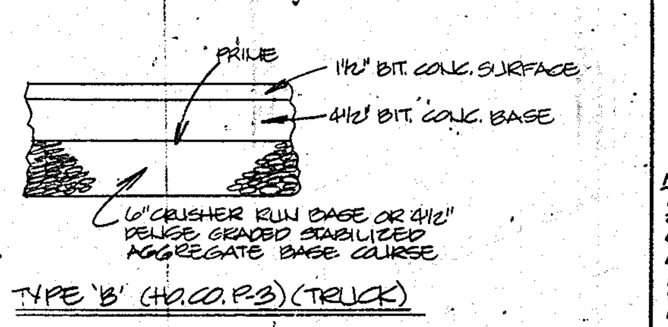
LAND USE: 3635 — WAREHOUSE = 41,695 SF, FRONT OFFICE = 3635 SF, BANQUET HALL = 15,467 SF
PARAMETERS: WAREHOUSE 1 SP/2000 SF, FRONT OFFICE: 3.3 SP/1000 SF, BANQUET HALL = 1 SP/3 SEATS
PARKING SPACES: WAREHOUSE = 21, FRONT OFFICE = 12, BANQUET HALL (372 SEATS) = 124

TIME	WEEKDAY: MORNING 6AM-8AM %	NEEDED	MID-DAY 8AM-3PM %	NEEDED	AFTERNOON 3PM-5PM %	NEEDED	EVENING 5PM-MID %	NEEDED	WEEKEND: DAYTIME 6AM-6PM %	NEEDED	EVENING 6PM-MID %	NEEDED	NIGHTTIME MID-6AM %	NEEDED
RETAIL	20%	2	60%	8	60%	8	90%	12	100%	13	70%	10	5%	1
OFFICE OR INDUSTRIAL	80%	27	100%	33	100%	33	10%	4	10%	4	5%	2	5%	2
THEATER, COMMERCIAL, RECREATION, NIGHTCLUB, RESTAURANT W/ENTERTAINMENT	40%	50	40%	50	40%	50	100%	124	80%	100	100%	124	10%	13
TOTAL	88		91		91		128		117		126		16	

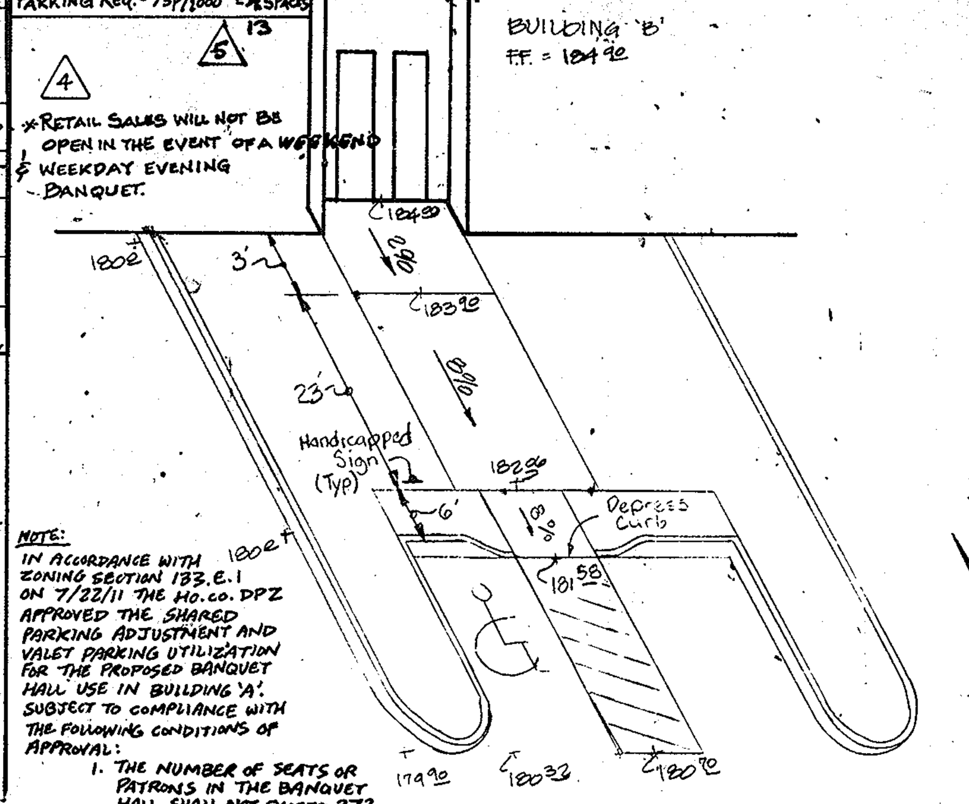
PROVIDED NUMBER OF OFF-STREET PARKING SPACES = 129 SPACES

RETAIL = ~~800 S.F.~~ 2414 S.F.
PARKING REQ. = 5 SP/1000 SF = 13 SPACES

* RETAIL SALES WILL NOT BE OPEN IN THE EVENT OF A WEEKEND & WEEKDAY EVENING BANQUET.



TYPICAL PAVING SECTION — NO SCALE

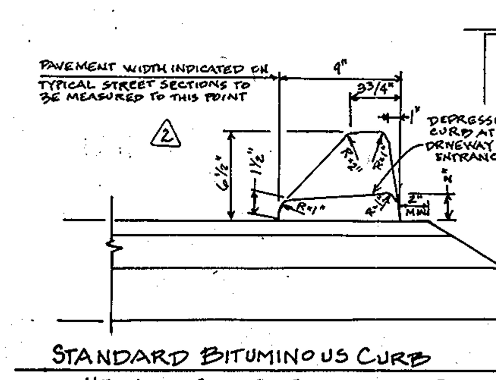


HANDICAPPED AND GRADING DETAIL
NTS

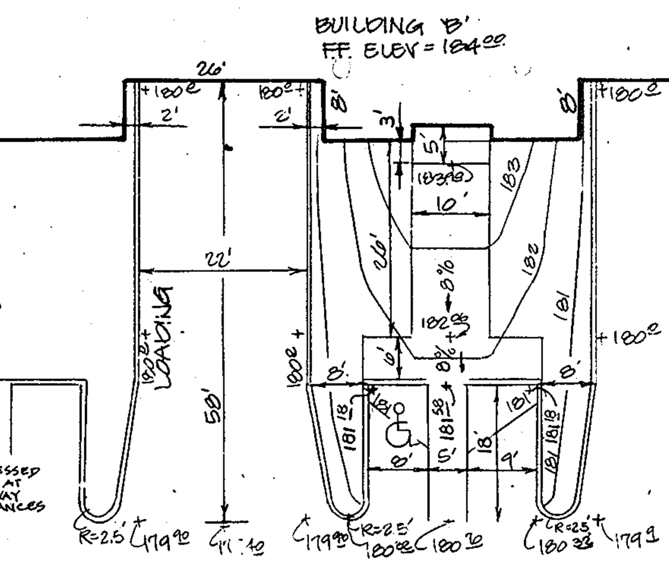
NOTE:
IN ACCORDANCE WITH ZONING SECTION 133.E.1 ON 7/22/11 THE HO.CO. DPZ APPROVED THE SHARED PARKING ADJUSTMENT AND VALET PARKING UTILIZATION FOR THE PROPOSED BANQUET HALL USE IN BUILDING 'A', SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS OF APPROVAL:
1. THE NUMBER OF SEATS OR PATRONS IN THE BANQUET HALL SHALL NOT EXCEED 372.
2. THE VALET PARKING SHALL BE UTILIZED ANY TIME THE BANQUET HALL IS IN USE.
3. THE PROPERTY OWNER IS RESPONSIBLE TO RESPOND TO AND RESOLVE ANY PARKING INADEQUACIES SHOULD THEY ARISE, AND TO PROVIDE ADEQUATE ACCESS TO THE SITE AT ALL TIMES AS REQUIRED BY THE HO.CO. DEPT. OF FIRE AND RESCUE.

SEWER CONNECTION NOTE

The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan, who will discharge non-domestic waste to the public sewerage system if this waste is regulated under Section 18.122A of the Howard County Code. Each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.

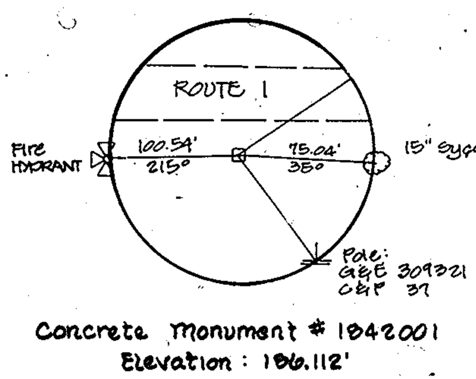


STANDARD BITUMINOUS CURB
HOWARD COUNTY STANDARD R3.03

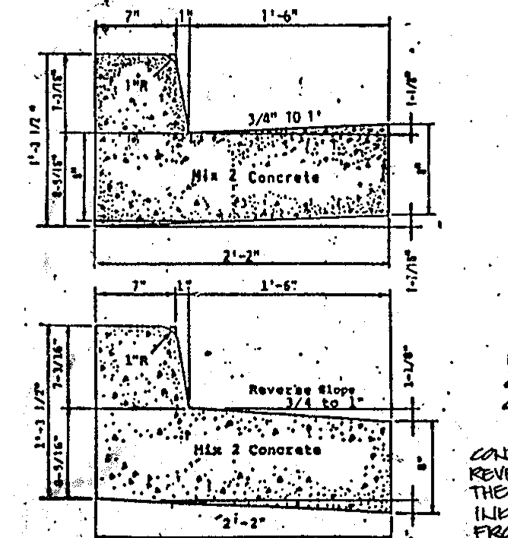


HANDICAPPED AND GRADING DETAIL
N.T.S.

BENCH MARK



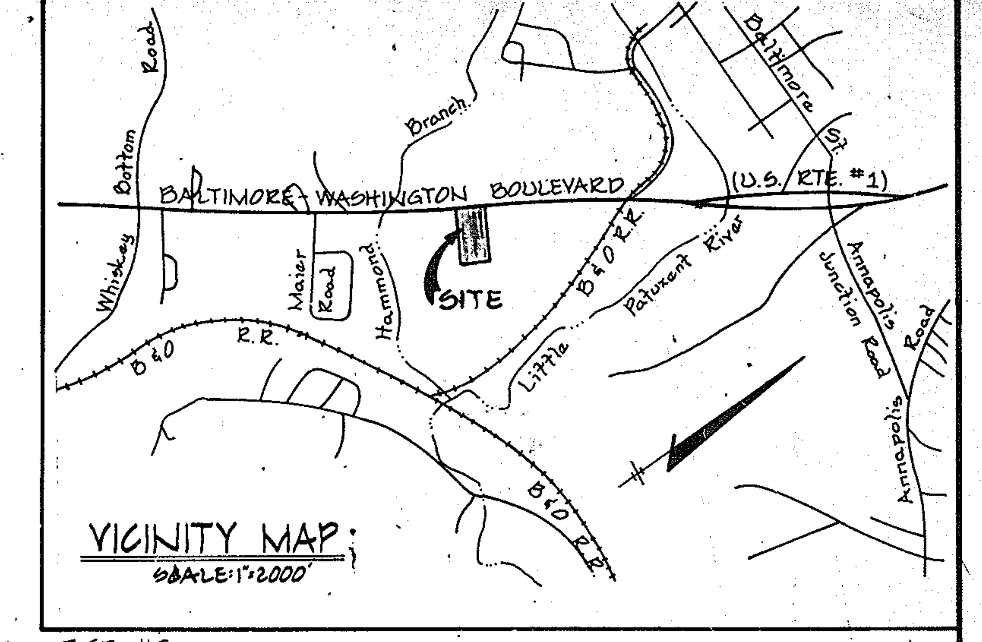
Concrete Monument # 1842001
Elevation: 186.112'



STANDARD CONCRETE CURB & GUTTER

REVERSE SLOPE CONCRETE CURB & GUTTER

CONTRACTOR SHALL CONSTRUCT REVERSE SLOPE C&G WHEREVER THE SITE PLAN CONTOURS INDICATE A SLOPE AWAY FROM THE CURB.



VICINITY MAP
SCALE: 1" = 2000'

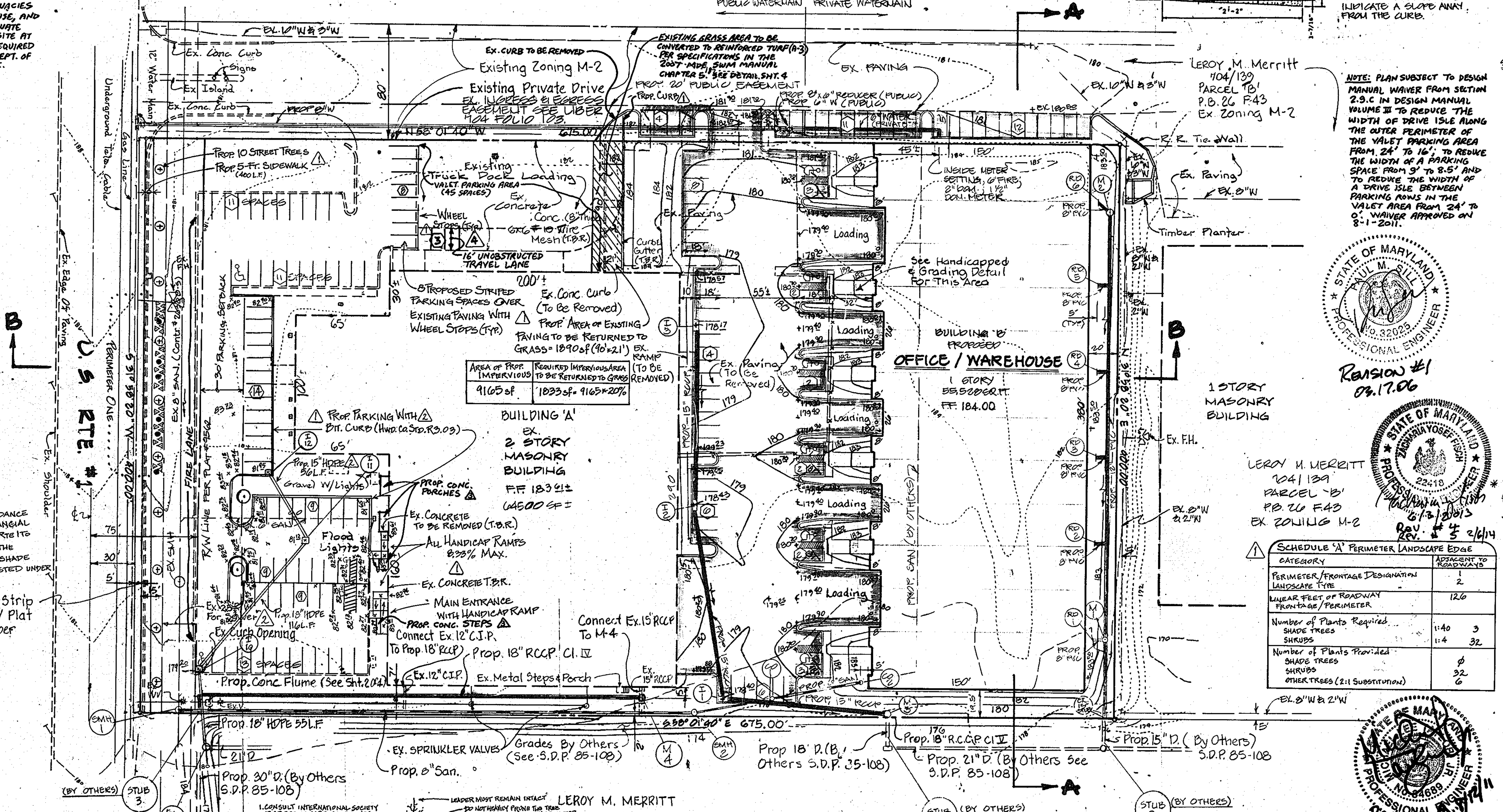
LEGEND

- EX. GROUND
- PROPOSED GRADE
- TRACT OUTLINE
- RIGHT-OF-WAY LINE
- EX. CURB & GUTTER
- EASEMENT LINES
- TYPE 'B' PAVING (TRUCK) (HO.CO. P-3)
- HANDICAPPED PARKING SPACE

GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT = 50'
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO LAYING ANY PIPE.
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 SHOWN ON THESE PLANS BY CALLING "MISS UTILITY." CALL COLLECT 1-559-0100.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER ALL PROPOSED WATER LINES.
11. 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.
12. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
13. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION.
14. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
15. A BUILDING PERMIT FOR THE PROPOSED SITE AND BUILDING IMPROVEMENTS FOR THIS PROJECT SHALL BE APPLIED FOR BY THE PROPERTY OWNER WITHIN 1-YEAR MEASURED FROM THE REDLINE APPROVAL DATE ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. △
16. THE REDLINE PROPOSAL COMPLIES WITH ROUTE 1 MANUAL BY PROVIDING A 5-FT. WIDE SIDEWALK AND STREET TREES ALONG THE U.S. ROUTE 1 PROPERTY FRONTAGE. △
17. THIS REDLINE REVISION WAS PREPARED IN ACCORDANCE WITH SECT. 16.124 OF THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR 10 STREET TREES AND SIDEWALK ALONG RTE 1 TO BE POSTED UNDER DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $8,600.00. THE LANDSCAPE SURETY FOR 8 SHADE TREES AND 32 SHRUBS IS $3,360.00 AND IS TO BE POSTED UNDER A DPW DEVELOPERS AGREEMENT. △

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 6-1-87



NOTE: PLAN SUBJECT TO DESIGN MANUAL WAIVER FROM SECTION 2.9.C IN DESIGN MANUAL VOLUME III TO REDUCE THE WIDTH OF DRIVE ISLE ALONG THE OUTER PERIMETER OF THE VALET PARKING AREA FROM 24' TO 16'; TO REDUCE THE WIDTH OF A PARKING SPACE FROM 9' TO 8.5' AND TO REDUCE THE WIDTH OF A DRIVE ISLE BETWEEN PARKING ROWS IN THE VALET AREA FROM 24' TO 0'. WAIVER APPROVED ON 8-1-2011.

PLAN:
SCALE 1" = 50'

Revision #1 03.17.06

Rev. #4, Rev. #5 2/6/14

SITE DATA

AREA OF SITE 6.198 AC.± (INCLUDES 0.138 AC.± 15' WIDENING STRIP

FLOOR AREA
- EXISTING 64500 SQ. FT.
- PROPOSED 55528 SQ. FT.
- TOTAL 120,028 SQ. FT.

EXISTING USE WAREHOUSE / OFFICE
PROPOSED USE WAREHOUSE / OFFICE
FLOOR AREA RATIO 2.76 / 6.060 = 45.5%
PROPERTY REFERENCE - LIBER 1263, FOLIO 373
EX. ZONING - CE
% OPEN SPACE - 1.21 Ac. / 6.060 = 20%
% BUILDING COVERAGE WITH PAVING 5.02 Ac. / 6.060 = 83%
AREA TO BE DISTURBED = 157,450 SQ. FT. | 3.61 AC±
AREA TO BE STABILIZED = 40,816 SQ. FT. | 0.94 AC±
AREA OF PARKING LOTS - 1.30 Ac.±
% OF OPEN SPACE IN PARKING LOTS 0.07 Ac. / 1.30 Ac. = 5.38%
EXISTING OPEN SPACE AREA - 136,125 Sq.Ft., 3.13 Ac. / 6.060 = 52%
PROPOSED OPEN SPACE TO REMAIN - 52,708 Sq.Ft, 1.21 Ac. / 6.06 = 80%

PARKING TABULATION

FOR BUILDING 'A' PARKING, SEE SHARED PARKING TABLE THIS SHEET.
WAREHOUSE USE = 41,695 SF; FRONT OFFICE = ~~6,049 SF~~ 3635 S.F.;
BANQUET HALL = 15,467 SF; MAXIMUM NUMBER OF SEATS 372.
RETAIL = ~~800~~ 2414 S.F.

BUILDING 'B' - 55,528 Sq.Ft.
- OFFICE - 11,528 Sq.Ft. - 58 Emp. @ 7 Sp./10 Emp.: 41 SPACES
- WAREHOUSE - 44,000 Sq.Ft.: 1 Emp./1000 Sq.Ft 1 Sp/2 Emp: 22 SPACES

TOTAL SPACES REQ'D. 192 SPACES
PARKING PROVIDED - 192 SPACES (INCLUDE 12 HANDICAPPED)

* VARIANCE GRANTED TO REDUCE REQUIRED OPEN SPACE FROM 20% TO 18.48%. SEE VARIANCE AA 85-04.

** FOR PROPOSED USES IN BUILDING 'A' THE TIME OF OPERATIONS DUE NOT OVERLAP.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1 / 2
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	126
Number of Plants Required: SHADE TREES	1:40 — 3
SHRUBS	1:4 — 32
Number of Plants Provided: SHADE TREES	∅
SHRUBS	32
OTHER TREES (2:1 SUBSTITUTION)	6

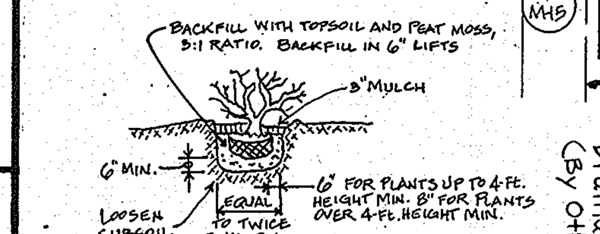
NOTE: STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED ON THE ADJACENT SITE (SEE S.D.P. 85-108)

No.	REVISIONS	DATE
5	MODIFY AREAS OF USES IN BUILDING 'A' AND REVISE SHARED PARKING TABULATION.	2/6/14
4	ADD 3 STRIPED SPACES. MODIFY USES AND REVISE SHARED PARKING CHART.	6/3/13
3	MODIFIED USES AND ADDED CONCRETE PORCHES & STEPS ON BUILDING 'A'.	8/12/11
	THIS PLAN IS A REVISION TO SDP 85-203	
2	Provide Inlets I10-I12, Storm Drains, Curbs and Curb Detail	03-30-06
1	RE-STRIP EXISTING PARKING SPACES; REVISE SITE DATA; ADD 1) 40 PARKING SPACES; 2) 2-HANDICAP RAMPS TO BUILDING 'A'; 3) 5-FOOT SIDEWALK AND STREET TREES WITH SHRUBS ALONG U.S. ROUTE 1. RE-STRIP EXISTING PAVING TO YIELD 8-PARKING SPACES. APPLY SWM OBLIGATIONS FOR REDEVELOPMENT PROJECTS TO REDUCE EXISTING IMPERVIOUS AREA BY 20% OF THE PROPOSED IMPERVIOUS AREA.	03-17-06

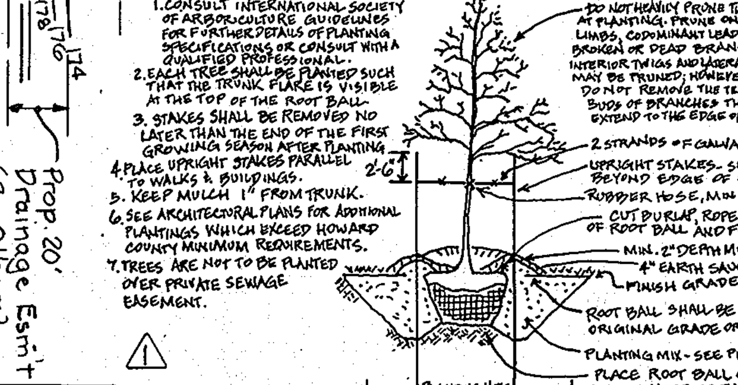
ADDRESS CHART

BUILDING NO.	STREET ADDRESS
Bldg. 'A'	9375 U.S. Route 1
Bldg. 'B'	9385 U.S. Route 1

SUBDIVISION NAME: PROPERTY OF THE SAVAGE GROUP			SECT. / AREA	LOT/PARCEL # 199
PLAT # OR L/F 1263/373	BLOCK # 23	ZONE CE	TAX/ZONE MAP 47	ELECT. DIST. 6	CENSUS TRACT 6063
WATER CODE C-02			SEWER CODE 7200000	



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-½" CALIPER — NOT TO SCALE

US ROUTE 1	400	10	10
STREET NAME	L.F. REQUIRED	TREES REQUIRED	TREES PROVIDED

STREET TREE SCHEDULE

PARKING LOT INTERNAL LANDSCAPING - SCHEDULE 'B'	
Number of Parking Spaces (New)	40
Number of Trees Required	2
Number of Trees Provided: SHADE TREES	2

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊕	10	Acer campestre	1.5" Cal. Min.	B&B
●	6	Crataegus crusgalli; inermis	1.5" Cal. Min.	B&B
△	32	Juniperus chinensis 'Sargentii'	18"-24" Cont.	4' on Center
⊙	2	Quercus rubra	2.5" Cal. Min.	B&B

PLANT LIST

Howard County Soil Conservation District

The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.

7/1/87 — Approved: Howard Soil Conservation District — Date

Reviewed for Howard Soil Conservation District and meets technical requirements.

7-1-87 — The United States Soil Conservation Services — Date

APPROVED: For public water and public sewerage systems Howard County Health Department.
7-10-87 — County Health Officer — Date

APPROVED: Howard County Office of Planning & Zoning.
7.14.87 — Director — Date
7-13-87 — Chief Division of Land Development & Zoning Administration — Date

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
7/9/87 — Director — Date
7-8-87 — Chief Bureau of Engineering — Date

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

ENGINEER'S 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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: TAPOBRATA CHAKRABARTI
REG. NO.: 8930 — DATE: 4/21/87

OWNER / DEVELOPER
THE SAVAGE GROUP
c/o
NORTHMARK CORPORATION
100 EAST READ STREET
BALTIMORE, MARYLAND 21202
(301) 727-0424

DEVELOPER'S CERTIFICATE:
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 DEPT. 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. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: RANDALL D. MacCUAIG — TITLE: PRESIDENT — DATE: 4-21-87

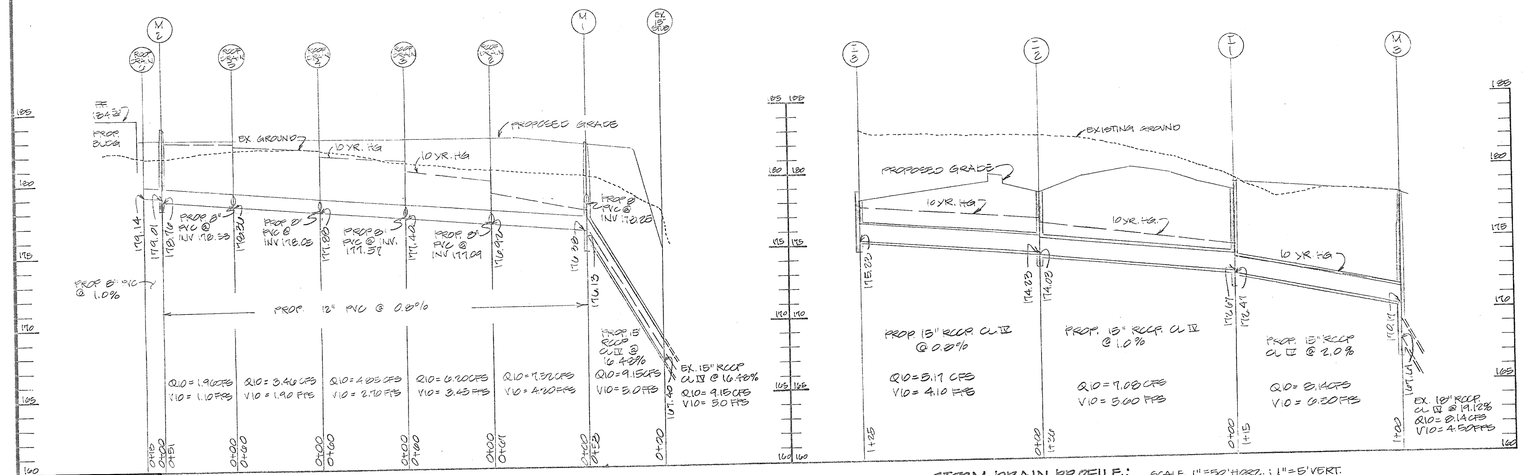
DES: RC
DWG: E.A.L.
CHK: RC
REVISIONS

SITE PLAN
FOR
PROPOSED BUILDING ADDITION
PROPERTY OF
"THE SAVAGE GROUP"

HOWARD COUNTY, MD. — TAX MAP #47 — ELECT DIST. #6
SCALE: 1" = 50'

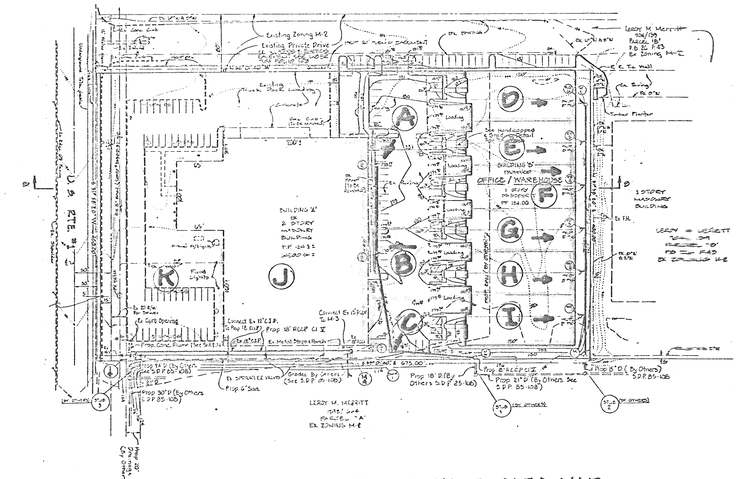
SHEET 1 OF 4

SDP-87-214

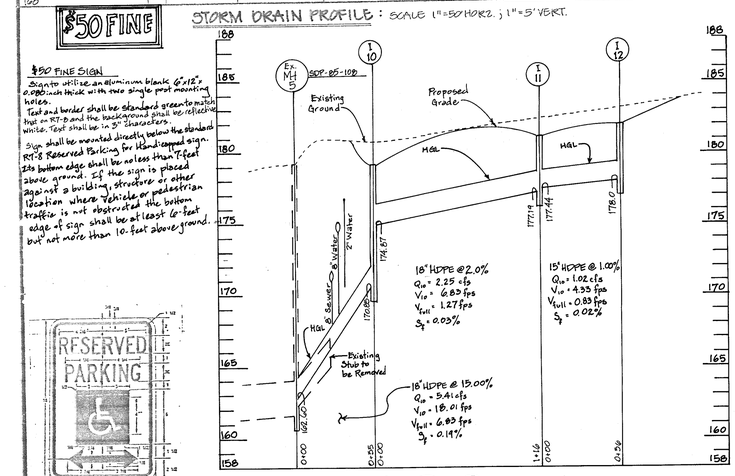


STORM DRAIN PROFILE: SCALE 1"=50' HORZ.; 1"=5' VERT.

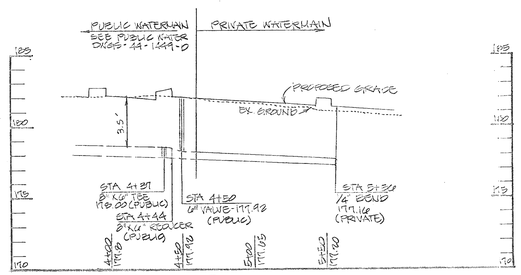
DA.	Acf	'C'
A	0.04	0.81
B	0.30	0.90
C	0.02	0.80
D	0.24	0.95
E	0.20	0.95
F	0.20	0.95
G	0.20	0.95
H	0.20	0.95
I	0.24	0.95
J	1.49	0.95
K	0.34	0.90



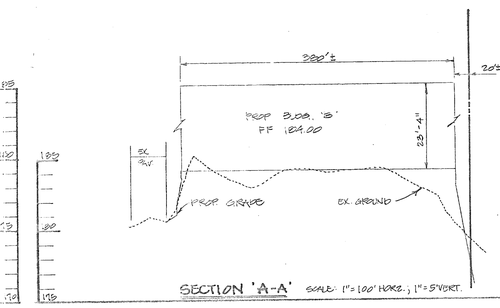
STORM DRAIN DRAINAGE AREA MAP
SCALE 1"=100'



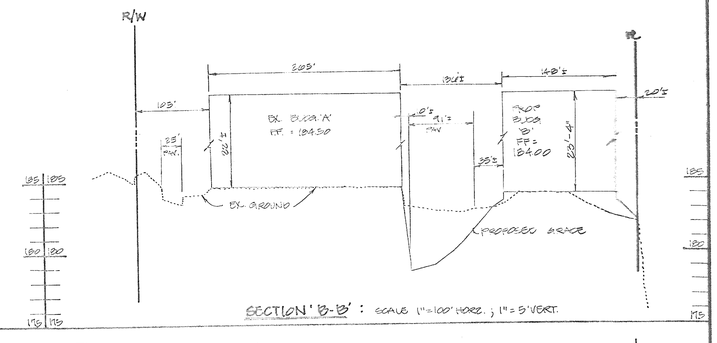
STORM DRAIN PROFILE
SCALE: HORIZONTAL 1"=50' VERTICAL 1"=5'



WATER PROFILE: SCALE 1"=50' HORZ.; 1"=5' VERT.



SECTION 'A-A' SCALE: 1"=100' HORZ.; 1"=5' VERT.



SECTION 'B-B': SCALE 1"=100' HORZ.; 1"=5' VERT.

INLET SCHEDULE					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	TYPE '5' COMB	179.00 *	172.67	172.47	HO.CO.STD.DET. 4.32
I-2	TYPE '5' COMB	179.03 *	174.23	174.03	HO.CO.STD.DET. 4.32
I-3	DBL. '5' COMB	178.77 *	—	175.23	
I-10	TYPE '5' INLET	179.20	174.87	170.85	HO.CO.STD.DET. 4.22
I-11	TYPE '5' INLET	181.12	177.44	177.14	HO.CO.STD.DET. 4.22
I-12	TYPE '5' INLET	181.45	—	178.00	HO.CO.STD.DET. 4.22

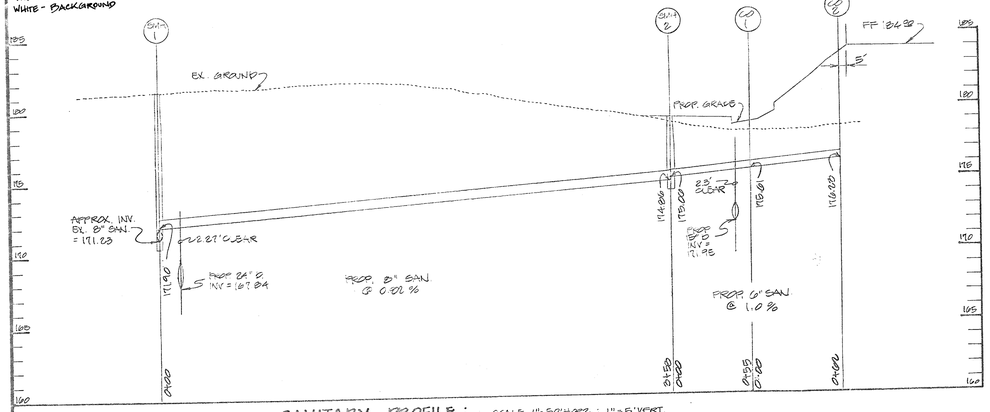
* TOP OF CURB ELEVATION

INTERCEPTOR ELEVATIONS FOR '5' INLETS ALONG CURB ARE AT THE GUTTER EDGE OF GRATE AT FLOW LINE.
(2) TOP SLOPE OF STRUCTURES TO CONFORM TO SLOPE OF PAVING.
(3) LOCATIONS GIVEN ARE TO CENTER OF TOP OF STRUCTURE.

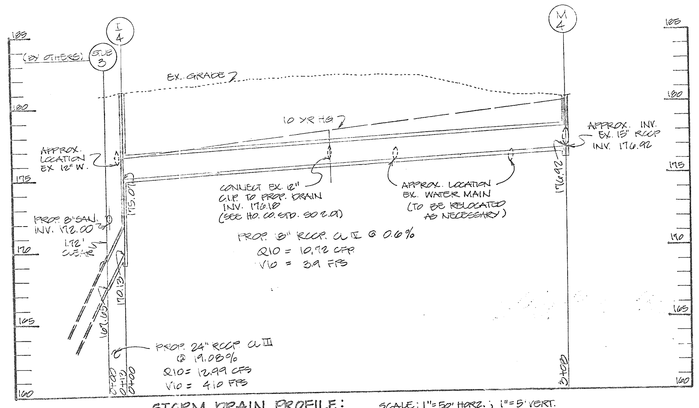
LOCATION
N531543.13; E1362663.89
N531577.64; E1362774.62
N531633.14; E1362776.37

MANHOLE SCHEDULE					
No	TYPE	TOP ELEV.	INV. IN	INV. OUT	REMARKS
M-1	STD. BRICK MH	178.00	176.38	176.13	HO.CO.STD. DET. 5.01
M-2	STD. BRICK MH	183.00	179.01	178.76	HO.CO. STD. DET. 5.01
M-3	STD BRICK MH	178.00	170.17	167.61	HO.CO. STD. DET. 5.01

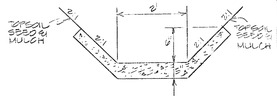
No.	REVISION	DATE
1	ADD STORM DRAIN PROFILE FOR I-10 to I-12. ADD I-10-12 TO SCHEDULE TABLE REVISED BY SCHEDULE ADD'L PARKING SPACES	03.31.06



SANITARY PROFILE: SCALE 1"=50' HORZ.; 1"=5' VERT.



STORM DRAIN PROFILE: SCALE: 1"=50' HORZ.; 1"=5' VERT.



CONCRETE FLUME DETAIL
NO SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 6-1-87

Howard County Soil Conservation District

The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.

Approved: Howard Soil Conservation District — Date 7/1/87

Reviewed for Howard Soil Conservation District and meets technical requirements.

The United States Soil Conservation Services — Date 7-1-87

APPROVED: For public water and public sewerage systems Howard County Health Department.

County Health Officer — Date 7-10-87

APPROVED: Howard County Office of Planning & Zoning.

Director — Date 7.14.87

Chief Division of Land Development & Zoning Administration — Date 7-13-87

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

Director — Date 7/9/87

Chief Bureau of Engineering — Date 7-8-87

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303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-9120

STATE OF MARYLAND — SOBHAN CHAKRABARTI — No. 8930 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT 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 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 A RED-LINE "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

ENGINEER: Sobhan Chakrabarti — REG. NO.: 8930 SOBHAN CHAKRABARTI — DATE: 4/21/87

OWNER / DEVELOPER
THE SAVAGE GROUP
c/o
NORTHMARK CORPORATION
100 EAST ROAD STREET
BALTIMORE, MARYLAND 21202
(301) 727-0474

DEVELOPER'S CERTIFICATE

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 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. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

DEVELOPER: Randall D. MacLeod — PRESIDENT — DATE: 4-21-87
RANDALL D. MACLEOD

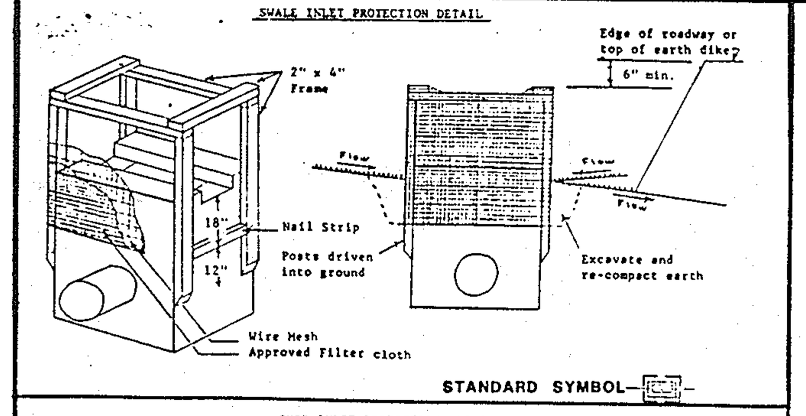
DESIGNED ND/DAL
DRAWN DAL
CHECKED TG
REVISIONS

PROFILES & DETAILS OF
PROPOSED BUILDING ADDITION
PROPERTY OF
"THE SAVAGE GROUP"

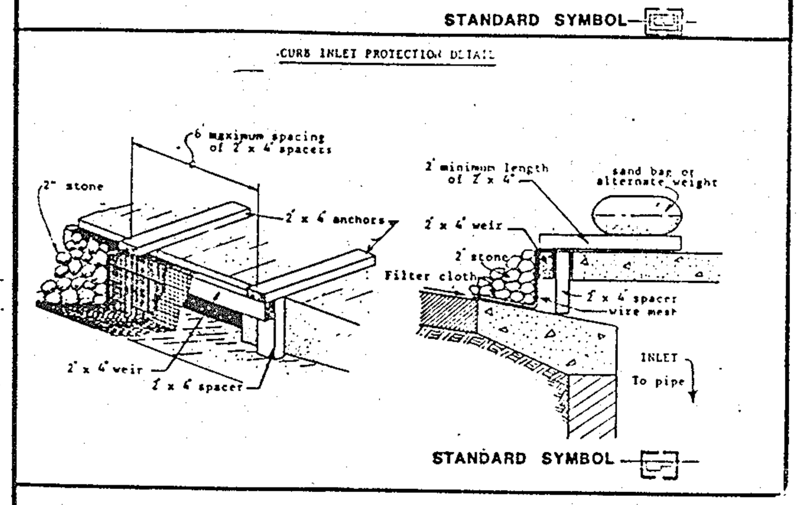
HOWARD CO., MD
SCALE: AS SHOWN
TAX MAP #41
ELECT. DIST. # 6
SHEET 2 OF 4

SDP-87-214

SWALE INLET PROTECTION DETAIL



CURB INLET PROTECTION DETAIL



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 6.198 Acres
   - Area Disturbed 3.27 Acres
   - Area to be roofed or paved 2.50 Acres
   - Area to be vegetatively stabilized 0.77 Acres
   - Total Cut 5,400 Cu. yds
   - Total Fill 5,400 Cu. yds
   - Offsite waste/borrow area location Balanced
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.
10) 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.

PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square 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 urea form fertilizer (9 lbs./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 (23lbs./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 1½ 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 ga./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

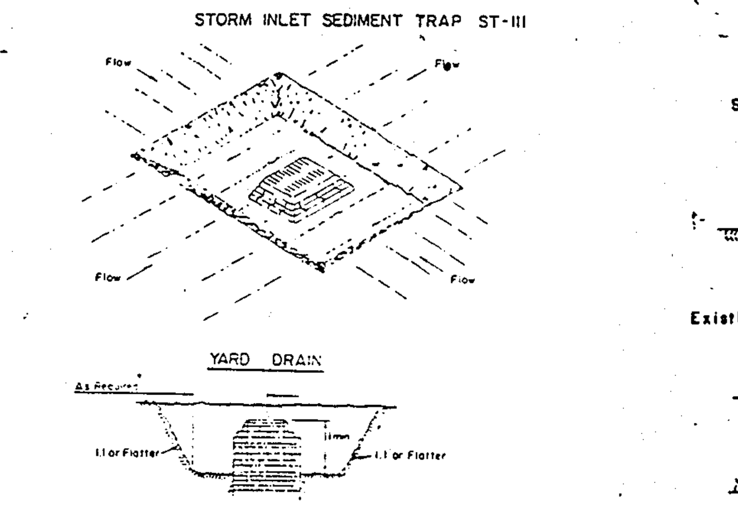
Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

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 15 thru Nov. 15, seed with 2½ bu. 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 (.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 1½ to 2 tons per acre (70-90 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 (5gal./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.

STORM INLET SEDIMENT TRAP ST-III

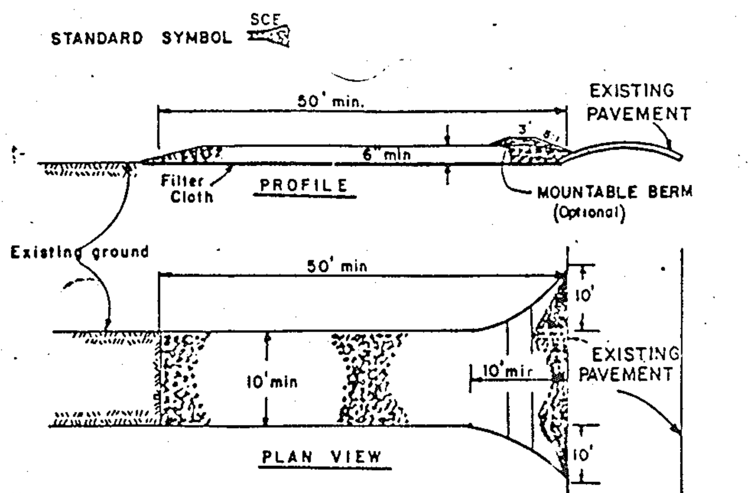


CONSTRUCTION SPECIFICATION FOR ST-III

1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to ½ 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.
2. The volume of sediment storage shall ... 00 cubic feet per acre of contributory drainage.
3. The structure shall be inspected after each rain and repairs made as needed.
4. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
5. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
6. All cut slopes shall be 1:1 or flatter.

Maximum Drainage Area: 3 Acres

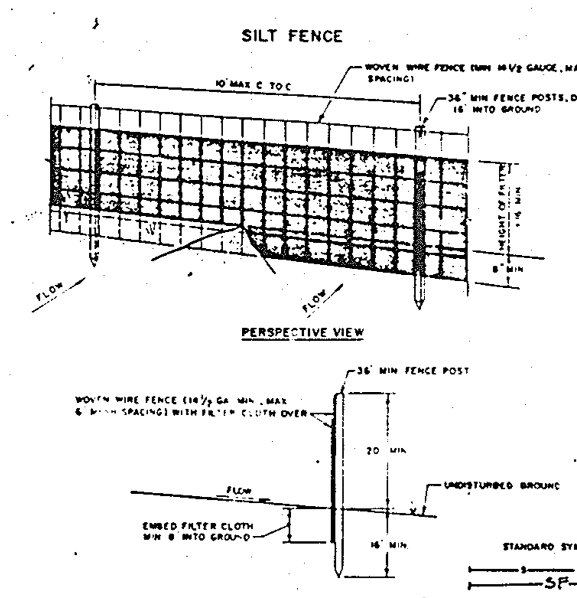
STABILIZED CONSTRUCTION ENTRANCE
not to scale



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
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 trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

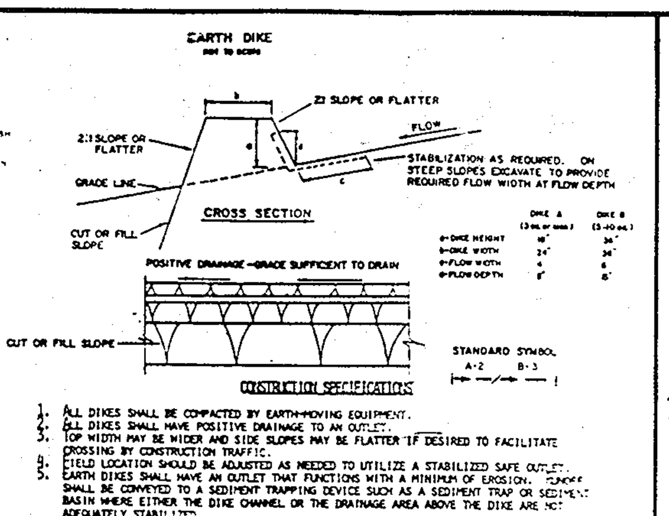
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14. GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

EARTH DIKE
not to scale



	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	8"	15"

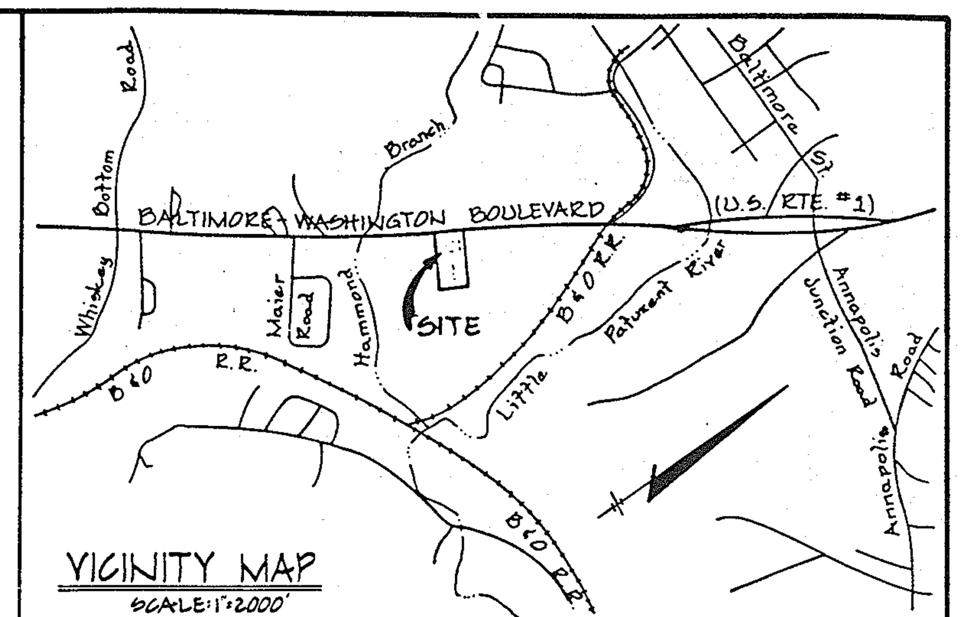
CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

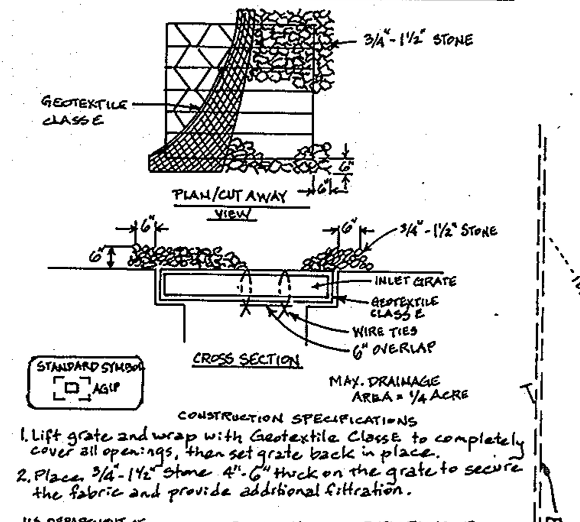


VICINITY MAP
SCALE: 1"=2000'

LEGEND

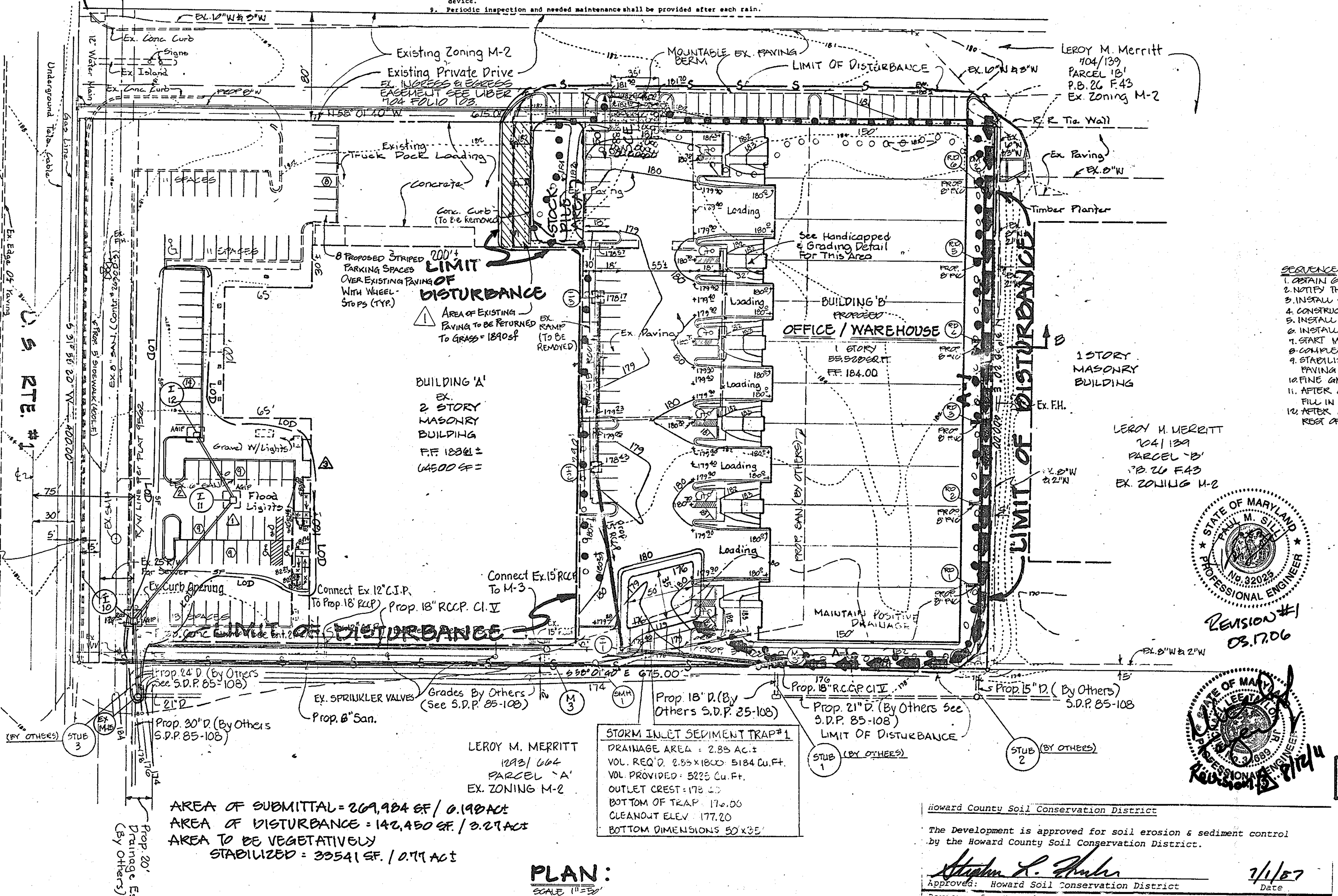
EX. GROUND	--- 172 ---
PROPOSED GRADE	
TRACT OUTLINE	
RIGHT-OF-WAY LINE	
EX. CURB & GUTTER	
EASEMENT LINES	
TYPE 'B' PAVING (TRUCK) (HO.CO P-3)	
HANDICAPPED PARKING SPACE	♿

DETAIL 23B - AT GRADE INLET PROTECTION



CONSTRUCTION SPECIFICATIONS
1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
2. Place 3/4"-1½" stone 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE E-16-5A — MARYLAND DEPARTMENT OF ENVIRONMENT - WATER MANAGEMENT ADMINISTRATION



STORM INLET SEDIMENT TRAP #1
- DRAINAGE AREA = 2.88 Ac.±
- VOL. REQ'D. 2.88 x 1800 5184 Cu.Ft.
- VOL. PROVIDED = 5225 Cu.Ft.
- OUTLET CREST = 178.00
- BOTTOM OF TRAP 176.00
- CLEANOUT ELEV 177.20
- BOTTOM DIMENSIONS 50'x35'

AREA OF SUBMITTAL = 269,984 SF / 6.198 Ac±
AREA OF DISTURBANCE = 142,450 SF. / 3.27 Ac±
AREA TO BE VEGETATIVELY STABILIZED = 33541 SF. / 0.77 Ac±

PLAN:
SCALE 1"=50'

SITE DATA

- AREA OF SITE 6.198 AC.± (INCLUDES 0.138 AC.± 15' WIDENING STRIP
- FLOOR AREA
  - EXISTING 64500 SQ. FT.
  - PROPOSED 55520 SQ. FT.
  - TOTAL 120,020 SQ FT
- EXISTING USE WAREHOUSE /OFFICE
- PROPOSED USE WAREHOUSE/ OFFICE/BANQUET HALL ⚠3
- FLOOR AREA RATIO 2.76 / 6.040 = 45.5%
- PROPERTY REFERENCE - LIBER 1263, FOLIO 373
- EX. ZONING - CE
- % OPEN SPACE
- % BUILDING COVERAGE WITH PAVING
- AREA TO BE DISTURBED
- AREA TO BE STABILIZED
- AREA OF PARKING LOTS - 1.47 Ac.±

SEQUENCE OF CONSTRUCTION
1. OBTAIN GRADING PERMIT; 1 DAY
2. NOTIFY THE HOWARD CO. DEPT. OF LICENSES & PERMITS INSPECTOR 48 HRS. PRIOR TO BEGINNING ...
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE; 2 DAYS
4. CONSTRUCT STORM DRAIN, FROM I-1 to M3 AND STORM INLET SEDIMENT TRAP; 3 DAYS
5. INSTALL EARTH DIKES; 2 DAYS
6. INSTALL STRAW BALES 2 DAYS
7. START MAJOR GRADING. INSTALL ALL OTHER UTILITIES; 2 DAYS
8. COMPLETE MAJOR GRADING; 3 DAYS
9. STABILIZE ALL LAND THAT IS GOING TO BE VEGETATED INSTALL BASE STONE ON ALL PAVING AND BUILDING AREAS; 3 DAYS
10. FINE GRADE ANY REMAINING AREAS AND STABILIZE; 2 DAYS
11. AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR, CLEAN OUT AND FILL IN STORM INLET SEDIMENT TRAP; 1 DAY
12. AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR, REMOVE THE REST OF THE SEDIMENT CONTROL DEVICES AND STABILIZE; 2 DAYS

* VARIANCE GRANTED TO REDUCE REQUIRED OPEN SPACE FROM 20% TO 18.48%. SEE VARIANCE AA 85-04.

No.	REVISIONS	DATE
⚠3	ADDED CONC. PORCH/STEPS AND REVISED PROP. USE ON BUILDING 'A'.	8/12/11
⚠2	ADD INLETS, AGIP DETAIL, AND RELOCATE LOD	03-31-06
⚠1	ADD 40 PARKING SPACES, 2 HANDICAP RAMPS TO BUILDING 'A', & 5FT SIDEWALK TO RTE 1; APPLY SWM REDEVELOPMENT OBLIGATIONS TO REDUCE EXISTING IMPERVIOUS AREA BY 20% OF THE PROPOSED IMPERVIOUS AREA. RESTRIP EXISTING PAVING, ADDED SILT FENCE AND INCREASED LIMIT OF DISTURBANCE.	03-17-06

NOTE: STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED ON THE ADJACENT SITE (SEE S.D.P. 85-108)

STATE OF MARYLAND — PAUL M. SILL — No. 32025 — PROFESSIONAL ENGINEER
REVISION #1 03.17.06

LEGEND:
- EXISTING DRAINAGE AREA MAP ○ ○ ○ ○ ○ ○ ○ ○ ○
- PROPOSED DRAINAGE AREA MAP ● ● ● ● ● ● ● ●
- STRAW BALE DIKE — SBD — SBD — SBD
- LIMIT OF DISTURBANCE
- EARTH DIKE ➡ ➡ ➡ ➡
- STABILIZED CONSTRUCTION ENTRANCE SCE
- INLET PROTECTION AGIP

STATE OF MARYLAND — ... LEE TAYLOR JR. — No. 31689 — PROFESSIONAL ENGINEER
REVISION ⚠3 8/12/11

THIS PLAN IS A REVISION TO SDP 85-203

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 6-1-87

APPROVED: For public water and public sewerage systems Howard County Health Department.
County Health Officer — Date 7-10-87

APPROVED: Howard County Office of Planning & Zoning.
Director — Date
Chief Division of Land Development & Zoning Administration — Date 7-13-87

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
Director — Date 7/9/87
Chief Bureau of Engineering — Date 7-8-87

Howard County Soil Conservation District
The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.
Approved: Howard Soil Conservation District — Date 7/1/87
Reviewed for Howard Soil Conservation District and meets technical requirements.
The United States Soil Conservation Services — Date 7-1-87

ADDRESS CHART	
PARCEL #	STREET ADDRESS
BLDG. 'A'	9375 US ROUTE 1
BLDG. 'B'	9385 US ROUTE 1

SUBDIVISION NAME: PROPERTY OF THE SAVAGE GROUP			SECT. / AREA	LOT/PARCEL # 199
PLAT # OR L/F 1263/373	BLOCK # 23	ZONE CE	TAX/ZONE MAP 47	ELECT. DIST. 6	CENSUS TRACT 6063
WATER CODE C02			SEWER CODE 7200000		

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

STATE OF MARYLAND — TAPOBRATA CHAKRABARTI — No. 8930 — REGISTERED PROFESSIONAL ENGINEER — 4/21/87

ENGINEER'S 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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ENGINEER: TAPOBRATA CHAKRABARTI
REG. NO.: 8930 DATE: 4/21/87

OWNER / DEVELOPER
THE SAVAGE GROUP
c/o
NORTHMARK CORPORATION
100 EAST READ STREET
BALTIMORE, MARYLAND 21202
(301) 727-0424

DEVELOPER'S CERTIFICATE
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 DEPT. 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. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: RANDALL D. MCGUAIG — TITLE: PRESIDENT — DATE: 4-21-87

DES: RC
DWG: DAL
CHK: RC
REVISIONS

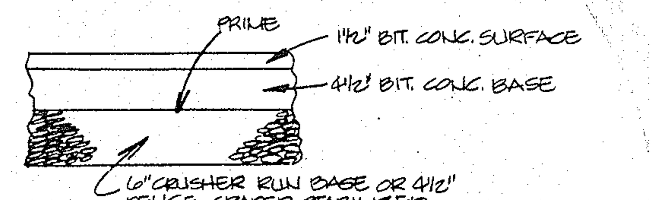
SEDIMENT AND EROSION CONTROL PLAN
FOR
PROPOSED BUILDING ADDITION
PROPERTY OF
"THE SAVAGE GROUP"
HOWARD COUNTY, MD. — TAX MAP #47 — ELECT. DIST. #6
SCALE: 1"=50'

SHEET 3 OF 4

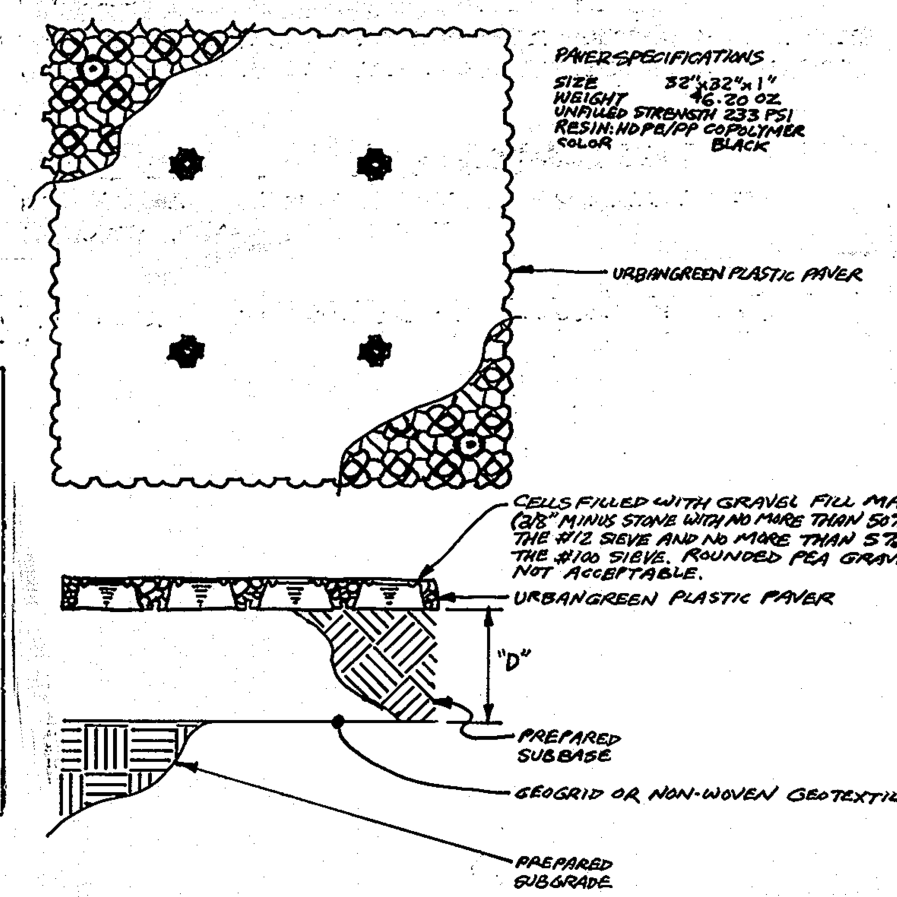
SDP-87-214

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED REINFORCED TURF (A-3)

1) DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE SHOULD BE CLEANED OUT AT REGULAR INTERVALS.
2) TRUCKS AND HEAVY VEHICALS SHOULD BE PREVENTED FROM DRIVING ON THE TURF.
3) TURF SHOULD BE MOWED REGULARLY AND CLIPPINGS REMOVED FROM THE APPLICATION AREA.



TYPICAL PAVING SECTION NO SCALE



PLANT LIST

KEY	QUANT.	NAME	SIZE & ROOT
1	6	ACER RUBRUM 'OCTOBER GLORY' - OCTOBER GLORY RED MAPLE	2½-3" CAL. B&B
2	8	ZELKOVA SERRATA 'GREEN VASE' OR 'VILLAGE GREEN' GREEN VASE OF VILLAGE GREEN ZELKOVA	2½-3" CAL. B&B
3	3	PINUS THUNBERGII - JAPANESE, BLACK PINE	7-8' HT. B&B
4	2	PINUS STROBUS 'FASTIGIATA' - PYRAMIDAL WHITE PINE	6-8' HT. B&B
5	8	AMELANCHIER HYBRIDA 'CUMULUS' - CUMULUS SHADOW.	6-8' HT. B&B
6	16	EUONYMUS ALATUS COMPACTUS - DWARF WINGED EUONYMUS	2-2½' HT. B&B
7	32	PYRACANTHA COCCINEA 'MOHAVE' - MOHAVE FIRETHORN	2-3' HT. #2 CAN
8	344	COTONEASTER SALICIFOLIA REPENS - PARK CARPET COT.	1 GALLON CANS
9	100	SYMPHORICARPOS X CHENAULTII 'HANCOCKI' - HANCOCK	18-24" SPR. 1 GAL.
10	330	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' - GOLDSTURM PERENNIAL BLACKEYED SUSAN	1 GALLON CAN.
	654	SQUARE YARDS OF 3" MULCH (SHREDDED HARDWOOD BARK, TANROOT, OR FINELY CHIPPED WOOD AS PRODUCED BY A SHARP VERMEER TYPE CHIPPER).	

MULCH QUANTITY SHOWN IS FOR SHRUB, PERENNIAL AND GROUND COVER BEDS. TREE PITS WILL ALSO BE SIMILARLY MULCHED BUT COST OF THIS MULCH IS TO BE INCLUDED IN BID PRICE FOR EACH TREE.

ALL PLANTS WILL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF ENTIRE PLANTING AND WILL BE REPLACED AT NO COST TO OWNER IF PLANTS ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD.

SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS - 200 POUNDS OF DEHYDRATED COW MANURE AND 55 CUBIC FEET OF WELL ROTTED OR COMPOSTED PEAT HUMUS OR COMPOSTED SEWAGE SLUDGE TO 12 CUBIC YARDS OF FURNISHED TOPSOIL. AS AN ALTERNATIVE TO THIS, EXISTING SOIL MAY BE USED, PROVIDED IT IS MIXED WITH 30% BY VOLUME OF THOROUGHLY COMPOSTED SEWAGE SLUDGE. THIS SLUDGE MUST BE DEWATERED AND COMPOSTED WITH 50% BY VOLUME OF WOOD CHIPS UNTIL THE NORMAL TEMPERATURE CHANGE HAS TAKEN PLACE AND TEMPERATURE IS STABLE (A PERIOD OF NOT LESS THAN 5 WEEKS). ANY COMPOSTED SLUDGE MUST EITHER COME FROM PENNSYLVANIA COMPOSTING PLANTS OR MATCH THE PH AND OTHER CHARACTERISTICS OF PENNSYLVANIA COMPOSTED SLUDGE. IN LIEU OF COMPOSTED SEWER SLUDGE, THE CONTRACTOR MAY USE DE-WATERED PAPER MILL SLUDGE COMPOSTED WITH 50% BY VOLUME WITH WOOD CHIPS UNTIL THE TEMPERATURE CHANGE OCCURS AS WITH THE SEWAGE SLUDGE. IF PAPER MILL SLUDGE IS USED, FOUR (4) POUNDS OF ALUMINUM SULPHATE MUST BE ADDED TO EACH CUBIC YARD OF COMPOSTED PAPER MILL SLUDGE. ALL MIXING OF COMPOSTED SLUDGE WITH SOIL MUST TAKE PLACE IN PITS OR BEDS, USING A MECHANICALLY DRIVEN EARTH AUGER OR OTHER SUCH MEANS.

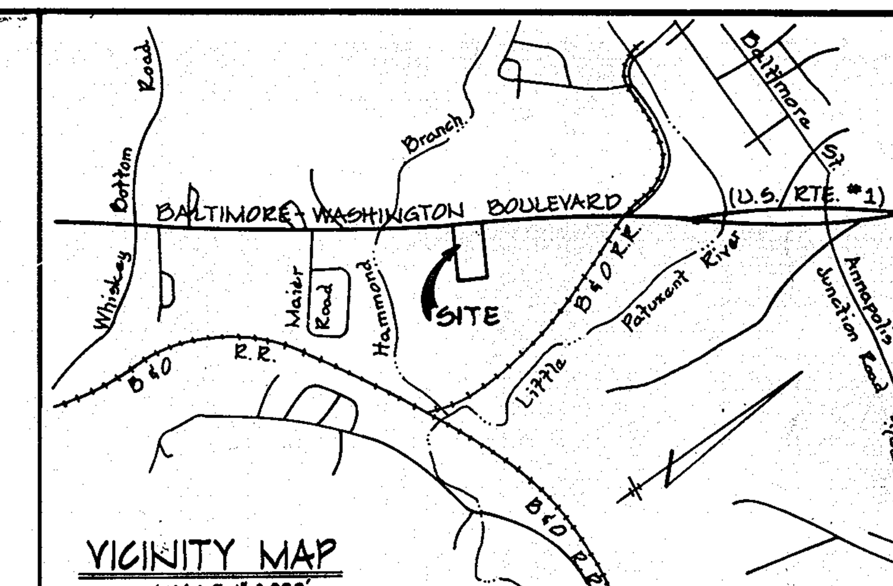


TABLE 1: TYPICAL SUB-BASE (D) THICKNESS REQUIREMENTS W/ GEOGRID

APPLICATION/LOAD	*CBR STRENGTH OF SUBGRADE SOIL	"D" SUB-BASE THICKNESS (INCHES) (SEE NOTE 3.)	GEOGRID (SEE NOTE 1)
FIRE TRUCK AND OCCASIONAL HEAVY VEHICAL ACCESS	>6	5	BX1000
	4-6	7	BX1000
	2-4	11/12	BX1200/BX1300
	1-2	19/21	B1200/BX1300

*CBR = CALIFORNIA BEARING RATIO

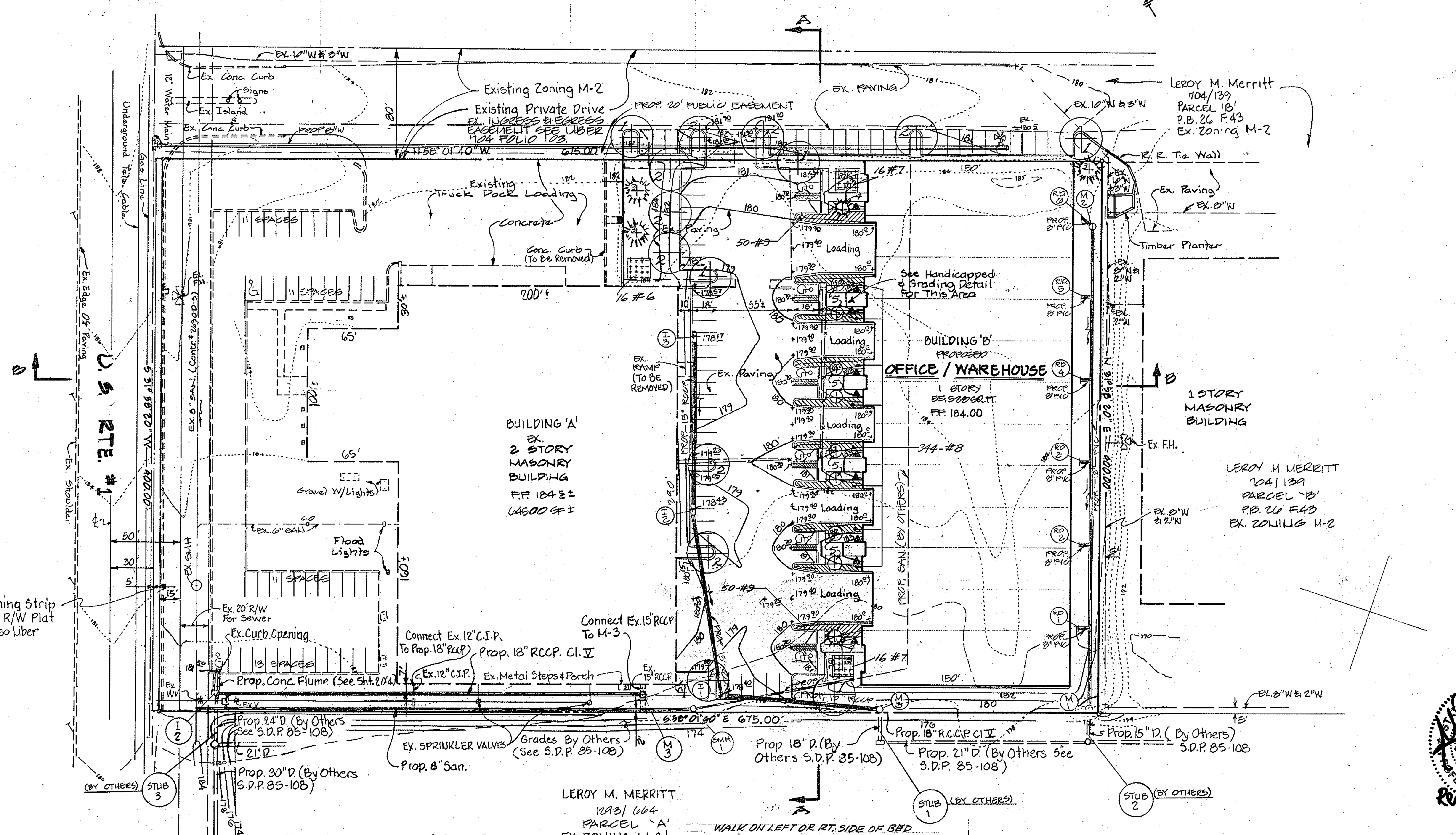
LEGEND

- EX. GROUND
- PROPOSED GRADE
- TRACT OUTLINE
- RIGHT-OF-WAY LINE
- EX. CURB & GUTTER
- EASEMENT LINES
- TYPE 'B' PAVING (TRUCK) (HO.CO. P-3)

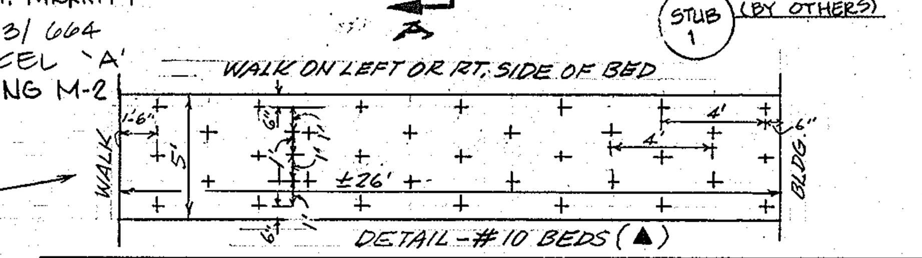
HANDICAPPED PARKING SPACE

GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT = 50'
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO LAYING ANY PIPE.
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 SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER ALL PROPOSED WATER LINES.
11. 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.
12. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
13. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION.
14. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.



KEY - MULCHED BEDS - 654 SQ. YDS.
- 2 BEDS - 50 #9 EA. BED - MULCH
- 8 BEDS - 43 #8 " " - MULCH
- BEDS FOR #6 & #7 - SEE PLAN - MULCH
- 10 BEDS - 33 #10 EA. BED - MULCH (SEE DETAIL)



SITE DATA

AREA OF SITE 6.198 AC.± (INCLUDES 0.138 Ac.± 15' WIDENING STRIP

FLOOR AREA
EXISTING 64500 SQ. FT.
PROPOSED 55520 SQ. FT.
TOTAL 120,020 SQ. FT.

EXISTING USE WAREHOUSE / OFFICE
PROPOSED USE WAREHOUSE / OFFICE
FLOOR AREA RATIO 2.2u / 6060 = 45.5%
PROPERTY REFERENCE - LIBER 1263, FOLIO 373
EX. ZONING - M-2
% OPEN SPACE
% BUILDING COVERAGE WITH PAVING
AREA TO BE DISTURBED
AREA TO BE STABILIZED
AREA OF PARKING LOTS - 1.30 Ac.±
% OF OPEN SPACE IN PARKING LOTS 0.07 Ac. / 1.30 Ac. = 5.38%

PARKING TABULATION

BUILDING 'A' (EXISTING) - 64,500 Sq. Ft.
SHOWROOM 4,800 Sq. Ft. - 1 Sp./200 Sq. Ft. 7 SPACES
OFFICE 5,900 Sq. Ft. - 30 Employees @ 7 Sp./10 Emp. = 19 SPACES
WAREHOUSE 53,800 Sq. Ft. - 1 Emp./1000 Sq. Ft. 1 Sp./2 Emp. = 29 SPACES

BUILDING 'B' - 55,528 Sq. Ft.
OFFICE - 11,528 Sq. Ft. - 58 Emp. @ 7 Sp./10 Emp. = 41 SPACES
WAREHOUSE - 44,000 Sq. Ft. = 1 Emp./1000 Sq. Ft. 1 Sp/2 Emp. = 22 SPACES

TOTAL SPACES REQ'D. 118 SPACES

PARKING PROVIDED - 135 SPACES (INCLUDES 8 HANDICAPPED)

* VARIANCE GRANTED TO REDUCE REQUIRED OPEN SPACE FROM 20% TO 18.48%. SEE VARIANCE AA 85-04.

NOTE: STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED ON THE ADJACENT SITE (SEE S.D.P. 85-108)

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 6-1-87

APPROVED: For public water and public sewerage systems Howard County Health Department.
County Health Officer — Date 7-10-87

APPROVED: Howard County Office of Planning & Zoning.
Director — Date 7-14-87
Chief Division of Land Development & Zoning Administration — Date 7-13-87

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
Director — Date 7/9/87
Chief Bureau of Engineering — Date 7-8-87

ALLAN M. EDDY - LANDSCAPE ARCHITECT
4035 NORRISVILLE RD., JARRETTSVILLE, MD. 21084 (301-692-6795)

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.
N.A.
U.S. Soil Conservation Service — Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.
N.A.
Approved: Howard Soil Conservation District — Date
Plan Number

PLANTING PLAN

ADDRESS CHART	
PARCEL #	STREET ADDRESS

SUBDIVISION NAME: PROPERTY OF THE SAVAGE GROUP			SECT. / AREA	LOT/PARCEL # 199
PLAT # OR L/F 1263/373	BLOCK # 23	ZONE M-2	TAX/ZONE MAP 47	ELECT. DIST. 6	CENSUS TRACT 6063
WATER CODE			SEWER CODE		

OWNER / DEVELOPER
THE SAVAGE GROUP
c/o
NORTHMARK CORPORATION
100 EAST READ STREET
BALTIMORE, MARYLAND 21202
(301) 727-0474

DEVELOPER: RANDALL D. MacQuaig — TITLE: PRESIDENT — DATE: 4-21-87

DES: RC
DWG:
CHK: RC
REVISIONS

SITE PLAN
FOR
PROPOSED BUILDING ADDITION
PROPERTY OF
"THE SAVAGE GROUP"
HOWARD COUNTY, MD. TAX MAP #47 ELECT DIST. #6
SCALE: 1" = 50'
SHEET 4 OF 4

SDP-87-214