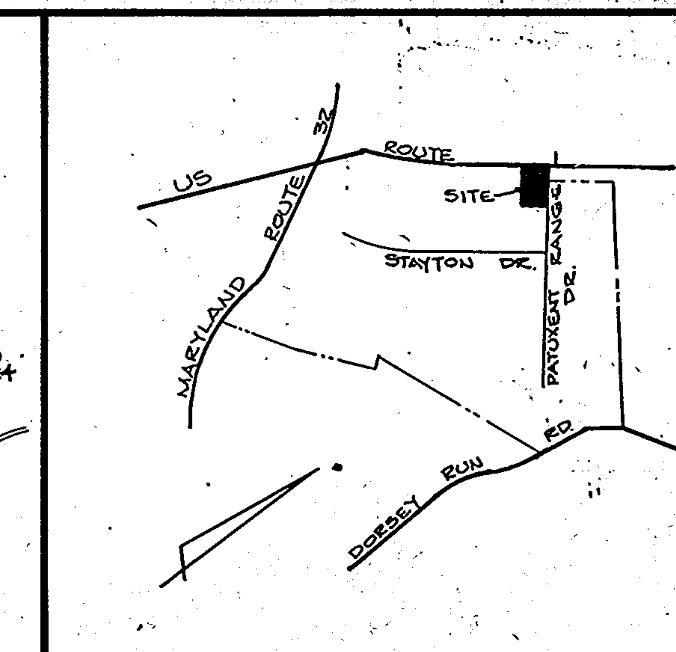
OWNER
B.W.I.P. INC.
110 WEST ROAD
TOWSON MD. 21204

BALTIMORE-WASHINGTON INDUSTRIAL PARK
SECTION 1-BLOCK A - PARCEL "C"
RECORDED AS PLAT # 3491
ELECTION DISTRICT 6 HOWARD COUNTY, MARYLAND
SCALE AS SHOWN

SITE DEVELOPMENT PLAN		2 OF 3

SDP-80-78 5008





VICINITY MAP

SCALE: 1" = 2,000'

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. NOTIFY HOWARD CO. DEPT. OF INSPECTION & PERMITS
3. CONSTRUCT SILT FENCE, DIVERSION DIKES, & STABILIZED CONSTRUCTION ENTRANCE
4. EXCAVATE TRAP NO. 1 AND CONSTRUCT STONE OUTLET STRUCTURE
5. CONSTRUCT I-6
6. EXCAVATE TRAP NO 2. SEE DETAIL FOR TRAP OUTFALL AT I-6
7. ROUGH GRADE SITE
8. INSTALL STORM DRAINS. PROVIDE INLET PROTECTION AS SHOWN ON DETAIL.
9. PROCEDE WITH BUILDING CONSTRUCTION.
10. PLACE SUB-BASE MATERIAL IN AREAS TO BE PAVED.
11. PAVE PARKING AREAS AND STABILIZE REMAINING AREAS ACCORDING TO PERMANANT SEEDING PROCEDURES.
12. BACKFILL AND STABILIZE TRAPS.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-7-81

ENGINEER: HUDKINS ASSOC., INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH DEPT. OFFICER — 7-27-81 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
HOWARD S.C.D. — 7-14-81 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE — 7-14-81 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — 7-28-81 DATE
CHIEF: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — 7-28-81 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — 7-20-81 DATE
CHIEF, BUREAU OF ENGINEERING — 7/24/81 DATE

DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL & THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

SIGNATURE — 17 Oct 79 DATE

ENGINEER

I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD W. KOLSCHER.

SIGNATURE — 10/31/79 DATE

STATE OF MARYLAND — HOWARD W. KOLSCHER — REGISTERED PROFESSIONAL ENGINEER

VEGATIVE COVER OPTIONS

FEB 1 TO MAY 1	1. SOD 2. SEED & MULCH
MAY 1, TO AUG 15	1. SOD 2. MULCH, ANCHOR, TOOL THEN SEED DURING NEXT SEED PERIOD
AUG 15 TO NOV. 1	1. SOD 2. SEED & MULCH
NOV. 1 TO FEB. 1	1. SOD - DELAY UNTIL NEXT PERIOD IF GROUND IS FROZEN 2. MULCH, ANCHOR, TOOL THEN SEED DURING NEXT SEED PERIOD.

PERMANENT SEEDING NOTES

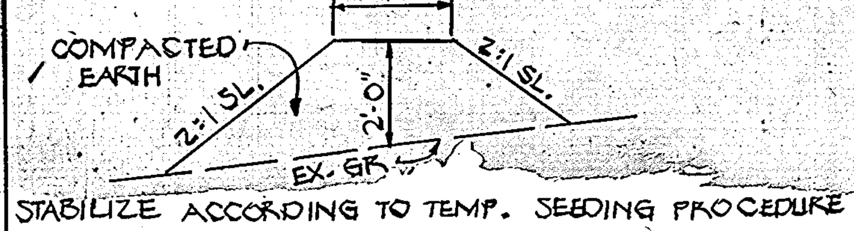
1. APPLY 50 LBS/1000 SF OF LIMESTONE
2. APPLY FERTILIZER @ RATE OF 25 LBS. OF 10x10x10 PER 1000 SF DEPENDING ON THE SOIL TEST.
3. HARROW OR DISC FERTILIZER AND LIMESTONE INTO SOIL TO A DEPTH OF 3 IN.
4. SEED WITH KY-31 TALL FESCUE AT RATE OF 5 LBS/1000 S.F. OR OTHER SCS APPROVED GRADING PLAN
5. MULCH WITH SMALL GRAIN STRAW 1.5 TO 2.0 TONS PER ACRE (75# - 90# / 1000 S.F.)
6. ANCHOR MULCH W/ SPRAYED ASPHALT
7. NO SLOPE SHALL EXCEED 2:1

TEMPORARY SEEDING NOTES

1. SEED IMMEDIATELY UPON CONSTRUCTION WITH 1 LB RYE GRASS PER 1000 S.F.
2. APPLY 46 LBS / 1000 S.F. OF PULVERIZED DOLOMITIC LIMESTONE AND 15.0 LBS. / 1000 S.F. OF 10x10x10 OR EQUIVILENT FERTILIZER.
3. HARROW OR DISC LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 IN. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE FIRM SEED BED HAS BEEN PREPARED. ON SLOPING LAND THE FINAL HARROWING OR DISCING SHOULD BE ON THE CONTOUR.
4. MULCH WITH STRAW @ 75 LBS. / 1000 S.F.

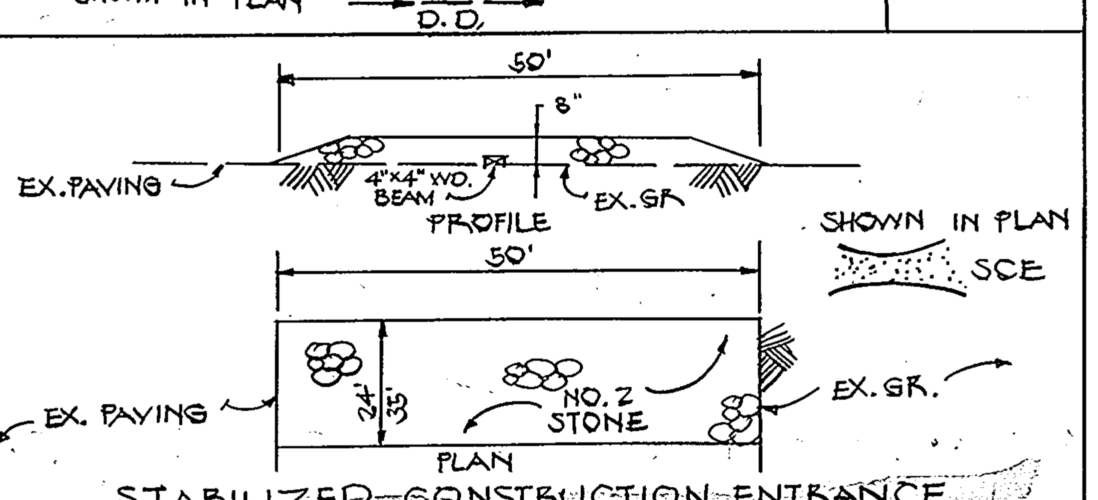
SITE ANALYSIS

1. SITE AREA = 4.47 AC
2. DISTURBED AREA 4.47 AC.
3. AREA TO BE PAVED OR ROOFED = 3.6 AC
4. AREA TO BE SEEDED OR SODDED 0.9 AC

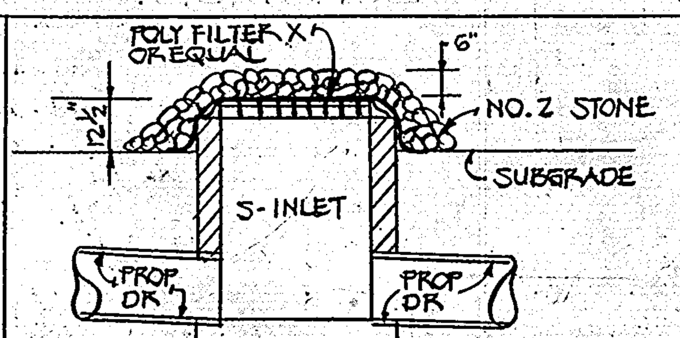


STABILIZE ACCORDING TO TEMP. SEEDING PROCEDURE

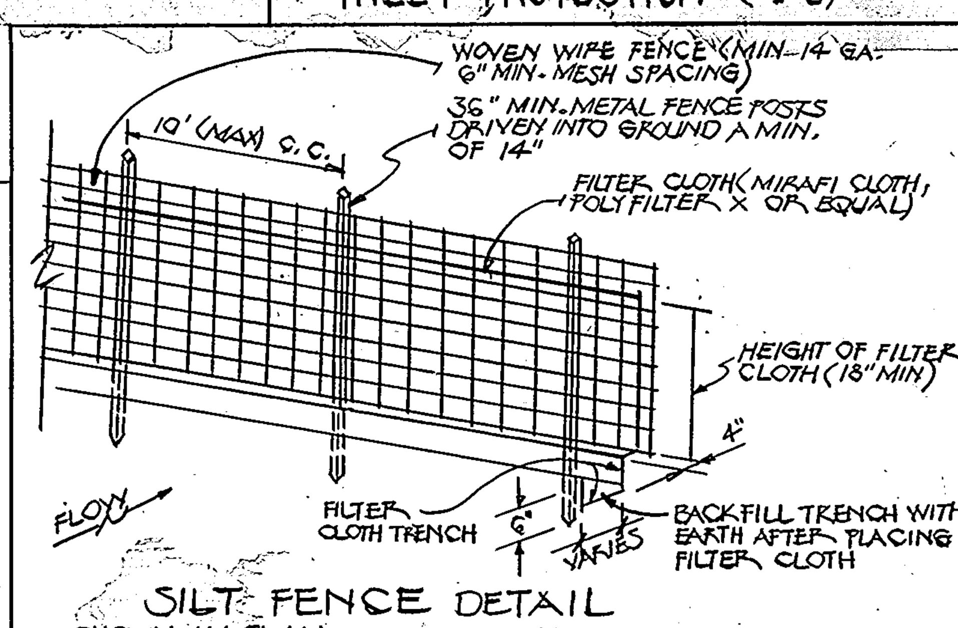
DIVERSION DIKE
SHOWN IN PLAN — D.D. —



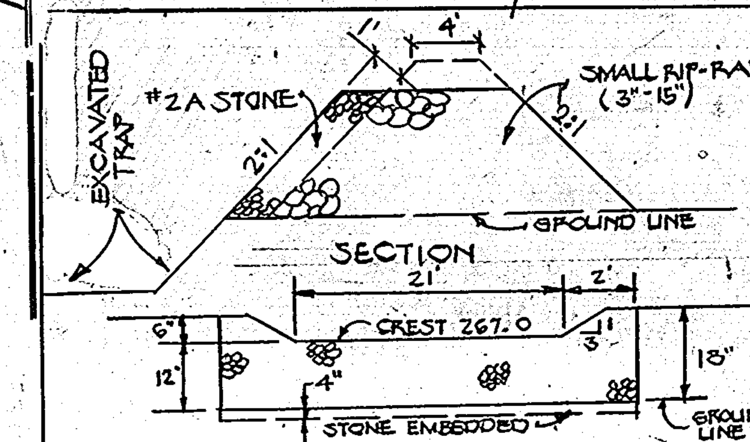
STABILIZED CONSTRUCTION ENTRANCE



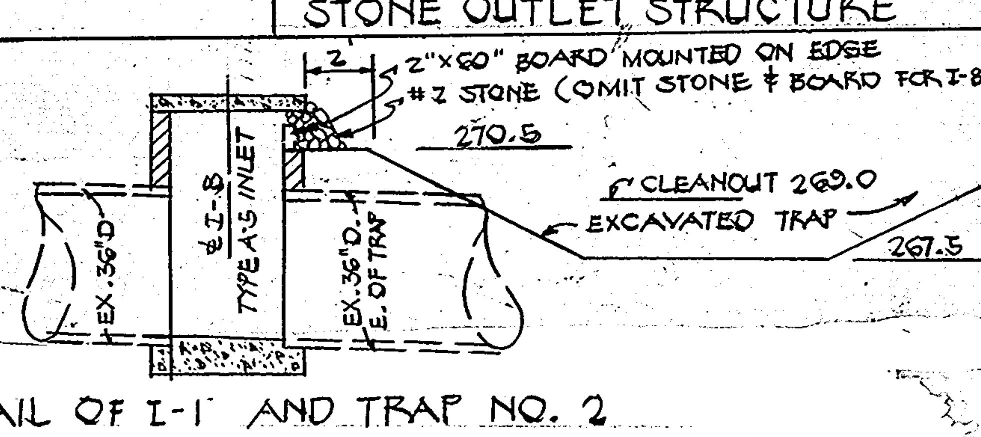
INLET PROTECTION (I-6, I-5, I-4, I-3, I-2)



SILT FENCE DETAIL
SHOWN IN PLAN x—x—x—x



STONE OUTLET STRUCTURE



DETAIL OF I-1 AND TRAP NO. 2

NOTES

1. NOTIFY THE HOWARD CO. BUREAU OF INSPECTION & PERMITS @ LEAST 24 HRS. BEFORE STARTING WORK.
2. ALL SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL PERMISSION FOR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD CO. BUREAU OF INSPECTION & PERMITS.
3. STRUCTURAL MEASURES SUCH AS BERMS, DIKES, TRAPS, BASINS, ETC. WILL BE INSTALLED & STABILIZED ACCORDING TO THE PLAN PRIOR TO ANY DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
4. ON SITE INSPECTION AND MAINTAINANCE OF ALL SEDIMENT CONTROL MEASURES, INCLUDING CLEANOUT OF TRAPS AND BERMS AND PROPER ESTABLISHMENT OF ALL PLANNED VEGATIVE MEASURES WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR HIS REPRESENTATIVE ON THE SITE ON A CONTINUING DAY TO DAY BASIS.

DEVELOPER
B.W.I.P. INC.
110 WEST ROAD
TOWSON MD. 21204

ARCHITECT
ROBERT T. HOFMANN & ASSOCIATES, INC.
679 OXFORD BUILDING MD. EXECUTIVE PARK
TOWSON MD. 21204

OWNER
B.W.I.P. INC.
110 WEST ROAD
TOWSON MD. 21204

BALTIMORE-WASHINGTON INDUSTRIAL PARK
SECTION 1 - BLOCK 'A' - PARCEL "C"
RECORDED AS PLAT # 3491
ELECTION DISTRICT 6 HOWARD COUNTY, MARYLAND
SCALE 1" = 30'

SEDIMENT CONTROL PLAN — 3 OF 3

SDP-80-78 5098