ANNAPOLIS JUNCTION ROAD
(MD ROUTE 32, 30' WIDE)
(PROPOSED R/W)

RELOCATED MD. ROUTE 32
(STATE PLATS 45893, 45894, 45896)

BUILDING # 1
FF ELEV 235.50
45,000 Sq.Ft.

BUILDING # 2
FF ELEV 229.50
36,200 SQ FT

BUILDING # 3
FF ELEV 231.50
33,100 Sq.Ft.

BUILDING # 4
FF ELEV 225.50
33,600 SQ FT

LIMIT OF SUBMITTAL

N44°48'00"W 592.01'

S53°00'18"E 571.44'

S54°34'17"E 152.11'

R=520.00'
L=216.41'

SERVICE ROAD 'D'
S14°00'00"E 168.00'

S20°00'00"W 87.22'

N 20°00'00" E 220.00'

VEHICULAR ACCESS RESTRICTED

50' MINIMUM BUILDING SETBACK LINE

EX. 80' R/W

EX. 30' R/W

EX. 16" W (CONT. CASE-IN)

EX. 8" SAN

EX. GAS MAIN

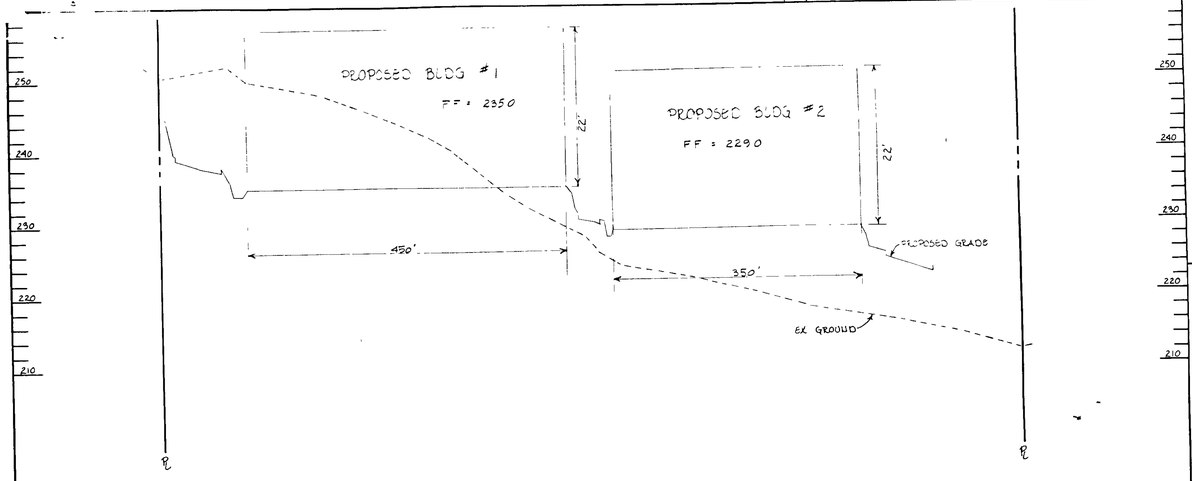
EX. CAT POLE #2

EX. CAT POLE #1

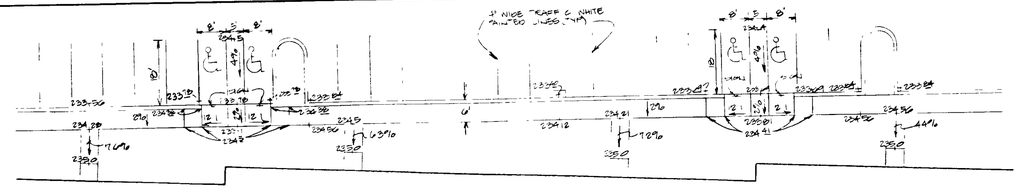
EX. GAS MAIN W/ VALVE & BYPASS

EX. GAS MAIN W/ VALVE & BYPASS

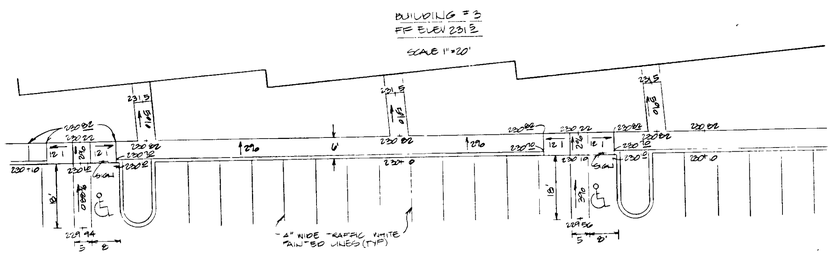
EX. GAS MAIN W/ VALVE & BYPASS



SECTION 'C-C' SCALE HORZ 1"=100
VERT 1"=10

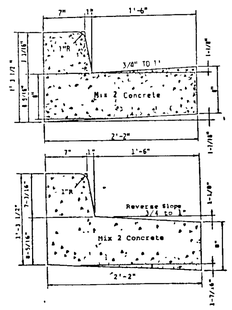


BUILDING #1
FF ELEV 235.0
SCALE 1"=20'



BUILDING #3
FF ELEV 231.5
SCALE 1"=20'

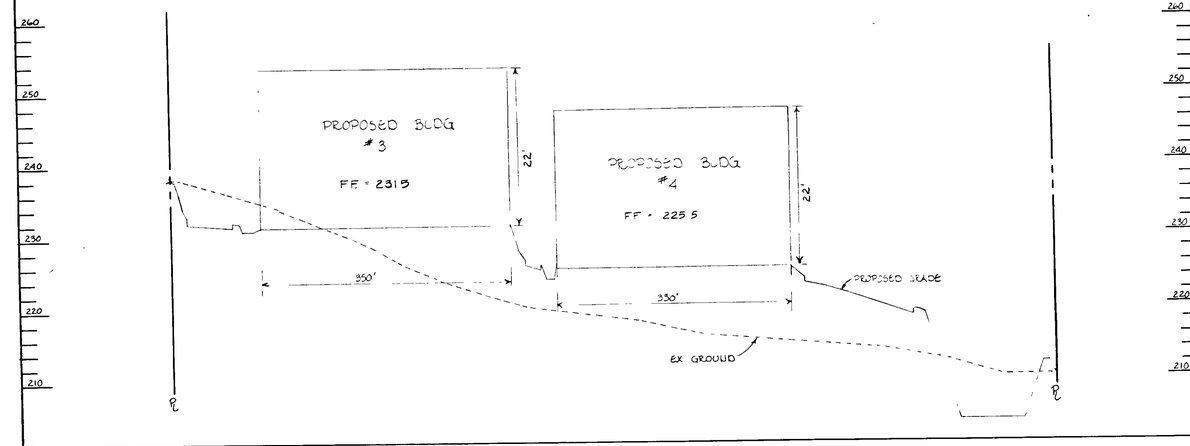
BUILDING #2
FF ELEV 229.0
SCALE 1"=20'



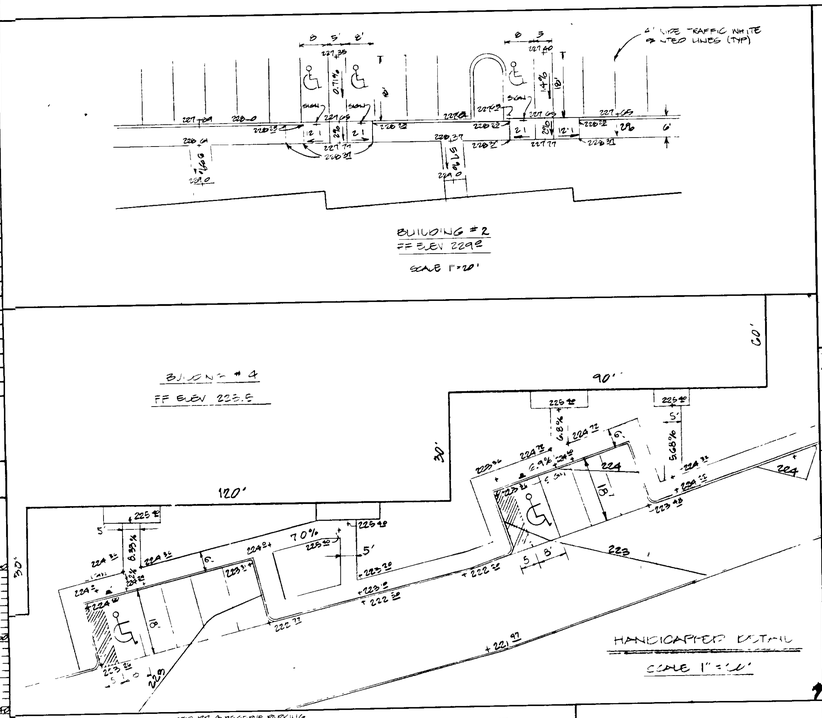
STANDARD CONCRETE CURB & GUTTER

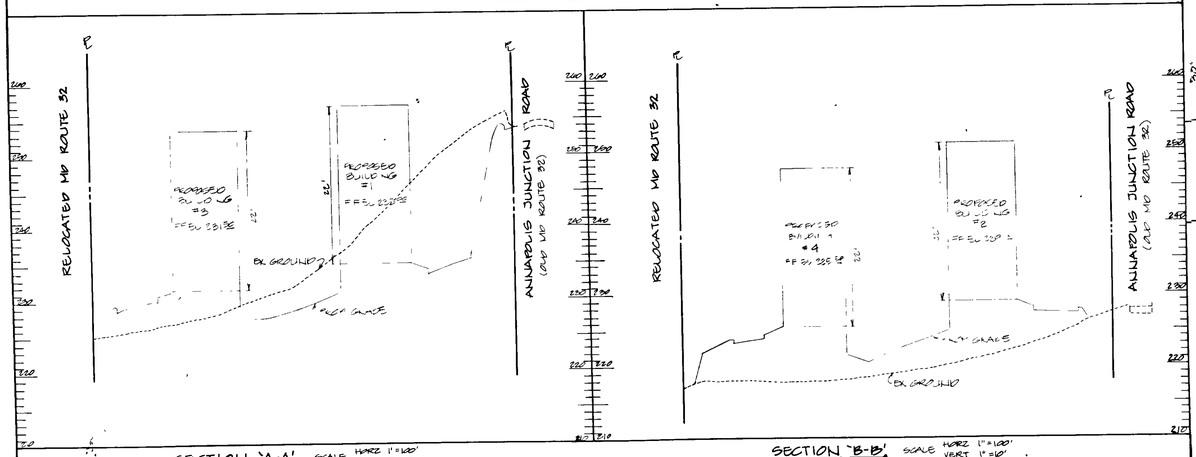
REVERSE SLOPE CONCRETE CURB & GUTTER

CONTRACTOR SHALL CONSTRUCT REVERSE SLOPE CURB WHERE SHOWN ON THE SITE PLAN. THIS SYMBOL INDICATES A REVERSE SLOPE CURB.

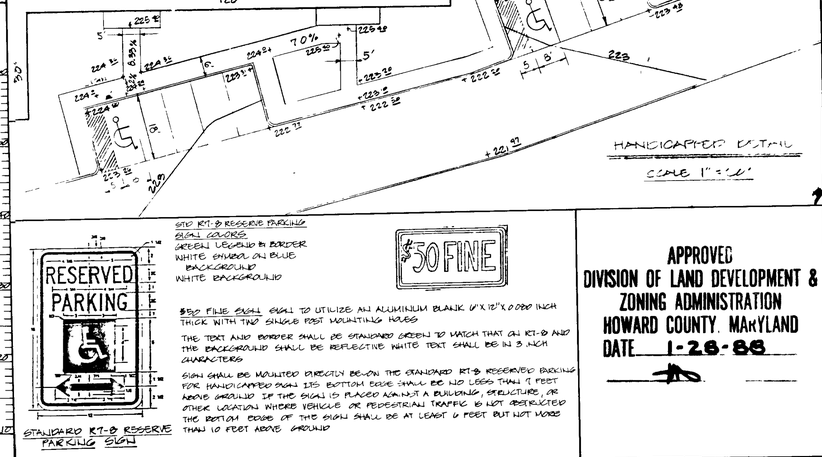


SECTION 'D-D' SCALE HORZ 1"=100'
VERT 1"=10'





SECTION 'A-A' SCALE HORZ 1"=100'
VERT 1"=10'



SECTION 'B-B' SCALE HORZ 1"=100'
VERT 1"=10'

STANDARD RT-8 RESERVE PARKING SIGN

STD RT-8 RESERVE PARKING
SIGN COLORS:
LEGEND LEGEND & BORDER
WHITE ENGRAVED ON BLUE
BACKGROUND
WHITE BACKGROUND

$50 FINE

$50 FINE SIGN SHALL BE UTILIZED AN ALUMINUM BLANK 12"X 18"X 0.080 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON RT-8 AND THE BACKGROUND SHALL BE REFLECTIVE WHITE TEXT SHALL BE IN 3 INCH CHARACTERS

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD RT-8 RESERVED PARKING FOR HANDICAPPED SIGN ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND IF THE SIGN IS PLACED ALONGST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT RESTRICTED THE BOTTOM EDGE OF THE SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-26-88

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE 5-13-88
USDA-SOIL CONSERVATION SERVICE

PLAN NUMBER SDP-88-127

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

APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE 5-13-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 6-1-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR — DATE 6.10.88

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 6/8/88

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

DIRECTOR — DATE 5/6/88

CHIEF BUREAU OF ENGINEERING — DATE 5-24-88
RCG 5/24/88

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

THE UNITED STATES SOIL CONSERVATION SERVICE — DATE 5/9/88

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 5/9/88

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

STATE OF MARYLAND — DEBORAH CARA CARRASCO — No. 15930 — REGISTERED PROFESSIONAL ENGINEER — 12/29/87

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-LINED "AS-BUILT" OF TH S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION

ENGINEER Deborah Carrasco — DEBORAH CARA CARRASCO
REG NO 15930 — DATE 12-29-87

OWNER
THE AGENCY GROUP C/O
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2600

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 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

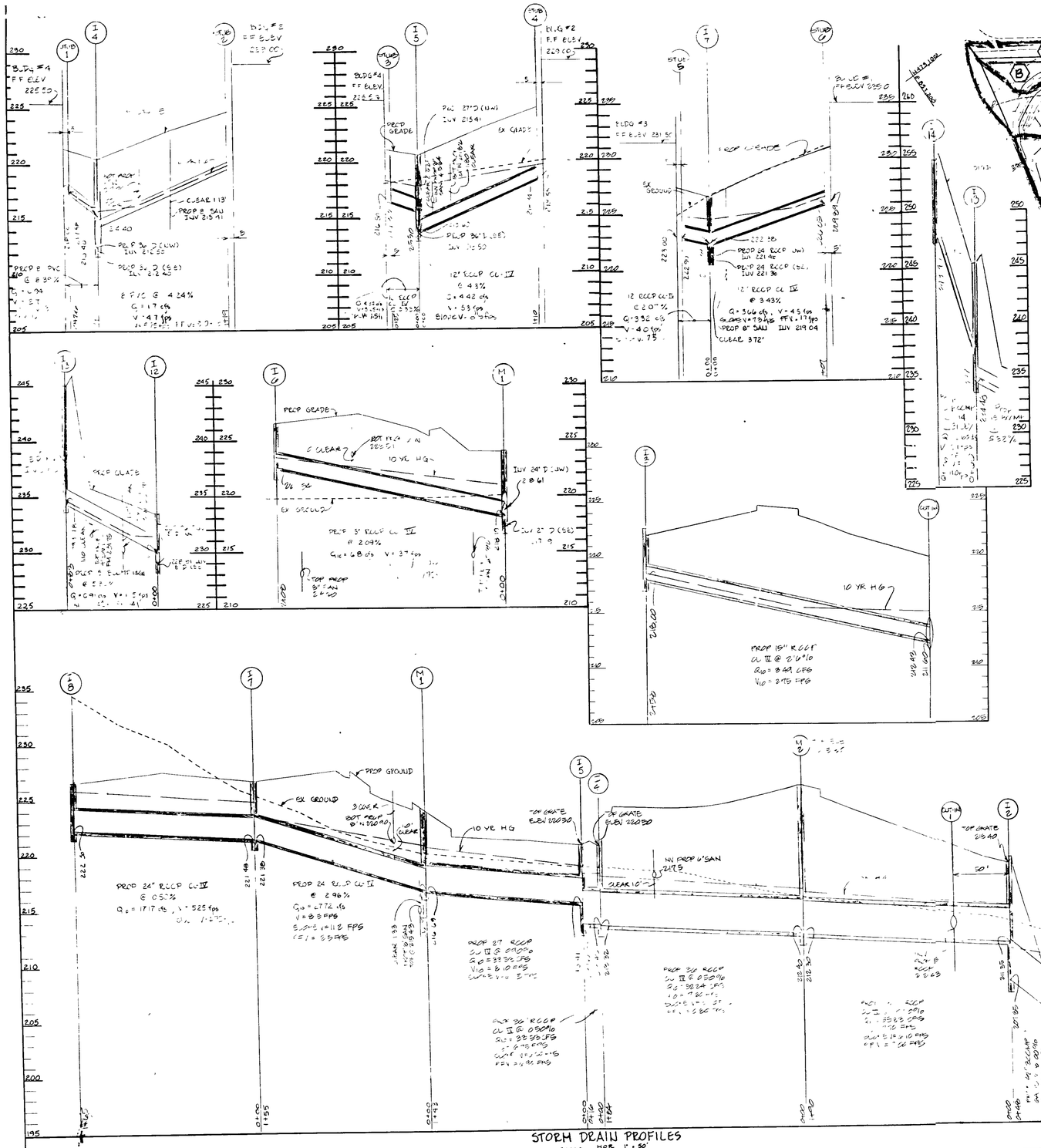
DEVELOPER Scott Bowers — DATE 11/09/87

DESIGNED MG
DRAWN GAH
CHECKED MG/MG

REVISIONS

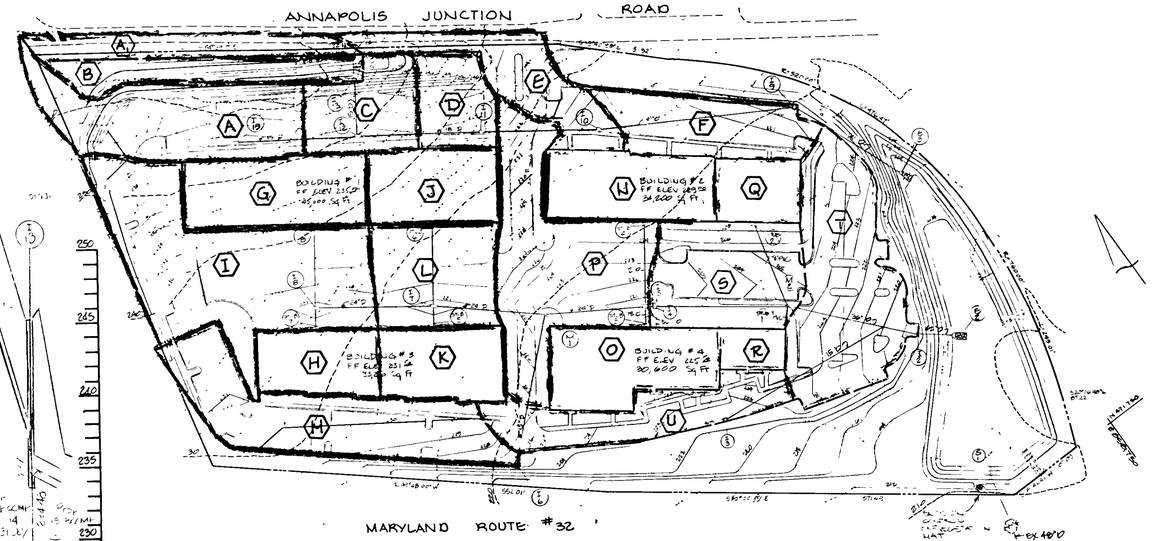
PROFILES & DETAILS
PROPOSED OFFICE AND WAREHOUSE
THE AGENCY GROUP
ANNAPOLIS JUNCTION ROAD
(MD ROUTE 32 TO EXIT 35 I-95)
TAX MAP 48 — PARCEL 33
HOWARD CO., MD — ELECT DIST 6
SCALE AS SHOWN — DEC 29, 1987
PLOT 6 — SHEET 2 OF 7

SDP-88-127



STORM DRAIN PROFILES

SCALE: HOR 1" = 50'
VERT 1" = 5'



STORM DRAIN DRAINAGE AREA MAP

SCALE 1" = 100'

DA	AREA	'C	DA	AREA	'C	DA	AREA	'C
A	0.80 AC±	0.62	H	0.96 AC±	0.70	O	0.58 AC±	0.45
B	0.70 AC±	0.55	I	1.41 AC±	0.80	P	1.54 AC±	0.80
C	0.48 AC±	0.70	J	0.80 AC±	0.70	Q	0.21 AC±	0.95
D	0.31 AC±	0.45	K	0.41 AC±	0.70	R	0.12 AC±	0.95
E	0.52 AC±	0.81	L	1.53 AC±	0.95	S	0.73 AC±	0.90
F	0.53 AC±	0.81	M	0.49 AC±	0.95	T	0.24 AC±	0.90
G	0.58 AC±	0.70	N	0.61 AC±	0.95	U	1.53 AC±	0.75
						A-1	0.34 AC±	0.80

STRUCTURE SCHEDULE

NO	TYPE	TOP ELEV.	INV IN	INV OUT	REMARKS
1-1	eliminate				
1-2	DbL S Comb	* 219.00	211.35	209.83	Ho Co Std - SD 432
1-3	Dbl S Comb	* 222.91	—	218.00	Ho Co Std - SD 434
1-4	Dbl S Comb	* 221.10	213.42	213.32	" " " "
1-5	Dbl S Grate	223.50	215.41	213.50	Ho Co Std - SD 423
1-6	Dbl S Comb	* 62.95	—	222.94	Ho Co Std - SD 434
1-7	Dbl S Grate	226.60	221.48	221.38	Ho Co Std - SD 4.3
1-8	Dbl S Grate	226.60	—	222.30	Ho Co Std - SD 4.23
1-9	Sngl S Comb	* 228.55	221.00	219.50	Ho Co Std - SD 436
1-10	Sngle S Comb	* 226.25	223.35	223.25	" " " "
1-11	Single S Comb	* 233.90	227.90	226.40	" " " "
1-12	Single S Comb	* 234.00	229.06	228.81	" " " "
1-13	YARD Inlet	243.00	237.25	234.48	Ho Co Std - SD 4.19
1-14	WR Comb	* 254.87	—	248.40	Md Std - MD 374.21
E-	eliminate				
E-2	Type 'A' Hood	209.60	—	204.06	" " " "
E-3	METAL End Sect	207.30	—	206.00	Ho Co Std - SD 561
M-1	Shallow Brick MH	224.00	216.79	216.69	Ho Co Std - SD 5.03
I-15	Dbl S Comb	* 226.00	—	223.10	Ho Co Std - SD 4.13
M-2	PRE CAST MH	225.80	212.40	210.30	Md Std - MD 6-5.13

* DENOTES TOP OF CURB

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-20-88

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE 5-18-88
USDA SOIL CONSERVATION SERVICE
PLAN NUMBER SDP 88 127

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

APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE 5-9-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 6-1-88

APPROVED HOWARD COUNTY BUREAU OF PLANNING AND ZONING

DIRECTOR — DATE 6-10-88

CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 6/8/88

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

DIRECTOR — DATE 5/24/88

CHIEF, BUREAU OF ENGINEERING — DATE 5-24-88
RGZ 5/26/88

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

THE UNITED STATES SOIL CONSERVATION SERVICE — DATE 5/9/88

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

US SOIL CONSERVATION SERVICE — DATE 5/9/88

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

STATE OF MARYLAND — PROFESSIONAL ENGINEER — 9/87

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS FINAL 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 DEVELOPMENT CONCEPT PLAN AND 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-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

ENGINEER Subrata Chakraborti / SUBRATA CHAKRABORTI — DATE 12/29/87
REG. NO. 8930

OWNER
THE AGENCY GROUP C/O
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-5600

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. 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 — DATE 12/29/87

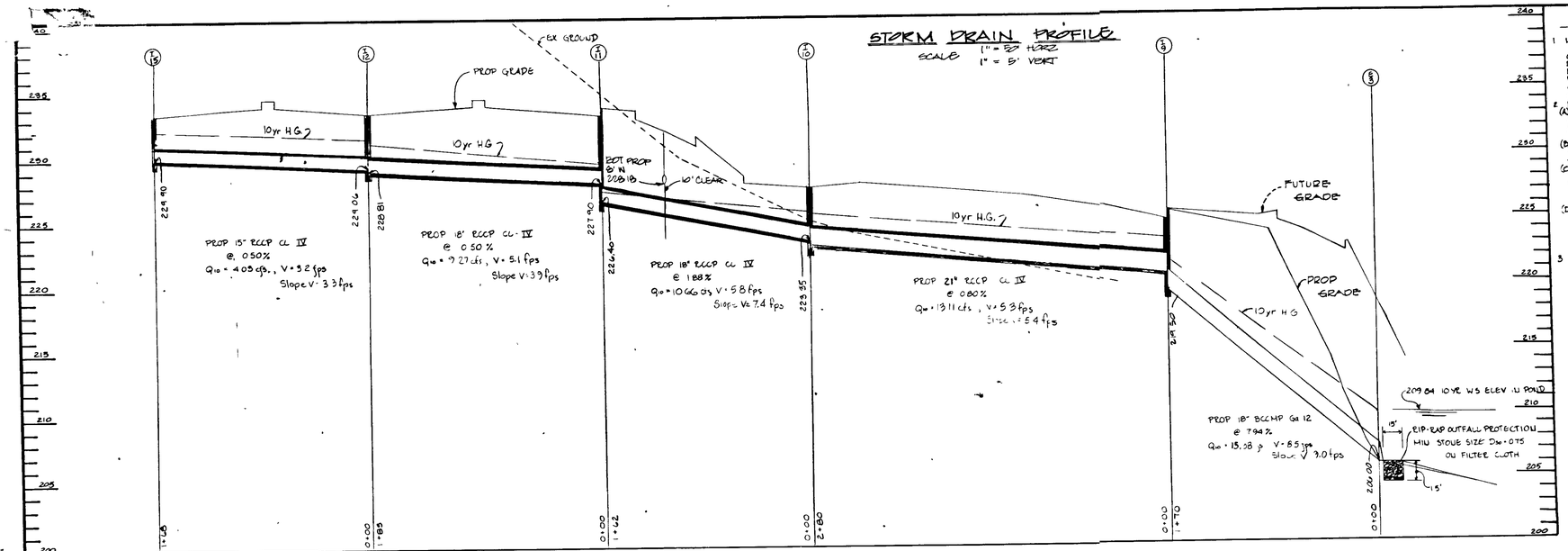
DESIGNED PC
DRAWN JB
CHECKED PC

PROFILES & DETAILS
PROPOSED OFFICE AND WAREHOUSES
THE AGENCY GROUP
ANNAPOLIS JUNCTION ROAD
(A REVISION TO SDP 85-127)
TAX MAP 48 PARCEL 88
HOWARD CO., MD. ELECT DIST 6
SCALE AS SHOWN TELEMETER 17,897
FN 5976 SHEET 3 OF 7

SDP-88-127

STORM DRAIN PROFILE

SCALE 1" = 50' HORZ
1" = 5' VERT

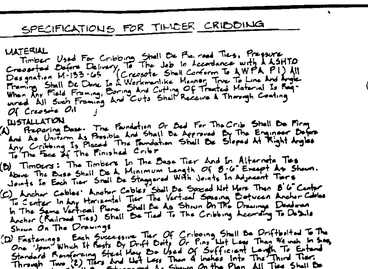


SPECIFICATIONS FOR TIMBER CRIBBING

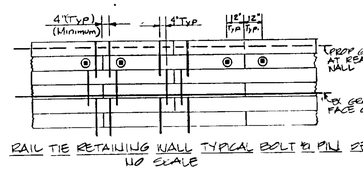
1 MATERIAL
Timber Used For Cribbing Shall Be Pressure Treated Douglas Fir Or Southern Yellow Pine Graded In Accordance With The Requirements Of The Southern Pine Inspection Bureau Standard Specifications For Southern Pine Timber Dimensions And Workmanship. Timber Shall Be Free From Decay, Shall Be Clean In Workmanlike Manner True To Line And Reasonably Free From Injurious Defects. Framing Timber Shall Be Sawn To Dimensions Shown On The Plans. Sawing And Cutting Of Treated Material Is To Be Done Before Treatment Whenever Possible. When Any Field Framing Is Necessary, All Such Framing And Cuts Shall Receive A Thorough Coating Of Creosote Oil.

2 INSTALLATION
(A) Preparing Base: The Foundation Or Bed For The Crib Shall Be Prepared And Be Uniform As Possible And Shall Be Approved By The Engineer Before Any Cribbing Is Placed. The Foundation Shall Be Sloped At Right Angles To The Face Of The Finished Crib.
(B) Timbers: The Timbers In The Base Tier And In Alternate Tiers Above The Base Shall Be A Maximum Length Of 8'-0" Except As Shown. Joints In Each Tier Shall Be Staggered With Joints In Adjacent Tiers.
(C) Anchor Cables: Anchor Cables Shall Be Spaced Not More Than 8'-0" Center To Center In Any Horizontal Tier. The Vertical Spacing Between Anchor Cables In The Same Vertical Plane Shall Be As Shown On The Drawings. Deadmen Anchor (Railroad Ties) Shall Be Tied To The Cribbing According To Details Shown On The Drawings.
(D) Fastenings: Each Successive Tier Of Cribbing Shall Be Outfitted To The One Next Below It Prior To Drift Bolting Or Pins Not Less Than 3/4 Inch In Size Standard Reinforcing Steel May Be Used Of Sufficient Length To Extend Through Two (2) Tiers And Not Less Than 6 Inches Into The Third Tier. Drift Bolts Shall Be Staggered As Shown On The Plan. All Ties Shall Be Drilled With 3/4 Inch Holes For Pins.

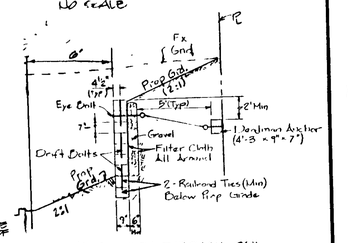
3 FILLING
Approved Fill Material Of Crushed Stone, Gravel, Or Other Coarse Granular Material, Well Graded From A Maximum Size Of 4 Inches Down Shall Be Placed In Such A Manner As To Provide A Maximum Of Voids. Larger Stones May Be Used If Carefully Embedded. All Unsuitable Matter Shall Be Excluded From The Filling Material. Clay Or Material Having A Large Percentage Of Clay Shall Not Be Used As Fill.



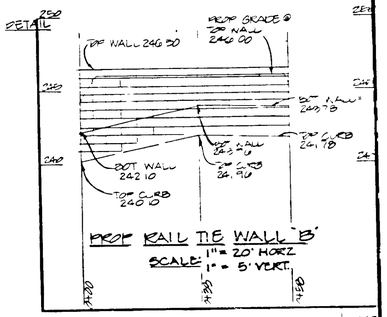
RAIL TIE RETAINING WALL DEADMAN ANCHOR DETAIL
NO SCALE



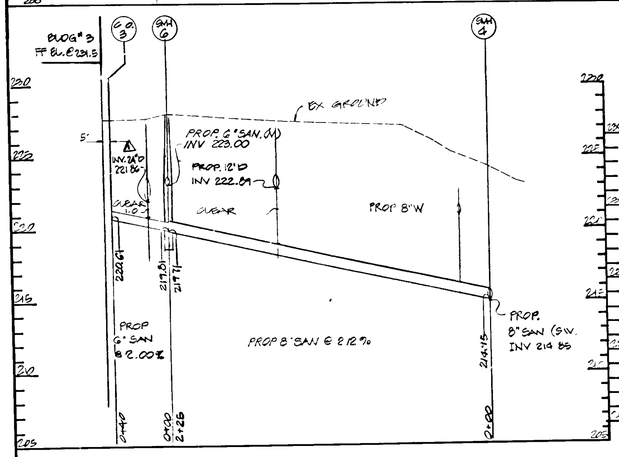
RAIL TIE RETAINING WALL TYPICAL BOLT & PIN DETAIL
NO SCALE

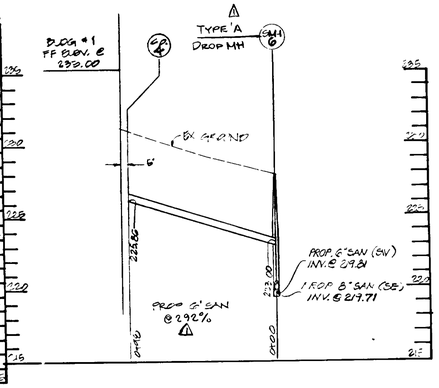


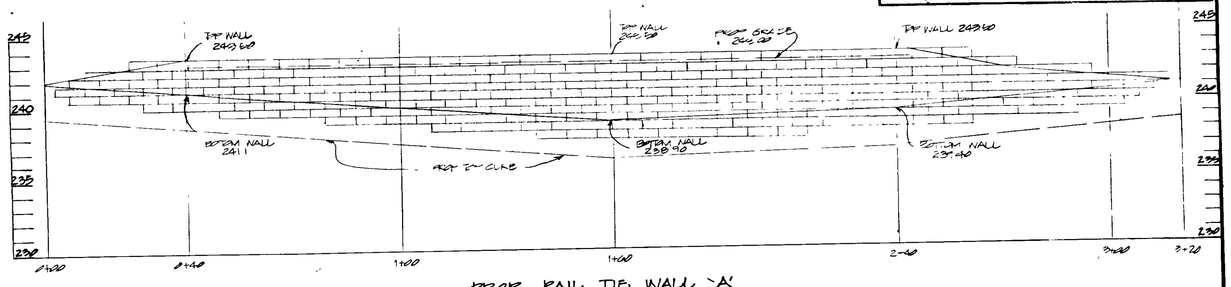
TYPICAL SECTION THROUGH RAIL TIE RETAINING WALL
NO SCALE

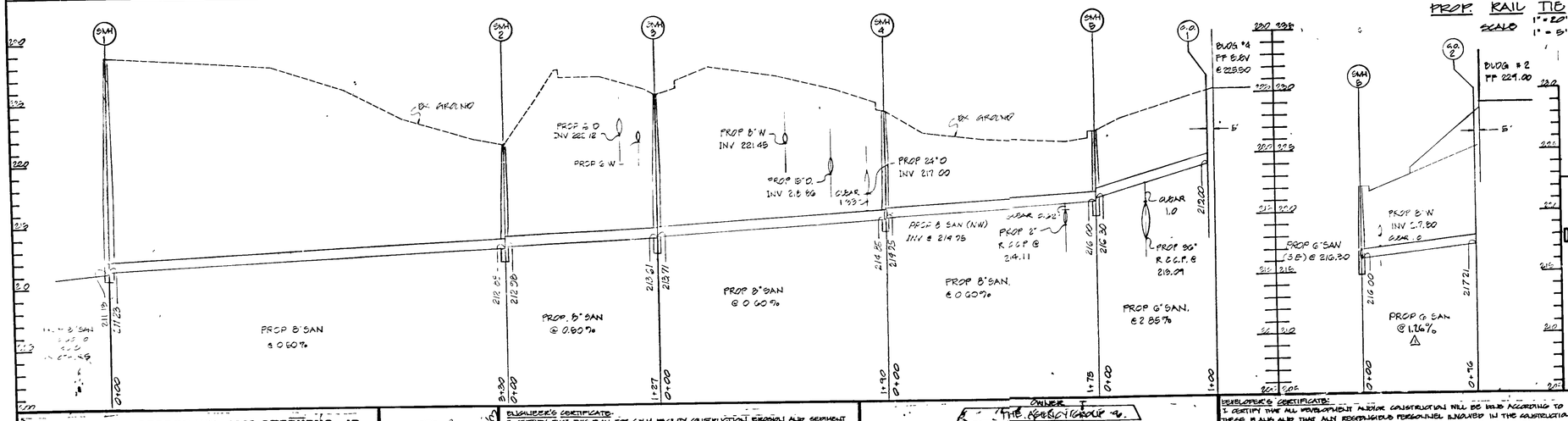


PROP RAIL TIE WALL 'B'
1" = 20' HORZ.
SCALE: 1" = 5' VERT.









PROP RAIL TIE WALL 'A'
1" = 20' HORZ.
SCALE 1" = 5' VERT.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-28-88

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 5/9/88

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.
APPROVED Howard Soil Conservation District — Date 5/9/88
Plan Number

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 6-1-88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 6.10.88
CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 6/8/88

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 5/24/88
CHIEF BUREAU OF ENGINEERING — DATE 5-24-88

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 E.S.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 DEVELOPMENT PLAN AND 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-LINED "AS-BUILT" OF THE E.S.M. FACILITY WITHIN 30 DAYS OF COMPLETION.
ENGINEER: Jagannatha Chaganbe PATODBATA CHAKRABARTI
REG. NO. 19930 DATE 12/29/87

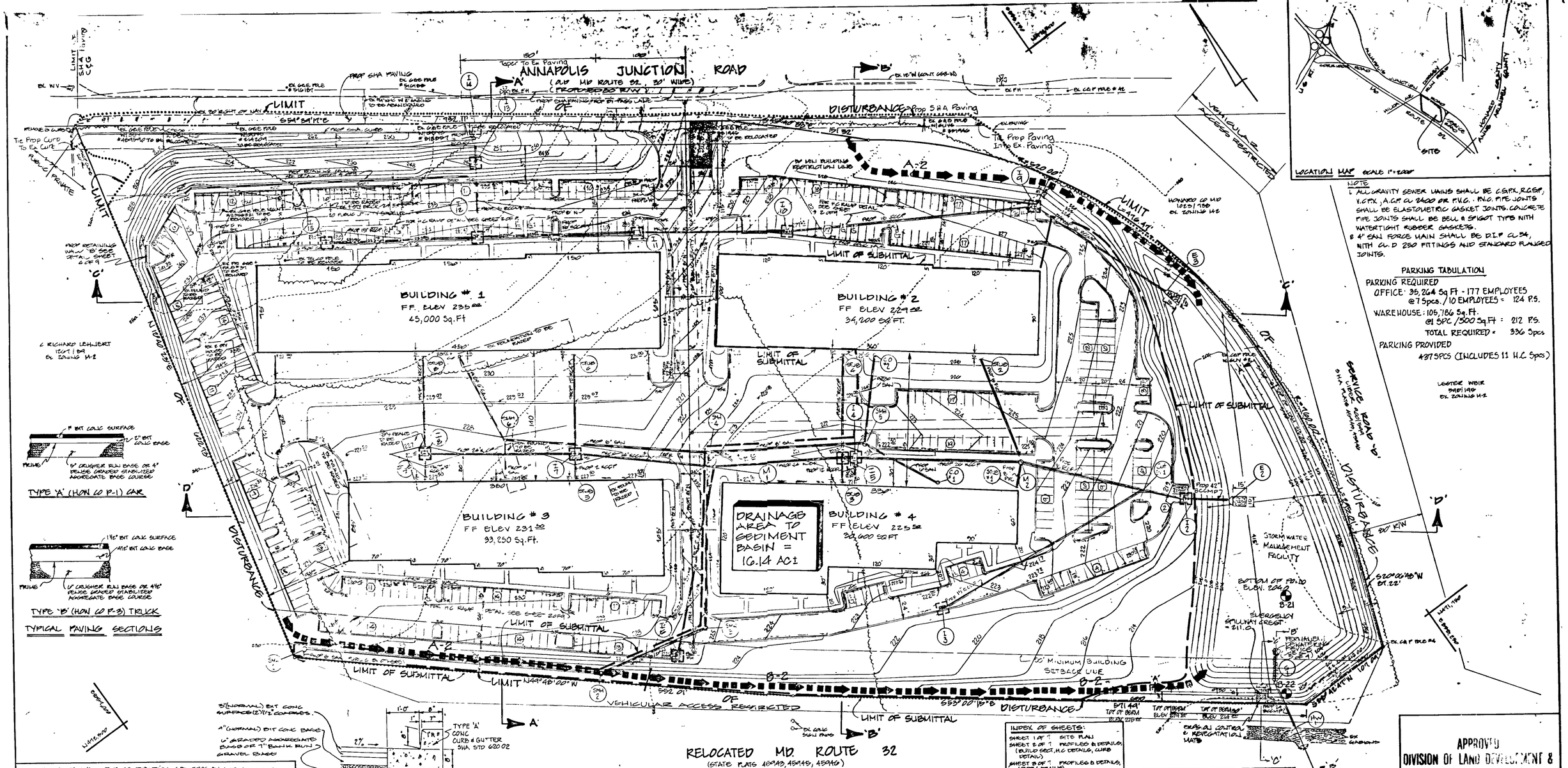
OWNER
THE KEYSTONE GROUP LTD.
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2600

DEVELOPER'S CERTIFICATE:
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. 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 E.S.M. FACILITY WITHIN 30 DAYS OF COMPLETION.
DEVELOPER — DATE 12/29/87

DESIGNED P.R.C.
DRAWN D.A.L./J.M.B.
CHECKED P.R.C./T.C.
REVISIONS
⚠ 6-27-88 - Swm #6 Type 'A' Drop MH & of grade bet C.O #2 & SWM 5 & of grade bet C.O #1 & SWM 6

HOWARD COUNTY, MARYLAND
PROPOSED OFFICE AND WAREHOUSE
THE AGENCY GROUP
ANNAPOLIS JUNCTION ROAD
(A DIVISION TO SDP 88-127)
TAX MAP 48 PARCEL 33
HOWARD CO., MD ELECT DIST 6
SCALE AS SHOWN DECEMBER 1987
FN 5076 SHEET # OF 7

SDP-88-127



NOTE

1. ALL GRAVITY SEWER MAINS SHALL BE C.S.P.X., R.C.P., V.C.P.X., A.C.P. CL 2400 OR P.V.C. - P.V.C. PIPE JOINTS SHALL BE ELASTOMETRIC GASKET JOINTS. CONCRETE PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH WATERTIGHT RUBBER GASKETS.
2. 8" SAN. FORCE MAIN SHALL BE D.I.P. CL 54, WITH CL. D 250 FITTINGS AND STANDARD FLANGED JOINTS.

PARKING TABULATION

PARKING REQUIRED
OFFICE: 35,264 Sq.Ft - 177 EMPLOYEES
@ 7 SPCS. / 10 EMPLOYEES = 124 P.S.
WAREHOUSE: 105,786 Sq.Ft.
@ 1 SPC / 500 Sq.Ft = 212 P.S.
TOTAL REQUIRED = 336 SPCS

PARKING PROVIDED
487 SPCS (INCLUDES 11 H.C. SPCS)

LESTER WEIR
DEED 198
EX. ZONING M-2

THESE PLANS ARE FOR SMALL ROAD CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

Approved Howard Soil Conservation District — USDA - Soil Conservation Service — Date 5-9-88

S.C.D. Number

HOWARD SOIL CONSERVATION DISTRICT
THE CONCEPT OF IT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Approved Howard Soil Conservation District — Date 5-9-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer — Date 6-1-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Director — Date 6.10.88

Chief, Division of Community Planning & Land Development — Date 6/8/88

NOTE:

The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building erected 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.

LEGEND

TRACT OUTLINE
R/W LINE
EASEMENTS
MINIMUM BUILDING RESTRICTION LINE
EXISTING GROUND
PROPOSED GRADE
NUMBER PARKING SPACES (P)
HANDICAP PARKING
TYPE 'A' PAVING (HO CO P-1) CAR
TYPE 'B' PAVING (HO CO P-3) TRUCK
ANNAPOLIS JUNCTION ROAD WIDENING
LIMIT OF SUBMITTAL
LIMIT OF DISTURBANCE

SITE DATA:

TOTAL AREA OF SUBMITTAL = 2,473,200 SQFT OR 56.80 AC±
TOTAL AREA OF SITE = 716,449 SQ.FT OR 16.450 AC±
AREA OF 32 HIGHWAY WIDENING 20,174 SQ FT OR 0.463 AC±
NET AREA OF SITE = 696,475 SQ FT OR 15.989 AC±
EXISTING USE: VACANT
PROPOSED USE: OFFICE/ WAREHOUSE
TOTAL FLOOR AREA = 183,050 SQ FT
FLOOR AREA RATIO 26.56%
(BUILDING COVERAGE WITHOUT PAVING)
BUILDING COVERAGE WITH PAVING 57.8%
AREA OF PARKING LOT = 150,800 SQFT OR 3.60 AC±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA = 6,840 SQ FT OR 0.34 AC±
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA = 9.44%
% OPEN SPACE = 43.20%, 249,919 SQ.FT
AREA TO BE DISTURBED = 16.452 AC±
AREA TO BE VEG STABILIZED = 249,919 SQ FT OR 6.75 AC±
EXISTING ZONING M-2
PROPERTY REFERENCE THE AGENCY GROUP 1201/ 509

INDEX OF SHEETS:

SHEET 1 OF 7 SITE PLAN
SHEET 2 OF 7 PROFILES & DETAILS, (BUILD ENT., H.C. DETAILS, CURB DETAIL)
SHEET 3 OF 7 PROFILES & DETAILS, (STORM DRAINS)
SHEET 4 OF 7 PROFILES & DETAILS, (SD, SAN, RAIL TIES A & B)
SHEET 5 OF 7 SEDIMENT & EROSION CONTROL PLAN
SHEET 6 OF 7 DETAILS, SEDIMENT & EROSION CONTROL
SHEET 7 OF 7 LANDSCAPE PLAN

THIS PLAN IS A REVISION TO SDP 85-207
THE REASON FOR REVISION IS TO PROVIDE SPACE FOR A FUTURE S.H.A. RAMP AND REALIGN THE SANITARY SEWER

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

Director — Date 5/24/88

Chief, Bureau of Engineering — Date 5.24.88

RGL 5/24/88

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

The United States Soil Conservation Service — Date 5/9/88

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL ROAD CONSTRUCTION SOIL EROSION AND SEDIMENT CONTROL

U.S. Soil Conservation Service — Date 5/9/88

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-28-88

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	10240 ANNAPOLIS JUNCTION ROAD
2	10250 ANNAPOLIS JUNCTION ROAD
3	10200 ANNAPOLIS JUNCTION ROAD
4	10810 ANNAPOLIS JUNCTION ROAD

SUBDIVISION NAME: AGENCY / MERRITT PROPERTY
SECT/AREA —
LOT/PARCEL # 33
PLAT # OR L/F 19091/398
BLOCK # 14
ZONE M-2
TAX MAP 30 GRID 4B
ELECT. DIST. 6
CENSUS TRACT 6064
WATER CODE 802
SEWER CODE 4150000

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 G.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 HOWARD SOIL CONSERVATION DISTRICT I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE G.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

Engineer Deborah Hamba-Abrahamson Charabaruk — Reg. No. 19750 — Date 12/29/87

OWNER
THE AGENCY GROUP of
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2600

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT DEPT. 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 G.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

Developer — Date 12/29/87

DESIGNED PRG/ICM
DRAWN PL/CAH
CHECKED PRG/TC
REVISIONS

SEDIMENT & EROSION CONTROL PLAN FOR
PROPOSED OFFICE AND WAREHOUSE
THE AGENCY GROUP
ANNAPOLIS JUNCTION ROAD
(A REVISION TO SDP 85-207)
TAX MAP 48 PARCEL 33
HOWARD CO., MD. ELECT. DIST. 6
SCALE: 1"=50' DECEMBER 29, 1987
PLI 59916 SHEET 5 OF 7

SDP-88-127

RELEASE STRUCTURE NOTES

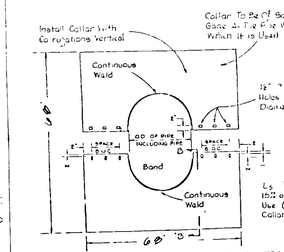
[illegible]

SEQUENCE OF CONSTRUCTION

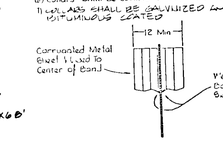
[illegible]

NOTES ANTI-SEEP COLLARS

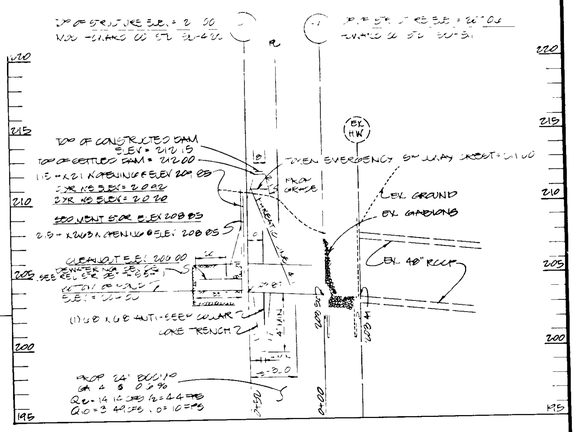
1) All Materials To Be In Accordance With Construction and Construction Material Specifications
2) Where Specified On The Plans, Coating of Collars Shall Be In Accordance With Construction and Construction Material Specifications
3) Unassembled Collars Shall Be Marked By Painting or Tagging To Identify Matching Pairs
4) The Lap Between The Two Half Sections And Between The Pipe And Connecting Pipes Shall Be Caulked With Asphalt Mastic At Time of Installation
5) Each Collar Shall Be Furnished With Two ½" Diameter Rods With Standard Tank Lugs For Connecting Collars To Pipe
6) Collars Shall Be Located 2 Min From All Pipe Joints
7) Collars SHALL BE GALVANIZED AND FULLY LUMINOUS SEATED

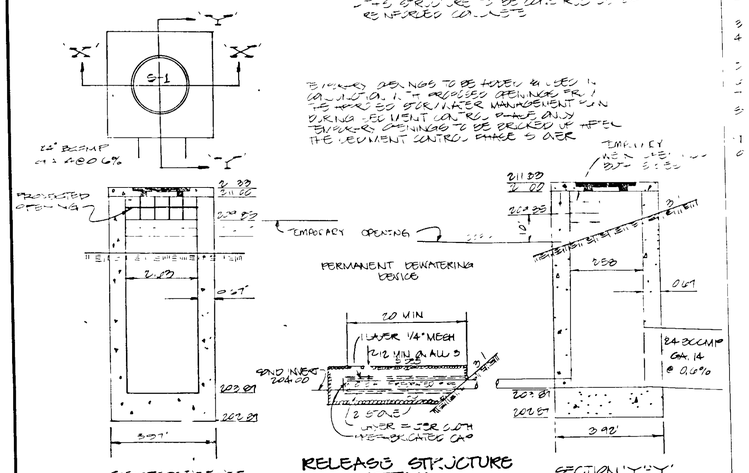


ANTI-SEEP COLLAR DETAIL



SECTION 'B'-'B'
NO SCALE





RELEASE STRUCTURE DETAIL

MD DEPT OF NATURAL RESOURCES DETAIL SD-4.22
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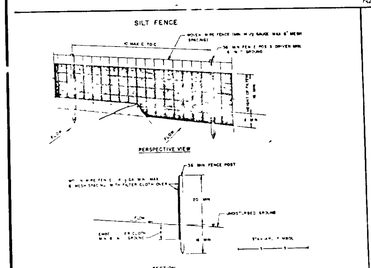
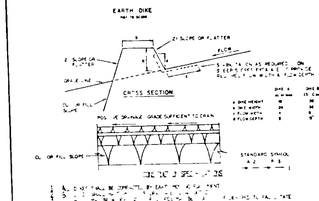
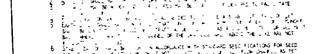
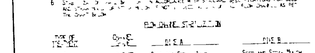


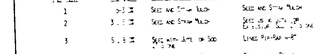
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

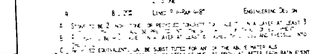


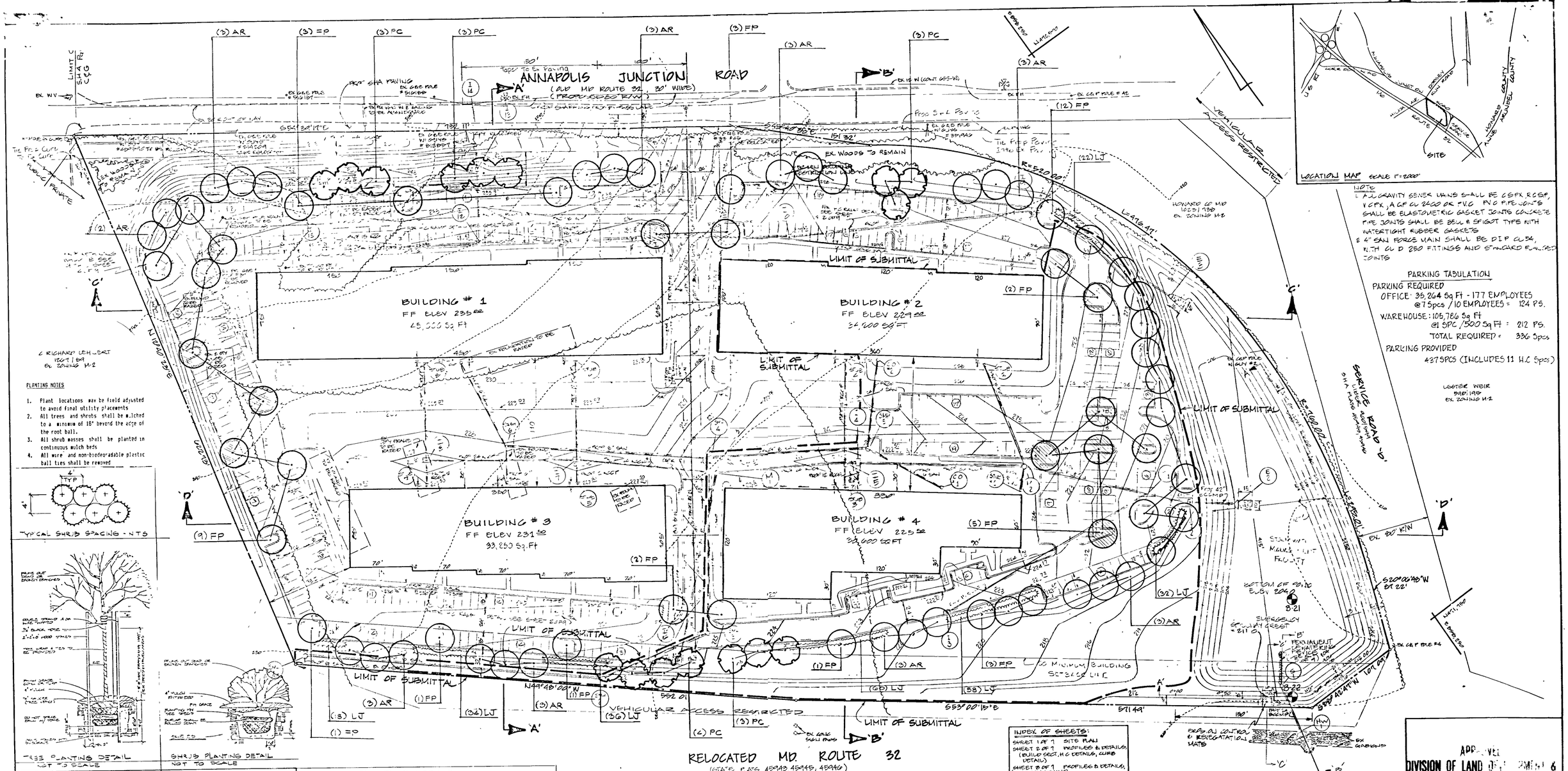


PLAN SHOWING STAKING DETAIL









NOTE
1. ALL GRAVITY SEWER MAINS SHALL BE CSPX RCSP, VCPX, AGP CL 2400 OR PVC PVC PIPE JOINTS SHALL BE ELASTOMETRIC GASKET JOINTS CONCRETE PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH WATERTIGHT RUBBER GASKETS
2. 6" SAN FORCE MAIN SHALL BE DIP CLX, WITH CL D 250 FITTINGS AND STANDARD FLANGED JOINTS

PARKING TABULATION

PARKING REQUIRED
OFFICE: 36,264 Sq Ft - 177 EMPLOYEES
@ 1 Spcs / 10 EMPLOYEES = 124 PS.
WAREHOUSE: 105,786 Sq Ft
@ 1 SPC / 500 Sq Ft = 212 PS.
TOTAL REQUIRED = 336 Spcs

PARKING PROVIDED
427 SPCS (INCLUDES 11 H.C Spcs)

LEGEND

TRACT OUTLINE	
R/W LINE	
EASEMENTS	
MINIMUM BUILDING RESTRICTION LINE	
PROJECT LIMIT GROUND	240
PROPOSED GRADE	240
NUMBER PARKING SPACES	(9)
HANDICAP PARKING	
TYPE 'A' PAVING (1½" SD 9.5 / 6" GAB) CAR	
TYPE 'D' PAVING (1½" SD 9.5 / 8" GAB) TRUCK	
PROPOSED JUNCTION BOX WITH INLETS	
LIMIT OF SUBMITTAL	

SITE DATA:
TOTAL AREA OF SUBJECT PROPERTY 33.0 AC±
TOTAL AREA OF SITE 716,049 SQ FT OR 16.435 AC±
AREA OF 28 HIGHWAY WIDENING 22,176 SQ FT OR 0.509 AC±
NET AREA OF SITE 693,873 SQ FT OR 15.926 AC±
EXISTING USE: VACANT
PROPOSED USE: OFFICE / WAREHOUSE
TOTAL BLDG AREA 163,050 SQ FT
FLOOR AREA RATIO 20.56%
(BUILDING CO. DRAWS WITHOUT PARKING)
BUILDING COVERAGE WITH PAVING 57.8%
AREA OF PARKING LOT 156,600 SQFT OR 3.65 AC±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA 6,820 SQ FT OR 0.156 AC±
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA 9.44%
% OPEN SPACE 46.20% (329,419 SQ FT)
AREA TO BE DISTURBED 16.435 AC±
AREA TO BE VEG STABILIZED 329,419 SQ FT OR 7.56 AC±
EXISTING ZONING M-2
PROPERTY REFERENCE THE AGENCY GROUP 1261/288

INDEX OF SHEETS:
SHEET 1 OF 7 SITE PLAN
SHEET 2 OF 7 PROFILES & DETAILS, (BUILD SECT, H.C DETAILS, CURB DETAIL)
SHEET 3 OF 7 PROFILES & DETAILS, (STORM DRAINS)
SHEET 4 OF 7 PROFILES & DETAILS, (SD, SAN, RAILROAD & R/W)
SHEET 5 OF 7 SEDIMENT EVERSION CONTROL PLAN
SHEET 6 OF 7 DETAILS, SEDIMENT & EROSION CONTROL
SHEET 7 OF 7 LANDSCAPE PLAN

PLANTING NOTES
1. Plant locations may be field adjusted to avoid final utility placements
2. All trees and shrubs shall be mulched to a minimum of 18" beyond the edge of the root ball.
3. All shrub masses shall be planted in continuous mulch beds
4. All wire and non-biodegradable plastic ball ties shall be removed

PLANT SCHEDULE

KEY	QUAN	BOTANICAL NAME / COMMON NAME	SIZE / COND	SPACING
AR	26	ACER RUBRUM OCTOBER GLORY / OCTOBER GLORY MAPLE	2½"-3" CAL B&B	AS P/C
FP	43	FRAXINUS PENNSYLVANICA MARSHALLS' "MARSHALL" SEED-LESS / MARSHALL SEEDLESS ASH	2½"-3" CAL B&B	35' P/C
LJ	260	JUNIPERUS CHINENSIS "TAMARISCIFOLIA" / TAMARISC JUNIPER	30"-36" SPR 15 GAL	4' P/C
PC	116	CYRUS CALLERYANA "BRADFORD" / BRADFORD PEAR	2½"-3" CAL B&B	30' P/C

LANDSCAPE SPECIFICATIONS
Landscape specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" A one-year maintenance and warranty period shall be required
PLANTS SHOWN THUS ARE BEYOND THE REQUIREMENTS OF HOWARD COUNTY AND ARE TO BE PLANTED AT THE OPTION OF THE DEVELOPER

THIS PLANS FOR SOIL & EROSION CONTROL HAVE BEEN REVIEWED BY THE SOIL CONSERVATION DISTRICT AND ARE APPROVED AS TO BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

USDA-Soil Conservation Service — 5/13/88
APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE
PLAN NUMBER SDP 88-127

HOWARD SOIL CONSERVATION DISTRICT
THE CONSERVATION IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Stephen L Kirkwood — 5-13-88
APPROVED HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

6-1-88
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR — DATE 6/10/88

Chief, Bureau of Subdivision Planning & Land Development — DATE 6/8/88

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 1-28-88

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

DIRECTOR — DATE 5/26/88

CHIEF, BUREAU OF ENGINEERING — DATE 5/26/88 — 5-24-88

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

THE UNITED STATES SOIL CONSERVATION SERVICE — DATE 5-9-88

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

US SOIL CONSERVATION SERVICE — DATE 5/9/88

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	10940 ANNAPOLIS JUNCTION ROAD
2	10950 ANNAPOLIS JUNCTION ROAD
3	10960 ANNAPOLIS JUNCTION ROAD
4	10810 ANNAPOLIS JUNCTION ROAD

SUBDIVISION NAME: AGENCY / MERRITT PROPERTY
PLAT # OR LIBER 1261/288 | FOLIO — | AREA 33 | NO. OF LOTS/BLOCKS —
PLAT # OR LIBER | BLOCK # 14 | ZONE M-2 | TAX/ZONE MAP 42 | ELECT. DIST. 6 | CENSUS TRACT 6074
WATER CODE 8072 | SEWER CODE 4130000

OWNER
THE AGENCY GROUP
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2600

WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/337-0075

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT 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 DURING 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 G & M FACILITY WITHIN 30 DAYS OF COMPLETION

DEVELOPER — DATE 4/28/88

DESIGNED PRC ICM
DRAWN BY IGAH
CHECKED PRC ITC
REVISIONS

LANDSCAPE PLAN
PROPOSED OFFICE AND WAREHOUSE
THE AGENCY GROUP
ANNAPOLIS JUNCTION ROAD
A SUBDIVISION OF SDA 85-201)
TAX MAP 42 PARCEL 33
HOWARD CO, MD ELECT. DIST 6
SCALE 1"=50' DECEMBER 23, 1987
PLI 5096 SHEET 7 OF 7

SDP-88-127