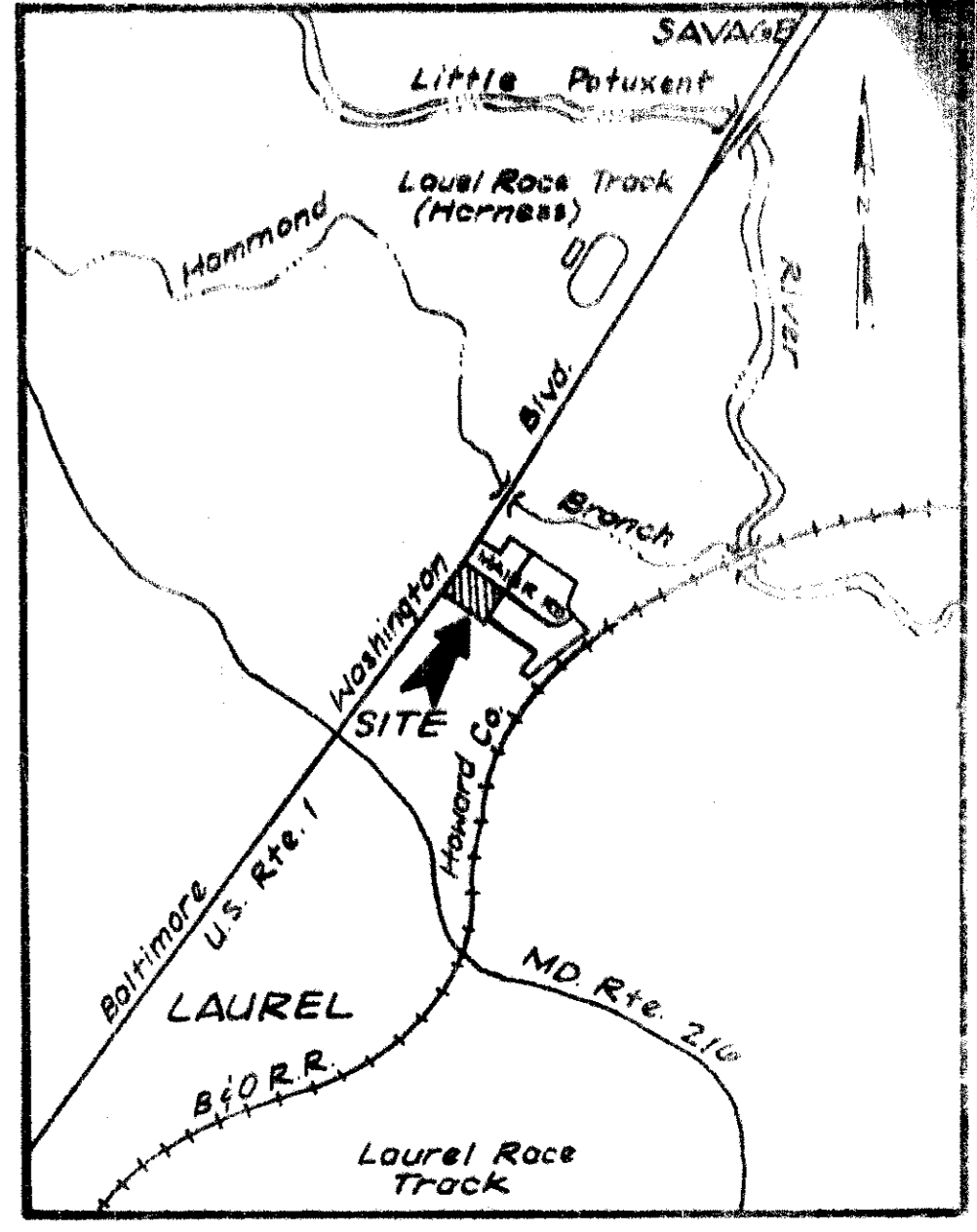


OPEN SPACE SUMMARY
 Area To Be Developed - 41,400 Sq. Ft.
 Open Space Required - 22% = 41,400 x .22 = 9,108 Sq. Ft.
 Open Space Furnished - 14,400 Sq. Ft. (35%)



VICINITY MAP
 Scale 1"=2000'

GENERAL NOTES

- All entrances shall be perpendicular to existing curb & gutter.
- All materials and construction methods shall be in accordance with Howard County Road and Standard Specifications, Paving Section, Drawing D-6 (May, 1968), page G1, "Standard Road and Street Details."
- Existing Zoning - M-2
- Site Area - 2.7106 Acres
- Recorded - Plat Book 21 @ Page 41 Parcel A Section One Maier Industrial Park
- Tax Map Number - 47
- Any damage to the public roadways or public rights-of-way will be corrected at the developer's expense.
- Bursa Road R/W and Maier Road R/W are dedicated public rights-of-way. All driveways and parking facilities are to remain the property of the Owner.
- Parking for handicapped persons. Provide sign of above grade, mounted on building wall. **RESERVED FOR PHYSICALLY HANDICAPPED PERSONS.**
- Building Area - 13,080 Sq. Ft.

NOTE: USE OF SITE IS WAREHOUSE ONLY. ON-SITE RETAIL SALES AREAS WILL NOT BE ESTABLISHED WITHOUT OFFICE OF PLANNING AND ZONING APPROVAL.

- LEGEND**
- EX. ELEVATION SHOWN 100.0
 - EX. ELEVATION SHOWN AT ROADWAY ARE TOP OF CURB ELEVATION UNLESS OTHERWISE INDICATED
 - PROPOSED ELEV. SHOWN +100.0
 - EX. GRADE SHOWN
 - PROPOSED GRADE SHOWN
 - DOWNSPROUT LOCATIONS
 - Soil Boring Locations
 - Direction of Surface Drainage
 - ACER RUBRUM (RED MAPLE) 2 1/2" - 3" CAL 30' O.C.
 - WALL M.T.D. QUARTZ HALOGEN LIGHT FIXTURE DIRECT DOWN AT PAVING.

PARCEL "B" MAIER INDUSTRIAL PARK SECTION ONE

SOUTH ELEVATION
 Not To Scale

BUILDING USE & PARKING SUMMARY

BUILDING	USE	AREA (Sq. Ft.)	No. of ENPL
No. 1	Office	2 @ 520	4
	Storage	7 @ 7796	4
No. 2	Office	2 @ 320	4
	Storage	10 @ 7964 @ 4,012	4

Total No. of Employees - 16
 Parking Requirement - 1 Space Per 2 Employees
 Parking Required - 8 Spaces
 Parking Furnished - 12 Spaces
 NOTE: All parking spaces are to be 10'x20' except spaces for handicapped which shall be 12'x20'.

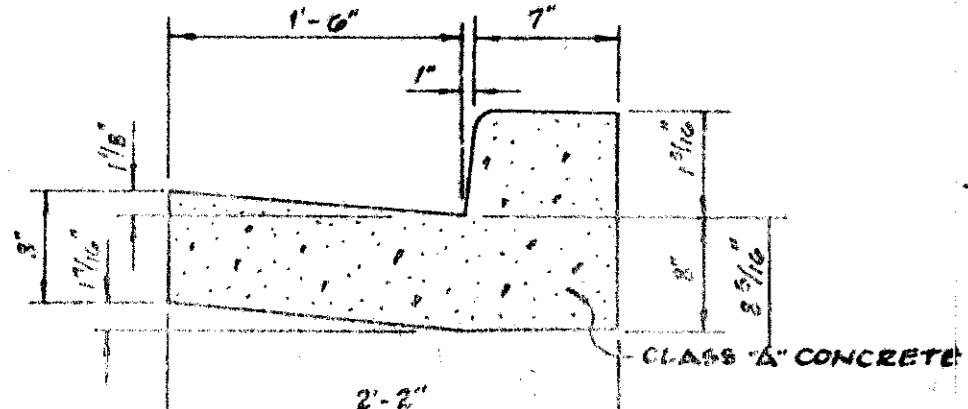
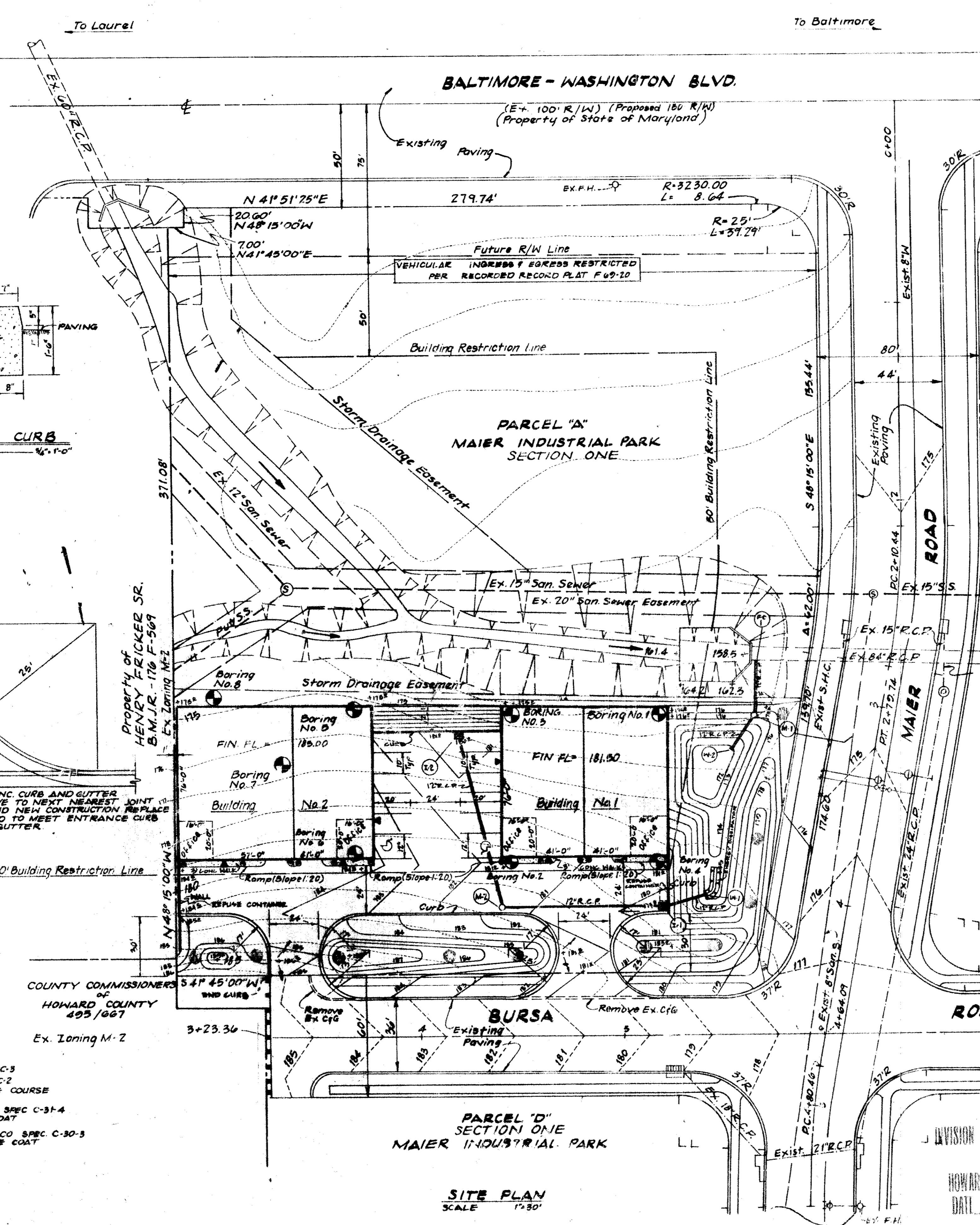
NOTE: THE STORM WATER MANAGEMENT FUND SHALL BE MAINTAINED BY THE DEVELOPER, HIS ASSIGNS OR SUCCESSORS.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 DATE: 7-31-79

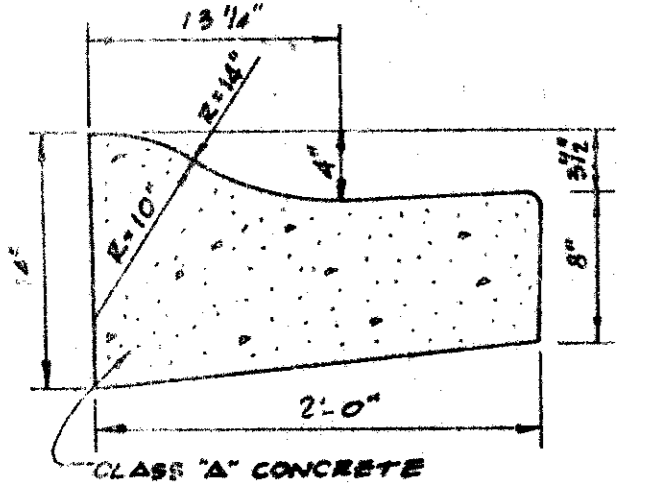
APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/1/79

APPROVED: FOR PUBLIC WATER, PUBLIC GENERAL AND STORM DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE: 7/31/79

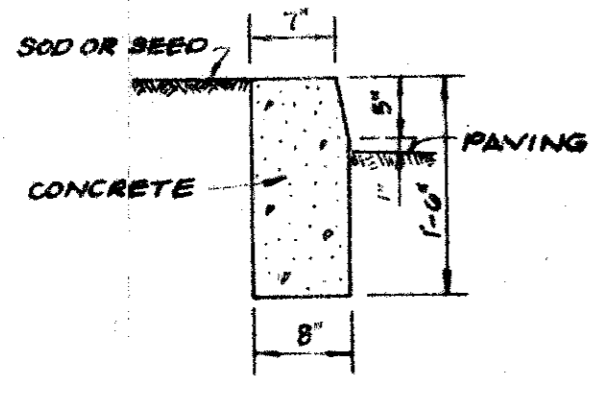
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF HEALTH
 COUNTY HEALTH OFFICER
 DATE: 8-30-79



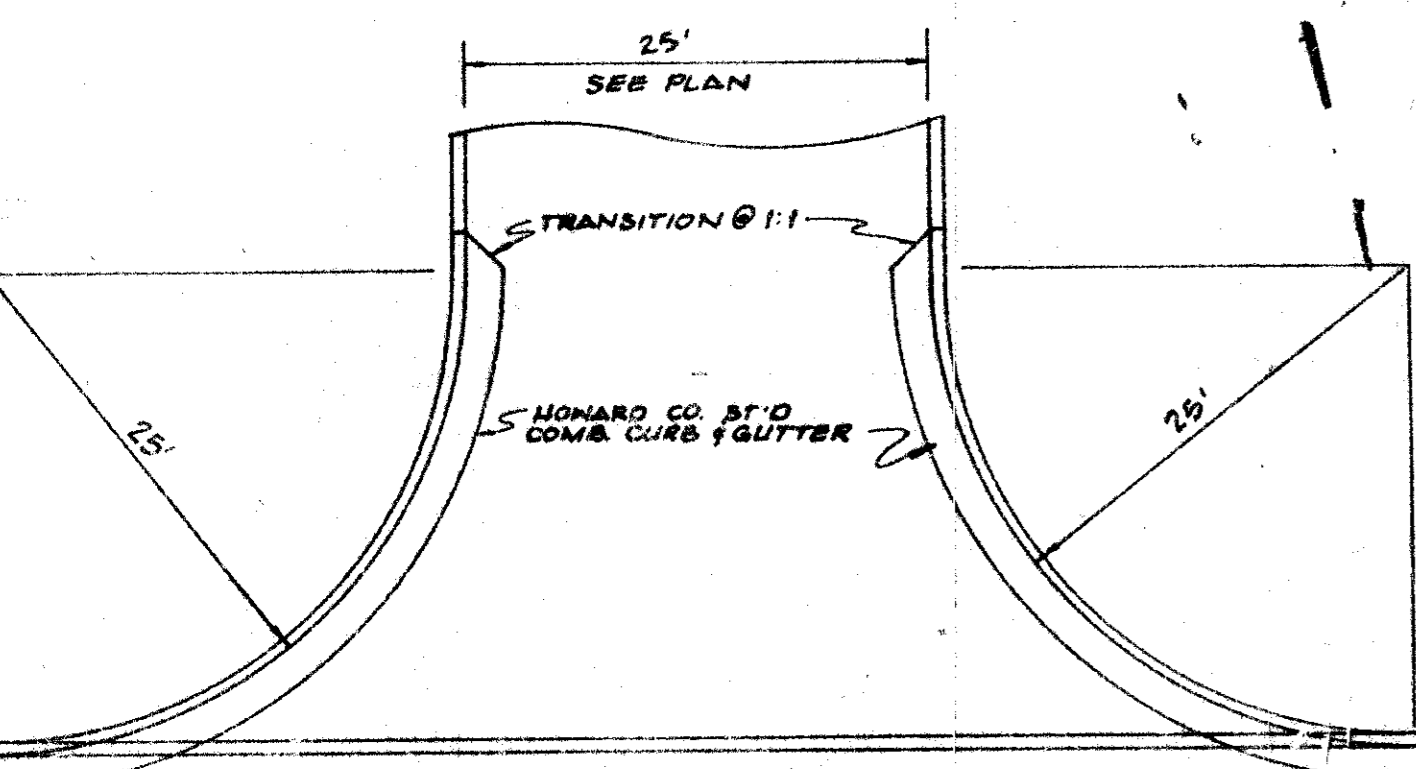
STD. 1" COMBINATION CURB & GUTTER
 NOT TO SCALE



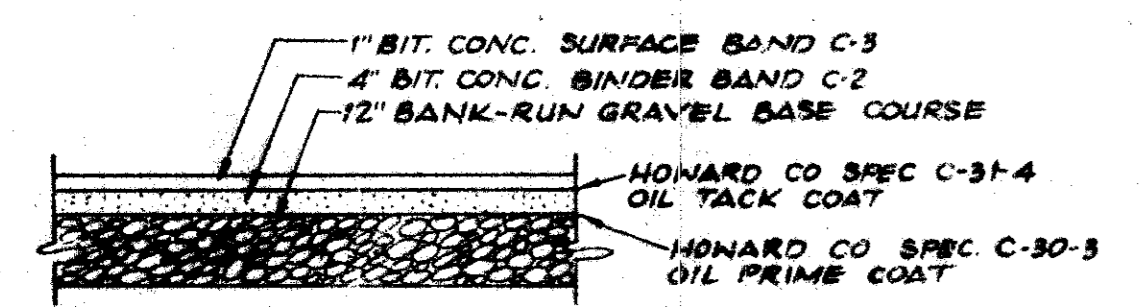
MODIFIED COMBINATION CURB & GUTTER
 NOT TO SCALE



ON-SITE CURB
 SCALE 1/4"=1'-0"



ENTRANCE DETAIL
 NOT TO SCALE



ONSITE PAVING SECTION
 SCALE 1/4"=1'-0"

OWNER: HOWARD COUNTY JOINT VENTURE
 4700 ANNAPOLIS ROAD
 BLADENSBURG, MD. 20710
 PHONE: 301-WAT-8900

NO.	DATE	REVISIONS

ENGINEERS PLANNERS SURVEYORS
Robert J. Banks & Associates, P.A.
 4318 FARRAGUT STREET • HYATTSVILLE, MARYLAND 20781 • PHONE 776-1180



WAREHOUSE
 PARCEL A - SECTION ONE
 MAIER INDUSTRIAL PARK
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

1

AUGUST 1979

PROJECT NO. 78-140

SDP-79-63 SHEET NO. 1

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12"	R.C.P.	180'

STRUCTURE SCHEDULE					
NO.	TYPE	INVERT IN	INVERT OUT	TOP ELEV.	REMARKS
FC-1	FIELD CONN.	162.80	-	-	12" x 84"
M-1	MANHOLE	171.80	171.00	176.00	HOW CO. MODIFIED 5'-10"
W-1	STP. BOD SUPP. WALL	-	175.00	-	HOW CO. STD. 12" DIA. D-40
W-2	STP. BOD SUPP. WALL	-	171.50	-	HOW CO. STD. 12" DIA. D-40
I-1	"S" SINK GR.	-	176.00	179.50	HOW CO. STD. D-38
I-2	"S" SINK GR.	-	176.50	180.00	HOW CO. STD. D-38

SEDIMENT TRAP

TOP ELEVATION: 176.0 FT.
 DRAINAGE AREA: 0.6 ACRES.
 STORAGE REQUIRED: 1,800 CU. FT./AC. X 0.6 AC. = 1,080 CU. FT.
 STORAGE PROVIDED: 5,220 CU. FT.
 CLEAN-OUT ELEVATION: 173.0 FT.
 OUTLET WIDTH: 6 FT. / AC. = 4 FT.

DO NOT CONSTRUCT CONNECTION TO MANHOLE UNTIL DRAINAGE AREA IS PAVED AND/OR OTHERWISE STABILIZED.

STORM WATER MANAGEMENT POND SHALL SERVE AS SEDIMENT TRAP UNTIL ALL AREAS ARE STABILIZED.

----- DEVELOPER'S CERTIFICATE -----

I certify that all development and/or construction will be done according to this plan for erosion and sediment control and I authorize periodic onsite inspection by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.

3-20-79 DATE Alvin A. Maier
 Alvin Maier

----- ENGINEER'S CERTIFICATE -----

I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.

3-20-79 DATE Robert J. Banks
 Robert J. Banks

SITE ANALYSIS

TOTAL SITE AREA	118,074 SQ. FT.
TOTAL AREA DISTURBED	40,160 SQ. FT.
TOTAL ROOF & PAVING AREA	25,700 SQ. FT.
TOTAL AREA VEGETATED	92,374 SQ. FT.

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 6-1-79

Erosion Control Plan

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

Walter B. Smith P-23-79 DATE
 U.S. SOIL CONSERVATION SERVICE

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

William T. Rowe P-23-79 DATE
 HOWARD SOIL CONSERVATION DISTRICT

OWNER: HOWARD COUNTY JOINT VENTURE
 4700 ANNAPOLIS ROAD
 BLADENSBURG, MARYLAND 20710
 PHONE: 301-927-8300

RECORDED: PLAT BOOK 21 @ PAGE 41
 PARCEL A
 SECTION ONE
 MAIER INDUSTRIAL PARK

TAX MAP: NO. A7

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
James J. Harnish P-23-79 DATE
 PLANNING DIRECTOR

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 DIVISION OF LAND DEVELOPMENT
Robert J. Banks P-23-79 DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William T. Rowe P-23-79 DATE
 CHIEF, BUREAU OF ENGINEERING

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF HEALTH
James J. Harnish P-23-79 DATE
 COUNTY HEALTH OFFICER

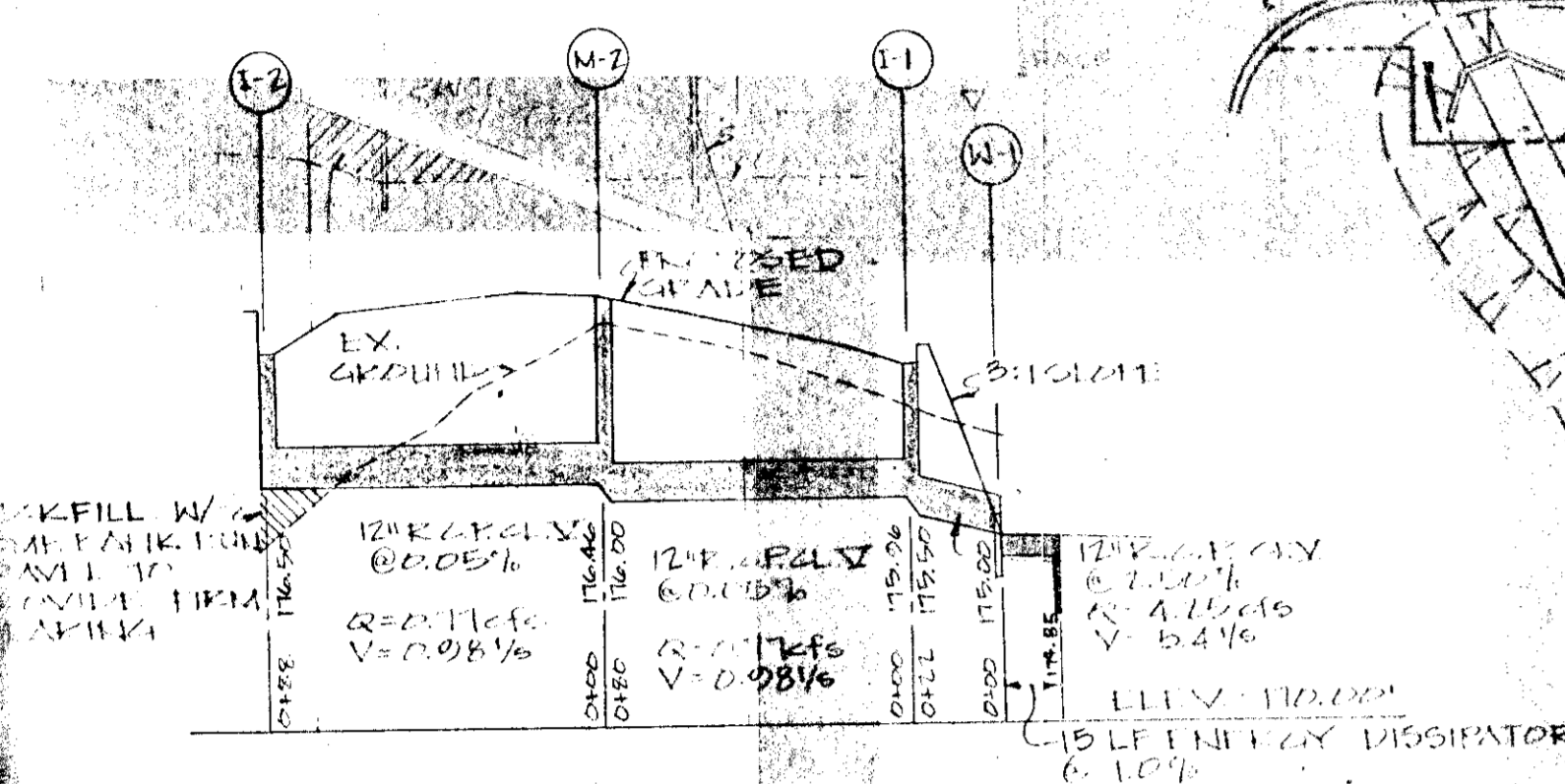
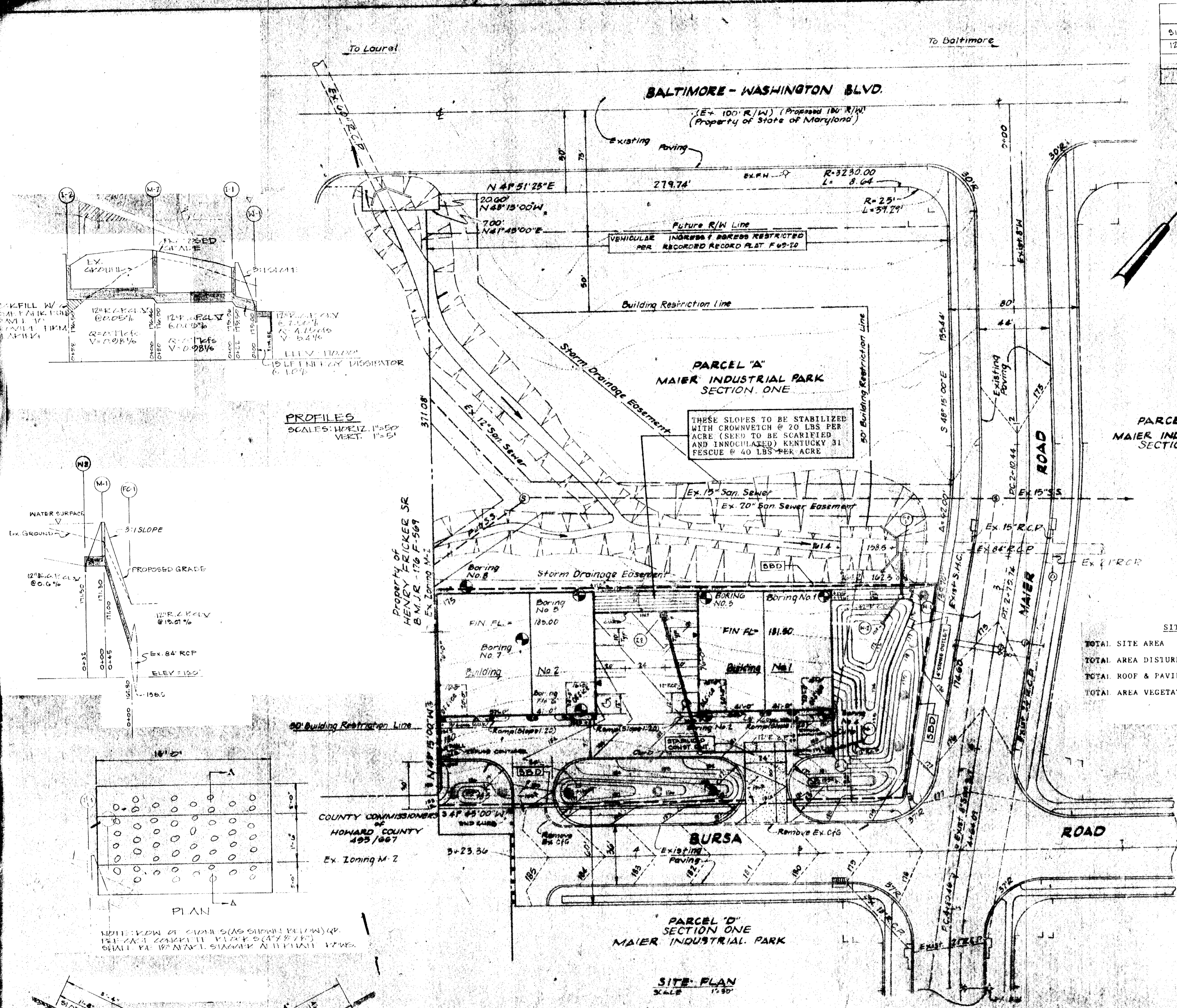
WAREHOUSE
 PARCEL A - SECTION ONE
 MAIER INDUSTRIAL PARK
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

2

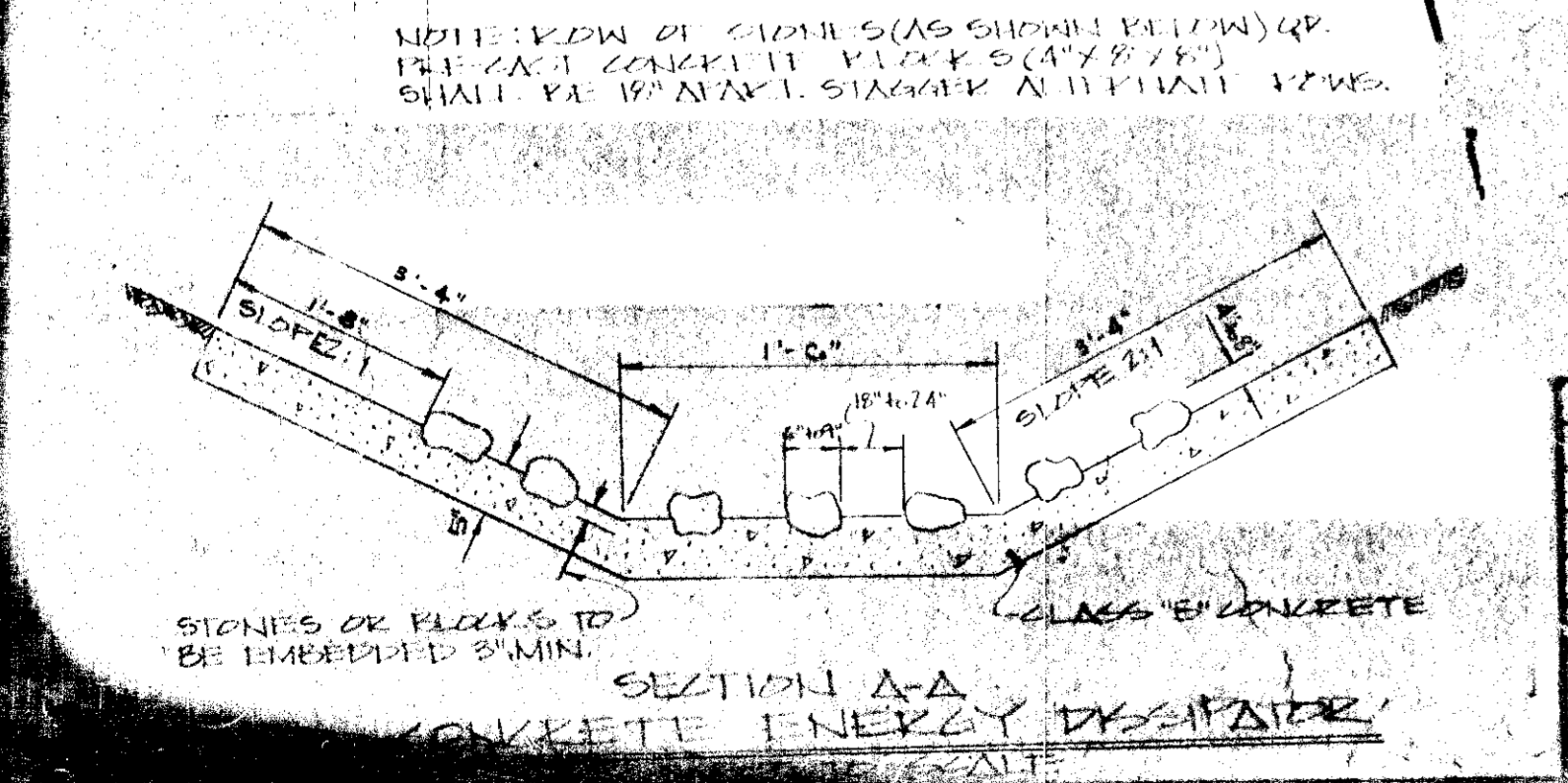
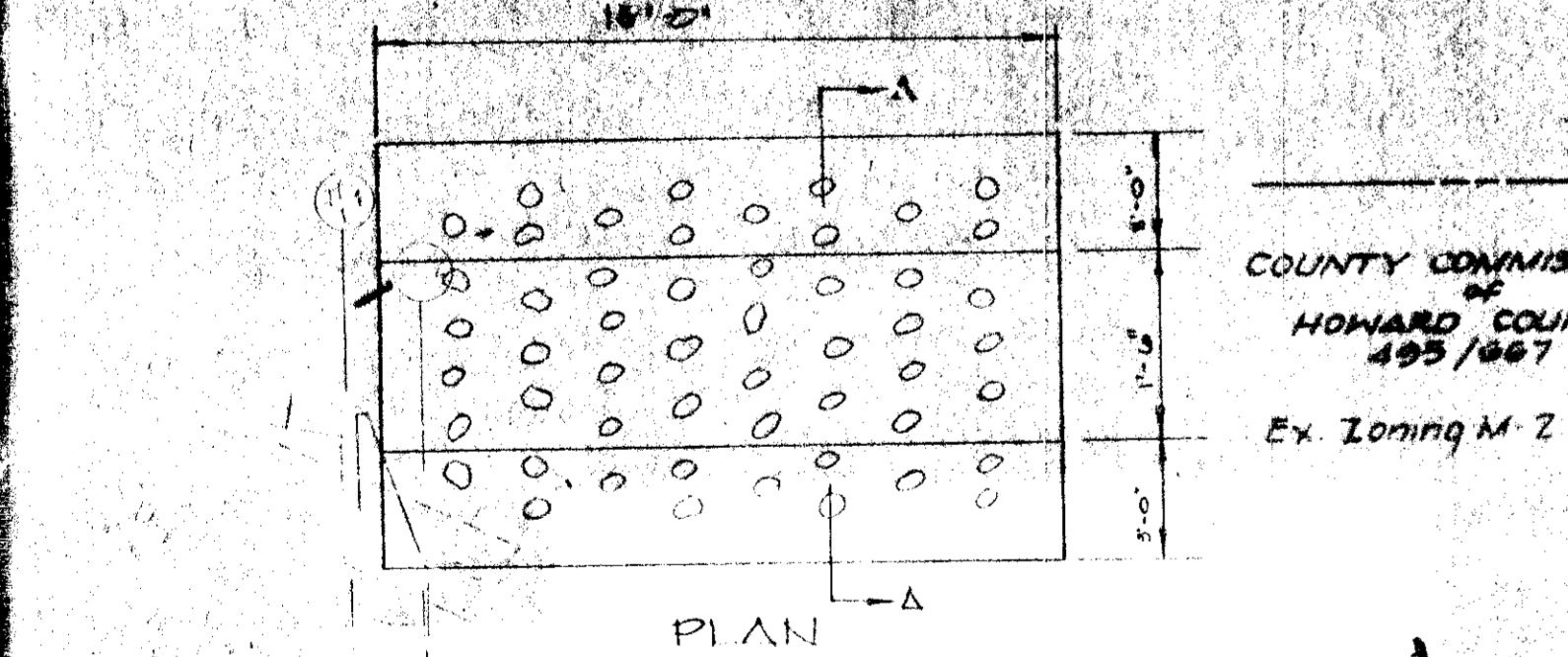
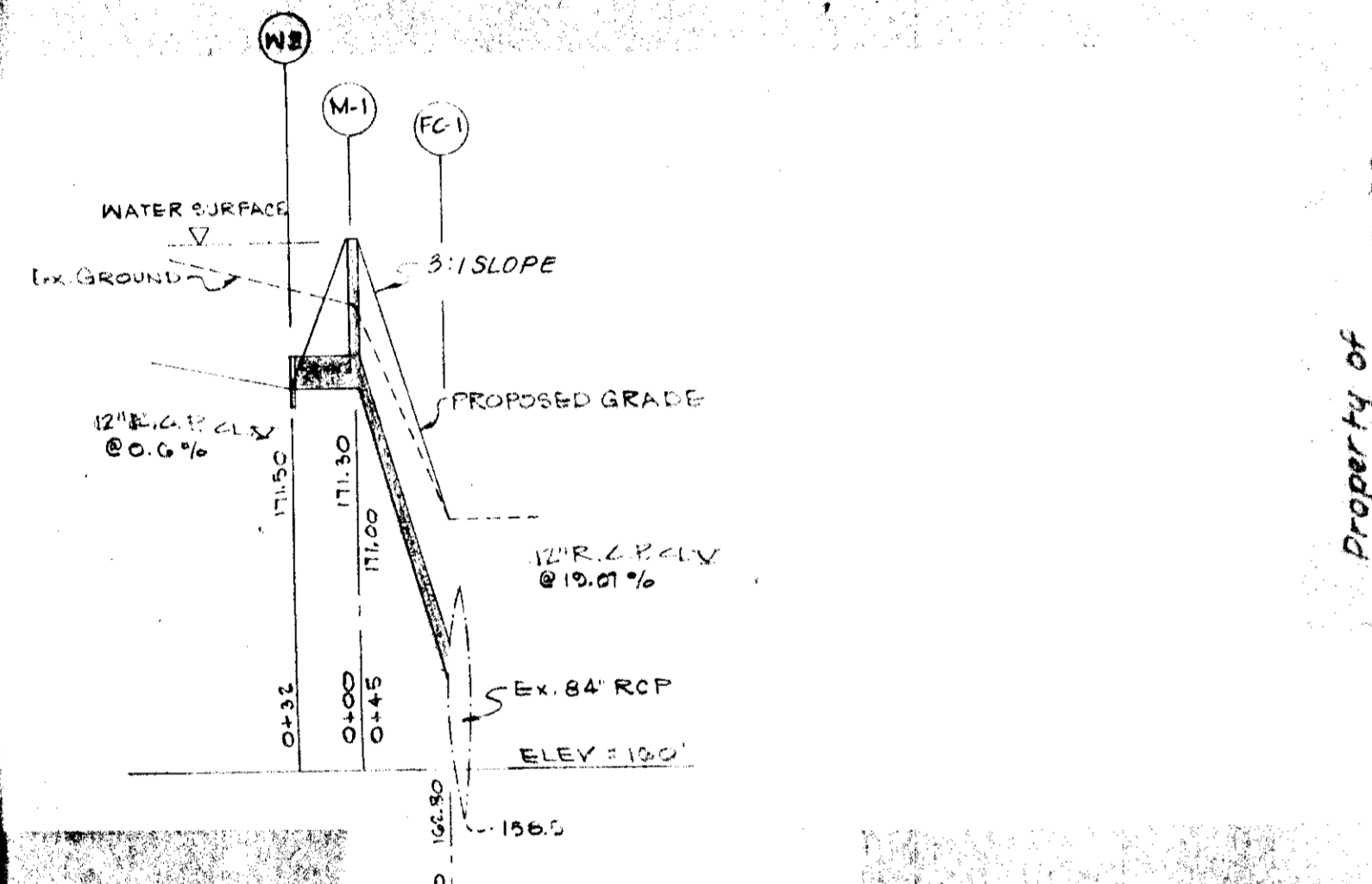
AUGUST 1978

PROJECT NO. 78-140

SDP-79-63



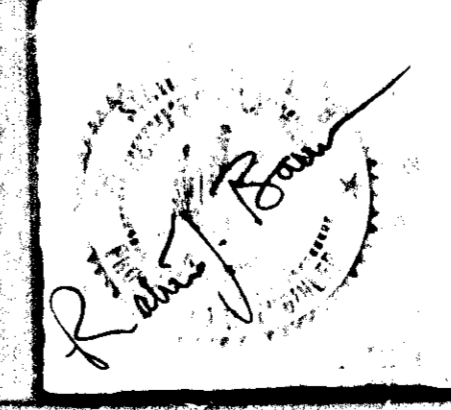
PROFILES
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'



NO.	DATE	REVISIONS

ENGINEERS PLANNERS SURVEYORS

Robert J. Banks & Associates, P.A.
 4312 FARRAGUT STREET • HYATTSVILLE, MARYLAND 20881 • PHONE 770-1100



STONES OR BLOCKS TO BE IMBEDDED 6" MIN.

CLASS 'C' CONCRETE

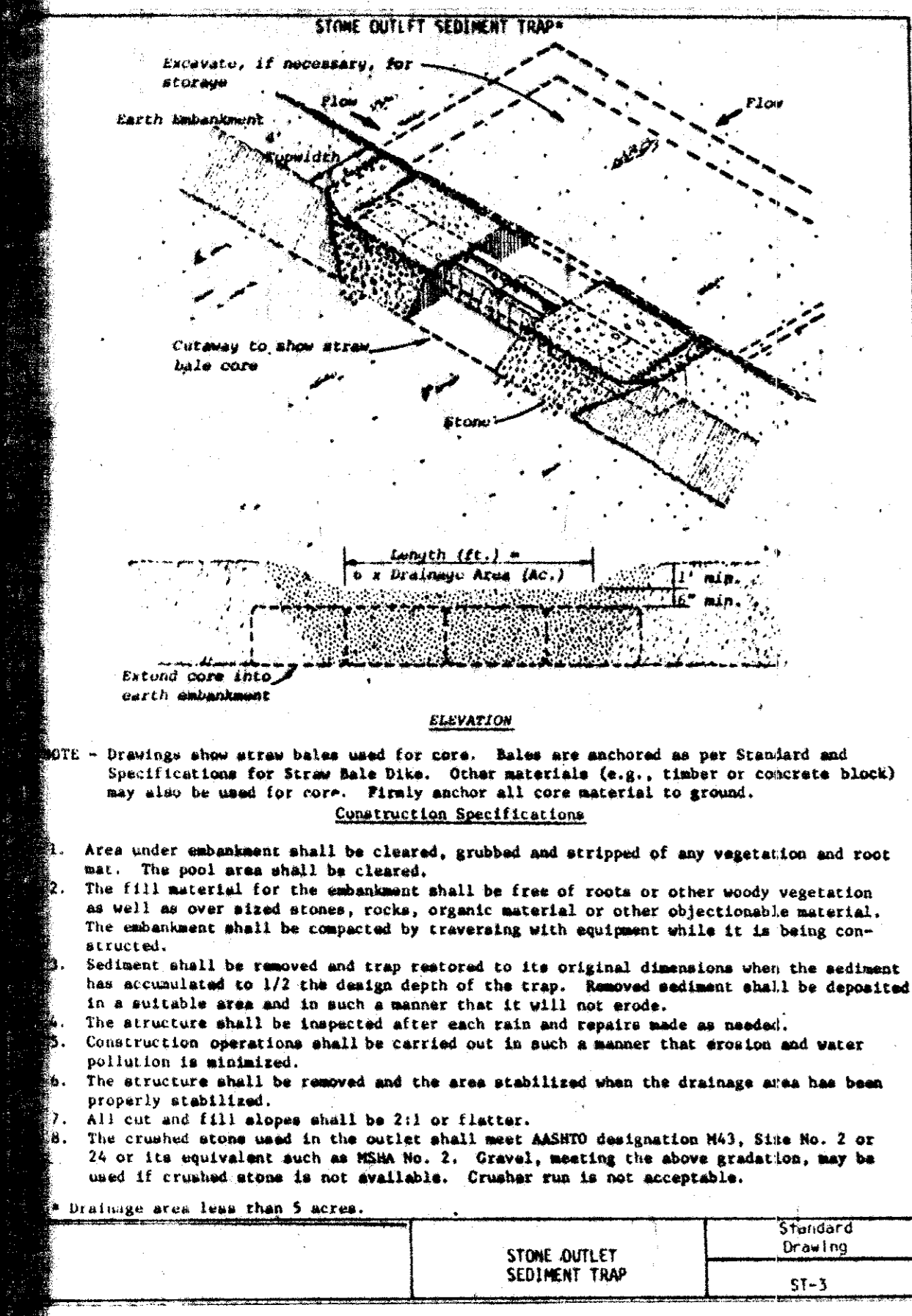
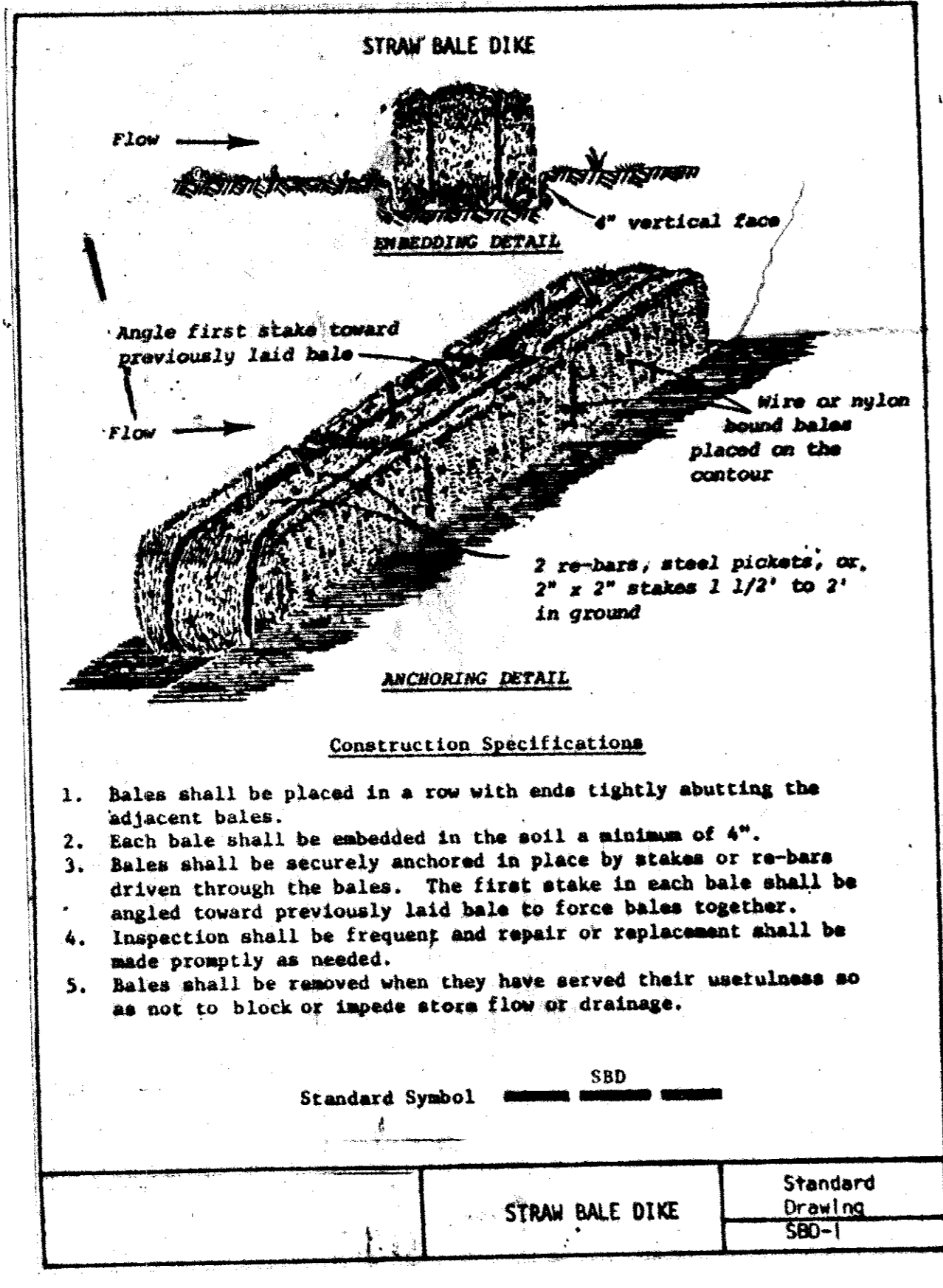
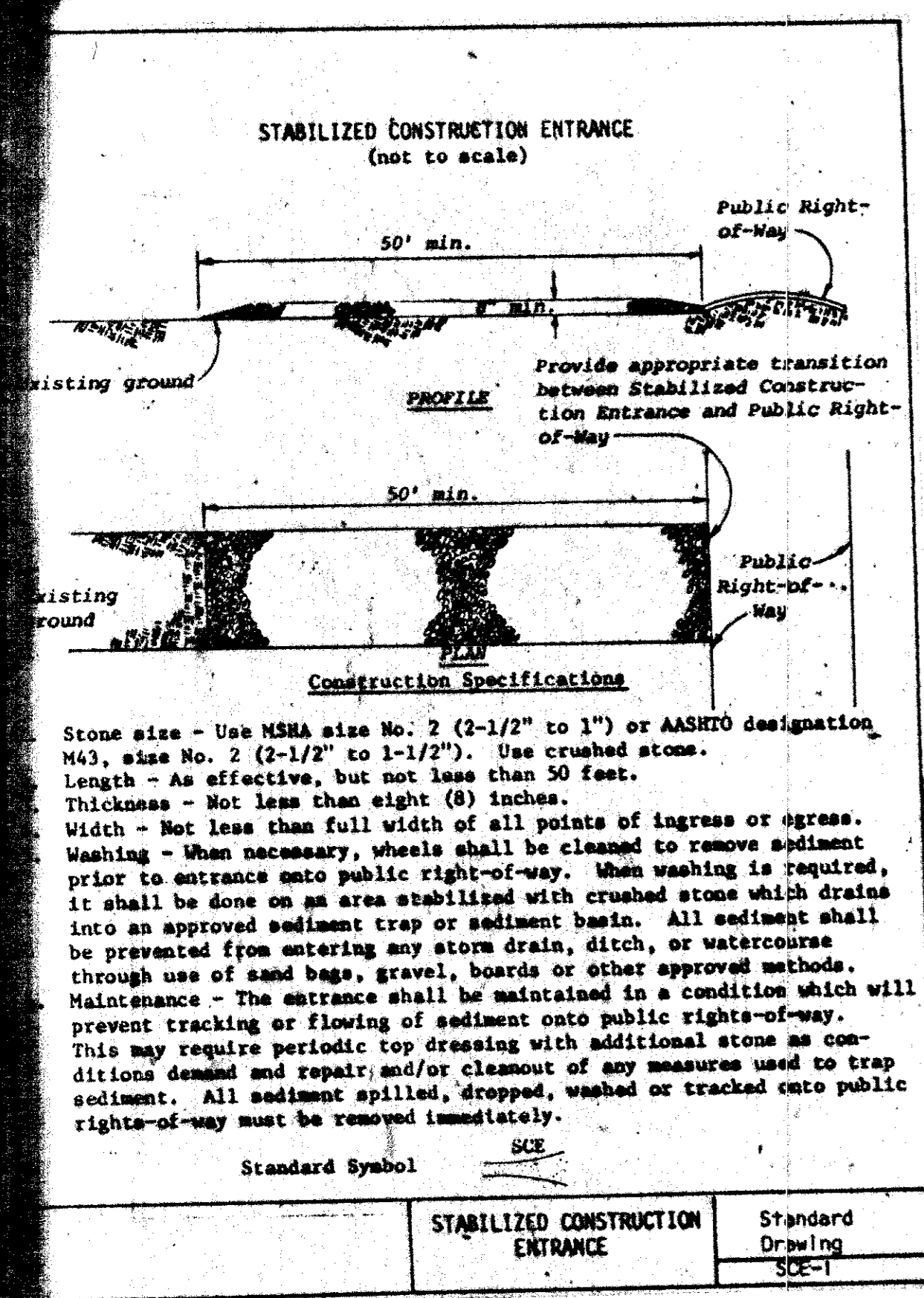
1. THE SEDIMENT TRAP WILL BE BUILT PRIOR TO ALL OTHER GRADING ON THIS SITE. IT WILL BE BUILT AND MAINTAINED IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS". THE SEDIMENT TRAP WILL NOT BE REMOVED UNTIL DISTURBED AREAS ARE STABLE.
2. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO GRADING.
3. DURING THE LAYOUT OF THE SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN, FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THAT PROPER PLACEMENT HAS BEEN MADE TO ARREST AND CONTROL ANY SEDIMENT THAT COULD LEAVE THE CONSTRUCTION SITE.
4. PERMANENT STABILIZATION OF ALL BANKS WILL BE ACCOMPLISHED WITHIN 30 DAYS COMPLETION BY SODDING IN ACCORDANCE WITH THE ABOVE REF. "STANDARDS AND SPEC'S" 54.01.
5. PERMANENT STABILIZATION OF ALL AREAS NOT TO BE SODDED OR PAVED TO BE ACCOMPLISHED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE ABOVE REF. "STANDARDS AND SPEC'S" 51.01. SEE NOTE 18 BELOW.
6. SEDIMENT TRAP WILL BE CLEANED OUT WHEN SEDIMENT REACHES THE CLEAN OUT LEVEL AS SHOWN IN THE DESIGN OR THE SEDIMENT CONTROL PLAN.
7. ANY STREAMS OF WATER INVOLVED IN THIS PROJECT WILL BE CONSTANTLY PROTECTED BY BERMS, DIKES OR OTHER APPROVED SEDIMENT CONTROL METHODS.
8. THE DEVELOPER SHALL PROVIDE SAFETY FENCING AND LOSS SAFETY SIGNS FOR SEDIMENT TRAP WITHIN THE CONSTRUCTION PROJECT.
9. THE UPLOPE ENDS OF ALL STORM DRAIN PIPES MUST BE BLOCKED AT THE END OF EACH DAY DURING INSTALLATION.
10. ALL OUTFALLS ARE TO BE PROTECTED FROM EROSION VELOCITIES.
11. PUBLIC ROADS AND OTHER RIGHT OF WAYS WILL BE KEPT FREE OF SEDIMENT DEPOSITS LEFT FROM HEAVY TRUCK TRAFFIC LEAVING THE CONSTRUCTION SITE.
12. IMMEDIATELY AFTER FINAL GRADES ARE OBTAINED, ALL AREA TO BE PAVED, WILL BE PAVED WITHIN 10 WORKING DAYS.
13. THE BUILDER WILL BE LIABLE FOR ANY EROSION DAMAGE CAUSED FROM SEDIMENT LEAVING THE SITE.
14. ALL INLETS MUST BE BLOCKED DURING CONSTRUCTION.
15. ALL SEDIMENT CONTROL DEVICES WILL REMAIN IN OPERATION UNTIL THE CONSTRUCTION PROJECT IS FULLY STABILIZED AND FREE FROM SEDIMENT RUNOFF.
16. FURTHER INSTRUCTION AND MAINTENANCE TO ALL SEDIMENT CONTROL STRUCTURE MUST BE PROVIDED TO INSURE FURTHER PURPOSE IS ACCORD FULFILLED.
17. ALL SURFACE RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIVERTED THROUGH INSTALLED SEDIMENT CONTROL DEVICES BEFORE IT IS ALLOWED TO LEAVE THE SITE.
18. SEEDING: PREPARE SOIL WITH 23 LBS. PER 1000 SQ. FT. OF 10-10-10 FERTILIZER OR ITS EQUIVALENT AND 46 LBS. PER 1000 SQ. FT. OF LIME. HARROW OR DISC FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2 TO 3 INCHES. APPLY SEED, 1.32 LBS. PER 1000 SQ. FT. KENTUCKY 31, TALL FESCUE. MULCHING TO BE PLACED IMMEDIATELY AFTER SEEDING. UNIFORMLY WITH UNWEATHERED SMALL GRAIN STRAW AT A RATE OF 69 TO 92 LBS. PER 1000 SQ. FT. MULCH SHALL BE ANCHORED WITH ASPHALT, FIG AND TWINE, PLASTIC NETTING OR BY A MULCH ANCHORING TOOL.
19. CONTRACTOR INSTALLING THE ABOVE SHALL OBTAIN AND FOLLOW THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION IN DEVELOPING AREAS AS DISTRIBUTED BY HOWARD COUNTY SOIL CONSERVATION DISTRICT, 9051 BALTIMORE NATIONAL FIRE, BELLECOFF CITY, MARYLAND 21043.
20. NOTIFY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. TELEPHONE 465-5130 OR 465-5000 EXT. 378.

TEMPORARY SEEDING NOTES

1. ALL AREAS DISTURBED BY ONSITE GRADING THAT WILL NOT BE CONSTRUCTED UPON WITHIN 6 MONTHS ARE TO BE STABILIZED WITH A TEMPORARY SEEDING AND MULCHING IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
 - A. LIME IS TO BE APPLIED AT THE RATE OF 46 LBS. PER 1000 SQ. FT.
 - B. FERTILIZER SHALL BE 10-10-10 AND APPLIED AT THE RATE OF FROM 11.5 TO 18.4 LBS. PER 1000 SQ. FT.
 - C. SEED SHALL BE SPRING OATS APPLIED AT THE RATE OF 2 1/2 BU./AC.
 - D. MULCH MATERIALS SHALL BE UNWEATHERED, UNCHOPPED, SMALL GRAIN STRAW (PREFERABLY WHEAT) AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE.
2. ALL AREAS DISTURBED BY ONSITE GRADING THAT WILL NOT BE CONSTRUCTED UPON WITHIN 12 MONTHS ARE TO BE STABILIZED WITH A SEMI-PERMANENT TYPE SEEDING AND MULCHING IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
 - A. LIME IS TO BE APPLIED AT THE RATE OF 46 LBS. PER 1000 SQ. FT.
 - B. SUPERPHOSPHATE SHALL BE 0-20-0 AND APPLIED AT THE RATE OF FROM 11.5 TO 23 LBS. PER 1000 SQ. FT.
 - C. FERTILIZER SHALL BE 10-10-10 AND APPLIED AT THE RATE OF 23 LBS PER 1000 SQ. FT.
 - D. SEED SHALL BE KENTUCKY 31 TALL FESCUE APPLIED AT THE RATE OF 60 LBS. PER ACRE.
 - E. IMMEDIATELY AFTER SEEDING UNIFORMLY MULCH THESE AREAS WITH UNWEATHERED, SMALL GRAIN STRAW (PREFERABLY WHEAT) AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE.
3. ALL AREAS DISTURBED BY ONSITE GRADING ON WHICH PERMANENT OR SEMI-PERMANENT SEEDING (AFTER OCTOBER 15) OR TEMPORARY SEEDING (AFTER NOVEMBER 15) CANNOT BE MADE, WILL BE TREATED BY MULCHING IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
 - A. MULCH MATERIALS SHALL BE UNWEATHERED, UNCHOPPED, SMALL GRAIN STRAW, SPREAD AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE.
 - B. ANCHOR MULCH WITH ASPHALT, FIG AND TWINE, PLASTIC NETTING, OR BY A MULCH ANCHORING TOOL.

SEQUENCE OF CONSTRUCTION	COMPLETION DATE
1. A GRADING PERMIT MUST BE OBTAINED BEFORE COMMENCEMENT OF ANY WORK.	
2. SEDIMENT TRAP, ENTRANCE AND DIKES INSTALLED.	JULY 16, 1979
NOTE: STORM WATER MANAGEMENT POND TO BE USED AS SEDIMENT TRAP DURING CONSTRUCTION.	
3. SEDIMENT TRAP AND DIKES TO BE SEEDED.	JULY 16, 1979
4. STRIPPIING.	AUGUST 16, 1979
5. ROUGH GRADING.	AUGUST 19, 1979
6. STABILIZATION OF SLOPES.	AUGUST 31, 1979
7. CONSTRUCTION OF BUILDING.	OCTOBER 31, 1979
8. PAVING.	NOVEMBER 15, 1979
9. PERMANENT STABILIZATION.	NOVEMBER 15, 1979
10. REMOVAL OF SEDIMENT CONTROL DEVICES.	DECEMBER 1, 1979
NOTE: THE ABOVE COMPLETION DATES ARE APPROXIMATE ONLY, AND ARE DEPENDANT UPON THE DATE OF ISSUANCE OF THE BUILDING PERMIT AND WEATHER CONDITIONS.	

- MAINTENANCE OF SEDIMENT TRAP
1. ALL SILT SHALL BE REMOVED FROM THE SEDIMENT TRAP UPON AN ACCUMULATION OF 1'-6" ± (AT ELEVATION 178.0').
 2. ONSITE INLETS AND STORM DRAIN PIPES TO BE FLUSHED TO SEDIMENT TRAP UPON ANY ACCUMULATION OF SILT THEREIN. INLETS AND STORM DRAIN PIPE TO BE FLUSHED CLEAN AFTER STABILIZATION OF ALL AREAS CONTRIBUTING TO THE INLETS AND PRIOR TO THE REMOVAL OF THE SEDIMENT TRAP.
 3. AFTER STABILIZATION OF COMPLETED SITE, SEDIMENT BASIN (STORM WATER MANAGEMENT POND) WILL BE GRADED TO FINAL GRADES, SILT AND/OR EXCESS MATERIAL REMOVED AND DISTURBED AREA STABILIZED WITH SOB.



ENGINEER'S CERTIFICATE

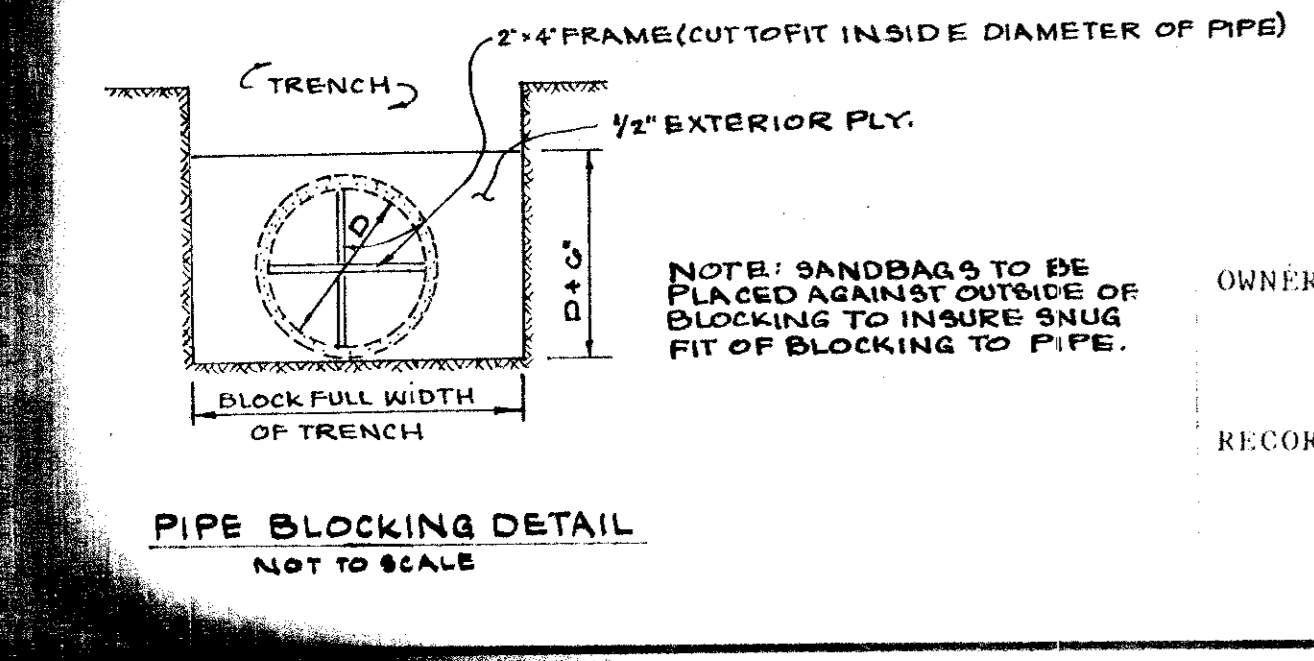
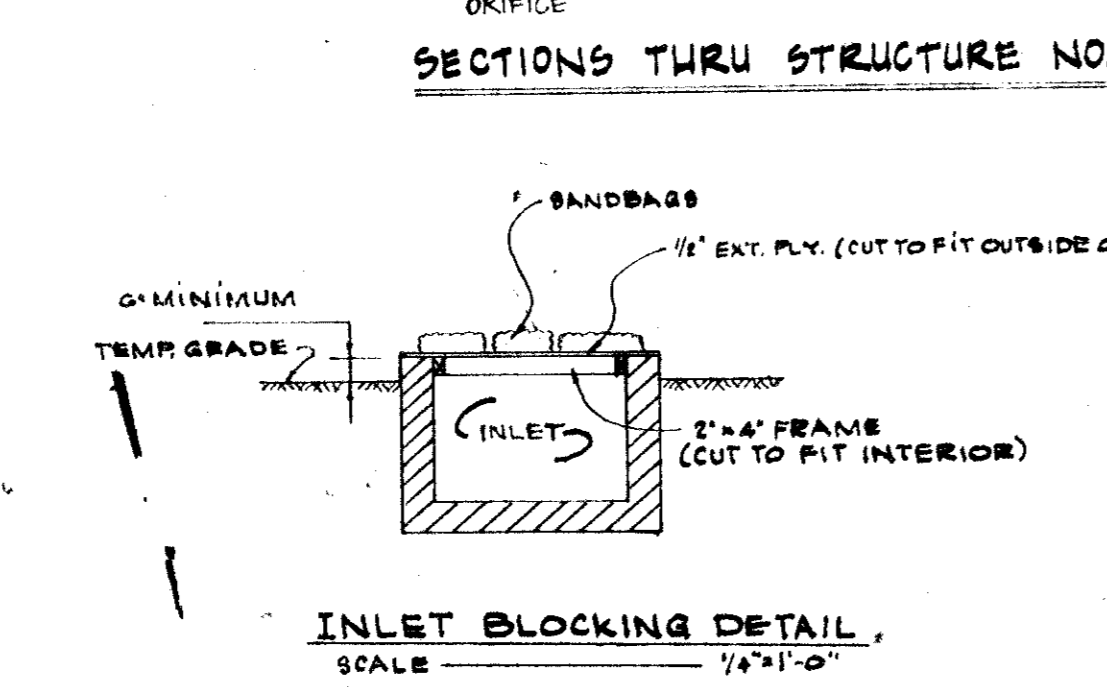
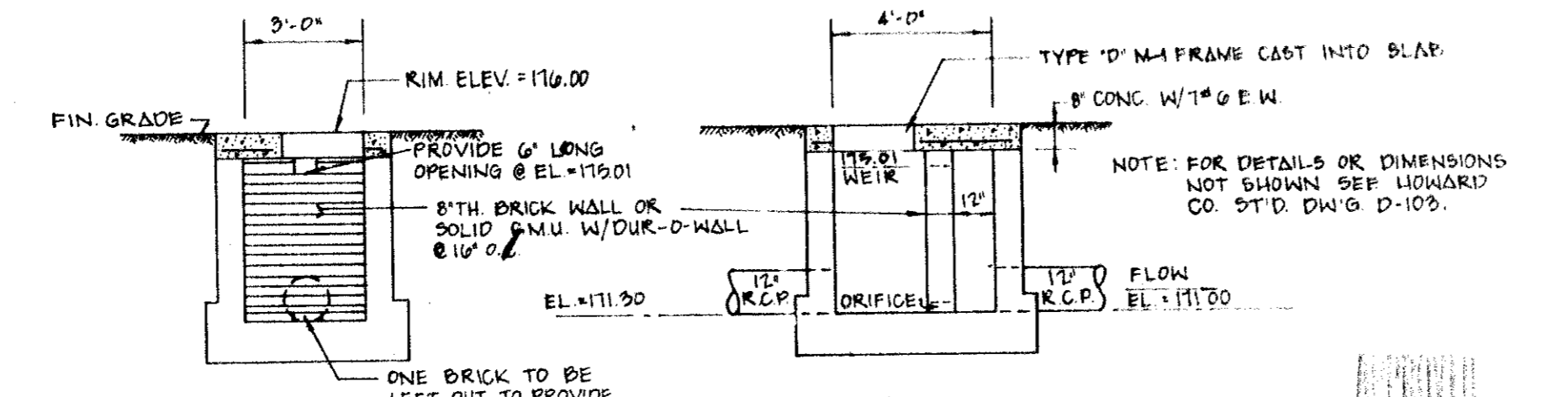
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.

3-20-79 DATE *Robert J. Banks*

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction shall be done according to this plan for erosion and sediment control and I authorize periodic onsite inspection by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.

3-20-79 DATE *Alvin M. Maier*



OWNER: HOWARD COUNTY JOINT VENTURE
4100 ANNAPOLIS ROAD
BROADSBURG, MD. 20710
PHONE: 301-WA7-8300

RECORDED: PLAT BOOK 21 @ PG 41
PARCEL A
SECTION ONE
MAIER INDUSTRIAL PARK

NO.	DATE	REVISIONS

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

James T. Nease
DIRECTOR 8-20-79 DATE

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Robert J. Banks
CHIEF, BUREAU OF ENGINEERING 8-23-79 DATE

APPROVED: Howard County Office of Planning and Zoning
Shirley A. Smith
PLANNING DIRECTOR 8-31-79 DATE

APPROVED: *William T. Rouse*
COUNTY HEALTH OFFICER 8-30-79 DATE

APPROVED: *Wm. H. Burt*
CHIEF, DIVISION OF LAND DEVELOPMENT 8/31/79 DATE

ENGINEERS

PLANNERS

SURVEYORS

Robert J. Banks & Associates, P.A.
4316 FARRAGUT STREET • HYATTSVILLE, MARYLAND 20781 • PHONE 770-1160

Erosion Control Plan

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY

HOWARD SOIL CONSERVATION DISTRICT

William T. Rouse P-23-79
HOWARD SOIL CONSERVATION DISTRICT DATE

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

Wm. H. Burt
U. S. SOIL CONSERVATION SERVICE 8/23/79 DATE

WAREHOUSE
PARCEL A - SECTION ONE
MAIER INDUSTRIAL PARK
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

AUGUST 1978

PROJECT NO. 78-140

SDP-79-63

SHEET NO. 3 of 3