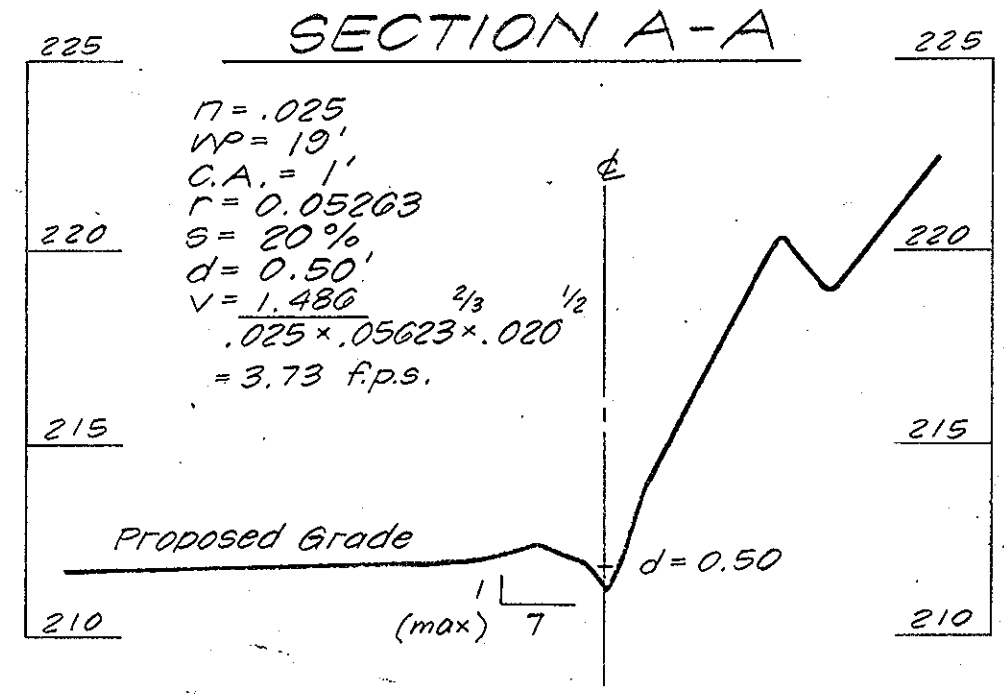


VICINITY MAP

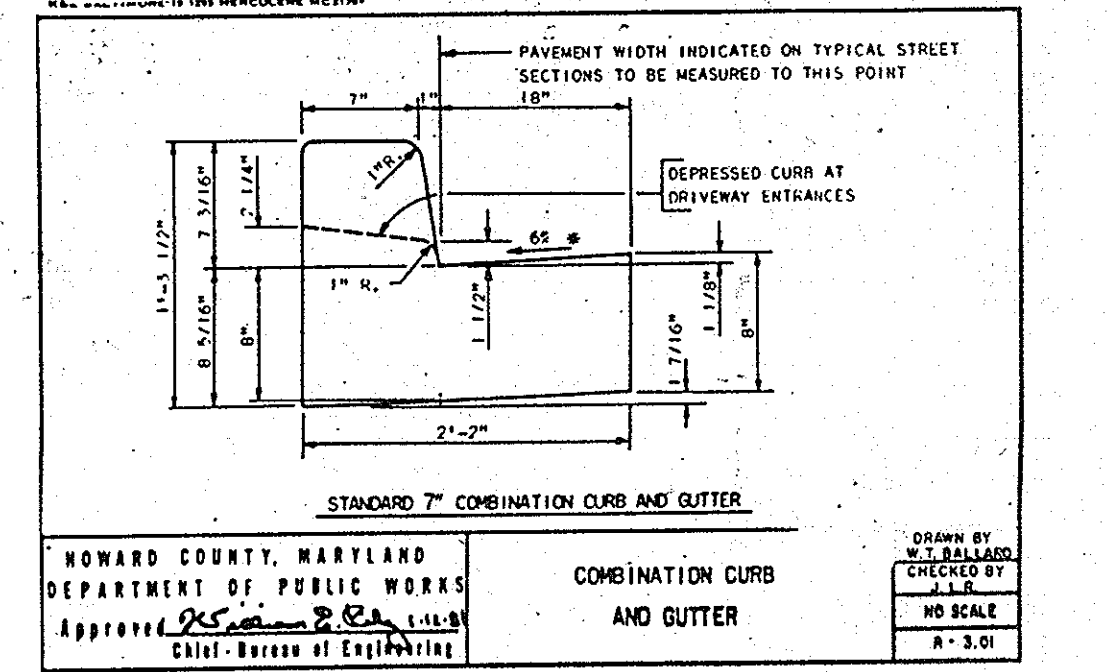
SCALE: 1" = 2000'

GENERAL NOTES

- Area of Tract 4.018 Acres
- Existing zoning of Tract M-2
- Deed Reference Liber 1301, Folio 556
- Public W's are available.
- Tax Map 47 Part of Parcel 16
- SITE ANALYSIS
 - Open Space Required = 20% (1.80 acres)
 - Open Space Provided = 42%
 - Building Coverage = 28%
 - Parking Required = 15 Employees, 2 Visitor = 17 Total
 - Parking Provided = Phase 1 - 23 Spaces, including 1 Handicap; Phase 2 - 46 Spaces, including 2 Handicap



7. Stormwater Management for this site is provided under F-82-43.



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-15-84

OWNER: PEERLESS PAPER MILLS, INC. Oaks, Pa. 19456
DEVELOPER: NORWOOD INDUSTRIAL CONSTRUCTION CO., INC. 2280 Potomac Range Dr. Suite L Jessup, MD 20794

SHEET 1 OF 3

SITE DEVELOPMENT PLAN
SECTION 2 - PARCEL D-2
PEERLESS PAPER MILLS, INC.
CORRIDOR INDUSTRIAL PARK
Sixth Election District
Howard County, Maryland
Tax Map 47 Parcel 16

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department
John Boyle 12-17-84
County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning
Thomas L. Harrah 12-19-84
Planning Director Date

APPROVED: For Public Water and Public Sewerage, Storm Drainage Systems and Public Roads, Howard County Department of Public Works
John F. Nemy 12-11-84
Director Date

STREET ADDRESS CHART			
PARCEL D-2		BOLLMAN PLACE	
SUBDIVISION NAME	SECTION	AREA	PARCEL
CORRIDOR INDUSTRIAL PARK	2		D-2
PLAT NO'S	BLOCK NO.	ZONE	TAX MAP ELECT. DISTRICT
5988	13	M-2	48
			6th 6064
WATER CODE		SEWER CODE	

STRUCTURE SCHEDULE					
N2	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	Ho. Co. Std. Class A-5 Inlet	193.88	197.90	196.63	See Ho. Co. Std. Detail SD-4.01
I-2	" " " "	"	"	200.60	"
M-1	" " " Manhole	192.33	192.18	198.00	See Ho. Co. Std. Detail 6-5.01
M-2	" " " Manhole	197.10	196.30	200.60	"
M-3	" " " Manhole	196.68	191.18	203.68	See Ho. Co. Std. Detail 6-5.01
M-4	" " " Manhole	193.80	193.40	199.80	"

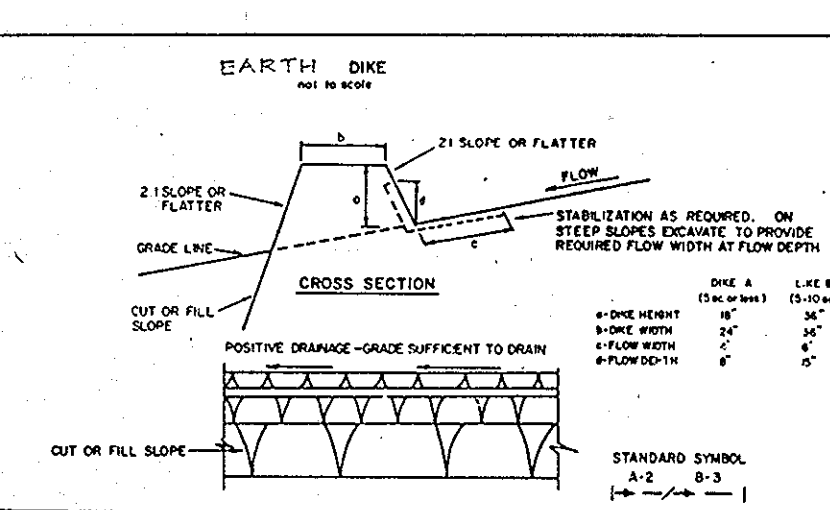
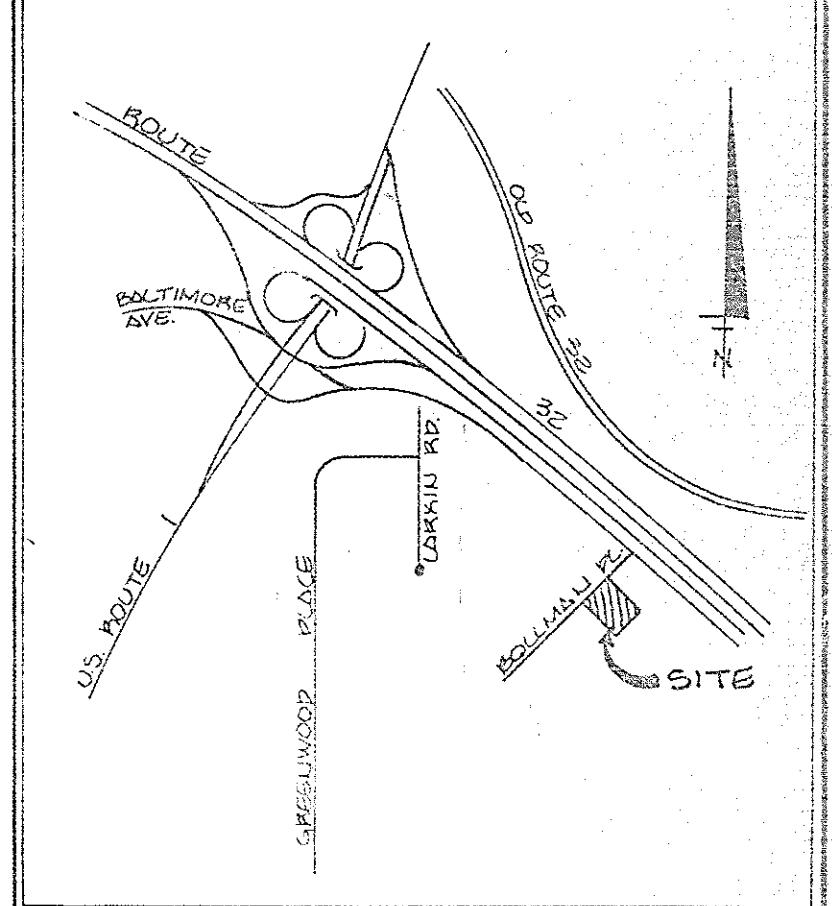
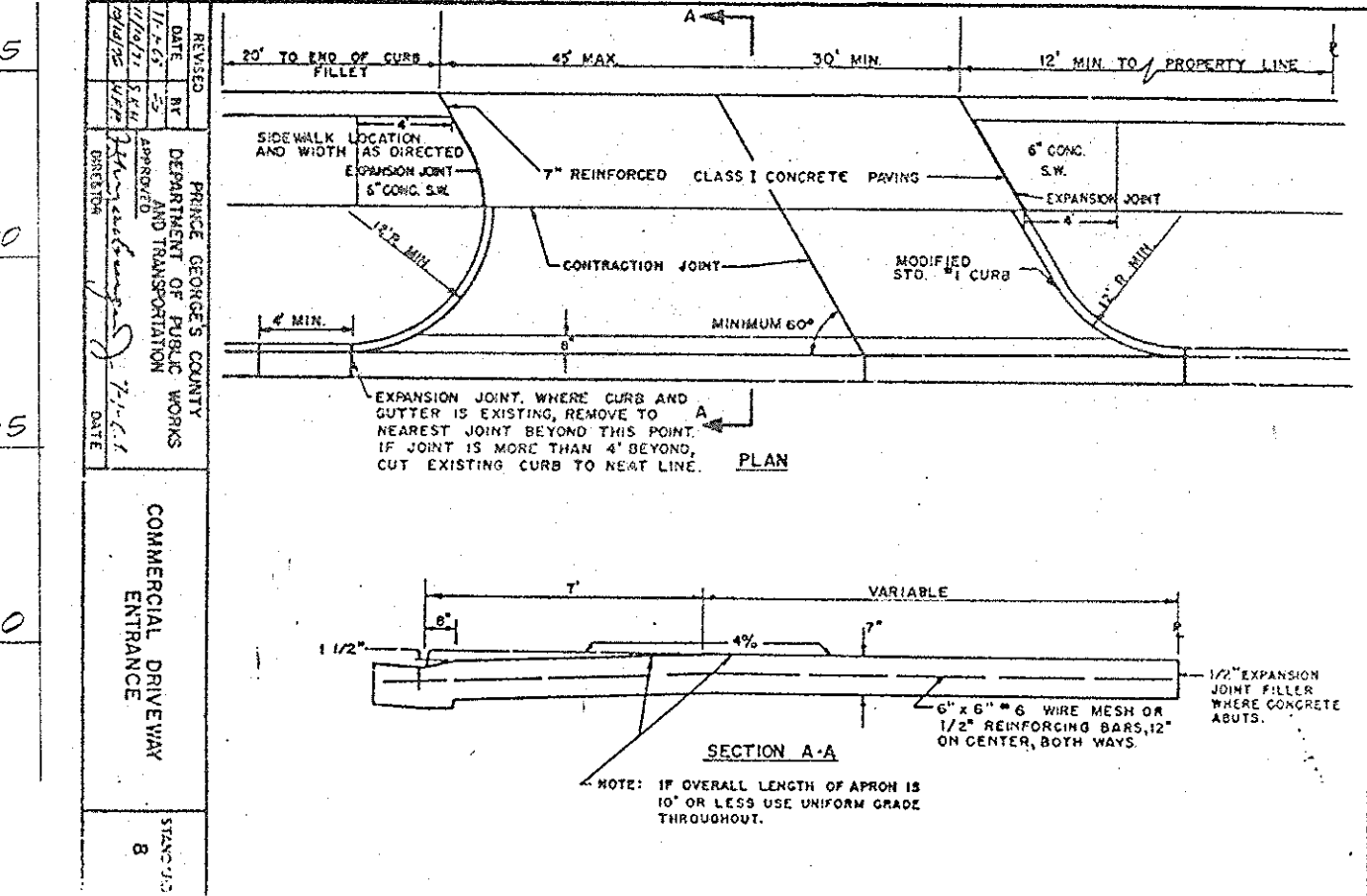
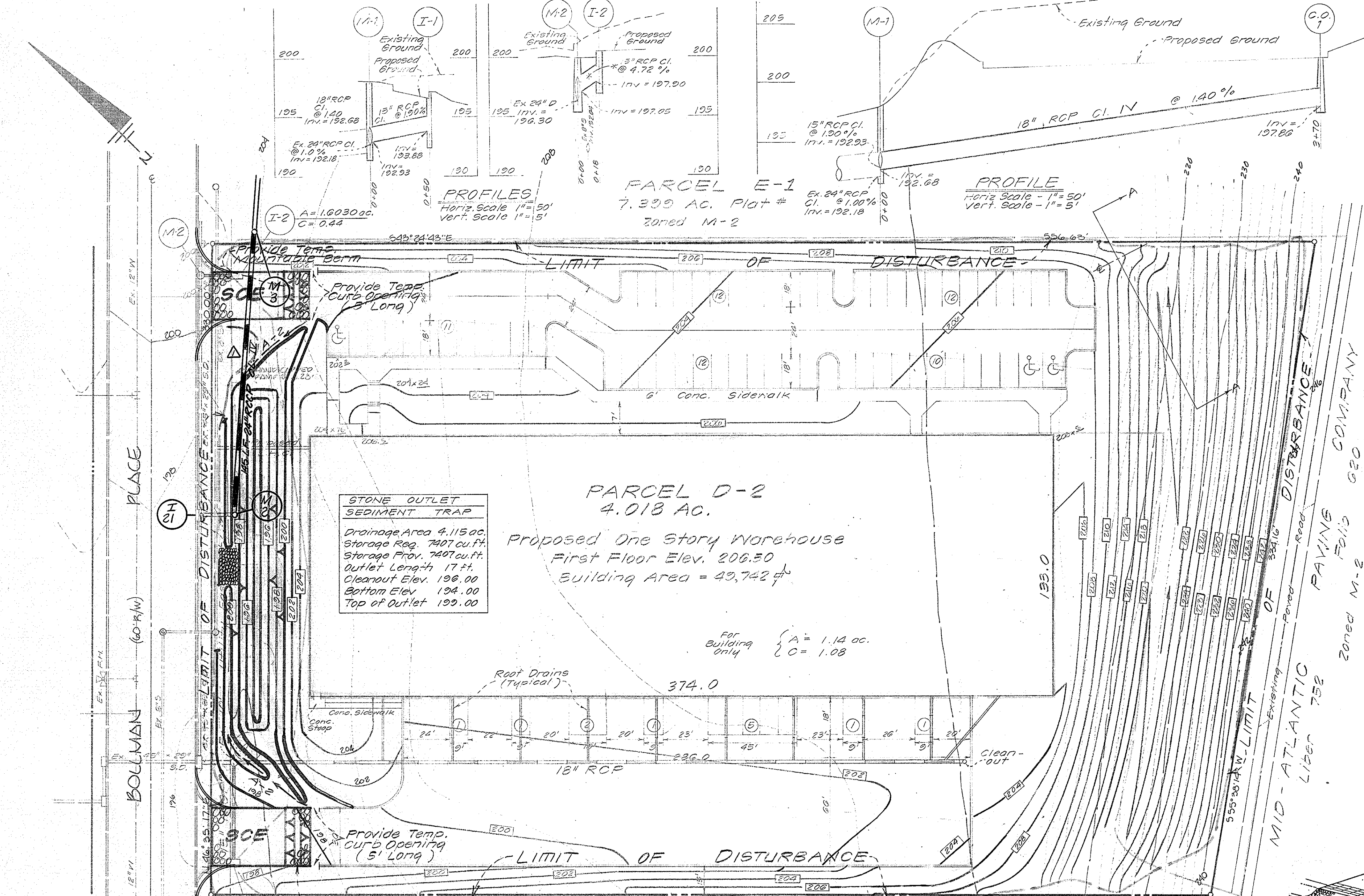
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS AND TRAVELWAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 2" BIT. CONC. BASE PRIME 5" CRUSHED RAY BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE
P-2	RESIDENTIAL ZONES LOCAL AND COL-DE-SAC STREETS	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE PRIME 5" CRUSHED RAY BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE
P-3	RESIDENTIAL ZONES MAJOR AND MAJOR COLLECTIONS COMMERCIAL-INDUSTRIAL ZONES LOCAL AND COL-DE-SAC STREETS	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE PRIME 5" CRUSHED RAY BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE
P-4	COMMERCIAL-INDUSTRIAL ZONES MAJOR COLLECTIONS	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE PRIME 5" CRUSHED RAY BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

THE COLUMBIA DESIGN COLLECTIVE - ARCHITECTS
3116 FREDERICK ROAD ELLICOTT CITY, MARYLAND 21043
410-864-6100 (BALTO) 508-4054 (WASH) 881-5685 (VA)

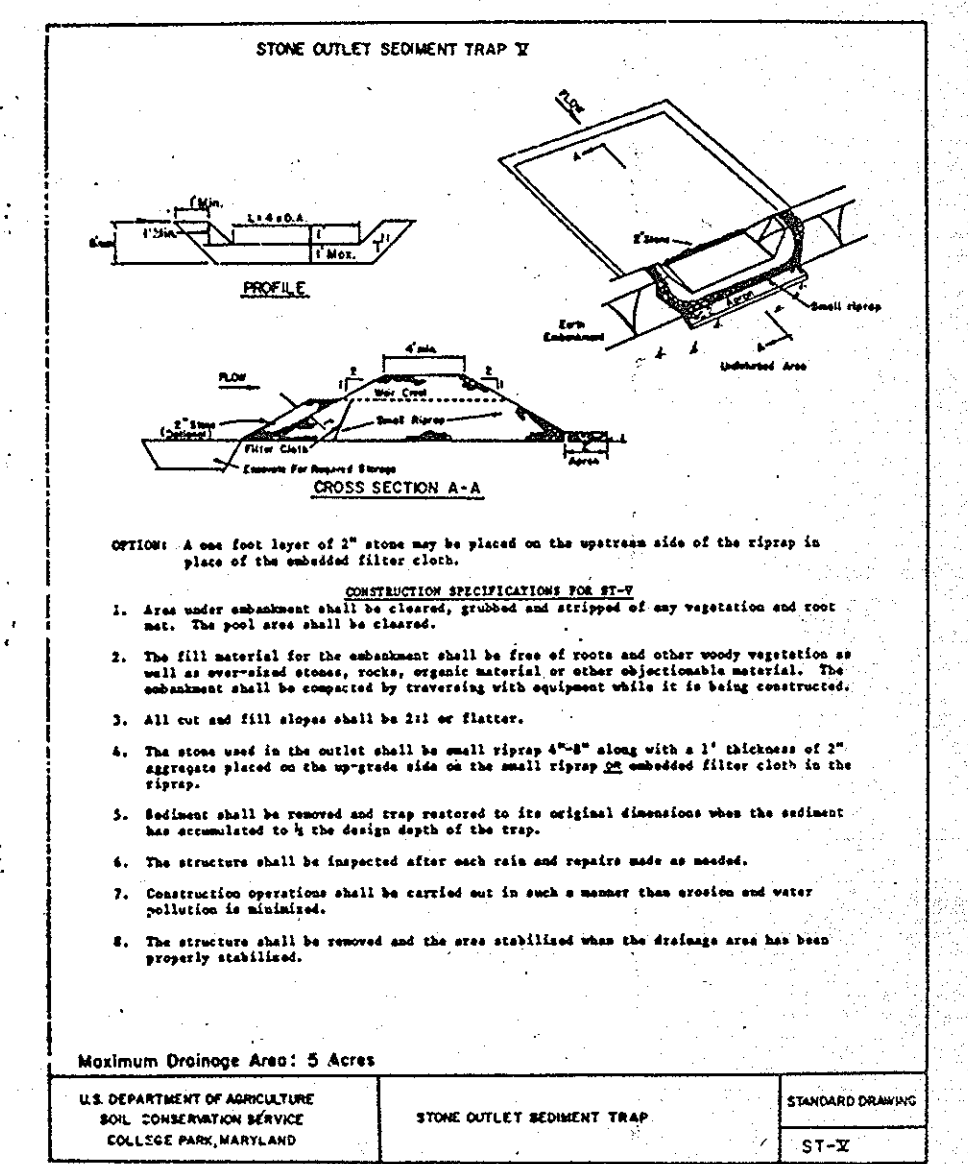
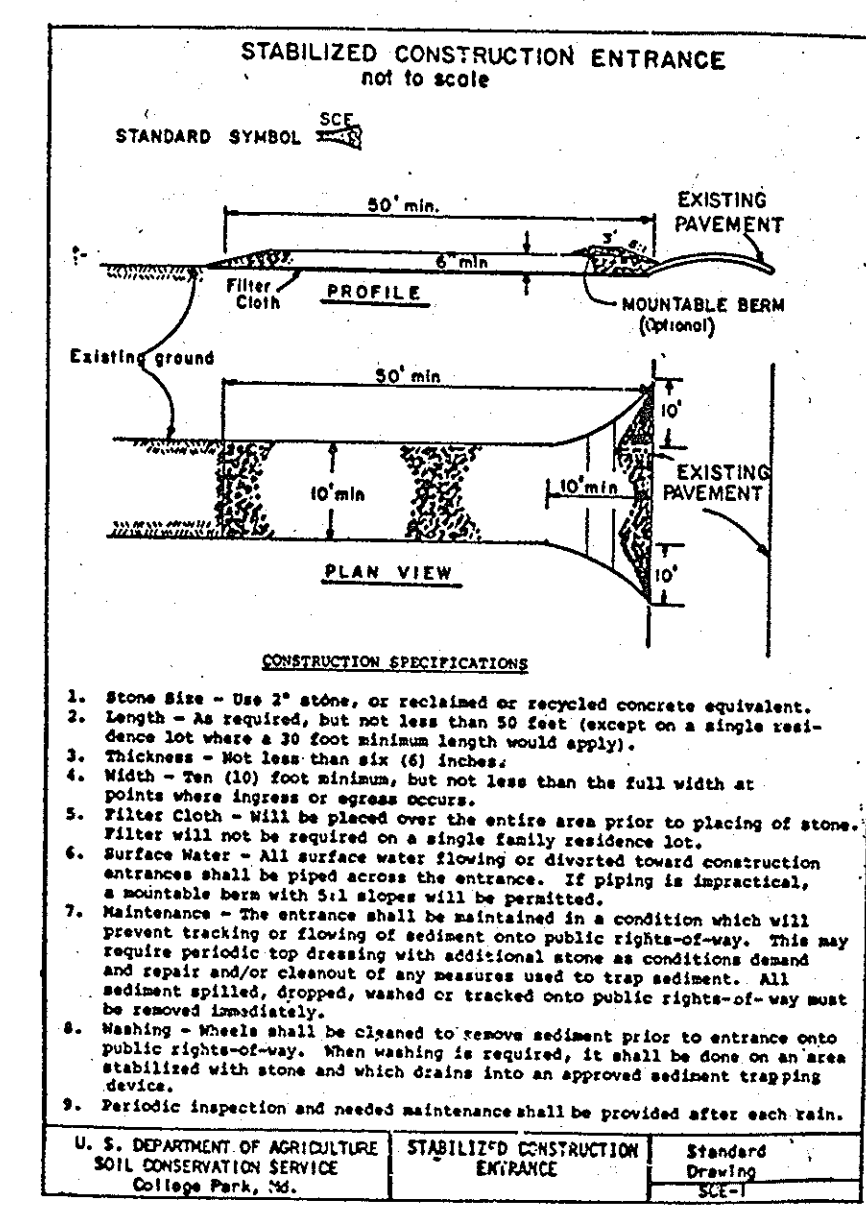
EVANS, HAGAN & HOLDEFER, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1052 WEST STREET / LAUREL, MD 20707
(301) 725-0885

DATE 10-84 SCALE 1"=30'

SDP-85-70 120-02-10F3



GENERAL NOTES
Area of Tract 4.718 Acres
Existing Zoning of Tract M-2
See References
For more sed. control details, see Sheet 3 of 3



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-15-84

APPROVED: For Public Water and Public Sewerage Systems.
Howard County Health Department
J. Bryan Byrd 12-17-84
County Health Officer Date

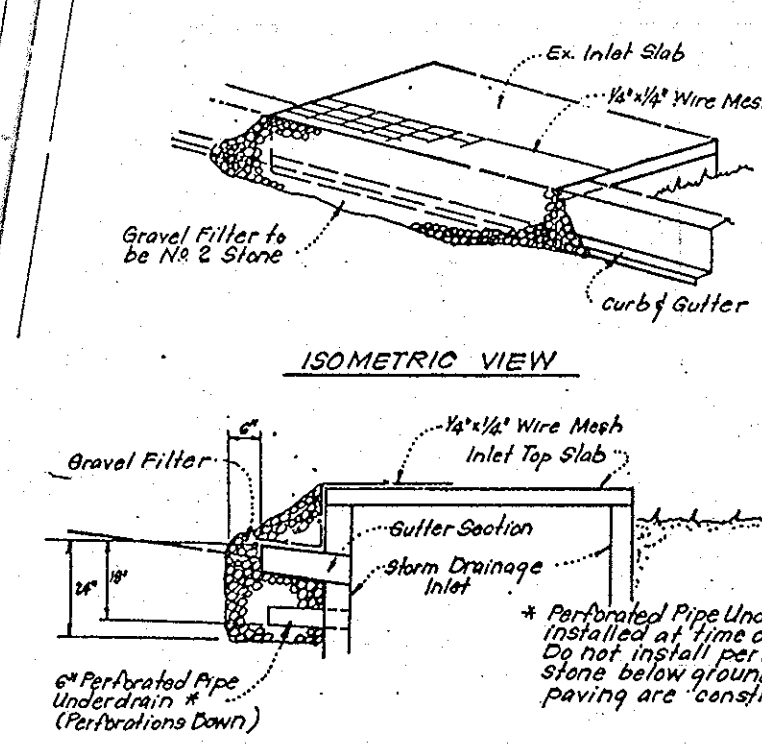
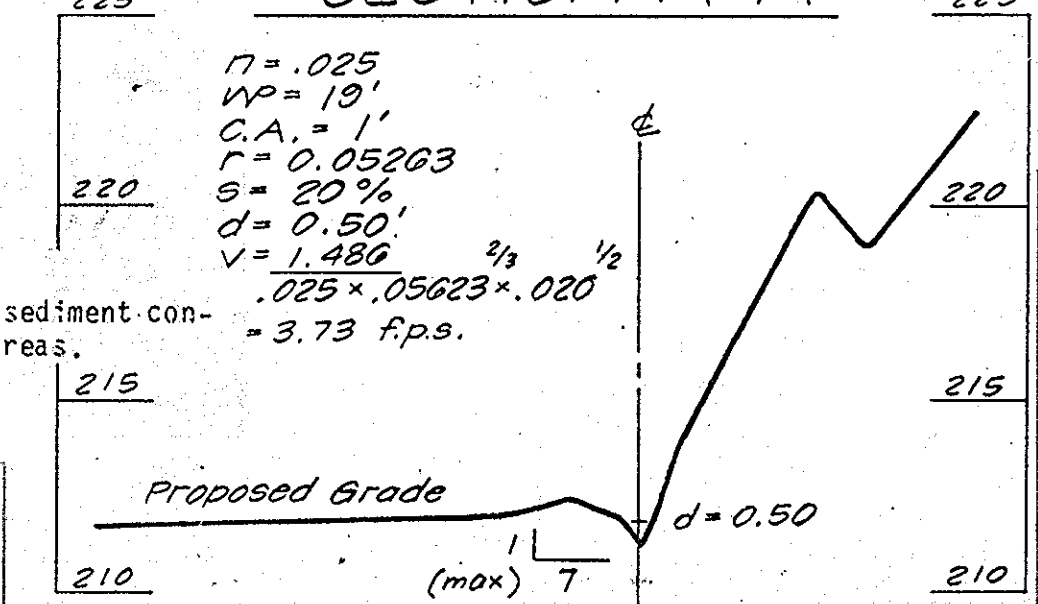
APPROVED: Howard County Department of Planning and Zoning.
Thomas L. Harris 12-19-84
Planning Director Date
John W. Muschman 12-18-84
Chief, Division of Land Development and Zoning Administration Date

APPROVED: For Public Water and Public Sewerage, Storm Drainage Systems and Public Roads.
Howard County Department of Public Works
Roy F. Neuner 12-11-84
Director Date
James E. Rose 12-10-84
Chief, Bureau of Engineering Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT
Stephen L. Fisher 12-4-84
Howard S. C. D. Date
Reviewed for HOWARD S. C. D. AND MEETS TECHNICAL REQUIREMENTS.
James M. Miller 12-4-84
S. SOIL CONSERVATION SERVICE DATE

- Sequence of Construction
1. Notify Howard County Bureau Of Inspection & Permits at least 24 hours before starting any work.
 2. Construct all sediment control measures shown. "Limits of disturbance" noted on plan shall be inside along property line.
 3. Existing stubs from storm drain inlets must be properly blocked and inspected by Department of Public Works sediment control inspector prior to grading.
 4. Rough grade site and construct parking area to subgrade.
 5. Construct storm drain system. Inlet openings to be blocked and remain so until all contributing areas have been stabilized. Construct water and sewer house connections. Construct all remaining utilities.
 6. Construct proposed warehouse building.
 7. Construct concrete curb and gutter.
 8. Construct final paving and fine grade site. Stabilize all disturbed areas.
 9. Upon sediment control inspectors approval, remove sediment control devices. Stabilize all remaining disturbed areas.
 10. Maintenance.

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.
Ralph May 12-1-84
Signature of Engineer Date



SECTION A-A
STONE FILTER INLET PROTECTION (S.F.I.P.)
No Scale

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personal involved in the construction project will have a certificate of attendance at a Dept. Of Natural Resources Approved Training Program For The Control Of Sediment And Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Ralph May
Signature and Title of Developer Date

OWNER
PEERLESS PAPER MILLS, INC.
Oaks, Pa. 15453
DEVELOPER
NORWOOD INDUSTRIAL CONSTRUCTION CO., INC.
3000 Conquest Range Dr.
Jebbsus, Md. 20784
SHEET 2 OF 3

SEDIMENT & EROSION CONTROL PLAN/DETAILS
PEERLESS PAPER MILLS, INC.
CORRIDOR INDUSTRIAL PARK
Sixth Erection Street
Howard County, Maryland
Tax Map 47 Parcel J-2

EVANS, HAGAN & HOLDEFER, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1052 WEST STREET / LAUREL, MD 20707
(301) 725-0555
539 POKLAW STREET / CAMBRIDGE MD 21613 (301) 228-3580
111 JOHN STREET / WESTMINSTER MD 21157 (301) 884-7100
8013 BELLAIR ROAD / BALTIMORE, MD 21226 (301) 668-1501
Drwg. No. 00127
DATE 10-84 SCALE 1"=30'

STANDARD AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION TEMPORARY SEEDINGS

SPECIFICATIONS

I. Site Preparation

A. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.

B. Final grading and shaping has usually not been completed for temporary seedings.

II. Soil Preparation

A. For temporary seedings, fertilizer shall be applied at the rate of 600 lbs/acre or 15 lbs/1,000 sq. ft., using 10-10-10 or equivalent. Soils which are highly acid should be limed.

III. Seeding Preparation

A. When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is packed, crusted, and hard, the top layer of soil shall be loosened by discing, raking or other acceptable means before seeding.

IV. Seeding

A. Select a mixture from Table 50-1.

B. Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer).

V. Mulching

When seedlings are made on critical sites or adverse soil conditions, mulch material will be applied immediately after seeding. Seedlings made during optimum seeding dates and with suitable soils on very flat areas may not need to be mulched. Mulch materials are listed in order of their effectiveness.

A. Materials and Amounts

- Mulch matting - such as jute or excelsior blanket shall be applied to the surface in waterways and on steep slopes. Lighter materials of paper, plastic and cotton mulch matting may be used where erosion hazard is not severe. If the area is to be seeded, do not use metal staples.
- Straw - Straw shall be unsorted small grain straw applied at the rate of 10 to 2 tons per acre, or 20 to 30 (two bales) pounds per 1,000 sq. ft. Mulch materials shall be relatively free of all kinds of weeds and shall be free of prohibited noxious weeds such as thistles, Johnsongrass and quackgrass. Spread uniformly by hand or mechanically. For uniform distribution of hand spread mulch, divide area into approximately 1,000 square foot sections and place 70-90 pounds of mulch in each section.
- Wood chips - at the rate of approximately 6 tons per acre or 275 lbs. per 1,000 sq. ft. may be used when available and when feasible to use.
- Wood cellulose fiber - mulch at the rate of 1,500 pounds per acre or 35 pounds per 1,000 sq. ft. may be applied by hydroseeding.

Mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area, erosion hazard, and cost. On sloping land, practice No. 1 below, should be done on the contour wherever possible, except "tracking" should be done up and down the slope with 1/4 inch cleat marks running across the slope.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

STANDARD AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION PERMANENT SEEDINGS

SPECIFICATIONS

Vegetation cannot be expected to provide an erosion control cover and prevent soil slippage on a soil that is not stable due to its texture, structure, water content or excessively steep slopes.

Minimum soil conditions needed for the establishment and maintenance of a long-lived vegetative cover:

- Enough fine-grained materials (over 30 percent silt plus clay) to provide the capacity to hold at least a moderate amount of available moisture. Noticeable exception would be planting legumes and certain species which can be planted on a sandy soil.
- Sufficient pore space to permit adequate root penetration.
- The soil shall be free from any material harmful to plant growth.
- If these conditions cannot be met, see specification, Topsoiling (57.01).

I. Site Preparation

A. Install needed erosion and sediment control practices such as dikes, contour ripples, erosion stops, channel liners, sediment basins, or other practices.

B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, anchoring and maintenance.

II. Soil Preparation

A. Select a mixture from Table 51-1.

B. Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer) on a firm, moist seedbed. Minimum seeding depth should be 1/4 inch on clayey soils and 1/2 inch on sandy soils, when using either the water or hydroseeder method of application. Note: If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be immediate without intervention.

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department
John E. Gyles 12-17-84
 County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
Thomas G. Harris 12-19-84
 Planning Director Date
John W. Muschman 12-18-84
 Chief, Division of Land Development and Zoning Administration Date

APPROVED: For Public Water and Public Sewerage, Storm Drainage Systems and Public Roads, Howard County Department of Public Works
Ray E. Nemyer 12-11-84
 Director Date
William B. P. Day 12-10-84
 Chief, Bureau of Engineering Date

III. Seeding

A. Synthetic binders - Synthetic binders such as Acrylic D.B.R. (Agrifac), DOWRO, Petroset or Terra Tac may be used at rates recommended by the manufacturer to anchor mulch material.

B. Wood cellulose fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a wet dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood fiber per 100 gallons.

C. Peg and Twine - Drive 8-to 10-inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure pegs to soil surface by stretching twine between pegs in a criss-cross within a square pattern. Secure twine around each peg with two or more round turns.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

IV. Maintenance

Mulch materials are listed in order of their effectiveness. Waterways or steep slopes are normally only used on critical areas such as waterways or steep slopes.

A. Materials and Amounts

- Mulch matting - such as jute or excelsior blanket shall be applied to the surface in waterways and on steep slopes. Lighter materials of paper, plastic and cotton mulch matting may be used where erosion hazard is not severe. If the area is to be seeded, do not use metal staples.
- Straw - Straw shall be unsorted small grain, applied at the rate of 10 to 2 tons per acre, or 20 to 30 (two bales) pounds per 1,000 square foot. Mulch materials shall be relatively free of all kinds of weeds and shall be free of prohibited noxious weeds such as thistles, Johnsongrass and quackgrass. Spread uniformly by hand or mechanically. For uniform distribution of hand spread mulch, divide area into approximately 1,000 square foot sections and place 70-90 pounds of mulch in each section.
- Wood chips - at the rate of approximately 6 tons per acre or 275 pounds per 1,000 square foot may be used when available and when feasible. These are particularly well-suited for utility and road right-of-way. If wood chips are used, increase the application rate of nitrogen fertilizer by 20 pounds (200 pounds 10-10-10 or 66 pounds 30-0-0).
- Wood cellulose fiber - mulch at the rate of 1,500 pounds per acre or 35 pounds per 1,000 square foot may be applied by hydroseeding.

Mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area, erosion hazard, and cost. On sloping land, practice No. 1 below, should be done on the contour wherever possible. Contouring of all operations applies to all straw and wood chip practices on more critical sites, except "tracking" should be done up and down the slope with 1/4 inch cleat marks running across the slope.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

V. Irrigation

If soil moisture is deficient, supply new seedlings with adequate water for plant growth until they are firmly established, if feasible. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

VI. Maintenance

A. Irrigation - If soil moisture becomes deficient, irrigate to prevent loss of stand of permanent vegetation, if feasible.

B. Repairs - Inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible.

Reviewed for Howard S.C.D.
 Name
 and meets Technical Requirements.

U.S. Soil Conservation Service 12-4-84
 Date

"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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."

Rodolph May Jr.
 Signature of Engineer Date
 RODOLPH MAY JR.

Frank Speed
 Signature of Developer Date

TABLE 50-1
 Temporary Seedings by Rates, Depths and Dates

Species %	Per. Ac.	Lbs/1000 Sq. Ft.	CONSTANT PLAIN		PIEDMONT		MOUNTAINS	
			2/15	3/15	2/15	3/15	2/15	3/15
Barley	25	2.8	1-2	X	X	X	X	X
Oats	25	2.2	2-2	X	X	X	X	X
Rye	25	3.2	1-2	X	X	X	X	X

1/ Use only on areas where seed stalks and volunteer growth are acceptable.
2/ Applicable on slopes 3:1 or less.
3/ The varieties currently recommended for Maryland. Use certified seed when available.
4/ Use common sodgrass varieties only. Do not use hybrids.
5/ Twenty pounds per acre of annual lespedeza may be added to the seeding rate of any species used for seedings.
6/ Between fall and spring seeding dates, use mulching only or seeding practices.
X Applicable during entire period.
- Not applicable in period.

TABLE 51-1
 Permanent Seedings and Seeding Dates

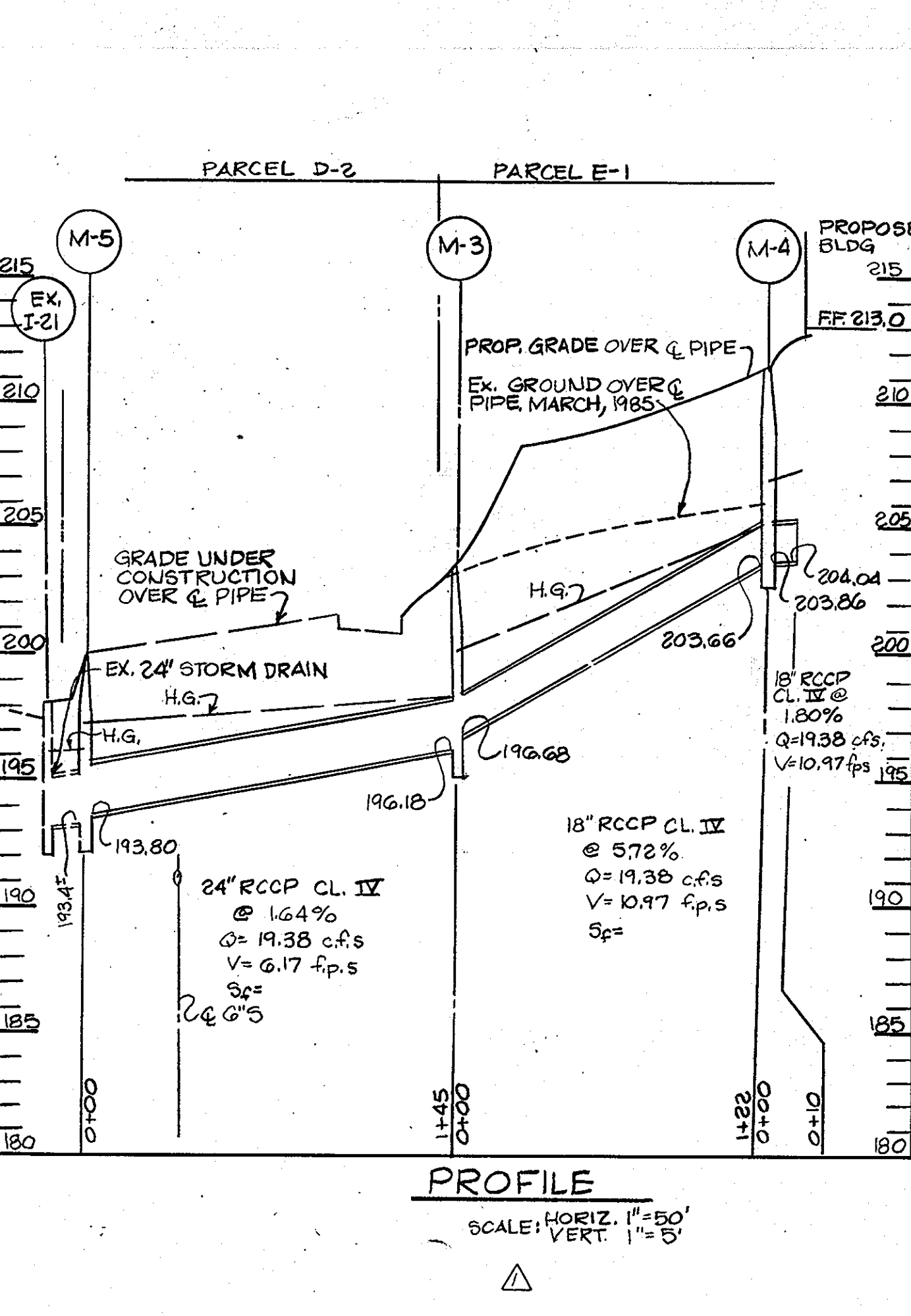
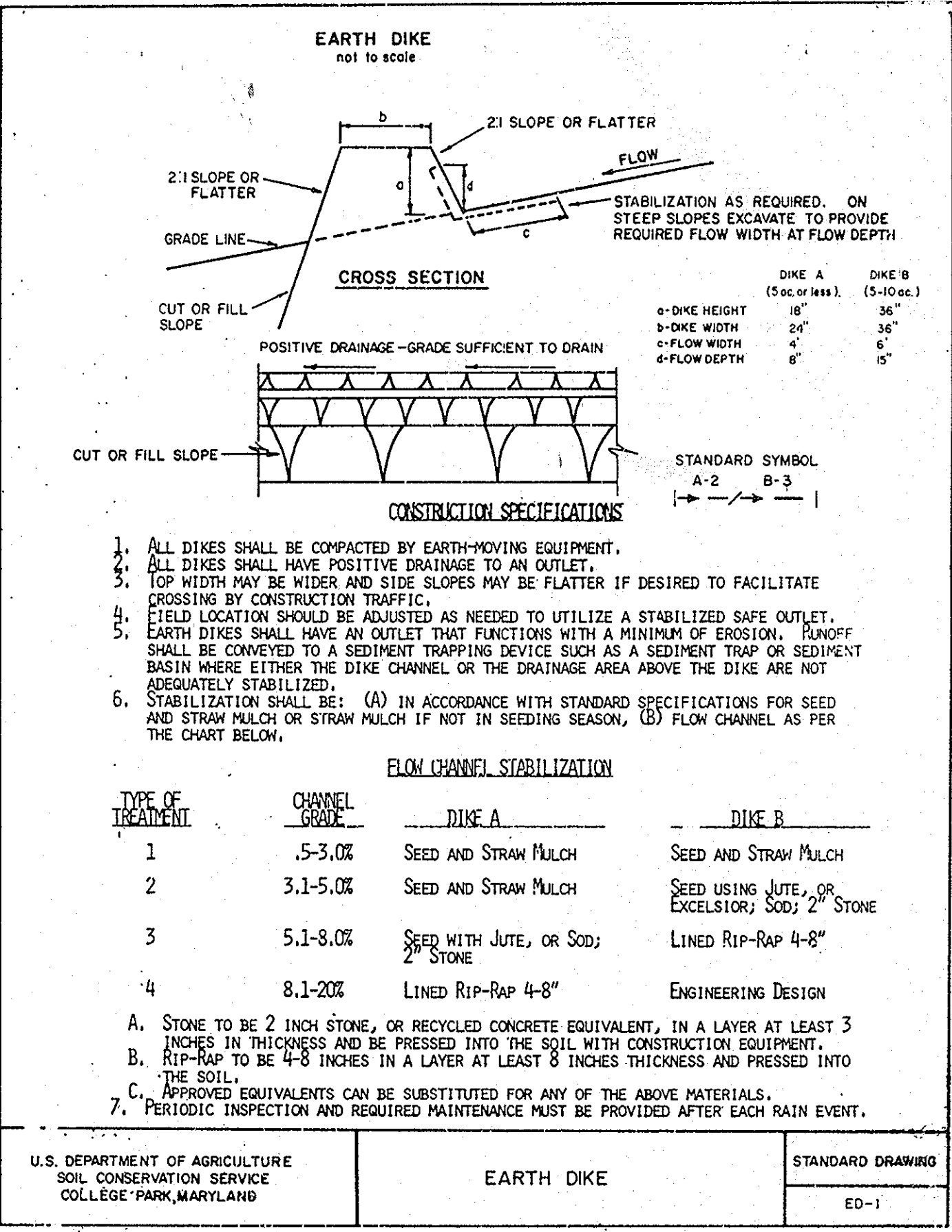
Species	Per. Ac.	Lbs/1000 Sq. Ft.	CONSTANT PLAIN		PIEDMONT		MOUNTAINS	
			2/15	3/15	2/15	3/15	2/15	3/15
Barley	25	2.8	1-2	X	X	X	X	
Oats	25	2.2	2-2	X	X	X	X	
Rye	25	3.2	1-2	X	X	X	X	

1/ Low Care in Maryland, Bulletin 1711 Cooperative Extension Service, University of Maryland, College Park, Maryland.
2/ Maryland Agronomy Memo #72.
3/ Maryland Highway Administration Specifications for Materials.
4/ USDA-Soil Conservation Service Field Office Technical Guides.

Note: Maryland Department of Water Resources has developed an audiovisual training program, "Plant Successes and Vegetative Soil Stabilization," which relates to this practice.

TABLE 51-1 (Cont.)
 Permanent Seedings and Seeding Dates

Species	Per. Ac.	Lbs/1000 Sq. Ft.	CONSTANT PLAIN		PIEDMONT		MOUNTAINS	
			2/15	3/15	2/15	3/15	2/15	3/15
Barley	25	2.8	1-2	X	X	X	X	
Oats	25	2.2	2-2	X	X	X	X	
Rye	25	3.2	1-2	X	X	X	X	



APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department
John E. Gyles 12-17-84
 County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
Thomas G. Harris 12-19-84
 Planning Director Date
John W. Muschman 12-18-84
 Chief, Division of Land Development and Zoning Administration Date

APPROVED: For Public Water and Public Sewerage, Storm Drainage Systems and Public Roads, Howard County Department of Public Works
Ray E. Nemyer 12-11-84
 Director Date
William B. P. Day 12-10-84
 Chief, Bureau of Engineering Date

GENERAL NOTES

- Grading permits shall be obtained prior to installation of sediment control and grading.
- All sediment and erosion control measures will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site. See note No. 6 for stabilization except that the seed mixture will be annual rye applied at a rate of 1.4 lb./1,000 s.f..
- Notify the Bureau of Inspections and Permits at least 24 hours before starting any work.
- All sediment control practices to conform to the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and shall be adjusted to meet actual field conditions.
- Stabilization of disturbed ground to be done as soon after construction as possible.
- All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Bureau of Inspections and Permits.
- On-site inspection and maintenance of all sediment control measures including clean-out of sediment traps and dikes, and proper establishment of all planned vegetative measure will be the responsibility of the developer or his representative on the site, on a continuing day to day basis.
- It will be the developer's responsibility to provide additional sediment and erosion control devices to protect stabilized areas during construction.
- The contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- Site Analysis:
 - Total Area: 4.018 Acres
 - Area To Be Paved: 1.20 Acres
 - Area To Be Seeded: 2.818 Acres
 - Area Undisturbed: NONE Acres
- Any area not actively graded for a period of 30 days shall be stabilized.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-15-84
[Signature]

DESIGNED: MJP
 DRAWN: LWC
 CHECKED: RLM
 DATE: NOV 12 1984

SEDIMENT CONTROL DETAILS
 Section 2 Parcel D-2

SCALE: AS SHOWN
 DWG. NO.: 3 of 3
 JOB NO.:
 FILE NO.:

SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

EVANS, HAGAN & HOLDEFER, INC.
 ENGINEERS, LAND PLANNERS & SURVEYORS

DATE: 8-16-85
 REVISION: 11 Added Profile
 BY: JPH
 8101 Sandy Spring Rd. LAUREL, MD 20707
 (301) 725-0855

578 POPLAR STREET / CAMBRIDGE, MD 21613 (301) 228-3220
 1110 JOHN STETSON BLVD. / WASHINGTON, MD 20786 (301) 424-0770
 3013 BELMONT RD. / BETHESDA, MD 20814 (301) 461-1501

Drwg. No. DATE SCALE