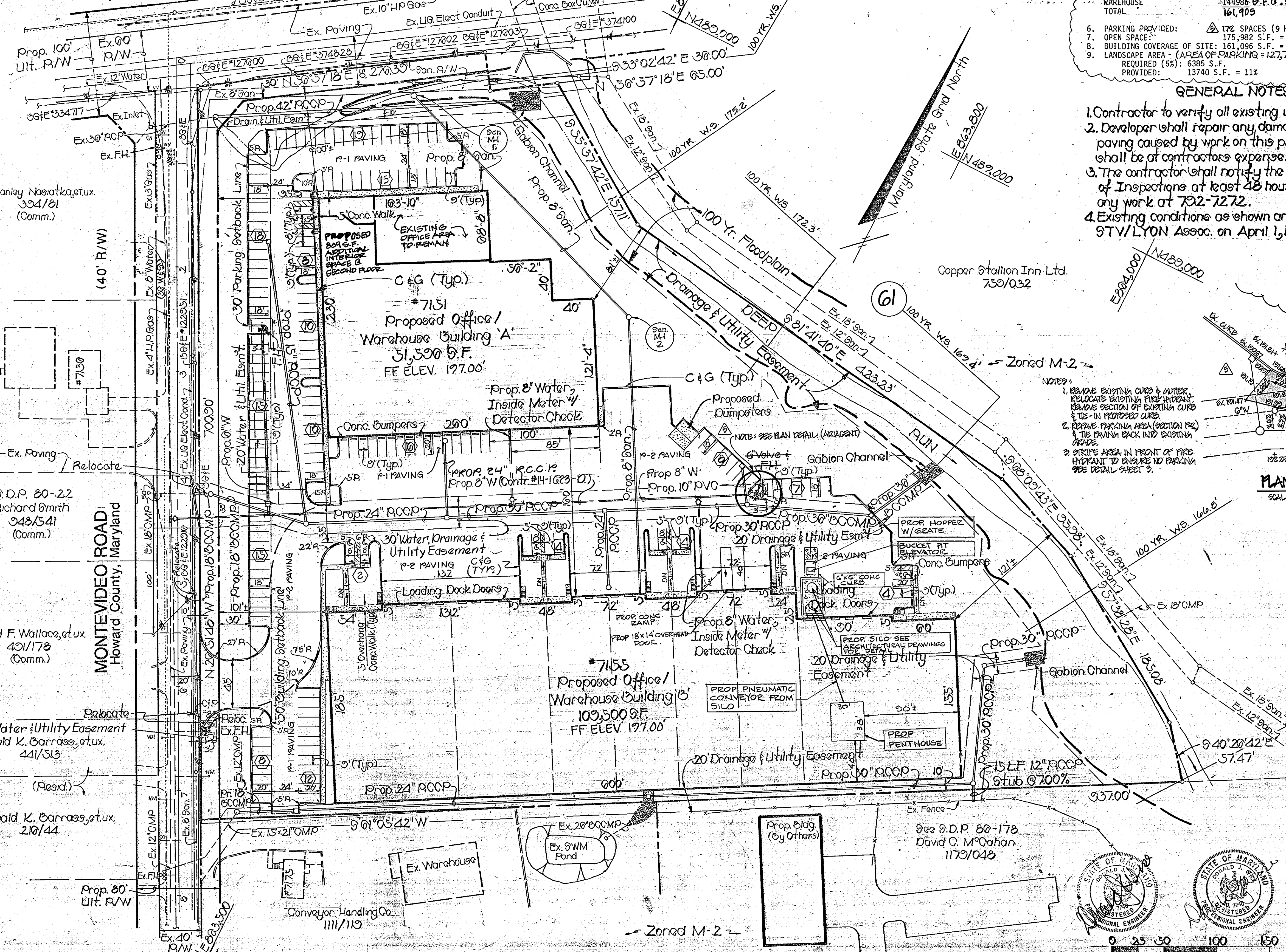


BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1
Maryland State Highway Admin. Ex. 8' 9" 7'

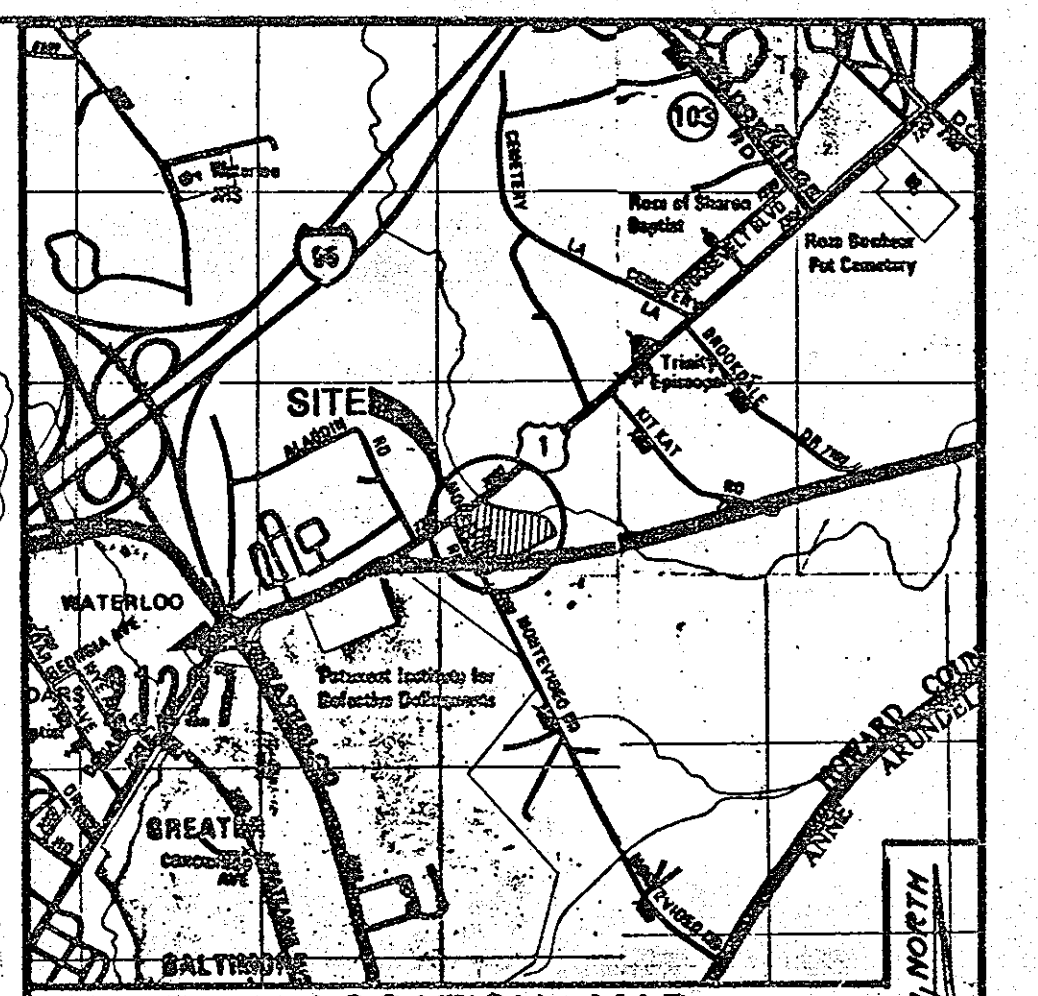
(R/W WIDTH VARIES)



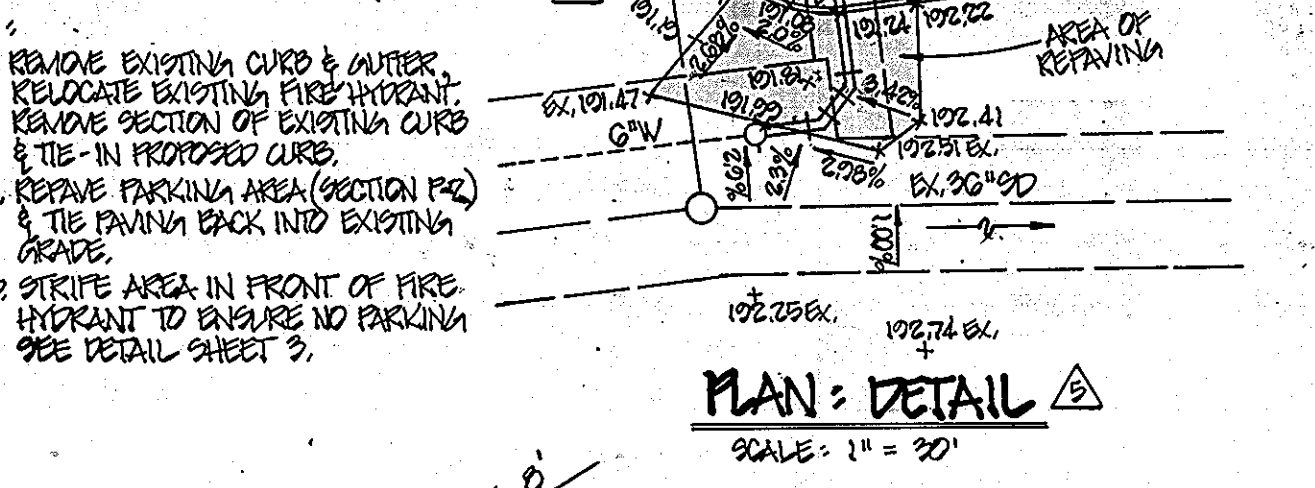
SITE ANALYSIS

- SITE AREA: 10.67 ACS. ±
- EXISTING ZONING: CE
- FLOOR AREA: OFFICE = 16,110 S.F., WAREHOUSE = 144,986 S.F., TOTAL = 161,096 S.F.
- PARKING REQUIRED: USE, PERCENT OF TOTAL, AREA (S.F.), EMPLOYEES, PARKING SPACES REQUIRED
- OFFICE: 16,110 S.F. @ 3.3 SF/1000 SF = 490
- WAREHOUSE: 144,986 S.F. @ 3.6 SF/1000 SF = 400
- TOTAL: 161,096 S.F.
- PARKING PROVIDED: 172 SPACES (9 HANDICAPPED)
- OPEN SPACE: 175,982 S.F. = 38%
- BUILDING COVERAGE OF SITE: 161,096 S.F. = 35%
- LANDSCAPE AREA - (AREA OF PARKING = 127,700 S.F.): REQUIRED (5%): 6385 S.F., PROVIDED: 13740 S.F. = 11%

- GENERAL NOTES**
- Contractor to verify all existing utilities.
 - Developer shall repair any damage to County R/W or paving caused by work on this project. Cost of repairs shall be at contractor's expense.
 - The contractor shall notify the Howard Co. Department of Inspections at least 48 hours prior to commencing any work at 72-7272.
 - Existing conditions as shown are as prepared by STV/LYON Assoc. on April 1, 1986



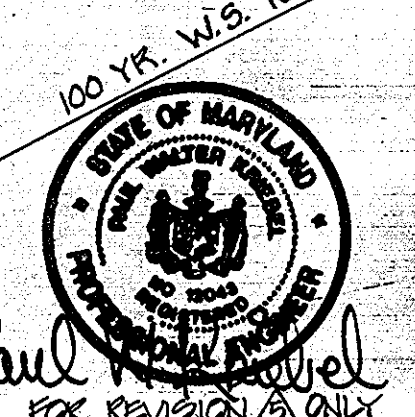
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87

SHEET INDEX

1. Layout & Utility Plan
2. Site Details
3. Grading Plan
4. Drainage Area Map
5. Storm Drain Profiles
6. Storm Drainage & Sanitary Profiles
7. Sediment Control Plan
8. Sediment Control Details
9. Landscape Plan
10. Existing Conditions and Gails Map

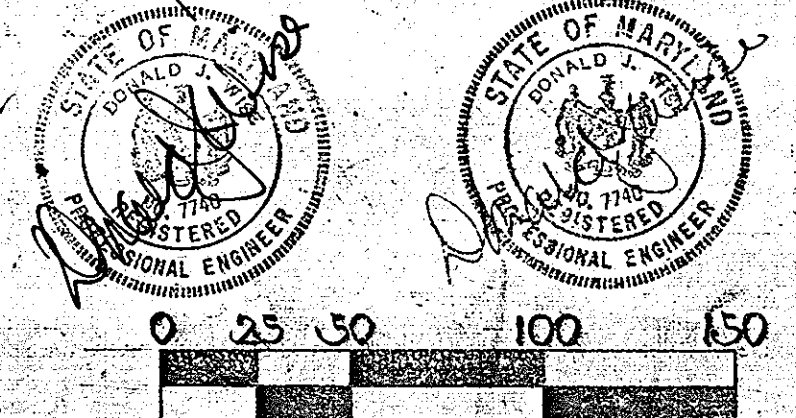


Paul A. Powell
REGISTERED PROFESSIONAL ENGINEER

ADDRESS CHART

Bldg. No.	Street Address
Bldg. A	7151 Montevideo Road
Bldg. B	7155 Montevideo Road

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
Pl. 1 Limited Part Prop.	P-28	P-28
PLAT NO. OR L.P.	BLOCK NO.	ZONE
1151/174	10	M-2
TAX MAP	PARCEL	DIST. CENSUS TRACT
43	1	0012
WATER CODE	SEWER CODE	
001	2400000	



Stanley Nasiatka, et ux.
334/01
(Comm.)

See S.D.P. 80-22
Richard Smith
048/541
(Comm.)

Donald F. Wallace, et ux.
431/178
(Comm.)

20' Water & Utility Easement
Donald K. Barrass, et ux.
441/513

Donald K. Barrass, et ux.
210/44

Copper Station Inn Ltd.
730/032

See S.D.P. 80-178
David C. McCahan
1170/040

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	9/1/86	PER COUNTY COMMENTS
2	9/22/86	CHANGE ENTRANCE, STORM DRAINING & EASEMENTS
3	2/20/87	PER CO. COMMENTS
4	4/1/87	REVISE WATER MAIN AS PER CO. REQUEST
5	7/13/87	REVISED STORM DRAIN
6	12/22/87	ADDED CONC. RAMP & OVERHEAD DOOR
7	2/1/88	ADDED CONC. PENTHOUSE
8	2/1/88	REVISED STORM DRAINING & EASEMENTS FOR ADDITIONAL SECOND FLOOR

OWNER
 ROUTE ONE LIMITED PARTNERSHIP
 9475 DEERECO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

DEVELOPER
 P.F. OBRECHT MANAGEMENT CO., INC.
 9475 DEERECO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

PLAN PREPARATION
 DRAWN BY: P.C.R.
 DESIGNED BY: P.C.R.
 CHECKED BY: A.W.R.
 DATE: 7/1/86
 SCALE: 1" = 50'

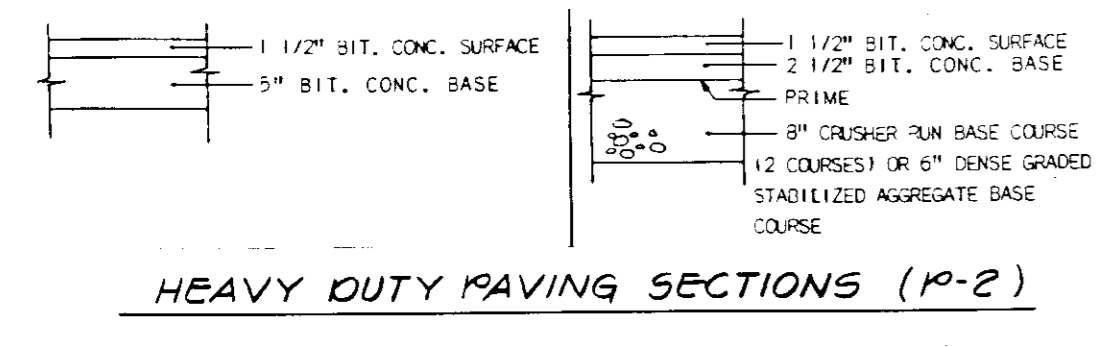
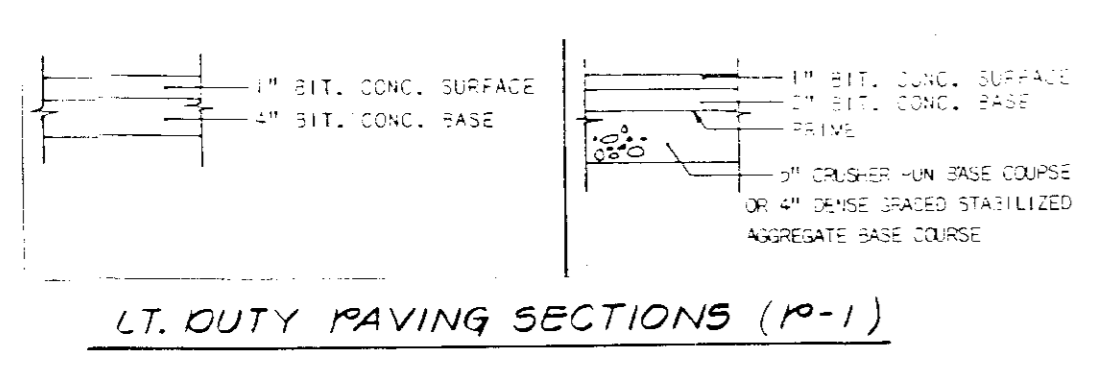
LAYOUT & UTILITY PLAN
 PROPOSED OFFICE / WAREHOUSE BUILDINGS
 TAX MAP NO. 43 P.28
 1ST ELECTION DISTRICT
 DEED REF. 1502-203
 HOWARD CO., MARYLAND

DRAWING NO.
7811-59-002
SHEET NO.
10
SDP-87-08

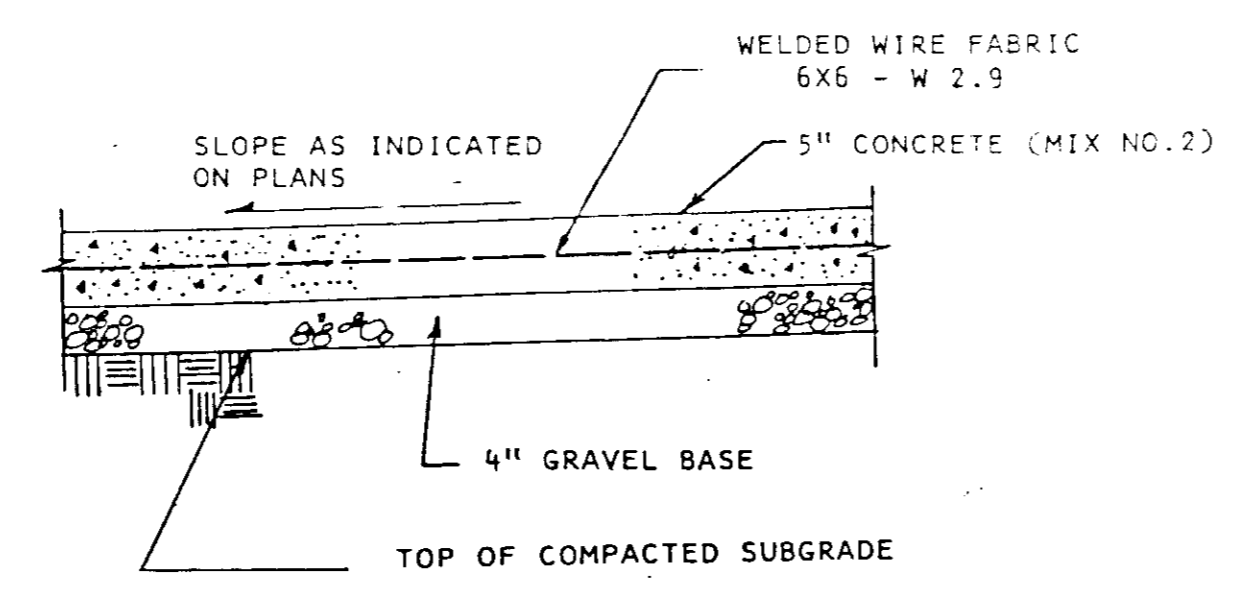
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Joyce Zogler 5-15-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Donald J. Davis 5-18-87
DIRECTOR DATE
John W. Muehlen 5-18-87
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
R. L. B... 5-19-87
DIRECTOR DATE
... 5-2-87
CHIEF BUREAU OF ENGINEERING DATE



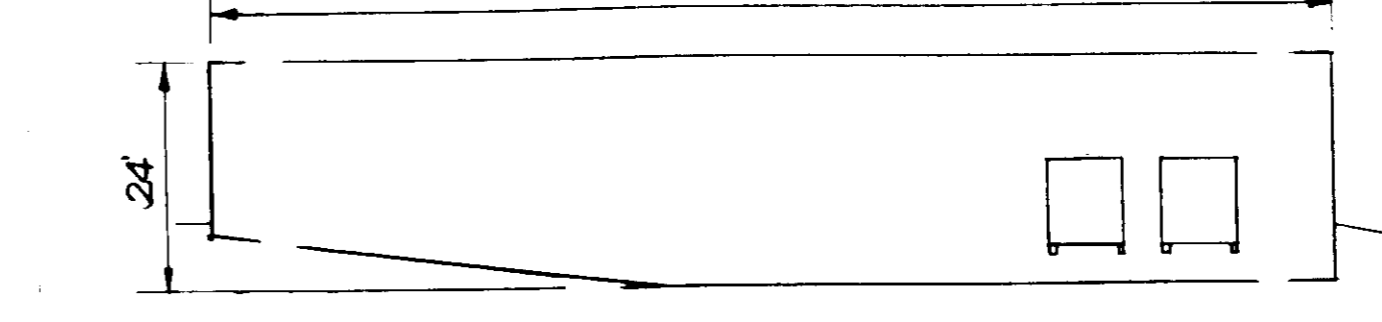
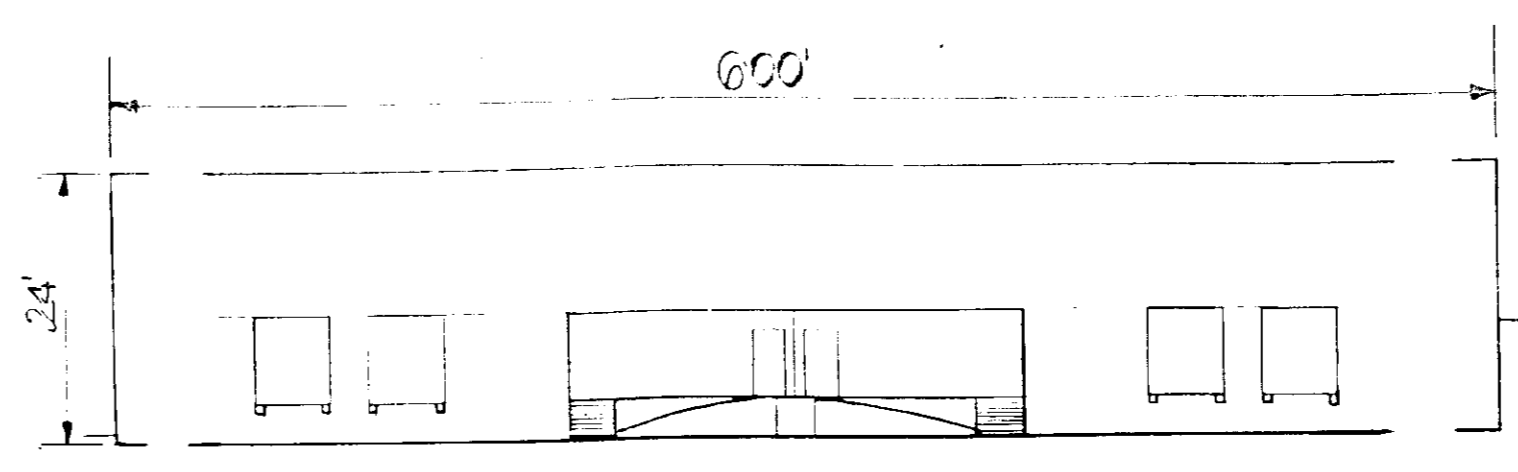
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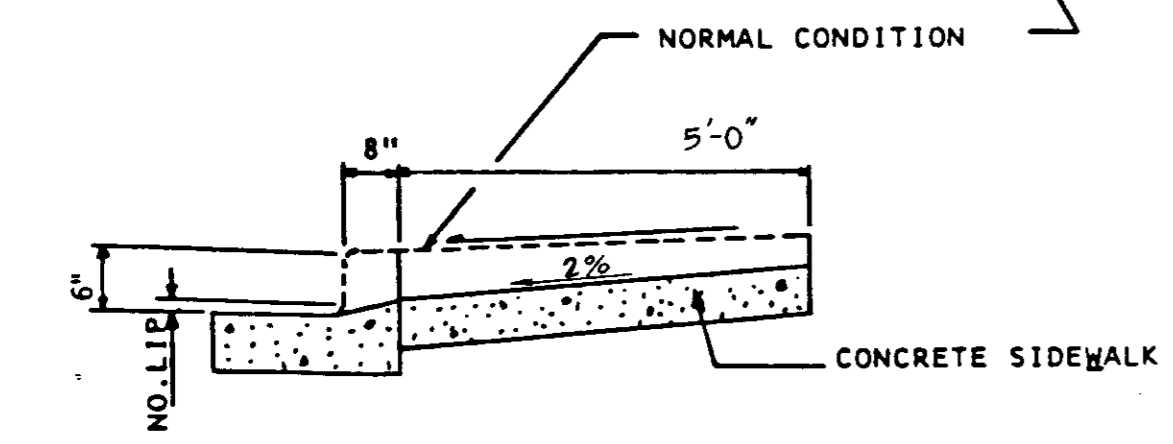
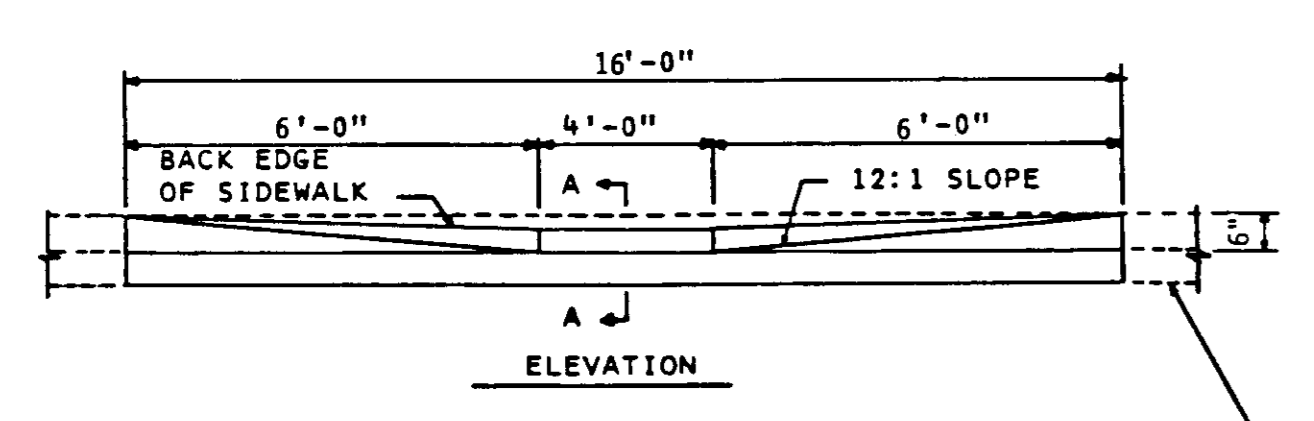
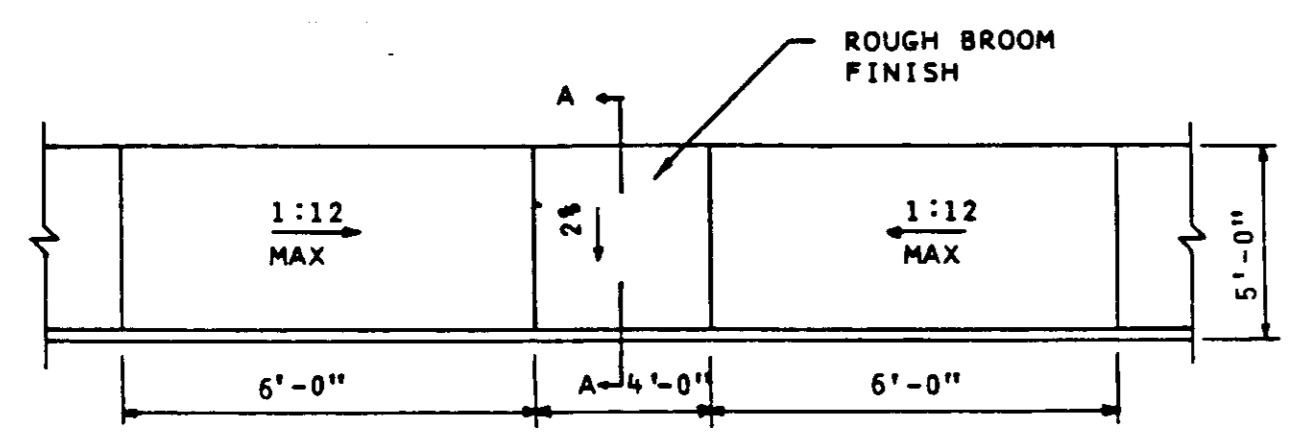
1/2" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED WHERE WALKS ABOUT CURBS, WALLS, STEPS, ETC. AND AT MAXIMUM 20' INTERVALS ALONG THE WALK.

JOINT SCORING TO BE 4'X4' FOR UTILITY DRIVE

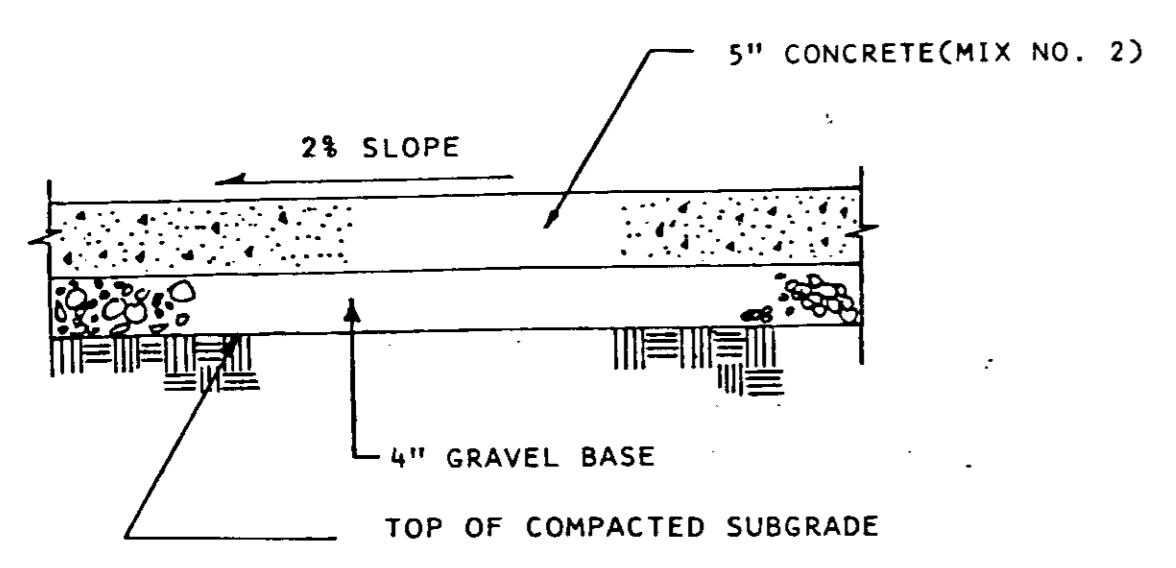
DUMPSTER PAD DETAIL
No Scale



BUILDING ELEV.
Scale: 1"=20'



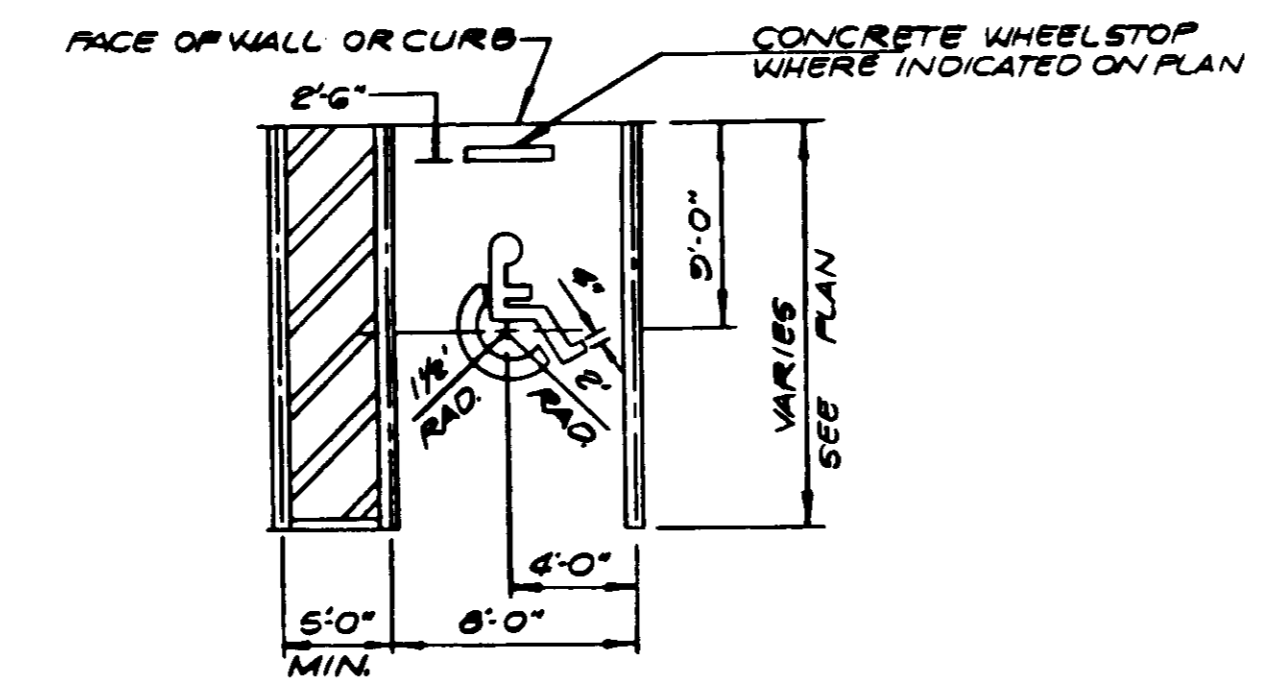
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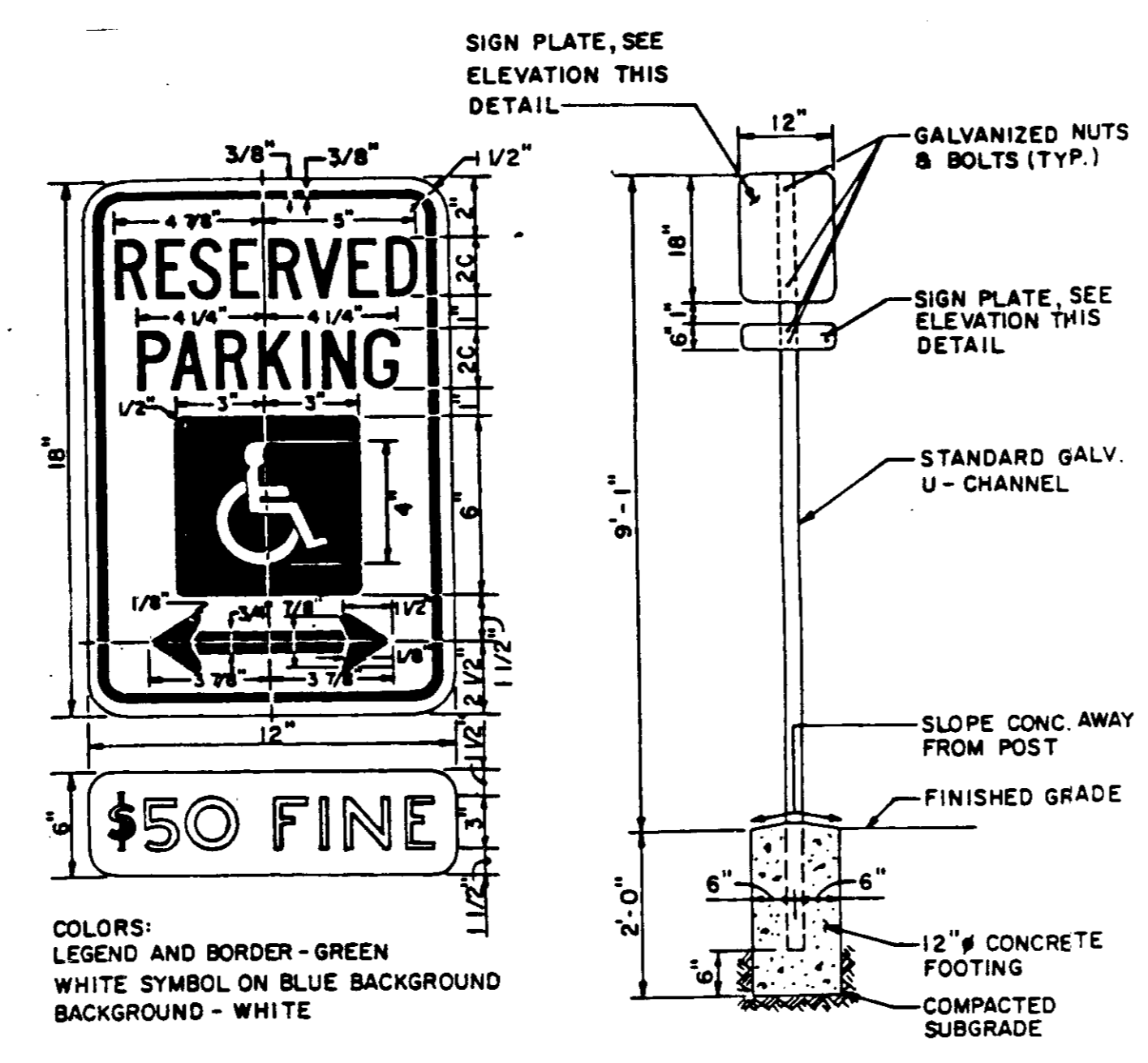
1/2" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED WHERE WALKS ABOUT CURBS, WALLS, STEPS, ETC. AND AT MAXIMUM 20' INTERVALS ALONG THE WALK.

CONCRETE SIDEWALK SECTION
No Scale

PAINT IS TO BE YELLOW TRAFFIC PAINT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. (TWO (2) COATS REQUIRED)

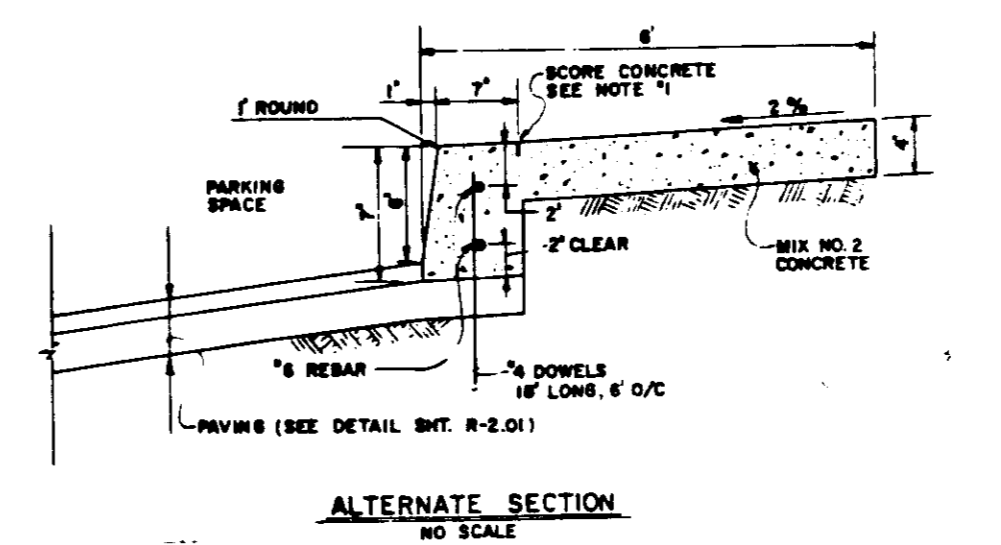
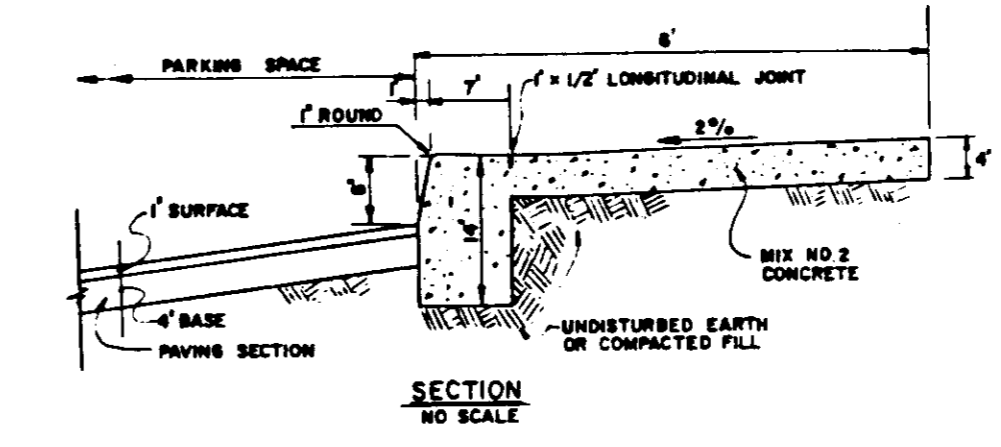


HANDICAP PARKING
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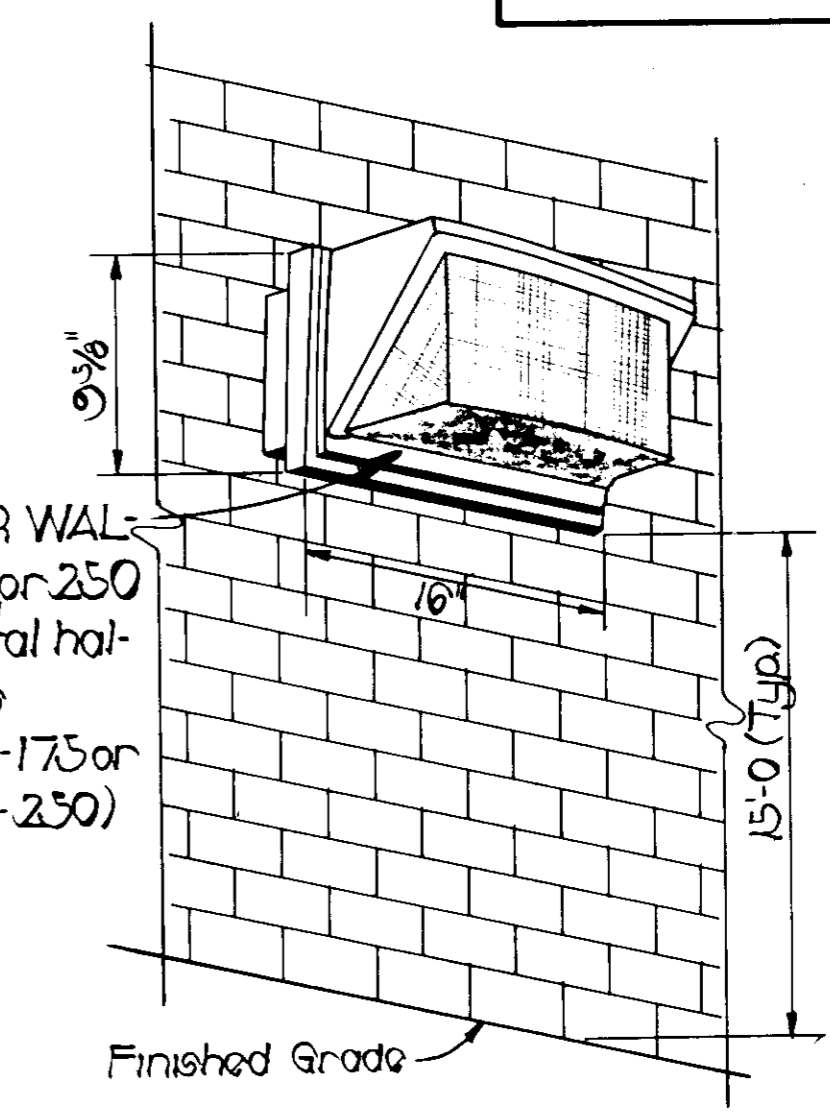


HANDICAPPED SIGN AND POST DETAIL
No Scale

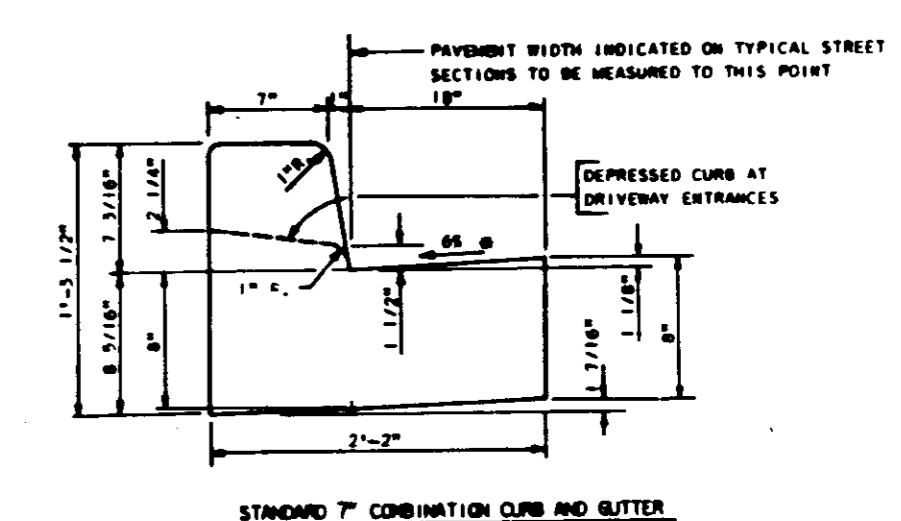
NOTES:
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4" THE SIDEWALK THICKNESS OR 1" MAX. LATITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4" AND SPACED @ 10' MAX.
2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS. IN LATITUDINAL JOINTS TO FULL CROSS-SECTION.



MONOLITHIC CURB & SIDEWALK
No Scale



LIGHTING DETAIL
No Scale



CURB DETAIL
No Scale

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87
M. H. M...

7151 MONTEVIDEO ROAD SDP 87-08

STV / LYON ASSOCIATES
Engineers Surveyors Planners
2100 ...
...

NO.	DATE	DESCRIPTION
1		ADD PLAN SYMBOLS
2		ADD REVISIONS

OWNER
ROUTE ONE LIMITED PARTNERSHIP
9473 DEEREGO ROAD
TIMONUM, MARYLAND 21090
301-531-2351

DEVELOPER
P.F. ORECHT MANAGEMENT CO., INC.
8175 DEEREGO ROAD
TIMONUM, MARYLAND 21093
301-531-5958

PLAN PREPARATION	
DRAWN BY: <i>...</i>	DATE: 7/22/87
DESIGNED BY: <i>...</i>	SCALE: AS SHOWN
CHECKED BY: <i>...</i>	

SITE DETAILS
PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P. 28
ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

DRAWING NO.
7311-30-001
SDP 87-08

BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1
Maryland State Highway Admin. Ex. 8' 9" 1/2

(R/W WIDTH VARIES)

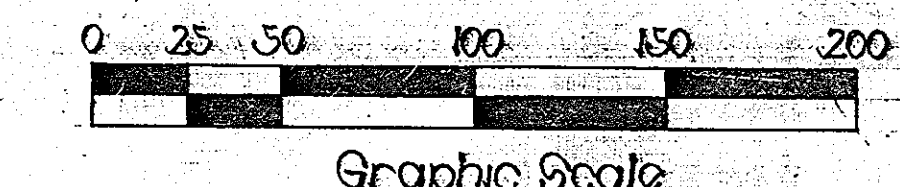
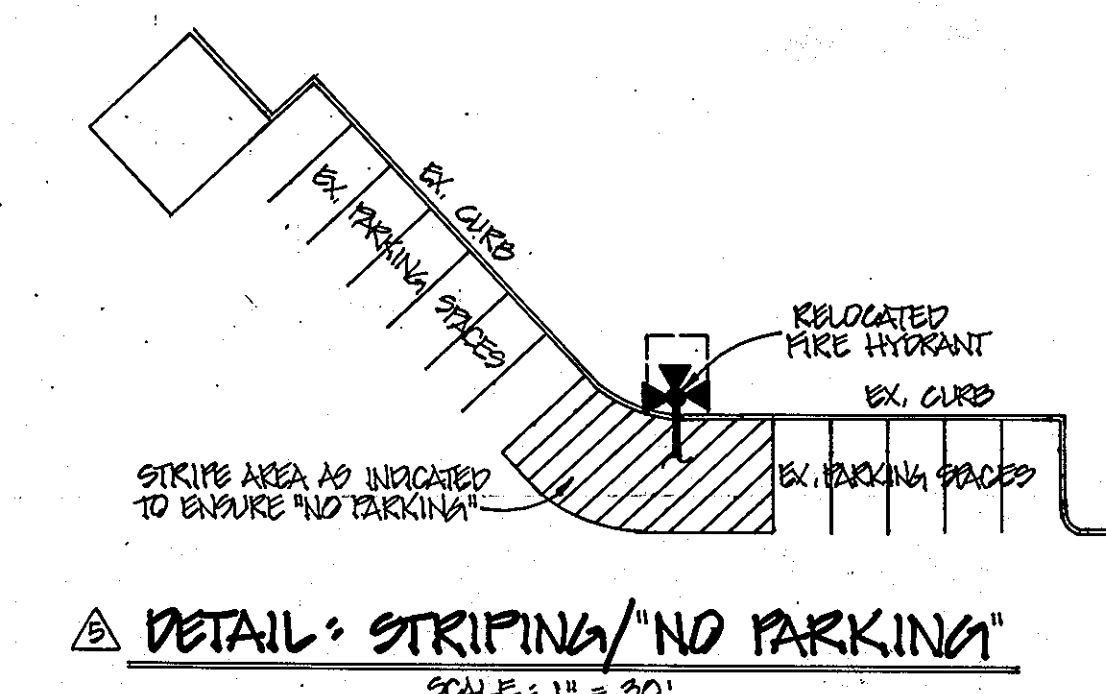
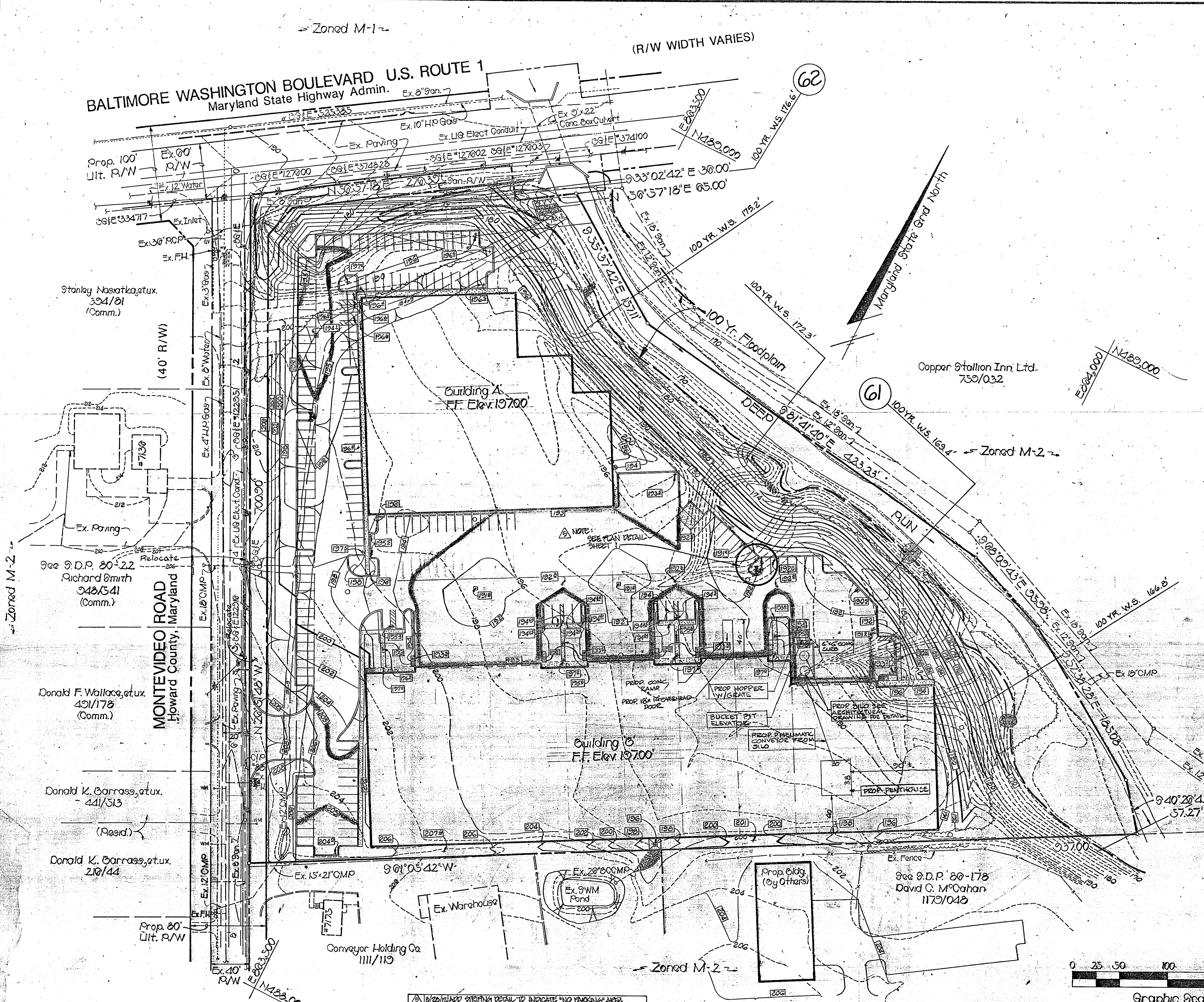
APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 5-15-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 5-18-87
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5-14-87
DIRECTOR DATE

[Signature] 5-7-87
CHIEF BUREAU OF ENGINEERING DATE



STATE OF MARYLAND
PAUL H. ROEDER
REGISTERED PROFESSIONAL ENGINEER
FOR REVISIONS ONLY

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/22/86	CHANGE ENTRANCE & PARKING ELEV. @ BLDG. A
2	2/22/87	N.W. BLDG. B' HANDICAPPED RAMP
3	2/27/87	ADDED CONC. RAMP & OVERHEAD DOOR
4	5/15/87	ADDED SILO, PENTHOUSE & ELEVATOR

OWNER
ROUTE ONE LIMITED PARTNERSHIP
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

PLAN PREPARATION -
DRAWN BY: J.E.F. DATE: 6/29/86
DESIGNED BY: P.C.R. SCALE: 1" = 50'
CHECKED BY: A.W.R.

7151 MONTEVIDEO ROAD
SDP 87-08
GRADING PLAN
PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P.28
1st ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

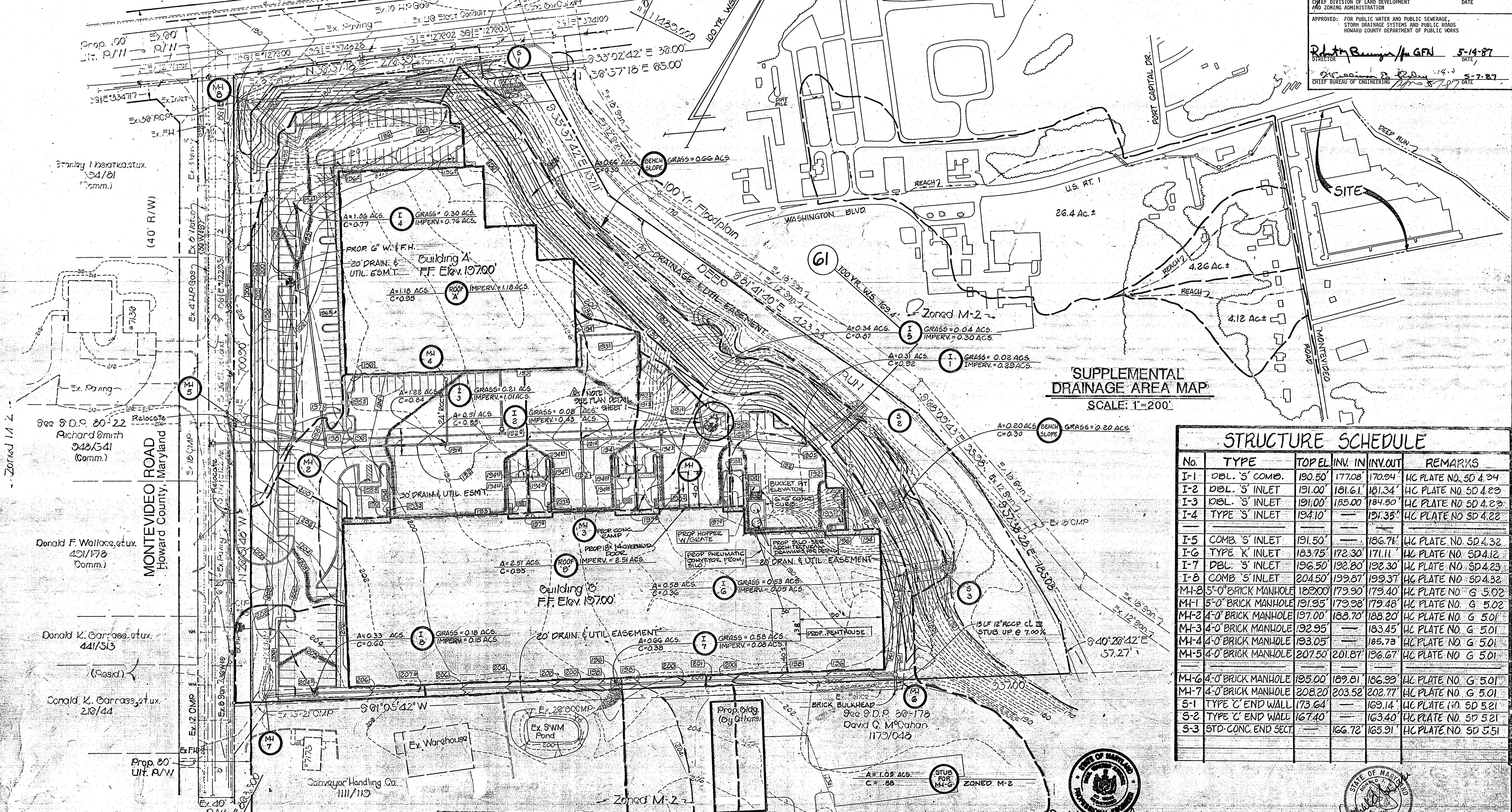
DRAWING NO.
7811-59-002
SHEET NO.
3 of 10

SDP-87-08

BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1
 Maryland State Highway Admin. Ex. 8 30m

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 2-4-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *Boyd* 5-15-87 DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DIRECTOR *Harold* 5-18-87 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT
 AND ZONING ADMINISTRATION
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *Boyd* 5-14-87 DATE
 CHIEF BUREAU OF ENGINEERING *Boyd* 5-7-87 DATE



'SUPPLEMENTAL
 DRAINAGE AREA MAP'
 SCALE: 1"=200'

STRUCTURE SCHEDULE					
No.	TYPE	TOPEL.	INV. IN	INV. OUT	REMARKS
I-1	DBL. 'S' COMB.	190.50'	177.08'	170.94'	HC PLATE NO. SD 4.34
I-2	DBL. 'S' INLET	191.00'	181.61'	181.34'	HC PLATE NO. SD 4.23
I-3	DBL. 'S' INLET	191.00'	185.00'	184.50'	HC PLATE NO. SD 4.23
I-4	TYPE 'S' INLET	194.10'	---	191.35'	HC PLATE NO. SD 4.22
I-5	COMB. 'S' INLET	191.50'	---	186.71'	HC PLATE NO. SD 4.32
I-6	TYPE 'K' INLET	183.75'	172.30'	171.11'	HC PLATE NO. SD 4.12
I-7	DBL. 'S' INLET	196.50'	192.80'	192.30'	HC PLATE NO. SD 4.23
I-8	COMB. 'S' INLET	204.50'	199.87'	199.37'	HC PLATE NO. SD 4.32
MH-8	5'-0" BRICK MANHOLE	189.00'	179.90'	179.40'	HC PLATE NO. G 5.02
MH-1	5'-0" BRICK MANHOLE	191.95'	179.98'	179.48'	HC PLATE NO. G 5.02
MH-2	4'-0" BRICK MANHOLE	197.00'	188.70'	188.20'	HC PLATE NO. G 5.01
MH-3	4'-0" BRICK MANHOLE	192.95'	---	183.45'	HC PLATE NO. G 5.01
MH-4	4'-0" BRICK MANHOLE	193.05'	---	185.73'	HC PLATE NO. G 5.01
MH-5	4'-0" BRICK MANHOLE	207.50'	201.87'	196.67'	HC PLATE NO. G 5.01
MH-6	4'-0" BRICK MANHOLE	195.00'	189.81'	186.99'	HC PLATE NO. G 5.01
MH-7	4'-0" BRICK MANHOLE	208.20'	203.52'	202.77'	HC PLATE NO. G 5.01
S-1	TYPE 'C' END WALL	173.64'	---	169.14'	HC PLATE NO. SD 5.21
S-2	TYPE 'C' END WALL	167.40'	---	163.40'	HC PLATE NO. SD 5.21
S-3	STD-CONC. END SECT.	166.72'	---	165.91'	HC PLATE NO. SD 5.51

'STORM DRAIN PLAN'
 SCALE: 1"=50'



ADD REFERENCE TO PLAN DETAIL SHEET 1
 NO. DATE REVISION

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

NO.	DATE	DESCRIPTION
1	5/10/86	ELIMINATE MH-6 & I-5
2	5/11/87	REVISED WATER MAIN AS PER CO. REQUEST
3	7/15/87	REVISED SCHEDULE
4	8/22/87	ADDED CONC. RAMP & OVERHEAD DOOR
5	8/31/87	ADDED SILO, PENTHOUSE & ELEVATOR

OWNER
 ROUTE ONE LIMITED PARTNERSHIP
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

DEVELOPER
 P.F. OBRECHT MANAGEMENT CO., INC.
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

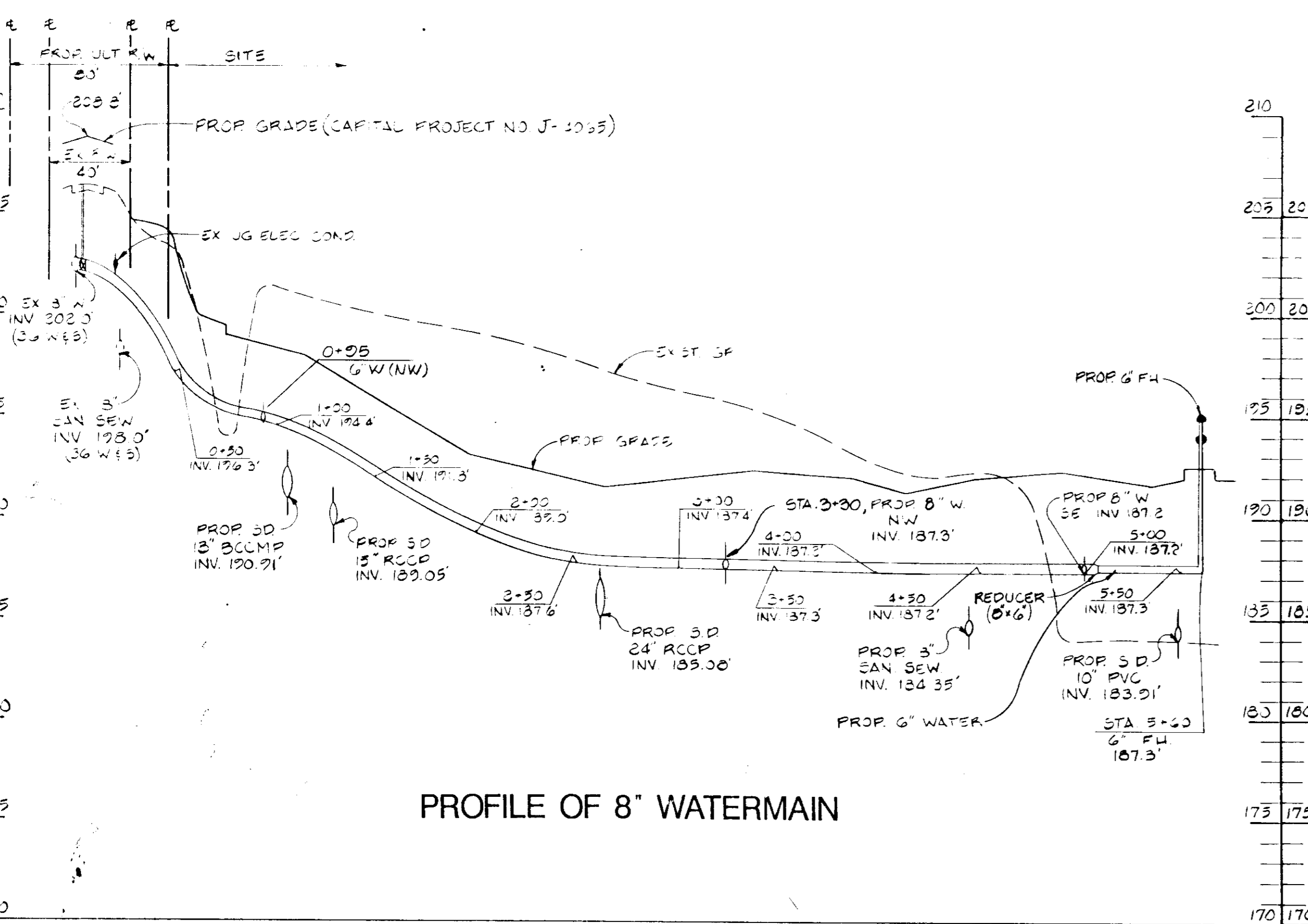
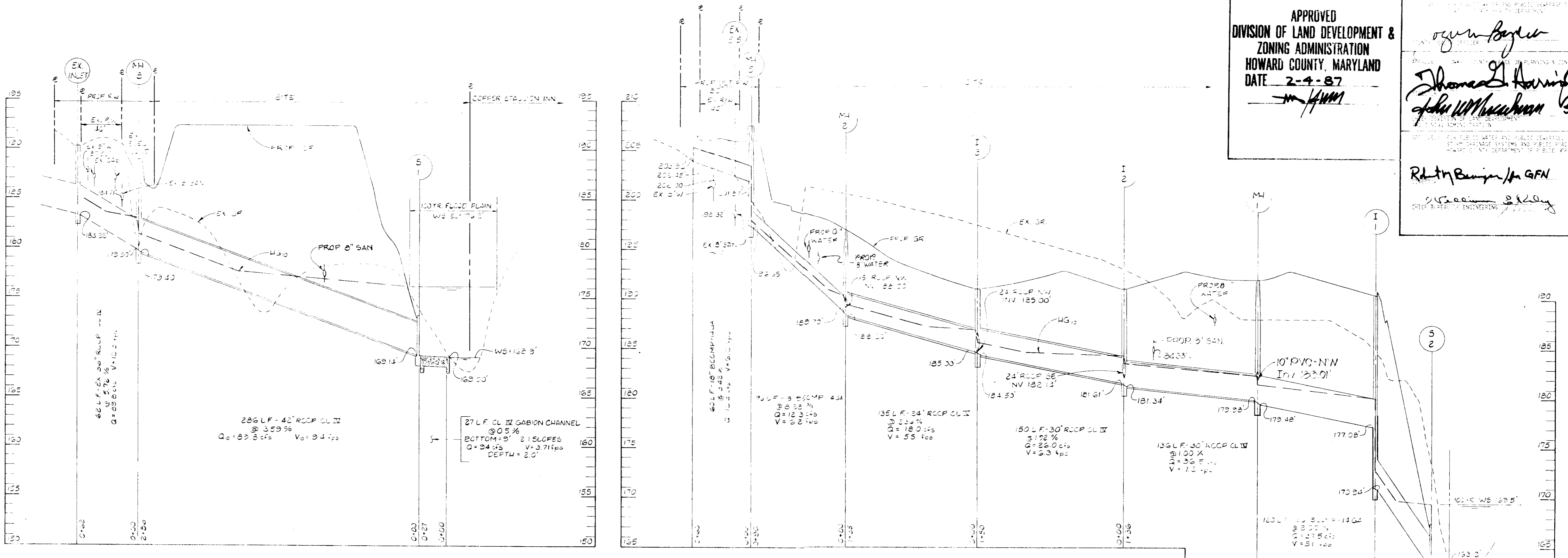
PLAN PREPARATION
 DRAWN BY: J.E.F. DATE: 7/11/86
 DESIGNED BY: P.O.A. SCALE: 1"=50'
 CHECKED BY: A.W.P.

DRAINAGE AREA MAP &
 STORM DRAIN PLAN
 PROPOSED OFFICE / WAREHOUSE BUILDINGS
 TAX MAP NO. 43 P. 28
 1st ELECTION DISTRICT
 DEED REF. 1502-223
 HOWARD CO., MARYLAND

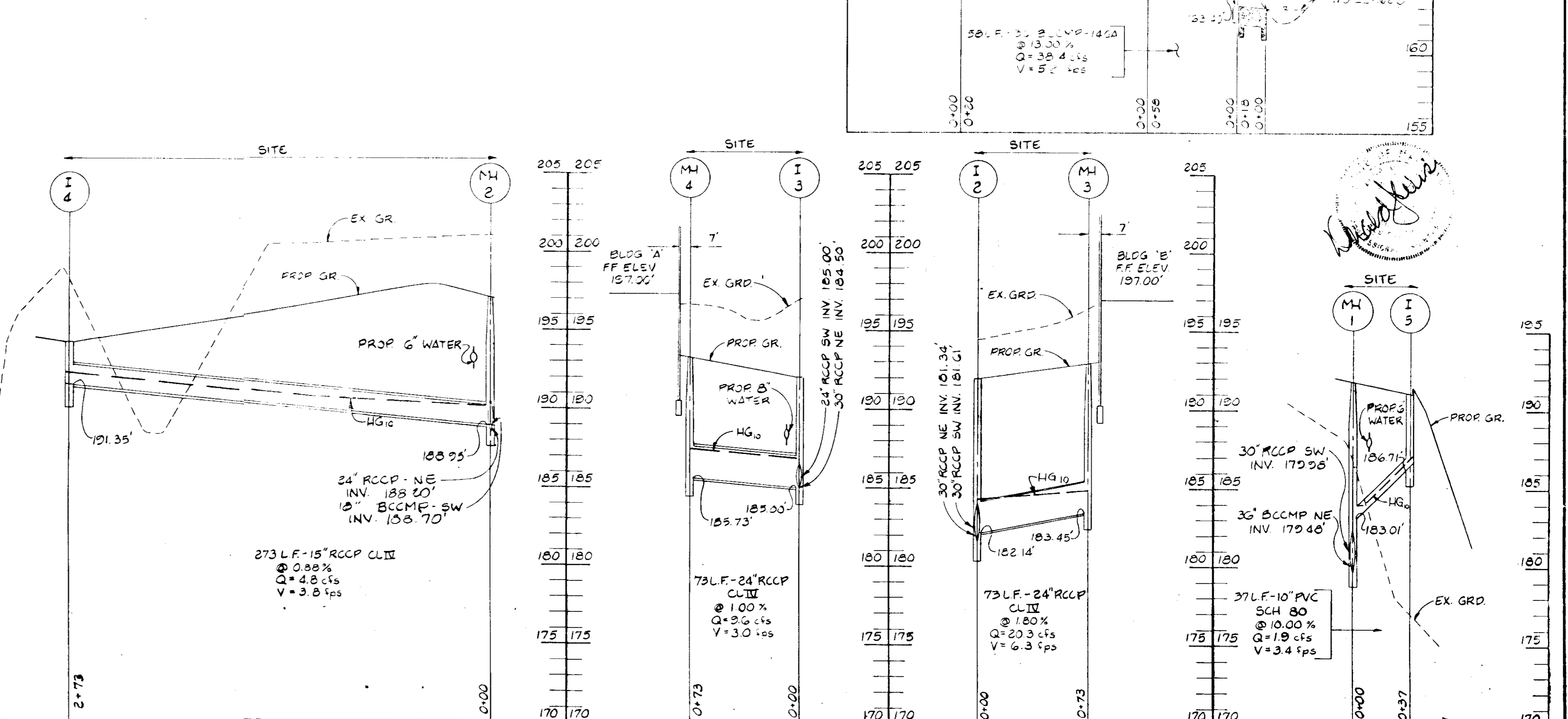
DRAWING NO.
 7811-59-002
 SHEET NO.
 4 OF 10
 SDP-87-08

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 2-4-87
Handwritten signature

515-87
 5-18-87
 5-18-87
 5-19-87
 5-7-87
 R. H. Benning / H. G. F. N.
 G. R. ...
 ...



PROFILE OF 8" WATERMAIN



STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/18/86	REVISED VERTICAL ALIGNMENT TO I-2
2	10/18/86	ADD WATER PROFILE
3	7/18/87	REVISED WATERMAIN PROFILE

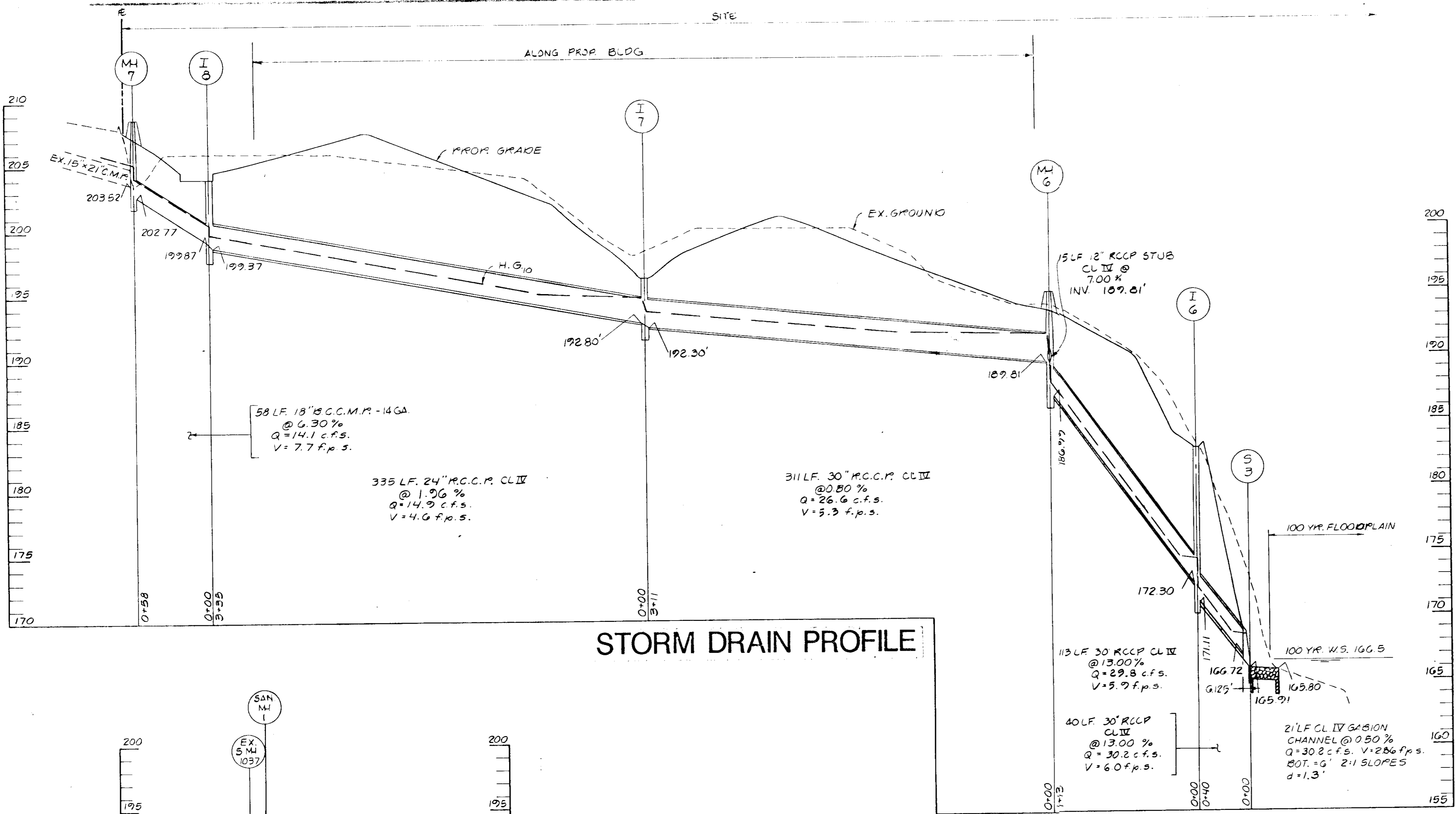
OWNER
ROUTE ONE LIMITED PARTNERSHIP
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

PLAN PREPARATION		
DRAWN BY	DATE	SCALE
J.E.F.	6/27/86	1" = 5' V, 1" = 50' H
DESIGNED BY	P.C.R.	
CHECKED BY	P.C.R.	

7151 MONTEVIDEO ROAD
SDP 87-08
STORM DRAIN PROFILES
 PROPOSED OFFICE / WAREHOUSE BUILDINGS
 TAX MAP NO. 43 P. 28
 1st ELECTION DISTRICT

DRAWING NO.
 7811-59-002
 SHEET NO.
5 of 10
 SDP-87-08



STORM DRAIN PROFILE

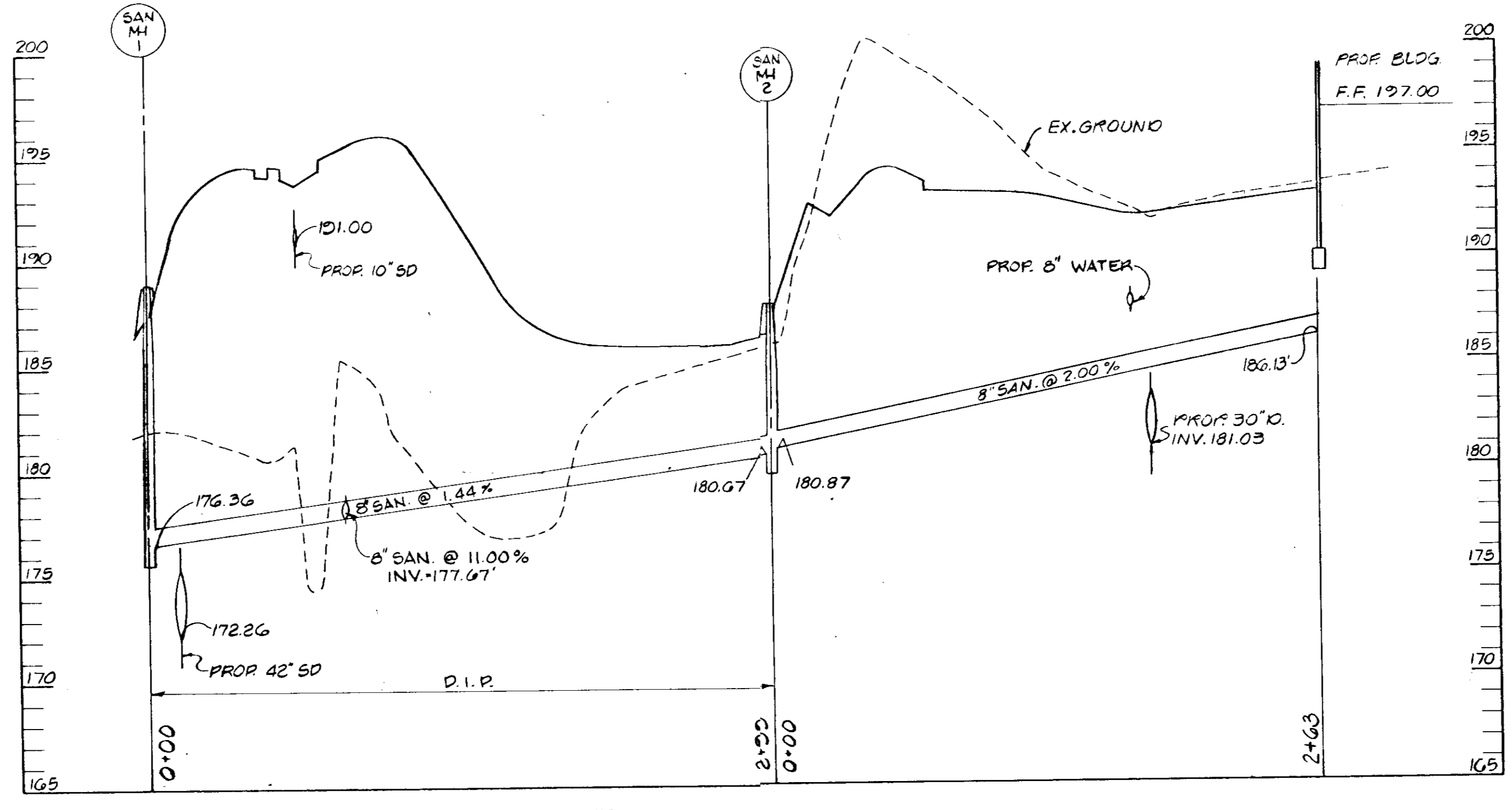
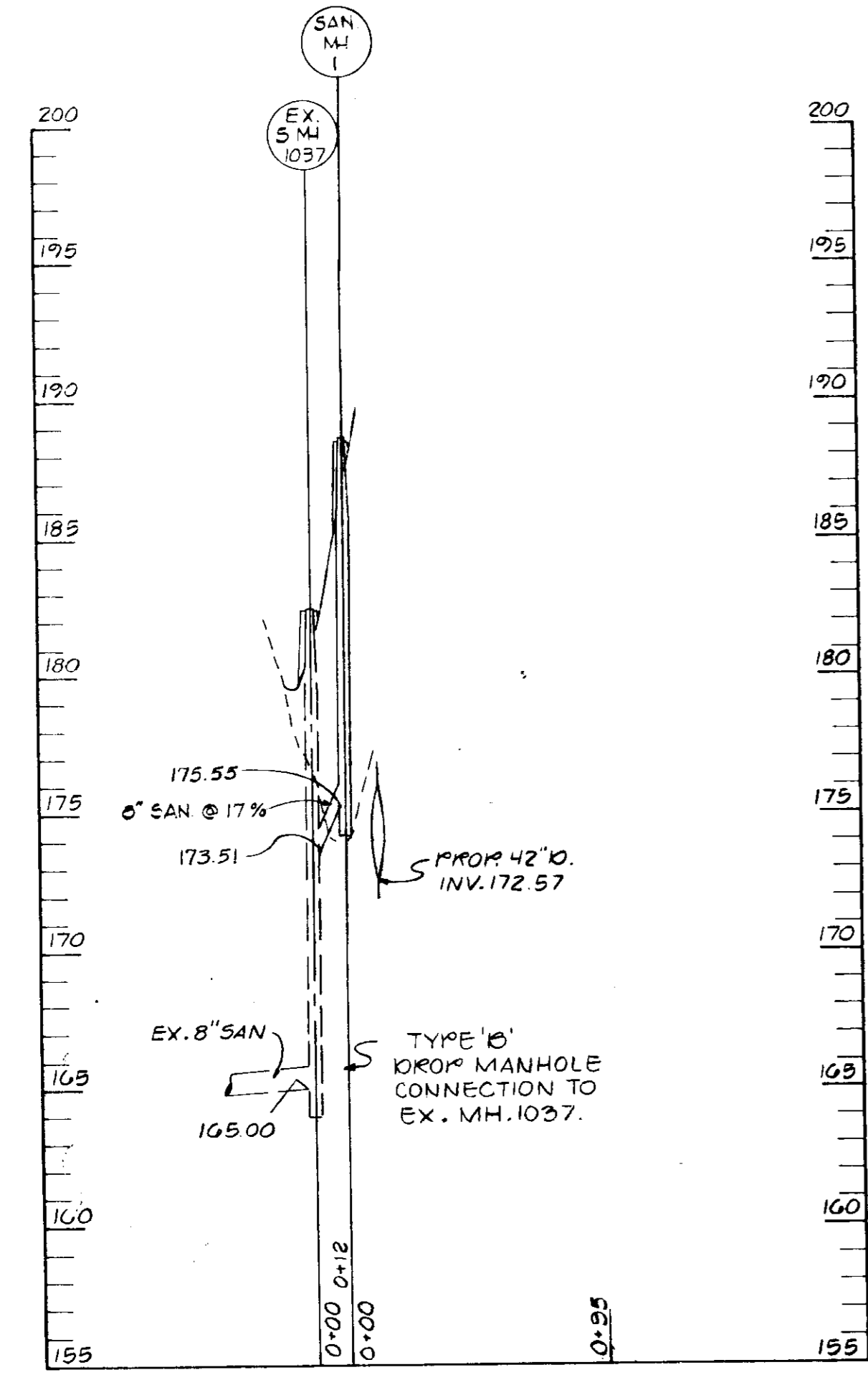
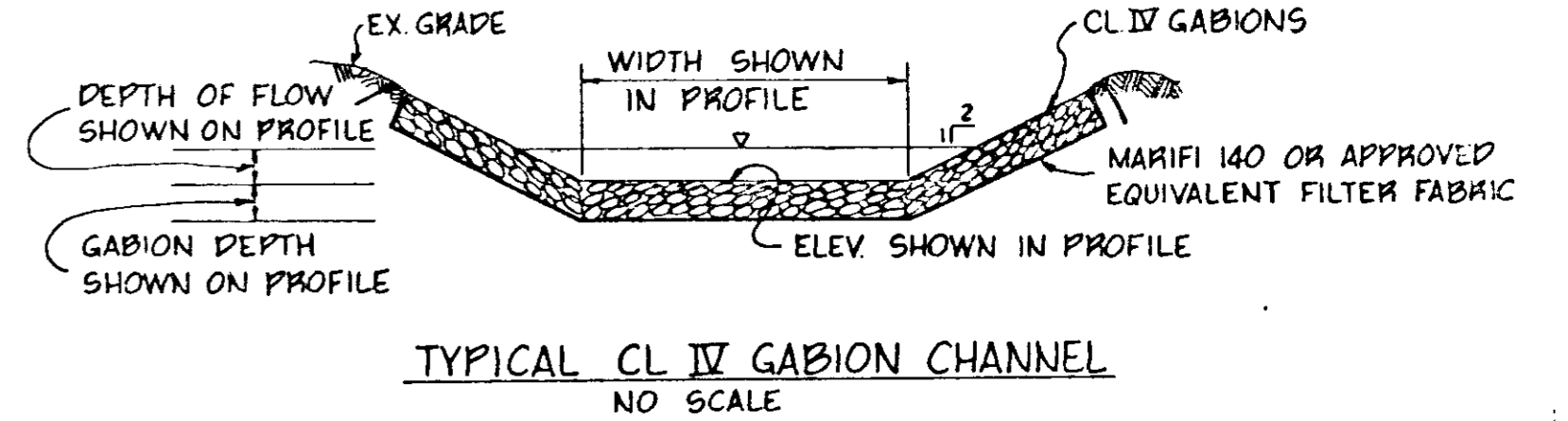
APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 2-4-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE 5-18-87

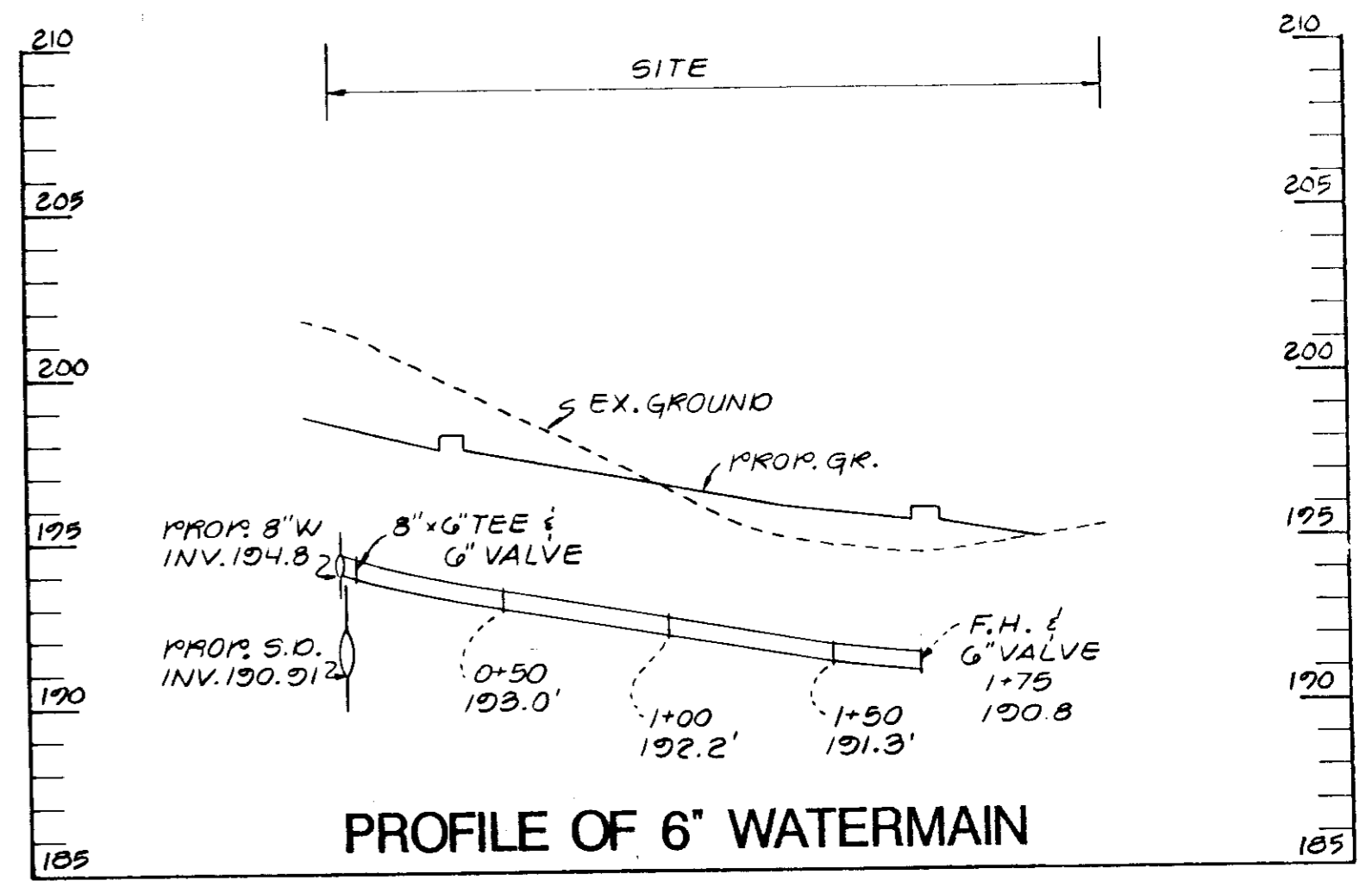
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 5-18-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 5-14-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 5-7-87



SANITARY PROFILES



[Handwritten signature]

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/22/86	ALIGNMENT OF I-8 TO MH-G, ADD STUB
2	10/1/86	ADD WATER PROFILE
3	7/13/87	ADD NOTE TO PROFILE (EX. 5 MH 1037 TO 5 MH)

OWNER
 ROUTE ONE LIMITED PARTNERSHIP
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

DEVELOPER
 P.F. OBRECHT MANAGEMENT CO., INC.
 9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 301-561-5858

PLAN PREPARATION
 DRAWN BY E.A.S. DATE 7/17/86
 DESIGNED BY P.C.P. SCALE HORIZ. 1"=50'
 CHECKED BY P.C.P. SCALE VERT. 1"=5'

7151 MONTEVIDEO ROAD
 STORM DRAINAGE &
 SANITARY SEWER PROFILES
 PROPOSED OFFICE / WAREHOUSE BUILDINGS
 TAX MAP NO. 43 P. 28 DEED REF. 1502-203
 1st ELECTION DISTRICT HOWARD CO., MARYLAND

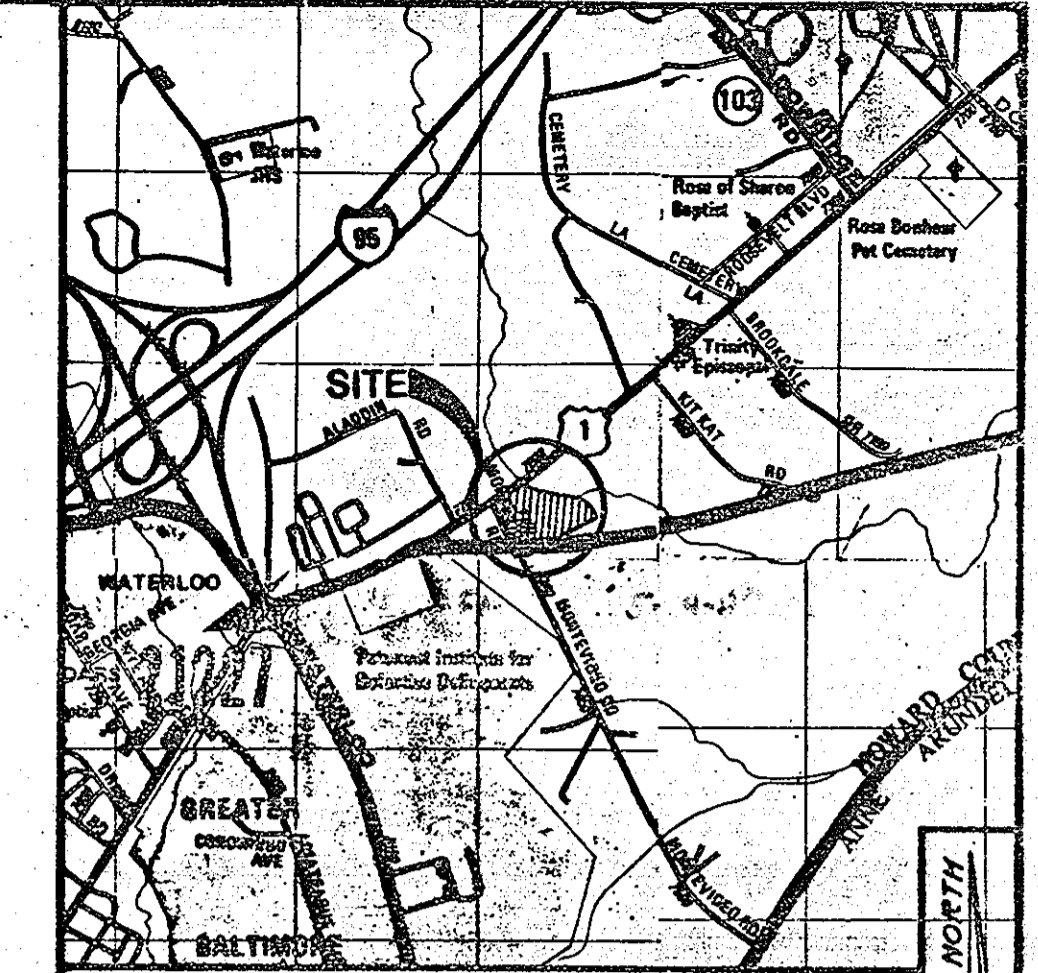
SDP 87-08
 DRAWING NO. 7811-59-002
 SHEET NO. 6 of 10
 SDP-87-08

Zoned M-1-
(R/W WIDTH VARIES)

BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1
Maryland State Highway Admin. Ex. 8" 90m

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 Natural Resources Approved Training Program for the Control of Sediment and Erosion, before beginning the project.
Signature of Developer: *[Signature]* Date: 7/2/86
P. F. OBRECHT MANAGEMENT CO., INC.

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.
Signature of Engineer: *[Signature]* Date: 7/2/86
DON WISE - STV/LYON ASSOC.
Donald J. Wise

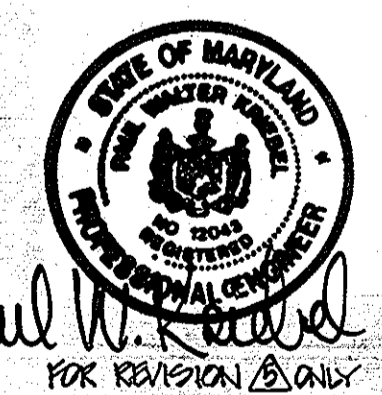


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 5-15-87
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 5-18-87
[Signature] 5-18-87
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5-14-87
[Signature] 5-7-87

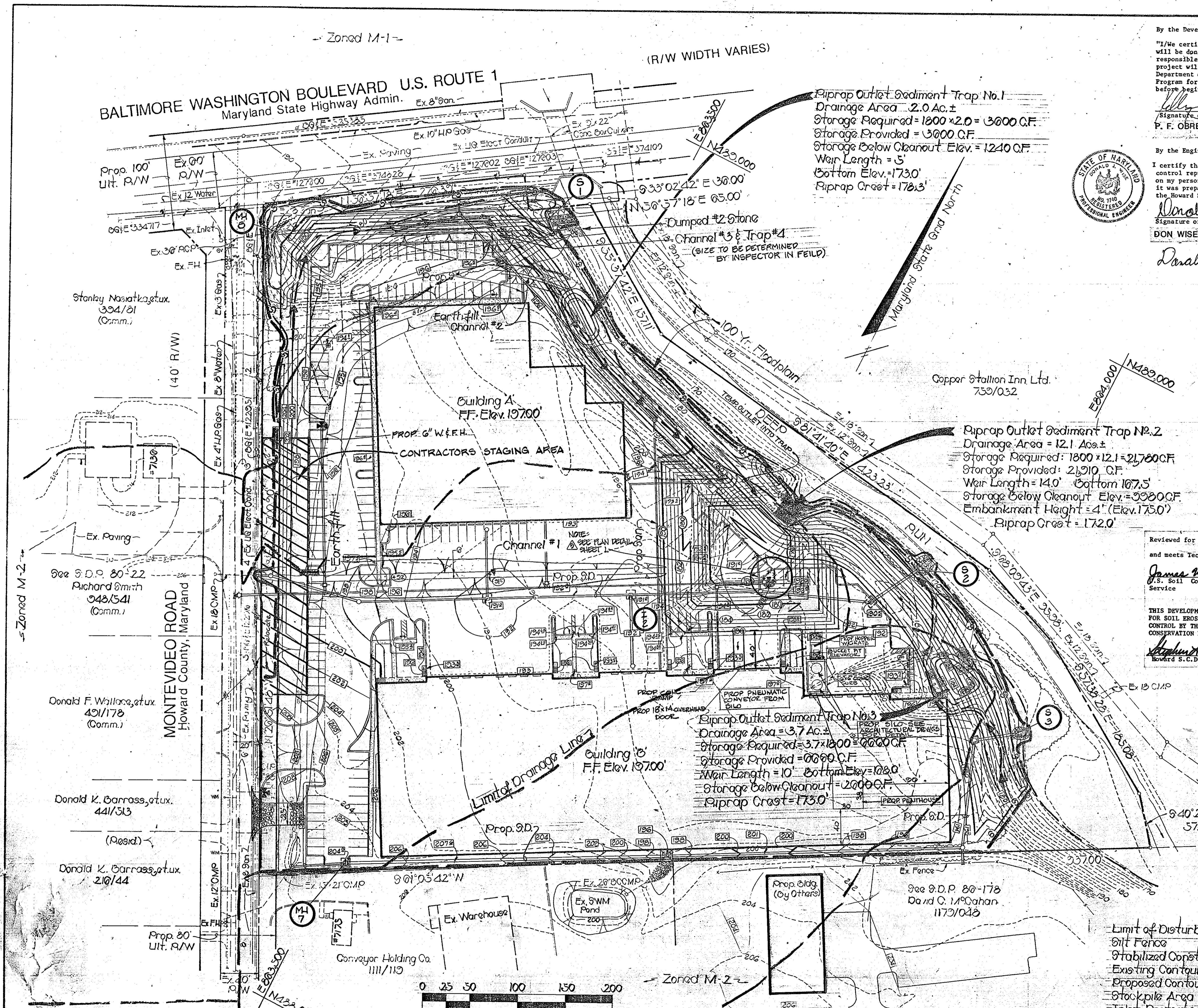
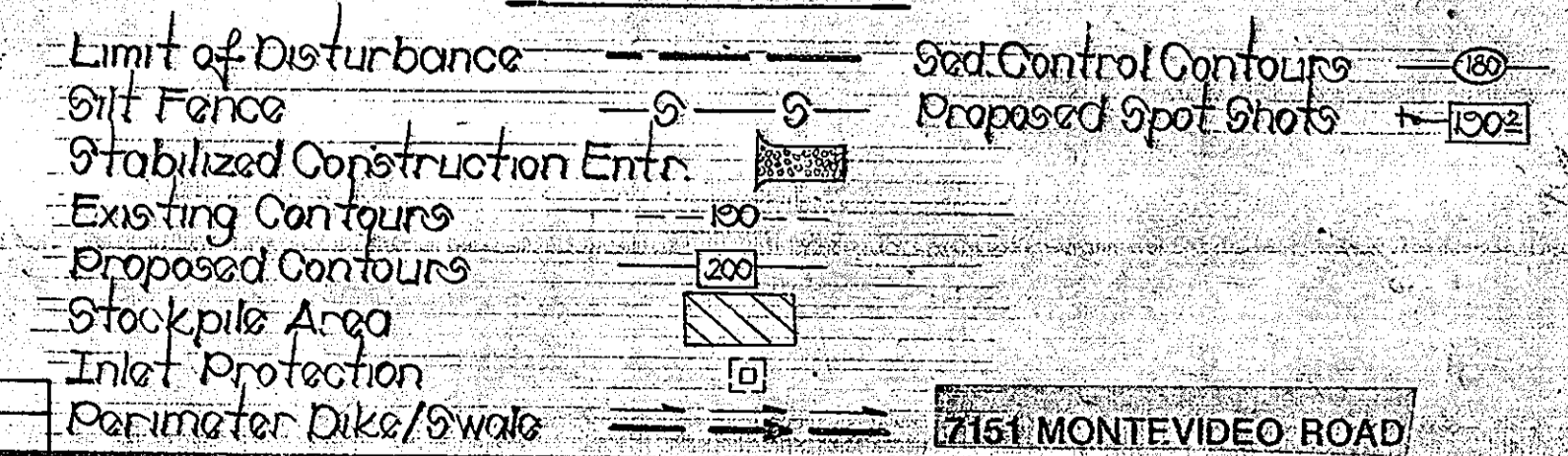
APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 2-4-87

Reviewed for HOWARD S.C.D. Name and meets Technical Requirements.
[Signature] 5/16/87
U.S. Soil Conservation Service
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 2/6/87
Howard S.C.D.

- SEDIMENT CONTROL NOTES
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - Site Analysis:
Total Area of Site: 10.67 Acres ±
Area Disturbed: 3.50 Acres ±
Area to be roofed or paved: 0.83 Acres
Area to be vegetatively stabilized: 4.34 Acres
Total Cut: 20,045 Cu. Yds.
Total Fill: 1,574 Cu. Yds.
Off-site waste/borrow area location: UNKNOWN AT THIS TIME
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
 - On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.



LEGEND



Stanley Nasiatka, et ux. 334/81 (Comm.)

Copper Station Inn, Ltd. 733/032

902 S.D.P. 80-22 Richard Smith 348/541 (Comm.)

Donald F. Williams, et ux. 421/178 (Comm.)

Donald K. Barrass, et ux. 441/513 (Resid.)

Donald K. Barrass, et ux. 219/44

Prop. 80' Ult. R/W

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

NO.	DATE	DESCRIPTION
1.	7/10/86	ADD TRAPS & CHANNELS PER CO. COMMENTS
2.	7/28/86	CHANGE ENTRANCE
3.	4-1-87	REVISE WATER MAIN AS PER CO. REQUEST
4.	2-22-87	ADDED CONC. RAMP & OVERHEAD DOOR
5.	5-31-87	ADDED SILO, PENTHOUSE & ELEVATOR

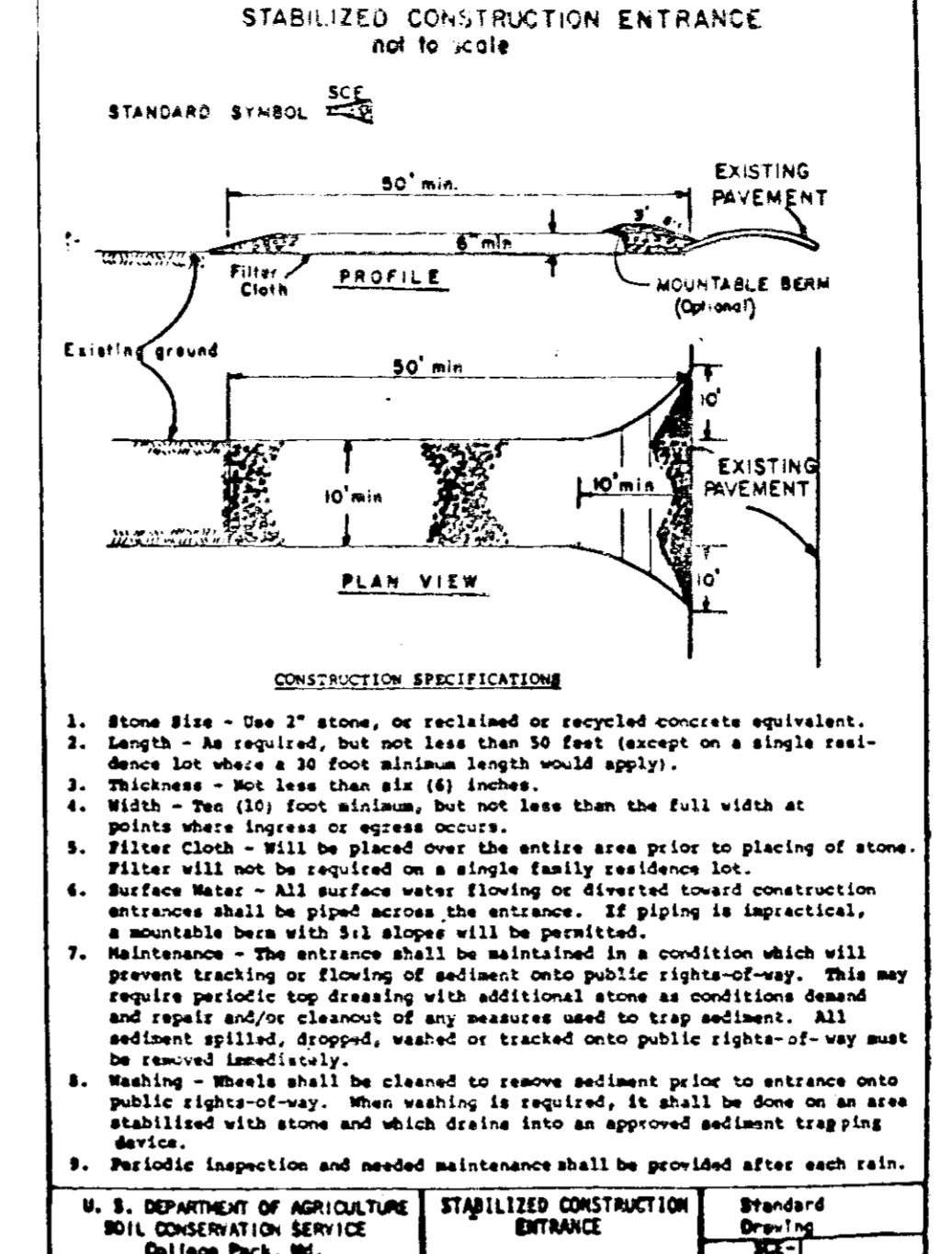
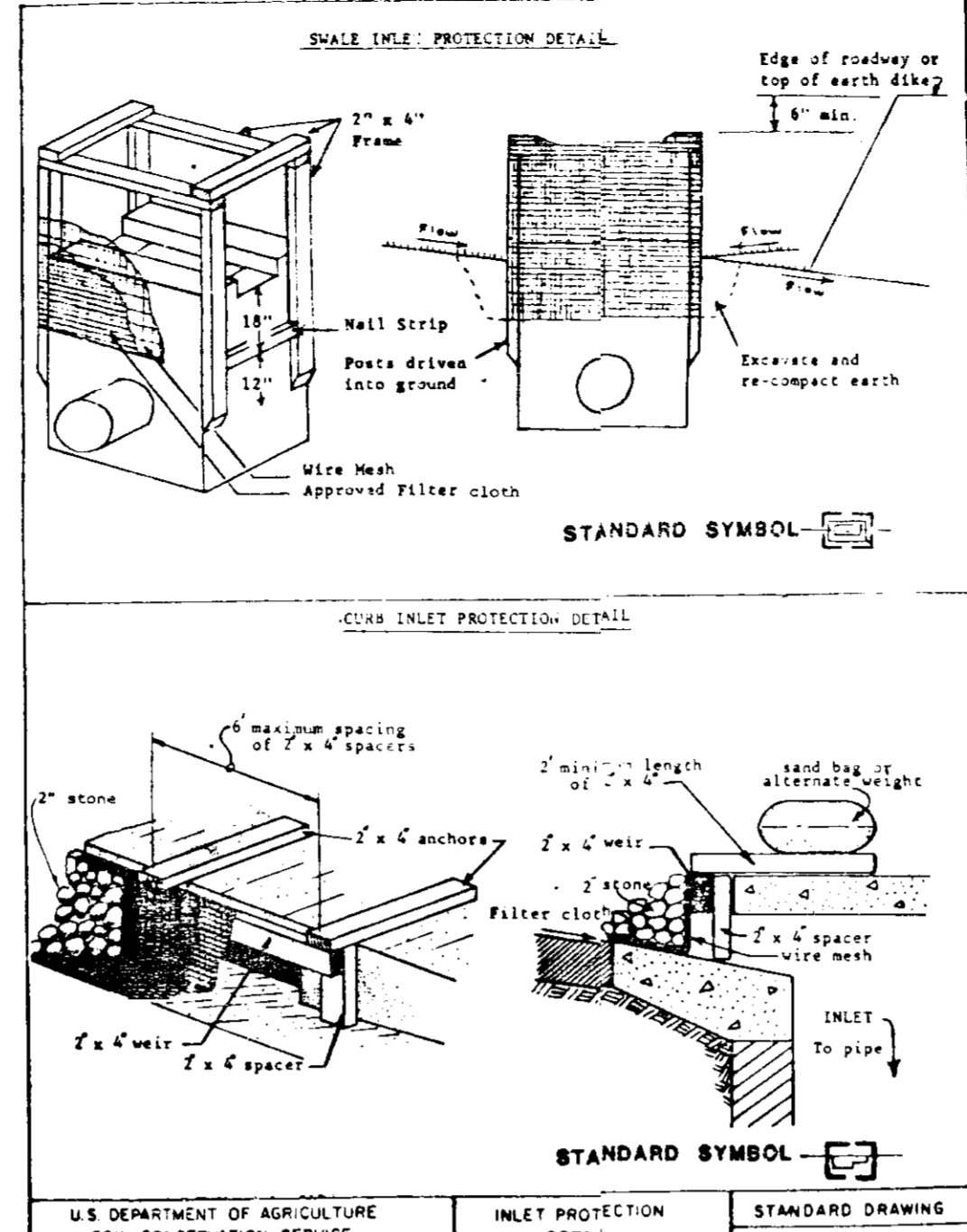
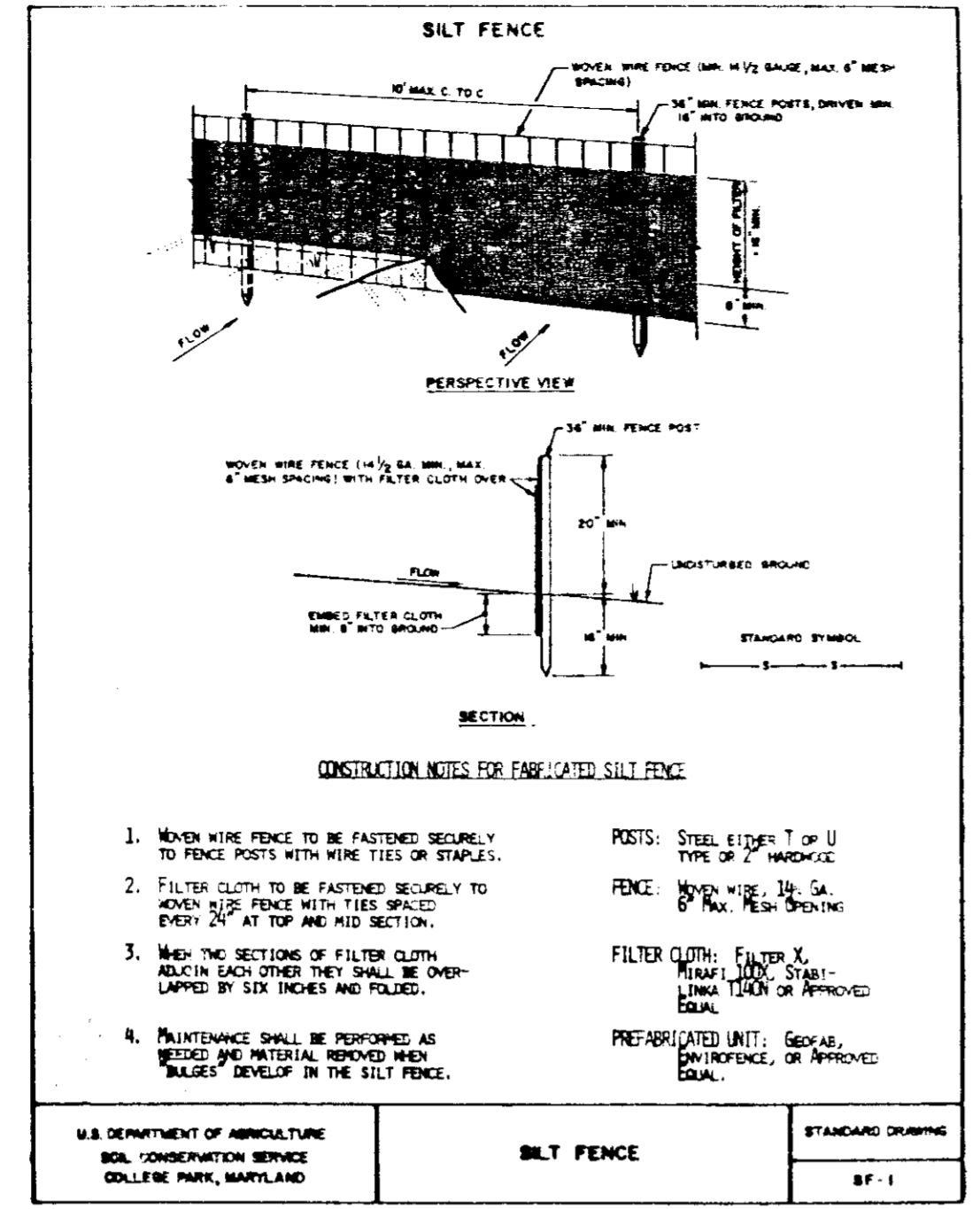
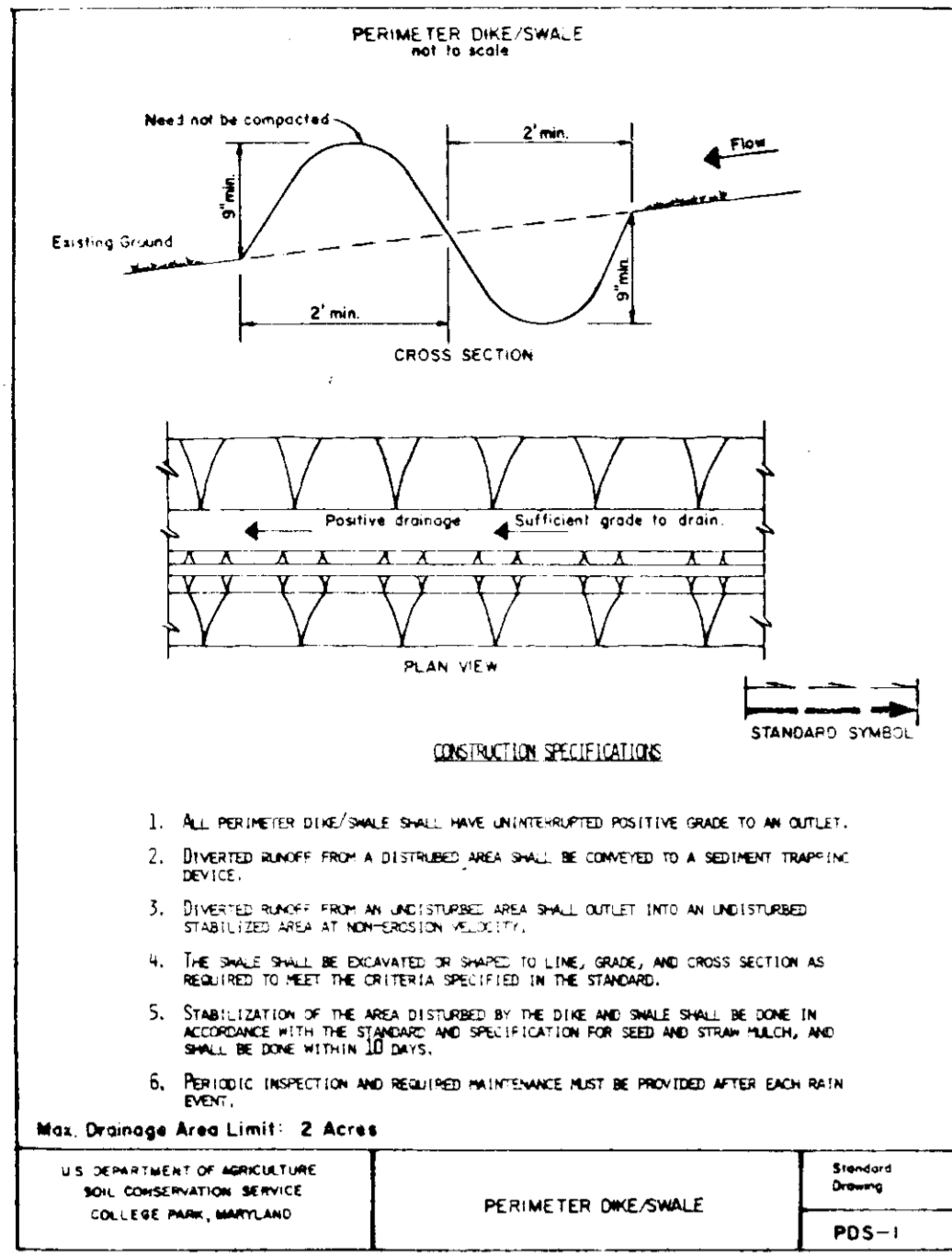
OWNER
ROUTE ONE LIMITED PARTNERSHIP
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-581-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-581-5858

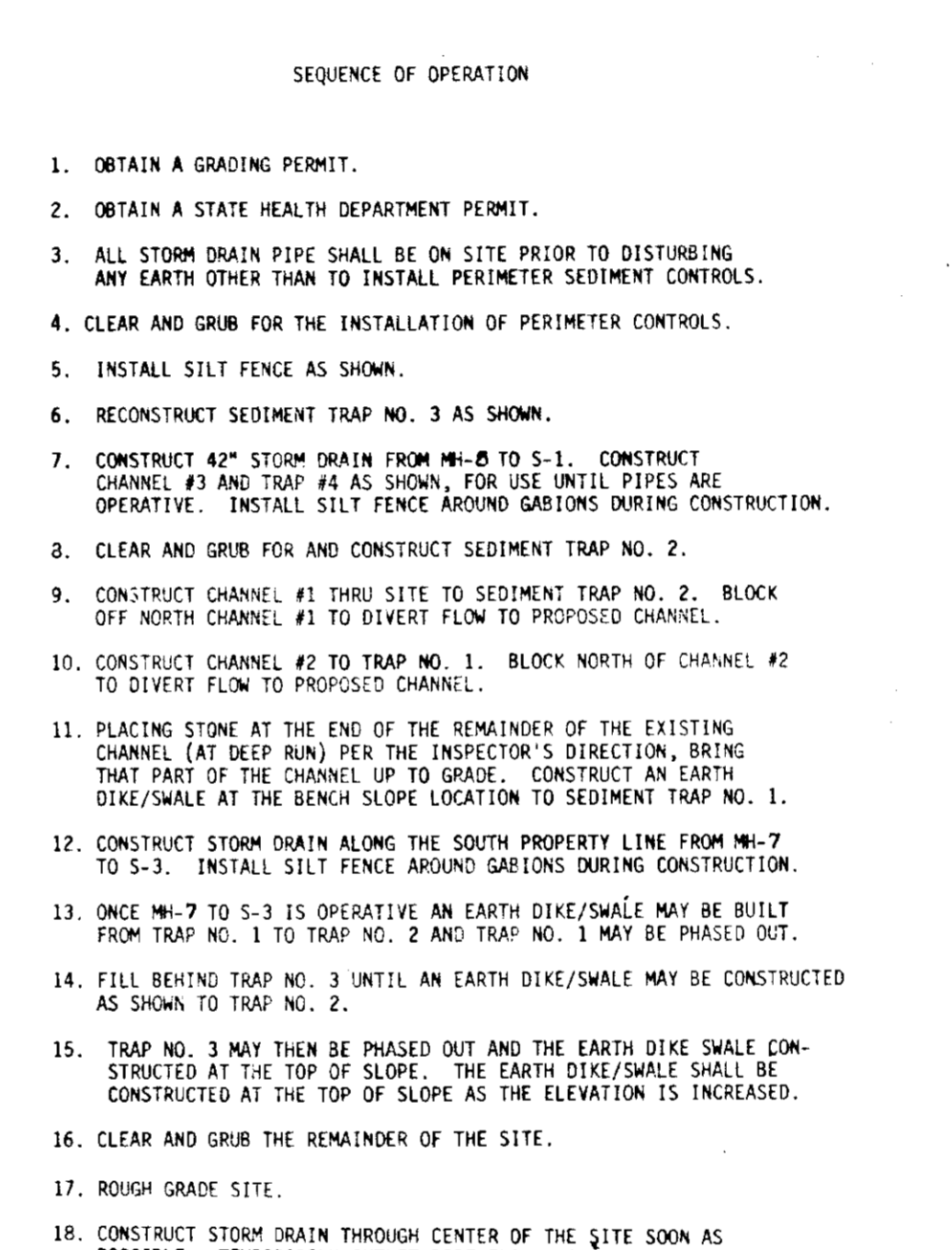
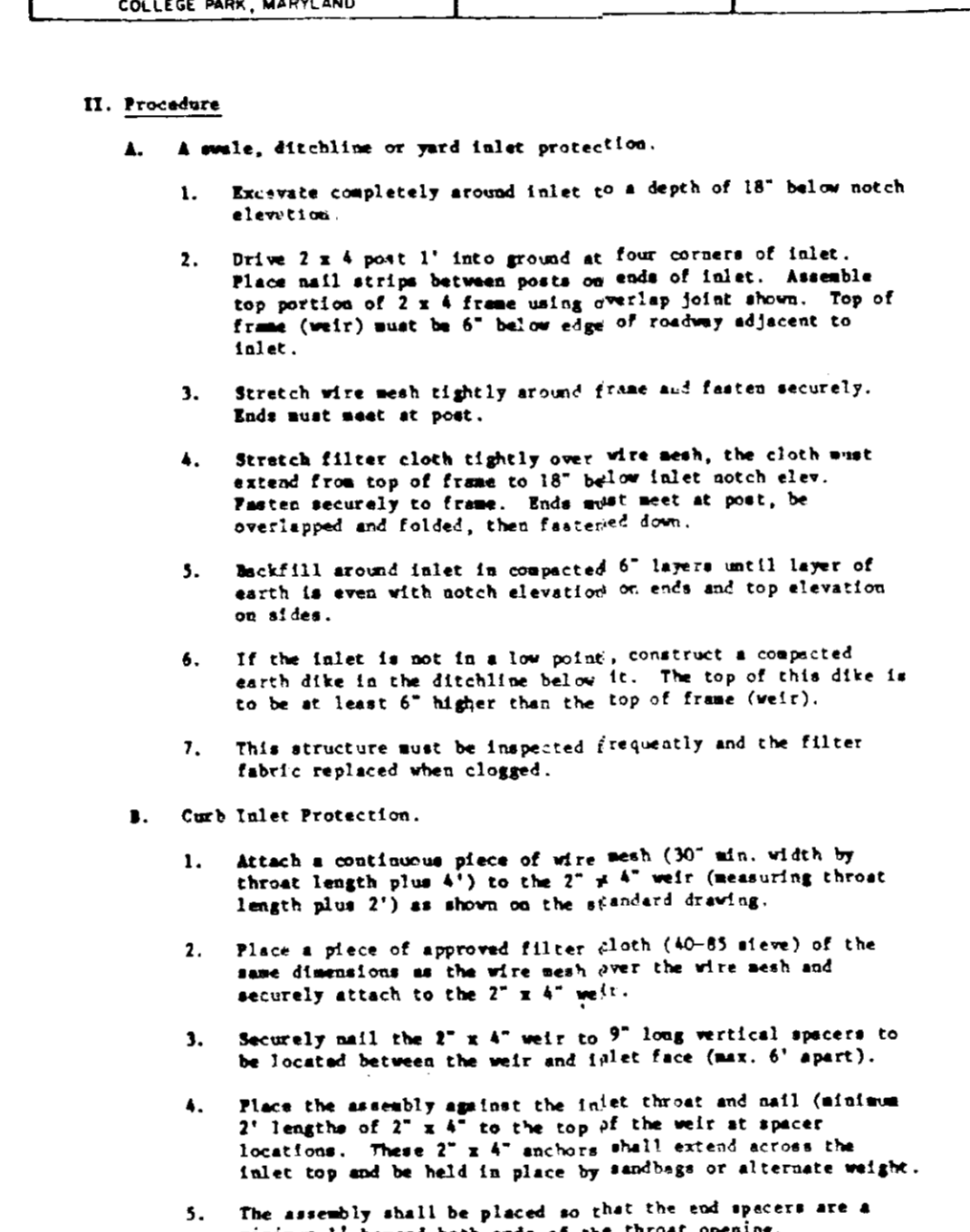
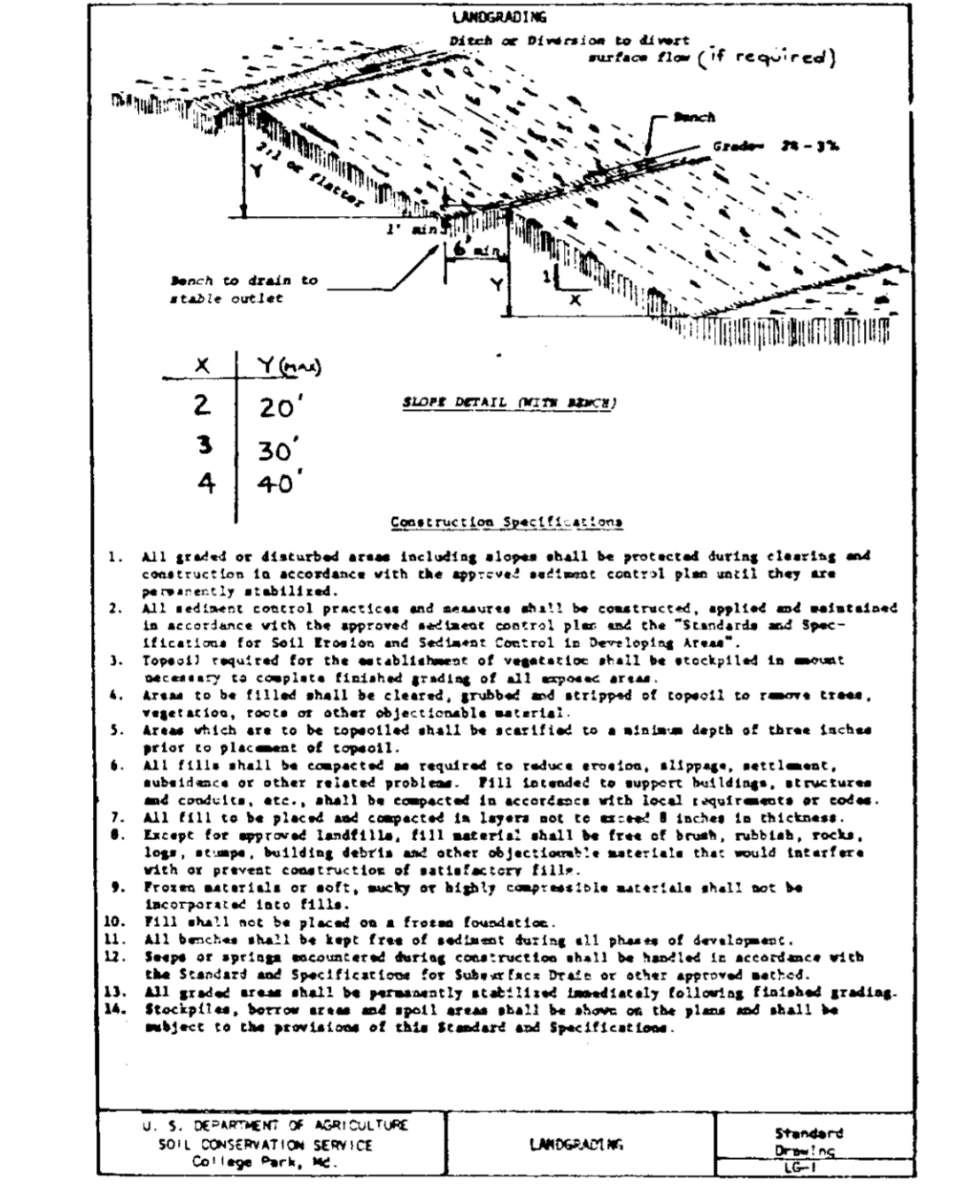
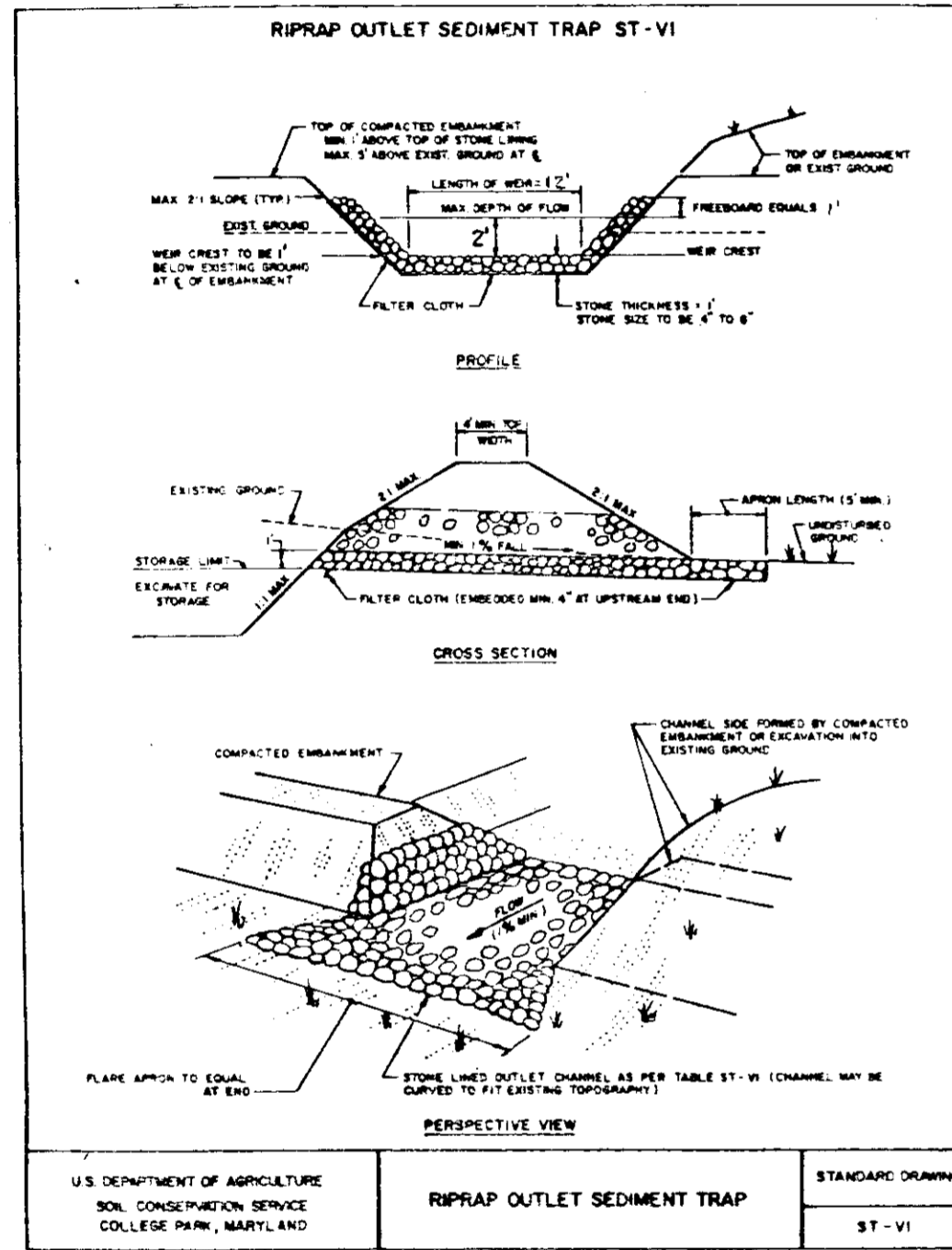
PLAN PREPARATION
DRAWN BY: P.C.P.
DESIGNED BY: P.C.P.
CHECKED BY: A.W.B.

PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P.28
1st ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

SDP 87-08
DRAWING NO. 7811-59-002
SHEET NO. 7 of 10



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
John B. [Signature] 6-15-87
COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas [Signature] 5-8-87
DATE
John [Signature] 5-18-87
DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Ruth [Signature] 5-14-87
DATE
[Signature] 5-7-87
DATE
CHIEF BUREAU OF ENGINEERING



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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
[Signature] 12/2/86
Signature of Developer Date
P.F. OBRECHT MANAGEMENT CO., INC.

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.
Donald J. Wise 12/18/86
Signature of Engineer Date
DONALD J. WISE
Reviewed for HOWARD S.C.D.
Name
and meets Technical Requirements.
[Signature] 5-6-87
U.S. Soil Conservation Service Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 4/6/87
HOWARD S.C.D. Date

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87

CONSTRUCTION SPECIFICATIONS FOR ST-VI
1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at centerline of embankment.
3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
5. Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
7. Stone used in the outlet channel shall be four (4) to eight (8) inches (riprap). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
9. The structure shall be inspected after each rain and repaired as needed.
10. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
12. Drainage area for this practice is limited to 15 acres or less.

PERMANENT SEEDING NOTES
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
Soil Amendments: In lieu of soil test recommendations, use one of the following schedule:
1) Preferred - Apply 2 tons per acre dolomitic limestone (80 lbs/1000 sq ft) and 500 lbs per acre 10-10-10 fertilizer (18 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. #200 mesh. Apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
2) Acceptable - Apply 2 tons per acre dolomitic limestone (80 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.
Seeding: For periods March 1 thru April 30, and August 1 thru October 15, seed with 80 lbs per acre (1 1/4 lbs/1000 sq ft) of Kentucky 31 Tall fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall fescue per acre and 2 lbs per acre (.20 lbs/1000 sq ft) of winter ryegrass. During the period of October 15 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed and Option (3) Seed with 60 lbs/acre Kentucky 31 Tall fescue and mulch with 2 tons/acre well anchored straw.
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated well grade straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of mulchified asphalt on flat areas. On slopes 8 feet or higher, use 340 gal per acre (8 gal/1000 sq ft) for anchoring.
Maintenance: Inspect all seeded areas at site needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
Seeding: For periods March 1 thru April 30, and from August 1 thru November 15, seed with 218 lbs per acre of annual ryegrass (2.18 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 3 lbs per acre of winter ryegrass (.30 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated well grade straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of mulchified asphalt or 340 gal per acre (8.5 gal/1000 sq ft) of mulchified asphalt on slopes 8 feet or higher. Use 340 gal per acre (8.5 gal/1000 sq ft) for anchoring.
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEQUENCE OF OPERATION
1. OBTAIN A GRADING PERMIT.
2. OBTAIN A STATE HEALTH DEPARTMENT PERMIT.
3. ALL STORM DRAIN PIPE SHALL BE ON SITE PRIOR TO DISTURBING ANY EARTH OTHER THAN TO INSTALL PERIMETER SEDIMENT CONTROLS.
4. CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS.
5. INSTALL SILT FENCE AS SHOWN.
6. RECONSTRUCT SEDIMENT TRAP NO. 3 AS SHOWN.
7. CONSTRUCT 42\"/>

STV/LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION
1	2/2/88	SEQ. OF OPERATION PER CO. COMMENTS

OWNER
ROUTE ONE LIMITED PARTNERSHIP
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

PLAN PREPARATION
DRAWN BY J.E.F. DATE 6/3/86
DESIGNED BY P.C.R. SCALE N/A
CHECKED BY A.W.R.

7151 MONTEVIDEO ROAD
SDP 87-08
SEDIMENT CONTROL DETAILS
PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P.28
1ST ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

DRAWING NO.
7811-59-002
SHEET NO.
8 of 10
SDP-87-08

BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1
Maryland State Highway Admin. Ex. 8' 9" 7'

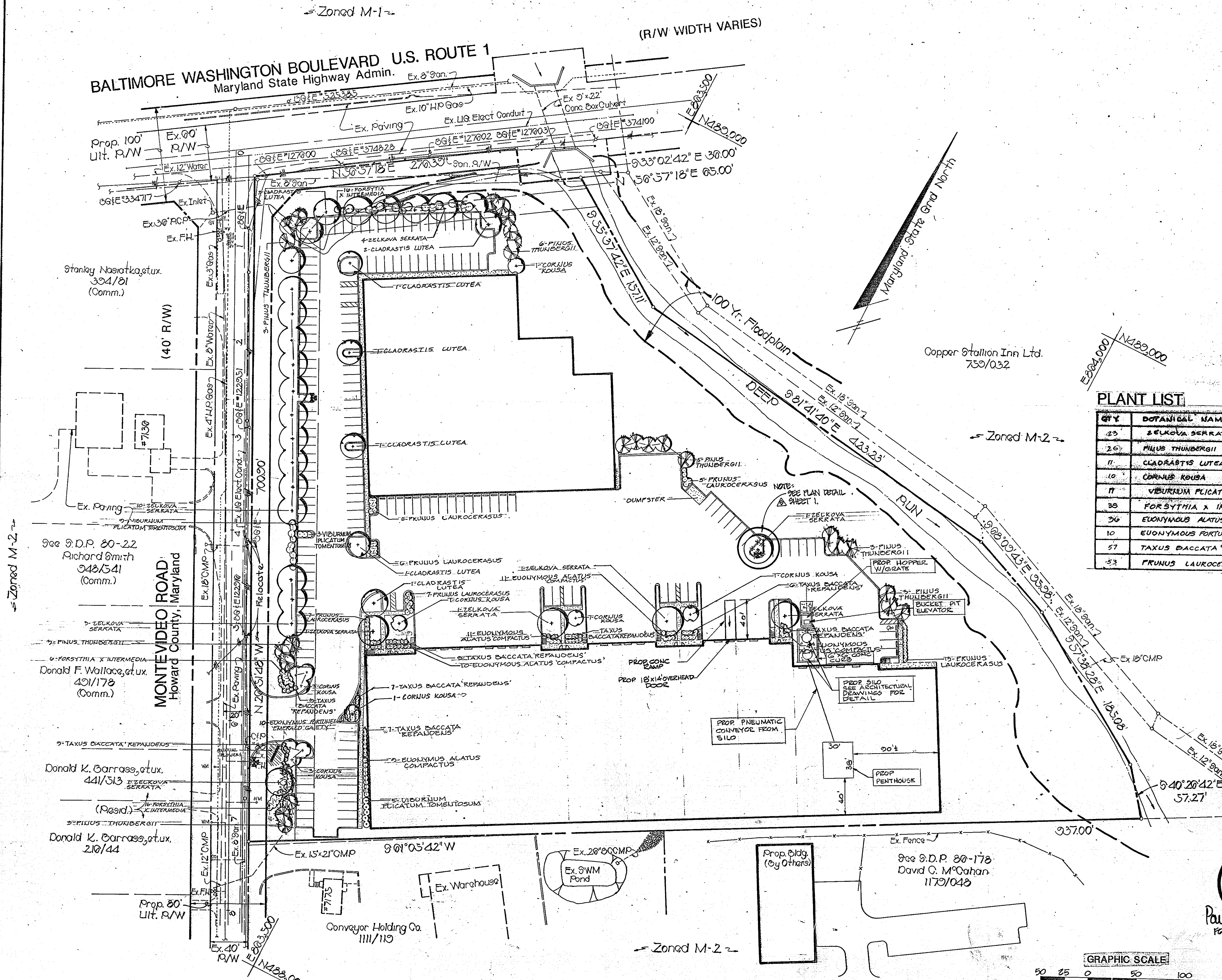
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE 5-15-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR: *John Williams* 5-18-87
DATE 5-18-87

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87

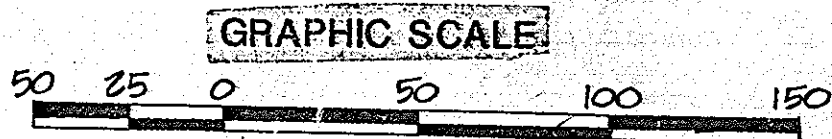
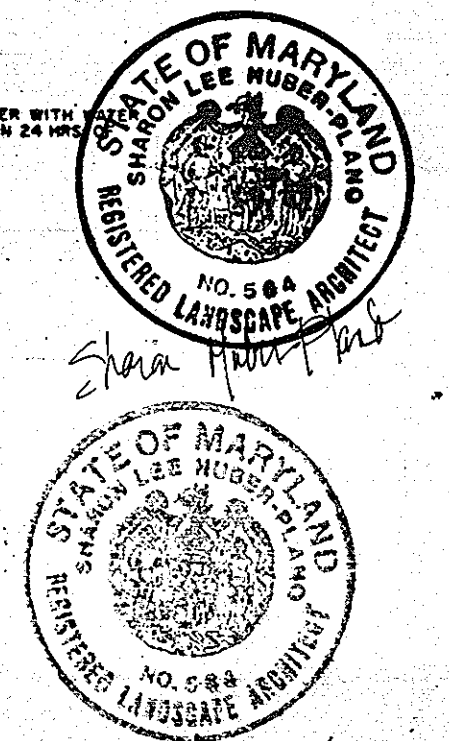
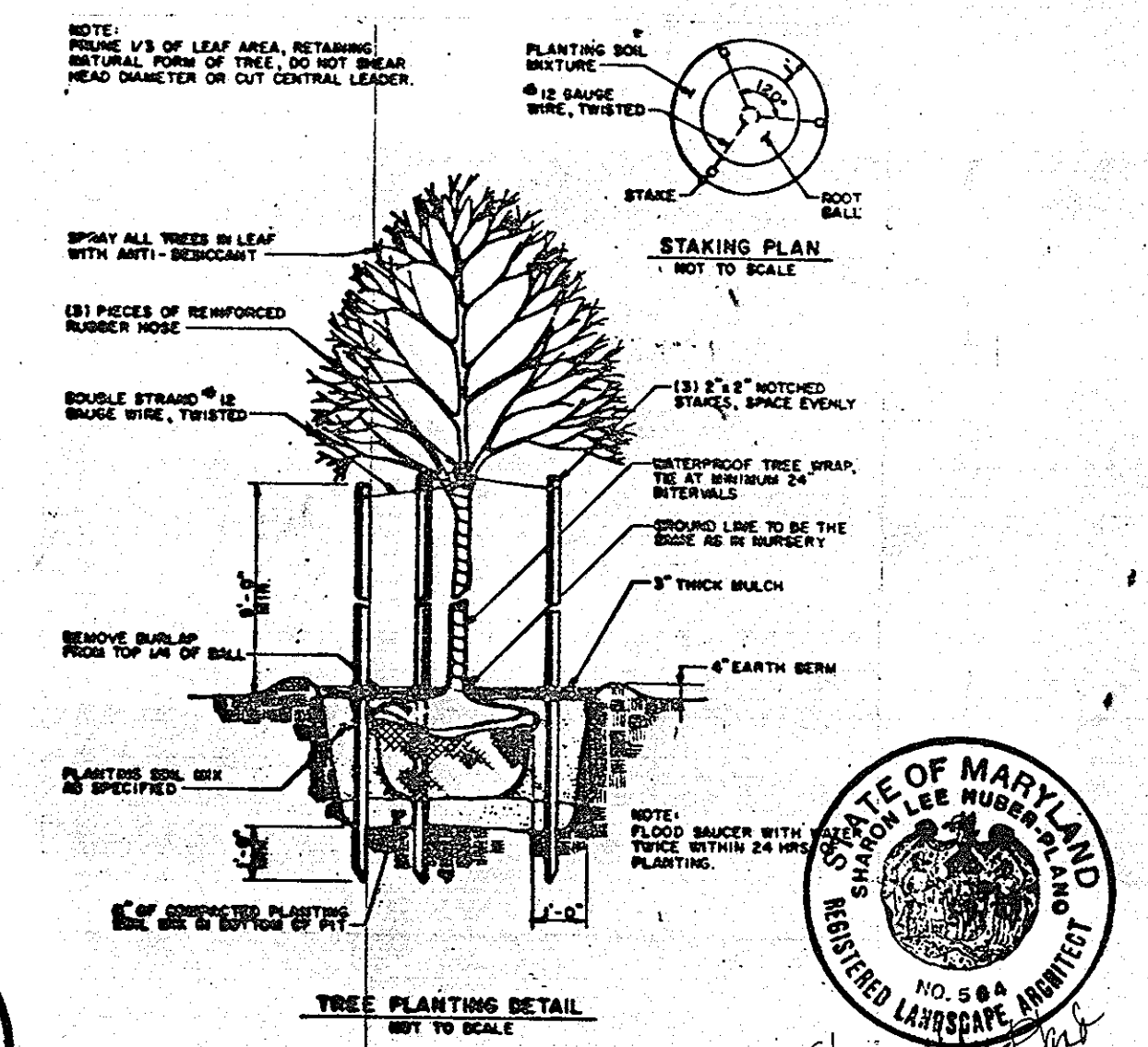
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: *Ruth Bump* 5-14-87
DATE 5-14-87

CHIEF BUREAU OF ENGINEERING
DATE 5-7-87



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
23	ZELKOVA SERRATA	JAPANESE ZELKOVA	2'-5 1/2"	B&B
26	PINUS THUNDERBII	JAPANESE BLACK PINE	5'-6"	B&B
11	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	6'-8"	B&B
10	CORNUS KOUSA	KOUSA DOGWOOD	5'-6"	B&B
11	VIBURNUM Plicatum tomentosum	DOUBLEFILE VIBURNUM	5'-1/2"	B&B
38	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	2'-3"	B&B or C&T
26	EUONYMUS ALATUS COMPACTUS	DWARF WINBED EUONYMUS	2 1/2' - 3 1/2'	B&B
10	EUONYMUS FORTUNELI EMERALD GAJET	EMERALD GAJET EUONYMUS	1'-1 1/2'	CONTAINER
57	TAXUS BACCATA 'REPANDENS'	ENGLISH SPREADING YEW	6'-3 1/2'	B&B
33	PRUNUS LAUROCERASUS	CHERRY LAUREL	3'-4'	B&B



SDP 87-08

2151 MONTEVIDEO ROAD

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REFERENCE PLAN VIEW SHEET 1

NO.	DATE	DESCRIPTION
1	9/22/86	PER ENTRANCE CHANGE & CO. COMMENTS
2	2/2/87	ADDED CONC RAMP & OVERHEAD DOOR
3	5/31/87	ADDED SILO, PENTHOUSE & ELEVATOR

OWNER
ROUTE ONE LIMITED PARTNERSHIP
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
9475 DEERCO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

PLAN PREPARATION
DRAWN BY: STM
DESIGNED BY: STM
CHECKED BY: S. H. [Signature]
DATE: 6/27/86
SCALE: 1" = 50'

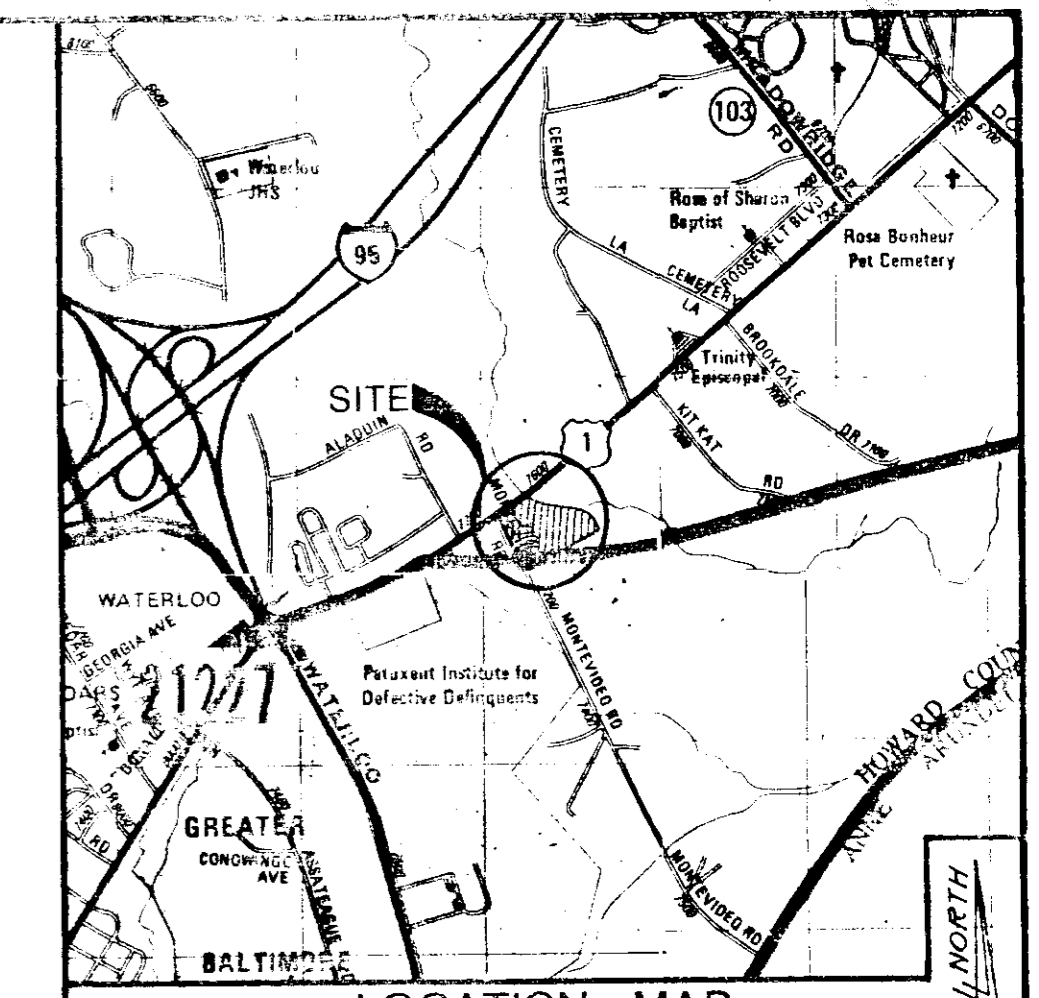
LANDSCAPE PLAN
PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P.28
1st ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

DRAWING NO.
7811-59-002
SHEET NO.
9 of 10

SDP-87-08

BALTIMORE WASHINGTON BOULEVARD U.S. ROUTE 1 (R/W WIDTH VARIES)

SOILS LEGEND		
SYMBOL	SERIES	H.S.G.
B _e B ₂	BELTSVILLE	C
B _e C ₂	BELTSVILLE	C
B _e D ₂	BELTSVILLE	C
H _a	HATBORO	D
I _u B	IUKA LOAM	C
MrE	MONTALTO & RELAY SOILS	B
MsF	MONTALTO & RELAY SOILS	B
ScE	SANDY & CLAYEY SOIL	C
S _f C ₂	SASSAFRAS	B
S _f D ₂	SASSAFRAS	B
S _s E	SASSAFRAS	B



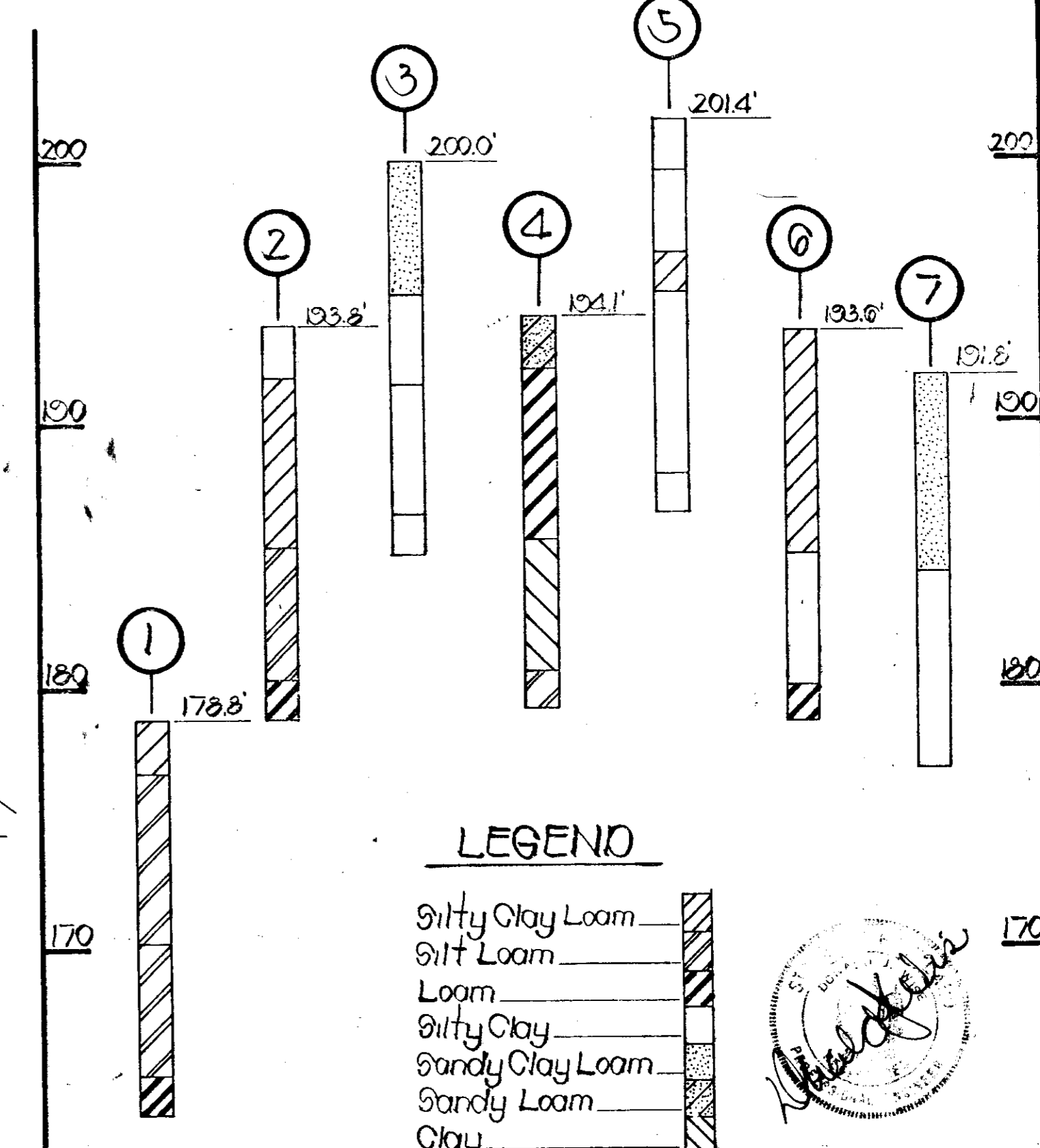
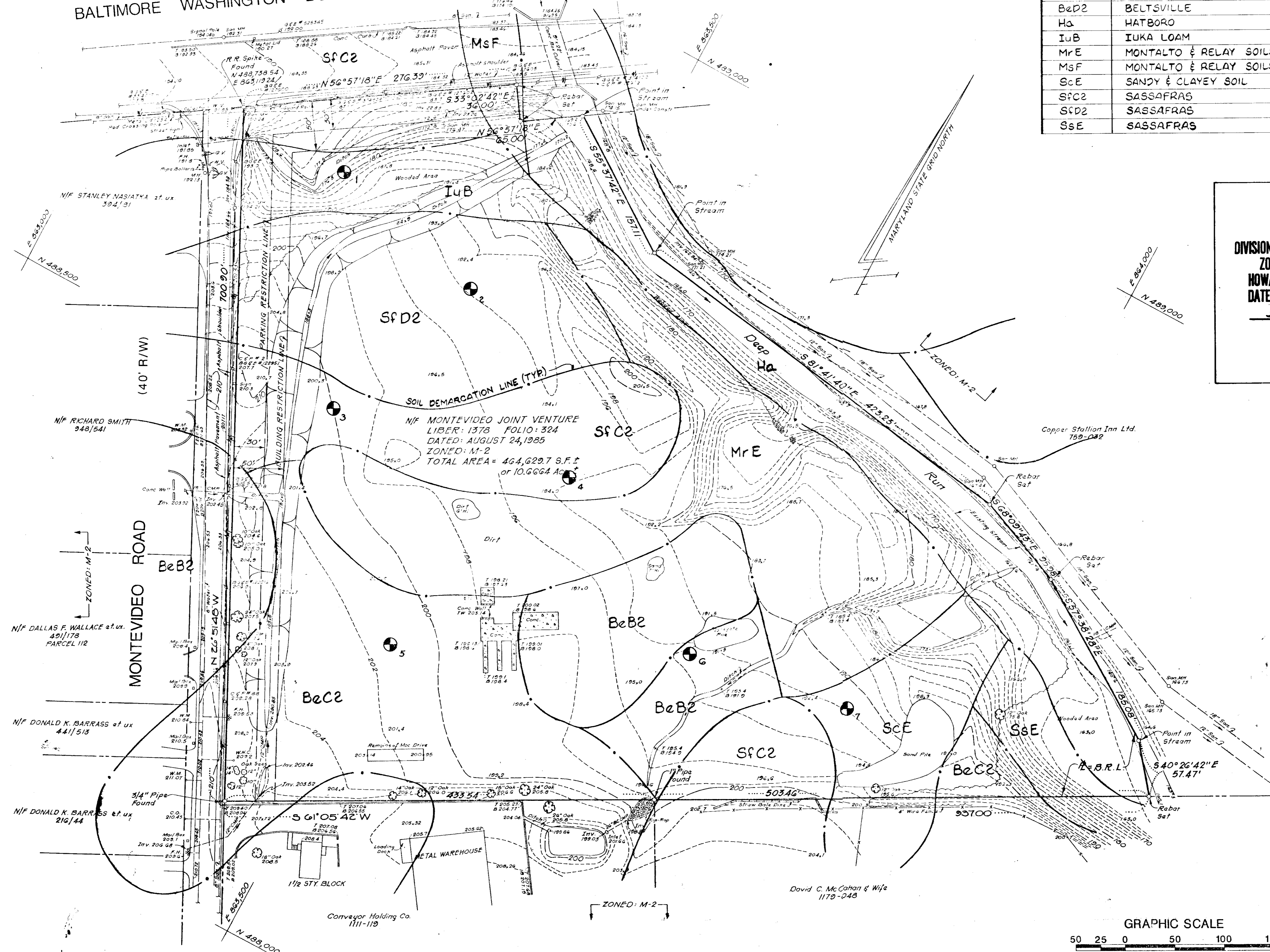
APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 2-4-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE 5-15-87
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 5-18-87
DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 5-14-87
DIRECTOR

APPROVED: CHIEF BUREAU OF ENGINEERING
DATE 5-7-87



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

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301-561-5858

DEVELOPER
P.F. OBRECHT MANAGEMENT CO., INC.
9475 DEERECO ROAD
TIMONIUM, MARYLAND 21093
301-561-5858

PLAN PREPARATION
DRAWN BY C.S.C. DATE APRIL 1, 1986
DESIGNED BY SCALE 1"=50'
CHECKED BY

EXISTING CONDITIONS AND
SOILS MAP
PROPOSED OFFICE / WAREHOUSE BUILDINGS
TAX MAP NO. 43 P. 28
1st ELECTION DISTRICT
DEED REF. 1502-203
HOWARD CO., MARYLAND

DRAWING NO.
7811-59-001
SHEET NO.
10 of 10
SDP-87-08