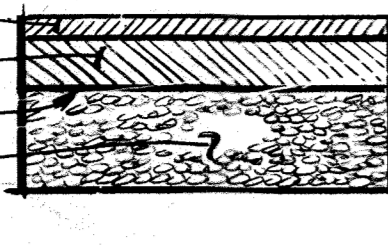


PAVING SECTION

- P-1 1" BITUMINOUS CONCRETE SURFACE
- 2" BITUMINOUS CONCRETE BASE
- PRIME
- 5" CRUSHED RUN BASE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE



PARKING TABULATION/TENANT CHART

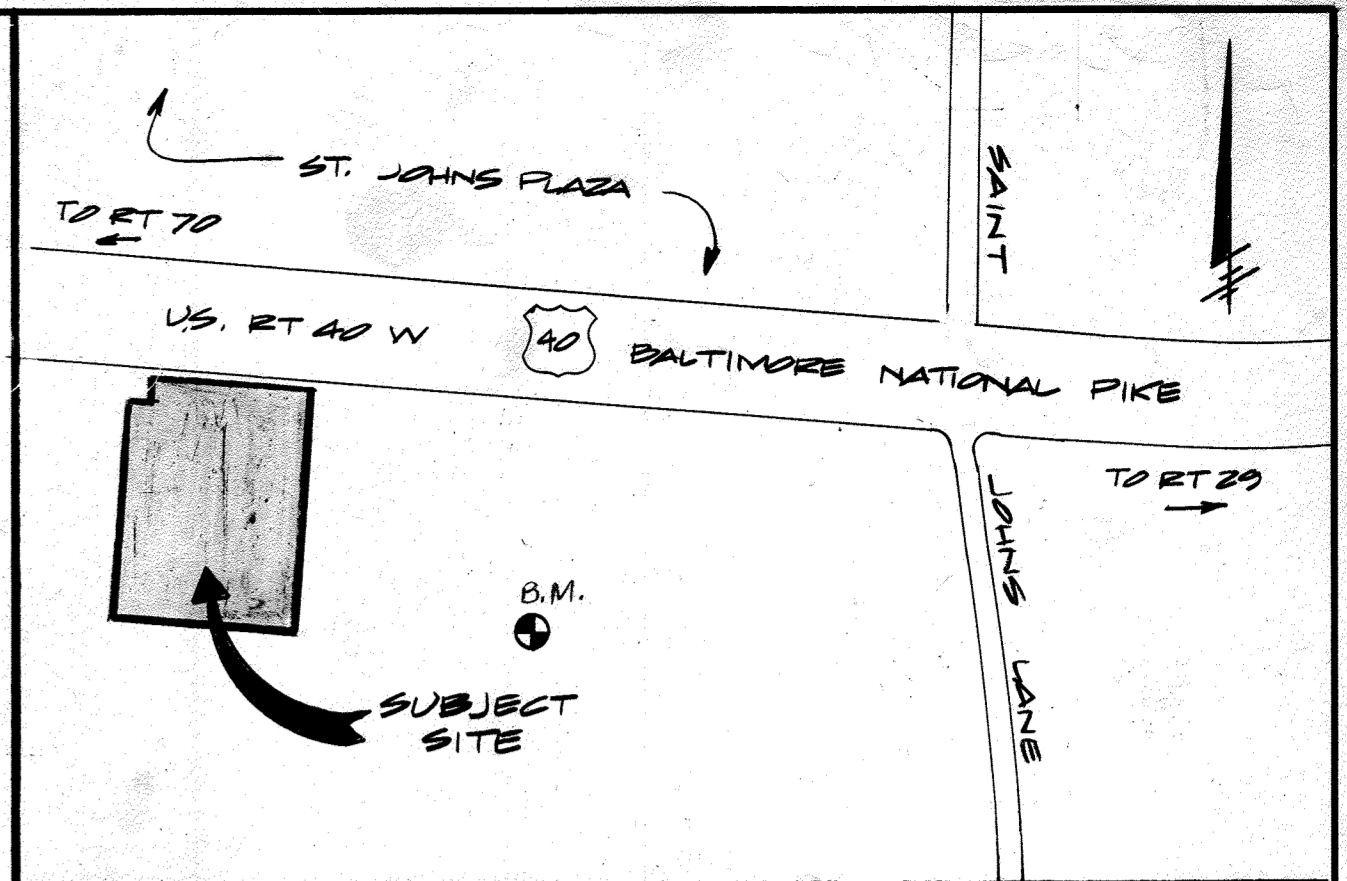
ADDRESS	UNIT	TENANT	MEDICAL CLINIC/OFFICE	GENERAL OFFICE
108	02	EDUCATION SYSTEMS		1,609 SF
200	02	CHURCHILL MORTGAGE CORPORATION		1,236 SF
125	02	HAK J. SPOK, DDS, PC	1,456 SF	
120	02	LIFE FITNESS PHYSICAL THERAPY	2,226 SF	
GROUND FLOOR		LONG & FOSTER		6,441 SF
TOP FLOOR		NET/ANONONIS PLASTIC SURGERY LLC	7,205 SF	
TOTAL AREAS			11,297 SF	9,346 SF
PARKING REQUIREMENTS			82 SPACES/1,000 SF	33 SPACES/1,000 SF
REQUIRED PARKING			36	31
TOTAL REQUIRED PARKING			87 SPACES	
PARKING PROVIDED			97 SPACES	

* SITE A CONTAINS 88 PARKING SPACES WITH AN ADDITIONAL 17 PARKING SPACES ON SITE B AVAILABLE FOR USE IN A SHARED PARKING AGREEMENT (LIBER 6728, FOLIO 150)

EX ZONING R-20

RESIDENT: R-20
BUSINESS: B-2

NOTE: THE LOD OF 250 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.



LOCATION MAP SCALE: 1"=200'

BENCHMARK ELEV: 293.22
TOP OF CONCRETE MAUMENT 250' EAST OF SOUTH EAST PROPERTY CORNER.

LEGEND

- PROP 14.00 CONC. C&G
- PROP S.H.A. TYPE 'A' C&G
- PROP STORM DRAIN
- PROP ROOF DRAIN
- PROP SEWER
- PROP WATER
- EX DRAIN
- EX SEWER
- EX WATER
- EX CONTOUR
- PROP GRAPES
- PROP RETAINING WALL
- PROP CONCRETE
- PROP PAVEMENT
- PROP PAVING

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-11-88

GENERAL NOTES

- Maximum building height = 40'.
- All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by Howard Soil Conservation District.
- Any damage to public right-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
- The contractor shall maintain at least a 2' level bench behind all curb and gutters in fill areas.
- The contractor shall verify all existing utilities to his own satisfaction before starting construction.
- All slopes shall be 2:1 or flatter.
- All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
- The contractor shall notify the Gas Telephone Co. and the Gas and Electric Company five days prior to starting work shown on these plans by calling "Miss Utility". Call collect 1-559-0100.
- For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and Aged and as shown hereon. See Sheet 2 of 2.
- The contractor shall maintain a minimum of 4' cover over all proposed water lines.
- All tie-up shall be placed on filter cloth.
- The contractor or developer shall contact the Construction Inspection/ Survey Division, 24 hours in advance of commencement of work at 992-2417 or 392-7172.
- The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
- All utilities installed shall receive full trench compaction.
- All water main tees, bends, caps, etc. shall be buttressed in accordance with Howard County Design requirements.
- All sidewalks will be 6' wide (see architectural plans for details).
- All exterior lighting devices shall be directed/reflected away from all adjacent public road right of ways and adjacent properties.
- The proposed building shall be fully sprinklered in. Make setting within building.

SITE ANALYSIS

EXISTING SITE	B-2
TOTAL AREA OF PROP SITE A	52,430 SF/1,203 ACS.
TOTAL AREA OF EXIST. SITE B	42,509 SF/1,435 ACS.
AREA OF SUBMITTAL	59,230 SF/1,340 ACS.
PROPERTY REFERENCE/PROP SITE A	614/119
PROPERTY REFERENCE/EXIST. SITE B	541/721
EXISTING USE/PROP SITE A	VACANT
EXISTING USE/EXIST. SITE B	EX. SAVINGS AND LOAN
PROPOSED USE SITE A	RETAIL AND OFFICE BUILDING
TOTAL FLOOR AREA SITE A	21,980 SF
GROUND FLOOR	7,320 SF
FIRST FLOOR	7,320 SF
SECOND FLOOR	7,320 SF
PARKING REQUIRED SITE A	72 SPACES
PARKING PROPOSED SITE A	82 SPACES
SITE DATA PROPOSED SITE A	
FLOOR AREA RATIO	0.42
% OF OPEN SPACE	30%
% OF BUILDING COVERAGE WITH PAVING	70%
TOTAL AREA OF PARKING LOT*	26,096 SF/0.60 ACS.
TOTAL AREA OF LANDSCAPED ISLANDS*	2,921 SF/0.06 ACS.
% OF LANDSCAPED ISLANDS TO PARKING LOTS	10%
AREA TO BE DISTURBED**	32,708 SF/1.21 ACS.
AREA TO BE VEGETATIVELY STABILIZED**	11,326 SF/0.26 ACS.
* INCLUDES ONLY THAT AREA WITHIN THE BOUNDARY OF THE PROP SITE A	
** INCLUDES AREA OUTSIDE THE BOUNDARY OF THE PROP SITE A	
SITE DATA EXISTING SITE B	
FLOOR AREA RATIO	0.33
% OF OPEN SPACE	33%
% OF BUILDING COVERAGE WITH PAVING	67%
TOTAL AREA OF PARKING LOT*	35,740 SF/0.82 ACS.
TOTAL AREA OF LANDSCAPED ISLANDS*	4,000 SF/0.09 ACS.
% LANDSCAPED ISLANDS TO PARKING LOTS	11%

PARKING TABULATION

EXISTING SITE B	REQUIRED
GROUND FLOOR	15 SP.
3,000 SF OF CUSTOMER/TELLER AREA @ 150 PER/200 SF	
FIRST FLOOR AND SECOND FLOOR	28 SP.
4,850 SF OF OFFICES EACH FLOOR	
11,550 SF TOTAL OFFICE @ 38 EMPLOYEES @ 7 SPACES PER 10 EMPLOYEES	
TOTAL PARKING REQUIRED	43 SP.
TOTAL SPACES EXISTING SUBSEQUENT TO DEVELOPMENT OF SITE A	68 SP.
STANDARD SPACES 9' X 18'	
HANDICAP SPACES 13' X 18'	2 SP.
TOTAL PARKING PROVIDED WITHIN THE BOUNDARY OF EXISTING SITE B SUBSEQUENT TO THE DEVELOPMENT OF SITE A	70 SP.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

ITEM	FREQUENCY
CLEAN OUT SILT	EVERY THREE MONTHS
CLEAN OUT TRASH	EVERY TWO WEEKS
CHECK WEIR CLOGGING	EVERY THREE MONTHS
CHECK STRUCTURAL INTEGRITY	EVERY THREE MONTHS

NO.	DATE	REVISION DESCRIPTION
1	1/19/2023	ADDED BUBBLE FOR PROPOSED GENERATOR PAD LOCATION. ADDED PARKING TABULATION/TENANT CHART. ADDED EXISTING EASEMENTS

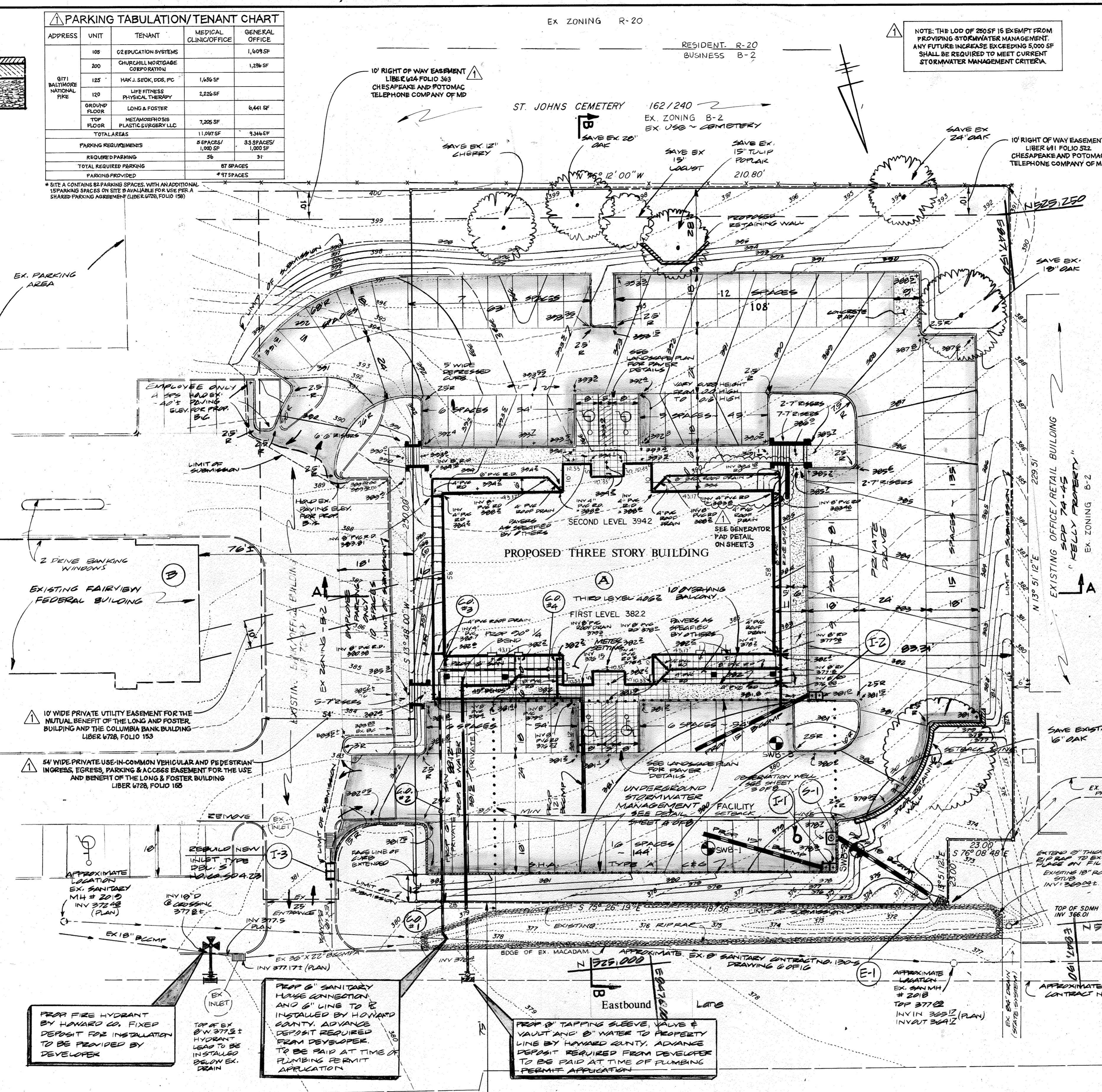
PROP FIRE HYDRANT BY HOWARD CO. FIXED DEPOSIT FOR INSTALLATION TO BE PROVIDED BY DEVELOPER

PROP G SANITARY HOUSE CONNECTION AND G LINE TO BE INSTALLED BY HOWARD COUNTY. ADVANCE DEPOSIT REQUIRED FROM DEVELOPER TO BE PAID AT TIME OF PLUMBING PERMIT APPLICATION

PROP TAPPING SLEEVE VALVE & VAULT AND G WATER TO PROPERTY LINE BY HOWARD COUNTY. ADVANCE DEPOSIT REQUIRED FROM DEVELOPER TO BE PAID AT TIME OF PLUMBING PERMIT APPLICATION

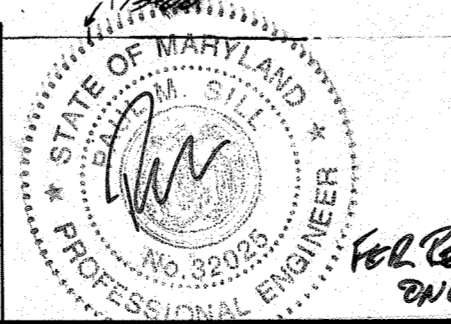
10' WIDE PRIVATE UTILITY EASEMENT FOR THE MUTUAL BENEFIT OF THE LONG AND FOSTER BUILDING AND THE COLUMBIA BANK BUILDING LIBER 6728, FOLIO 153

54' WIDE PRIVATE USE-IN-COMMON VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, PARKING & ACCESS BASEMENT FOR THE USE AND BENEFIT OF THE LONG & FOSTER BUILDING LIBER 6728, FOLIO 150



U.S. ROUTE 40 WEST

BALTIMORE NATIONAL PIKE State Road



OWNER/DEVELOPER: 9171 Route 40 LLC

DEVELOPER'S CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: Donald L. Maffey, Chief Engineer, DATE: 11-18-87

Howards County Soil Conservation District
The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.
Approved: Howard Soil Conservation District Date 4-26-88
Reviewed for Howard Soil Conservation District and meets technical requirements.
The United States Soil Conservation Services Date

APPROVED: For public water and public sewerage systems Howard County Health Department. Date 8-28-88
APPROVED: Howard County Office of Planning & Zoning. Date 5-4-88
APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works. Date 4/28/88
APPROVED: Chief Bureau of Engineering. Date 4-28-88

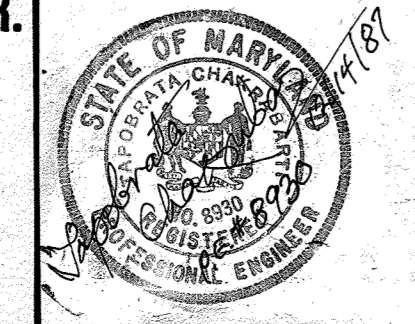
BUILDING #	STREET ADDRESS
7175	BALTIMORE NATIONAL PIKE

SUBDIVISION NAME	SECT./AREA	LOV/PARCEL #
FAIRVIEW FEDERAL OFFICE BUILDING	240	1047
PLAT # OR L/F	ZONE TAX/ZONE MAP	ELECT. DIST. CENSUS TRACT
614/119	5 B-2 24	240 6023-01
WATER CODE	SEWER CODE	
HQ-4	575 37.00	

FAIRVIEW FEDERAL OFFICE BUILDING

Scale: 1"=20'
Howard County, Maryland
SDP 88-117
2nd Election District
June 1987
Sheet 1 of 8

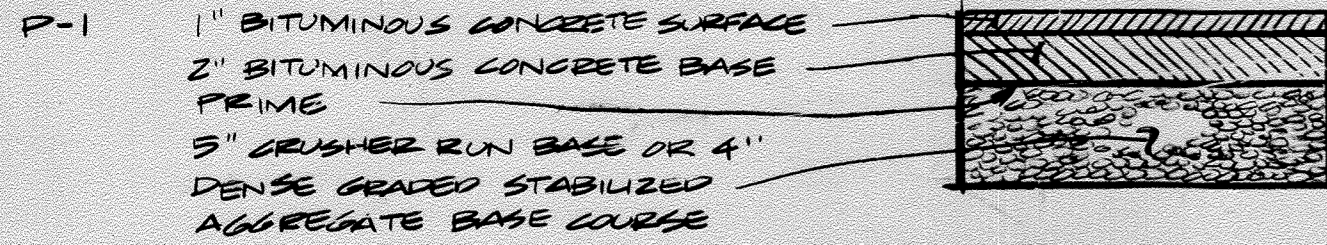
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120



ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR S.N.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ENGINEER: George William Stephens, Jr. REG. NO.: 39293

IN THE CARE OF: PCF PROPERTY MANAGEMENT
8391 MAIN STREET, BELLCITY CITY, MD 21043
(410) 480-5200

PAVING SECTION



ADDRESS	UNIT	TENANT	MEDICAL CLINIC/OFFICE	GENERAL OFFICE
108	02	EDUCATION SYSTEMS		1,609 SF
200	03	CHURCHILL MORTGAGE CORPORATION		1,126 SF
125	05	HAK J. SEOK, DDS, PC	1,656 SF	
120	06	LIFE FITNESS PHYSICAL THERAPY	2,256 SF	
GROUND FLOOR		LONG & FOSTER		6,441 SF
TOP FLOOR		METAMORPHOSIS PLASTIC SURGERY LLC	7,205 SF	
TOTAL AREAS			11,007 SF	9,346 SF
PARKING REQUIREMENTS			8 SPACES/1,000 SF	33 SPACES/1,000 SF
REQUIRED PARKING			26	31
TOTAL REQUIRED PARKING			67 SPACES	81 SPACES
PARKING PROVIDED				

* SITE A CONTAINS 82 PARKING SPACES, WITH AN ADDITIONAL 15 PARKING SPACES ON SITE AVAILABLE FOR USE FOR A SHARED PARKING AGREEMENT (LIBER 6728, FOLIO 150)

GENERAL NOTES

- Maximum building height = 40'.
- All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by Howard Soil Conservation District.
- Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
- The contractor shall maintain at least a 2' level bench behind all curb and gutter in fill areas.
- The contractor shall verify all existing utilities to his own satisfaction before starting construction.
- All slopes shall be 2:1 or flatter.
- All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
- The contractor shall notify the Gas and Electric Company five days prior to starting work shown on these plans by calling "Miss Utility". Call collect 1-559-0100.
- For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and Aged and as shown hereon. See Sheet 2 of 8.
- The contractor shall maintain a minimum of 4' cover over all proposed water lines.
- All rip-rap shall be placed on filter cloth.
- The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 792-7272.
- The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
- All utilities installed shall receive full trench compaction.
- All water lines, sewer, gas, etc., shall be buttressed in accordance with Howard County Design Requirements.
- All sidewalks shall be 6' wide (see architectural plans for details).
- All exterior lighting devices shall be directed/reflected away from all adjacent public road right-of-ways and adjacent properties.
- The proposed building shall be fully sprinklered. Water setting within building.

SITE ANALYSIS:

EXISTING BUILDING	B-2
TOTAL AREA OF PROP SITE A	52,430 SF/1,203 ACS.
TOTAL AREA OF EXIST. SITE B	62,509 SF/1,435 ACS.
AREA OF SUBMITTAL	59,230 SF/1,340 ACS.
PROPERTY REFERENCE/PROP SITE A	614/119
PROPERTY REFERENCE/EXIST. SITE B	56/1721
EXISTING USE/PROP SITE A	VACANT
EXISTING USE/EXIST. SITE B	EX. SAVINGS AND LOAN
PROPOSED USE SITE A	RETAIL AND OFFICE BUILDING
TOTAL FLOOR AREA SITE A	21,960 SF
GROUND FLOOR	7,320 SF
FIRST FLOOR	7,320 SF
SECOND FLOOR	7,320 SF
PARKING REQUIRED SITE A	72 SPACES
PARKING PROVIDED SITE A	82 SPACES
SITE DATA PROPOSED SITE A	
FLOOR AREA RATIO 21,960 SF/52,430 SF =	42%
% OF OPEN SPACE 0.36 ACS./1,203 ACS. =	30%
% OF BUILDING COVERAGE WITH PAVING	70%
TOTAL AREA OF PARKING LOT*	26,096 SF/0.60 ACS.
TOTAL AREA OF LANDSCAPED ISLANDS*	2,621 SF/0.06 ACS.
% OF LANDSCAPED ISLANDS TO PARKING LOTS	10%
AREA TO BE DISTURBED**	52,709 SF/1.21 ACS.
AREA TO BE VEGETATIVELY STABILIZED**	11,326 SF/0.26 SF

*INCLUDES ONLY THAT AREA WITHIN THE BOUNDARY OF THE PROP SITE A
**INCLUDES AREA OUTSIDE THE BOUNDARY OF THE PROP SITE A

PARKING TABULATION

PROPOSED SITE A SEE PARKING TABULATION/TENANT CHART

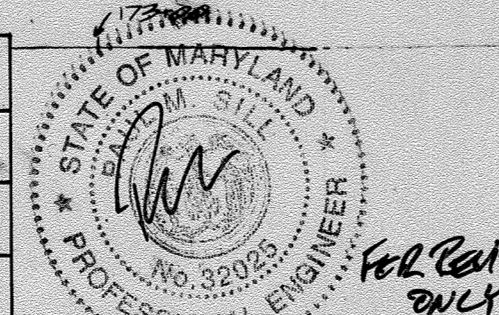
EXISTING SITE B	REQUIRED
GROUND FLOOR	15 SP.
3,000 SF OF CUSTOMER/TELLER AREA @ 15P PER/200 SF	
FIRST FLOOR AND SECOND FLOOR	28 SP.
4,850 SF OF OFFICES EACH FLOOR	
11,500 SF TOTAL OFFICE @ 38 EMPLOYEES @ 7 SPACES PER 10 EMPLOYEES	
TOTAL PARKING REQUIRED	43 SP.
TOTAL SPACES EXISTING SUBSEQUENT TO DEVELOPMENT OF SITE A	68 SP.
STANDARD SPACES 9' X 18'	2 SP.
HANDICAP SPACES 13' X 18'	
TOTAL PARKING PROVIDED WITHIN THE BOUNDARY OF EXISTING SITE B SUBSEQUENT TO THE DEVELOPMENT OF SITE A	70 SP.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

ITEM	FREQUENCY
CLEAN OUT SILT	EVERY THREE MONTHS
CLEAN OUT TRASH	EVERY TWO WEEKS
CHECK WEIR CLOGGING	EVERY THREE MONTHS
CHECK STRUCTURAL INTEGRITY	EVERY THREE MONTHS

INSPECT ALL ITEMS AFTER EACH MAJOR RAINFALL AND REPAIR AS REQUIRED

NO.	DATE	REVISION DESCRIPTION
1	1/19/2023	ADDED BUBBLE FOR PROPOSED GENERATOR PAD LOCATION, ADDED PARKING TABULATION/TENANT CHART, ADDED EXISTING EASEMENTS



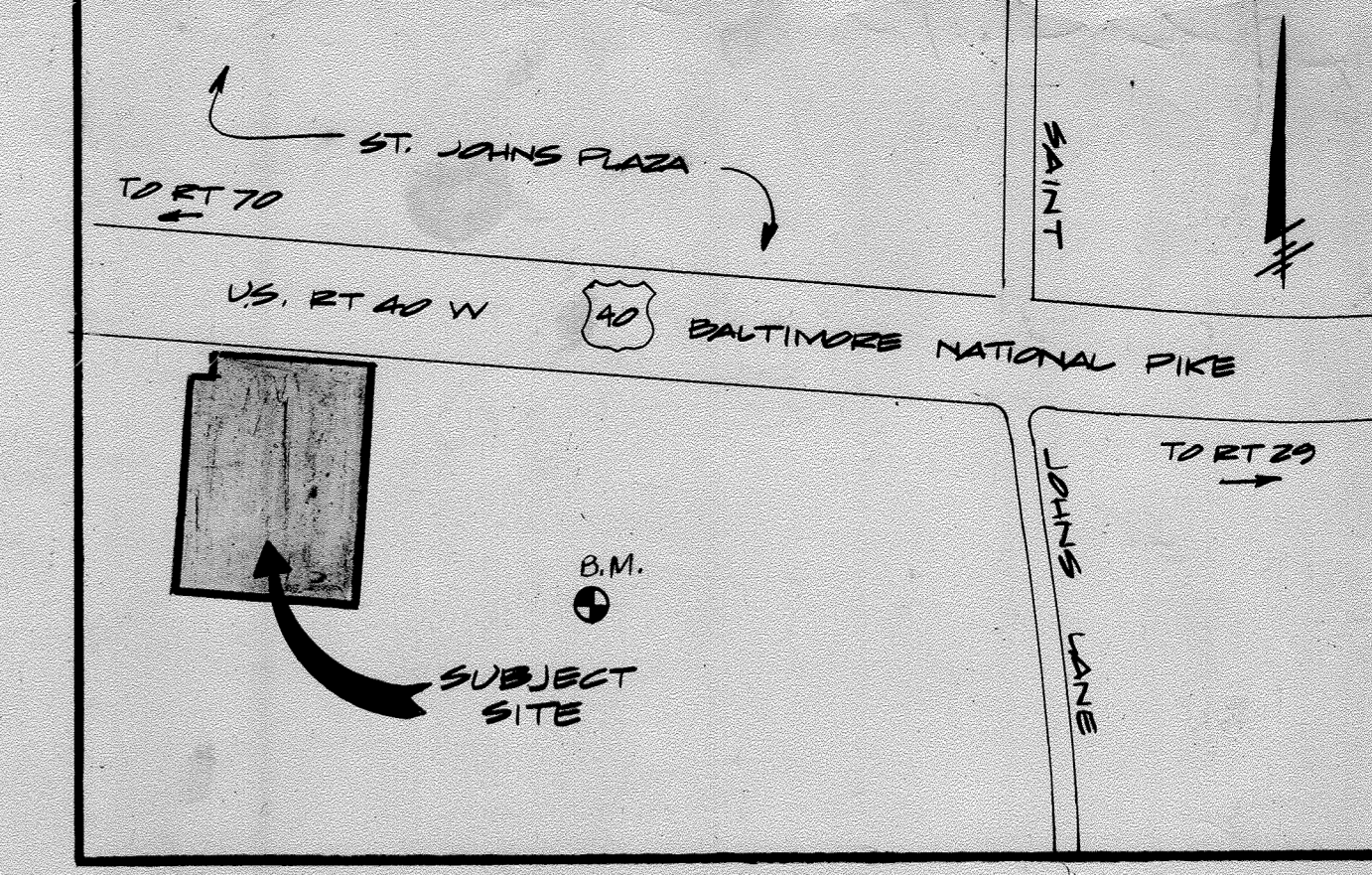
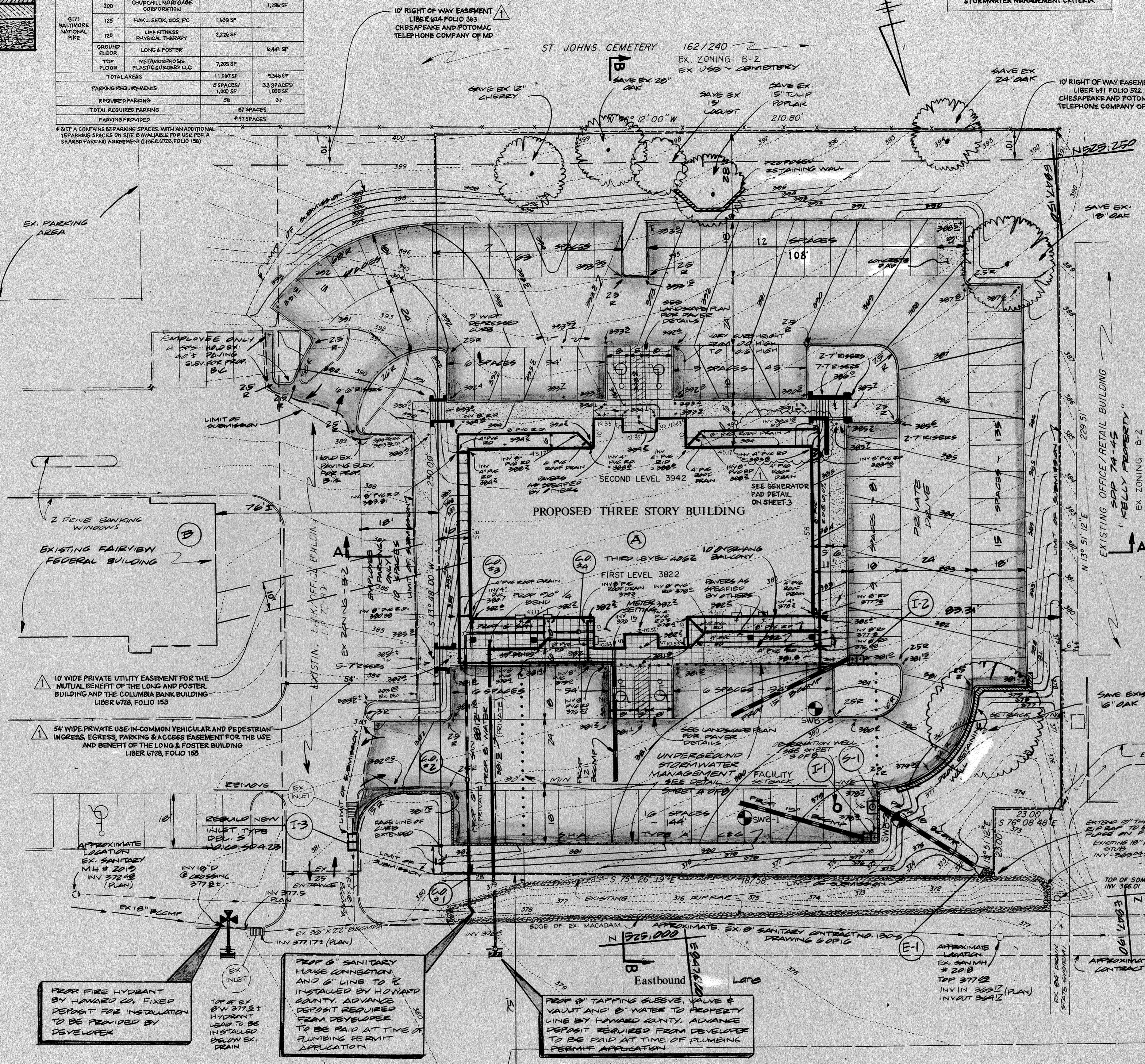
OWNER/DEVELOPER:
9171 Route 40 LLC
IN THE CARE OF:
PCP PROPERTY MANAGEMENT
8391 MAIN STREET, ELICOTT CITY, MD 21043
(410) 480-5200

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: Donald J. Muddley, Chairman DATE: 11-18-87

U.S. ROUTE 40 WEST
BALTIMORE NATIONAL PIKE State Road

150' R/W (PUBLIC)
PLAN SCALE: 1"=20'

NOTE: THE LOAD OF 200 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.



LEGEND

- PROP. HOOR LONG C/G
- PROP. S.H.A. TYPE 'A' C/G
- PROP. STORM DRAIN
- PROP. ROOF DRAIN
- PROP. SEWER
- PROP. WATER
- EX. DRAIN
- EX. SEWER
- EX. WATER
- EX. CONTOUR
- PROP. GRADES
- PROP. RETAINING WALL
- PROP. CONCRETE
- PROP. PAVING

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-11-88

Howard County Soil Conservation District

The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.

Approved: Howard Soil Conservation District Date 4-26-88
Reviewed for Howard Soil Conservation District and meets technical requirements. Date 4-26-88

APPROVED: For public water and public sewerage systems
Howard County Health Department. Date 5-28-88

County Health Officer Date 5-4-88

Approved: Howard County Office of Planning & Zoning. Date 5/4/88

Director Date 5/4/88

Chief Division of Community Planning and Land Development Date 4-28-88

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works. Date 4-28-88

Director Date 4-28-88

Chief Bureau of Engineering Date 4-28-88

ADDRESS CHART

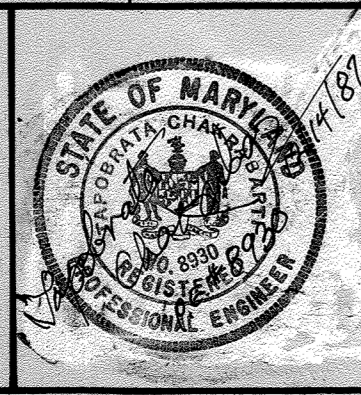
BUILDING #	STREET ADDRESS
1047	9175 BALTIMORE NATIONAL PIKE

SUBDIVISION NAME FAIRVIEW FEDERAL OFFICE BUILDING SECT./AREA 1047

PLAT # OR L/F BLOCK # 5 ZONE TAX/ZONE MAP ELECT. DIST. CENSUS TRACT 614/119 5 B-2 24 2ND 6023.01

WATER CODE 40-4 **SEWER CODE** 5753700

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.W. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ENGINEER: Robert C. Chapman DATE: 11-18-87

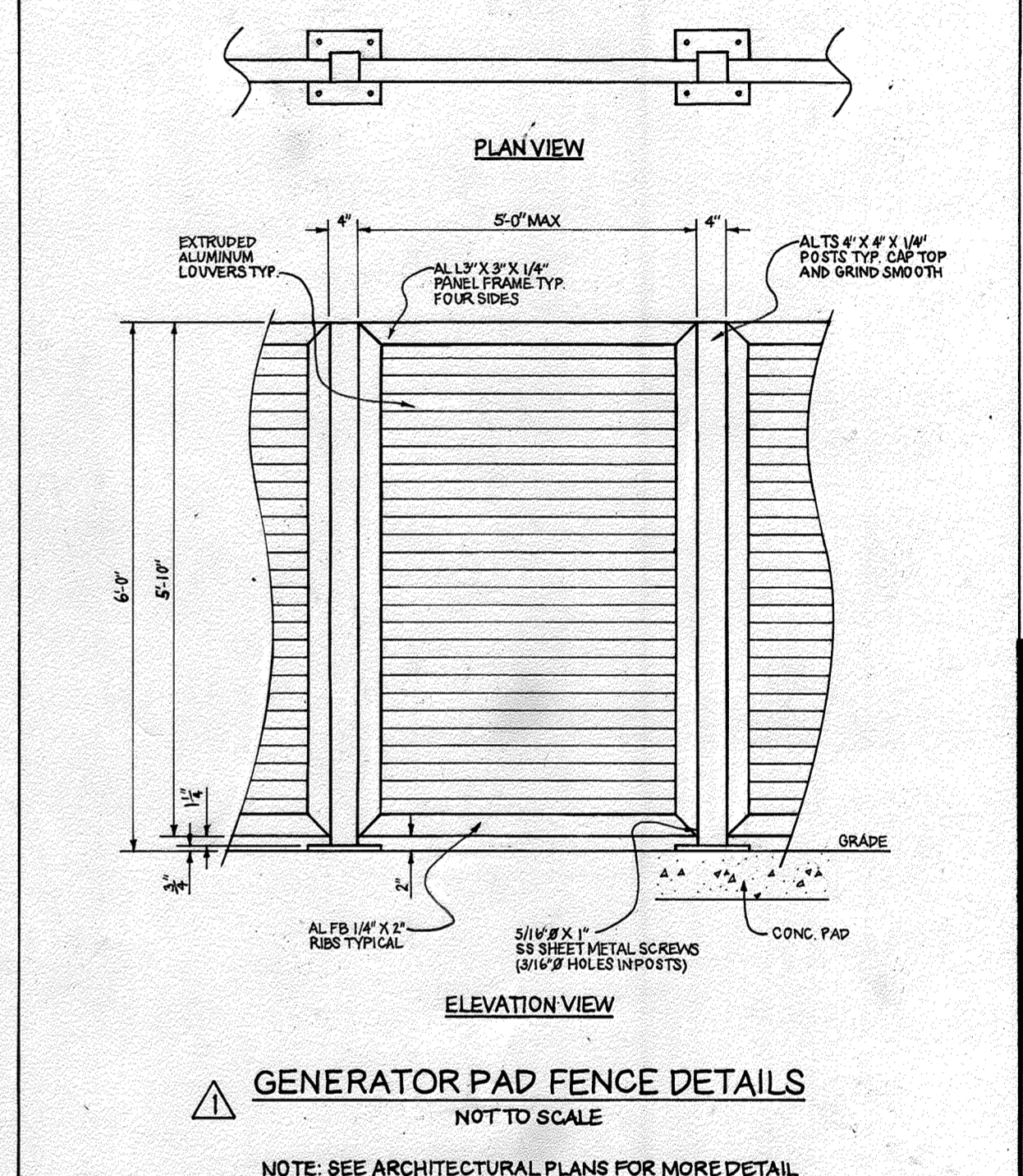
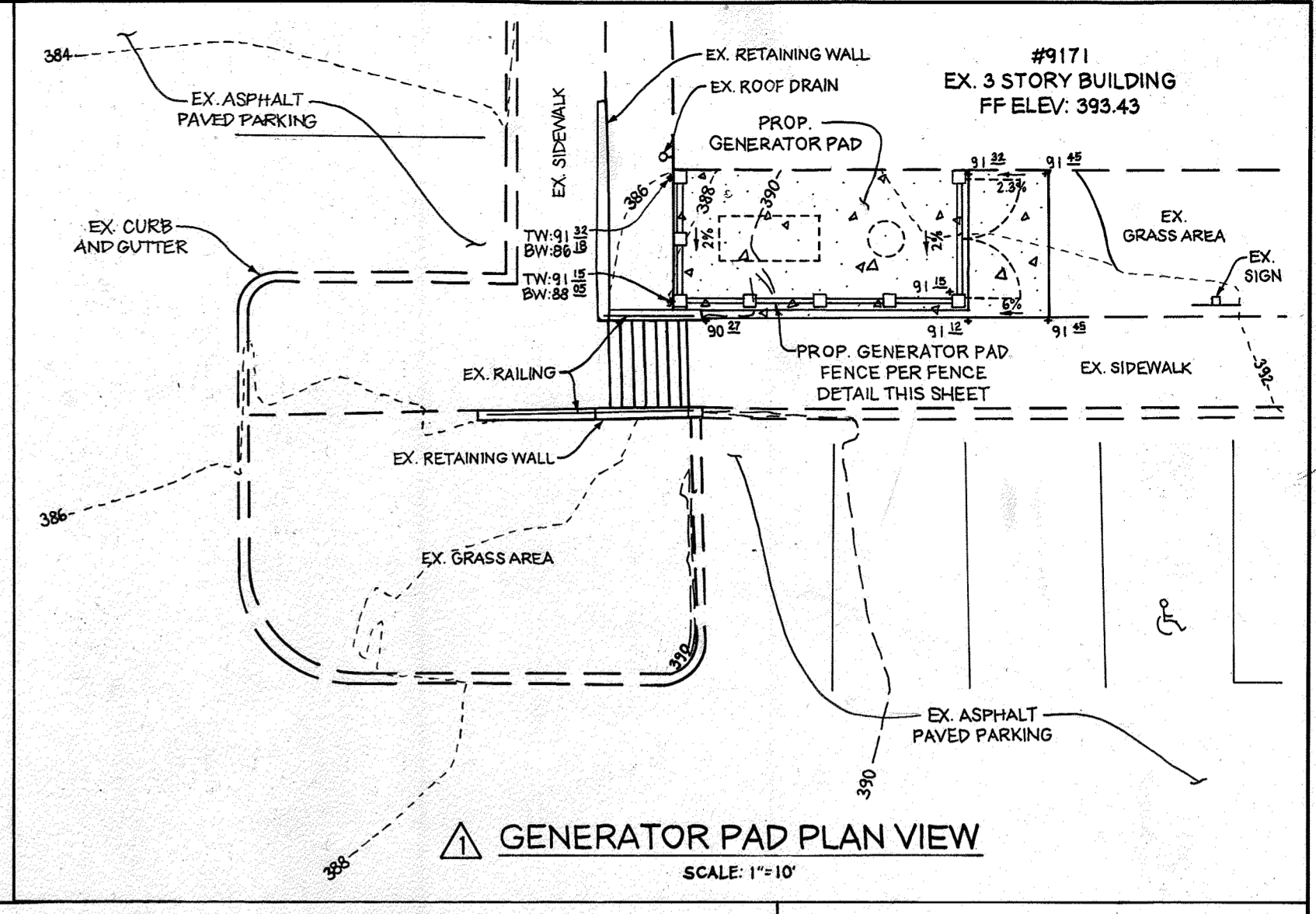
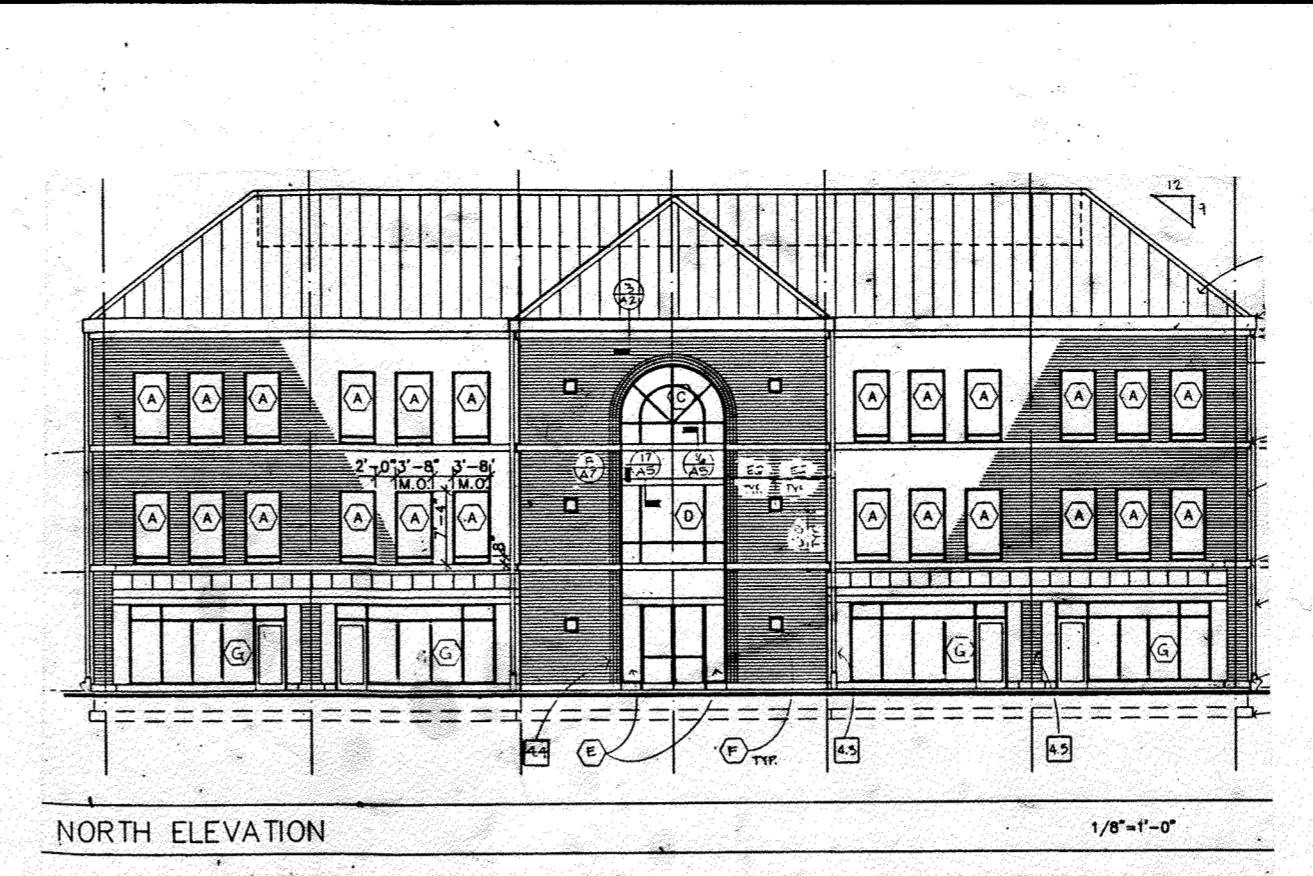
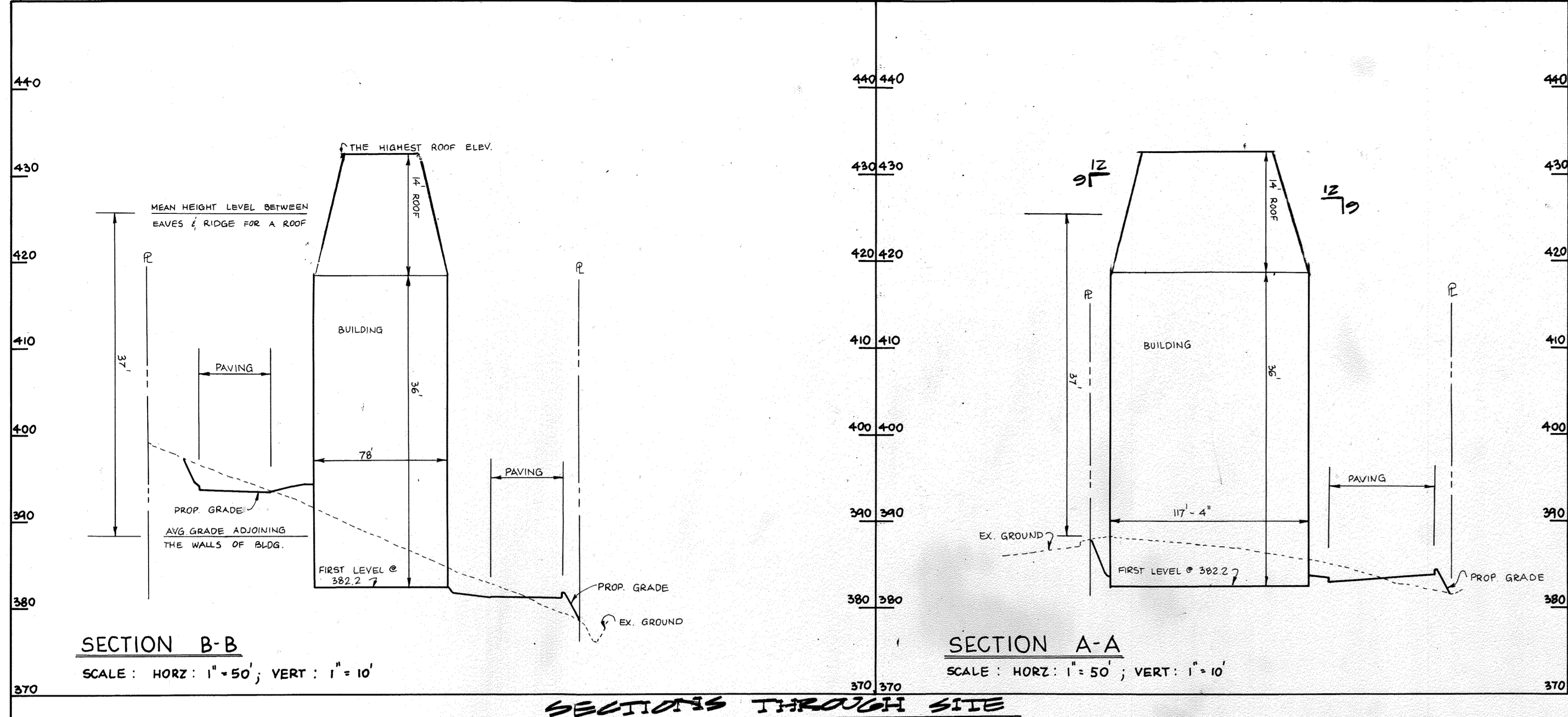
DEVELOPER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.W. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: Donald J. Muddley, Chairman DATE: 11-18-87

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR OTHER AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: Donald J. Muddley, Chairman DATE: 11-18-87

SITE DEVELOPMENT PLAN
FAIRVIEW FEDERAL
OFFICE BUILDING
Scale: 1"=20'
Howard County, Maryland
SDP 88-117

2nd Election District
June 1987
Sheet 1 of 8

SDP-88-117



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-11-88

STORM WATER MANAGEMENT DATA

SOIL GROUP:

EXISTING CONDITION:
D.A. = 1.85 Ac.±
RCN = 65
2 Yr. Flow = 1.25 cfs*
10 Yr. Flow = 4.01 cfs*
100 Yr. Flow =

PROPOSED CONDITION:

A) Not Routed
D.A. = 0.49 Ac.±
RCN = 76
2 Yr. Flow = 0.83 cfs*
10 Yr. Flow = 1.85 cfs*
100 Yr. Flow =

B) Routed
S.W.M. Facility - Underground facility
D.A. = 1.36 Ac.±
RCN = 84

BEFORE MANAGEMENT **AFTER MANAGEMENT (ROUTING)**

2 Yr. Flow = 2.91 cfs* 0.48 cfs* (w.s. elev. @ 376.42)*
10 Yr. Flow = 5.68 cfs* 3.55 cfs* (w.s. elev. @ 377.05)*

SUMMARY (RELEASE FROM FACILITY + FLOW FROM AREA NOT ROUTED)

For 2 Yr. Storm = 1.20 cfs* 1.25 cfs*
For 10 Yr. Storm = 4.02 cfs* 4.01 cfs*

HYDROLOGIC CRITERIA:

Required - 2 and 10 yr. storm water management
Provided - 2 and 10 yr. storm water management

Structure Classification - A
Maximum Depth of Water - 2.05'

STORAGE REQUIREMENT:

For 2 Yr. Storm - 3192 c.f.
For 10 Yr. Storm - 5006 c.f.

* FROM COMPUTER RUN

NO.	DATE	REVISION DESCRIPTION
1	4/19/2023	ADDED GENERATOR PAD DETAIL AND FENCE DETAIL FOR GENERATOR PAD

UNDERGROUND STONE

STORM WATER MANAGEMENT CONSTRUCTION SPECIFICATIONS

I. SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 2:1.

AREAS TO BE COVERED BY STORM WATER MANAGEMENT DEVICES WILL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL.

II. FILL

FILL SHALL BE APPLICABLE WITHIN 20' (MEASURED HORIZONTAL) FROM AN UNDERGROUND STORAGE DEVICE.

MATERIAL:

THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREA OR AREAS. IT SHALL BE FREE OF BROKE, STONES, HOOD, RUBBISH, OVERSIZE STONES, FROZEN OR OTHER OBJECTIONABLE MATERIAL. FILL MATERIAL SHALL BE UNIFIED SOIL CLASSIFICATION SC OR CL.

PLACEMENT:

AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN 8-INCH MAXIMUM THICKNESSES (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST POROUS WORKING MATERIAL SHALL BE PLACED FARTHEST FROM THE STORAGE DEVICE.

COMPACTION:

THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE COMPACTED TO 95% OF AASHTO SPECIFICATION T-99. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED.

WHERE A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY AND IS TO BE CERTIFIED BY THE ENGINEER.

III. STRUCTURAL BACKFILL

STRUCTURAL MATERIAL SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY ROPS TRIPPERS OR OTHER COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF THIRTY-FOUR INCHES OR GREATER OVER THE STRUCTURE OR PIPE.

IV. PIPE CONDUITS

A. CORRUGATED METAL PIPE

1. MATERIALS (STEEL PIPE) - 18" OUTSIDE PIPE AND ITS APPURTENANCES SHALL BE GALVANIZED AND FULLY BITUMINOUS COATED AND SHALL CONFORM TO THE REQUIREMENT OF AASHTO SPECIFICATION M-190 TYPE 'A' WITH WATER-TIGHT COUPLING BANS. ANY BITUMINOUS COATING DAMAGED OR OTHERWISE REMOVED SHALL BE REPLACED WITH COLD APPLIED BITUMINOUS COATING EQUIPMENT. STEEL PIPE WHICH OUTFALLS INTO STORM WATER MANAGEMENT FACILITY SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-190 TYPE 'A' OR 'A-1'. THIS PIPE SHALL BE PERFORATED WITH A MINIMUM OF 16 PERFORATIONS OF 1/4 INCH IN DIAMETER PER LINEAR FOOT OF PIPE. PERFORATIONS SHALL BE IN DOTTER HALF OF PIPE AT LEAST 1/4" BELOW THE HORIZONTAL AXIS.

2. CONNECTIONS - ALL CONNECTIONS WITH PIPES MUST BE COMPLETELY WATER-TIGHT. WATER-TIGHT COUPLING BANS SHALL BE USED AT ALL JOINTS. ANTI-SEEP COLLARS SHALL BE CONNECTED TO THE PIPE IN SUCH A MANNER AS TO BE COMPLETELY WATER-TIGHT.

3. BEDDING - PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHEN ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.

4. LAYING PIPE - THE PIPE SHALL BE PLACED WITH INSIDE-CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDES.

B. CONCRETE PIPE

1. MATERIALS - CONCRETE PIPE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY ROPS TRIPPERS OR OTHER COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF THIRTY-FOUR INCHES OR GREATER OVER THE STRUCTURE OR PIPE.

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4. LAYING PIPE - THE PIPE SHALL BE PLACED WITH INSIDE-CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDES.

CONSTRUCTION SPECIFICATIONS

V. 12 STONE

12 STONE SHALL MEET MSHA 12 STONE STANDARDS, FOR USE IN STONE STORAGE PITS.

VI. CONCRETE

CONCRETE SHALL MEET MINIMUM REQUIREMENTS SET FORTH IN HANOVER STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES AND INCIDENTAL STRUCTURES ARTICLE 20.07 (PORTLAND CEMENT CONCRETE MIXTURES), MIX NO. 3. REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60, STEEL ANGLES AND ANCHOR BARS SHALL BE ASTM A 36.

VII. FILTER CLOTH

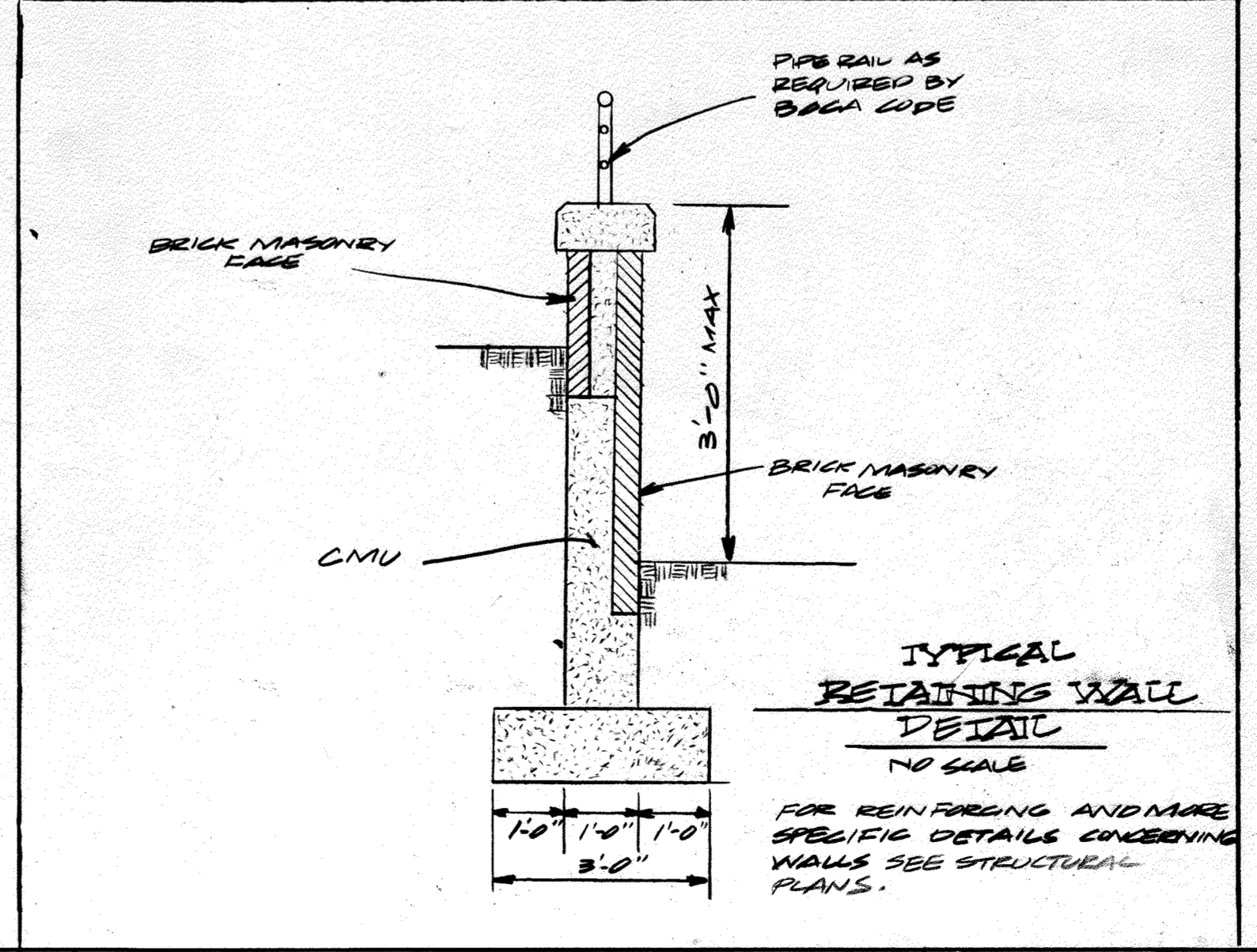
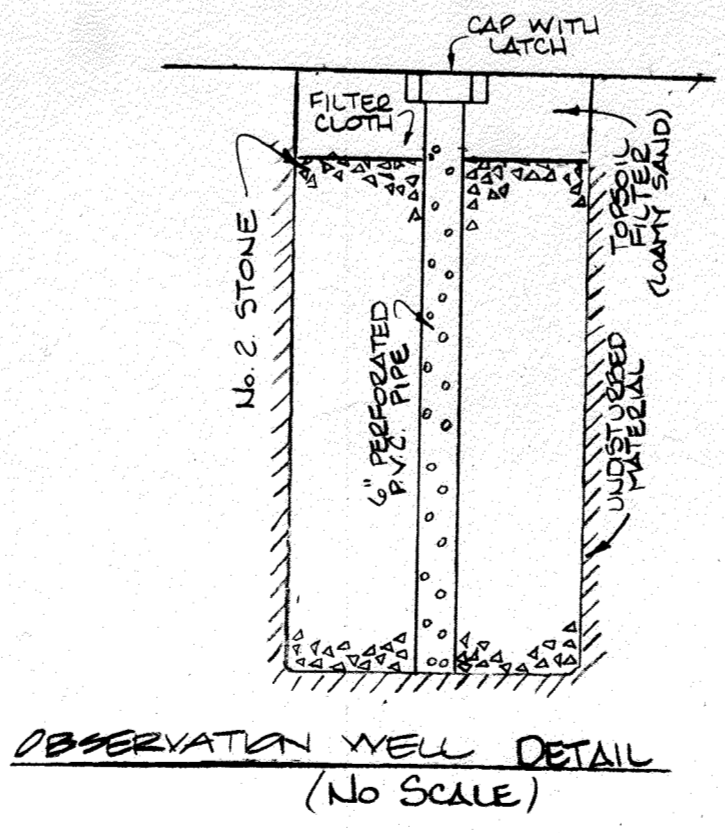
FILTER CLOTH SHALL MEET OR EXCEED ALL REQUIREMENTS IN SECTION 20.25-5 OF THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. SUITABLE FILTER FABRICS FOR DRAINAGE PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, HEMPI 1405, DUPONT TYPAR #3341 OR #3401.

VIII. GABIONS

GABIONS SHALL BE PVC COATED, CL. IV ON FILTER CLOTH, AS REQUIRED.

IX. STABILIZATION

ALL EXPOSED ON-SITE SURFACES AND BORROW AREAS SHALL BE GRADED FOR PROPER DRAINAGE AND LEFT IN A STABLE CONDITION. EXPOSED SURFACES NOT STABILIZED IN ACCORDANCE WITH THESE PLANS SHALL BE SEEDED, LIMED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.



Howard County Soil Conservation District

The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.

Approved: Howard Soil Conservation District Date

Reviewed for Howard Soil Conservation District and meets technical requirements.

Approved: Howard County Office of Planning & Zoning Date

Approved: For public water and public sewerage systems Howard County Health Department.

Approved: Howard County Office of Planning & Zoning Date

Approved: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

Approved: Howard County Office of Planning & Zoning Date

Approved: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

Approved: Howard County Office of Planning & Zoning Date

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120

STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 39225
GWS

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND HONORABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *George William Stephens, Jr.*
REG. NO.: 39225 DATE: 12/14/87

OWNER/DEVELOPER:

9171 Route 40 LLC

IN THE CARE OF:
PCF PROPERTY MANAGEMENT
8931 MAIN STREET, ELLICOTT CITY, MD 21043
(410) 480-5200

DEVELOPER: *Donald J. Miskelly* DATE: 11-18-87

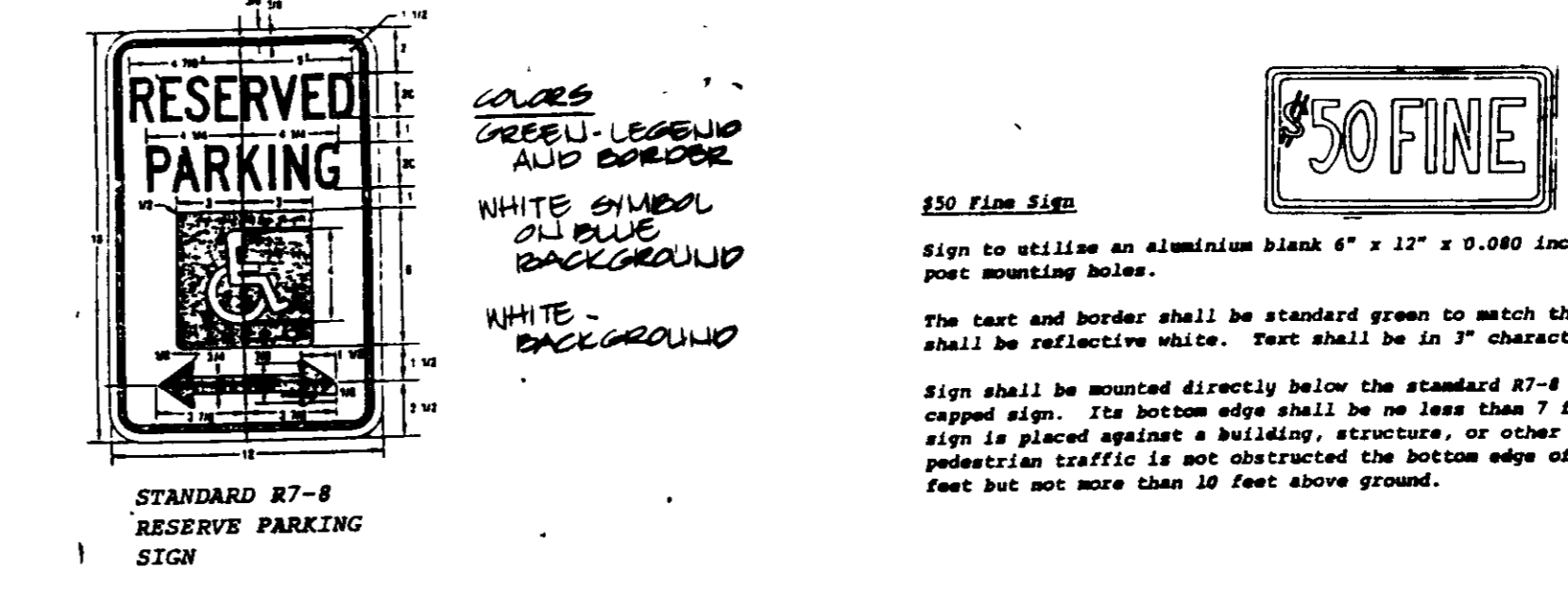
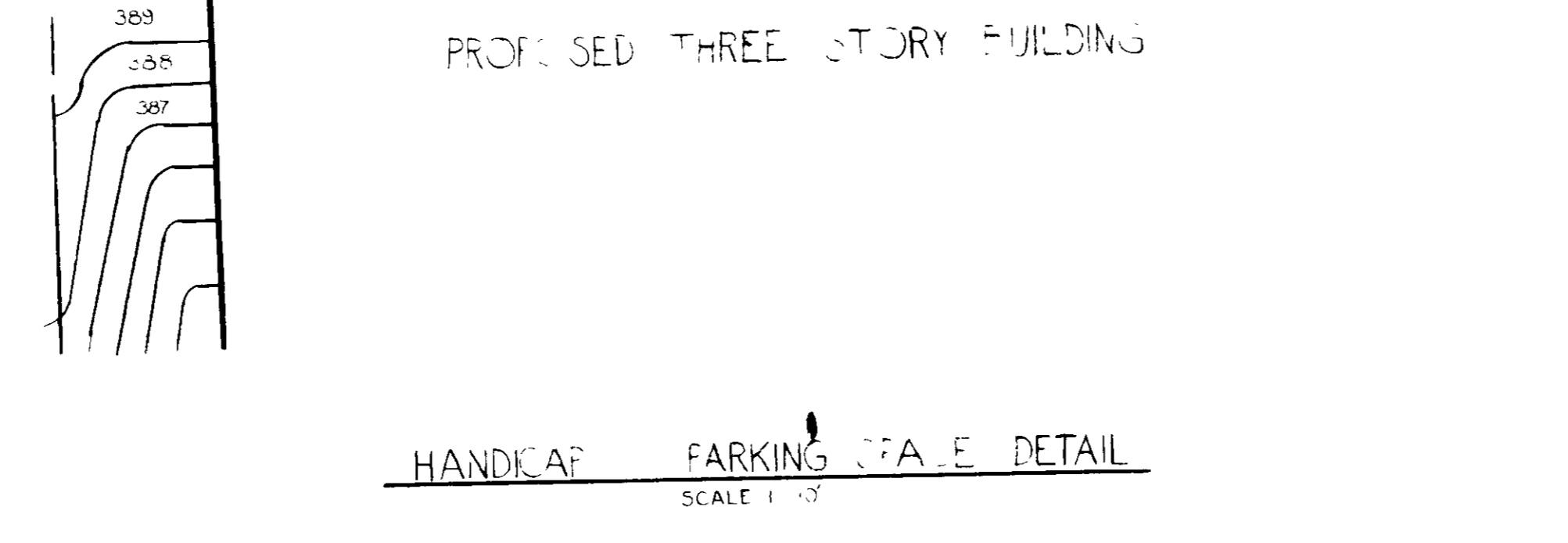
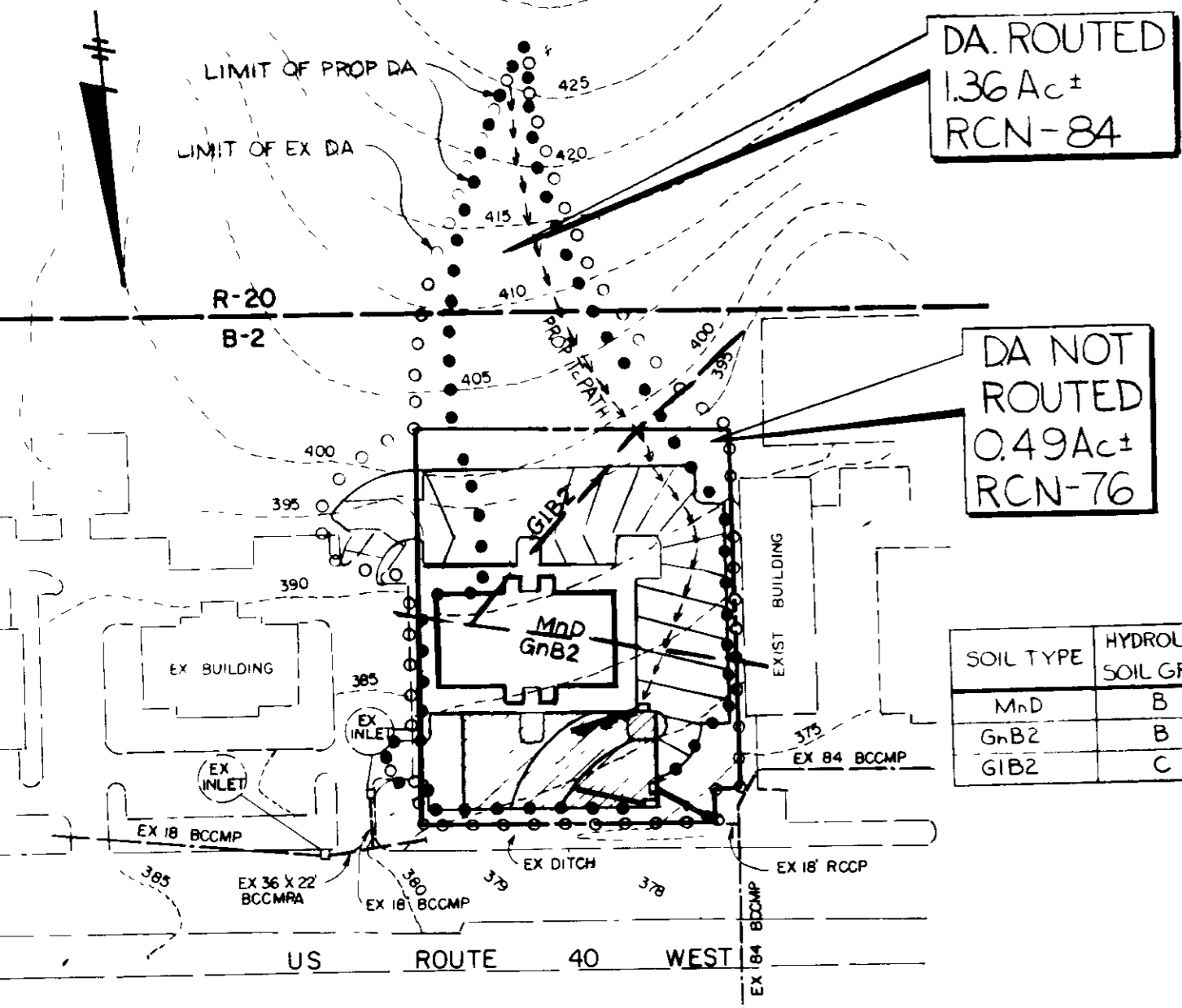
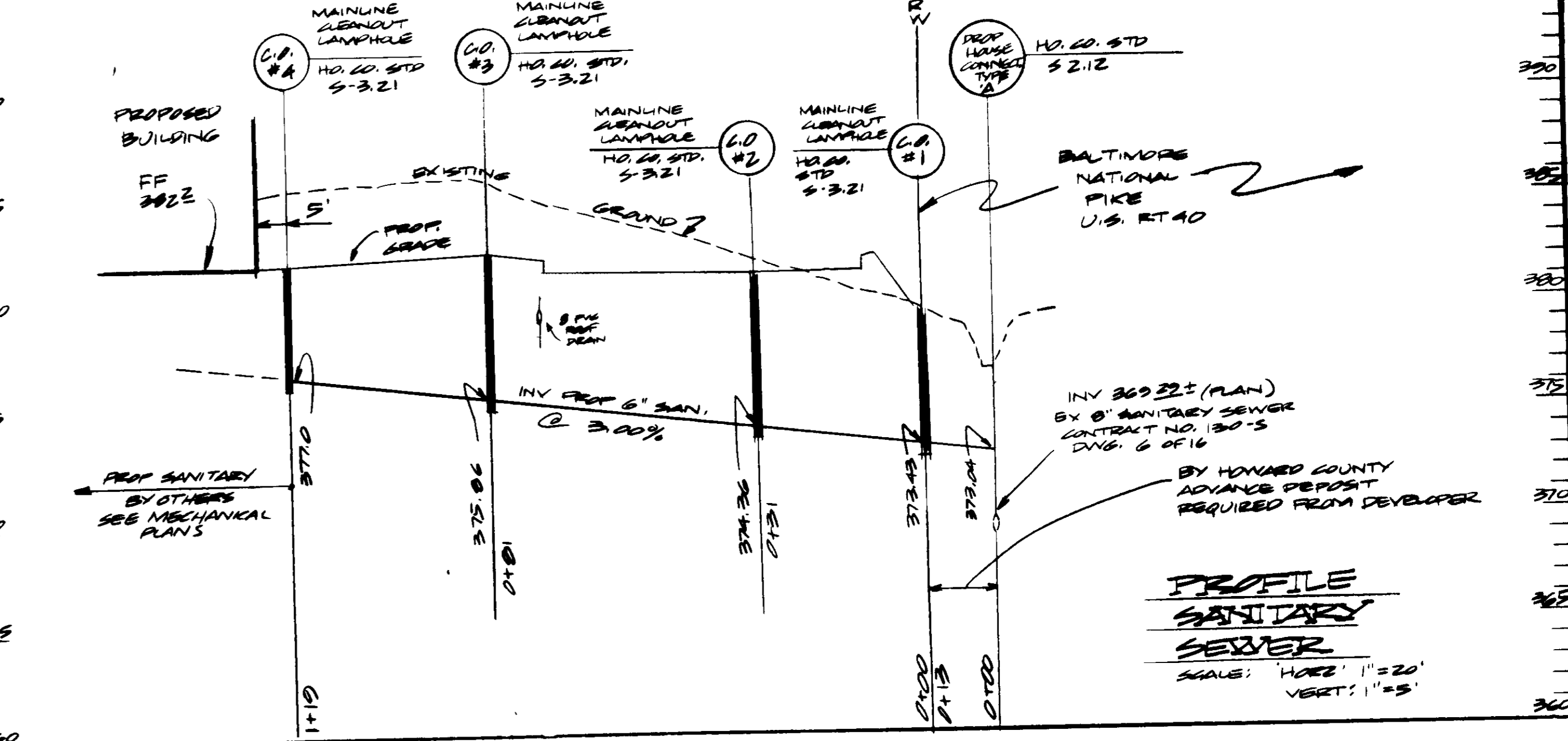
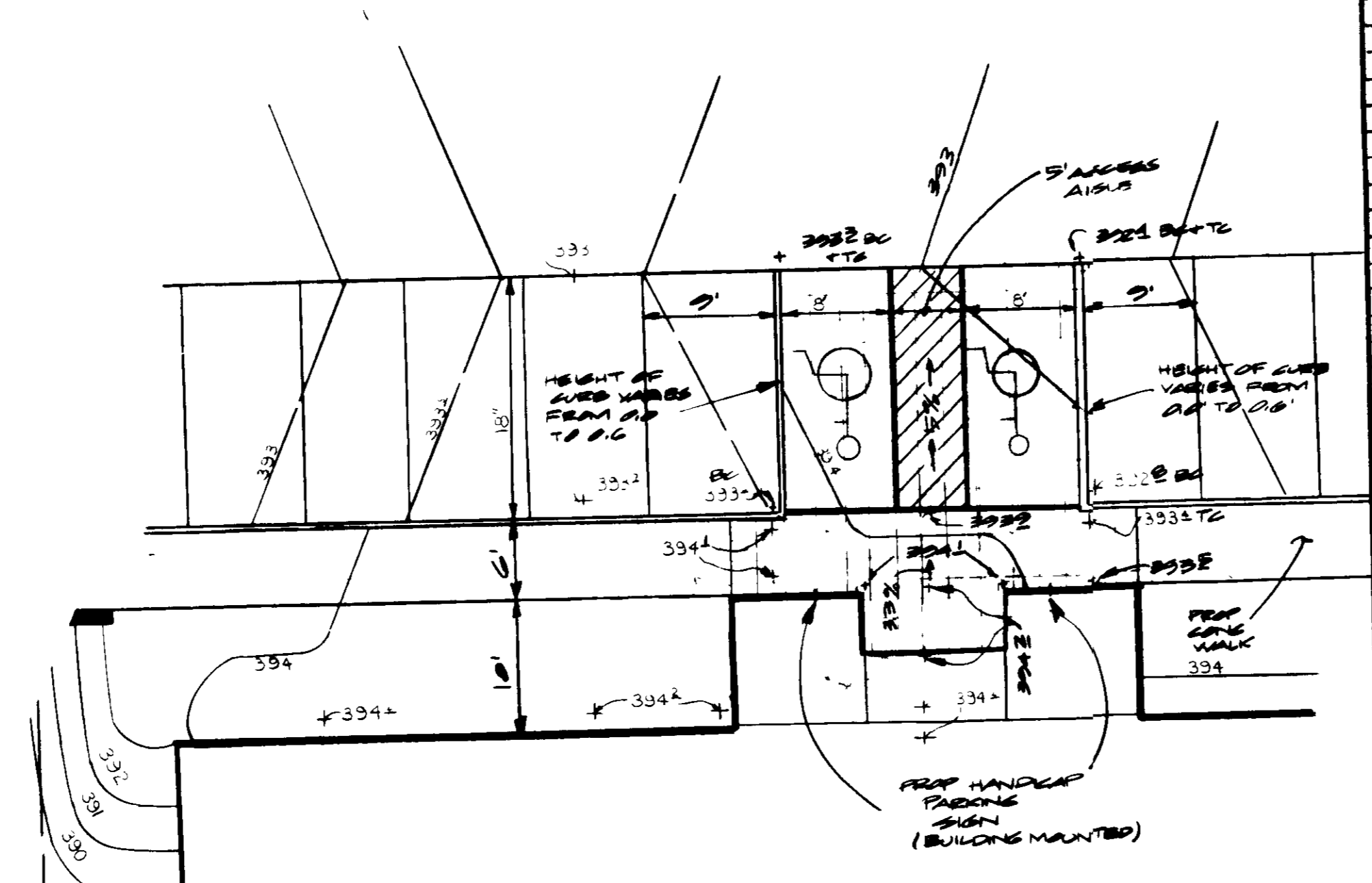
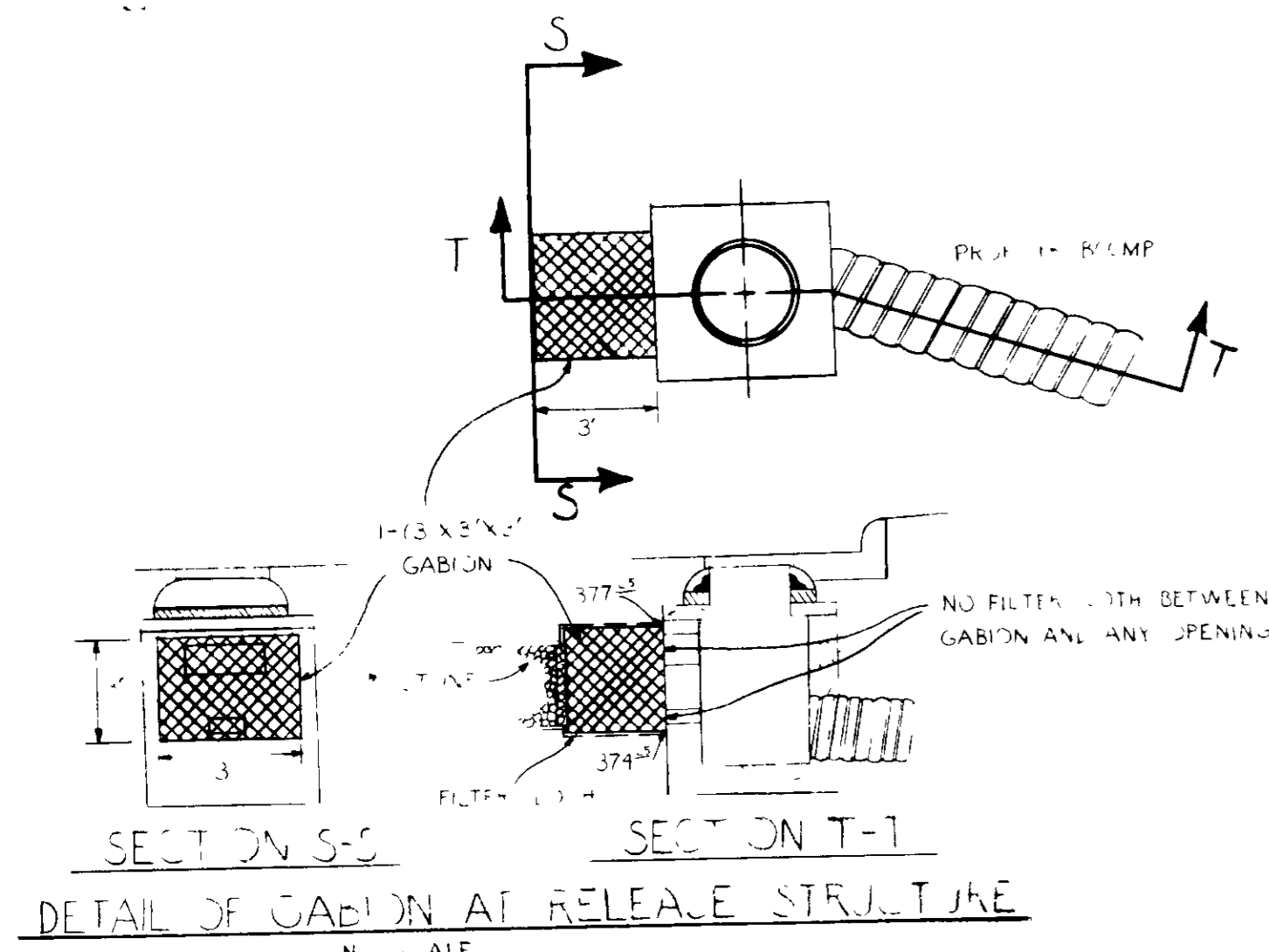
DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

FAIRVIEW FEDERAL
OFFICE BUILDING
Scale: 1"=20'
Howard County, Maryland
SDP 88-117

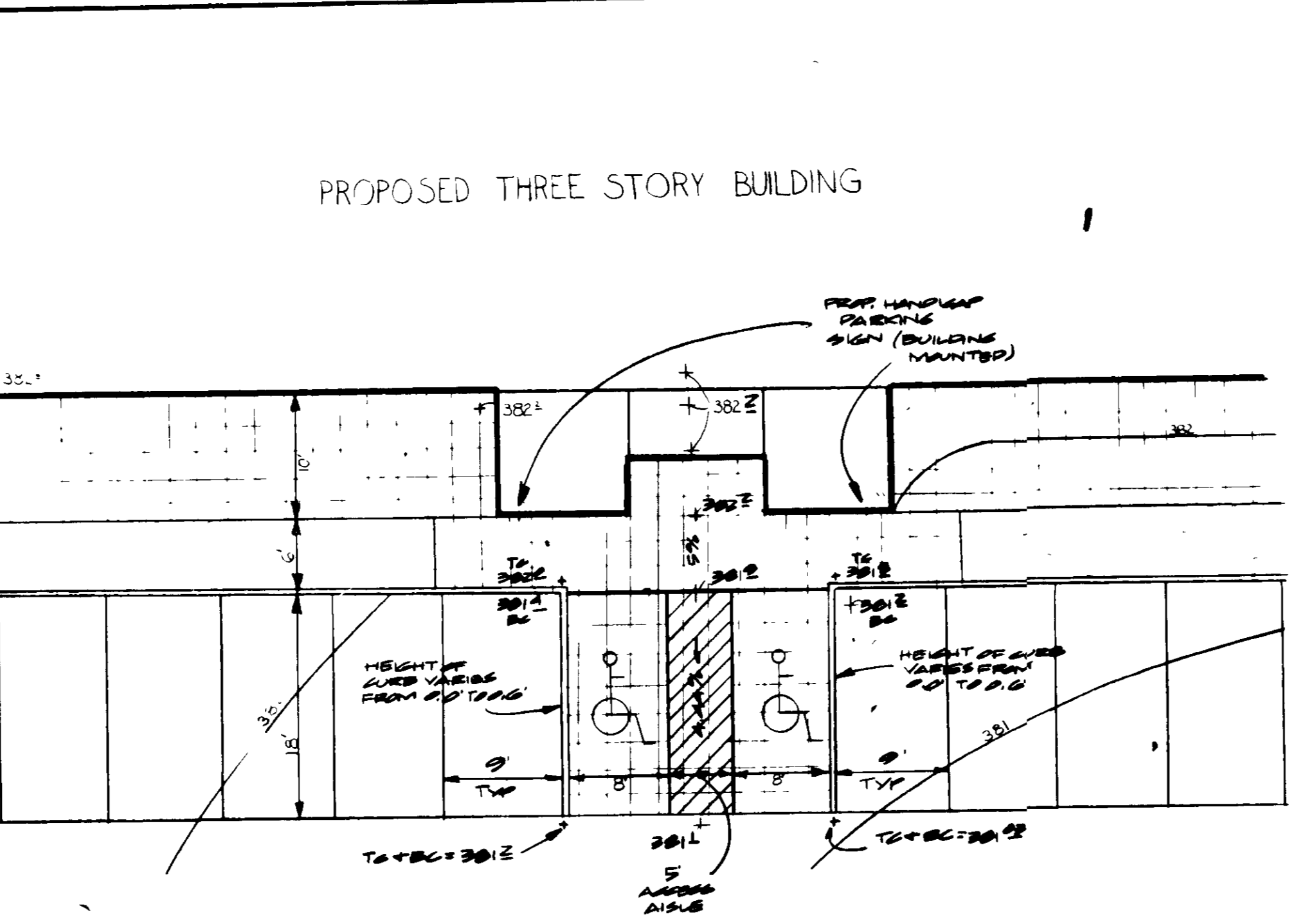
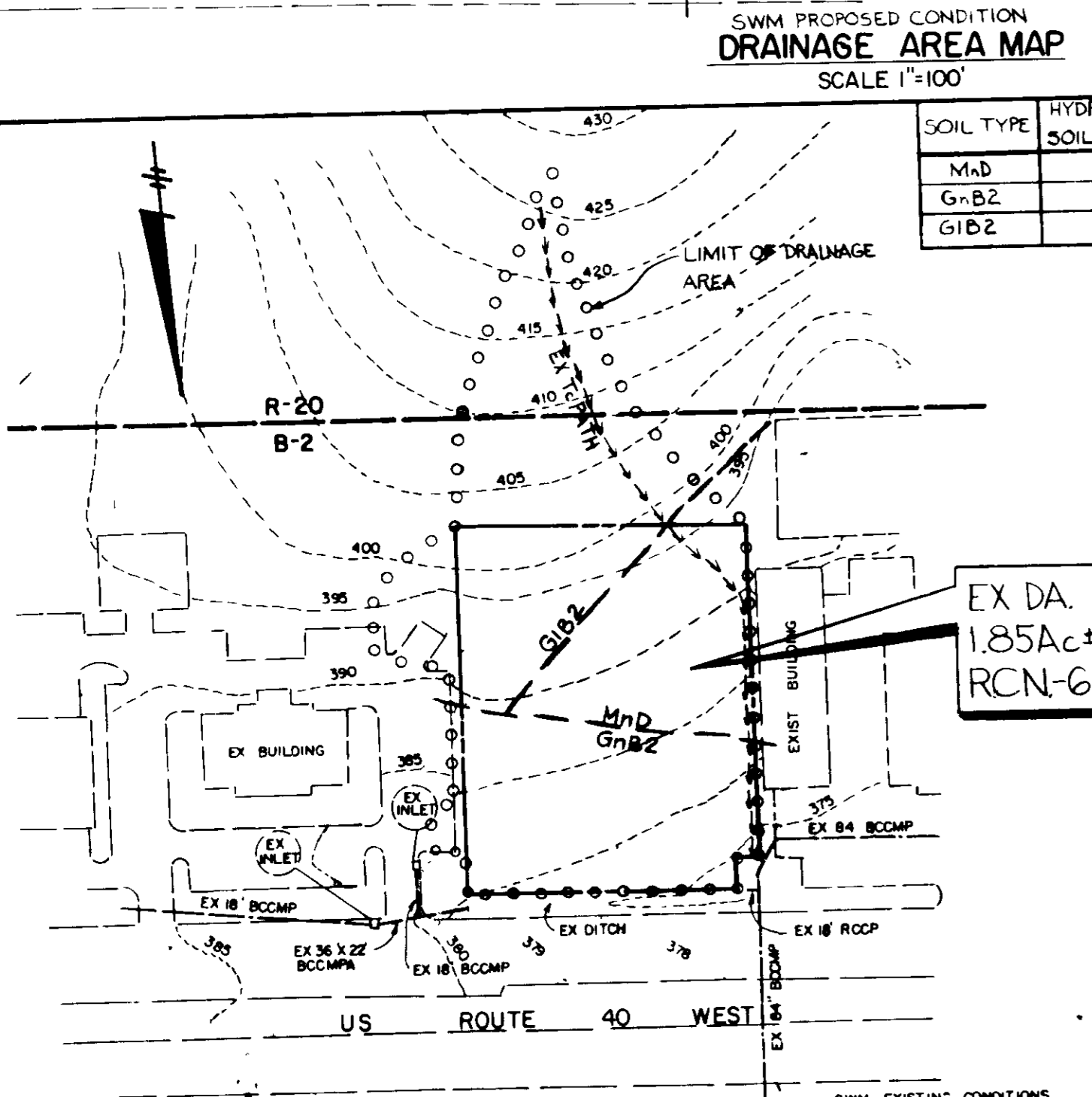
2nd Election District
June 1987
Sheet 3 of 8

SDP-88-117



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-11-88

SOIL TYPE	HYDROLOGIC SOIL GROUP
Md	B
G-B2	B
G-B2	C



STRUCTURE SCHEDULE

No	TYPE	TOP ELEV	INV IN	INV OUT	REMARKS
I-1	DOUBLE S' COMB	378.3	-	375.75	SEE HO CO STD SD-4.34
I-2	DOUBLE S' COMB	381.0	-	375.75	SEE HO CO STD SD-4.34
S-1	RELEASE STRUCT	378.7	-	374.11	SEE DETAIL SHT 4 OF 7
E-1	METAL END SECT	-	-	373.99	SEE HO CO STD SD-5.61

Howard County Soil Conservation District
The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.
Approved: Howard Soil Conservation District

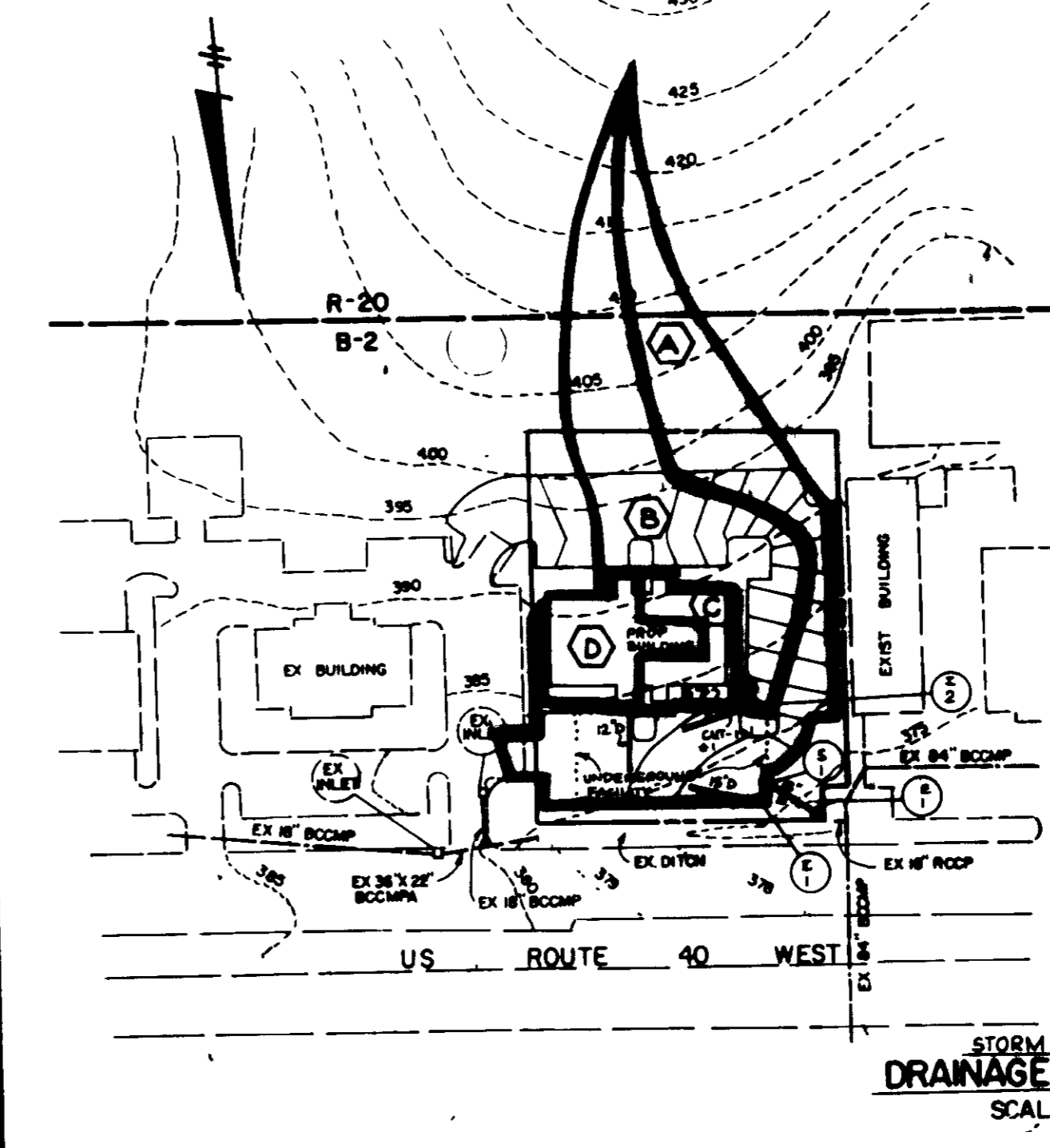
Reviewed for Howard Soil Conservation District and meets technical requirements.
Approved: The United States Soil Conservation Services

APPROVED: For public water and public sewerage systems
Howard County Health Department.
Approved: Howard County Office of Planning & Zoning.

Director
Approved: Chief Bureau of Engineering

APPROVED: For public water and public sewerage storm drainage systems and public roads
Howard County Department of Public Works.
Approved: Chief Bureau of Engineering

AREA	AC	C FACTOR
A	0.71	0.68
B	0.45	0.64
C	0.08	0.45
D	0.12	0.45



ADDRESS CHART

BUILDING #	STREET ADDRESS

SUBDIVISION NAME: _____ SEC. / AREA: _____ LOT / PARCEL: _____
 PLAT # OR L/F: _____ BLOCK #: _____ ZONE / TAX / ZONE MAP: _____ ELECT. DIST. / CENSUS TRACT: _____
 WATER CODE: _____ SEWER CODE: _____

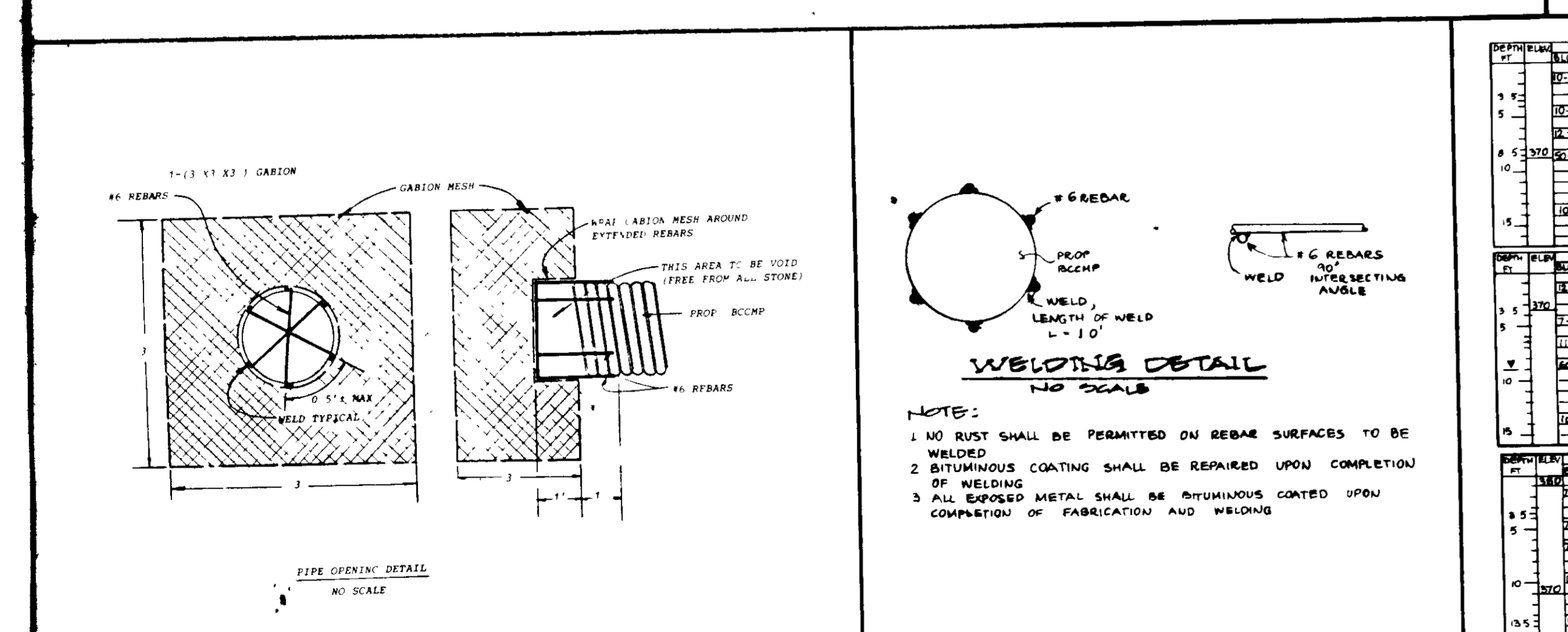
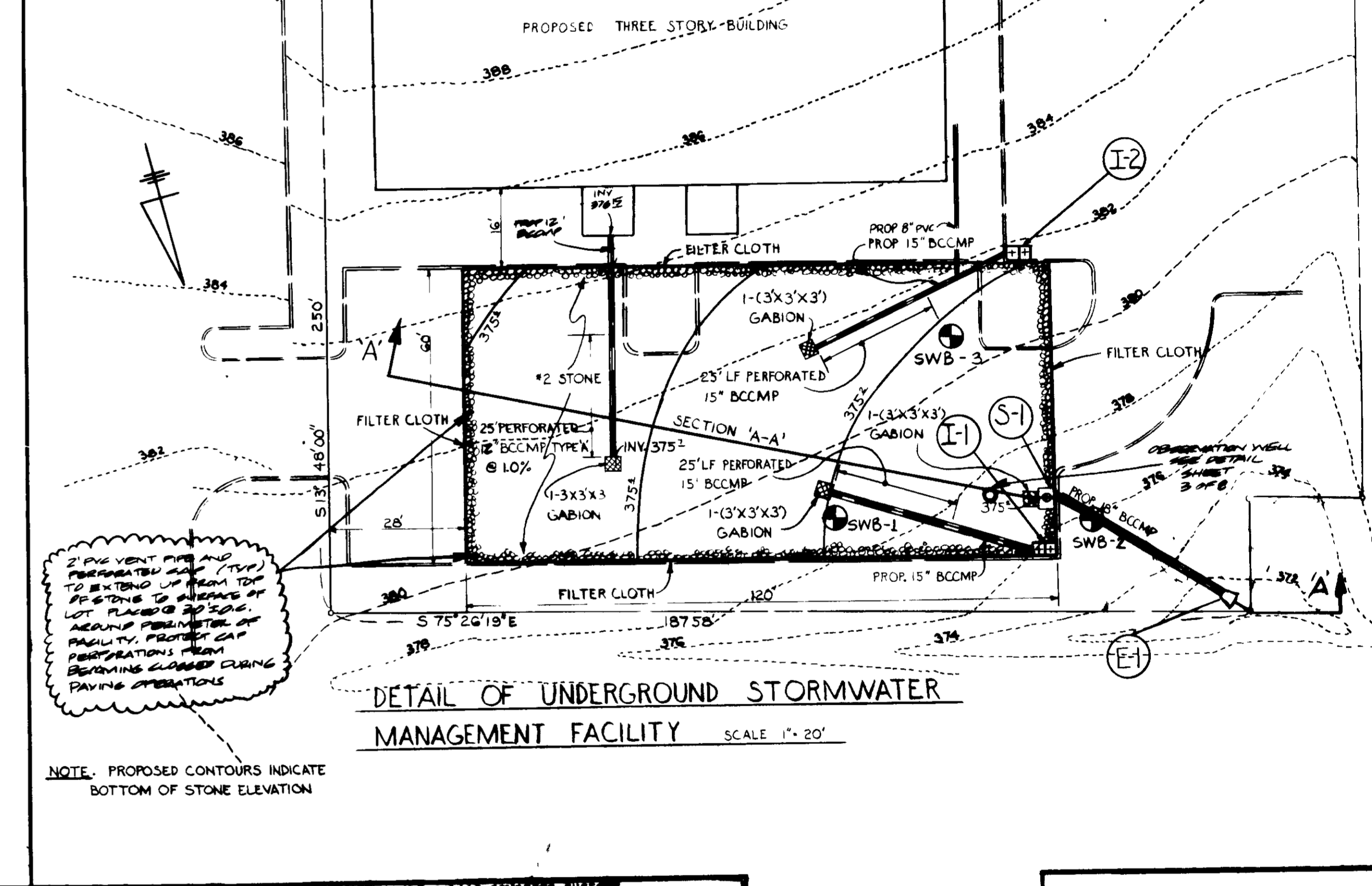
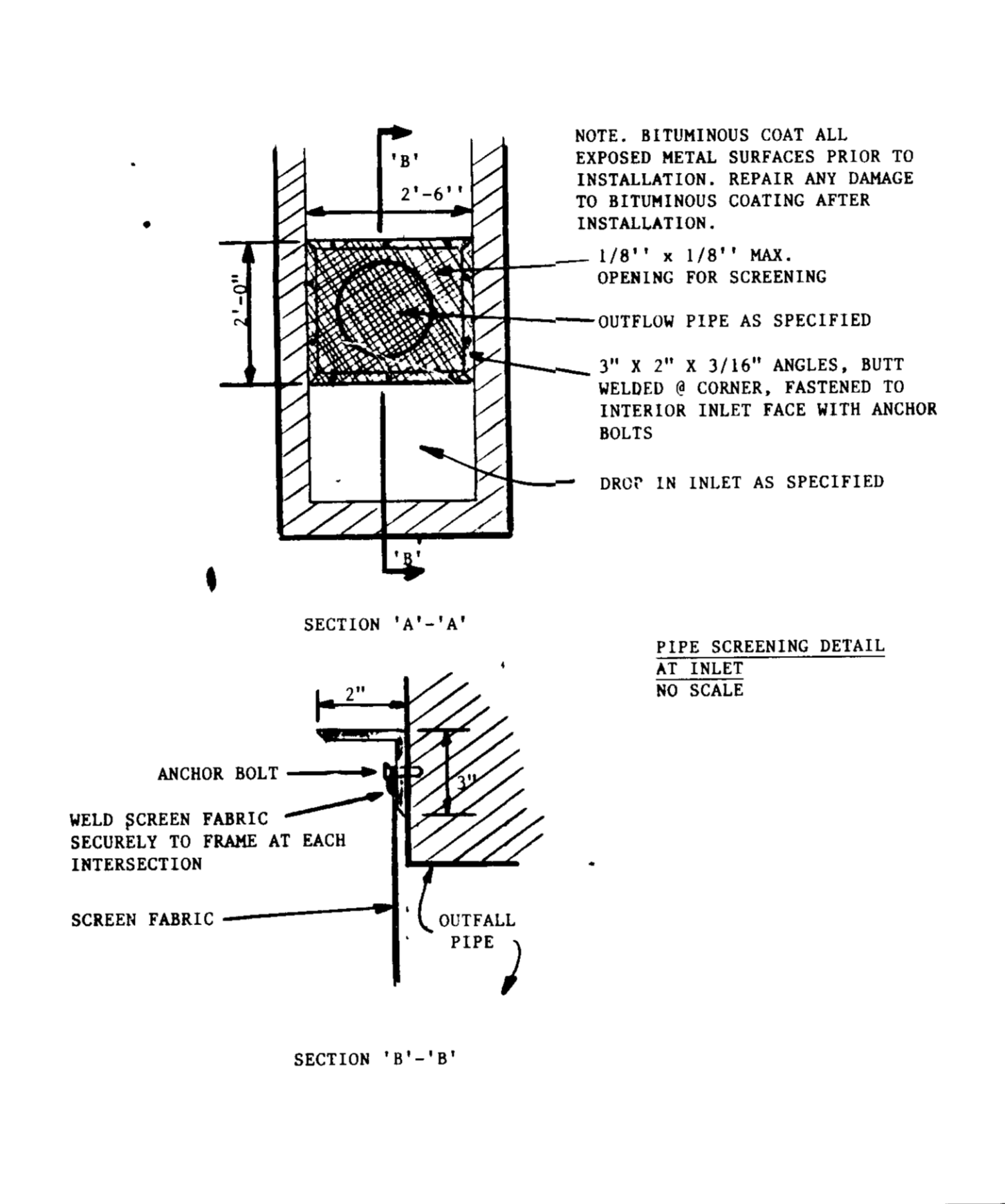
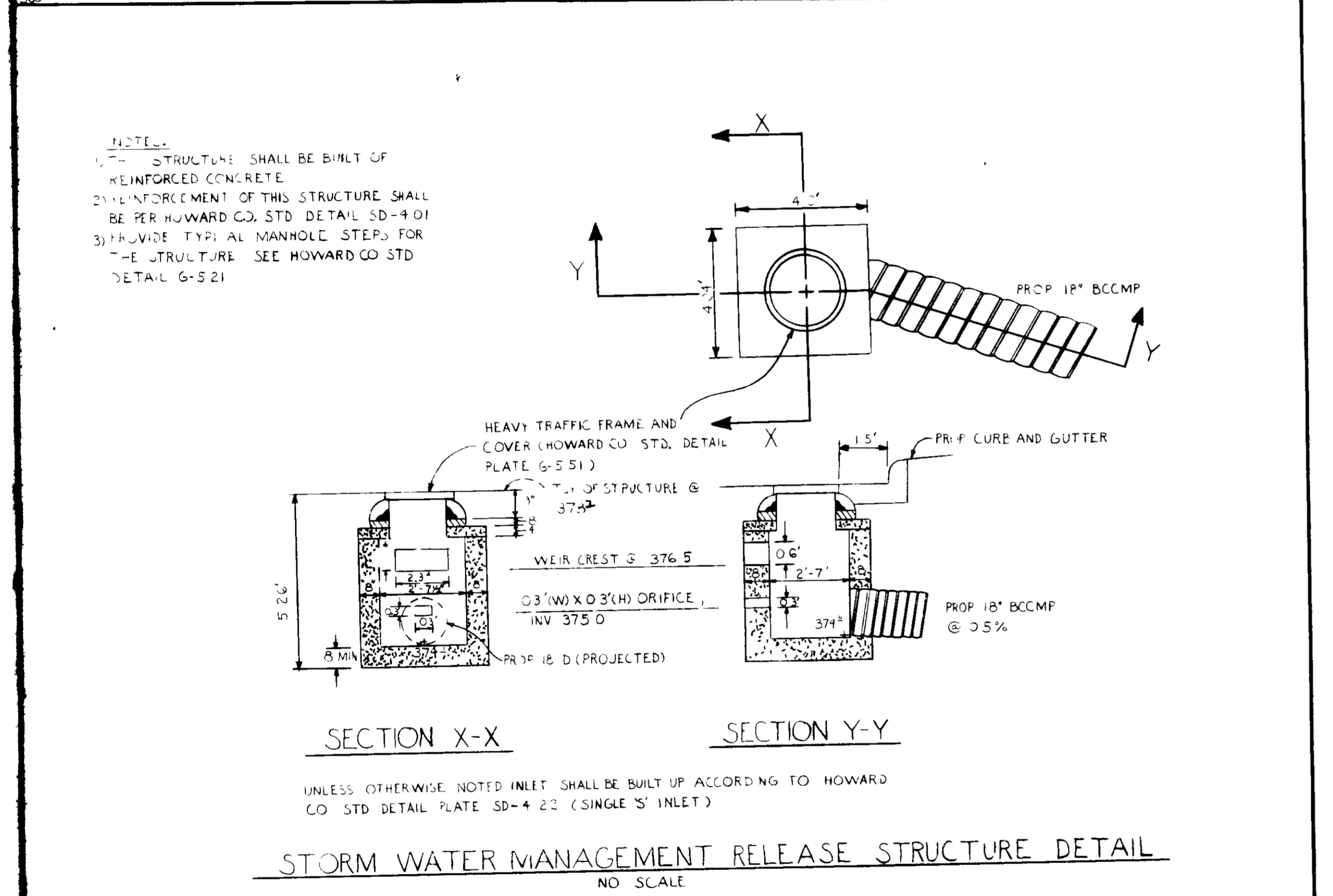
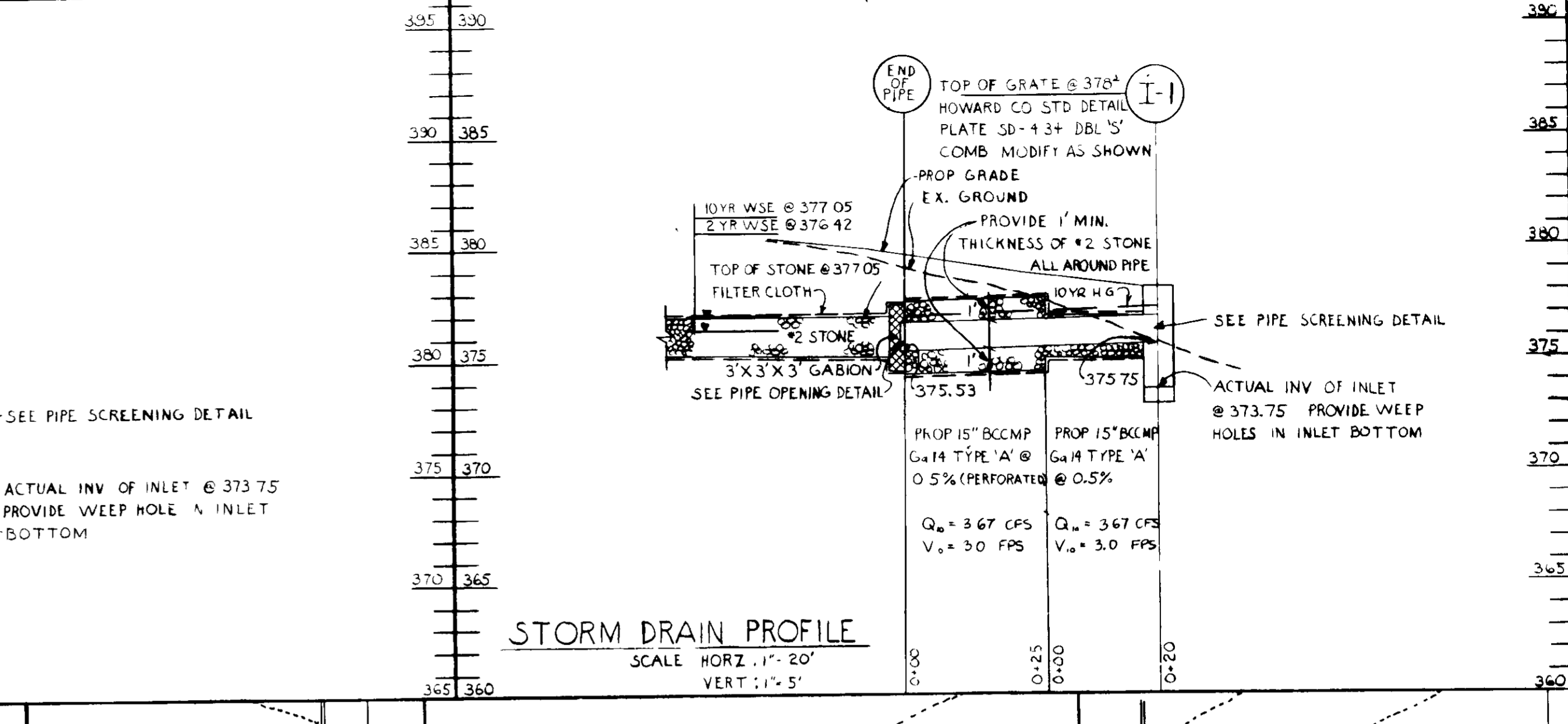
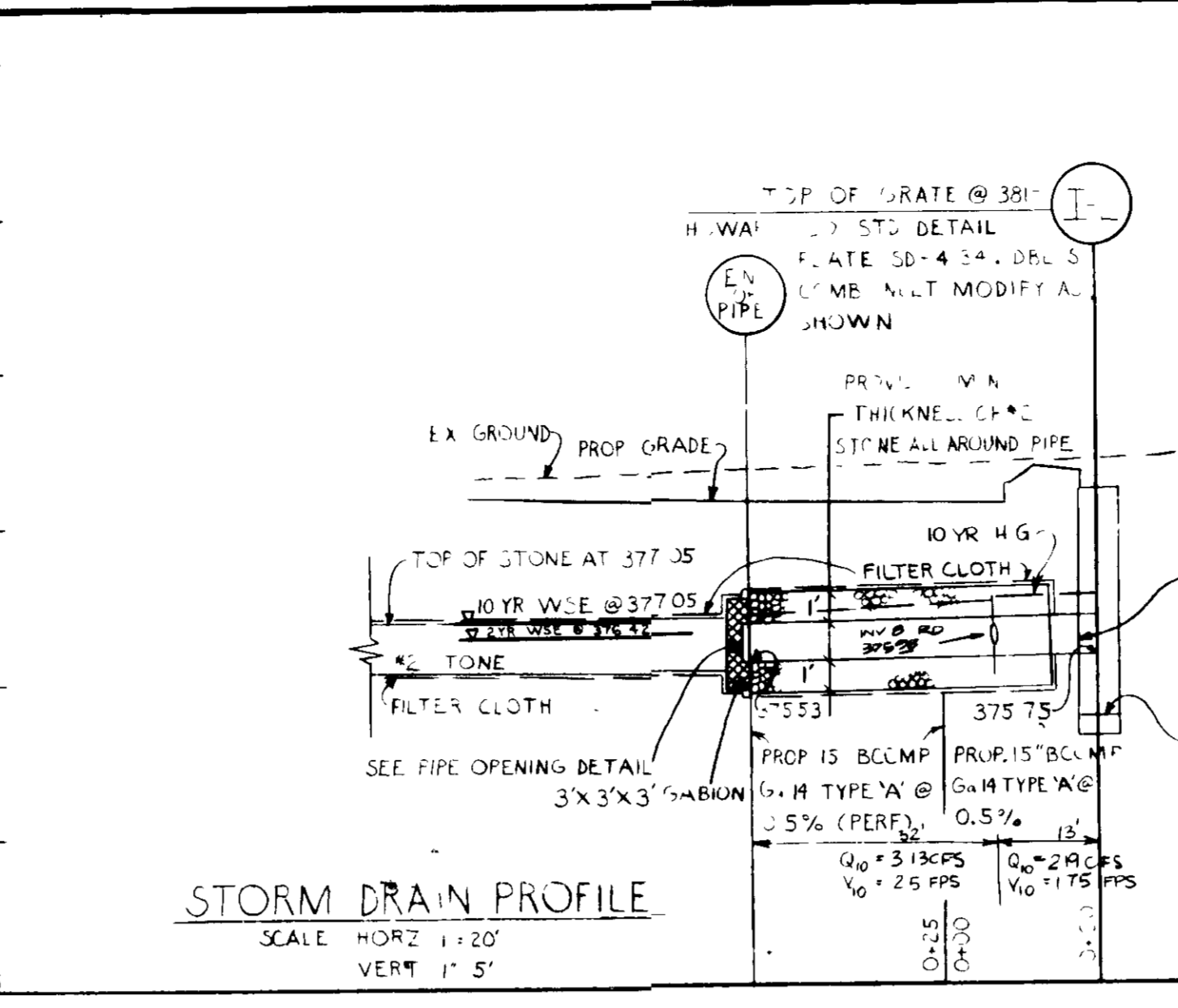
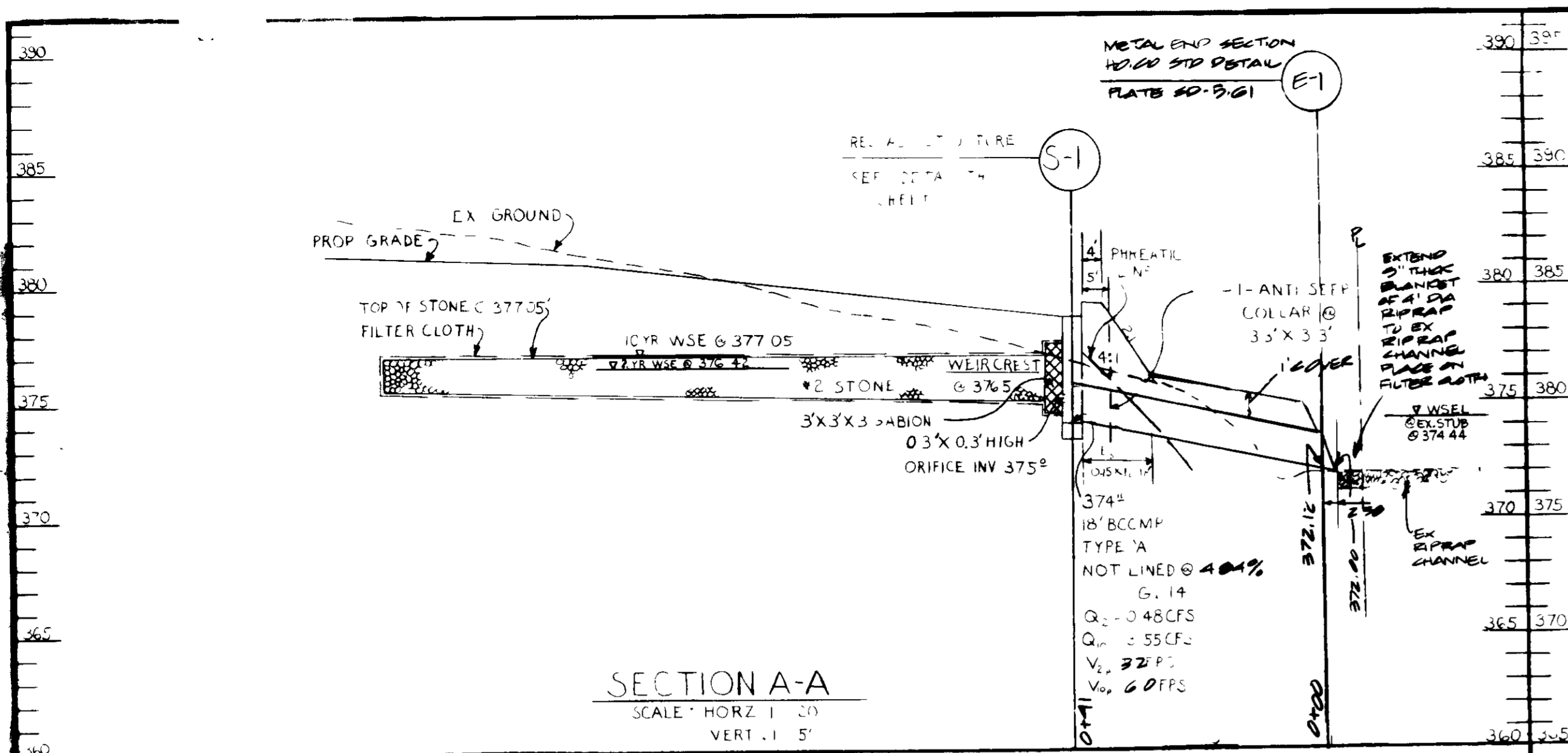
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301) 825-8120

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SWM FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ENGINEER: Rehabata Chas...
REG NO: 4403 DATE: 11-18-87

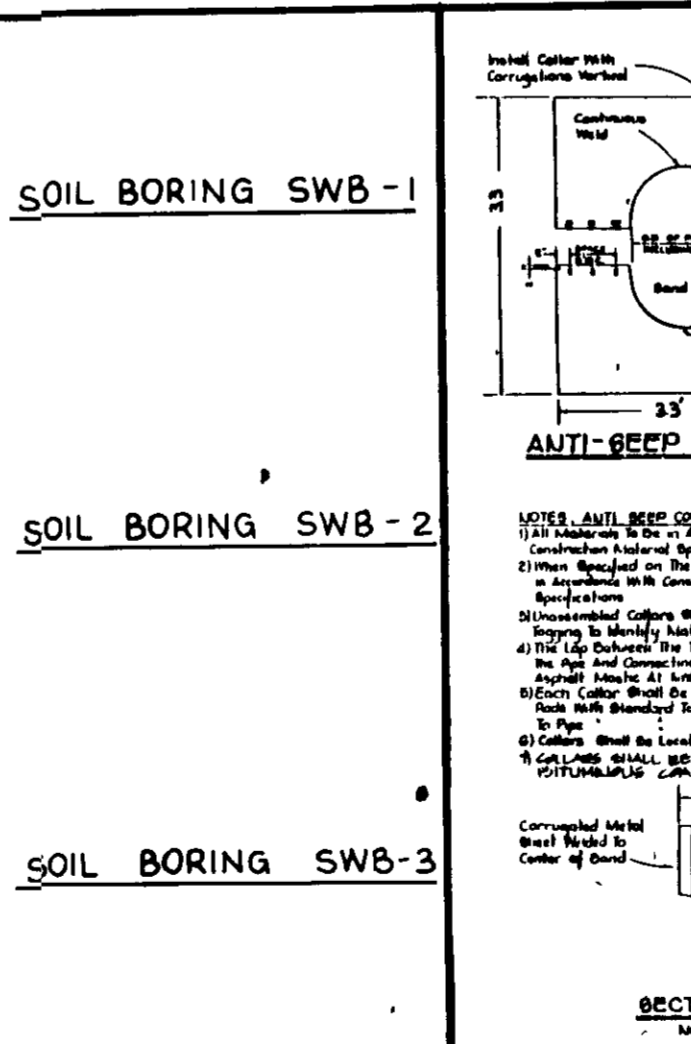
OWNER / DEVELOPER
Fairview Federal
Savings & Loan Association
9151 Baltimore National Pike/Ellcott City, Maryland 21043-3990
(301) 465-4800

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: Donald S. Mitchell DATE: 11-18-87

DETAILS
FAIRVIEW FEDERAL
OFFICE BUILDING
Scale: 1"=20'
Howard County, Maryland
SDP 88-117
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DEPTH (FEET)	SOIL TYPE	DESCRIPTION	CLASS	REMARKS
0-1.2	LEAN CLAY	WITH SAND, MOIST, BROWN	CL	N 1/3 A% RESIDUAL
1.2-3.0	SILTY SAND	WITH QUARTZ FRAGMENTS, TRACE ROOT FRAGMENTS, MOSTLY BROWN AND GRAY, DO NOT ROOT FRAGMENTS	SM	A
3.0-4.5	DESINTEGRATED ROCK	MOSTLY LIGHT GRAY	A	
4.5-10.0	LEAN CLAY	WITH SAND, MOIST, BROWN	CL	A
10.0-15.0	SILTY SAND	MOIST, BROWN	SM	A
15.0-20.0	DESINTEGRATED ROCK	MOIST, BROWN AND GRAY	A	
20.0-25.0	LEAN CLAY	WITH SAND, TRACE, BROWN	CL	RESIDUAL N 1/4 %
25.0-30.0	SILTY SAND	MOIST, BROWN	SM	A
30.0-35.0	DO WITH QUARTZ FRAGMENTS		A	
35.0-40.0	DESINTEGRATED ROCK	MOIST, GRAY	A	
40.0-45.0	LEAN CLAY	WITH SAND, TRACE, BROWN	CL	RESIDUAL N 1/4 %
45.0-50.0	SILTY SAND	MOIST, BROWN	SM	A
50.0-55.0	DESINTEGRATED ROCK	MOIST, GRAY	A	
55.0-60.0	LEAN CLAY	WITH SAND, TRACE, BROWN	CL	RESIDUAL N 1/4 %
60.0-65.0	SILTY SAND	MOIST, BROWN	SM	A
65.0-70.0	DESINTEGRATED ROCK	MOIST, GRAY	A	
70.0-75.0	LEAN CLAY	WITH SAND, TRACE, BROWN	CL	RESIDUAL N 1/4 %
75.0-80.0	SILTY SAND	MOIST, BROWN	SM	A
80.0-85.0	DESINTEGRATED ROCK	MOIST, GRAY	A	
85.0-90.0	LEAN CLAY	WITH SAND, TRACE, BROWN	CL	RESIDUAL N 1/4 %
90.0-95.0	SILTY SAND	MOIST, BROWN	SM	A
95.0-100.0	DESINTEGRATED ROCK	MOIST, GRAY	A	



APPROVED: For public water and public sewerage systems
Howard County Health Department.

[Signature] 5-28-88
Date

APPROVED: Howard County Office of Planning & Zoning

[Signature] 5-4-88
Date

Director
[Signature] 5/4/88
Date

Approved: Howard County Soil Conservation District

The Development is approved for soil erosion & sediment control by the Howard County Soil Conservation District.

[Signature] 4/26/88
Date

Approved: Howard County Soil Conservation District

Reviewed for Howard County Soil Conservation District and meets technical requirements.

[Signature] 4/26/88
Date

The United States Soil Conservation Services

APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.

[Signature] 4/26/88
Date

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-11-88

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER *[Signature]*
REG. NO. 8430 DATE 12/14/87

OWNER/DEVELOPER
Fairview Federal
Savings & Loan Association
9151 Baltimore National Pike/Elliot City, Maryland 21043-3990
(301) 465-4800

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

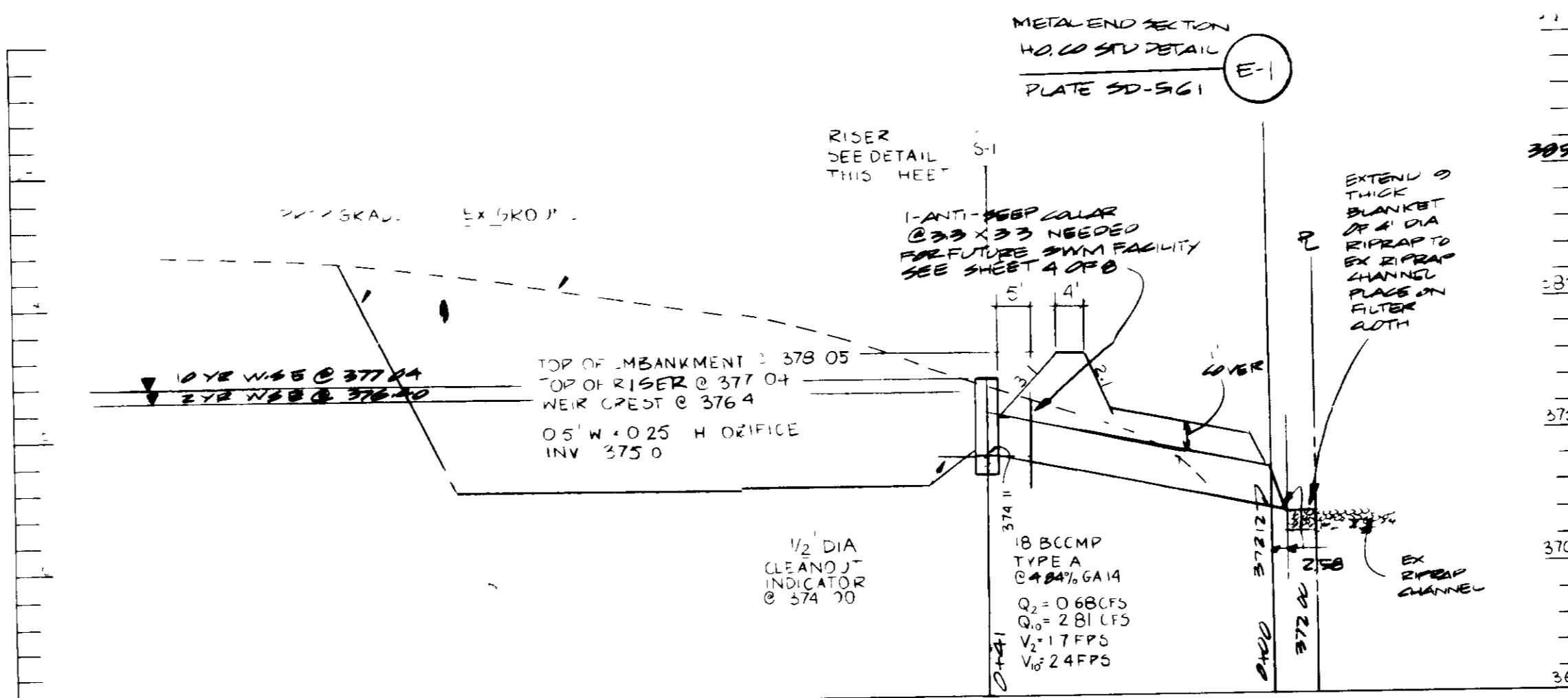
DEVELOPER *[Signature]* DATE: 11-18-87

DETAILS
FAIRVIEW FEDERAL
OFFICE BUILDING
Scale: 1"=20'
Howard County, Maryland
SDP 88-117

2nd Election District
June 1987
Sheet 4 of 8

SEQUENCE OF OPERATION

- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR 48 HOURS PRIOR TO BEGINNING ANY WORK
- CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY
- INSTALL STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCT SEDIMENT TRAP
- EXCAVATE SEDIMENT TRAP AREA ACCORDING TO APPROVED SEDIMENT & EROSION CONTROL PLAN
- INSTALL RISER, 18" OUTFALL PIPE WITH ANTI-SNEEP COLLAR, METAL END SECTION AND GABIONS
- CONSTRUCT THE EMBANKMENT
- INSTALL EARTH DIKES AND STRAW BALE DIKES MAINTAINING POSITIVE DRAINAGE TO SEDIMENT TRAP AT ALL TIMES
- BEGIN MAJOR GRADING AND ADJUST EARTH DIKES AS WORK PROGRESSES MAINTAINING POSITIVE DRAINAGE TO THE SEDIMENT TRAP AT ALL TIMES START INSTALLATION OF RET WALL
- INSTALL FOUNDATION AND OTHER UTILITIES EXCEPT STORM DRAINS CONSTRUCT BUILDING
- FINE GRADE AND INSTALL CURB AND UTTER AND LAY STONE SUBBASE IN PARKING AREAS EXCEPT A TRAP AREA AND AREA AROUND I 2
- FINE GRADE ANY REMAINING AREAS AND STABILIZE.
- AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR, CLEAN OUT AND CONVERT SEDIMENT TRAP TO STORM WATER MANAGEMENT FACILITY MAKE THE NECESSARY CHANGES TO THE RELEASE STRUCTURE ACCORDING TO APPROVED STORM WATER MANAGEMENT PLAN CONCRETE INSTALLATION OF RET WALL INSTALL ALL STORM DRAINS PROVIDE INLET PROTECTION INSTALL FILTER CLOTH, GABIONS AT THE END OF INCOMING STORM DRAIN, AND #2 STONE IN STORM WATER MANAGEMENT AREA. CAUTION SHOULD BE EXERCISED DURING CONSTRUCTION SO THAT NO SEDIMENT ENTERS THE STONE STORAGE AREA
- BACKFILL STORM WATER MANAGEMENT AREA WITH SUITABLE MATERIAL AND INSTALL LAVING
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE.



SECTION A-A
SCALE HORZ 1"=20'
VERT 1"=5'

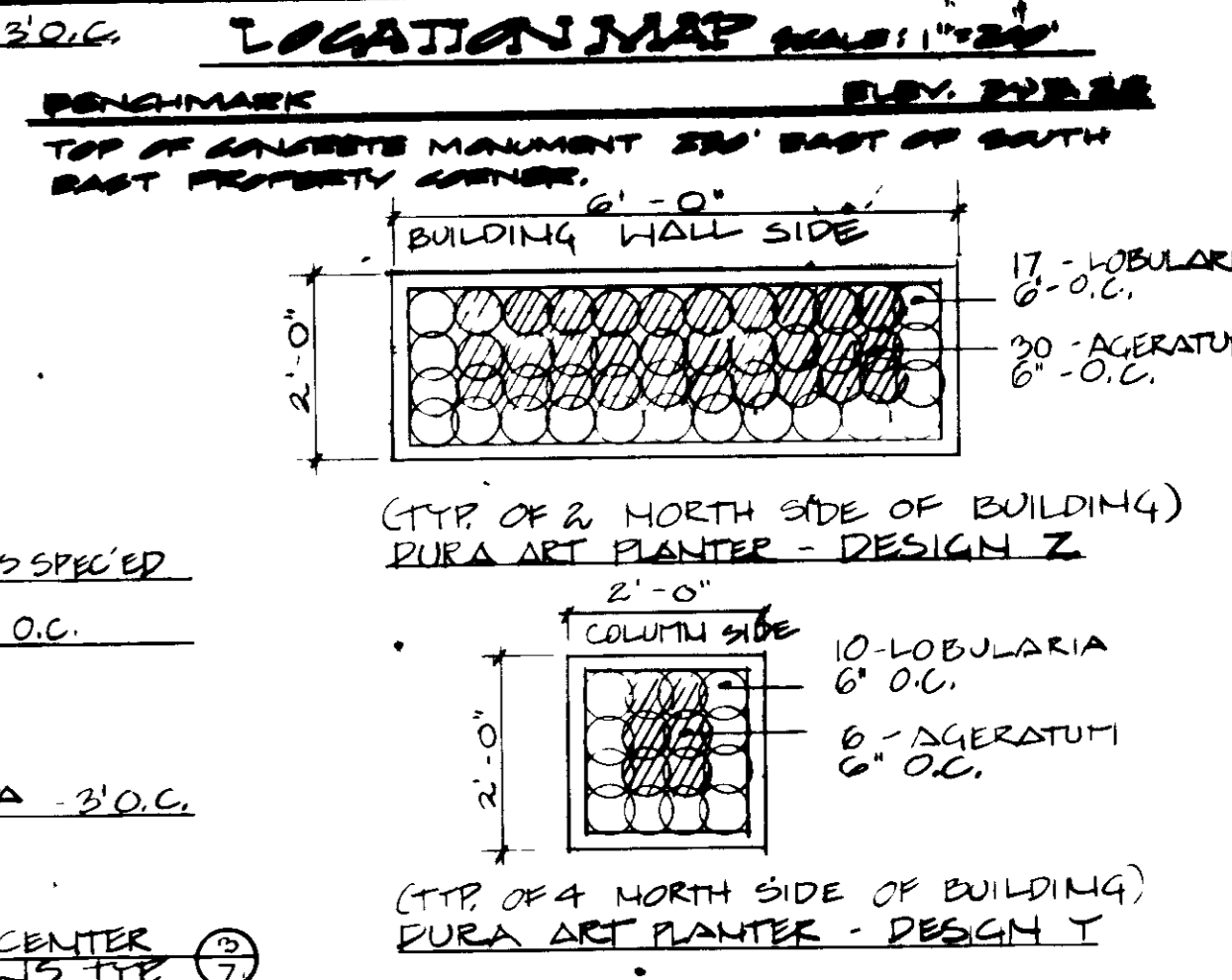
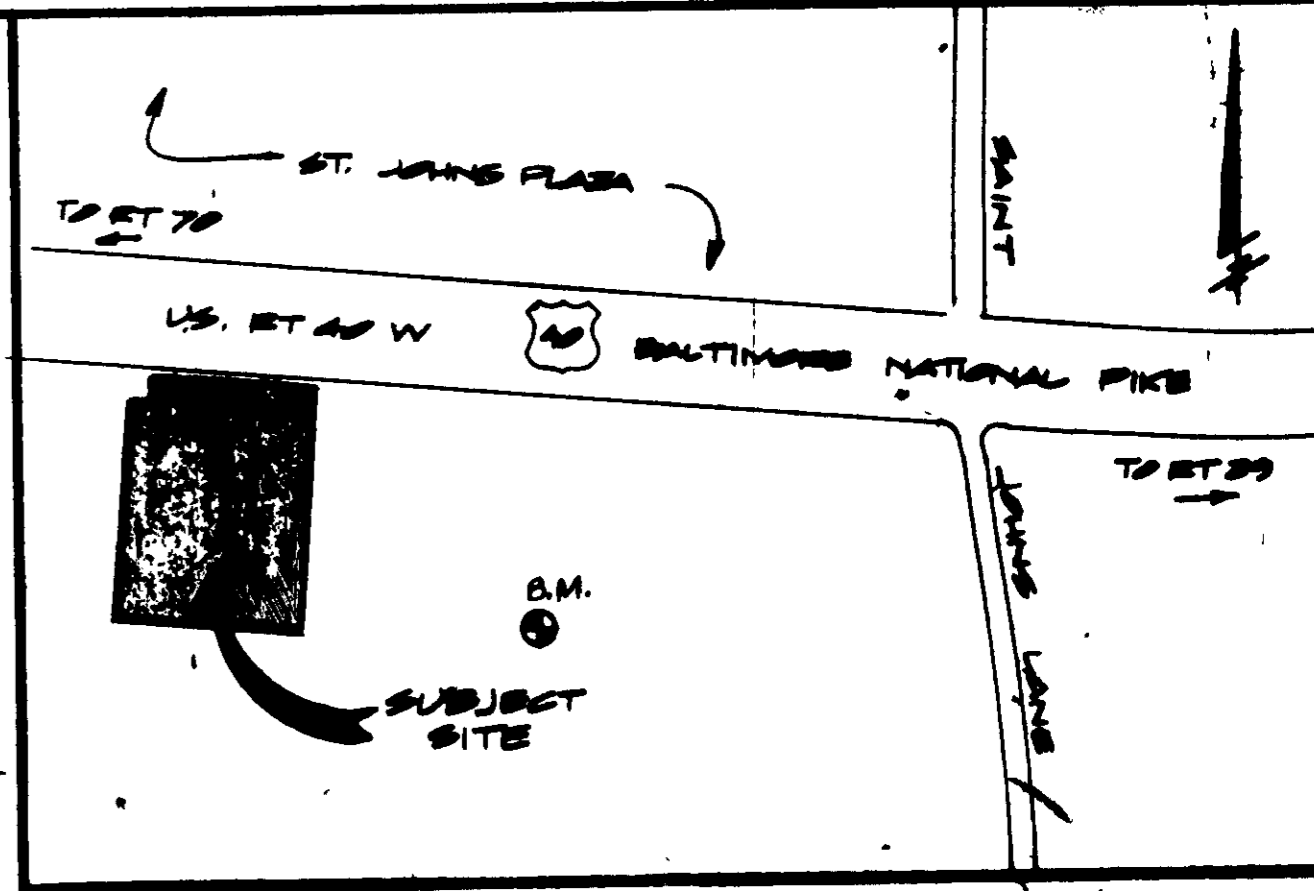
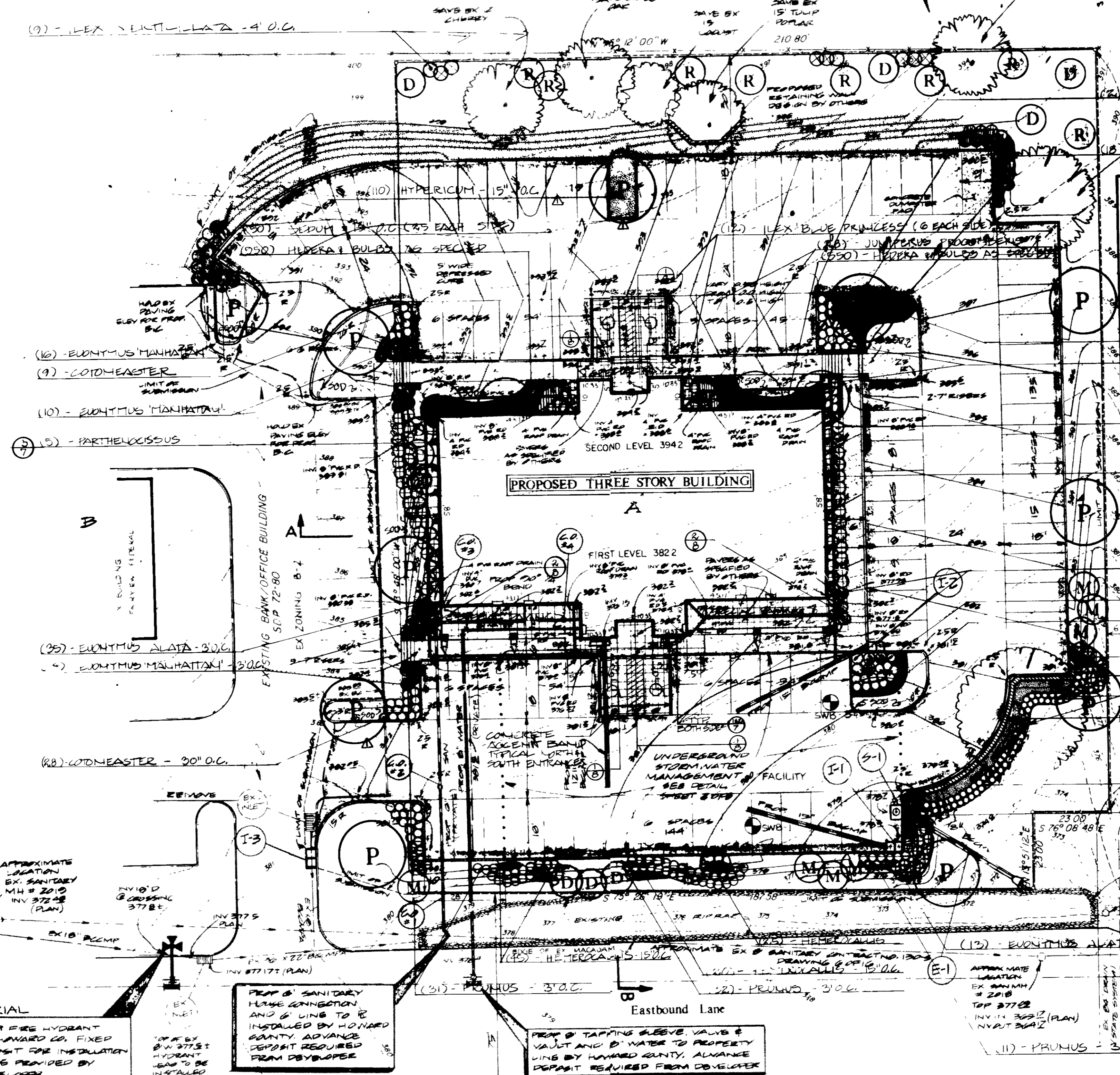
SEDIMENT CONTROL NOTES

- 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. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 4) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must 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 seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilizing with mulch alone can only be done when recommended seedings 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: 1.2 Acres
Area Disturbed: 1.2 Acres
Area to be roofed or paved: 0.05 Acres
Area to be vegetatively stabilized: 0.26 Acres
Total Cut: 3927 Cu. Yds
Total Fill: 168 Cu. Yds
Office waste/borrow area location:
- 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 controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector prior to the start of any construction.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of permanent erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Once building of grading construction approval may not be authorized until this initial approval by the inspection agency is made.

DEPTH	SOIL TYPE	MOISTURE	REMARKS
0-1	LEAN CLAY WITH SAND	MOIST	CL N 3-4%
1-2	BROWN		
2-3	SILT SAND	MOIST, BROWN	SM A
3-4	TRACE ROOF FRAGMENT		
4-5	MOIST BROWN AND GRAY		
5-6	ROCKY SAND		
6-7	DISINTEGRATED ROCK		
7-8	HIGHT BROWN AND GRAY		
8-9	MOIST LIGHT GRAY		
9-10	DOUBT		
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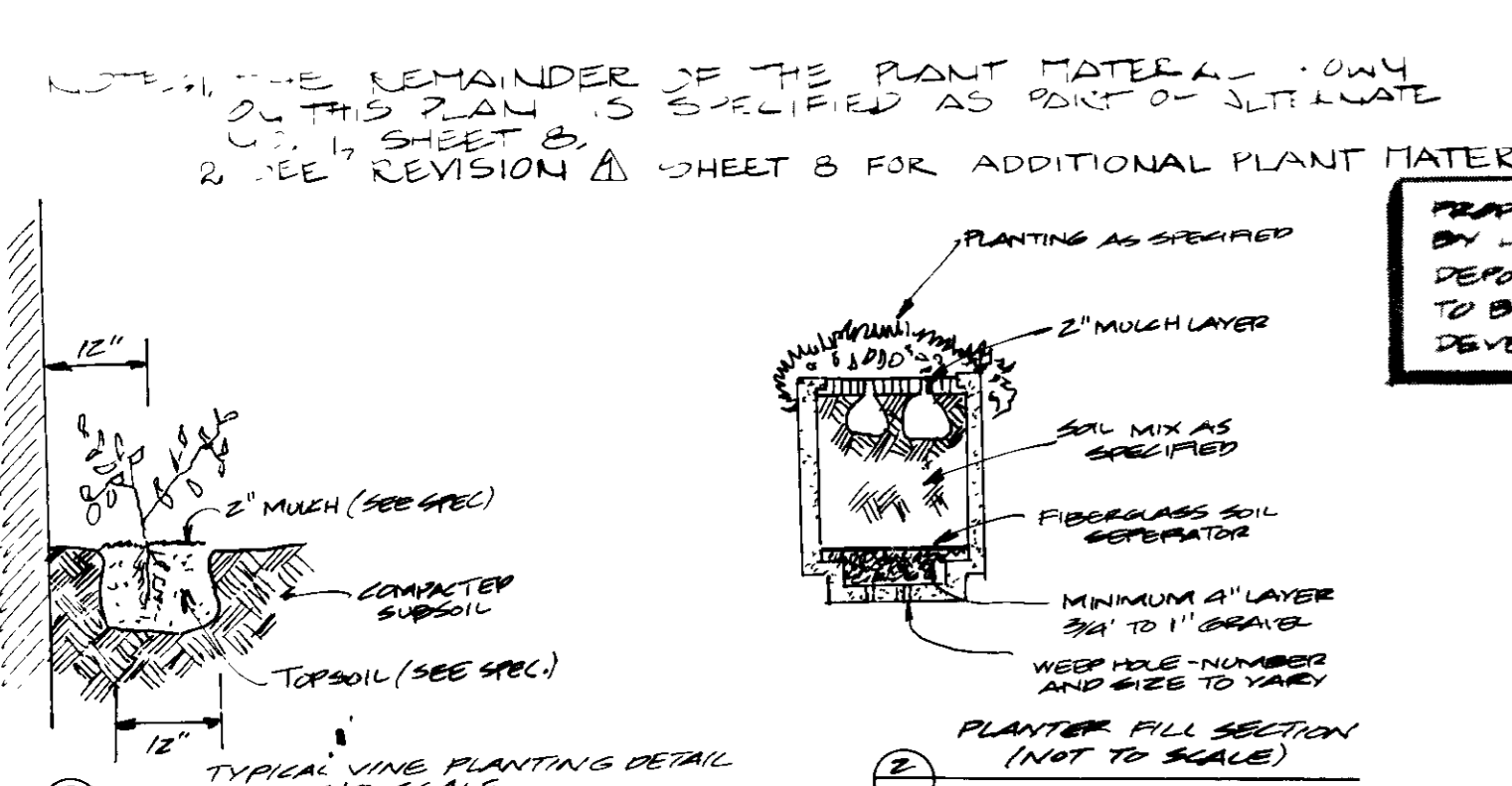
PLANT LIST

PLANT CODE	PLANT NAME	QTY	SIZE/REMARKS
(R)	Cercis canadensis Eastern Redbud	8	6"ht., B&B
(D)	Cornus florida White Flowering Dogwood	11	6"ht., B&B
(G)	Claytonia tricarotus 'Innocent'	4	3 1/2"cal., B&B
(M)	Magnolia x soulangeana Saucer Magnolia	7	8"ht., B&B multi-stemmed
(P)	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane tree	9	3 1/2"cal., B&B
Shrubs			
	Cotoneaster dameri Bearberry Cotoneaster	81	18"sd., B&B or cont.
	Euonymus kiautschovicus 'Manhattan' Spreading Euonymus	60	24"ht., B&B or cont.
	Juniperus procumbens Jaspard Juniper	53	18"sd., cont.
	Juniperus horizontalis 'Wilton' Blue Rug Juniper	96	12"sd., cont.
	Ilex x meservei 'Blue Princess' Blue Princess Holly	12	30"ht., B&B or cont., 2 male specimens
	Ilex verticillata Winterberry	9	24"ht., B&B or cont., 2 male specimens
	Prunus laurocerasus 'Otto Luyken' Otto Luyken Cherry Laurel	74	24"ht., B&B or cont.
Perennials			
	Coronilla verticillata 'Holland' Double Coronilla	130	1st. cont., 15"o.c.
	Hemerocallis x 'Hyperion' Yellow Daylilies	50	2nd. cont., 24"o.c.
	Scilla scaberrima 'Autumn Joy' Autumn Joy Scilla	50	1st. cont., 15"o.c.
Groundcovers			
	Hedera helix 'Belgica' Belgian Ivy	4,455	2 1/4"o.c., 8"o.c.
Bulbs			
	Narcissus pseudonarcissus 'Mount Hood' Mount Hood White Tr-wet Daffodil	400	too size bulb
	Tulipa 'Mount Hood' Mount Hood Yellow Lily	400	too size bulb
NOTE: Plant bulbs in groups of 5 1/2 bulbs 4"o.c. in ivy beds. Do not use tulips and daffodils.			
Vines			
	Parthenocissus tricuspidata Boston Ivy	10	2yr., number 1 8th standard 5 stems east and west side of building
Soil			
	Maryland certified Top Soil as rec. (All locations noted on plan)	LODM stc Section 2 Spec. 8 0-8-7	



1 PLANTER PLANTING PLAN
SCALE: 1/2" = 1'-0"

4-11-88



PREP FIRE HYDRANT BY HOWARD CO. FIXED DEPOSIT FOR INSTALLATION TO BE PROVIDED BY DEVELOPER

PREP OF SANITARY HOUSE CONNECTION AND 6" LINES TO BE INSTALLED BY HOWARD COUNTY. ADVANCE DEPOSIT REQUIRED FROM DEVELOPER

PREP OF TAPPING SLEEVE VALVE & VALVE AND 6" WATER TO PROPERTY LING BY HOWARD COUNTY. ADVANCE DEPOSIT REQUIRED FROM DEVELOPER

U.S. ROUTE 40 WEST
BALTIMORE NATIONAL PIKE State Road
150' E-W
PLAN SCALE 1"=20'

Howard County Soil Conservation District

The development is approved for soil erosion and sediment control by the Howard County Soil Conservation District

Stephan G. Clark 4/26/88
Approved: Howard Soil Conservation District

Approved for Howard Soil Conservation District and meets technical requirements

James M. Helan 4/26/88
Approved: Howard County Soil Conservation Services

The Howard County Soil Conservation Services

Approved for public water and public sewerage systems

Howard County Health Department

James P. ... 5-2-88
Approved: Howard County Office of Planning and Zoning

... 5-2-88
Director

James R. ... 5/14/88
Approved: Howard County Office of Planning and Zoning

Approved for public water and public sewerage system drainage systems and public roads, Howard County Department of Public Works

James G. ... 4-29-88
Approved: Howard County Department of Public Works

... 4-29-88
Chief, Bureau of Engineering

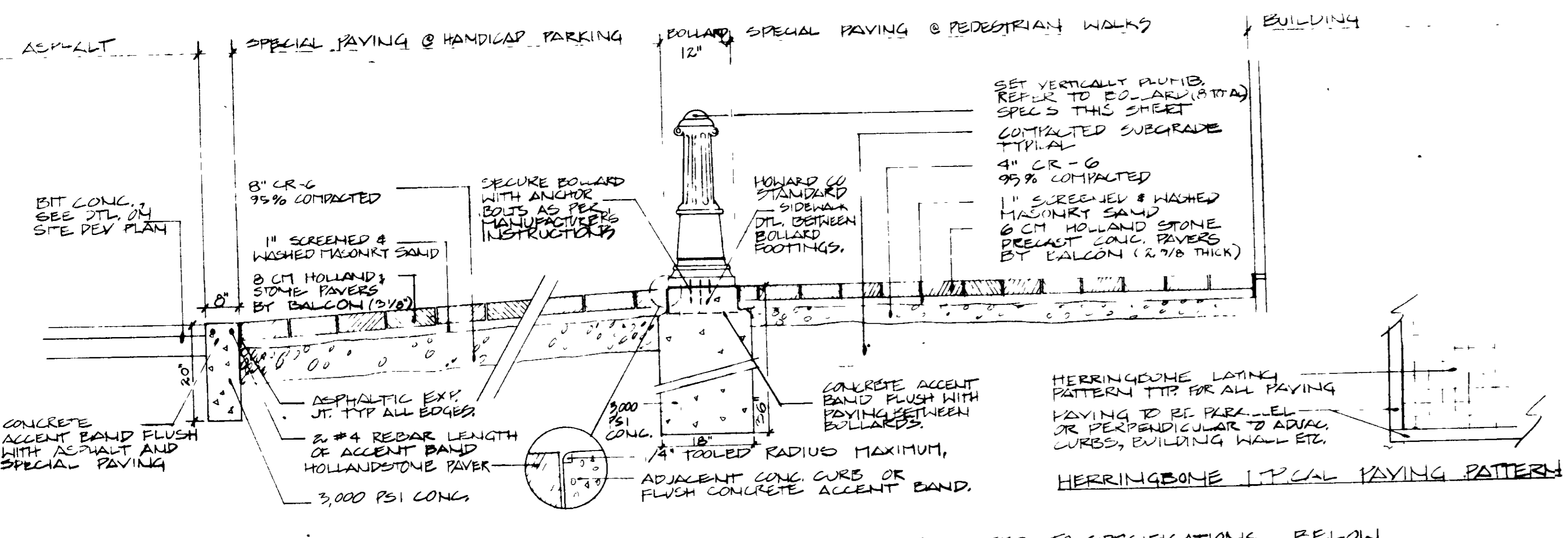
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120

OWNER/DEVELOPER:
Fairview Federal
Savings & Loan Association
9151 Baltimore National Pike/Ellcott City, Maryland 21043-3980
(301) 465-4800

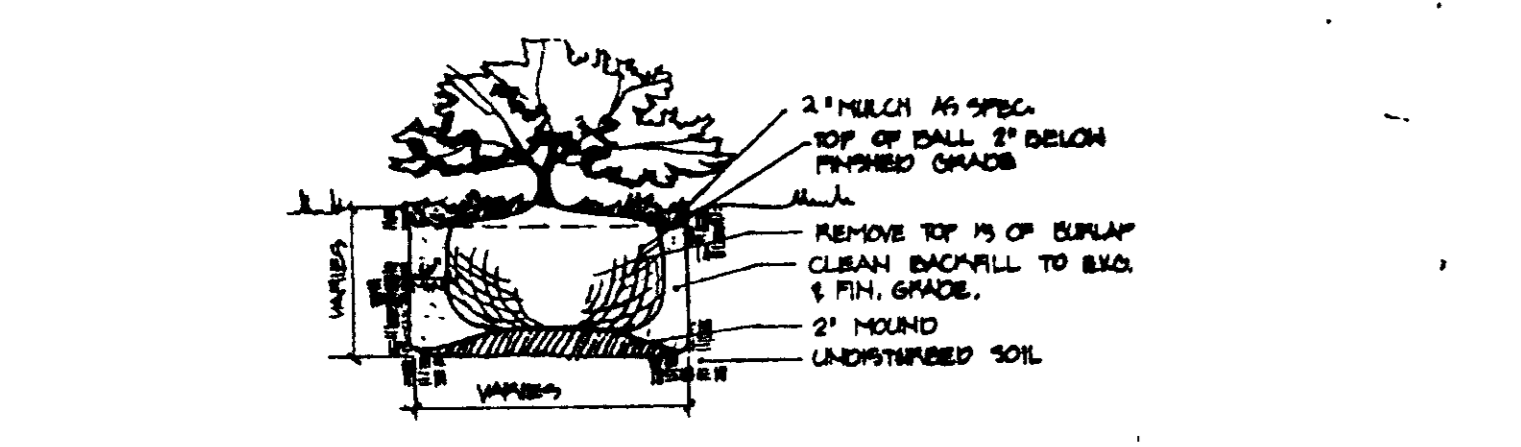
Catherine Mahan & Associates
Landscape Architects
721 St. Paul Street
Suite 204
Baltimore, Maryland
21202-301-378-1214

PLANTING PLAN
FAIRVIEW FEDERAL
OFFICE BUILDING
Scale: 1"=20'
Howard County, Maryland
SDP 88-117

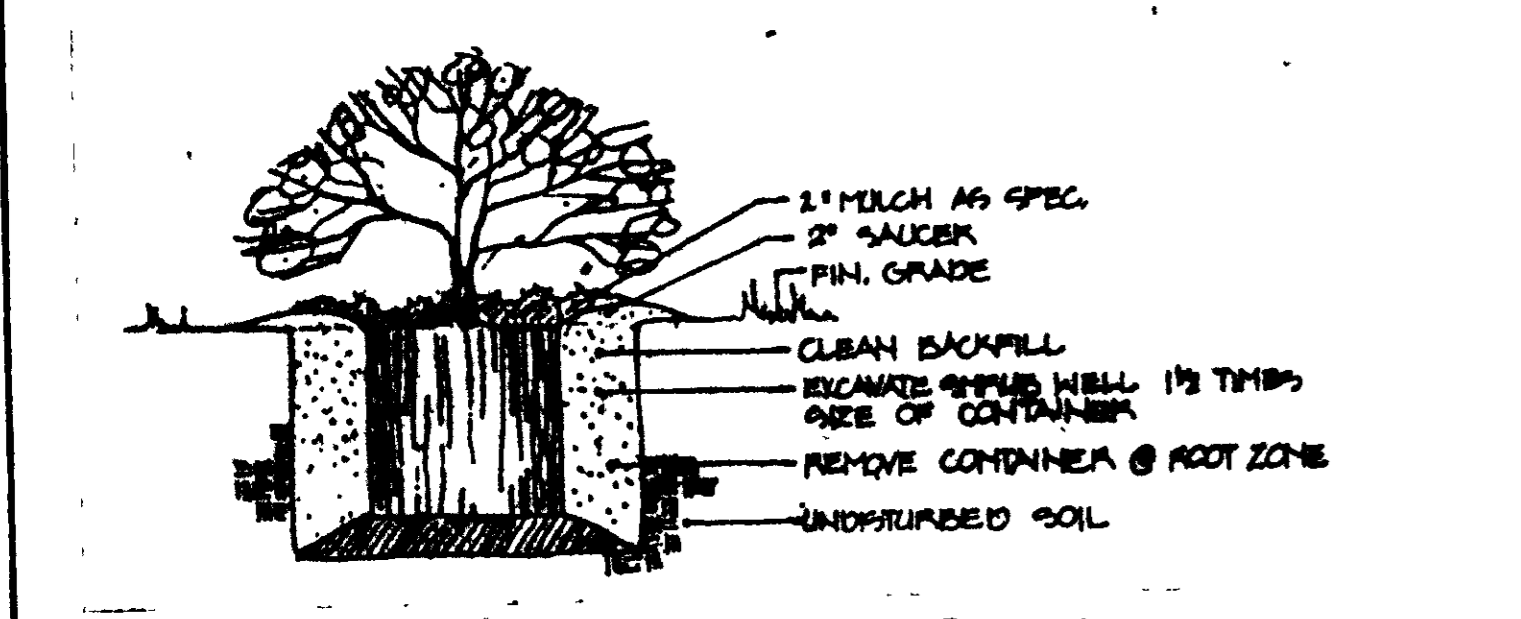
2nd Election District
Nov. 1987
Sheet 7 of 8
SDP 88-117



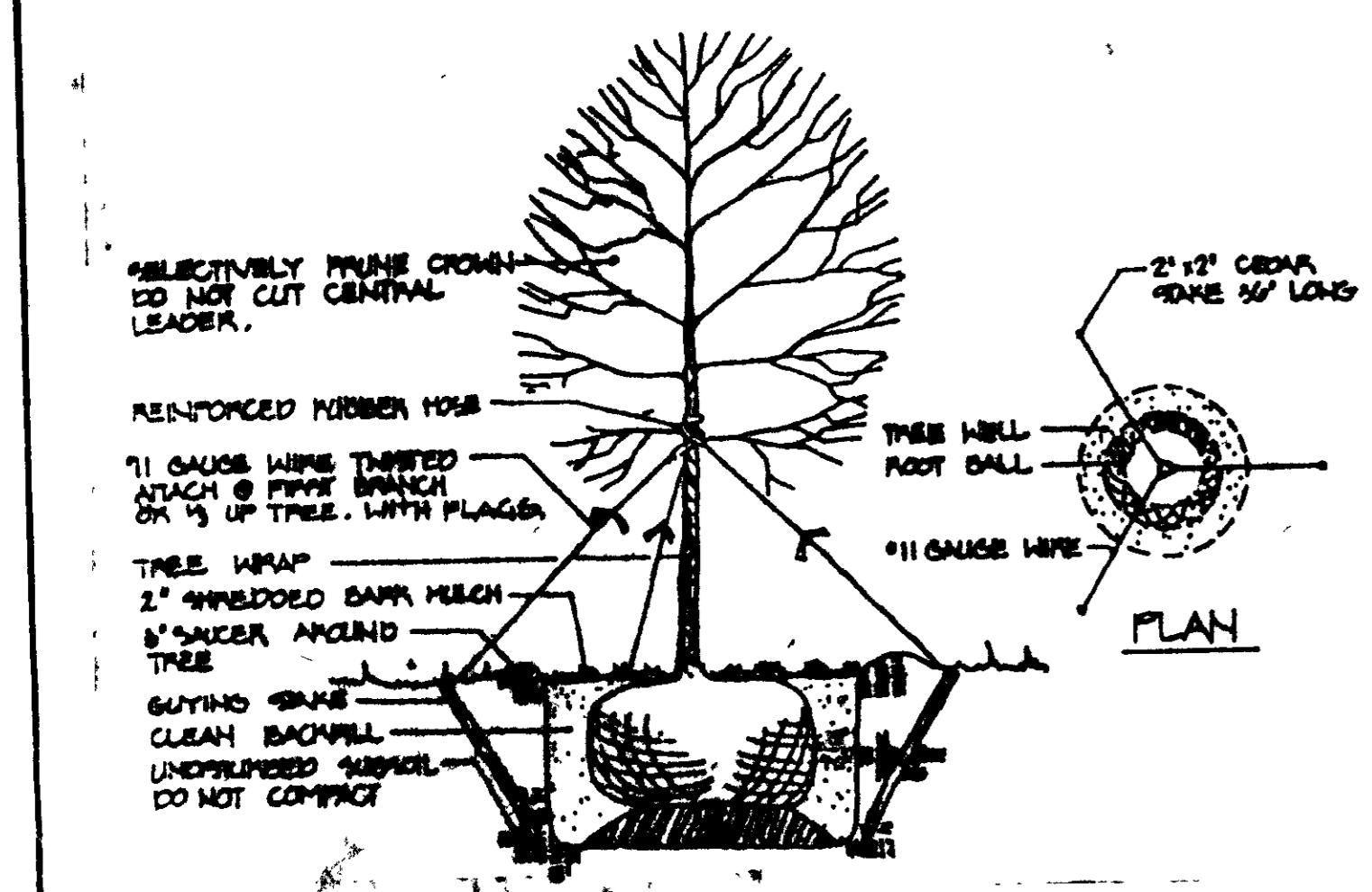
1 Special Paving - Bollard Installation - Typical Section NOTE: REFER TO SPECIFICATIONS BELOW



3 Typical Shrub Planting - B & B



4 Typical Shrub Planting - Container



5 Typical Tree Planting

SPECIFICATION
 Dalcon Special Paving
 Revised 11/20/87
 SECTION 0215

PART 1 GENERAL

1.01 SECTION INCLUDES
 A. Concrete Paver Units
 B. Sand Bed and Gravel Base

1.02 SUBMITTALS
 A. Color will be selected by Architect from manufacturers available paving stone colors.

1.03 DELIVERY, STORAGE AND HANDLING
 A. Deliver and unload paving stones at jobsite in steel strapping crates in such a manner that no damage occurs to the product.

PART 2 PRODUCTS

2.01 MANUFACTURERS
 A. DALCON, INC., P.O. Box 111, 8000 N. Green Valley Blvd., Baltimore MD 21287, Phone (301) 887-8800.
 B. INTERLOCKING CONCRETE PAVING STONES: Conforms to ASTM C-835 "Standard Specification for Solid Concrete Interlocking Paving Units".
 1. Minimum compressive strength of 6,000 P.S.I.
 2. Maximum absorption of 2% when tested in accordance with ASTM C-140.
 3. Materials:
 a. Portland Cement: ASTM C-150, Type II
 b. Aggregates: ASTM C-83 (washed, graded sand and limestone, an expanded shale of lightweight aggregate).

C. Design-Holland Stone. Sizes as indicated on drawings.

2.02 GRAVEL BASE
 A. CR-6 Crusher Run.

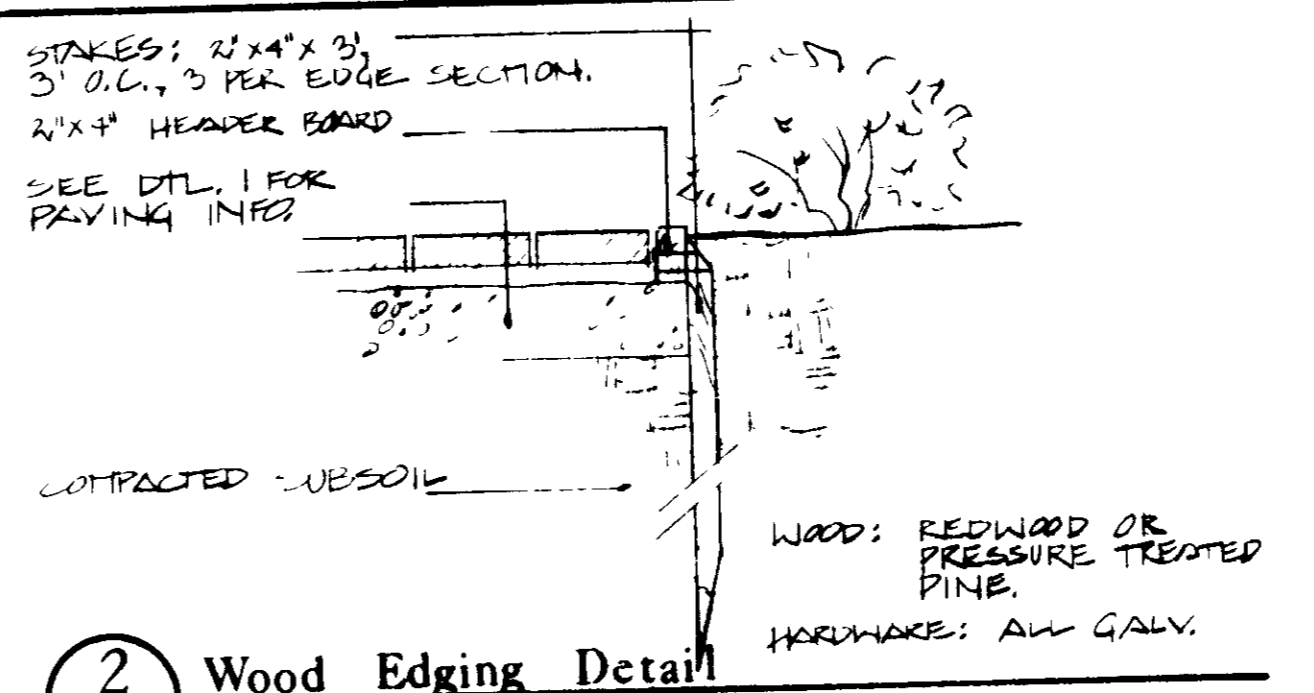
2.03 SAND BEDDING BASE
 A. Clean washed concrete sand, to ASTM C-23-82 standard.

2.04 SAND FOR JOINT FILL
 A. Fine, dry sand free of contaminants which could cause efflorescence or staining.

PART 3 EXECUTION

3.01 EXAMINATION
 A. Verify compacted subbase is dry and ready to support heavy and imposed loads.
 B. Verify grades and elevations of base are correct. Refer to site development plan for all grading information.
 C. Verify curb or retaining installation.
 D. Beginning of installation means acceptance of substrate.

3.02 INSTALLATION
 A. CR-6 Aggregate base course as indicated on drawing.
 B. Spread bedding course to a loose, uniform thickness of 1" to 1 1/2". Take care to ensure bedding base is loose and not disturbed.
 C. Ensure pavers are free of foreign materials before installation.
 D. Start installation from a corner or straight edge and proceed toward cover the undisturbed sand bedding base.
 E. Cut paving stone using either a double bladed cutter or a masonry saw.
 F. Install paving stones hand tight and level on undisturbed sand bedding course. Use string lines to hold herringbone pattern lines true.
 G. Ensure paving is plumb, level and true to line and grade; shall be installed to properly outside and align with adjacent work and elevations.
 H. Use a plate vibrator to compact stones into sand bedding base, forcing sand into bottom joints between the stones.
 I. Sweep sand fill into the joints until joints are filled flush with the top of the paving stones. Sweep excess sand clear from surface. Joints not to exceed 1/8".
 J. The completed paving stone installation should be cleaned and washed down to provide a finished installation.



2 Wood Edging Detail

PLANTING CONSTRUCTION & GENERAL NOTES

The approved specifications for landscape planting shall be the "Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area" prepared by the Landscape Contractors Association of Metropolitan Washington (LCMA), and the American Society of Landscape Architects, (201) 424-7970. The contractor shall be responsible for obtaining a copy of the specifications and complying with the following specification sections:

All projects to follow LCMA specification sections 1.1 through 3.17, which cover General Conditions, Plant Materials, and Products.

4.0 PLANTING PROCEDURES FOR TREES
 4.1 PREPARING TREE PIT
 4.2 PLACING TREE IN PIT
 4.3 BACKFILLING TREE PIT
 4.4 PRUNING DETAIL FOR B&B TREES

5.0 BRACING PROCEDURES
 5.1 TREES BRACED BY STAKING
 5.2 TYPICAL UPRIGHT STAKING DETAIL
 5.3 TREE SUPPORT SCHEDULE

6.0 PLANTING PROCEDURES FOR SHRUBS
 6.1 PLANTING SHRUBS
 6.2 PLANTING A SHRUB MASS OR HEDGE

7.0 PLANTING PROCEDURES FOR GROUND COVER
 7.1 PREPARING GROUND COVER BED
 7.2 PLANTING GROUND COVER

8.0 PLANTING PROCEDURES FOR PERENNIALS
 8.1 PREPARATION OF THE PLANTING BED
 8.2 PLANTING PERENNIALS
 8.3 REQUIREMENTS OF POPULAR PERENNIALS

12.0 PLANTING ABOVE STRUCTURE
 12.1 SCOPE OF WORK
 12.2 RELATED WORK
 12.3 TESTING
 12.4 EXECUTION

13.0 TREE PRESERVATION
 13.1 GENERAL CONDITIONS
 13.2 SCOPE OF WORK
 13.3 CLASSIFICATIONS
 13.4 MATERIALS
 13.5 PROCEDURE
 13.6 CONSTRUCTION

The approved specifications for construction shall be the "Landscape Construction Specifications for Baltimore-Washington Metropolitan Area" prepared by the Landscape Contractors Association of Metropolitan Washington (LCMA), and the American Society of Landscape Architects, (201) 424-7970. The contractor shall be responsible for obtaining a copy of the specifications and complying with the following specification sections:

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13.0 TREE PRESERVATION
 13.1 GENERAL CONDITIONS
 13.2 SCOPE OF WORK
 13.3 CLASSIFICATIONS
 13.4 MATERIALS
 13.5 PROCEDURE
 13.6 CONSTRUCTION

ALTERNATE NO. 1

ALTERNATE NO. 1 Contractor to provide an additional price for the following work:

Item	Description	Quantity	Unit	Price
1	Excavate and backfill 12" x 12" x 12" bollard	1	each	1,000.00
2	Install 12" x 12" x 12" bollard	1	each	1,000.00
3	Install 12" x 12" x 12" bollard	1	each	1,000.00
4	Install 12" x 12" x 12" bollard	1	each	1,000.00
5	Install 12" x 12" x 12" bollard	1	each	1,000.00
6	Install 12" x 12" x 12" bollard	1	each	1,000.00
7	Install 12" x 12" x 12" bollard	1	each	1,000.00
8	Install 12" x 12" x 12" bollard	1	each	1,000.00
9	Install 12" x 12" x 12" bollard	1	each	1,000.00
10	Install 12" x 12" x 12" bollard	1	each	1,000.00

NOTE TO ARCHITECT: Special Details should be provided for bollard installation. The contractor shall be responsible for obtaining a copy of the specifications and complying with the following specification sections:

All projects to follow LCMA specification sections 1.1 through 3.17, which cover General Conditions, Plant Materials, and Products.

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 4-11-88

APPROVED
 Howard County Conservation District
 Approved for Howard County Conservation District and meets technical requirements
 Date 4/26/88

APPROVED
 The United States Soil Conservation Service
 Approved for public water and public sewerage systems
 Howard County Health Department
 Date 5-2-88

APPROVED
 County Health Officer
 Approved Howard County Office of Planning and Zoning
 Date 5-4-88

APPROVED
 Director
 Approved, Division of Community Planning and Land Development
 Approved for public water and public sewerage storm drainage systems and public roads, Howard County Department of Public Works
 Date 5-14-88

APPROVED
 Director
 Approved
 Chief Bureau of Engineering
 Date 4-18-88

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21284
 (301) 823-9800

REVISION 2/10/88
 (PLANT MATERIAL ADDITIONS TO PLAN)

NAME	QUANT	SIZE/REMARKS
PLATANUS X ACERIFOLIA BLOSSOMING PLANTING	12	3 1/2" CAL 8' H
HYPERICUM CALYCEUM ST. JOHN'S WORT	110	2 1/2" CONT 15" OC

OWNER/DEVELOPER:
Fairview Federal
 9181 Baltimore National Pike, Suite 200, Maryland 21114
 (301) 424-0000

Mahan & Associates
 Landscaping
 52P-88-117