

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-1 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: PARCEL 589 - 5782 MAIN STREET, ELKRIDGE, MARYLAND 21075; PARCEL 590 - 5786 MAIN STREET, ELKRIDGE, MARYLAND 21075
- TOTAL AREA OF PROPERTY 16,153 SF OR 0.3708 AC±
- REFERENCE: LIBER 15394, FOLIO 218 AND LIBER 15394, FOLIO 244
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
 - STATE HIGHWAY ADMINISTRATION 410.531.5533
 - BGE (CONTRACTOR SERVICES) 410.850.4620
 - BGE (UNDERGROUND DAMAGE CONTROL) 410.787.9058
 - MISS UTILITY 800.257.7777
 - COLONIAL PIPELINE COMPANY 410.795.1390
 - HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
 - HOWARD COUNTY HEALTH DEPARTMENT 410.313.2840
 - AT&T 800.743.0033/410.224.9210
 - VERIZON 800.743.0033/410.224.9210
- EXISTING PUBLIC WATER AND PUBLIC SEWER WILL BE USED ON SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SHANBERGER & LANE, LLC ON FEBRUARY 26, 2015. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY SHANBERGER & LANE, LLC ON FEBRUARY 26, 2015. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE, HOWARD COUNTY SOILS MAP, GRID 2, SUBGRID 296.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2014. NO WETLANDS, STREAMS OR BUFFERS, FOREST OR SPECIMEN TREES ARE PRESENT ON SITE.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE SINCE THE TOTAL SIZE OF THE DEVELOPMENT IS LESS THAN 40,000 SF.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (4 SHADE TREES, 5 EVERGREEN TREES, 25'1/2" OF WALL, AND 318' OF FENCE) WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,630.00.
- THE FREE FLOW SPEED DETERMINATION REPORT AND ADEQUATE ROAD FACILITIES TEST EVALUATION REPORT WAS PREPARED BY MARS GROUP ON JUNE 2015.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. PAVING TO BE HOWARD COUNTY STANDARD P-2 PAVING SECTION (SEE DETAILS ON SHEET GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION).
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PROPOSED SPOT ELEVATIONS ALONG CURB AND GUTTER ARE SHOWN TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- THE ENTRANCES SHALL BE PER HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R-6.09, UNLESS WAIVERS HAVE BEEN APPROVED. THE CONTRACTOR SHALL MATCH EXISTING PAVING AND CURB ELEVATIONS AT ENTRANCE FILLETS.
- A DESIGN MANUAL WAIVER HAS BEEN APPROVED TO ALLOW THE CURB FILLET RADII TO BE REDUCED TO THOSE SHOWN ON THIS PLAN.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- SIGNAGE SHALL BE PLACED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS AND IDENTIFYING EACH SEPARATE SUITE BY A LETTER.
- GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 0024 AND 388B WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- ALL SWALES TO HAVE EROSION CONTROL MATTING.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY ONE MICRO-BIORETENTION FACILITY (M-6) AND FOUR RAIN BARRELS.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL "QUICK PUNCH" SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE PROPOSED JAIL IS TO BE USED AS AN ENTRANCE INTO THE OUTDOOR DINING AREA AND PAYS TRIBUTE TO THE 1-1/2 STORY FRAME JAIL BUILDING EXISTING ON-SITE. THE EXISTING STRUCTURE IS TO BE REMOVED DUE TO ITS STATE OF DISREPAIR AND IS NOT AN HISTORICAL STRUCTURE.
- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.

SITE DEVELOPMENT PLAN

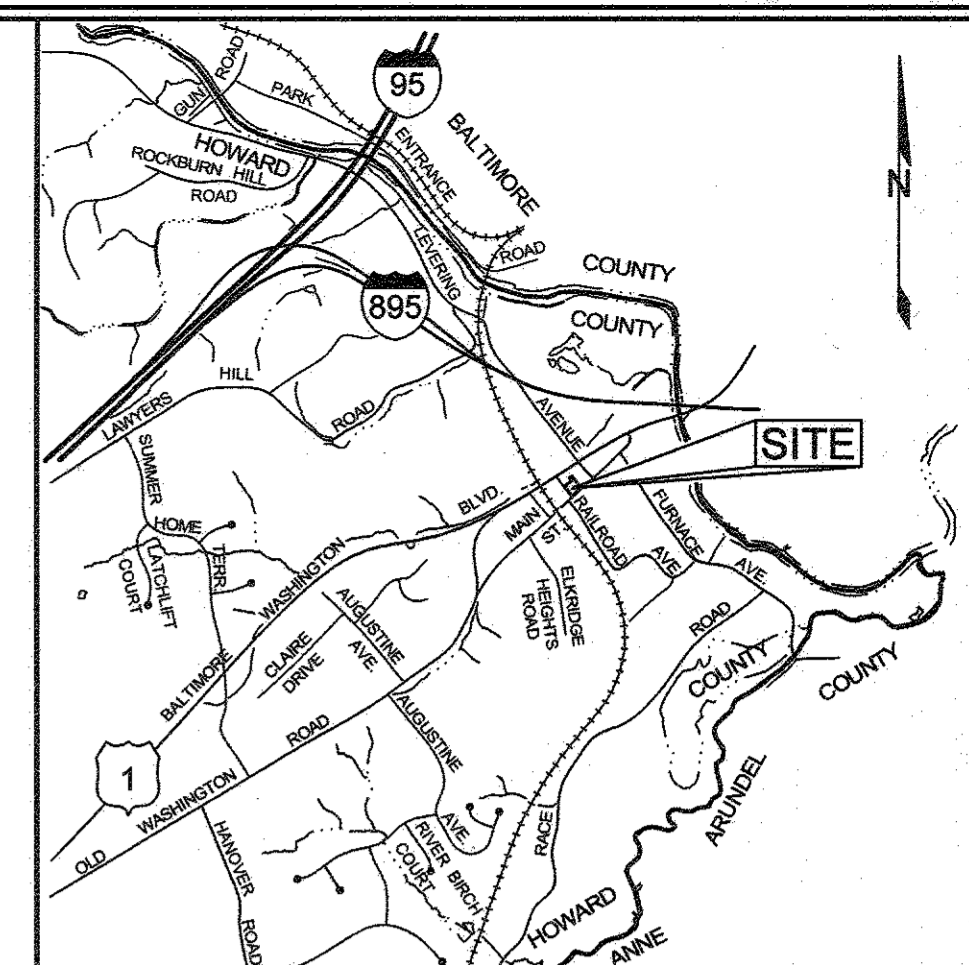
PATUXENT ENGINEERING

PARCELS 589 AND 590

ELKRIDGE, HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED BOARD-ON-BOARD FENCE
- PROPOSED 2' HIGH MASONRY WALL WITH 4' HIGH IRON FENCE
- EX. WATER HOUSE CONNECTION
- EX. SEWER HOUSE CONNECTION



HOWARD COUNTY, MARYLAND ADC MAP 4837-06
VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
0024	565,085.481	1,395,212.085	26.959	NORTH SIDE ROUTE 1 @ 595' OFF-RAMP, 600' NORTH OF LEVERING AVENUE
388B	564,007.675	1,393,649.842	63.661	SOUTH SIDE ROUTE 1, 0.2 MI. SOUTH OF LEVERING AVE., 9.98' NORTH OF CURB PC

ADDRESS CHART	
PARCEL	STREET ADDRESS
589	5782 MAIN STREET, ELKRIDGE, MD 21075
590	5786 MAIN STREET, ELKRIDGE, MD 21075

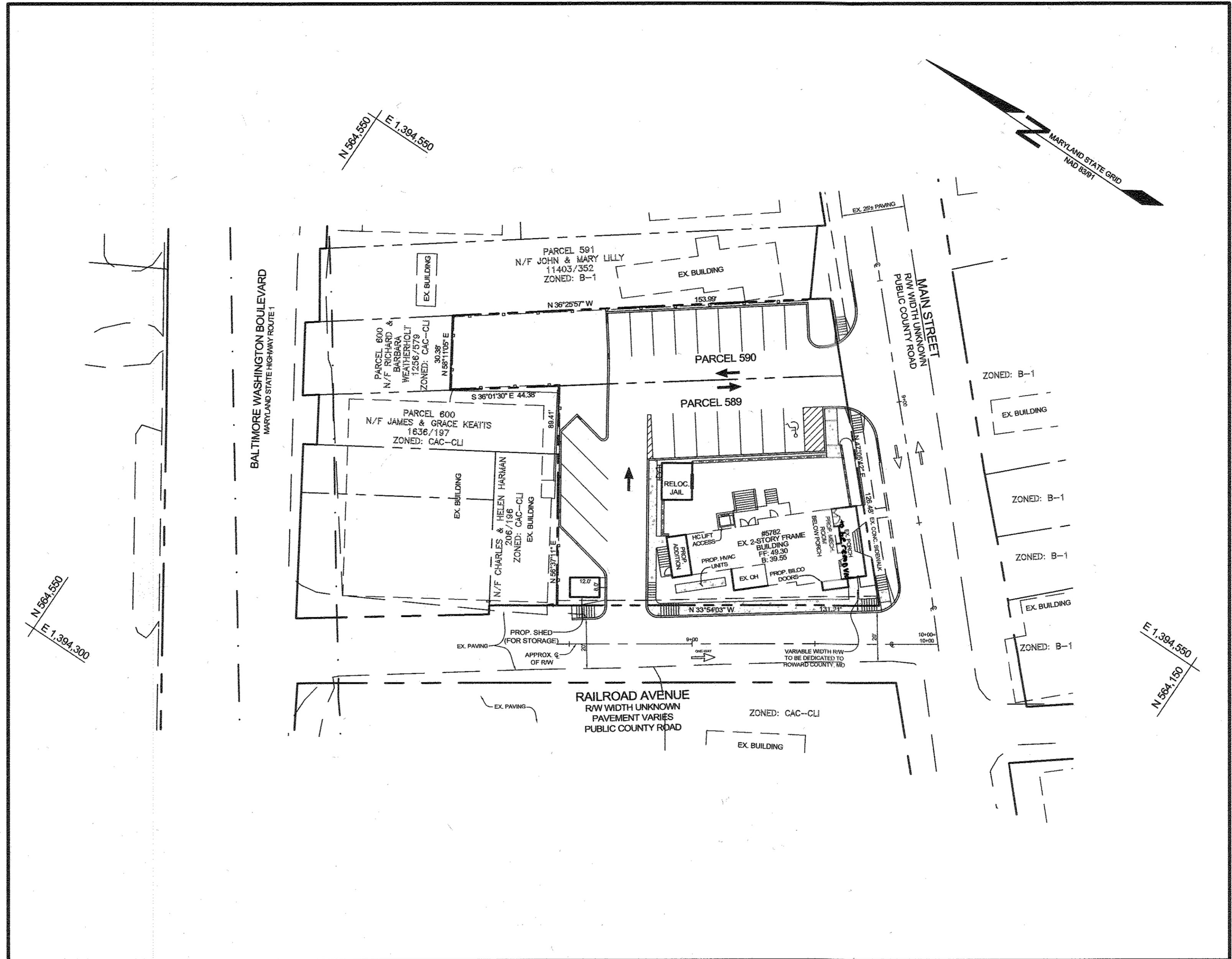
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT AND EROSION CONTROL AND PAVING PLAN
4	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
5	STORMWATER MANAGEMENT PLAN AND DETAILS
6	LANDSCAPING PLAN

FLOOR SPACE USE CHART				
USE	LOWER FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL FLOOR AREA
GENERAL OFFICE	N/A	922 SF±	1,593 SF±	2,515 SF±
RESTAURANT-CARRY OUT	N/A	684 SF±	N/A	684 SF±
RESTAURANT-STANDARD	1,879 SF±	N/A	N/A	1,879 SF±

SITE ANALYSIS DATA CHART			
TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
0.37 AC±	0.37 AC±	0.40 AC±	B-1
PROPOSED USE OFFICE / RESTAURANT	FLOOR SPACE PER USE SEE CHART THIS SHEET	TOTAL UNITS ALLOWED NA	TOTAL UNITS PROPOSED NA
MAX. # EMPLOYEES/TENANTS NA	PARKING SPACES REQ. NA*	PARKING SPACES PROV. 19	HC SPACES PROVIDED 1
OPEN SPACE REQUIRED NA	OPEN SPACE PROVIDED NA	REC. O.S. REQUIRED NA	REC. O.S. PROVIDED NA
BUILDING COVERAGE 1,890 SF±	FLOOR AREA RATIO 9%±	DPZ FILE REFERENCES ECP-16-012, W1088-30347, 22-S	

* PER SECTION 128.0.A.6.b(2) OF THE HOWARD COUNTY ZONING REGULATIONS, THE MINIMUM OFF-STREET PARKING REQUIREMENTS SHOWN IN SECTION 133.0.D ARE NOT APPLICABLE. REASONABLE AND APPROPRIATE PARKING HAS BEEN PROVIDED.

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION	PARCEL # / LOT #	
N/A	NA	589 / 590	
DEED NO. L15988 F.412; L.16189 F.406	GRID # 04	ZONING B-1	TAX MAP # ELECT. DIS. CENSUS TRACT 37 1ST 6012.02



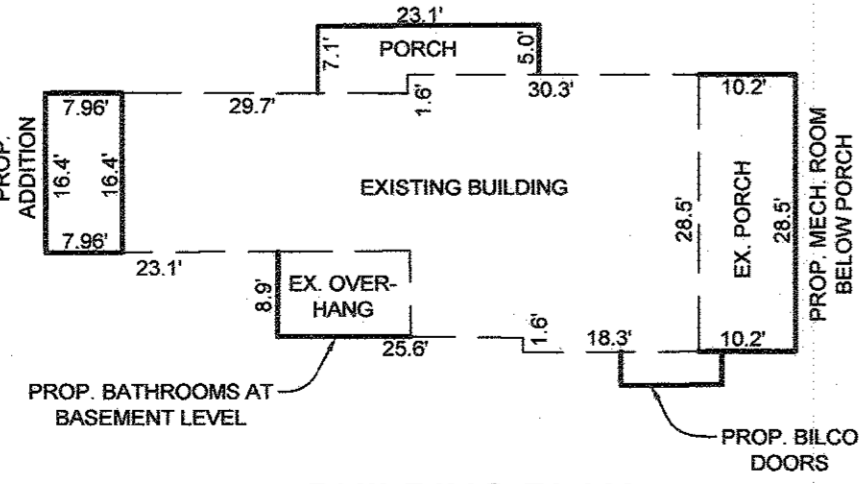
LOCATION MAP
SCALE: 1"=30'

PARKING TABULATION CHART			
USE	AREA	REQUIRED	PROVIDED
GENERAL OFFICE	2,515 SF	N/A (1)	6 SPACES
RESTAURANT/ CARRY OUT	684 SF	N/A (1)	3 SPACES
RESTAURANT/ STANDARD	1,879 SF	N/A (1)	10 SPACES
TOTAL	5,078 SF	N/A (1)	19 SPACES (2)

NOTES:
(1) PER SECTION 128.0.A.6.b(2) OF THE HOWARD COUNTY ZONING REGULATIONS, THE MINIMUM OFF-STREET PARKING REQUIREMENTS SHOWN IN SECTION 133.0.D ARE NOT APPLICABLE. REASONABLE AND APPROPRIATE PARKING HAS BEEN PROVIDED.
(2) RAILROAD AVENUE AND MAIN STREET ARE ALLOWED TO HAVE ON-STREET PARKING. THIS PARKING IS NOT COUNTED TOWARDS OUR SITE'S PROVIDED SPACES.



BUILDING ELEVATIONS
SCALE: 1"=20'

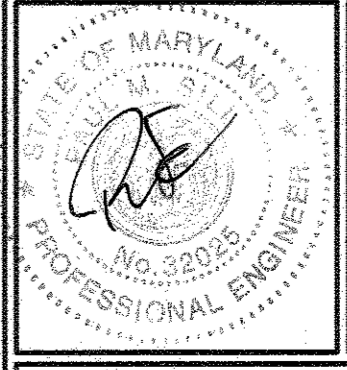


BUILDING PLAN
SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING <i>Chad...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 1-23-17	APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY <i>Walter...</i> CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 1-27-17	APPROVED: <i>Walter...</i> COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE: 1/17/2017	NO.	DESCRIPTION	DATE
REVISIONS					

OWNER/DEVELOPER

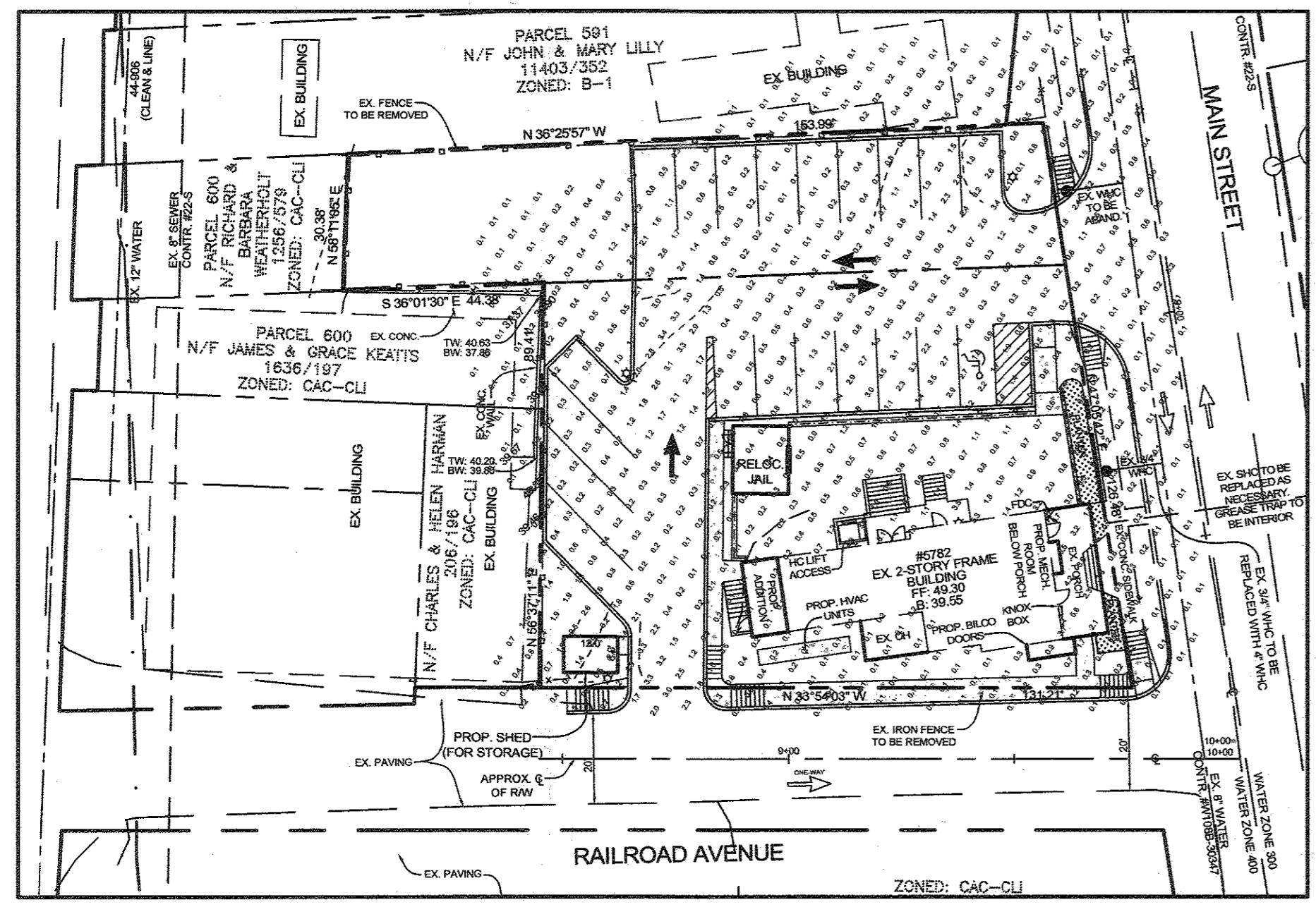
5782 MAIN STREET, LLC
c/o JOHN O'CONNOR
5741 MAIN STREET
ELKRIDGE, MD 21075
410.796.8130



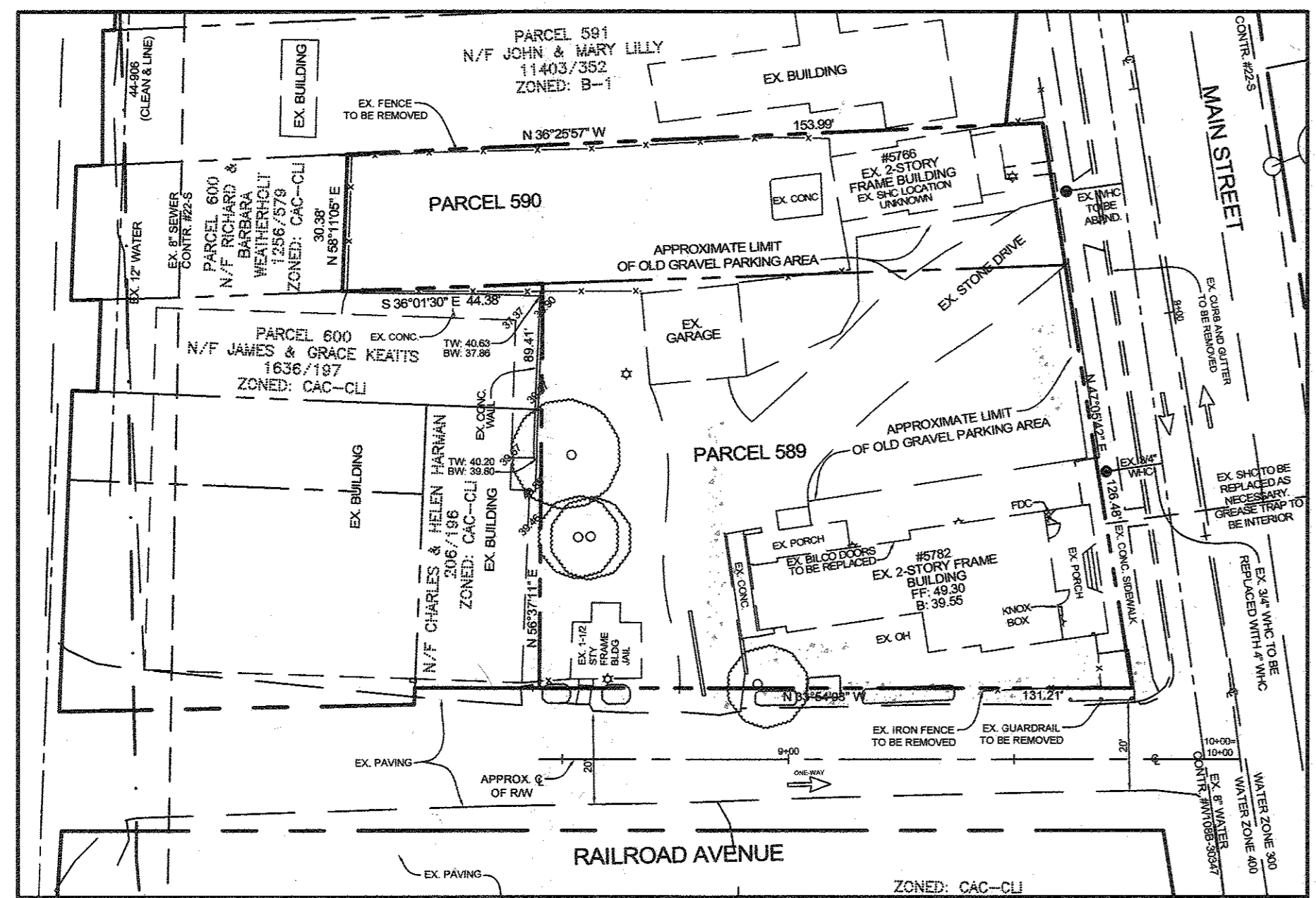
SILL ENGINEERING GROUP, LLC
11130 Dovedale, Suite 200
Marriottsville, Maryland 21104
Phone: 413.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: PS/KSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 12, 2016
PROJECT #: 14-050
SHEET #: 1 of 6

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32023, EXPIRATION DATE: JUNE 20, 2017



SITE LIGHTING DETAIL
SCALE: 1"=20'



EXISTING CONDITIONS
SCALE: 1"=20'

SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <35 TO <47		27		3 TO <35 TO <47		27	
			MIN HMA WITH GAB	HMA WITH CONSTANT GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB		
P-2	PARKING DRIVEABLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0	2.0	2.0	2.0	2.0
	LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS: RESIDENTIAL	GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0

NOTES:

- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
- HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE 2.0" MIN TO 4.0" MAX, 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
- GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
- THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
- IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
- THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

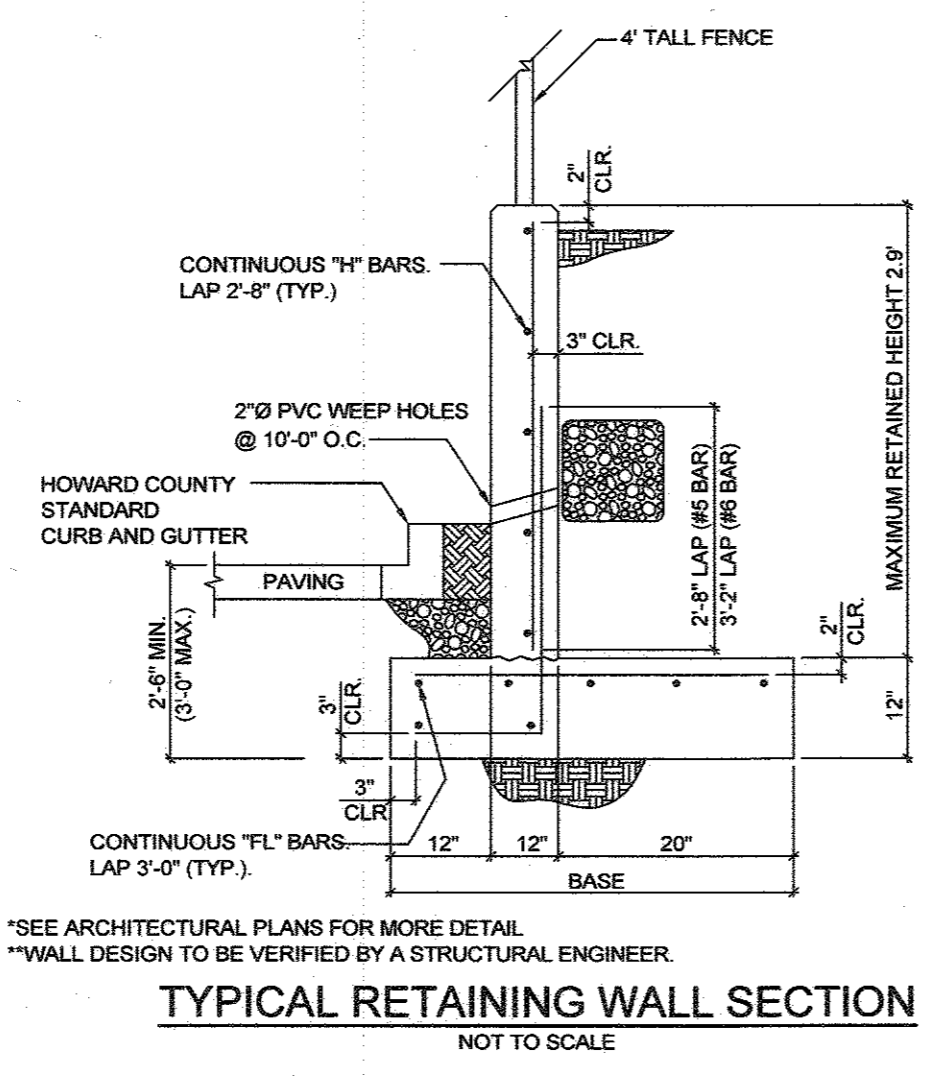
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ch. Ph... 1-23-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W... 1-27-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

W... 1-31-17
DIRECTOR DATE

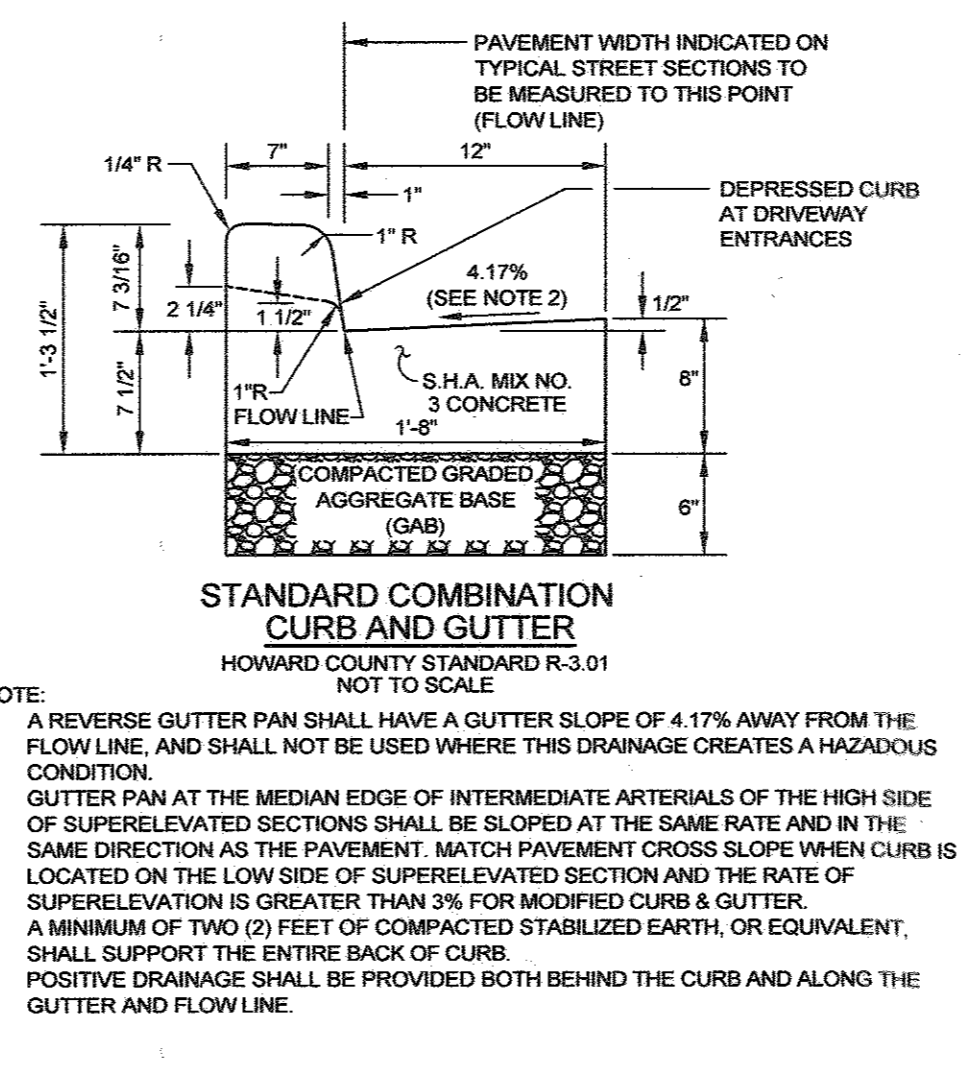
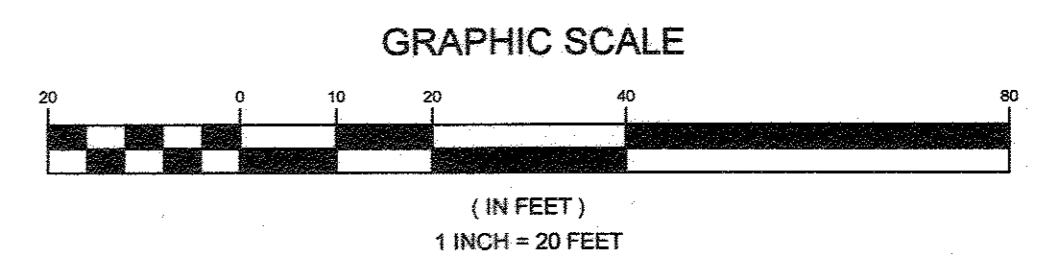
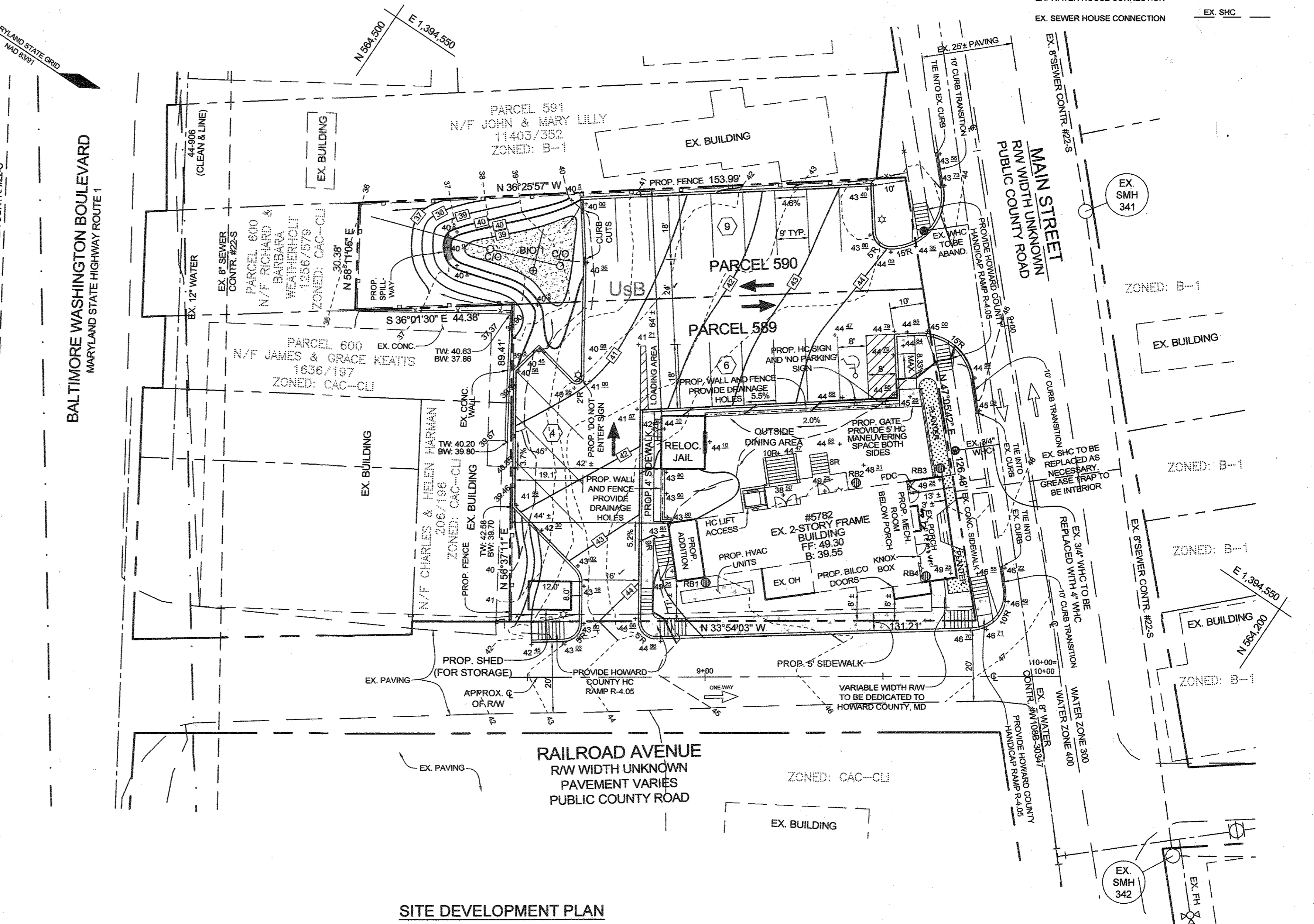
NO.	DESCRIPTION	DATE



LIGHTING FIXTURE SCHEDULE									
SYMBOL	MFGR.	CATALOG NO.	CKT. VOLTS	NO.	LAMPS (GE CATALOG #)	TYPE	WATTS	MOUNTING	MOUNTING
☼	STERNBERG LIGHTING	XRLD-8750-BL4512-MDL14 POLE-450-FP4-10-KCC-BKT	120	1	LED	44	EXTERIOR POLE	DECORATIVE ACORN LED POLE MOUNTED EXTERIOR LIGHTING FIXTURE; 3795 LUMENS; PROVIDE WITH HOUSE SIDE SHIELD; POLYCARBONATE, SHATTER RESISTANT LENS; TYPE 2 DISTRIBUTION; 4500K COLOR TEMPERATURE; 10'-0" ALUMINUM TAPERED POLE WITH BLACK FINISH; LED 0-10V DRIVER.	
☼	FC LIGHTING	FCWS7168-LED-K1-250-BK-A	120	1	LED	14	EXTERIOR WALL	EXTERIOR WALL MOUNTED DECORATIVE LED FIXTURE; CORROSION RESISTANT ALUMINUM HOUSING; IMPACT RESISTANT; 0-10V LED DRIVER; 1250 LUMEN PACKAGE; BLACK FINISH; MOUNT AT 8'-0" ABOVE GRADE TO CENTER OF FIXTURE.	

LIGHTING FIXTURE SCHEDULE NOTES:

- MODEL NUMBERS LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY CORRECT MODEL NUMBER WITH MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING.
- CONTRACTOR SHALL CONFIRM VOLTAGE, LAMPING, BALLAST CHARACTERISTICS, FIXTURE DETAILS, INSTALLATION TYPE, FINISHES, ETC. WITH SPECIFICATIONS DEFINED IN LIGHTING FIXTURE SCHEDULE PRIOR TO ORDERING AND INSTALLATION.
- WHERE LIGHTING FIXTURE SCHEDULE INDICATES FOR CONTRACTOR TO MATCH BUILDING STANDARD, CONTRACTOR SHALL MATCH BUILDING STANDARD AS LONG AS EXISTING FIXTURES ARE LIKE-TYPE FIXTURES.
- PROVIDE ADEQUATE AMOUNT OF LIGHTING FIXTURES AS REQUIRED TO SPAN ENTIRE LENGTH OF COVE. CONTRACTOR SHALL CONFIRM LENGTH OF COVE AND LENGTH OF COVE LIGHTING FIXTURES IN FIELD PRIOR TO ORDERING.
- SEE ARCHITECTURAL PLANS FOR MORE DETAIL.



LEGEND

EXISTING CONTOUR	---	382
PROPOSED CONTOUR	---	382
EXISTING SPOT ELEVATION	•	382.3
PROPOSED SPOT ELEVATION	•	382.3
DIRECTION OF FLOW	→	
EXISTING TREELINE	~	
PROPOSED TREELINE	~	
PROPOSED BOARD-ON-BOARD FENCE	□	
PROPOSED 2' HIGH MASONRY WALL WITH 4' HIGH IRON FENCE	▬	
EXISTING TRAFFIC FLOW	→	
PROPOSED TRAFFIC FLOW	→	
EXISTING WATER METER	⊙	
PROPOSED HANDICAP PARKING SIGN	⊙	
PROPOSED LIGHT POLE	⊙	
PROPOSED WALL PACK	⊙	
EX. WATER HOUSE CONNECTION	EX. WHC	
EX. SEWER HOUSE CONNECTION	EX. SHC	

EXISTING CONDITIONS AND SITE DEVELOPMENT PLAN
PATUXENT ENGINEERING
OFFICE AND COMMERCIAL BUILDING

TAX MAP 38 GRID 04
1ST ELECTION DISTRICT

PARCEL 589 AND 590
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER
5782 MAIN STREET, LLC
C/O JOHN O'CONNOR
5741 MAIN STREET
ELK RIDGE, MD 21075
410.796.8130

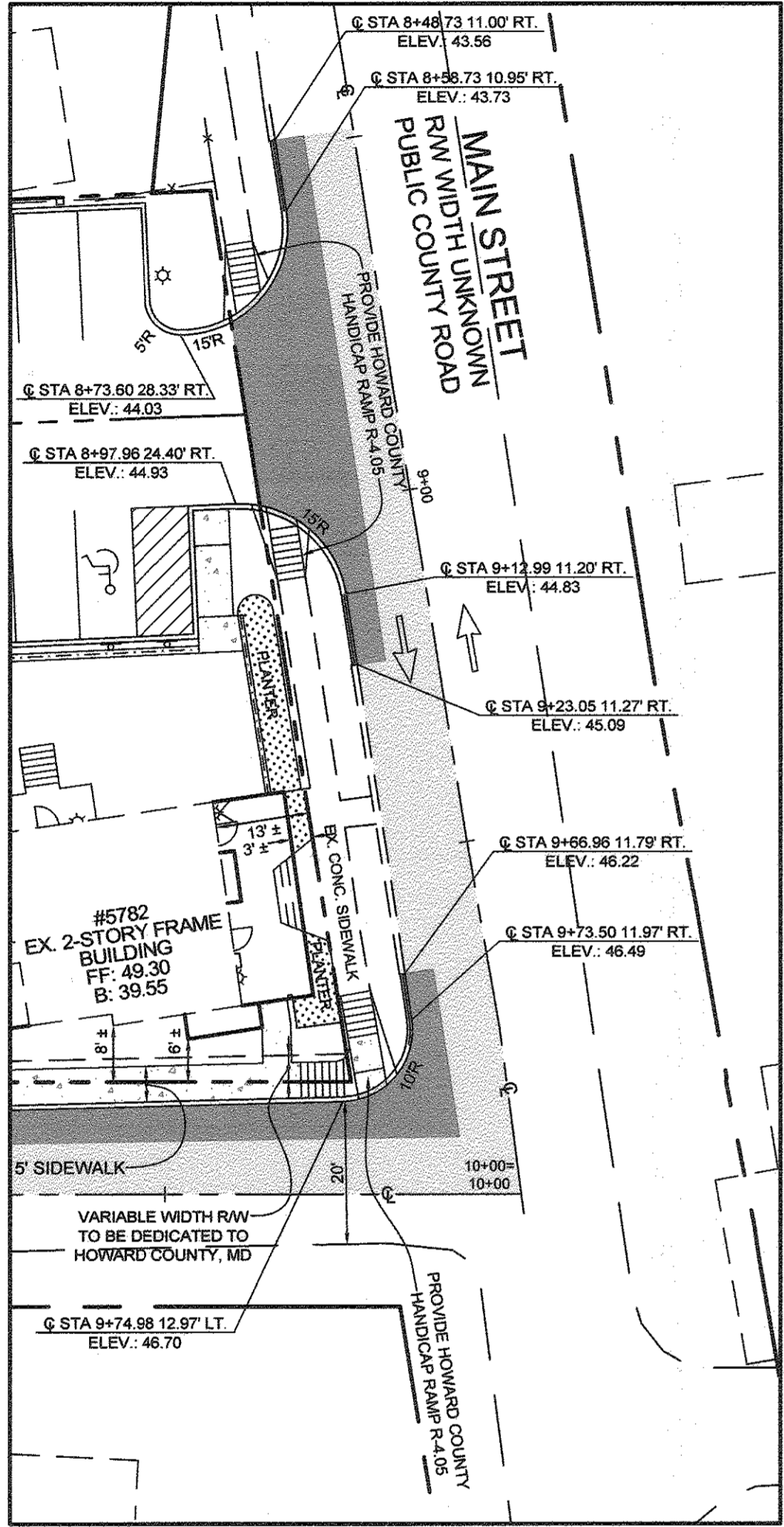
DESIGN BY: PS
DRAWN BY: PSKSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 12, 2018
PROJECT #: 14-050
SHEET #: 2 of 6

SILL ENGINEERING GROUP, LLC
11130 Dovecote, Suite 200
Marrifootville, Maryland 21104
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

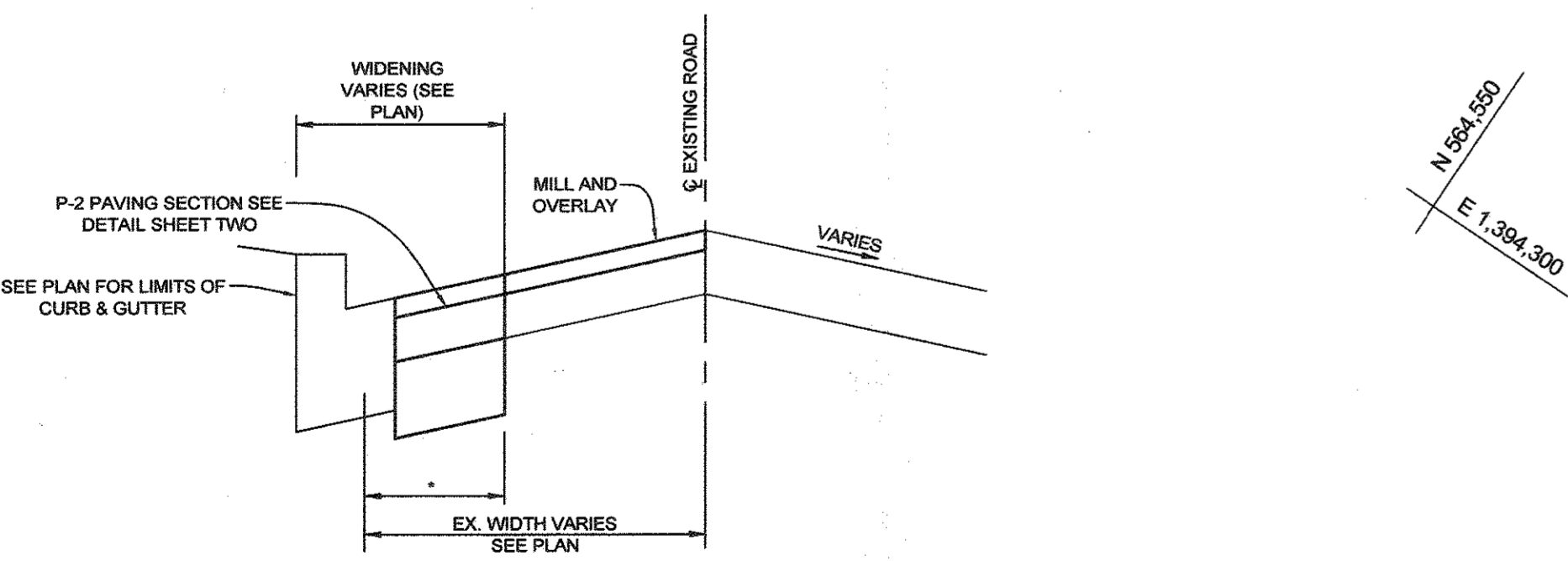
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32023, EXPIRATION DATE: JUNE 20, 2017

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
UsB	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	-

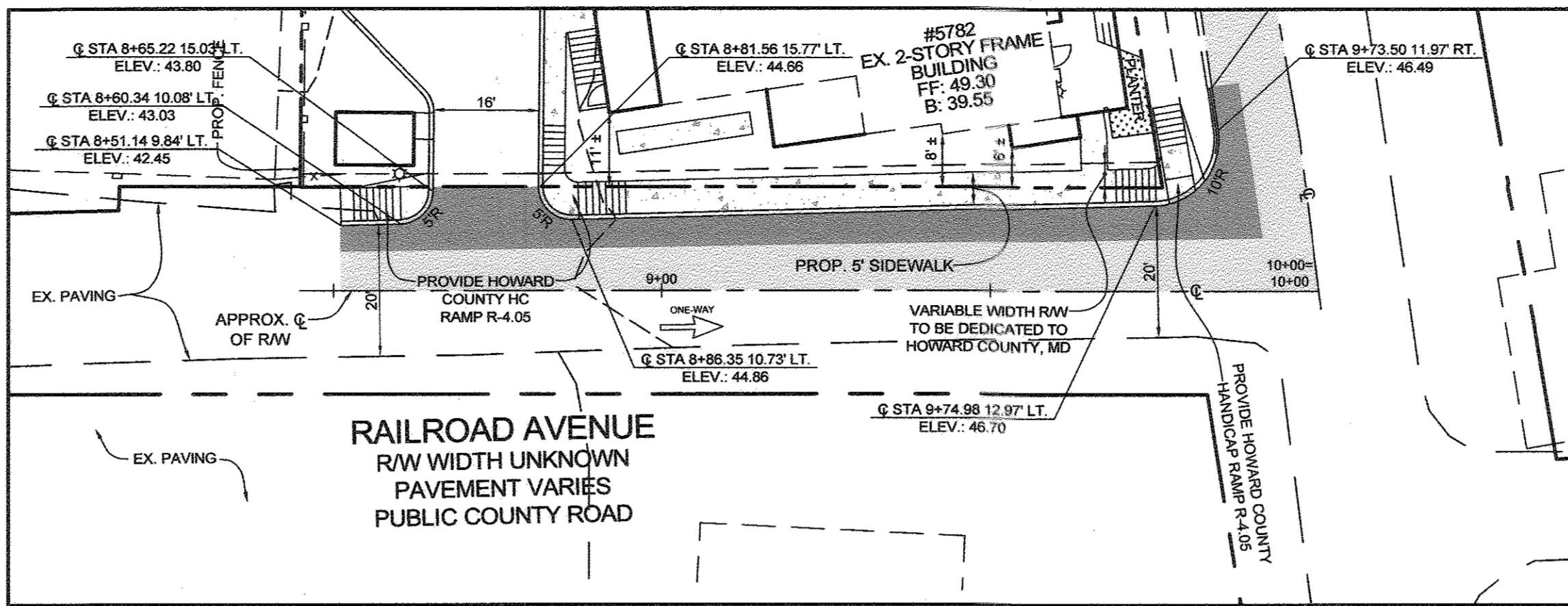
NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY, SOILS MAP - GRID 2, SUBGRID 296.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



PAVING PLAN: MAIN STREET
SCALE: 1"=20'

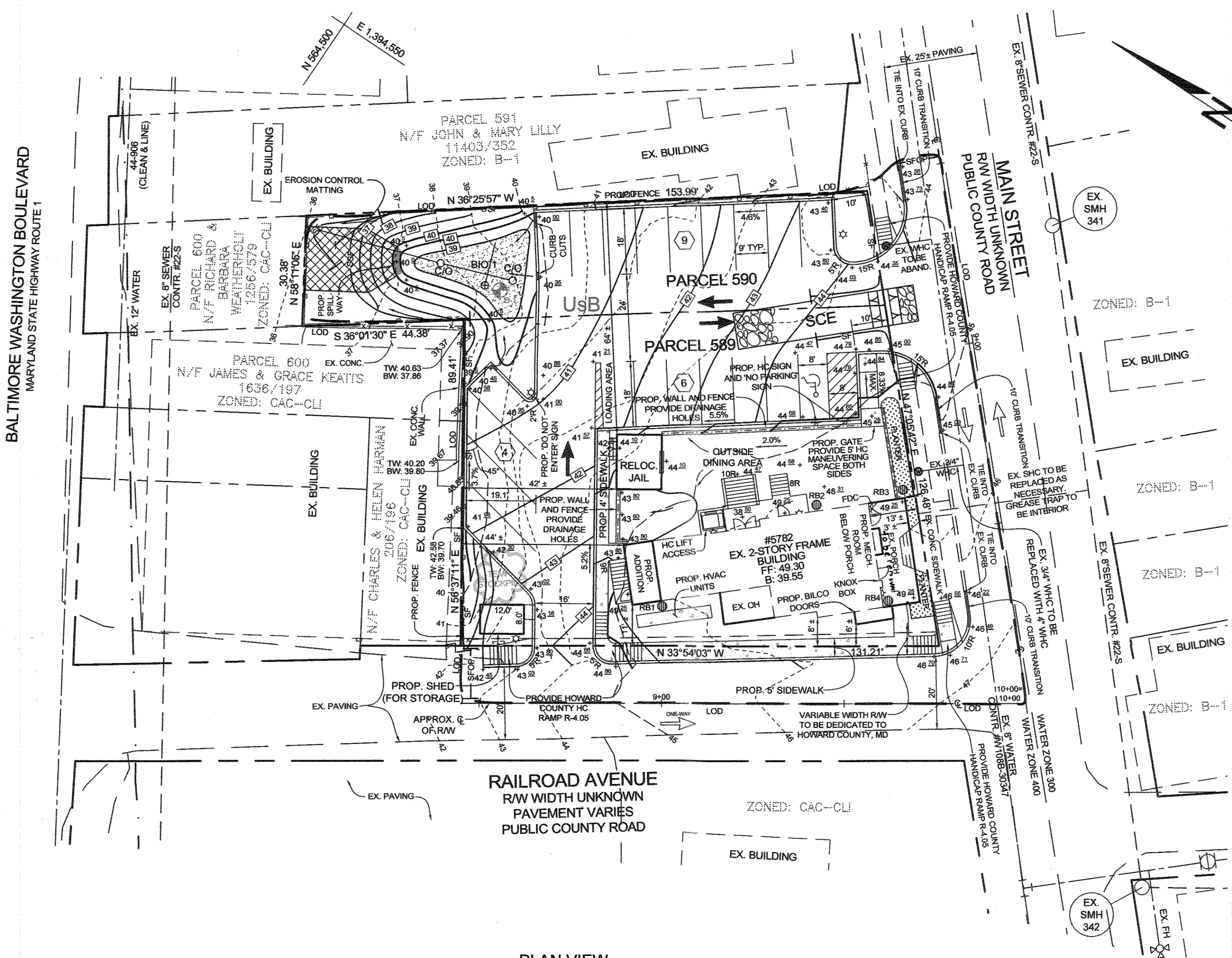


WIDENING DETAIL
RAILROAD AVENUE STA. 8+51.14 TO 9+74.98
MAIN STREET STA 8+48.73 TO 9+23.05 AND
9+68.98 TO 9+73.50
NOT TO SCALE

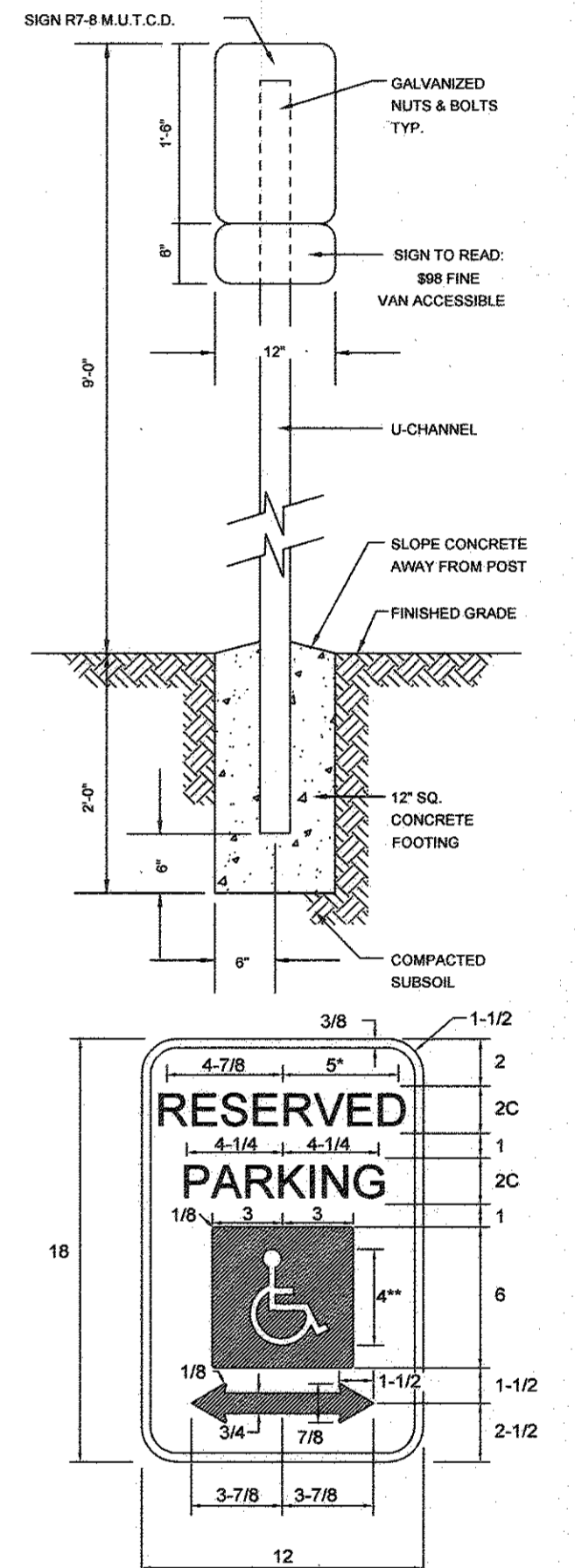


PAVING PLAN: RAILROAD AVENUE
SCALE: 1"=20'

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	+
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
PROPOSED BOARD-ON-BOARD FENCE	—
PROPOSED 2' HIGH MASONRY WALL WITH 4' HIGH IRON FENCE	—
PROPOSED DRAINAGE AREA LINE	—
STABILIZED CONSTRUCTION ENTRANCE	—
SILT FENCE	—
LIMIT OF DISTURBANCE	—
RAIN BARREL	—
EXISTING TRAFFIC FLOW	→
PROPOSED TRAFFIC FLOW	→
EXISTING WATER METER	⊙
PROPOSED HANDICAP PARKING SIGN	⊙
PROPOSED OVERFLOW	⊕
PROPOSED EROSION CONTROL MATTING	▨
PROPOSED FULL DEPTH PAVEMENT	■
PROPOSED MILL AND OVERLAY	■



PLAN VIEW
SCALE: 1"=20'
GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET



HANDICAP PARKING SIGN
NOT TO SCALE

* SAW CUT A MINIMUM OF 4" FROM EDGE OF EXISTING PAVING TO PROVIDE A CLEAN EDGE. SEE HO. CO. DETAIL R-1.08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS	ENGINEERS CERTIFICATE	DEVELOPER'S CERTIFICATE
<p>1-23-17</p> <p>1-27-17</p> <p>1-31-17</p>	<p>2/3/17</p>	<p>2/19/16</p>	<p>2/21/16</p>

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

OWNER/DEVELOPER
 5782 MAIN STREET, LLC
 c/o JOHN O'CONNOR
 5741 MAIN STREET
 ELKRODGE, MD 21075
 410.796.8130

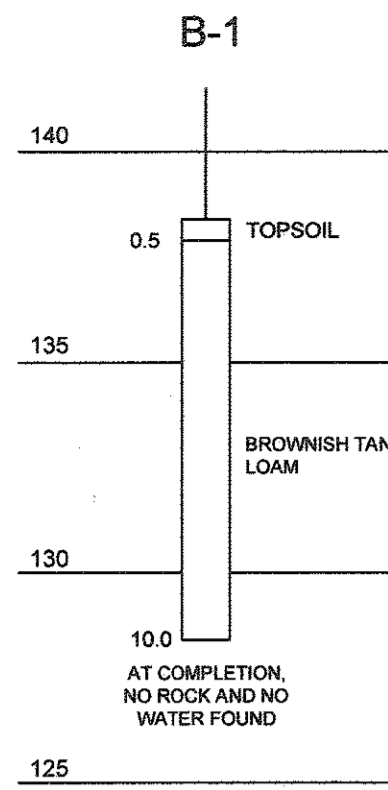
GRADING, SEDIMENT AND EROSION CONTROL AND PAVING PLAN
 PATUXENT ENGINEERING
 OFFICE AND COMMERCIAL BUILDING

TAX MAP 38 GRID 04
 1ST ELECTION DISTRICT

PARCEL 589 AND 590
 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: PS/KSZ
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: DECEMBER 12, 2016
 PROJECT #: 14-050
 SHEET #: 3 of 6

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017



BORING LOG
SCALE: 1"=20'

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
U6B	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	-

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEBB SOIL SURVEY, SOILS MAP - GRID 2, SUBGRID 296.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

STORMWATER MANAGEMENT SUMMARY TABLE

D.A.	Pe		ESDV	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
A	1.8"	1.0"	535.1 CF	541.23 CF
A-1	0	1.2"	0 CF	7.35 CF
A-2	0	1.2"	0 CF	7.35 CF
B	0	0.2"	0 CF	7.35 CF
C	0	0.2"	0 CF	7.35 CF

NOTES:
1. TREATMENT FOR THE ENVIRONMENTAL SITE DESIGN VOLUMES (ESDV) WILL BE PROVIDED FOR AS FOLLOWS:
• DRAINAGE AREA A: BIORETENTION FACILITY (F-6) AND FOUR 55 GAL. RAIN BARRELS
• ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE HAS BEEN PROVIDED FOR THIS SITE.
2. CHANNEL PROTECTION (CPV) IS NOT REQUIRED SINCE ALL ESDV HAVE BEEN TREATED TO THE MAXIMUM EXTENT PRACTICABLE.
3. OVERBANK FLOOD PROTECTION VOLUME (OP) AND EXTREME FLOOD VOLUME (EF) ARE NOT REQUIRED FOR THIS SITE.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED DRAINAGE AREA LINE
- RAIN BARREL
- EXISTING TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW
- EXISTING WATER METER
- PROPOSED HANDICAP PARKING SIGN
- PROPOSED OVERFLOW
- EXISTING TEST BORING
- PROPOSED LIGHT POLE
- PROPOSED WALL PACK

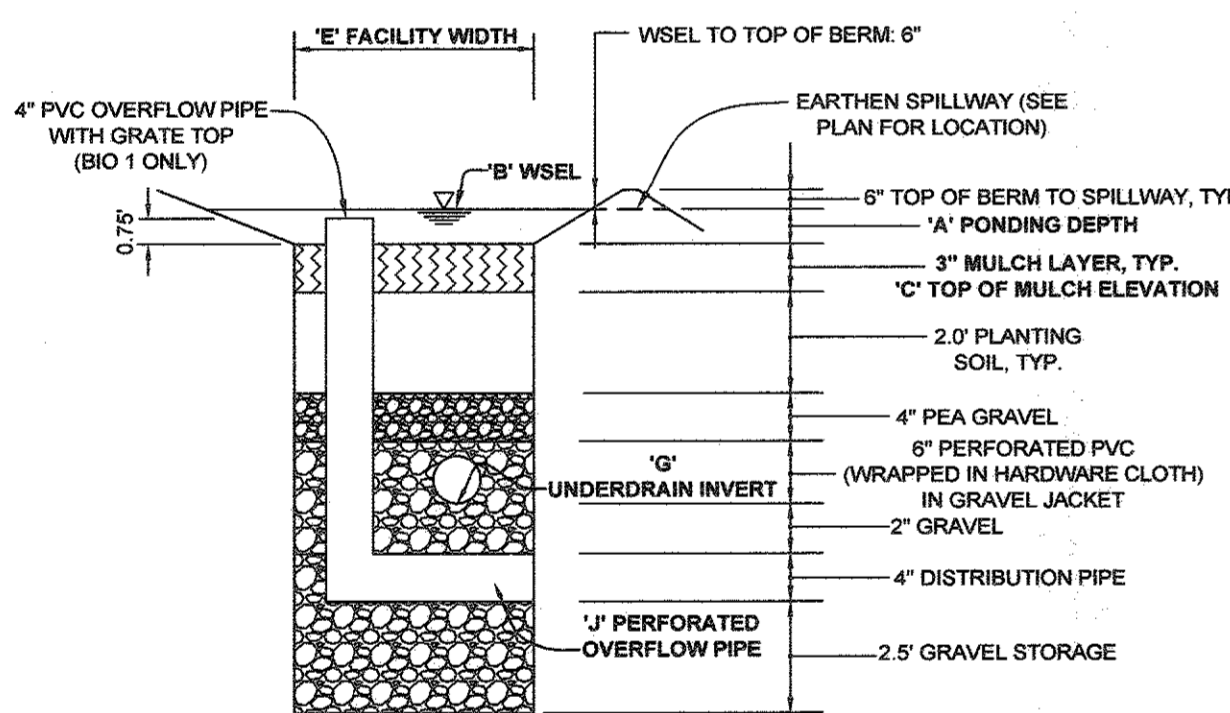
BIORETENTION PLANT LIST

LEGEND	HERBACEOUS SPECIES					
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QUANTITY
⊙	EPM EUPATORIUM FISTULOSUM	JOE-PYE WEED	AS SHOWN (MIN. 4" O.C.)	1 QT./12" HT.	CONT. (3" O.C.)	10
⊙	MDI MONARDA DIDYMA	BEEBALM	AS SHOWN (MIN. 3" O.C.)	1 QT.	CONT.	5
⊙	RLA RUDEBECKIA LACINIATA	TALL CONEFLOWER	AS SHOWN (MIN. 5" O.C.)	1 QT.	CONT.	6

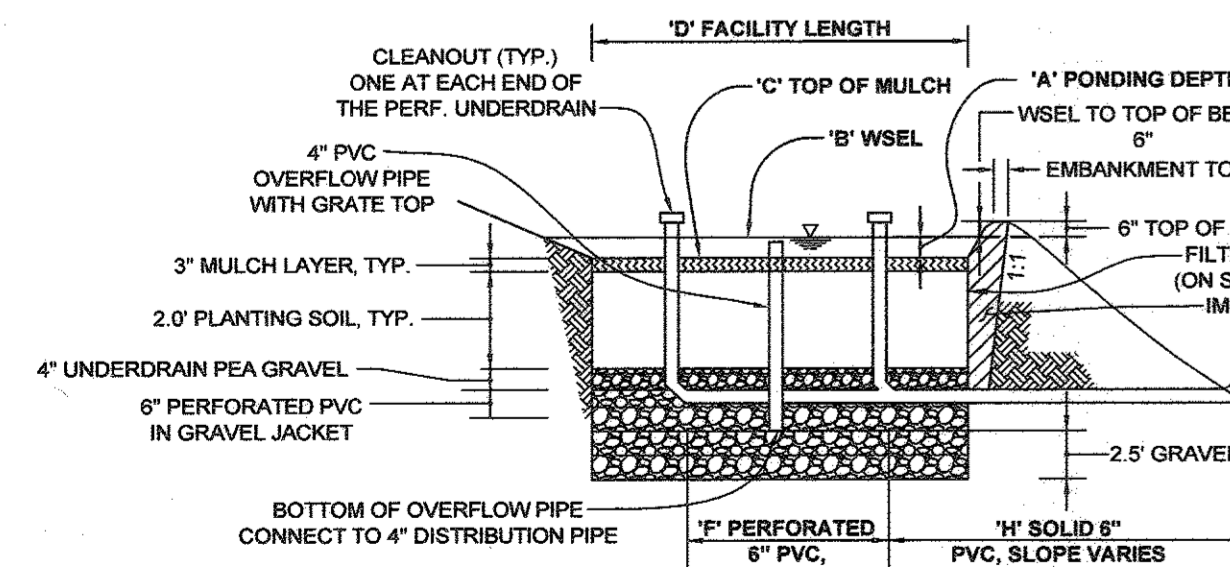
NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.
BIORETENTION AREA = 397 S.F. OR 0.009 AC.
PROVIDED: 21 HERBACEOUS SPECIES

BIORETENTION ELEVATIONS AND DIMENSIONS

DESCRIPTION	BIO 1
'A' PONDING DEPTH	1.0'
'B' WSEL	40
'C' TOP OF MULCH	39
'D' FACILITY LENGTH	31'
'E' FACILITY WIDTH	24'
'F' PERF. UNDERDRAIN DIMENSION	18.3"
'G' UNDERDRAIN INVERT	38.2
'H' SOLID UNDERDRAIN DIMENSION	24.8"
'I' OUTFALL INVERT	36.1
'J' OVERFLOW PIPE INVERT	35.7



BIORETENTION FACILITY TYPICAL SECTION
NOT TO SCALE



BIORETENTION FACILITY TYPICAL PROFILE
NOT TO SCALE

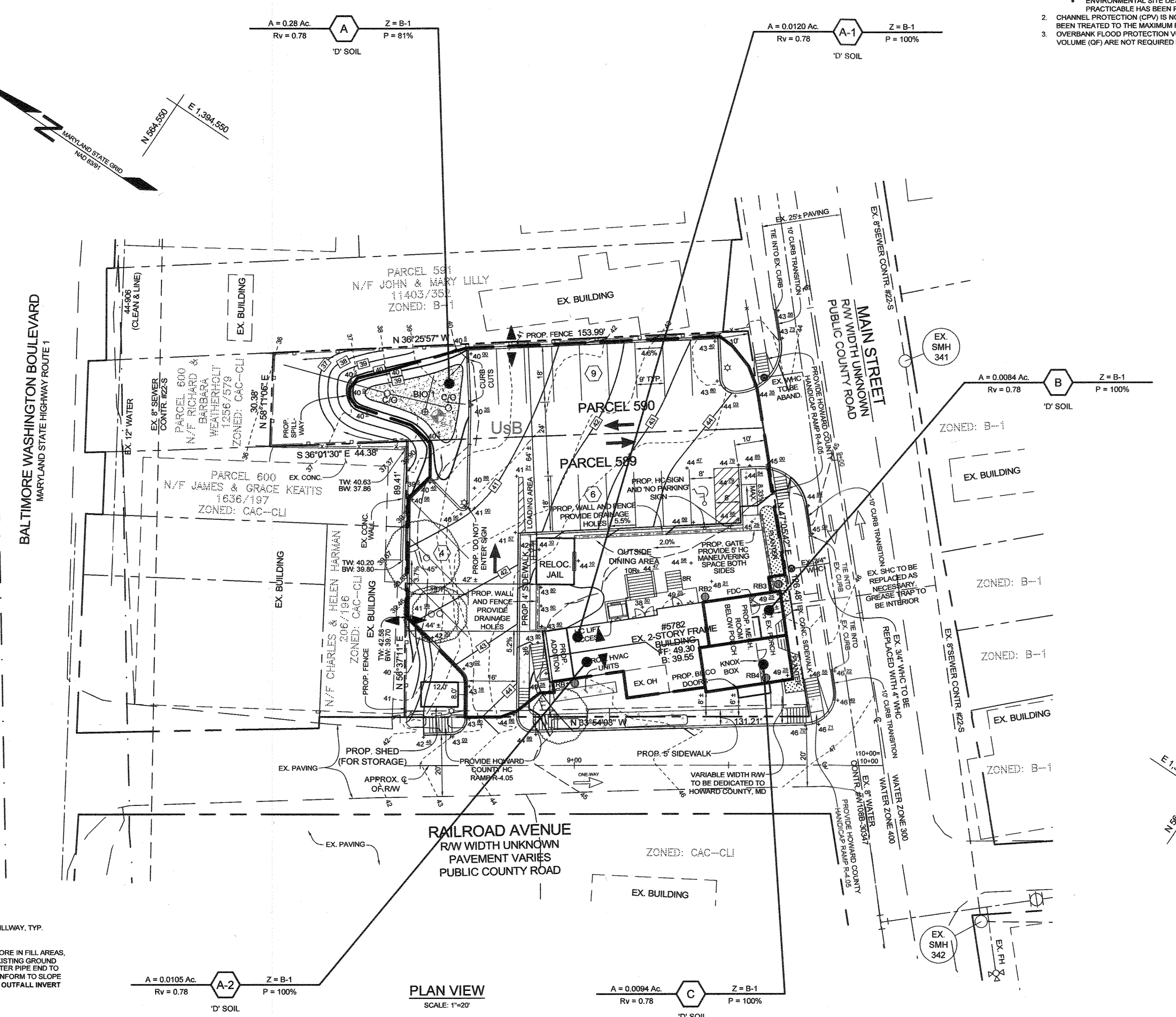
NOTES:
• FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
• SEE CHART, THIS SHEET, FOR ELEVATIONS AND DISTANCES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

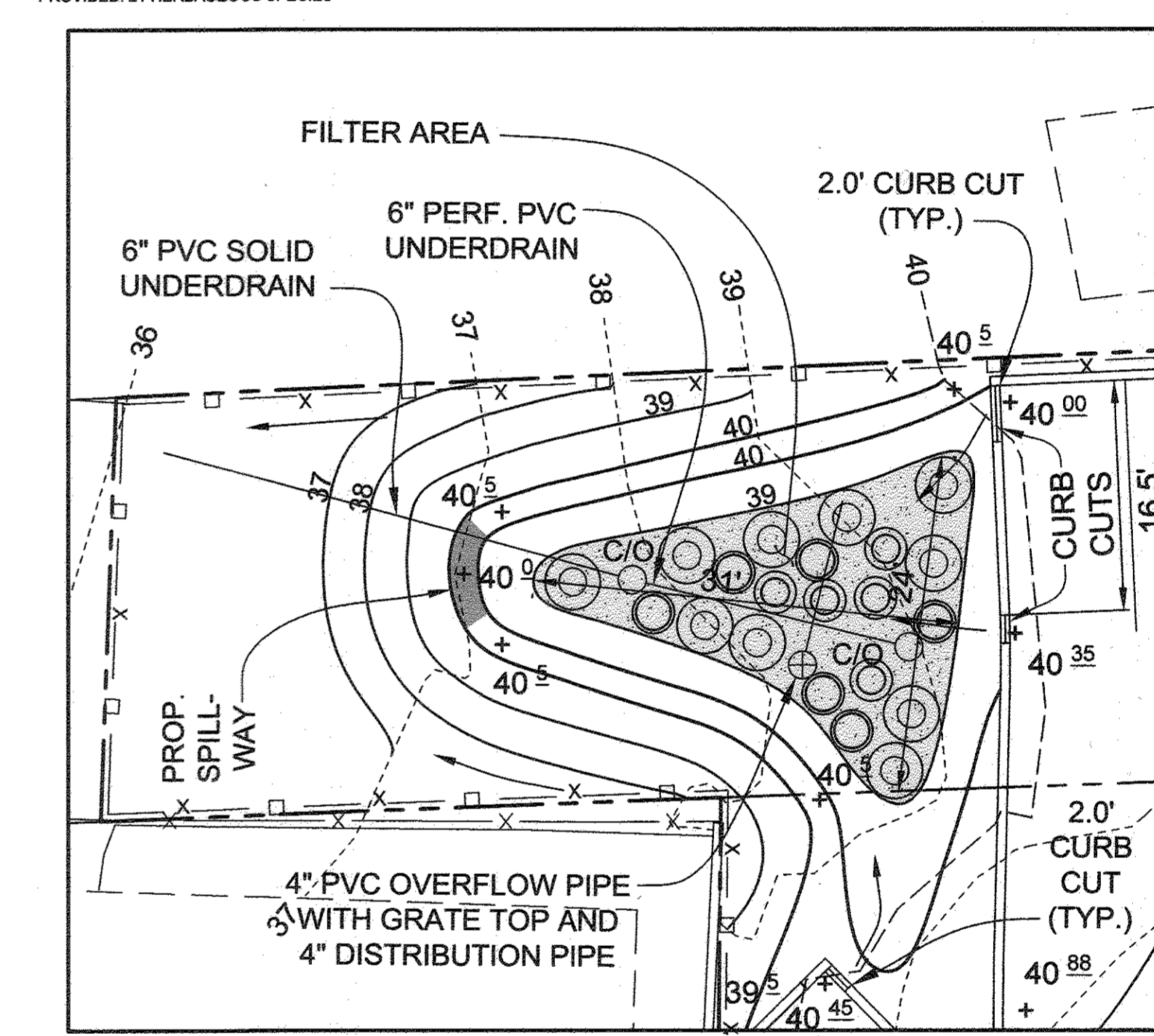
Chief, Development Engineering Division
Chief, Division of Land Development
Director

1-23-17
1-27-17
1-31-17

NO.	DESCRIPTION	DATE



PLAN VIEW
SCALE: 1"=20'



MICRO-BIORETENTION 1
SCALE: 1"=10'

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY THE USE OF THE NARROWEST DRIVE AISLE CONNECTION TO THE EXISTING STREETS.
- A STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCES ARE USED AS SEDIMENT AND EROSION CONTROL.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY ONE MICRO-BIORETENTION FACILITY (M-6) AND FOUR RAIN BARRELS.
- NO DESIGN MANUAL AND WAIVER PETITION REQUESTS HAVE BEEN MADE.

OWNER/DEVELOPER

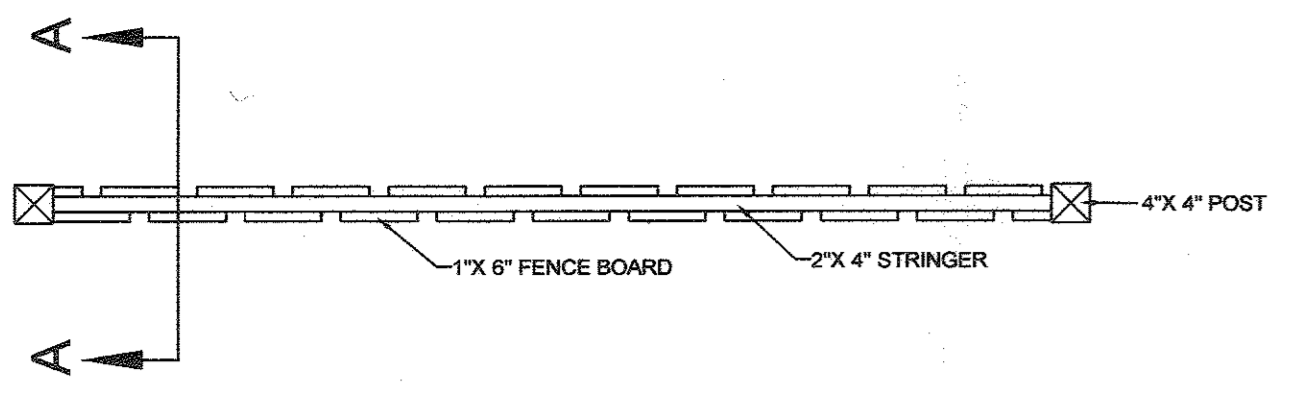
5782 MAIN STREET, LLC
c/o JOHN O'CONNOR
5741 MAIN STREET
ELKRIE, MD 21075
410.796.8130

STORMWATER MANAGEMENT PLAN
PATUXENT ENGINEERING
OFFICE AND COMMERCIAL BUILDING

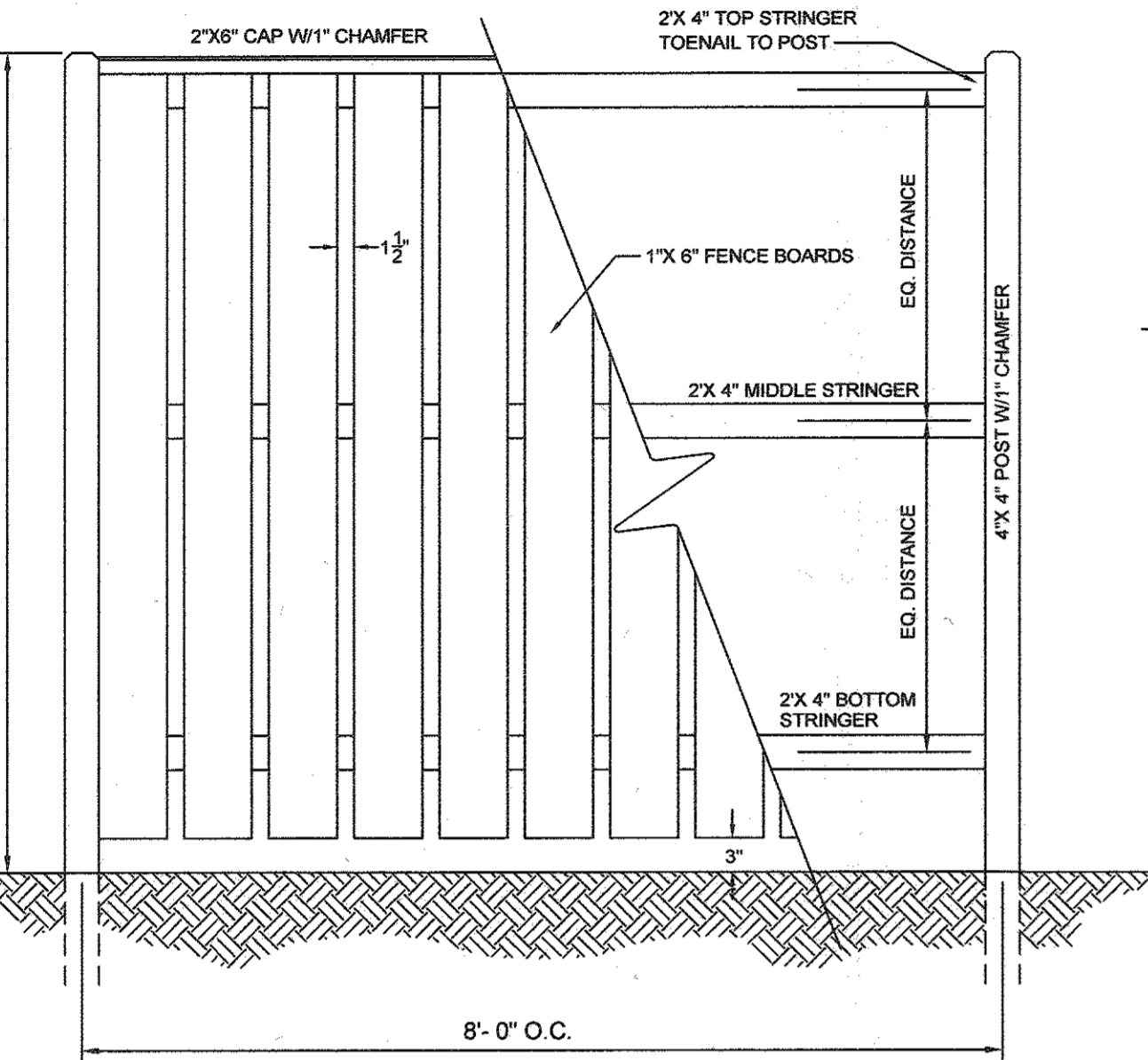
TAX MAP 38 GRID 04
1ST ELECTION DISTRICT
PARCEL 589 AND 590
HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: PSKKSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 12, 2016
PROJECT #: 14-050
SHEET #: 5 of 6

SILL ENGINEERING GROUP, LLC
11130 Dovedale, Suite 200
Marriottsville, Maryland 21104
Phone: 410.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

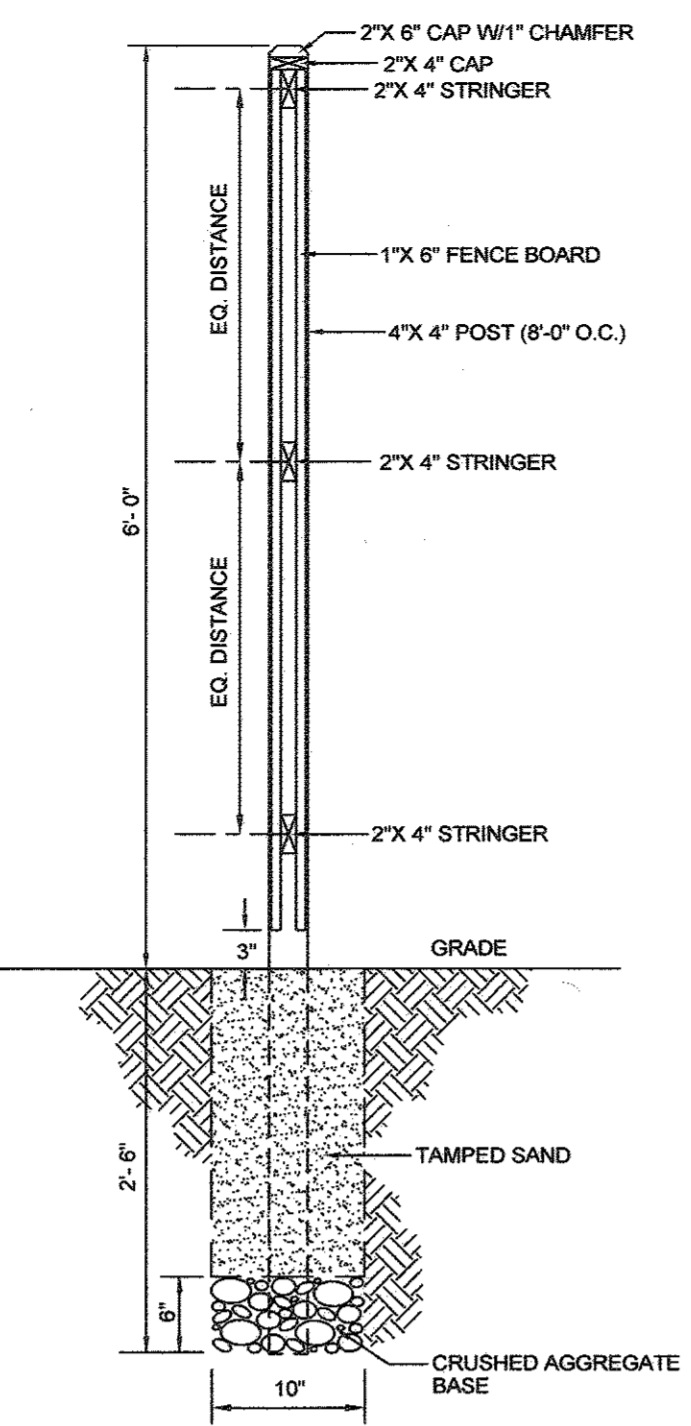


HORIZONTAL SECTION
NOT TO SCALE

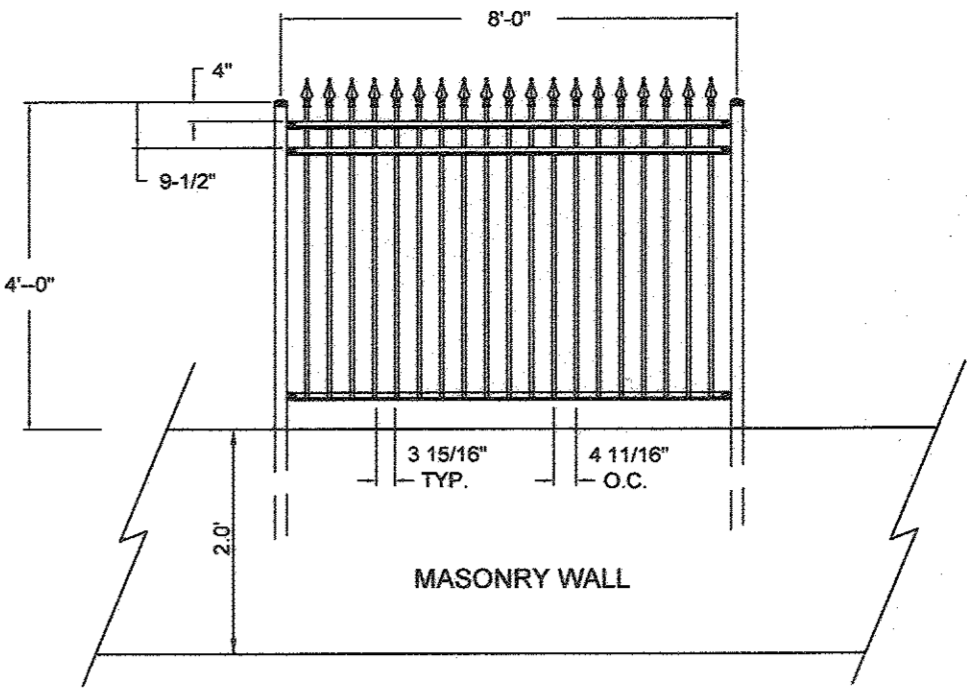


ELEVATION
NOT TO SCALE

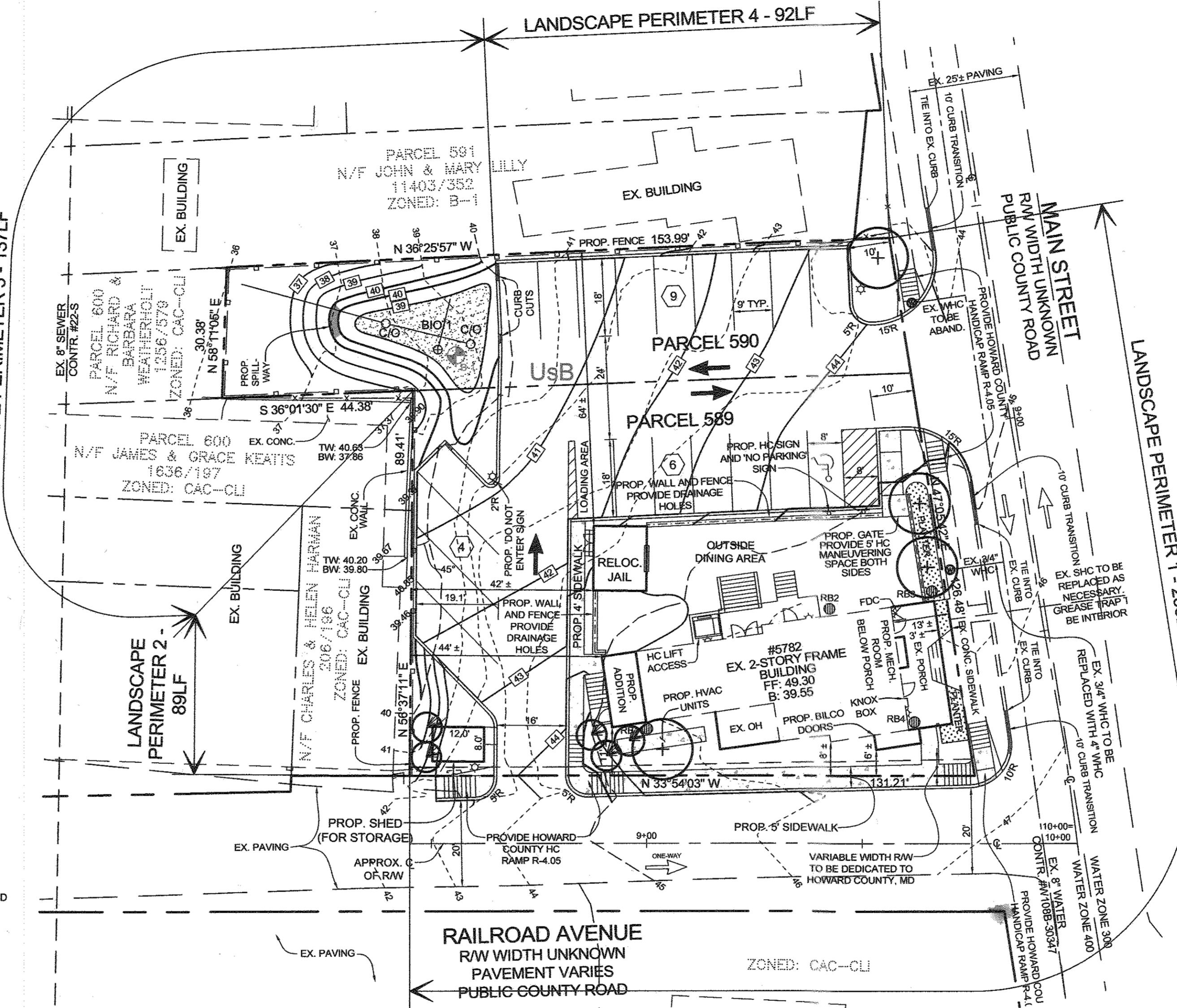
WOODEN FENCE DETAIL
OR EQUIVALENT
NOT TO SCALE



SECTION A-A
NOT TO SCALE



MASONRY WALL AND FENCE DETAIL
OR EQUIVALENT
NOT TO SCALE



PLAN VIEW
SCALE: 1"=20'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING LIGHT POLES
- PROPOSED LIGHT POLES
- PROPOSED BOARD-ON-BOARD FENCE
- PROPOSED 2 HIGH MASONRY WALL WITH 4 HIGH IRON FENCE
- PROPOSED LANDSCAPE TREES
- PROPOSED LANDSCAPE SHRUBS
- PROPOSED EVERGREEN TREES

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTALS
PERIMETER/FRONTAGE DESIGNATION	B	E, C	4
FRONTAGE/PERIMETER	258	89, 137	92
LINEAR FEET OF ROADWAY	258	89, 137	92
FRONTAGE/PERIMETER	258	89, 137	92
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO
REMAINING PERIMETER LENGTH	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	YES	YES	YES
REMAINING PERIMETER LENGTH	233	0	233
NUMBER OF PLANTS REQUIRED			
SHADE TREES	150 = 4	140 = 0	140 = 0
EVERGREEN TREES	140 = 5	120 = 0	140 = 0
SHRUBS	140 = 0	140 = 0	140 = 0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	4	0	4
EVERGREEN TREES	5	0	5
OTHER TREES (2:1 SUBSTITUTION)	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

NOTES:
 1. CREDIT TAKEN FOR PROPOSED FENCE AND WALL ADJACENT TO OUTSIDE DINING AREA.
 2. CREDIT TAKEN FOR PROPOSED BOARD-ON-BOARD FENCE, SEE DETAIL THIS SHEET.

PLANT LIST

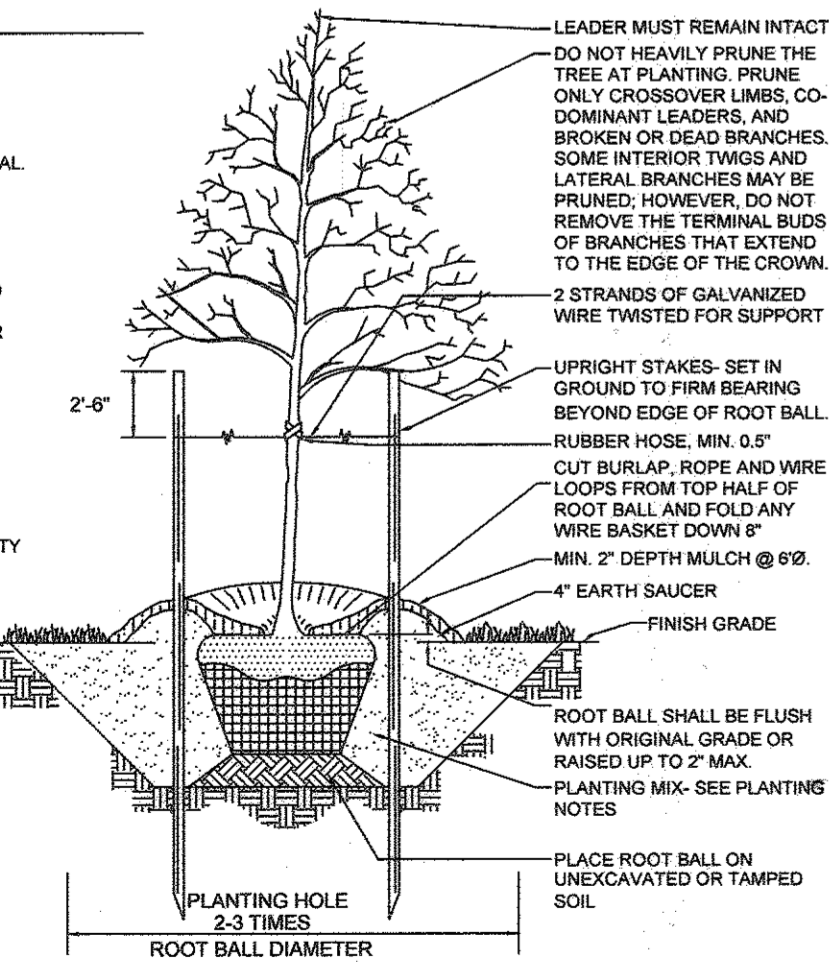
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊕	4	ACER RUBRUM 'OCTOBER GLORY'	2 1/2" - 3" CAL	B & B
⊗	5	ILEX OPACA 'AMERICAN HOLLY'	5' - 6' HT	B & B

LANDSCAPE NOTES

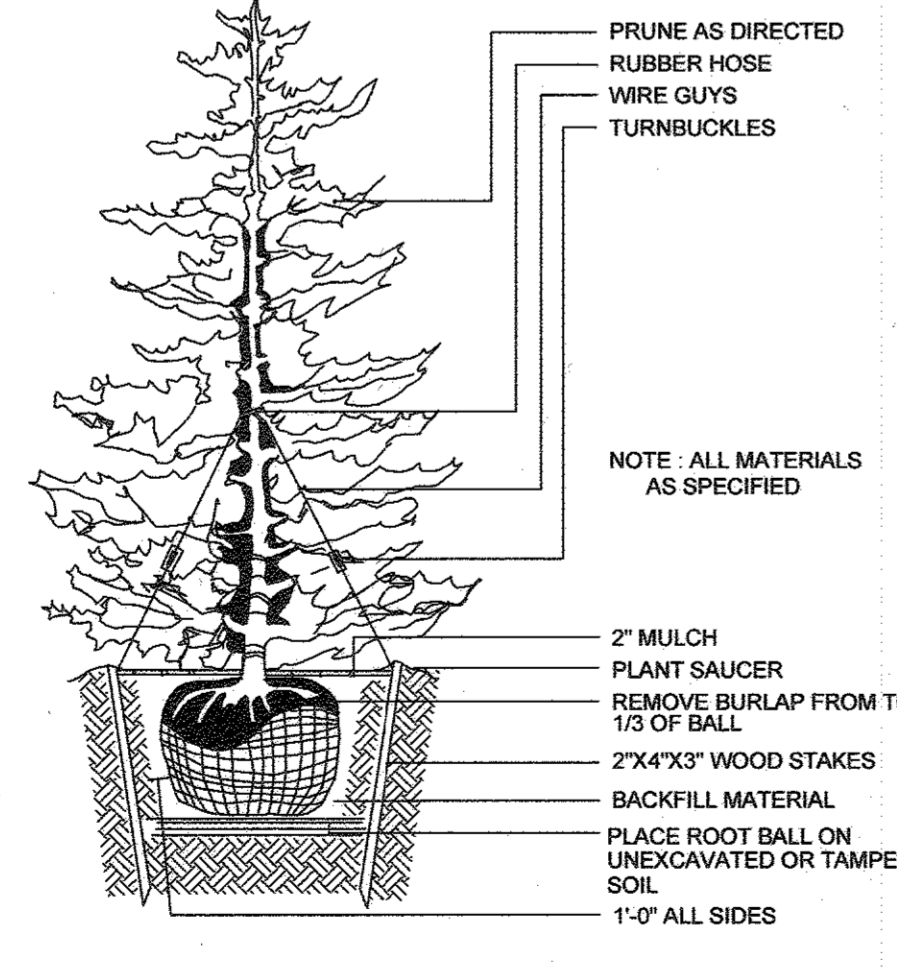
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (4 SHADE TREES, 5 EVERGREEN TREES, 25LF OF WALL, AND 318LF OF FENCE) WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,630.00.

NOTES

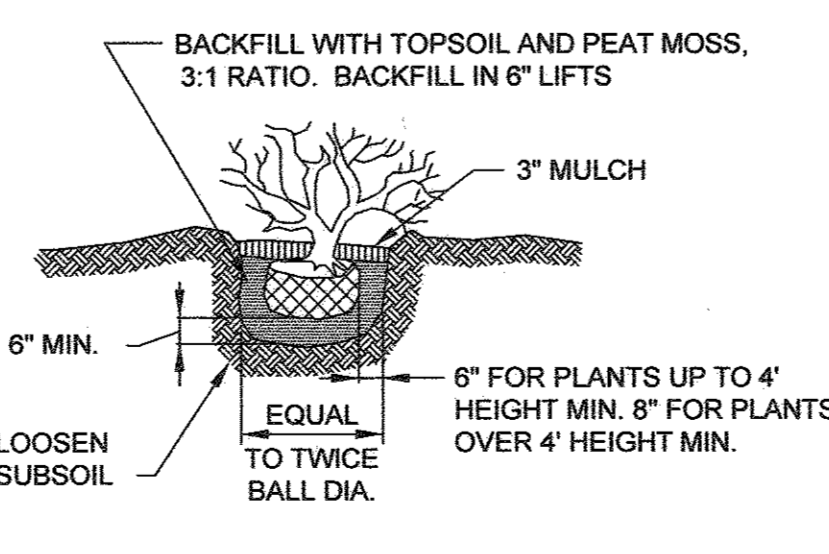
- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 1-23-17
 DATE: 1-27-17
 DATE: 1-31-17

DEVELOPER'S BUILDER'S CERTIFICATE
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXCLUDED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NO.	DESCRIPTION	DATE

OWNER/DEVELOPER

5782 MAIN STREET, LLC
 c/o JOHN O'CONNOR
 5741 MAIN STREET
 ELKRIE, MD 21075
 410.796.8130

LANDSCAPING PLAN
PATUXENT ENGINEERING
 OFFICE AND COMMERCIAL BUILDING
 TAX MAP 38 GRID 04 1ST ELECTION DISTRICT
 PARCEL 589 AND 590
 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: DECEMBER 12, 2016
 PROJECT #: 14-050
 SHEET #: 6 of 6

SILL ENGINEERING GROUP, LLC
 11130 Dovegate, Suite 200
 Marriottsville, Maryland 21104
 Phone: 410.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32023, EXPIRATION DATE: JUNE 30, 2017