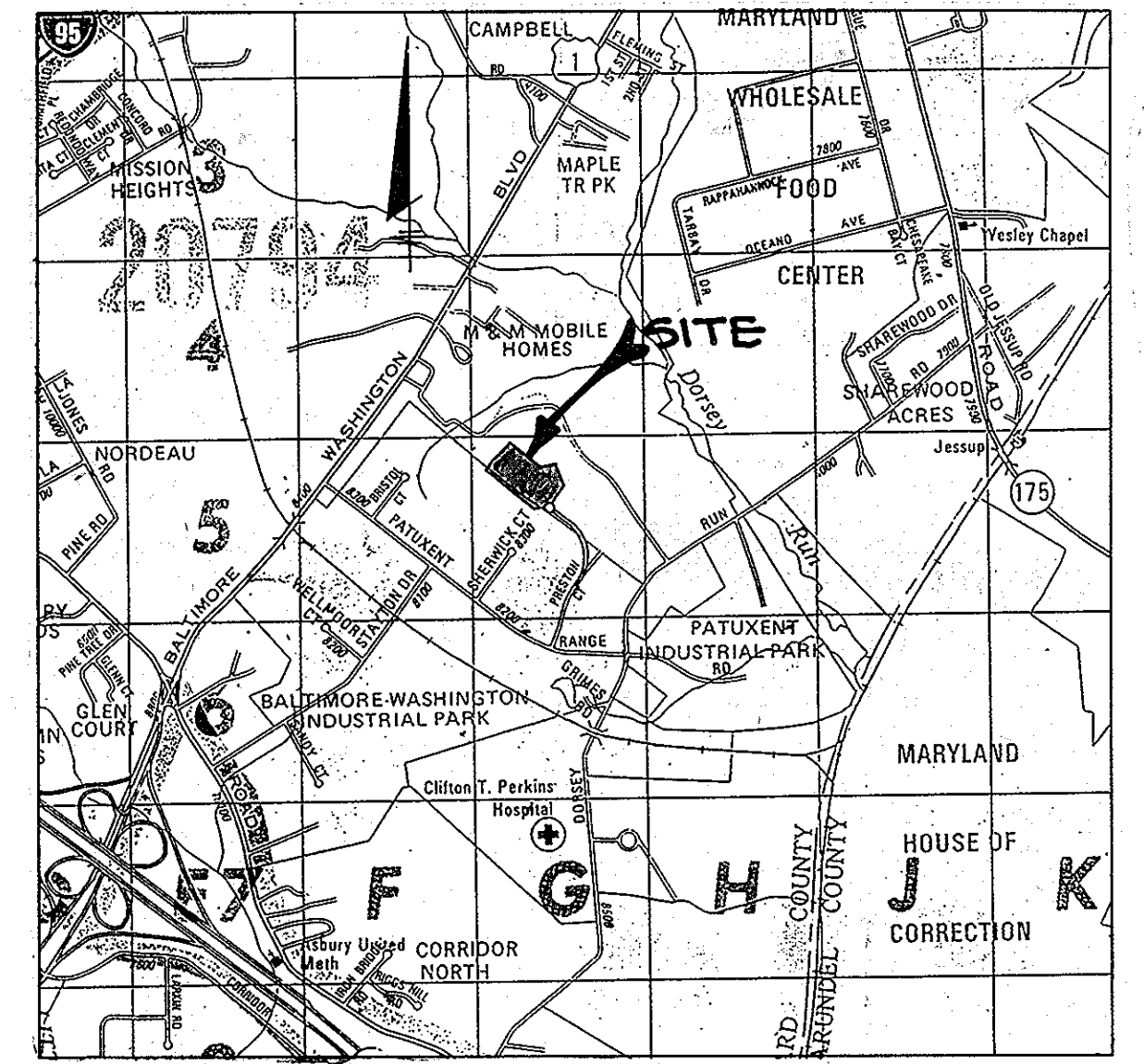


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
6	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
7	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
8	STORM DRAIN AND SEWER PROFILES
9	PROFILES AND DETAILS
10	DETAIL SHEET
11	PLANTING PLAN
12	PLANTING PLAN
13	PLANTING PLAN

# SITE DEVELOPMENT PLAN B.W.I.P. PARCEL B-2 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1"=200'

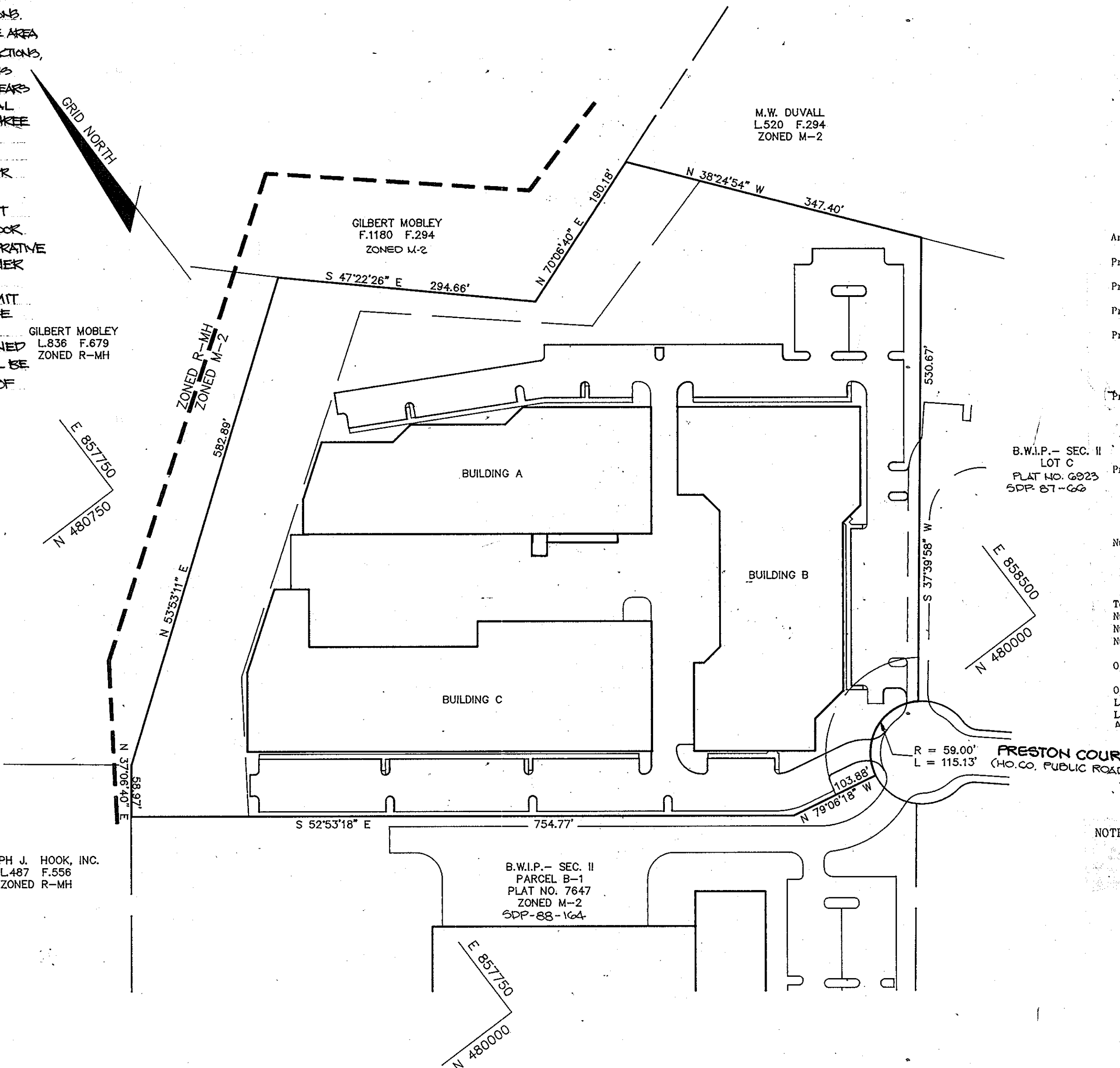
**GENERAL NOTES**

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-0970
HOWARD COUNTY BUREAU OF UTILITIES	992-2306
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED FEB. 1988 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL C2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- PREVIOUS OFFICE OF PLANNING ZONING FILE NOS: F-86-210, GP-86-50, F-88-117, SDP-88-218
- STORMWATER MANAGEMENT FACILITY TO BE PRIVATELY MAINTAINED.

ON FEBRUARY 26, 2013, AA-13-03 WAS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
- A BUILDING PERMIT FOR THE OUTDOOR STORAGE AREA MAY BE REQUIRED BY THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS. IF A BUILDING PERMIT IS REQUIRED, IT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS.
- THE USE OF VEHICLES WITH BACKUP ALARM DEVICES IS NOT PERMITTED WITHIN THE OUTDOOR STORAGE AREA.
- THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED OUTDOOR STORAGE AREA AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT APPLICATION.
- THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.



**SITE TABULATION**

Area of Parcel:	12.2 Acres	531432 sq. ft.
Present Zoning:	M-2	
Proposed Use:	Warehouse/Office Building	
Proposed Building Coverage:	4.13 Ac. (33% of site)	
Proposed Building Areas:		
Building A -	49,912 sq. ft.	
Building B -	64,140 sq. ft.	
Building C -	65,087 sq. ft.	
Proposed Total Square Footage of Office:		
Building A -	7486.8 sq. ft. - 30 Employees	
Building B -	9621.0 sq. ft. - 40 Employees	
Building C -	9853.1 sq. ft. - 40 Employees	
Total Office -	26960.9 sq. ft. - 110 Employees	
Proposed Total Square Footage of Warehouse:		
Building A -	42425.2 sq. ft.	
Building B -	54519.0 sq. ft.	
Building C -	55834.4 sq. ft.	
Total Wlse. -	152778.6 sq. ft.	
Number of Parking Spaces Required:		
Office @ 7/10 Employees Customarily Working At One Time:	77 Spaces	
Warehouse @ 1 sq/750 sq. ft. of Floor Area:	204 Spaces	
(See letter for justification of warehouse parking)		
Total Parking Required	281 Spaces	
Number of Parking Spaces Provided	301 Spaces	
Number of Handicap Spaces Required	8 Spaces	
Number of Handicap Spaces Provided	9 Spaces	
Open Space Required (incl. internal landscaped areas)	106286.4 sq. ft. (20%)	
Open Space Provided	194876.5 sq. ft. (36%)	
Landscaped Islands Required	3034 sq. ft. ( 5% of parking area)	
Landscaped Islands Provided	60280 sq. ft. ( 5%)	
AREA OF PARKING		

NOTE: This Site Development Plan submission was to revise the building footprint of building 'C', add parking spaces and raise the finished floor elevation of the buildings from that approved under SDP-88-213.

4-8-13	5	ADD GENERAL NOTE #18.
8/11/11	4	Add doors and platform to Bldg. C; remove 1 parking space
4/25/11	3	ADDED DOORS TO BLDG. B; REMOVED 5 SPACES

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

*Joyan Zyla* 10-12-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND

*Cheryl* 10-12-89  
DIRECTOR DATE

*Maria S. Campbell* 1/12/10  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James* 10/8/89  
DIRECTOR DATE

*Robert* 10-6-89  
CHIEF, BUREAU OF ENGINEERING DATE

9/14/10	2	Add entrance to Bldg. C and remove 2 parking spaces
10-29-07	1	ADDED RAMP AND ENTRANCE TO BUILDING A

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
8311 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

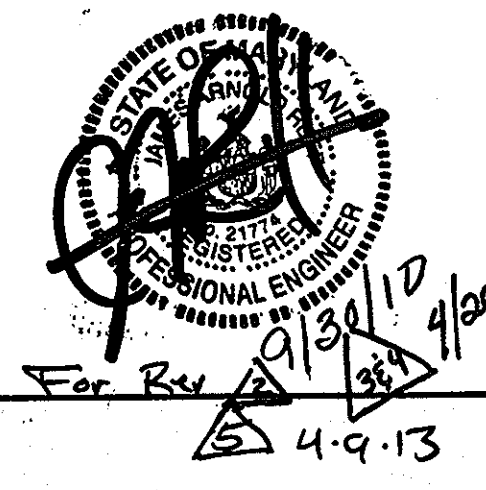
PROJECT: **B.W.I.P. PARCEL B-2**  
WAREHOUSE/OFFICE BUILDING  
BUILDINGS AND PARKING REVISIONS TO SDP-88-213

AREA: TAX MAP NOS. 43 & 48 ZONE M-2 PLAT NO. 7647  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE	DESIGNED BY: W.C.W.
	DRAWN BY: M.A.P.
	PROJECT NO: 40402
	DATE: 9-21-89
	SCALE: AS SHOWN
	DRAWING NO. 1 OF 15

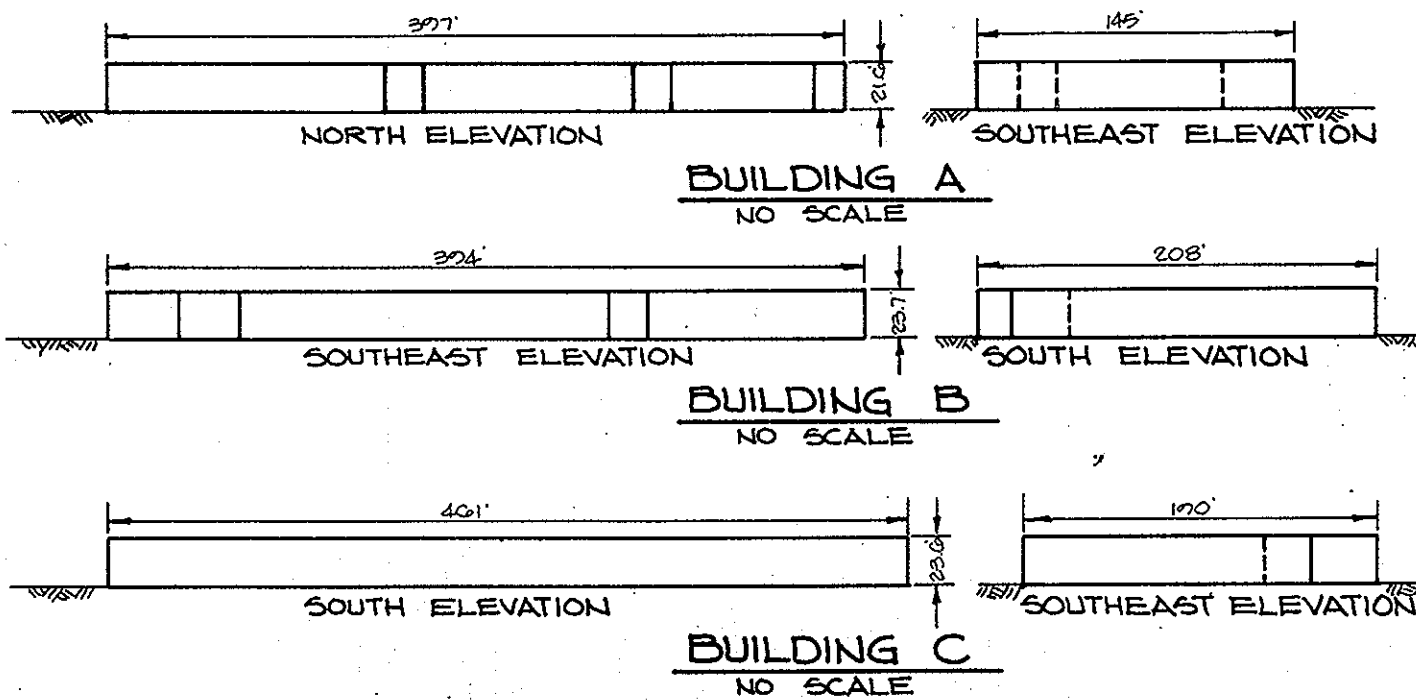


APPROVED  
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE: 9-7-89

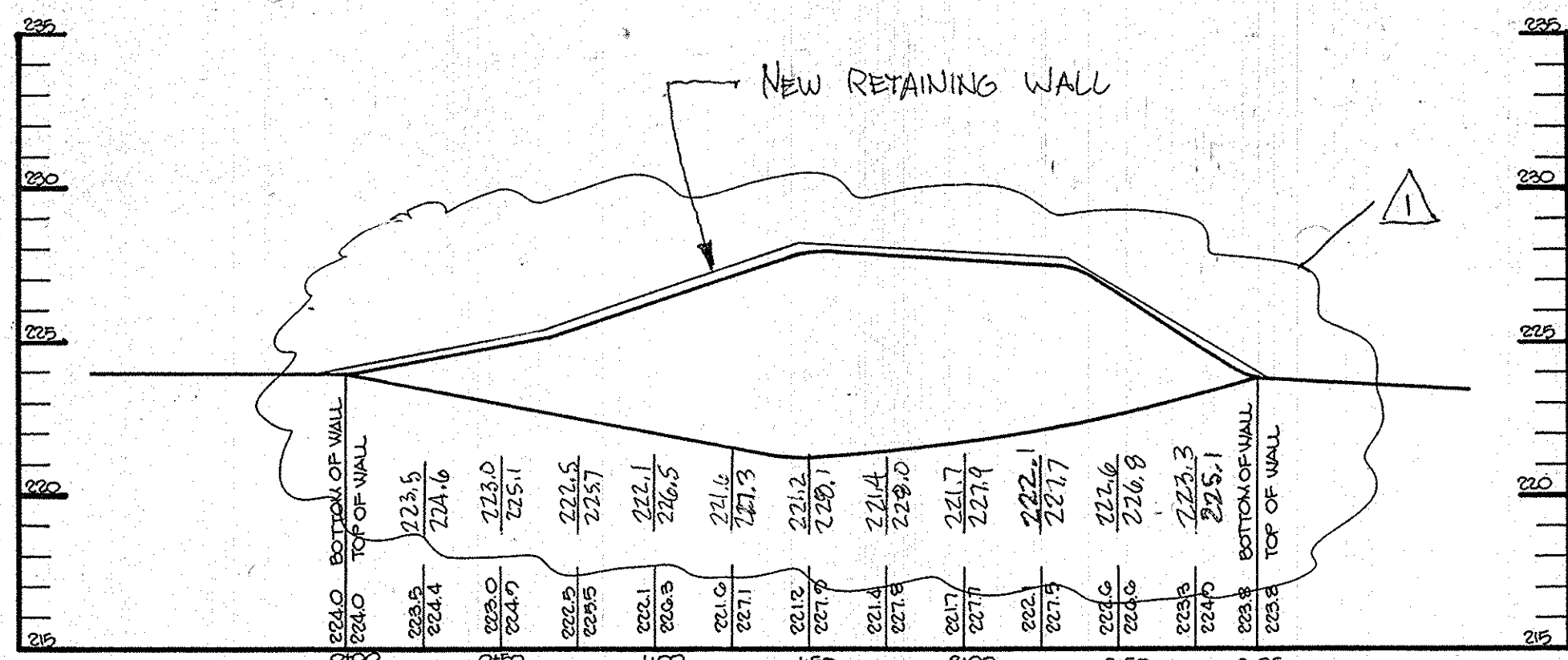
ADDRESS CHART

BUILDING	STREET ADDRESS
A	8264 PRESTON COURT
B	8260 PRESTON COURT
C	8268 PRESTON COURT

SUBDIVISION NAME	BALTIMORE WASHINGTON INDUSTRIAL PARK
PLAT # OR L/F	7647
BLOCK #	20
TAX/ZONE MAP	M-2 43 & 48
ELEC. DIST.	C-3
CENSUS TR	6064
WATER CODE	802
SEWER CODE	302000



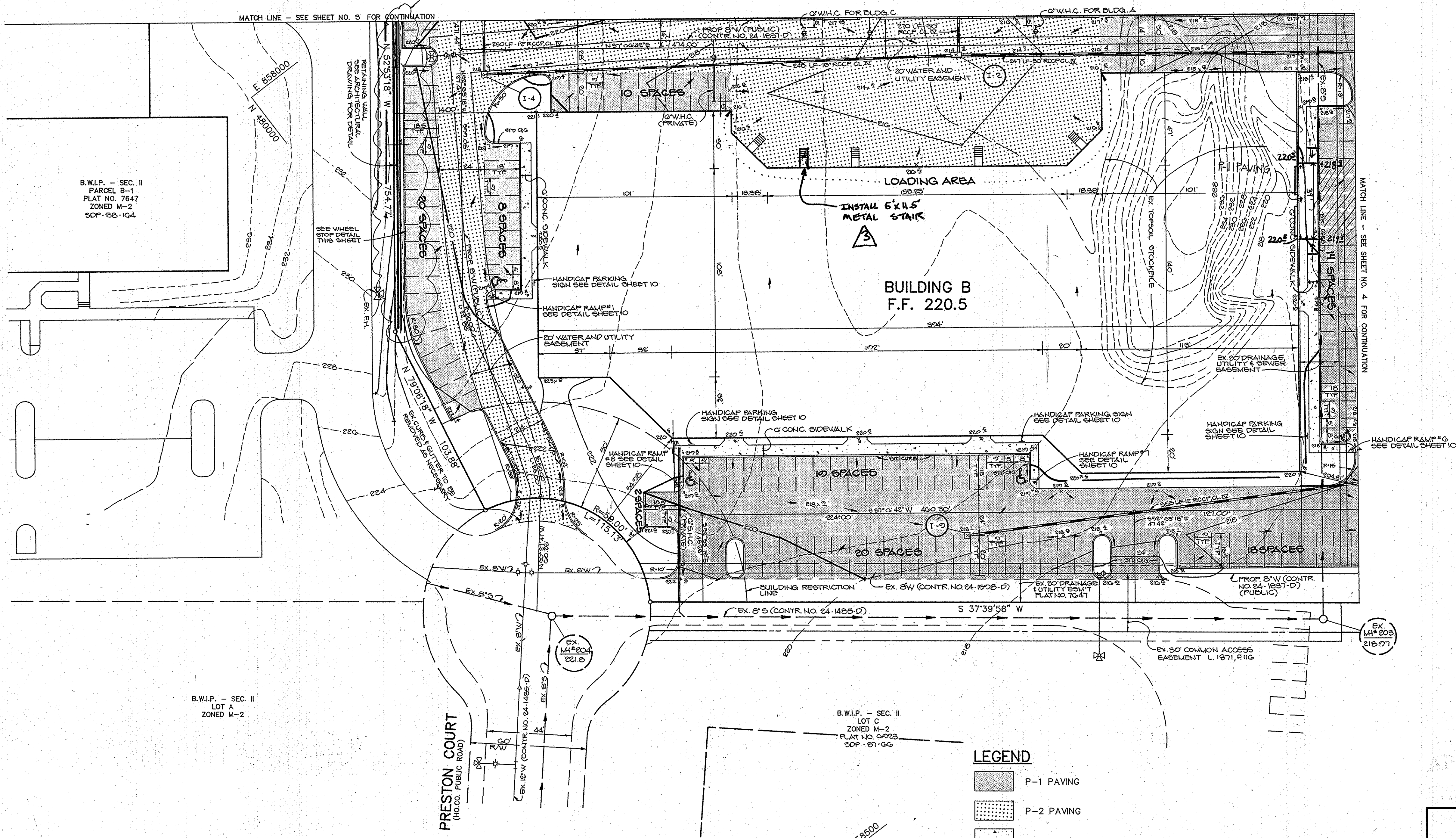
PLAN  
SCALE: 1"=100'



**RETAINING WALL PROFILE**

SCALE: HOR: 1"=50'  
VERT: 1"=5'

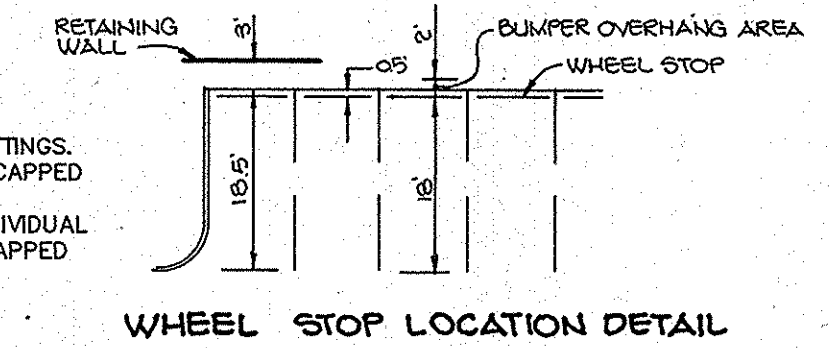
REVISION



**BUILDING B**  
F.F. 220.5

- LEGEND**
- P-1 PAVING
  - P-2 PAVING
  - CONCRETE SIDEWALK OR PAVING

- NOTES:**
1. ALL RADII 5' UNLESS OTHERWISE NOTED.
  2. ALL WATER METERS ARE TO BE INSIDE SETTINGS. SIDEWALKS ARE SHOWN TO ASSURE HANDICAPPED ACCESS IS POSSIBLE TO ALL ENTRANCES.
  3. SIDEWALKS WILL BE INSTALLED DURING INDIVIDUAL TENANT FINISH-OUTS TO PROVIDE HANDICAPPED ACCESS AS REQUIRED BY CODE.



9-11-14	3	INSTALL NEW EXTERIOR STAIR
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.		
	10-12-89	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.		
	10-12-89	DATE
	10-12-89	DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		
	10/8/89	DATE
	10-6-89	DATE

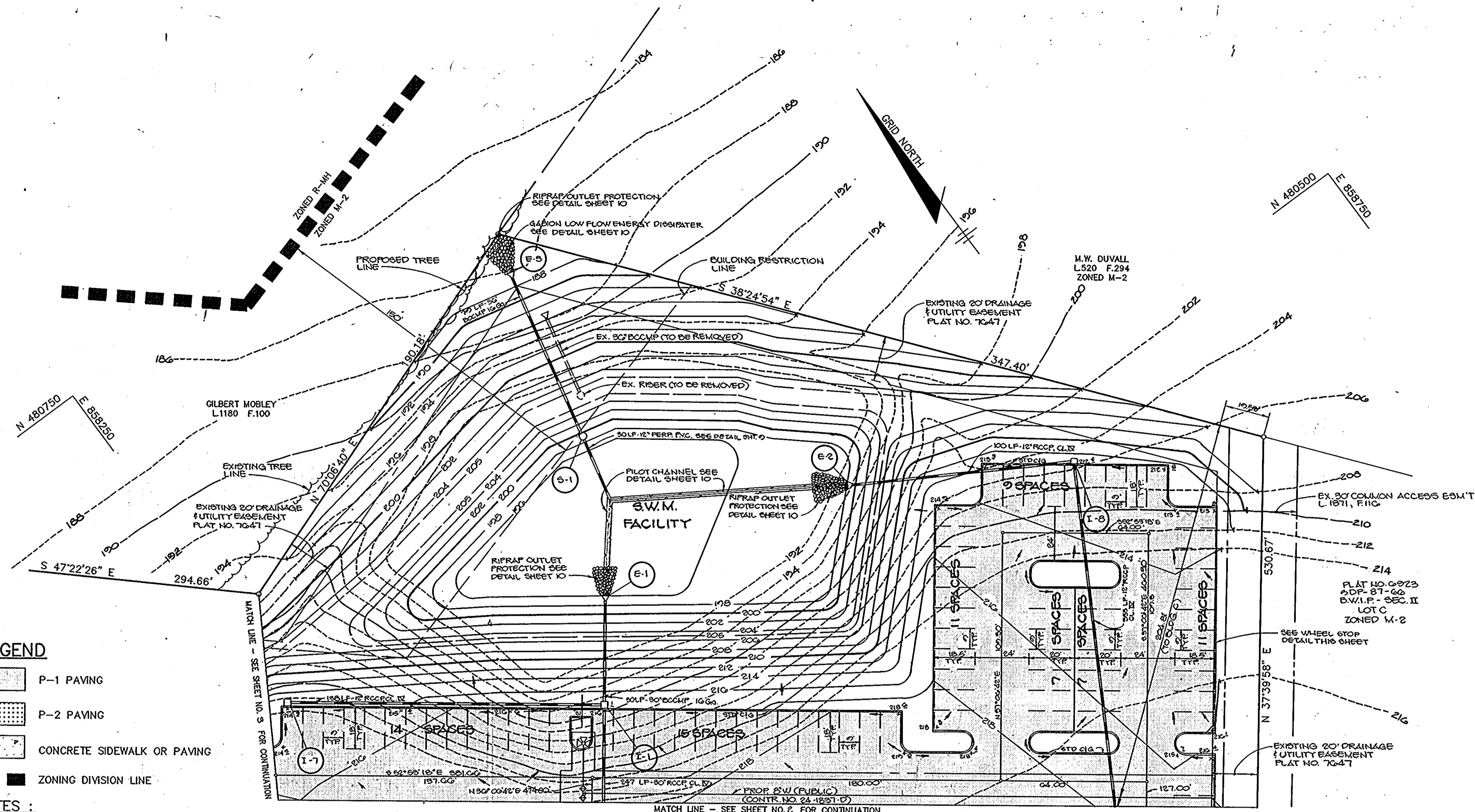
7-26-04	1	NEW RETAINING WALL
9/28/11	2	ADDED DOORS TO BLDG. B; REMOVED 5 SPACES
DATE	NO.	REVISION
OWNER/DEVELOPER BEAUMONT PROPERTIES 8811 EAST HAMPTON AVE. SUITE 200 DENVER, COLORADO 80231		
PROJECT: <b>B.W.I.P. PARCEL B-2</b> WAREHOUSE/OFFICE BUILDING BUILDING AND PARKING REVISIONS TO SDP-88-218		
AREA: TAX MAP NOS. 43448 ZONE M-2 PLAT NO. 7647 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2 6 <sup>TH</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE: <b>SITE DEVELOPMENT PLAN</b>		

**APPROVED**  
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE: **9-7-89**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE: \_\_\_\_\_  
DESIGNED BY: W.C.W.  
DRAWN BY: M.A.D.  
PROJECT NO: 140402  
DATE: 7-21-89  
SCALE: 1"=50'  
DRAWING NO. 2 OF 10



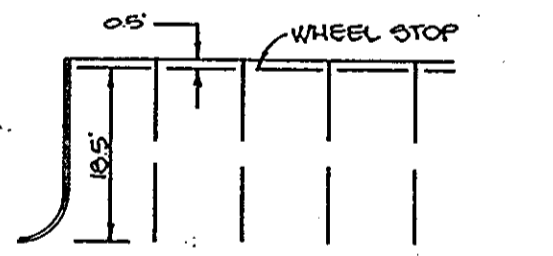


**LEGEND**

- P-1 PAVING
- P-2 PAVING
- CONCRETE SIDEWALK OR PAVING
- ZONING DIVISION LINE

**NOTES :**

1. ALL RADII 5' UNLESS OTHERWISE NOTED.
2. ALL WATER METERS ARE TO BE INSIDE SETTINGS.
3. SIDEWALKS ARE SHOWN TO ASSURE HANDICAPPED ACCESS IS POSSIBLE TO ALL ENTRANCES. SIDEWALKS WILL BE INSTALLED DURING INDIVIDUAL TENANT FINISH-OUTS TO PROVIDE HANDICAPPED ACCESS AS REQUIRED BY CODE.



WHEEL STOP LOCATION DETAIL

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

*Joselyn Bond* 10-12-89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

*William* 10-18-89  
 DIRECTOR DATE

*David S. Ziegler* 10/21/89  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James* 10/2/89  
 DIRECTOR DATE

*William* 10-6-89  
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER  
 BEAUMONT PROPERTIES  
 8811 EAST HAMPTON AVE.  
 SUITE 200  
 DENVER, COLORADO 80231

PROJECT: **B.W.I.P. PARCEL B-2**  
 WAREHOUSE / OFFICE BUILDING  
 BUILDING AND PARKING REVISIONS TO SDF-88-218

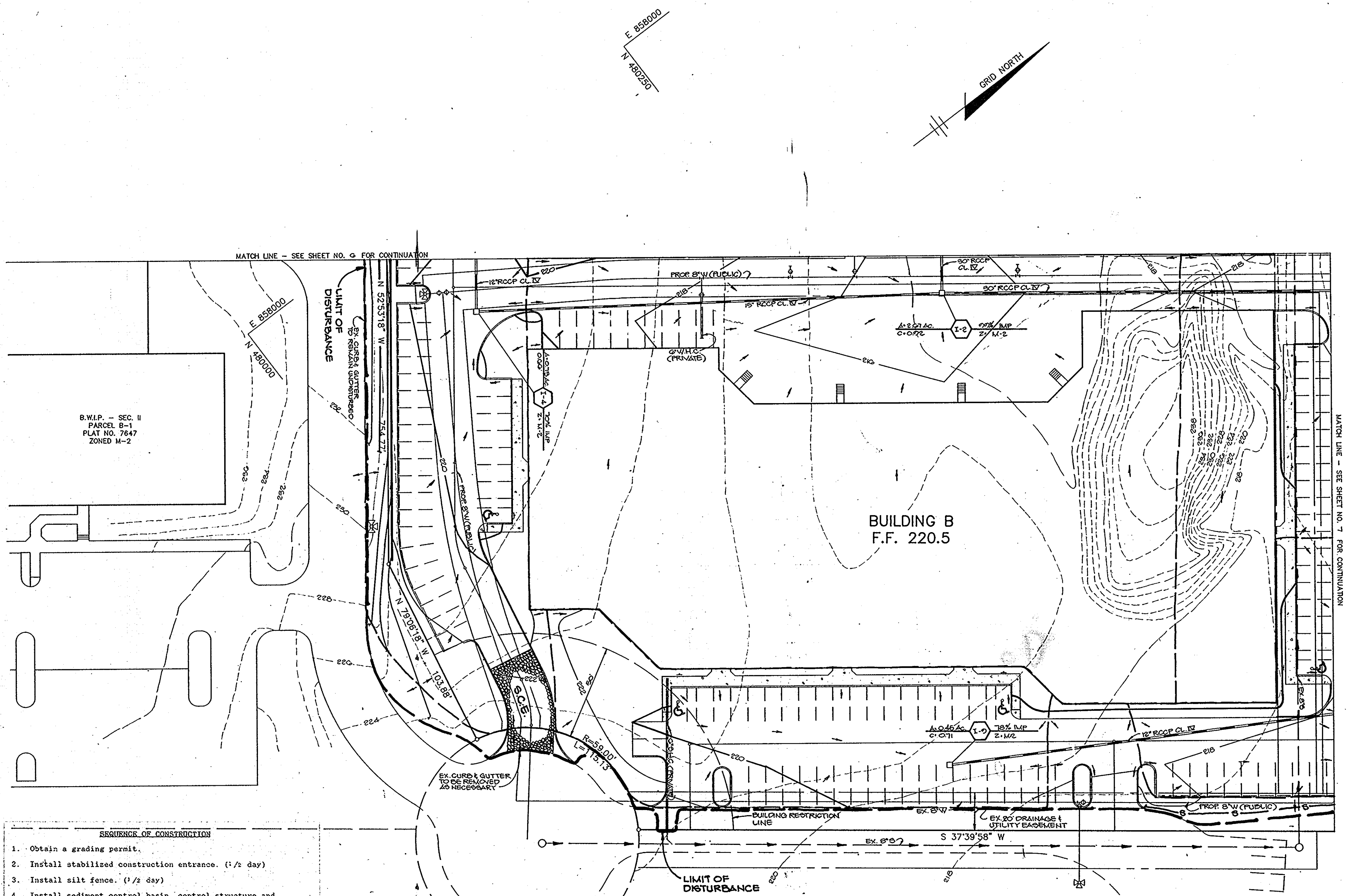
AREA: TAX MAP NOS. 43448 ZONE M-2 PLAT NO. 74-47  
 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
 6<sup>TH</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE:  
**SITE DEVELOPMENT PLAN**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

**APPROVED**  
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
 HOWARD COUNTY, MARYLAND  
 DATE: **9-7-89**

DATE	DESIGNED BY:
	W.C.W.
	DRAWN BY: MAD
	PROJECT NO: 49402
	DATE: 9-21-89
	SCALE: 1"=50'
	DRAWING NO. 4 OF 15

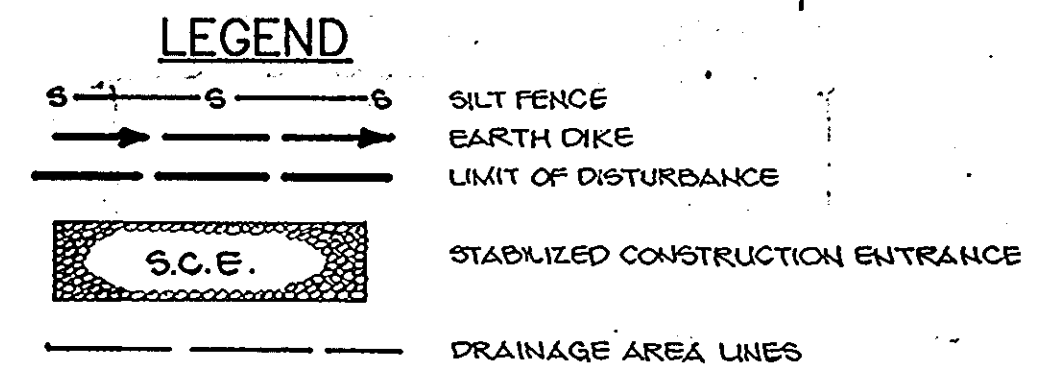


- SEQUENCE OF CONSTRUCTION**
- Obtain a grading permit.
  - Install stabilized construction entrance. (1/2 day)
  - Install silt fence. (1/2 day)
  - Install sediment control basin, control structure and stone outlet sediment trap and remove existing riser and 36" drain. Perform only the grading necessary to construct the basin and trap. (5 days)
  - Note: The 1-year extended detention and 2-year low-flow orifice will be installed on the control structure after the sediment control phase. A dewatering device will be used during sediment control.
  - Install flexible pipe slope drains and earth dikes and maintain and extend existing flexible pipe slope drain. (1/2 day)
  - Rough grade site maintaining positive drainage for the flexible pipe slope drains and earth dikes. (15 days)
  - Install water, sewer and storm drains. Upon completion of the storm drains remove flexible pipe slope drains. (15 days)
  - Stabilize the graded area in accordance with the temporary seeding notes. (1/2 day)
  - Begin building construction and install curb and gutter and paving. (15 days)
  - Stabilize all disturbed areas in accordance with the permanent seeding notes. (1 day)
  - Upon approval of the Howard County Department of Public Works Sediment Control Inspector, remove all sediment control devices and convert sediment control basin to storm water management facility, as follows:
    - Flush storm drain system. (1/2 day)
    - Pump out impounded water. (1/2 day)
    - Remove sediment and place as directed by the Howard County Department of Public Works Sediment Control Inspector. (1/2 day)
    - Remove dewatering device, install pipe/orifice on riser, pilot channel & trap as per sheet 4.
    - Stabilize the remaining disturbed areas in accordance with the permanent seeding notes. (1/2 day)

B.W.I.P. - SEC. II  
LOT C  
ZONED M-2

PRESTON COURT  
(LOCAL PUBLIC ROAD)

B.W.I.P. - SEC. II  
LOT C  
ZONED M-2



**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE **9-7-89**

BY THE DEVELOPER:  
"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 DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."  
*Chick*  
DEVELOPER  
9/2/89  
DATE

BY THE ENGINEER:  
"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."  
*Arthur E. Muegge*  
ENGINEER  
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.  
*J. Helm*  
U.S. SOIL CONSERVATION SERVICE  
9/27/89  
DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*Robert J. Zilber*  
HOWARD S.C.D.  
9/27/89  
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph Brown*  
COUNTY HEALTH OFFICER  
10/2/89  
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.  
*U.P.*  
DIRECTOR  
10/2/89  
DATE

*John S. ...*  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
10/2/89  
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...*  
DIRECTOR  
10/9/89  
DATE  
*John ...*  
CHIEF, BUREAU OF ENGINEERING  
10/2/89  
DATE

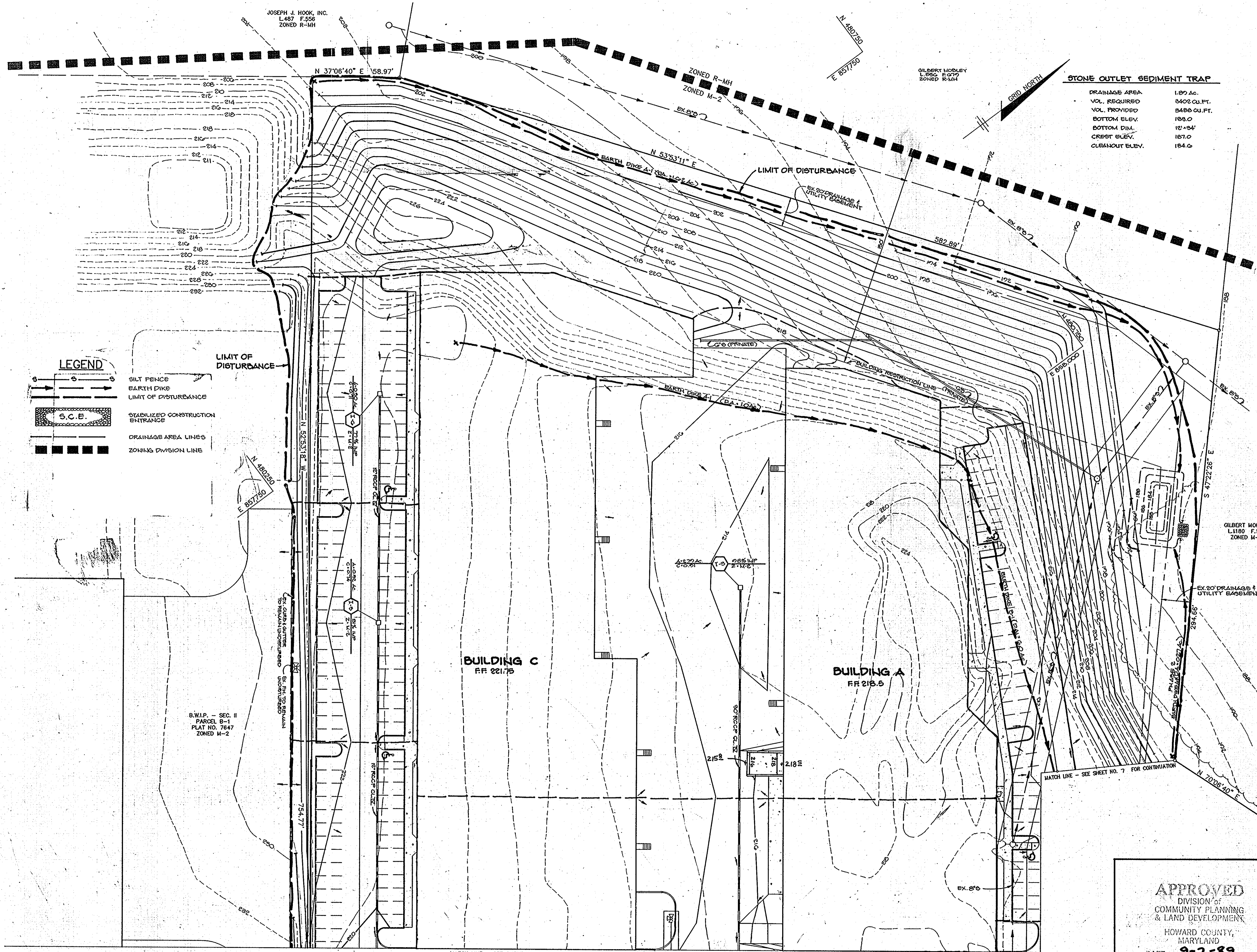
DATE	NO	REVISION

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
8811 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

PROJECT: **B.W.I.P. PARCEL B-2**  
**WAREHOUSE/OFFICE BUILDING**  
BUILDING AND PARKING REVISIONS TO CDP-88-28  
AREA: TAX MAP NOS. 43748 ZONE M-2 FLAT NO. 7647  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
6<sup>TH</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TITLE: **GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE	DESIGNED BY: W.G.W.
	DRAWN BY: M.A.D.
	PROJECT NO: 48402
	DATE: 8-21-89
	SCALE: 1"=20'
	DRAWING NO. 5 OF 13



BY THE DEVELOPER:

"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 DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

*Cliff K...*  
DEVELOPER  
9/2/87  
DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

*Arthur E. Muegge*  
ENGINEER  
DATE

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

*J. Holm*  
U.S. SOIL CONSERVATION SERVICE  
9/27/89  
DATE

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

APPROVED: *Robert S. Zelen*  
HOWARD S.C.D.  
9/27/89  
DATE

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

*J. Holm*  
COUNTY HEALTH OFFICER  
10-12-89  
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

*Cliff K...*  
DIRECTOR  
10-12-89  
DATE

APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

*Arthur E. Muegge*  
11/1/89  
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James J. ...*  
DIRECTOR  
10/1/89  
DATE

CHIEF, BUREAU OF ENGINEERING

*Arthur E. Muegge*  
10-6-89  
DATE

10.27.03 / 1 / ADDED RAMP AND ENTRANCE TO BUILDING A

DATE NO. REVISION

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
8811 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

PROJECT: **B.W.I.P. PARCEL B-2**  
WAREHOUSE/OFFICE BUILDING  
BUILDING AND PARKING REVISIONS TO SDP-88-215

AREA TAX MAP NOS. 43448 ZONE M-2 PLAT NO. 7647  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
6<sup>th</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE

DESIGNED BY: W.C.W.

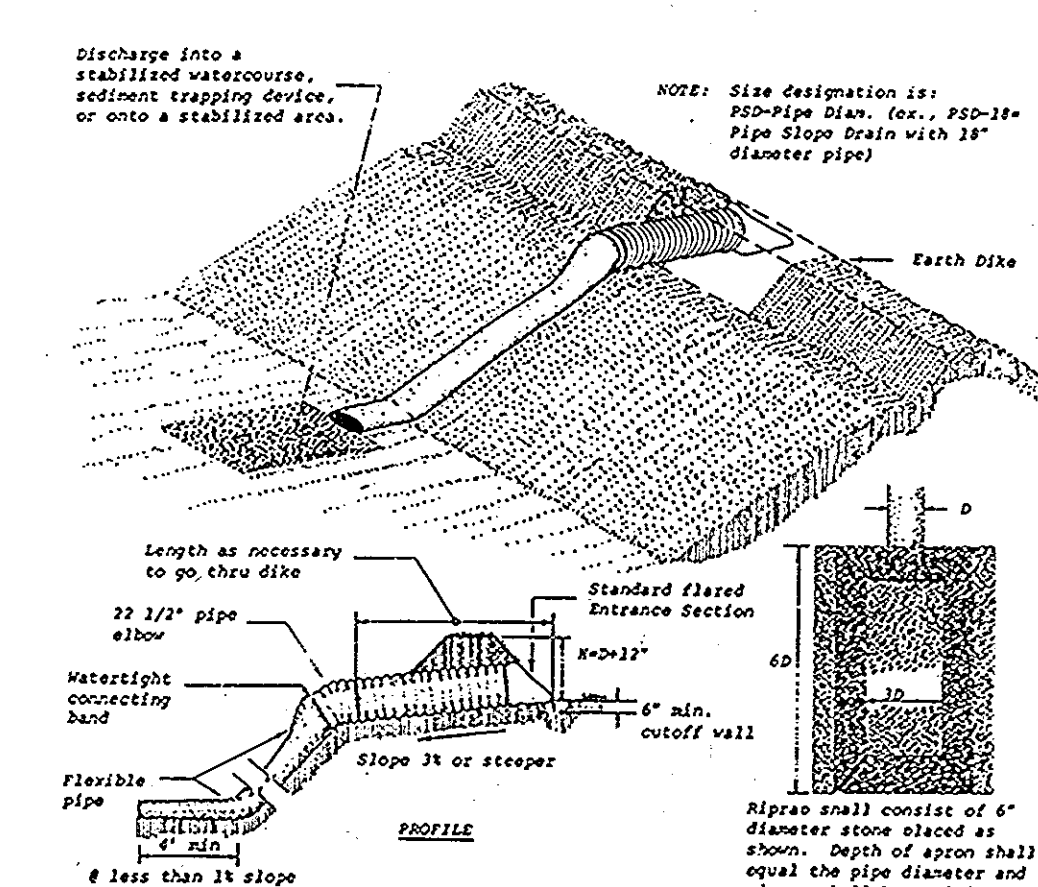
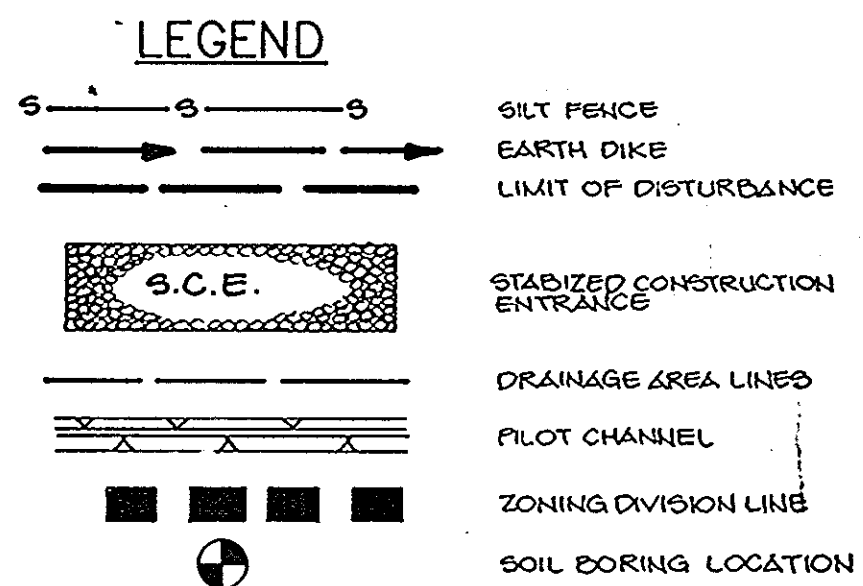
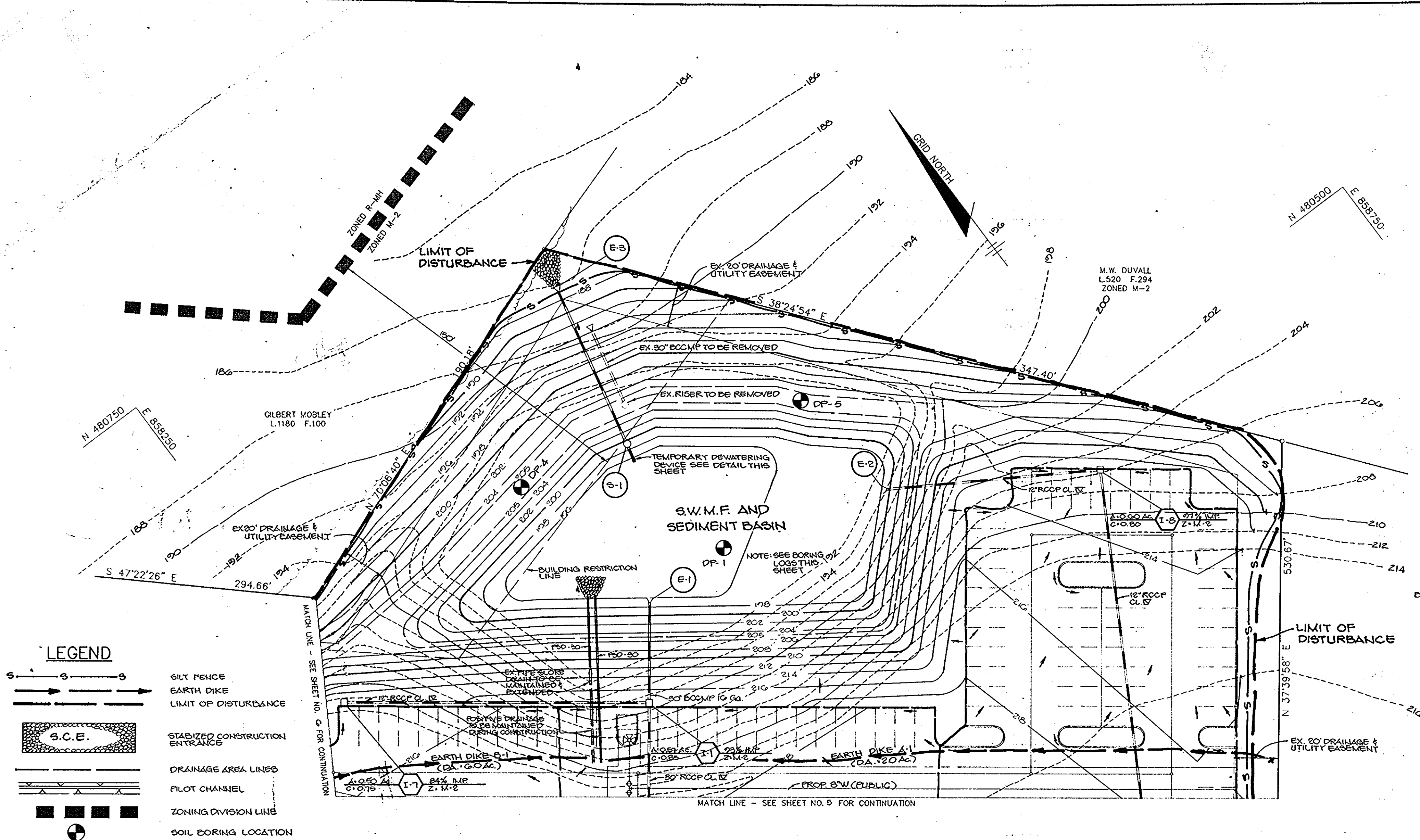
DRAWN BY: M.A.D.

PROJECT NO: 49402

DATE: 9-21-89

SCALE: 1"=80'

DRAWING NO. 6 OF 10

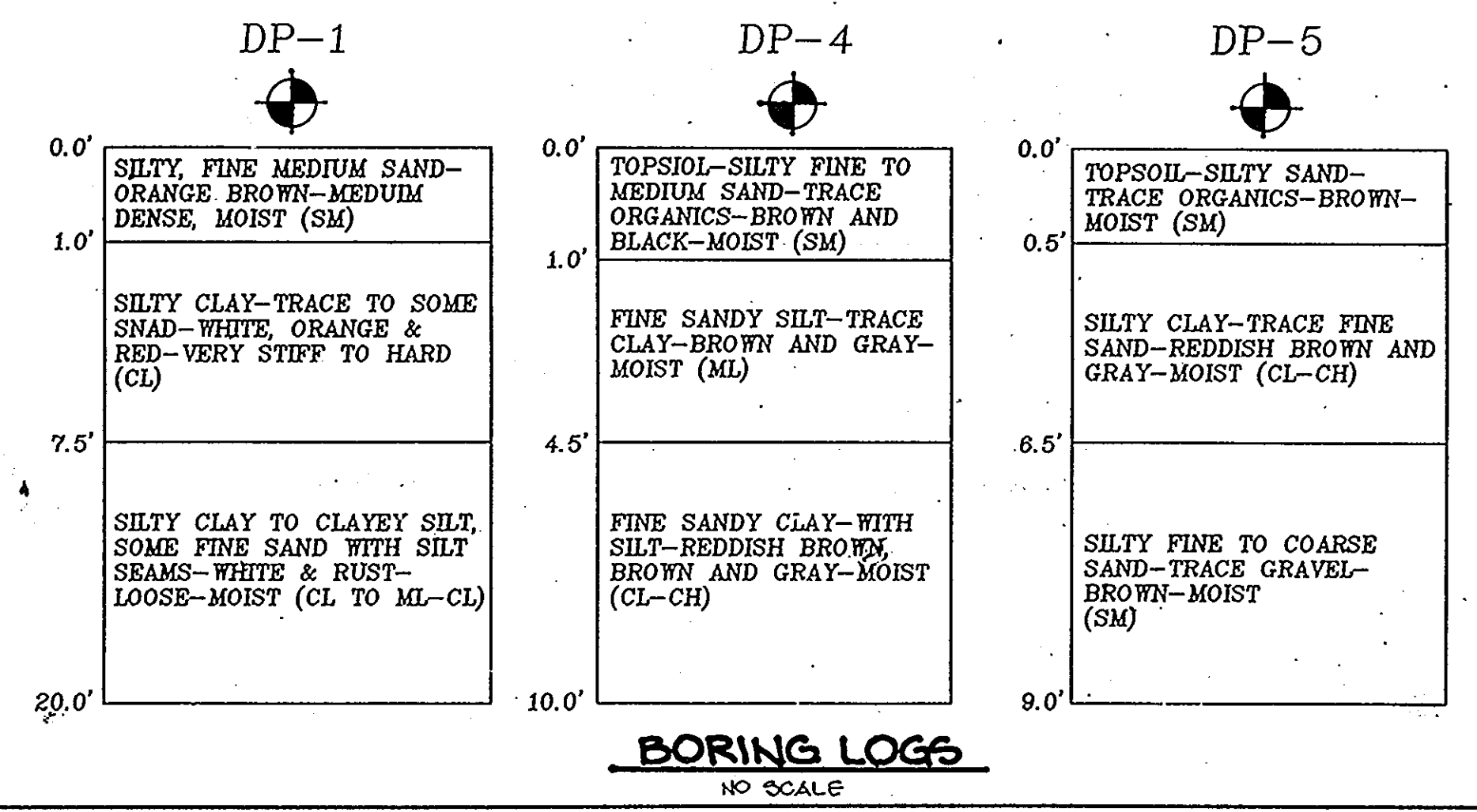


- The inlet pipe shall have a slope of 3% or steeper.
- The top of the earth dike over the inlet pipe and those dikes carrying water to the pipe shall be at least 1' higher at all points than the top of the inlet pipe.
- The inlet pipe shall be constructed metal pipe with watertight connecting bands.
- The flexible tubing shall be the same diameter as the inlet pipe and shall be constructed of a durable material with hold-down grooves spaced 10" on centers.
- The flexible tubing shall be securely fastened to the corrugated metal pipe with metal strapping or watertight connection collars.
- The flexible tubing shall be securely fastened to the slope by staking at the grooves provided.
- A strapping apron shall be provided at the outlet. This shall consist of 6" diameter stone placed as shown on Standard Drawing C50-3.
- The soil around and under the inlet pipe and entrance section shall be hand compacted in 4" lifts to the top of the earth dike.
- Follow-up inspection and any needed maintenance shall be performed after each storm.
- Drainage area must not exceed 5 acres.

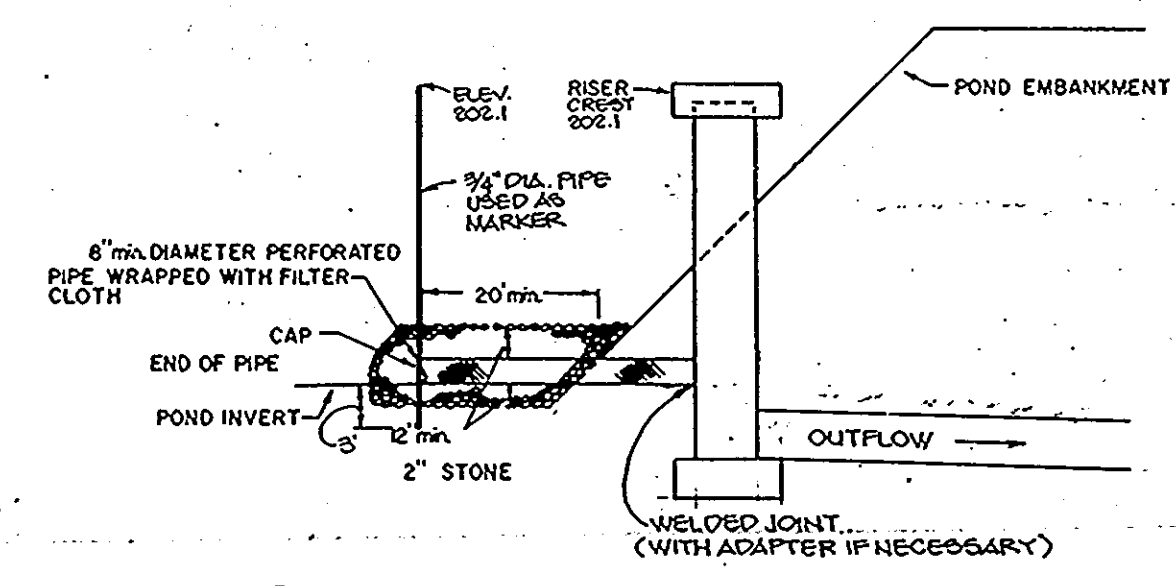
**FLEXIBLE PIPE SLOPE DRAIN**  
NO SCALE

**SEDIMENT BASIN**

DRAINAGE AREA	1031 AC.
VOL. REQUIRED	18000 CU. FT.
VOL. PROVIDED	77200 CU. FT.
BOTTOM ELEV.	196.0
BOTTOM DIM.	90' x 70'
CREST ELEV.	202.1
CLEANOUT ELEV.	196.5



**BORING LOGS**  
NO SCALE



**TEMPORARY DEWATERING DEVICE FOR SEDIMENT BASIN**  
NO SCALE

BY THE DEVELOPER:  
"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 DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."  
C.K. DEVELOPER 7/1/89 DATE

BY THE ENGINEER:  
"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."  
M.W. Duvall ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.  
J. Helms U.S. SOIL CONSERVATION SERVICE 9/27/89 DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
Robert J. Zelman HOWARD S.C.D. 9/27/89 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
Joseph Bordino COUNTY HEALTH OFFICER 10/12/89 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.  
U.R. DIRECTOR 10/12/89 DATE

APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.  
James J. Conner 10/12/89 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
James J. Conner DIRECTOR 10/12/89 DATE  
James J. Conner CHIEF, BUREAU OF ENGINEERING 10/12/89 DATE

DATE	NO.	REVISION

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
8811 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

PROJECT **B.W.I.P. PARCEL B-2**  
WAREHOUSE / OFFICE BUILDING  
BUILDING AND PARKING REVISIONS TO SDP-20-215  
AREA: TAX MAP NOS 43448 ZONE M-2 PLAT NO 7047  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TITLE **GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE **9-7-89**

DATE	DESIGNED BY: W.C.W.
	DRAWN BY: M.A.D.
	PROJECT NO: 43402
	DATE: 9-21-89
	SCALE: 1" = 50'
	DRAWING NO. 7 OF 10





**SITE PREPARATION**  
Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all stumps, vegetation, rocks or other objectionable material. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise directed on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

**SOIL FILL**  
The fill material shall be taken from approved designated borrow areas or areas. It shall be free of roots, stumps, wood, rubbish, foreign stones or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

**Placement**  
Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in such maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

**Compaction**  
The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traveled by not less than one crew track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

**Cutoff Trench**  
Where specified, a cutoff trench shall be excavated along or parallel to the crestline of an embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slopes of the trench shall be 1:1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability.

**STRUCTURAL BACKFILL**  
Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four feet in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

**CONCRETE PIPE**  
**Material**  
(Steel Pipe) - This pipe and its appurtenances shall be galvanized and fully blutonium coated and shall conform to the minimum requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any blutonium coating damaged or otherwise removed shall be replaced with cold applied blutonium coating.

**Connections**  
All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are steel. Watertight coupling bands shall be used at all joints. Watertight coupling bands shall be connected to the pipe in such a manner as to be completely watertight.

**Bedding**  
The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock, soft spots or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

**CONCRETE**  
**General**  
1. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.  
2. Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.  
3. Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing a No. 20 sieve and free from clay or dirt.  
4. Coarse Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches, bars of intermediate grade billet steel or rail steel conforming to ASTM Specification A-615.

**Design Mix**  
The concrete shall be mixed in the following proportions, measured by weight: The water-cement ratio shall be 2-1/2 to 6 U.S. gallons of water per 94 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:1-1/2. The combination of aggregates may be adjusted to produce a plastic and workable concrete that will not produce harshness in placing or honeycombing in the structure.

**Mixing**  
The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing of each batch shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer. The minimum mixing time is predicted on proper control of the speed of rotation of the mixer and of the introduction of the material, including water, into the mixer. Water shall be added prior to, during, and following the water-charging operation. Excessive overmixing requiring the addition of water to prevent the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.

**Forming**  
The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, tapping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

**Reinforcing Steel**  
All reinforcing material shall be free of dirt, rust, scale, oil, paint or other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

**Consolidating**  
Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping as necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.

**Finishing**  
Exposed surfaces of concrete, honeycombed areas, voids left by the removal of the rods, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be reamed and completely filled with dry-patching mortar.

**Protection and Curing**  
Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three (3) days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. Curing compounds may also be used.

**Placement Temperature**  
Concrete may not be placed at temperatures below 32° F with the temperature falling or 34° with the temperature rising.

**STABILIZATION**  
All borrow areas shall be graded to provide proper drainage and left in a stable condition. All exposed surfaces of the embankment, spillway, and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching as detailed in accordance with the vegetative treatment specifications shown on or accompanying the drawings.

**PERMANENT SEEDING NOTES**  
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Soil Preparation** - Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**Soil Amendments** - In lieu of soil test recommendations, use one of the following:

- 1) 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. Rotor or disc less than three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Rotor or disc less than 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 (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of annual ryegrass. 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 annual ryegrass. 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) the soil. 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gal/acre per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 240 gal/acre (6 gal/1000 sq ft) for anchoring.

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

**TEMPORARY SEEDING NOTES**  
Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

**Soil Preparation** - Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

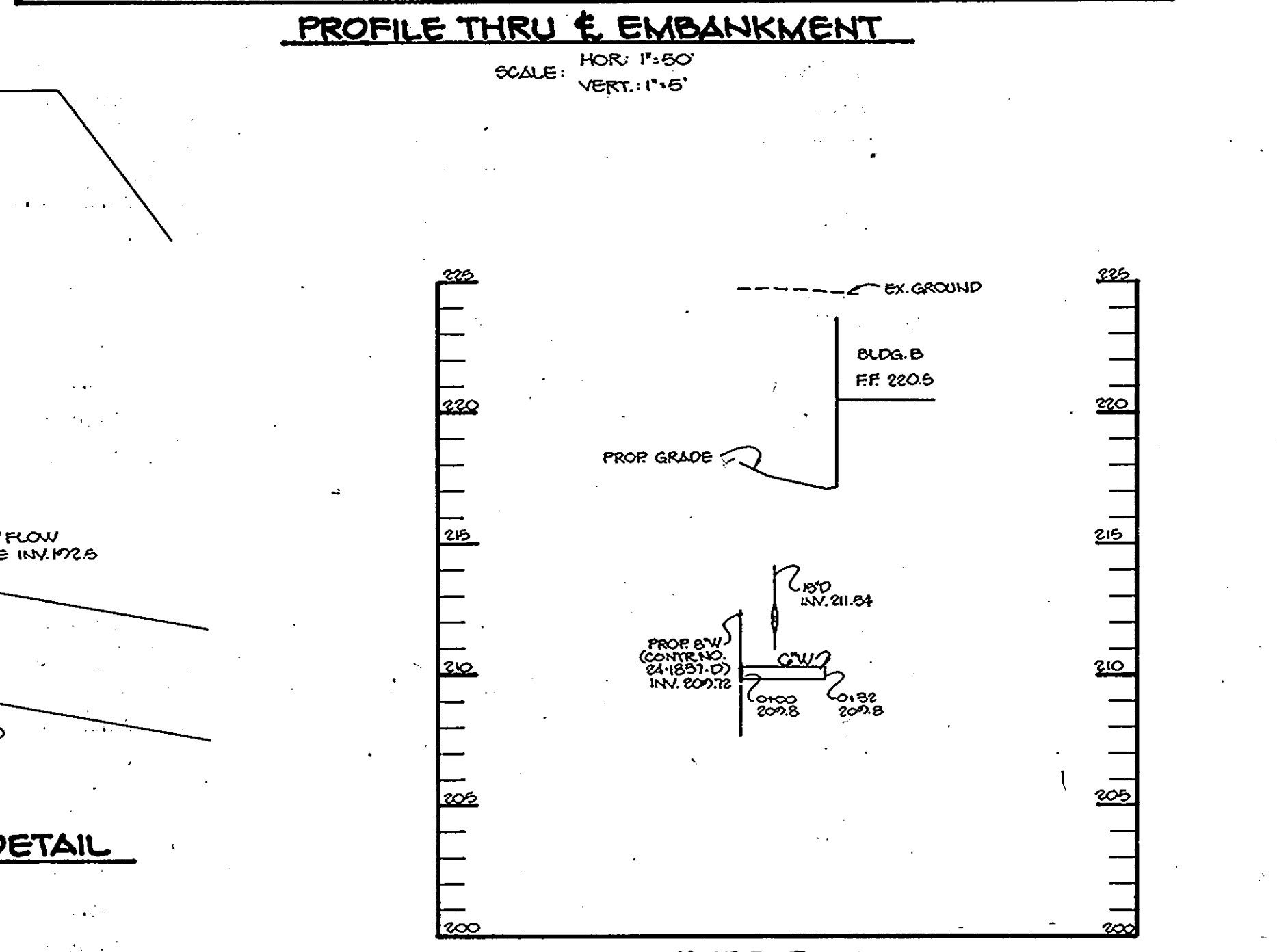
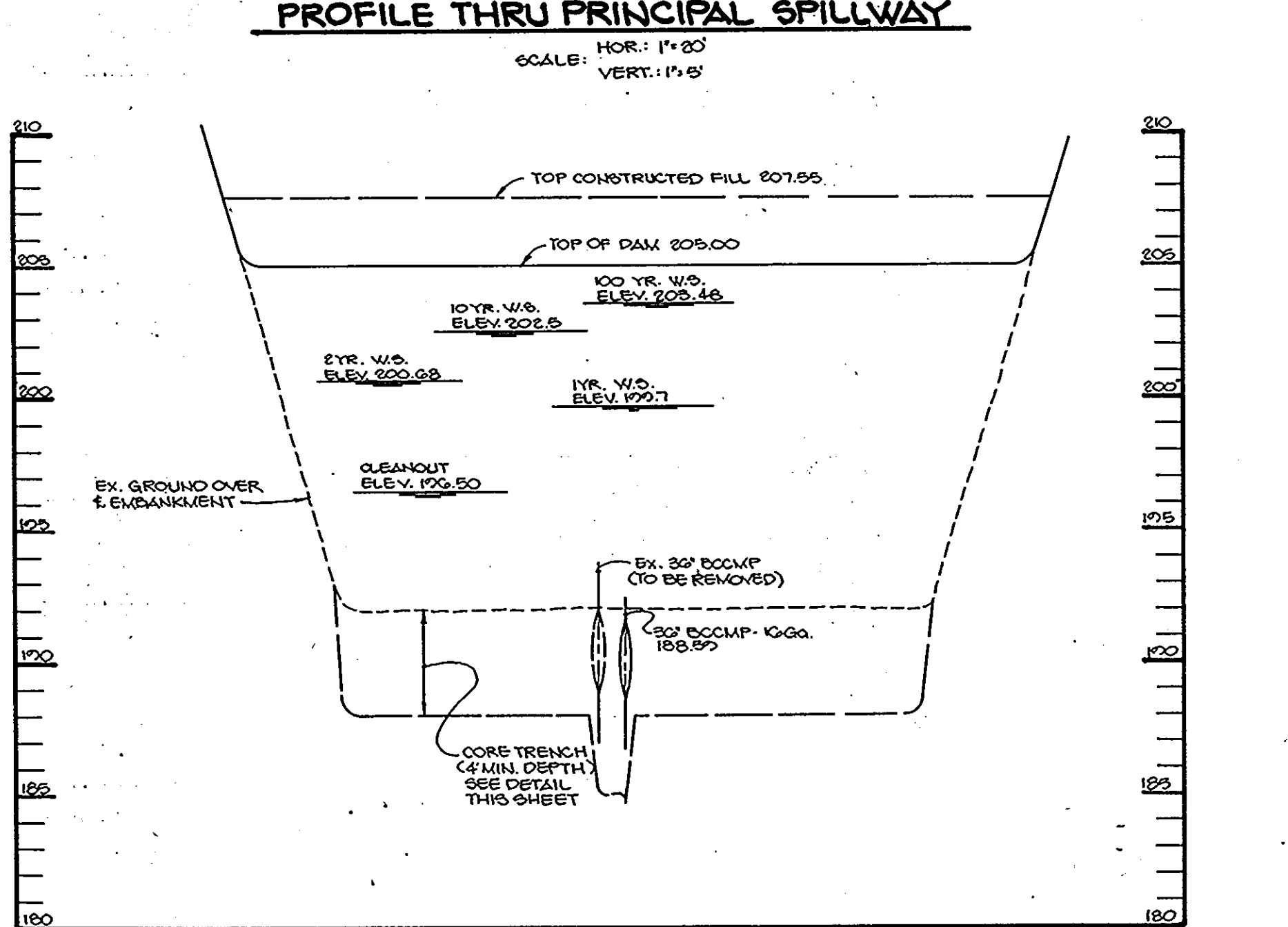
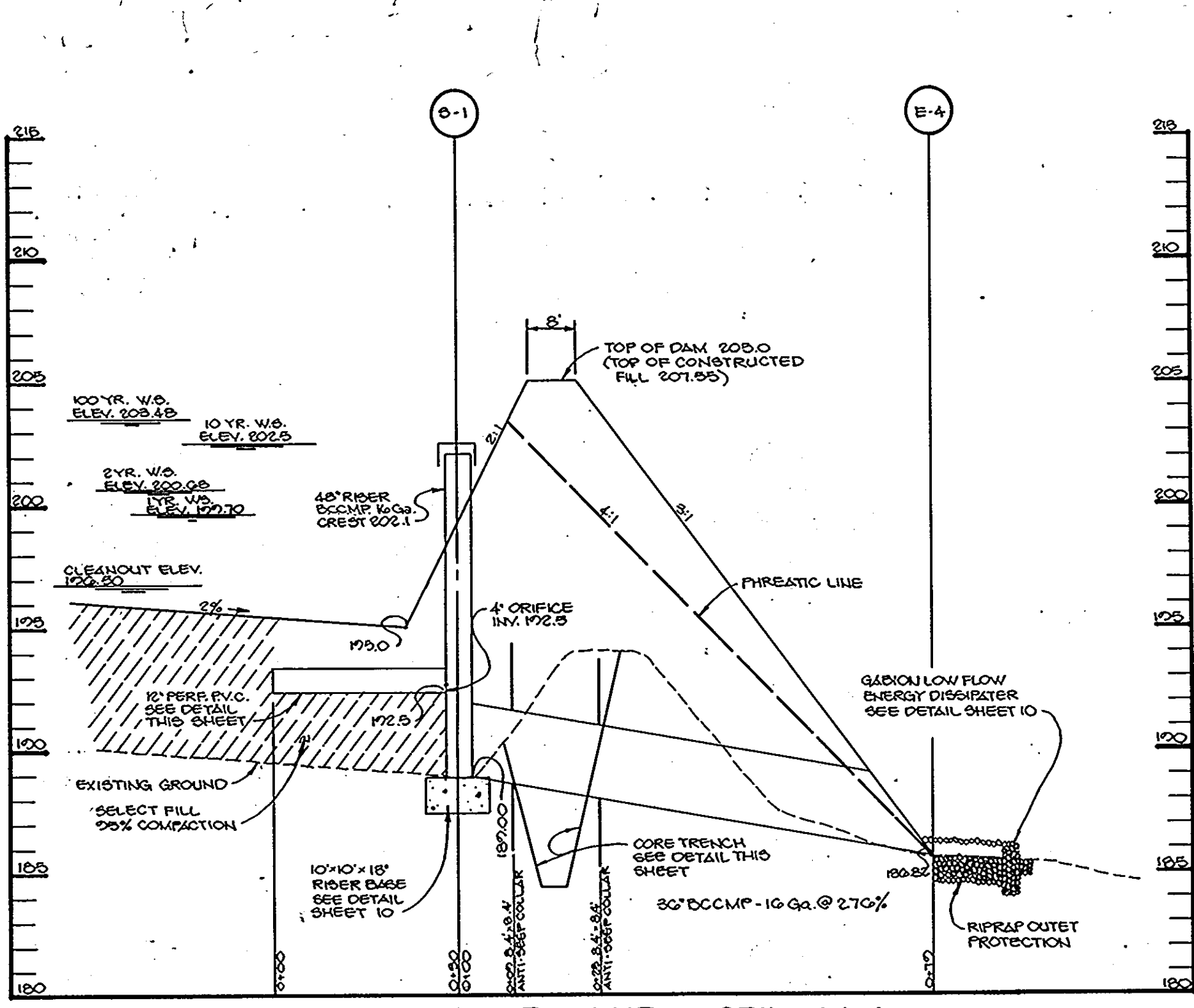
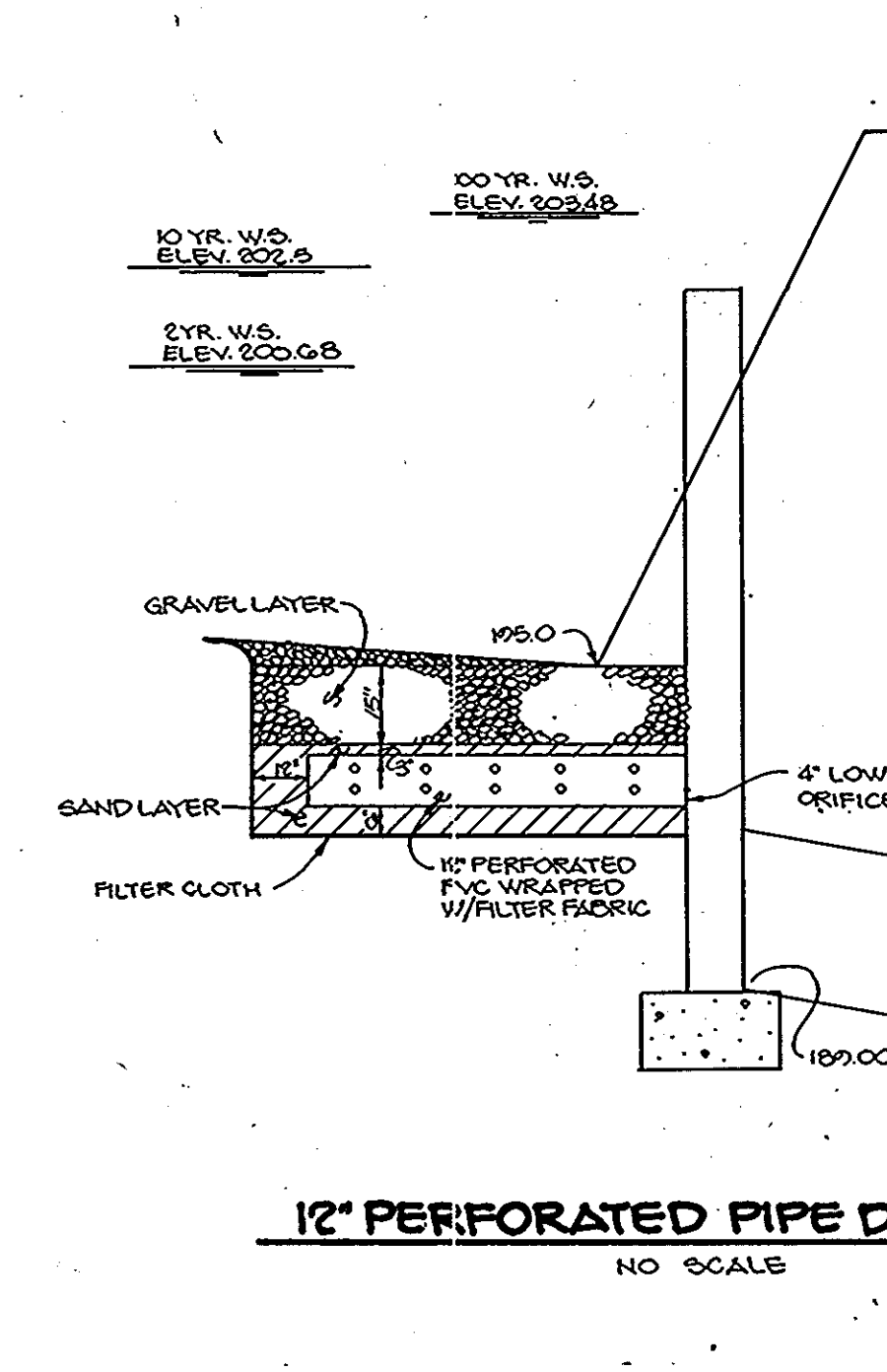
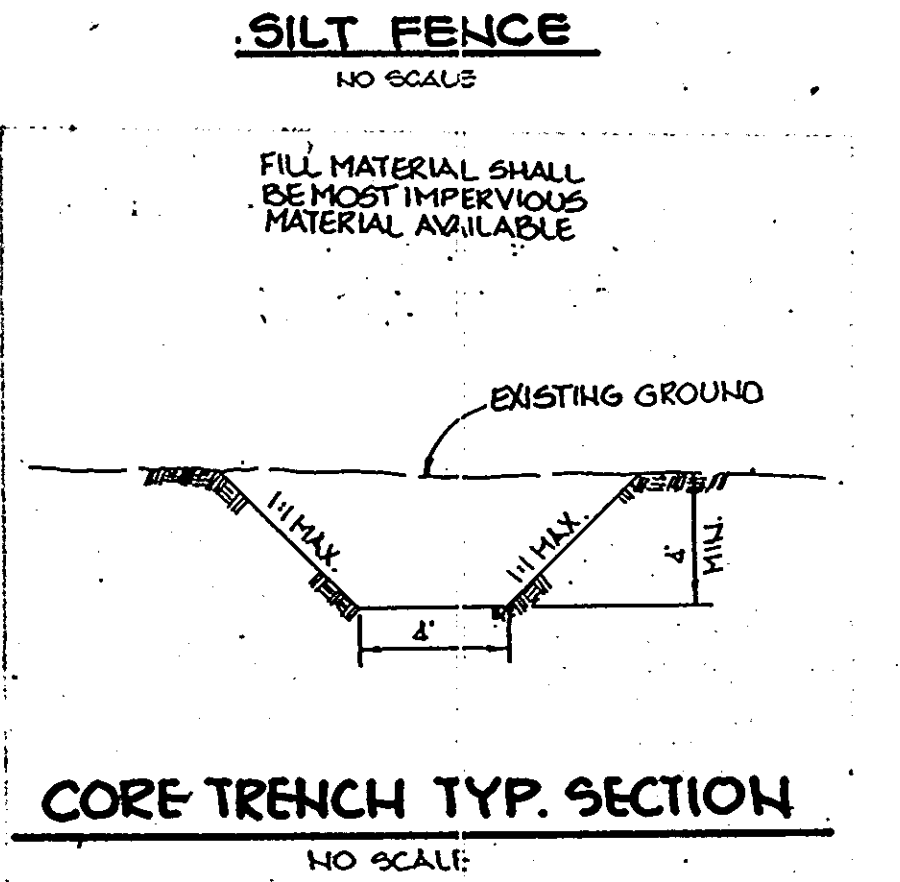
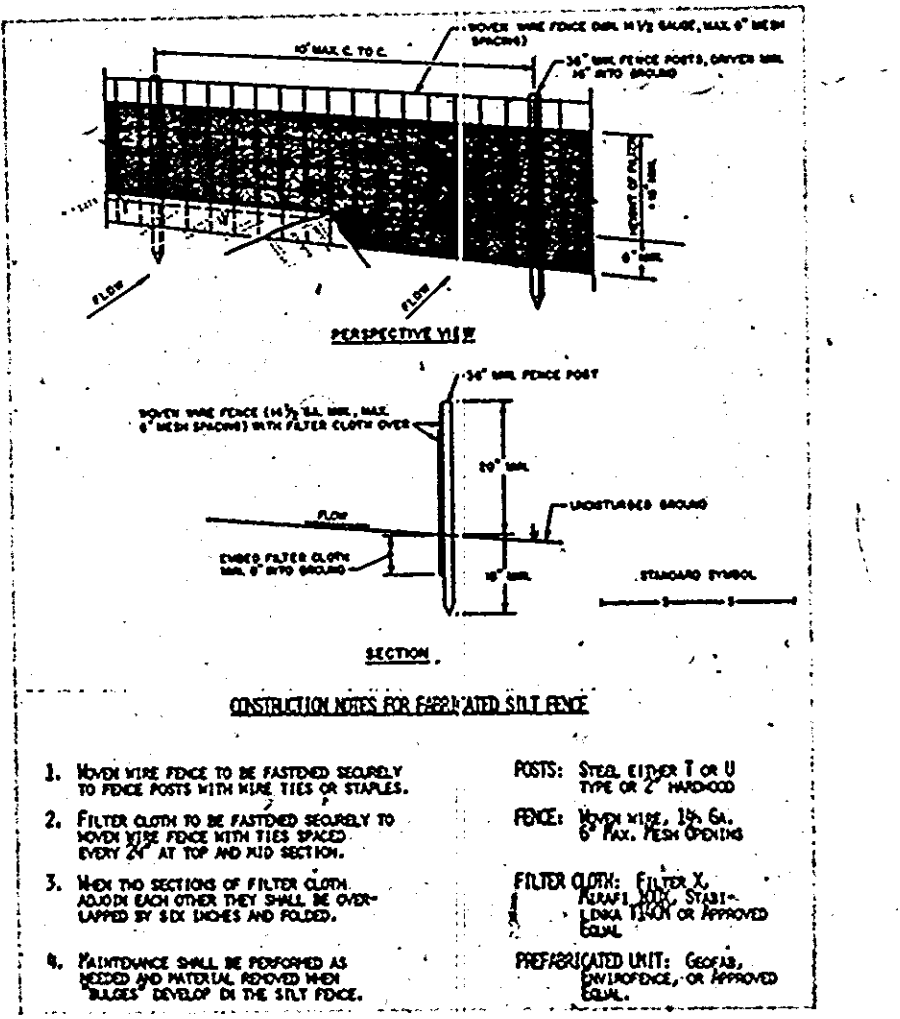
**Soil Amendments** - Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

**Seeding** - For the periods March 1 thru April 30, and from August 1 thru November 15, seed with 60 lbs per acre of annual ryegrass (14 lbs/1000 sq ft). For the period May 1 thru August 31, seed with 3 lbs per acre of creeping 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 soil.

**Mulching** - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gal/acre per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 240 gal/acre (6 gal/1000 sq ft) for anchoring.

**Maintenance** - Inspect all seeded areas and make needed repairs, replacements and reseedings. Refer to the 1983 HAWKLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for area and methods not covered.

**SEDIMENT CONTROL NOTES**  
1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).  
2. 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 HAWKLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.  
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.  
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 HAWKLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization which allows any soil to 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:  
Total Area of Site 12.2 acres  
Area Disturbed 12.2 acres  
Area to be roofed or paved 0.0 acres  
Area to be vegetatively stabilized 12.2 acres  
Total Cut 12200 Cu. yds.  
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.  
9. Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.  
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.  
11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.



BY THE DEVELOPER:  
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 CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Ch. K.* DATE: 9/2/89

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

ENGINEER: *William E. Muegge* DATE: \_\_\_\_\_

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

DATE: 9/27/89  
J. Helms  
S.O. CONSERVATION SERVICE

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

APPROVED: *Robert J. Zelman* 9/27/89  
HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph M. Bond* 10-12-89  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.  
*Ch. K.* 10-18-89  
DIRECTOR

*James J. J. [unclear]* 11/2/89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*James J. J. [unclear]* 10/6/89  
DIRECTOR

*Arthur E. Muegge* 10-6-89  
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
881 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

PROJECT: B.W.I.P. PARCEL B-2  
WAREHOUSE / OFFICE BUILDING  
BUILDING AND PARKING REVISIONS TO SDP-88-213

AREA: TAX MAP NOS 43 & 48 ZONE M-2 PLAT NO. 76-47  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
6<sup>th</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

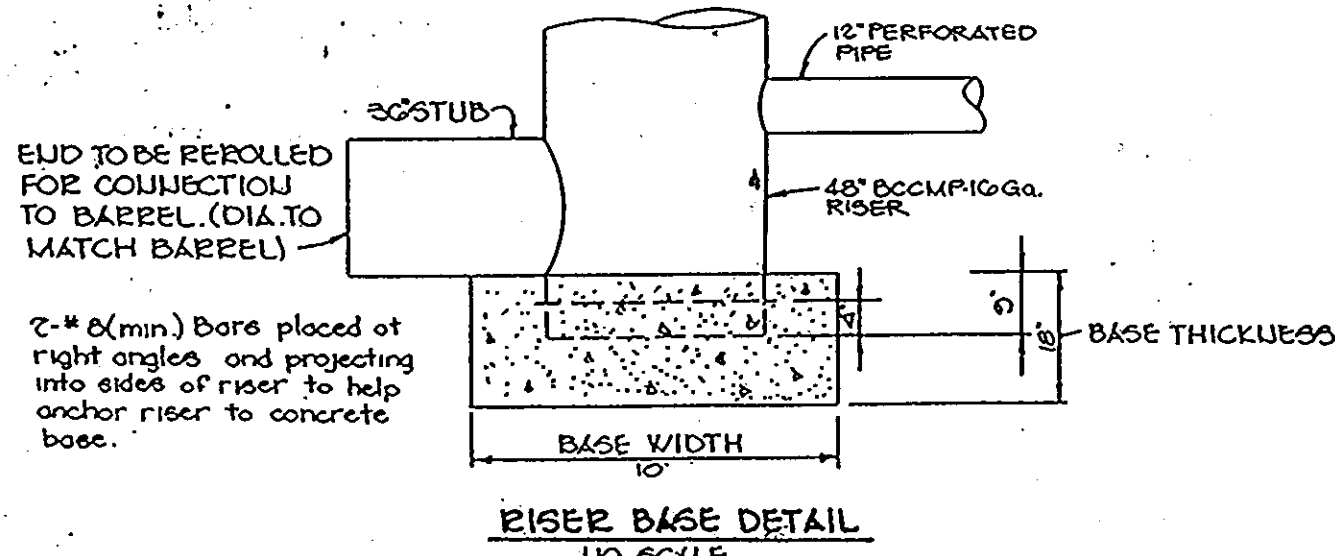
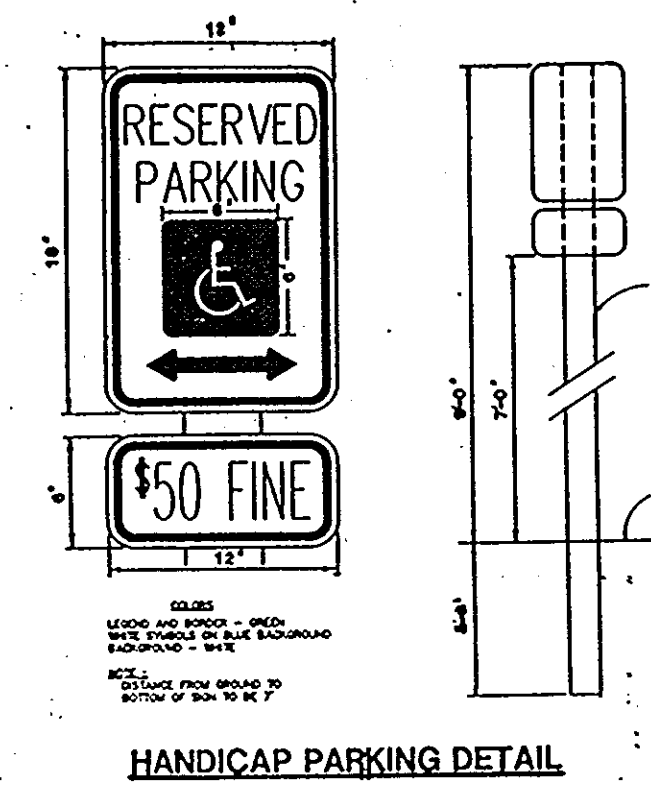
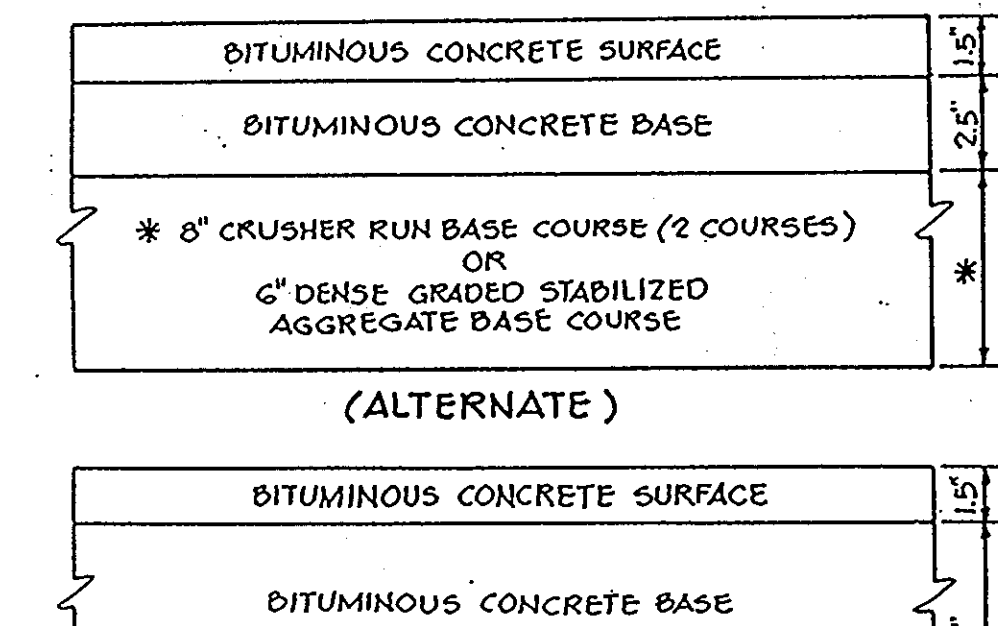
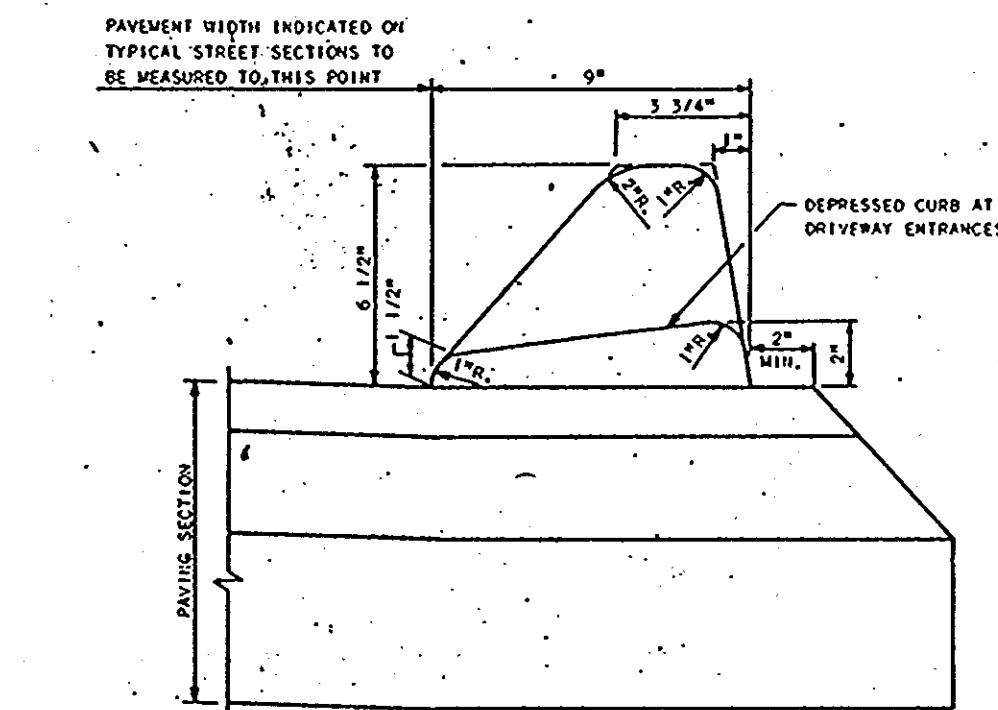
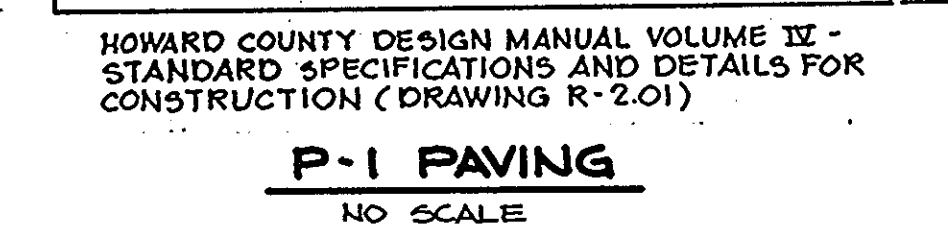
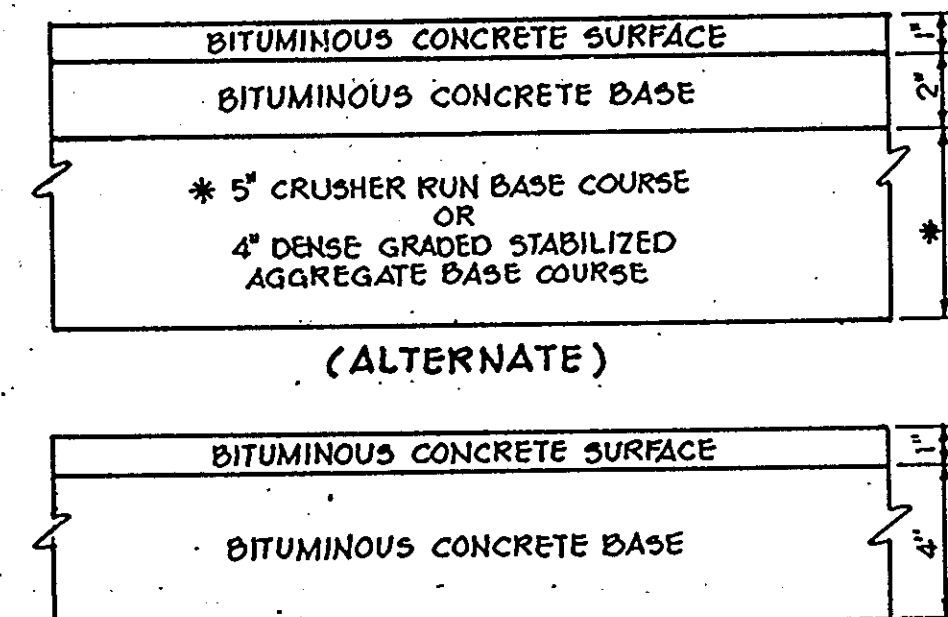
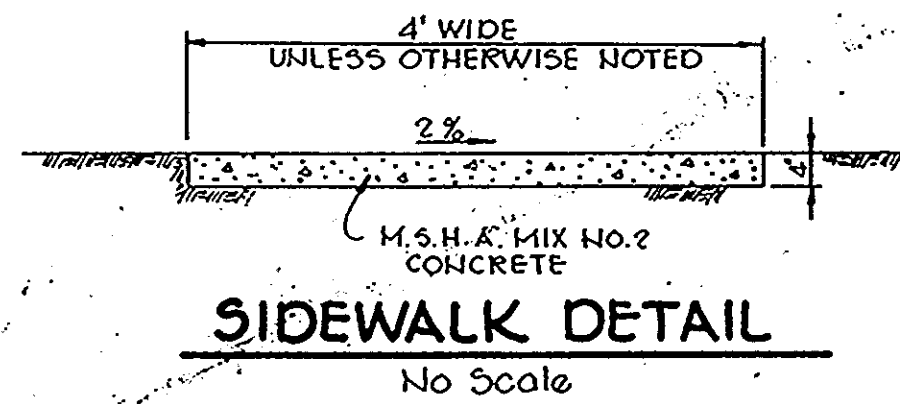
TITLE: PROFILES AND DETAILS

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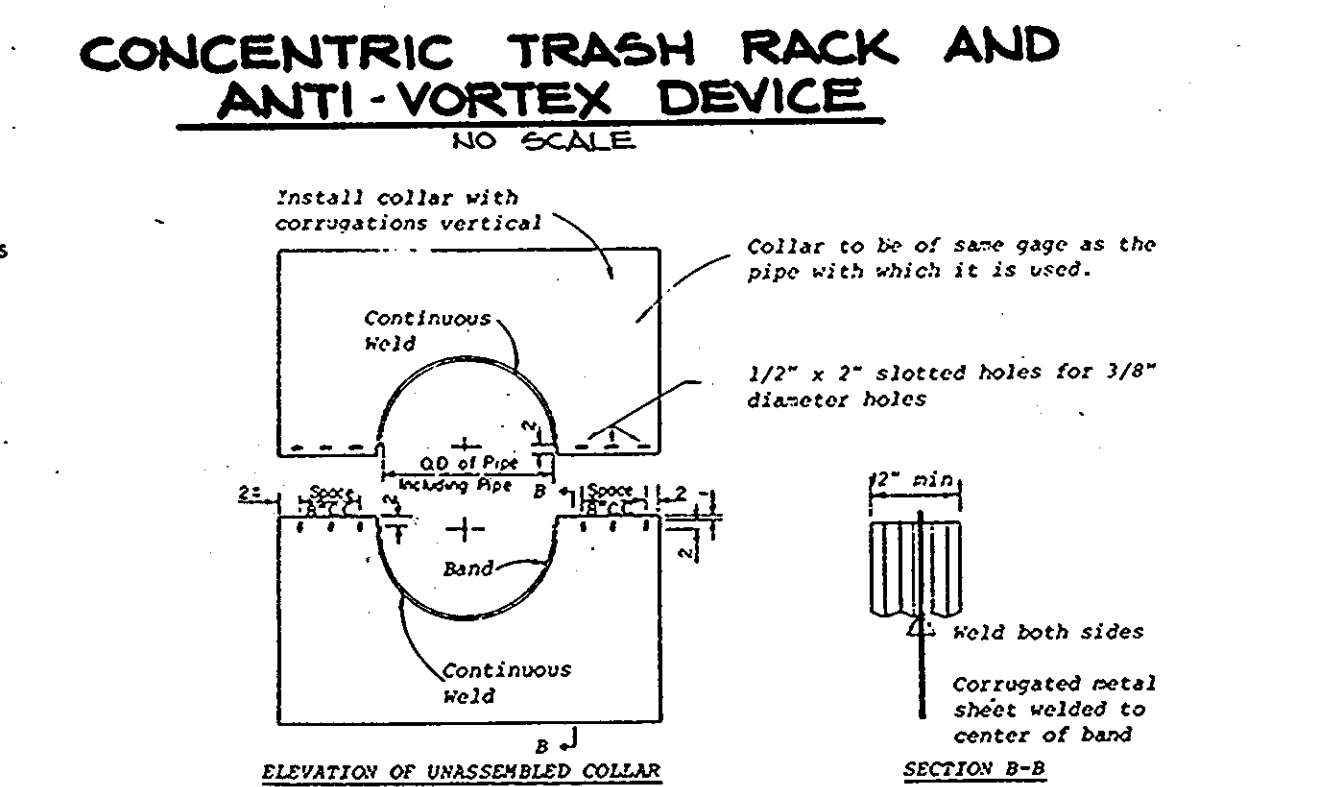
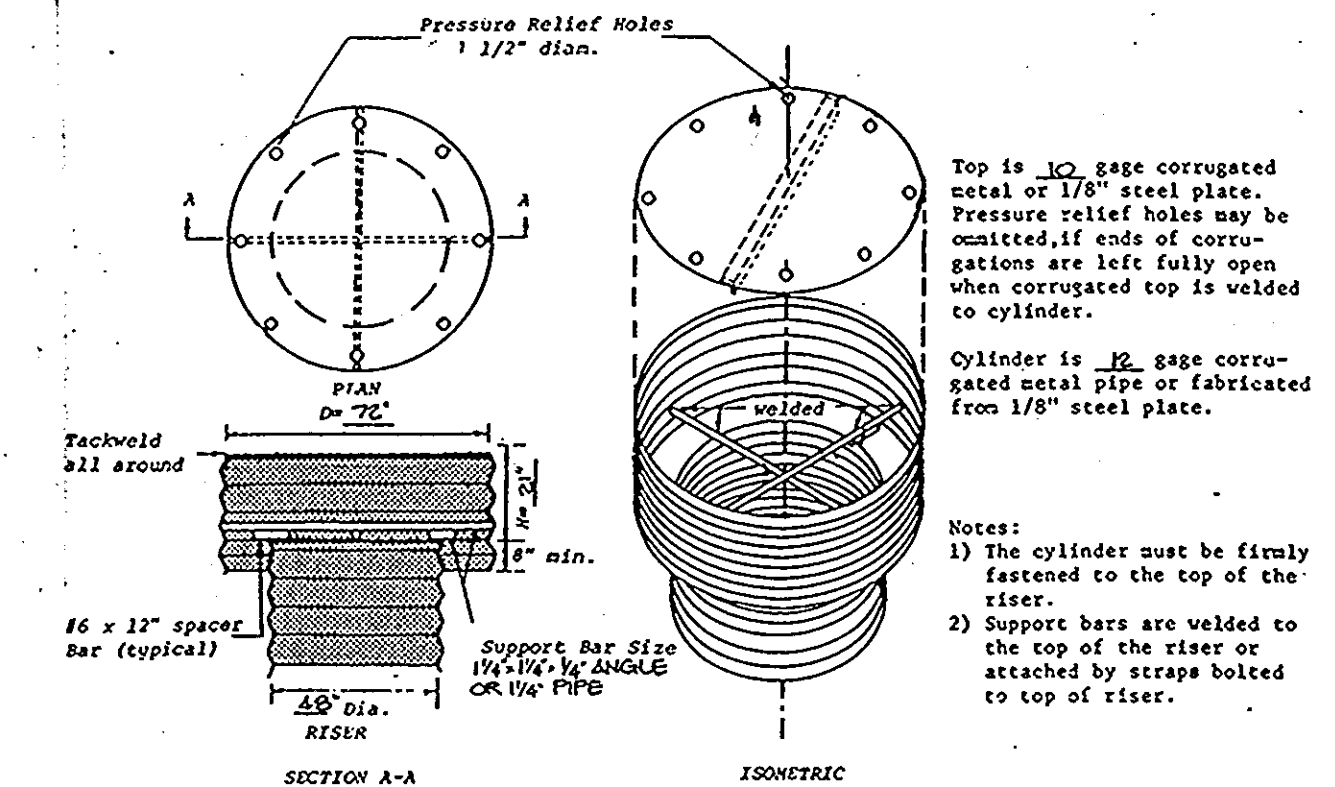
DATE: 9-7-89  
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND

DESIGNED BY: W.C.W.  
DRAWN BY: M.A.D.  
PROJECT NO: 49402  
DATE: 9-21-88  
SCALE: AS SHOWN  
DRAWING NO. 0 OF 13

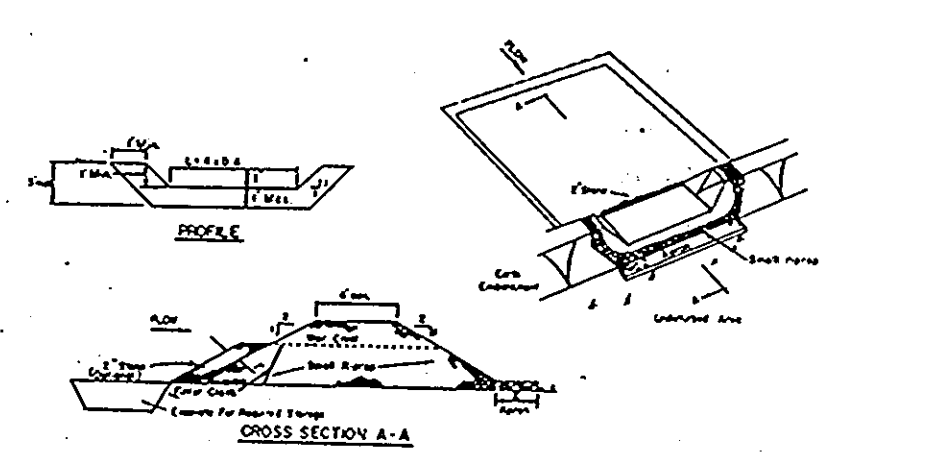
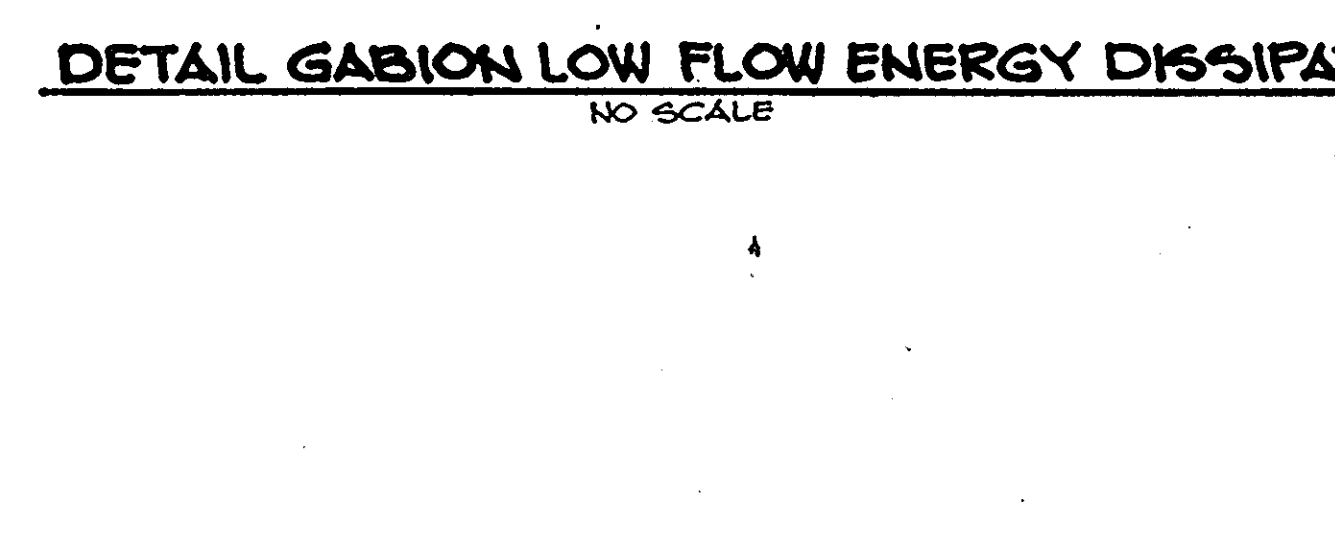
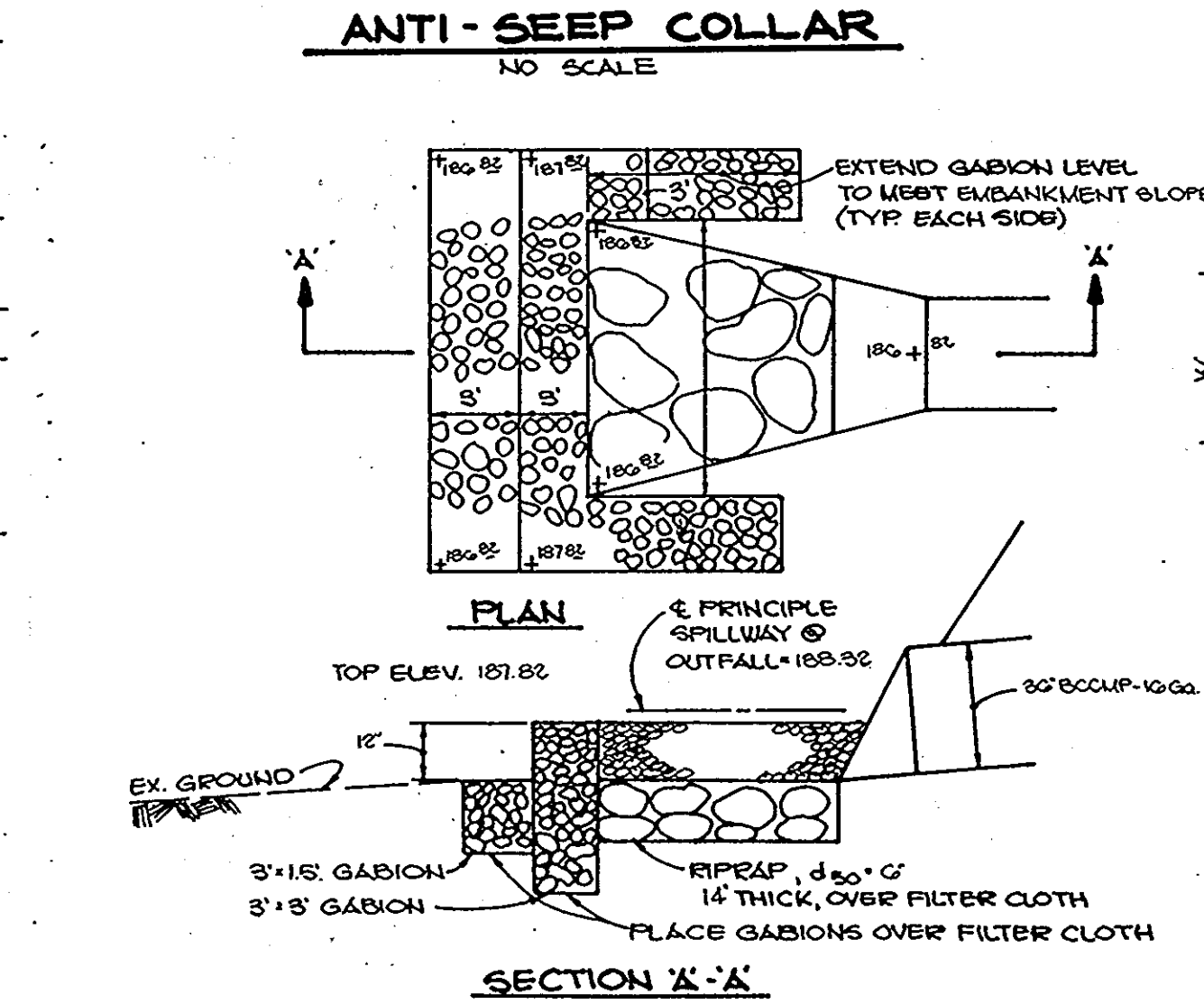
DATE: \_\_\_\_\_  
ARTHUR E. MUEGGE, P.E. 1101



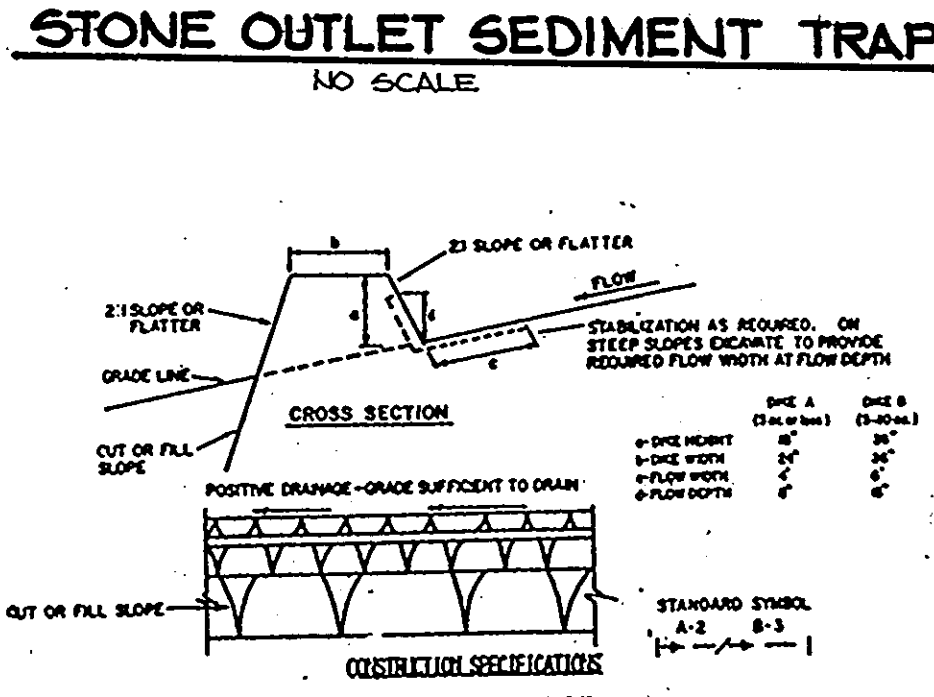
NOTE: The concrete base shall be poured in such a manner to insure that the concrete fills the bottom of the riser to the invert of the outlet pipe to prevent the riser from breaking away from the base.



NOTES FOR COLLARS:  
1. All materials to be in accordance with construction and construction material specifications.  
2. When specified on the plans, coating of collars shall be in accordance with construction and construction material specifications.  
3. Unassembled collars shall be marked by painting or tagging to identify matching parts.  
4. The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at time of installation.  
5. Each collar shall be furnished with two 1/2\"/>

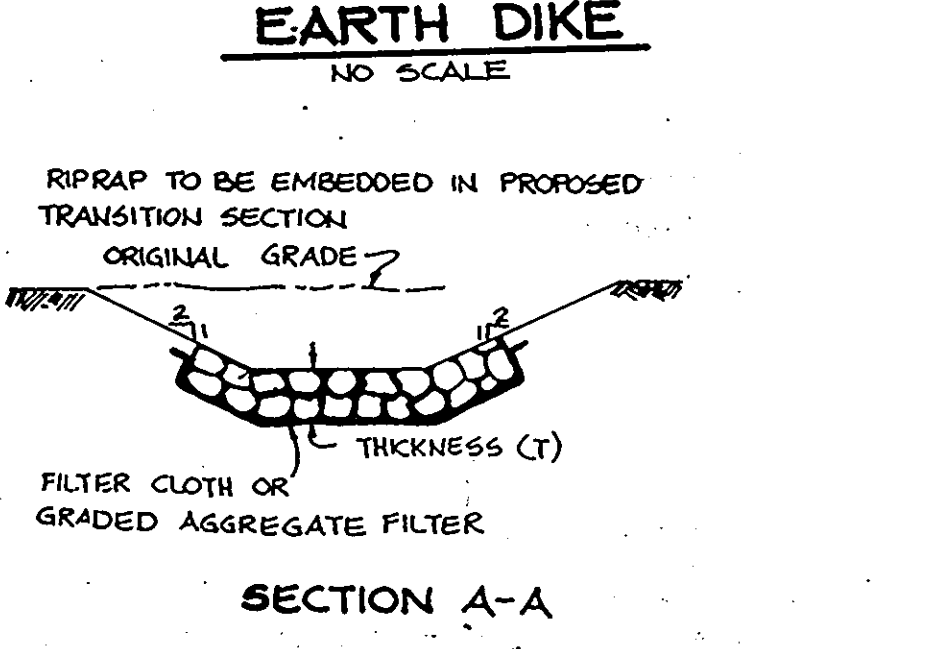


CONSTRUCTION SPECIFICATIONS:  
1. All sizes shall be compacted by earth-compacting equipment.  
2. All sizes shall have positive drainage to an outlet.  
3. Top width may be wider and side slopes may be flatter if designed to facilitate flooding by construction traffic.  
4. Field location shall be adjusted as needed to utilize a stabilized safe outlet.  
5. Earth sizes shall have an outlet that functions with a minimum of erosion. Runoff shall be converted to a sediment trapping device such as a sediment trap or sediment basin where either the size channel or the drainage area above the site are not adequately stabilized.  
6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season; (B) flow channel as per the owner's plan.

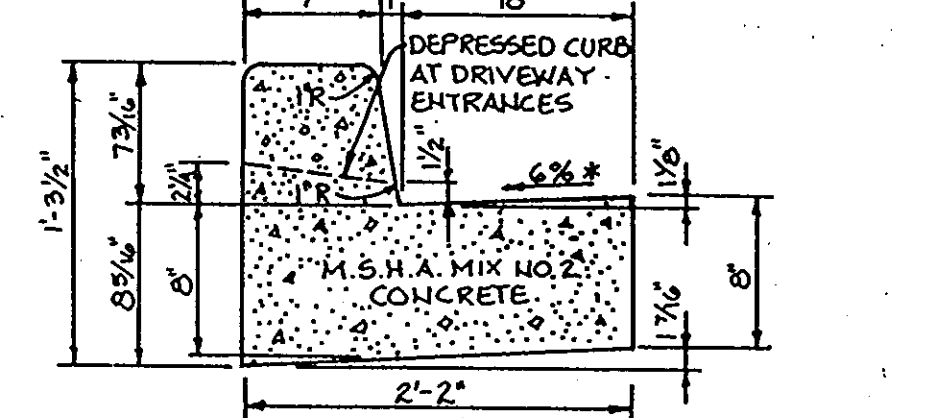
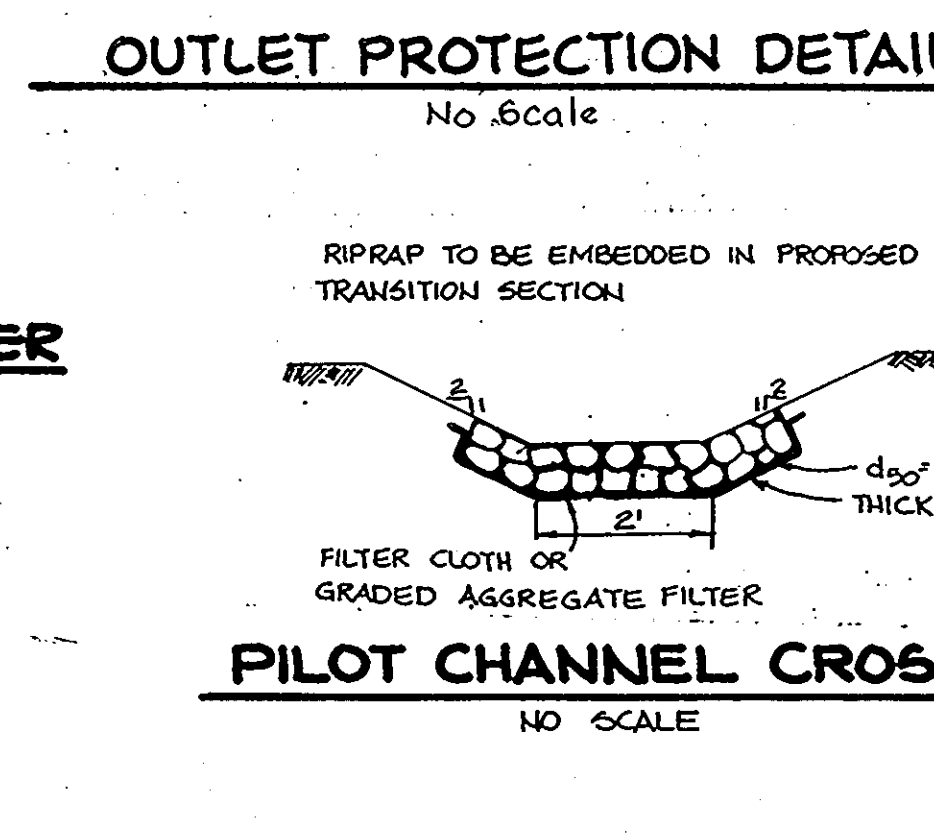


FLOW CHANNEL STABILIZATION

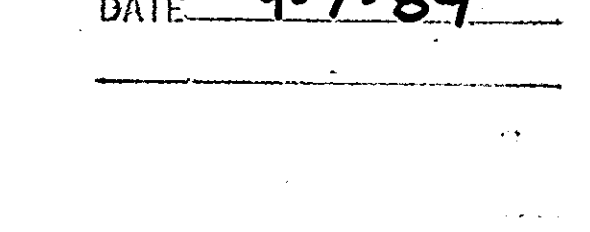
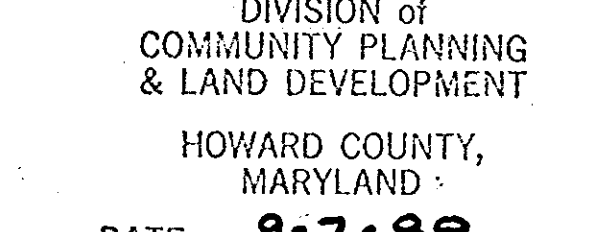
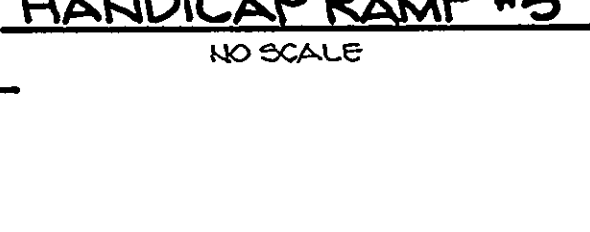
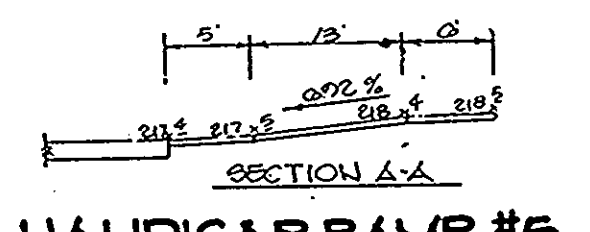
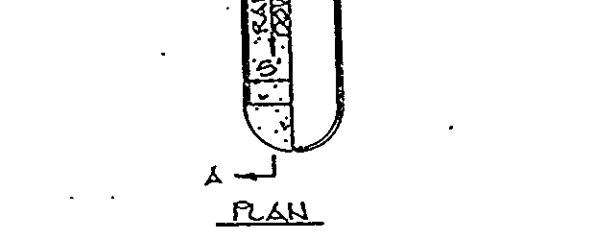
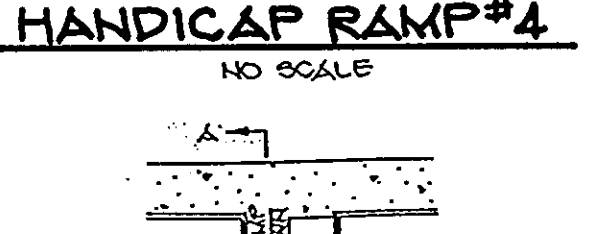
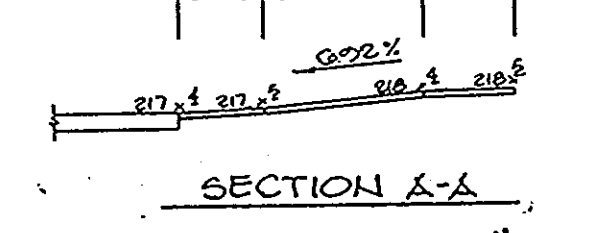
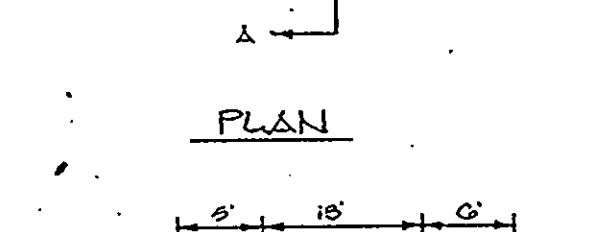
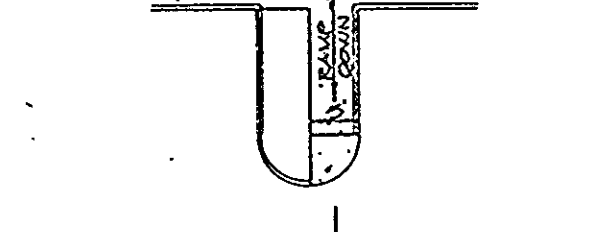
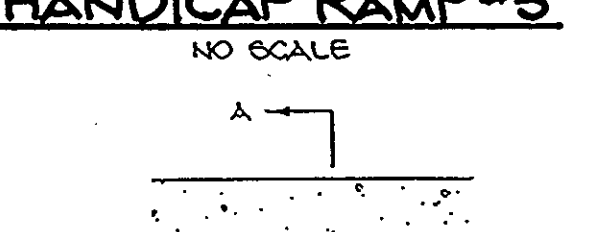
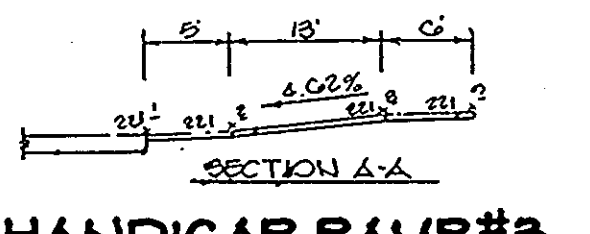
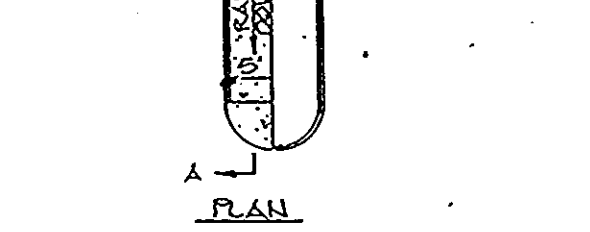
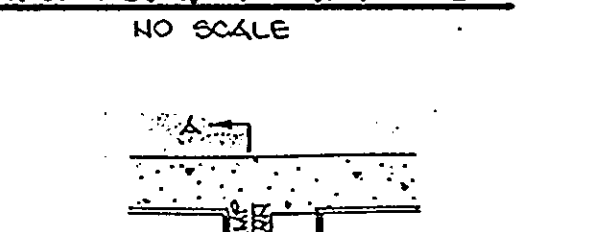
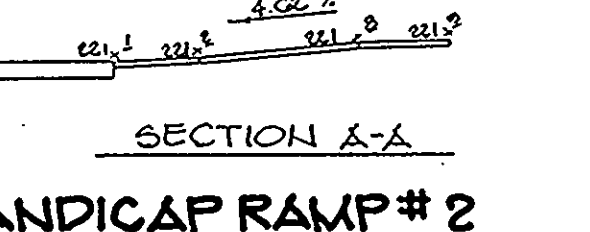
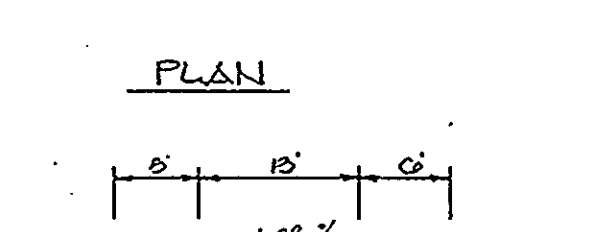
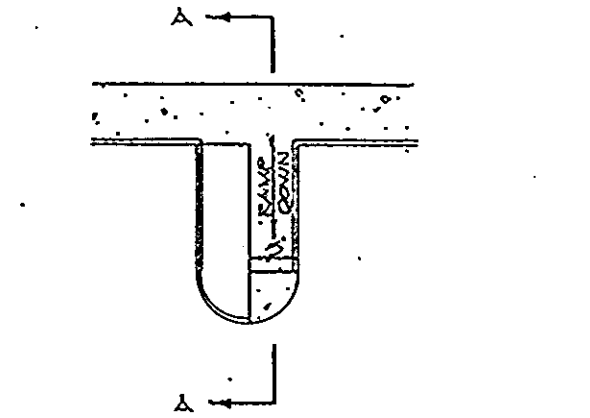
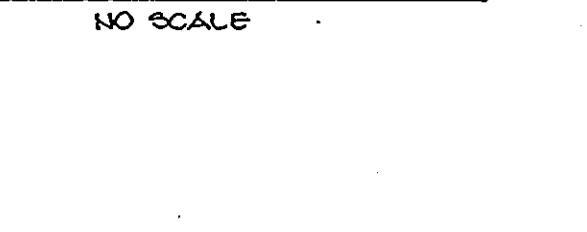
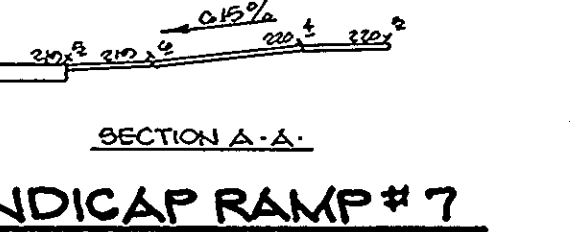
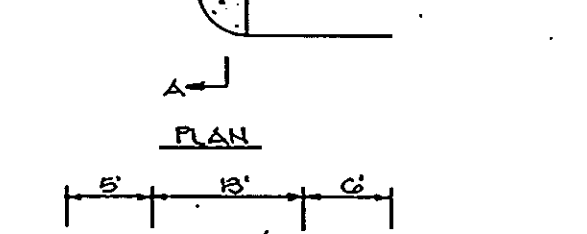
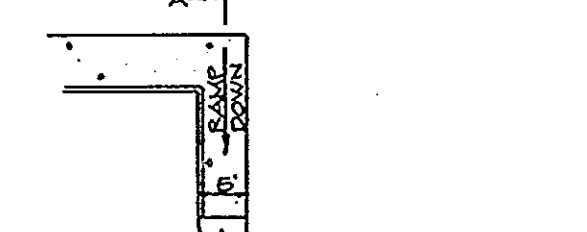
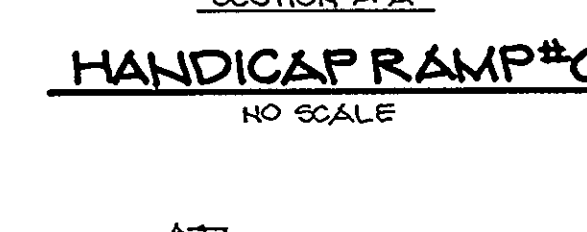
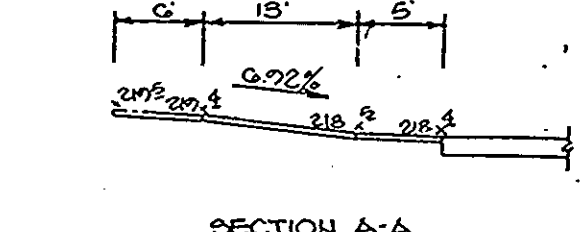
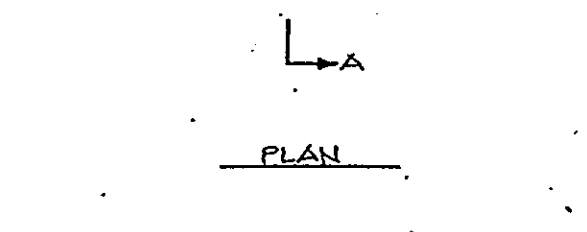
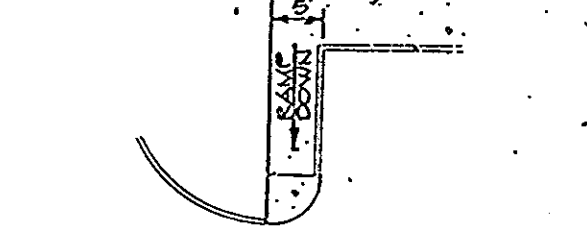
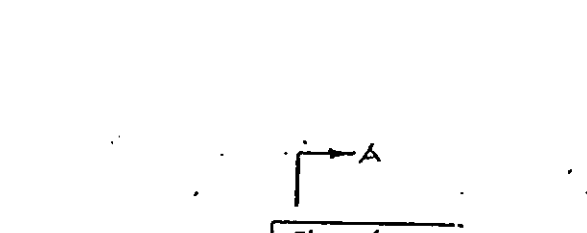
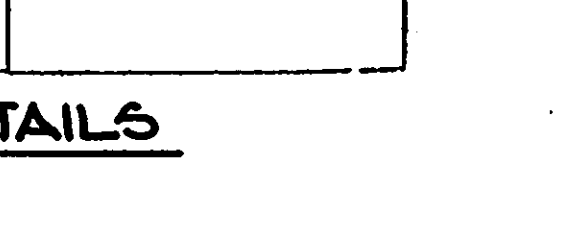
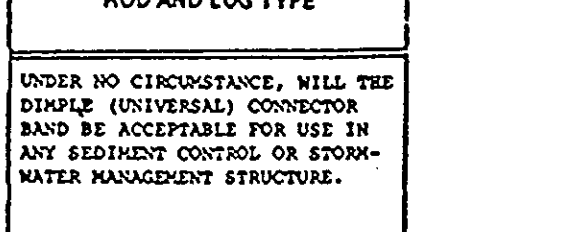
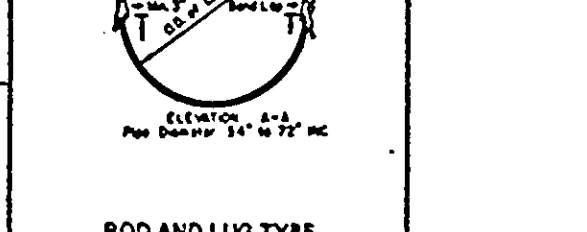
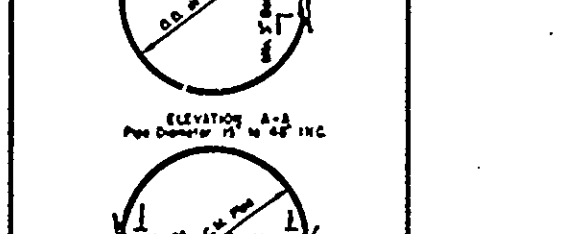
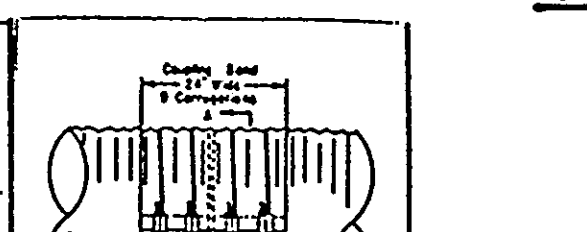
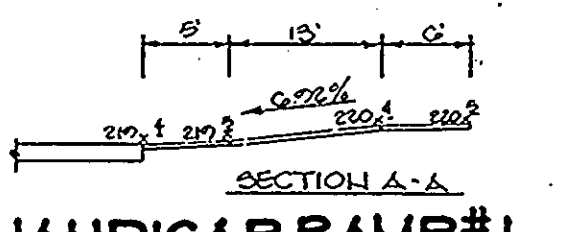
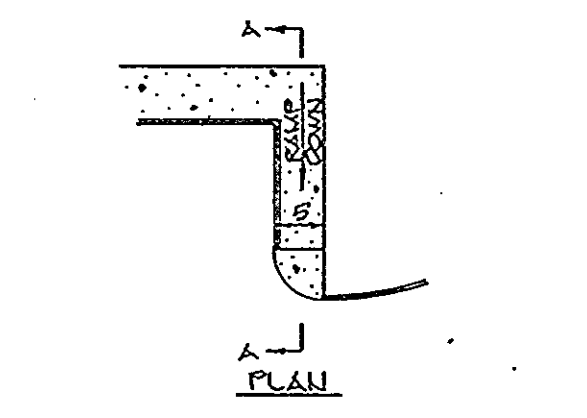
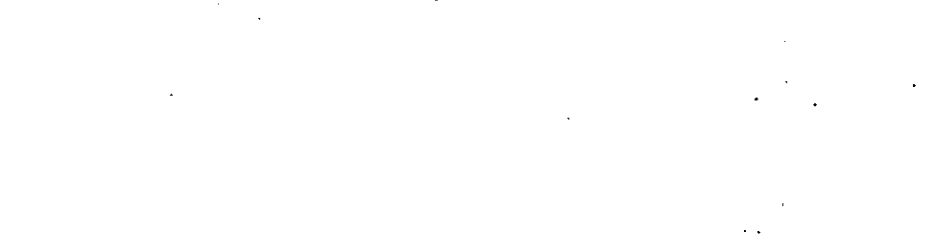
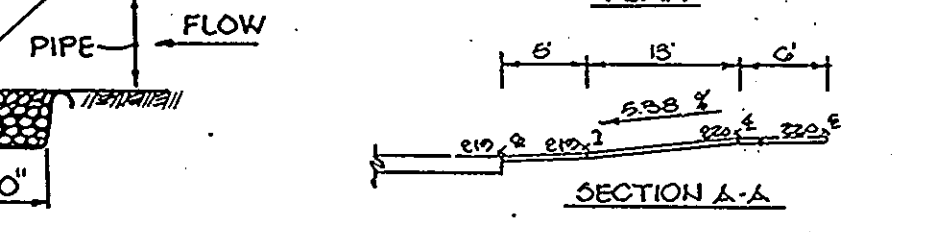
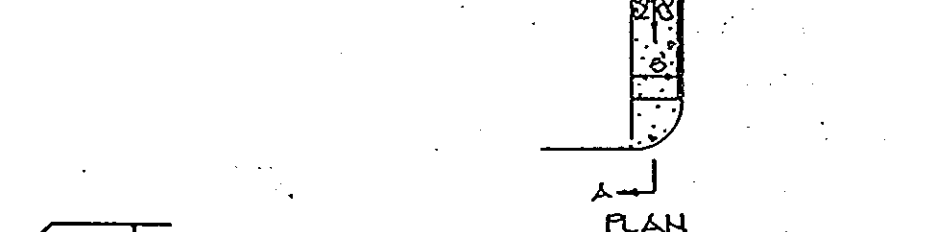
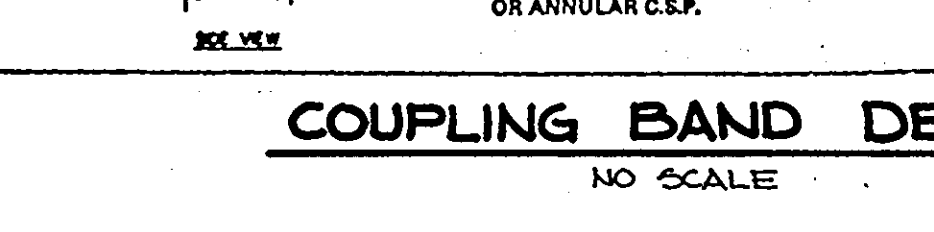
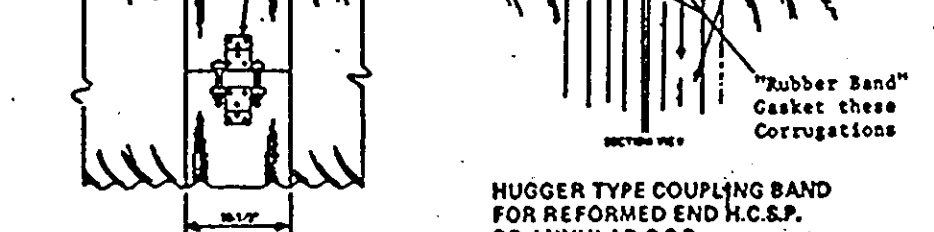
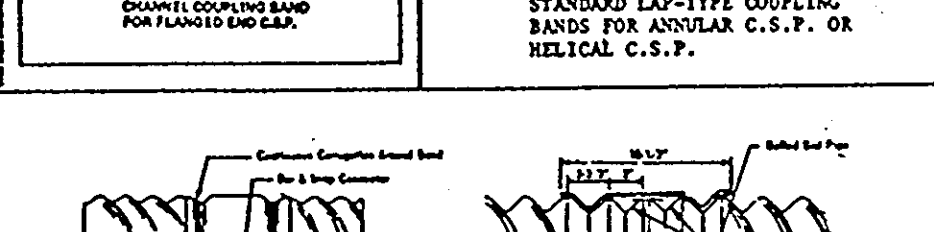
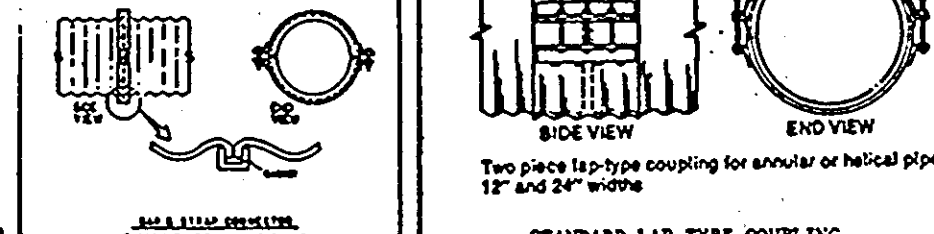
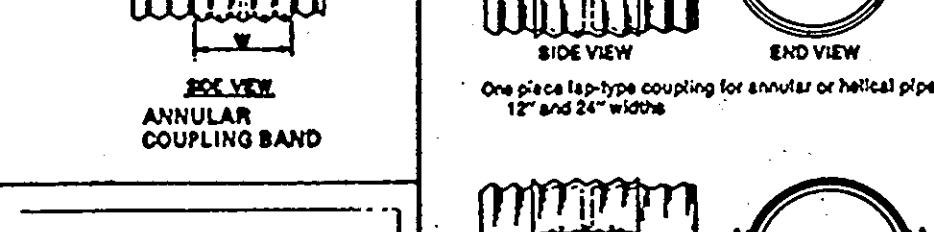
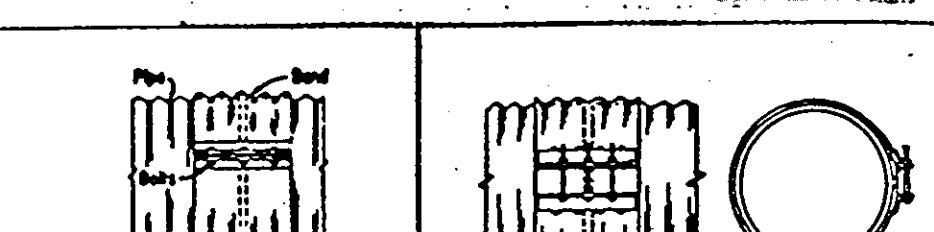
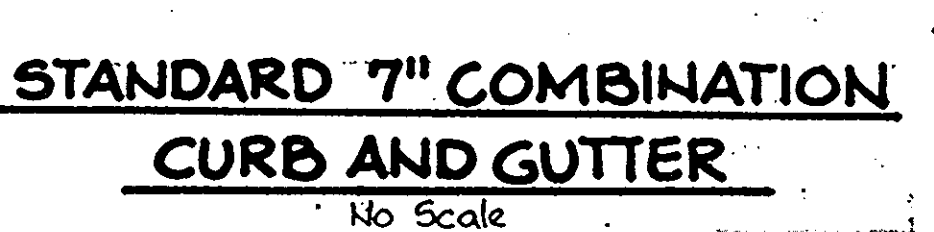
TYPE OF CHANNEL	CHANNEL SIZE	DISE A	DISE B
1	5-3.0E	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0E	SEED AND STRAW MULCH	SEED AND STRAW MULCH
3	5.1-8.0E	SEED WITH JUTE OR SOY 2\"/>	



STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	12"	24'	28'	27"
E-2	6"	10'	11'	14"
E-3	6"	10'	14'	14"



HOWARD COUNTY DESIGN MANUAL VOLUME III STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)



BY THE DEVELOPER:  
"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 DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."  
DEVELOPER: [Signature] DATE: 9/21/89

BY THE ENGINEER:  
"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."  
ENGINEER: [Signature] DATE: [Blank]

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.  
U.S. SOIL CONSERVATION SERVICE: [Signature] DATE: 9/27/89

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
APPROVED: [Signature] DATE: 9/27/89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
[Signature] DATE: 10-12-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.  
[Signature] DATE: 10/2/89

APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.  
[Signature] DATE: 10/2/89

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
[Signature] DATE: 10/9/89

CHIEF, BUREAU OF ENGINEERING  
[Signature] DATE: 10-6-89

DATE	NO.	REVISION

OWNER/DEVELOPER: BEAUMONT PROPERTIES, 8811 EAST HAMPTON AVE., DENVER, COLORADO 80231

PROJECT: B.W.I.P. PARCEL B-2 WAREHOUSE / OFFICE BUILDING BUILDING AND PARKING REVISIONS TO SDP-88-20

AREA: TAX MAP NOS. 43 148 ZONE M-2 FLAT NO. 74-47 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2 C-2 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

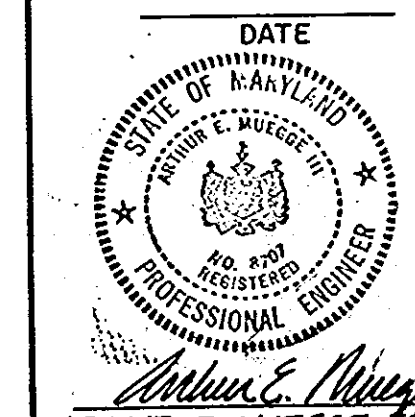
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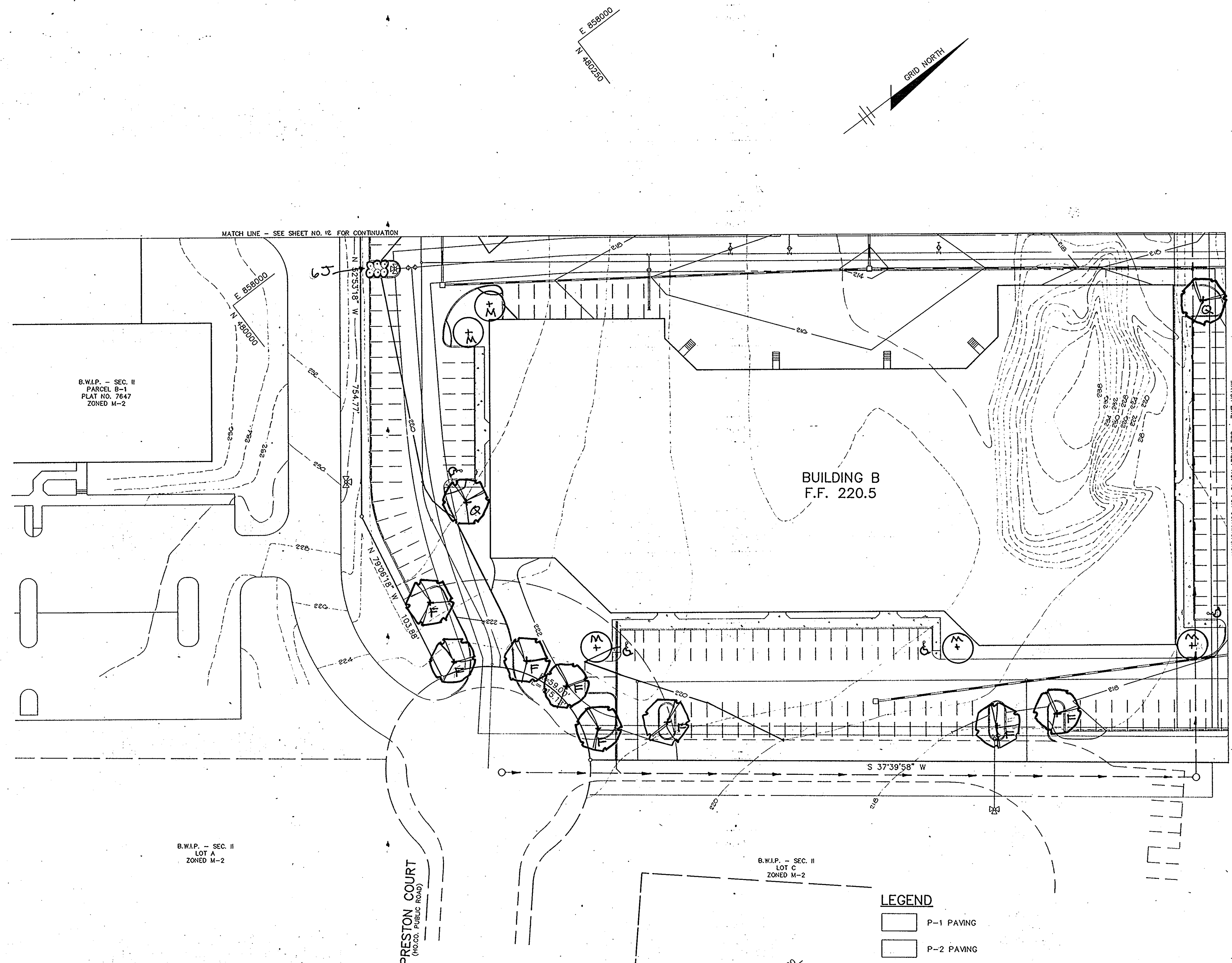
RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE: 9-7-89

DESIGNED BY: W.C.W.  
DRAWN BY: M.A.D.  
PROJECT NO: 49402  
DATE: 9-21-89  
SCALE: AS SHOWN  
DRAWING NO. 10 OF 19

APPROVED  
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE: 9-7-89




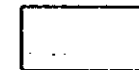



B.W.I.P. - SEC. II  
PARCEL B-1  
PLAT NO. 7647  
ZONED M-2

B.W.I.P. - SEC. II  
LOT A  
ZONED M-2

B.W.I.P. - SEC. II  
LOT C  
ZONED M-2

**LEGEND**

-  P-1 PAVING
-  P-2 PAVING
-  CONCRETE SIDEWALK OR PAVING

**NOTES :**

1. ALL RADII 5' UNLESS OTHERWISE NOTED.
2. ALL WATER METERS ARE TO BE INSIDE SETTINGS.
3. SIDEWALKS ARE SHOWN TO ASSURE HANDICAPPED ACCESS IS POSSIBLE TO ALL ENTRANCES. SIDEWALKS WILL BE INSTALLED DURING INDIVIDUAL TENANT FINISH-OUTS TO PROVIDE HANDICAPPED ACCESS AS REQUIRED BY CODE.

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

*Joyan Bodwin* 10-12-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

*U. R. ...* 10.18.89  
DIRECTOR DATE

*David J. ...* 4/2/89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James ...* 10/89  
DIRECTOR DATE

*William ...* 10-2-89  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
OWNER/DEVELOPER		
BEAUMONT PROPERTIES 8811 EAST HAMPTON AVE. SUITE 200 DENVER, COLORADO 80231		
PROJECT: <b>B.W.I.P. PARCEL B-2</b> WAREHOUSE/OFFICE BUILDING BUILDING AND PARKING REVISIONS TO ODP-88-25		
AREA: TAX MAP NOS. 43/4B ZONE M-2 PLAT NO. 7647 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2 2 <sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE: <b>PLANTING PLAN</b>		

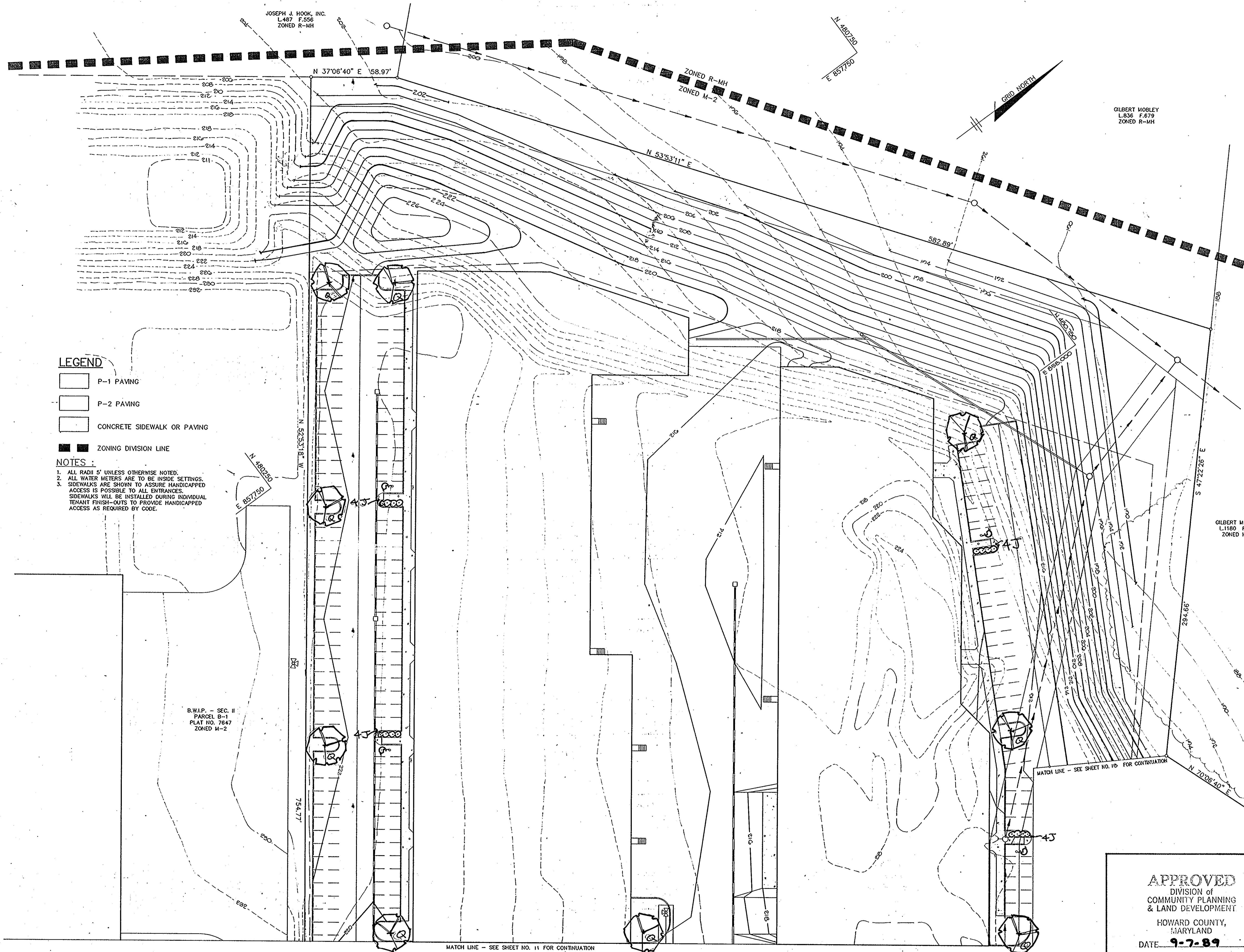
**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT.  
HOWARD COUNTY,  
MARYLAND  
DATE **9-7-89**

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2600 FAX: 301-750-3176

9-21-89  
DATE

DESIGNED BY: L.L.O.  
DRAWN BY:  
PROJECT NO: 10402  
DATE: 9-21-89  
SCALE: 1"=20'  
DRAWING NO. 11 OF 12

*Melanie Moser*  
MELANIE MOSER  
LANDSCAPE ARCHITECT



**LEGEND**

- P-1 PAVING
- P-2 PAVING
- CONCRETE SIDEWALK OR PAVING
- ZONING DIVISION LINE

**NOTES :**

1. ALL RADII 5' UNLESS OTHERWISE NOTED.
2. ALL WATER METERS ARE TO BE INSIDE SETTINGS.
3. SIDEWALKS ARE SHOWN TO ASSURE HANDICAPPED ACCESS IS POSSIBLE TO ALL ENTRANCES. SIDEWALKS WILL BE INSTALLED DURING INDIVIDUAL TENANT FINISH-OUTS TO PROVIDE HANDICAPPED ACCESS AS REQUIRED BY CODE.

B.W.I.P. - SEC. II  
PARCEL B-1  
PLAT NO. 7647  
ZONED M-2

MATCH LINE - SEE SHEET NO. 11 FOR CONTINUATION

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

*Joyce Bayliss*  
COUNTY HEALTH OFFICER  
10-12-89  
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*Chris*  
DIRECTOR  
10-11-89  
DATE

*Paul J. Taylor*  
L.1180 F.100  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
11-17-89  
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James*  
DIRECTOR  
10-16-89  
DATE

*William & Paul*  
CHIEF, BUREAU OF ENGINEERING  
10-26-89  
DATE

DATE	NO	REVISION

OWNER/DEVELOPER  
BEAUMONT PROPERTIES  
8811 EAST HAMPTON AVE.  
SUITE 200  
DENVER, COLORADO 80231

PROJECT **B.W.I.P. PARCEL B-2**  
WAREHOUSE / OFFICE BUILDING  
BUILDING AND PARKING REVISIONS TO SDP-88-213

AREA TAX MAP NOS. 43148 ZONE M-2 PLAT NO. 7647  
BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II PARCEL B-2  
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

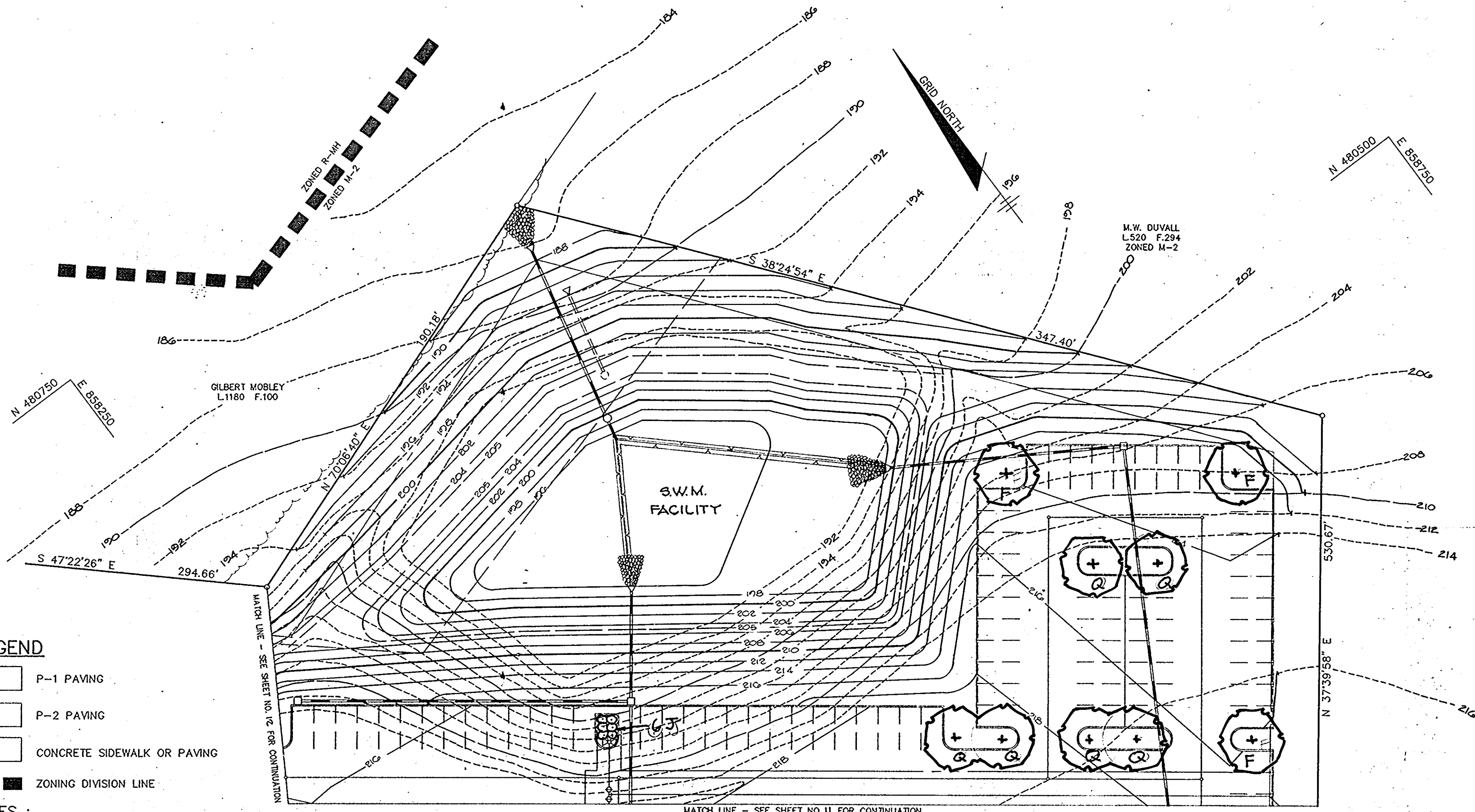
TITLE: **PLANTING PLAN**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE: **9-7-89**



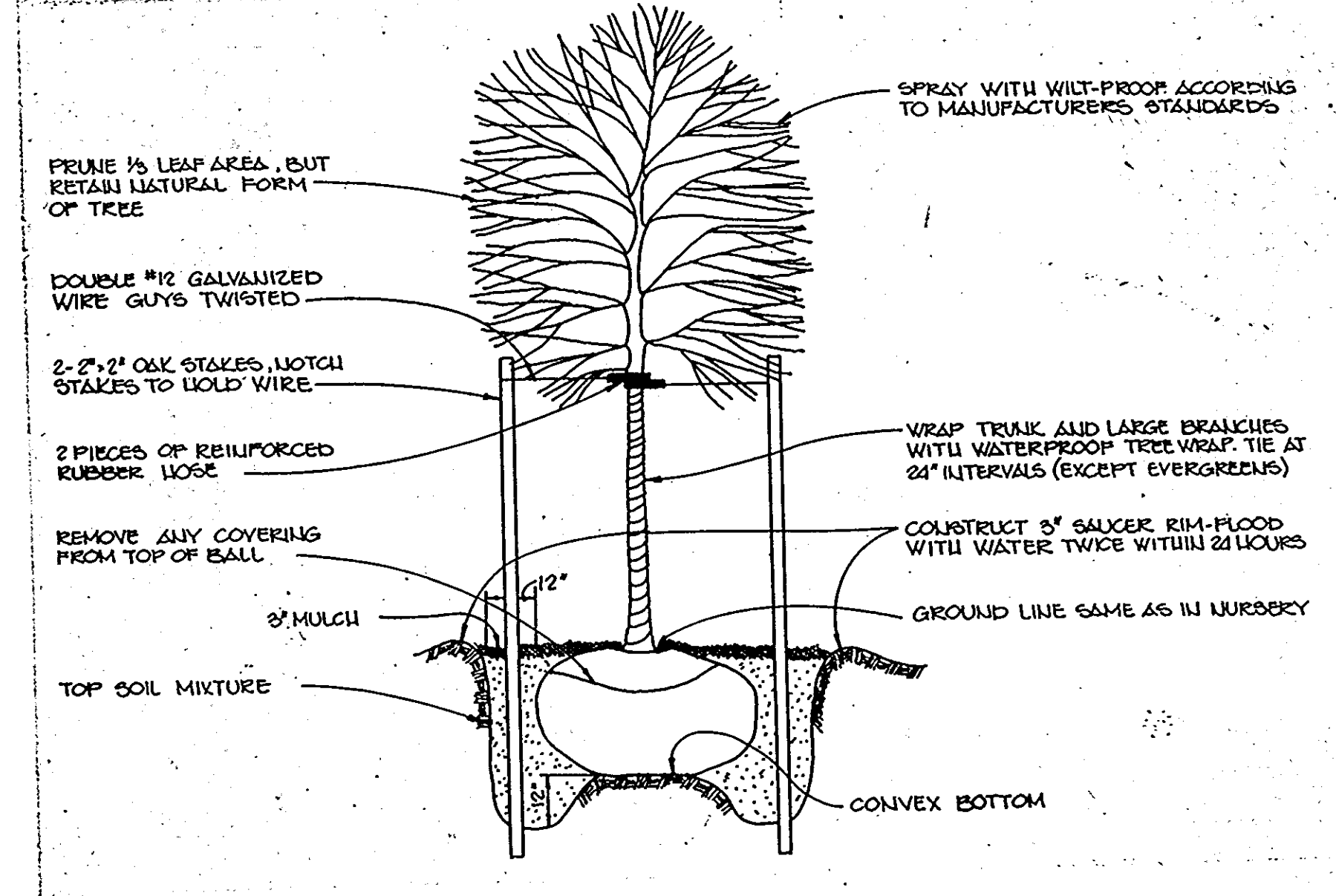
DESIGNED BY: L.L.D.  
DRAWN BY:  
PROJECT NO: 49402  
DATE: 9-21-89  
SCALE: 1"=30'  
DRAWING NO. 15 OF 15



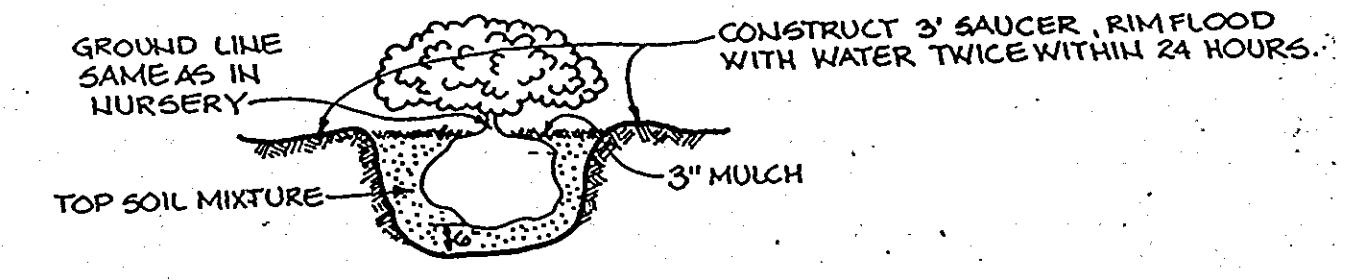
**LEGEND**

- P-1 PAVING
- P-2 PAVING
- CONCRETE SIDEWALK OR PAVING
- ZONING DIVISION LINE

- NOTES:**
1. ALL RADII 5' UNLESS OTHERWISE NOTED.
  2. ALL WATER METERS ARE TO BE INSIDE SETTINGS.
  3. SIDEWALKS ARE SHOWN TO ASSURE HANDICAPPED ACCESS IS POSSIBLE TO ALL ENTRANCES. SIDEWALKS WILL BE INSTALLED DURING INDIVIDUAL TENANT FINISH-OUTS TO PROVIDE HANDICAPPED ACCESS AS REQUIRED BY CODE.



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

Qty	Symbol	Name	Size	Remarks
11	F	FRAXINUS P. 'MARSHALL SEEDLESS' Marshall Seedless Ash	2 1/2" Cal. 13-15' Ht.	B & B
17	Q	QUERCUS RUBRA Red Oak	2 1/2" Cal. 13-15' Ht.	B & B
5	M	MALUS X ZUNI 'CALOCARPA' Zuni Crabapple	2 1/2" Cal.	B & B
28	J	JUNIPERUS SABINA 'TAMARISCAPOLIA' Tams Juniper	18-24" Ht.	Cont.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James Boyden* 10-21-89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
*Chris* 10-4-89  
 DIRECTOR DATE

*Frank J. Slaughter* 10/2/89  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James H. Smith* 10/2/89  
 DIRECTOR DATE

*Richard S. Riley* 10-4-89  
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER  
 BEAUMONT PROPERTIES  
 8811 EAST HAMPTON AVE.  
 SUITE 200  
 DENVER, COLORADO 80231

PROJECT **B.W.I.P. PARCEL B-2**  
 WAREHOUSE / OFFICE BUILDING  
 BUILDING AND PARKING REVISIONS TO SDP-88-213

AREA: TAX MAP NOS. 43748 ZONE M-2 PLAT NO. 7647  
 BALTIMORE WASHINGTON INDUSTRIAL PARK, SECTION II, PARCEL B-2  
 6<sup>TH</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **PLANTING PLAN**

**APPROVED**  
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
 HOWARD COUNTY, MARYLAND  
 DATE: **9-7-89**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

9-21-89  
 DATE

DESIGNED BY: L.L.B.  
 DRAWN BY:  
 PROJECT NO: 49402  
 DATE: 9-21-89  
 SCALE: 1"=30'  
 DRAWING NO. 13 OF 13

*Melanie Moser*  
 MELANIE MOSER