SITE DEVELOPMENT PLAN

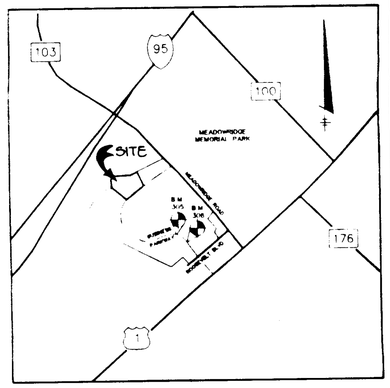
MEADOWRIDGE BUSINESS PARK

PARCEL K-2

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
4	PROFILES AND DETAIL SHEET
5	DETAIL SHEET
6	SEDIMENT CONTROL NOTES AND DETAILS
7	LANDSCAPE PLAN



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS

B.M. 305 P.K. NAIL SET IN CURB
N 491838 E 865271

B.M. 306 P.K. NAIL SET IN CURB
N 491795 E 865807

SITE ANALYSIS

AREA OF PARCEL	9.34 ACRES (406676 SF)
PRESENT ZONING	M-1
PROPOSED USE	WAREHOUSE
BUILDING COVERAGE	156,000 SF (38.4% OF SITE)
# OF PARKING SPACES REQ'D 0.5/100 SF	78 SPACES
# OF PARKING SPACES PROVIDED	82 SPACES (INCL. 5 HC)
PAVED PARKING LOT/AREA	132,400 SF (32.6 % OF SITE)

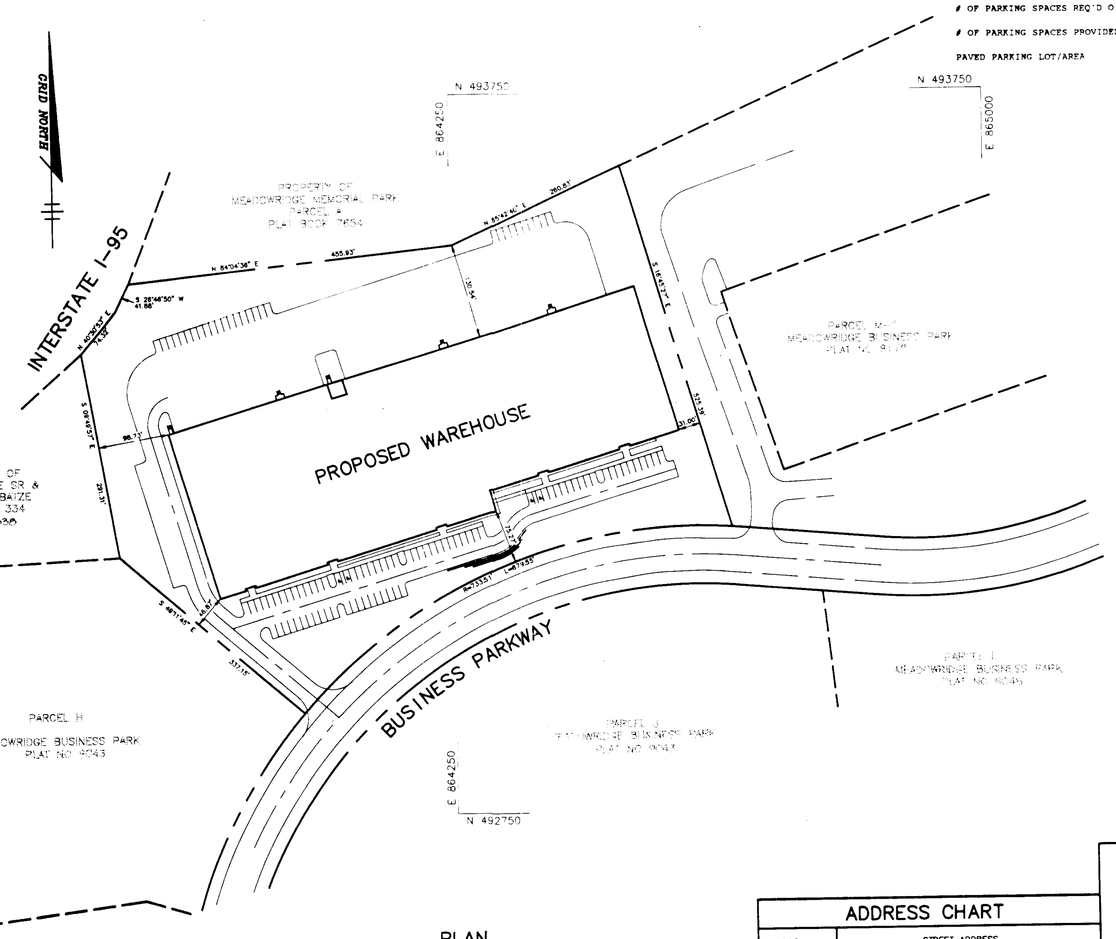
GENERAL NOTES

1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
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 PIT EXISTING UTILITIES AT LEAST (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. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

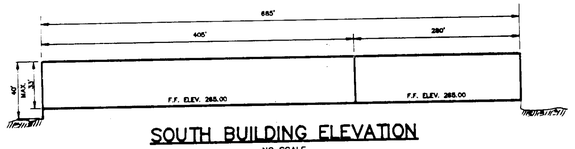
MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVISION	393-3853
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533

7. 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.
8. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
9. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
10. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
11. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
12. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
13. TOPO TAKEN FROM FIELD SURVEY DATED DEC. 1994 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
14. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
16. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER DRAIN OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
17. THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
18. STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED OFFSITE AS PER F-89-183 BY A PRIVATELY MAINTAINED EXTENDED DETENTION POND.
19. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
20. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
21. PROPOSED PUBLIC WATER & SEWER IS AND FOR CONTRACT NO. 14-5446-D
22. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFTEY PRECAUTIONS AND PROGRAMS.

23. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
24. THERE ARE NO WETLANDS ON SITE.
25. TRAFFIC STUDY WAS APPROVED UNDER F-89-183.
26. DPZ CONTACTED DEPT. OF PLANNING AND ZONING FILE NO. F-89-183, F-89-108.



PLAN
SCALE : 1"=100'



SOUTH BUILDING ELEVATION
NO SCALE

ADDRESS CHART

PARCEL	STREET ADDRESS
K-2	6650 BUSINESS PARKWAY

SUBDIVISION NAME - MEADOWRIDGE BUSINESS PARK			SECT./AREA - ---	PARCEL - K-2	
PLAT # - 11970	BLOCK # - 22	ZONING - M-1	TAX MAP NO. - 37	ELECT. DIST. - 1st	CENSUS TRACT - 6012
WATER CODE - 801			SEWER CODE - 2150000		

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 5/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 5/24/95

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 5.7.95

CHIEF, BUREAU OF ENGINEERING — DATE 5/17/95

DATE	NO.	REVISION

OWNER / DEVELOPER

WINCHESTER HOMES, INC
6305 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
(301) 489-1200

PROJECT
MEADOWRIDGE
BUSINESS PARK - PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.1995
DATE

STATE OF MARYLAND — JAYKANT D. PAREKH — No. 19148 — REGISTERED PROFESSIONAL ENGINEER

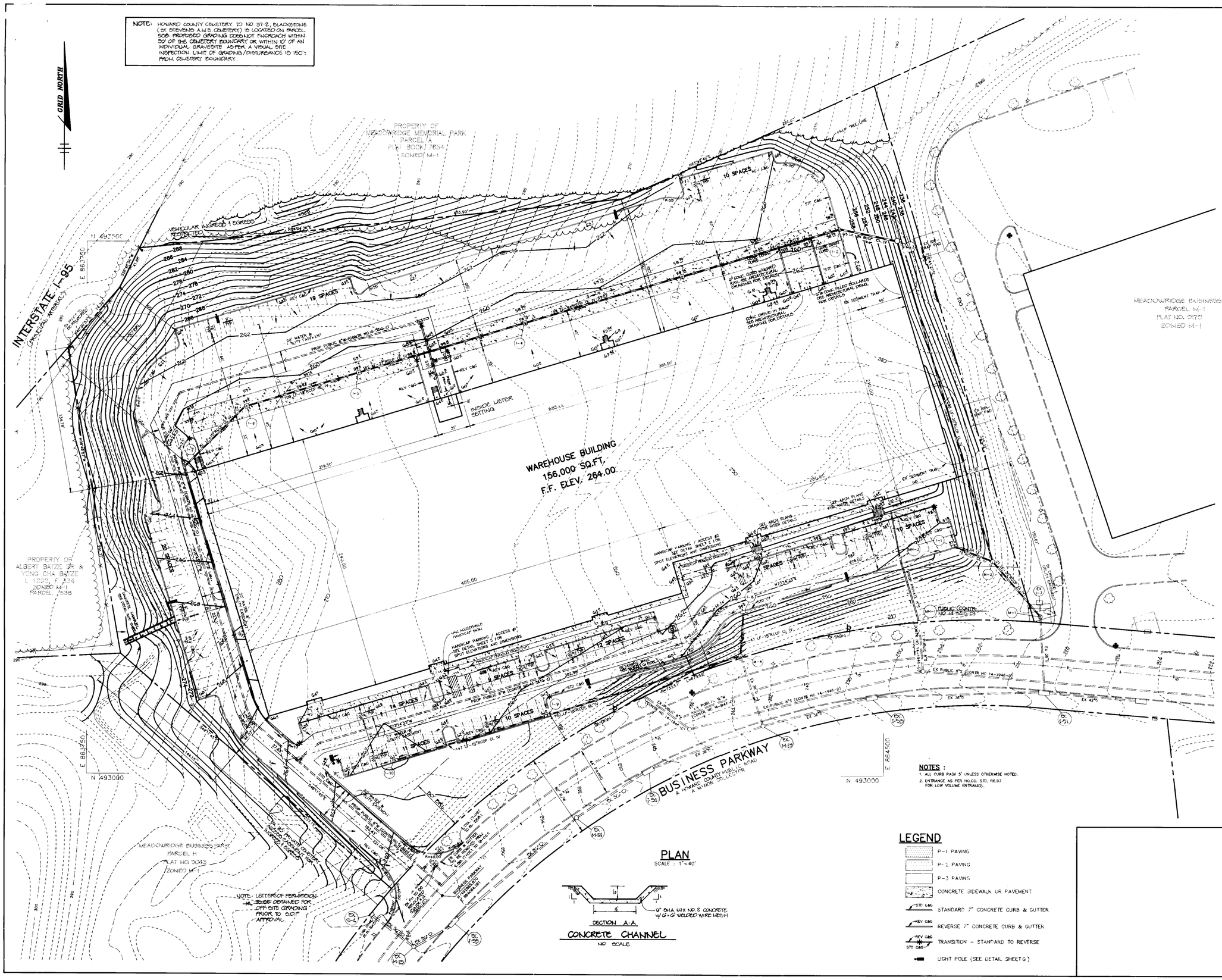
JAYKANT D. PAREKH #19148

F-89-183 & SDP-108

DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 83504
DATE : MAY 11, 1995
SCALE : AS SHOWN
DRAWING NO. 1 OF 7

SDP-95-68

NOTE: HOWARD COUNTY CEMETERY ID NO 37-2, BLACKSTONE (ST. STEVENS A.M.E. CEMETERY) IS LOCATED ON PARCEL 538. PROPOSED GRADING DOES NOT ENCROACH WITHIN 30' OF THE CEMETERY BOUNDARY OR WITHIN 10' OF AN INDIVIDUAL GRAVESITE AS PER A VISUAL SITE INSPECTION. LIMIT OF GRADING/DISTURBANCE IS 150'± FROM CEMETERY BOUNDARY.



NOTES:
1. ALL CURB RADII 5' UNLESS OTHERWISE NOTED.
2. ENTRANCE AS PER HO.CO. STD. R6.07 FOR LOW VOLUME ENTRANCE.

PLAN
SCALE : 1"=40'

SECTION A-A
CONCRETE CHANNEL
NO SCALE

LEGEND

- P-1 PAVING
- P-2 PAVING
- P-3 PAVING
- CONCRETE SIDEWALK OR PAVEMENT
- STD C&G — STANDARD 7" CONCRETE CURB & GUTTER
- REV C&G — REVERSE 7" CONCRETE CURB & GUTTER
- REV C&G / STD C&G — TRANSITION - STANDARD TO REVERSE
- LIGHT POLE (SEE DETAIL SHEET 6)

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — 5/24/95 DATE

Gina Trimmanyi — 5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — 5/17/95 DATE

CHIEF, BUREAU OF ENGINEERING — 5/17/95 DATE

DATE	NO.	REVISION
11/28/95	1	REVISED GRADES TO LOWER PAD 1'

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
(301) 489-1200

PROJECT
MEADOWRIDGE BUSINESS PARK - PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.1995
DATE

F-89-169, F-95-102

DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 83504
DATE : MAY 11, 1995
SCALE : AS SHOWN
DRAWING NO. 2 OF 7

J. Parekh
JAYKANT D. PAREKH #19148

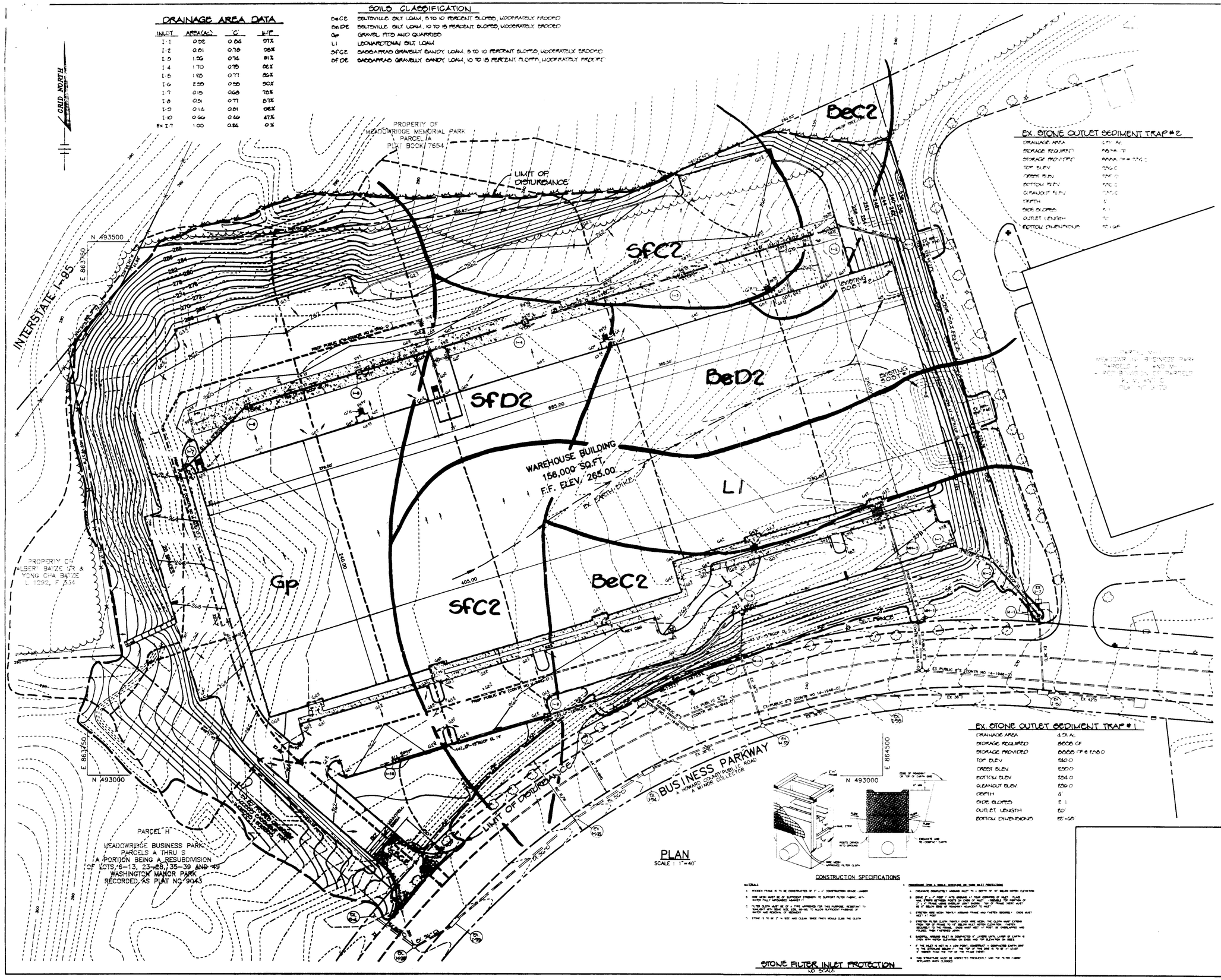
SDP-95-68

DRAINAGE AREA DATA

INLET	AREA(AC)	C	W/C
I-1	0.02	0.84	97%
I-2	0.61	0.78	78%
I-3	1.59	0.76	81%
I-4	1.70	0.75	82%
I-5	1.85	0.77	86%
I-6	2.20	0.50	50%
I-7	0.15	0.65	70%
I-8	0.51	0.77	87%
I-9	0.14	0.61	62%
I-10	0.66	0.46	47%
EX I-7	1.00	0.26	0%

SOILS CLASSIFICATION

BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPED, MODERATELY ERODED
BeD2	BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPED, MODERATELY ERODED
Gp	GRAVEL PITS AND QUARRIES
Li	LEONARDTOWN SILT LOAM
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPED, MODERATELY ERODED
SfD2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPED, MODERATELY ERODED



PLAN
SCALE : 1"=40'

EX. STONE OUTLET SEDIMENT TRAP #2

DRAINAGE AREA	[illegible] AC
STORAGE REQUIRED	[illegible] CF
STORAGE PROVIDED	[illegible] CF
TOP ELEV	[illegible]
CREST ELEV	[illegible]
BOTTOM ELEV	[illegible]
CLEANOUT ELEV	[illegible]
DEPTH	[illegible]
SIDE SLOPES	[illegible]
OUTLET LENGTH	[illegible]
BOTTOM DIMENSIONS	[illegible]

EX. STONE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA	6.51 Ac
STORAGE REQUIRED	8000 CF
STORAGE PROVIDED	8000 CF @ 270.0
TOP ELEV	270.0
CREST ELEV	269.0
BOTTOM ELEV	256.0
CLEANOUT ELEV	259.0
DEPTH	4
SIDE SLOPES	2:1
OUTLET LENGTH	50
BOTTOM DIMENSIONS	82'x60'

CONSTRUCTION SPECIFICATIONS

MATERIALS

A. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.

B. WIRE MESH INSERT IS OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC WHEN WATER FULLY IMPOUNDED AGAINST IT.

C. FILTER CLOTH INSERT IS OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO DAMAGE IN THE SUN, SOIL, OIL, ETC. TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.

D. STONE IS TO BE 2" TO 3" IN SIZE AND CLEAN. SMALL FINES WOULD CLOG THE CLOTH.

E. PROCEDURE FOR A SINGLE SUBSURFACE OR YARD INLET PROTECTION

A. EXCAVATE CONCENTRICALLY AROUND INLET TO A DEPTH OF 18" BELOW INVERT ELEVATION.

B. DRIVE 2" x 4" POSTS INTO GROUND AT FOUR CORNERS OF INLET. PLACE VERTICAL STRAIGHT POSTS ALONG SIDES OF INLET. OPTIONALLY, INSTALL SECTIONS OF WIRE MESH TO SUPPORT FILTER CLOTH. FASTEN WIRE FRAME TIGHTLY ALONG SIDE OF INLET BELOW EDGE OF PAVEMENT (ADJACENT TO INLET).

C. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. CROWN MUST REST 1' 1" POSTS.

D. STRETCH FILTER CLOTH TIGHT OVER WIRE MESH. THE CLOTH MUST EXTEND ONE FOOT BEYOND THE WIRE MESH ON THE SIDE OPPOSITE THE INLET. FASTEN SECURELY TO THE FRAME. CLOTH MUST REST 1" POST OF UNDISTURBED AND COMPACTED SOIL THROUGHOUT LENGTH.

E. BACKFILL AROUND INLET IN CONSTRUCTED 6" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH INVERT ELEVATION ON EDGE AND TOP ELEVATION ON EDGE.

F. THE INLET IS NOW IN A LOW-FLOW, OVERFLOW CONDITION. CONSTRUCT EARTH DIKE AT THE DESIGNATED LOCATION. THE TOP OF THE DIKE MUST BE TO BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME (MIN).

G. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY, AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

STONE FILTER INLET PROTECTION
NO SCALE

BY THE DEVELOPER :

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER — DATE 5/9/95

BY THE ENGINEER :

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 JAYKANT D. PAREKH — DATE 5.11.1995

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

NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/16/95

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/16/95

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 5/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 5/24/95

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 5/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 5/17/95

DATE NO.	REVISION
11/28/95 1	REVISED SITE GRADES TO LOWER PAD 1'

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
(301) 489-1200

PROJECT
MEADOWRIDGE BUSINESS PARK – PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
GRADING, SEDIMENT CONTROL PLAN, AND DRAINAGE AREA MAP

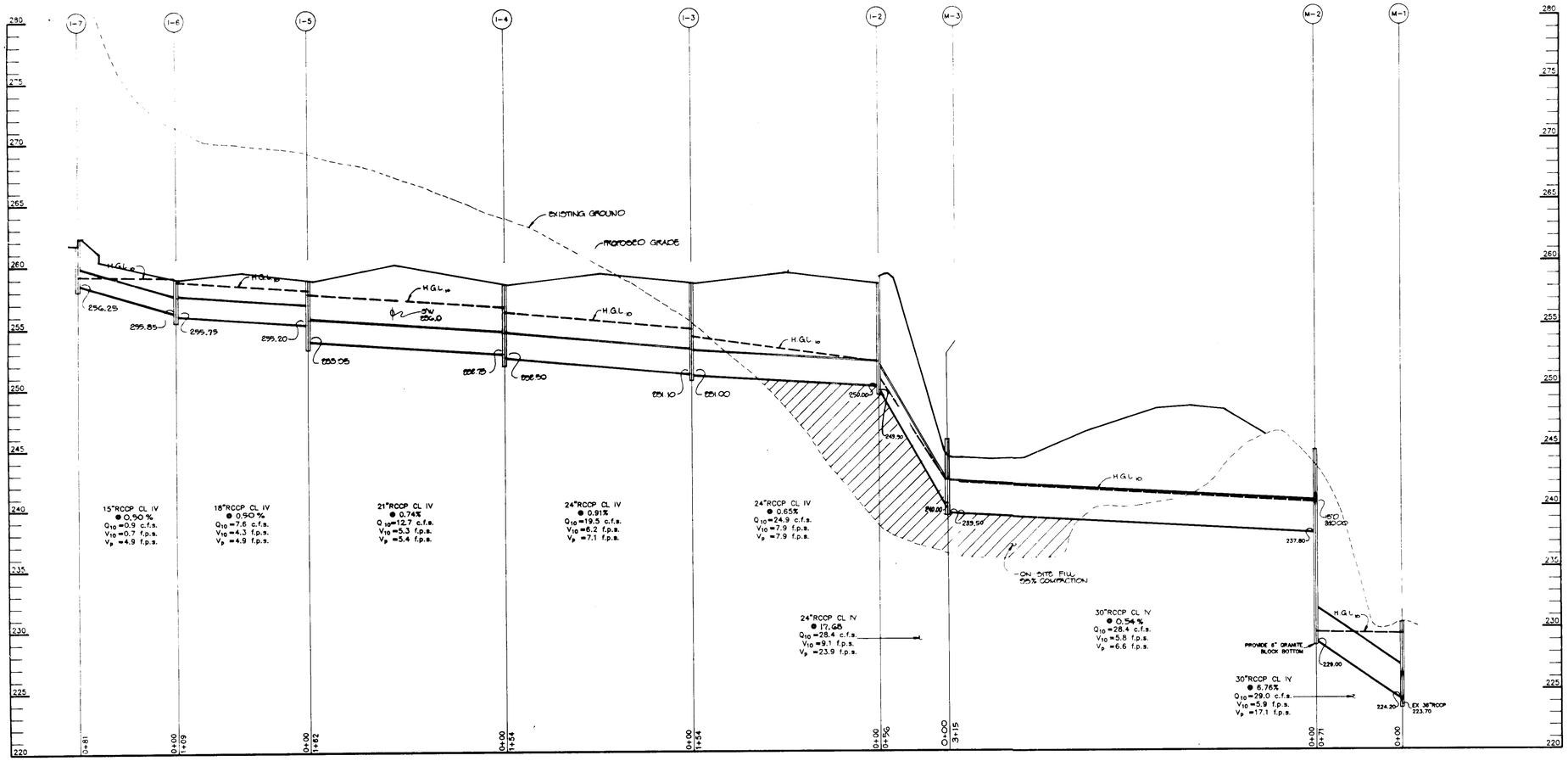
RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.1995
DATE

JAYKANT D. PAREKH #19148

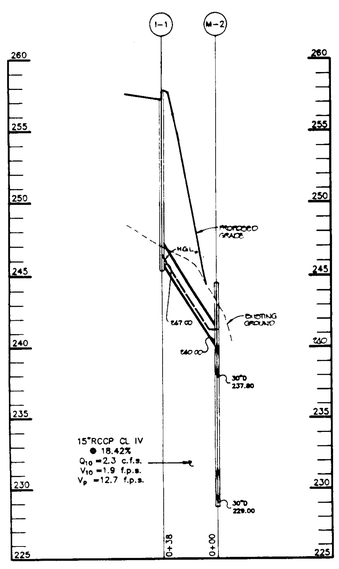
DESIGNED BY : C.J.R.	
DRAWN BY : W.C.W.	
PROJECT NO : 83504	
DATE : MAY 11, 1995	
SCALE : AS SHOWN	
DRAWING NO. 3 OF 7	

SDP-95-68



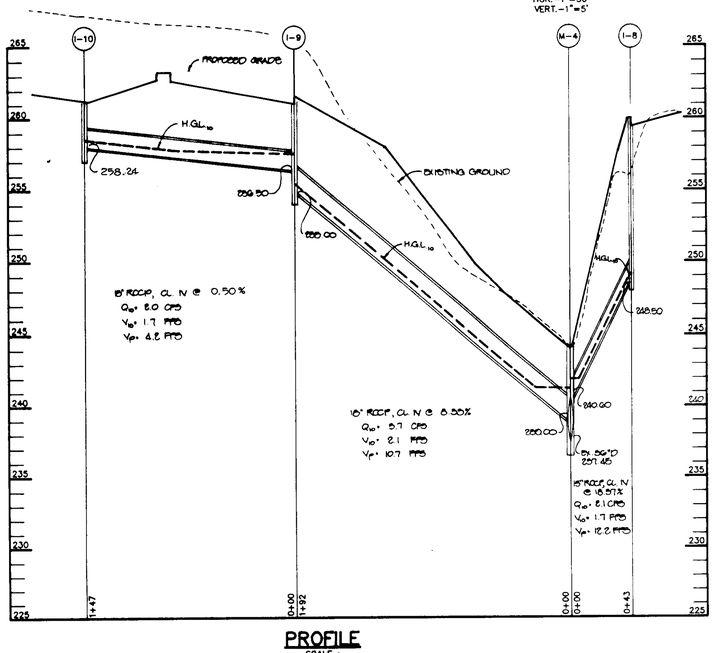
PROFILE

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



PROFILE

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



PROFILE

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

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP. ELEV	REMARKS
I-1	SINGLE TYPE S COMB.	SEE PLAN	-	247.6	257.80	STD. DETAIL SD 4.32
I-2	A-10	SEE PLAN	250.00	249.90	259.35	STD. DETAIL SD 4.02
I-3	DBL. TYPE S W/ WR GRATE	SEE PLAN	251.10	251.00	258.75	STD. DETAIL SD 4.23
I-4	DBL. TYPE S W/ WR GRATE.	SEE PLAN	252.75	252.50	258.75	STD. DETAIL SD 4.23
I-5	DBL. TYPE S W/ WR GRATE	SEE PLAN	255.20	253.95	259.00	STD. DETAIL SD 4.23
I-6	DBL. TYPE S W/ WR GRATE.	SEE PLAN	255.85	255.75	259.20	STD. DETAIL SD 4.23
I-7	A-5	SEE PLAN	-	256.25	262.20	STD. DETAIL SD 4.01
I-8	SINGLE TYPE S COMB.	SEE PLAN	-	248.50	259.90	STD. DETAIL SD 4.32
I-9	SINGLE TYPE S COMB.	SEE PLAN	256.50	255.00	261.60	STD. DETAIL SD 4.32
I-10	SINGLE TYPE S COMB.	SEE PLAN	-	258.24	261.70	STD. DETAIL SD 4.32
M-1	SHALLOW MANHOLE	SEE PLAN	224.20	223.70	230.30	STD. DETAIL G 5.13
M-2	STD. MH W/ SHALLOW CONE	SEE PLAN	240.00 237.80	229.00	244.60	STD. DETAIL G 5.13
M-3	SHALLOW MANHOLE	SEE PLAN	240.00	239.50	245.50	STD. DETAIL G 5.13
M-4	SHALLOW MANHOLE	SEE PLAN	260.60 239.00	237.45	264.00	STD. DETAIL G 5.13

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 5/24/95

Gina Fruntmanyk — 5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 5/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 5/17/95

DATE	NO.	REVISION
11/28/95	1	ADJUSTED PROFILES BASED ON NEW GRADING

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 770
GREENBELT, MARYLAND 20770
(301) 489-1200

PROJECT
MEADOWRIDGE BUSINESS PARK – PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
PROFILES AND DETAIL SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.'95
DATE

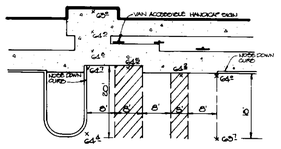
STATE OF MARYLAND — JAYKANT D. PAREKH — NO. 19148 — REGISTERED PROFESSIONAL ENGINEER

JAYKANT D. PAREKH #19148

F-90-93
F-95-92

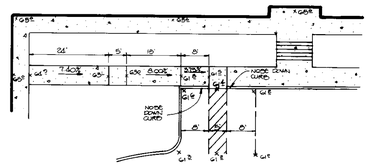
DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 83504
DATE : MAY 11, 1995
SCALE : AS SHOWN
DRAWING NO. 4 OF 7

SDP-95-88

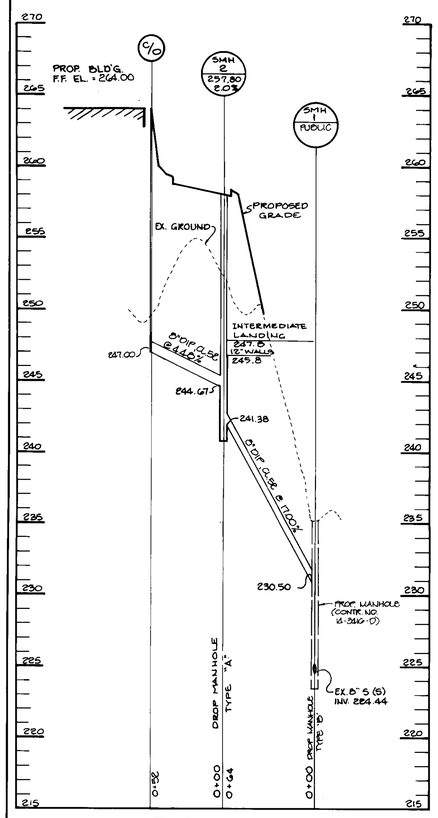


HANDICAP PARKING ACCESS # 1
NO SCALE

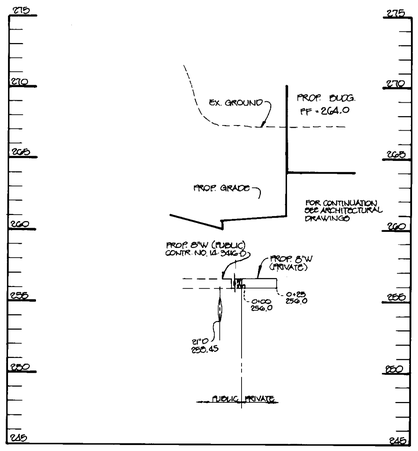
NOTE: HANDRAILS ARE TO BE USED FOR SLOPES GREATER THAN 5%.



HANDICAP PARKING ACCESS # 2
NO SCALE



SEWER PROFILE
SCALE:
HORT. 1" = 50'
VERT. 1" = 5'



WATER PROFILE
SCALE:
HORT. 1" = 50'
VERT. 1" = 5'

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 5/24/95

Gina Tourinnanji — 5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 5/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 5/17/95

DATE	NO.	REVISION
11/28/95	1	ADJUSTED WTR. & SWR. PROFILES BASED ON NEW GRADES

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
(301) 489-1200

PROJECT
MEADOWRIDGE
BUSINESS PARK – PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
DETAIL SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.95
DATE

STATE OF MARYLAND — JAYKANT D. PAREKH — REGISTERED PROFESSIONAL ENGINEER

J. Parekh
JAYKANT D. PAREKH #19148

F-88-163
F-88-102

DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 83504
DATE : MAY 11, 1995
SCALE : AS SHOWN
DRAWING NO. 5 OF 7

SDP-95-68

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, discing or other acceptable means before seeding, if not previously loosened.

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

Seeding : For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 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. per 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. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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, discing 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 acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 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 ureaform fertilizer (9 lbs. per 1000 sq.ft.).

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

Seeding : For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options :

1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.

2) Use sod.

3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching : Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 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. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits prior to the start of any construction (313-1855).
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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, and revisions thereto.
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 other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION 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	9.34 acres
Area Disturbed	9.10 acres
Area to be roofed or paved	6.66 acres
Area to be vegetatively stabilized	2.44 acres
Total Cut	50,000 cu.yds.
Total Fill	50,000 cu.yds.

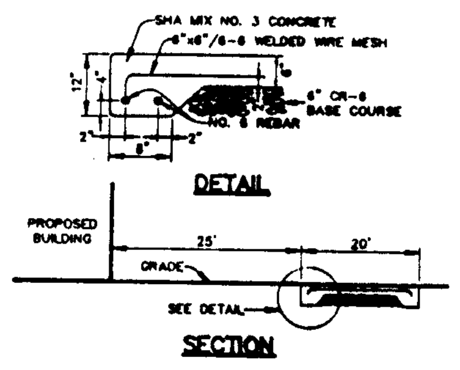
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed from traps when its depth reaches clean out elevation shown on the plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.
13. 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.
14. Trenches for the construction of utilities is limited to three pipe lengths or that which can be backfilled and stabilized within one working day, whichever is shorter.

SEDIMENT CONTROL NOTES-CONTINUED

15. Construct earth berms or other appropriate features along the top of any newly created or existing slopes, where possible, to control surface run-off and minimize the formation of gullies down the face of the slope until slope stabilization is achieved.

16. Immediately after final grading, the slopes shall be seeded, fertilized and covered with an appropriate mulch and binder. Consideration should be given to the use of a matted erosion control material to protect the slope face until the vegetation is established.

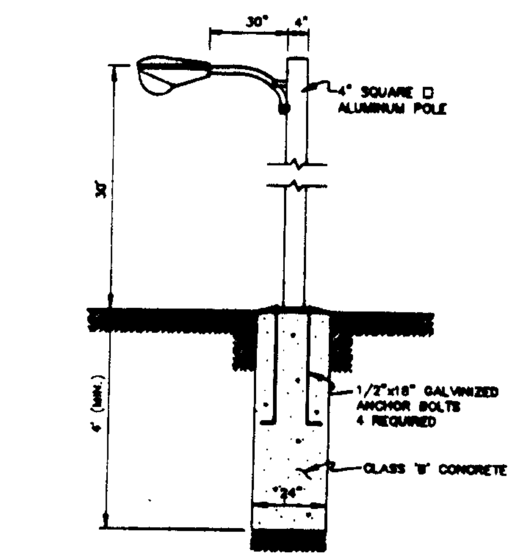
17. Periodic examination of the slope areas during and after construction to locate and regrade any slope areas subjected to scouring from excessive surface run-off.



TRAILER DOLLEY SETDOWN PAD DETAIL

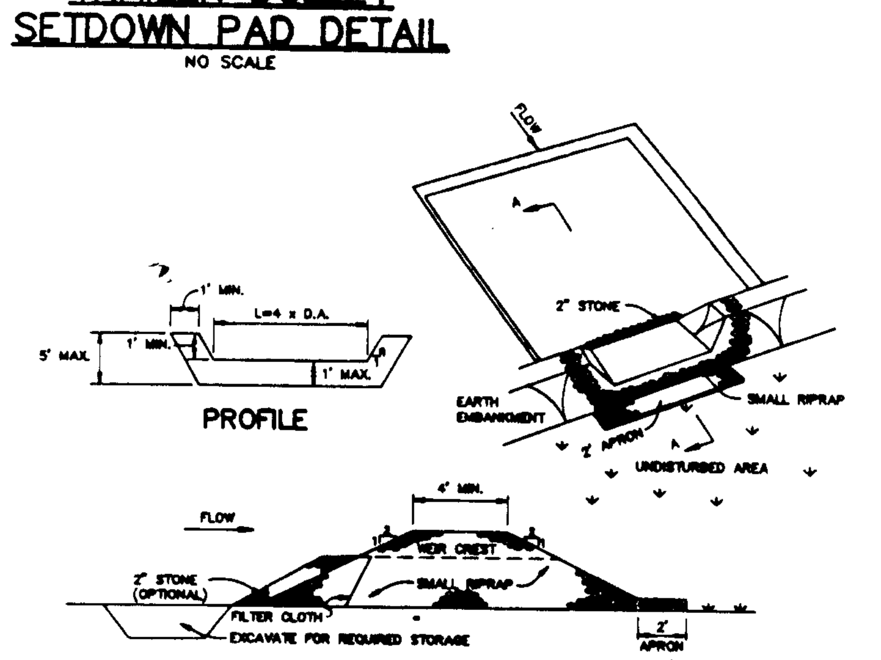
NO SCALE

1. ALL LIGHT FIXTURES TO BE SINGLE LUMINARE 400 WATT SODIUM VAPOR TYPE WITH METAL POLES AND DIRECTED DOWNWARD.
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS:
3. LIGHTS TO BE MODULE R TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
4. POLE AND FIXTURE TO BE PROVIDED BY BG&E.
5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



LIGHT POLE DETAIL

NO SCALE



CROSS SECTION A–A

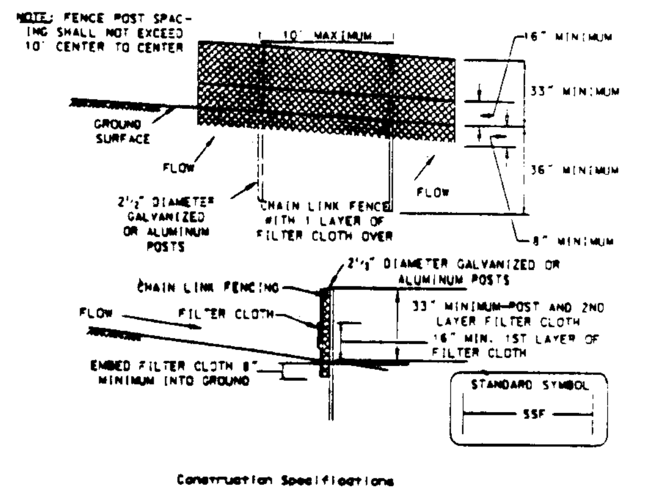
OPTION: A ONE FOOT LAYER OF 2" STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP IN PLACE OF THE EMBEDDED FILTER CLOTH.

CONSTUCTION SPECIFICATIONS

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"-6" 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 1/2 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.

STONE OUTLET SEDIMENT TRAP

NO SCALE



Construction Specifications

Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.

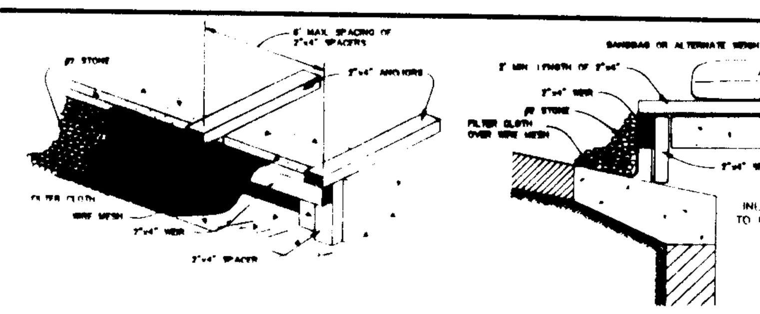
1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

SUPER SILT FENCE

NO SCALE

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ALL OTHER NECESSARY PERMITS.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE. (1 WEEK).
3. THE EXISTING TRAPS AND EXTERIOR EARTH DIKES ARE TO REMAIN.
4. BEGIN GRADING. ADJUST EARTH DIKES AS NECESSARY DURING GRADING OPERATION TO ENSURE POSITIVE DRAINAGE TOWARD TRAPS.
5. WHEN SUBGRADE ELEVATIONS ARE ACHIEVED INSTALL THE SUPER SILT FENCE. UPON PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE EX. TRAPS AND EARTH DIKES FROM BUILDING CONSTRUCTION. (2 MONTHS)
6. INSTALL THE STORM DRAINS, WATER AND SEWER. INSTALL INLET PROTECTION. (2 MONTHS).
7. INSTALL CURB AND GUTTER AND PAVING. (2 MONTHS).
8. FINE GRADE SITE.
9. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
10. INSTALL LANDSCAPING AND LIGHTING.
11. UPON PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES

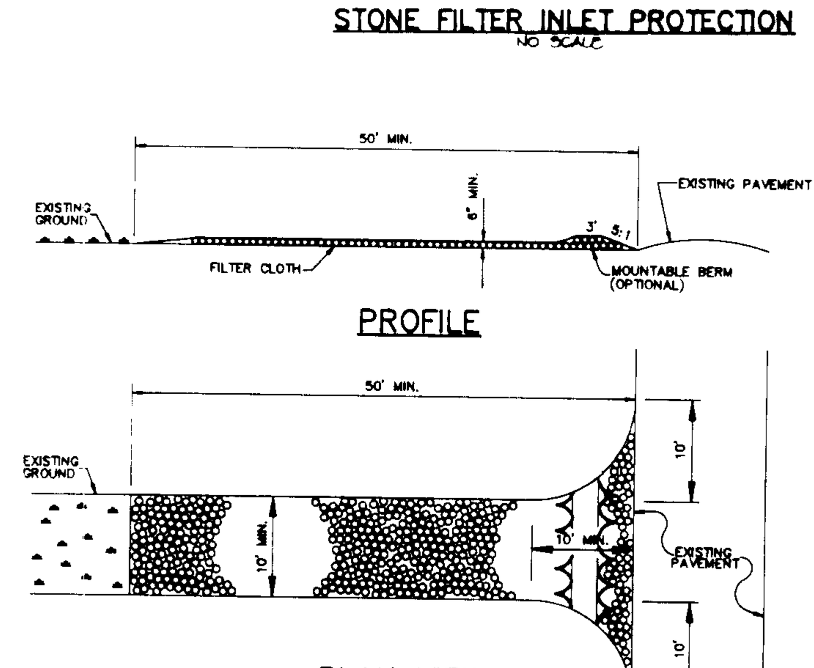


CONSTRUCTION SPECIFICATIONS

[illegible]

STONE FILTER INLET PROTECTION

NO SCALE

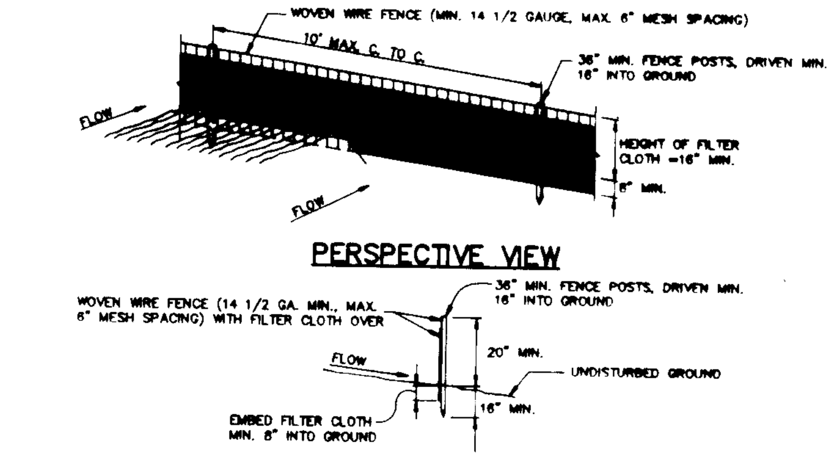


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM 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.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



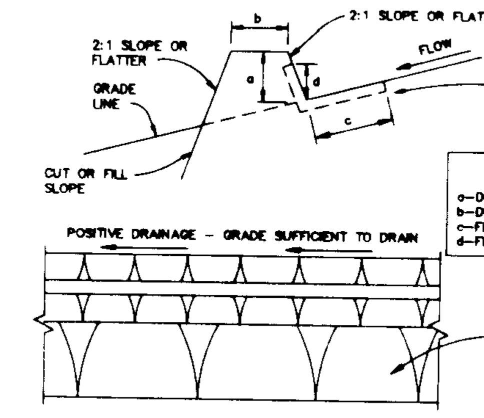
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES AND STAPLES.
2. FILTER CLOTH TO BE FASTENED 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 (6") AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULDES" 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 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT : GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

NO SCALE



	DIKE A (5 Ac OR LESS)	DIKE B (5-10 Ac)
a–DIKE HEIGHT	18"	36"
b–DIKE WIDTH	24"	36"
c–FLOW WIDTH	4'	6'
d–FLOW DEPTH	8"	15"

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	0.5–3.0%	SEED & STRAW MULCH	SEED & STRAW MULCH
2	3.1–5.0%	SEED & STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1–8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIPRAP 4–8"
4	8.1–20%	LINED RIPRAP 4–8"	ENGINEERED 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.

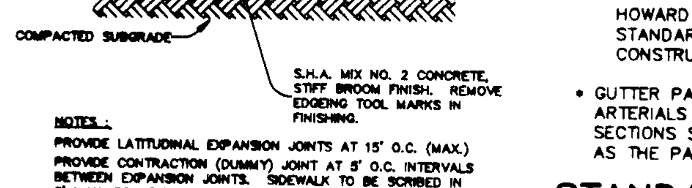
B. RIPRAP TO BE 4–8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.

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.

EARTH DIKE

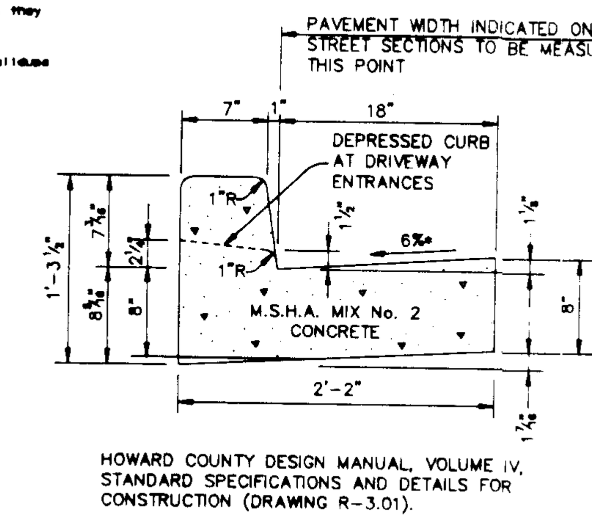
NO SCALE



NOTES :
PROVIDE LATITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.)
PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS. SIDEWALK TO BE SCRIBED IN 5' MAX. SQUARES.

SIDEWALK DETAIL

NO SCALE

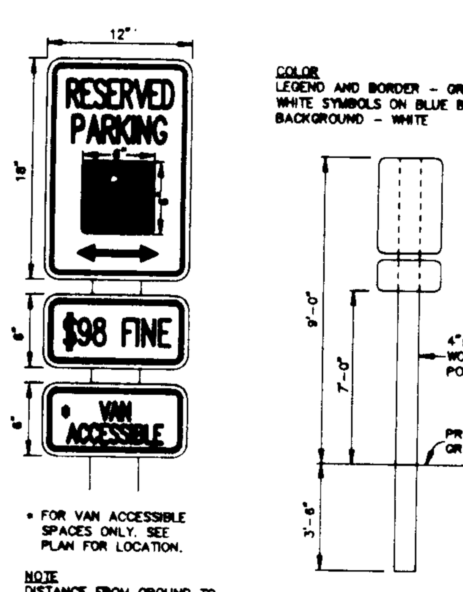


HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01).

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

STANDARD 7" COMBINATION CURB AND GUTTER

NO SCALE



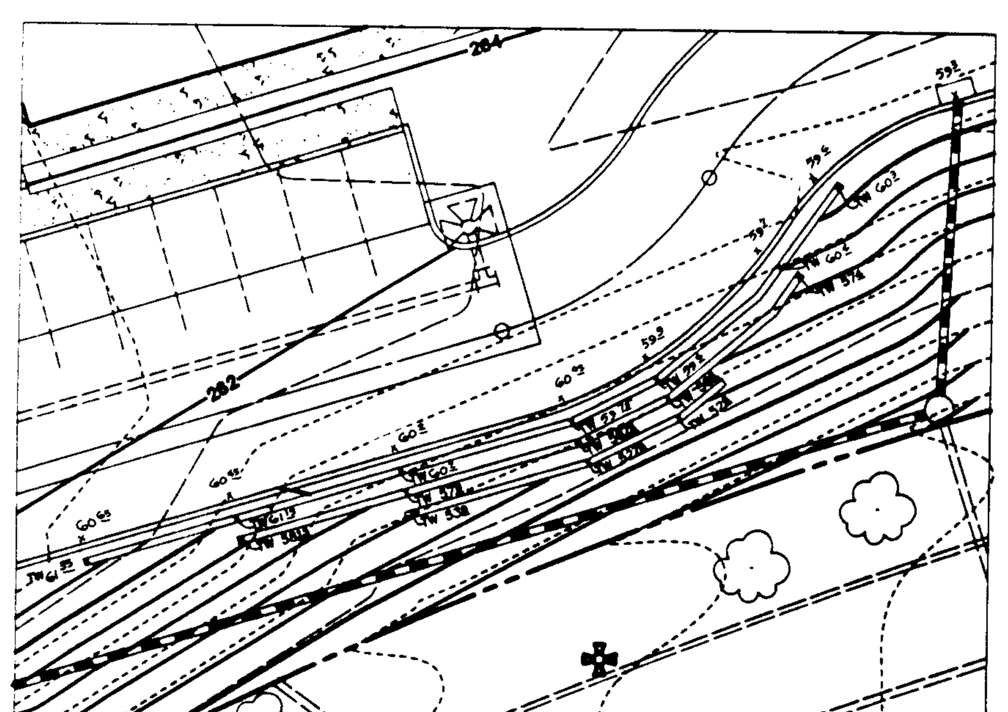
COLOR
LEGEND AND BORDER – GREEN
WHITE SYMBOLS ON BLUE BACKGROUND
BACKGROUND – WHITE

* FOR VAN ACCESSIBLE SPACES ONLY. SEE PLAN FOR LOCATION.

NOTE
DISTANCE FROM GROUND TO BOTTOM OF SIGN TO BE 7'.

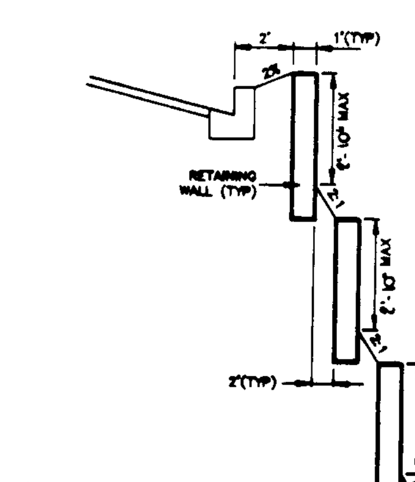
HANDICAP SIGN DETAIL

NO SCALE



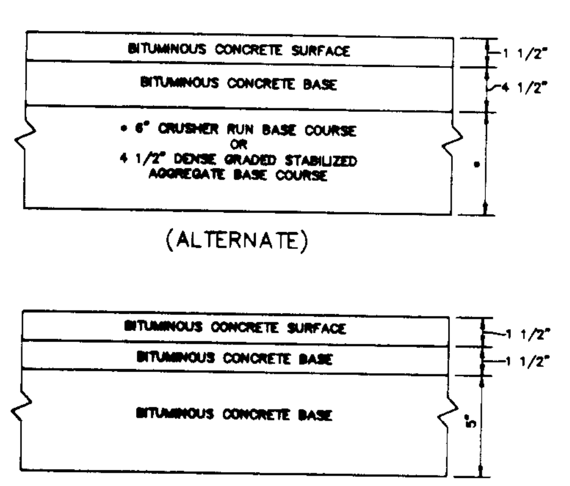
RETAINING WALL DETAIL PLAN

SCALE : 1"=20'



RETAINING WALL TYPICAL SECTION

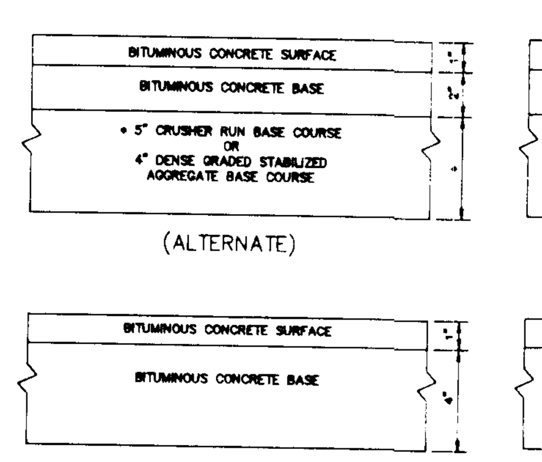
NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV– STANDARD SPECIFICATIONS AND DETAILS FOR CONSTUCTION (DRAWING R-2.01)

P-3 PAVING

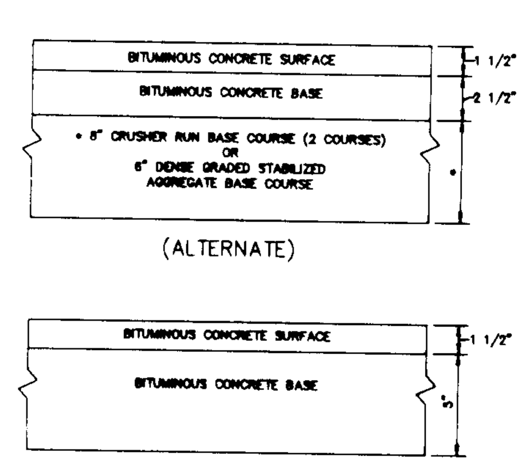
NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV– STANDARD SPECIFICATIONS AND DETAILS FOR CONSTUCTION (DRAWING R-2.01)

P-1 PAVING

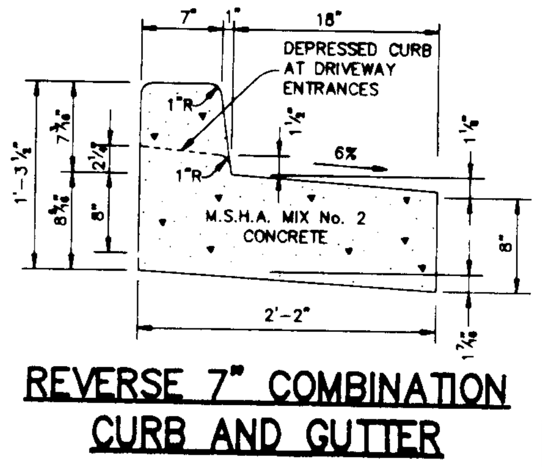
NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV– STANDARD SPECIFICATIONS AND DETAILS FOR CONSTUCTION (DRAWING R-2.01)

P-2 PAVING

NO SCALE



REVERSE 7" COMBINATION CURB AND GUTTER

NO SCALE

BY THE DEVELOPER :

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

David E. Manein 5/9/95
DEVELOPER DATE

BY THE ENGINEER :

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.

J. Parekh 5.11.1995
ENGINEER JAYKANT D. PAREKH DATE

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

Patricia Ezh 5/16/95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Robertson 5/16/95
HOWARD SOIL CONSERVATION DISTRICT DATE

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

~~COUNTY HEALTH OFFICER DATE~~

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5/24/95
DIRECTOR DATE

Gina Irvinmanji 5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James M. Irvin 5/17/95
DIRECTOR DATE

5/17/95
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
11/28/95	1	ADJUST TOP EL'S. RETAIN. WALL DETAIL PLAN.

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
(301) 489-1200

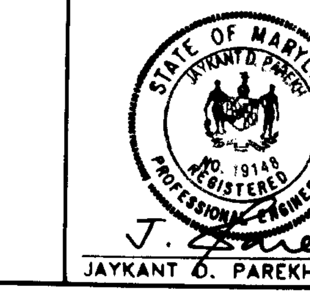
PROJECT
MEADOWRIDGE BUSINESS PARK – PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

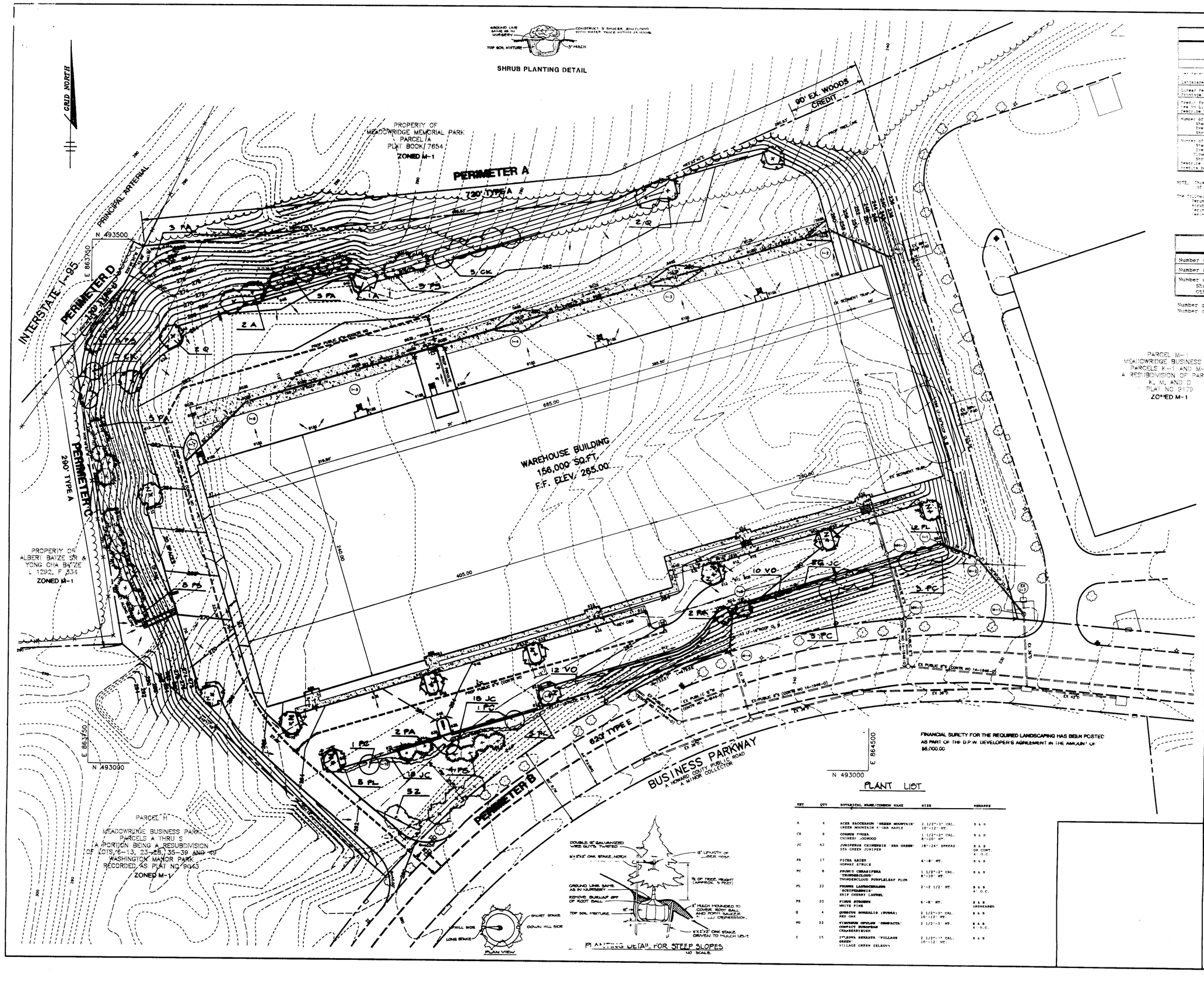
5.11.1995
DATE



JAYKANT D. PAREKH #19148

F-88-23
F-95-102
DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 83504
DATE : MAY 11, 1995
SCALE : AS SHOWN
DRAWING NO. 6 OF 7

SDP-95-68



FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. DEVELOPER'S AGREEMENT IN THE AMOUNT OF $8,000.00

PLANT LIST

KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
A	4	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2 1/2"-3" CAL. 10'-12' HT.	B & B
CK	8	CORNUS FLORA CHINESE DOGWOOD	1 1/2"-2" CAL. 8'-10' HT.	B & B
JC	62	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	18"-24" SPREAD	B & B OR CONT. 4' O.C.
PA	17	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B
PC	8	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLELEAF PLUM	1 1/2"-2" CAL. 8'-10' HT.	B & B
PL	22	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SKIP CHERRY LAUREL	2'-2 1/2' HT.	B & B 4' O.C.
PS	20	PINUS STROBUS WHITE PINE	6'-8' HT.	B & B UNSHEARED
Q	4	QUERCUS BOREALIS (RUBRA) RED OAK	2 1/2"-3" CAL. 10'-12' HT.	B & B
VO	22	VIBURNUM OPULUS 'COMPACTA' COMPACT EUROPEAN CRANBERRYBUSH	2 1/2'-3' HT.	B & B 4' O.C.
I	15	ILEXVOMA NERANTA 'VILLAGE GREEN' VILLAGE GREEN HOLLY	2 1/2"-3" CAL. 10'-12' HT.	B & B

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
Per Feet	100'	100'	100'	100'
Landscape Type	E	D	A	A
Linear Feet of Roadway Frontage/Perimeter	420'	110'	720'	280'
Credit for Existing Vegetation Per 50 Linear Feet	NO	NO	YES NO	NO
Description of Credit if Needed				
Number of Plants Required				
Shade Trees	15	3	33	11
Evergreen Trees	12	3	33	11
Shrubs	114	12	33	11
Number of Plants Provided				
Shade Trees	3	3	8	4
Evergreen Trees	13	3	8	4
Flowering Trees	5	3	8	4
Shrubs	114	12	8	4
Description Plant Substitution Justification if needed				

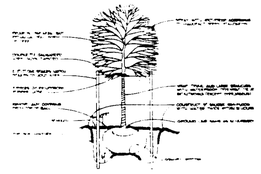
NOTE: This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

The following plant substitutions have been made:
Perimeter B: 5 flowering trees and 5 evergreen for 8 shade trees, and 5 evergreen trees for 10 shrubs
Perimeter D: 3 evergreen and 5 flowering trees for 5 shade trees
Perimeter C: 8 evergreen trees for 4 shade trees

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	128
Number of Shade Trees Required	6
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	6

Number of landscaped islands required: 6
Number of landscaped islands provided: 12



TREE PLANTING DETAIL N.T.S.

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

COUNTY HEALTH OFFICER — DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 5/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 5/24/95

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 5/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 5/17/95

DATE	NO.	REVISION

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
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PROJECT
MEADOWRIDGE BUSINESS PARK – PARCEL K-2
A WAREHOUSE BUILDING

AREA TAX MAP NOS. 37 PARCEL K-2 ZONED M-1
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

5.11.1995
DATE

STATE OF MARYLAND — MELANIE MOSER — LANDSCAPE ARCHITECT — No. 551

MELANIE MOSER #551

F-88-182	
DESIGNED BY :	
DRAWN BY :	
PROJECT NO : 83504	
DATE : MAY 11, 1995	
SCALE : 1" = 40'	
DRAWING NO. 7 OF 7	

SDP-95-88