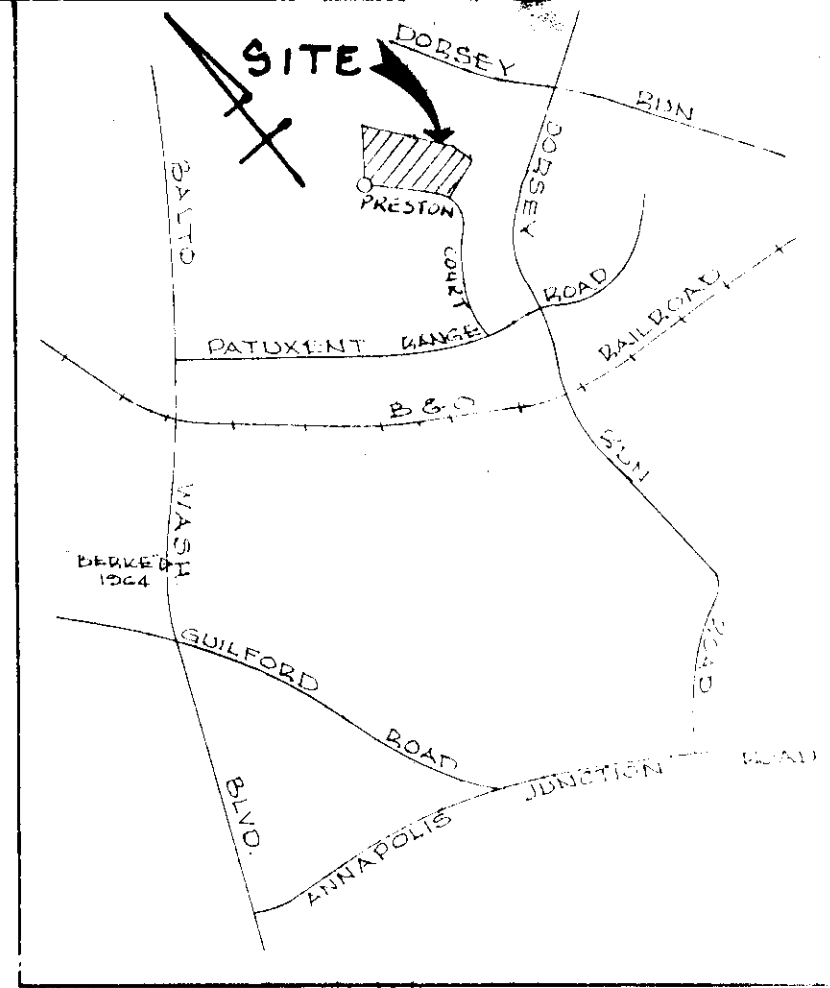
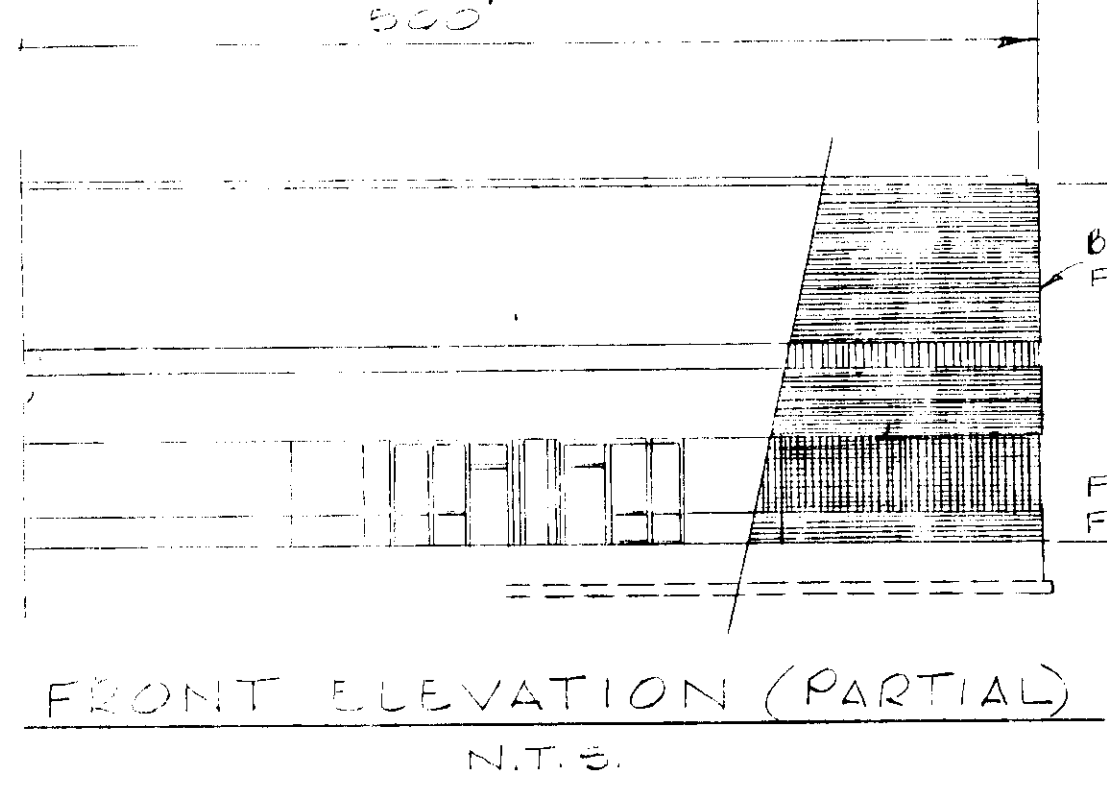
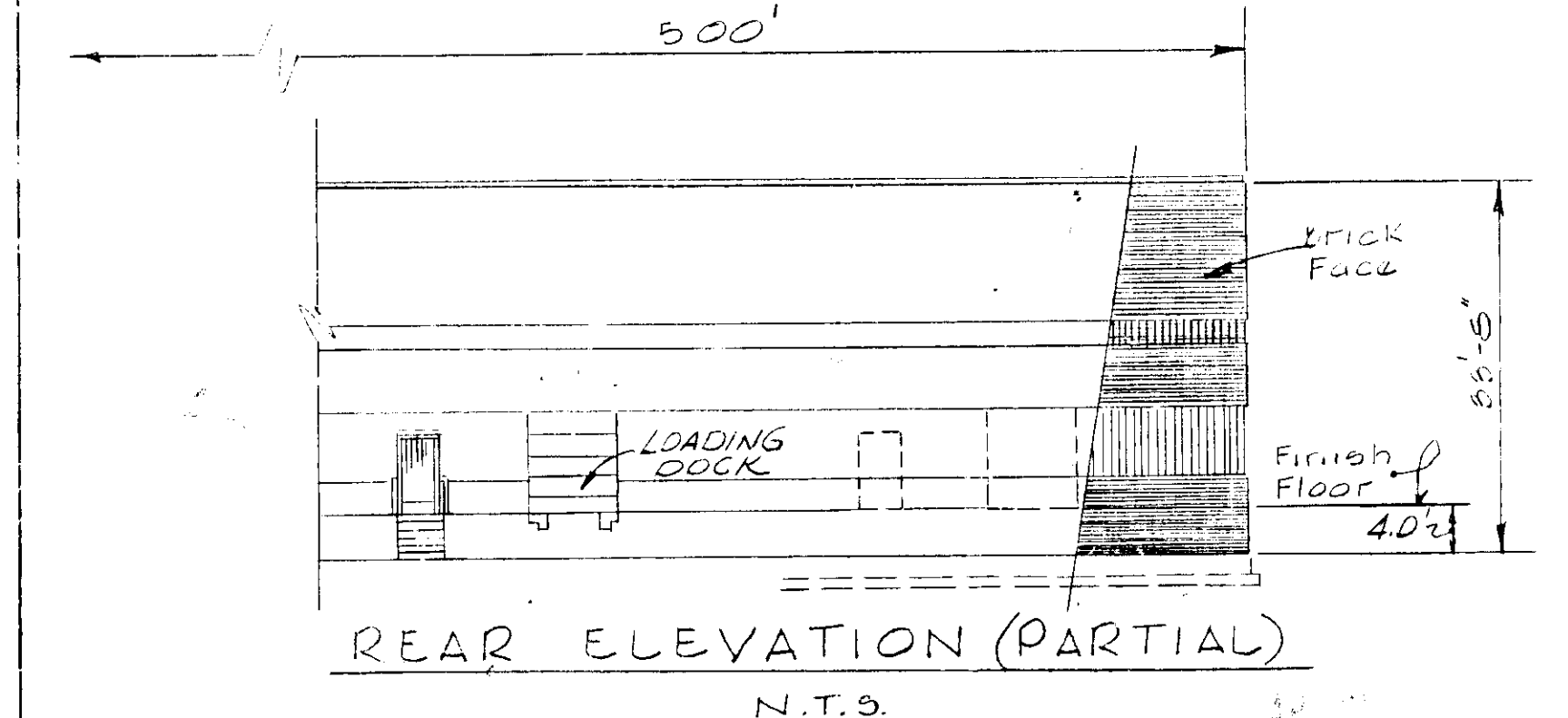


SEPARATE SEWER CONNECTIONS NOTE
 The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan, who will discharge non-domestic waste to the public sewerage system if this waste is regulated under Section 18.122A of the Howard County Code. Each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.



VICINITY MAP
 SCALE 1"=200'
 Coordinates shown hereon are based on Plane Coordinates Maryland State Grid System. MERKATOR Azimuth Mark 1954 - N 471,000.00 E 1,551,187.55

- GENERAL NOTES**
- SITE ANALYSIS**
 A. PARCEL AREA: 3.886 AC.
 B. EXISTING ZONING: M-2
 C. PROPOSED USE: OFFICE AND WAREHOUSE
 D. BUILDING AREA: 500' x 200' = 100,000 SF = 2.80 AC.
 E. PARKING TABULATIONS:
 OFFICE USE: 10% x 100,000 SF = 200 SF / 0.57 AC
 WAREHOUSING: 20% x 100,000 SF = 20,000 SF / 5.66 AC
 TOTAL REQUIRED PARKING SPACES: 55 SPACES
 - PROVIDED PARKING SPACES:** 108 EACH 2 1/2' x 12' x 12'
 PROVIDED PARKING SPACES: 5 EACH 10' x 15' (TOTAL 45 TOTAL)
 MAXIMUM NUMBER OF OFFICE EMPLOYEES: 65
 - PROPOSED SITE COVERAGE:**
 SITE AREA: 3.886 AC. = 167,074 SF (100%)
 BUILDING AREA: 2.80 AC. = 100,000 SF (59.9%)
 PARKING, WALKS, DRIVES: 1.98 AC. = 86,310 SF (51.5%)
 VEGETATED AREA: 4.61 AC. = 200,745 SF (30.7%)
 PARKING AREA: 41,200 SF LANDSCAPE ISLANDS AREA: 21,500 SF
 - PUBLIC WATER AND SANITARY SEWER TO BE UTILIZED.** (CONTRACT NO. 24-1485-D)
 - STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY REGIONAL STORMWATER MANAGEMENT POND APPROVED AND CONSTRUCTED UNDER GP86-50**
 - CONSTRUCTION NOTES:**
 A. ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH HOWARD COUNTY'S STANDARD DETAILS AND SPECIFICATIONS AS AMENDED.
 B. ALL DAMAGE TO PUBLIC RIGHT-OF-WAY AREAS, EXISTING CURB & GUTTER PAVING OR UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE PRIOR TO THE START OF ANY CONSTRUCTION. NOTIFY "MISS UTILITY" AT 1-800-257-7777.
 C. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 7A:00 A.M.



LEGEND

- (55) NUMBER OF PARKING SPACES PER BAY
- (H) HANDICAPPED PARKING
- 220 --- EXISTING CONTOURS
- 210 --- PROPOSED CONTOURS
- 3 --- EXISTING SEWER & MANHOLE
- 3 --- PROPOSED SEWER & MANHOLE
- 10 --- EXISTING WATER MAIN, VALVE & F.H.
- 10 --- PROP WATER MAIN, VALVE & F.H.
- 3 --- EXISTING STORM DRAIN & MANHOLE

LIST OF DRAWINGS

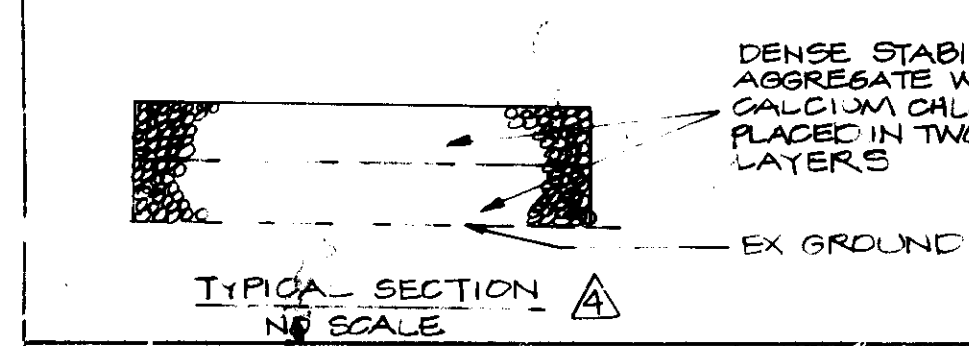
SHEET 1 OF 4 SITE DEVELOPMENT PLAN
SHEET 2 OF 4 SEDIMENT CONTROL PLAN
SHEET 3 OF 4 PROFILES AND DETAILS
SHEET 4 OF 4 LANDSCAPE PLAN

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
C	8250 PRESTON COURT

SUBDIVISION NAME: B.W.I.P.
SECT./AREA: SECT. 2 PARCEL 1
PLAT NO: 6923
BLOCK NO: 2
ZONE: M-2
TAX MAP: 48
ELECT. DIST.: G
WATER CODE: 6 02
SEWER CODE: 3020000

NO.	DATE	REVISION DESCRIPTION
1	11-8-87	ADDED STORAGE AREA
2	10-28-87	REVISED DRIVEWAY AND PARKING LAYOUT
3	8-27-87	REVISED STORMWATER MANAGEMENT PLAN
4	5-17-87	REVISED MANHOLE AND SEWER LAYOUT



OWNER:
 JOSEPH J. HOCK, INC.
 5501 BELLEGROVE ROAD
 BALTIMORE, MD 21225
 (301) 789-4400

DEVELOPER:
 DIVERSIFIED INVESTMENT ASSOCIATES, INC.
 16 SOUTH CALVERT STREET
 BALTIMORE, MARYLAND 21202
 ATTN: ELLWOOD SINSKY 369-6644

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

[Signature]
 DIRECTOR
 DATE: 3-18-87

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

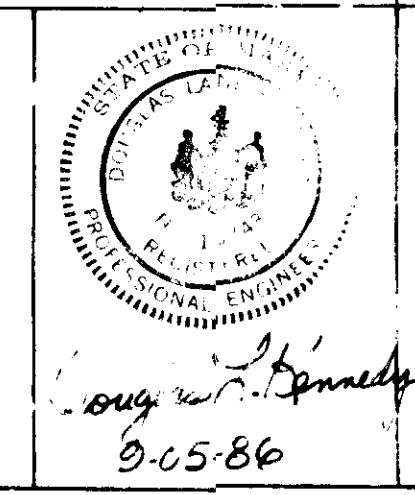
[Signature]
 COUNTY HEALTH OFFICER
 DATE: 3-22-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

[Signature]
 DIRECTOR
 DATE: 3-23-87

[Signature]
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 DATE: 3-23-87

KCW CONSULTANTS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1777 REISTERSTOWN ROAD
 COMMERCEVILLE SUITE 175
 BALTIMORE MARYLAND 21208
 (301) 484-0804



SITE DEVELOPMENT PLAN
BALTIMORE-WASHINGTON INDUSTRIAL PARK SEC. II
PARCEL 'C'

SCALE: 1"=50'
 SEPTEMBER 3, 1986

6TH ELECTION DISTRICT
 TAX MAP NO. 48
 HOWARD COUNTY, MARYLAND

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, discing or other acceptable means before seeding.

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

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

Seeding -- For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 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 31 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 slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance -- Inspect all seeded areas and make needed repairs, replacements and reseeds.

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

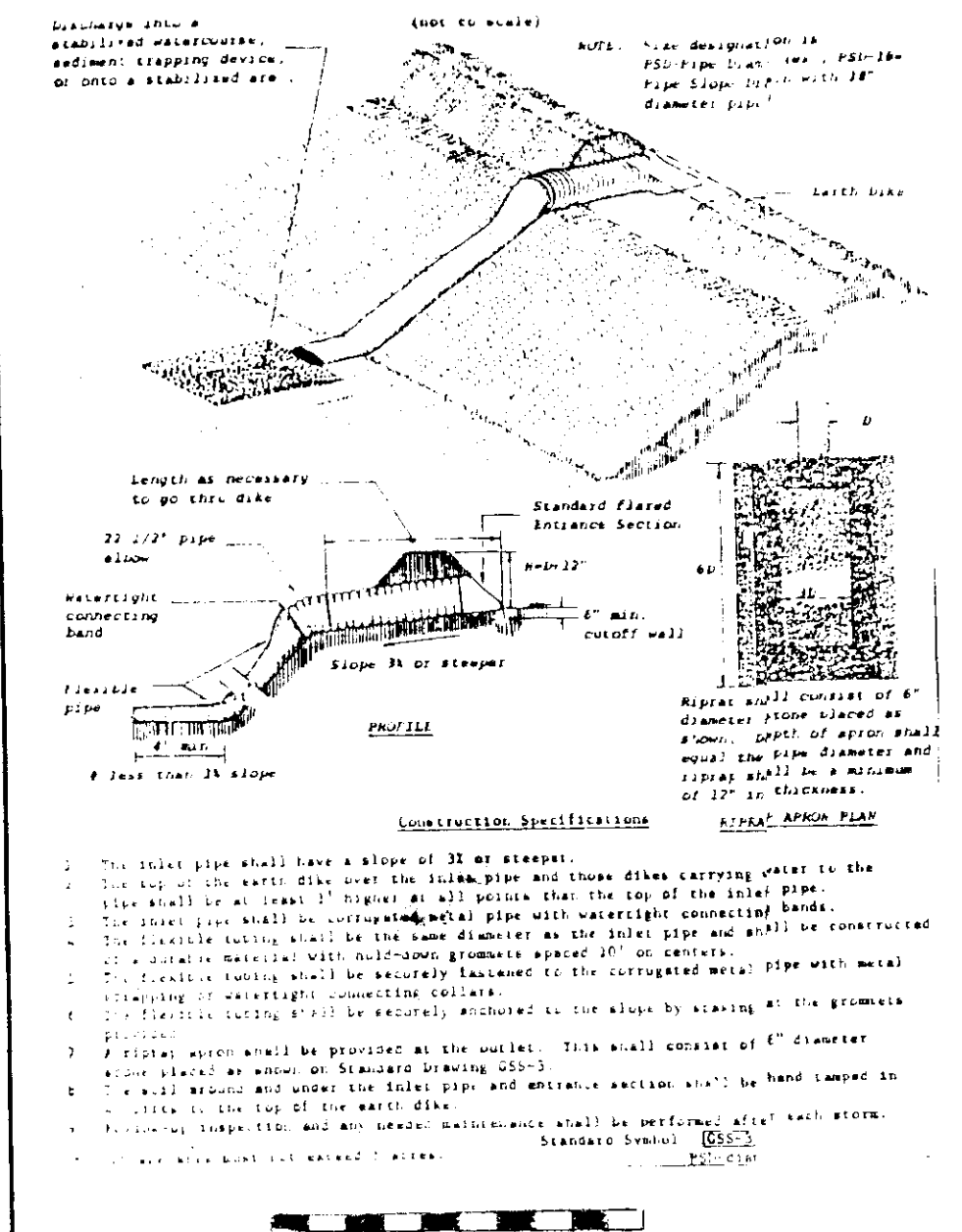
Soil Amendments: Apply 60 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

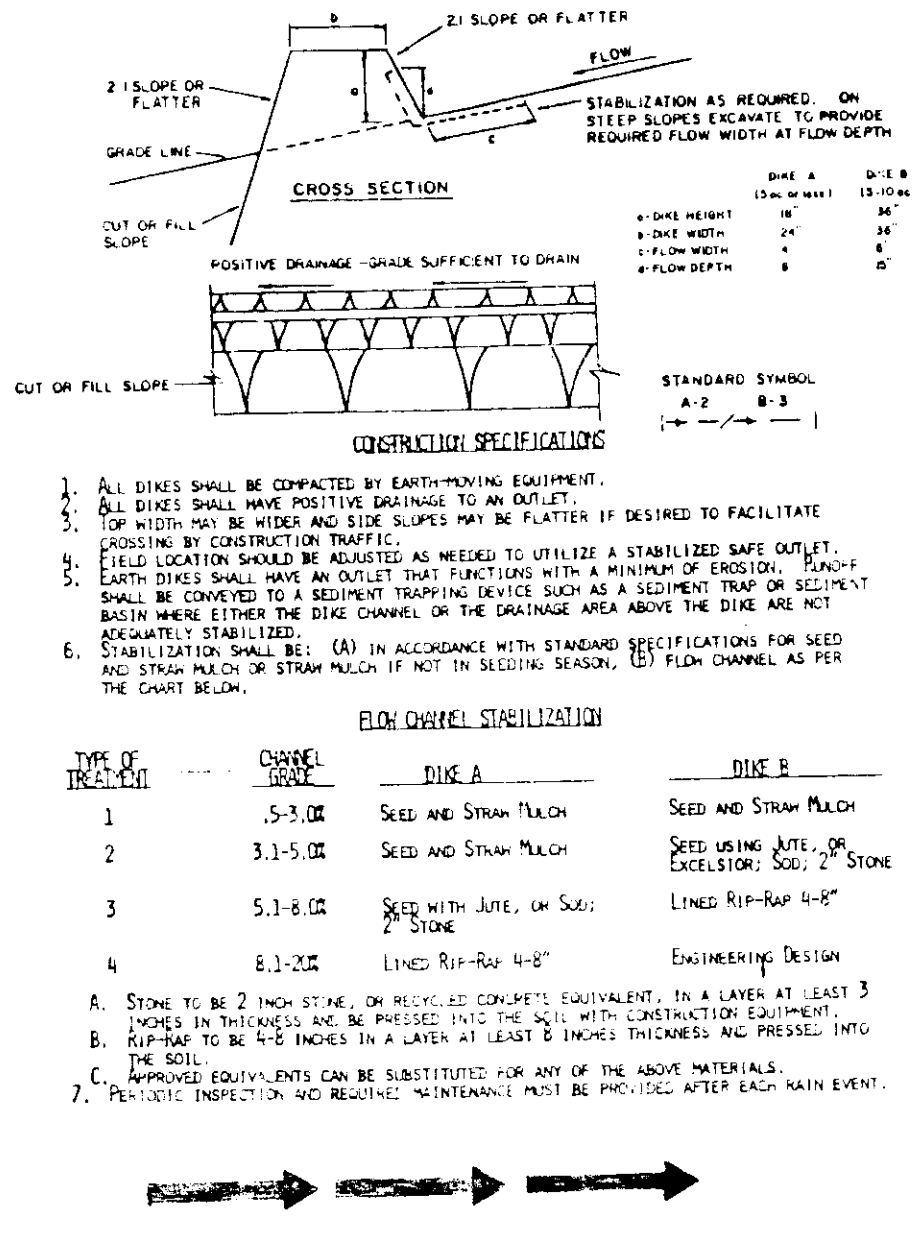
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 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 rate and methods not covered.

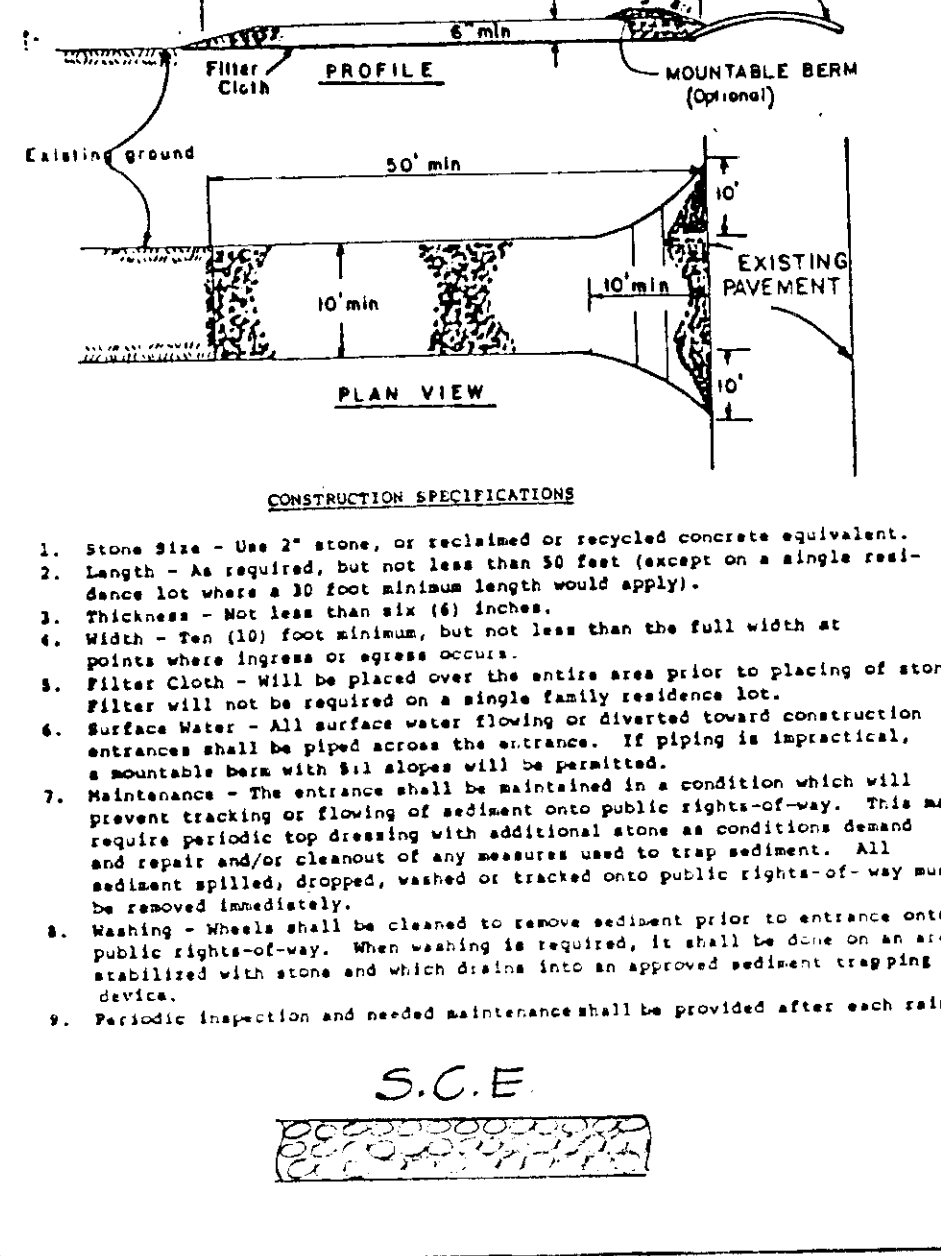
FLEXIBLE PIPE SLOPE DRAIN



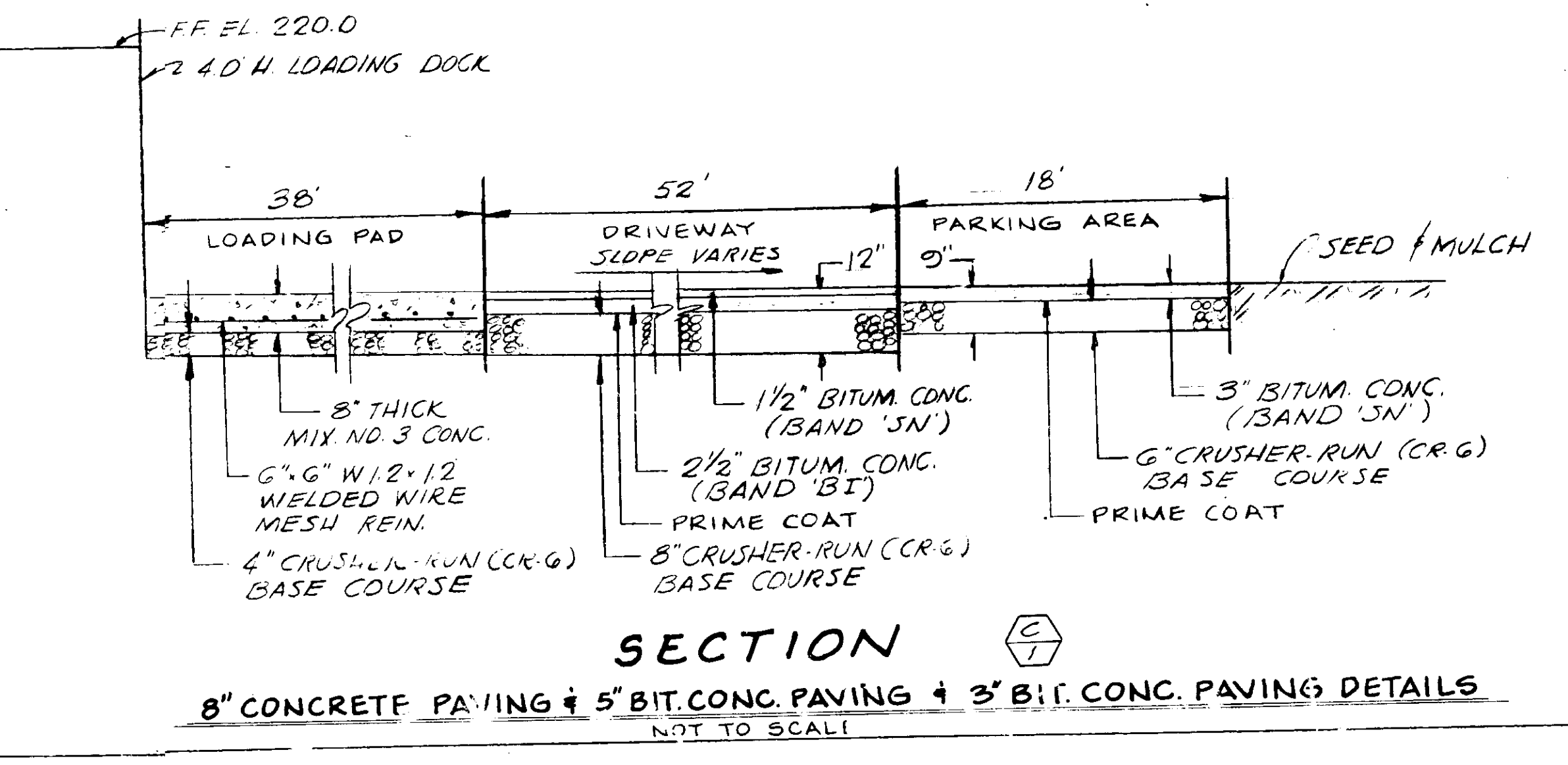
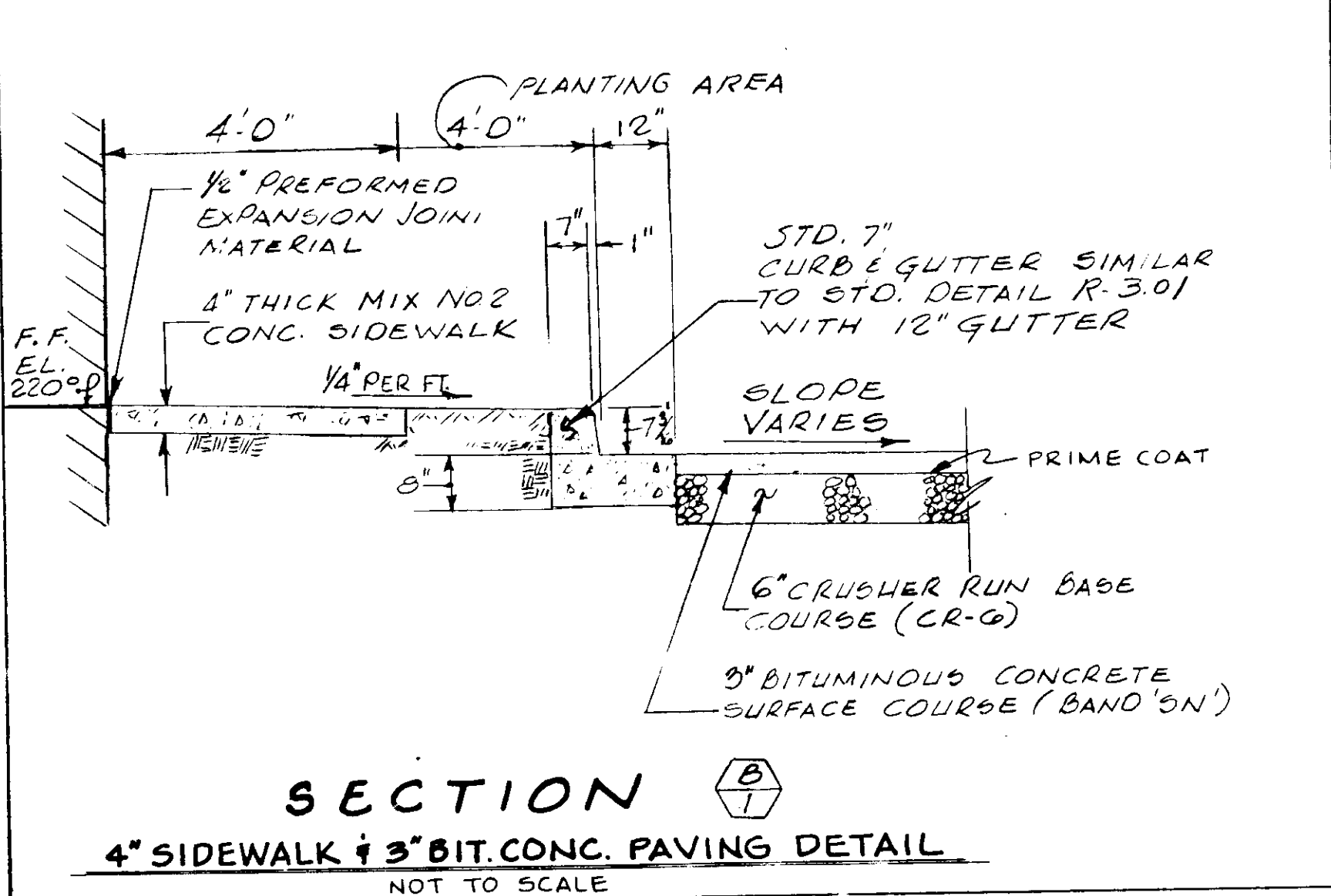
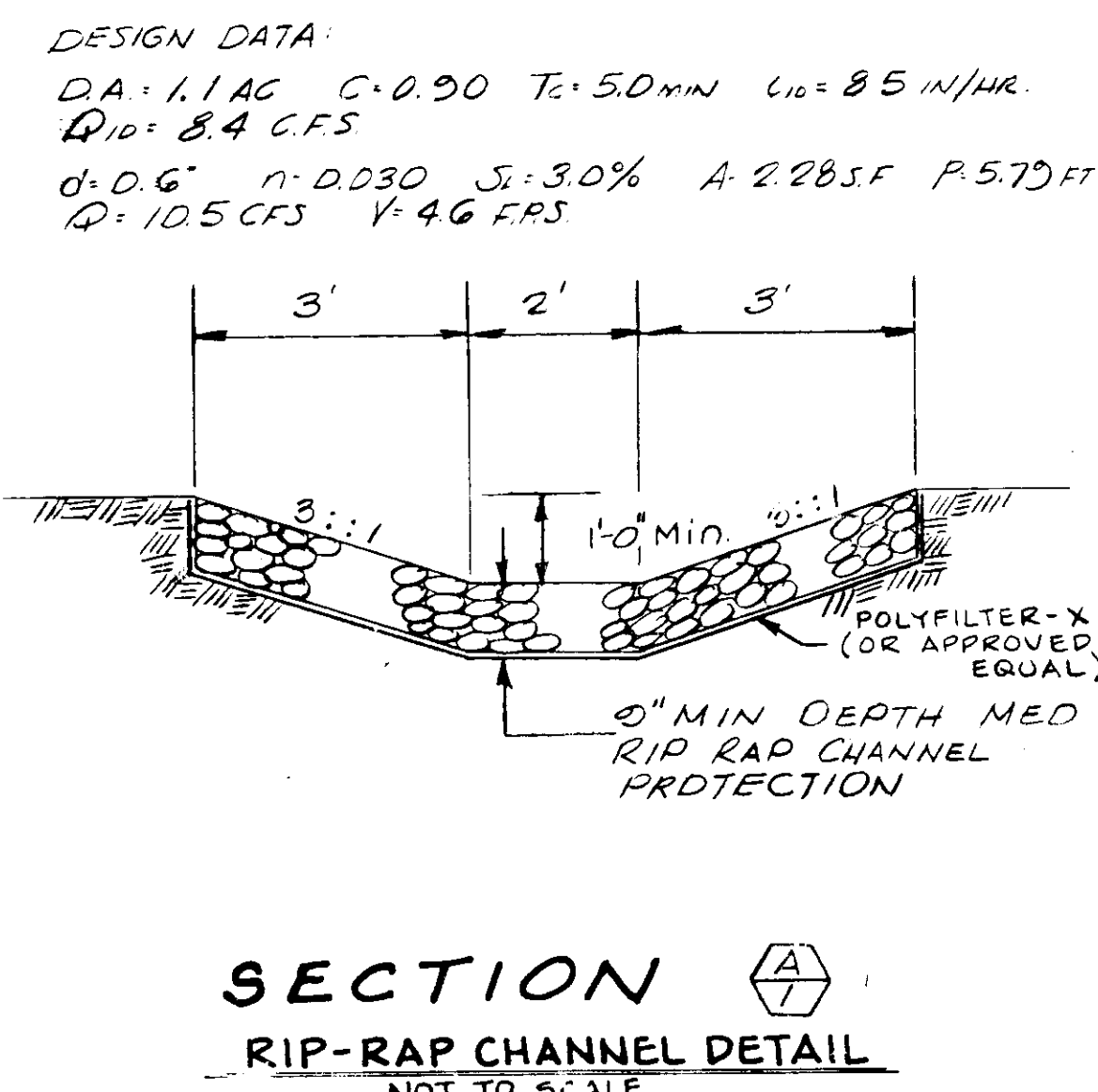
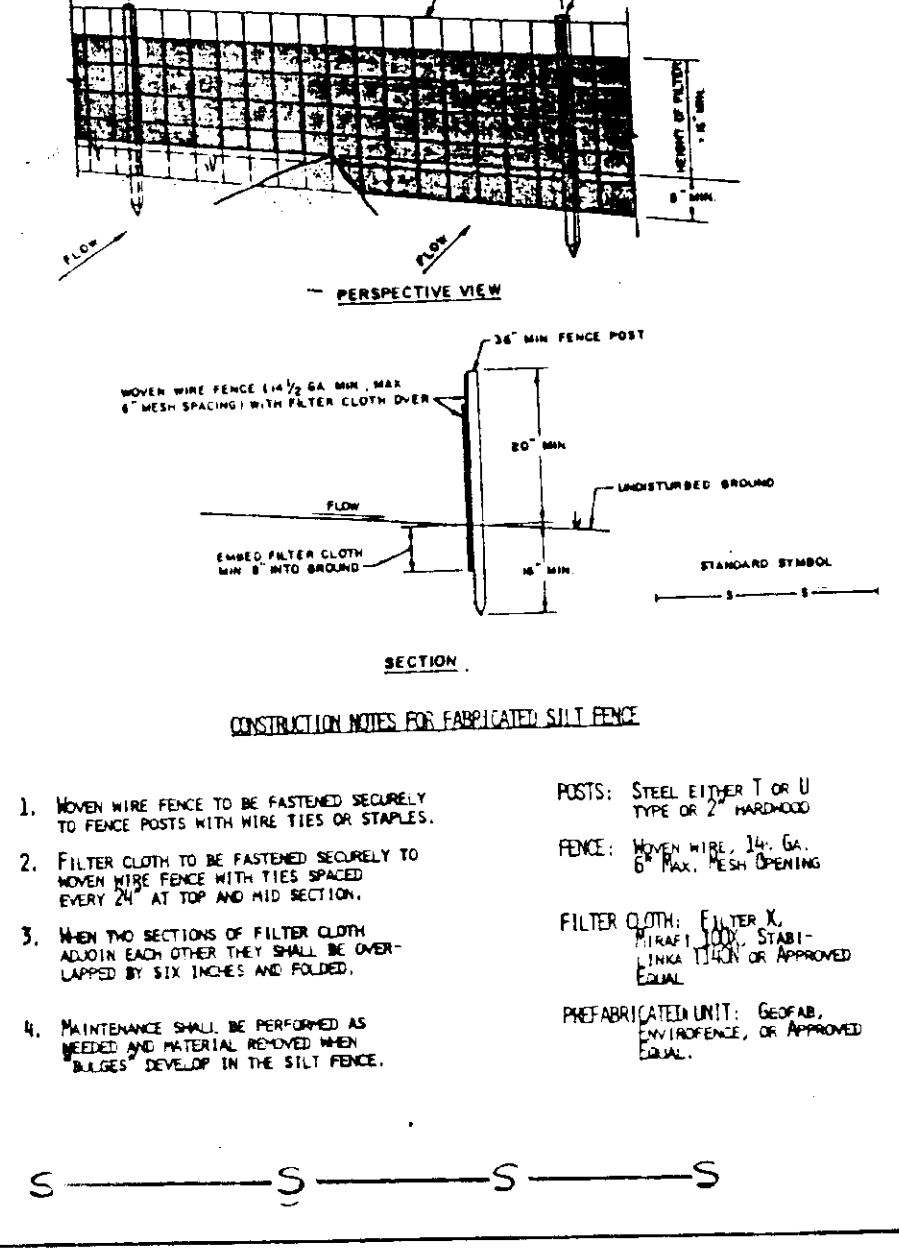
EARTH DIKE



STABILIZED CONSTRUCTION ENTRANCE



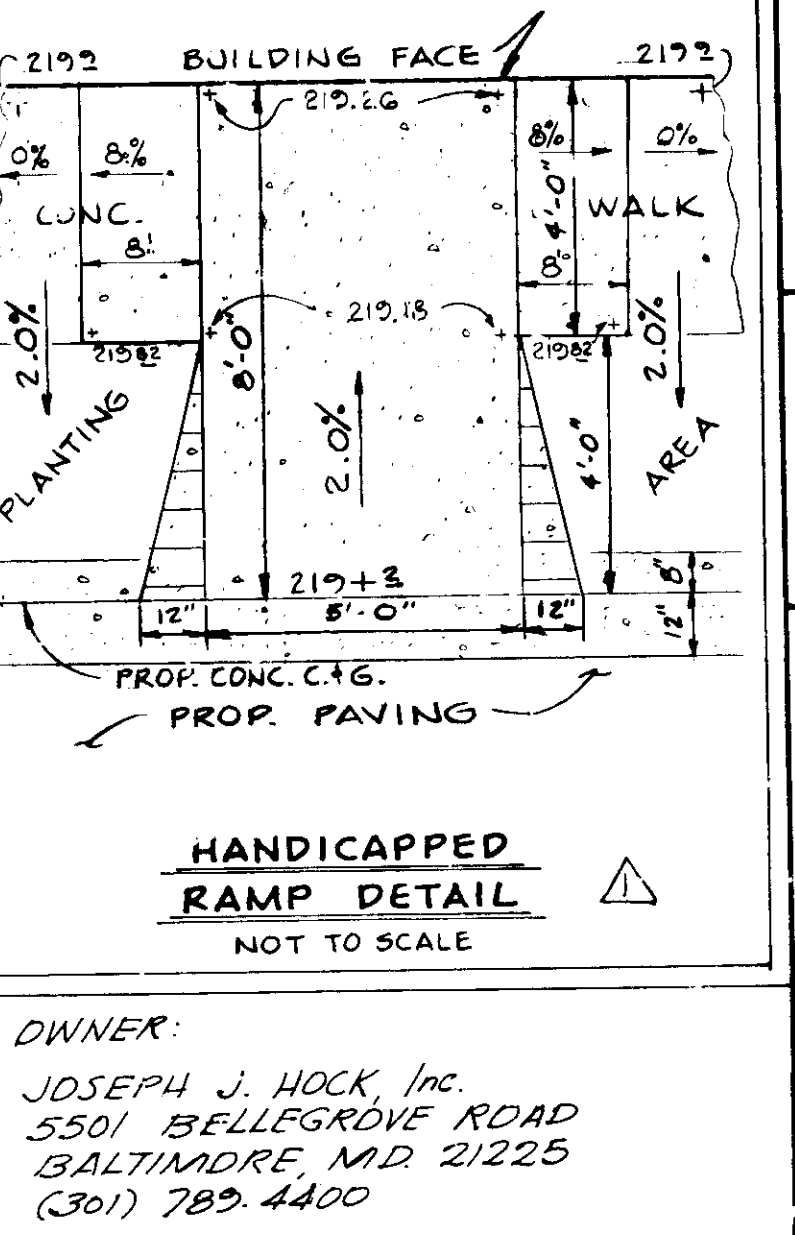
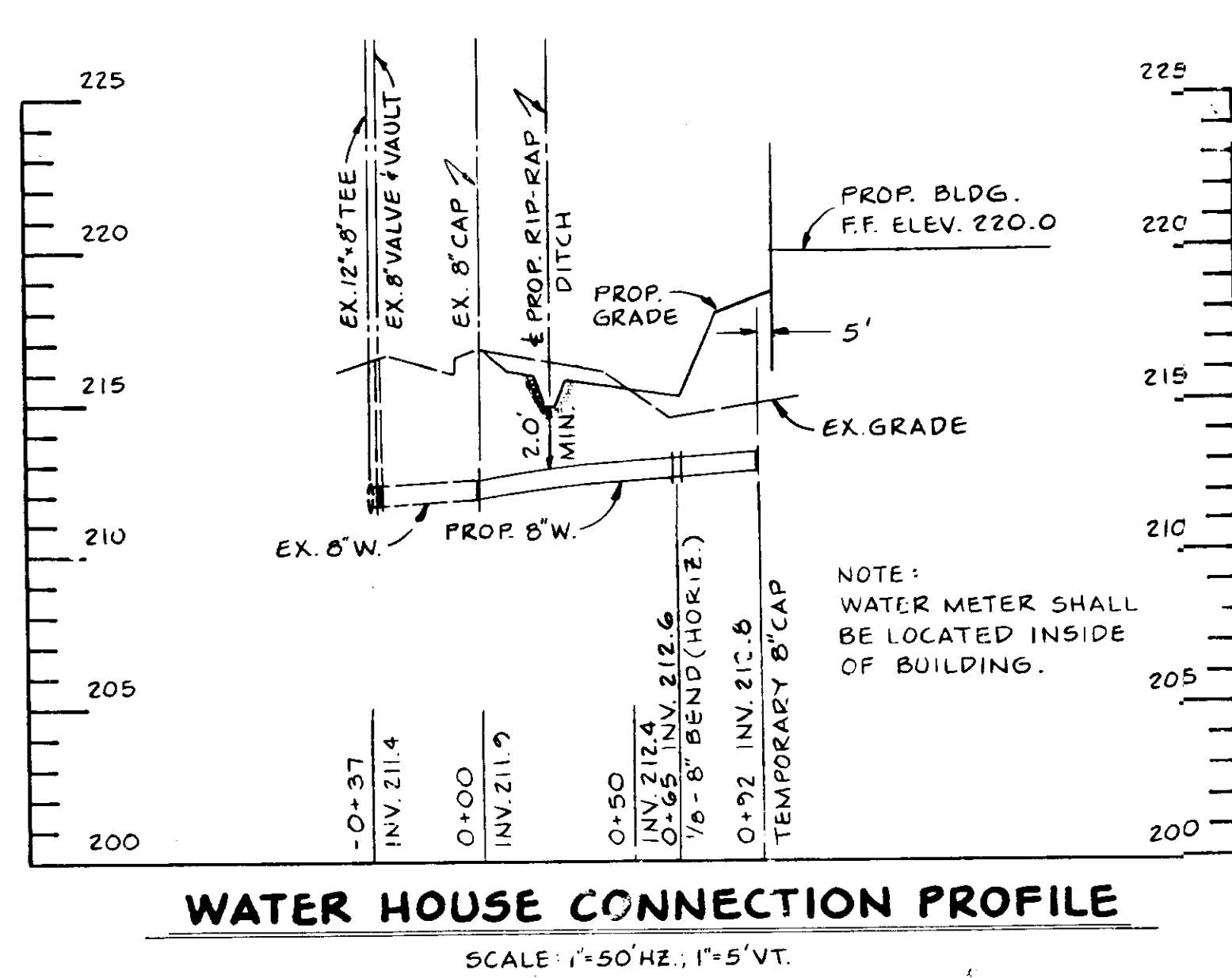
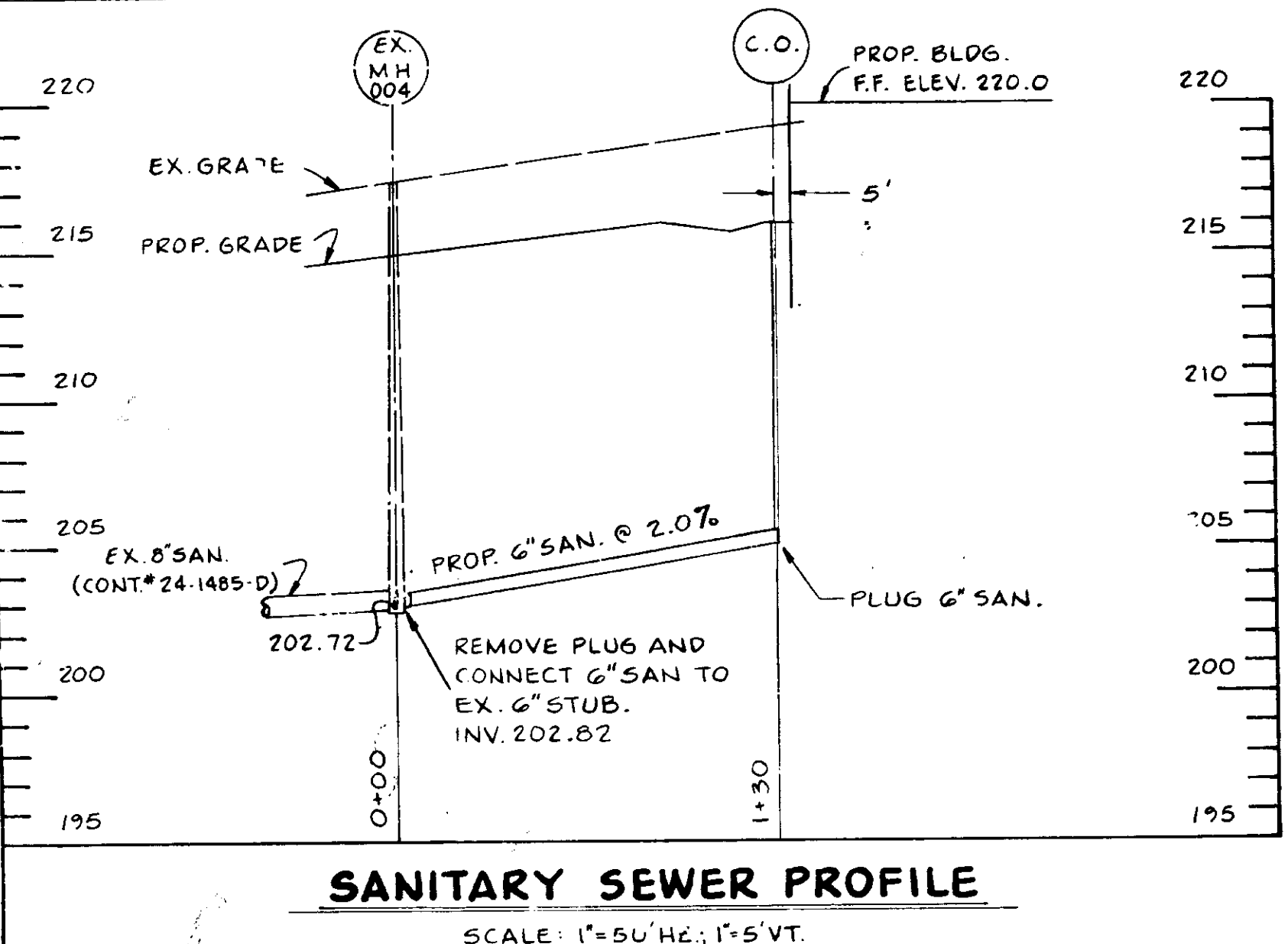
SILT FENCE



APPROVAL
 DIVISION OF LAND DEVELOPMENT & ZONING
 HOWARD COUNTY, MARYLAND
 DATE: 11-14-86

CERTIFICATION BY THE DEVELOPER:
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND PLANS 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 ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DETERMINED NECESSARY.

CERTIFICATION BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICE 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 SOIL CONSERVATION DISTRICT.



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 3-10-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT,
 COUNTY HEALTH OFFICE
 DATE: 3-22-87

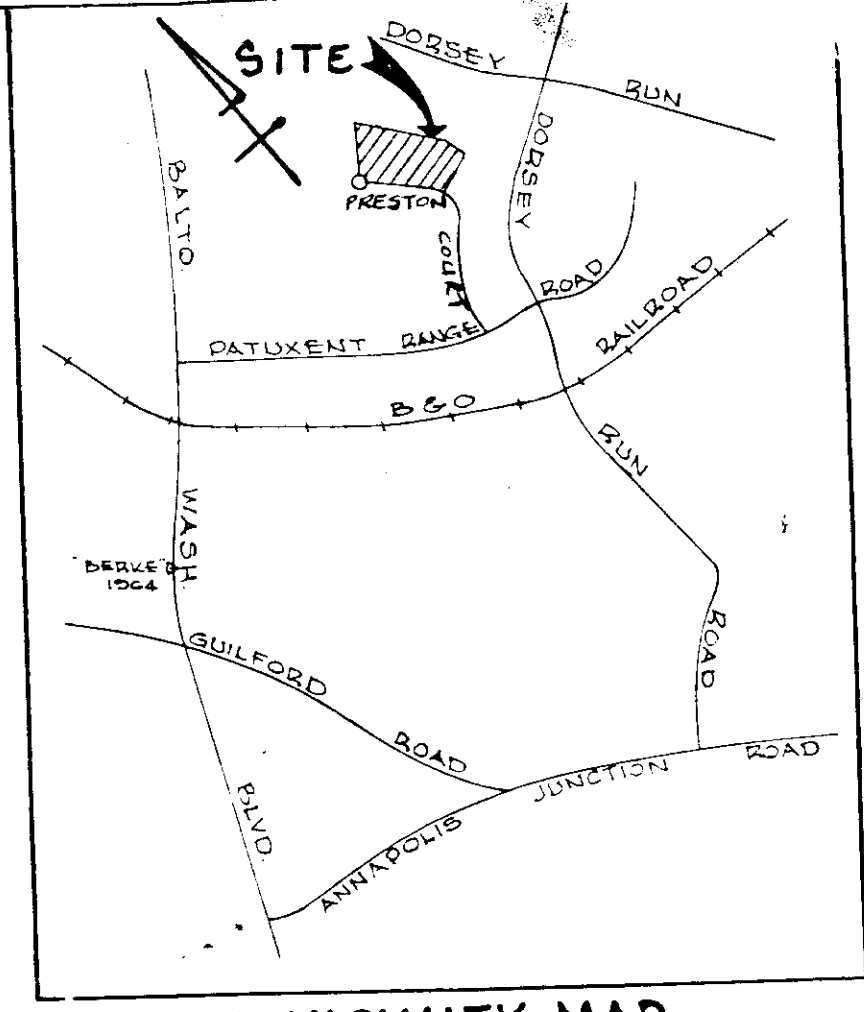
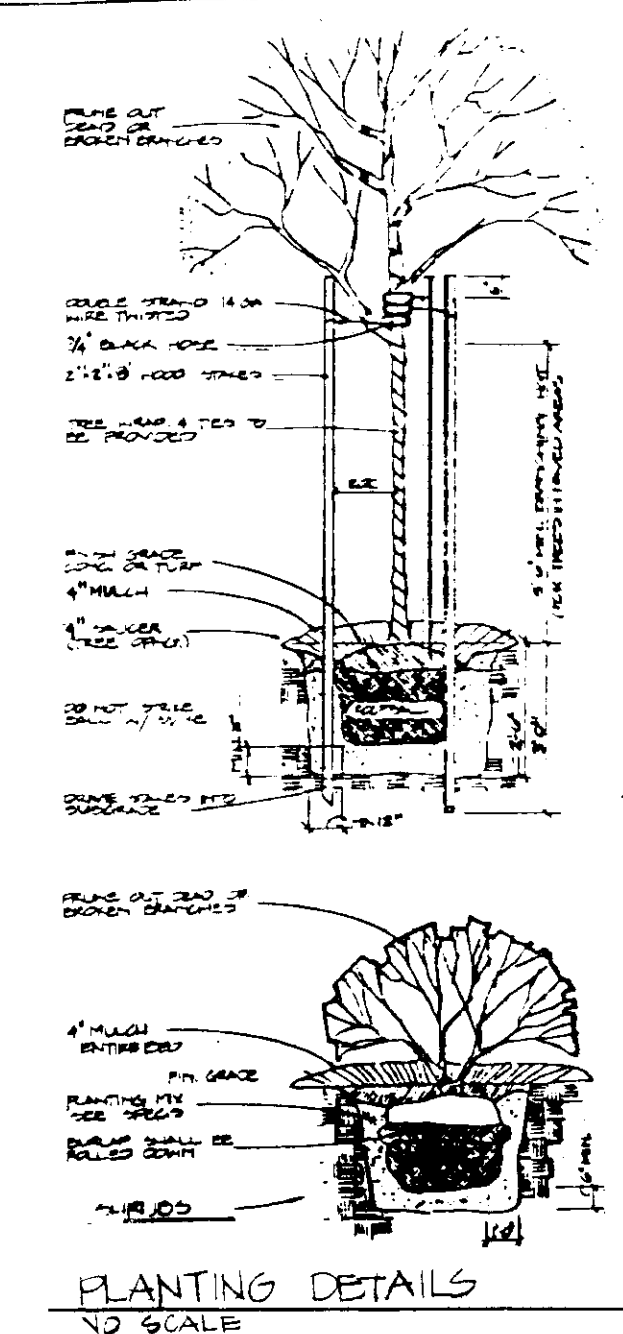
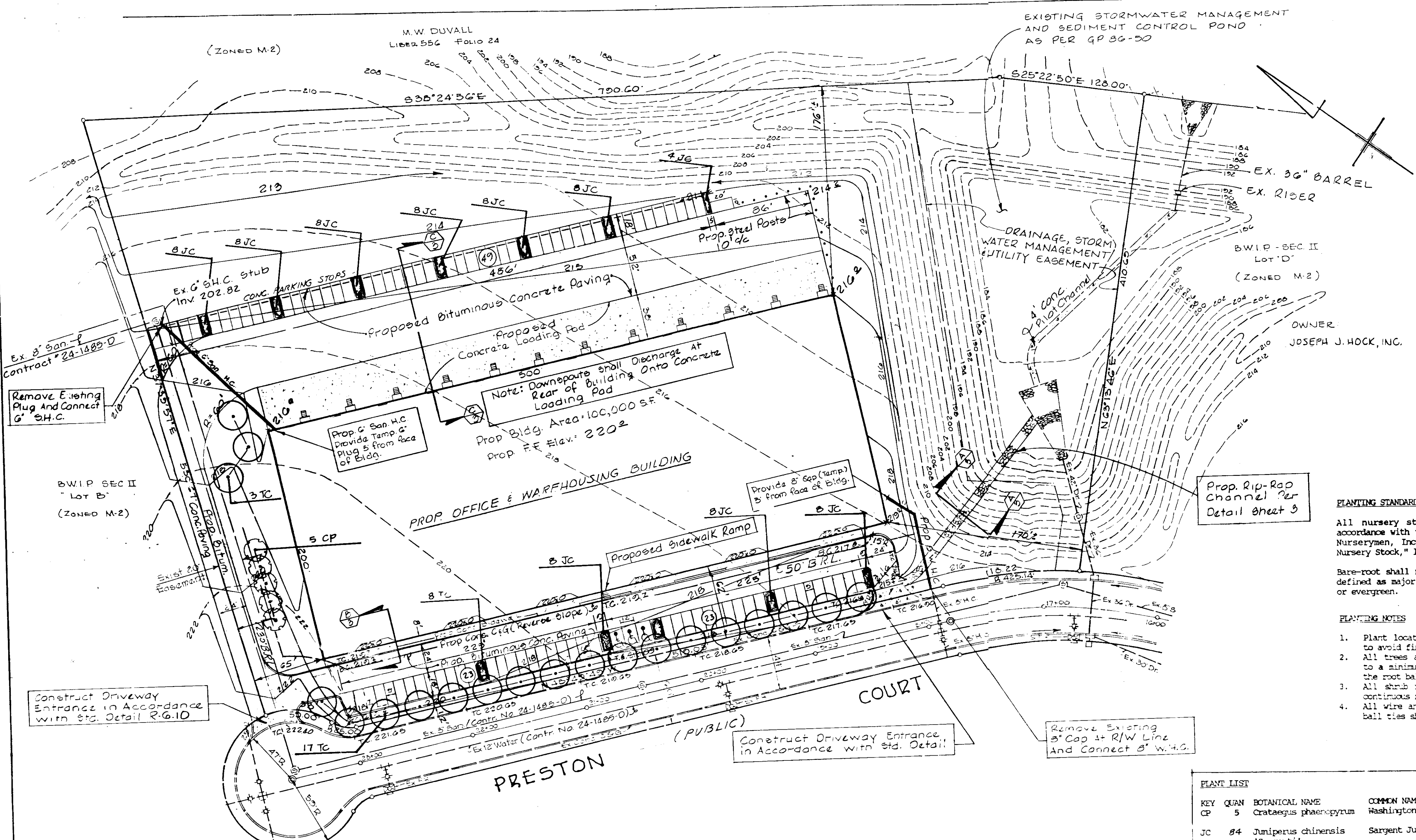
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING,
 DATE: 3-23-87

KCW CONSULTANTS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 177 REISTERSTOWN ROAD
 COMMERCENTRE SUITE 175
 BALTIMORE MARYLAND 21208
 (301) 484-0804

DEVELOPER:
DIVERSIFIED INVESTMENT ASSOCIATES, INC.
 16 SOUTH CALVERT STREET
 BALTIMORE, MARYLAND 21202
 ATTN: ELLWOOD SINSKY 363-6644

PROFILES AND DETAILS
 BALTIMORE-WASHINGTON INDUSTRIAL PARK SEC. II
 PARCEL 'C'
 SCALE: AS SHOWN
 GTH ELECTION DISTRICT
 TAX MAP NO. 48

HOWARD COUNTY, MARYLAND
 DATE: AUGUST 20 1986
 SHEET NO. 3 OF 4
SDP-87-66



VICINITY MAP
 SCALE: 1"=2000'
 Coordinates shown hereon are based on Plane Coordinates Maryland State Grid System "BETWE" Azimuth Mark 1924 - N 471,003.34 E 854,167.52

PLANTING DETAILS
 NO SCALE

GENERAL NOTES

- SITE ANALYSIS**
 - PARCEL AREA: 3.886 Ac±
 - EXISTING ZONING: M-2
 - PROPOSED USE: OFFICE AND WAREHOUSE
 - BUILDING AREA: 700' x 200' = 140,000 SF = 2.30 Ac±
 - PARKING TABULATIONS:
 - OFFICE USE: 10% = 10,000 SF = 200 SF/P.S. = 5 SPACES
 - WAREHOUSING: 90% = 90,000 SF = 2,000 SF/P.S. = 45 SPACES
 - TOTAL REQUIRED PARKING SPACES: 50 SPACES
 - PROVIDED PARKING SPACES: 02 EACH 0'x20' (100%) = 20 SPACES
 - PROVIDED PARKING SPACES: 08 EACH 12'x20' (HANDICAPPED) = 16 SPACES
 - MAXIMUM NUMBER OF OFFICE EMPLOYEES: 165
 - MAXIMUM NUMBER OF WAREHOUSING EMPLOYEES: 95 TOTAL
 - PROPOSED SITE COVERAGE:
 - SITE AREA: 3.886 AC. ± = 387,074 SF (100%)
 - BUILDING AREA: 2.30 AC. ± = 100,000 SF (26%)
 - PARKING, WALKWAYS, DRIVES: 1.98 AC. ± = 86,310 SF (22%)
 - VEGETATED AREA: 4.61 AC. ± = 200,764 SF (52%)
 - PARKING AREA: 41,200 SF; LANDSCAPE ISLAND AREA: 2130 SF (5.2%)
- PUBLIC WATER AND SANITARY SEWER TO BE UTILIZED. (CONTRACT NO. 24-1485-D)**
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY REGIONAL STORMWATER MANAGEMENT POND APPROVED AND CONSTRUCTED UNDER GP 86-50**
- CONSTRUCTION NOTES:**
 - ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH "HOWARD COUNTY'S STANDARD DETAILS AND SPECIFICATIONS" AS INTENDED. ALL DAMAGE TO PUBLIC RIGHT-OF-WAY AREAS, EXISTING CURB & GUTTER PAVING OR UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE PRIOR TO THE START OF ANY CONSTRUCTION, NOTIFY "MISS UTILITY" AT 1-800-257-7777

PLANTING STANDARDS

All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc., "American Standards for Nursery Stock," latest edition.

Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

PLANTING NOTES

- Plant locations may be field adjusted to avoid final utility placements.
- All trees and shrubs shall be mulched to a minimum of 18" beyond the edge of the root ball.
- All shrub masses shall be planted in continuous mulch beds.
- All wire and non-biodegradable plastic ball ties shall be removed.

PLANT LIST

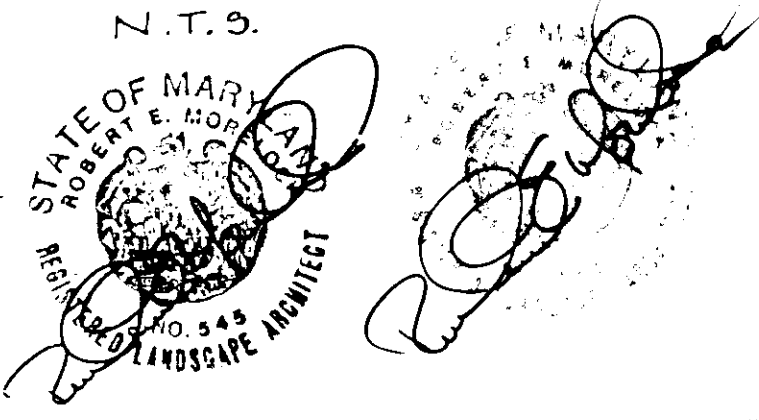
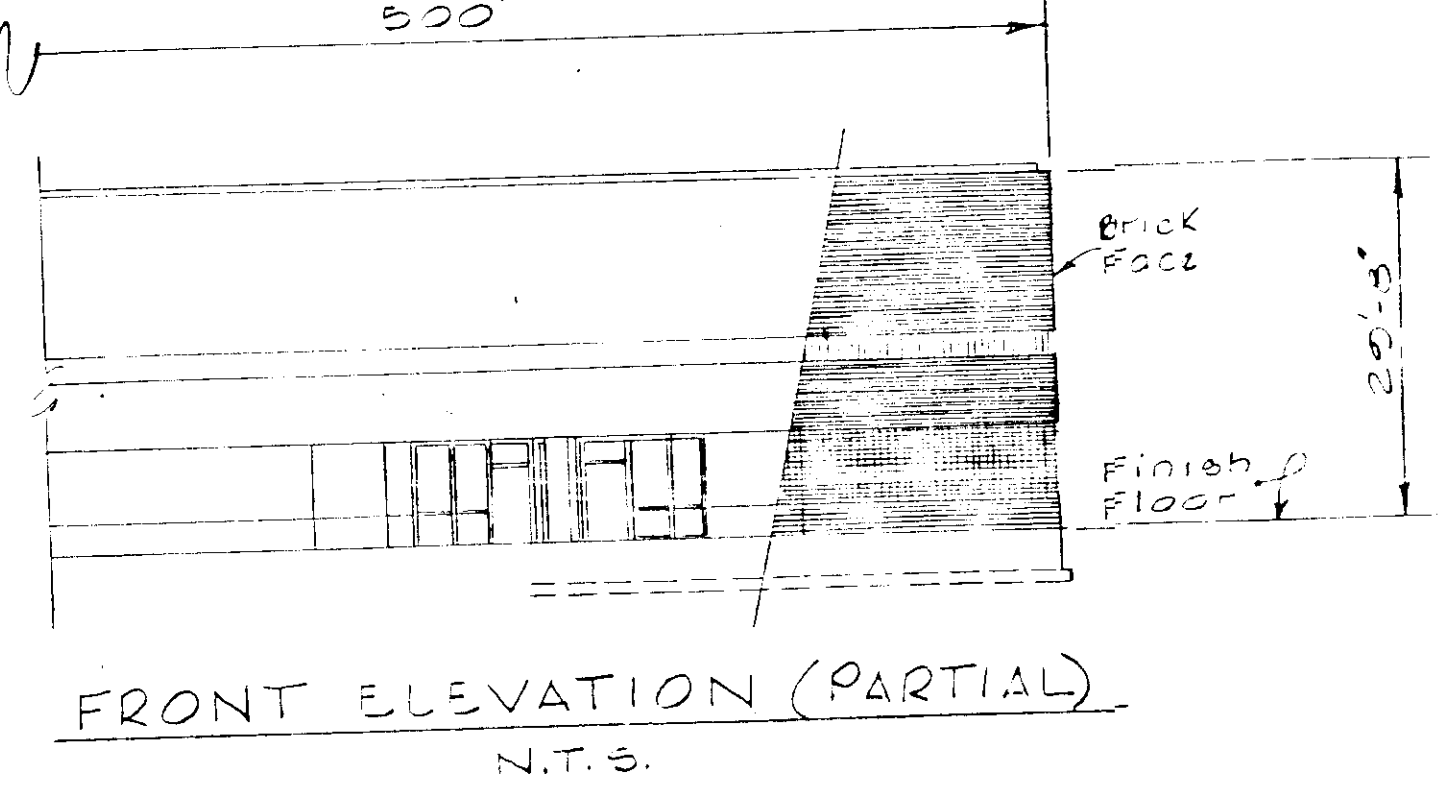
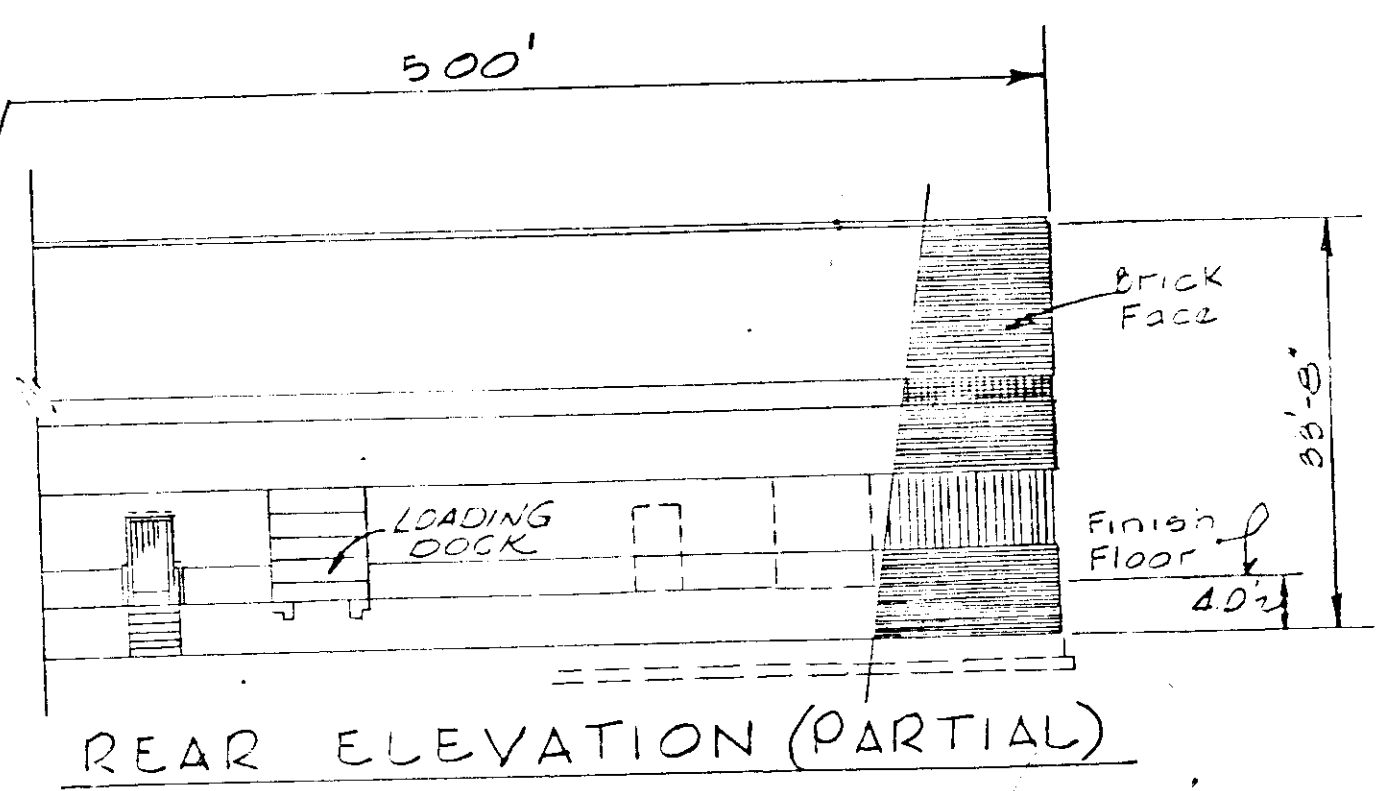
KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/COND.	SPACING
CP	5	Crataegus phaenopyrum	Washington Hawthorne	14-8' ht. 14B	15' O.C.
JC	84	Juniperus chinensis 'Sargentii'	Sargent Juniper	13-24" B.B	3' O.C.
TC	20	Tilia cordata 'Greenspire'	Litttleleaf Linden	2-2 1/2" cal. B&3	30' O.C.

LEGEND

- (20) NUMBER OF PARKING SPACES PER BAY
- ♿ HANDICAPPED PARKING
- - - - - EXISTING CONTOURS
- --- --- PROPOSED CONTOURS
- --- --- EXISTING SEWER & MANHOLE
- --- --- PROPOSED SEWER & MANHOLE
- --- --- EXISTING WATER MAIN, VALVE & F.H.
- --- --- PROPOSED WATER MAIN, VALVE & F.H.
- --- --- EXISTING STORM DRAIN & MANHOLE

LIST OF DRAWINGS

SHEET 1 OF 4 SITE DEVELOPMENT PLAN				
SHEET 2 OF 4 SEDIMENT CONTROL PLAN				
SHEET 3 OF 4 PROFILES AND DETAILS				
SHEET 4 OF 4 LANDSCAPE PLAN				
ADDRESS CHAR.				
PARCEL NUMBER	STREET ADDRESS			
C	8250 PRESTON COURT			
SUBDIVISION NAME				
B.W.I.P.				
PLAT NO	SECT. 2	LOT PARCEL NO		
G923	2	6064		
BLOCK NO	ZONE	TAX MAP	ELECT. DIST.	SEWER DIST.
2	M-2	48	G	6064
WATER CODE:		SEWER CODE:		
B 02		3020000		
DATE	NO	REVISION DESCRIPTION		



APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY
 DATE 11-14-86
 JMM

OWNER:
 JOSEPH J. HOCK, INC.
 5501 BELLESGROVE ROAD
 BALTIMORE, MD 21225
 (301) 783-4400

DEVELOPER:
 DIVERSIFIED INVESTMENT ASSOCIATES, INC.
 16 SOUTH CALVERT STREET
 BALTIMORE, MARYLAND 21202
 ATTN: ELLWOOD SINSKY 369-6644

LANDSCAPE PLAN
 BALTIMORE-WASHINGTON INDUSTRIAL PARK SEC. II

SCALE: 1"=50'
 SEPTEMBER, 1986
 HOWARD COUNTY, MARYLAND
 6TH ELECTION DISTRICT
 TAX MAP NO. 48

WFC WILLIAM F. KIRWIN, INC.
 Land Planning/Landscape Architecture
 24 E. Susquehanna Avenue
 Towson, MD 21286
 Phone 301/527-0075

APPROVED:
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: [Signature]
 DATE: 3-18-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: [Signature]
 DATE: 3-22-87
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 Director: [Signature]
 DATE: 3-23-87
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

KCW CONSULTANTS, INC.
 CIVIL ENGINEERS-LAND SURVEYORS
 1777 REGISTERSTOWN ROAD
 COMMERCENTRE SUITE 175
 BALTIMORE MARYLAND 21208
 (301) 484-0804

SHEET NO
 4 OF 4

SDP-87-66