

**PARKING TABULATIONS**

ONSITE BUILDING USES / PARKING REQUIREMENTS:  
 SDP-92-114  
 GYM = 22 PARKING SPACES REQUIRED  
 AUTOMOTIVE REPAIR (2 BAY DOOR) = 9 PARKING SPACES REQUIRED  
 CONCRETE FIBER OPTIC BUILDING = 1 PARKING SPACE REQUIRED  
 TOTAL PARKING REQUIRED = 32 PARKING SPACES REQUIRED  
 GENERAL NOTE #3.1 REQUIRED THE NUMBER OF SPACES ONSITE FROM  
 53 TO 46 PARKING SPACES (40 REGULAR / 13 DISCOUNT)  
 SURPLUS 12 OF 36 REGULAR SPACES ARE RESERVED FOR USE BY  
 SDP-11-10 "CRAB SHANTY"

**LEGEND**

- FLOW ARROW
- EXISTING FIBEROPTIC CABLE
- PROPOSED P-2 PAVEMENT WIDENING
- PROPOSED CENTERLINE OF SWALE
- 412.36+ PROPOSED SPOT ELEVATION
- BUILDINGS TO BE REMOVED
- PROPOSED MOW STRIP
- LIMIT OF DISTURBANCE

NOTE: 5 EXISTING PARKING SPACES TO BE REMOVED TO ACCOMMODATE THE COMMUNICATIONS COMPOUND.

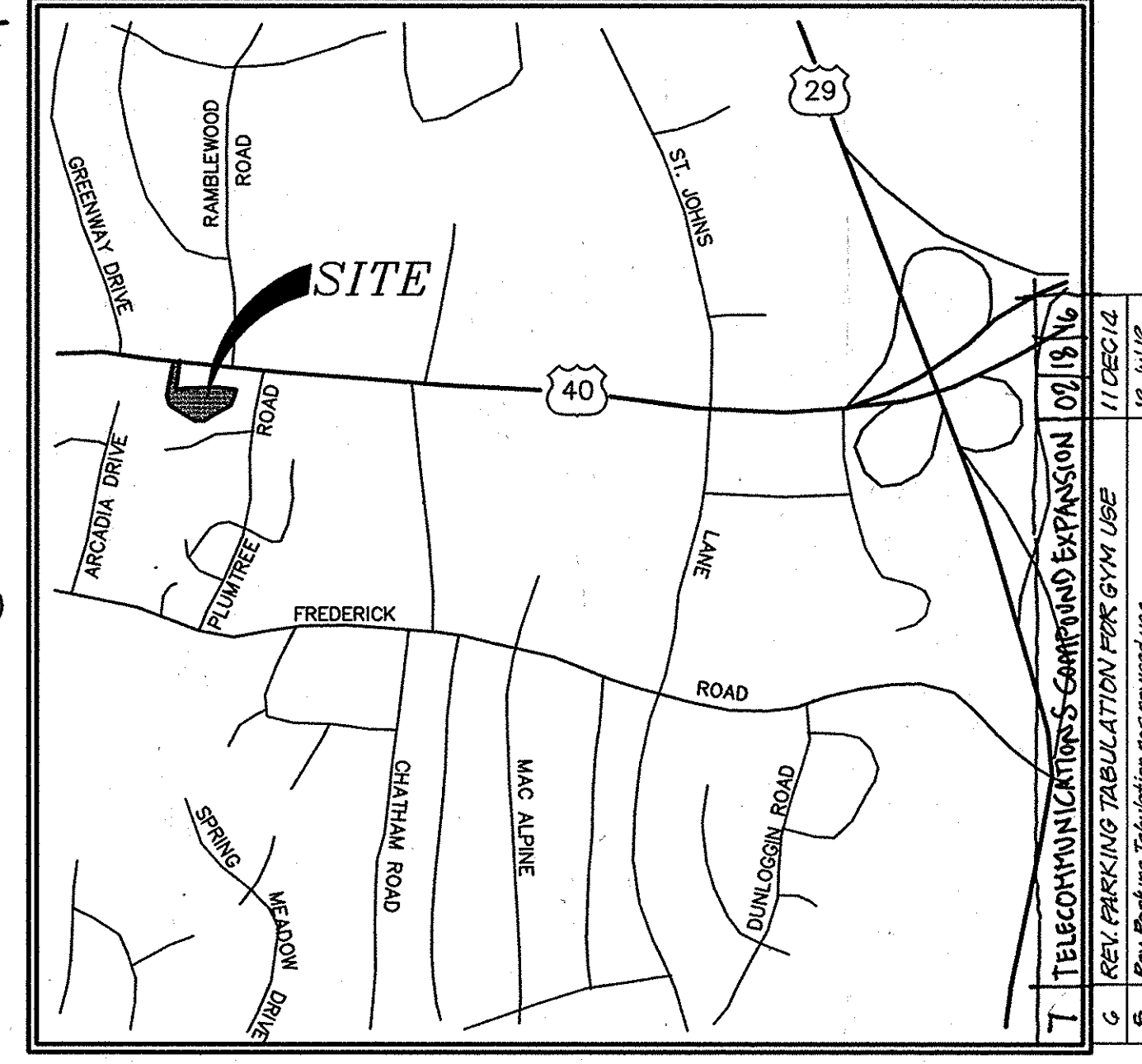
NOTE: EXISTING 14 PARKING SPACES ON NORTH SIDE TO BE REMOVED AND RECONFIGURED TO PROVIDE ADA COMPLIANT ACCESS TO ADJACENT BUILDING.

NOTE: THE PURPOSE OF THIS PLAN IS TO ADD SHEET 1A OF 1 TO THE PREVIOUSLY APPROVED DRAWINGS. SHEET 1A INDICATES THE CURRENT CONDITIONS OF THE PARCEL AND PROPOSED ADDITIONS. THESE ADDITIONS CONSIST OF:  
 \* A STORAGE BUILDING \* A SWITCHING STATION BUILDING  
 \* A CONDENSOR PAD \* A GENERATOR PAD

**REVISED SITE DEVELOPMENT PLAN**

**TELECOMMUNICATIONS COMPOUND EXPANSION**

- 15'-0" HIGH EXTENSION TO EXISTING MONOPOLE TOWER - TOTAL OF 115'-0" HEIGHT PROPOSED
- 10'-0" x 16'-0" PROPOSED VAN EQUIPMENT PLATFORM & 15'-0" HIGH CANOPY COVER - 160 SQ FT
- 16' x 25' LEASE AREA AND FENCE EXPANSION WITH GATES
- LIMIT OF DISTURBANCE EQUAL TO 197 SQ FT SWM REQUIRED WHEN SUM OF ALL REQUIRED REV'S = > 5000 SQ FT



Project	95079	Date	FEB 1998
Illustration	JW/SID	Scale	1" = 20'
Approval		Approval	

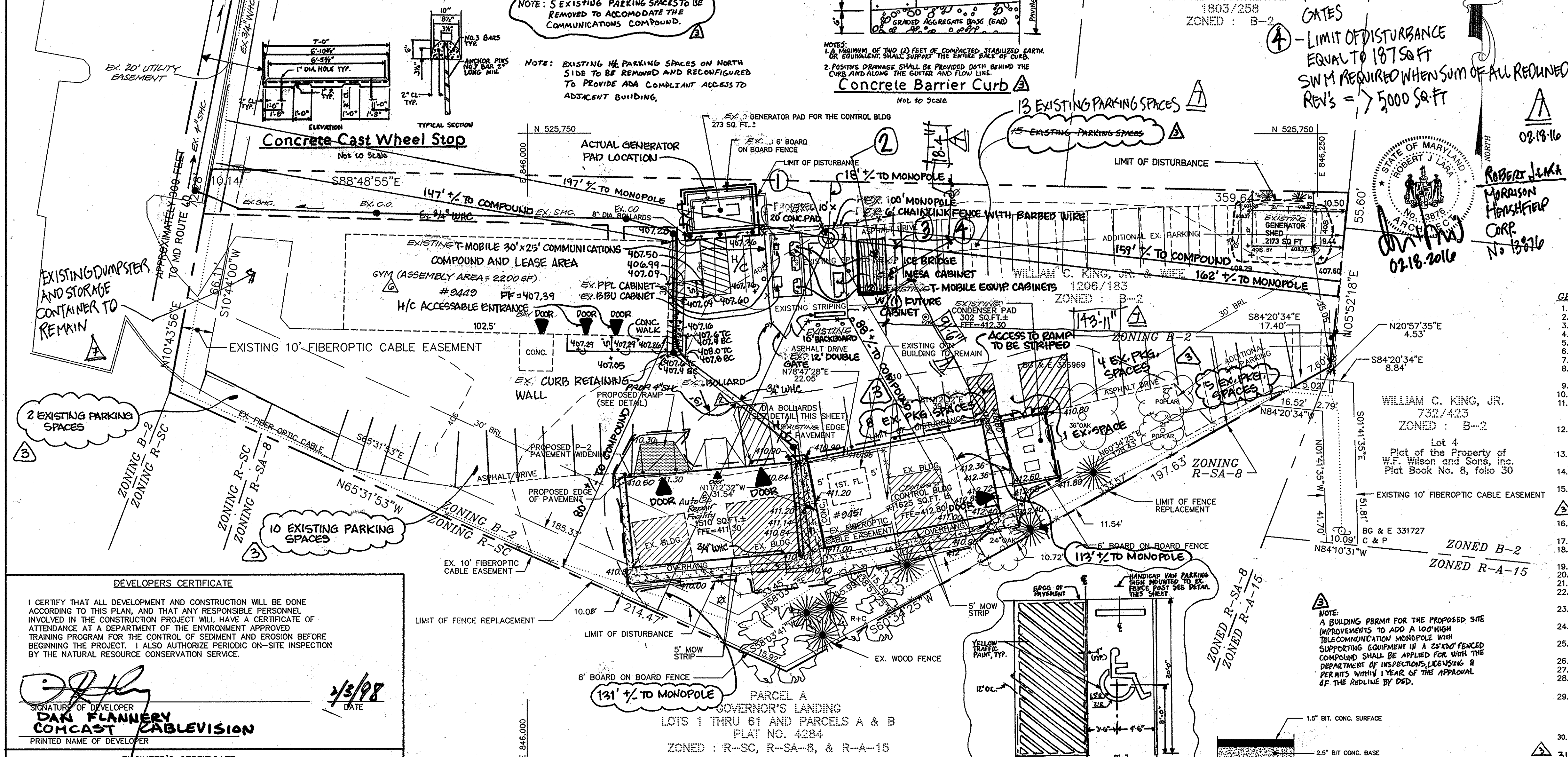
Project	95079	Date	7/29/09
Illustration	JW/SID	Scale	1" = 20'
Approval		Approval	

CHARLES J. NEMPHOS  
 12454/283  
 ZONED: B-2

PEIROS KARRAS  
 899/557  
 ZONED: B-2

NOT A PART OF REV 7  
 ST. JOHNS ASSOCIATES LIMITED PARTNERSHIP  
 1803/258  
 ZONED: B-2

STATE OF MARYLAND  
 ROBERT J. LARK  
 PROFESSIONAL ENGINEER  
 No. 138216  
 02-18-2016



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED B-2 PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
  - DEED REFERENCE: 1206/183.
  - TAX MAP 24: PARCEL 814: BLOCK 4.
  - ELECTION DISTRICT: SECOND.
  - AREA OF SITE: 0.92 ACRES ±.
  - COMMUNITY: ELLICOTT CITY.
  - DPZ FILES: SDP-92-114.
  - PROPERTY IS LOCATED APPROXIMATELY 518 FEET ± WEST OF THE INTERSECTION OF MD RT 40 AND PLUMTREE DRIVE.
  - EXISTING USE: RESTAURANT SUPPLY & FIBER OPTIC CABLE BUILDING AND AUTO REPAIR FACILITY AND SURPLUS PARKING SPACES.
  - PROPOSED USE: GYM AND FIBER OPTIC CABLE BUILDING AND AUTO REPAIR FACILITY AND SURPLUS PARKING SPACES.
  - PROPOSED STRUCTURES WILL HAVE A COMBINED FLOOR AREA OF 6212 SQ. FT. ±. EACH PROPOSED STRUCTURE WILL BE A MAXIMUM OF 15 FEET IN HEIGHT ±.
  - LOT COVERED: 6581 SQ. FT. (10'-5" IN HEIGHT)
  - PROPOSED: 165,000 SQ. FT. (EXISTING & PROPOSED) 1625 SQ. FT. ±
  - A TYPE C LANDSCAPE BUFFER HAS BEEN SHOWN TO THE REAR OF THE PROPOSED STRUCTURES ADJACENT TO THE RESIDENTIAL ZONE.
  - NO PARKING WILL BE ASSOCIATED WITH THE FIBER OPTIC CABLE BUILDING (1625 SQ. FT. ±) AND THE GENERATOR PAD (573 SQ. FT. ±).
  - PARKING REQUIREMENTS FOR THE STORAGE BLDG - 1510 SQ. FT. ±; REFER TO PARKING TABULATIONS SHOWN HEREON.
  - 1510 SQ. FT. X 1 SPACE = 500 SQ. FT. = 3 SPACES
  - \* NOTE: 48 SPACES EXIST ON-SITE OF WHICH 6 ARE REQUIRED PER SDP-92-114. THE EXISTING PARKING MEETS THE REQUIREMENT FOR THE PROPOSED GYM AND SDP-92-114.
  - TOPOGRAPHY SHOWN HEREON BASED ON A SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN NOVEMBER 1999.
  - TOTAL DISTURBED AREA: APPROXIMATELY 5,000 SQ. FT. - APPROX 197 SQ FT
  - THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS AS PER SECTION 5.1.2.B.2 OF THE DESIGN MANUAL, VOLUME 1.
  - EROSION AND SEDIMENT CONTROL DEVICES ARE NOT REQUIRED.
  - NO STEEP SLOPES EXIST ON SITE.
  - NO FLOODPLAIN OR WETLANDS EXIST ON SITE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE ORIGINAL SITE DEVELOPMENT PLAN (SDP-92-114) FOR THE CRAB SHANTY ANNEX PREPARED BY BOENDER ASSOCIATES, INC. IN FEBRUARY 1992.
  - VERTICAL DATUM IS BASED ON NAD'83 HOWARD COUNTY CONTROL STATIONS 24B3 AND 24B5.
  - HORIZONTAL DATUM IS BASED ON NAD'27.
  - BETWEEN THE LIMITS SHOWN ON THE PLAN, EXISTING FENCING TO BE REPLACED WITH 8" BOARD ON BOARD FENCE.
  - ON OCTOBER 21, 1997, UNDER BA CASE NO. 87-29V, THE BOARD OF APPEALS GRANTED THE REDUCTION OF THE REQUIRED 30 FOOT REAR SETBACK TO 10.08 FEET FOR THE PROPOSED STORAGE BUILDING, TO 10.72 FEET FOR THE PROPOSED FIBER OPTIC CONTROL BUILDING, TO 10 FEET FOR THE PROPOSED CONDENSOR PAD AND FENCE, AND TO 0 FEET FOR AN 8-FOOT FENCE.
  - THE HEIGHT OF THE PROPOSED GENERATOR SHED ALONG THE EAST PROPERTY LINE TO ITS HIGHEST POINT IS 14 FEET THIS SHED WILL SERVE AS A BACKUP GENERATOR FOR THE CRAB SHANTY.
  - 15 PARKING SPACES HAVE BEEN ELIMINATED TO ACCOMMODATE THE COMMUNICATIONS COMPOUND. A TOTAL OF 48 SPACES WILL REMAIN AFTER CONSTRUCTION. 2 SPACES WILL BE STRIPED AND SIGNED AS HANDICAPPED. PER ROUTINE REVISIONS ON 07/29/2009
  - PROPOSED RAMP: 2 SPACES FOR PARKING ELIMINATED TO ACCOMMODATE VERICON WIRELESS LEASE AREA - TOTAL OF 45 PARKING SPACES REMAIN. 2 SPACES REMAIN.
  - MECHANICAL FIRST FLOOR
  - MOW STRIP - MIN. 6" DEEP 3/8" GRAVEL ON PLASTIC SHEETING WITH METAL EDGE (TYP.).
  - RAMP DETAIL SCALE: 1" = 10'
  - RAMP DETAIL SCALE: 1" = 5'

**DEVELOPERS 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: DAN FLANNERY  
 COMCAST CABLEVISION  
 PRINTED NAME OF DEVELOPER

DATE: 4/3/98

**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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: [Signature]  
 DATE: 8/2/98

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: [ ]

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SOIL CONSERVATION DISTRICT DATE: [ ]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 4/11/98

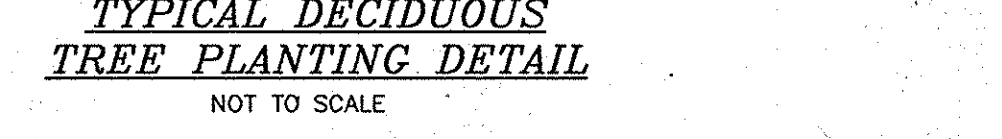
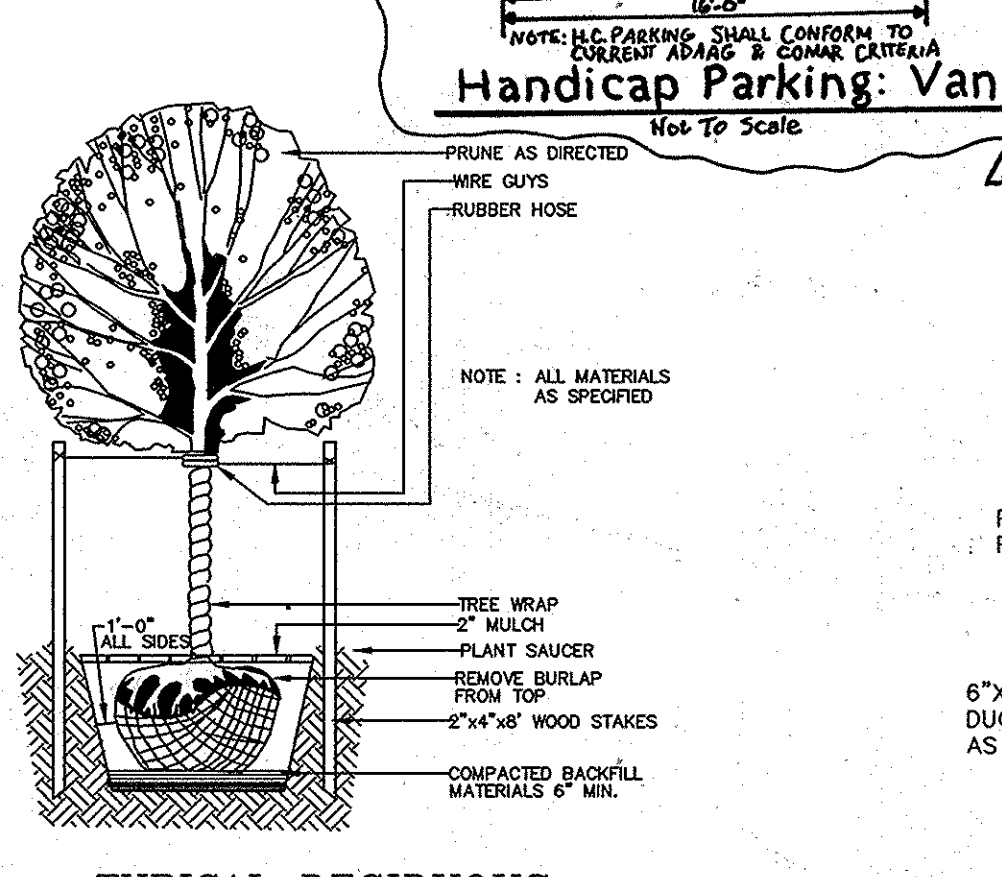
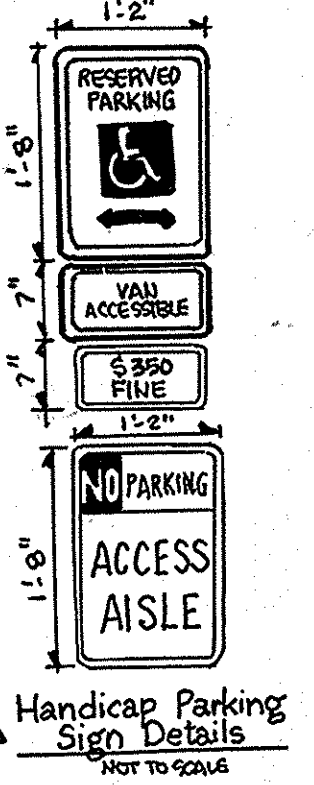
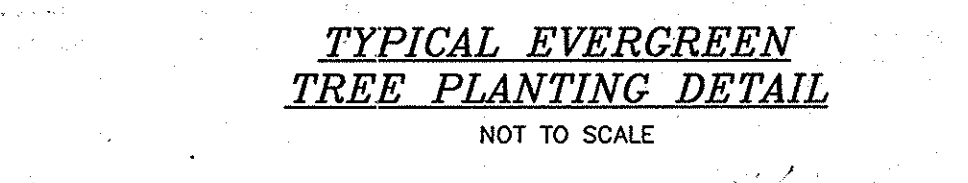
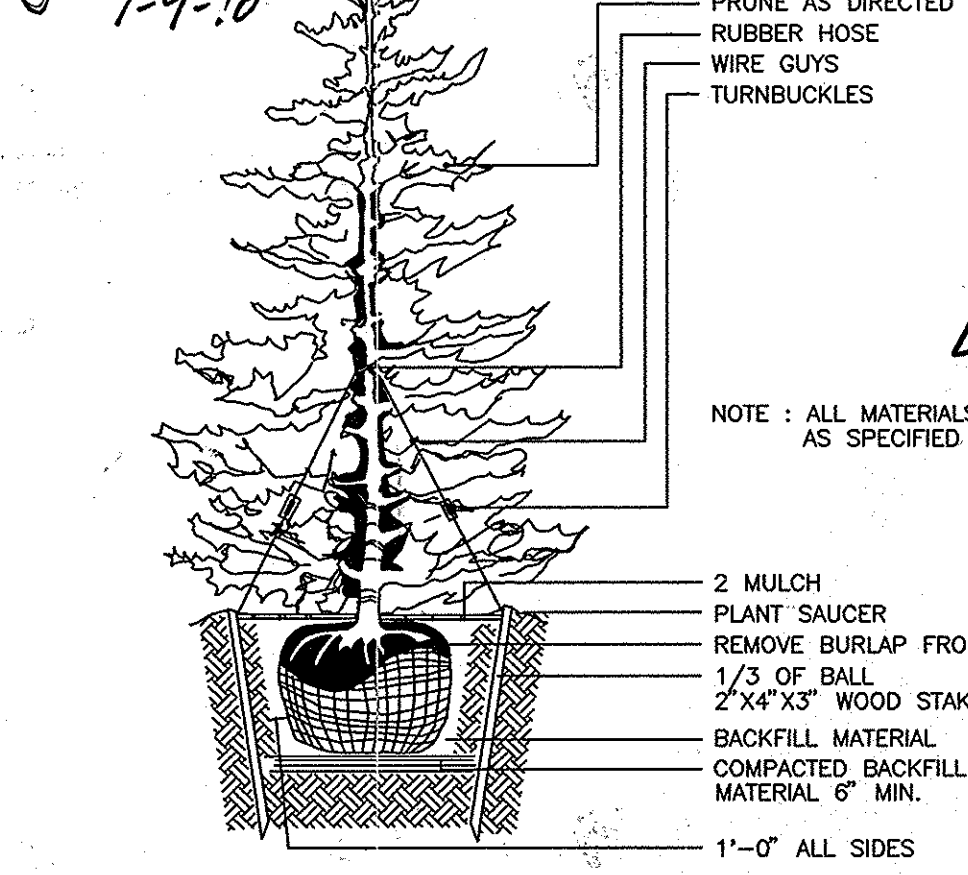
DATE: 2/12/98

DATE: 2/13/98

**FOR PLAN REVISIONS ONLY**

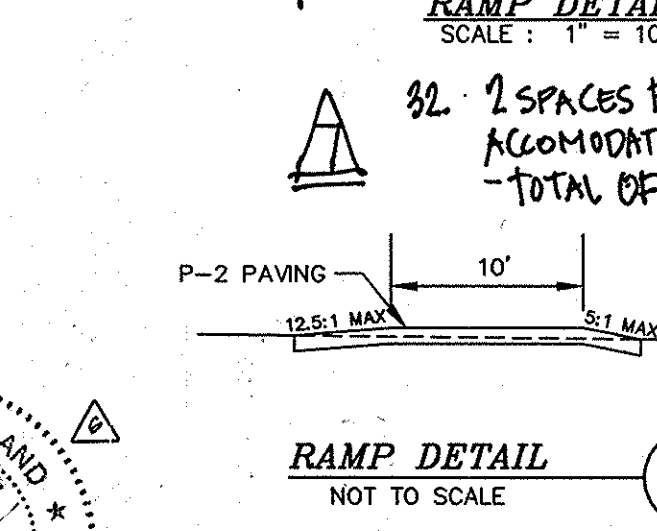
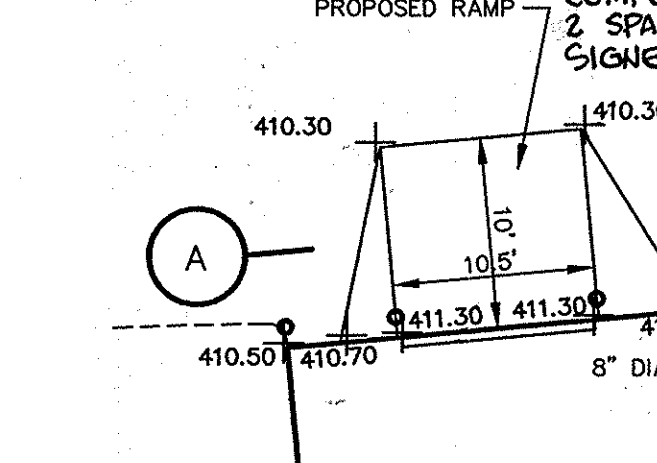
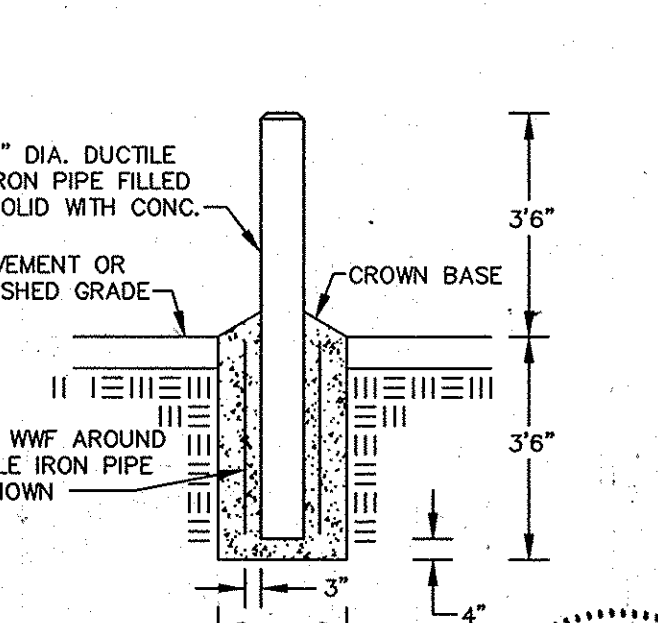
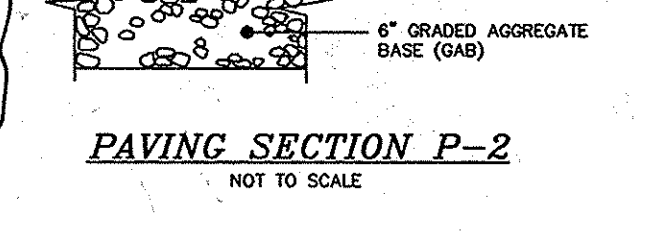
Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 26569, Expiration Date: 7-18-11



**LANDSCAPE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2	[Symbol]	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
8	[Symbol]	PINUS STROBUS	EASTERN WHITE PINE	2 1/2" - 3" CAL.
<b>TOTAL</b>				
10		TREES (2 SHADE TREES, 8 EVERGREEN TREES)		



**ADDRESS CHART**

PROJECT NAME	SECTION/AREA	PARCEL #			
NORTH BUILDING 3429 BALTIMORE NATIONAL PIKE	N/A	814			
SOUTH BUILDING 3429 BALTIMORE NATIONAL PIKE	N/A	814			
LIBER/FOLIO	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
1206/0183	4	B-2	24	SECOND	6023.01
WATER CODE	SEWER CODE				
N/A	N/A				

**DEVELOPERS**  
 DANIEL FLANNERY  
 COMCAST CABLEVISION  
 8031 CORPORATE DRIVE  
 WHITE MARSH, MARYLAND 21236  
 (410) 931-4600 EXT. 535

**OWNERS**  
 WILLIAM C. KING, JR.  
 3410 PLUMTREE DRIVE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 465-9680

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

**CRAB SHANTY ANNEX**  
 (COMCAST - ELLICOTT CITY OTN)  
 TAX MAP 24 - PARCEL 814 - BLOCK 4  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT

**REVISED SITE DEVELOPMENT PLAN**

1A OF 4

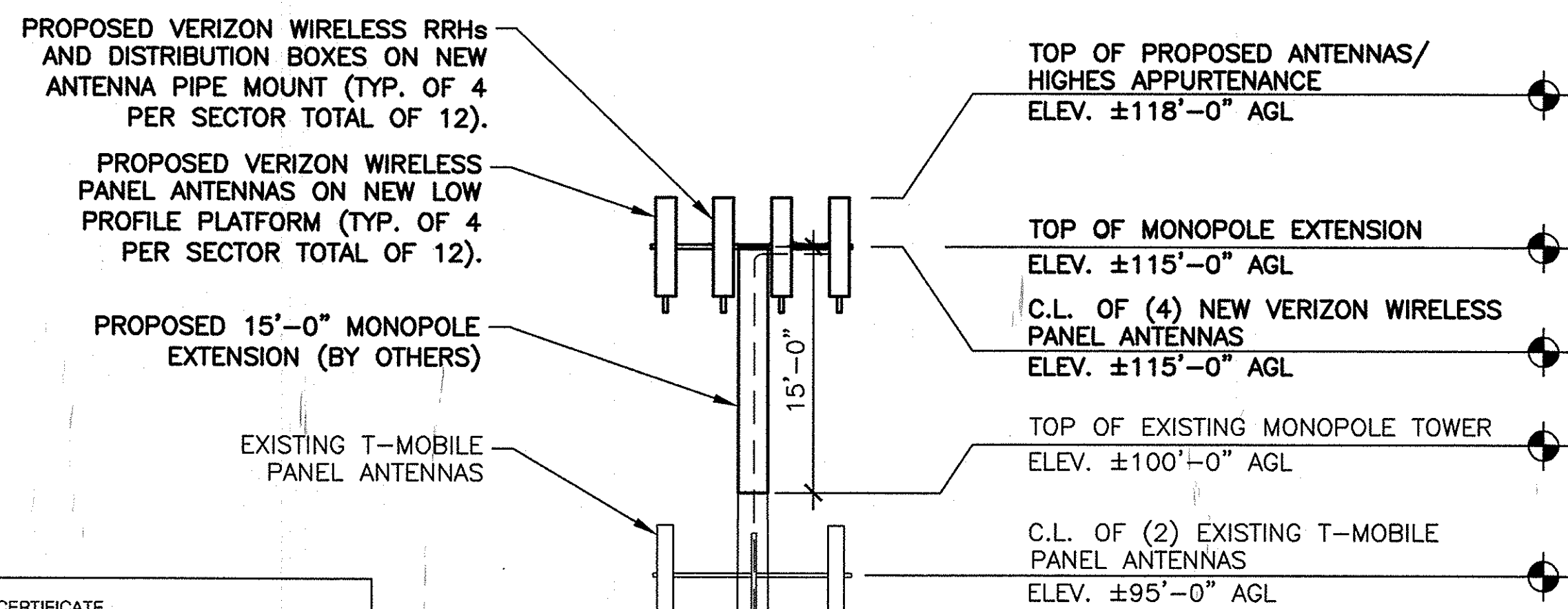
SDP-92-114






**NOTE:**


NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. PRIOR TO PROPOSED INSTALLATIONS, THE CONTRACTOR SHALL COMPLY WITH THE REQUIRED EQUIPMENT CHANGES AND/OR TOWER OR ANTENNA MOUNT MODIFICATIONS AS OUTLINED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.

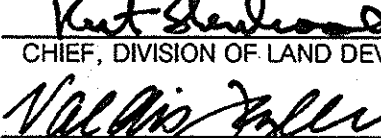


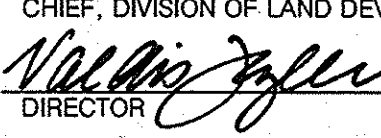
**ENGINEER'S CERTIFICATE**

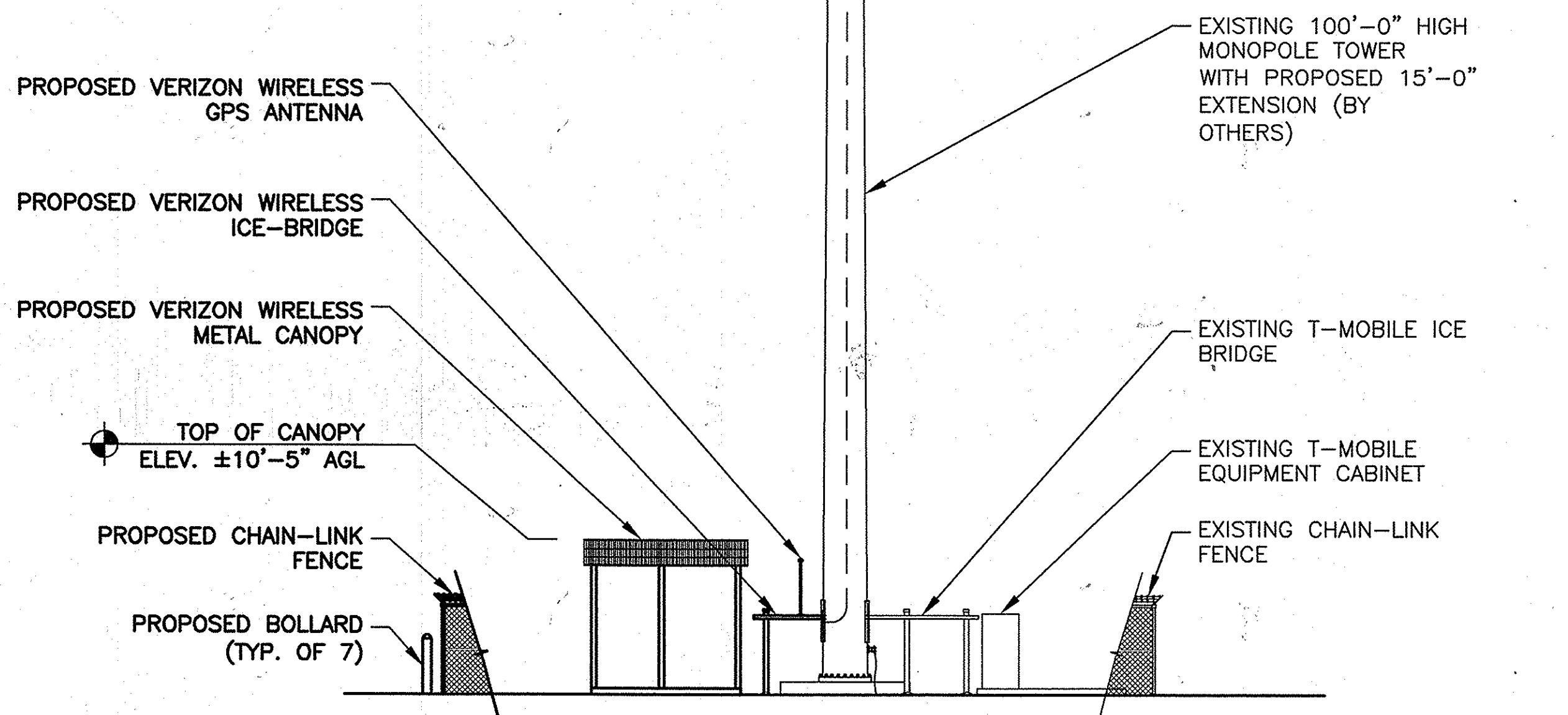
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 DATE: 05-23-2016  
 SIGNATURE OF DEVELOPER  
 PRINTED NAME OF DEVELOPER: **ROBERT LINA-MORRISON HENSHIELD**

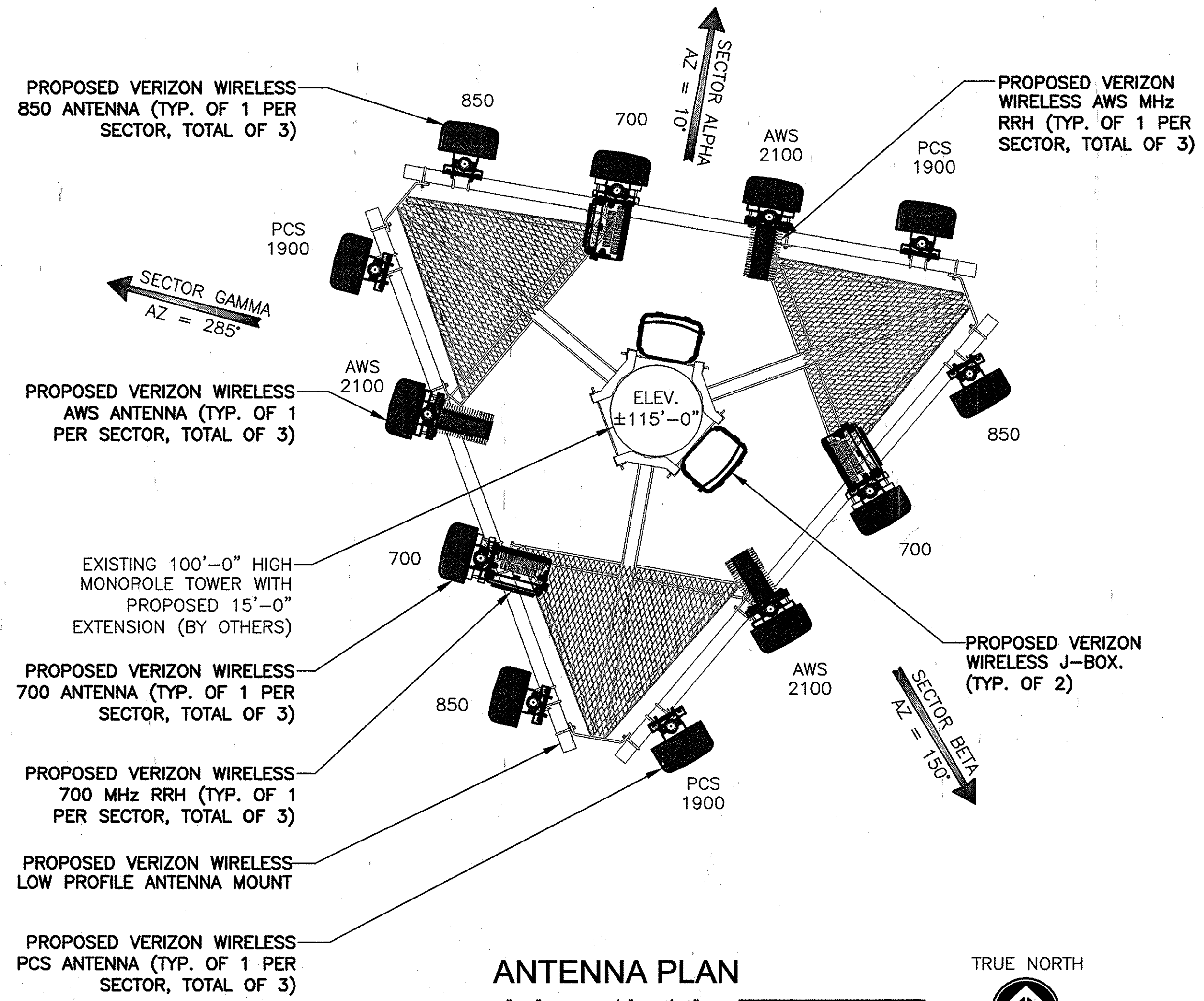
 DATE: 6-2-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

 DATE: 6-6-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT

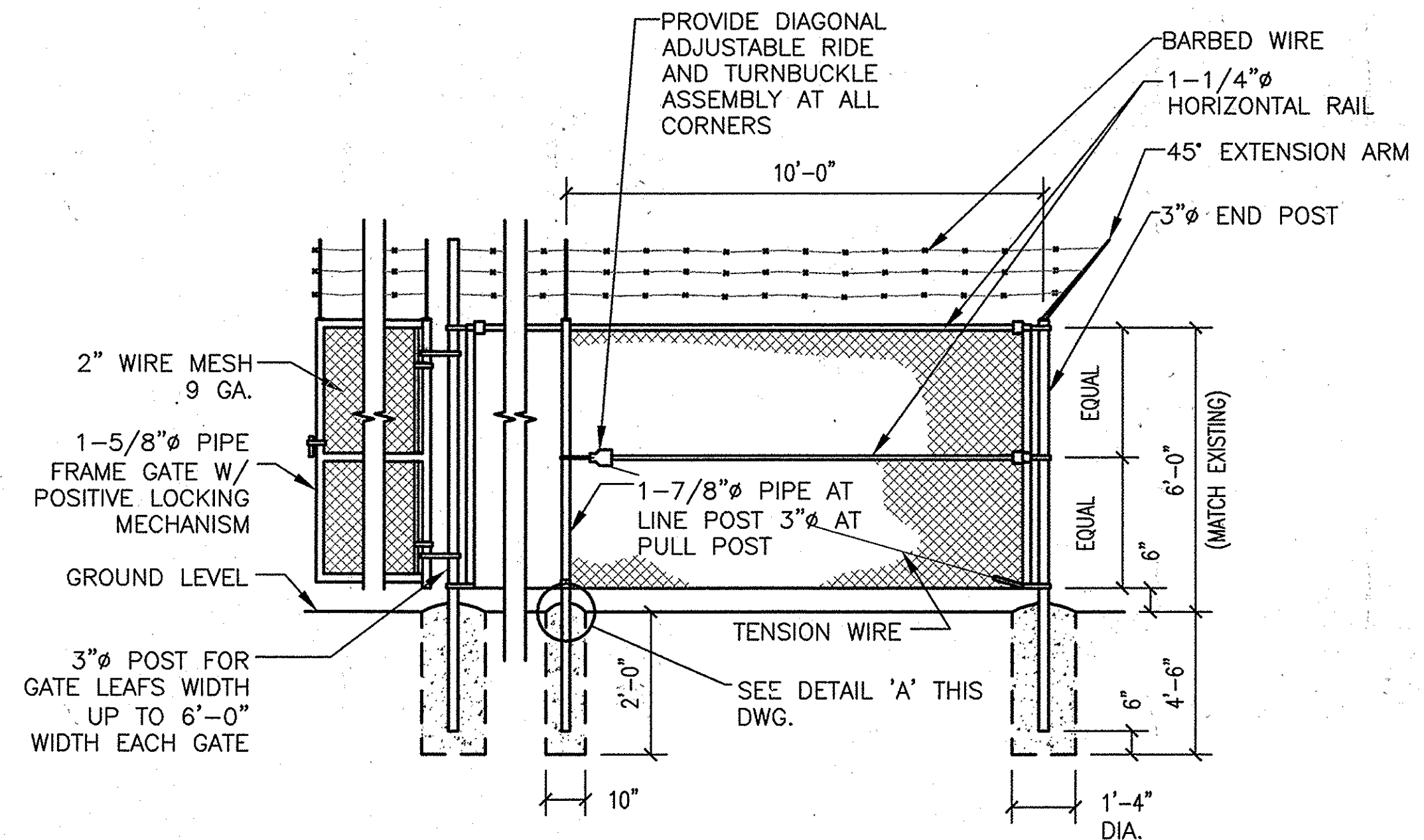
 DATE: 6-6-16  
 DIRECTOR



**TOWER ELEVATION**  
 22"x34" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"



**ANTENNA PLAN**  
 22"x34" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"




**FENCE DETAIL**  
 NTS.

  
 05-23-2016

date	02/18/16	engineering
Project	7140044	illustration
CA	CA	scale
RLL	RLL	approval

date	02/18/16
description	7. AND SHEETS 2, 3 & 4
revisions	

**CRAB SHANTY ANNEX**  
 (COMCAST - ELLICOTT CITY OTN)  
 TAX MAP 24 - PARCEL 814 - BLOCK 4  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 REVISED SITE DEVELOPMENT PLAN

  
**MORRISON HENSHIELD**  
 Two South University Drive, Suite 245,  
 Plantation, FL 33324  
 Tel: 954.577.4655  
 Fax: 954.577.4656 www.morrisonhenshield.com