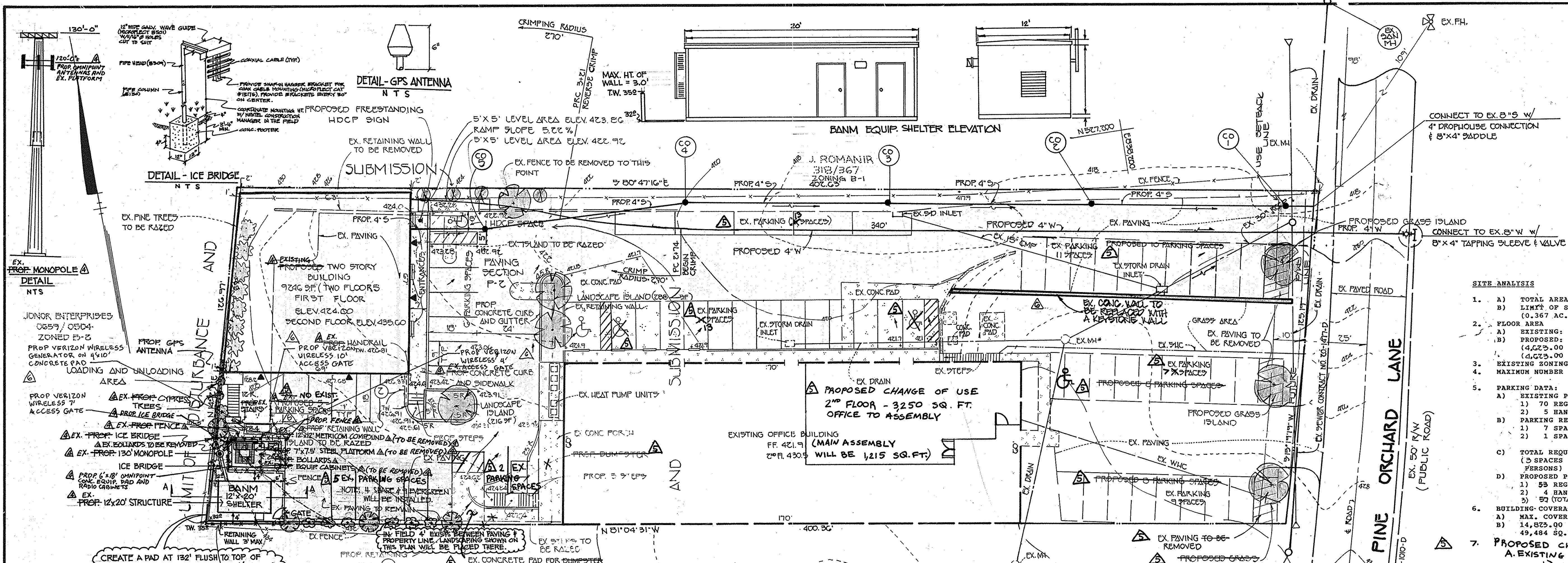


VICINITY MAP
SCALE: 1" = 2000'



- SITE ANALYSIS**
1. A) TOTAL AREA OF PARCEL 49,484 SQ. FT. (1.136 AC.)
B) LIMIT OF SUBMISSION AND DISTURBANCE 15,970 SQ. FT. (0.367 AC.)
 2. FLOOR AREA
A) EXISTING: 20,400 SQ. FT. (2 STORY OFFICE BUILDING)
B) PROPOSED: 9,240 SQ. FT. (2 STORY BUILDING) (4,225.00 SQ. FT. SPECIALTY STORE)
C) EXISTING ZONING: B-1
D) MAXIMUM NUMBER OF EMPLOYEES: 42 (EXISTING & PROPOSED BUILDINGS)
 3. PARKING DATA:
A) EXISTING PARKING
1) 70 REGULAR SPACES
2) 5 HANDICAPPED SPACES
B) PARKING REQUIRED FOR EXISTING AND PROPOSED BUILDINGS
1) 7 SPACES PER 10 EMPLOYEES: 30 SPACES (OFFICE USE)
2) 1 SPACE PER 200 SQUARE FEET: 24 SPACES (SPECIALTY STORES)
C) TOTAL REQUIRED SPACES: 54 SPACES (3 SPACES MIN. ARE REQUIRED TO BE FOR HANDICAPPED PERSONS)
D) PROPOSED PARKING
1) 53 REGULAR SPACES
2) 4 HANDICAPPED SPACES
3) 57 (TOTAL SPACES)
 4. BUILDING COVERAGE (BUILDING FOOTPRINT ONLY)
A) MAX. COVERAGE - STRUCTURE: 50%
B) 14,825.00 SQ. FT. (BUILDING COVERAGE) DIVIDED BY 49,484 SQ. FT. (TOTAL AREA) = 30%.
 5. PROPOSED CHANGE OF USE
A. EXISTING ON-SITE PARKING (TOTAL)
1) 66 REGULAR SPACES
2) 4 HANDICAPPED SPACES
B. COMPARISON BASED ON USE
1) 3,250 SQ. FT. OFFICE → 11 SPACES
2) 1,215 SQ. FT. MAIN ASSEMBLY → 13 SPACES

- LANDSCAPE LEGEND LIMITS**
- | SYMBOL | NUMBER | REMARKS |
|---------------|--------|--|
| (Tree symbol) | 8 | EXISTING PINE TREES TO BE RAZED |
| (Tree symbol) | 19 | PROPOSED EASTERN WHITE PINE (PINUS STROBUS) 6" - 8" HT. |
| (Tree symbol) | 12 | PROPOSED GREEN ASH (FRAXINUS PENNSYLVANICA) DUALLED AND BURLAP 2 1/2" TO 3" CAL. |
| (Tree symbol) | 2 | PROPOSED CYPRESS TREES 6" HT., 6' SPACING. |
- LANDSCAPE NOTE**
(SEC. 16.124 OF THE SUB-REG.)
- SCHEDULE A:**
1. PLANTING REQUIRED ALONG ROADWAY = 0
2. PERIMETER TYPE "A" BUFFER IS REQUIRED FOR THE PROPOSED EXPANSION ONLY AT A RATE OF 1 (ONE) TREE PER 60 FEET PERIMETER = 370 LINEAR FEET
TREES REQUIRED = 6 SHADE TREES
TREES PROVIDED = 9 SHADE TREES + 6 EVERGREENS = 15
- SCHEDULE B:**
1. PARKING LOT EXPANSION = 10 SPACES
TREES REQUIRED (1:20 SPACES) = 0.5 THICK CONCRETE SLAB
TREES PROVIDED = 5

LEGEND

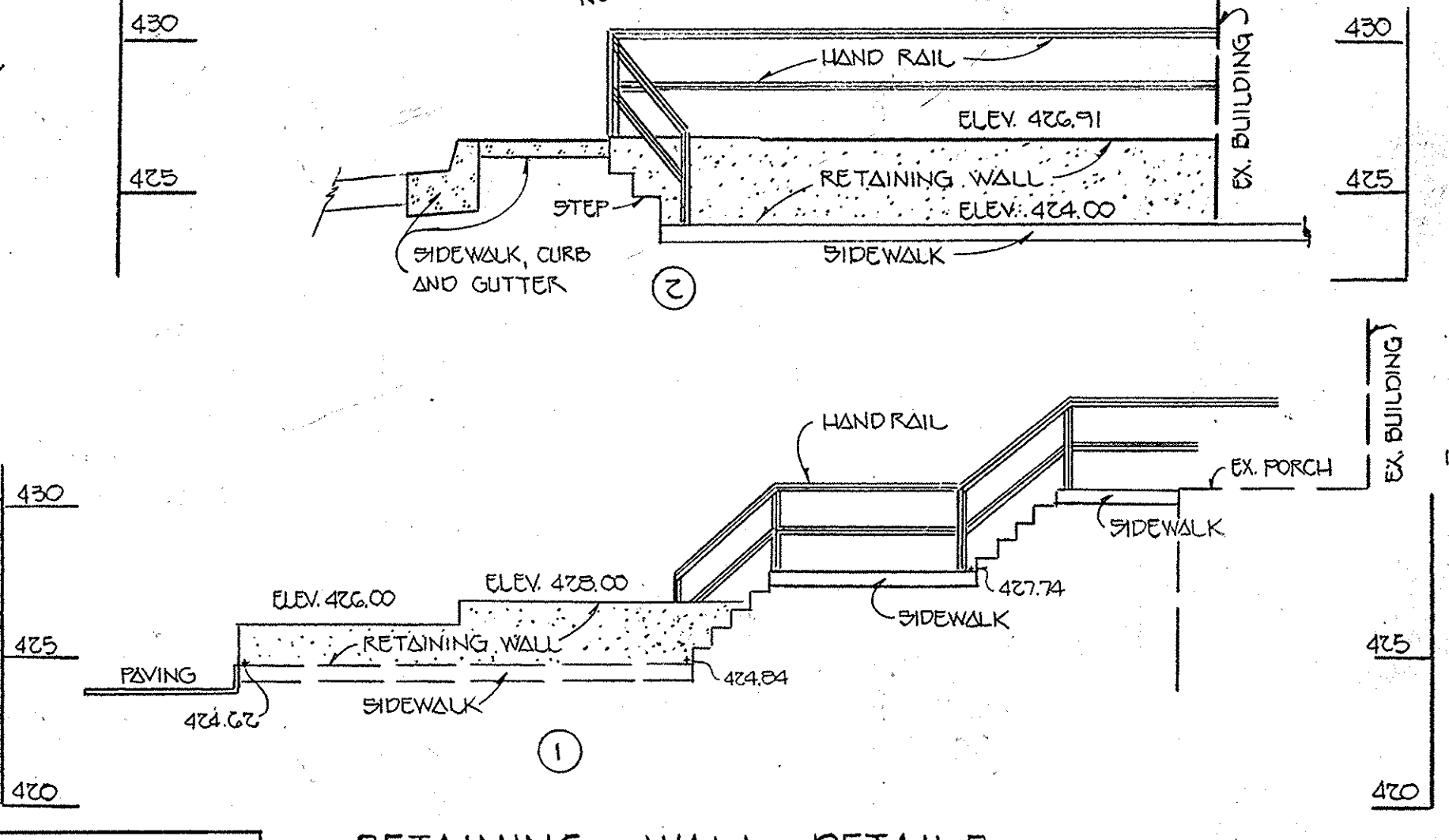
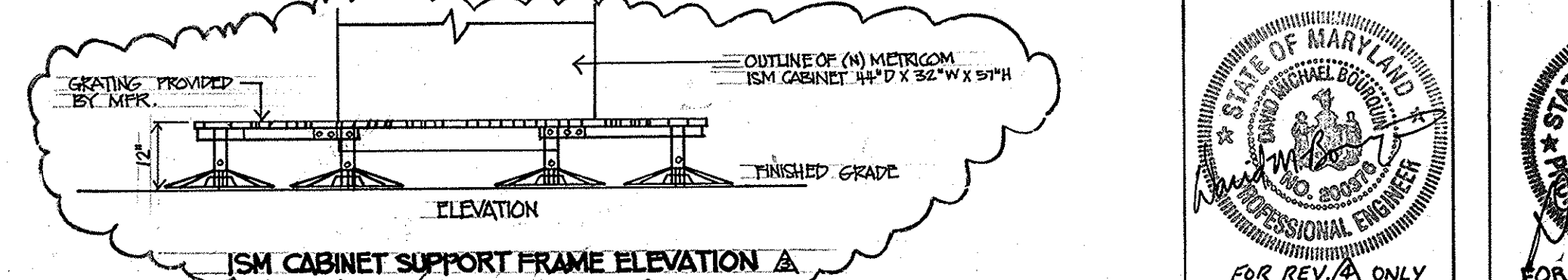
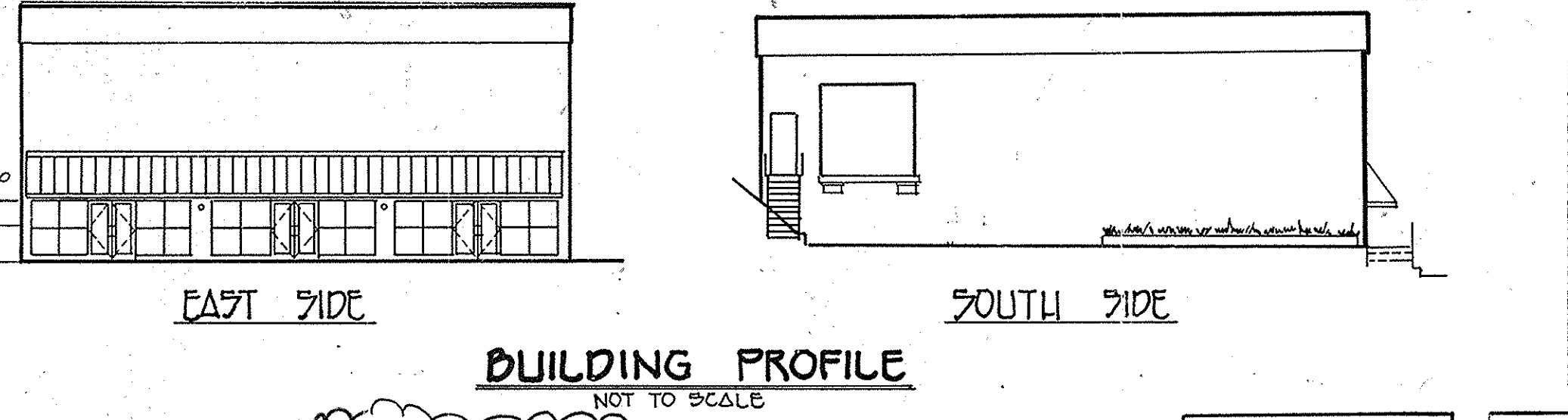
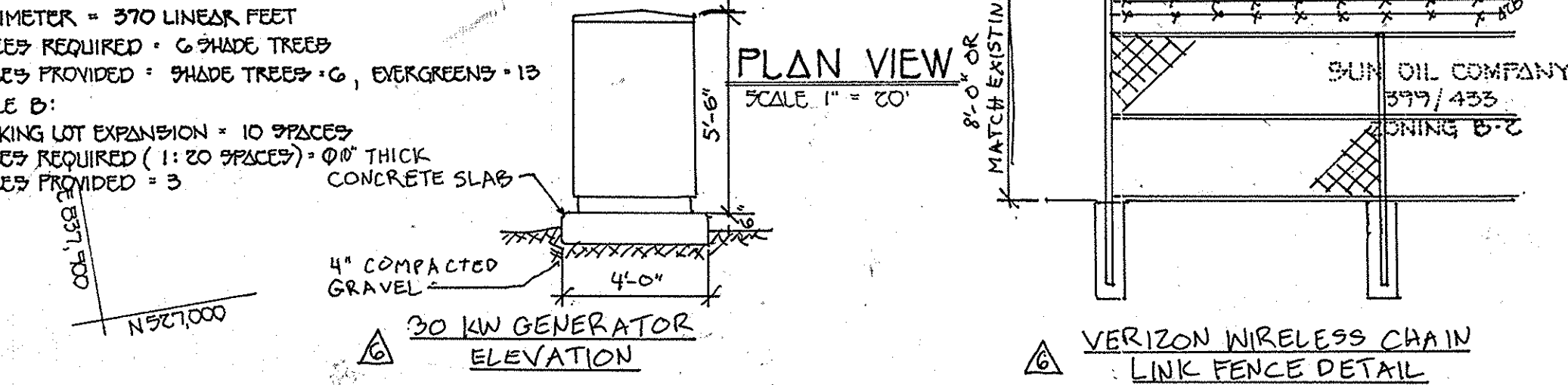
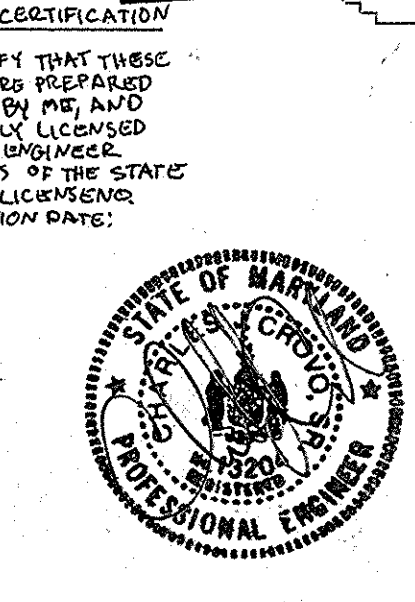
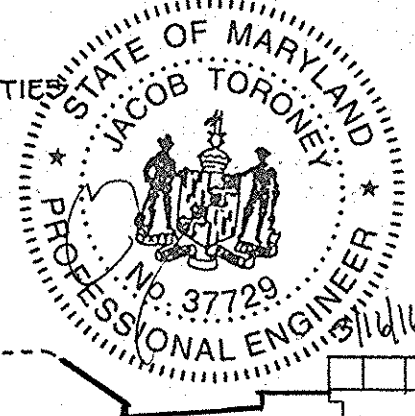
SYMBOL	DESCRIPTION
(Triangle symbol)	PROPOSED EXTERIOR LIGHTING FIXTURE, LIGHTING TO BE DIRECTED/REFLECTED AWAY FROM ROAD AND ADJOINING PROPERTIES

REV	DATE	DESCRIPTION	APPROVED
0	05/15/93	VERIZON WIRELESS EQUIPMENT GENERATOR & FENCED COMPOUND EXPANSION	

LOT NO.	STREET ADDRESS	ADDRESS CHART

REVISION

DATE	DESCRIPTION	BY
6-20-92	REPAIR RETAINING WALL TO	PHL
6-6-97	REDLINE FOR CHANGE OF USE	PHL
7-11-93	ADDED EQUIPMENT AND ANTENNAS	SE
8-9-90	ADDED METROKMS EQUIP. CABINET & COMP. UNIT	ALDI
9-15-91	ADDED METROKMS ICE BRIDGE W/ GPS ANTENNA	ALDI
6-19-97	ADDED BANIM BLDG AMERICAN ENGG. INC.	



OWNER/DEVELOPER
GODFREY GARVEY
3011 WOODBERRY LANE
ELLICOTT CITY, MD
21042

EXPANSION TO 3290 PINE ORCHARD LANE

PROPOSED OFFICE AND SPECIALTY STORES
SITE DEVELOPMENT PLAN
PINE ORCHARD LANE
TAX MAP 24 GRID 1 PARCEL 1053
2ND ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 5, 1993
SHEET 1 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
TELEPHONE: (410) 451-2222
FAX: (410) 750-3784

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

[Signature]
DATE: 4/5/93

DEVELOPER'S CERTIFICATE
"I/WE 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 ENVIRONMENT 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 THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

[Signature]
DATE: 4/5/93

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

U.S. SOIL CONSERVATION SERVICE DATE: 5/10/93
PLANNING DIRECTOR: James South
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
DATE: 4-27-93

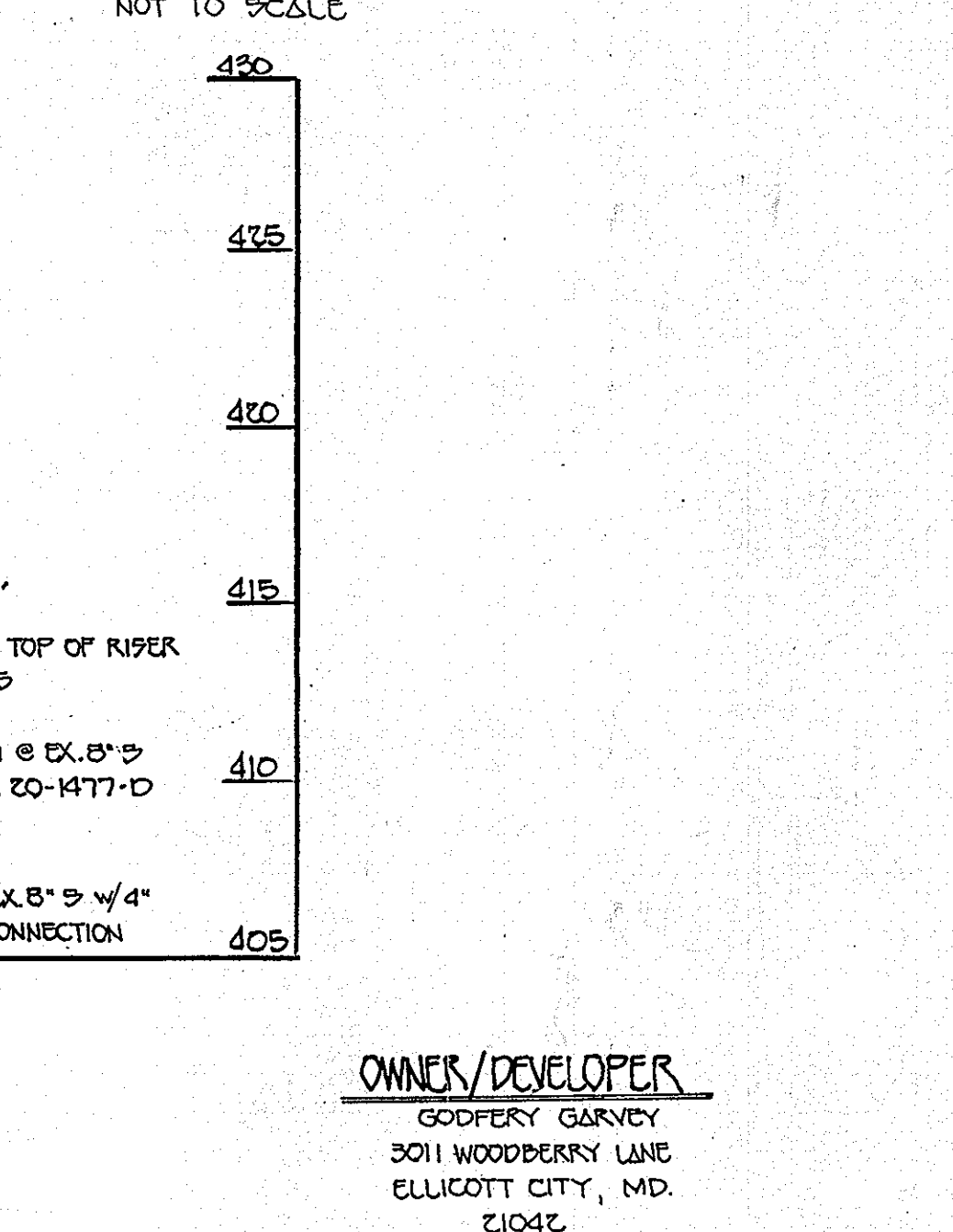
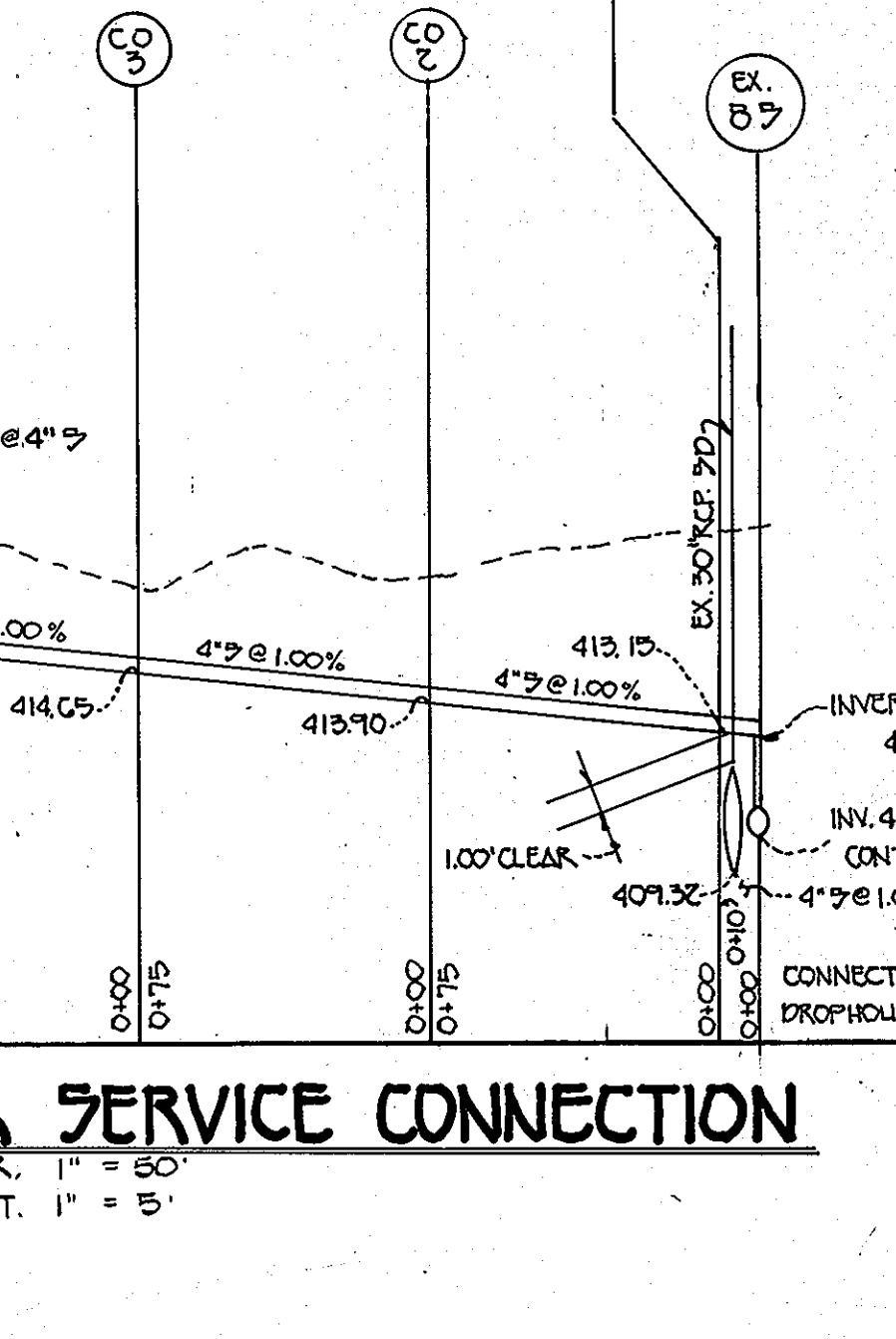
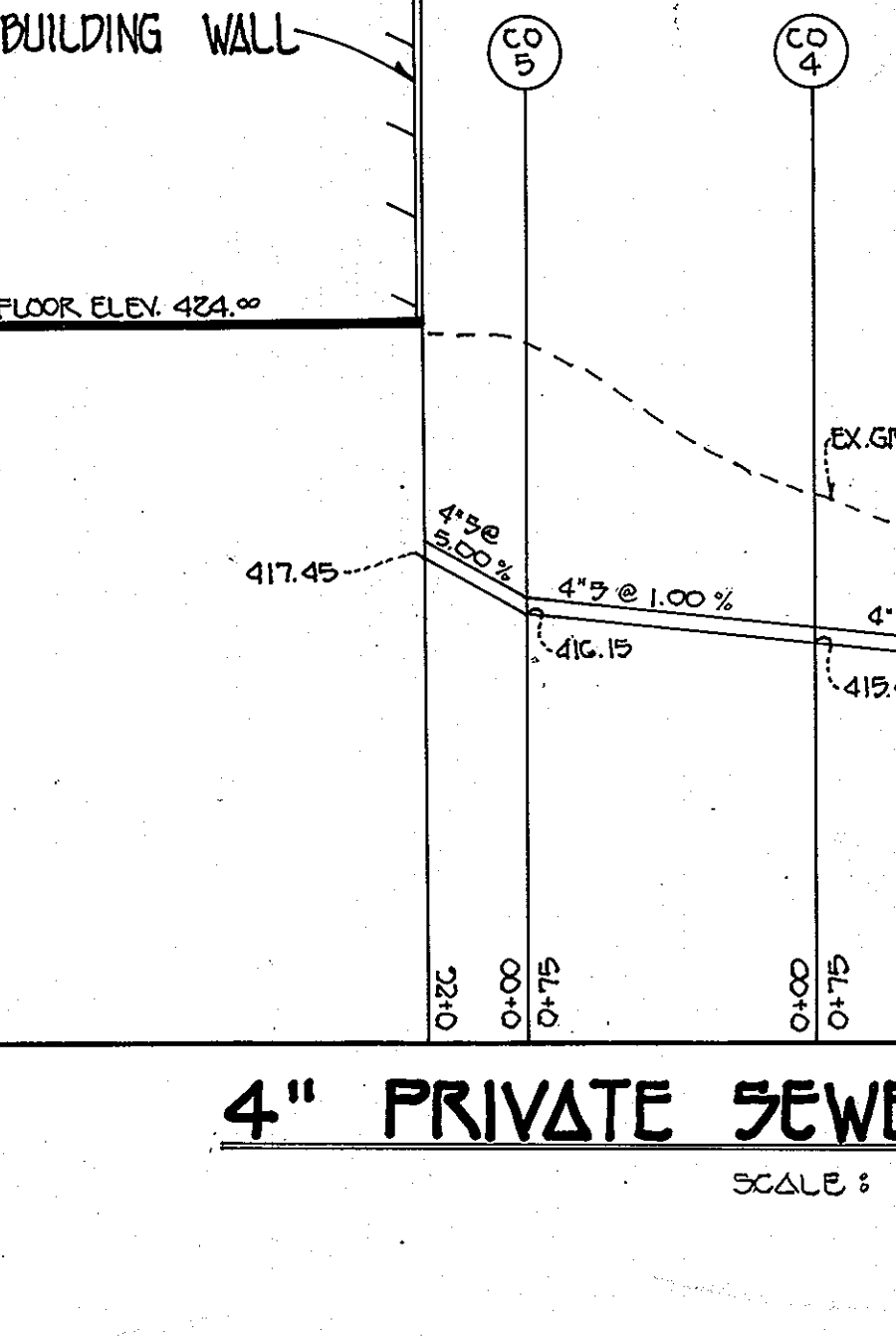
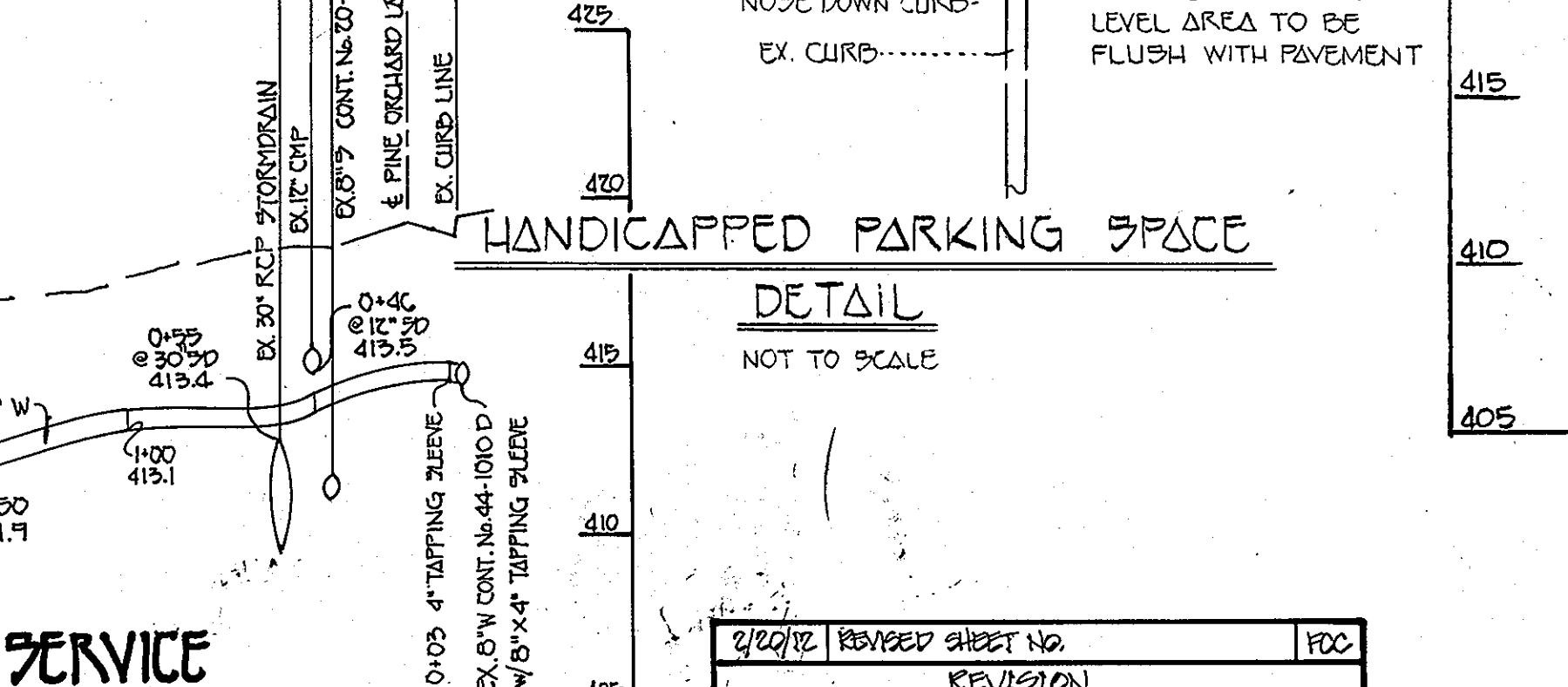
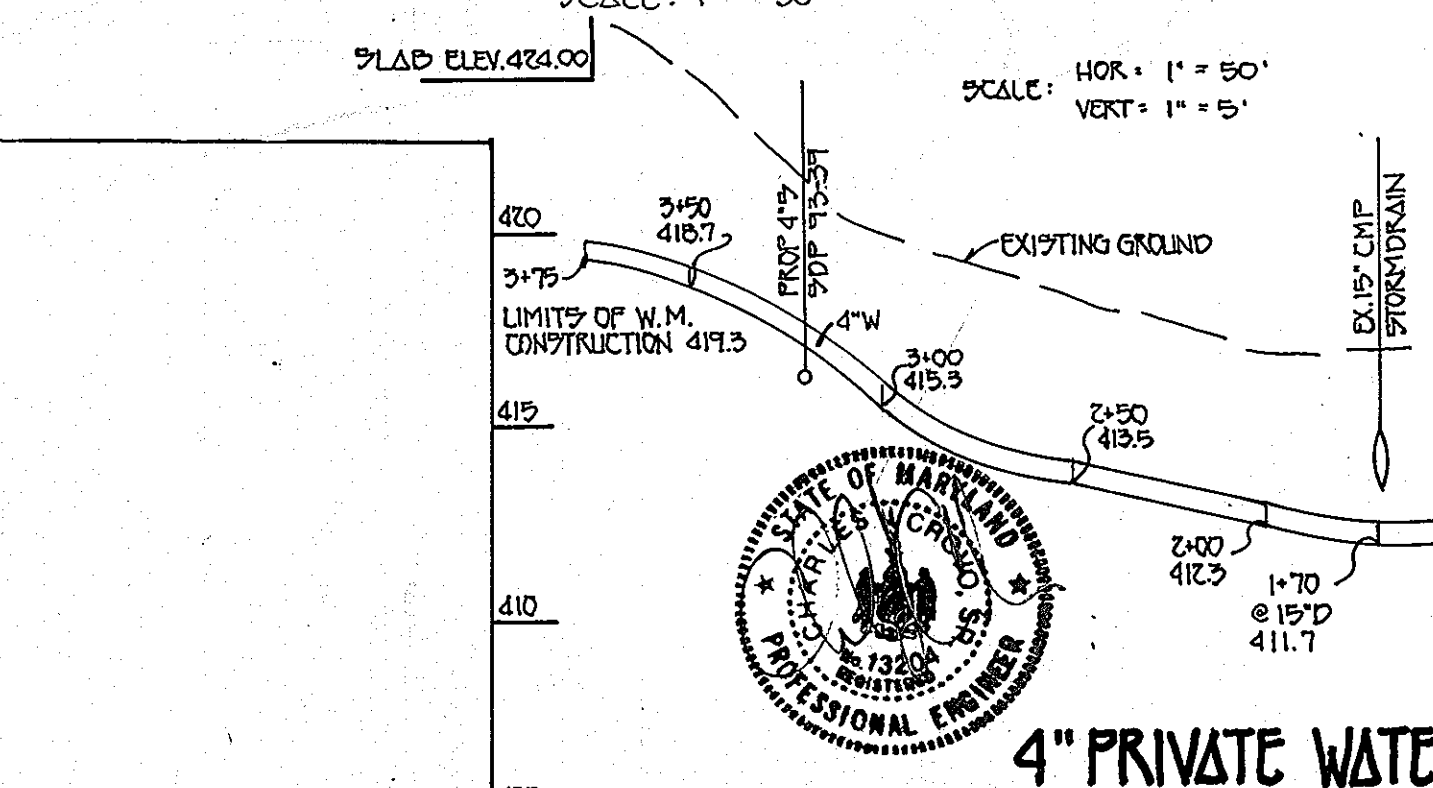
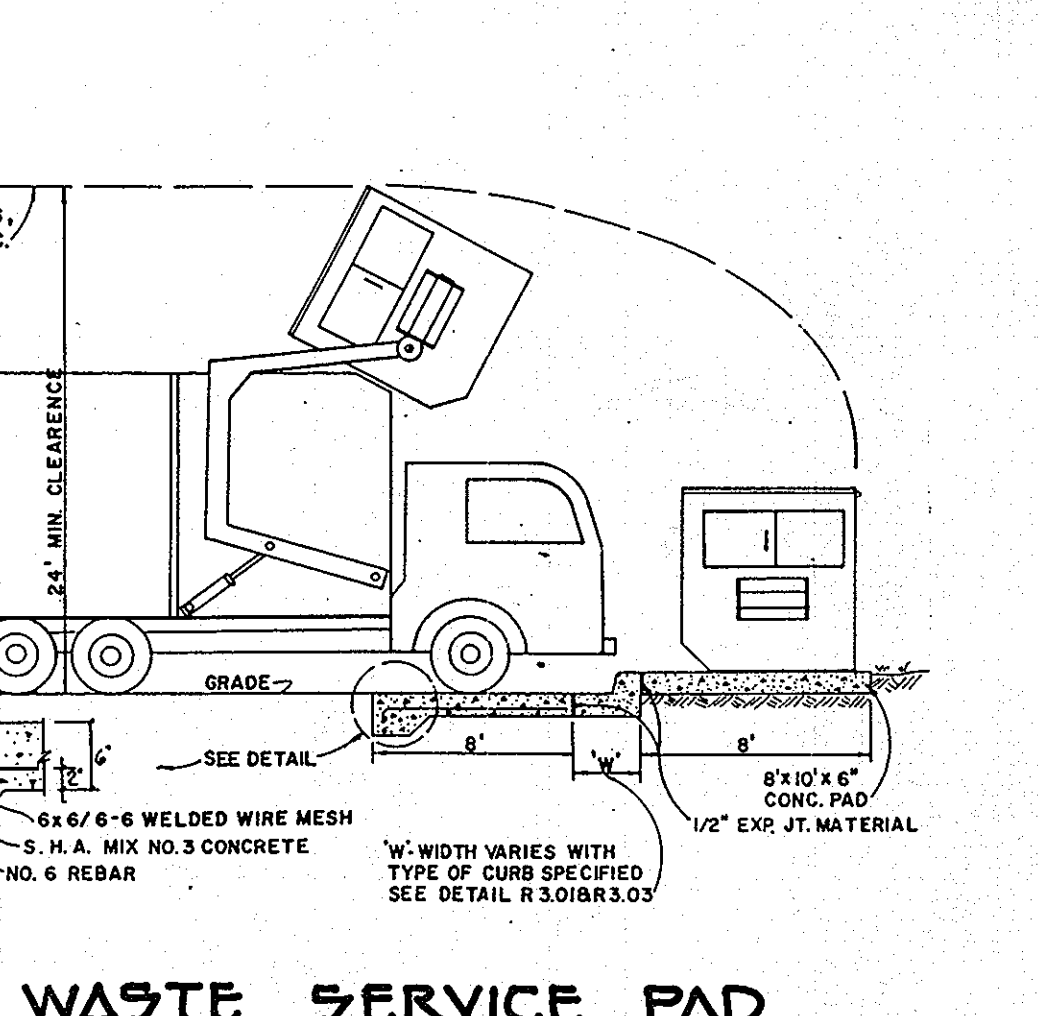
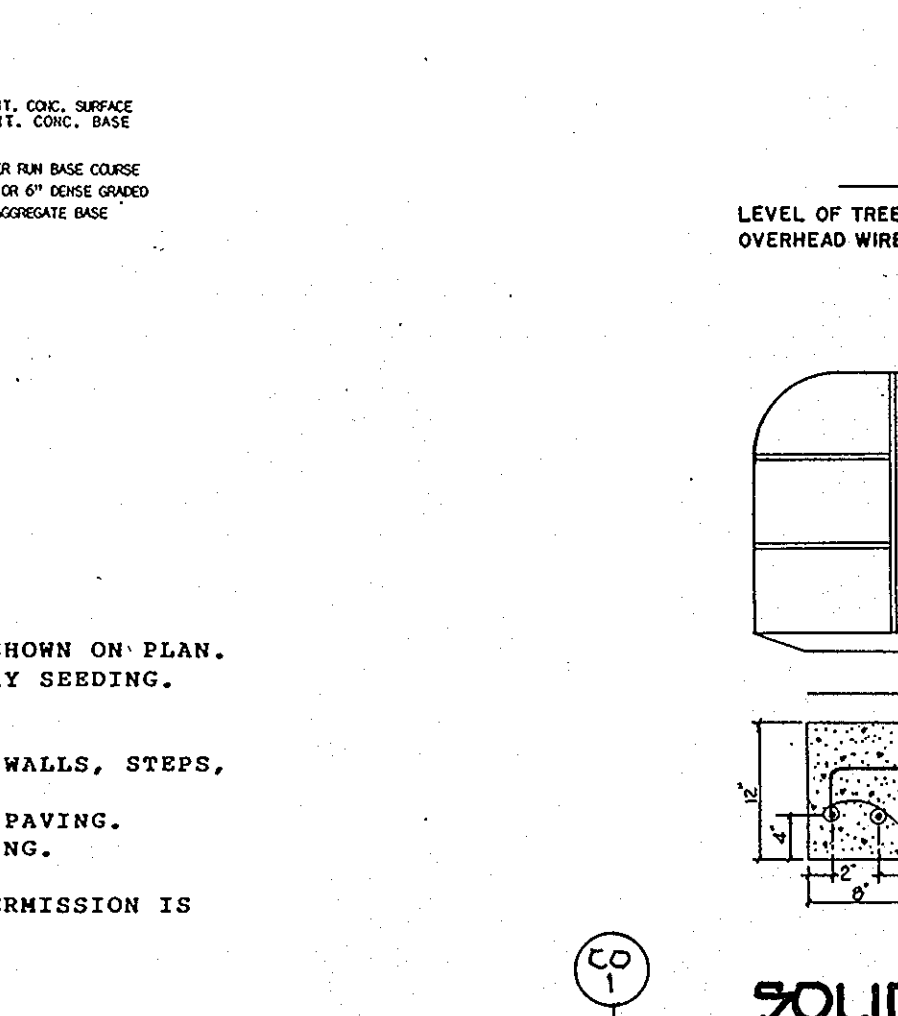
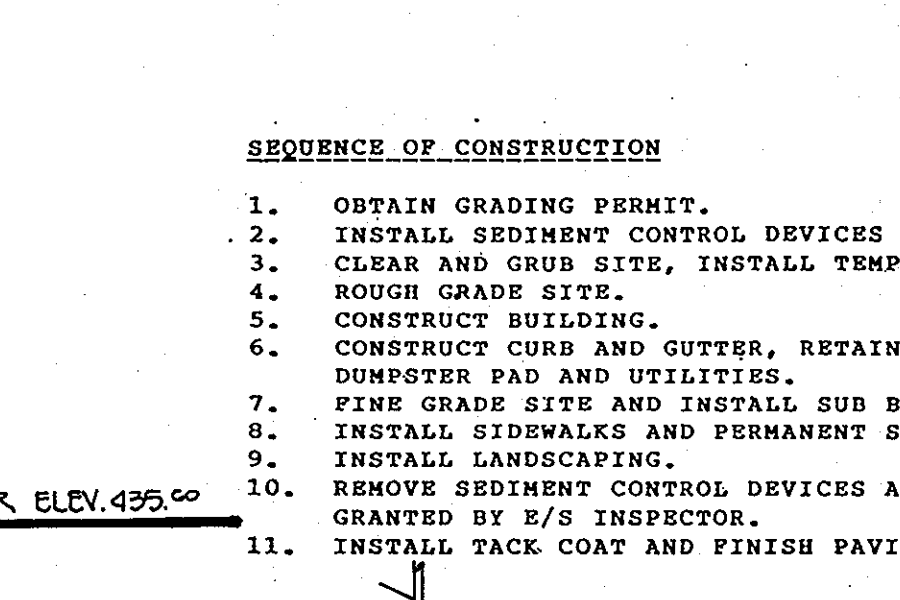
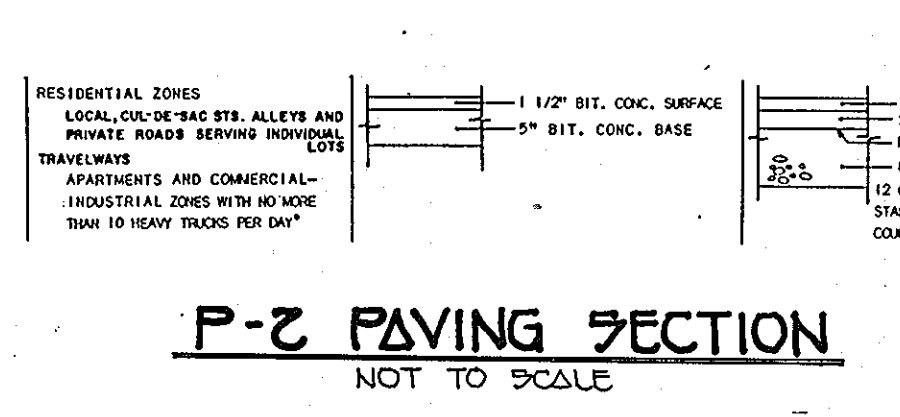
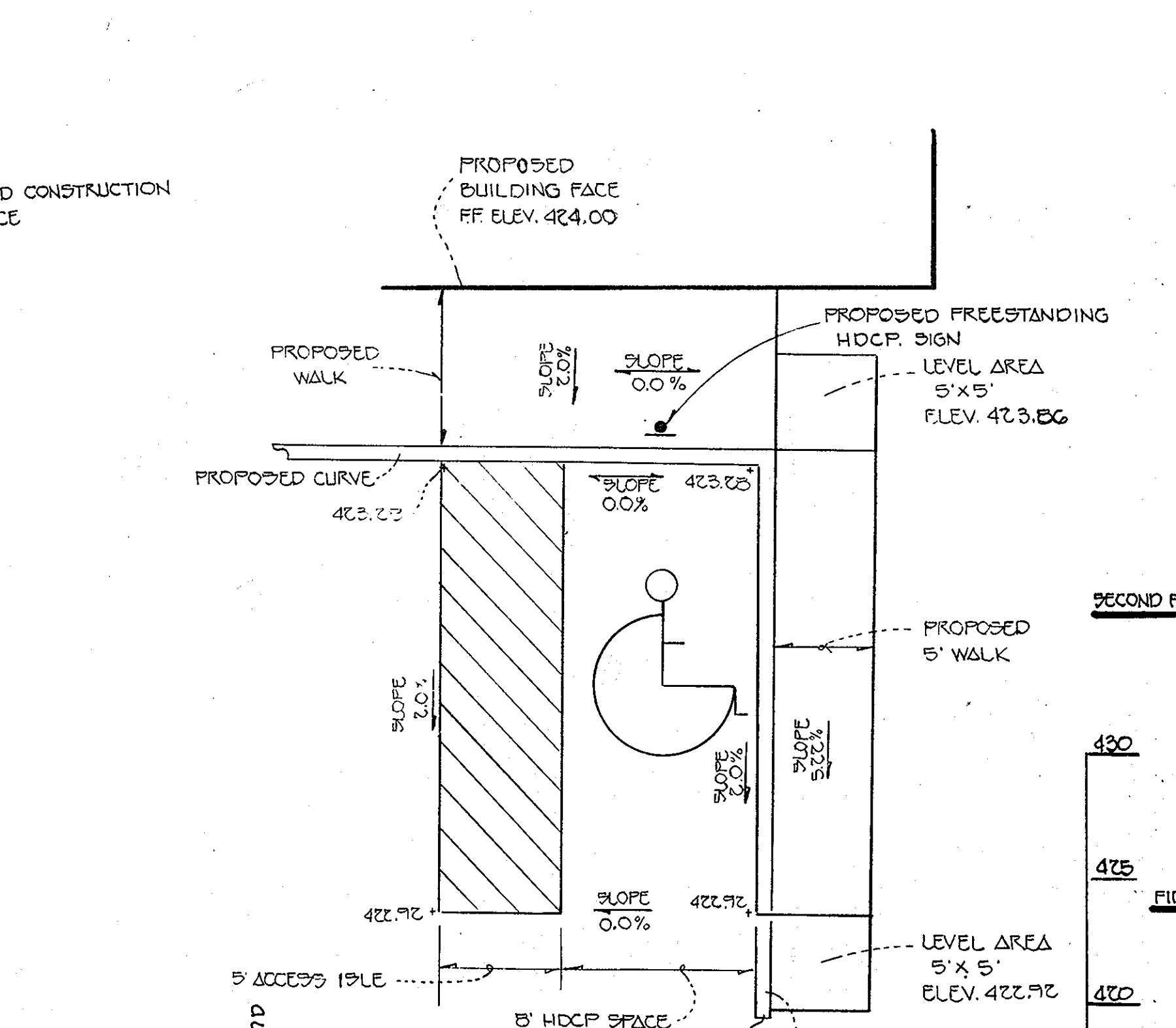
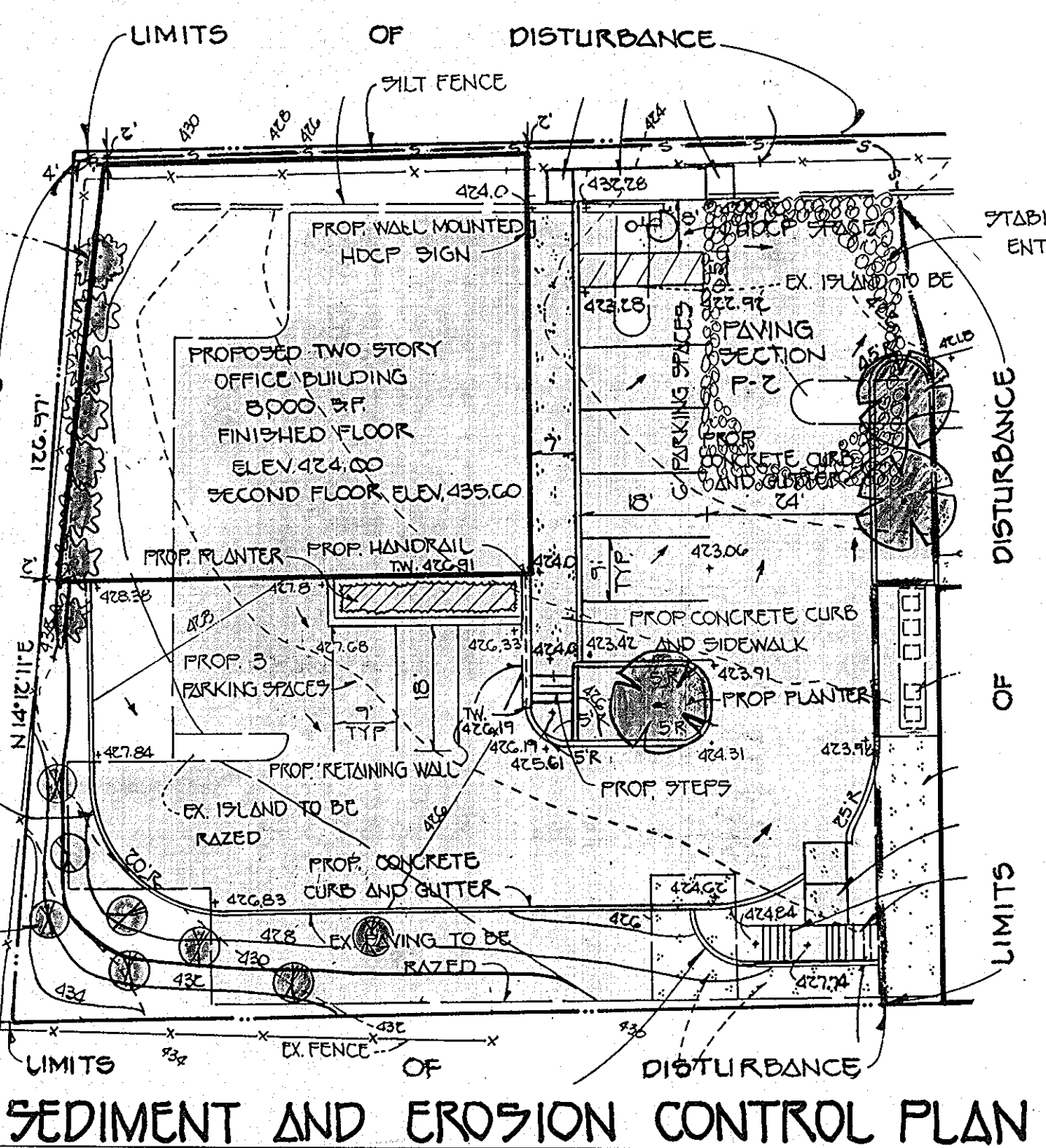
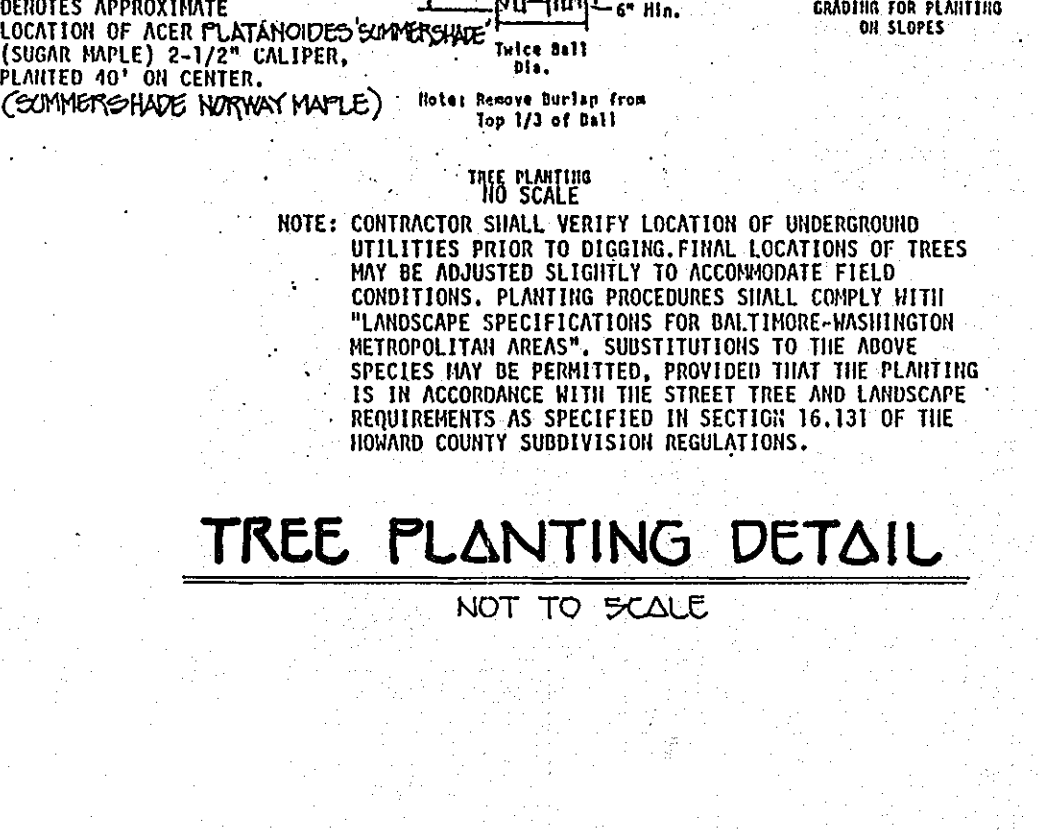
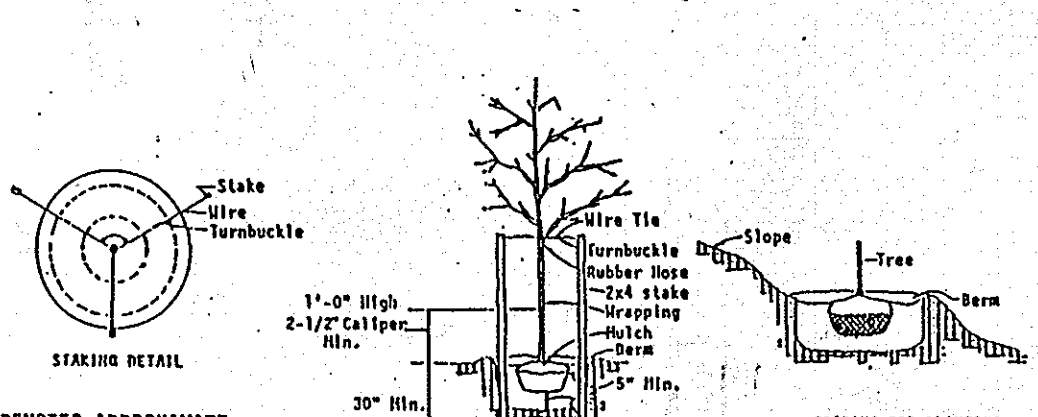
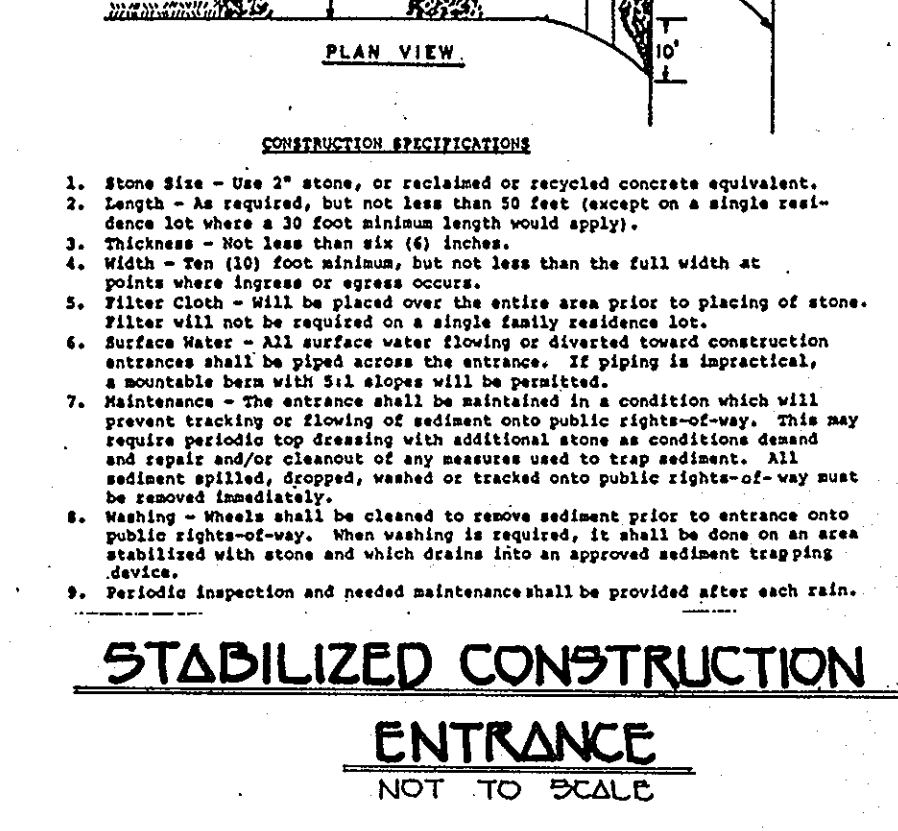
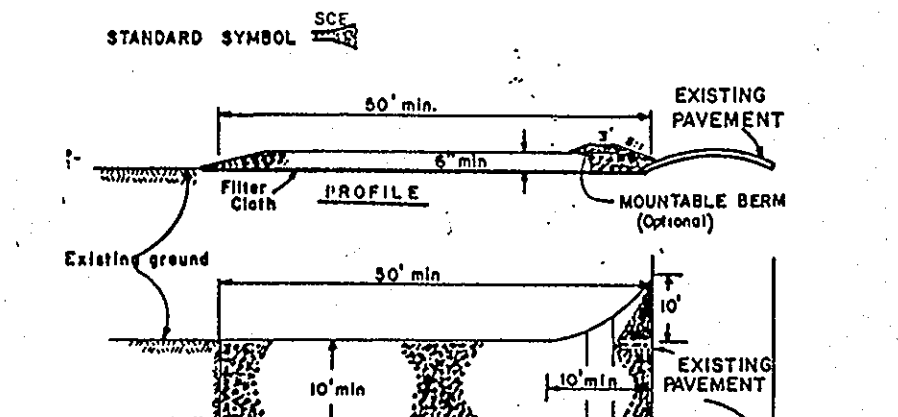
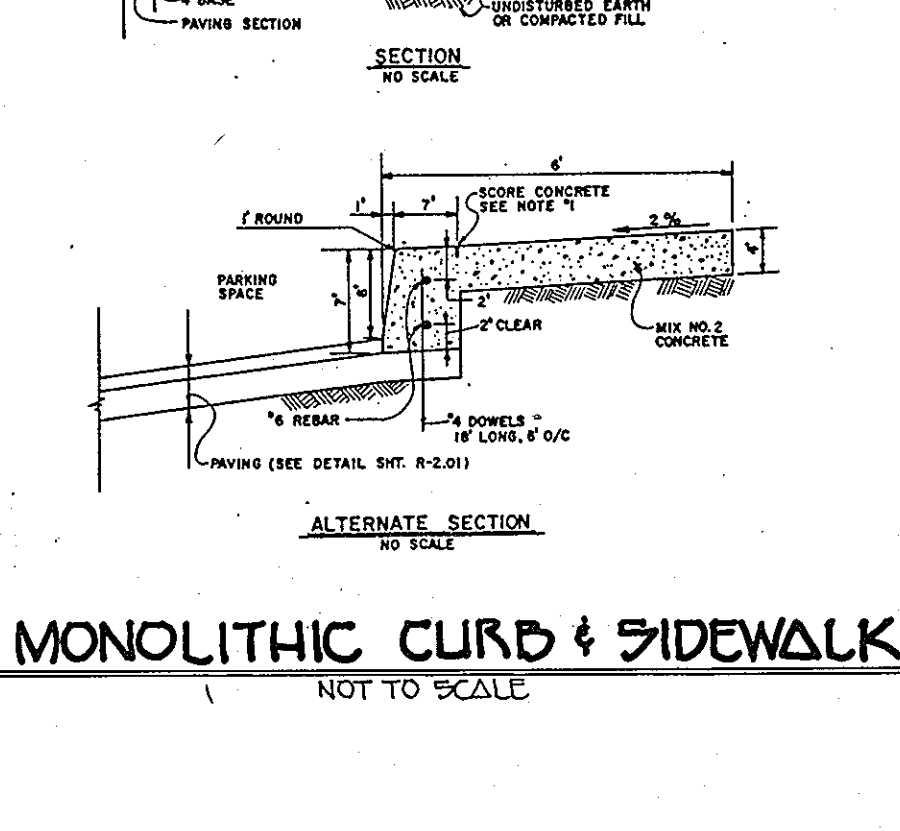
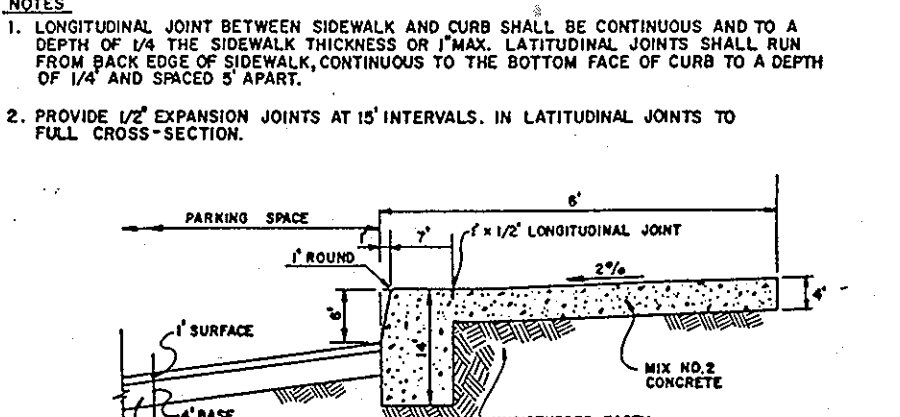
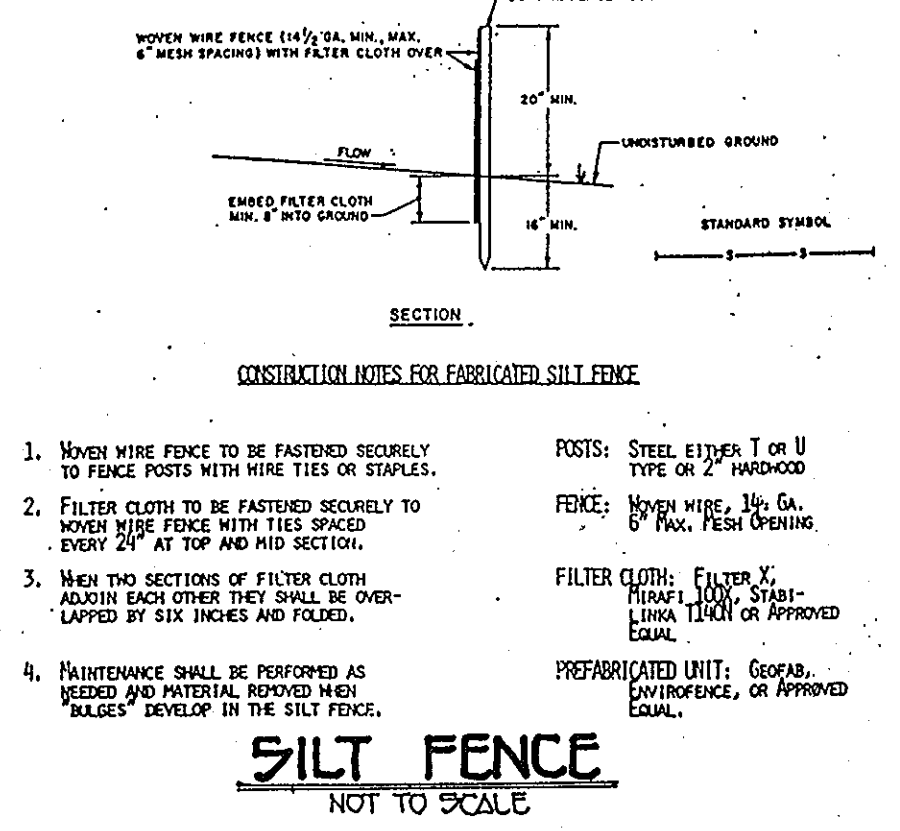
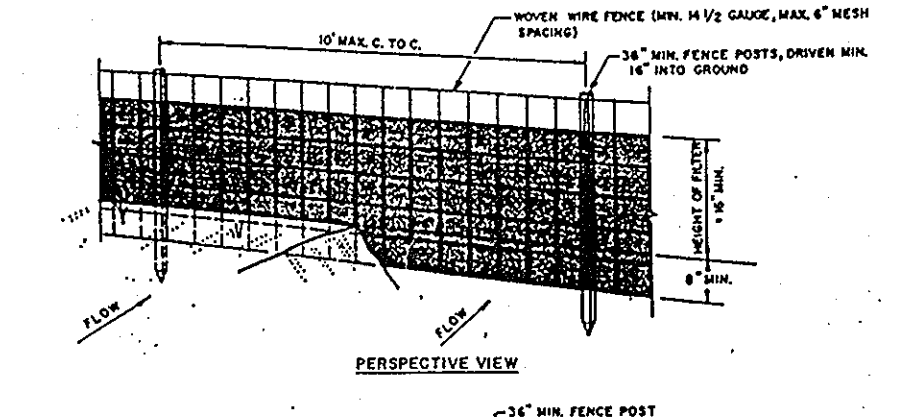
APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 5/10/93
DATE: 5/10/93

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
DATE: 4/27/93
DATE: 4-26-93

PERMANENT SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
 1) 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.
 2) 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. HARROW 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 50 LBS. PER ACRE (1.4 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 (.05 LBS/1000 SQ. FT.) OF WEEPING LOVEGRASS. 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) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW MULCH. APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.
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 2 1/2 BUSHES PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 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 UNROTTED 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, 8 FT. OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.
REPAIRS: FOR THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES:
 1) A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (992-2437).
 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL GREATER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 4) 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.
 5) 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) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). 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 SEDIMENT CONTROL INSPECTOR.
 7) SITE ANALYSIS:
 TOTAL AREA OF SITE 0.95 ACRES
 AREA DISTURBED 0.95 ACRES
 AREA TO BE ROOFED OR PAVED 0.95 ACRES
 AREA TO BE VEGETATIVELY STABILIZED 0.00 ACRES
 TOTAL CUT 500 CU. YDS.
 TOTAL FILL 500 CU. YDS.
 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
 9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DIMP 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.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 DATE: 4/5/93
 SIGNATURE OF ENGINEER: [Signature]

DEVELOPER'S CERTIFICATE
 I/WE 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 ENVIRONMENT 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 THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
 DATE: 4/5/93
 SIGNATURE OF DEVELOPER: [Signature]

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 DATE: 4/19/93
 SIGNATURE: [Signature]
 APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 DATE: 4/19/93
 SIGNATURE: [Signature]

APPROVED: DEPT. OF PLANNING AND ZONING
 DATE: 5/10/93
 SIGNATURE: [Signature]
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 DATE: 4-27-93
 SIGNATURE: [Signature]

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DATE: 4/22/93
 SIGNATURE: [Signature]
 APPROVED: CHIEF, BUREAU OF ENGINEERING
 DATE: 4-26-93
 SIGNATURE: [Signature]

PINE ORCHARD LANE
 TAX MAP 24 GRID 1 PARCEL 1053
 2ND ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 5, 1993
 SHEET 2 OF 4

OWNER/DEVELOPER
 GODFREY GARVY
 3011 WOODBERRY LANE
 ELLICOTT CITY, MD.
 21042

