

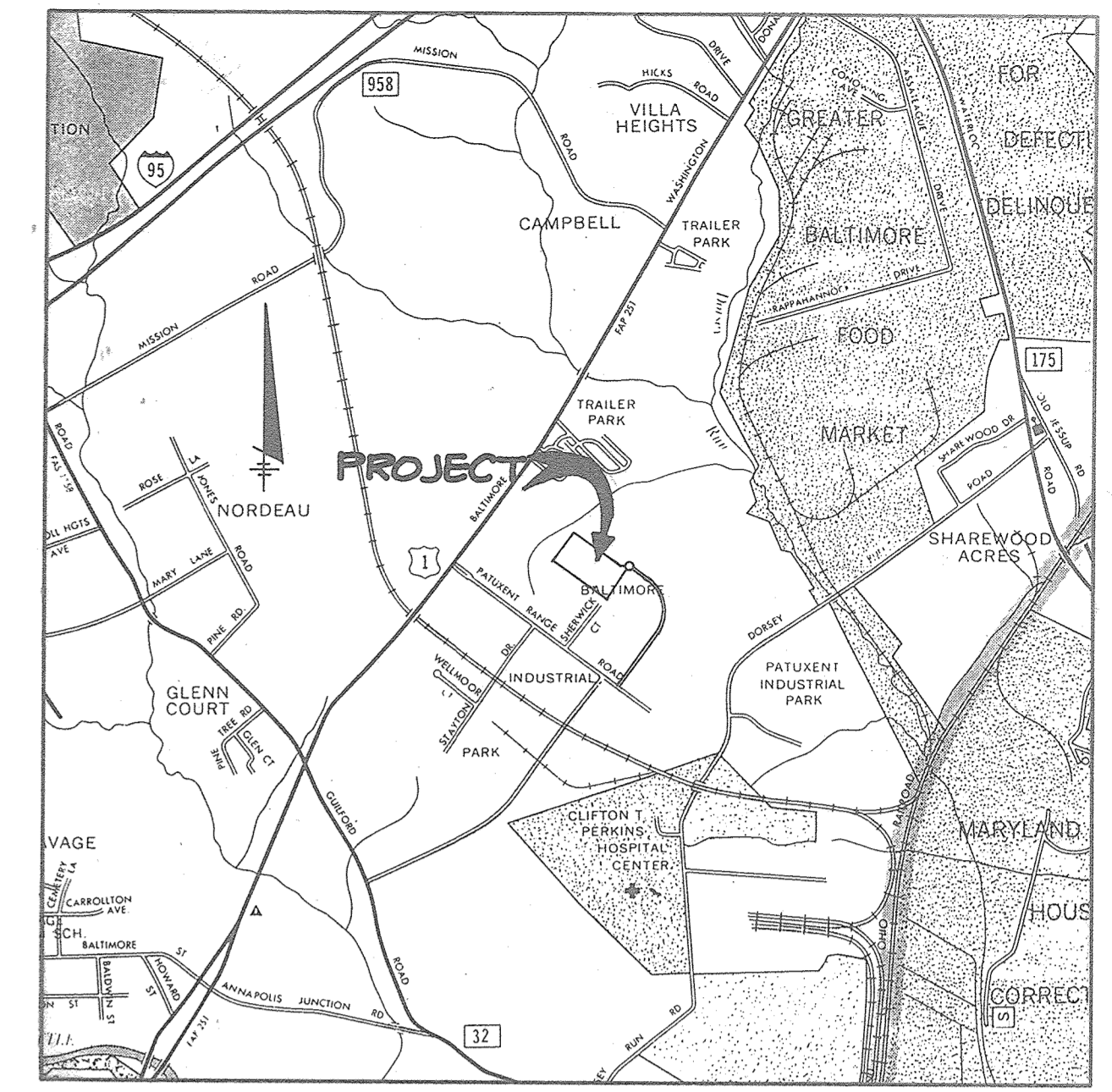
SITE DEVELOPMENT PLAN

B.W.I.P. PARCEL B-1

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

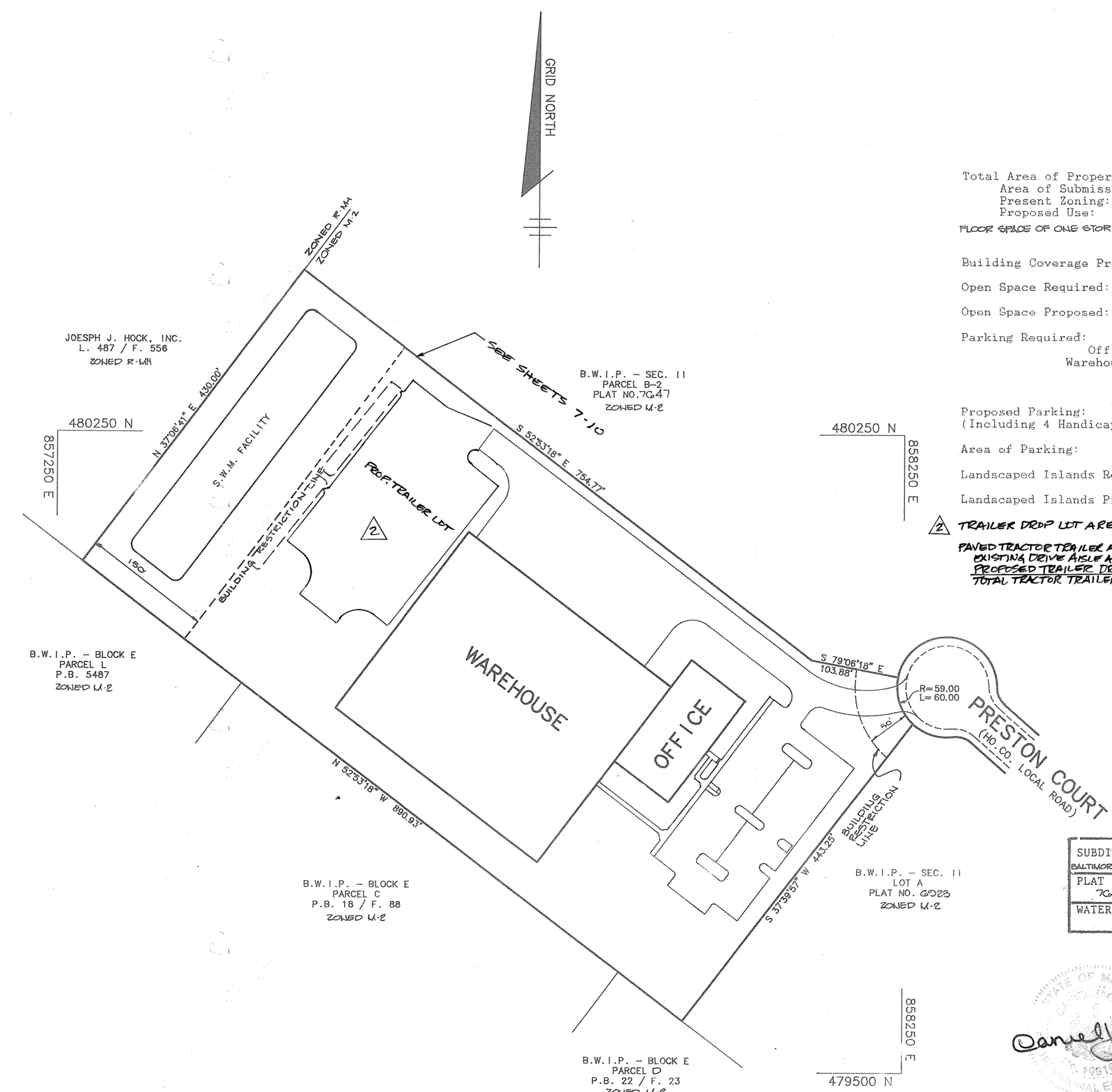
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
4	STORM DRAIN, WATER AND SEWER PROFILES AND DETAILS
5	DETAIL SHEET
6	DETAIL SHEET
7	LAYOUT PLANS AND PAVING DETAILS
8	STORM WATER MANAGEMENT & STORM DRAIN PROFILES
9	ESC NOTES AND DETAILS
10	FOREST CONSERVATION PLAN



VICINITY MAP
SCALE : 1"=2000'

- GENERAL NOTES**
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
 - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
 - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-0976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-2722
 - ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
 - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
 - TOPO TAKEN FROM FIELD RUN SURVEY DATED FEB, 1986 BY THE RIEMER GROUP, INC.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
 - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND / OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
 - 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.
 - FOREST CONSERVATION REQUIREMENTS ARE TOTALED ON PAGE 10 OF 10 OF THIS PLAN SET. WITH AN AREA LESS THAN 10,000 SF REQUIRED, WE ARE PROPOSING A REDUCTION TO 4,536 SQ FT. TO MEET THE FOREST PLANTING OBLIGATION AND WILL BE POSTED WITH THE GRADING PLAN.**
 - SIMPLIFIED ECF APPROVED ON FEBRUARY 25TH, 2019.**

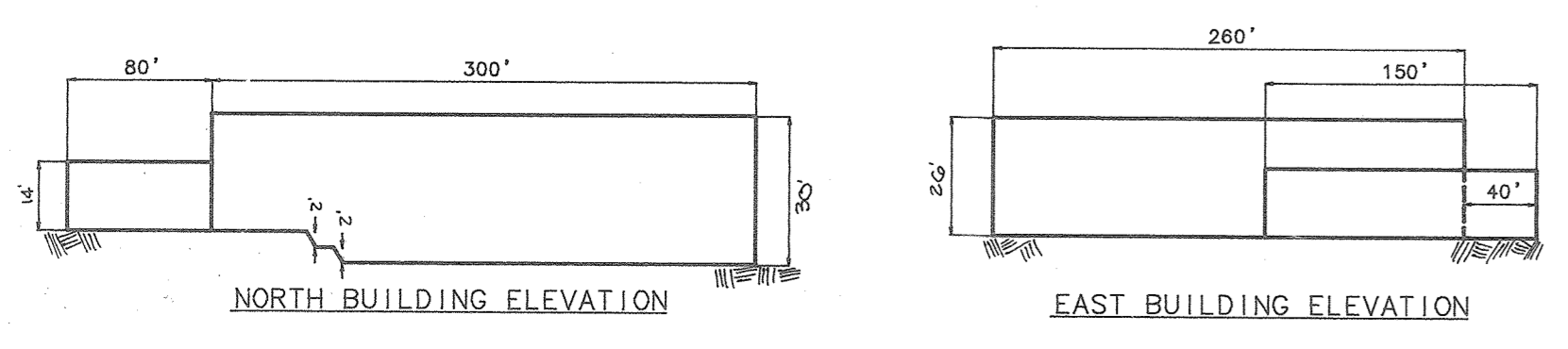


SITE TABULATION

Total Area of Property:	8.890 Acres (387,248 S.F.)
Area of Submission:	8.890 Acres (387,248 S.F.)
Present Zoning:	M-2
Proposed Use:	Office - Warehouse
FLOOR SPACE OF ONE STORY BUILDING(S):	90,000 SF OFFICE - WAREHOUSE
	78,000 SF TOTAL
	12,000 SF OFFICE
	23.2% (82,000 S.F.) 90,000 SF
Building Coverage Proposed:	20% (77,450 S.F.)
Open Space Required:	49.2% (190,400 S.F.)
Open Space Proposed:	49.2% (190,400 S.F.)
Parking Required:	72 Employees @ 7/10 = 50
	60 Employees @ 1/2 = 30
	80 SPACES
Proposed Parking:	85 SPACES
(Including 4 Handicap Spaces)	
Area of Parking:	0.68 Ac. (29,913 S.F.)
Landscaped Islands Required:	5% (0.03 Ac. - 1,496 S.F.)
Landscaped Islands Proposed:	6.8% (0.05 Ac. - 2,040 S.F.)
TRAILER DROP LOT AREA PROPOSED:	24 SPACES (15' x 50')
PAVED TRACTOR TRAILER AREAS AND DRIVE AISLE	2.8% OF SITE TOTAL
EXISTING DRIVE AISLE AND TRUCK PICK UP AREA	0.67 AC (27,400 SF)
PROPOSED TRAILER DROP LOT AREA	0.67 AC (27,400 SF)
TOTAL TRACTOR TRAILER AREAS	1.76 AC (76,633 SF)

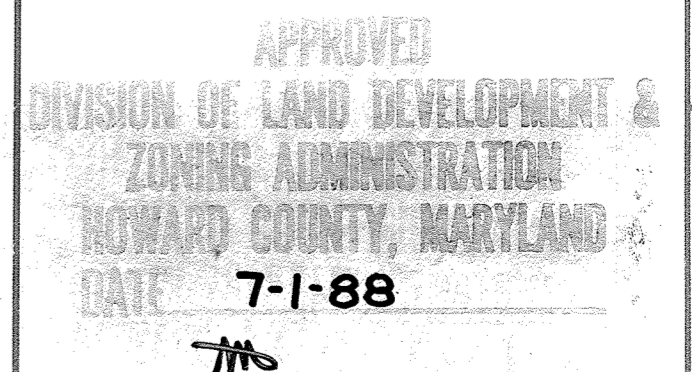
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL B-1	6261 PRESTON COURT

SUBDIVISION NAME BALTIMORE WASHINGTON INDUSTRIAL PARK		SECT. II	LOT/PARCEL #
PLAT # 7047	BLOCK # 20	TR./ZONE MAP 45 & 48	ELEC. DIST. G
WATER CODE B02		SEWER CODE B02000	



PLAN
SCALE : 1"=100'

MD 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 LAWS OF THE STATE OF MARYLAND. LICENSE NO. 19110, EXPIRATION DATE: 01/14/2021.
ONLY FOR REDLINE REVISION #2



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd M.D. 7/27/88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Ulrich 8.2.88
PLANNING DIRECTOR DATE

Frank J. Zischel 7-25-88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

W. J. ... CHIEF, BUREAU OF ENGINEERING DATE

Stephan PROPOSED TRAILER PARKING LOT, ADDED NEW SHEETS 7-10

DATE	NO.	REVISION

OWNER/DEVELOPER
SK PROPERTIES LIMITED PARTNERSHIP
% WILLIAM H. KNOTT, INC.
1805 YORK ROAD
LUTHERVILLE, MARYLAND
21033

PROJECT: **B.W.I.P. PARCEL B-1**
WAREHOUSE/OFFICE BUILDING

AREA TAX MAP NOS. 45 & 48 PLAT NO. 7047
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II, PARCEL B-1
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **TITLE SHEET**

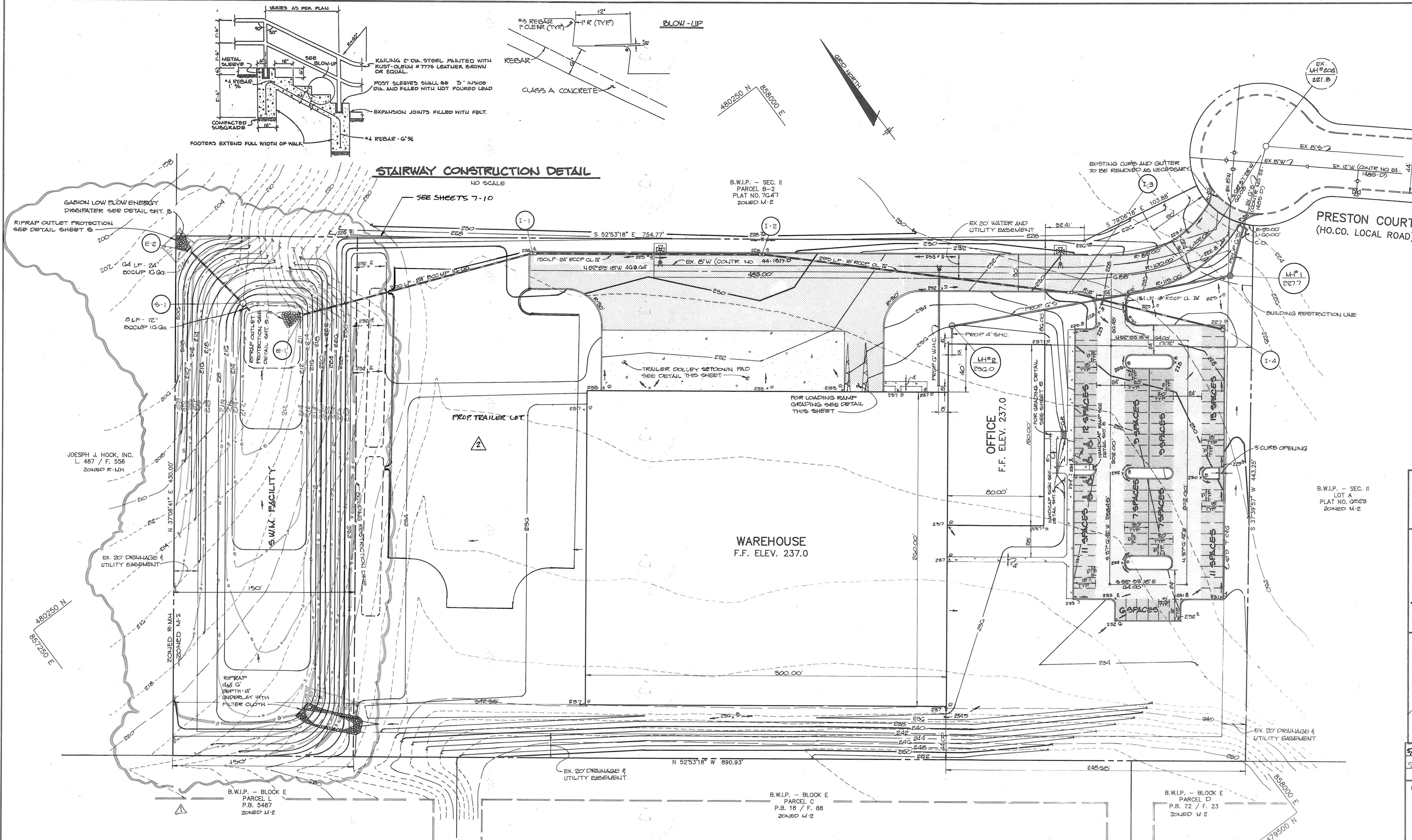
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

DATE: 7-1-88

F-88-20	F-88-117
P-88-50	

DESIGNED BY: W.C.W.
DRAWN BY: M.A.D.
PROJECT NO: 44004
DATE: JULY 19, 1988
SCALE: AS SHOWN
DRAWING NO. 1 OF 10

ARTHUR E. MUEGGE #8107



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

James M. Boyd, MD / *JMB* 7/27/88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Unk 8-3-88
PLANNING DIRECTOR DATE

Mark S. Doughty 7-25-88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James H. ... 7/28/88
DIRECTOR DATE

W. ... 7-26-88
CHIEF, BUREAU OF ENGINEERING DATE

5/23/2018 PROPOSED TRAILER PARKING LOT, ADDED NEW SHEETS 7-10

DATE NO. REVISION

OWNER/DEVELOPER
S.K. PROPERTIES LIMITED PARTNERSHIP
96 WILLIAM H. KNOTT, INC.
1805 YORK ROAD
LUTHERVILLE, MARYLAND
21093

PROJECT: **B.W.I.P. PARCEL B-1**
WAREHOUSE/OFFICE BUILDING

AREA TAX MAP NOS 48&48 PLAT NO 7047
BALTIMORE WASHINGTON INDUSTRIAL PARK SECTION II PARCEL B-1
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
SWM AS BUILT

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2890

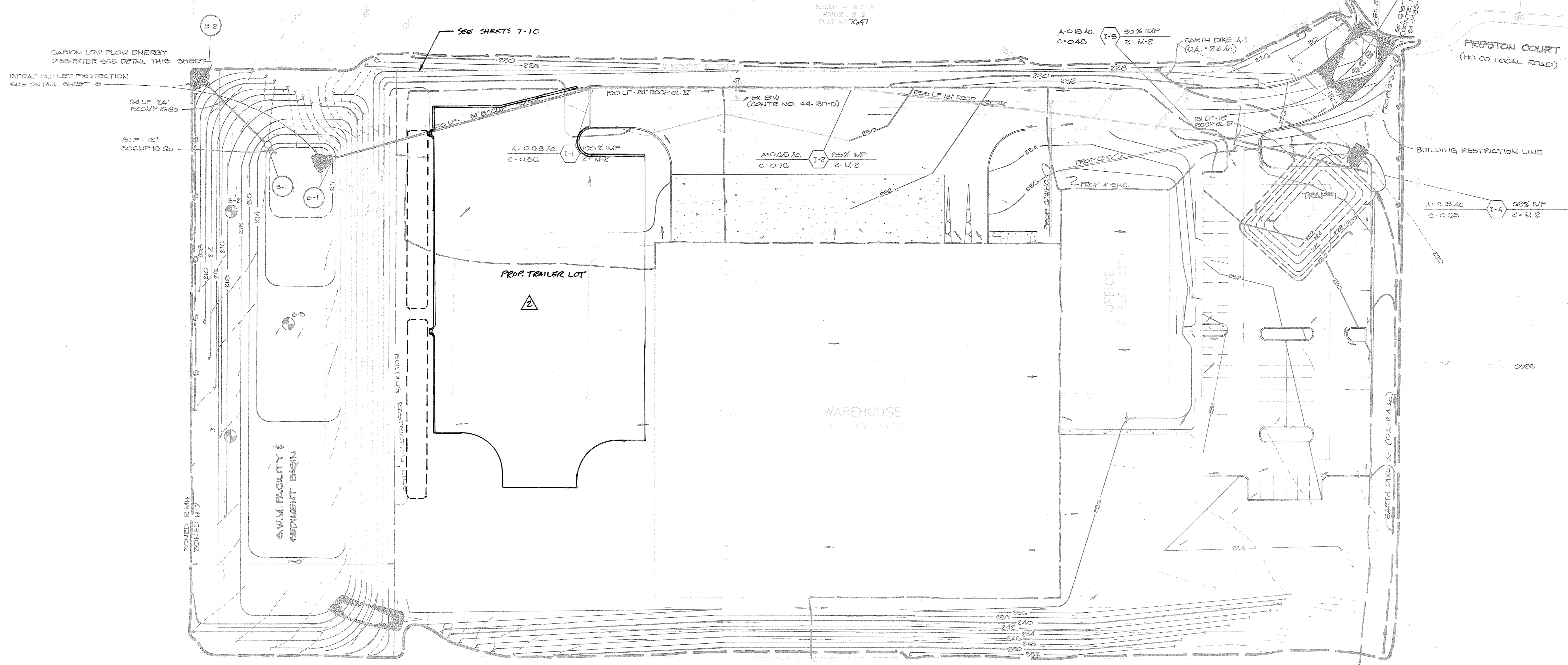
7-19-88 DATE
F-88-210 P-88-50 F-88-117
DESIGNED BY: W.C.W.
DRAWN BY: K.A.D.
PROJECT NO: 44004
DATE: JULY 19, 1988
SCALE: 1"=40'
DRAWING NO. 2 OF 10

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 7-1-88

STATE OF MARYLAND
PROFESSIONAL ENGINEER
ARTHUR E. WIEGGS #1671

MARYLAND BLUEPRINT CO. INC. N8092

STRUCTURE SCHEDULE					
NO.	TYPE	TOP OF CURB ELEVATION	INV. IN	INV. OUT	REMARKS
I-1	"S" COMB.	229.0	219.92	219.82	HO. CO. STD. DTL. SD 4.32
I-2	"S" COMB.	229.0	221.37	220.87	HO. CO. STD. DTL. SD 4.32
I-3	A-5	229.55	222.77	222.67	HO. CO. STD. DTL. SD 4.01
I-4	"S" COMB.	227.6	-	223.43	HO. CO. STD. DTL. SD 4.32
E-1	24" METAL END SEC.	-	204.00	-	HO. CO. STD. DTL. SD 5.61
E-2	24" METAL END SEC.	-	204.00	-	HO. CO. STD. DTL. SD 5.61
S-1	CONTROL STRUCTURE	-	209.00	209.00	SEE DETAIL SHEET NO. 4



BY THE DEVELOPER:
 "I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 DATE: 7-19-88

BY THE ENGINEER:
 "I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."
 ENGINEER: Arthur E. Muegge DATE: 7-19-88

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: 7/22/88

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED: Robert W. Ziehm DATE: 7/22/88
 HOWARD COUNTY, D.

Joyce M. Boyd, M.D. / JRM 7/27/88

W.A.H. 8.3.88

Frank J. Ziehm 7-28-88

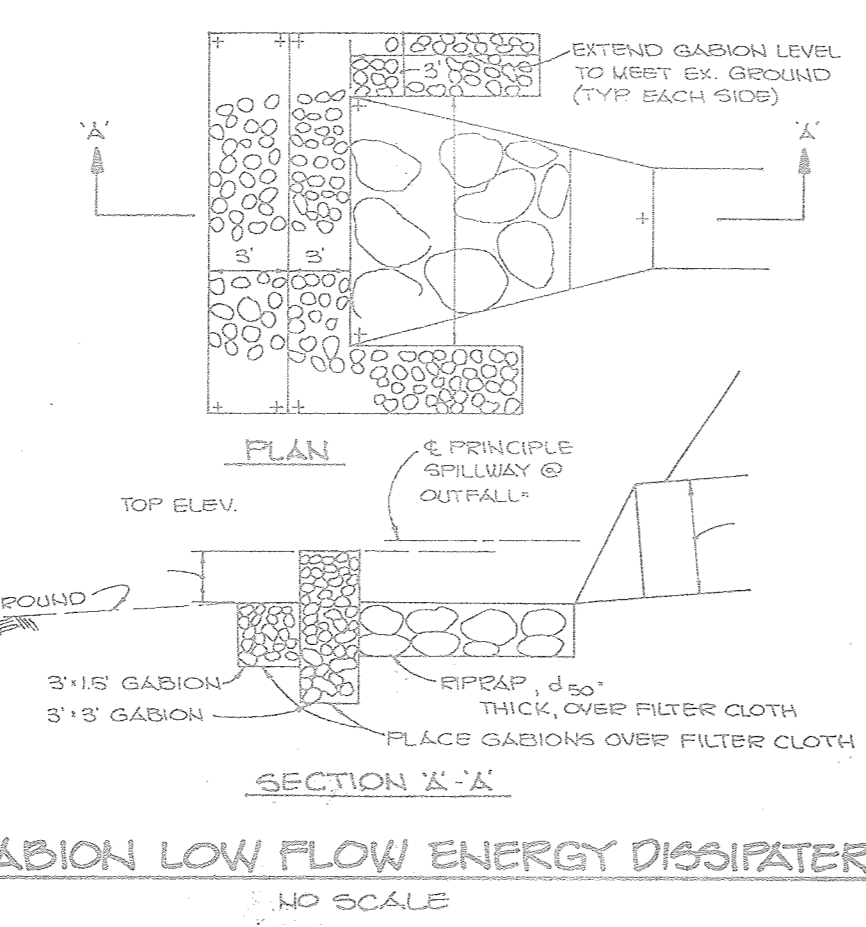
James G. ... 7/28/88

William B. ... 7-26-88

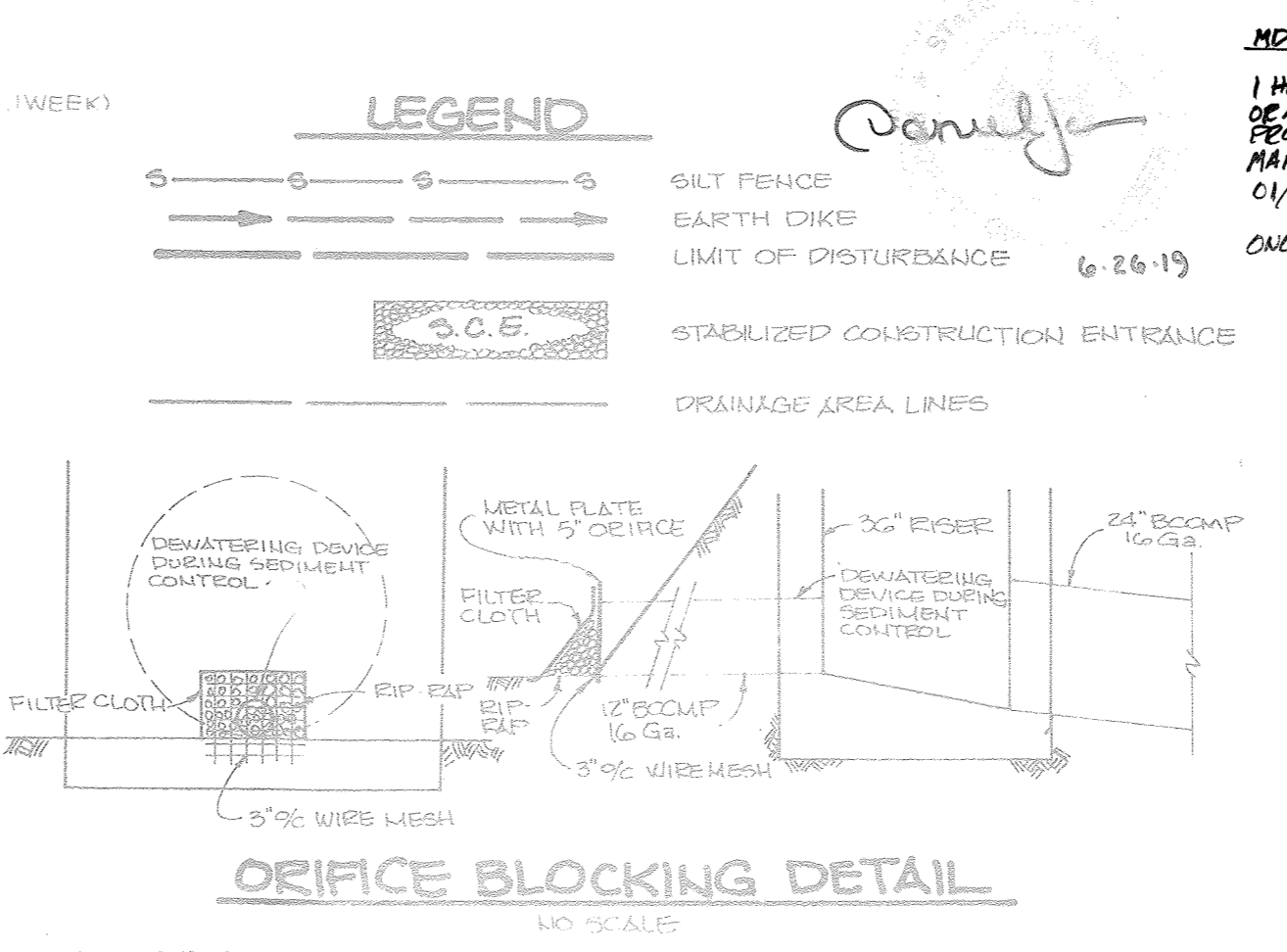
5/23/2011 A PROPOSED TRAILER PARKING LOT, ADDED NEW SHEETS 7-10

B-1	B-2	B-3
TOPSOIL BROWN VERY MOIST CLAY & SILT LITTLE TO AND OF SAND (CL) WATER RUNNING @ 5"	TOPSOIL BROWN VERY MOIST CLAY & SILT SOME OF SAND, LITTLE GRAVEL (CL)	TOPSOIL BROWN VERY MOIST CLAY & SILT SOME OF SAND, LITTLE GRAVEL (CL)
BROWN VERY MOIST OF SAND, WITH LAYERS OF CLAY & SILT, LITTLE GRAVEL (SC-SM)	GRAY AND RED MOIST CLAY & SILT, TRACE F SAND (CL)	BROWN WET GRAVEL, AND OF SAND, LITTLE SILT (SM)

BORING LOGS
NO SCALE



- SEQUENCE OF CONSTRUCTION**
- Obtain a grading permit.
 - Install stabilized construction entrance (1/2 day)
 - Install silt fence, sediment basin, anti-sweep collar, curb trench, control structure, earth dike, and stone outlet sediment trap (1 WEEK)
 - Block 2-year low flow orifice on the control structure during the sediment control phase. (1/2 day)
 - Regrade site maintaining positive drainage for the earth dikes. (15 days)
 - Install water, sewer and storm drains, except from I-4 to I-3. Upon completion of storm drains, remove sediment trap and earth dikes and install remaining storm drains from I-4 to I-3. (15 days)
 - Stabilize in accordance with the temporary seeding notes. (1 day)
 - Complete building construction and install curb and gutter and paving. (15 days)
 - Stabilize all disturbed areas in accordance with the permanent seeding notes. (1 day)
 - Upon approval of the Howard County Department of Public Works Sediment Control Inspector, remove all sediment control devices and convert sediment control basin to storm water management facility as follows:
 - Flush storm drain system. (1/2 day)
 - Pump out impounded water. (1/2 day)
 - Remove sediments and place as directed by the Department of Public Works Sediment Control Inspector. (1/2 day)
 - Unblock low flow orifice. (1/2 day)
 - Stabilize the remaining disturbed areas in accordance with the permanent seeding notes. (1/2 day)



MD PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 1916, EXPIRATION DATE: 01/14/2021.
 ONLY FOR REELINE B-1500 N #2.

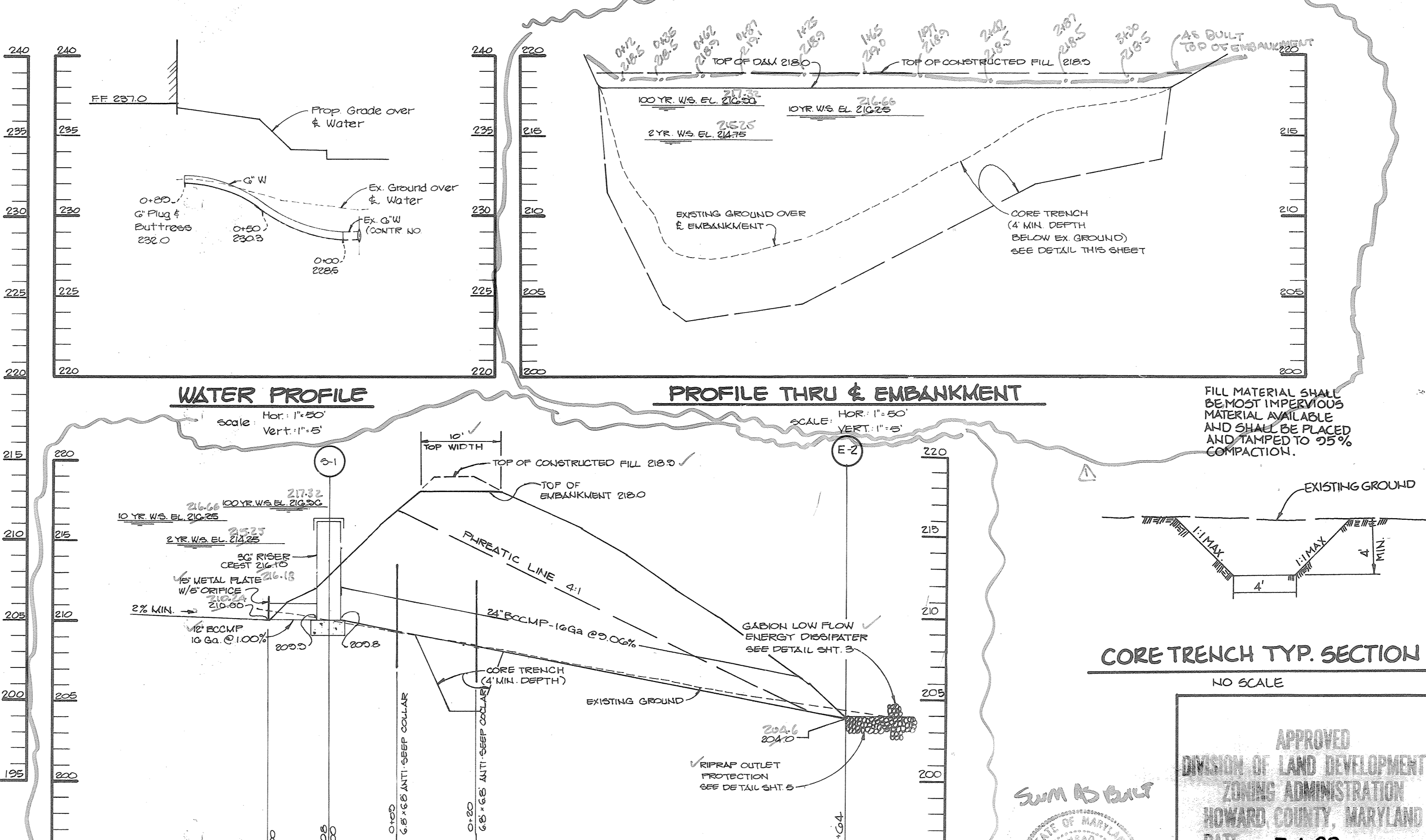
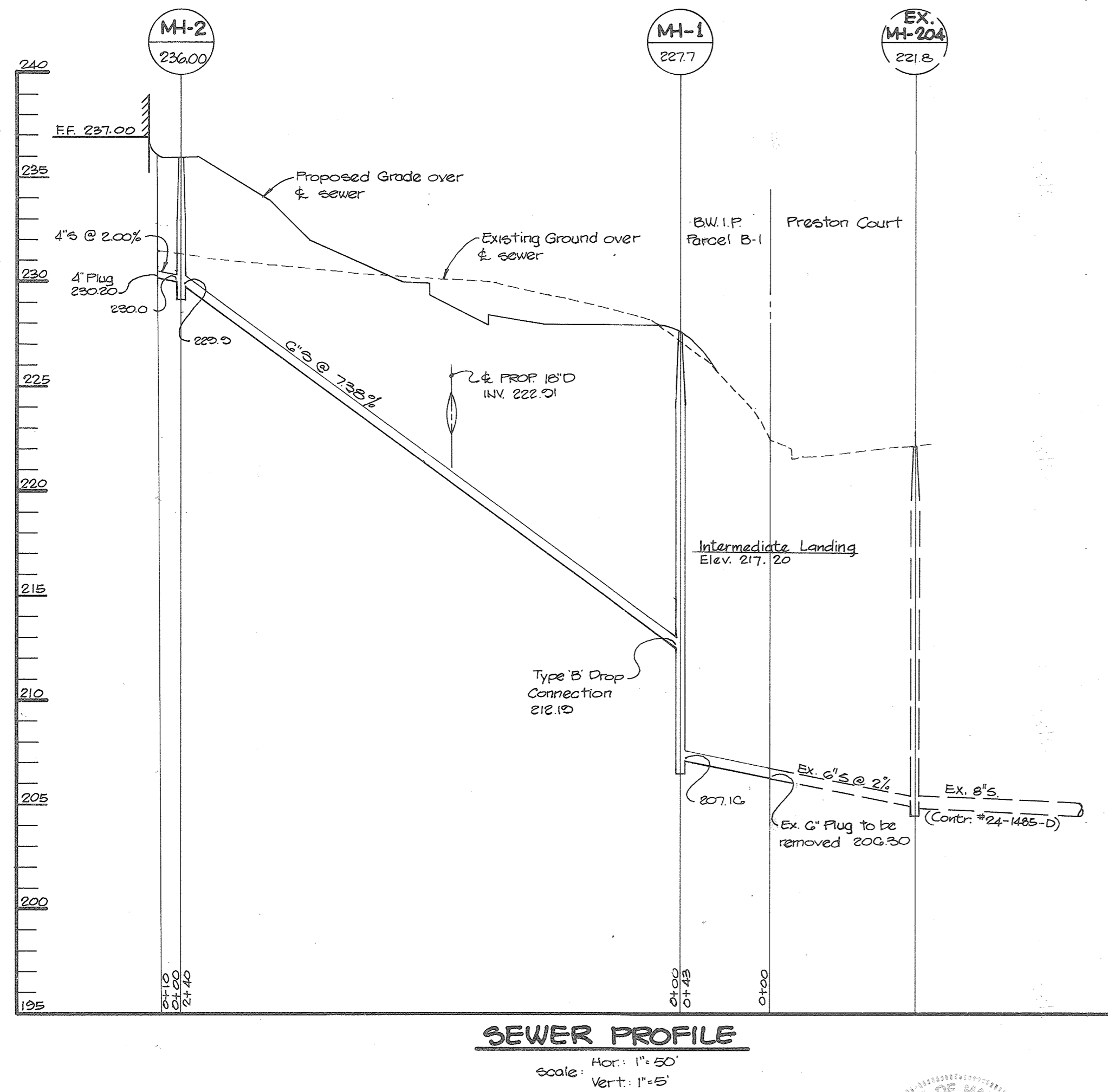
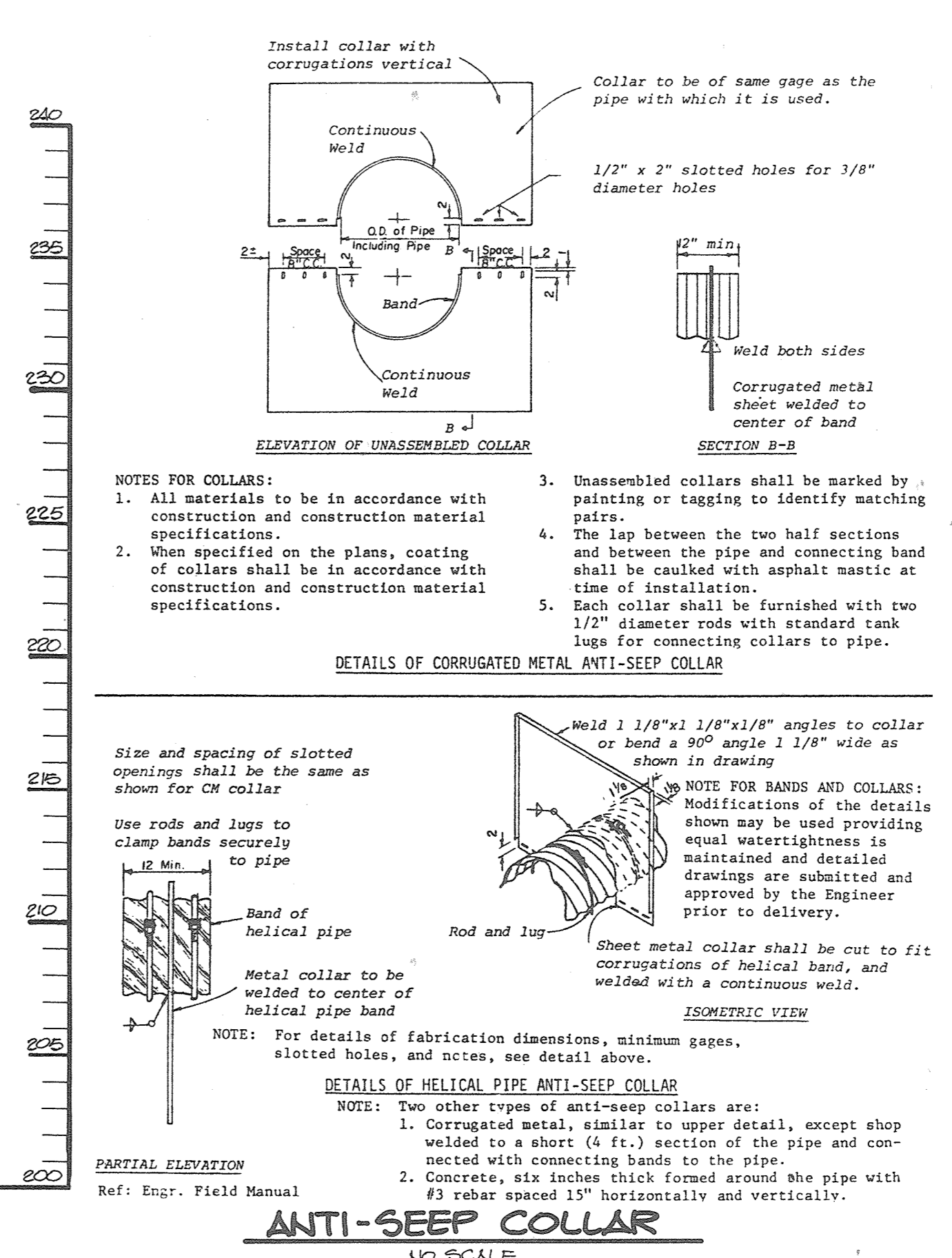
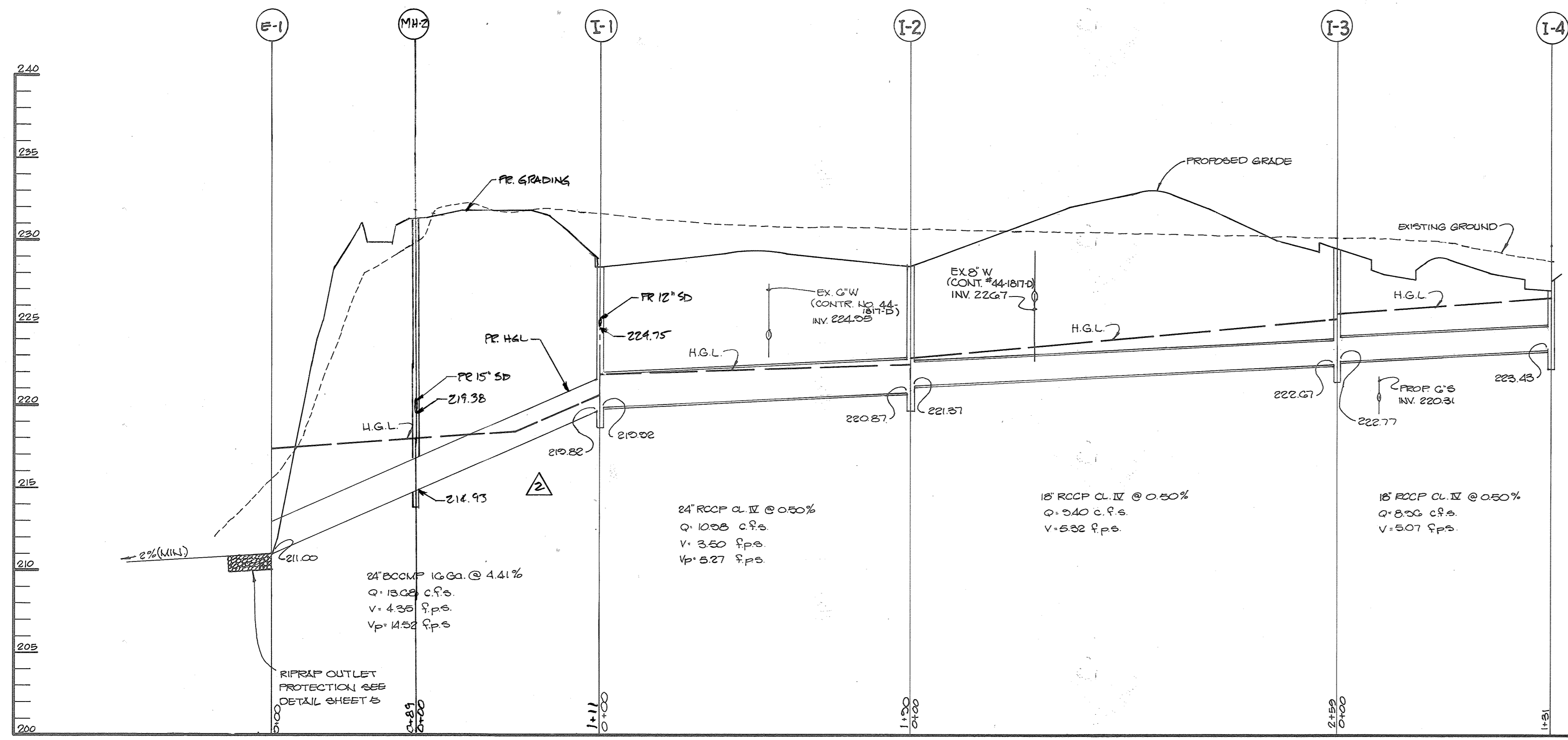
APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 7-1-88

7-19-88
 F-88-210
 P-88-50
 F-88-117
 W.C.W.
 M.A.D.
 44004
 JULY 19, 1988
 1"-40'
 3 10

B.W.I.P. PARCEL B-1
 WAREHOUSE/OFFICE BUILDING
 7047
 SECTION II PARCEL B-1

GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

ARTHUR E. MUEGGE
 REGISTERED PROFESSIONAL ENGINEER
 SDF-88-164



CORE TRENCH TYP. SECTION
 NO SCALE

FILL MATERIAL SHALL BE MOST IMPERVIOUS MATERIAL AVAILABLE AND SHALL BE PLACED AND TAMPED TO 95% COMPACTION.
 EXISTING GROUND
 TOP OF CONSTRUCTED FILL 210.0
 TOP OF EMBANKMENT 210.0
 4' MIN.
 4' MIN.

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 7-1-88

SWIM AS BUILT

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ARTHUR E. MUEBE #21671

BY THE DEVELOPER:
 "I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 DEVELOPER DATE 7-19-88

BY THE ENGINEER:
 "I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."
 ENGINEER DATE 7-19-88

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 7/22/88

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED HOWARD S.O.D. DATE 7/22/88

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE 7/27/88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR DATE 8.3.88

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DIRECTOR OF PUBLIC WORKS DATE 7/26/88

CHIEF, BUREAU OF ENGINEERING DATE 7-26-88

7/27/88 APPROVED: PROPOSED TRAILER PARKING LOT, ADDED NEW SHEETS 7-10.
 DATE NO. SWIM AS BUILT REVISION

OWNER/DEVELOPER
 S.K. PROPERTIES LIMITED PARTNERSHIP
 90 WILLIAM H. KNOTT, INC.
 1505 YORK ROAD
 LUTHERVILLE, MARYLAND
 21093

PROJECT:
 B.W.I.P. PARCEL B-1
 WAREHOUSE/OFFICE BUILDING

AREA TAX MAP NOS. 45 & 46 PLAT NO. 7G47
 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-1
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE:
 STORM DRAIN, WATER AND SEWER
 PROFILES AND DETAILS
 SWIM AS BUILT

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2890

DATE 7-1-88
 F-25 210 F-25 117
 F-25 50
 DESIGNED BY: W.C.W.
 DRAWN BY: M.A.P.
 PROJECT NO: 44004
 DATE: JULY 19, 1988
 SCALE: AS SHOWN
 DRAWING NO. 4 OF 10

MD PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. MPE16 EXPIRATION DATE: 01/14/2021.
 ONLY FOR REQUIRED REVISION #2

MARYLAND BLUEPRINT CO., INC. N5023

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ARTHUR E. MUEBE #21671

SITE PREPARATION

Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EARTH FILL

Material:
The fill material shall be taken from approved designated borrow areas or areas. It shall be free of rocks, stumps, wood, rubbish, over-size stones, frozen or other objectionable materials. Embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

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

Compaction:
The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

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

STRUCTURAL BACKFILL

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

CONCRETE METAL PIPE

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

Connections:
All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands shall be used at all joints. An anchor collar shall be welded to the pipe in such a manner as to be completely watertight.

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

CONCRETE

Material:
1. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
2. Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.
3. Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing one-quarter inch sieve. Limestone sand shall not be used.
4. Course Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
5. Reinforcing Steel - The reinforcing steel shall be deformed bars of intermediate grade billet steel or rail steel conforming to ASTM Specification A-615.

Design Mix:
The concrete shall be mixed in the following proportions, measured by weight. The water-cement ratio shall be 5-8 to 6 U.S. gallons of water per 94 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:3-1/2. The combination of aggregates may be adjusted to produce a plastic and workable mix that will not produce harshness in placing or honeycombing in the structure.

Mixing:
The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing of each batch shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer. The minimum mixing time is predicted on proper control of the speed of rotation of the mixer and of the introduction of the material, including water, into the mixer. Water shall be added prior to, during, and following the mixer-charging operations. Excessive overmixing requiring the additions of water to preserve the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.

Forms:
The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, lamping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

Reinforcing Steel:
All reinforcing material shall be free of dirt, rust, scale, oil, paint, or other coating. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

Consolidation:
Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping an necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.

Finishing:
Defective concrete, honeycombed areas, voids left by the removal of tie rods, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be reamed and completely filled with dry-datching mortar.

Protection and Curing:
Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three (3) days. All concrete shall be kept continuously moist for at least ten (10) days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. Curing compounds may be used.

Placing Temperature:
Concrete may not be placed at temperatures below 31° F with the temperature falling, or 34° with the temperature rising.

STABILIZATION

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spill and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specifications shown on or accompanying the drawings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetation cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding if not previously loosened.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) where soil is highly acidic. Apply dolomitic limestone at the rate of 1 ton per acre.

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 140 lbs. 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 (0.7 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 seed.

Mulching: Apply 1 1/2 to 2 tons per acre immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (3 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 cc. or higher, use 348 gal. per acre (8 gal./1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding if not previously loosened.

Soil Amendments: Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre. Harrow or disc line and 0-20-20 fertilizer into the soil to a minimum depth of 3". James or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding, apply 400 lbs. of 30-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified 'Merion' Kentucky bluegrass; common Kentucky bluegrass @ 40 lbs. per acre (1 lb./1000 sq.ft.); and Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre (0.2 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 40-40-20 mix as specified above and 2 lbs. per acre (0.05 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 40-40-20 mix specified above 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 (3 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 cc. 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 reseeding.

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 (992-2431).

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. 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: 800.00 acres
Area to be roofed or paved: 400.00 acres
Area to be vegetatively stabilized: 400.00 acres
Total Cut: 400.00 cu. yds.
Total Fill: 1000.00 cu. yds.

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 DPM sediment control inspector.

10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

CONSTRUCTION SPECIFICATIONS FOR ST-1

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.

2. The fill material for the embankment shall be free of roots and other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The fill shall be well graded with a maximum size of one and one-half (1-1/2) inches.

3. All cut and fill slopes shall be 3:1 or flatter.

4. The stone used in the outlet shall be small riprap 4"-8" along with 1" thickness of 2" aggregate placed on the upstream side on the small riprap 2" subbed filter cloth in the riprap.

5. Sediment shall be removed and trap returned to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.

6. The structure shall be inspected after each rain and repair made as needed.

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

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

STONE OUTLET SEDIMENT TRAP

NO SCALE

BITUMINOUS CONCRETE SURFACE

BITUMINOUS CONCRETE BASE

* 5" CRUSHER RUN BASE COURSE OR
4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

(ALTERNATE)

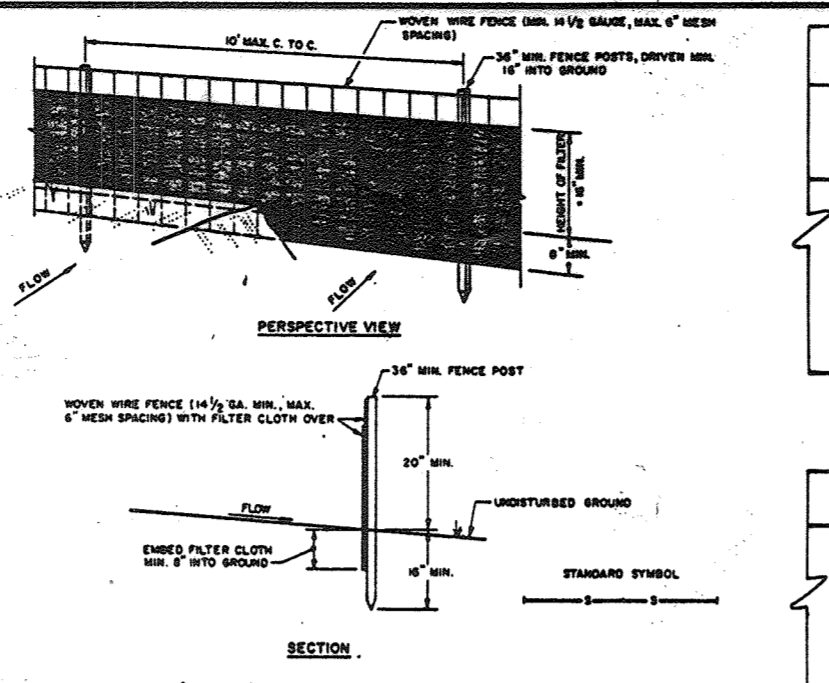
BITUMINOUS CONCRETE SURFACE

BITUMINOUS CONCRETE BASE

HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

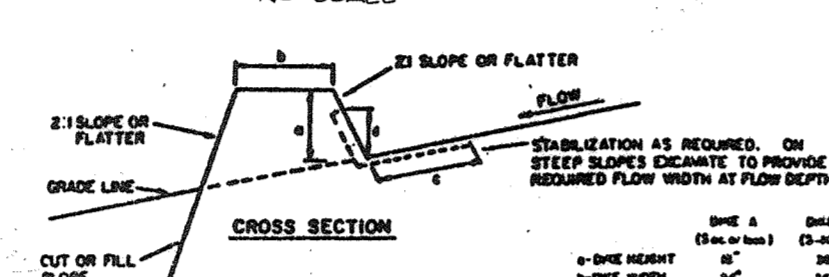


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- 1. WOOD FRAME SHALL BE FASTENED TO THE TOP OF THE CONCRETE CURB.
- 2. FILTER CLOTH SHALL BE FASTENED TO THE TOP OF THE CONCRETE CURB WITH 1/2" DIA. GALV. STEEL RINGS.
- 3. WOOD FRAME SHALL BE FASTENED TO THE TOP OF THE CONCRETE CURB WITH 1/2" DIA. GALV. STEEL RINGS.
- 4. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO KEEP THE SILT FENCE IN PROPER OPERATION.

SILT FENCE

NO SCALE



CONSTRUCTION SPECIFICATIONS

- 1. ALL DIKES SHALL BE CONSTRUCTED BY CONCRETE OR EQUIVALENT.
- 2. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CONSTRUCTION OF STRUCTURE.
- 3. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- 4. BOTH DIKES SHALL HAVE AN OUTLET. DRAIN FUNCTION WITH A MINIMUM OF 1% SLOPE. DRAINAGE SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN LOCATED UP-DRIVE OR DOWN-DRIVE FROM THE DISE AREA AND BE PROPERLY STABILIZED.
- 5. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH ON STRAIN PLOTS IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE DRAIN BENCH.

DIAM CHANNEL STABILIZATION

Table with 3 columns: TYPE OF TREATMENT, CHANNEL SIZE, DISE A, DISE B. It lists various treatment options for different channel sizes and discharge rates.

HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

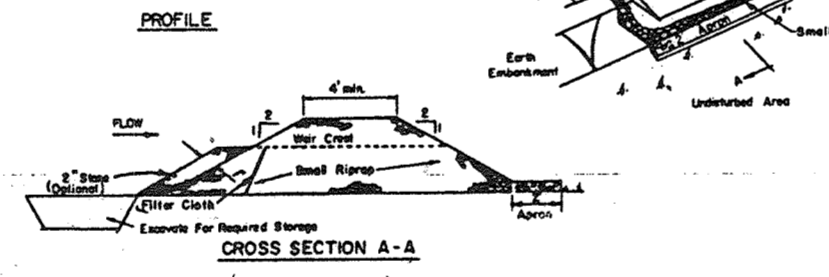
STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



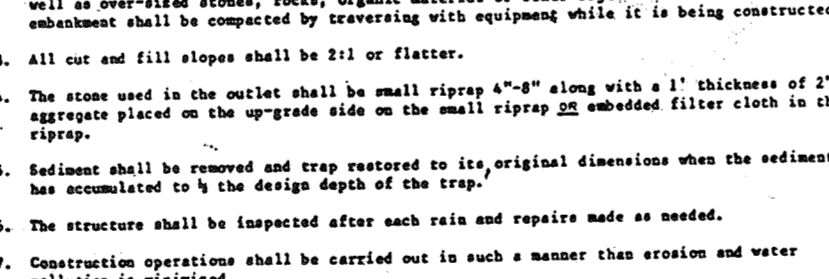
REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE



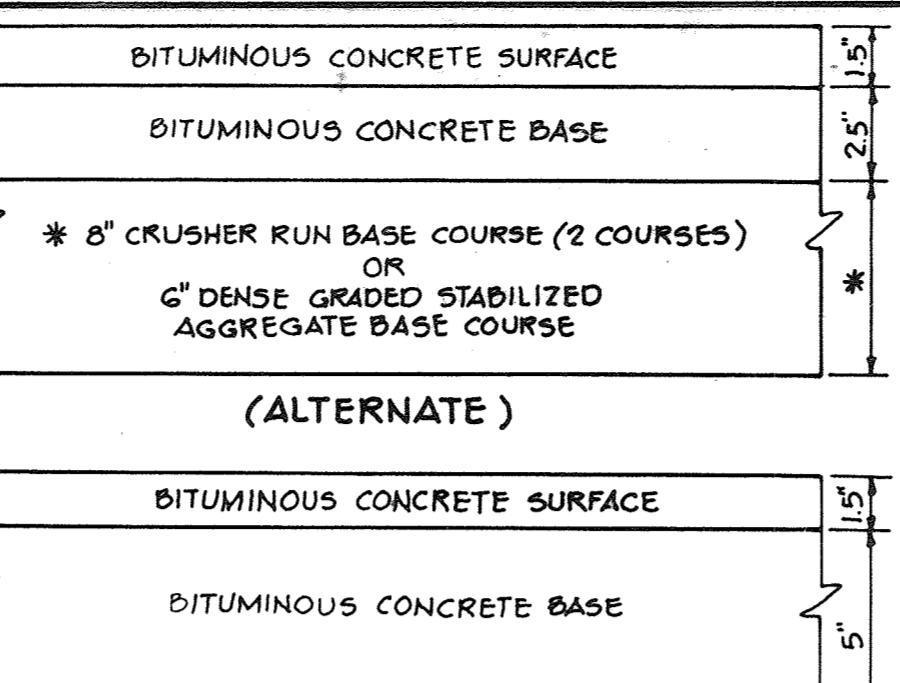
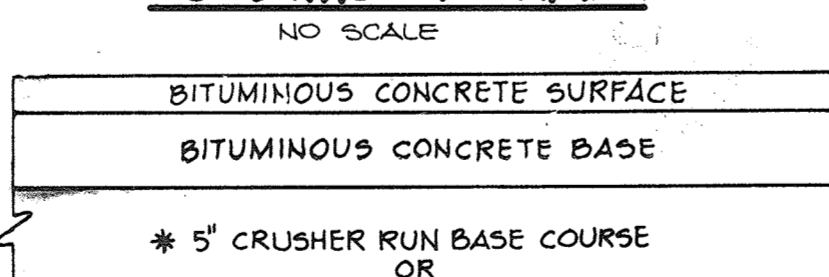
OUTLET PROTECTION DETAIL

NO SCALE



HANDICAP SIGN DETAIL

NO SCALE

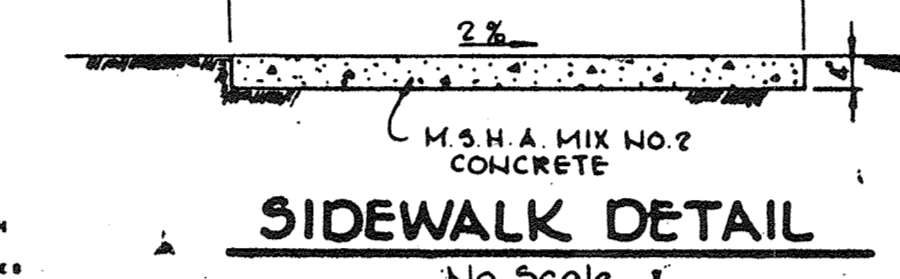


P-2 PAVING DETAIL

NO SCALE

CONCENTRIC TRASH RACK & ANTI-VORTEX

NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

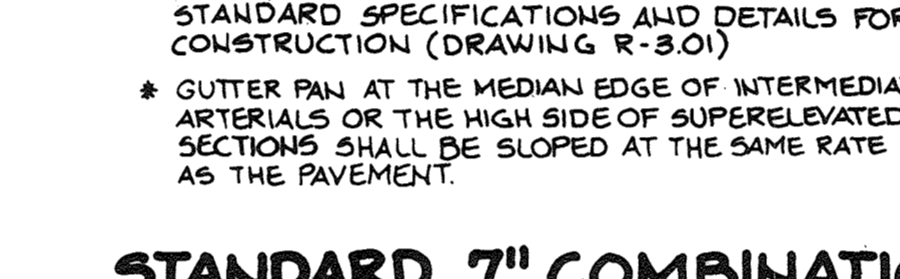
* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

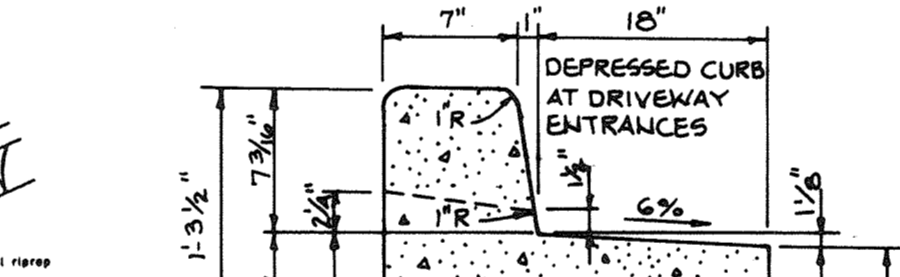
P-3 PAVING DETAIL

NO SCALE



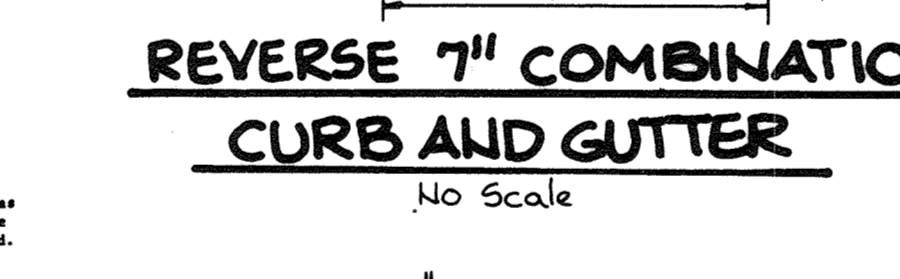
STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE



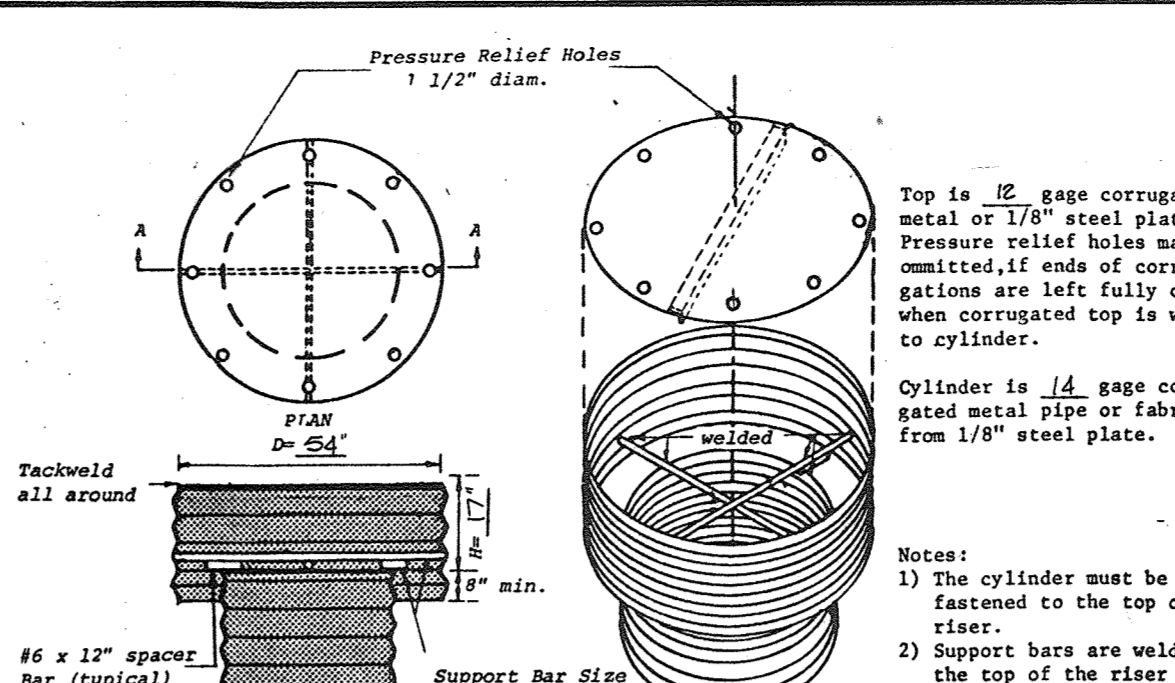
OUTLET PROTECTION DETAIL

NO SCALE



HANDICAP SIGN DETAIL

NO SCALE

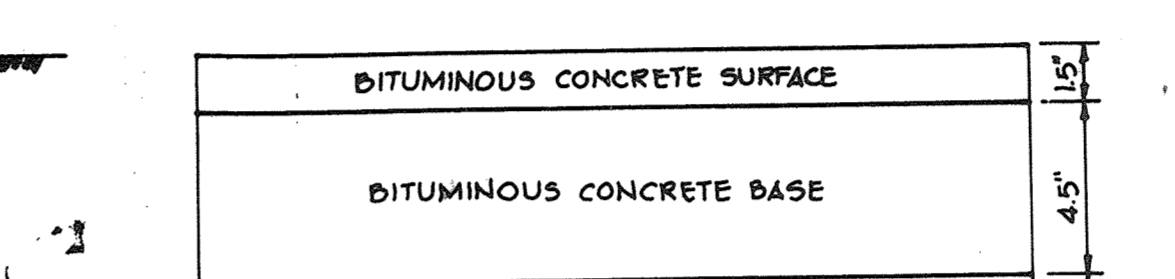


P-2 PAVING DETAIL

NO SCALE

CONCENTRIC TRASH RACK & ANTI-VORTEX

NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

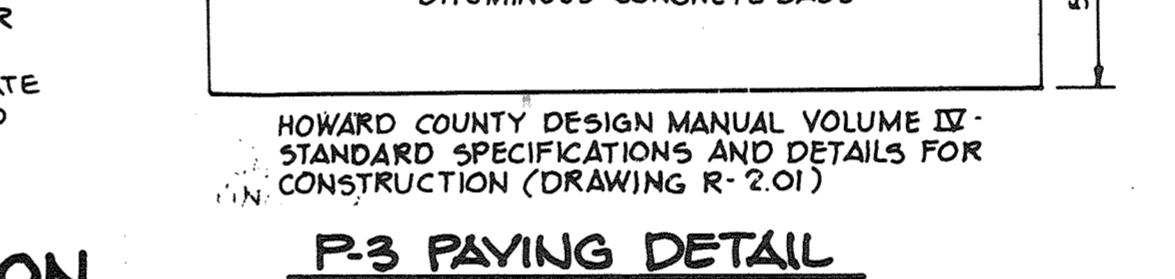
* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

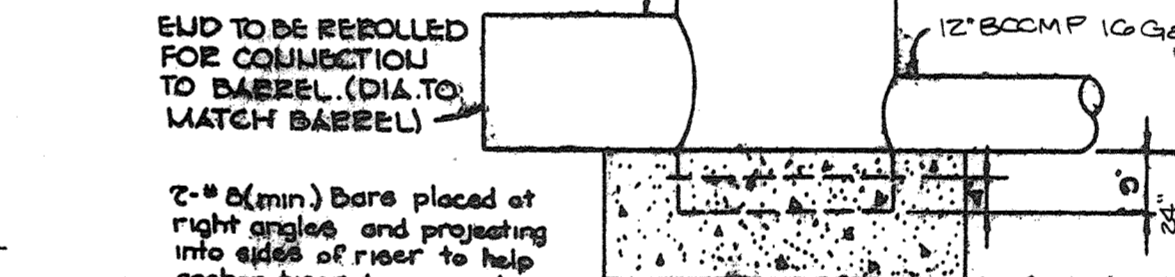
P-3 PAVING DETAIL

NO SCALE



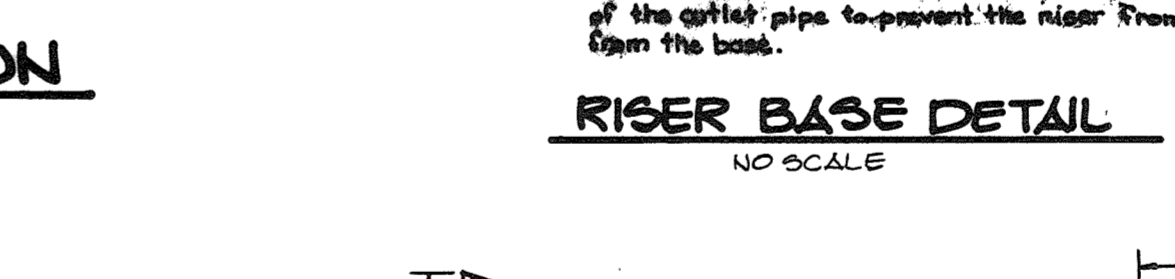
STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



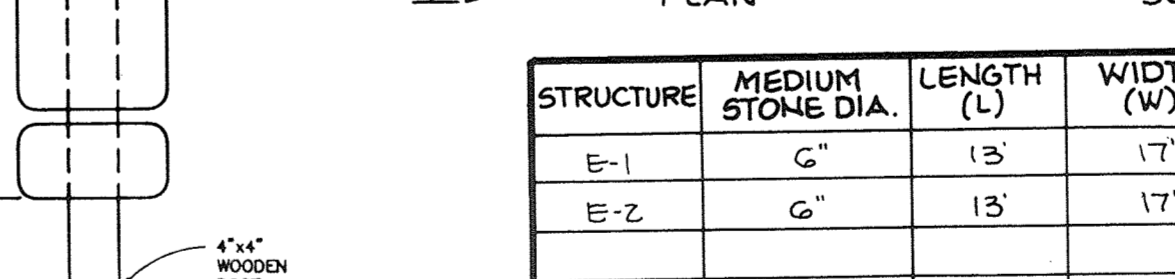
REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE



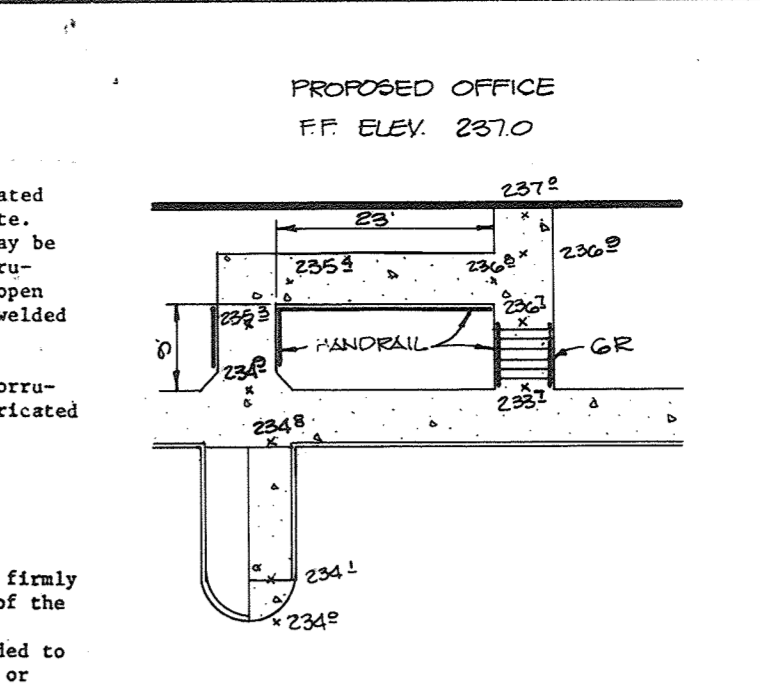
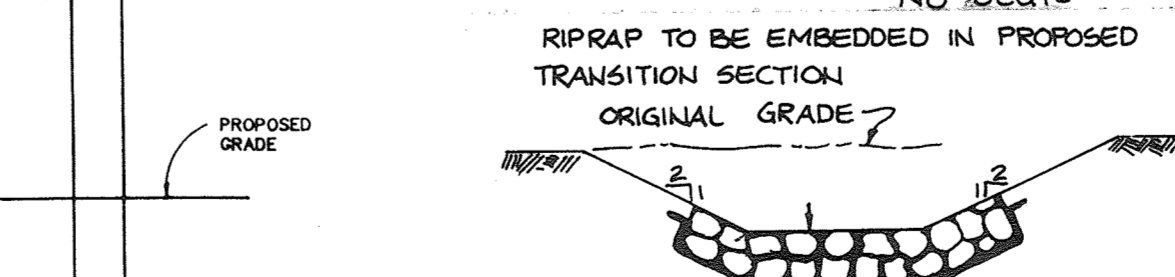
OUTLET PROTECTION DETAIL

NO SCALE



HANDICAP SIGN DETAIL

NO SCALE



P-2 PAVING DETAIL

NO SCALE

CONCENTRIC TRASH RACK & ANTI-VORTEX

NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

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HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)

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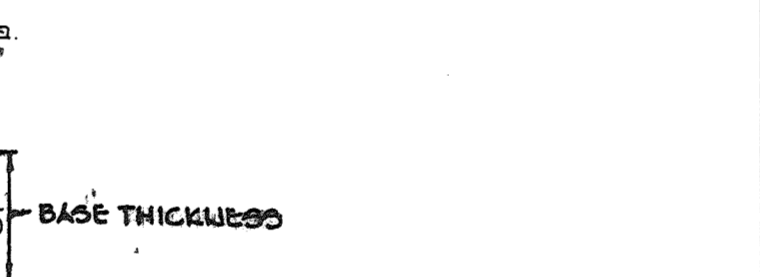
P-3 PAVING DETAIL

NO SCALE



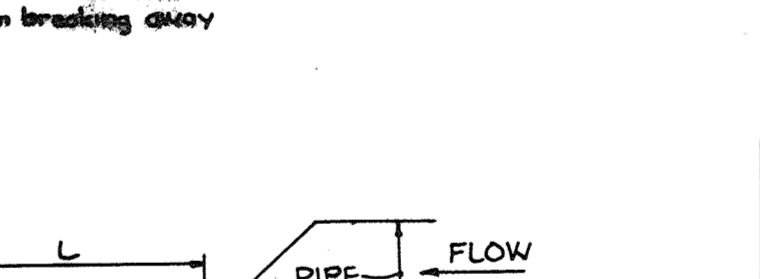
STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



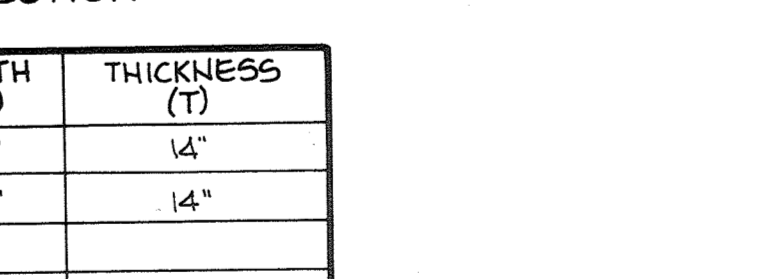
REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE



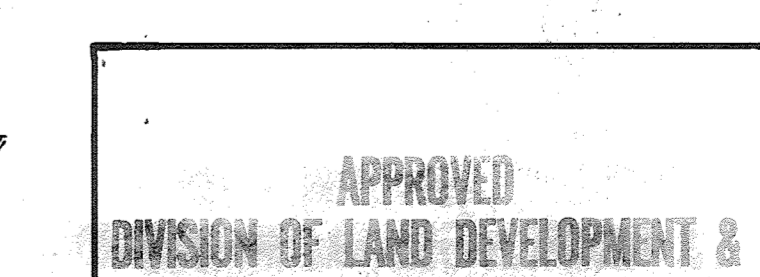
OUTLET PROTECTION DETAIL

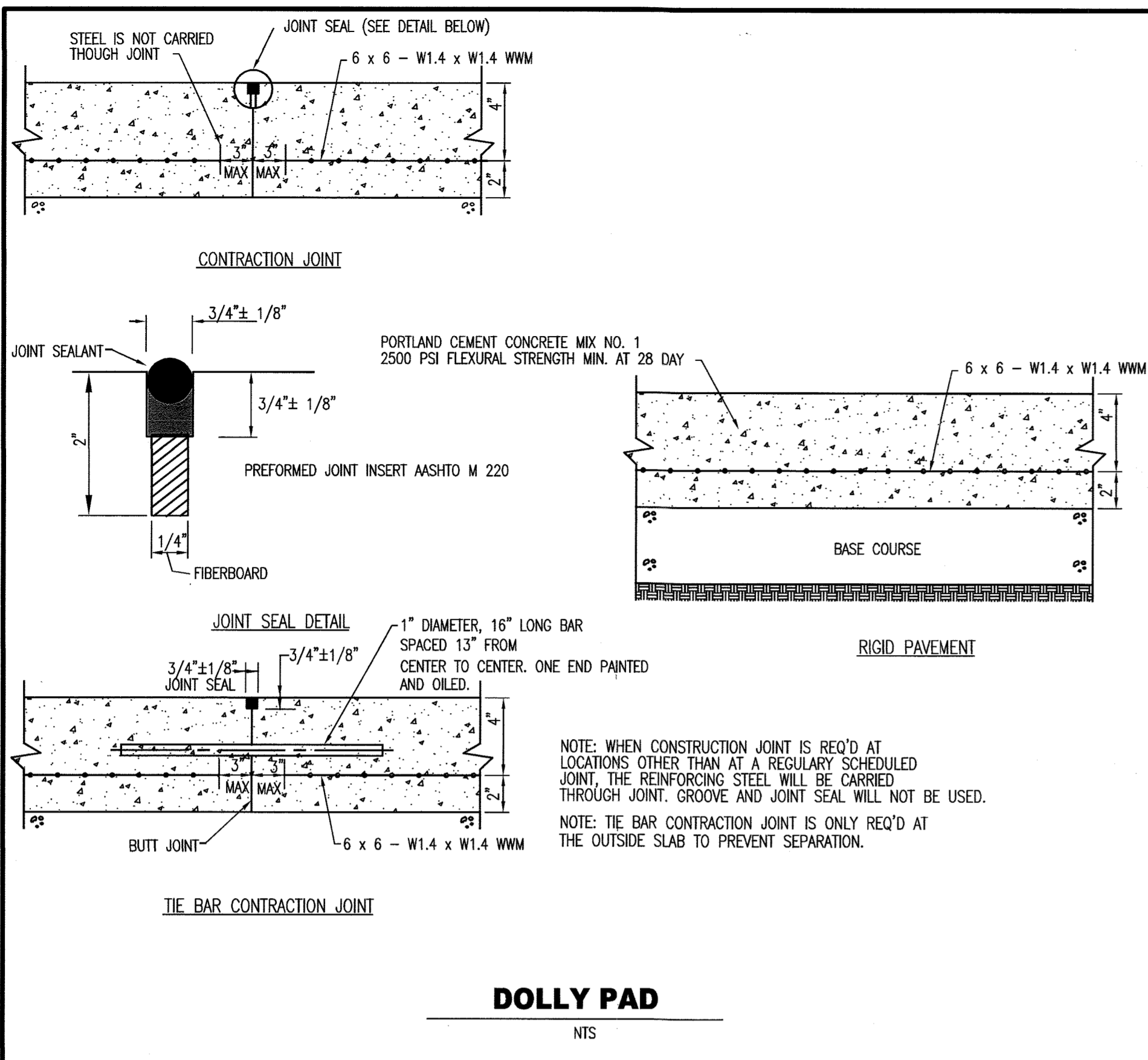
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HANDICAP SIGN DETAIL

NO SCALE

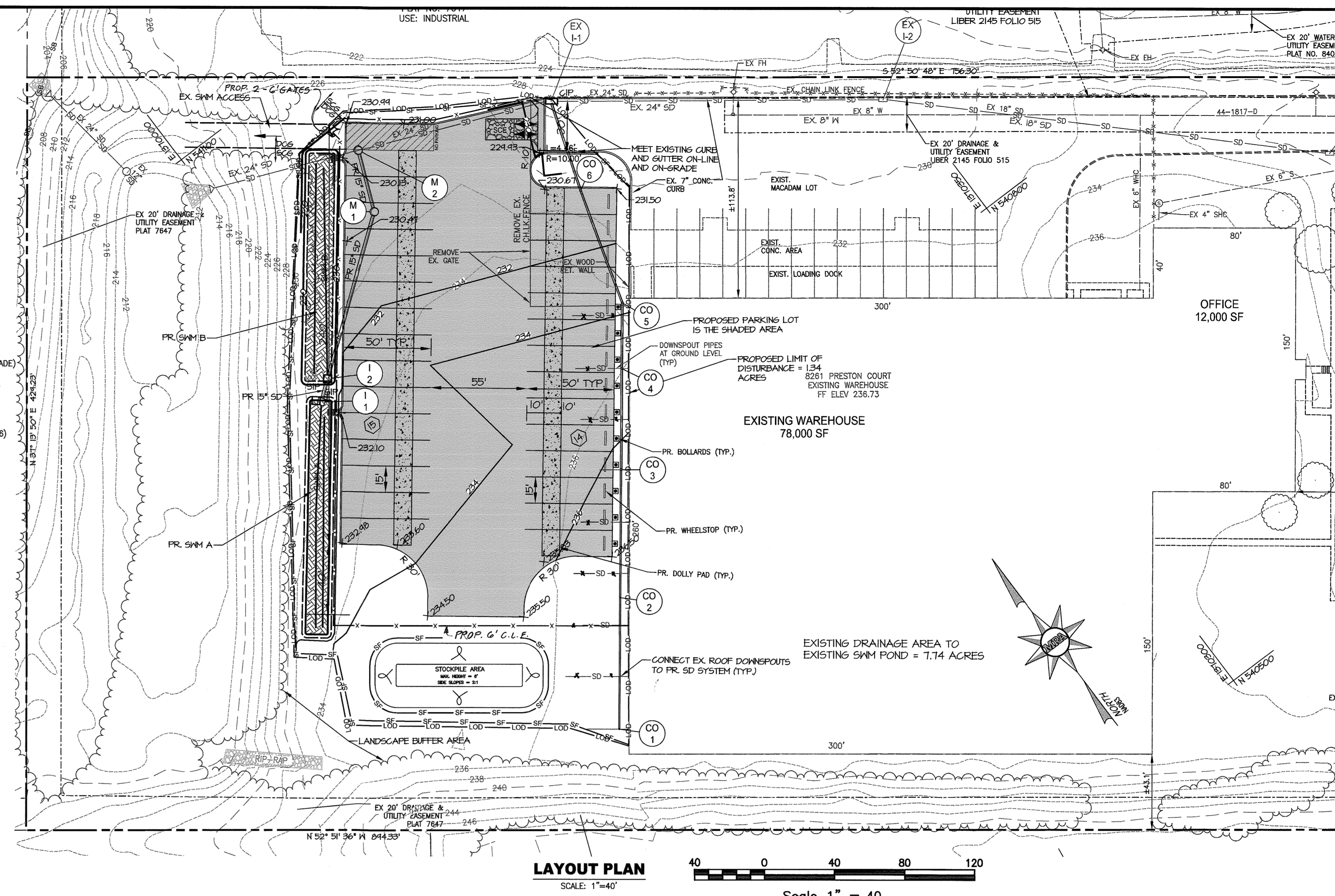




DOLLY PAD
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LEGEND

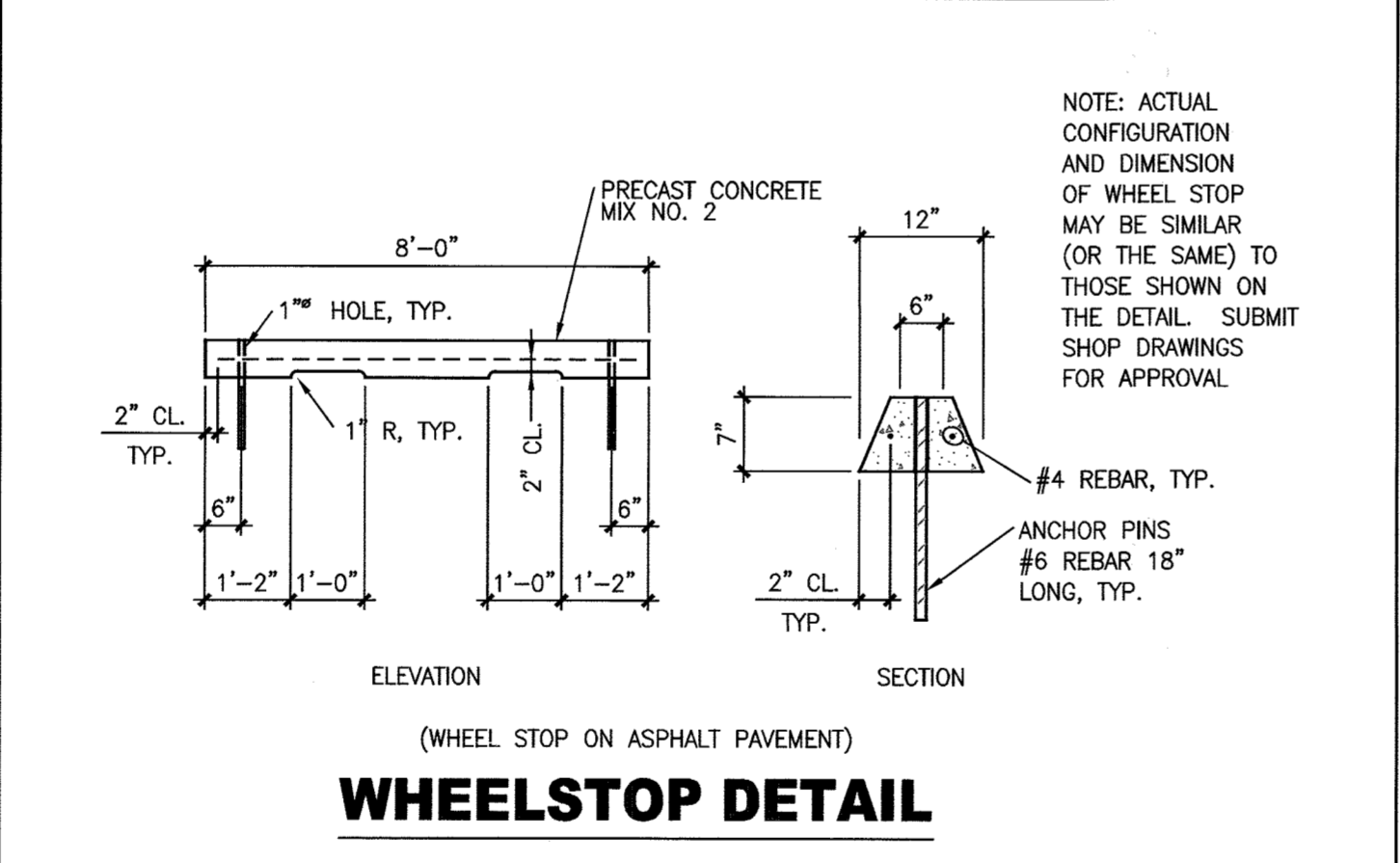
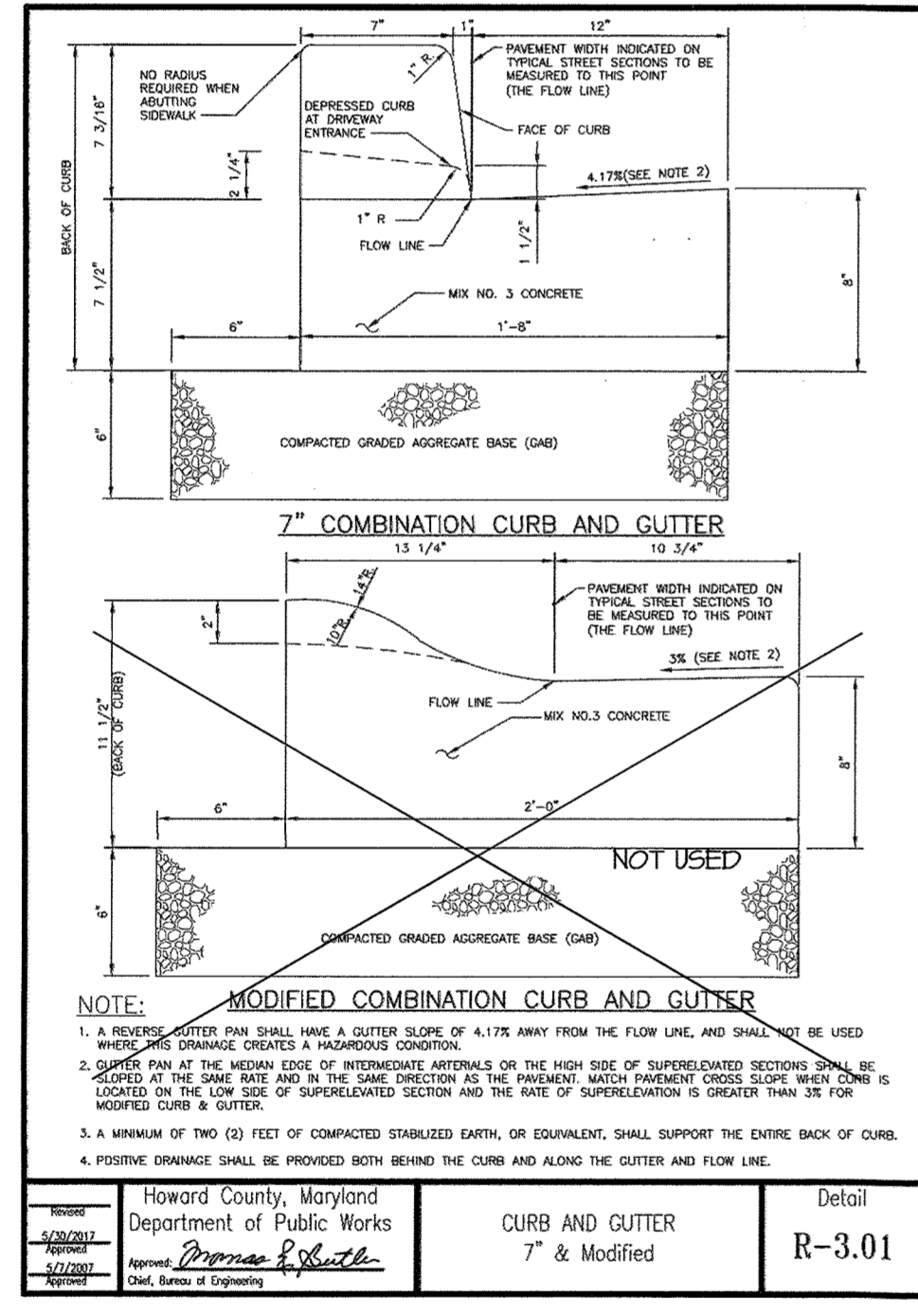
---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT
---	EX. BUILDING
---	EX. CURB
---	EX. PAVEMENT/EDGE OF GUTTER
---	EX. WALK
---	EX. WALL
---	EX. CONCRETE
---	EX. METAL FENCE
---	EX. STREAM/POND
---	EX. TREELINE
---	EX. TREE
---	EX. STORM DRAIN
---	EX. SANITARY LINE
---	EX. WATERLINE
---	EX. FIRE HYDRANT
---	EX. WATER VALVE
---	EX. WATER METER
---	EX. POWER POLE
---	EX. LIGHT POLE
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. STEEP SLOPES 15%-25%(MAN-MADE)
---	EX. STEEP SLOPES >25%(MAN-MADE)
---	EX. DRAINAGE DIVIDE
---	PR. DRAINAGE DIVIDE
---	PR. MICRO-BIORETENTION FACILITY (M-6)
---	PR. 5' CONTOUR
---	PR. 2' CONTOUR
---	PR. 10' CONTOUR
---	PR. LIMIT OF DISTURBANCE
---	PR. SPOT ELEVATION
---	PR. EASEMENT
---	PR. CURB & GUTTER
---	PR. RETAINING WALL
---	PROPOSED ASPHALT
---	PR. PARKING SPACE COUNT
---	PR. CURB RADIUS
---	PR. 6' CHAIN LINK FENCE W/GATES
---	PR. LIMIT OF DISTURBANCE
---	PR. SILT FENCE
---	PR. STABILIZED CONSTRUCTION ENTRANCE (SCE)



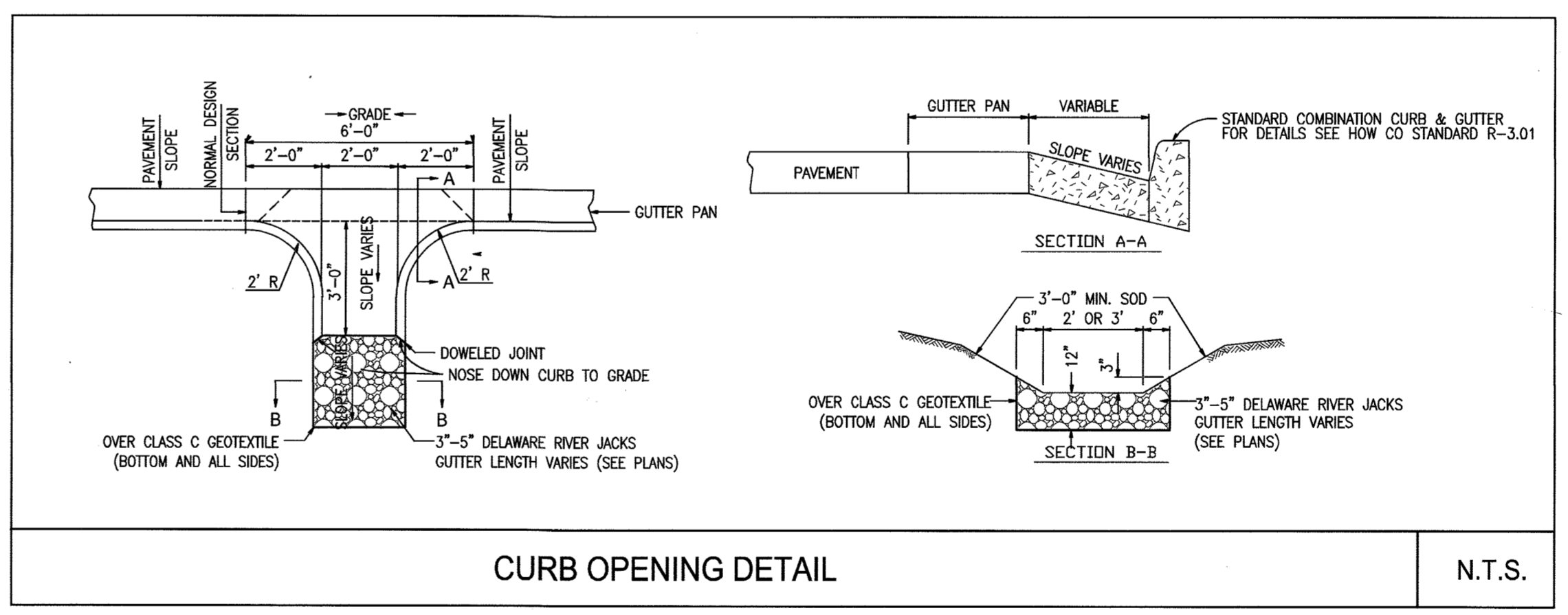
LAYOUT PLAN
SCALE: 1"=40'
Scale 1" = 40'

SITE ANALYSIS DATA CHART

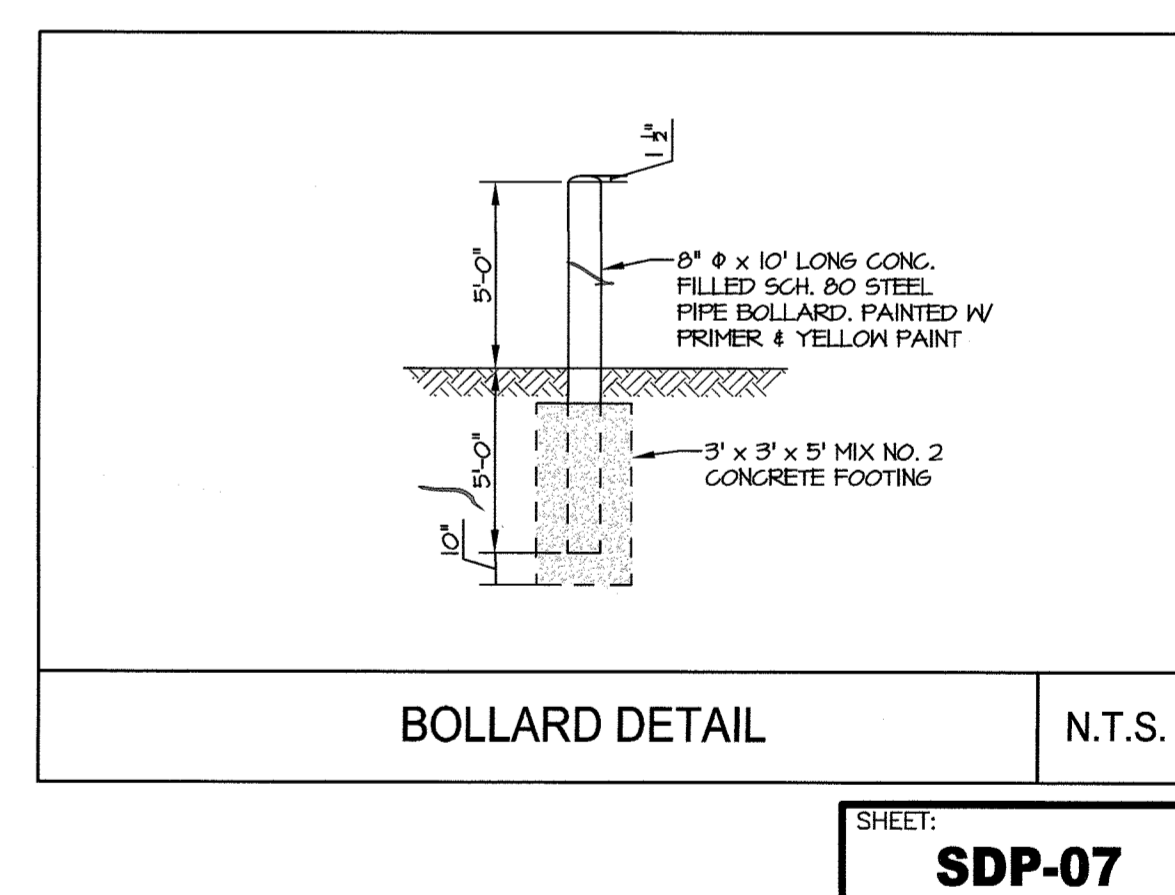
1. GROSS SITE AREA:	8.89 ACRES
2. AREA OF PLAN SUBMISSION:	8.89 ACRES
3. LIMIT OF DISTURBANCE:	1.34 ACRES
4. WETLANDS:	0.0 ACRES
5. FLOODPLAIN:	0.0 ACRES
6. STREAM AREA:	0.004 ACRES
7. FORESTED AREA:	0.00 ACRES
8. ERODIBLE SOILS:	0.0 ACRES
9. STEEP SLOPES (>15%):	1.31 ACRES
10. IMPERVIOUS AREA:	4.60 ACRES
11. GREEN OPEN SPACE:	4.29 ACRES
12. PRESENT ZONING:	M-2
13. PROPOSED/EXISTING USE:	TRAILER PARKING LOT (EX OPEN SPACE)
14. EXISTING FLOOR SPACE:	90,000 SF
15. SANITARY SEWER/WATER SERVICE:	PUBLIC/PUBLIC



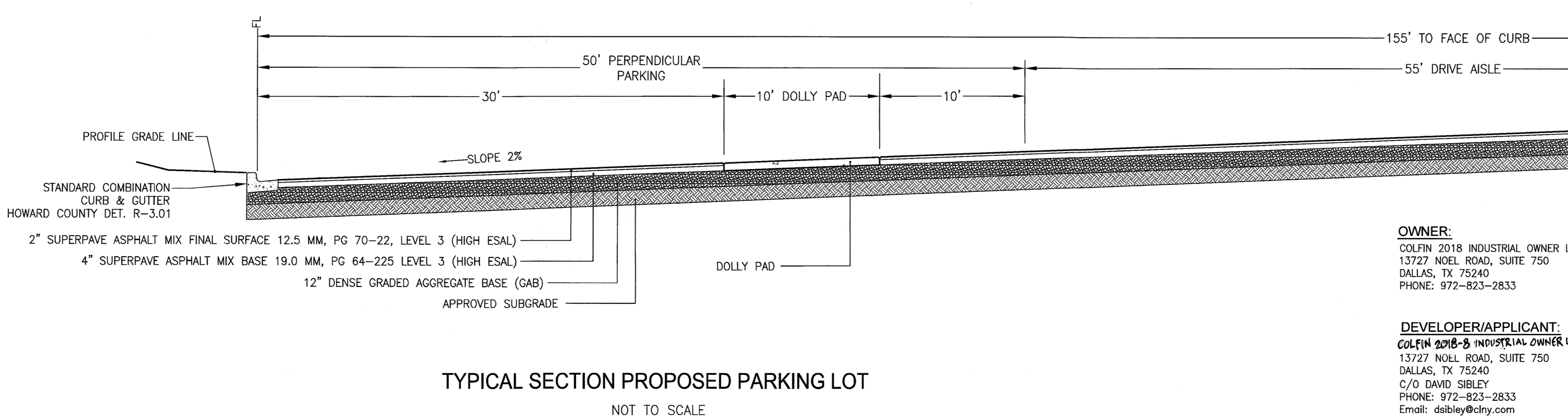
WHEELSTOP DETAIL



CURB OPENING DETAIL



BOLLARD DETAIL



TYPICAL SECTION PROPOSED PARKING LOT

NOT TO SCALE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer (Dan Jackson) Date 6-21-19

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment 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."

Signature of Developer Date 9-13-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division Date 10-17-19

Chief, Division of Land Development Date 10-24-19
Director Date 10-25-19

OWNER:
COLFIN 2018 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
PHONE: 972-823-2833

DEVELOPER/APPLICANT:
COLFIN 2018-5 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
C/O DAVID SIBLEY
PHONE: 972-823-2833
Email: dsibley@cfny.com

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 792-9792 / (301) 776-1690
FAX: (410) 792-7395
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8261 PRESTON COURT
SITE DEVELOPMENT PLAN
(ADDITIONAL SHEET)
LAYOUT PLANS AND PAVING DETAILS

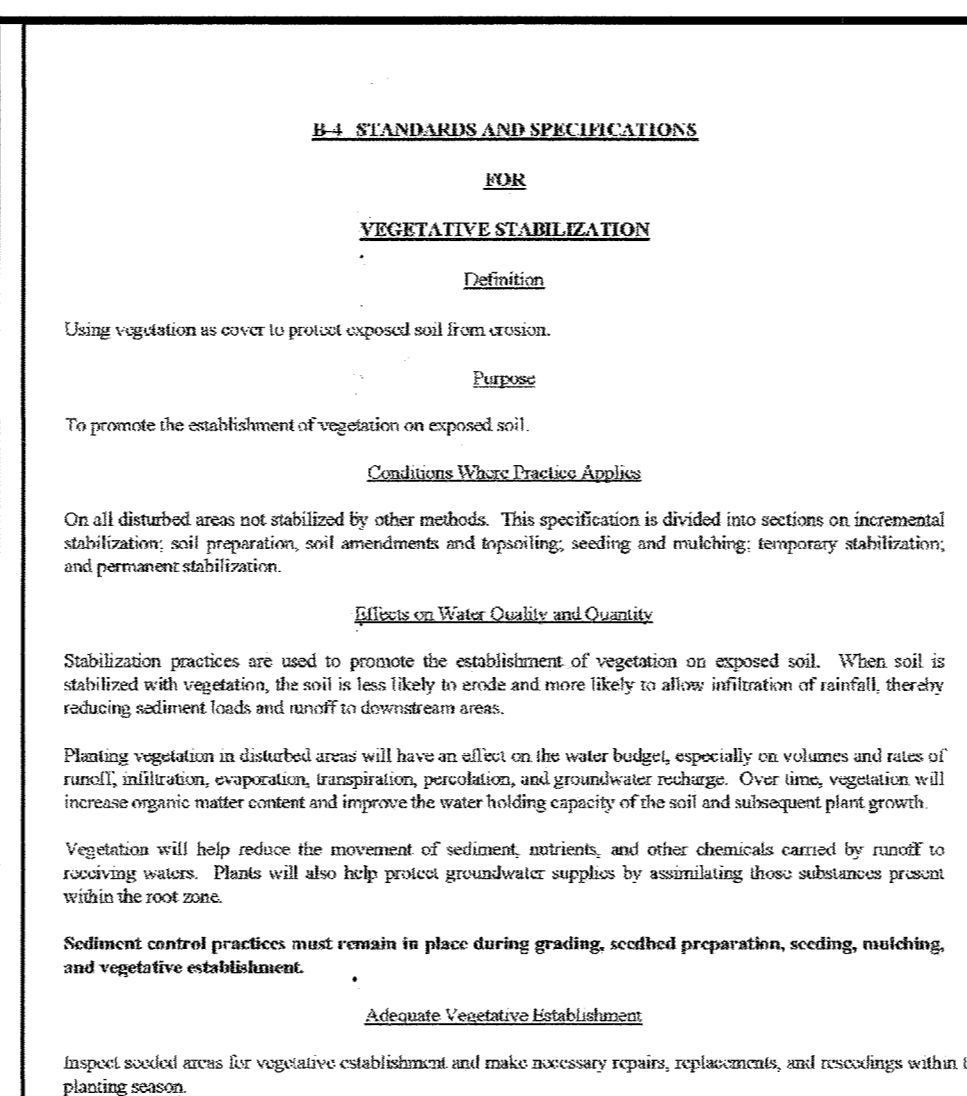
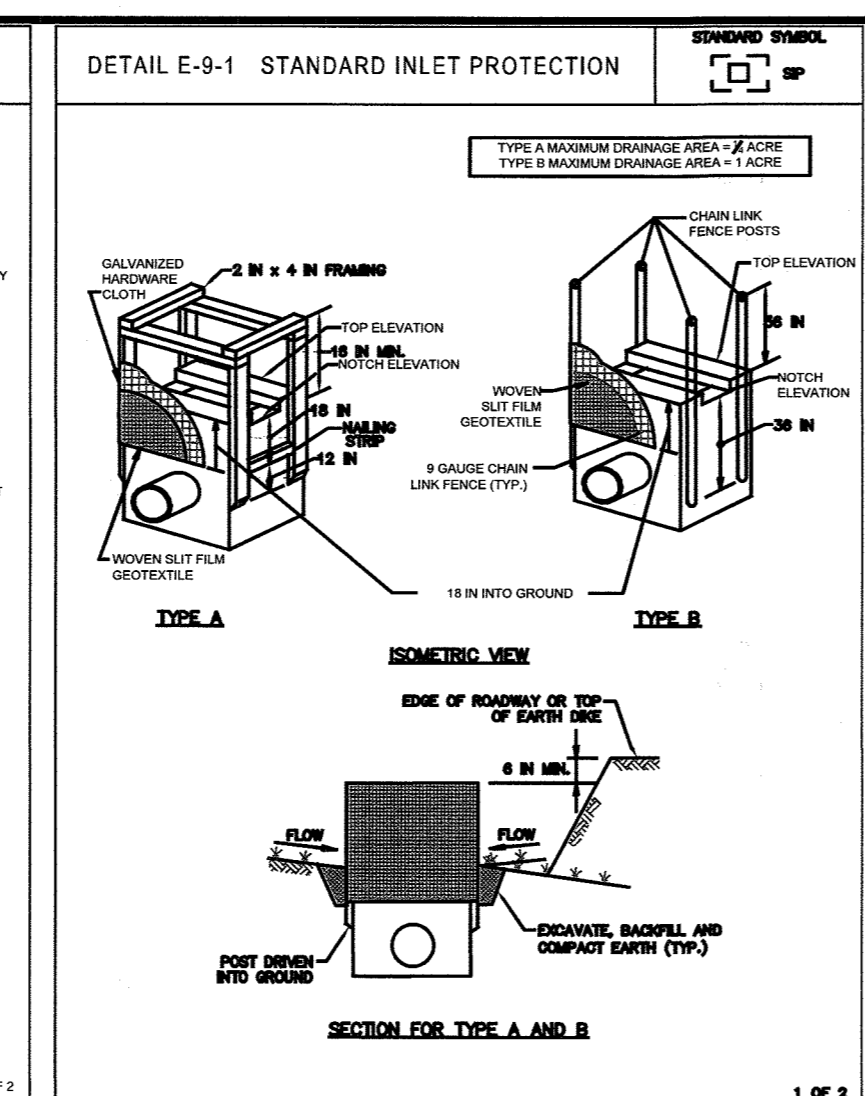
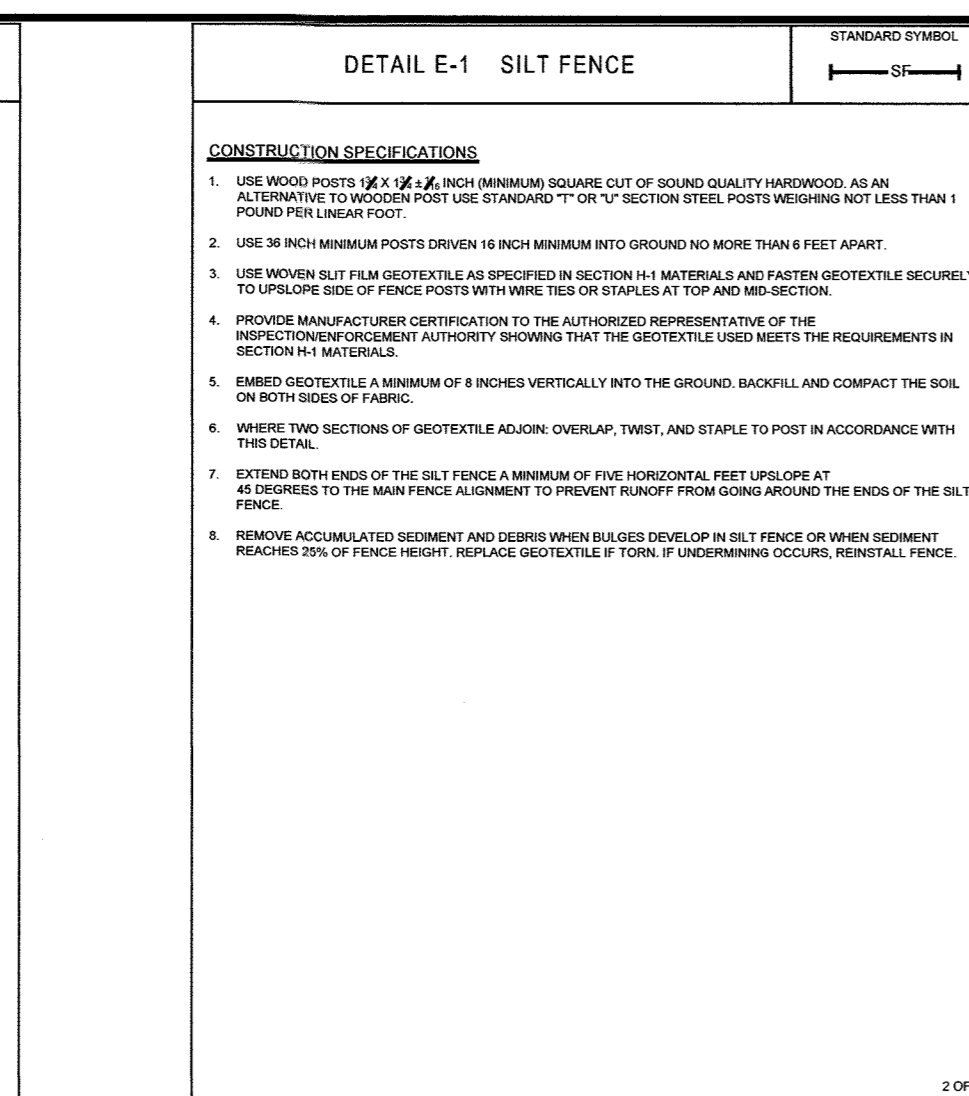
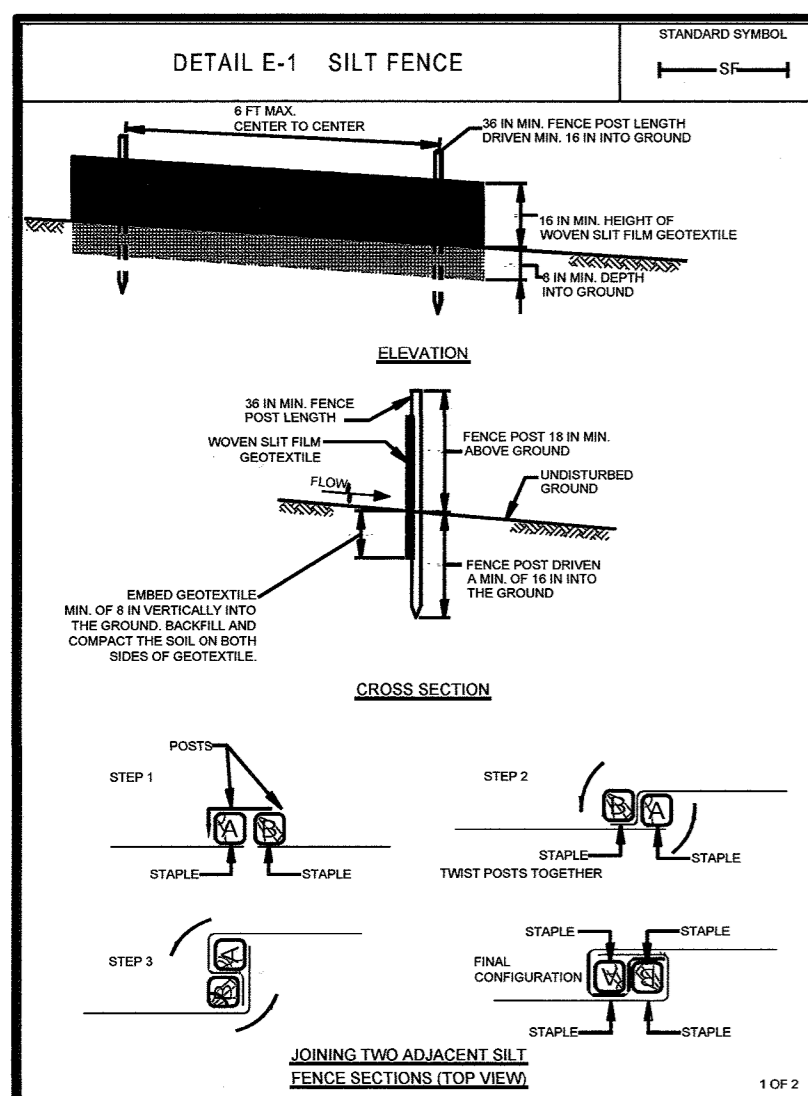
6TH ELECTION DISTRICT
TAX MAP 43, PARCEL 672
JESSUP, MARYLAND 20794 - HOWARD COUNTY

DATE	REVISIONS	JOB NO.:
		19674
		SCALE: 1" = 50'
		DATE: 5/23/2019
		DRAWN BY: MBF
		DESIGN BY: MBF
		REVIEW BY: DJ
		SHEET: 7 OF 10

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19916, EXPIRATION DATE: 01/14/2021.

SHEET: **SDP-07**

SDP-88-164

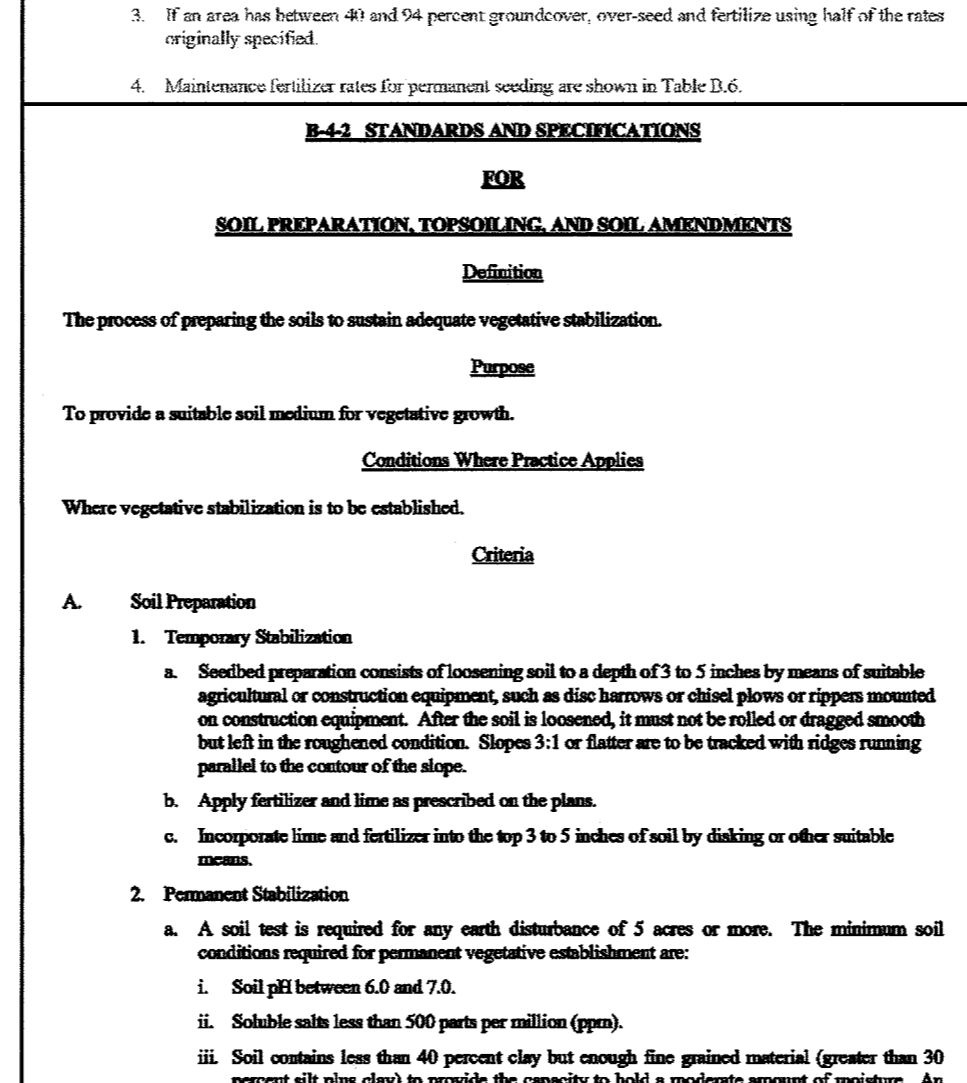
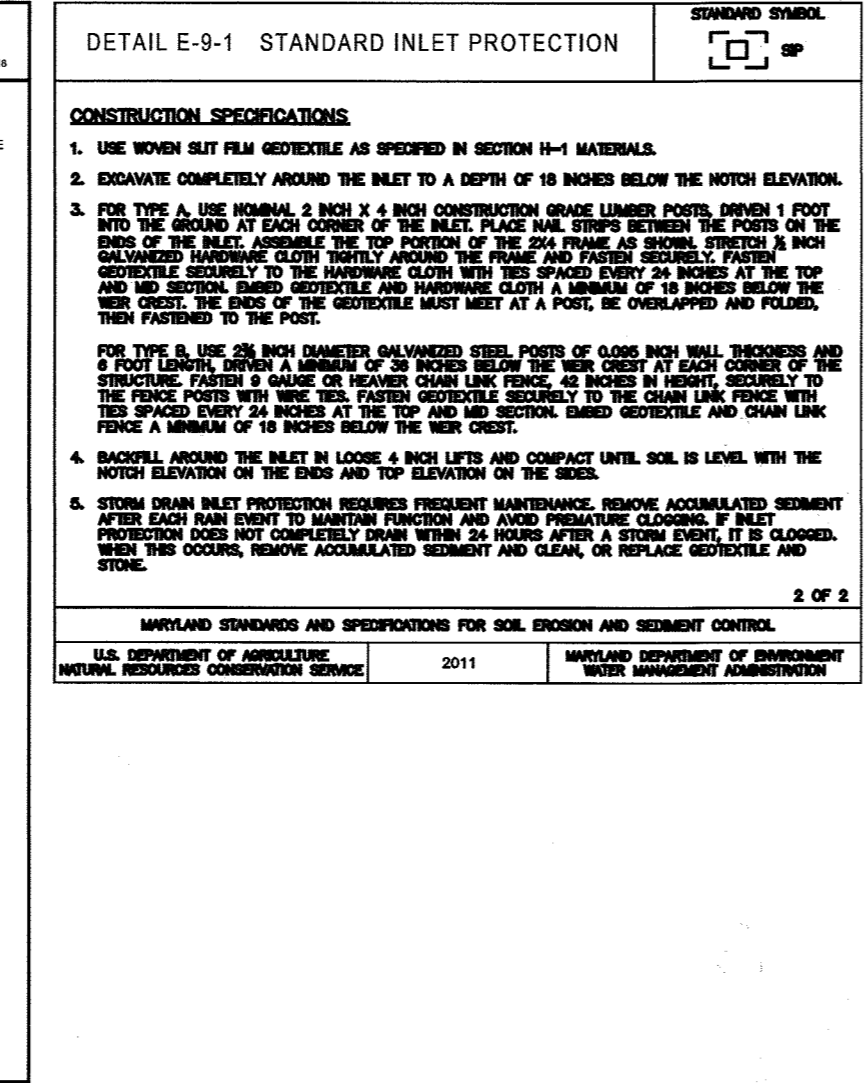
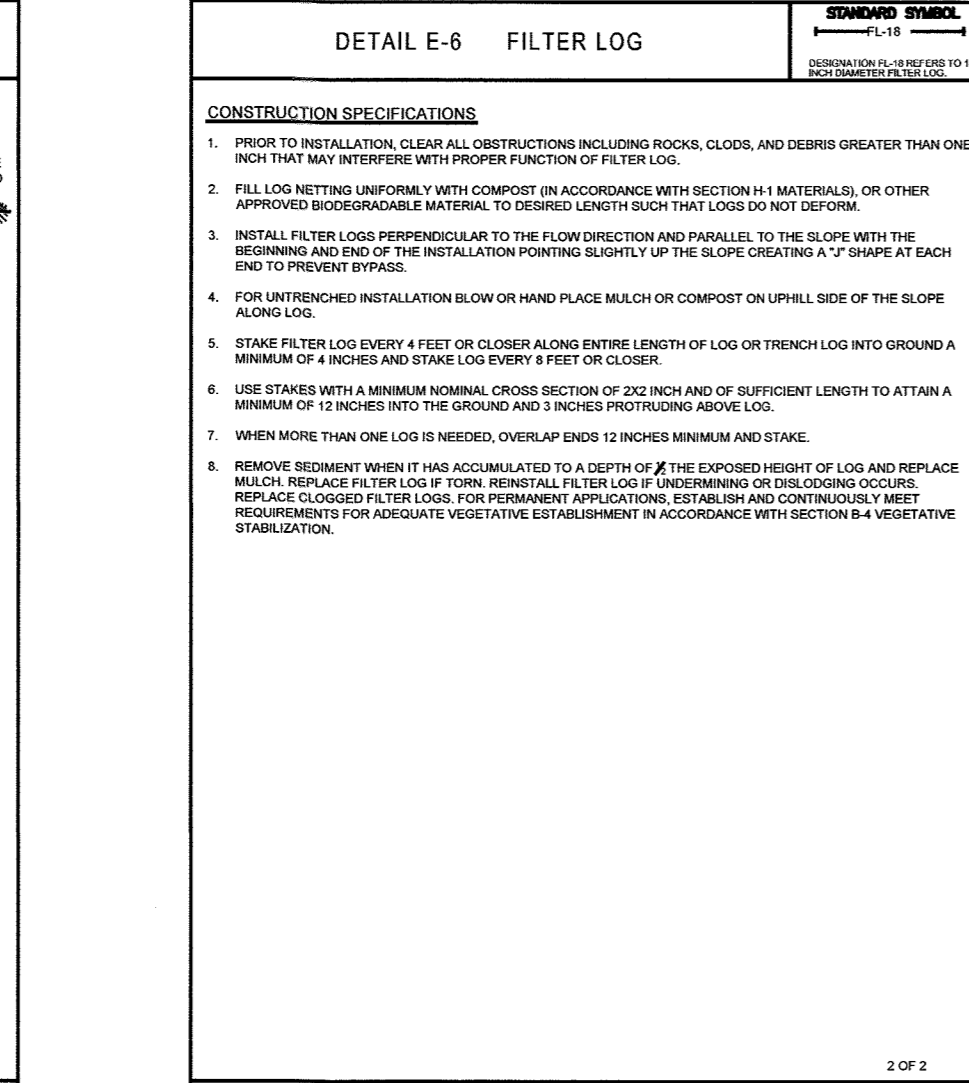
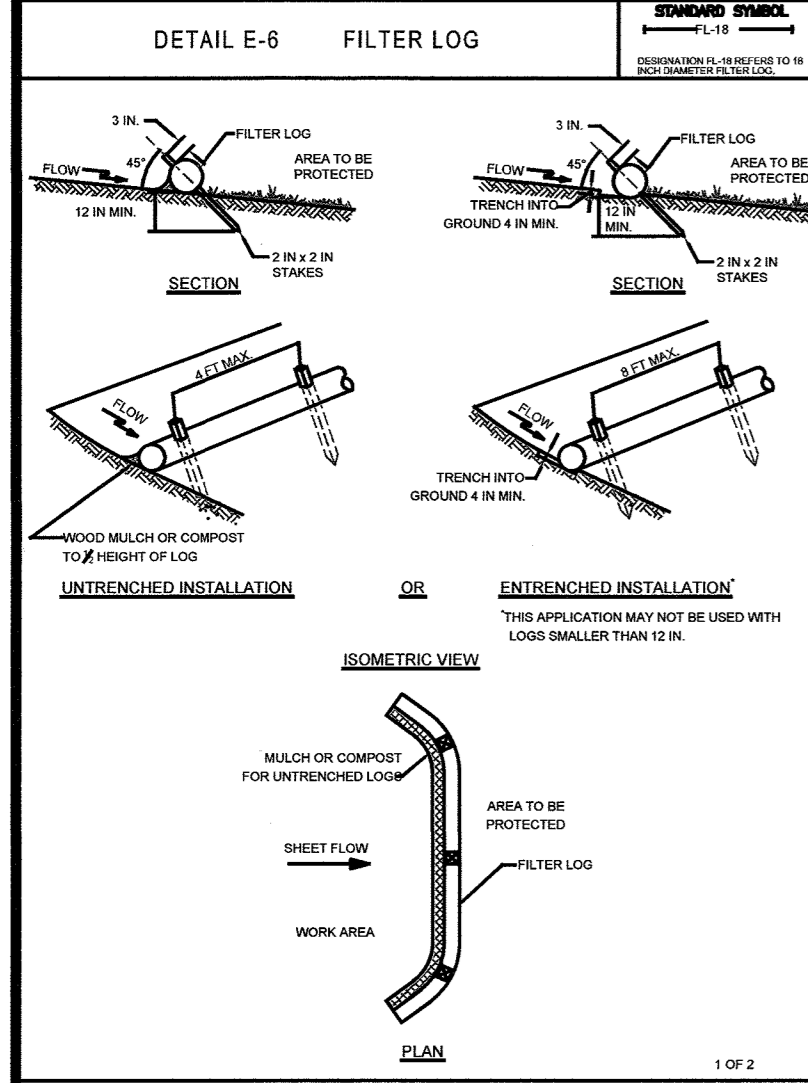


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011

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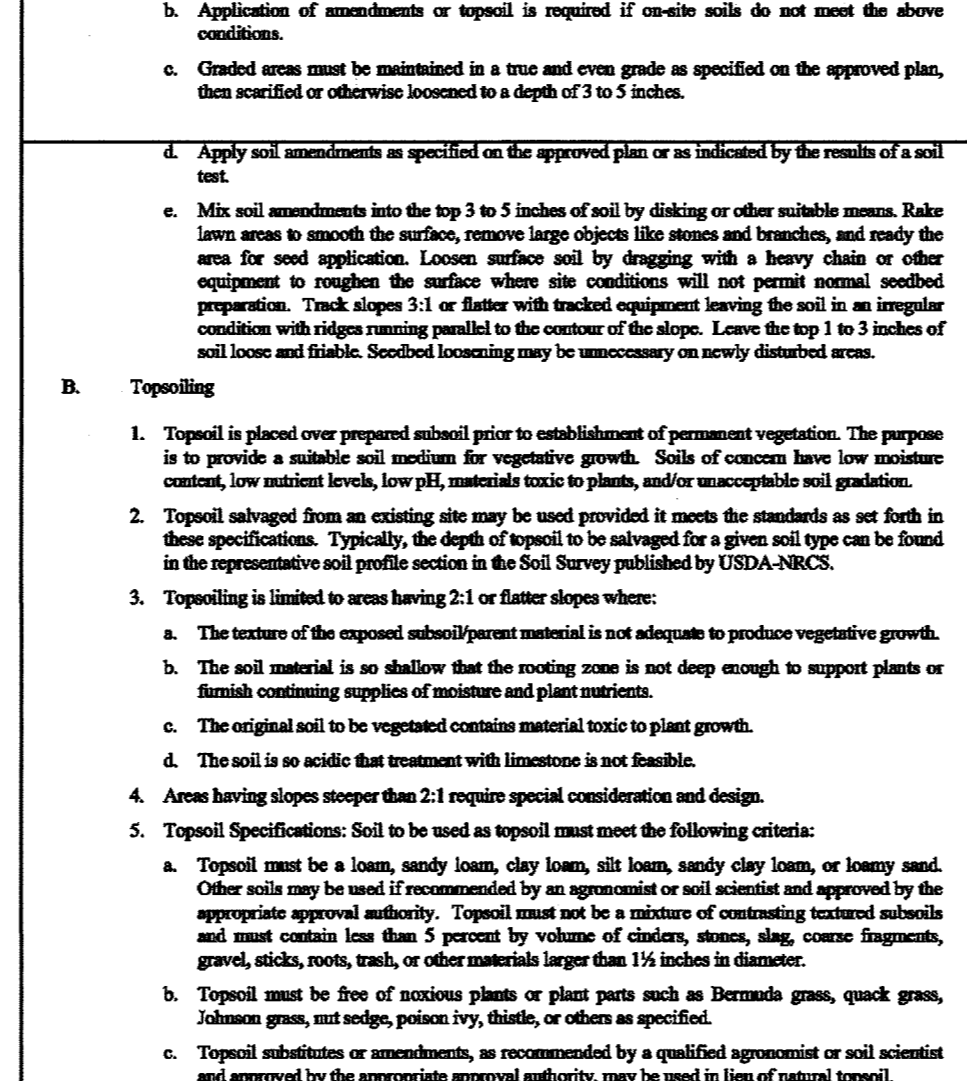
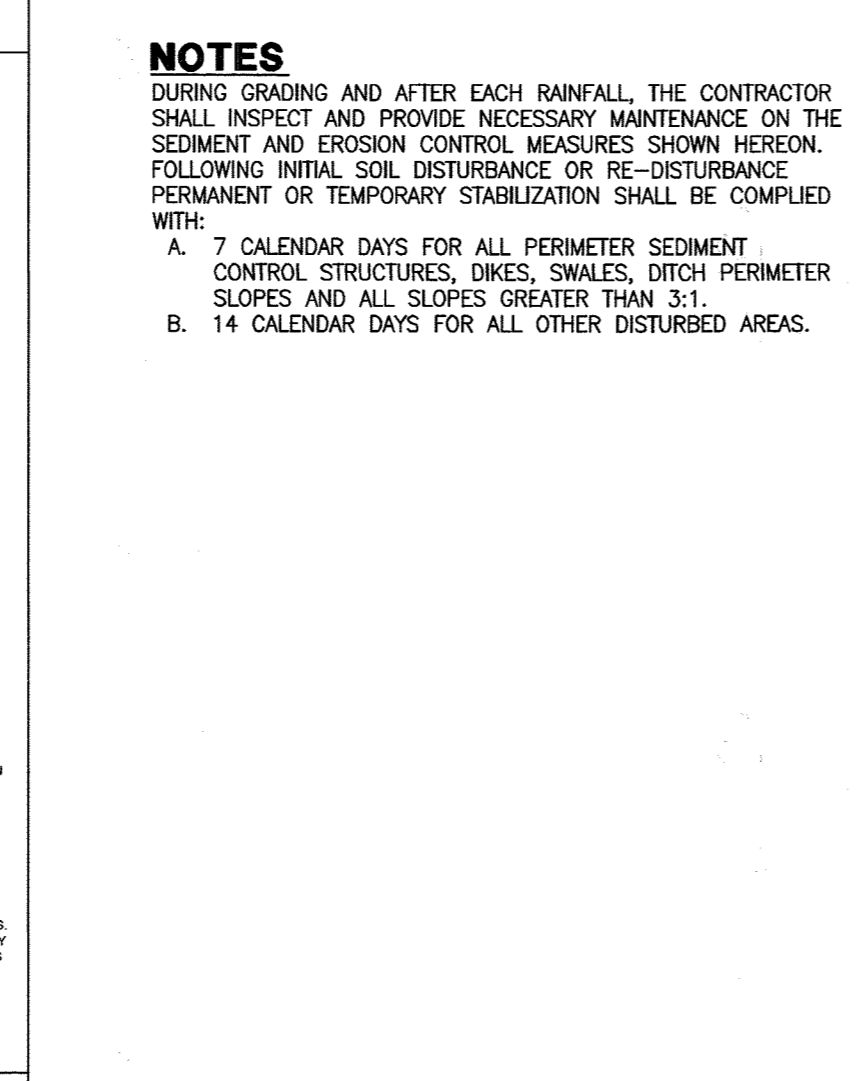
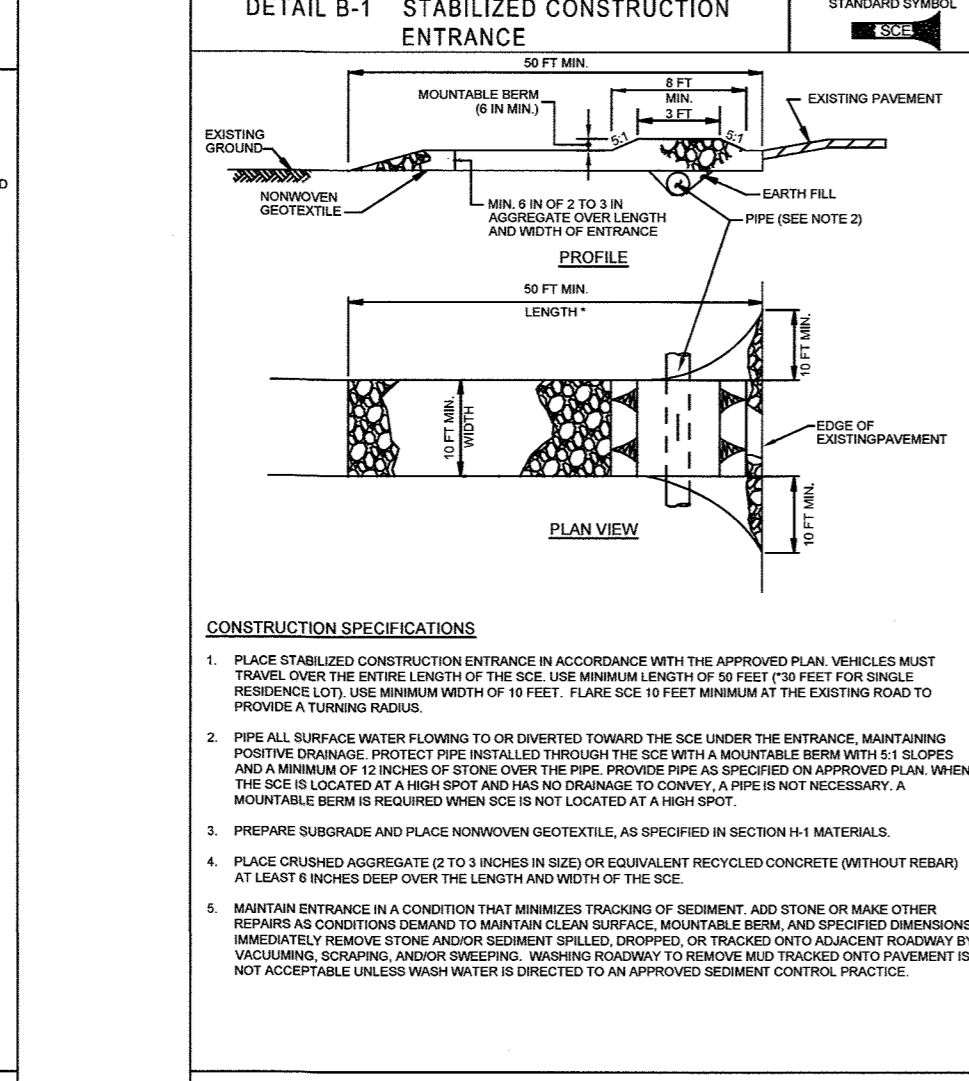
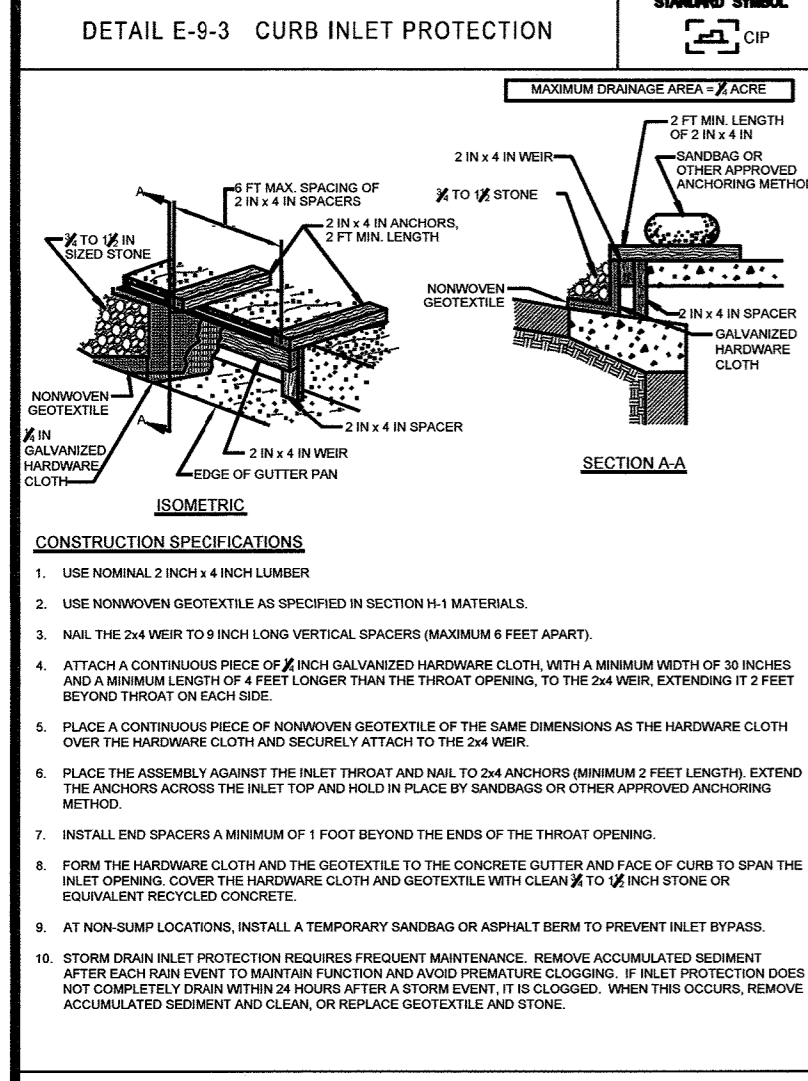


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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
Date: 10-17-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development
Date: 10-24-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Director
Date: 10-25-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Director
Date: 10-25-19

B-1 STANDARDS AND SPECIFICATIONS
VEGETATIVE STABILIZATION
FOR
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition: The application of seed and mulch to establish vegetative cover.

Purpose: To protect disturbed soils from erosion during the end of construction.

Conditions Where Practice Applies: To the surface of all perimeter controls, slopes, and any disturbed areas not under active grading.

Criteria:

1. All seed must meet the requirements of the Maryland State Seed Law. All seed must be tested by a recognized seed laboratory. All seed must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.1 regarding the quality of seed. Seed tags must be available upon request to the Inspector to verify type of seed and sowing rate.
2. Mulch shall be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
3. Inoculants: The inoculant for treating legume seed in the seed mixture must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until use. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
4. Soil or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit disintegration of phytotoxic materials.

Application:

1. Adequate vegetative stabilization requires 95 percent groundcover.
2. If an area has less than 40 percent groundcover, reestablish following the original recommendations for time, fertilizer, seedbed preparation, and seeding.
3. If an area has between 40 and 95 percent groundcover, over-seed and fertilize using half of the rates originally specified.
4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

B-1 STANDARDS AND SPECIFICATIONS
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS
FOR
VEGETATIVE STABILIZATION

Definition: The process of preparing the soils to obtain adequate vegetative stabilization.

Purpose: To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies: Where vegetative stabilization is to be established.

Criteria:

1. Temporary Stabilization
 - a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or offset plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth, but left in the roughened condition. Steps 3:1 or flatter are to be tacked with ridges running parallel to the contour of the slope.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. Inoculate lime and fertilizer into the top 3 to 5 inches of soil by disk or other suitable means.
2. Permanent Stabilization
 - a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - i. Soil pH between 6.0 and 7.0.
 - ii. Soluble salts less than 500 parts per million (ppm).
 - iii. Soil texture less than 40 percent clay but greater than fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if loess/lime will be placed, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - iv. Soil contains 1.5 percent minimum organic matter by weight.
 - v. Soil contains sufficient pore space to permit adequate root penetration.
 - b. Application of amendments or topsoil is required if onsite soils do not meet the above conditions.
 - c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
3. Topsoiling
 - a. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concave low moisture content, low nutrient levels, low pH, materials toxic to plants, or non-acceptable soil generation.
 - b. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
 - c. Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - i. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - ii. The soil is so erodible that the rooting zone is not deep enough to support plants or furnish constant supplies of moisture and plant nutrients.
 - iii. The original soil to be vegetated contains material toxic to plant growth.
 - iv. The soil is so acidic that treatment with limestone is not feasible.
 - v. Areas having slopes steeper than 2:1 require special consideration and design.
 - d. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - i. Topsoil must be a loam, sandy loam, clay loam, silty loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must be a mixture of containing sufficient silt and clay, and must contain less than 5 percent by volume of chert, stones, clay, coarse fragments, gravel, rocks, trash, or other materials larger than 1 1/2 inches in diameter.
 - ii. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, green grass, and noxious weeds, or other materials that are not recommended for use.
 - iii. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - e. Topsoil Application
 - i. Erosion and sediment control practices must be maintained when applying topsoil.
 - ii. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that seedling or seedling on ground with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water ponds.
 - iii. Topsoil must be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedling preparation.
4. Soil Amendments (Fertilizer and Lime Specifications)
 - a. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - b. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the same, trade name or trademark and warranty of the producer.
 - c. Lime materials must be ground limestone (hydrated or burnt lime) may be substituted except when hydroseeding which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to soil fineness that at least 90 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
 - d. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disk or other suitable means.
 - e. Where the subsoil is either highly acidic or composed of heavy clay, spread ground limestone at the rate of 8 to 16 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

Permanent Seeding Summary

Hardness Zone (from Figure B.3)	Seed Mixture (from Table B.2)	Fertilizer Rate (lb/1000 sq ft)	Lime Rate
1	T. PESC 60	30/30/30	90 lbs/cu (20/1000)
2	K. BLUE 40	30/30/30	90 lbs/cu (20/1000)

Soil Test: To provide quick cover on disturbed areas (2:1 or flatter).

1. General Specifications
 - a. Class of fertilizer and seed to be used shall be as specified in the approved plan.
 - b. Seed must be applied at a uniform rate of 100 lbs/cu of soil, plus or minus 10%, at the time of seeding. Maintenance for disturbed areas shall include topsoil and seed. Fertilizer plus seed or manure will not be acceptable.
 - c. Standard soil sections of 60 lbs/cu are to be used to support their own weight and retain their site and shape when subjected to vibration with a firm grip on the 100 percent of the section.
 - d. Seed must be harvested, delivered, and installed within a period of 30 days. Seed not installed within this period must be approved by a geologist or soil scientist prior to its installation.
2. Soil Installation
 - a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the seedbed immediately prior to seeding the soil.
 - b. Lay the firm side of a straight line with subsequent rows placed parallel to and slightly wedged against each other. Stagger joint joints to promote more uniform growth and strength. Remove seed and soil disturbed or irregularly placed. All plans are to be tested for their own weight and shape which would cause air drying of the soil.
 - c. Where possible, lay seed with the long edge parallel to the contour and with staggered joints. Roll and tamp, peg or otherwise secure the seed to prevent slippage on slopes. Ensure soil contact exists between rows and the underlying soil surface.
 - d. Water the soil immediately following rolling and tamping until the underside of the row and soil surface below the seed is thoroughly wet. Continue the operation of rolling, tamping and irrigating for any piece of soil within eight hours.
3. Soil Maintenance
 - a. In the absence of adequate rainfall, water daily during the first week or so often and sufficiently to maintain moisture until a depth of 1/2 inch. Water during the last day of the first week.
 - b. After the first week, watering is required as necessary to maintain adequate moisture content.
 - c. Do not use urea or other nitrogenous fertilizers until the soil is firmly rooted. No less than 1/2 inch of soil is firmly rooted. No less than 1/2 inch of soil is firmly rooted by the third week of the first week.

B-1 STANDARDS AND SPECIFICATIONS
TEMPORARY STABILIZATION
FOR
VEGETATIVE STABILIZATION

Definition: To stabilize disturbed soils with vegetation for up to 6 months.

Purpose: To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies: Disturbed soils when ground cover is needed for a period of 6 months or less. For larger disturbed sites, permanent stabilization practices are required.

Criteria:

1. Select one or more of the species or mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. The Summary is to be on the plan and completed. See Table B.1 for fertilizer and lime rates to be put on the plan.
2. The site being seeded must be prepared, and the seed must be applied at the recommended rates by the seeding agency. Seed tags are not required for Temporary Seeding.
3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-1.4.1 and maintain until the seed rooting season.

Temporary Seeding Summary

Hardness Zone (from Figure B.3)	Seed Mixture (from Table B.2)	Fertilizer Rate (lb/1000 sq ft)	Lime Rate
1	FOX HILL 30	5/16-1/21	0/5*
		40 lbs/cu (20/1000)	0

OWNER: COLFIN 2018 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
PHONE: 972-823-2833

DEVELOPER/APPLICANT: COLFIN 2018 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750 LLC
DALLAS, TX 75240
C/O DAVID SIBLEY
PHONE: 972-823-2833
Email: dsibley@cfny.com

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SPECIFICATION NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the final LOD and protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given at the following stages:
 - a. Prior to the start of earth disturbance.
 - b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - c. Prior to the start of another phase of construction or opening of another grading unit.
 - d. Prior to the removal or modification of sediment control practices.
2. After the grading or inspection agency may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.
3. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
4. Following initial soil stabilization or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 1:1 horizontal to 1 vertical (2:1 and steeper) 1:1 calendar days as to all other disturbed areas on the project site for those areas under active grading.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (for topsoil (B-4-2), permanent seeding (B-4-5), temporary seeding (B-4-4) and mulching (B-4-3)). Temporary stabilization with mulch alone may only be applied between the fall and spring seeding dates if the ground is frozen. Inoculant stabilization (B-4-1) specifications shall be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS for B-4-1 in excess of 2.0. It must be installed with stable soil. All concentrated flows, steep slope, and highly erodible areas shall receive soil stabilization during construction (B-4-4-6).
6. All sediment control structures are to remain in place, and are to be maintained in operative condition until permanent control structures have been obtained from the CID.
7. Site Analysis:

Total Area of Site:	7.74	Acres
Area to be modified or treated:	0.39	Acres
Area to be vegetatively stabilized:	0	Acres
Total Fertilizer:	1607.23	Cu Yds.
Total Lime:	0	Cu Yds.

 Official waste/batter area location: **TO BE DETERMINED**
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - a. Inspection date
 - b. Inspection type (routine, pre-storm event, during rain event)
 - c. Name and title of inspector
 - d. Weather information (current conditions as well as time and amount of last recorded precipitation)
 - e. Brief description of project's status (e.g., percent completed) and/or current activities
 - f. Evidence of erosion discharge
 - g. Identification of plan deficiencies
 - h. Identification of sediment controls that require maintenance
 - i. Identification of missing or improperly installed sediment controls
 - j. Compliance status regarding the sequence of construction and stabilization requirements
 - k. Photographs
 - l. Monitoring/sampling
 - m. Maintenance and/or corrective action performed
 - n. Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPSIS, MDE).
9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each working day, whichever is shorter.
10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.
 - a. Disruption shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on grading unit (maximum acreage of 20+/- per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at any one time.
11. Wash water from any equipment, vehicles, trucks, pavement, and other sources must be treated in a sediment basin or other approved sediment control.
12. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.
13. All Sidewalk and Scape Sills shall be placed on the contour, and be interlocked at 2' minimum intervals, with lower ends curled up 2" in elevation.
14. Stream channels must not be disturbed during the following restricted time periods (includes):
 - a. Use and IP March 1 - June 15
 - b. Use and IP October 1 - April 30
 - c. Use IV March 1 - May 31
15. Stream channels must not be disturbed during the following restricted time periods (includes):
 - a. Use and IP March 1 - June 15
 - b. Use and IP October 1 - April 30
 - c. Use IV March 1 - May 31
16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available to the site as is.

SEQUENCE OF CONSTRUCTION

1. THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO GRADING, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
2. CONDUCT A PRE-CONSTRUCTION MEETING. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT & EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS.
3. OBTAIN GRADING PERMIT
4. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS, LICENSES AND PERMITS (410-313-2455) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
5. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS.
6. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO 2 WEEKS PROCEED, STAKEOUT AND ROUGH GRADE SITE.
7. INSTALL PAVEMENT, CURB, AND GUTTER. STABILIZE ALL AREAS OUTSIDE OF STORMWATER MANAGEMENT FACILITIES AND PLACE FILTER LOGS AT INLET ENTRANCES TO STORMWATER MANAGEMENT FACILITIES.
8. STABILIZE THE SITE AND ALL DISTURBED AREA AND INSTALL THE STORMWATER 1 WEEK MANAGEMENT DEVICES.
9. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED FOR THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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LAUREL, MD 20707
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FAX: (410) 792-7395
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8261 PRESTON COURT
SITE DEVELOPMENT PLAN
(ADDITIONAL SHEET)

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

6TH ELECTION DISTRICT
TAX MAP 43, PARCEL 672
JESSUP, MARYLAND 20794 - HOWARD COUNTY

OWNER: COLFIN 2018 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
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MD 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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19916, EXPIRATION DATE: 01/14/2021.

REVISIONS

DATE	REVISIONS	JOB NO.:
10-17-19		19674
10-24-19		SCALE: DATE: 5/23/2019
10-25-19		DRAWN BY: MBF
		REVIEW BY: DJ
		SHEET: 9 OF 10

SDP-09

SDP-88-164

SITE ANALYSIS

- APPLICANT: DAVID SIBLEY
8261 PRESTON COURT
JESSUP MD 20794
972-823-2833
- SITE ADDRESS: 8261 PRESTON COURT
JESSUP, MD 20794
- TAX MAP/GRID/PARCEL: 43/20/672
- TAX ACCOUNT NUMBER: 06504531
- LOT/PARCEL NUMBER: LOT B-1/PARCEL 672
- TOTAL LOT AREA: 8.89 AC
- 100 YEAR FLOODPLAIN: 0 AC
- STEEP SLOPES (25%): 0 AC
- NET TRACT AREA: 8.89 AC
- LIMITS OF DISTURBANCE: 1.34 ACRES
- AREA USED FOR FOREST CONSERVATION CALCULATIONS (LOD): 1.34 ACRES*
- ZONING: M-2 (MANUFACTURING; HEAVY) DISTRICT
- EXISTING USE: INDUSTRIAL/UNDEVELOPED OPEN SPACE (MOWED LAWN)
- PROPOSED USE: TRAILER PARKING LOT (29 TRAILER SPACES)
- WATER SERVICE/SANITARY SEWER SERVICE (THIS SITE FALLS WITHIN THE HOWARD COUNTY PLANNED SERVICE AREA BOUNDARY): PUBLIC/PUBLIC

*THE PREVIOUS PLAN (SDP-88-164) FOR THIS SITE PREDATES THE FOREST CONSERVATION REQUIREMENTS. PER STATE HOUSE BILL 706 ALL EXISTING IMPERVIOUS AREAS ARE EXEMPT. WE ARE USING THE LIMITS OF DISTURBANCE FOR THIS SUBMISSION.

GENERAL NOTES

- THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO STEEP SLOPES ON SITE THAT MEET THE HOWARD COUNTY STEEP SLOPE DEFINITION WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROPOSAL.
- THERE IS ONE STREAM BUFFER ON THE NORTH CORNER OF THE SITE BUT NOT WITHIN THE PROPOSED LOD.
- THE BOUNDARY SHOWN HEREON IS BASED ON SHA PLAT NO. 7647.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS AND IS SUPPLEMENTED WITH FIELD RUN SURVEYS PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. SEPTEMBER 2018.
- EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
- ACCORDING TO MERLIN ONLINE, MARYLAND'S ENVIRONMENTAL RESOURCE AND LAND INFORMATION NETWORK, NO AREAS OF THE SITE OR ADJACENT PARCELS ARE LISTED ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR NATIONAL REGISTER OF HISTORIC PLACES, OR CONTAIN MARYLAND HISTORIC TRUST EASEMENTS.
- THE SUBJECT PROPERTY IS LOCATED IN THE PATUXENT RIVER AREA WATERSHED, BASIN NUMBER 02-13-11. THE SUBJECT PROPERTY DRAINS TO LITTLE PATUXENT RIVER. THE CODE OF MARYLAND REGULATIONS (COMAR) STREAM USE CLASSIFICATION INDEX LISTS TRIBUTARIES TO PATUXENT RIVER AS USE I-P (WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY).

FOREST CONSERVATION OBLIGATION:

THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.

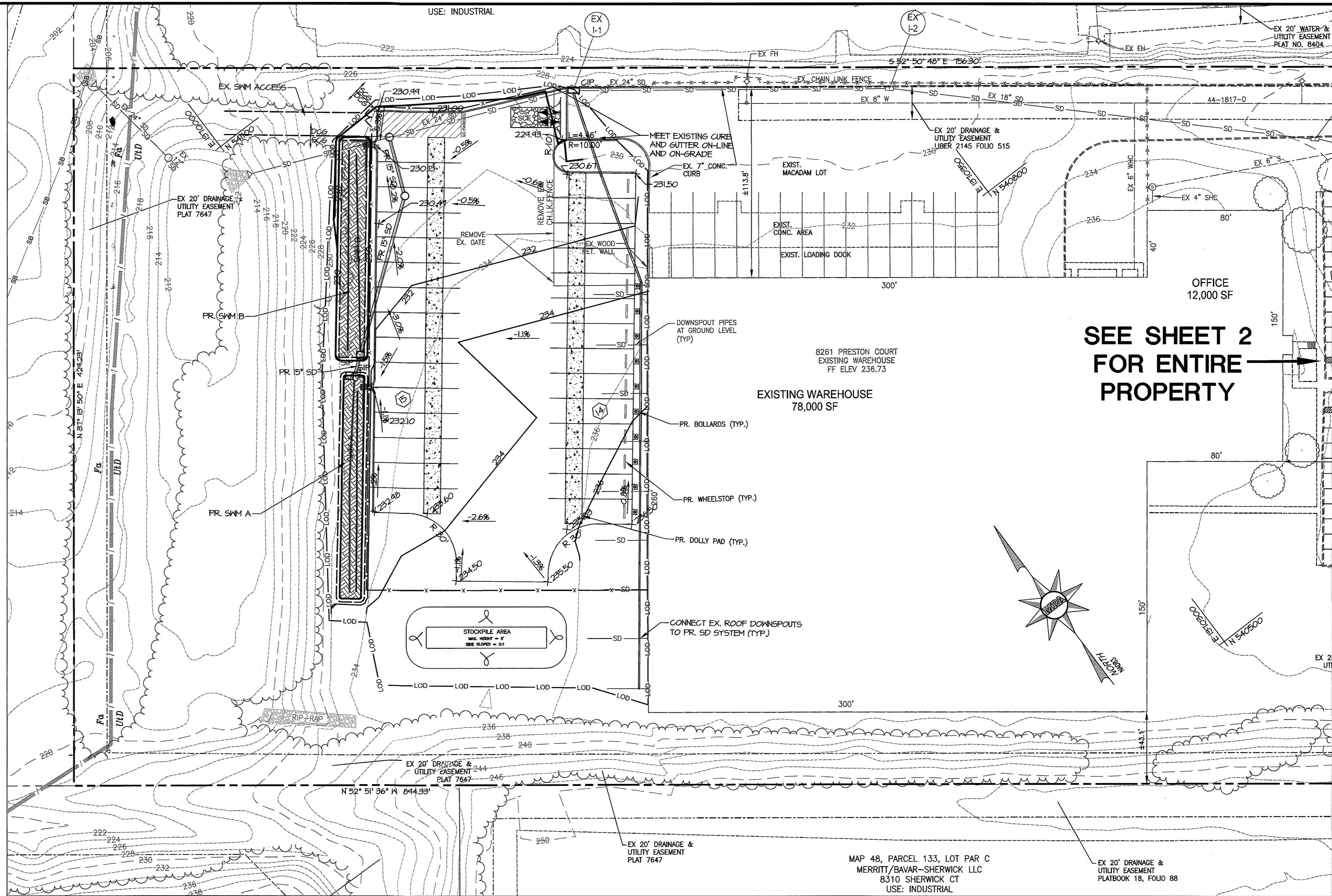
THE PREVIOUS PLAN FOR THIS SITE (SDP-88-164) PREDATES THE FOREST CONSERVATION REQUIREMENTS. PER STATE HOUSE BILL 706, ALL EXISTING IMPERVIOUS AREAS ARE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. THE AREA WE ARE PROPOSING TO BE DEVELOPED AND CONVERTED TO NEW IMPERVIOUS AREA HAS BEEN CLEARED UNDER THE PREVIOUSLY APPROVED SDP PLAN AND IS CURRENTLY MOWED LAWN.

THE CALCULATED FOREST PLANTING OBLIGATION FOR THE NEW IMPERVIOUS AREA IS LESS THAN 10,000 SQUARE FEET, AT 0.20 ACRES OR 8,712 SQUARE FEET. IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL, WE ARE PROPOSING COMPLIANCE WITH A FEE-IN-LIEU (AT \$0.75 PER SQUARE FOOT WITHIN THE PLANNED SERVICE AREA BOUNDARY) OF \$6,534.00 INTO THE FOREST CONSERVATION FUND. THE FEE-IN-LIEU IS DUE TO BOTH THE SMALL AREA OF FOREST CONSERVATION REQUIRED AND THAT THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS CURRENTLY ON THE SITE THAT ARE IDEAL FOR AFFORESTATION SUCH AS FLOODPLAIN, WETLANDS, AND ASSOCIATED BUFFERS, AND THE STEEP SLOPES ON SITE ARE MANMADE.

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. WALL
- EX. CONCRETE
- EX. METAL FENCE
- EX. STREAM/POND
- EX. TREE LINE
- EX. TREE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. POWER POLE
- EX. LIGHT POLE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. SPOT ELEVATION
- PR. EASEMENT
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PROPOSED ASPHALT
- PR. 6" CHAIN LINK FENCE W/GATES
- PR. MICRO-BIORETENTION FACILITY (M-B)
- EX. SOILS DELINEATION
- EX. SOILS CLASSIFICATION LABEL

Sha



LAYOUT PLAN
SCALE: 1" = 40'

FOREST CONSERVATION WORKSHEET VERSION 1.0 (Enter in Yellow Cells)			
NET TRACT AREA:			
A. Total tract area			1.34
B. Area within 100 year floodplain			0.00
C. Area to remain in agricultural production			0.00
D. Net tract area			1.34
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)			
Input the number "1" under the appropriate land use zoning, and limit to only one entry.			
ARA	MDR	IDA	HDR
0	0	0	0
MPD	CIA		
0	1		
E. Afforestation Threshold: 15% x D = 0.20			
F. Conservation Threshold: 15% x D = 0.20			
EXISTING FOREST COVER:			
G. Existing forest cover (excluding floodplain)			0.00
H. Area of forest above afforestation threshold			0.00
I. Area of forest above conservation threshold			0.00
BREAK EVEN POINT (BEP):			
J. Forest retention above threshold with no mitigation (BEP)			0.00
K. Clearing permitted without mitigation			0.00
PROPOSED FOREST CLEARING:			
L. Total area of forest to be cleared			0.00
M. Total area of forest to be retained			0.00
PLANTING REQUIREMENTS:			
N. Reforestation for clearing above conservation threshold			0.00
P. Reforestation for clearing above conservation threshold			0.00
Q. Credit for retention above conservation threshold			0.00
R. Total reforestation required		1.0	1.0
S. Total afforestation required			0.20
T. Total reforestation and afforestation required			0.20

SOILS CHART

SOILS LEGEND				
SYMBOL	NAME/DESCRIPTION	SOIL TYPE	HYDRIC SOIL	K ¹ FACTOR
UHD	URBAN LAND UDORTMENTS, 0-15% SLOPES	D	NO	0.28
Fs	FALLSINGTON SANDY LOAM, 0-2% SLOPES	D	YES	0.24

- SOURCE: THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY, CONSULTED OCTOBER 4, 2017, AVAILABLE ONLINE AT <HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APPP>. K FACTORS SHOWN ARE FOR WHOLE SOIL.
- HYDRIC SOILS INFORMATION ADAPTED FROM THE NATIONAL HYDRIC SOILS LIST FOR MARYLAND, AT <HTTP://SOILS.USDA.GOV/USE/HYDRIC/LISTS/STATE.HTML>. CONSULTED ON JUNE 23, 2015.
- SOILS ARE MAPPED AND LABELED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY.

DEVELOPER'S / OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXPECTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: NO LANDSCAPING PROPOSED DATE: _____
SIGNATURE: _____

OWNER:
COLFIN 2018 INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
PHONE: 972-823-2833

DEVELOPER/APPLICANT:
COLFIN 2018-B INDUSTRIAL OWNER LLC
13727 NOEL ROAD, SUITE 750
DALLAS, TX 75240
C/O DAVID SIBLEY
PHONE: 972-823-2833
Email: dsibley@cfny.com

SHEET:
SDP-10

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 792-9792 / (301) 776-1690
FAX: (410) 792-7395
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MRAGTA.COM

8261 PRESTON COURT
SITE DEVELOPMENT PLAN
(ADDITIONAL SHEET)

FOREST CONSERVATION PLAN

6TH ELECTION DISTRICT
TAX MAP 43, PARCEL 672
JESSUP, MARYLAND 20794 - HOWARD COUNTY

DATE	REVISIONS	JOB NO.:
		19674
		SCALE: 1" = 50'
		DATE: 5/23/2019
		DRAWN BY: MBF
		DESIGN BY: MBF
		REVIEW BY: DJ
		SHEET: 10 OF 10

MICHAEL A. MITCHELL
LICENSE NO. 3111
EXPIRATION DATE: 11-21-2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Sibley 10-17-19
Chief, Development Engineering Division

Kent Leachman 10-24-19
Chief, Division of Land Development

David Sibley 10-25-19
Director