GENERAL NOTES

1. DEVELOPMENT NAME: Concrete Pipe and Products Company (Jessup Plant)
2. SDP No's: PREVIOUS: SDP 79-36; CURRENT: SDP 95-128
3. APPLICANT/OWNER: Concrete Pipe and Products Company, Inc. P.O. Box 71, Jessup, MD 20794-0071, ATTN: Mr. Weldon G. Mitchell, Tel. (410) 799-2800
4. GENERAL DATA: Deed: 384/437; Tax Map: 48 & 43; Parcel: 6; ADC Map: 20 J 4 & 5; Election District: 6; Census Tract: 6069.01; Councilmanic District: 2; Water Code: 802; Sewer Code: 3020000
5. SITE INVESTIGATION
   - A. Gross acreage = 32.5 Ac. (1,415,700 S.F.)
   - B. Zoning: M-2
   - C. Parking: Required: space per 1 employees on largest shift; 85 employees / (65 to date and 20 possible future / 85 employees); 85 SPACES; PROPOSED: 94 SPACES (4 OF WHICH ARE HANDICAPPED ACCESSABLE)
   - D. Open Space: N/A
   - E. Building coverage of site: 2.57 Ac. or (7.9% of gross area)
   - F. Parking (paved) on site: 7920 SF (0.18 AC) or (0.55% of gross area)
   - G. Landscape Requirements: Exempt per Howard County Landscape Manual, page 3. Previous SDP approved in 1979, prior to effective date of Landscape regulations (3-12-93)
   - H. Adequate Public Facilities: Roads Test: Exempt per Howard County Subdivision & Land Development Regulations Subtitle 11: Adequate Public Facilities Section 16.1107 (a)(2)(iii) p. 19
6. EXISTING UTILITIES: Public sewer and existing well
7. USE: The existing use is manufacturing. The proposed use is manufacturing, addition of 42,000 S.F. +/- building
8. ROADS: All adjacent roads are public
9. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods.
10. REFERENCES:
    - Floodplain: N/A
    - Topography: SDP 79-36 prepared by: Louis Alan Evans
    - Wetlands: Richard C. Pais, Mr. 1985 (301) 829-1116
    - Boundary: SDP 79-36 prepared by: Louis Alan Evans
    - Soils: U.S.D.A. Howard County Soil Survey Maps 33 & 34
    - Zoning: Howard County 600 scale Zoning Map #43 (revised September 9, 1994)

    Scenic Roads: N/A per Scenic Roads map # 43.
11. **Forest Conservation: Exempt per title 16, Planning, Zoning and Subdivision and Land Development Regulations Subtitle 12, Forest Conservation, Section 16.1202.(b)(1)(iii). Previous SDP approved 10-16-78 (SDP-79-36)**

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

Seeding: -For periods March 1 - April 30 and from August 15 - October 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq.ft.). For the period November 16 - February 28, protect site by applying 2 tons/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/acre (70 to 90 lbs/1000 sq.ft.) of unrotted weed-free, 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 feet or higher, use 348 gal per acre (8 gal/1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

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 — Date 10/26/95

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

Howard Soil Conservation District — Date 10/26/95

APPROVED: ~~FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPT. OF PUBLIC WORKS.~~

County Health Officer — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

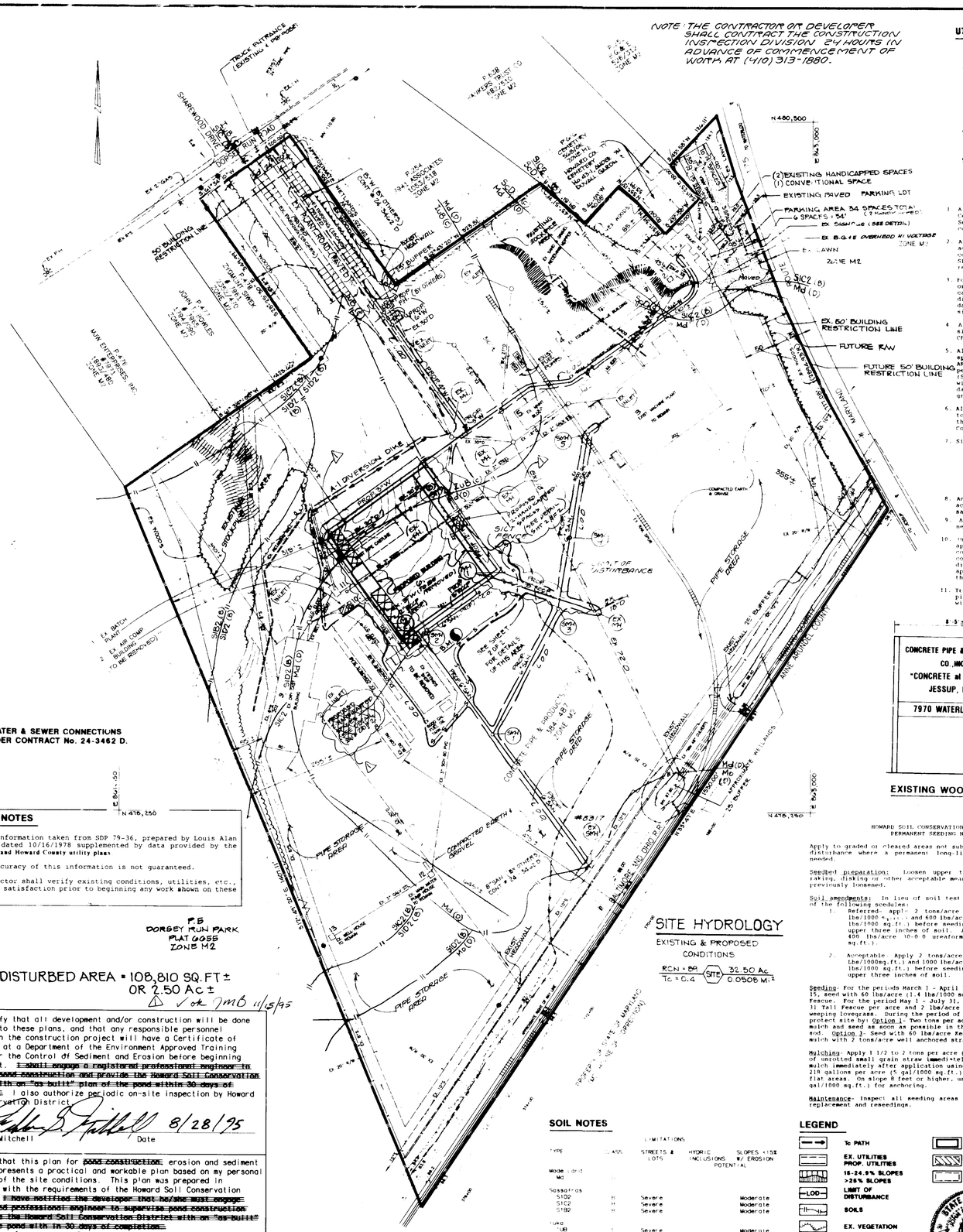
Chief, Development Engineering Division — Date 10/30/95

Chief, Division of Land Development and Research — Date 10/31/95

Director — Date 10/31/95

REVISION BLOCK

#	DATE	BY	DESCRIPTION
1	11-13-95	JMB	•DELETE STORAGE ROOM •MOVE LUNCH/OFFICE FROM SW TO SE SIDE •MOVE HANDICAPPED PARKING TO E. SIDE •MOVE BATCH TOWER TO W. SIDE BLDG



PUBLIC WATER & SEWER CONNECTIONS MADE UNDER CONTRACT No. 24-3462 D.

SPECIAL NOTES

1. Base information taken from SDP 79-36, prepared by Louis Alan Evans dated 10/16/1978 supplemented by data provided by the owner and Howard County utility plans.

   The accuracy of this information is not guaranteed.
2. Contractor shall verify existing conditions, utilities, etc., to his satisfaction prior to beginning any work shown on these plans

F.B. DORSEY RUN PARK PLAT 6055 ZONE M2

TOTAL DISTURBED AREA = 108,810 SQ.FT ± OR 2.50 Ac ±

ok JMB 11/5/95

I/We 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. ~~I shall engage a registered professional engineer to supervise pond construction and 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 Howard Soil Conservation District.

Weldon G. Mitchell — Date 8/28/95

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/she must engage a Registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond with in 30 days of completion.~~

Ernest I. Sheppe III — Date 8/28/95

SITE HYDROLOGY

EXISTING & PROPOSED CONDITIONS

RCN = 88; Tc = 0.4; (SITE) 32.50 Ac; 0.0508 Mi²

SOIL NOTES

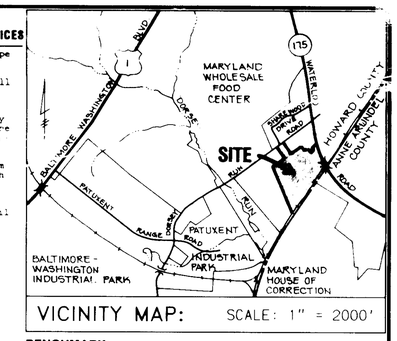
TYPE	CLASS	LIMITATIONS: STREETS & LOTS	HYDRIC INCLUSIONS	SLOPES >15% W/ EROSION POTENTIAL
Made land: Md				
Sassafras: StD2	D	Severe		Moderate
StE2	E	Severe		Moderate
StB2	B	Severe		Moderate
Hatboro: Ha		Severe		Moderate
Made & cut: Mc	D			
Sandy & Clayey: ScD	D	Severe		Moderate

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

1. Excavated trench material shall be placed on the upslope side of the trench.
2. Immediately following pipe installation, the trench shall be backfilled, compacted and immediately stabilized to conform with surrounding ground cover.
3. Silt fence shall be placed immediately down slope of any disturbed area intended to remain disturbed longer than one (1) working day. (Silt fence as per SCS Standard Drawing SF-1)
4. The contractor shall disturb and open trench the minimum area required to accomplish the work designated for each day.
5. All sediment and erosion control practices shall be in accordance with the "Standards and Specifications For Soil Erosion and Sediment Control in Developing Areas".

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
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. II, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50), and mulching (Sec. 2). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has be obtained from the Howard County Sediment Control Inspector.
7. Site Analysis: ok JMB 11-15-95
   - Total Area of Site: 32.5 Acres
   - Area Disturbed: 2.50 Acres
   - Area to be roofed or paved: 1.0 Acres
   - Area to be vegetatively stabilized: 1.5 Acres
   - Total Cut: N/A Cu. Yds.
   - Total Fill: N/A Cu. Yds.
   - Offsite waste/borrow area location: N/A
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 control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of 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.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back filled and stabilized within one working day, whichever is shorter.



VICINITY MAP: SCALE: 1" = 2000'

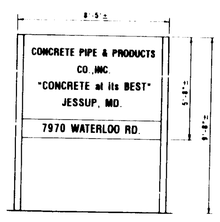
BENCHMARK:

Box cut in foundation, northeast corner of Fittings shop. Elevation 99.0

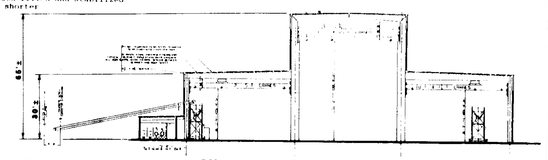
BUILDING IDENTIFICATION

BLDG. No.	AREA S.F.	NAME	USE / FUNCTION
1	2,852	OFFICE	ADMINISTRATION
2	476	OFFICE	NOT IN USE
3	34340	MACHINE PIPE PLANT	MANUFACTURING
4	3500	EQUIPMENT SHED	EQUIPMENT STORAGE
5	2880	MAINTENANCE BUILDING	EQUIPMENT MAINTENANCE
6 *	42,550	MANUFACTURING BUILDING	MANUFACTORING OF PRECAST STRUCTURES
7**	6200	FITTINGS SHOP	TO BE REMOVED
8	1520	CORING BLDG.	CORE MANHOLES
9	13080	DRYCAST BUILDING	DRY CAST PIPE
10**	360	COMPRESSOR BUILDING	TO BE REMOVED
11	248	BATCH PLANT	MANUFACTURE CONCRETE
12	100	PUMP HOUSE	WATER PUMP
13	100	WELL HOUSE	WELL

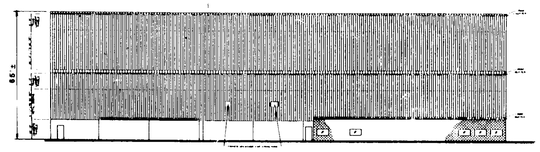
* PROPOSED
** TO BE REMOVED
TOTAL PROPOSED BUILDING AREA: 108,100 FT²



EXISTING WOODEN SIGN
NTS



PROPOSED BUILDING SECTION
NTS.



PROPOSED BUILDING ELEVATION
NTS.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

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

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil amendments: In lieu of soil test recommendations, use one of the following schedules:

1. Referred- apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq.ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 10-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.)
2. Acceptable- Apply 2 tons/acre dolomitic limestone (92 Lbs/1000sq.ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding- For the periods March 1 - April 30, and August 1 - October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 - July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq.ft.) of weeping lovegrass. During the period of October 16 - February 28, protect site by: Option 1- Two 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 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

Maintenance- Inspect all seeding areas and make needed repairs, replacement and reseedings.

LEGEND

- To PATH
- EX. UTILITIES / PROP. UTILITIES
- 15-24.9% SLOPES / >25% SLOPES
- LIMIT OF DISTURBANCE
- SOILS
- EX. VEGETATION
- GRAVEL
- EX. EASEMENTS
- PROP. BUILDING
- EX. BUILDING TO BE REMOVED
- EX. BUILDING TO REMAIN

STATE OF MARYLAND — ERNEST IRVING SHEPPE III — No. 18190 — REGISTERED PROFESSIONAL ENGINEER

11-13-95
REV 1

SHEET INDEX

SHEET 1	1" = 100'	SCALE PLAN	SITE DEVELOPMENT PLAN
SHEET 2	1" = 50'	SCALE PLAN	SEDIMENT & EROSION CONTROL & DETAILS

BUILDING ADDITION
CONCRETE PIPE & PRODUCTS COMPANY, INC.

OWNER: CONCRETE PIPE & PRODUCTS COMPANY, INC.
7970 WATERLOO ROAD
JESSUP, MD 20794

SDP - 95-128
PREVIOUS SDP: 79-36

DEED: LIBER 384, FOLIO 437

PROJECT NAME			SECTION AREA		PARCEL #
CONCRETE PIPE & PRODUCTS CO. INC.			N/A		6
LOT # 384/437	BLOCK # 2143	ZONE M-2	TAX / ZONE MAP 43 & 48	ELECTION DIST. 6th.	CENSUS TRACT 6069.01
WATER CODE 802			SEWER CODE 3020000		

ADDRESS CHART

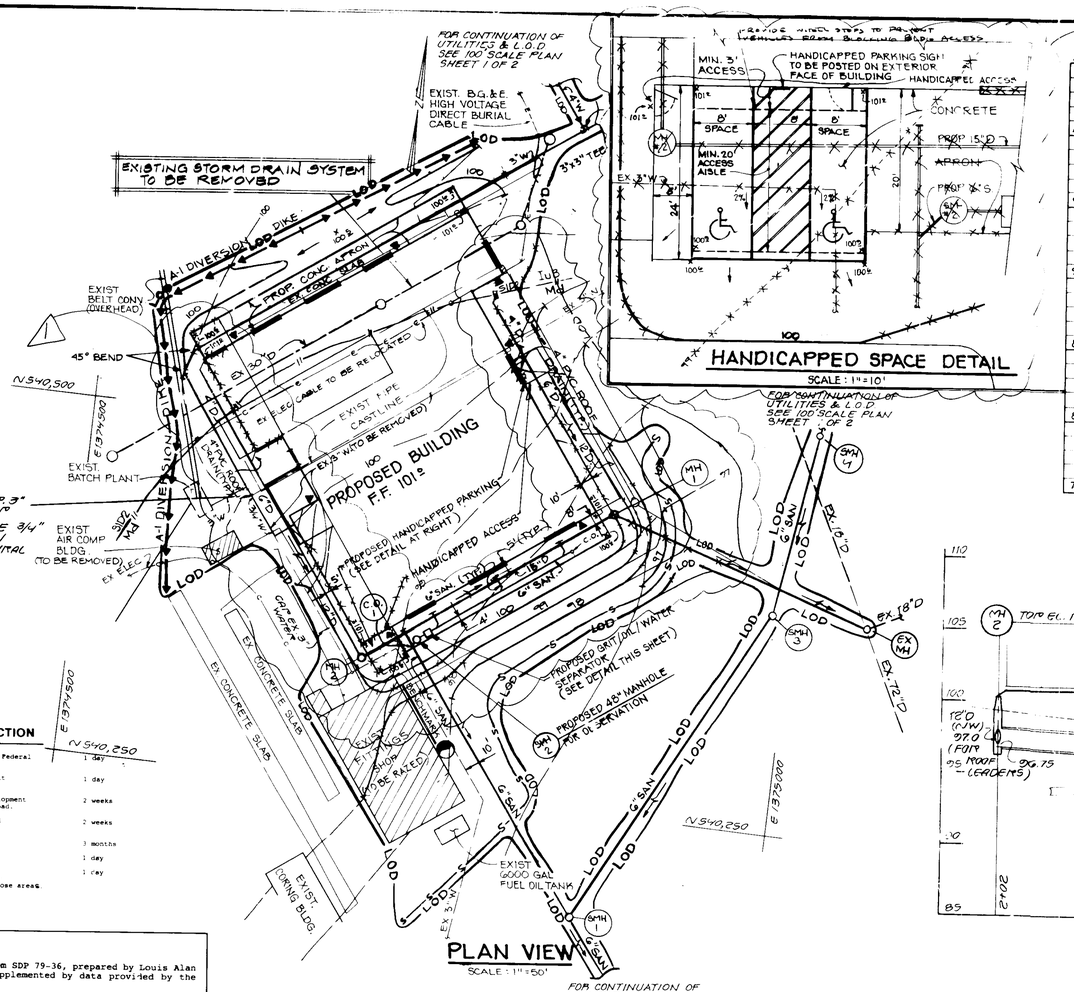
PARCEL NUMBER	STREET ADDRESS
6	7970 WATERLOO ROAD (MD. ROUTE 175)

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS — LANDSCAPE ARCHITECTS — SURVEYORS — LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR. (410) 944-3647

STATE OF MARYLAND — ERNEST IRVING SHEPPE III — No. 18190 — REGISTERED PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 6-21-95
P.N.: 1763
C.I.: 1'
SHEET 1 OF 2

SDP-95-128

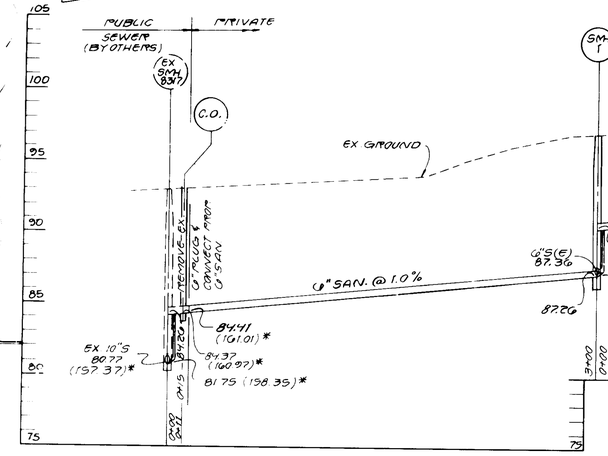


PLAN VIEW

SCALE : 1" = 50'

HANDICAPPED SPACE DETAIL

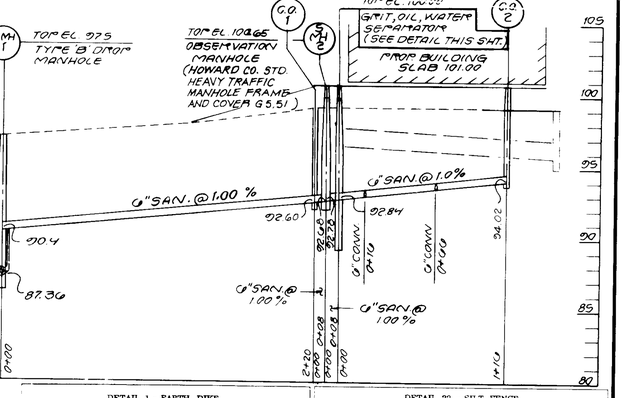
SCALE : 1" = 10'

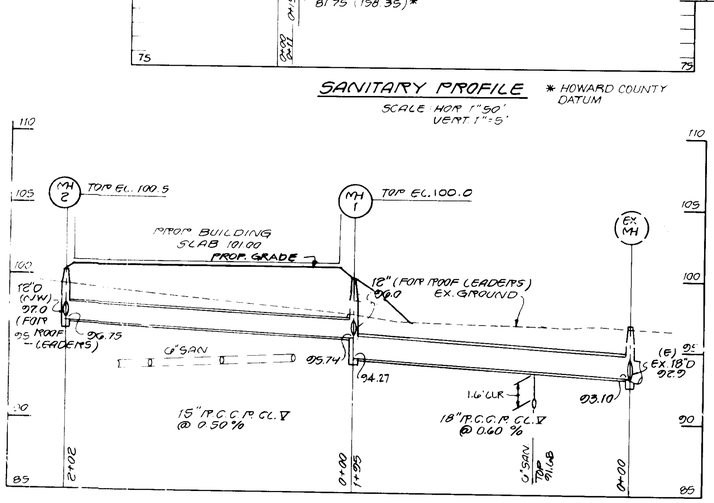


SANITARY PROFILE

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

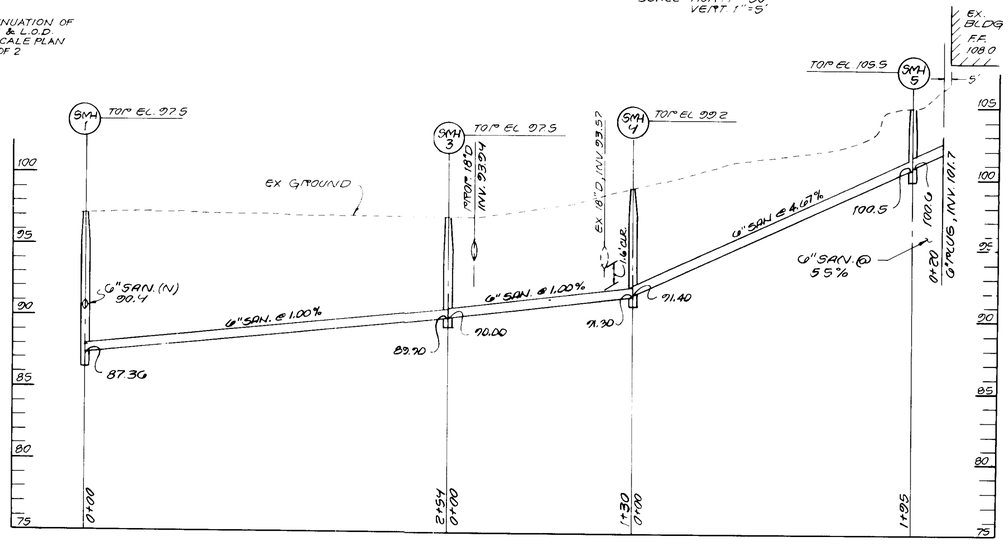
* HOWARD COUNTY DATUM





STORM DRAIN PROFILE

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



SANITARY PROFILE

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

SEQUENCE OF CONSTRUCTION

1.	Obtain all necessary permits from Federal, State and/or local agencies.	1 day
2.	Clear and grub for and install silt fence and earth diversion dike.	1 day
3.	Raze existing structures per development plan and grade proposed building pad.	2 weeks
4.	Revise and/or install any proposed utilities per Development Plan.	2 weeks
5.	Construct new casting facility.	3 months
6.	Stabilize all disturbed areas.	1 day
	With the prior permission of the Sediment Control Inspector, remove sediment controls and stabilize those areas.	1 day

SPECIAL NOTES

1. Base information taken from SDP 79-36, prepared by Louis Alan Evans dated 10/16/1978 supplemented by data provided by the owner.

   The accuracy of this information is not guaranteed.

2. Contractor shall verify existing conditions, utilities, etc., to his satisfaction prior to beginning any work shown on these plans.

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.

Patrick Engler /GS. 10/26/95
U.S. Soil Conservation Service Date

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

John R. Robertson 10/26/95
Howard Soil Conservation District Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 10/20/95

Chief, Division of Land Development and Research — Date 10/31/95

Director — Date 10/31/95

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPT. OF PUBLIC WORKS

N/A

COUNTY HEALTH OFFICER — DATE

REVISION BLOCK

#	DATE	BY	DESCRIPTION
1	11-15-95	JMB	• DELETE STORAGE ROOM • MOVE LUNCH/OFFICE FROM SW TO SE SIDE • MOVE HANDICAPPED PARKING TO E. SIDE • MOVE BATCH TOWER TO W. SIDE BLDG

LEGEND

- OVERHEAD DOORS
- ACCESS DOORS
- EARTH DIVERSION DIKE
- S — S — S SILT FENCE
- LOD — LOD LIMIT OF DISTURBANCE

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

1. Excavated trench material shall be placed on the upslope side of the trench.
2. Immediately following pipe installation, the trench shall be backfilled, compacted and immediately stabilized to conform with surrounding ground cover.
3. Silt fence shall be placed immediately down slope of any disturbed area intended to remain disturbed longer than one (1) working day. (Silt fence as per SCS Standard Drawing - SF-1)
4. The contractor shall disturb and open trench the minimum area required to accomplish the work designated for each day.
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I/We 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. ~~I shall engage a registered professional engineer to supervise pond construction and 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 Howard Soil Conservation District.

Weldon G. Mitchell 8/28/95
Date

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/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond with in 30 days of completion.~~

Ernest I. Sheppe III 8/28/95
Ernest I. Sheppe III Date

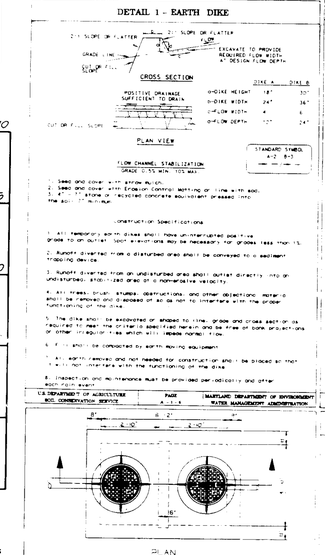
NOTE: ALL INVERTS AND TOPO BASED ON PLANT DATUM (BENCHMARK N.E.CORNER EXISTING FITTINGS SHOP ELEV.99.0) HOWARD COUNTY DATUM SHOWN WHERE APPLICABLE. DIFFERENCE IN DATUM 76.6'.

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.

STATE OF MARYLAND — JOHN M. BLAKENEY — No. 18918 — REGISTERED PROFESSIONAL ENGINEER

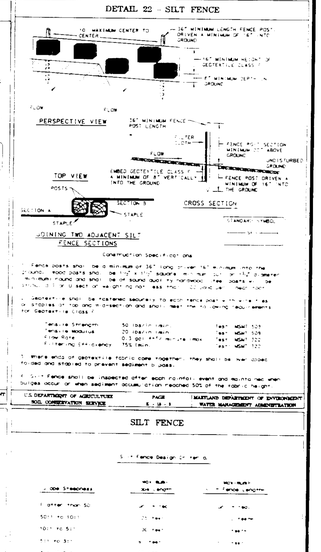
11-15-95
REV 1

DETAIL 1 - EARTH DIKE

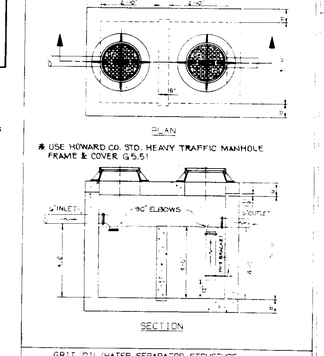


U.S. DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION SERVICE — PAGE — MARYLAND DEPARTMENT OF ENVIRONMENT — WATER MANAGEMENT ADMINISTRATION

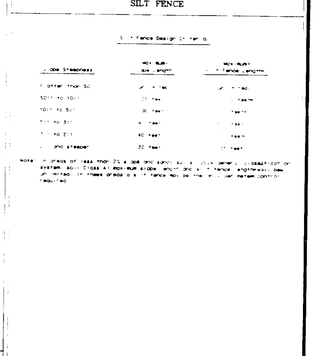
DETAIL 22 - SILT FENCE



U.S. DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION SERVICE — PAGE — MARYLAND DEPARTMENT OF ENVIRONMENT — WATER MANAGEMENT ADMINISTRATION



SILT FENCE



U.S. DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION SERVICE — PAGE — MARYLAND DEPARTMENT OF ENVIRONMENT — WATER MANAGEMENT ADMINISTRATION

BUILDING ADDITION
CONCRETE PIPE & PRODUCTS COMPANY, INC.

OWNER: CONCRETE PIPE & PRODUCTS COMPANY, INC.
7970 WATERLOO ROAD
JESSUP, MD 20794

SDP: 95-128
PREVIOUS SDP: 79-36

DEED LIBER 384, FOLIO 457

PROJECT NAME			SECTION AREA		PARCEL #
CONCRETE PIPE & PRODUCTS CO. INC.			N/A		6
L/F	BLOCK # 2143	ZONE M-2	TAX/ZONE MAP 43 & 48	ELECTION DIST. 6TH	CENSUS TRACT 6003.01
WATER CODE B02			SEWER CODE 3020000		

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
6	7970 WATERLOO ROAD (MD ROUTE 175)

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

STATE OF MARYLAND — ERNEST IRVING SHEPPE — No. 16693 — REGISTERED PROFESSIONAL ENGINEER

SCALE
DATE 9-21-95
P.N.
C.I.
SHEET 2 OF

SDP-95-128

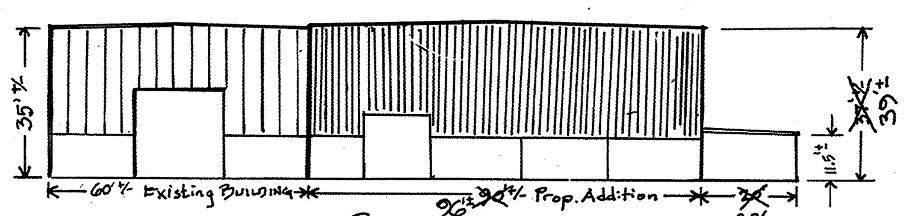
GENERAL NOTES

1. DEVELOPMENT NAME: Concrete Pipe and Products Company, Inc. (Jessup Plant)
2. SDP No'S: PREVIOUS: SDP 79-36 CURRENT: SDP 95-128
3. APPLICANT/ OWNER: Concrete Pipe and Products Company, Inc. P.O. Box 71 Jessup, MD 20794-0071 ATTN: Mr. Weldon G. Mitchell Tel: (410) 799-2600
4. GENERAL DATA: Deed: 384/437 Tax Map: 48 & 43 Parcel: 6 ADC Map: 20-J 4 & 5 Election District: 6 Census Tract: 6069.01 Councilmanic District: 2 Water Code: B02 Sewer Code: 3020000
5. SITE INVESTIGATION:
   A. Gross acreage = 32.5 Ac. (1,415,700 S.F.)
   B: Zoning: M-2
   C: Parking: Required: 1 space per 1 employees on largest shift 85 employees / (65 to date and 20 possible future = 85 employees)
      85 SPACES
      ~~PROPOSED:~~ 92 SPACES (4 OF WHICH ARE HANDICAPPED ACCESSABLE)
   D. Open Space: N/A
   E. Building coverage of site: 2.57 Ac. or (7.9% of gross area)
   F. Parking (paved) on site: 7920 SF (0.18 AC) or (0.55% of gross area)
   G. Landscape Requirements: Exempt, per Howard County Landscape Manual, page 3. Previous SDP approved in 1979, prior to effective date of Landscape regulations (3-12-93).
   H. Adequate Public Facilities: Roads Test: Exempt, per Howard County Subdivision & Land Development Regulations Subtitle 11 Adequate Public Facilities Section 16.1107 (a)(2)(iii) p. 19.

△2 Landscaping has been met by alternative compliances: distance from Property lines, adjacent zoning, and existing tree-lines.

△2 Proposed Building Addition will not generate additional vehicular traffic.

6. EXISTING UTILITIES: Public sewer and existing well.
7. USE: The existing use is manufacturing. The proposed use is manufacturing, addition of 42,000 S.F.+/- building
8. ROADS: All adjacent roads are public.
9. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods.
10. REFERENCES:
    Floodplain: N/A
    Topography: SDP 79-36 prepared by: Louis Alan Evans
    Wetlands: Richard C. Pais, May 1995 (301) 829-3139
    Boundary: SDP 79-36 prepared by: Louis Alan Evans
    Soils: U.S.D.A. Howard County Soil Survey: Maps 30 & 34
    Zoning: Howard County 600 scale Zoning Map #43 (revised - September 9, 1994)
    Senic Roads: N/A per Scenic Roads map # 43.
11. **Forest Conservation: Exempt per title 16. Planning, Zoning and Subdivision and Land Development Regulations Subtitle 12. Forest Conservation. Section 16.1202.(b)(I)(III). Previous SDP approved 10-16-78 (SDP-79-36)**



TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

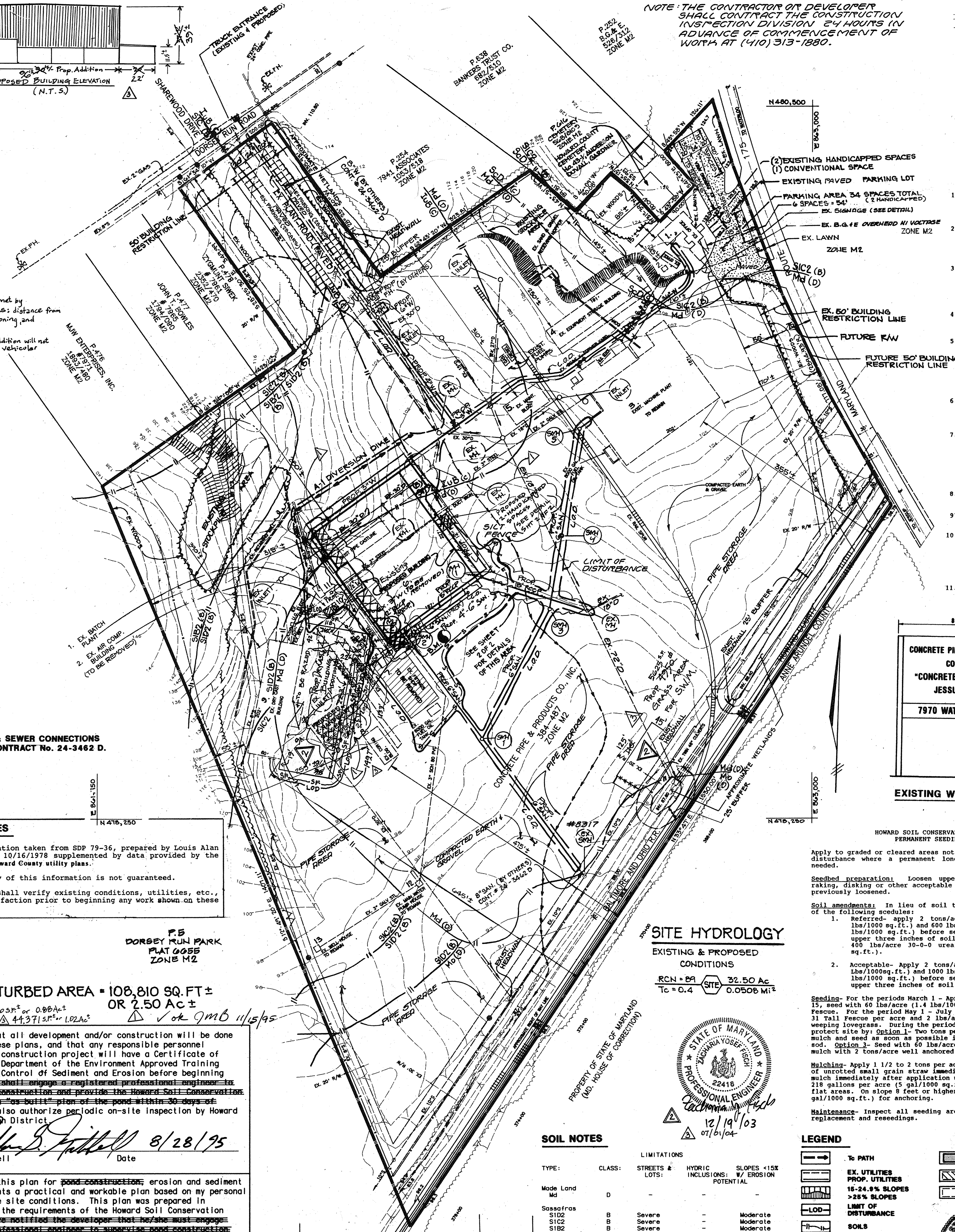
Soil amendments: - Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.).

Seeding: -For periods March 1 - April 30 and from August 15 - October 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq.ft.). For the period November 16 - February 28, protect site by applying 2 tons/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/acre (70 to 90 lbs/1000 sq.ft.) of unrotted weed-free, 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 feet or higher, use 348 gal per acre (8 gal/1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTRACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.



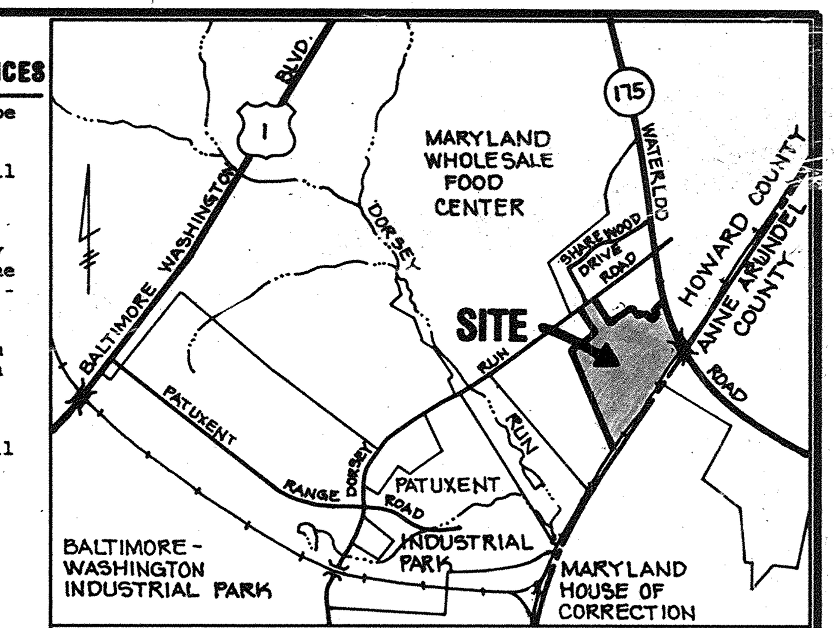
PUBLIC WATER & SEWER CONNECTIONS MADE UNDER CONTRACT No. 24-3462 D.

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

1. Excavated trench material shall be placed on the upslope side of the trench.
2. Immediately following pipe installation, the trench shall be backfilled, compacted and immediately stabilized to conform with surrounding ground cover.
3. Silt fence shall be placed immediately down slope of any disturbed area intended to remain disturbed longer than one (1) working day. (Silt fence as per SCS Standard Drawing - SF-1).
4. The contractor shall disturb and open trench the minimum area required to accomplish the work designated for each day.
5. All sediment and erosion control practices shall be in accordance with the "Standards and Specifications For Soil Erosion and Sediment Control in Developing Areas".

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (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.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has be obtained from the Howard County Sediment Control Inspector.
7. Site Analysis: ✓ ok JMB 11-15-95 △1
   Total Area of Site 32.5 Acres
   Area Disturbed ~~3.64~~ ~~2.6~~ ~~2.5~~ 1.64 Acres △2 △3
   Area to be roofed or paved ~~.86~~ Acres
   Area to be vegetatively stabilized ~~1.78~~ ~~1.93~~ 1.58 Acres
   Total Cut N/A Cu. Yds.
   Total Fill N/A Cu. Yds.
   Offsite waste/borrow area location N/A
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 control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of 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.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back filled and stabilized within one working day, whichever is shorter.



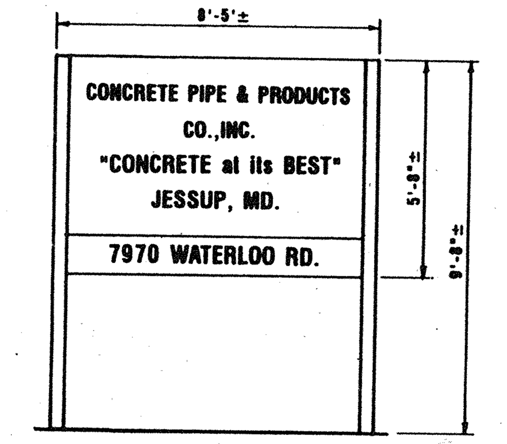
VICINITY MAP: SCALE: 1" = 2000'

BENCHMARK:

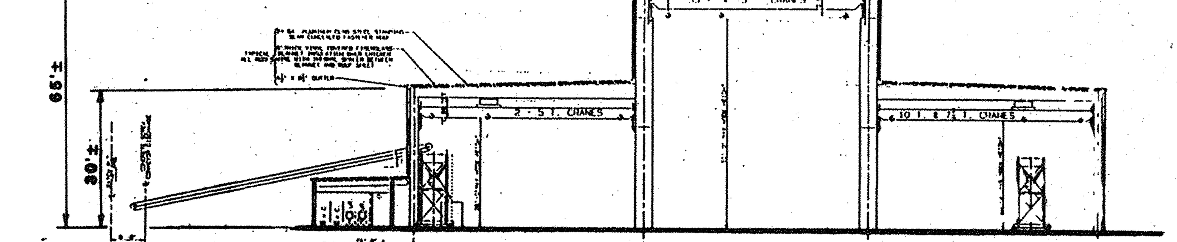
Box cut in foundation, northeast corner of Fittings shop. Elevation 99.0

BUILDING IDENTIFICATION			
BLDG. No.	AREA S.F.	NAME	USE / FUNCTION
1	2,852	OFFICE	ADMINISTRATION
2	476	OFFICE	NOT IN USE
3	34340	MACHINE PIPE PLANT	MANUFACTURING
4	9500	EQUIPMENT SHED	EQUIPMENT STORAGE
5	2880	MAINTENANCE BUILDING	EQUIPMENT MAINTENANCE
6	42,550	MANUFACTURING BUILDING	MANUFACTURING OF PRECAST STRUCTURES
7**	6200	FITTINGS SHOP	TO BE REMOVED
8	1920	CORING BLDG.	CORE MANHOLES
9	13080	DRYCAST BUILDING	DRY CAST PIPE
10**	350	COMPRESSOR BUILDING	TO BE REMOVED
11	248	BATCH PLANT	MANUFACTURE CONCRETE
12	100	PUMP HOUSE	WATER PUMP
13	100	WELL HOUSE	WELL
9A *	~~24,472~~ 27,741	DRYCAST BUILDING ADDITION	DRY CAST PIPE △3 △2

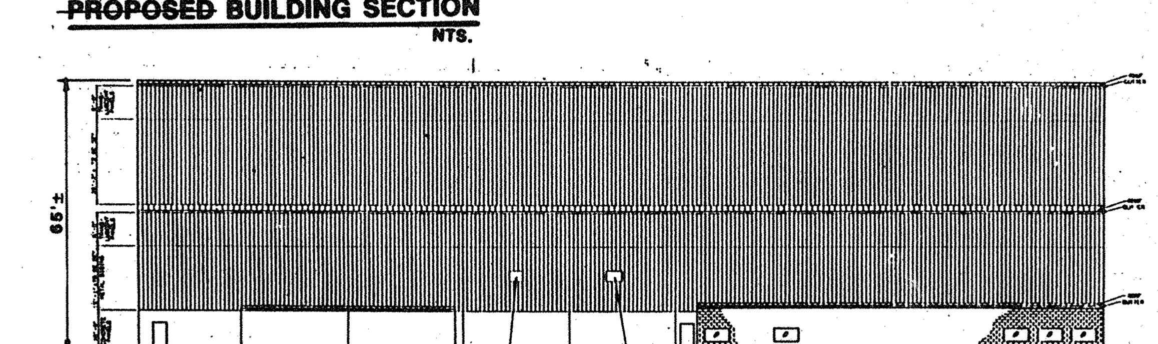
* PROPOSED
** TO BE REMOVED
TOTAL PROPOSED BUILDING AREA: 108,100 FT²



EXISTING WOODEN SIGN
NTS.



EXISTING
~~PROPOSED~~ BUILDING SECTION
NTS.



EXISTING
~~PROPOSED~~ BUILDING ELEVATION
NTS.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

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

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil amendments: In lieu of soil test recommendations, use one of the following scedules:
1. Referred- apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq.ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.).
2. Acceptable- Apply 2 tons/acre dolomitic limestone (92 Lbs/1000sq.ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding- For the periods March 1 - April 30, and August 1 - October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 - July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq.ft.) of weeping lovegrass. During the period of October 16 - February 28, protect site by: Option 1- Two 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 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

Maintenance- Inspect all seeding areas and make needed repairs, replacement and reseedings.

SHEET INDEX		
SHEET 1	1" = 100' SCALE PLAN	SITE DEVELOPMENT PLAN
SHEET 2	1" = 50' SCALE PLAN	SEDIMENT & EROSION CONTROL & DETAILS

BUILDING ADDITION
CONCRETE PIPE & PRODUCTS COMPANY, INC.

OWNER: CONCRETE PIPE & PRODUCTS COMPANY, INC.
7970 WATERLOO ROAD
JESSUP, MD 20794

SDP - 95 - 128
PREVIOUS SDP: 79-36
DEED: LIBER 384, FOLIO 437

PROJECT NAME		SECTION AREA		PARCEL #
CONCRETE PIPE & PRODUCTS CO. INC.		N/A		6
L/F 384/437	BLOCK # 2143 / ZONE M-2	TAX / ZONE MAP 43 & 48	ELECTION DIST. 6th	CENSUS TRACT 6069.01
WATER CODE B02		SEWER CODE 3020000		

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
6	7970 WATERLOO ROAD (MD. ROUTE 175)

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS
SURVEYORS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

STATE OF MARYLAND ERNEST IRVING SHEPPE III No. 18690 REGISTERED PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 6-21-95
P.N.: 1763
C.I.: 1'
SHEET 1 OF 2

SDP-95-128

11-15-95 REV △1

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.

[signature] /GS. 10/26/95
U.S. Soil Conservation Service — Date

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

John R. Robertson /GS. 10/26/95
Howard Soil Conservation District — Date

~~APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.~~

NA
~~County Health Officer — Date~~

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 10/30/95
Chief, Development Engineering Division — Date

Gina Trunnanyi 10/31/95
Chief, Division of Land Development and Research — Date

[signature] 10/31/95
Director — Date

REVISION BLOCK

#	DATE	BY	DESCRIPTION
△1	11-15-95	JMB	• DELETE STORAGE ROOM • MOVE LUNCH/OFFICE FROM SW TO SE SIDE • MOVE HANDICAPPED PARKING TO E. SIDE • MOVE BATCH TOWER TO W. SIDE BLDG

SPECIAL NOTES

1. Base information taken from SDP 79-36, prepared by Louis Alan Evans dated 10/16/1978 supplemented by data provided by the owner and Howard County utility plans.

   The accuracy of this information is not guaranteed.

2. Contractor shall verify existing conditions, utilities, etc., to his satisfaction prior to beginning any work shown on these plans.

P.5
DORSEY RUN PARK
PLAT 6655
ZONE M2

TOTAL DISTURBED AREA = 108,810 SQ.FT± OR 2.50 Ac ±
△2 = 38,500 S.F.± or 0.88 Ac± △3 44,371 S.F.± or 1.02 Ac± △1 ✓ ok JMB 11/15/95

I/We 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. ~~I shall engage a registered professional engineer to supervise pond construction and 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 Howard Soil Conservation District.

[signature] 8/28/95
Weldon G. Mitchell — Date

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/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond with in 30 days of completion.~~

Ernest I. Sheppe III 8/28/95
Ernest I. Sheppe III — Date

No.	Description	Date
△3	BUILDING EXPANSION, S.W.M. AREA EXPANSION	F.S.H.A. 07-01-04
△2	STORMWATER MANAGEMENT (S.W.M.) AREA, BUILDING ADDITION, PRIVATE WATER & SEWER EXTENSION.	F.S.H.A. 10-17-03

REVISIONS

SITE HYDROLOGY
EXISTING & PROPOSED CONDITIONS
RCN = 89, Tc = 0.4, SITE 32.50 Ac, 0.0508 Mi²

STATE OF MARYLAND ZACHARIA YOSEF FISCH 22418 PROFESSIONAL ENGINEER
△2 12/19/03
△3 07/01/04

SOIL NOTES

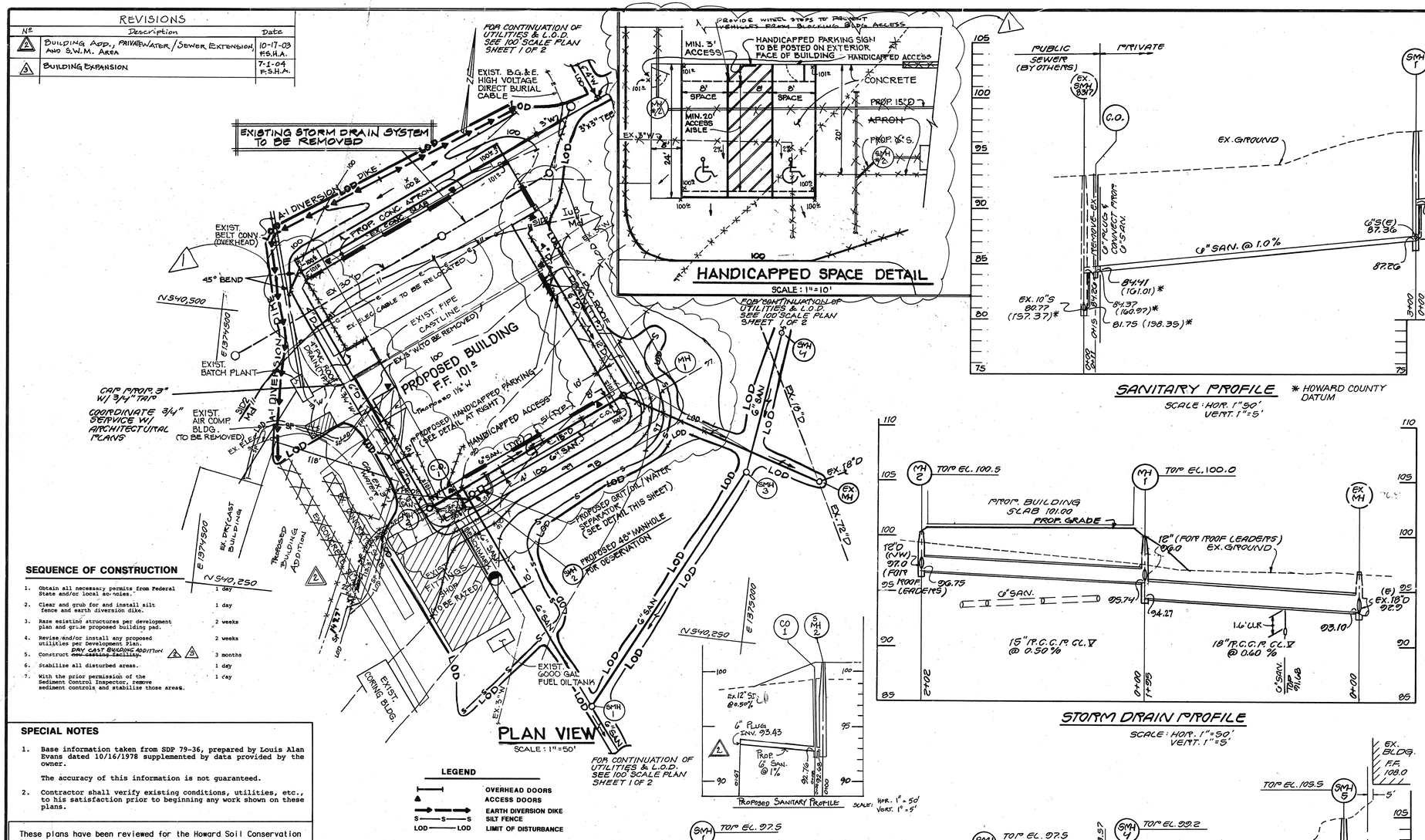
TYPE:	CLASS:	LIMITATIONS: STREETS & LOTS:	HYDRIC INCLUSIONS:	SLOPES <15% W/ EROSION POTENTIAL
Made Land Md	D	-	-	-
Sassafras S1D2	B	Severe	-	Moderate
S1C2	B	Severe	-	Moderate
S1B2	B	Severe	-	Moderate
Iuka 1UB	C	Severe	-	Moderate
Mixed Alluvial Mo	D	-	-	-
Sandy & Clayey ScD	C	Severe	-	Moderate

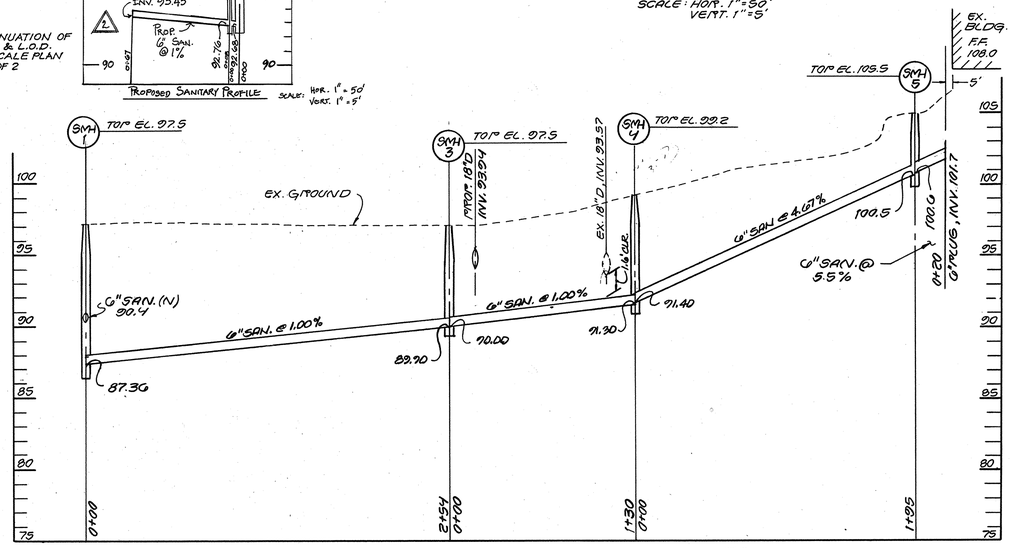
LEGEND

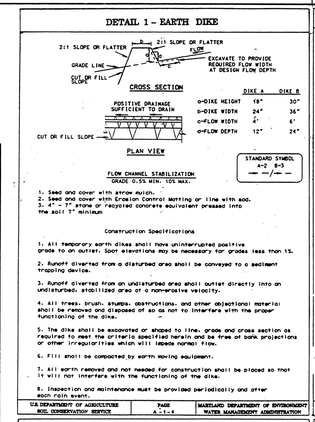
Tc PATH	PROP. BUILDING
EX. UTILITIES / PROP. UTILITIES	EX. BUILDING TO BE REMOVED
15-24.9% SLOPES / >25% SLOPES	EX. BUILDING TO REMAIN
LIMIT OF DISTURBANCE	
SOILS	
EX. VEGETATION	
GRAVEL	
EX. EASEMENTS	

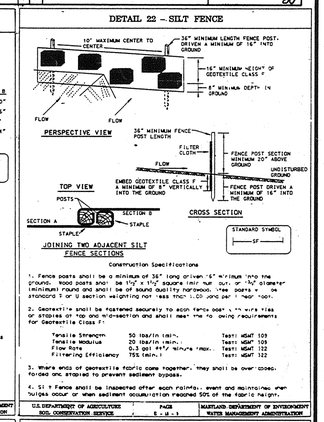
STATE OF MARYLAND JOHN M. BLANKENSHIP No. 18900 REGISTERED PROFESSIONAL ENGINEER

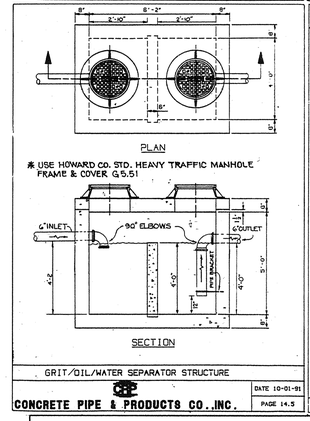
REVISIONS		
NO	Description	Date
2	BUILDING ADD., PRIVATE WATER/SEWER EXTENSION, AND S.W.M. AREA	10-17-03 F.S.H.A.
3	BUILDING EXPANSION	7-1-04 F.S.H.A.

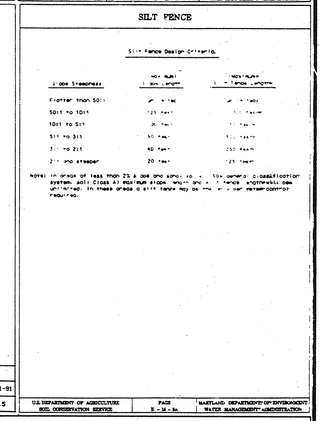












SEQUENCE OF CONSTRUCTION

1. Obtain all necessary permits from Federal State and/or local ordinances. — 1 day
2. Clear and grub for and install silt fence and earth diversion dike. — 1 day
3. Raze existing structures per development plan and grade proposed building pad. — 2 weeks
4. Revise and/or install any proposed utilities per Development Plan. — 2 weeks
5. Construct ~~new casting facility~~ DRY CAST BUILDING ADDITION. — 3 months
6. Stabilize all disturbed areas. — 1 day
7. With the prior permission of the Sediment Control Inspector, remove sediment controls and stabilize those areas. — 1 day

SPECIAL NOTES

1. Base information taken from SDP 79-36, prepared by Louis Alan Evans dated 10/16/1978 supplemented by data provided by the owner.

   The accuracy of this information is not guaranteed.

2. Contractor shall verify existing conditions, utilities, etc., to his satisfaction prior to beginning any work shown on these plans.

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.

Patrick Engler / U.S. — 10/26/95
U.S. Soil Conservation Service — Date

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

John R. Robertson — 10/26/95
Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 10/30/95

Chief, Division of Land Development and Research — Date 10/31/95

Director — Date 10/31/95

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.

N/A
COUNTY HEALTH OFFICER — DATE

REVISION BLOCK			
#	DATE	BY	DESCRIPTION
1	11-15-95	JMB	• DELETE STORAGE ROOM • MOVE LUNCH/OFFICE FROM SW TO SE SIDE • MOVE HANDICAPPED PARKING TO S. SIDE • MOVE BATCH TOWER TO W. SIDE BLDG

LEGEND

- OVERHEAD DOORS
- ACCESS DOORS
- EARTH DIVERSION DIKE
- S — S — SILT FENCE
- LOD — LOD LIMIT OF DISTURBANCE

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

1. Excavated trench material shall be placed on the upslope side of the trench.
2. Immediately following pipe installation, the trench shall be backfilled, compacted and immediately stabilized to conform with surrounding ground cover.
3. Silt fence shall be placed immediately down slope of any disturbed area intended to remain disturbed longer than one (1) working day. (Silt fence as per SCS Standard Drawing - SP-1).
4. The contractor shall disturb and open trench the minimum area required to accomplish the work designated for each day.
5. All sediment and erosion control practices shall be in accordance with the "Standards and Specifications For Soil Erosion and Sediment Control in Developing Areas".

I/We 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. ~~I shall engage a registered professional engineer to supervise pond construction and 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 Howard Soil Conservation District.

Weldon G. Mitchell — 8/28/95
Date

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/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond with in 30 days of completion.~~

Ernest I. Sheppe III — 8/28/95
Date

NOTE: ALL INVERTS AND TOPO BASED ON PLANT DATUM (BENCHMARK N.E. CORNER EXISTING FITTINGS SHOP ELEV. 99.0) HOWARD COUNTY DATUM SHOWN WHERE APPLICABLE. DIFFERENCE IN DATUM 76.6'.

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880. CONTRACTOR TO ENSURE ONE FOOT CLEARANCE BETWEEN SEWER, WATER, EXISTING STORMDRAIN, AND OTHER CONDUITS.

STATE OF MARYLAND — NICHOLAS YOSEFSCHECK — No. 22418 — PROFESSIONAL ENGINEER — 12/19/03 — 7-1-04

STATE OF MARYLAND — ERNEST IRVING SHEPPE III — No. 16890 — REGISTERED PROFESSIONAL ENGINEER — 11-15-95 REV

BUILDING ADDITION
CONCRETE PIPE & PRODUCTS COMPANY, INC.

OWNER: CONCRETE PIPE & PRODUCTS COMPANY, INC.
7970 WATERLOO ROAD
JESSUP, MD 20794

SDP: 95-128
PREVIOUS SDP: 79-36 — DEED: LIBER 364, FOLIO 437

PROJECT NAME			SECTION AREA		PARCEL #
CONCRETE PIPE & PRODUCTS CO. INC.			N/A		6
L/F	BLOCK # 21&3	ZONE M-2	TAX/ZONE MAP 43 & 48	ELECTION DIST. 6th	CENSUS TRACT 6069.01
WATER CODE B02			SEWER CODE 3020000		

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
6	7970 WATERLOO ROAD (MD ROUTE 175)

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS — LANDSCAPE ARCHITECTS — SURVEYORS — LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

SCALE 1" = 50'
DATE 6-21-93
P.N. 93-163
C.N. 1
SHEET 2 OF 2

STATE OF MARYLAND — ERNEST IRVING SHEPPE III — No. 16890 — REGISTERED PROFESSIONAL ENGINEER

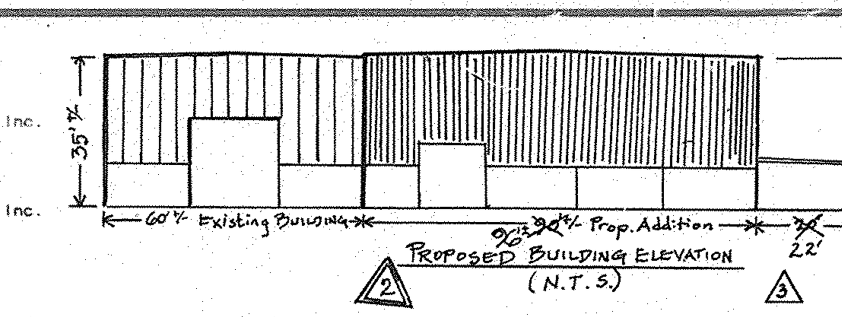
SDP-95-128

GENERAL NOTES

1. DEVELOPMENT NAME: Concrete Pipe and Products Company, Inc. (Jessup Plant)
2. SDP No'S: PREVIOUS: SDP 79-36; CURRENT: SDP 95-128
3. APPLICANT/ OWNER: Concrete Pipe and Products Company, Inc. P.O. Box 71 Jessup, MD 20794-0071 ATTN: Mr. Weldon G. Mitchell Tel: (410) 799-2600
4. GENERAL DATA: Deed: 384/437; Tax Map: 48 & 43 Parcel: 6; ADC Map: 20-J 4 & 5; Election District: 6; Census Tract: 6069.01; Councilmanic District: 2; Water Code: B02; Sewer Code: 3020000
5. SITE INVESTIGATION:
   - A. Gross acreage = 32.5 Ac. (1,415,700 S.F.)
   - B: Zoning: M-2
   - C: Parking: Required: 1 space per 1 employees on largest shift 85 employees / (65 to date and 20 possible future = 85 employees)
     85 SPACES
     ~~PROPOSED:~~ 92 SPACES (4 OF WHICH ARE HANDICAPPED ACCESSABLE)
   - D. Open Space: N/A
   - E. Building coverage of site: 2.57 Ac. or (7.9% of gross area)
   - F. Parking (paved) on site: 7920 SF (0.18 AC) or (0.55% of gross area)
   - G. Landscape Requirements: Exempt, per Howard County Landscape Manual, page 3. Previous SDP approved in 1979, prior to effective date of Landscape regulations (3-12-93).
   - H. Adequate Public Facilities: Roads Test: Exempt, per Howard County Subdivision & Land Development Regulations Subtitle II Adequate Public Facilities Section 16.1107 (a)(2)(iii) p. 19.
6. EXISTING UTILITIES: Public sewer and existing well.
7. USE: The existing use is manufacturing. The proposed use is manufacturing, addition of 42,000 S.F.+/- building
8. ROADS: All adjacent roads are public.
9. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods.
10. REFERENCES: Floodplain: N/A
    - Topography: SDP 79-36 prepared by: Louis Alan Evans
    - Wetlands: Richard C. Pals, May 1995 (301) 829-3139
    - Boundary: SDP 79-36 prepared by: Louis Alan Evans
    - Soils: U.S.D.A. Howard County Soil Survey: Maps 30 & 34
    - Zoning: Howard County 600 scale Zoning Map #43 (revised - September 9, 1994)
    - **Senic Roads: N/A per Scenic Roads map # 43.**
11. **Forest Conservation: Exempt per title 16. Planning, Zoning and Subdivision and Land Development Regulations Subtitle 12. Forest Conservation. Section 16.1202.(b)(I)(III). Previous SDP approved 10-16-78 (SDP-79-36)**

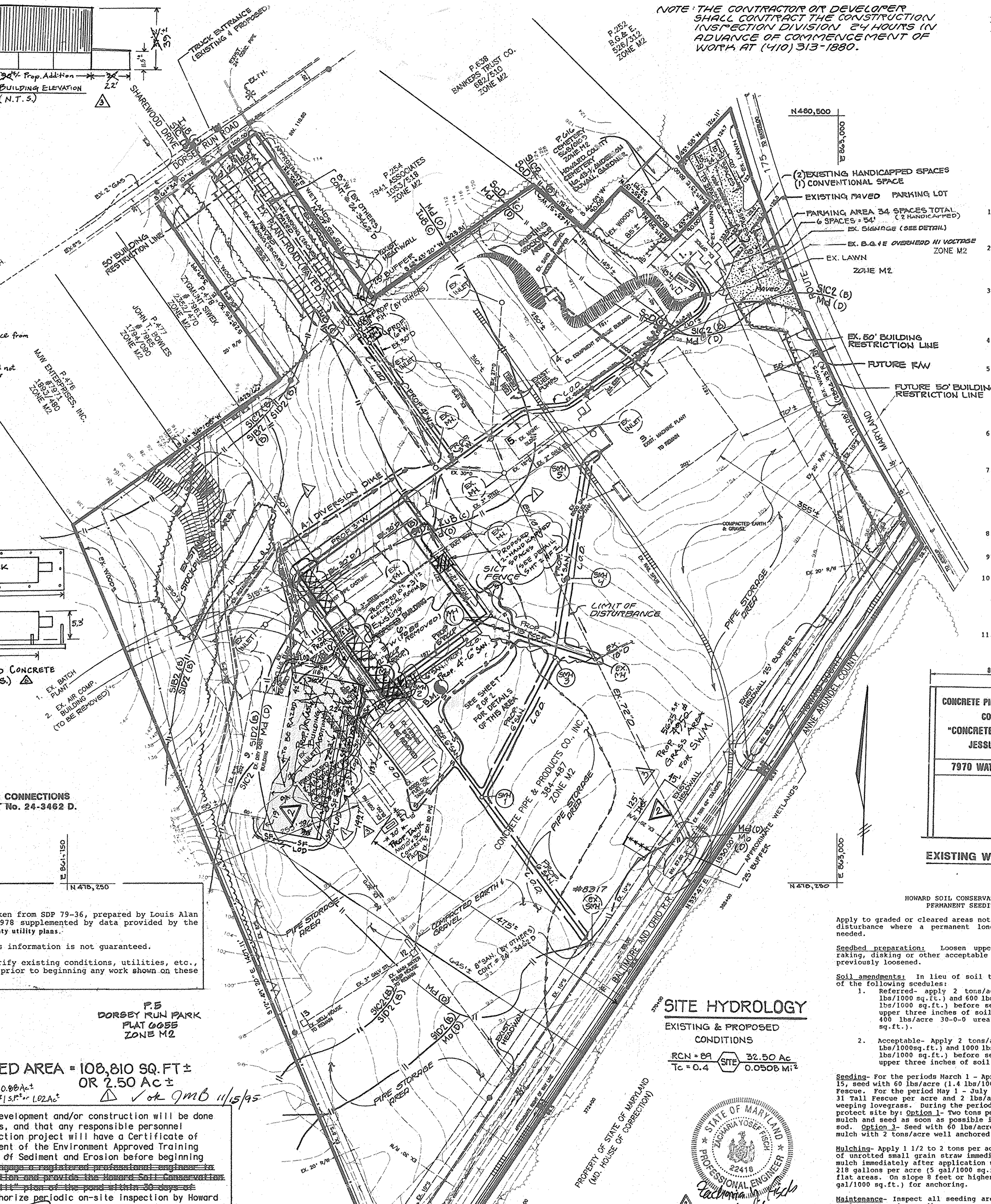
△2 Landscaping has been met by alternative compliances: distance from Property lines, adjacent zoning, and existing tree-lines.

△2 Proposed Building Addition will not generate additional vehicular traffic.

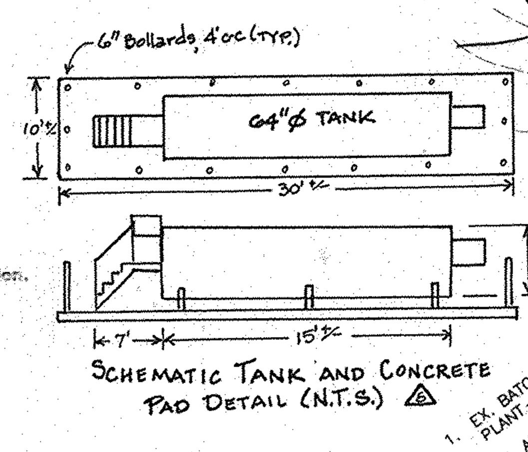


PROPOSED BUILDING ELEVATION (N.T.S.) △2 △3

NOTE: THE CONTRACTOR OR DEVELOPER SHALL CONTRACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.



P.5 DORSEY RUN PARK PLAT 6655 ZONE M2



SCHEMATIC TANK AND CONCRETE PAD DETAIL (N.T.S.) △5

PUBLIC WATER & SEWER CONNECTIONS MADE UNDER CONTRACT No. 24-3462 D.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

Seeding: -For periods March 1 - April 30 and from August 15 - October 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq.ft.). For the period November 16 - February 28, protect site by applying 2 tons/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/acre (70 to 90 lbs/1000 sq.ft.) of unrotted weed-free, 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 feet or higher, use 348 gal per acre (8 gal/1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

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.

Patricia Engley /GS. 10/26/95
U.S. Soil Conservation Service Date

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

John R. Robertson /GS. 10/26/95
Howard Soil Conservation District Date

~~APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.~~

NA
~~County Health Officer~~ ~~Date~~

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 10/30/95
Chief, Development Engineering Division Date

[signature] 10/31/95
Chief, Division of Land Development and Research Date

[signature] 10/31/95
Director Date

REVISION BLOCK

#	DATE	BY	DESCRIPTION
△1	11-15-95	JMB	•DELETE STORAGE ROOM •MOVE LUNCH/OFFICE FROM SW TO SE SIDE • MOVE HANDICAPPED PARKING TO E. SIDE • MOVE BATCH TOWER TO W. SIDE BLDG

SPECIAL NOTES

1. Base information taken from SDP 79-36, prepared by Louis Alan Evans dated 10/16/1978 supplemented by data provided by the owner and Howard County utility plans.

   The accuracy of this information is not guaranteed.

2. Contractor shall verify existing conditions, utilities, etc., to his satisfaction prior to beginning any work shown on these plans.

TOTAL DISTURBED AREA = 108,810 SQ.FT ± OR 2.50 Ac ±
△2 = 38,500 S.F.± or 0.88 Ac±
△3 44,371 S.F.± or 1.02 Ac±
△1 ✓ok JMB 11/15/95

I/We 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. ~~I shall engage a registered professional engineer to supervise pond construction and 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 Howard Soil Conservation District.

[signature] 8/28/95
Weldon G. Mitchell Date

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/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond with in 30 days of completion.~~

Ernest I. Sheppe III 8/28/95
Ernest I. Sheppe III Date

No.	Description	Date
△5	ADD TANK & 10'x30' CONCRETE PAD AND SCHEMATIC DETAIL	01-31-07 FSHA
△4	ADD ELECTRICAL ROOM	FSHA 08-13-04
△3	BUILDING EXPANSION, S.W.M. AREA EXPANSION	F.S.H.A. 07-01-04
△2	STORMWATER MANAGEMENT (S.W.M.) AREA, BUILDING ADDITION, PRIVATE WATER & SEWER EXTENSION.	F.S.H.A. 10-17-03

REVISIONS

SITE HYDROLOGY

EXISTING & PROPOSED CONDITIONS

RCN = 89, Tc = 0.4, SITE 32.50 Ac, 0.0508 Mi²

STATE OF MARYLAND ZACHARIA YOSEF FISCH 22418 PROFESSIONAL ENGINEER
△2 12/19/03
△3 07/01/04
△4 08/13/04
△5 01/31/07

SOIL NOTES

TYPE:	CLASS:	LIMITATIONS STREETS & LOTS:	HYDRIC INCLUSIONS:	SLOPES <15% W/ EROSION POTENTIAL
Made Land Md	D	-	-	-
Sassafras S1D2	B	Severe	-	Moderate
S1C2	B	Severe	-	Moderate
S1B2	B	Severe	-	Moderate
Iuka 1UB	C	Severe	-	Moderate
Mixed Alluvial Mo	D	-	-	-
Sandy & Clayey ScD	C	Severe	-	Moderate

LEGEND

Symbol	Meaning
	To PATH
	EX. UTILITIES PROP. UTILITIES
	15-24.9% SLOPES >25% SLOPES
LOD	LIMIT OF DISTURBANCE
	SOILS
	EX. VEGETATION
	GRAVEL
	EX. EASEMENTS
	PROP. BUILDING
	EX. BUILDING TO BE REMOVED
	EX. BUILDING TO REMAIN

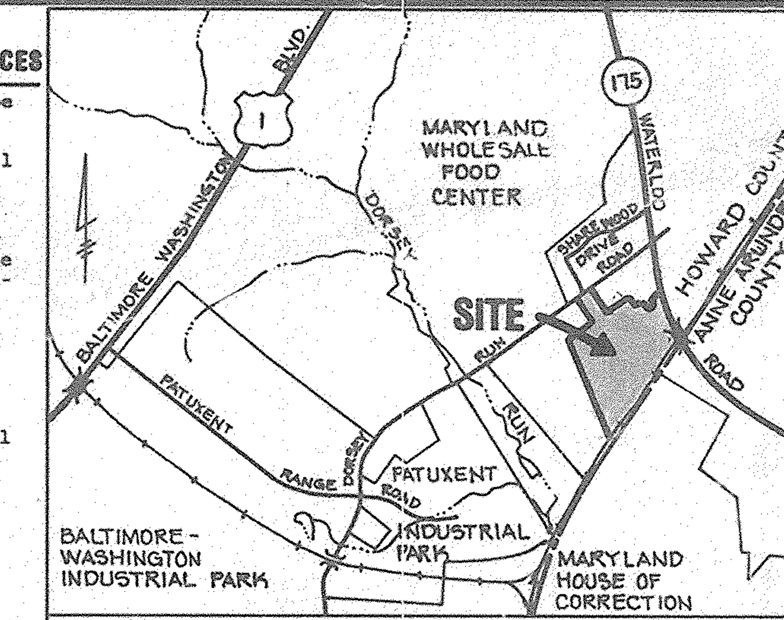
STATE OF MARYLAND JOHN M. BLANKENSHIP No. 18900 REGISTERED PROFESSIONAL ENGINEER

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

1. Excavated trench material shall be placed on the upslope side of the trench.
2. Immediately following pipe installation, the trench shall be backfilled, compacted and immediately stabilized to conform with surrounding ground cover.
3. Silt fence shall be placed immediately down slope of any disturbed area intended to remain disturbed longer than one (1) working day. (Silt fence as per SCS Standard Drawing - SF-1).
4. The contractor shall disturb and open trench the minimum area required to accomplish the work designated for each day.
5. All sediment and erosion control practices shall be in accordance with the "Standards and Specifications For Soil Erosion and Sediment Control in Developing Areas".

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (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.
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: ✓ok JMB 11-15-95 △1
   - Total Area of Site 32.5 Acres
   - Area Disturbed ~~3.64 2.56~~ 2.5 Acres 1.64 △2 △3
   - Area to be roofed or paved ~~.92~~ Acres
   - Area to be vegetatively stabilized 1.78 ~~1.73 1.58~~ Acres
   - Total Cut N/A Cu. Yds.
   - Total Fill N/A Cu. Yds.
   - Offsite waste/borrow area location N/A
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 control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of 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.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back filled and stabilized within one working day, whichever is shorter.



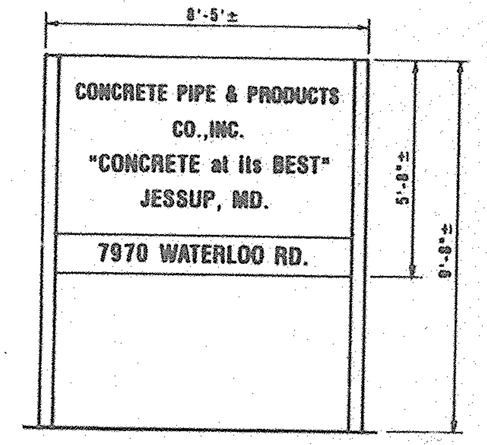
VICINITY MAP: SCALE: 1" = 2000'

BENCHMARK:

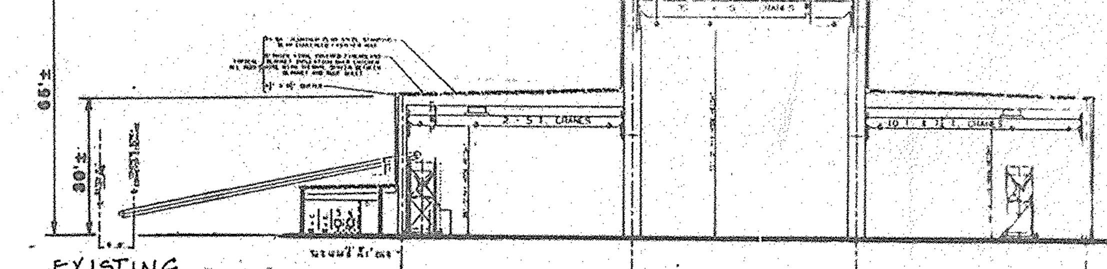
Box cut in foundation, northeast corner of Fittings shop. Elevation 99.0

BUILDING IDENTIFICATION			
BLDG. No.	AREA S.F.	NAME	USE / FUNCTION
1	2,852	OFFICE	ADMINISTRATION
2	476	OFFICE	NOT IN USE
3	34340	MACHINE PIPE PLANT	MANUFACTURING
4	9500	EQUIPMENT SHED	EQUIPMENT STORAGE
5	2880	MAINTENANCE BUILDING	EQUIPMENT MAINTENANCE
6	42,550	MANUFACTURING BUILDING	MANUFACTURING OF PRECAST STRUCTURES
7**	6200	FITTINGS SHOP	TO BE REMOVED
8	1520	CORING BLDG.	CORE MANHOLES
9	13080	DRYCAST BUILDING	DRY CAST PIPE
10**	350	COMPRESSOR BUILDING	TO BE REMOVED
11	248	BATCH PLANT	MANUFACTURE CONCRETE
12	100	PUMP HOUSE	WATER PUMP
13	100	WELL HOUSE	WELL
9A *	~~24,472~~ 27,741	DRYCAST BUILDING ADDITION	DRY CAST PIPE △3 △2

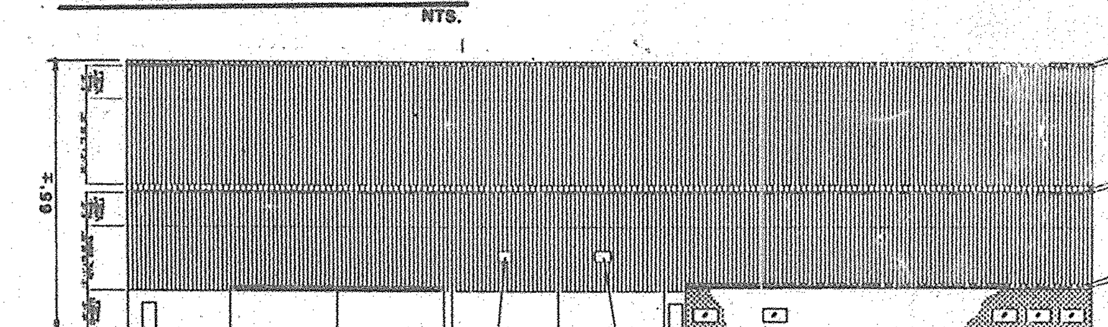
* PROPOSED
** TO BE REMOVED
TOTAL PROPOSED BUILDING AREA: 108,100 FT²



EXISTING WOODEN SIGN
NTS.



EXISTING ~~PROPOSED~~ BUILDING SECTION
NTS.



EXISTING ~~PROPOSED~~ BUILDING ELEVATION
NTS.

HOWARD SOIL CONSERVATION DISTRICT PERMANENT SEEDING NOTES

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

Seedbed preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil amendments: In lieu of soil test recommendations, use one of the following scedules:

1. Referred- apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq.ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.).
2. Acceptable- Apply 2 tons/acre dolomitic limestone (92 Lbs/1000sq.ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding- For the periods March 1 - April 30, and August 1 - October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 - July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq.ft.) of weeping lovegrass. During the period of October 16 - February 28, protect site by: Option 1- Two 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 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

Maintenance- Inspect all seeding areas and make needed repairs, replacement and reseedings.

SHEET INDEX

SHEET 1 - 1" = 100' SCALE PLAN — SITE DEVELOPMENT PLAN
SHEET 2 - 1" = 50' SCALE PLAN — SEDIMENT & EROSION CONTROL & DETAILS

BUILDING ADDITION
CONCRETE PIPE & PRODUCTS COMPANY, INC.

OWNER: CONCRETE PIPE & PRODUCTS COMPANY, INC.
7970 WATERLOO ROAD
JESSUP, MD 20794

SDP - 95 - 128
PREVIOUS SDP: 79-36 — DEED: LIBER 384, FOLIO 437

PROJECT NAME			SECTION AREA		PARCEL #
CONCRETE PIPE & PRODUCTS CO. INC.			N/A		6
L/F 384/437	BLOCK # 2143	ZONE M-2	TAX / ZONE MAP 43 & 48	ELECTION DIST. 6th.	CENSUS TRACT 6069.01
WATER CODE B02			SEWER CODE 3020000		

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
6	7970 WATERLOO ROAD (MD. ROUTE 175)

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS — SURVEYORS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

STATE OF MARYLAND ERNEST IRVING SHEPPE III No. 18580 REGISTERED PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 6-21-95
P.N.: 1763
C.I.: 1'
SHEET 1

11-15-95 REV △1

SDP-95-128