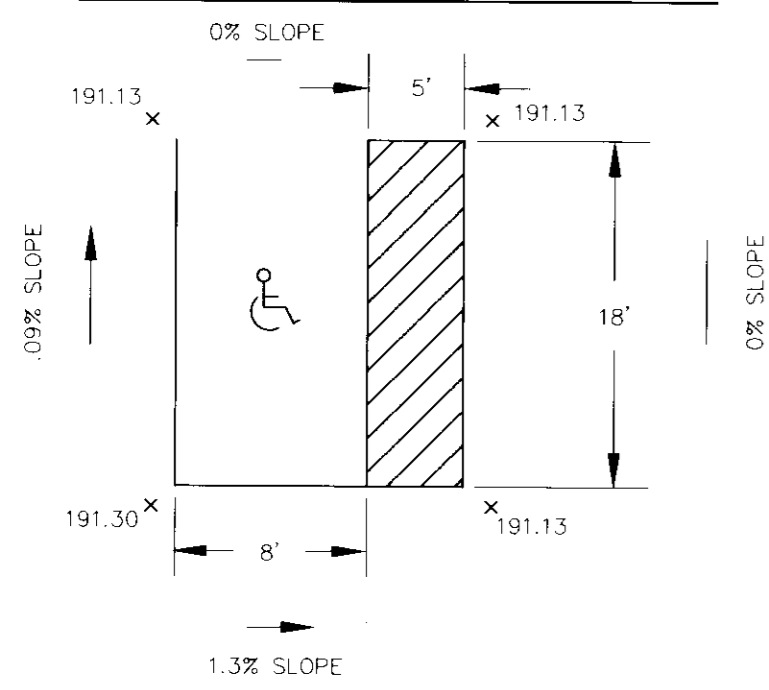
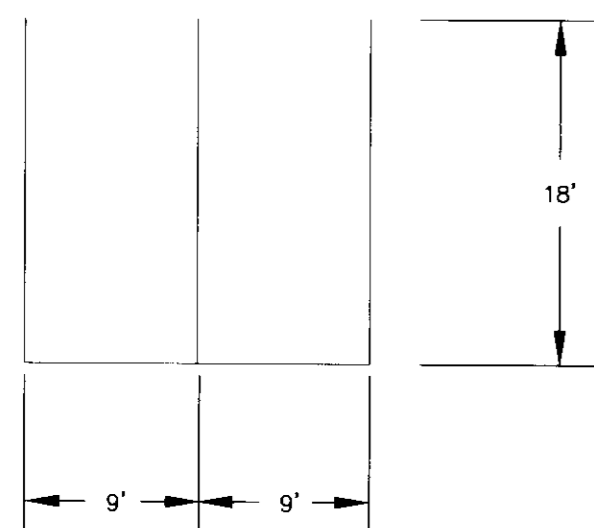


HANDICAPPED PARKING DETAIL

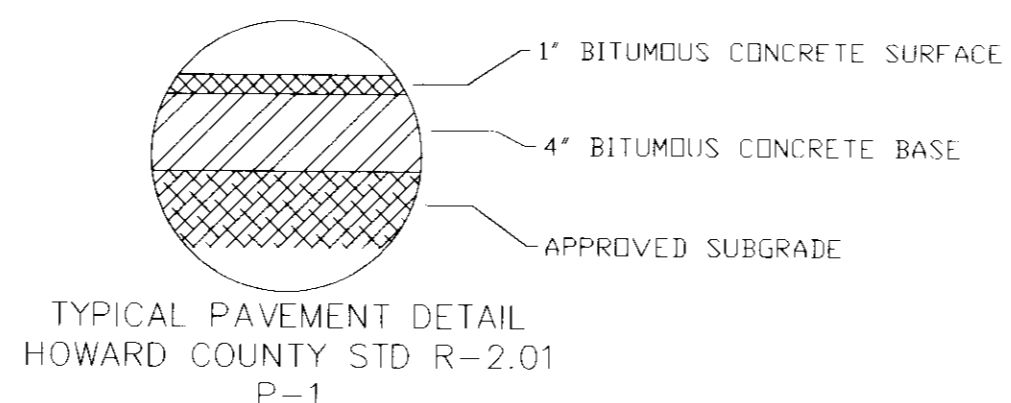


TYPICAL PARKING DETAIL



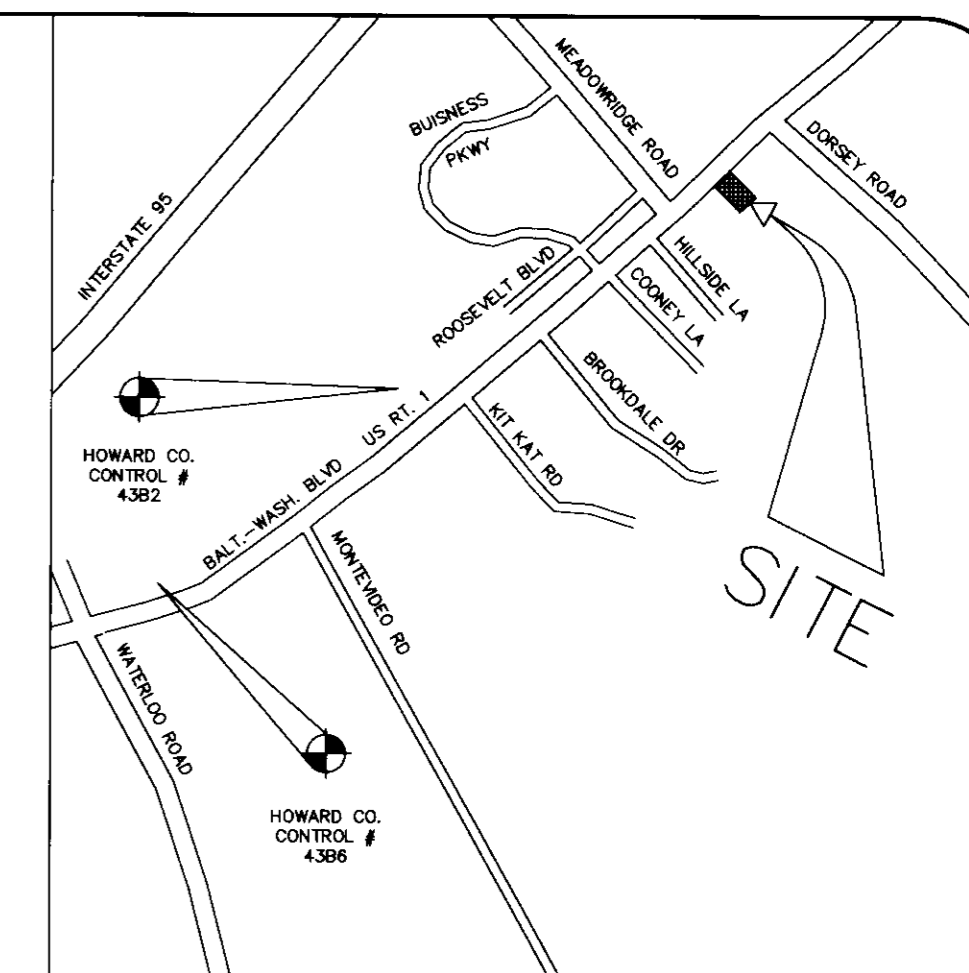
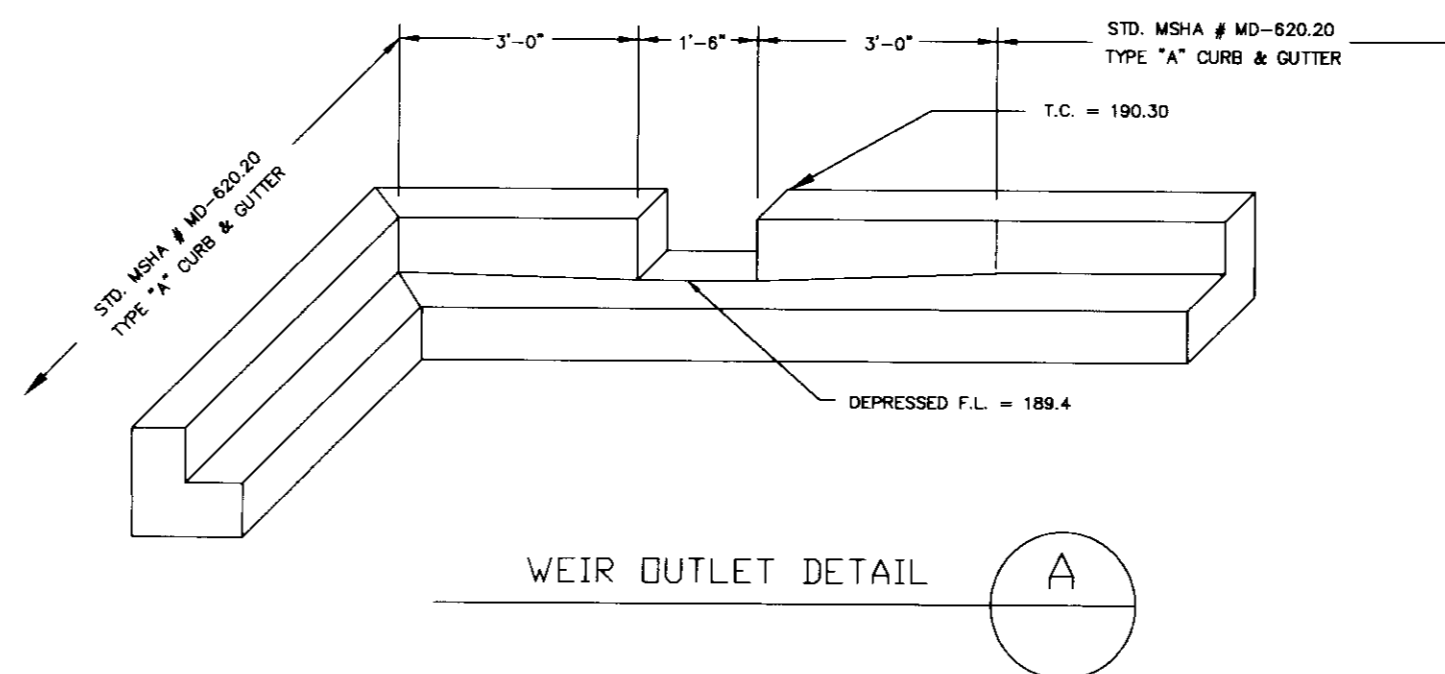
LEGEND

- NUMBER OF PROPOSED PARKING SPACES IN ROW
- PROPOSED SPOT ELEVATIONS
- PROPOSED TOP OF CURB ELEV.
- EX. PAVEMENT AREA—PROVIDE 1" BITUMINOUS CONCRETE SURFACE COURSE.
- EX. PAVEMENT AREA TO BE REMOVED AND REPLACED (P-1)
- NEW PAVEMENT AREA (P-1)
- AREA TO BE SEEDED AND MULCHED
- EX. FIRE HYDRANT
- EX. UTILITY POLE



NOTE:

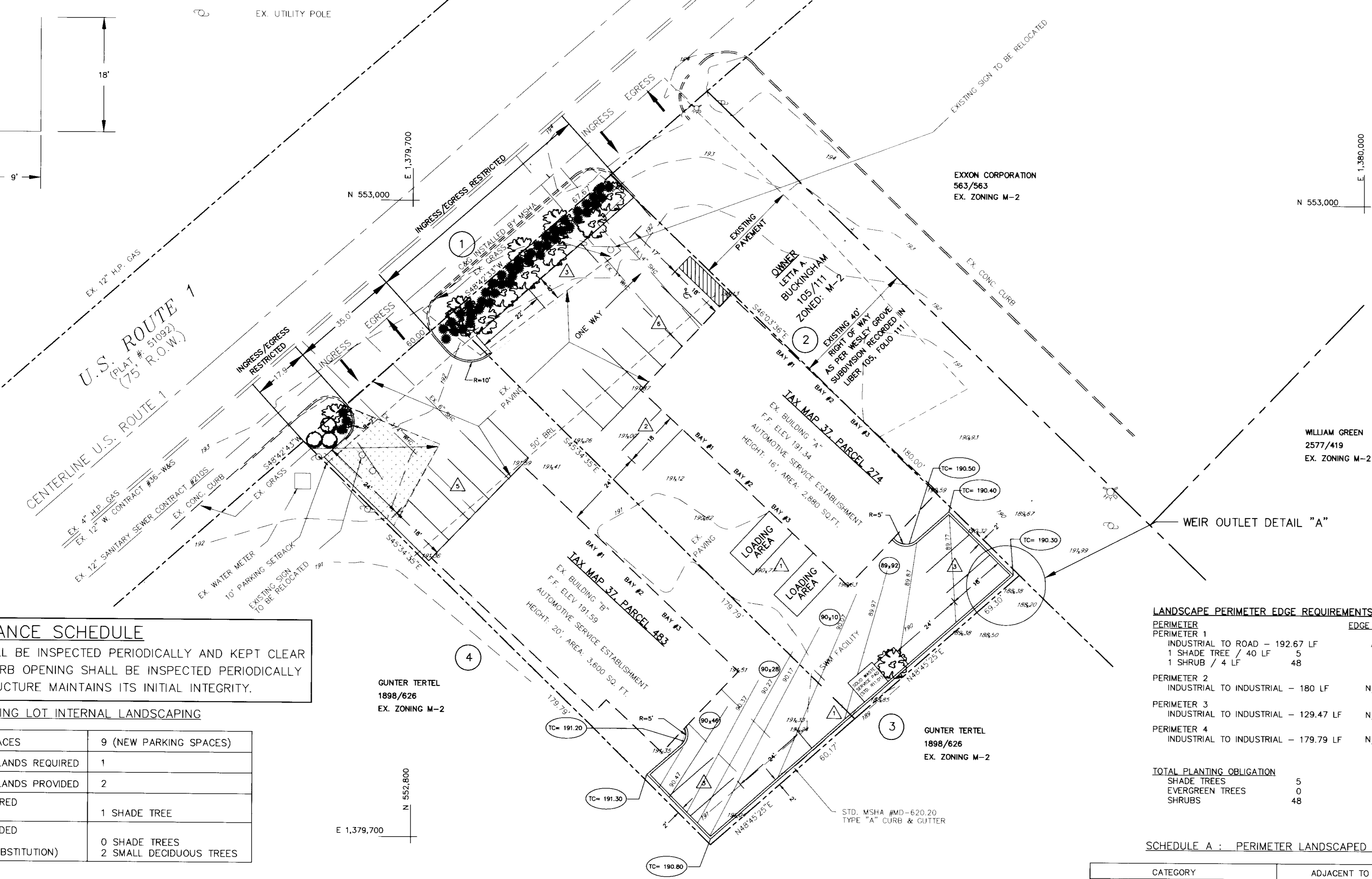
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN (SDP) IS TO CORRECT ZONING VIOLATIONS NOTED IN ZV 94-66, SWM & PARKING



VICINITY MAP
SCALE 1"=200'

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND: TAX MAP 37, PARCEL 483 & 274, 1ST ELECTION DISTRICT.
ZONING: M-2
AREA: 0.6 AC.
DPZ FILES: ZV 94-66, BA 96-22, WP 97-16.
5. TOPOGRAPHY BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON JULY 24, 1995.
6. BOUNDARY BASED ON PRIOR SITE DEVELOPMENT PLAN 84-48 BY BOENDER ASSOCIATES WHICH REVISED SDP 82-142 BY BOENDER ASSOCIATES.
7. HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON NAD'83 HOWARD COUNTY CONTROL STATIONS 43B2 AND 371A.
8. NO SLOPES STEEPER THAN 15% EXIST ON SITE.
9. ALL SOILS ON SITE ARE TYPE "C".
10. FOR PRIOR SDP'S REFER TO SDP-84-48 & SDP-82-142.
11. THERE ARE NO EXISTING WOODS ON SITE.
12. NO FLOODPLAIN OR WETLANDS EXIST ON SITE.
13. THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON SITE.
14. WATER AND SEWER WILL BE PUBLIC.
15. THIS SDP IS FOR THE REVISION OF THE SWM AND PARKING ONLY. SWM AND STORMDRAIN SYSTEMS ARE DESIGNED FOR THE ENTIRE DEVELOPMENT INDICATED.
16. PARKING: REQUIRED PER ESTABLISHMENT: 3 SPACES
REQUIRED PER SERVICE BAY: 3 SPACES
NUMBER OF ESTABLISHMENTS: 2
NUMBER OF SERVICE BAYS: 6
SPACES REQUIRED FOR SERVICE BAYS: 3 X 6 = 18 SPACES
SPACES REQUIRED FOR THE ESTABLISHMENTS: 2 X 3 = 6 SPACES
TOTAL REQUIRED: 24 SPACES
PROVIDED, ENTIRE DEVELOPMENT: 24 SPACES
17. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. (SEE SECTION 16.1202(b)(1)(i) OF THE SUBDIVISION LAND DEV. REGULATIONS)
18. THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS. (SEE SECTION 16.1107(2)(i) OF THE SUBDIVISION LAND DEV. REGULATIONS)
19. LANDSCAPING INDICATED PER B.A. 96-22V. SINCE OVERHEAD UTILITY LINES CUT ACROSS THE PLANTING AREA, SMALL DECIDUOUS TREES WERE SUBSTITUTED FOR SHADE TREES IN BOTH SCHEDULE A AND SCHEDULE B.
20. DISTURBED AREA = 4862 SQ. FT..
21. BUILDING COVERAGE OF SITE IS 0.16 AC OR 27% OF TOTAL SITE AREA.
22. VEHICULAR INGRESS AND EGRESS IS RESTRICTED TO U.S. ROUTE 1 EXCEPT AT MSHA APPROVED POINTS LABELED ON THE PLAN.
23. BUILDING DATA
TAX MAP 37, PARCEL 274 EX. BUILDING "A"
F.F. ELEV 191.34
AUTOMOTIVE SERVICE ESTABLISHMENT
HEIGHT: 16', AREA: 2,880 SQ.FT.
NO. SERVICE BAYS: 3
TAX MAP 37, PARCEL 483 EX. BUILDING "B"
F.F. ELEV 191.59
AUTOMOTIVE SERVICE ESTABLISHMENT
HEIGHT: 20', AREA: 3,600 SQ. FT.
NO. SERVICE BAYS: 3
24. WP 97-16 REQUESTED AN EXTENSION TO THE 45 DAY PERIOD FOR FILING ADDITIONAL INFORMATION TO THE DEPARTMENT OF PLANNING AND ZONING. THIS WAS APPROVED SEPTEMBER 18, 1996.
25. BA-96-22V REQUESTED A REDUCTION IN THE THIRTY (30) FOOT USE SETBACK (SEC 130.8.2) THE DECISION AND ORDER REDUCED THE SETBACK SUBJECT TO LANDSCAPING REQUIREMENTS. THIS WAS APPROVED ON OCTOBER 3, 1996.
26. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 1,100,000.



SWM MAINTENANCE SCHEDULE
PARKING AREA SHALL BE INSPECTED PERIODICALLY AND KEPT CLEAR OF DEBRIS. THE CURB OPENING SHALL BE INSPECTED PERIODICALLY TO INSURE THE STRUCTURE MAINTAINS ITS INITIAL INTEGRITY.

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	9 (NEW PARKING SPACES)
NUMBER OF PLANTING ISLANDS REQUIRED	1
NUMBER OF PLANTING ISLANDS PROVIDED	2
NUMBER OF TREES REQUIRED SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	0 SHADE TREES 2 SMALL DECIDUOUS TREES

LANDSCAPE PERIMETER EDGE REQUIREMENTS

PERIMETER	EDGE TYPE
PERIMETER 1 INDUSTRIAL TO ROAD - 192.67 LF	A
1 SHADE TREE / 40 LF	5
1 SHRUB / 4 LF	48
PERIMETER 2 INDUSTRIAL TO INDUSTRIAL - 180 LF	N/A
PERIMETER 3 INDUSTRIAL TO INDUSTRIAL - 129.47 LF	N/A
PERIMETER 4 INDUSTRIAL TO INDUSTRIAL - 179.79 LF	N/A

TOTAL PLANTING OBLIGATION

SHADE TREES	5
EVERGREEN TREES	0
SHRUBS	48

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	E
LINEAR FEET OF PERIMETER	192.67 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 48 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 10 SUBSTITUTION TREES 48 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3		ABELIA X GRANDIFLORA	GLOSSY ABELIA	2 1/2' - 3' HT.
12		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' - 10' HT.
45		TAXUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	2 1/2' - 3' HT.
TOTAL 60 PLANTS (12 SMALL DECIDUOUS TREES, 48 SHRUBS)				

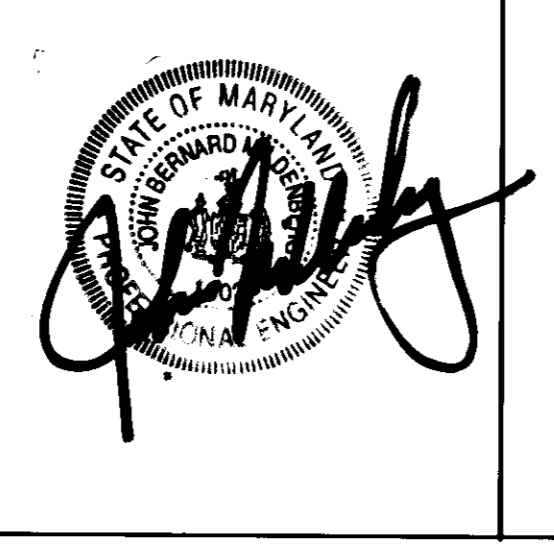
OWNERS

MR. CHARLES R. TAYLOR 2532 FREDERICK RD. BALTIMORE, MD 21228 (410) 465-4613
MR. CECIL DECKER 7263 WASHINGTON BLVD. BALTIMORE, MD 21227

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 274	7263 WASHINGTON BLVD.
PARCEL 483	7265 WASHINGTON BLVD.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John P. ... 8/19/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hamilton 8/22/97
CHIEF, DIVISION OF LAND DEVELOPMENT
Frank J. ... 8/26/97
DIRECTOR



MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax

BOULEVARD METALS
HOWARD COUNTY, MARYLAND
REVISED SITE DEVELOPMENT PLAN

1 OF 1