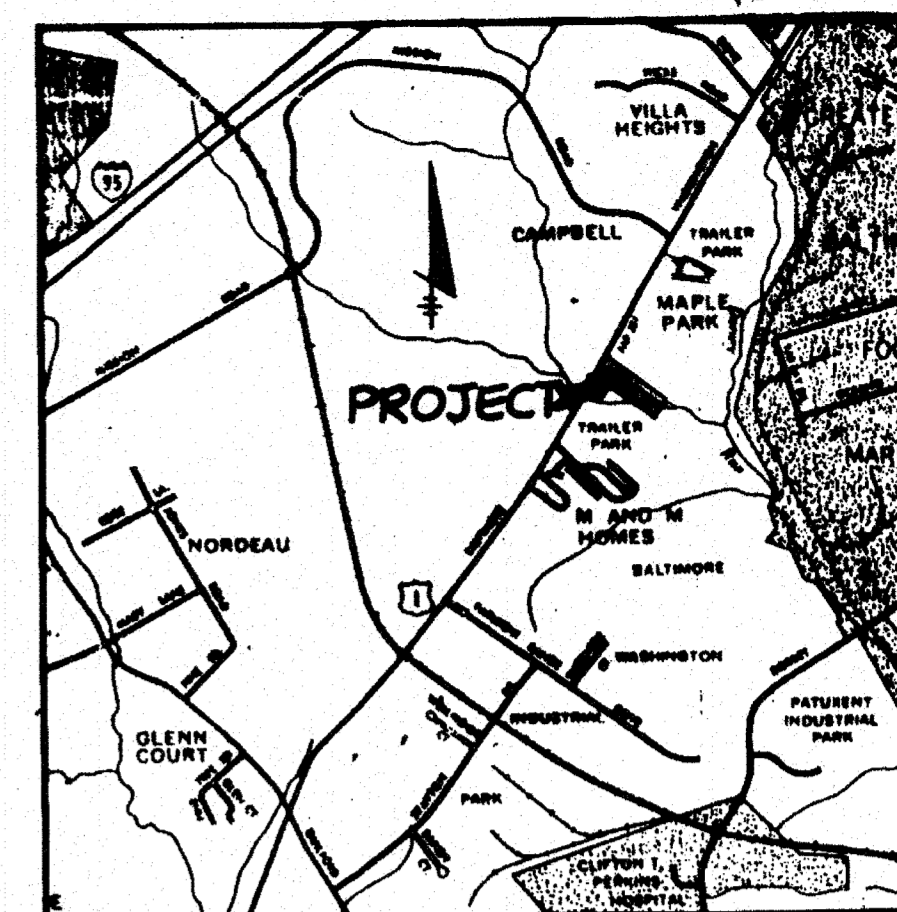


SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	PROFILES AND DETAILS
4	GRADING AND SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL NOTES AND DETAILS
6	PLANTING PLAN

SITE DEVELOPMENT PLAN WATERLOO MINI-STORAGE

6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

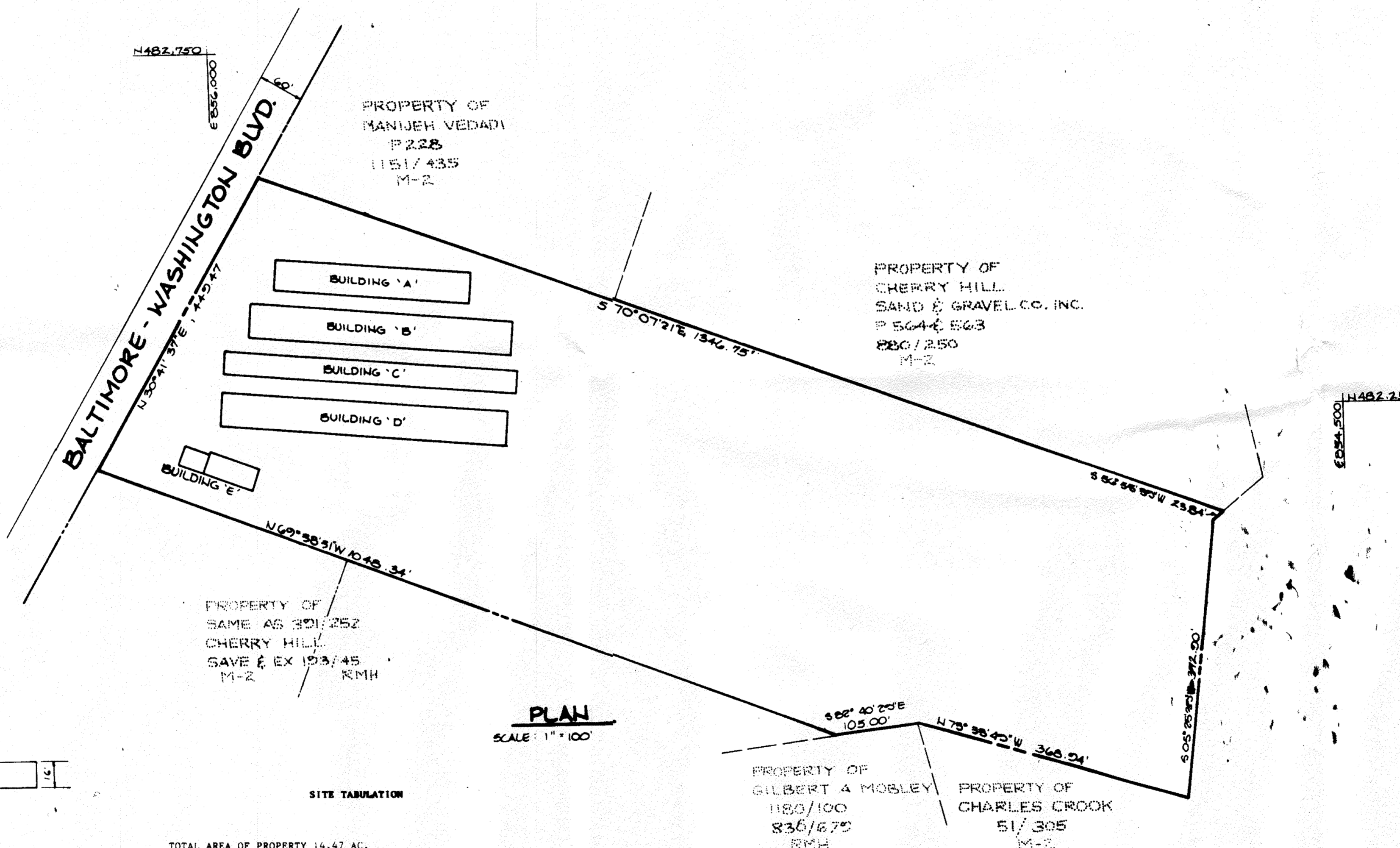


VICINITY MAP
SCALE: 1" = 2000'

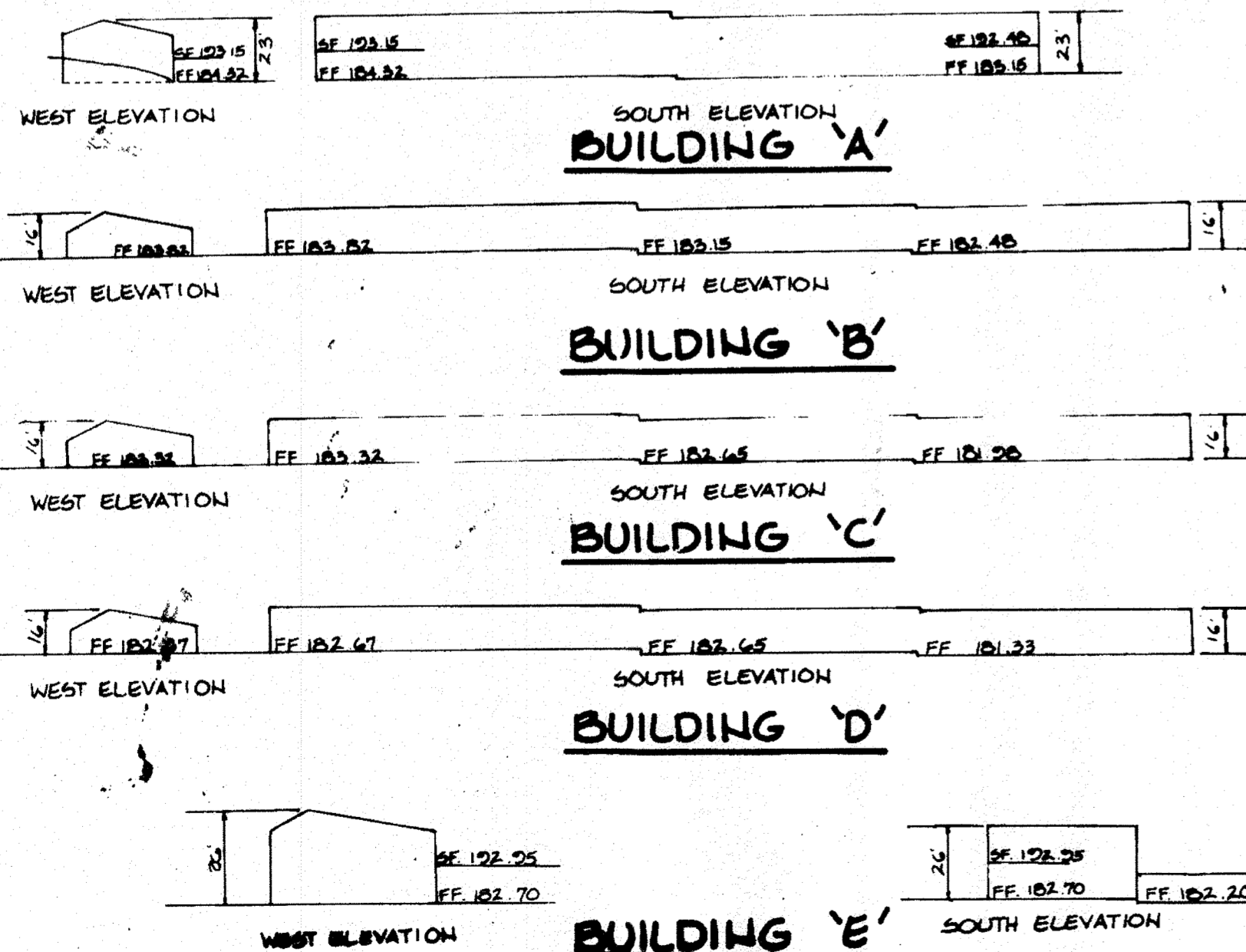
GENERAL NOTES

- 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	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AIRTEL 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 \bigcirc 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 SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JANUARY, 1987 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 G2.01 (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 RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- REFERENCES GP 87-85 AA 87 04



BUILDING ELEVATIONS
NO SCALE



PLAN
SCALE: 1" = 100'

SITE TABULATION

TOTAL AREA OF PROPERTY 14.47 AC.
AREA OF SUBMISSION 14.47 AC.
EXISTING ZONING: M-2
PROPOSED USE: WAREHOUSE/OFFICE/APARTMENT
PROPOSED BUILDING AREA: 69,958 S.F.
WAREHOUSE 67,450 S.F.
OFFICE 954 S.F.
APARTMENT 954 S.F.
OPEN SPACE REQUIRED: 20% (126,062.6)
OPEN SPACE PROVIDED: 77% (486,700)
PARKING REQUIRED:
2 EMPLOYEES @ 1 PER 2 EMPLOYEES 1 SPACE
1 APARTMENT UNIT @ 2 PER UNIT 2 SPACES
TOTAL PARKING REQUIRED 3 SPACES
PARKING PROVIDED 6 SPACES
HANDICAPPED PARKING REQUIRED 1 SPACE
LANDSCAPED ISLANDS REQUIRED 5% (365.50 FT.)
LANDSCAPED ISLANDS PROVIDED 6% (165.30 FT.)
TOTAL PARKING AREA PROVIDED 2746 SQ. FT.

GROSS FLOOR AREAS

BUILDING	FLOOR	AREA (S.F.)
BUILDING A	FIRST FLOOR	10,400
	SECOND FLOOR	10,200
BUILDING B	FIRST FLOOR	15,700
	SECOND FLOOR	17,100
BUILDING C	FIRST FLOOR	17,100
	SECOND FLOOR	17,100
BUILDING D	FIRST FLOOR	954
	SECOND FLOOR	2100
BUILDING E	FIRST FLOOR	954
	SECOND FLOOR	954
TOTAL		69,958

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
251	8255 BALTIMORE-WASHINGTON BOULEVARD

SUBDIVISION NAME	TRACT / AREA	PARCEL # 251
WATERLOO MINI-STORAGE		
PLAT # OR L/T	BLOCK #	ZONE
580/136	21	M-2
TAX ZONE	TAX MAP	BLK. DIST.
45	6	6060
WATER CODE		

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 3-18-87

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

John E. Jones 5/21/87
CHIEF, HEALTH DEPT. DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

John E. Jones 5-22-87
PLANNING DIRECTOR DATE

APPROVED: *Louis F. Jones* 5-22-87
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

John E. Jones DATE

John E. Jones 5-20-87
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: WATERLOO LAND LTD. PARTNERSHIP
SUITE 101
8850 BRISTOL COURT
JEFFERSON, MARYLAND 20754

DEVELOPER: SIELMA CORPORATION
SUITE 100
8850 BRISTOL COURT
JEFFERSON, MARYLAND 20754

PROJECT: WATERLOO MINI-STORAGE

AREA TAX MAP 45 PARCEL 251
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-8880

5-19-87 DATE

DESIGNED BY: J.K.B.
DRAWN BY: D.D.B.
PROJECT NO: 54500
DATE: FEBRUARY 13, 1987
SCALE: AS SHOWN
DRAWING NO. 1 OF 6

SDP-87-108

