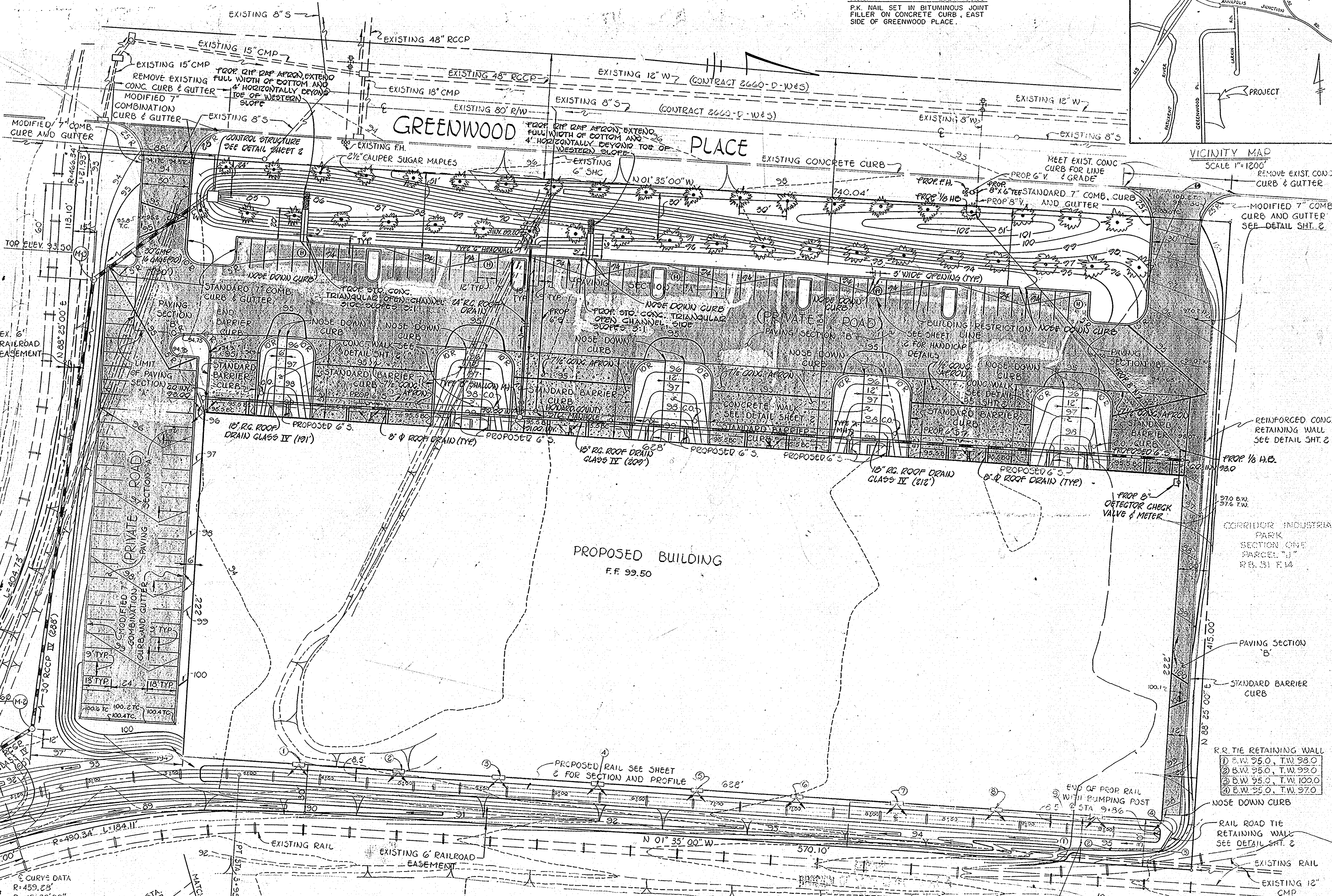
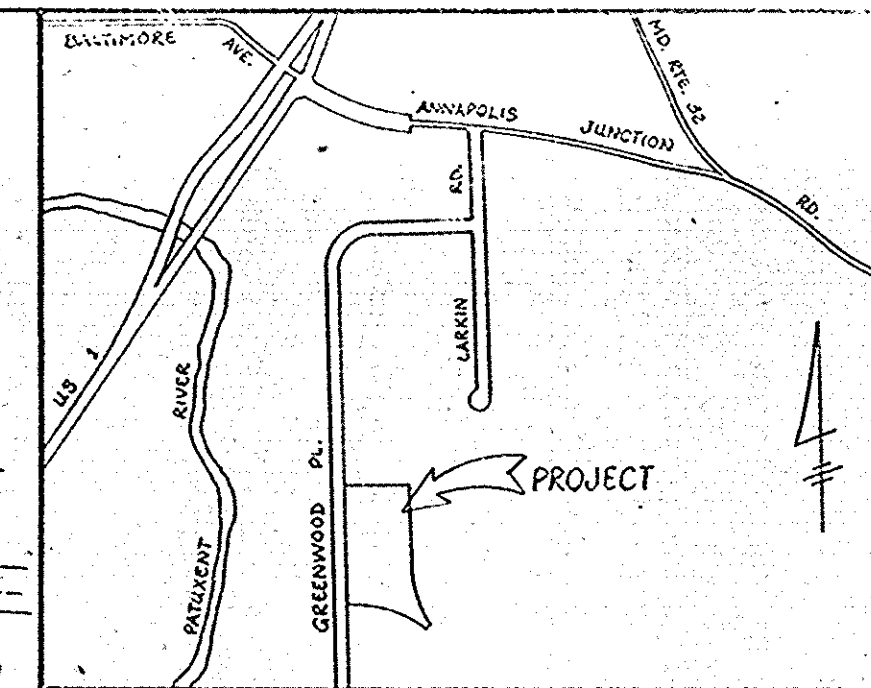


GENERAL NOTES

- Total area of tract 7.428 Ac.±
- Present zoning M-2, Manufacturing heavy
- Parking data
  - Use-Warehouse and Office
  - Number of parking spaces provided 112
  - Total number of employees 108
  - Number of parking spaces required
    - Office space 7 spaces/10 employees = 36 employees @ 0.7 space/employee = 26 spaces
    - Warehouse space 1 space/2 employees = 72 employees @ 0.5 space/employee = 36 spaces
    - TOTAL 62 spaces req.
  - Total number of handicapped spaces required . . . 5
  - Total number of handicapped spaces provided . . . 5
  - Parking spaces to be delineated by solid white 6" painted lines
- All paving and storm drain construction shall be in accordance with the Howard County Road Construction Code and Standard Specifications.
- Existing utilities shown herein have been located from field and office information, the contractor shall determine the exact location of existing utilities to his own satisfaction before making any connection thereto or excavating in the area thereof.
- The contractor shall notify Miss Utility at 559-0100 a minimum of three days prior to beginning any construction shown herein.
- The property is located on Tax Map 47 Parcel 899 and recorded in the Land Records of Howard County in Plat Book 31, Folio 16.
- Coverage
  - Total area of property 7.428 Ac.±
  - Total building coverage 3.20 Ac.± or 43% of site
  - Required open space including landscaped areas @ 20% 1.49 Ac.±
  - Total open space provided 2.35 Ac.± 31.6%
- The Contractor shall notify the Howard County Construction Inspection/Survey Division 24 hours prior to commencement of work at 992-2418.
- Handicapped facilities to be constructed in accordance with the "Design of Barrier Free Facilities" and the "Maryland Building Code for the Handicapped and Aged."
- All railroad construction shall be in accordance with the requirements of the Chesapeake System.
- Lighting - No parking lot lighting proposed. Security lighting attached to building, direction and shielded, shown thus.
- The sanitary sewer line and connections shall be of a material as specified under Article 37.06 Section 37.06-2 in Volume 4 Standard Specifications and Details for Construction.
- See drawings S2.11 and S3.21 in Volume 4 for details of the proposed 6" sewer connection and main line clean outs.

BENCH MARK  
F.C.C. #1 ELEV. 10000  
P.K. NAIL SET IN BITUMINOUS JOINT FILLER ON CONCRETE CURB, EAST SIDE OF GREENWOOD PLACE.



CORRIDOR INDUSTRIAL PARK SECTION ONE PARCEL "L-1" PLAT CMP NO. 4184

CORRIDOR INDUSTRIAL PARK SECTION ONE PARCEL "J" REB. 31 E. 14

OWNER AND DEVELOPER  
C8 INSTITUTIONAL FUND IV  
CAPITAL MANAGEMENT SERVICE  
523 FREMONT AVENUE  
LOS ANGELES, CALIFORNIA 90071

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 4-16-81

\* WATER CONNECTION REVISIONS 9-3-81

\* STORM WATER MANAGEMENT POND AND ROOF DRAIN REVISIONS 12-01-81

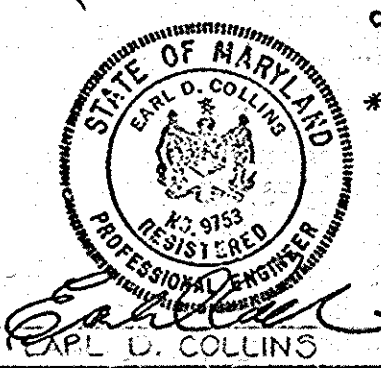
SITE DEVELOPMENT PLAN  
CORRIDOR INDUSTRIAL PARK SECTION ONE PARCEL "K"  
TAX MAP 47 PARCEL 899  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
MARCH 6, 1981 SHEET 1 OF 3 SCALE: 1"=30'

FISHER, COLLINS AND CARTER, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8388 COURT AVENUE  
ELLCOTT CITY, MARYLAND 21043

APPROVED: Howard County Office of Planning and Zoning  
*Thomas J. Harigis* 7-9-81  
PLANNING DIRECTOR  
APPROVED: *Louis F. Drane* 7-9-81  
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  
*Shirley F. Nemmy* 6-30-81  
DIRECTOR  
*William E. Ryan* 6-30-81  
CHIEF, SECTION OF ENGINEERING

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph M. Boylan* 7-8-81  
SOUTH COUNTY HEALTH OFFICER



APPROVED: *Thomas J. Amick* 7-9-81  
 PLANNING DIRECTOR  
 DATE

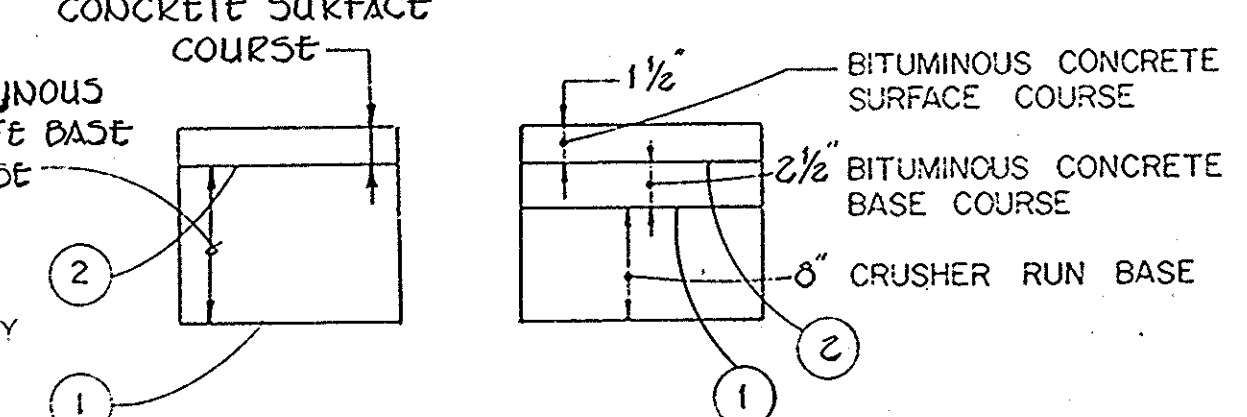
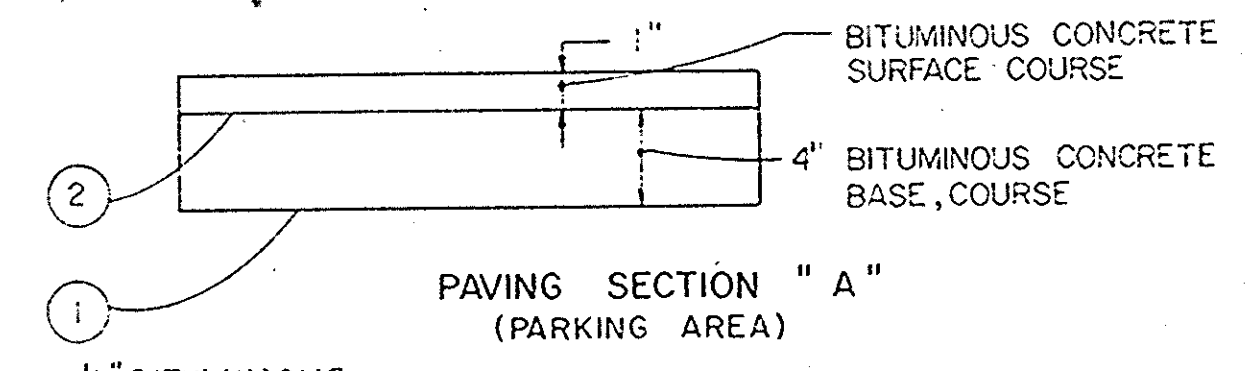
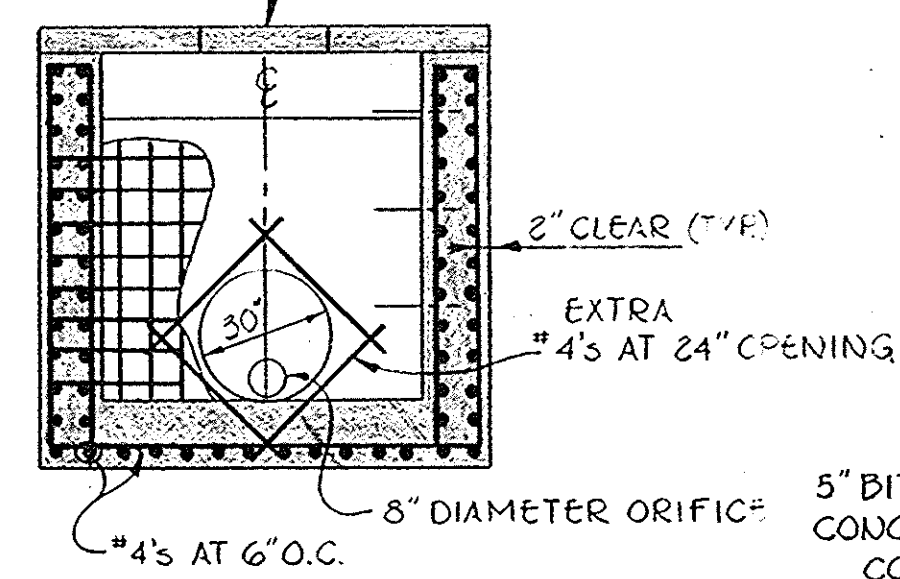
APPROVED: *Louis J. Amick* 7-9-81  
 CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 DATE

APPROVED: *Wm. F. Nemmy* 6-30-81  
 DIRECTOR  
 DATE

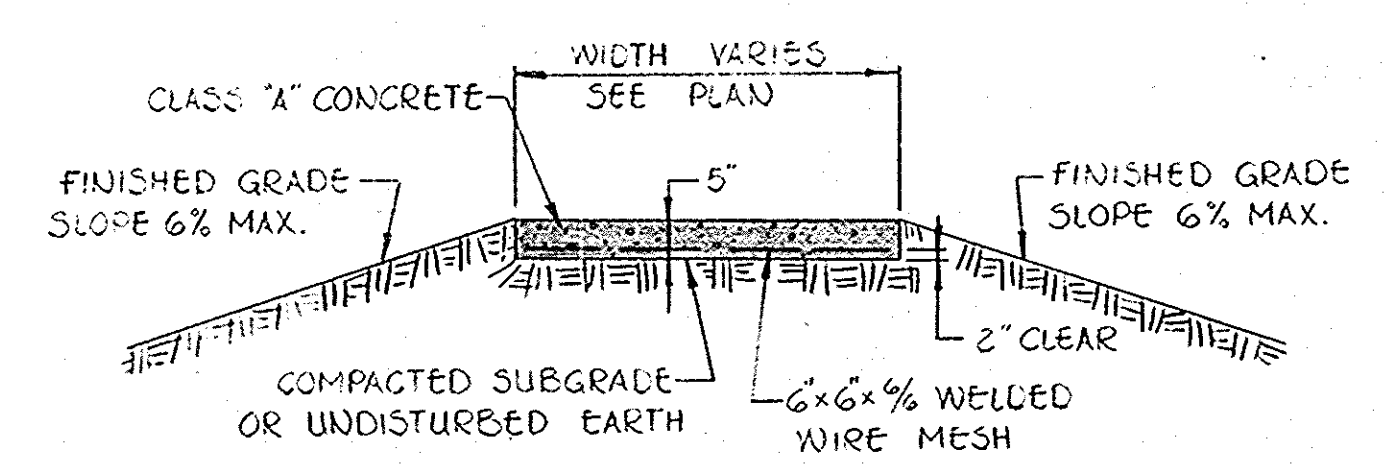
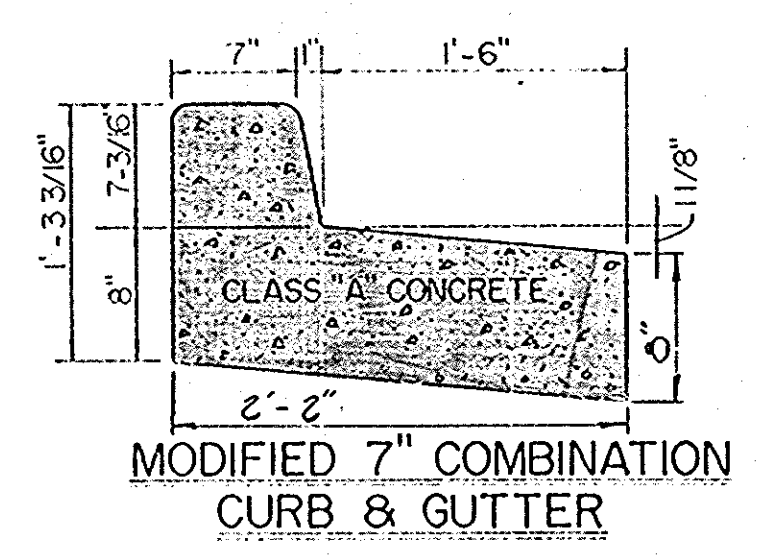
APPROVED: *James E. ...* 6-12-81  
 CHIEF, BUREAU OF ENGINEERING  
 DATE

APPROVED: *Joseph M. ...* 7-2-81  
 HEALTH OFFICER  
 DATE

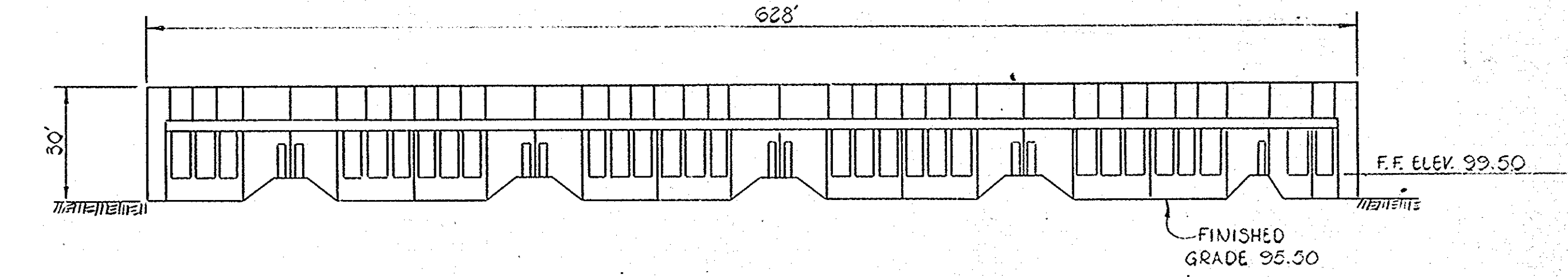
STANDARD HOWARD COUNTY TYPE "D" FRAME AND COVER



TYPICAL PAVING SECTION DETAILS  
 NO SCALE



CONCRETE WALK DETAIL  
 NO SCALE



SCHEMATIC BUILDING PROFILE  
 NO SCALE

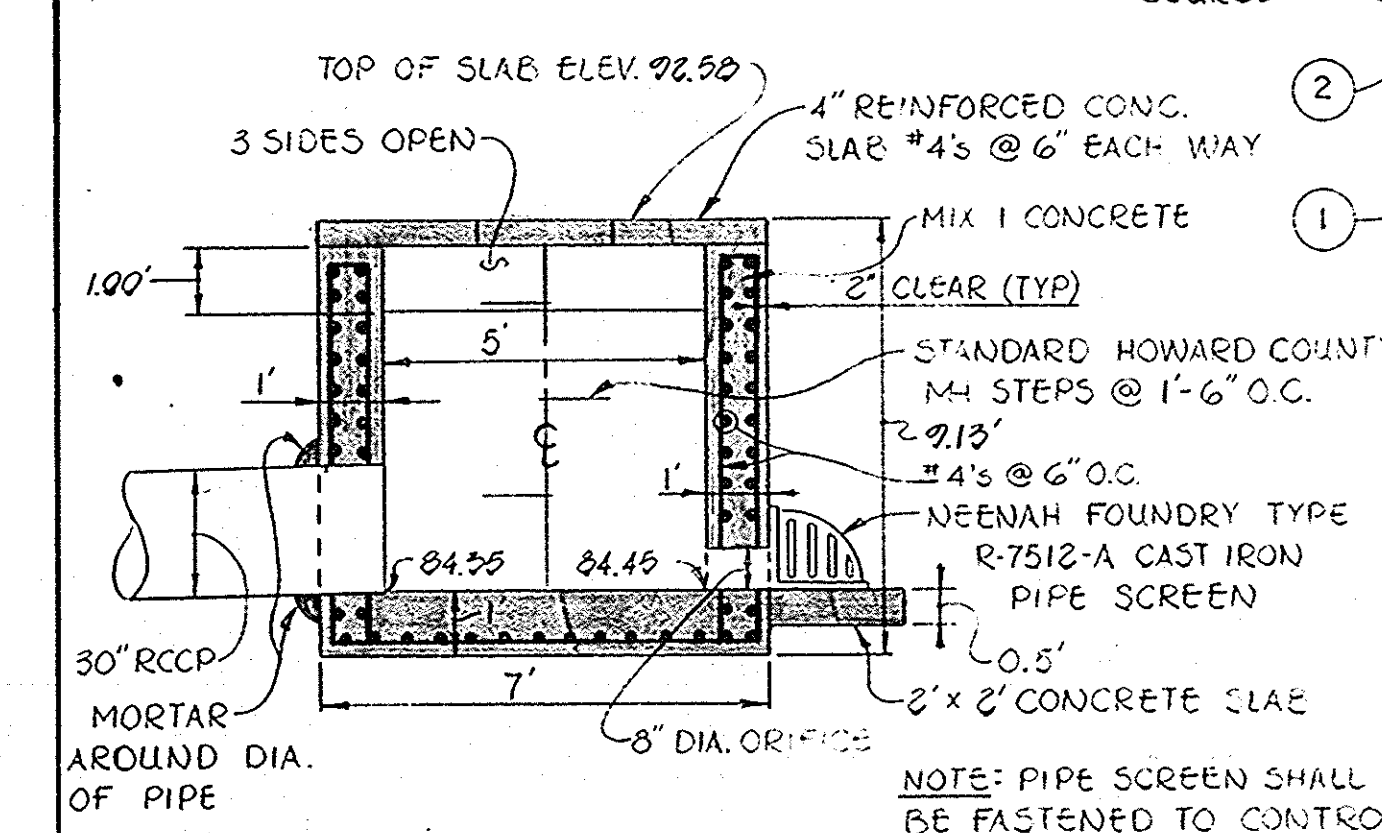
STRUCTURE SCHEDULE					
STRUCTURE NO.	TYPE	INVERT IN	INVERT OUT	TOP ELEVATION	REMARKS
I-1	"C"*	-	82.52	87.00	DRWG. 64-C PG. 119-C
I-2	"C"*	79.07	79.47	89.00	DRWG. 64-C PG. 119-C
M-1	STANDARD MANHOLE	79.00	77.75	90.00	DRWG. D-103 PG. 158
M-2	STANDARD MANHOLE	79.67	79.09	93.60	DRWG. D-103 PG. 158
M-3	STANDARD MANHOLE	83.90	82.70	93.50	DRWG. D-103 PG. 158

NOTE: ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE HOWARD COUNTY STANDARD CONSTRUCTION DETAILS FOR ROADS AND STREETS.

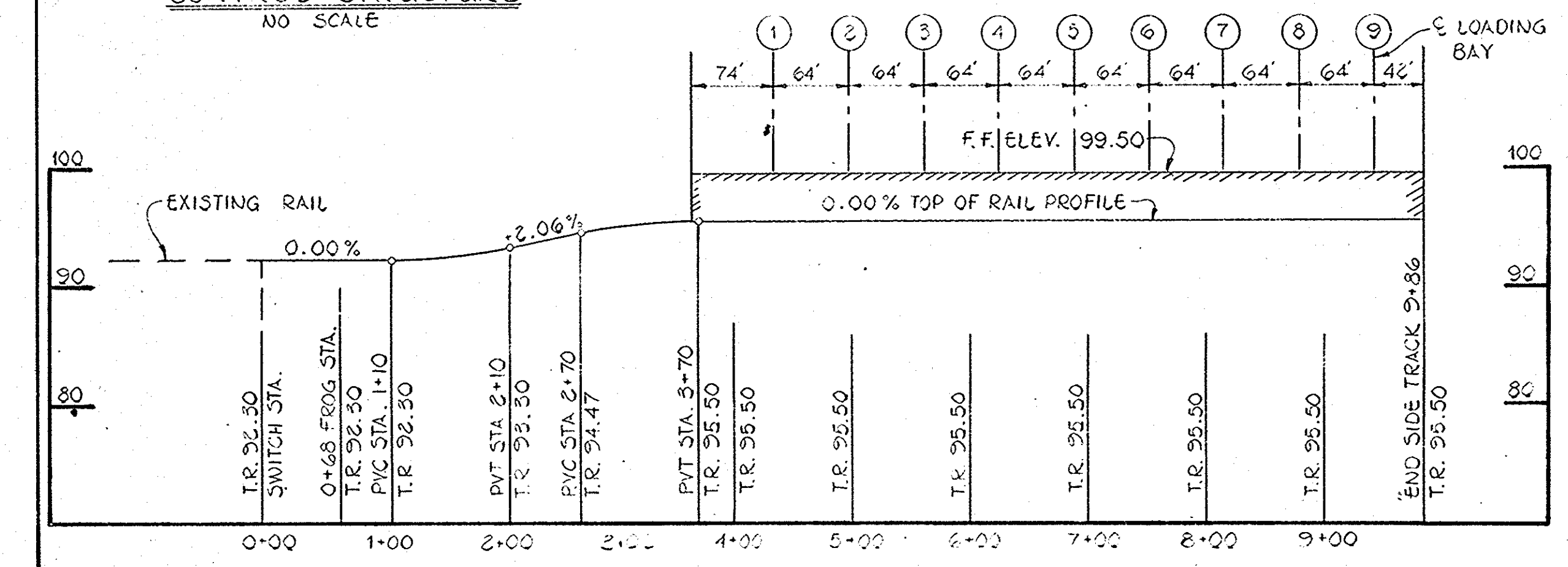
1. TACK COAT IN ACCORDANCE WITH SECTION C-31-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.

2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30-3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.

NOTE: PIPE SCREEN SHALL BE FASTENED TO CONTROL STRUCTURE WITH 6-1/4" DIA ANCHOR BOLTS



CONTROL STRUCTURE  
 NO SCALE



VERTICAL CURVE DATA

STA.	TOP OF RAIL ELEV.
1+25	92.32
1+50	92.46
1+75	92.72
2+00	93.11

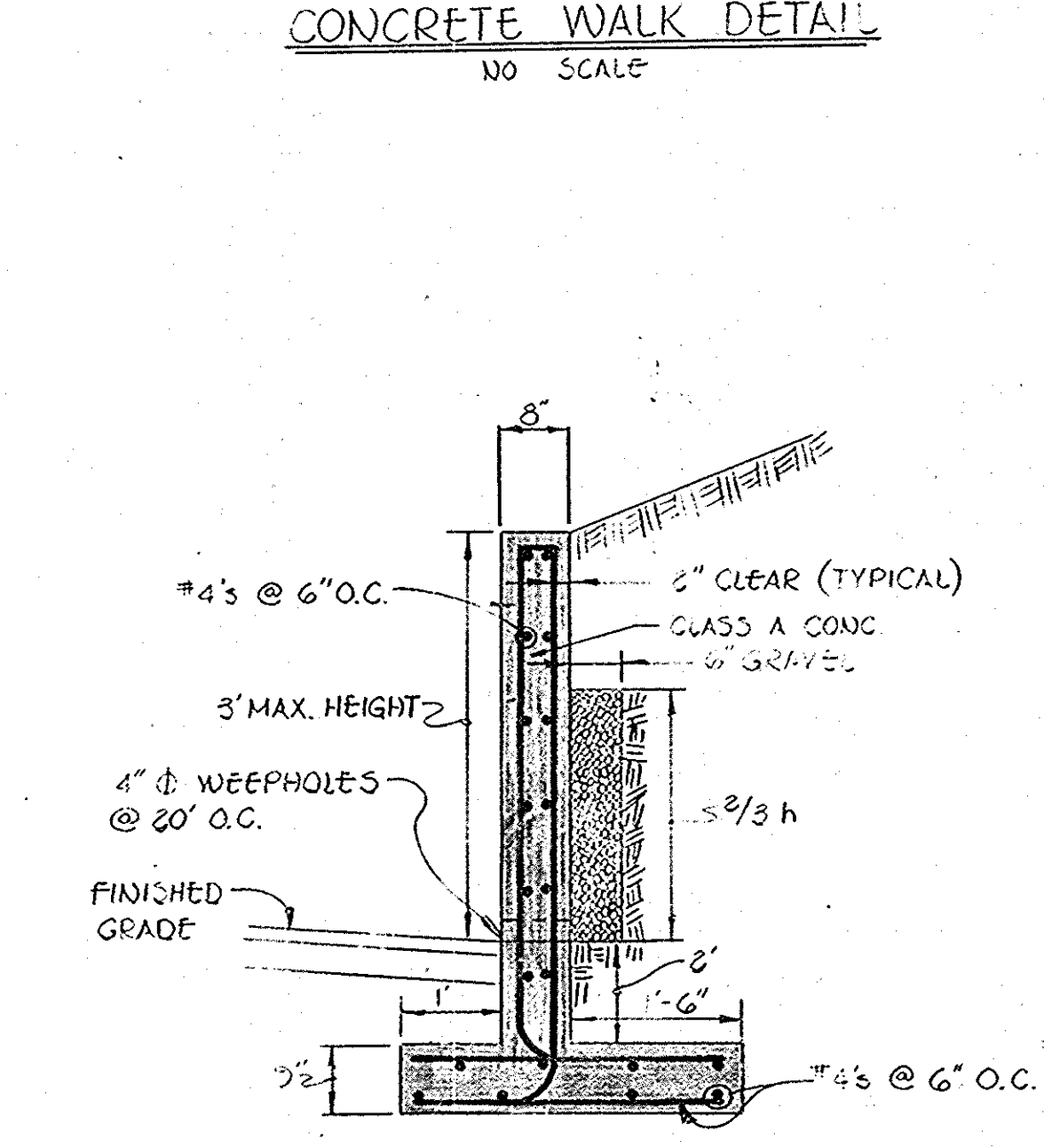
VERTICAL CURVE DATA

STA.	TOP OF RAIL ELEV.
2+75	94.57
3+00	95.00
3+25	95.29
3+50	95.46

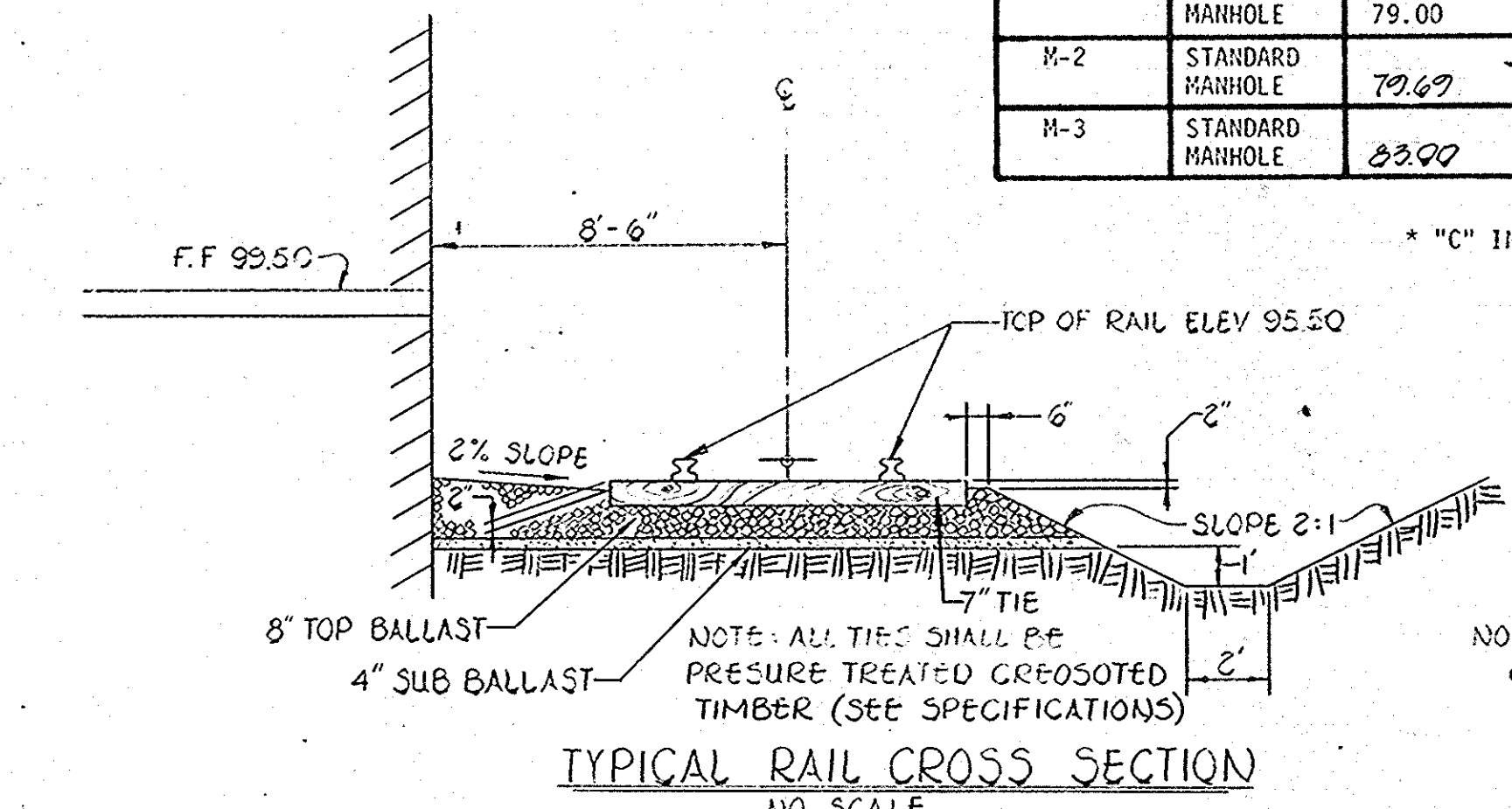
NOTES:

- TOP OF SUBGRADE IS 2.2' BELOW TOP OF RAIL ELEVATION. SEE DETAIL THIS SHEET.
- ALL RAILROAD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CHESSEE SYSTEM.

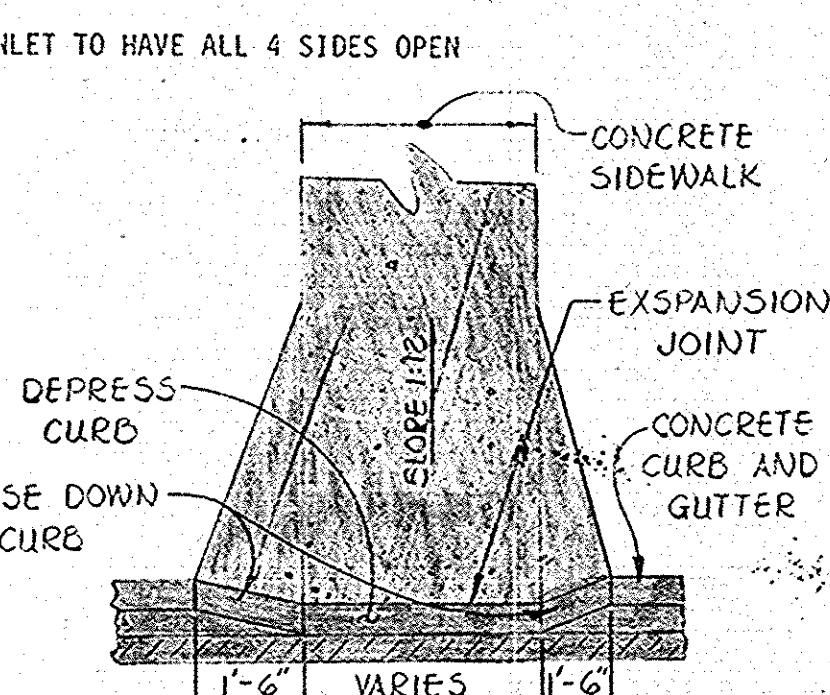
PROFILE  
 SCALE: 1" = 100' HOR.  
 1" = 10' VERT



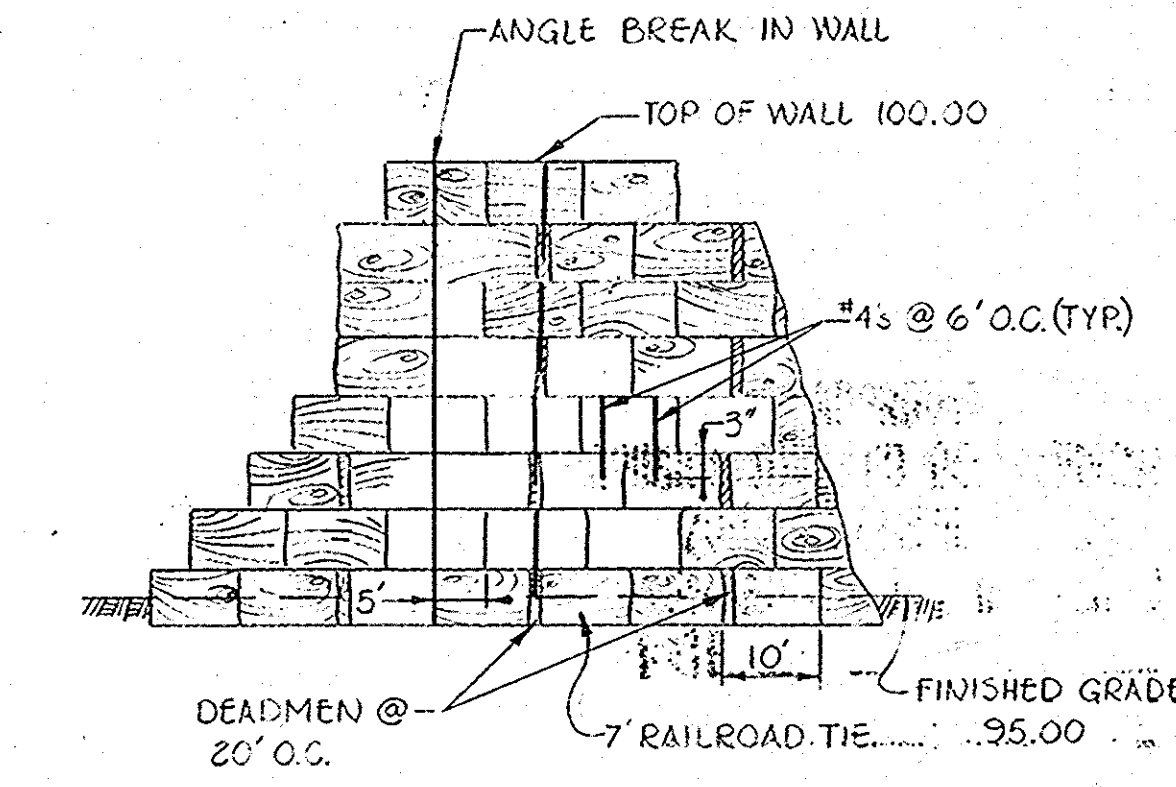
RETAINING WALL  
 NO SCALE



TYPICAL RAIL CROSS SECTION  
 NO SCALE

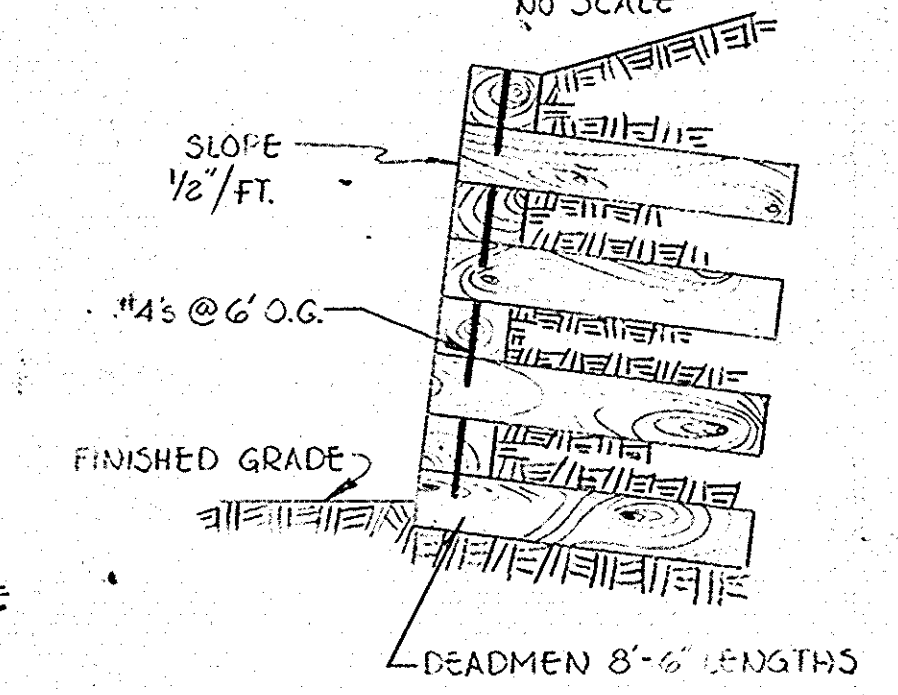


CURB CUT DETAIL FOR HANDICAPPED RAMP  
 NO SCALE

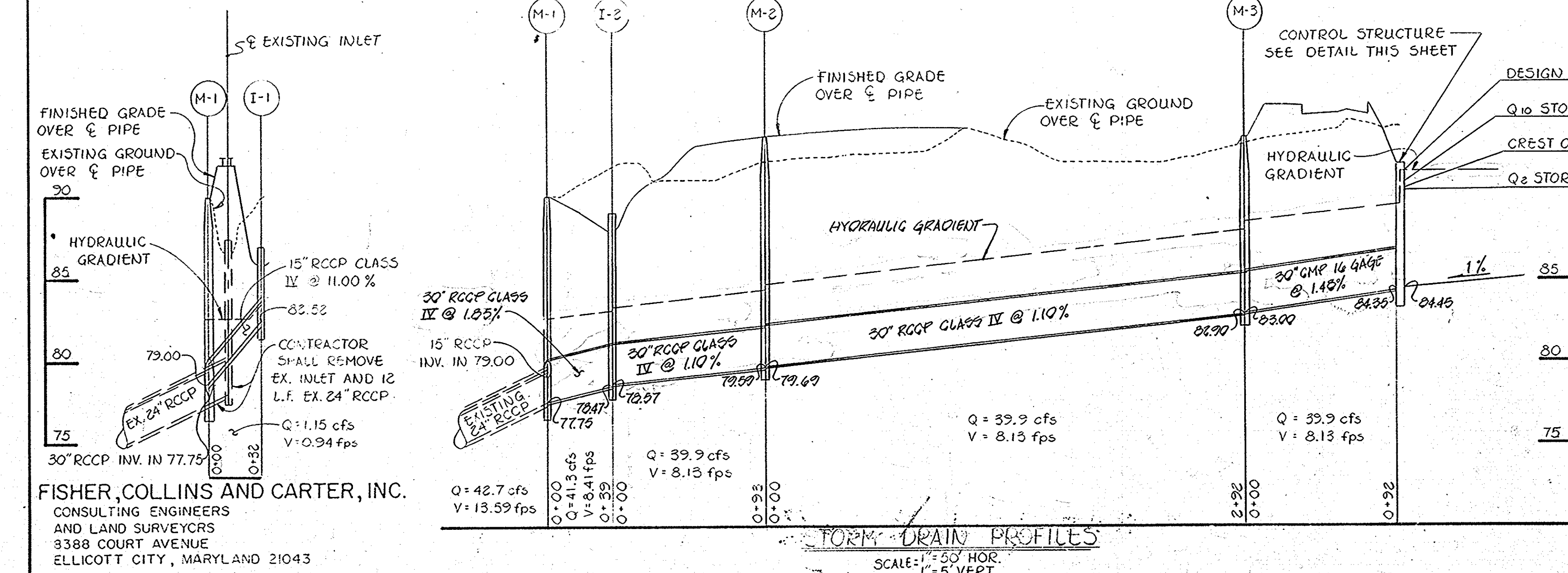


ELEVATION

RAILROAD TIE RETAINING WALL  
 NO SCALE



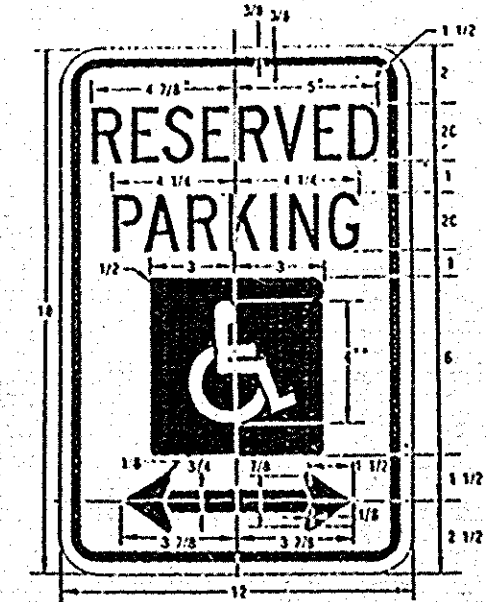
SECTION



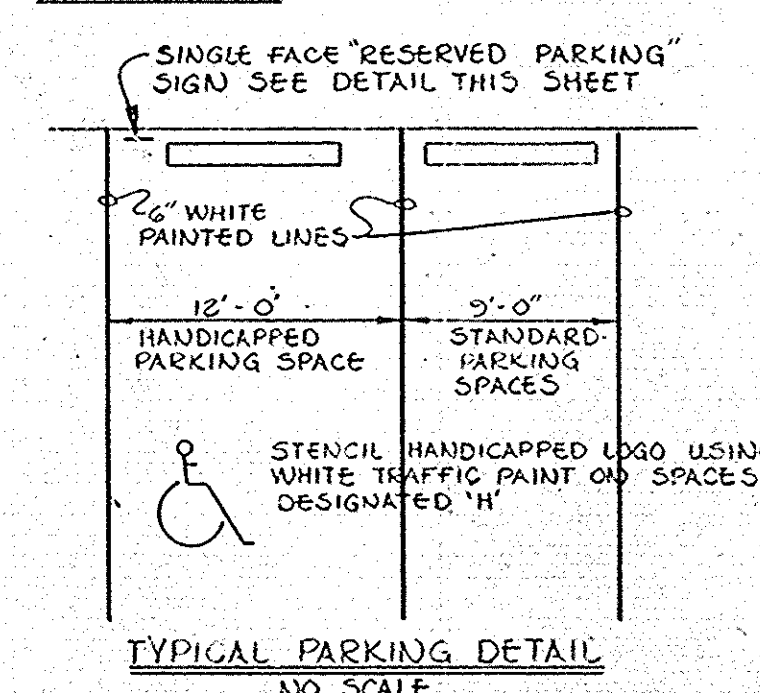
FORM DRAIN PROFILES  
 SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

APPROVED  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 4-16-81  
*LFD*

\*STORM DRAIN PROFILE REVISION 12-01-81



LEGEND AND BORDER-SHOWN  
 WHITE STROKE OR BLUE BACKGROUND  
 BACKGROUND-WHITE



TYPICAL PARKING DETAIL  
 NO SCALE

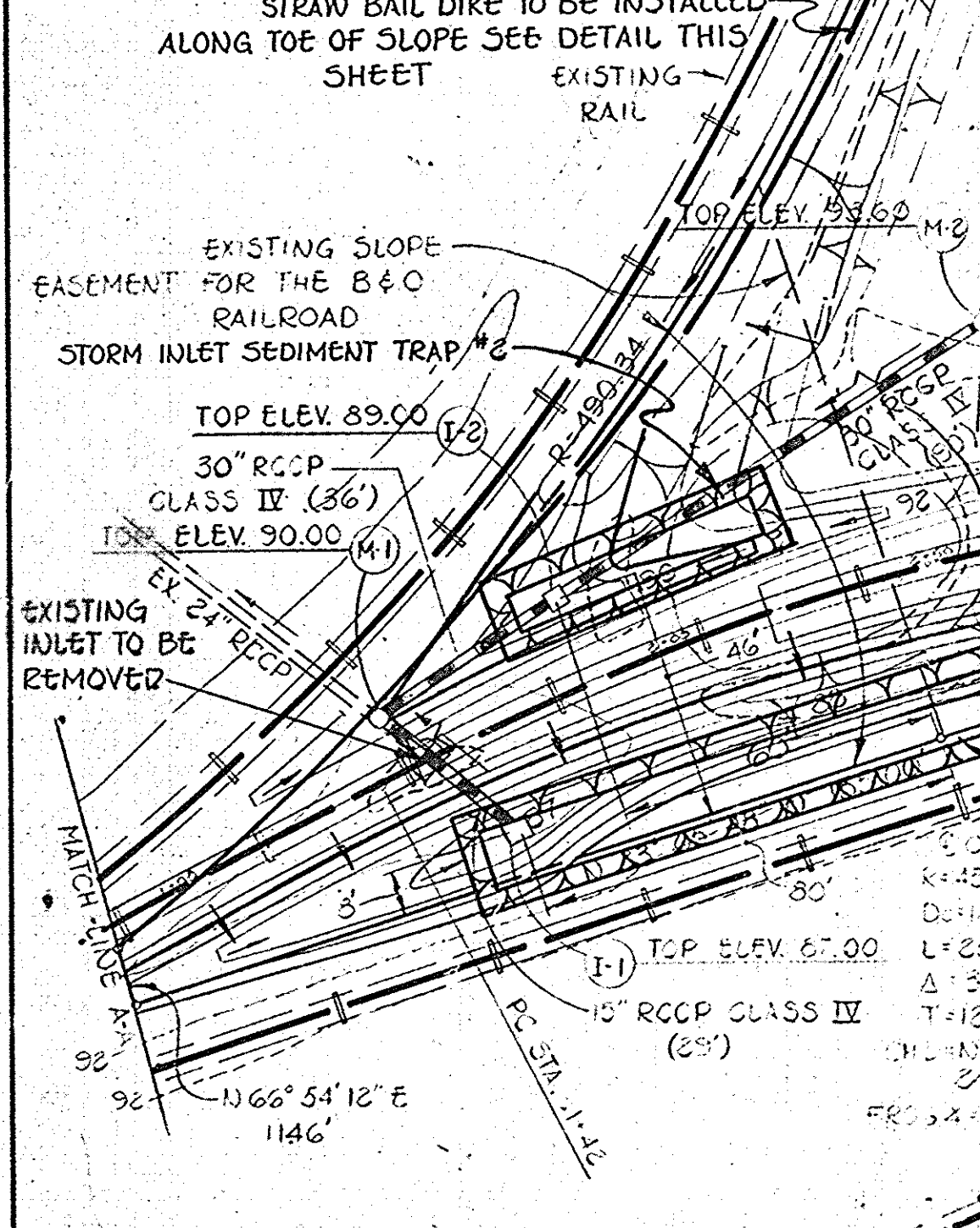
PROFILES AND DETAILS  
 CORRIDOR INDUSTRIAL PARK  
 SECTION ONE  
 PARCEL "K"  
 TAX MAP 47 PARCEL 899  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 MARCH 6, 1981 SHEET 2 OF 3 SCALE AS SHOWN

FISHER, COLLINS AND CARTER, INC.  
 CONSULTING ENGINEERS  
 AND LAND SURVEYORS  
 3388 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043

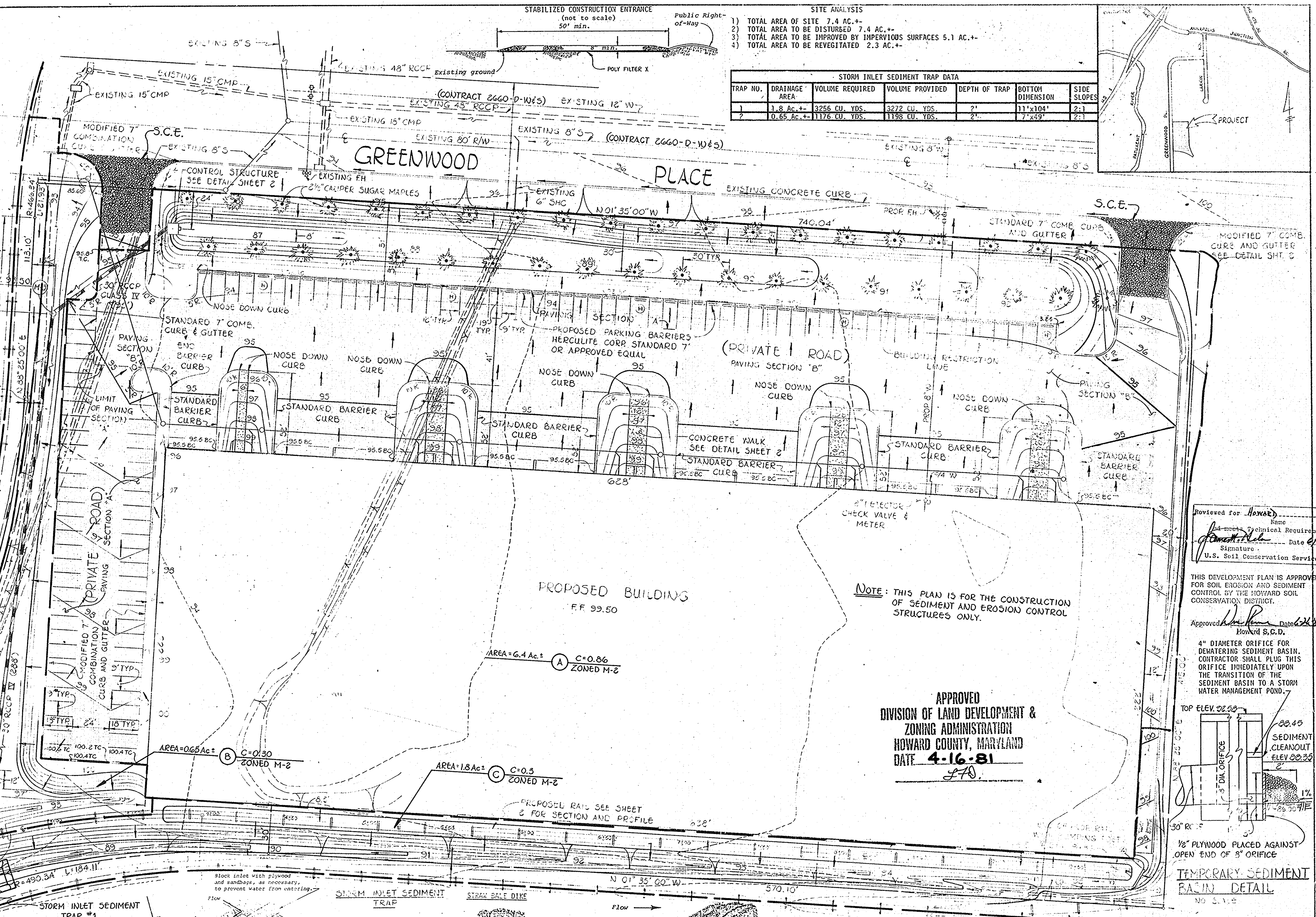
STATE OF MARYLAND  
 EARL C. COLLINS  
 DATE 6-22-81

- CONSTRUCTION SEQUENCE**
- OBTAIN GRADING AND BUILDING PERMIT.
  - CONSTRUCT STONE CONSTRUCTION ENTRANCES.
  - INSTALL STRAW BALE DIKE ON WEST END OF PROPERTY AS SHOWN ON PLAN.
  - CONSTRUCT STORM DRAIN SYSTEM AND STORM INLET SEDIMENT TRAPS.
  - CONSTRUCT SEDIMENT BASIN/STORM WATER MANAGEMENT POND AND STABILIZE USING TEMPORARY SEEDING. THE 8" ORIFICE SHALL BE BLOCKED IN ACCORDANCE WITH THE DETAIL OF THIS SHEET. THE 8" ORIFICE SHALL REMAIN BLOCKED UNTIL SUCH TIME WHEN THE SEDIMENT BASIN TRANSITIONS TO FUNCTION AS A STORM WATER MANAGEMENT POND.
  - GRADE SITE TO SUBGRADE.
  - CONSTRUCT BUILDING.
  - LAY CRUISER RUN, BASE COURSE, AND RAIL SYSTEM.
  - DURING CONSTRUCTION, SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND BASIN WHEN THE SEDIMENT REACHES THE CLEANOUT ELEVATION. AFTER EACH RAINFALL THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON.
  - THE BASIN SHALL BE DEWATERED IN ACCORDANCE WITH THE DETAIL ON THIS SHEET. ANY STANDING WATER BELOW THE DEWATERING HOLE SHALL BE PUMPED OUT BEFORE THE TRANSITION TO A PERMANENT POND.
  - THE SEDIMENT FROM THE TRAPS AND BASIN SHALL BE PLACED ALONG THE FILL SLOPE AT THE WESTERN END OF THE PROPERTY.
  - CLEAN BASE COURSE, APPLY TACK COAT TO BASE COURSE, INSTALL CURB AND LAY SURFACE COURSE.
  - THE STORM WATER MANAGEMENT POND AND SEDIMENT TRAPS SHALL BE GRADED IN ACCORDANCE WITH SHEET ONE AND STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS IN THE SEDIMENT CONTROL NOTES.
  - REMOVE STRAW BALE DIKE.
  - ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED BY PERMANENT SEEDING.

- SEDIMENT CONTROL NOTES**
- Specifications for the Sediment Control Details shown hereon are included in the U.S.D.A. Soil Conservation Service "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas."
  - The developer shall notify the Howard County Office of Inspection and Permits at least 24 hours prior to beginning any construction shown hereon (992-2433).
  - Sediment control structures to be constructed prior to any on-site grading or disturbance to any existing surface material, and are to be stabilized as soon as constructed.
  - All sediment control structures to remain in place until permission for their removal has been obtained from the Howard County Office of Inspection and Permits. (992-2433).
  - All graded areas not to be sodded shall be stabilized by seeding and mulching in accordance with the following:
    - Site Preparation
      - Harrow or disc in areas proposed to be seeded the following materials:
        - Pulverized limestone at 2 tons/acre.
        - Commercial fertilizer 10-10-10 at 3/4 tons/acre.
        - Super phosphate at 600 lbs./acre.
    - Seeding
      - Sow the following seed mixture at the rate of 200 lbs./acre with a mechanical spreader.
        - Temporary: Italian or Perennial Rye Grass
        - Permanent: 40% Marion Blue Grass, 40% South Dakota Blue Grass and 20% Penn Lawn Creeping Fescue.
      - The seeded area shall then be raked with a York Rake (a minimum of 2 passes) covered and compacted with Cultipacker or other approved method.
    - Mulching
      - Seeded areas shall be uniformly mulched immediately after seeding with unweathered small grain straw at the rate of 1 1/2-2 tons/acre.
      - Tie mulch down with liquid asphalt at 0.1 gal./s.y. or emulsified asphalt at 0.04 gal./s.y. or mulch netting.



**FISHER, COLLINS AND CARTER, INC.**  
 CONSULTING ENGINEERS  
 AND LAND SURVEYORS  
 9388 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043



**SEDIMENT INLET SEDIMENT TRAP #1**

Block inlet with plywood and sandbags, as necessary, to prevent water from entering.

Remove bricks or blocks for outlet. Trap may be placed behind or at end of inlet.

**ANCHORING DETAIL**

2 re-bars, steel pickets, or 2" x 2" stakes 1 1/2' to 2' in ground

**EMBEDDING DETAIL**

Wire or nylon bound bales placed on the contour

**TEMPORARY SEDIMENT BASIN DETAIL**

1/2" PLYWOOD PLACED AGAINST OPEN END OF 8" ORIFICE

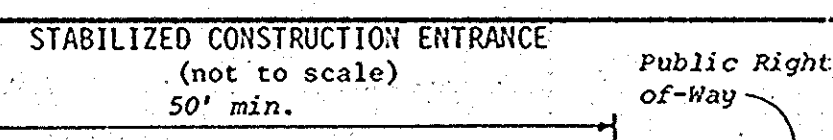
**APPROVED:** HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 Planning Director: *Thomas J. Horvath* 7-9-81  
 Chief, Division of Land Development & Zoning Administration: *Louis F. Davis* 7-9-81

**APPROVED:** FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS  
 Director: *Wm. F. Vermylen* 6-30-81  
 Chief, Bureau of Engineering: *William E. Pugh* 6-30-81

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, SYSTEMS AND ROADS  
 County Engineer: *Jayman E. Jones* 7-8-81

**ENGINEER'S CERTIFICATE**  
 I, *Arthur J. Bergoff*, a Professional Engineer in the State of Maryland, do hereby certify that the above plan is a true and correct copy of the original plan as shown to me by the developer and that it was prepared in accordance with the requirements of the HOWARD SOIL CONSERVATION DISTRICT.  
 P. E. REG. NO. 9753  
 DATE: 3/6/81

**DEVELOPER'S CERTIFICATE**  
 I, *Arthur J. Bergoff*, do hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control, and that all responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.  
 DATE: 3/6/81

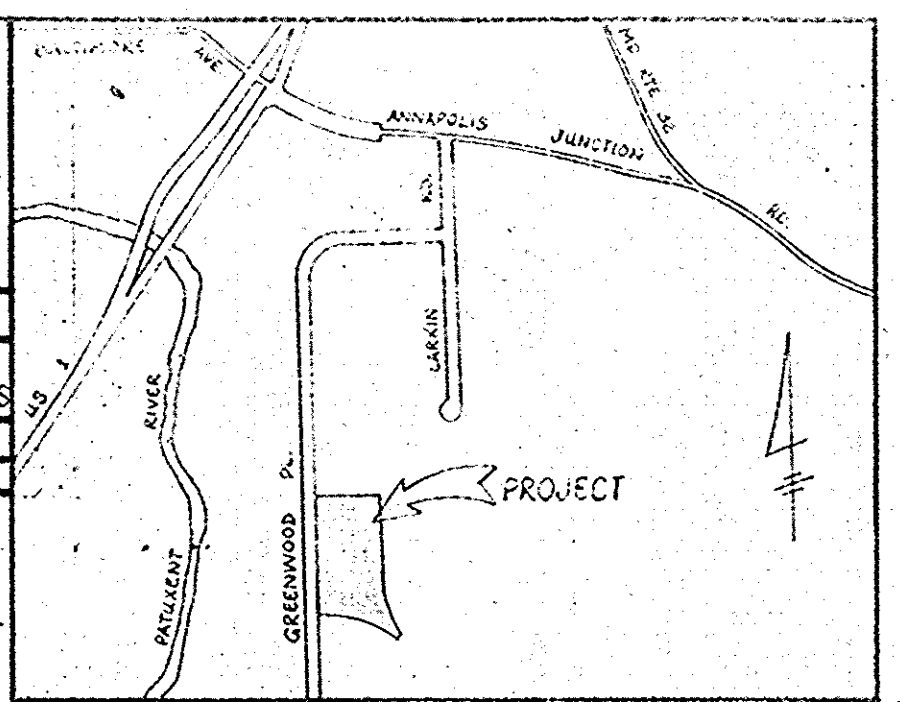


**SITE ANALYSIS**

- TOTAL AREA OF SITE 7.4 AC.+-
- TOTAL AREA TO BE DISTURBED 7.4 AC.+-
- TOTAL AREA TO BE IMPROVED BY IMPERVIOUS SURFACES 5.1 AC.+-
- TOTAL AREA TO BE REVEGETATED 2.3 AC.+-

**STORM INLET SEDIMENT TRAP DATA**

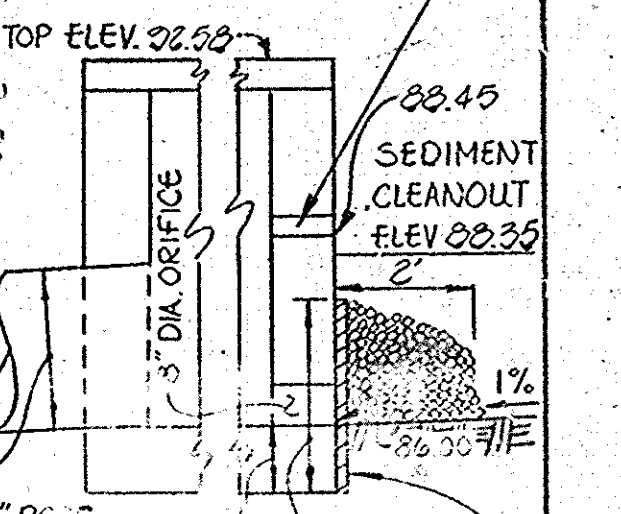
TRAP NO.	DRAINAGE AREA	VOLUME REQUIRED	VOLUME PROVIDED	DEPTH OF TRAP	BOTTOM DIMENSION	SIDE SLOPES
1	1.8 AC.+-	3256 CU. YDS.	3272 CU. YDS.	2'	11'x104'	2:1
2	0.65 AC.+-	1176 CU. YDS.	1198 CU. YDS.	2'	7'x49'	2:1



Reviewed for Howard County  
 Name: *Robert A. Pugh*  
 Signature: *Robert A. Pugh*  
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Approved: *Howard S.C.D.*  
 Date: 4-16-81

4" DIAMETER ORIFICE FOR DEWATERING SEDIMENT BASIN. CONTRACTOR SHALL PLUG THIS ORIFICE IMMEDIATELY UPON THE TRANSITION OF THE SEDIMENT BASIN TO A STORM WATER MANAGEMENT POND.



ELEVATION REVISIONS ON SEDIMENT CONTROL DETAIL. 12-01-81

**DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN CORRIDOR INDUSTRIAL PARK SECTION ONE PARCEL 'K'**  
 TAX MAP 47- PARCEL 899  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 MARCH 6, 1981 SHEET 3 OF 3 SCALE: 1" = 30'