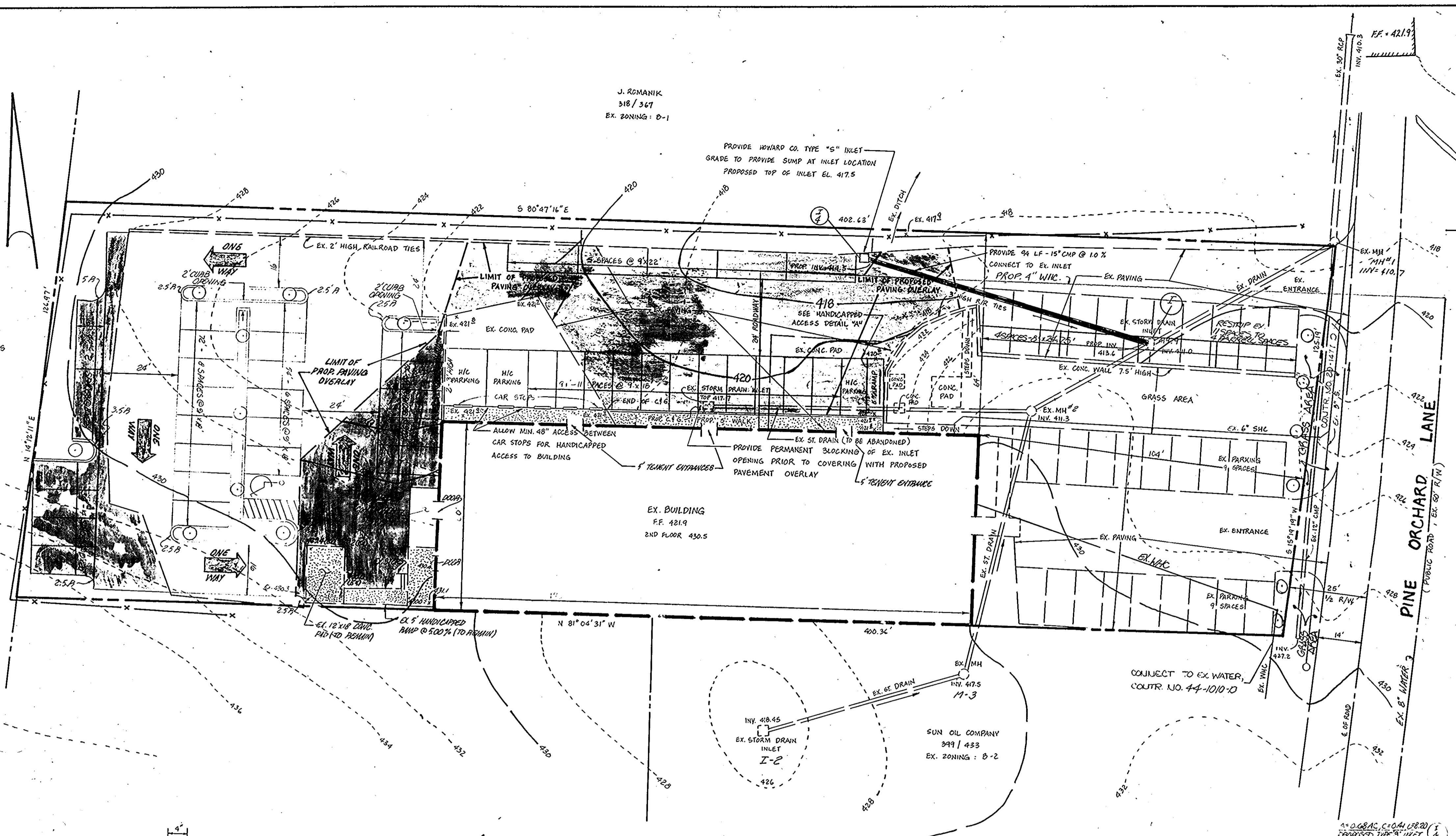
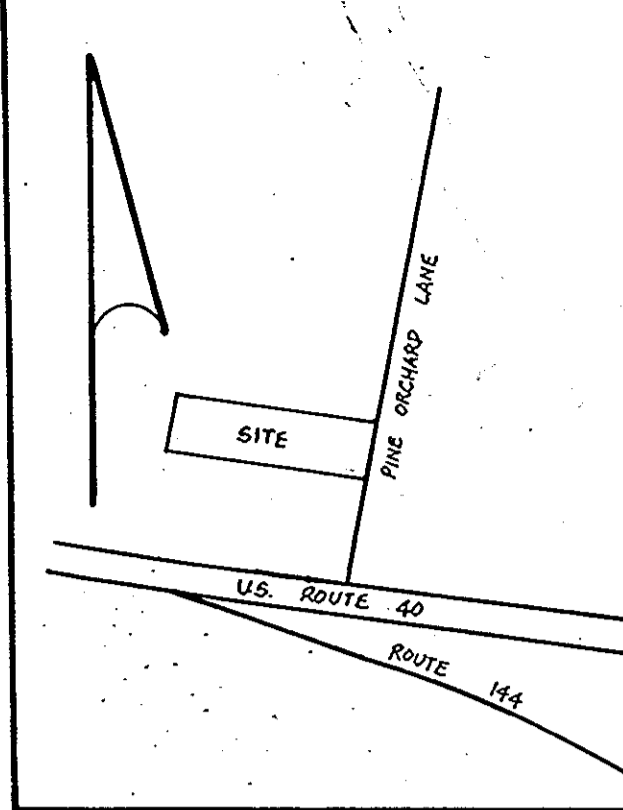


JONOR ENTERPRISES
0659/0504
EX. ZONING: D-2

J. ROMANIK
318/367
EX. ZONING: D-1



PROP. 4" WHC.
SCALE: HOR. 1"=50'
VERT. 1"=5'

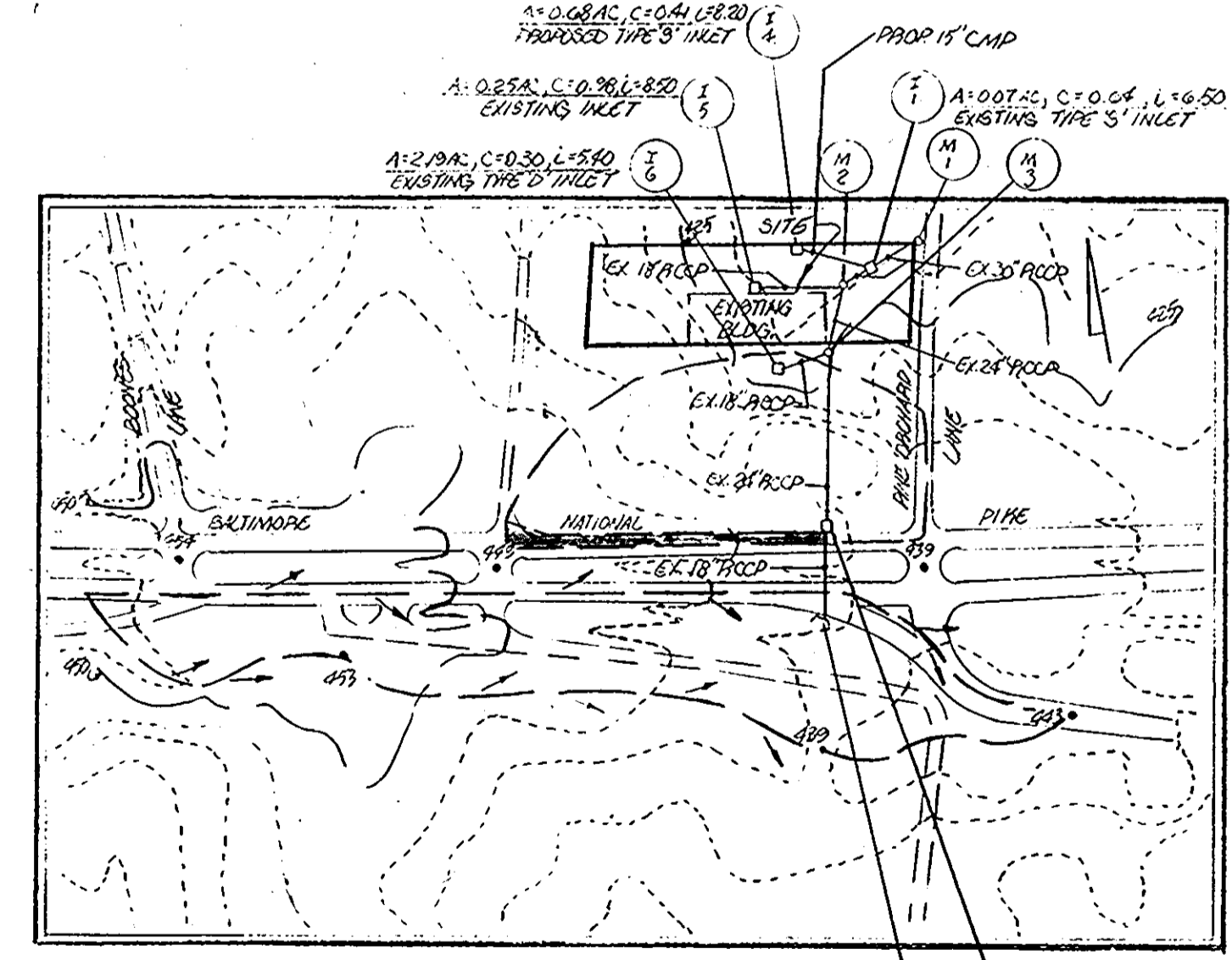
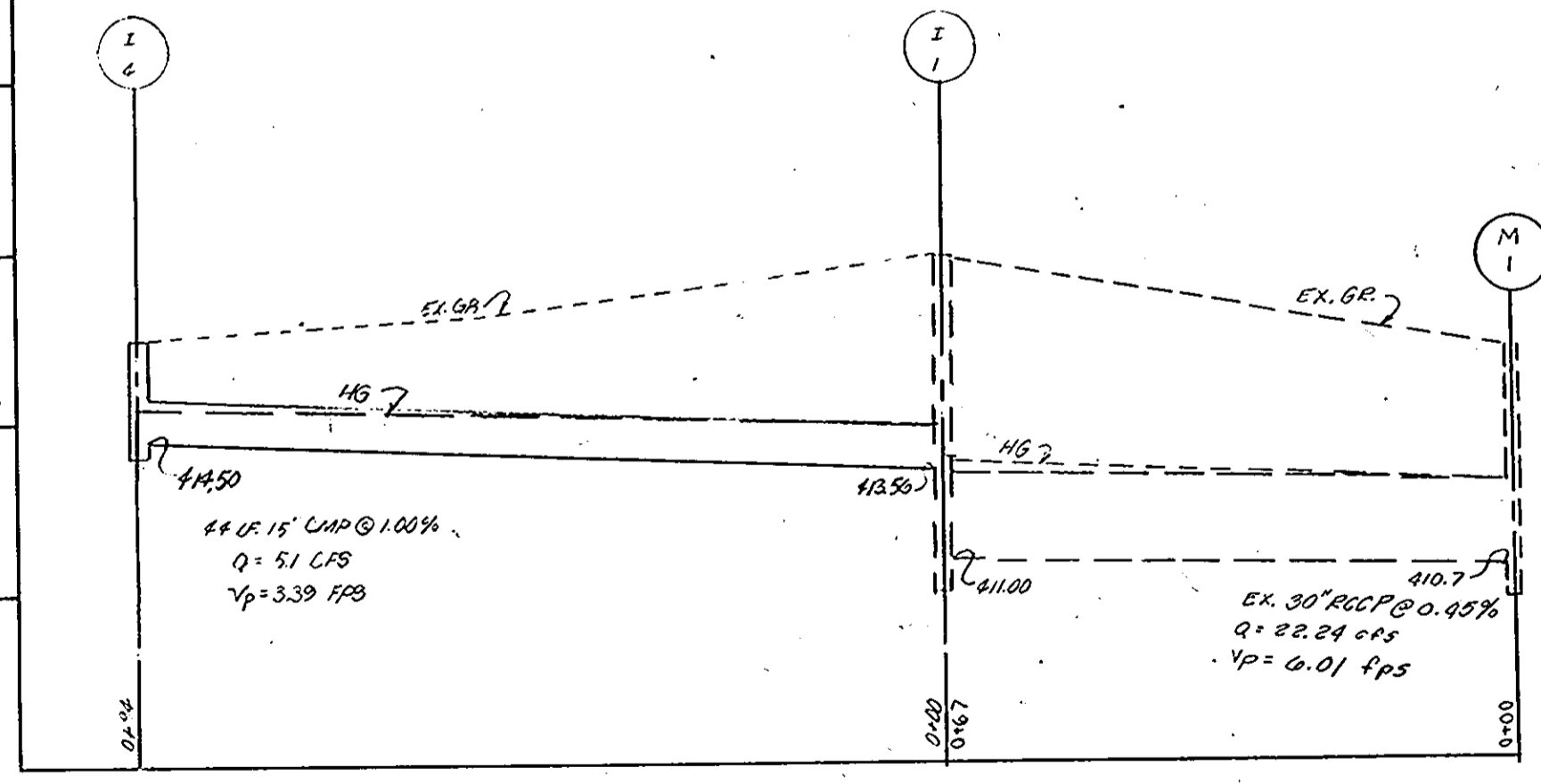
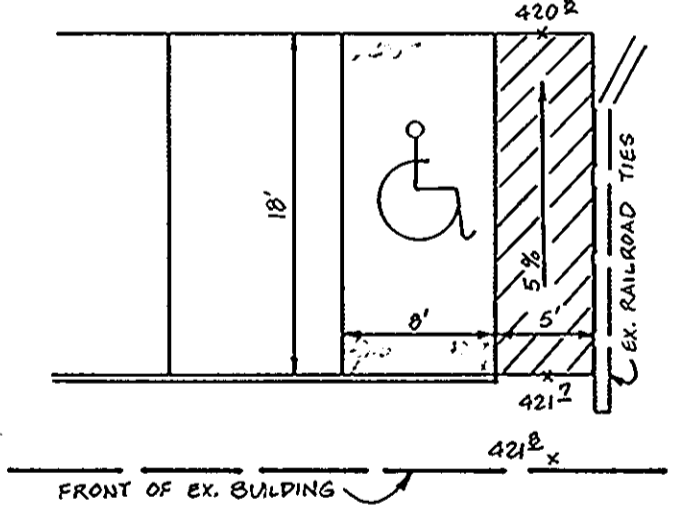
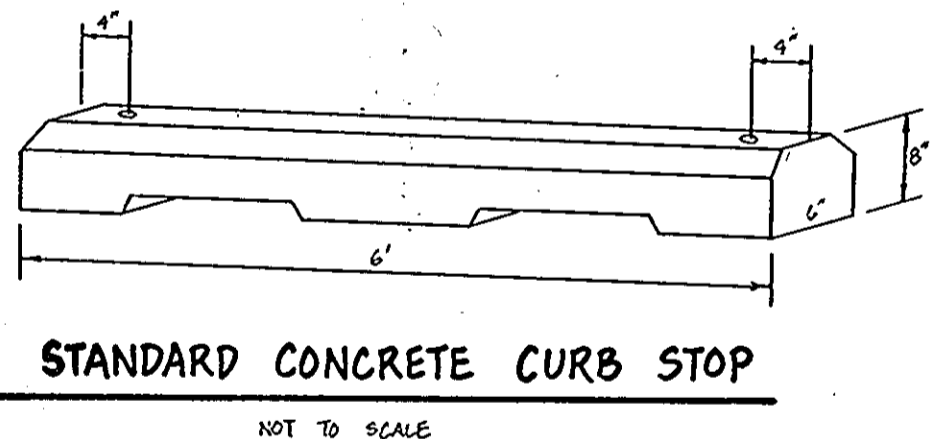


GENERAL NOTES

- TAX MAP: 24; BLOCK: 1; PARCEL: 1053
- DEED REFERENCE: 485/231
- EX. ZONING: D-1
- PROPOSED SITE USE: OFFICES
- TOTAL AREA OF SITE: 1.136 AC.
- ALL ON-SITE DRIVEWAYS OR PARKING AREAS ARE PRIVATE.
- PINE ORCHARD LANE IS AN EXISTING PUBLIC ROAD.
- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
- ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAYS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
- CONTRACTOR TO NOTIFY MISS UTILITY AT 1-559-0100 AT LEAST FIVE DAYS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 992-7272.
- PROPOSED CONSTRUCTION IS FOR CONVERSION OF EXISTING ACCESSORY AREAS TO OFFICES AND PROVIDING PARKING SPACES FOR SAME.
- THE CONTRACTOR WILL PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR WILL ASSUME ADEQUATE FOUNDATION BEARING.
- PROPERTY ORIGINALLY DEVELOPED PRIOR TO STORMWATER MANAGEMENT REQUIREMENTS. NO STORMWATER MANAGEMENT REQUIRED.
- THE EXISTING USE OF THIS BUILDING IS AS FOLLOWS:
FIRST FLOOR: ACCESSORY STORAGE AREA
SECOND FLOOR: OFFICE/WHC

SITE ANALYSIS

- AREA OF PARCEL: 49,484 S.F. OR 1.136 AC.
- EX. ZONING: B-1
- FLOOR SPACE: 190' LONG X 60' WIDE X 2 STORES = 20,400 S.F.
- MAXIMUM NUMBER OF EMPLOYEES: 50
- PARKING TABULATIONS:
REQUIRED: 7 SPACES / 10 EMPLOYEES = 35 SPACES
PROVIDED: EXISTING 22 SPACES (125/1000 S.F. SPACES)
PROPOSED 51 SPACES (INCLUDING 3 HANDICAPPED)
TOTAL: 73 SPACES
- HANDICAPPED PARKING AND ACCESS PROVIDED ON THIS PLAN.
- OPEN SPACE TABULATIONS:
REQUIRED: 20% X 1.136 AC. = 0.23 AC.
PROVIDED: 0.23 AC. OR 20%
BUILDING COVERAGE OF SITE: 0.23 AC. OR 20.2%
- ALL EXTERIOR LIGHTING SHALL BE REFLECTED/DIRECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY.
- DENOTES EXTERIOR LIGHTING.
- ONLY 1256 SQ. FT. WILL BE PAVED AT THE WEST END OF THE PROPERTY.
- LANDSCAPE ISLANDS COMPUTATIONS:
PARKING ISLANDS = 12,533 SQ. FT.
REQUIRED ISLANDS = 3% X 626,750 SQ. FT.
PROVIDED ISLANDS = 6.18% X 626,750 SQ. FT.



REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
James M. Helm 3/1/88
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen L. Helm 3/1/88
SOIL CONSERVATION DISTRICT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Helm 5-14-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
James M. Helm 7/22/88
PLANNING DIRECTOR DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
James M. Helm 6/16/88
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Helm 4/5/88
DIRECTOR DATE

James M. Helm 4-4-88
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 10-31-86

QTY.	BOTANICAL NAME	COMMON NAME	SIZES	SUMM.
15	CORNUS FLORIDA	FLORISSING PACHWOOD	6-8"	○

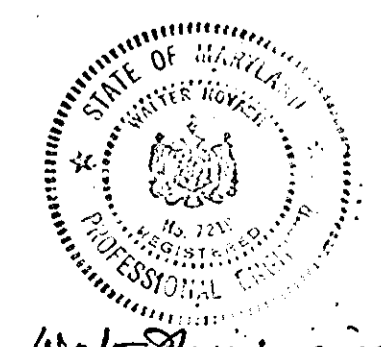
DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
James M. Helm 9/29/86
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.
Walton D. Smith 9-29-86
ENGINEER DATE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
GARNEY PROJ./PARCEL 1053		PARCEL 1053
PLAT # OR LOT BLOCK #	ZONE	TAX/USE MAP
605/231 1	D-1	24
WATER CODE:	SEWER CODE	ELCC. DIST. CENSUS TR.
110-7	190000	2 ND 6022

LOT NUMBER	STREET ADDRESS
29922-1053	3240 PINE ORCHARD LANE

WSH	ADD PROP. 4" WHC.	10-2-81
JCM	REVISE EX. WHC TO 4" WHC.	3-27-82
BY	REVISION	DATE



TITLE: SITE DEVELOPMENT PLAN
PROJECT: 3240 PINE ORCHARD LANE
LOCATION: TAX MAP 24 BLOCK 1 PARCEL 1053
2 ND ELECTION DISTRICT HOWARD CO., MD.

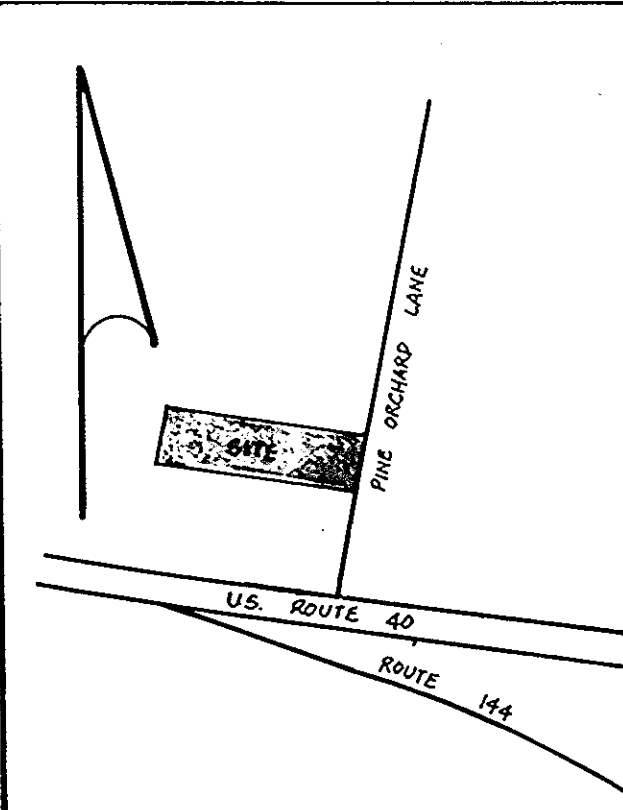
SCALE: 1"=20'
DESIGNED BY: W.N.
DRAWN BY: K.A.
CHECKED BY: DATE: JULY, 1986
FIELD BOOK: PAGE NO.: JOB NO.: 86025 DRAWING NO.: 1 OF 2

OWNER / DEVELOPER

GODFREY GARVEY
GARVEY PLUMBING
3240 PINE ORCHARD LANE
ELICOTT CITY, MD 21043

boender associates inc.
consulting engineers
land surveyors
land planners

COURTHOUSE SQUARE
3565 ELLICOTT MILLS DRIVE
ELICOTT CITY, MD 21043
1301 465-7777



VICINITY MAP
SCALE: 1" = 400'

GENERAL NOTES

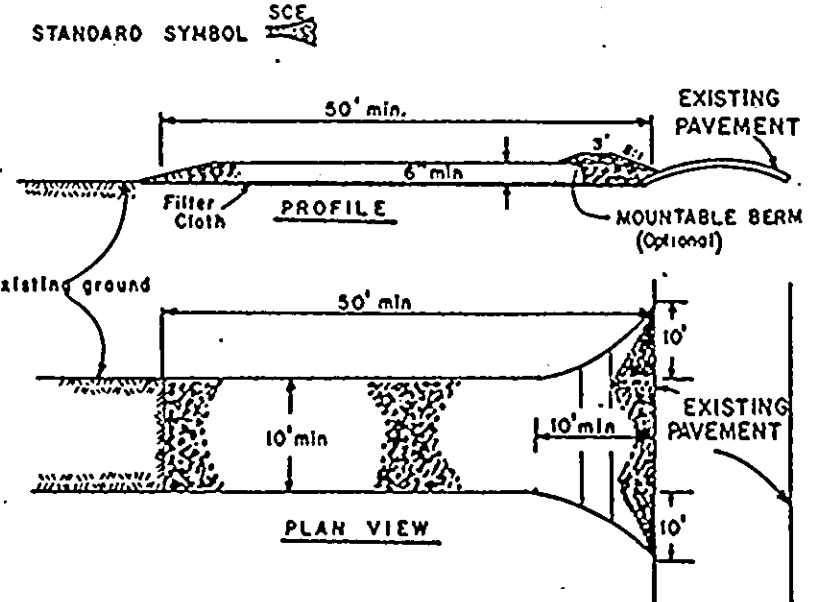
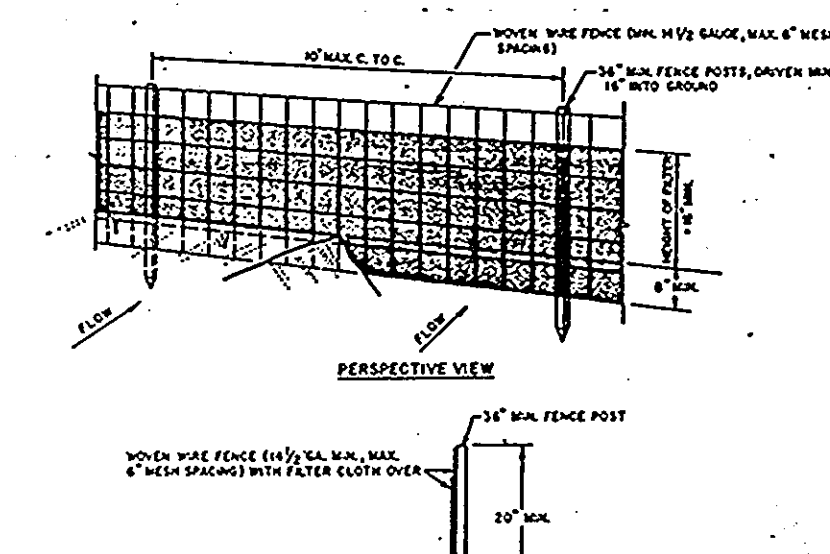
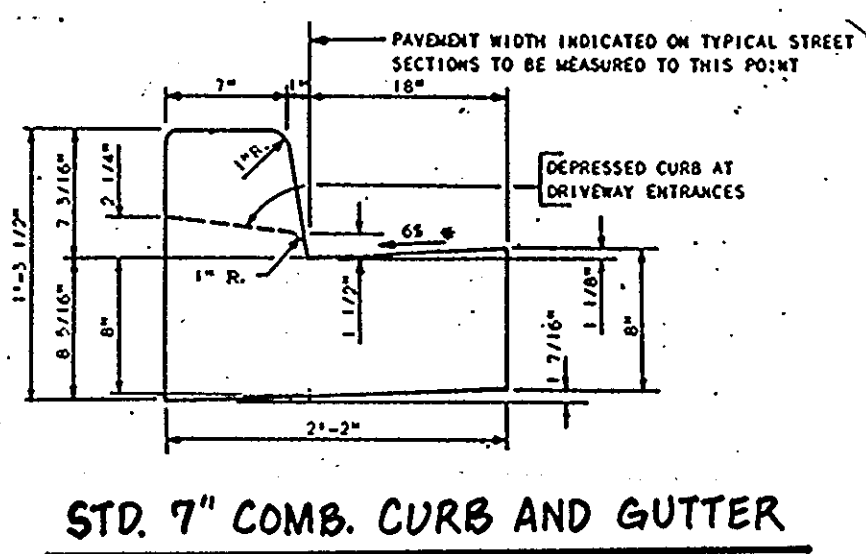
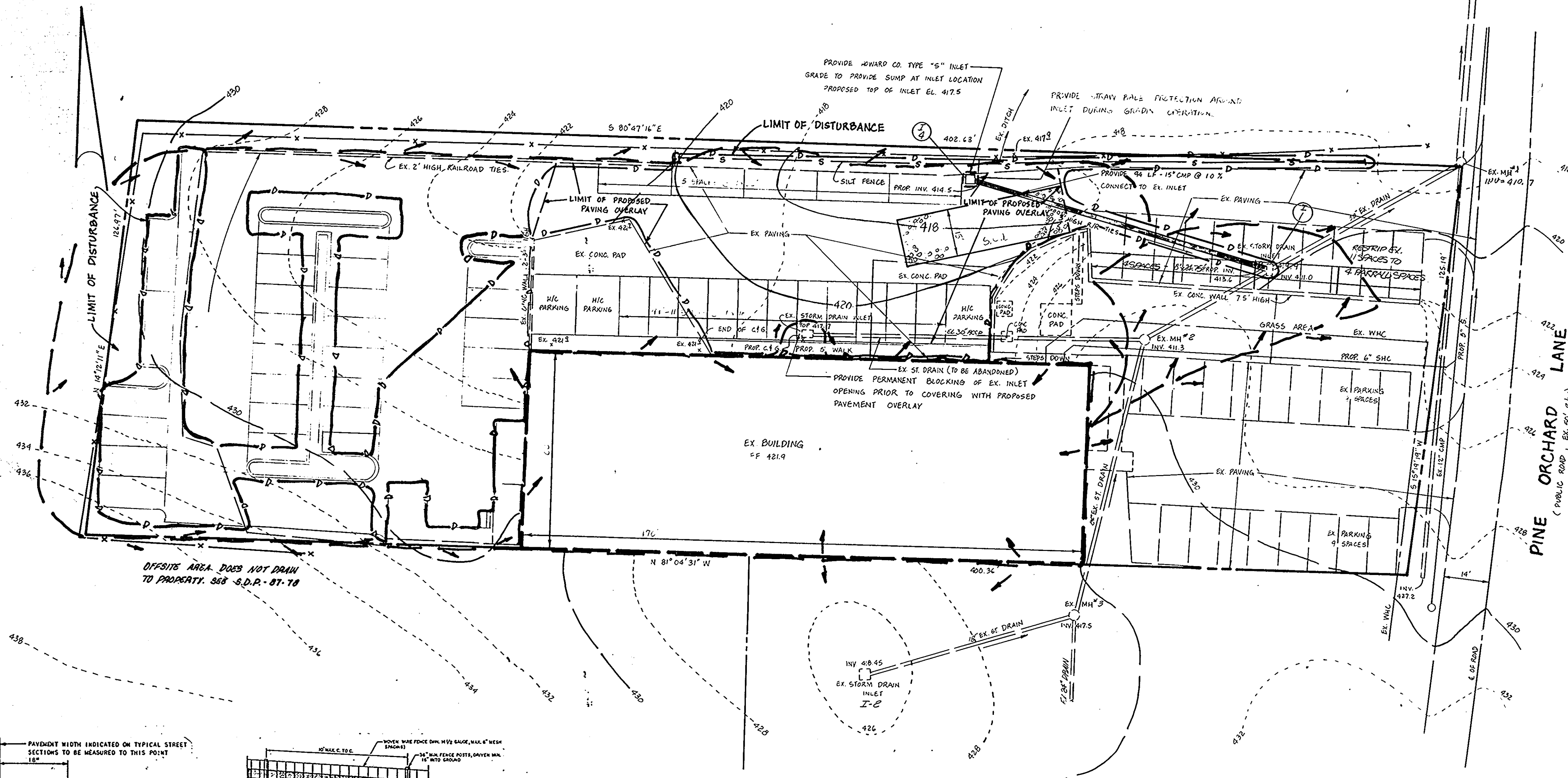
- TAX MAP: 24 ; BLOCK: 1 ; PARCEL: 1053
- DEED REFERENCE: 685/231
- EX. ZONING: B-1
- PROPOSED SITE USE: OFFICES
- TOTAL AREA OF SITE: 1.136 AC.
- ALL ON-SITE DRIVEWAYS OR PARKING AREAS ARE PRIVATE.
- PINE ORCHARD LANE IS AN EXISTING PUBLIC ROAD.
- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
- ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAYS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
- CONTRACTOR TO NOTIFY MISS UTILITY AT 1-559-0100 AT LEAST FIVE DAYS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 982-7272.
- PROPOSED CONSTRUCTION IS FOR CONVERSION OF EXISTING ACCESSORY AREAS TO OFFICES AND PROVIDING PARKING SPACES FOR SAME.
- THE CONTRACTOR WILL PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR WILL ASSUME ADEQUATE FOUNDATION BEARING.
- PROPERTY ORIGINALLY DEVELOPED PRIOR TO STORMWATER MANAGEMENT REQUIREMENTS. NO STORMWATER MANAGEMENT REQUIRED.
- THE EXISTING USE OF THIS BUILDING IS AS FOLLOWS:
FIRST FLOOR: ACCESSORY STORAGE AREA
SECOND FLOOR: OFFICE AREA

SITE ANALYSIS

- AREA OF PARCEL: 49,484 S.F. OR 1.136 AC.
- EX. ZONING: B-1
- FLOOR SPACE: 170' LONG x 60' WIDE x 2 STORES = 20,400 S.F.
- MAXIMUM NUMBER OF EMPLOYEES: 50
- PARKING TABULATIONS:
REQUIRED: 7 SPACES / 10 EMPLOYEES + 35 SPACES
PROVIDED: EXISTING 22 SPACES (INCLUDING 3 RESTRICTED SPACES) + PROPOSED 51 SPACES (INCLUDING 3 HANDICAPPED)
TOTAL: 73 SPACES
- HANDICAPPED PARKING AND ACCESS PROVIDED ON THIS PLAN.
- OPEN SPACE TABULATIONS:
REQUIRED: 20% x 1.136 AC. = 0.23 AC.
PROVIDED: 0.33 AC. OR 30%
BUILDING COVERAGE OF SITE: 0.23 AC OR 20.2%
- ALL EXTERIOR LIGHTING SHALL BE REFLECTED/DIRECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY.
- DENOTES EXTERIOR LIGHTING.
- ONLY 12% SO.FE WILL BE PAVED AT THE WEST END OF THE PROPERTY.
- LANDSCAPE ISLANDS COMPUTATIONS:
PARKING AREA = 10,535 SQ.FT.
REQUIRED ISLAND = 5' x 626.7' SQ.FT.
PROVIDED ISLAND = 6,187' x 854' SQ.FT.

CONSTRUCTION SEQUENCE

- OBTAIN GRADING PERMIT.
- NOTIFY THE HOWARD COUNTY BUREAU OF LICENSES / INSPECTIONS AND PERMITS AND THE CONSTRUCTION SURVEY DIVISION AT 982-7272 AT LEAST 24 HOURS PRIOR TO BEGINNING WORK.
- CLEAR AND GRUB AS NECESSARY AND INSTALL TEMPORARY SEDIMENT CONTROL MEASURES (S.F., S.C.E.). 3 DAYS
- BUCK OPENING OF EXISTING INLET TO BE ABANDONED. PROVIDE NEW INLET AND STORM DRAIN CONNECTING TO EXISTING SYSTEM. PROVIDE STRAW BALE PROTECTION AROUND NEW INLET. 1 WEEK
- GRADE TO SUBGRADE IN AREA OF PAVEMENT OVERLAY. PROVIDE PROPOSED CURB AND GUTTER AND SIDEWALK ALONG NORTH SIDE OF EXISTING BUILDING 1 WEEK
- INSTALL PAVEMENT OVERLAY AND PROVIDE ADDITIONAL PAVING FOR PARKING AT WEST END OF PROPERTY. 3 DAYS
- WITH THE APPROVAL OF THE GRADING INSPECTOR, REMOVE TEMPORARY SEDIMENT CONTROL MEASURES. VEGETATIVELY STABILIZE ALL DISTURBED AREAS. 1 DAY

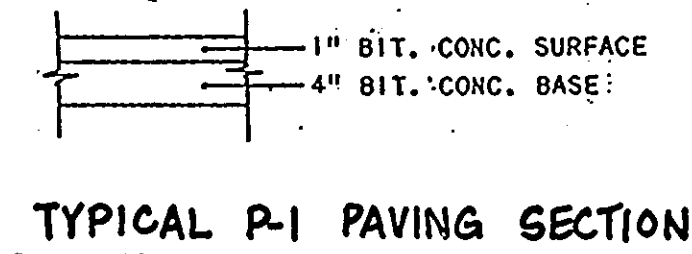


- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (092-2433)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a 7 calendar day period for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. It shall apply to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shall be fenced and warning signs placed around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seeding (Sec. 31) sod (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) 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 DPW Sediment Control Inspector.
- 7) Site Analysis:
Total Area of Site: 1.136 Acres
Area Disturbed: 0.235 Acres
Area to be seeded or paved: 0.22 Acres
Area to be vegetatively stabilized: 0.01 Acres
Total Cut: Cu. 704
Off-site waste/borrow area location
- 8) Any sediment control practice which is disturbed by grading activity for placement of sediments must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- 10) 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.

- 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, discing or other acceptable means before seeding.
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules
- 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. Narrow or disc into upper three inches of soil. As time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 - 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. Narrow 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 (14 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 (0.5 lbs/1000 sq ft) of seeding legumes. 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) Sod 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 untreated 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 6 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.
- TEMPORARY SEEDING NOTES
- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Soil Preparation: Loosen upper three inches of soil by raking, discing 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 November 15, seed with 30 lbs per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 31, seed with 3 lbs per acre of vernal ryegrass (0.03 lbs/1000 sq ft). For the period November 16 thru February 28, 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 untreated 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, 3.5 tons higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring. Refer to the 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEDIMENT CONTROL NOTES

PERMANENT SEEDING NOTES



REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
James M. Helm 3/1/88
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen J. Helm 3/1/88
SOIL CONSERVATION DISTRICT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. ... 5/4/88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
... 7/22/88
PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
... 4/5/88
DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
... 4-4-88
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 10-31-86

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OFFICER OR AUTHORIZED AGENT AS DEEMED NECESSARY.
... 9/29/86
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.
... 9-29-86
DATE

SUBDIVISION NAME GARDEN PARK/PARCEL 1053		SECT./AREA 24	LOT/PARCEL # PARCEL 1053
PLAT # OR L.P. BLOCK 685/231	ZONE B-1	PLANNING MAP 24	ELEC. DIST. CENSUS TR. 2 ND #022
WATER CODE 110-7		SEWER CODE 500000	
ADDRESS CHART			
LOT NUMBER PARCEL 1053	STREET ADDRESS 3240 PINE ORCHARD LANE		



TITLE SEDIMENT CONTROL PLAN			
PROJECT: 3240 PINE ORCHARD LANE			
LOCATION: TAX MAP 28 BLOCK 1 PARCEL 1053 2 ND ELECTION DISTRICT HOWARD CO. MD.			
SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1" = 20'	W.N.	M.A.	DATE: JULY, 1986
FIELD BOOK:	PAGE NO.:	JOB NO.:	DRAWING NO.:
		86025	2 OF 2

OWNER / DEVELOPER
GODFREY GARVEY
GARVEY PLUMBING
3240 PINE ORCHARD LANE
ELLCOTT CITY, MD 21043

boender associates inc.
consulting engineers
land surveyors
land planners
COURTHOUSE SQUARE
3565 ELLCOTT MILLS DRIVE
ELLCOTT CITY, MD 21043
(301) 485-7777