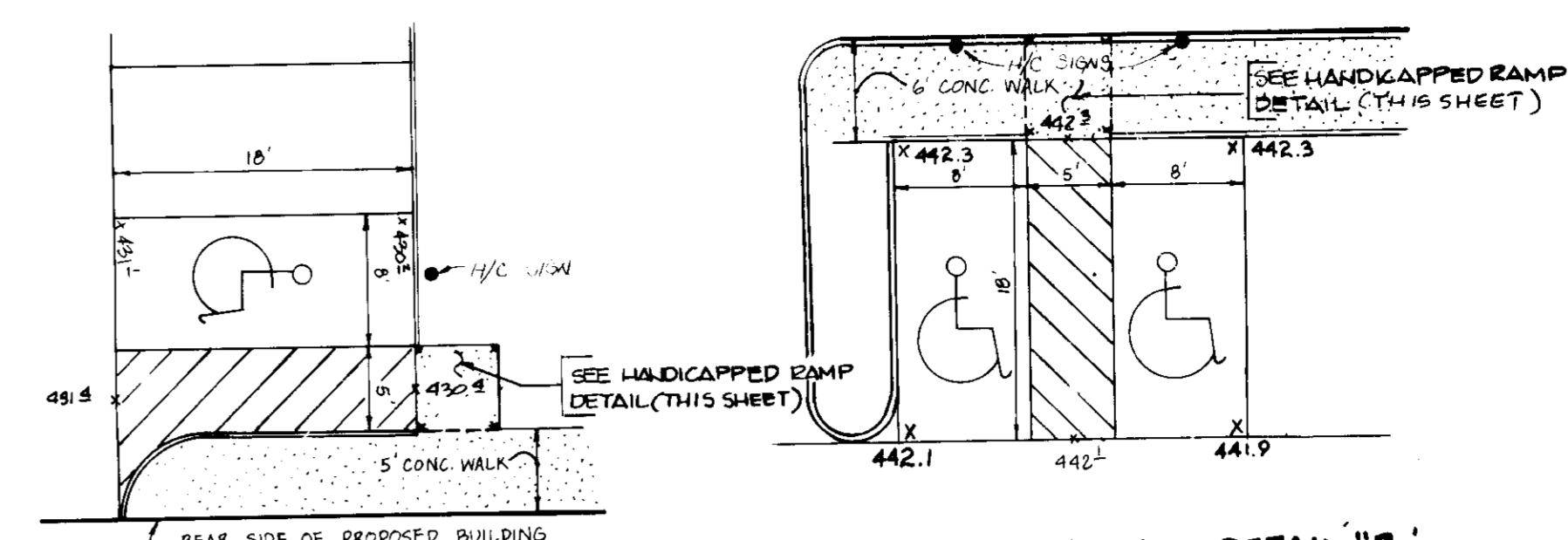
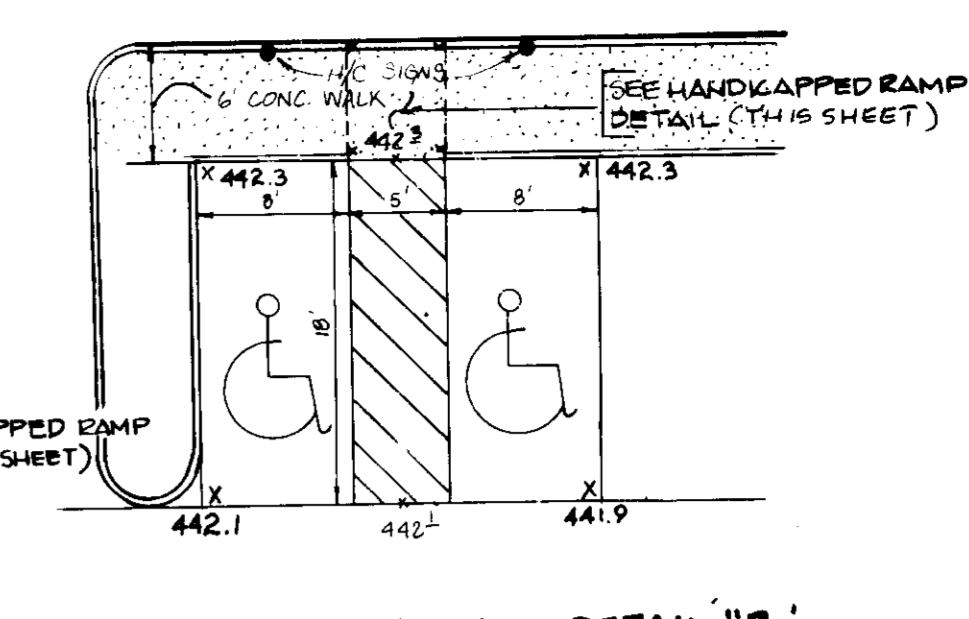


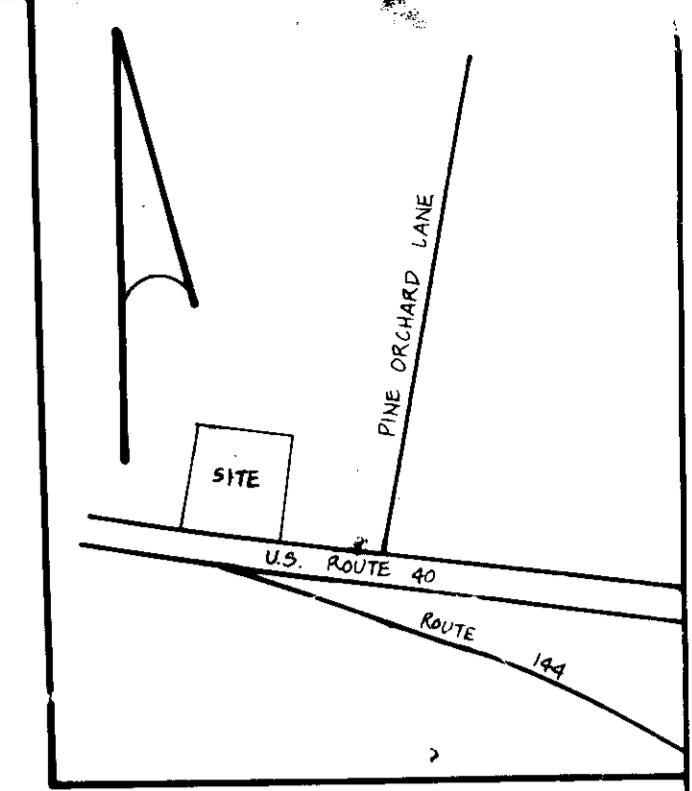
DATE	BY
5-15-87	RELOCATE HIC MARKINGS
5-18-87	INSTALL PAINT BOOTH, STORAGE



HANDICAPPED ACCESS DETAIL "A"
SCALE: 1"=10'



HANDICAPPED ACCESS DETAIL "B"
SCALE: 1"=10'

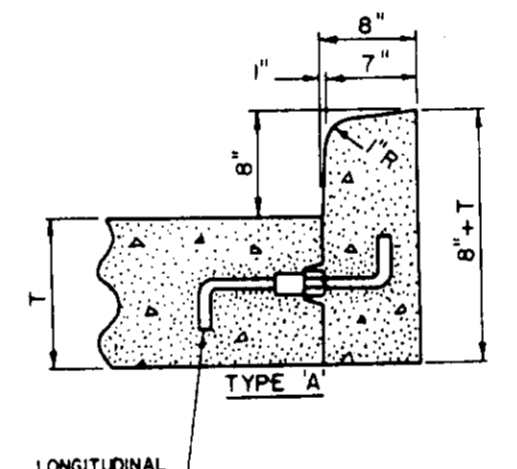


VICINITY MAP
SCALE: 1"=400'

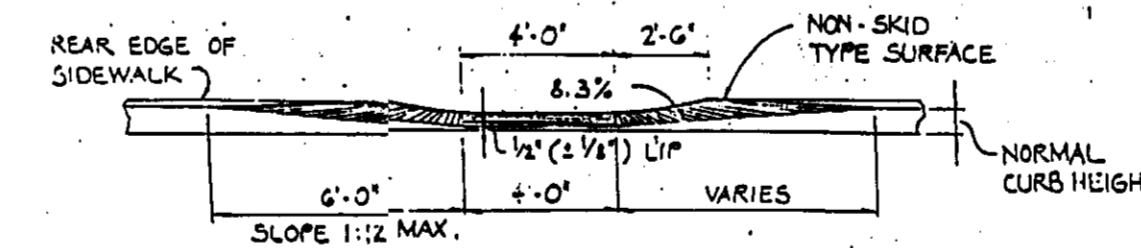
CONSTRUCTION SEQUENCE

1. Obtain grading permit and building permit.
2. Notify the Howard County Bureau of Licenses, Inspections and Permits and the Construction Inspection/Surveys Division at least 24 hours prior to beginning grading operations.
3. Clear and grub as necessary to install sewer house connection to property line. 2 Days
4. Install temporary sediment control measures, as directed by the sediment control inspector, for the construction of the sewer house connection to the property line. 1 Week
5. Construct the sewer house connection to the property line. 1 Week
6. Apply temporary stabilization to disturbed areas. 2 Days
7. Clear and grub as necessary to install temporary sediment control devices. 2 Days
8. Install temporary sediment control devices (S.F., S.C.E., E.D., sediment trap). 2 Weeks
9. Rough grade site. Maintain positive drainage to sediment trap at all times. Apply temporary stabilization to those areas where construction is not imminent. 2 Weeks
10. Construct building and retaining wall. 2 Months
11. Construct storm water management facilities one and two. Construct 1-1 and 1-2 with perforated aluminum pipe. Block 1-1 and 1-2. 1 Month
12. Bring all paved areas to subgrade. 1 Week
13. Install curb and gutter. 1 Week
14. Pave all parking areas and driveways. 3 Days
15. Fine grade remainder of site (excluding sediment control areas). 3 Days
16. Install concrete sidewalks and pad. 2 Days
17. Apply permanent stabilization methods to any disturbed areas. 1 Week
18. Remove blocks from 1-1 and 1-2. 1 Day
19. With approval of the sediment control inspector remove temporary sediment control devices and sediment trap.
 - A. Pump any standing water onto a stabilized outfall area.
 - B. Remove any sediment and deposit on a site with approved sediment control measures.
 - C. Grade area to final elevations. 1 Week
20. Apply permanent stabilization to all remaining disturbed areas. 1 Week

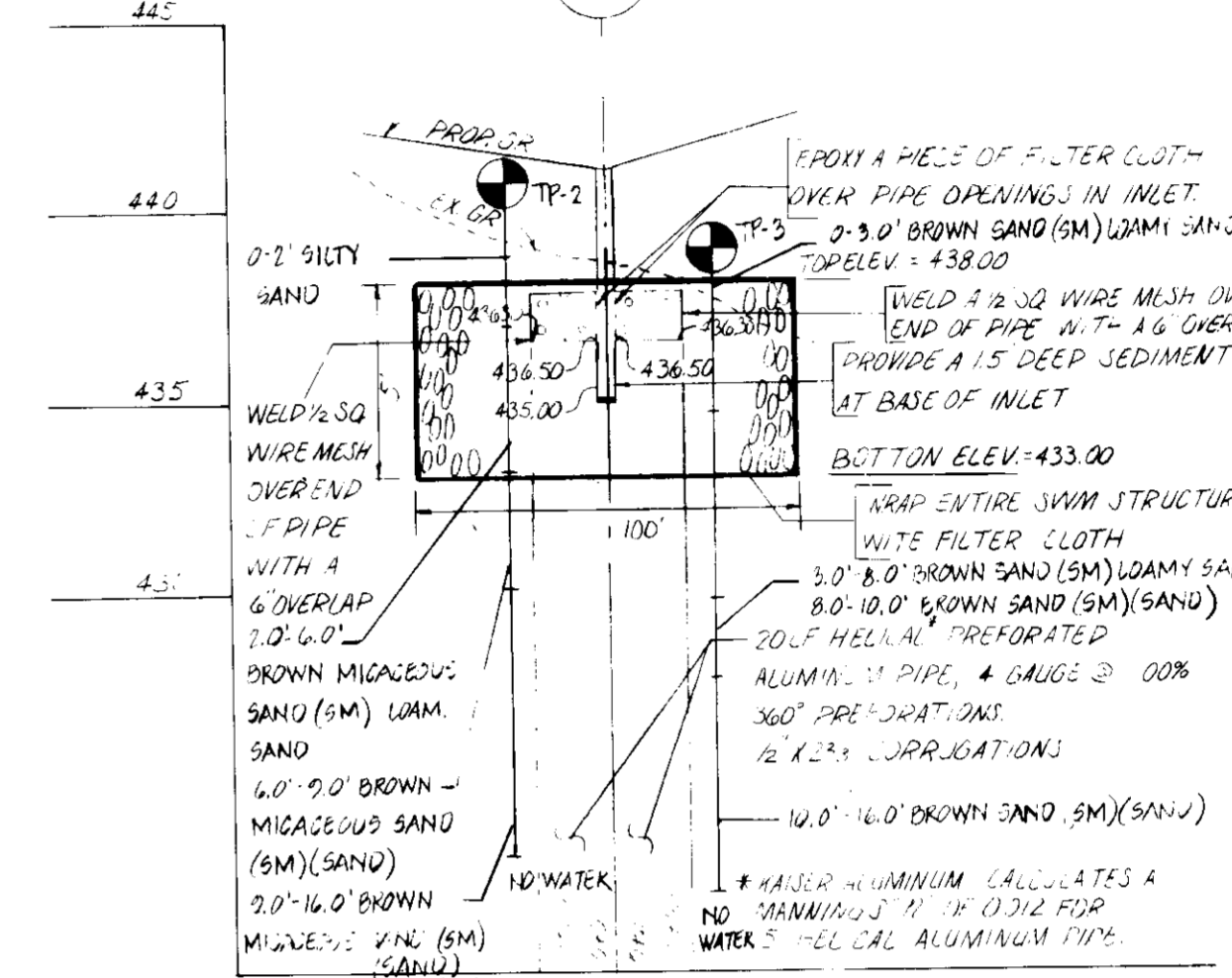
M.S.H.A. CURB & GUTTER DETAIL



NOTE: UNLESS OTHERWISE SPECIFIED, LONGITUDINAL TIE DEVICE: TYPE 'A' OR TYPE 'B' PLACED AT MIDDLE OF KEYWAY (NOT SHOWN) & SPACED ACCORDING TO SPECIFICATIONS FOR CONCRETE PAVEMENT. SEE STANDARD MD-372.81.
NOTE: JOINT SPACING FOR CONCRETE CURB AND COMB CURB & GUTTER: SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.

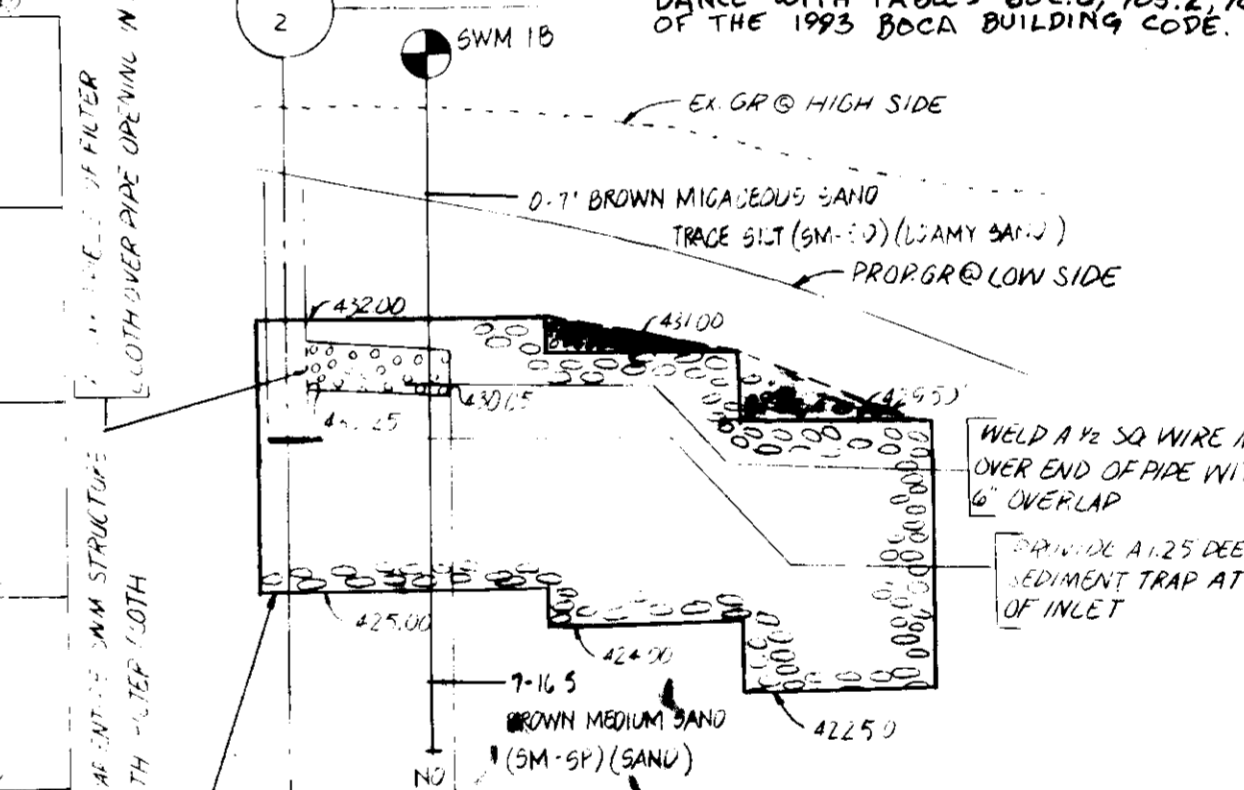


DETAIL HANDICAPPED RAMP
NOT TO SCALE



PROFILE S.W.M. 1

16 FIRE RESISTANCE RATING OF EXTERIOR WALLS LOCATED IN CLOSE PROXIMITY TO ONE ANOTHER AND/OR CONTIGUOUS TO PROP LINES SHALL BE DESIGNED IN ACCORDANCE WITH TABLES 602.0, 705.2, 705.3 OF THE 1993 BOCA BUILDING CODE.



PROFILE S.W.M. 2

STONE FILLED AREA IN EXCESS OF 10' DEPTH

STRUCTURE SCHEDULE

TC#	DESCRIPTION	INK IN	INK OUT	TOP ELEV	REMARKS
I-1	INLET		436.50	441.00	NO. 10 STD DRWG. SP-422
I-2	INLET		430.25	435.50	NO. 10 STD DRWG. SP-422

GENERAL NOTES

1. TAX MAP: 24, BLOCK 11, PARCEL 1053, LOT B
2. DEED REFERENCE: LIBER 1449/310, D. 58
3. EX. ZONING: B-2
4. PROPOSED SITE USE: OFFICE, RETAIL & AUTOMOTIVE REPAIR
5. AREA OF SITE: 40,099 SF OR 0.921 AC.
6. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
7. PUBLIC WATER AND PUBLIC SEWERAGE TO BE UTILIZED.
8. ALL ON-SITE DRIVEWAYS AND PARKING AREAS ARE PRIVATE.
9. U.S. ROUTE 40 IS AN EXISTING PUBLIC ROAD.
10. ANY DAMAGE TO U.S. ROUTE 40 SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
11. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
12. CONTRACTOR TO NOTIFY MISS UTILITY AT 1-888-0100 AT LEAST FIVE DAYS PRIOR TO BEGINNING CONSTRUCTION.
13. THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTION / SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK @ 782-7272.
14. PLAN SUBJECT TO VP 86-04
15. FOR LOCATION OF HIC MARKINGS, SEE PLAN & DETAILS.

SITE ANALYSIS

1. AREA OF PARCEL: 40,099 SF OR 0.921 AC
2. EX. ZONING: B-2
3. FLOOR SPACE: 11,111 SF OR 104 SF PER 1,000 SF RETAIL
4. MINIMUM NUMBER OF EMPLOYEES: OFFICE: 5 EMPLOYEES (LIMIT); AUTOMOTIVE REPAIR: 38.4 EMPLOYEES
5. PARKING REQUIREMENTS: 45 PER SHARED PARKING STUDY SUBMITTED 3-17-97; THE REQUIRED # OF SPACES IS: 41
6. PARKING PROVIDED: TRANSIENT: 45
7. OPEN SPACE TO REMAIN ON SITE: 0.233 AC. OR 25.3%
8. BUILDING COVERAGE OF SITE: 0.215 AC. OR 23.3%
9. PARKING AREA = 20,000 SF LANDSCAPED ISLAND AREA = 1,776 SF = 5.89%
10. NO SHIPPING CONTAINERS ARE TO BE STORED ON SITE.

SCHEMATIC PROFILE

NOT TO SCALE

OWNER / DEVELOPER:

GLEN ALAN MULLINX
9281 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043

- 1 1/2" BIT CONC SURFACE
- 1 1/2" BIT CONC SURFACE
- 4" BIT CONC SURFACE
- 6" DENSE GRADED STABILIZED AGGREGATE BASE COURSE (GRA)

M.S.H.A. PAVING SECTION

SHOULDER OF RTE 40 AND ENTRANCES TO R

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.
DATE: 5-22-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
DATE: 6-3-87

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DATE: 5-16-87

DIVISION OF LAND DEVELOPMENT
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 2-27-87

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 SOIL EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL AT THIS INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED REPRESENTATIVES AS DEEMED NECESSARY.
DATE: 10-10-86

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.
DATE: 7-30-86

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
DATE: 5-22-87

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
DATE: 5/22/87

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
LOT B-1	10226 BALTIMORE NATIONAL PIKE

LANDSCAPING SCHEDULE

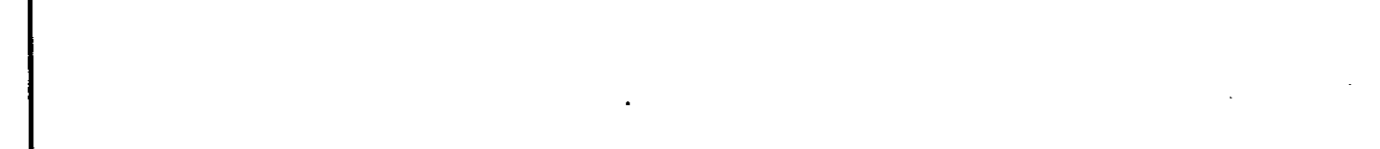
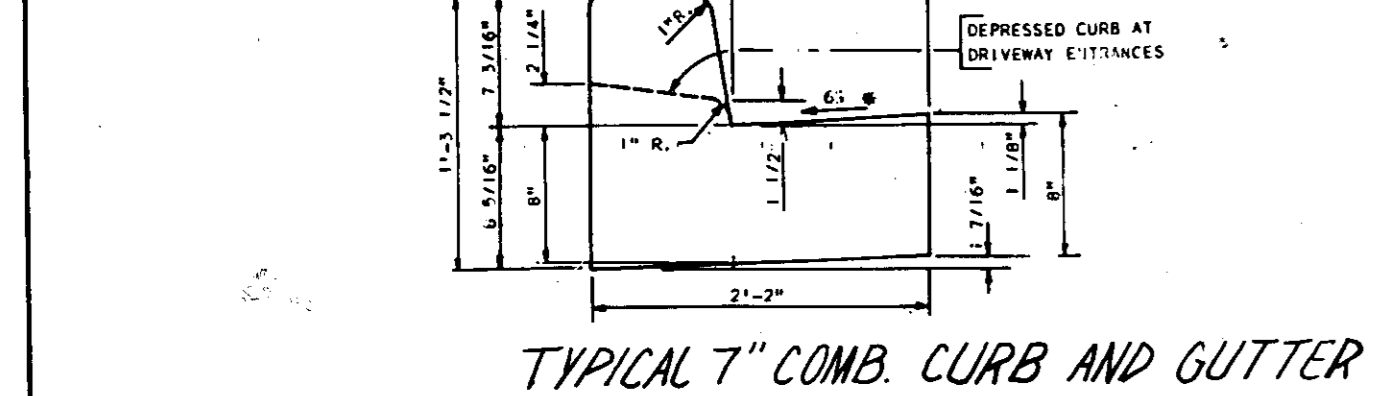
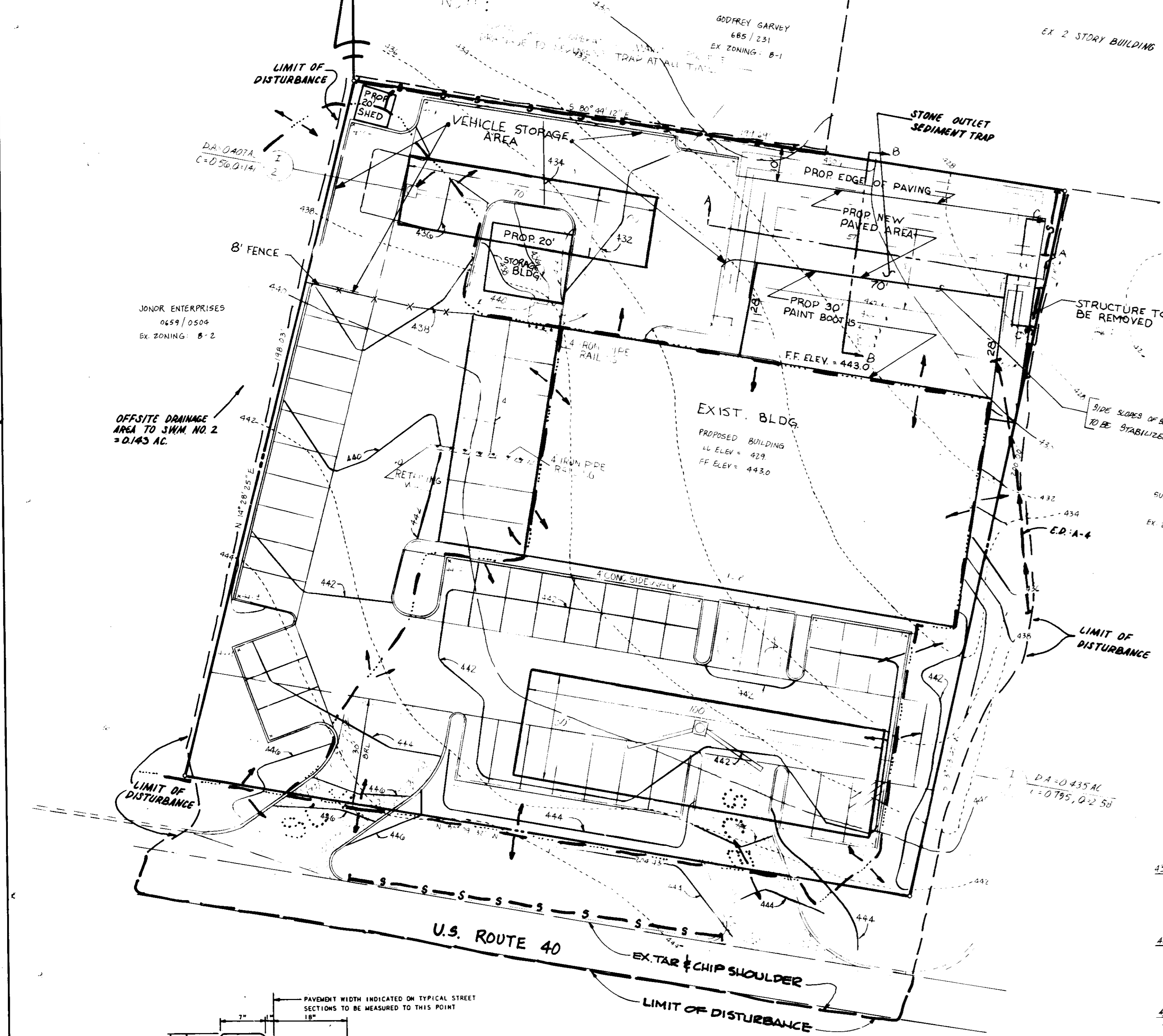
SYMBOL	NO	SIZE	COMMON NAME	BOTANICAL NAME
○	55	18-24"	MOUNTAIN LAUREL	KALMA LATIFOLIA
○	7	2 1/2" CAL	RED OAK	ACER RUBRUM
○	2	6-8"	BRADFORD PEAR	PYRUS CALLERYANA



SITE DEVELOPMENT PLAN
PROJECT: J. SNOWDEN DORSEY PROPERTY
LOCATION: TAX MAP 24 BLOCK 11 PARCEL 1053, NEW BUILDING
2 HP ELECTION DISTRICT HOWARD CO. MD.
SCALE: 1"=20'
DESIGNED BY: JEF/AMW
DRAWN BY: MA/JCO
CHECKED BY: DATE: AUGUST, 1986
FIELD BOOK: PAGE NO.: JOB NO.: 8419 DRAWING NO.: 1 OF 2

boender associates inc.
consulting engineers
land surveyors
land planners
COURTHOUSE SQUARE
3588 ELLICOTT MILLS DRIVE
ELLICOTT CITY, MD 21043
(301) 465-7777

BY	
DATE	



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 5-27-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR: [Signature] DATE: 8/1

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC WORKS: **HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS**

DIRECTOR: [Signature] DATE: 1/1/82

CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: [Blank]

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 PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORITY AS DEEMED NECESSARY.
 DEVELOPER: [Signature] DATE: 10-10-86

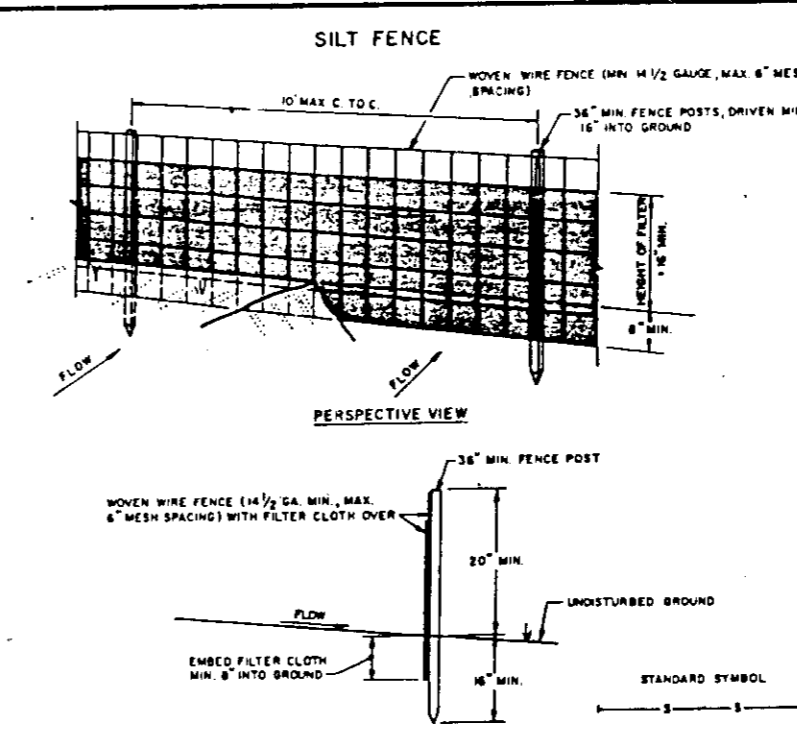
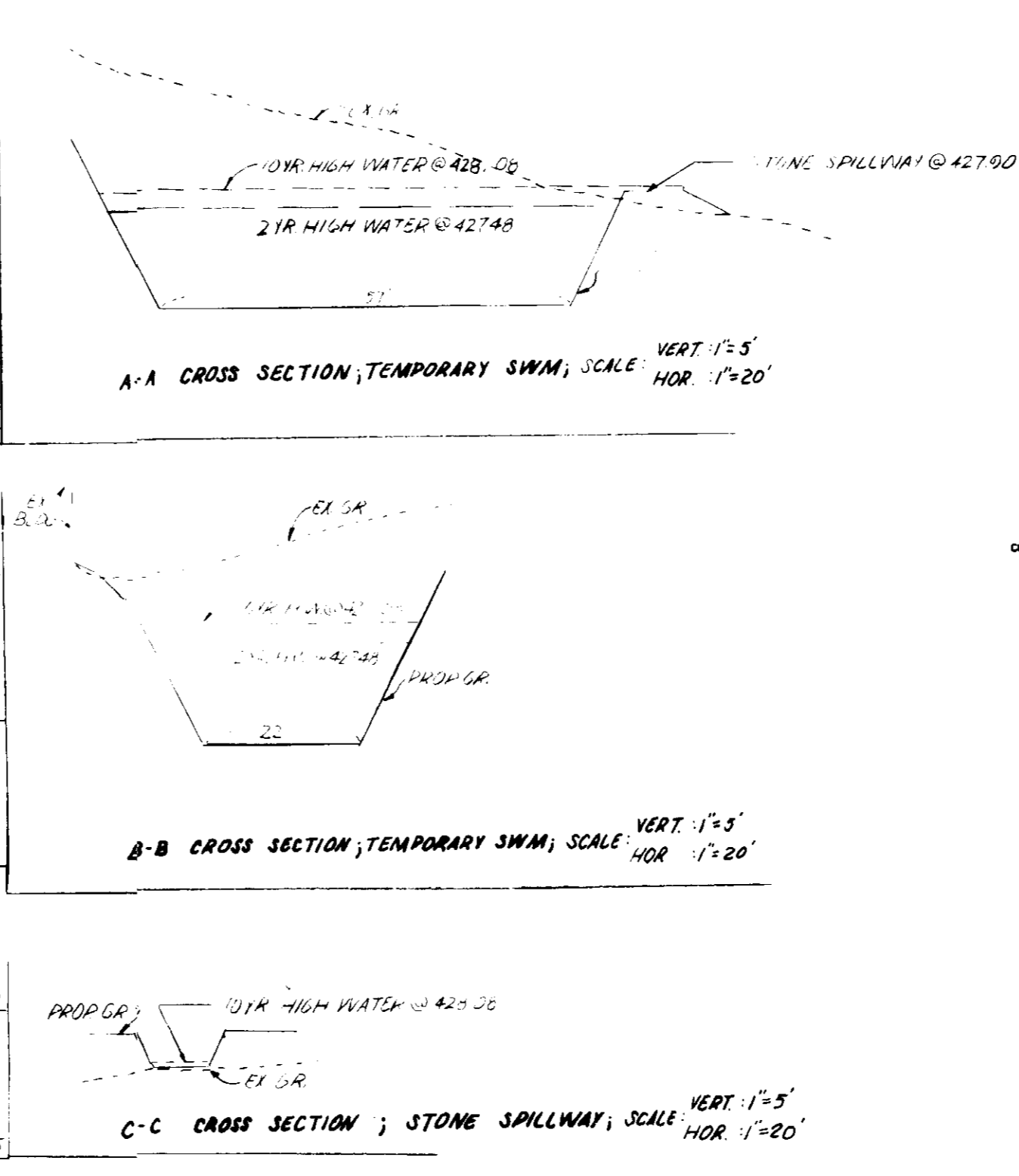
ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 ENGINEER: [Signature] DATE: 9-30-86

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE DATE: [Blank]

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SOIL CONSERVATION DISTRICT: [Signature] DATE: 6/2/87

SEDIMENT TRAP SCHEDULE

TRAP NO.	TYPE TRAP	DRAINAGE AREA (SQ. FT.)	Q ₁₀ (CFS)	VOLUME REQ'D (CU YD)	PROVIDED (CU YD)	SPILLWAY ELEV.	BOTT. ELEV.	INLET ELEV.	SPILLWAY LENGTH	DEPTH OF STORAGE
1	STONE TRAP	1066	550 CFS	1916	4320	427.9	424.0	425.95	7.90	2.9



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WHEN WIRE FENCE IS FASTENED TO WOODEN POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED TO WOODEN POSTS WITH TIES EVERY 24" AT TOP AND MID SECTION.
- WHEN THE SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS REQUIRED TO MAINTAIN PROPER FLOW THROUGH FILTER CLOTH.

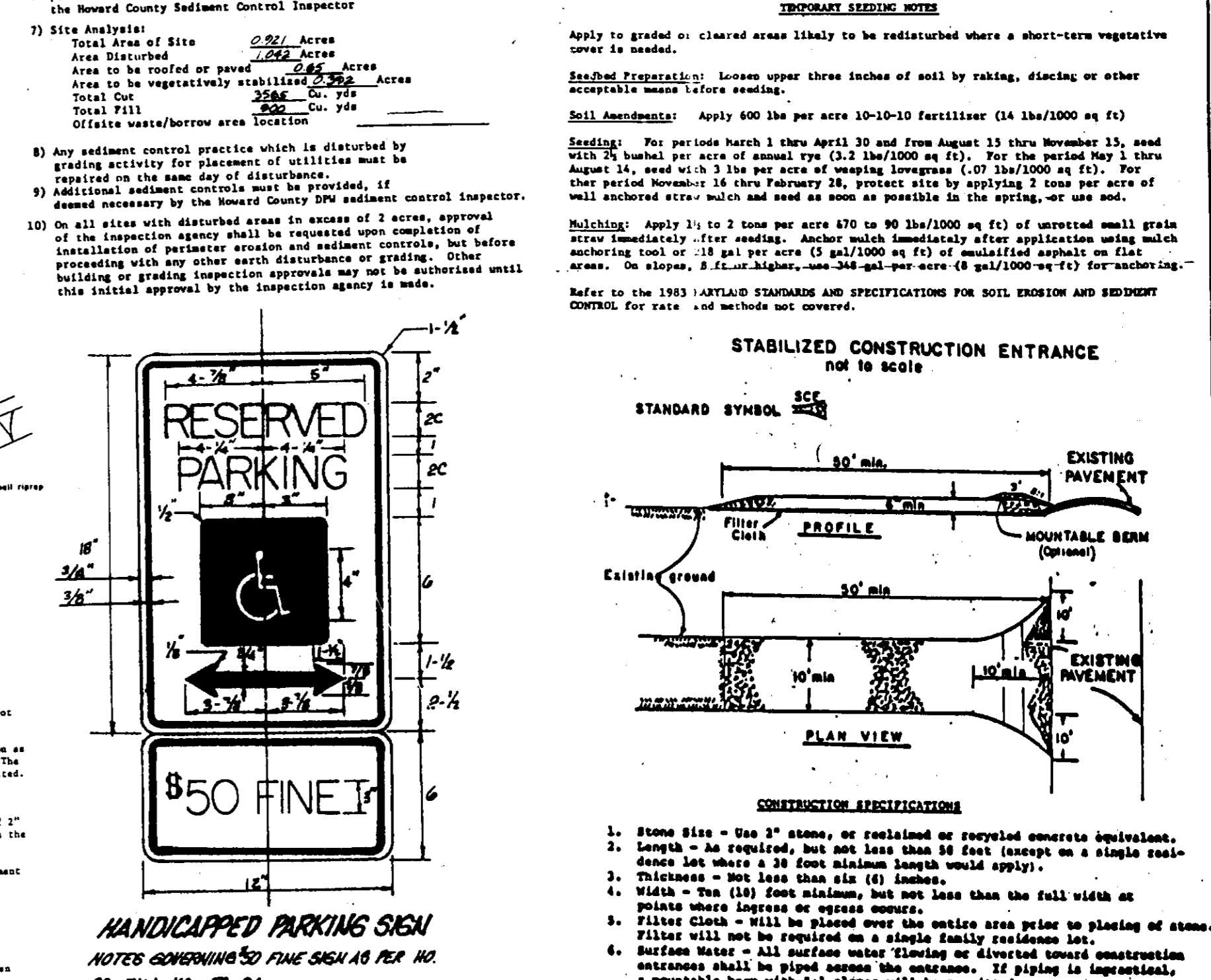
OPTION: A one foot layer of 3" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

OPERATION SPECIFICATIONS FOR SILT FENCE

- Area under sedimentation shall be cleared, graded and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the sedimentation shall be free of rocks and other objectionable material. The sedimentation shall be compacted by traversing with equipment while it is being constructed.
- All cut and fill slopes shall be 2:1 or flatter.
- The stone used in the outlet shall be small riprap 4" to 6" along with a 1" thickness of 3" aggregate placed on the upstream side on the small riprap 24" embedded filter cloth in the riprap.
- Sediment shall be removed and trap restored to the original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
- The structures shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

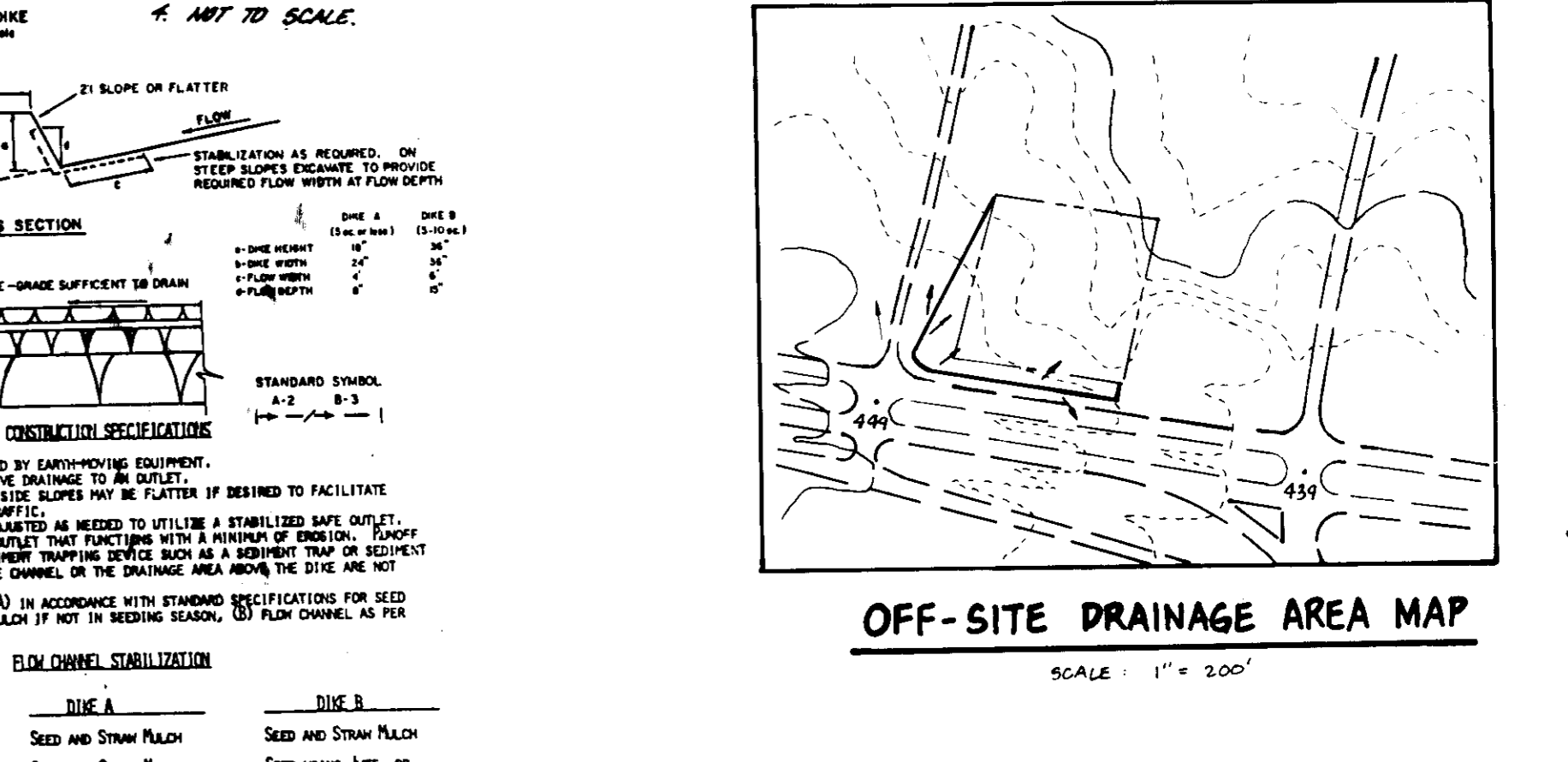
PERMANENT CONTROL NOTES

- 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. (193-10437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for stabilization of sediment within 1/4 mile of the project area; and b) 14 days for all other areas greater than 1/4 mile from the project area.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Title 11, Chapter 13 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 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 30) and mulching (Sec. 31). Temporary stabilization shall be done as soon as possible in the spring. Option (3) seed with 50 lb/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw mulch.
- 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: 0.262 Acres
 Area Disturbed: 0.262 Acres
 Area to be vegetatively stabilized: 0.262 Acres
 Total Area: 0.262 Acres
 Total Fill: 0.262 Acres
 Other notes/borrow area location
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be restored to the same state 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 all sediment control and erosion control, 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.



HANDICAPPED PARKING SIGN
 NOTES GOVERNING THE FINE SIGN AS PER NO. CD. BILL NO. 50-84.

- SIGN TO UTILIZE IN ALUMINUM BLANK 6" x 10" x 0.002" THICK WITH TWO (2) SINGLE POST MOUNTING HOLES.
- THE TEXT AND BORDER SHALL BE STAMPED GREEN TO MATCH THAT ON R-1-B, AND THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE 5" HIGH.
- FINE SIGN TO BE MADE AT A MINIMUM HEIGHT OF 7' AND A MAXIMUM HEIGHT OF 10'.
- NOT TO SCALE.



OWNER/DEVELOPER
 GLEN ALAN MULLINIX
 9251 BACTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043

boender & associates inc.
 consulting engineers
 land surveyors
 land planners

COURTHOUSE SQUARE
 3565 ELLICOTT CITY DRIVE
 ELLICOTT CITY, MD 21043
 (301) 485-7777

PROJECT: S.SNOWDEN DORSEY PROPERTY PARCEL B-1
 LOCATION: TAX MAP 24 BLOCK 1 PARCEL 1055
 2 ND ELECTION DISTRICT HOWARD CO. MD.

SCALE: 1"=20'
 DESIGNED BY: J.T.N.
 DRAWN BY: M.A.N.C.O.
 CHECKED BY: [Blank]
 DATE: AUG/87, 1986

FIELD BOOK: [Blank] PAGE NO.: [Blank] JOB NO.: 85119
 DRAWING NO.: 2 OF 2

