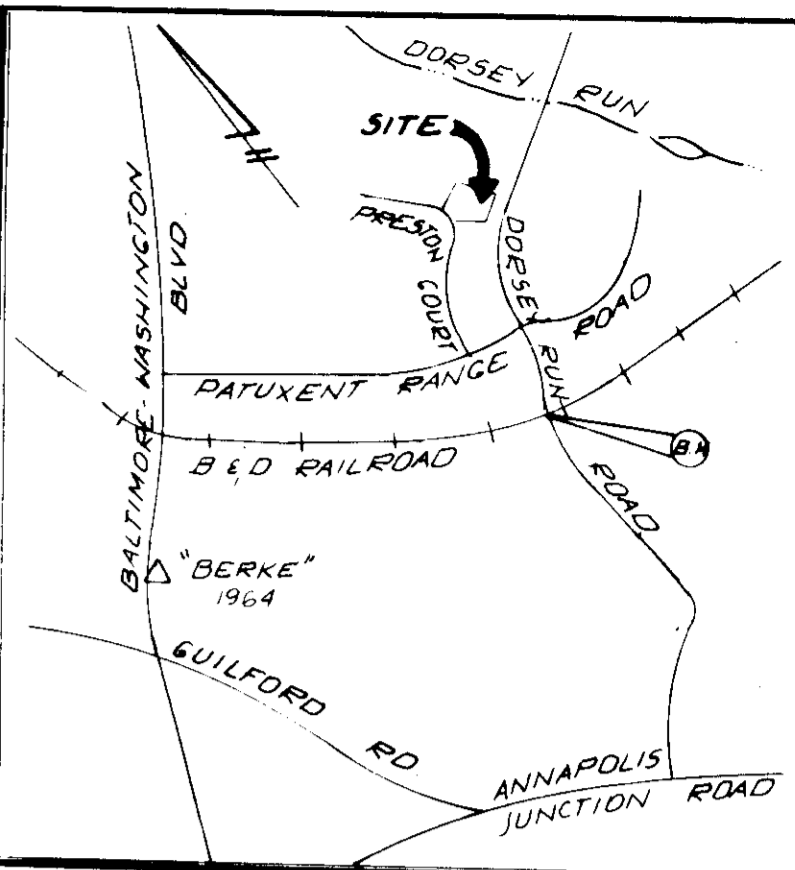


(THIS PLAN IS A REVISION TO
SDP 86-285)

SITE DATA
 TOTAL AREA OF SITE: 6.569 AC. (PARCEL D-2)
 EXISTING ZONE: M-2
 PROPERTY REFERENCE: PLAT 7456
 EXISTING USE: VACANT
 PROPOSED USE: WAREHOUSE/OFFICE BUILDING
 BUILDING COVERAGE: 100,600 S.F. OR 2.31 AC.
 FLOOR AREA: 100,600 S.F. OR 2.31 AC.
 FLOOR AREA RATIO: 2.25
 AREA TO BE PAVED - BUILDING AREA: 179,470 S.F. OR 4.12 AC.
 & OPEN SPACE: 107,600 S.F. OR 2.47 AC.
 & BUILDING COVERAGE: 354
 & BUILDING COVERAGE WITH PAVING: 628
 TOTAL AREA OF PARKING LOT: 39,500 S.F. OR 0.91 AC.
 AREA OF LANDSCAPED ISLANDS IN PARKING: 1222 SF OR 0.028 AC (1%)
 AREA TO BE DISTURBED: 77,400 S.F. OR 1.76 AC (PARCELS D-1 & D-2)
 AREA TO BE VEGETATIVELY STABILIZED: 16,400 S.F. OR 0.37 AC.
 PREVIOUS SDP NO. 86-285
 FINAL PLAT NO. F-86-210
 STORM WATER MANAGEMENT FOR THESE PARCELS WAS PROVIDED UNDER
 "BALTIMORE-WASHINGTON INDUSTRIAL PARK SECTION II", REGIONAL
 STORM WATER MANAGEMENT (F-86-210).

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND/OR AS SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF CONSTRUCTION INSPECTION DIVISION (301-313-1880), AND MISS UTILITY (800-287-7777), AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
 - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - ALL AREAS NOT BEING PAVED OR RECEIVING ANY BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 - ALL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER RECEIVING PILL AREAS.
 - THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
 - ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH PROTECTION.
 - ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM 3' COVER UNLESS NOTED OTHERWISE ON THE PLAN.
 - CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEMI MAINS WITHIN 2'-0" OF EXTERIOR.
 - FOR DETAILS OF RAILS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED SHOWN HEREON.
 - 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.
 - ADA STANDARDS SHALL BE COMPLIED WITH.

NP-95-12 - WAIVER FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.156 (K) GRANTED APPROVAL TO ALLOW A 180 DAY EXTENSION TO SUBMIT ORIGINAL SITE DEVELOPMENT PLAN BY FEBRUARY 20, 1995



B.W.I.P.
 SECTION II
 PARCEL 'C'
 (ZONED M-2)
 PLAT NO. 6923

M.N. DUVALL
 LIBER 536/FOLIO 24
 ZONED M-2

- LEGEND**
- PROPERTY LINE
 - R/W LINE
 - PROP. GROUND
 - PROP. GRADE
 - EX. CURB
 - EX. CONC. TO BE REMOVED
 - EX. WATER
 - EX. STORM DRAIN
 - EX. SANITARY SENE
 - PROP. CONC. C/G
 - PROP. WATER
 - OVERLAY OF EX. PAVING
 - PROP. LIGHT
 - PROP. HDGP. PARKING
 - NO. OF PARKING SPACES
 - PROP. GUARD RAIL
 - PROP. FENCE

SITE CONSTRUCTION NOTES:

- MEET EXISTING CURB AND GUTTER FOR LINE AND GRADE.
- MEET EXISTING CONCRETE OF EXISTING PAVEMENT FOR GRADE. SAW CUT NEAT JOINT.
- EXISTING CONCRETE OR EXISTING PAVEMENT TO BE REMOVED.
- EXISTING 6" WATER TO BE ABANDONED IN PLACE. INSTALL 6" CAP AND BUTTRESS AT LOCATION OF PROPOSED FIRE HYDRANT RELOCATED. PLUG REMAINING WATER MAIN WITH CONCRETE AT BOTH ENDS. BY OTHERS EXISTING STORM DRAIN TO BE ABANDONED IN PLACE, EXCEPT IF LOCATED UNDER BUILDING PAD. BULKHEAD UPSTREAM END WITH 8" SOLID BRICK BULKHEAD. ADJUST EXISTING MANHOLE TO FINISHED GRADE.

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

Patricia Englejohn 3/2/95
 U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

Approved: *John R. Ralston* 3/2/95
 Howard Soil Conservation District Date

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

County Health Officer _____ Date
 APPROVED: Howard County Office of Planning & Zoning.

Joseph Smith 3/2/95
 Director Date

Qina Arimmonji 3/2/95
 Chief Division of LAND DEVELOPMENT AND RESEARCH Date

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

James P. Brown 3/10/95
 Director Date

Charles E. Span 3/10/95
 Chief Bureau of Engineering M.K. CO 3/10/95 Date

ADDRESS CHART
 PARCEL D-2 8240 PRESTON COURT

SUBDIVISION NAME: BALTIMORE-WASHINGTON INDUSTRIAL PARK SECT. 2 PARCEL 19
 PLAT # 7456 BLOCK # 2 ZONE M-2 TAX MAP 44 ELEC. DIST. 6 CENSUS TRACT 6069 01
 WATER CODE B02 SEWER CODE 3020000

DESIGN: VZ
 DRAIN: HC
 CHECKED: V.2/11/95
 REVISIONS:

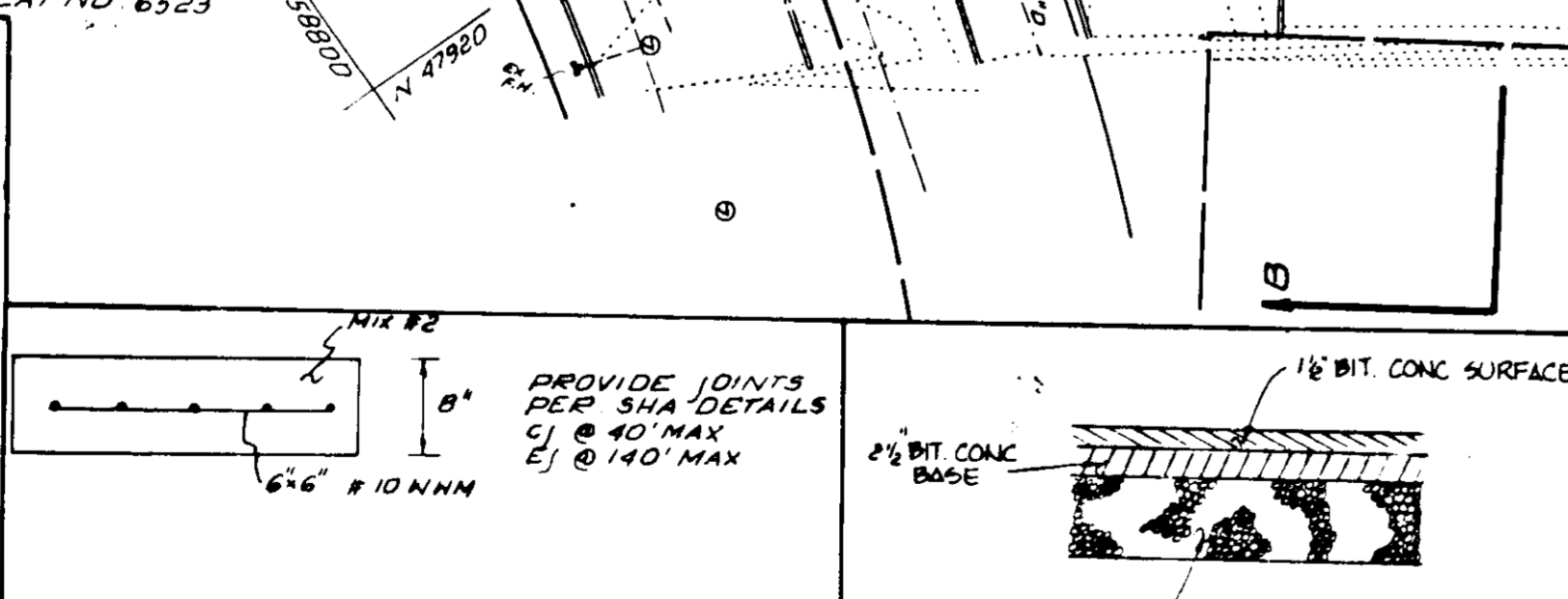
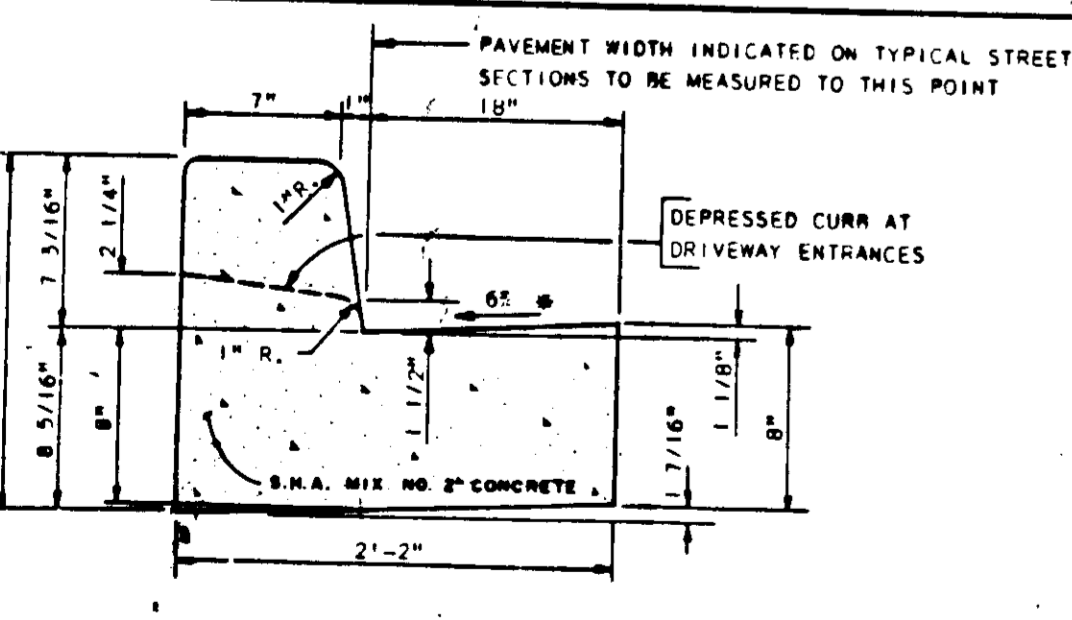
REVISED SITE PLAN (SDP 86-285)
 FOR
 BALTIMORE-WASHINGTON INDUSTRIAL PARK PARCEL D-2

HOWARD COUNTY, MD DATE: OCT 13, 1993
 ELECTION DIST. #6 SCALE: AS SHOWN
 SHEET 1 OF 6

PARKING TABULATION
 AREA OF OFFICE - 10,060 S.F.
 AREA OF WAREHOUSE - 90,540 S.F.
 TOTAL AREA - 100,600 S.F.
 PARKING REQUIRED -
 OFFICE 10,060 SF @ 3.3 P.S./1,000 SF = 33.20 P.S.
 WAREHOUSE 90,540 SF @ 0.5 P.S./1,000 SF = 45.27 P.S.
 TOTAL PARKING SPACES REQUIRED - 79 P.S.
 TOTAL PARKING SPACES PROVIDED = 83 P.S. (INCL. 4 HDGP)

A LANDSCAPE SURETY, IN THE AMOUNT OF \$5,300.00 IS REQUIRED IN CONJUNCTION WITH THE GRADING PERMIT.

B.W.I.P.
 SECTION II
 LOT A
 (ZONED M-2)
 PLAT NO. 6523



PLAN

SCALE: 1" = 40'
 NOTE: THE FINAL SECTION DESIGN SHALL BE DETERMINED BY ON SITE TESTING OF THE FINISHED SUBGRADE BY A QUALIFIED GEOTECHNICAL ENGINEER.

SHEET INDEX

| | |
|----------|------------------------------------|
| SHEET 1 | SITE PLAN |
| SHEET 1A | STORM WATER MANAGEMENT PLAN |
| SHEET 2 | SECTIONS & DETAILS |
| SHEET 3 | STORM DRAIN PROFILES |
| SHEET 4 | SEDIMENT & EROSION CONTROL |
| SHEET 5 | SEDIMENT & EROSION CONTROL DETAILS |
| SHEET 6 | LANDSCAPE PLAN |

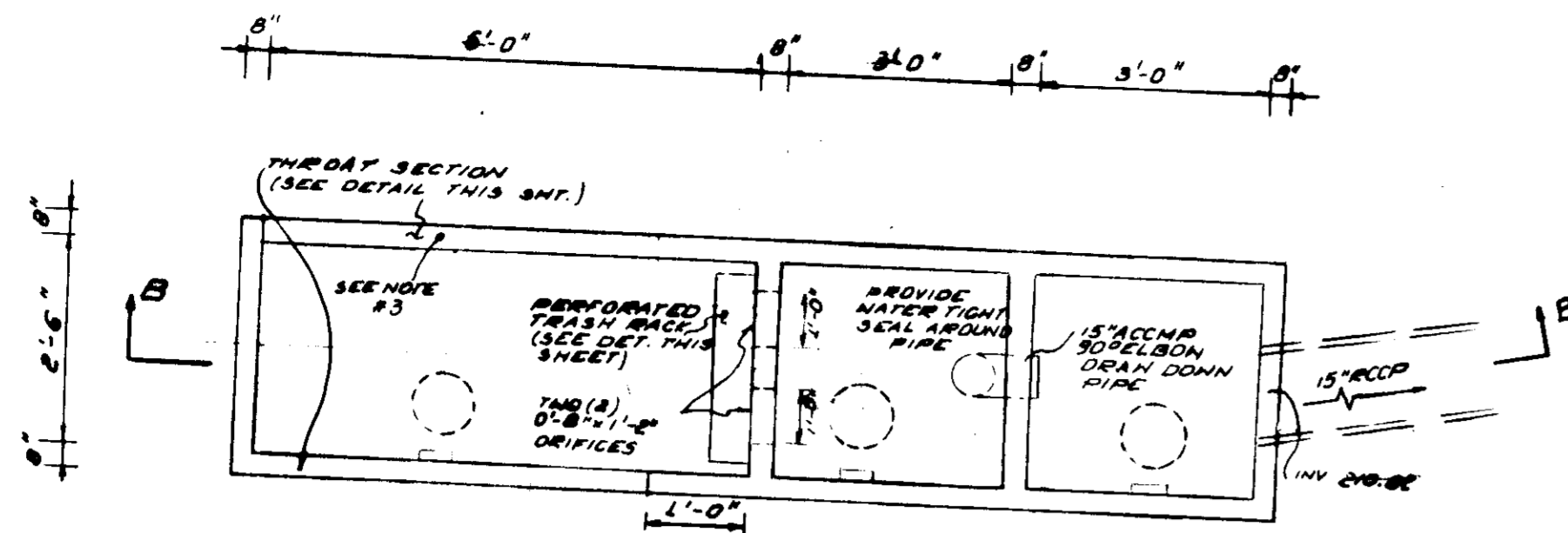
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

ENGINEER CERTIFICATION
 "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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Engineer: *Richard L. Langsdorfer* Date: 2/16/95
 Name: RICHARD L. LANGSDORFER PE # 12589

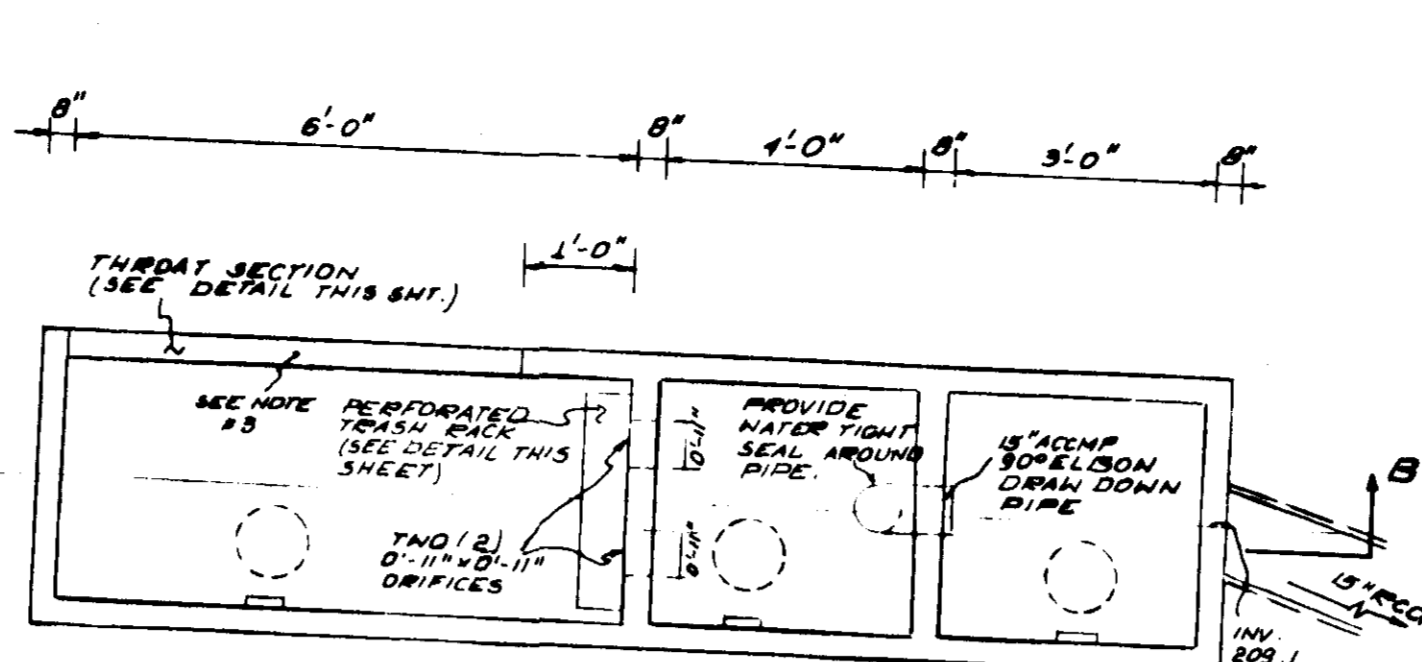
OWNER/DEVELOPER
FRP DEVELOPMENT CORPORATION
 34 LOYETON CIRCLE, SUITE 100
 SPARKS, MD 21152
 (410) 771-4100

DEVELOPER CERTIFICATION
 "I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Developer: *David M. De Villiers, Jr.* Date: 2/16/95
 Name: DAVID M. DE VILLIERS, JR.

SDP-94-78



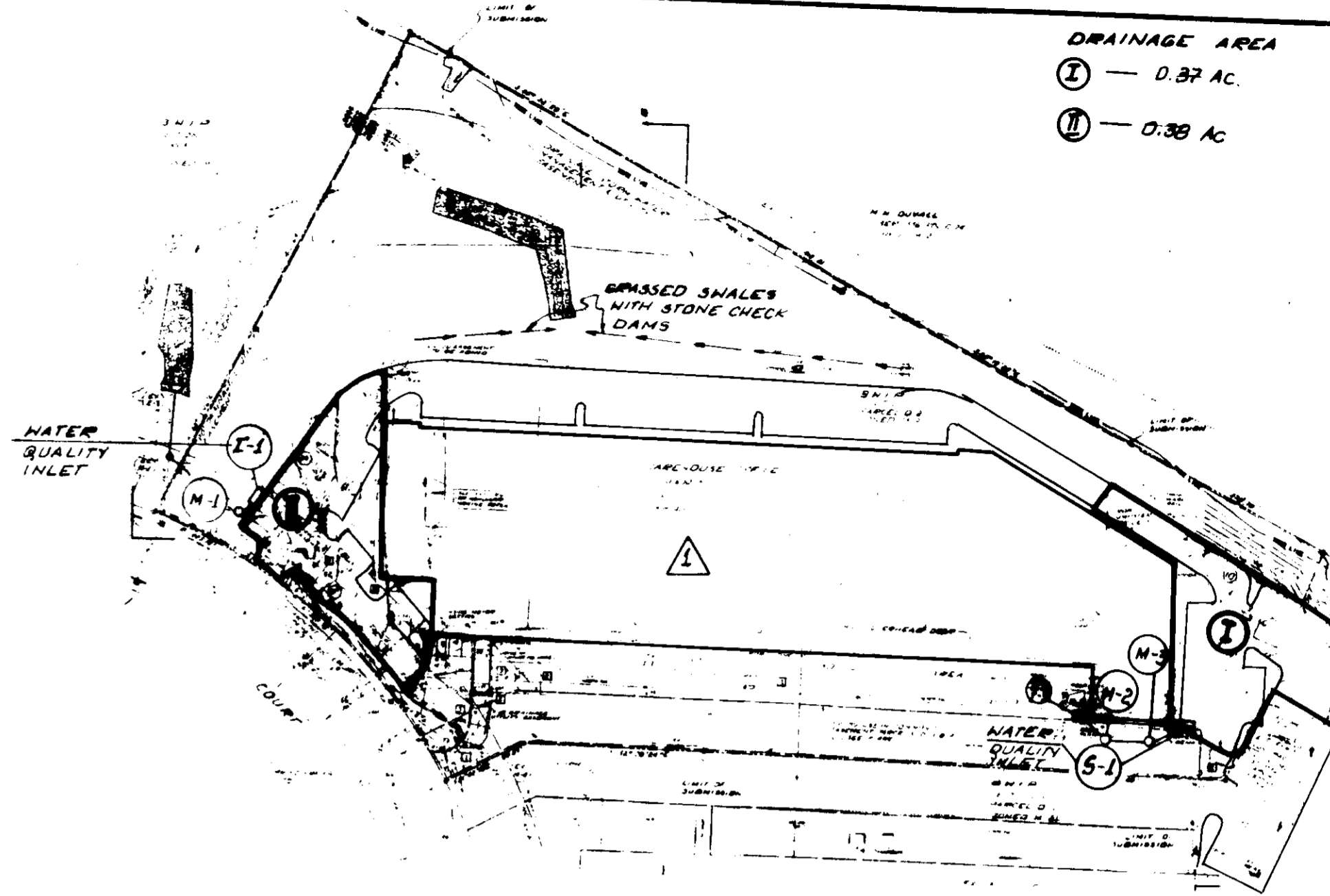
PLAN
N.T.S.



PLAN
N.T.S.

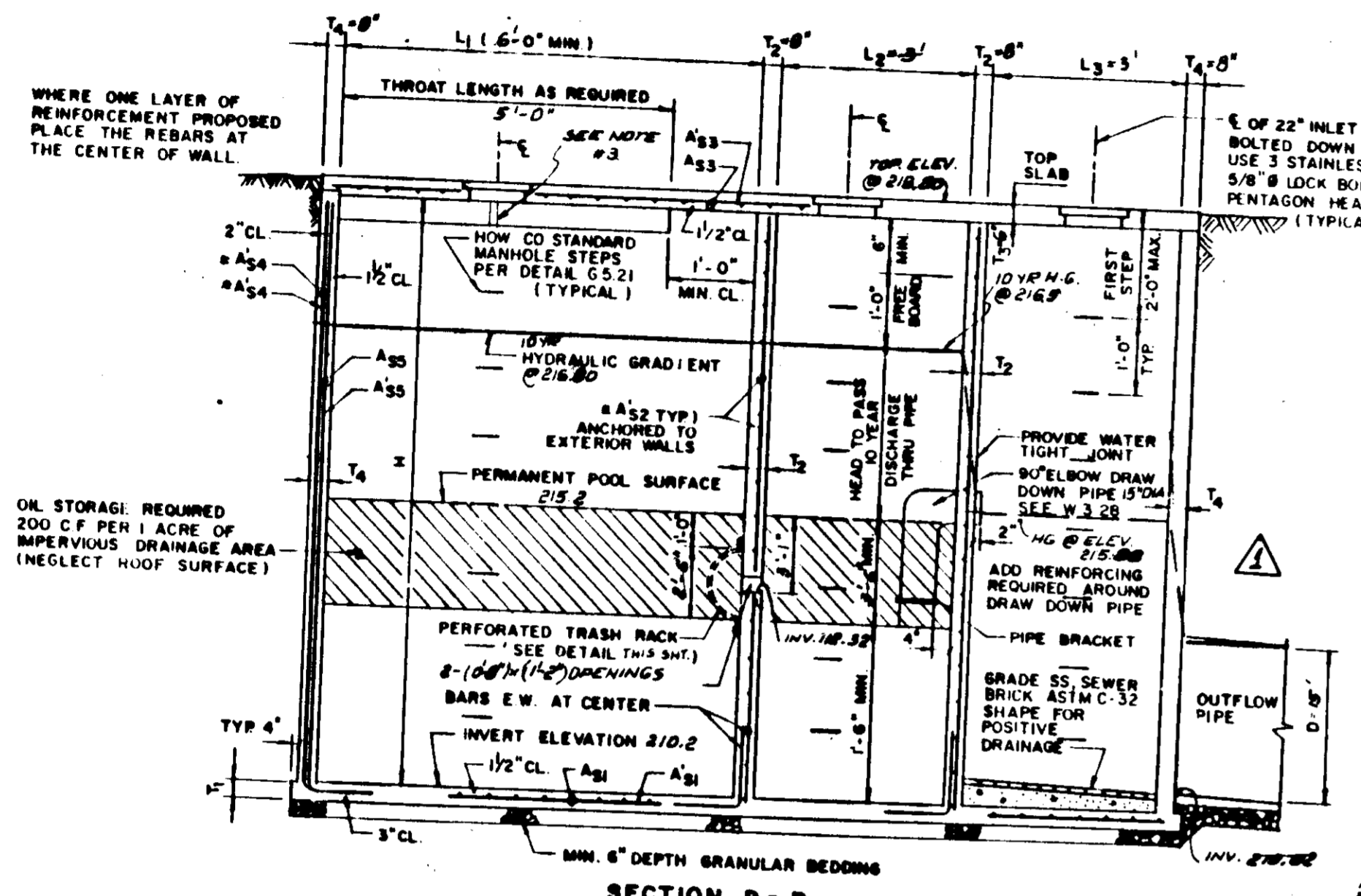
REINFORCEMENT:

| | |
|-----|--------|
| A53 | #4@6" |
| A53 | #5@6" |
| A55 | — |
| A55 | — |
| A54 | #4@12" |
| A52 | #4@6" |
| A51 | #5@7" |
| A51 | #4@12" |

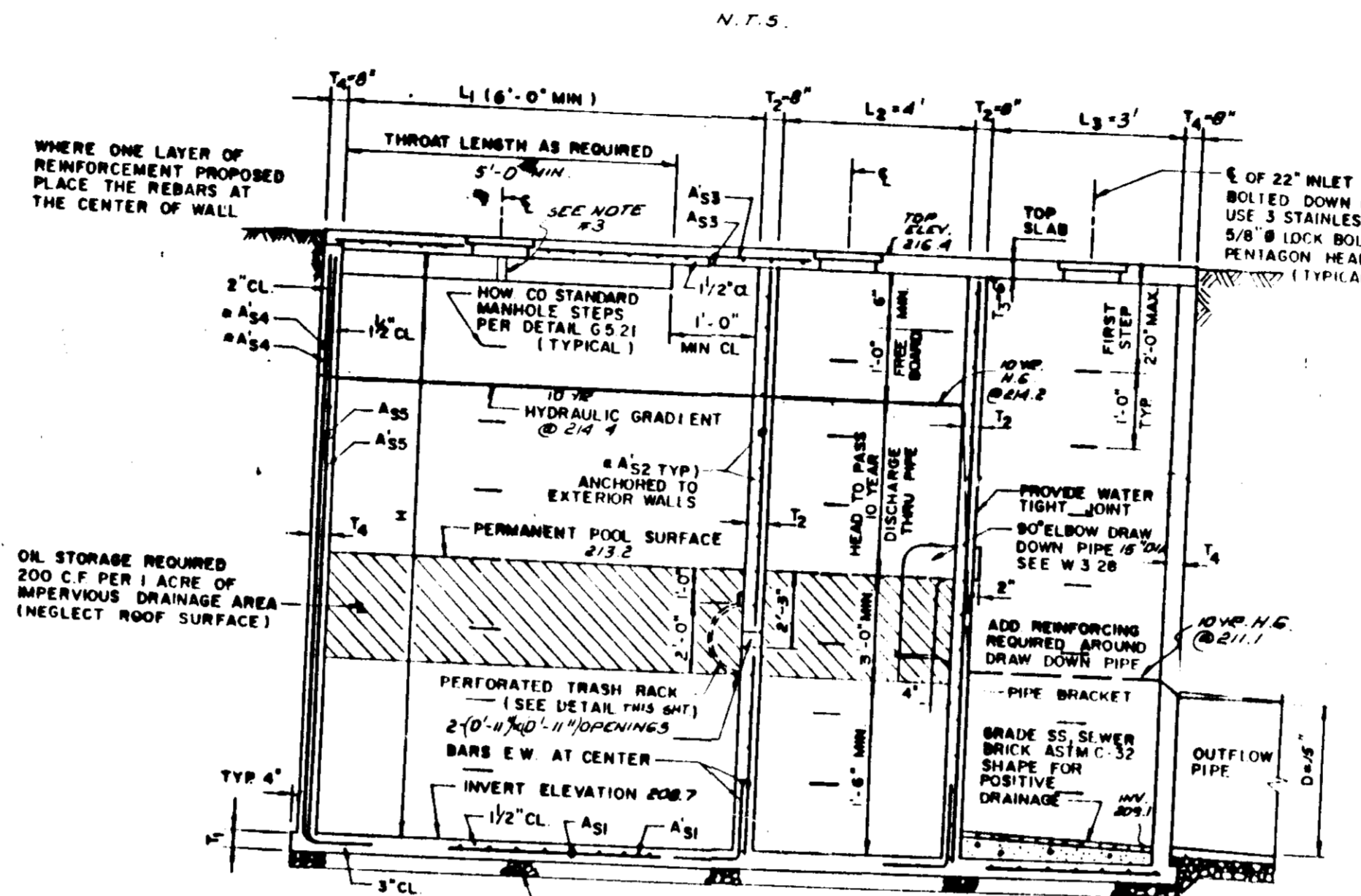


DRAINAGE AREA
② — 0.37 AC.
① — 0.38 AC.

DRAINAGE AREA MAP
SCALE: 1" = 100'

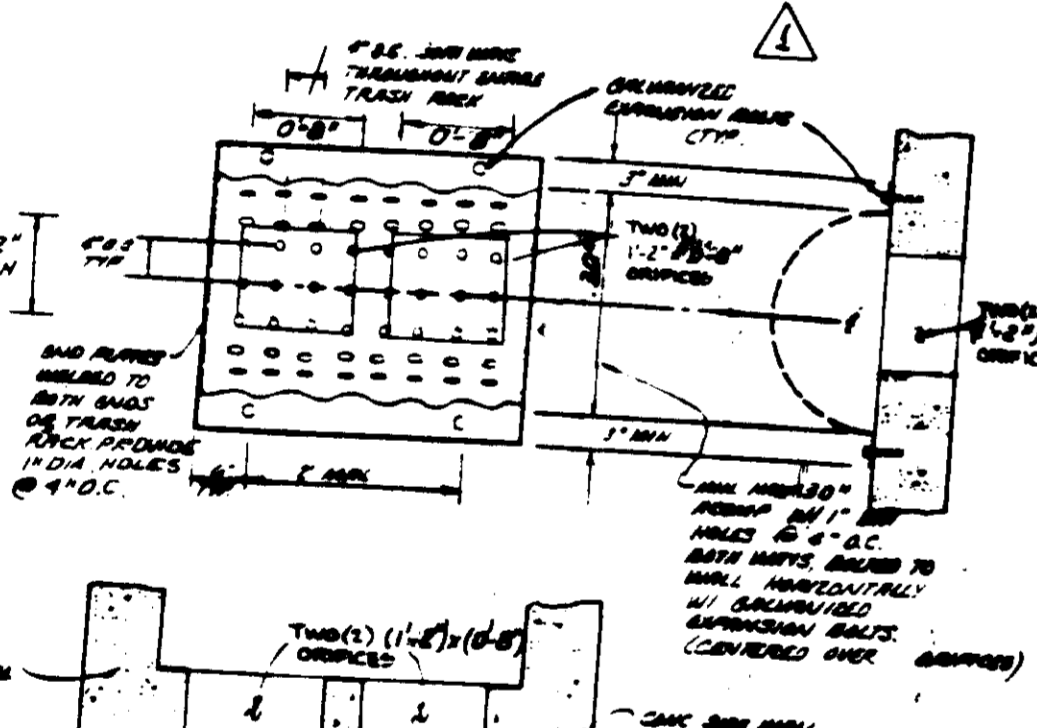


SECTION B-B
WATER QUALITY INLET 'I-1'

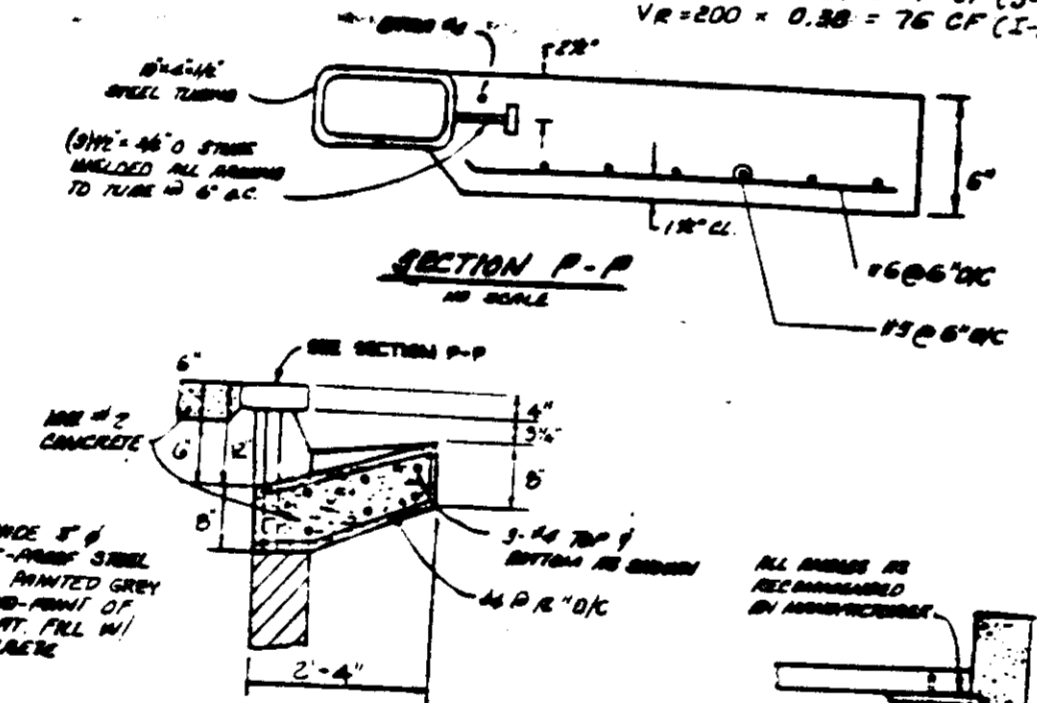


SECTION B-B
WATER QUALITY INLET 'I-1'

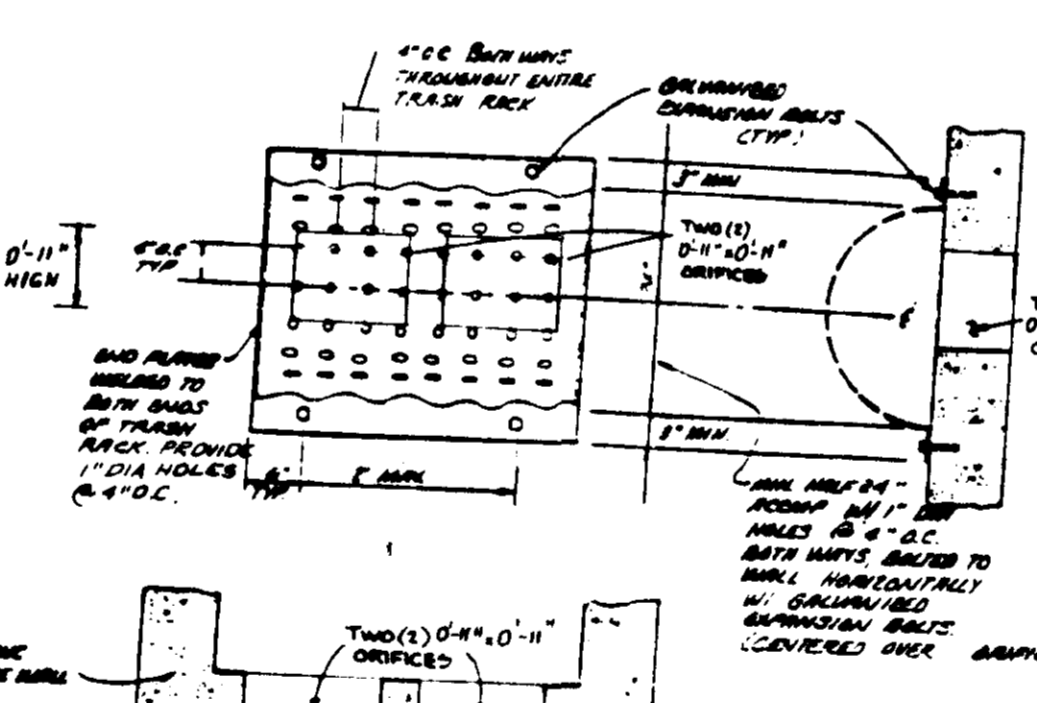
NOTES:
1. ALL REINFORCING STEEL TO BE ASTM A618 GRADE 60 (CONCRETE TO BE 3000 PSI @ 28 DAYS).
2. MINIMUM CONCRETE COVER UNLESS SPECIFIED.
3. PROVIDE 3" RUST PROOF STEEL PIPE, PAINTED GRAY, AT MID POINT OF THROAT. FILL THE CONCRETE.
4. STORAGE REQUIRED:
300 CF (1.1 AC OF 14% AREA)
VR=200 = 0.87 + 74 CF (1-1)
VR=200 = 0.88 + 76 CF (1-1)



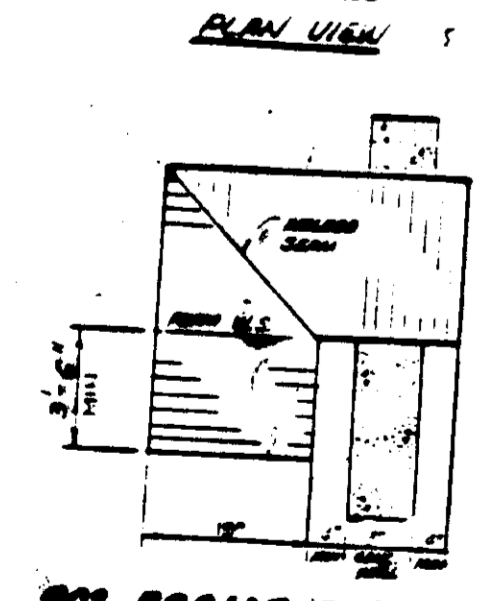
ACCMP TRASH RACK
NOT TO SCALE



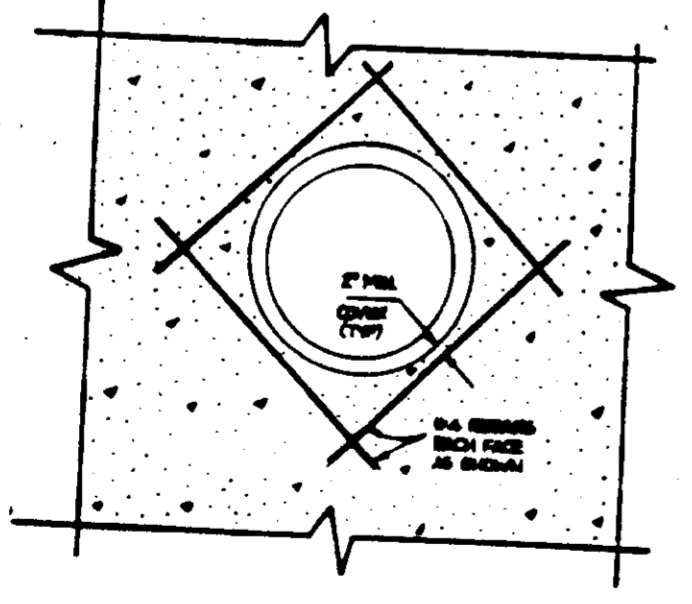
THROAT-ARMING SUPPORT
NO SCALE



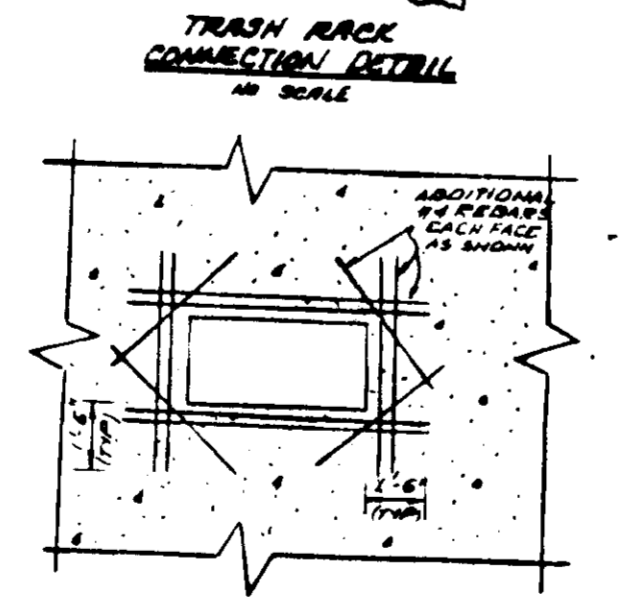
ACCMP TRASH RACK
NOT TO SCALE



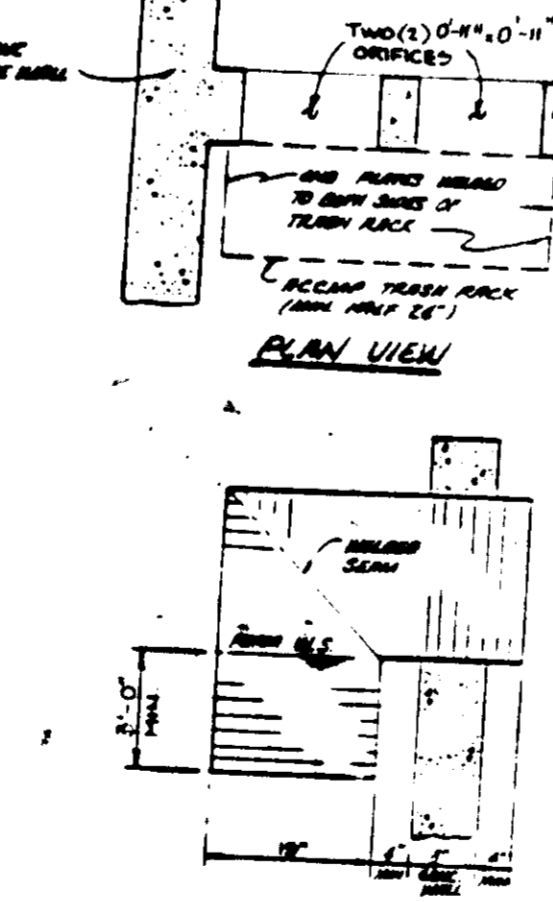
90° ACCMP ELBOW
NOT TO SCALE



TYPICAL REINFORCING FOR OPENINGS
NO SCALE



TRASH RACK CONNECTION DETAIL
NO SCALE



90° ACCMP ELBOW

S.W.M. MAINTENANCE SCHEDULE FOR GRASSED SHALE

| MAINTENANCE ITEM | 1 | 2 | 3 | 4 | 5 | 6 |
|-----------------------|---|----|---|---|----|----|
| MAINTENANCE FREQUENCY | 7 | 8 | 8 | 8 | 8 | 8 |
| REPAIR DURATION | 9 | 10 | 7 | 4 | 10 | 10 |

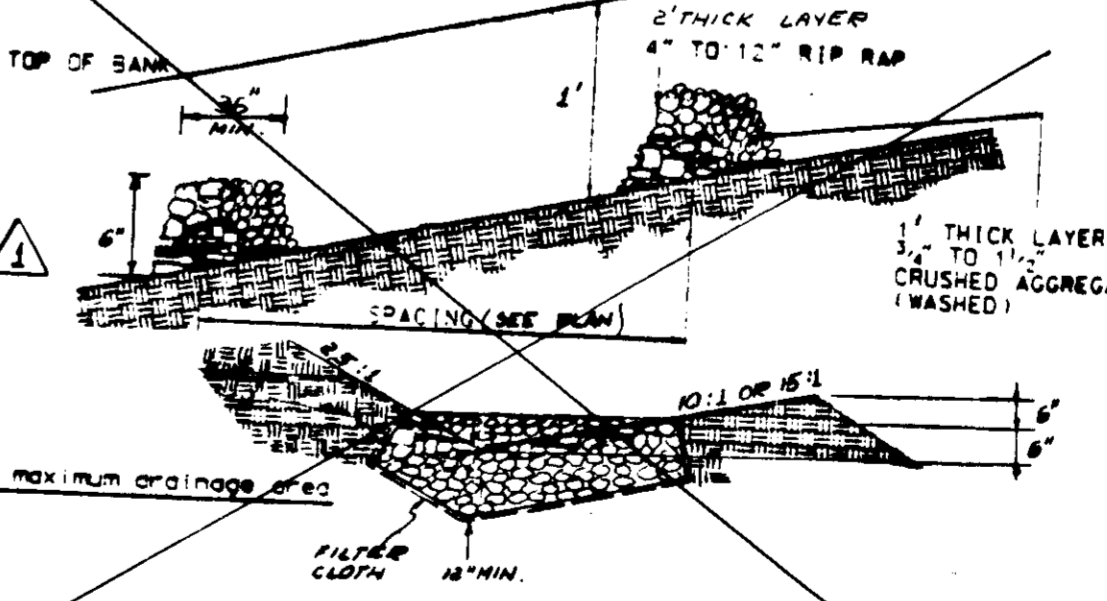
- CLEAN OUT SILT
- CLEAN OUT FRASS
- CHECK SLOPE STABILIZATION
- CHECK STRUCTURAL INTEGRITY
- EVERY TWO WEEKS
- EVERY THREE MONTHS
- ONE WEEK MAXIMUM
- TWO DAYS

S.W.M. MAINTENANCE SCHEDULE FOR WATER QUALITY INLET

| MAINTENANCE ITEM | 1 | 2 | 3 | 4 |
|-----------------------|---|---|---|---|
| MAINTENANCE FREQUENCY | 5 | 5 | 5 | 6 |
| REPAIR DURATION | 7 | 7 | 8 | 8 |

- CHECK WEIR CLOGGING
- CHECK SLOPE STABILIZATION
- CHECK STRUCTURAL INTEGRITY
- CHECK OIL SILT LEVEL IN INLET
- EVERY THREE MONTHS
- EVERY SIX MONTHS
- ONE WEEK MAX.
- TWO DAYS MAX.

NOTE: 1. THE S.W.M. FACILITIES ARE PRIVATE
2. ALL MAINTENANCE, INSPECTIONS & REPAIR SHALL BE RESPONSIBILITY OF THE OWNER.



DETAIL OF GRASSED SHALE WITH STONE CHECK DAM.
N.T.S.

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

Patricia Engle 3/12/95
U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

Approved: *John P. Rhoads* 3/12/95
Howard Soil Conservation District Date

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

COMMITTEE HEALTH OFFICER Date
APPROVED: Howard County Dept. of Planning & Zoning.

Director: *James R. Smith* 3/11/95
Date

Chief Division of Community Planning and Land Development T.C. 3/11/95
Date

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

Director: *James R. Smith* 3/10/95
Date

Chief Bureau of Engineering: *Mark D. Blaker* 3/10/95
Date

ADDRESS CHART
PARCEL # STREET ADDRESS
D-2 8240 PRESTON COURT

SUBDIVISION NAME: BALTIMORE WASHINGTON IND PARK
TRACT: 2
BLK: 14-2
ZONE: R-2
ELECT. DIST: 6
SEWER CODE: 30R0000

STORM WATER MANAGEMENT PLAN FOR
BALTIMORE-WASHINGTON INDUSTRIAL PARK
PARCEL D-2

HOWARD COUNTY, MD
ELECTION DIST. #6
DATE: JAN 1995
SCALE: AS SHOWN
SHT. 1A OF 6

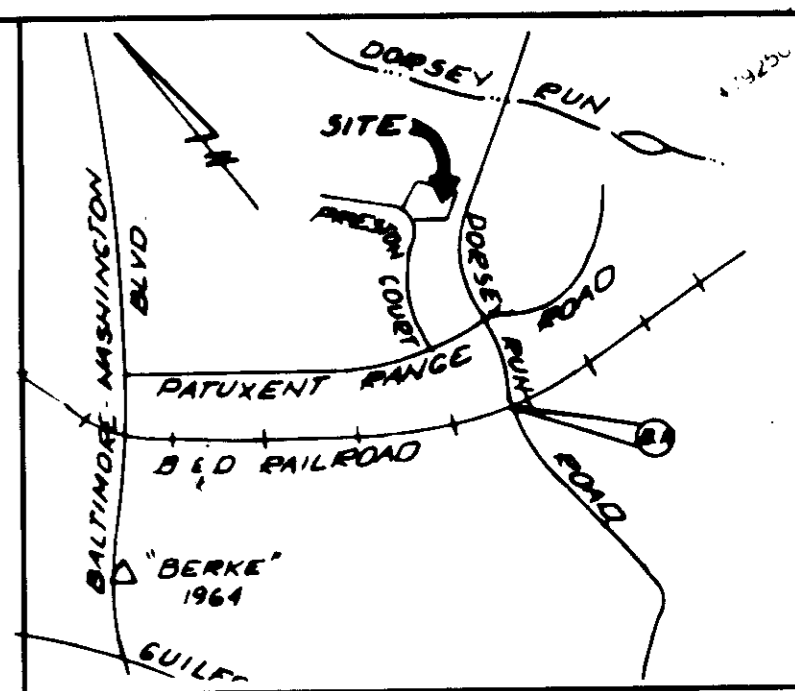
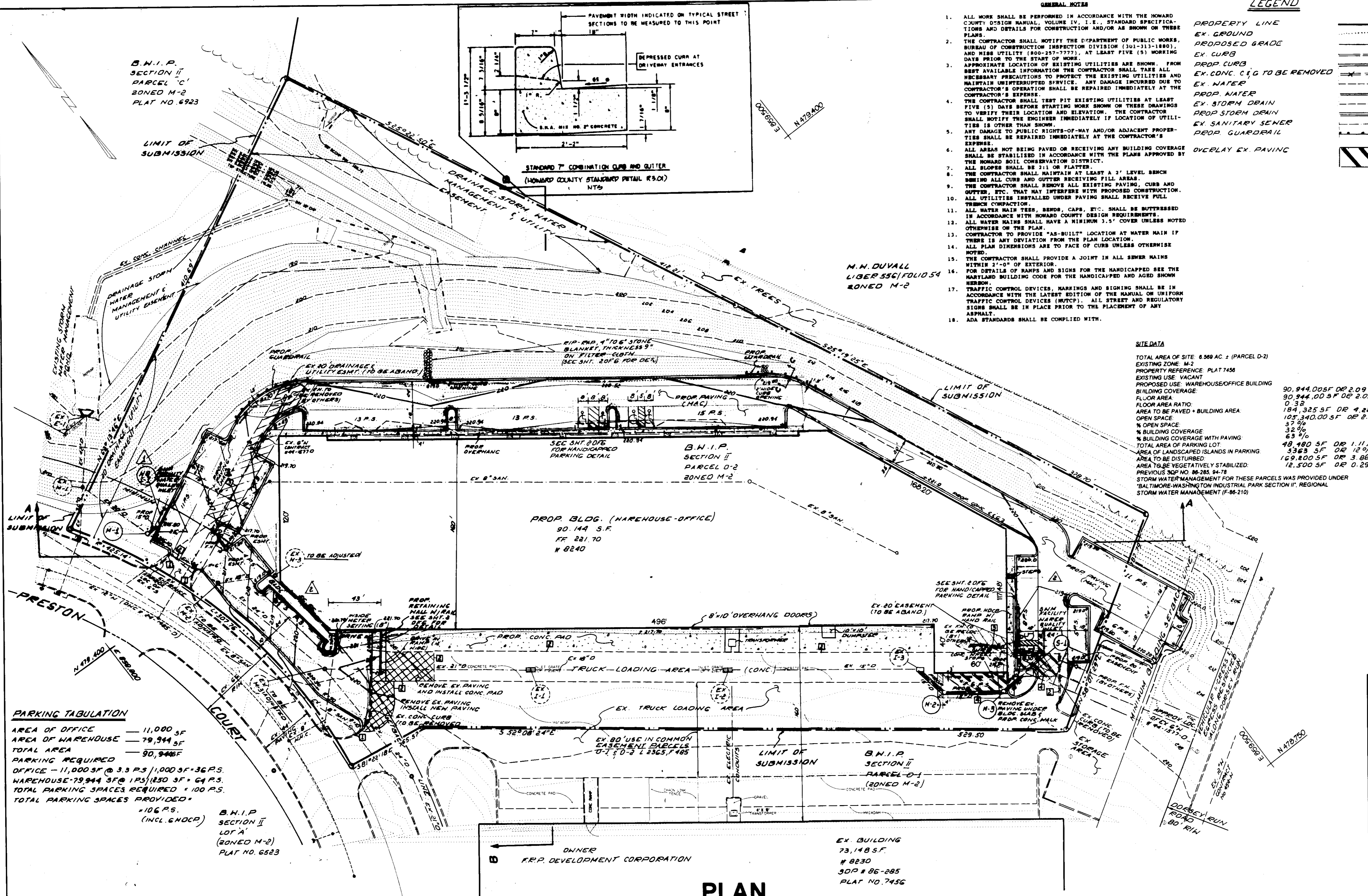
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
888 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(410) 825-8120

ENGINEER CERTIFICATION
"I certify that this plan for erosion and sediment control represents a personal and verifiable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Engineer: *Richard L. Umbarger* Date: 2/16/95
Name: RICHARD L. UMBARGER PE # 10889

OWNER / DEVELOPER
FRP DEVELOPMENT CORPORATION
34 LOVETON CIRCLE, SUITE 100
SPARKS, MD. 21152
(410) 771-4100

DEVELOPER CERTIFICATION
"We certify that all developments and construction will be done according to this plan, and that any responsible personnel present at the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District."
Developer: *David N. DeVilliers, Jr.* Date: 2/16/95
Name: DAVID N. DEVILLIERS, JR.

4.17.95
REVISED WATER QUALITY INLET #1-1 WILL REMAIN



VICINITY MAP
SCALE: 1" = 2000'

COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE GRID SYSTEM "BERKE ARITHMUT MARK 1964" N 477,803.34 E 854,187.53

BENCH MARK
P.J. BM #4 ELEV. 211.740
R.P. SPIKE SET IN C.P. #26.61E
#263650 S. SIDE DORSEY RUN ROAD

SITE CONSTRUCTION NOTES

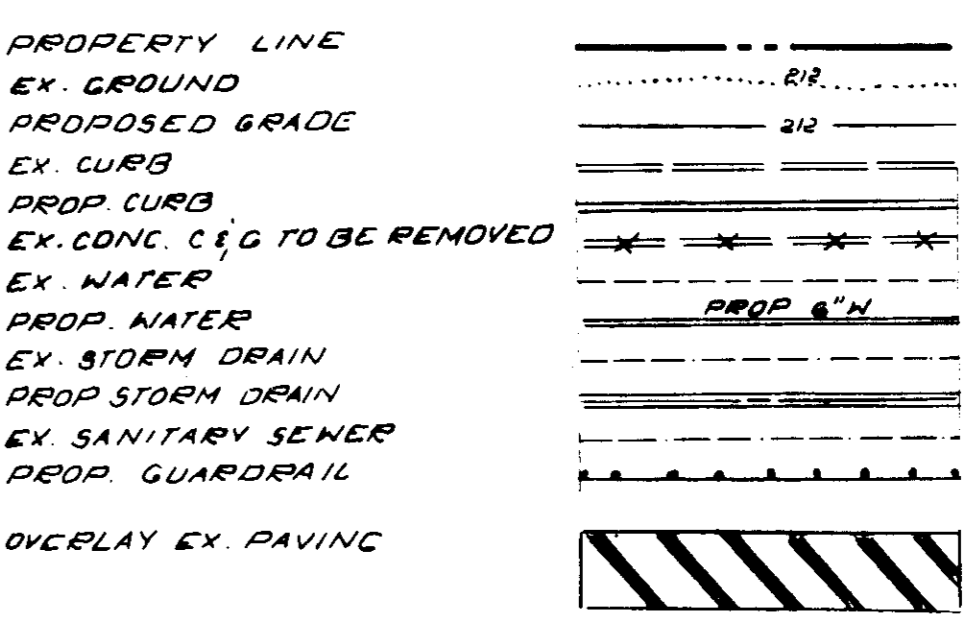
- 1 MEET EXISTING CURB & GUTTER FOR DRIVE AND DRIVE
- 2 MEET EXISTING CONCRETE OR EXISTING PAVEMENT FOR GRADE SAN CUT NEAR JUNT.
- 3 EXISTING 6" WATER TO BE ABANDONED IN PLACE. INSTALL 6" CAP AND BUTTRESS AT LOCATION OF PROPOSED FIRE HYDRANT.
- 4 OVERPAVE EXISTING PAVING

SITE DATA

| | |
|---|---|
| TOTAL AREA OF SITE | 8,589 AC ± (PARCEL D-2) |
| EXISTING ZONE | M-2 |
| PROPERTY REFERENCE | PLAT 7458 |
| EXISTING USE | VACANT |
| PROPOSED USE | WAREHOUSE/OFFICE BUILDING |
| BUILDING COVERAGE | 90,944.00 SF OR 2.09 AC ± |
| FLOOR AREA | 0.32 |
| FLOOR AREA RATIO | 184,325 SF OR 4.28 AC ± |
| AREA TO BE PAVED - BUILDING AREA | 105,340.00 SF OR 2.42 AC ± |
| OPEN SPACE | 37.9% |
| % OPEN SPACE | 32.9% |
| % BUILDING COVERAGE | 63.1% |
| TOTAL AREA OF PARKING LOT | 48,480 SF OR 1.11 AC |
| AREA OF LANDSCAPED ISLANDS IN PARKING | 23,625 SF OR 0.54 AC ± |
| AREA TO BE DISTURBED | 129,100 SF OR 2.98 AC ± |
| AREA TO BE VEGETATIVELY STABILIZED | 12,500 SF OR 0.29 AC ± |
| PREVIOUS ZONING | SDP NO. 86-285, 94-78 |
| STORM WATER MANAGEMENT FOR THESE PARCELS WAS PROVIDED UNDER | BALTIMORE-WASHINGTON INDUSTRIAL PARK SECTION II, REGIONAL STORM WATER MANAGEMENT (F-88-210) |

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.S., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND/OR AS SHOWN ON THESE PLANS.
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 3. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 4. THE CONTRACTOR SHALL TEST EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
 5. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 6. ALL AREAS NOT BEING PAVED OR RECEIVING ANY BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 7. ALL SLOPES SHALL BE 3:1 OR FLATTER.
 8. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURBS AND GUTTER RECEIVING FILL AREAS.
 9. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
 10. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRINCH PROTECTION.
 11. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 12. ALL WATER MAINS SHALL HAVE A RIGID 3.5' COVER UNLESS NOTED OTHERWISE ON THE PLAN.
 13. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
 14. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 15. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR.
 16. FOR DETAILS OF RAMP AND SIGNS FOR THE HANDICAPPED AND AGED SHOWN HEREON.
 17. 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.
 18. ADA STANDARDS SHALL BE COMPLIED WITH.

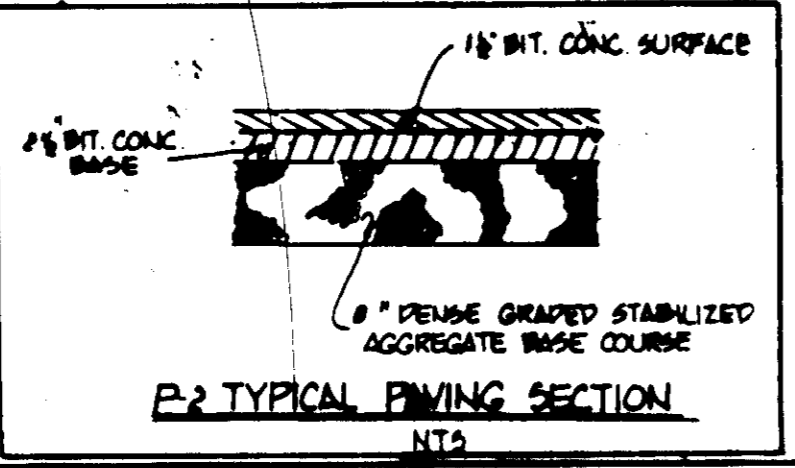
LEGEND



PARKING TABULATION

| | |
|---|-------------------------|
| AREA OF OFFICE | 11,000 SF |
| AREA OF WAREHOUSE | 79,944 SF |
| TOTAL AREA | 90,944 SF |
| PARKING REQUIRED | |
| OFFICE - 11,000 SF @ 3.3 P.S. | 1,000 SF = 36 P.S. |
| WAREHOUSE - 79,944 SF @ 1 P.S./1250 SF | 64 P.S. |
| TOTAL PARKING SPACES REQUIRED | 100 P.S. |
| TOTAL PARKING SPACES PROVIDED | 106 P.S. (INCL. 6 NOCP) |
| B.N.I.P. SECTION II LOT 'A' (ZONED M-2) PLAT NO. 6523 | |

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



SHEET INDEX

- SHEET 1 - SITE PLAN
- SHEET 1A - STORM WATER MANAGEMENT
- SHEET 2 - SECTIONS & DETAILS
- SHEET 3 - STORM DRAIN PROFILES
- SHEET 4 - SEDIMENT & EROSION CONTROL
- SHEET 5 - SEDIMENT & EROSION CONTROL DETAILS
- SHEET 6 - LANDSCAPE PLAN

PLAN

SCALE: 1" = 40'

These plans for Baltimore-Washington Industrial Park soil erosion and sediment control meet the requirements of Howard County Soil Conservation District.

| | |
|--|---------|
| APPROVED: HOWARD SOIL CONSERVATION DISTRICT | 3/1/96 |
| PLAN NUMBER | DATE |
| Reviewed for the Howard Conservation District and meets technical requirements | |
| APPROVED: NATURAL RESOURCES CONSERVATION SERVICE | 3/1/96 |
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | |
| CHEF, DEVELOPMENT ENGINEERING DIVISION MK | 4/15/96 |
| CHEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH | 4/17/96 |
| DIRECTOR | 4/17/96 |

| | | | | | |
|--------------------------------------|--------------------|------------|---------|--------------|--------------|
| ADDRESS CHART | | | | | |
| PARCEL NO. | STREET ADDRESS | | | | |
| D-2 | 8240 PRESTON COURT | | | | |
| SUBDIVISION NAME | | | | | |
| BALTIMORE-WASHINGTON INDUSTRIAL PARK | | | | | |
| SECTION | PARCEL # | | | | |
| 2 | D-2 | | | | |
| PLAT # | BLOCK # | ZONE | TAX MAP | ELECT. DIST. | CENSUS TRACT |
| 7458 | 2 | M-2 | 48 | 6 | 6269.01 |
| WATER CODE | B 02 | SEWER CODE | 3020000 | | |

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204
(410) 826-8120

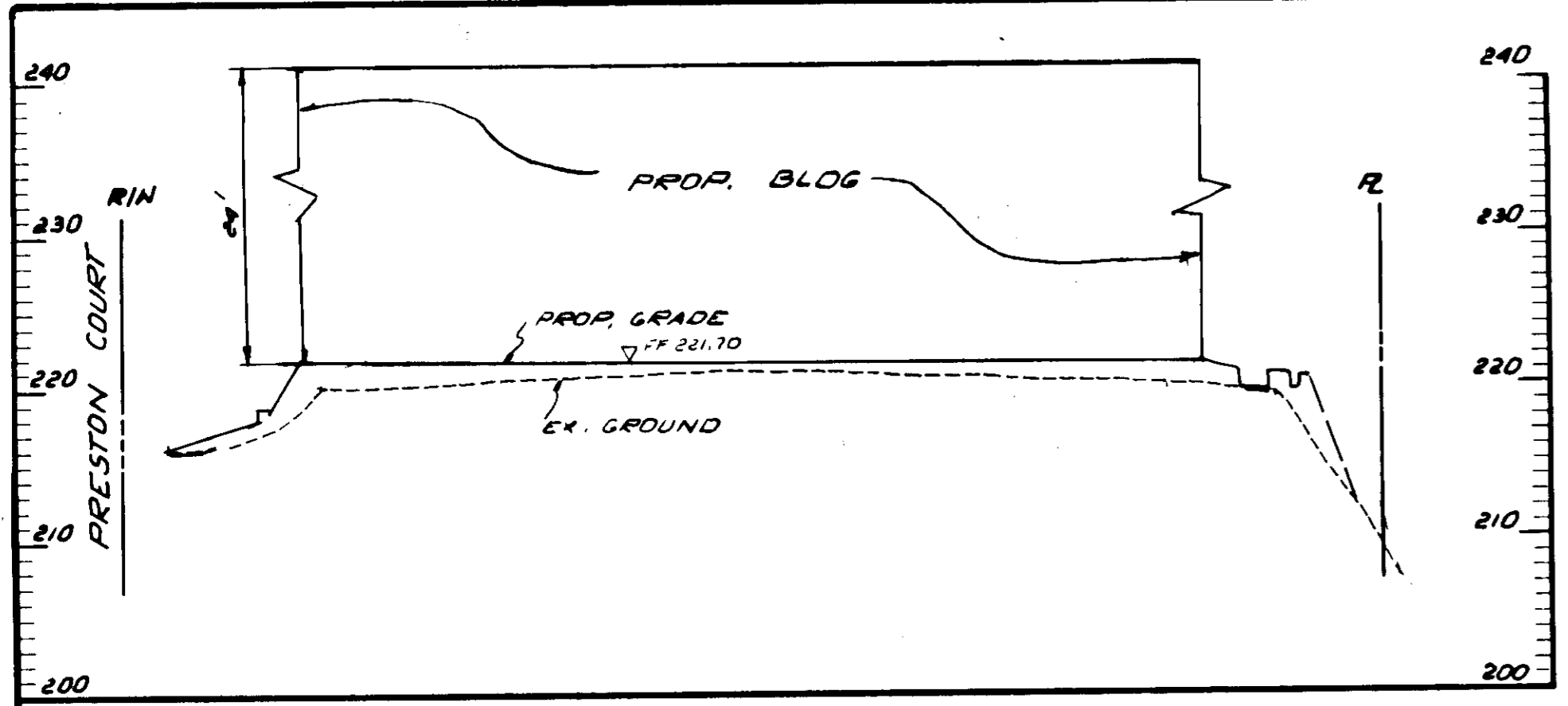
DEVELOPER CERTIFICATION:
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Developer: *DAVID de VILLIERS* Date: 2/28/96
Name: *DAVID de VILLIERS*

OWNER/DEVELOPER:
F.R.P. DEVELOPMENT CORP.
34 LOVETON CIRCLE, SUITE 100
SPARKS, MD. 21152
(410) 771-4100

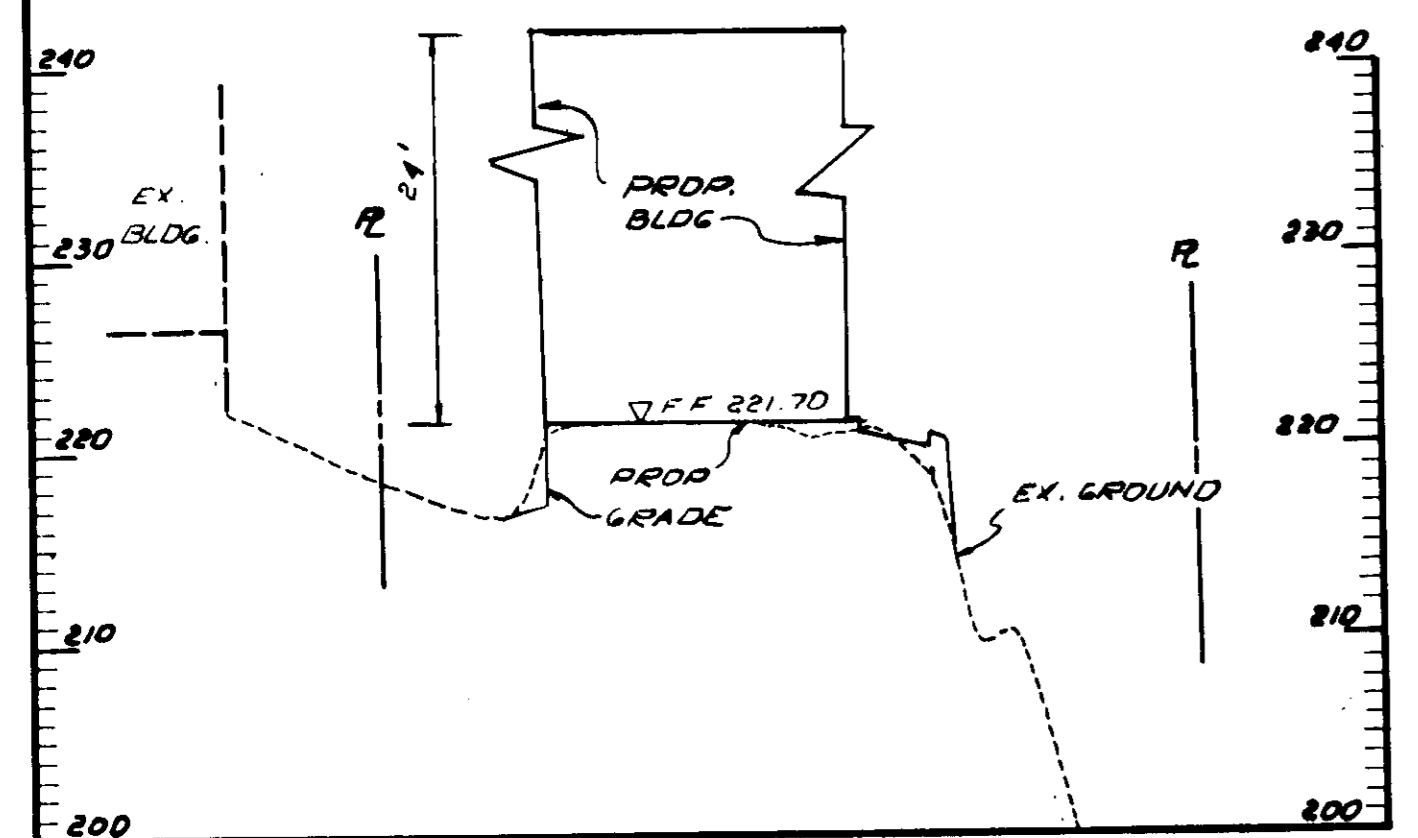
ENGINEER CERTIFICATION:
I certify that this plan for erosion and sediment control represents a functional and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Engineer: *RICHARD UNBERGER* Date: 3/4/96
Name: *RICHARD UNBERGER* PE # 10558

REVISIONS:
REVISION 1B OF C
3/7/96
4.11.96 ADDED WATER QUALITY INLET #4-L-1
4.13.96 V.S. INCREASED BLEDC SIZE BY 800 SF AND REVISED HANDICAPPED PARKING SPACES
V.S.

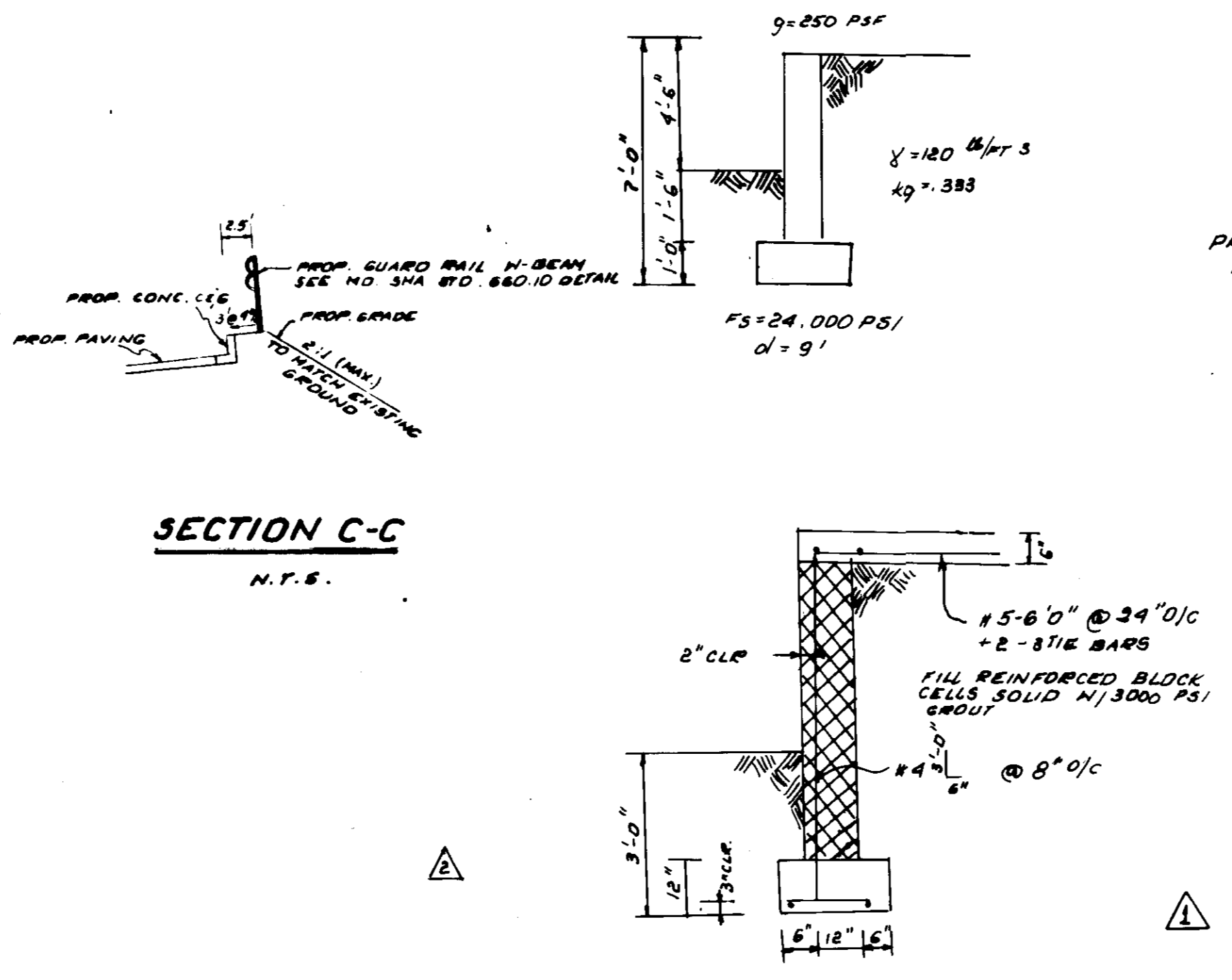
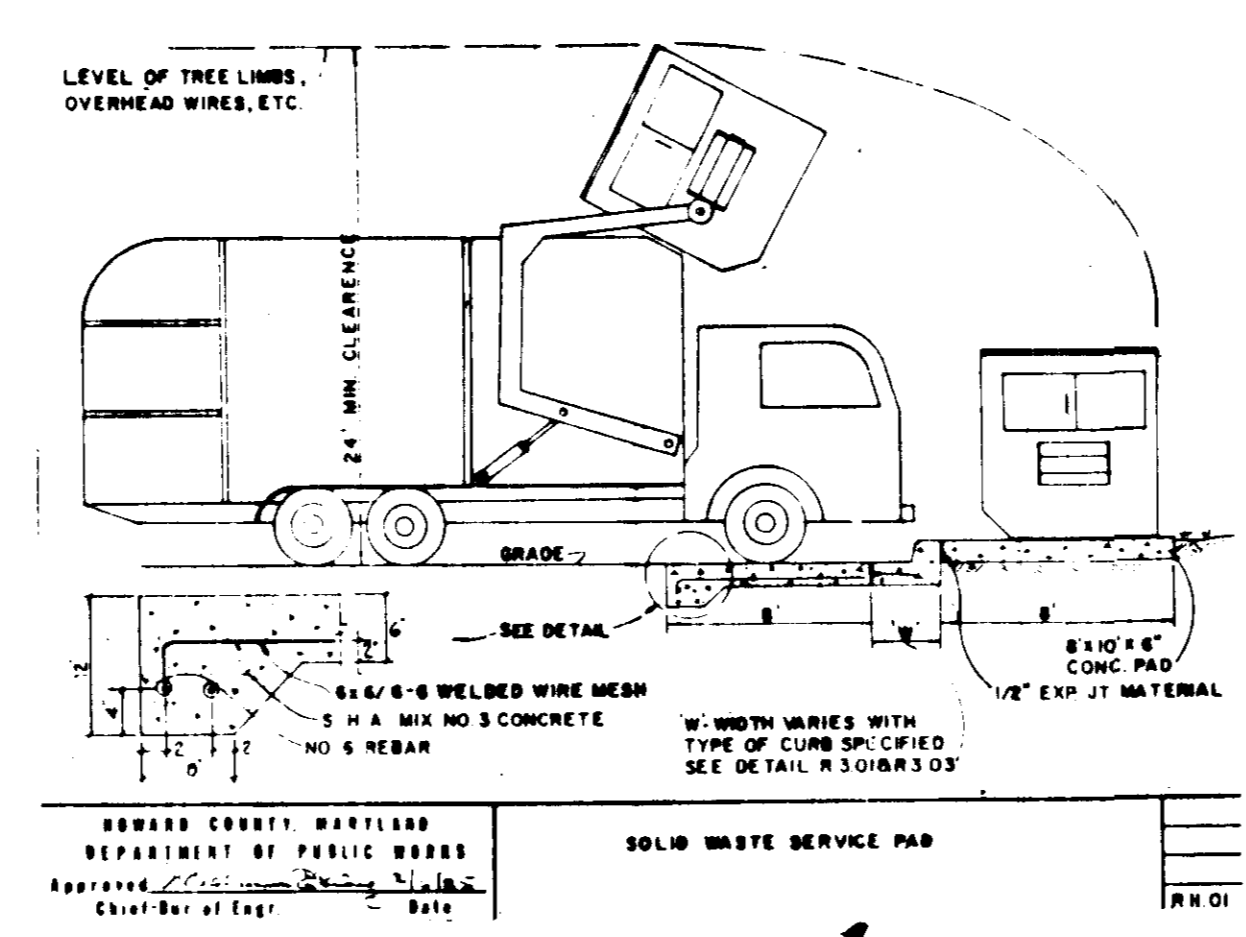
REVISED SITE PLAN (SDP 94-78)
BALTIMORE-WASHINGTON INDUSTRIAL PARK PARCEL D-2
Scale: 1"=40' 15 February 22, 1996
6th Election District Sheet # of 6 Howd County, Maryland
SDP-94-78 P/N: 7219 site.dwg E.M.T. 02-22-96



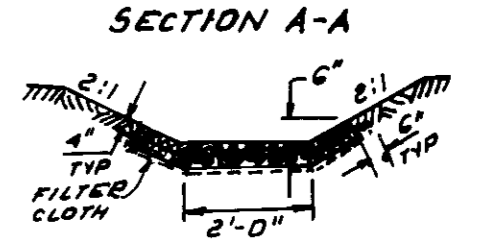
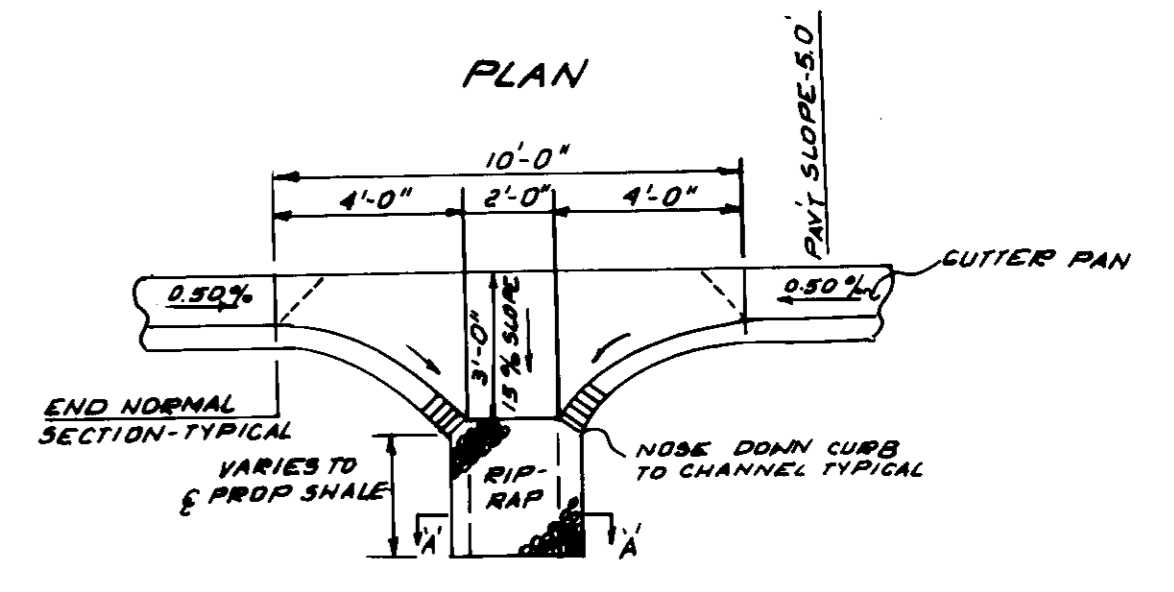
SECTION A-A
SCALE: HORIZ: 1"=100'
VERT: 1"=10'



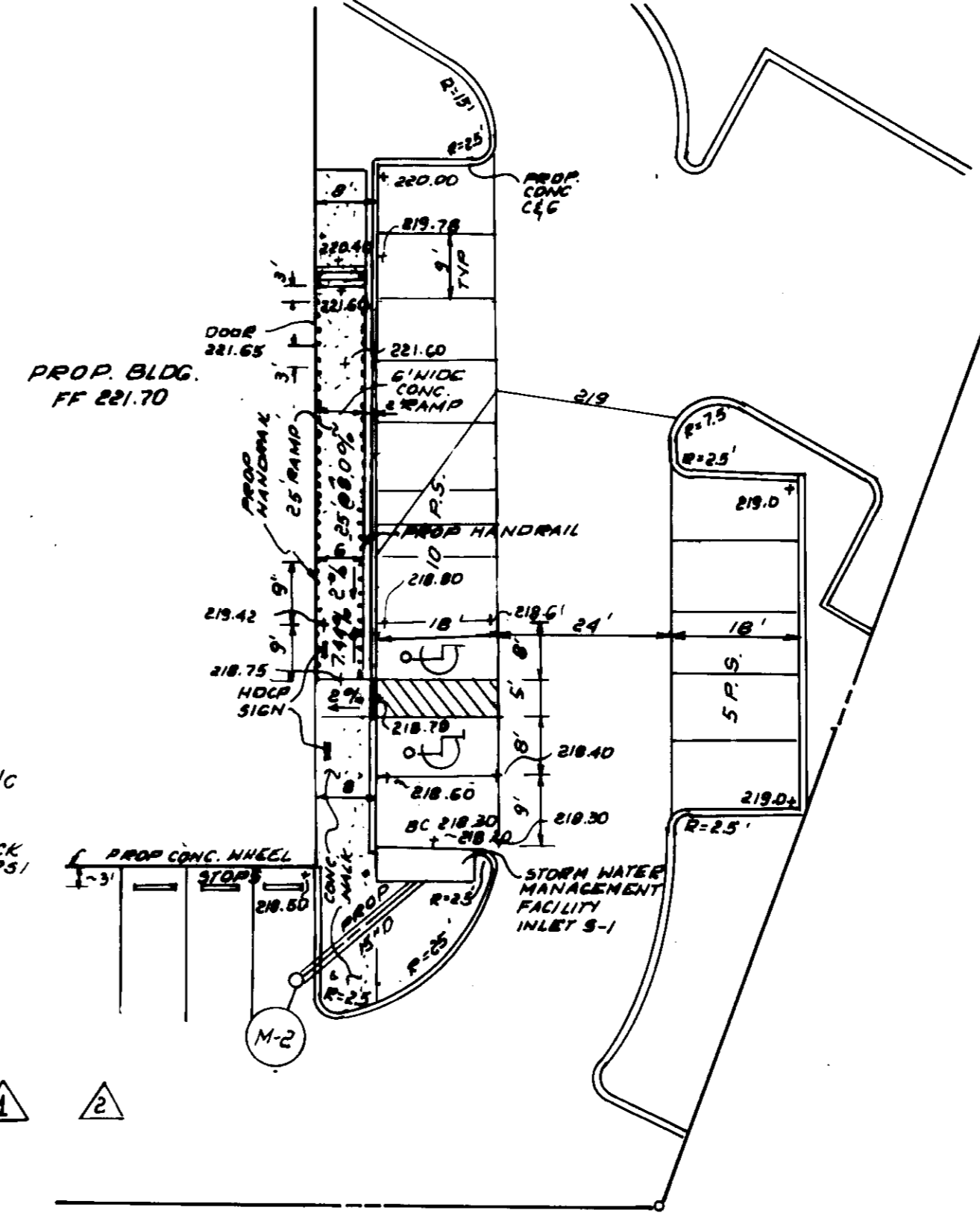
SECTION B-B
SCALE: HORIZ: 1"=100'
VERT: 1"=10'



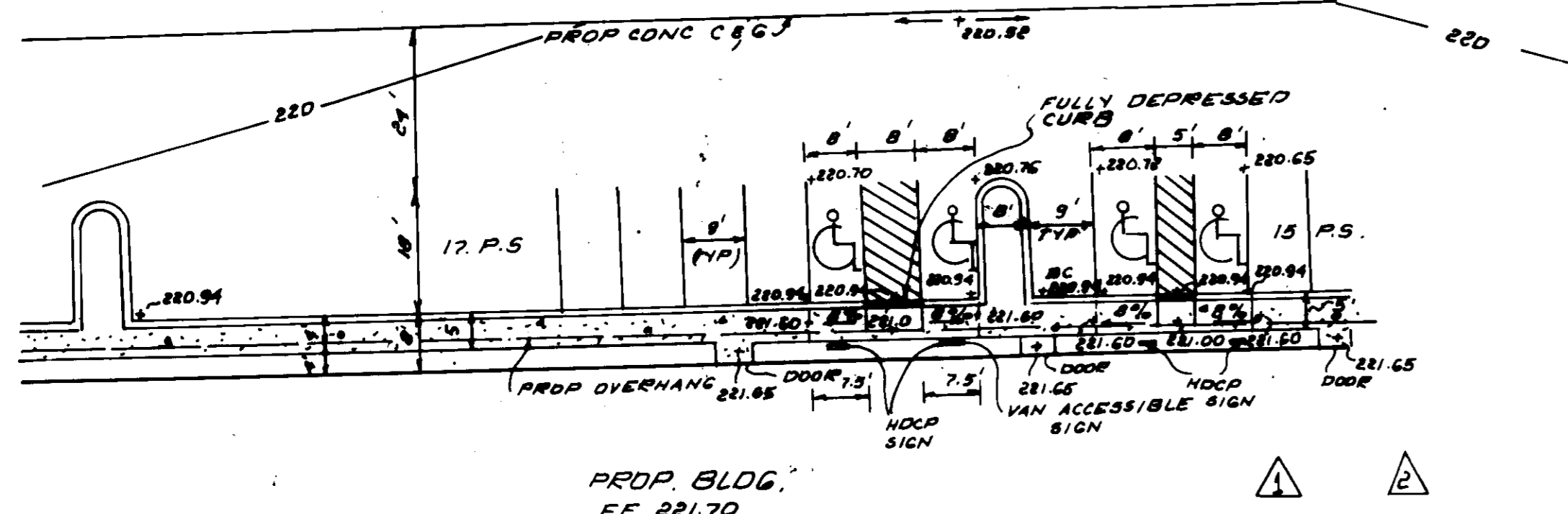
SECTION C-C
N.T.S.



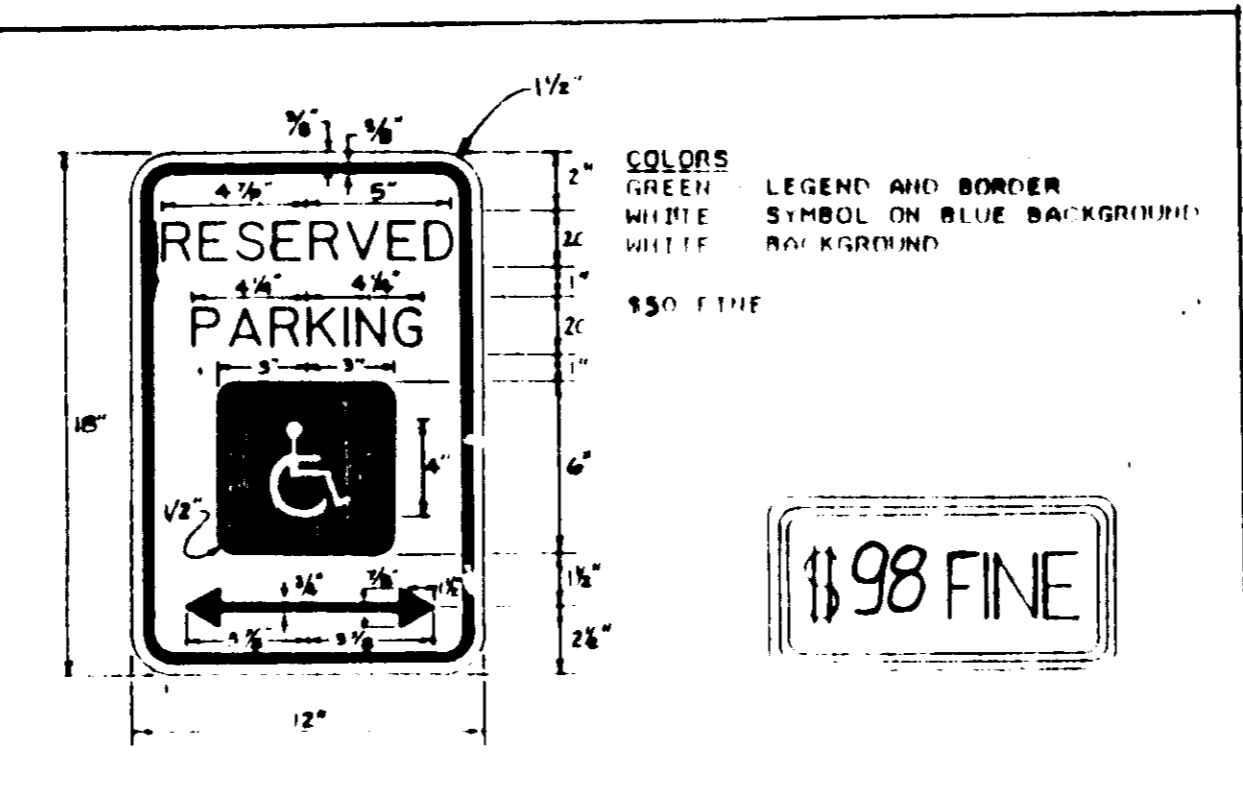
CURB OPENING DETAIL - RIP-RAP OUTLET
N.T.S.



HANDICAPPED PARKING DETAIL
EAST SIDE
SCALE: 1"=20'



HANDICAPPED PARKING DETAIL
NORTH SIDE
SCALE: 1"=20'



STANDARD R7-8 RESERVE PARKING SIGN
\$98 FINE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" X 12" 0.080 THICK WITH TWO SINGLE POST MOUNTING HOLES
THE TEXT AND BORDER SHALL BE STANDARD GREEN 10 PATCH 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 SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

NOTE: ALL OPEN STAIRS ASSOCIATED WITH AN HANDICAPPED ACCESSIBLE ROUTE SHALL HAVE A TACTILE WARNING AT THE TOP OF THE STAIR RUN. TACTILE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, RUBBER OR PLASTIC CUSHIONED SURFACES, RAISED STRIPS OR GROOVES. TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. GROOVES MAY BE USED INDOORS ONLY IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED (ANSI A 117.1-86-4.27.4)

| | | | |
|--|--------------------|------------------|-----------------------------------|
| These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control. | | | |
| <i>Patricia Engle</i> | | 3/2/95 | |
| U.S. Soil Conservation Service Date | | | |
| These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District. | | | |
| <i>John R. Roberts</i> | | 3/2/95 | |
| Approved: Howard Soil Conservation District Date | | | |
| Plan Number | | | |
| APPROVED: For public water and public sewerage systems Howard County Health Department. | | | |
| County Health Officer Date | | | |
| APPROVED: Howard County Office of Planning & Zoning. | | | |
| <i>James Smith</i> | | 3/2/95 | |
| Director Date | | | |
| <i>Jim Swannery</i> | | 3/2/95 | |
| Chief Division of LAND DEVELOPMENT AND RESEARCH T.C. Date | | | |
| APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works. | | | |
| <i>Sammy Shaw</i> | | 3/10/95 | |
| Director Date | | | |
| <i>Paul D. Johnson</i> | | 3/10/95 | |
| Chief Bureau of Engineering M.K. O. 3/10/95 Date | | | |
| ADDRESS CHART | | | |
| PARCEL | STREET ADDRESS | | |
| D-2 | 8240 PRESTON COURT | | |
| SUBDIVISION MAP | | | |
| BALTIMORE-WASHINGTON INDUSTRIAL PARK | SECT. 2 | PARCEL # 2 | |
| FLAT 1 OR L/F 2 | BLOCK # 2 | ZONE TAX MAP M-2 | ELECT. DIST. CENSUS TRACT 6069.02 |
| 7456 | 418.76 | | REVISIONS: 11/2/94 |
| WATER CODE B02 | SEWER CODE 302000 | | |

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(301) 825-8120

ENGINEER CERTIFICATION
"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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Engineer: *Richard L. Unbarger* Date: 3/16/95
Name: RICHARD L. UNBARGER PE # 10662

OWNER/DEVELOPER
FRP DEVELOPMENT CORPORATION
34 LOYETON CIRCLE, SUITE 100
SPARKS, MD 21152
(410) 771-4100

DEVELOPER CERTIFICATION
"I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Developer: *David H. de Villiers Jr.* Date: 3/16/95
Name: DAVID H. DE VILLIERS JR.

DESIGN: V.B.
DRAWN: M.C.
CHECKED: V.Z./JJS
REVISIONS:
A-A, B-B, C-C
HANDICAPPED PARKING
DETAILS
4/18/96
REVISIONS: M.C.
PARKING DETAIL, ADDED
REINFORCING BARS DETAIL

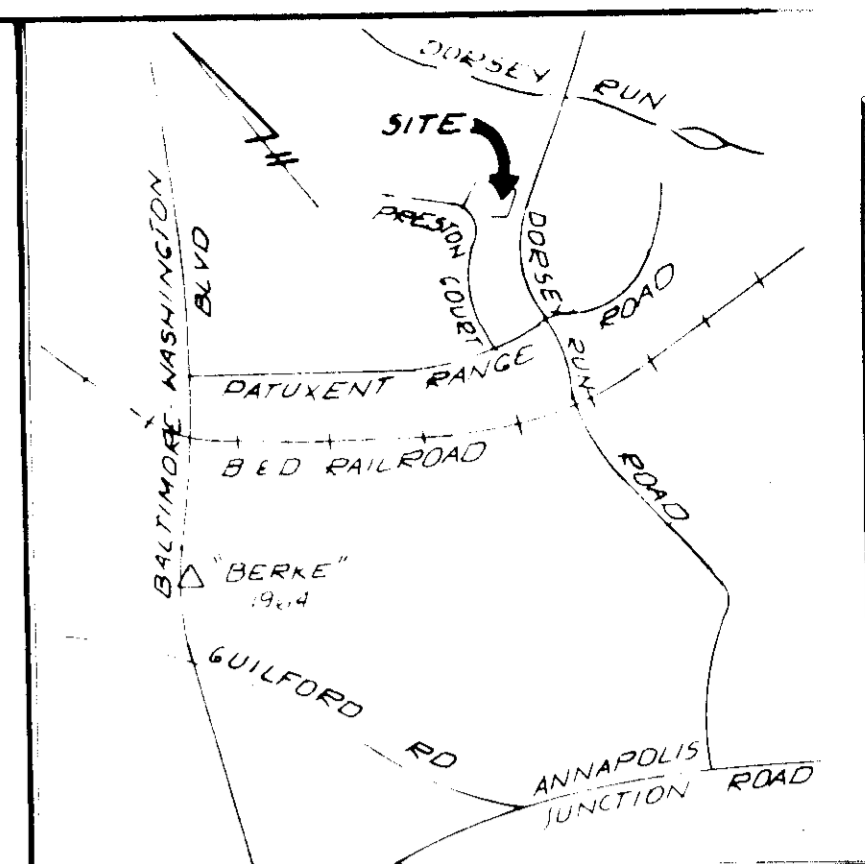
DETAILS FOR BALTIMORE-WASHINGTON INDUSTRIAL PARK PARCEL D-2
HOWARD COUNTY, MD DATE: OCT. 13, 1993
ELECTION DIST #6 SCALE: AS SHOWN
SHT 2 OF 6

SEQUENCE OF OPERATIONS

- OBTAIN GRADING PERMIT.
- NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES INSPECTOR 48 HOURS BEFORE BEGINNING WORK.
- CLEAR, GRUB AND INSTALL STABILIZED CONSTRUCTION ENTRANCE S.C.E. #1
- CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES AND DEVICES
- INSTALL ALL SEDIMENT CONTROL MEASURES AND DEVICES STORM INLET SEDIMENT TRAP ST-III).
- AFTER NOTIFYING AND OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN ROUGH GRADING. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT CONTROL MEASURES AND DEVICES.
- INSTALL FOOTINGS AND FOUNDATION WALL. CONTINUE BUILDING CONSTRUCTION.
- INSTALL ALL UTILITIES, INSTALL S-1 AND PROVIDE INLET PLUGGING
- FINE GRADE THE ENTIRE SITE. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT CONTROL MEASURES AND DEVICES. INSTALL STONE SUBBASE AND CONCRETE CURB AND GUTTER. STABILIZE ALL REMAINING AREAS.
- AFTER NOTIFYING AND OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL MEASURES AND DEVICES.
- FINE GRADE THE AREAS. INSTALL REMAINDER STONE SUBBASE AND CONCRETE CURB AND GUTTER.
- PROCEED WITH PAVING OPERATIONS.

SITE DATA

TOTAL AREA OF SITE: 6.569 AC.±
 EXISTING ZONE: M-2
 PROPERTY REFERENCE: PLAT 7456
 EXISTING USE: VACANT
 PROPOSED USE: WAREHOUSE/OFFICE BUILDING
 BUILDING COVERAGE: 100,000 S.F. OR 2.31 AC.±
 FLOOR AREA: 100,000 S.F. OR 2.31 AC.±
 FLOOR AREA RATIO: 2.31
 AREA TO BE PAVED + BUILDING AREA: 179,470 S.F. OR 4.12 AC.±
 OPEN SPACE: 107,600 S.F. OR 2.47 AC.±
 % OPEN SPACE: 388
 % BUILDING COVERAGE: 354
 % BUILDING COVERAGE WITH PAVING: 628
 TOTAL AREA OF PARKING LOT: 39920 SF OR 0.92 AC.±
 AREA OF LANDSCAPED ISLANDS IN PARKING: 2432 SF OR 0.06 AC.±
 AREA TO BE DISTURBED: 178,400 SF OR 4.0 AC.±
 AREA TO BE VEGETATIVELY STABILIZED: 26,400 SF OR 0.61 AC.±
 PREVIOUS SDP NO. 86-285
 FINAL PLAT NO. F-86-210
 STORM WATER MANAGEMENT FOR THESE PARCELS WAS PROVIDED UNDER "BALTIMORE-WASHINGTON INDUSTRIAL PARK SECTION II", REGIONAL STORM WATER MANAGEMENT (F-86-210).



VICINITY MAP

SCALE: 1" = 2000'
 COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE GRID SYSTEM "BERKE" AZIMUTH MARK 1964 N 477,803.34 E 854,187.53

LEGEND

- PROPERTY LINE
- R/W LINE
- EX GROUND
- PROP GRADE
- EX CURB
- EX CONC. C&G TO BE REMOVED
- EX WATER
- EX STORM DRAINS
- EX SANITARY SEWER
- PROP CONC. C&G
- PROP WATER
- OVERLAY OF EX PAVING
- PROP LIGHT
- PROP HDCP PARKING
- NO OF PARKING SPACES
- PROP QUAD RAIL

SEDIMENT & EROSION CONTROL LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- MOUNTABLE BERM
- INLET PLUGGING
- STABILIZED CONSTRUCTION ENTRANCE
- EX RIDGELINE TO STORM INLET SEDIMENT TRAP
- PROP RIDGELINE TO STORM INLET SEDIMENT TRAP

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

Approved: *Patricia Engler* 3/2/95
 U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District

Approved: *John P. Richter* 3/2/95
 Howard Soil Conservation District Date

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

County Health Officer _____ Date _____
 APPROVED: Howard County Office of Planning & Zoning.

Director: *Carol K. Smith* 3/2/95
 Date

Chief Division of LAND DEVELOPMENT AND RESEARCH: *Jim Swannick* 3/2/95
 Date

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

Director: *James P. Shaw* 3/10/95
 Date

Chief Bureau of Engineering: *Charles E. Spain* 3/10/95
 Date

ADDRESS CHART

| PARCEL | STREET ADDRESS |
|--------|--------------------|
| D-2 | 8240 PRESTON COURT |

| SUBDIVISION NAME | SECT. | PARCEL # |
|--------------------------------------|-------|----------|
| BALTIMORE-WASHINGTON INDUSTRIAL PARK | 2 | D-2 |

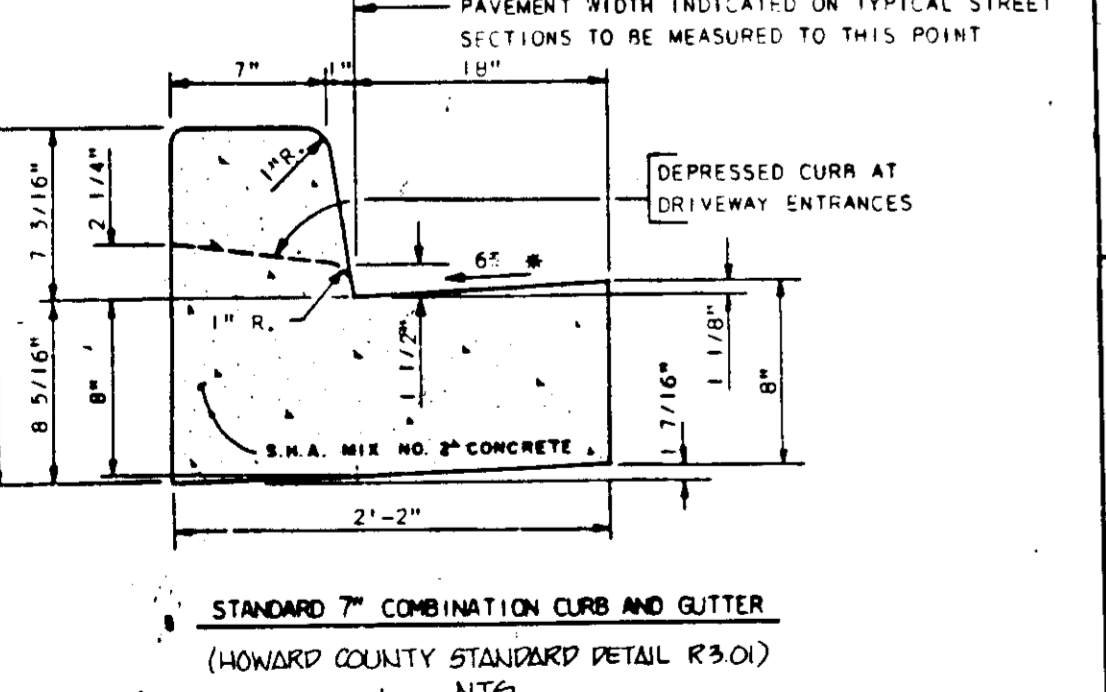
| PLAT # | BLOCK # | ZONE | TAX MAP # | ELECT. DIST. | CENSUS TRACT |
|--------|---------|------|-----------|--------------|--------------|
| 7456 | 2 | M-2 | 48 | 6 | 6063.01 |

EROSION & SEDIMENT CONTROL PLAN FOR BALTIMORE-WASHINGTON INDUSTRIAL PARK PARCEL D-2
 HOWARD COUNTY, MD DATE: OCT 13, 1993
 ELECTION DIST. #6 SCALE: AS SHOWN SHEET 4 OF 6

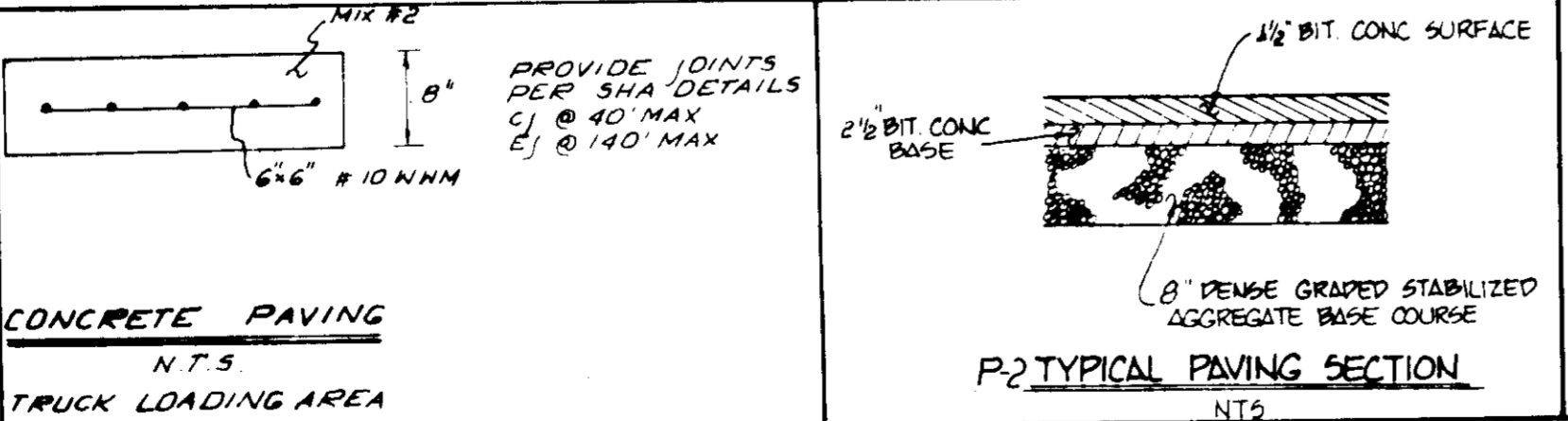
STONE OUTLET SEDIMENT TRAP
 EXISTING DRAINAGE AREA - 0.75 AC
 PROP. DRAINAGE AREA - 0.45 AC
 STORAGE REQUIRED - 1,800 x 0.75 = 1,350 CF
 STORAGE PROVIDED - 2136 CF (FROM 213.5-216.0)
 BOTTOM DIMENSION - 20' x 20'
 SIDE SLOPES - 2:1
 BOTTOM ELEVATION - 213.00
 WEIR ELEVATION - 216.00
 EMBANKMENT ELEV. - 217.00
 WEIR LENGTH - 10'
 CLEANOUT ELEVATION - 214.50

LIMIT OF DISTURBANCE: 178,400 SF = 4.10 AC.±
 AREA TO BE VEGETATIVELY STABILIZED: 26,400 SF = 0.61 AC.±

B.W.I.P. SECTION II LOT A (ZONED M-2) PLAT NO 6523



CONCRETE PAVING
 NTS
 TRUCK LOADING AREA



PLAN

SCALE: 1" = 40'

SHEET INDEX

- SHEET 1 - SITE PLAN
- SHEET 1A - SW/NE CORN SECTION'S 1 DETAILS
- SHEET 2 - STORM DRAIN PROFILES
- SHEET 3 - SEDIMENT & EROSION CONTROL
- SHEET 4 - SEDIMENT & EROSION CONTROL DETAILS
- SHEET 5 - LANDSCAPE PLAN

EX. BUILDING
 73,148 SF
 # 8230
 SDP # 86-285

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (410) 825-8120

ENGINEER CERTIFICATION
 "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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Engineer: *Richard L. Umbarger* Date: 2/16/95
 Name: RICHARD L. UMBARGER PE # 10559

OWNER/DEVELOPER
FRP DEVELOPMENT CORPORATION
 34 LOVELTON CIRCLE
 SPARKS, MD 21152
 (410) 77-4100

DEVELOPER CERTIFICATION
 "I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Developer: *David H. DeVilliers, Jr.* Date: 2/14/95
 Name: DAVID H. DEVILLIERS, JR.

DESIGN: V2
 DRAWN: HC
 CHECKED: V2/1/15
 REVISIONS:
 4.19.96 REVISED SED. & EROSION PLAN.

SEDIMENT CONTROL NOTES

- 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)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 20 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- 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.

Site Analysis:
 Total Area of Site: 6.60 Acres
 Area Disturbed: 4.07 Acres
 Area to be roofed or paved: 3.46 Acres
 Area to be vegetatively stabilized: 0.61 Acres
 Total Cut: 8,000 Cu. Yds.
 Total Fill: 5,000 Cu. Yds.
 Off-site waste/borrow area location: N/A

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

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

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.

REQUIREMENTS FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE EACH FILLED AND STABILIZED WITHIN ONE MORNING SESSION.

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

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

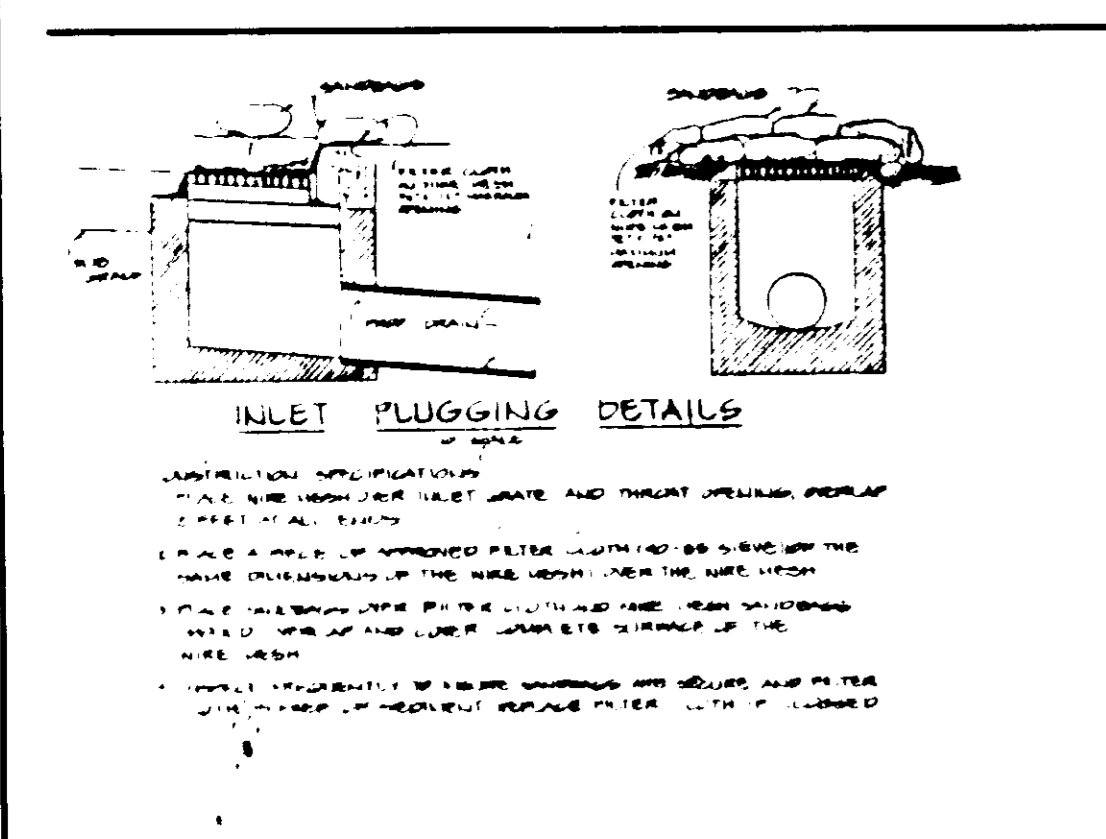
Soil Amendments: In lieu of soil test recommendations, use one of the following alternatives:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 100 lb per acre 10-10-10 fertilizer (14 lb/1000 sq ft) before seeding. Narrow or disk into upper three inches of soil. At time of seeding, apply 400 lb per acre 10-0-0 urea-sulfur fertilizer (9 lb/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 1000 lb per acre 10-10-10 fertilizer (23 lb/1000 sq ft) before seeding. Narrow or disk into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lb per acre (1.4 lb/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lb Kentucky 31 Tall Fescue per acre and 2 lb per acre 105 lb/1000 sq ft of overseed lowgrass. 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; or (2) Use seed with 60 lb/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 lb/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 unacidified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

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

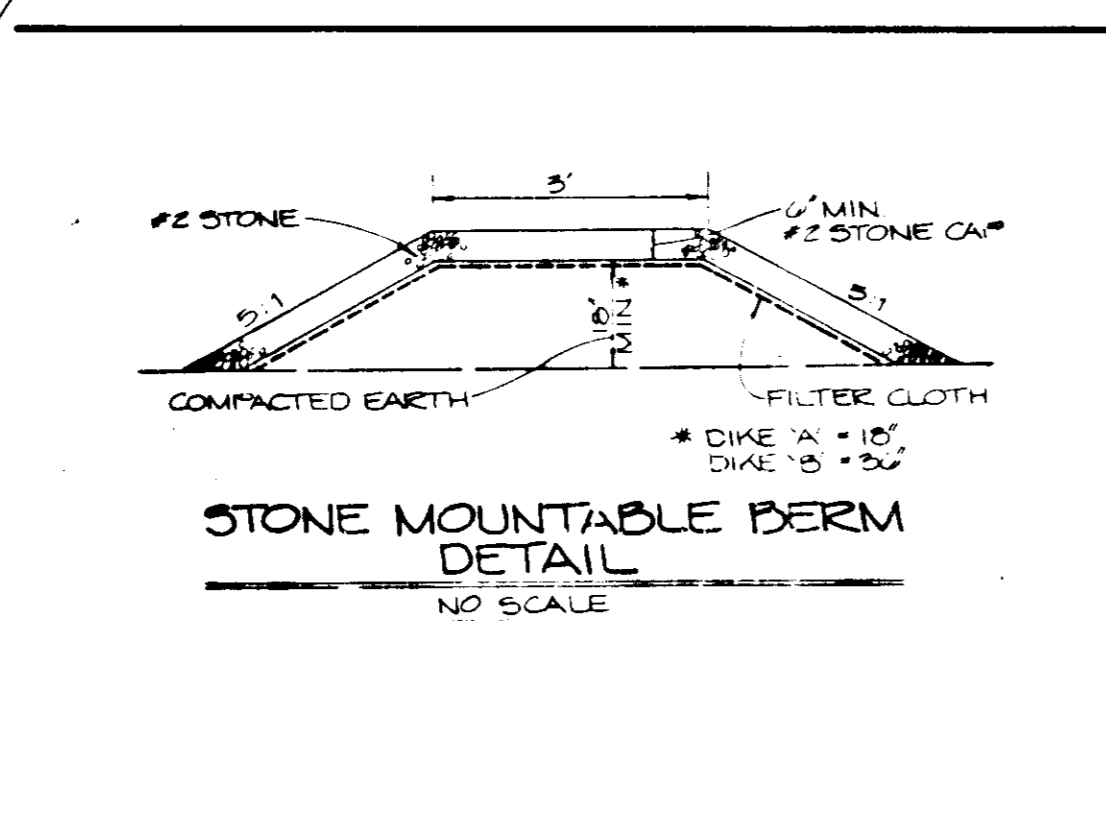
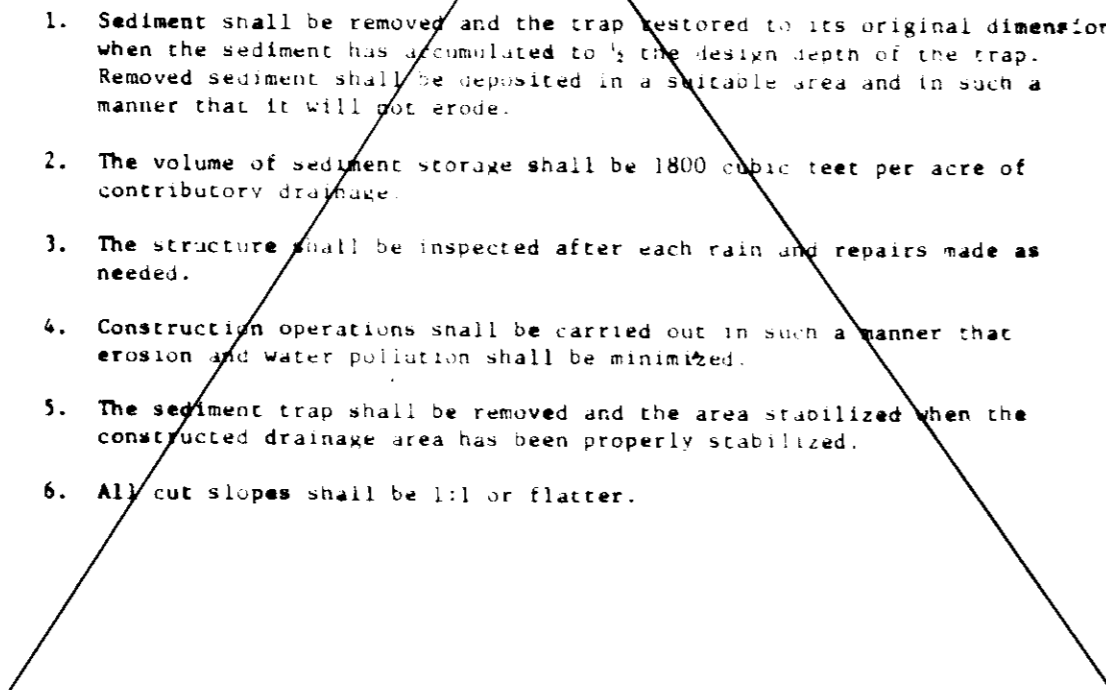
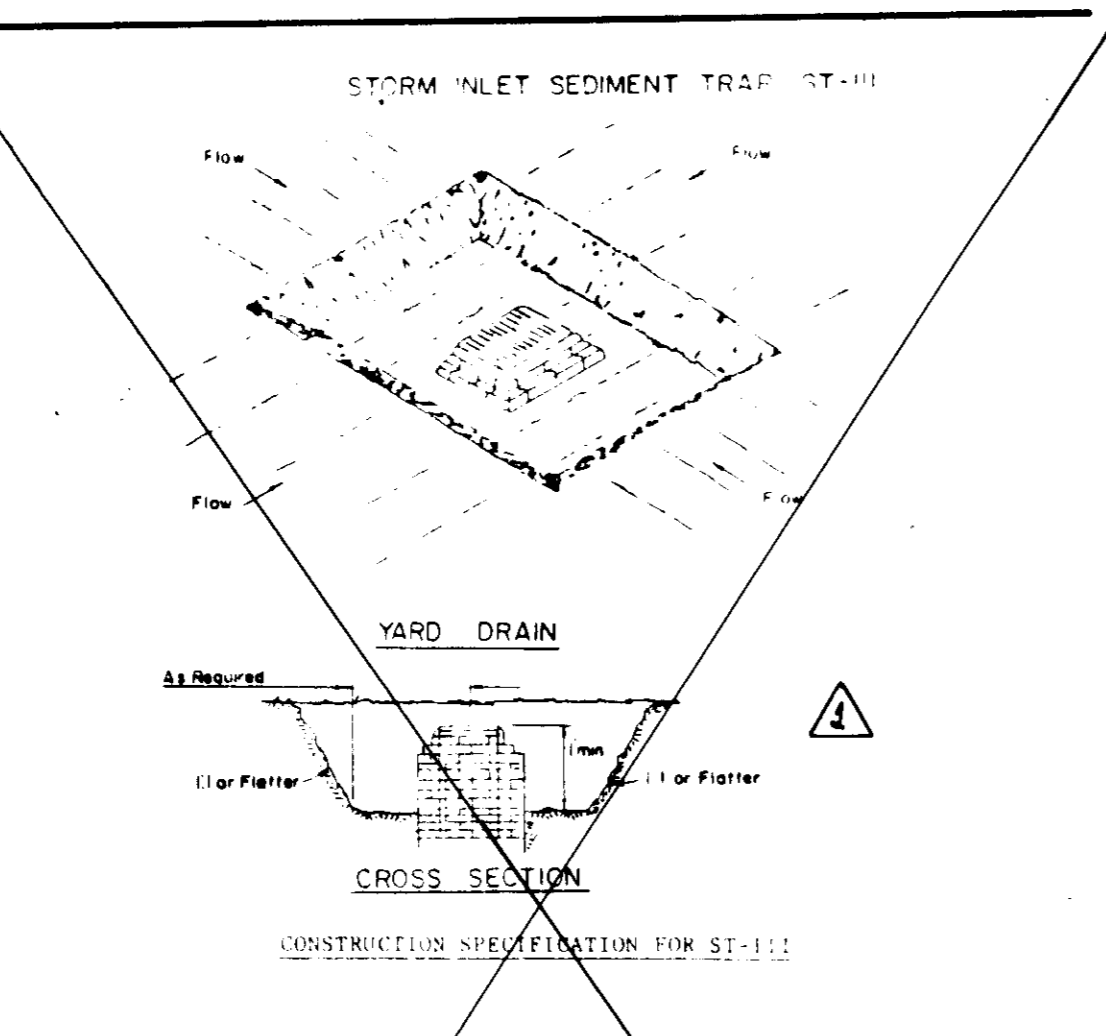
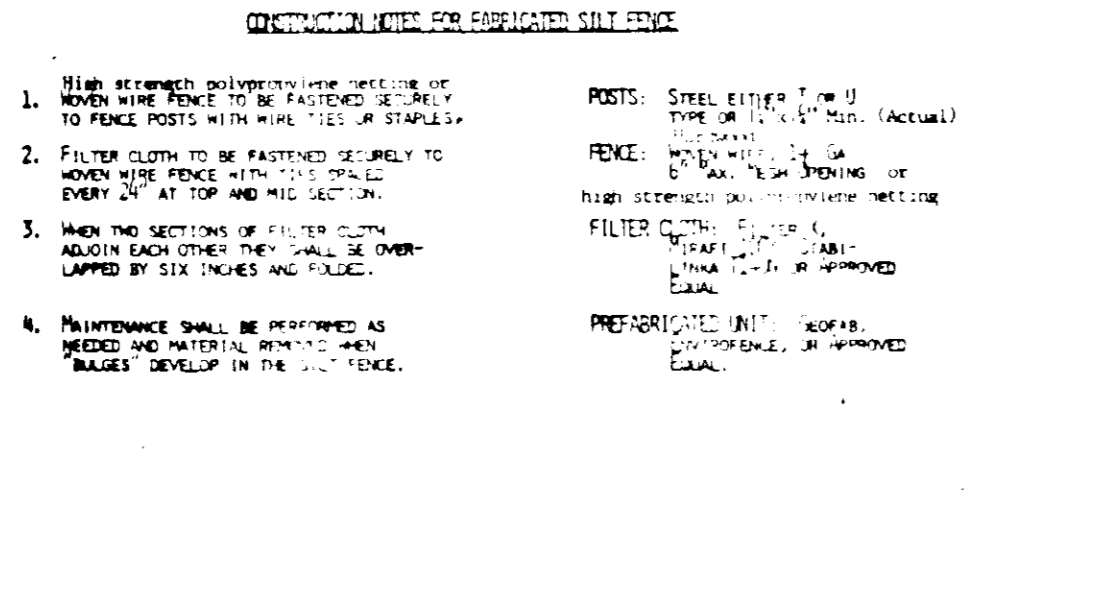
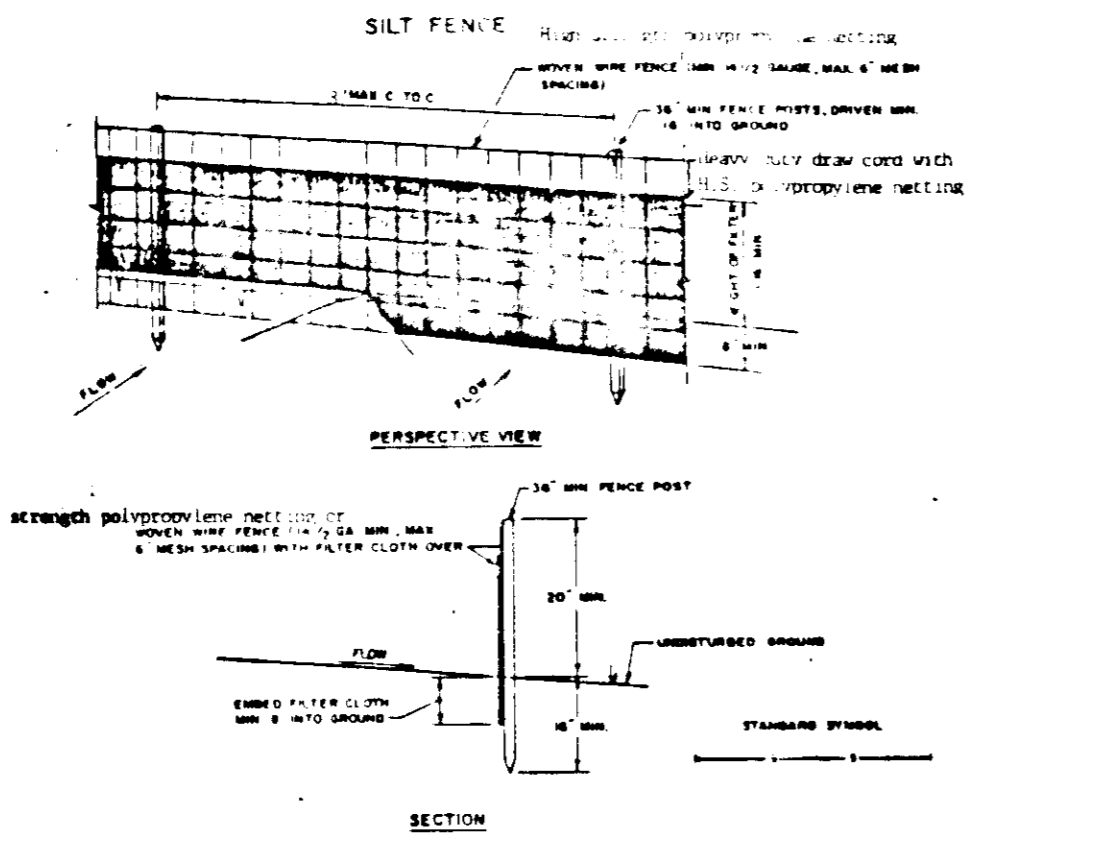


ENGINEER CERTIFICATION

George William Stephens, Jr. and Associates, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 858 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21284
 (301) 825-8120

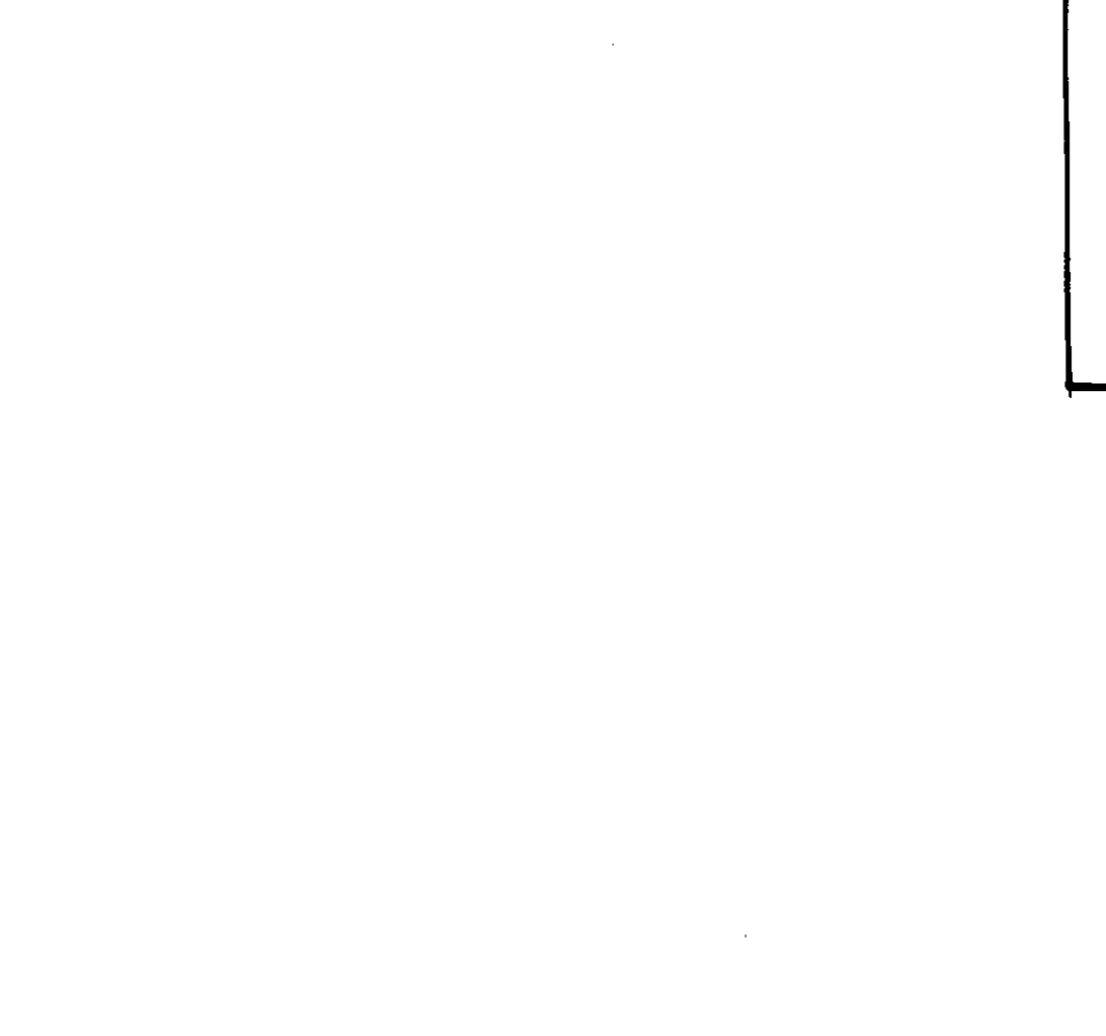
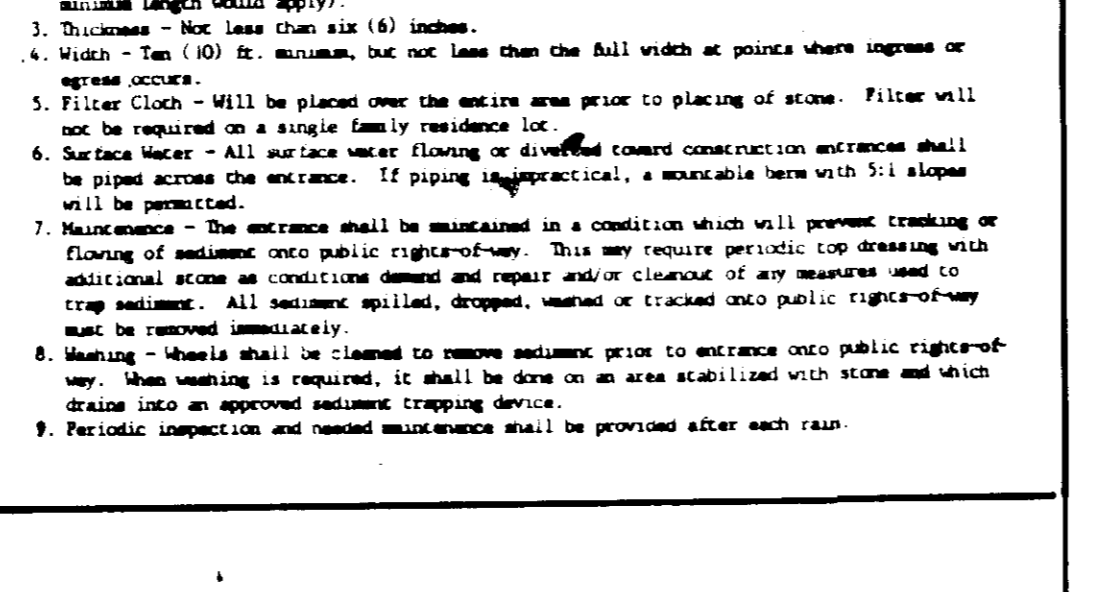
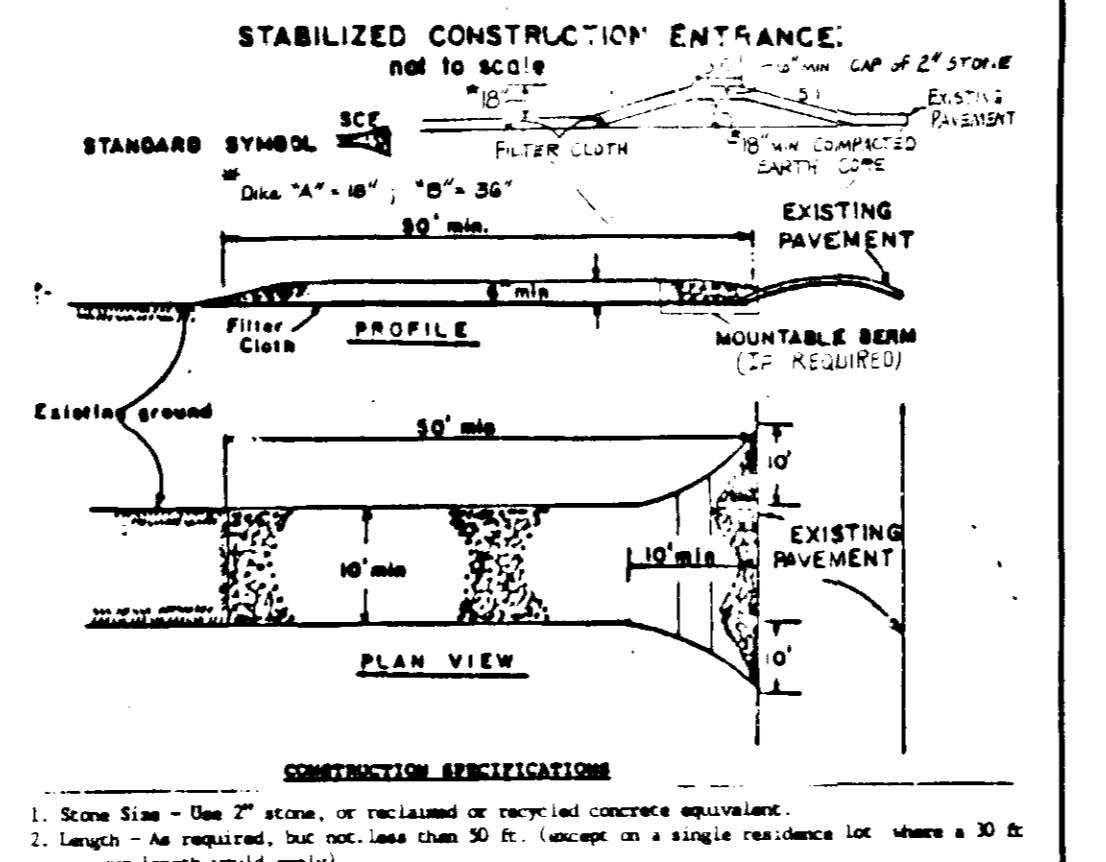
OWNER/DEVELOPER

FRP DEVELOPMENT CORPORATION
 34 LOVETON CIRCLE, SUITE 100
 SPARKS, MD 21152
 (410) 771-4100



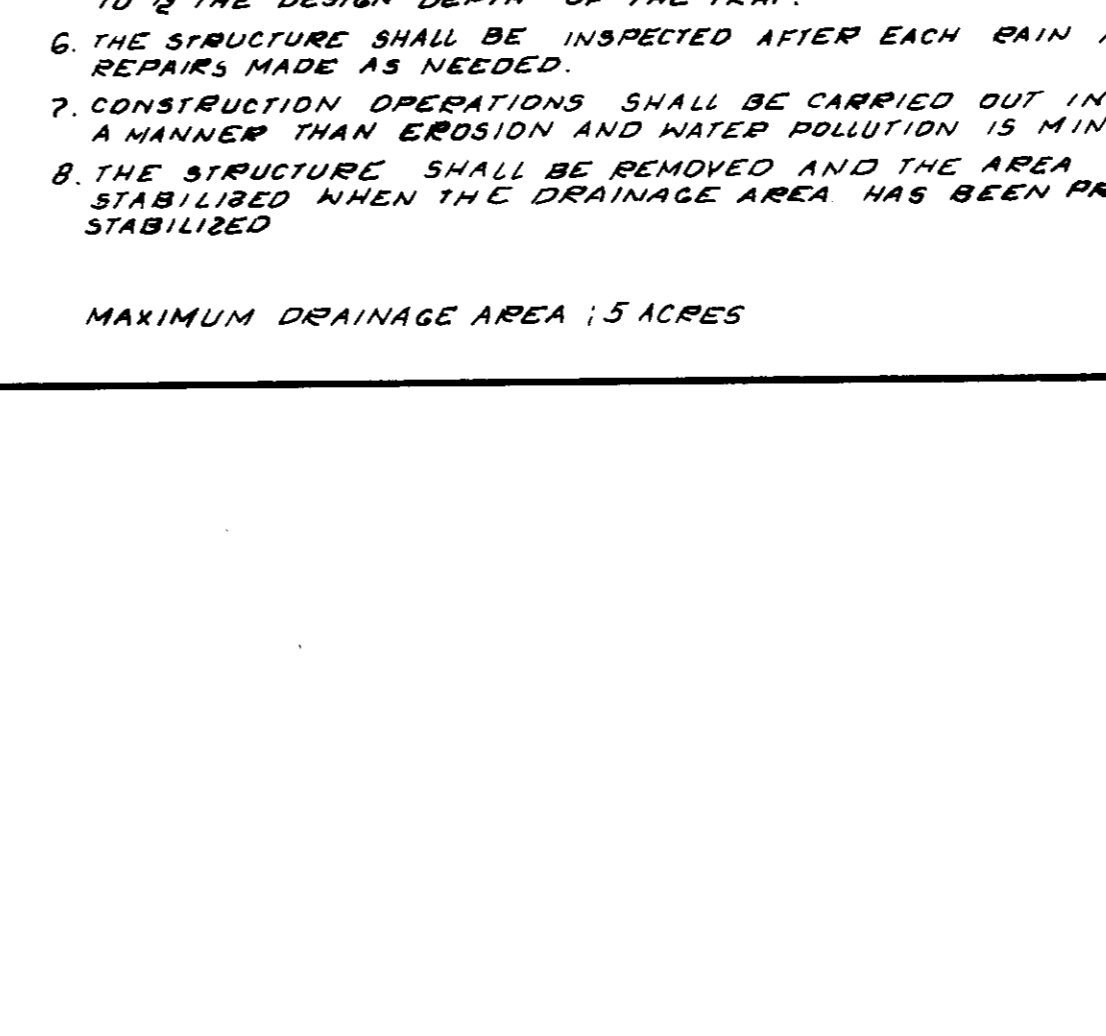
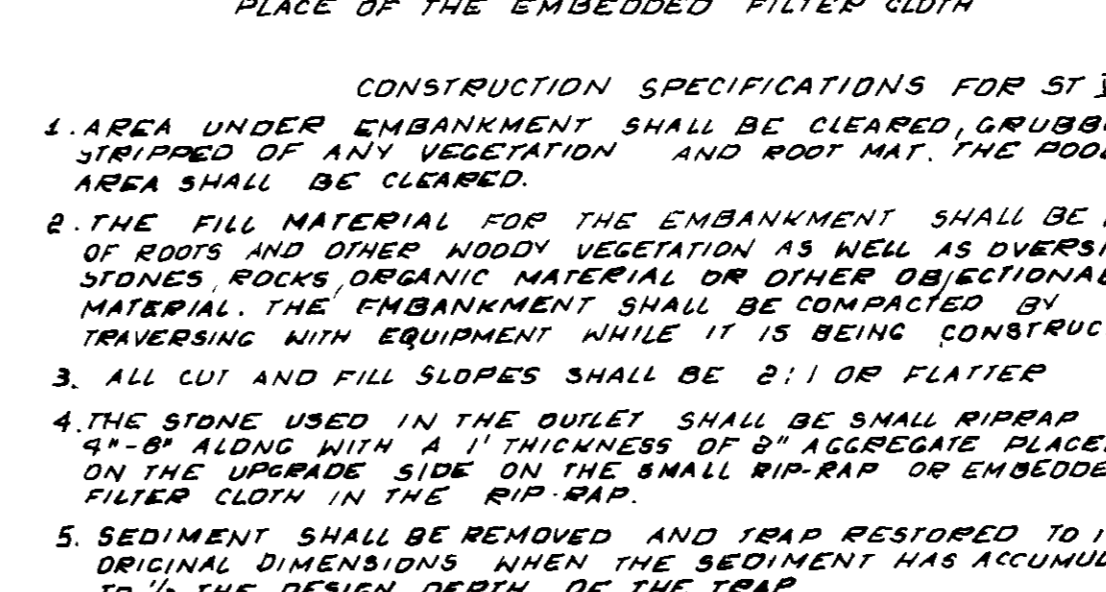
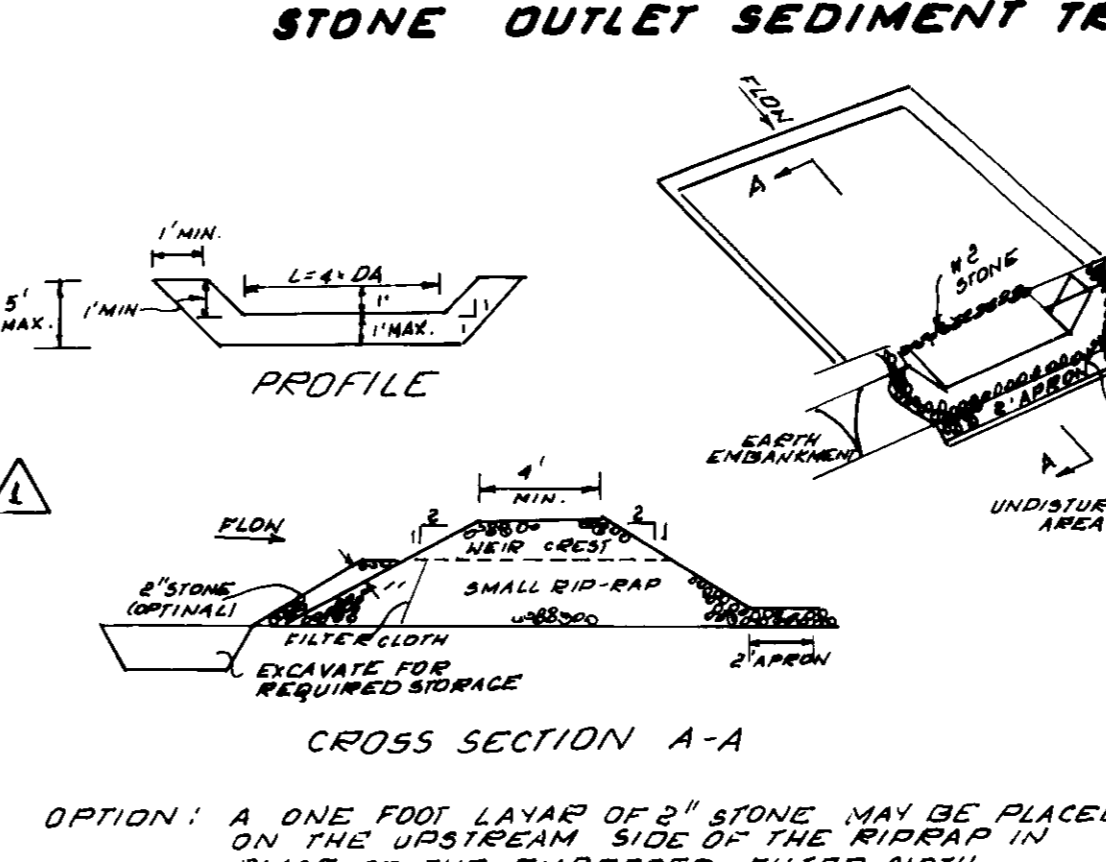
CONSTRUCTION SPECIFICATIONS

- Stone Size - One (1) inch or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 30 ft. (except in a single residence lot where a 30 ft. minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) ft. minimum, but not less than the full width at points where ingress or egress occurs.
- 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.
- Surface Water - All surface water flowing or directed toward construction entrance shall be piped across the entrance. If piping impractical, a mountable berm with 3:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or closure of any measure used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
- Mowing - Mowing shall be delayed to remove sediment prior to entrance onto public right-of-way. When mowing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



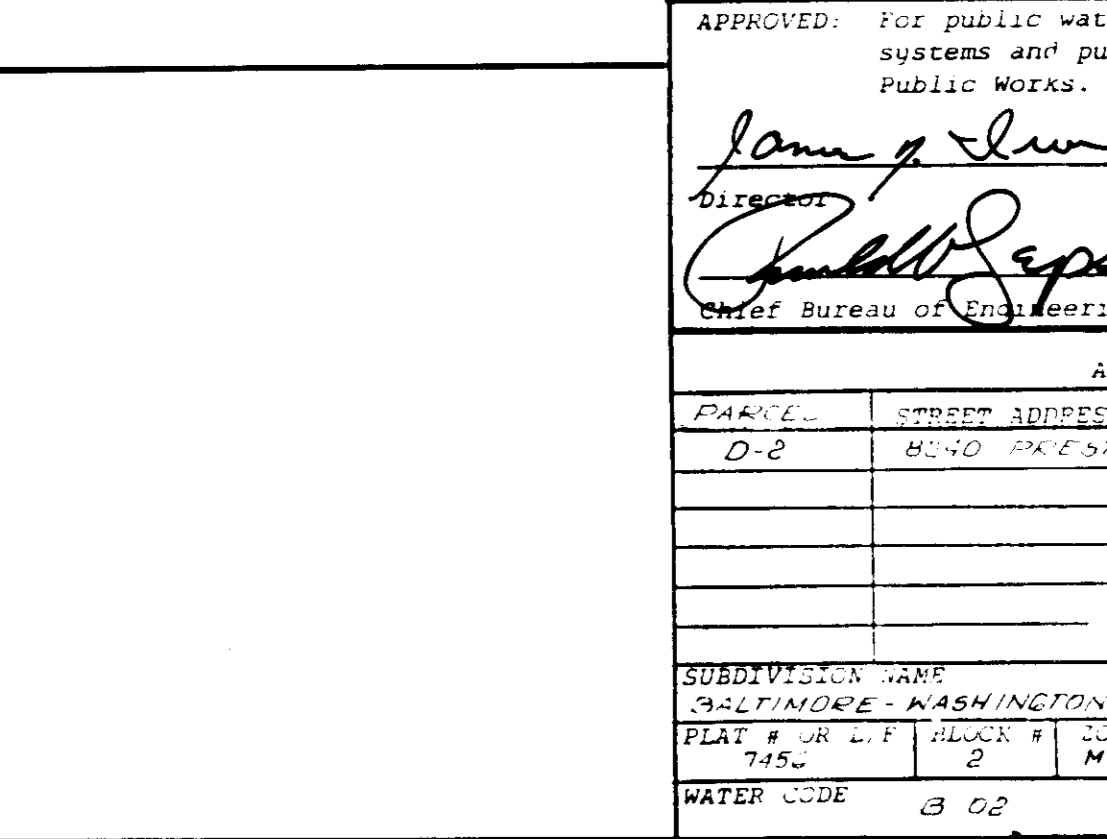
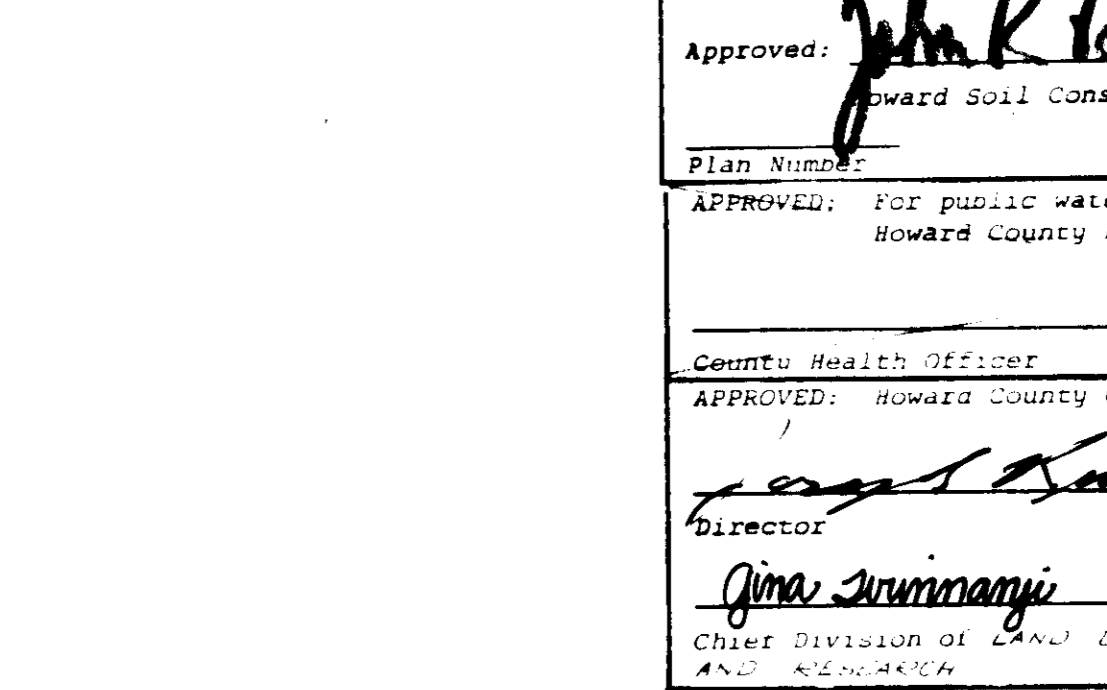
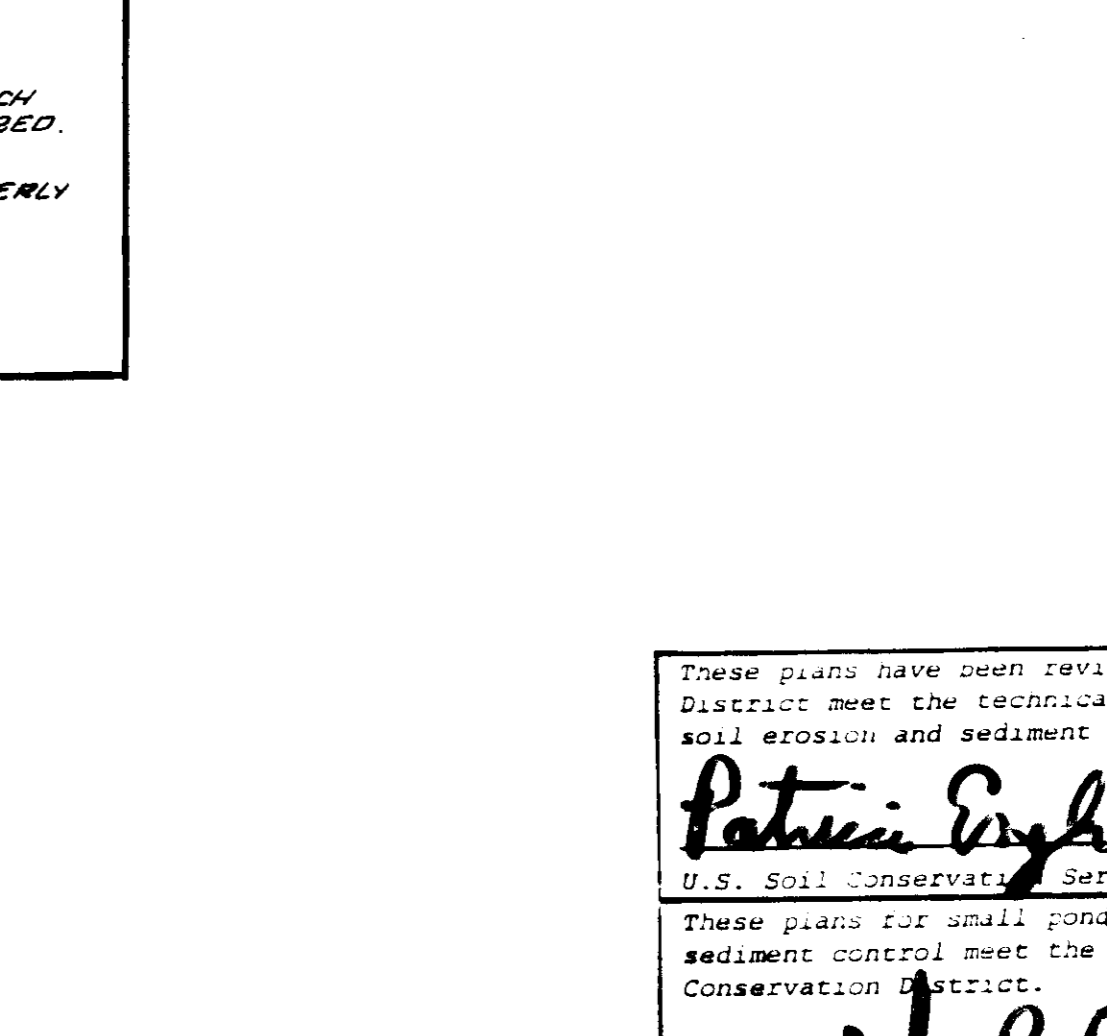
ENGINEER CERTIFICATION

Richard L. Umbarger
 CIVIL ENGINEER & LAND SURVEYOR
 216/125
 PE # 10568



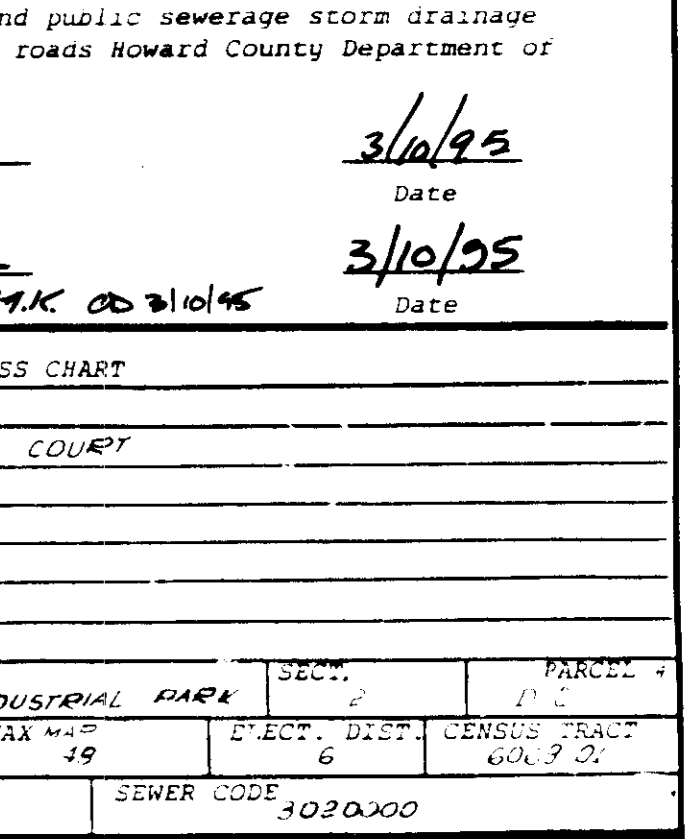
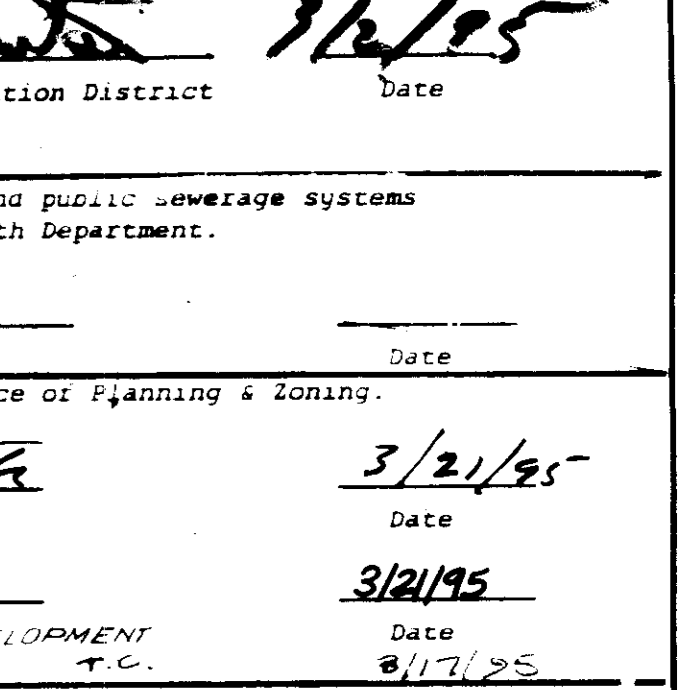
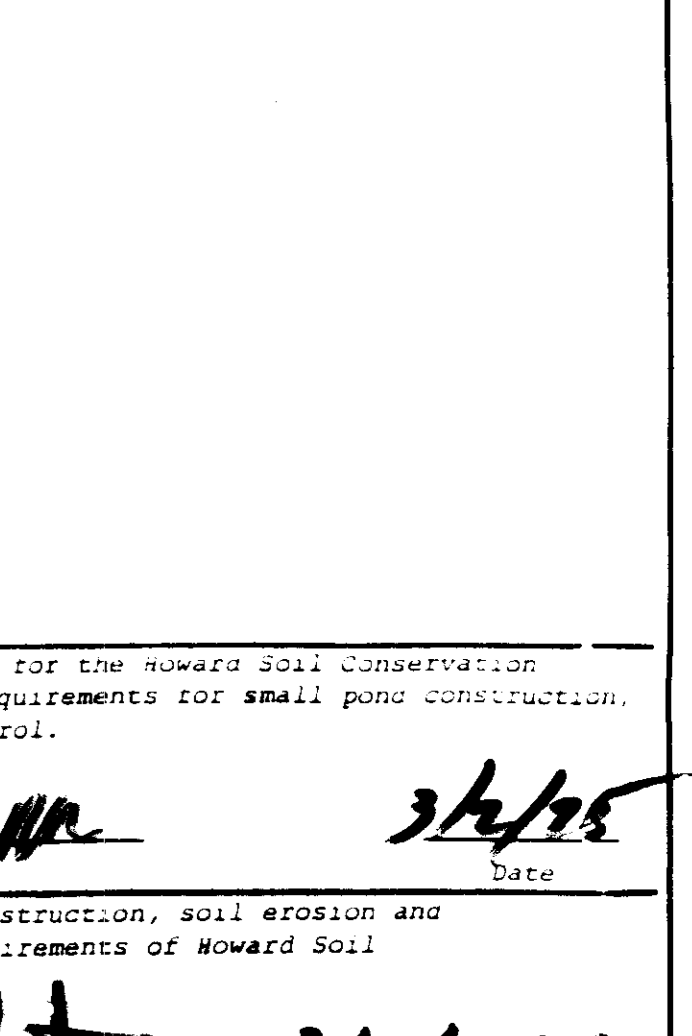
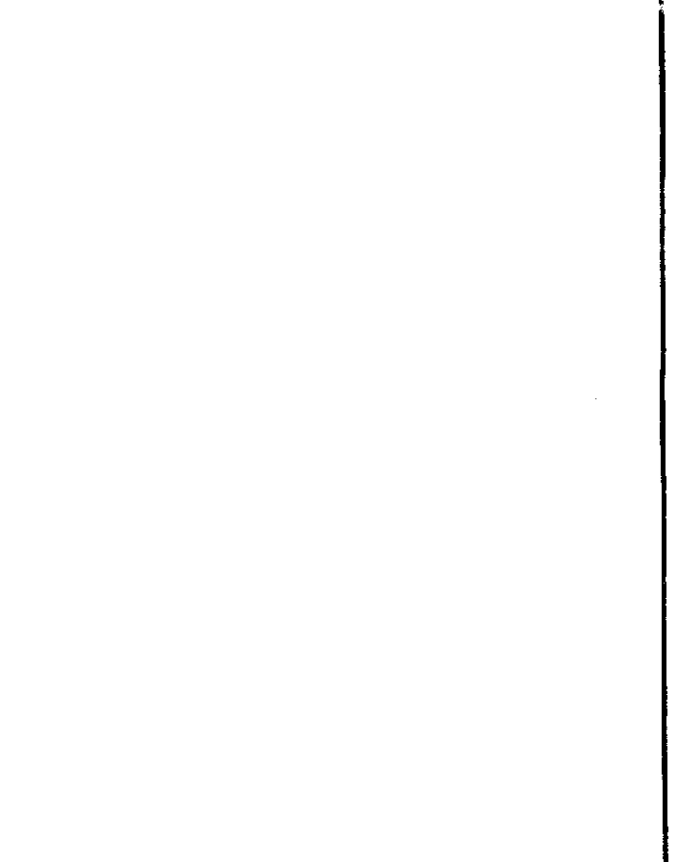
DEVELOPER CERTIFICATION

David H. De Villiers, Jr.
 CIVIL ENGINEER & LAND SURVEYOR
 216/125
 PE # 10568



ENGINEER CERTIFICATION

David H. De Villiers, Jr.
 CIVIL ENGINEER & LAND SURVEYOR
 216/125
 PE # 10568



ENGINEER CERTIFICATION

David H. De Villiers, Jr.
 CIVIL ENGINEER & LAND SURVEYOR
 216/125
 PE # 10568

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

Patricia English 3/2/95
 U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Roberts 3/2/95
 Howard Soil Conservation District Date

Plan Number: _____

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

County Health Officer _____ Date _____

APPROVED: Howard County Office of Planning & Zoning.
Robert Smith 3/21/95
 Director Date

Gina Summari 3/21/95
 Chief Division of LAND DEVELOPMENT Date
 AND RESEARCH T.C. 3/17/95

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
James J. Shaw 3/6/95
 Director Date

Charles E. Spang 3/10/95
 Chief Bureau of Engineering M.K. 00210145 Date

ADDRESS CHART

| | |
|--------|--------------------|
| PARCEL | STREET ADDRESS |
| D-2 | BLVD PKESTON COURT |

SUBDIVISION NAME: BALTIMORE-WASHINGTON INDUSTRIAL PARK SECT. 2 PARCEL D-2
 PLAT # OR L.P. # 745L 2 M-2 49 ELEC. DIST. 6 CENSUS TRACT 604.3 D.
 WATER CODE B 02 SEWER CODE 402A000

EROSION & SEDIMENT CONTROL DETAILS
 FOR
BALTIMORE-WASHINGTON INDUSTRIAL PARK PARCEL D-2
 HOWARD COUNTY, MD DATE: OCT. 13, 1993
 ELECTION DIST. #6 SCALE: AS SHOWN
 SHT 5 OF 6

THIS PLAN IS A REVISION TO SDP 86-285

PLANT STANDARDS
 All nursery stock shall be top quality and in accordance with the American Association of Nurserymen, Inc. "American Standards for Nursery Stock" latest edition. Interior nursery stock will be subject to rejection by the Landscape Architect. Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

CHANGES MAY IMPACT REQUIRED CERTIFICATION
 Plant types (Deciduous trees, evergreen, etc.), quantities, spacing, locations, and species shown on the approved landscape plan are based on requirements stated in the latest Howard County Landscape Manual. Any change in these items may affect the required approval and certification of the installed planting. Owner is required to arrange and pay for certification by Landscape Architect.

LANDSCAPE SPECIFICATIONS
 Landscape specifications shall conform to LCA Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area, including planting procedures and soil preparation for shrub and perennial beds.

PLANTING NOTES
 Plant locations shall be field adjusted to avoid utilities. Contractor is responsible for locating utilities prior to start of work. All trees and shrubs shall be planted to a minimum of 18" beyond the edge of the root ball. Shrub masses shall be planted in continuous much beds. All wire, plastic and heavy ties shall be removed from top of root ball.

LANDSCAPE SPECIFICATIONS
 A one-year warranty period shall be required. Maintenance required to honor the one-year warranty shall be performed as part of this contract.

Special Provisions to LCA Standard Specifications
 Contractor is encouraged to perform soil testing. Test results shall be submitted 30 days before planting. Failure to perform testing will not void guarantee provisions.

Contractor shall review and test subsurface drainage characteristics 30 days prior to planting and notify owner of unacceptable conditions.

No exceptions to the guarantee provisions are allowed unless agreed to in writing prior to planting.

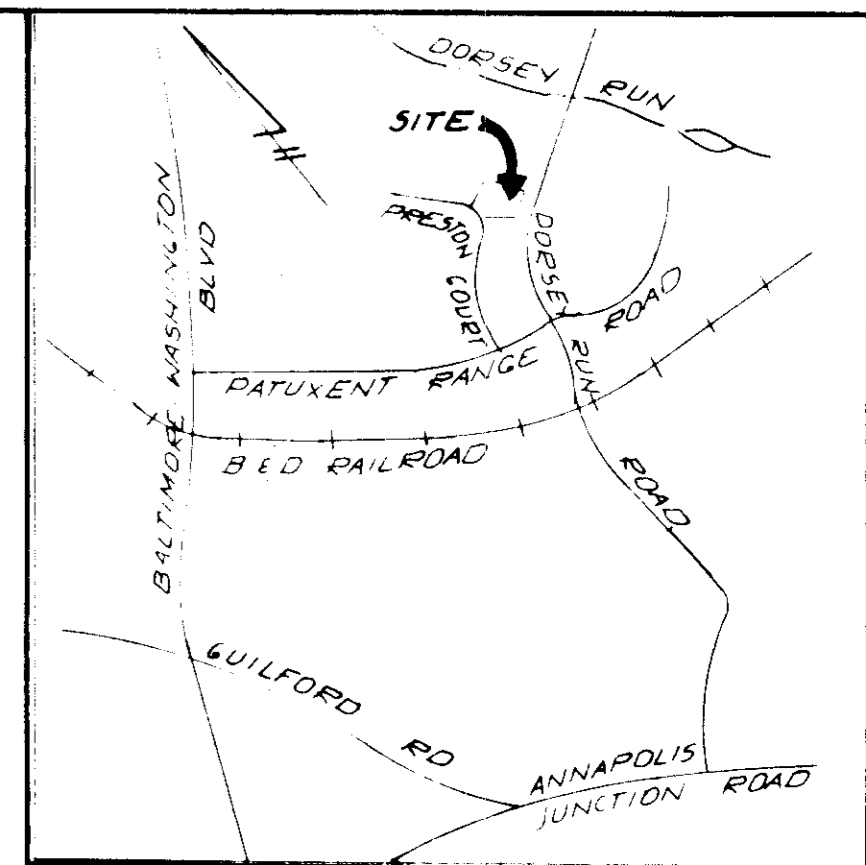
SUBDIVISION
 LAST PROPERTY LINE
 Landscape Type: A Light Traffic
 Local Foot: 850
 Local Int. Veg. 0
 Number of Plants Required: 11 in lieu of 8' Oaks
 Scale: 1/4" = 1'-2"

DORSEY RUN ROAD
 Landscape Type: D Street
 Local Foot: 140
 Local Int. Veg. 0
 Number of Plants Required: 14
 Scale: 1/4" = 1'-2"

PRESTON COURT
 Landscape Type: D Street
 Local Foot: 100
 Local Int. Veg. 0
 Number of Plants Required: 3
 Scale: 1/4" = 1'-2"

LANDSCAPE TYPE: E Buffer Parking
 Local Foot: 100
 Local Int. Veg. 0
 Number of Plants Required: 15
 Scale: 1/4" = 1'-2"

LANDSCAPE TYPE: E Buffer Parking
 Local Foot: 100
 Local Int. Veg. 0
 Number of Plants Required: 15
 Scale: 1/4" = 1'-2"

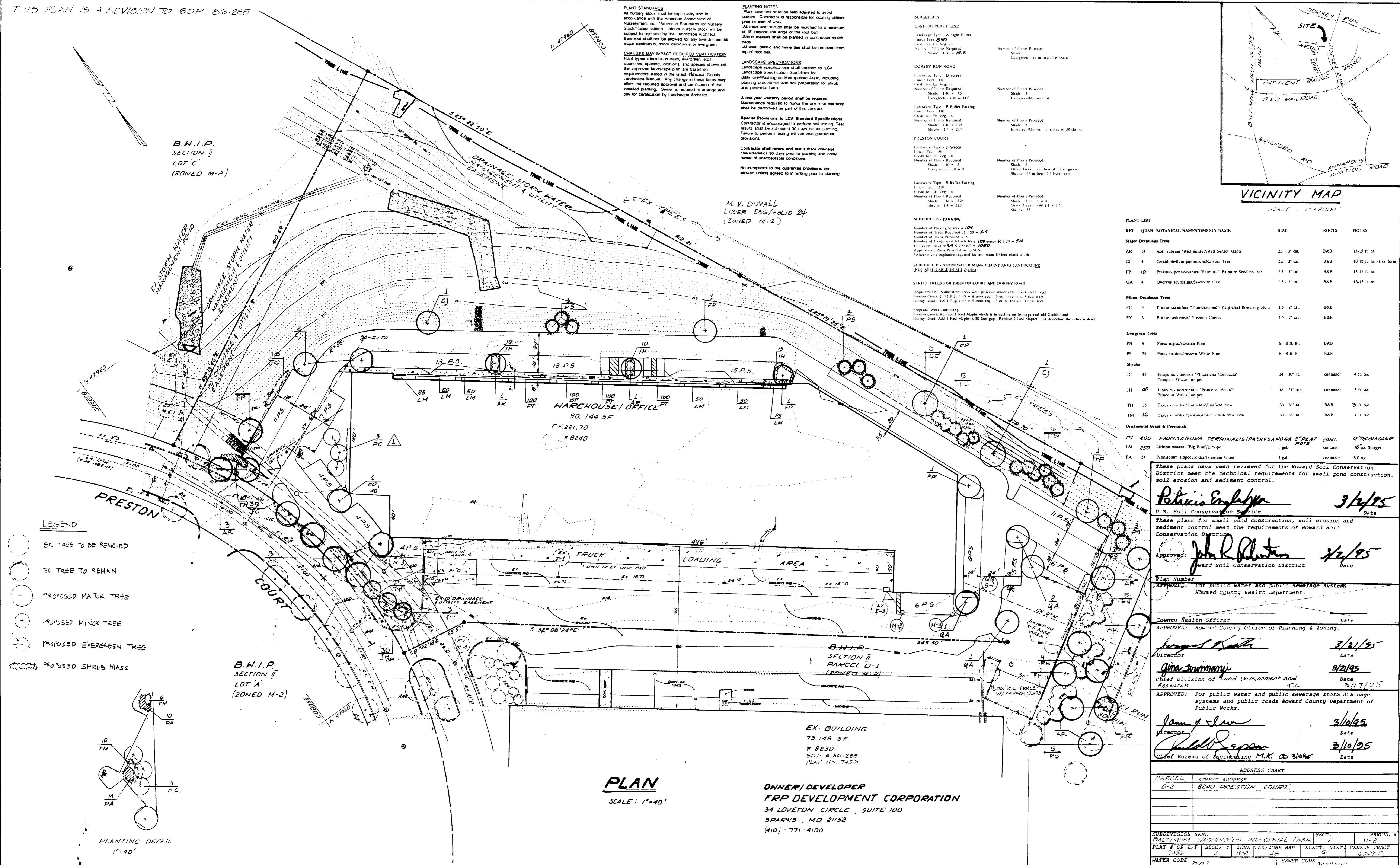
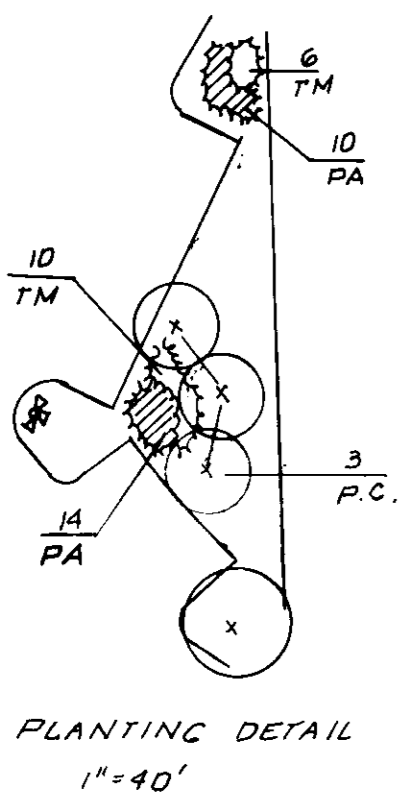


B.W.I.P. SECTION II LOT 'C' (ZONED M-2)

M.V. DOVALL
 LIDER 35G/FOLIO 24
 (ZONED M-2)

- LEGEND**
- EX. TREE TO BE REMOVED
 - EX. TREE TO REMAIN
 - PROPOSED MAJOR TREE
 - PROPOSED MINOR TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB MASS

B.W.I.P. SECTION II LOT 'A' (ZONED M-2)



PLANT LIST

| KEY | QUAN | BOTANICAL NAME/COMMON NAME | SIZE | ROOTS | NOTES |
|--|------|--|------------------|-----------|---------------------------|
| Major Deciduous Trees | | | | | |
| AR | 14 | Acer rubrum "Red Sunset"/Red Sunset Maple | 25' 3" cal | B&B | 13-15 ft. ht. |
| CJ | 4 | Cercidiphyllum japonicum/Katsura Tree | 25' 3" cal | B&B | 10-12 ft. ht. (tree form) |
| FP | 10 | Fraxinus pennsylvanica "Palmette"/Palmette Seedless Ash | 25' 3" cal | B&B | 13-15 ft. ht. |
| QA | 4 | Quercus acutissima/Sawtooth Oak | 25' 3" cal | B&B | 13-15 ft. ht. |
| Minor Deciduous Trees | | | | | |
| PC | 3 | Prunus cerasifera "Thunderbolt"/Purpleleaf flowering plum | 15' 2" cal | B&B | |
| PY | 3 | Prunus yedoensis/Yoshino Cherry | 15' 2" cal | B&B | |
| Evergreen Trees | | | | | |
| PN | 9 | Pinus nigra/Asiatic Pine | 6' 8 ft. ht. | B&B | |
| PS | 25 | Pinus strobus/Eastern White Pine | 6' 8 ft. ht. | B&B | |
| Shrubs | | | | | |
| JC | 45 | Juniperus chinensis "Pfitzeriana Compacta"/Compact Pfitzer Juniper | 24' 30" ht. | container | 4 ft. cal. |
| JH | 65 | Juniperus horizontalis "Prince of Wales"/Prince of Wales Juniper | 18' 24" spr. | container | 3 ft. cal. |
| TH | 35 | Taxus media "Hatsfield"/Hatsfield Yew | 30' 30" ht. | B&B | 3 ft. cal. |
| TM | 16 | Taxus x media "Densiformis"/Densiformis Yew | 30' 30" ht. | B&B | 4 ft. cal. |
| Ornamental Grass & Perennials | | | | | |
| PT | 400 | PANYSANDRA TERMINALIS/PACHYSANDRA 2" BEAT CONT. | 12" OC/3" GIGGER | | |
| LM | 250 | Liriodendron "Big Blue"/Liriope | 1 gal. | container | 15' oc Starger |
| PA | 24 | Pennisetum alopecuroides/Fountain Grass | 3 gal. | container | 30' oc |

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

Peterson Engle 3/2/95
 U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Peterson 3/2/95
 Howard Soil Conservation District Date

Plan Number: _____
 Approved: For public water and public sewerage systems
 Howard County Health Department.

County Health Officer _____ Date
 APPROVED: Howard County Office of Planning & Zoning.

Angel Smith 3/2/95
 Director Date

Anna J. Jaramarij 3/2/95
 Chief Division of Land Development and Research Date

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

James J. Shaw 3/10/95
 Director Date

William E. Spaw 3/10/95
 Chief Bureau of Engineering M.K. O. 3/10/95 Date

ADDRESS CHART

| PARCEL | STREET ADDRESS |
|--------|--------------------|
| D-2 | 8240 PRESTON COURT |

| SUBDIVISION NAME | SECT | PARCEL # |
|--------------------------------------|------|----------|
| BALTIMORE WASHINGTON INDUSTRIAL PARK | 2 | D-2 |

| FLAT # OR L/F | BLOCK # | ZONE | TAX ZONE MAP | ELECT. DIST. | CENSUS TRACT |
|---------------|---------|------|--------------|--------------|--------------|
| 7452 | 2 | M-2 | 1A | 6 | 6004 |

| WATER CODE | SEWER CODE |
|------------|------------|
| 802 | 3022000 |

PLAN

SCALE: 1" = 40'

EX. BUILDING
 73,148 SF
 # 8230
 SDP # 86-285
 PLAN NO. 7450

OWNER/DEVELOPER
FRP DEVELOPMENT CORPORATION
 34 LOVETON CIRCLE, SUITE 100
 SPARKS, MD 21152
 (410) - 771-4100

GWS
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21284
 (410) 825-8120

LANDSCAPE PLAN - CERTIFICATION

This plan has been prepared in accordance with Section 16.124 of the Howard County Code and The Landscape Manual.

Financial surety for the required 72 landscape trees in the amount of \$72,000.00 (at \$100 a tree) is part of the grading permit.

WILLIAM F. KIRWIN, INC.
 Phone: 410-337-0075
 Fax: 410-823-3827
 28 E. Susquehanna Avenue
 Towson, MD 21284-5285

Landscape Architecture
 Land Planning
 Environmental Design

DESIGN: TK
 DRAWN: TK
 CHECKED: TK/WK
 REVISIONS:
 11/30/94
 12/8/94
 4/9/96
 REVISED LANDSCAPE PLAN

FINAL LANDSCAPE PLAN
BALTIMORE-WASHINGTON INDUSTRIAL PARK
 PARCEL D-2
 HOWARD COUNTY, MD
 ELECTION DIST # 6

DATE: 10/13/93
 SCALE: AS SHOWN
 SHT. 6 OF 6