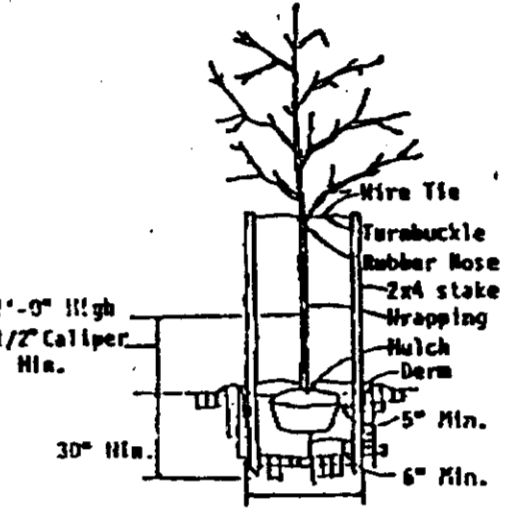
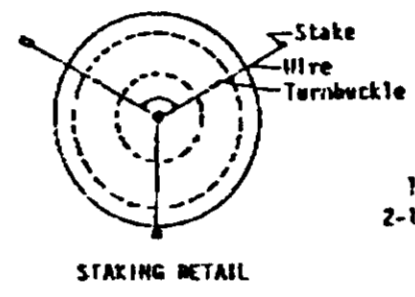


* NOTE : GUTTER PAN ON REVERSE CONC. C&G SHALL BE SLOPED AT THE SAME RATE AND SAME DIRECTION AS PAVEMENT. SHOWN THUS

CONCRETE CURB & GUTTER

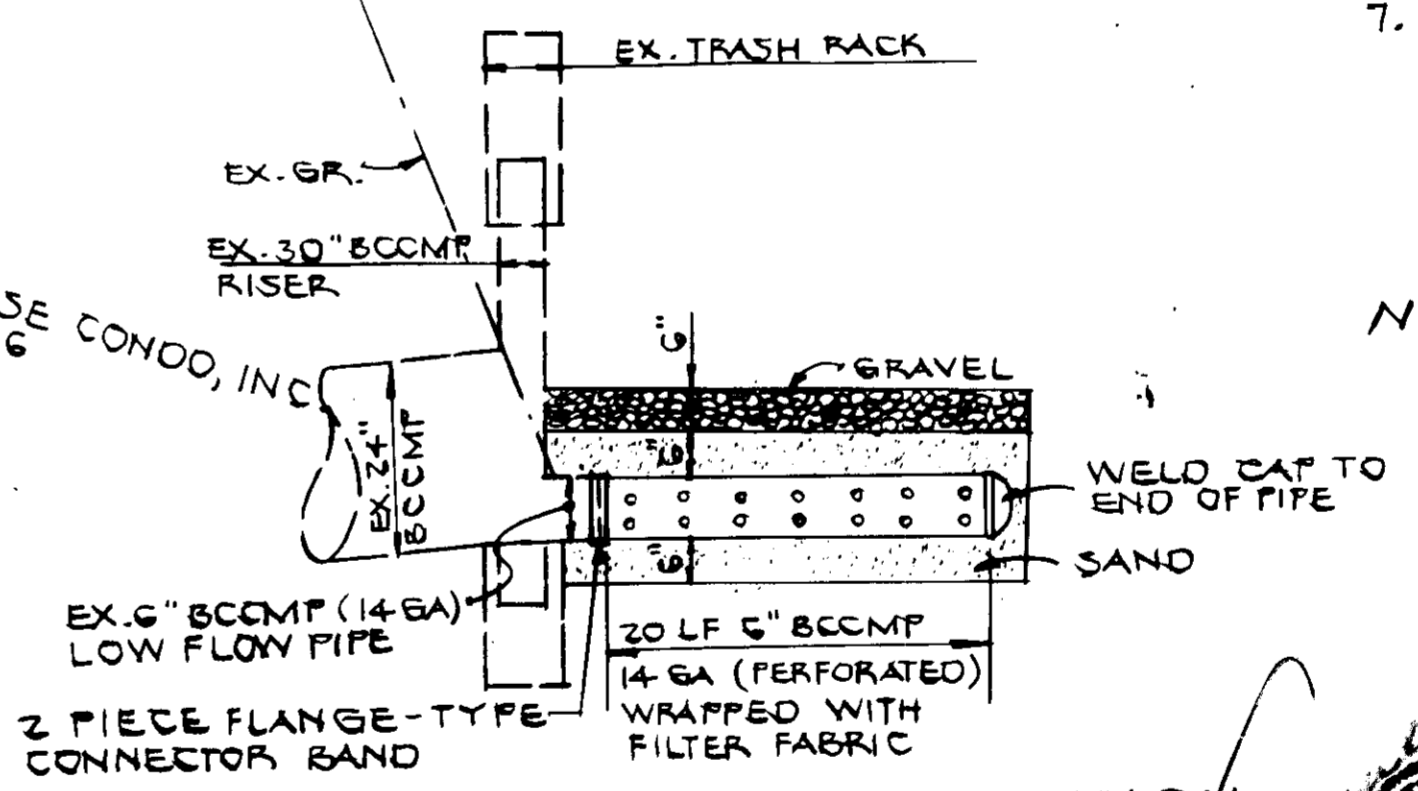


SYMBOL	NAME	SIZE	QUANT.
PROPOSED (C)	QUERCUS PALUSTRIS	2 1/2"	5
EXISTING (X)	FIN OAK	8 & 8"	17

ALL LANDSCAPE ISLANDS SHALL INCLUDE MULCH AND LOW GROUND COVER PLANTINGS.

(X) * DENOTES EXISTING TREES TO REMAIN UNLESS OTHERWISE SHOWN.

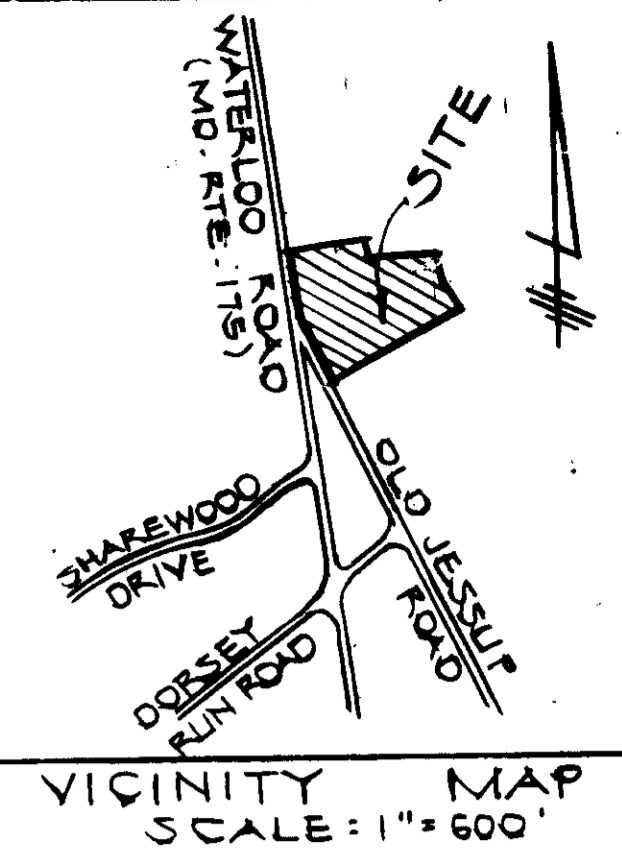
LANDSCAPE DETAILS



DETAIL - EXTENDED DETENTION DOWATERING DEVICE
NOT TO SCALE

OWNER / DEVELOPER
WAREHOUSE CONDO, INC.
% FAIRFAX SAVINGS BANK
7133 RUTHERFORD ROAD
BALTO., MD. 21207
265-7900

PREPARED BY
CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEMOOD, MD. 21040
679-8719



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE DEPT. OF PUBLIC WORKS / BUREAU OF CONSTRUCTION INSPECTION AT 301-792-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "HIS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - TRAFFIC CONTROL DEVICES MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - SURVEY INFORMATION BY HICKS ENGINEERING COMPANY, MARCH, 1992.
 - HORIZONTAL AND VERTICAL CONTROL BASED ON HOWARD COUNTY STATIONS 2144003 AND 2144004.
 - PUBLIC WATER (CONTRACT 24-1751-D)
 - PUBLIC SEWER (CONTRACT 612-5)
 - DORSEY RUN DRAINAGE AREA
 - STORM WATER MANAGEMENT FOR THIS PROJECT PROVIDED BY THE EXISTING DETENTION POND CONSTRUCTED UNDER SDP87-222. THE STORMWATER MANAGEMENT FACILITY IS PRIVATELY OWNED AND MAINTAINED.
 - LOCATIONS OF EXISTING UTILITIES IS BASED ON THE FIELD SURVEY AND CONSTRUCTION PLANS ON FILE WITH HOWARD COUNTY.

SITE ANALYSIS

- AREA OF PARCEL : 3.698 AC. ±
- AREA OF LIMIT OF SUBMISSION : 0.65 AC. ±
- ZONING : M-2
- FLOOR AREA AND PARKING DATA
 UNIT A TOTAL FLOOR AREA : 42,036 SF
 OFFICE 800 S.F. 4 EMP. @ 7.5P./10 EMP. : 3 SPACES
 RETAIL 2400 S.F. @ 1SP./200 S.F. : 12 SPACES
 MANUFACTURING 4200 S.F. 18 EMP. @ 1SP./2 EMP. : 9 SPACES
 WAREHOUSE 34,636 S.F. 8 EMP. @ 1SP./2 EMP. : 4 SPACES
 UNIT B TOTAL FLOOR AREA : 75,144 S.F.
 LOWER LEVEL
 OFFICE 3750 SF 5 EMP. @ 7.5P./10 EMP. : 4 SPACES
 WAREHOUSE 33,822 S.F. 8 EMP. @ 1SP./2 EMP. : 4 SPACES
 UPPER LEVEL
 OFFICE 3750 S.F. 5 EMP. @ 7.5P./10 EMP. : 4 SPACES
 WAREHOUSE 33,822 SF 8 EMP. @ 1SP./2 EMP. : 4 SPACES
 TOTAL PARKING SPACES REQUIRED : 44 SPACES
 TOTAL PARKING SPACES PROVIDED : 66 SPACES
 GREEN AREA PROVIDED : 0.938 AC. : 25.4 %
 BUILDING COVERAGE : 58,590 SF : 36.4 %
 AREA OF PARKING LOTS : 27,175 S.F.
 AREA OF LANDSCAPED ISLANDS REQ. : 27,175 SF x 5% : 1359 S.F.
 AREA OF LANDSCAPED ISLANDS PROVIDED : 2315 SF

DATE	REVISION
5-10-93	ADD CANOPY AND STAIRWAY

NOTE : THE INDICATED AREA AND NUMBER OF EMPLOYEES PER USE CAN NOT BE INCREASED OR CHANGED WITHOUT PRIOR APPROVAL FROM THE DEPT. OF PLANNING & ZONING & COMPLIANCE WITH ZONING REGULATIONS & PARKING REQUIREMENTS IN EFFECT AT THE TIME OF THE INCREASE OR CHANGE.

SUBDIVISION NAME	SECTION/AREA/LOT/PRICEL
WAREHOUSE CONDO, INC.	103
PLAT/BLK/BLOCK	ZONE/TAX/ZONEM/FELECT/DIST/CONSULT
2349-386	21 M-2 43 1ST 6012
WATER CODE	SEWER CODE
801	3020000

LOT NO	STREET ADDRESS
UNIT A	7779 WATERLOO ROAD
UNIT B	7785 WATERLOO ROAD

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer
 DATE 12/21/92

APPROVED : HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 Director
 DATE 12/22/92

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE 12/23/92

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE, PUBLIC ROADS AND STORM DRAINAGE SYSTEMS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Director
 DATE 12/14/92

CHIEF, BUREAU OF ENGINEERING
 DATE 12/14/92

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 Director
 DATE 12/14/92

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 Director
 DATE 12/14/92

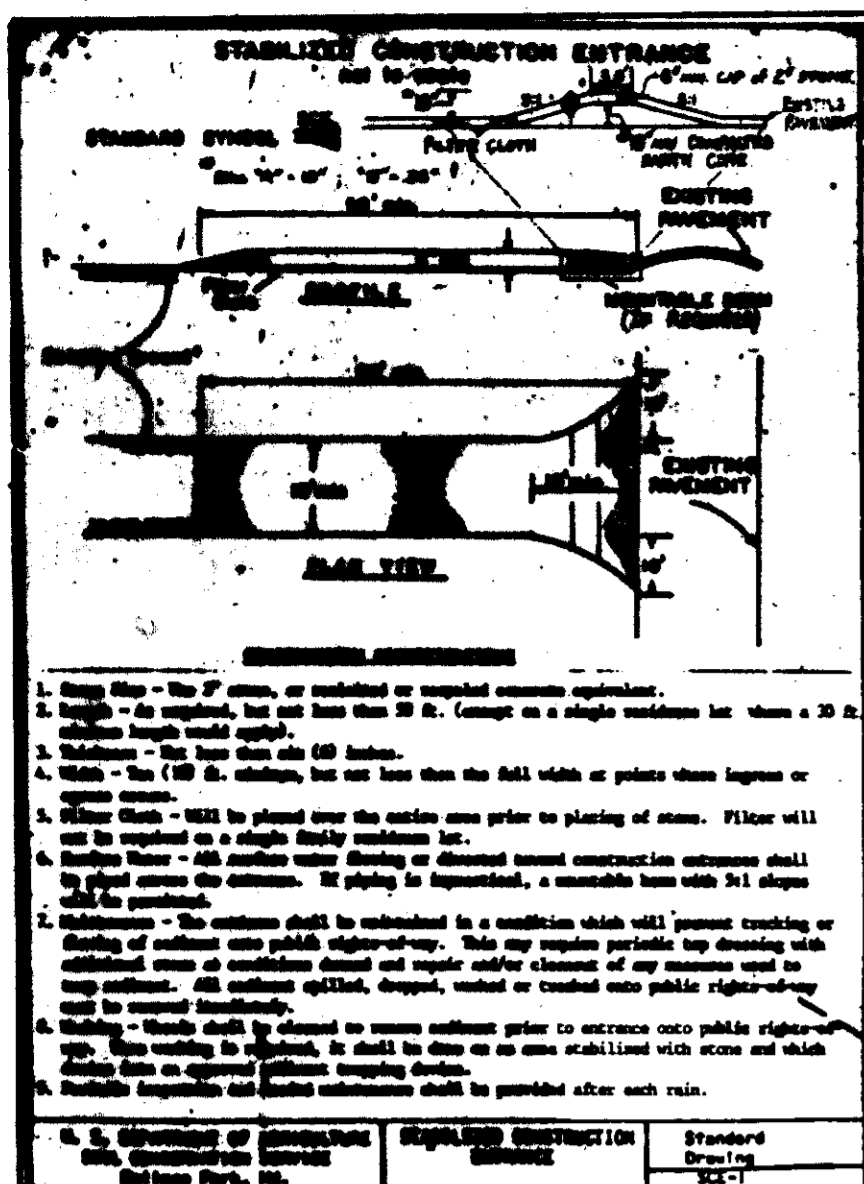
DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD S.C.D.

DATE 1/9/92
 DOMINIC J. PASTA, V.P.

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 SOIL CONSERVATION DISTRICT.

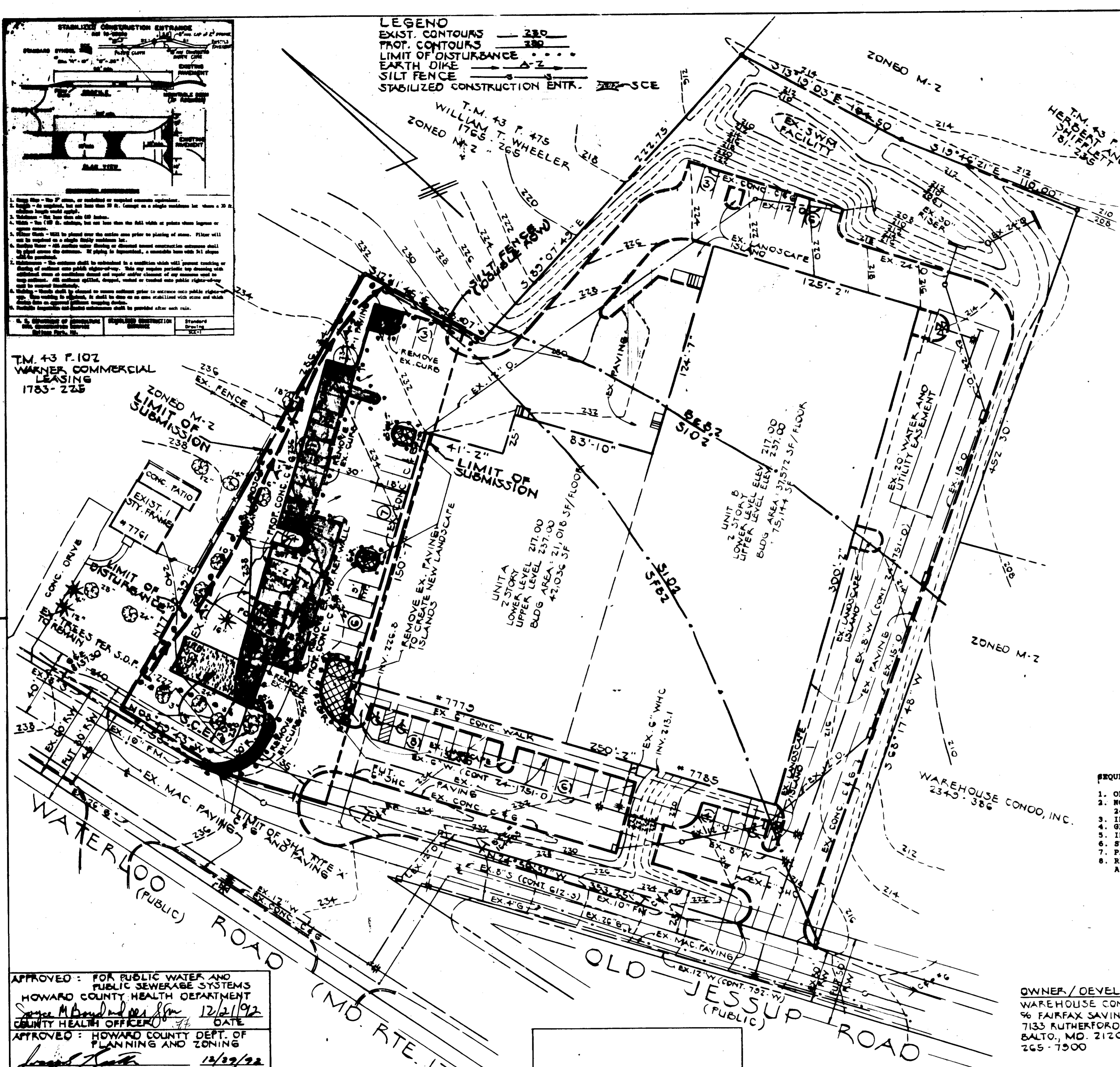
DATE
 DONALD E. HICKS, P.E.

SITE DEVELOPMENT PLAN
PARKING LOT ADDITION
 TO S.D.P. 87-222
 7771-7785 WATERLOO ROAD
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MD.
 TAX MAP 43 PARCEL 103
 SCALE: 1"=30'
 APRIL 7, 1992
 SHEET 1 OF 2



LEGEND
 EXIST. CONTOURS ——— 230
 PROT. CONTOURS ——— 230
 LIMIT OF DISTURBANCE - - - -
 EARTH DIKE ——— Δ Z
 SILT FENCE ——— Δ Z
 STABILIZED CONSTRUCTION ENTR. ——— SCE

T.M. 43 P. 102
 WARNER COMMERCIAL
 LEASING
 1783-226

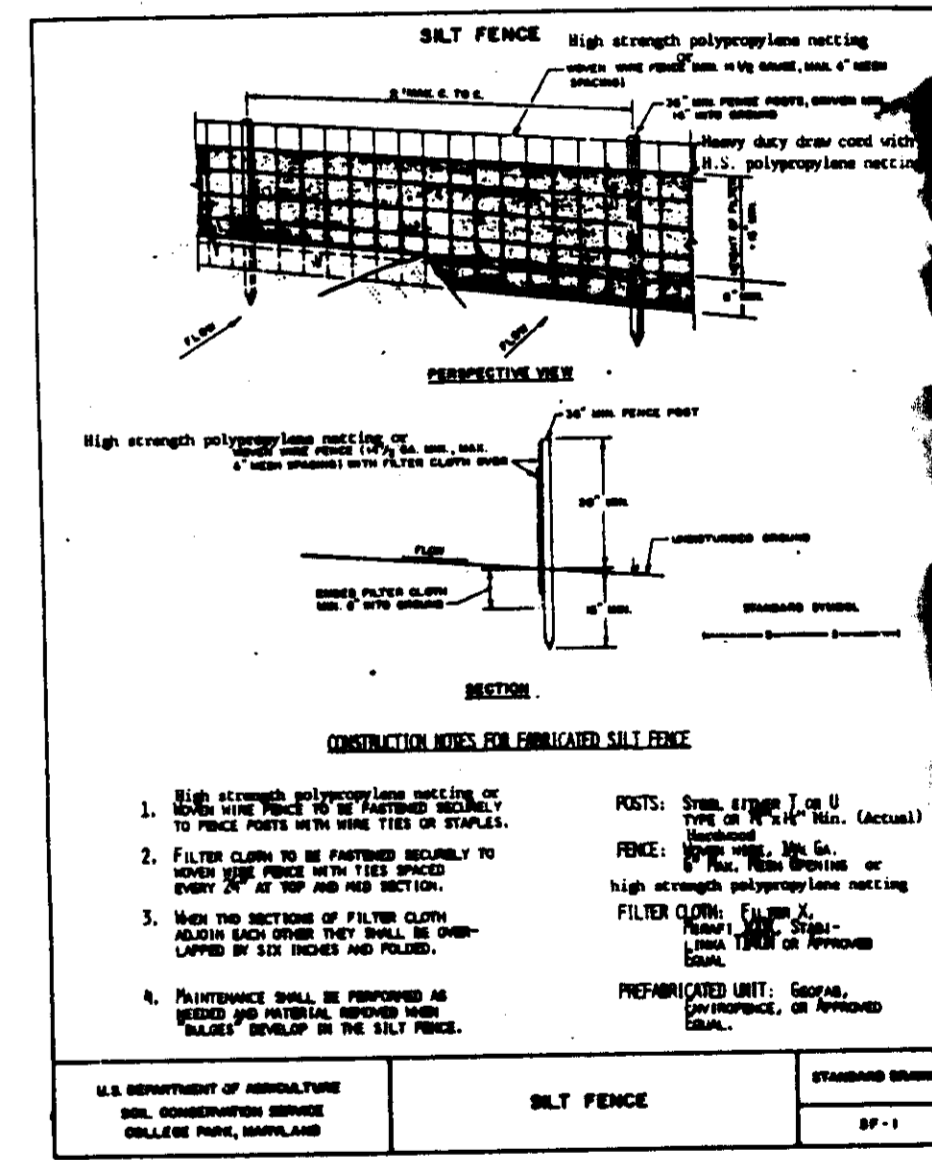
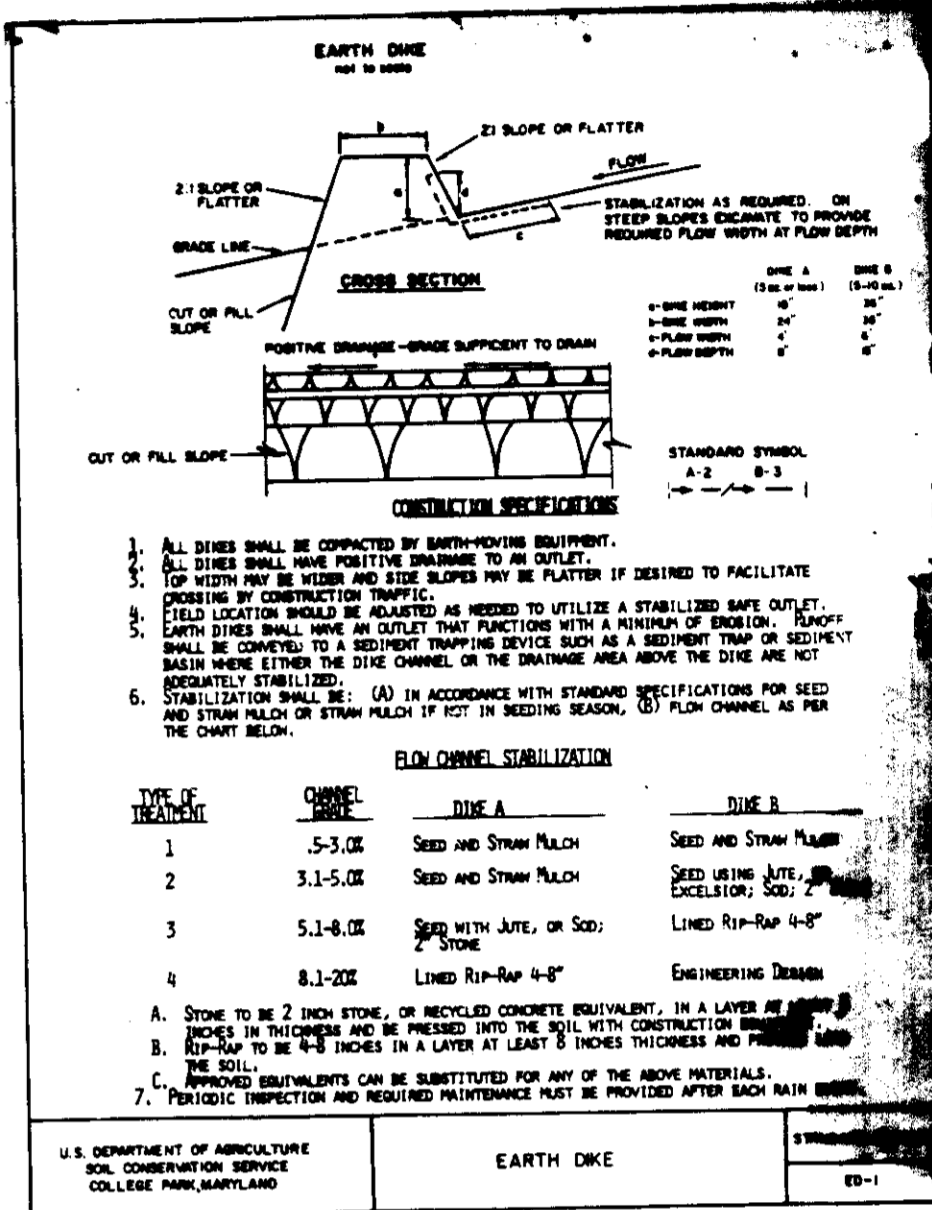
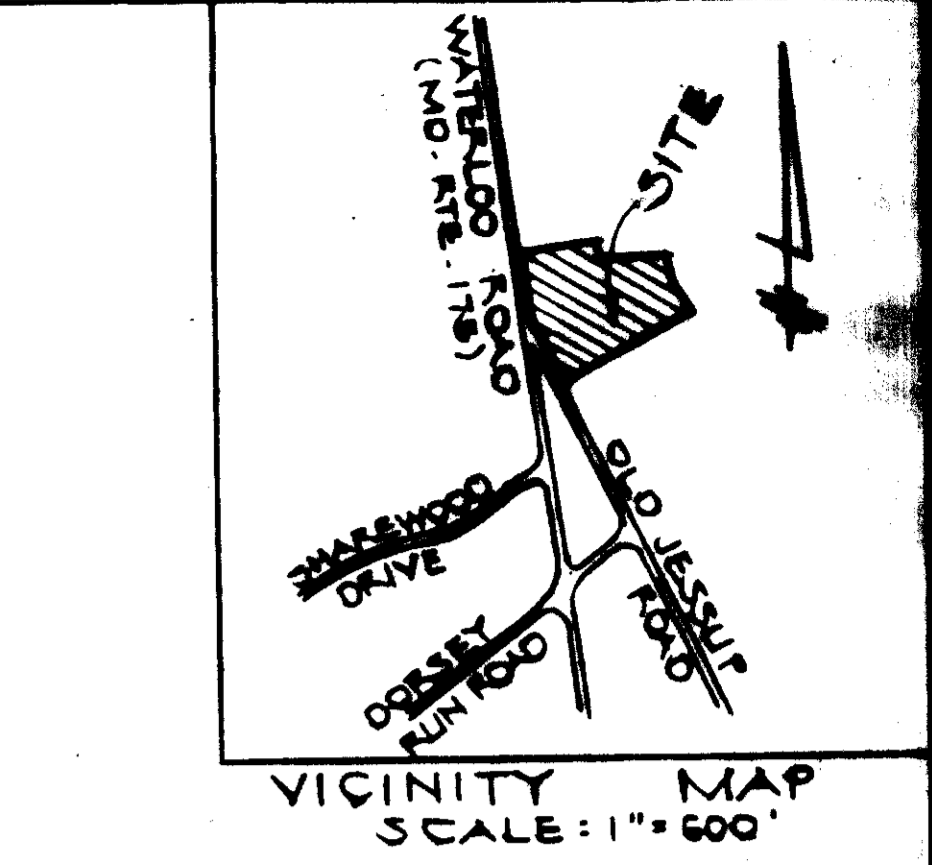


PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.
Soil Amendments: In lieu of 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 disk 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 disk 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 (P.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 seedling lespedeza. During the period of October 16 thru February 29, 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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (8 gal/1000 sq. ft.) for anchoring.
Maintenance: -- Inspect all seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES
 Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
Soil Preparation: -- Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.
Soil Amendments: -- Apply 600 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 October 15, seed with 2-1/2 bushels 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 seedling lespedeza (.07 lbs/1000 sq. ft.). For the period November 15 thru February 29, protect site by applying 2 tons per acre 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 weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 340 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 additional rules and methods not covered.

- STANDARD SEDIMENT CONTROL NOTES**
- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction. (890-3453)
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
 - Following initial soil disturbance or radiatance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures; b) 14 calendar days for permanent slopes and all slopes greater than 3:1; c) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment control structures shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seeding (Sec. 51), and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - Site Analysis:
 Total Area of Site: 3.698 Acres
 Area Disturbed: 0.34 Acres
 Area to be reseeded or paved: 0.13 Acres
 Area to be vegetatively stabilized: 0.21 Acres
 Total Cut: 600 Cu. Yds.
 Total Fill: 600 Cu. Yds.
 Offsite waste/borrow area location: N/A
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT
 - NOTIFY THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS 24 HOURS BEFORE STARTING WORK.
 - INSTALL ALL SEDIMENT CONTROL DEVICES
 - GRADE SITE
 - INSTALL CURB AND GUTTER AND SUB-BASE ON PARKING LOT AREA
 - STABILIZE REMAINING AREAS PER SEEDING PROCEDURES
 - PAVE PARKING LOT AREA
 - REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS AFTER APPROVAL BY HOWARD COUNTY INSPECTOR



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: [Signature] DATE: 12/2/92
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 Director: [Signature] DATE: 12/29/92
 DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, PUBLIC ROADS AND STORM DRAINAGE SYSTEMS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Director: [Signature] DATE: 12/16/92
 CHIEF, BUREAU OF ENGINEERING
 Director: [Signature] DATE: 12/16/92

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 U.S. SOIL CONSERVATION SERVICE
 DATE: 12/16/92
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD S.C.D. CONSERVATION DISTRICT
 DATE: 12/16/92
 HOWARD S.C.D.

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD S.C.D.
 DOMINIC J. PASTA, V.P. DATE: 4/6/92

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.
 DONALD E. HICKS, P.E. DATE: [Signature]

OWNER/DEVELOPER
 WAREHOUSE CONDO, INC.
 96 FAIRFAX SAVINGS BANK
 7133 RUTHERFORD ROAD
 BALTO., MD. 21207
 265-7500

PREPARED BY
 CENTRAL DRAFTING AND DESIGN, INC.
 601 CHARWOOD COURT
 EDGEWOOD, MD. 21040
 675-8719

SEDIMENT CONTROL PLAN
 PARKING LOT ADDITION
 TO S.O.P. 87:222
 7771-7785 WATERLOO ROAD
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MD.
 TAX MAP 43 PARCEL 103
 SCALE: 1" = 30'
 APRIL 7, 1992 REV. 5-21-92
 SHEET 2 OF 2
 SDP 92-95