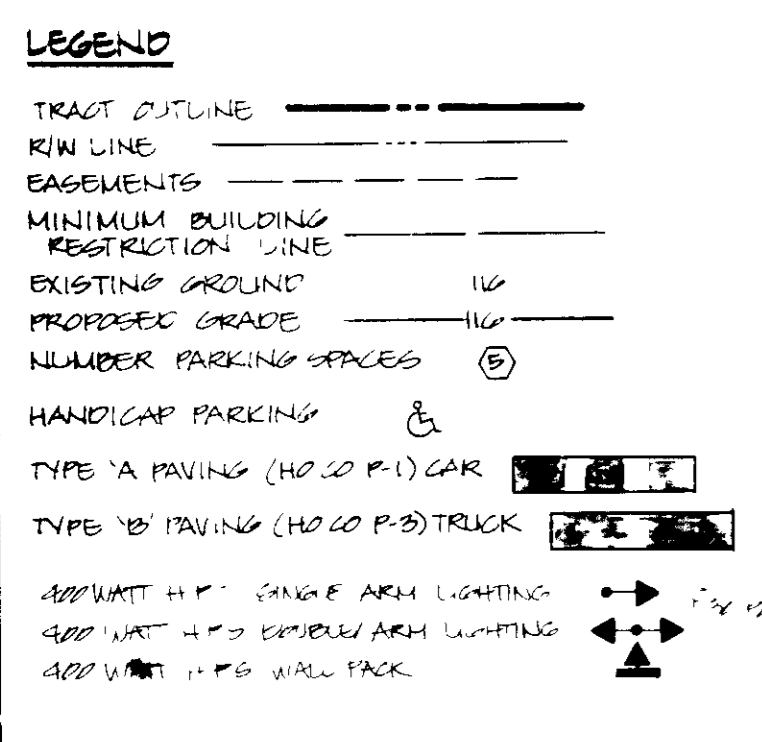
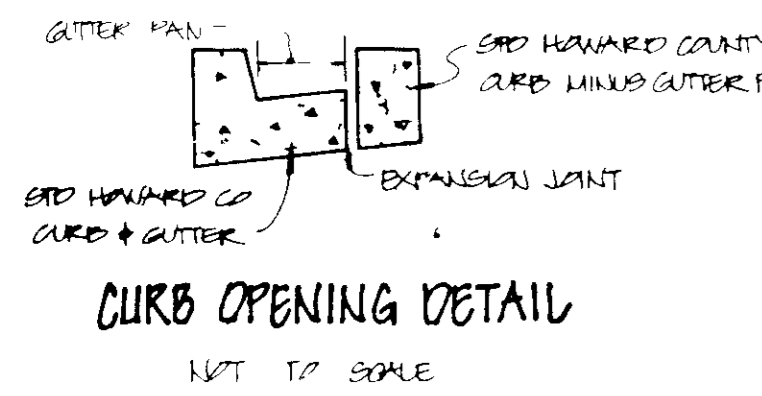
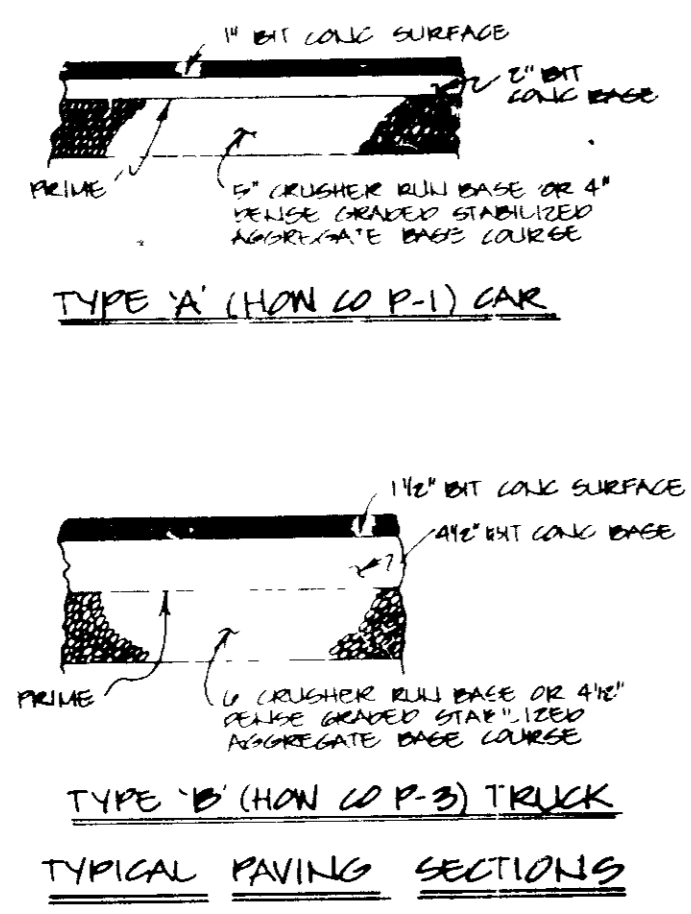
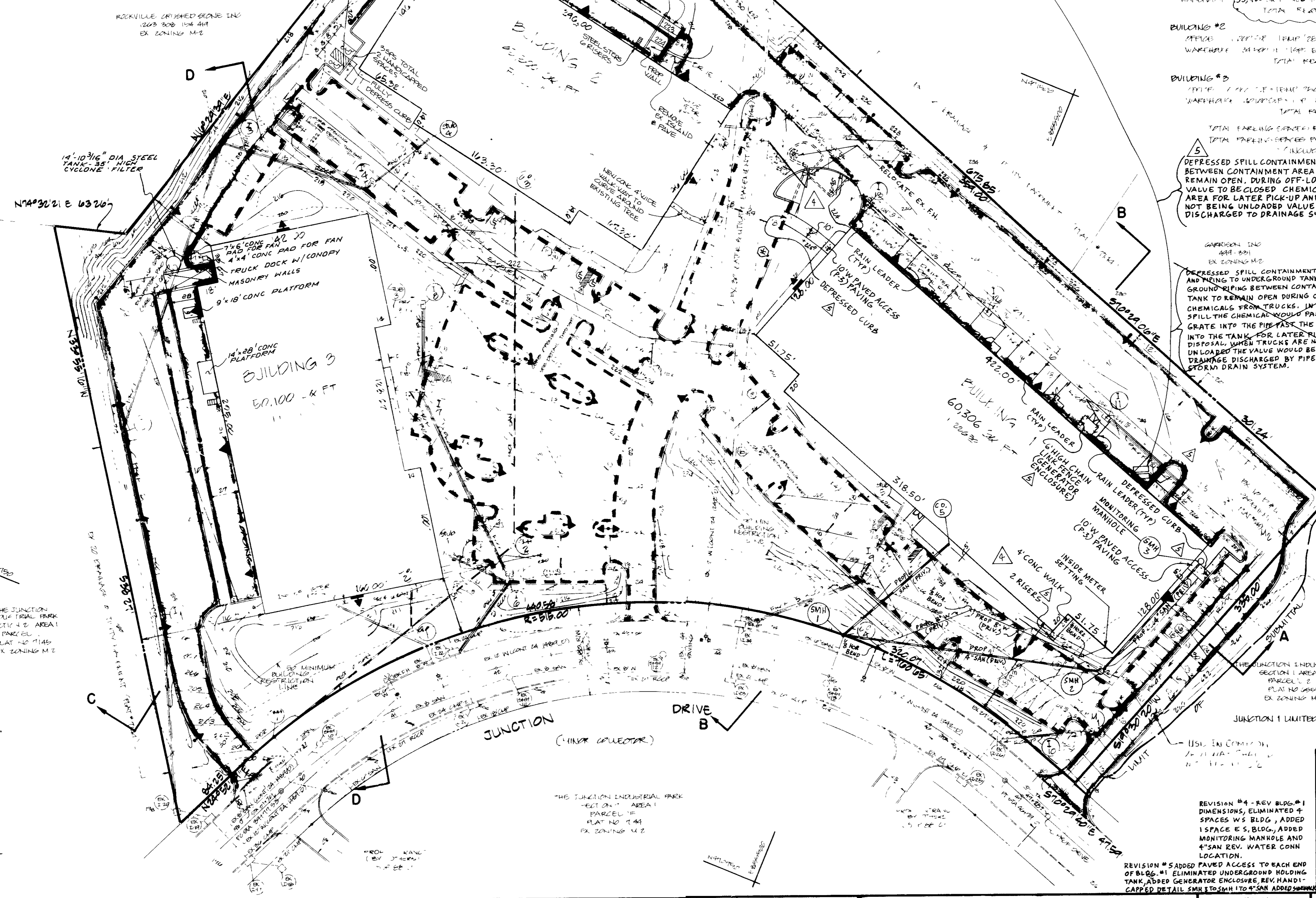


- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARDS AND SPECIFICATIONS AND DETAILS FOR CONSTRUCTION OR AS SHOWN IN THESE PLANS.
 - ALL AREAS NOT HEAVILY PAVED OR REFLECTING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURBS AND GUTTERS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
 - ALL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING MISS UTILITY CO. COLLECT 1-559-0100.
 - FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED, SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL PROPOSED WATER LINES UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
 - THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER ETC., THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
 - ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
 - ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 - CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
 - ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.
 - OUTSIDE STORAGE SHALL BE LIMITED TO WITHIN THE 50' FRONT SETBACK RESTRICTION LINE AREA. LANDSCAPE AREA TO GREEN SPACES ONLY.
 - SEWER/WATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED WITH REGIONAL SEWER/PARKING #1 OF THE TRUCK.

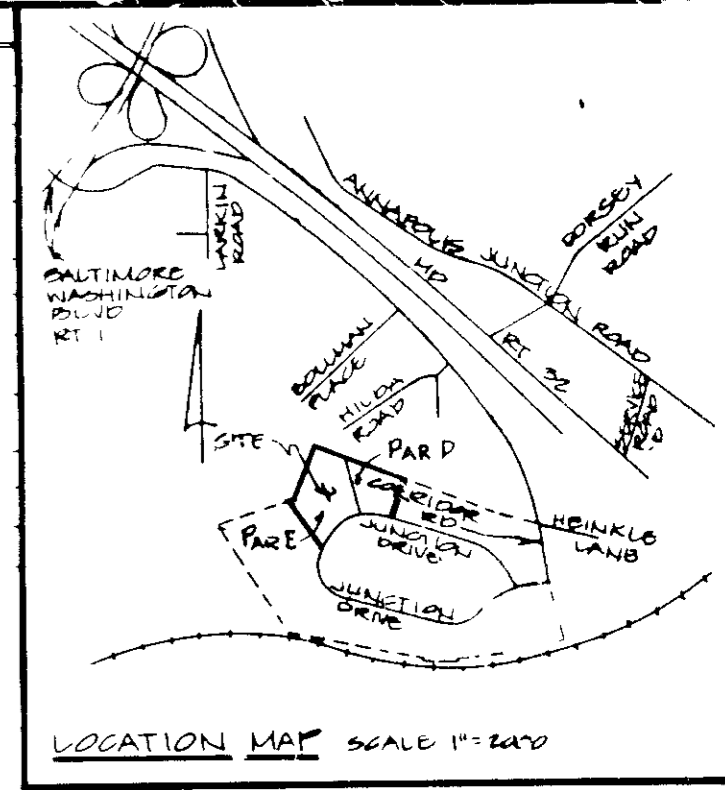


NOTE:
The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan, who will discharge non-domestic waste to the public sewerage system. If this waste is regulated under Section 18 122A of the Howard County Code, 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 equal or 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 of buildings.



SITE DATA

PARCEL E-1	PARCEL D	PARCEL E
TOTAL AREA 941,045 SQ FT OR 12.420 AC	199,412 SQ FT OR 4.560 AC	341,040 SQ FT OR 7.860 AC
TOTAL FLOOR AREA 155,500 SQ FT	57,100 SQ FT	57,100 SQ FT
PLANTING AREA 28,747 SQ FT	10,000 SQ FT	10,000 SQ FT
PAVING AREA 187,550 SQ FT	67,000 SQ FT	67,000 SQ FT
AREA TO BE VEGETATIVELY STABILIZED 322,000 SQ FT	114,000 SQ FT	114,000 SQ FT



PARKING TABULATION

BUILDING #1
17 SPACES

BUILDING #2
128 SPACES

BUILDING #3
50,100 SQ FT

TOTAL PARKING SPACES REQUIRED: 203 SPACES

TOTAL PARKING SPACES PROVIDED: 203 SPACES

DEPRESSED SPILL CONTAINMENT AREA WITH GRATE & PIPING BETWEEN CONTAINMENT AREA AND OUTFALL DRAIN VALVE TO REMAIN OPEN. DURING OFF-LOADING OF CHEMICALS FROM TRUCKS VALVE TO BE CLOSED. CHEMICALS WILL REMAIN IN CONTAINMENT AREA FOR LATER PICK-UP AND DISPOSAL. WHEN TRUCKS ARE NOT BEING UNLOADED VALVE TO REMAIN OPEN AND DRAINAGE DISCHARGED TO DRAINAGE SYSTEM.

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

James M. Helms 7/1/88
SOIL CONSERVATION SERVICE

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

Stephen L. Fisher 7/1/88
HOWARD SOIL CONSERVATION DISTRICT

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

Joyce M. Boyd 7/27/88
HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

Urbahn 8.3.88
DIRECTOR

Frank S. A. Angell 7-22-88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

James P. Lewis 7-21-88
DIRECTOR

William E. Ray 7-20-88
CHIEF BUREAU OF ENGINEERING

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	1000 JUNCTION DRIVE
2	5000 JUNCTION DRIVE
3	5000 JUNCTION DRIVE

SUBDIVISION NAME: THE JUNCTION INDUSTRIAL PARK

SECTION: 2/1

PLAT # OR L/P: 13

BLK #: M-2

WATER CODE: 604

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

ENGINEER'S CERTIFICATE
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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

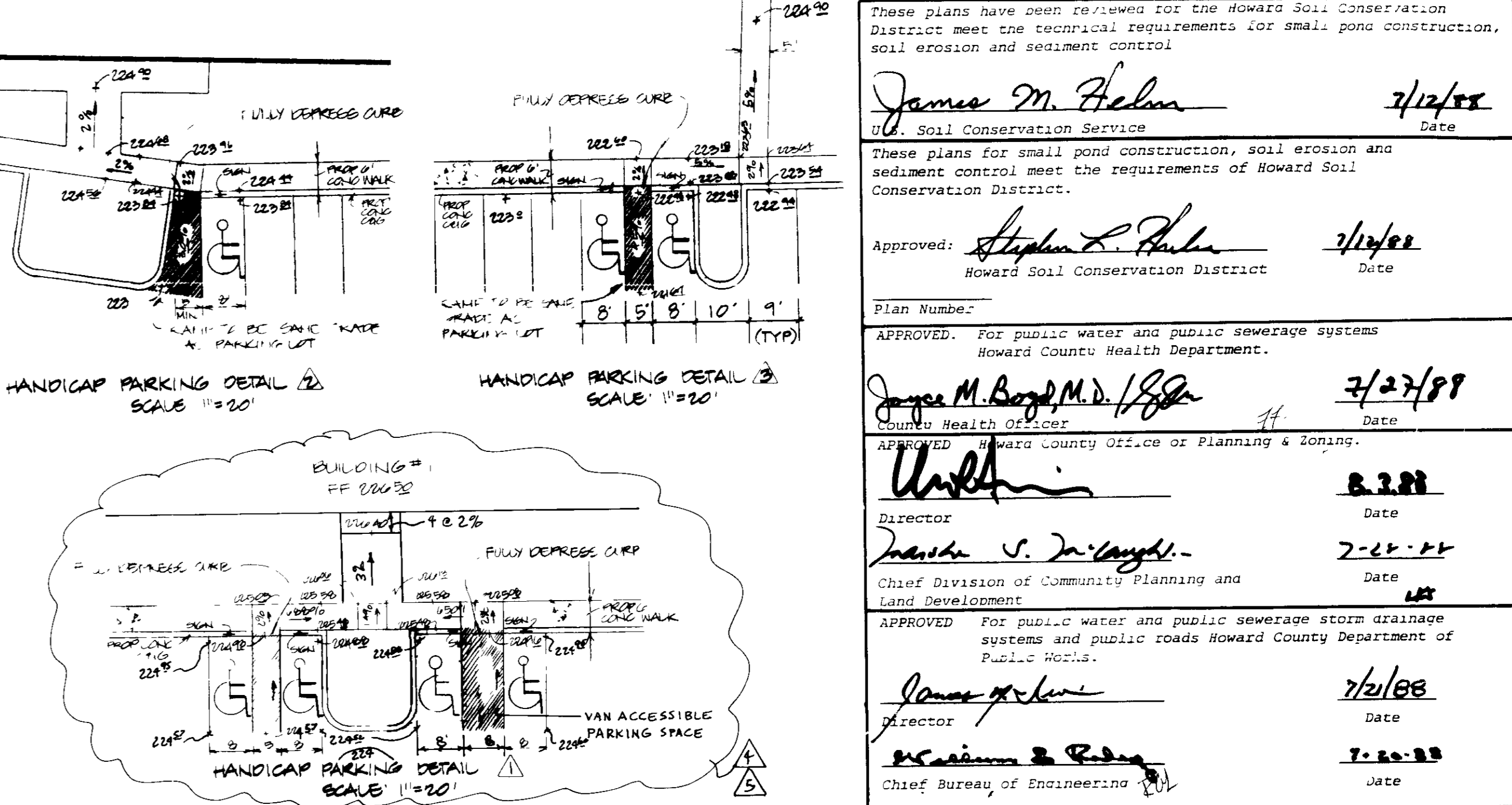
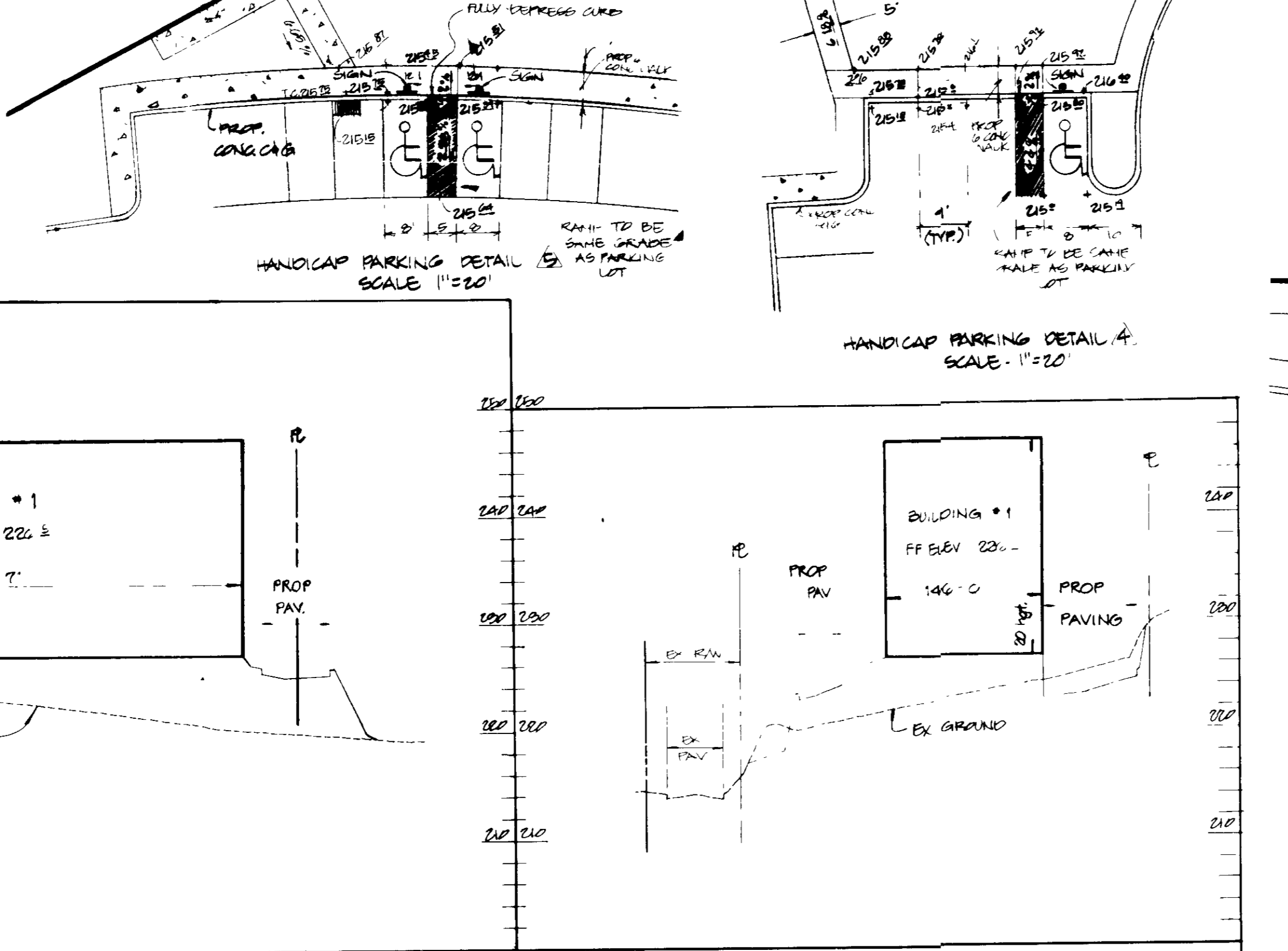
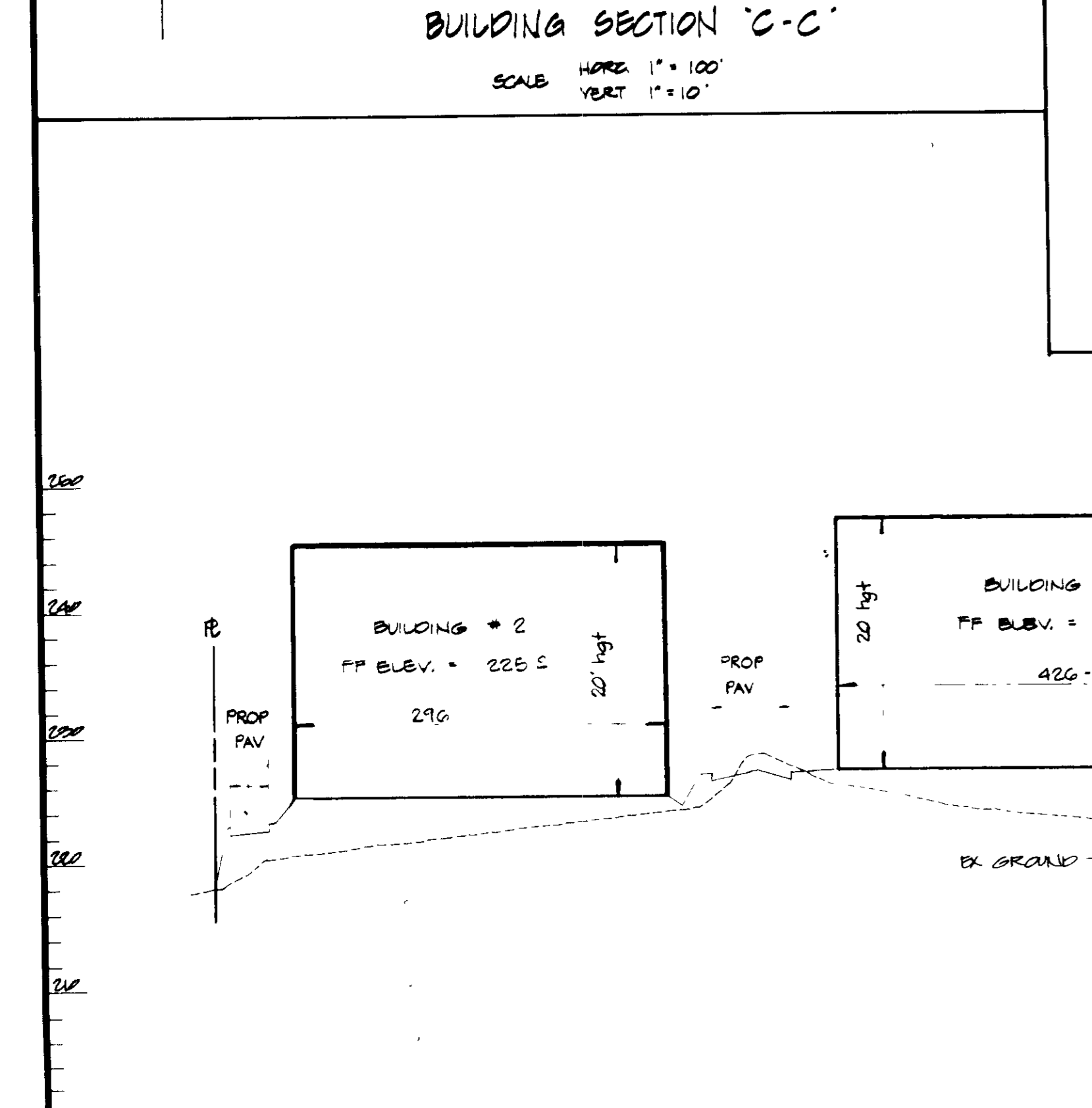
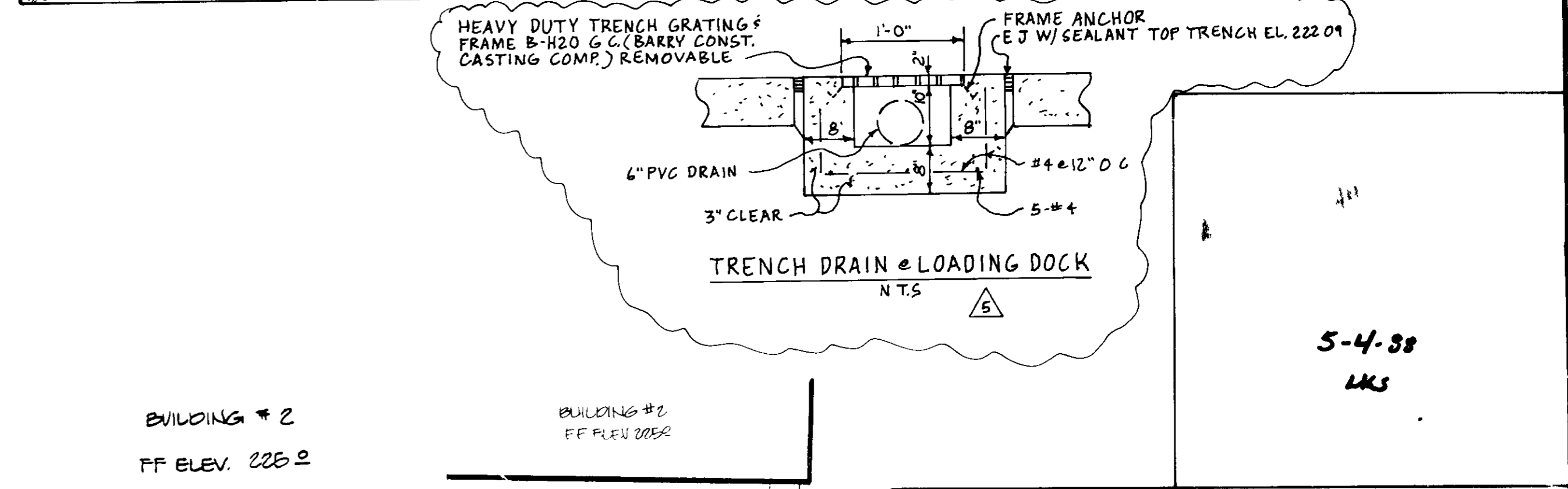
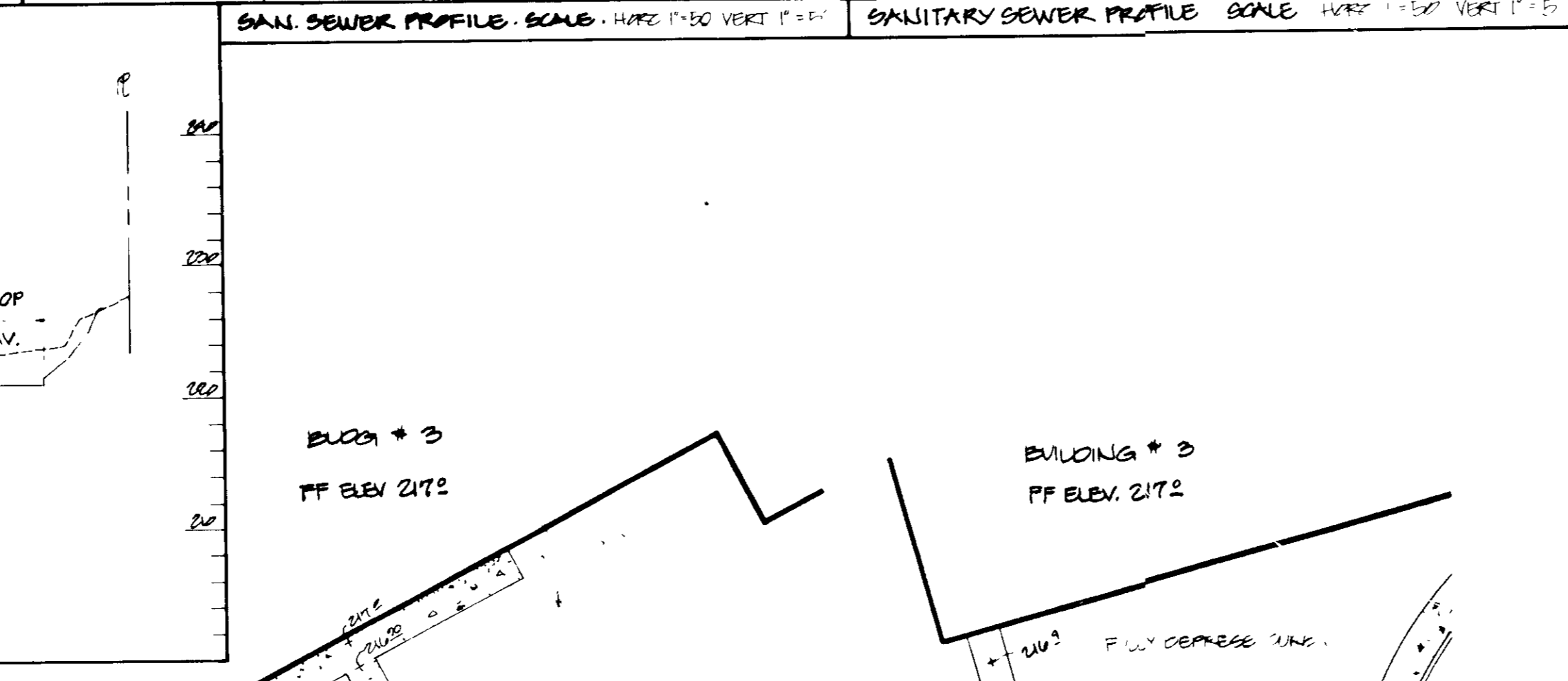
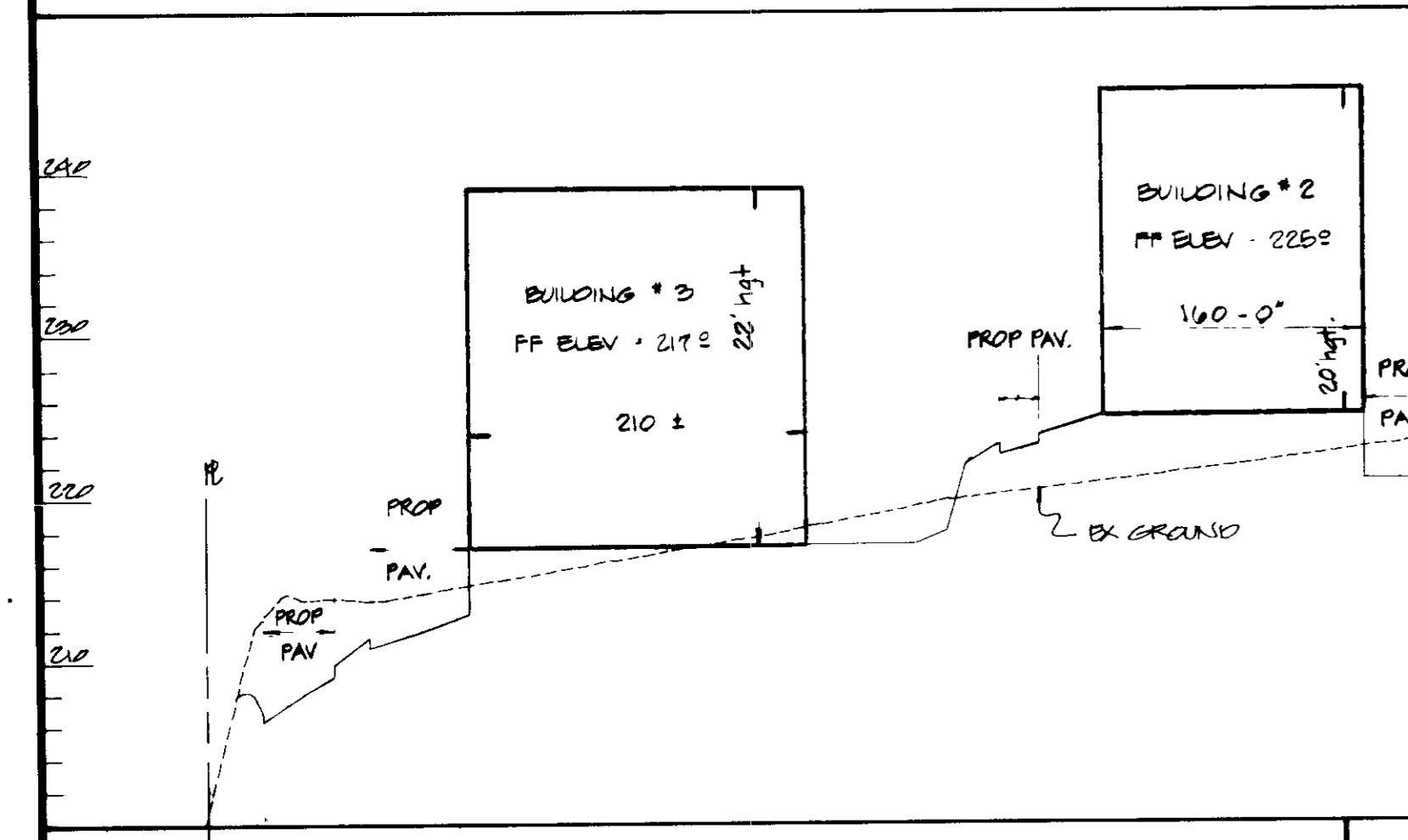
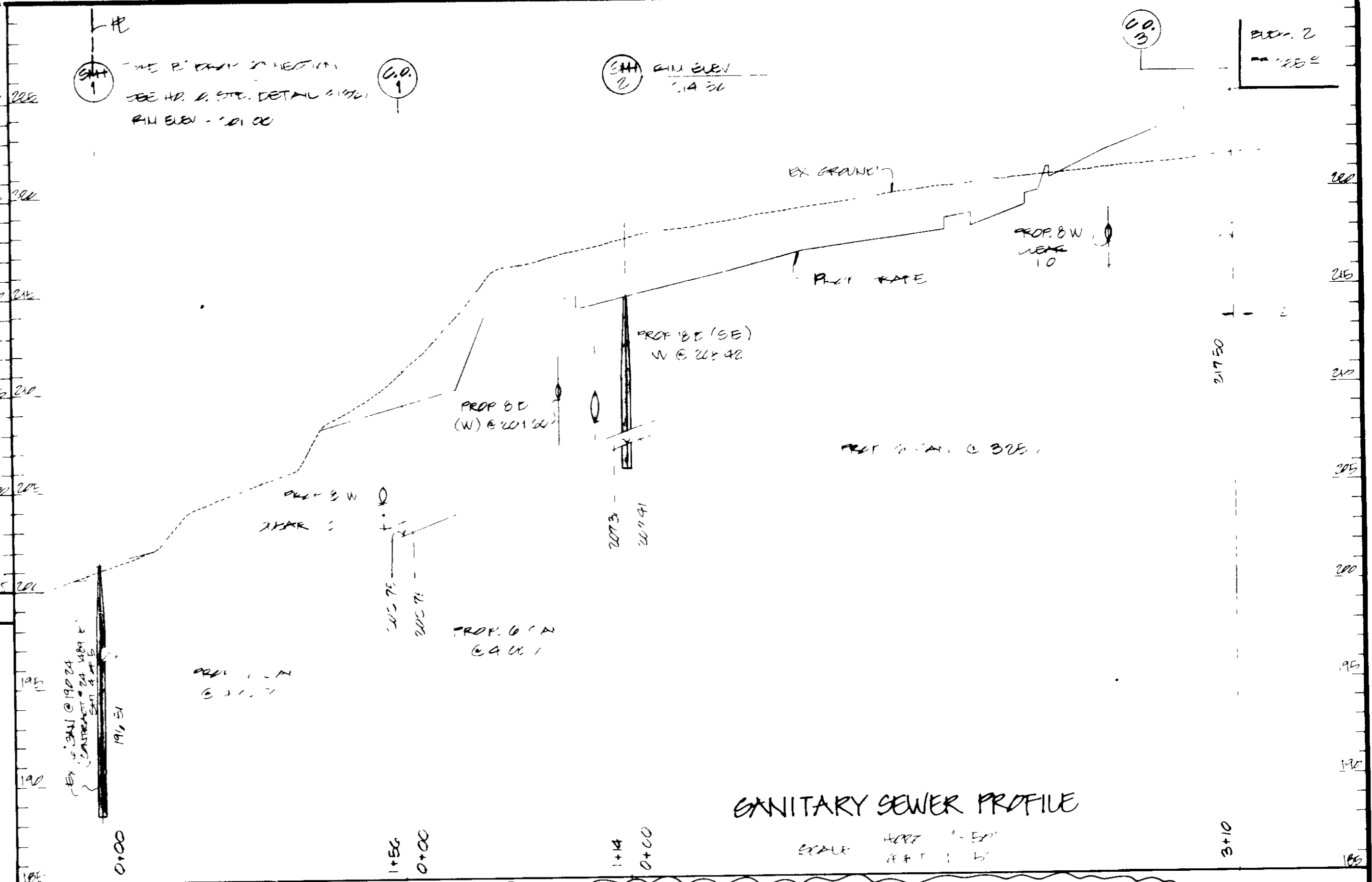
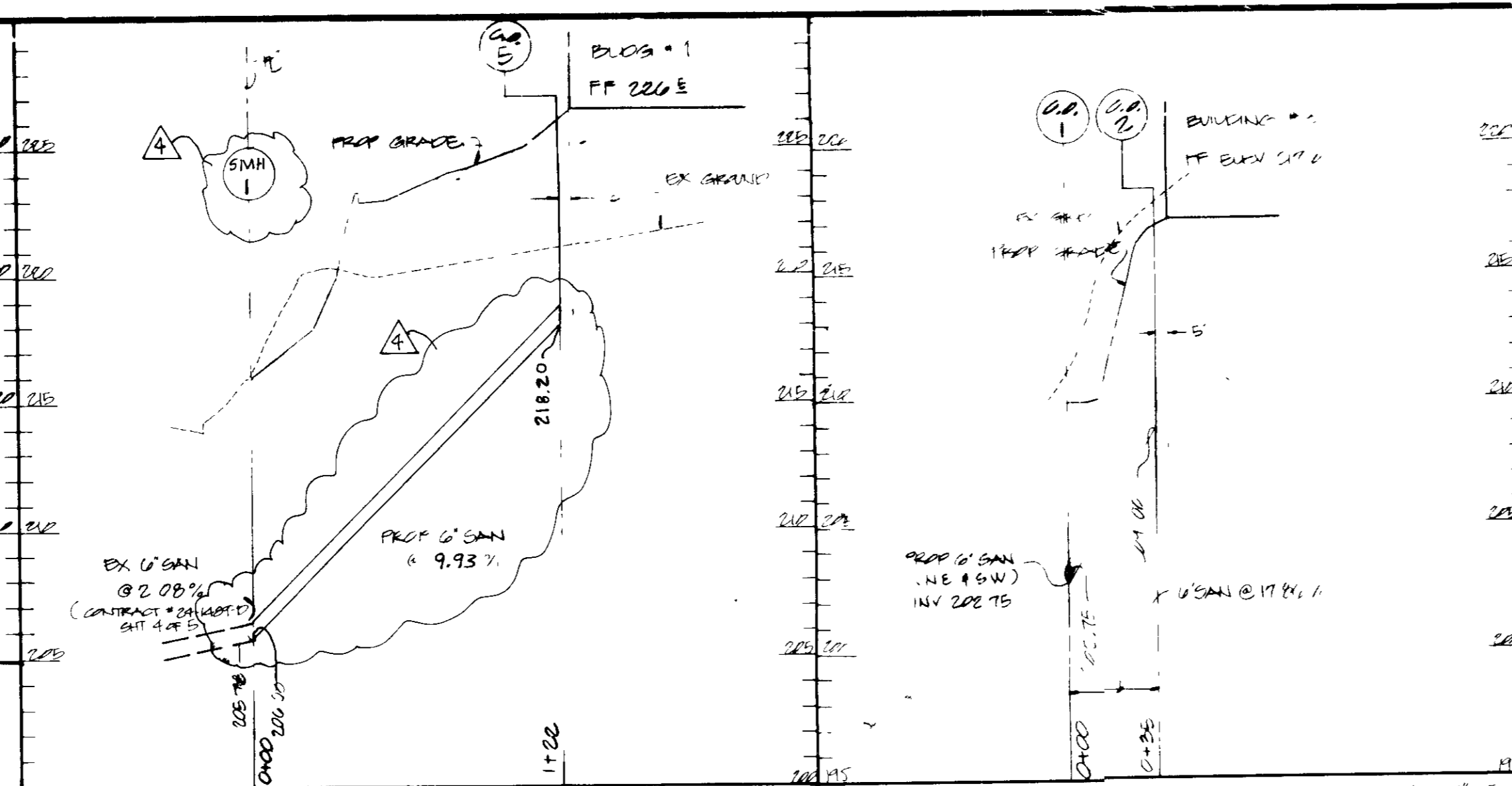
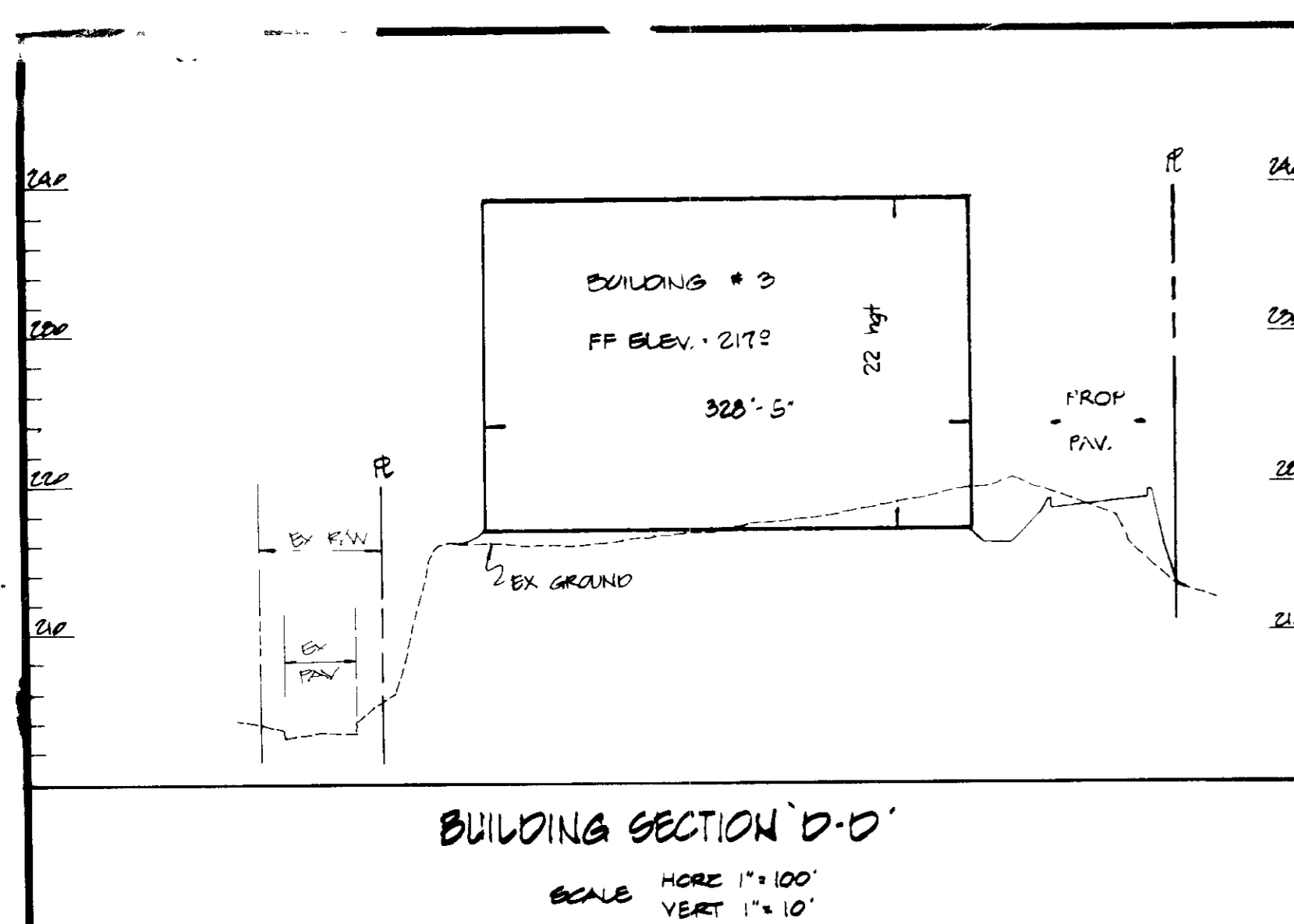
ENGINEER: **George W. Stephens, Jr.**
REG. NO. 4732 DATE: 2-26-88

OWNER/DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
1200 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21070
301-746-8800

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: **Michael S. Myers** DATE: 6/17/88

SITE PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 & E-2 (PLAT # 7144)
ZONED M-2
TAX MAP 46
HOWARD CO. MD
SCALE 1\"/>



These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

James M. Helton 7/12/88
Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

Approved: **Stephen L. Rubin** 7/12/88
Howard Soil Conservation District Date

Plan Number: _____

APPROVED: For public water and public sewerage systems
Howard County Health Department.

James M. Boyd, M.D. 7/27/88
County Health Officer Date

APPROVED: Howard County Office of Planning & Zoning.

Walt 8-2-88
Director Date

Janice V. Janczyk 7-21-88
Chief Division of Community Planning and Land Development Date

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

James M. Helton 7/21/88
Director Date

Michael E. Meyer 7-21-88
Chief Bureau of Engineering Date

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

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ENGINEER: **John J. [Signature]**
REG NO. 4732 DATE 2-26-88

OWNER DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
7840 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
(301) 796-8866

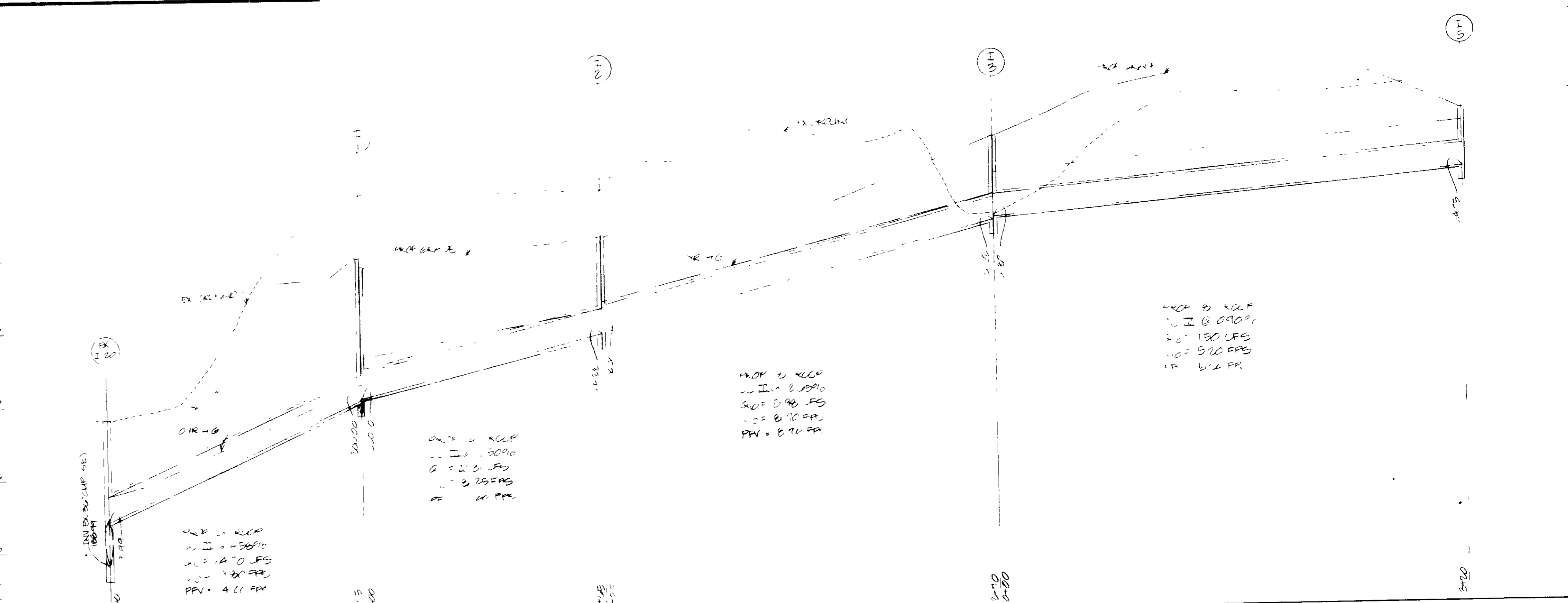
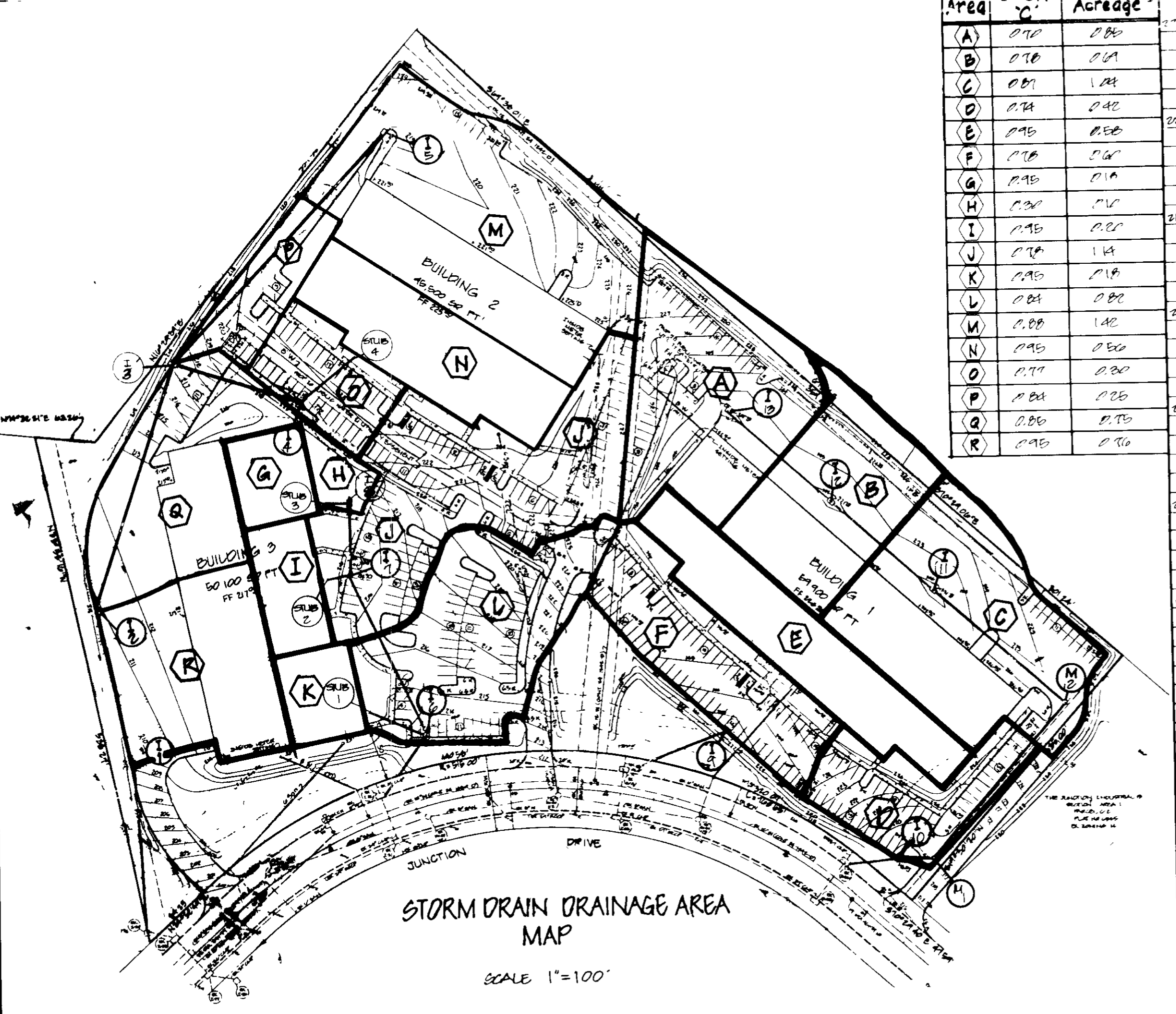
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DEVELOPER: **Michael E. Meyer** DATE: 6/17/88
NAME: MICHAEL E. MEYER TITLE: GEN. PARTNER

DESIGNED BY: **Michael E. Meyer**
DRAWN BY: **Michael E. Meyer**
CHECKED BY: **Michael E. Meyer**
REVISIONS:
REV. TITLE BLOCK
REV. SAN PROFILE
REV. HANDICAPPED DETAIL #1
ADD TRENCH DRAIN DET./REV. HANDICAPPED DET.

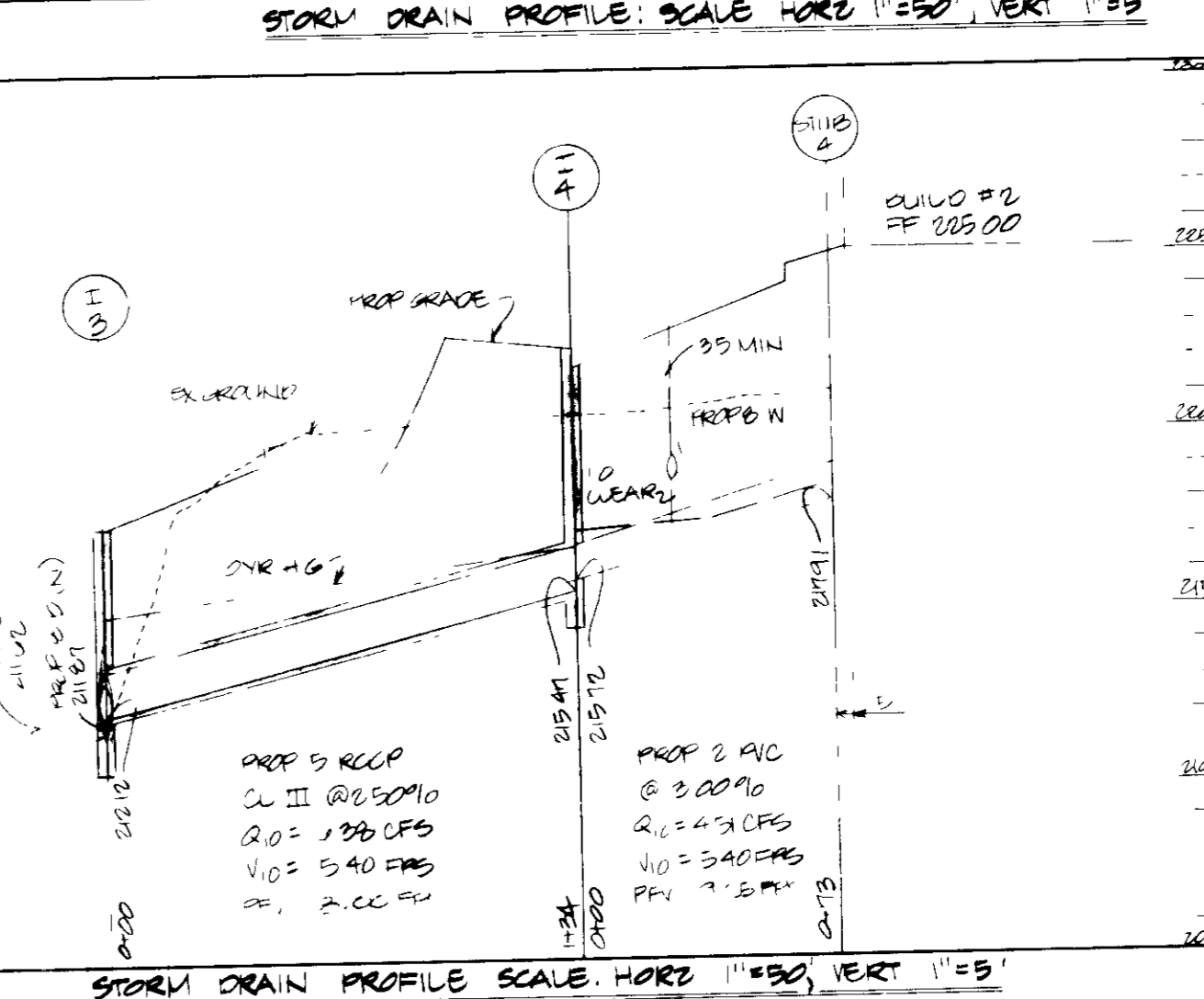
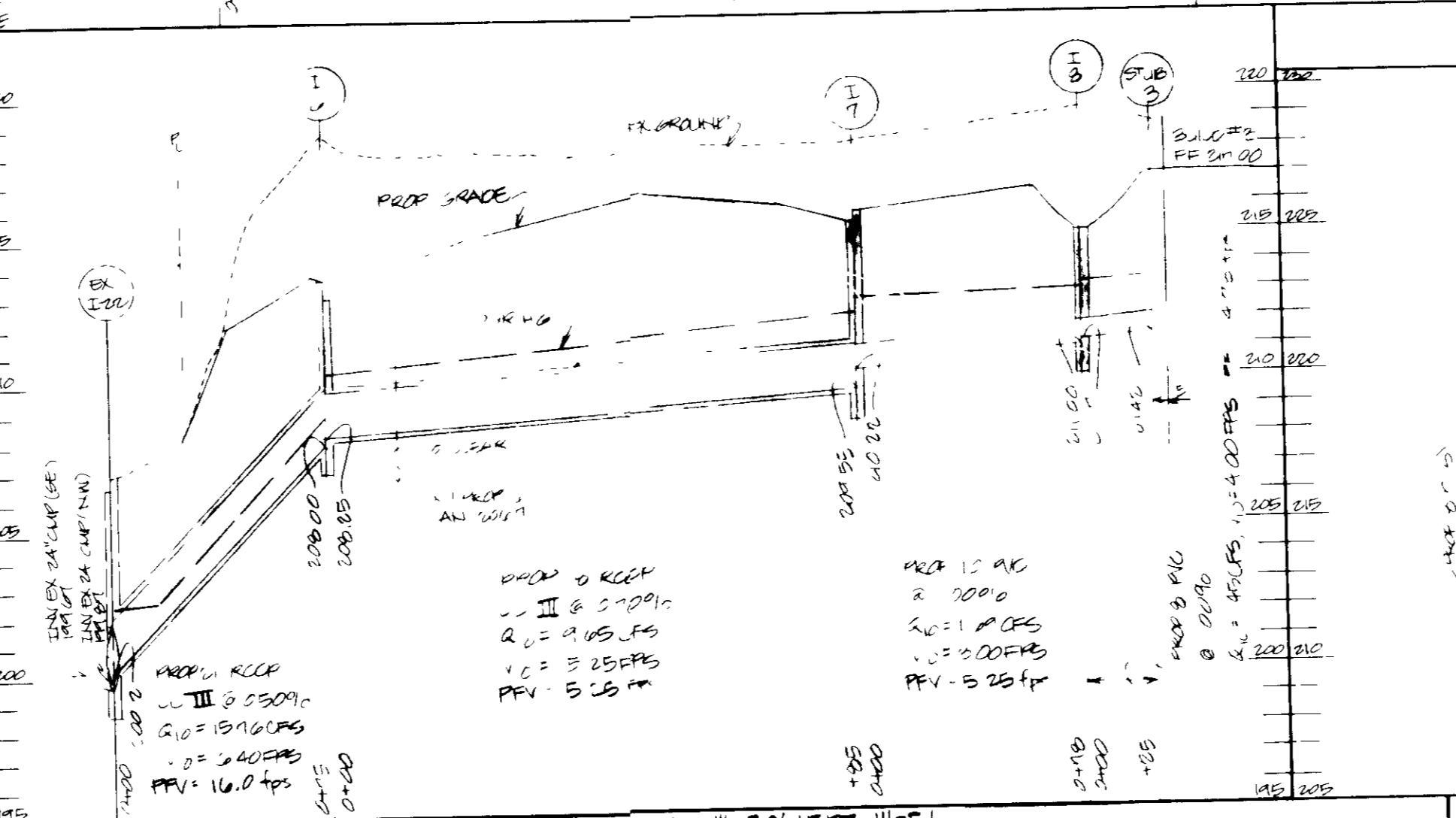
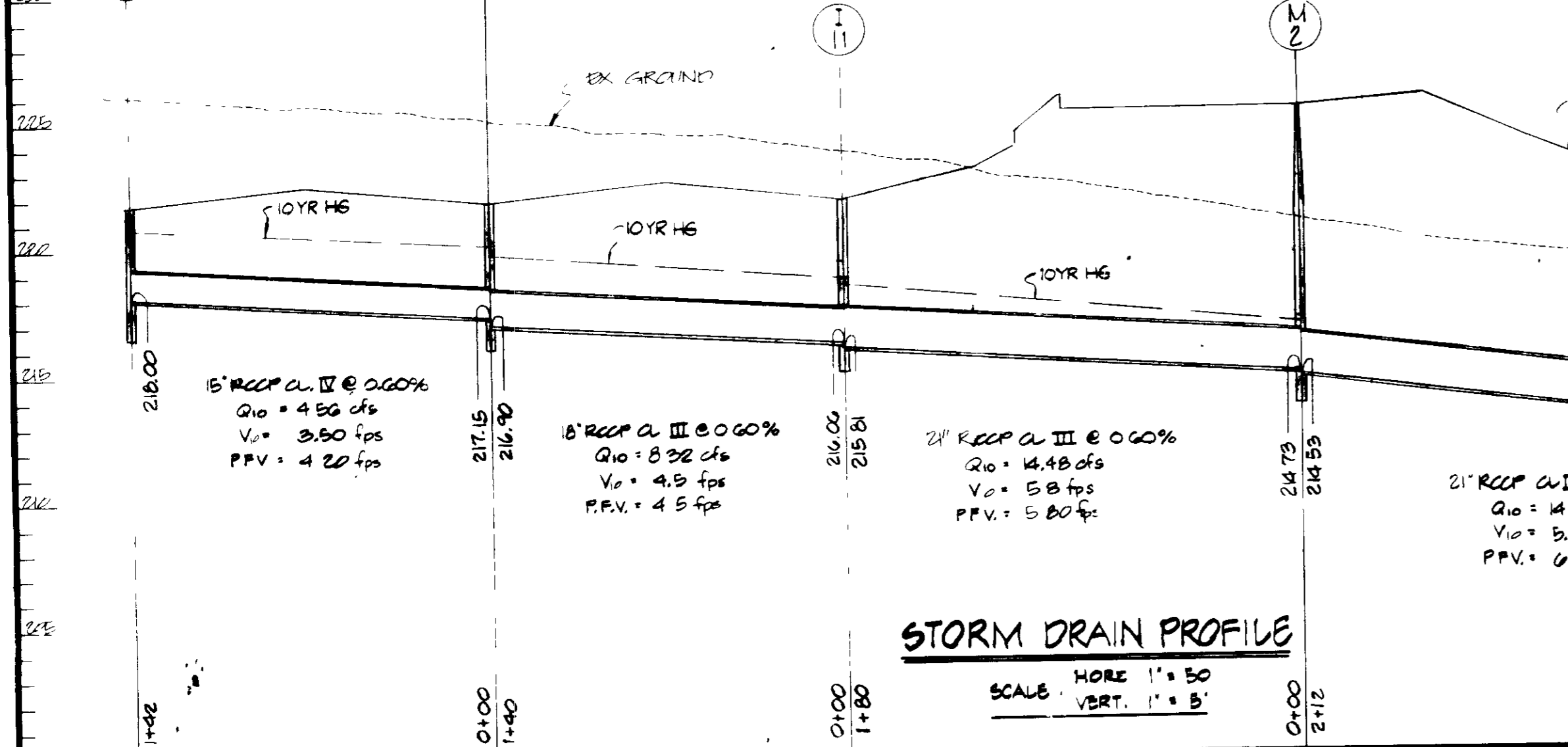
PROFILES & DETAILS for
**PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK**
SECTION 2 AREA 1
PARCELS 6-7
TAX MAP 48 ARE SUBDIVISION OF PARCELS PARCEL 47
HOWARD CO., MD D & E (PLAT # 7144) ELECTION DISTRICT G
SCALE: AS SHOWN SHEET 2 OF 6 DATE: FEB 22, 1988

Area	Coeff. γ	Acres
A	0.70	0.80
B	0.70	0.80
C	0.70	0.80
D	0.70	0.80
E	0.70	0.80
F	0.70	0.80
G	0.70	0.80
H	0.70	0.80
I	0.70	0.80
J	0.70	0.80
K	0.70	0.80
L	0.70	0.80
M	0.70	0.80
N	0.70	0.80
O	0.70	0.80
P	0.70	0.80
Q	0.70	0.80
R	0.70	0.80



NO	TYPE	SIZE	INV. IN	INV. OUT	REMARKS
1-1	STEP PRECAST	4'-0"	210.00	210.00	SEE HP OF STEP DETAIL 50-4 B1
1-2	STEP PRECAST	4'-0"	214.70	214.50	"

NO	TYPE	INV. IN	INV. OUT	TOP ELEV	Q CFS	REMARKS
I-1	PIPE 8" GALV	207.00	207.00	* 207.00	0.12	SEE HP OF STEP DETAIL 50-4 B1
I-2	PIPE 8" GALV	207.00	207.00	* 211.95	3.95	"
I-3	PIPE 8" GALV	212.12	211.62	* 211.62	1.93	"
I-4	PIPE 8" GALV	216.72	216.47	* 222.20	1.95	"
I-5	PIPE 8" GALV	216.72	214.75	* 214.75	1.50	"
I-6	PIPE 8" GALV	216.72	208.00	* 216.72	0.24	"
I-7	PIPE 8" GALV	216.72	207.55	* 216.72	1.11	SEE HP OF STEP DETAIL 50-4 B1
I-8	YARD INLET	216.72	211.00	** 216.00	0.22	SEE HP OF STEP DETAIL 50-4 B1
I-9	PIPE 8" GALV	216.72	216.72	* 223.25	4.20	SEE HP OF STEP DETAIL 50-4 B1
I-10	PIPE 8" GALV	216.72	211.00	* 211.00	2.72	SEE HP OF STEP DETAIL 50-4 B1
I-11	PIPE 8" GALV	216.72	216.72	** 221.75	7.05	SEE HP OF STEP DETAIL 50-4 B1
I-12	PIPE 8" GALV	216.72	216.72	** 221.75	1.54	SEE HP OF STEP DETAIL 50-4 B1
I-13	PIPE 8" GALV	216.72	216.72	** 221.75	4.52	SEE HP OF STEP DETAIL 50-4 B1



5-4-88
LWS

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL!

James M. Helman 7/12/88
S.O. SOIL CONSERVATION SERVICE

APPROVED *Stephen L. Fluke* 7/13/88
HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER

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

James M. Boyd, M.D. 7/27/88
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 8.3.88
DIRECTOR

Frank J. Z. [Signature] 7-28-88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. [Signature] 7/21/88
DIRECTOR

William B. [Signature] 7-20-88
CHIEF BUREAU OF ENGINEERING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

ENGINEER'S CERTIFICATE
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ENGINEER: *[Signature]*
REG NO. 4732 DATE 2-26-88

OWNER/DEVELOPER
JUNCTION 1 LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21070
(301) 790-8866

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Michael E. Myers* DATE 11.17.88
NAME MICHAEL E. MYERS TITLE GEN'L PARTNER

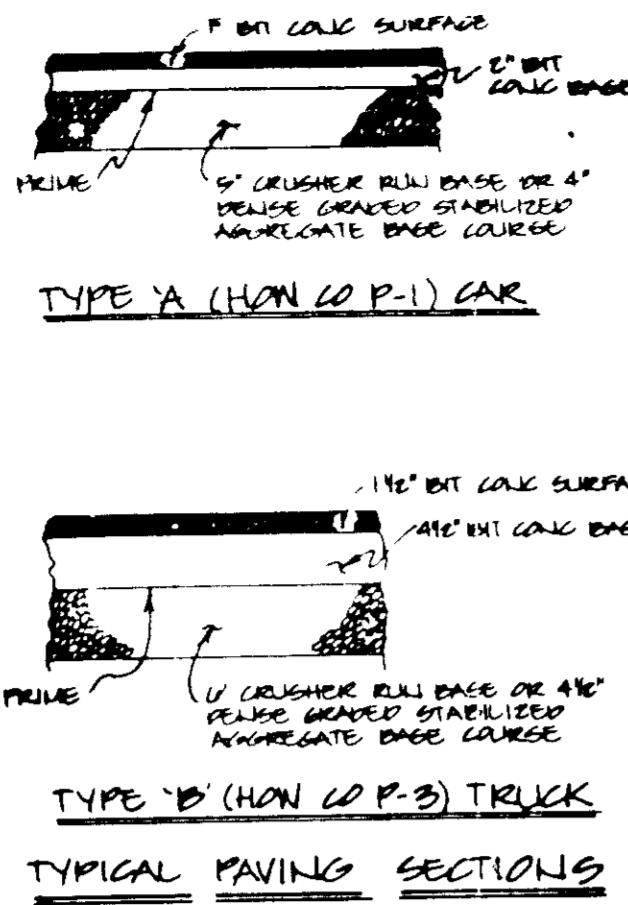
DESIGNED PRC
DRAWN REM/CAH
CHECKED JC
REVISIONS
REV TITLE BLOCK

STORM DRAIN PROFILES, SAN PROFILES
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 PARCEL: 47
A RESUBDIVISION OF PARCELS E-1 & E-2
D.F.E. (PLAT #7144) ELEC. DIST. C
SCALE: AS SHOWN SHEET 3 OF 6 DATE: FEB. 22, 1988

SDP 88-149

GENERAL NOTES

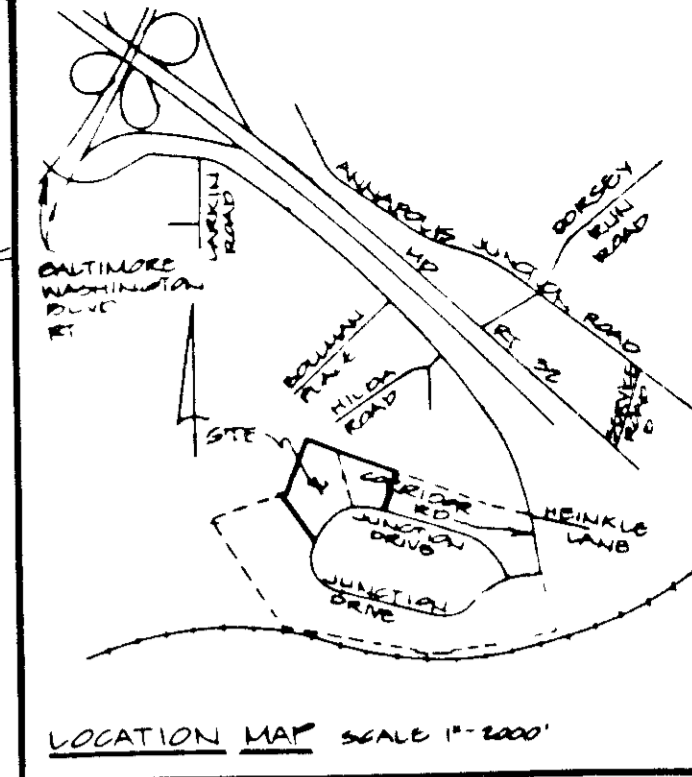
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
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3. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING MISS UTILITY CALL COLLECT 1-558-0100.
8. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED, SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES UNLESS OTHERWISE NOTED ON THE PLAN.
10. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
11. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
12. ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
13. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
14. CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
15. ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.



ROCKVILLE CRUSHED GRADE, INC.
1203 309 1154 041
EX ZONING M-2

SITE DATA

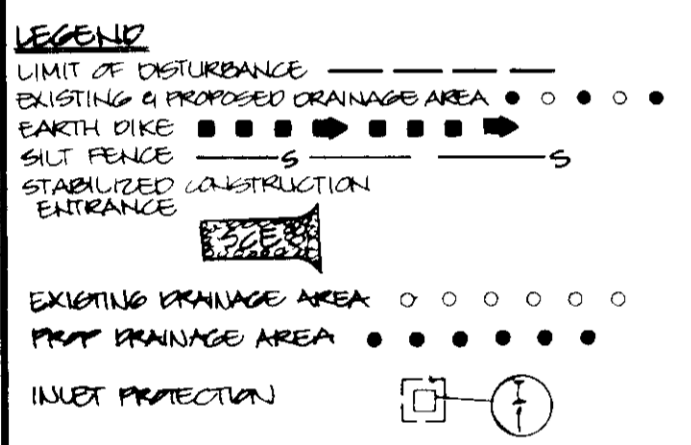
TOTAL AREA OF SITE	541,040 SQ FT (R 12.4201 AC)
EXISTING USE	VACANT
PROPOSED USE	OFFICE/WAREHOUSE
TOTAL FLOOR AREA	1,550,000 SQ FT
FLOOR AREA RATIO	2.874% - 3.55 AC
BUILDING COVERAGE WITHOUT PAVING	73.75% - 9.16 AC
AREA OF PAVING LOT	1,871,550 SF
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA	11,900 SF - 0.27 AC
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA	8.65%
% TO OPEN SPACE	26.25% - 3.26 AC
AREA TO BE DISTURBED	12.92 AC
AREA TO BE VEG. STABILIZED	7.26 AC
EXISTING ZONING	M-2
PROPERTY REFERENCE PLAN #	7144
AREA OF ADJUTANT	14,117.1 SQ FT (0.32 AC)



STONE OUTLET SEDIMENT TRAP # 4

EXIST. DRAINAGE AREA	2.75 AC
PROP. DRAINAGE AREA	1.15 AC
STORAGE REQUIRED	2,751,000 - 0.950 CF
STORAGE PROVIDED	3,000 CF
BOTTOM ELEVATION	218.00
TOP OF EMBANKMENT	218.00
CLEANOUT ELEVATION	219.00
BOTTOM DIMENSIONS	48' x 48'
SPILLWAY CREST	217.00
SPILLWAY WIDTH	12.00'

JUL 5-1-88
M.S.



NOTE: RETAIN EXISTING PILE AT TOP OF SLOPE DURING INITIAL GRADING. PRESERVE EXISTING VEGETATION SURFACES. THE PILE AREAS TO BE RECONSTRUCTED AS A FINAL STAGE IN GRADING.

THE JUNCTION INDUSTRIAL PARK SECTION 2 AREA 1 PARCELS L, PLAT NO. 7145 EX ZONING M-2

STONE OUTLET SEDIMENT TRAP #1

EXIST. DRAINAGE AREA	4.99 AC
PROP. DRAINAGE AREA	3.90 AC
STORAGE REQUIRED	4,989,000 - 0.910 CF
STORAGE PROVIDED	4,000 CF
BOTTOM ELEVATION	201.00
TOP OF EMBANKMENT	201.00
CLEANOUT ELEVATION	202.50
BOTTOM DIMENSIONS	62' x 20'
SPILLWAY CREST	205.00
SPILLWAY WIDTH	20.00'

STONE OUTLET SEDIMENT TRAP #2

EXIST. DRAINAGE AREA	3.20 AC
PROP. DRAINAGE AREA	2.40 AC
STORAGE REQUIRED	3,200,000 - 0.600 CF
STORAGE PROVIDED	3,000 CF
BOTTOM ELEVATION	210.00
TOP OF EMBANKMENT	210.00
CLEANOUT ELEVATION	212.00
BOTTOM DIMENSIONS	60' x 30'
SPILLWAY CREST	213.00
SPILLWAY WIDTH	20.00'

STONE OUTLET SEDIMENT TRAP #3

EXIST. DRAINAGE AREA	3.20 AC
PROP. DRAINAGE AREA	2.40 AC
STORAGE REQUIRED	3,200,000 - 0.600 CF
STORAGE PROVIDED	3,000 CF
BOTTOM ELEVATION	202.00
TOP OF EMBANKMENT	202.00
CLEANOUT ELEVATION	204.00
BOTTOM DIMENSIONS	48' x 30'
SPILLWAY CREST	203.00
SPILLWAY WIDTH	20.00'

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

James M. Helms
SOIL CONSERVATION SERVICE
7/12/88

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

Stephen Helms
HOWARD SOIL CONSERVATION DISTRICT
7/12/88

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

Joyce M. Boyd, M.D.
COUNTY HEALTH OFFICER
7/27/88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

Uniflex
DIRECTOR
8-2-88

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

Director
7/21/88

Director
7-20-88

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	4000 JUNCTION DRIVE
2	4000 JUNCTION DRIVE
3	4000 JUNCTION DRIVE

THE JUNCTION INDUSTRIAL PARK

SUBDIVISION NAME	THE JUNCTION INDUSTRIAL PARK	SEC. #	2	AREA	1	PARCEL #	B-1
PLAT # OR L/F	8312	BLOCK #	14	TAX/ZONE MAP	48	ELECT. DIST.	6E
WATER CODE	004	SEWER CODE	4000000				

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120

ENGINEER'S CERTIFICATE
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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *John J. Helms*
REG. NO. 973L DATE: 2-26-88

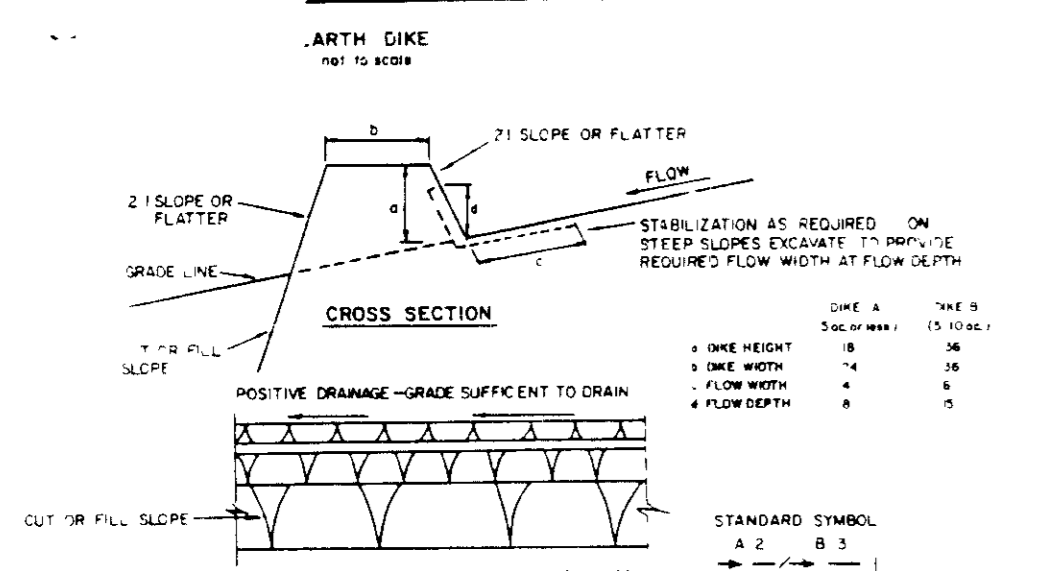
OWNER/DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
1240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21070
301-740-0000

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A BENTON OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

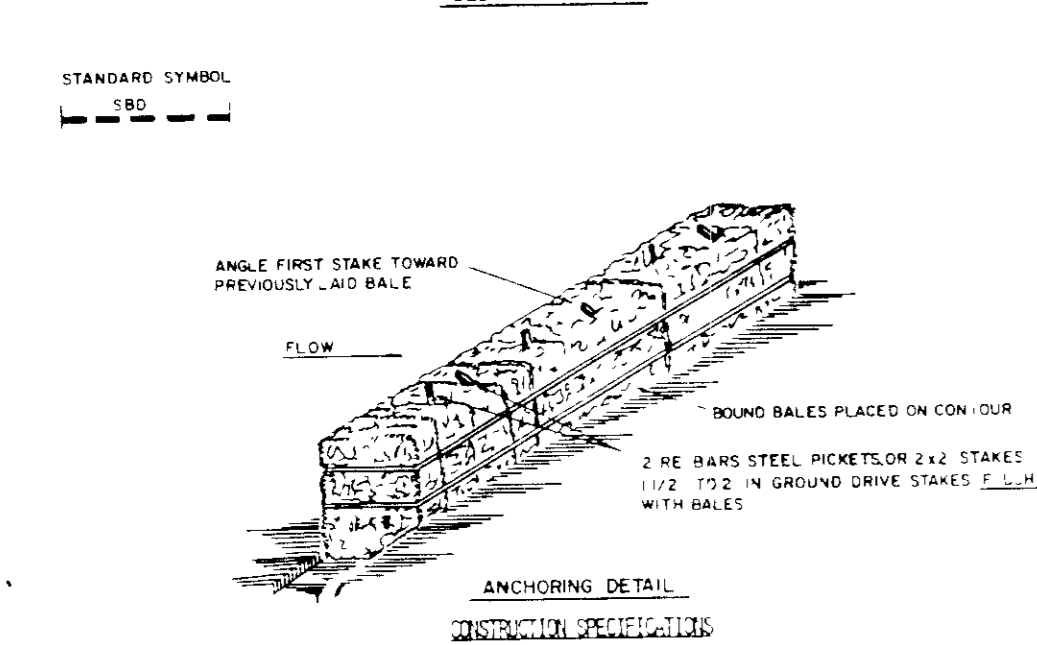
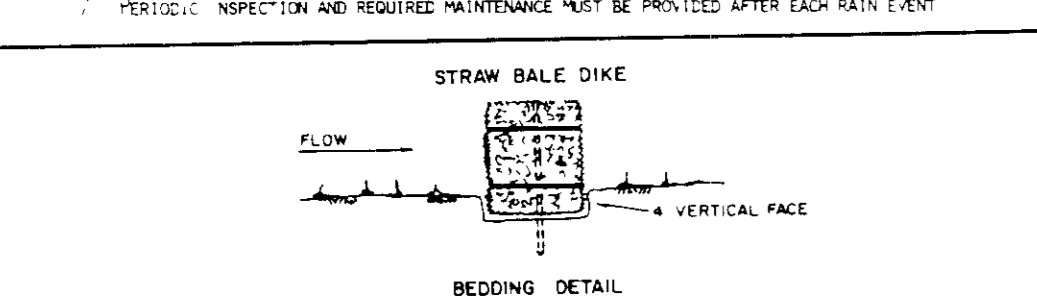
DEVELOPER: *Michael E. Myers* DATE: 6-17-88
NAME: MICHAEL E. MYERS TITLE: GENL. PARTNER

SEDIMENT & EROSION CONTROL PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 A RESUBDIVISION OF PARCELS D & E (PLAT # 7144)
TAX MAP 48 PARCEL 47
HOWARD CO, MD ELECT. DIST. 6
SCALE 1"=50' FEBRUARY 27, 1988

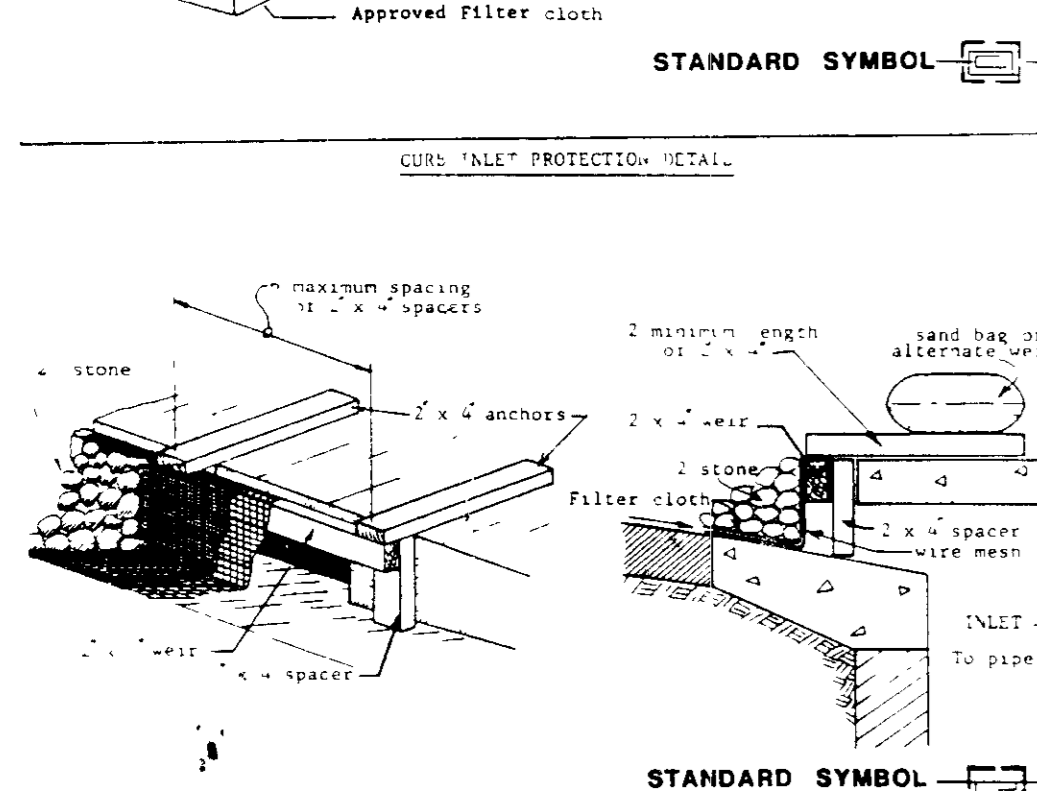
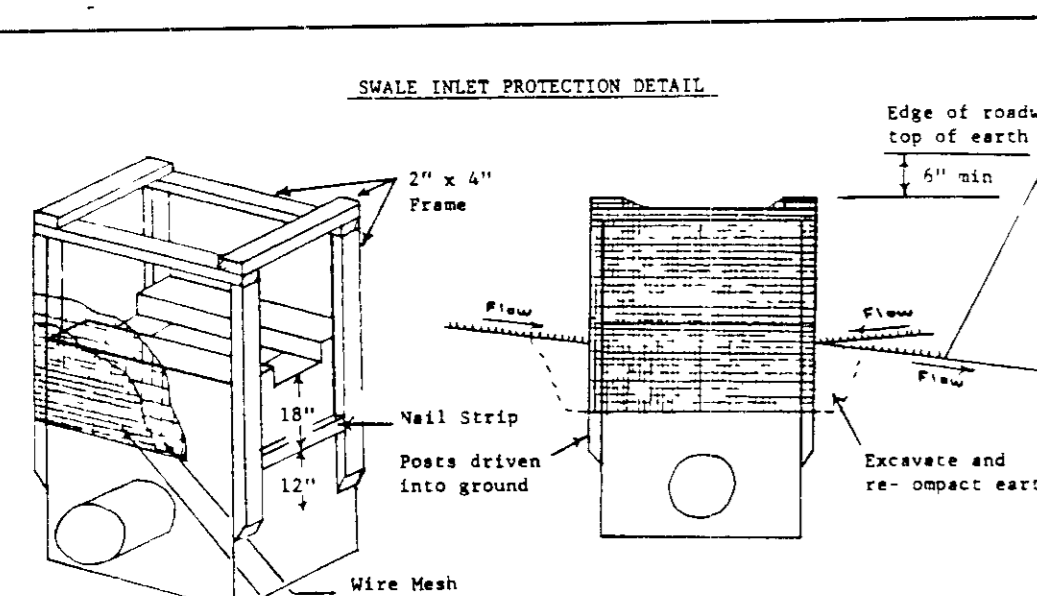
SDP 88-149



TYPE OF TREATMENT	CHANNEL SIZE	DIKE #	NOTE
1	5-3' OC	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3-1.5' OC	SEED AND STRAW MULCH	SEED USING WHITE 100 EXCESSION 500 2 1/2" STONE
3	5-1.5' OC	SEED WITH MULCH OR SOIL	LINED STRAW MULCH
4	8-1.5' OC	LINED STRAW MULCH	ENGINEERING DESIGNS



- 1. Bales shall be placed at the top of a slope or on the contour and in a row with close spacing to the adjacent bales.
- 2. Each bale shall be embedded in the soil a minimum of 14 inches and placed so the windings are horizontal.
- 3. Bales shall be securely anchored in place by either two stakes or heavy chain anchors. The stakes shall be driven through the bale and driven flush with the bale.
- 4. An anchor shall be present and repair replacement shall be made promptly.
- 5. Bales shall be removed when they have served the purpose as no use to block in these storm flow of drainage.



Soil Amendments Use one of the following schedules

- 1) Preferred - Apply 1 ton per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 urea form fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow 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 60 lbs per acre (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 (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 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 mulch.

Mulching - Apply 1 1/2 to 2 tons per acre (70-90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Soil Amendments - Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding (if not previously assessed).

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 15 thru Nov. 15, seed with 2 1/2 lbs per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 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.

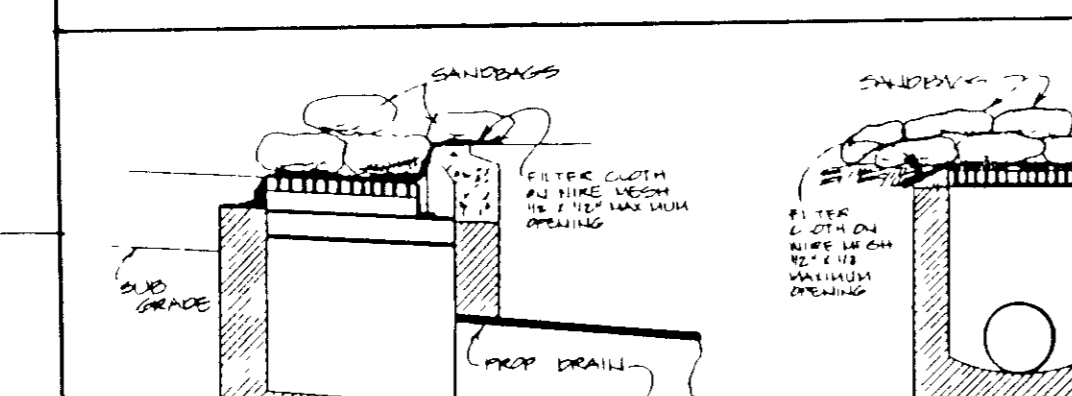
Mulching - Apply 1 1/2 to 2 tons per acre (70-90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

SEEDING CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Practice prior to the start of any construction (992-2437).
- 2) All vegetation 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.
- 3) 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%, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) 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.
- 5) 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 seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 53) 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.
- 6) 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.

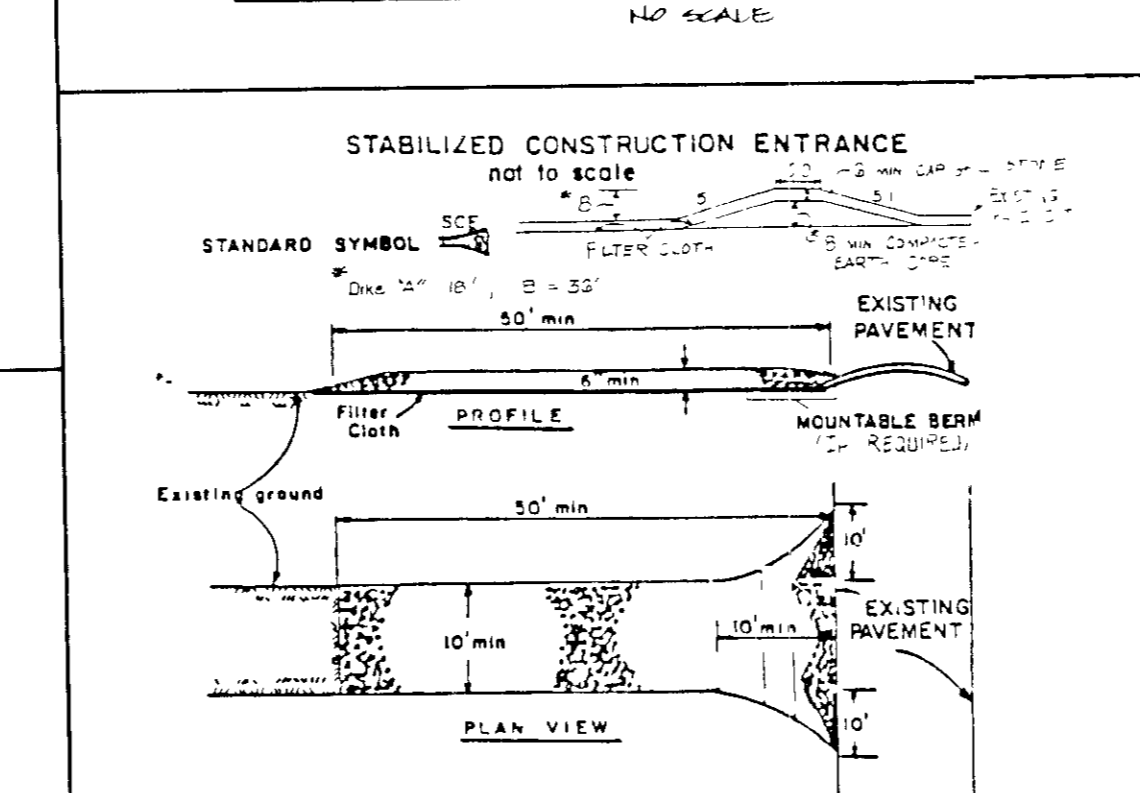
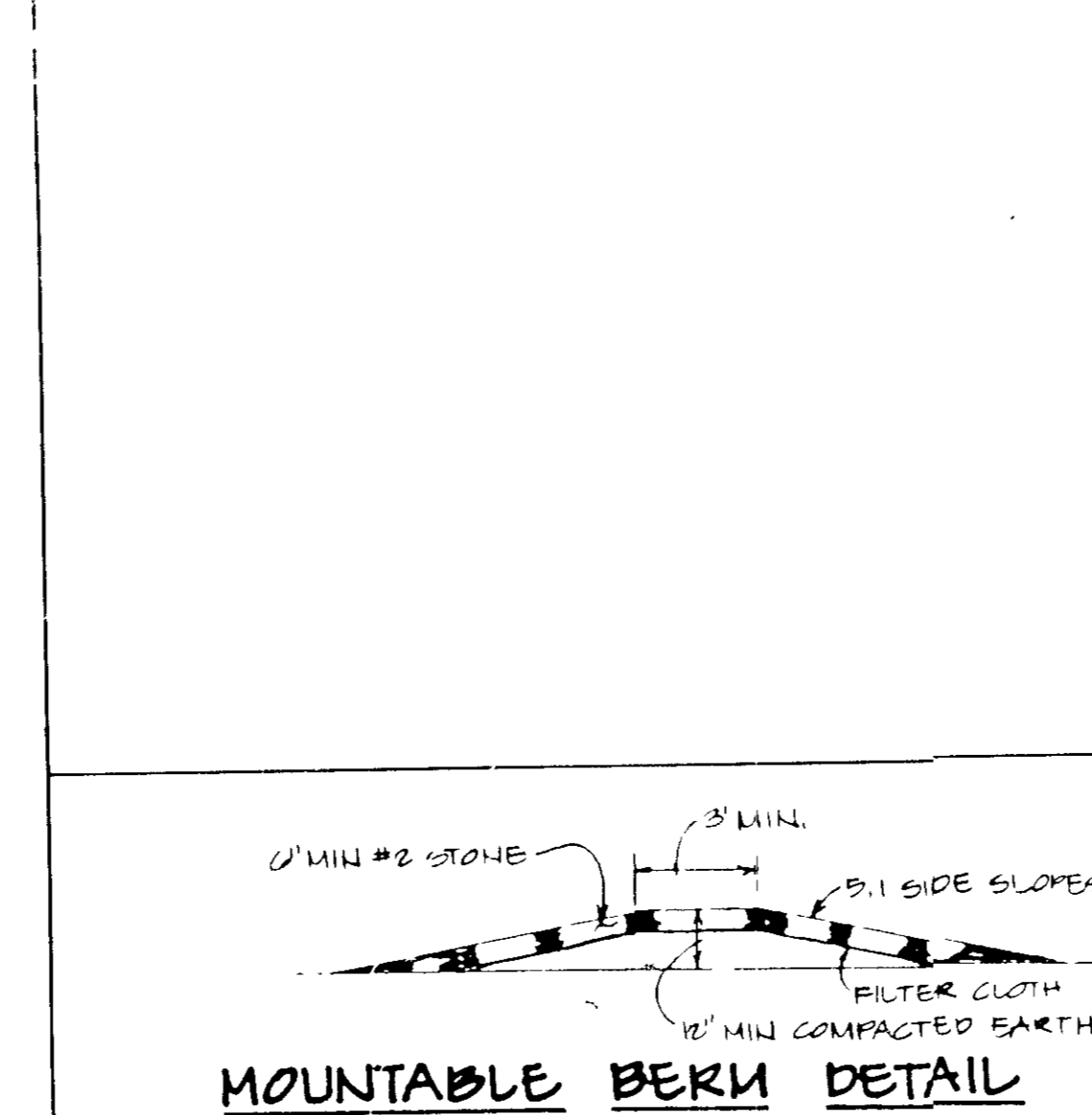
7) Site Analysis	12.00 Acres ±
Total Area of Site	12.00 Acres ±
Area Disturbed	1.16 Acres ±
Area to be roofed or paved	1.16 Acres ±
Area to be vegetatively stabilized	10.84 Acres ±
Total Cut	0.00 Cu. Yds
Total Fill	24,000 Cu. Yds
Offsite waste/borrow area location	

- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be replaced on the same day of disturbance.
- 9) Final sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of final stabilization of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other stabilization or grading inspection approvals may not be authorized until this plan is approved by the inspection agency.
- 11) Material will be obtained from a site with an approved Sediment Control Plan.



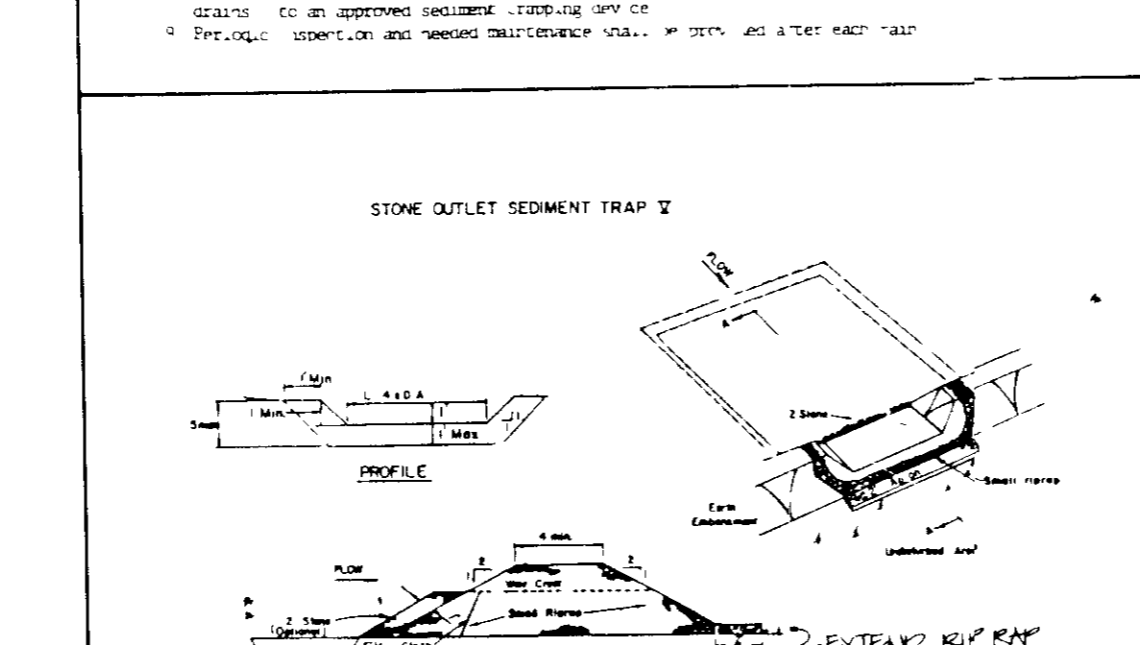
CONSTRUCTION SPECIFICATIONS

1. PLACE THREE LAYERS OF 1/2" FILTER FABRIC OVERLAP 6 FEET AT ALL JOINTS.
2. PLACE A LAYER OF APPROVED FILTER CLOTH (40-65 G/CM²) OVER THE SAME DIMENSIONS OF THE NINE MESH FILTER FABRIC.
3. PLACE SANDBAGS OVER FILTER CLOTH AND NINE MESH SANDBAGS SHOULD OVERLAP AND COVER COMPLETE SURFACE OF THE NINE MESH.
4. INSPECT FREQUENTLY TO INSURE SANDBAGS ARE SECURE AND FILTER CLOTH IS FREE OF OBSTRUCTION. REPLACE FILTER CLOTH IF CLOGGED.



CONSTRUCTION SPECIFICATIONS

1. Filter cloth shall be placed over the entire area prior to placing of the berm.
2. Filter cloth shall be fastened securely to the ground with 1/2" x 1/2" x 1/2" staples.
3. The berm shall be placed over the filter cloth and shall be 18 inches high.
4. The berm shall be placed over the filter cloth and shall be 18 inches high.
5. The berm shall be placed over the filter cloth and shall be 18 inches high.
6. The berm shall be placed over the filter cloth and shall be 18 inches high.

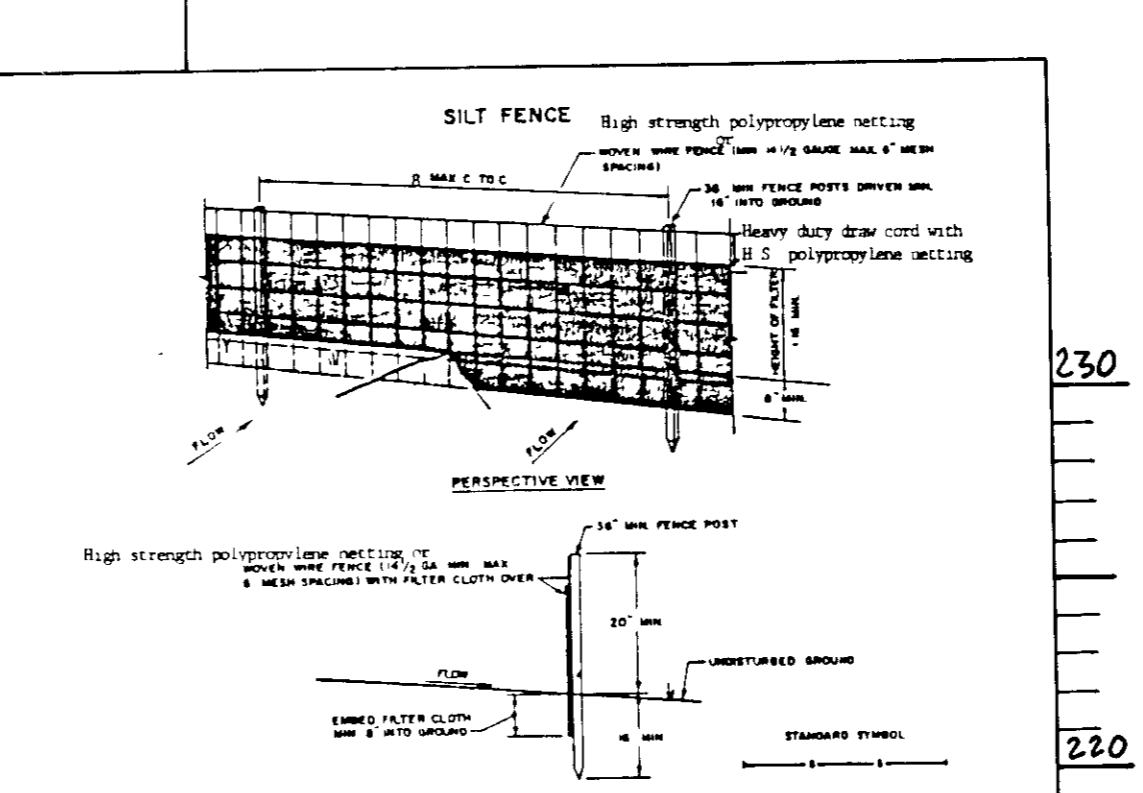


CONSTRUCTION SPECIFICATIONS FOR 3'

1. The berm shall be placed over the filter cloth and shall be 18 inches high.
2. The berm shall be placed over the filter cloth and shall be 18 inches high.
3. The berm shall be placed over the filter cloth and shall be 18 inches high.
4. The berm shall be placed over the filter cloth and shall be 18 inches high.
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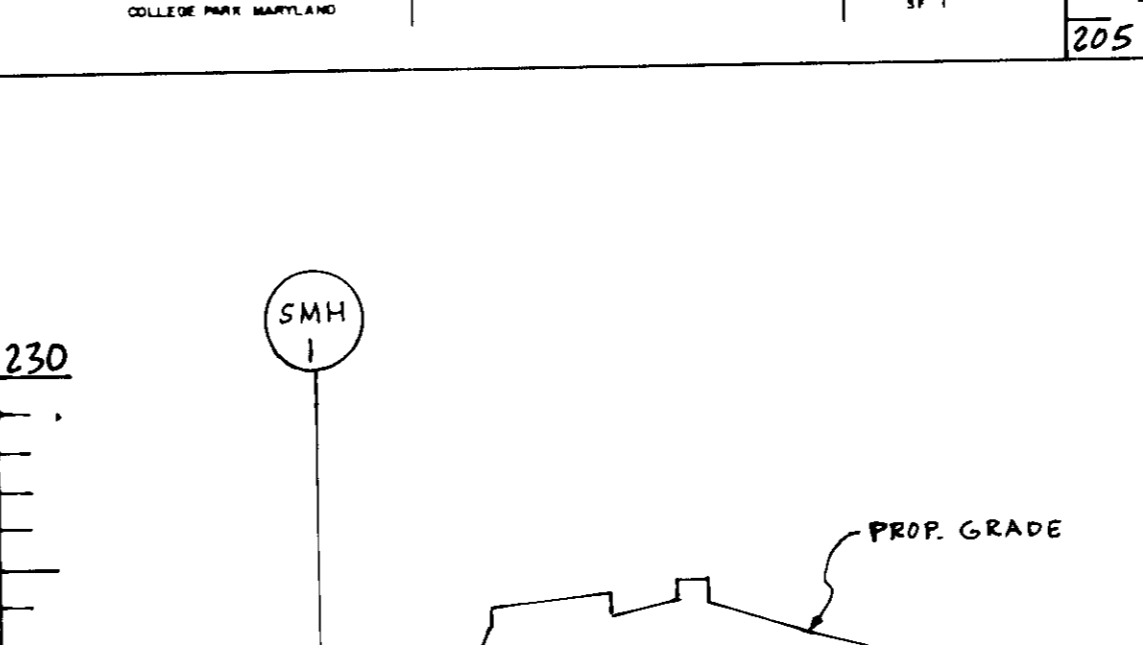
EVIDENCE OF OPERATIONS

1. The berm shall be placed over the filter cloth and shall be 18 inches high.
2. The berm shall be placed over the filter cloth and shall be 18 inches high.
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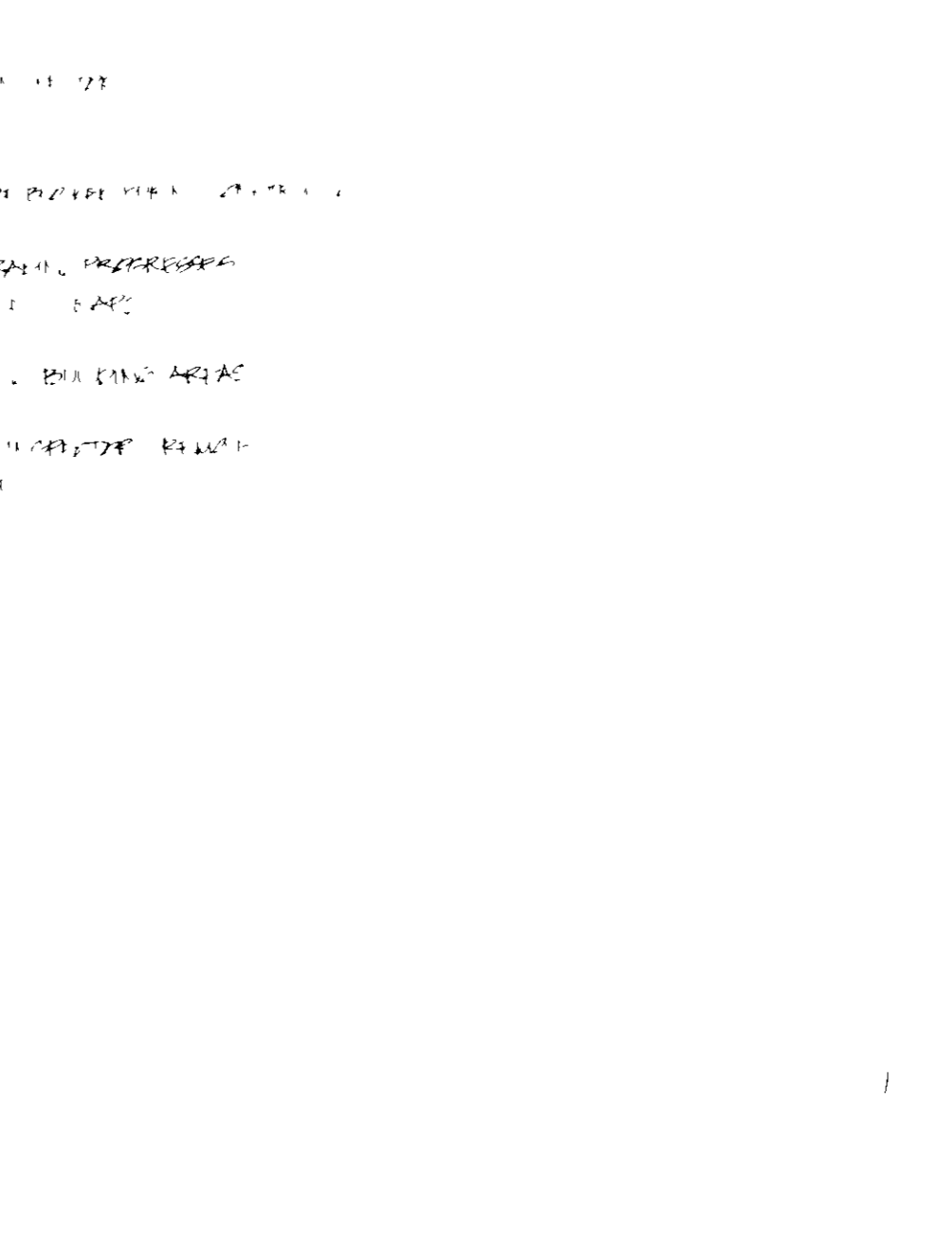
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. High strength polypropylene netting shall be used for the silt fence.
2. The netting shall be placed over the entire area prior to placing of the berm.
3. The netting shall be fastened securely to the ground with 1/2" x 1/2" x 1/2" staples.
4. The netting shall be placed over the filter cloth and shall be 18 inches high.
5. The netting shall be placed over the filter cloth and shall be 18 inches high.
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CONSTRUCTION SPECIFICATIONS FOR 3'

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WATERMAIN PROFILE

SCALE: HORIZ. 1"=50' VERT. 1"=5'

PROP. GRADE

PROP. 4" SAN. @ 4.84%

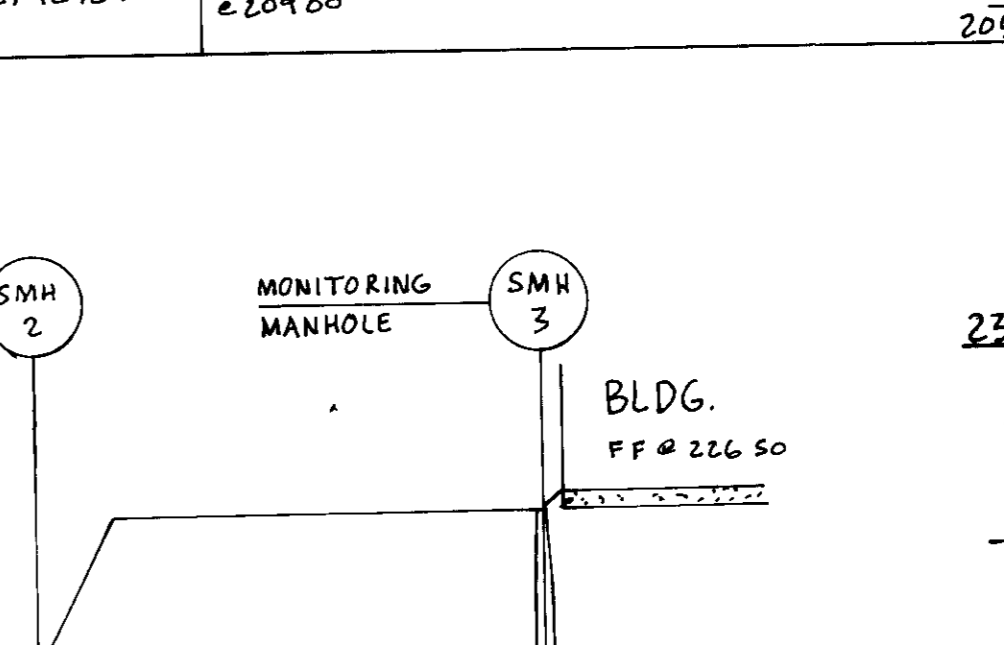
PROP. 4" SAN. @ 3.40%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%



SANITARY PROFILE

SCALE: HORIZ. 1"=50' VERT. 1"=5'

PROP. 4" SAN. @ 4.84%

PROP. 4" SAN. @ 3.40%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%

PROP. 6" SAN. @ 2.09%

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY INSPECTION DISTRICT & MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

APPROVED: *James M. Hilson* 7/2/08
SOIL CONSERVATION SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED: *Stephen L. Fisher* 7/1/08
HOWARD COUNTY SOIL CONSERVATION DISTRICT

PLAN NUMBER

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

APPROVED: *James M. Boyd, M.D.* 7/27/08
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

APPROVED: *W. J. Hill* 8.2.08
DIRECTOR

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

APPROVED: *James M. Boyd* 7/2/08
DIRECTOR

APPROVED: *W. J. Hill* 7.2.08
CHIEF BUREAU OF ENGINEERING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

ENGINEER'S CERTIFICATE
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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

ENGINEER: *Michael E. Myers*
REG. NO. 4732 DATE 2-26-08

OWNER/DEVELOPER
JUNCTION 1 LIMITED PARTNERSHIP
2240 PARKWAY DRIVE
SUITE 10
HANOVER, MARYLAND 21076
(301) 790-8866

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE UNLESS AUTHORIZED BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

DEVELOPER: *Michael E. Myers* DATE: 2/26/08
NAME: MICHAEL E. MYERS TITLE: SENIOR PLANNING

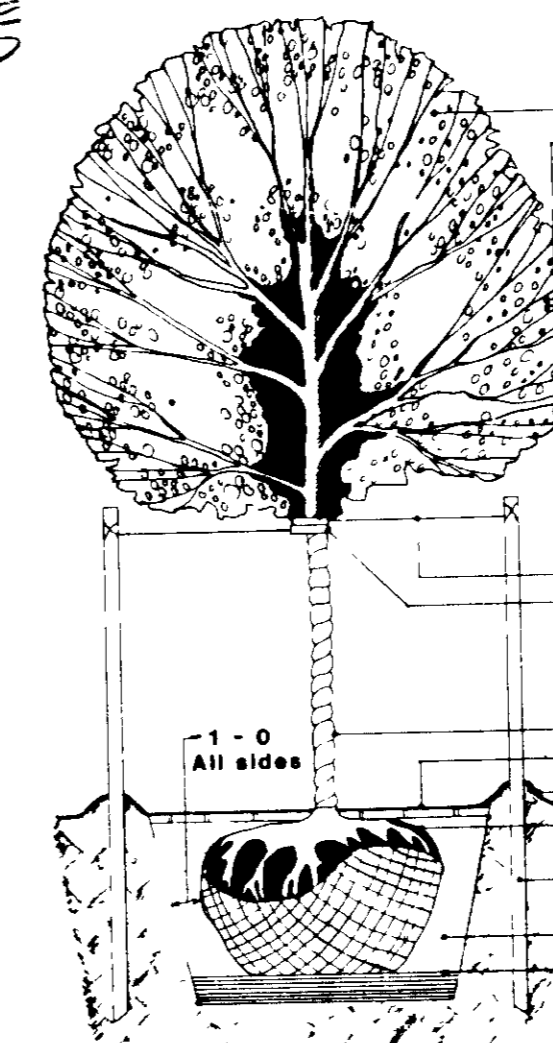
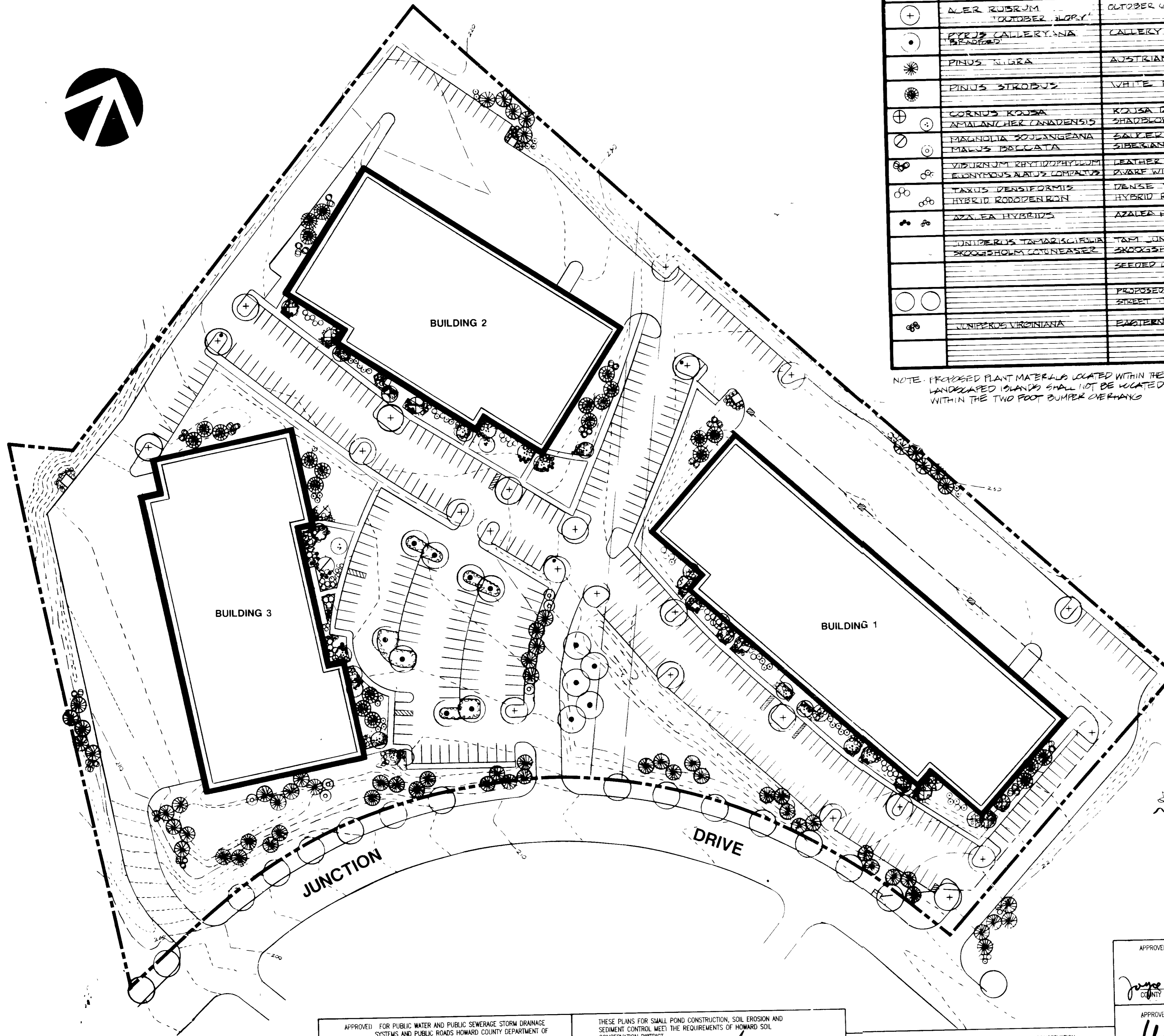
DESIGNED: PRC
DRAWN: C.H.L./R.M.
CHECKED TO:
REVISIONS
REV. TITLE BLOCK
REV. ADDED SEWER AND WATER MAIN PROFILE
REV. SMH 3 TO SMH 1 CHANGED FROM 6" TO 4" SAN

SEWAGE & BROWN WATER PROFILES & DETAILS FOR
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCEL B-1
4 RESUBDIVISION OF
SUBDIVISION OF
(PART OF 1994)
SHEET 5 OF 6
TAX MAP: 48
HOWARD CO., MD.
SCALE: 1"=50'
PARCEL: 47
ELECT. DIST. 6
DATE: 7/2/08

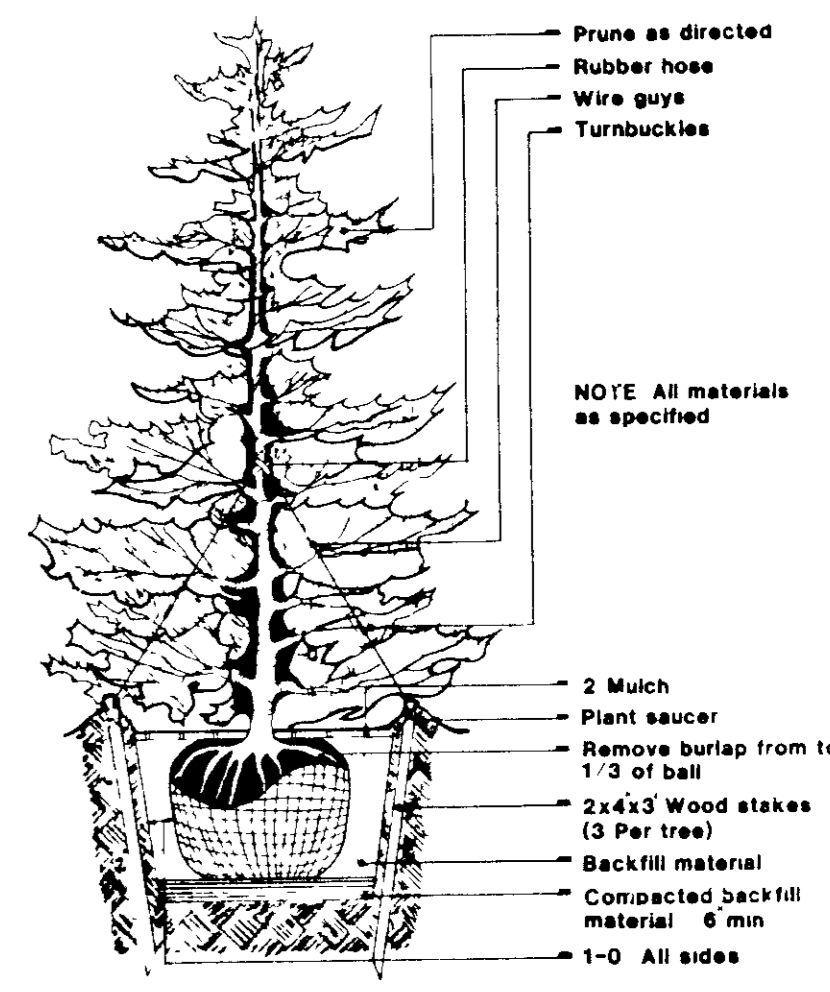
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	HEIGHT	SPREAD	CALIPER	B&B	GENERAL COMMENTS
⊕	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	24	14-16'	8-10'	3-3 1/2"	YES	SPECIMEN
⊙	Pyrus calleryana	GALLERY PEAR	12	14-16'	8-10'	3-3 1/2"	YES	SPECIMEN
⊙	Pinus nigra	AUSTRIAN PINE	65	7-9'	4-5'		YES	SPECIMEN
⊙	Pinus strobus	WHITE PINE	22	7-9'	4-5'		YES	SPECIMEN
⊕	Cornus kousa	KOUZA DOGWOOD	12	8-10'	4-5'		YES	SPECIMEN
⊙	Amelanchier canadensis	SHADBLOW SERVICEBERRY	12	8-10'	4-5'		YES	SPECIMEN
⊕	Magnolia soulangeana	SILVER MAGNOLIA	0	8-10'	4-5'		YES	SPECIMEN
⊙	Malus baccata	SIBERIAN CRABAPPLE	0	6-8'	5-6'	1-2 1/2"	YES	SPECIMEN
⊕	Viburnum rhytidophyllum	LEATHER LEAF VIBURNUM	10	2-2 1/2'	2-2 1/2'		YES	SPECIMEN
⊕	Eugynomys alata compacta	DWARF WINGED EUGYNOMYS	120	2-2 1/2'	2-2 1/2'		YES	SPECIMEN
⊕	Taxus densiformis	DENSE YEW	225	18-24"	18-24"		CONT.	SPECIMEN
⊕	Hybrid Rhododendron	HYBRID RHODODENDRON	200	18-24"	18-24"		YES	SPECIMEN
⊕	Azalea hybrids	AZALEA HYBRIDS	200	18-24"	18-24"		CONT.	SPECIMEN
⊕	Juniperus tamaricifolia	T&F JUNIPER	400		15-18"		CONT.	SPECIMEN
⊕	Skoogshola cotoneaster	SKOOGSHOLA COTONEASTER	200		15-18"		CONT.	SPECIMEN
		SEEDED LAWN AREA						
⊕		PROPOSED PIN OAKS IN STREET TREE PROGRAM						
⊕	Juniperus virginiana	EASTERN RED CEDAR	200	3-4'	18-24"		YES	SPECIMEN - TO BE PLANTED AROUND COMPUTER PAD

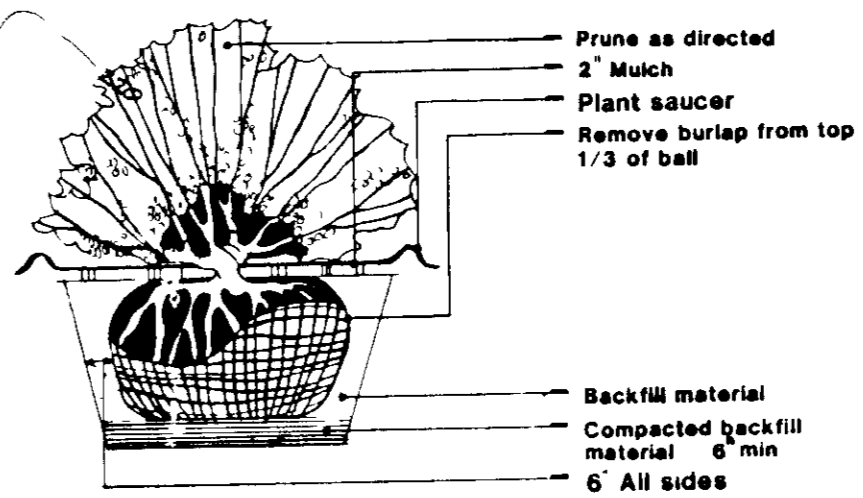
NOTE: PROPOSED PLANT MATERIALS LOCATED WITHIN THE LANDSCAPED ISLANDS SHALL NOT BE LOCATED WITHIN THE TWO FOOT BUMPER OVERHANGS



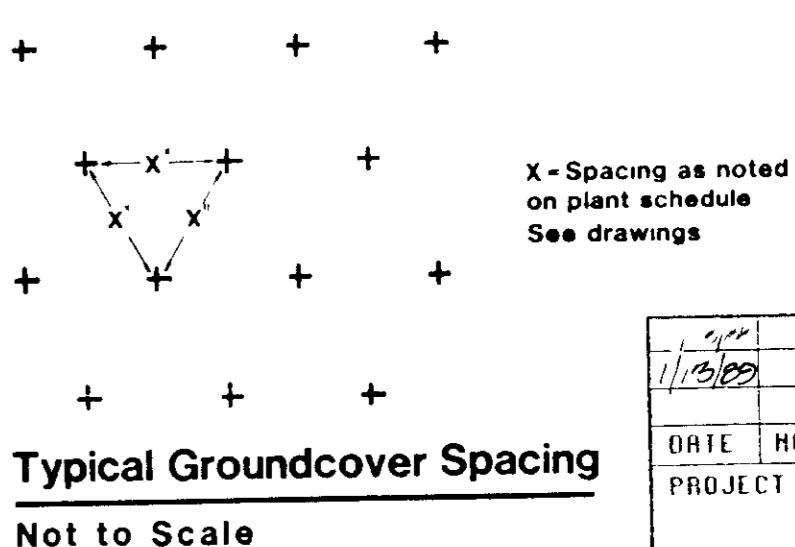
Typical Deciduous Tree Planting Detail
Not to Scale



Typical Evergreen Tree Planting Detail
Not to Scale



Typical Shrub Planting Detail
Not to Scale



Typical Groundcover Spacing
Not to Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *James M. Boyd* 7/21/88
 Chief Bureau of Engineering: *William E. Roney* 7-22-88

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT
 Approved: *Stephen L. Fink* 7/12/88
 HOWARD SOIL CONSERVATION DISTRICT

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL
 Approved: *James M. Helm* 7/12/88
 U.S. SOIL CONSERVATION SERVICE

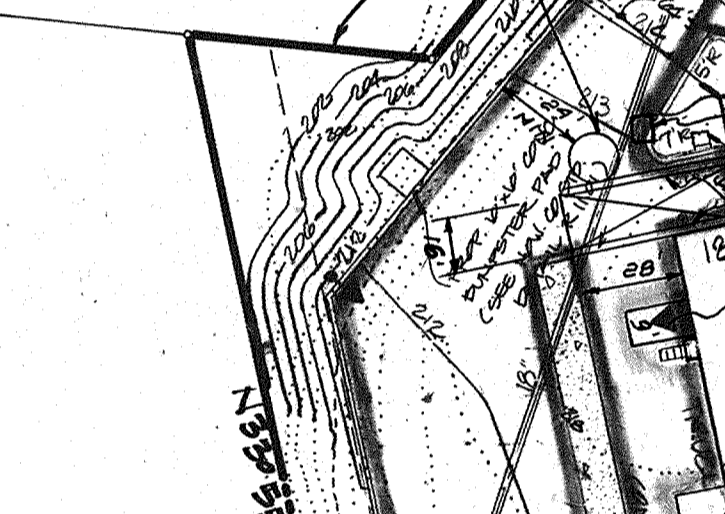
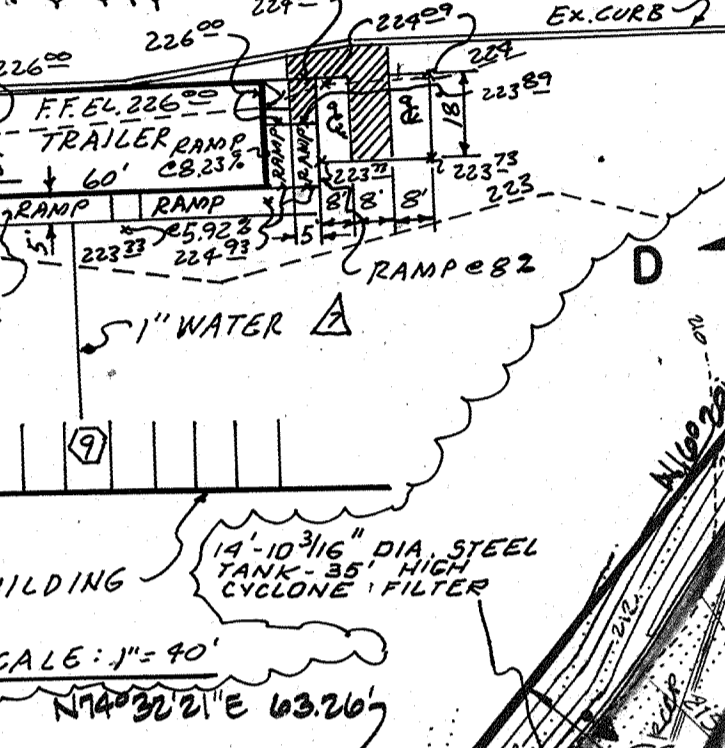
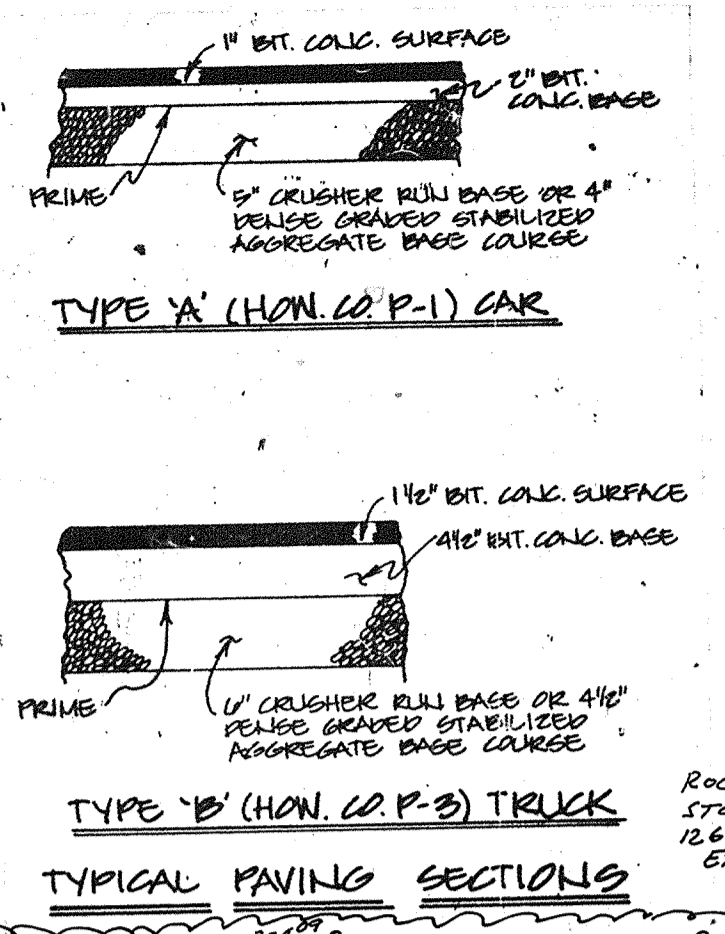
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *James M. Boyd* 7/27/88
 Director: *William E. Roney* 8.3.88
 Chief Division of Community Planning & Land Development: *David V. Z. [Signature]* 7-22-88

DATE: 2/22/88
 DESIGNED: CTE
 DRAWN: CTE
 CHECKED: TN
 PROJECT NO:
 DATE: 2/22/88
 SCALE: 1"=50'
 SHEET 2 OF 6

1/13/88
 REV TITLE BLOCK
 PROJECT: THE JUNCTION INDUSTRIAL PARK
 6th ELECTION DISTRICT HOWARD CO MARYLAND
 SECTION 2 AREA 1 PARCEL E-1
 A RESUBDIVISION OF PARCELS D & E (PARTIAL)
 TITLE: LANDSCAPE PLAN
 LANDSCAPE DESIGN: PLANNING ENTERPRISE, INC. 612 SPRINGFIELD DRIVE, ETON, PA 17041
 OWNER: JUNCTION I LIMITED PARTNERSHIP 7240 PARKWAY DRIVE SUITE 170 HANOVER MARYLAND 21076
 DATE: 2/22/88
 DESIGNED: CTE
 DRAWN: CTE
 CHECKED: TN
 PROJECT NO:
 DATE: 2/22/88
 SCALE: 1"=50'
 SHEET 2 OF 6

GENERAL NOTES

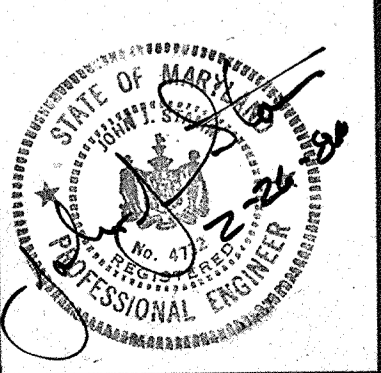
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
- ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
- ALL SLOPES SHALL BE 2:1 OR FLATTER.
- THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100.
- FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED, SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AED AND AS SHOWN HEREON.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC., THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
- ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
- ALL WATER MAIN TEES, BENDS, CAPS, ETC., SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
- CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
- ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.
- OUTSIDE STORAGE IS NOT PERMITTED WITHIN THE 50 FOOT BUILDING RESTRICTION LINE AREA, LANDSCAPED AREA, OR GREENS OPEN SPACE.
- STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED IN THE REGIONAL PLAN ON PARCEL "L" OF THE PARK.



- LEGEND**
- TRACT OUTLINE
 - R/W LINE
 - EASEMENTS
 - MINIMUM BUILDING RESTRICTION LINE
 - EXISTING GROUND
 - PROPOSED GRADE
 - NUMBER PARKING SPACES
 - HANDICAP PARKING
 - TYPE 'A' PAVING (HO. CO. P-1) CAR
 - TYPE 'B' PAVING (HO. CO. P-3) TRUCK
 - 400 WATT H.P.S. SINGLE ARM LIGHTING
 - 400 WATT H.P.S. DOUBLE ARM LIGHTING
 - 400 WATT H.P.S. WALL PACK

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 of tenants.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120



ENGINEER'S CERTIFICATE:
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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *[Signature]*
REG. NO. *4732* DATE: *2-26-88*

OWNER/DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
1720 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21040
301-740-8800

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNED: *[Signature]*
DRAWN: *[Signature]*
CHECKED: *[Signature]*
DATE: *6.17.1988*

REVISIONS:
REVISION #1 ADDED 8 NEW DOCKS, A 10' WIDE 14,300 SF.
REVISION #2 REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W/S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 1\"/>

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	9030 JUNCTION DRIVE
2	9036 JUNCTION DRIVE
3	9040 JUNCTION DRIVE

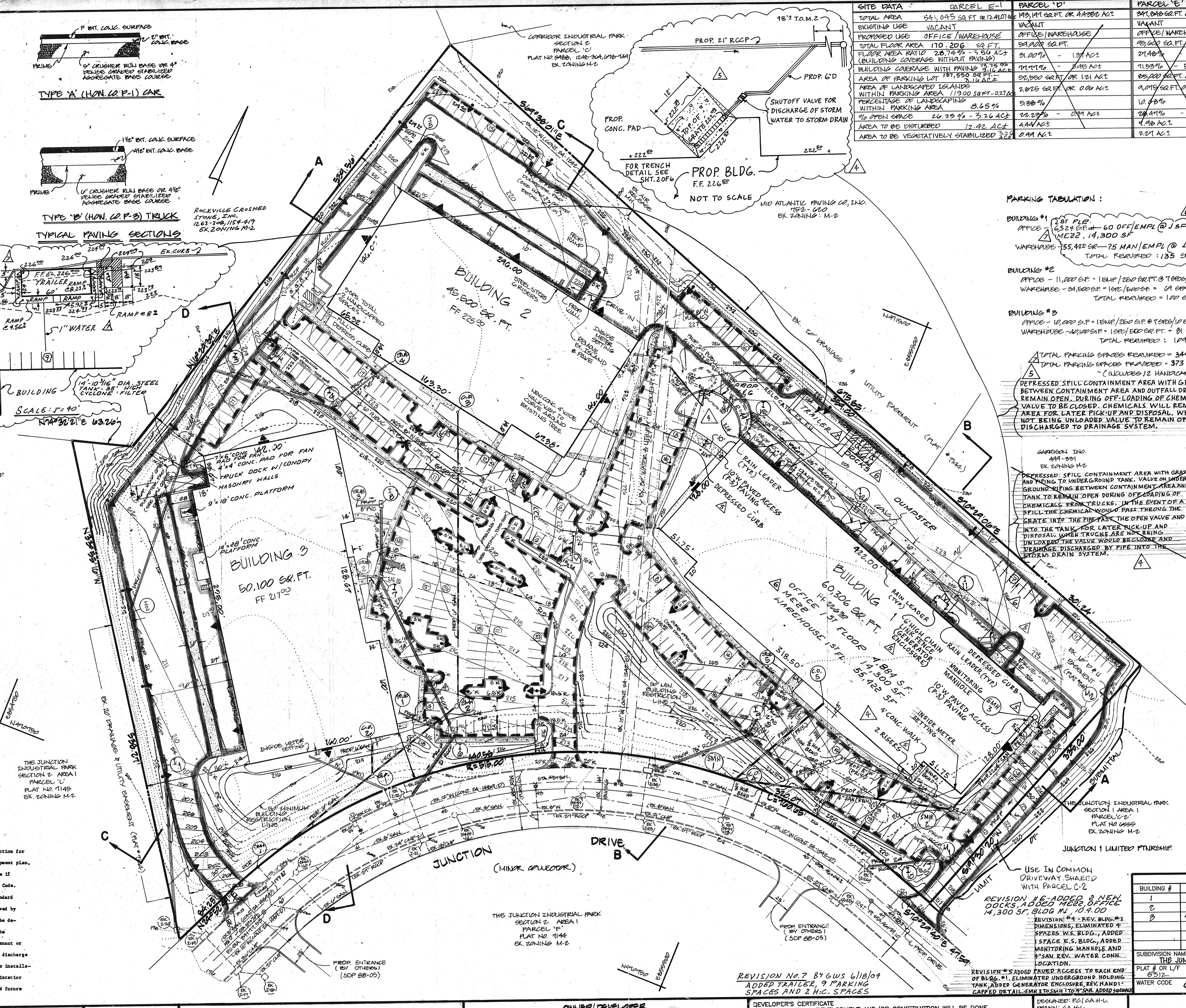
SUBDIVISION NAME: THE JUNCTION INDUSTRIAL PARK
PLAT # OR L/F: 13
BLOCK #: M-2
TAX/ZONE MAP: 48
ELECT. DIST.: 6
CENSUS TRACT: 6004

WATER CODE: CO4
SEWER CODE: 400000

SITE PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 A RESUBDIVISION OF PARCELS ZONED M-2 PARCEL # 7144
TAX MAP # 48 PARCEL # 41
HOWARD CO., MD. ELECT. DIST. 6
SCALE: 1\"/>

DESIGNED: *[Signature]*
DRAWN: *[Signature]*
CHECKED: *[Signature]*
DATE: *2-26-88*

SHEET 1 OF 6



SITE DATA

	PARCEL E-1	PARCEL 'D'	PARCEL 'E'
TOTAL AREA	541,045 SQ. FT. OR 12.40 AC.	149,141 SQ. FT. OR 3.40 AC.	341,904 SQ. FT. OR 7.85 AC.
EXISTING USE	VACANT	VACANT	VACANT
PROPOSED USE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE
TOTAL FLOOR AREA	170,206 SQ. FT.	91,600 SQ. FT.	45,000 SQ. FT.
FLOOR AREA RATIO	28.74% - 5.80 AC.	21.07% - 1.57 AC.	21.48% - 2.19 AC.
BUILDING COVERAGE WITHIN PAVING	11.17% - 2.48 AC.	11.17% - 2.19 AC.	11.17% - 2.19 AC.
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA	119.00 SQ. FT. OR 0.27 AC.	2,000 SQ. FT. OR 0.04 AC.	4,010 SQ. FT. OR 0.09 AC.
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA	0.65%	5.38%	10.00%
% OPEN SPACE	26.25% - 5.76 AC.	22.23% - 0.94 AC.	28.44% - 2.07 AC.
AREA TO BE DISTURBED	12.42 AC.	4.44 AC.	1.48 AC.
AREA TO BE VEGETATIVELY STABILIZED	3.22	0.94 AC.	2.21 AC.

PARKING TABULATION:

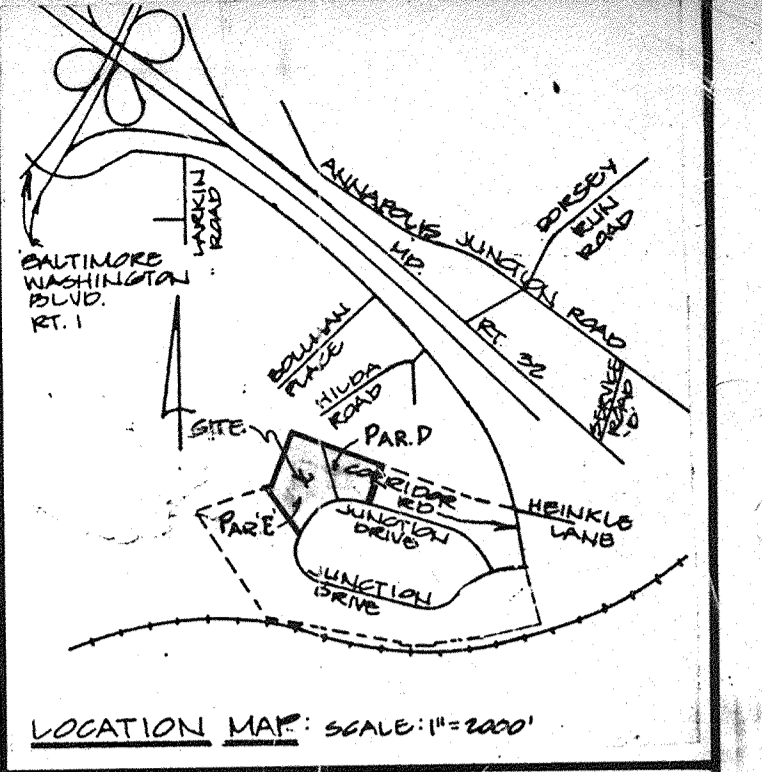
BUILDING #1
OFFICE - 63,210 S.F. @ 60 OFF/EMPL @ 1 SPT/EMP. = 60 SPS
MEZ. 14,300 S.F.
WAREHOUSE - 55,492 SQ. FT. @ 75 MAN/EMPL @ 1 SPT/EMP = 75 SPS
TOTAL REQUIRED = 135 SPACES

BUILDING #2
OFFICE - 11,000 S.F. @ 1 EMP/200 S.F. @ 1 SPT/EMP = 21 SPACES
WAREHOUSE - 24,500 S.F. @ 1 EMP/600 S.F. = 11 SPACES
TOTAL REQUIRED = 32 SPACES

BUILDING #3
OFFICE - 10,000 S.F. @ 1 EMP/200 S.F. @ 1 SPT/EMP = 20 SPACES
WAREHOUSE - 14,100 S.F. @ 1 EMP/600 S.F. = 6 SPACES
TOTAL REQUIRED = 26 SPACES

TOTAL PARKING SPACES REQUIRED = 344 SPACES
TOTAL PARKING SPACES PROVIDED = 373 SPACES
(INCLUDES 12 HANDICAP SPACES)

DEPRESSED SPILL CONTAINMENT AREA WITH GRATE & PIPING BETWEEN CONTAINMENT AREA AND OUTFALL DRAIN VALVE TO REMAIN OPEN. DURING OFF-LOADING OF CHEMICALS FROM TRUCKS VALVE TO BE CLOSED. CHEMICALS WILL REMAIN IN CONTAINMENT AREA FOR LATER PICK-UP AND DISPOSAL. WHEN TRUCKS ARE NOT BEING UNLOADED, VALVE TO REMAIN OPEN AND DRAINAGE DISCHARGED TO DRAINAGE SYSTEM.



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

[Signature] James M. Helm
JAMES M. HELM
SOIL CONSERVATION SERVICE

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

[Signature] Stephen E. Helm
STEPHEN E. HELM
HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER

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

[Signature] Joyce M. Boyd, M.D.
JOYCE M. BOYD, M.D.
COUNTY HEALTH OFFICER 7/27/89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

[Signature] Urdin
URDIN
DIRECTOR 8.3.88

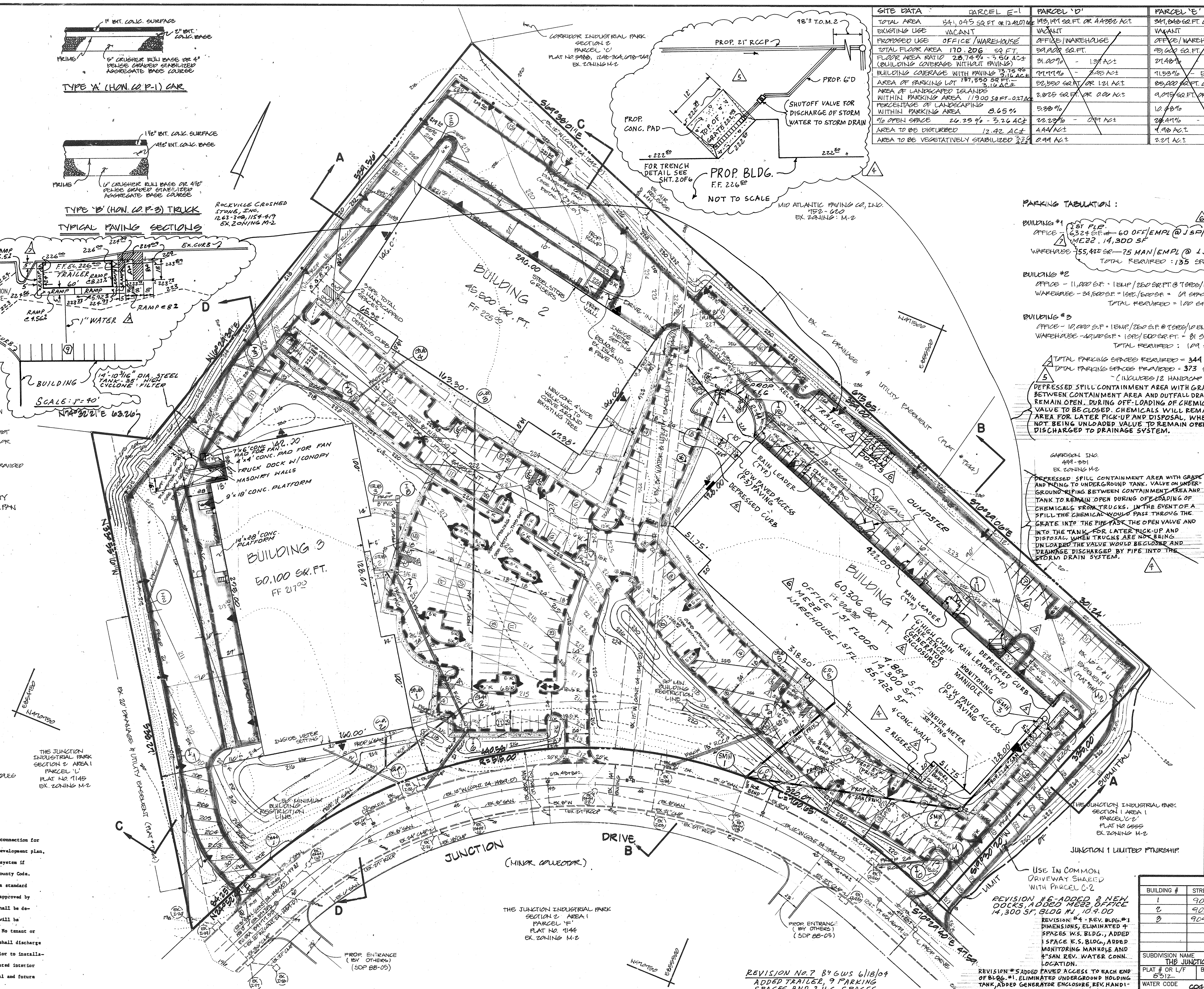
[Signature] James J. Taylor
JAMES J. TAYLOR
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT 9-21-88

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

[Signature] James J. Helm
JAMES J. HELM
DIRECTOR 7/1/88

[Signature] William E. Ray
WILLIAM E. RAY
CHIEF BUREAU OF ENGINEERING 7-20-88

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
 - ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURBS AND GUTTER.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
 - ALL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-555-0100.
 - FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 782-7272.
 - THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC., THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
 - ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
 - ALL WATER MAIN TEES, BENDS, CAPS, ETC., SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 - CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
 - ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.
 - OVERSE STORAGE IS NOT PERMITTED WITHIN THE EXISTING BUILDING RECONSTRUCTION LINE AREA, LANDSCAPED AREA, OR GREENS OPEN SPACE.
 - STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED IN THE REGIONAL PLAN ON PARCEL 'D' OF THE PARK.



SITE DATA	PARCEL 'E'	PARCEL 'D'	PARCEL 'E'
TOTAL AREA	541,045 SQ. FT. OR 12.40 AC.	193,191 SQ. FT. OR 4.45 AC.	347,854 SQ. FT. OR 7.95 AC.
EXISTING USE	VACANT	VACANT	VACANT
PROPOSED USE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE
TOTAL FLOOR AREA	170,206 SQ. FT.	58,400 SQ. FT.	111,806 SQ. FT.
FLOOR AREA RATIO	28.74% - 3.50 AC.	30.20% - 1.35 AC.	32.14% - 2.19 AC.
BUILDING COVERAGE WITH PAVING	13.75% - 1.35 AC.	11.17% - 1.35 AC.	11.93% - 1.35 AC.
AREA OF PARKING LOT	197,550 SQ. FT. 4.52 AC.	80,950 SQ. FT. OR 1.84 AC.	116,600 SQ. FT. OR 2.65 AC.
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA	119,000 SQ. FT. OR 2.72 AC.	2,800 SQ. FT. OR 0.06 AC.	116,200 SQ. FT. OR 2.65 AC.
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA	6.05%	3.30%	10.00%
% OPEN SPACE	24.35% - 3.26 AC.	22.22% - 0.97 AC.	28.41% - 2.87 AC.
AREA TO BE DISTURBED	12.42 AC.	4.44 AC.	7.98 AC.
AREA TO BE VEGETATIVELY STABILIZED	3.26 AC.	2.94 AC.	2.87 AC.

PARKING TABULATION:

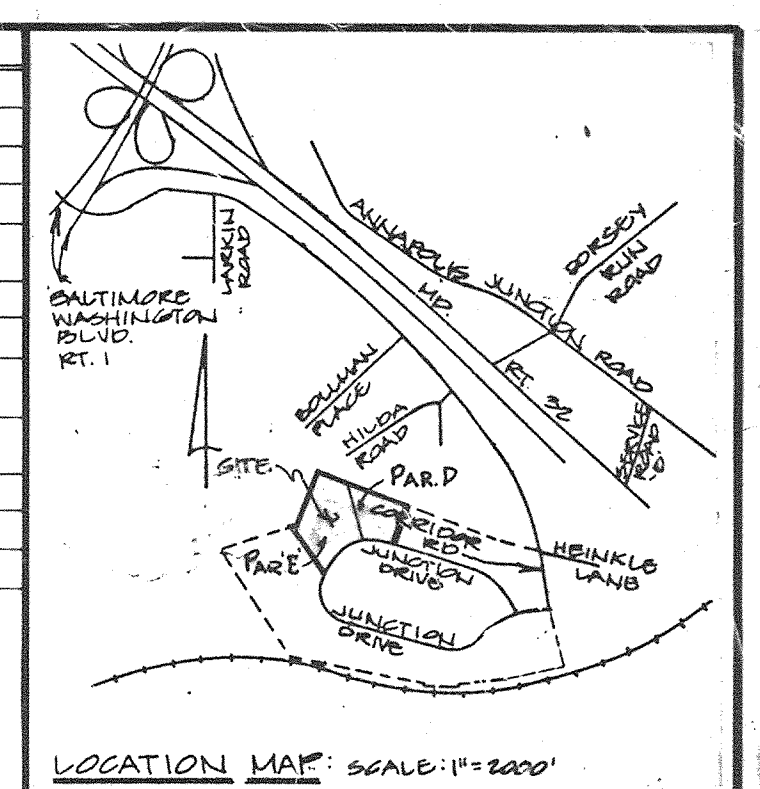
BUILDING #1
 OFFICE - 63,240 SF - 60 OFF/EMPL @ 1.5 PI/EMP. = 60 SPS
 WAREHOUSE - 14,300 SF
 TOTAL REQUIRED = 135 SPACES

BUILDING #2
 OFFICE - 11,000 SF - 1 EMP/250 SF @ 1.0 PI/EMP. = 24 SPACES
 WAREHOUSE - 24,000 SF - 1 EMP/250 SF = 12 SPACES
 TOTAL REQUIRED = 120 SPACES

BUILDING #3
 OFFICE - 10,000 SF - 1 EMP/250 SF @ 1.0 PI/EMP. = 20 SPACES
 WAREHOUSE - 40,000 SF - 1 EMP/250 SF = 20 SPACES
 TOTAL REQUIRED = 120 SPACES

TOTAL PARKING SPACES REQUIRED = 344 SPACES
TOTAL PARKING SPACES PROVIDED = 373 SPACES
 (INCLUDES 12 HANDICAP SPACES)

DEPRESSED STILL CONTAINMENT AREA WITH GRATE & PIPING BETWEEN CONTAINMENT AREA AND OUTFALL DRAINAGE SHALL REMAIN OPEN DURING OFF-LOADING OF CHEMICALS FROM TRUCKS. VALVE TO BE CLOSED. CHEMICALS WILL REMAIN IN CONTAINMENT AREA FOR LATER PICK-UP AND DISPOSAL. WHEN TRUCKS ARE NOT BEING UNLOADED VALVE TO REMAIN OPEN AND DRAINAGE DISCHARGED TO DRAINAGE SYSTEM.



APPROVED
 DIVISION OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND
 DATE: 5-4-88
 AKS

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

APPROVED: *James M. Helm* 7/1/88
 SOIL CONSERVATION SERVICE

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

APPROVED: *Stephen L. Helm* 7/1/88
 HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER

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

APPROVED: *Joyce M. Boyd, M.D.* 7/27/88
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

APPROVED: *Unk* 8-3-88
 DIRECTOR

APPROVED: *David S. A. Angli* 7-21-88
 CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
 AKS

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

APPROVED: *James P. Lewis* 7/21/88
 DIRECTOR

APPROVED: *William S. Reed* 7-20-88
 CHIEF BUREAU OF ENGINEERING

ADDRESS CHART

BUILDING #	STREET ADDRESS
1	9030 JUNCTION DRIVE
2	9036 JUNCTION DRIVE
3	9040 JUNCTION DRIVE

SUBDIVISION NAME THE JUNCTION INDUSTRIAL PARK
SECT./AREA 2-1
LOT/PARCEL # 6049

PLAT # OR L/F 6312
ZONE M-2
TAX/ZONE MAP 4B
ELECT. DIST. G6
CENSUS TRACT 6049

WATER CODE C04
SEWER CODE A020000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120

ENGINEER: *George W. Stephens, Jr.*
 REG. NO. 4732 DATE: 2-26-88

ENGINEER'S CERTIFICATE:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

OWNER/DEVELOPER
 JUNCTION I LIMITED PARTNERSHIP
 1200 PARKWAY DRIVE
 SUITE 170
 HANOVER, MARYLAND 21040
 301-740-0010

DEVELOPER'S CERTIFICATE:
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Michael E. Myers* DATE: 6-17-1988
 NAME: MICHAEL E. MYERS TITLE: GEN'L. PARTNER

DESIGNED: P.O. GAHL
DRAWN: DAVID
CHECKED: P. T. G.
PL. 5995 11-5-85

REVISIONS:
 ELIMINATE INTERIOR LOT LINE. REV. SITE DATA + TITLE BLOCK (DATE POINT)
 PARCEL #1 - REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION
 REVISION #5 ADDED PAVED ACCESS TO EACH END OF BLDG. #1. ELIMINATED UNDERGROUND HOLDING TANK. ADDED GENERATOR ENCLOSURE. REV. HANDICAPPED DETAIL. SMH TO SMH TO 4" SAN. ADDED 24" UNIT

REVISION #7: 8/6/85 6/18/87
 ADDED TRAILER, 9 PARKING SPACES AND 2 H.C. SPACES

REVISION #6: ADDED 2 NEW DOCKS, ADDED MESS OFFICE 14,300 SF, BLDG. #1 10/4/00
 REVISION #4: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION

REVISION #5: ADDED PAVED ACCESS TO EACH END OF BLDG. #1. ELIMINATED UNDERGROUND HOLDING TANK. ADDED GENERATOR ENCLOSURE. REV. HANDICAPPED DETAIL. SMH TO SMH TO 4" SAN. ADDED 24" UNIT

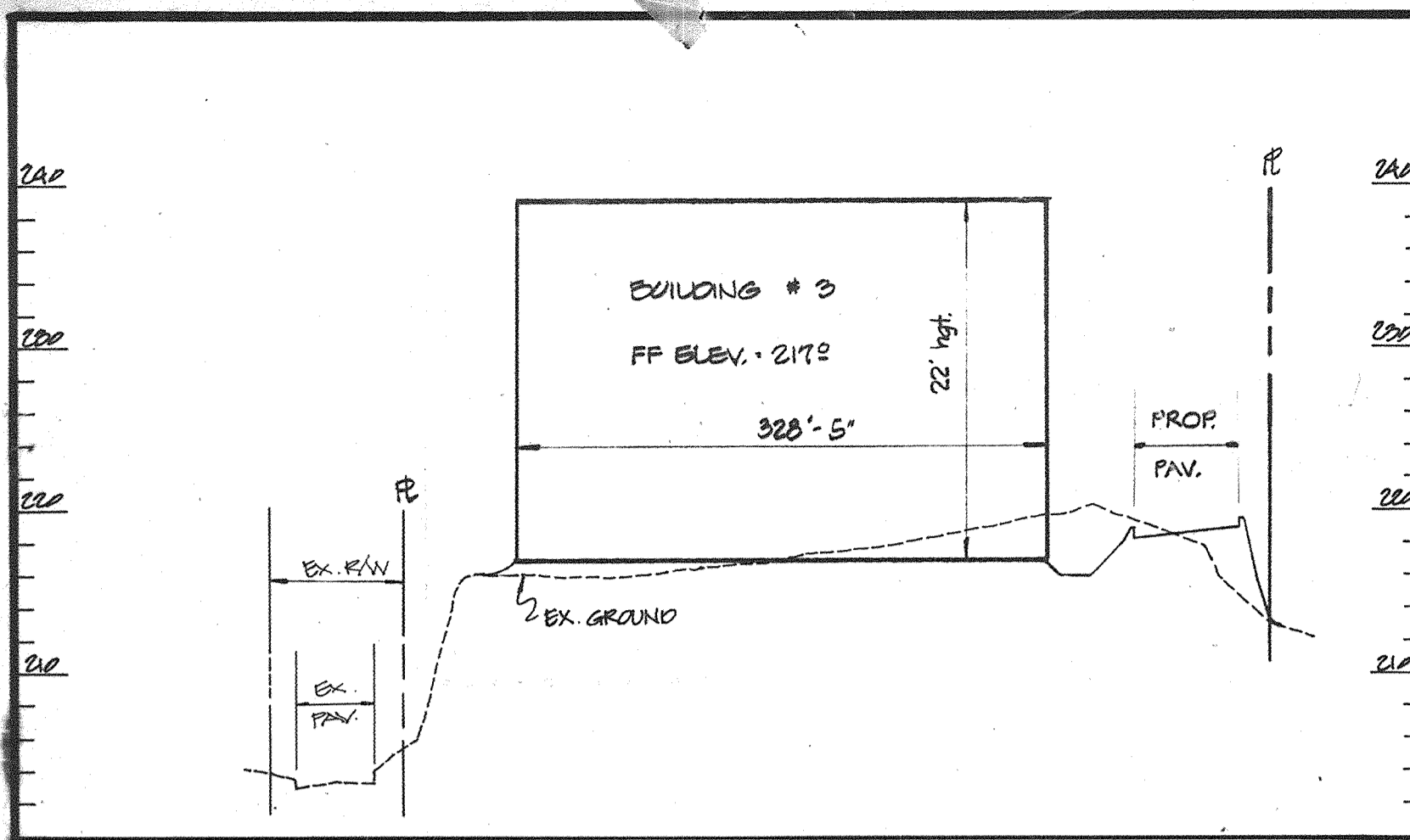
REVISION #4: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION

REVISION #3: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION

REVISION #2: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION

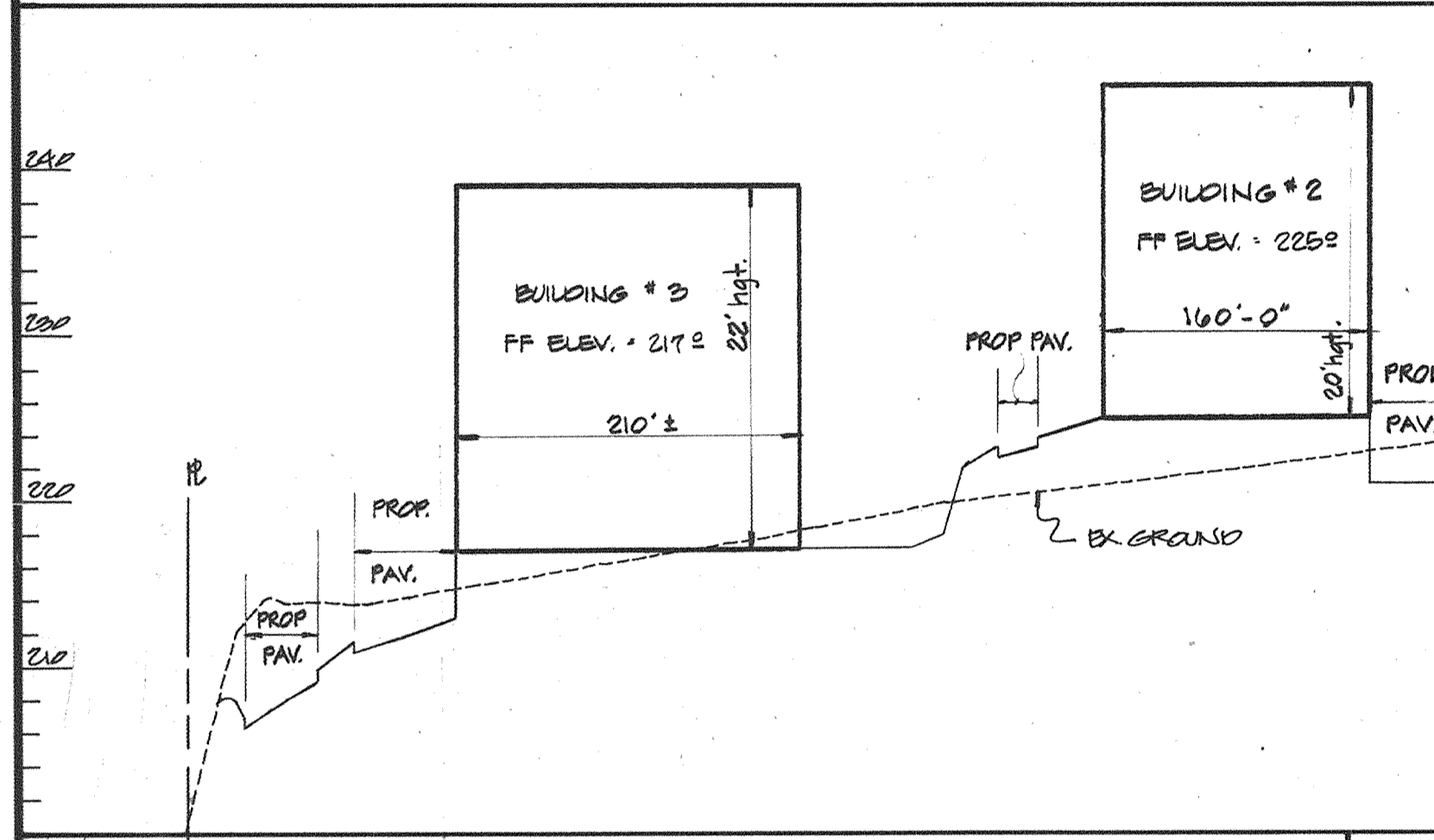
REVISION #1: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION

REVISION #0: REV. BLDG. #1 DIMENSIONS, ELIMINATED 4 SPACES W.S. BLDG., ADDED 1 SPACE E.S. BLDG., ADDED MONITORING MANHOLE AND 4" SAN REV. WATER CONN. LOCATION



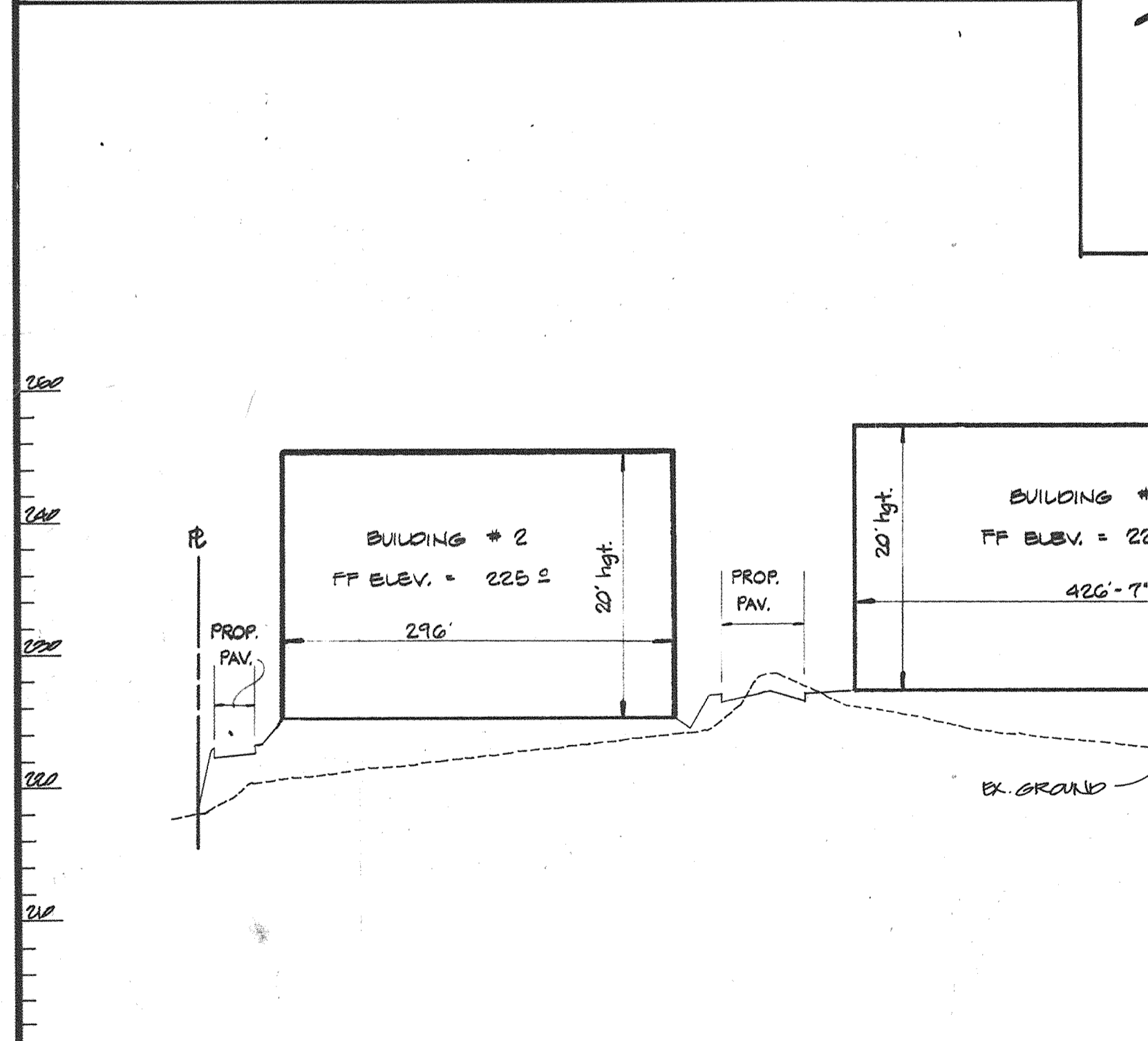
BUILDING SECTION 'D-D'

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'



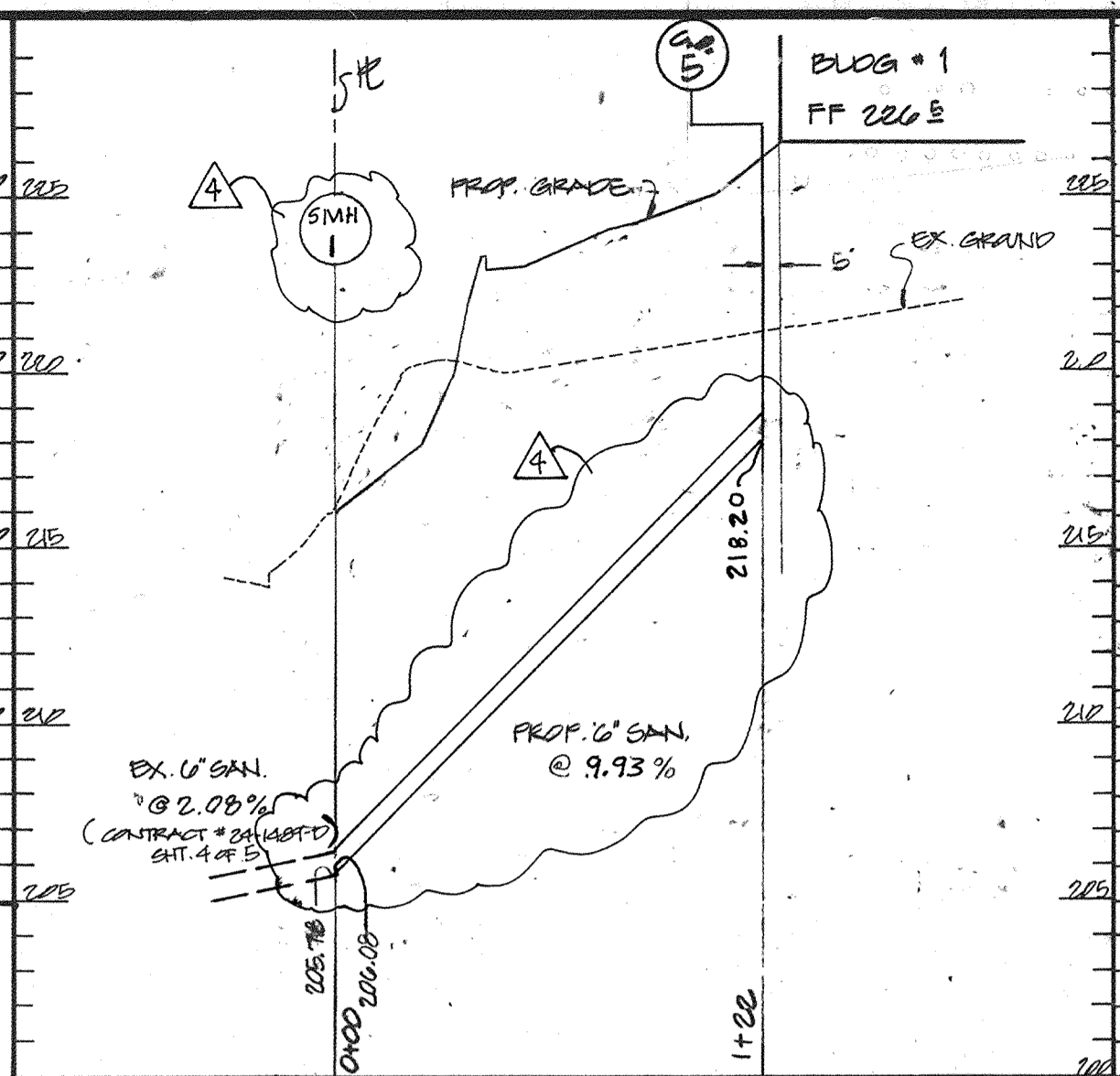
BUILDING SECTION 'C-C'

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

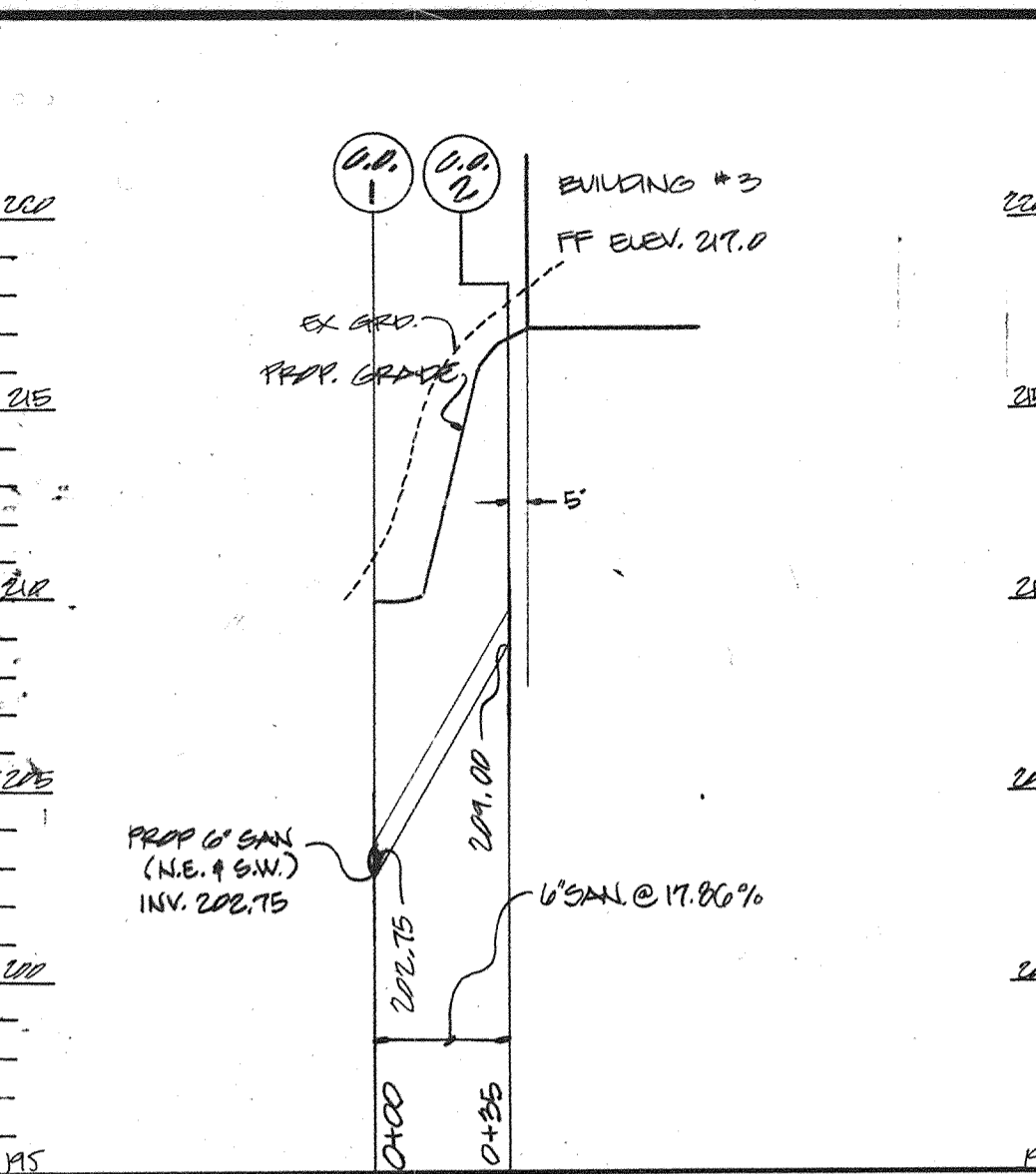


BUILDING SECTION 'A-A'

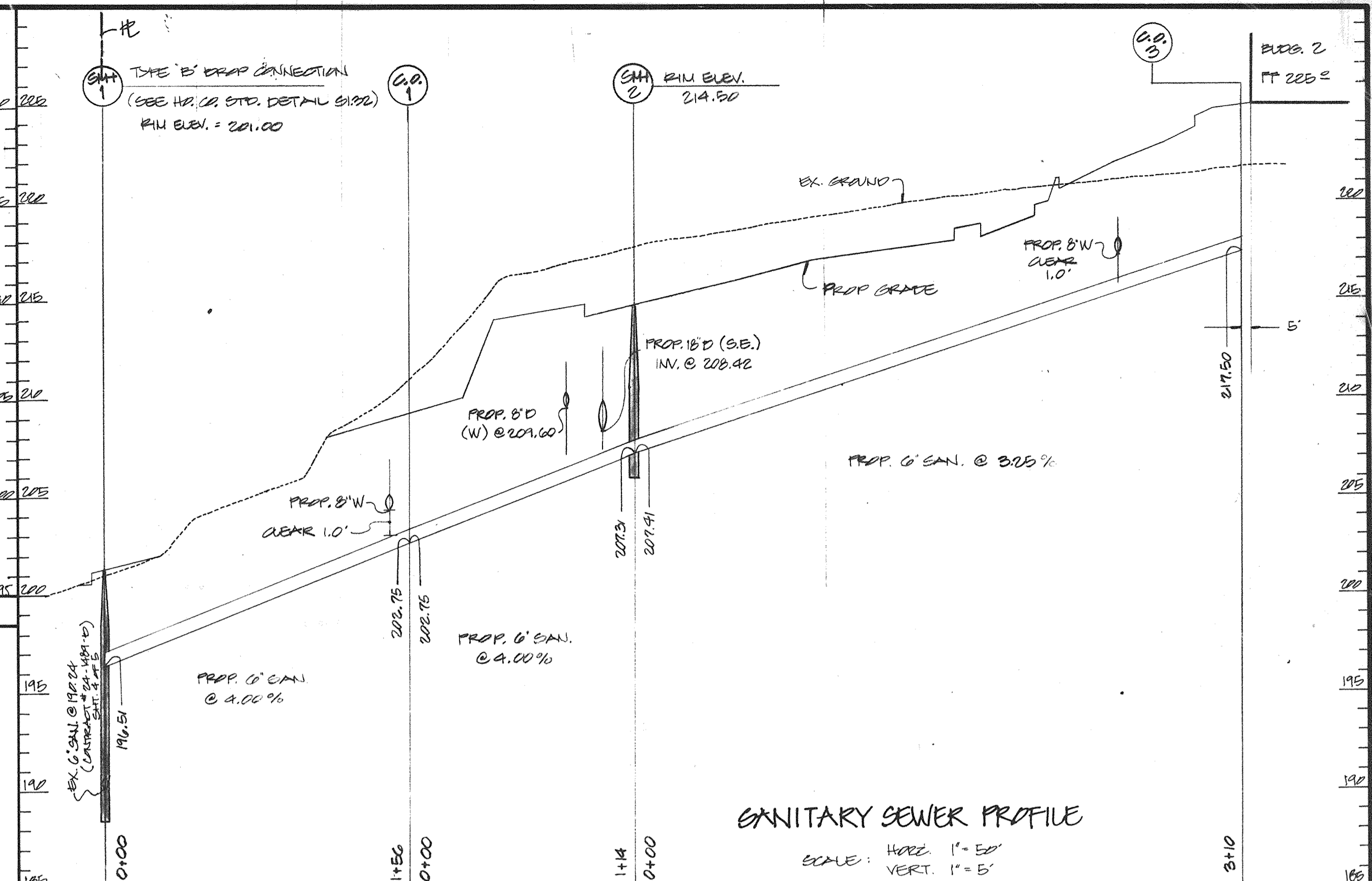
SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'



SANITARY SEWER PROFILE: SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

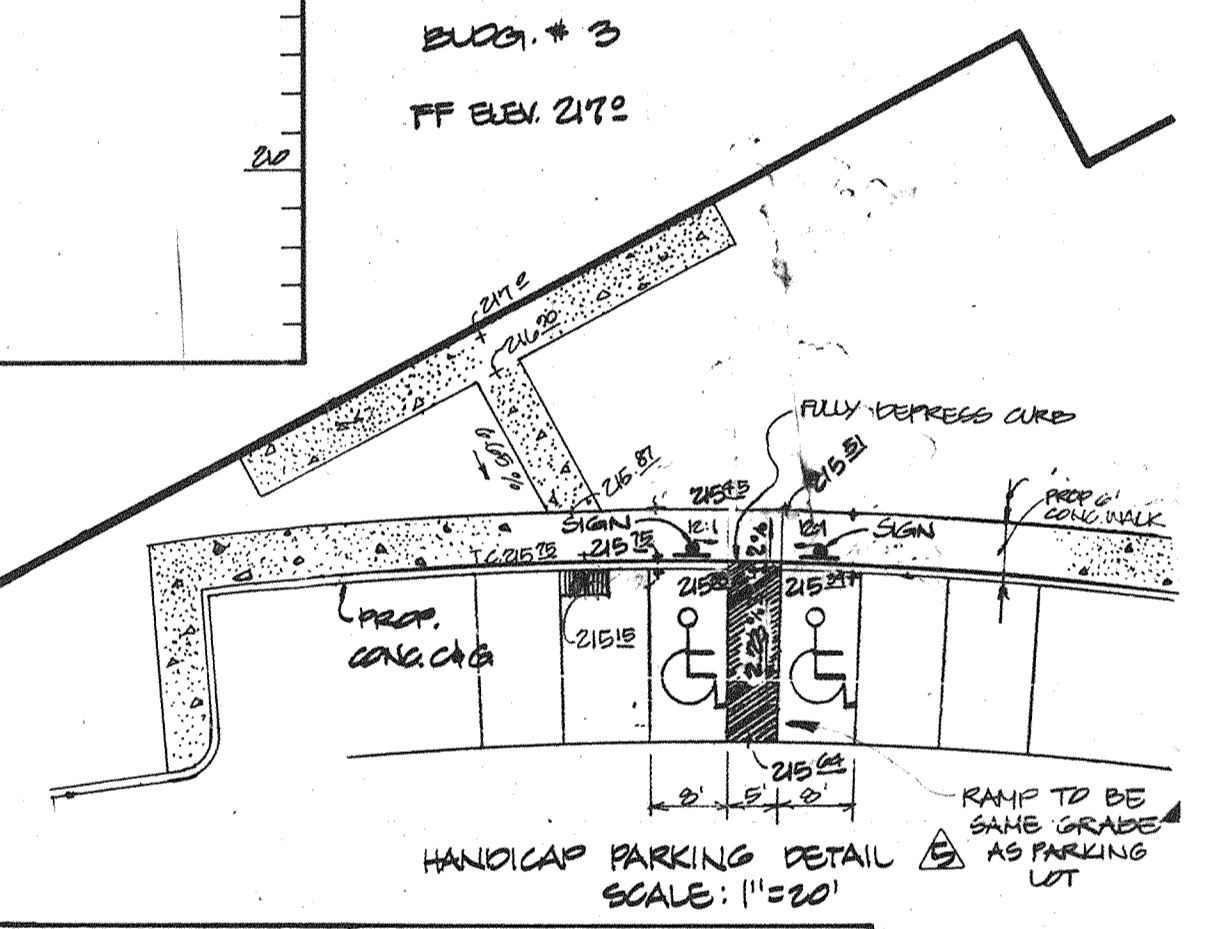


SANITARY SEWER PROFILE: SCALE: HORIZ. 1" = 50' VERT. 1" = 5'



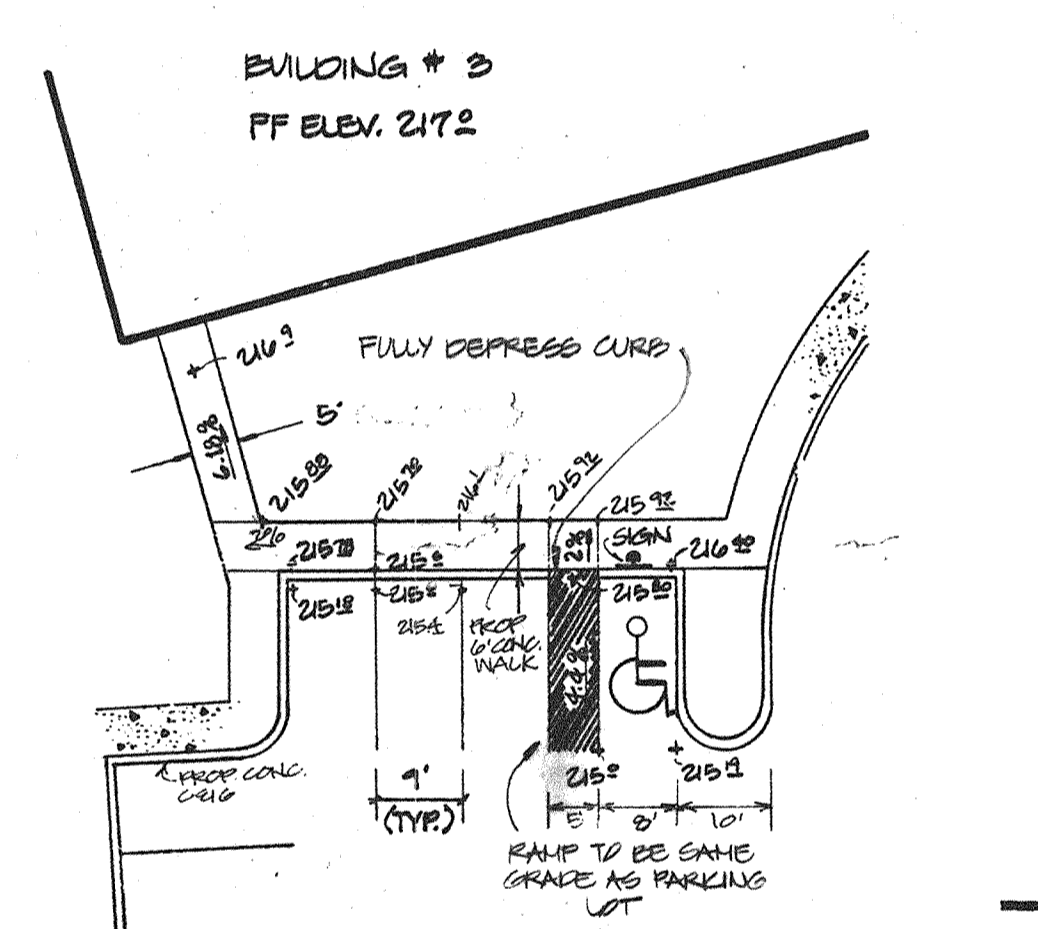
SANITARY SEWER PROFILE

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



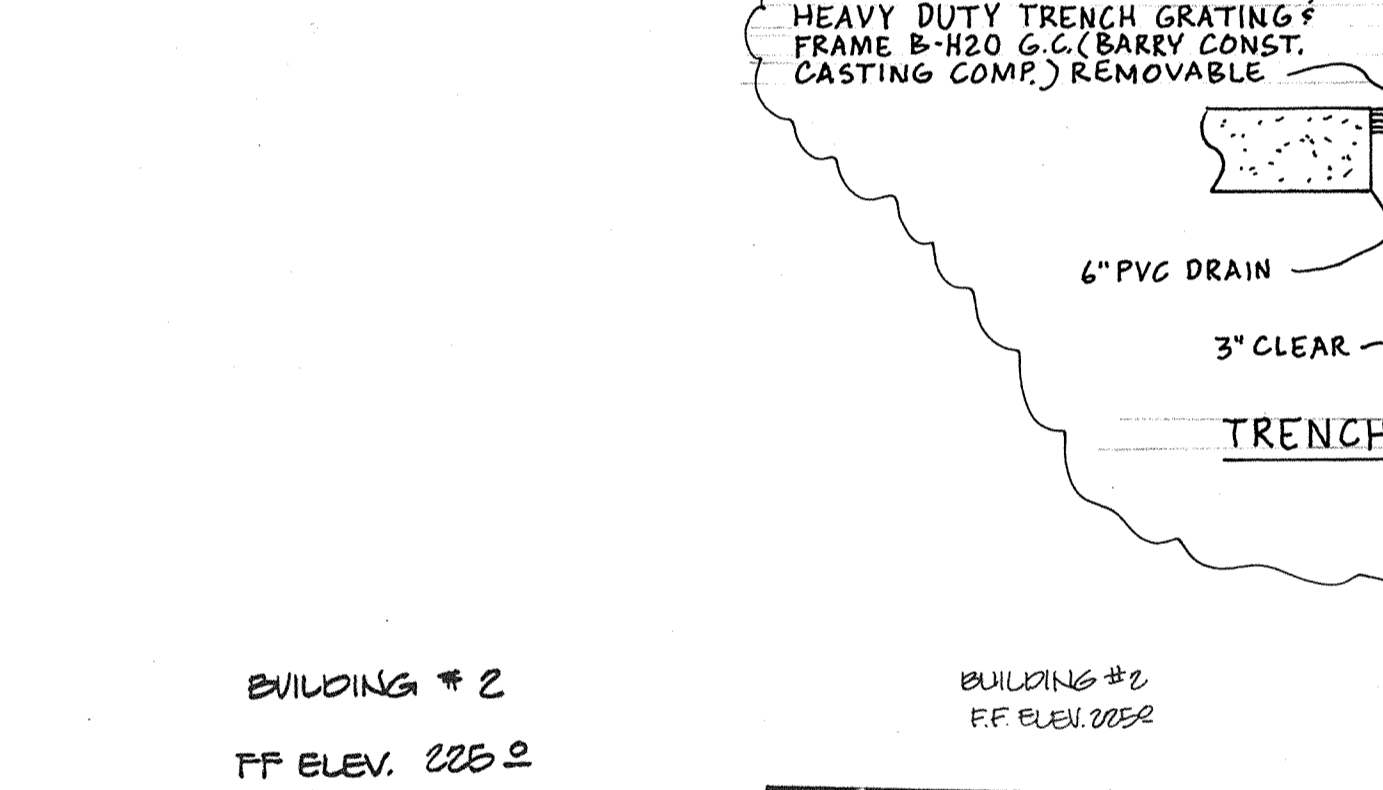
HANDICAP PARKING DETAIL

SCALE: 1" = 20'



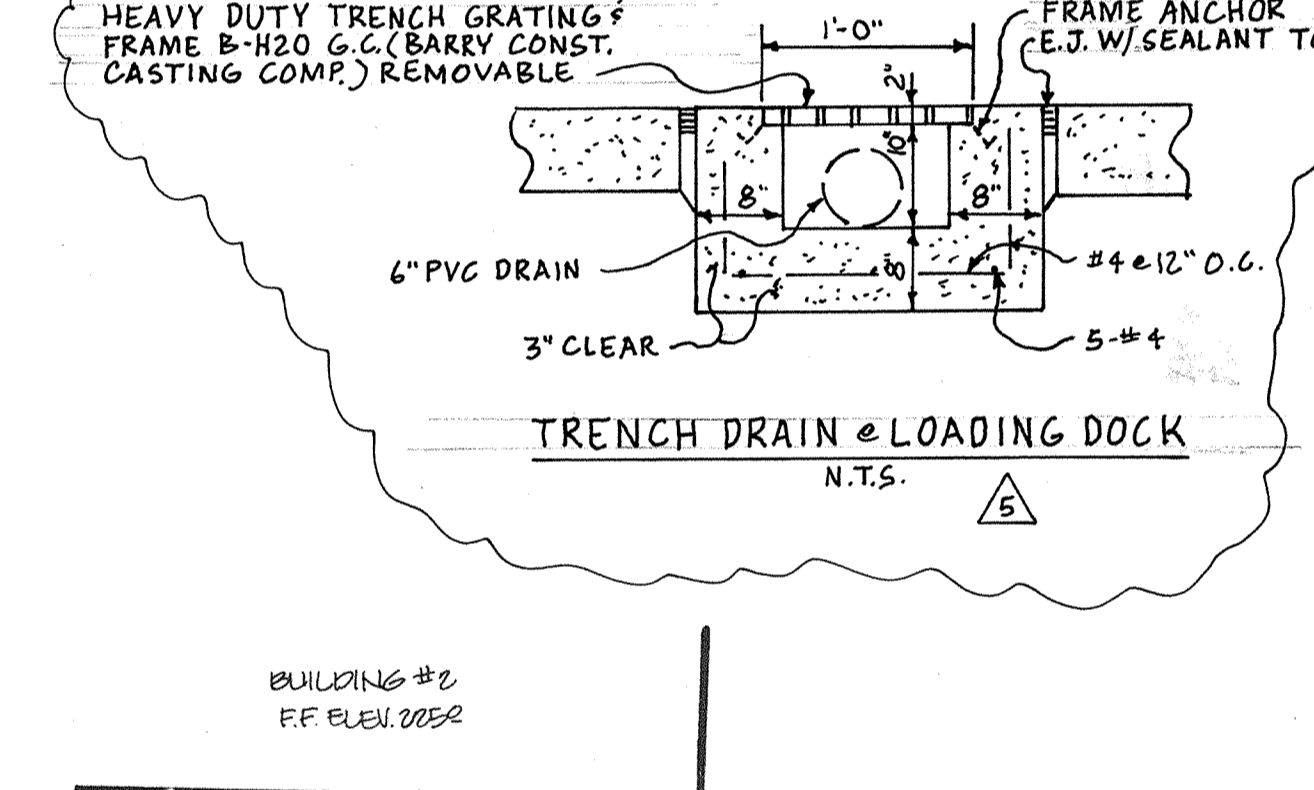
HANDICAP PARKING DETAIL

SCALE: 1" = 20'



HANDICAP PARKING DETAIL

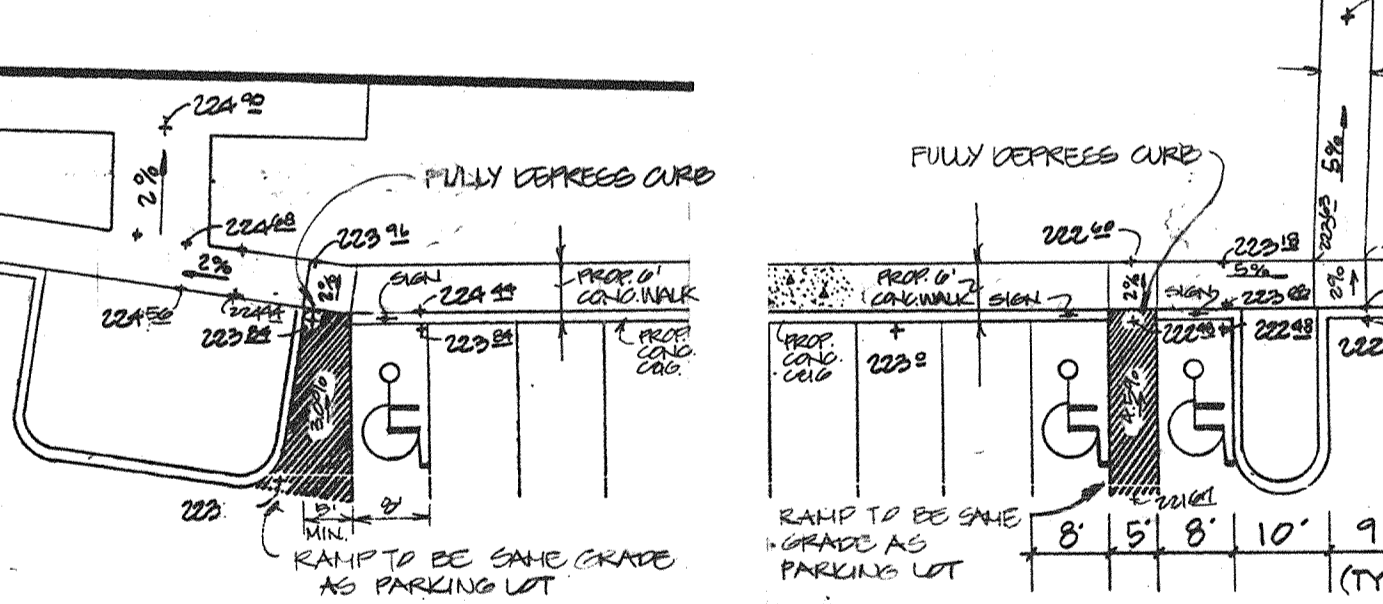
SCALE: 1" = 20'



TRENCH DRAIN @ LOADING DOCK

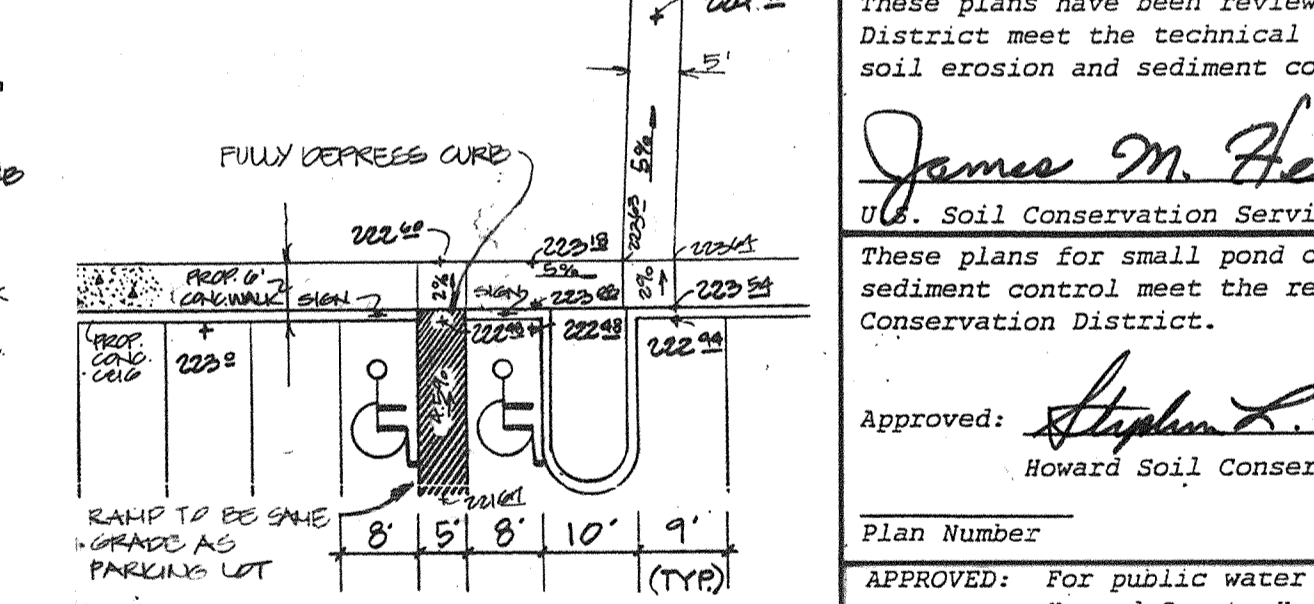
N.T.S.

APPROVED
JAMES M. HELMAN
5-4-88
LKS



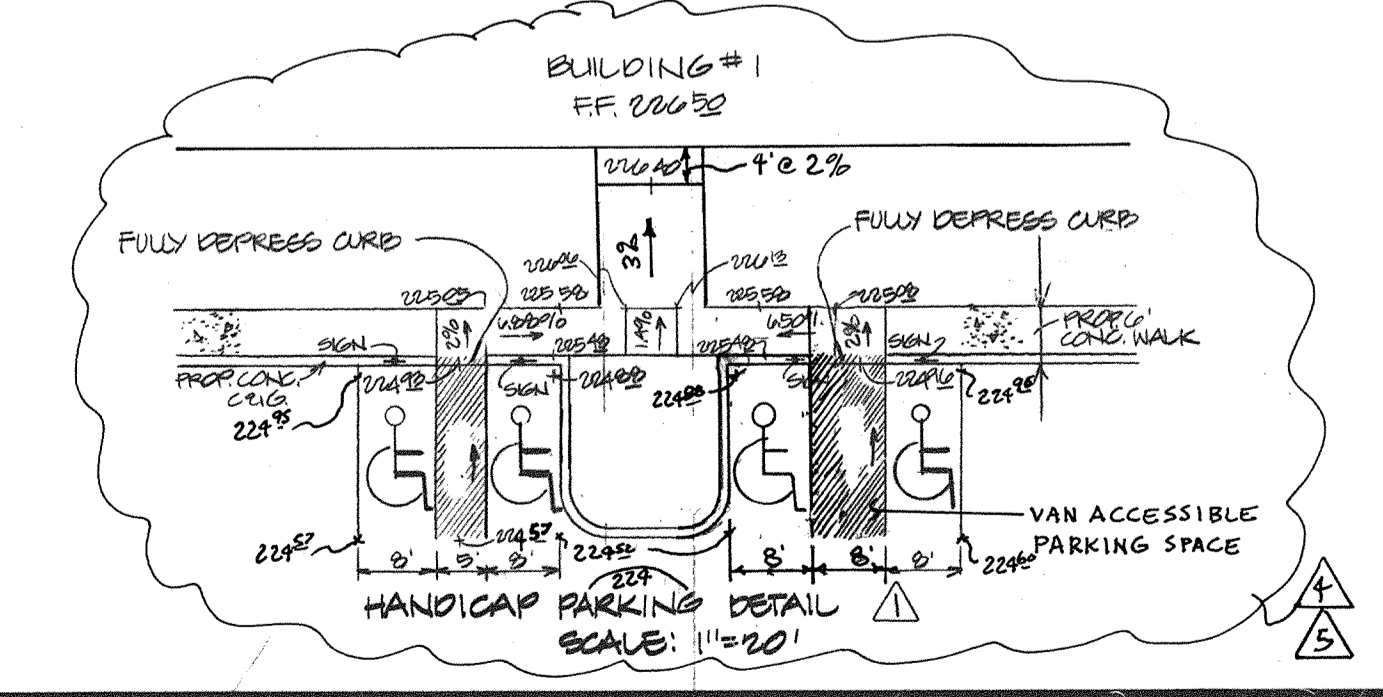
HANDICAP PARKING DETAIL

SCALE: 1" = 20'



HANDICAP PARKING DETAIL

SCALE: 1" = 20'



HANDICAP PARKING DETAIL

SCALE: 1" = 20'

These plans have been reviewed for the Howard Soil Conservation District meet the technical requirements for small pond construction, soil erosion and sediment control.

James M. Helman 7/12/88
U.S. Soil Conservation Service Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

Approved: Stephen L. Fisher 7/12/88
Howard Soil Conservation District Date

APPROVED: For public water and public sewerage systems
Howard County Health Department.

James M. Boyd, M.D. 7/27/88
County Health Officer Date

APPROVED: Howard County Office of Planning & Zoning.

Director 8.3.88
Date

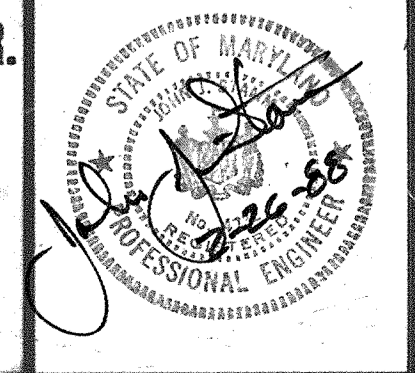
Chief Division of Community Planning and Land Development 7-22-88
Date

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

Director 7/21/88
Date

Chief Bureau of Engineering 7-20-88
Date

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120



ENGINEER'S CERTIFICATE:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *John J. Stear*
REG. NO. 4732 DATE: 2-26-88

OWNER/DEVELOPER
JUNCTION 1 LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21076
(301) 796-8800

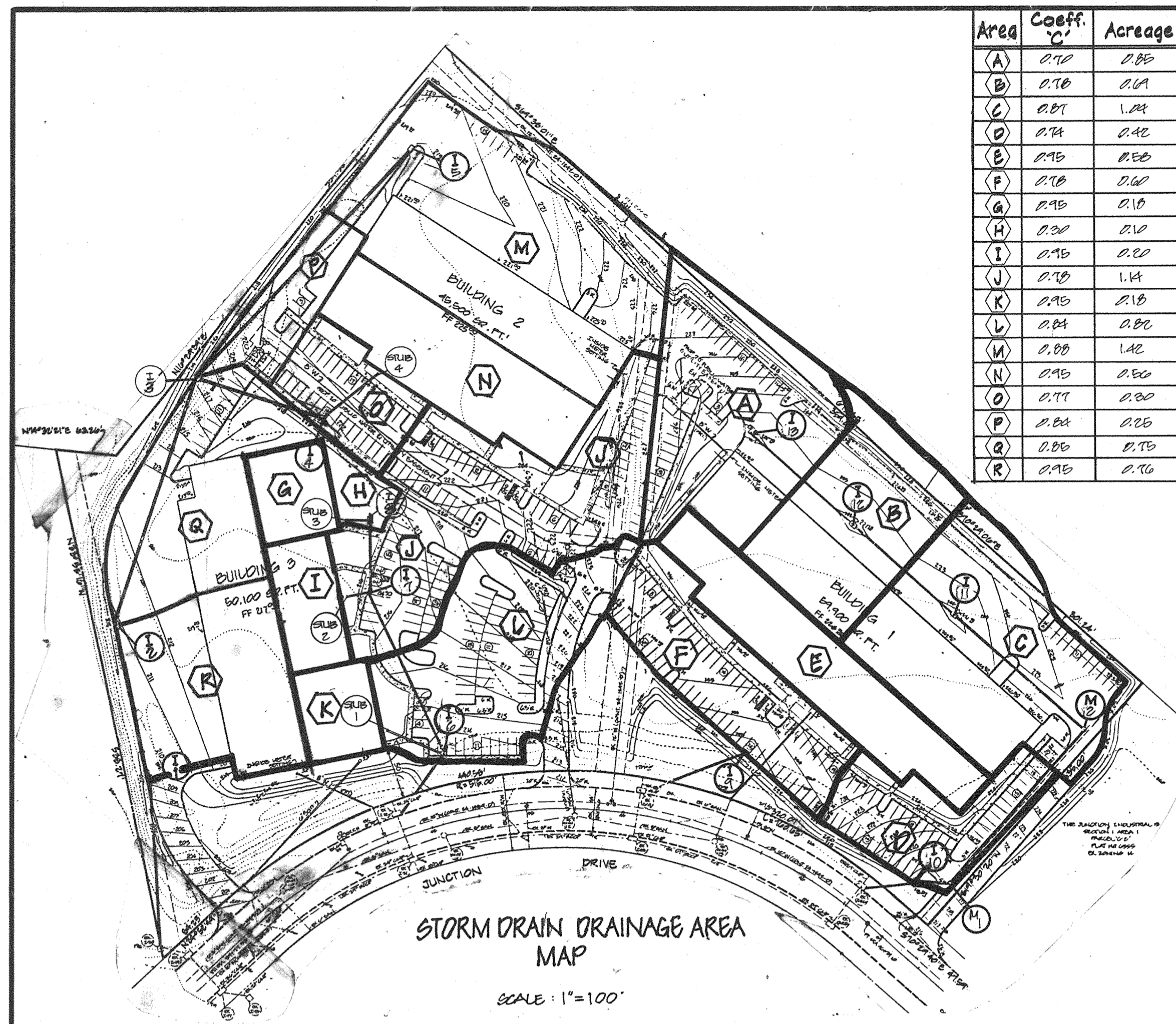
DEVELOPER'S CERTIFICATE
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DEVELOPER: *Michael E. Myers* DATE: 6.17.88
NAME: MICHAEL E. MYERS TITLE: GEN'L PARTNER

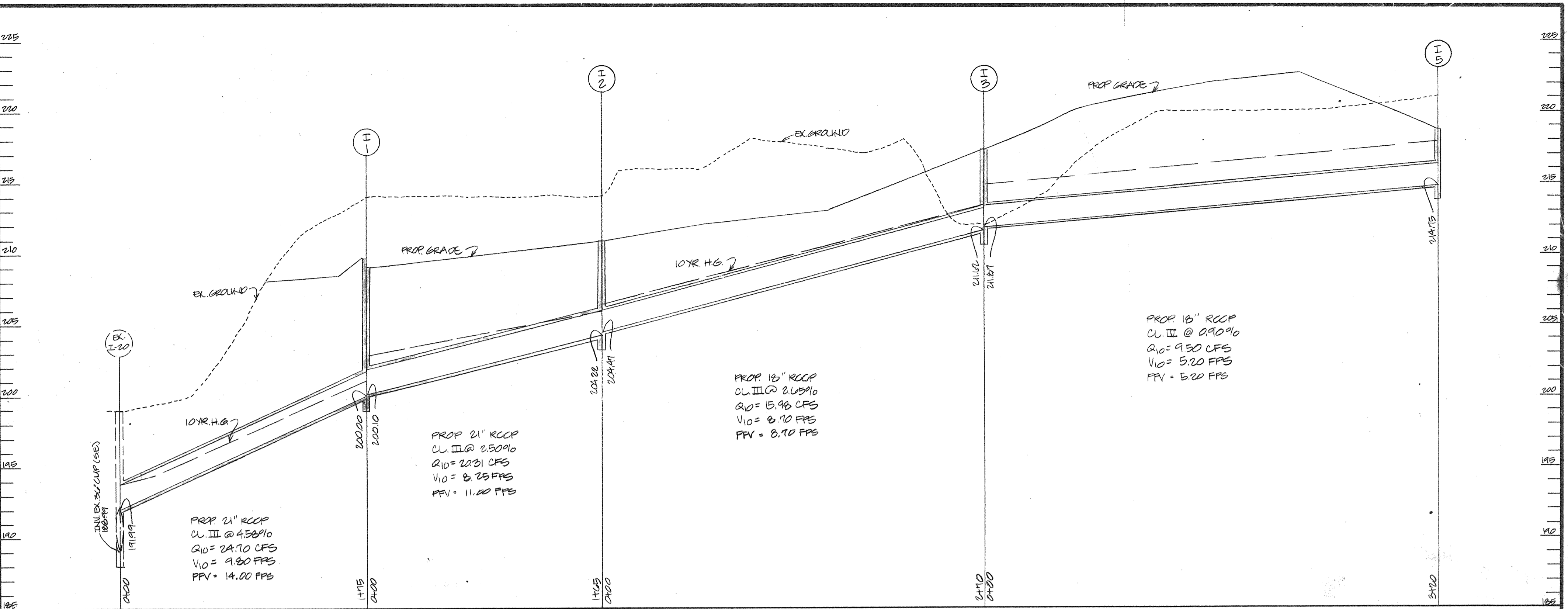
DESIGNED BY: *RCM/CAH*
CHECKED BY: *TC*

REVISIONS
REV. TITLE BLOCK
C.O.# 5 TO SMH
REV. HANDICAPPED DETAIL #1
ADDED TRENCH DRAIN DET./REV. HANDICAPPED DET.

PROFILES & DETAILS
for
**PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK**
SECTION 2 AREA 1
PARCELS B-1
A RE-SUBDIVISION OF PARCELS PARCEL 1: 49
D & E (PLAT # 7144) ELECTION DISTRICT: G
TAX MAP # 48 HOWARD CO., MD. SCALE: AS SHOWN SHEET 2 OF 6 DATE: FEB. 22, 1988



Area	Coef. 'C'	Acres
A	0.10	0.85
B	0.10	0.61
C	0.07	1.24
D	0.14	0.42
E	0.15	0.55
F	0.10	0.60
G	0.15	0.10
H	0.20	0.10
I	0.15	0.20
J	0.10	1.14
K	0.15	0.15
L	0.04	0.20
M	0.00	1.42
N	0.15	0.50
O	0.17	0.20
P	0.04	0.25
Q	0.05	0.15
R	0.15	0.10

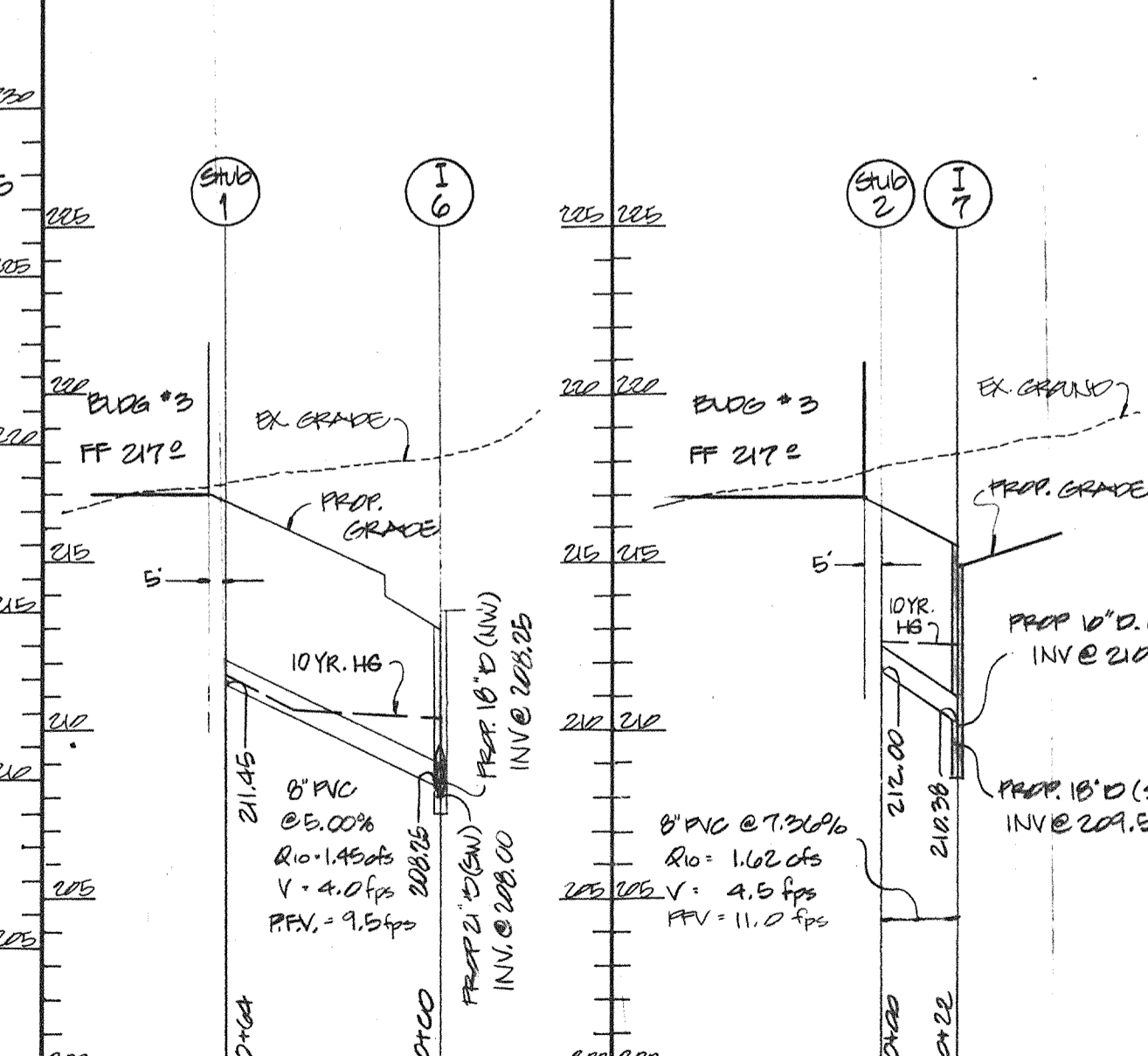
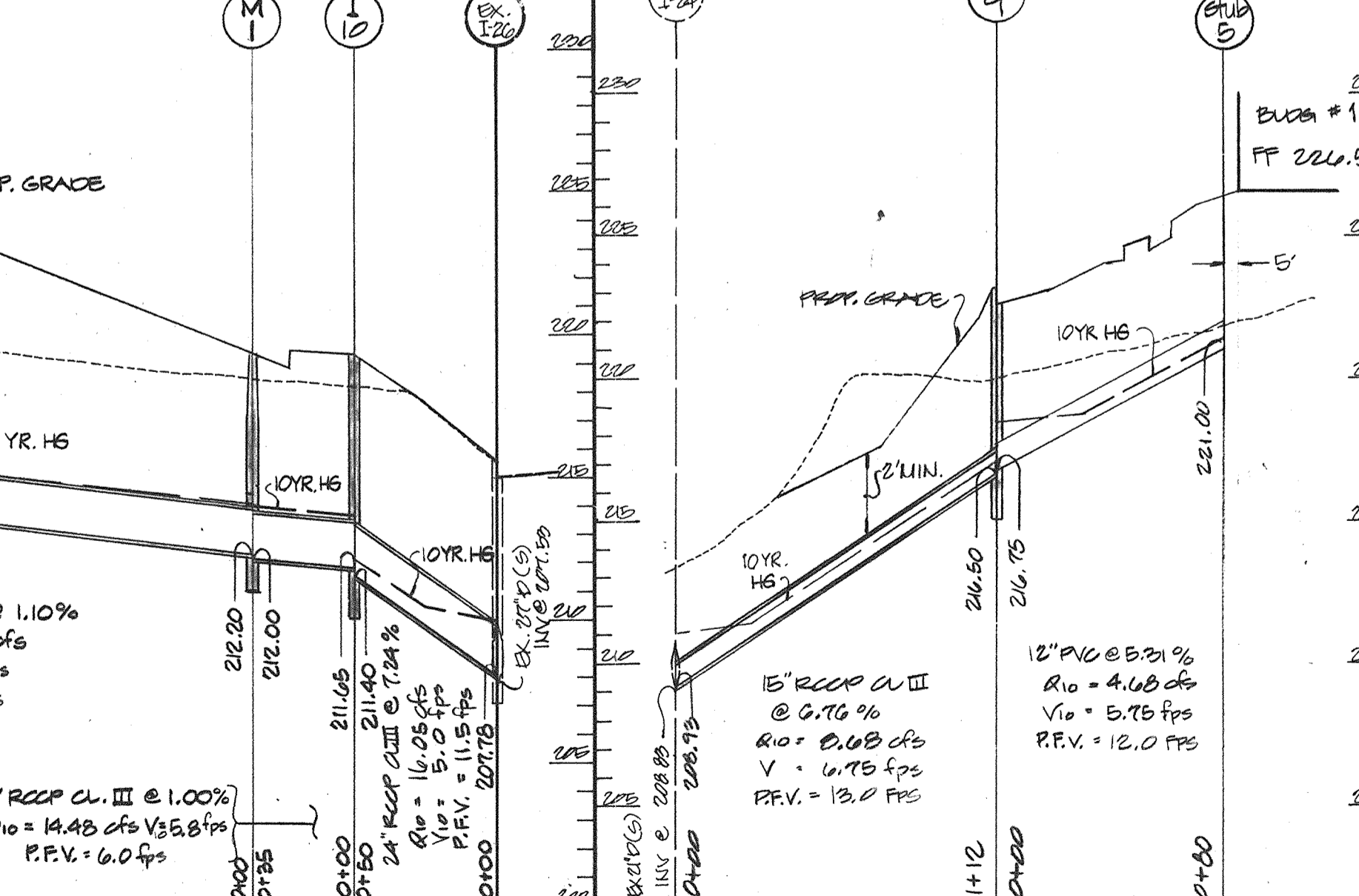
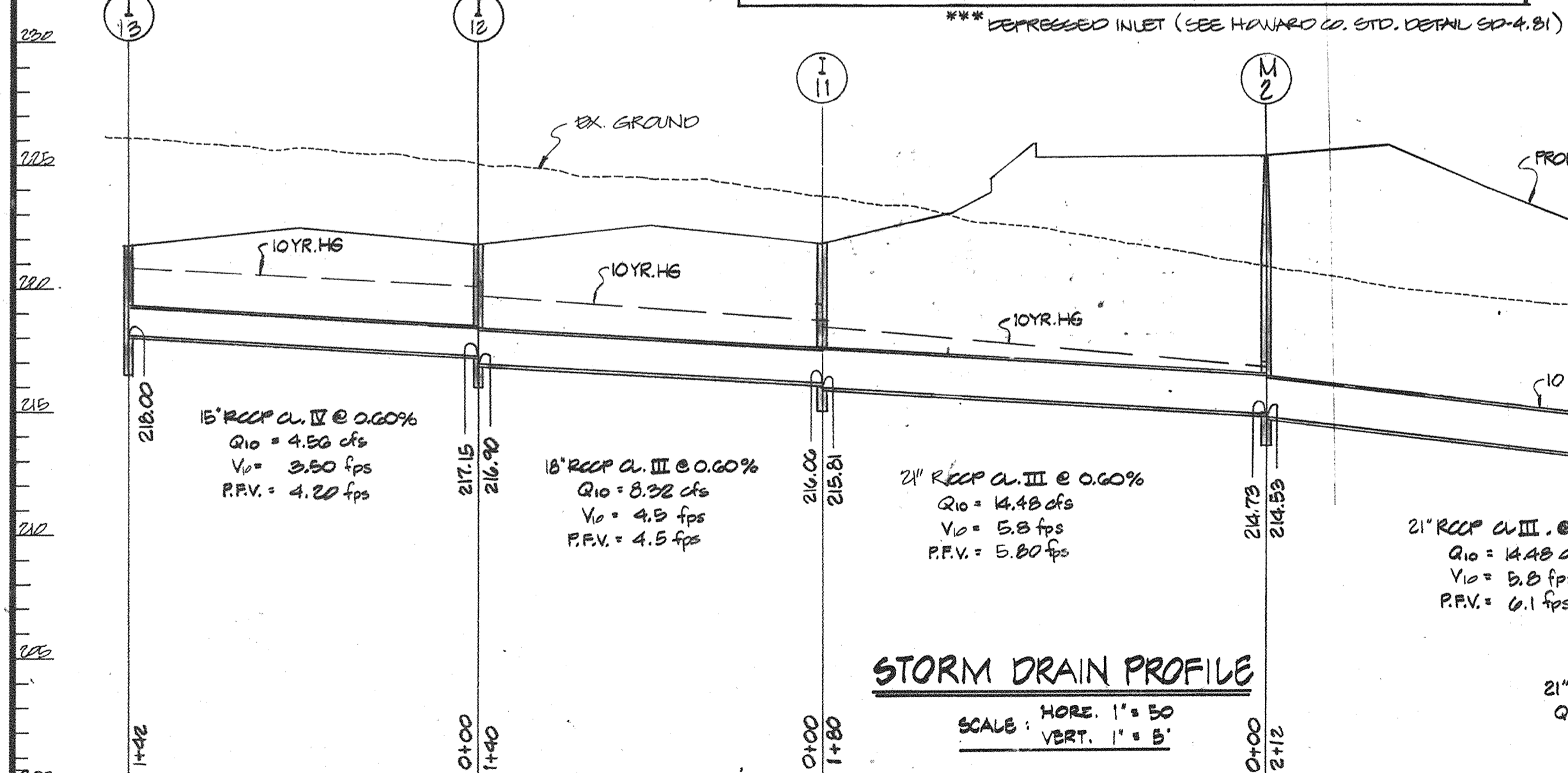


STRUCTURES SCHEDULE

NO	TYPE	SIZE	INV. IN	INV. OUT	REMARKS
1-1	STP. FRECKET	4'-0"	212.20	212.00	SEE H.W. OF STP. DETAIL SD-4.81
1-2	STP. FRECKET	4'-0"	214.70	214.50	" " " " " " " " " " " "

INLET SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP BULK	Q OFS	REMARKS
I-1	24" P.C. @ 0.50%	209.00	209.00	* 209.00	6.12	SEE H.W. OF STP. DETAIL SD-4.81
I-2	24" P.C. @ 0.50%	209.00	209.00	* 211.55	4.56	" " " " " " " " " " " "
I-3	24" P.C. @ 0.50%	212.10	211.00	* 211.00	1.79	" " " " " " " " " " " "
I-4	24" P.C. @ 0.50%	215.70	215.40	* 222.20	1.76	" " " " " " " " " " " "
I-5	24" P.C. @ 0.50%	214.75	214.75	* 214.00	1.50	" " " " " " " " " " " "
I-6	24" P.C. @ 0.50%	215.75	215.00	* 215.00	5.24	" " " " " " " " " " " "
I-7	24" P.C. @ 0.50%	210.20	209.55	* 215.75	6.61	SEE H.W. OF STP. DETAIL SD-4.81
I-8	24" P.C. @ 0.50%	211.00	211.00	* 215.00	0.22	SEE H.W. OF STP. DETAIL SD-4.81
I-9	24" P.C. @ 0.50%	216.75	216.50	* 225.25	4.20	SEE H.W. OF STP. DETAIL SD-4.81
I-10	24" P.C. @ 0.50%	211.65	211.40	* 219.19	2.72	SEE H.W. OF STP. DETAIL SD-4.81
I-11	24" P.C. @ 0.50%	216.75	216.50	* 221.75	7.65	SEE H.W. OF STP. DETAIL SD-4.81
I-12	24" P.C. @ 0.50%	217.15	216.40	* 221.75	4.61	SEE H.W. OF STP. DETAIL SD-4.81
I-13	24" P.C. @ 0.50%	215.00	214.75	* 221.75	4.52	SEE H.W. OF STP. DETAIL SD-4.81



APPROVED
7/12/88
5-4-88
LKS

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

James M. Helms
S.S. SOIL CONSERVATION SERVICE 7/12/88

APPROVED: Stephen L. Fisher
HOWARD SOIL CONSERVATION DISTRICT 7/12/88

PLAN NUMBER

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

James M. Boyd, M.D./RSM 7/27/88
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

Director

James J. DeLong 7-20-88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

James J. Helms 7/21/88
DIRECTOR

James J. Helms 7-20-88
CHIEF BUREAU OF ENGINEERING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

ENGINEER'S CERTIFICATE:
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ENGINEER: *George W. Stephens, Jr.*
REG. NO. 4732 DATE: 2-26-88

OWNER/DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
7240 PARKWAY DRIVE
SUITE 110
HANOVER, MARYLAND 21076
(301) 790-8820

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Michael E. Myers* DATE: 7-17-88
NAME: MICHAEL E. MYERS TITLE: GEN'L PARTNER

DESIGNED: PRG
DRAWN: REM/GAH-L
CHECKED: IC

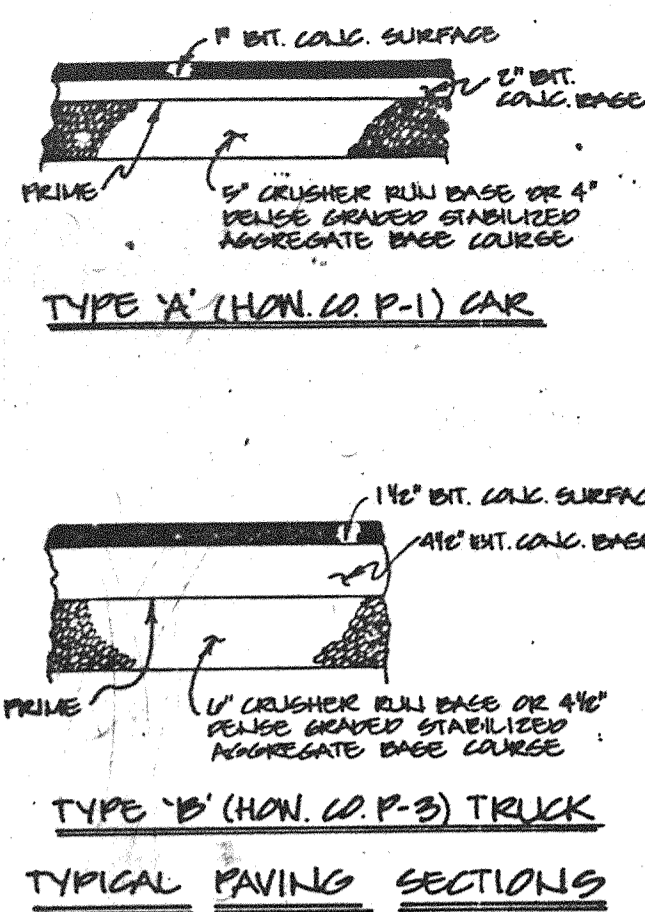
REVISIONS
REV. TITLE BLOCK

STORM DRAIN PROFILES, SAN PROFILES
-for-
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 PARCEL: 47
A RESUBDIVISION OF PARCELS
D & E (PLAT #7144) ELEC. DIST. G
SCALE: AS SHOWN SHEET 3 OF 6 DATE: FEB. 22, 1988

TAX MAP 48
HOWARD CO., MD.
SCALE: AS SHOWN SHEET 3 OF 6 DATE: FEB. 22, 1988

GENERAL NOTES

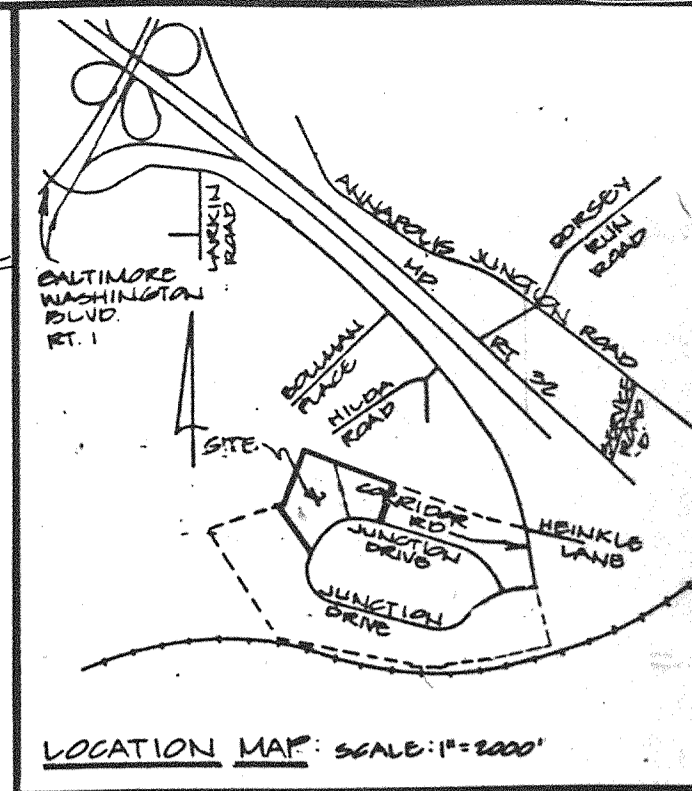
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE PLANS.
- ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURBS AND GUTTER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
- ALL SLOPES SHALL BE 2:1 OR FLATTER.
- THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE CO. AND THE GAS AND ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY" CALL COLLECT 1-559-0100.
- FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED AND AS SHOWN HEREON.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' OF COVER OVER ALL PROPOSED WATER LINES, UNLESS OTHERWISE NOTED ON THE PLAN.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 792-7272.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC... THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
- ALL UTILITIES INSTALLED UNDER PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
- ALL WATER MAIN TEES, BENDS, CAPS, ETC... SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
- CONTRACTOR TO PROVIDE "AS-BUILT" LOCATION AT WATER MAIN IF THERE IS ANY DEVIATION FROM THE PLAN LOCATION.
- ALL CURB & GUTTER SHALL BE HOWARD COUNTY STD. COMBINATION CONCRETE CURB & GUTTER.



TYPICAL PAVING SECTIONS

ROCKVILLE CRUSHED STONE, INC.
1203-208, 1104-414
EX. ZONING M-2

SITE DATA:
TOTAL AREA OF SITE: 54,046 SQ. FT. OR 12.4001 AC.
EXISTING USE: VACANT
PROPOSED USE: OFFICE/WAREHOUSE
TOTAL FLOOR AREA: 155,500 SQ. FT.
FLOOR AREA RATIO: 2.874% - 3.56 AC.
(BUILDING COVERAGE WITHOUT PAVING)
BUILDING COVERAGE WITH PAVING: 73.76% - 9.16 AC.
AREA OF PARKING LOT: 137,550 SF - 3.14 AC.
AREA OF LANDSCAPED ISLANDS WITHIN PARKING AREA: 11,300 SF - 0.27 AC.
PERCENTAGE OF LANDSCAPING WITHIN PARKING AREA: 8.65%
% OPEN SPACE: 26.25% - 3.24 AC.
AREA TO BE DISTURBED: 12.92 AC.
AREA TO BE VEG. STABILIZED: 9.26 AC.
EXISTING ZONING: M-2
PROPERTY REFERENCE: PLAT # 7144
AREA OF SUBMITTAL: 54,171 SF OR 12.61 AC.



LOCATION MAP SCALE: 1" = 200'

STONE OUTLET SEDIMENT TRAP # 4
EXIST. DRAINAGE AREA: 2.75 AC.
PROP. DRAINAGE AREA: 1.15 AC.
STORAGE REQUIRED: 2.75(1800) = 4950 C.F.
STORAGE PROVIDED: 5000 C.F.
BOTTOM ELEVATION: 214.00
TOP OF EMBANKMENT: 218.00
CLEANOUT ELEVATION: 218.00
BOTTOM DIMENSIONS: 48' X 48'
SPILLWAY CREST: 214.00
SPILLWAY WIDTH: 12.00'

GARRETT, INC.
444-801
EX. ZONING M-2

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

James M. Helms 7/12/88
DIRECTOR
HOWARD SOIL CONSERVATION DISTRICT

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

Stephen J. Helms 7/12/88
DIRECTOR
HOWARD SOIL CONSERVATION DISTRICT

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

Joyce M. Boyd, M.D. 7/27/88
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

W. R. ... 8.1.88
DIRECTOR

Marsha J. ... 7-21-88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

James J. ... 7/21/88
DIRECTOR

William S. ... 7.20.88
CHIEF BUREAU OF ENGINEERING

BUILDING #	STREET ADDRESS
1	9080 JUNCTION DRIVE
2	9080 JUNCTION DRIVE
3	9080 JUNCTION DRIVE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
THE JUNCTION INDUSTRIAL PARK	2 / 1	8-1

PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
8312	M	M-2	48	GE	6466

WATER CODE	SEWER CODE
004	4020000

NOTE: RETAIN EXISTING DIRT AT TOP OF SLOPE DURING INITIAL GRADING. PRESERVE EXISTING VEGETATION SLOPES; THESE AREAS TO BE DISTURBED AS A FINAL STAGE IN GRADING.

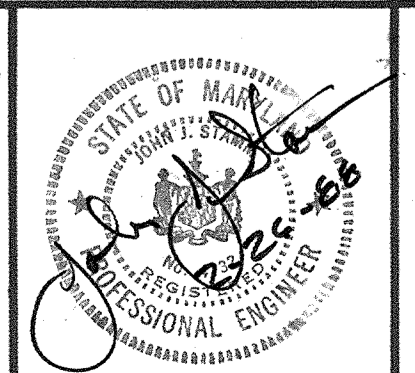
THE JUNCTION INDUSTRIAL PARK SECTION 2 AREA 1 PARCEL 'L' PLAT NO. 7145 EX. ZONING M-2

STONE OUTLET SEDIMENT TRAP # 1
EXIST. DRAINAGE AREA: 4.90 AC.
PROP. DRAINAGE AREA: 4.90 X 1800 = 8820 C.F.
STORAGE REQUIRED: 8820 C.F.
STORAGE PROVIDED: 9000 C.F.
BOTTOM ELEVATION: 214.00
TOP OF EMBANKMENT: 218.00
CLEANOUT ELEVATION: 218.00
BOTTOM DIMENSIONS: 48' X 48'
SPILLWAY CREST: 214.00
SPILLWAY WIDTH: 12.00'

STONE OUTLET SEDIMENT TRAP # 2
EXIST. DRAINAGE AREA: 2.82 AC.
PROP. DRAINAGE AREA: 2.82 AC.
STORAGE REQUIRED: 2.82 X 1800 = 5076 C.F.
STORAGE PROVIDED: 5000 C.F.
BOTTOM ELEVATION: 214.00
TOP OF EMBANKMENT: 218.00
CLEANOUT ELEVATION: 218.00
BOTTOM DIMENSIONS: 48' X 48'
SPILLWAY CREST: 214.00
SPILLWAY WIDTH: 12.00'

STONE OUTLET SEDIMENT TRAP # 3
EXIST. DRAINAGE AREA: 2.82 AC.
PROP. DRAINAGE AREA: 2.82 AC.
STORAGE REQUIRED: 2.82 X 1800 = 5076 C.F.
STORAGE PROVIDED: 5000 C.F.
BOTTOM ELEVATION: 214.00
TOP OF EMBANKMENT: 218.00
CLEANOUT ELEVATION: 218.00
BOTTOM DIMENSIONS: 48' X 48'
SPILLWAY CREST: 214.00
SPILLWAY WIDTH: 12.00'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



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ENGINEER: *George W. Stephens, Jr.*
REG. NO. 9732 DATE: 2-26-88

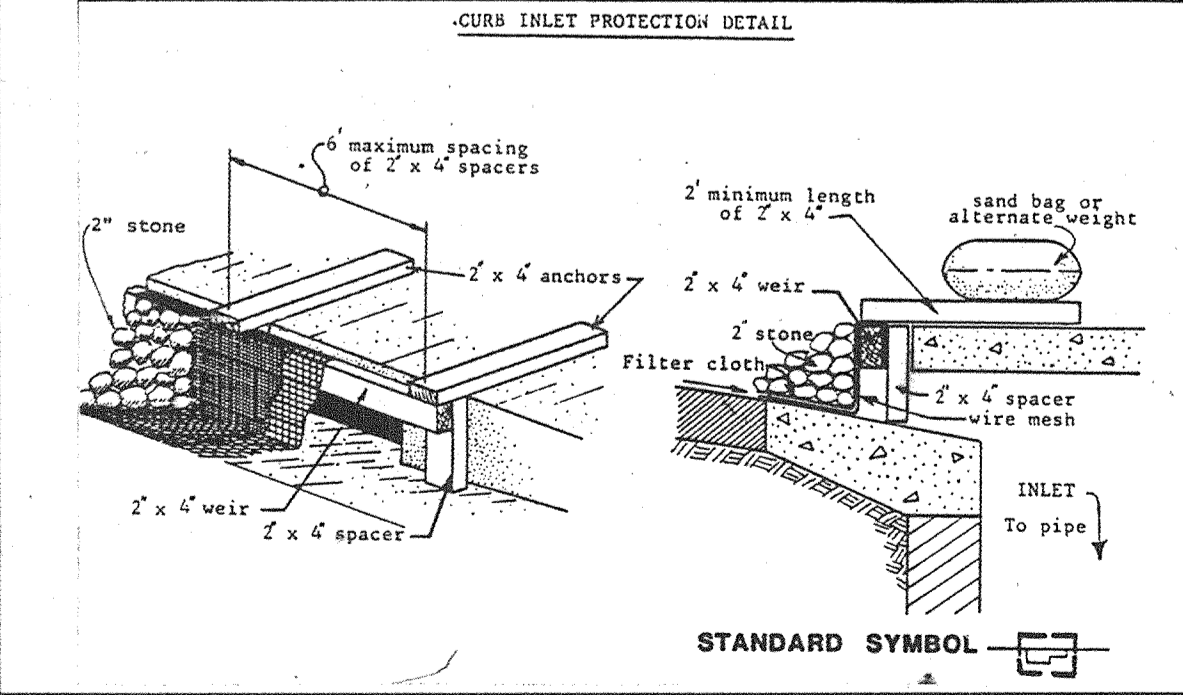
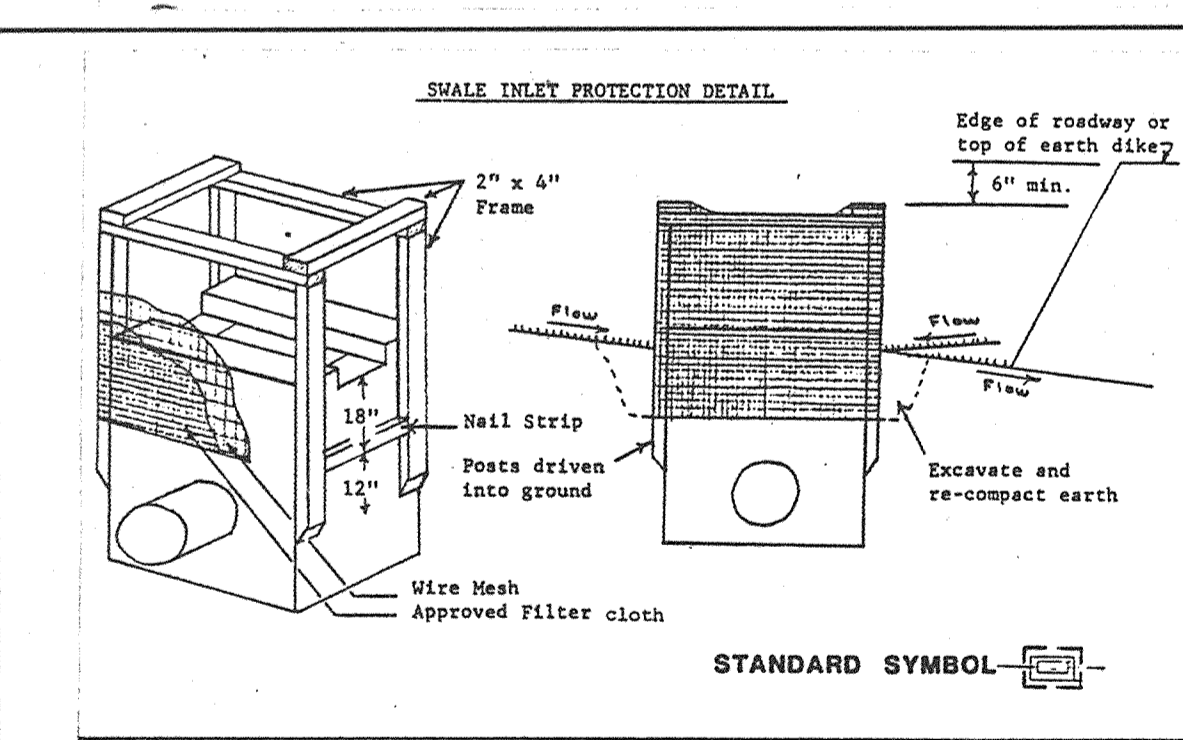
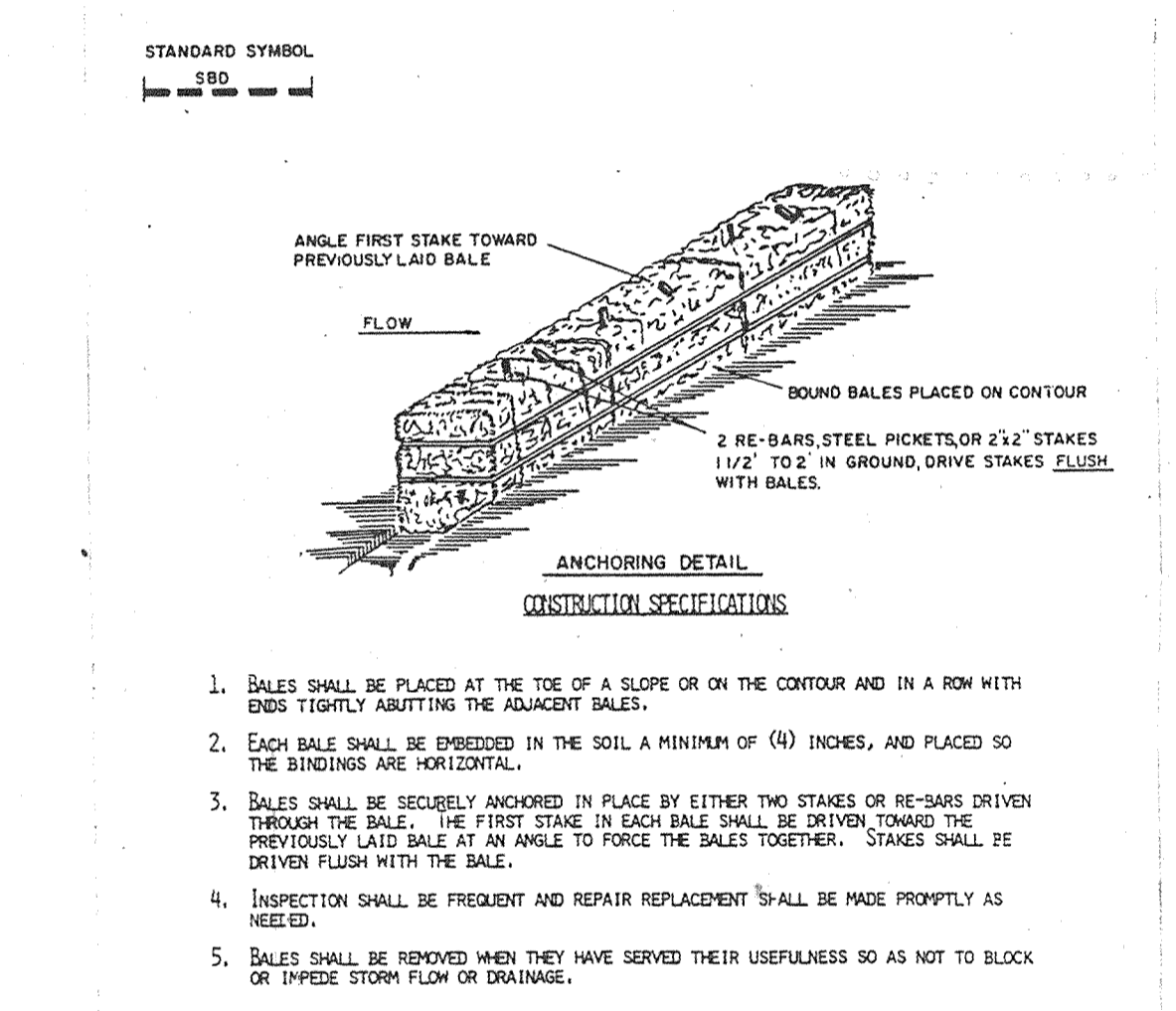
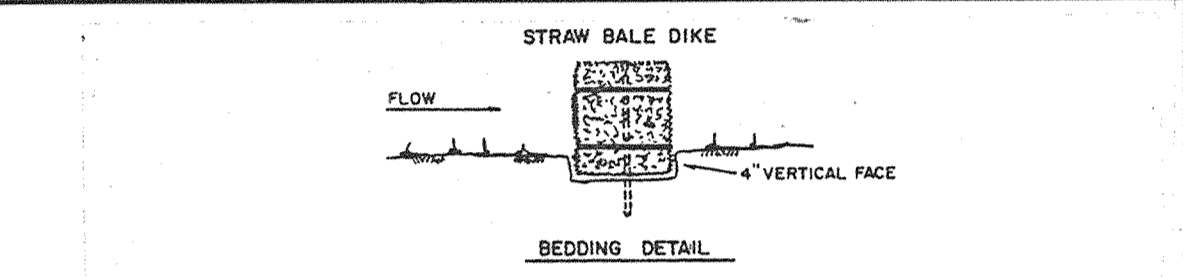
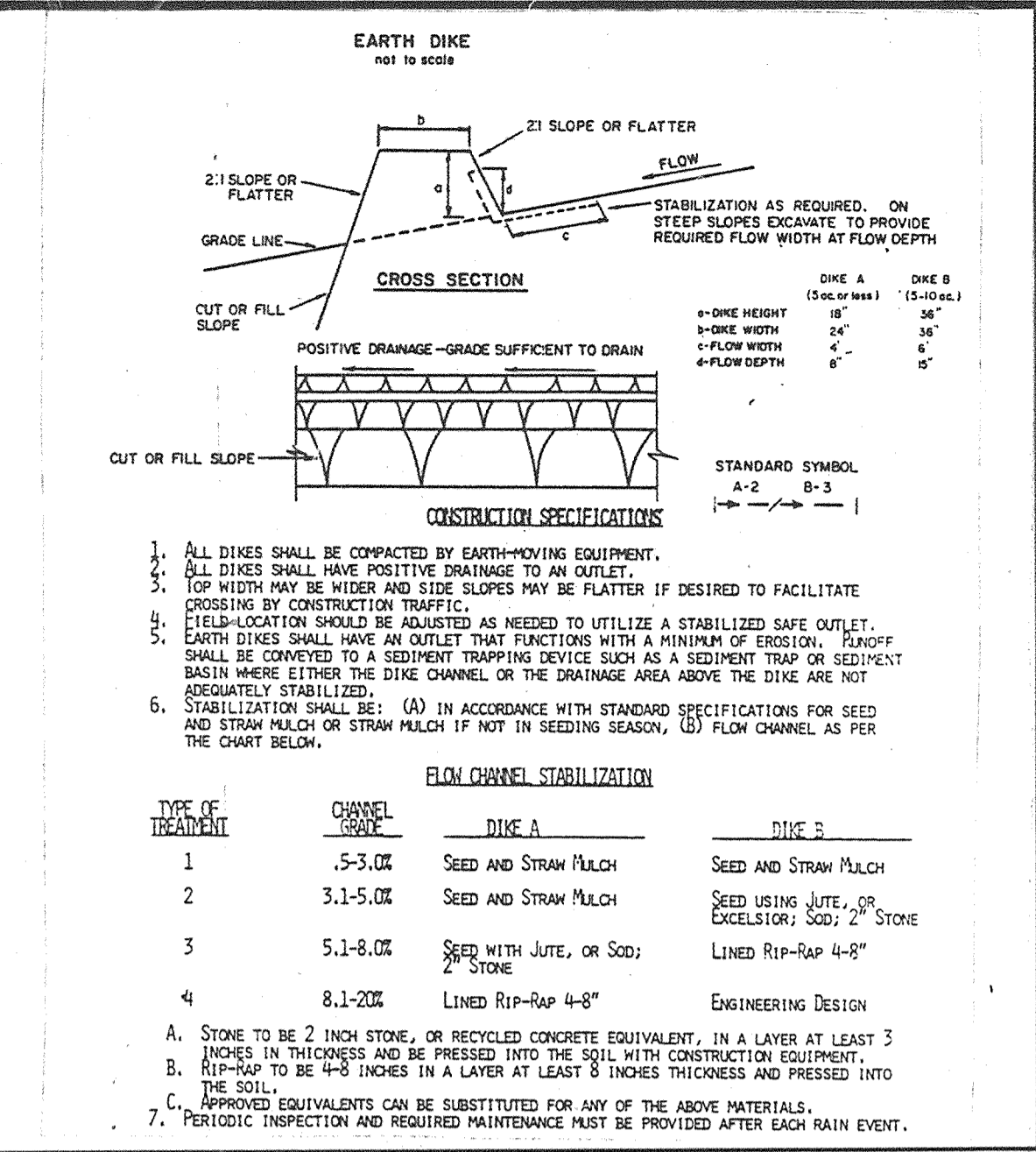
OWNER/DEVELOPER
JUNCTION I LIMITED PARTNERSHIP
1720 PARKWAY DRIVE
SUITE 170
HANOVER, MARYLAND 21010
301-710-8500

DEVELOPER'S CERTIFICATE:
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DEVELOPER: *Michael E. Myers* DATE: 6-17-1988
NAME: MICHAEL E. MYERS TITLE: GEN'L PARTNER

PREPARED: POLGAHL DRAWN: CAHL CHECKED: RITC PL: 5485
REV. TITLE BLOCK & SITE DATA

SEDIMENT & EROSION CONTROL PLAN
PROPOSED OFFICE/WAREHOUSE
THE JUNCTION INDUSTRIAL PARK
SECTION 2 AREA 1
PARCELS E-1 & E-2 (PLAT # 7144)
A RESUBDIVISION OF PARCELS E-1 & E-2 (PLAT # 7144)
TAX MAP: 48 PARCEL: 47
HOWARD CO, MD. ELECT. DIST. 6
SCALE: 1" = 50' FEBRUARY 20, 1988
SHEET 4 OF 6



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21284
 (301)825-8120

PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding (if not previously loosened)

Soil Amendments: Use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 urea form fertilizer (9 lbs./1000 sq. ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 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 60 lbs. per acre (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 (.05 lbs./1000 sq. ft.) of weeping lovegrass. During the period of October 16 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 sod. 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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 ga./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding (if not previously loosened)

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 15 thru Nov. 15, seed with 25 lbs. per acre of annual rye (3.2 lbs./1000 sq. ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 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 sod.

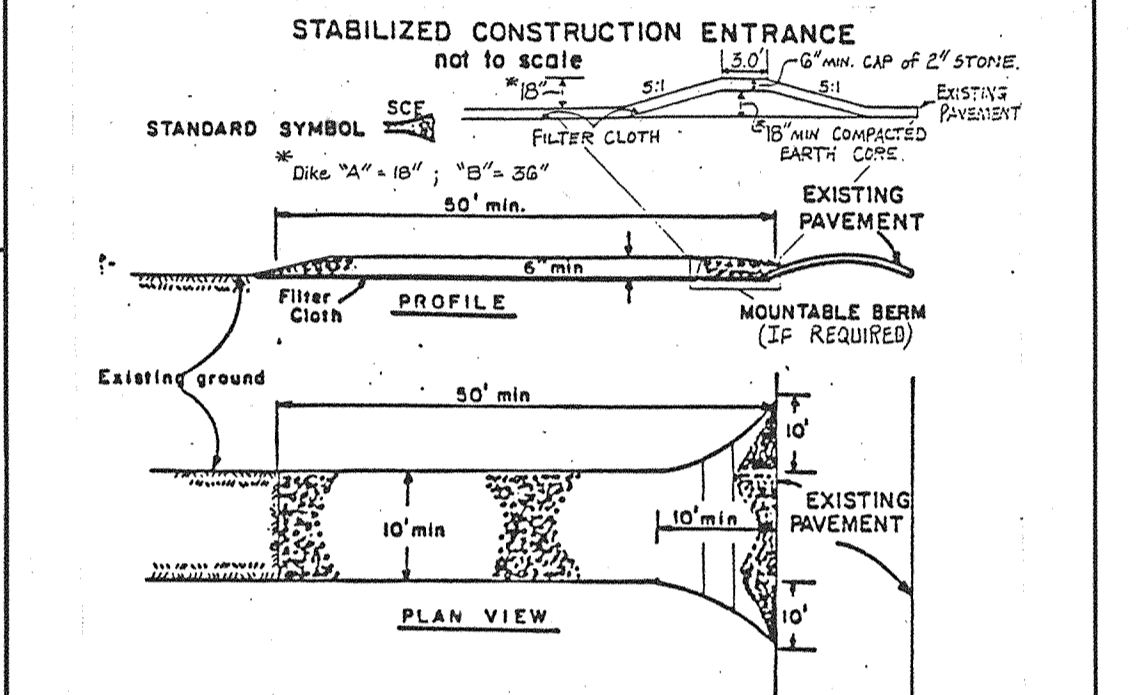
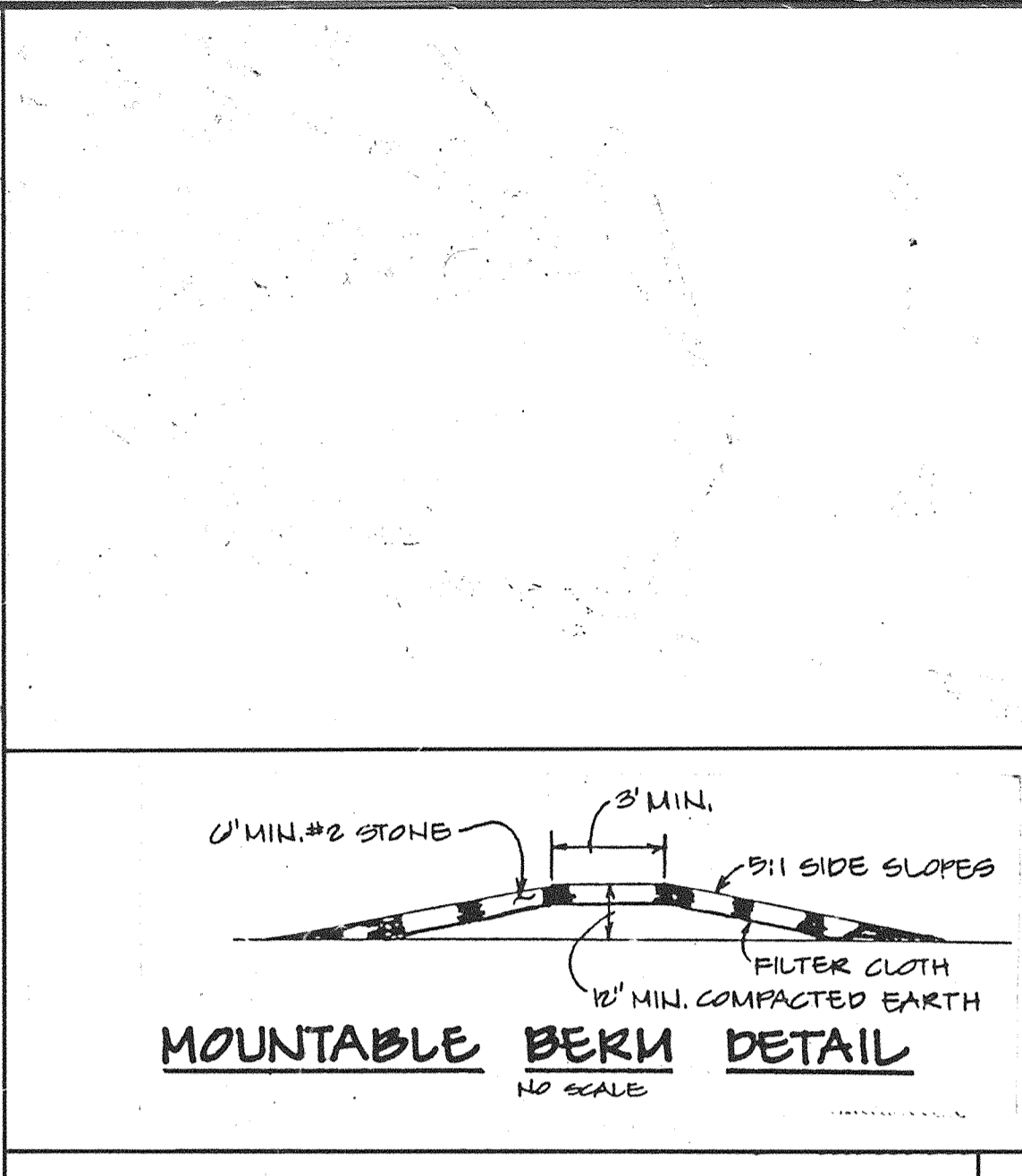
Mulching: Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

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 FOR PERMANENT SEEDINGS (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done where 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: 18.00 Acres ±
 Area Disturbed: 18.00 Acres ±
 Area to be roofed or paved: 4.16 Acres ±
 Area to be vegetatively stabilized: 4.64 Acres ±
 Total Cut: 24,000 Cu. yds
 Total Fill: 24,000 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 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.
- Material Will Be Obtained From A Site With An Approved Sediment Control Plan.

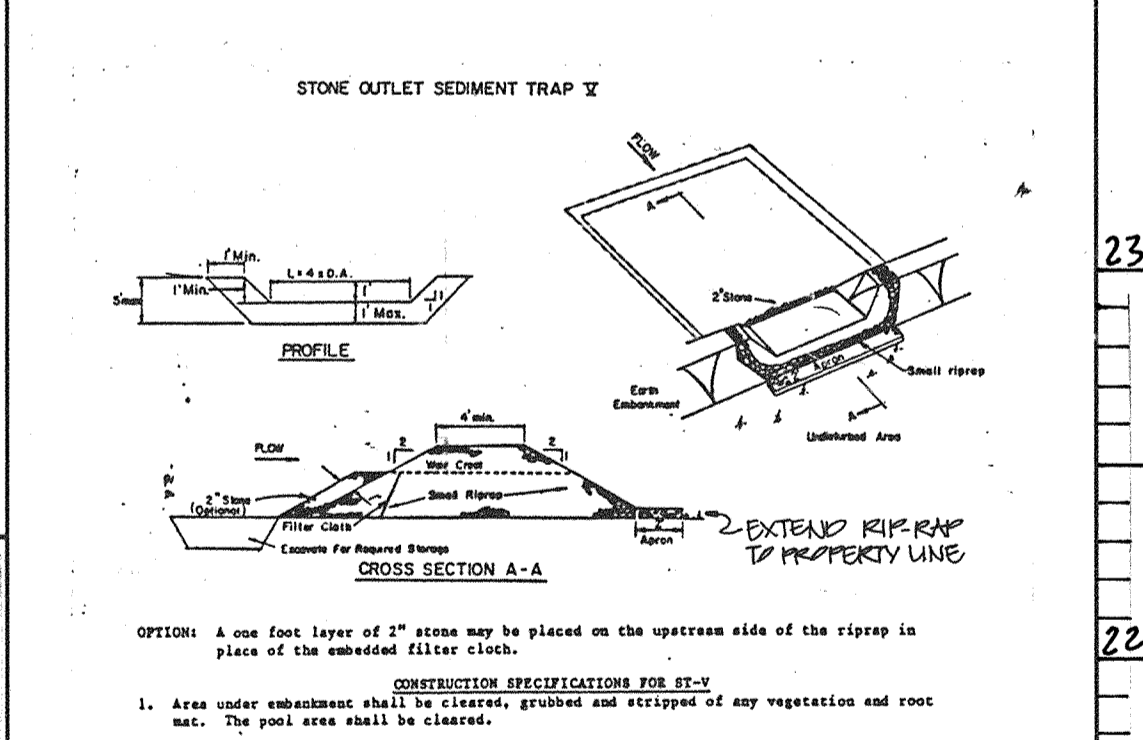
ENGINEER'S CERTIFICATE:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *John J. Steinhilber*
 REG. NO. 4732 DATE: 2-26-88



CONSTRUCTION SPECIFICATIONS

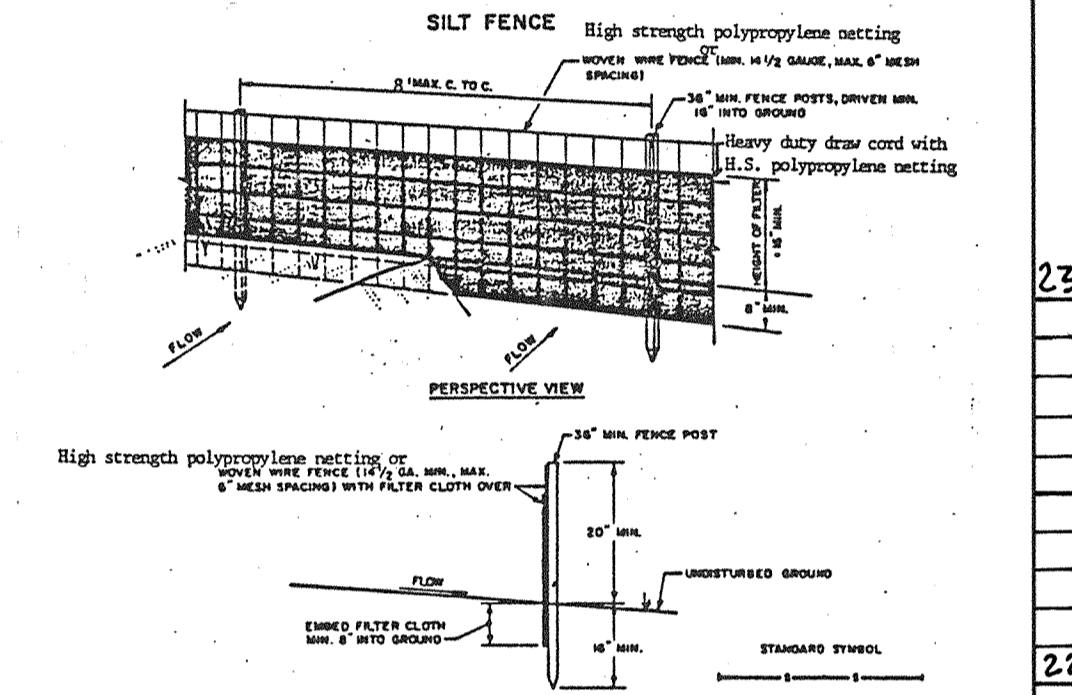
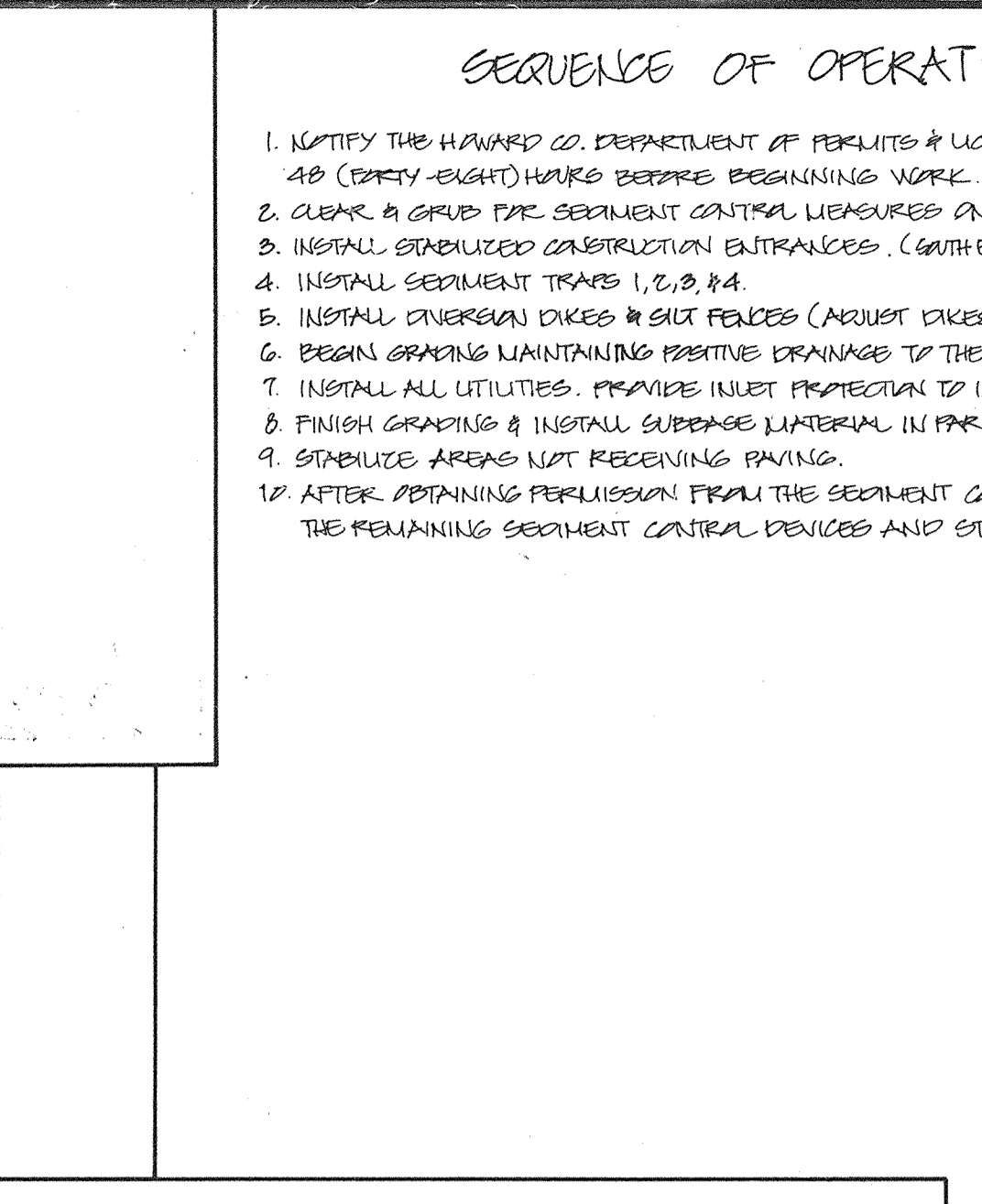
- Stone Size - Use #2 stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 30 ft. (except on a single residence lot where a 30 ft. minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) ft. minimum, but not less than the full 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 Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a manhole 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 cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Wheels 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.



CONSTRUCTION SPECIFICATIONS FOR ST-X

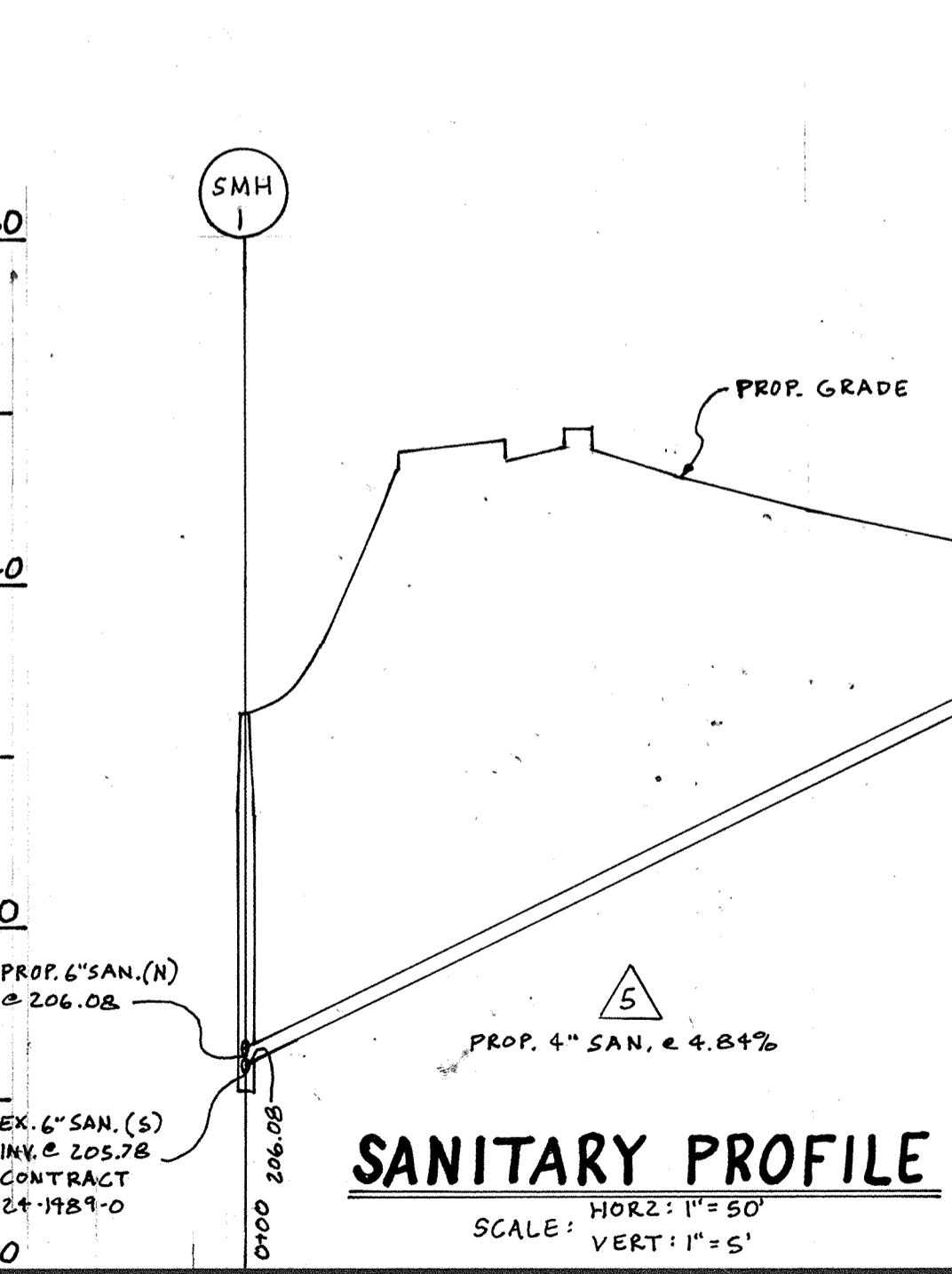
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The spot area shall be cleared.
- The fill material for the embankment shall be free of roots and other woody vegetation as well as corrugated metal, rocks, organic material or other objectionable material. The embankment shall be completed by covering with equipment while it is being constructed.
- All cut and fill slopes shall be 2:1 or flatter.
- The stone used in the outlet shall be small riprap 4-8" along with a 1" thickness of 2" aggregate placed on the up-grade side on the small riprap 2" embedded filter cloth in the riprap.
- 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.
- 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 is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

OWNER/DEVELOPER
 JUNCTION 1 LIMITED PARTNERSHIP
 7840 PARKWAY DRIVE
 SUITE 170
 HANOVER, MARYLAND 21076
 (301) 796-8806



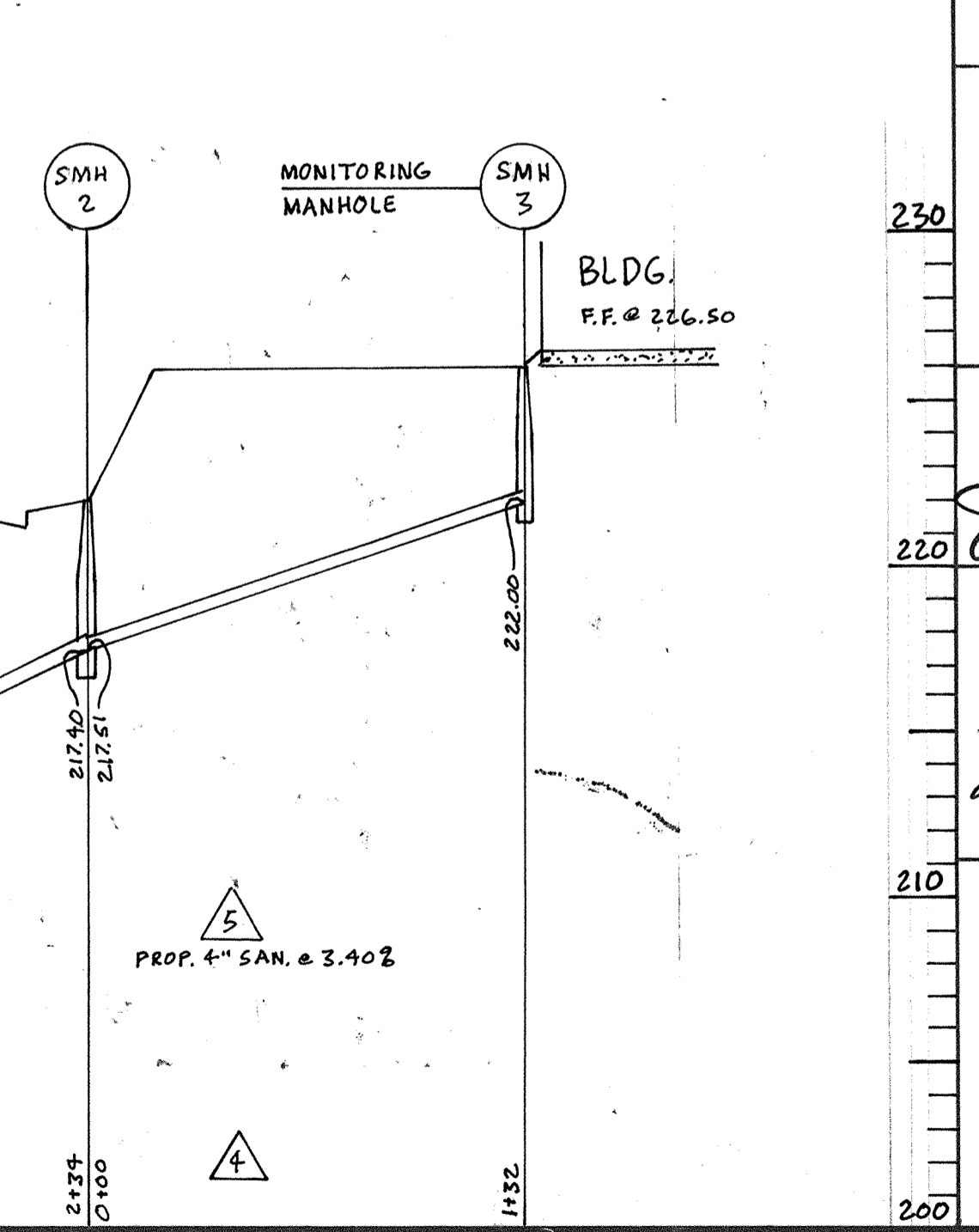
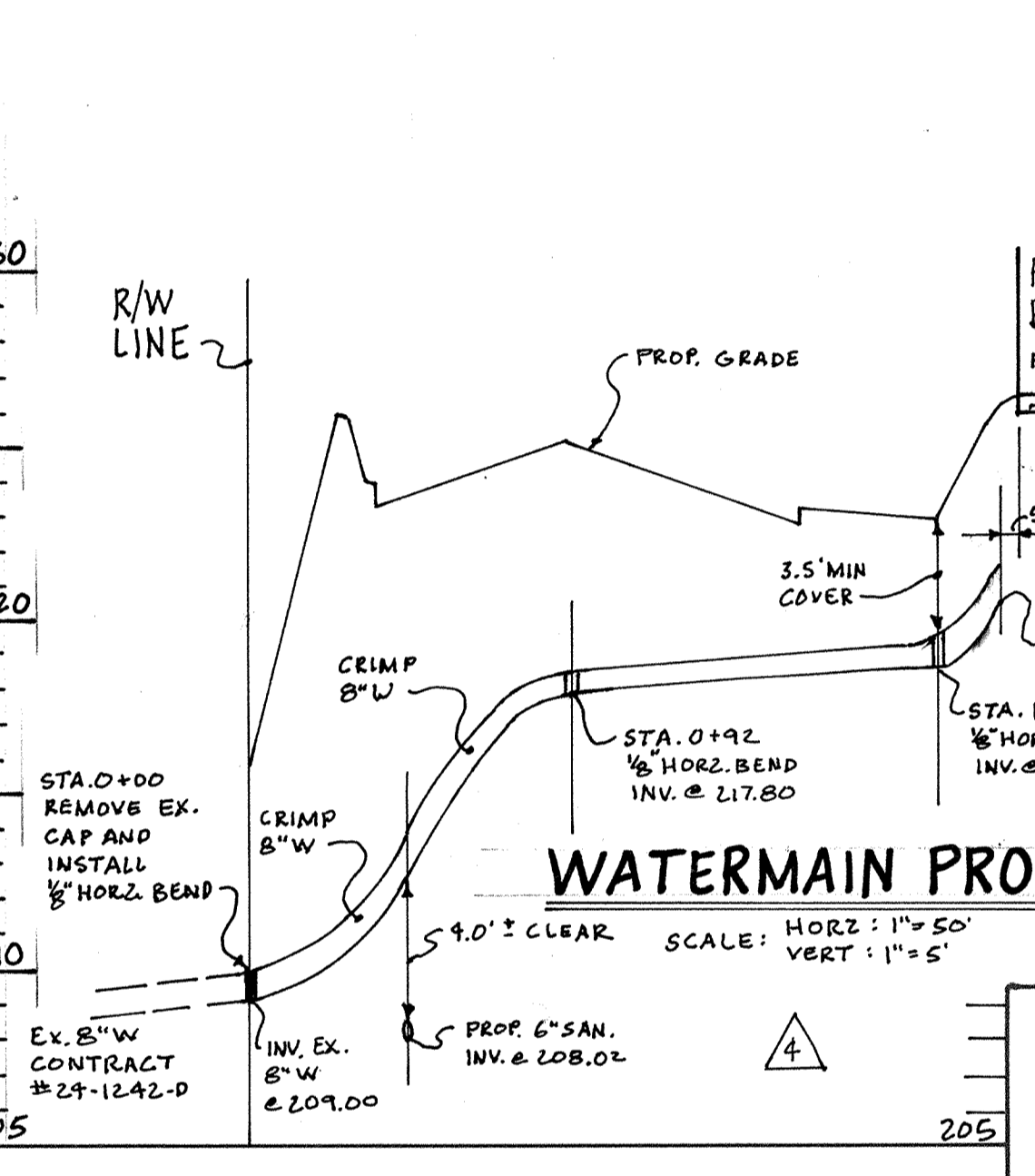
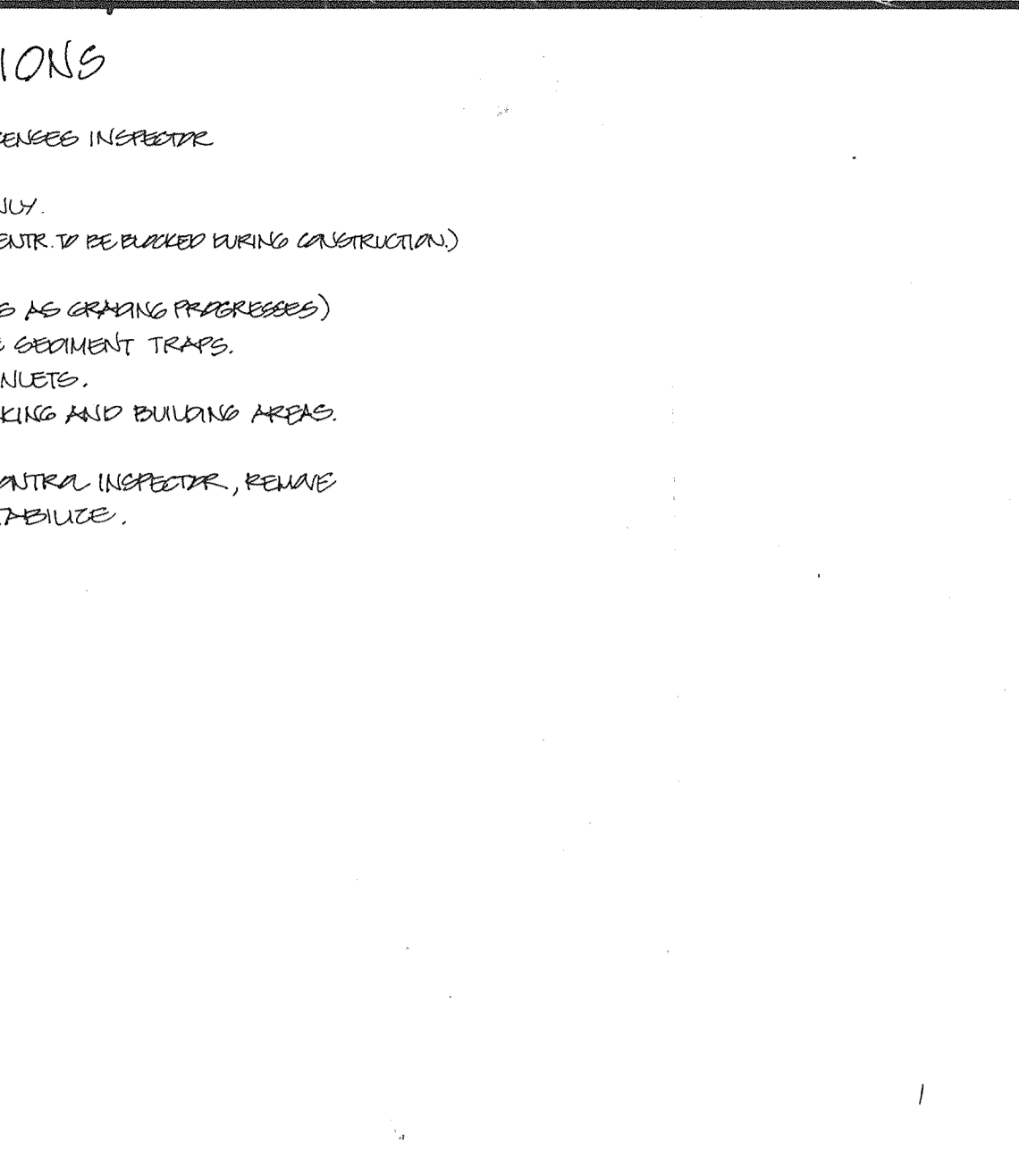
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- High strength polypropylene netting or 1/2" mesh wire fence with 1/2" mesh spacing or 1/2" mesh spacing with filter cloth over.
- Filter cloth to be fastened securely to stone with 1/2" x 1/2" staples.
- High the sections of filter cloth along each other they shall be overlapped by six inches and folded.
- Maintenance shall be performed as needed and material removed when "BAGS" develop in the silt fence.



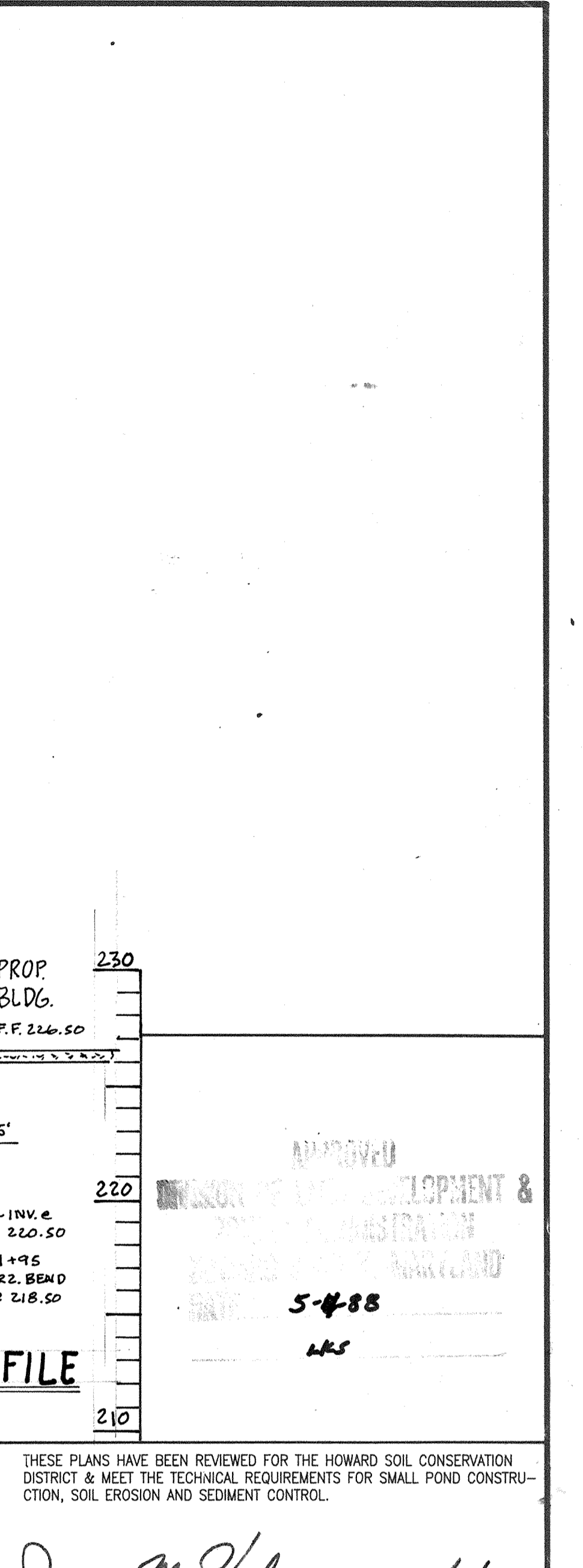
DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Michael E. Myers* DATE: 2-17-88
 NAME: MICHAEL E. MYERS TITLE: GEN'L PARTNER



DESIGNED: PRO
 DRAWN: C.A.H./R.B.M.
 CHECKED: IC

REVISIONS
 REV. TITLE BLOCK
 REV. ADDED SEWER AND WATER MAIN PROFILE
 REV. MAIN PROFILE SMH 5 TO SANH CHANGED FROM 6" TO 4" SAN



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY CONSERVATION DISTRICT & MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

APPROVED: *James M. Helm* 7/12/88
 COUNTY HEALTH OFFICER

APPROVED: *Stephen L. Helm* 7/12/88
 HOWARD SOIL CONSERVATION DISTRICT

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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

APPROVED: *Joyce M. Boyd, M.D.* 7/27/88
 COUNTY HEALTH OFFICER

APPROVED: *Unk* 8.2.11
 DIRECTOR

APPROVED: *Debra J. DeCamp* 7-27-88
 CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

APPROVED: *James M. Helm* 7/2/88
 DIRECTOR

APPROVED: *Michael E. Myers* 7.22.88
 CHIEF BUREAU OF ENGINEERING

SEEDING & EROSION CONTROL PROFILES & DETAILS FOR - PROPOSITION OFFICE WAREHOUSE

THE JUNCTION INDUSTRIAL PARK
 SECTION 2 AREA 1
 PARCELS B-1
 A RESUBDIVISION OF PARCELS D E E
 HOWARD CO., MD. (PAT # 7144)
 SCALE: 1" = 50'

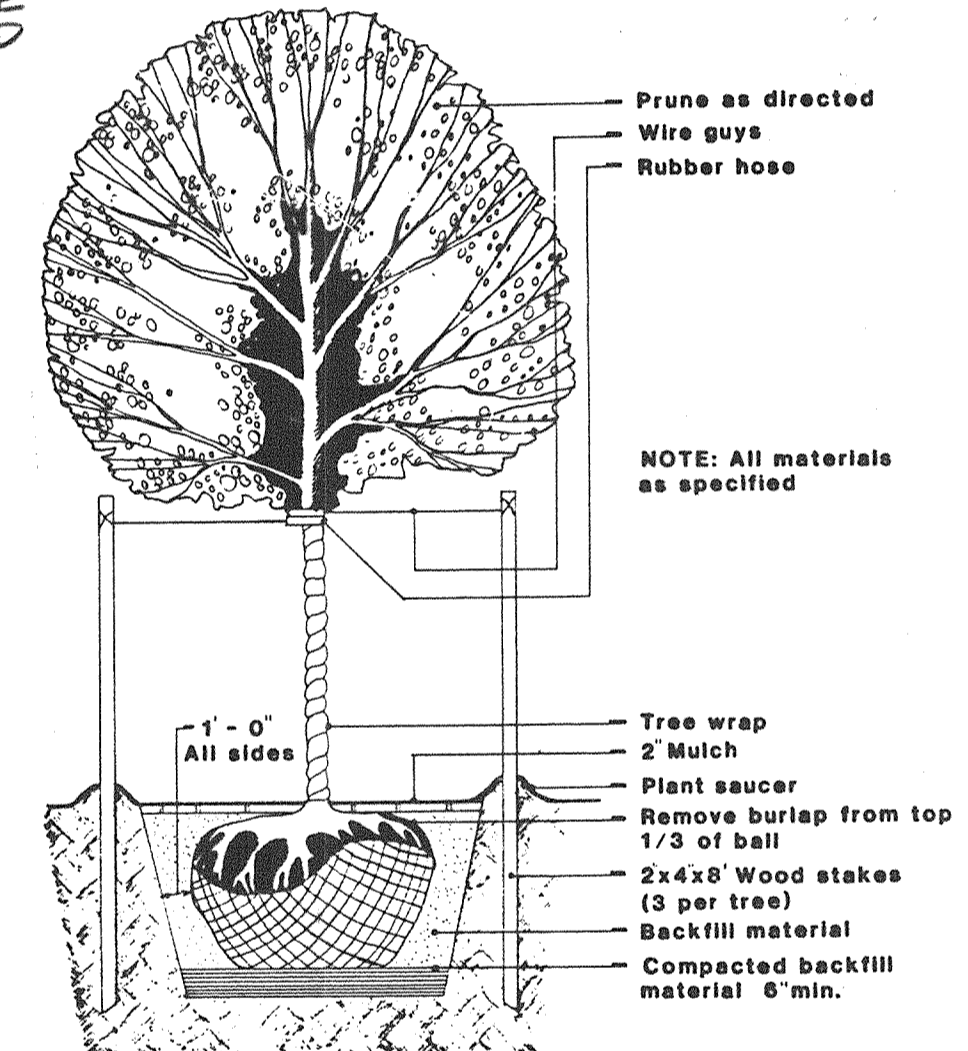
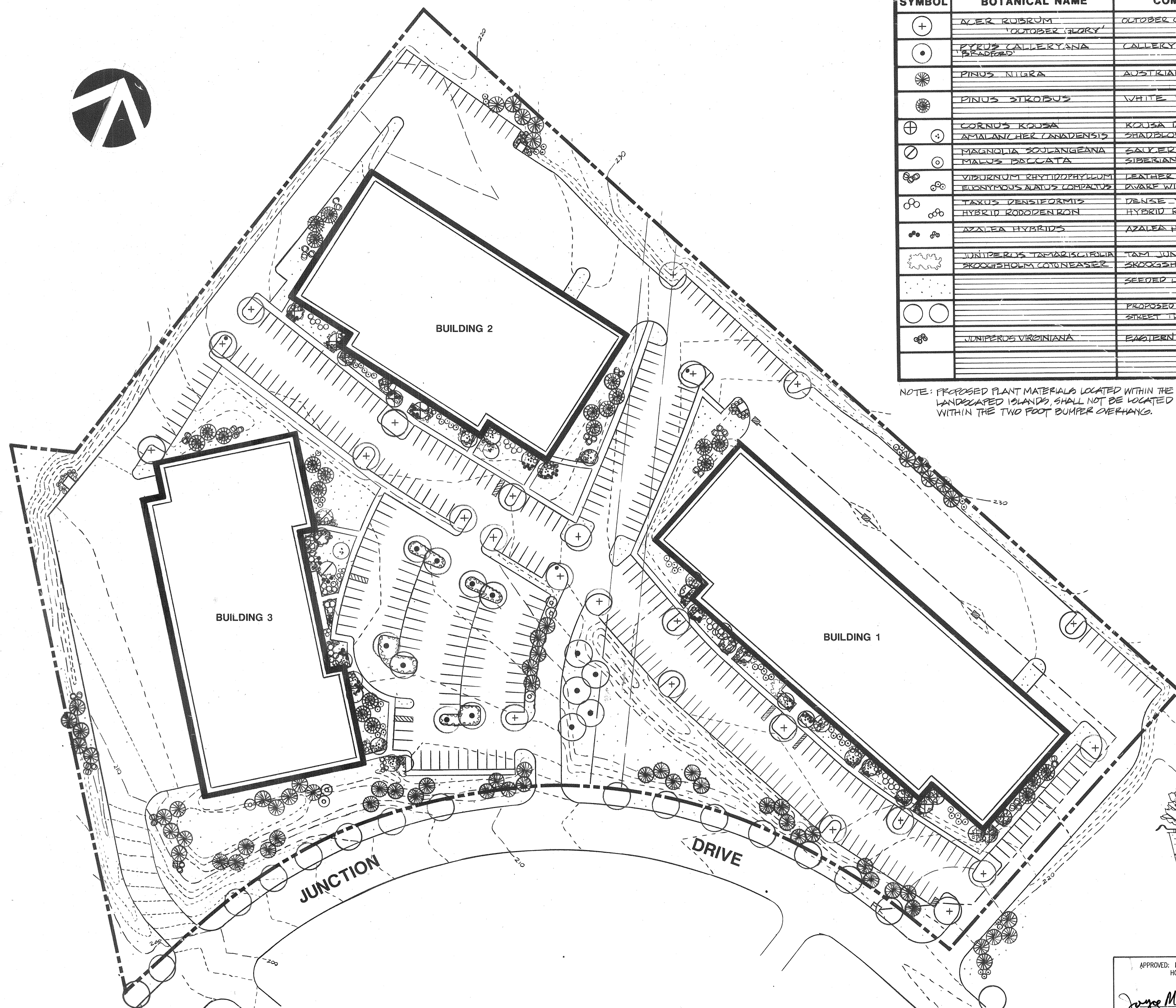
PARCEL: 47
 ELEC. DIST: G
 DATE: FEB. 22, 1988

SDP 88-149

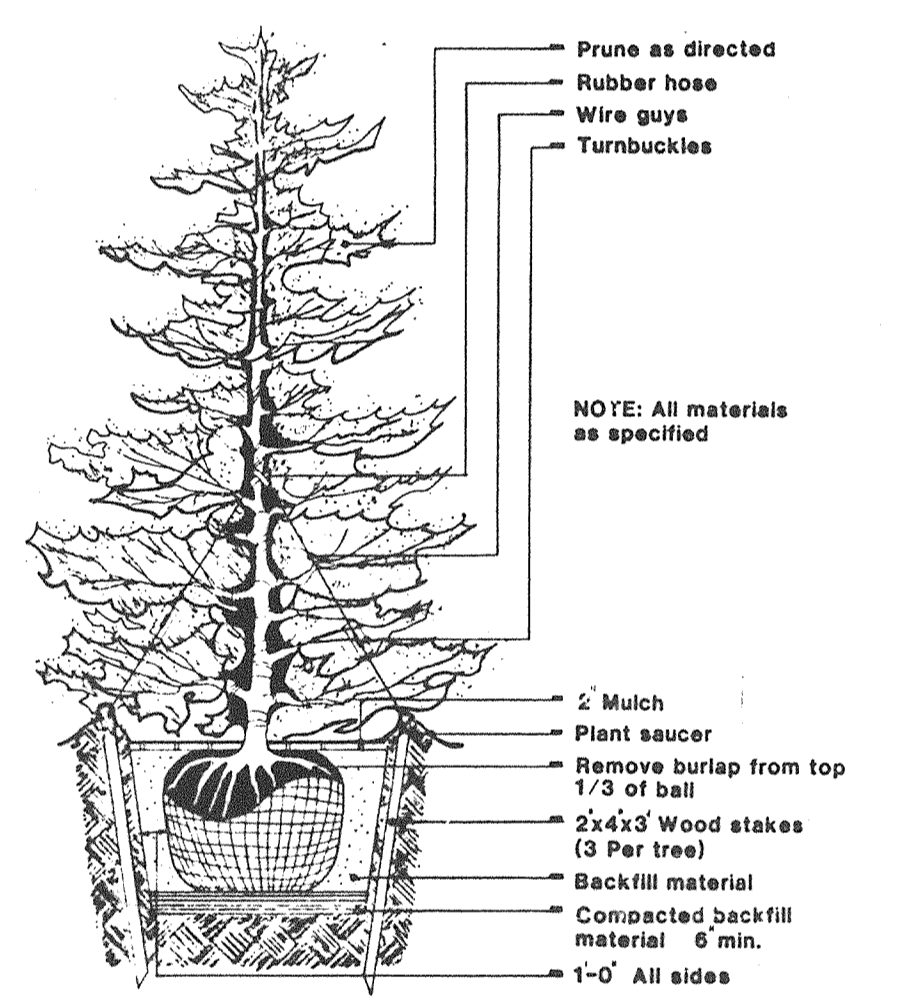
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT.	HEIGHT	SPREAD	CALIPER	B&B	GENERAL COMMENTS
+	ALER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	84	14-16'	8-10'	3-3 1/2"	YES	SPECIMEN
○	PYRUS CALLERYANA "BRADSHAW"	CALLERY PEAR	18	14-16'	8-10'	3-3 1/2"	YES	SPECIMEN
⊗	PINUS NIGRA	AUSTRIAN PINE	65	7-9'	4-5'	—	YES	SPECIMEN
⊗	PINUS STROBUS	WHITE PINE	12	7-9'	4-5'	—	YES	SPECIMEN
⊕	CORNUS KOUSA	KOUSA DOGWOOD	12	8-10'	4-5'	—	YES	SPECIMEN
⊕	AMALANTHERA CANADENSIS	SHADBLOW SERVICEBERRY	12	8-10'	4-5'	—	YES	SPECIMEN
⊖	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	12	8-10'	4-5'	—	YES	SPECIMEN
⊖	MALUS BACCATA	SIBERIAN CRABAPPLE	0	6-8'	5-6'	2-2 1/2"	YES	SPECIMEN
⊗	VIBURNUM RHYTIDOPHYLLUM	LEATHER LEAF VIBURNUM	110	2-2 1/2'	2-2 1/2'	—	YES	SPECIMEN
⊗	EUCONYMIUS ALATUS COMPACTUS	DWARF WINGED EUCONYMIUS	100	2-2 1/2'	2-2 1/2'	—	YES	SPECIMEN
⊗	TAXUS DENSIFORMIS	DENSE YEW	135	18-24"	18-24"	—	CONT.	SPECIMEN
⊗	HYBRID RHODODENDRON	HYBRID RHODODENDRON	200	18-24"	18-24"	—	YES	SPECIMEN
⊗	AZALEA HYBRIDS	AZALEA HYBRIDS	200	18-24"	18-24"	—	CONT.	SPECIMEN
⊗	JUNIPERUS TAMARISCIFOLIA	TAM JUNIPER	400	—	15-18"	—	CONT.	SPECIMEN
⊗	SPROCKSHOLM COTONEASTER	SPROCKSHOLM COTONEASTER	200	—	15-18"	—	CONT.	SPECIMEN
		SEEDED LAWN AREA						
		PROPOSED PIN OAKS IN STREET TREE PROGRAM						
⊗	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	350	5-4'	18-24"	—	YES	SPECIMEN - TO BE LOCATED AROUND DUMPER PAD

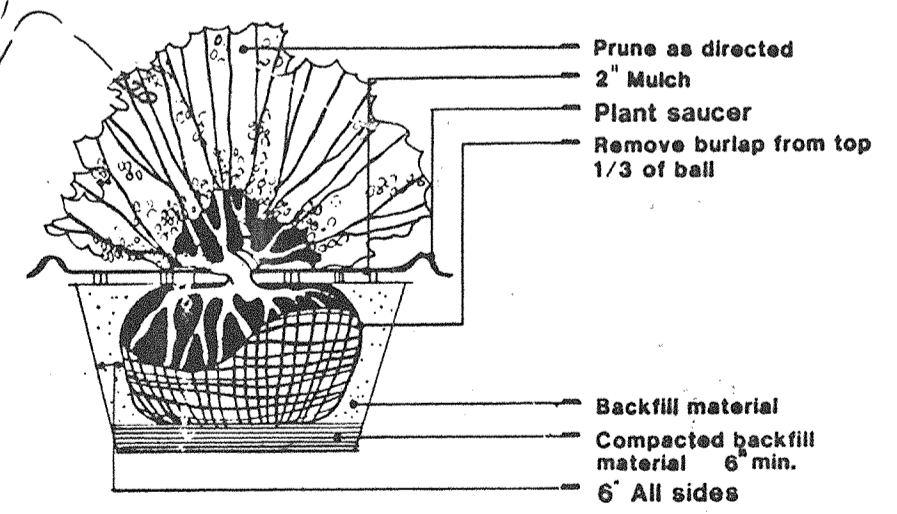
NOTE: PROPOSED PLANT MATERIALS LOCATED WITHIN THE LANDSCAPED ISLANDS, SHALL NOT BE LOCATED WITHIN THE TWO FOOT BUMPER OVERHANGS.



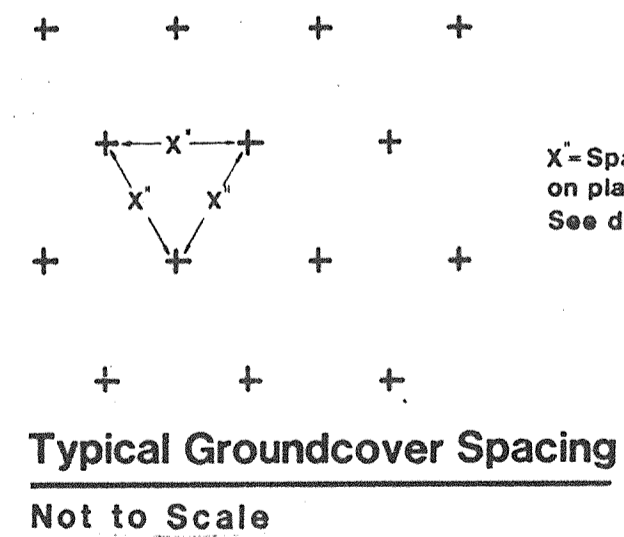
Typical Deciduous Tree Planting Detail
Not to Scale



Typical Evergreen Tree Planting Detail
Not to Scale



Typical Shrub Planting Detail
Not to Scale



Typical Groundcover Spacing
Not to Scale

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

James M. Boyd M.D. / 8/88 7/27/88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

W. J. ... 8.3.88
DIRECTOR DATE

Frank V. ... 7-22-88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

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

James ... 7/21/88
DIRECTOR DATE

William ... 7-20-88
CHIEF BUREAU OF ENGINEERING DATE

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

Stephen ... 7/12/88
APPROVED: HOWARD SOIL CONSERVATION DISTRICT DATE

PLAN NUMBER

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

James M. Helm 7/12/88
U.S. SOIL CONSERVATION SERVICE DATE

DATE: 2/22/88	DESIGNED: CTE
DRAWN: CTE	CHECKED: TH
PROJECT NO:	DATE: 2/22/88
SCALE: 1"=50'	SHEET 6 OF 6

LANDSCAPE DESIGN: MCKENNA ENTERPRISES 912 SPRINGFIELD DRIVE EXTON, PA 19341

OWNER: JUNCTION I LIMITED PARTNERSHIP 7240 PARKWAY DRIVE SUITE 170 HANOVER MARYLAND 21076

PROJECT: THE JUNCTION INDUSTRIAL PARK 6th ELECTION DISTRICT HOWARD CO. MARYLAND SECTION 2 AREA 1 PARCEL 2 RESUBDIVISION OF PARCELS D16 (PLAT 7144)

TITLE: LANDSCAPE PLAN

REV. TITLE BLOCK

Michael E. Myers 2.6.12.1988
MICHAEL E. MYERS GEN'L ENGINEER