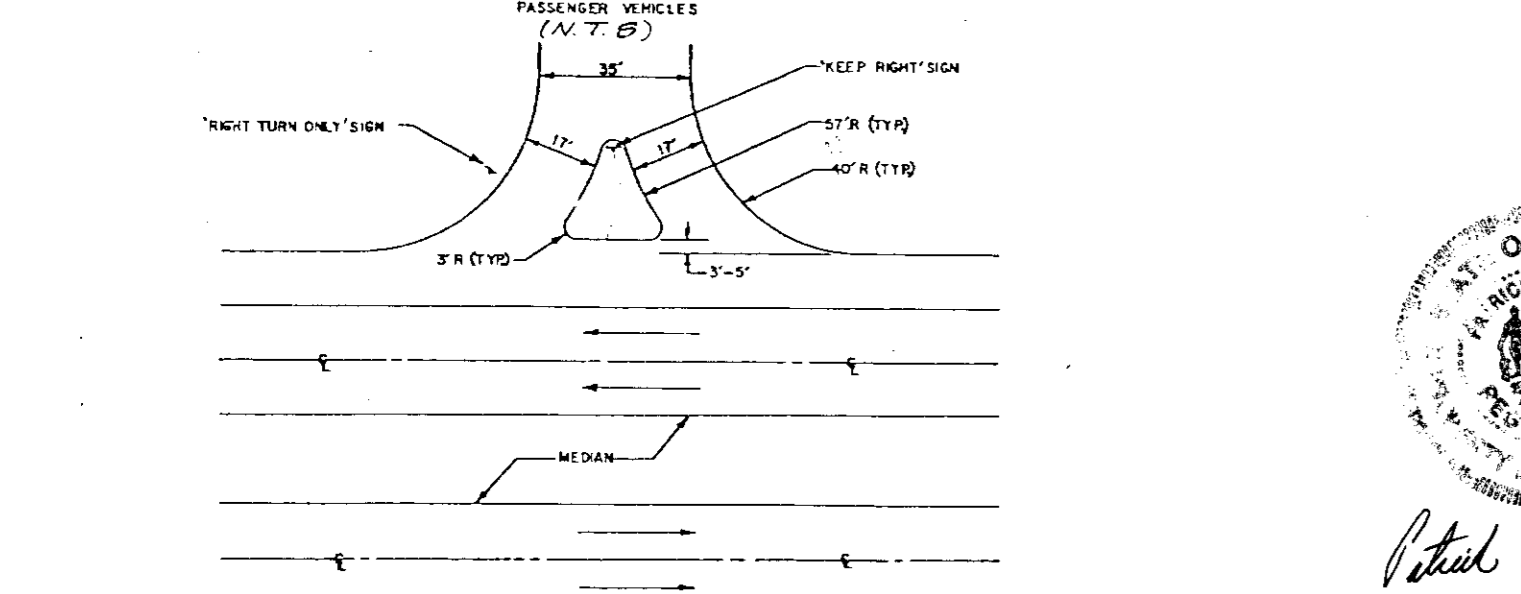


SITE TABULATIONS

- Area of parcel 1.322 Ac.
- Present zoning (ZBA Case No 923M) B-1
- Proposed use of structure: Commercial Addition
- Ex. Retail: 4858 sq ft, Prop. Retail: 2400 sq ft, Total Retail: 7258 sq ft
- Ex. Storage: 5057 sq ft, Prop. Storage: 2400 sq ft, Total Storage: 7457 sq ft
- Site Coverage: Bldg 0.25 Ac. (17.4% of Area), Ex. 0.31 Ac. (23.4% of Area), Total 0.56 Ac. (42.2% of Area)
- Parking Requirements: Total 40 Sp. (17,000 sq ft), Office (1700/10 Emp) 4 Sp., Storage (17000) 4 Sp., Total 8 Sp.
- Landscape Island Required: 0.08 Ac. or 1972 sq ft (1.5%)
- Ex. Employees: 10, no new employees for proposed addition.



DEVELOPER'S CERTIFICATE

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Ray Krom 3/3/93
Developer Date

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Atwater Dunning 12/23/92
Engineer Date

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

John G. Miller 3-26-93
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James R. Miller 4/5/93
DIRECTOR DATE

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

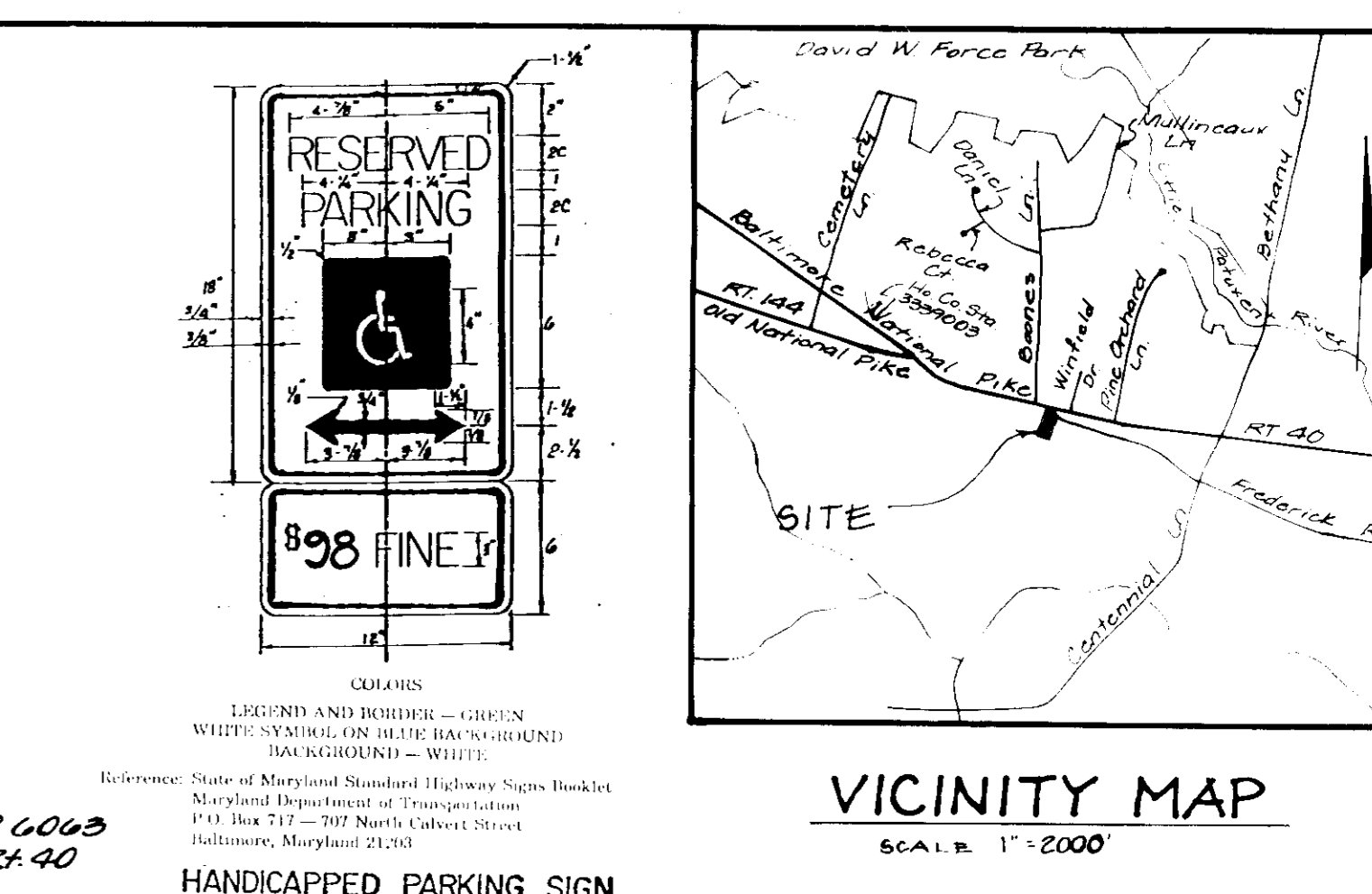
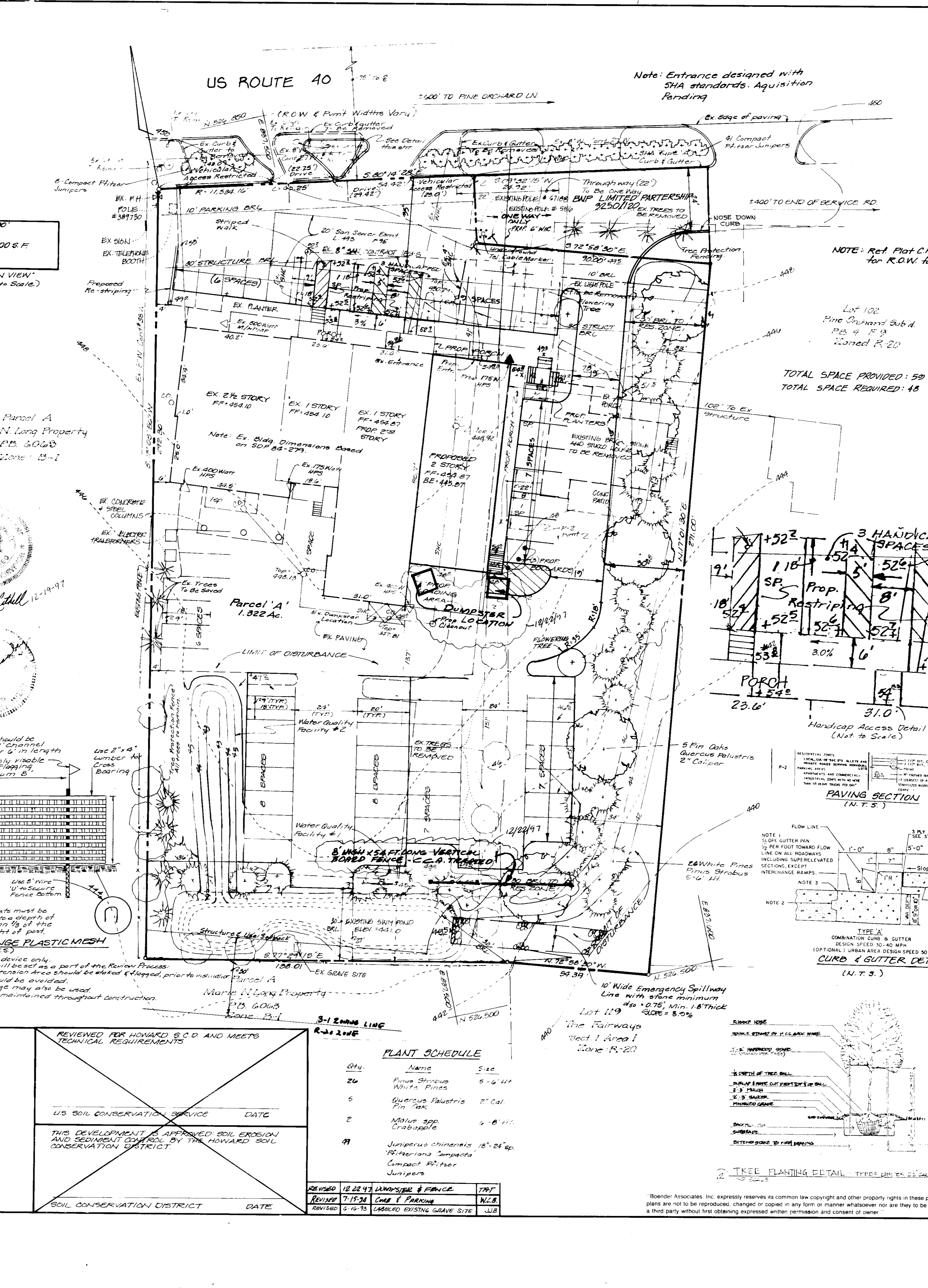
Shirley L. Harnish 4/2/93
CHIEF DIV. OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James M. Miller 3/17/93
DIRECTOR DATE

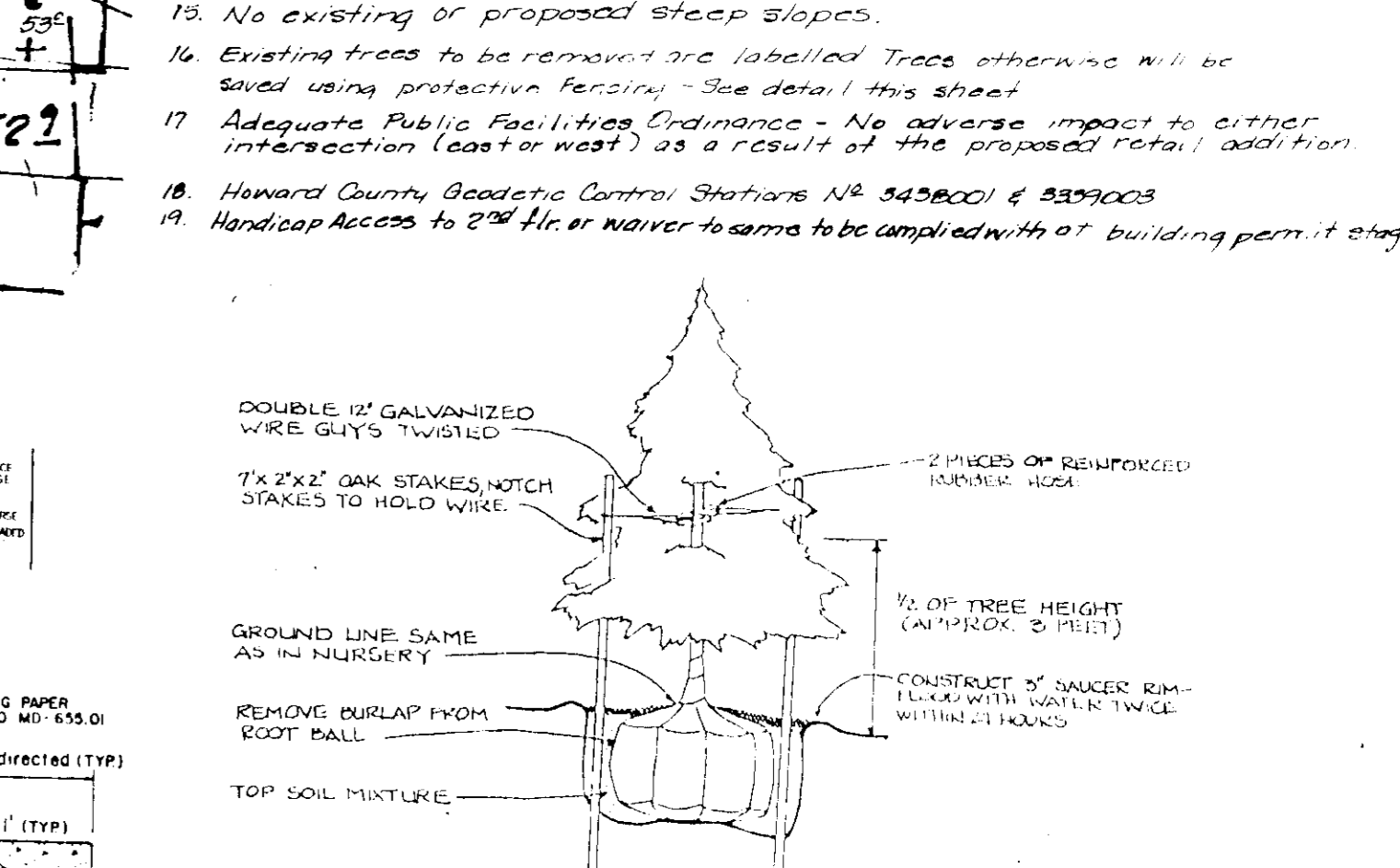
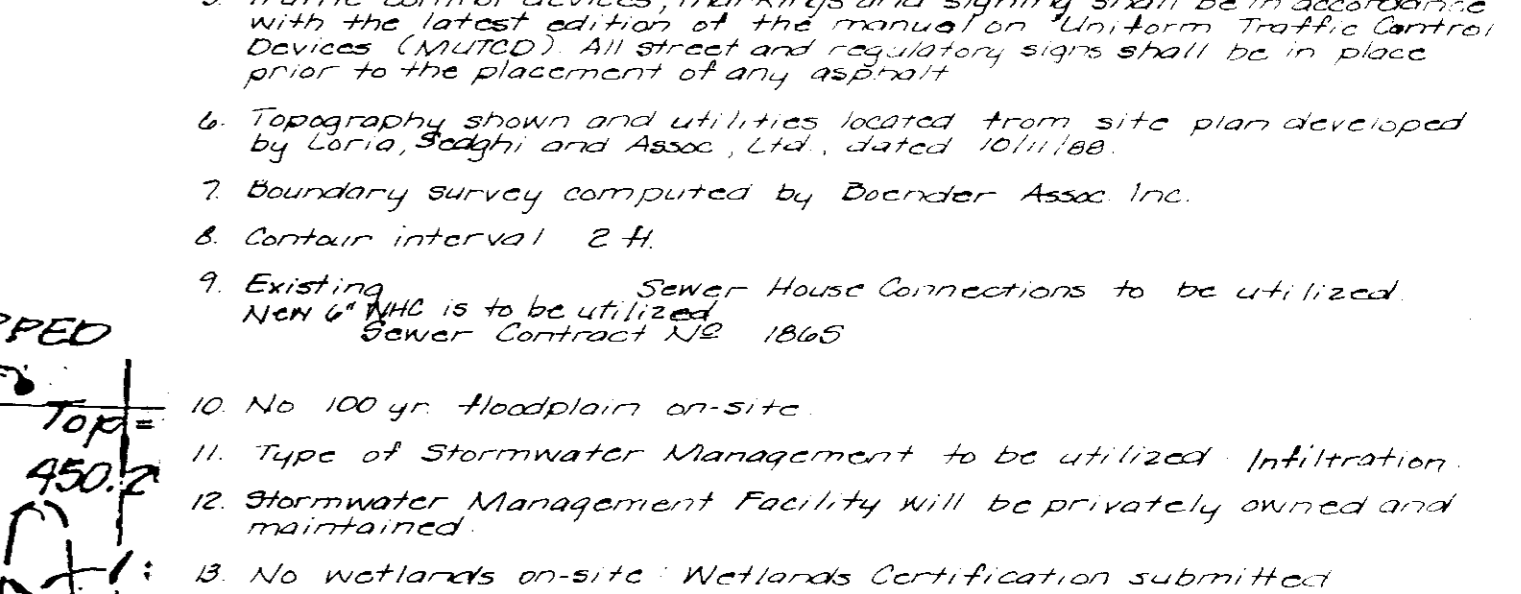
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

William E. Riley 3-16-93
CHIEF BUREAU OF ENGINEERING DATE



GENERAL NOTES:

- All construction shall be in accordance with the latest standards and specifications of Howard County and Abland requirements.
- The contractor shall notify the Department of Public Works, Bureau of Construction Inspection at 301-782-1272 at least 5 working days prior to the start of work.
- The contractor shall notify 'Miss Utility' at 1-800-857-7777 at least 48 hrs prior to any excavation work.
- ZBA Case No 923M - Approved - March 9, 1992, MD Dept of Environment Approved - June 2, 1992, ZBA Case No 923M - Approved - 8-23-92 - Approved.
- 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.
- Topography shown and utilities located from site plan developed by Loria, Sodghi and Assoc., Ltd., dated 10/11/88.
- Boundary survey computed by Bender Assoc. Inc.
- Contour interval 2 ft.
- Existing 6" dia. sewer house connections to be utilized. New 6" dia. sewer contract No. 1845.
- No 100 yr. floodplain on-site.
- Type of Stormwater Management to be utilized: Infiltration.
- Stormwater Management Facility will be privately owned and maintained.
- No wetlands on-site. Wetlands Certification submitted.
- Current Zoning: B-1 (ZBA Case No 923M).
- No existing or proposed steep slopes.
- Existing trees to be removed are labeled. Trees otherwise will be saved using protective fencing. See detail this sheet.
- Adequate Public Facilities Ordinance: No adverse impact to either intersection (east or west) as a result of the proposed retail addition.
- Howard County Boarder Control Station No. 3458001 & 3459003.
- Handicap Access to 2nd floor or waiver to same to be completed with building permit stage.



ATTORNEY: MALCOLM KANE, 3714 COURT PLACE, ELLICOTT CITY, MD 21035, (301) 461-9800

OWNER / DEVELOPER: BNP LIMITED PARTNERSHIP, 10281 BARNESVILLE ROAD, ELLICOTT CITY, MD 21043, (301) 465-0064

Lot 10281	ADDRESS CHART
A	10281 Barnesville Road
SUBDIVISION NAME: BNP Property	
SECTION / AREA: 1	PARCEL NO: A
FLAT NO OR L/F: 10649	BLOCK NO: 1
ZONE: B-1	TAX / ZONE MAP: 24
ELECT DIST: 219	CONSTRUCT: 1023.01
WATER CODE: H06	SEWER CODE: 8710800

Boender Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLICOTT CITY, MD 21043
(301) 465-7777 FAX: (301) 465-7966

TITLE: SITE DEVELOPMENT PLAN

PROJECT: BNP PROPERTY

LOCATION: OFFICE/RETAIL HOWARD

2ND ELECTION DISTRICT: HOWARD CO MD

SCALE: 1" = 20'

DESIGNED BY: LJB

DRAWN BY: LJB

CHECKED BY: JD

DATE: JUNE 1992

FIELD BOOK: -

PAGE NO: -

JOB NO: 91039

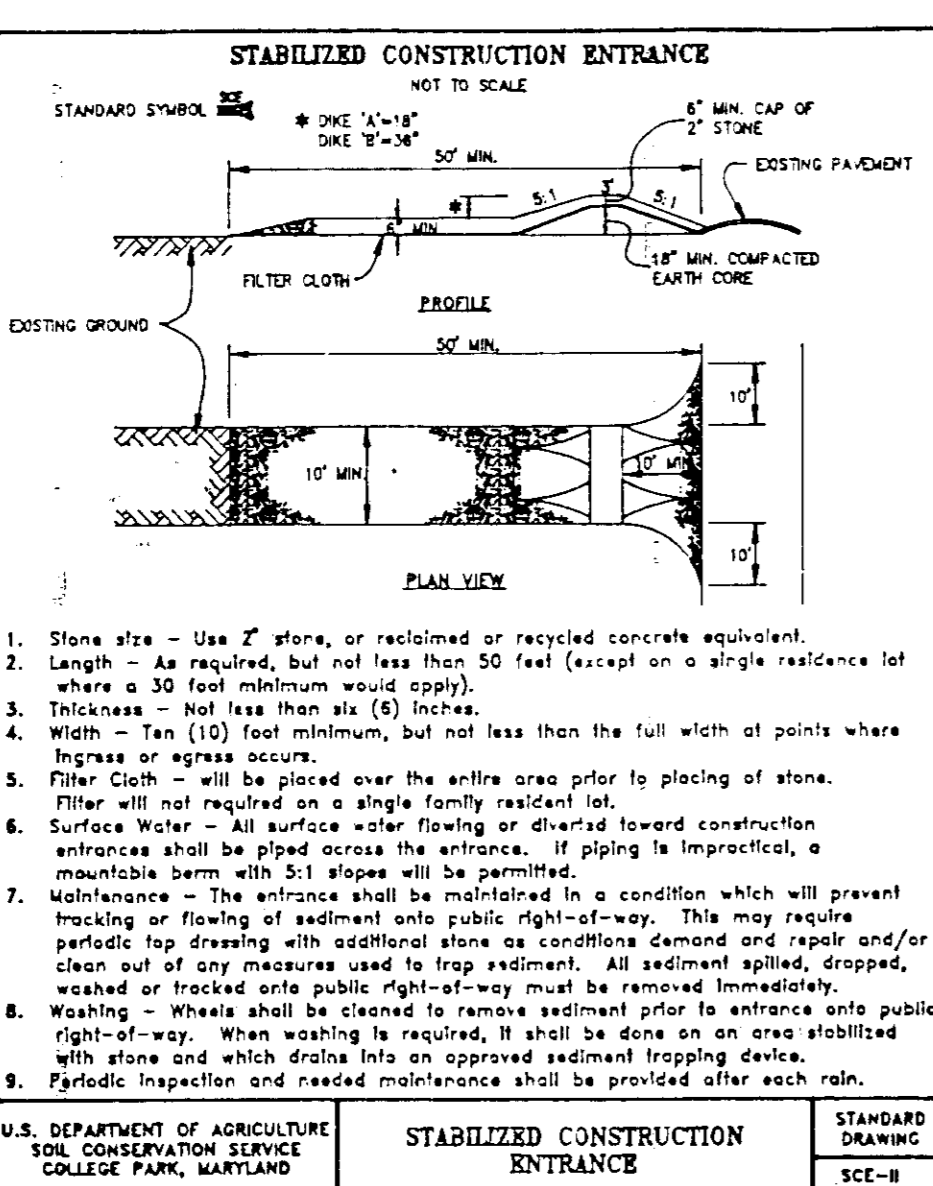
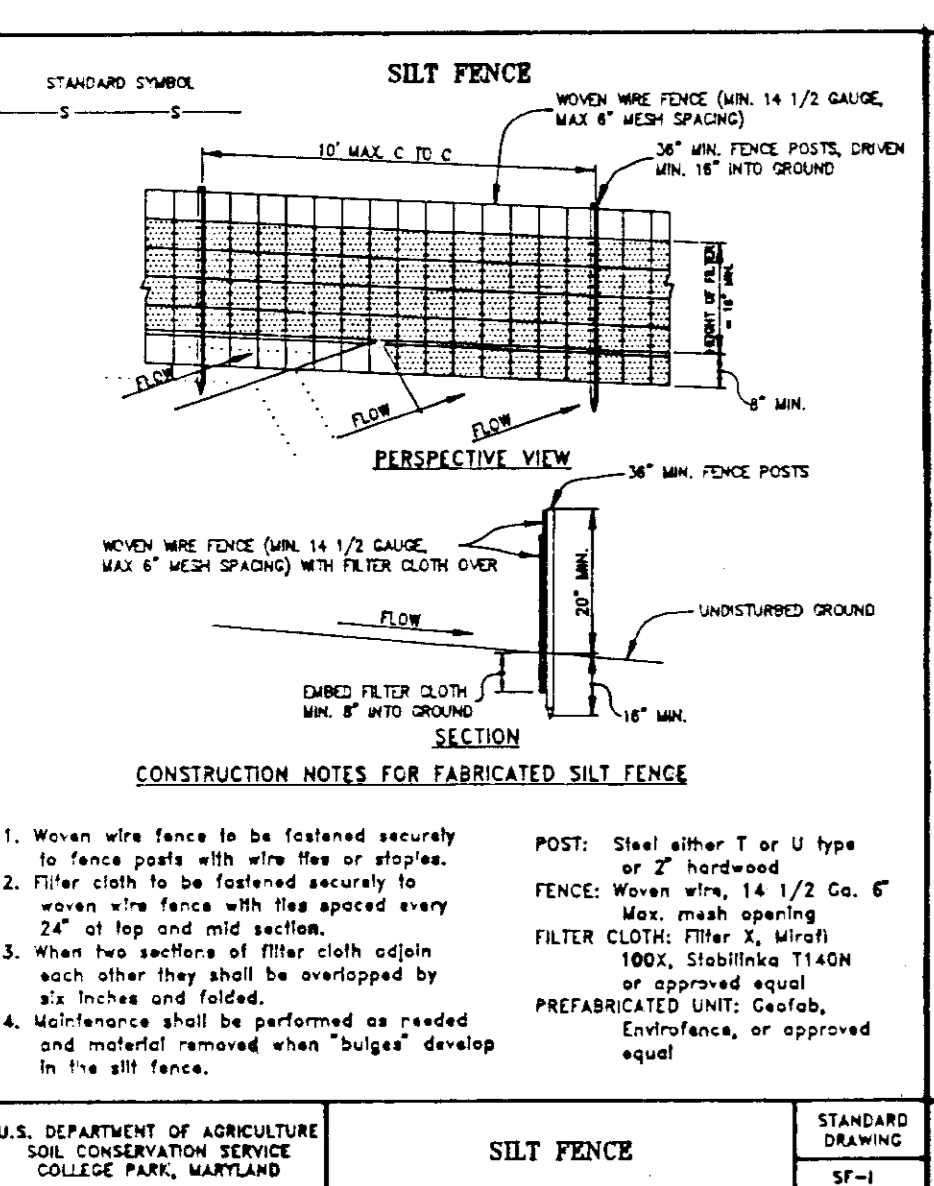
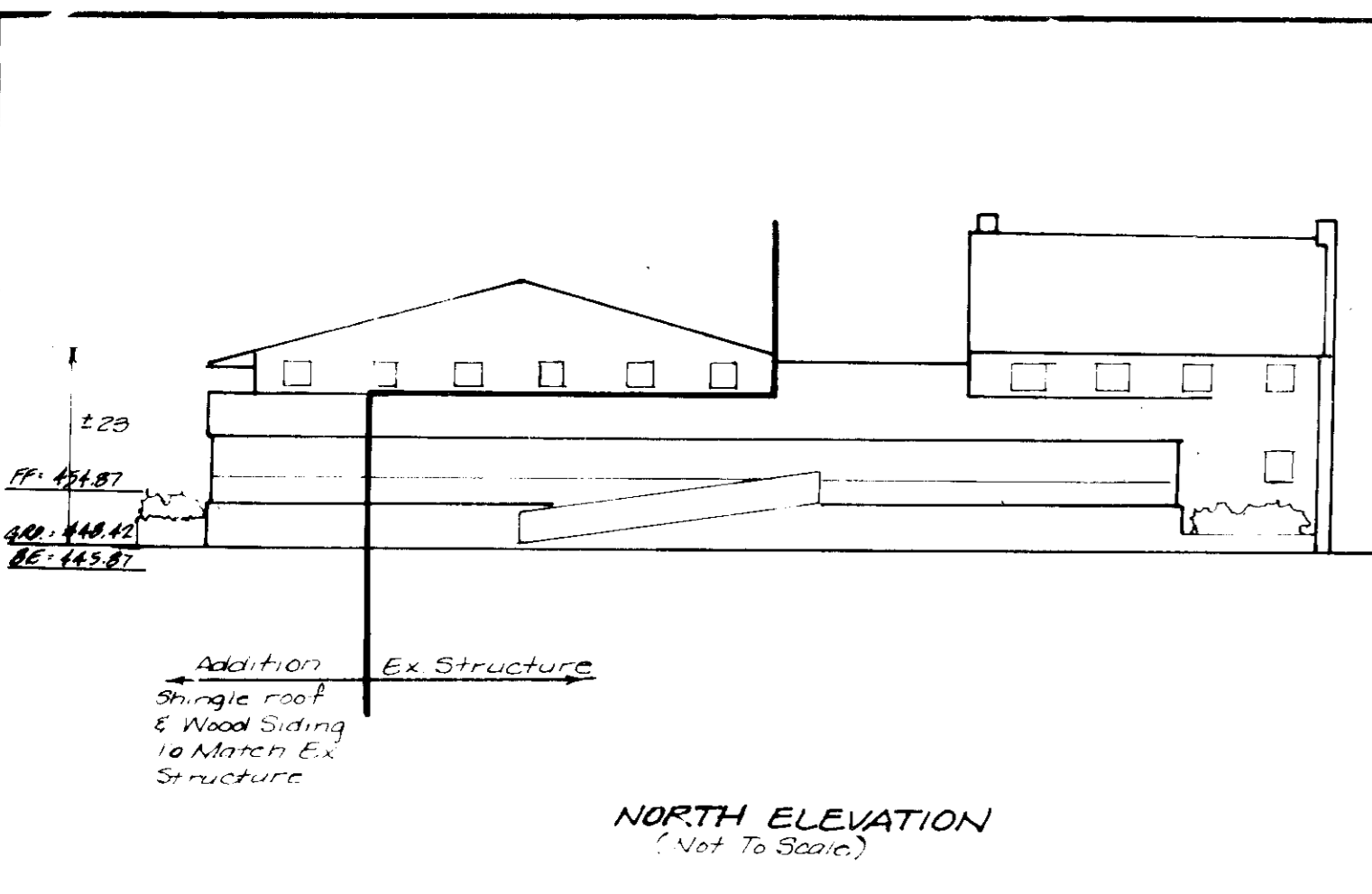
DRAWING NO: 1 of 2

PLANT SCHEDULE

Qty.	Name	Size
24	Pinus strobus	5-6" HT
5	Quercus palustris	2" Cal Pin Oak
2	Malus spp.	4-6" HT Crabapple
9	Juniperus chinensis	18" 24" Sp. Platycladus Compact Pfl. Juniper

REVISIONS:

REVISION 12-22-97	LANDSCAPE & FENCE	JTB
REVISION 7-15-98	CURB & PARKING	WLB
REVISION 6-16-95	LABELED EXISTING GRAVE SITE	WLB



DEVELOPER'S CERTIFICATE

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Ang Horn 3/3/93
Developer Date

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

D. Swalline 11/23/92
Engineer Date

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

J. Gordon 3-26-93
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

J. Smith 4/5/93
DIRECTOR DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

M. L. Smith 4/2/93
DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

C. J. Lewis 3/19/93
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING

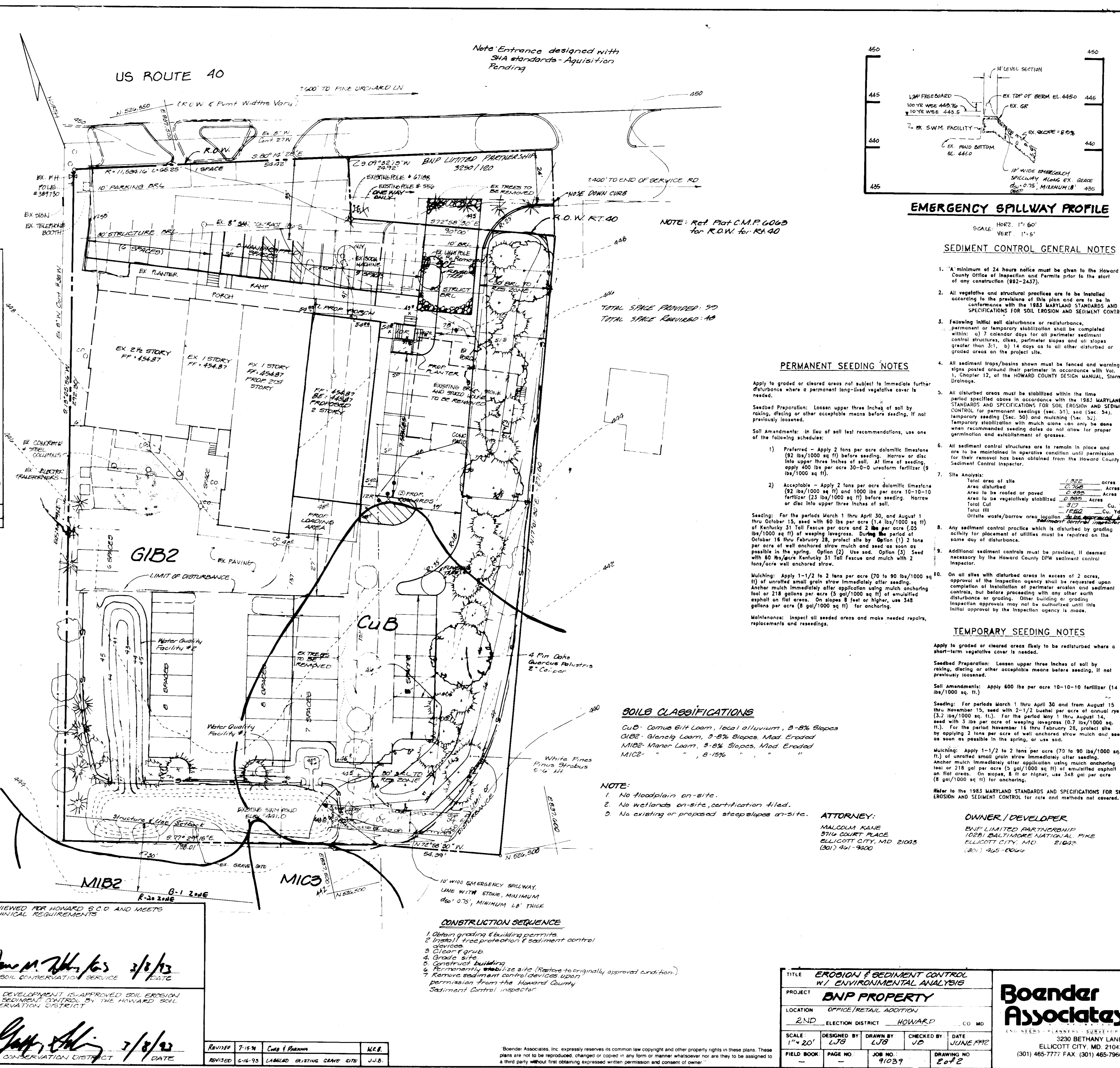
D. J. Lewis 3-16-93
DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

J. M. H. Jones 3/8/93
SOIL CONSERVATION SERVICE DATE

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

G. J. Smith 3/8/93
SOIL CONSERVATION DISTRICT DATE



Boender Associates
INCORPORATED

3230 BETHANY LANE
ELICOTT CITY, MD 21043
(301) 465-7777 FAX (301) 465-7966

TITLE	EROSION & SEDIMENT CONTROL W/ ENVIRONMENTAL ANALYSIS
PROJECT	BNP PROPERTY
LOCATION	OFFICE/RETAIL ADDITION 2ND ELECTION DISTRICT - HOWARD CO MD
SCALE	DESIGNED BY LJB DRAWN BY LJB CHECKED BY JD DATE JUNE 1992
FIELD BOOK	PAGE NO. 91039 DRAWING NO. 2 of 2