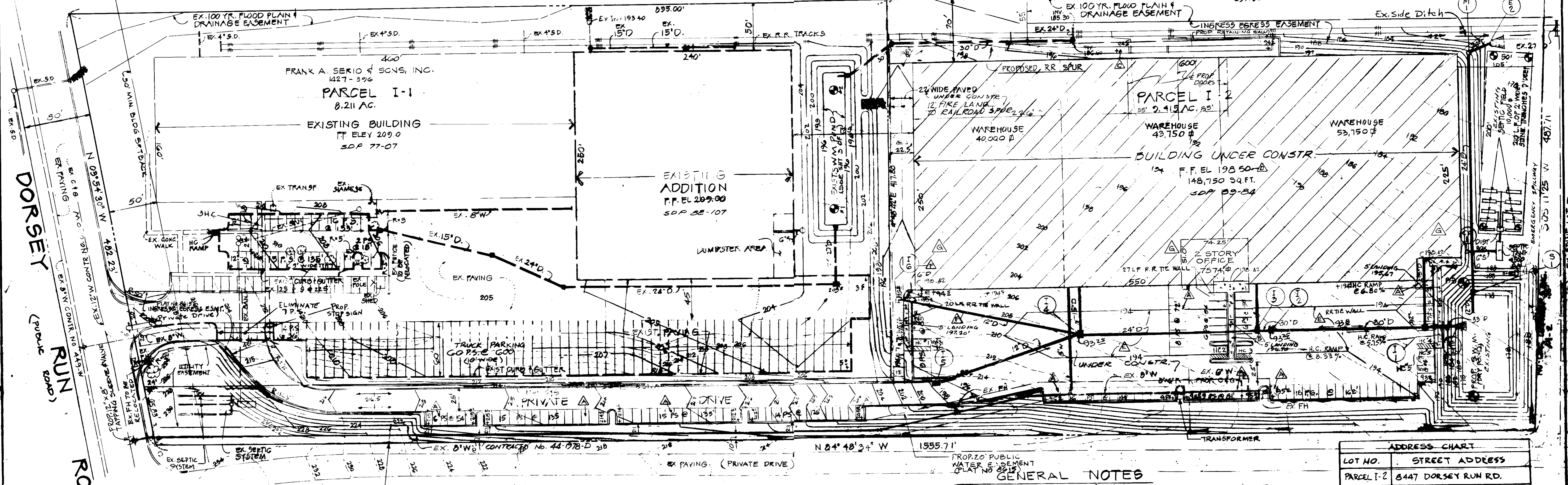
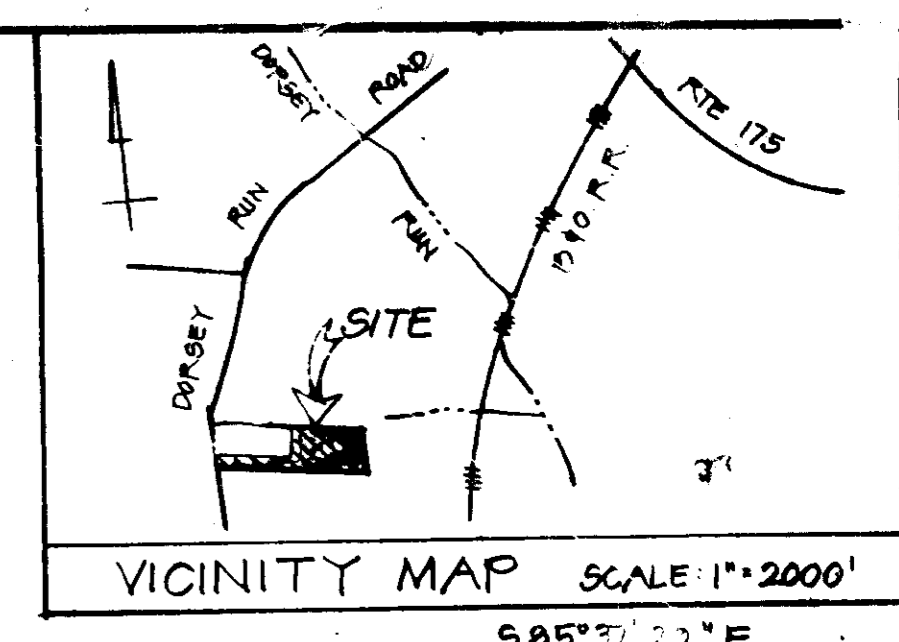
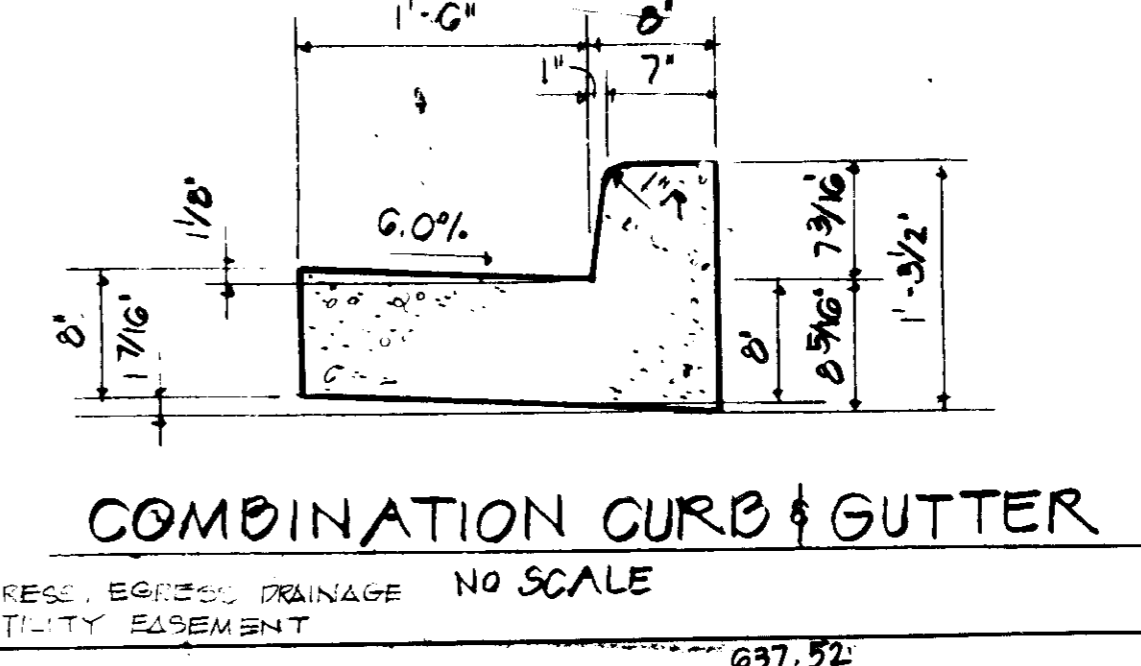
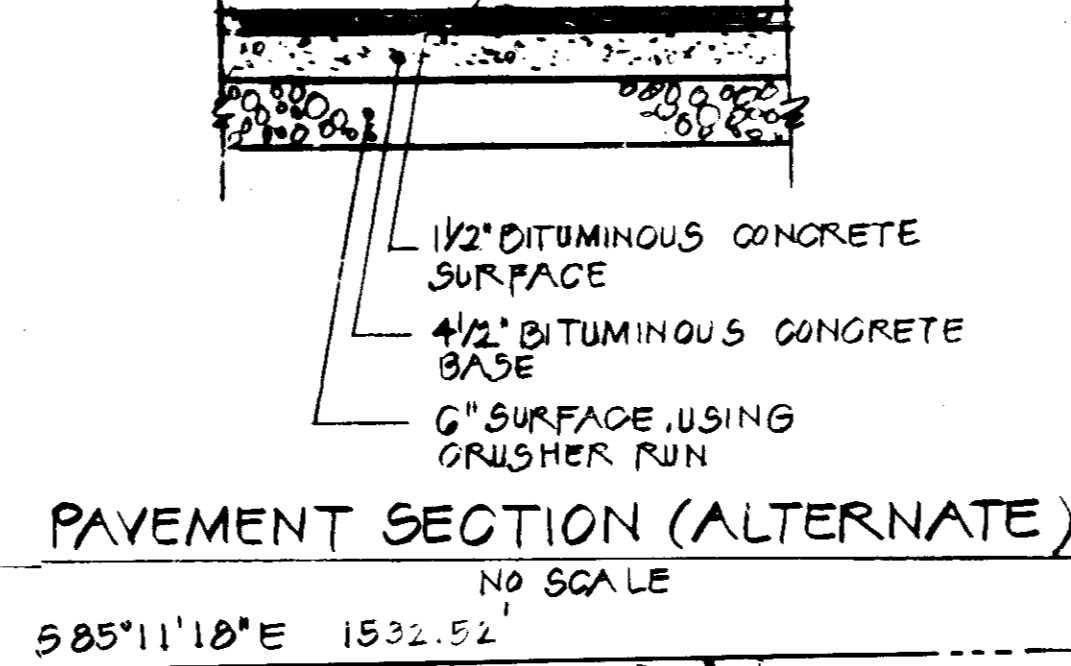
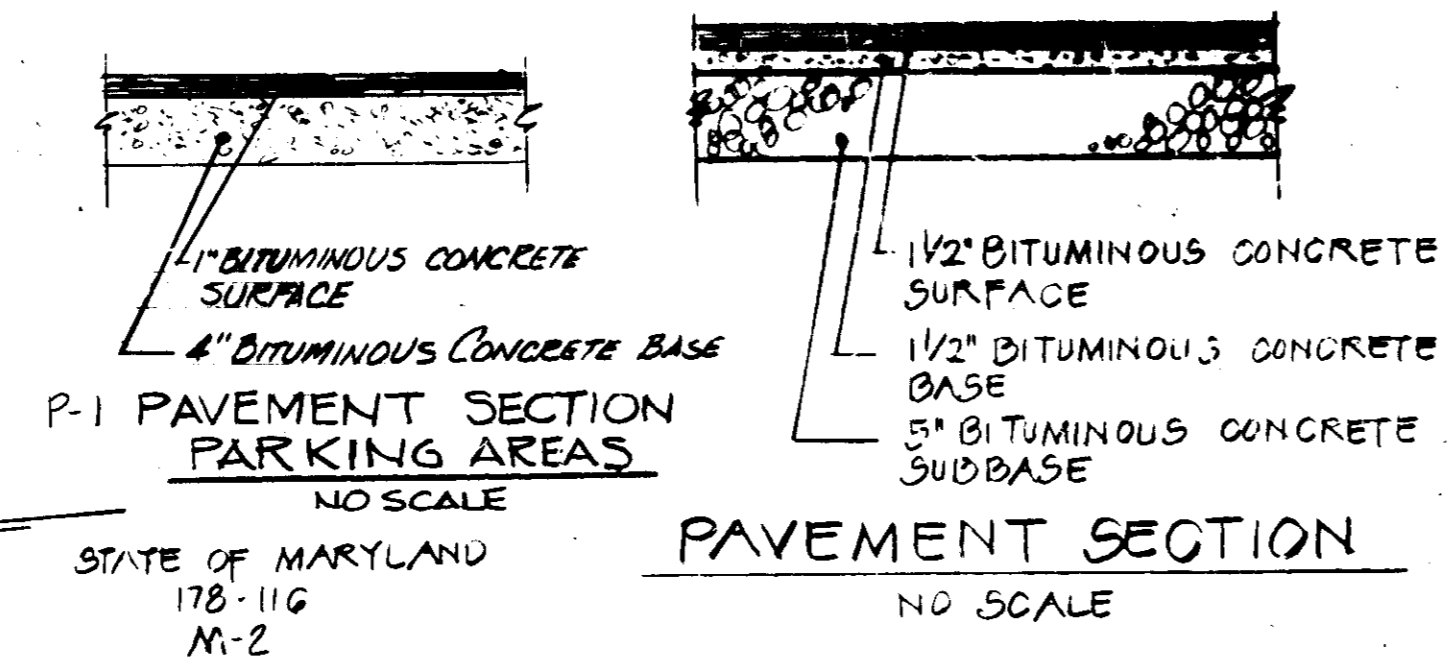
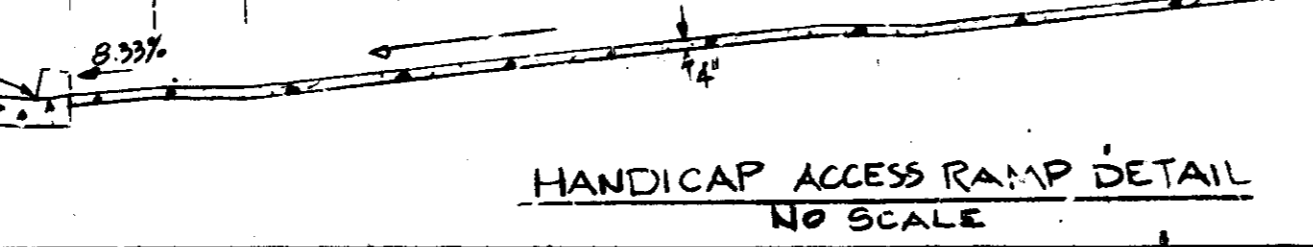
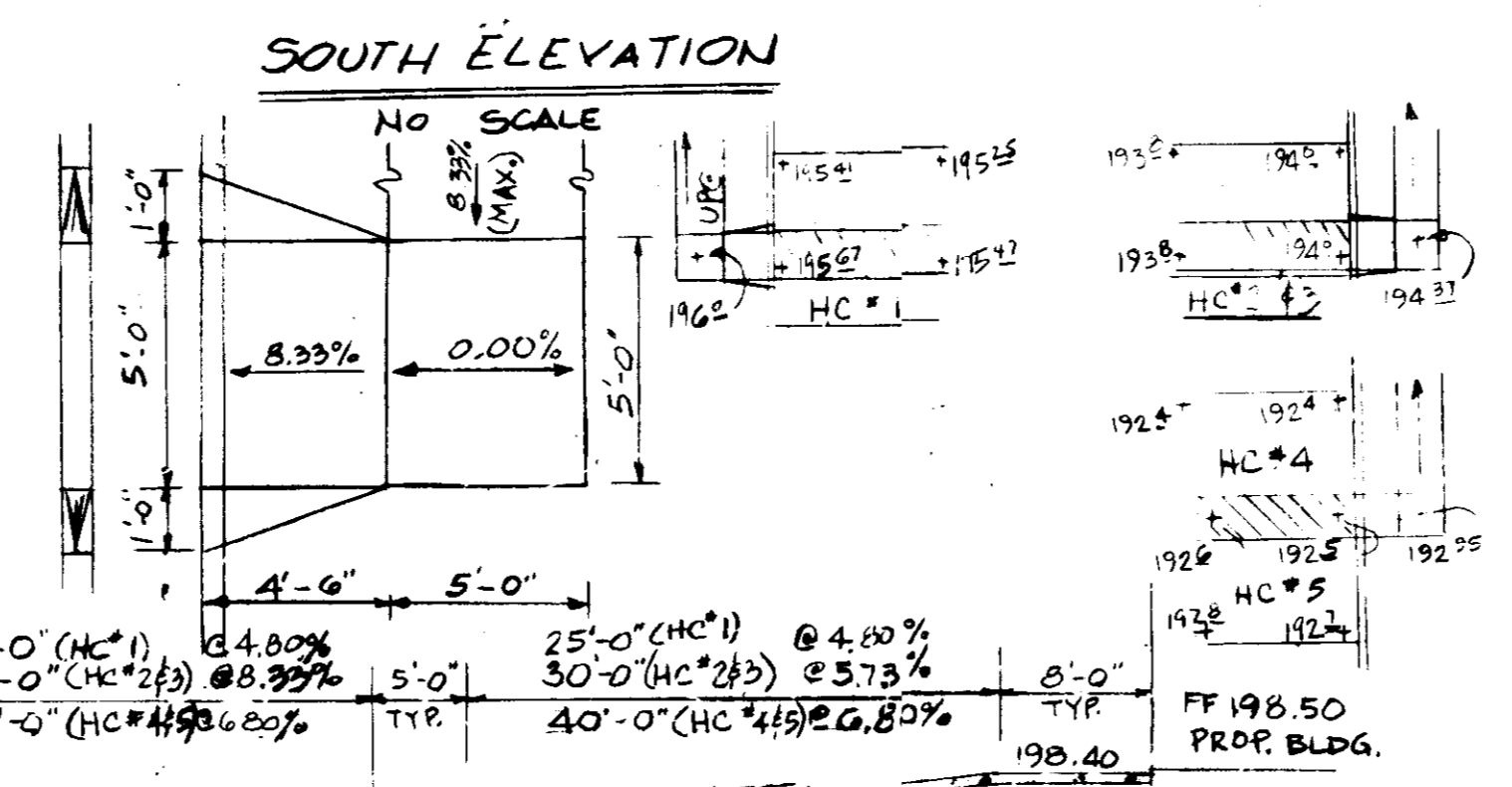
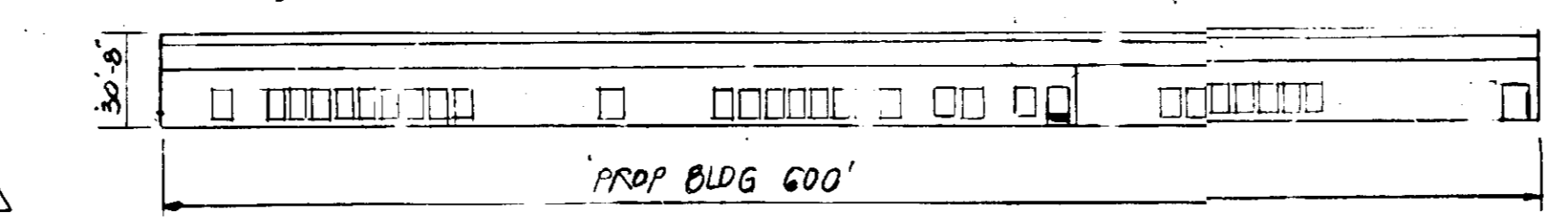


WATER MANAGEMENT DATA
 Drainage Area 8.0 AC. 1 ROUTED = 7.10 AC.1
 RCN (existing) 57
 RCN (after development) 94
 Allowable Release - Proposed R...
 2 Year - 0.56 cfs
 10 Year - 1.15 cfs
 25 Year - 1.74 cfs
 Storage Required (100 Year) 68,500 cfs
 Storage Provided to Elev. 193.40 68,000 cfs
 Surface Area 0.26
 Structure Classification
 Structure Class 2
 Storage X Height Product 3.02 AcFt
 D.A. Routed 7.10 AC.1
 Normal Surface Area N.A. DRY PAID
 Structure Classification URBAN
 HYDROLOGIC CRITERIA
 2, 100 Year Management Provided.



SITE ANALYSIS

	PARCEL I-1	PARCEL I-2	TOTAL
AREA OF SITE	0.211 AC.	0.415 AC.	17.62 AC.
EXISTING ZONING	M-2	M-2	M-2
FLOOR SPACE			
EXISTING WAREHOUSE	64,950 #		64,950 #
EXISTING OFFICE	8,680 #		8,680 #
PROPOSED WAREHOUSE	60,000 #	141,176 #	201,176 #
PROPOSED OFFICE		7,574 #	7,574 #
TOTAL	133,630 #	148,750 #	282,380 #
OPEN SPACE (20% OF TOTAL)	1.64 AC.	1.88 AC.	3.52 AC.
GREEN AREA (PROPOSED)	2.52 AC. (30.7%)	3.32 AC. (35.5%)	5.84 AC. (33.1%)
NUMBER OF EMPLOYEES			
OFFICE	20	25	45
WAREHOUSE	75	20	95
PARKING REQUIREMENTS			
OFFICE (7 P.S. / 10 PER 500 S)	14	18	32
1 SHIFT WAREHOUSE (1 P.S. / EMP.)	38	20	58
TOTAL	52	38	90
PARKING SPACES PROVIDED	60 (INC. 3HC)	134 (INC. 5HC)	194 (INC. 8HC)
BUILDING COVERAGE OF SITE	37.6%	36.0%	36.8%
PARKING LOT AREA	14,166 #	22,410 #	36,576 #
LANDSCAPED ISLAND AREA (5% TOTAL)	708 #	1,121 #	1,829 #
PROPOSED	332 #	1,455 #	1,787 #



REVISIONS TO FINAL PLAT SDP 89-84

- ADDITIONAL 85 PARKING SPACES ALONG PRIVATE DRIVE (PI PAVING)
- RELOCATE HANDICAP ENTRANCE
- ADD RAILROAD SPUR
- RAISE FLOOR ELEV. 15'
- RELOCATE BUILDING 25' EAST & REVISE GRADING IN LOADING DOCK AREA
- ADD 12" D. AND 1'-6"
- REVISE BUILDING OFFICE SPACE & SITE ANALYSIS - 1/30/90

- GENERAL NOTES**
- MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE C&P TELEPHONE COMPANY AND THE GAS & ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING "MISS UTILITY"; CALL COLLECT 1-552-0100.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER ALL PROPOSED WATER LINES.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1.0' CLEARANCE AT ALL WATER, SEWER, AND STORM DRAIN CROSSINGS.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION / SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 992-2418.
 - ALL REINFORCED CONCRETE PIPE SHALL BE CLASS II.
 - MANHOLE SHALL BE PRECAST IN ACCORDANCE WITH HOWARD COUNTY STANDARD G-511.
 - HANDICAPPED PARKING SIGN SHALL CONFORM TO MARYLAND BUILDING CODE FOR THE HANDICAPPED, BOTTOM EDGE OF SIGN MOUNTED 7'-6" MIN. ABOVE GRADE. ADDITIONAL SIGN DISPLAYING AMOUNT OF FINE SHALL BE MOUNTED NO LOWER THAN 7'-0" ABOVE GRADE (HOWARD CO. COUNCIL BILL 58-84)
 - SHADED AREA DENOTES NEW PAVEMENT.
 - PERCOLATION TEST LOCATION
 - BUILDING TO BE SPRINKLERED
 - DENOTES GREEN AREA
 - THE WAREHOUSE USE IS FOR BULK STORAGE ONLY. A HIGHER INTENSITY USE WILL REQUIRE PRIOR APPROVAL FROM THE DEPT. OF PLANNING & ZONING FOR ADDITIONAL PARKING REQUIREMENTS.

ADDRESS CHART

LOT NO.	STREET ADDRESS
PARCEL I-2	8447 DORSEY RUN RD.

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

[Signature] 9/10/90
DIRECTOR DATE

APPROVED FOR PUBLIC WATER SYSTEMS AND PRIVATE SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 10/23/90
COUNTY HEALTH OFFICER DATE

APPROVED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11.6.90
DIRECTOR DATE

[Signature] 1/12/91
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

SDP 89-84
 FINAL PLAT 89-85
 EX. BUILDING SDP 77-07
 EX. BUILDING ADDITION TO SDP 88-171
 FINAL PLAT 77-13

DATE	REVISIONS

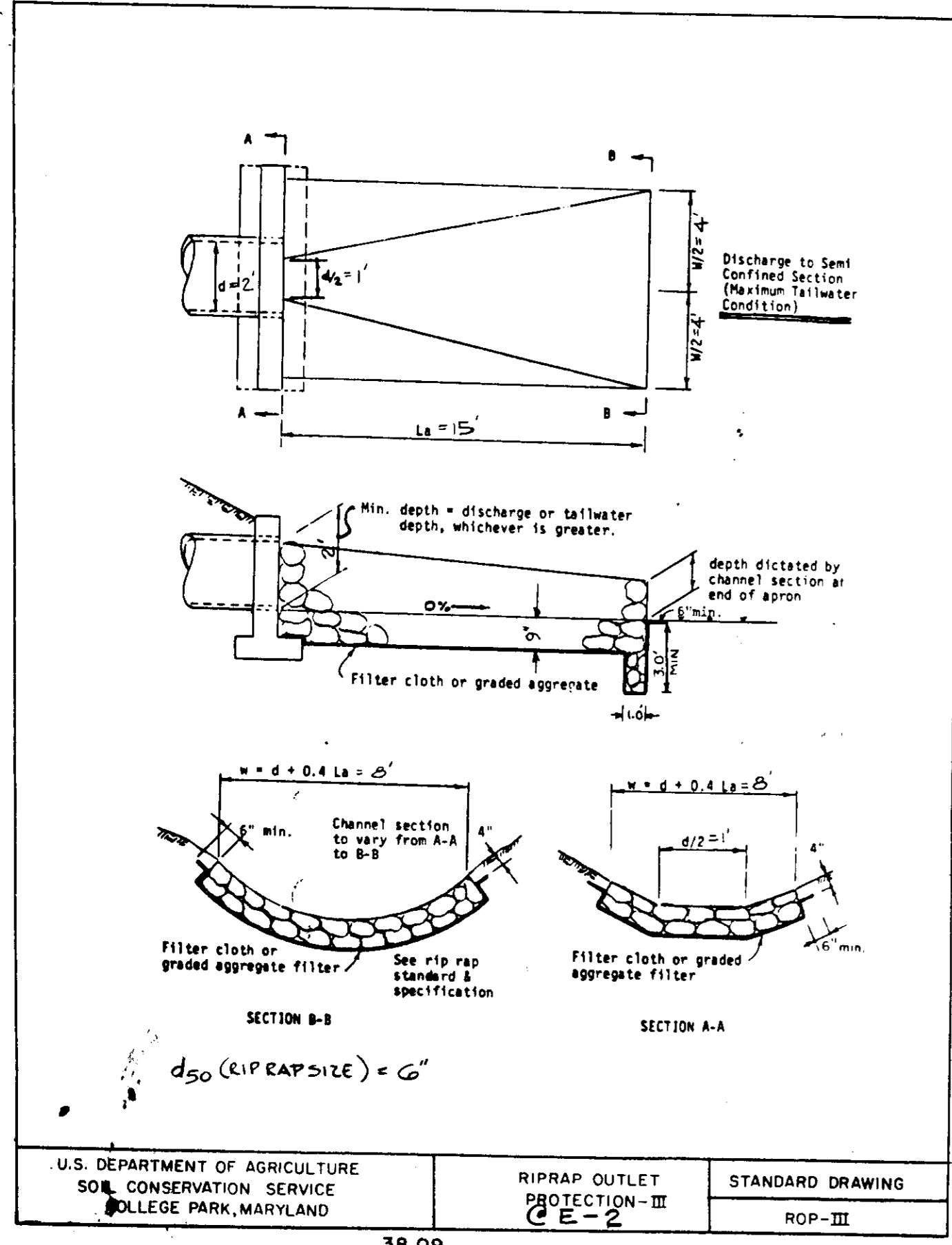
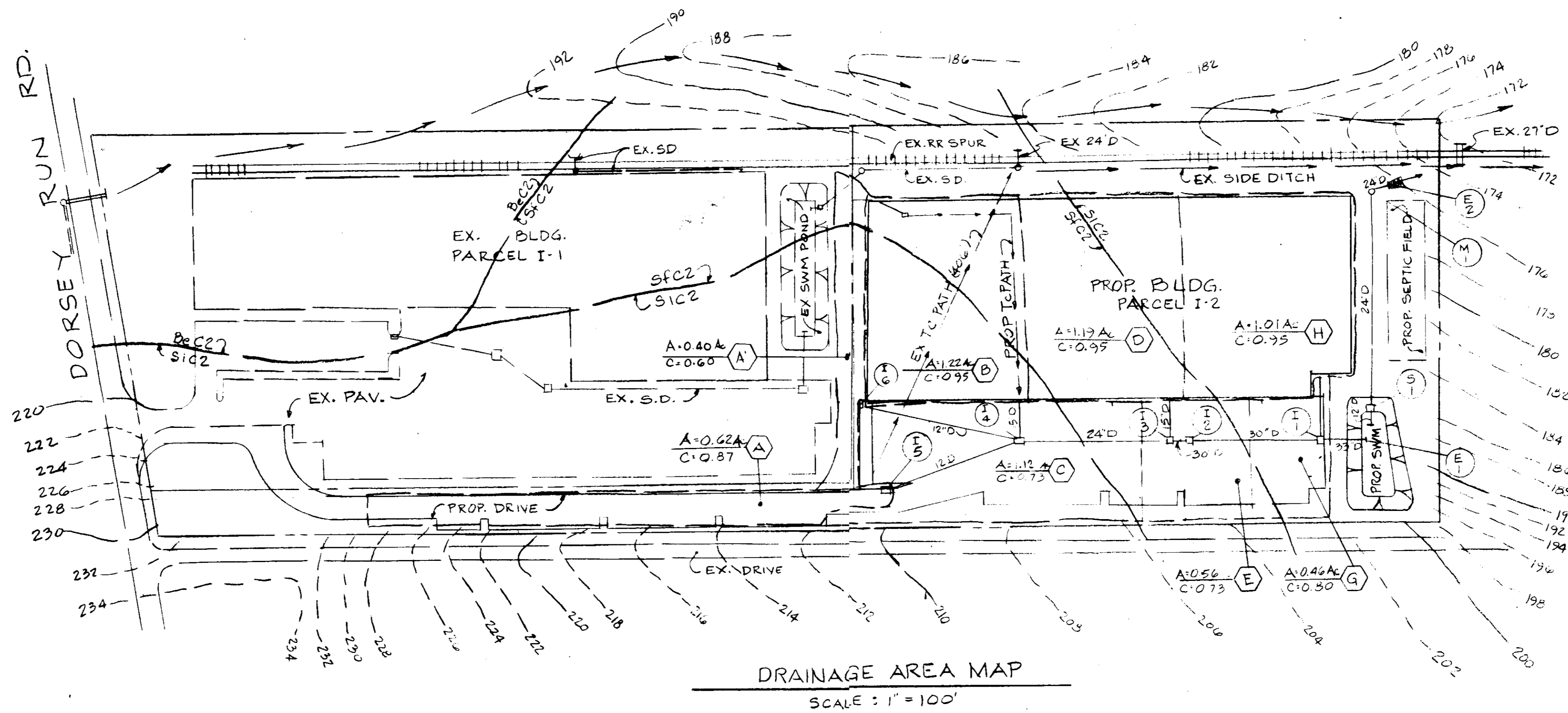
ENGINEER
PAUL LEE ENGINEERING, INC.
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MD 21284 TEL. 821-5041

OWNER:
 THE CAPRITZ GROUP
 9202 HAMPTON OVERLOOK
 CAPITOL HEIGHTS, MARYLAND - 20748
 301-499-6315

SECTION NAME: PARCEL I-2
SECTION AREA: 5.63 AC.
PROJECT: 802
DATE: 1/30/90
SCALE: 1" = 50'

SITE PLAN
 HAMILTON TRACT SODDIVISION, PARCEL I-2
 DORSEY RUN ROAD
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET	DATE	JOB NUMBER
1 OF 6	APRIL 30, 1990	88031



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

James J. ... 9/10/90
DIRECTOR DATE

W. ... 9-10-90
CHIEF BUREAU OF ENGINEERING DATE

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

James M. ... 10/23/90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. ... 11.6.90
DIRECTOR DATE

Paul ... 11.6.90
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE



FINAL PLAT 89-65, SDP 89-84
EX. BUILDING SDP 77-07
EX. BUILDING ADDITION TO SDP 88-171
FINAL PLAT 77-13

Drafting	DATE	REVISIONS

ENGINEER
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204 TEL. 821-5041

OWNER:
THE CAPRITZ GROUP
5208 HAMILTON OVERLOOK
CAPITOL HEIGHTS, MD. 20743
301-477-6818

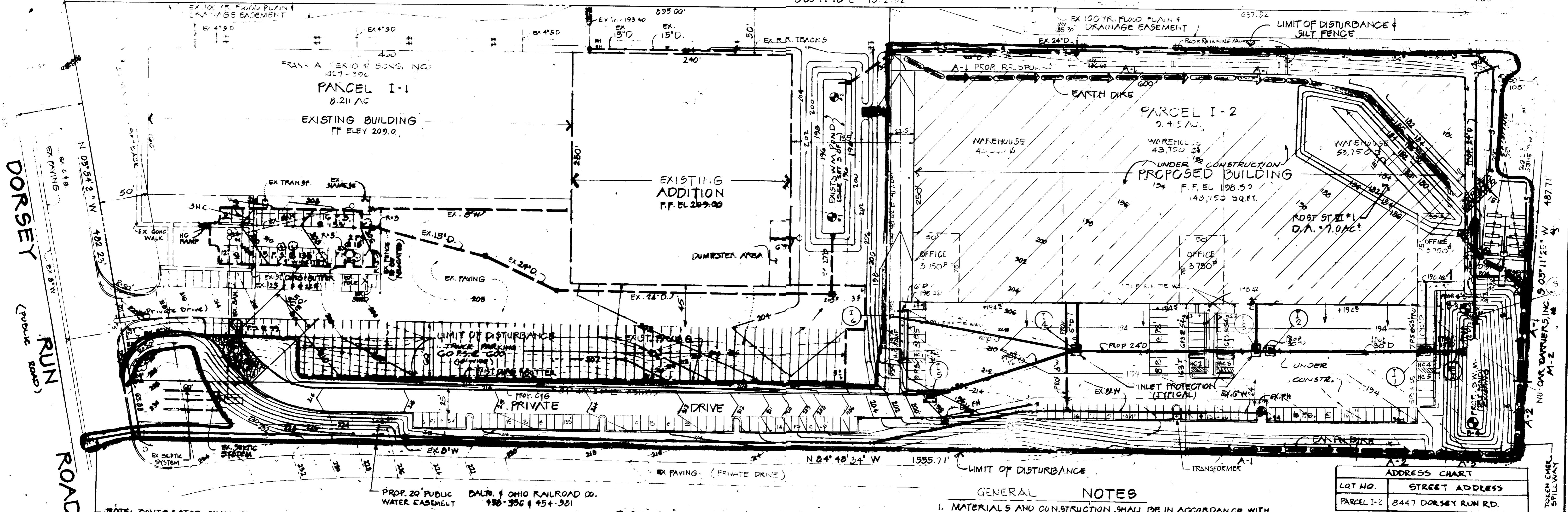
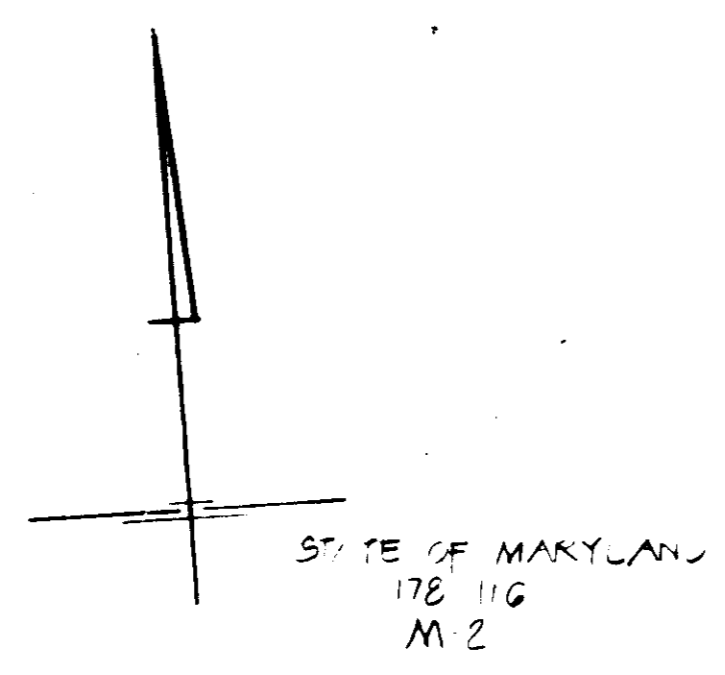
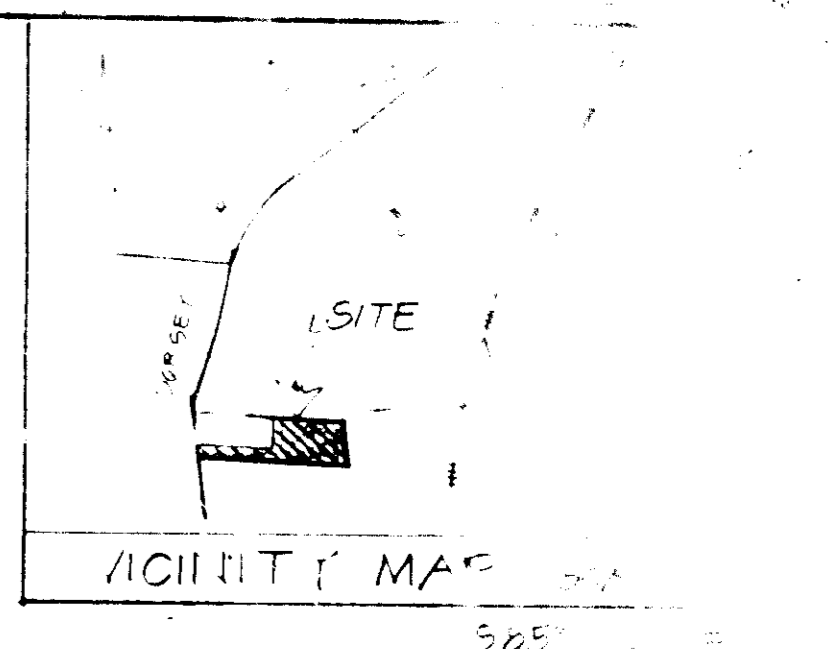
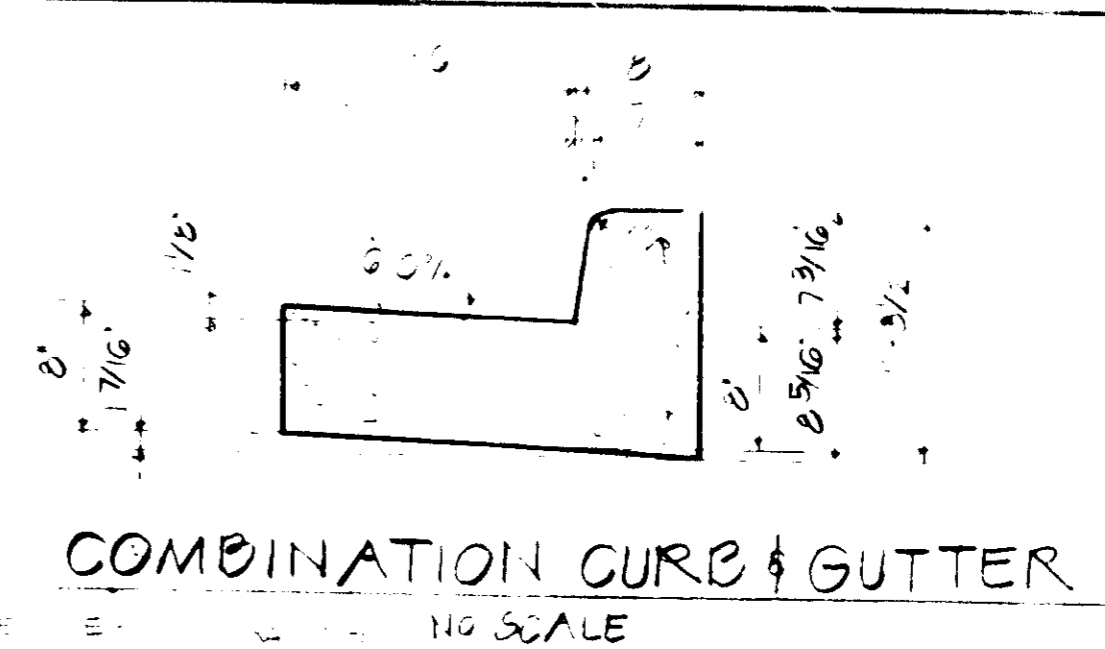
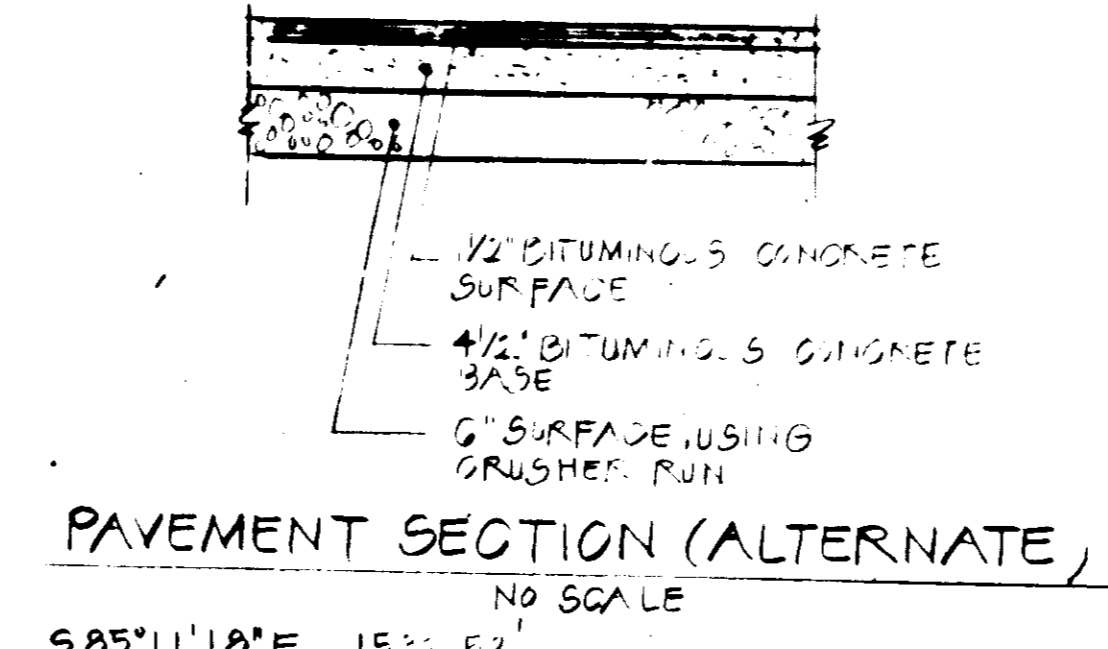
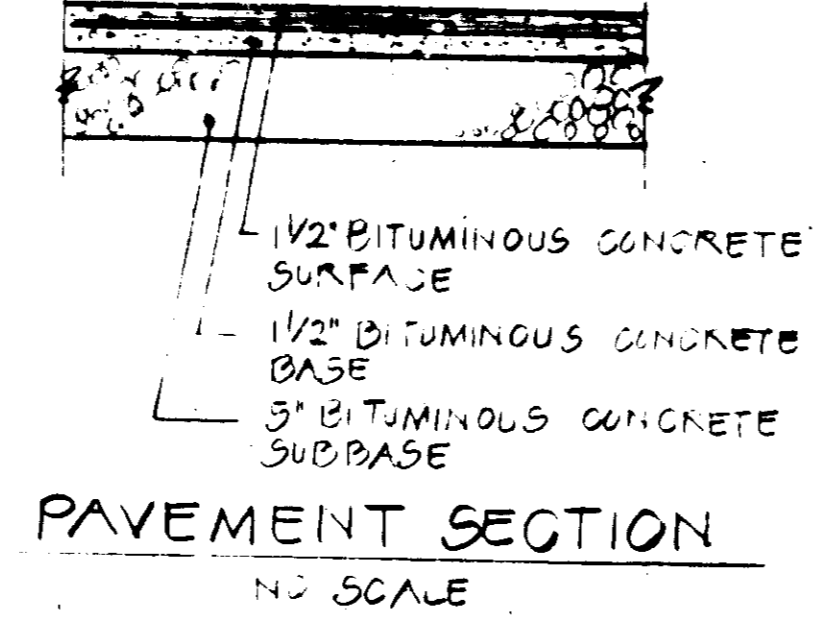
SUBDIVISION NAME		DECT./AREA	PARCEL NO.
HAMILTON TRACT A RESUB. OF PARCEL I-2			I-2
PLAT OR L.P.	BLOCK #	ZONE	TAX / ZONE MAP
881B	8	M2	48
WATER CODE	SEWER CODE	ELECT. DIST.	CONTRACT
002	4/A	6	0064

DRAINAGE AREA MAP
HAMILTON TRACT SUBDIVISION, I-2
DORSEY RUN ROAD
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET	DATE	JOB NUMBER
3 OF 6	APRIL 30, 1990	88031
	SCALE AS SHOWN	

SDP 90-197

1. 1/2" BITUMINOUS CONCRETE SURFACE
 2. 1/2" BITUMINOUS CONCRETE BASE
 3. 3" BITUMINOUS CONCRETE SUBBASE
 4. 6" SURFACE USING CRUSHER RUN



NOTE: CONTRACTOR SHALL DISTURB ONLY THAT LENGTH OF TRENCH THAT CAN BE STABILIZED AT END OF EACH WORKING DAY SO AS TO PREVENT SEDIMENT & WATER FROM ENTERING TRENCH EXCAVATION.

RIPRAP OUTLET SEDIMENT TRAP ST VI #1

DRAINAGE AREA =	7.0 AC ±
STORAGE REQ'D =	12,000 CF
STORAGE SHOWN =	12,600 CF
STONE WEIR CREST ELEV. =	183.00'
EXIST. GROUND @ WEIR =	184.00'
BOTTOM ELEV. =	180.00'
BOTTOM DIM. =	15' x 16'
CLEAR OUT ELEV. =	181.00'
EMBANKMENT ELEV. =	186.00'
a =	1.5'
b =	12.0'
SIDE SLOPES =	2:1

- GENERAL NOTES**
- MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE C&P TELEPHONE COMPANY AND THE GAS & ELECTRIC COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING MISS UTILITY, CALL COLLECT 1-559-0100.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5' COVER OVER ALL PROPOSED WATER LINES.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1.0' CLEARANCE AT ALL WATER, SEWER AND STORM DRAIN CROSSINGS.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION / SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-2417 OR 992-2418.
 - ALL REINFORCED CONCRETE PIPE SHALL BE CLASS II.
 - MANHOLE SHALL BE PRECAST IN ACCORDANCE WITH HOWARD COUNTY STANDARD 6-311.
 - HANDICAPPED PARKING SIGN SHALL CONFORM TO MARYLAND BUILDING CODE FOR THE HANDICAPPED, BOTTOM EDGE OF SIGN MOUNTED 7'-6" MIN ABOVE GRADE. ADDITIONAL SIGN DISPLAYING AMOUNT OF FINE SHALL BE MOUNTED NO LOWER THAN 7'-0" ABOVE GRADE (HOWARD CO. COUNCIL BILL 55-84)
 - SHADED AREA DENOTES NEW PAVEMENT.
 - PERCOLATION TEST LOCATION

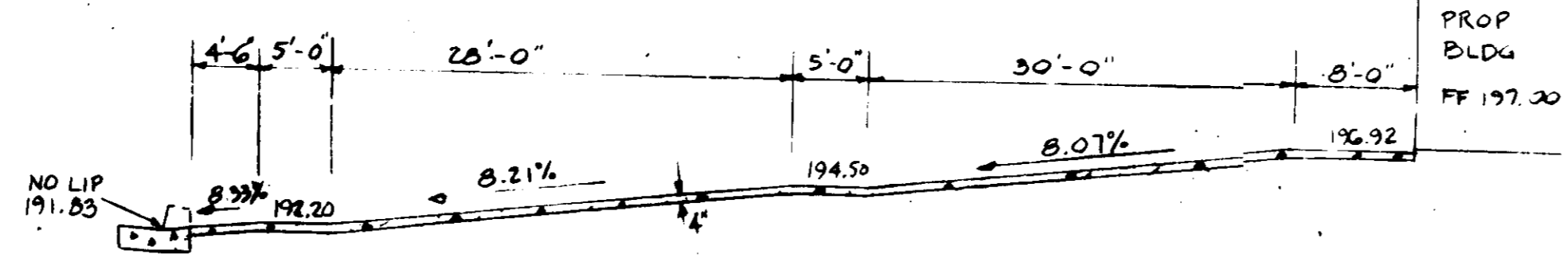
ADDRESS CHART

LQT NO.	STREET ADDRESS
PARCEL I-2	8447 DORSEY RUN RD.

APPROVED FOR PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: [Signature] 9/16/90 DATE
 APPROVED FOR PUBLIC WATER SYSTEMS AND PRIVATE SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: [Signature] 10/23/90 DATE
 APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: [Signature] 11/6/90 DATE
 Chief, Division of Community Planning and Land Development: [Signature] 1/26/91 DATE

SEQUENCE OF OPERATIONS

- NOTIFY HOWARD CO. DEPT. OF PERMITS AND LICENSES SEDIMENT CONTROL DIVISION AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CLEAR AND GRUB FOR SEDIMENT & EROSION CONTROL MEASURES OR DEVICES ONLY.
- INSTALL ALL SEDIMENT & EROSION CONTROL MEASURES AND DEVICES, INCL. SED. TRAP
- NOTIFY HOWARD CO. DEPT. OF PERMITS AND LICENSES, SEDIMENT CONTROL DIVISION, UPON COMPLETION OF SAID INSTALLATION.
- WITH THE APPROVAL OF HOWARD CO. DEPT. OF PERMITS & LICENSES AND THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB REMAINDER OF SITE.
- ROUGH GRADE SITE.
- BUILDING CONSTRUCTION PHASE, INCLUDING SWM FACILITY.
- SWM FACILITY IS TO ACT AS SEDIMENT TRAP AFTER RUNOFF IS REDIRECT TO IT THROUGH THE STORM DRAIN SYSTEM OR BY SURFACE CONVEYANCE. PHASE OUT RIPRAP TRAP ROST ST VI #1.
- FINE GRADE & STABILIZE ALL AREAS DISTURBED BY CONSTRUCTION.
- WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING BUILDINGS & WALK OR BY METHODS PRESCRIBED IN STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL IN DEVELOPING AREAS, ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR. STABILIZE ALL REMAINING AREAS AFTER SEDIMENT CONTROL MEASURES ARE REMOVED. CONSTRUCT WATER QUALITY POOL.



J.P.	DATE	REVISIONS

ENGINEER
PAUL LEE ENGINEERING, INC.
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MD 21284 TEL. 821-5941

OWNER:
THE GARRITZ GROUP
 9202 HAMILTON OVERLOOK
 CAPITOL HEIGHTS, MD 20743
 301-499-6515

SUBDIVISION NAME	HAMILTON TRACT
PLAT OR LT.	8615
BLK #	0
ZONE	M 2
TAX/ZONE MAP	48
BLK/DIST	0064
WATER CODE	802
SEWER CODE	N/A



SEDIMENT CONTROL PLAN
 HAMILTON TRACT SUBDIVISION, PARCEL I-2
 DORSEY RUN ROAD
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MD.

SDP 89-84
 FINAL PLAT 89-65
 EX. BUILDING SDP 77-07
 EX. BUILDING ADDITION TO SDP 88-171
 FINAL PLAT 77-13

SHEET	4	DATE	APRIL 30, 1990
OF	6	SCALE	1" = 50'
			88031

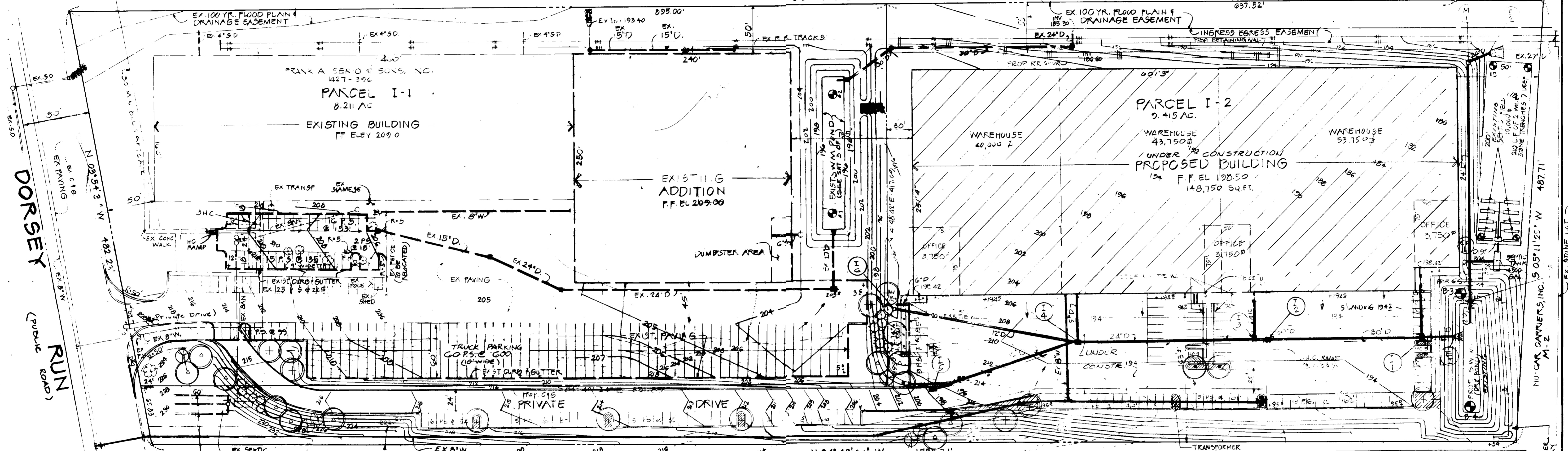
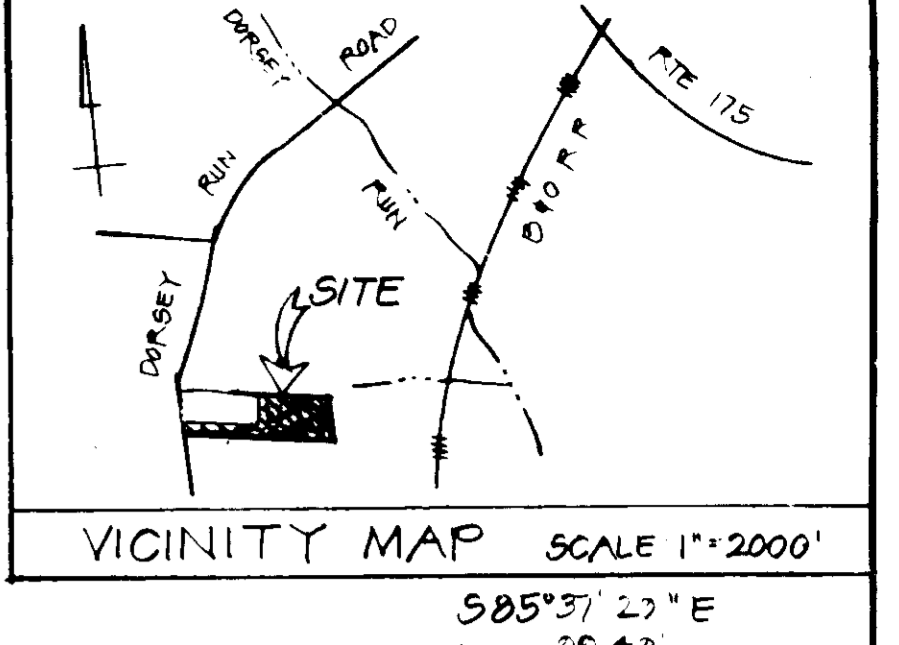
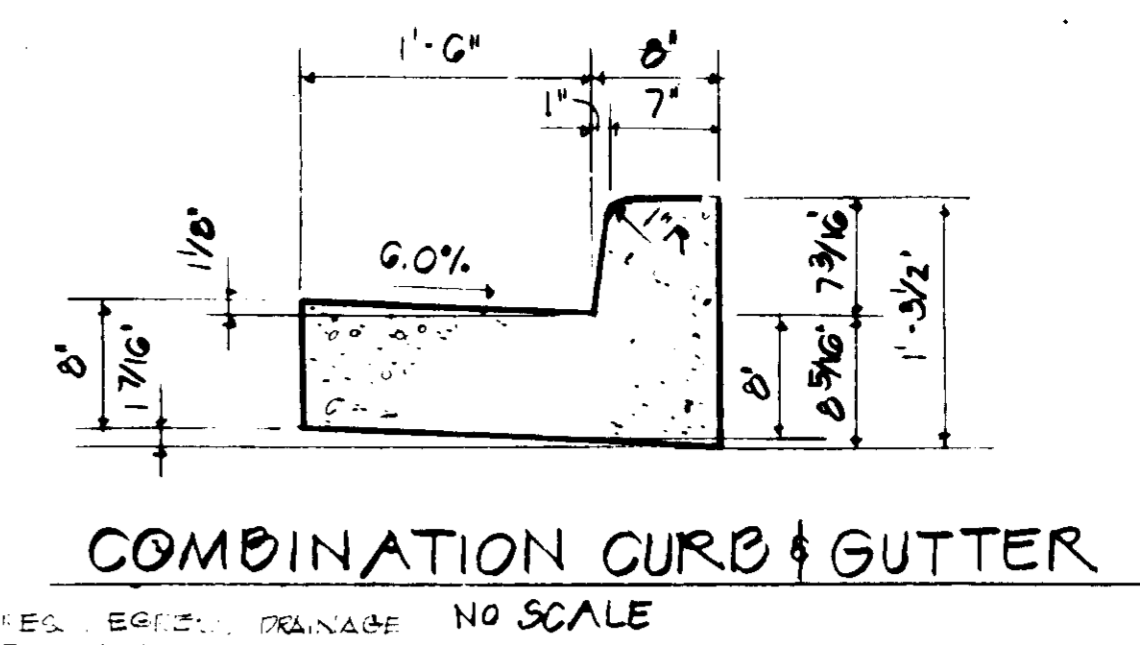
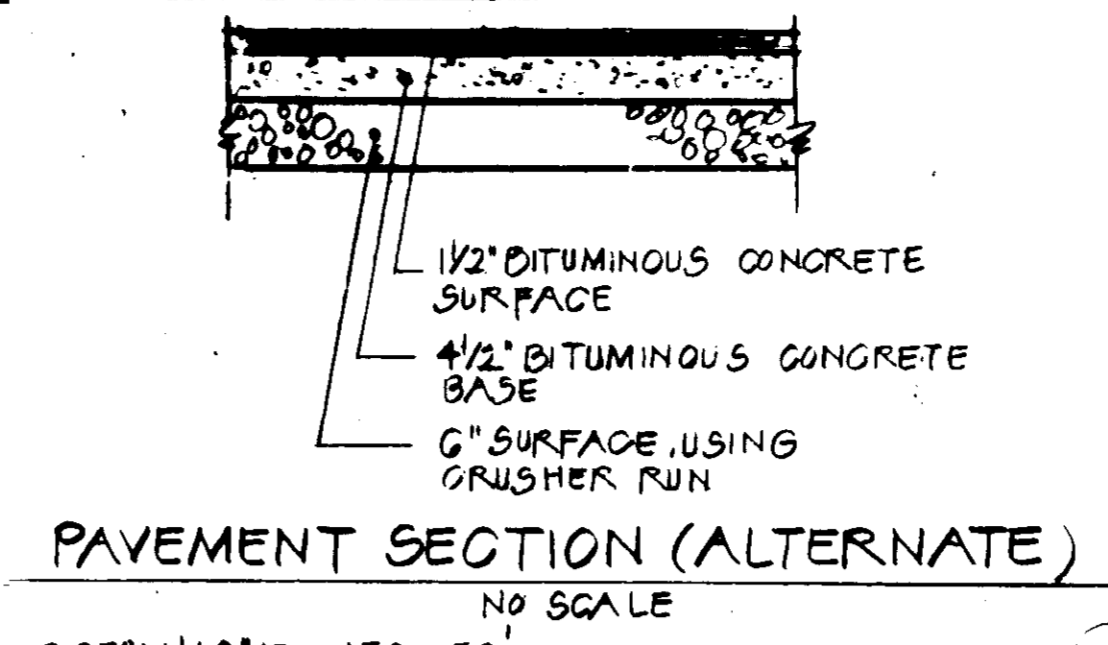
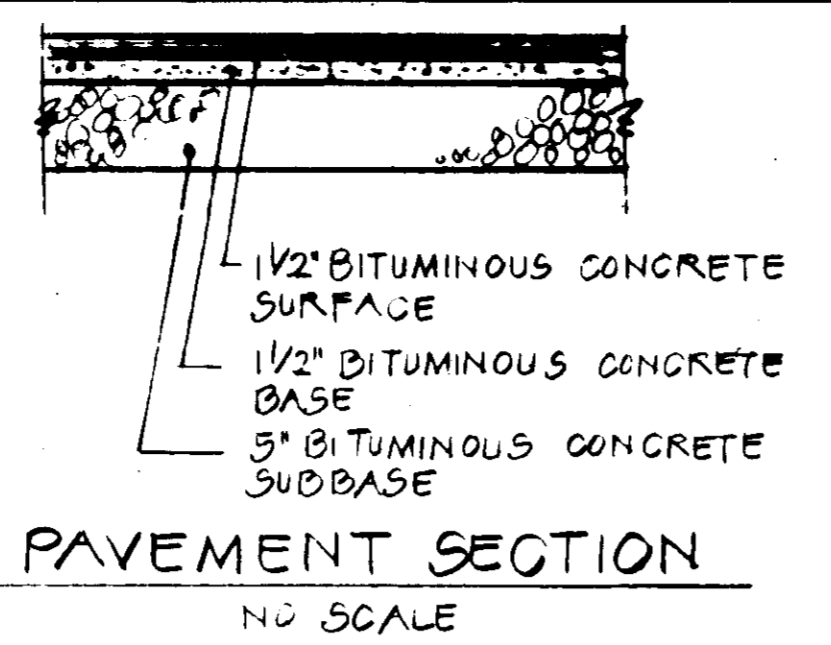
SDA 90-197

STORM WATER MANAGEMENT DATA
 Drainage Area 8.0 AC. ± ROUTED 7.10 AC. ±
 RCN (existing) 57
 RCN (after development) 94
 Allowable Release - Proposed Release
 0 2 Year: 0.50 CFS 0.50 CFS
 10 Year: 7.11 CFS 0.84 CFS
 100 Year: 17.74 CFS 1.74 CFS
 Storage Required (100 Year) 60,000 CF
 Storage Provided to Elev. 193.40 60,000 CF
 Surface Area 0.26

Structure Classification
 Structure Class 2
 Storage X Height Product 3.02 Acft
 D.A. Routed 7.10 Ac ±
 Normal Surface Area N.A. DRY POOL
 Structure Classification URBAN

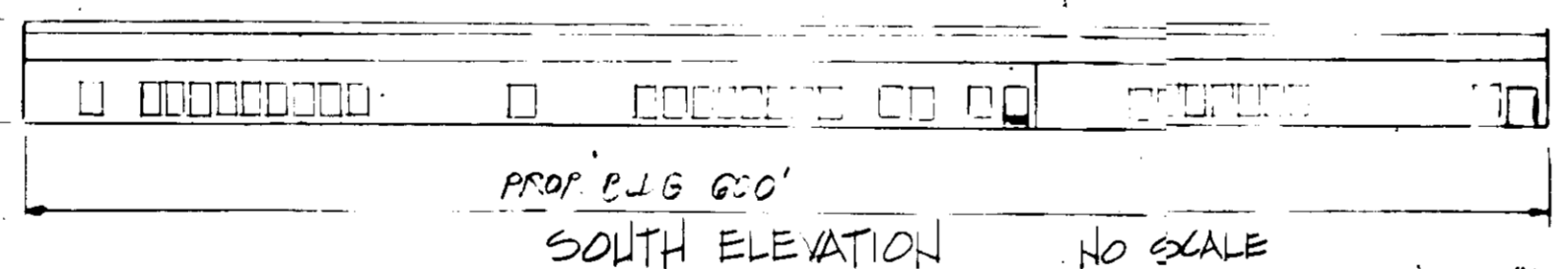
HYDROLOGIC CRITERIA
 2.0 100 Year Management Provided

STATE OF MARYLAND
 178-116
 M-2



GENERAL NOTES

1. EXISTING SITE 9.415 AC. ± - 17.8 S.F.
2. EXISTING ZONING: M-2 (HEAVY INDUSTRIAL)
3. FLOOR SPACE: PROP. 133,750 (WAREHOUSE) & 15,000 (OFFICE) TOTAL = 148,750
4. OPEN SPACE: 9.415 AC. ± x 0.20 = 1.88 AC. ± (20% OF TOTAL)
5. GREEN AREA: 3.66 AC.
6. NUMBER OF EMPLOYEES: 25 OFFICE & 20 WAREHOUSE
7. PARKING REQUIREMENTS: 25 OFFICE @ 7 P.S./10 PERSONS = 19 P.S. 20 WAREHOUSE @ 1 P.S./EMPLOYEE = 20 P.S. TOTAL PARKING SPACES PROVIDED: 64 (INCL. 34 C.) 38 P.S. REQ'D. (C.A.B.)
8. BUILDING COVERAGE OF SITE: 138,750 SF AND 36%
9. PARKING LOT AREA: 234 D.S.F. LANDSCAPED ISLAND AREA: 1121 SF (5% OF TOTAL) (C.A.B.S.F. 540.11)
10. LANDSCAPING TO BE IN ACCORDANCE TO HOWARD COUNTY REGULATIONS, SEE LANDSCAPE PLAN.



SPECIFICATION FOR PLANTING

Plant Identification: All plants shall be properly marked for identification and the name of the plant shall be placed on the site plan.

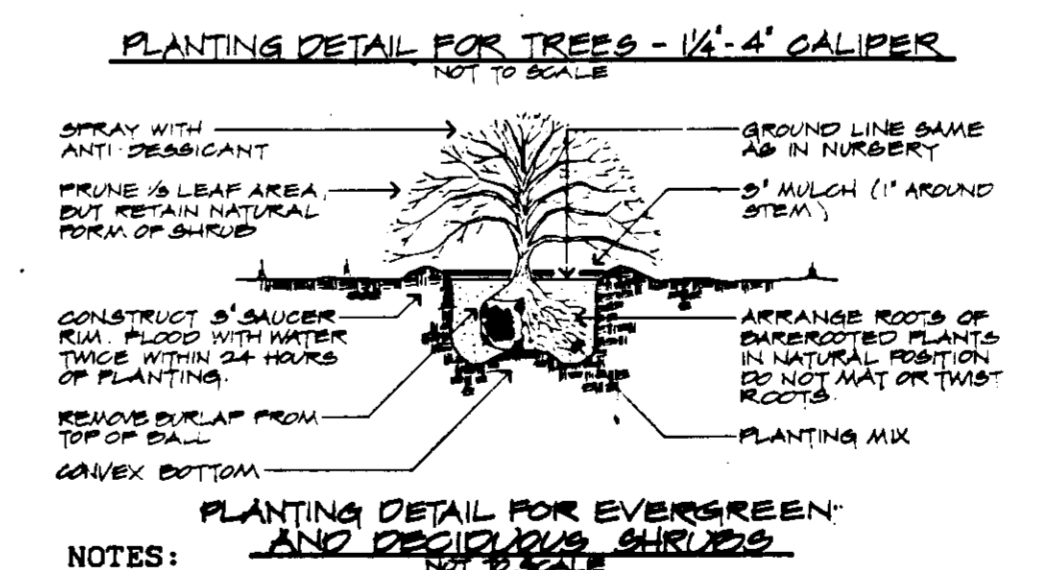
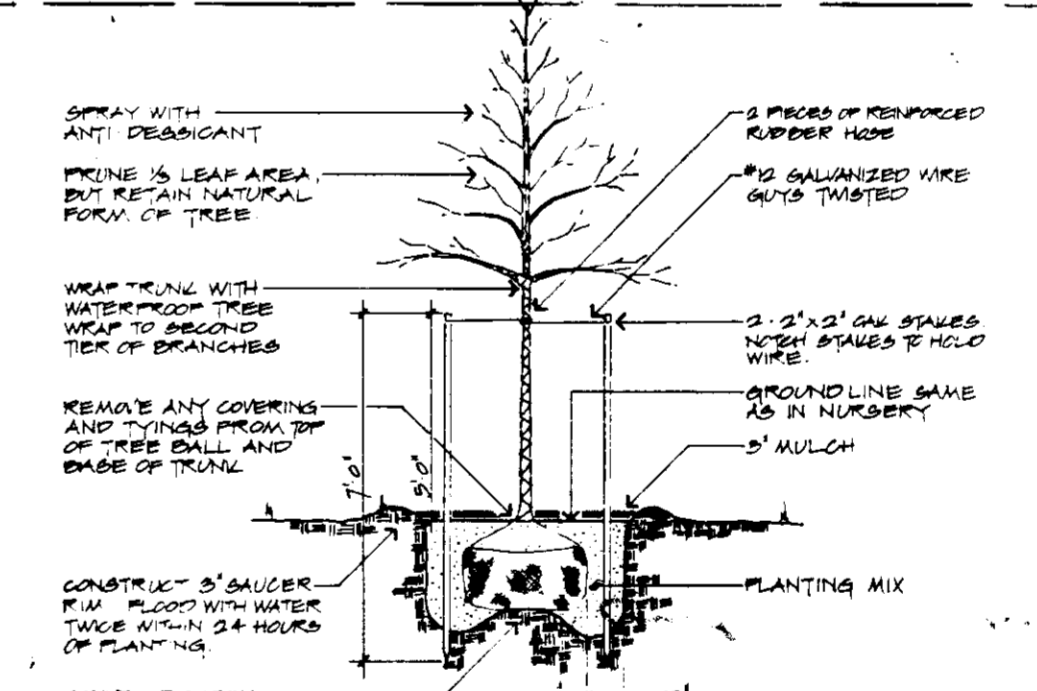
List of Plant Materials: The Contractor shall verify plant quantities prior to planting and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the list of plants specified, prior to planting, the availability of the required plant materials as specified on the plant list.

Plant Quality: All shrubs shall be heavy, heavy to the ground, and well grown, showing evidence of having been sheared the year prior to planting. All trees shall be well established, well branched, and shall have a healthy, well-developed root system. All plants shall be well established and shall be planted prior to planting. The name of the plant shall be specified on the plant list. All plants shall be well established and shall be planted prior to planting. The name of the plant shall be specified on the plant list.

Plant Spacing: Plant spacing shall be as shown on the plant list.

Soil: Soil shall be 2-3 inch topsoil, 1-1/2 inch leaf mold or equal organic material, thoroughly mixed and compacted.

Planting: The Contractor shall be responsible for the cost of all plants and for the cost of all materials and labor required for the planting of the plants. The Contractor shall be responsible for the cost of all plants and for the cost of all materials and labor required for the planting of the plants.



ADDRESS CHART

LOT NO.	STREET ADDRESS
PARCEL 1	8447 DORSEY RUN RD.

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

James M. [Signature] 9/16/90
 DIRECTOR DATE

AC [Signature] 9-16-90
 CHIEF BUREAU OF ENGINEERING DATE

APPROVED FOR PUBLIC WATER SYSTEMS AND PRIVATE SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

James M. [Signature] 10/23/90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11.6.90
 DIRECTOR DATE

James M. [Signature] 1/26/91
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

HUMAN & RHODE, INC.
 Landscape Architects
 110 E. Pennsylvania Avenue
 Towson, Maryland 21204
 (301) 825-3885

- NOTES:**
1. Contractor shall notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-257-7777.
 2. The location of all plant material is to be approved in the field by the Landscape Architect.
 3. The Landscape Architect is to be notified 48 hours before planting begins.
 4. This plan is to be used for planting only.

SDP 89-84
 FINAL PLAT 89-65
 EX BUILDING SDP 77-07
 EX BUILDING ADDITION TO SDP 89-17
 FINAL PLAT 77-13



DATE	REVISION
4-26-90	REV. LANDSCAPE ISLAND AREA & ADD TREES

ENGINEER
 PAUL LEE ENGINEERING, INC.
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MD 21204 TEL. 821-5941

OWNER:
 THE GARFIZ GROUP
 7202 HAMILTON OVERLOOK
 CAPITOL HEIGHTS, MD. 20743
 301-439-6315

SUBDIVISION NAME	REAR OF TRACT A RESUB. OF	SECTION/AREA	PARCEL #
PLAT OF L.F.	8 G 15	ZONE	M 2
TAX/ZONE MAP	4 B	ELECT DIST	6
CONSENT TP	6064	SEWER CODE	N/A

LANDSCAPE PLAN
 HAMILTON TRACT SUBDIVISION, PARCEL I-2
 DORSEY RUN ROAD
 6TH ELECTION DISTRICT HOWARD COUNTY, M.D.

SHEET	DATE	JOB NUMBER
6	APRIL 30, 1990	68031
OF	SCALE	
6	1" = 50'	