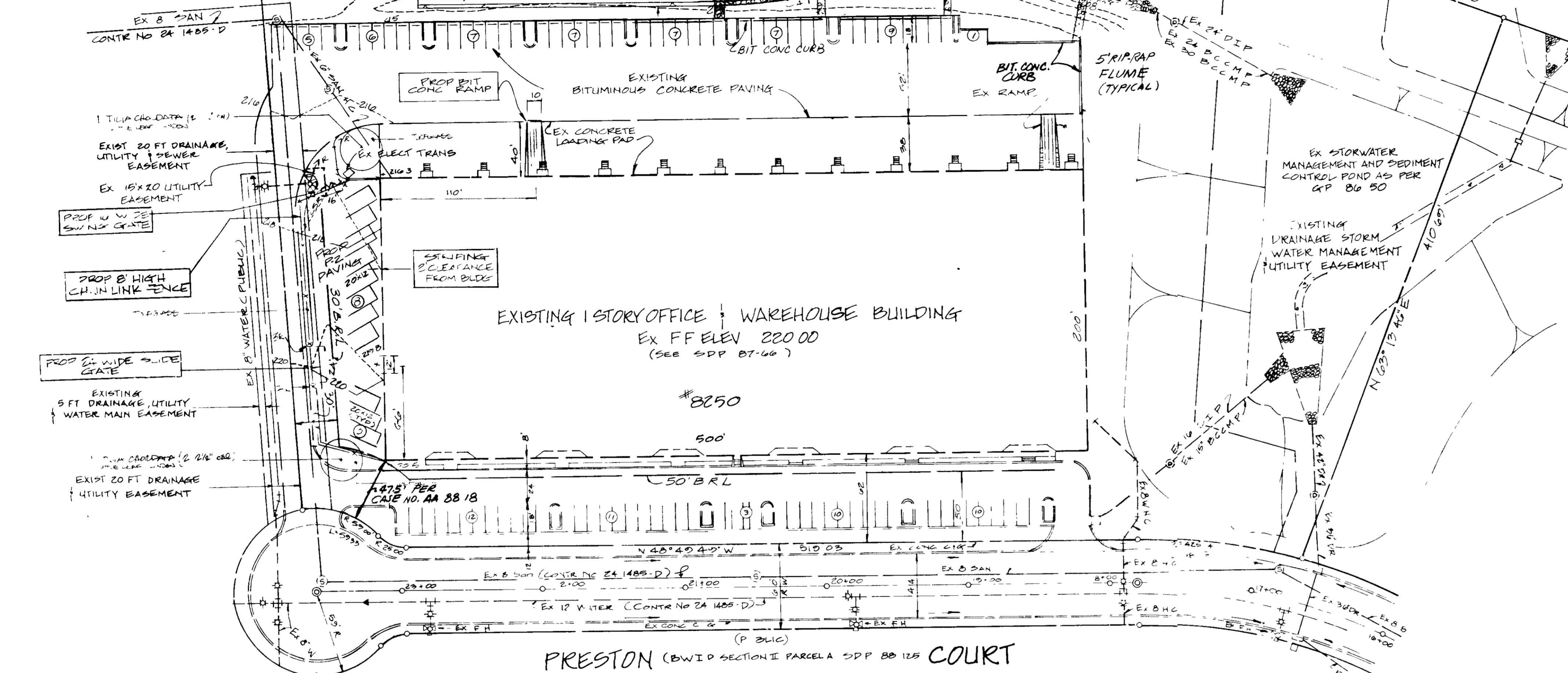
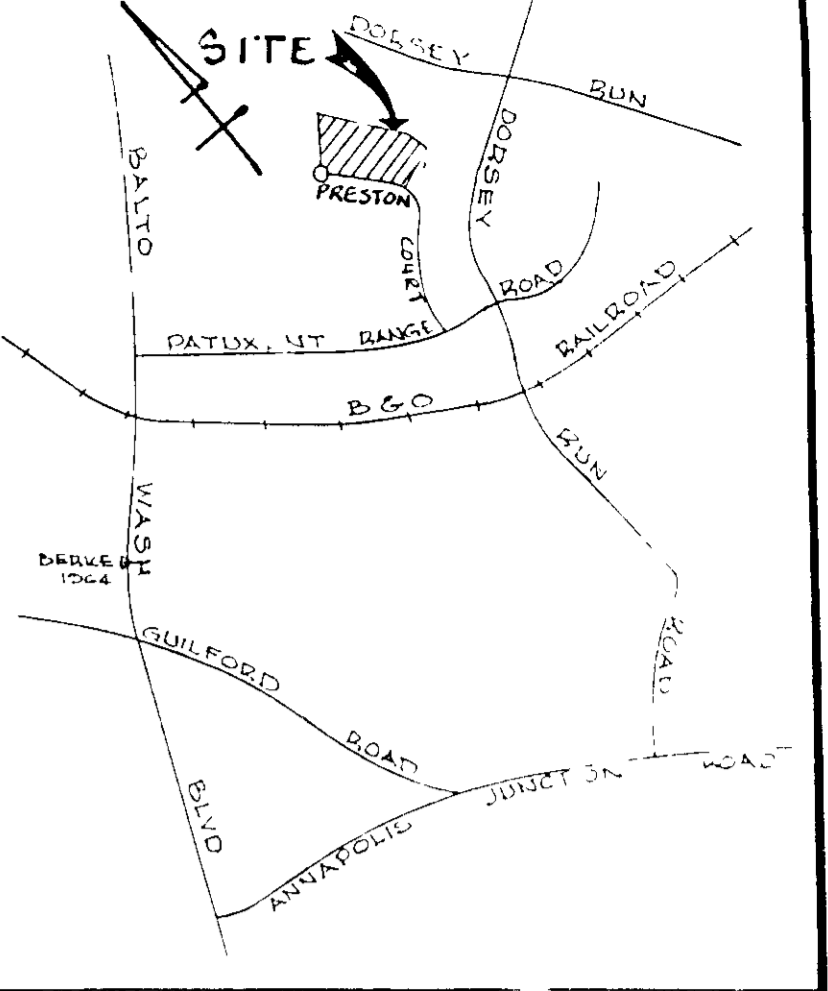
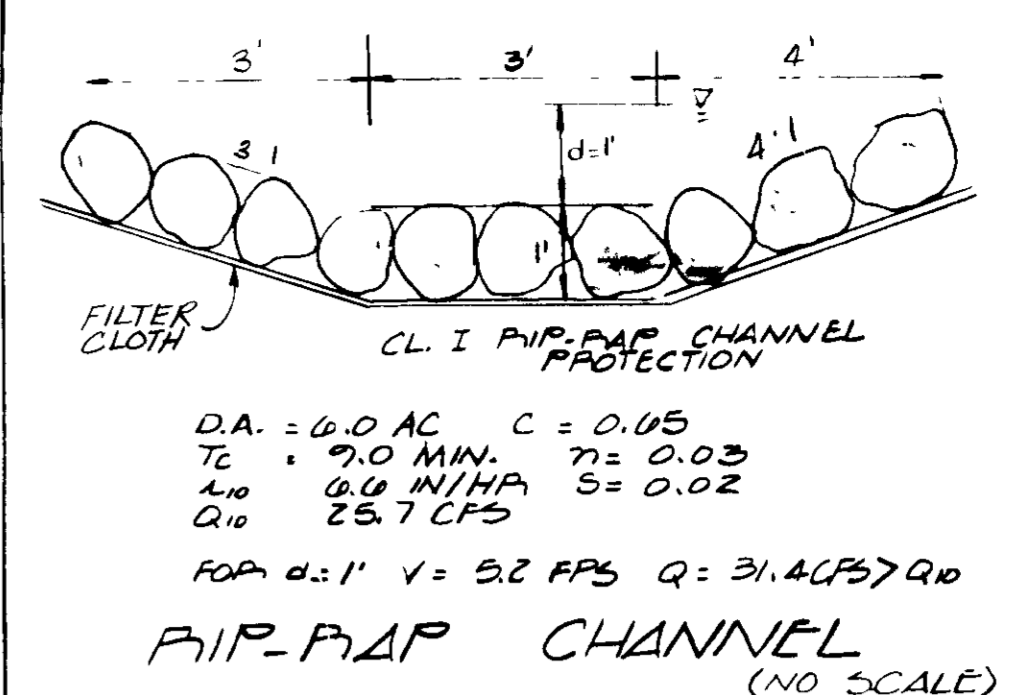
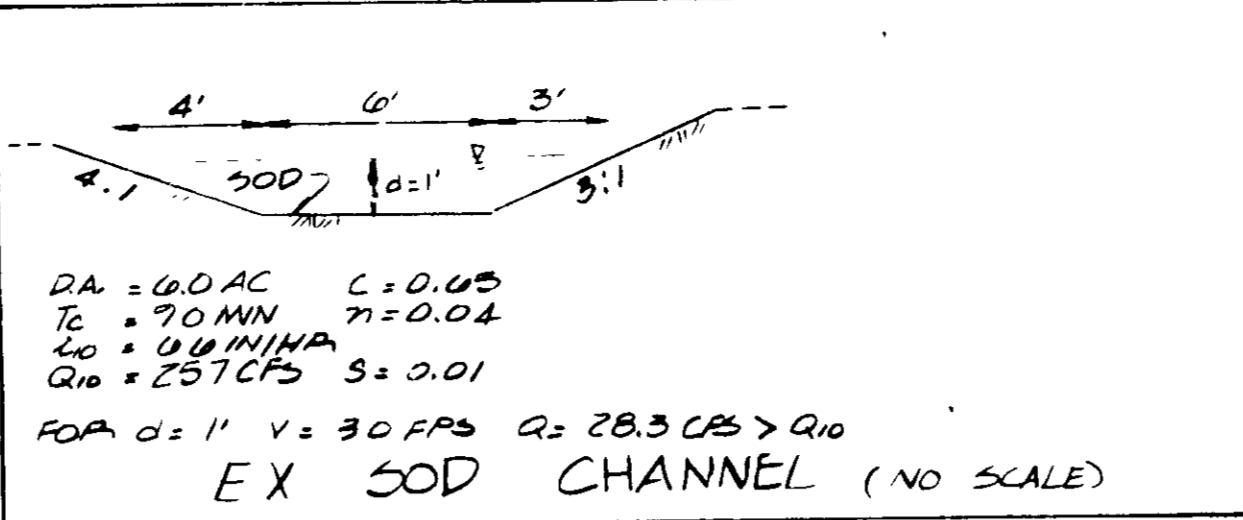


BWIP
SECT 2 PARCEL B
ZONED M-2
PLAT 6924



BWIP SECTION II LOT D
 ZONED M-2
 JOSEPH J HOCK, INC
 S.D.P. 86-205

VICINITY MAP
 SCALE 1"=200'
 COORDINATES SHOWN HEREON ARE BASED ON
 PLANE COORDINATES MARYLAND STATE GRID
 SYSTEM BEING AZIMUTH MARK 1964
 N 477,009.34
 E 854,187.93

- GENERAL NOTES**
- SITE ANALYSIS
 - Area of Parcel 8,886 sq ±
 - Present Zoning M-2
 - Proposed Use Office and Warehousing Speculative Building
 - Building Area 100,000 s.f.
 - Parking Tabulations

Office Use	102 = 10,000 s.f. = 200 s.f./p. = 50 p.s.
Warehouse Use	902 = 90,000 s.f. = 2000 s.f./p.s. = 45 p.s.
	Total 95 p.s.
 - Parking Provided

Existing	9' x 18' (min) park or space	9 p.s.
	12' x 18'	1 p.s.
	18' x 20'	1 p.
Proposed	12' x 20'	11
		Total 106 p.s.
 - S. Coverage

Site Area	387,074 s.f. (100%)
Building Area	100,000 s.f. (26%)
Parking, Walks, Drive	97,240 s.f. (25%)
Vegetated Area	189,834 s.f. (49%)
 - Parking and Driveways Area 52,130 s.f. (13.4%)
 *Under a 15' x 15'
 - PUBLIC UTILITIES
 *Sewer, Water, and Sanitary Sewer exist to serve this site (Contract No. 24-1485-D)
 - STORMWATER MANAGEMENT
 Stormwater Management for this site is provided by regional stormwater management facility construction under CP 86-50.
 - SEE S.D.P. 87-66 TOP 1/11, APPROVED LANDSCAPE PLAN FOR THE BALTIMORE-WASHINGTON INDUSTRIAL PARK LOT PLANNING AND EXHIBIT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

- NOTE SUPPLEMENTAL TO S.D.P. 87-66 FOR THE FOLLOWING IMPROVEMENTS.**
- Construct paving and fencing for 11 additional parking places at west end of existing building.
 - Construct bituminous concrete ramp at rear loading dock approximately 110 feet from west building line.
 - STABILIZE REAR DRAINAGE SWALE.

- GENERAL CONSTRUCTION NOTES**
- All construction shall be accomplished in accordance with Howard County's "Standard Details and Specifications", as amended.
 - All damage to public right-of-way areas to include existing curb and gutter, paving and utilities, shall be restored at Contractor's expense.
 - Contractor shall contact "Miss Utility" at 1-800-268-2868 prior to start of any construction.
 - Developer or Contractor shall contact Howard County Construction Inspection Division, 797-2610, a minimum of 48 hrs. before start of construction.

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
C	8850 PRESTON COURT

SUBDIVISION NAME	SEC./AREA	LOT/ PARCEL NO.
BWIP	SECT 2	PARCEL 'C'

PLAT NO	BLOCK NO	ZONE	TAX MAP	ELECT DIST	LENGTH	WALK
6923	2	M-2	48	6	60'64"	

WATER COVE	SEWER COVE
B 02	300' x 60"

APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE 3-31-88

D.S. RMD

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

James J. ...
 DATE 6-14-89

...
 DATE 4-13-88

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

Joseph ...
 DATE 6-15-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

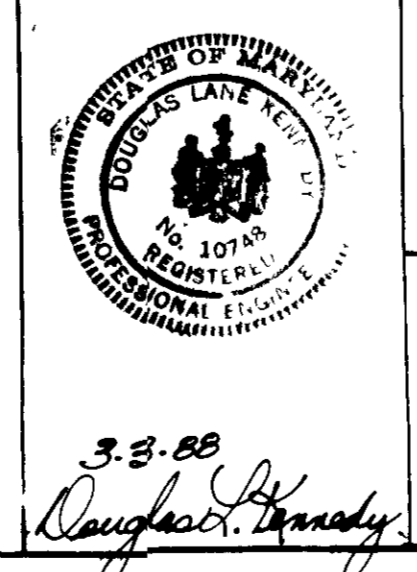
...
 DATE 6-26-88

...
 DATE 4/10/88

(301) 484-0963

KCW Consultants, Inc.
 Civil Engineers and Land Surveyors

1777 Reisterstown Road
 Commerce Centre, Suite 175
 Baltimore, Maryland 21208



DEVELOPER:
 PRESTON COURT LIMITED PARTNERSHIP
 301 PENNSYLVANIA AVENUE, S.E.
 WASHINGTON, D.C. 20036
 (202) 547-1331
 ATTN: NEIL McMAHON

OWNER:
 PRESTON COURT LIMITED PARTNERSHIP
 301 PENNSYLVANIA AVENUE, S.E.
 WASHINGTON, D.C. 20036
 LIBER 1573/328

SITE DEVELOPMENT PLAN PARKING LOT ADDITION TO S.D.P. 87-66

"BALTIMORE - WASHINGTON INDUSTRIAL PARK" SECTION II PARCEL 'C'

SCALE 1"=50'

FEBRUARY 22, 1988

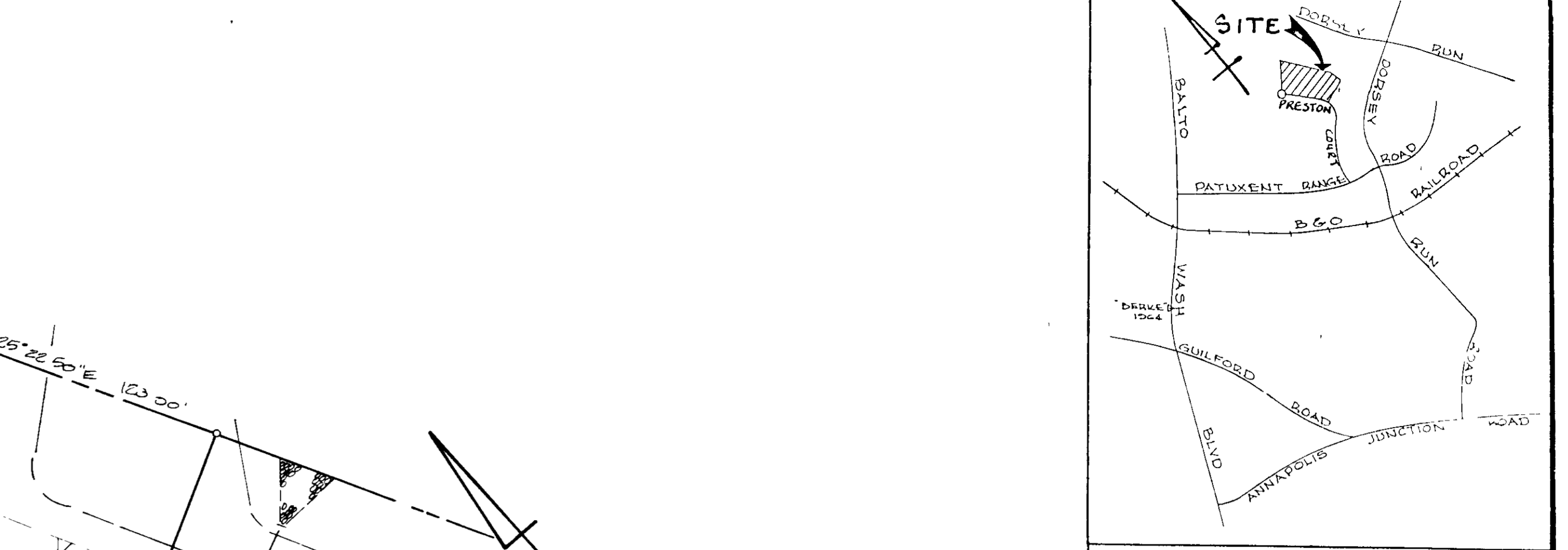
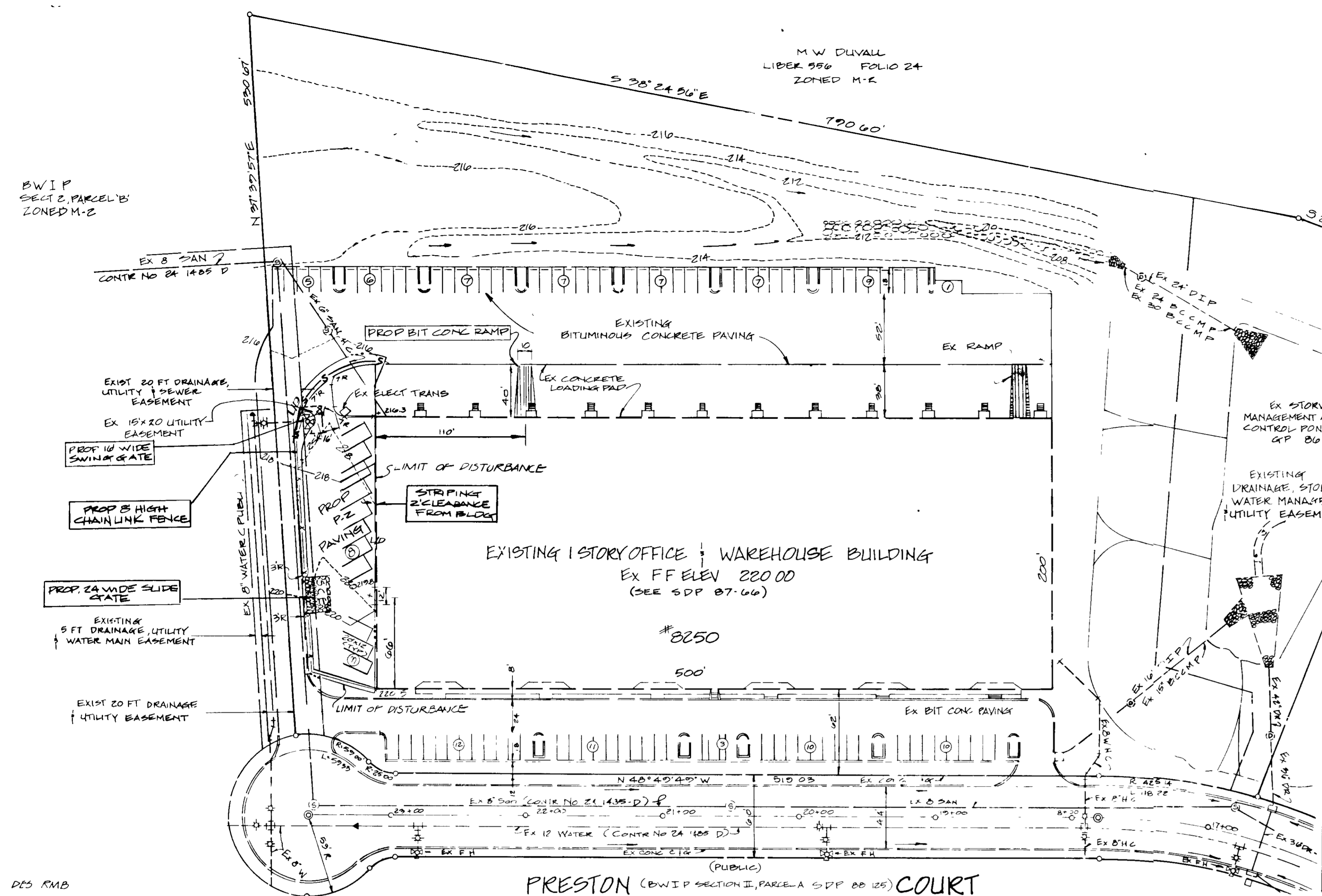
6TH ELECTION DISTRICT TAX MAP NO 48

HOWARD COUNTY, MARYLAND

SHEET NO. 1 OF 2

S.D.P. 88-155

SDP-88-155



VICINITY MAP
SCALE 1"=2000'
COORDINATES SHOWN HEREON ARE BASED ON PLANE COORDINATES MARYLAND STATE FIELD SYSTEM BERKE AZIMUTH MARK 1904
N 477,000.04
E 804,187.55

SEDIMENT CONTROL NOTES

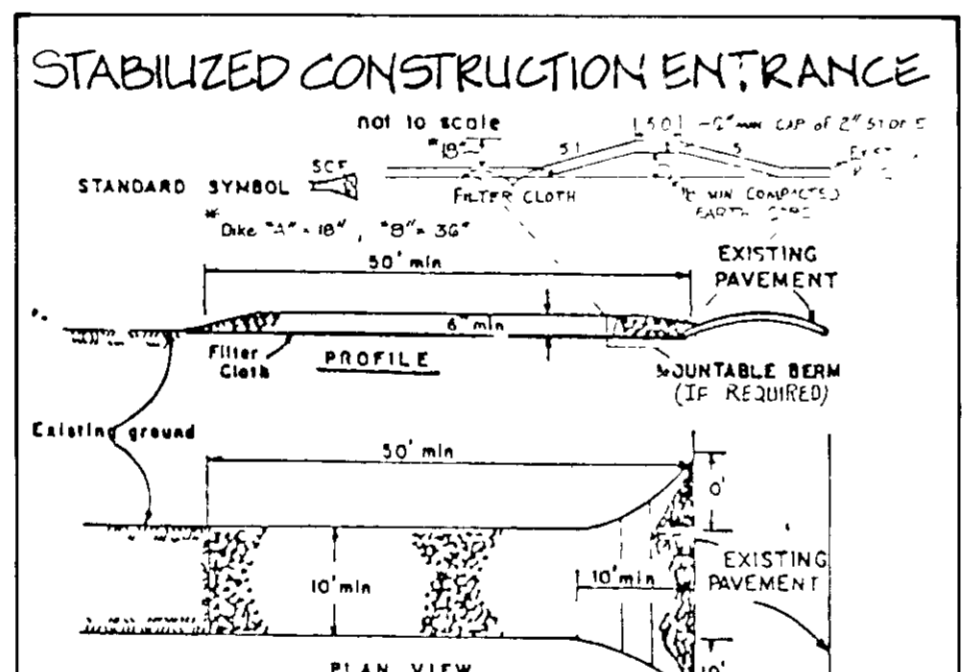
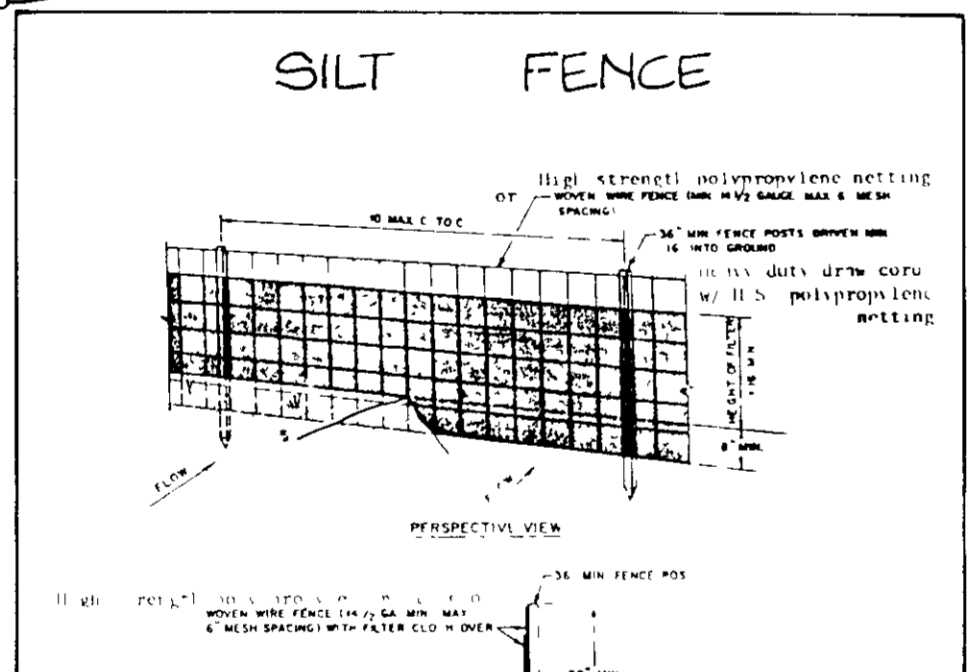
- A minimum of 24 hours notice shall be given to the District Office of Inspection and Permit a week in advance of any construction. (892-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 HARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION CONTROL SYSTEM CONTROL.
- Following initial soil disturbances or restorations, permanent or temporary stabilization shall be completed within 7 calendar days for all perimeter sediment control structures, ditches, per meter slopes and all slopes greater than 3:1. In days 7 to 14, all disturbed or graded areas on the site shall be stabilized.
- All sediment control structures shall be installed in accordance with the HOWARD COUNTY OFFICE MANUAL, Storm Drainage.
- All disturbed areas must be stabilized with the practices specified above in accordance with the 1983 HARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION CONTROL SYSTEM CONTROL. (See 511 and 512) Temporary stabilization shall be in place until permanent stabilization is completed. All stabilization practices shall be done when recommended seeding dates do not allow for a permanent stabilization and establishment of grasses.
- All sediment control structures are to remain in place until the site is in a permanent condition. If the structures are removed, the HOWARD COUNTY OFFICE OF INSPECTION AND PERMIT shall be notified in advance. If the structures are removed, the HOWARD COUNTY OFFICE OF INSPECTION AND PERMIT shall be notified in advance.
- Site Analysis:
Total Area of Site: 1.0000 ac
Area Disturbed: 0.5000 ac
Area to be stabilized: 0.5000 ac
To A: 1.0000 ac
Office water/borrow area location: NONE
- Any sediment control practice which is disturbed by site activities for movement of utilities must be replaced to the original condition. If the structures are removed, the HOWARD COUNTY OFFICE OF INSPECTION AND PERMIT shall be notified in advance.
- Additional sediment controls must be provided, if deemed necessary by the HOWARD COUNTY DPW sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other notification or grading inspection approvals may not be substituted until this initial approval by the inspection agency is made.

SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Department of Public Works Sediment Control Inspector at least 48 hours prior to the start of any construction.
- Install sediment control measures as specified on this approved plan.
- With permission of the Sediment Control Inspector, grade site to proposed grades established on Site Development Plan at 1 of 2.
- Stabilize all inactive or disturbed areas.
- Construct proposed swale, parking area, etc., in accordance with approved plans.
- Fine grade site and permanently stabilize all disturbed areas.
- Upon stabilization of all disturbed areas, and with permission of the Sediment Control Inspector, remove all remaining sediment control devices.

LEGEND

- TEMPORARY STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- L/D LIMITS OF DISTURBANCE
- SILT FENCE



PERMANENT SEEDING NOTES

Seeding Preparation - Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments - Use one of the following as follows:

- 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. All time of seeding, apply 600 lbs. per acre 30-0-0 urea 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 (28 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 31 seed with 80 lbs. per acre of 100% Kentucky 31 tall fescue. For the period May 1 thru July 31 seed with 80 lbs. Kentucky 31 tall fescue per acre of well anchored straw which shall be applied as soon as possible to the surface. During the period of October 1 thru January 31 seed with 2 tons per acre of well anchored straw which shall be applied as soon as possible to the surface. During the period of February 1 thru April 30 seed with 2 tons per acre of well anchored straw which shall be applied as soon as possible to the surface.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of approved small grain straw immediately after seeding. Anchor which immediately after application using mulch anchoring tool or 2 1/2 inch x 1/2 inch x 1/2 inch x 1/2 inch of unbleached canvas on flat areas. On slopes 3:1 or higher, use 3/4 inch x 1/2 inch x 1/2 inch x 1/2 inch of anchoring.

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

TEMPORARY SEEDING NOTES

Seeding Preparation - Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments - Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

Seeding - For periods March 1 thru April 30 and from August 1 thru May 15 seed with 7 1/2 lbs. per acre of annual ryegrass (2 1/2 lbs./1000 sq. ft.). For the period May 1 thru August 31 seed with 10 lbs. per acre of annual ryegrass (2 1/2 lbs./1000 sq. ft.). For the period September 1 thru February 28 protect site by applying 2 tons per acre of well anchored straw which shall be applied as soon as possible to the surface. For the period of March 1 thru April 30 seed with 2 tons per acre of well anchored straw which shall be applied as soon as possible to the surface.

Mulching - Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of approved small grain straw immediately after seeding. Anchor which immediately after application using mulch anchoring tool or 2 1/2 inch x 1/2 inch x 1/2 inch x 1/2 inch of unbleached canvas on flat areas. On slopes 3:1 or higher, use 3/4 inch x 1/2 inch x 1/2 inch x 1/2 inch of anchoring.

APPROVED
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: 3-31-88

CONSTRUCTION SPECIFICATIONS

- Stone Size - Use 2" stone or reclaimed or new, all concrete requires 1" length - as required, but not less than 90% (unless in a size of 1/2" or larger, use a 2" minimum length would apply).
- Supports - No. less than six (6) inches.
- Width - Ten (10) ft. in width. Top edge shall be 1/2" above the ground surface or as shown on the plan.
- Filter Cloth - Shall be placed over the top and bottom of the stone. It shall be secured to the stone by the use of staples or wire.
- Surface Layer - All surface water flowing or diverted through the structure shall be directed across the surface. If piping is incorporated, a surface with 5% slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto the roadway. This may involve use of the pressure wash or additional stone as may be required. All sediment spilled, dropped, washed or tracked onto public right-of-way shall be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance upon public right-of-way. Hand 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.

TEMPORARY SEEDING NOTES

Seeding Preparation - Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments - Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

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Mulching - Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of approved small grain straw immediately after seeding. Anchor which immediately after application using mulch anchoring tool or 2 1/2 inch x 1/2 inch x 1/2 inch x 1/2 inch of unbleached canvas on flat areas. On slopes 3:1 or higher, use 3/4 inch x 1/2 inch x 1/2 inch x 1/2 inch of anchoring.

CERTIFICATION BY THE DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND PLANS FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION WHICH BECAME A PART OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENCIES AS ARE DEEMED NECESSARY.

James S. Kane
JAMES S. KANE LIMITED PARTNERSHIP
DATE: 3-10-88

Douglas R. Kennedy, P.E.
DOUGLAS R. KENNEDY, P.E. CONSULTANTS, INC.
DATE: 3-03-88

J. Helms, Jr.
CONSTRUCTION DISTRICT
DATE: 4/12/89

Robert J. Zehn
HOWARD COUNTY SOIL CONSERVATION DISTRICT
DATE: 4/12/89

PREVIOUS RELATED PLANS F-86-210
S.D.P. 87-66
AA 88-18

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
C	8250 PRESTON COURT

SUBDIVISION NAME	SEC./AREA	PARCEL NO.
BWIP	SECT 2	PARCEL C

PLAT NO.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	ENG. DIST.
6923	2	M-2	4B	6	6764

WATER CODE	SEWER CODE
B 02	300.000

DATE	NO.	REVISION DESCRIPTION

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

James S. Kane
DATE: 6-15-88

Robert J. Zehn
DATE: 6-13-88

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

James S. Kane
COUNTY HEALTH OFFICER
DATE: 6-15-88

APPROVED
HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Robert J. Zehn
DATE: 6-13-88

James S. Kane
DATE: 6-13-88

(301) 484-0963

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Center, Suite 175
Baltimore, Maryland 21208

DEVELOPER:
PRESTON COURT LIMITED PARTNERSHIP
801 PENNSYLVANIA AVENUE, S.E.
WASHINGTON, D.C. 20036
(202) 547-1531
ATTN: NEIL McMAHON

OWNER:
PRESTON COURT LIMITED PARTNERSHIP
801 PENNSYLVANIA AVE., SE
WASHINGTON, D.C. 20036
LIBER 1573 FOLIO 928

SEDIMENT CONTROL PLAN
PARKING LOT ADDITION TO
SDP - 87-66

"BALTIMORE - WASHINGTON INDUSTRIAL PARK"
SECTION II
PARCEL 'C'

SCALE 1"=50'
6TH ELECTION DISTRICT
TAX MAP NO 4B

FEBRUARY 22, 1988
HOWARD COUNTY, MARYLAND

SHEET NO.
2 OF 2

SDP-88-135