

SITE DEVELOPMENT PLAN

JUNCTION

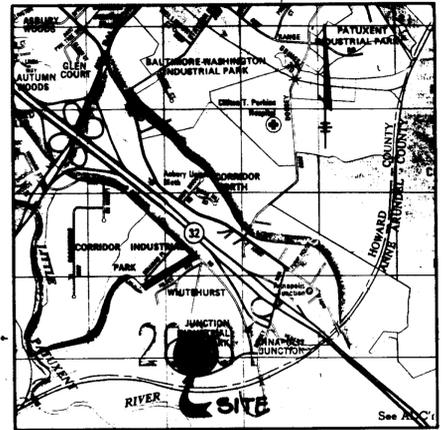
INDUSTRIAL PARK

SECTION 2, AREA 1 - PARCEL I

6th 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



Copyright ABC The Map People
Permitted Use No. 20894285
VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS

BM #1
HO.CO. SURVEY CONTROL STATION : 48DB
NAD27 COORDS. - N 475,827, E 858,587
DESCRIPTION : STATION IS A 3/4" REBAR

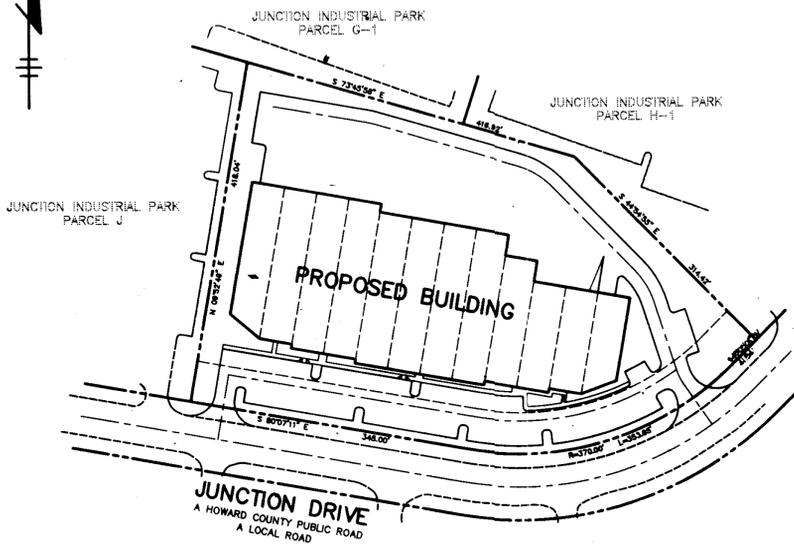
BM #2
HO.CO. SURVEY CONTROL STATION : 48DE
NAD27 COORDS. - N 472,793, E 856,438
DESCRIPTION : STD DISC ON CONC MONUMENT

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 (8) 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 313-1800 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 1-800-287-7777
 C&P TELEPHONE COMPANY 728-9679
 HOWARD COUNTY BUREAU OF UTILITIES 313-4800
 AT&T CABLE LOCATION DIVISION 363-3853
 BALTIMORE GAS & ELECTRIC COMPANY 686-9123
 STATE HIGHWAY ADMINISTRATION 831-8533
- TRAFFIC CONTROL DEVICES, BARRIERS AND SIGNS 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 EXISTING MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAD UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
- TOPO TAKEN FROM FIELD SURVEY DATED FEB. 1988 BY HENNER HAESKE 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 (FINISH IN ROCK OR BEDDING IN EARTH AS DETERMINED BY FIELD CONDITIONS IN V.L. 17) 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 SEGMENT AND STORM CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR CONTIGUOUS 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.
- 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 MECHANICAL ENGINEER BASED ON 84-274 TESTING OF THE FINISHED SURFACE. ANY PAVEMENT SECTION DETERMINED BY THE MECHANICAL 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 MECHANICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED OFF-SITE AS PER F-86-128 IN A DETENTION FACILITY.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND U.S. MEAN SEA LEVEL DATUM, 1929.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CONNECTED AT THE DEVELOPER'S EXPENSE.
- WATER METER IS TO BE LOCATED INSIDE THE BUILDING.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THERE ARE NO RETAINERS ON-SITE.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE.
- TRAFFIC STUDY WAS APPROVED UNDER F-86-128.
- PROPOSED PUBLIC WATER AND SEWER IS AS PER CONTRACT NO. 84-3429-D IN THE UTILITY PAVEMENT DRAINAGE AREA.
- ON-SITE WATER QUALITY SALES S-1, S-1.1, S-1.2 ARE TO BE PRIVATELY MAINTAINED.
- SUBJECT PROPERTY ZONED M-2 PER 10-10 COMPREHENSIVE ZONING PLAN.
- HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS HAS APPROVED THE USE OF ADO N-16 PLASTIC PIPE FOR STORM DRAINAGE. IT SHOULD BE NOTED THAT NO REDUCTION TO THE MANHOLE 1" FACTOR IS BEING PROVIDED FOR THE PLASTIC PIPE. THE EXISTING 10" FACTOR IS TO BE MAINTAINED WITH AN ALTERNATE DESIGN ADO N-12.
- UNDERGROUND TANKS ARE USED FOR STORING FUEL FOR HEATING OF BUILDING.

SITE ANALYSIS

AREA OF PARCEL	4.996 ACRES (217,626 SF)
PRESENT ZONING	M-2
PROPOSED USE	WAREHOUSE
BUILDING COVERAGE	80,076 SF (36.8% OF SITE)
NUMBER OF PARKING SPACES	41
REQUIRED 0.5 / 1000 SF	
NUMBER OF PARKING SPACES PROVIDED	106 (INCLUDING 5 H.C. SPACES)
PAVED PARKING LOT / AREA	89,010 SF (40.9% OF SITE)



PLAN
SCALE: 1"=100'

WEST BUILDING ELEVATION
NO SCALE

ADDRESS CHART

PARCEL	STREET ADDRESS
1	9095 JUNCTION DRIVE

PLAT #	BLK #	SECT	TOWNSHIP	RANGE	SECTION	AREA
7146	19	M-2	48	6th	6089.02	
C 04		4020000				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammus 7/10/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James Smith 7/14/95
DIRECTOR DATE

Anna Jurmain 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

DIRECTOR _____ DATE _____

CHIEF, BUREAU OF ENGINEERING *W.C.* DATE _____

DATE NO. 1 REVISION ADDED GENERAL NOTE # 20

OWNER PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY CORP.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 1 - PARCEL I
A WAREHOUSE BUILDING

AREA TAX MAP NO 48 PARCEL 1 ZONED M-2
6th 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

DATE 6.27.95

DESIGNED BY: C.J.R.

DRAWN BY: W.C.W.

PROJECT NO: 95H105000

DATE: JUNE 27, 1995

SCALE: AS SHOWN

DRAWING NO. 1 OF 7

JAYKANT D. PAREKH #19148

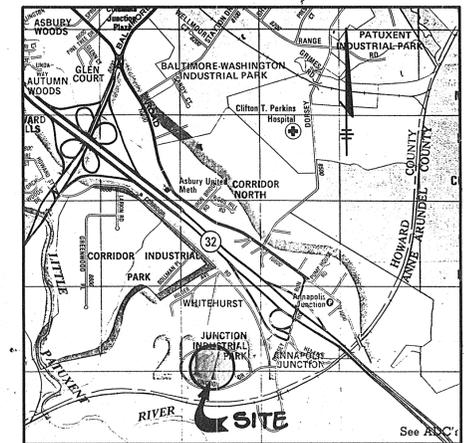
SITE DEVELOPMENT PLAN

JUNCTION INDUSTRIAL PARK

SECTION 2, AREA 1 - PARCEL I

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



Copyright ADC The Map People
Permitted Use No. 20894285

VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS

BM #1
H.O. CO. SURVEY CONTROL STATION : 48DB
NAD27 COORDS. - N 475,827, E 858,587
DESCRIPTION : STATION IS A 3/4" REBAR

BM #2
H.O. CO. SURVEY CONTROL STATION : 48DE
NAD27 COORDS. - N 472,793, E 856,438
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GENERAL NOTES

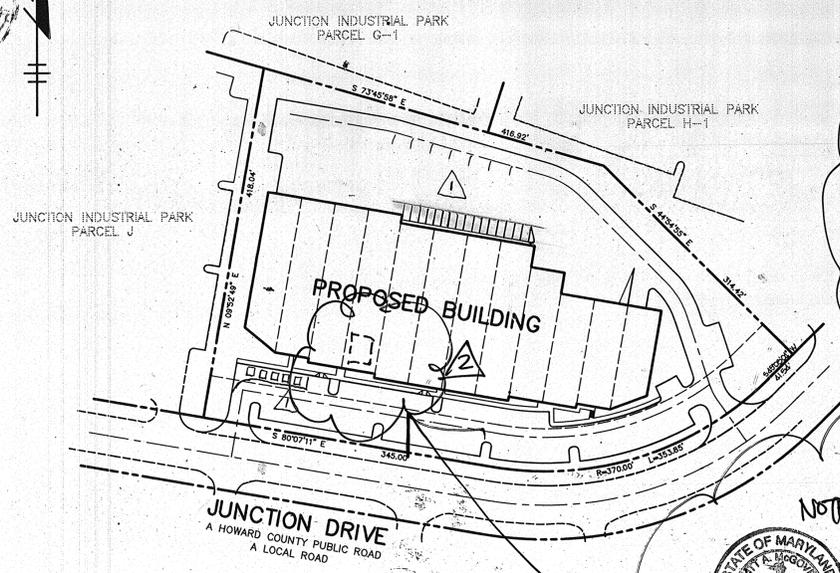
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.J.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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 313-1880 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 725-9876
 - HOWARD COUNTY BUREAU OF UTILITIES 313-4000
 - AT&T CABLE LOCATION DIVISION 393-3553
 - BALTIMORE GAS & ELECTRIC COMPANY 685-9123
 - 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 FEB. 1995 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 62.01 (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 ON 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 FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED OFFSITE AS PER F-86-126 IN A 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.
- WATER METER IS TO BE LOCATED INSIDE THE BUILDING.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THERE ARE NO WETLANDS ON-SITE.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE.
- TRAFFIC STUDY WAS APPROVED UNDER F-86-126.
- PROPOSED PUBLIC WATER AND SEWER IS AS PER CONTRACT NO. 04-3429-D IN THE LITTLE PATUXENT DRAINAGE AREA.
- ON-SITE WATER QUALITY INLETS S-1, 1-1, & 1-5 ARE TO BE PRIVATELY MAINTAINED.
- OBJECT PROPERTY ZONED M-2 PER 10-10-00 COMPREHENSIVE ZONING PLAN.
- HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WHO APPROVED THE USE OF ACD N-12 PLASTIC PIPE FOR DRAINAGE, IT SHOULD BE NOTED THAT NO REVISION TO THE MANHOLE 1" FACTOR IS BEING PROVIDED FOR THE PLASTIC PIPE. THE BASE DED TO FOR ROOF WITH AN ALTERNATE BEING ACD N-12.
- UNDERGROUND TANKS ARE USED FOR STORING FUEL FOR HEATING OF BUILDING.

NOTE - SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS.

SITE ANALYSIS

AREA OF PARCEL 4.996 ACRES (217,626 SF)
PRESENT ZONING M-2
PROPOSED USE WAREHOUSE
BUILDING COVERAGE 80,076 SF (36.8% OF SITE)

PAVED PARKING LOT/AREA 90,44 SF (41.42% OF SITE)



AREA TYPE	ACTUAL AREA	SPACES REQUIRED
WAREHOUSE DISTRIBUTION 0.5 SPACES PER 1000 SF	34,975 SF	18 SPACES
OTHER MANUFACTURING USES 2.5 SPACES PER 1000 SF	37,180 SF	75 SPACES
GENERAL OFFICE 33 SPACES PER 1000 SF	7,765 SF	26 SPACES
		119 SPACES

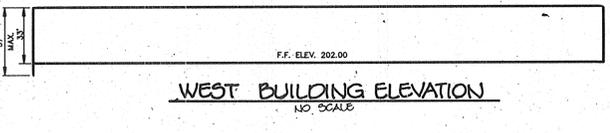
NOTE: PROPOSED NEW 1,132 SF "STORAGE MEZZANINE" IS NOT INTENDED FOR PERSONNEL OCCUPANCY AND WILL NOT INCREASE THE REQUIRED NUMBER OF PARKING SPACES.



10-14-05 FOR REV 2 ONLY

ADDRESS CHART	
PARCEL	STREET ADDRESS
1	9055 JUNCTION DRIVE

SUBDIVISION NAME - JUNCTION INDUSTRIAL PARK	SECT./AREA - 2 / 1	PARCEL - 1
PLAT # - 7146	BLOCK # - 19	ZONING - TAX MAP NO. - M-2
ELECT. DIST. - 48	ELECT. DIST. - 6th	GENESIS TRACT - 6069.02
WATER CODE - C 04	SEWER CODE - 4020000	



ADD STORAGE MEZZANINE	10-14-05
ADD 6" SHE REVISION PARKING DUE TO ELECT. BOX	3-01-04
NO. REVISION	DATE:
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>John D. ...</i>	7/10/95 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	
<i>James S. ...</i>	7/14/95 DATE
DIRECTOR	
<i>Quinn ...</i>	7/14/95 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
DIRECTOR	DATE
CHIEF, BUREAU OF ENGINEERING	DATE
12-6-95	ADDED GENERAL NOTE #30
DATE NO.	REVISION
OWNER	PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210
DEVELOPER	SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANAPOLIS JUNCTION, MARYLAND 20701
PROJECT	JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL I - A WAREHOUSE BUILDING
AREA	TAX MAP NO 48 PARCEL 1 ZONED M-2 6th 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	
6-27-95	F-86-126
DATE	DESIGNED BY : C.J.R.
	DRAWN BY : W.C.W.
	PROJECT NO : 95H105000
	DATE : JUNE 27, 2005
	SCALE : AS SHOWN
	DRAWING NO. 1 OF 7
<i>J. ...</i>	JAYKANT D. PAREKH #19148



JUNCTION INDUSTRIAL PARK 2 / 1
PARCEL J
ZONED M-2

JUNCTION INDUSTRIAL PARK
PARCEL G-1
ZONED M-2

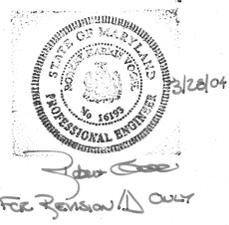
JUNCTION INDUSTRIAL PARK
PARCEL H-1
ZONED M-2

LEGEND

- P-1 PAVING
- P-2 PAVING
- P-3 PAVING
- CONCRETE SIDEWALK OR SETDOWN PAD
- STANDARD 7" CONCRETE CURB & GUTTER
- REVERSE 7" CONCRETE CURB & GUTTER
- TRANSITION - STANDARD TO REVERSE

NOTES :

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



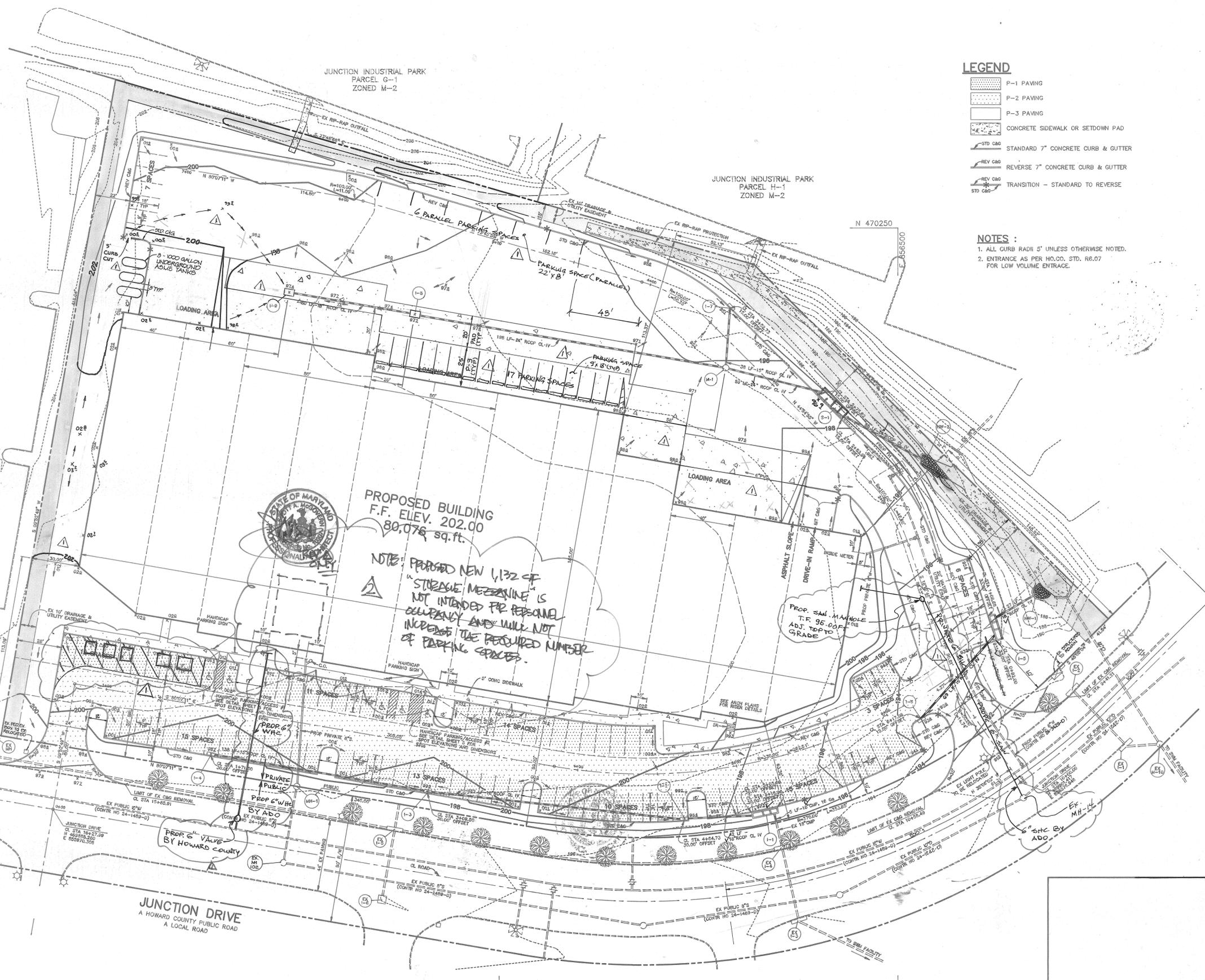
No.	REVISION	DATE
1	ADD 6" S/C, REVISED PARKING, DUE TO ELEV. Box	3-1-04
2	ADD STORAGE MEZZANINE	10/1/04

AS-BUILT CERTIFICATE		
JAYKANT D. PAREKH #19143		DATE 4-16-96
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
[Signature]		DATE 7/10/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
[Signature]		DATE 7/14/95
DIRECTOR		
[Signature]		DATE 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH		
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
DIRECTOR		DATE
CHIEF, BUREAU OF ENGINEERING	[Signature]	DATE

12-0-95	2	ADD UNDERGROUND TANK @ NW CORNER OF BUILDING
11/9/95	1	ADDED DRIVE-IN RAMP, REMOVED 2-18 MODIFIED GARAGING
DATE NO.		REVISION
OWNER	PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210	
DEVELOPER	SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701	
PROJECT	JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL I A WAREHOUSE BUILDING	
AREA	TAX MAP NO 48 PARCEL I ZONED M-2 6th 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 6-27-95	F-88-128
DESIGNED BY: C.J.R.	
DRAWN BY: W.C.W.	
PROJECT NO: 95H105000	
DATE: JUNE 27, 1995	
SCALE: AS SHOWN	
DRAWING NO. 2 OF 7	

SDP-95-91 AS-BUILT - 4-10-96



PROPOSED BUILDING
F.F. ELEV. 202.00
80,076 sq. ft.

NOTE: PROPOSED NEW 1/32 OF STORAGE MEZZANINE IS NOT INTENDED FOR PERSONNEL OCCUPANCY AND WILL NOT INCREASE THE REQUIRED NUMBER OF PARKING SPACES.

JUNCTION DRIVE
A HOWARD COUNTY PUBLIC ROAD
A LOCAL ROAD

PLAN
SCALE: 1"=30'

E 866250
N 469750

E 866500
N 469750

GRID NORTH

LEGEND

- P-1 PAVING
- P-2 PAVING
- P-3 PAVING
- CONCRETE SIDEWALK OR SFT-CWN PAV
- STD C&G STANDARD 7" CONCRETE CURB & GUTTER
- REV C&G REVERSE 7" CONCRETE CURB & GUTTER
- TRANS C&G TRANSITION - STANDARD TO REVERSE

NOTES :

1. ALL CURB RADIUS 5' (UNLESS OTHERWISE NOTED).
2. ENTRANCE AS PER H.O.C.D. STD. N.P.C. FOR LOW VOLUME ENTRANCE.

JUNCTION INDUSTRIAL PARK
PARCEL U
ZONED M-2

JUNCTION INDUSTRIAL PARK
PARCEL G-1
ZONED M-2

JUNCTION INDUSTRIAL PARK
PARCEL H-1
ZONED M-2

PROPOSED BUILDING
F.F. ELEV. 202.00
80,076 sq. ft.

JUNCTION DRIVE
A HOWARD COUNTY PUBLIC ROAD
A LOCAL ROAD

PLAN
SCALE : 1"=30'

AS-BUILT CERTIFICATE



J. Parekh 4-16-96
JAYKANT D. PAREKH #19148 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

M. D. ... 7/10/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 7/12/95
DIRECTOR DATE

... 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING *W.C.W.* DATE

12-0-05-2 ADDED UNDERGROUND TANK @ NW CORNER OF BUILDING
11/9/95 ADDED DRIVE-IN RAMPS, REMOVED I-10
MODIFIED PAVING

DATE NO. REVISION

OWNER PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY CORP.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 1 - PARCEL 1
A WAREHOUSE BUILDING

AREA TAX MAP NO 48 PARCEL 1 ZONED M-2
6th 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

6-27-95
DATE

DESIGNED BY : C.J.R.
DRAWN BY : W.C.W.
PROJECT NO : 95H105000
DATE : JUNE 27, 1995
SCALE : AS SHOWN
DRAWING NO. 2 OF 7

J. Parekh
JAYKANT D. PAREKH #19148

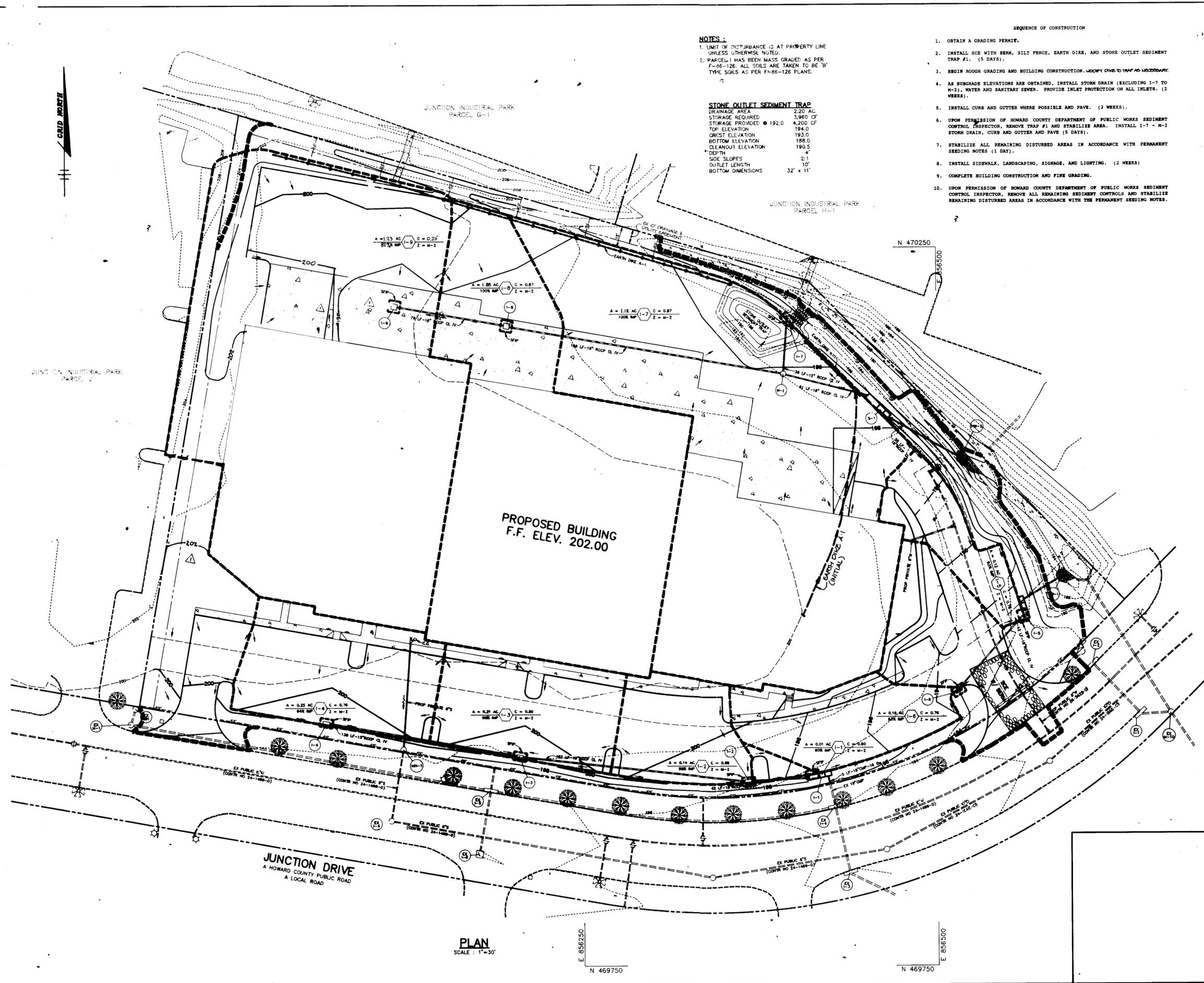
SDP-95-91 AS-BUILT - 4-10-96

- NOTES:**
1. LIMIT OF DISTURBANCE IS AT PROPERTY LINE UNLESS OTHERWISE NOTED.
 2. PARCEL I HAS BEEN MASS GRADED AS PER F-86-126. ALL SOILS ARE TAKEN TO BE 'B' TYPE SOILS AS PER F-86-126 PLANS.

STONE OUTLET SEDIMENT TRAP

DRAINAGE AREA	2.20 AC
STORAGE REQUIRED	3,960 CF
STORAGE PROVIDED	4,200 CF
TOP ELEVATION	194.0
CREST ELEVATION	193.0
BOTTOM ELEVATION	188.0
CLEANOUT ELEVATION	190.5
DEPTH	4'
SIDE SLOPES	2:1
OUTLET LENGTH	10'
BOTTOM DIMENSIONS	32' x 11'

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT.
 2. INSTALL SCE WITH BERM, SILT FENCE, EARTH DIKE, AND STONE OUTLET SEDIMENT TRAP #1. (5 DAYS).
 3. BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION. LOCATE CURBS AND GUTTERS ACCORDINGLY.
 4. AS SUBGRADE ELEVATIONS ARE OBTAINED, INSTALL STORM DRAIN (EXCLUDING I-7 TO M-2), WATER AND SANITARY SEWER. PROVIDE INLET PROTECTION ON ALL INLETS. (2 WEEKS).
 5. INSTALL CURBS AND GUTTER WHERE POSSIBLE AND PAVE. (3 WEEKS).
 6. UPON PERMISSION OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE TRAP #1 AND STABILIZE AREA. INSTALL I-7 - M-2 STORM DRAIN, CURBS AND GUTTER AND PAVE (5 DAYS).
 7. STABILIZE ALL REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES (1 DAY).
 8. INSTALL SIDEWALK, LANDSCAPING, SIGNAGE, AND LIGHTING. (2 WEEKS)
 9. COMPLETE BUILDING CONSTRUCTION AND FINE GRADING.
 10. UPON PERMISSION OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROLS AND STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



PLAN
SCALE: 1"=30'

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.

[Signature] 6/16/95
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. Farrell 6.27.95
ENGINEER DATE

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

[Signature] 6/30/95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[Signature] 6/30/95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 7/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/14/95
DIRECTOR DATE

[Signature] 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE

11/9/95 Δ ADDED DRAINAGE DRAINAGE 2-10 - HAD 6800'S ?
DRAINAGE, E. AREA

DATE	NO.	REVISION

OWNER: PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY CORP.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER: SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT: JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 1 - PARCEL I
A WAREHOUSE BUILDING

AREA: TAX MAP NO 48 PARCEL I ZONED M-2
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: GRADING, SEDIMENT CONTROL PLAN
AND DRAINAGE AREA MAP

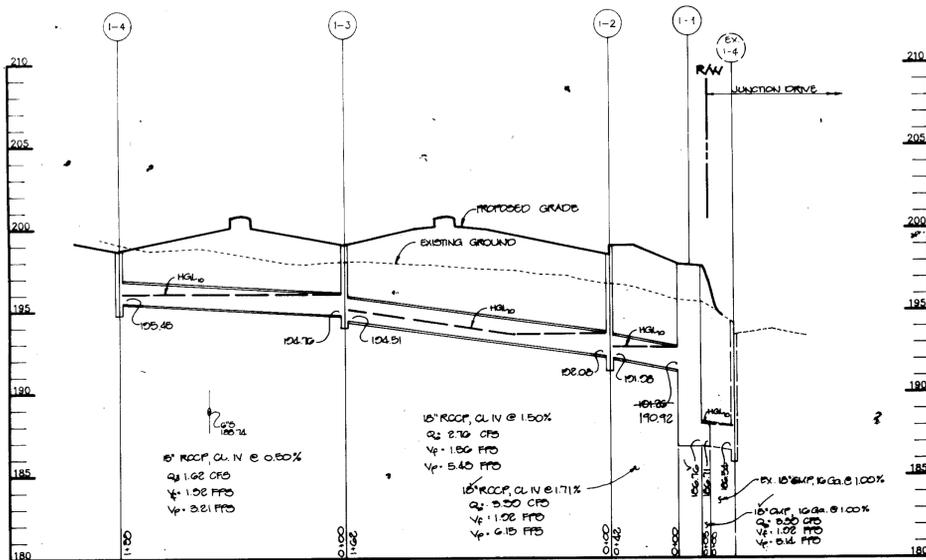
RIEMER MUEGGEL & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

6.27.95 DATE

DESIGNED BY: C.J.R.
DRAWN BY: W.C.W.
PROJECT NO: 95H105000
DATE: JUNE 27, 1995
SCALE: AS SHOWN
DRAWING NO. 3 OF 7

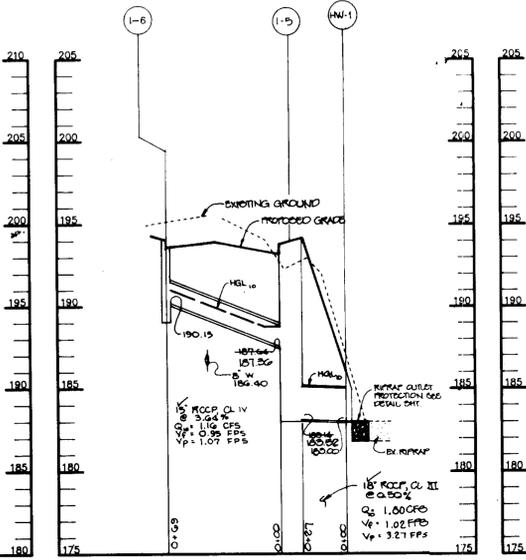
J. Farrell
JAYKANT O. PAREKH # 19146

SDP-95-91



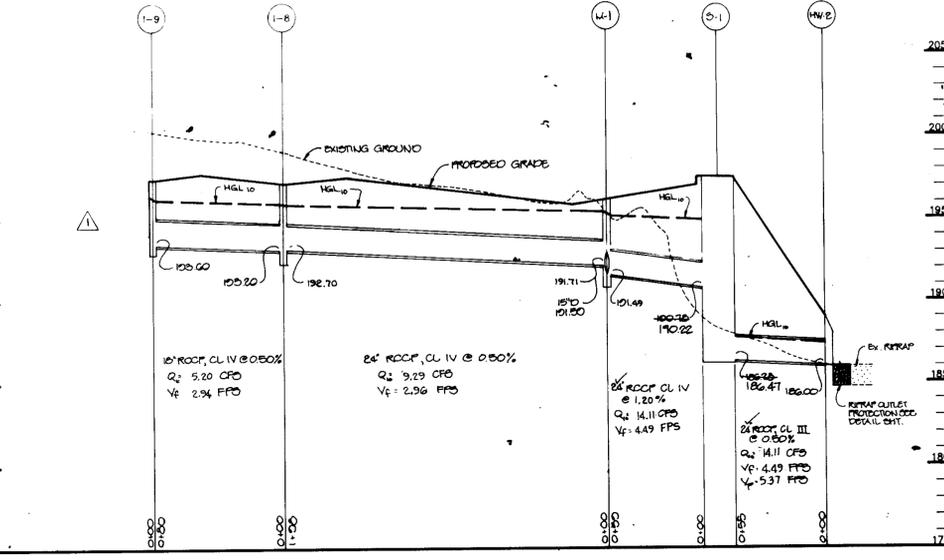
STORM DRAIN PROFILE

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



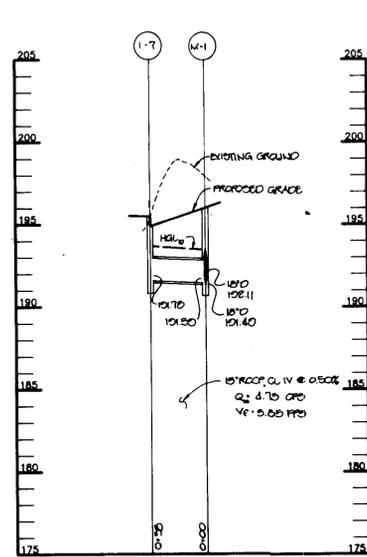
STORM DRAIN PROFILE

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



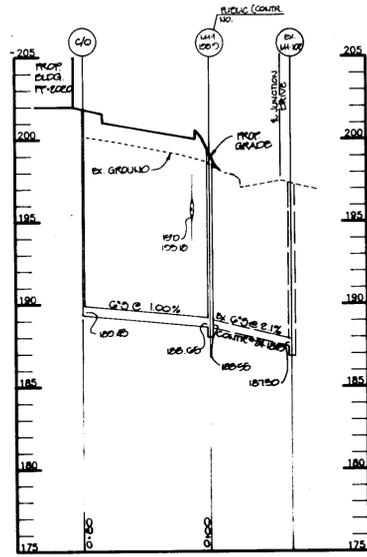
STORM DRAIN PROFILE

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



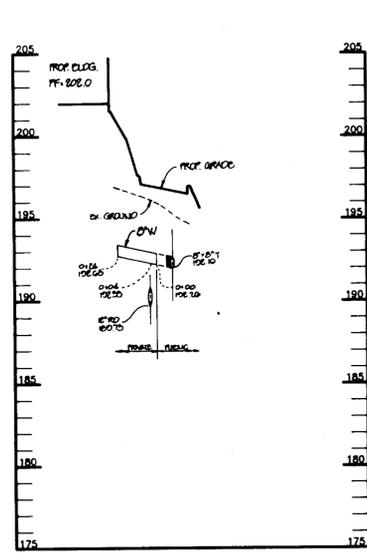
STORM DRAIN PROFILE

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



SEWER PROFILE

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



WATER PROFILE

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

NOTE: FOR CONTINUATION OF SEWER, WATER AND
ROOF DRAINING SEE ARCHITECTURAL DRAWINGS

NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	REMARKS
1-1	WATER QUALITY INLET	SEE PLAN SHT. 2	197.84 170.72	184.74	197.9	SEE DETAIL SHEET
1-2	S COMB W/RET. GRATE	SEE PLAN SHT. 2	196.00	191.20	199.0	SEE HOOD STD DET SD 4.32 & 4.93
1-3	S COMB W/RET. GRATE	SEE PLAN SHT. 2	194.74	194.91	199.6	SEE HOOD STD DET SD 4.32 & 4.93
1-4	S COMB W/RET. GRATE	SEE PLAN SHT. 2	-	195.45	199.3	SEE HOOD STD DET SD 4.32 & 4.93
1-5	WATER QUALITY INLET	SEE PLAN SHT. 2	189.84 151.50	183.34 153.92	193.7	SEE DETAIL SHEET
1-6	A-10	SEE PLAN SHT. 2	-	190.15	194.0	SEE HOOD STD DET SD 4.02
1-7	A-5	SEE PLAN SHT. 2	-	191.70	195.7	SEE HOOD STD DET SD 4.01
1-8	DOUBLE S W/RET. GRATE	SEE PLAN SHT. 2	193.20	192.70	197.2	SEE HOOD STD DET SD 4.20 & 4.93
1-9	DOUBLE S W/RET. GRATE	SEE PLAN SHT. 2	-	193.60	197.4	SEE HOOD STD DET SD 4.20 & 4.93
2-1	WATER QUALITY INLET	SEE PLAN SHT. 2	190.78 170.22	186.28 156.47	193.8 177.47	SEE DETAIL SHEET
N-1	4'0" DIA. MANHOLE	SEE PLAN SHT. 2	191.71 - 24" 191.59 - 19"	191.49	196.1	SEE HOOD STD DET SD 5.12
HW-1	TYPE 'A' HEADWALL	SEE PLAN SHT. 2	-	183.00	-	SEE HOOD STD DET SD 5.11
HW-2	TYPE 'A' HEADWALL	SEE PLAN SHT. 2	-	186.00	-	SEE HOOD STD DET SD 5.11

AS-BUILT CERTIFICATE

STATE OF MARYLAND
JAYKANT D PAREKH #19148
DATE: 4.16.96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7/16/95
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
7/14/95
DATE

DIRECTOR
7/14/95
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
7/14/95
DATE

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

DIRECTOR
DATE

CHIEF, BUREAU OF ENGINEERING
DATE

11/9/95
REMOVED I-10 FROM PROFILE & STRUCTURE SCHED.
DATE NO. REVISION

OWNER: PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY, INC.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER: SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANAPOLIS JUNCTION, MARYLAND 20701

PROJECT: JUNCTION INDUSTRIAL PARK
PARCEL 1
A WAREHOUSE BUILDING

AREA: TAX MAP NO 48 PARCEL 1 ZONED M-2
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PROFILES & DETAIL SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8618 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8800 FAX: 410-997-9282

6.27.95
DATE
DESIGNED BY: C.J.R.

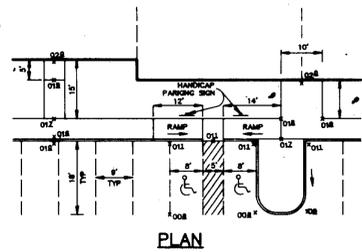
STATE OF MARYLAND
JAYKANT D PAREKH #19148
DRAWN BY: W.C.W.

PROJECT NO: 95H105000

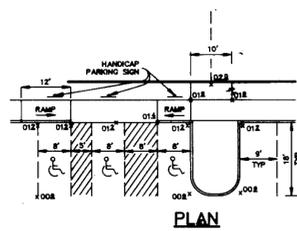
DATE: JUNE 27, 1995

SCALE: AS SHOWN

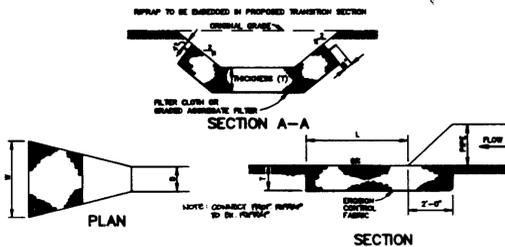
DRAWING NO. 4 OF 7



HANDICAP PARKING #1
NO SCALE



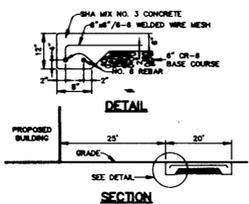
VAN ACCESSIBLE HANDICAP PARKING #2
NO SCALE



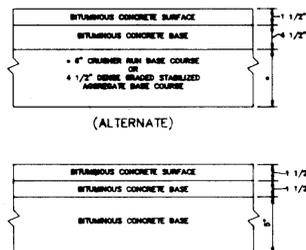
NOTE: V_s & DEPTH CALCULATED AT END OF RIPRAP OUTLET CHANNEL.

STRUCTURE	LENGTH (L)	WIDTH (W)	DEPTH (D)	V_s (cu ft)	DEPTH (ft)
NW-1	10'	10'	10"	14.8	0.80
NW-2	10'	11.5'	10"	13.9	0.94

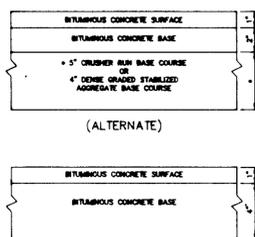
RIPRAP OUTLET PROTECTION DETAIL
NO SCALE



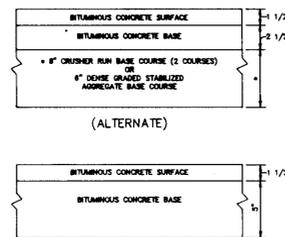
TRAILER DOLLY SETDOWN PAD DETAIL
NO SCALE



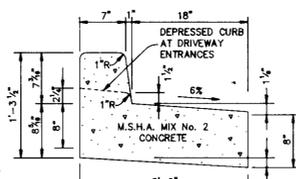
P-3 PAVING
NO SCALE



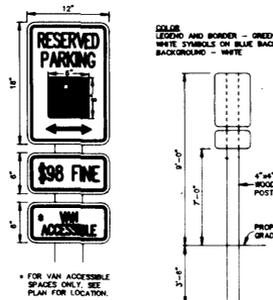
P-1 PAVING
NO SCALE



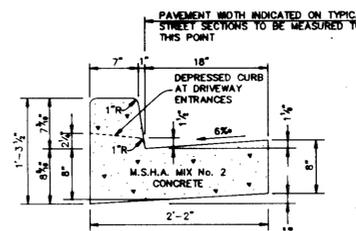
P-2 PAVING
NO SCALE



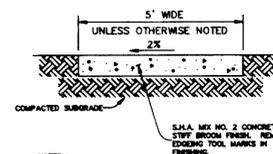
REVERSE 7\"/>



HANDICAP SIGN DETAIL
NO SCALE



STANDARD 7\"/>



SIDEWALK DETAIL
NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John O'Connell 7/10/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James R. Roth 7/14/95
DIRECTOR DATE

Gina Summery 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

DIRECTOR _____ DATE _____

CHIEF, BUREAU OF ENGINEERING *JTC* DATE _____

DATE	NO.	REVISION

OWNER: PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY CORP.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER: SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT: JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL 1 A WAREHOUSE BUILDING

AREA: TAX MAP NO 48 PARCEL 1 ZONED M-2
6th 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

DATE: 6-27-95

DESIGNED BY: C.J.R.
DRAWN BY: W.C.W.
PROJECT NO: 95H105000
DATE: JUNE 27, 1995
SCALE: AS SHOWN
DRAWING NO. 5 OF 7

JAYKANT D. PAREKH #1914B

JUNCTION INDUSTRIAL PARK
PARCEL J
ZONED M-2

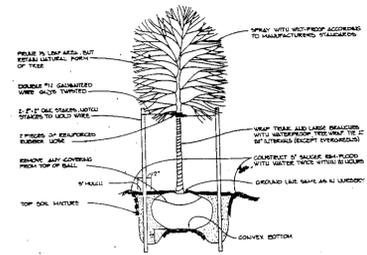
JUNCTION INDUSTRIAL PARK
PARCEL G-1
ZONED M-2

JUNCTION INDUSTRIAL PARK
PARCEL H-1
ZONED M-2

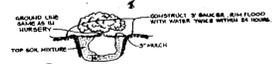
PROPOSED BUILDING
F.F. ELEV. 202.00
80,076 sq. ft.

JUNCTION DRIVE
A HOWARD COUNTY PUBLIC ROAD
A LOCAL ROAD

PLAN
SCALE: 1"=30'



TREE PLANTING DETAIL N.T.S.



SHRUB PLANTING DETAIL

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO ROADWAYS
Perimeter Edge	1
Landscape Type	2
Linear Feet of Roadway Frontage/Perimeter	350
Credit for Existing Vegetation Yes/No Linear Feet Describe below if needed	0
Number of Plants Required	
Shade Trees	14
Evergreen Trees	0
Shrubs	138
Number of Plants Provided	
Shade Trees	10
Flowering Trees	8
Shrubs	140
Describe plant substitution credits below if needed	

NOTES: This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
Financial surety for the required landscaping has been posted as part of the DEVELOPER'S AGREEMENT in the AMOUNT OF \$ 10,000.
8 flowering trees were substituted for 4 shade trees

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	106
Number of Shade Trees Required @ 1/20 sp.	5
Number of Trees Provided	
Shade Trees	5
Other Trees (2:1 substitution)	

PLANT LIST

KEY	QTY	NAME	SIZE	REMARKS
BT	70	BERRBERIS THUNBERGII 'CRIMSON POINT' CRIMSON POINT BARRBERRY	24"-30" HT.	CONT. 2.5' o.c.
JC	70	JUNIPERUS CHINENSIS 'FITZGERIANA COMPACTA' COMPACT FITZGER JUNIPER	24"-30" HT.	CONT. 3.5' o.c.
H	8	HALUS 'EVELYN' EVELYN CRABAPPLE	1 1/2"-2" CAL. 8"-10" HT.	B & B
ZS	15	ZELKOVA BERBATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" CAL. 10'-12" HT.	B & B FULL CROWN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 7/10/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
Joseph ... 7/14/95
DIRECTOR
DATE
Quinn ... 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
DATE

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

DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING *vjc* DATE

DATE NO. REVISION

OWNER PROPERTY ASSET MANAGEMENT, INC.
c/o FLEET MANAGEMENT & RECOVERY CORP.
245 SUMMER STREET
BOSTON, MASSACHUSETTS 02210

DEVELOPER SIENA CORP.
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 2 - PARCEL 1
A WAREHOUSE BUILDING

AREA TAX MAP NO 48 PARCEL 1 ZONED M-2
6th 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

DESIGNED BY: Z.K.
DRAWN BY: Z.K.
PROJECT NO: 95H105000
DATE: JULY 27, 1995
SCALE: AS SHOWN
DRAWING NO. 7 OF 7

SDP - 95 - 91

SITE DEVELOPMENT PLAN

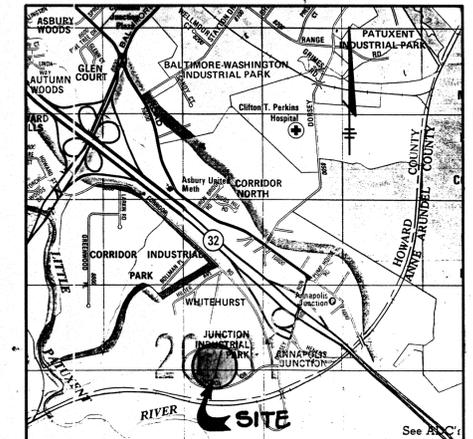
JUNCTION

INDUSTRIAL PARK

SECTION 2, AREA 1 - PARCEL I

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



Copyright ADC The Map People
Permitted Use No. 20894285
VICINITY MAP
SCALE: 1" = 2000'

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

GENERAL NOTES

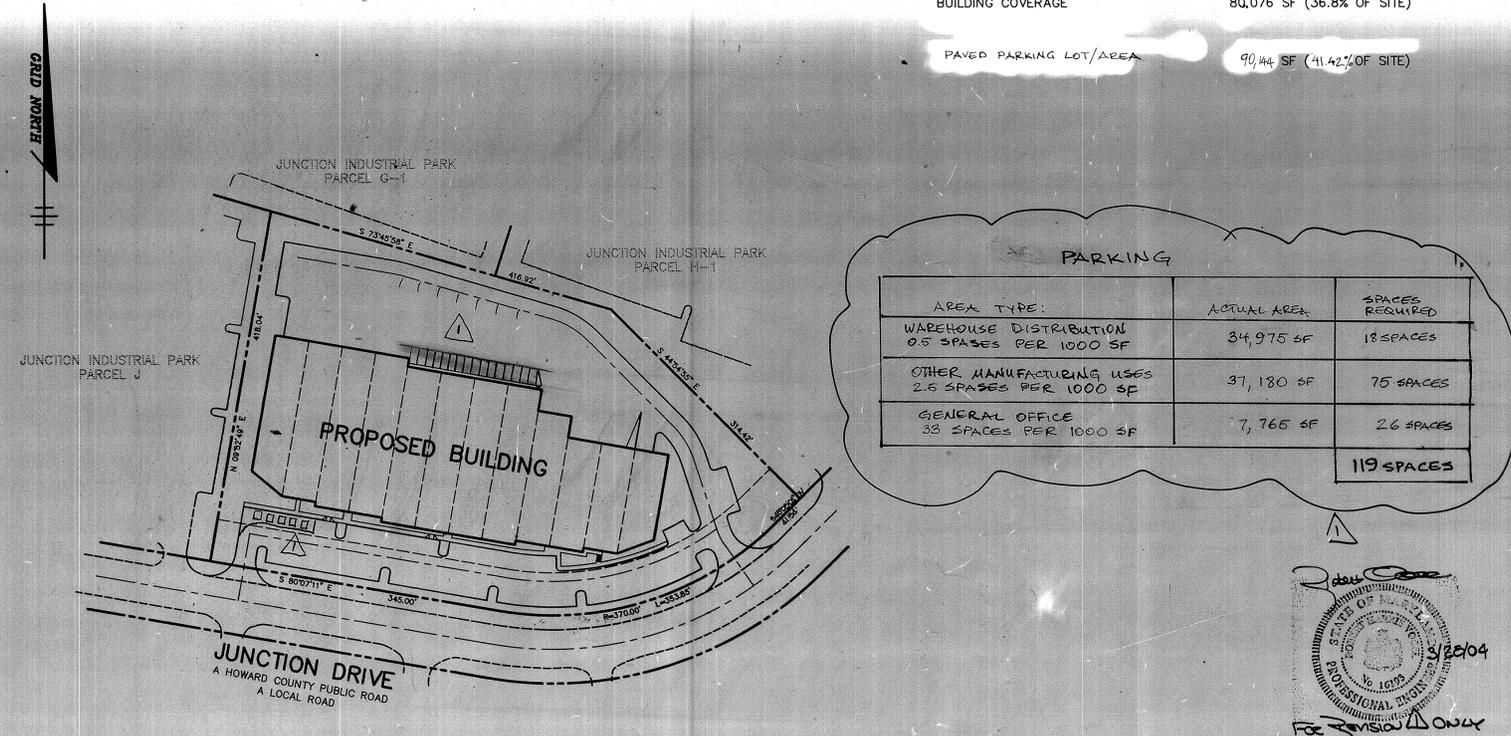
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN 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 313-1880 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	725-6676
HOWARD COUNTY BUREAU OF UTILITIES	313-6900
AT&T CABLE LOCATION DIVISION	393-3553
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.
- TOPS TAKEN FROM FIELD SURVEY DATED FEB. 1995 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 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.
- 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 ON 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 FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED OFFSITE AS PER F-86-126 IN A 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.
- WATER METER IS TO BE LOCATED INSIDE THE BUILDING.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THERE ARE NO WETLANDS ON-SITE.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE.
- TRAFFIC STUDY WAS APPROVED UNDER F-86-126.
- PROPOSED PUBLIC WATER AND SEWER IS AS PER CONTRACT NO. 84-3429-D IN THE LITTLE PATUXENT DRAINAGE AREA.
- ON-SITE WATER QUALITY INLETS S-1, I-1, & I-5 ARE TO BE PRIVATELY MAINTAINED.
- SUBJECT PROPERTY ZONED M-2 PER 10-10-00 COMPREHENSIVE ZONING PLAN.
- HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS HAS APPROVED THE USE OF ADD N-12 PLASTIC PIPE FOR DRAINAGE. IT SHOULD BE NOTED THAT NO REDUCTION TO THE UNANNOUNCED "N" FACTOR IS BEING PROVIDED FOR THE PLASTIC PIPE. THE DRAINAGE PIPE FOR ROOF WITH AN ALTERNATE BEING ADD N-12.
- UNDERGROUND TANKS ARE USED FOR STORING FUEL FOR HEATING OF BUILDING.

SITE ANALYSIS

AREA OF PARCEL 4.996 ACRES (217,626 SF)
PRESENT ZONING M-2
PROPOSED USE WAREHOUSE
BUILDING COVERAGE 80,076 SF (36.8% OF SITE)

PAVED PARKING LOT/AREA 90,444 SF (41.42% OF SITE)



AREA TYPE	ACTUAL AREA	SPACES REQUIRED
WAREHOUSE DISTRIBUTION 0.5 SPACES PER 1000 SF	34,975 SF	18 SPACES
OTHER MANUFACTURING USES 2.5 SPACES PER 1000 SF	37,180 SF	75 SPACES
GENERAL OFFICE 33 SPACES PER 1000 SF	7,765 SF	26 SPACES
		119 SPACES



BENCH MARKS

- BM #1**
HO. CO. SURVEY CONTROL STATION : 48DB
NAD27 COORDS. - N 475,827, E 858,587
DESCRIPTION : STATION IS A 3/4" REBAR
- BM #2**
HO. CO. SURVEY CONTROL STATION : 48D6
NAD27 COORDS. - N 472,793, E 856,438
DESCRIPTION : STD DISC ON CONC MONUMENT

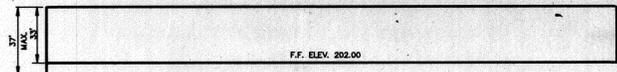
NO.	REVISION	DATE
1	ADD 6" SHEET REVISION PARKING DUE TO ELECT. BOX	8-01-04
	APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
	<i>John P. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/10/95 DATE
	<i>James ...</i> DIRECTOR	7/14/95 DATE
	<i>Aina ...</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	7/14/95 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
DIRECTOR		DATE
CHIEF, BUREAU OF ENGINEERING	<i>WJC</i>	DATE

DATE	NO.	REVISION
10-26-00	1	ADDED GENERAL NOTE #30
OWNER	PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210	
DEVELOPER	SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANAPOLIS JUNCTION, MARYLAND 20701	
PROJECT	JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL I. A WAREHOUSE BUILDING	
AREA	TAX MAP NO 48 PARCEL I ZONED M-2 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	

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

DATE	6-27-95	F-86-126
DESIGNED BY :	C.J.R.	
DRAWN BY :	W.C.W.	
PROJECT NO :	95H105000	
DATE :	JUNE 27, 2005	
SCALE :	AS SHOWN	
DRAWING NO. :	1 OF 7	



WEST BUILDING ELEVATION
NO. SCALE

ADDRESS CHART								
PARCEL	STREET ADDRESS							
1	9055 JUNCTION DRIVE							
SUBDIVISION NAME	SECT./AREA	PARCEL	PLAT #	BLOCK #	ZONING	TAX MAP NO.	ELECT. DIST.	GEN. TRACT
JUNCTION INDUSTRIAL PARK	2 / 1	1	7146	19	M-2	48	6th	6069.02
WATER CODE	SEWER CODE							
C 04	4020000							



JUNCTION INDUSTRIAL PARK
PARCEL G-1
ZONED M-2

JUNCTION INDUSTRIAL PARK
PARCEL H-1
ZONED M-2

JUNCTION INDUSTRIAL PARK 2 / 1
PARCEL J
ZONED M-2

PROPOSED BUILDING
F.F. ELEV. 202.00
80,076 sq.ft.

LEGEND

- P-1 PAVING
- P-2 PAVING
- P-3 PAVING
- CONCRETE SIDEWALK OR SETDOWN PAD
- STANDARD 7" CONCRETE CURB & GUTTER
- REVERSE 7" CONCRETE CURB & GUTTER
- TRANSITION - STANDARD TO REVERSE

NOTES :

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



FOR REVISION ONLY

1	ADD 2' SHC REVISED PARKING DUE TO ELEC. BOX	3-1-04
---	--	--------

No.	REVISION	DATE
-----	----------	------

AS-BUILT CERTIFICATE



JAYKANT D. PAREKH #19145 DATE 4-16-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 7/10/95

DIRECTOR DATE 7/14/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE 7/14/95

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

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING DATE

12-0-95 2 ADDED UNDERGROUND TANK @ NW CORNER OF BUILDING

11/9/95 ADDED DRIVE-IN RAMP, REMOVED I-10 MODIFIED GRADING

DATE	NO.	REVISION
------	-----	----------

OWNER PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210

DEVELOPER SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL I A WAREHOUSE BUILDING

AREA TAX MAP NO 48 PARCEL I ZONED M-2 6TH 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 6-27-95 F-86-128

DESIGNED BY: C.J.R.

DRAWN BY: W.C.W.

PROJECT NO: 95H105000

DATE: JUNE 27, 1995

SCALE: AS SHOWN

DRAWING NO. 2 OF 7

JAYKANT D. PAREKH #19145

SDP-95-91 AS-BUILT - 4-10-96

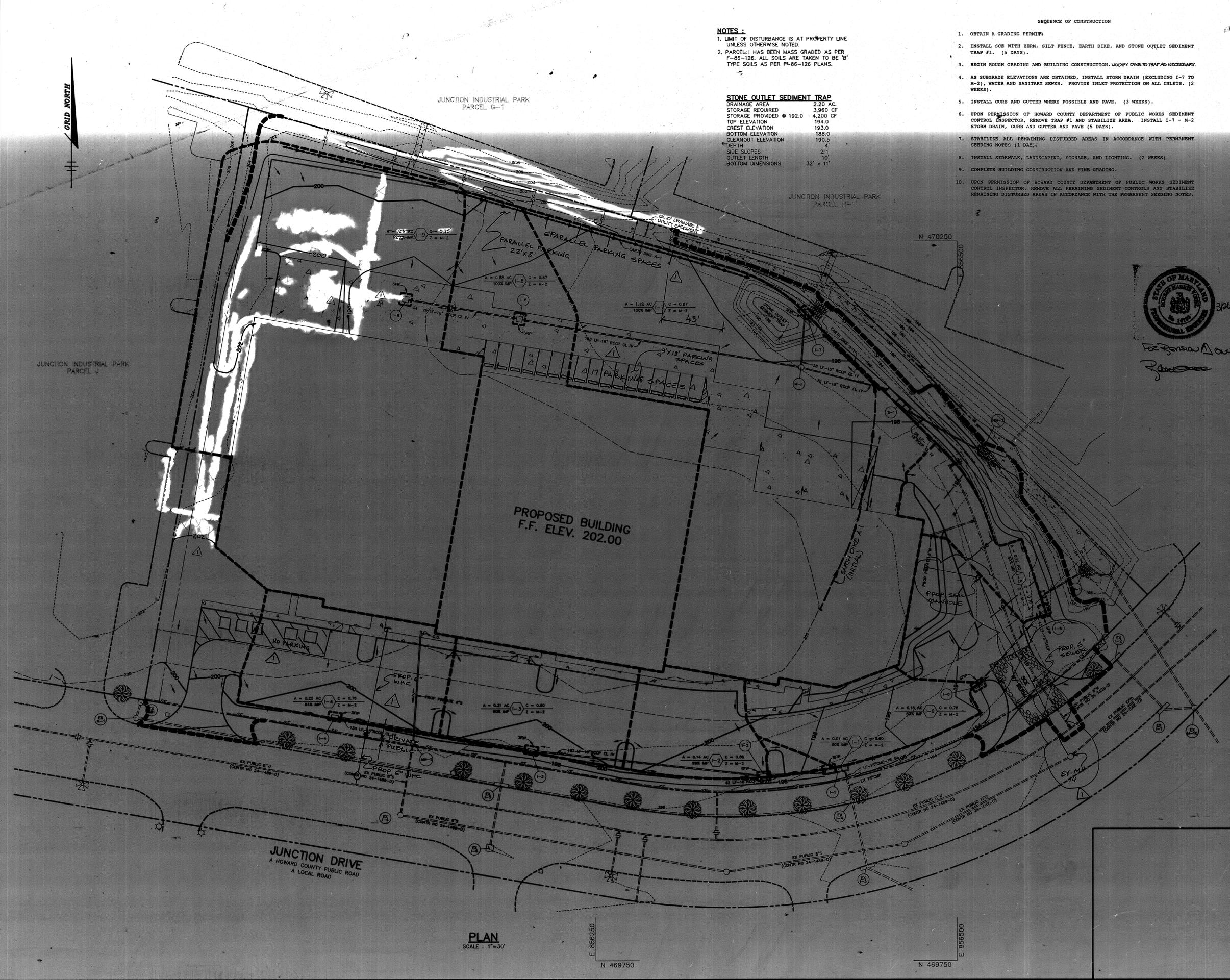
PLAN
SCALE: 1"=30'

E 856250

N 469750

E 856500

N 469750



- NOTES :**
- LIMIT OF DISTURBANCE IS AT PROPERTY LINE UNLESS OTHERWISE NOTED.
 - PARCEL I HAS BEEN MASS GRADED AS PER F-86-126. ALL SOILS ARE TAKEN TO BE 'B' TYPE SOILS AS PER F-86-126 PLANS.

STONE OUTLET SEDIMENT TRAP

DRAINAGE AREA	2.20 AC.
STORAGE REQUIRED	3,960 OF
STORAGE PROVIDED	192.0 4,200 CF
TOP ELEVATION	194.0
CREST ELEVATION	193.0
BOTTOM ELEVATION	188.0
CLEANOUT ELEVATION	190.5
DEPTH	4'
SIDE SLOPES	2:1
OUTLET LENGTH	10'
BOTTOM DIMENSIONS	32' x 11'

- SEQUENCE OF CONSTRUCTION**
- OBTAIN A GRADING PERMIT.
 - INSTALL SCE WITH BERM, SILT FENCE, EARTH DIKE, AND STONE OUTLET SEDIMENT TRAP #1. (5 DAYS).
 - BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION. VERIFY DIMS TO TRAP AS NECESSARY.
 - AS SUBGRADE ELEVATIONS ARE OBTAINED, INSTALL STORM DRAIN (EXCLUDING I-7 TO M-2), WATER AND SANITARY SEWER. PROVIDE INLET PROTECTION ON ALL INLETS. (2 WEEKS).
 - INSTALL CURB AND GUTTER WHERE POSSIBLE AND PAVE. (3 WEEKS).
 - UPON PERMISSION OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE TRAP #1 AND STABILIZE AREA. INSTALL I-7 - M-2 STORM DRAIN, CURB AND GUTTER AND PAVE (5 DAYS).
 - STABILIZE ALL REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES (1 DAY).
 - INSTALL SIDEWALK, LANDSCAPING, SIGNAGE, AND LIGHTING. (2 WEEKS)
 - COMPLETE BUILDING CONSTRUCTION AND FINE GRADING.
 - UPON PERMISSION OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROLS AND STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

NO.	REVISION	DATE
1	ADD 6" SMC REVISED PARKING DUE TO ELEV. BOXES	5-1-04

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.

J. Sarell 6/16/95
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. Sarell 6-27-95
ENGINEER DATE



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

Patricia Cohen 6/30/95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John C. Robertson 6/30/95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. Parnham 7/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph R. Smith 7/14/95
DIRECTOR DATE

Ann Swinburn 7/14/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING DATE

11/9/95 Δ ADDED DRIVE-10 RAMP REMOVED I-10-140 GRASS? DRAINAGE AREA.

OWNER PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210

DEVELOPER SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701

PROJECT JUNCTION INDUSTRIAL PARK SECTION 2, AREA 1 - PARCEL I A WAREHOUSE BUILDING

AREA TAX MAP NO 48 PARCEL I ZONED M-2 6th 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

6-27-95 DATE

DESIGNED BY: C.J.R.

DRAWN BY: W.C.W.

PROJECT NO: 95H105000

DATE: JUNE 27, 1995

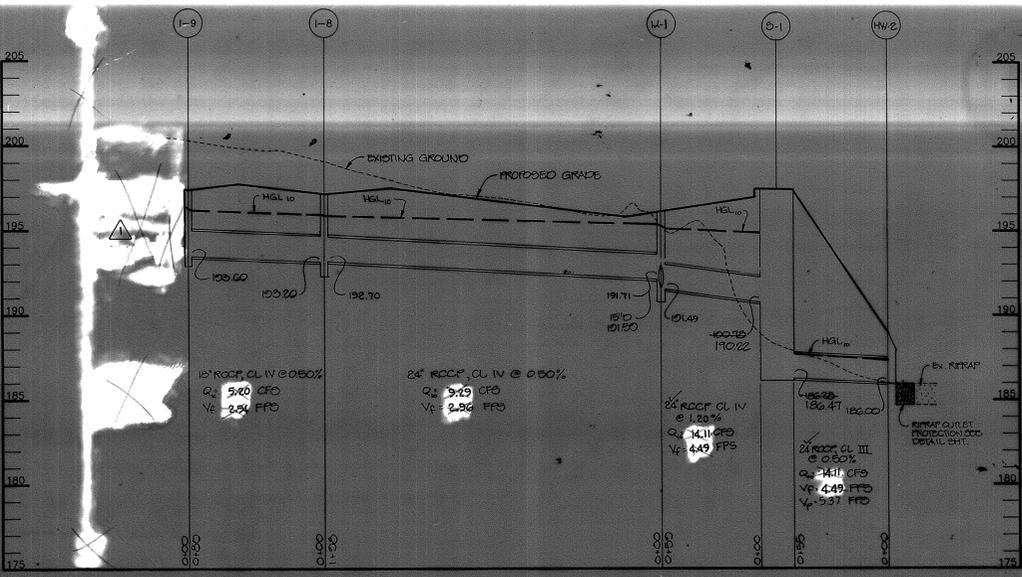
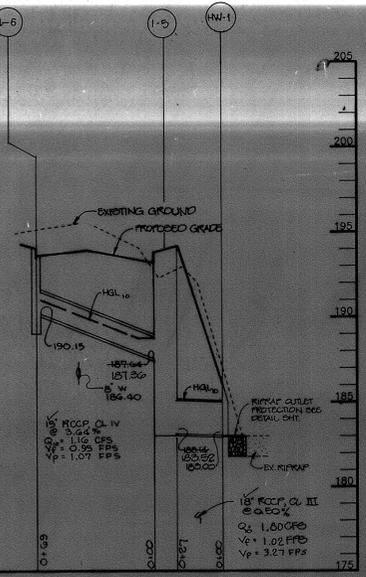
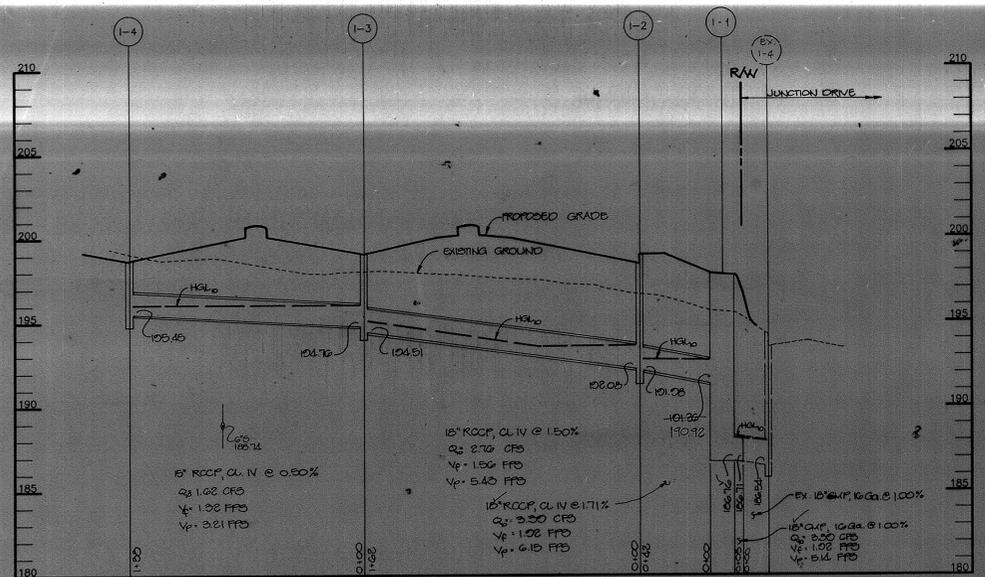
SCALE: AS SHOWN

DRAWING NO. 3 OF 7

PLAN SCALE: 1"=30'

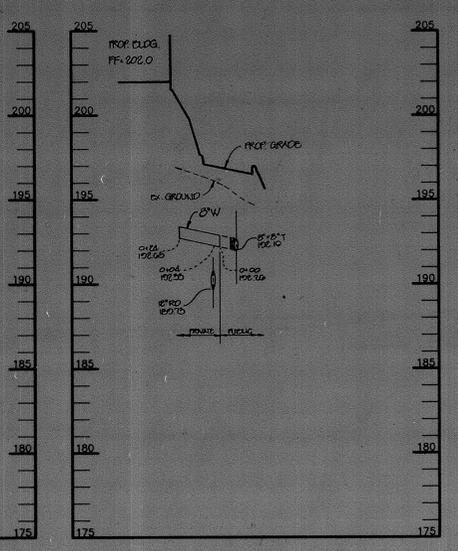
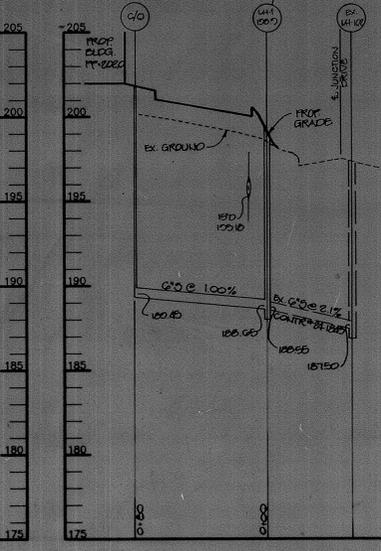
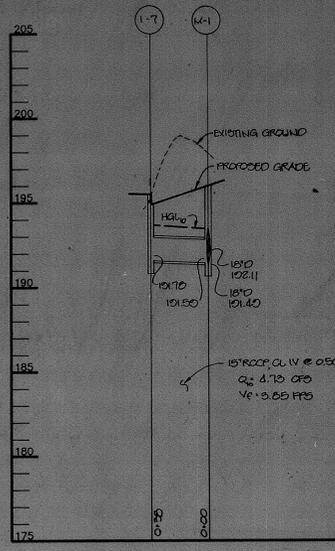
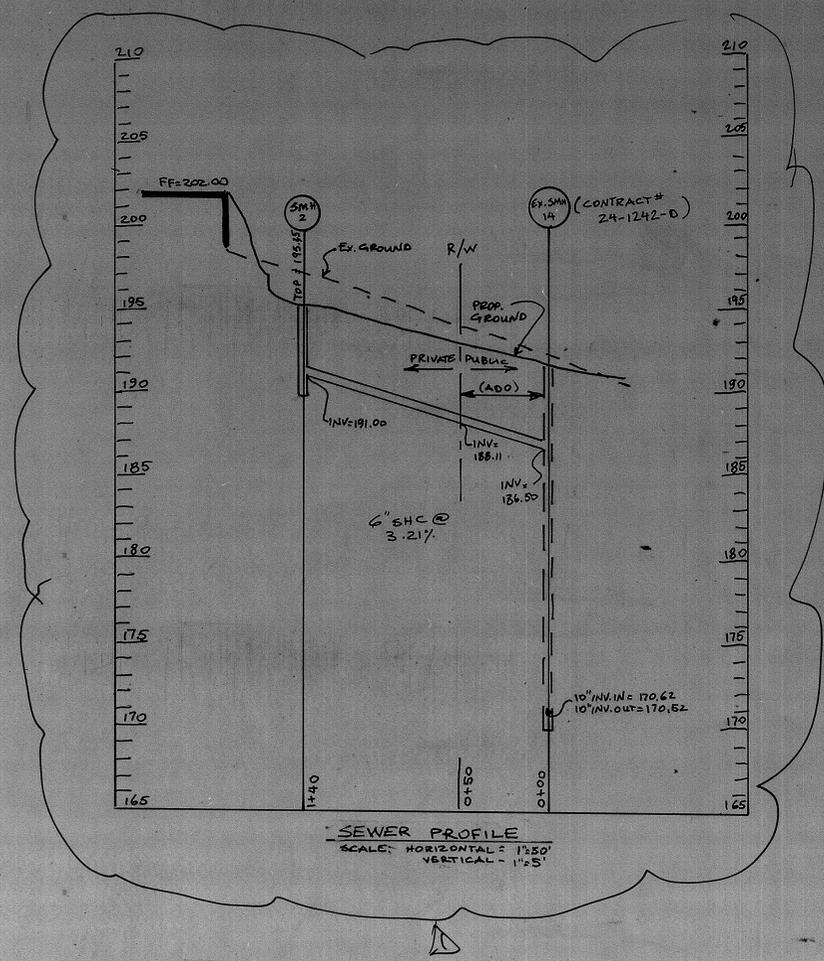
N 469750

N 469750



FOR REVISION ONLY

STATE OF MARYLAND
PROFESSIONAL ENGINEER
3/22/04



NOTE: FOR CONTINUATION OF SEWER, WATER AND ROOF DRAINS SEE ARCHITECTURAL DRAWINGS.

NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	WATER QUALITY INLET	SEE PLAN SHT. 2	194.26 190.92	186.76	197.9	SEE DETAIL SHEET
I-2	S COMB W/RET. GRATE	SEE PLAN SHT. 2	192.00	191.00	199.0	SEE HOCO STD DET SD 4.32 & 4.93
I-3	S COMB W/RET. GRATE	SEE PLAN SHT. 2	194.76	194.51	199.6	SEE HOCO STD DET SD 4.32 & 4.93
I-4	S COMB W/RET. GRATE	SEE PLAN SHT. 2	-	195.45	199.3	SEE HOCO STD DET SD 4.32 & 4.93
I-5	WATER QUALITY INLET	SEE PLAN SHT. 2	187.84 187.80	183.34 183.82	193.7	SEE DETAIL SHEET
I-6	A-10	SEE PLAN SHT. 2	-	190.15	194.0	SEE HOCO STD DET SD 4.02
I-7	A-5	SEE PLAN SHT. 2	-	191.70	195.7	SEE HOCO STD DET SD 4.01
I-8	DOUBLE S W/RET. GRATE	SEE PLAN SHT. 2	193.20	192.70	197.2	SEE HOCO STD DET SD 4.25 & 4.93
I-9	DOUBLE S W/RET. GRATE	SEE PLAN SHT. 2	-	193.60	197.4	SEE HOCO STD DET SD 4.25 & 4.93
S-1	WATER QUALITY INLET	SEE PLAN SHT. 2	190.78 190.22	186.28 186.47	197.8	SEE DETAIL SHEET
M-1	4" DIA. MANHOLE	SEE PLAN SHT. 2	191.71 - 24" 191.59 - 15"	191.49	196.1	SEE HOCO STD DET SD 05.12
HW-1	TYPE 'A' HEADWALL	SEE PLAN SHT. 2	-	183.00	-	SEE HOCO STD DET SD 5.11
HW-2	TYPE 'A' HEADWALL	SEE PLAN SHT. 2	-	156.00	-	SEE HOCO STD DET SD 5.11

ADD 6" SHC REVISED PARKING DUE TO ELECT. BOXES	3-1-04	
No.	REVISION	DATE
AS-BUILT CERTIFICATE		
JAYKANT D. PAREKH #19148	4.16.96	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
 CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/10/95	DATE
 DIRECTOR	7/14/95	DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	7/14/95	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
DIRECTOR		DATE
CHIEF, BUREAU OF ENGINEERING	WJC	DATE
11/9/95	REMOVED I-10 FROM PROFILE & STRUCTURE SCHED.	
DATE NO.	REVISION	
OWNER	PROPERTY ASSET MANAGEMENT, INC. c/o FLEET MANAGEMENT & RECOVERY CORP. 245 SUMMER STREET BOSTON, MASSACHUSETTS 02210	
DEVELOPER	SIENA CORP. 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701	
PROJECT	JUNCTION INDUSTRIAL PARK PARCEL I A WAREHOUSE BUILDING	
AREA	TAX MAP NO 48 PARCEL 1 ZONED M-2 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	PROFILES & DETAIL SHEET	
RIEMER MUEGGEL & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX: 410-997-9282		
6.27.95	F-08-128	
DATE	DESIGNED BY: C.J.R.	
	DRAWN BY: W.C.W.	
	PROJECT NO: 95H105000	
	DATE: JUNE 27, 1995	
	SCALE: AS SHOWN	
	DRAWING NO. 4 OF 7	
J. Parekh	JAYKANT D. PAREKH #19148	
SDP-95-91 AS-BUILT-4-10-96		