

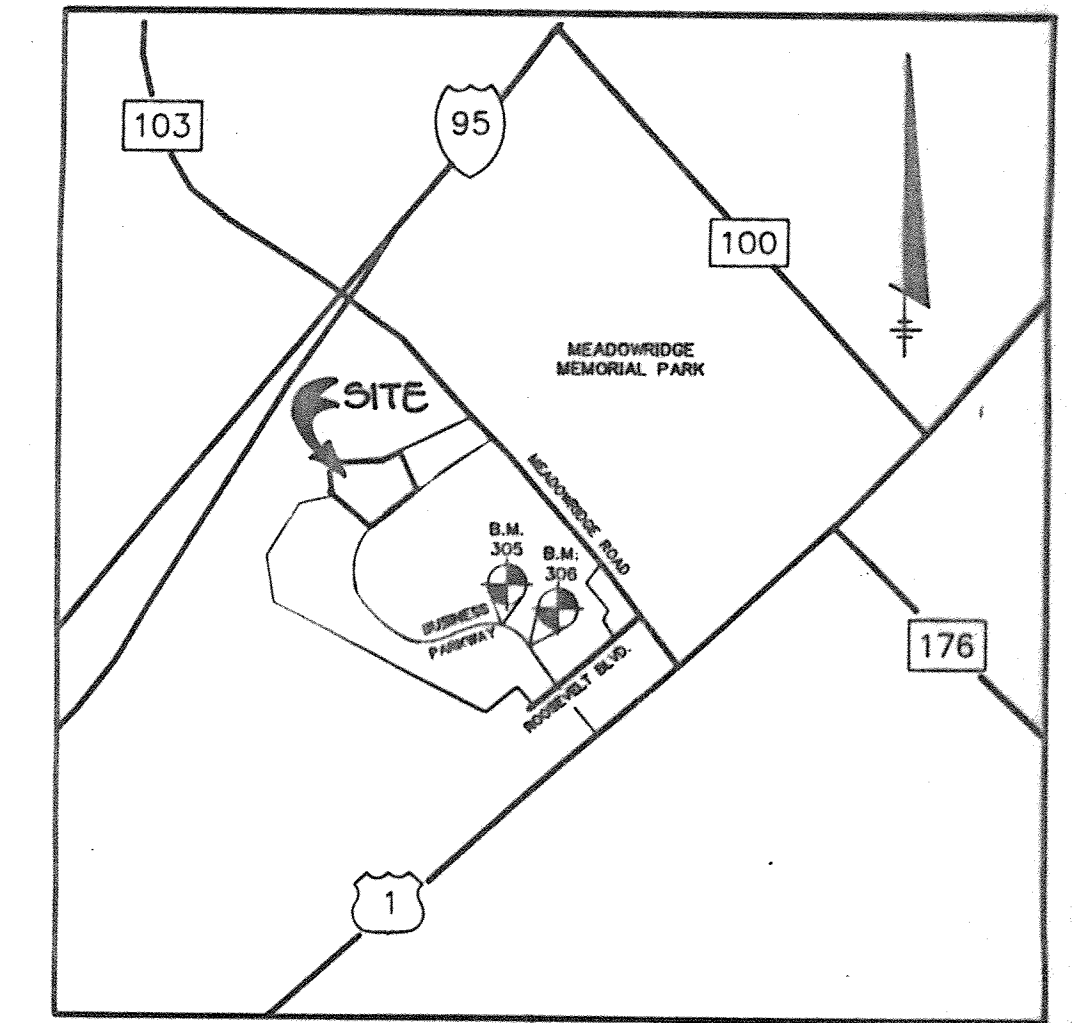
SITE DEVELOPMENT PLAN MEADOWRIDGE BUSINESS PARK PARCEL K-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
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GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 (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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 313-1890 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 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
CAP TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-1800
AT&T CABLE LOCATION DIVISION	393-3583
BALTIMORE GAS & ELECTRIC COMPANY	885-0123
STATE HIGHWAY ADMINISTRATION	531-5533
- 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.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD SURVEY DATED DEC. 1994 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK OF ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- 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 FUNDED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED OFFSITE AS PER F-89-163 BY A PROPOSED MAINTENANCE DIVISION DETENTION FACILITY.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- PROPOSED PUBLIC WATER SERVICE TO AD PER CONTRACT 100-14-0416-01 CHANGE AREA PROVIDED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THERE IS NO 100 YEAR FLOODPLAIN ON-SITE.
- THERE IS NO WETLANDS ON-SITE.
- TRAFFIC STUDY WAS APPROVED UNDER F-89-163.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. F-89-163, F-89-102



VICINITY MAP
SCALE: 1" = 2000'

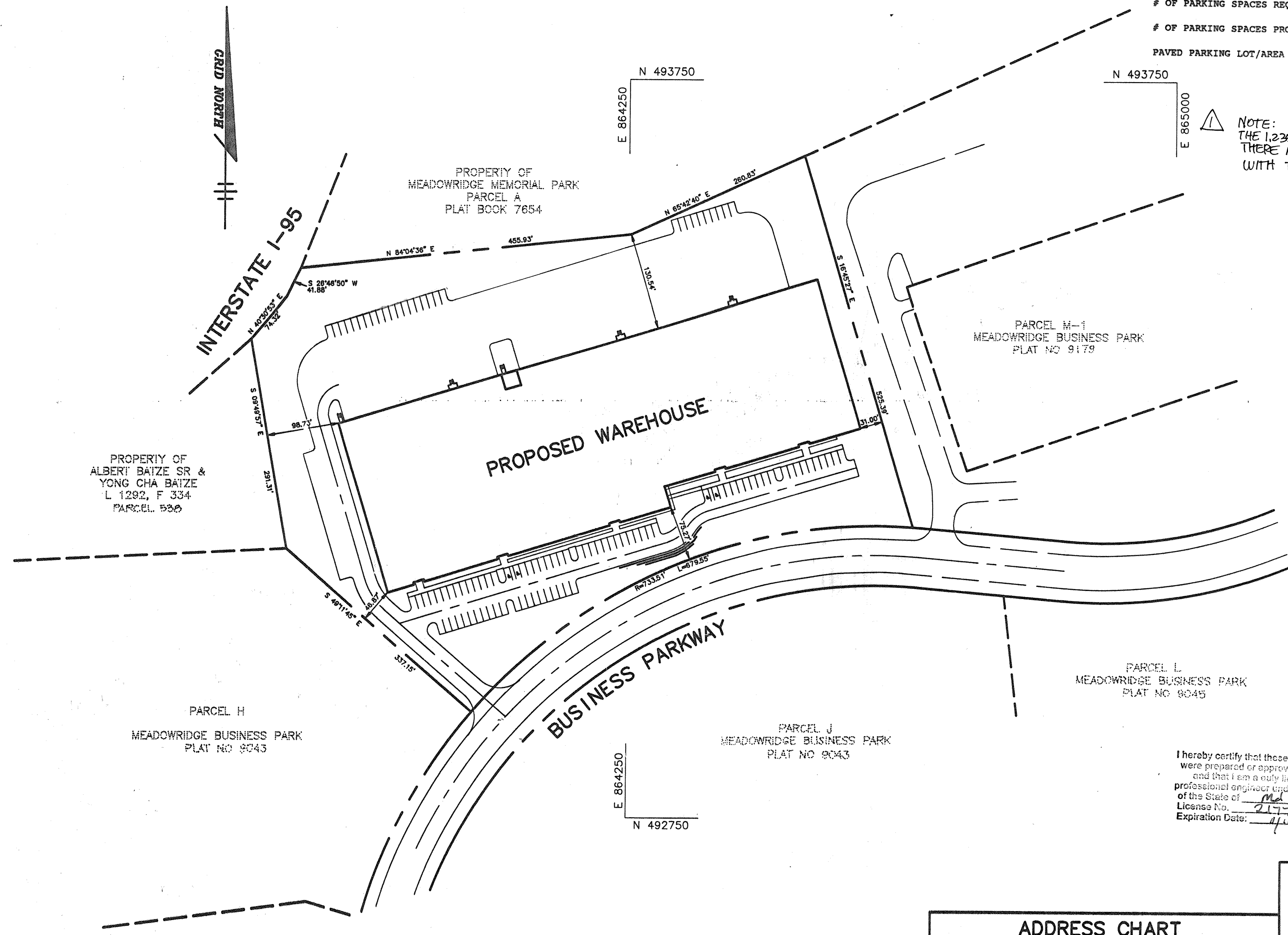
BENCH MARKS

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 865607

SITE ANALYSIS

AREA OF PARCEL	9.34 ACRES (406676 SF)
PRESENT ZONING	M-1
PROPOSED USE	WAREHOUSE 156,000 SF MEZZANINE FOR STORAGE 1,235 SF
BUILDING COVERAGE	156,000 SF (38.4% OF SITE)
# OF PARKING SPACES REQ'D 0.75/1000SF	117 SPACES
# OF PARKING SPACES PROVIDED	126 SPACES (INCL. 5 HC)
PAVED PARKING LOT/AREA	132,400 SF (32.6% OF SITE)

NOTE:
THE 1,235 SF MEZZANINE IS FOR STORAGE ONLY AND THERE ARE NO ADDITIONAL TRAFFIC IMPACTS ASSOCIATED WITH THE MEZZANINE ADDITION.



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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James A. Ruff 5/24/95
DIRECTOR DATE

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

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

James A. Ruff 5/17/95
DIRECTOR DATE

Paul S. Brown 5/17/95
S.W.F.T., BUREAU OF ENGINEERING DATE

4/10/19 1 ADDED MEZZANINE FOR STORAGE AND UPDATED PARKING REQUIREMENTS

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 SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21046
410-997-8900 FAX: 410-997-9282

6. 11. 1995 DATE

DESIGNED BY: C.J.R.

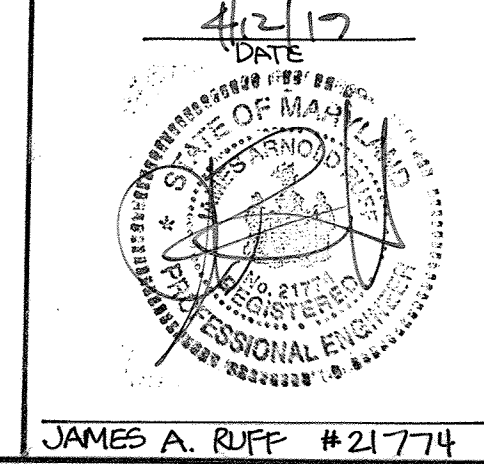
DRAWN BY: W.C.W.

PROJECT NO: 83504

DATE: MAY 11, 1995

SCALE: AS SHOWN
DRAWING NO. 1 OF 7

SEAL FOR REVISION ONLY



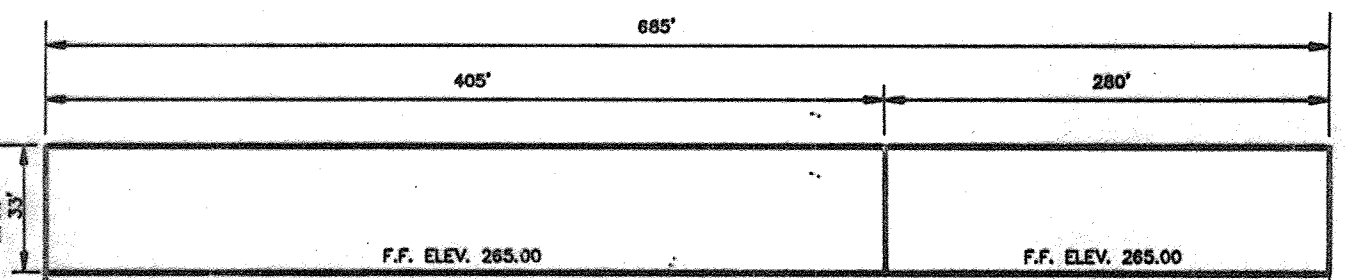
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21774
Expiration Date: 4/1/99

ADDRESS CHART

PARCEL	STREET ADDRESS
K-2	0950 BUSINESS PARKWAY

SECTION NAME	SECT./AREA	PARCEL
MEADOWRIDGE BUSINESS PARK		K-2
PLAT #	BLOCK #	ZONING
116715	22	M-1
TAX MAP NO.	ELECT. DIST.	GENUSE TRACT
37	1st	6012
WATER CODE	SEWER CODE	
001	050000	

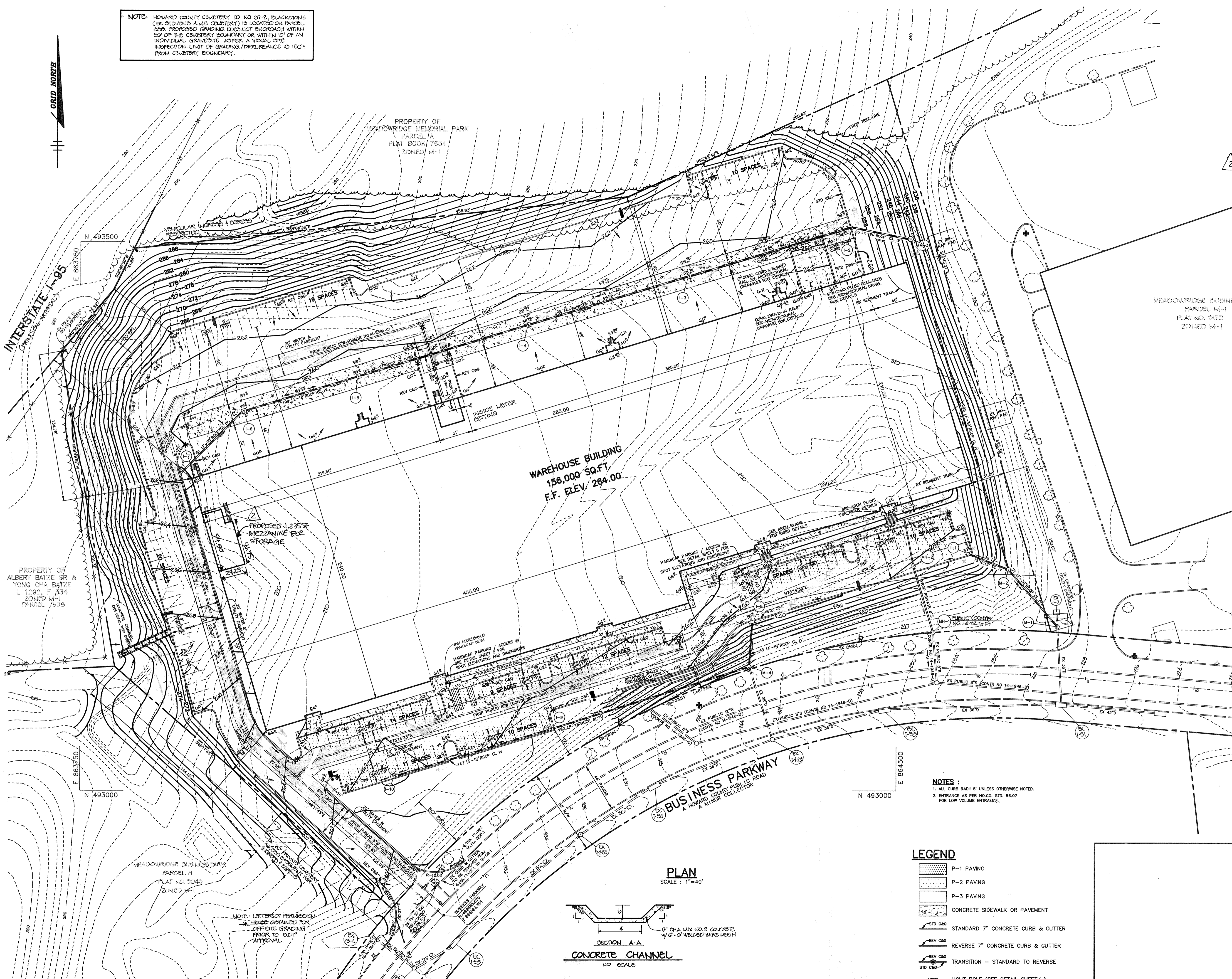
PLAN
SCALE: 1"=100'



SOUTH BUILDING ELEVATION
NO SCALE

NOTE: HOWARD COUNTY CEMETERY ID NO. 37-2, BLACKSBURG (OR STEVENS A.M.E. CEMETERY) IS LOCATED ON PARCEL 500. PROPOSED GRADING DOES NOT ENROACH WITHIN 50' OF THE CEMETERY BOUNDARY OR WITHIN 10' OF AN INDIVIDUAL GRAVE SITE. AS PER A VISUAL SITE INSPECTION, LIMIT OF GRADING/DISTURBANCE IS 150' FROM CEMETERY BOUNDARY.

NOTE: THE 1,235 SF MEZZANINE IS FOR STORAGE ONLY AND THERE ARE NO APTO TRAFFIC IMPACTS ASSOCIATED WITH THE MEZZANINE ADDITION.



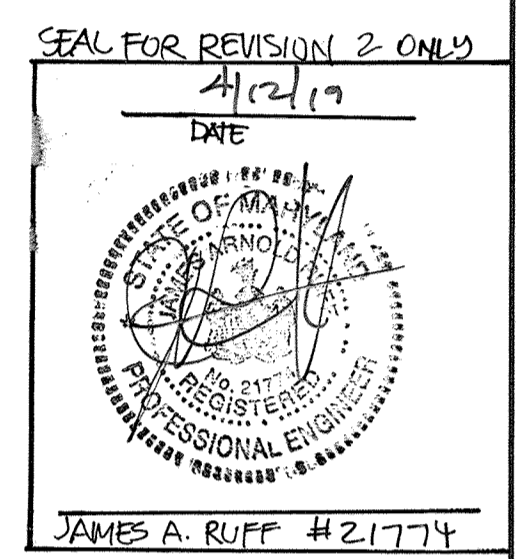
WAREHOUSE BUILDING
158,000 SQ. FT.
F.F. ELEV. 264.00

PROPOSED 1,235 SF
MEZZANINE FOR
STORAGE

PROPERTY OF
ALBERT BAITZ SR &
YONG CHA BAITZ
L 1292, F 334
ZONED M-1
PARCEL 153B

PROPERTY OF
MEADOWRIDGE MEMORIAL PARK
PARCEL A
PLAT BOOK 7854
ZONED M-1

MEADOWRIDGE BUSINESS PARK
PARCEL M-1
PLAT NO. 2170
ZONED M-1



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MD.
License No. 22174
Expiration Date: 4/10/17

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	DATE
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	DATE
<i>James A. Ruff</i>	5/24/95
DIRECTOR	DATE
<i>Uma J. Jaramany</i>	5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	DATE
<i>James J. Jaramany</i>	5/17/95
DIRECTOR	DATE
<i>James J. Jaramany</i>	5/17/95
CHIEF, BUREAU OF ENGINEERING AND SURVEYING	DATE

4/10/19	2	ADDED MEZZANINE FOR STORAGE
11/28/95	1	REVISED GRADES TO LOWER PAD 1'
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

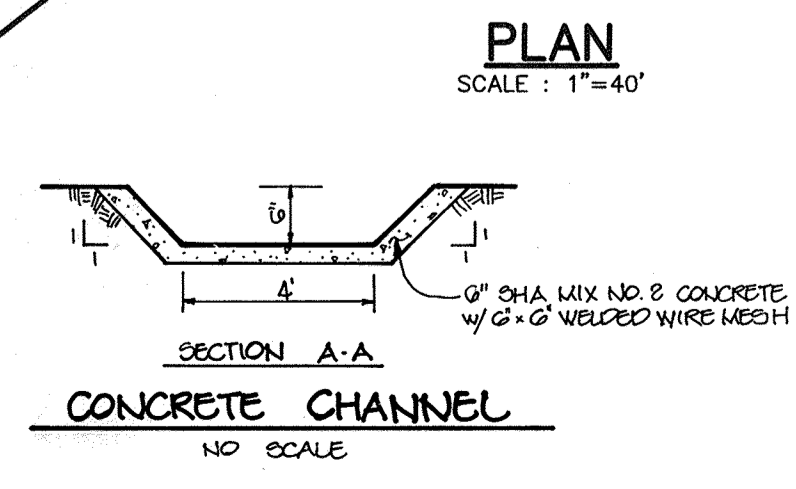
TITLE
SITE DEVELOPMENT PLAN

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

DATE: **5.11.1995**
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

NOTES:
1. ALL CURB RADI 5' UNLESS OTHERWISE NOTED.
2. ENTRANCE AS PER H.O.C.O. STD. R6.07 FOR LOW VOLUME ENTRANCE.

- LEGEND**
- P-1 PAVING
 - P-2 PAVING
 - P-3 PAVING
 - CONCRETE SIDEWALK OR PAVEMENT
 - STANDARD 7" CONCRETE CURB & GUTTER
 - REVERSE 7" CONCRETE CURB & GUTTER
 - TRANSITION - STANDARD TO REVERSE
 - LIGHT POLE (SEE DETAIL SHEET G)



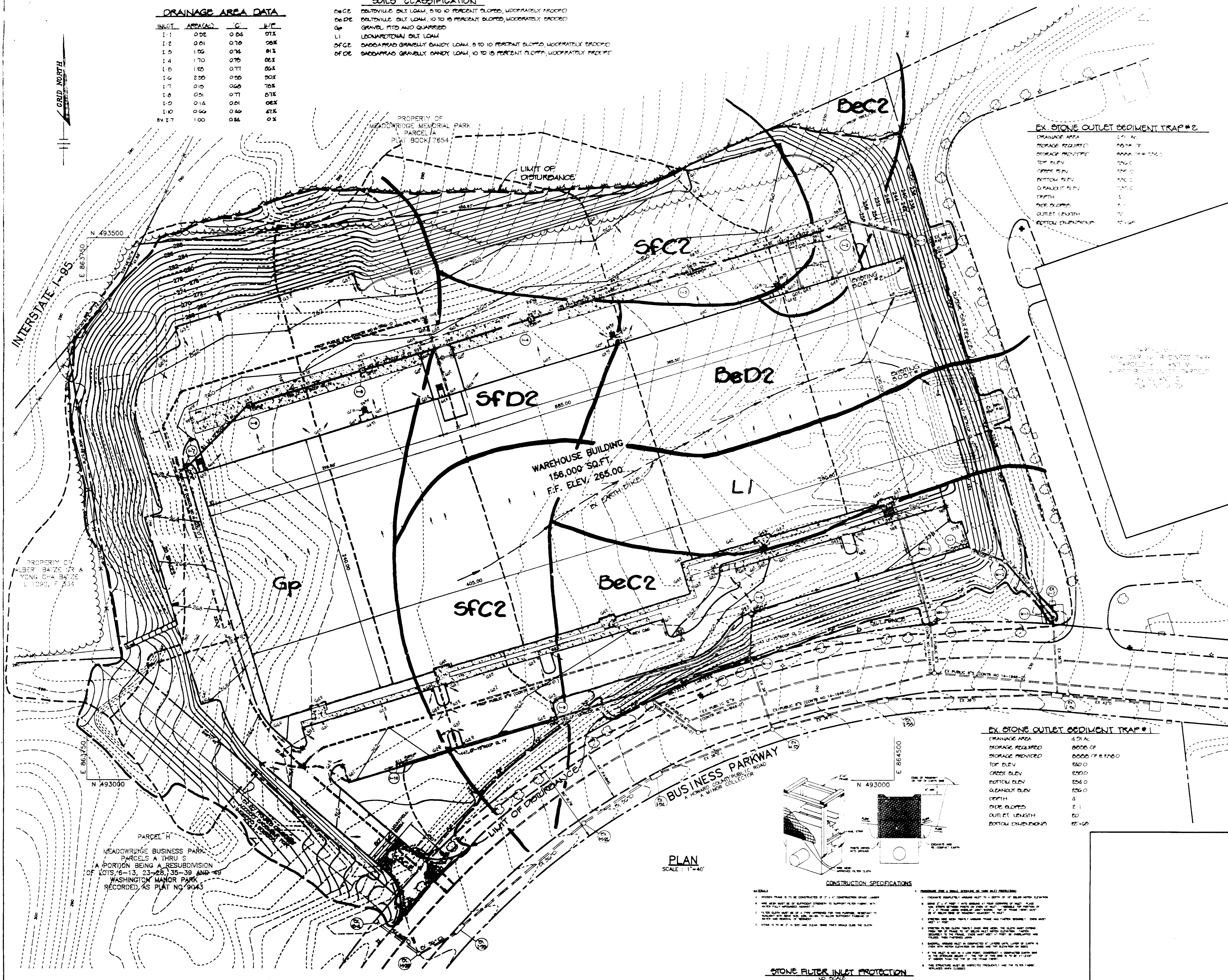
NOTE: LETTERS OF PERMISSION SHALL BE OBTAINED FOR OFF-SITE GRADING PRIOR TO DCP APPROVAL.

DRAINAGE AREA DATA

INLET	AREA(A2)	C	W/P
1-1	0.02	0.04	07X
1-2	0.01	0.70	08X
1-3	1.52	0.74	01X
1-4	1.70	0.75	02X
1-5	1.85	0.77	03X
1-6	2.30	0.80	04X
1-7	0.10	0.65	05X
1-8	0.21	0.71	06X
1-9	0.14	0.81	07X
1-10	0.66	0.69	08X
EX-17	1.00	0.84	02X

SOIL CLASSIFICATION

- DeCE BENTONITE SILT LOAM, 5 TO 10 PERCENT SLOPED, MODERATELY PROPOSED
- DeDE BENTONITE SILT LOAM, 10 TO 15 PERCENT SLOPED, MODERATELY PROPOSED
- Gp GRAVEL, PITD AND QUARRIED
- LI LEONARDTOWN SILT LOAM
- OfCE SAGGAPROD GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPED, MODERATELY PROPOSED
- OfDE SAGGAPROD GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPED, MODERATELY PROPOSED

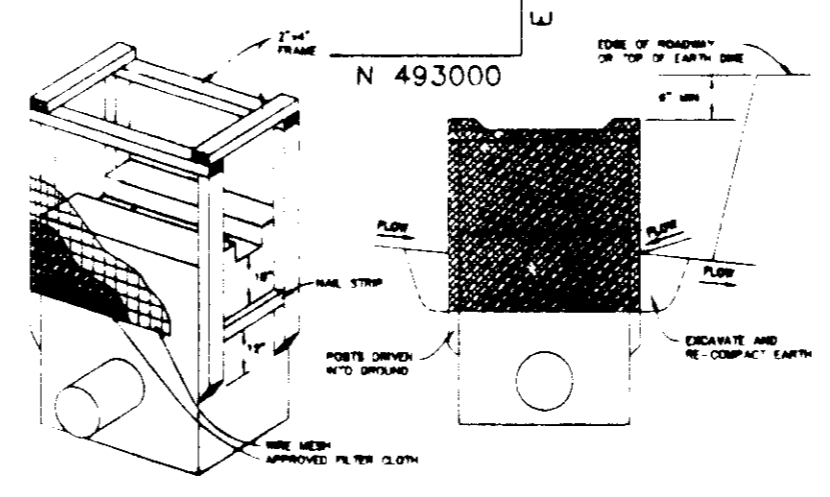


EX STONE OUTLET SEDIMENT TRAP #2

DRAINAGE AREA	1.0 AC
STORAGE REQUIRED	8000 CF
STORAGE PROVIDED	8000 CF
TOP ELEV	260.0
CREST ELEV	260.0
BOTTOM ELEV	258.0
CLEANOUT ELEV	258.0
DEPTH	2'
DICL SLOPED	2:1
OUTLET LENGTH	60'
BOTTOM DIMENSIONS	12'-60"

EX STONE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA	4.51 AC
STORAGE REQUIRED	8000 CF
STORAGE PROVIDED	8000 CF
TOP ELEV	260.0
CREST ELEV	260.0
BOTTOM ELEV	258.0
CLEANOUT ELEV	258.0
DEPTH	2'
DICL SLOPED	2:1
OUTLET LENGTH	60'
BOTTOM DIMENSIONS	12'-60"



- CONSTRUCTION SPECIFICATIONS**
- STONE FILTER INLET PROTECTION SHALL BE CONSTRUCTED OF 12" CONCRETE GRADE BLOCKS.
 - STONE FILTER INLET PROTECTION SHALL BE SUPPORTED BY A 12" CONCRETE GRADE BLOCK FOUNDATION.
 - STONE FILTER INLET PROTECTION SHALL BE 6' LONG AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.
 - STONE FILTER INLET PROTECTION SHALL BE 2' WIDE AND 2' HIGH.

PLAN
SCALE: 1"=40'

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.

Daniel F. Mann 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. Lueck 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 Eef 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 P. Robinson 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 FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James R. Burt 5/18/95
DIRECTOR DATE

Anna J. Swannick 5/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

James J. Lee 5.17.95
DIRECTOR DATE

Richard J. Spear 5/17/95
CHIEF, BUREAU OF ENGINEERING DATE

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

OWNER / DEVELOPER

WINCHESTER HOMES, INC.
6305 IVY LANE, SUITE 200
GREENBELT, MARYLAND 20770
(301) 489-1200

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

AREA TAX MAP NOS. 37 PARCEL K-2 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

DESIGNED BY: C.J.R.

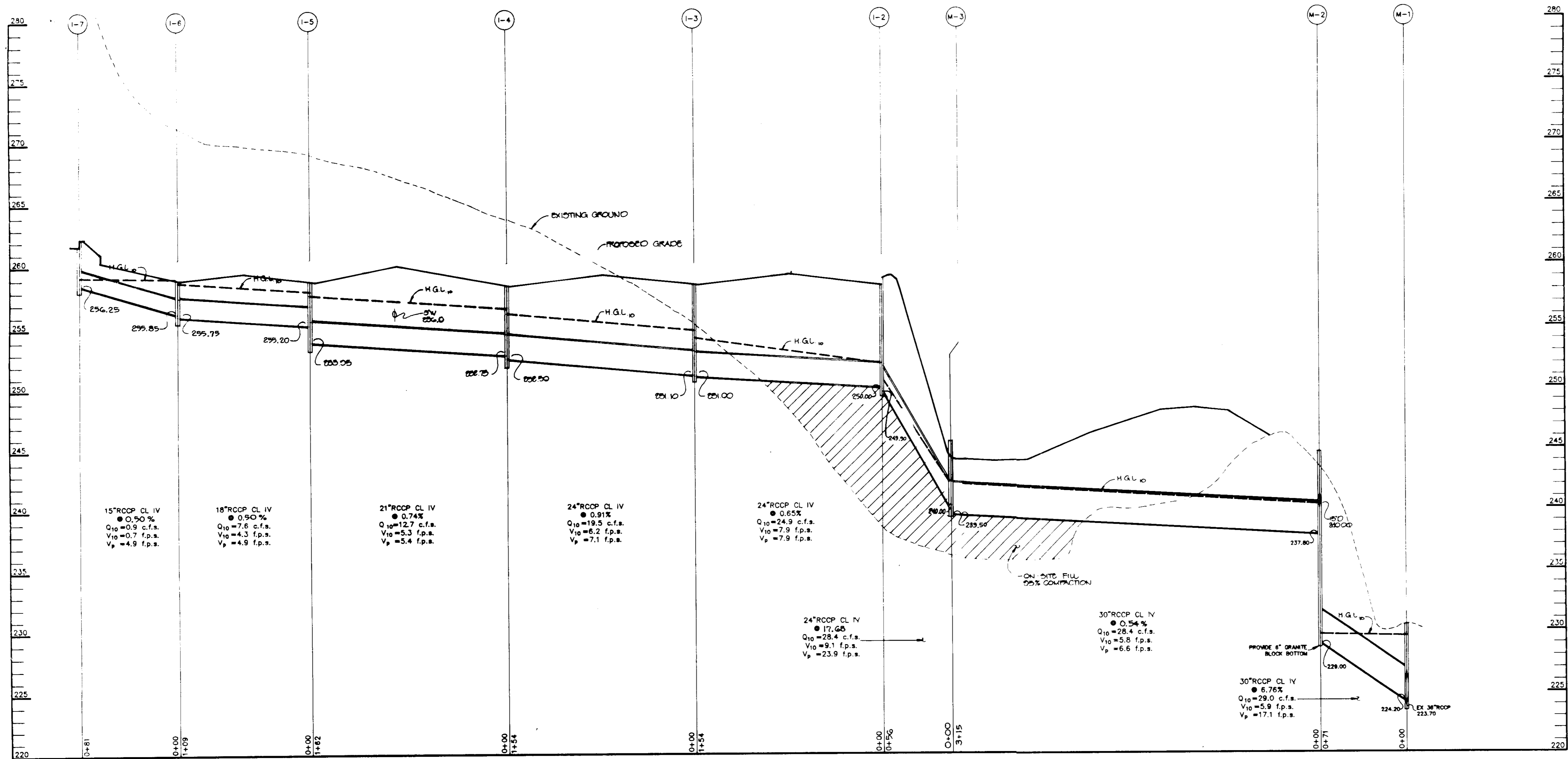
DRAWN BY: W.C.W.

PROJECT NO: 83504

DATE: MAY 11, 1995

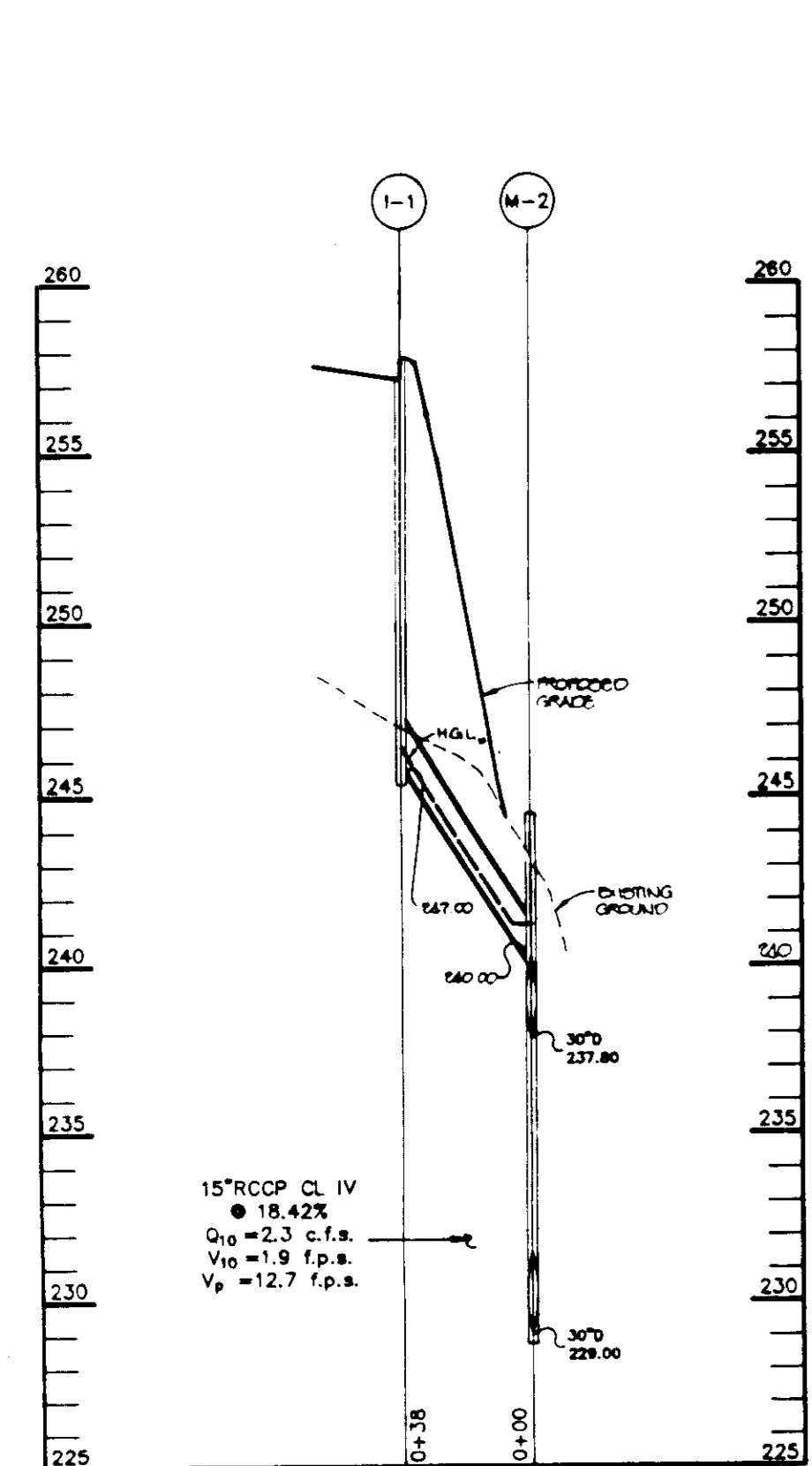
SCALE: AS SHOWN

DRAWING NO. 3 OF 7

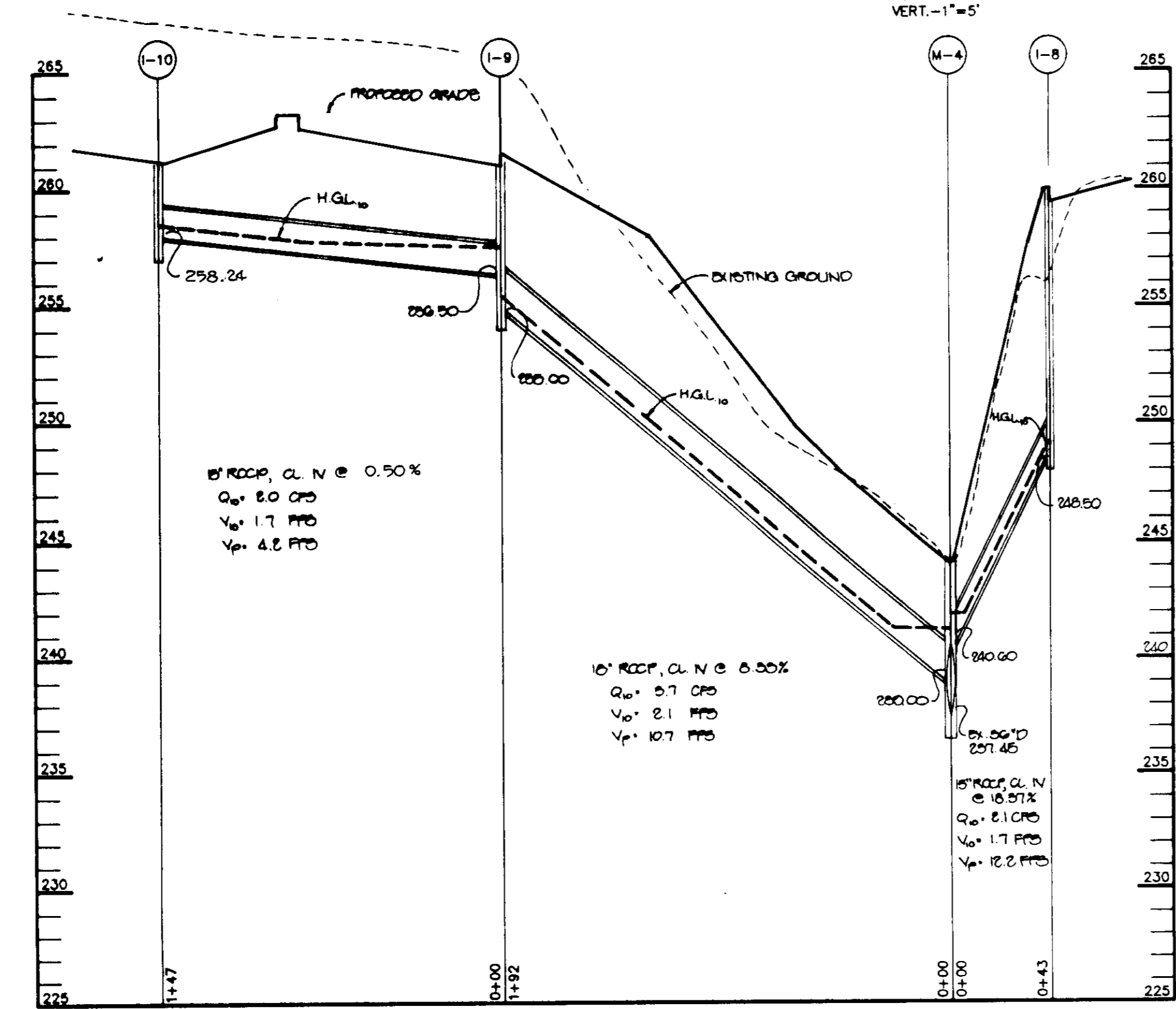


STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP. ELEV	REMARKS
I-1	SINGLE TYPE S COMB.	SEE PLAN	247.00	247.00	257.60	STD. DETAIL SD 4.32
I-2	A-1-1	SEE PLAN	250.00	249.90	259.95	STD. DETAIL SD 4.02
I-3	DBL. TYPE S W/ WR GRATE	SEE PLAN	251.10	251.00	258.75	STD. DETAIL SD 4.23
I-4	DBL. TYPE S W/ WR GRATE	SEE PLAN	252.70	252.60	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 4.31
I-8	SINGLE TYPE S COMB.	SEE PLAN	-	246.80	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	-	258.04	261.70	STD. DETAIL SD 4.32
M-1	SHALLOW MANHOLE	SEE PLAN	224.20	223.70	230.30	STD. DETAIL C 5.13
M-2	STD. M/W/ SHALLOW CONE	SEE PLAN	240.00	229.00	244.60	STD. DETAIL C 5.13
M-3	SHALLOW MANHOLE	SEE PLAN	240.00	239.50	245.50	STD. DETAIL C 5.13
M-4	SHALLOW MANHOLE	SEE PLAN	240.00	237.45	244.00	STD. DETAIL C 5.13

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



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



PROFILE
SCALE: HOR.-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 5/29/95

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

11/28/95 1 ADJUSTED PROFILES BASED ON NEW GRADING

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 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

DATE 5.11.95

DESIGNED BY: C.J.R.

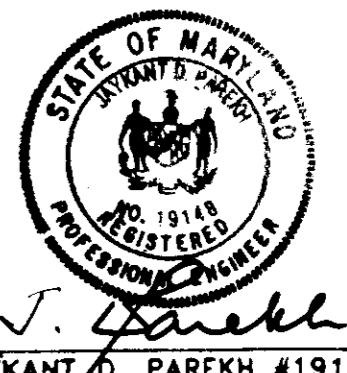
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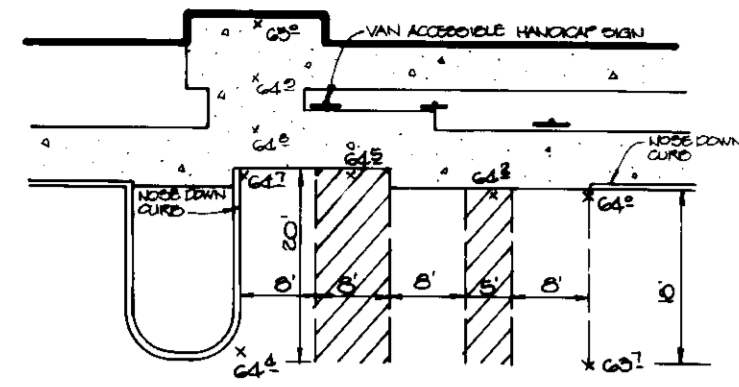
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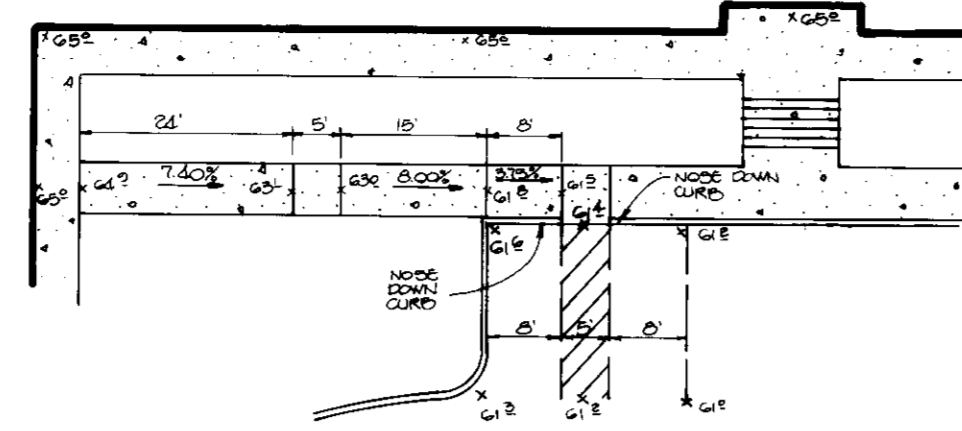
DRAWING NO. 4 OF 7



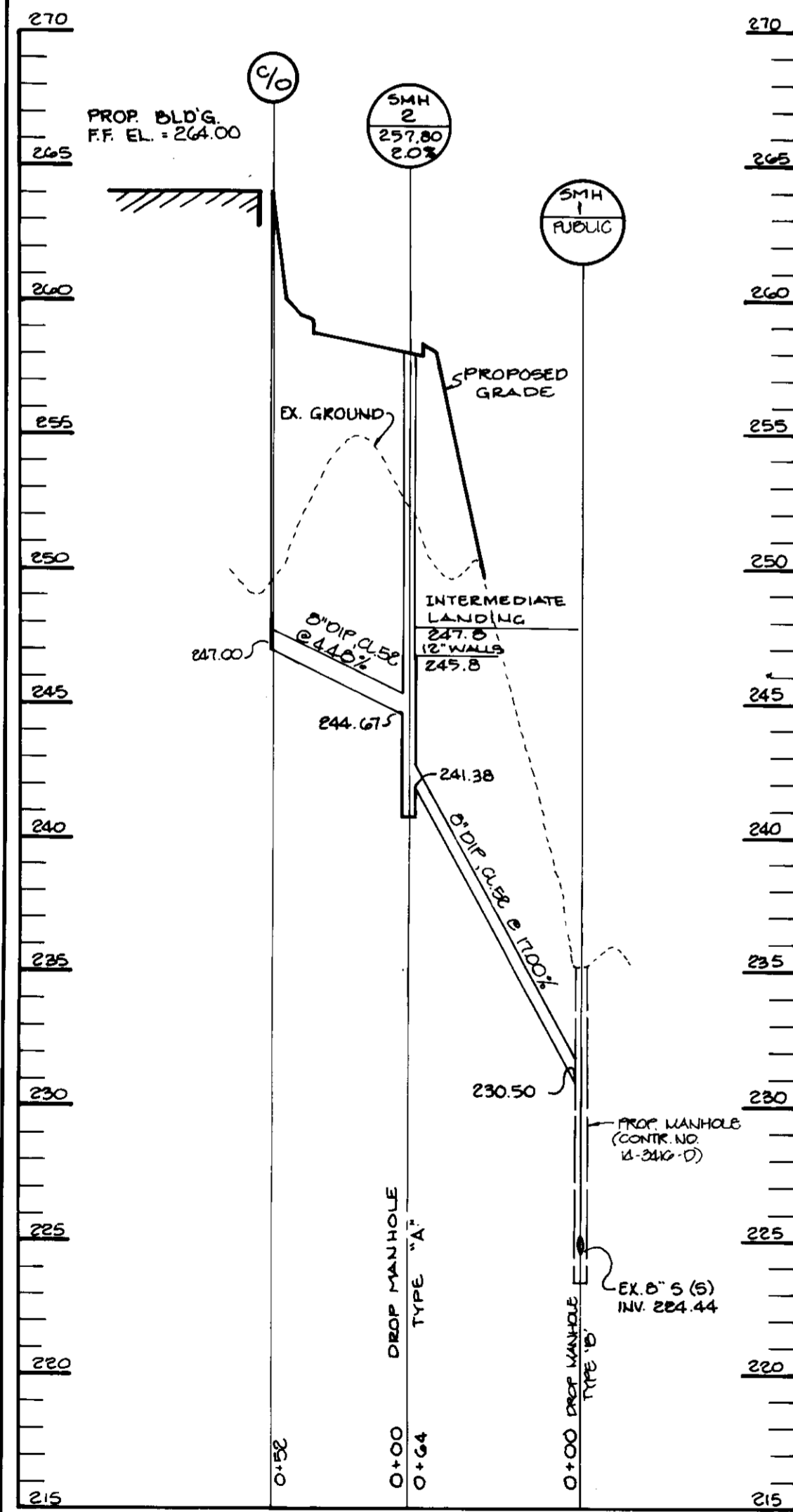


HANDICAP PARKING ACCESS #1
NO SCALE

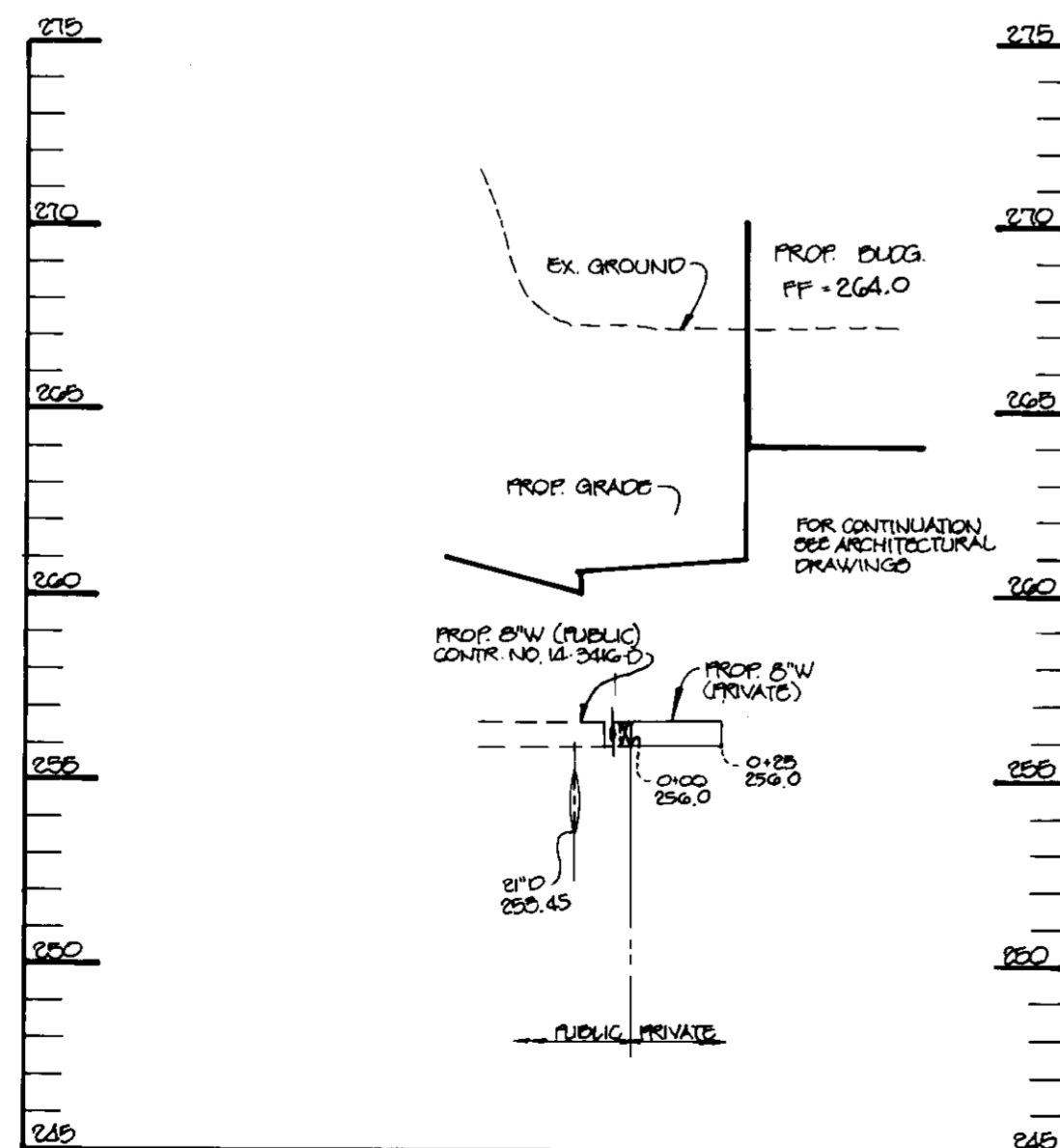
NOTE: HANDRAILS ARE TO BE USED FOR SLOPES GREATER THAN 5%.



HANDICAP PARKING ACCESS #2
NO SCALE



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



WATER PROFILE
SCALE:
HORIZ. 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.	
<i>[Signature]</i>	5/24/95
DIRECTOR	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>[Signature]</i>	5/17/95
DIRECTOR	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>[Signature]</i>	5/17/95
CHIEF, BUREAU OF ENGINEERING	DATE
11/28/95	1 ADJUSTED WTR. & SWR. PROFILES BASED ON NEW GRADES
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 DETAIL SHEET	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21046 410-997-8900 FAX: 410-997-9282	
5.11.95	F-00-103
DATE	F-00-102
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	

TEMPORARY SEEDING NOTES

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

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

Soil Amendment: Apply 800 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.).

Seeding: For seedbed March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (2.5 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 1 lb. per acre of annual ryegrass (1.0 lb. per 1000 sq. ft.). For the period November 15 thru February 28, seed with 1 lb. per acre of annual ryegrass (1.0 lb. per 1000 sq. ft.).

Watering: Apply 1/2" to 2" water per acre (70 to 140 lbs. per 1000 sq. ft.) of unweeded small grain straw immediately after seeding. For the period March 1 thru August 14, water with 1/2" to 1" of water per acre (50 to 100 lbs. per 1000 sq. ft.) of unweeded small grain straw immediately after seeding. For the period August 15 thru November 14, water with 1/2" to 1" of water per acre (50 to 100 lbs. per 1000 sq. ft.) of unweeded small grain straw immediately after seeding. For the period November 15 thru February 28, water with 1/2" to 1" of water per acre (50 to 100 lbs. per 1000 sq. ft.) of unweeded small grain straw immediately after seeding.

Maintenance: Periodic examination of the slope area during and after construction to locate and regrade any slope areas subjected to scouring from excessive surface runoff.

PERMANENT SEEDING NOTES

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

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

Soil Amendment: In line of soil test recommendations, use one of the following alternatives:

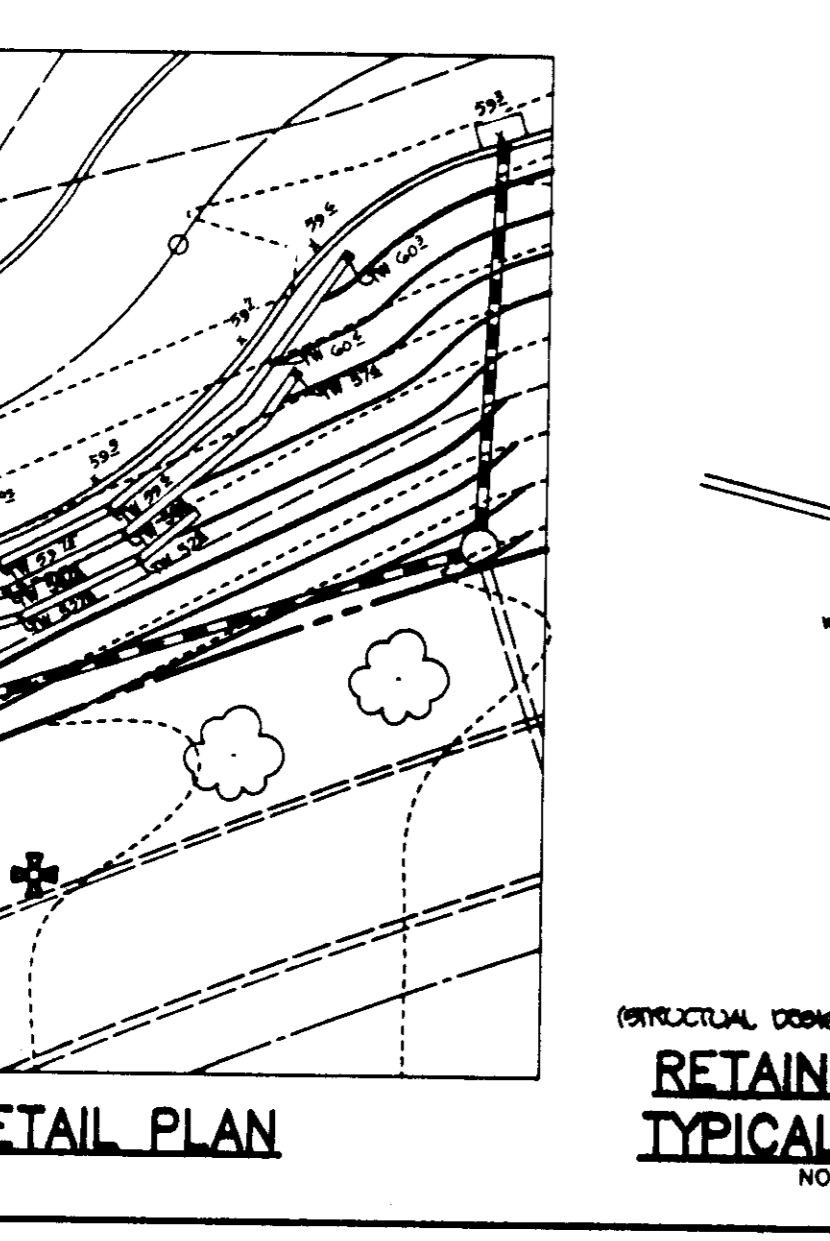
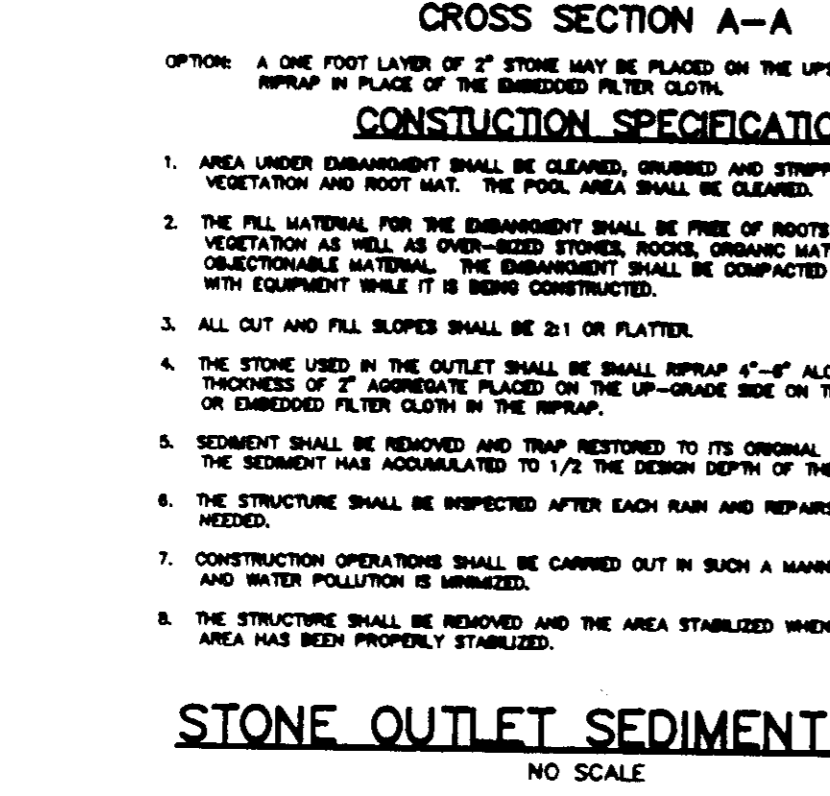
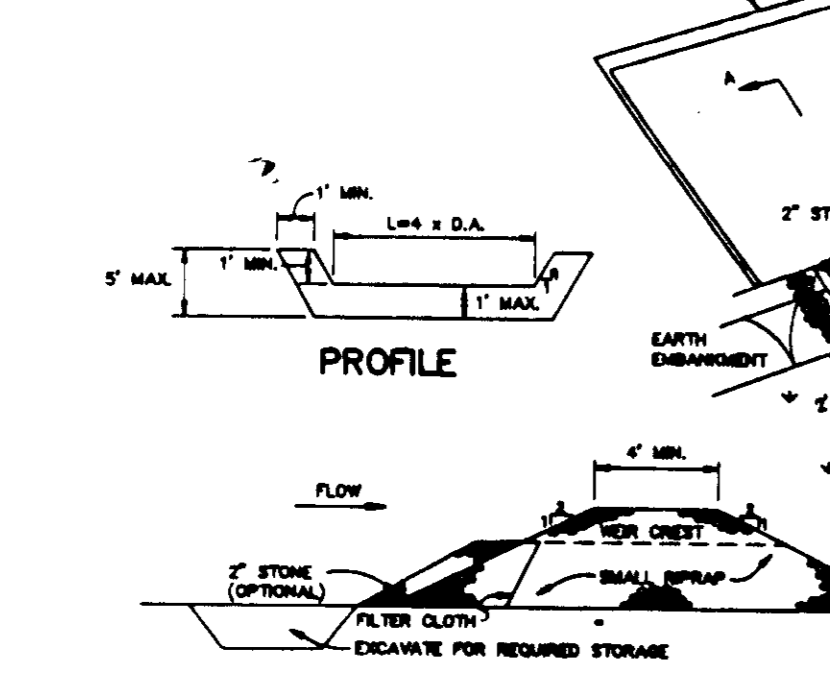
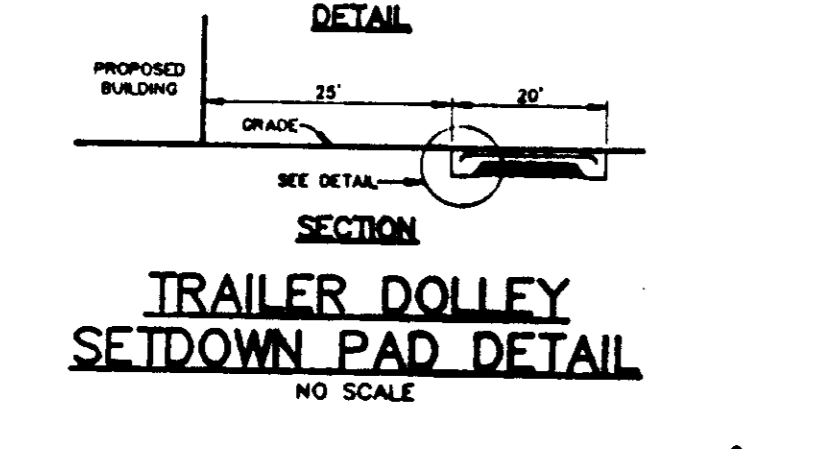
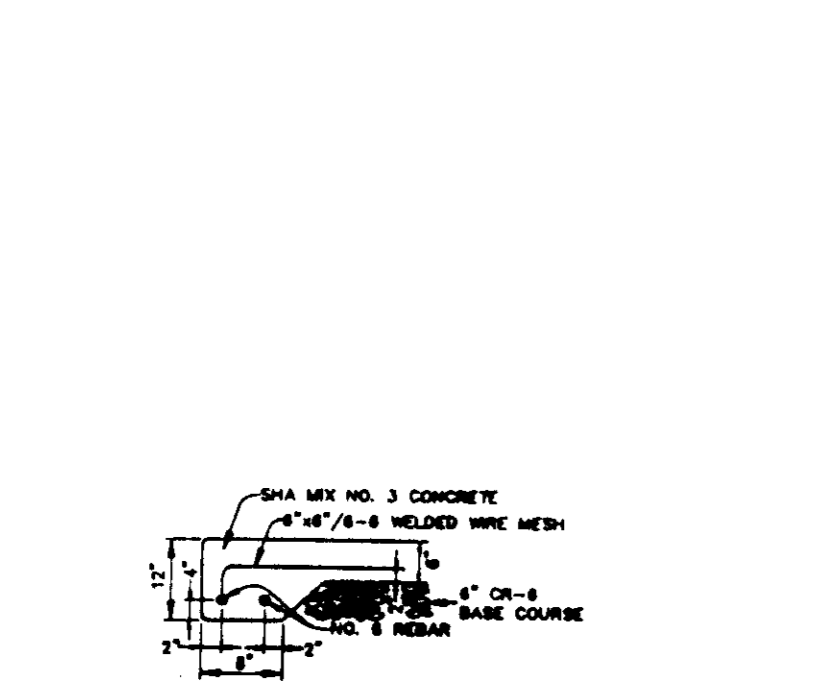
- 1) Preferred - Apply 2 tons per acre dolomite limestone (82 lbs. per 1000 sq. ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Harvest or disc this upper three inches of soil. At time of seeding, apply 800 lbs. per acre 20-20-20 urethane fertilizer (8 lbs. per 1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomite limestone (82 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (20 lbs. per 1000 sq. ft.) before seeding. Harvest or disc this upper three inches of soil.

Seeding: For the period March 1 thru April 30 and from August 15 thru October 15, seed with 80 lbs. per acre (14 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 80 lbs. per acre (14 lbs. per 1000 sq. ft.) of annual ryegrass. For the period October 15 thru February 28, seed with 80 lbs. per acre (14 lbs. per 1000 sq. ft.) of annual ryegrass.

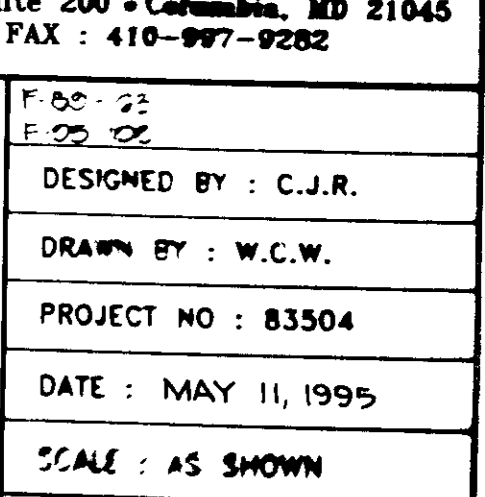
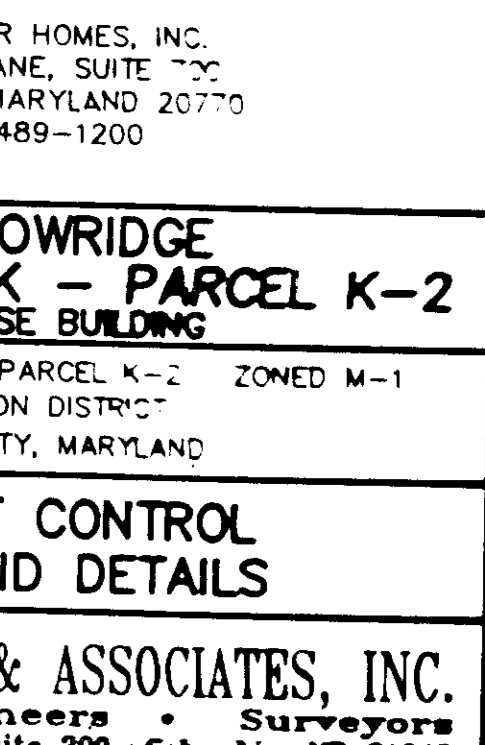
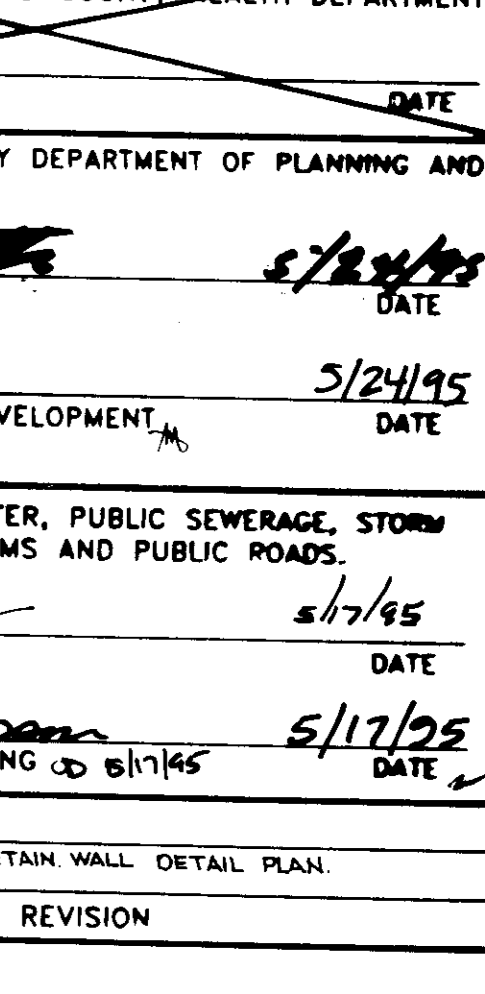
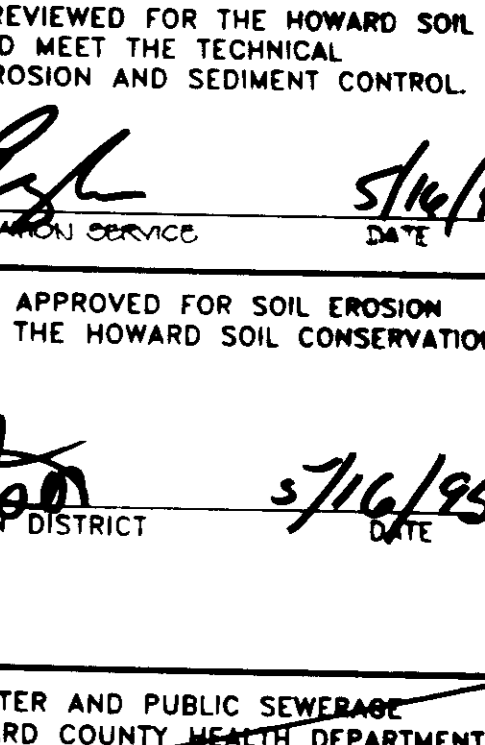
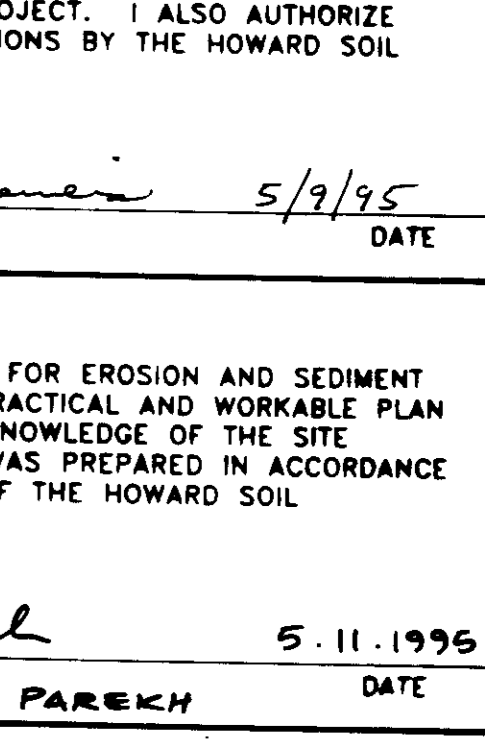
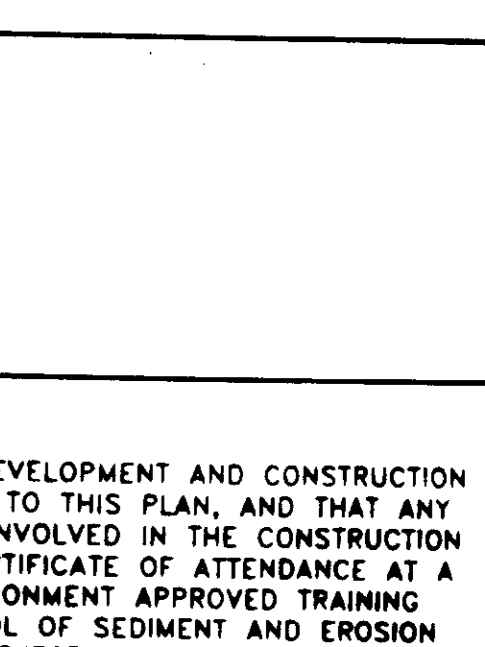
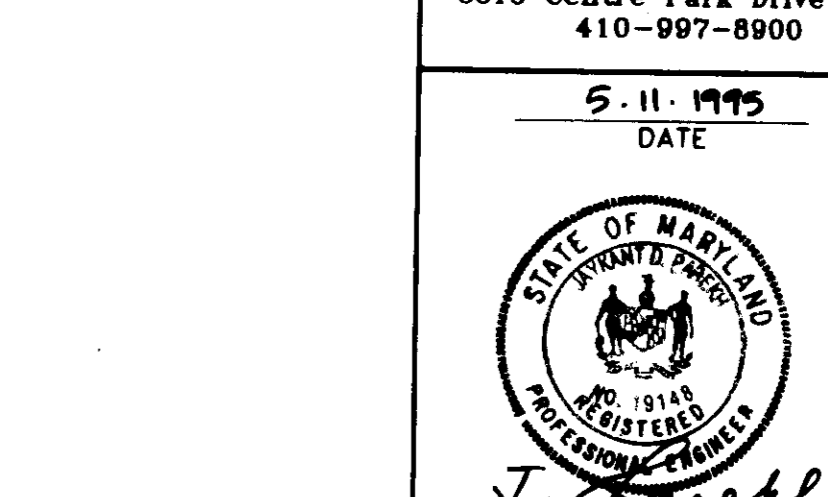
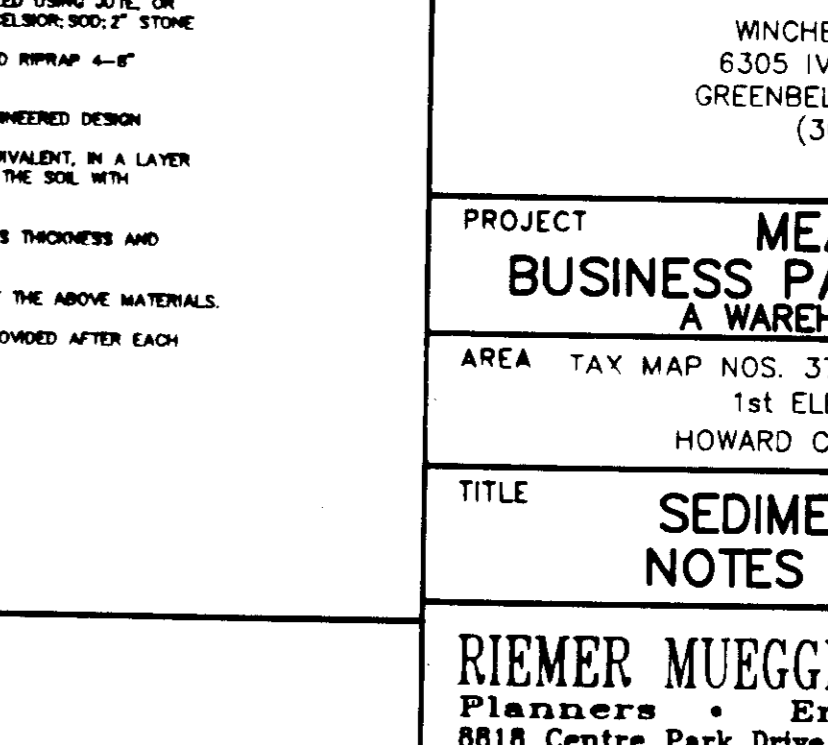
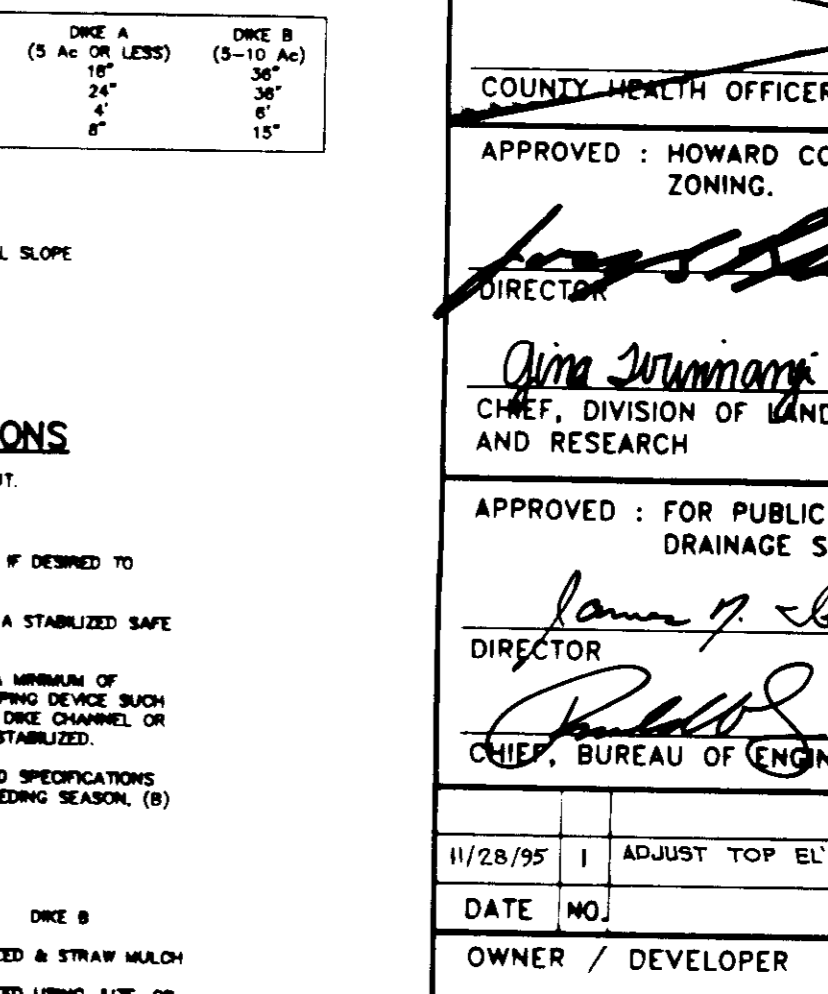
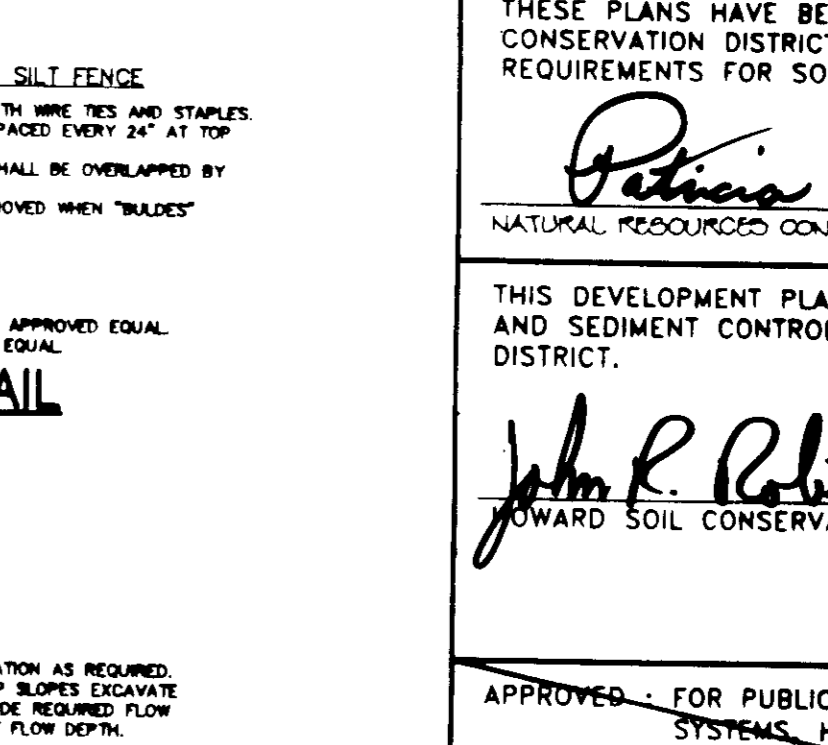
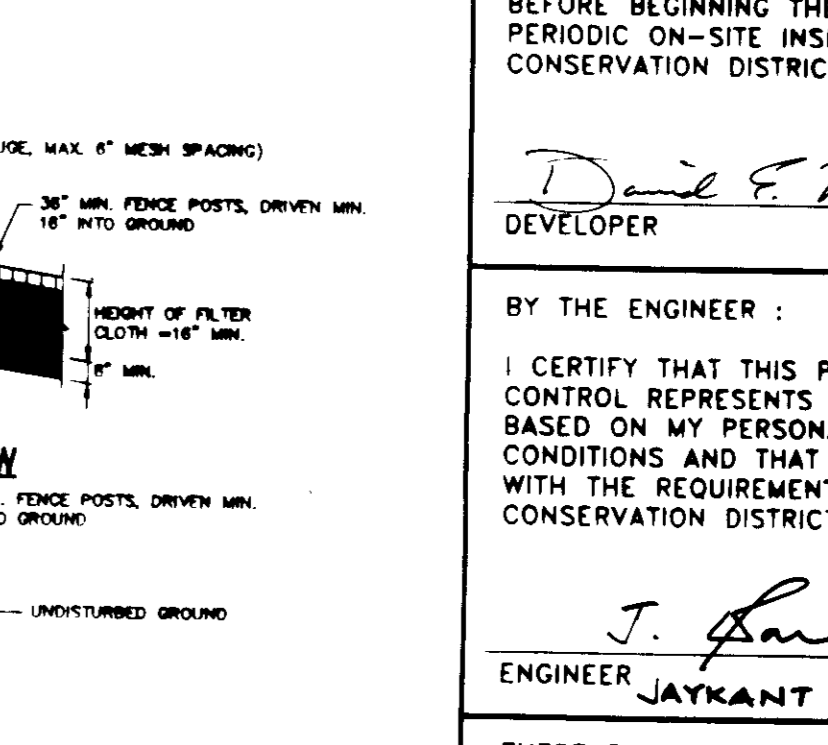
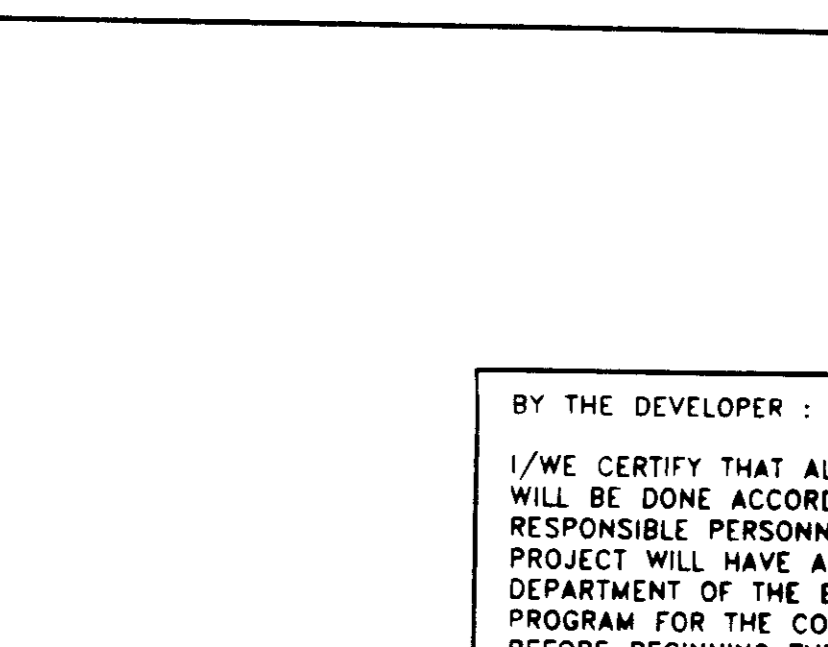
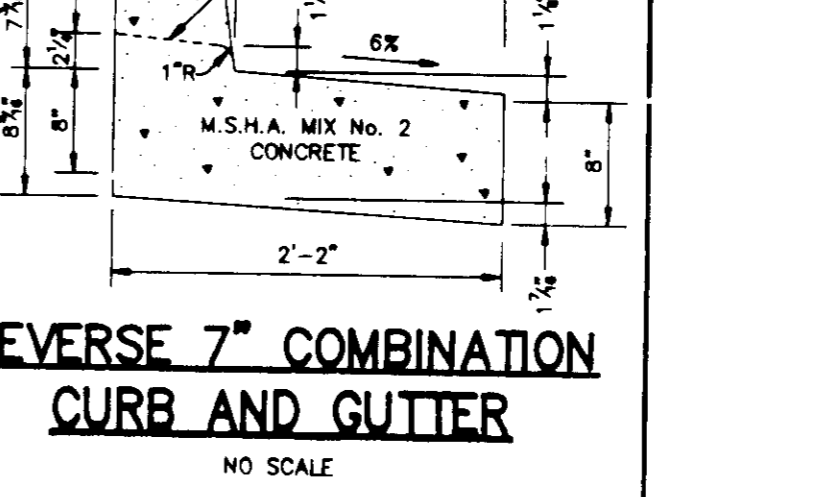
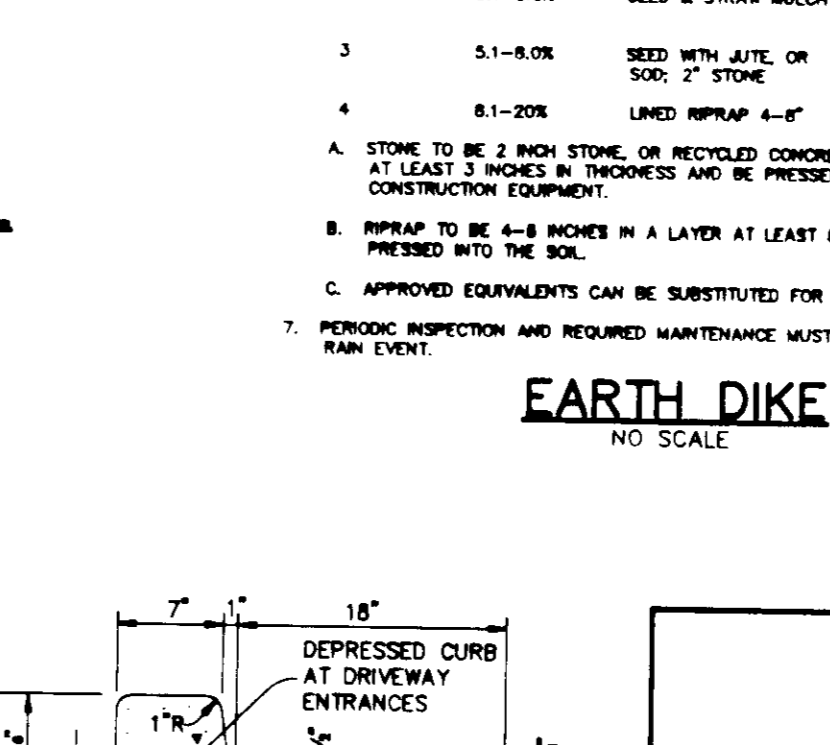
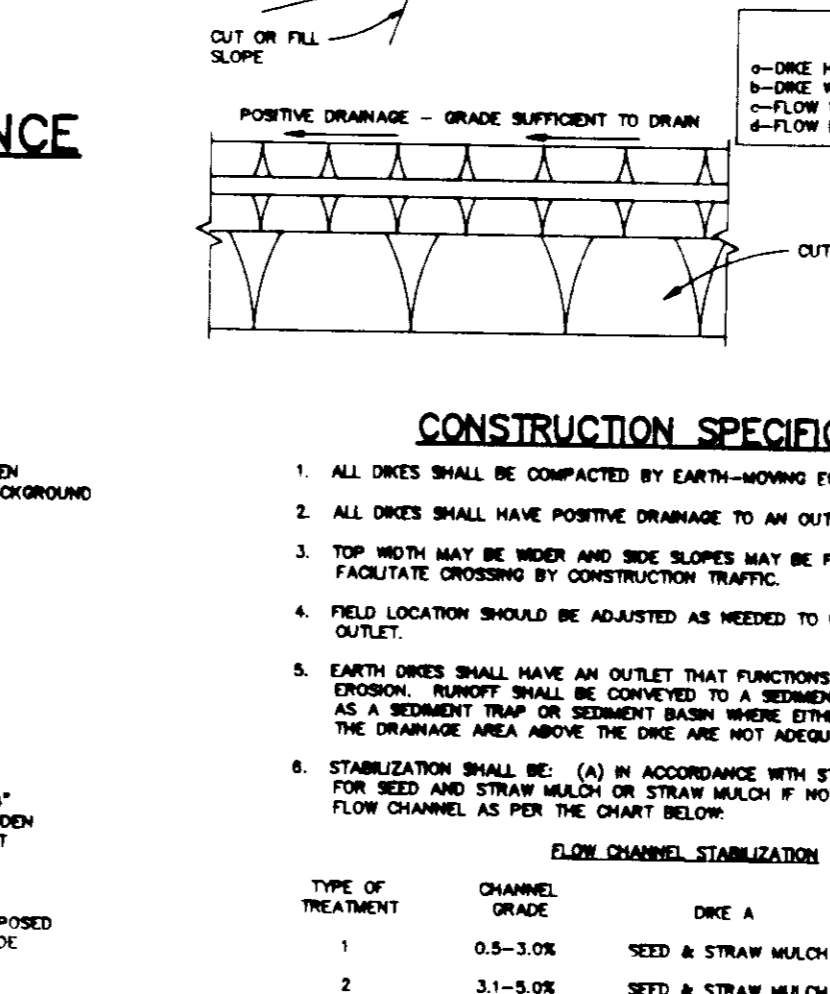
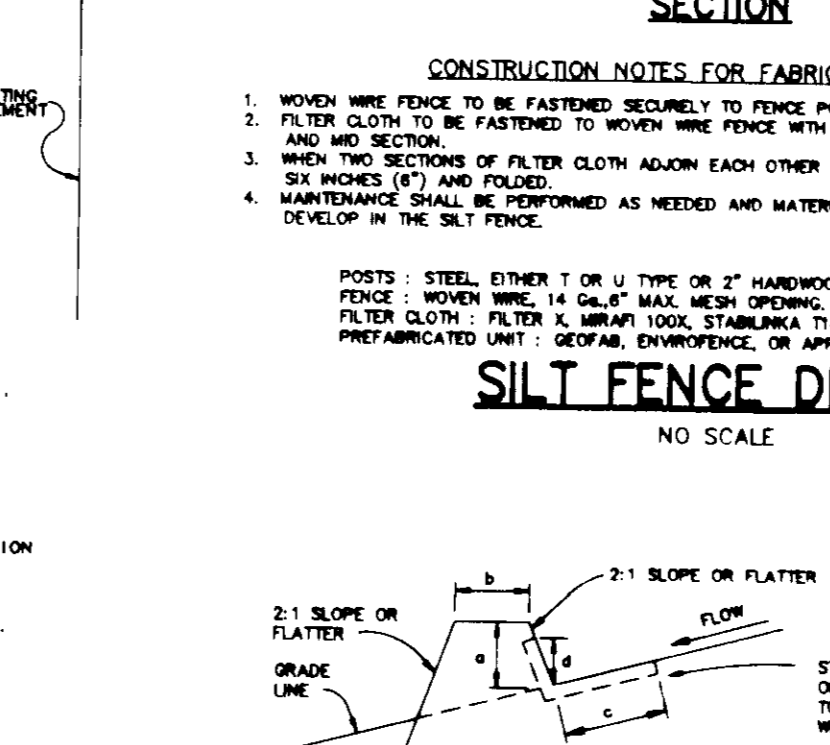
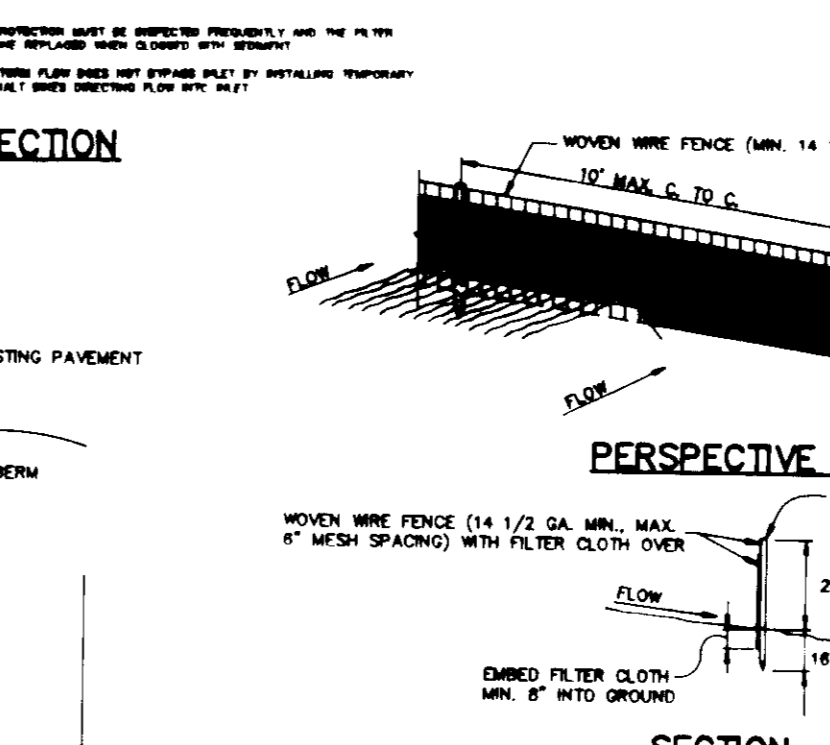
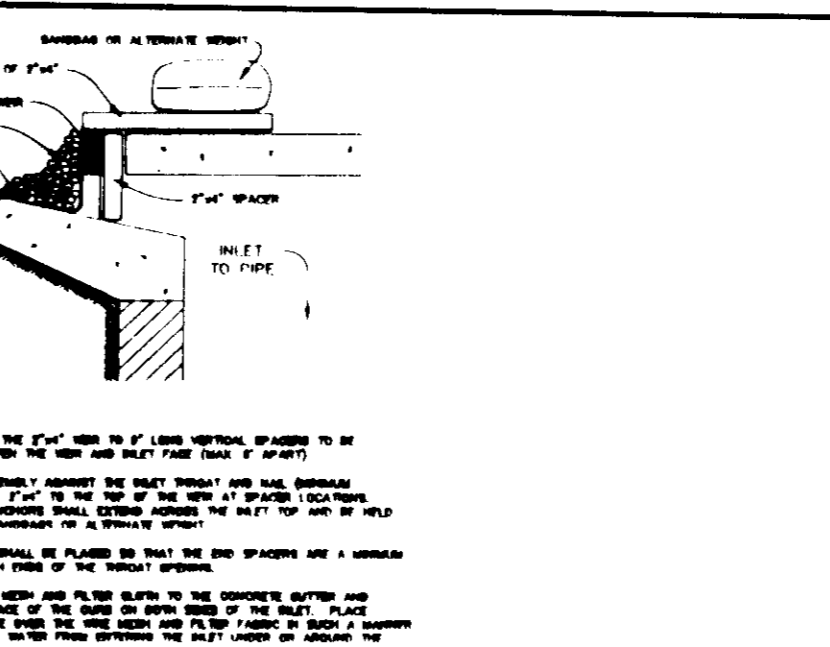
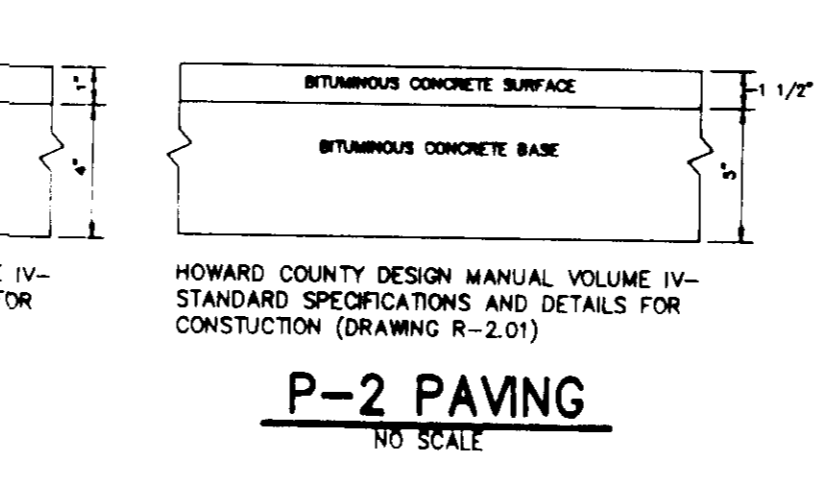
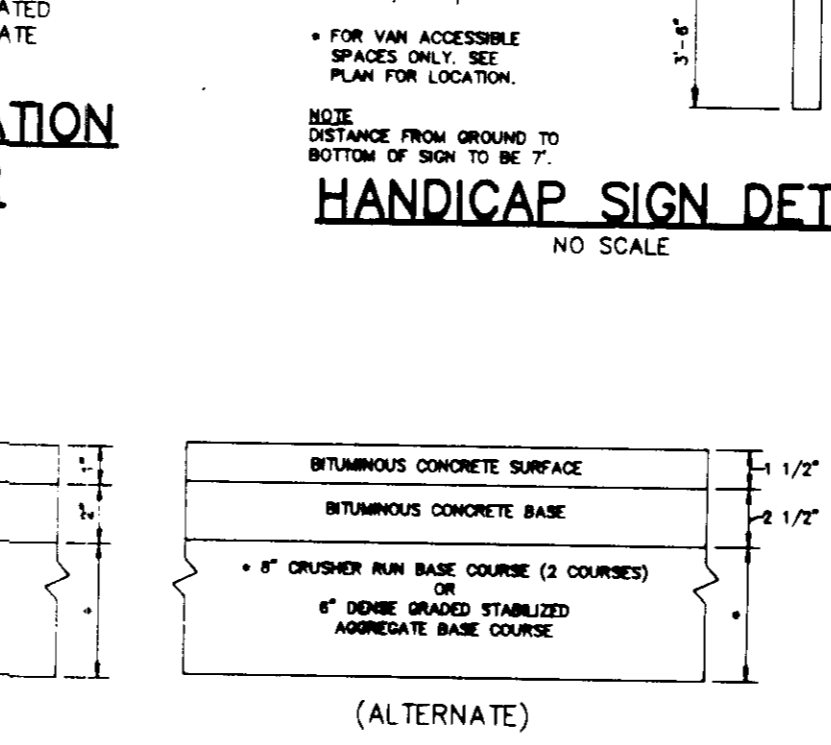
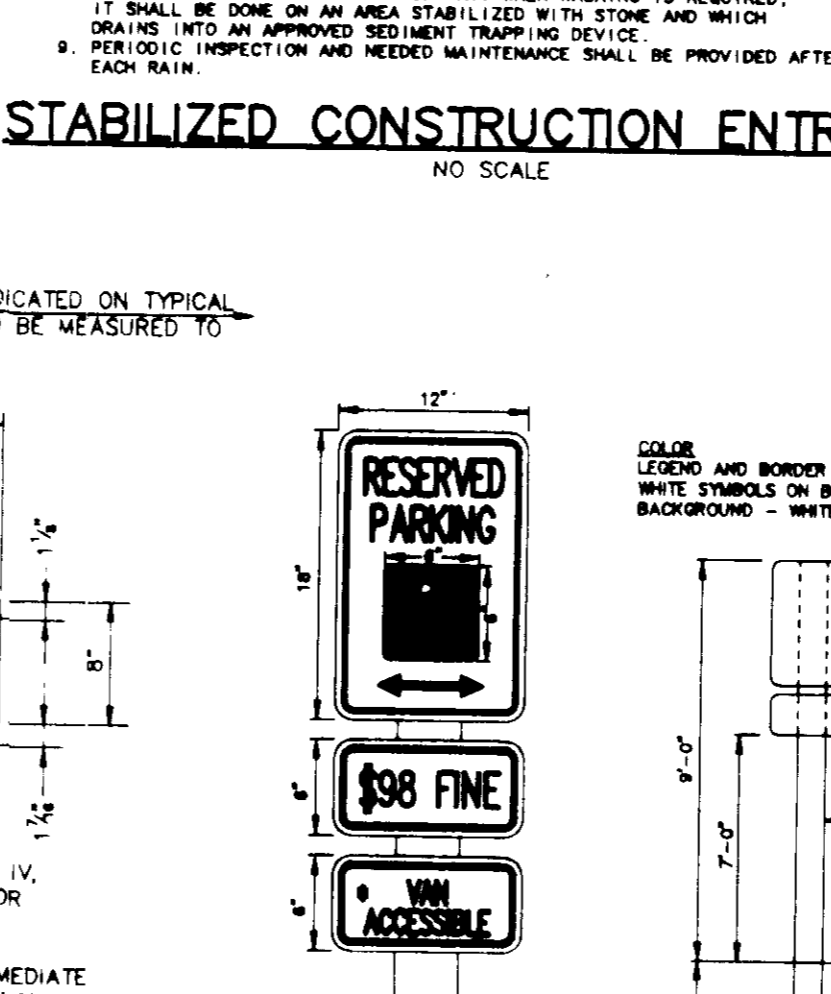
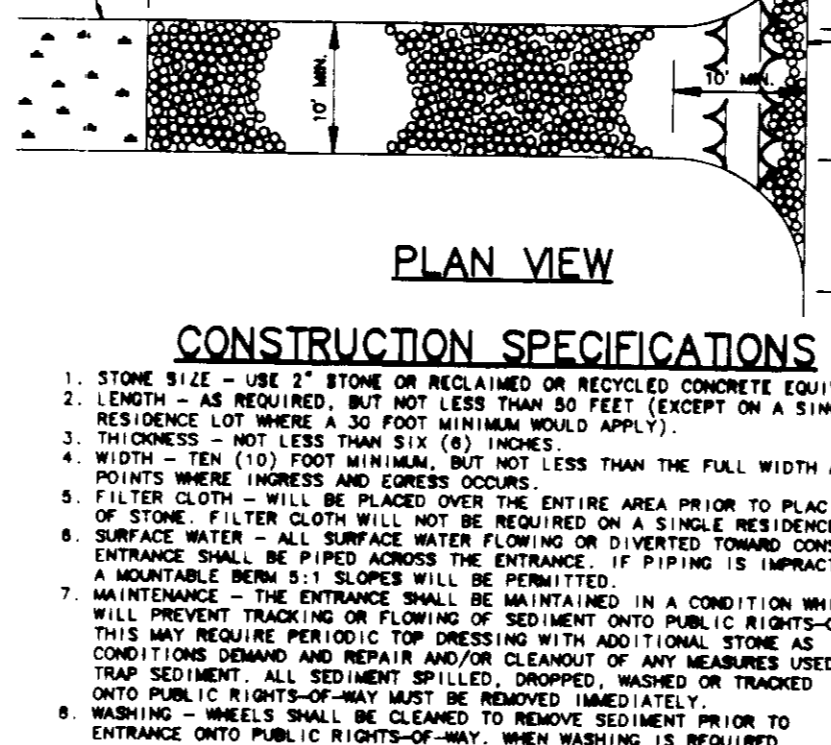
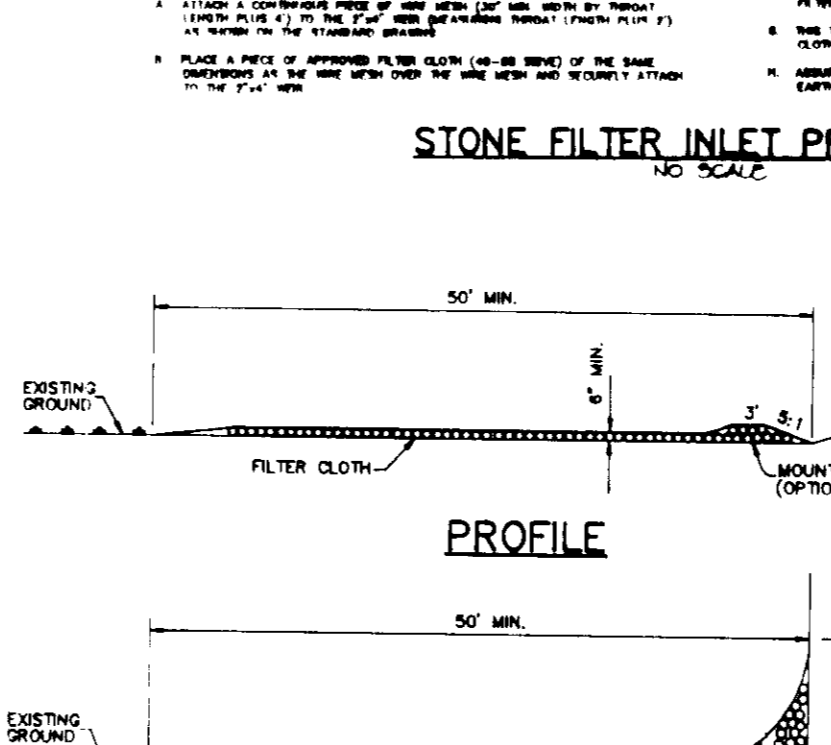
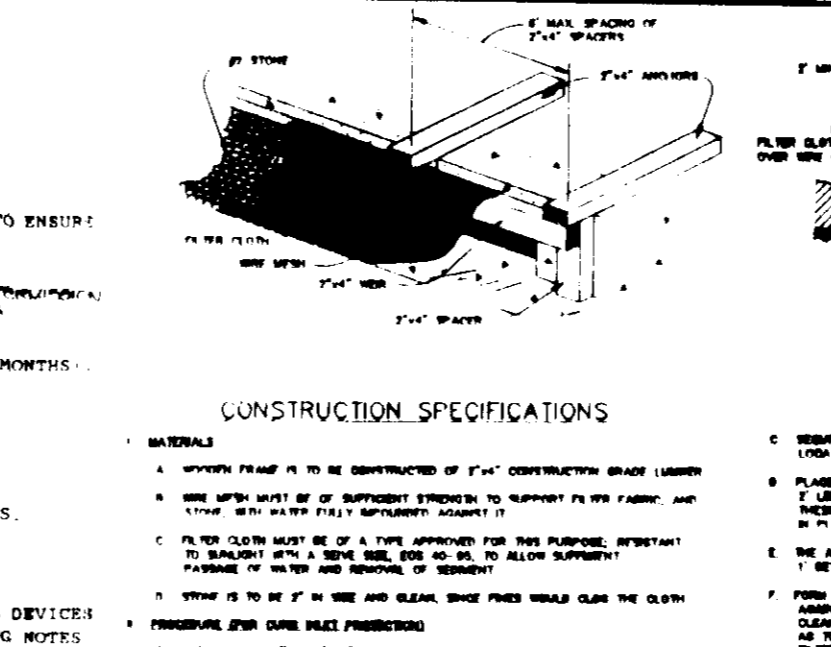
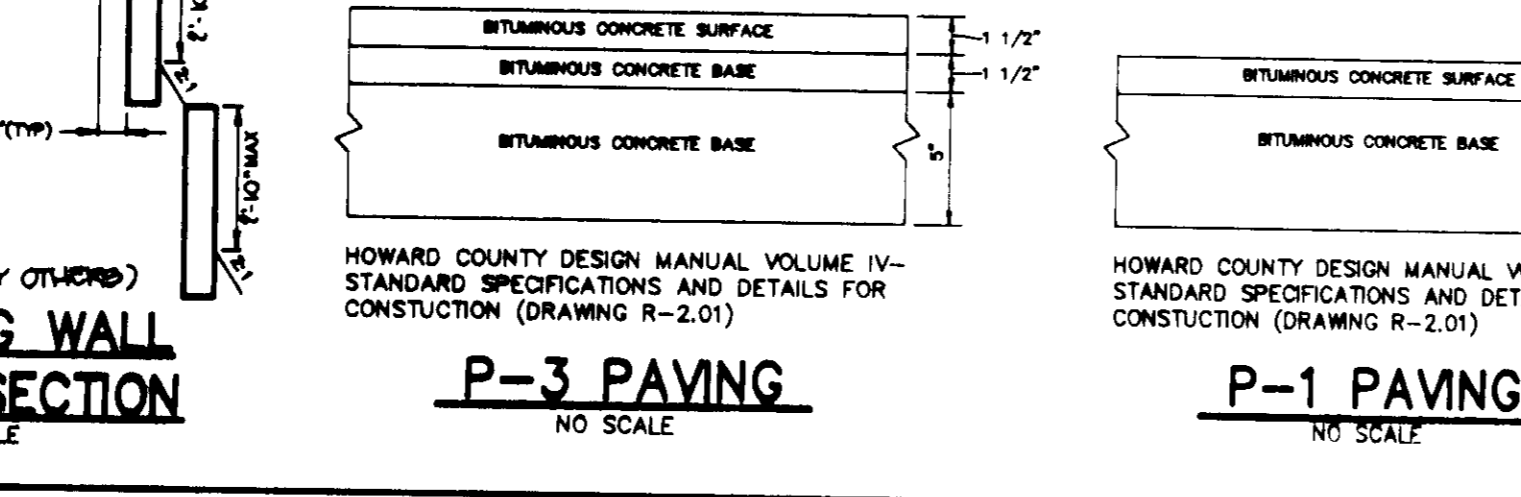
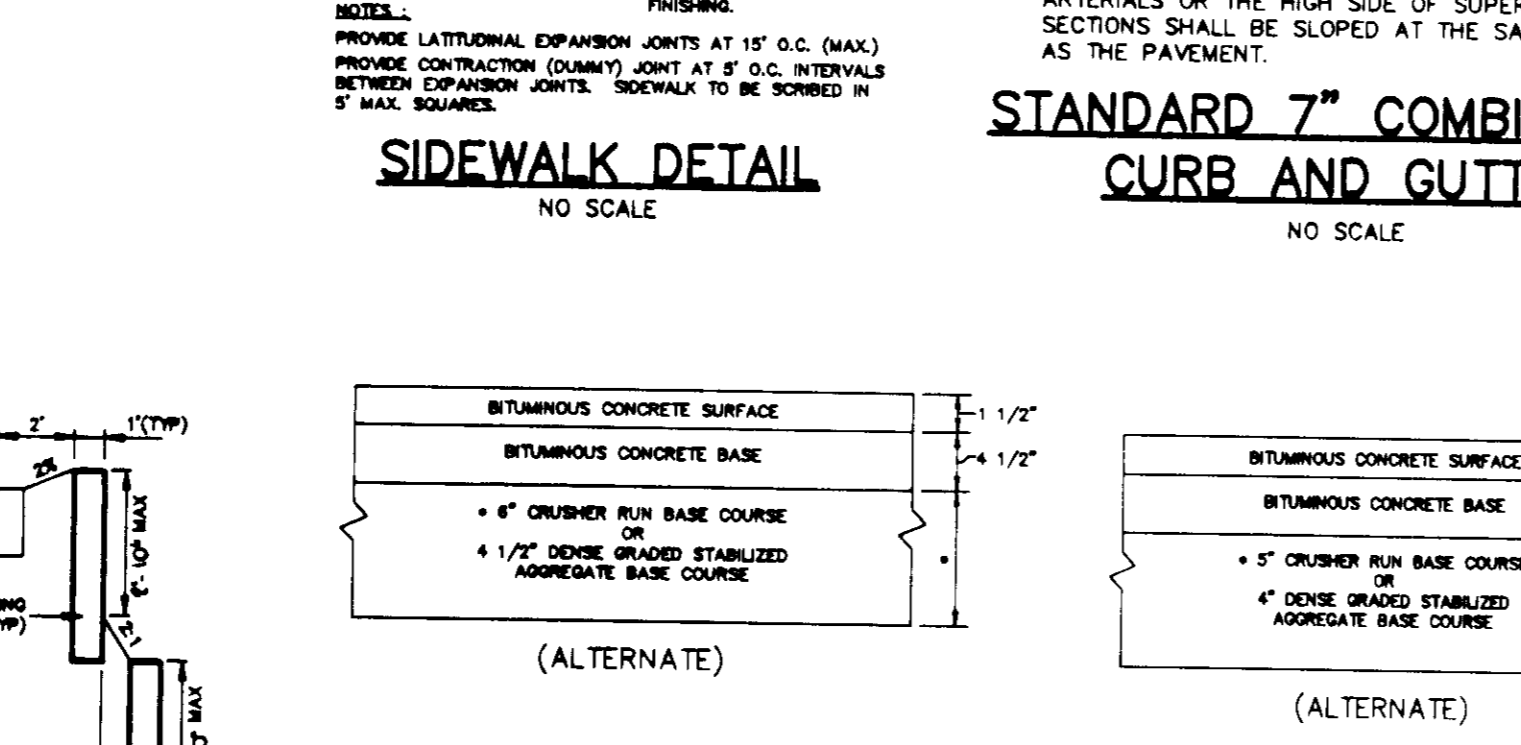
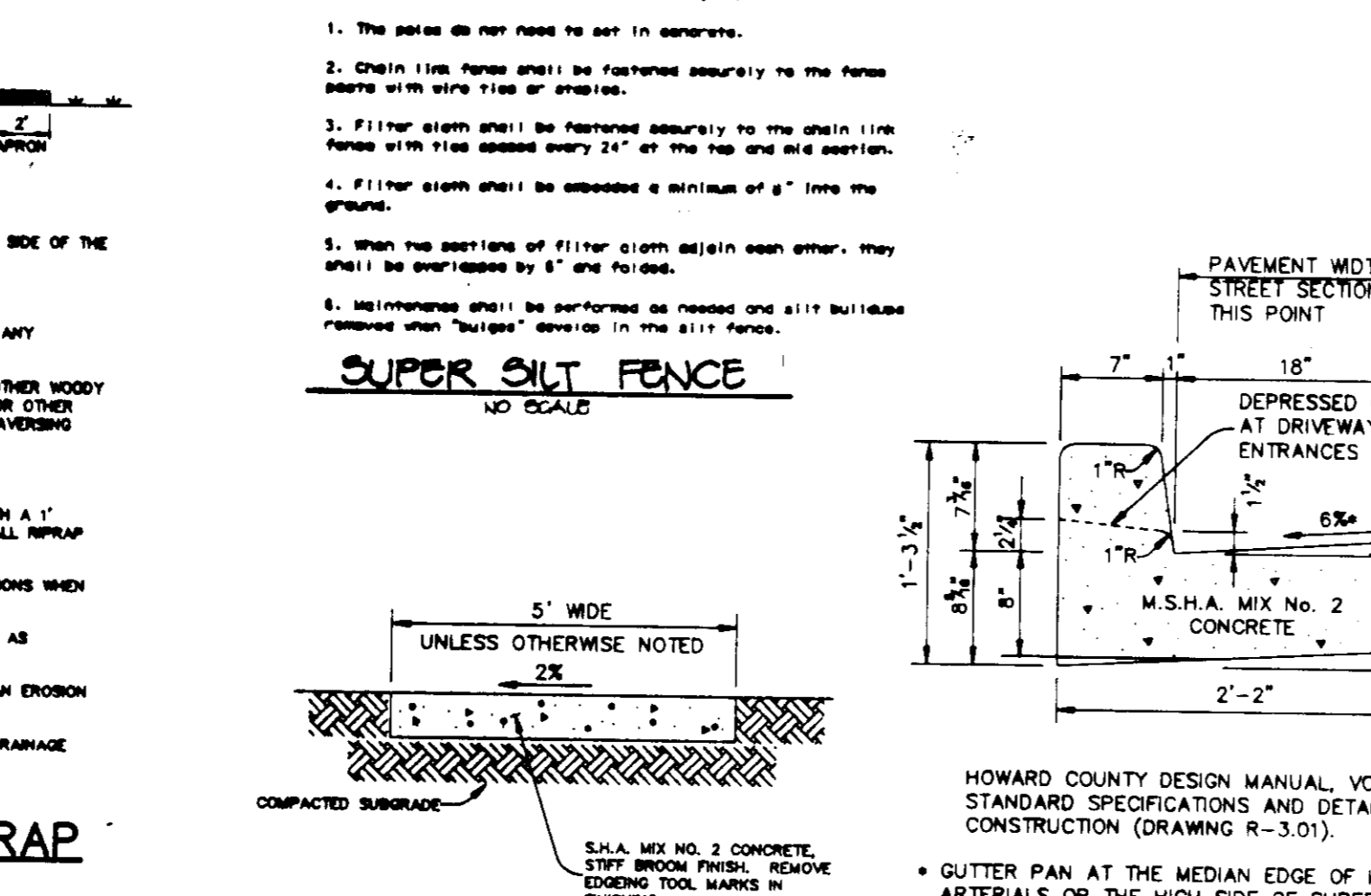
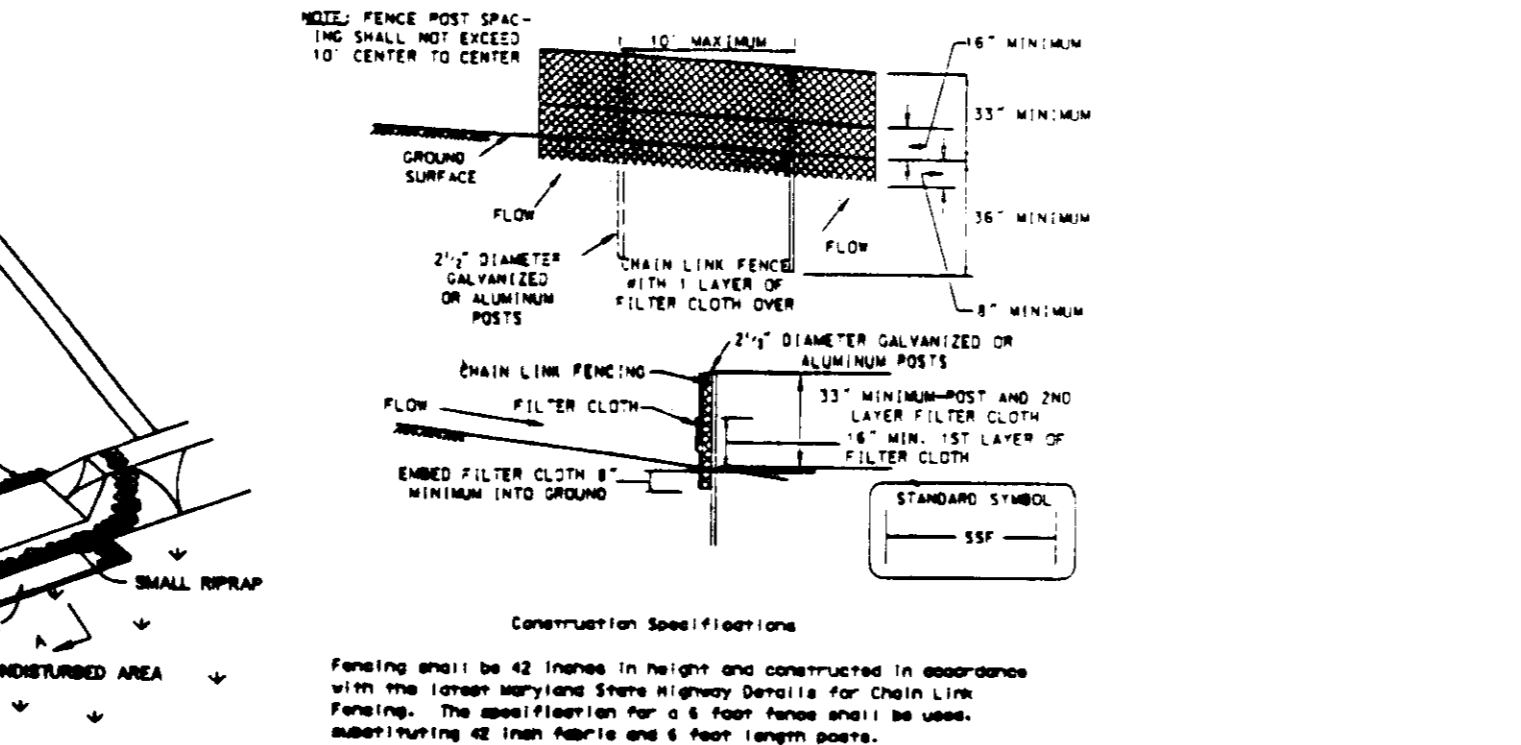
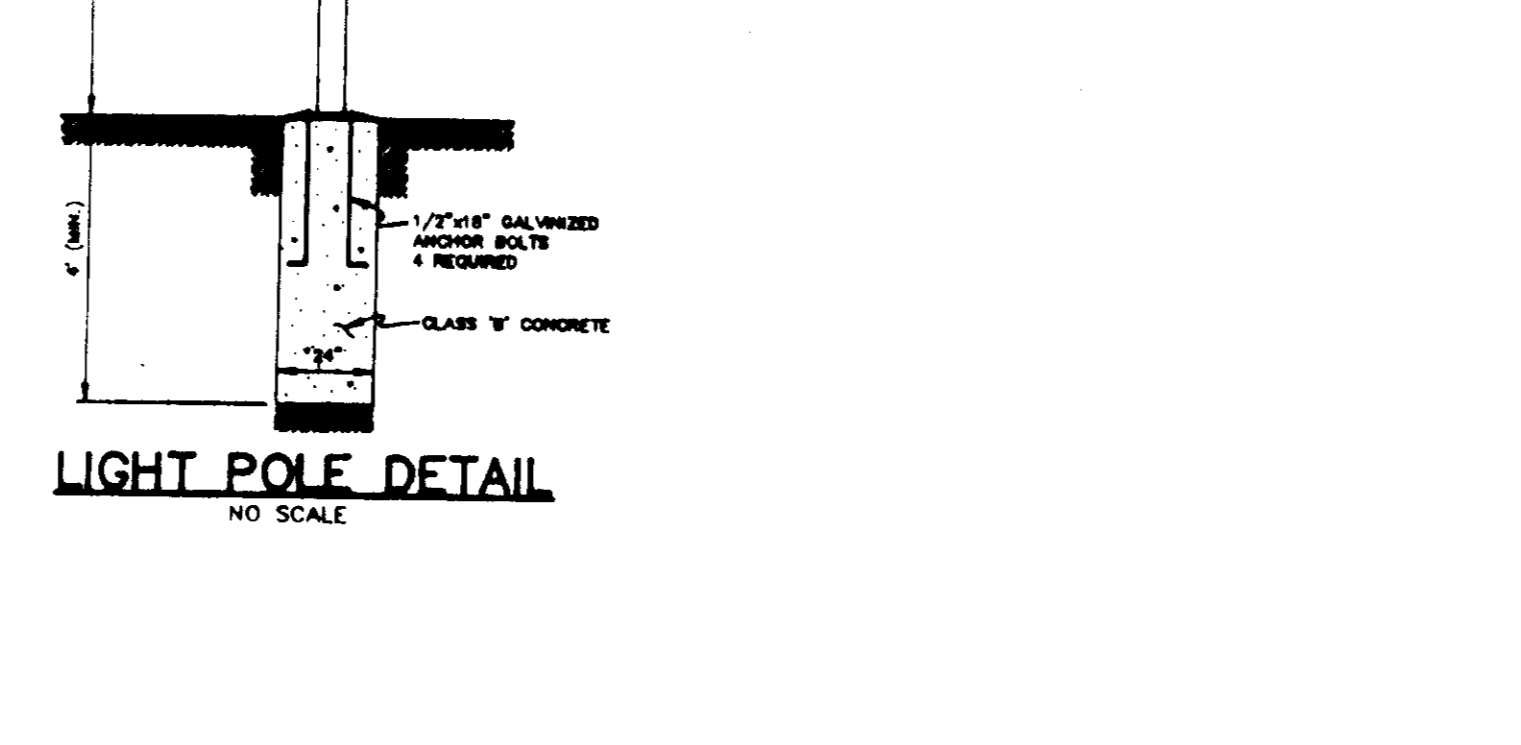
Maintenance: Periodic examination of the slope area during and after construction to locate and regrade any slope areas subjected to scouring from excessive surface runoff.

SEDIMENT CONTROL NOTES-CONTINUED

1. ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT SODIUM VAPOR TYPE WITH METAL POLES AND DIRECTED DOWNWARD.
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THERE.
3. LIGHTS TO BE MIDDLE 4 TYPE AS MANUFACTURED BY HOUDECAST OR APPROVED EQUAL.
4. POLE AND FIXTURE TO BE PROVIDED BY SOBE.
5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



- 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 EXISTING EARTH DIKES ARE TO REMAIN.
 4. BEGIN GRADING. ADJUST EARTH DIKES AS NECESSARY DURING GRADING OPERATION TO ENSURE POSITIVE DRAINAGE TOWARD TRAPS.
 5. WHEN SURFACE ELEVATIONS ARE ACHIEVED INSTALL THE SUPER SILT FENCE (LUMINAIRE, PHOTOGRAPHIC, OR THE EQUIVALENT) OVER THE EXISTING TRAP. (2 WEEKS).
 6. INSTALL THE STORM DRAIN, 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 COMPLETION OF THE SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 80 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM SHALL 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 INGRESSES AND CORNERS OCCUR.
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 - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO CONSTRUCTION OF A SUITABLE DRAINAGE SYSTEM. PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC HIGHWAYS OR DRIVEWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS NECESSARY TO MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC HIGHWAYS OR DRIVEWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC HIGHWAYS OR DRIVEWAYS SHALL BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO EXITING DRIVEWAYS OR PUBLIC HIGHWAYS. WASHING IS REQUIRED.
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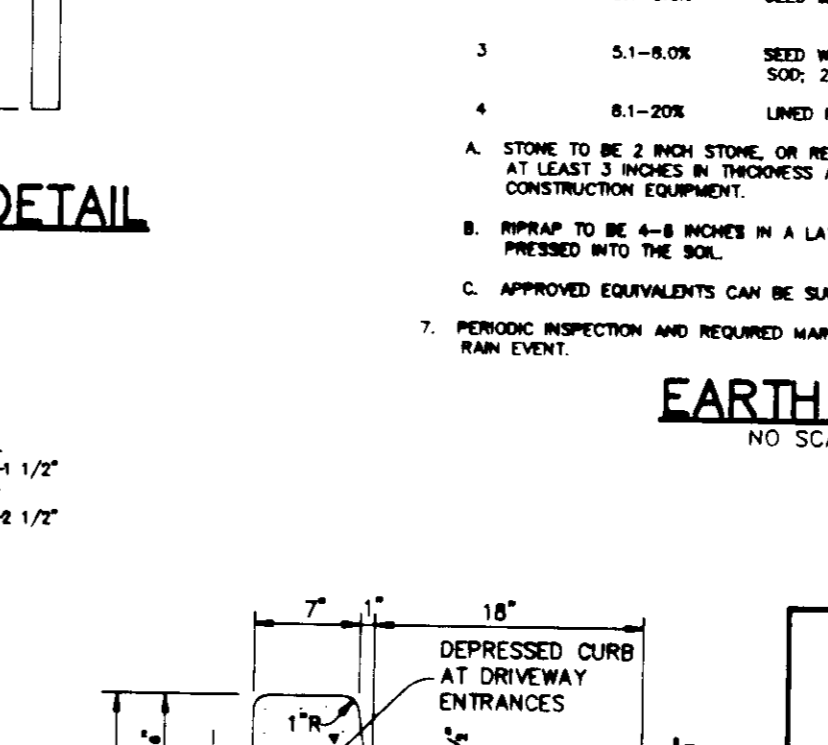
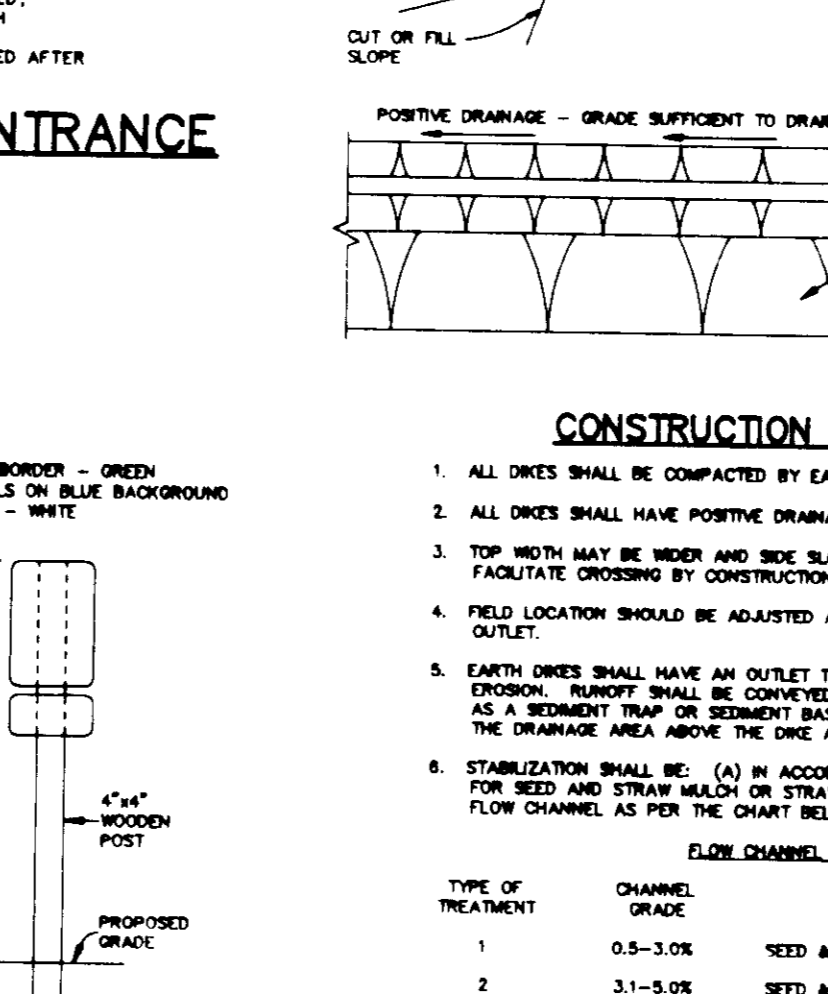
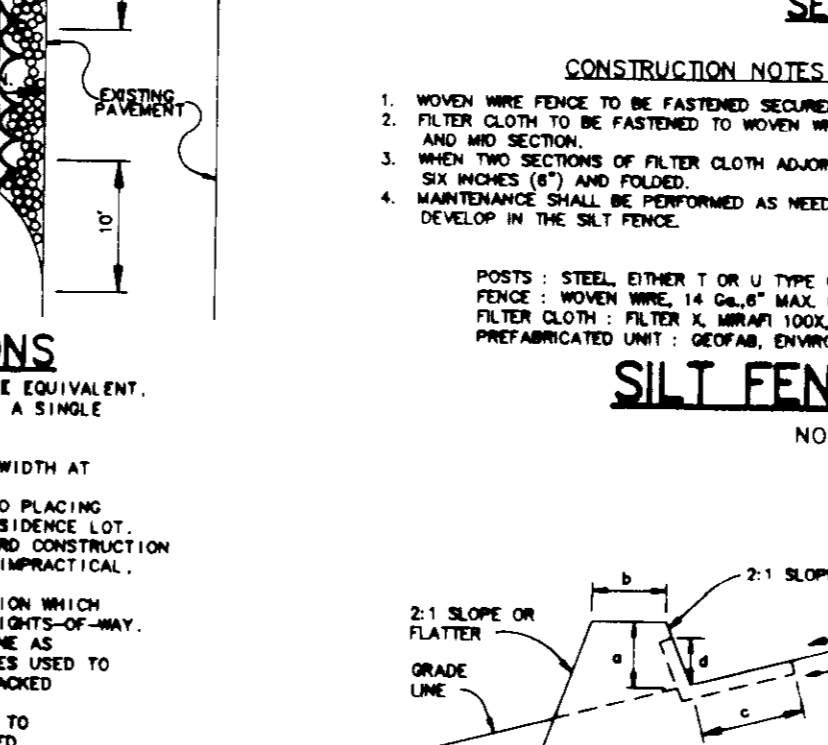
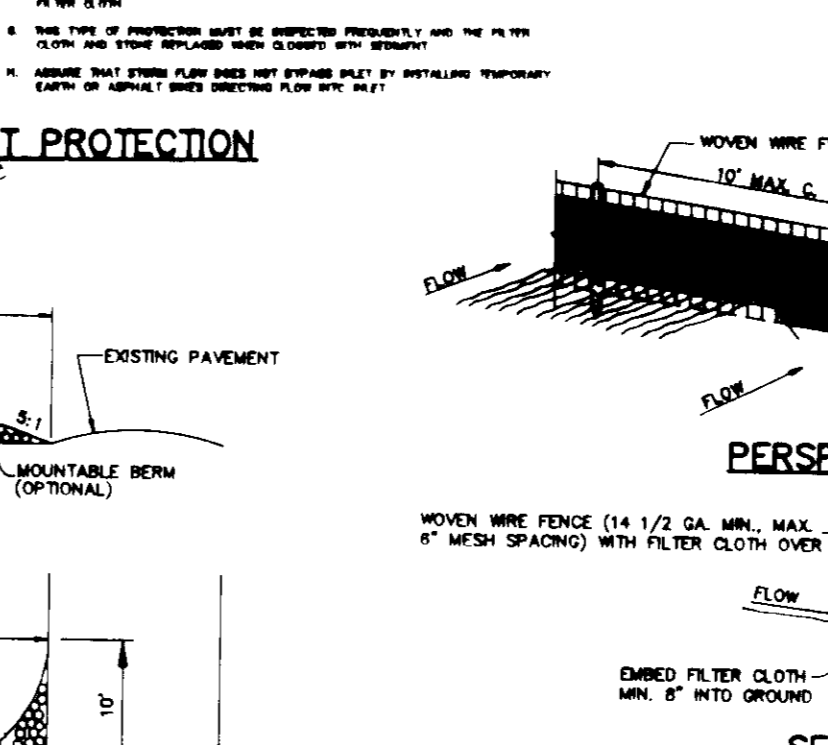
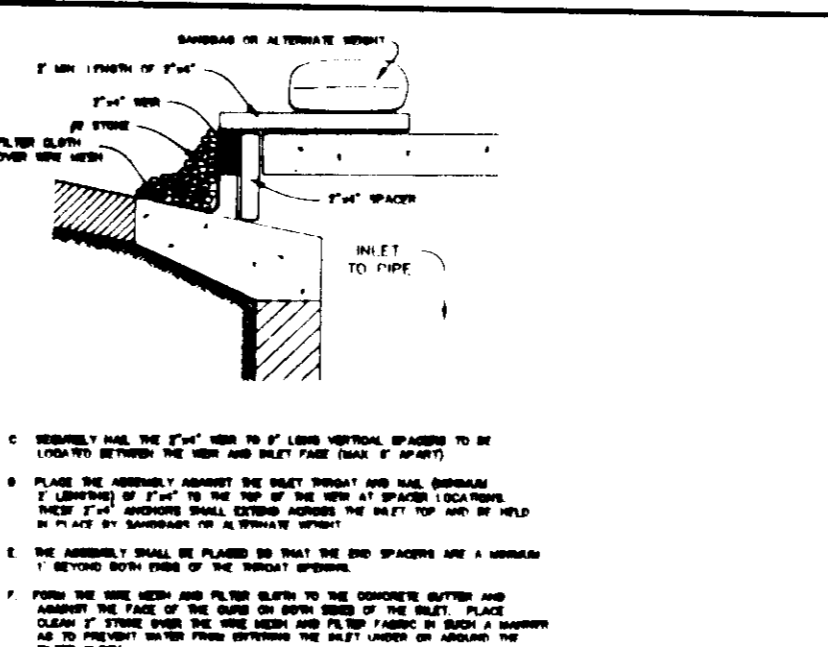
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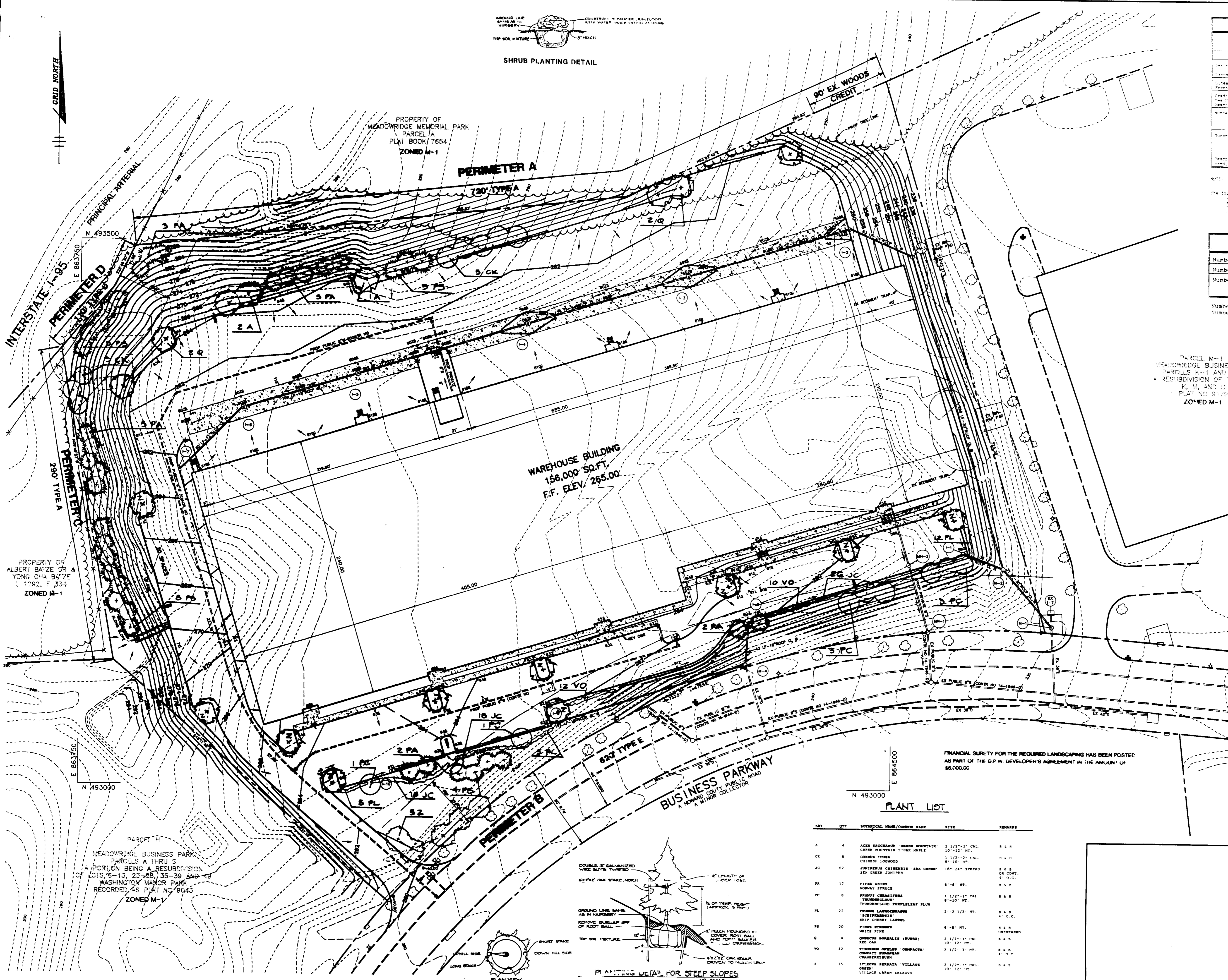
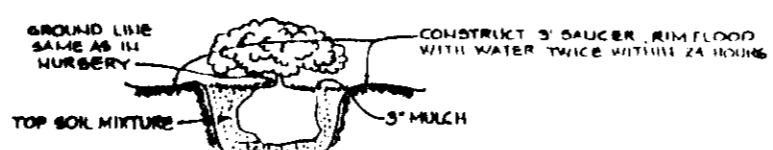
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SCHEDULE 3
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADSIDE	ADJACENT TO PERIMETER PROPERTIES
Linear Feet of Roadway Frontage (feet)	427	110
Number of Plants Provided	10	10
Number of Shade Trees Provided	10	10
Number of Street Trees Provided	10	10
Number of Other Trees Provided	10	10

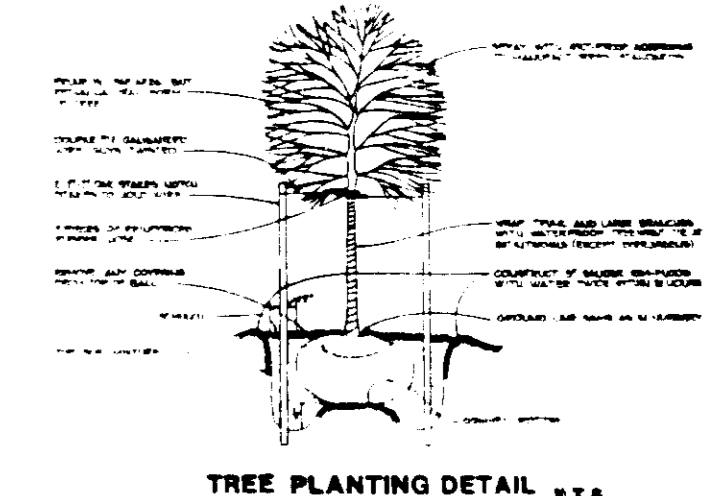
NOTE: This plan has been prepared in accordance with the provisions of Section 14.124 of the Howard County Code and the Landscape Manual.

The following plant substitutions have been made:
 Schedule 3: 10 evergreen trees and 10 evergreen trees for 10 shade trees, and 10 evergreen trees for 10 shade trees.
 Schedule 4: 10 evergreen trees and 10 evergreen trees for 10 shade trees.
 Schedule 5: 10 evergreen trees for 10 shade trees.

SCHEDULE 8
PARKING LOT INTERNAL LANDSCAPING

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

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



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 *[Signature]* DATE 5/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH *[Signature]* DATE 5/24/95

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

DIRECTOR *[Signature]* DATE 6/17/95

CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE 5/17/95

DATE NO. _____ REVISION _____

OWNER / DEVELOPER
 WINCHESTER HOMES, INC.
 6305 IVY LANE, SUITE 207
 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
 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

DATE 5.11.1995

DESIGNED BY: _____

DRAWN BY: _____

PROJECT NO: 83504

DATE: MAY 11, 1995

SCALE: 1" = 40'

DRAWING NO. 7 OF 7

MELANIE MOSER #561

PLANT LIST

SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
A	4	ACER SACCHARIN 'GREEN MOUNTAIN'	2 1/2" - 3" CAL.	8 x 8
CR	8	GREEN MOUNTAIN 6" OAK STAKE	10" - 12" HT.	8 x 8
CR	8	CORNUS FLORIDA	1 1/2" - 2" CAL.	8 x 8
JC	42	JUNIPERUS CHAMPREDIS 'SEA GREEN'	18" - 24" SPREAD	8 x 8 OR CONT. 4" O.C.
PA	17	PICEA ABIES 'HORNAY STRUCE'	6" - 8" HT.	8 x 8
PC	8	PRUNUS CERASIFERA 'TUMIDICOLOR'	1 1/2" - 2" CAL.	8 x 8
PL	22	FRAXINUS LAMINATA 'THUNDERBLOOD PURPLELEAF PLUM'	8" - 10" HT.	8 x 8
PL	20	FRAXINUS LAMINATA 'SCOTTSBROS'	2" - 2 1/2" HT.	8 x 8
PS	20	PIRUS STURROBI 'BRIT OCEAN LAMBLE'	6" - 8" HT.	8 x 8
PS	20	PIRUS STURROBI 'WHITE PINE'	6" - 8" HT.	UNHEARTHED
Q	4	QUERCUS BOMBALIS (ROBURA)	2 1/2" - 3" CAL.	8 x 8
Q	4	QUERCUS BOMBALIS (ROBURA)	10" - 12" HT.	8 x 8
VO	22	VIBURNUM OPULIFOLIUM 'COMPACTA'	2 1/2" - 3" HT.	8 x 8
VO	22	VIBURNUM OPULIFOLIUM 'COMPACTA'	10" - 12" HT.	4" O.C.
V	15	VILLAGE GREEN YEW	2 1/2" - 3" CAL.	8 x 8
V	15	VILLAGE GREEN YEW	10" - 12" HT.	8 x 8

