

**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARK**  
COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE GRID SYSTEM "BERKE" AZIMUTH MARK 1964 - N 471,803.84 C 854,107.93

**GENERAL NOTES**

- SITE ANALYSIS**
  - a. Area of Parcel: 8.762 ac ±
  - b. Present Zoning: M-2
  - c. Proposed Use: Office and Warehousing Speculative Building
  - d. Building Area: 178,400 S.F.
  - e. Parking Tabulations: 50 KARTS x 1.5 PER KART = 75 P.S. Office Use: 11,000 S.F. x 3.3 PS/1000 SF = 37 P.S. Warehouse Use: 107,400 S.F. x 0.75 SPACES/1000 SF = 81 P.S.
  - f. Parking Provided: 9' x 18' (min) parking space: 178 13' x 20' handicapped spaces: 181
  - g. Proposed Site Coverage: 381,673 s.f. (100%) Building Area: 178,400 s.f. (47%) Parking, Walks, Drive: 120,273 s.f. (31%) Vegetated Area: 83,070 s.f. (21%)
- PUBLIC UTILITIES:** Public Water and Sanitary Sewer available to serve this site (Contract No. 24-1485-D)
- STORMWATER MANAGEMENT:** Stormwater Management for this site is provided by regional stormwater management facility constructed under GP 86-50, and on-site SWM as indicated on sheets 8, 9, & 10.

**\*\* See plan sheet 10 for additional notes**

**\*\* GENERAL CONSTRUCTION NOTES**

- All construction shall be accomplished in accordance with Howard County's "Standard Details and Specifications", as amended.
- All damage to public right-of-way areas to include existing curb and gutter, paving and utilities, shall be repaired at Contractor's expense.
- Contractor shall contact "Miss Utility" at 1-800-257-7777 prior to start of any construction.
- Developer or Contractor shall contact Howard County Construction Inspection Division, 792-2630, a minimum of 24 hrs. before start of construction.

**ADDRESS CHART**

PARCEL NUMBER	STREET ADDRESS
672	8251 PRESTON COURT

SUBDIVISION NAME	SECT./AREA LOT	PARCEL NO.
B.W.I.P.	II	A

PLAT NO.	BLOCK	ZONE	TAX MAP	ELECT. DIST.	CENSUS
G923	2	M-2	40	G	G064

WATER CODE	SEWER CODE
B 02	3020000

DATE	NO.	REVISION DESCRIPTION
07/16/2021	A	ADDED NEW GENERATOR ON EX. CONCRETE
09/27/2020	A	ADDITIONAL PARKING WITH SWM & ADD VAN SPACE
10/11/19	2	FENCE IN PARKING LOT
2-25-2013	1	ADDITIONAL PARKING

**APPROVED**  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE: 1-21-88

**DESIGNED: R.M.B.**

**PROFESSIONAL ENGINEER**  
STATE OF MARYLAND  
No. 11113  
FOR REV. #2 ONLY

**PURPOSE OF REVISED S.D.P. 88-125 (REVISION #1): TO ADDRESS ADDITIONAL PARKING IN LOADING DOCK AREA OF TENANT #2.**  
BY: KCW ENGINEERING TECHNOLOGIES, INC.  
Douglas L. Kennedy, P.E.  
2-25-2013

**SEPARATE SEWER CONNECTIONS 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 Codes. 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.

**LIST OF DRAWINGS**

1 of 10	SITE DEVELOPMENT PLAN
2 of 10	DRAINAGE AREA PLAN
3 of 10	SEDIMENT CONTROL PLAN
4 of 10	PROFILES AND DETAILS
5 of 10	PROFILES AND DETAILS
6 of 10	PROFILES AND DETAILS
7 of 10	LANDSCAPE PLAN
8 of 10	NEW PARKING LOT & SWM
9 of 10	NEW PARKING LOT EROSION & SEDIMENT CONTROL PLAN
10 of 10	NEW PARKING LOT & SWM LANDSCAPE PLAN

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

**JAMES J. LAW**  
DIRECTOR  
DATE: 4-10-88

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

**Joyce Bollen**  
COUNTY HEALTH OFFICER  
DATE: 4-14-88

**APPROVED:** HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

**Ulf A. ...**  
DIRECTOR  
DATE: 4-26-88

**APPROVED:** DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.

**James ...**  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
DATE: 4-22-88

**KCW ENGINEERING TECHNOLOGIES, INC.**  
810 LANDMARK DRIVE, SUITE 215  
GLEN BURNIE, MD. 21061 T. 410-768-7700

**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
-1777 REISTERSTOWN ROAD-  
COMMERCENTRE, SUITE 175-  
BALTIMORE, MARYLAND 21208  
-484-0963-

**DEVELOPER**  
**ROWE DEVELOPMENT COMPANY**  
4121 COX ROAD SUITE 110  
GLEN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

**OWNER**  
PROLOGIS thru LONG GATE LLC  
6711 COLUMBIA GATEWAY DRIVE, STE 130  
COLUMBIA, MD. 21046 T. 410-740-5011

**PRESTON LAKES LIMITED PARTNERSHIP**  
4121 COX ROAD SUITE 110  
GLEN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

**SITE DEVELOPMENT PLAN**

"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
**SECTION II PARCEL 'A'**

SCALE: 1" = 40'

OCTOBER 30, 1987

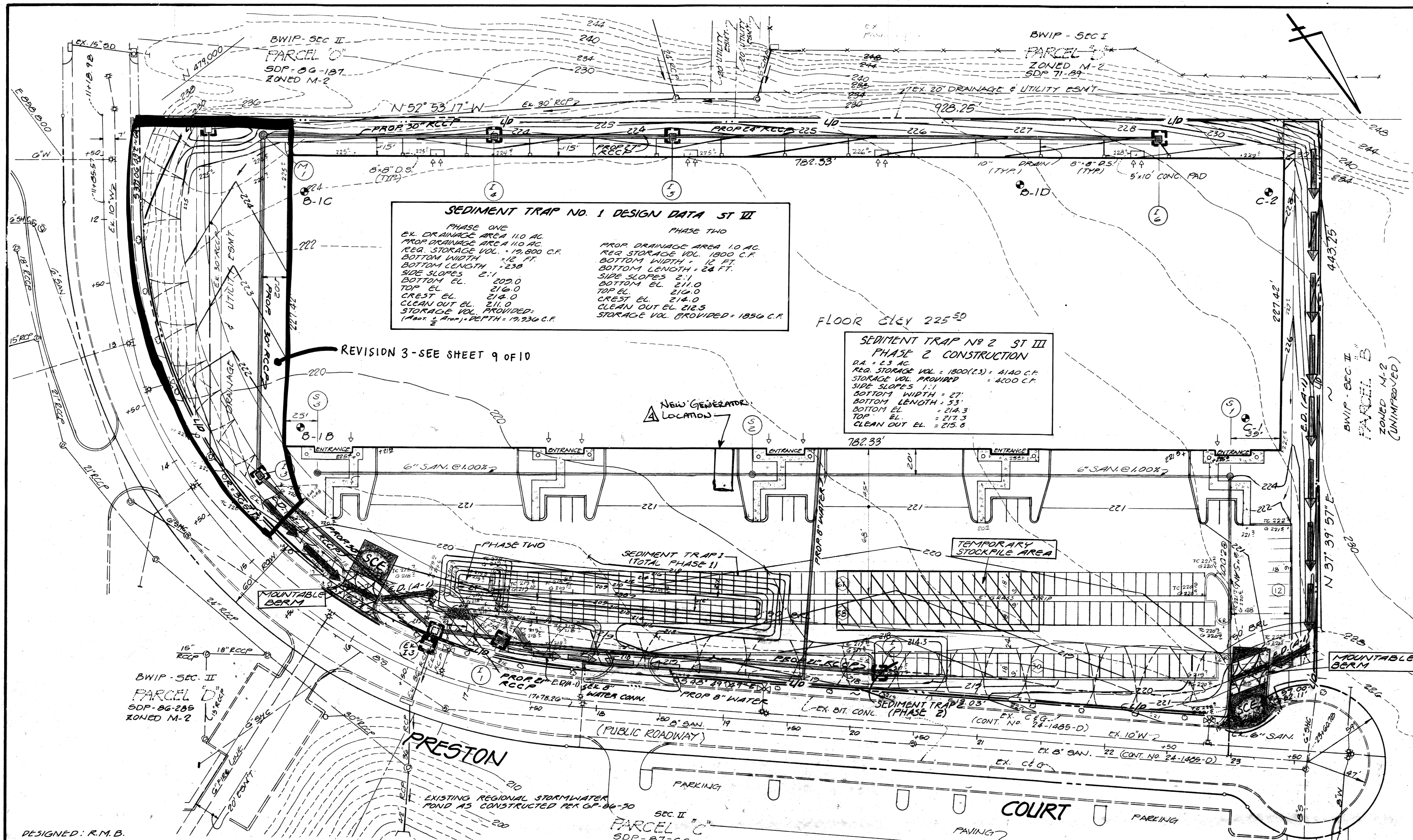
GTH ELECTION DISTRICT  
TAX MAP NO. 48

HOWARD COUNTY, MARYLAND

SHEET NO. 1 OF 10

S.D.P. 88-125



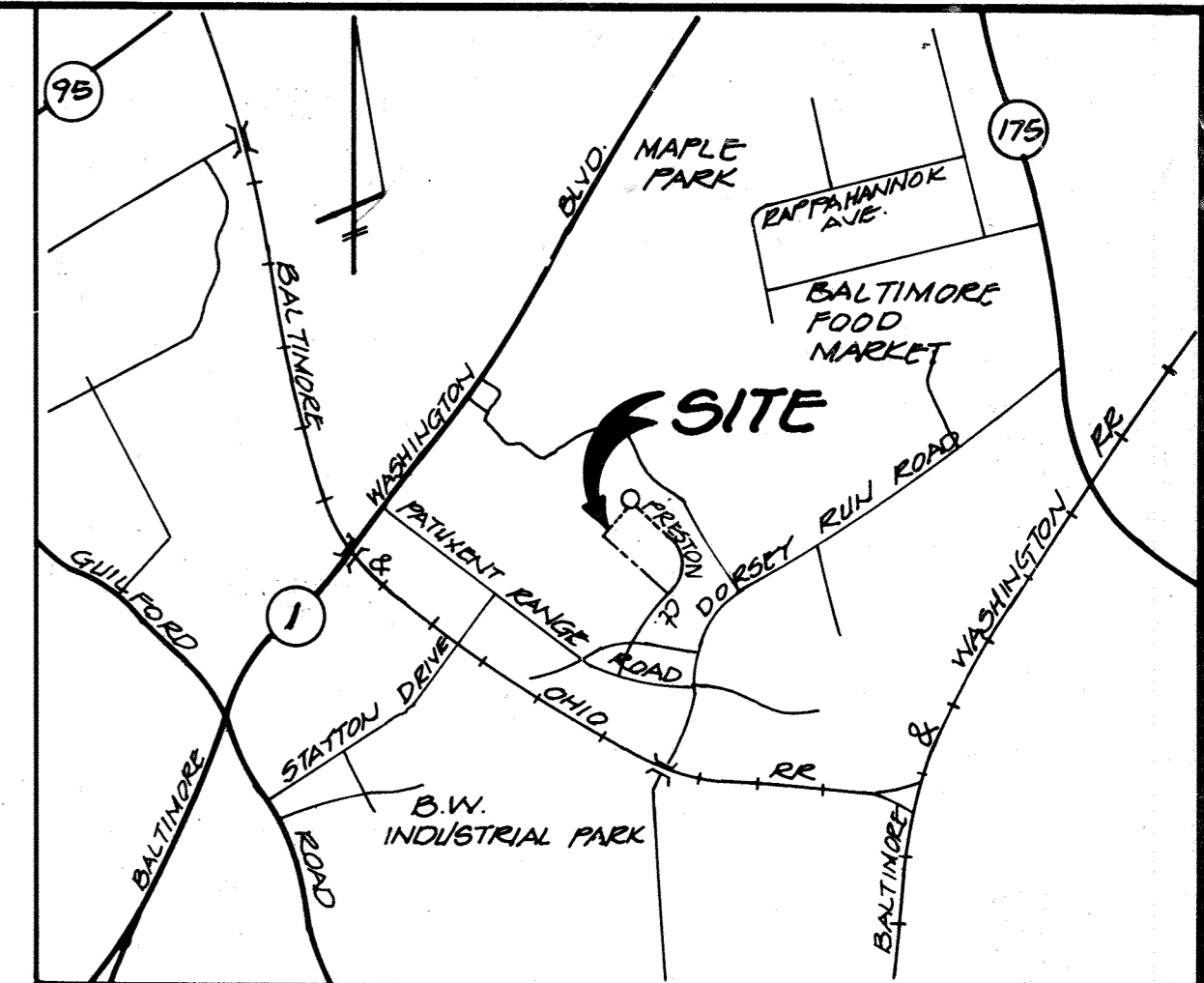


**SEDIMENT TRAP NO. 1 DESIGN DATA ST II**

PHASE ONE	PHASE TWO
EX. DRAINAGE AREA 110 AC	PROP. DRAINAGE AREA 1.0 AC
PROP. STORAGE VOL. 12,900 C.F.	REG. STORAGE VOL. 1800 C.F.
BOTTOM LENGTH = 238 FT.	BOTTOM LENGTH = 24 FT.
SIDE SLOPES 2:1	SIDE SLOPES 2:1
BOTTOM EL. 209.0	BOTTOM EL. 211.0
TOP EL. 216.0	TOP EL. 214.0
CREST EL. 216.0	CREST EL. 214.0
CLEAN OUT EL. 211.0	CLEAN OUT EL. 212.5
STORAGE VOL. PROVIDED = 19,936 C.F.	STORAGE VOL. PROVIDED = 1856 C.F.

**SEDIMENT TRAP NO. 2 ST III**  
PHASE 2 CONSTRUCTION

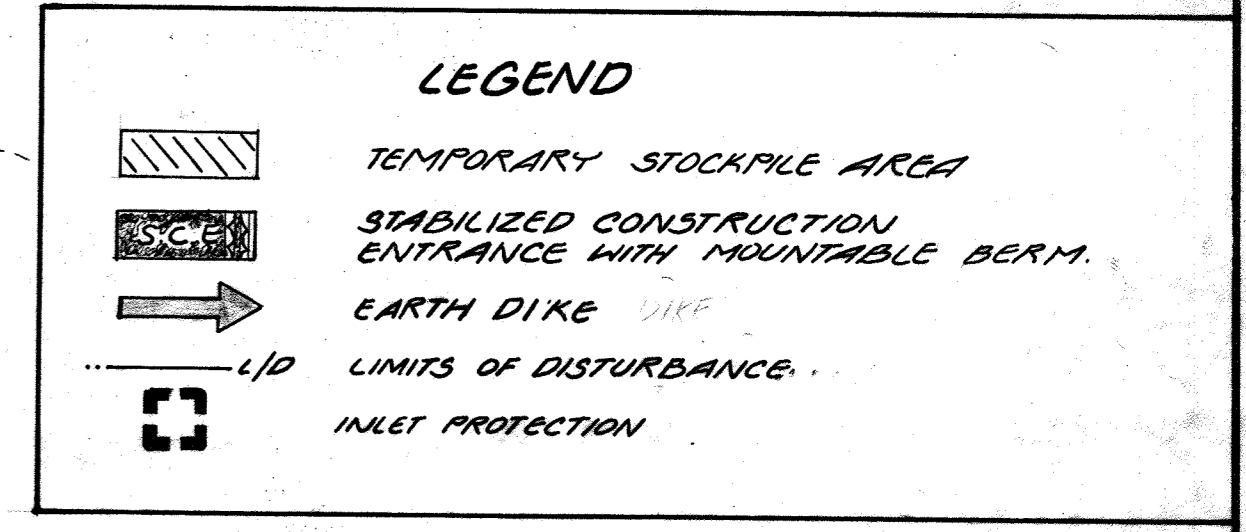
P.A. = 2.3 AC  
REG. STORAGE VOL. = 1800 (2.3) = 4140 C.F.  
STORAGE VOL. PROVIDED = 4200 C.F.  
SIDE SLOPES 1:1  
BOTTOM WIDTH = 27'  
BOTTOM LENGTH = 53'  
BOTTOM EL. = 214.3  
TOP EL. = 217.3  
CLEAN OUT EL. = 215.8



**VICINITY MAP**  
SCALE: 1" = 2,000'

**BENCH MARK**  
COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE GRID SYSTEM "DCRKE" AZIMUTH MARK 1924 - N 1471, 803, 34  
E 854, 127, 63

- SEQUENCE OF CONSTRUCTION**
- PHASE ONE:
- Obtain grading permit.
  - Notify Howard County Department of Public Works Sediment Control Inspector at least 48 hours prior to the start of any construction.
  - Install sediment control measures as specified on this approved plan. Stabilize earth dikes with temporary seed mixture.
  - With permission of the Sediment Control Inspector, grade site to proposed grades established on Site Development Plan sheet 1 of 7.
  - Stabilize all inactive disturbed areas.
  - Install storm drain system and inlet protection.
- PHASE TWO:
- Stabilize all disturbed areas west, south and east of proposed buildings.
  - Install sediment trap type ST III at inlet 12.
  - Reduce sediment trap 1 size as per phase two design data.
  - Stabilize all inactive areas.
  - Construct proposed building, driveways, parking areas, utility connections, etc., in accordance with approved plans.
  - Remove sediment trap and complete parking area.
  - Fine grade site and permanently stabilize all disturbed areas.
  - Upon stabilization of all disturbed areas, and with permission of the Sediment Control Inspector, remove all remaining sediment control devices.



APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-21-88

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

APPROVED: [Signature]  
U.S. SOIL CONSERVATION SERVICE  
DATE 3-29-88

THESE PLANS FOR EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: [Signature]  
HOWARD SOIL CONSERVATION DISTRICT  
DATE 3/28/88

**CERTIFICATION BY THE DEVELOPER:**

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND PLANS FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

APPROVED: [Signature]  
ARTHUR B. DEAN FOR:  
ROWE DEVELOPMENT COMPANY  
DATE 2-16-88

**CERTIFICATION BY THE ENGINEER:**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL, (CONSISTING OF THIS SEDIMENT CONTROL PLAN SHEET 3 OF 6 AND DETAIL SHEET 4 OF 6) 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.

APPROVED: [Signature]  
DOUGLAS L. KENNEDY, P.E. 118748  
KCW CONSULTANTS, INC.  
DATE 12/1/87

NOTE:  
THIS PLAN IS TO BE USED FOR SEDIMENT CONTROL MEASURES ONLY. SEE SHEET 1 OF 2 FOR PROPOSED GRADES.

SEAL 22536 FOR REVISIONS  
IDENTIFIED 09-21-20 ONLY  
ADOPTED 7/24/11

ADDRESS CHART					
PARCEL NUMBER	STREET ADDRESS				
A	851 PRESTON COURT				
SUBDIVISION NAME					
B.W.I.P.	II				
FLAT NO.	BLOCK	ZONE	TAX MAP	ELECT. DIST.	CENSUS
G923	2	M-2	4B	G	G0G4
WATER CODE		SEWER CODE			
B02		3020000			
DATE	NO.	REVISION DESCRIPTION			
07/26/2011	1	ADDED NEW GENERATOR ON EX. CONCRETE			
09/21/2020	2	ADDITIONAL PARKING WITH SWM			

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

APPROVED: [Signature]  
DATE 4/6/88

APPROVED: [Signature]  
DATE 4-10-88

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

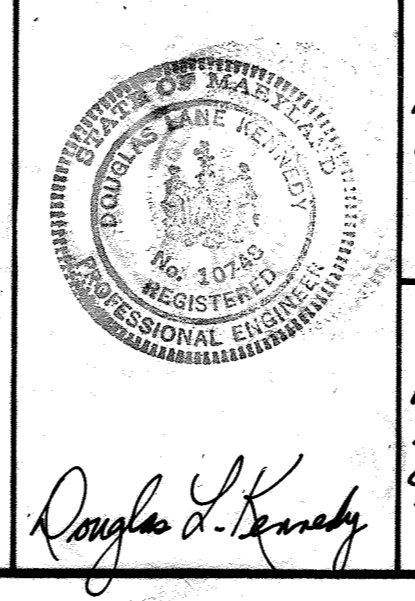
APPROVED: [Signature]  
DATE 4-14-88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

APPROVED: [Signature]  
DATE 4-26-88

APPROVED: [Signature]  
DATE 4/22/88

**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
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BALTIMORE, MARYLAND 21208  
484-0963



**DEVELOPER**  
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4121 COL ROAD SUITE 110  
GLENN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

**OWNER**  
PRESTON LAKES LIMITED PARTNERSHIP  
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**SEDIMENT CONTROL PLAN**

"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
SECTION II PARCEL 'A'

SCALE: 1" = 40'

OCTOBER 30, 1987

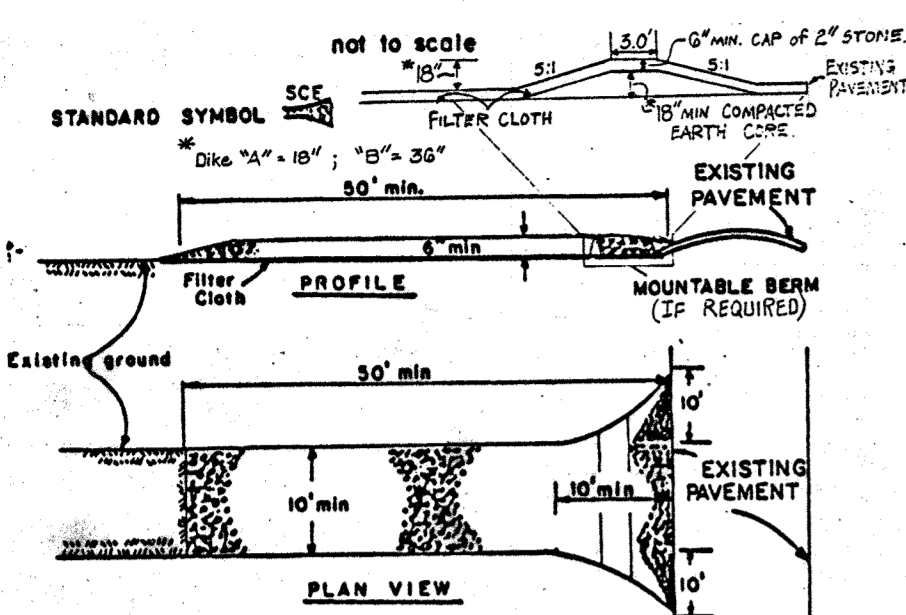
GTH ELECTION DISTRICT  
TAX MAP NO. 4B

HOWARD COUNTY, MARYLAND

SHEET NO. 3 OF 10

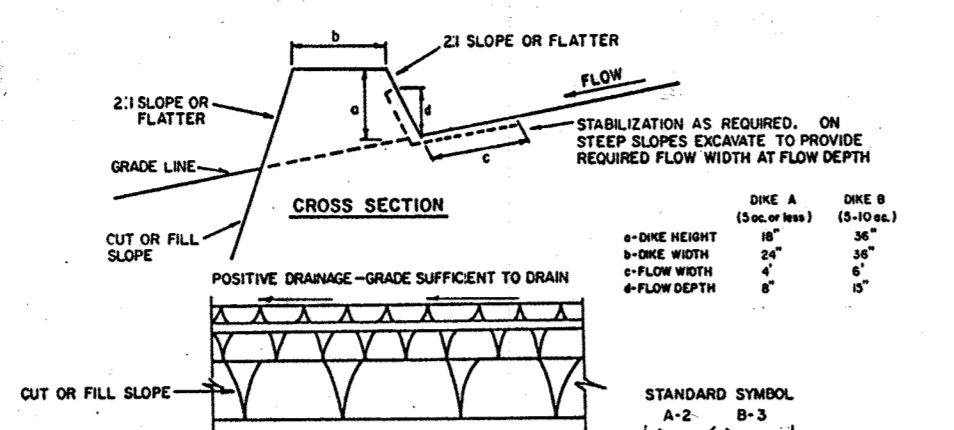
S.D.P. 88-125  
SDP-88-125

### STABILIZED CONSTRUCTION ENTRANCE



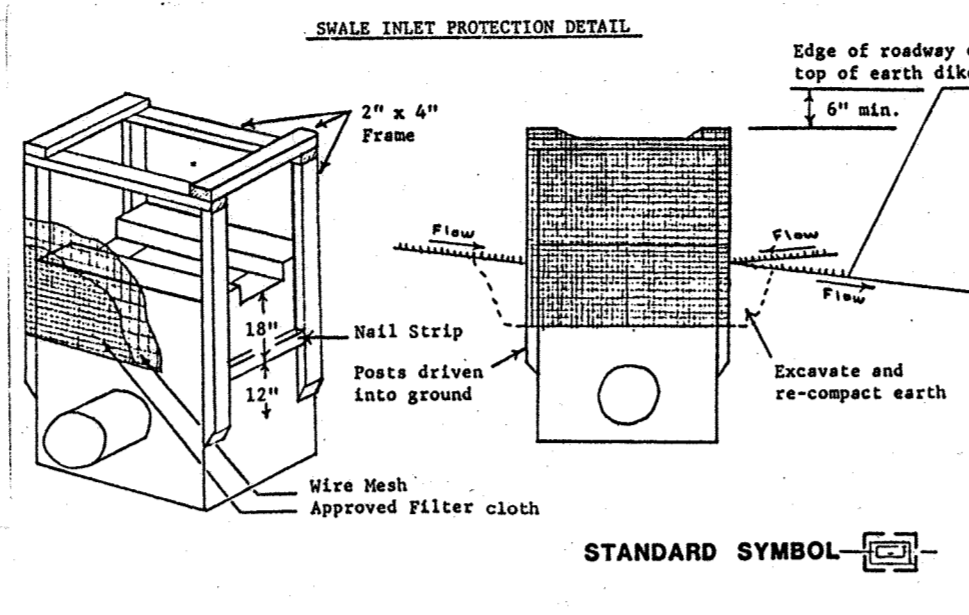
- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
  - Length - As required, but not less than 50 ft. (except on a single residence lot where a 30 ft. minimum length would apply).
  - Thickness - Not less than six (6) inches.
  - Width - Ten (10) ft. minimum, but not less than the full width at points where ingress or egress occurs.
  - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
  - Surface Weir - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable beam with 5:1 slopes will be permitted.
  - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clearance of any materials used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
  - Washing - Weirs shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
  - Periodic inspection and needed maintenance shall be provided after each rain.

### EARTH DIKE



- CONSTRUCTION SPECIFICATIONS**
- All dikes shall be constructed by earthmoving equipment.
  - All dikes shall have positive drainage to an outlet.
  - Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
  - Fields located adjacent to dikes as needed to utilize a stabilized safe outlet.
  - Earth dikes shall have an outlet that functions with a minimum of erosion. Plans shall be checked by a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
  - Stabilization shall be: (a) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season; (b) flow channel as per the chart below.
- | TYPE OF CHANNEL | CHANNEL SIZE | DIKE A                  | DIKE B                                       |
|-----------------|--------------|-------------------------|--|
| 1               | 5-3.0M       | SEED AND STRAW MULCH    | SEED AND STRAW MULCH                         |
| 2               | 3.1-5.0M     | SEED AND STRAW MULCH    | SEED USING LIME, OR EXCESSIVE SOIL, OR STONE |
| 3               | 5.1-8.0M     | SEED WITH LIME, OR SOIL | LIME RUP-RAP 4-8"                            |
| 4               | 8.1-20M      | LIME RUP-RAP 4-8"       | ENGINEERING DESIGN                           |
- FLOW CHANNEL STABILIZATION**
- Stone to be 2 inch stone, or recycled concrete equivalent, in a layer at least 3 inches in thickness and be pressed into the soil with construction equipment.
  - Flow to be 4 inches in a layer at least 3 inches in thickness and pressed into the soil.
  - Approved equivalents can be substituted for any of the above materials.
  - Periodic inspection and required maintenance must be provided after each rain event.

### INLET PROTECTION



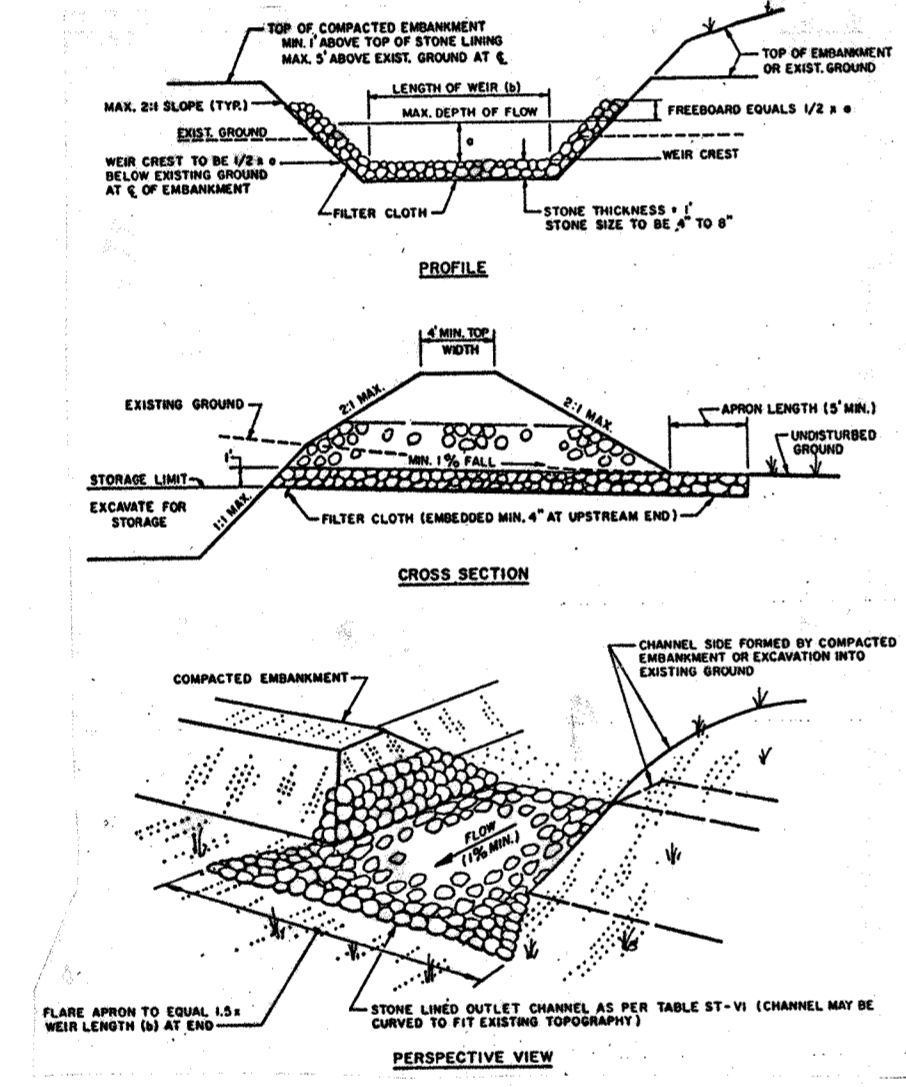
- Definition**
- Filter cloth installed around inlets in the form of a fence or across an opening, thereby reducing sediment content of sediment laden water.
- Purpose**
- To prevent sediment laden water from entering a storm drain system through inlets.
- Conditions Where Practice Applies**
- This practice shall be used where the drainage area to an inlet is disturbed, it is not possible to temporarily divert the storm drain outfall into a sediment trapping device and weathering blocking of inlets is not advisable. It is not to be used in place of sediment trapping devices. This practice may be used in conjunction with storm drain diversion to help prevent alteration of pipes installed with a low slope angle.
- Construction Specifications**
- Materials**
    - Wooden frame is to be constructed of 2" x 4" construction grade lumber.
    - Wire mesh must be of sufficient strength to support filter fabric, and stone for curb inlets, with water fully impounded against it.
    - Filter cloth must be of a type approved for this purpose; resistant to sunlight with a size, 60, 40-85, to allow sufficient passage of water and removal of sediment.
    - Stone is to be 2" in size and clean, since fines would clog the cloth.
  - Procedure**
    - A swale, ditchline or yard inlet protection.
      - Excavate completely around inlet to a depth of 18" below notch elevation.
      - Drive 2 x 4 post 1' into ground at four corners of inlet.
      - Place soil strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
      - Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.

### 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 conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbances 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51) and (Sec. 54), temporary seeding (Sec. 50) and 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
 

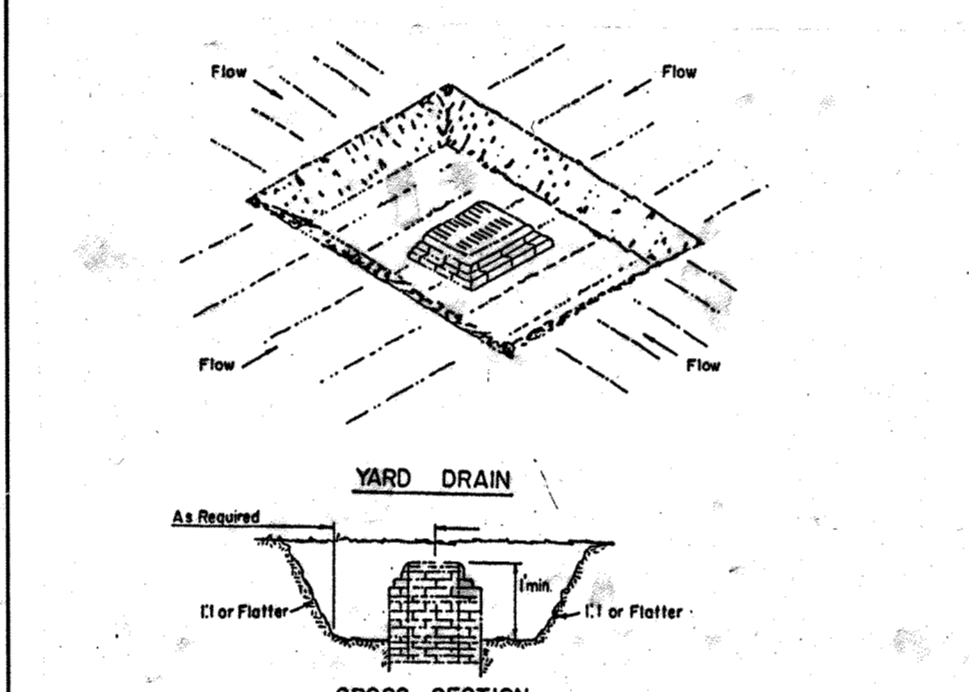
Total Area of Site	870 Acres
Area Disturbed	270 Acres
Area to be roofed or paved	223 Acres
Area to be vegetatively stabilized	377 Acres
Total Cut	14,000 Cu. yds.
Total Fill	14,000 Cu. yds.
Offsite waste/borrow area location	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW 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 grading or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

### SEDIMENT TRAP TYPE ST-VI



- CONSTRUCTION SPECIFICATIONS FOR ST-VI**
- The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
  - The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized 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.
  - All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
  - Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
  - 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.
  - 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.
  - 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.
  - 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.
  - The structure shall be inspected after each rain and repaired as needed.
  - Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
  - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
  - Drainage area for this practice is limited to 15 acres or less.

### SEDIMENT TRAP TYPE ST III



- Sediment shall be removed and the 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.
- The volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
- The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
- All cut slopes shall be 1:1 or flatter.

DESIGNED: R.M.B.

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-21-88

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

*Thomas M. Hahn*  
U.S. SOIL CONSERVATION SERVICE  
DATE 3-29-88

THESE PLANS FOR EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED:  
*Stephen L. Shahr*  
HOWARD SOIL CONSERVATION DISTRICT  
DATE 3/28/88

**CERTIFICATION BY THE DEVELOPER:**

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND PLANS FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

*Arthur D. Dean*  
ARTHUR D. DEAN FOR ROWE DEVELOPMENT COMPANY  
DATE 2-16-88

**CERTIFICATION BY THE ENGINEER:**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL, (CONSISTING OF THIS SEDIMENT CONTROL PLAN SHEET 3 OF 6 AND DETAIL SHEET 4 OF 6) 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.

*Douglas L. Kennedy*  
DOUGLAS L. KENNEDY, P.E., REGISTERED PROFESSIONAL ENGINEER  
KCM CONSULTANTS, INC.  
DATE 12-21-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James M. Kelly*  
DIRECTOR  
DATE 4/6/88

*William E. Riley*  
CHIEF, BUREAU OF ENGINEERING  
DATE 4-6-88

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

*James Boyle*  
COUNTY HEALTH OFFICER  
DATE 4-14-88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Harvey Rame*  
DIRECTOR  
DATE 4-26-88

*John H. Smith*  
PLANNING DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
DATE 4/22/88

KCW CONSULTANTS, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE, SUITE 175  
BALTIMORE, MARYLAND 21208  
484-0963

*Douglas L. Kennedy*

DEVELOPER  
ROWE DEVELOPMENT COMPANY  
4121 COX ROAD SUITE 110  
GLENN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

OWNER  
PRESTON LAKES LIMITED PARTNERSHIP  
4121 COX ROAD SUITE 110  
GLENN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

PROFILES AND DETAILS

"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
SECTION II PARCEL 'A'

SCALE: 1"=40'

OCTOBER 30, 1987

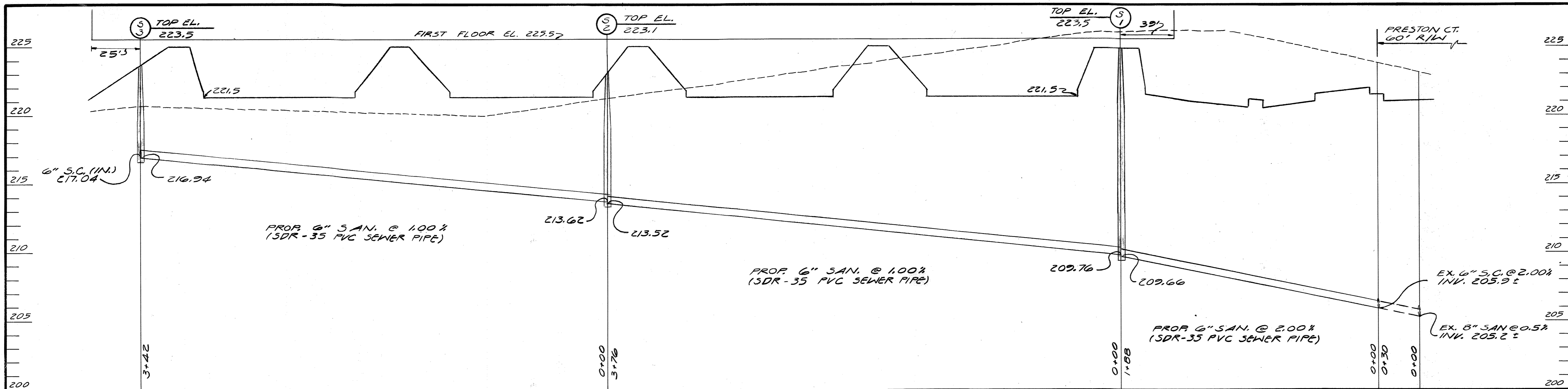
GTH ELECTION DISTRICT  
TAX MAP NO. 4B

HOWARD COUNTY, MARYLAND

SHEET No. 4 OF 10

S.D.P. 88-125

SDP-88-125



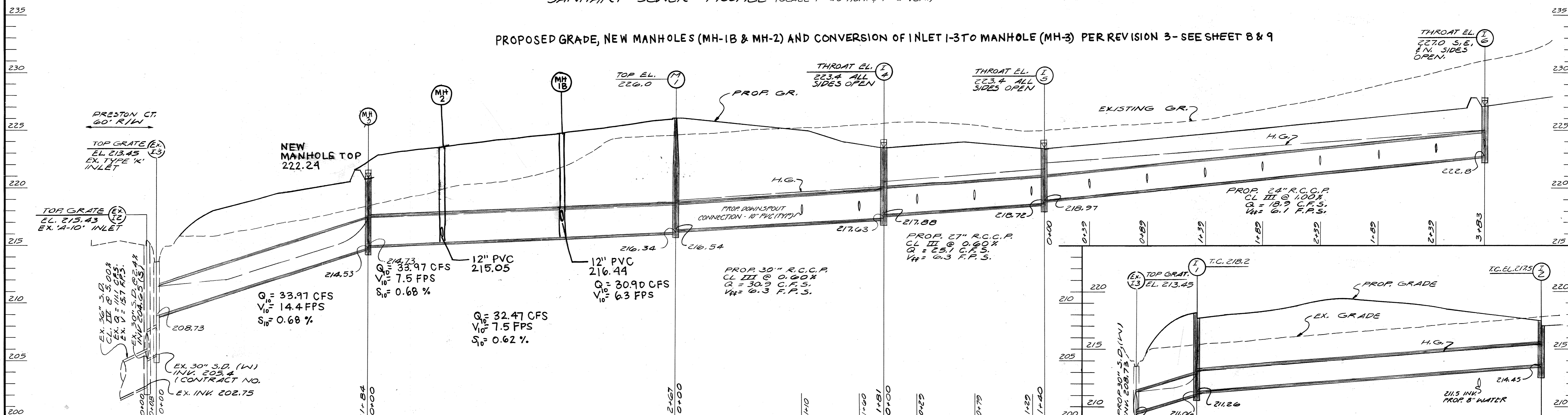
SANITARY MANHOLE SCHEDULE			
NO	TYPE	DETAIL	LOCATION
S1	STD.	G5.12	
S2	STD.	G5.12	
S3	STD.	G5.12	

STORM DRAIN MANHOLE SCHEDULE			
NO	TYPE	DETAIL	LOCATION
M1	STD.	G5.13	

STORM DRAIN INLET SCHEDULE			
NO	TYPE	DETAIL	LOCATION
I1	SGL'S' COMB	SD4.32	
I2	DBL'S' COMB	SD4.34	
I3	'D'	SD4.11	
I4	'D'	SD4.11	
I5	'D'	SD4.11	
I6	'D'	SD4.11	

SANITARY SEWER PROFILE (SCALE 1" = 40' HOR. & 1" = 4' VER.)

PROPOSED GRADE, NEW MANHOLES (MH-1B & MH-2) AND CONVERSION OF INLET I-3 TO MANHOLE (MH-3) PER REVISION 3 - SEE SHEET B & 9



STORM DRAIN PROFILE (SCALE 1" = 40' HOR. & 1" = 4' VER.)

STORM DRAIN PROFILE (SCALE 1" = 40' HOR. & 1" = 4' VER.)

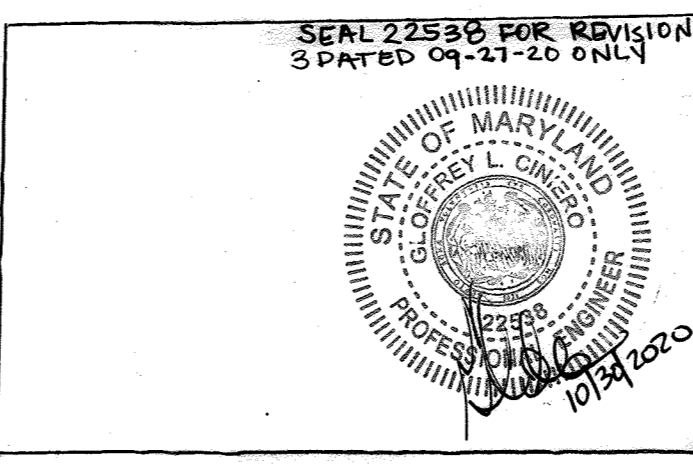
APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-21-88

I HEREBY CERTIFY, BY MY SEAL,  
THAT THE FACILITIES SHOWN ON  
THIS PLAN WERE CONSTRUCTED  
AS SHOWN ON THIS "AS-BUILT"  
PLAN MEET THE APPROVED PLANS  
AND SPECIFICATIONS.

Geoffrey L. Cline #22538 DATE 12/21/2021



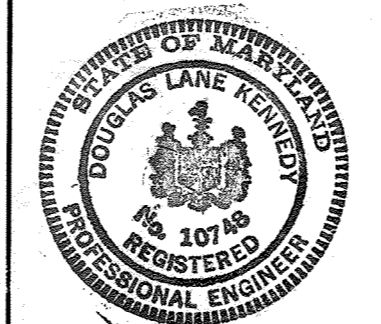
NOTE: PROPOSED STORM DRAINAGE SYSTEM SHOWN  
HEREON IS PRIVATE, TO BE MAINTAINED BY  
THE OWNER.



APPROVED: FOR PUBLIC WATER AND PUBLIC  
SEWERAGE, STORM DRAINAGE SYSTEMS  
AND PUBLIC ROADS, HOWARD COUNTY  
DEPARTMENT OF PUBLIC WORKS.  
James J. Shaw 4/6/88  
DIRECTOR DATE  
William E. Riley 4-6-88  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC  
SEWERAGE SYSTEMS, HOWARD COUNTY  
HEALTH DEPARTMENT.  
James J. Shaw 4-4-88  
HEALTH OFFICER DATE  
APPROVED: HOWARD COUNTY OFFICE OF PLANNING  
AND ZONING.  
William E. Riley 4-26-88  
DIRECTOR DATE  
James J. Shaw 4/22/88  
CHIEF, DIVISION OF COMMUNITY  
PLANNING AND LAND DEVELOPMENT DATE

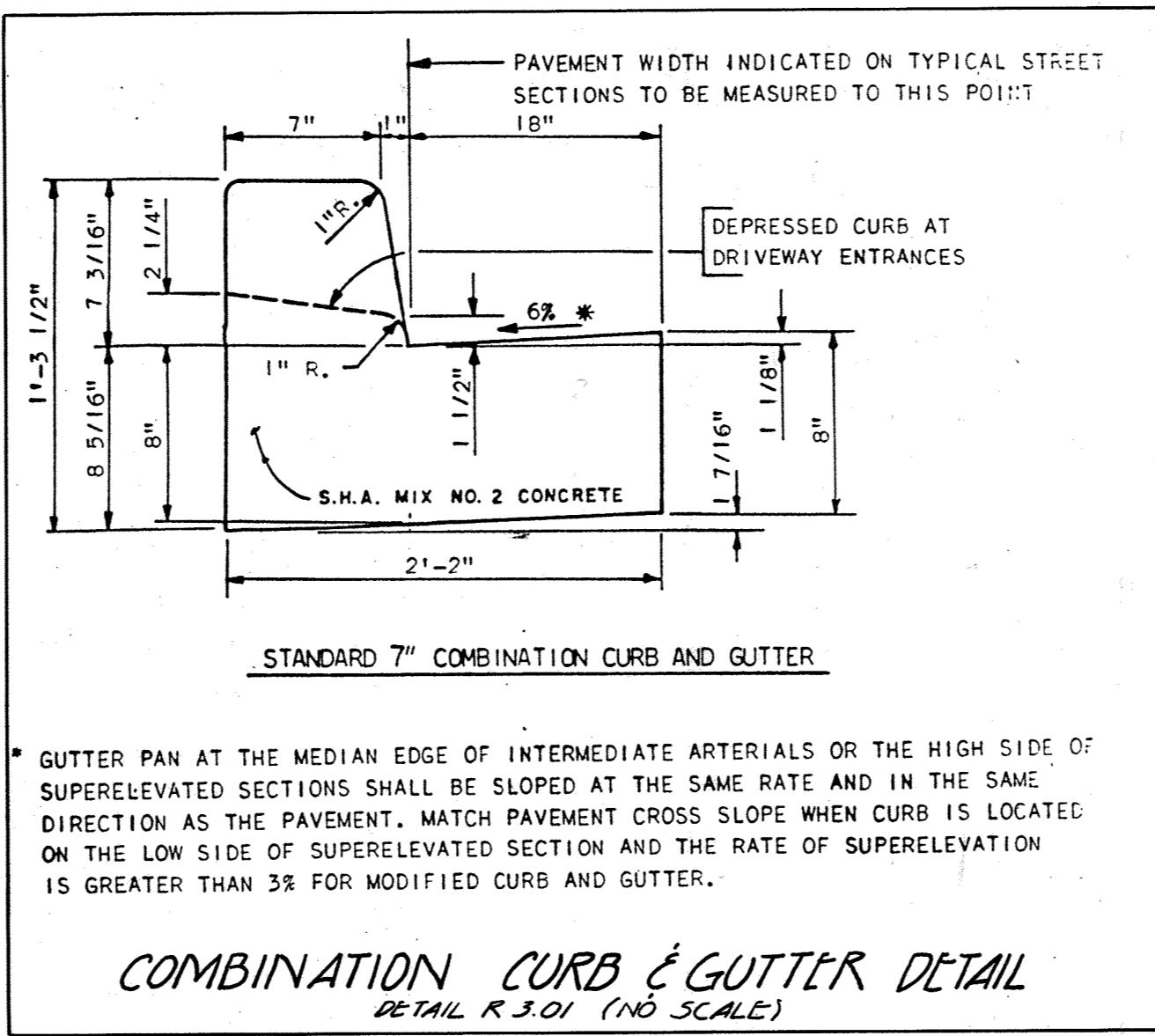
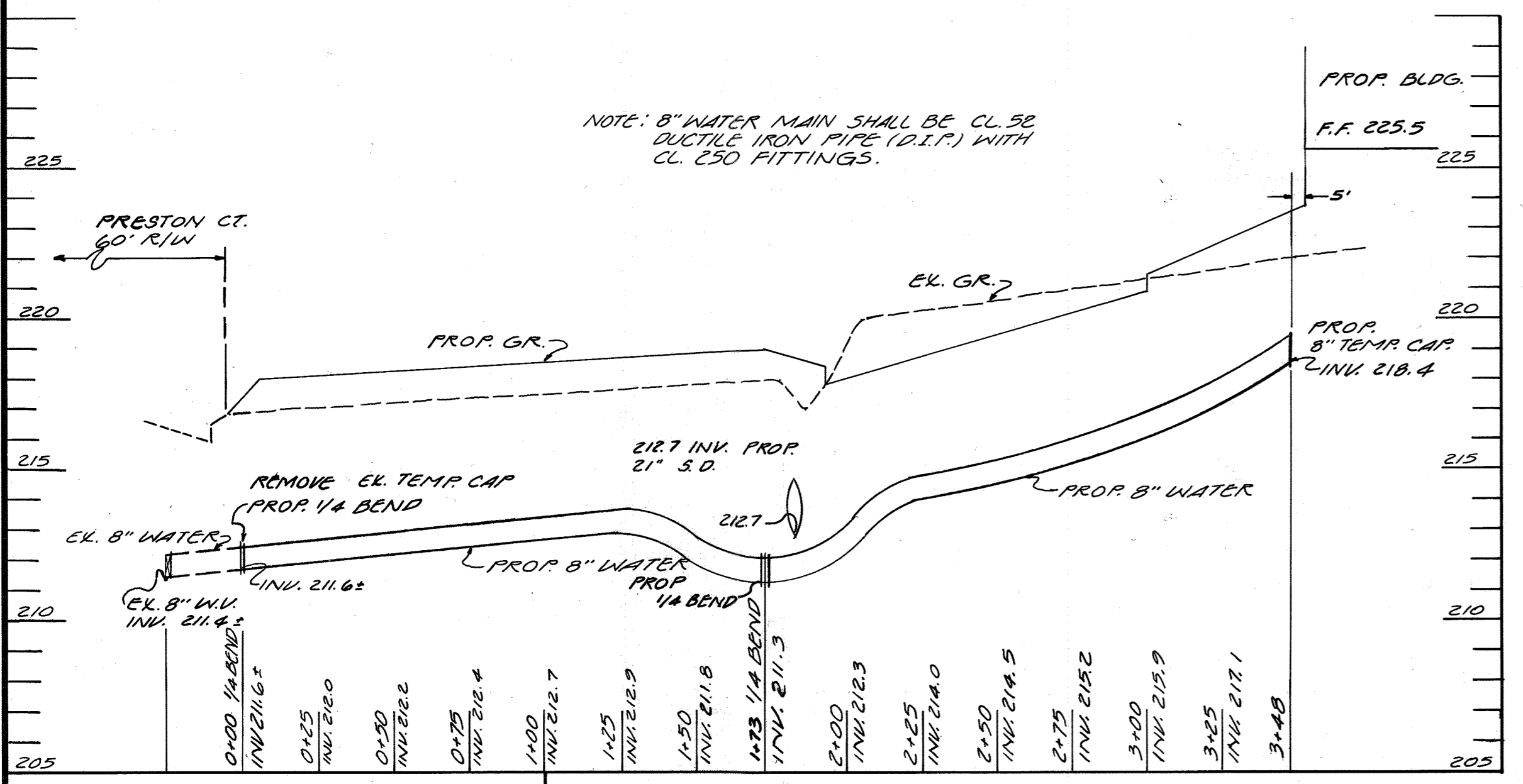
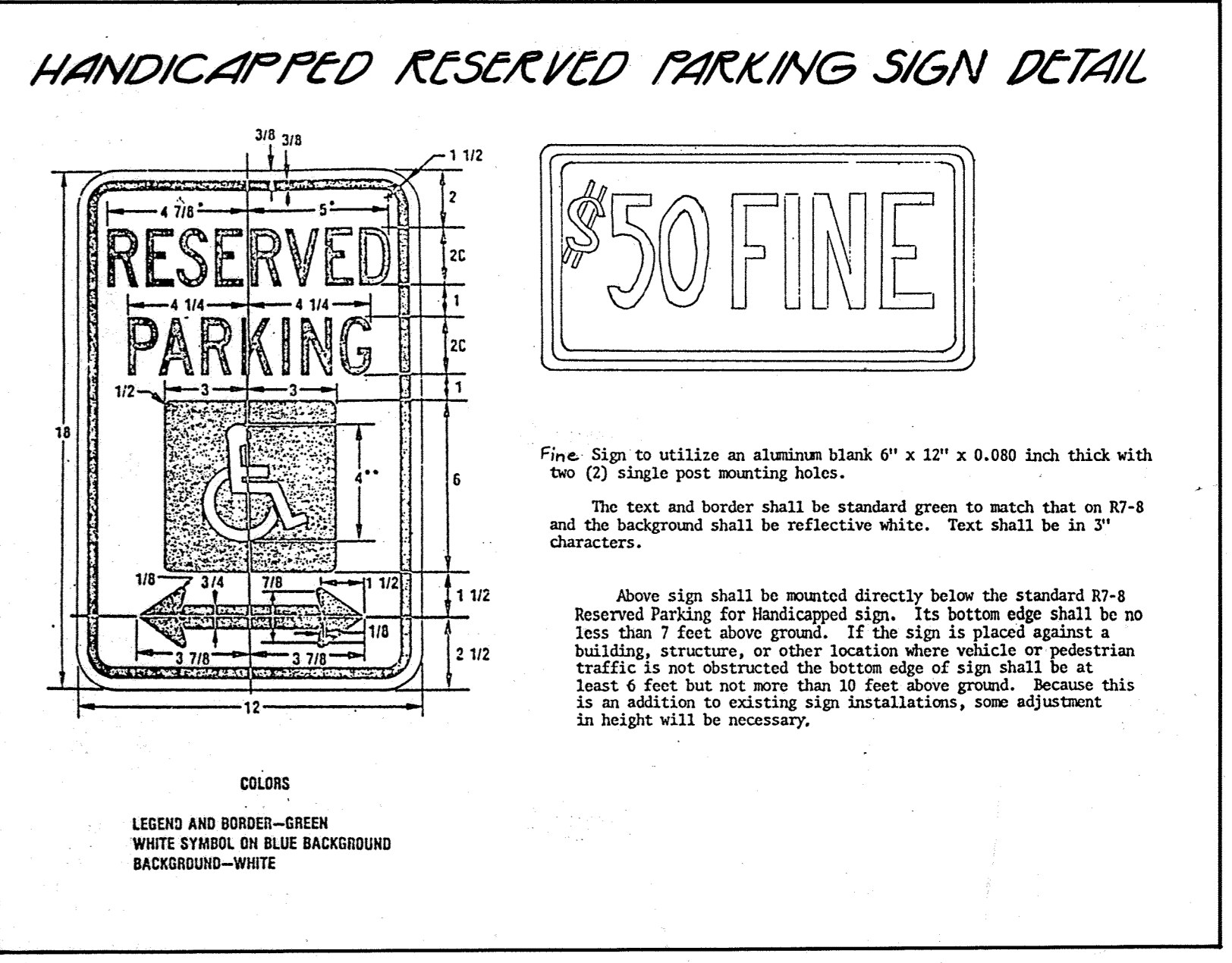
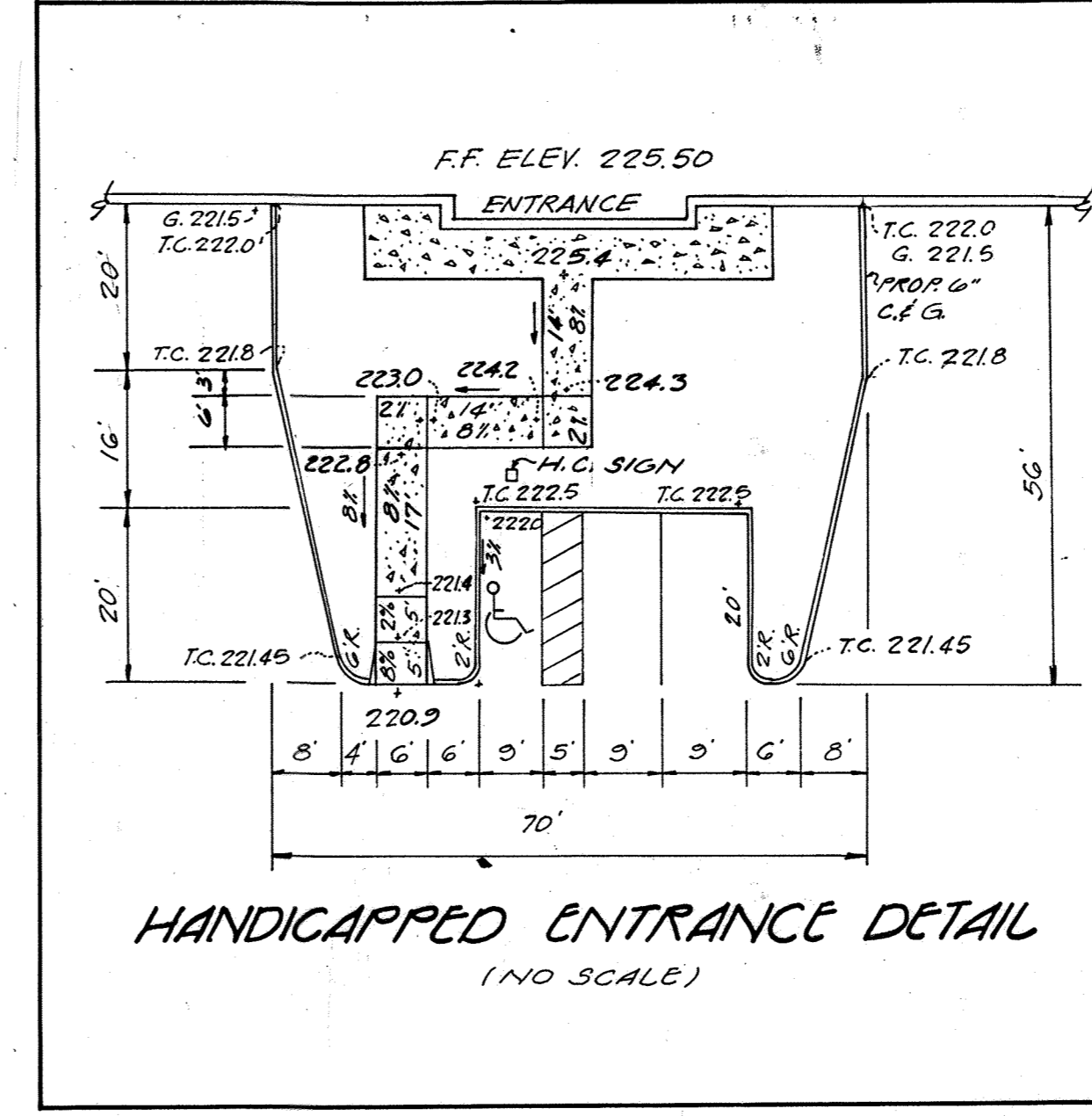
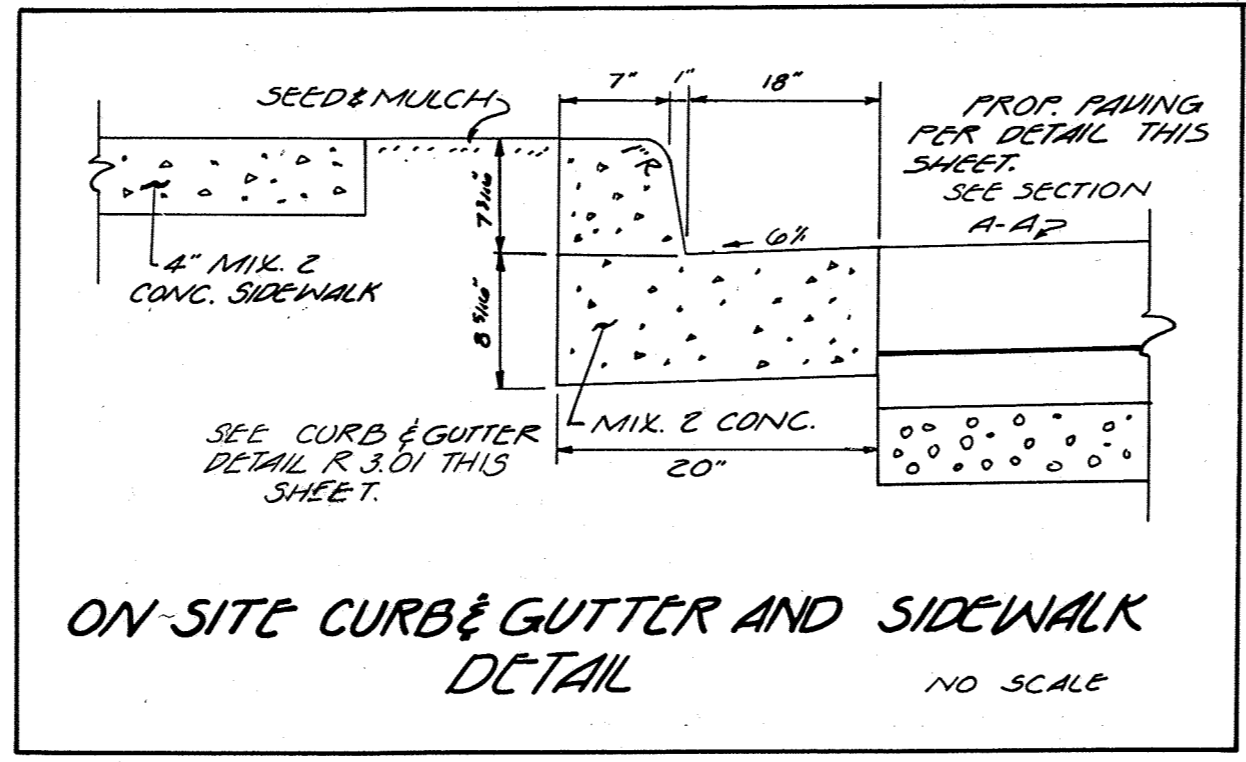
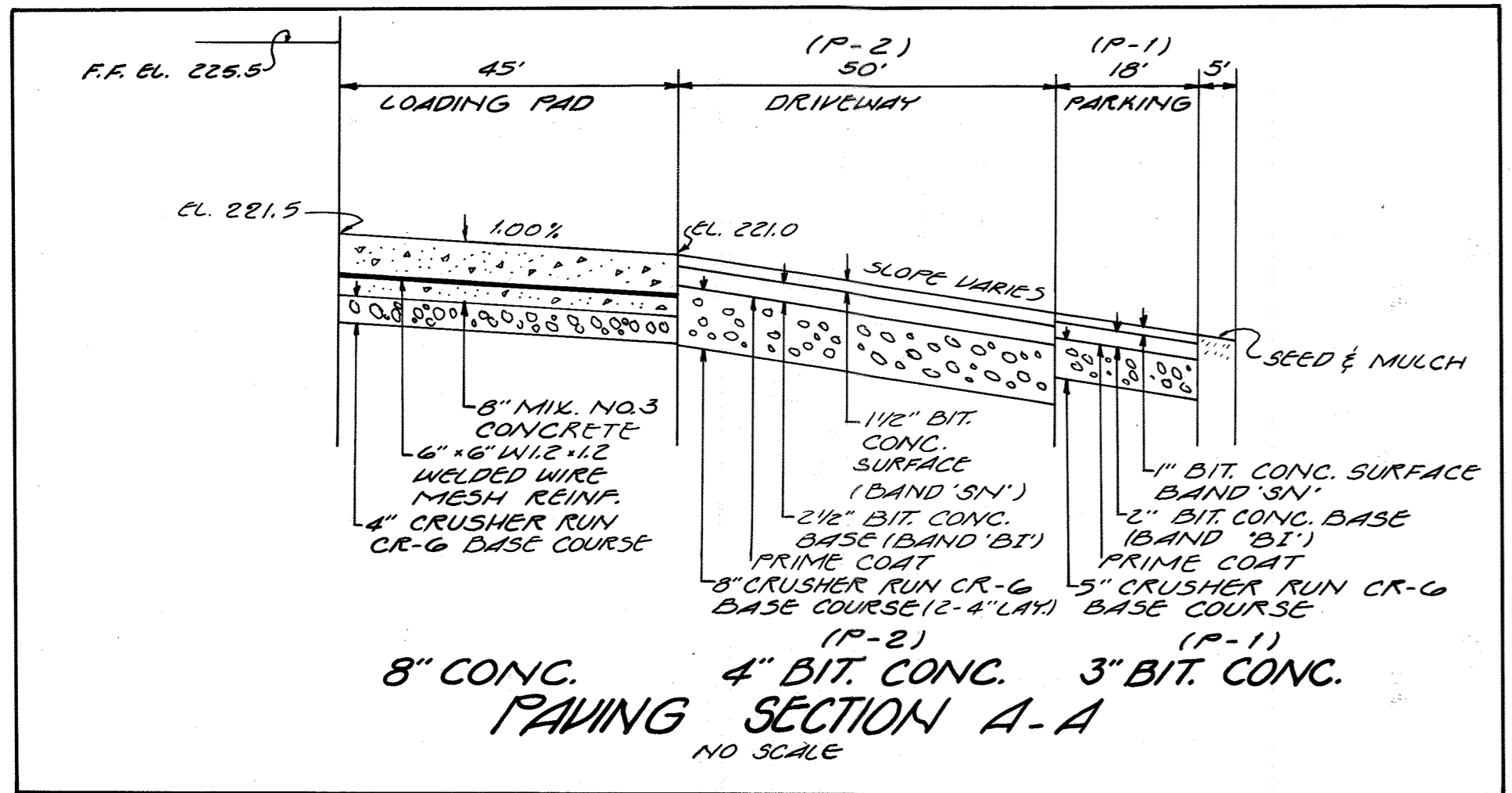
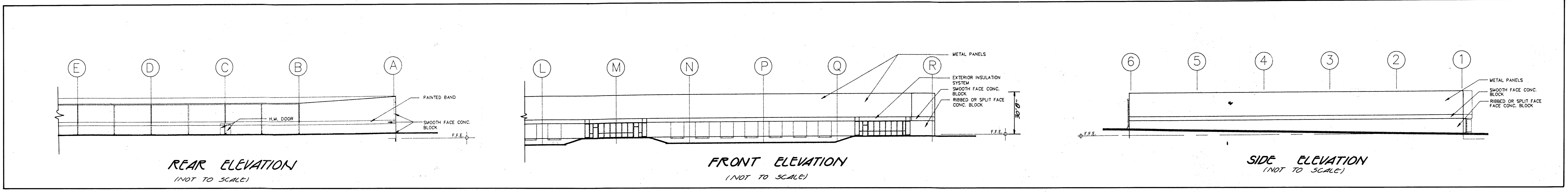
KCW CONSULTANTS, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE, SUITE 175  
BALTIMORE, MARYLAND 21208  
484-0963



DEVELOPER  
ROWE DEVELOPMENT COMPANY  
4121 COX ROAD SUITE 110  
GLEN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7093  
OWNER  
PRESTON LAKES LIMITED PARTNERSHIP  
4121 COX ROAD SUITE 110  
GLEN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7093

AS-BUILT PROFILES AND DETAILS  
"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
SECTION II PARCEL 'A'  
SCALE: 1" = 40'  
OCTOBER 30, 1987  
GTH ELECTION DISTRICT  
TAX MAP No 4B  
HOWARD COUNTY, MARYLAND  
SHEET No 5 OF 10  
S.D.P. 88-125

DATE	No	REVISION DESCRIPTION
09/21/2020	1	ADDITIONAL PARKING WITH GWM



APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-21-88

DESIGNED: R.M.B.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
DATE 4-16-88  
CHIEF, BUREAU OF ENGINEERING

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
DATE 4-14-88  
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
DATE 4-25-88  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

KCW CONSULTANTS, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE, SUITE 175  
BALTIMORE, MARYLAND 21208  
484-0963

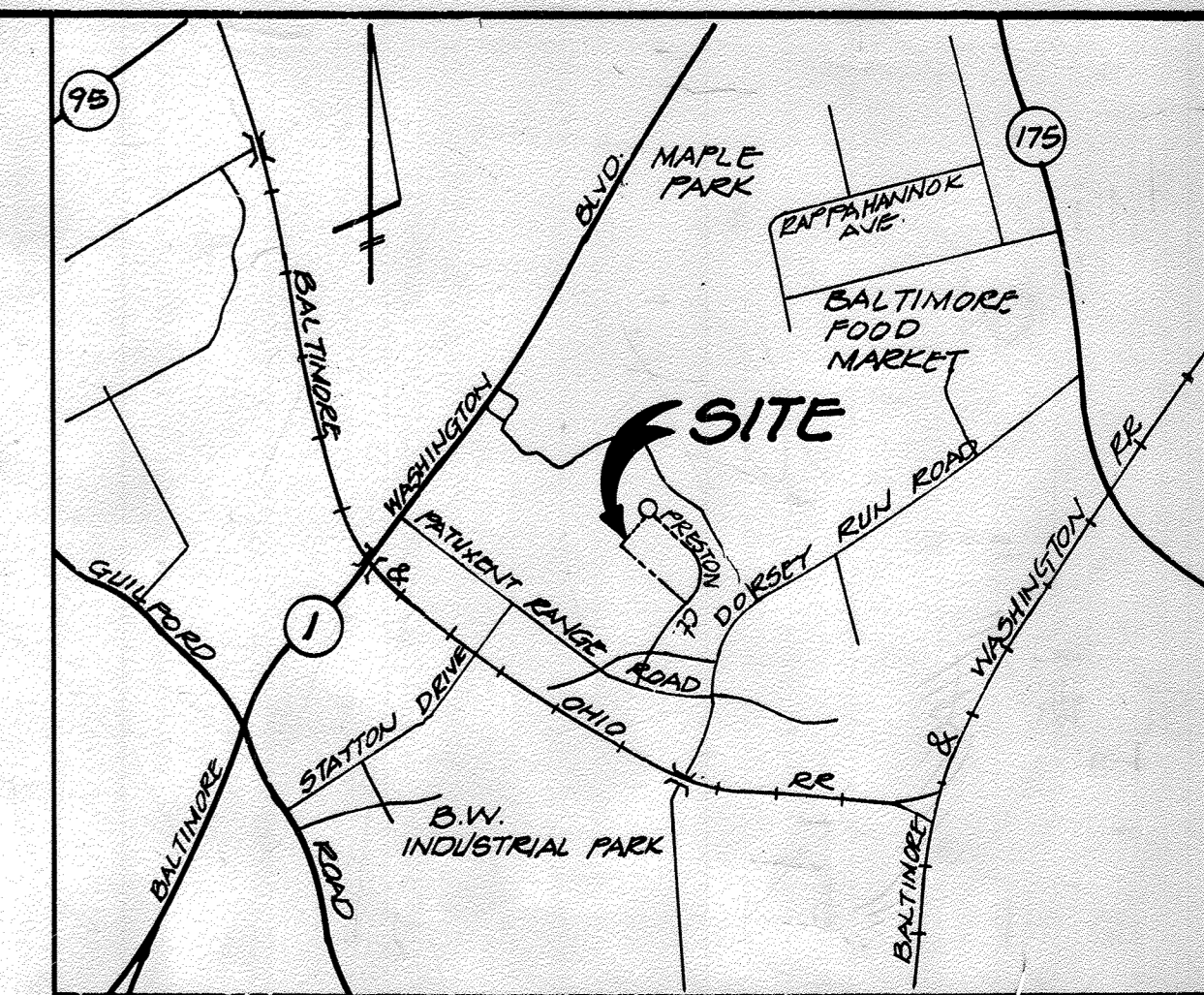
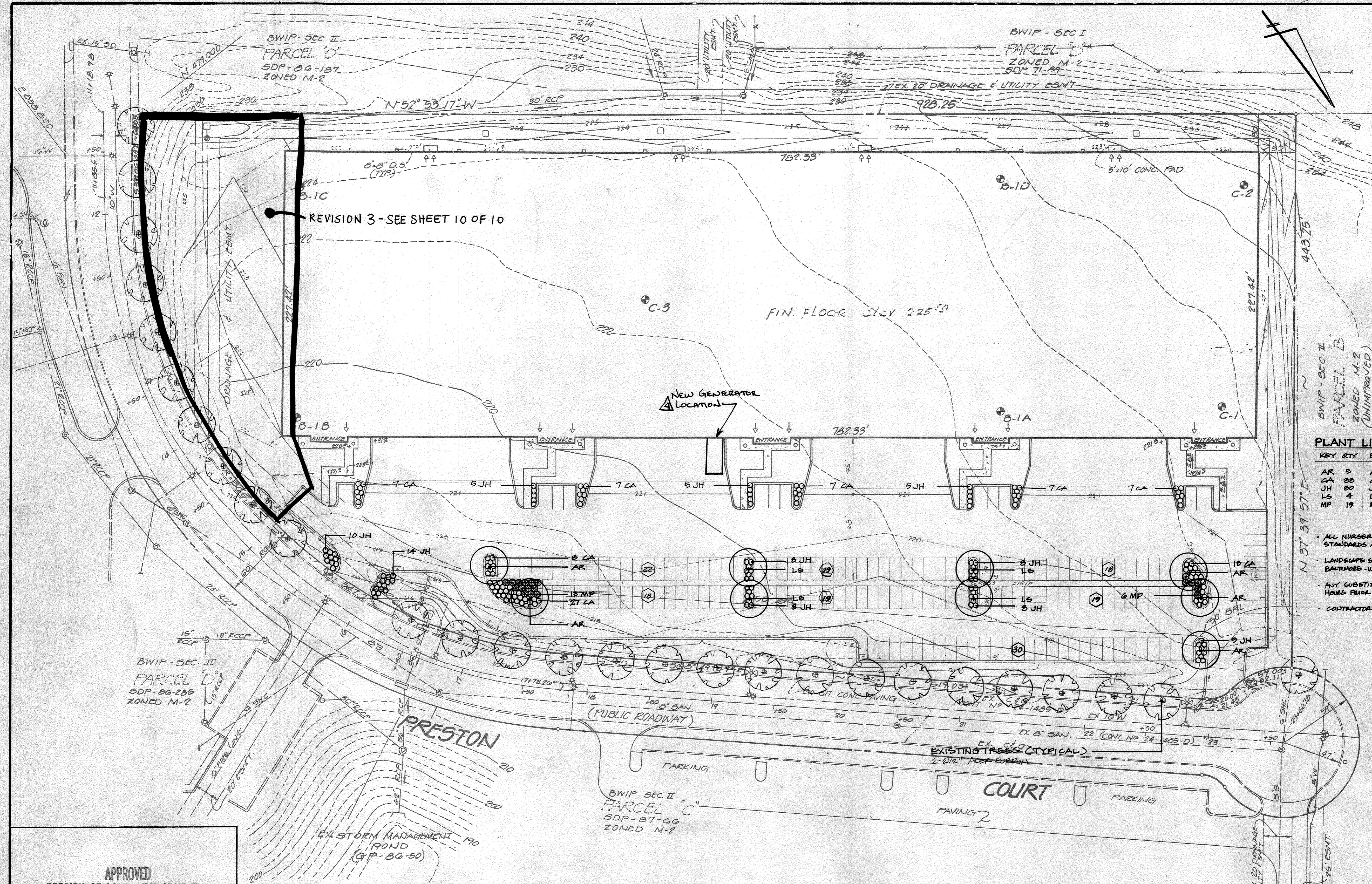
DEVELOPER  
ROWE DEVELOPMENT COMPANY  
4121 COX ROAD SUITE 110  
GLEN ALLEN, VIRGINIA 23060  
TEL. (804) 747-7693

OWNER  
PRESTON LAKES LIMITED PARTNERSHIP  
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TEL. (804) 747-7693

PROFILES AND DETAILS  
"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
SECTION II PARCEL 'A'  
SCALE: 1" = 40'  
OCTOBER 30, 1987  
GTH ELECTION DISTRICT  
TAX MAP NO. 4B  
HOWARD COUNTY, MARYLAND

SHEET NO. 6 OF 10  
S.D.P. 88-125  
SDP-88-125

DATE	NO.	REVISION DESCRIPTION



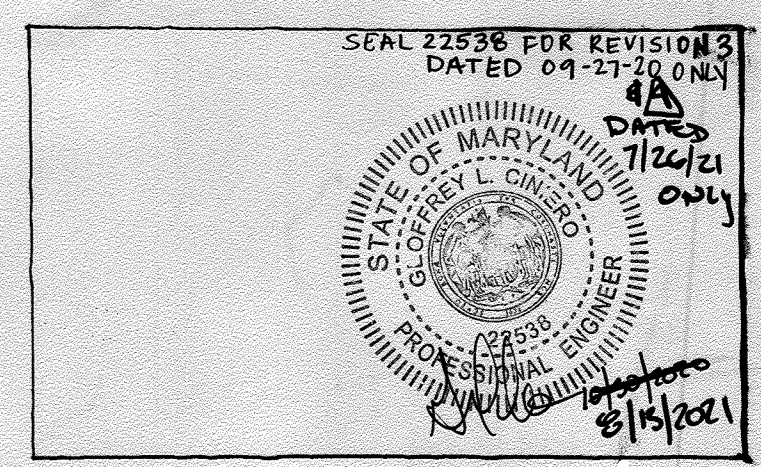
**VICINITY MAP**  
SCALE: 1" = 2,000'

**BENCH MARK**  
COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE GRID, SYSTEM "BORDER" AZIMUTH MARK 1964 - N 477,903.34  
E 854,127.63

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AR	5	ACER RUBRUM	RED MAPLE	2-2 1/2"	B/B
CA	80	COTONEASTER APICULATA	CRANEBERRY COTONEASTER	18-24"	B/B
JH	80	JUNIPERO HORIZONTALIS PLUMOSA	ANDREA JUNIPER	18-24"	B/B
LS	4	LIGULALARIA SYRACUSANA	SHIBET SUM	18-24"	B/B
MP	19	MYRTICA PENNSYLVANICA	NORTHERN HAYBERRY	18-24"	B/B

- ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN) STANDARDS AS DESCRIBED IN "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLICATION ANS-1 Z 60.1.
- LANDSCAPE SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREA", LATEST EDITION.
- ANY SUBSTITUTIONS OR CHANGES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO INSTALLATION OF MATERIALS.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY" A MINIMUM OF 72 HOURS PRIOR TO DIGGING.



**ADDRESS CHART**

PARCEL NUMBER	STREET ADDRESS
A	PRESTON COURT

**SUBDIVISION NAME**  
B.W.I.P. SECTION II

**PLAT N°**  
G923

**BLOCK**  
2

**ZONE**  
M-2

**TAX MAP**  
48

**ELECT. DIST.**  
G

**CENSUS**  
G064

**WATER CODE**  
B02

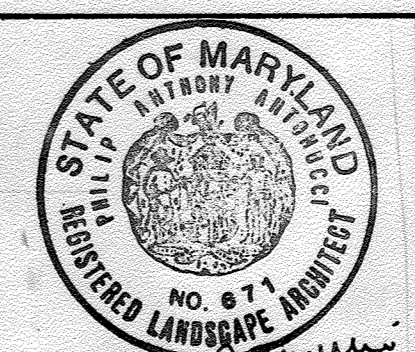
**SEWER CODE**  
302000

**REVISIONS**

DATE	N°	REVISION DESCRIPTION
07/26/2018	1	ADDED NEW GENERATOR ON EX. CONCRETE
09/21/2020	2	ADDITIONAL PARKING WITH SWM

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-21-88

LANDSCAPE PLAN PREPARED BY:  
**HOFF & ANTONUCCI, INC.**  
LANDSCAPE ARCHITECTS  
P.O. BOX 27402  
TOWSON, MARYLAND 21285-7402  
(410) 666-6818



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James M. Lee*  
DIRECTOR  
DATE 4/6/88

*William E. Kelly*  
CHIEF, BUREAU OF ENGINEERING  
DATE 4-6-88

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

*Joseph J. Kelly*  
COUNTY HEALTH OFFICER  
DATE 4-26-88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*John J. Kelly*  
DIRECTOR  
DATE 4/22/88

OFFICE: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1777 REISTERSTOWN ROAD  
COMMERCENTRE, SUITE 175  
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**DEVELOPER**  
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**OWNER**  
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TEL. (804) 747-7693

**LANDSCAPE PLAN**

"BALTIMORE WASHINGTON INDUSTRIAL PARK"  
SECTION II PARCEL 'A'

SCALE: 1" = 40'

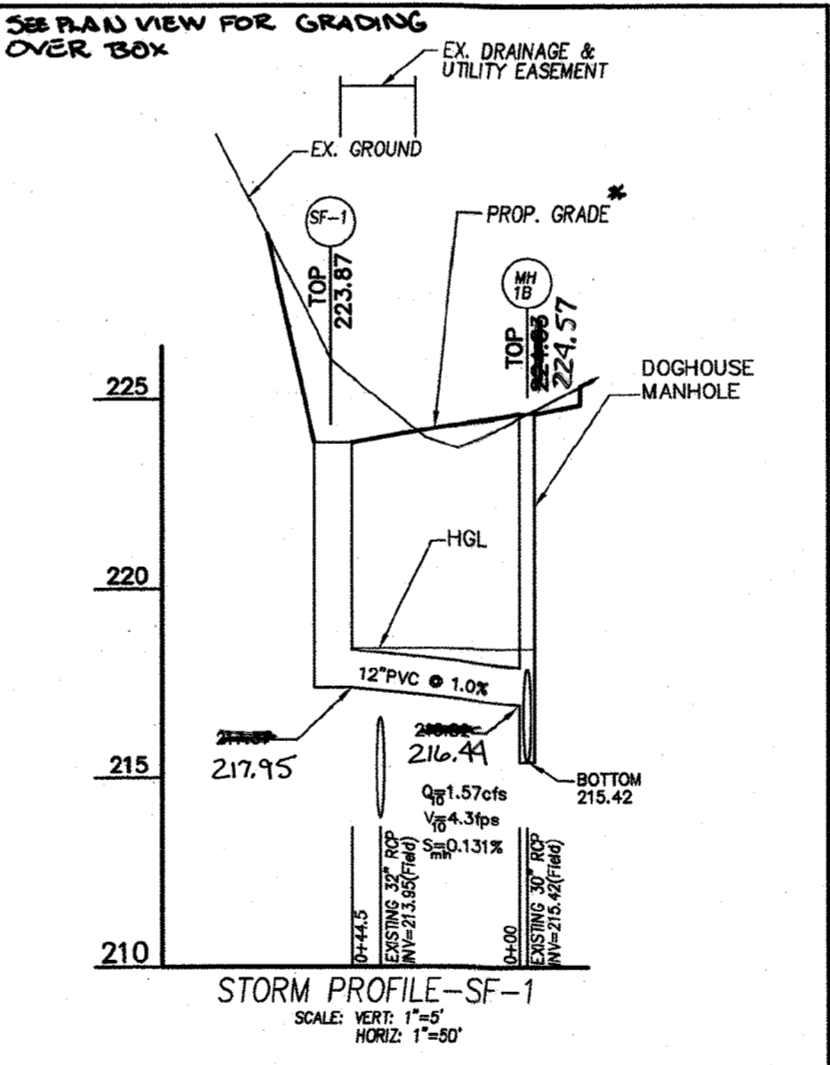
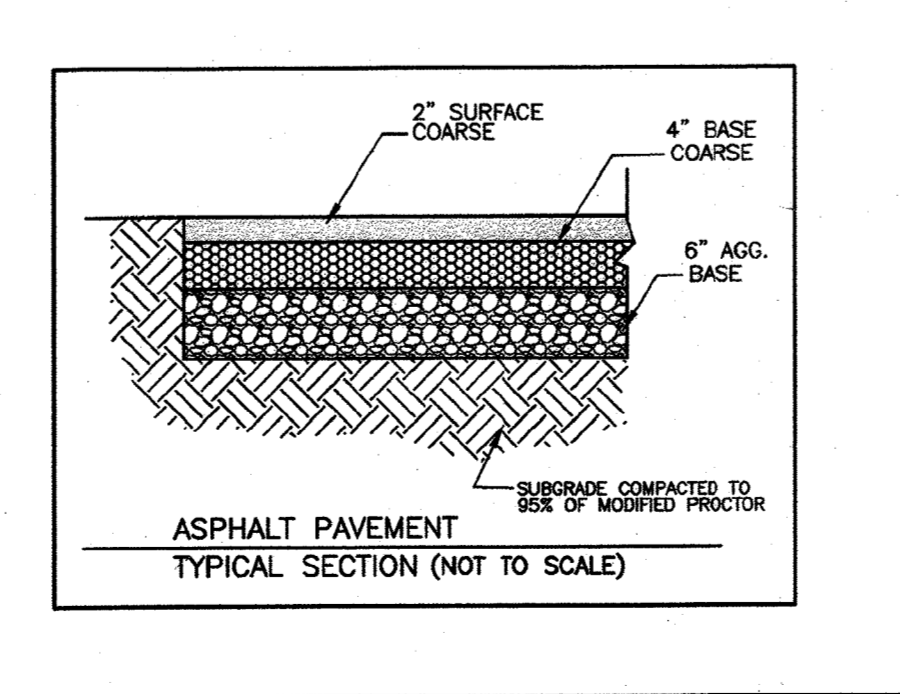
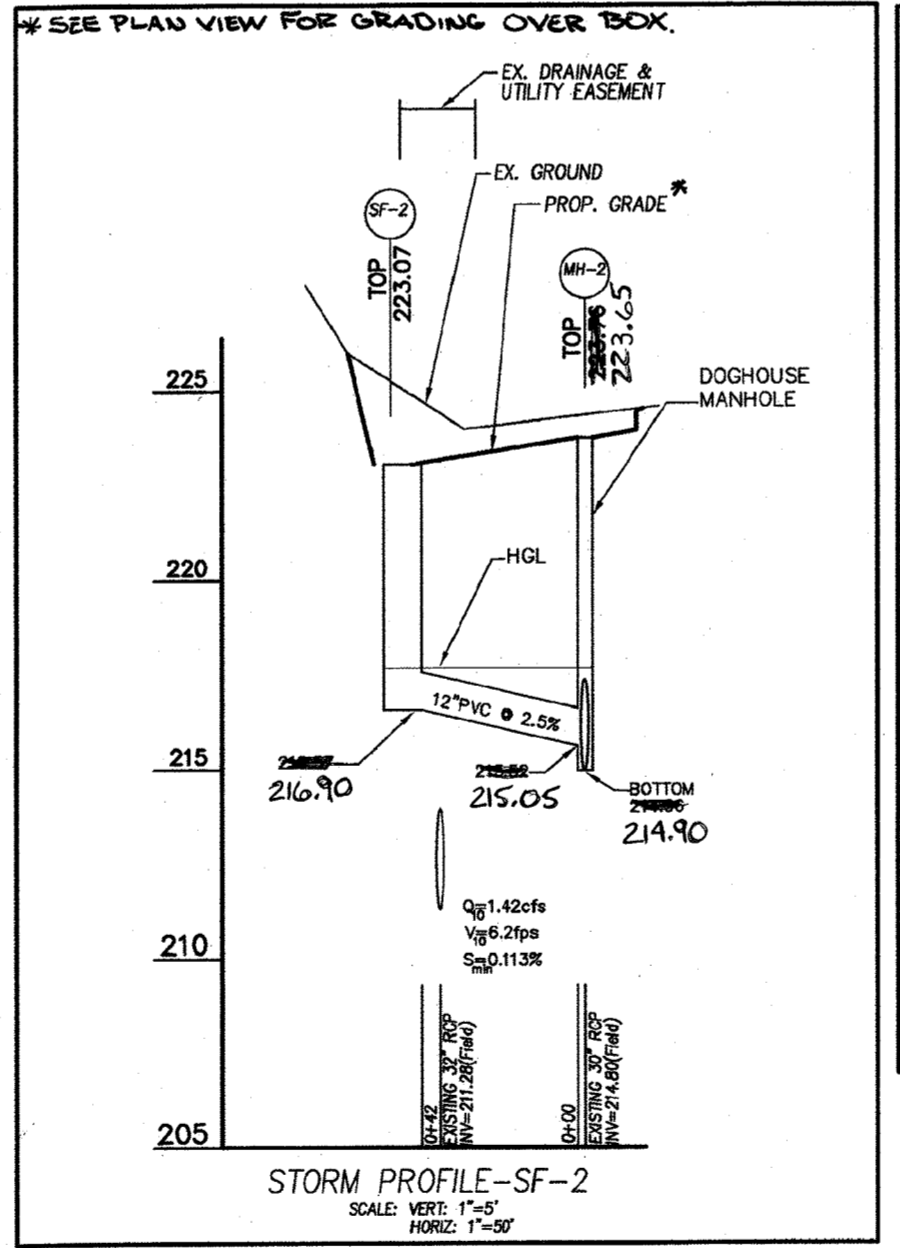
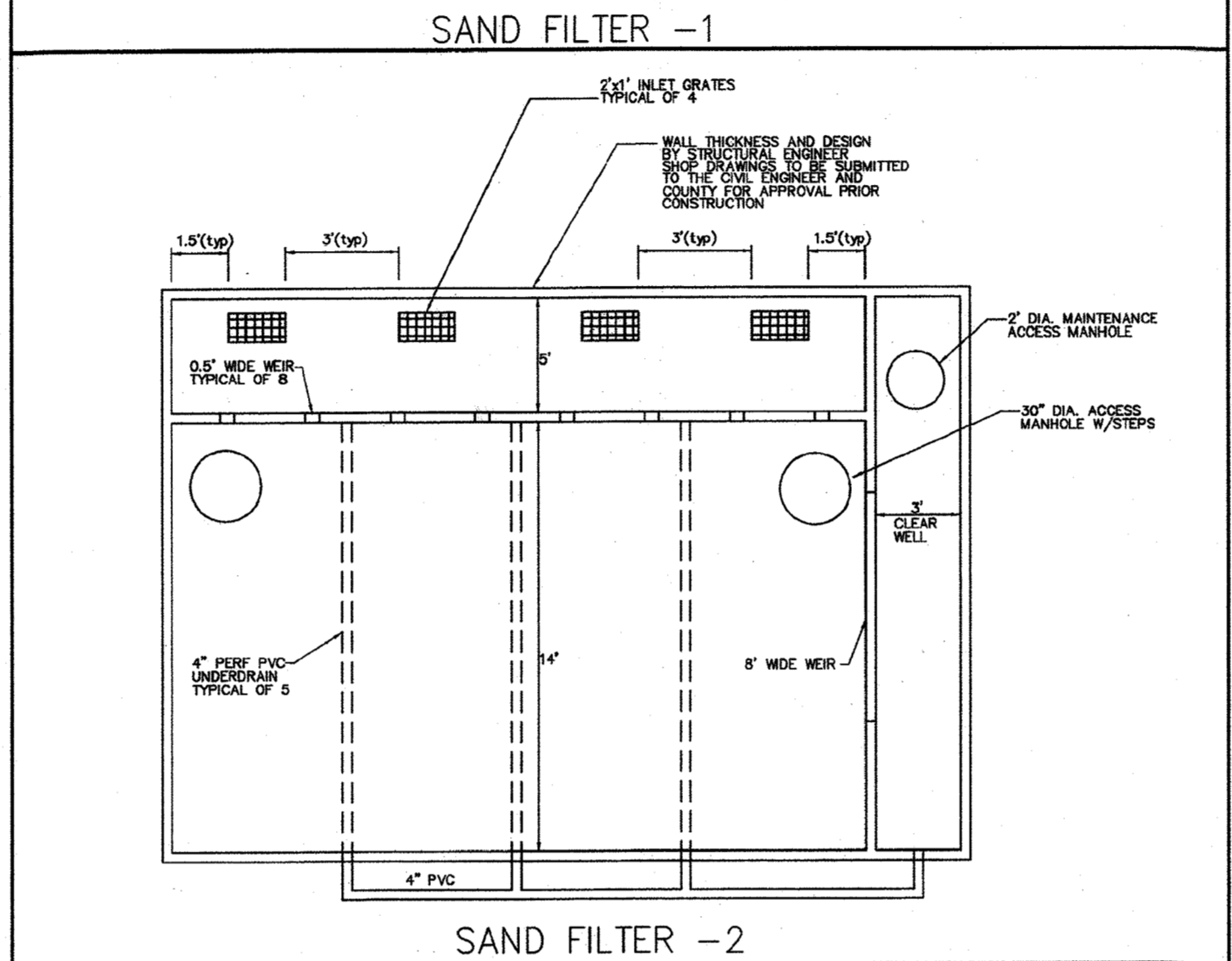
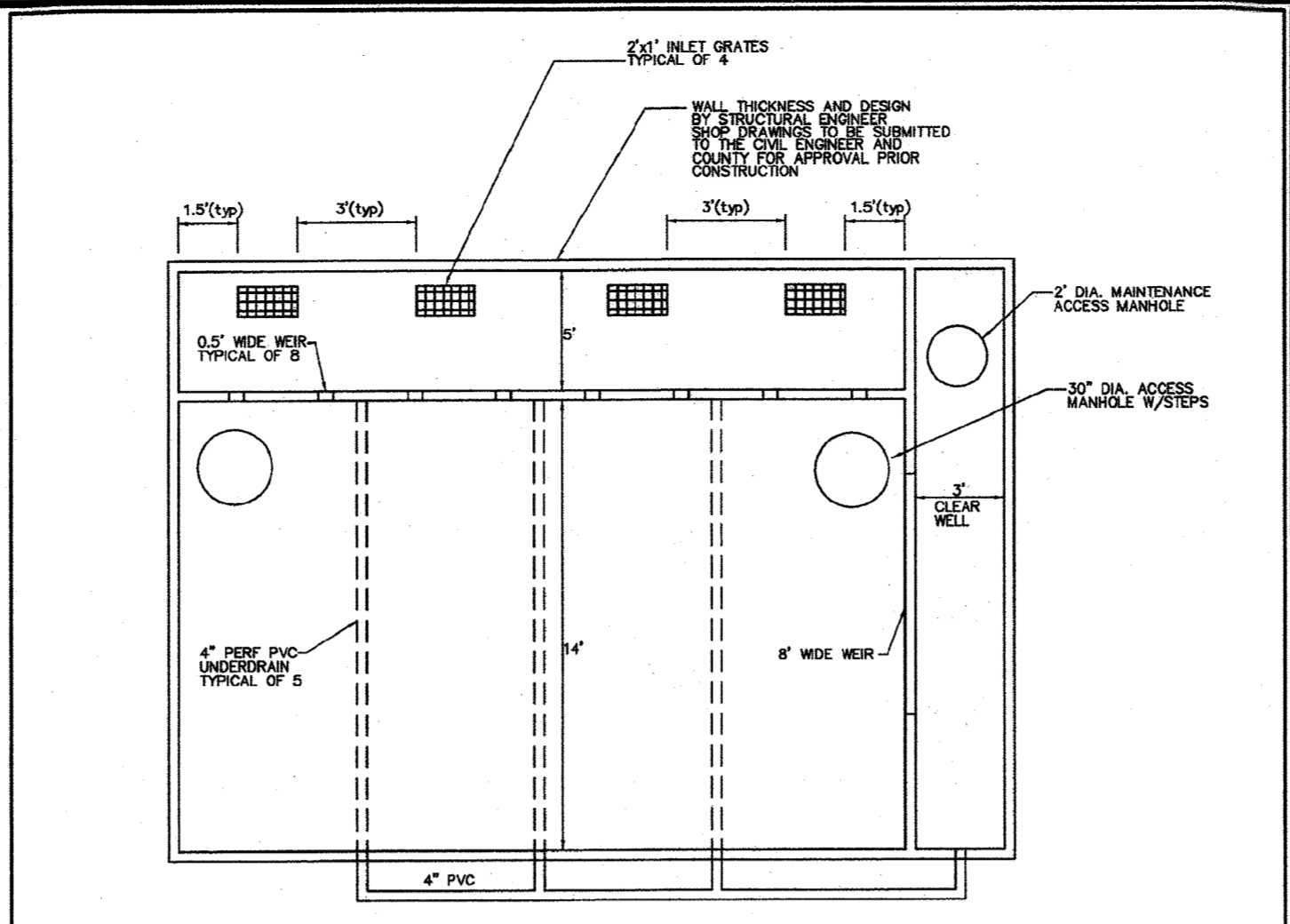
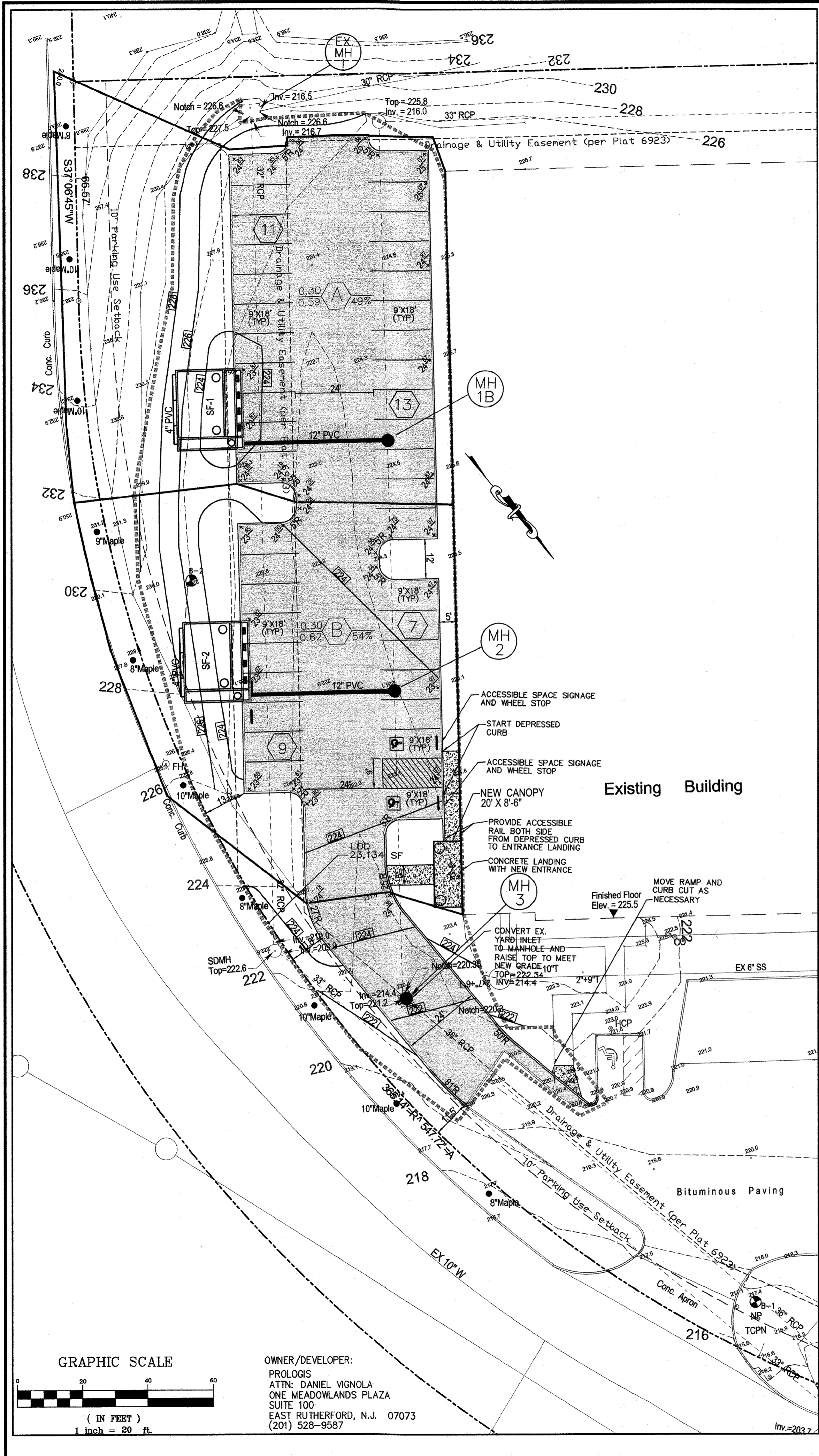
OCTOBER 30, 1987

6TH ELECTION DISTRICT  
TAX MAP N° 48

HOWARD COUNTY, MARYLAND

SHEET N° 7 OF 10

S.D.P.



**PIPE SCHEDULE**

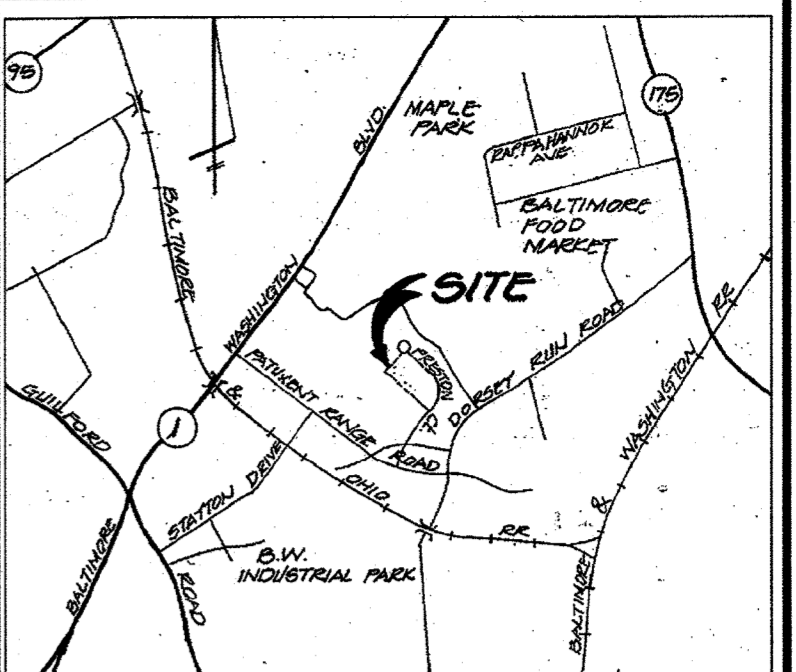
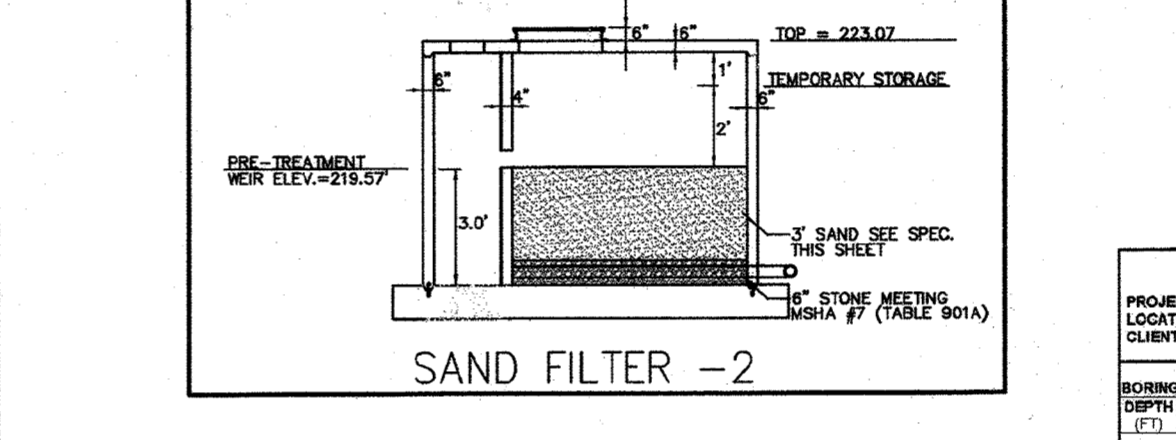
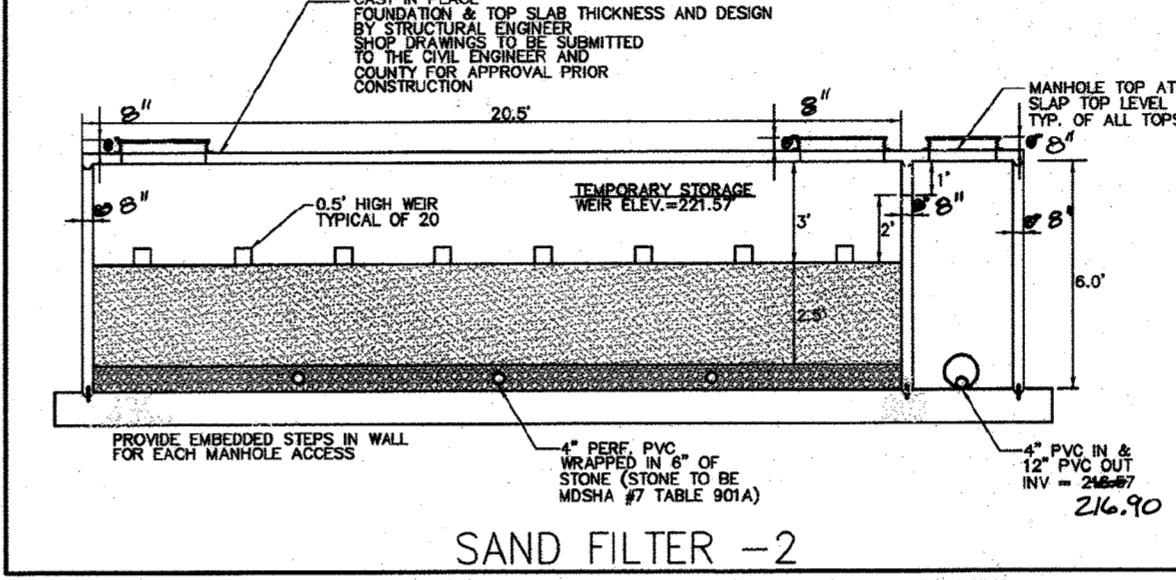
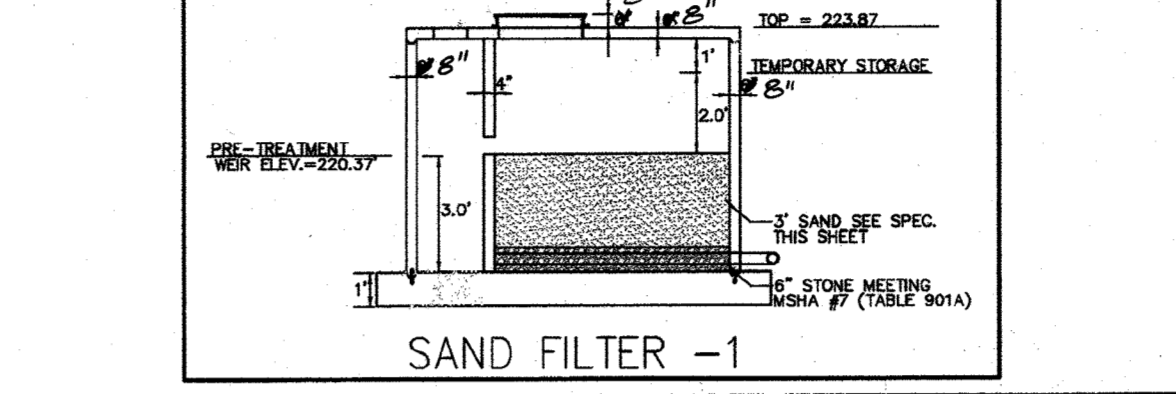
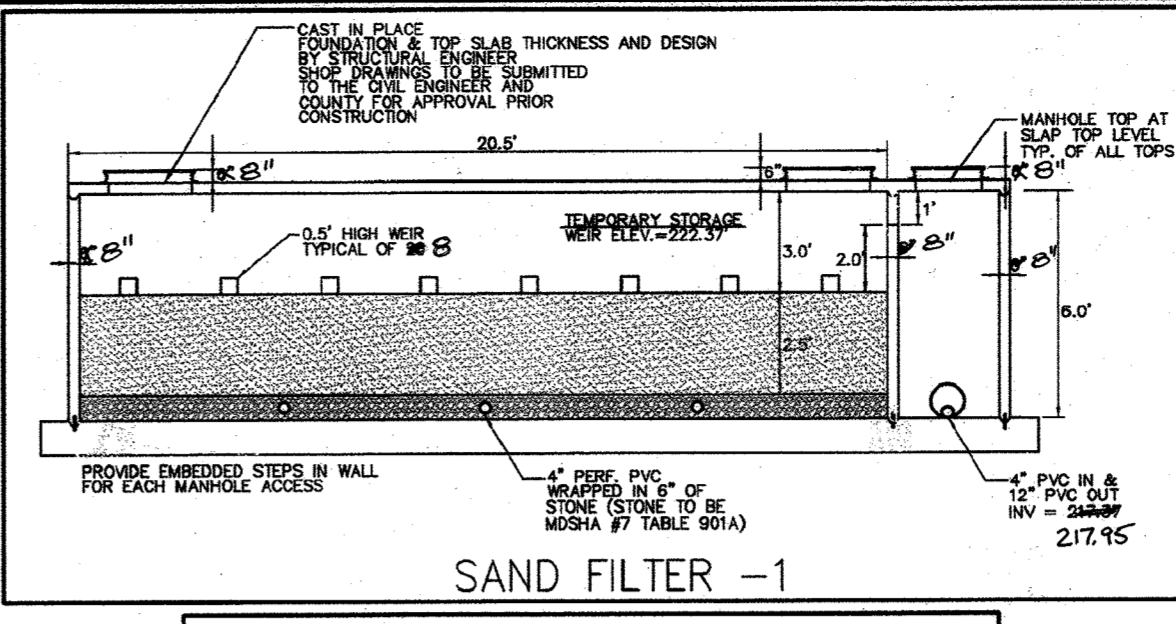
SIZE	TYPE	LENGTH
12"	PVC SCH 40	87'

**STRUCTURE SCHEDULE**

STR. #	TYPE	INV IN	INV OUT
MH-1B	DOGHOUSE	216.44	215.42
MH-2	DOGHOUSE	215.05	214.40
MH-3	CONVERSION MH	214.40	214.40
SF-1	UNDERGROUND SAND FILTER		DETAILS THIS SHEET
SF-2	UNDERGROUND SAND FILTER		DETAILS THIS SHEET

I HEREBY CERTIFY BY MY SEAL THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

*Geoffrey L. Ciniero*  
 12/12/2021  
 GEOFFREY L. CINIERO #2158 DATE



**SAND SPECIFICATION**

- Sand must meet gradation requirements for ASTM C-33 Fine Aggregate Concrete Sand. AASHTO M-6 gradation is also acceptable.
- Sand must be silica based - no limestone based products may be used. If the material is white or gray in color, it is probably not acceptable.
- Sand must be clean. Natural, unwashed sand deposits may not be used. Likewise, sand that has become contaminated by improper storage or installation practices will be rejected.
- Manufactured sand or stone dust is not acceptable under any circumstance.

**AUGER BORING LOG**

PROJECT: 8251 Preston Court DATE OBSERVED: 5/15/2021  
 LOCATION: 8251 Preston Court TESTED BY: JCS/JES  
 CLIENT: CMS Associates PROJECT NO.: M2007

BORING NO.	DEPTH (FT)	DESCRIPTION & OBSERVATION	ASTM	USDA	Hydraulic Soil Group
B-1	0.00 - 0.50	Brown silty clay with roots (R.L.), moist		ML	CL
	0.50 - 2.00	Reddish brown clayey SAND (GC), moist	GC	SC	GC
B-2	0.00 - 4.00	Brown and gray clayey SAND (GC), moist	GC	SC	GC
	4.00 - 8.00	Gray poorly graded SAND with clay (SP-SC), moist	SP-SC	SC	A

WATER ENCOUNTERED AT: None  
 During drilling: 2' None  
 After 24 hours: 5' 6.0'

NOTE: PVC pipe installed for 24hr groundwater level readings.

GROTECH ENGINEERS, INC.

**AUGER BORING LOG**

PROJECT: 8251 Preston Court DATE OBSERVED: 5/15/2021  
 LOCATION: 8251 Preston Court TESTED BY: JCS/JES  
 CLIENT: CMS Associates PROJECT NO.: M2007

BORING NO.	DEPTH (FT)	DESCRIPTION & OBSERVATION	ASTM	USDA	Hydraulic Soil Group
B-3	0.00 - 0.50	Brown clayey SAND with gravel (GC), moist	GC	SC	GC
	0.50 - 7.00	Brown sandy lean CLAY (CL) with gravel, moist	CL	CL	D

WATER ENCOUNTERED AT: None  
 During drilling: 0' 0.0'  
 After 24 hours: 5' 2.2'

NOTE: PVC pipe installed for 24hr groundwater level readings.

GROTECH ENGINEERS, INC.

**UNDERGROUND SAND FILTER: Operation and Maintenance**

- The underground sand filter shall be inspected annually and after heavy storm events. Direct access is required to the pretreatment area and filter bed.
- Check for access, floor blockages, topsoil and stable coverings.
- Check for erosion, floor blockages, topsoil and stable coverings.
- Check the water holding chambers for normal pool elevations and repair as necessary.
- Filter beds and pretreatment areas shall be cleaned within 48 hours. If necessary remove and clean debris screen and remove and replace the top (3) inches of sand. Check for controllable odors, water stains, algae or aquatic vegetation.
- Run over tracks, debris and willow as necessary.
- All spoils/debris from the underground sand filter shall be loaded to an approved Maryland Department of the Environment disposal site. Original topsoils, with the site description, will be required and shall be mailed to the Bureau of Environmental Services attention John Stader.

**PURPOSE STATEMENT / PROJECT CONTENT:**

- Install a 40 Space Asphalt parking lot,
- Remove two existing parking spaces
- Install Two Underground Sand Filters.
- Re-configure one existing storm drain inlet to be a manhole.
- Convert one regular parking space to Van Space.
- Provide perimeter and internal landscaping for the new asphalt parking lot.

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com) or [www.missutility.net](http://www.missutility.net) 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

*Geoffrey L. Ciniero*  
 Chief, Development Engineering Division 5/20/21  
 Date

*Geoffrey L. Ciniero*  
 Chief, Division of Land Development 5/28/21  
 Date

*Geoffrey L. Ciniero*  
 Director 6/1/21  
 Date

**CMS Associates LLC**  
 4925 Ellis Lane  
 Ellicott City, Maryland 21043  
 Tel. (410) 988-2436  
 Contact: Geoffrey L. Ciniero, PE  
[www.cms-engineering.net](http://www.cms-engineering.net)

**REVISED SITE DEVELOPMENT PLAN**  
 BALTIMORE WASHINGTON INDUSTRIAL PARK, PARCEL A  
 8251 PRESTON COURT  
 NEW SITE DEVELOPMENT PLAN  
 ELECTION DISTRICT 3  
 HOWARD COUNTY, MARYLAND

**As-Built**

Professional Engineer Seal: Geoffrey L. Ciniero, PE, No. 2158, Exp. 11/24/21

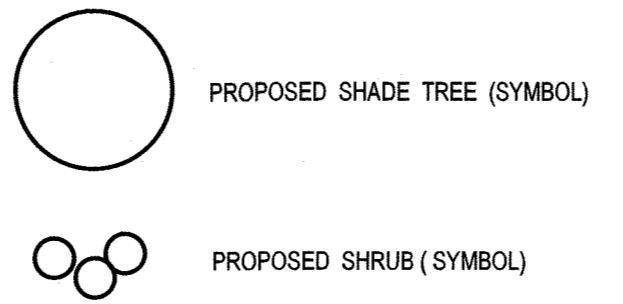
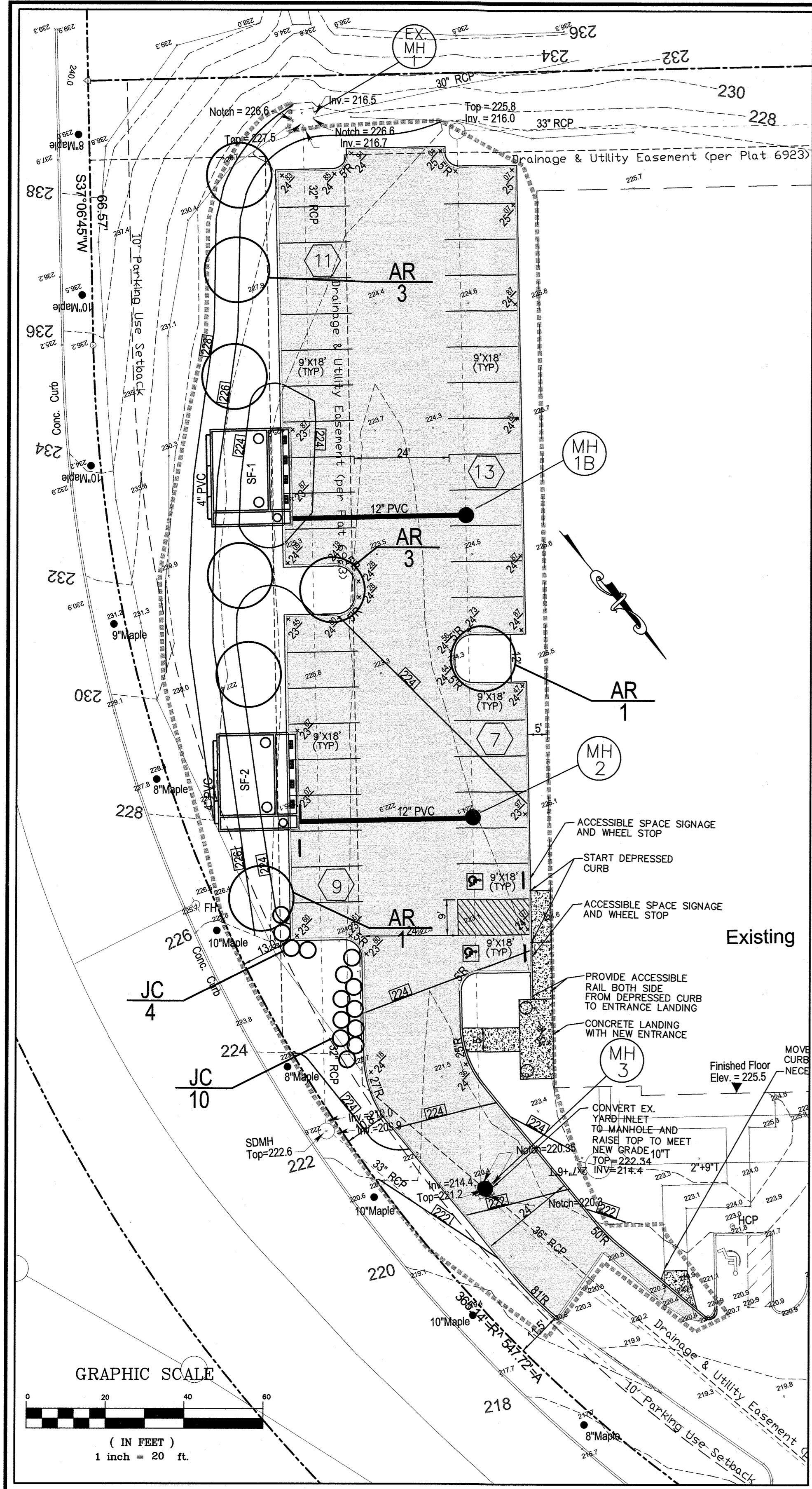
I hereby certify that the plans were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No.: 2158  
 Expiration Date: 11/24/21

PLAN NO.:  
 SCALE: 1"=20'  
 DATE: 09/27/2020  
 SHEET 8 OF 10  
 FILE NO: 17-008  
 SDP-88-125

PLANNING  
 ENGINEERING  
 SITE ANALYSIS  
 PROJECT MANAGEMENT







**LANDSCAPING PLANT LIST - SCHEDULE A**

KEY	QTY	BOTANICAL	COMMON NAME	CATEGORY	SIZE
AR	8	ACER RUBRUM 'Armstrong'	RED MAPLE	TREE	2" - 2 1/2" CAL
JC	14	JUNIPERUS CHINENSIS 'Sea Green'	JUNIPER	SHRUB	3 GAL

**GENERAL NOTE** - THIS LANDSCAPE PLAN FOR THE PARKING ADDITION HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,700.00 FOR THE 12 REQUIRED SHADE TREES AND 10 SHRUBS SHALL BE PAID WITH THE DPW DEVELOPER AGREEMENT.

**Developer's Owner's Certificate:**  
I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code, and the Howard County Landscape Manual. I/we further certify that upon completion, a certification of landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

*[Signatures]*  
Date: 6/11/21

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Landscaping Type	E	N/A
Linear Foot of Roadway	224	N/A
Linear Foot of Property Line	N/A	N/A
Linear Foot of Fencing	N/A	N/A
Linear Foot of Wall, Fence or Berm	184	N/A
Number of Plants Required	6	N/A
Shade Trees	0	N/A
Shrubs	10	N/A
Number of Plants Provided	6	N/A
Shade Trees	0	N/A
Shrubs	14	N/A

Comments: \*184 Feet of the road frontage is 3 feet or greater below the roadway so per "Option Treatment" page 24 of the Landscape Manual - Shrubs not required.

**SCHEDULE B PARKING LOT INTERNAL LANDSCAPING**

Number of Plants Required	Number of Plants Provided
40	40
2	2
2 Shade Trees	2 Shade Trees

**APPENDIX D CERTIFICATION OF LANDSCAPE INSTALLATION**

PROJECT NAME: 8251 Preston Court  
 FILE NUMBER: SDP-88-125  
 NAME OF PLAN: FOREST CONSERVATION WORKSHEET FOR 8251 Preston Court  
 PREPARED BY: CMS Associates, LLC

INSPECTED BY: \_\_\_\_\_

SITE LOCATION: 8251 Preston Court

1. EXISTING LANDSCAPING CREDITED TOWARDS REQUIREMENTS HAS BEEN RETAINED AS SHOWN ON THE APPROVED PLANS. EXPLAIN ANY DEVIATIONS.

2. LANDSCAPE PLANTINGS INCLUDED IN DEVELOPER'S AGREEMENT:

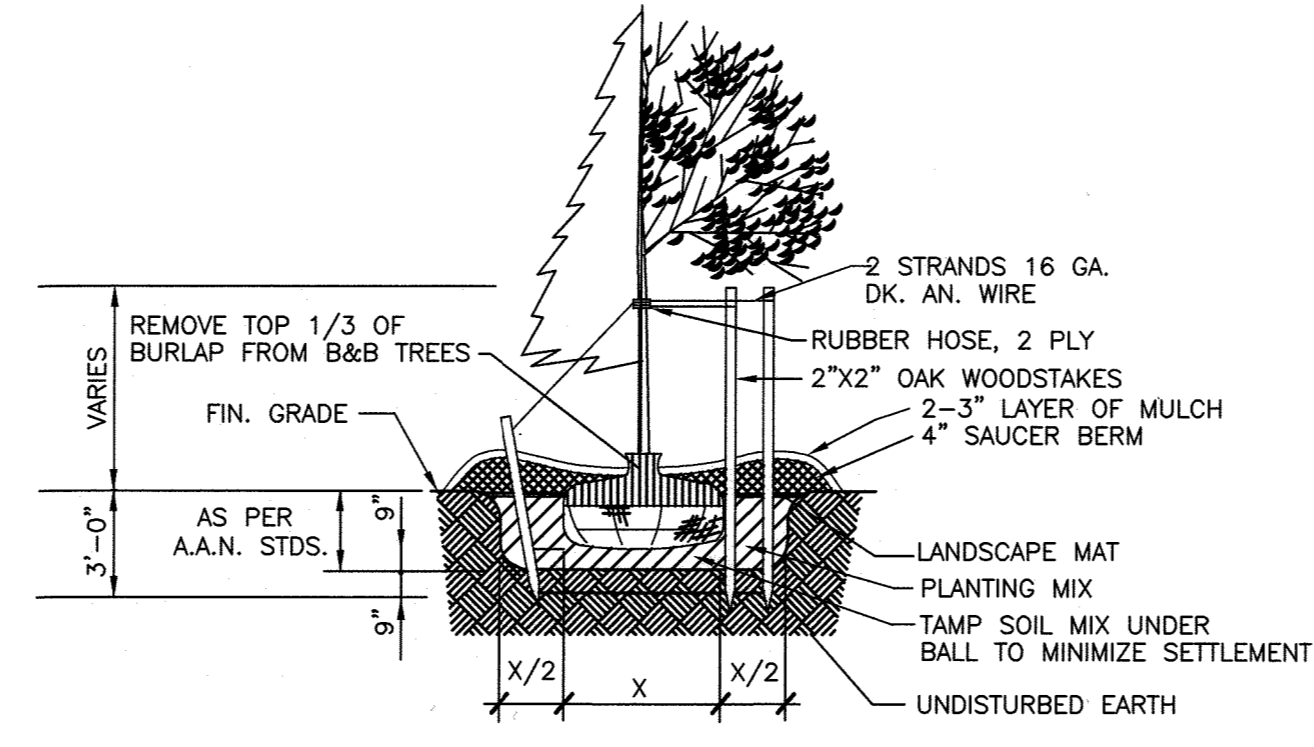
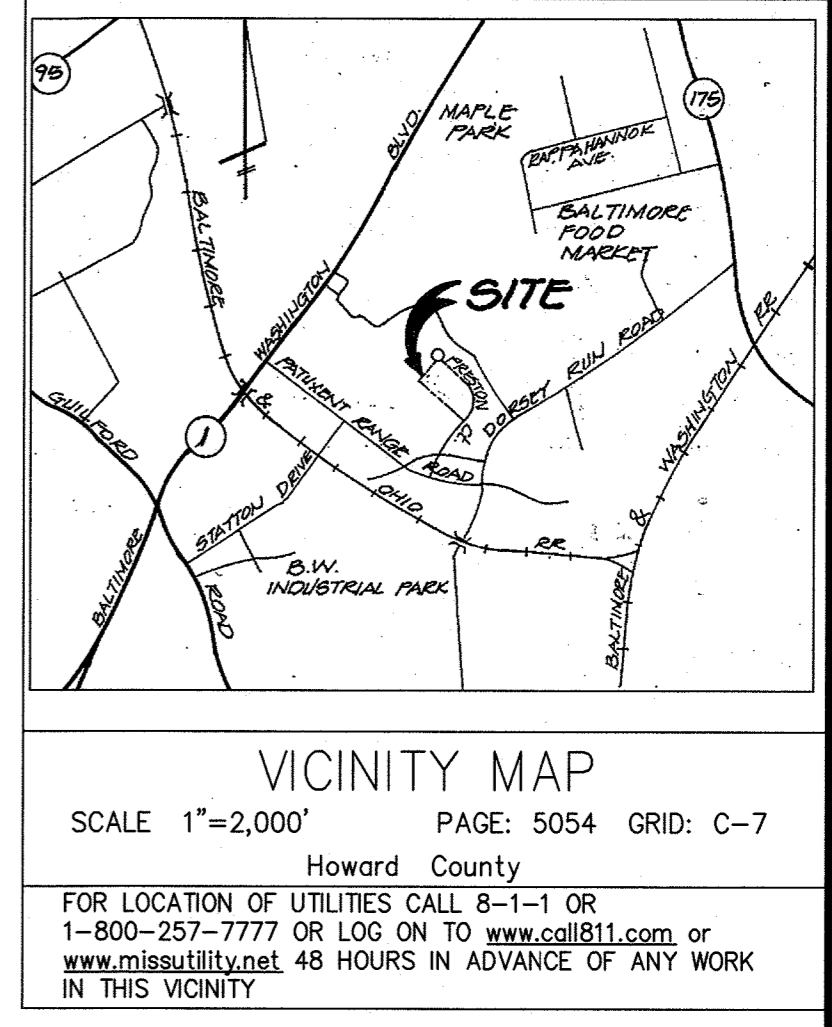
SHADE TREES	REQUIRED	PROVIDED
SHRUBS	6	6
SMALL DECIDUOUS TREES	10	10
OTHER SHRUBS	0	0

3. ATTACH AS-BUILT PLANT LIST AND APPROVED PLANT LIST. EXPLAIN ANY PLANT SUBSTITUTIONS OR ANY RELOCATIONS.

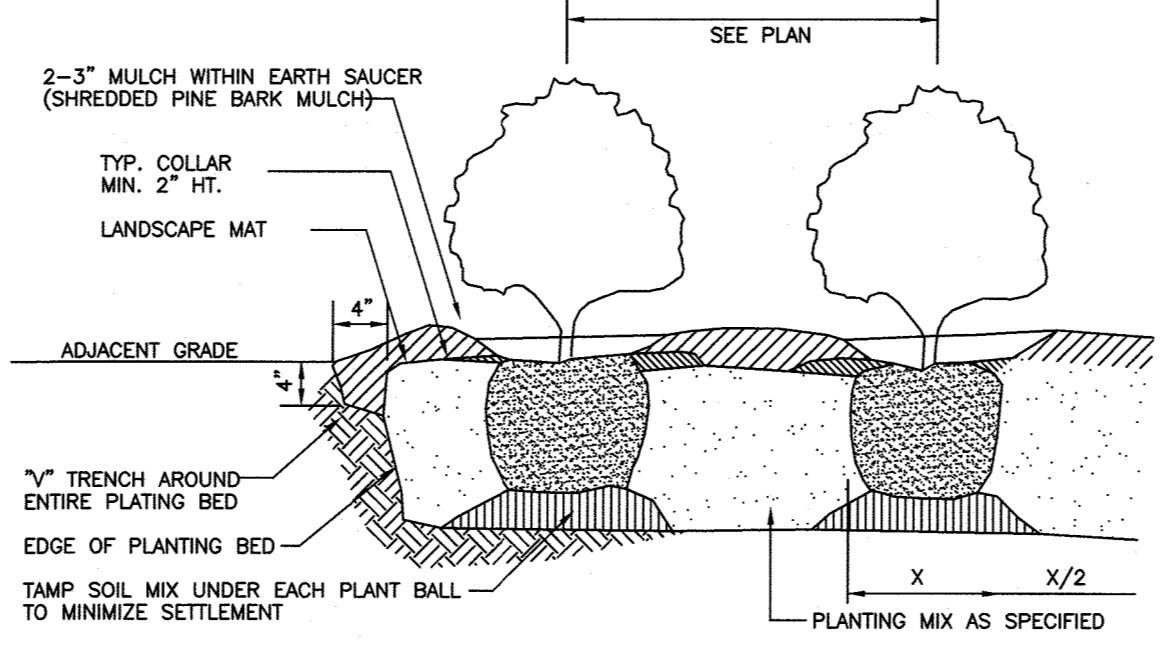
4. ATTACH A COPY OF THE EXECUTED 1-YEAR GUARANTEE.

5. IF THE ORIGINAL LANDSCAPE PLAN PREPARED DOES NOT PROVIDE CERTIFICATION, ATTACH A STATEMENT OF QUALIFICATIONS FOR THE CERTIFYING PROFESSIONAL. THE CERTIFYING PROFESSIONAL MAY NOT BE EMPLOYED BY THE INSTALLING CONTRACTOR.

*[Signature]*  
Signature: Certified Professional



**TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
  - SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS EXISTED AT NURSERY.
- PLANTING MIX:**  
 NOTE - FOR DECIDUOUS SHRUBS USE A MIXTURE OF FOUR PARTS TOPSOIL AND ONE PART MUSHROOM SOIL, COW MANURE, AND FERTILIZER.  
 FOR EVERGREEN SHRUBS USE A MIXTURE OF FOUR PARTS TOPSOIL AND ONE PART PEAT HUMUS AND FERTILIZER.

**FOREST CONSERVATION WORKSHEET FOR 8251 Preston Court**

Net Tree Area	Net Tree Area	Net Tree Area	Net Tree Area
A. Total (Gross) Tree Area	A = 0.00		
B. Area within 100' Buffer	B = 0.00		
C. Other Deductions (Identify: <u>Impervious area (Parking Lot, Sidewalk, Bay)</u> )	C = 0.00		
D. Net Tree Area	D = 0.00		
E. Afforestation Threshold (Net Tree Area x 10%)	E = 0.00		
F. Reafforestation Threshold (Net Tree Area x 10%)	F = 0.00		
G. Net Tree Area	G = 0.00		
H. Net Tree Area	H = 0.00		
I. Net Tree Area	I = 0.00		
J. Net Tree Area	J = 0.00		
K. Net Tree Area	K = 0.00		
L. Net Tree Area	L = 0.00		
M. Net Tree Area	M = 0.00		
N. Net Tree Area	N = 0.00		
O. Net Tree Area	O = 0.00		
P. Net Tree Area	P = 0.00		
Q. Net Tree Area	Q = 0.00		
R. Net Tree Area	R = 0.00		
S. Net Tree Area	S = 0.00		
T. Net Tree Area	T = 0.00		
U. Net Tree Area	U = 0.00		
V. Net Tree Area	V = 0.00		
W. Net Tree Area	W = 0.00		
X. Net Tree Area	X = 0.00		
Y. Net Tree Area	Y = 0.00		
Z. Net Tree Area	Z = 0.00		
AA. Net Tree Area	AA = 0.00		
BB. Net Tree Area	BB = 0.00		
CC. Net Tree Area	CC = 0.00		
DD. Net Tree Area	DD = 0.00		
EE. Net Tree Area	EE = 0.00		

Date: 06/2/2020

- \*\* ADDITIONAL PLAN NOTES**
- THE AREA ON THE EAST SIDE OF THE EXISTING WAREHOUSE WHERE THE NEW PARKING LOT IS PROPOSED IS CURRENTLY A GRASS AREA SLOPING FROM SOUTH TO NORTH AT AN AVERAGE SLOPE OF 2% FROM THE EMBANKMENT OF A STORMWATER FACILITY TO THE SOUTH TO A YARD INLET TO THE NORTH. ADDITIONALLY, THIS OPEN AREA SLOPES UP TO THE PRESTON COURT ROADWAY AT A RATE OF 20%. THIS OPEN AREA DOES CONTAIN A DRAINAGE SWALE, BUT DOES NOT CONTAIN ANY STREAMS, WETLANDS, WETLAND BUFFERS, STEEP SLOPES, OR FLOODPLAINS.
  - AN ADDITIONAL PARKING LOT THAT INCLUDES 40 PARKING SPACES WAS ADDED TO THE SITE WITHIN A L.O.D. AREA OF 0.53 ACRES.
  - THERE ARE NO FOREST RESOURCES ON THE SITE.
  - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE COUNTY CODE FOR FOREST CONSERVATION ACT. THIS PARKING LOT ADDITION GENERATED A TOTAL AFFORESTATION REQUIREMENT OF 0.30 ACRES OF PLANTING. THIS REQUIREMENT HAS BEEN MET THROUGH THE PURCHASE OF 0.30 ACRES OF CREDIT FROM THE REGAN PROPERTY FOREST MITIGATION BANK SDP-16-015.
  - THIS NEW PARKING LOT WILL BE LIGHTED WITH WALL PACKS LOCATED ON THE SIDE OF THE EXISTING BUILDING. A LIGHTING PROFESSIONAL WILL BE ENGAGED TO DETERMINE THE PROPER LIGHTING TO BE INSTALLED TO ABIDE BY SECTION 134.0.C & D OF THE COUNTY CODE.

**PLANTING SPECIFICATIONS**

**I. GENERAL**

- Scope: The Landscape Contractor shall provide all labor, materials, and equipment necessary to complete the work shown on the drawings and described in the specifications. The Landscape Contractor shall verify all quantities of plant material shown on the plan and in the plant list. In the event of a discrepancy between the quantities shown on the plan and in the plant list, the plan shall govern. Immediately inform the Landscape Architect of any such discrepancy before delivering or installing any plant material.
- Utilities: The Landscape Contractor shall verify with Utility (3-800-257-7777) to verify the location of all main utilities and shall ask the General Contractor to locate lighting and other overhead utilities in the field before proceeding with the installation of any planting. If conditions arise in the field which necessitate the shifting of a plant location more than 15', the Landscape Architect is to be consulted.
- Substitutions: Any change in the type, size and quantity of plant material must be approved by the Landscape Architect prior to installation.
- Quality Standards: All plant material must be nursery grown and meet all of the qualitative criteria established by the current issue of the American Standard for Nursery Stock specifications published by the American Nursery & Landscape Association.

Furthermore, all plant material must exhibit a full, symmetrical habit of growth that is characteristic of quality grown nursery stock. All plant material exhibiting a spindly or top-sidged habit or any other feature that detracts from its health or appearance, will be rejected.

- Dug Material: All dug plant material shall have been dug before bud break or after leaf maturation. Any plant material exhibiting drooping new growth within two (2) weeks of being planted will be rejected and must be removed from the job.
- Balled and burlapped plants shall be dug with firm natural balls of earth.
- Anti-desiccants shall be applied on all material dug while in foliage.
- Floor Drainage: No plants shall be planted in situations that show obvious poor drainage. Such situations shall immediately be brought to the attention of the Landscape Architect and Owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.
- Site Preparation: It shall be the General Contractor's responsibility to present "clean" soil conditions to the Landscape Contractor prior to any landscape installation. "Clean" soil may include on-site soil but must be free of pavement materials, mulch, root systems, petroleum or other chemical substances, like stone, construction debris and other materials larger than 4" in diameter. The "clean" soil shall extend to the following minimum depths: 18" where trees are proposed, 12" where shrubs are proposed and 4" where lawn is proposed. If the Landscape Contractor encounters any areas to be deficient regarding these "clean" soil specifications, he shall report this condition to the Landscape Architect and Owner prior to planting in those areas.
- Workmanship: During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up. Any damaged areas shall be restored to their original condition.

- Water: If available on-site, the Owner shall supply water at no cost. It will be the Landscape Contractor's responsibility to supply water if there is none on the site.
- Guarantee: All plant material shall be guaranteed for a period of one (1) year. It is the Landscape Contractor's responsibility to assure that all plant material be maintained in a healthy condition during this period.  
The Landscape Contractor shall replace within 30 days of notice any and all plant material that declines to less than 75% of its original planted condition due to cultural reasons. The Landscape Contractor shall not be responsible for replacing plants for cultural reasons after the first instance of decline. If decline for cultural reasons occurs a second time, the Landscape Architect shall be notified and an alternative planting remedy will be negotiated at an extra cost to the owner.  
The Landscape Contractor shall not be held responsible for any plant losses due to mechanical injury, theft or vandalism after the job is accepted by the owner.

**II. PLANTING PROCEDURES**

- Planting Beds: With the exception of those trees shown on the plan as individuals, all plants are to be planted into prepared planting beds which are designated on the plan with dashed outlines. The outline of each bed shall be made dug to a smooth, continuous sharp cut edge. The entire area within the outline of the bed shall be thoroughly loosened to a depth of 6-8" by picking or other means and all materials unsuitable for plant growth and all rocks and debris greater than 4" diameter are to be removed. Topsoil (that meets the qualitative description of the Maryland State Highway Administration's Materials Specification 920.02 Natural Topsoil) shall be applied over the loosened subsoil to a minimum depth of 2", creating a slightly raised planting bed in relation to the surrounding area.

- Preparing tree pit: The walls of the tree pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 24" wider than the ball diameter. Care should be taken not to excavate the tree pit below a depth that allows 2" of the ball to be above finished grade. If the pit is dug too deep, then the bottom of the pit must be firmly compacted (to prevent settlement).
- Planting Tree in Pit: Place the tree in the pit either by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit.  
Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).
- Backfilling Tree Pit: Backfill the tree pit with a mixture of 2/3 original excavated material amended with 1/3 topsoil as specified in I.A. above. This step will have been partially completed if the tree is planted into a prepared bed as described above.)  
Backfill sides of tree pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of tree and pull burlap back to the edge of the tree ball. Remove all plastic wraps and twine.  
Finish backfilling sides of tree pit and tamp firmly. Never cover top of root ball with soil.  
Form a saucer above existing grade and around the outer rim of the tree pit. Mulch top of root ball and saucer within 48 hours to a depth of 2" to 3".

- Shrub Planting:  
Water thoroughly on the interior of the tree saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball. Prune out any dead or broken branches.
- Tree bracing: All trees less than 2" cal. are to be braced with two (2) 6" hardwood stakes 180 degrees apart. All trees 2" cal. or larger are to be braced with three (3) guy wires and ground stakes spaced evenly apart (120 degrees) in a circle. (See details on plan for additional information). Staking and guying shall be completed within 48 hours of planting the tree.

- Preparing Shrub Pit: The walls of the shrub pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 12" wider than the ball diameter. The depth of the pit shall be at an elevation that allows 2" of the ball to be above finished grade, after the bottom of the pit has been firmly tamped (to prevent settlement).
- Planting Shrub in Pit: Container grown material shall have the container removed and the outside of the root ball examined for the presence of encircling roots. If present, these roots should be severed with a sharp knife and loosened from the earth ball by means of pulling them out slightly by hand prior to planting. Place the shrub in the pit either by lifting or carrying the shrub by its root ball (never lift by branches) and then lowering it into the pit.  
Set the shrub straight and in the center of the pit with the most desirable side of the shrub facing toward the prominent view (sidewalk, building, street, etc.).

**"NO AS-BUILT INFO ON THIS SHEET"**  
**AS-BUILT**

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
Chief, Development Engineering Division

*[Signature]*  
Chief, Division of Land Development

*[Signature]*  
Director

Date: 5/20/21  
Date: 5/26/21  
Date: 6/11/21

PLANNING NO.: \_\_\_\_\_  
 SCALE: 1"=20'  
 DATE: 09/27/2020  
 SHEET 10 OF 10  
 FILE NO: 17-008  
 SDP-88-125

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PLANNING  
 ENGINEERING  
 SITE ANALYSIS  
 PROJECT MANAGEMENT

REVISED SITE DEVELOPMENT PLAN  
 BALTIMORE WASHINGTON INDUSTRIAL PARK, PARCEL A  
 8251 PRESTON COURT  
 NEW PARKING LOT & SWM, ADDITIONAL PLAN NOTES AND FOREST CONSERVATION REVISED SITE DEVELOPMENT PLAN

STATE OF MARYLAND  
 DIVISION OF PLANNING AND ZONING  
 REGISTERED LANDSCAPE ARCHITECT  
 10/21/2020

REV. NO. DATE REVISIONS PRIOR TO APPROVAL