

JUNCTION INDUSTRIAL PARK
PARCEL 'H-1'

JUNCTION INDUSTRIAL PARK
PARCEL 'A-1'

CORRIDOR ROAD

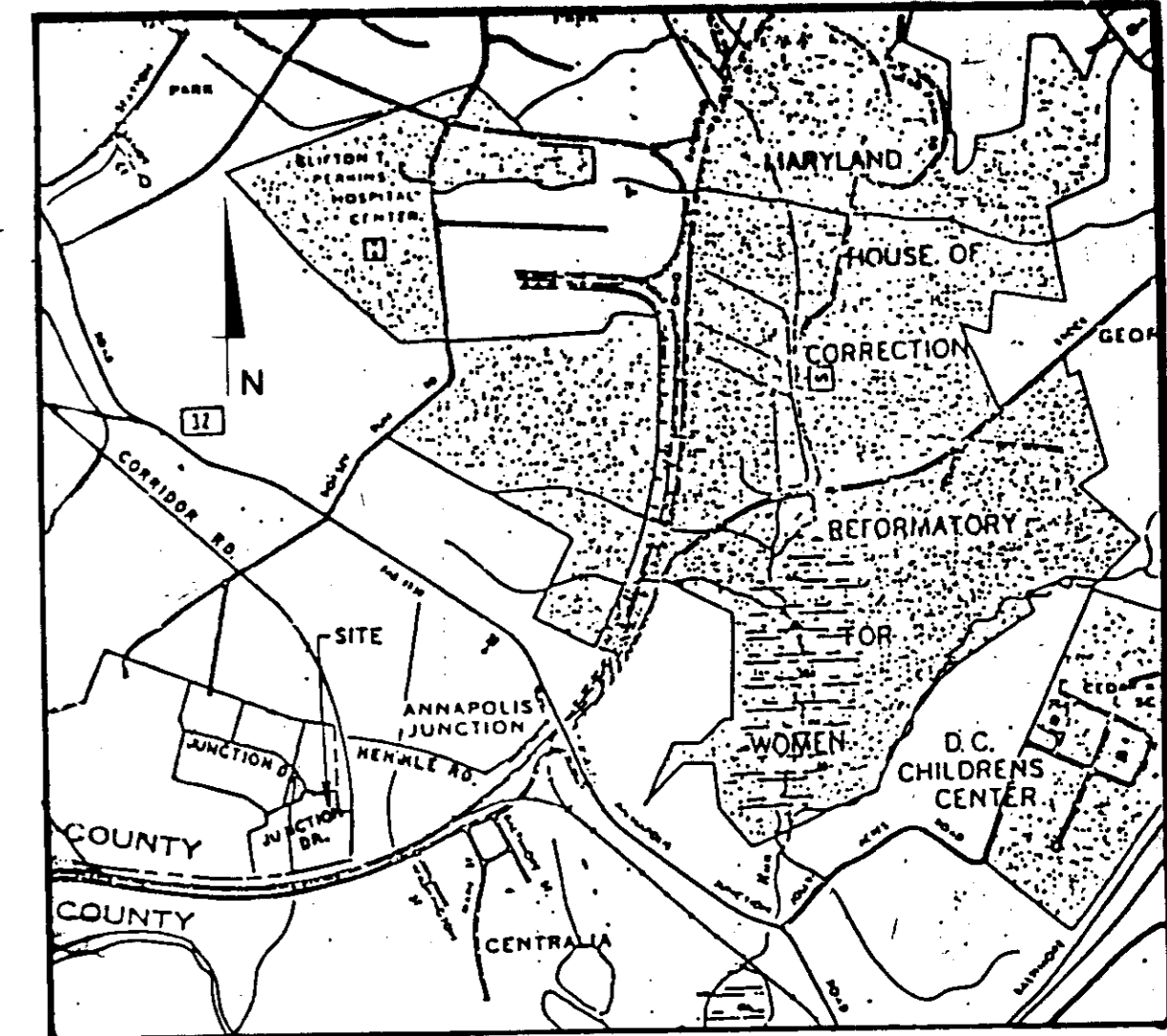
DRIVE

BUILDING PROFILE

NOT TO SCALE

GENERAL NOTES

- A. PRIOR TO THE START OF ANY CONSTRUCTION THE CONTRACTOR SHALL STAKE OUT ALL BASELINES, BUILDING LOCATIONS, AND CURBS AND VERIFY OFFSETS AND SETBACKS.
- B. THE CONTRACTOR SHALL NOTIFY "PHYS UTILITIES" AT TELEPHONE NO. 1-800-257-7777 AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION TO VERIFY ALL LOCATIONS OF EXISTING UTILITIES.
- C. ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
- D. THE INFORMATION SHOWN ON THESE PLANS IS FOR THE CONVENIENCE OF THOSE CONCERNED ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- E. ALL DISTURBED AREAS NOT STABILIZED WITH PAVING, BUILDING, SOODING OF PLANT. IN PLANTING AREAS SHALL BE SEEDED AND MAINTAINED.
- F. STORM WATER MANAGEMENT PROVIDED IN PARCEL 'R-1' UNDER FINAL PLANS FOR PARCEL 'R-1'.
- G. EXISTING CONTOURS ARE BASED ON THE PROPOSED CONTOURS UNDER HOWARD COUNTY FINAL PLAN F-84-204. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING ELEVATIONS TO HIS OWN SATISFACTION FOR BIDDING PURPOSES.



VICINITY MAP
SCALE: 1"=2000'

NOTE:

The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan, who will discharge non-domestic waste to the public sewerage system if this waste is regulated under Section 18.122a of the Howard County Code. Each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.

GENERAL SITE DATA

1. AREA: 7,385 AC ± 308470 SF	
2. ZONING: M-2	
3. PROPOSED 2-STORY OFFICE	NET (LEASEABLE)
1ST FL. 53983 SF	47051 SF
2ND FL. 54171 SF	48332 SF
TOTAL 108154 SF	95383 SF
4. PARKING DATA:	
PARKING REQUIRED:	
580 OFFICE EMPLOYEES @ 7 SPACES/10 EMPLOYEES = 406	
STANDARD 397	
HANDICAPPED 9	
TOTAL 406 SPACES	
PARKING PROVIDED:	
STANDARD 437	
HANDICAPPED 10	
TOTAL 447 SPACES	
TOTAL AREA OF PARKING LOT: 163,550 SF	
LANDSCAPED ISLANDS REQUIRED: 8,178 SF ± 5%	
LANDSCAPED ISLANDS PROVIDED: 14,425 SF ± 5%	
5. OPEN SPACE DATA:	
OPEN SPACE REQUIRED: 20% ± 20 X 7,0815 = 1,412 AC ± 61694 SF	
OPEN SPACE PROVIDED: 29.5% ± 2.08 AC ± 90,335 SF	

UTILITY NOTES

- U-1 NEW DOUBLE "5" INLET, SEE STRUCTURE SCHEDULE, SHEET SD-6.
- U-2 NEW DOUBLE "5" COMBINATION INLET, SEE STRUCTURE SCHEDULE, SHEET SD-6.
- U-3 NEW STANDARD PRECAST MANHOLE, SEE STRUCTURE SCHEDULE, SHEET SD-6.
- U-4 NEW 21" CMP, SEE PROFILE, SHEET SD-6.
- U-5 NEW 18" CMP, SEE PROFILE, SHEET SD-6.
- U-6 NEW 24" CMP, SEE PROFILE, SHEET SD-6.
- U-7 NEW 30" CMP, SEE PROFILE, SHEET SD-6.
- U-8 NEW 12" CMP @ 25.47 LF
- U-9 NEW RIPRAP (0.50' ± 6") OVER FILTER CLOTH, SEE PROFILE, SHEET SD-6.
- U-10 NEW CONCRETE END SECTION CIRCULAR CONCRETE PIPE (HOWARD CO. STD. SD-5-S1).
- U-11 NEW 6" SANITARY HOUSE CONNECTION, SEE PROFILE, SHEET SD-6.
- U-12 NEW 8" ± REDUCER.
- U-13 NEW 8" ± R' CROSS.
- U-14 NEW 6" ± TEE.
- U-15 NEW 8" VALVE.
- U-16 NEW 6" VALVE.
- U-17 NEW 1/2" SEND.
- U-18 NEW FIRE HYDRANT & VALVE.
- U-19 NEW 8" D.I.P. CL. 52.
- U-20 NEW 6" D.I.P. CL. 52.
- U-21 RECONSTRUCT INLET & GRATE TO NEW CURB.
- U-22 NEW 6" CAP & BUTTRISS.
- U-23 NEW 12" CMP @ 22.39 LF
- U-24 NEW RIPRAP (15.0' ± 6") OVER FILTER CLOTH, SEE DETAIL, SHEET SD-6.

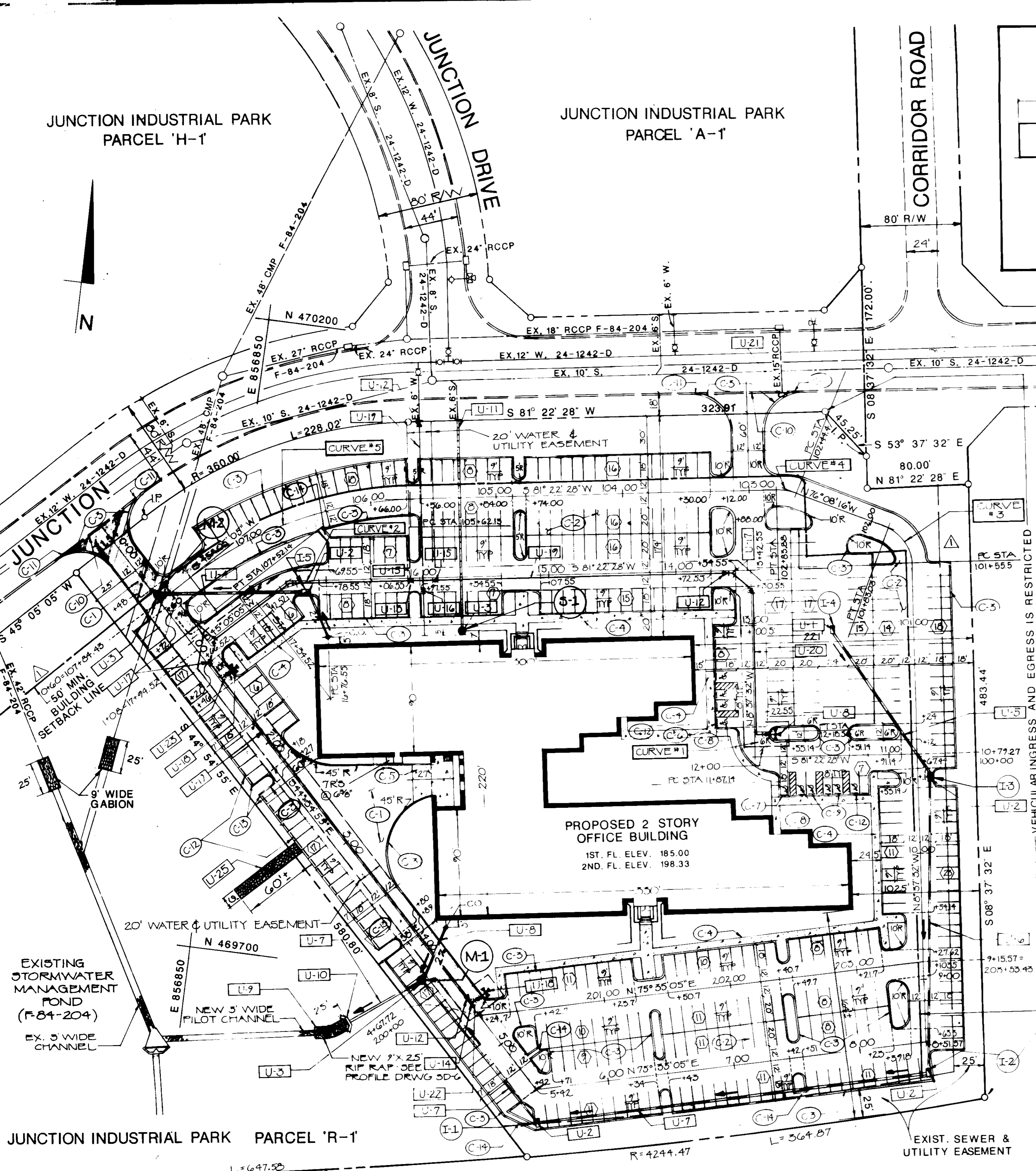
CONSTRUCTION NOTES

- C-1 NEW HEAVY DUTY BITUMINOUS PAVING, SEE DETAIL 1, SHEET SD-5.
- C-2 NEW LIGHT DUTY BITUMINOUS PAVING, SEE DETAIL 1, SHEET SD-5.
- C-3 NEW CONCRETE CURB AND GUTTER, REFER TO HOWARD COUNTY, MD. STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, STD. PLATE P-301.
- C-4 NEW 3" CONCRETE SIDEWALK, SEE DETAIL 3, SHEET SD-5.
- C-5 NEW CONCRETE PAVING, SEE DETAIL 6, SHEET SD-5.
- C-6 42" OF DEPRESSION CURB, SEE DETAIL 3, SHEET SD-5.
- C-7 63" OF DEPRESSION CURB, SEE DETAIL 3, SHEET SD-5.
- C-8 TYPICAL HANDICAPPED PAVEMENT MARKINGS, SEE DETAIL 4, SHEET SD-5.
- C-9 NEW HANDICAPPED PARKING SIGN, TYPICAL, SEE DETAIL 5, SHEET SD-5.
- C-10 REMOVE EXISTING CURB & GUTTER.
- C-11 RESET EXISTING CURBS.
- C-12 NEW CONCRETE WHEEL STOPS, SEE DETAIL 7, SHEET SD-5, TOTAL 44.
- C-13 NOISE BOUND CURB IN TWO FEET.
- C-14 NEW CURB OPENING, STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD FOR REPAIRS AND IMPROVEMENTS STRUCTURES, STD. PLATE NO. M-7-640-01.

GENERAL CONSTRUCTION NOTE:
ALL CURB & GUTTER RADII TO BE 4'-6" UNLESS OTHERWISE NOTED.

LEGEND

	EXISTING	PROPOSED
BUILDING	[Symbol]	[Symbol]
CONCRETE PAVING	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
GAS	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]
SPOT ELEVATION	+11.9	+11.12
CENTER LINE	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
BITUMINOUS PAVING	[Symbol]	[Symbol]
BITUMINOUS PAVING HEAVY DUTY	[Symbol]	[Symbol]
PLUG	[Symbol]	[Symbol]
IRON PIPE	[Symbol]	[Symbol]
DRAIN INLET	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
CLEAN OUT	[Symbol]	[Symbol]



PLAN
SCALE: 1"=50'

CURVE DATA

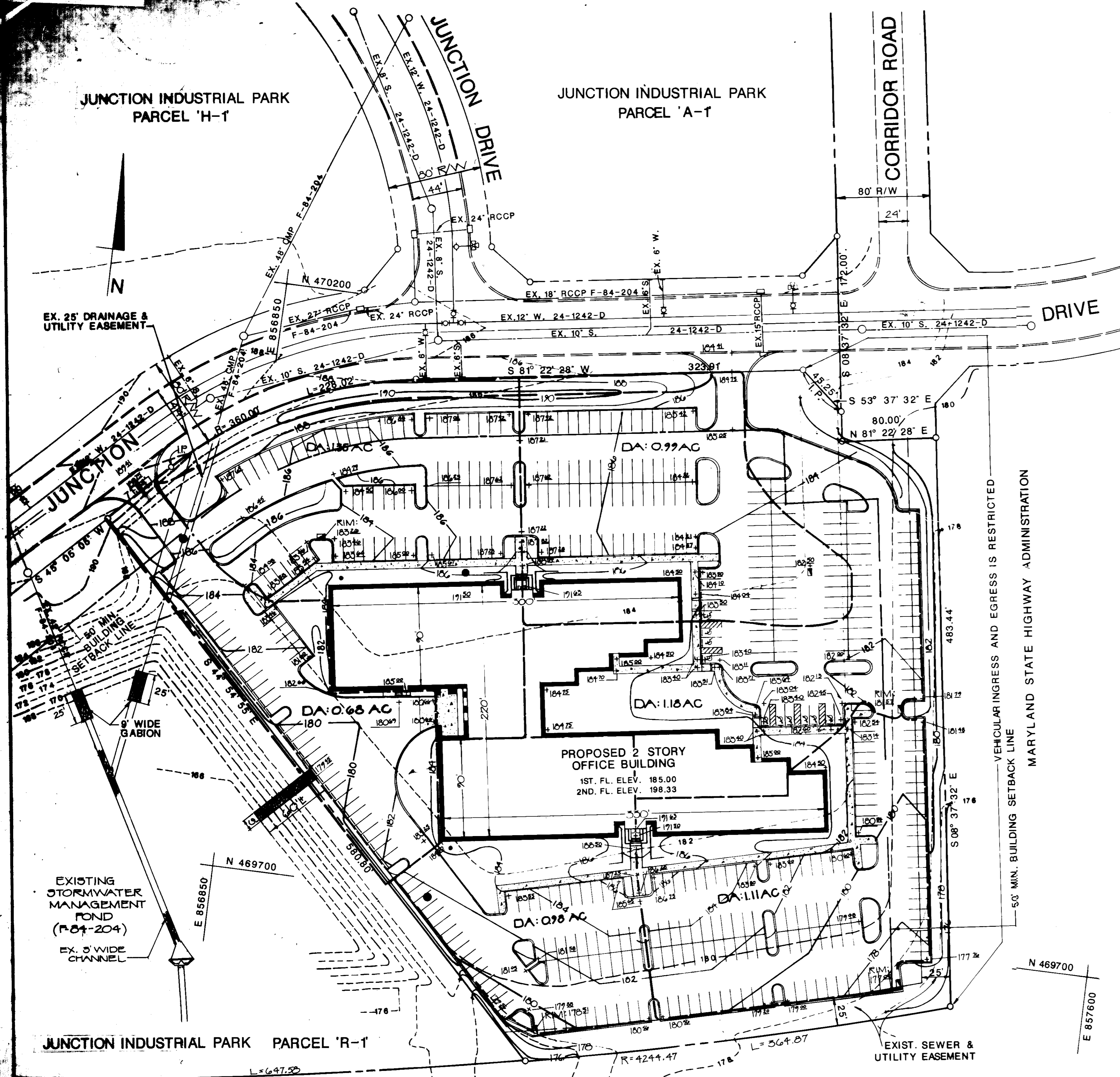
Curve #	Δ	Dc	R	T	L	E	Chd
1	90°00'00"	285°37'27"	20'	20'	31.42'	8.28'	28.28'
2	36°17'23"	62°34'45"	91.56'	30'	57.99'	4.79'	57.01'
3	67°30'44"	245°15'24"	2357	156.62'	27.55'	4.74'	25.97'
4	22°29'16"	56°57'35"	100.60'	20'	99.46'	1.97'	37.23'
5	36°17'23"	195°1'27"	300.13'	98.36'	190.09'	15.70'	186.93'

APPROVED
DIVISION OF LAND DEVELOPMENT
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-20-87
M. J. M.

ADDRESS CHART

PARCEL NO. S-1	ADDRESS 10010 JUNCTION DRIVE
SUBDIVISION NAME THE JUNCTION INDUSTRIAL PARK	SECT./AREA 1/1
LOT/Parcel # 5	
PLAT # G360	BLOCK 20
ZONE M-2	TAX/ZONE MAP 18
ELEC. DIST. 6	CENSUS TR. 6004
WATER CODE C04	SEWER CODE 402.0000
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS Director: [Signature] DATE: 11/2/87	
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT Director: [Signature] DATE: 11-3-87	
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING Planning Director: [Signature] DATE: 11-9-87	
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION Director: [Signature] DATE: 11-17-87	

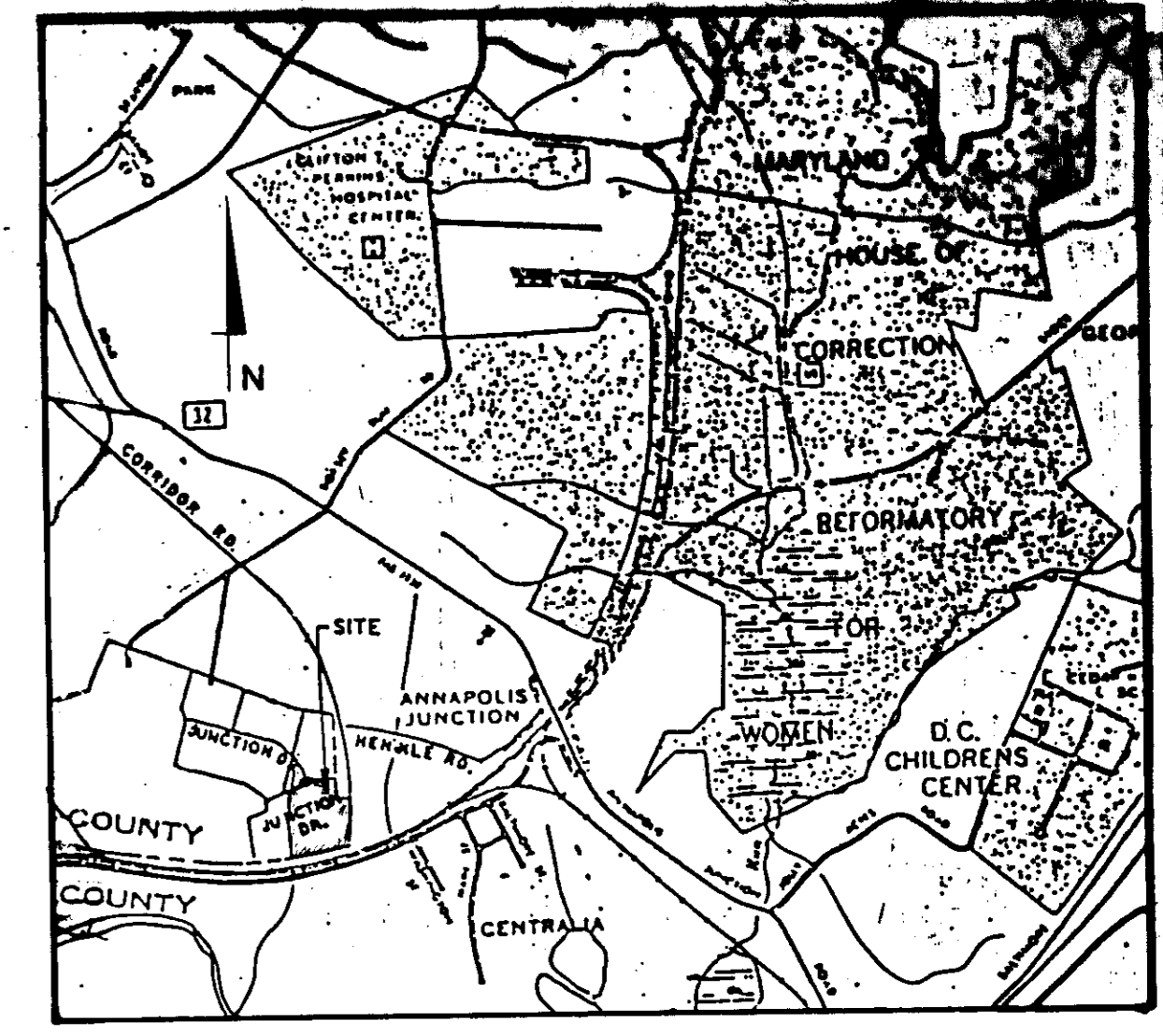
8-24-87 REVISED STATIONING (B.C.L.)
DATE NO. REVISION
PROJECT: THE JUNCTION INDUSTRIAL PARK
6th ELECTION DISTRICT HOWARD CO., MARYLAND
SECTION I AREA I PARCEL 'S-1'
TITLE: LAYOUT & UTILITY PLAN
OWNER: EMORY HILL, McCONNELL
7240 PARKWAY DRIVE SUITE 170
HANOVER, MARYLAND 21076
ENGINEERS: WHITNEY, BAILEY, COX & MAGNANI
CONSULTING ENGINEERS
1850 YORK ROAD
TIMONIUM, MARYLAND 21093
301-252-6080
DATE: 9/2/87
DESIGNED: B.C.L.
DRAWN: M.S.
CHECKED: P.D.
PROJECT NO: 87053
DATE: JULY 20, 1987
SCALE: AS SHOWN
DRAWING NO. SD-1 OF 6
PROFESSIONAL ENGR. NO. 4972
SDP-87-238



PLAN
SCALE: 1"=50'

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- B. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT TELEPHONE NO. 1-800-257-7777, AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION TO VERIFY ALL LOCATIONS OF EXISTING UTILITIES.
- C. ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
- D. THE INFORMATION SHOWN ON THESE PLANS IS FOR THE CONVENIENCE OF THOSE CONCERNED ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.
- E. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- F. ALL DISTURBED AREAS NOT STABILIZED WITH PAVING, BUILDING, SOILING OF PLOUGH, OR PLANTING AREAS SHALL BE SEEDING AND MULCHED.
- G. STORM WATER MANAGEMENT PROVIDED IN PARCEL R-1 UNDER FINAL PLANS F-84-204.
- H. EXISTING CONTOURS ARE BASED ON THE PROPOSED CONTOURS UNDER HOWARD COUNTY FINAL PLAN F-20-204. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING ELEVATIONS TO HIS OWN SATISFACTION FOR BIDDING PURPOSE.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

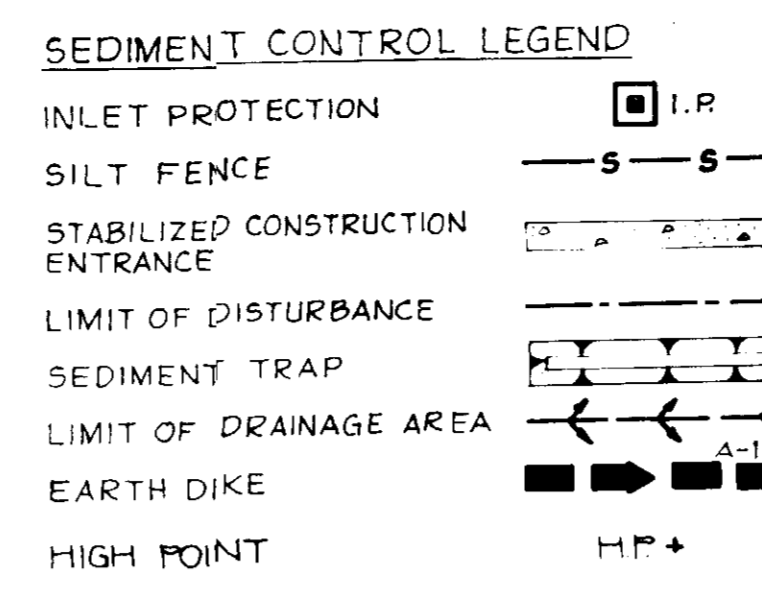
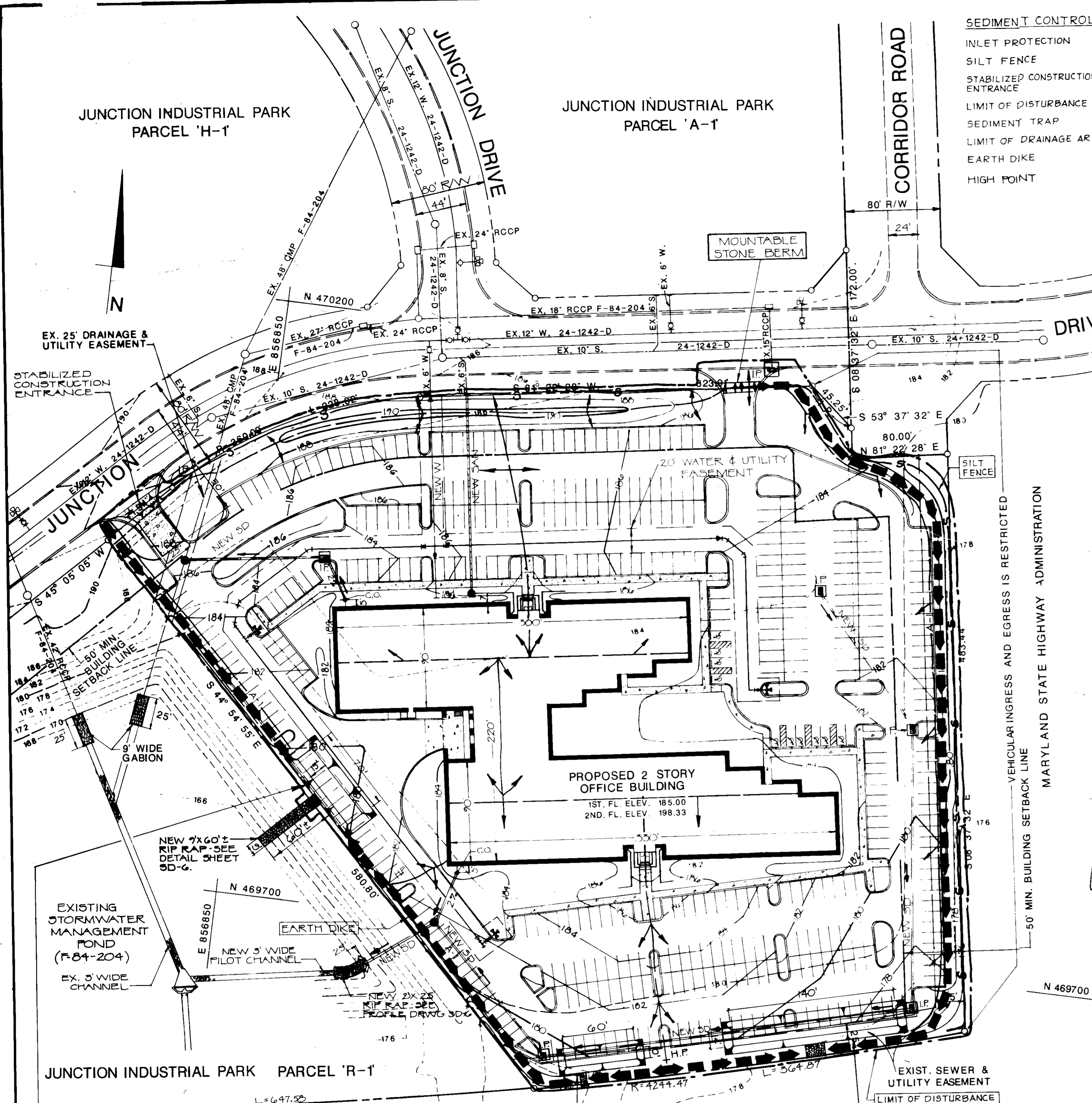
	EXISTING	PROPOSED
BUILDING	[Symbol]	[Symbol]
CONCRETE PAVING	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
GAS	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]
SPOT ELEVATION	+11.9	+11.8
CENTER LINE	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
BITUMINOUS PAVING	[Symbol]	[Symbol]
BITUMINOUS PAVING HEAVY DUTY	[Symbol]	[Symbol]
PLUG	[Symbol]	[Symbol]
IRON PIPE	[Symbol]	[Symbol]
DRAIN INLET	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
CLEAN OUT	[Symbol]	[Symbol]

ADDRESS CHART		
PARCEL NO.	ADDRESS	
S-1	10010 JUNCTION DRIVE	
SUBDIVISION NAME	SECT./AREA	LOT/PARCEL # & PARCEL S-1
THE JUNCTION INDUSTRIAL PARK	1/1	PARCEL S-1
PLAT #	BLOCK #	ZONE
G380	20	M.2
TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
18	6	6064
WATER CODE	SEWER CODE	
C04	4020000	
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		
<i>James J. Shaw</i>	11/2/87	
DIRECTOR	DATE	
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT		
<i>Josephine Rogers</i>	11-3-87	
COUNTY HEALTH OFFICER	DATE	
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING		
<i>William H. ...</i>	11.9.87	
PLANNING DIRECTOR	DATE	
<i>John H. ...</i>	11-4-87	
DATE, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	DATE	

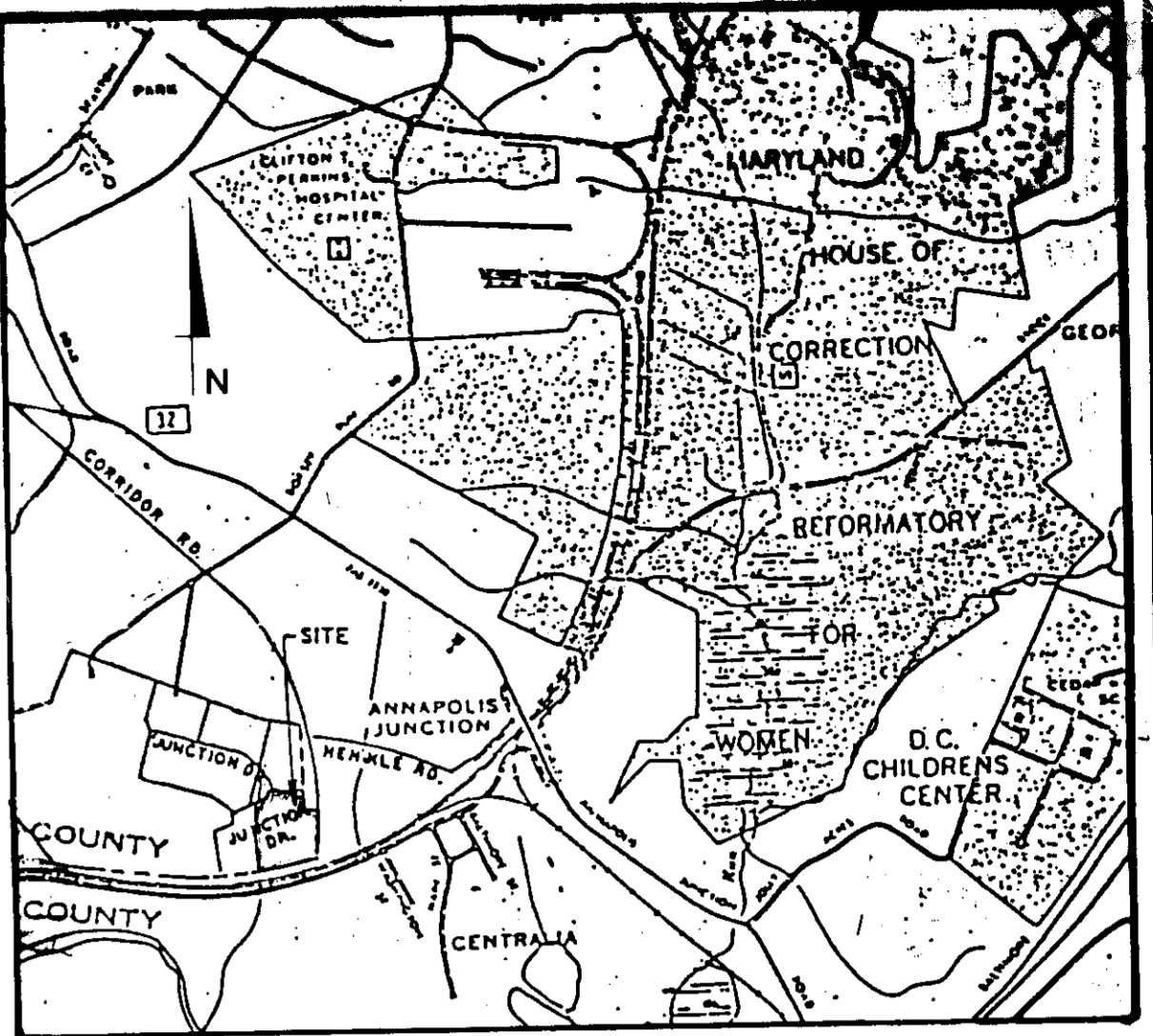
DATE	NO.	REVISION
PROJECT: THE JUNCTION INDUSTRIAL PARK		
6th ELECTION DISTRICT HOWARD CO., MARYLAND		
SECTION 1 AREA 1 PARCEL 'S-1'		
TITLE: GRADING PLAN / DRAINAGE AREA MAP		
OWNER: EMORY, HILL, MCCONNELL 7240 PARKWAY DRIVE SUITE 170 HANOVER, MARYLAND 21076		
ENGINEERS: WHITNEY, BAILEY, COX & MAGNANI CONSULTING ENGINEERS 1850 YORK ROAD TIMONIUM, MARYLAND 21093 301-292-6090		
DATE:	1/24/87	DESIGNED: B.C.L.
		DRAWN: M.S.
		CHECKED: P.D.
		PROJECT NO: 87053
		DATE: JULY 20, 1987
		SCALE: AS SHOWN

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 8-20-87
M. H. ...





- ### GENERAL NOTES
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 - STORM WATER MANAGEMENT PROVIDED IN PARCEL R-1 UNDER FINAL PLANS F-84-204.
 - EXISTING CONTOURS ARE BASED ON THE PROPOSED CONTOURS UNDER HOWARD COUNTY FINAL PLAN F-84-204. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING ELEVATIONS TO HIS OWN SATISFACTION FOR BIDDING PURPOSES.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

	EXISTING	PROPOSED
BUILDING	[Symbol]	[Symbol]
CONCRETE PAVING	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
GAS	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]
SPOT ELEVATION	+11.9	+11.2
CENTER LINE	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
BITUMINOUS PAVING	[Symbol]	[Symbol]
BITUMINOUS PAVING HEAVY DUTY	[Symbol]	[Symbol]
PLUG	[Symbol]	[Symbol]
IRON PIPE	[Symbol]	[Symbol]
DRAIN INLET	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
CLEAN OUT	[Symbol]	[Symbol]

- ### PERMANENT SEEDING NOTES
- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS DESIRED.
- SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
- SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- PREPARED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 500 LBS PER ACRE 18-18-18 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AND APPLY THE FOLLOWING SEEDING RATES PER ACRE: 1.5 LBS PER ACRE 3-16-8 UREAFORM FERTILIZER (5 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 18-18-18 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 80 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 80 LBS KENTUCKY TALL FESCUE PER ACRE AND 3 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THRU FEBRUARY 28, PREPARE 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 500. OPTION (3) SEED WITH 80 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 (28 TO 50 LBS/1000 SQ FT) OF UNWEIGHTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR PLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (8 GALLONS/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS: APPLY 500 LBS PER ACRE 18-18-18 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (13.5 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 31, SEED WITH 3 LBS OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 15 THRU FEBRUARY 28, PREPARE SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE 500.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (28 TO 50 LBS/1000 SQ FT) OF UNWEIGHTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR PLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (8 GALLONS/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 OPERATIONS
- OBTAIN GRADING PERMITS 2 WEEKS
 - NOTIFY THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS (592-2437) A MINIMUM OF 24 HOURS PRIOR TO THE START OF ANY WORK. 1 DAY
 - CLEARING AND GRUBBING AND CURB REMOVAL IN THOSE AREAS NECESSARY FOR INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE AND OTHER SEDIMENT CONTROL MEASURES. 3 DAYS
 - INSTALL INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE AND OTHER SEDIMENT CONTROL MEASURES. 2 WEEKS
 - INSTALL STORM DRAIN SYSTEM WHERE POSSIBLE. 3 WEEKS
 - INSTALL WATER AND SEWER LINES. 2 WEEKS
 - CLEAR AND GRUB REMAINDER OF SITE. 1 WEEK
 - ROUGH GRADE SITE AND EXCAVATE FOR BUILDING. 2 WEEKS
 - CONSTRUCT BUILDING AND PERFORM REMAINING SITE WORK. 1 YEAR
 - SEED AND MULCH ALL DISTURBED UNPAVED AREAS OUTSIDE OF THE BUILDING UNLESS DIRECTED OTHERWISE ON THE PLANS. 3 DAYS
 - WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE REMAINING AREAS. 4 DAYS
 - INSTALL REMAINING STORM DRAIN SYSTEM, CURB & GUTTER AND PAVING. 8 DAYS

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-20-87

ADDRESS CHART

PARCEL NO.	ADDRESS
S-1	10010 JUNCTION DRIVE

PLAT	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
G380	20	M-2	18	6	6004

WATER CODE	SEWER CODE
C04	4020000

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND SODS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DATE	NO.	REVISION

PROJECT: **THE JUNCTION INDUSTRIAL PARK**
6th ELECTION DISTRICT HOWARD CO., MARYLAND
SECTION I AREA I PARCEL 'S-1'

TITLE: **SEDIMENT CONTROL PLAN**

OWNER: EMORY, HILL, MCCONNELL
7240 PARKWAY DRIVE SUITE 170
HANOVER, MARYLAND 21076

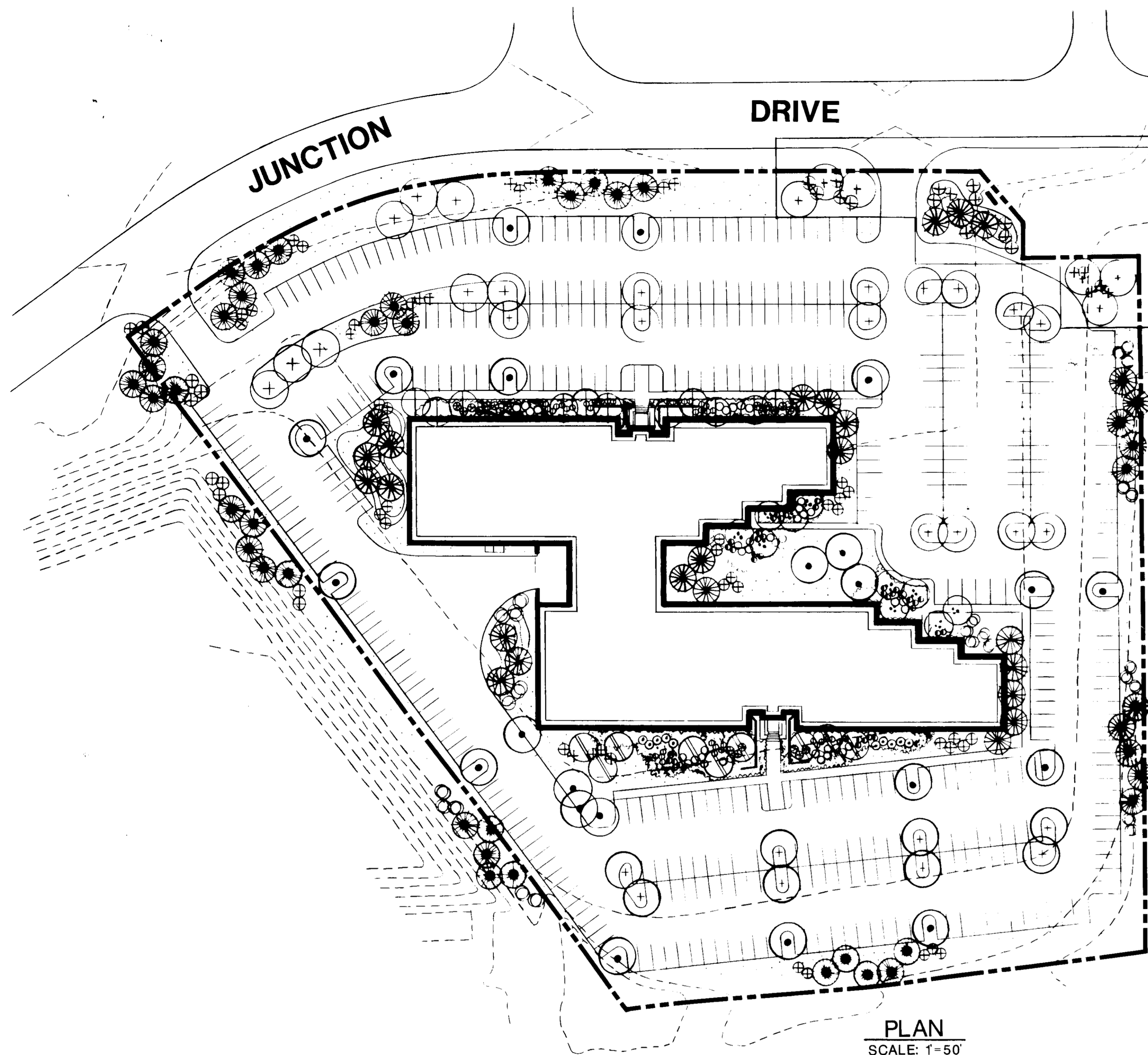
ENGINEERS: WHITNEY, BAILEY, COX & MAGNANI
CONSULTING ENGINEERS
1850 YORK ROAD
TIMONUM, MARYLAND 21093
301-287-6000

DATE: 7/24/87

DESIGNED: B.C.L.
DRAWN: M.S.
CHECKED: F.D.
PROJECT NO: 87053
DATE: JULY 20, 1987
SCALE: AS SHOWN
DRAWING NO: SDP-87-238

STONE OUTLET SEDIMENT TRAP NO. 1	STONE OUTLET SEDIMENT TRAP NO. 2	STONE OUTLET SEDIMENT TRAP NO. 3
PROPOSED DRAINAGE AREA: 2.20 AC. STORAGE REQUIRED: 3960 CF STORAGE PROVIDED: 15' X 70' X 4'=4200 CF OUTLET LENGTH: 4' X 2.2=8.8' CLEANOUT ELEV.: 178.5 BOTTOM ELEV.: 176.5 WEIR CREST EL.: 180.5 EMBANKMENT ELEV.: 181.5	PROPOSED DRAINAGE AREA: .95 AC. STORAGE REQUIRED: 1710 CF STORAGE PROVIDED: 10' X 60' X 3' = 1800' OUTLET LENGTH: 4' X .95' = 3.8' CLEANOUT ELEV.: 174.0' BOTTOM ELEV.: 172.5' WEIR CREST EL.: 175.5 EMBANKMENT ELEV.: 176.5	PROPOSED DRAINAGE AREA: 3.60 AC. STORAGE REQUIRED: 6480 CF STORAGE PROVIDED: 14' X 140' X 3.5' = 6860 CF OUTLET LENGTH: 4' X 3.75' = 15' CLEANOUT ELEV.: 176.75' BOTTOM ELEV.: 175.0' WEIR EL.: 178.5 EMBANKMENT ELEV.: 179.5

PLAN
SCALE: 1"=50'

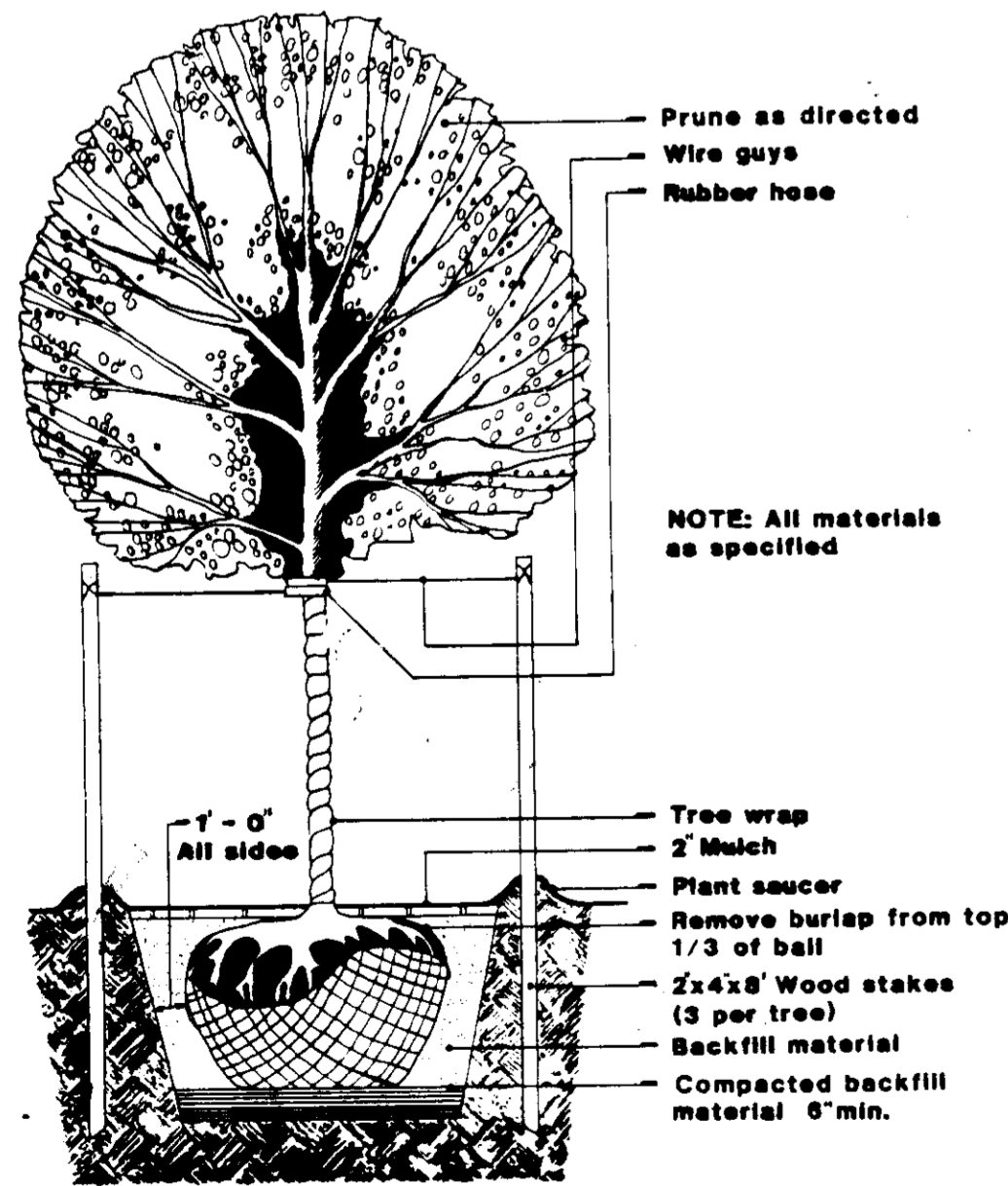


SGN PLANTING/MOUNDING UNDER SEPERATE CONTRACT

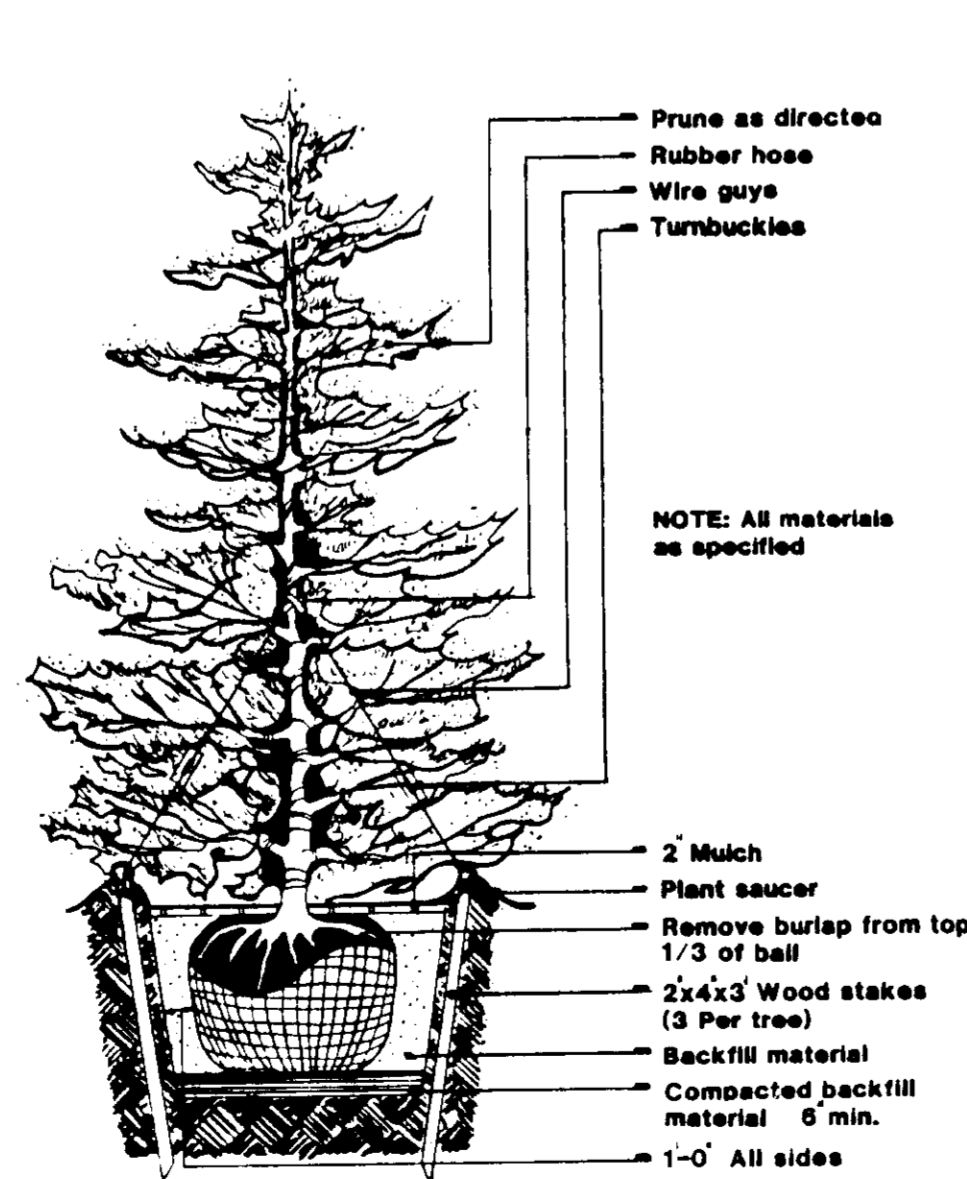
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	HEIGHT	SPREAD	CALIPER	B&B	GENERAL COMMENTS
+	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	23	13'-15'	7'-9'	3"-3 1/2"	YES	SPECIMEN
o	Pyrus calleryana 'Bradford'	BRADFORD CALLERY PEAR	20	13'-15'	7'-9'	3"-3 1/2"	YES	SPECIMEN
●	Pinus nigra	AUSTRIAN PINE	43	7'-9'	4'-5'	-	YES	SPECIMEN
●	Pinus strobus	WHITE PINE	20	7'-9'	4'-5'	-	YES	SPECIMEN
●	Betula alba	CLUMP BIRCH	10	8'-10'	4'-5'	-	YES	SPECIMEN
○	Amelanchier canadensis	CERVICED BERRY	9	6'-8'	4'-5'	-	YES	SPECIMEN
○	Magnolia soulangeana	SAUCEY MAGNOLIA	11	6'-8'	4'-5'	-	YES	SPECIMEN
○	Viburnum plicatum thibeticum	DOUBLEDAY VIBURNUM	25	2'-2 1/2'	10"-24"	-	CONT	SPECIMEN
○	Elymus alatus compactus	DUKE WINGED BUCKWHEAT	55	2'-2 1/2'	10"-24"	-	CONT	SPECIMEN
○	Myrica pennsylvanica	NORTHERN BASTARD BERRY	10	2'-2 1/2'	10"-24"	-	CONT	SPECIMEN
○	Rhododendron hybridus	ROSEUM ELEGANT	44	2'-2 1/2'	10"-24"	-	CONT	SPECIMEN
○	Atalea hybridus	DEL VALLEY WHITE WIND CRIMSON	40	10"-24"	12"-15"	-	CONT	SPECIMEN
○	Juncus procata densus	SPREADING BLY. TENN	20	18"-24"	12"-15"	-	CONT	SPECIMEN
○	Juniperus horizontalis 'Blue Rug'	BLUE RUG JUNIPER	510	-	12"-15"	-	CONT	SPECIMEN
○	Juniperus horizontalis	TAM JUNIPER	80	-	12"-15"	-	CONT	SPECIMEN

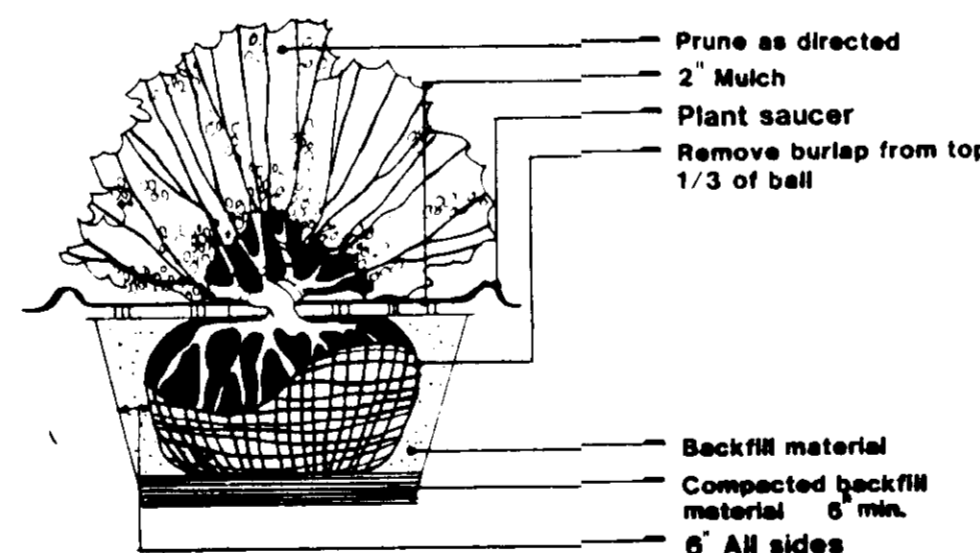
PLAN
SCALE: 1"=50'



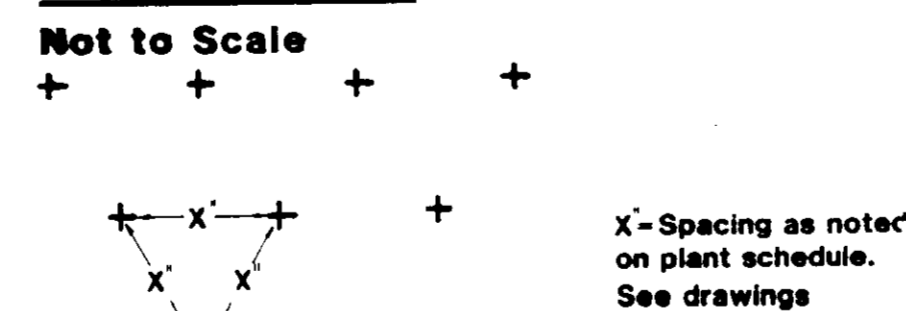
Typical Deciduous Tree Planting Detail
Not to Scale



Typical Evergreen Tree Planting Detail
Not to Scale



Typical Shrub Planting Detail



Typical Groundcover Spacing

Not to Scale

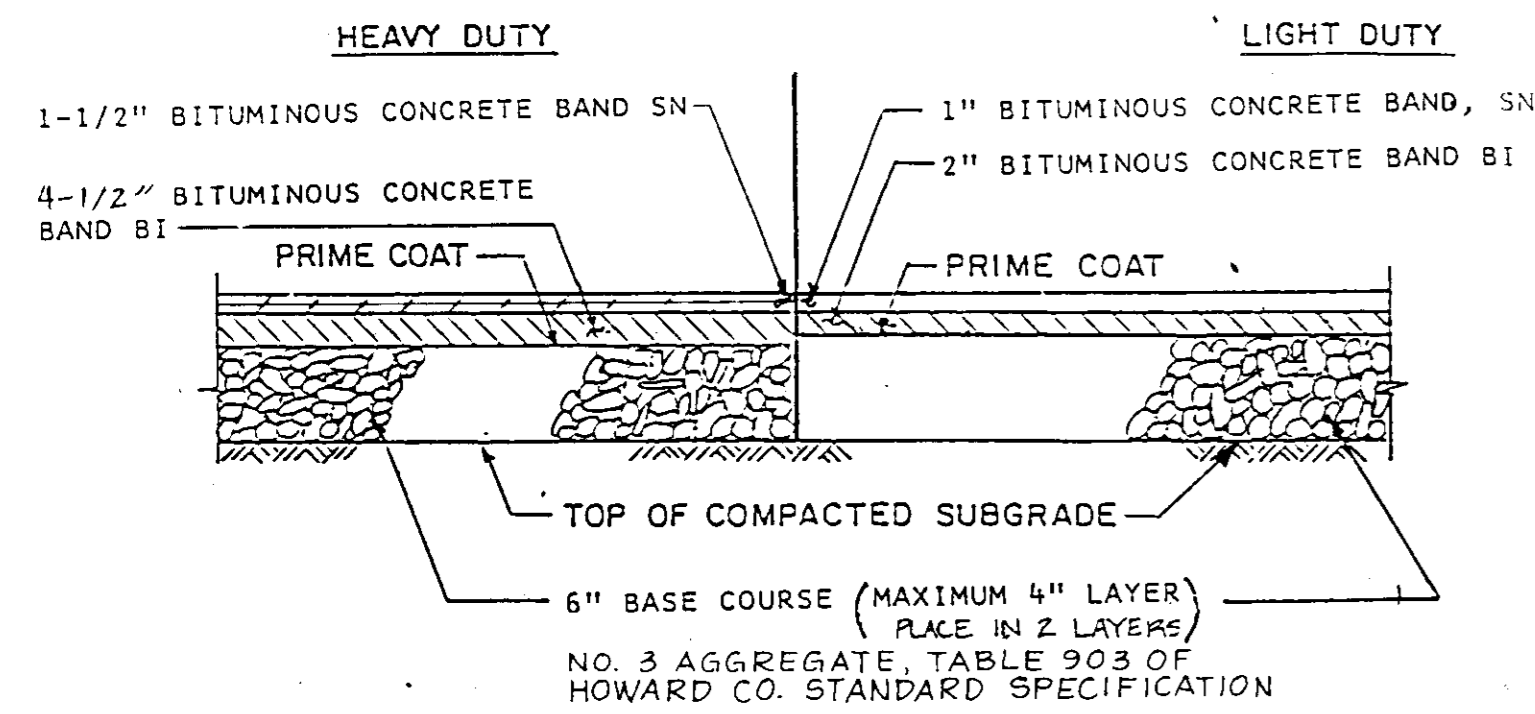
APPROVED
DIVISION OF LAND DEVELOPMENT
ZONING ADMINISTRATION
HOWARD COUNTY
DATE: 8-20-87
M. Hamm

SUBDIVISION NAME THE JUNCTION INDUSTRIAL PARK		SECT./AREA 1/1	LOT/PARCEL # S PARCEL S-1
PLAT # 6380	BLOCK # 20	ZONE M-2	TAX/ZONE MAP 1B
ELEC. DIST. 6		CENSUS TR. 6004	
WATER CODE C04		SEWER CODE A02.0000	
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS James M. Lee 11/3/87 DIRECTOR DATE William S. Rain 10-30-87 CHIEF, BUREAU OF ENGINEERING DATE			
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT James M. Lee 11-5-87 COUNTY HEALTH OFFICER DATE			
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING William S. Rain 11.9.87 PLANNING DIRECTOR DATE William S. Rain 11-2-87 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE			

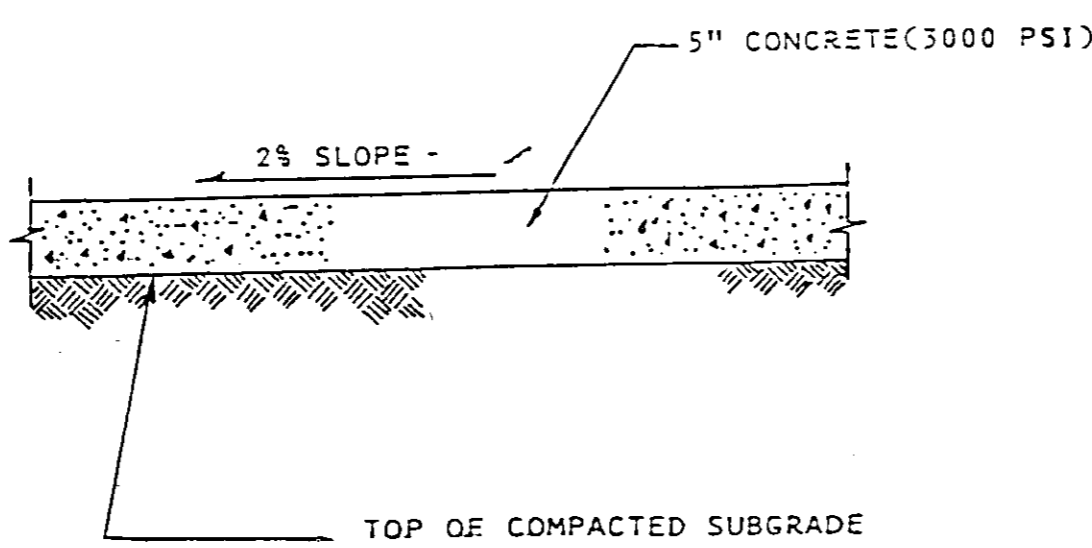
DATE NO.	REVISION
PROJECT: THE JUNCTION INDUSTRIAL PARK 6th ELECTION DISTRICT HOWARD CO., MARYLAND SECTION I AREA I PARCEL "S-1"	
TITLE: PLANTING PLAN	
OWNER: EMORY, HILL, McCONNELL 7240 PARKWAY DRIVE SUITE 170 HANOVER, MARYLAND 21076	
ENGINEERS: WHITNEY, BAILEY, COX & MAGNANI CONSULTING ENGINEERS 1850 YORK ROAD TIMONIUM, MARYLAND 21093 301-252-6060	
DATE: 5/29/87	DESIGNED: B.C.L.
	DRAWN: M.S.
	CHECKED: F.D.
	PROJECT NO: 87053
	DATE: MAY 27, 1987
	SCALE: AS SHOWN
	DRAWING NO. SD-4 OF 10

ORSATTI ASSOCIATES
PLANNERS □ LANDSCAPE ARCHITECTS
SUITE 126 □ ONE VALLEY SQUARE □ BLUE BEEL PA

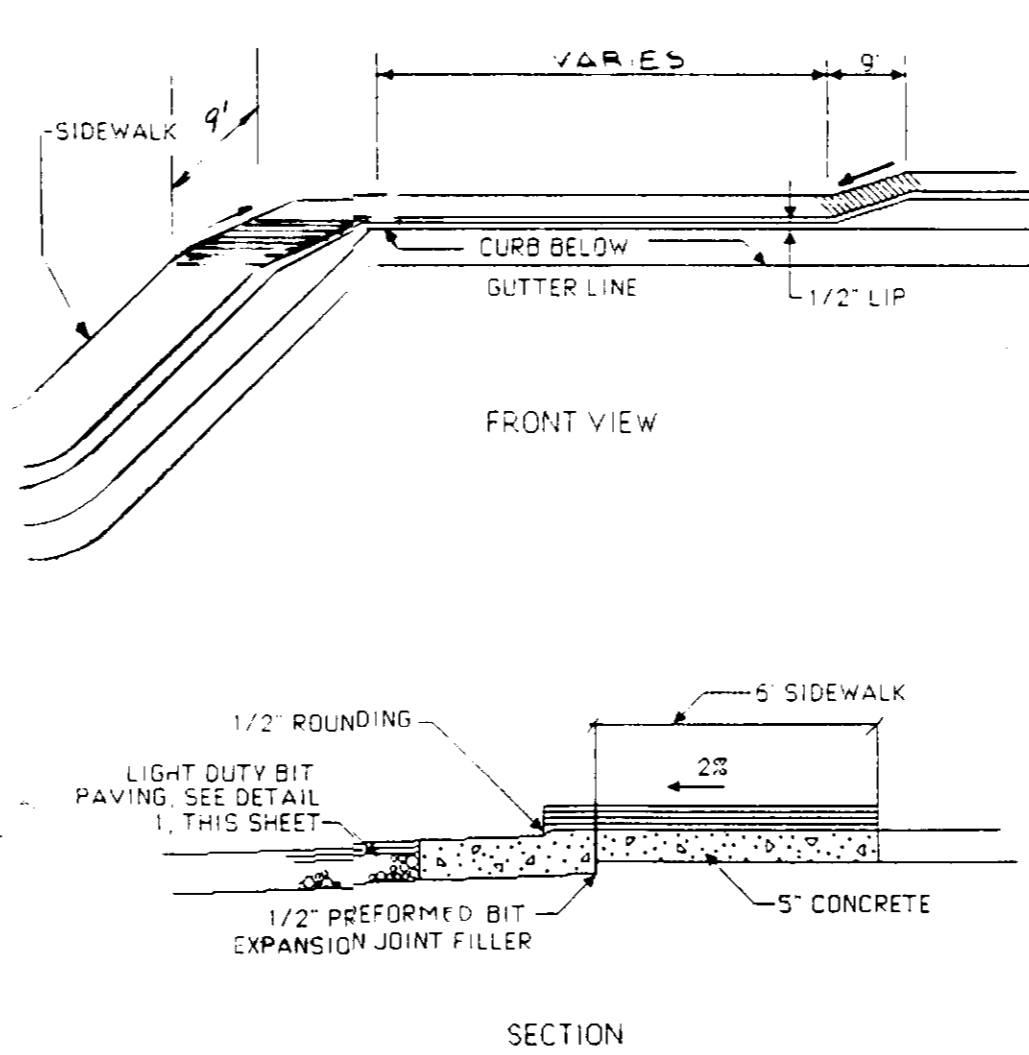




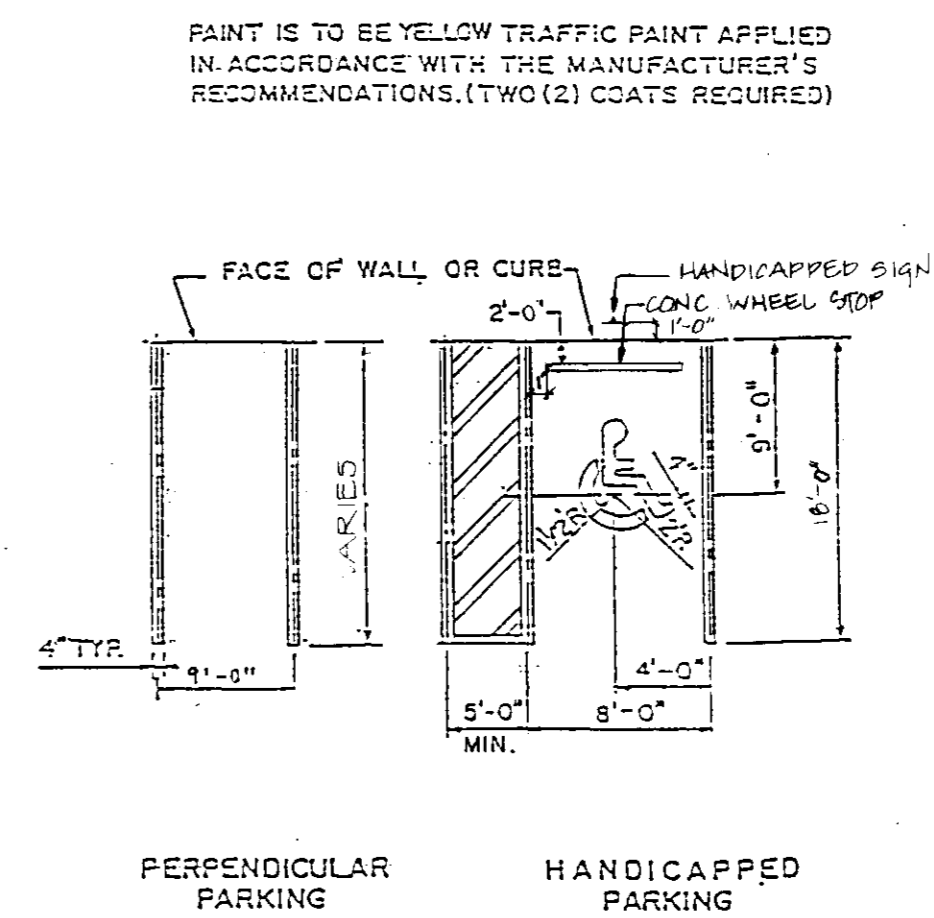
1. BITUMINOUS PAVING SECTION



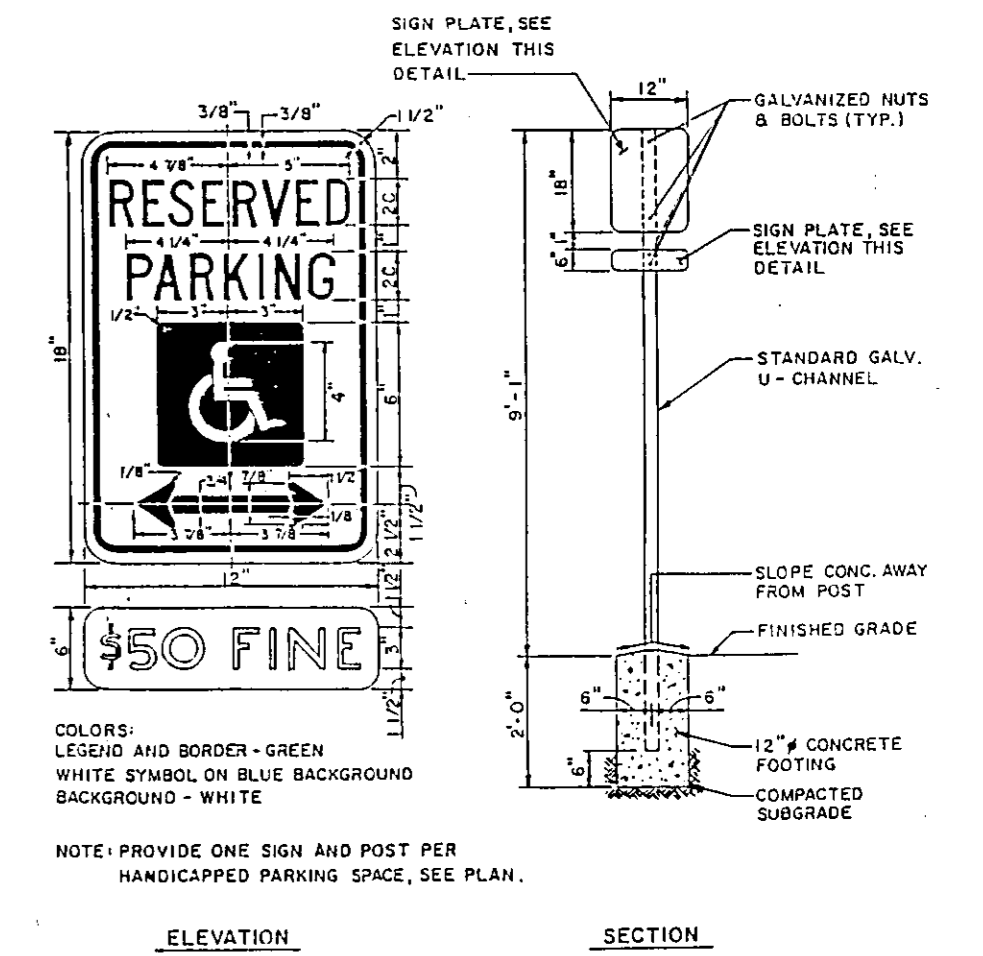
2. CONCRETE SIDEWALK



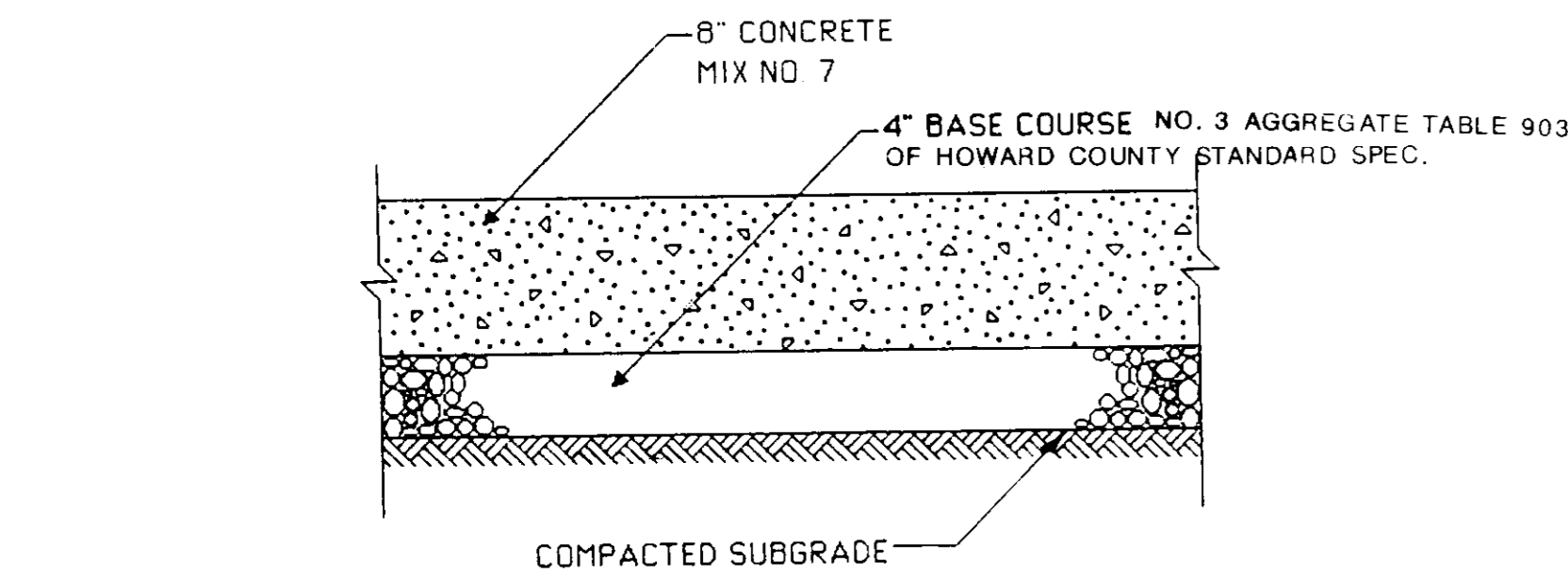
3. DEPRESSED CURB



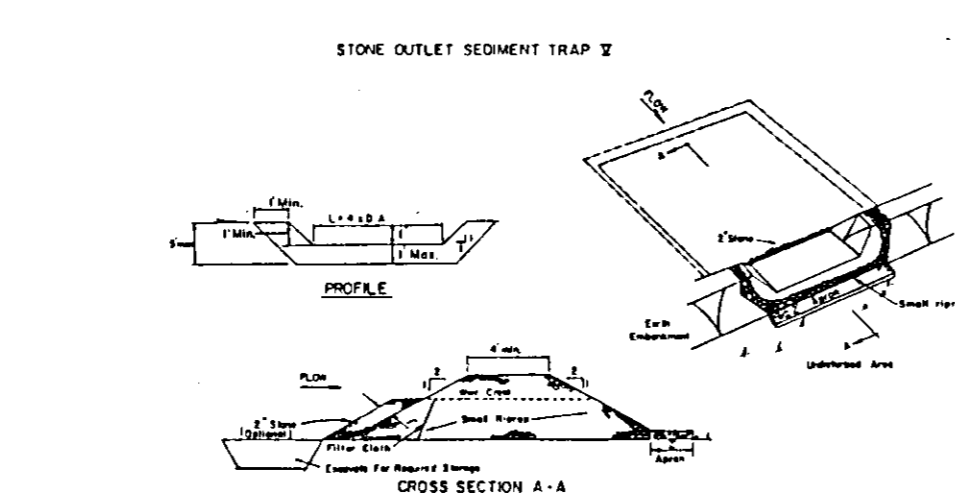
4. PAVEMENT MARKINGS



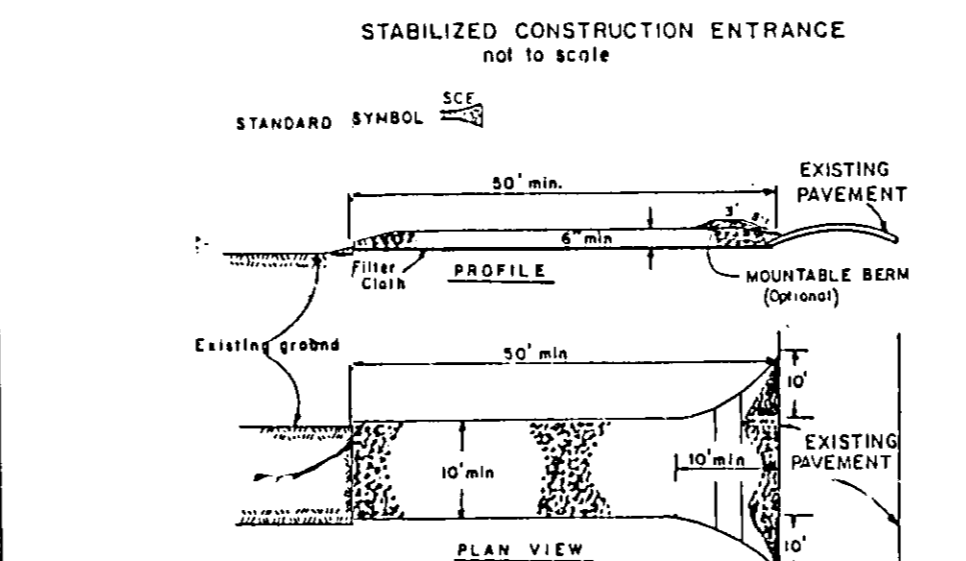
5. HANDICAP SIGN & POST



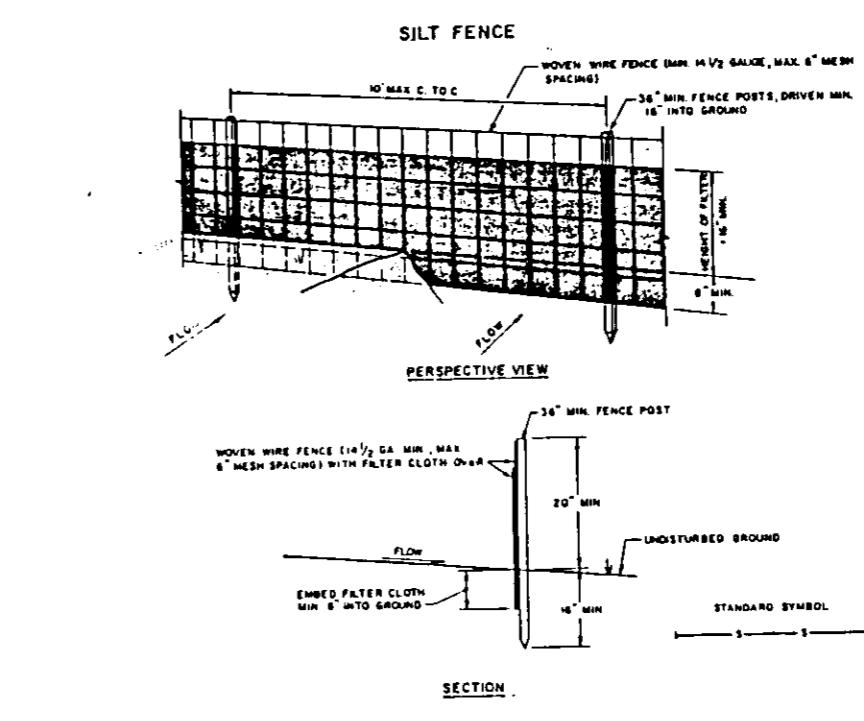
6. CONCRETE PAVING



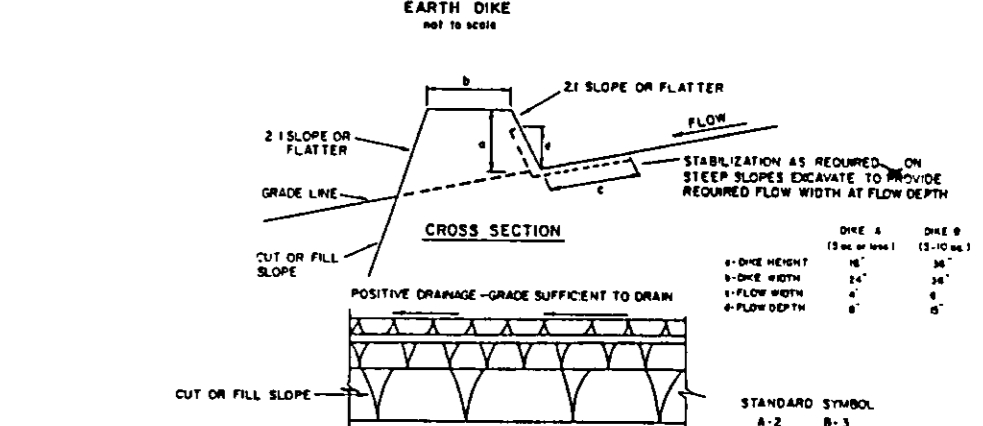
7. STONE OUTLET SEDIMENT TRAP



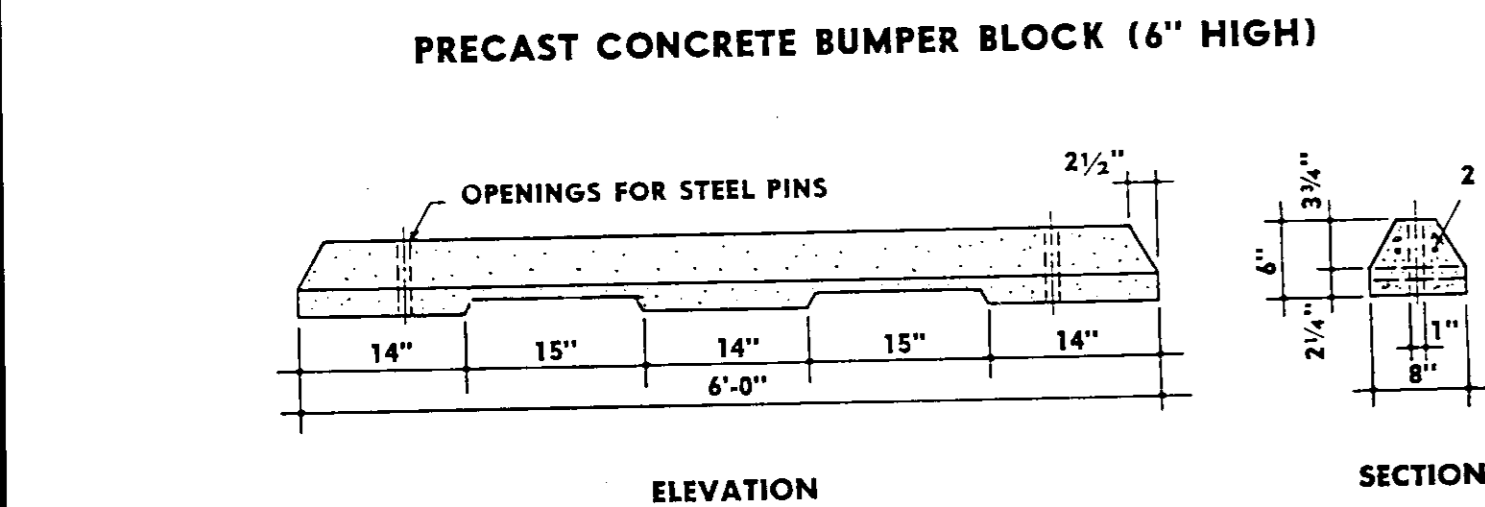
9. CONSTRUCTION ENTRANCE



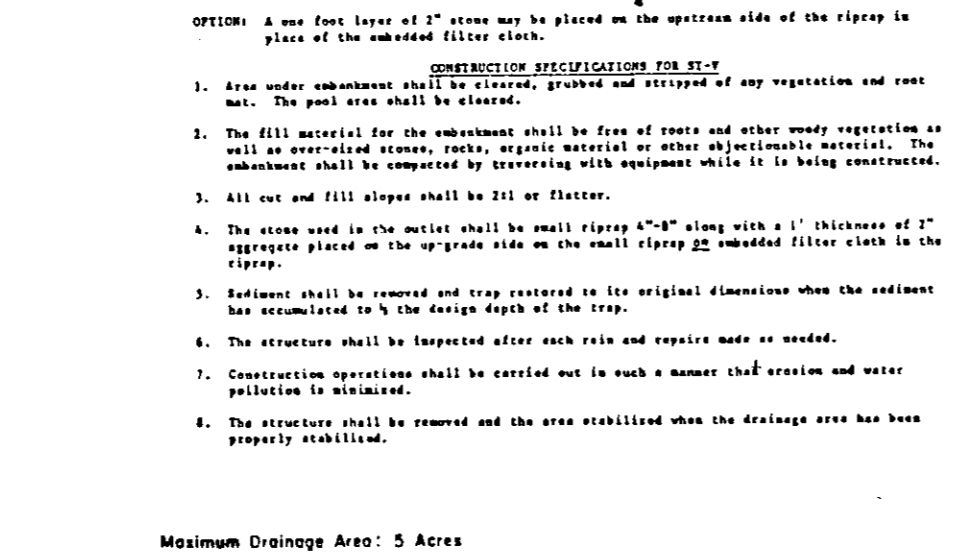
10. SILT FENCE



11. EARTH DIKE



12. INLET PROTECTION



13. HANDICAP PARKING & ACCESS DETAIL SCALE: 1"=30'

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-20-87

SUBDIVISION NAME: THE JUNCTION INDUSTRIAL PARK
SECT./AREA: 1/1
LOT/PARCEL NO.: PARCEL 5-1

PLAT: 6300
BLOCK: 20
ZONE: M-2
TAX/ZONE MAP: 48
ELEC. DIST.: G
CENSUS TR.: 6064

WATER CODE: C04
SEWER CODE: 4020000

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: James H. Lewis (11/2/87)
CHIEF, BUREAU OF ENGINEERING: William E. Ray (10-30-87)

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: Joseph M. Boyles (11-3-87)

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR: [Signature] (11-9-87)
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: [Signature] (11-4-87)

7-20-87 ADDED DETAIL NO. 13
DATE NO. REVISION

PROJECT: THE JUNCTION INDUSTRIAL PARK
6th ELECTION DISTRICT HOWARD CO., MARYLAND SECTION 1 AREA 1 PARCEL 'S-1'

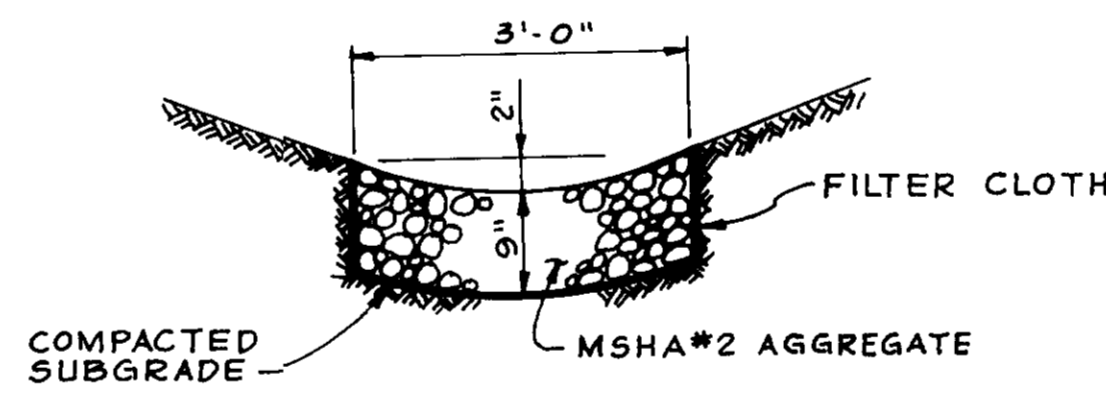
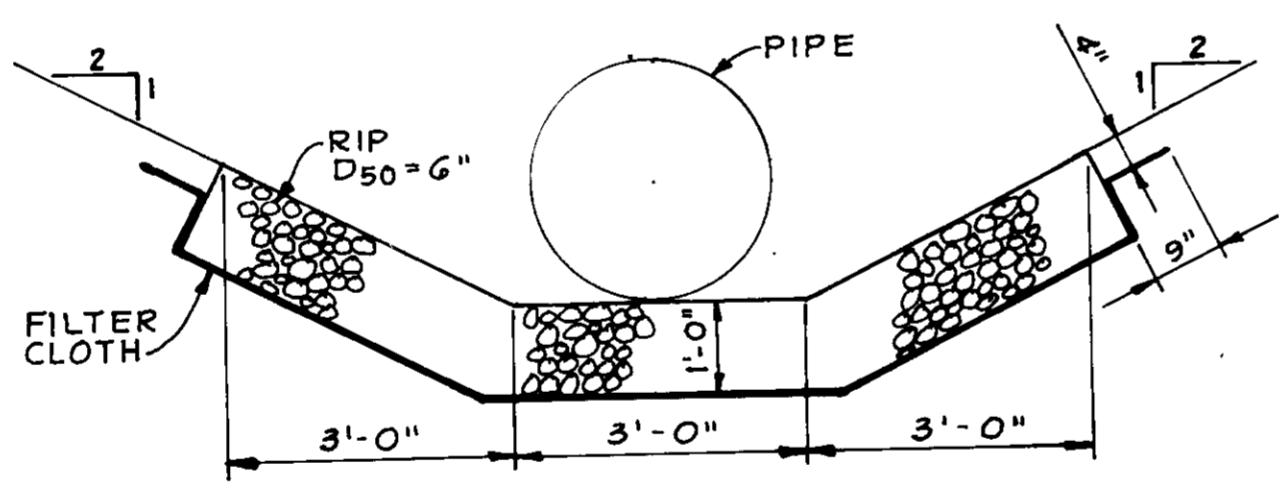
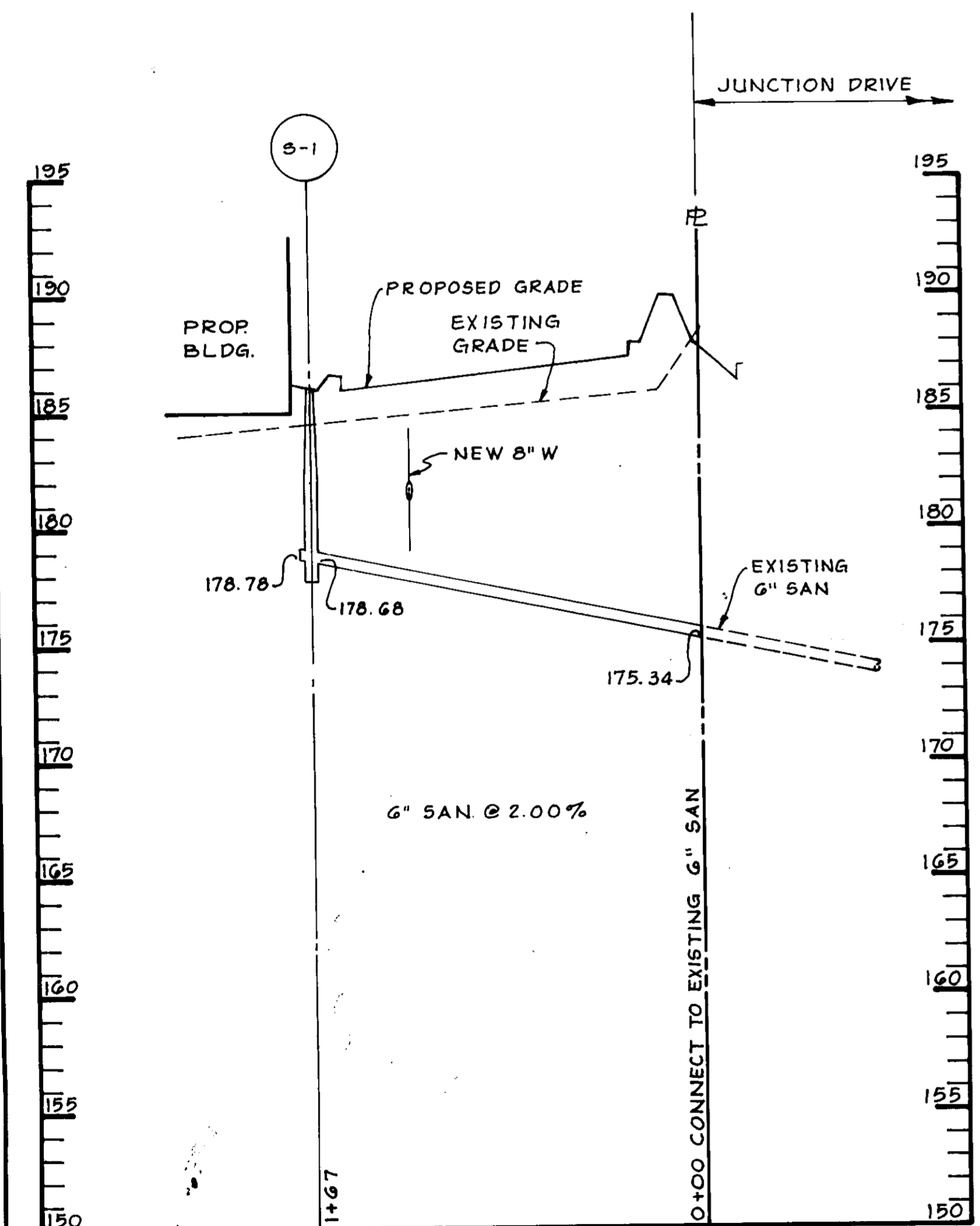
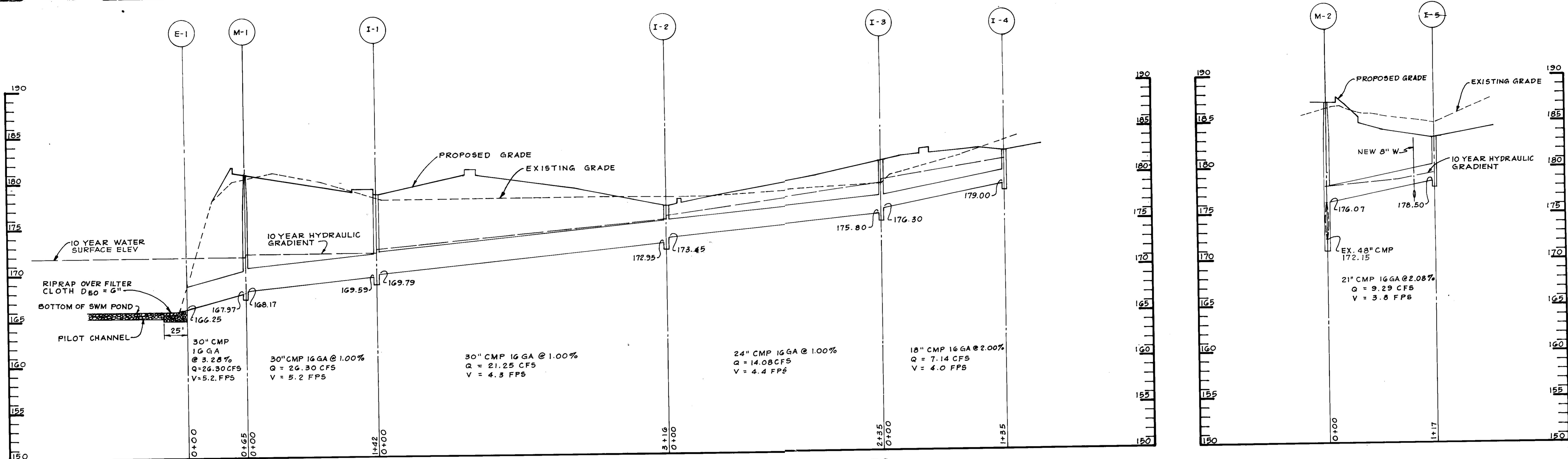
TITLE: DETAILS

OWNER: EMORY HILL, MCCONNELL
7240 PARKWAY DRIVE SUITE 170
HANOVER, MARYLAND 21076

WHITNEY, BAILEY, COX & MAGNANI
CONSULTING ENGINEERS
1855 YORK ROAD
TIMONUM, MARYLAND 21093
301-252-6060

DATE: 9/2/87
DESIGNED: B.C.L.
DRAWN: M.S.
CHECKED: P.D.
PROJECT NO: 87053
DATE: MAY 27, 1987
SCALE: N.T.S.
DRAWING NO. SD-5 of 6

PROFESSIONAL ENGR NO. SDP-87-238



STRUCTURE SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.
M-1	HO. CO. STD. PRECAST MANHOLE G5.13	168.17	167.97	180.88
M-2	HO. CO. STD. PRECAST MANHOLE G5.12	176.07		187.00
I-1	HO. CO. STD. INLET SD-4.34 (DEPRESSED)	169.79	169.59	176.51
I-2	HO. CO. STD. INLET SD-4.34 (DEPRESSED)	173.45	172.95	177.00
I-3	HO. CO. STD. INLET SD-4.34 (DEPRESSED)	176.30	175.80	181.57
I-4	HO. CO. STD. INLET SD-4.23		179.00	182.50
I-5	HO. CO. STD. INLET SD-4.34 (DEPRESSED)		178.50	183.26
S-1	HO. CO. STD. PRECAST MANHOLE G5.12	178.78	178.68	186.10
E-1	HO. CO. STD. METAL END SECT. SD-5.61		166.25	

DATE NO. REVISION

PROJECT: **THE JUNCTION INDUSTRIAL PARK**
 6th ELECTION DISTRICT HOWARD CO., MARYLAND
 SECTION I AREA I PARCEL 'S-1'

TITLE: **STORM DRAIN & SANITARY PROFILES**

OWNER: EMORY, HILL, MCCONNELL
 7240 PARKWAY DRIVE SUITE 170
 HANOVER, MARYLAND 21076

ENGINEERS: WHITNEY, BAILEY, COX & MAGNANI
 CONSULTING ENGINEERS
 1850 YORK ROAD
 TIMONIUM, MARYLAND 21093
 301-282-6060

DATE: 5/29/87

DESIGNED: ART
 DRAWN: GSB
 CHECKED: PD
 PROJECT NO: 87053
 DATE: MAY 27, 1987
 SCALE: A5 SHOWN
 DRAWING NO: SD-6 of 6

SUBDIVISION NAME: THE JUNCTION INDUSTRIAL PARK
 SECT./AREA: 1/1
 LOT/PARCEL #: PARCEL S-1

PLAT #: 6300
 BLOCK #: 20
 ZONE: M-2
 TAX/ZONE MAP: 48
 ELEC. DIST.: G
 CENSUS TR.: 0064

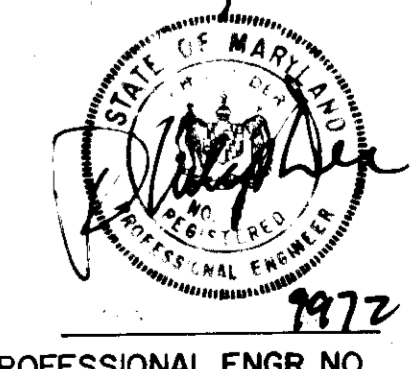
WATER CODE: C04
 SEWER CODE: 4020000

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: James H. Lee DATE: 11/6/87
 CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 11-30-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 11-3-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: [Signature] DATE: 11-9-87
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: [Signature] DATE: 11-4-87

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 8-20-87



SDP-87-238