

PARKWAY CENTER PARCEL "G" SITE DEVELOPMENT PLAN

- GENERAL NOTES**
- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME 4, SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 1989 AMENDMENTS.
 - 2) ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
 - 3) ALL UTILITY COMPANIES MUST BE NOTIFIED 24 HOURS IN ADVANCE OF CONSTRUCTION.
 - 4) TYPE OF SOIL:
 - 5) THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION/SURVEY DIVISION, 4 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272.

- SITE ANALYSIS**
1. ZONING: M-2 MANUFACTURING, HEAVY
 2. TOTAL AREA OF SITE = 8.603 AC. (374,747 SF)
 3. BUILDING COVERAGE OF SITE = 87,360 SF
 4. TOTAL PAVED AREAS = 98,424 SF
 5. OPEN SPACE (GREEN AREA) PROVIDED = 188,963 SF
 6. LANDSCAPED ISLANDS REQUIRED (54) OF PARKING AREA = 4,921
 - LANDSCAPED ISLANDS PROVIDED = 7,850 (58)

PARKING DATA

-OFFICE-

OFFICE SPACE AREA = 87,360 SF
 MAXIMUM NUMBER OF EMPLOYEES ON MAJOR SHIFT = 17
 7 REQUIRED SPACES/10 EMPLOYEES
 17 EMPLOYEES/10 X 7 SPACES = 11.9 X 12 SPACES

-MANUFACTURING (FOOD PROCESSING)-

MANUFACTURING AREA = 87,360 SF
 1 REQUIRED SPACE/500 SF
 87,360 SF/500 SF = 174.72 X 175 SPACES

TOTAL SPACES REQUIRED = 187 SPACES
 TOTAL SPACES PROVIDED = 190 SPACES
 INCLUDING 6 HANDICAPPED

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Hala / JPH
 U.S. Soil Conservation Service
 2/24/90 Date

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT

John R. Robinson
 Howard Soil Conservation District
 2/24/90 Date

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

James M. Hala
 County Health Officer
 5-15-90 Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

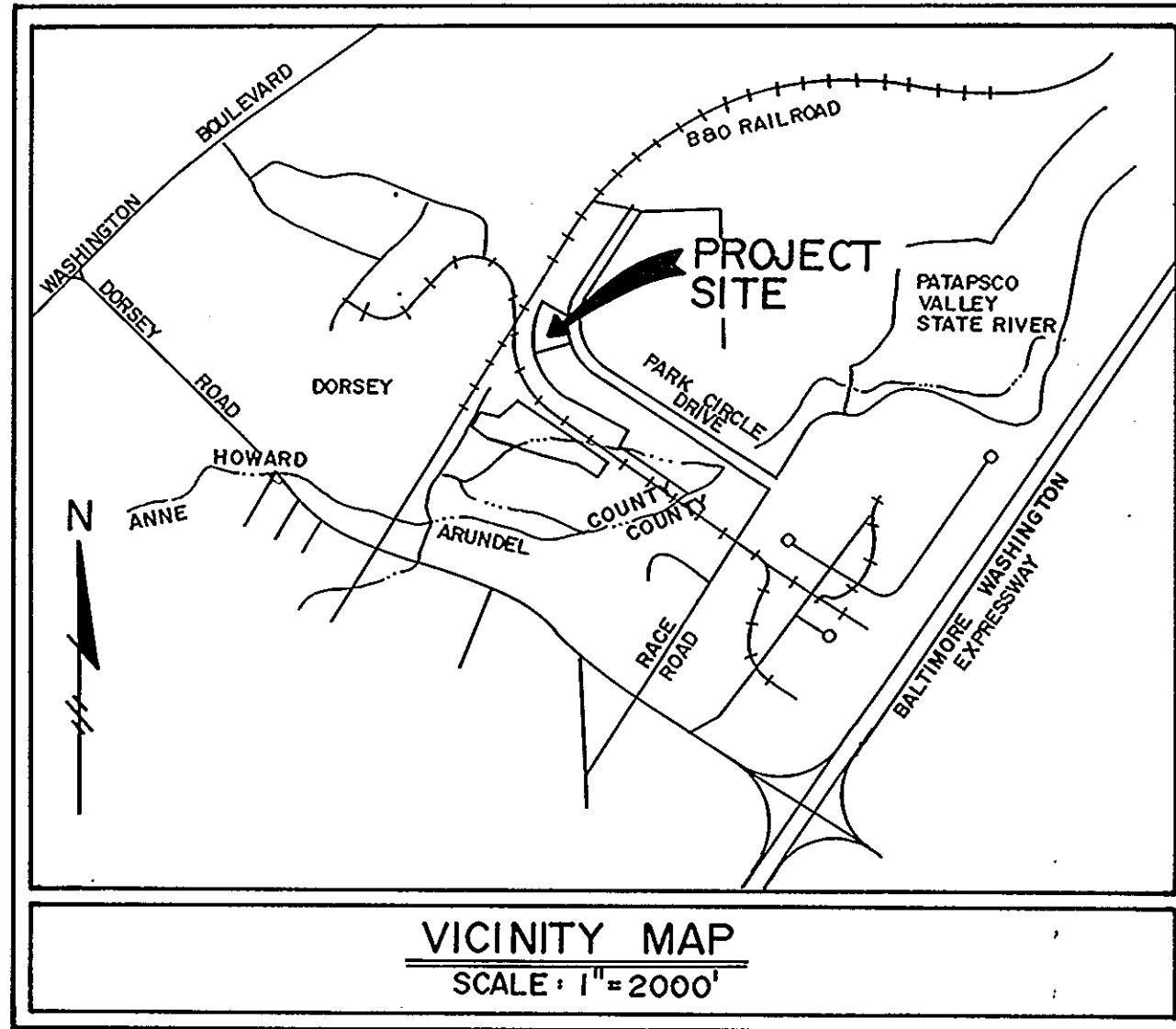
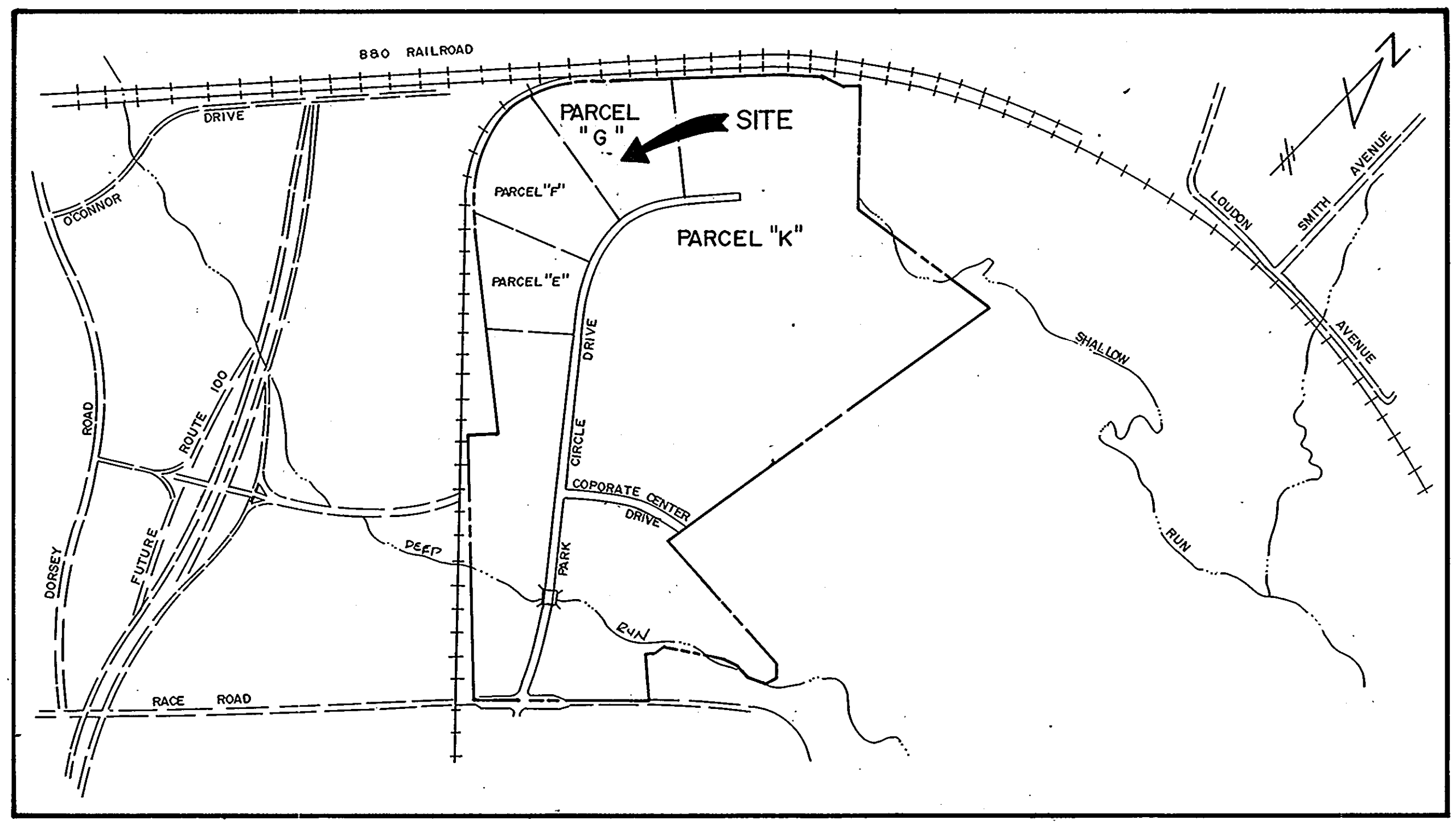
W. H. ...
 Director
 5-18-90 Date

James M. Hala
 Chief, Division of Community Planning and Land Development
 5/10/90 Date

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

James M. Hala
 Director
 2/24/90 Date

James M. Hala
 Chief Bureau of Engineering
 3-8-90 Date



SUBDIVISION NAME		SECTION / AREA		LOT / PARCEL #	
PARKWAY CENTER - SECTION 1		SECTION 1		G	
PLAT*OR L-F	BLOCK #	ZONE	TAX ZONE MAP	ELEC. DIS	CENSUS TR.
7604	9273	17 & 1	M-2	3B & 44	1st
WATER CODE		SEWER CODE			
A-04		2150000 & 2150500			

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL "G"	6705 Parkway Circle Drive

DRAWING INDEX	
SHEET INDEX	TITLE OF DRAWINGS
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	STORM DRAIN PROFILES AND STRUCTURE SCHEDULE
4	WATER AND SEWER PROFILES
5	SEDIMENT CONTROL DETAILS AND NOTES
6	SOIL EROSION AND SEDIMENT CONTROL PLAN
7	DRAINAGE AREA MAP
8	LANDSCAPING PLAN

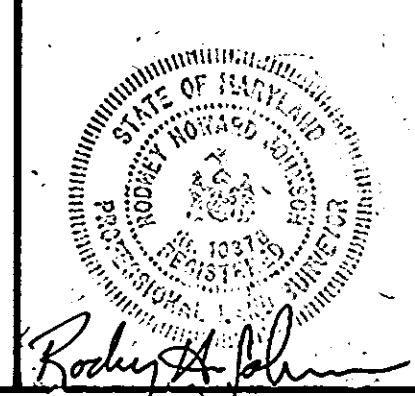
NOTE: THIS PLAN SUBJECT TO WAIVER FROM SECTION 16.116.C.A AND 16.116.C.G APPROVED DECEMBER 22, 1989 (WP-00-50) TO ALLOW GRADING AND CLEARING ON SLOPES 25% AND GREATER ADJACENT TO WETLANDS AND ELIMINATION OF 0.31 ACRES OF WETLANDS.

PLAN SUBJECT TO: S-87-66, P-81-70, F-88-55
 SPP 89-275, WP 90-58, F-90-125

APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE: _____

DESIGNED	DATE	REVISIONS	
		DATE	DESCRIPTION
JAB	6/89		
RMC	6/89		
	6/89		

**ENGINEERING TECHNOLOGIES
 ASSOCIATES, INC.**
 ENGINEERS, PLANNERS, SURVEYORS
 3458 ELLICOTT CENTER DRIVE SUITE 101
 ELLICOTT CITY, MD. 21043
 (301) 461-9920



OWNER / DEVELOPER
FAIRFIELD LIMITED PARTNERSHIP
 HURST PROPERTY COMPANY
 (MANAGING GENERAL PARTNER)
 8605 WESTWOOD CENTER DRIVE
 SUITE 400, TYSONS CORNER
 VIENNA, VIRGINIA 22180
 (703) 848-2820

COVER SHEET

PARKWAY CENTER

SECTION 1
 PARCEL "G"
 PLAT N° 7604 9273
 MANUFACTURING FACILITY
 TM N° 39844

1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN CONTRACT NO. DATE: 6/89 SHEET: 1 OF 9

SDP-90-41

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PARKING DATA

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 17 EMPLOYEES/10 * 7 SPACES = 11.9 * 12 SPACES

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 INCLUDING 6 HANDICAPPED

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Helm / JMH 2/29/90
 Date
 SOIL CONSERVATION SERVICE

John R. Helton 2/20/90
 Date
 HOWARD COUNTY SOIL CONSERVATION DISTRICT

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

James M. Helm 5-15-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Mark 5-18-90
 DIRECTOR DATE

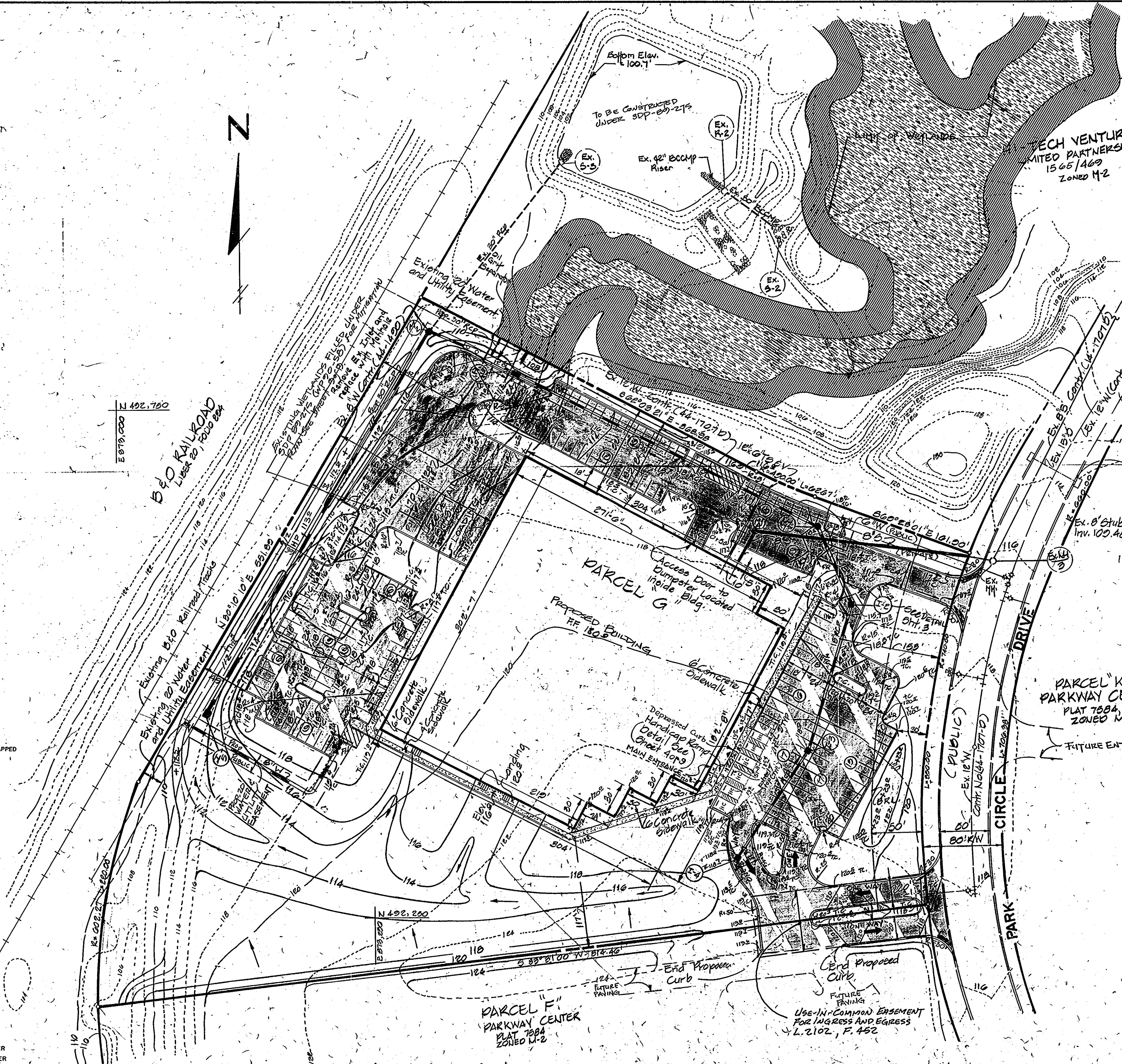
David J. Z. ... 5/18/90
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James M. Helm 4/22/90
 DIRECTOR DATE

... 3-29-90
 CHIEF BUREAU OF ENGINEERING DATE

- LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CONCRETE CURB AND GUTTER
 - PROPOSED CONCRETE CURB AND GUTTER
 - FLOW DIRECTION
 - PROPOSED PAVING P-4
 - PROPOSED PAVING P-1
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING SEWER
 - PROPOSED SEWER

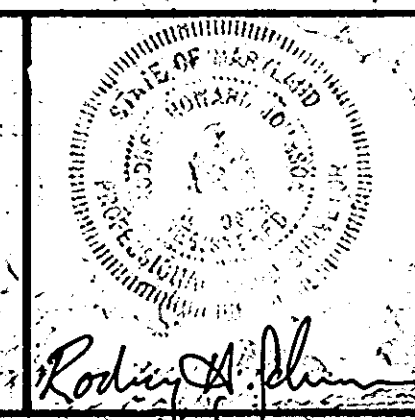


DESIGNED	J.A.D.	DATE	DATE	BY	DESCRIPTION
DRAWN	R.M.C.	DATE			
CHECKED		DATE			
APPROVED		DATE			

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS

3458 ELLICOTT CENTER DRIVE SUITE 101
 ELLICOTT CITY, MD. 21043
 (301) 461-9920



OWNER / DEVELOPER

FAIRFIELD LIMITED PARTNERSHIP
 (HURST PROPERTY COMPANY
 (MANAGING GENERAL PARTNER)
 8605 WESTWOOD CENTER DRIVE
 SUITE 400, TYSONS CORNER,
 VIENNA, VIRGINIA 22180
 (703) 848-2820

SITE DEVELOPMENT PLAN

PARKWAY CENTER

SECTION 1
 PARCEL "G"
 PLAT-N° 7584 9273
 MANUFACTURING FACILITY
 TM N° 39844

1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50' CONTRACT NO. DATE: 6/80 SHEET: 2 OF 3
 SDP-90-41

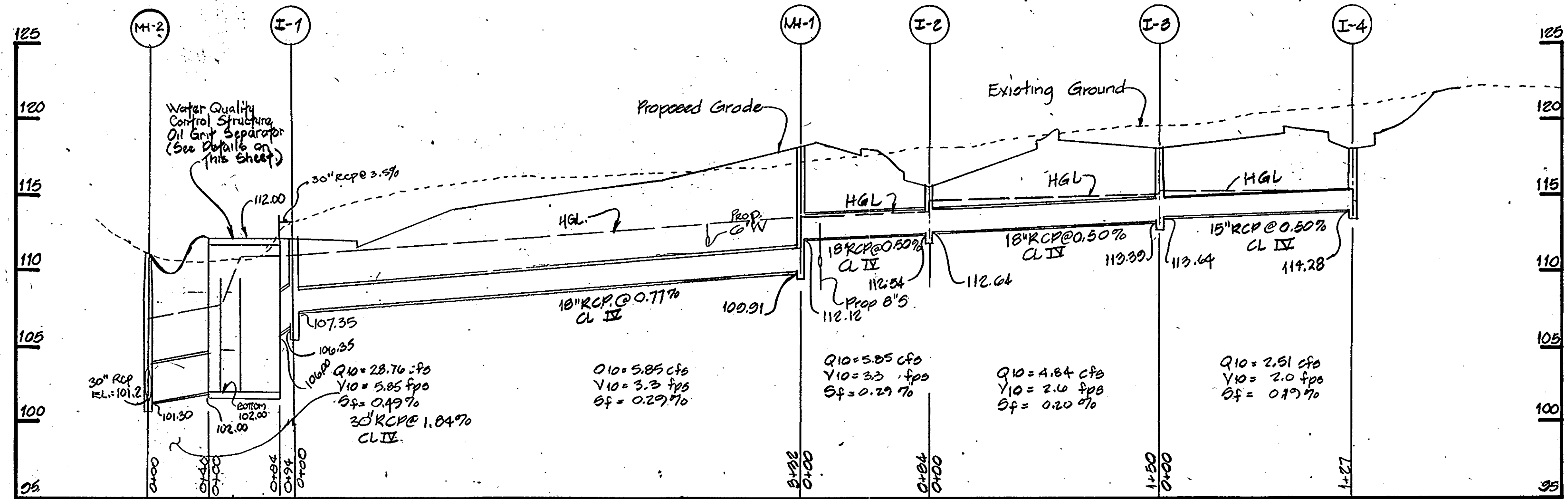
HOWARD COUNTY SUMMERS BLOCK

APPROVED

DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

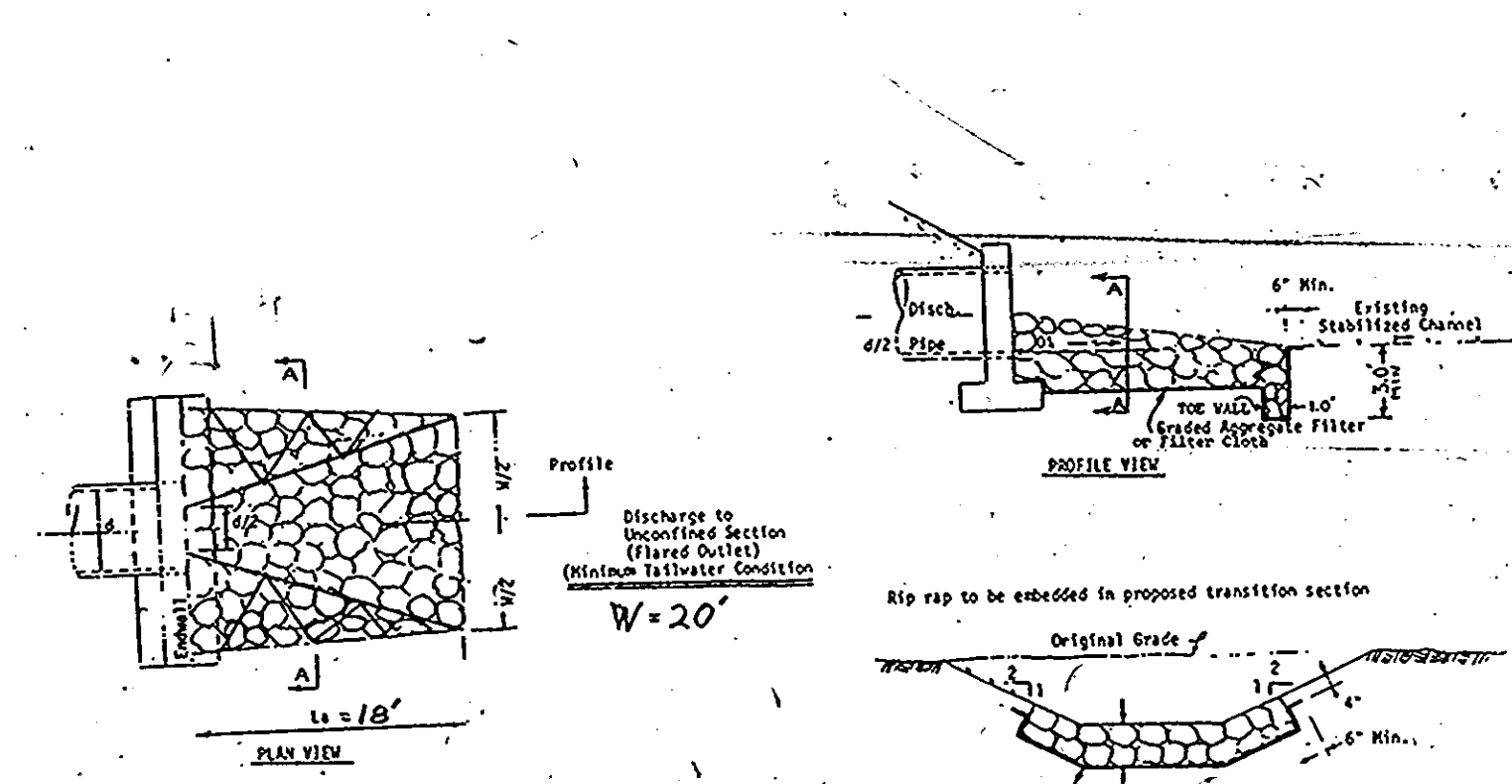
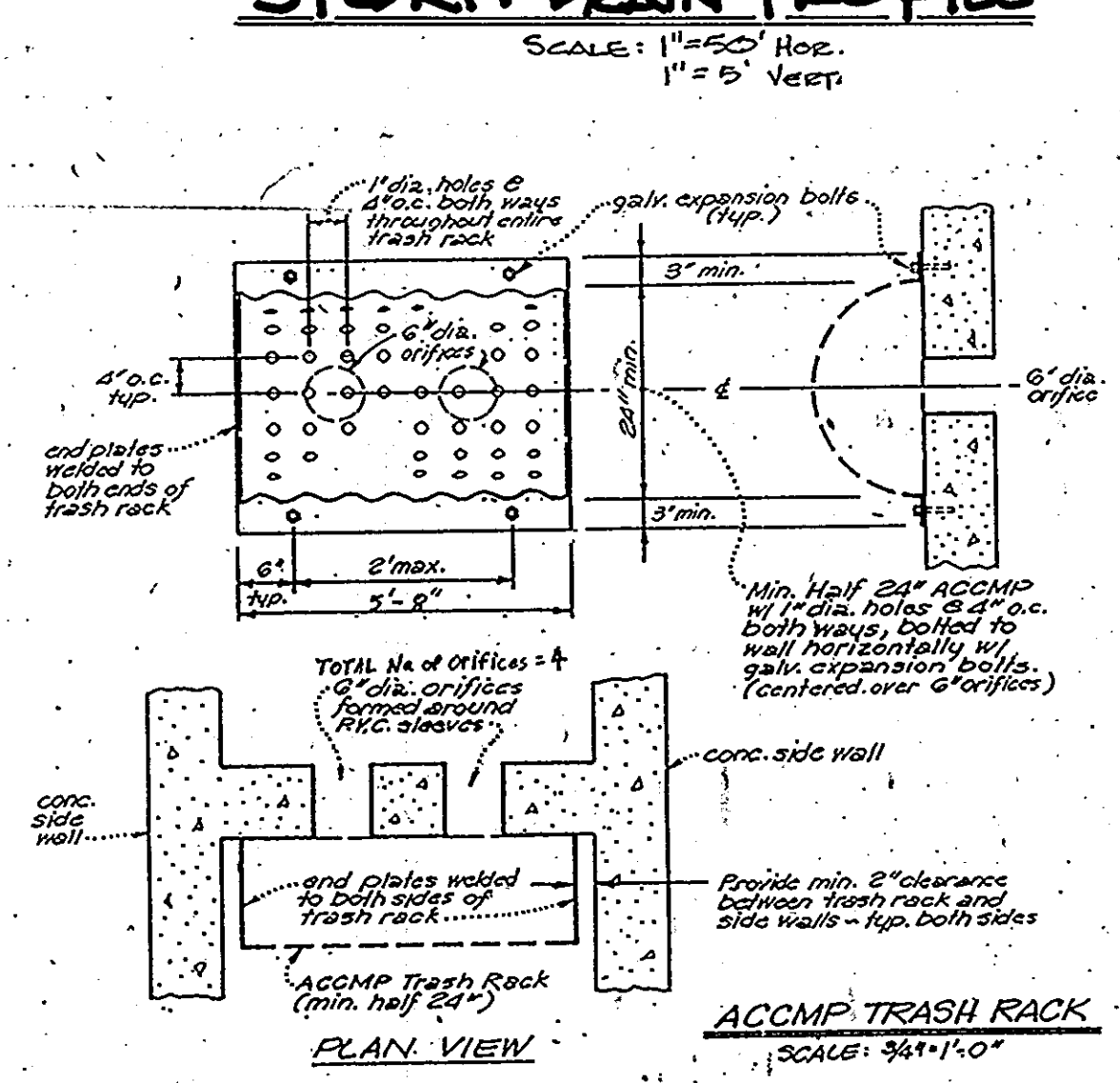
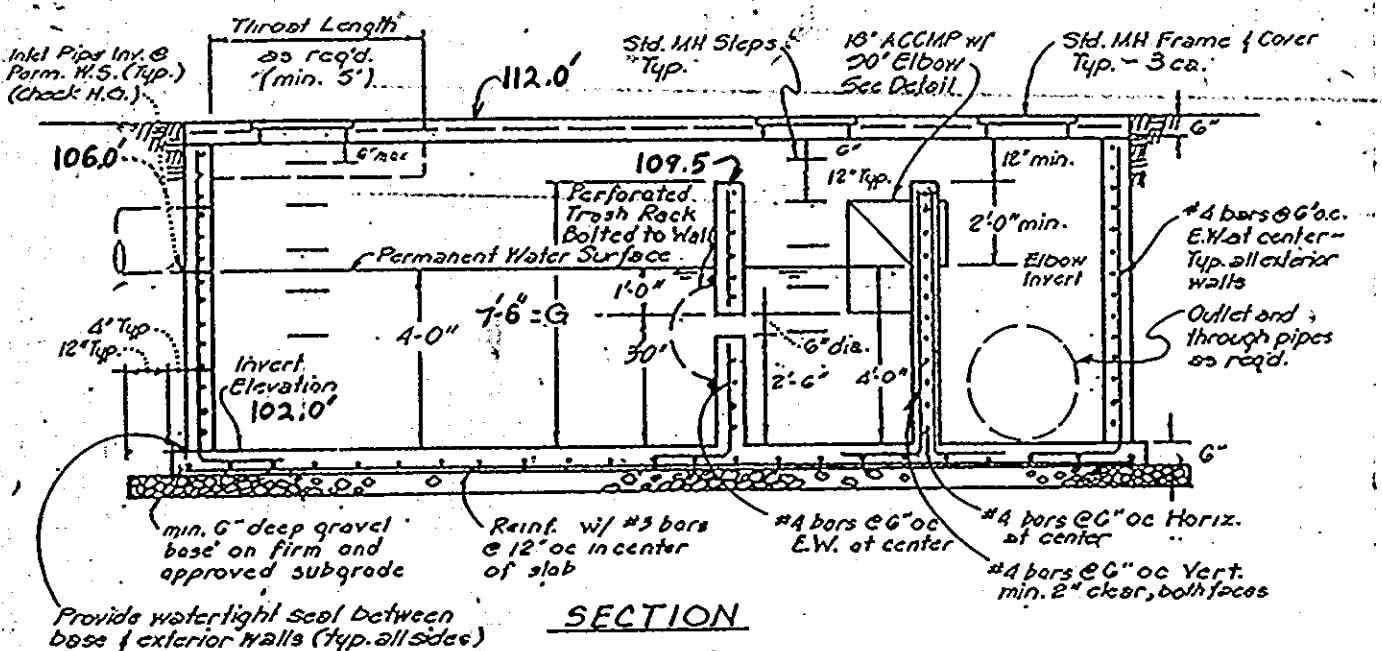
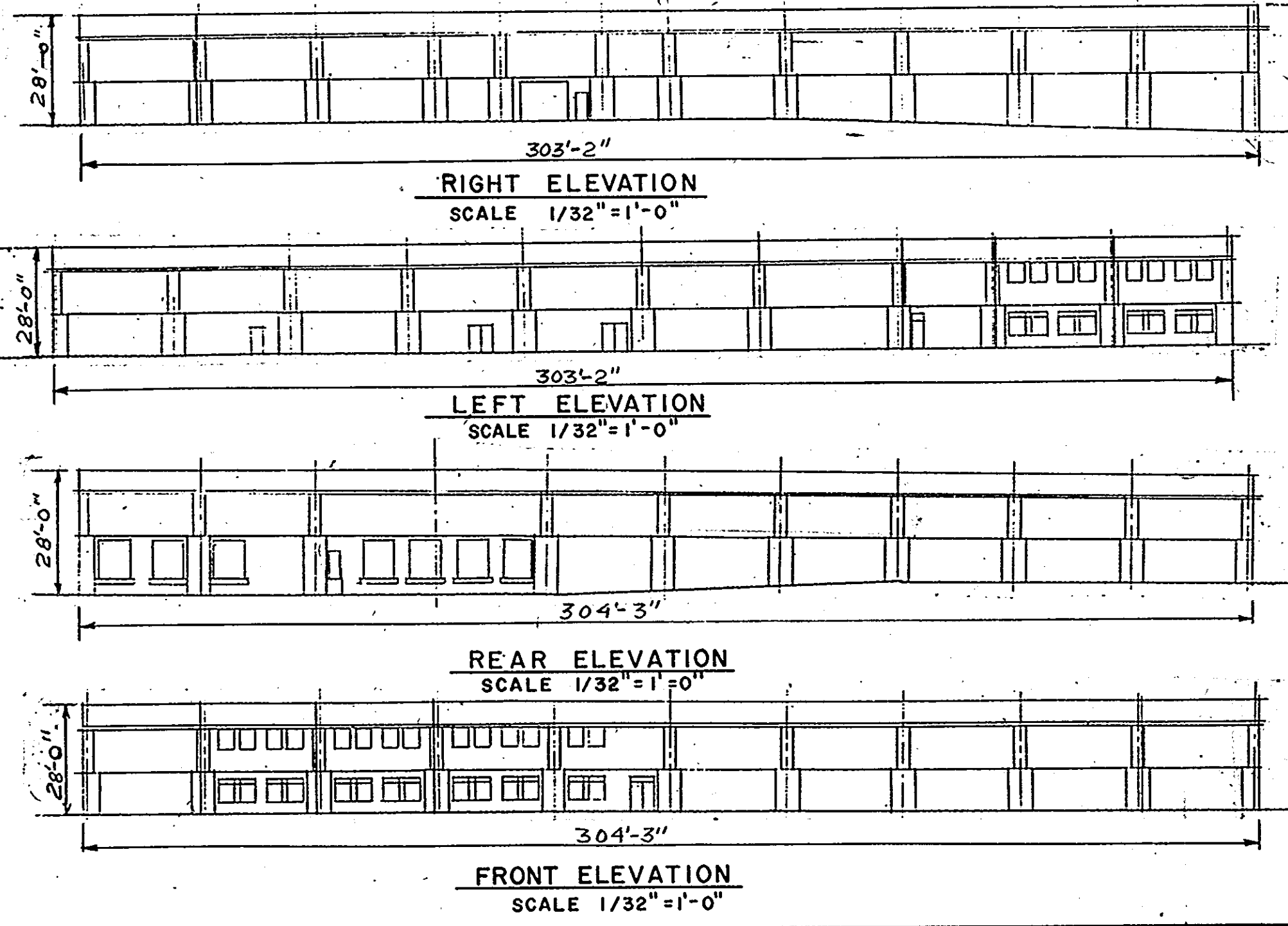
HOWARD COUNTY, MARYLAND

DATE _____



STRUCTURE SCHEDULE

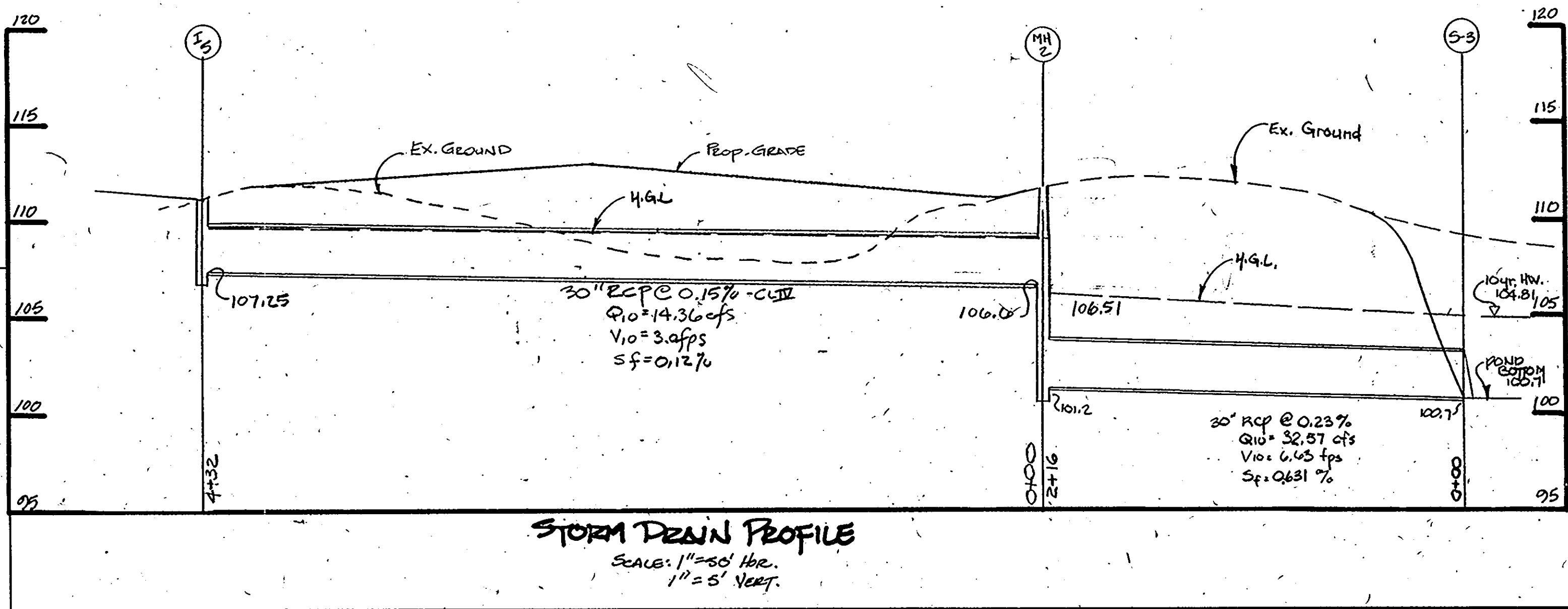
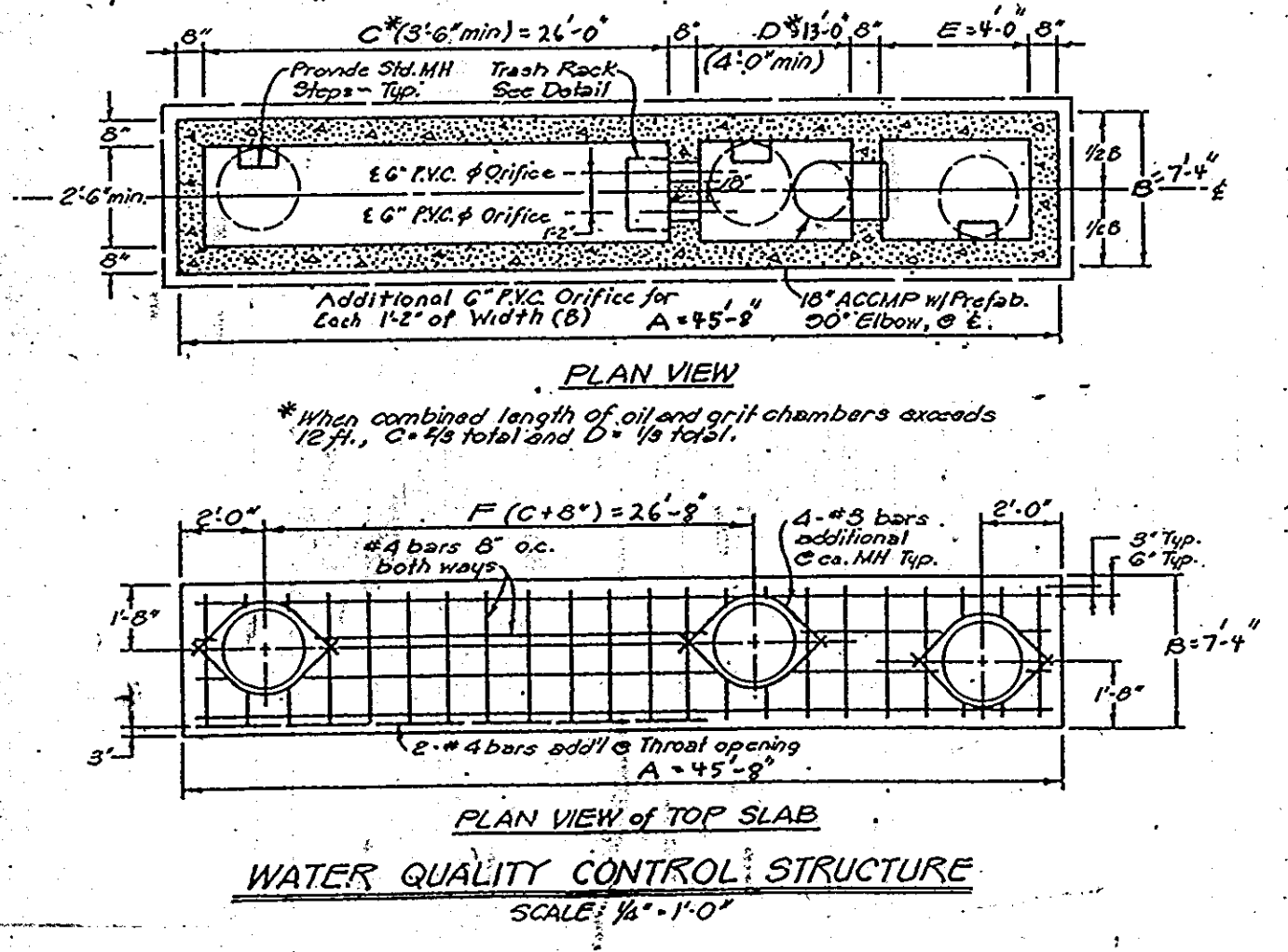
Structure	Inv. In	Inv. Out	Top Elev.	Type and Detail
I-1	106.59	106.34	113.20 T.C.	A-10 Inlet Ho.Co. Std. SD 4.02
I-2	110.53	110.43	115.70 T.G.	'S' Inlet Ho.Co. Std. SD 4.22
I-3	111.53	111.28	118.0 T.G.	'S' Inlet Ho.Co. Std. SD 4.22
I-4	-	112.16	118.00 T.G.	'S' Inlet Ho.Co. Std. SD 4.22
MH-1	110.01	109.91	118.20	PRECAST Manhole Ho.Co. Std. G 5.11
S-3	104.00	-	-	TYPE 'E' ENDWALL HO.CO. STD SD 5.21
MH-2	106.60	106.51	111.00	STD. SHAWNEE MANHOLE G-5.12
I-5	-	107.25	111.00	TYPE 'K' INLET HO.CO. STD 4.12



STRUCTURE S-3 OUTFALL
NOT TO SCALE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jamie M. Adams / *John R. Blanton*
U.S. Soil Conservation Service / Howard Soil Conservation District
2/20/90 / 2/20/90
DATE



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] / *[Signature]*
COUNTY HEALTH OFFICER / DIRECTOR
5-15-90 / 5-18-90
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature]
DIRECTOR
5/12/90
DATE

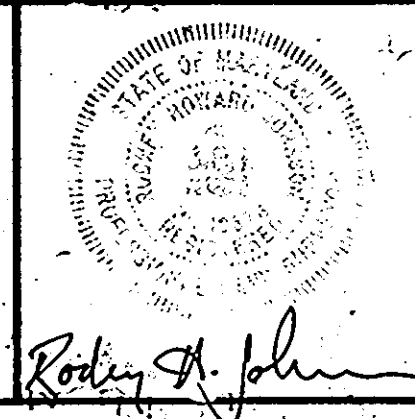
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] / *[Signature]*
DIRECTOR / CHIEF BUREAU OF ENGINEERING
4/20/90 / 2-8-90
DATE

REVISIONS

DESIGNED	DATE	DATE	BY	DESCRIPTION

APPROVED
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
3458 ELLICOTT CENTER DRIVE SUITE 101
ELLICOTT CITY, MD. 21043
(301) 491-9920



OWNER / DEVELOPER
FAIRFIELD LIMITED PARTNERSHIP
HURST PROPERTY COMPANY
(MANAGING GENERAL PARTNER)
8605 WESTWOOD CENTER DRIVE
SUITE 400 TYSONS CORNER
VIENNA, VIRGINIA 22180
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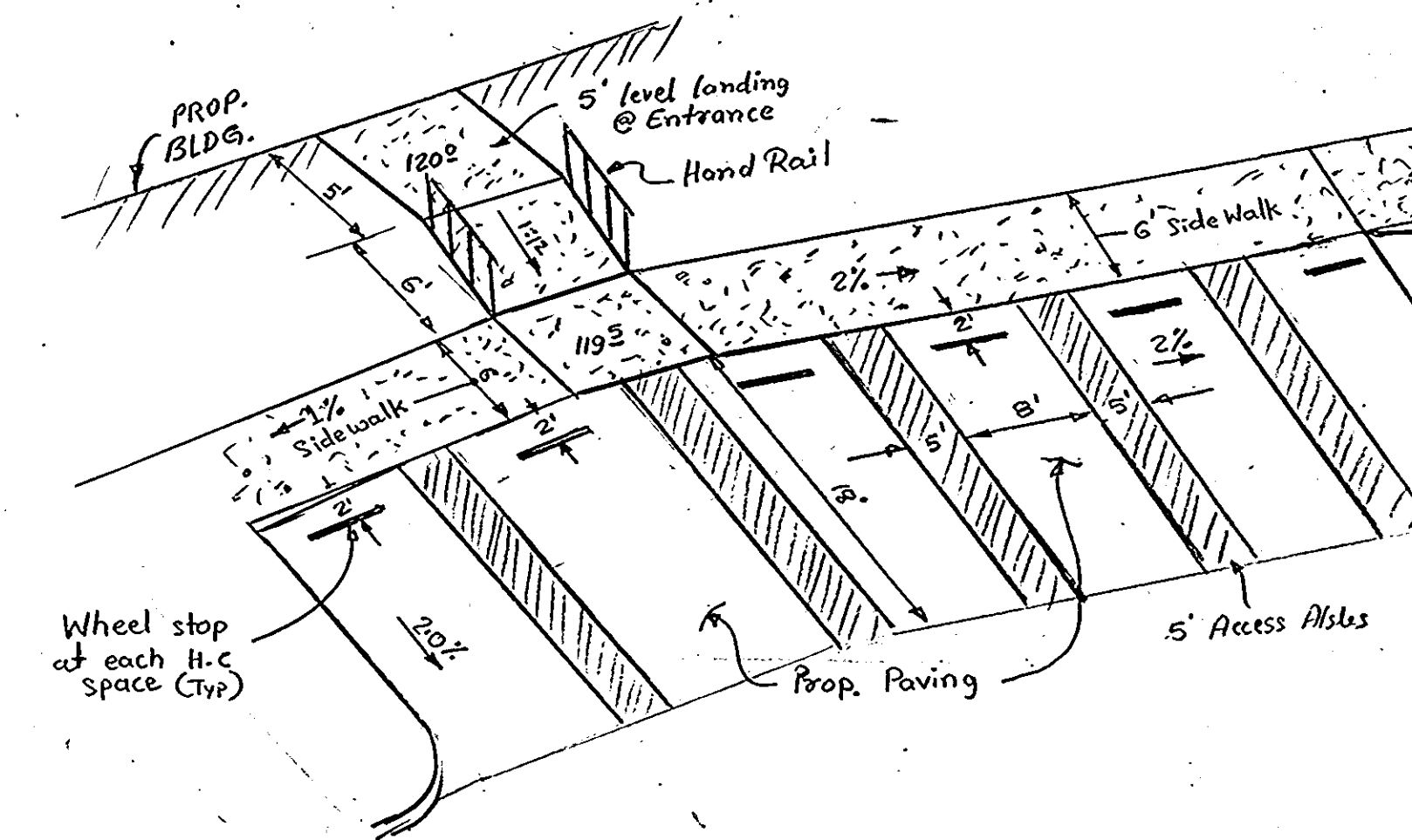
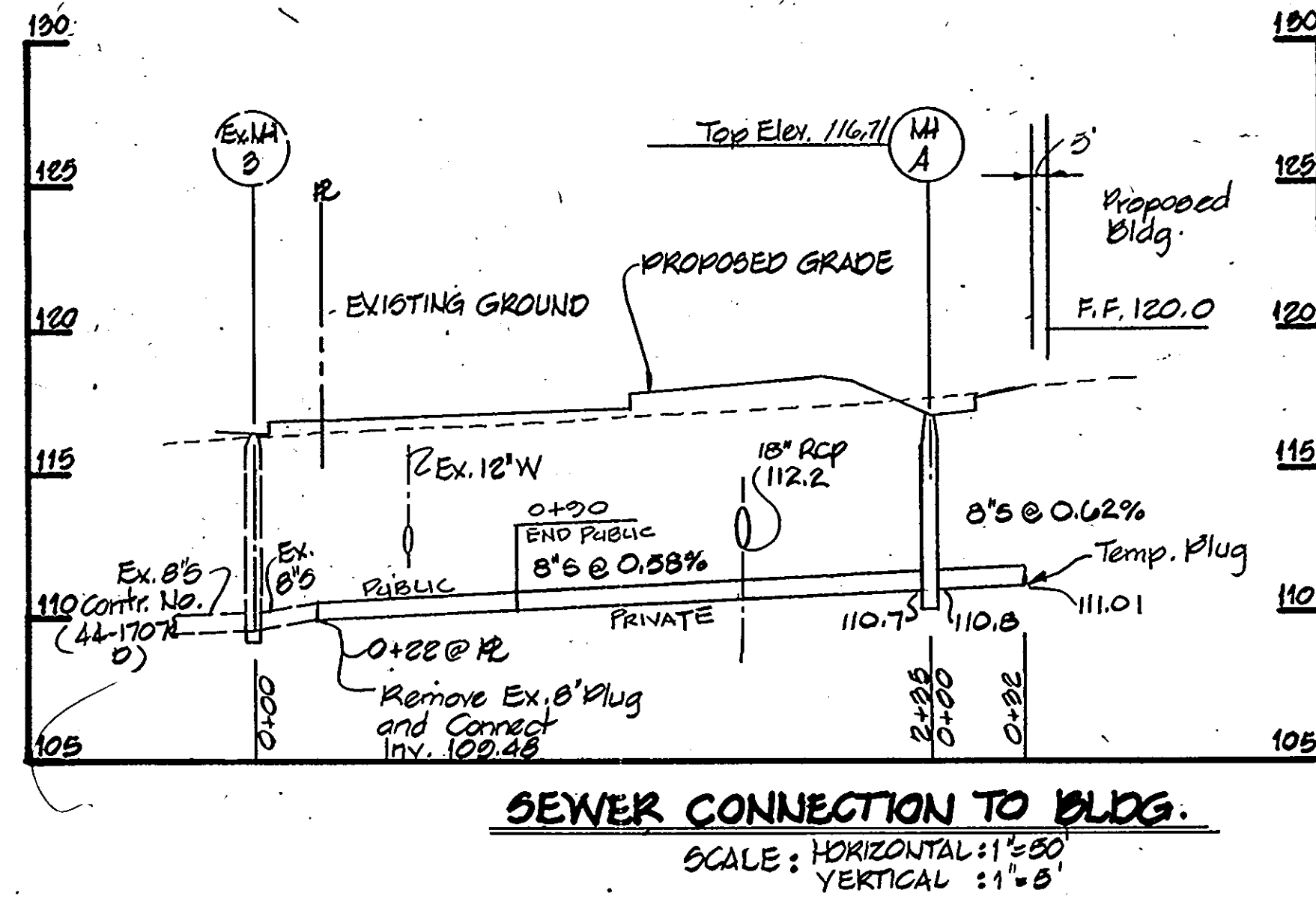
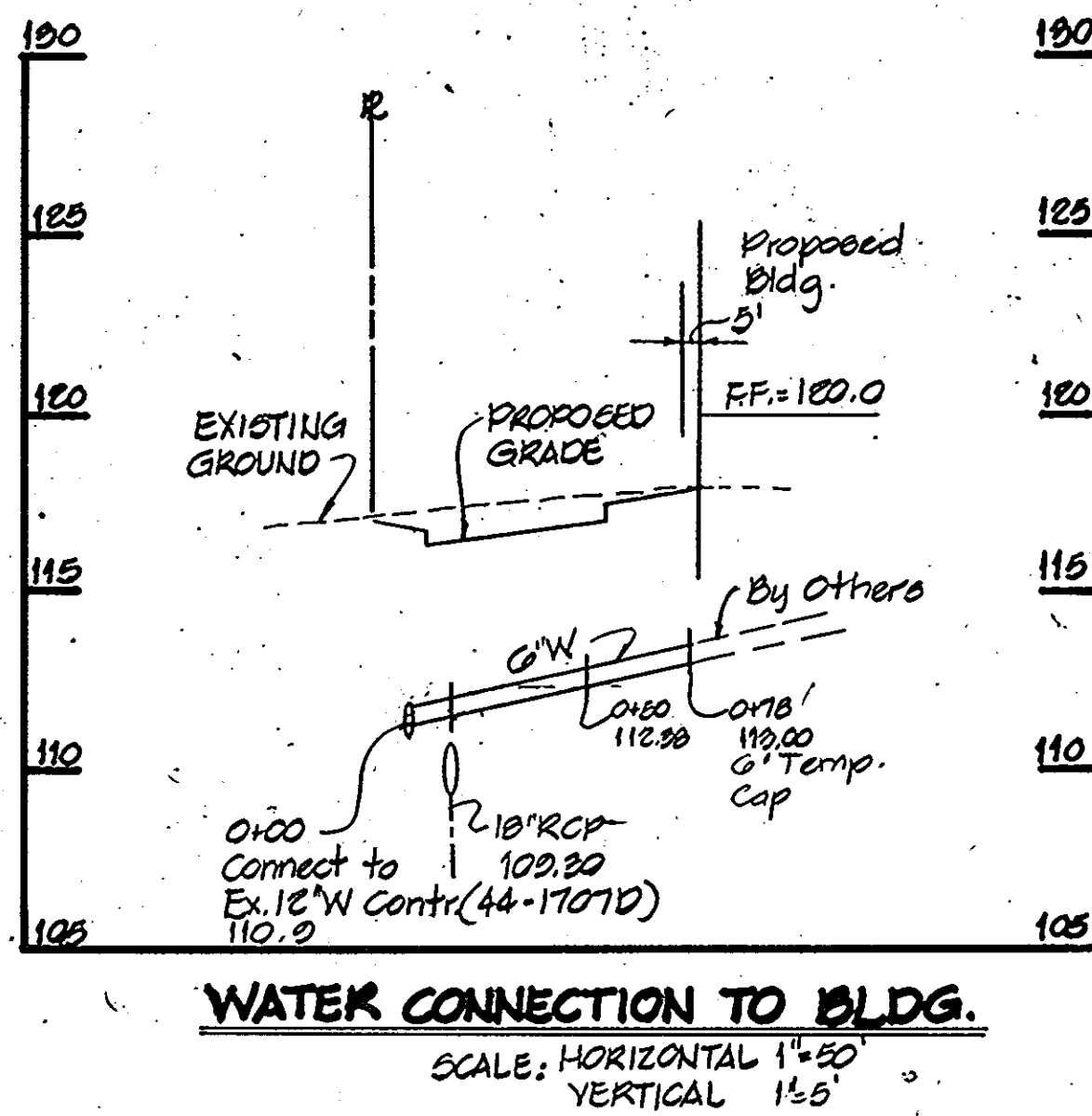
STORM DRAIN PROFILE AND STRUCTURE SCHEDULE

PARKWAY CENTER

SECTION 11
PARCEL 16
PLAT # 7894 9273
MANUFACTURING FACILITY
TM # 38844 HOWARD COUNTY, MARYLAND

1st. ELECTION DISTRICT

SCALE: AS SHOWN CONTRACT NO. DATE: 6/89 SHEET: 2 OF 3
SDP-90-41



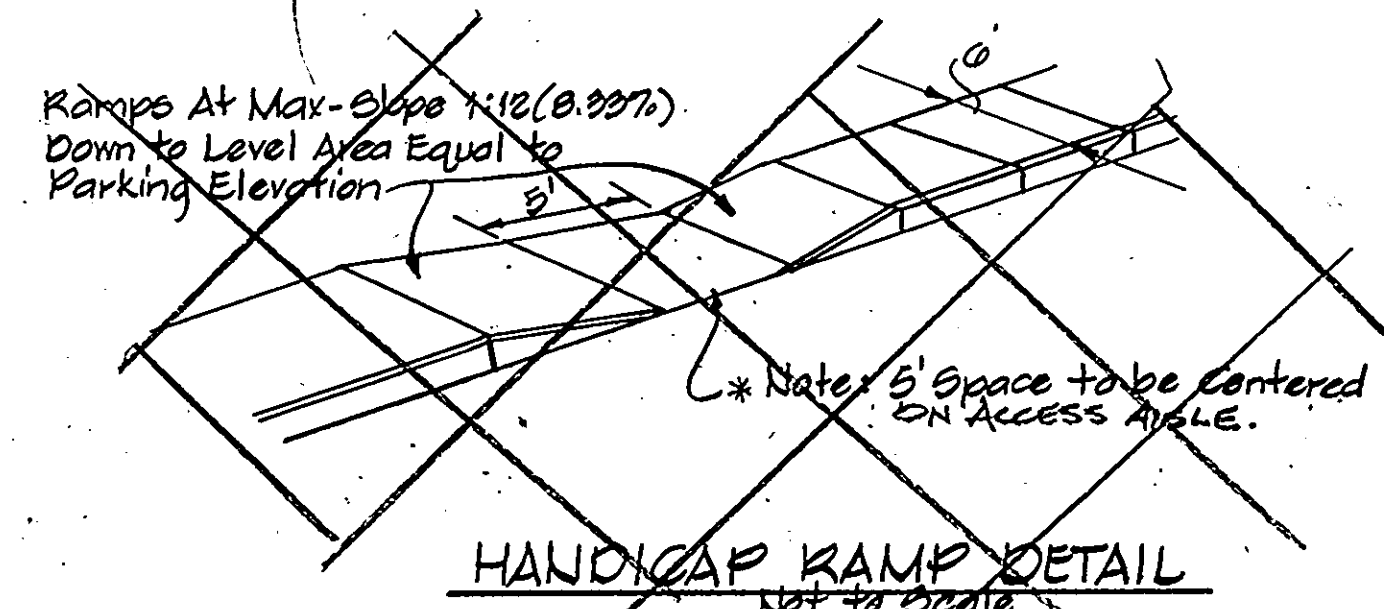
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS AND TRAVELWAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 2" BIT. CONC. BASE PRIME 1/2" CRUSHED RUN BASE COURSE OR 4" COARSE GRADED STABILIZED AGGREGATE BASE COURSE
P-4	COMMERCIAL-INDUSTRIAL ZONES MINOR COLLECTOR	1 1/2" BIT. CONC. SURFACE 3 1/2" BIT. CONC. BASE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 1 1/2" BIT. CONC. BASE PRIME 1/2" CRUSHED RUN BASE COURSE OR 4" COARSE GRADED STABILIZED AGGREGATE BASE COURSE

HEAVY TRUCKS DEFINED AS THOSE WITH 6 WHEELS OR MORE.

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Approved: [Signature] Chief-Dir. of Engr. Date: [Blank]

PAVING SECTIONS
P-1 THROUGH P-4

NO SCALE
R-201

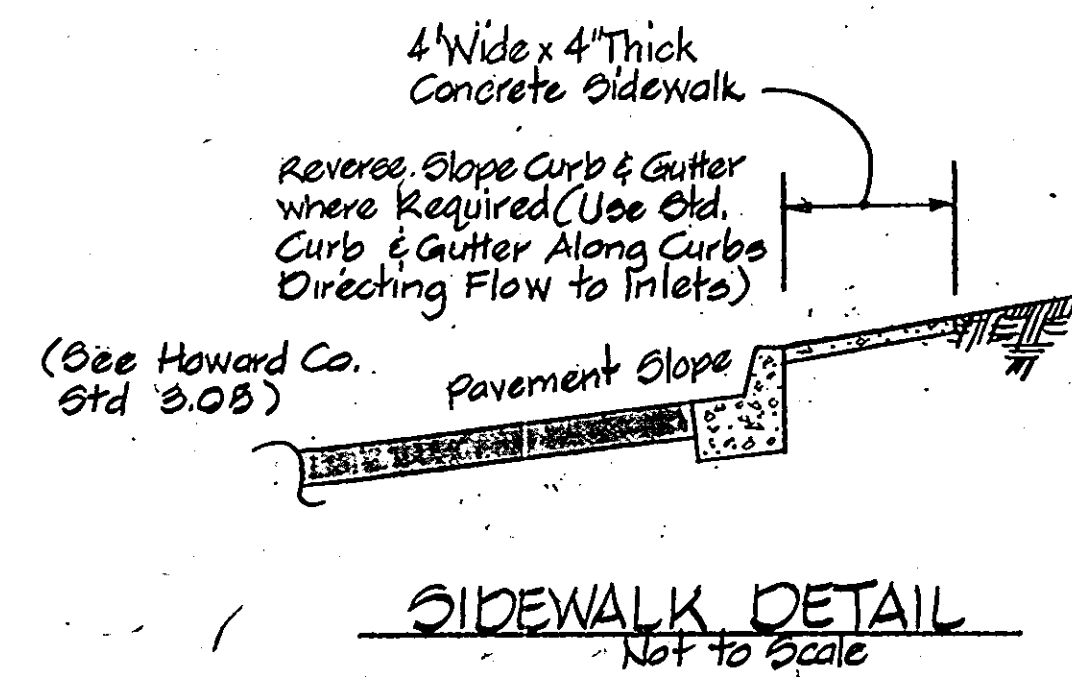
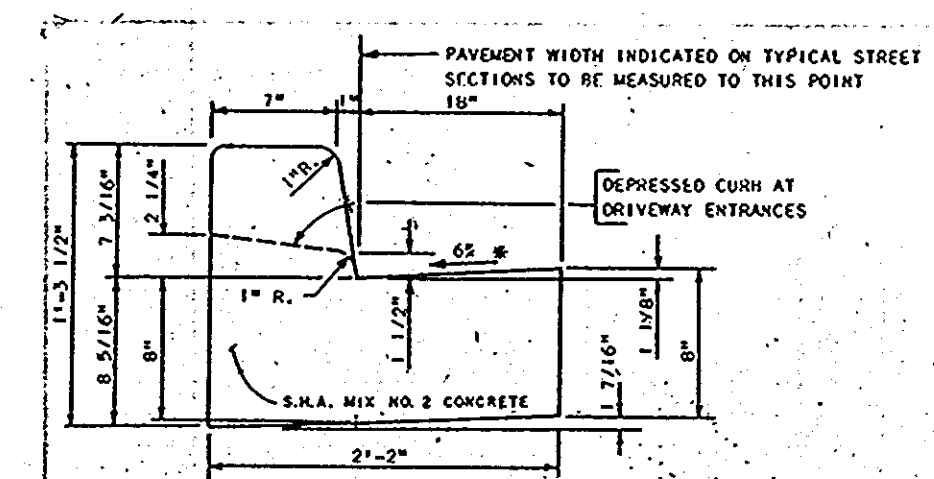


REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Hilton / *JMH* 2/22/90
U.S. Soil Conservation Service DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT

John L. Rhetson / *JLR* 2/22/90
Howard Soil Conservation District DATE



HOWARD COUNTY SIGNATURE BLOCK

APPROVED
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: _____

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

John Boyle / *JB* 5-15-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] / *[Signature]* 5-18-90
DIRECTOR DATE

James J. [Signature] / *[Signature]* 5/14/90
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 J. [Signature] / *[Signature]* 5/26/90
DIRECTOR DATE

[Signature] / *[Signature]* 3-8-90
CHIEF BUREAU OF ENGINEERING DATE

DESIGNED		DATE		REVISIONS	
DATE	BY	DATE	BY	DESCRIPTION	

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
3458 ELLICOTT CENTER DRIVE SUITE 101
ELLICOTT CITY, MD. 21043
(301) 461-9920

OWNER / DEVELOPER
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HURST PROPERTY COMPANY
(MANAGING GENERAL PARTNER)
8605 WESTWOOD CENTER DRIVE
SUITE 400, TYSONS CORNER
VIENNA, VIRGINIA 22180
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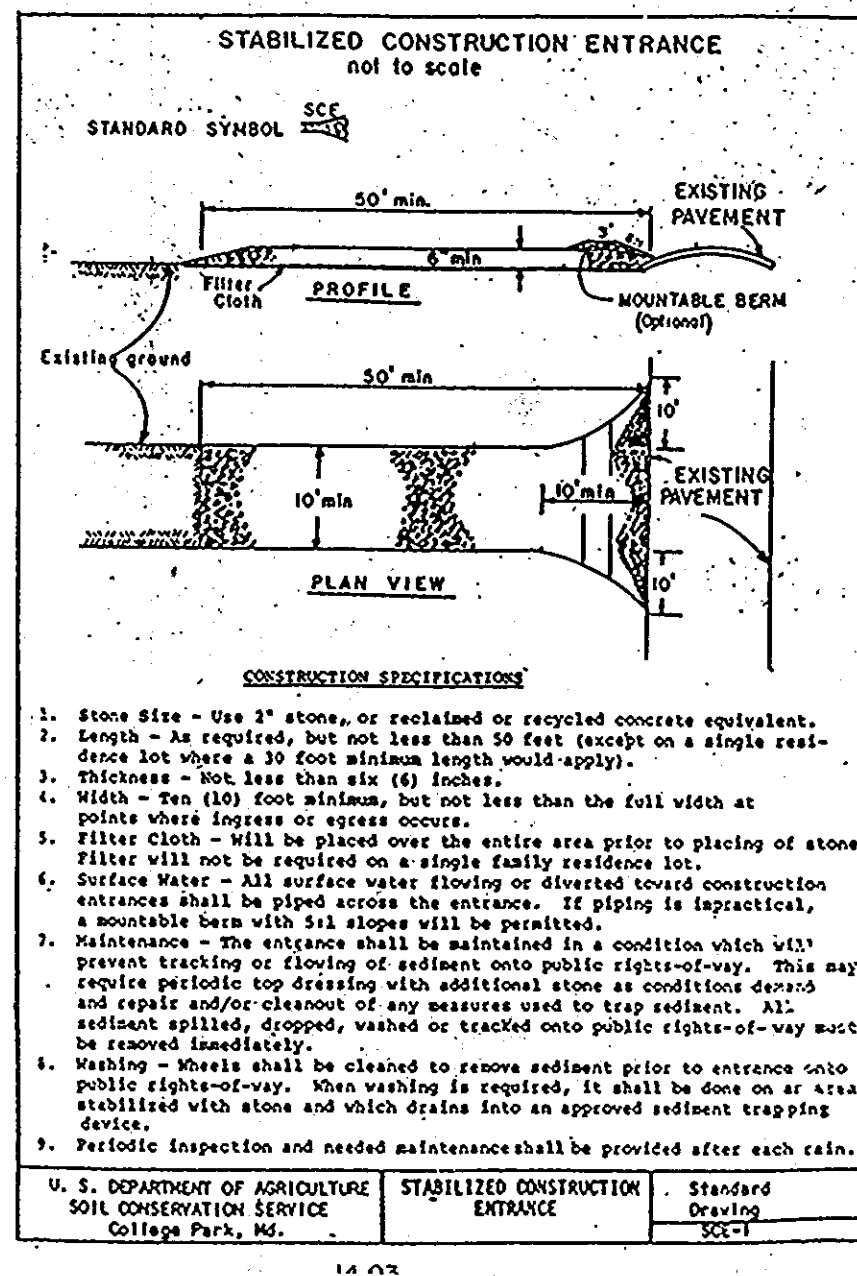
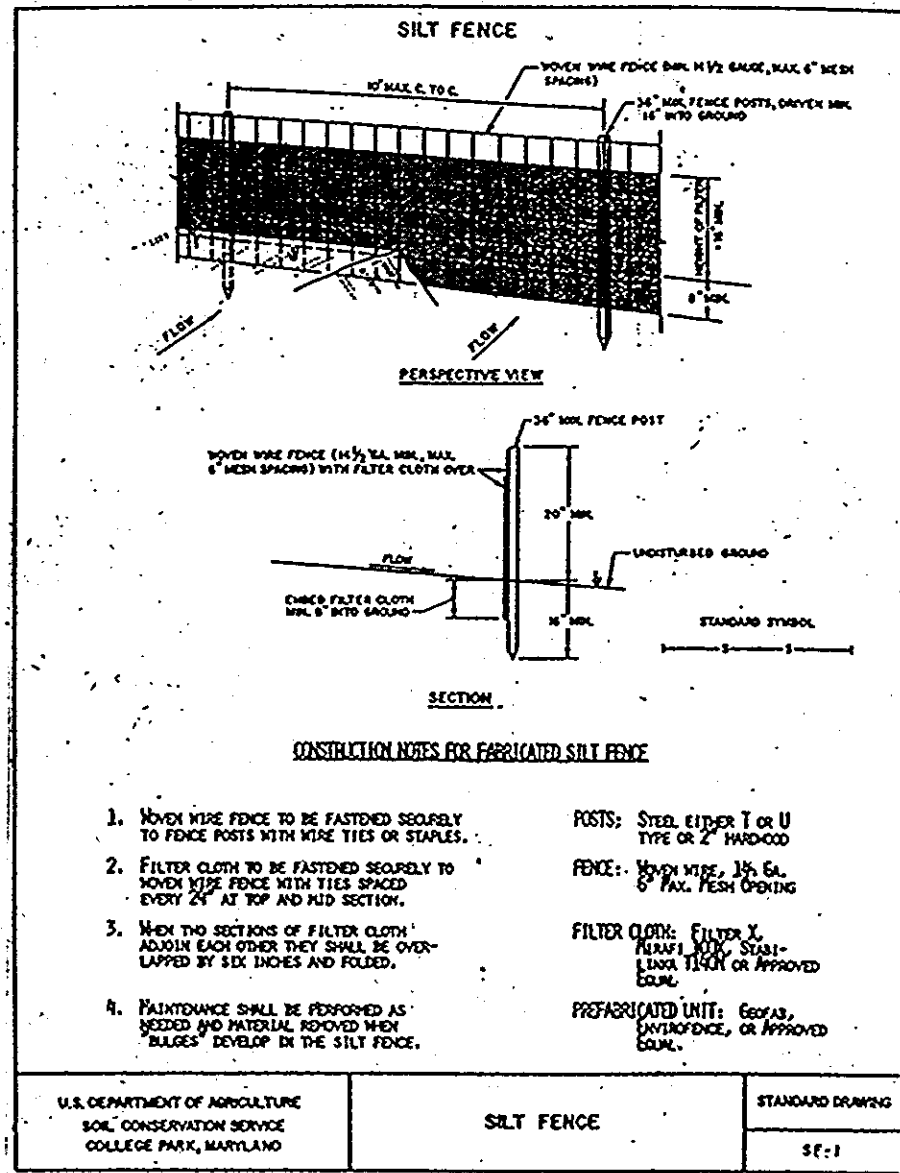
WATER AND SEWER PROFILES

PARKWAY CENTER

SECTION 1 "G"
PARCEL # 7504 9273
MANUFACTURING FACILITY
TM # 38844
HOWARD COUNTY, MARYLAND

1st. ELECTION DISTRICT

SCALE: AS SHOWN CONTRACT NO. DATE: 4/89 SHEET: 4 OF 9



PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding, if NOT SPECIFICALLY LOOSENEED.

Soil Amendments: Use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square ft.) and 600 lbs. per acre 10-10-10 fertilizer (18 lbs./1000 square ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 square ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square 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 through April 30, and August 1 through October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 square ft.) of weeping lovegrass. During the period of October 16 through 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 (30 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 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.

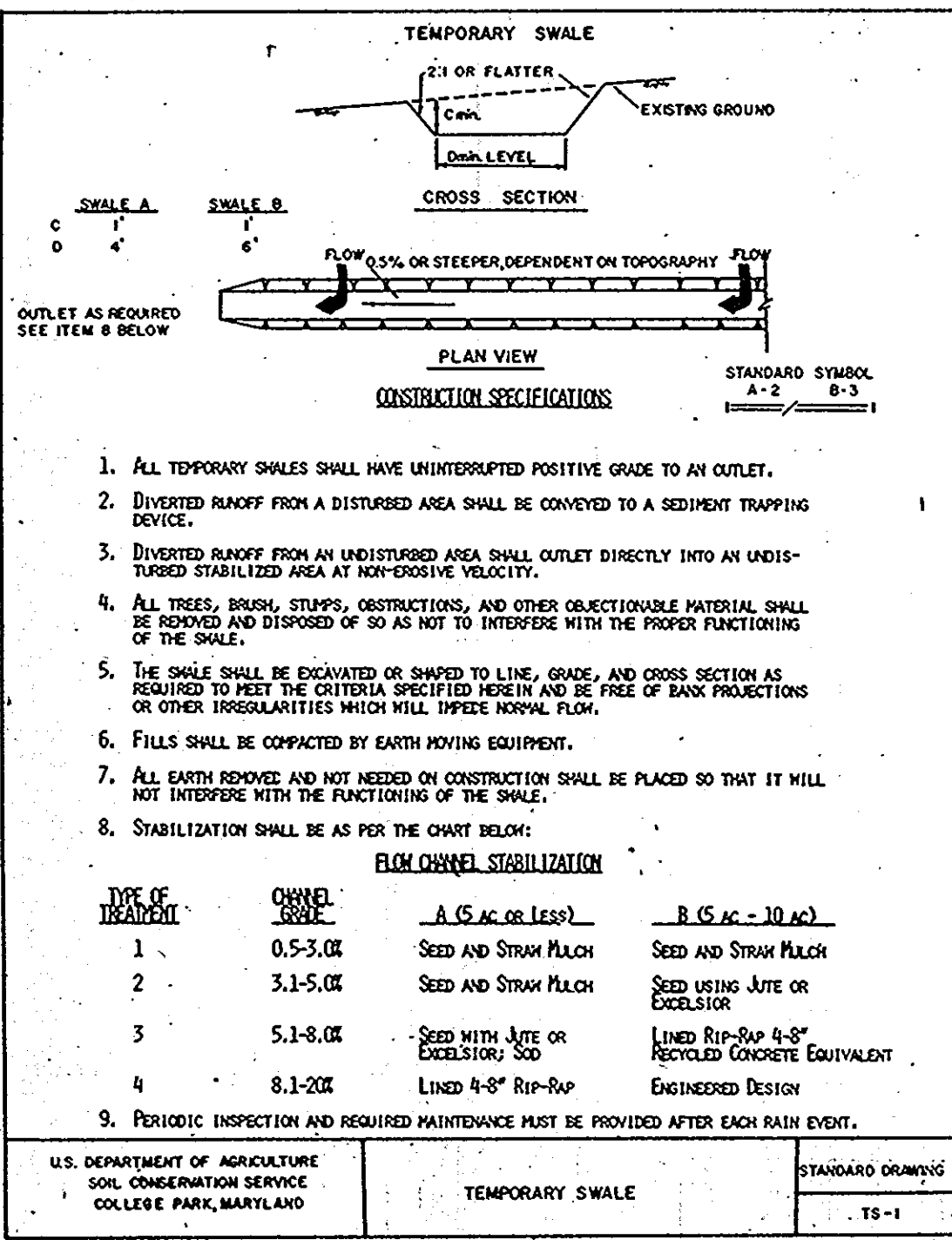
TEMPORARY SEEDING NOTES

Seedbed 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 through April 30 and from August 15 through November 15, seed with 25 lbs. per acre of annual ryegrass (2.2 lbs./1000 sq. ft.) for the period May 1 through August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq. ft.). For the period November 16 through February 28, protect the 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 (30 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 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. (892-2437)
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 52), temporary seedings (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - Site Analysis:
Total Area of Site: 6.602 Acres
Area Disturbed: 2.1 Acres
Area to be roofed or paved: 4.527 Acres
Area to be vegetatively stabilized: 2.0 Acres
Total Cut: 24,815 Cu. Yds
Total Fill: 24,815 Cu. Yds
Offsite waste/borrow area location: LOT F-50P89-275 Regional Center
 - 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.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Helm / JPL 2/20/90
U.S. Soil Conservation Service

John K. Duntz / JPL 2/20/90
Howard Soil Conservation District

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph [Signature] 5-15-90 Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 5-18-90 Date
Director, Division of Community Planning and Land Development

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James [Signature] 5/21/90 Date
Director, Bureau of Engineering

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND ALL OTHER SEDIMENT CONTROL DEVICES AS SHOWN ON THIS PLAN PRIOR TO ANY SITE DISTURBANCE. INSPECT EXISTING SEDIMENT CONTROLS & REPAIR AS NECESSARY. (See: SDP-89-275)
 - CLEAR, GRUB, AND BEGIN GRADING.
 - BEGIN BUILDING CONSTRUCTION, STORM DRAIN, SEWER, WATER, AND ANY OTHER UTILITY INSTALLATION.
 - MAINTAIN ALL SEDIMENT CONTROL DEVICES.
 - BEGIN CURB AND GUTTER INSTALLATION.
 - UPON INSTALLATION OF ALL UTILITIES AND CURB AND GUTTER, BEGIN PAVING.
 - AS AREAS ARE BROUGHT TO FINAL GRADE, PLACE TOPSOIL, SOO, OR SEED IN AREAS TO BE GRASSED IN ACCORDANCE WITH THESE PLANS FOR PERMANENT SEEDING.
 - EXCAVATE POND TO BOTTOM FINISH GRADE AND STABILIZE.
 - UPON COMPLETION OF SITE STABILIZATION AND APPROVAL FROM SEDIMENT CONTROL INSPECTOR, ALL SEDIMENT CONTROL DEVICES TO BE REMOVED.

ENGINEER'S CERTIFICATE

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

[Signature] 2/7/90 DATE
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE

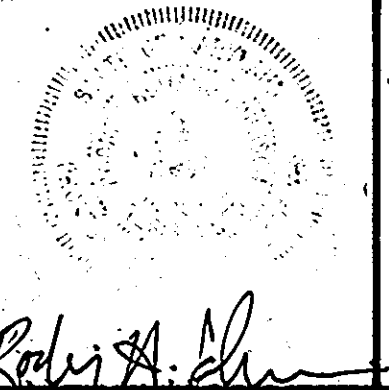
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

[Signature] 2/7/90 DATE
SIGNATURE OF DEVELOPER

REVISIONS				
DESIGNED	DATE	DATE	BY	DESCRIPTION
DRAWN				
CHECKED				
APPROVED				

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS
3458 ELLICOTT CENTER DRIVE SUITE 101
ELLICOTT CITY, MD. 21043
(301) 461-9920



OWNER / DEVELOPER

FAIRFIELD LIMITED PARTNERSHIP
HURST PROPERTY COMPANY
(MANAGING GENERAL PARTNER)
8605 WESTWOOD CENTER DRIVE
SUITE 400, TYSONS CORNER
VIENNA, VIRGINIA 22180
(703) 848-2820

SEDIMENT CONTROL DETAILS AND NOTES

PARKWAY CENTER

SECTION 1, 6" PARCEL PLAT # 7594-9273 MANUFACTURING FACILITY TM # 38844

1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=80' CONTRACT NO. DATE: 2/20/90 SHEET: 5 OF 9

HOWARD COUNTY STORMWATER BLOCK

APPROVED

DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND

DATE: _____

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jan M. Helm 2/20/90
 Soil Conservation District

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

John P. Peltier 2/20/90
 Soil Conservation District

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

John P. Peltier 5-15-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John P. Peltier 5-18-90
 DIRECTOR DATE

John P. Peltier 5/14/90
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

John P. Peltier 4/26/90
 DIRECTOR DATE

John P. Peltier 3-8-90
 CHIEF BUREAU OF ENGINEERING DATE

ENGINEER'S CERTIFICATE

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

Robert H. Helm 2-1-90
 SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

John P. Peltier 2/7/90
 SIGNATURE OF DEVELOPER DATE

HOWARD COUNTY STAMPING BLOCK

APPROVED

DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND

DATE _____

SEDIMENT CONTROL LEGEND

--- LIMIT OF DISTURBANCE

--- EXISTING SWALE

--- STABILIZED CONSTRUCTION ENTRANCE

--- SILT FENCE

--- WETLANDS

--- 25' SETBACK

LEGEND

--- EXISTING CONTOUR

--- PROPOSED CONTOUR

--- EXISTING CONCRETE CURB AND GUTTER

--- PROPOSED CONCRETE CURB AND GUTTER

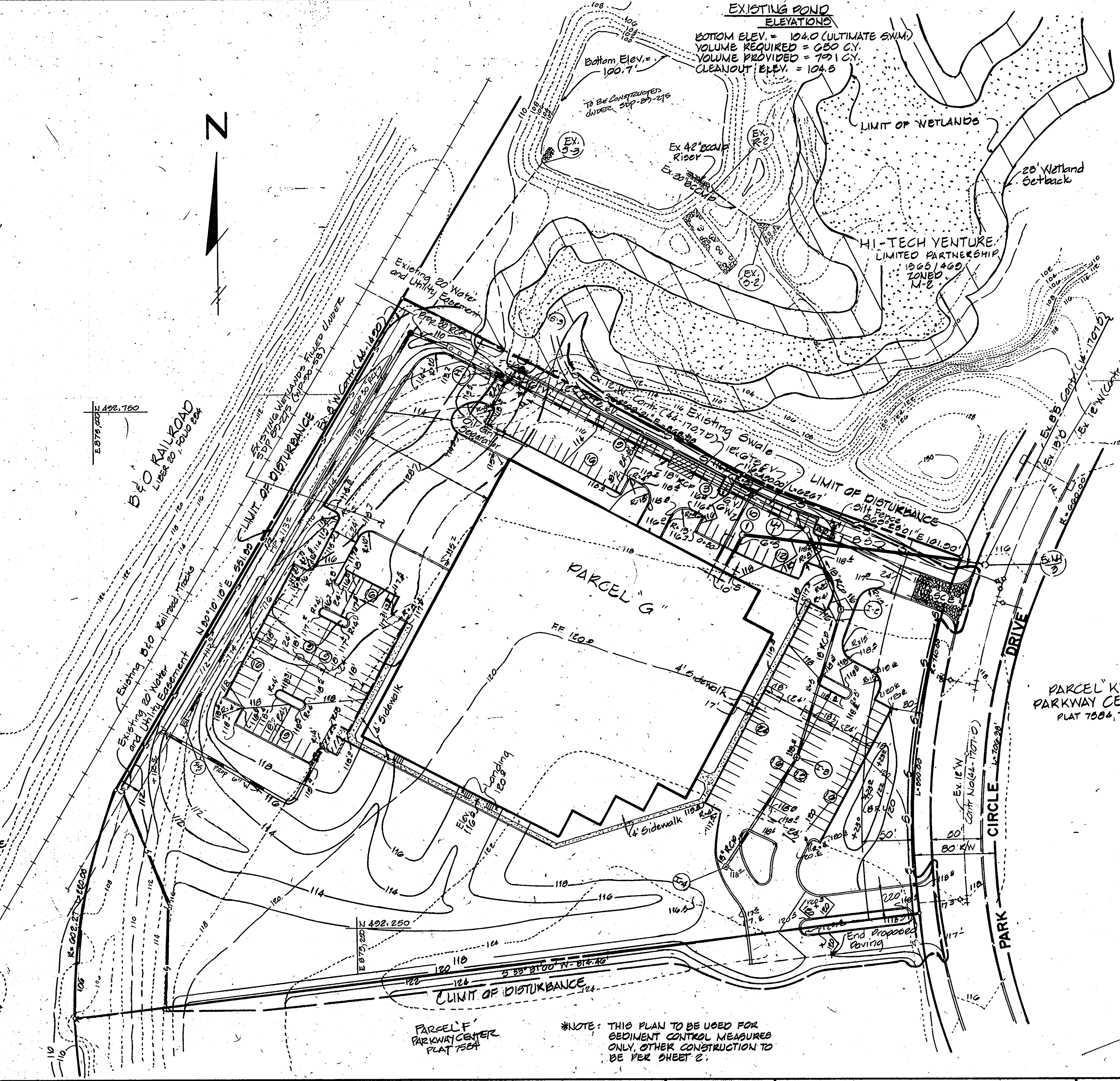
--- FLOW DIRECTION

--- PROPOSED PAVING

--- PROPOSED CONCRETE SIDEWALK

--- EXISTING WATER --- PROPOSED WATER

--- EXISTING SEWER --- PROPOSED SEWER



PARCEL F PARKWAY CENTER PLAT 7584

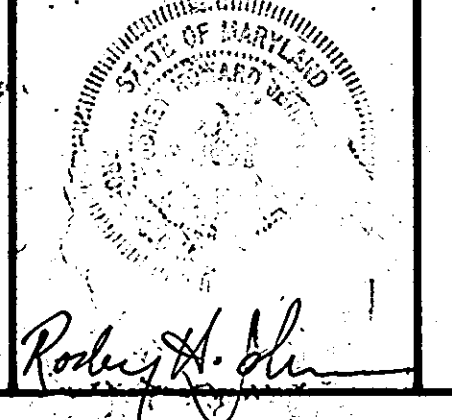
*NOTE: THIS PLAN TO BE USED FOR SEDIMENT CONTROL MEASURES ONLY, OTHER CONSTRUCTION TO BE PER SHEET 2.

DESIGNED		DATE		REVISIONS	
DATE	BY	DATE	BY	DESCRIPTION	

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS

3458 ELLICOTT CENTER DRIVE SUITE 101
 ELLICOTT CITY, MD. 21043
 (301) 461-9920



OWNER / DEVELOPER

FAIRFIELD LIMITED PARTNERSHIP
 HURST PROPERTY COMPANY
 (MANAGING GENERAL PARTNER)
 8605 WESTWOOD CENTER DRIVE
 SUITE 400, TYSONS CORNER
 VIENNA, VIRGINIA 22180
 (703) 848-2820

SOIL EROSION AND SEDIMENT CONTROL PLAN

PARKWAY CENTER

SECTION 1
 PARCEL "G"
 PLAT NO. 7584 9273
 MANUFACTURING FACILITY
 TM N° 38844

1st. ELECTION DISTRICT: _____ HOWARD COUNTY, MARYLAND

SCALE: 1"=50' CONTRACT NO. _____ DATE: 6/80 SHEET: 6 OF 9

SDP-90-41

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Allen 2/20/90
U.S. Soil Conservation Service Date

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

John P. Peterson 2/20/90
Howard Soil Conservation District Date

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

James B. ... 5-15-91
County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

... 5-18-90
Director Date

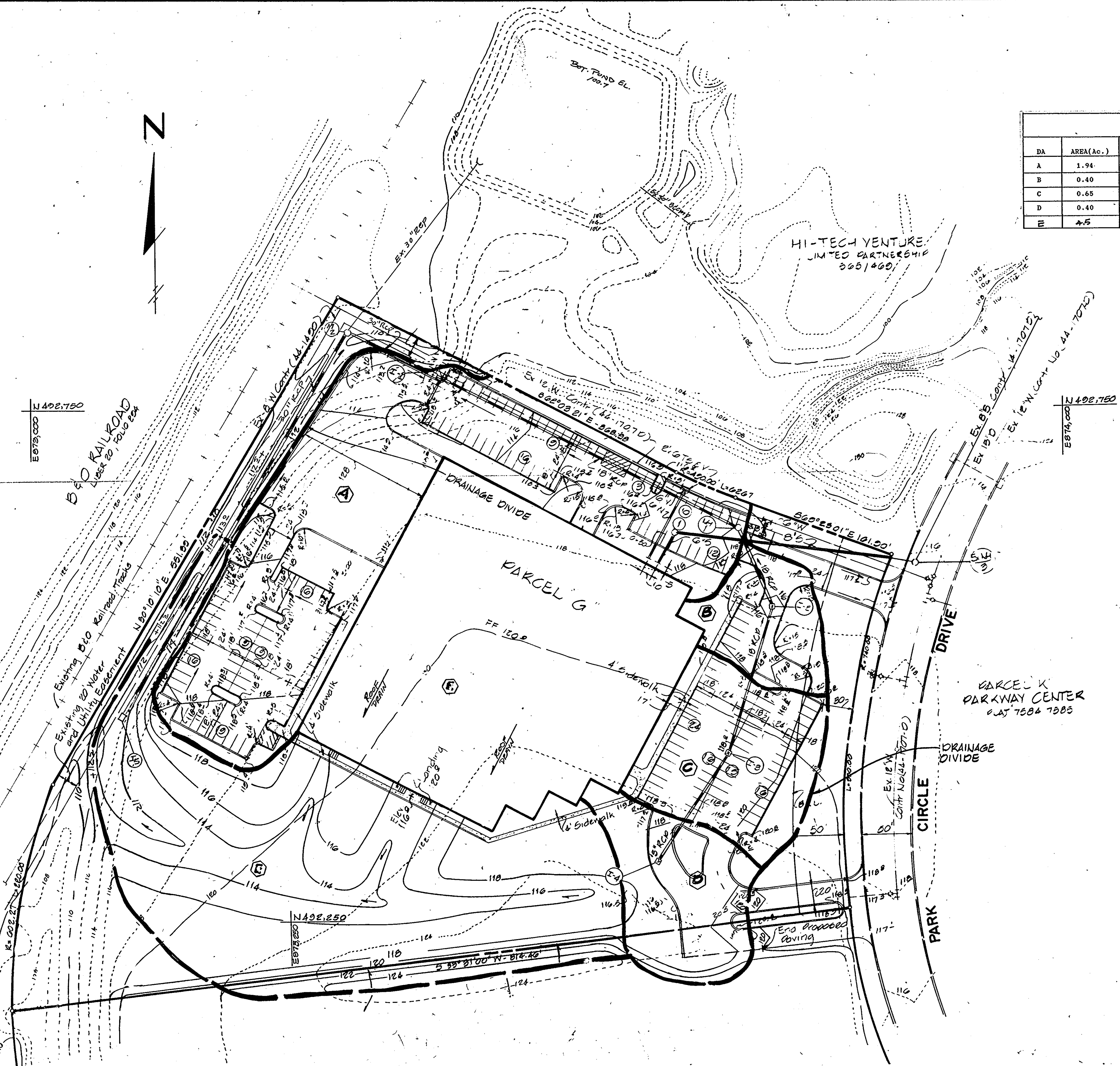
... 5/14/90
Chief, Division of Community Planning and Land Development Date

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

James ... 4/20/90
Director Date

... 3-8-90
Chief Bureau of Engineering Date

DRAINAGE TABULATION				
DA	AREA (Ac.)	C	Structure (Inlet No.)	% Impervious
A	1.94	0.74	I-1	70%
B	0.40	0.58	I-2	47%
C	0.65	0.74	I-3	70%
D	0.40	0.56	I-4	44%
E	4.5	0.56	I-5	44%



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- FLOW DIRECTION
- PROPOSED PAVING
- PROPOSED CONCRETE SIDEWALK
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER

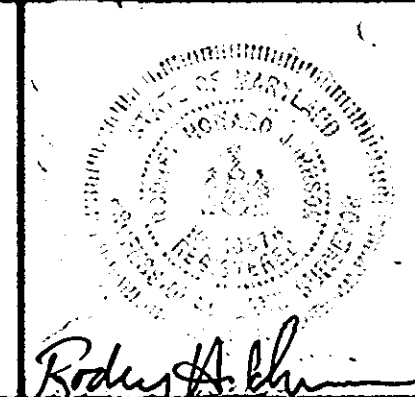
HOWARD COUNTY SEWERAGE BLOCK

APPROVED
DIVISION of
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND

DATE: _____

REVISIONS			
DESIGNED	DATE	DATE	DESCRIPTION

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
3458 ELLICOTT CENTER DRIVE SUITE 101
ELLICOTT CITY, MD. 21043
(301) 461-9920



OWNER / DEVELOPER
FAIRFIELD LIMITED PARTNERSHIP
HURST PROPERTY COMPANY
(MANAGING GENERAL PARTNER)
8605 WESTWOOD CENTER DRIVE
SUITE 400, TYSONS CORNER
VIENNA, VIRGINIA 22180
(703) 849-2820

DRAINAGE AREA MAP

PARKWAY CENTER

SECTION 16
PARCEL "G"
PLAT NO. 7584 9273
MANUFACTURING FACILITY
TM NO. 38844

1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=20' CONTRACT NO. DATE: 6/80 SHEET: 7 OF 9

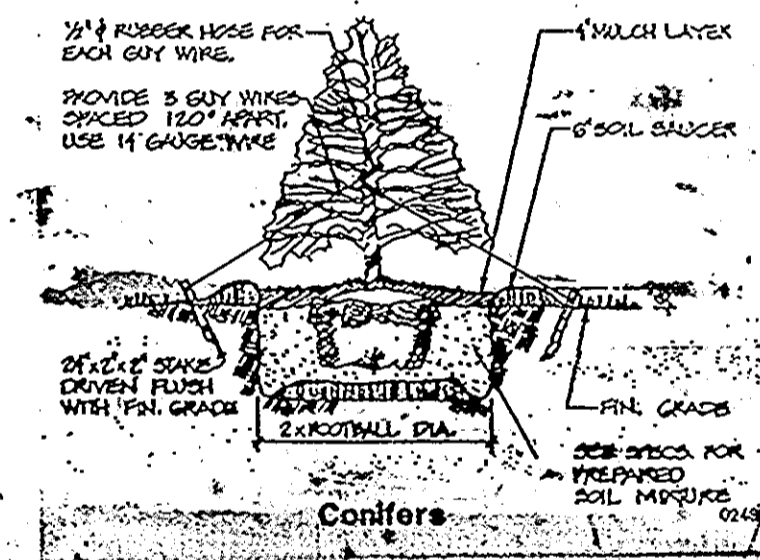
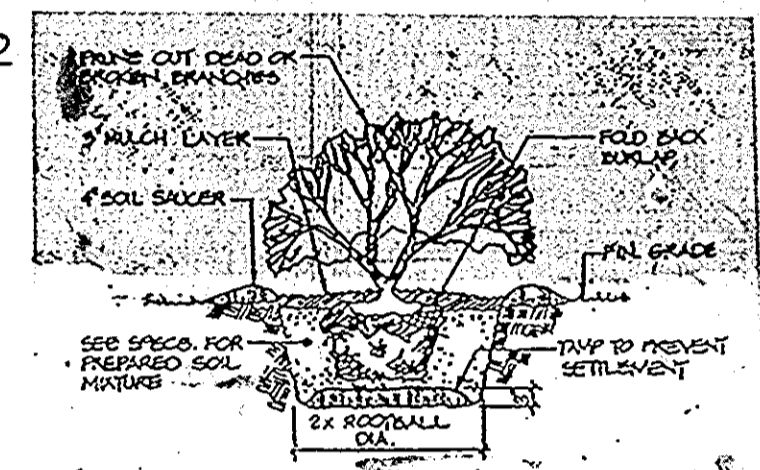
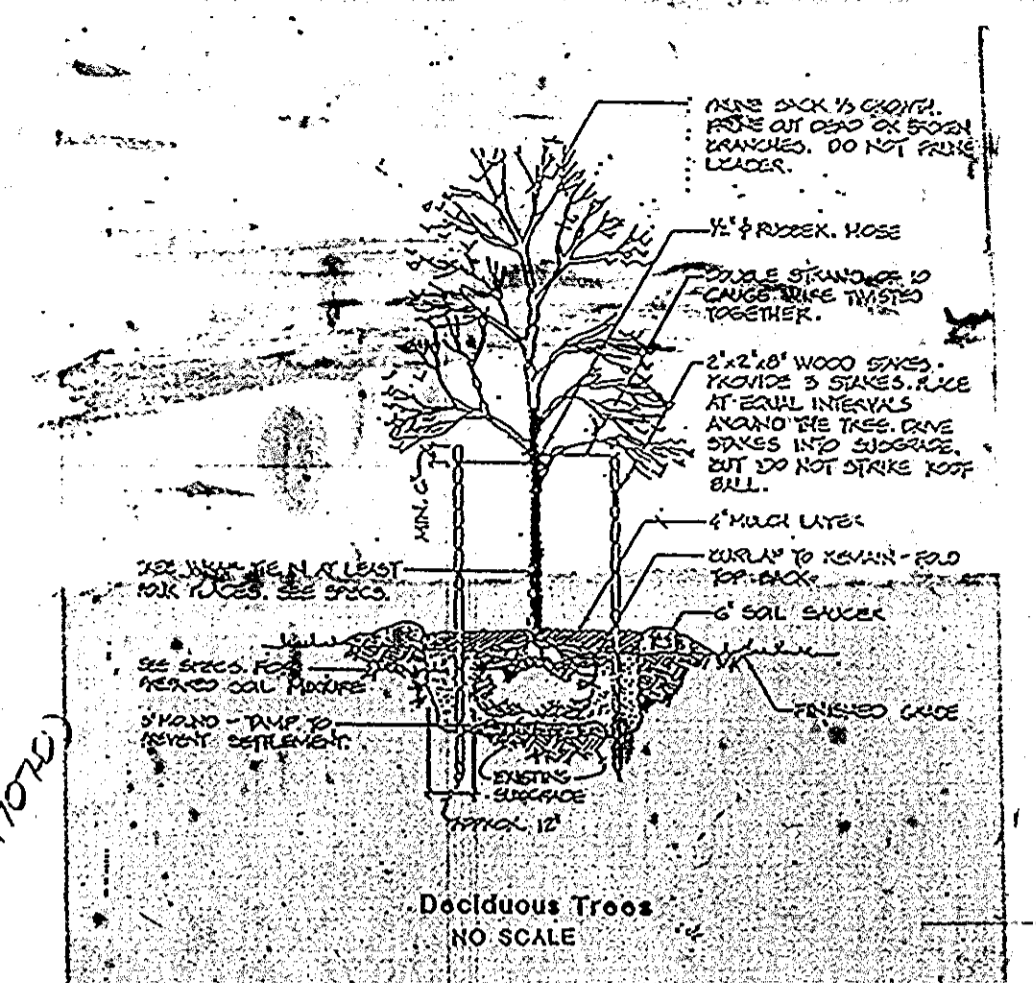
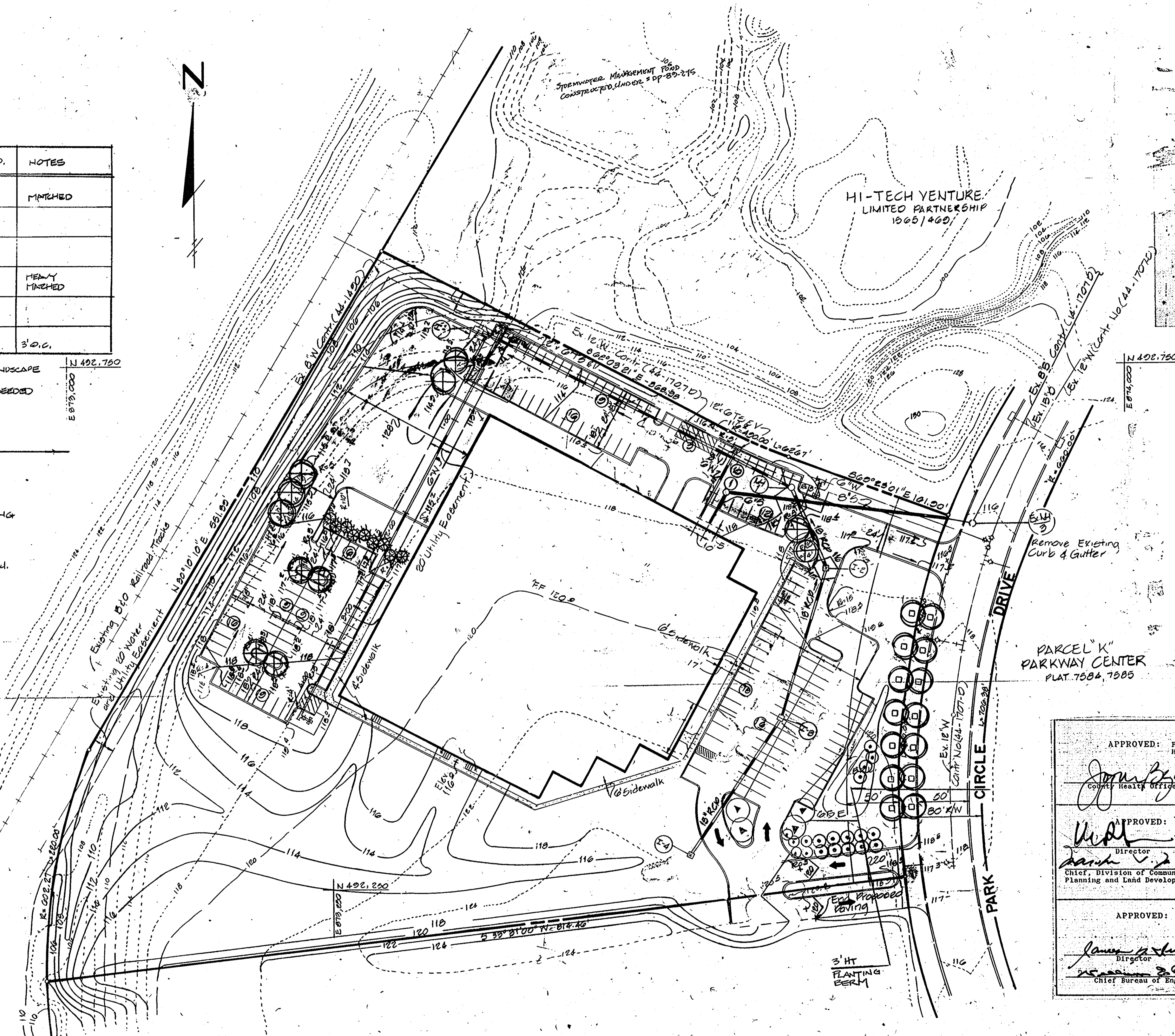
PLANT LIST

KEY	QUANT.	BOTANICAL NAME COMMON NAME	SIZE	COND.	NOTES
⊕	14	PLATANUS ACERIFOLIA LONDON PLANE TREE	2 1/2 - 3"	BB	MATCHED
⊙	8	LIQUIDAMBAR STYRACIFLUA SWEET GUM	2 1/2 - 3"	BB	
⊕	19	ACEL RUCERUM RED MAPLE	2 1/2 - 3"	BB	
⊙	19	PRUNUS YEDWENSIS YOSHINO CHERRY	1 1/2 - 2'	BB	HEAVY MATCHED
⊙	9	PNUS STROBUS E. WHITE PINE	6 - 8'	BB	
E	69	EQUYMIUS MANHATTEN EVERGREEN EUCYMIUS	3'	BB	3' O.C.

ALL PLANT LOCATIONS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT
ALL AREAS NOT NOTED TO BE PAVED OR PLANTED SHALL BE SEEDDED

LANDSCAPE SUMMARY

TOTAL AREA OF PARKING LOT CONTAINS A MIN. OF 8% UNLANDSCAPED ISLANDS
THE SITE IS NOT BORDERED BY A RESIDENTIAL DISTRICT
A 10' WIDE MIN. LANDSCAPED EDGE HAS BEEN PROVIDED ALONG THE PUBLIC STREET P.O.I.D. + PLANTED 1/4 A MIN. OF 2 1/2' O.C. TREES NO MORE THAN 30' O.C.
A 3' HT. LANDSCAPED EARTH MOUND HAS BEEN PROVIDED BETWEEN THE PARKING DRIVE AND THE PUBLIC STREET P.O.I.D.
OPEN SPACE IS A MIN. OF 20%
PARKING IS SCREENED FROM THE PUBLIC STREET ROAD.



Hord Coplan Macht
Architects
Landscape Architects
Interior Designers
2526 St. Paul Street
Baltimore, Maryland
21218 • 301-467-7011

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND.
DATE _____

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
3458 ELLICOTT CENTER DRIVE SUITE 101
ELLICOTT CITY, MD. 21043
(301) 461-9920



OWNER / DEVELOPER
HURST, PROPERTY COMPANY
8605 WESTWOOD CENTER DRIVE
SUITE 400, TYSONS CORNER
VIENNA, VIRGINIA 22180
(703) 848-2820

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	<i>James J. ...</i> County Health Officer	5/15/90 Date
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	<i>W. ...</i> Director	5/18/90 Date
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>James J. ...</i> Director	4/20/90 Date
	<i>...</i> Chief Bureau of Engineering	5/29/90 Date

LANDSCAPE PLAN
PARKWAY CORPORATE CENTER
SECTION 1, PARCEL "G"
1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 20' CONTRACT NO. DATE: 5/23/89 SHEET: 8 OF 9
SDP-90-41

SEQUENCE OF OPERATIONS

- Remove all concrete and bituminous spoil, timber, metal, wires and/or other miscellaneous debris over six (6) inches from within the areas designated for tree and shrub planting.
- Areas requiring excavation in order to remove large masses of concrete or bituminous material shall be properly refilled with soil and smoothed to blend with the adjacent surface. No heavy equipment will be permitted within the areas designated for mitigation. All excavation shall be done using hand tools.
- Lightly compact all disturbed areas and rake smoothly to blend with adjacent ground surface.
- The Contractor shall provide the Landscape Architect with a list of plant material sources. All plant materials shall be subject to inspection by the Landscape Architect (Telephone # (301) 461-9920) prior to delivery to the site.
- Plant trees and shrubs in accordance with the details and as directed by the Landscape Architect. Provide one (1) "UNIQUE" slow release fertilizer packet 10-8-16 (effective release time 8 years) at the side of each root ball when the pit is 1/2 backfilled. Do not place packet against root ball.
- Plant all trees and shrubs between October 1 and May 15 only. Do not plant during periods of freezing temperatures.
- After all trees and shrubs have been planted, rake smooth all areas disturbed by planting and fertilize, seed, and mulch in accordance with Howard County, SCD requirements. Use a cyclone seeder.
- When all planting, seeding and mulching has been completed, remove all excess plants or other debris resulting from planting and/or seeding operations from the site.

9. Notify the Landscape Architect at Engineering Technologies Associates, Inc. (Telephone # (301) 461-9920) regarding scheduling an inspection of the work within seven (7) days of completion of the work.

The Contractor is advised to contact sources of plant materials and fertilizers at least 6 to 8 months in advance of scheduling the actual work in order to assure proper quantities and sizes of specified items.

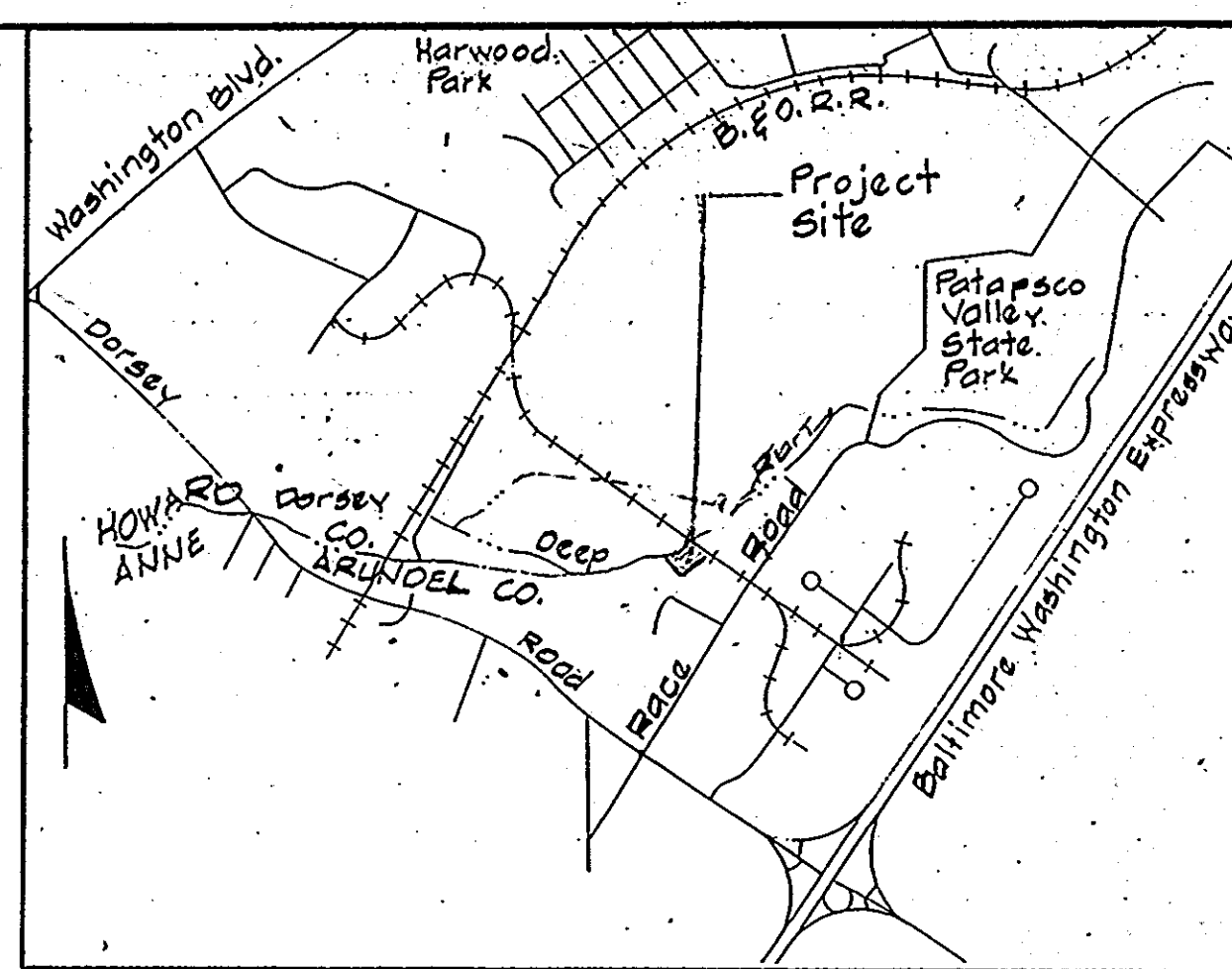
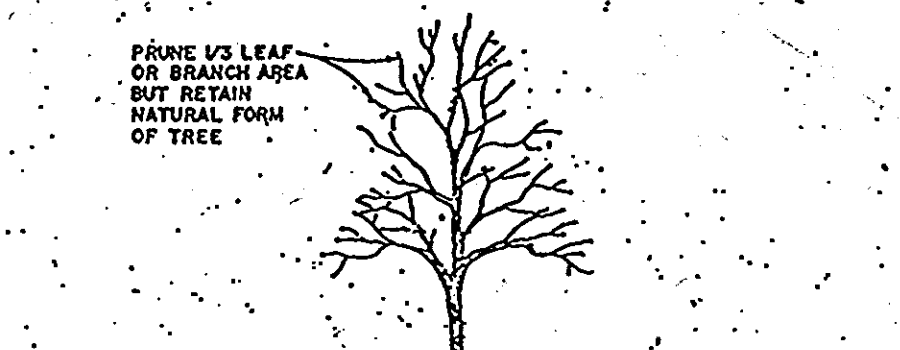
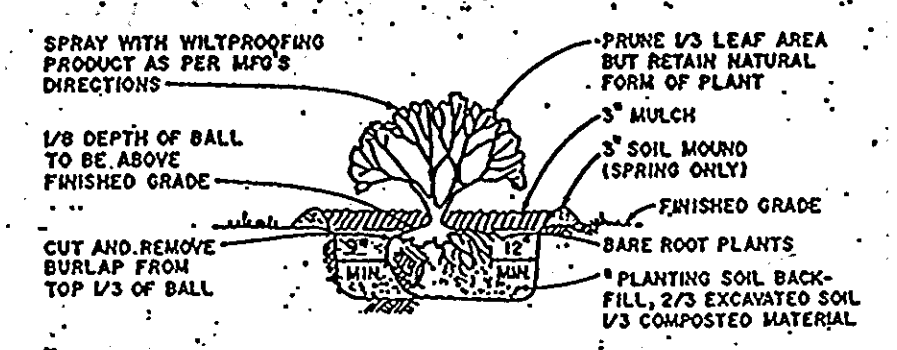
Potential sources of materials- plants:

Enviros, Inc. Telephone # (301) 683-1015

Environmental Concern Telephone # (301) 745-9620

Environmental Consultants, Inc. Telephone # (804) 539-4833

Fertilizer Packets 10-8-16, Good Prod Sales Telephone # (201) 245-5055



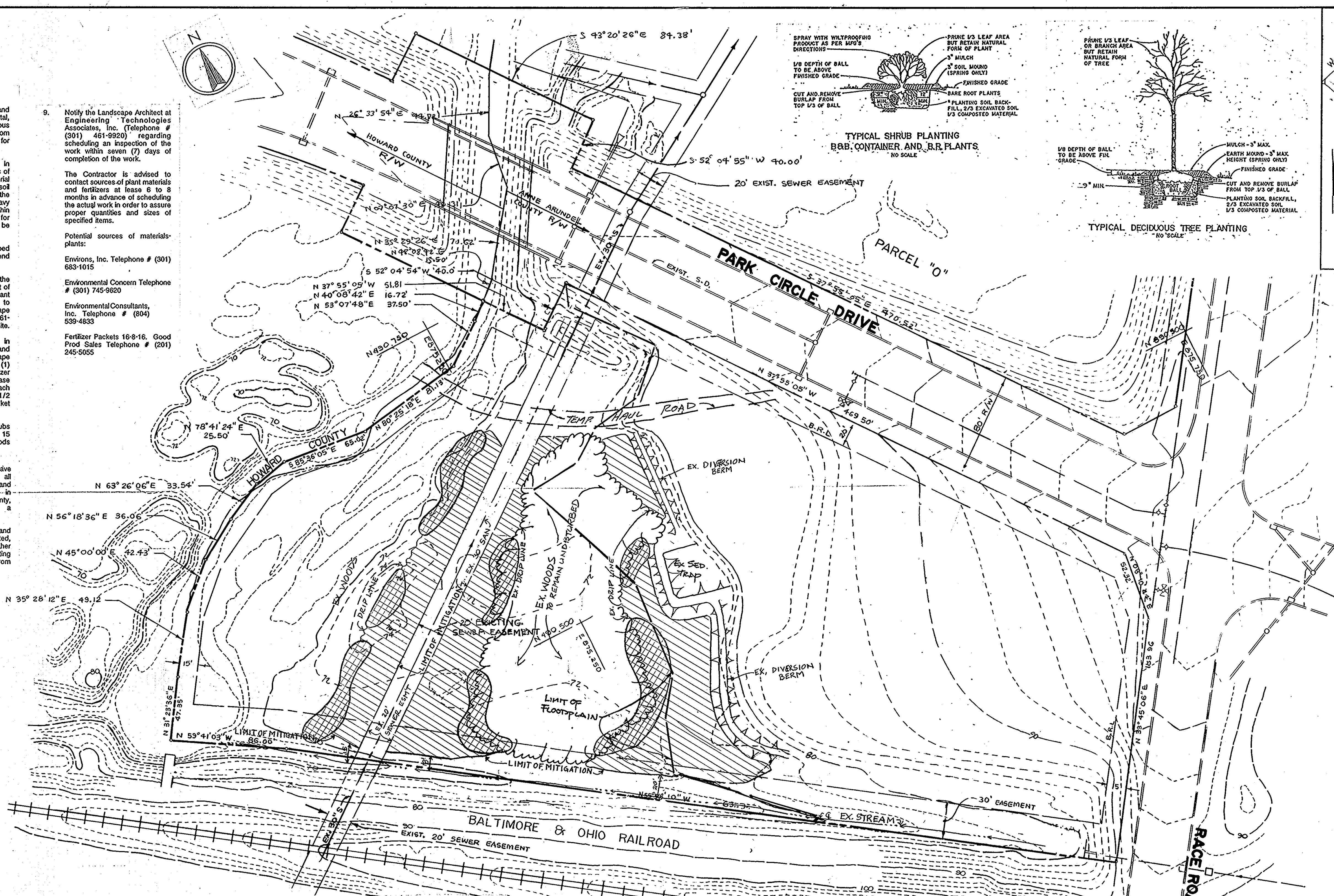
VICINITY MAP
Scale: 1" = 2,000'

- NOTES:**
- PREDOMINANT EXISTING DECIDUOUS TREES AND SHRUBS OBSERVED DURING SITE INSPECTION ON 11/6/89
 - PROPOSED PLANTS FOR MITIGATION HAVE BEEN SELECTED BASED ON COMPATIBILITY WITH EXISTING SOIL, MOISTURE CONDITIONS, AS WELL AS EXISTING VEGETATION.
 - ALL PROPOSED PLANT MATERIALS SHALL HAVE BEEN GROWN IN WET CULTURED CONDITIONS.
 - PRIOR TO BEGINNING ANY PLANTING OPERATIONS, THE AREAS SHALL BE CLEARED OF ALL CONCRETE, TIMBER AND OTHER DEBRIS.
 - PREDOMINANT SOIL TYPE IS Ha (HATBORO SILT/loam)
 - NO GRADING SHALL BE DONE WITHIN THE AREAS DESIGNATED FOR MITIGATION OTHER THAN THE SMOOTHING OF DISTURBED AREAS BY THE USE OF HANDTOOLS.

LEGEND

	DECIDUOUS TREES (PLANTED RANDOMLY 10' O.C.)
	RED MAPLE 5'-6' HT. 35% (76 REQ'D B&B)
	RIVER BIRCH 5'-6' HT. 25% (54 REQ'D B&B)
	SWEETGUM 5'-6' HT. 20% (44 REQ'D B&B)
	SYCAMORE 5'-6' HT. 20% (43 REQ'D B&B)
	DECIDUOUS SHRUBS (PLANTED IN MIXED GROUPS OF 6-10)
	ARROW WOOD 3'-4' HT. 20% (48 REQ'D B&B)
	SILKY DOGWOOD 3'-4' HT. 25% (60 REQ'D B&B)
	HAZEL ALDER 3'-4' HT. 30% (72 REQ'D B&B)
	NANNYBERRY 3'-4' HT. 25% (60 REQ'D B&B)

±0.69 ACRES FOR MITIGATION



LEGEND

	EXISTING GROUND
	PROPOSED GRADES FOR BERM FOR INSIDE SLOPE
	ULTIMATE FILL GRADES
	SILT FENCE
	EARTH DIKE
	CONSTRUCTION ENTRANCE
	TEMPORARY SWALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-15-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: *[Signature]* DATE: 5-18-90

APPROVED: CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *[Signature]* DATE: 5/10/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5/20/90

APPROVED: CHIEF BUREAU OF ENGINEERING
 CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 5-23-90

PLAN
SCALE: 1" = 40'

BENCHMARK DESCRIPTION
 B.M. " RACE No. 1 " ELEV. 91.00
 R.R. SPIKE IN BASE OF C & P POLE
 # 9 1/2, 130' ± S.W. OF R.R. TRACK
 CROSSING RACE ROAD.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
[Signature] DATE: 2/22/90
 SOIL CONSERVATION SERVICE

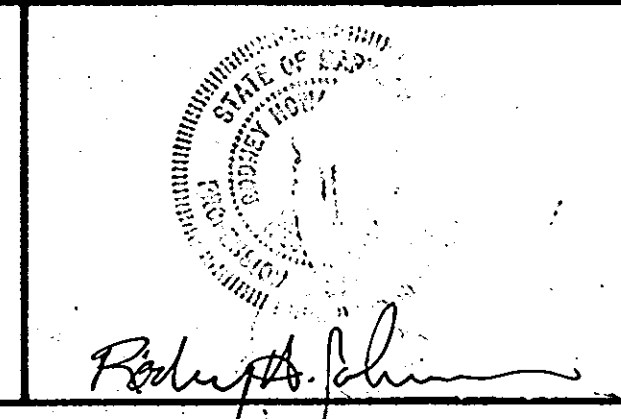
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
[Signature] DATE: 2/22/90
 SOIL CONSERVATION DISTRICT

HOWARD COUNTY SIGNATURE BOOK

APPROVED
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE: _____

DESIGNED		DATE		BY		DESCRIPTION	
K.E.Mc	12/89	12-19-89	K.E.Mc	ADDED PLANTING DETAILS, SEQUENCE OF OPERATIONS AND PLANT QUANTITIES			
S.G.P	4/88						
DRAWN (BASE PLAN)		DATE		BY		DESCRIPTION	
K.E.Mc							
CHECKED		DATE		BY		DESCRIPTION	
K.E.Mc							
APPROVED		DATE		BY		DESCRIPTION	

ENGINEERING TECHNOLOGIES ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, CONSTRUCTION MANAGERS.
 9051 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD. 21043
 (301) 461-9920



HI-TECH VENTURE LIMITED PARTNERSHIP
 OWNER AND DEVELOPER
 7223 PARKWAY DRIVE
 HANOVER, MARYLAND 21076
 (301) 796 4446

MITIGATION PLAN
PARKWAY CENTER SECTION 1
 1st ELECTION DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND
 TAX MAP 8
 SCALE: 1" = 40' CONTRACT NO. DATE: 11/10/89 SHEET: 9 of 9