

GENERAL NOTES

- 1. Maximum building height = 30'
2. All areas not being paved or receiving building coverage shall be stabilized in accordance with the plan approved by the Howard Soil Conservation District.
3. Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
4. The contractor shall maintain at least a 7' level bench behind all curb and gutter in fill areas.
5. The contractor shall verify all existing utilities to his own satisfaction before starting construction.
6. All slopes shall be 2:1 or flatter.
7. All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
8. The contractor shall notify the C & P Telephone Co. and the Gas and Electric Company five days prior to starting work on these plans by calling "Electric Utility". Call collect 1-591-0100.
9. For details of ramps and signs for the handicapped see the Maryland Building Code for the handicapped and Appendix A as shown hereon.
10. The contractor shall maintain a minimum of 25' cover over all proposed water lines.
11. All rip-rap shall be placed on filter cloth.
12. The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 792-7272.
13. The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
14. All utilities installed shall receive full trench compaction.
15. All water main tees, bends, caps, etc. shall be depressed in accordance with Howard County Design Requirements.
16. Service clamps to have stainless steel straps.

NOTE: FOR EXISTING SITE DEVELOPMENT AND UTILITIES AS SHOWN ON THIS PLAN SEE S.D.P. 86-249 WITH 11 SHEETS TO SET FOR EXISTING WATER AS SHOWN WITHIN THIS SITE. SEE CONTRACT NO. 14-1508-D STORM WATER MANAGEMENT FOR THIS SITE - WAS CONSTRUCTED UNDER S.D.P. 86-249 SHEETS 1, 5 & 6 OF 11

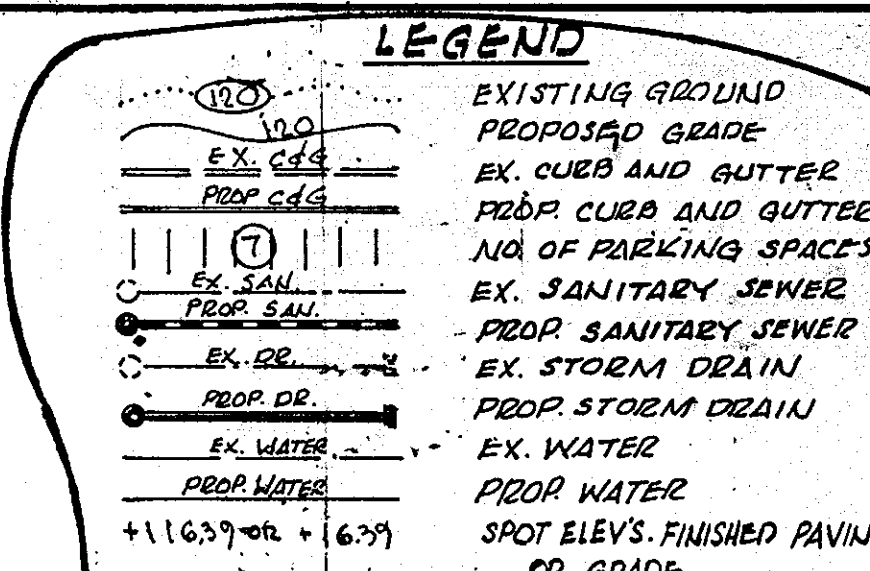
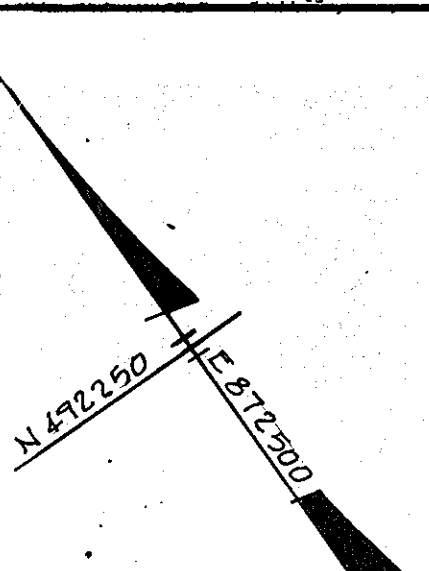
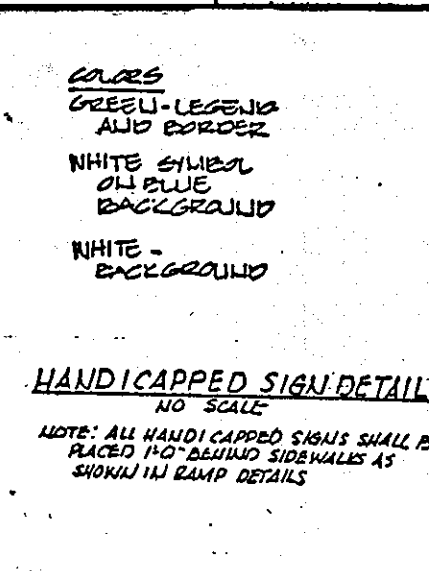
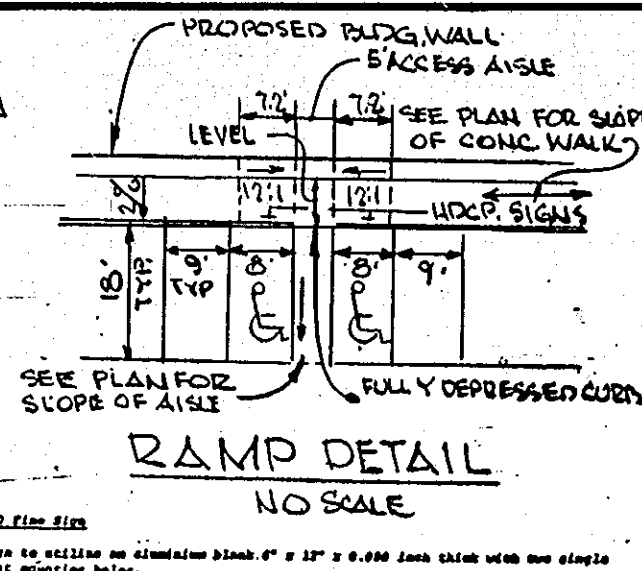
NOTE: THE SQUARE FEET AREAS OF SPECIFIC USES AND THE MAXIMUM NUMBER OF EMPLOYEES PER USE STATED ON THIS PLAN SHALL NOT BE CHANGED OR INCREASED WITHOUT THE OFFICE OF PLANNING AND ZONING'S REVIEW APPROVAL.

NOTE: ALL STORM DRAINS TO SERVICE THIS SITE WHERE CONSTRUCTED UNDER S.D.P. 86-249 SHEETS 7 & 8 OF 11.

PARKING TABULATION

PARCEL E-3 (PHASE II), BUILDING 'A' ONLY
TOTAL FLOOR AREA 153,480 S.F.
(10%) OFFICE = 15,348 S.F. x 3.3/1000 = 51 P.S.
(90%) WAREHOUSE = 138,132 S.F. x 0.5/1000 = 69 P.S.

TOTAL P.S. REQUIRED = 120
TOTAL P.S. PROVIDED = 124
(INCL 10 HANDICAP)



SITE DATA

TOTAL AREA OF PARCEL E-3 19,109 (832,388.09 S.F.)
AREA OF PARCEL E-2 (PHASE I) 10,208 AC. (447,000 S.F.)
AREA OF PARCEL E-1 (PHASE II) 766.7 AC (334,050 S.F.)
EXISTING ZONING M-2
EXISTING USE VACANT
PROPOSED USE OFFICE/WAREHOUSE
PARKING PROVIDED (INCLUDING EXISTING) 340 SPACES (INCLUDING 102 SPACES)
PARKING COVERAGE PARCEL E-3 340 SPACES (23 APFT)
PARKING COVERAGE PARCEL E-2 (PHASE I) 289/19,109 = 4.1%
PARKING COVERAGE PARCEL E-1 (PHASE II) 1772/1,468 = 23.7%
AREA TO BE DISTURBED PARCEL E-2 1,772 AC
AREA TO BE VEGETATIVELY STABILIZED 1,772 AC
AREA PARKING LOTS 39,488 SF
AREA LANDSCAPED ISLANDS 2,733 SF
% LANDSCAPED ISLANDS TO PARKING 5.4%

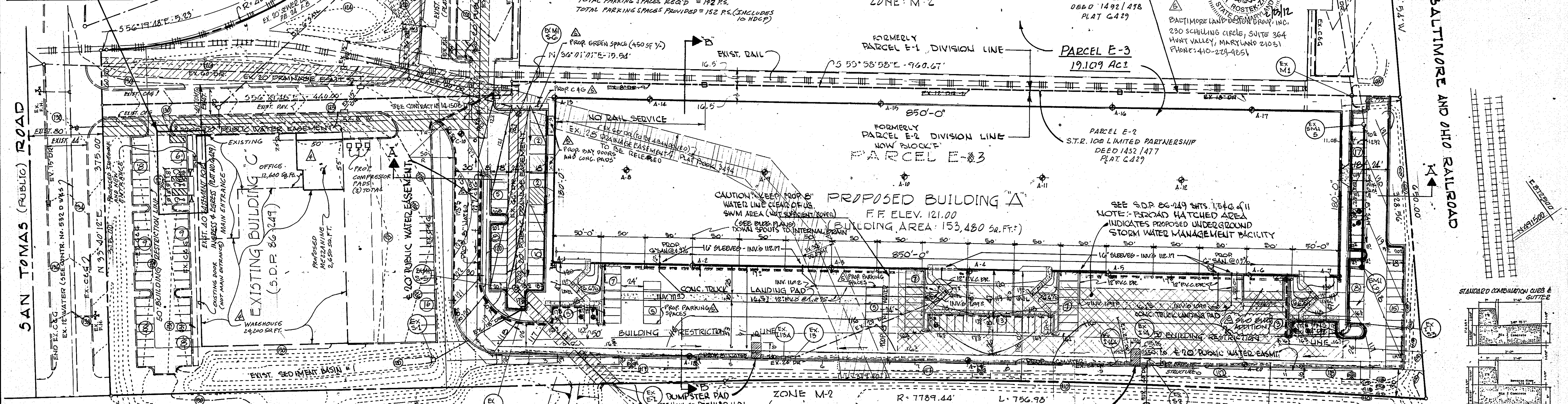
PARKING TABULATION PARCEL E-3 BUILDING 'B' ONLY
TOTAL FLOOR AREA 153,480 S.F.
(10%) OFFICE = 15,348 S.F. x 3.3/1000 = 51 P.S.
WAREHOUSE = 138,132 S.F. x 0.5/1000 = 69 P.S.
TOTAL PARKING SPACES REQ'D = 120 P.S.
TOTAL PARKING SPACES PROVIDED = 124 P.S. (INCLUDES 10 HANDICAP)

PARCEL E-3
EXISTING BUILDING 'B'
SAN TOMAS LTD. PARTNERSHIP
ZONE: M-2
FORMERLY PARCEL E-1 DIVISION LINE

PARCEL E-1
SAN TOMAS LIMITED PARTNERSHIP
DEED 1492/278
PLAT G429

PARCEL E-2
S.T.R. LCM LIMITED PARTNERSHIP
DEED 1452/1477
PLAT G429

NOTE: FOR HANDICAP DETAIL SEE SHEET 2 OF 6



PARKING TABULATION BUILDING 'C' ONLY
TOTAL FLOOR AREA 36,800 S.F.
OFFICE AREA 12,600 S.F. x 3.3/1000 = 42 SPACES
WAREHOUSE AREA 24,200 S.F. x 0.5/1000 = 12 SPACES
MEZZANINE LEVEL 2,450 S.F. x 3.3/1000 = 9 SPACES
(OFFICE AREA) 63 SPACES REQ'D

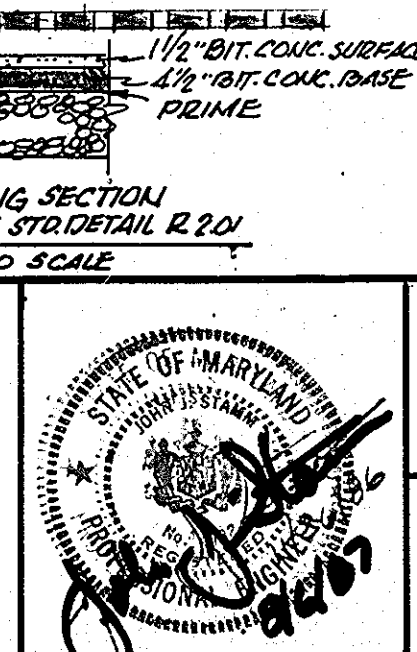
CONSTRUCTION SEQUENCE
1. BEFORE CONSTRUCTION OF THE UNDERGROUND STORM WATER MANAGEMENT FACILITY IS STARTED THE SITE IS TO BE BROUGHT TO GRADE...
2. BEGIN CONSTRUCTION OF THE UNDERGROUND STORM WATER MANAGEMENT FACILITY...
3. PLACE THE COVER OVER THE UNDERGROUND STORM WATER MANAGEMENT FACILITY...
4. AS WELL AS THE EMBANKMENT ALONG ITS FACE TO GRADE AND COMPACTED TO 95% OF AASH TO SPEC. T-99 OR EQUIVALENT...
5. INSTALL THE REMAINING WATER MAIN AND STABILIZE THOSE AREAS...
6. INSTALL CURBING, BRING BUILDING TO COMPLETION AND LANDSCAPE...
7. PAVE AREAS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER DATE 8-25-87
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR DATE 9-1-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE 8-27-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE 8-21-87

APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND
DATE 1-19-87

63 SPACES PROVIDED INCLUDES 3 HANDICAP

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301) 825-9120



OWNER S.T.R. LIMITED PARTNERSHIP
110 WEST ROAD - TOWSON, MD. 21204 (301) 321-6436
DEVELOPER JAMES F. KNOTT DEVELOPMENT CORP.
110 WEST ROAD - TOWSON, MD. 21204 (301) 321-6436

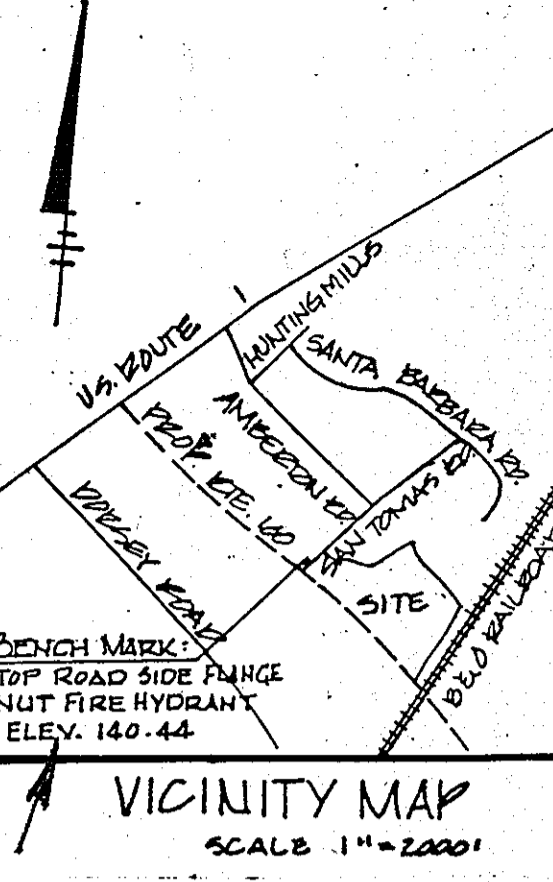
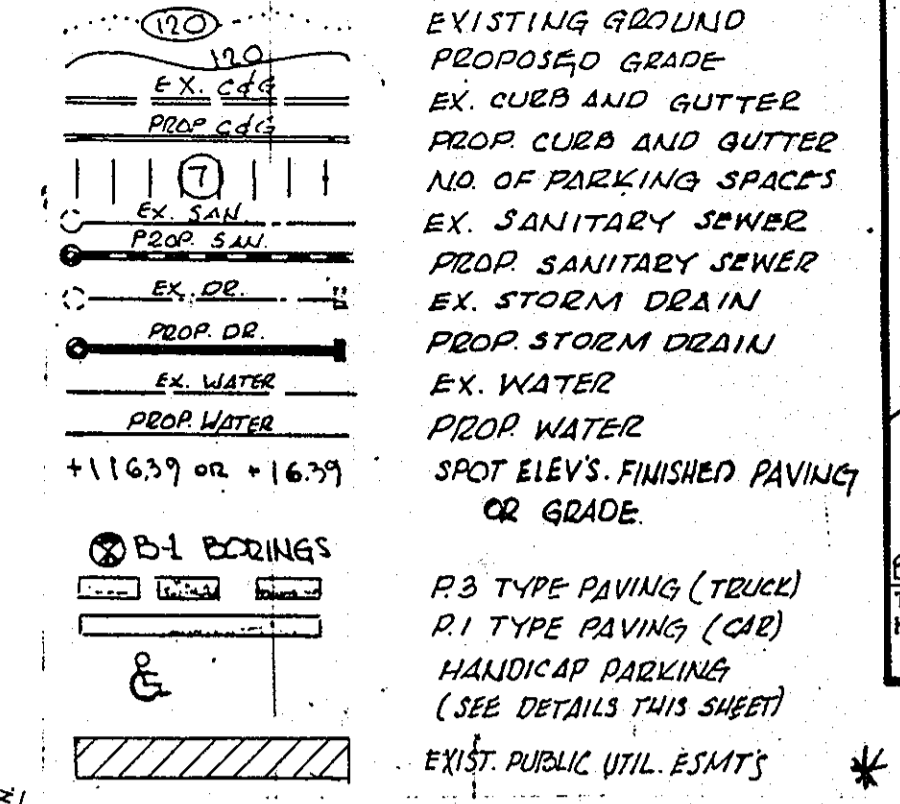
REVISIONS
2-12-88 CHANGE DRAIN STAYS TO DISCHARGE INTO UNDERGROUND SW.M. FACILITY
6-12-89 CURB LINE 'S' OF BLDG 'A' MOVED 7'5" FIRE HYDRANTS & VALVE MOVED TO OFF-SITE OF MAIN PARKING ISLANDS PERMITTED & OR MOVED ENTRANCE TO 'W' END BLDG. ADDED WALKS DELETED OR CHANGED RAIL FOR BLDG 'A' DELETED/SEEDED

DESIGNED: J.V. DRAWN: J.V. CHECKED: J.S. PN 5570

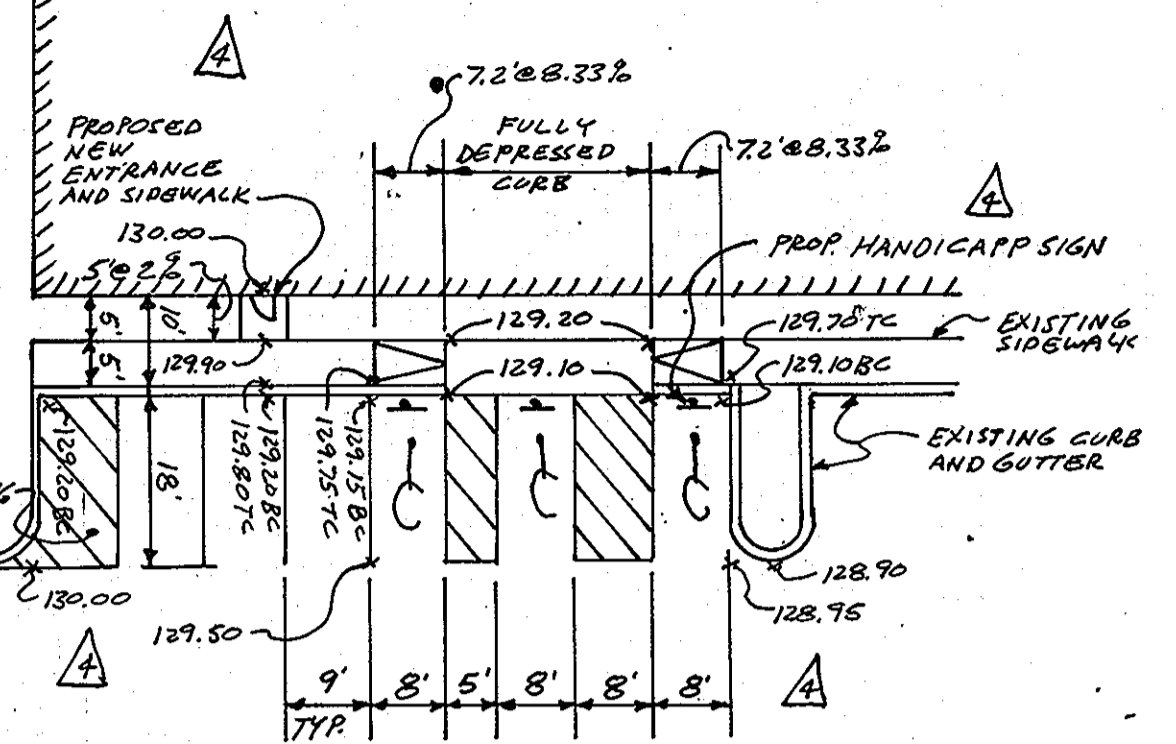
ADDRESS CHART
BUILDING # STREET ADDRESS
'A' 6945 SAN TOMAS ROAD
'B' 6935 SAN TOMAS ROAD
'C' 6935 SAN TOMAS ROAD
SUBDIVISION NAME: 100 BUSINESS PARK - PLAT 1010
BLOCK # 31
ZONE M-2
TAX/ZONE/ELECT. DIST. 31 6012
WATER CODE A 04
SEWER CODE 2151500 & 2151524
SITE PLAN: BLOCK 'F' - PARCEL E-3 - PHASE II
ROUTE 100 BUSINESS PARK
1ST ELECTION DISTRICT - HOWARD COUNTY, MD.
SCALE: 1" = 50'
DATE: NOV. 25, 1986
S.D.P. 87-105 REVISION #5 SHEET 1 OF 6



LEGEND



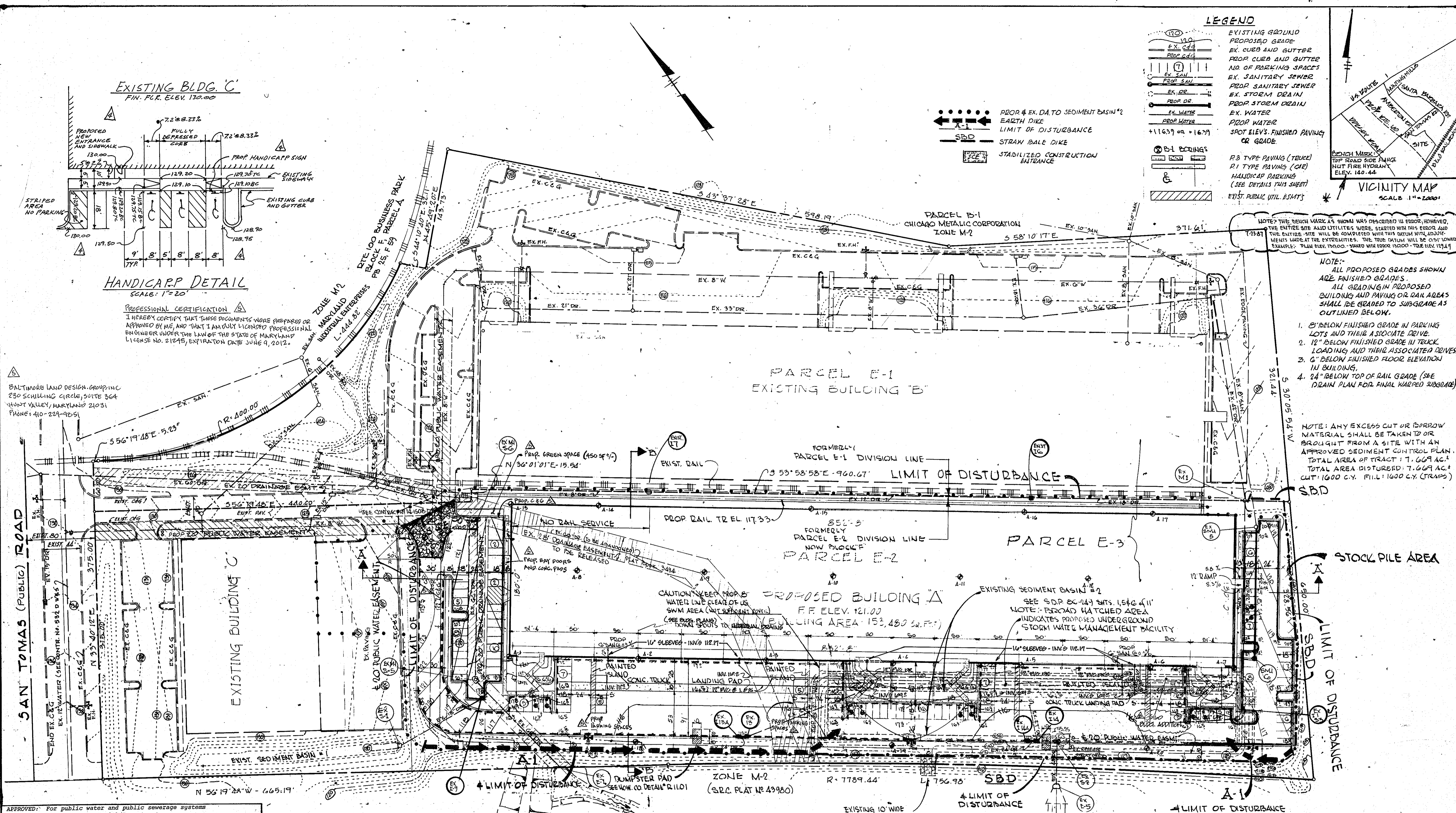
EXISTING BLDG. 'C'



HANDICAPP DETAIL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND LICENSE NO. 21245, EXPIRATION DATE JUNE 9, 2012.

BALTIMORE LAND DESIGN GROUP INC. 230 SCHILLING CIRCLE, SUITE 304 HUNT VALLEY, MARYLAND 21031 PHONE: 410-224-9051



NOTE: THE BENCH MARK 'A' SHOWN WAS DESCRIBED IN ERROR, HOWEVER, THE ENTIRE SITE AND UTILITIES WERE STARTED WITH THIS ELEVATION AND THE ENTIRE SITE WILL BE COMPLETED WITH THIS DATUM WITH ADJUSTMENTS MADE AT THE EXTREMITIES. THE TRUE DATUM WILL BE 0.1' LOWER. EXAMPLE: PLAN ELEV. 130.00 - SAVED WITH ELEV. 130.00 - TRUE ELEV. 129.90

NOTE: ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ALL GRADING IN PROPOSED BUILDING AND PAVING OR RAIL AREA SHALL BE GRADED TO SUBGRADE AS OUTLINED BELOW.

- 1. 6" BELOW FINISHED GRADE IN PARKING LOTS AND THEIR ASSOCIATE DRIVE.
2. 12" BELOW FINISHED GRADE IN TRUCK LOADING AND THEIR ASSOCIATE DRIVES.
3. 6" BELOW FINISHED FLOOR ELEVATION IN BUILDING.
4. 24" BELOW TOP OF RAIL GRADE (SEE DRAIN PLAN FOR FINAL WARPED SUBGRADE)

NOTE: ANY EXCESS CUT OR BORROW MATERIAL SHALL BE TAKEN TO OR BROUGHT FROM A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN. TOTAL AREA OF TRACT: 7.669 AC. TOTAL AREA DISTURBED: 7.669 AC. CUT: 1000 C.Y. FILL: 1000 C.Y. (TRAPS)

APPROVED: For public water and public sewerage systems Howard County Health Department.
Director: John M. ... Date: 8-25-87
APPROVED: Howard County Office of Planning & Zoning.
Director: John M. ... Date: 8-18-87
APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
Director: ... Date: 8-21-87

APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE: 1-19-87

These plans for ... soil erosion and sediment control meet the requirements of Howard Soil Conservation District.
Approved: ... Date: 9/17/87
Plan Number: ...
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301)825-8120

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for ... soil erosion and sediment control.
Approved: ... Date: 8-17-87
U.S. Soil Conservation Service

Professional Engineer Seal for James F. Knott, No. 3509, State of Maryland.
Professional Engineer Seal for George William Stephens, Jr., No. 21245, State of Maryland.

OWNER: S.T.R. LIMITED PARTNERSHIP 110 WEST ROAD - TOWSON, MD. 21204 (301) 321-6436
DEVELOPER: JAMES F. KNOTT DEVELOPMENT CORP. 110 WEST ROAD TOWSON, MD. 21204 (301) 321-6436
SEDIMENT & EROSION CONTROL PLAN BLOCK 'F' PARCEL E-3 - PHASE II ROUTE 100 BUSINESS PARK 1ST ELECTION DISTRICT - HOWARD COUNTY, MD. TAX MAP # 37/38 SCALE: 1"=50' DATE: NOV. 25, 1986 S.D.P. 87-105 REVISION #5 SHEET 2 OF 6 SDP-87-105



SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspections 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 redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 52), temporary seeding (Sec. 50) and mulching (Sec. 53). 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: 7,000 acres
Area Disturbed: 1,000 acres
Area to be roofed or paved: 2,500 acres
Area to be vegetatively stabilized: 1,500 acres
Total Cut: 1,000 Cu. yds
Total Fill (includes 10% shrinkage): 1,000 Cu. yds
Offsite water/borrow area location: [blank]
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

PERMANENT SEEDING NOTES

- Seeded Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.
Soil Amendments: Use one of the following seedlings:
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. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (91bs./1000 sq. ft.).
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. Harrow or disc into upper three inches of soil.
Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. 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 well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.
Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

- Seeded Preparation: Loosen upper 3 inches of soil by raking, disking 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 15 thru November 15, seed with 2 1/2 bu. per acre of annual ryegrass (3.2 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 well anchored straw mulch and seed as soon as possible in the spring, or use sod.
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

GENERAL NOTES

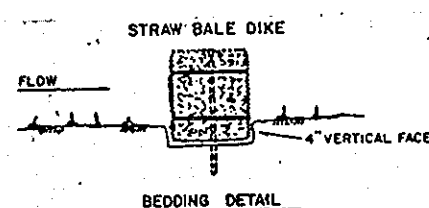
- 1) Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for standard details and detailed specifications of each practice specified herein.
2) With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.
3) At the end of each working day, all sediment control practices will be inspected and left in operational condition.
4) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a.) seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 1 horizontal to 1 vertical (3:1) and b.) fourteen days as to all other disturbed or graded areas on the project site.
5) Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
6) Dust control will be provided for all disturbed areas. Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, pp 62.01 and 62.02 for acceptable methods and specifications for dust control.
7) Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

SEQUENCE OF CONSTRUCTION

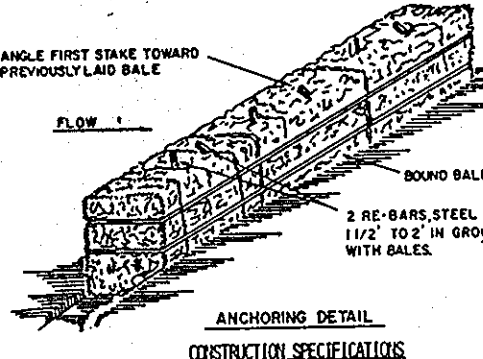
- 1. Notify Howard County Department of Inspection, Permits Inspector, 48 hours prior to starting any work.
2. Install stabilized construction entrance.
3. Install A-1 earth dikes and strawbale dikes along the tops of previously graded banks as indicated on this plan.
4. Inspect all inlets for the proper installation and functioning of previously installed inlet protection devices and correct where required.
5. Start construction of the foundation walls and install all other utilities.
6. Start any fine grading to conform to the paving subgrade as indicated on this plan except Sediment Basin #2 and stabilize those areas including ballast for rail spurs.
7. Stabilize all areas not covered by building, roads, rail spur and parking lots with permanent seeding.
8. After obtaining permission from the sediment control inspector, flush out all storm drain lines, clean out and convert the Sediment Basin #2 to a storm water management facility. Make the necessary changes to the release structures according to the approved storm water management plans.
9. After obtaining permission from the sediment control inspector, remove all drain plugs as indicated on the storm water management plans and all remaining sediment control devices and stabilize those areas.

A. A swale, ditchline or yard inlet protection.

- 1. Excavate completely around inlet to a depth of 18" below notch elevation.
2. Drive 2 x 4 post 1' into ground at four corners of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elev. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet to compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.



STANDARD SYMBOL



- 1. Bales shall be placed at the toe of a slope or on the contour and in a row with DGS tightly abutting the adjacent bales.
2. Each bale shall be oriented in the soil a minimum of (6) inches, and placed so the binding end is horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bar driven through the bale. The first stake in each bale shall be driven through the previously laid bale at an angle to force the bales together. Stakes shall be spaced 12" on center.
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.

B. Curb Inlet Protection.

- 1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4") to the 2" x 4" wire (measuring throat length plus 2") as shown on the standard drawing.
2. Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" wire.
3. Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6" apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by snags or alternate weight. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
5. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
6. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
7. Assume that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

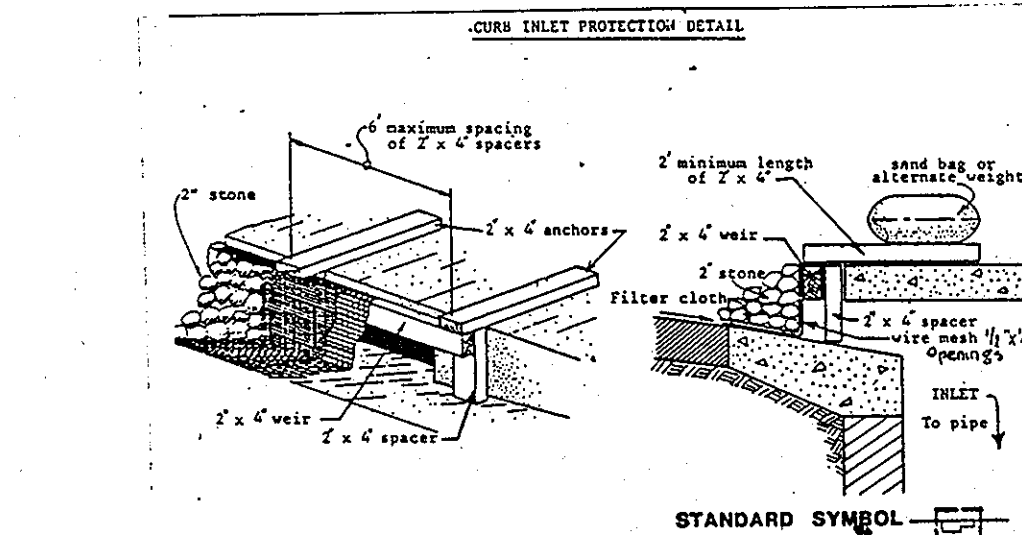
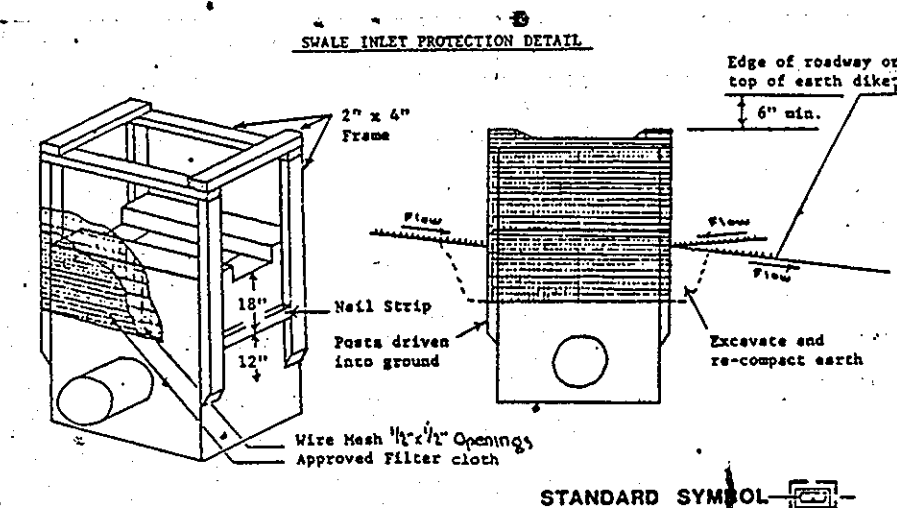
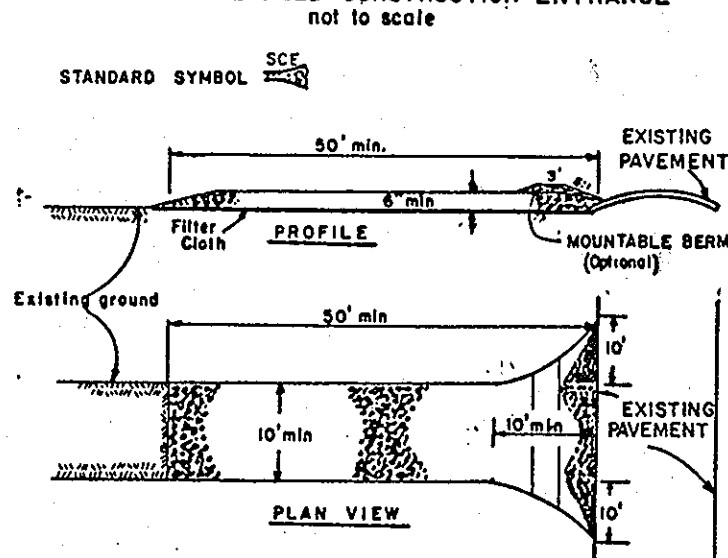


Table with 4 columns: TYPE OF DIKE, CURVE, DIKE A, DIKE B. It lists specifications for dike construction, including materials like straw, mulch, and stone, and their respective applications for different dike types.

STABILIZED CONSTRUCTION ENTRANCE



- 1. Stone Size - One 2" stone, or recycled or recycled concrete equivalent.
2. Length - As required, but not less than 30 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than 18" (10" for residential lots).
4. Width - Ten (10) feet minimum, but not less than the full width at bottom where slopes or aprons occur.
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 entrance shall be piped across the entrance. If piping is impractical, a mound of earth 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 regular and/or frequent cleaning of any material used to keep sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washes - 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 trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

Approval stamps from Howard County Health Department and Planning & Zoning. Includes signatures and dates for County Health Officer, Director of Planning & Zoning, and Chief Bureau of Engineering.

Approval stamp from the Division of Land Development & Zoning Administration, Howard County, Maryland, dated 1-19-87.

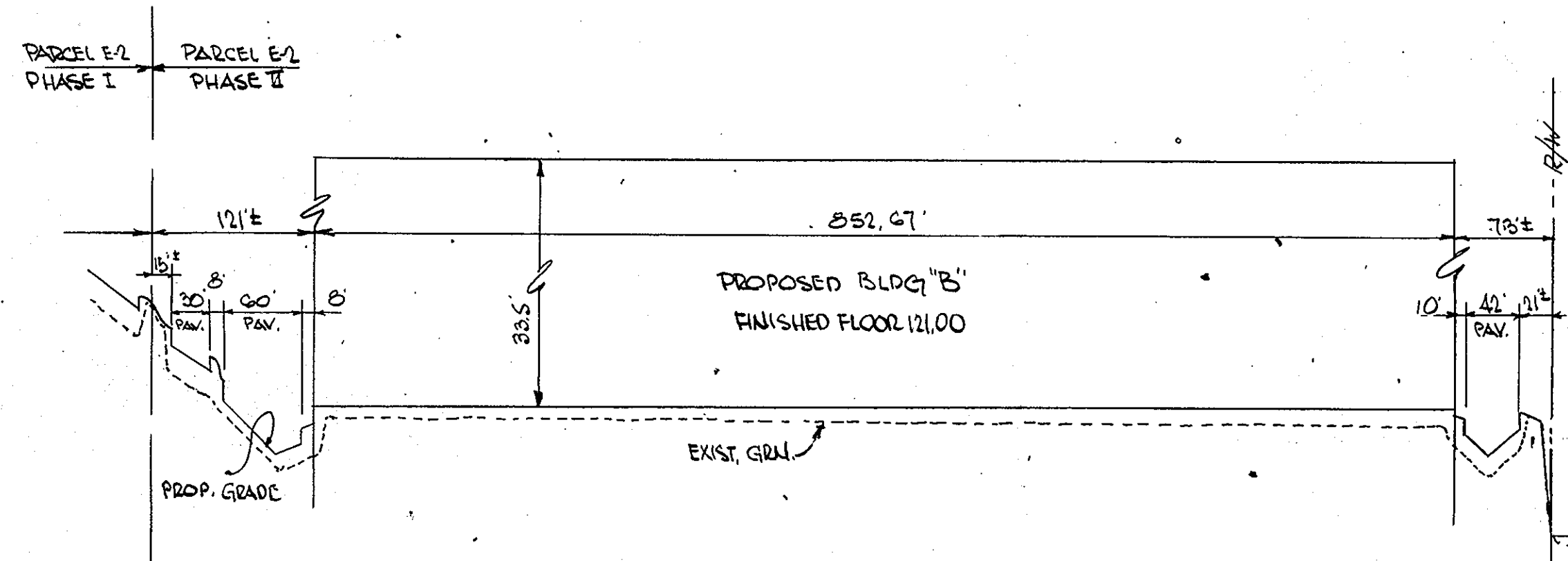
Professional seal and signature of George William Stephens, Jr. and Associates, Inc., dated 8/17/87.

Professional seal and signature of James Mitchell, dated 8-17-87, representing the Howard Soil Conservation Service.

Professional seal and signature of James J. [Name], dated 8/17/87, representing the developer.

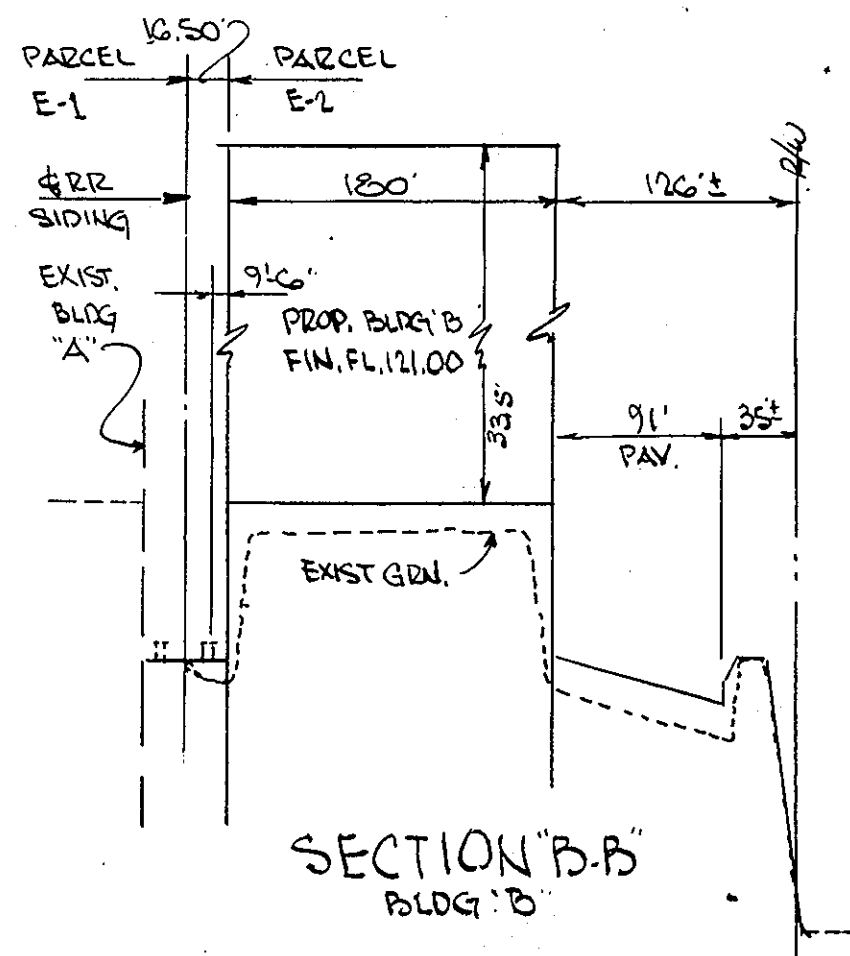
Owner and Developer information for S.T.R. Limited Partnership and James F. Knott Development Corp., including address, parcel number, and project details.



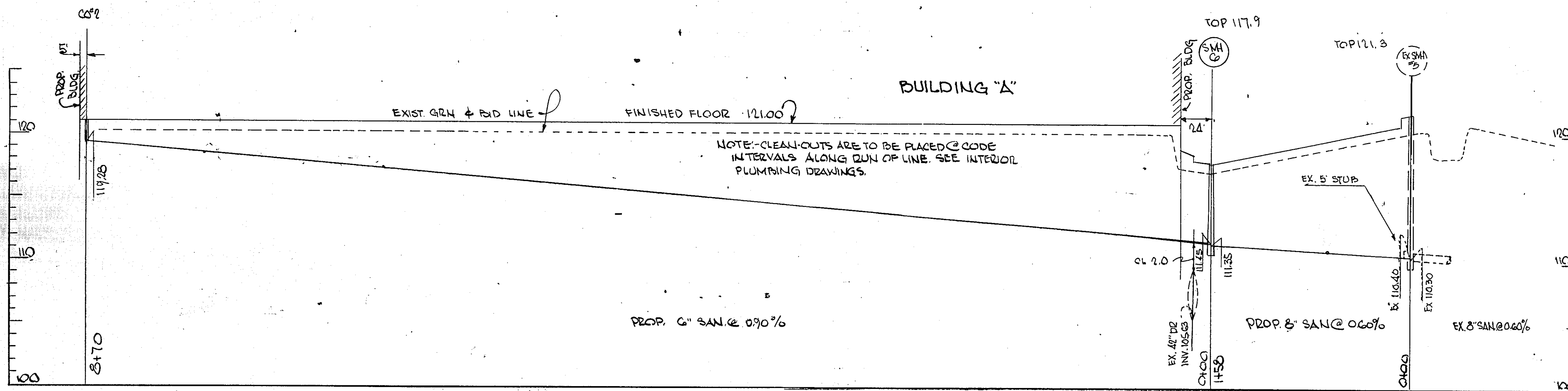


SECTION 'A-A'  
BLDG 'B'

SCALE: 1" = 5' VERT.  
1" = 100' HOR.



SECTION 'B-B'  
BLDG 'B'



PROFILE: 1" = 50' HOR.  
1" = 5' VERT.

APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-19-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: *James M. Lewis* DATE: 2/24/87  
CHIEF: *William B. Lewis* DATE: 2-21-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DIRECTOR: *James M. Lewis* DATE: 2-25-87

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
DIRECTOR: *John W. Musickman* DATE: 2-21-87  
CHIEF: *John W. Musickman* DATE: 2-21-87

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120



**OWNER**  
S.T.R. LIMITED PARTNERSHIP  
112 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436  
**DEVELOPER**  
JAMES F. KNOTT DEVELOPMENT CORP.  
112 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436

DRAWN: J.W.  
DESIGN: J.W.  
CHECK: J.W.  
REVISIONS:

**SANITARY PROFILES & DETAILS**  
BLOCK 'F' - PARCEL E-3 - PHASE II  
PLAT # 1070  
ROUTE 100 BUSINESS PARK - BLOCK 'F'  
1ST ELECTION DISTRICT - HOWARD COUNTY, MD.  
TAX MAP # 87/38  
SCALE: AS SHOWN  
S.D.P. 87-105  
DATE: NOV. 25, 1986

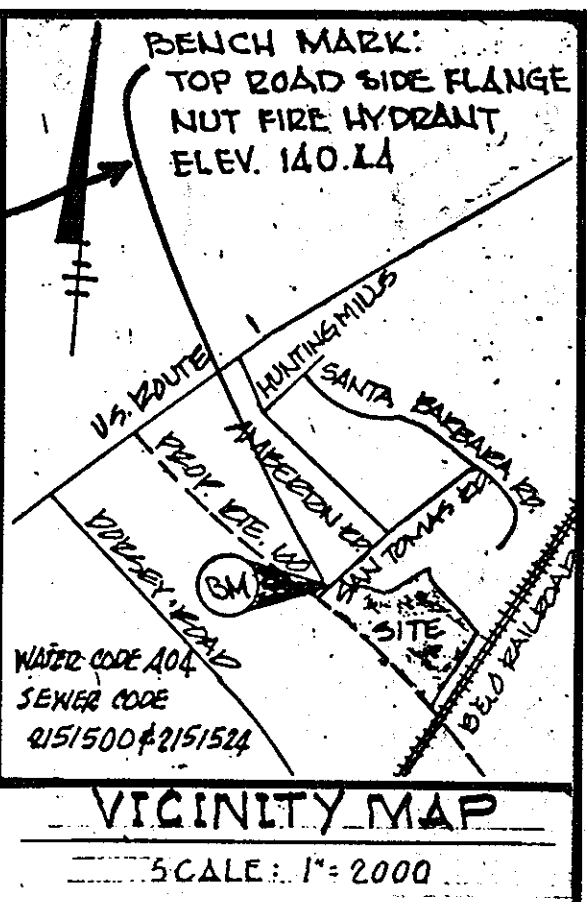
SCALE AS SHOWN  
SHEET NO. 4 OF 6



CURVE NO	Δ	RADIUS	Dc	T	L (100' CHORD)	RRL (100' CHORD)
1	12° 55' 24"	459.28	12° 30'	50.08	111.61	111.39
2	12° 55' 24"	459.28	12° 30'	35.81	71.64	71.50
3	12° 55' 24"	459.28	12° 30'	64.92	128.98	128.77

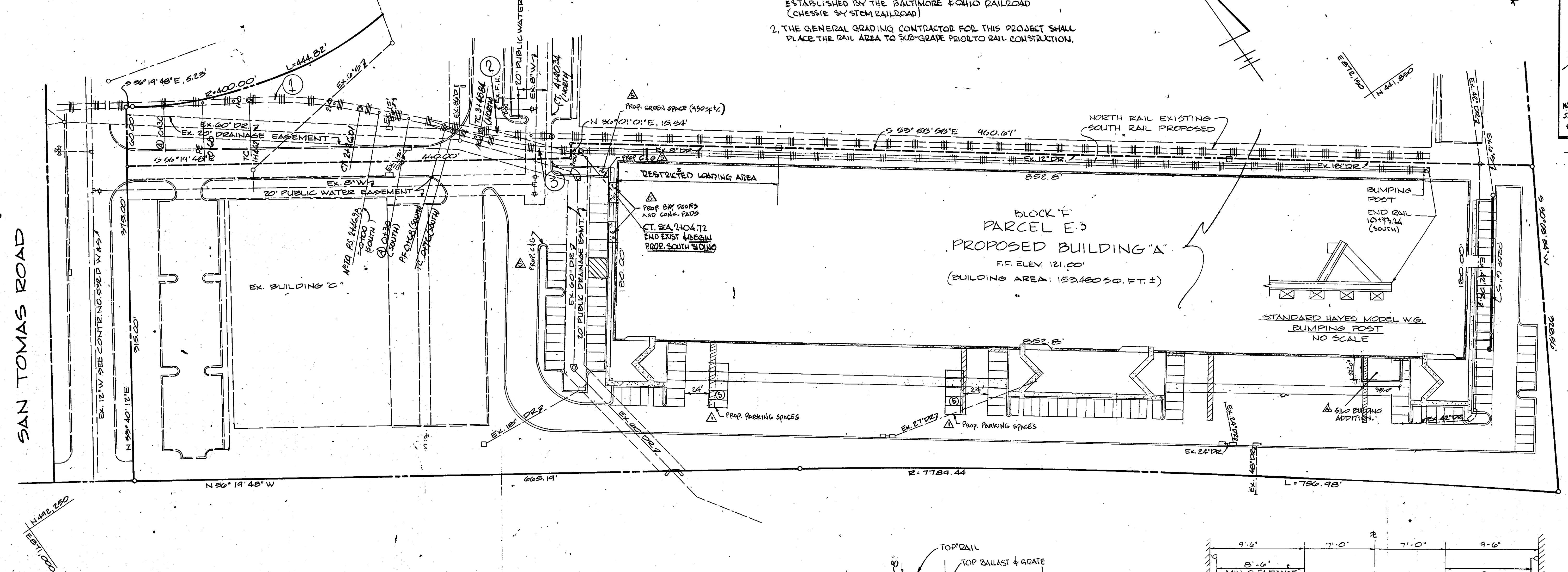
- GENERAL NOTES**
- ALL RAILROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH INDUSTRIAL SIDETRACK CONSTRUCTION SPECIFICATIONS AS ESTABLISHED BY THE BALTIMORE & OHIO RAILROAD (CHESBIE SYSTEM RAILROAD)
  - THE GENERAL GRADING CONTRACTOR FOR THIS PROJECT SHALL PLACE THE RAIL AREA TO SUB-GRADE PRIOR TO RAIL CONSTRUCTION.

NOTE: THE BENCH MARK AS SHOWN WAS DESCRIBED IN ERROR, HOWEVER, THE ENTIRE SITE AND UTILITIES WERE SURVEYED WITH THIS BENCHMARK AND THE ENTIRE SITE WILL BE COMPLETED WITH THIS DATUM WITH ADJUSTMENTS MADE AT THE EXTREMITIES. THE TRUE DATUM WILL BE 0.51' LOWER.  
EXAMPLE: PLUM ELEV. 132.00 - SHOWN WITH ELEV. 132.00 - TRUE ELEV. 131.49



SAN TOMAS ROAD

BALTIMORE AND OHIO RAILROAD



**APPROVED**  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE: 1-19-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICIAL: [Signature] DATE: 8-25-87

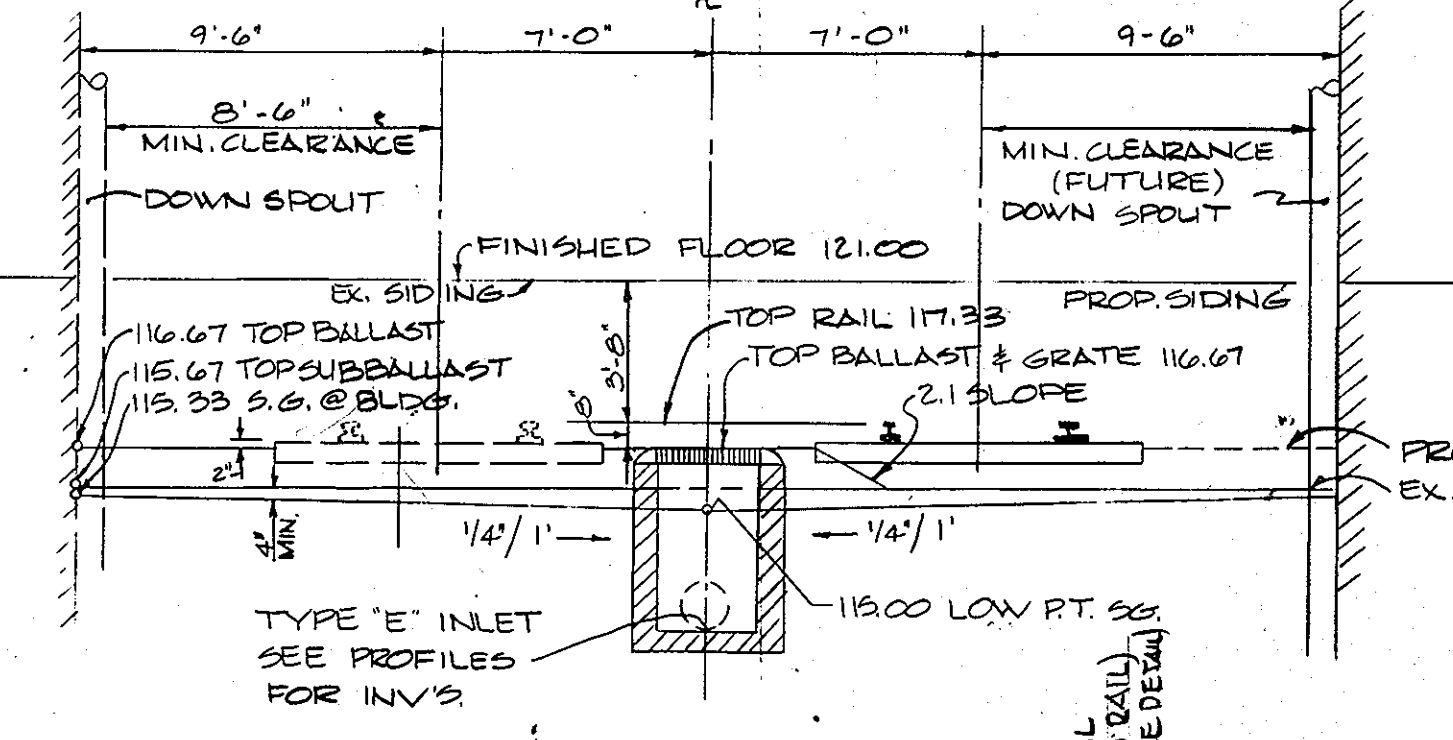
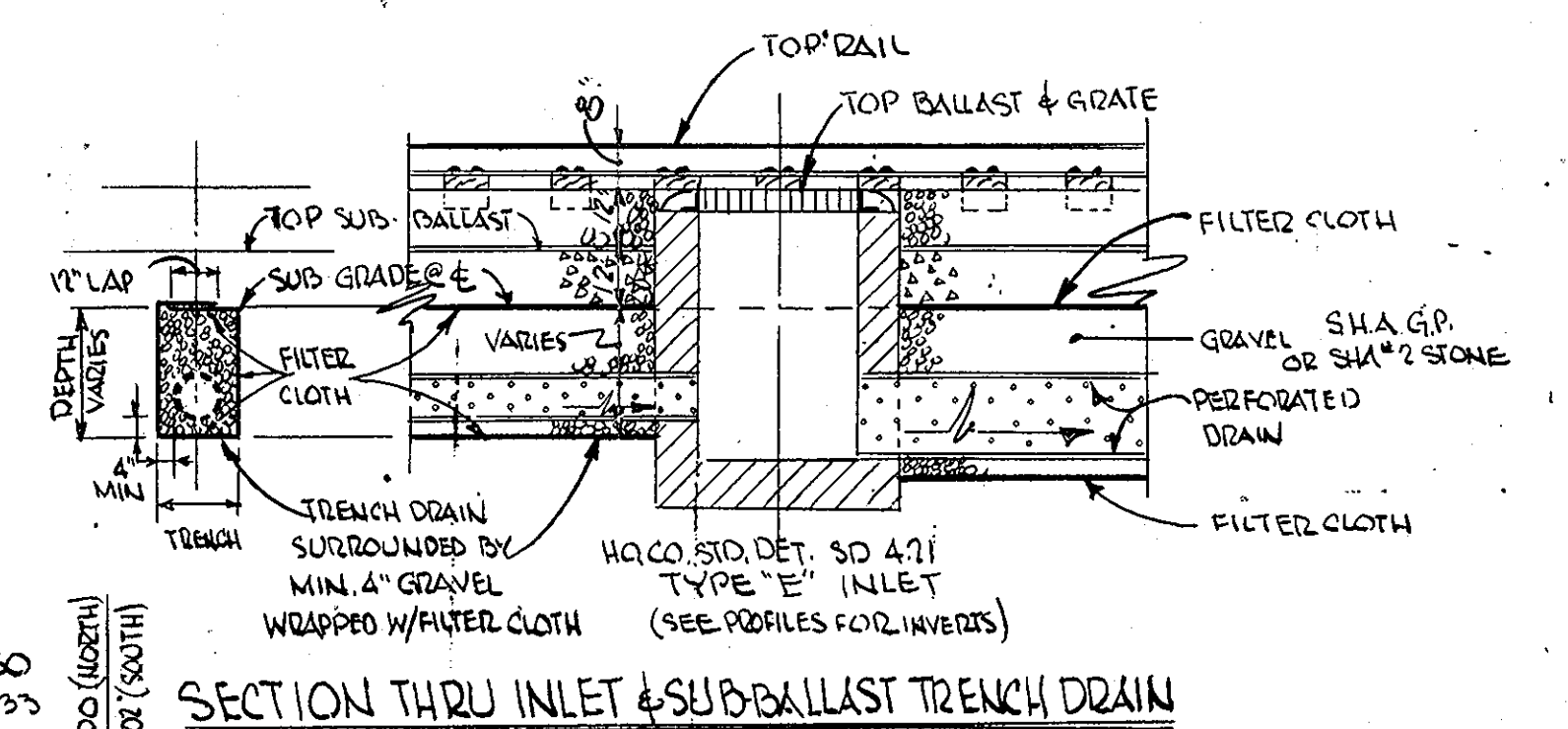
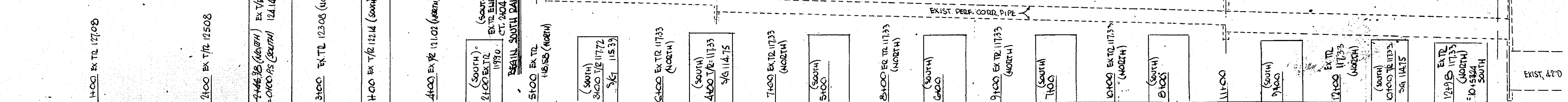
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
DIRECTOR: [Signature] DATE: 2-18-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: [Signature] DATE: 8-21-87

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND LICENSE NO. 21245, EXPIRATION DATE JUNE 9, 2012.

BALTIMORE LAND DESIGN GROUP, INC.  
250 SCHELLING CIRCLE, SUITE 564  
HUNT VALLEY, MARYLAND 21031  
PHONE: 410-229-9851

**PROFILE**  
1" = 5' VERT.  
1" = 50' HOR.



**OWNER**  
S.T.R. LIMITED PARTNERSHIP  
110 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436

**DEVELOPER**  
JAMES F. KNOTT DEVELOPMENT CORP.  
110 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436

1/25/12 REVISED EXISTING PARKING LAYOUT. ADDED PROPOSED BAY DOORS WITHIN EXISTING BUILDING (BY BALTIMORE LAND DESIGN GROUP, INC.) REVISED PARKING TABULATION

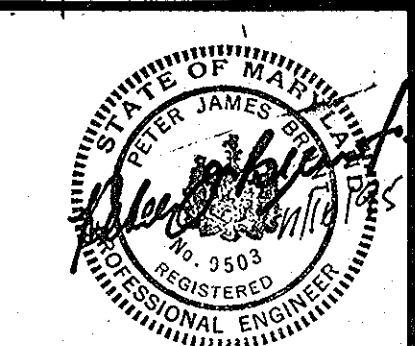
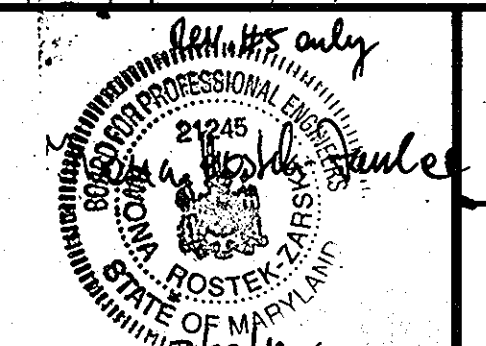
DRAWN: D.M.D.  
DESIGN: J.W.  
CHECK: C.K.S.  
REVISIONS: 1-11-88 BURG A - SLO BURG ADDITION.

PN 08890

**RAIL SPUR PLAN & DETAILS**  
BLOCK F - PARCEL E-3 - PHASE II  
ROUTE 100 BUSINESS PARK  
1ST ELECTION DISTRICT - HOWARD COUNTY MD.  
TAX MAP # 37/33  
SCALE: AS SHOWN  
DATE: NOV. 25, 1986  
S.D.P. 87-105 REVISION #5 SHEET 5 OF 6



**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120





**GENERAL NOTES**

- Maximum building height = 50'
- All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by the Board of Health.
- Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
- The contractor shall maintain at least a 2" level bench behind all curb and gutter in all areas.
- The contractor shall verify all existing utilities to his own satisfaction before starting construction.
- All slopes shall be 2:1 or flatter.
- All work shall be done in accordance with Board County Standard Specifications and details for construction, or as shown on these plans.
- The contractor shall notify the C & P Telephone Co. and the Gas and Electric Company five days prior to starting work shown on these plans by calling "E-1 Utility". Call collect 1-555-0100.
- For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and signs and as shown herein.
- The contractor shall maintain a minimum of 25% cover over all proposed water lines.
- All rip-rap shall be placed on filter cloth.
- The contractor or developer shall contact the Construction Inspection/Survey Division, 14 hours in advance of commencement of work at 993-2117 or 781-7273.
- The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
- All utilities installed shall receive full trench completion.
- All water main lines, pipes, caps, etc. shall be installed in accordance with Board County Design requirements.
- Service Clamps to have stainless steel straps.

NOTE: FOR EXISTING SITE DEVELOPMENT AND UTILITIES AS SHOWN ON THIS PLAN SEE S.D.P. 86-249 WITH 11 SHEETS TO SET FOR EXISTING WATER AS SHOWN WITHIN THIS SITE. SEE CONTRACT NO. 1A-1508-D STORM WATER MANAGEMENT FOR THIS SITE WAS CONSTRUCTED UNDER S.D.P. 86-249 SHEETS 1, 5 & 6 OF 11.

NOTE: THE SQUARE FEET AREAS OF SPECIFIC USES AND THE MAXIMUM NUMBER OF EMPLOYEES PER USE STATED ON THIS PLAN SHALL NOT BE CHANGED OR INCREASED WITHOUT THE OFFICE OF PLANNING AND ZONING'S REVIEW APPROVAL.

NOTE: ALL STORM DRAINS TO SERVICE THIS SITE WHERE CONSTRUCTED UNDER S.D.P. 86-249 SHEETS 7 & 8 OF 11.

PLANT LIST			
NO.	BOTANICAL NAME	COMMON NAME	COMMENTS, SIZES
10	ACER SACCHARUM "BONFIRE"	BONFIRE SUGAR MAPLE	EX. 2 1/2" DB CAL.
7	MALLUS BACCATA	SIBERIAN CRAB	2-2 1/2"
19	PICEA OMORICA	SERBIAN SPRUCE	
20	PINUS STROBUS	WHITE PINE	
3	PRUNUS CALLEKYANA BRADFORD	BRADFORD PEAR	24-30" HT
12	FRAXINUS LANCEOLATA MARSHALLS	MARSHALLS ASH	16-18"
25	ELONIMOUS ALATUS "COMPACTUS"	BURNING BUSH	24-30"
40	PINUS MUGHO PUMILO	DWARF MUGO PINE	
20	VIBURNUM RHYDOPHYLLUM	LEATHERLEAF VIBURNUM	

**LEGEND**

- EXISTING GROUND
- PROPOSED GRADE
- EX. CURB AND GUTTER
- PROP. CURB AND GUTTER
- PROP. OF PARKING SPACES
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. WATER
- PROP. WATER
- PROP. WATER SPOT ELEV. FINISHED PAVING OR GRADE
- PS-TYPE PAVING (TRUCK)
- CB-TYPE PAVING (CAR)
- HANDICAP PARKING (SEE DETAILS THIS SHEET)
- EXIST. PUBLIC UTIL. EMENTS

**VICINITY MAP**

NOTE: THE BENCH MARK AS SHOWN WAS DESCRIBED IN ERROR, HOWEVER, THE ENTIRE SITE AND UTILITIES WERE STARTED WITH THIS ERROR AND THE BENCH MARK SITE WILL BE COMPLETED WITH THIS ERROR WITH LEAST VARIATIONS MADE AT THE EXTREMITIES. THE TRUE DATUM WILL BE OSH-1000. EXAMPLE: "PLUS ELEV. 1000" SHOULD WITH ERROR 1000 - TRUE ELEV. 121.1

**SITE DATA**

TOTAL AREA OF SITE: 19109 AC. (832,388,045 S.F.)

AREA OF PARCEL E-1: 6,681 SF

AREA OF PARCEL E-2 (PHASE I): 4,677 SF

AREA IMPROVED (PARCEL E-1 & E-2 PHASE I): 11,440 SF

AREA OF PARCEL E-3 (PHASE II): 7,667 SF

EXISTING ZONING: M-2

EXISTING USE: VACANT

PROPOSED USE: OFFICE/WAREHOUSE

PARKING REQUIRED (PARCEL E-3): 325 P.S.

PARKING PROVIDED (INCLUDES 10 HCP): 340 P.S.

BLDG COVERAGE - PARCEL E-3 (PHASE II): 7.89 / 19.109 = 41.9%

BLDG & PAVING COVERAGE - PARCEL E-1 (PHASE I) (INCL. RR) = 77%

% OPEN SPACE - PARCEL E-2 (PHASE II): 1.772 / 7.667 = 23%

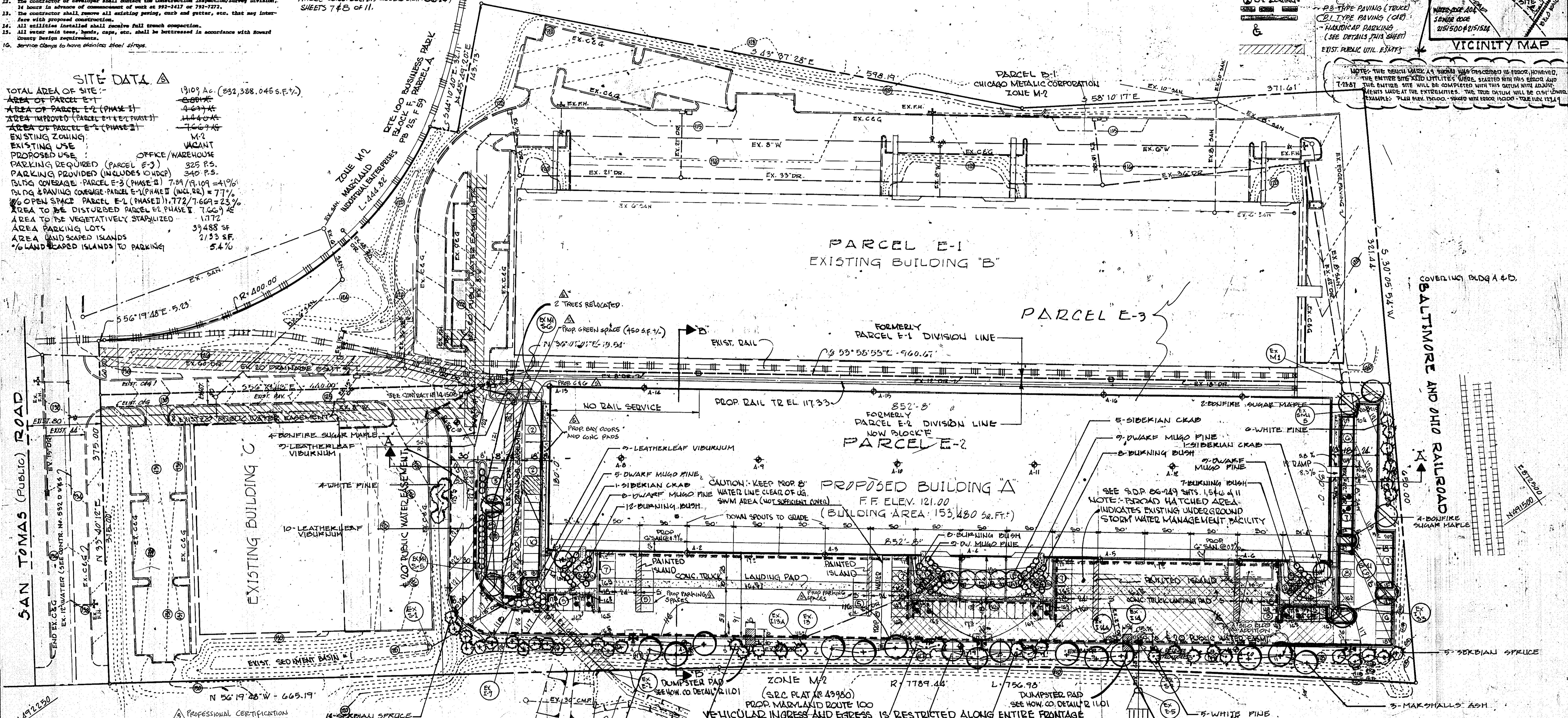
AREA TO BE DISTURBED - PARCEL E-2 PHASE II: 7.667 AC

AREA TO BE VEGETATIVELY STABILIZED: 1.772

AREA PARKING LOTS: 3,948 SF

AREA LANDSCAPED ISLANDS: 2,133 SF

% LANDSCAPED ISLANDS TO PARKING: 5.4%



**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
HOWARD COUNTY HEALTH DEPARTMENT

*James M. Boyd* M.D. / JTB  
COUNTY HEALTH OFFICER DATE: 8-25-87

**APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING**

*John M. Muehlen*  
DIRECTOR DATE: 9-1-87

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

*James J. Lewis*  
DIRECTOR DATE: 8-24-87

*Michael S. R. R.*  
CHIEF BUREAU OF ENGINEERING DATE: 8-21-87

**APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION**  
HOWARD COUNTY, MARYLAND

DATE: 1-19-87

Baltimore Land Design Group, Inc.  
250 Schilling Circle, Suite 304  
Hunt Valley, Maryland 21021  
Phone: 410-224-9851

**STATE OF MARYLAND**  
Baltimore Land Design Group, Inc.  
Professional Engineer License No. 21245

**STATE OF MARYLAND**  
George William Stephens, Jr. and Associates, Inc.  
Civil Engineers & Land Surveyors

303 Allegheny Avenue  
Towson, Maryland 21204  
(301) 825-9120

**STATE OF MARYLAND**  
STV/Lyon Associates  
Architects • Planners

21 Governors Court  
Baltimore, Maryland 21207  
(301) 948-1112

**OWNER**  
S.T.R. LIMITED PARTNERSHIP  
110 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436

**DEVELOPER**  
JAMES F. KNOTT DEVELOPMENT CORP.  
110 WEST ROAD - TOWSON, MD. 21204  
(301) 321-6436

DESIGNED: STM  
DRAWN: STM  
CHECKED: SHP  
REVISION:  
11-16-85 SLD  
BUILDING ADDITION.

PN 5590

**LANDSCAPE PLAN**  
BLOCK F - PARCEL E-3 PHASE II  
ROUTE 100 BUSINESS PARK  
1ST ELECTION DISTRICT - HOWARD COUNTY, MD.  
TAX MAP # 57/38  
SCALE: 1" = 30'  
S.D.P. 87-105 REVISION #5 SHEET G OF G

DATE: NOV. 25, 1986  
FARCEL # 601/281

**ADDRESS CHART**

BUILDING #	STREET ADDRESS
A	6945 SAN TOMAS ROAD
B	6935 SAN TOMAS ROAD
C	6935 SAN TOMAS ROAD

**ADDRESS CHART**

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
ROUTE 100 BUSINESS PARK	BLOCK F	E-3
PLAT # L/P	BLOCK #	ZONE
1070	24	M-2
TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
1070	57	5012
WATER CODE	SEWER CODE	2151500 / 2151524