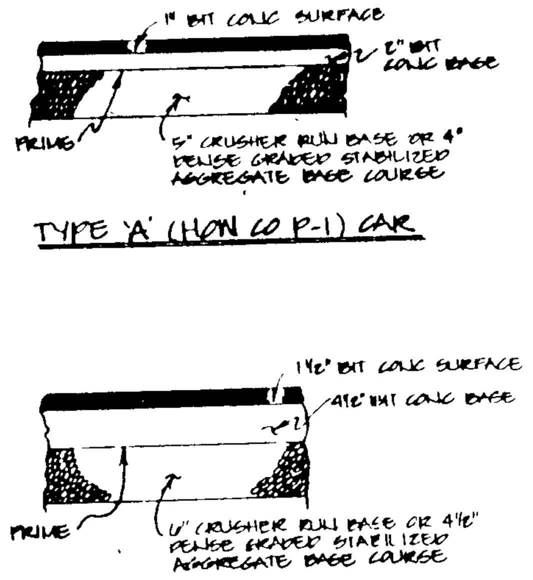
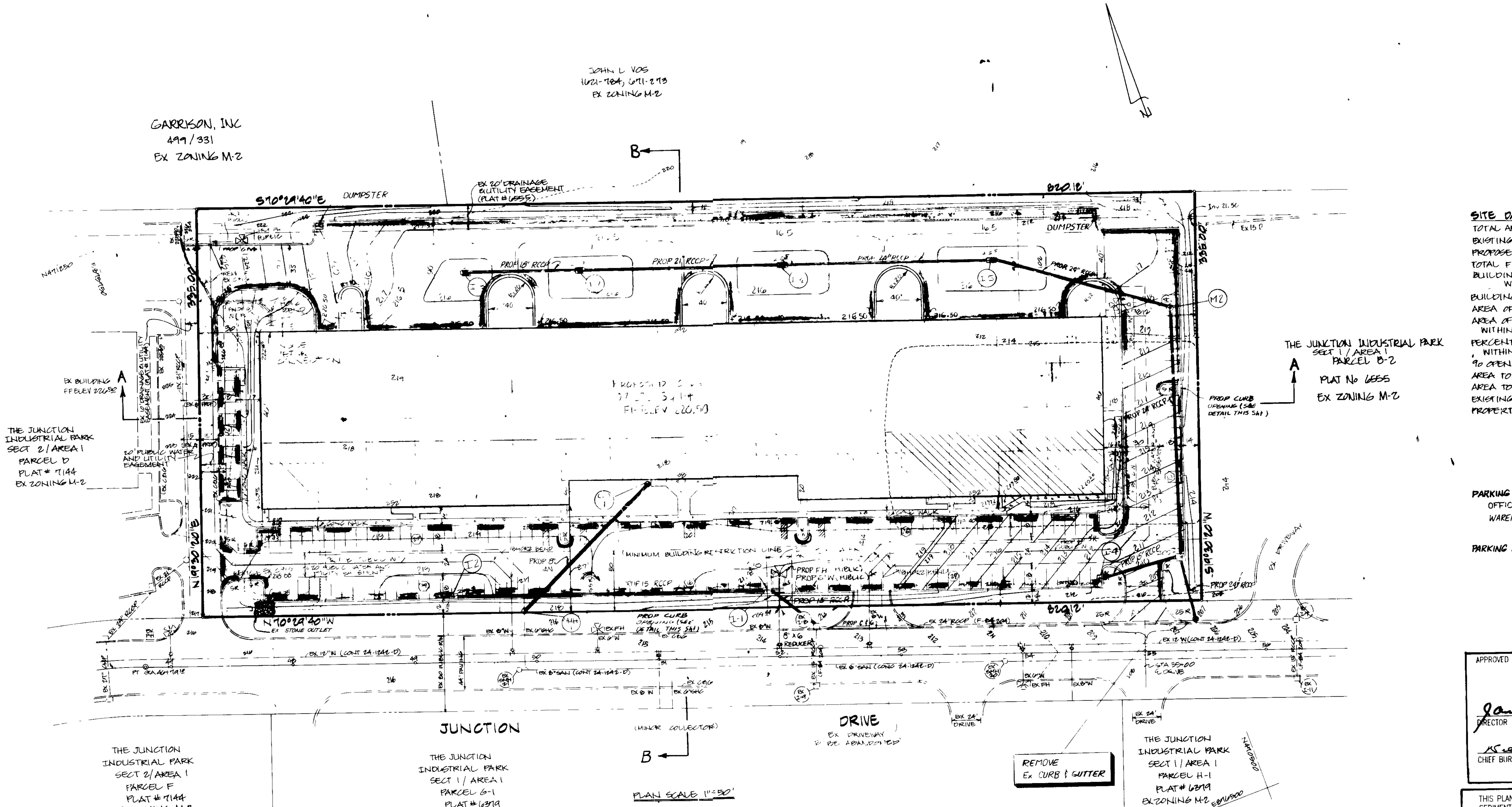


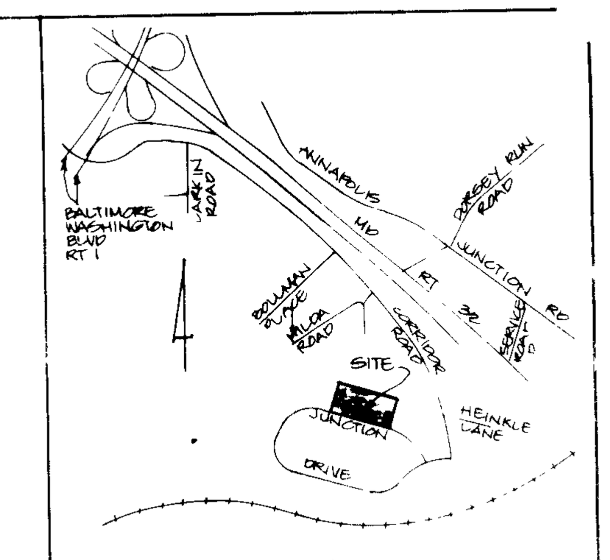
TYPICAL PAVING SECTIONS

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION OR AS SHOWN ON THESE PLANS
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION
6. ALL SLOPES SHALL BE 2 1 OR FLATTER
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDINDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION
13. ALL WATER MAIN TEES, BENDS, CAPS ETC SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD COMBINATION CONCRETE CURB & GUTTER
16. OUTSIDE STORAGE IS NOT PERMITTED WITHIN THE 50 FOOT BUILDING RESTRICTION LINE AREA, LANDSCAPED AREA OR GREEN OPEN SPACE
17. STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED FOR IN THE REGIONAL POND ON PARCEL 'R-1' OF THE PARK



PLAN SCALE 1"=50'



LOCATION MAP 1"=2000'

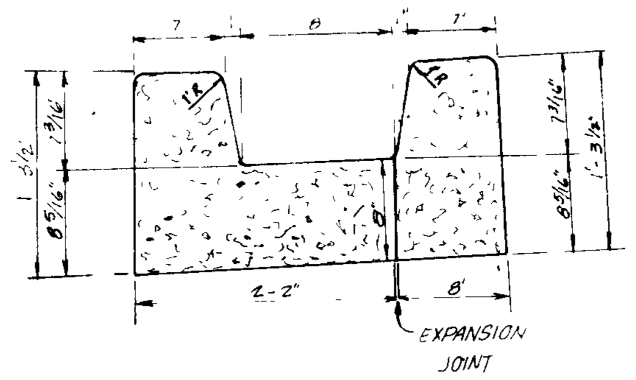
SITE DATA

TOTAL AREA OF SITE 6 307 Ac ±
EXISTING USE VACANT
PROPOSED USE OFFICE/WAREHOUSE
TOTAL FLOOR AREA 97 272 SQ FT
BUILDING COVERAGE WITHOUT PAVING 35 4%
BUILDING COVERAGE WITH PAVING 79 85%
AREA OF PARKING LOT 1 42 AC ±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA .0 08 AC ±
PERCENTAGE OF LANDSCAPED ISLANDS WITHIN PARKING AREA 5 63%
% OPEN SPACE TO REMAIN 1 27 AC ± OR 20 15%
AREA TO BE DISTURBED 6 307 AC ± OR 274 733 SQ FT
AREA TO BE VEG STABILIZED 55,359 SQ FT
EXISTING ZONING M-2
PROPERTY REFERENCE PLAT # 6555

PARKING TABULATION

PARKING REQUIRED:
OFFICE 24,318 SQ FT = 122 EMP @ 7 SPACES/10 EMP = 86 SPACES
WAREHOUSE 72,954 SQ FT = 146 EMP @ 1 SP/2 EMP = 73 SPACES
TOTAL REQUIRED = 159 SPACES

PARKING PROVIDED 188 SPACES (INCLUDES 6 HANDICAPPED SPACES)



CURB OPENING DETAIL
NOT TO SCALE

LEGEND

TRACT OUTLINE
R/W LINE
EASEMENTS
MINIMUM BUILDING RESTRICTION LINE
EXISTING GROUND
PROPOSED GRADE
NUMBER PARKING SPACES
HANDICAP PARKING
TYPE 'A' PAVING (HO CO P-1) CAR
TYPE 'B' PAVING (HO CO P-3) TRUCK
PROPOSED OFFICE WITHIN THE BUILDING

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

[signature] 1/9/89
DIRECTOR

[signature] 1-6-89
CHIEF BUREAU OF ENGINEERING

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

APPROVED [signature] DATE 12/22/88
HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE ______ DATE ______
UNITED STATES SOIL CONSERVATION SERVICE

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

[signature] 1-12-89
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

[signature] 1.26.89
DIRECTOR DATE

[signature] 1/24/89
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

LKS

10-13-88
LKS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL C2	9020 JUNCTION DRIVE

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK				1 1	C-2
PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT DIST	CENSUS TRACT
6555	13&19	M-2	48	6	6064
WATER CODE C 04			SEWER CODE 4020000		

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

[seal/signature] P.E. #8930 7/21/88

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR 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

ENGINEER [signature] TAPOBRATA CHAKRABARTI
REG NO 8930 DATE 7-21-88

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8866

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

DEVELOPER Vincent M. Bivona DATE 7/28/88
DEVELOPER AGENT

DESIGNED PRC
DRAWN SHL/NK
CHECKED PRC/TC
PN 6094
REVISIONS

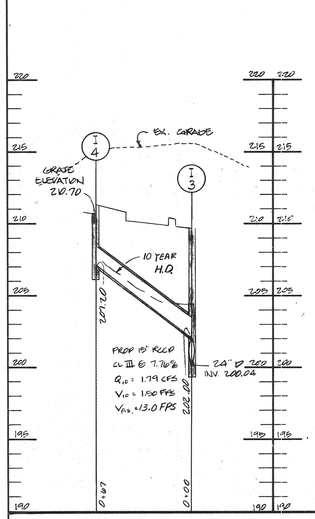
SITE PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2

TAX MAP 48 PARCEL 47
HOWARD CO, MD ELECT DIST 6
SCALE 1"=50'

OP&Z FILE NO'S S-75 01, F-84-10, F-86-94

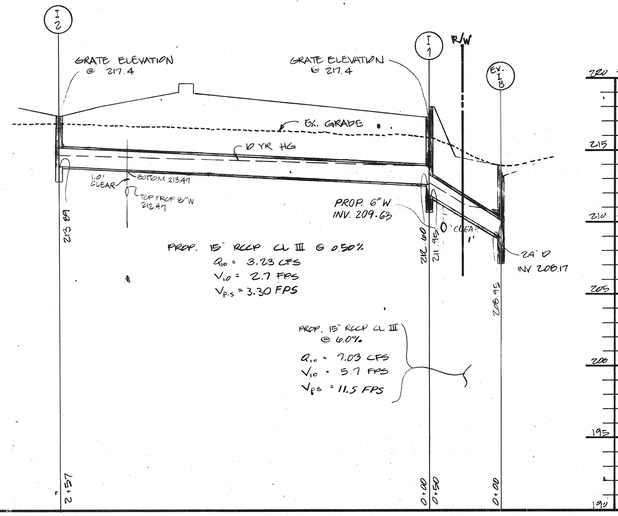
SHEET 1 OF 6

SDP-89-29



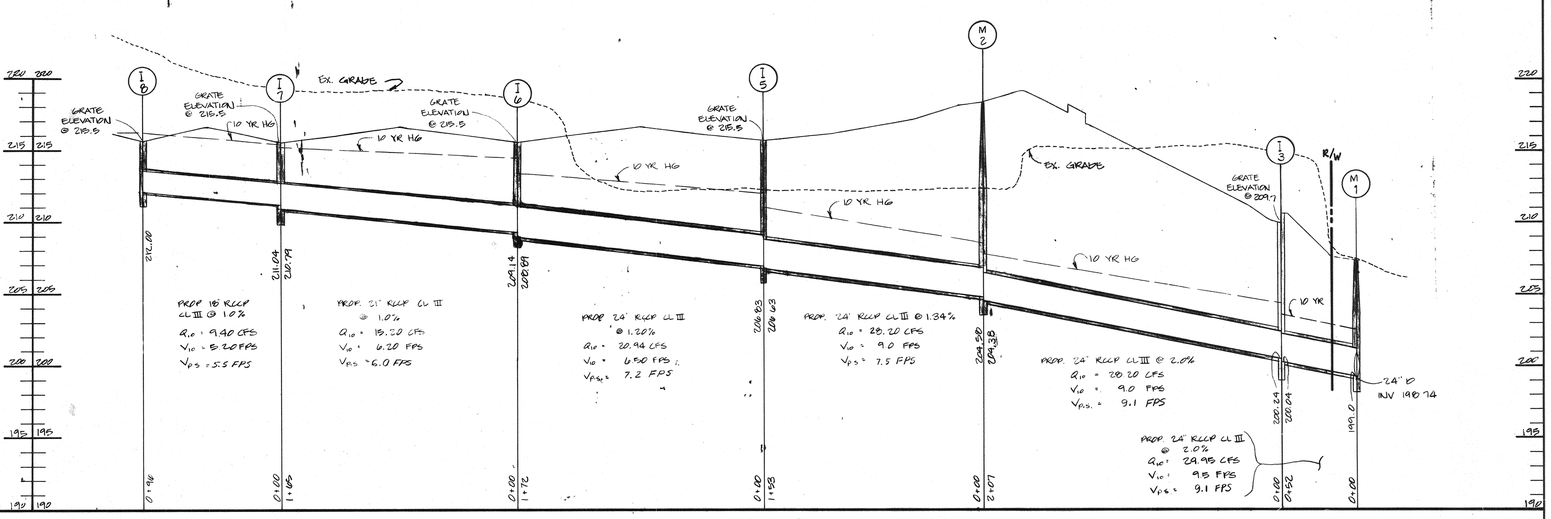
STORM DRAIN PROFILE

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



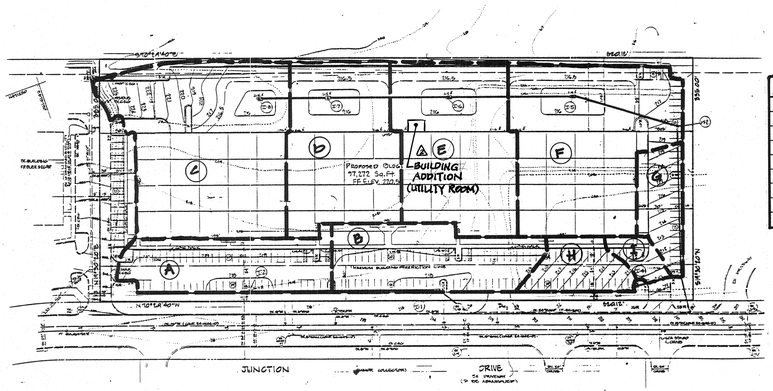
STORM DRAIN PROFILE

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



STORM DRAIN PROFILE

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



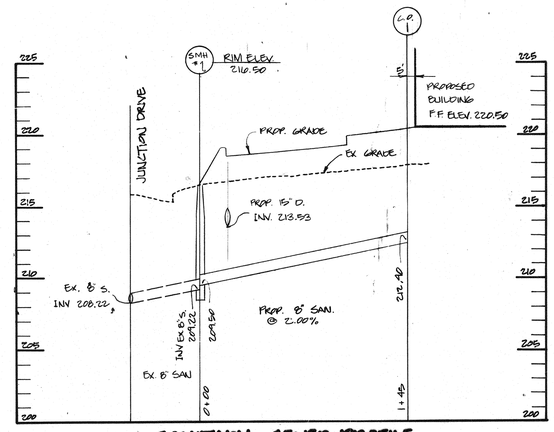
STORM DRAIN DRAINAGE AREA MAP

SCALE: 1" = 100'

AREA	A	C
A	0.46 Ac±	0.86
B	0.02 Ac±	0.81
C	1.27 Ac±	0.91
D	0.78 Ac±	0.98
E	0.86 Ac±	0.95
F	1.11 Ac±	0.94
G	0.23 Ac±	0.84
H	0.23 Ac±	0.90
I	0.10 Ac±	0.85

MANHOLE & INLET SCHEDULE

NO	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	DOUBLE 'S' COMB.	212.60	211.95	217.40	SEE HO. CO. STD. S.D. 4.34
I-2	DOUBLE 'S' COMB.	——	213.89	217.40	" " " " " "
I-3	DOUBLE 'S' COMB.	202.00	200.04	209.70	" " " " " "
I-4	DOUBLE 'S' COMB.	——	207.20	210.90	" " " " " "
I-5	DOUBLE 'S'	206.83	206.63	215.50	SEE HO. CO. STD. S.D. 4.23
I-6	DOUBLE 'S'	209.14	208.89	215.50	" " " " " "
I-7	DOUBLE 'S'	211.04	210.79	215.50	" " " " " "
I-8	DOUBLE 'S'	——	212.00	215.50	" " " " " "
M-1	PRECAST MH	199.00	198.74	207.30	SEE HO. CO. STD. G-5.12
M-2	PRECAST MH	204.58	204.38	218.55	" " " " " "



SANITARY SEWER PROFILE

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

STATE OF MARYLAND — ROBERT C. LAND — No. 18878 — REGISTERED PROFESSIONAL ENGINEER — 10/31/05

SEAL APPLICABLE TO ⚠1 REVISION ONLY

APPROVED
DIVISION of COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 10-13-88
LKS

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

DIRECTOR — 1/9/89

CHIEF BUREAU OF ENGINEERING — 1-6-89

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

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE 12/23/88

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

SIGNATURE: UNITED STATES SOIL CONSERVATION SERVICE — DATE: 12/28/88

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

COUNTY HEALTH OFFICER — DATE 1-12-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

DIRECTOR — DATE 1.26.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 1/24/89 LKS

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

STATE OF MARYLAND — TAPOBRATA CHAKRABARTI — No. 8930 — PROFESSIONAL ENGINEER — 7/29/88

ENGINEER'S CERTIFICATE:
I CERTIFY THAT THIS PLAN FOR 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.

ENGINEER: TAPOBRATA CHAKRABARTI
REG. NO. 8930 — DATE: 7/29/88

OWNER / DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8356

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.

DEVELOPER: Vincent M. Bracato, DEVELOPER AGENT — DATE: 7/29/88

DESIGNED: PRC
DRAWN: SHL/NK
CHECKED: PRC/TC
PN. 6094

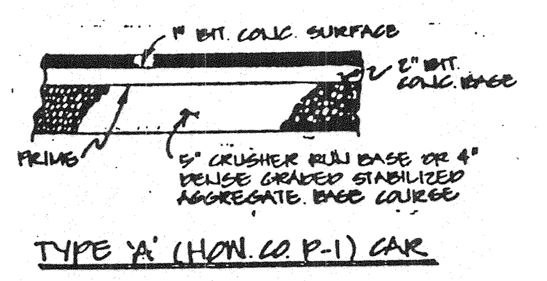
REVISIONS
⚠1 ADDED BUILDING ADDITION

PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL 2

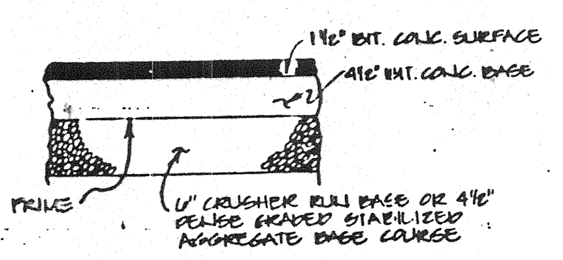
TAX MAP: 48 — PARCEL: 47
HOWARD COUNTY MD — SCALE: 1"=50' — ELECT. DIST: 6

SHEET 3 OF 6

SDP-89-29



TYPE 'A' (HOW. CO. P-1) CAR

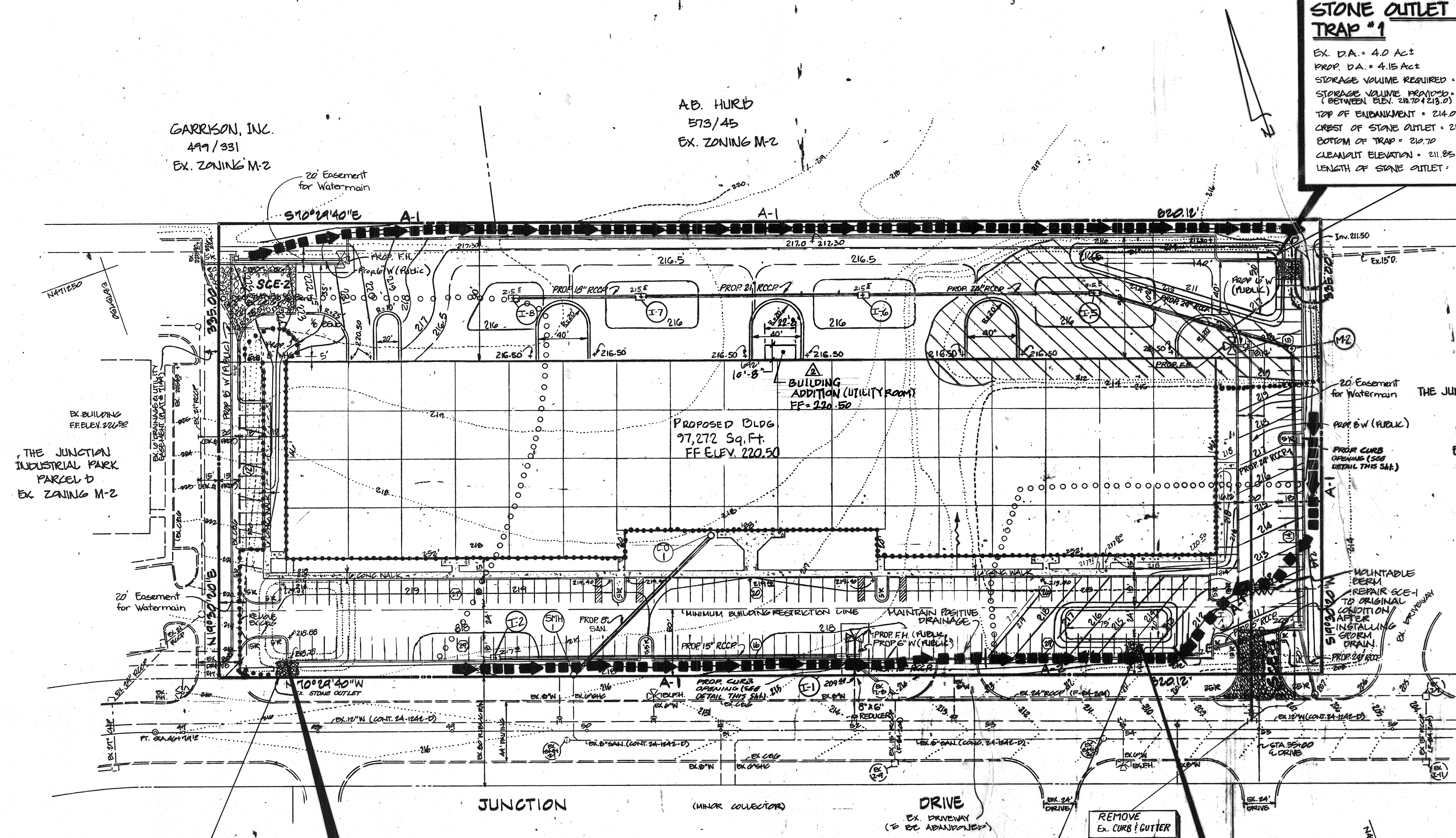


TYPE 'B' (HOW. CO. P-3) TRUCK

TYPICAL PAVING SECTIONS

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100.
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDINDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC... THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
13. ALL WATER MAIN TEES, BENDS, CAPS, ETC...SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.



STONE OUTLET SEDIMENT TRAP #1

EX. D.A. = 4.0 Ac±
PROP. D.A. = 4.15 Ac±
STORAGE VOLUME REQUIRED = 4.15 x 1809 = 7,508 C.F.
STORAGE VOLUME PROVIDED = 7946 C.F. (BETWEEN ELEV. 210.70 & 213.0)
TOP OF EMBANKMENT = 214.0
CREST OF STONE OUTLET = 213.0
BOTTOM OF TRAP = 210.70
CLEANOUT ELEVATION = 211.85
LENGTH OF STONE OUTLET = 20'

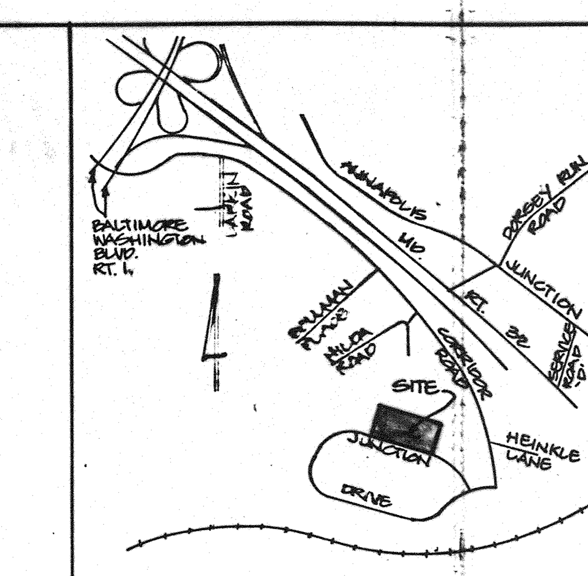
EX. STONE OUTLET SEDIMENT TRAP (SDP 88-149)

EX. DRAINAGE AREA PER THIS PLAN = 1.20 Ac±
STORAGE REQUIRED = 1.20 x 1800 = 2160 C.F.
STORAGE PROVIDED = 5008 C.F.
BOTTOM ELEV. = 214.00
TOP OF EMBANKMENT = 218.00
CLEANOUT ELEV. = 215.00
BOTTOM DIMENSION = 48' x 48'
SPILLWAY CREST = 217.00
SPILLWAY WIDTH = 12.00'

STONE OUTLET SEDIMENT TRAP #2

EX. D.A. = 0.75 Ac±
PROP. D.A. = 2.0 Ac±
STORAGE VOLUME REQUIRED = 2 x 1809 = 3618 C.F.
STORAGE VOLUME PROVIDED = 3824 C.F. (BETWEEN ELEV. 211.0 & 213.0)
TOP OF EMBANKMENT = 214.0
CREST OF STONE OUTLET = 213.0
BOTTOM OF TRAP = 211.0
CLEANOUT ELEVATION = 212.0
LENGTH OF STONE OUTLET = 10'

PLAN: SCALE: 1"=50'



LOCATION MAP: 1"=2000'

SITE DATA:

TOTAL AREA OF SITE: 6.307 Ac±
EXISTING USE: VACANT
PROPOSED USE: OFFICE/WAREHOUSE
TOTAL FLOOR AREA: 97,272 SQ.FT.
BUILDING COVERAGE (WITHOUT PAVING): 35.4%
BUILDING COVERAGE WITH PAVING: 79.85%
AREA OF PARKING LOT: 1.47 AC±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 0.08 AC±
PERCENTAGE OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 5.63%
% OPEN SPACE: 1.27 AC.± OR 20.15%
AREA TO BE DISTURBED: 6.307 AC.± OR 274.733 SQ.FT.
AREA TO BE VEG. STABILIZED: 55.359 SQ.FT.
EXISTING ZONING: M-2
PROPERTY REFERENCE: PLAT #6555

PARKING TABULATION

PARKING REQUIRED:
OFFICE: 24,318 SQ.FT. = 122 EMP. @ 7 SPACES/10 EMP. = 86 SPACES
WAREHOUSE: ~~72,954~~ 73,196 SQ.FT. = 146 EMP @ 1 SP./2 EMP. = 73 SPACES
TOTAL REQUIRED = 159 SPACES

PARKING PROVIDED: 188 SPACES (INCLUDS 6 HANDICAPPED SPACES)

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

DIRECTOR [signature] 1/9/89

CHIEF BUREAU OF ENGINEERING [signature] 1-6-89

APPROVED DIVISION of COMMUNITY PLANNING & LAND DEVELOPMENT HOWARD COUNTY, MARYLAND DATE 10-13-88 LKS

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

APPROVED: [signature] DATE 12/22/88
HOWARD SOIL CONSERVATION DISTRICT

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

SIGNATURE: [signature] DATE: 12/23/88
UNITED STATES SOIL CONSERVATION SERVICE

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

COUNTY HEALTH OFFICER [signature] DATE 1-12-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

DIRECTOR [signature] DATE 1.26.89

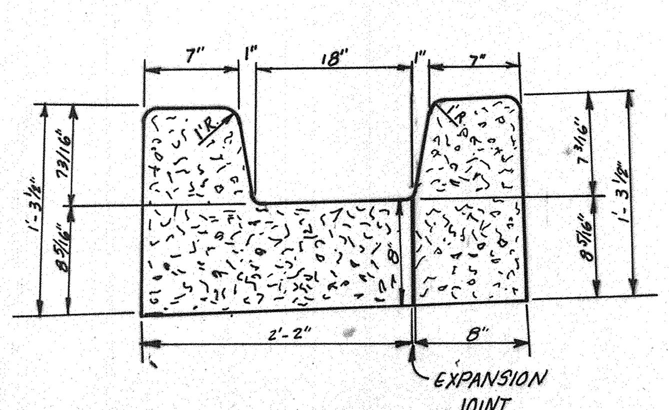
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT [signature] DATE 1/24/89 LKS

SEQUENCE OF OPERATIONS

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR, 48 HOURS PRIOR TO BEGINNING WORK (2 DAYS).
3. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES (2 DAYS).
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE SCE-1 AND SCE-2.
5. CONSTRUCT SEDIMENT TRAP #1 AND GRADE THE HATCHED AREA TO ELEV. 213.0 IMMEDIATELY. THIS OPERATION SHALL BE DONE DURING THE 5 DAY DRY WEATHER FORECAST (4 DAYS).
6. INSTALL SEDIMENT TRAP #2 (1 DAY).
6A. USE THE EXISTING SEDIMENT TRAP AT THE SOUTHWEST CORNER FOR THE EXISTING CONDITION D.A. = 1.20 AC.±.
7. INSTALL ALL EARTH DIKES AND STRAW BALE DIKES MAINTAINING POSITIVE DRAINAGE TO THE SEDIMENT TRAPPING DEVICES AT ALL TIMES (3 DAYS).
8. BEGIN MAJOR GRADING OPERATIONS. ADJUST EARTH DIKES AS WORK PROGRESSES SO THAT POSITIVE DRAINAGE IS MAINTAINED TO THE SEDIMENT TRAPPING DEVICES. CREATE TEMPORARY SWALES AS NEEDED TO FACILITATE THIS (14 DAYS).
9. INSTALL STORM DRAINS AND OTHER UTILITIES. KEEP ALL INLETS PLUGGED.
10. FINE GRADE AND INSTALL SUBBASE IN PARKING AND BUILDING AREAS. REMOVE INLET PLUGS.
11. INSTALL BUILDING FOUNDATION (21 DAYS).
12. STABILIZE ANY AREAS NOT RECEIVING PAVING (3 DAYS).
13. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE (4 DAYS).

LEGEND

TRACT OUTLINE
R/W LINE
EASEMENTS
MINIMUM BUILDING RESTRICTION LINE
EXISTING GROUND ······116······
PROPOSED GRADE ——116——
NUMBER PARKING SPACES (5)
HANDICAP PARKING ♿
EXISTING DRAINAGE AREA oooo
PROPOED DRAINAGE AREA ●●●●



CURB OPENING DETAIL
NOT TO SCALE

STATE OF MARYLAND JOHN ROBERT GREEN No. 18878 REGISTERED PROFESSIONAL ENGINEER 10/31/05

⚠2 SEAL APPLICABLE TO REVISION ONLY

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL C-2	9020 JUNCTION DRIVE

SUBDIVISION NAME				SECT./AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK				1 / 1	C-2
PLAT # ~~OR L/F~~	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
6555	13419	M-2	48	6	6064
WATER CODE	C 04		SEWER CODE	4020000	

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

STATE OF MARYLAND TAPOBRATA CHAKRABARTI REGISTERED PROFESSIONAL ENGINEER 7/29/88

ENGINEER'S CERTIFICATE:
I CERTIFY THAT THIS PLAN FOR 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.

ENGINEER [signature] TAPOBRATA CHAKRABARTI
REG. NO. 8930 DATE: 7/29/88

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8866

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.

DEVELOPER: Vincent M. Bracato DATE: 7/28/88
DEVELOPER AGENT

DESIGNED: PRC
DRAWN: SHL/NK
CHECKED: PRC/TC
P.N.: 6094

REVISIONS
⚠2 ADDED BUILDING ADDITION

GRADING, EROSION & SEDIMENT CONTROL PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2

TAX MAP: 48 PARCEL: 47
HOWARD CO., MD. ELECT. DIST. 6
SCALE: 1"=50'

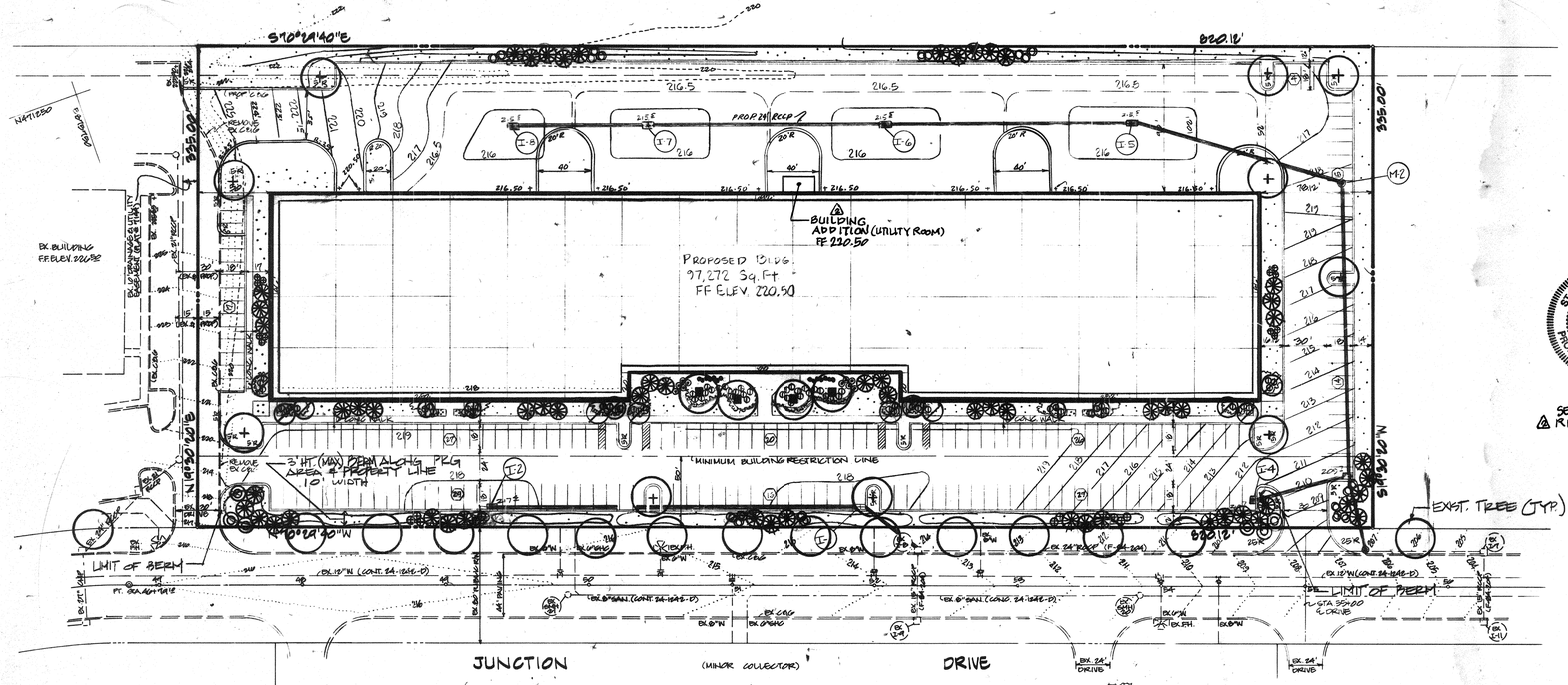
OP&Z FILE NO'S: S-73-01, P-84-10, F-86-94

SHEET 4 OF 6

SDP-89-29

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY". CALL COLLECT 1-559-0100.
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDINDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC... THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
13. ALL WATER MAIN TEES, BENDS, CAPS, ETC...SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.



PLAN SCALE: 1"=50'

NOTE: This plan to be utilized only for the location, species & size of plant materials. Locations shown are approximate. Final locations to be approved in the field.

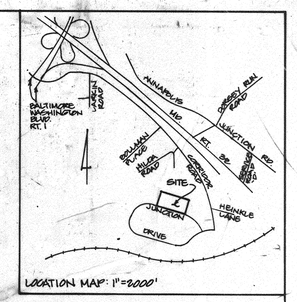
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	HEIGHT	SPREAD	CALIPER	B&B	GENERAL COMMENTS
+	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	10	14'-16'	8'-10'	3"-3½"	YES	SPECIMEN
+	PRUNUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR	4	15"-18"	6'-8'	2½"-3½"	YES	SPECIMEN
+	PINUS NIGRA	AUSTRIAN PINE	28	7'-9'	4'-5'	-	YES	SPECIMEN
+	PINUS STROBUS	WHITE PINE	20	7'-9'	4'-5'	-	YES	SPECIMEN
+	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	12	8'-10'	4'-5'	-	YES	SPECIMEN
+	CORNUS KOUSA	KOUSA DOGWOOD	4	8'-10'	4'-5'	-	YES	SPECIMEN
+	MALUS 'RADIANT'	RADIANT CRABAPPLE	6	6'-8'	4'-5'	2"-2½"	YES	SPECIMEN
+	VIBURNUM PLICATUM TOMENTOSUM	DOUBLE FILE VIBURNUM	20	2'-2½'	18"-24"	-	CONT	SPECIMEN
+	VIBURNUM JUDDII	JUDDI VIBURNUM	10	2'-2½'	18"-24"	-	CONT	SPECIMEN
+	TAXUS DENSIFORMIS	DENSE YEW	10	18"-24"	18"-24"	-	CONT	SPECIMEN
+	AZALEA HYBRIDS	HINOCRIMSON/DAWN HYBRIDS	72	18"-24"	18"-24"	-	CONT	SPECIMEN
+	EUONYMUS ALATUS COMPACTUM	COMPACT DWARF EUONYMUS	20	2'-2½'	18"-24"	-	CONT	SPECIMEN
+	JUNIPERUS TAMARISCIFOLIA	TAM JUNIPER	82	-	15"-18"	-	CONT	SPECIMEN

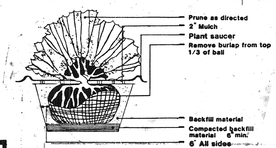
82/1000 = 1/12 (1 PLANT PER 12 LINEAR FEET OF BLDG. PERIMETER)

LEGEND

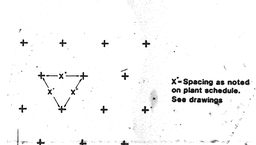
- TRACT OUTLINE
- R/W LINE
- EASEMENTS
- MINIMUM BUILDING RESTRICTION LINE
- EXISTING GROUND 116
- PROPOSED GRADE 116
- NUMBER PARKING SPACES (P)
- HANDICAP PARKING
- TYPE 'A' PAVING (H.O.CO. P-1) CAR
- TYPE 'B' PAVING (H.O.CO. P-3) TRUCK



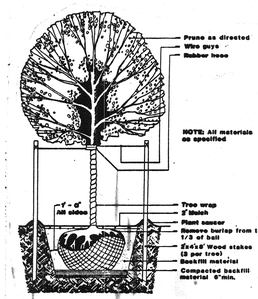
LOCATION MAP: 1"=2000'



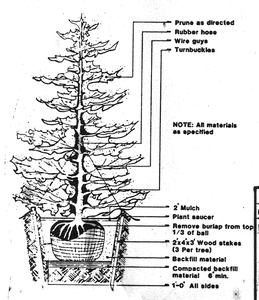
Typical Shrub Planting Detail
Not to Scale



Typical Groundcover Spacing
Not to Scale



Typical Deciduous Tree Planting Detail
Not to Scale



Typical Evergreen Tree Planting Detail
Not to Scale

STATE OF MARYLAND — JOHN ROBERT GIESE — No. 19972 — REGISTERED PROFESSIONAL ENGINEER — 10/31/05

SEAL APPLICABLE TO ⚠ REVISION ONLY

APPROVED
DIVISION of COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 10-13-88
LKS

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

DIRECTOR — 1/9/89

CHIEF BUREAU OF ENGINEERING — 1-6-89

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

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE: 12/23/88

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

SIGNATURE: UNITED STATES SOIL CONSERVATION SERVICE — DATE: 12/23/88

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

COUNTY HEALTH OFFICER — DATE 1-12-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

DIRECTOR — DATE 1.26.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 1/24/89

LKS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL C-2	4020 JUNCTION DRIVE

SUBDIVISION NAME		SECT./AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK		1	C-2
PLAT # OR L/F	BLOCK # OR LOT	ZONE	TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
LOT 5		M-2	48	6	6004
WATER CODE		SEWER CODE	
004		4020000	

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8866

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.

DEVELOPER: _____ DATE: 5/8/89

DEVELOPER AGENT

DESIGNED
DRAWN
CHECKED
P.I.

REVISIONS
⚠ ADDED BUILDING ADDITION

LANDSCAPE PLAN

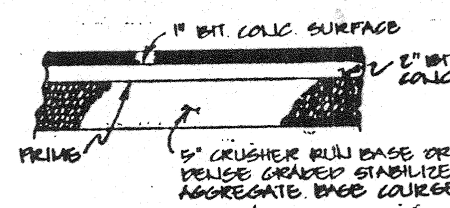
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2

TAX MAP: 48 PARCEL: 47
HOWARD CO, MD ELECT. DIST. 6
SCALE: 1"=50'

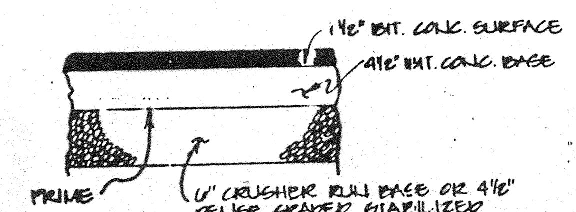
WRZ FILE NO'S S-78-01, P-84-10, F-

SHEET 6 OF 6

SDP-89-29



TYPE 'A' (HOW. CO. P-1) CAR



TYPE 'B' (HOW. CO. P-3) TRUCK

TYPICAL PAVING SECTIONS

GENERAL NOTES

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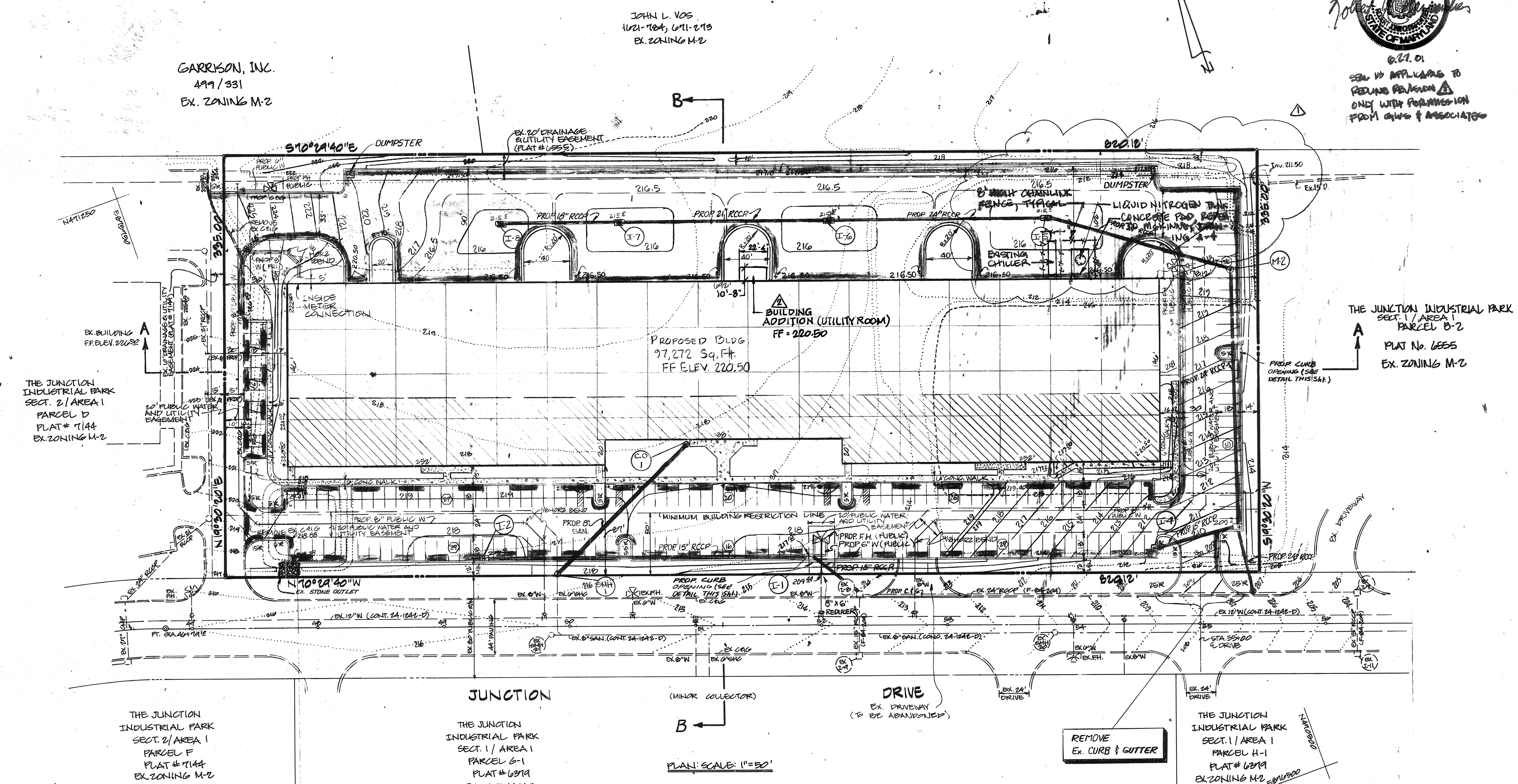
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.
16. OUTSIDE STORAGE IS NOT PERMITTED WITHIN THE 50 FOOT BUILDING RESTRICTION LINE AREA, LANDSCAPED AREA OR GREEN OPEN SPACE.
17. STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED FOR IN THE REGIONAL POND ON PARCEL 'R-1' OF THE PARK.
18. (2) A BUILDING PERMIT FOR THE PROPOSED BUILDING ADDITION SHALL BE APPLIED FOR WITHIN 1 YEAR MEASURED FROM THE DED APPROVAL LETTER FOR THIS REDLINE REVISION. APPROVAL LETTER DATE 10/21/05

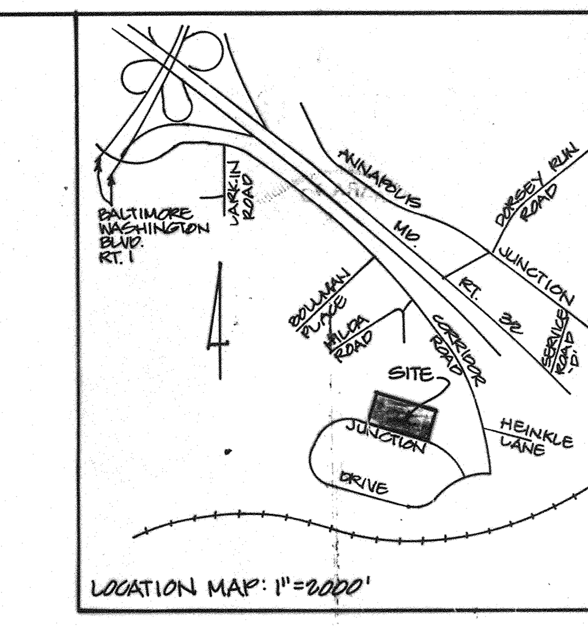


PLAN: SCALE: 1"=50'

BOARD OF ARCHITECTS 10799 STATE OF MARYLAND

6.27.01

SEAL IS APPLICABLE TO REDLINE REVISION (1) ONLY WITH PERMISSION FROM GWS & ASSOCIATES



LOCATION MAP: 1"=2000'

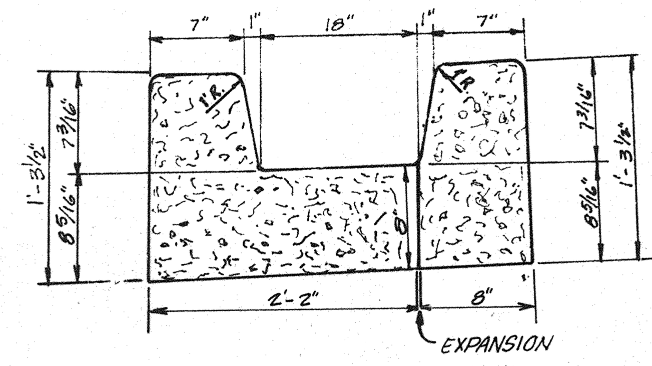
SITE DATA:

TOTAL AREA OF SITE: 6.307 Ac ±
EXISTING USE: VACANT
PROPOSED USE: OFFICE/WAREHOUSE
TOTAL FLOOR AREA: 97.272 SQ. FT.
BUILDING COVERAGE WITHOUT PAVING: 35.4%
BUILDING COVERAGE WITH PAVING: 79.85%
AREA OF PARKING LOT: 1.42 AC. ±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 0.08 AC. ±
PERCENTAGE OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 5.63%
% OPEN SPACE TO REMAIN: 1.27 AC. ± OR 20.15%
AREA TO BE DISTURBED: 6.307 AC. ± OR 274.733 SQ. FT.
AREA TO BE VEG. STABILIZED: 55,359 SQ. FT.
EXISTING ZONING: M-2
PROPERTY REFERENCE: PLAT # 6555

PARKING TABULATION

PARKING REQUIRED:
OFFICE: 24,318 SQ. FT. = 122 EMP. @ 7 SPACES/10 EMP. = 86 SPACES
WAREHOUSE: ~~72,954~~ 73,106 SQ. FT. = 146 EMP. @ 1 SP./2 EMP. = 73 SPACES
TOTAL REQUIRED = 159 SPACES.

PARKING PROVIDED: 188 SPACES (INCLUDES 6 HANDICAPPED SPACES).



CURB OPENING DETAIL
NOT TO SCALE

LEGEND

TRACT OUTLINE
R/W LINE
EASEMENTS
MINIMUM BUILDING RESTRICTION LINE
EXISTING GROUND ......116......
PROPOSED GRADE ——116——
NUMBER PARKING SPACES (5)
HANDICAP PARKING ♿
TYPE 'A' PAVING (HO. CO. P-1) CAR
TYPE 'B' PAVING (HO. CO. P-3) TRUCK
PROPOSED OFFICE WITHIN THE BUILDING

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

DIRECTOR 1/9/89

CHIEF BUREAU OF ENGINEERING 1.6.89

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

APPROVED: HOWARD SOIL CONSERVATION DISTRICT DATE: 12/22/88

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

SIGNATURE: UNITED STATES SOIL CONSERVATION SERVICE DATE: 12/23/88

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

COUNTY HEALTH OFFICER DATE 1-12-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

DIRECTOR DATE 1.26.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE 1/24/89

LKS

APPROVED DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT HOWARD COUNTY, MARYLAND

DATE 10-13-88

LKS

STATE OF MARYLAND JOHN ROBERT GREEN No. 18878 REGISTERED PROFESSIONAL ENGINEER 10/31/05

SEAL APPLICABLE TO (2) REVISION ONLY

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL C2	9020 JUNCTION DRIVE

REVISION
(2) ADDED BUILDING ADDITION ALSO ADDED NOTE #18.

SUBDIVISION NAME				SECT./AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK				1 / 1	C-2
PLAT # ~~OR L/F~~ 6555	BLOCK # 13&19	ZONE M-2	TAX/ZONE MAP 48	ELECT. DIST. 6	CENSUS TRACT 6064
WATER CODE C 04			SEWER CODE 4020000		

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

STATE OF MARYLAND TAPOBRATA CHAKRABARTI REGISTERED PROFESSIONAL ENGINEER RE #8930 7/29/88

ENGINEER'S CERTIFICATE:
I CERTIFY THAT THIS PLAN FOR 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.
ENGINEER TAPOBRATA CHAKRABARTI
REG. NO. 8930 DATE: 7/29/88

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE.
SUITE 170
HANOVER, MARYLAND 21076
301-796-8866

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DEVELOPER: Vincent M. Brocato DATE: 7/28/88
DEVELOPER AGENT

DESIGNED: PRC
DRAWN: SHL/NK
CHECKED: PRC/TC
FN: 6094

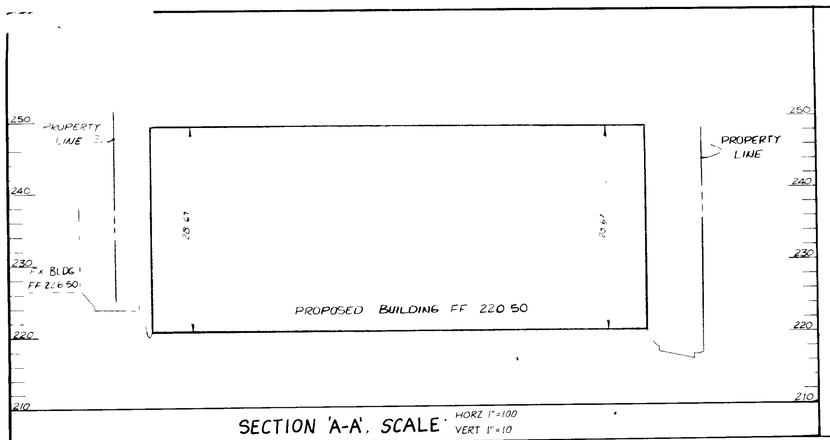
REVISIONS
(1) JUNE 27, 2001, "REDLINE REVISION" BY MCKINNEY & COMPANY

SITE PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2
TAX MAP: 48 PARCEL: 47
HOWARD CO, MD. ELECT. DIST. 6
SCALE: 1"=50'

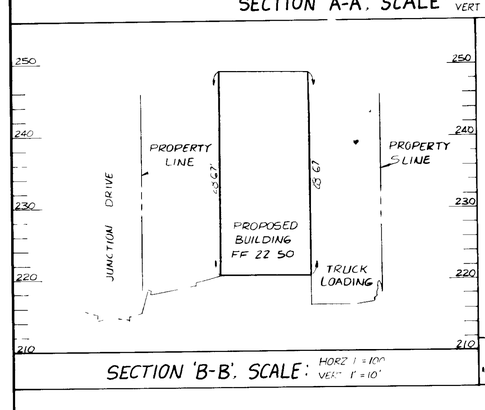
OP&Z FILE NO'S: S-73-01, P-84-10, F-86-94

SHEET 1 OF 6

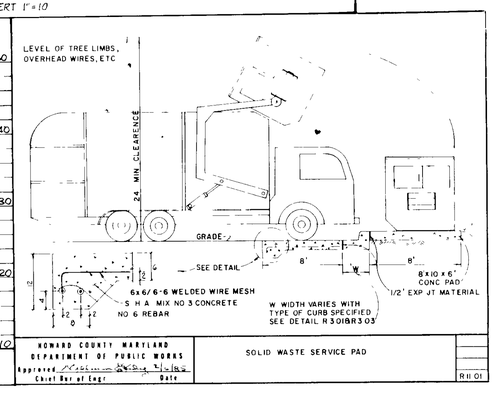
SDP-89-29



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



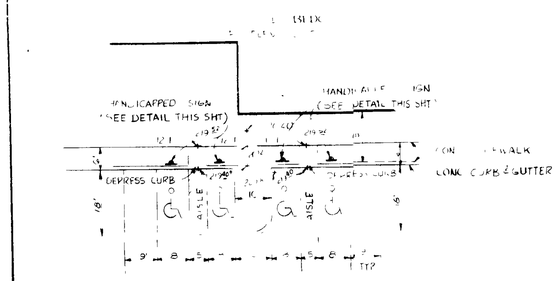
SECTION 'B-B', SCALE: HORZ 1"=100 VERT 1"=10'



HOWARD COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
Approved _____ 7/5/88
Chief Bur of Engr Date

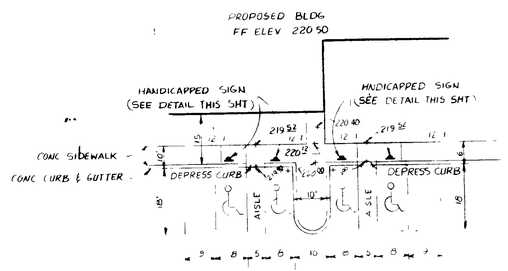
SOLID WASTE SERVICE PAD

R II 01



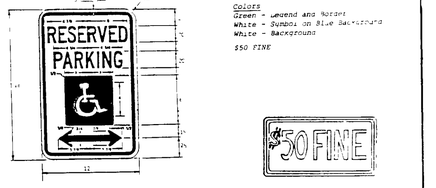
HANDICAPPED PARKING DETAIL 1

SCALE 1"=20'



HANDICAPPED PARKING DETAIL 2

SCALE 1"=20'



Colors
Green - Legend and Border
White - Symbol on Blue Background
White - Background
$50 FINE

STANDARD R7-8 RESERVED PARKING SIGN

$50 FINE SIGN

Sign to utilize an aluminum blank 9" x 12" x 0.080 (for 12" ... sign) two single post mounting holes

The text and border shall be standard green to match that ... and the background shall be reflective white. Text shall ... 3" characters

Sign shall be mounted directly below the standard R7-8 Reserved Sign for Handicapped Use. Its bottom edge shall be no less than 4' ... above ground. If the sign is placed against a building structure, other location where erosion of pedestrian traffic ... not exist, the bottom edge of sign shall be at least 7 feet ... to feet above ground.

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

DIRECTOR 11/9/88

CHIEF BUREAU OF ENGINEERING 1-6-88

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

APPROVED _____ DATE _____
HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE _____ DATE _____
UNITED STATES SOIL CONSERVATION SERVICE

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

COUNTY HEALTH OFFICER 1-12-89 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR 1.26.89 DATE

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT 1/25/89 DATE

LRS

"A" 10-13-88
LRS

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

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

ENGINEER TAPOBRATA CHAKRABARTI

REG NO. _____ DATE _____

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8866

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT

DEVELOPER Vincent M. Bindocco DATE 7/28/88
DEVELOPER AGENT

DESIGNED PRC
DRAWN SHL/NK
CHECKED PRC/TC
PN 6094

REVISIONS

PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 ARIA 1
PARCEL C-2

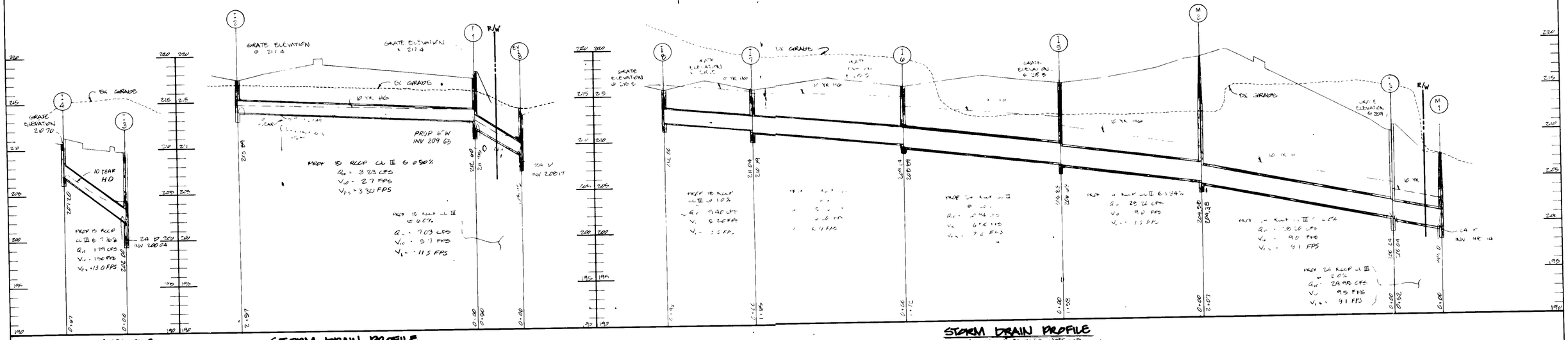
TAX MAP 48
HOWARD CO MD

PARCEL 47
ELECT DIST 6

SCALE 1"=50'

SHEET 2 OF 6

SDP-89-29



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

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STORM DRAIN PROFILE
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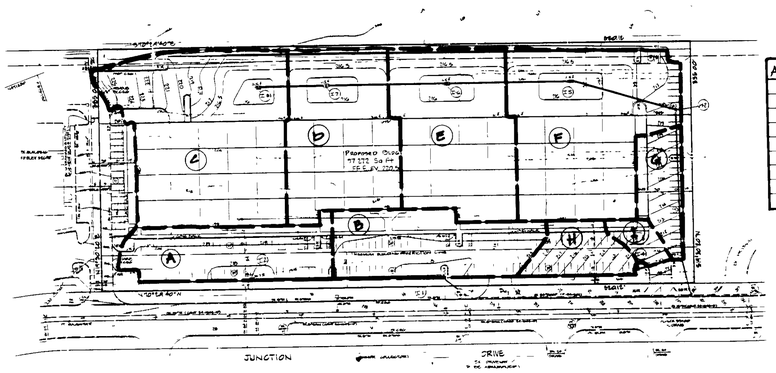
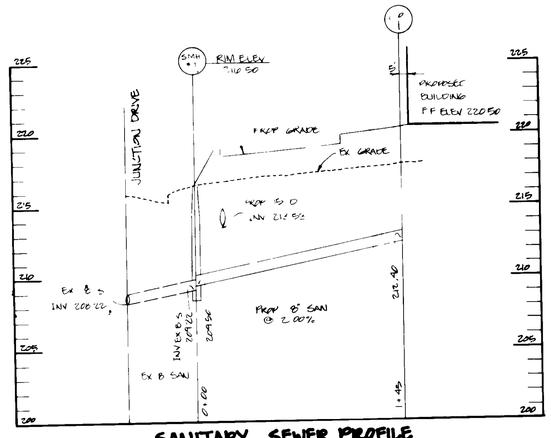


STORM DRAIN DRAINAGE AREA MAP
SCALE 1" = 100'

AREA	A	C
A	0.46 Ac±	0.82
B	0.62 Ac±	0.81
C	1.27 Ac±	0.9
D	0.78 Ac±	0.92
E	0.86 Ac±	0.96
F	1.11 Ac±	0.94
G	3.23 Ac±	0.84
H	0.23 Ac±	0.90
I	0.40 Ac±	0.85

MANHOLE & INLET SCHEDULE

NO	TYPE	INV IN	INV. OUT	TOP ELEV.	REMARKS
I-1	DOUBLE 'S' COMB	212.60	211.95	217.40	SEE HO CO STD STD A 34
I-2	DOUBLE 'S' COMB	——	213.89	217.40	" " "
I-3	DOUBLE 'S' COMB	202.00	200.04	209.70	" " "
I-4	DOUBLE 'S' COMB	——	207.20	210.70	" " "
I-5	DOUBLE 'S'	206.83	206.63	215.50	SEE HO CO STD STD A 33
I-6	DOUBLE 'S'	209.14	208.89	215.50	" " " "
I-7	DOUBLE 'S'	211.04	210.79	215.50	" " " "
I-8	DOUBLE 'S'	——	212.00	215.50	" " " "
M-1	PRECAST MH	199.00	198.74	207.30	SEE HO CO STD G-5.12
M-2	PRECAST MH	204.58	204.38	218.65	" " "



SANITARY SEWER PROFILE
SCALE HORZ 1"=50' VERT 1"=5'

10-13-88
LKS

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

DIRECTOR — 1/4/89

CHIEF BUREAU OF ENGINEERING — 1-6-89

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

APPROVED — DATE 12/22/88
HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE — DATE
UNITED STATES SOIL CONSERVATION SERVICE

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

COUNTY HEALTH OFFICER — 1-12-89
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR — 1.26.89
DATE

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — 1/24/89
DATE
LKS

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

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL 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

ENGINEER — JAGDISH T. MAKHIJANI
REG NO — DATE

OWNER / DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8636

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

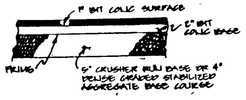
DEVELOPER — Vincent M. Bogan, DEVELOPER AGENT — DATE 7/28/88

DESIGNED: PRC
DRAWN: SHL/NK
CHECKED: PRC/TC
PN 6094

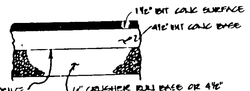
REVISIONS

PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SE-ON-I AREA I
TAX MAP 42 GRID 2 PARCEL 42
HOWARD CO., MD. SCALE 50 BALTIMORE DIST. 2
7-21-88 — SHEET 6 OF 6

SDP-89-29



TYPE 'A' (HOW CO P-1) CAR

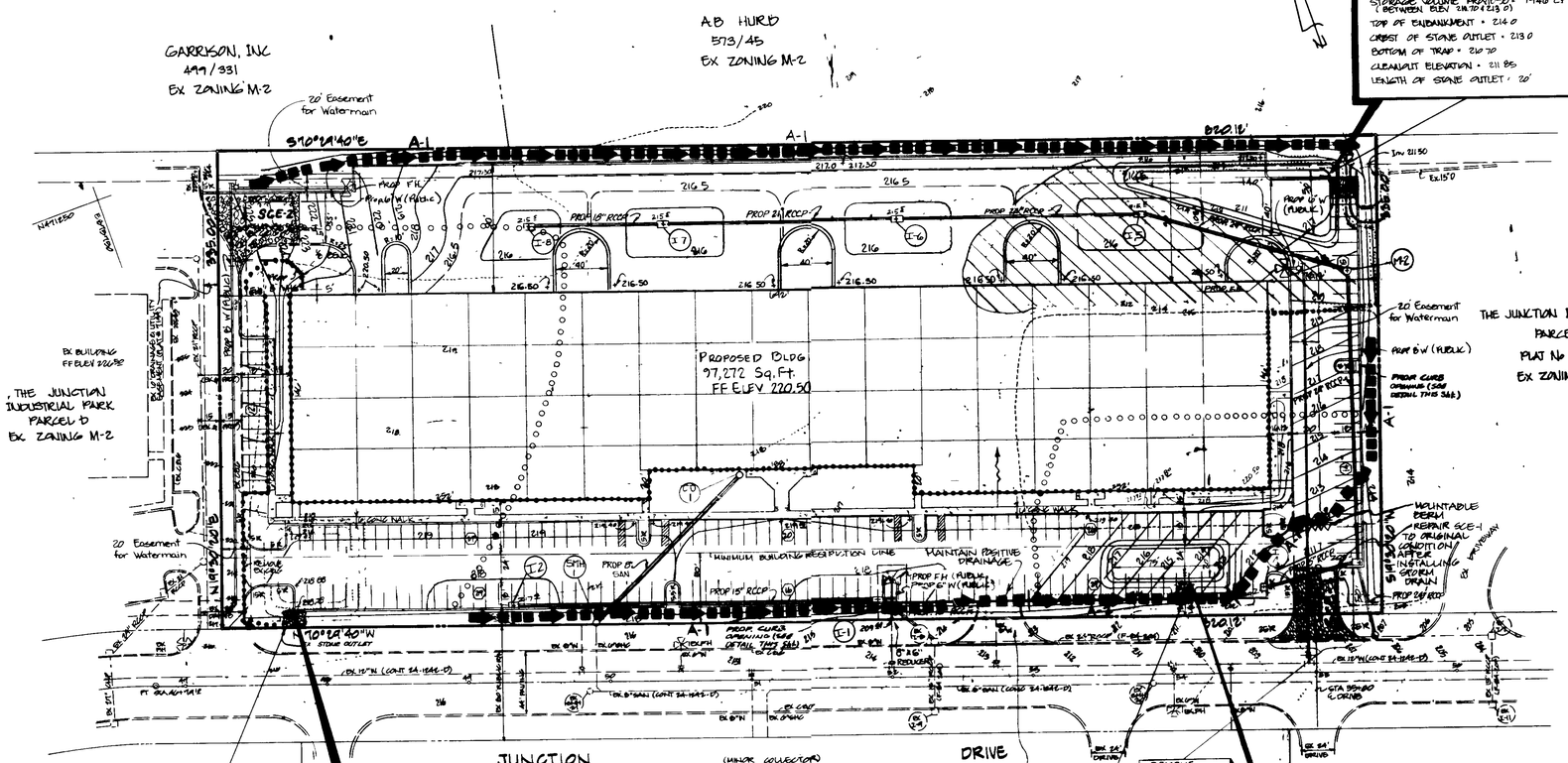


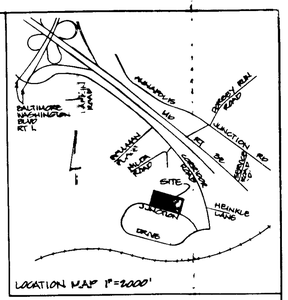
TYPE 'B' (HOW CO P-3) TRUCK

TYPICAL PAVING SECTIONS

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDINDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION
13. ALL WATER MAIN TEES, BENDS, CAPS, ETC SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD COMBINATION CONCRETE CURB & GUTTER





STONE OUTLET SEDIMENT TRAP #1

EX DA = 4.0 Ac±
PROP DA = 4.15 Ac±
STORAGE VOLUME REQUIRED = 4.15 x 1809 = 7,508 C.F.
STORAGE VOLUME PROVIDED = 7946 C.F. (BETWEEN ELEV 214.70 & 215.0)
TOP OF EMBANKMENT = 214.0
CREST OF STONE OUTLET = 213.0
BOTTOM OF TRAP = 210.70
CLEANOUT ELEVATION = 211.85
LENGTH OF STONE OUTLET = 20'

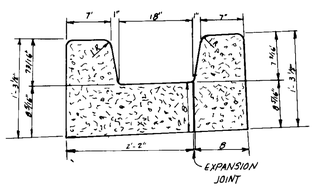
EX. STONE OUTLET SEDIMENT TRAP (SDP 88-149)

EX DRAINAGE AREA PER THIS PLAN 1.20 Ac±
STORAGE REQUIRED = 1.20 x 1800 = 2160 C.F.
STORAGE PROVIDED = 5008 C.F.
BOTTOM ELEV = 214.00
TOP OF EMBANKMENT = 218.00
CLEANOUT ELEV = 215.00
BOTTOM DIMENSION = 48' x 48'
SPILLWAY CREST = 217.00
SPILLWAY WIDTH = 12.00'

STONE OUTLET SEDIMENT TRAP #2

EX DA = 0.75 Ac±
PROP DA = 2.0 Ac±
STORAGE VOLUME REQUIRED = 2 x 1809 = 3618 C.F.
STORAGE VOLUME PROVIDED = 3824 C.F. (BETWEEN ELEV 211.0 & 213.0)
TOP OF EMBANKMENT = 214.0
CREST OF STONE OUTLET = 213.0
BOTTOM OF TRAP = 211.0
CLEANOUT ELEVATION = 212.0
LENGTH OF STONE OUTLET = 10'

10-13-88
LKS



CURB OPENING DETAIL
NOT TO SCALE

SEQUENCE OF OPERATIONS

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR, 48 HOURS PRIOR TO BEGINNING WORK (2 DAYS).
3. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES (2 DAYS).
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE SCE-1 AND SCE-2.
5. CONSTRUCT SEDIMENT TRAP #1 AND GRADE THE HATCHED AREA TO ELEV 213.0 IMMEDIATELY. THIS OPERATION SHALL BE DONE DURING THE 5 DAY DRY WEATHER FORECAST (4 DAYS).
6. INSTALL SEDIMENT TRAP #2 (1 DAY).
6A. USE THE EXISTING SEDIMENT TRAP AT THE SOUTHWEST CORNER FOR THE EXISTING CONDITION D.A. = 1.20 AC.±.
7. INSTALL ALL EARTH DIKES AND STRAW BALE DIKES MAINTAINING POSITIVE DRAINAGE TO THE SEDIMENT TRAPPING DEVICES AT ALL TIMES (3 DAYS).
8. BEGIN MAJOR GRADING OPERATIONS. ADJUST EARTH DIKES AS WORK PROGRESSES SO THAT POSITIVE DRAINAGE IS MAINTAINED TO THE SEDIMENT TRAPPING DEVICES CREATE TEMPORARY SWALES AS NEEDED TO FACILITATE THIS (14 DAYS).
9. INSTALL STORM DRAINS AND OTHER UTILITIES. KEEP ALL INLETS PLUGGED.
10. FINE GRADE AND INSTALL SUBBASE IN PARKING AND BUILDING AREAS. REMOVE INLET PLUGS.
11. INSTALL BUILDING FOUNDATION (21 DAYS).
12. STABILIZE ANY AREAS NOT RECEIVING PAVING (3 DAYS).
13. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE (4 DAYS).

SITE DATA

TOTAL AREA OF SITE = 6.397 Ac±
EXISTING USE: VACANT
PROPOSED USE: OFFICE/WAREHOUSE
TOTAL FLOOR AREA 97,272 SQ FT
BUILDING COVERAGE (WITHOUT PAVING) 35.4%
BUILDING COVERAGE WITH PAVING 79.05%
AREA OF PARKING LOT 1.67 AC±
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA .0.08 AC±
PERCENTAGE OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 5.63%
% OPEN SPACE 1.21 AC± OR 20.15%
AREA TO BE DISTURBED 6.307 AC± OR 274,733 SQ FT
AREA TO BE VEG STABILIZED 83,359 SQ FT
EXISTING ZONING M-2
PROPERTY REFERENCE PLAT # 6655

PARKING TABULATION

PARKING REQUIRED
OFFICE 24,318 SQ FT ÷ 122 EMP @ 1 SPACES / 10 EMP = 86 SPACES
WAREHOUSE 72,954 SQ FT ÷ 146 EMP @ 1 SP/2 EMP = 73 SPACES
TOTAL REQUIRED = 159 SPACES

PARKING PROVIDED 159 SPACES (INCLUDS 6 HANDICAPPED SPACES)

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

DIRECTOR — 1-6-89

CHIEF BUREAU OF ENGINEERING — 1-6-89

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

APPROVED: Stephen L. Shuba DATE 12/22/88
HOWARD SOIL CONSERVATION DISTRICT

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

SIGNATURE _____ DATE _____
UNITED STATES SOIL CONSERVATION SERVICE

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

COUNTY HEALTH OFFICER — 1-12-89 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR — 1.26.89 DATE

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — 1/24/89 DATE
LKS

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL C-2	9020 JUNCTION DRIVE

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK				1	C-2
PLAT # 6655	BLOCK # 13A19	ZONE M-2	TAX/ZONE MAP 48	ELECT DIST 6	CENSUS TRACT 6064
WATER CODE C 04			SEWER CODE 4020000		

LEGEND

- TRACT OUTLINE
- R/W LINE
- EASEMENTS
- MINIMUM BUILDING RESTRICTION LINE
- EXISTING GROUND 110
- PROPOSED GRADE 110
- NUMBER PARKING SPACES (5)
- HANDICAP PARKING &
- EXISTING DRAINAGE AREA oooo
- PROPOSED DRAINAGE AREA ●●●●

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

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ENGINEER _____
REG NO. 8914 DATE 11-9-88

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8666

DEVELOPER'S CERTIFICATE
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DEVELOPER Vincent M Chippeta — DATE 7/28/88
DEVELOPER AGENT

DESIGNED PRC
DRAWN SHL/NK
CHECKED PRC/TC
PLL 6094
REVISIONS

GRADING, EROSION & SEDIMENT CONTROL PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2

TAX MAP: 48 PARCEL: 47
HOWARD CO, MD ELECT DIST 6
SCALE 1"=50'

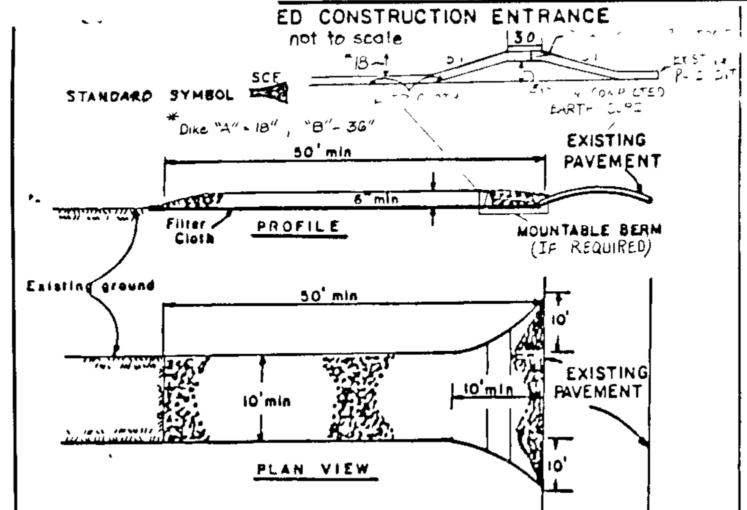
MRE FILE NOS 6-78-01, F-84-10, F-86-90

SHEET 4 OF 6

SDP-89-29

STABILIZED CONSTRUCTION ENTRANCE

not to scale

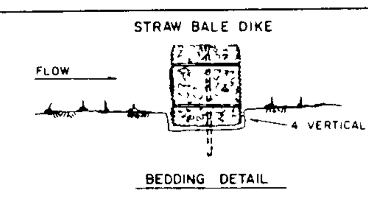


CONSTRUCTION SPECIFICATIONS

1 Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent
2 Length - As required but not less than 50 ft (except on a single residence lot where a 30 ft minimum length would apply)
3 Thickness - Not less than six (6) inches
4 Width - Ten (10) ft minimum, but not less than the full width at points where ingress or egress occurs
5 Filter Cloth - Will be placed over the entire area prior to placing of stone Filter will not be required on a single family residence lot
6 Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance If piping is impractical, a mountable berm with 5 1 slopes will be permitted
7 Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately
8 Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device
9 Periodic inspection and needed maintenance shall be provided after each rain

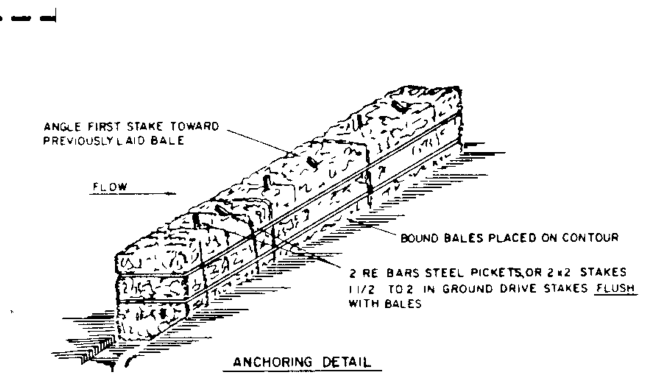
U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

STRAW BALE DIKE



BEDDING DETAIL

STANDARD SYMBOL
SBD



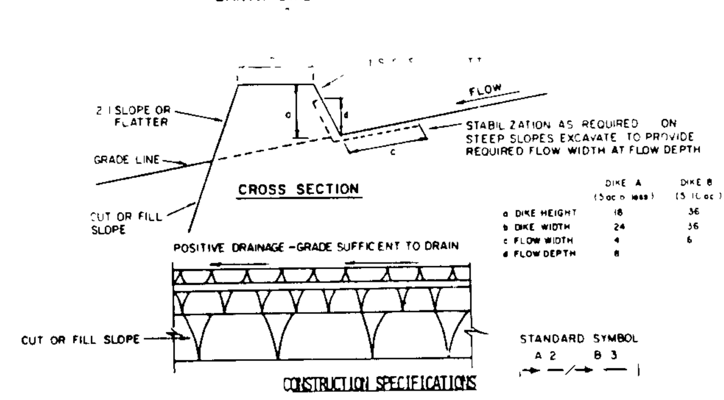
ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

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

U S DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK MARYLAND	STRAW BALE DIKE	SBD-1

EARTH DIKE



CONSTRUCTION SPECIFICATIONS

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

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	5-3 0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3 1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR, SOD, 2" STONE
3	5 1-8 0%	SEED WITH JUTE, OR SOD, 2" STONE	LINED RIP-RAP 4-8"
4	8 1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

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

U S DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK MARYLAND	EARTH DIKE	STANDARD DRAWING ED-1

SEDIMENT CONTROL NOTES

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437)

2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

3) Following initial soil disturbance or redisturbance permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3 1, b) 14 days as to all other disturbed or graded areas on the project site.

4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol 1, 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) sod (Sec. 54), temporary seeding (Sec 50) and mulching (Sec. 52) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector

7) Site Analysis:

Total Area of Site	6.307	Acres
Area Disturbed	6.307	Acres
Area to be roofed or paved	5.04	Acres
Area to be vegetatively stabilized	1.27	Acres
Total Cut	7,400	Cu. yds
Total Fill	19,178	Cu. yds
Offsite waste/borrow area location		

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

9) Additional sediment controls must be provided if deemed necessary by the Howard County DPW sediment control inspector

10) On all sites with disturbed areas in excess of 2 acres approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made

11) Material Will Be Obtained From A Site With An Approved Sediment Control Plan

PERMANENT SEEDING NOTES

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

Soil Amendments Use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs /1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding Harrow or disc into upper three inches of soil At time of seeding apply 400 lbs per acre 30-0-0 urea form fertilizer (9 lbs /1000 sq ft)

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs 1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs /1000 sq ft) before seeding Harrow or disc into upper three inches of soil

Seeding - For the periods March 1 thru April 30 and August 1 thru October 15 seed with 60 lbs per acre (1 4 lbs /1000 sq ft) of Kentucky 31 tall fescue For the period May 1 thru July 31 seed with 60 lbs Kentucky 31 tall fescue per acre and 2 lbs per acre (05 lbs /1000 sq ft) of weeping lovegrass During the period of October 16 thru February 28 protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring Option (2) Use sod Option (3) Seed with 60 lbs /acre Kentucky 31 tall fescue and mulch with 2 tons/acre well anchored straw

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs /1000 sq ft) of unrotted small grain straw immediately after seeding Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal /1000 sq ft) of emulsified asphalt on flat areas On slopes 8 feet or higher use 348 gallons per acre (8 gal /1000 sq ft) for anchoring

Maintenance - Inspect all seeded areas and make needed repairs replacements and reseedings

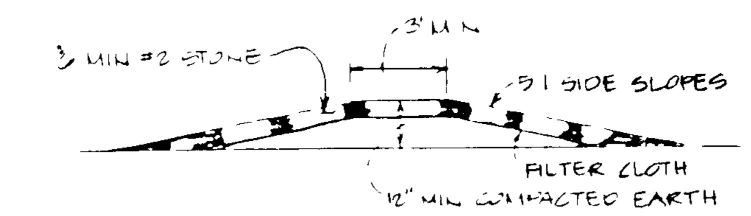
TEMPORARY SEEDING NOTES

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

Soil Amendments Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding For periods March 1 thru April 30 and from August 15 thru Nov 15 seed with 2½ bu per acre of annual rye (3 2 lbs /1000 sq ft) For the period May 1 thru August 14 seed with 3 lbs per acre of weeping lovegrass 0 07 lbs 1000 sq ft For the period November 16 thru February 28 protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring or use sod

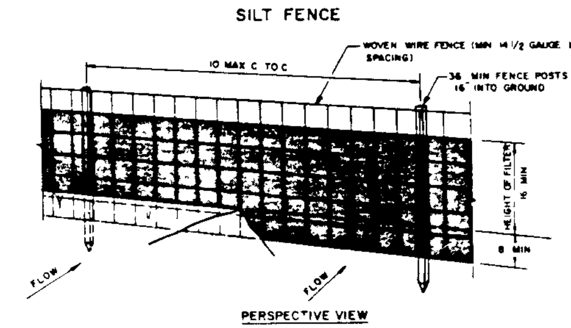
Mulching Apply 1½ to 2 tons per acre (70 to 90 lbs /1000 sq ft) of unrotted small grain straw immediately after seeding Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal /1000 sq ft) of emulsified asphalt on flat areas On slopes 8 ft or higher use 348 gal per acre (8 gal /1000 sq ft) for anchoring



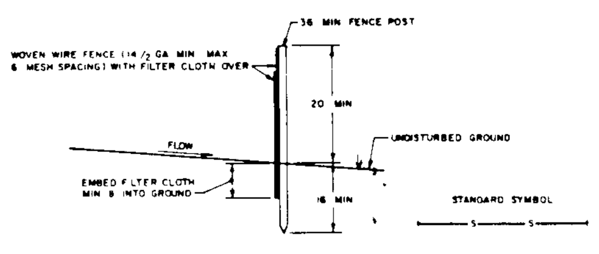
MOUNTABLE BERM DETAIL

NO SCALE

SILT FENCE



PERSPECTIVE VIEW



SECTION

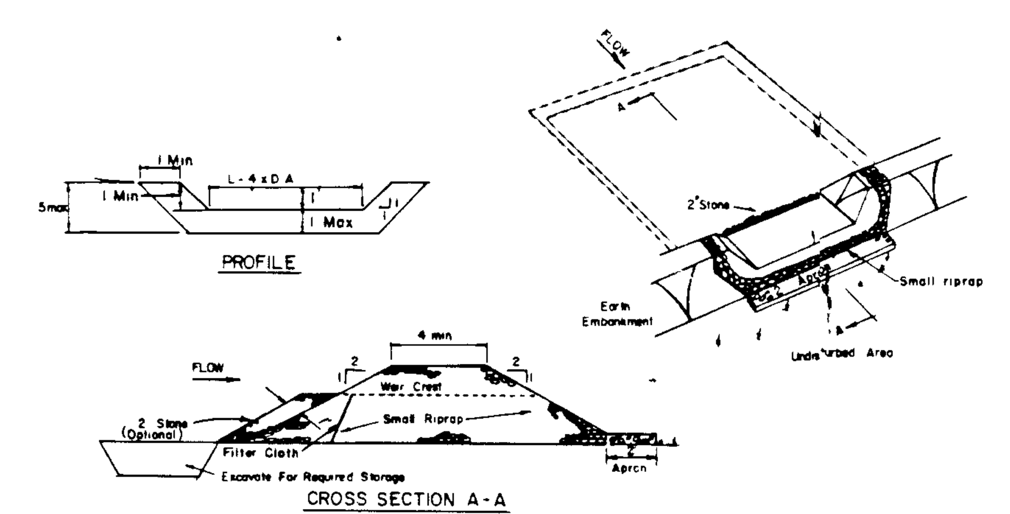
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

POSTS STEEL EITHER T OR U TYPE OR 2 HARDWOOD
FENCE WOVEN WIRE 14 GA. 6" MAX MESH OPENING
FILTER CLOTH FILTER X MIRAFI 100 STABILINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT GEOFAB ENVIROFENCE OR APPROVED EQUAL

U S DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK MARYLAND	SILT FENCE	STANDARD DRAWING SF 1

STONE OUTLET SEDIMENT TRAP V



CROSS SECTION A-A

OPTION. A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth

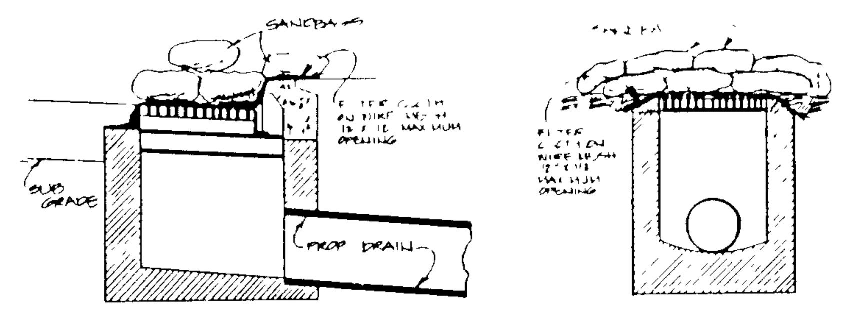
CONSTRUCTION SPECIFICATIONS FOR ST-V

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 over-sized stones, rocks, organic material or other objectionable material The embankment shall be compacted by traversing with equipment while it is being constructed
3 All cut and fill slopes shall be 2 1 or flatter.
4 The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap OR embedded filter cloth in the riprap
5 Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap
6 The structure shall be inspected after each rain and repairs made as needed.
7 Construction operations shall be carried out in such a manner than erosion and water pollution is minimized.
8 The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

Maximum Drainage Area 5 Acres

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

INLET PLUGGING DETAILS



NO SCALE

CONSTRUCTION SPECIFICATIONS
1 PLACE WIRE MESH OVER INLET GRATE AND THROAT OPENING, OVERLAP 2 FEET AT ALL ENDS
2 PLACE A PIECE OF APPROVED FILTER CLOTH (TO BE OF THE SAME DIMENSIONS OF THE WIRE MESH) OVER THE WIRE MESH
3 PLACE SANDBAGS OVER FILTER CLOTH AND WIRE MESH SANDBAGS SHOULD OVERLAP AND COVER COMPLETE SURFACE OF THE WIRE MESH
4 INSPECT FREQUENTLY TO INSURE DRAINAGE AND ENSURE FILTER CLOTH IS FREE OF SEDIMENT REPLACE FILTER CLOTH IF CLOGGED

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

DIRECTOR 1/9/89

CHIEF BUREAU OF ENGINEERING 1-6-89

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

APPROVED ______ HOWARD SOIL CONSERVATION DISTRICT DATE 12/22/88

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE: ______ UNITED STATES SOIL CONSERVATION SERVICE DATE ______

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

COUNTY HEALTH OFFICER DATE 1-12-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR DATE 1.26.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE 1-24-89

LKS

10-13-88
LKS

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

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL 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

ENGINEER ______ TAPOBRATA CHAKRABARTI

REG NO ______ DATE ______

OWNER / DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
301-796-8066

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

DEVELOPER Vincent M Bracato DEVELOPER AGENT DATE 7/28/88

DESIGNED PRC
DRAWN SHL/NK
CHECKED PRC/TC
PN 6094

REVISIONS

SEDIMENT & EROSION CONTROL DETAILS
PROPOSED OFFICE / WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION AREA 1
PARCEL C-2
TAX MAP 48 PARCEL 47
HOWARD CO. MD ELECT DIST
SCALE 1" 50'
SHEET

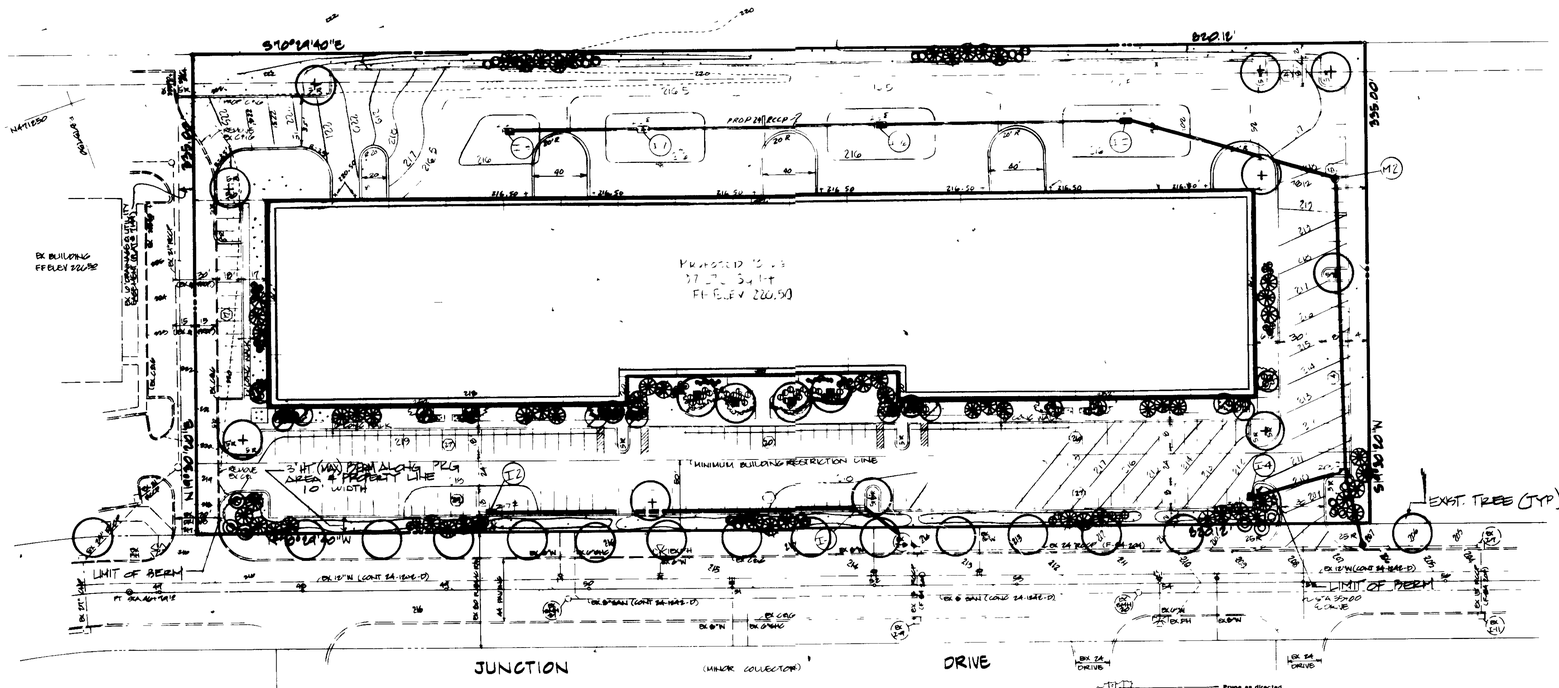
SDP-89-29

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION,,,OR AS SHOWN ON THESE PLANS
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUREDINDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
13. ALL WATER MAIN TEES, BENDS, CAPS, ETC SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD COMBINATION CONCRETE CURB & GUTTER

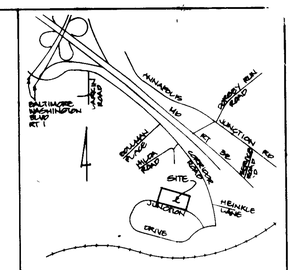
LEGEND

TRACT OUTLINE
R/W LINE
EASEMENTS
MINIMUM BUILDING RESTRICTION LINE
EXISTING GROUND 116
PROPOSED GRADE 116
NUMBER PARKING SPACES (#)
HANDICAP PARKING
TYPE 'A' PAVING (HOCO P-1) CAR
TYPE 'B' PAVING (HOCO P-1) TRUCK



NOTE: This plan to be utilized only for the location, species & size of plant materials. Locations shown are approximate. Plant locations to be approved in the field.

PLAN SCALE 1"=50'



LOCATION MAP 1"=2000'

10-13-88
LKS

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

DIRECTOR — 11/9/89

CHIEF BUREAU OF ENGINEERING — 1-6-89

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

APPROVED — DATE
HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE — DATE 1-12-89
UNITED STATES SOIL CONSERVATION SERVICE

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

COUNTY HEALTH OFFICER — DATE 1-12-89

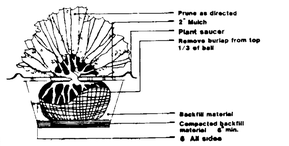
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR — DATE 1.26.89

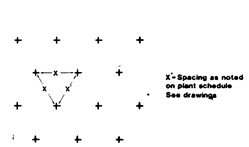
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 1/24/89
LKS

PLANT SCHEDULE

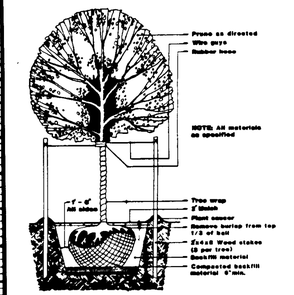
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	HEIGHT	SPREAD	CALIPER	B&B	GENERAL COMMENTS
(+)	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	10	14'-16'	8'-10'	2½"-3½"	YES	SPECIMEN
(■)	PRUNUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR	4	13"-15"	6'-8'	2½"-3½"	YES	SPECIMEN
(✱)	PINUS NIGRA	AUSTRIAN PINE	20	7'-9'	4'-5'	-	YES	SPECIMEN
(✱)	PINUS STROBUS	WHITE PINE	20	7'-9'	4'-5'	-	YES	SPECIMEN
(⊘)	OXYDENDRUM ARBOREUM	VARSURA TREE	12	8'-10'	4'-5'	-	YES	SPECIMEN
(⊕)	CORNUS KOUSA	KOUSA DOGWOOD	4	10'-12'	4'-5'	-	YES	SPECIMEN
(◎)	PRUNUS 'RADIANT'	RADIANT CRABAPPLE	6	8'-10'	4'-5'	2"-2½"	YES	SPECIMEN
(●)	VIBURNUM PLICATUM TOMENTOSUM	DOUBLE FILE VIBURNUM	20	2'-2½'	18"-24"	-	CONT	SPECIMEN
(●)	VIBURNUM JUDDI	JUDDI VIBURNUM	10	2'-2½'	18"-24"	-	CONT	SPECIMEN
(❤)	TAXUS CUSPIDATA 'DENSIFORMIS'	DENSE YEW	10	18"-24"	18"-24"	-	CONT	SPECIMEN
(❤)	AZALEA HYBRIDS	HINOCRIMSON/KAWW HYBRIDS	72	18"-24"	18"-24"	-	CONT	SPECIMEN
(▲)	EUONYMUS ALATUS COMPACTUM	COMPACT WINGED EUONYMUS	20	2'-2½'	18"-24"	-	CONT	SPECIMEN
(~~~)	JUNIPERUS TAMARISCIFOLIA	TAM JUNIPER	82	-	15"-18"	-	CONT	SPECIMEN
		1 PER 200 AREA	31/1000 / 1000 OF 200 = 155 PLANTS PER METER					



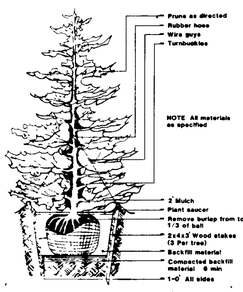
Typical Shrub Planting Detail
Not to Scale



Typical Groundcover Spacing
Not to Scale



Typical Deciduous Tree Planting Detail
Not to Scale



Typical Evergreen Tree Planting Detail
Not to Scale

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL C-2	4020 JUNCTION DRIVE

SUBDIVISION NAME: THE JUNCTION INDUSTRIAL PARK | SECT/AREA 1 1 | LOT/PARCEL 1 C-2
PLAT # 6885 6886 | BLOCK # 19 21 (A) | ZONE M-2 | TAX/ZONE MAP 48 | ELECT DIST 6 | CENSUS TRACT 6004
WATER CODE 004 | SEWER CODE 4020000

OWNER/DEVELOPER
CHIPPEWA LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 190
HANOVER, MARYLAND 21076
301-796-8666

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

DEVELOPER — DATE 12/8/88
DEVELOPER'S AGENT

DESIGNED
DRAWN
CHECKED
PLS
REVISIONS

LANDSCAPE PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 1 AREA 1
PARCEL C-2

TAX MAP: 48 PARCEL: 47
HOWARD CO, MD ELECT DIST 6
SCALE: 1"=50'

WP# FILE NOS S-88-21, P-88-10, F-

SHEET 6 OF 6

SDP-89-29