

SUMMARY OF INFORMATION

EXISTING ZONING	M-2
AREA OF PARCEL	508,780.80 SQ. FT. or 11.68 Ac.
AREA OF PROPOSED WAREHOUSE	205,800 SQ. FT.
BUILDING AREA ALLOWED	50 %
BUILDING AREA PROVIDED	40.45 %
*PARKING SPACES REQUIRED	167
PARKING SPACES PROVIDED	176
PARKING SPACE SIZE	10'x20'
OPEN SPACE	162,530 SQ. FT.
OPEN SPACE	32 %

***Parking Requirements**

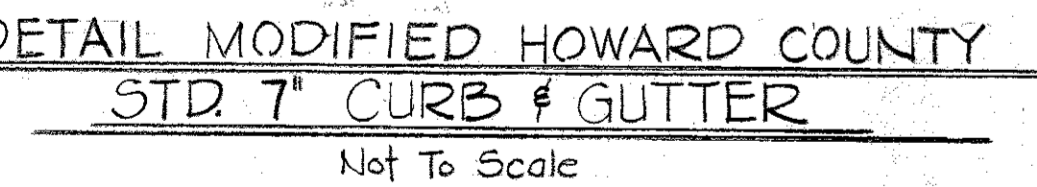
Office Area	21,600 S.F.	1 employee/200 s.f. = 108 employees	7 spaces
Warehouse Area	184,200 S.F.	1 employee/1,000 s.f. = 184.2 employees	73 spaces
(No Retail Use)		1 space/2 employees = 184.2/2 = 92 spaces	
Total	205,800 S.F.	193 employees = 167 spaces	

REVISION NOTE
 THESE PLANS HAVE BEEN REVISED BY GEORGE W. STEPHENS JR./ASAC, INC. AT THE OWNERS REQUEST; SAID REVISIONS INCLUDE (1) ADDITION OF PUBLIC WATERLINE & EASEMENT FOR FIRE HYDRANTS (2) MODIFY PRIVATE FIRE LOOP AS NECESSARY 12-4-81

- GENERAL NOTES**
- The Contractor shall notify 'Miss Utilities' Phone 557-0100 for the location of 'Baltimore Gas & Electric' and Chesapeake Potomac' underground service at least five (5) days before starting work shown on these plans.
 - All utility and road construction shown on these plans shall be done in strict accordance with the latest edition of the Howard County Road Construction Code and Standard Specifications.
 - All curb and gutter shall be Modified 7-inch curb and gutter as detailed on this sheet.
- ESTIMATED SEWAGE FLOWS**
- | | |
|--|---------------------|
| 184,200 sq. ft. Warehouse Use @ 1 Employee/1,000 sq. ft. | = 4,625 gpd |
| 125 Employees @ 25 gpcd | = 3,156 gpd |
| 21,600 sq. ft. Office Use @ 0.16 gpd/sq. ft. | = 3,456 gpd |
| Total Estimated Sewage Flow | = 11,237 gpd |
4. The Contractor shall remove existing sedimentation and erosion control piping, risers and structures prior to implementing the sequence of construction shown on sheet 2 of 2.



APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-10-79



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Joyce M. Boyd, M.D., P.E. 12-15-81
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 [Signature] 12-15-81
 CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 [Signature] 12-14-81
 DIRECTOR DATE

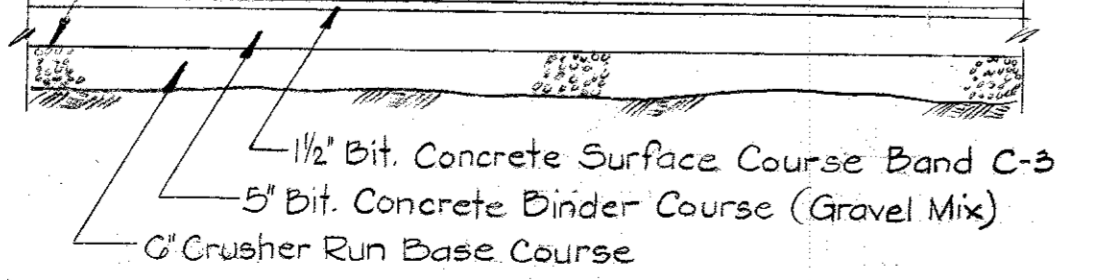
[Signature] 12-14-81
 CHIEF, BUREAU OF ENGINEERING DATE

ROUTE ONE HUNDRED BUSINESS PARK
 Block 'B' Parcel 'A'
 Plat Book 26, Folio 16

SITE PLAN
 Scale: 1"=50'

Clearing & Grading refer to Article C-1
 Subgrade refer to Article C-2
 Base Course refer to Article C-25
 Binder Course refer to Article C-31 or C-33
 Surface Course refer to Article C-31

Prime Base In Accordance With Section C-303
 Howard County Standard Specifications.

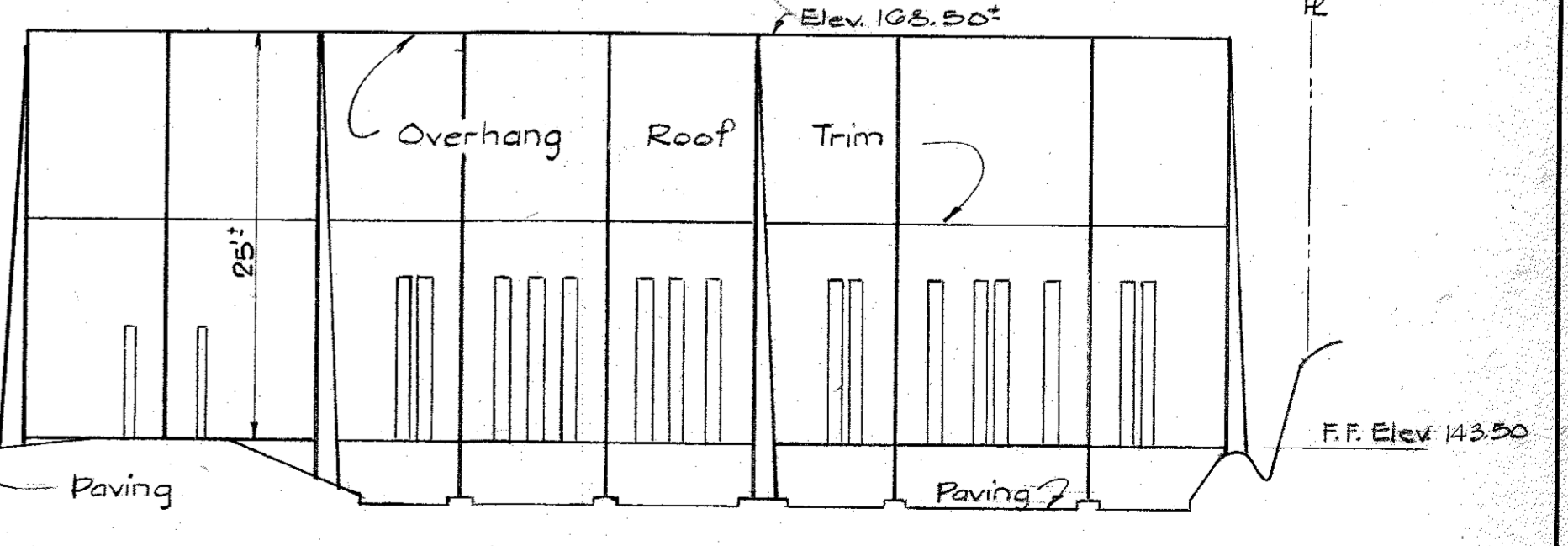
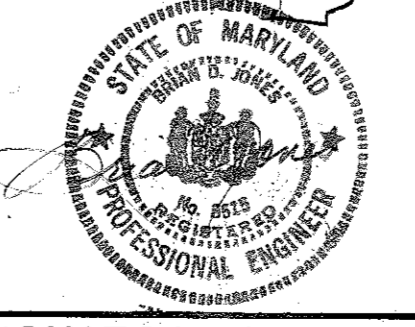
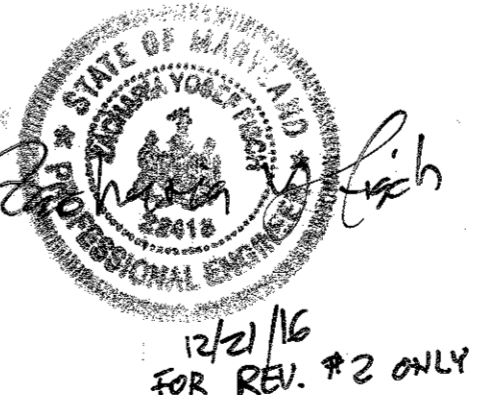


TYPICAL PAVING SECTION
 Not To Scale

- Notes:
- All material and construction shall be in accordance with Howard County Road Construction Code and Standard Specifications.
 - Tack Coat is required and shall be placed in accordance with Section C-314 Howard County Standard Specifications.
 - The Base will be primed in accordance with Section C-303 Ho. Co. Rd. Code.

SITE ANALYSIS

TOTAL AREA OF THE SITE	508,780 SQ. FT.
AREA TO BE UNDISTURBED	9,780 SQ. FT.
AREA TO BE GRADED	499,000 SQ. FT.
AREA TO BE PAVED	140,400 SQ. FT.
AREA OF ROOF	205,800 SQ. FT.
AREA TO BE REVEGETATED	62,500 SQ. FT.
AREA TO BE SODDED	90,000 SQ. FT.



SCHEMATIC PROFILE - SECTION A-A
 Scale: Horiz. 1"=100' Vert. 1"=10'

JAMES PETRICA & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 409 JEFFERSON BUILDING
 TOWSON, MARYLAND

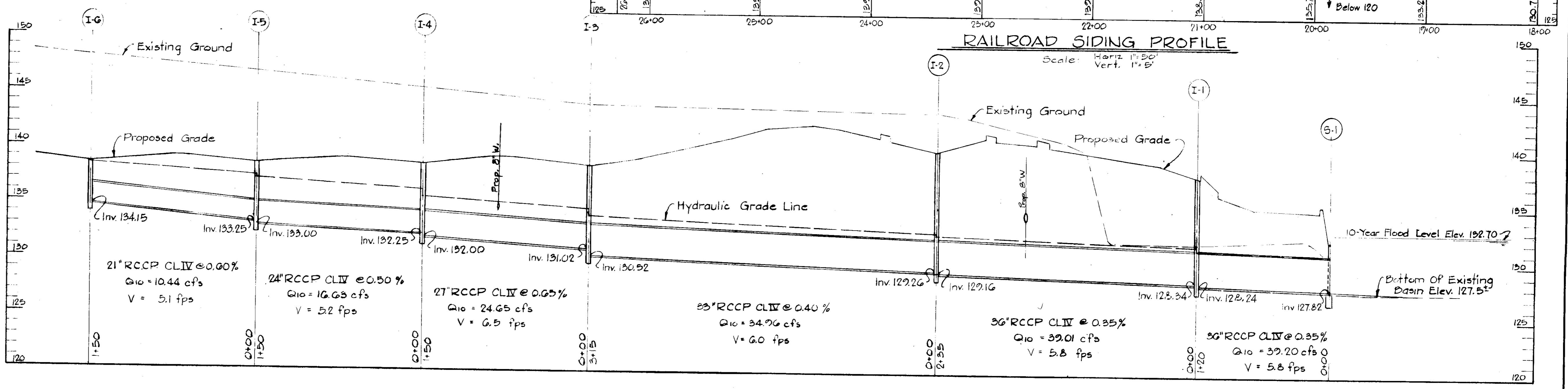
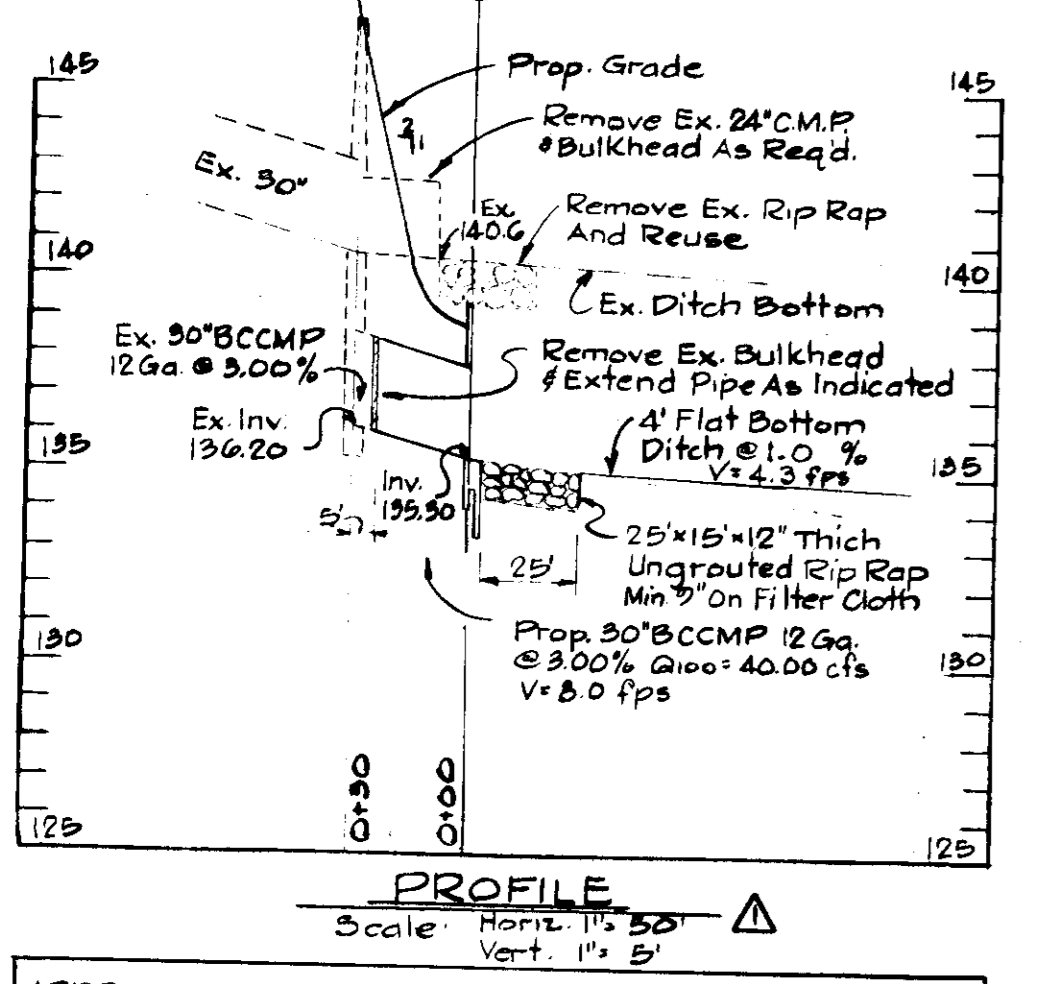
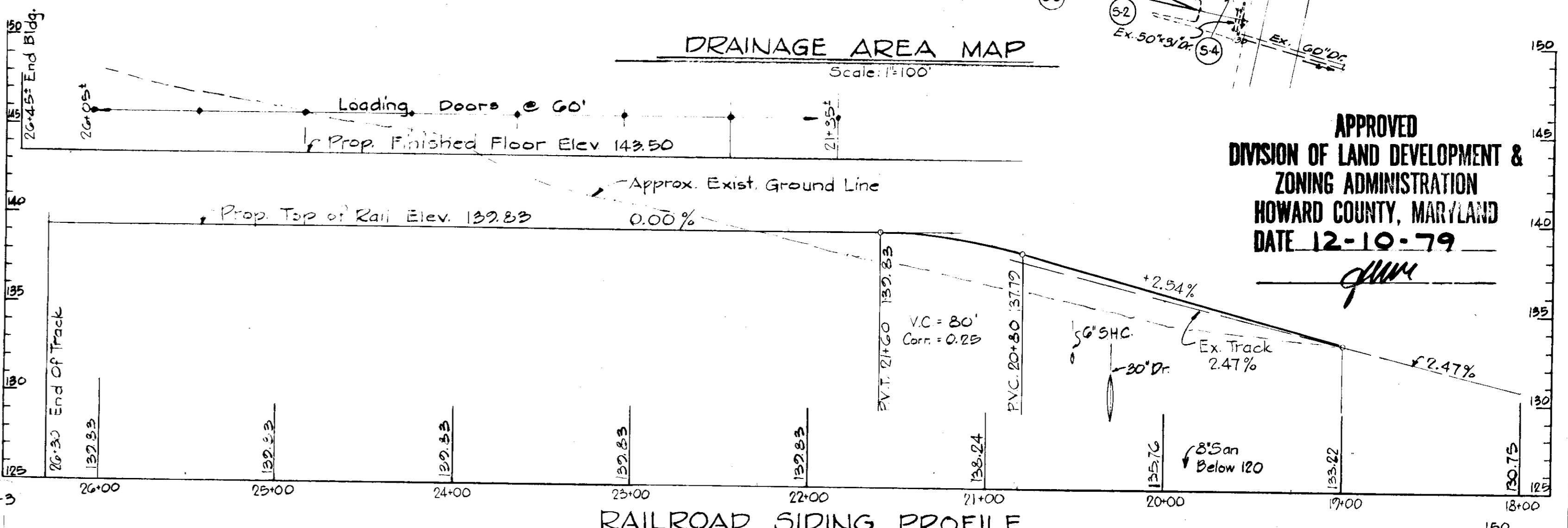
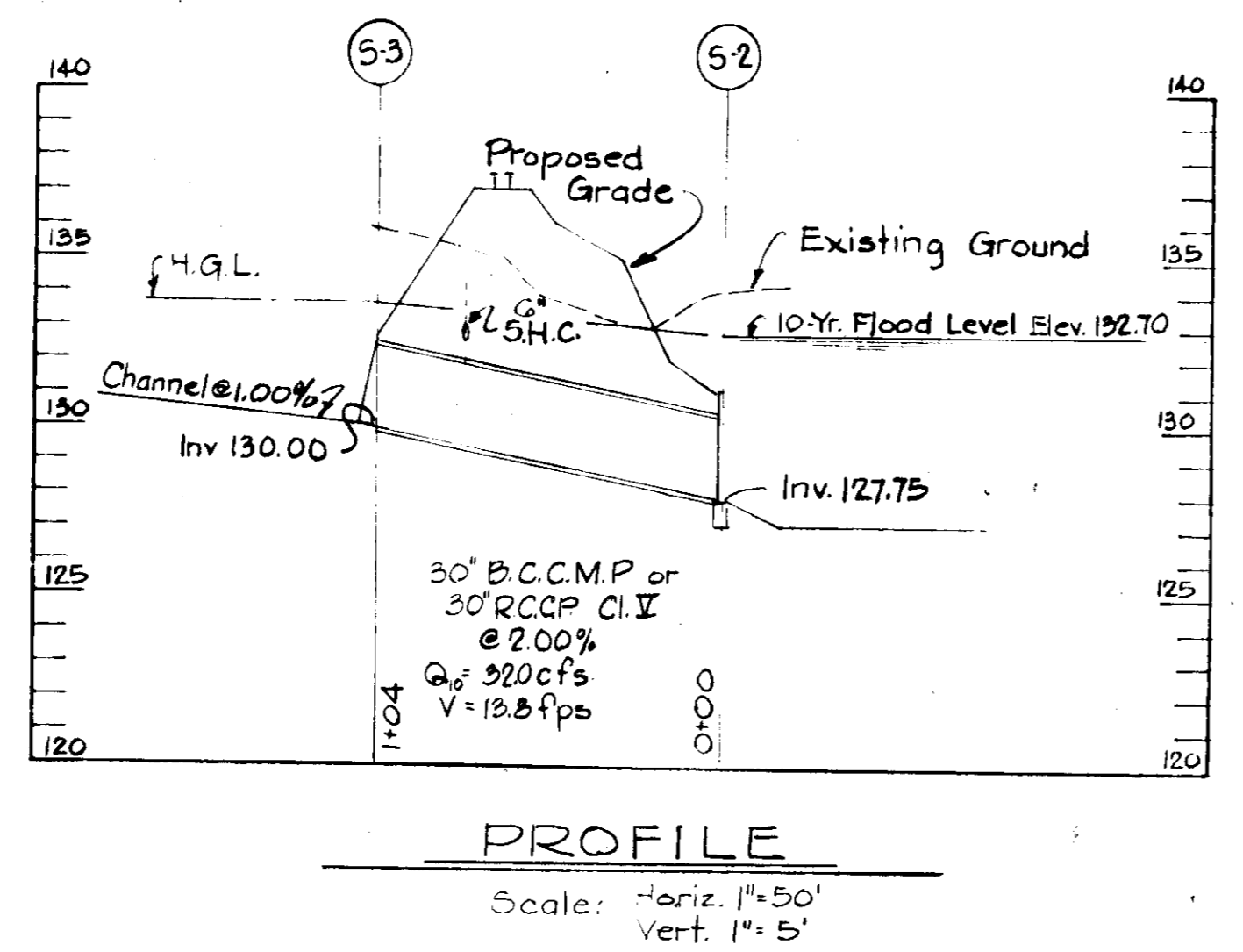
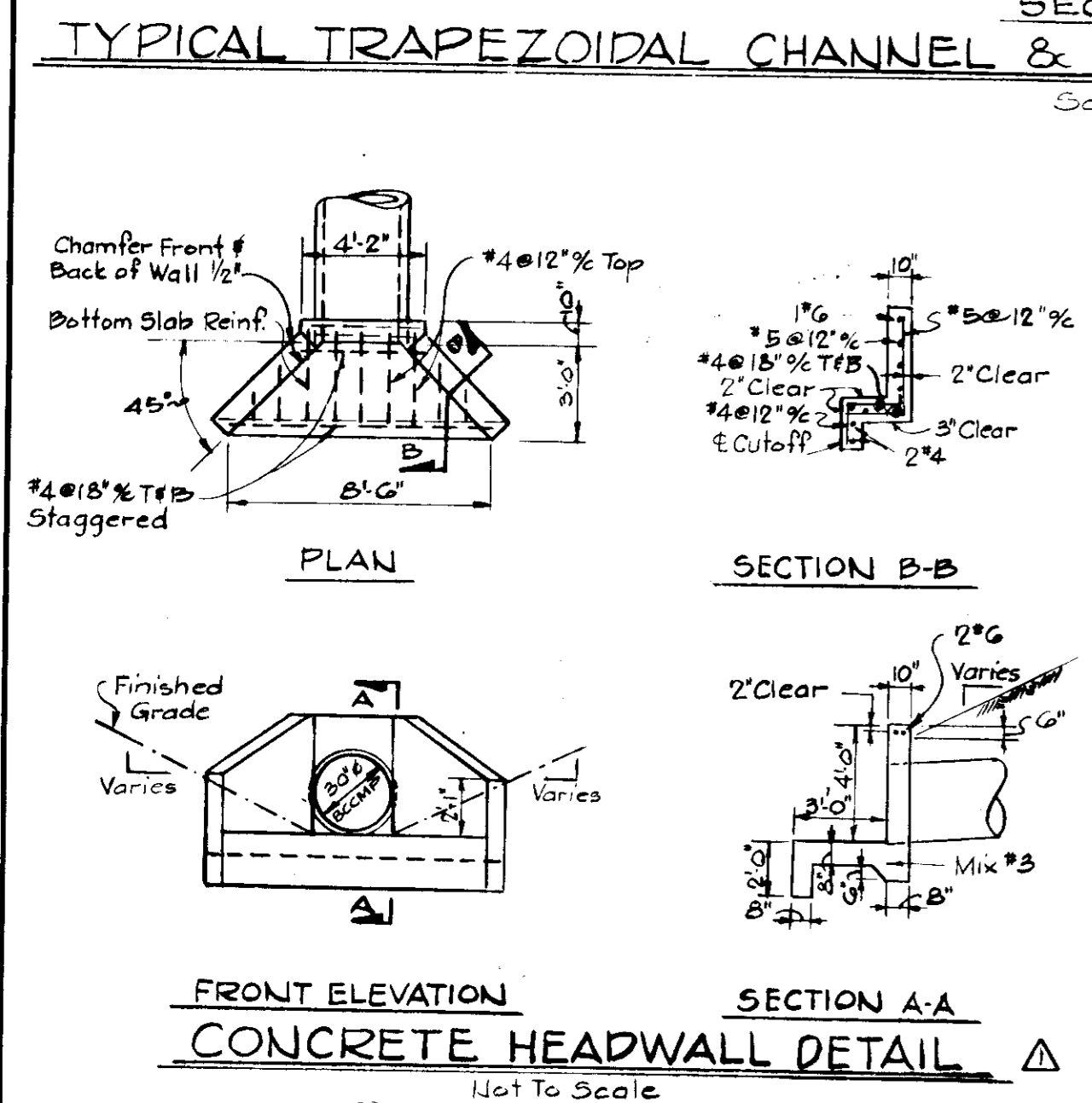
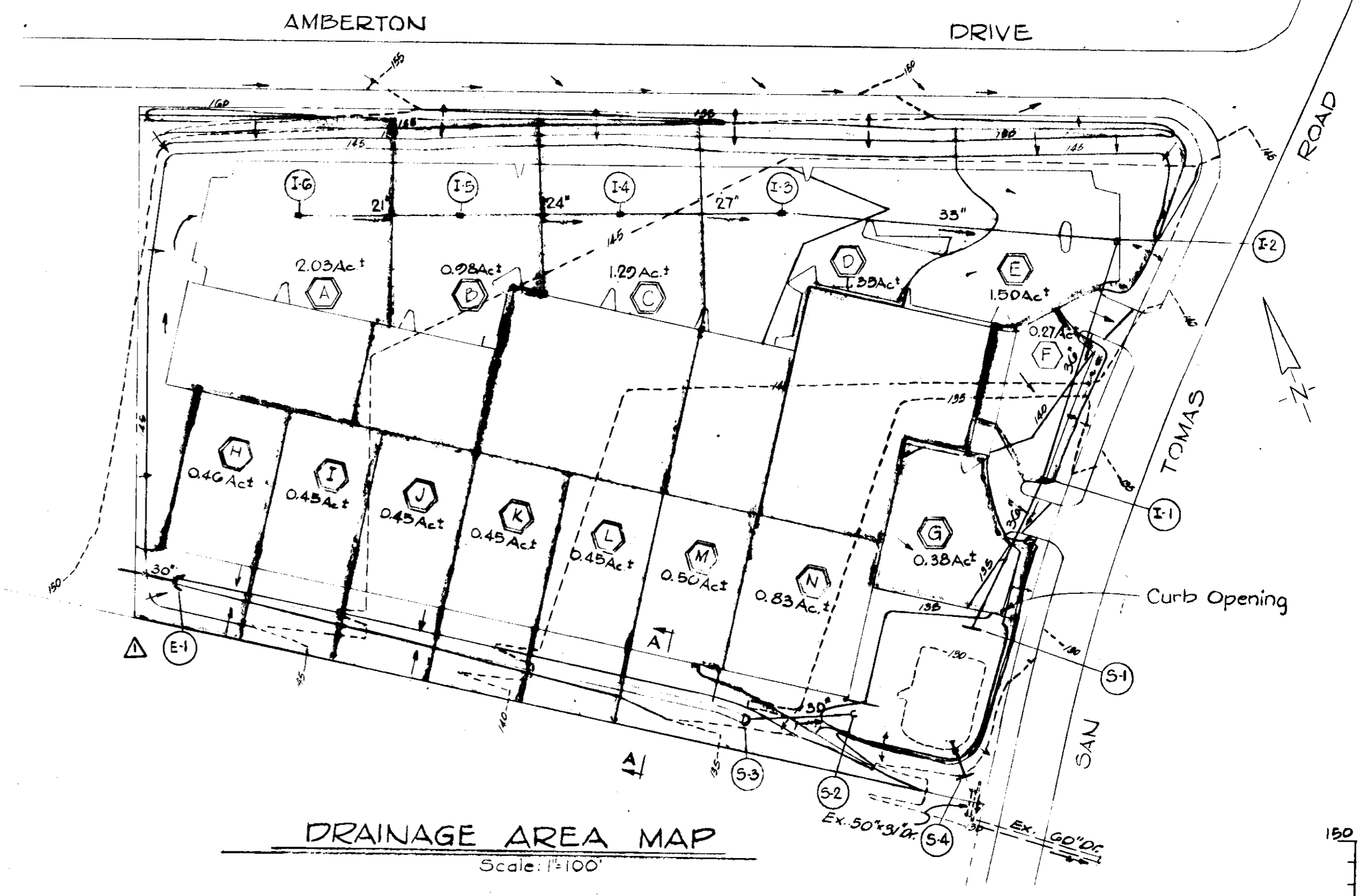
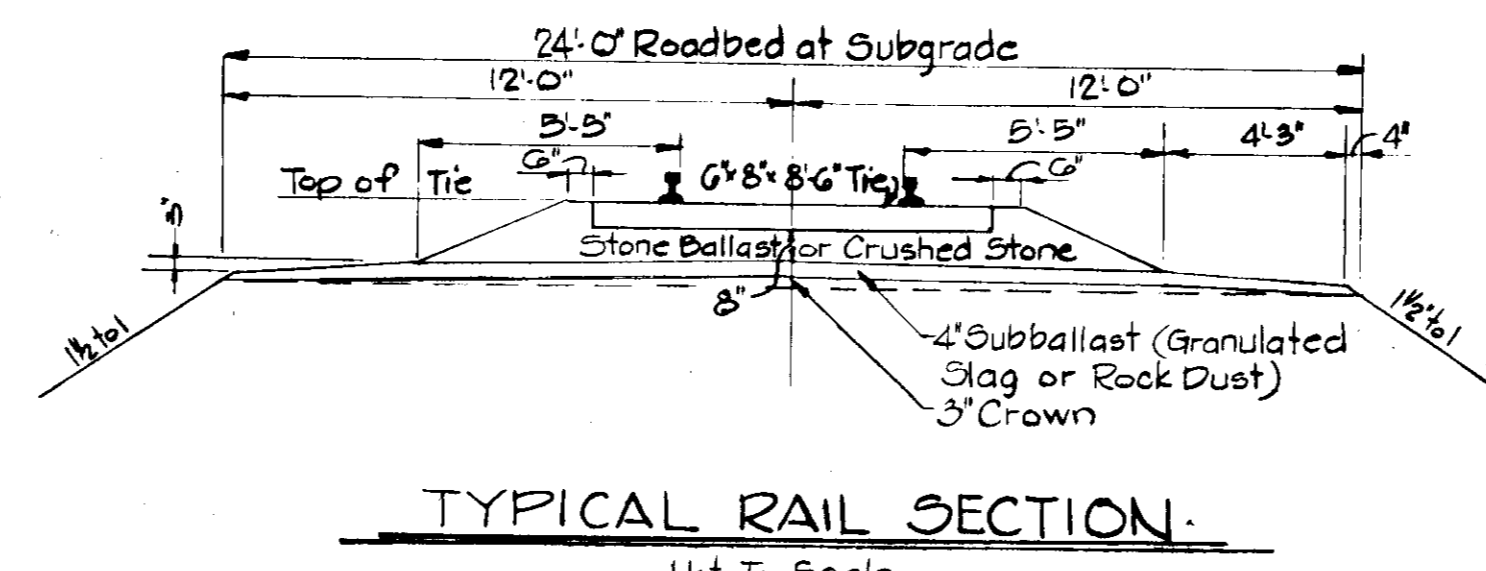
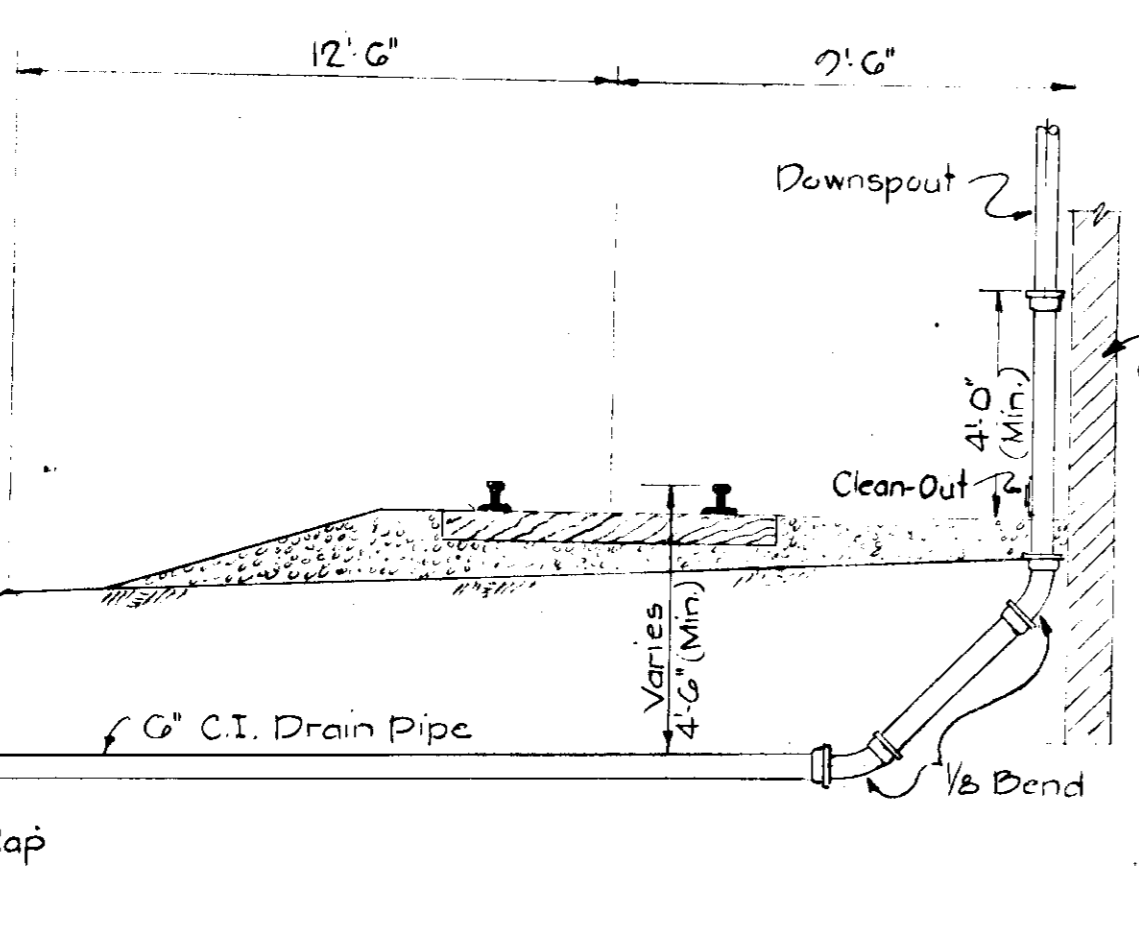
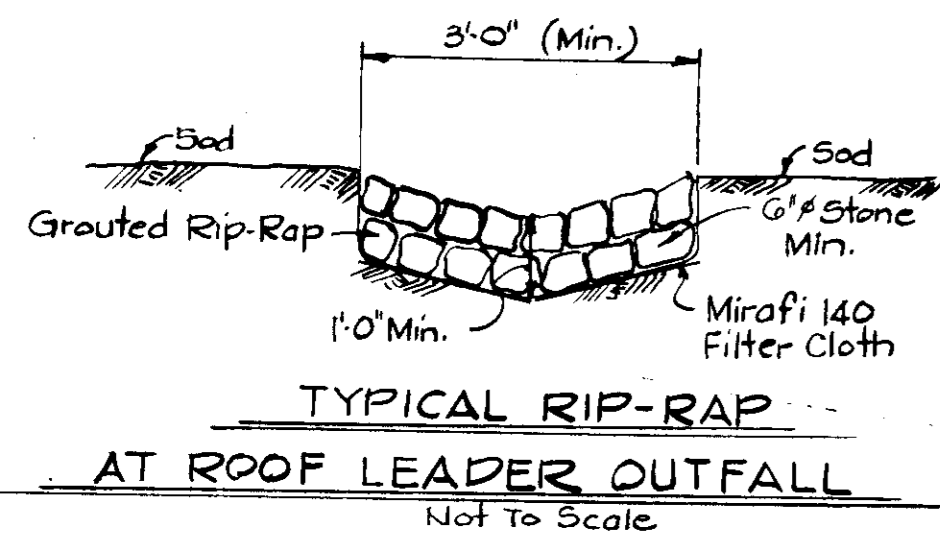
OWNER - DEVELOPER
 FIRST CHARTER FINANCIAL CORPORATION, TRUSTEE
 C/O
 LEROY M. MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207

NO.	DATE	REVISION	BY
2	11-17-76	ADDED REFERENCE FOR ENLARGEMENT DETAIL 'A' ON SHEET 5.	PSH

ROUTE ONE HUNDRED BUSINESS PARK
 PLAT F-79-202
 PARCEL B-1 BLOCK B
 TAX MAP NO. 37 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SITE PLAN
 SAN TOMAS ROAD WAREHOUSE

SCALE	DRAWING	DATE
AS SHOWN	NO. 1 OF 5	5-21-79 REV. 12-21-79



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 12-15-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING COMMISSION: *[Signature]* DATE: 12-15-79

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 CHIEF: *[Signature]* DATE: 12-14-79

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 12-14-79

CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE:



STRUCTURE SCHEDULE						
No.	TYPE	SIZE	INV. IN	INV. OUT	REMARKS	
B-1	Std. Type 'C'	30'	127.82	D-52 Page 107		
B-2	Std. Type 'A'	30'	127.75	D-61 Page 116		
B-3	Std. Metal End	30'	130.00	MD 370.01		
B-4	Std. Type 'C'	30'	126.55	D-52 Page 107		
E-1	Conc. Headwall	30'	138.30	See Details		

PROFILE
 Scale: Horiz. 1"=50', Vert. 1"=5'

INLET SCHEDULE						
No.	TYPE	Q (cfs)	GRATE EL.	INV. IN	INV. OUT	REMARKS
I-1	Single 5' Comb*	1.85	127.80	128.34	128.24	D-75 & D-77
I-2	Double 5' Comb*	7.24	140.00	129.26	129.16	D-77
I-3	Double 5' *	7.07	138.50	131.02	130.92	D-102
I-4	Double 5' *	7.07	138.50	132.25	132.00	D-102
I-5	Single 5' *	6.74	138.50	132.25	132.00	D-75
I-6	Double 5' *	10.44	138.50	134.15	134.02	D-102

* Denotes Reticular Replacement Grate S.H.A. Standard No MD 579.06

Revised 4-10-81
 Revised 7-8-80
 Revised 10-31-79

JAMES PETRICA & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 409 JEFFERSON BUILDING
 TOWSON, MARYLAND

OWNER-DEVELOPER
 FIRST CHARTER FINANCIAL CORPORATION, TRUSTEE
 C/O
 LEROY M. MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207

ROUTE ONE HUNDRED BUSINESS PARK
 PLAT F-79-202 PG # 4394
 PARCEL B-1 BLOCK B
 TAX MAP NO 37 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

STORM DRAINS
 SAN TOMAS ROAD WAREHOUSE

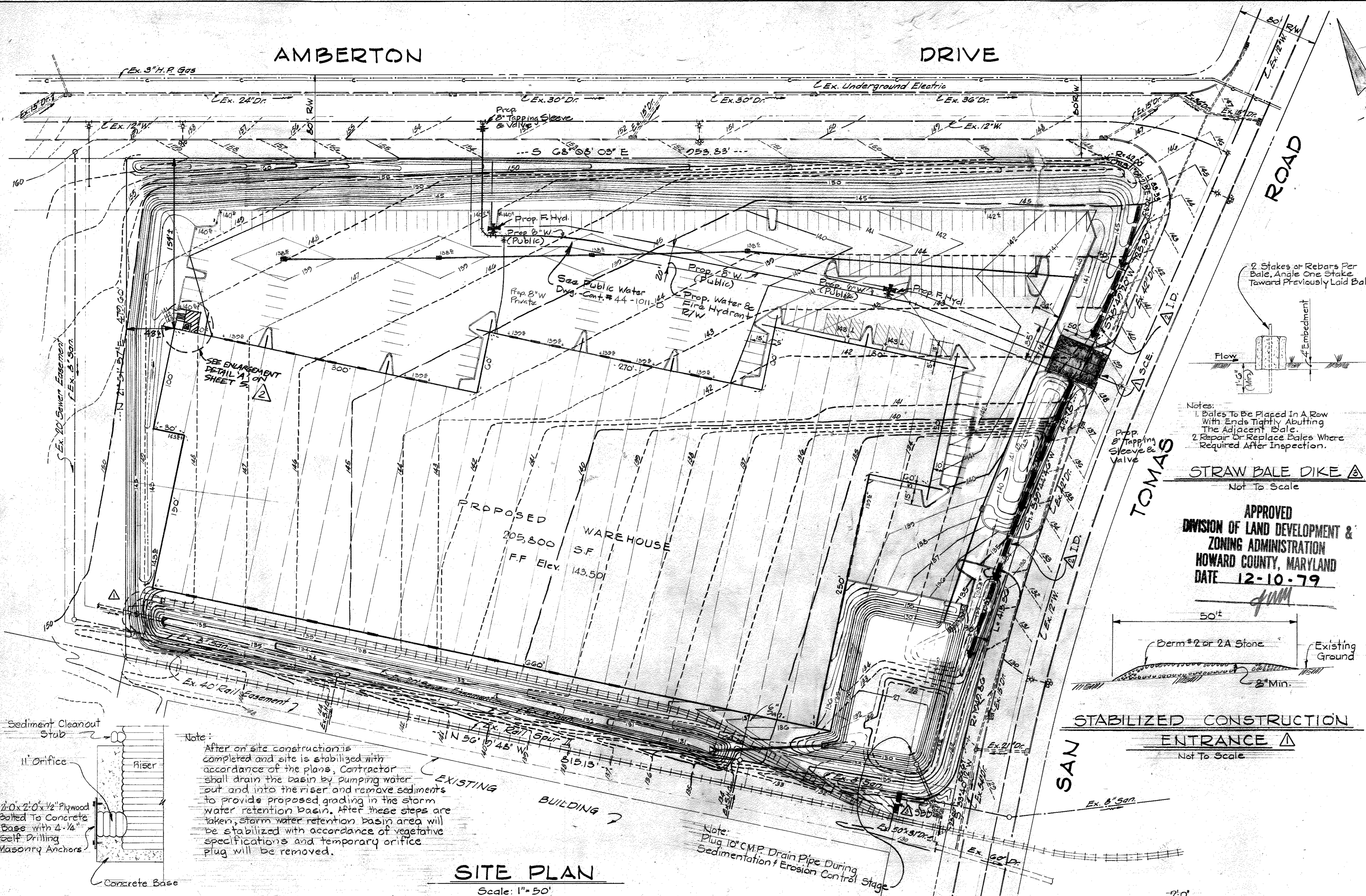
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 DRAWING NO. 2 OF 5
 DATE 3-19-79

SDP-79-174

AMBERTON

DRIVE

VEGETATIVE SPECIFICATIONS



- All measures specified herein conform to USDA Standards and Specifications for soil erosion and sediment control in developing sites.
- Good Topsoil will be brought in from off site and shall be uniformly distributed to a minimum compacted depth of 4 inches, with all irregularities in the surface properly filled.
- Following topsoiling, area shall be loosened to a depth of 3 inches, and prepared for seeding and sodding as follows:
 - Apply dolomitic lime at a rate of 50 lbs/1,000 s.f.
 - Apply Fertilizer 10-10-10 at a rate of 25 lbs/1,000 s.f.
- Seeding shall be: SCS Mix No. 1, certified 'Kentucky 31' tall fescue applied at a rate of 60 lbs/acre or 1.4 lbs/1,000 s.f. by use of cyclone seeder or hydroseeder.
- Following seeding, seeded areas shall be mulched, and anchored by mulch anchoring.
 - Mulch shall be small grain, unrotted straw applied at the rate of 1.5 to 2 tons/acre, or approved equal, spread uniformly at the rate of 70-90 lbs/1,000 s.f. sections.
 - Mulch anchoring shall consist of a liquid mulch binder applied at the rate of 5 gal/1,000 s.f. Binder shall be cutback asphalt emulsified asphalt as approved by the Engineer.
 - Peg and twine at 4 ft. on centers may be used as an alternative method.
- All seeded, sodded and mulched areas shall be adequately watered until growth is established, stabilized area shall then be maintained throughout subsequent construction operations.
- The contractor shall furnish and install turfgrass sod having a State 'Approved Sod' label consisting of Kentucky Bluegrass having the following mixture: 30-65% Merion; 30-65% Kenblue or South Dakota certified and 0-35% Fyking, Pennstar or Windsor, on all slopes having a slope of 3:1 or greater.
 - Sod shall be machine cut at a uniform soil thickness of 3/4" to 1/4".
 - Sod shall be harvested, delivered and installed within a period of 36 hrs.
- Sod shall be laid with the long edges parallel to the contour starting at the bottom of the slope. Successive strips shall be neatly matched and all joints staggered. Sod shall be securely pegged with at least 2 stakes spaced not more than 2 feet apart with the flat side against the slope. Stakes shall be 1/2" x 1/2" x 6" to 1/2" x 1/2" x 12" as required to insure stabilization of the sod, and driven flush with the top of sod.
- For Landscaping Plan see sheet 5 of 5.

Notes:
 1. Bales To Be Placed In A Row With Ends Tightly Abutting The Adjacent Bale.
 2. Repair Or Replace Bales Where Required After Inspection.

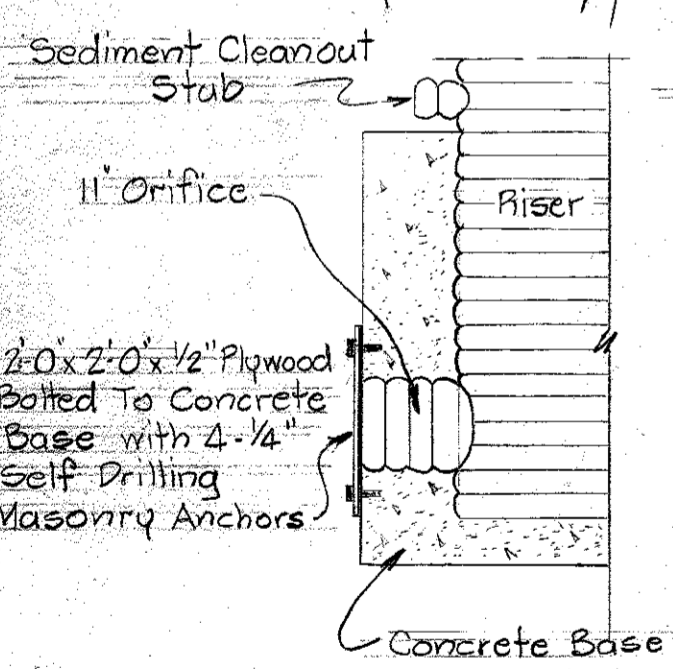
APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-10-79

SEDIMENTATION & EROSION CONTROL MEASURES

- Refer to USDA Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas for Standard Drawings and Detailed Specifications of each practice, and specific requirements and details as shown on these drawings.
- During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to insure the arrest and control of any sediment before it leaves the construction site. Sediment control practices changes require prior approval of the Sediment Control Inspector and the Howard County Soil Conservation District.
- At the end of each working day, all sediment control practices will be inspected, and left in operational condition.
- It is the Contractor's responsibility to provide a hauling site approved by the Howard County Soil Conservation District.

SEQUENCE OF CONSTRUCTION

- Notify Howard County Department of Licenses and Permits, Sediment Control Inspector, at least 72 hours before any work begins.
- Prior to start of construction, the Contractor shall install the following initial sediment control measures:
 - Stone Stabilized Construction Entrance (S.C.E.) (see detail this sheet)
 - Interceptor Dike (I.D.) (see detail this sheet)
 - Straw bale Dike (S.B.D.) (see detail this sheet)
- Sedimentation Basin shall be constructed at the Storm Water Retention Pond (see plan this sheet).
- The Contractor shall clear and grub the site and stockpile topsoil on the site.
- The site shall be rough graded.
- Building footing and slabs shall be constructed.
- Utilities shall be installed.
- Site shall be fine graded, stone sub-base placed in all proposed paved areas and curbs constructed where indicated on this sheet.
- All disturbed areas outside of proposed construction and paved areas shall be permanently stabilized.
 - All Slopes 3:1 and greater and swales to depth of 1 ft. shall be sodded.
 - All other areas shall be topsoiled, fertilized, seeded, mulched and anchored.
 - Stabilization shall be in accordance with the Vegetative Specifications.
- Sedimentation Basin shall be converted to Storm Water Retention Basin by unplugging the drain pipe and plugging the cleanout stub permanently. See sheet 4 of 5.
- Vegetated areas shall be restabilized as required to maintain cover.
- Removal of temporary measures will occur only after vegetation is established and approval is obtained from the Howard County Sediment Control Inspector.



Note:
 After on site construction is completed and site is stabilized with accordance of the plans, Contractor shall drain the basin by pumping water out and into the riser and remove sediments to provide proposed grading in the storm water retention basin. After these steps are taken, storm water retention basin area will be stabilized with accordance of vegetative specifications and temporary orifice plug will be removed.

TEMPORARY ORIFICE PLUG

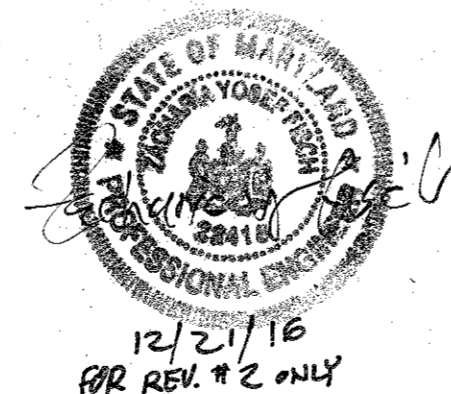
SITE PLAN

Scale: 1" = 50'

By the Engineer:

"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 Howard Soil Conservation District."

Signature of Engineer: *Duan Jones* Date: 4-5-79



This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Signature: *William V. Name* Date: 8-13-81
 Approved: Howard S.C.D.

By the Developer:

"I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer: *Larry M. Merritt* Date: _____

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph M. Boyd, M.D., P.E., C.F.W. 12-15-81
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
William V. Name 12-15-81
 CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nunn 12-14-81
 DIRECTOR

William V. Name 12-14-81
 CHIEF, BUREAU OF ENGINEERING

JAMES PETRICA & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 409 JEFFERSON BUILDING
 TOWSON, MARYLAND

OWNER - DEVELOPER
 FINANCIAL CORPORATION, TRUSTEE
 C/O
 LEROY M. MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207

NO.	DATE	REVISION	BY
2	11-17-76	ADDED REFERENCE NOTE FOR ENLARGEMENT DETAIL 'A' ON SHEET 5.	FSH

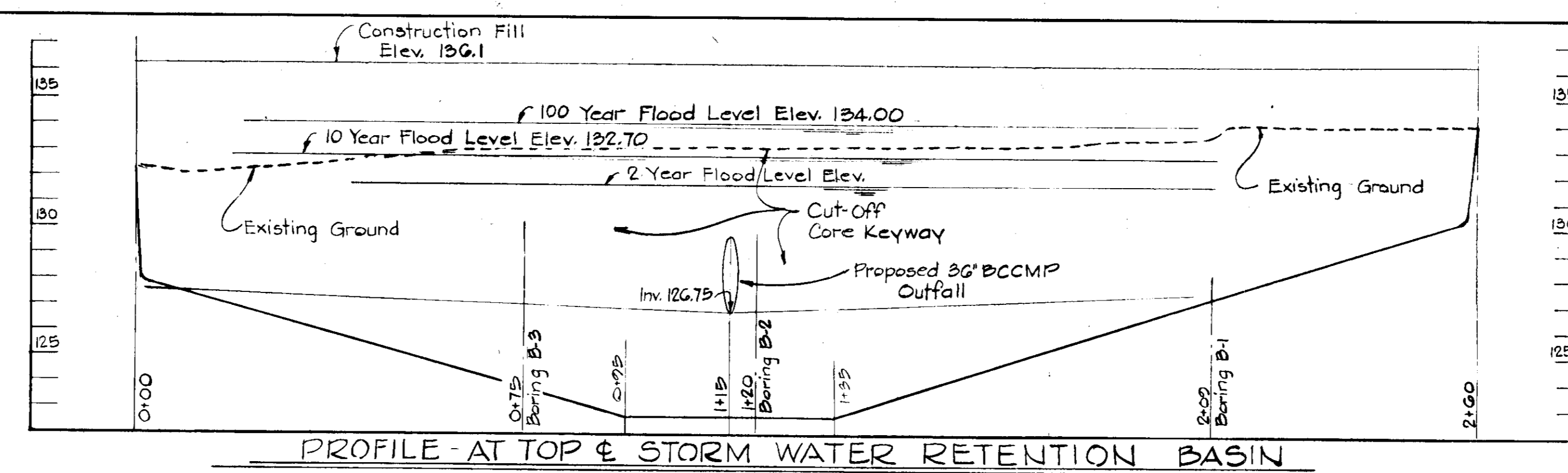
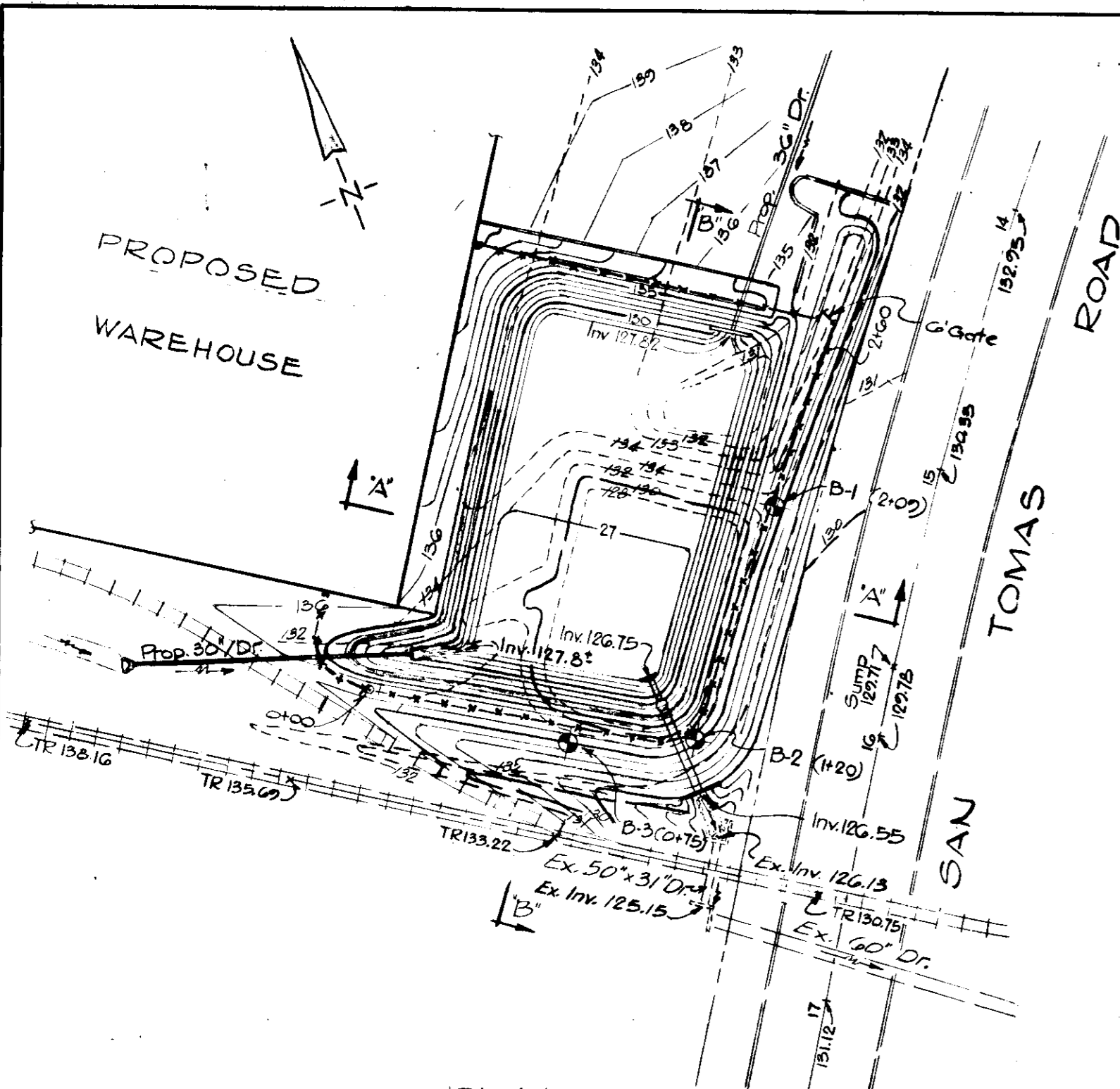
ROUTE ONE HUNDRED BUSINESS PARK
 PLAT F-79-202 PB# 4394
 PARCEL B-1 BLOCK B
 TAX MAP NO. 37 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SEDIMENTATION AND EROSION CONTROL MEASURES
 SAN TOMAS ROAD WAREHOUSE

SCALE AS SHOWN
 DRAWING NO. 3 OF 5
 DATE 5-21-79

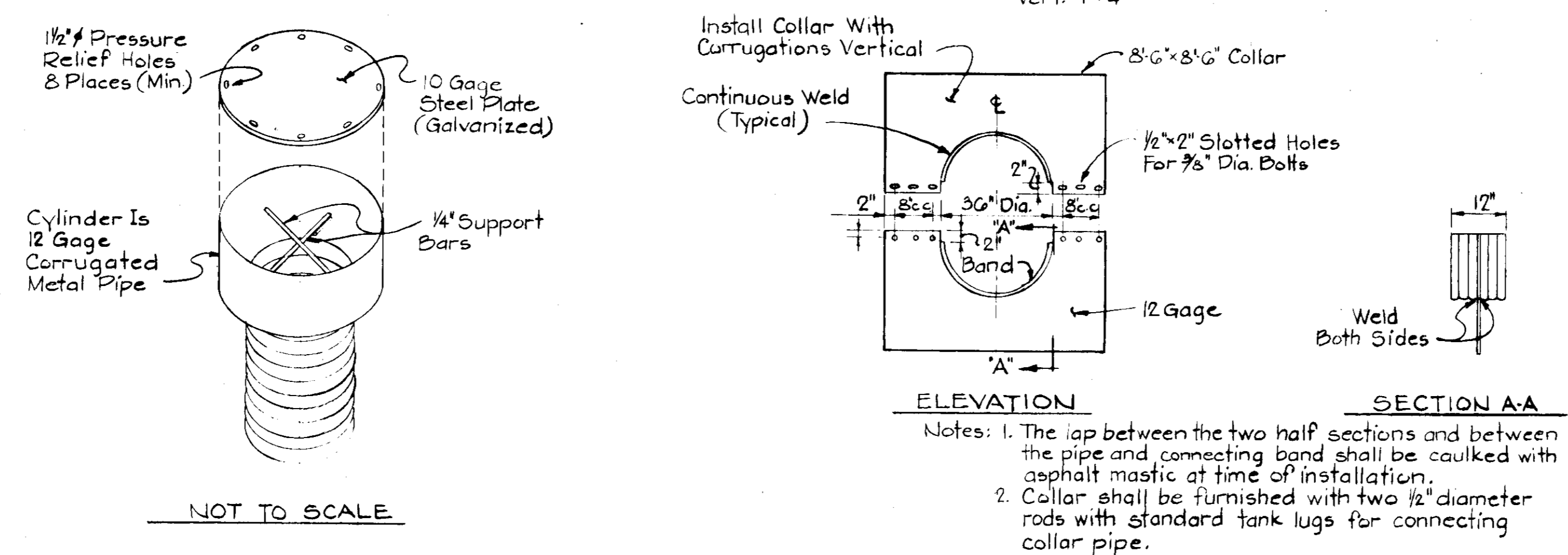
Revised 4-10-81

SDP-79-174

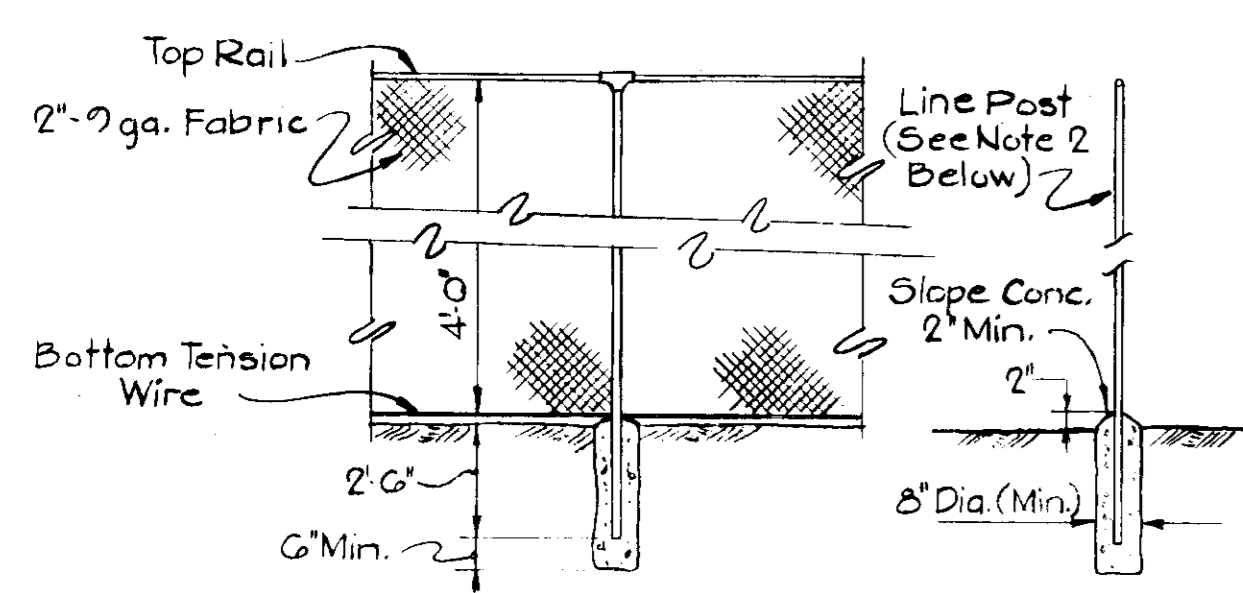


STORM WATER RETENTION BASIN SPECIFICATIONS

- The Contractor shall be responsible for ditches in the lake borrow area to provide drainage for fill material.
- Area under the limits of proposed storm water retention basin shall be cleared and grubbed to remove all trees, vegetation, roots or other objectionable material and topsoil stripped and stockpiled.
- Fill material for the Cut-Off Core Keyway and the embankment shall be the most impervious material available. The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each 8\"/>
- Fill material shall be compacted to ASTM D 698 95% compaction with mechanical equipment.
- Riser assembly to be shop fabricated. Continuously weld base plate, drain stub, and barrel stub to riser and coat with asphalt after welding.
- The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or other unstable soil is encountered under the pipe, all such material shall be removed and replaced with suitable earth 95% compacted to provide adequate support.
- Concrete shall have a minimum of 6 bags of cement per cubic yard and water content not to exceed 6 gallons per bag of cement. Slump shall range 3\"/>
- Connection bands to be one of the following:
 - Standard band utilizing 3/8\"/>
 - Hugger band with 2\"/>
 - Flanges continuously welded and bolted together.
 - Flange band with gasket.
- All exposed surfaces of the embankment and borrow area shall be stabilized by solid sodding according to the Vegetative Specifications. For procedure see Sheet 3 of 5.
- This basin is privately owned, therefore the owner will be responsible for all maintenance and liability due to failure or malfunction of the system.
- Pipe conduit under the dam shall be 14-gage galvanized and bituminous coated corrugated steel pipe.



PLAN STORM WATER RETENTION BASIN

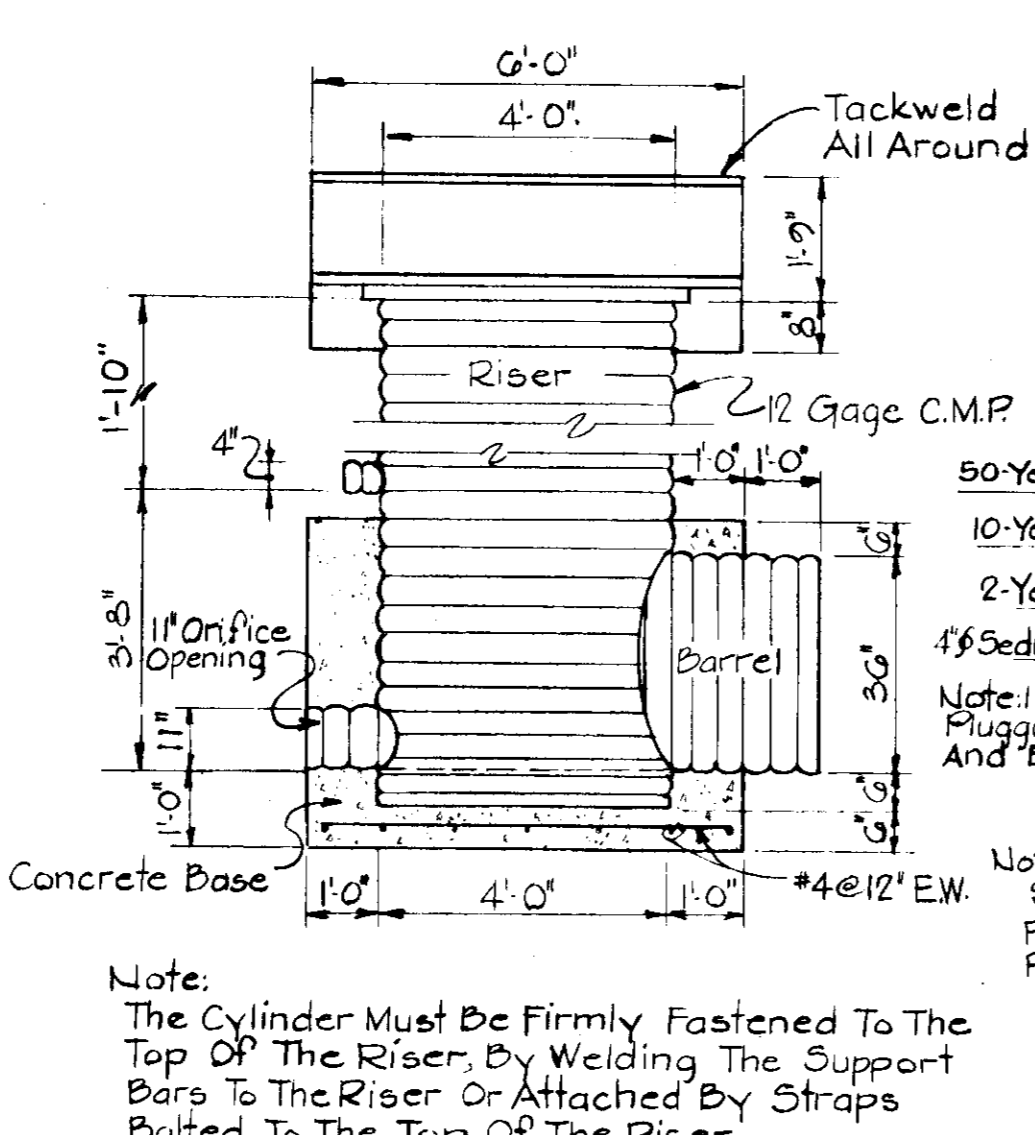


- Notes:
 1) Limits of Fencing shall be as shown on the "Plan" above.
 2) End and Corner posts shall be 2 1/2\"/>

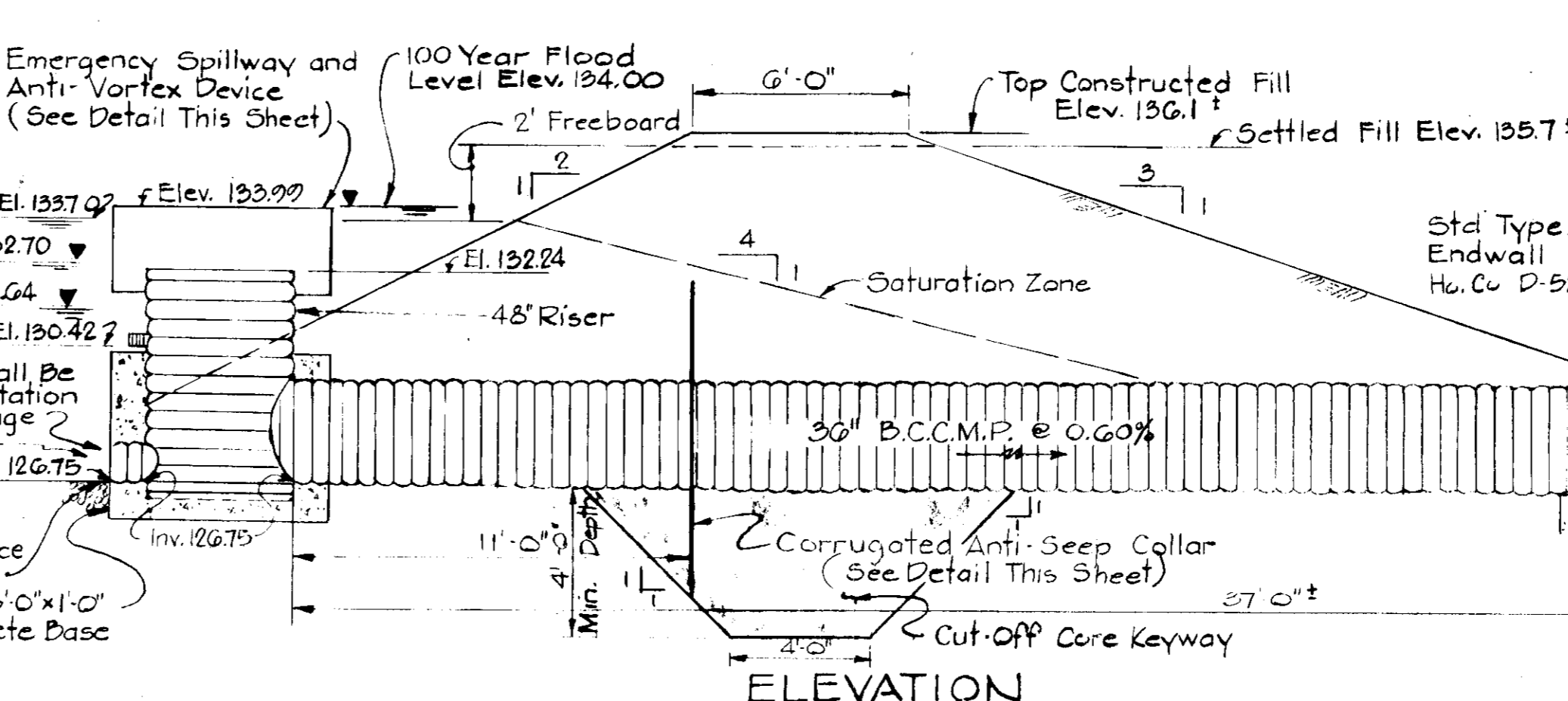
FENCE DETAILS

STORM WATER RETENTION DATA

	2-Year Storm	10-Year Storm
Runoff Before Development	6.80 cfs	19.72 cfs
Runoff After Development	30.13 cfs	57.63 cfs
Design Release Rate	6.80 cfs	19.57 cfs
Runoff Stored	23.33 cfs	38.11 cfs
Total Storage Required	37,446 cu.ft	62,241 cu.ft
Total Storage Provided	48,500 cu.ft	62,241 cu.ft



CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE

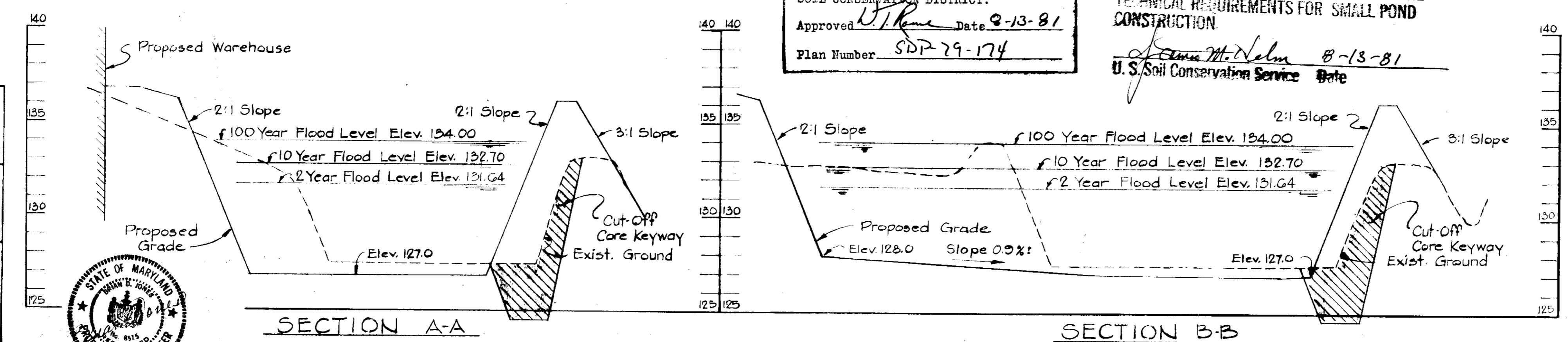


ELEVATION STORM WATER RETENTION SPILLWAY

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 12-15-81

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 PLANNING AND ZONING OFFICER
 DATE 12-15-81

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 12-14-81



SECTIONS THRU RETENTION BASIN

LAND OWNERS CERTIFICATION

"I hereby certify that all work will be completed pursuant to this plan."
 Signed: *Leroy M. Merritt*

AS-BUILT CERTIFICATION

"I hereby certify that the small pond was constructed as shown on the 'As Built' plans and meet the approved plans and specifications."
 Signed: *Dorian Jones*

PLAN CERTIFICATION

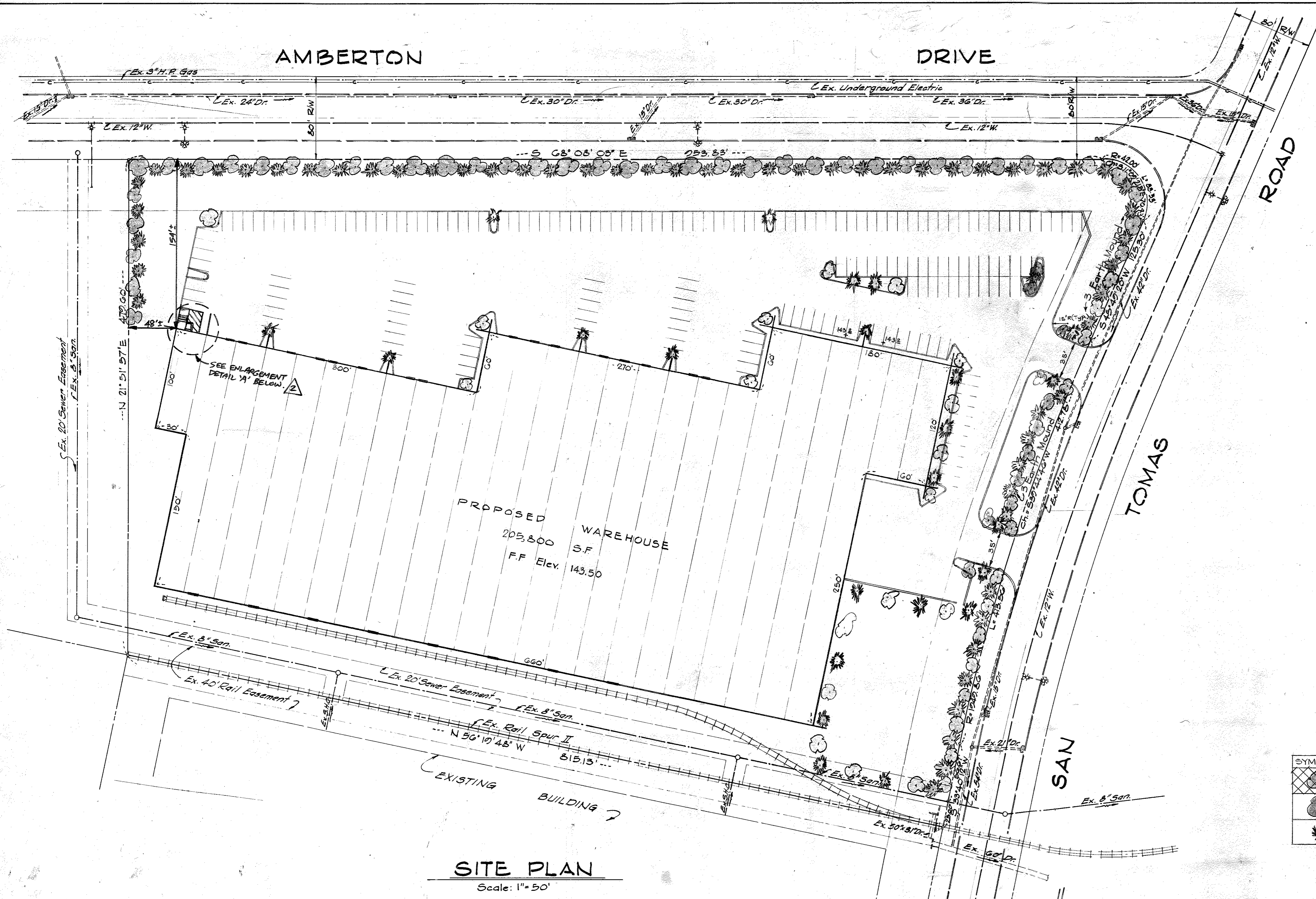
"I hereby certify that the plans and specifications for the proposed small pond were prepared by or under my supervision and meet minimum standards of the Howard County Soil Conservation District.
 I have also informed the Owner of his responsibility to have the construction supervised and certified by a registered professional engineer within thirty (30) days of completion."
 Signed: *Dorian Jones*

THIS PLAN FOR SMALL POND CONSTRUCTION MEETS THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 Approved: *U. K. Hume* Date 2-13-81
 Plan Number SDP-79-174

THIS PLAN HAS BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION.
 Approved: *James M. Nelson* Date 8-13-81
 U. S. Soil Conservation Service

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	OWNER - DEVELOPER FIRST CHARTER FINANCIAL CORPORATION, TRUSTEE C/O LEROY M. MERRITT 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21207	ROUTE ONE HUNDRED BUSINESS PARK PLAT F-79-202 P8# 4354 PARCEL B-1 BLOCK B TAX MAP NO. 37 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	STORM WATER MANAGEMENT DETAILS SAN TOMAS ROAD WAREHOUSE	SCALE	DRAWING	DATE
				AS SHOWN	NO. 4 OF 5	3-19-79

Revised 12-4-79
 Revised 10-31-79
 SDP-79-174

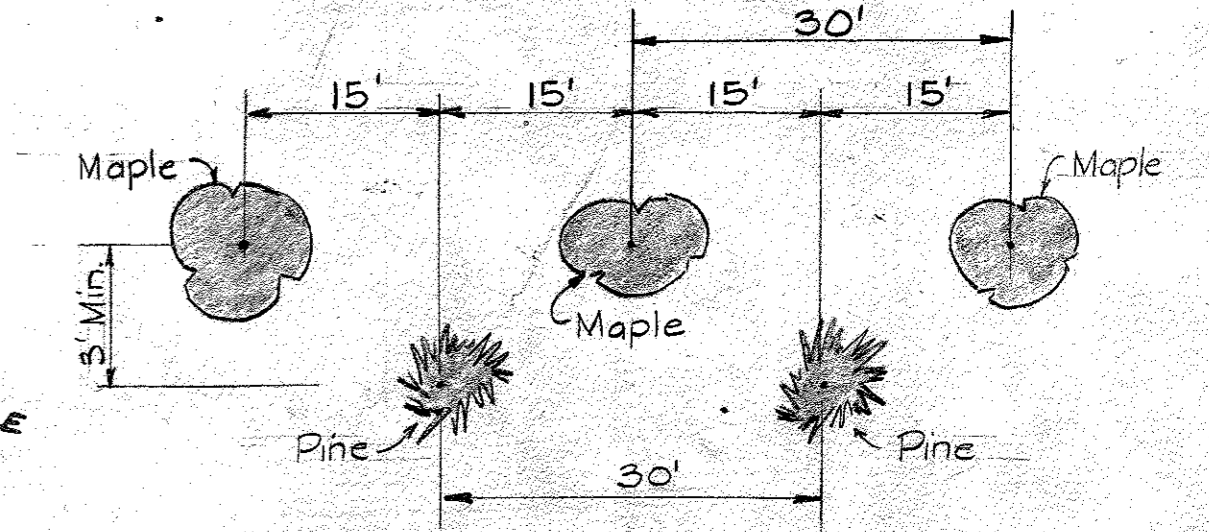


SITE PLAN
Scale: 1"=50'

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-10-79

SYMBOL	NAME	SIZE	QUANTITY	SPACING
	FLOWERING CHERRY (Prunus Sp. exoniata)	3'-6" HT.	28	20' on Center (Alternate)
	SUGAR MAPLE (Acer Saccharum)	2 1/2" Cal.	84	30' on Center (Alternate)
	EASTERN WHITE PINE (Pinus Strobus)	4'-6" HT.	80	60' on Center (Alternate)

Note: For Limits of Earth Mounds See "Site Plan" Sheet 1 of 2.



ALTERNATE SPACING PATTERN
Not To Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE 12-10-81

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING OFFICER
DATE 12-15-79

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 12-14-81

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 12-14-81

