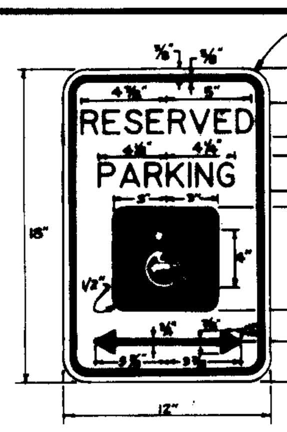
FULL DEPTH PAVING SECTION P-1

FULL DEPTH BITUMINOUS CONC. ALTERNATE
- 1" BITUMINOUS CONC. SURFACE
- 4" BITUMINOUS CONC. BASE

GRANULAR BASE ALTERNATE
- 1" BITUMINOUS CONC. SURFACE
- 2" BITUMINOUS CONC. BASE PRIME
- 5" CRUSHER RUN BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE



COLORS
GREEN - LEGEND AND BORDER
WHITE - SYMBOL ON BLUE BACKGROUND
WHITE - BACKGROUND

$50 FINE

STANDARD R7-B RESERVE PARKING SIGN

$50 FINE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6"x 12"x 0.080 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-B AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS.

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-B RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OF PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF THE SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

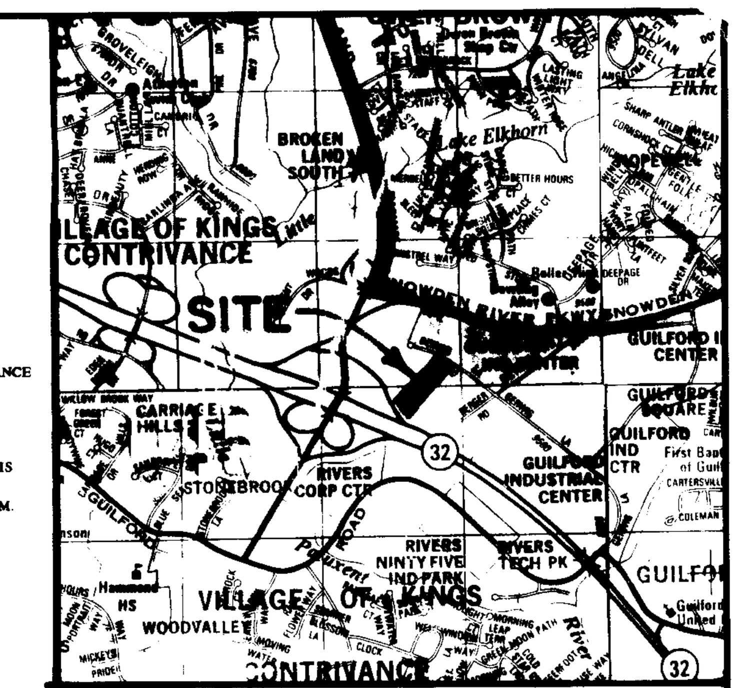
GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT - 35'
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEADIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE BALTIMORE GAS AND ELECTRIC COMPANY ~~48 HOURS~~ PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING MISS UTILITY. CALL COLLECT 1-800-257-7777.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND SEE DETAILS SHOWN HEREON.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER WATER LINES.
11. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 5 DAYS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272.
12. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.

BUILDING ELEVATION (WEST)
SCALE: 1"=40'

LAND DEVELOPMENT DIVISION GENERAL NOTES

1. ALL CONSTRUCTION ONSITE SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF CONSTRUCTION INSPECTION AT 301-792-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKROUND
   LOCATION: GERWIG LANE COLUMBIA
   TAX MAP 42 PARCEL 399
   ZONING: NT
   SECTION 2 AREA 4 COLUMBIA
   SITE AREA: 7.208 ACRES
   FINAL DEVELOPMENT PLAN APPROVED ON APRIL 11, 1973 IN PLAT BOOK 20 FOLIO 193 FDP 99A PART 1
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. TOPOGRAPHY SHOWN HEREON TAKEN FROM TOPO SURVEY PREPARED BY THIS OFFICE. DATED 12/91
8. HORIZONTAL AND VERTICAL CONTROL IS BASED ON HOWARD COUNTY DATUM.
9. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS INDICATED ON PLAN VIEW. DRAINAGE AREA IS LITTLE PATUXENT
10. THE PAYMENT OF FEE-IN-LIEU OF PROVIDING STORM WATER MANAGEMENT. APPROVED 2-6-92
11. EXISTING UTILITIES SHOWN HEREON WERE TAKEN FROM SDP 75-85C AND APPROVED CONSTRUCTION DRAWINGS.



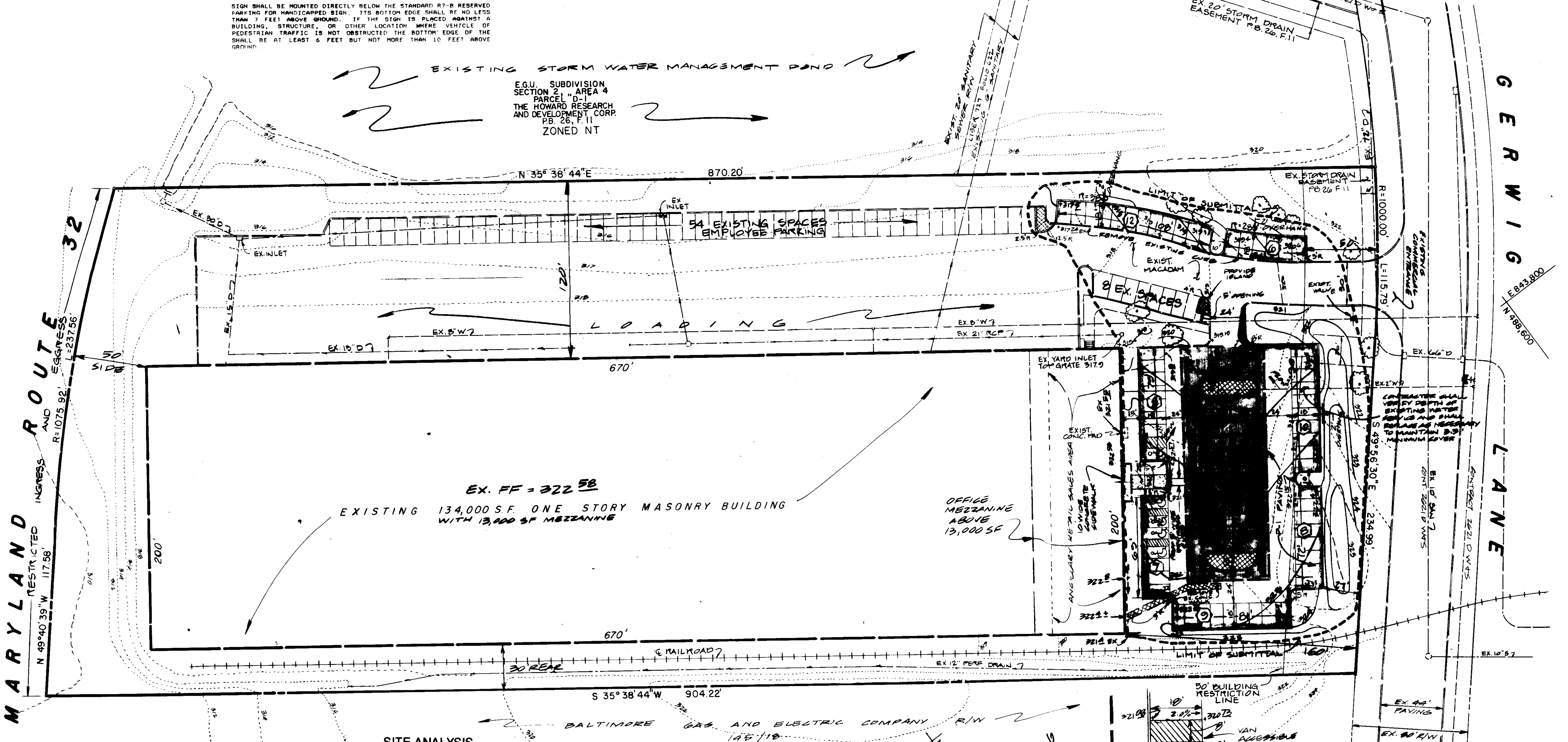
VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK: 322.58 FIRST FLOOR OF EXISTING MASONRY BUILDING.

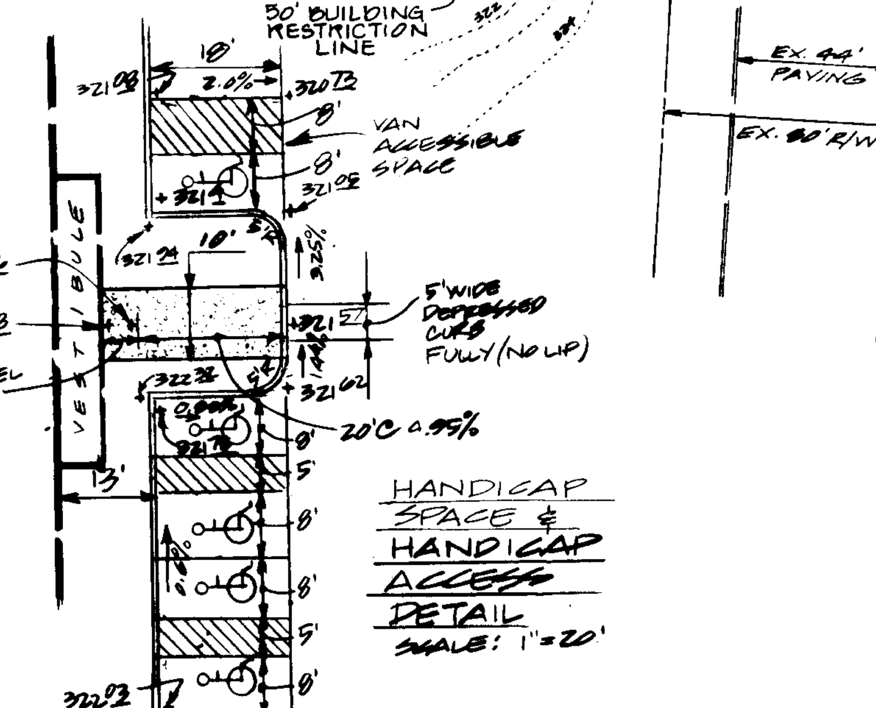
LEGEND

EXISTING CONTOUR	322
PROPOSED CONTOUR	322
EXISTING CURB	
PROPOSED CURB	
PROPOSED FULL DEPTH PAVING	
PROPOSED OVERLAY PAVING	
REMOVE EXISTING PAVING	
EXISTING TREE	

4-28-92



PLAN
SCALE: 1"=40'



HANDICAP SPACE & HANDICAP ACCESS DETAIL
SCALE: 1"=20'

PARKING TABULATION

PARKING REQUIREMENTS PER FDP 99A, PART 1	
50 EMPLOYEE WAREHOUSE @ 1 SP/EMPLOYEE	= 50 SPS
13,000 SF MEZZANINE OFFICE SPACE @ 2 SP/1000 SF	= 26 SPS
10,000 SF ANCILLARY RETAIL @ 5 SP/1000 SF	= 50 SPS
TOTAL REQUIRED PER FDP	= 126 SPS
TOTAL PARKING PROVIDED	
STANDARD 9' x 18' SPACES	= 142 SPACES
HANDICAP SPACES @ 13' x 18' OR TWO SIDE BY SIDE @ 21' x 18'	= 5 SPACES
TOTAL PARKING PROVIDED	= 147 SPACES

SITE ANALYSIS

EXISTING ZONING -	NT - EMPLOYMENT CENTER - INDUSTRIAL, FDP 99A, PART 1
TOTAL AREA OF SITE -	7.208 ACRES
AREA OF SUBMITTAL-	52,096 SF OR 1.196 ACS.
PROPERTY REFERENCE -	PLATBOOK 26 FOLIO 11 PARCEL E-1 COLUMBIA E.G.U.- F73-91c SUBDIVISION SECTION 2 AREA 4
EXISTING USE-	WAREHOUSE BUILDING WITH ANCILLARY RETAIL AND OFFICE
PROPOSED USE -	WAREHOUSE BUILDING WITH ANCILLARY RETAIL AND OFFICE
TOTAL FLOOR AREA-	124,000 SF WAREHOUSE 10,000 SF ANCILLARY RETAIL 13,000 SF OFFICE MEZZANINE
FLOOR AREA RATIO 147,000 SF/313,980 SF(7.208 ACS.)-	0.47
% OPEN SPACE-	1.95 ACS./7.208 ACS. =27%
% BUILDING COVERAGE W/ PAVING	5.26 ACS./7.208 ACS. =73%
TOTAL AREA OF NEW PARKING LOTS -	31,920 SF
TOTAL AREA OF LANDSCAPED ISLANDS-	2,180 SF
% OF LANDSCAPED ISLANDS WITHIN NEW PARKING LOTS TO NEW PARKING LOT-	6.83 %
AREA TO BE DISTURBED-	41360 SF OR 0.95 ACS.

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 5/28/92
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

SDP-92-87
PLAN NUMBER — DATE

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. [signature] 5/28/92
U.S. SOIL CONSERVATION SERVICE — DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Joyce M Burdon [signature] 6/18/92
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 6/24/92
DIRECTOR — DATE

[signature] 6/30/92
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE

APPROVED: FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James [signature] 6/16/92
DIRECTOR — DATE

[signature] 6/16/92
CHIEF BUREAU OF ENGINEERING — DATE

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
9645	GERWIG LANE

SUBDIVISION NAME			SECT./AREA		LOT/PARCEL
E.G.U. SUBDIVISION			2/4		E-1
PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
26-11	9	NT	42	6TH	6067.03
WATER CODE			SEWER CODE		
E-06			5280000		

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

ENGINEER'S CERTIFICATE

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

ENGINEER: [signature]
REG. NO.: [illegible] DATE: 5/22/92

OWNER / DEVELOPER
T.C.W. REALTY
MARYLAND No. 5 LIMITED PARTNERSHIP
30 ROSEWHARF
BOSTON MASSACHUSETTS 02110
c/o TRAMMELL CROW COMPANY
9641 BROKENLAND PARKWAY
COLUMBIA, MARYLAND 21046
410-381-9500

DEVELOPER'S CERTIFICATE

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

DEVELOPER: [signature] DATE: [signature]
NAME: [signature] TITLE: [signature]

FN 06912

DESIGNED	J.E.M.
DRAWN	P.M.N.
CHECKED	

SITE DEVELOPMENT PLAN
PROPOSED PARKING EXPANSION
CHASELLE INC.
PARKING LOT ADDITION TO SDP -75-85c
No. 9645 GERWIG LANE — E.G.U. SUBDIVISION
PARCEL E-1 — SECTION 2 — AREA 4
HOWARD COUNTY, MD — JANUARY, 1992
6th ELECTION DISTRICT — TAX MAP 42 PARCEL 399
SCALE 1"= 40' — SHEET 1 OF 3

SDP-92-87

SEDIMENT CONTROL NOTES

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

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

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

4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chaper 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

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

7) Site Analysis:

Total Area of Site	3.00	Acres
Area Disturbed	0.95	Acres
Area to be roofed or paved	0.56	Acres
Area to be vegetatively stabilized	0.39	Acres
Total Cut	650	Cu. yds
Total Fill	200	Cu. yds
Offsite waste/borrow area location	To BE DETERMINED	

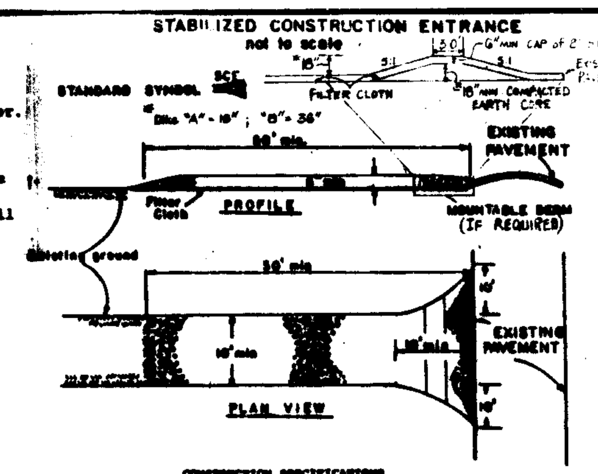
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

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.

STABILIZED CONSTRUCTION ENTRANCE

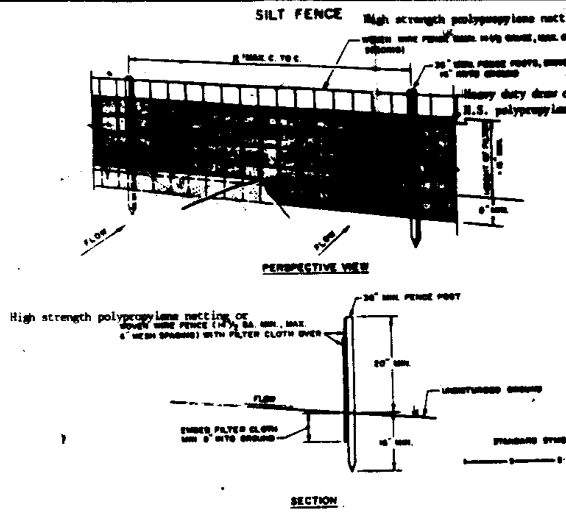
not to scale



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.

SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

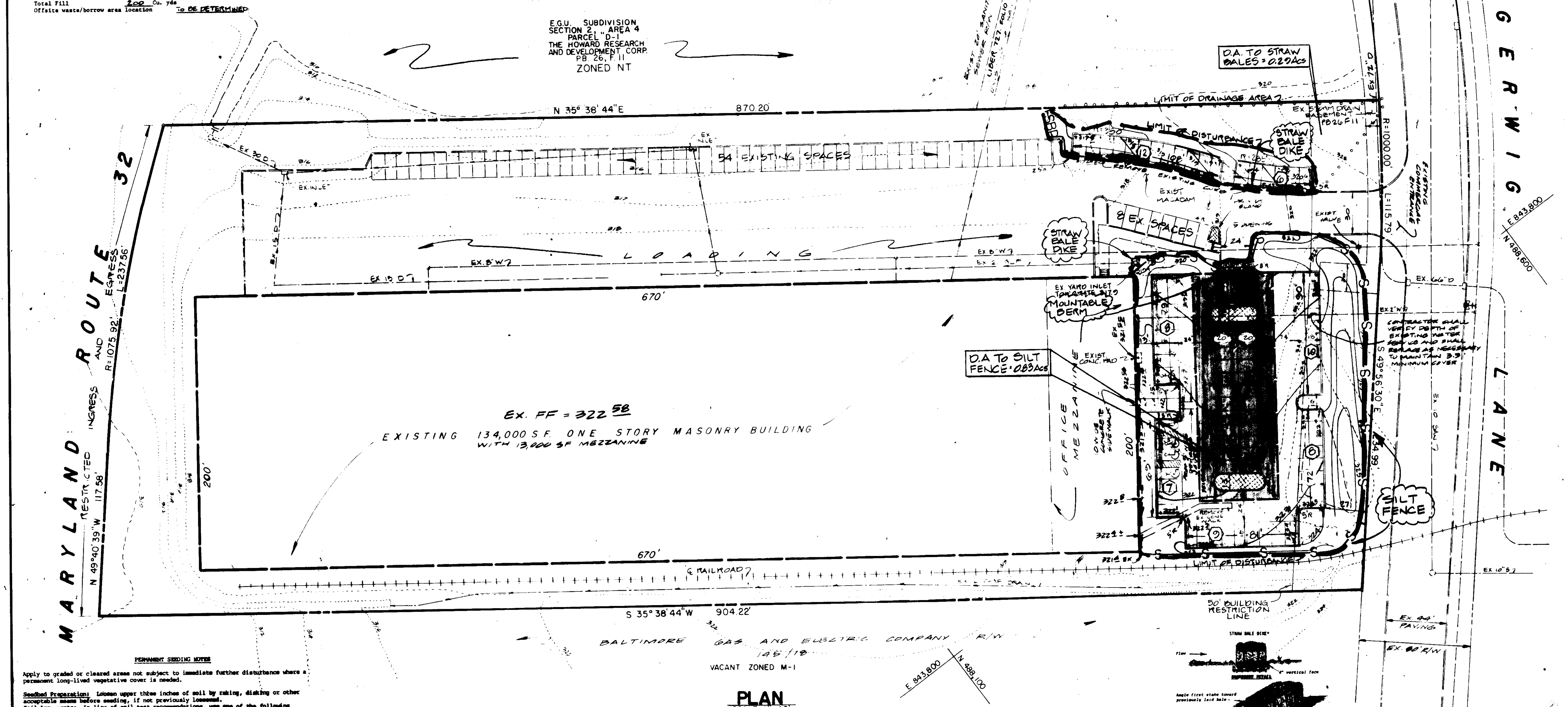
1. High strength polypropylene netting or woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall 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" x 4" Min. (Actual) Hardwood

FENCE: Woven wire, 14 Ga. 6" Max. Mesh Opening or high strength polypropylene netting

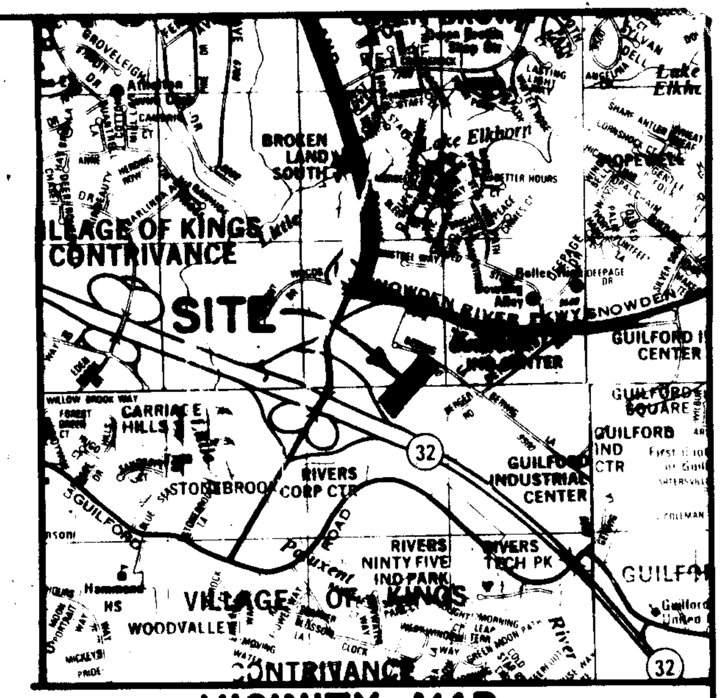
FILTER CLOTH: Filter X, Mirafi 100X, Stabilinka T140N or Approved Equal

PREFABRICATED UNIT: Geofab, Envirofence, or Approved Equal.



PLAN

SCALE 1" = 40'



VICINITY MAP

SCALE 1" = 2000'

BENCHMARK: 322.58 FIRST FLOOR OF EXISTING MASONRY BUILDING

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB
- PROPOSED CURB
- SILT FENCE
- MOUNTABLE BERM
- STRAW BALE DIKE
- LIMIT OF DISTURBANCE
- LIMIT OF DRAINAGE AREA

4-28-92

PERMANENT SEEDING NOTES

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

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

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

1) Preferred — Apply 2 tons per acres 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 disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.)
2) Acceptable — Apply [illegible] tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 500 lbs per acre 10-[illegible] fertilizer (23 lbs/1000 sq. ft) before seeding. Harrow or disk into upper [illegible] inches of soil.

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

Mulching — Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance — Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

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

Soil Amendments: — Apply 60 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 October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: — Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

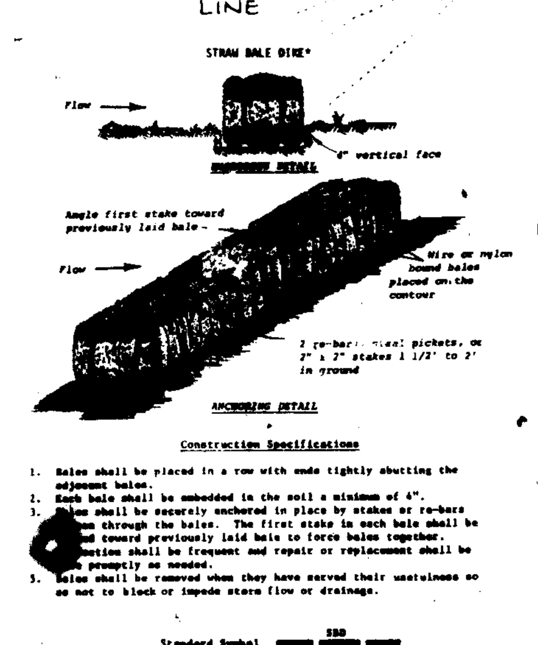
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEQUENCE OF OPERATIONS

1. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR 48 HOURS PRIOR TO BEGINNING ANY WORK
2. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY
3. INSTALL ALL SEDIMENT CONTROL MEASURES AND DEVICES
4. BEGIN GRADING
5. INSTALL CURB AND GUTTER AND LAY STONE SUB-BASE IN PARKING AREAS
6. STABILIZE AREAS TO REMAIN GRASS IN ACCORANCE WITH SEEDING SPECIFICATIONS HEREON.
7. PROCEED WITH PAVING OPERATIONS.
8. AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE.

STORM WATER MANAGEMENT - A FEE IN LIEU OF PROVIDING STORM WATER MANAGEMENT FACILITIES FOR THE PROPOSED ADDITIONAL IMPERVIOUS AREA HAS BEEN ACCEPTED BY HOWARD COUNTY.

STRAW BALE DIKE*



Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or 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.

Standard Symbol SBD

* Drainage area less than 1/2 acre.

NOTE:
THIS PLAN IS TO BE USED FOR THE INSTALLATION OF SEDIMENT AND EROSION CONTROL DEVICES ONLY. SEE SHEET 1 OF 3 FOR SITE WORK DETAILS.

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 5/28/92
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

SDP-92-87
PLAN NUMBER — DATE

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Helm 5/28/92
U.S. SOIL CONSERVATION SERVICE — DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Joyce M Boyd 6/18/92
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

6/24/92
DIRECTOR — DATE

6/22/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE

APPROVED: FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

6/16/92
DIRECTOR — DATE

6/8/92
CHIEF BUREAU OF ENGINEERING — DATE

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
9645	GERWIG LANE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
E.G.U. SUBDIVISION	2/4	E-1

PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
26-11	9	NT	42	6TH	6067.03

WATER CODE	SEWER CODE
1E-06	5280000

GWS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 828-6120

STATE OF MARYLAND — JAMES EDWARD MAYS — NO. 18896 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

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

ENGINEER: ______
REG. NO.: 18,896 DATE: 5/22/92

OWNER / DEVELOPER
T.C.W. REALTY
MARYLAND No. 5 LIMITED PARTNERSHIP
30 ROSEWHARF
BOSTON MASSACHUSETTS 02110
c/o TRAMMELL CROW COMPANY
9841 BROKENLAND PARKWAY
COLUMBIA, MARYLAND 21046
410-381-9500

DEVELOPER'S CERTIFICATE

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

DEVELOPER: ______ DATE: 5/21/92
NAME: ______ TITLE: ______

SEDIMENT AND EROSION CONTROL PLAN
PROPOSED PARKING EXPANSION
CHASELLE INC.

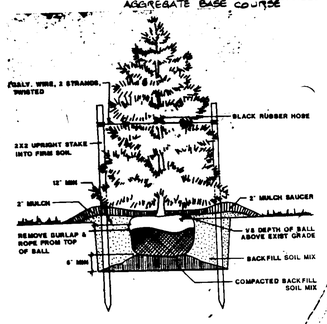
PARKING LOT ADDITION TO SDP -75-85c
No. 9645 GERWIG LANE — E.G.U. SUBDIVISION
PARCEL E-1 SECTION 2 AREA 4
HOWARD COUNTY, MD — JANUARY, 1992
6th ELECTION DISTRICT — TAX MAP 42 PARCEL 399
SCALE 1" = 40' — SHEET 2 OF 3

SDP-92-87

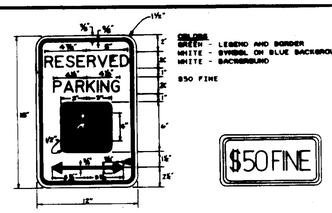
FULL DEPTH PAVING SECTION P-1

FULL DEPTH BITUMINOUS CONC ALTERNATE
- 1" BITUMINOUS CONC. SURFACE
- 4" BITUMINOUS CONC BASE

GRANULAR BASE ALTERNATE
- 1" BITUMINOUS CONC SURFACE
- 2" BITUMINOUS CONC BASE PRIME
- 5" CRUSHER RUN BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE



TYPICAL EVERGREEN TREE STAKING DETAIL



COLORS
GREEN - LEGEND AND BORDER
WHITE - SYMBOL ON BLUE BACKGROUND
WHITE - BACKGROUND

$50 FINE

STANDARD R7-8 RESERVE PARKING SIGN

$50 FINE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6' x 12' x 0.080 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES.

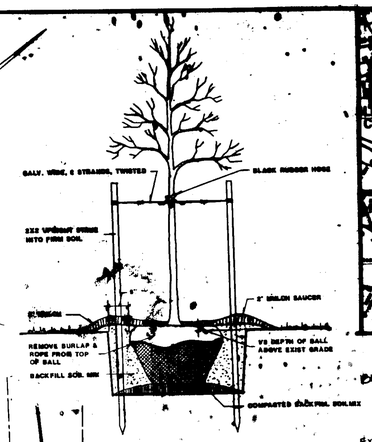
THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND. THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS.

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF THE SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

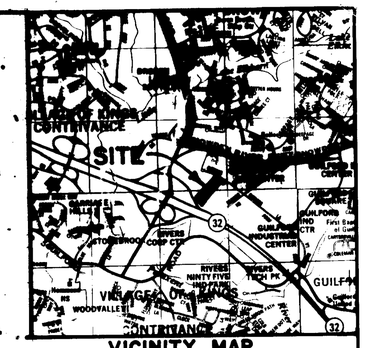
GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT - 35'
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE BALTIMORE GAS AND ELECTRIC COMPANY 48 HOURS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING MISS UTILITY. CALL COLLECT 1-800-257-7777.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND SEE DETAILS SHOWN HEREON.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER WATER LINES.
11. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 5 DAYS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272.
12. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.

BUILDING ELEVATION (WEST)
SCALE: 1"=40'



TYPICAL TREE STAKING DETAIL



VICINITY MAP
SCALE: 1" = 2000'

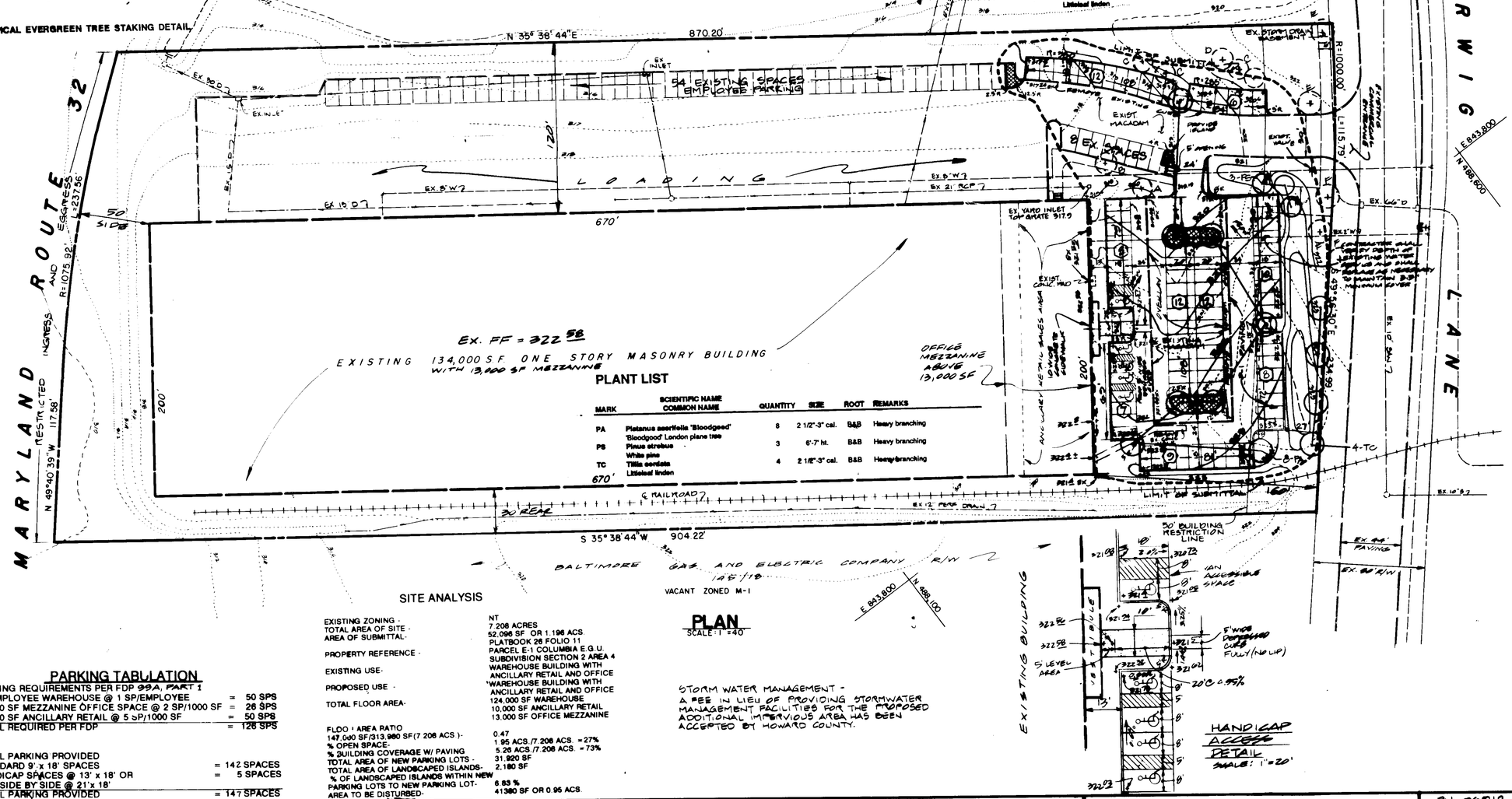
BENCHMARK: 322.58 FIRST FLOOR OF EXISTING MASONRY BUILDING.

TREES TO REMAIN

MARK	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE
A	Ilex opaca American holly	1	6",6" cal.
B	Crataegus phaenopyrum Washington hawthorn	1	6" cal.
C	Picea abies Norway spruce	3	7" cal.
D	Robinia pseudo-acacia Black locust	1	7" cal.
E	Fraxinus sp. Ash	2	7" cal.
F	Tilia cordata Littleleaf linden	3	7" cal.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB
- PROPOSED CURB
- PROPOSED FULL DEPTH PAVING
- PROPOSED OVERLAY PAVING
- REMOVE EXISTING PAVING



PLANT LIST

MARK	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
PA	Platanus acerifolia 'Bloodgood' 'Bloodgood' London plane tree	8	2 1/2"-3" cal.	B&B	Heavy branching
PS	Pinus strobus White pine	3	6'-7' ht.	B&B	Heavy branching
TC	Tilia cordata Littleleaf linden	4	2 1/2"-3" cal.	B&B	Heavy branching

SITE ANALYSIS

EXISTING ZONING -	NT
TOTAL AREA OF SITE -	7.208 ACRES
AREA OF SUBMITTAL -	52,096 SF OR 1.196 ACS. PLATBOOK 26 FOLIO 11 PARCEL E-1 COLUMBIA E.G.U. SUBDIVISION SECTION 2 AREA 4
PROPERTY REFERENCE -	WAREHOUSE BUILDING WITH ANCILLARY RETAIL AND OFFICE
EXISTING USE -	WAREHOUSE BUILDING WITH ANCILLARY RETAIL AND OFFICE
PROPOSED USE -	124,000 SF WAREHOUSE 10,000 SF ANCILLARY RETAIL
TOTAL FLOOR AREA -	13,000 SF OFFICE MEZZANINE
FLOOR AREA RATIO 147,000 SF/313,960 SF (7.208 ACS.) -	0.47
% OPEN SPACE -	1.95 ACS./7.208 ACS. = 27%
% BUILDING COVERAGE W/ PAVING	5.26 ACS./7.208 ACS. = 73%
TOTAL AREA OF NEW PARKING LOTS -	31,920 SF
TOTAL AREA OF LANDSCAPED ISLANDS -	2,180 SF
% OF LANDSCAPED ISLANDS WITHIN NEW PARKING LOTS TO NEW PARKING LOT -	6.83 %
AREA TO BE DISTURBED -	41380 SF OR 0.95 ACS.

PARKING TABULATION

PARKING REQUIREMENTS PER FDP 99A, PART 1

50 EMPLOYEE WAREHOUSE @ 1 SP/EMPLOYEE	=	50 SPS
13,000 SF MEZZANINE OFFICE SPACE @ 2 SP/1000 SF	=	26 SPS
10,000 SF ANCILLARY RETAIL @ 5 SP/1000 SF	=	50 SPS
TOTAL REQUIRED PER FDP	=	126 SPS

TOTAL PARKING PROVIDED		
STANDARD 9' x 18' SPACES	=	142 SPACES
HANDICAP SPACES @ 13' x 18' OR TWO SIDE BY SIDE @ 21' x 18'	=	5 SPACES
TOTAL PARKING PROVIDED	=	147 SPACES

STORM WATER MANAGEMENT - A FEE IN LIEU OF PROVIDING STORMWATER MANAGEMENT FACILITIES FOR THE PROPOSED ADDITIONAL IMPERVIOUS AREA HAS BEEN ACCEPTED BY HOWARD COUNTY.

PLAN
SCALE: 1"=40'

4-28-92.

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER DATE N.A.

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER DATE 6/18/92

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR DATE 6/24/92

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE 6/22/92

APPROVED: FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE 6/6/92

CHIEF BUREAU OF ENGINEERING DATE 6-8-92

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
9645	GERWIG LANE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
E.G.U. SUBDIVISION	2/4	E-1

PLAT NO. OR LIF	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
26-11	D	NT	42	6TH	6067.03

WATER CODE	SEWER CODE
E-06	5280000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

RON STUPP ASSOCIATES - LANDSCAPE ARCHITECT
ELLICOTT CITY, MARYLAND
(410) 992-4650

MAY 14, 1992

OWNER / DEVELOPER
T.C.W. REALTY
MARYLAND No. 5 LIMITED PARTNERSHIP
30 ROSEWHARF
BOSTON MASSACHUSETTS 02110
c/o TRAMMELL CROW COMPANY
9641 BROKENLAND PARKWAY
COLUMBIA, MARYLAND 21046
410-381-9500

TRAMMELL CROW COMPANY
CHASELLE PARKING LOT EXPANSION
LANDSCAPE PLAN
COLUMBIA, MARYLAND

PN 06012

DESIGNED J.E.M.
DRAWN P.M.N.
CHECKED

FINAL LANDSCAPE PLAN
PROPOSED PARKING EXPANSION
CHASELLE INC.
No. 9645 GERWIG LANE
PARCEL E-1 SECTION 2 AREA 4
E.G.U. SUBDIVISION
HOWARD COUNTY, MD.
JANUARY, 1992
SCALE: 1"= 40'
PARKING LOT ADDITION TO SDP-79-86C
SHEET 3 OF 3
6th ELECTION DISTRICT
TAX MAP 42 PARCEL 300

SDP-92-87