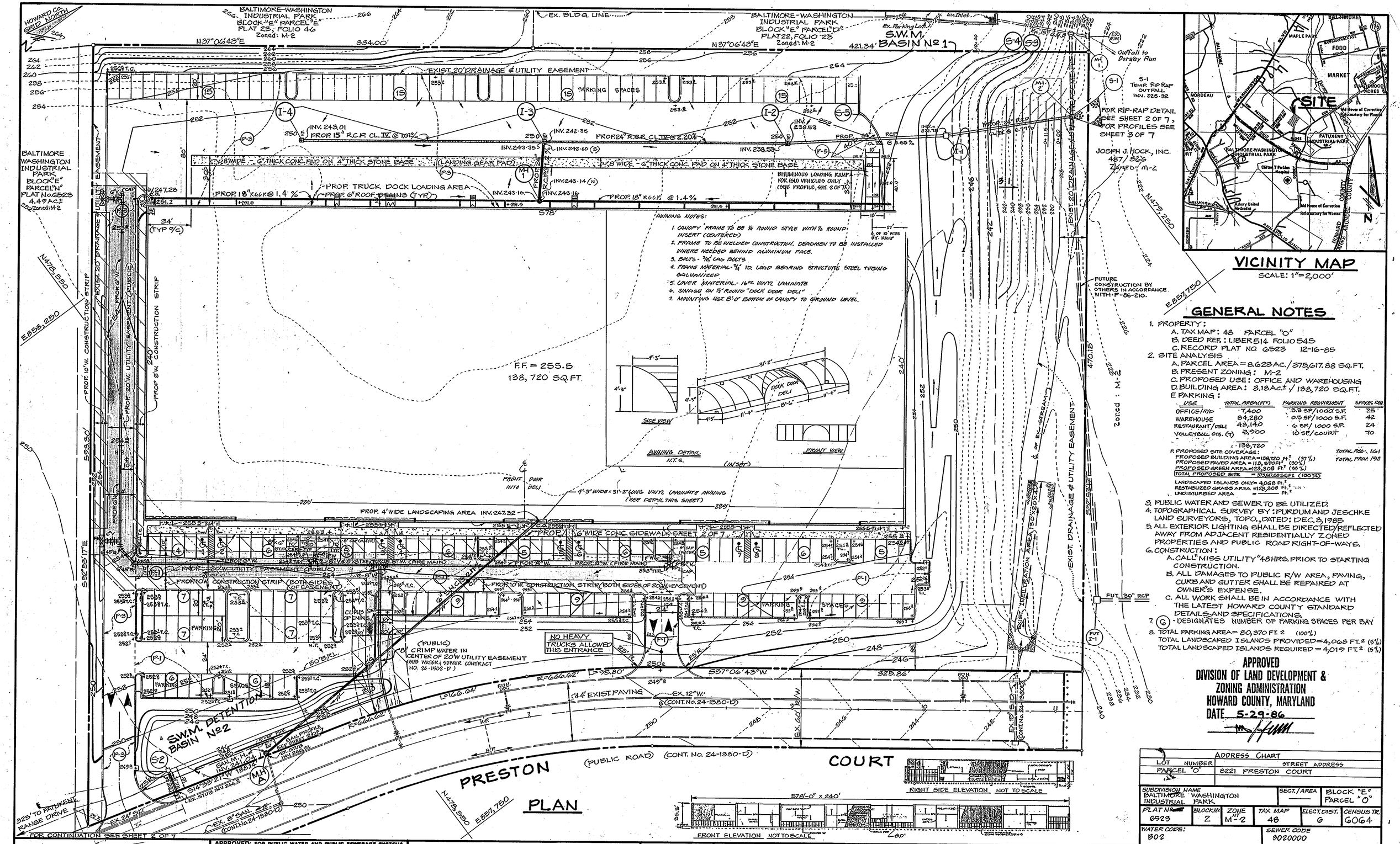


VICINITY MAP

SCALE: 1"=2,000'

GENERAL NOTES

1. PROPERTY:
   - A. TAX MAP: 48 PARCEL "O"
   - B. DEED REF.: LIBER 514 FOLIO 545
   - C. RECORD PLAT NO 6523 12-16-85
2. SITE ANALYSIS
   - A. PARCEL AREA = 8.623 AC./ 375,617.88 SQ.FT.
   - B. PRESENT ZONING: M-2
   - C. PROPOSED USE: OFFICE AND WAREHOUSING
   - D. BUILDING AREA: 3.18 Ac.± / 138,720 SQ.FT.
   - E. PARKING:

USE	TOTAL AREA (ft²)	PARKING REQUIREMENT	SPACES REQ.
OFFICE/R&D	7,400	3.3 SF/1000 S.F.	25
WAREHOUSE	84,280	0.5 SF/1000 S.F.	42
RESTAURANT/DELI	43,140	6 SF/1000 S.F.	24
VOLLEYBALL CTS. (4)	3,900	10 SF/COURT	40
	138,720		

   - F. PROPOSED SITE COVERAGE:
     - PROPOSED BUILDING AREA = 138,720 ft² (37%)
     - PROPOSED PAVED AREA = 113,539 ft² (30%)
     - PROPOSED GREEN AREA = 123,308 ft² (33%)
     - TOTAL PROPOSED SITE = 375,617.88 SQ.FT. (100%)
     - LANDSCAPED ISLANDS ONLY = 4,068 ft²
     - RESTABILIZED GRASS AREA = 123,308 ft²
     - UNDISTURBED AREA = — ft²

TOTAL REQ.: 161
TOTAL PROV.: 192

3. PUBLIC WATER AND SEWER TO BE UTILIZED.
4. TOPOGRAPHICAL SURVEY BY: PURDUM AND JESCHKE LAND SURVEYORS, TOPO., DATED: DEC. 3, 1985
5. ALL EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAYS.
6. CONSTRUCTION:
   - A. CALL "MISS UTILITY" 48 HRS. PRIOR TO STARTING CONSTRUCTION.
   - B. ALL DAMAGES TO PUBLIC R/W AREA, PAVING, CURB AND GUTTER SHALL BE REPAIRED AT OWNER'S EXPENSE.
   - C. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARD DETAILS AND SPECIFICATIONS.
7. (G) - DESIGNATES NUMBER OF PARKING SPACES PER BAY
8. TOTAL PARKING AREA = 80,370 FT. 2 (100%)
   - TOTAL LANDSCAPED ISLANDS PROVIDED = 4,068 FT.² (5%)
   - TOTAL LANDSCAPED ISLANDS REQUIRED = 4,019 FT.² (5%)

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

ADDRESS CHART	
LOT NUMBER / PARCEL "O"	STREET ADDRESS: 8221 PRESTON COURT

SUBDIVISION NAME	SECT./AREA	BLOCK
BALTIMORE WASHINGTON INDUSTRIAL PARK	—	BLOCK "E" PARCEL "O"

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
6523	2	M-2	48	6	6064

WATER CODE: B02 SEWER CODE 3020000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 6-25-86
CHIEF BUREAU OF ENGINEERING — DATE 6-25-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 6-26-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

KIDDE CONSULTANTS, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1100 WEST STREET / LAUREL, MD. 20707
(301) 725-0665 / 792-8686
JOHN E.C. PATMORE MD. P.E. NO. 8478

STATE OF MARYLAND — JOHN E. C. PATMORE — No. 8478 — REGISTERED PROFESSIONAL ENGINEER

NO.	REVISION	DATE
	S.D. INVS.	8/21/86
	GRADING & NEW S.D.	12/27/85
3	ADDED NOTE 10	2/2/87
4	REV. PARKING CALCULATION ADD STAIRS TO ROOF OF BLDG.	2/11/10

OWNER/DEVELOPER
HOWARD DEVELOPMENT LIMITED PARTNERSHIP
(NEAL RUCHMAN — GENERAL PARTNER)
8242-D SANDY COURT
JESSUP, MD 20794
(301) 792-9431

SITE DEVELOPMENT PLAN AND GENERAL NOTES FOR JEFFERSON BUSINESS CENTER

FOR: RESEARCH ANALYSIS INSTITUTE

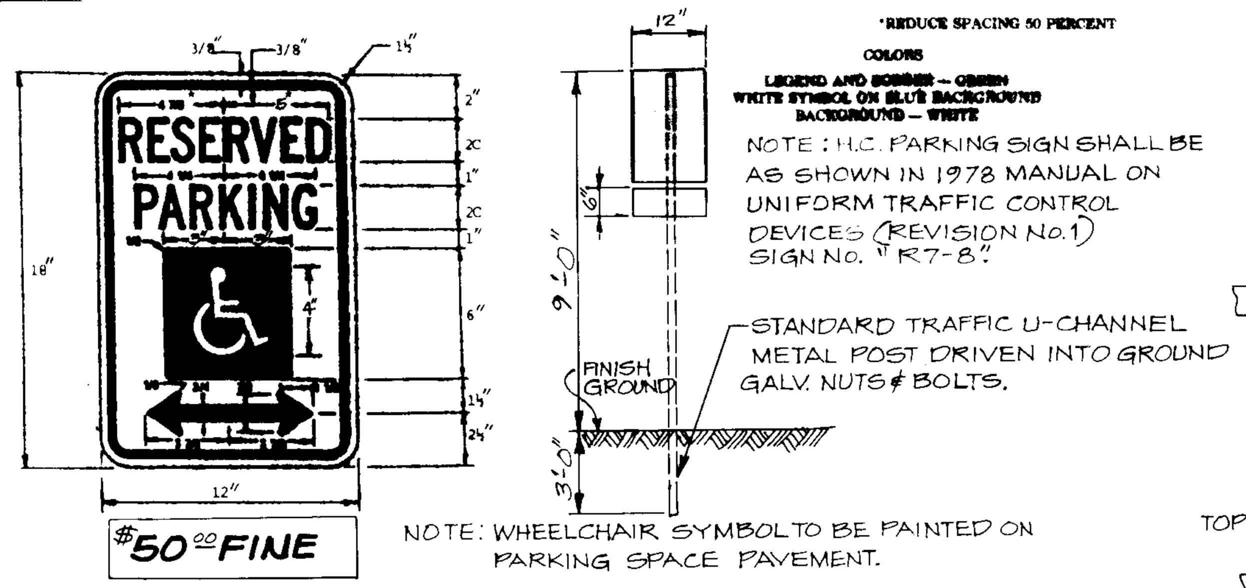
WITHIN BALTIMORE WASHINGTON INDUSTRIAL PARK

PARCEL "O" - BLOCK "E"
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 48 MARCH 12, 1986

SCALE: 1" = 30'

SHEET NO. 1 OF 7

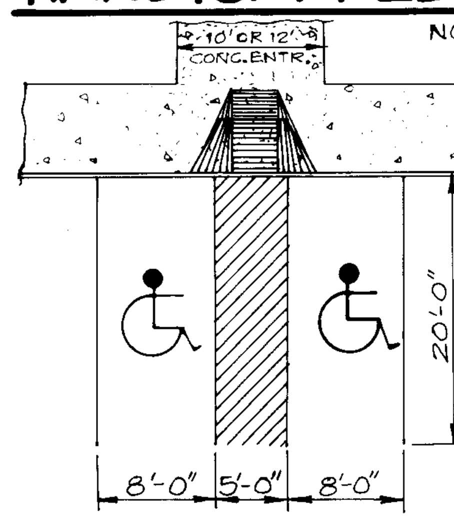
SDP-86-187



HANDICAPPED PARKING SIGN

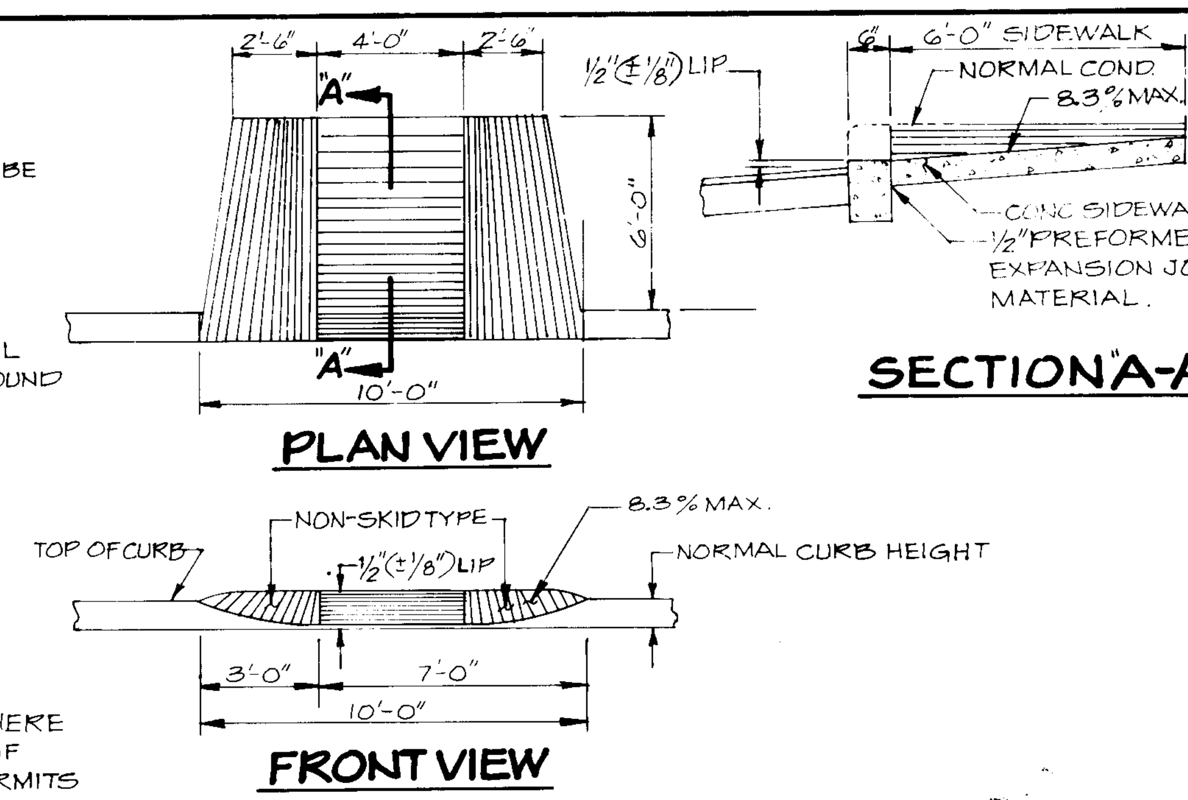
NO SCALE

NOTE: ALL HANDICAP DESIGNS SHOWN HERE IN ACCORDANCE WITH BUREAU OF INSPECTIONS, LICENSES AND PERMITS CRITERIA DATED OCT. 7, 1984.



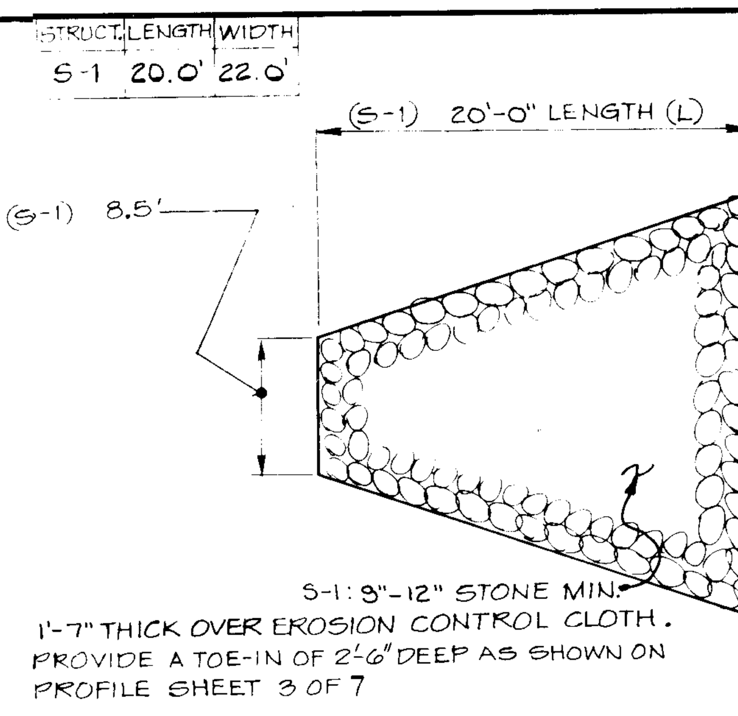
HANDICAPPED PARKING DETAIL

NO SCALE



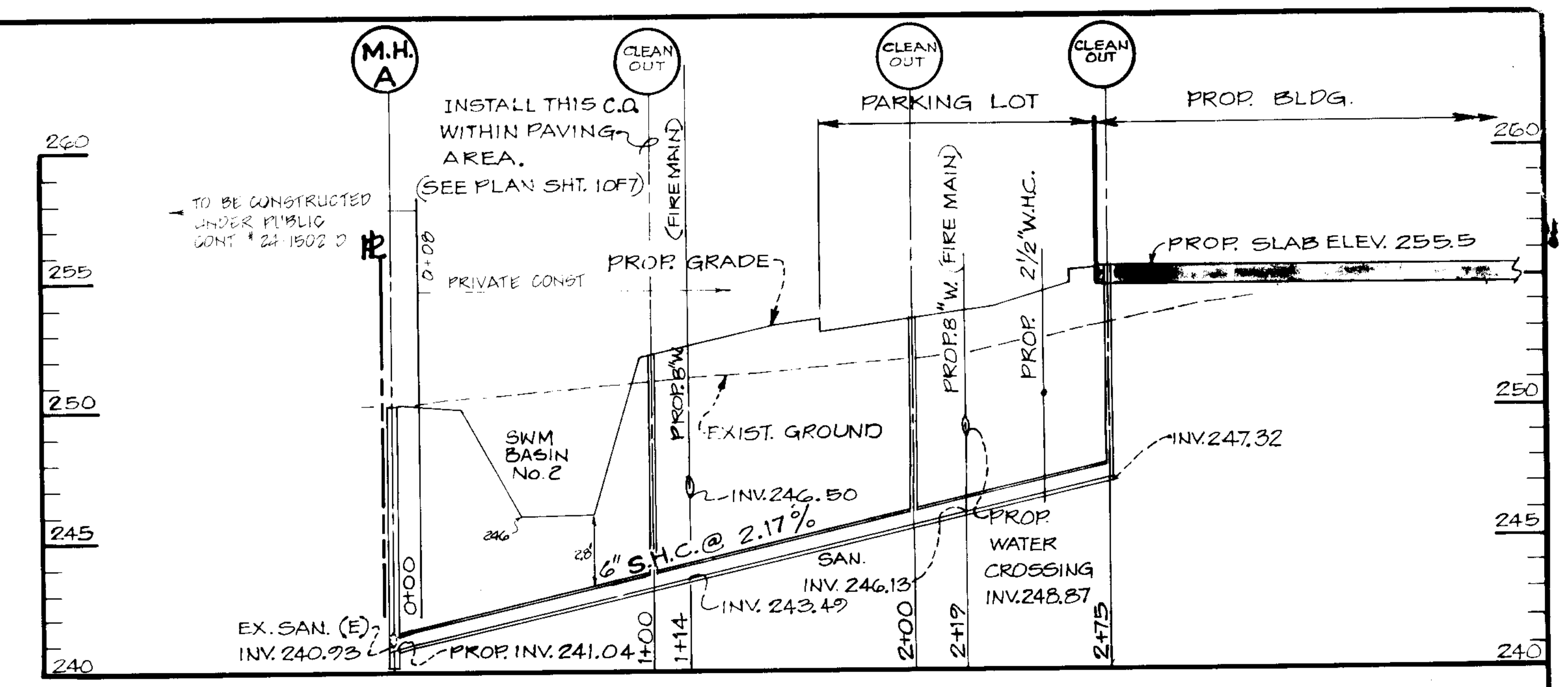
HANDICAPPED RAMP DETAILS

NO SCALE
FOR PLAN SEE SHEET 1 OF 7



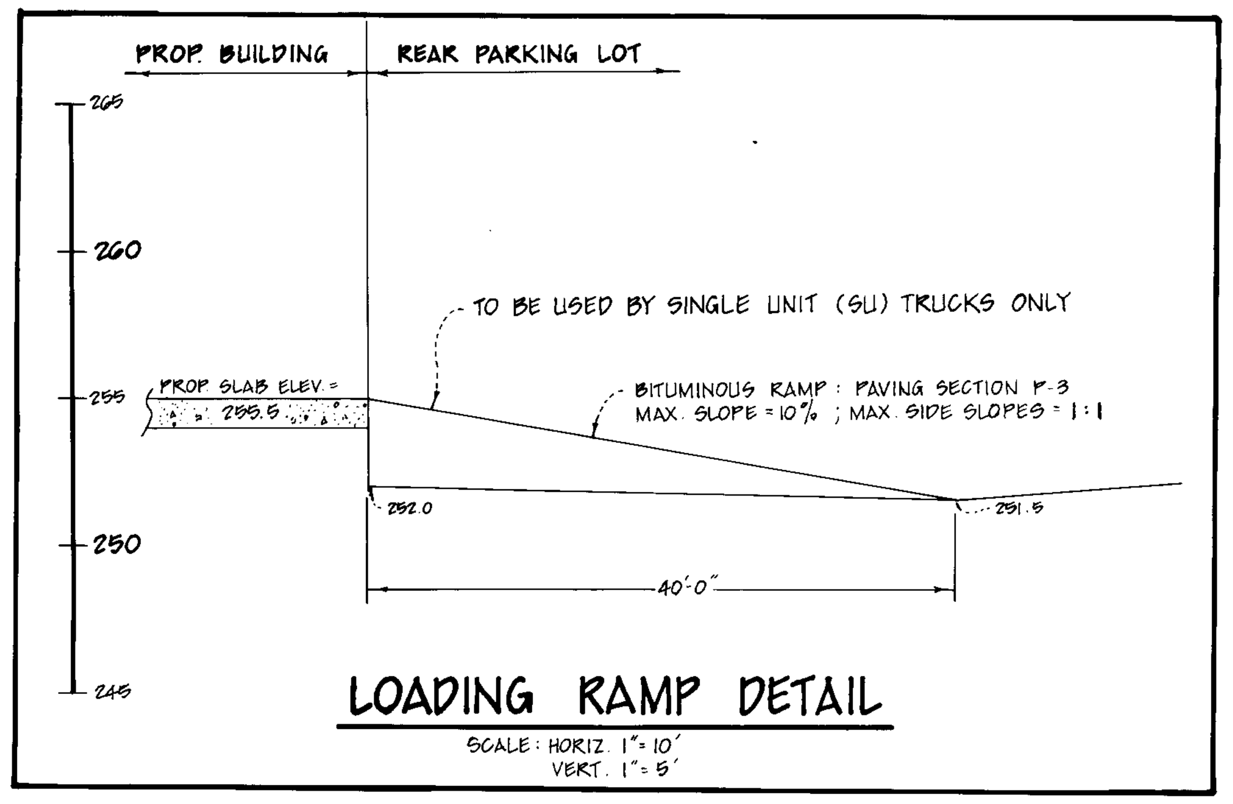
S-1 TEMPORARY RIP-RAP & OUTFALL DETAIL

NO SCALE
FOR PLAN SEE SHEET 1 OF 7



SEWER PROFILE

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



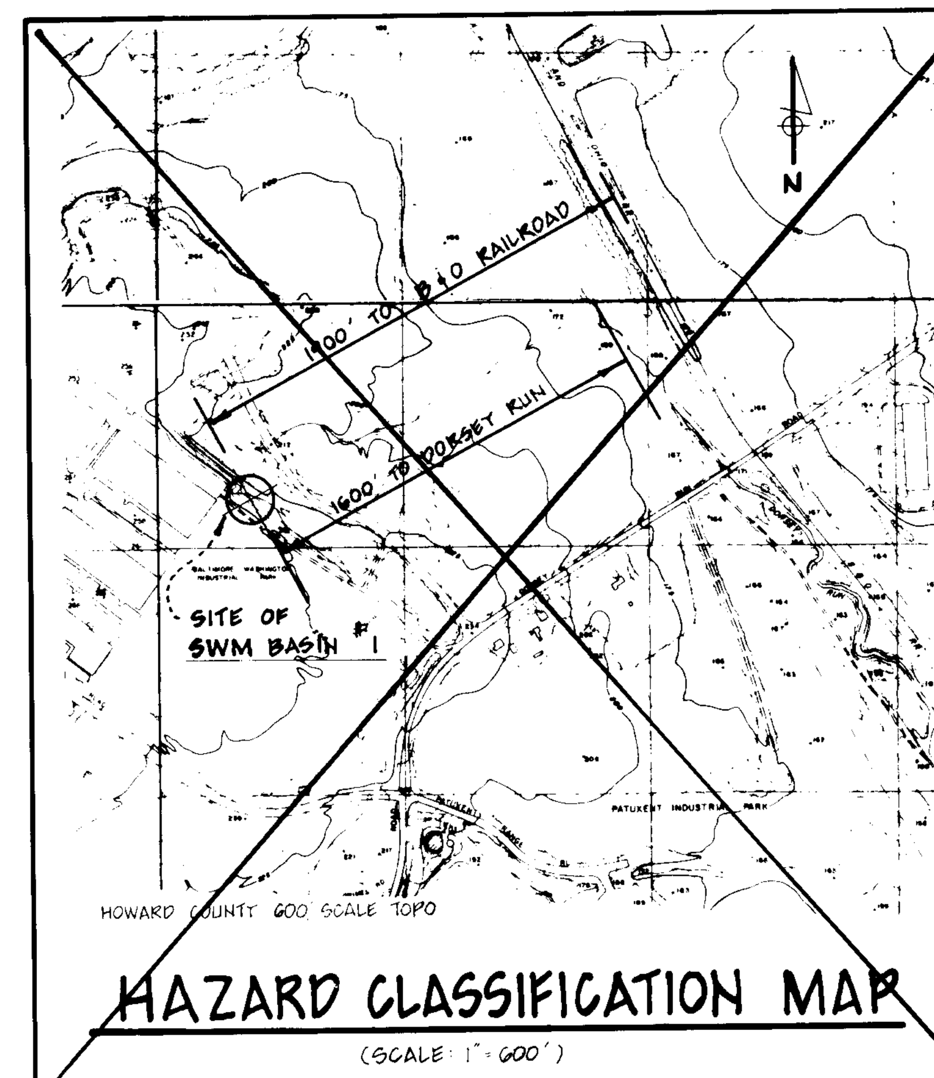
LOADING RAMP DETAIL

SCALE: HORIZ. 1" = 10'
VERT. 1" = 5'

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS: FULL DEPTH BIT. CONC. ALTERNATE	PAVEMENT MATERIALS: GRANULAR BASE ALTERNATES
P-1	PARKING AREAS AND TRAVELWAYS FOR AUTO.S ONLY, COMMERCIAL ZONES WITH NO HEAVY TRUCKS. P-1 AS SHOWN ON SHEET 1 OF 7	1" BIT. CONC. SURFACE; 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE; 2" BIT. CONC. BASE; PRIME; 5" CRUSHER RUN BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE
P-3	PARKING AREA & TRAVELWAYS COMMERCIAL ZONES, MORE THAN 10 HEAVY TRUCKS PER DAY, ALSO LOADING DOCK AREAS IN REAR OF SITE. P-3 AS SHOWN ON SHEET 1 OF 7	1 1/2" BIT. CONC. SURFACE; 1 1/2" BIT. CONC. BASE; 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE; 4 1/2" BIT. CONC. BASE; PRIME; 6" CRUSHER RUN BASE COURSE OR 4 1/2" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

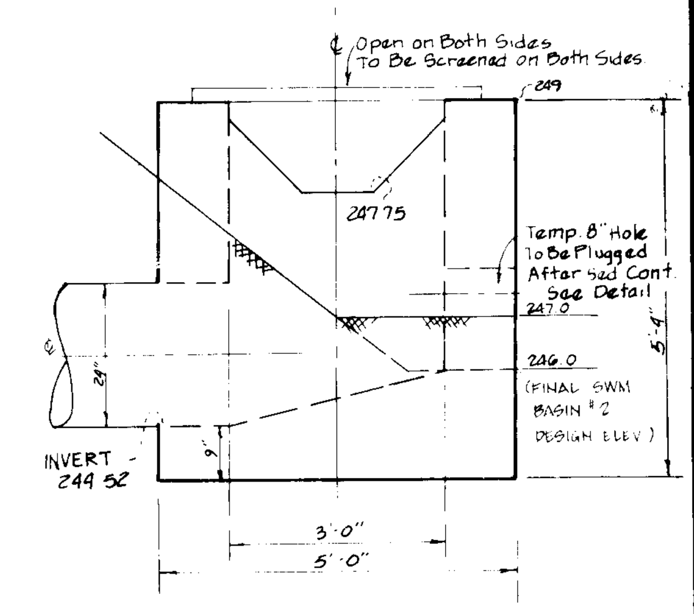
PAVING SECTIONS

NO SCALE



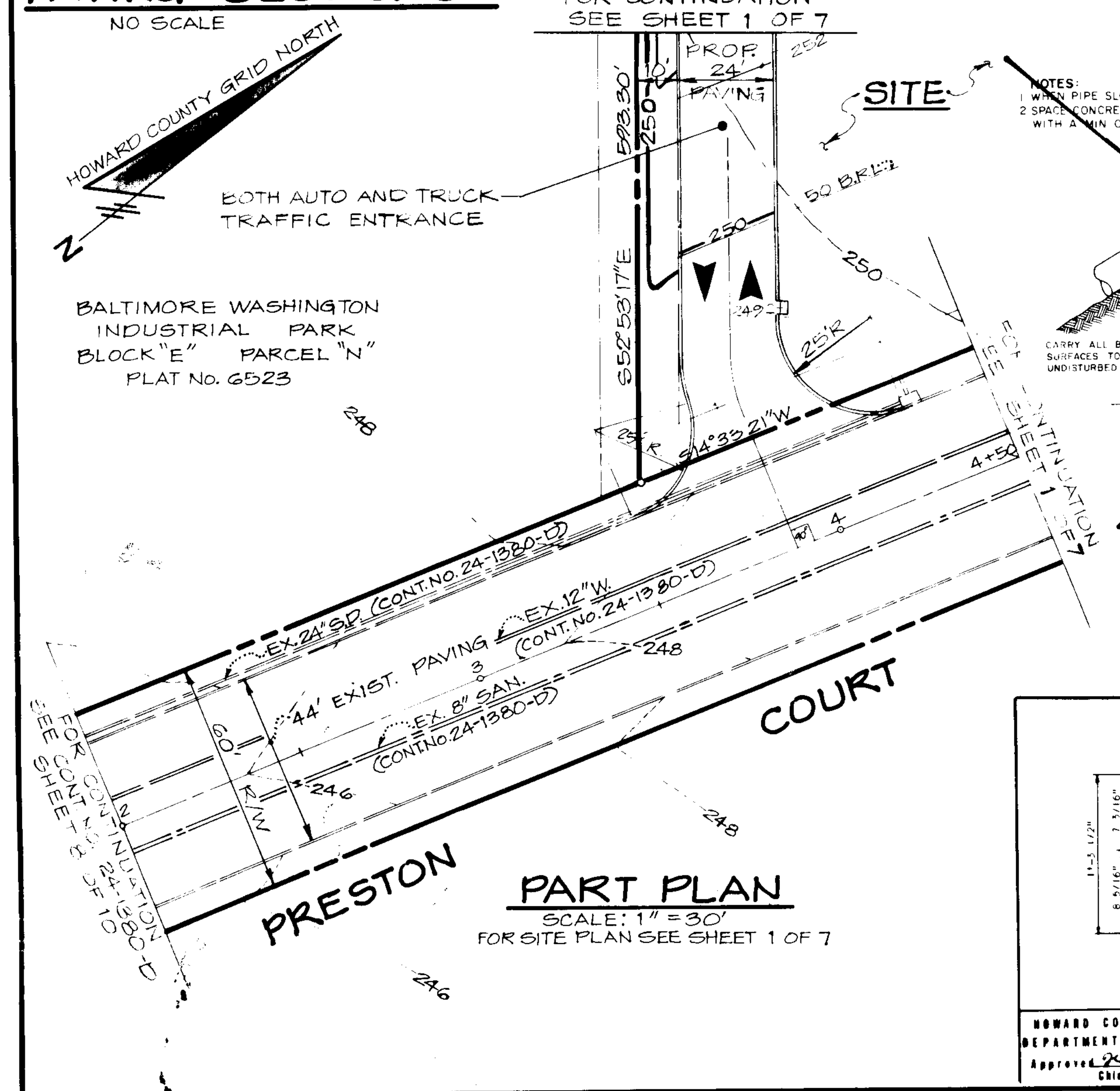
HAZARD CLASSIFICATION MAP

(SCALE: 1" = 600')



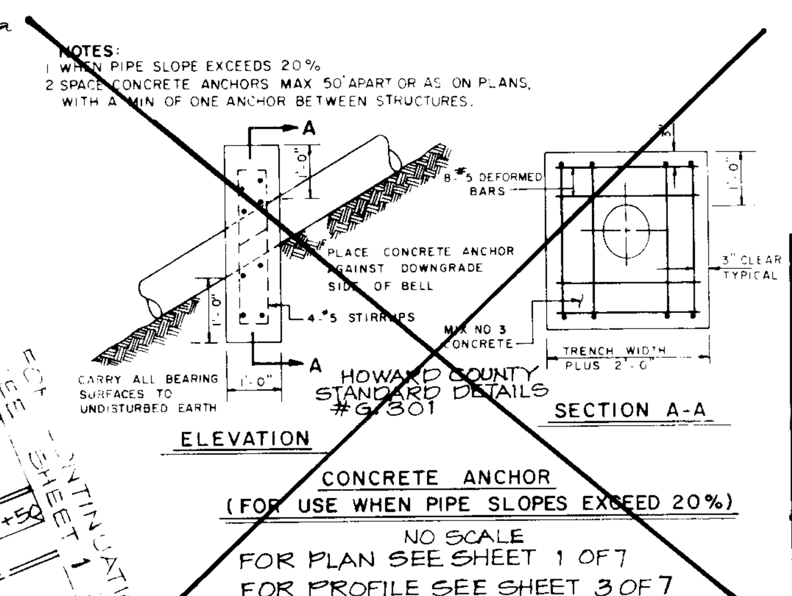
NTS **MODIFIED "K" TYPE INLET FOR S-6**

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY MARYLAND
DATE 5-29-86

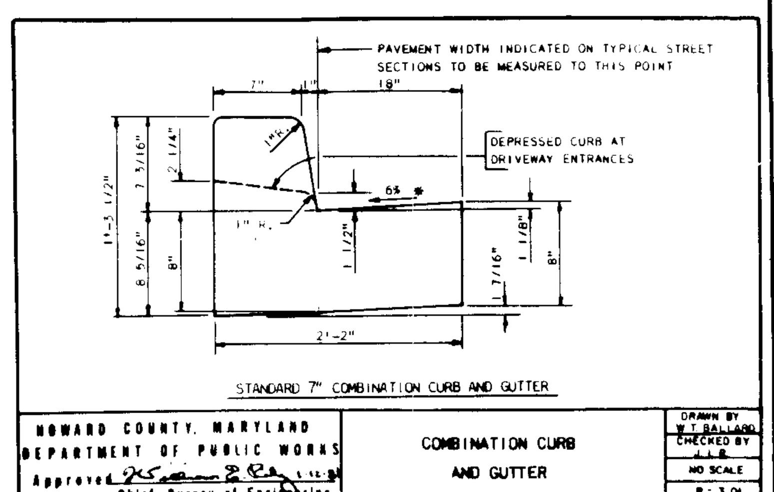


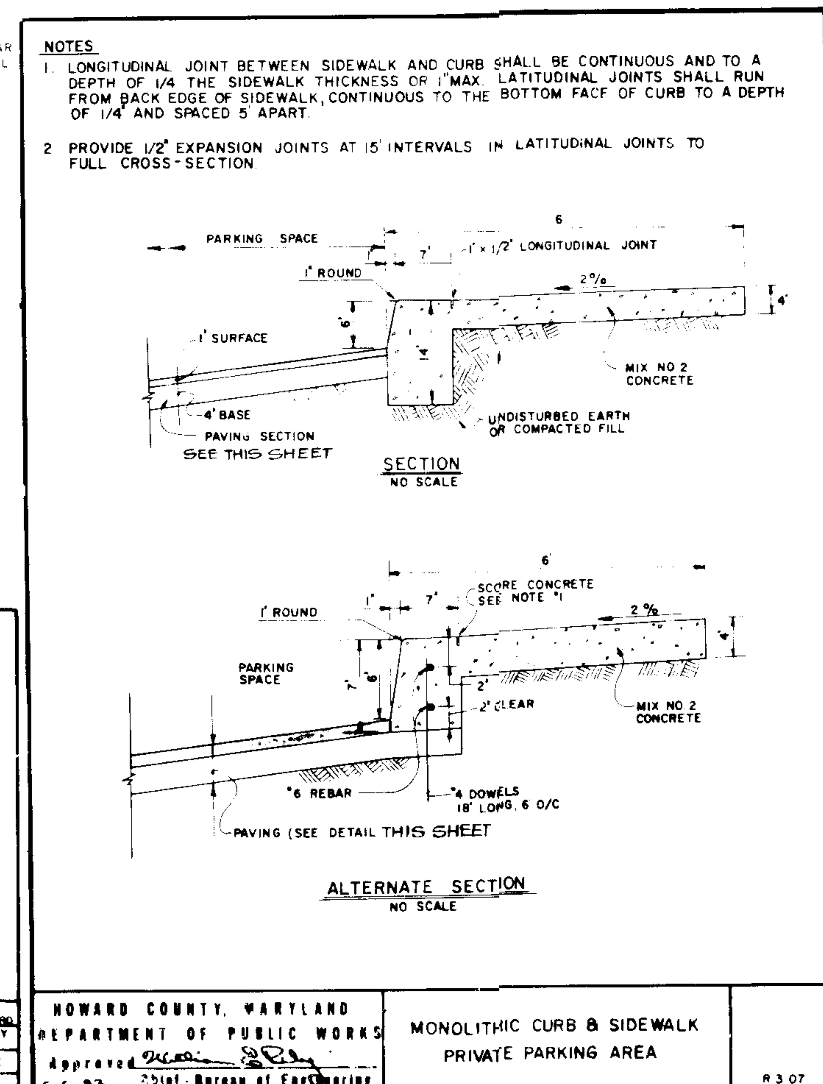
PART PLAN

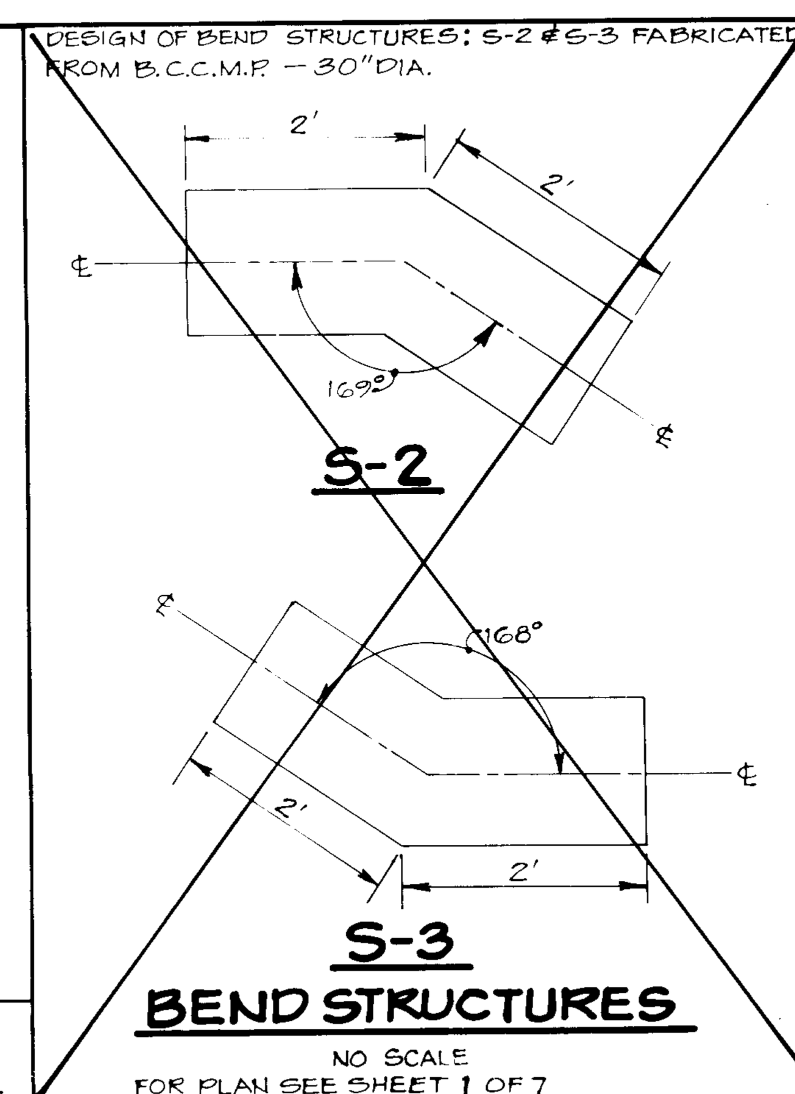
SCALE: 1" = 30'
FOR SITE PLAN SEE SHEET 1 OF 7



CONCRETE ANCHOR
(FOR USE WHEN PIPE SLOPES EXCEED 20%)
NO SCALE
FOR PLAN SEE SHEET 1 OF 7
FOR PROFILE SEE SHEET 3 OF 7

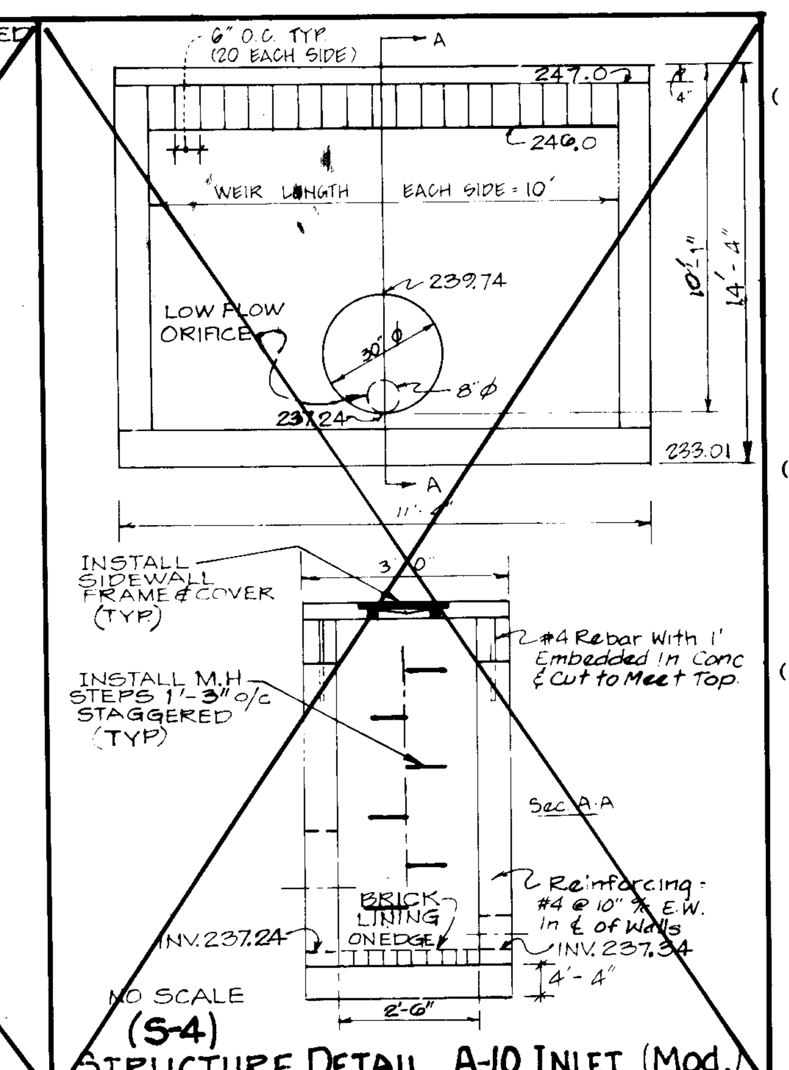






BEND STRUCTURES

NO SCALE
FOR PLAN SEE SHEET 1 OF 7



(S-4)
STRUCTURE DETAIL A-10 INLET (Mod.)

( ) By the Developer:

"I certify that all development and/or construction will be done according to these plans, and that any 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 will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."

Signature of Developer — NEAL RUCHMAN — Date 6-5-86

( ) By the Engineer:

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion."

JOHN E C PATMORE, MD PE NO 8978 — DATE 6/5/86

( ) These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control.

U.S. Soil Conservation Service — Date 6-?-86

( ) These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

Howard Soil Conservation District — Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 6-25-86
CHIEF BUREAU OF ENGINEERING — DATE 6-25-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 6-26-86
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

KIDDE CONSULTANTS, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1100 WEST STREET / LAUREL, MD 20707
(301) 725-0665 / 792-8086
JOHN E.C. PATMORE MD PE NO 8978

NO.	REVISION	DATE
	CROSSED OUT DETAIL & RIPRAP	12/23/86

OWNER/DEVELOPER
HOWARD DEVELOPMENT LIMITED PARTNERSHIP
(NEAL RUCHMAN - GENERAL PARTNER)
8242-D SANDY COURT
JESSUP, MD 20794
(301) 792-9431

PART PLAN, PROFILES AND DETAILS FOR JEFFERSON BUSINESS CENTER

FOR: RESEARCH ANALYSIS INSTITUTE

WITHIN BALTIMORE WASHINGTON INDUSTRIAL PARK
PARCEL "O" - BLOCK "E"
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 48 — MARCH 12, 1986

SCALE: AS SHOWN

SDP-86-187

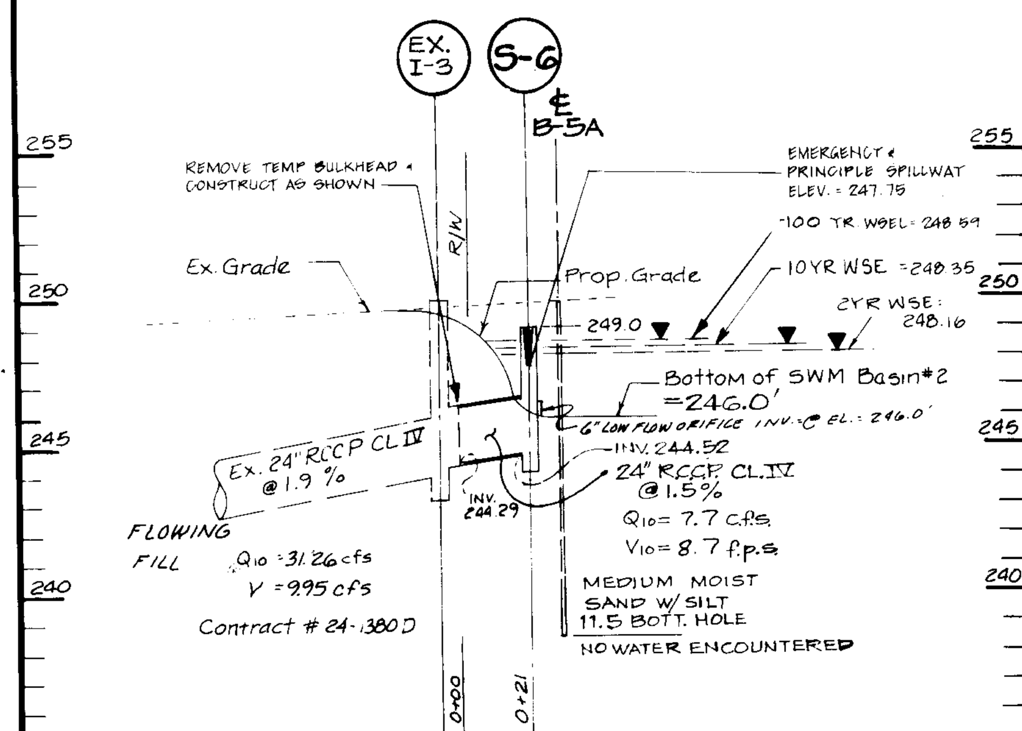
BUILDING STORM DRAINS

CONNECTING PIPE

SCALES FOR ALL PROFILES ABOVE : HORIZ. 1"=50' VERT. 1"=5'

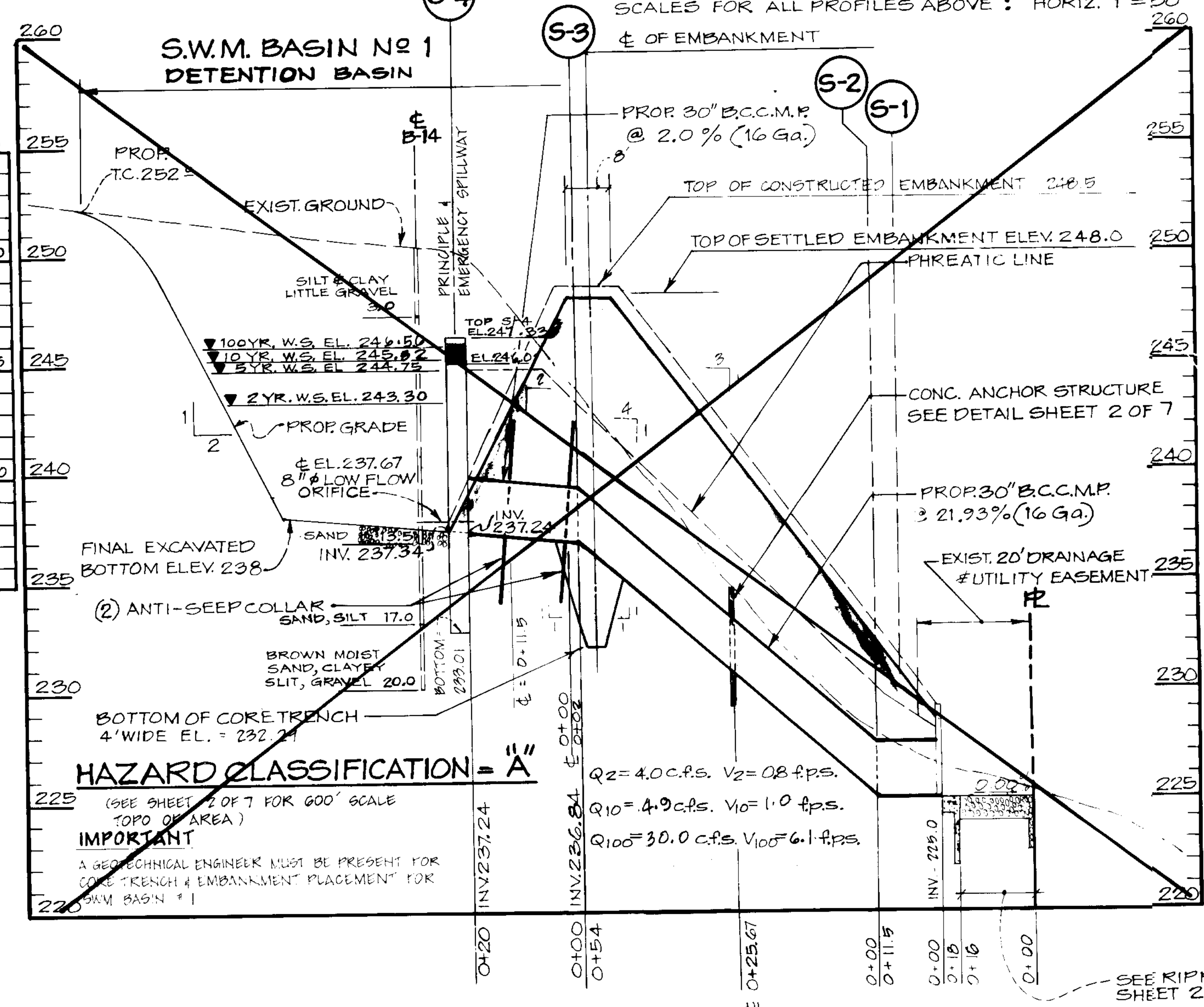
PARKING LOT STORM DRAINS

S.W.M. BASIN #2
DETENTION BASIN



PROFILE FROM S.W.M. BASIN # 2

PROFILE SCALES: VERT. 1"=5' HORIZ. 1"=50'



HAZARD CLASSIFICATION = "A"

(SEE SHEET 2 OF 7 FOR 600' SCALE TOPO OF AREA)

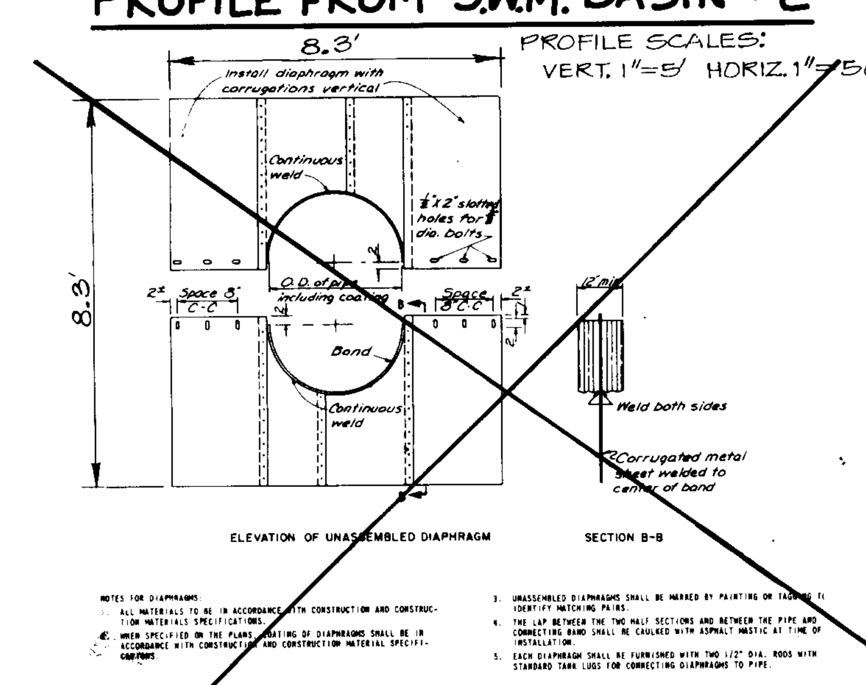
IMPORTANT

A GEOTECHNICAL ENGINEER MUST BE PRESENT FOR CORE TRENCH & EMBANKMENT PLACEMENT FOR SWM BASIN # 1

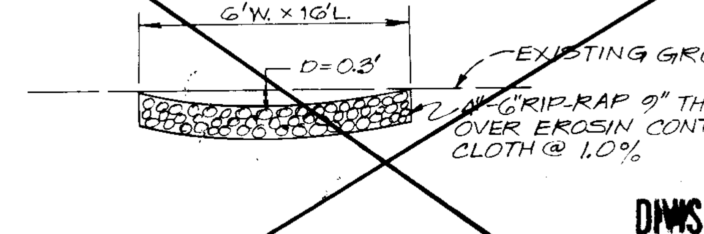
SEE RIPRAP DETAIL SHEET 2 OF 7

PROFILE ℄ OF DISCHARGE BARREL - S.W.M. BASIN №1

SCALES: HORIZ.: 1"=20' VERT.: 1"=5'



DETAILS OF CORRUGATED METAL ANTI-SEEP COLLARS (DIAPHRAGM)
NO SCALE



LOW FLOW CHANNEL DETAIL
NOT TO SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

SEDIMENT CONTROL & POND CONSTRUCTION

"I certify that all development and/or construction will be done according to these plans, and that any 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 will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."

Signature of Developer — 6/5/86 Date
NEAL RUCHMAN - GENERAL PARTNER

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he must provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion"

JOHN E. C. PATMORE MD PE NO 8978 — 6/5/86. DATE

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control.

U.S. Soil Conservation Service — 6-12-86 Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

Howard Soil Conservation District — 6/12/86 Date

Storm Water Management

CONSTRUCTION SPECIFICATIONS

I. SITE PREPARATION

Areas under the embankment and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. To facilitate clean out and restoration, it is recommended that the permanent pool area be cleared of all brush and trees.

II. EARTH FILL

Material

The fill material shall be taken from approved designated borrow area or areas. It shall be free from roots, stumps, wood, rubbish, oversize stones, frozen or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased at least 10 percent above the design elevation (including freeboard) unless otherwise shown on the plans.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction

The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture so that it can be formed into a ball without crumbling. If water can be squeezed out of the ball, it is too wet to compact properly.

Core Trench

Where specified, a core trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill material for the core trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability.

III. STRUCTURAL BACKFILL

Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

IV. PIPE CONDUITS

A. CORRUGATED METAL PIPE

1. Materials - (Steel Pipe) - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHO Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHO Specification M-196 or M-211 with watertight coupling bands. Coupling bands, anti-seep collars, end sections, etc. must be composed of the same material as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be less than 9 and greater than 4.

Helically corrugated pipe in addition to the requirements above shall have either continuously welded seams or have lock seams which are caulked with a neoprene bead.

2. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around. Watertight coupling bands shall be used at all joints. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight.

3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

4. Laying pipe - The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.

5. Backfilling shall conform to structural backfill as shown above.

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

B. REINFORCED CONCRETE PIPE

1. Materials - Reinforced concrete pipe shall have a rubber gasket joint and shall equal or exceed ASTM Specification C-361. Approved equivalents are AWWA Specification C-300, 301, and 302.

2. Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 10% of its diameter with a minimum thickness of 3". W.S.S.C. low cradle bedding is an approved equivalent.

3. Laying pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed on the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe.

4. Backfilling shall conform to structural backfill as shown above.

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

V. CONCRETE

Concrete shall meet minimum requirements set forth in Maryland State Highway Administration Specifications for Materials, Highways, Bridges, and Incidental Structures, Article 20.07 (Portland Cement Concrete Mixtures), Class A-1, or P-1.

VI. STABILIZATION

All borrow areas shall be graded to provide proper drainage and left in a sightly condition. All exposed surfaces of the embankment, spillway and borrow areas shall be stabilized by seeding and applying straw mulch in accordance with Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas immediately after final grading.

EROSION CONTROL FACILITIES
All disturbed areas shall be controlled by an Erosion and Sediment Control Plan which has been approved by the Howard County Soil Conservation District (HCSCD).

SEEDING
Seeding, fertilizing and mulching shall be as follows:

Seed Mix:	**90% Kentucky 31 Tall Fescue** **10% Kenblue** **Applied at a rate of 300 lbs. per acre.**
Lime:	**2 tons/acre Dolomitic Limestone.**
Fertilizer:	**600 lbs./acre 10-20-20 fertilizer before seeding, disc in 400 lbs./acre 38-0-0 ureaform fertilizer, and 500 lbs./acre 10-20-20 fertilizer at time of seeding.**
Mulch:	**Straw at 4,000 lbs. per acre.**
Anchoring:	**Mulching tool or emulsified asphalt binder at a rate of 8 gal. per 1,000 square feet.**

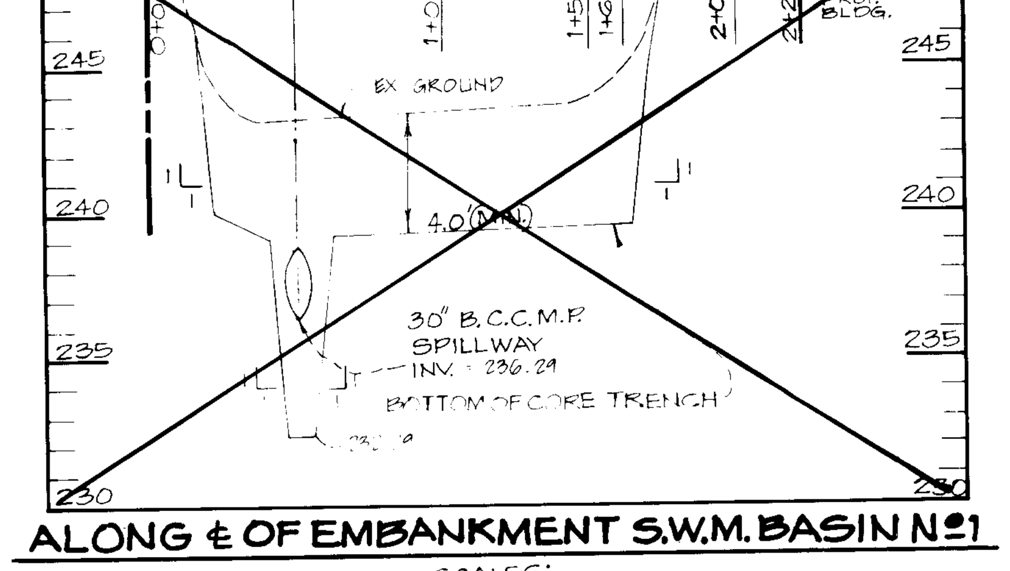
FILTER CLOTH
All filter cloth shall be Polyfilter - X or equivalent.

RIPRAP
All riprap shall conform to Howard County Specifications.

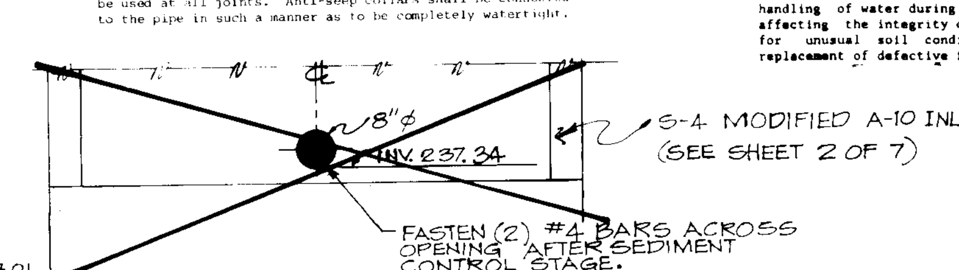
CONSTRUCTION INSPECTION BY DESIGNATED ENGINEERS
The construction of the pond and embankment, and certification that the pond and embankment have been built in accordance with the plans shall be under the supervision of a Registered Professional Engineer. The Engineer shall be notified sufficiently in advance of construction in order that arrangements can be made for 1) inspection of pipe trench and bedding, 2) inspection of riser and anti-seep collars and 3) supervision of embankment construction and compaction testing. The Engineer shall direct the handling of water during construction, minor changes not affecting the integrity of the dam in order to compensate for unusual soil conditions, and the removal and replacement of defective fill.

DRAINAGE STRUCTURE SCHEDULE
REVISED

No.	TYPE	INV. IN.	INV. OUT	TOP EL.	REMARKS
I-1	HO. CO. STD. CLASS TYPE "S" INLET	231.75	231.75	245.50	SEE HO. CO. STD. DETAIL SD 4.22
I-2	HO. CO. STD. CLASS TYPE "S" INLET	238.53	239.53	250.50	"
I-3	HO. CO. STD. CLASS TYPE "S" INLET	243.35	242.60	250.50	"
I-4	HO. CO. STD. CLASS TYPE "S" INLET	—	245.32	250.50	"
S-1	TEMP. RIP-RAP OUTLET	225.32	—	227.32	SEE DET. SHT. 2 OF 7.
S-2	MODIFIED TYPE "K" INLET	247.75	244.52	249.00	"
M-1	HO. CO. STD. PRECAST MANHOLE	243.16	243.14	251.50	SEE HO. CO. STD. DETAIL G-5.12



ALONG ℄ OF EMBANKMENT S.W.M. BASIN №1
SCALES: VERT. 1"=5' HORIZ. 1"=50'



ORIFICE DETAIL
NOT TO SCALE

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

DIRECTOR — DATE 6-25-86
CHIEF BUREAU OF ENGINEERING — DATE 6-25-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 6-26-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR — DATE 6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

KIDDE CONSULTANTS, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1100 WEST STREET / LAUREL, MD. 20707
(301) 725-0665 / 792-8086
JOHN E. C. PATMORE MD. P.E. NO 8978

NO.	REVISION	DATE
	SD & STRUCT SCHED	8/21/86
	STRUCT. SCHED, PROFILE	12/22/86
	CHANGES TO Profile From SWM Basin #2	7/29/87

OWNER/DEVELOPER
HOWARD DEVELOPMENT LIMITED PARTNERSHIP
(NEAL RUCHMAN - GENERAL PARTNER)
8242-D SANDY COURT
JESSUP, MD. 20794
(301) 792-9431

STRUCTURES AND PROFILES
FOR
JEFFERSON BUSINESS CENTER
FOR: RESEARCH ANALYSIS INSTITUTE

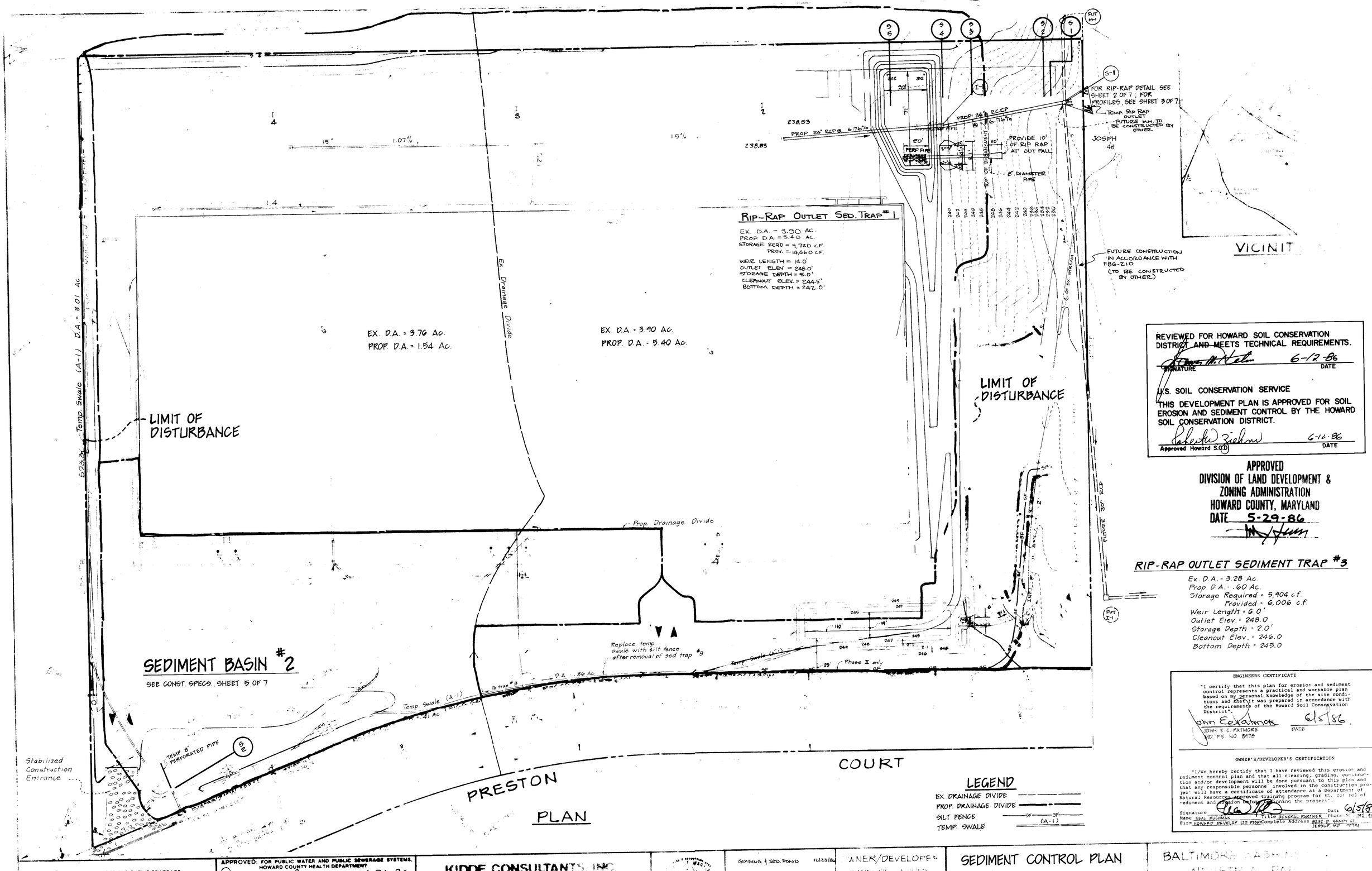
WITHIN
BALTIMORE WASHINGTON INDUSTRIAL PARK

PARCEL "O" - BLOCK "E"
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 48 MARCH 12, 1986

SCALE: AS SHOWN

SHEET NO. 3 OF 7

SDP-86-187



REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

SIGNATURE 6-12-86 DATE

U.S. SOIL CONSERVATION SERVICE

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

Approved Howard S.C.D. 6-12-86 DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

RIP-RAP OUTLET SEDIMENT TRAP #3

Ex. D.A. = 3.28 Ac.
Prop. D.A. = .60 Ac.
Storage Required = 5,904 c.f.
Provided = 6,006 c.f.
Weir Length = 6.0'
Outlet Elev. = 248.0
Storage Depth = 2.0'
Cleanout Elev. = 246.0
Bottom Depth = 245.0

ENGINEERS CERTIFICATE

"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".

John E. C. Patmore 6/5/86
JOHN E. C. PATMORE DATE
MD. P.E. NO. 8978

OWNER'S/DEVELOPER'S CERTIFICATION

"I/We hereby certify that I have reviewed this erosion and sediment control plan and that all clearing, grading, construction and/or development will be done pursuant to this plan and that any 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".

Signature Date 6/5/86
Name NEAL KUCHMAN Title GENERAL PARTNER Phone No. 792-9481
Firm HOWARD DEVELOP LTD PTSHP Complete Address 8242 D GANDY ST JESSUP, MD 20794

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
6-25-86 DATE
6-25-86 DATE
CHIEF, BUREAU OF ENGINEERING 6-27-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
6-26-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
6-27-86
DIRECTOR DATE
6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

KIDDE CONSULTANTS, INC.
ENGINEERS LAND PLANNERS & SURVEYORS
1100 WEST STREET
JOHN E. C. PATMORE MD. P.E. NO. 8978

GRADING & SED. POND 12/23/86

OWNER/DEVELOPER

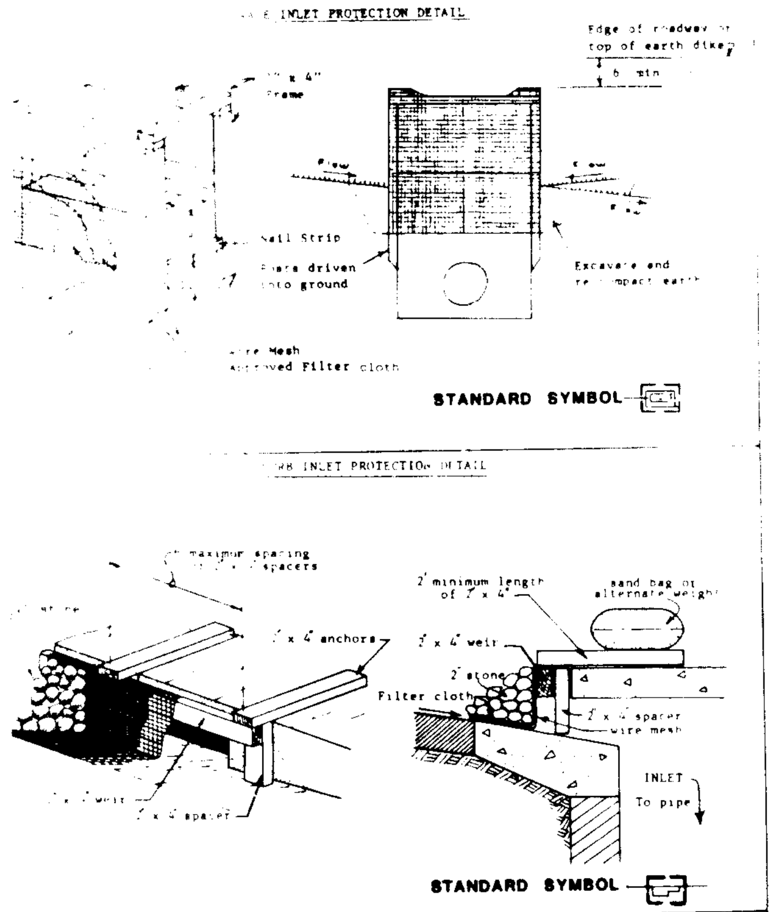
SEDIMENT CONTROL PLAN
JEFFERSON BUSINESS CENTER
FOR RESEARCH

BALTIMORE WASHINGTON INDUSTRIAL PARK

SHEET NO. 4 OF 7

SDP-86-187

CURB INLET PROTECTION DETAIL



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	INLET PROTECTION DETAIL	STANDARD DRAWING IPD—1

Construction Specifications

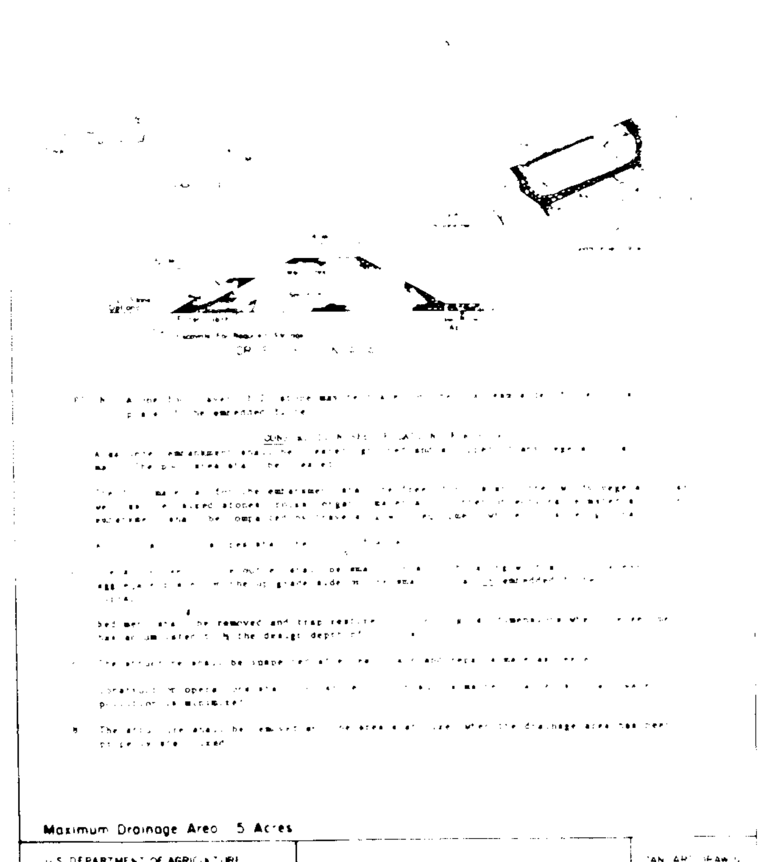
Materials

A. Wooden frame is to be constructed of 2"x4" construction grade lumber.

B. Plywood is to be a minimum thickness of 1/4" construction grade lumber.

Installation

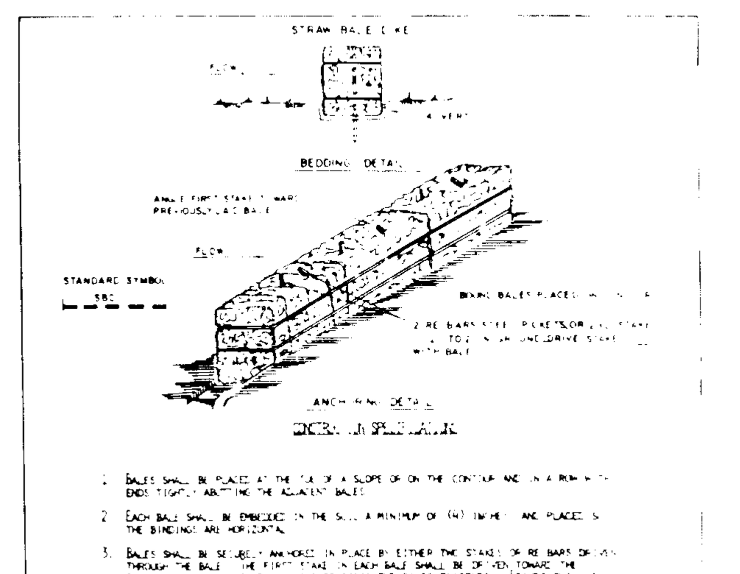
1. Cut plywood to extend a minimum of 6" past throat along curb.
2. Attach to anchors in a secure manner which will insure a water tight fit against throat.
3. Brace securely using sandbag or alternate weight. If not watertight, use approved filter cloth under plywood and attach securely.



Maximum Drainage Area 5 Acres

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STONE OUTLET SEDIMENT TRAP	STANDARD DRAWING

STRAW BALE DIKE

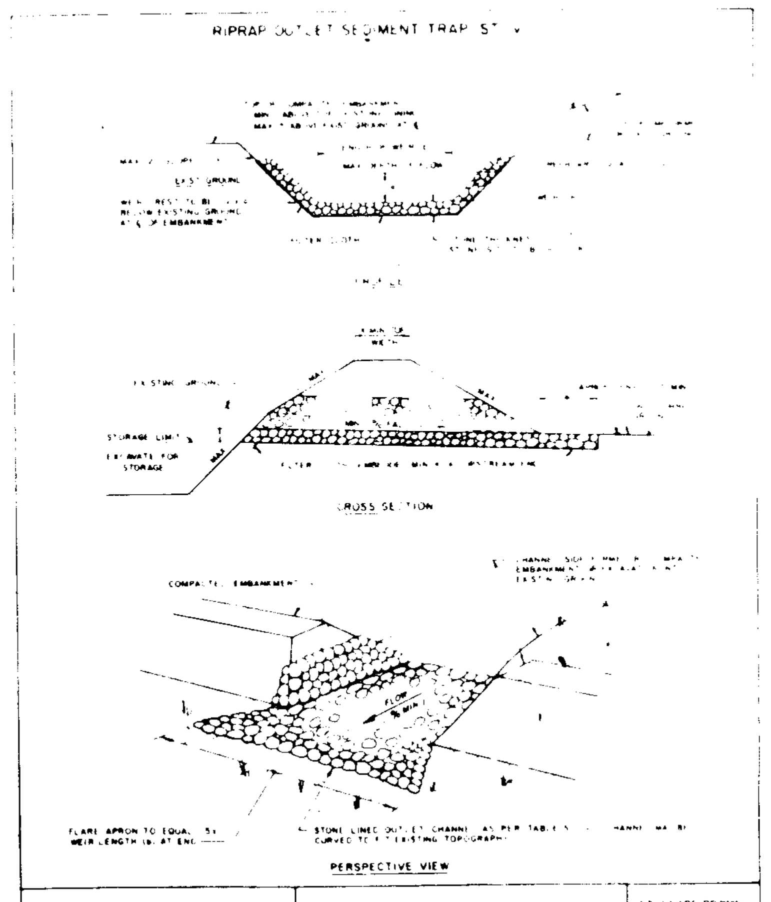


CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STRAW BALE DIKE	STANDARD DRAWING SB

RIPRAP OUTLET SEDIMENT TRAP ST-VI



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	RIPRAP OUTLET SEDIMENT TRAP	STANDARD DRAWING

8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

9. The structure shall be inspected after each rain and repaired as needed.

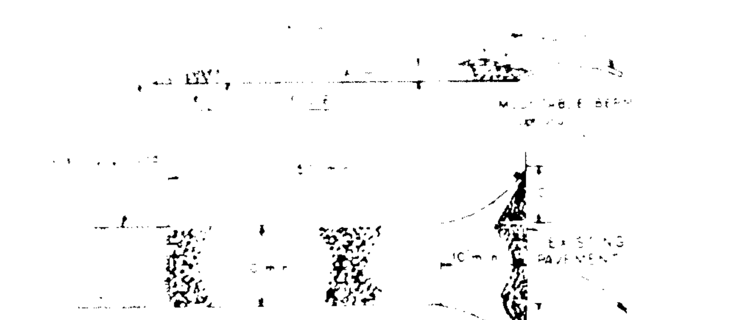
10. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.

11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

12. Drainage area for this practice is limited to 10 acres or less.

Riprap Outlet Sediment Trap

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SILT FENCE	STANDARD DRAWING



5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trap or sediment basin.
9. Periodic inspection and needed maintenance shall be provided after each rain.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

TEMPORARY SEEDING NOTES

Seedbed Preparation - Loosen upper three inches of soil by raking or suitable means before seeding.

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2½ bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass. For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted straw immediately after seeding. Anchor mulch immediately after application.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates 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 warning signs posted around their perimeter in accordance with Vol. 1, Chaper 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 for permanent seedings (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	8.62	Acres
Area Disturbed	7.96	Acres
Area to be roofed or paved	5.79	Acres
Area to be vegetatively stabilized	2.83	Acres
Total Cut	15,200	Cu. yds
Total Fill	14,800	Cu. yds
Offsite waste/borrow area location	N/A.	

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

SEQUENCE OF CONSTRUCTION

PHASE ONE

1. OBTAIN A GRADING PERMIT .... WEEK 1
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ...... WEEK 1
3. CLEAR & GRUB FOR INSTALLATION OF SEDIMENT BASIN # 2; INSTALL BASIN AS SHOWN ON DETAILS, SHEET 5 OF 7. ALSO, EXCAVATE AND INSTALL RIPRAP OUTLET SEDIMENT TRAPS #1 & 3 AS SHOWN. SEE DETAIL FOR "STONE OUTLET SEDIMENT TRAP V" AND "RIP RAP OUTLET SEDIMENT TRAP VI" FOR CONSTRUCTION SPECIFICATIONS. CONSTRUCT 8" DIAMETER SEDIMENT TRAP DEWATERING DEVICE .... WEEKS 2-3
4. CLEAR & GRUB FOR INSTALLATION OF REMAINING SEDIMENT CONTROL DEVICES; INSTALL DEVICES & TEMPORARILY STABILIZE ACCORDING TO SPECIFICATIONS .... WEEK 3
5. ROUGH GRADE ENTIRE SITE; BUILDING AREA TO BE GRADED IN SUCH A MANNER AS TO MAINTAIN POSITIVE DRAINAGE TO RIPRAP OUTLET SEDIMENT TRAP # 1 .... WEEKS 4-5
6. TEMPORARILY STABILIZE SITE .... WEEK 5

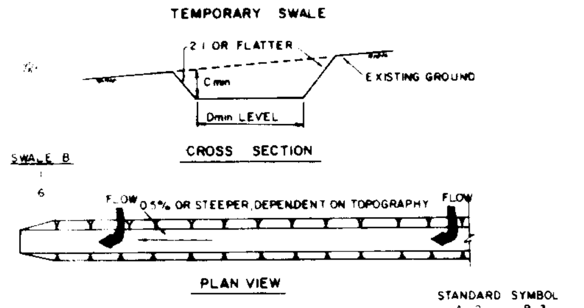
PHASE TWO

1. INSTALL WATER & SEWER SERVICES AS SHOWN .. WEEK 6
2. CONSTRUCT STORM DRAIN STARTING AT S-1 THROUGH I-4. CONSTRUCT TEMPORARY RIP RAP OUTLET AT S-1. TEMP. BLOCK SHUT I-1 THROUGH I-4. (NOTE: SEDIMENT TRAP EMBANKMENT TO BE RESTORED IMMEDIATELY AFTER STORM DRAIN INSTALLATION OR AT THE END OF THE DAY, WHICHEVER IS APPLICABLE) .... 6-7 WEEKS
3. INSTALL REMAINING STORM DRAIN STARTING FROM I-13 TO MH-1; FROM MH-1 TO CLEANOUTS IN OPPOSITE DIRECTIONS.... WEEK 7
4. GRADE FOR INSTALLATION OF C&G, PAVING AND BUILDING. REMOVE SEDIMENT TRAP #3 WITH APPROVAL OF ON SITE INSPECTOR AND INSTALL SILT FENCE AS SHOWN.......... WEEK 8
5. CONSTRUCT BUILDING AND CONNECT TWO BUILDING DRAINS TO 18" RCCP ROOF DRAIN SYSTEM .... WEEKS 9-35

PHASE III

1. SEDIMENT BASIN #2 TO BE CONVERTED TO SWM BASIN BY DOING THE FOLLOWING:
   A. REMOVE 8" PERFORATED PIPE, PLUG 8" HOLE; PERMANENTLY STABILIZED; CUT BOTTOM OF BASIN TO DESIGN ELEV. = 246.0'; INSURE FACILITY IS READY FOR USE AS INFILTRATION BASIN .... WEEK 37
2. REMOVE RIP RAP OUTLET SEDIMENT TRAP #1; AND GRADE AREA TO INSURE DRAINAGE TO STORM DRAIN INLET (I-1). SEE "GRADING RESTORATION DETAIL", SHEET 5 OF 7. UNBLOCK STRUCTURES I-1 THROUGH I-4 .... WEEK 37
3. WITH APPROVAL OF ONSITE INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE... WEEK 37

TEMPORARY SWALE



CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:

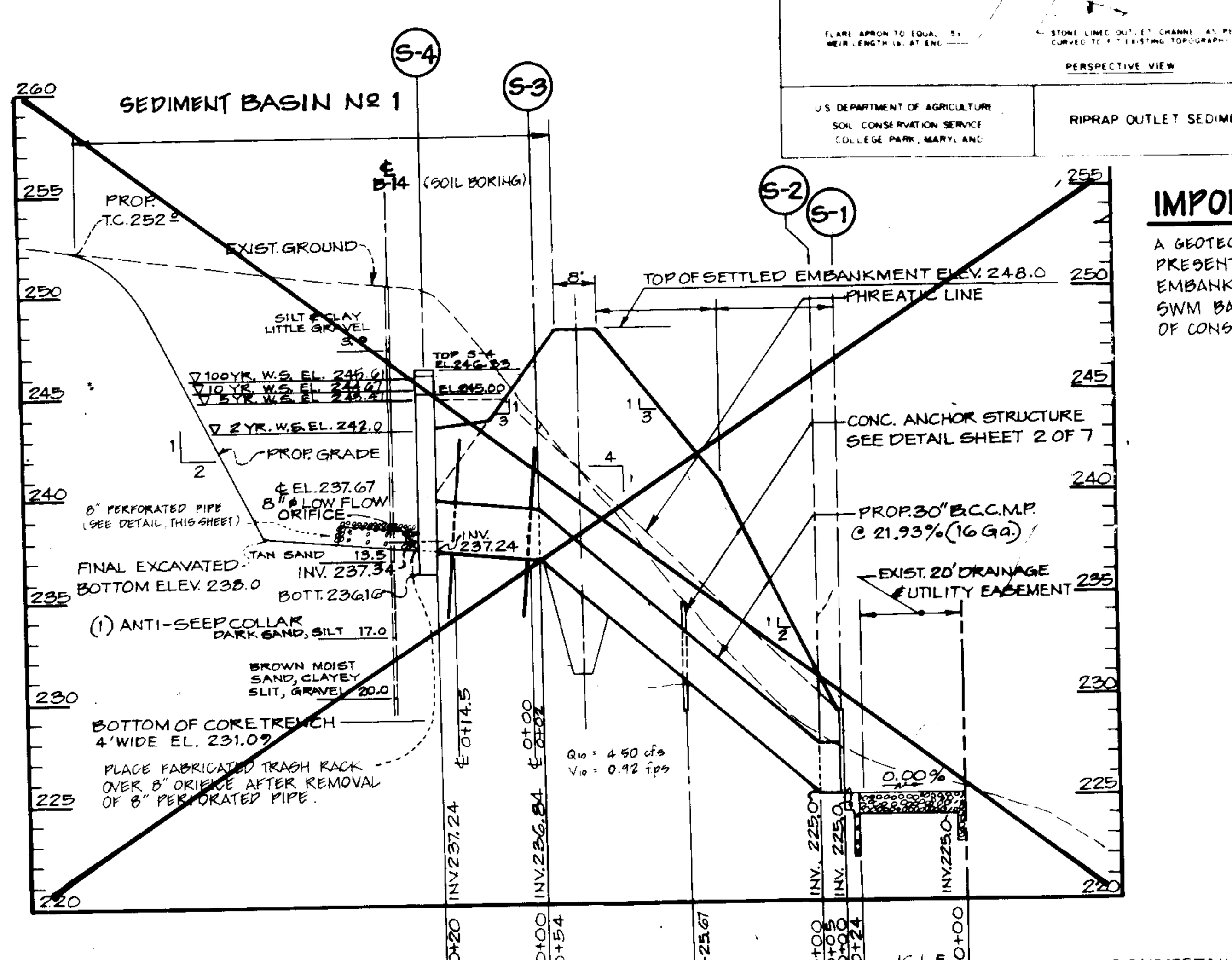
FLOW CHANNEL STABILIZATION

		A (5 AC OR LESS)	B (5 AC - 10 AC)
	0-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR; SOD	LINED RIP-RAP 4-8" RECYCLED CONCRETE EQUIVALENT
	8.1-20%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK MARYLAND	TEMPORARY SWALE	STANDARD DRAWING TS

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.

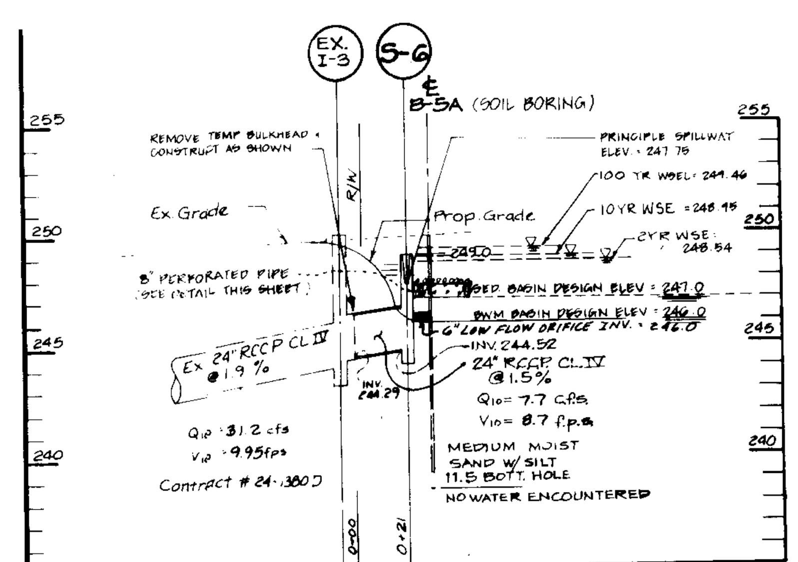


~~PROFILE ℄ OF DISCHARGE BARREL SED. BASIN №1~~

(NO SCALE)

IMPORTANT:

A GEOTECHNICAL ENGINEER MUST BE PRESENT FOR CORE TRENCH AND EMBANKMENT PLACEMENT FOR SWM BASIN #1. SEE "SEQUENCE OF CONSTRUCTION" PHASE I, #3.

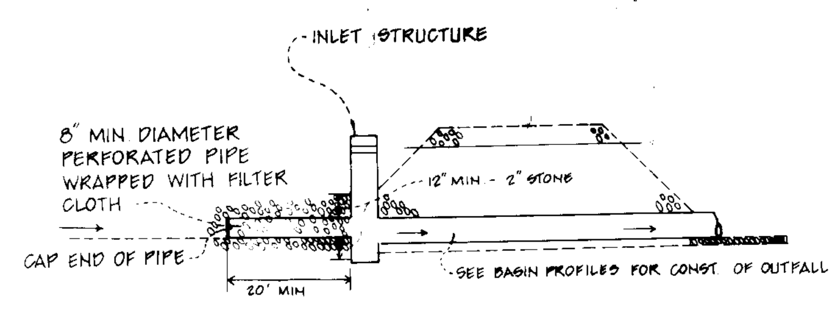


PROFILE FROM SED. BASIN # 2

(NO SCALE)

MODIFIED DEWATERING DEVICE - II

(NO SCALE)



REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

SIGNATURE — DATE 6-12-86

U.S. SOIL CONSERVATION SERVICE

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

Approved Howard S.C.D. — DATE 6-12-86

SEDIMENT CONTROL DETAIL SHEET

JEFFERSON BUSINESS CENTER

within the

BALTIMORE WASHINGTON INDUSTRIAL PARK

Parcel "O" Block "E"

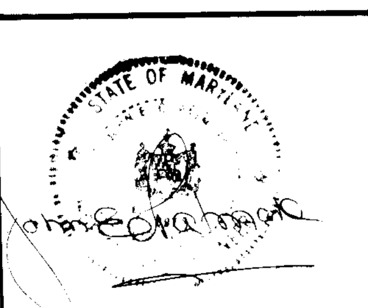
6th Election District

Howard County, Maryland

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 6-26-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 6-25-86
CHIEF BUREAU OF ENGINEERING — DATE 6-25-86



OWNER'S/DEVELOPER'S CERTIFICATION

"I/We hereby certify that I have reviewed this erosion and sediment control plan and that all clearing, grading, construction and/or development will be done pursuant to this plan and that any 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".

Signature: — Date 6/6/86
Name: NEAL KUCHMAN — Title GENERAL PARTNER — Phone No. 792-9431
Firm: HOWARD DEVELOPMENT LTD PART — Address 8242-D SANDY CT, JESSUP, MD 20794

ENGINEER'S CERTIFICATE

JOHN E.C. PATMORE — 8978

KIDDE CONSULTANTS, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

1100 WEST STREET

DATE	REVISION	BY
12/23/86	SED. BASIN & SEQ. / CONST. NOTES	RTTR
7/29/87	changes to profile of SWM Basin # 2	DW

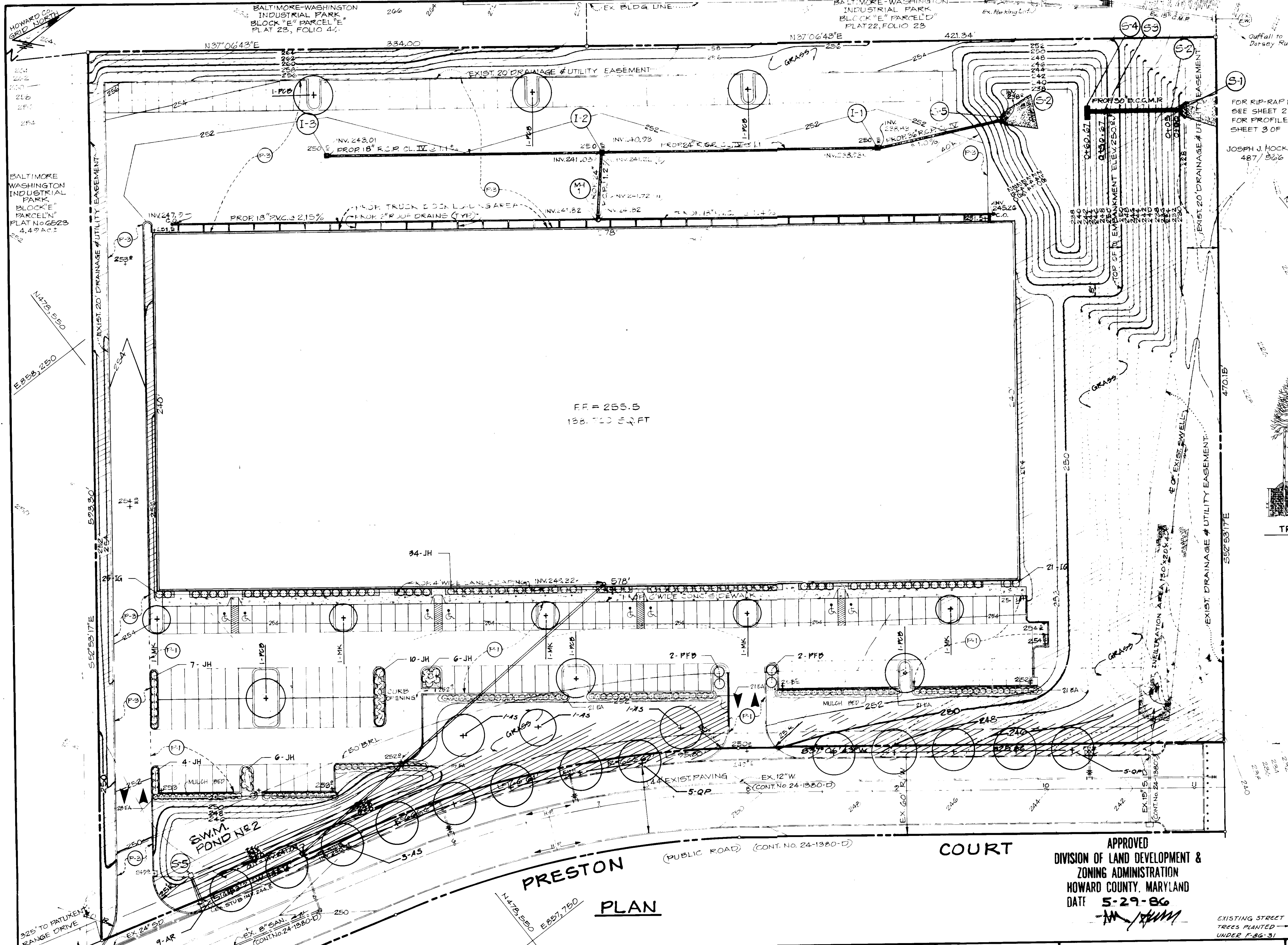
SURVEYED BY KIDDE
COMPUTED BY PTV
DRAWN BY PTV
CHECKED BY

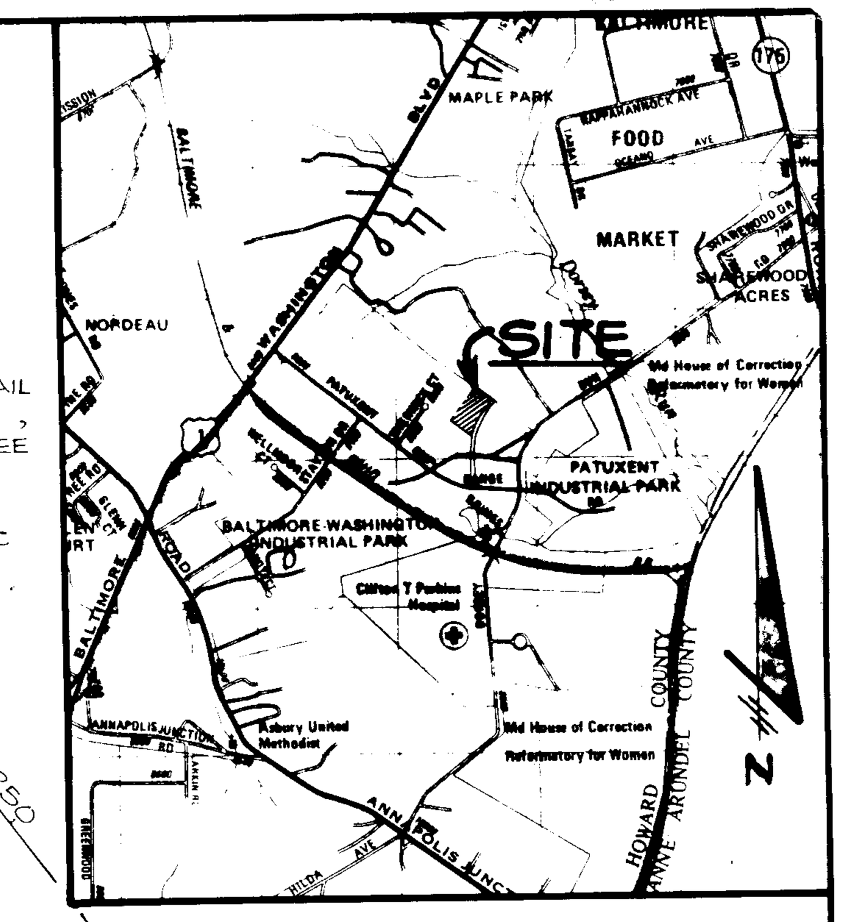
JOHN E.C. PATMORE MD P.E. NO. 8978

DATE MARCH 1986 SCALE AS SHOWN

5 OF 7

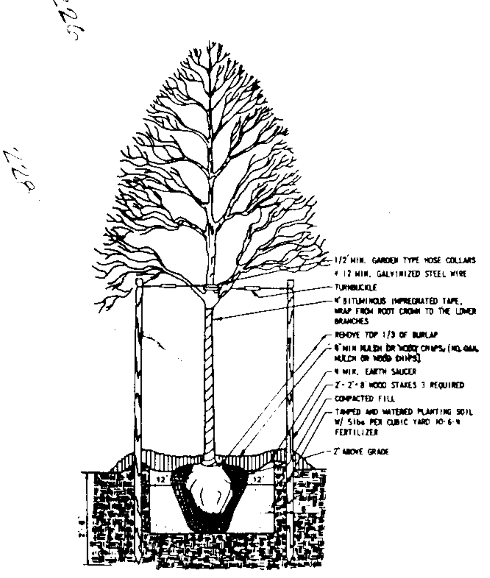
SDP-86-187





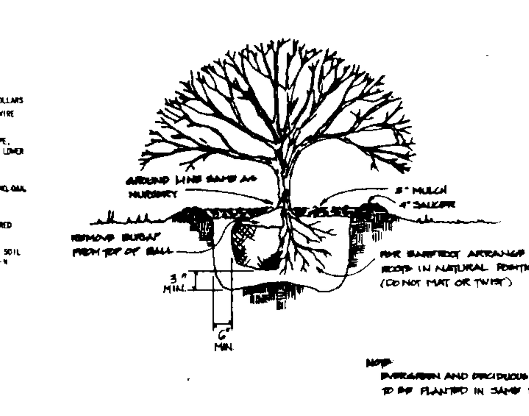
VICINITY MAP

SCALE: 1" = 2,000'



TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

NOTES

1. ALL LANDSCAPED AREAS TO RECEIVE A (6") SIX INCH LAYER OF COMPACTED TOP SOIL.
2. ALL PLANT MATERIAL TO BE BALLED & BURLAPPED (EXCEPT THAT SPEC. AS "CONT.") AND CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK U.S.A. Z 60.1-1969.
3. SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE, OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLANT AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOP SOIL UNDER BALL OF ALL PLANTS.
4. TOPSOIL USED FOR PLANTING SHALL BE A MIXTURE OF THREE PARTS TO ONE PART PEAT.
5. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE & SHRUB PITS SHALL BE MULCHED WITH A 3 - INCH LAYER OF SELECT MULCH. THE LIMIT OF THIS MULCH FOR TREES SHALL BE AREA OF THE PIT & FOR SHRUBS IN BEDS, THE ENTIRE AREA OF SHRUB BED.
6. ALL TREES SHALL BE STAKED IN ACCORDANCE TO ACCEPTED NURSERY STANDARDS.

PLANTING SCHEDULE

KEY	NAME (BOTANICAL/COMMON)	QTY.	SIZE	ROOT	REMARKS
ZS	~~ZELKOVA SERRATA ZELKOVA~~	~~6~~	~~2½"-3" CAL.~~	~~B&B~~	~~40' O.C.~~
AS	ACER SACCHARUMI SUGAR MAPLE	3	2½"-3" CAL.	B&B	AS SHOWN
JH	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	67	12"-15"	B&B	
IG	ILEX GLABRA COMPACTA 'NORDIC' NORDIC COMPACT INKBERRY	46	18"-24"	B&B	4' O.C.
PCB	PYRUS CALLERYIANA 'BRAFORD' BRADFORD PEAR	6	6'-7'	B&B	
MK	MALUS 'KATHERINE' FLOWERING CRAB	5	4'-5'	B&B	
PFB	POTENTILLA FRUTICOSA 'BEESII' BUSH CINQUEFOIL (YELLOW)	4	15"-18"	CONT.	30" O.C.
EA	EUONYMOUS ATLATU 'COMPATA' WINGED EUONYMOUS	106	4'-5'	18"-24" CAN	4' O.C.
AS	ACER SACCHARUM SUGAR MAPLE	3	2½"-3"	B&B	40' O.C.
QP	QUERCUS PALUSTRIS PIN OAK	10	2½"-3"	B&B	40' O.C.

EXISTING STREET TREES PLANTED UNDER F-86-31 (AS, QP)

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

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

DIRECTOR — DATE 6-25-86

CHIEF BUREAU OF ENGINEERING — DATE 6-25-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 6-26-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR — DATE 6-27-86

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

KIDDE CONSULTANTS, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

1100 WEST STREET / LAUREL, MD 20707

(301) 725-0665 / 792-8086

JOHN E. C. PATMORE MD. P.E. NO. 8978

NO.	REVISION	DATE
	TREE PLANTING	12-29-86

OWNER/DEVELOPER

HOWARD DEVELOPMENT LIMITED PARTNERSHIP

(NEAL RUCHMAN – GENERAL PARTNER)

8242-D SANDY COURT

JESSUP, MD 20794

(301) 792-9431

LANDSCAPE PLAN

FOR

JEFFERSON BUSINESS CENTER

FOR: RESEARCH ANALYSIS INSTITUTE

WITHIN

BALTIMORE WASHINGTON INDUSTRIAL PARK

PARCEL "O" - BLOCK "E"

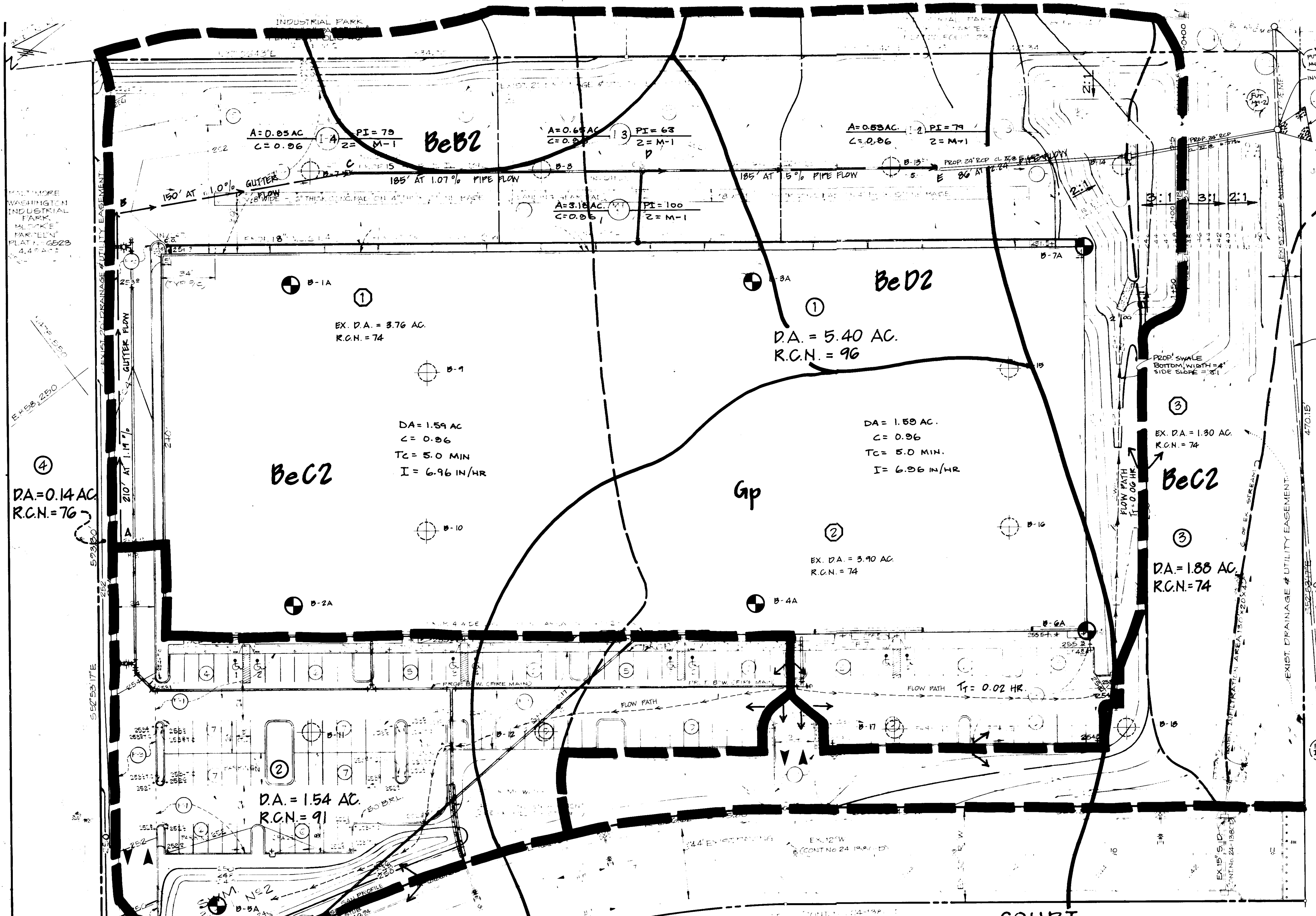
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP No. 48 MARCH, 1986

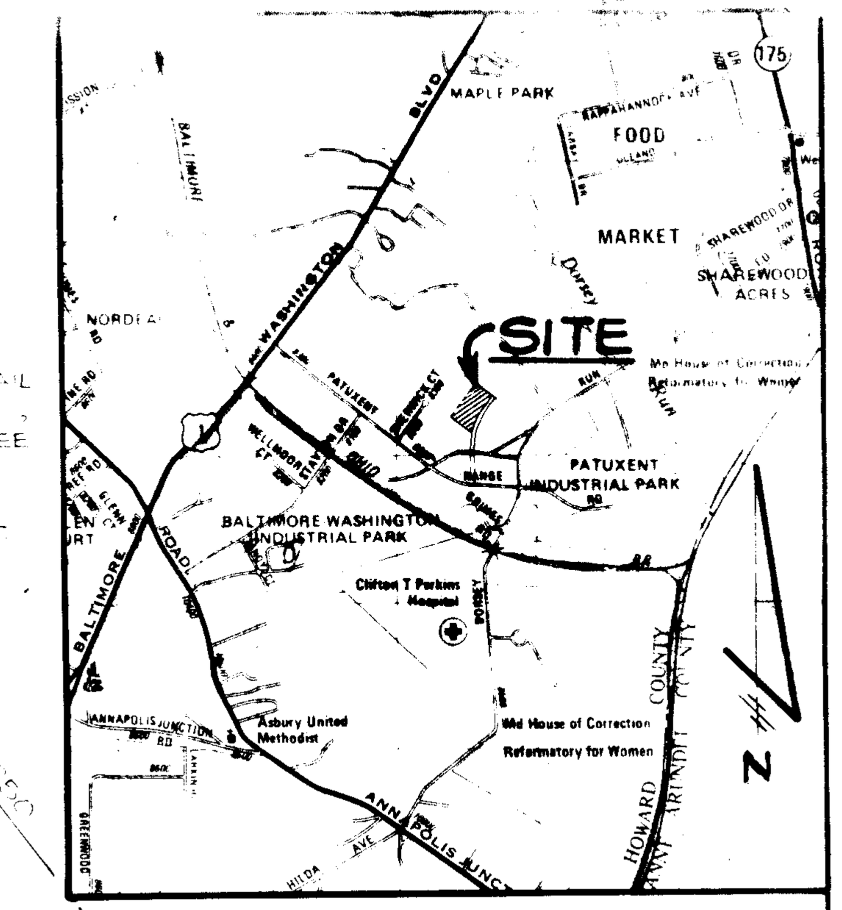
SCALE: 1" = 30'

SHEET NO. 6 OF 7

SDP-86-187



PLAN



VICINITY MAP

SCALE: 1"=2,000'

S.W.M. DRAINAGE AREA SUMMARY TABLE

PRECONSTRUCTION

D.A.#	ON-SITE	OFF-SITE	TOTAL
1	3.62 AC.	0.14 AC.	3.76 AC.
2	3.72 AC.	0.18 AC.	3.90 AC.
3	1.28 AC.	0.02 AC.	1.30 AC.
TOTAL	8.62 AC.	0.34 AC.	8.96 AC.

POSTCONSTRUCTION

D.A.#	ON-SITE	OFF-SITE	TOTAL
1	5.08 AC.	0.32 AC.	5.40 AC.
2	1.54 AC.	—	1.54 AC.
3	1.86 AC.	0.02 AC.	1.88 AC.
4	0.14 AC.	—	0.14 AC.
TOTAL	8.62 AC.	0.34 AC.	8.96 AC.

EX. BORINGS B-7 THRU B-18 PERFORMED BY HERBST & ASSOCIATES - GEOTECHNICAL ENGINEERS, REPORT DATED FEB. 6, 1985.

BORINGS PERFORMED BY KIDDE CONSULTANTS, INC., APRIL, 1986 (B-1A THRU B-7A)

LEGEND

PROP. D.A.
EX. D.A.
FLOW PATH
SOIL DIVIDE

SOILS LEGEND

SOIL TYPE		GROUP	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM	C	1-5% SLOPES, MODERATELY ERODED
BeC2	"	C	5-10% "
BeD2	"	C	10-15% "
Gp	GRAVEL PITS & QUARRY	—	

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-29-86

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL "O"	8221 PRESTON COURT

SUBDIVISION NAME	SECT./AREA	BLOCK
BALTIMORE WASHINGTON INDUSTRIAL PARK	—	BLOCK "E" PARCEL "O"

PLAT No	BLOCK No	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
6523	2	M-2	48	6	6064

WATER CODE:	SEWER CODE
B02	3020000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 6-25-86
CHIEF BUREAU OF ENGINEERING — DATE 6-25-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 6-26-86
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 6-27-86
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 6-27-86

KIDDE CONSULTANTS, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
JOHN E. C. PATMORE MD. P.E. NO. 8978

REVISION	DATE
ADD D.A. NOTE	8/21/86
DRAINAGE DIV. & STORM DRAIN	12/23/86

OWNER/DEVELOPER
HOWARD DEVELOPMENT LIMITED PARTNERSHIP
8242-D SANDY COURT
JESSUP, MD. 20794

DRAINAGE AREA MAP, SOILS MAP, LAND USE PLAN & SOIL BORING LOCATIONS

JEFFERSON BUSINESS CENTER
FOR: RESEARCH ANALYSIS INSTITUTE

WITHIN
BALTIMORE WASHINGTON INDUSTRIAL PARK
PARCEL "O" - BLOCK "E"
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 48 MARCH 12, 1986

SCALE 1" = 30'
SHEET NO. 7 OF 7

SDP-86-187