

- GENERAL NOTES:**
- TOTAL AREA OF PROPERTY: 10.57 AC. ±
 - AREA WITHIN LIMITS OF SUBMISSION: 2.085 AC. ±
 - PRESENT ZONING: M-1 (MANUFACTURING-LIGHT)
 - PROPERTY IS SHOWN ON TAX MAP 47, PARCEL 503
 - THIS SITE SUBJECT TO BOARD OF APPEALS CASE NO. BA-84-40V
 - PROPERTY DEED REFERENCE: LIBER 1292, FOLIO 023
 - SITE DATA:
 - EXISTING SITE (PER BOARD OF APPEALS CASE NO. BA-84-40V)
 - TOTAL NO. OF BUILDINGS: 5
 - TOTAL AREA OF BUILDINGS: 70,463 S.F. OR 1.62 AC. (15% COVERAGE)
 - TOTAL NO. OF EXISTING EMPLOYEES: 74
 - EXISTING USE OF STRUCTURES: WAREHOUSE AND OFFICES
 - TOTAL NO. OF EXISTING SPACES REQUIRED: 141 SPACES
 - 1 SPACE/2 EMPLOYEES ON MAJOR SHIFT: 74 EMPLOYEES ÷ 2 = 37 SPACES
 - 1 SPACE/500 S.F. BUILDING: 70,463 S.F. ÷ 500 = 141 SPACES
 - TOTAL NO. OF EXISTING SPACES PROVIDED: 148 SPACES
 - EXISTING OPEN SPACE:
 - OPEN SPACE REQUIRED (20% MIN.): 2.11 AC. ±
 - OPEN SPACE PROVIDED: 6.93 AC. ± (66%)
 - PROPOSED SITE (WITHIN LIMIT OF SUBMISSION)
 - TOTAL AREA OF BUILDINGS: 45,600 S.F.
 - 22,800 S.F. PER FLOOR OR 0.52 AC. ± (5% COVERAGE)
 - TOTAL NO. OF EMPLOYEES: 50
 - INTENDED USE OF STRUCTURE: WAREHOUSE
 - TOTAL NO. OF SPACES REQUIRED: 92 SPACES
 - 1 SPACE/2 EMPLOYEES ON MAJOR SHIFT: 50 EMPLOYEES ÷ 2 = 25 SPACES
 - 1 SPACE/500 S.F. BUILDING: 45,600 S.F. ÷ 500 = 92 SPACES
 - TOTAL NO. OF SPACES PROVIDED: 92 SPACES
 - REGULAR SPACES: 88
 - HANDICAPPED SPACES: 4
 - OPEN SPACE (WITHIN LIMIT OF SUBMISSION)
 - OPEN SPACE PROVIDED: 0.53 AC. ± (5%)
 - LANDSCAPED ISLANDS (WITHIN LIMIT OF SUBMISSION)
 - TOTAL AREA OF PARKING LOT: 33,300 S.F.
 - TOTAL AREA OF LANDSCAPED ISLANDS REQUIRED (5% MIN.): 1665 S.F.
 - TOTAL AREA OF LANDSCAPED ISLANDS PROVIDED: 4000 S.F. (1707 S.F. ±)
 - TOTAL SITE:
 - TOTAL NO. OF BUILDINGS: 6
 - TOTAL AREA OF BUILDINGS: 116,063 G.F.A.
 - 93,263 S.F. OR 2.14 AC. ± (20% COVERAGE)
 - TOTAL NO. OF EMPLOYEES: 124
 - USE OF STRUCTURES: WAREHOUSE AND OFFICES
 - TOTAL NO. OF SPACES REQUIRED: 233 SPACES
 - 1 SPACE/2 EMPLOYEES ON MAJOR SHIFT: 124 ÷ 2 = 62 SPACES
 - 1 SPACE/500 S.F. BUILDING: 116,063 S.F. ÷ 500 = 233 SPACES
 - TOTAL NO. OF SPACES PROVIDED: 233 SPACES ±
 - OPEN SPACES:
 - OPEN SPACE REQUIRED (20% MIN.): 2.11 AC. ±
 - OPEN SPACE PROVIDED: 5.37 AC. ± (51%)
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION PERMITS DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 992-2455.
 - HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE "MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED".
 - ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 - EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
 - SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 - ALL EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC RIGHT-OF-WAYS.
 - HANDICAPPED ACCESS SHALL BE PROVIDED TO ALL LEASED TENANCIES BY MEANS OF AN INTERIOR CORRIDOR. SEE ARCHITECTURAL DRAWINGS.

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 10-21-85



BLDG #	6830 US ROUTE 1
BUILDING #	STREET ADDRESS
	ADDRESS CHART

DATE	4-29-87
REVISION	CHANGE PARKING SPACES

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
TELEPHONE (301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY 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.

DATE 7-27-85

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND 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 AND 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."

DATE 7-27-85

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

DATE 3-20-86

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

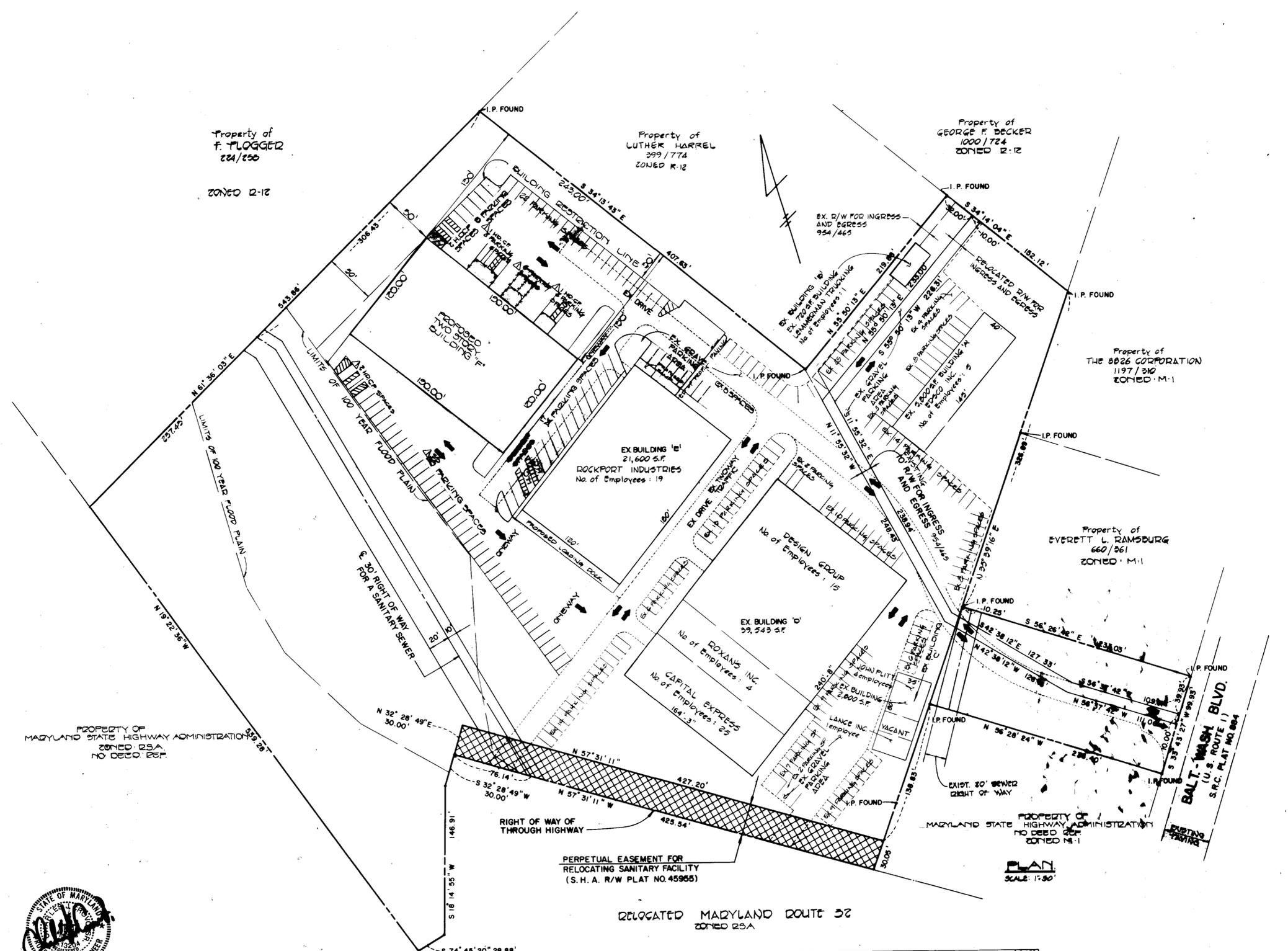
DATE 3-24-86

APPROVED: OFFICE OF PLANNING AND ZONING

DATE 3-26-86

SITE DEVELOPMENT PLAN
PROPERTY OF
CROSSROADS PARK LIMITED PARTNERSHIP
CROSSROADS INDUSTRIAL BUILDING

TAX MAP 47 PARCEL 503
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JULY 19, 1986 SCALE AS SHOWN
REVISED NOVEMBER 17, 1985
SHEET 1 OF 4
S.O.P. 80-20



APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 10-21-85



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
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REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 DATE 3-20-86
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 DATE 3-21-86

APPROVED: OFFICE OF PLANNING AND ZONING
 DATE 3-26-86
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 DATE 3-21-86

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DATE 3-24-86
 PROPERTY NAME: CROSSROADS PARK LTD PART
 SECTION/AREA: -
 PARCEL NO: 500
 BLOCK NO: 1002/005
 TAX ZONE: E M-1
 WATER CODE: 5-06
 SEWER CODE: 4250000

PROPERTY OWNER/DRAWING
 CROSSROADS PARK LIMITED PARTNERSHIP
 c/o COLQUITT-CARRUTHERS
 6337 EXECUTIVE BOULEVARD
 ROCKVILLE, MARYLAND 20852
 TAX MAP AT PARCEL 500
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 JULY 19, 1988
 SCALE AS SHOWN
 REVISED NOVEMBER 17, 1988
 SHEET 8 OF 4

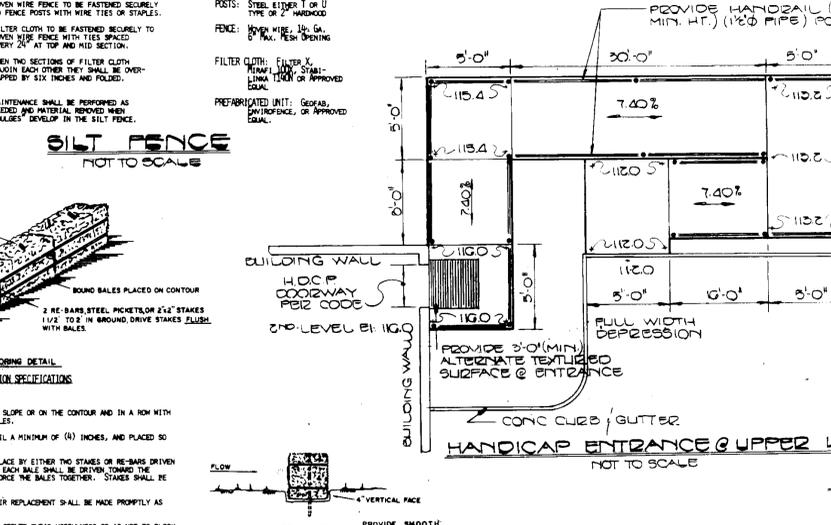
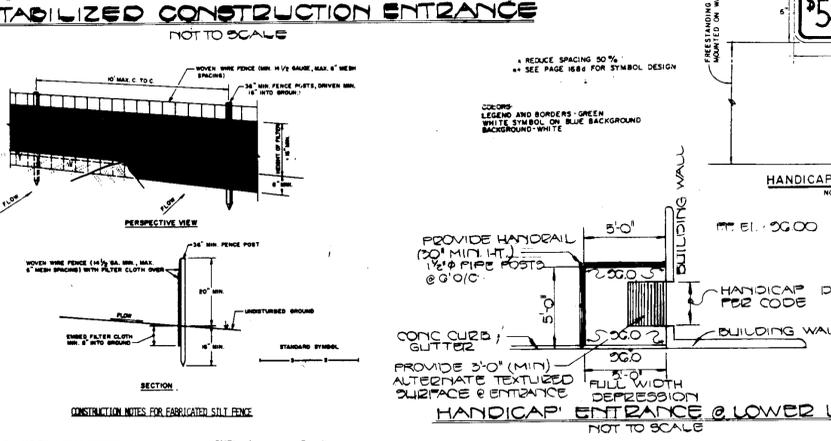
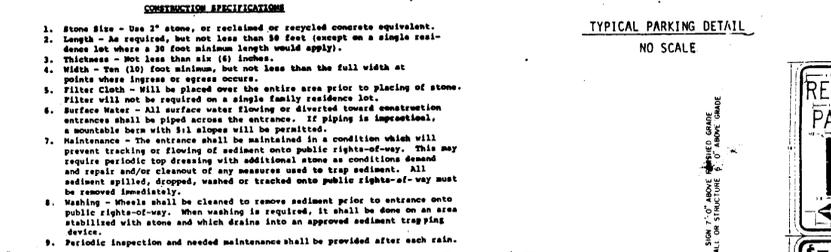
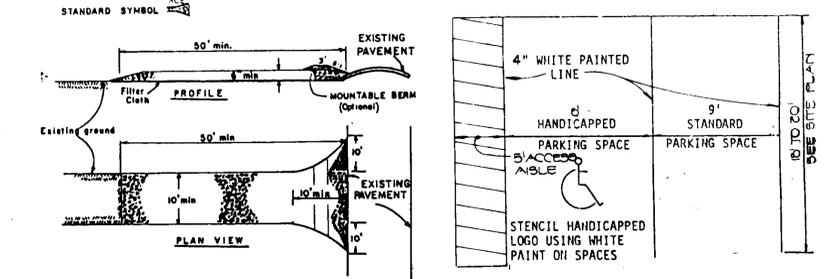
PERMANENT SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING.
 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ. FT.) BEFORE SEEDING.
 HARRROW OR DISC INTO UPPER THREE-INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 50 LBS PER ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELLS 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 WELLS ANCHORED STRAW MULCH.
MULCHING: APPLY 14 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL 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.

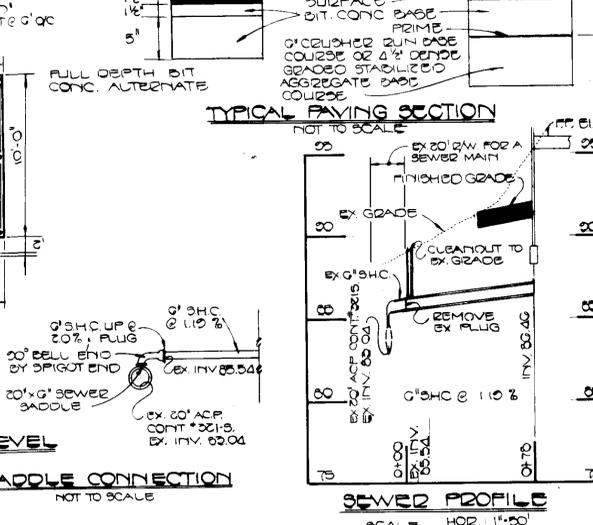
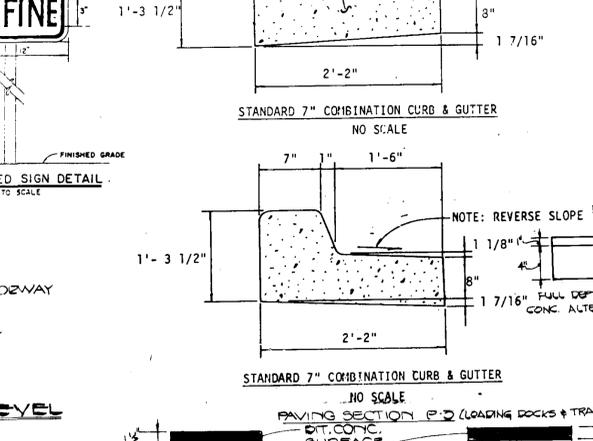
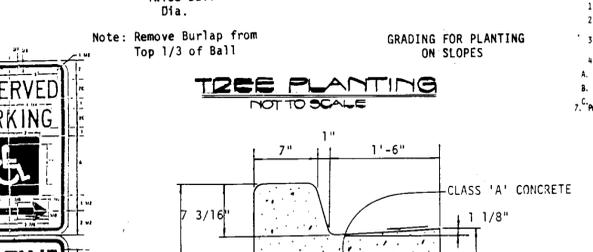
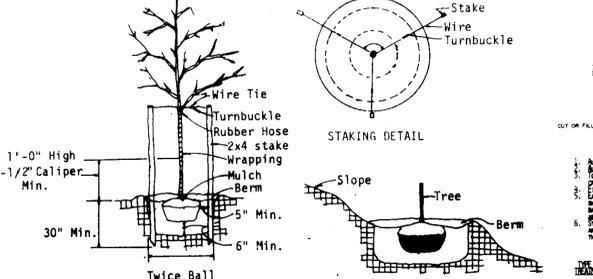
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.
TEMPORARY SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU NOVEMBER 15, SEED WITH 75 BUSHES PER ACRE OF ANNUAL RYE (2.3 LBS/1000 SQ. FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.
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 REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

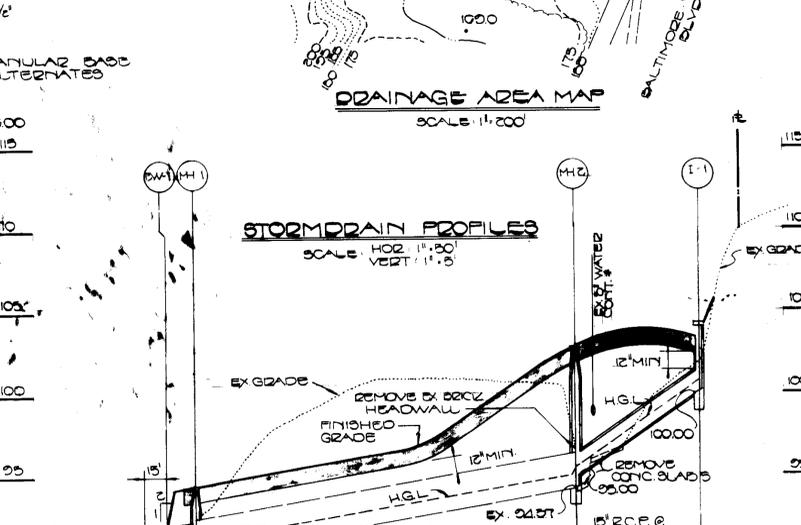
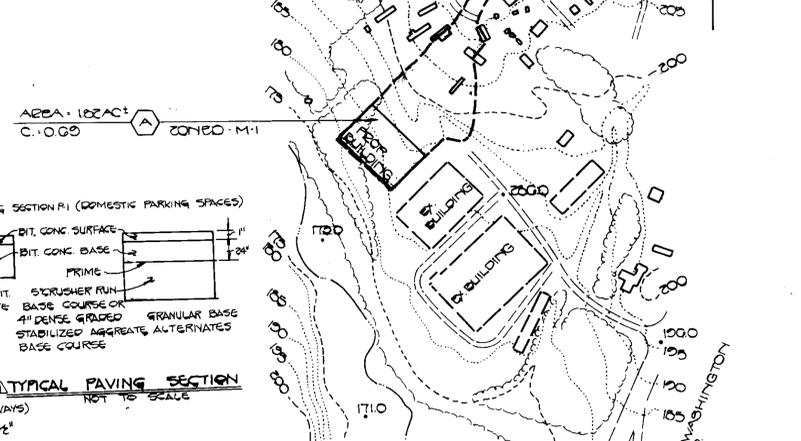
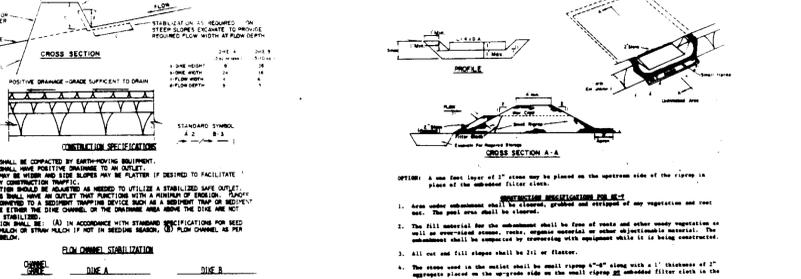
SEDIMENT CONTROL NOTES:
 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (992-2437)
 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 MARKING 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (SEC. 51) AND (SEC. 54) TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONG 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 1057 ACRES
 AREA DISTURBED 200 ACRES
 AREA TO BE ROOFED OR PAVED 150 ACRES
 AREA TO BE VEGETATIVELY STABILIZED 955 ACRES
 TOTAL CUT 1100 CU. YDS.
 TOTAL FILL 1100 CU. YDS.
 OFFSITE WASTE/BORROW AREA LOCATION BALANCED SITE
 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.



NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	REMARKS
1-1	A-5	104.33	--	100.00	SD 4.01
MH-1	STD.	94.50	90.30	89.97	G 5.01
MH-2	STD.	103.00	95.00	94.37	G 5.01
EW-1	METAL	91.65	--	89.65	SD 5.61



OWNER AND DEVELOPER:
 CROSSROADS PARK LIMITED PARTNERSHIP
 C/O COLQUITT-CARRUTHERS
 6337 EXECUTIVE BOULEVARD
 ROCKVILLE, MARYLAND 20852



NOTES AND DETAILS
 PROPERTY OF
 CROSSROADS PARK LIMITED PARTNERSHIP
CROSSROADS INDUSTRIAL BUILDING
 TAX MAP 47 PARCEL 500
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 JULY 10, 1985
 SCALE: AS SHOWN
 REVISION NOVEMBER 17, 1985
 SHEET 3 OF 4
 S.D.P. 83-20

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 10-21-85

APPROVED
 PROFESSIONAL ENGINEER
 DATE: 11/16/85

FISHER, COLLINS AND CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855

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REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE
 DATE: 3-20-86

APPROVED: DEPARTMENT OF PUBLIC WORKS, FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DIRECTOR, PUBLIC WORKS
 DATE: 3-21-86

APPROVED: OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 DATE: 3-26-86

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS.
 HEALTH OFFICER
 DATE: 3-21-86

