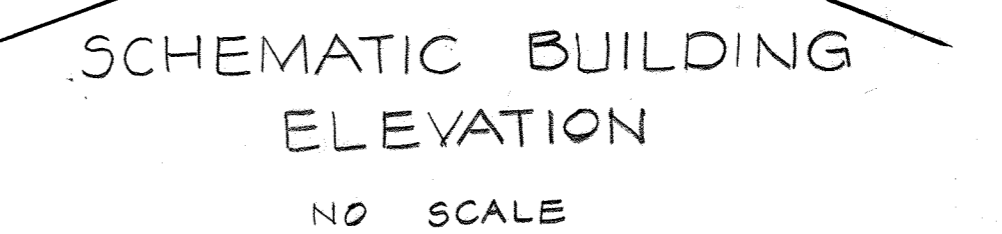


REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
C. Wayne Key 6-13-78
 U.S. SOIL CONSERVATION SERVICE DATE
 THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Ves Ewert 6-13-78
 SOIL CONSERVATION DISTRICT DATE

SEE SHEET 3 FOR MOST RECENT & PROPOSED CONDITIONS

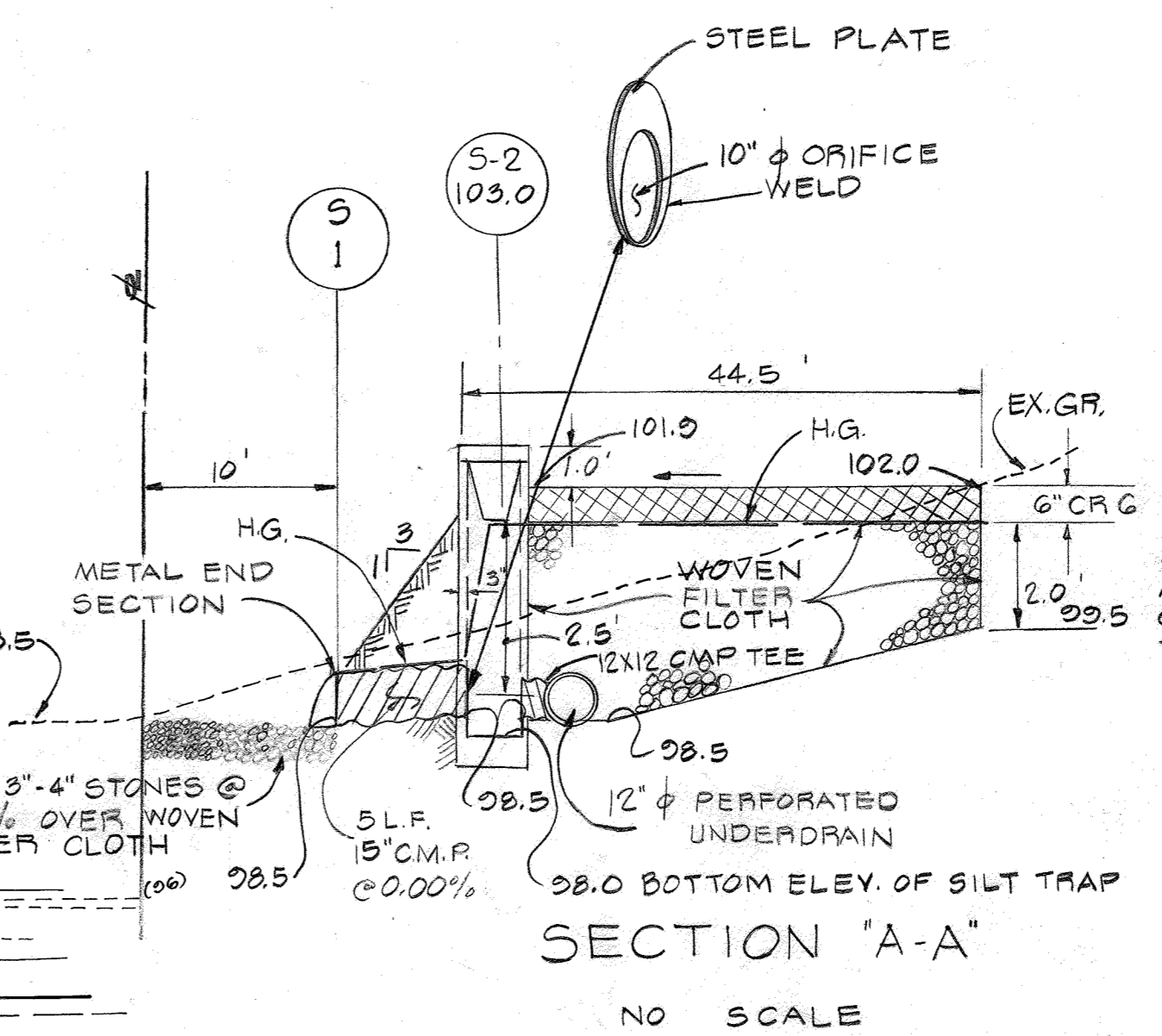
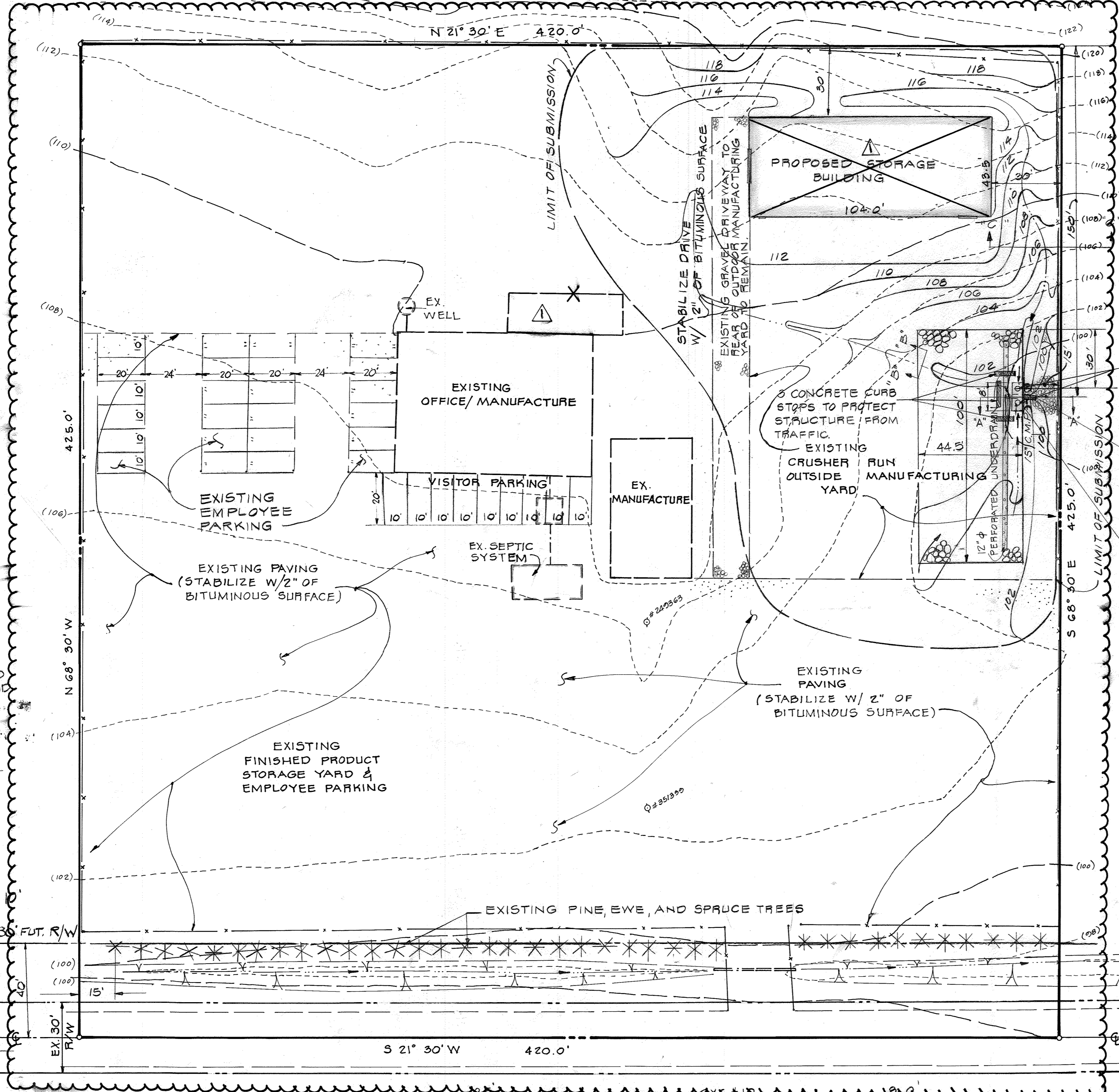
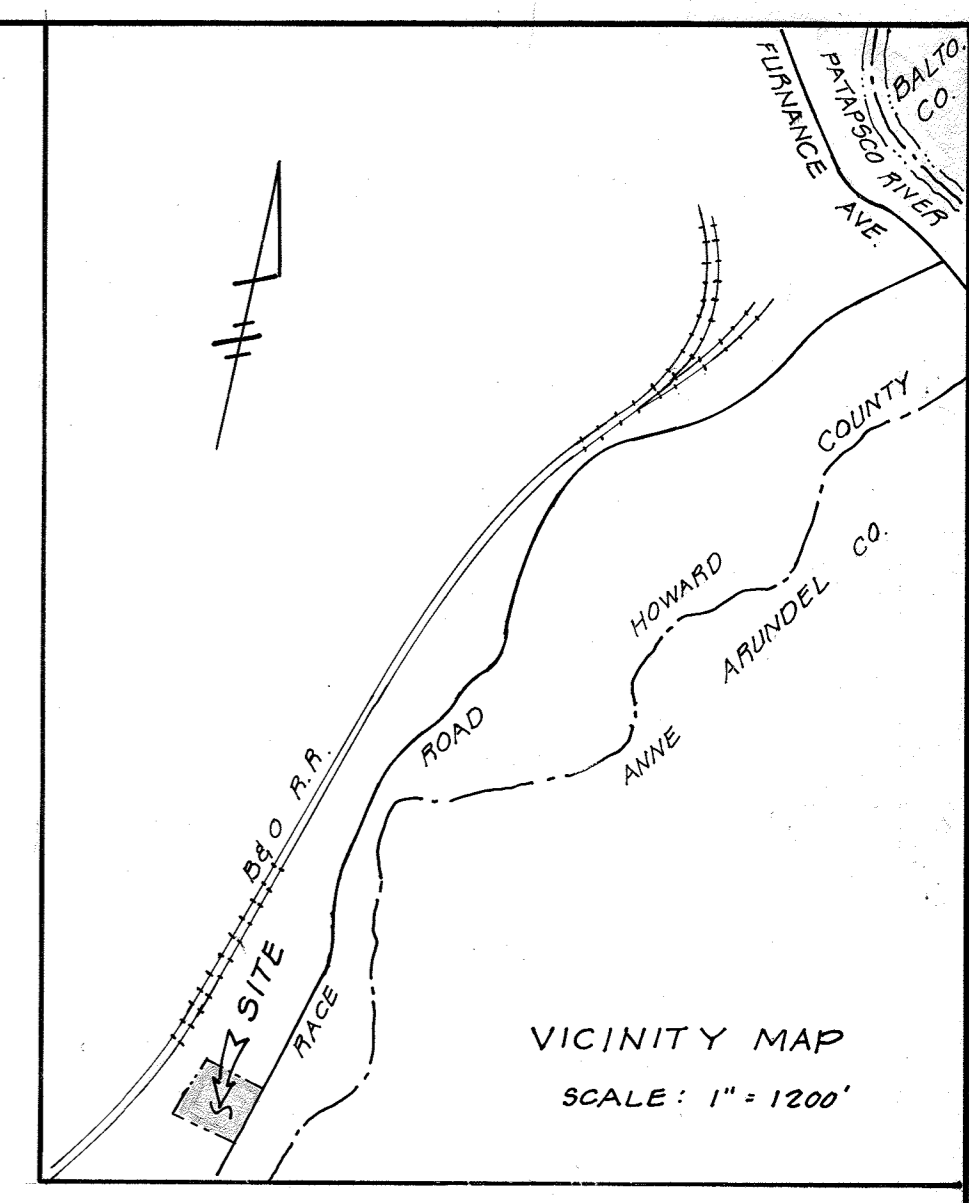
PERCON, INC.
 G23/01
 ZONED M-2



SWALE - SECTION "B-B"
 A = 0.3 FROM SHA CHART 1033.12
 C = .75 d = 0.25'
 I = 7.0 Vn = .045
 Q = 1.6 C.F.S. V = 2.25 F.P.S.
 S = .10
 Qn = .232

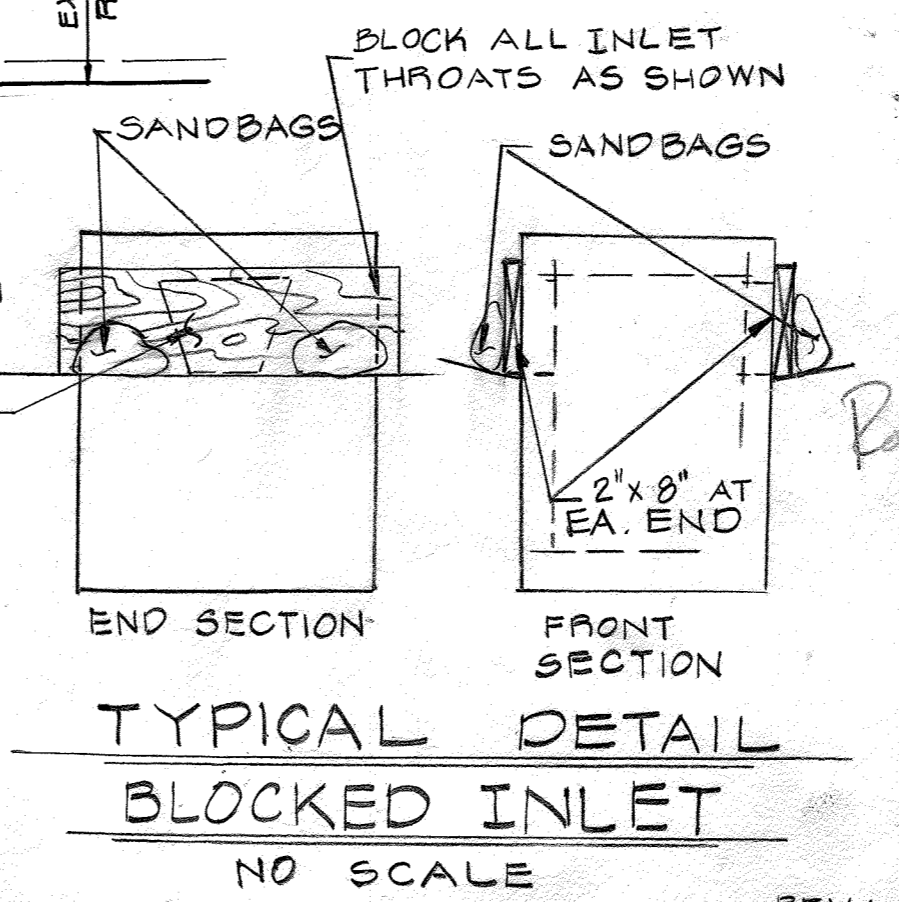
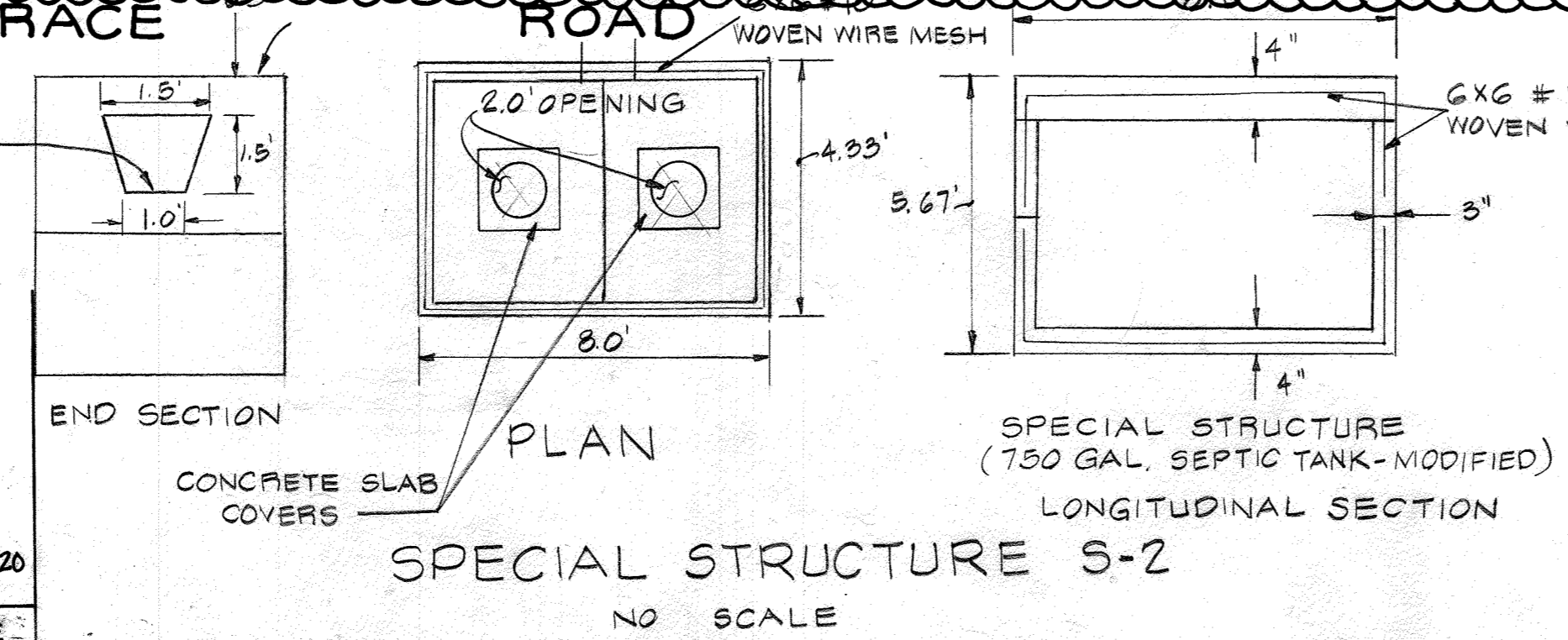
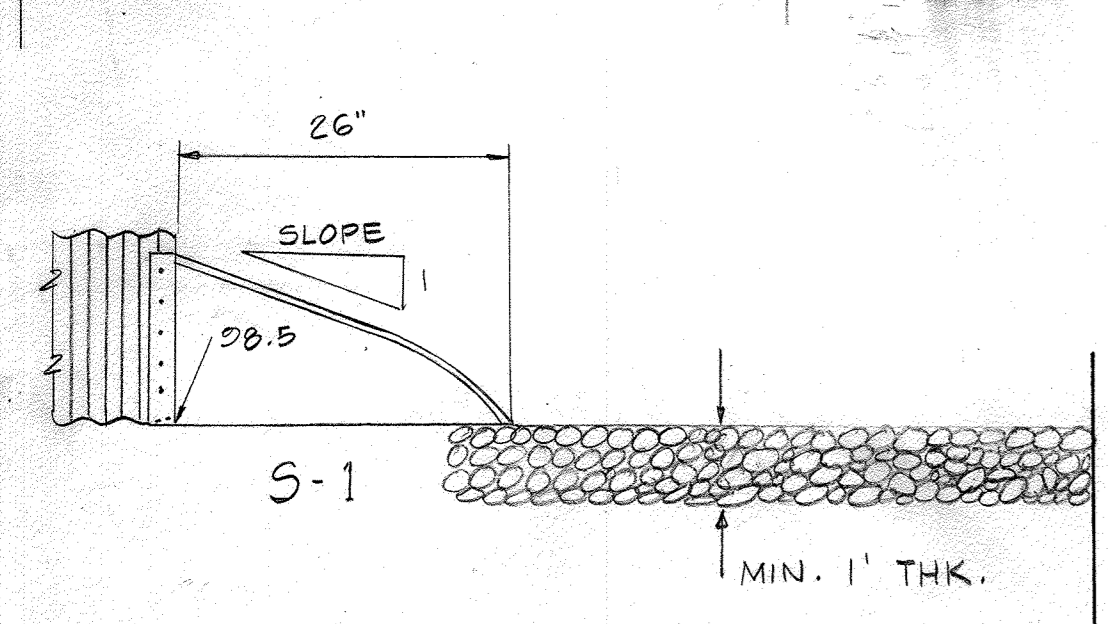
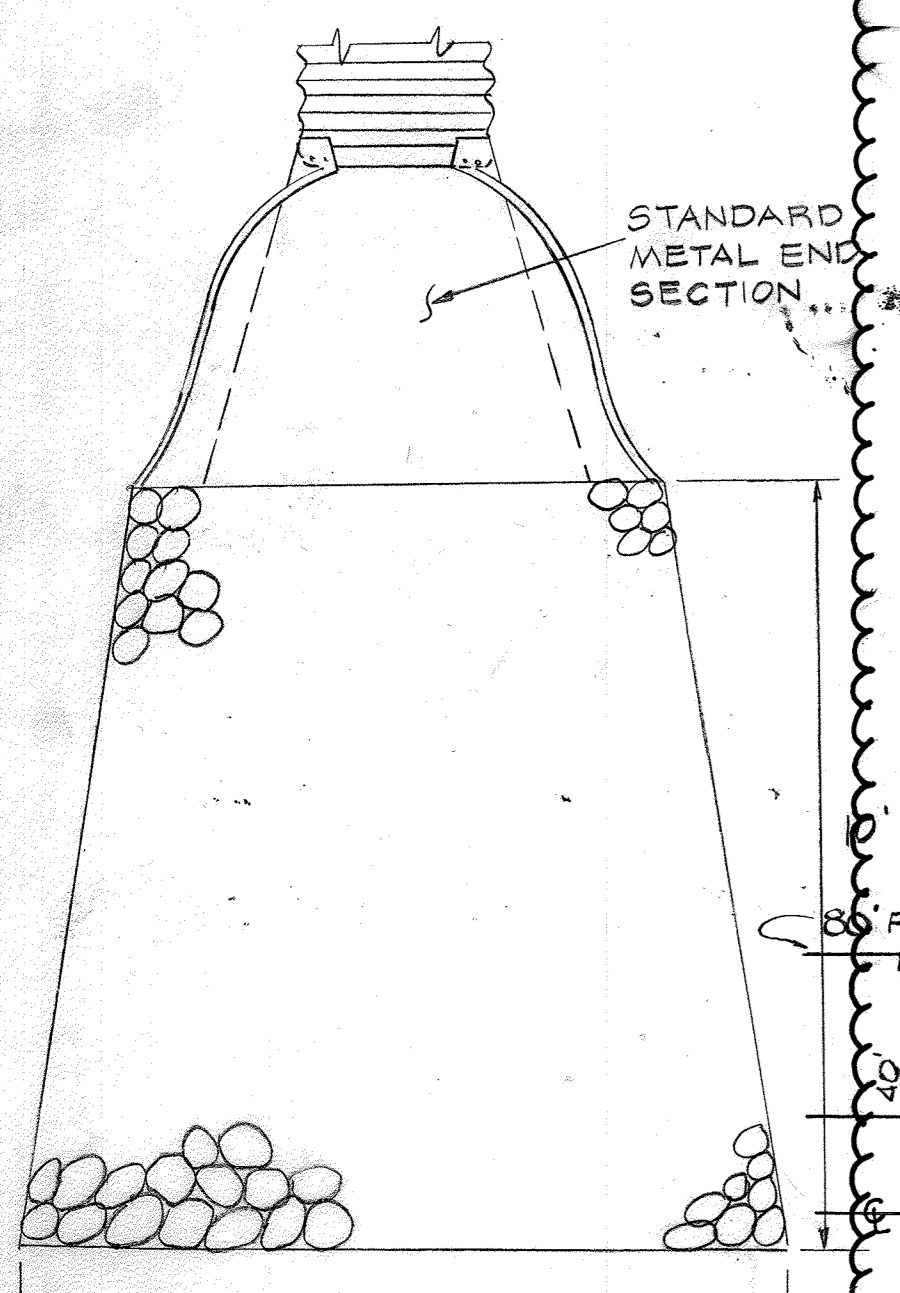
SWALE - SECTION "C-C"
 Q = CIA
 C = .75 d = .2'
 I = 7.0 Vn = .047
 A = 0.16 V = 2.35 F.P.S.
 Q = 0.84 C.F.S.
 Qn = .02
 S = .13

GENERAL NOTES
 1. DEED REFERENCES: L: 19449 F: 350
 2. TAX MAP: 38 PARCEL: 278
 3. CURRENT ZONING: M-2
 4. TOTAL AREA OF PLAN: 4.0 AC.
 5. AREA OF SUBMISSION: 4.00 AC.
 GENERAL NOTES CONTINUED ON SHEET #3

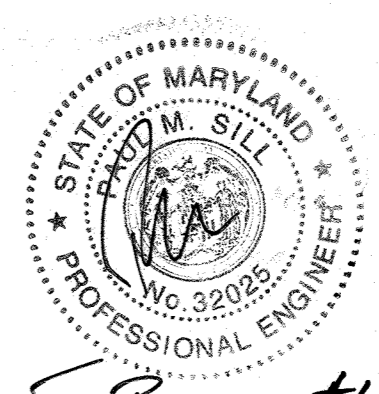


NOTE: FILL OVER 6" LAYER CR-G AS REQUIRED TO ACHIEVE FINISHED GRADES ACCORDING TO GRADING PLAN.

APPROVED: PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 7-11-78
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 DATE: 7-14-78
 APPROVED: DRAINAGE SYSTEMS AND PUBLIC ROADS
 DATE: 7-13-78

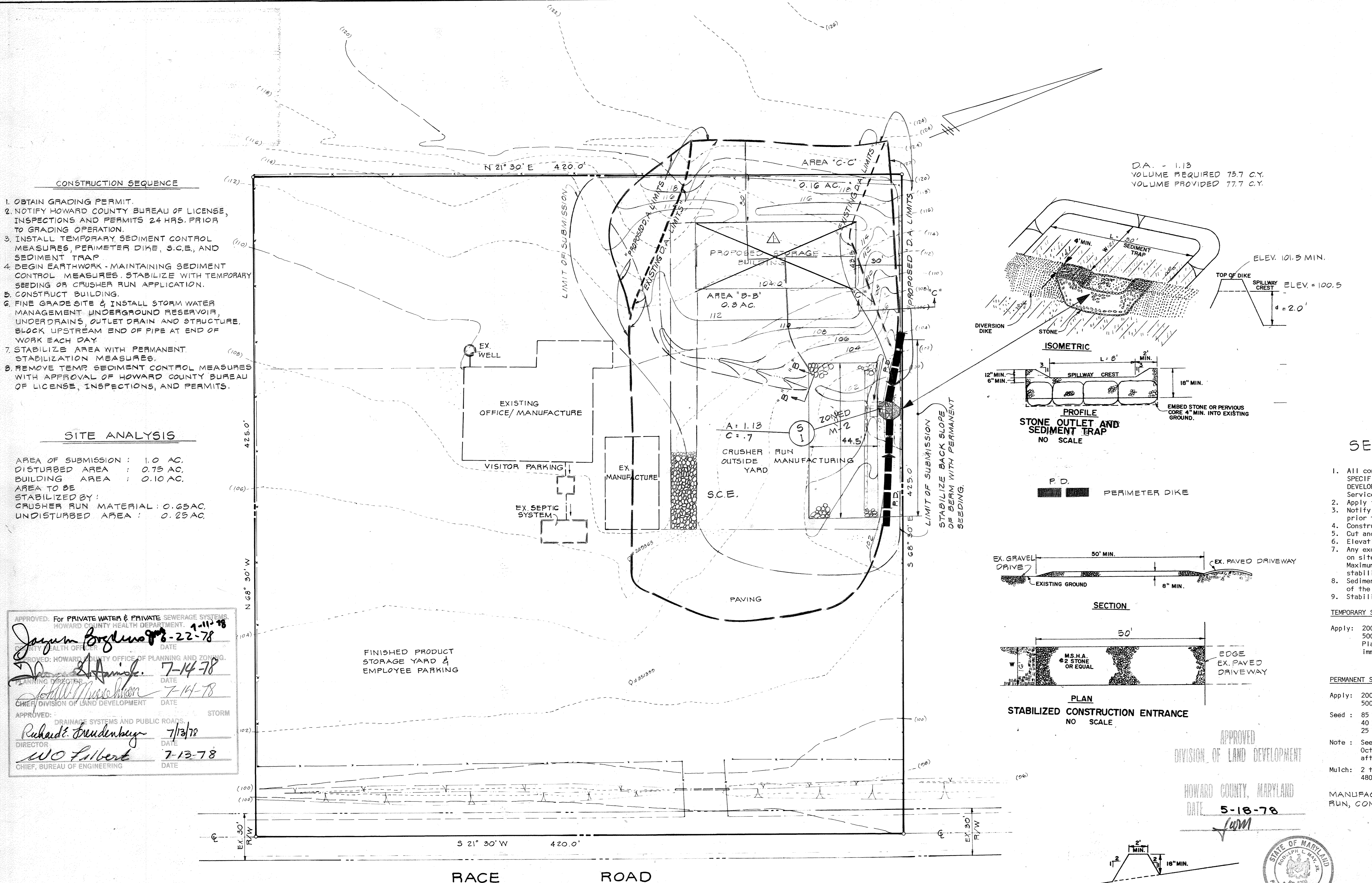


No.	REVISION	DATE
1	REMOVE PROPOSED BUILDING AND UPDATE USES	9/30/20



OWNER/DEVELOPER
 KIP REALTY, LLC
 1214 RACE ROAD
 ELK RIDGE, MD 21015
 1-301-403-1080
 APPROVED: DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE: 5-18-78

TITLE: PHASED SITE PLAN
 PROJECT: KIP REALTY, LLC
 LOCATION: 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: APRIL 13, 1978 DESIGN BY: R.L.M. DRAWN BY: W.H.N. CHECKED BY: R.L.M.
 SCALE: 1" = 30' JOB NO.: 7043 DRAWING NO.: 1 OF 3
 boender associates
 SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
 ELLICOTT CITY, MARYLAND 21043
 BALTIMORE 301-468-7777 SALISBURY 301-748-1286
 engineers, surveyors, planners



CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS 24 HRS. PRIOR TO GRADING OPERATION.
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES, PERIMETER DIKE, S.C.E., AND SEDIMENT TRAP
4. BEGIN EARTHWORK - MAINTAINING SEDIMENT CONTROL MEASURES. STABILIZE WITH TEMPORARY SEEDING OR CRUSHER RUN APPLICATION.
5. CONSTRUCT BUILDING.
6. FINE GRADE SITE & INSTALL STORM WATER MANAGEMENT UNDERGROUND RESERVOIR, UNDERDRAINS, OUTLET DRAIN AND STRUCTURE. BLOCK UPSTREAM END OF PIPE AT END OF WORK EACH DAY.
7. STABILIZE AREA WITH PERMANENT STABILIZATION MEASURES.
8. REMOVE TEMP SEDIMENT CONTROL MEASURES WITH APPROVAL OF HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS, AND PERMITS.

SITE ANALYSIS

AREA OF SUBMISSION : 1.0 AC.
 DISTURBED AREA : 0.75 AC.
 BUILDING AREA : 0.10 AC.
 AREA TO BE STABILIZED BY:
 CRUSHER RUN MATERIAL : 0.65 AC.
 UNDISTURBED AREA : 0.25 AC.

APPROVED: For PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT. 1-11-78
James Bogdan 8-22-78
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
W. A. ... 7-14-78
 PLANNING DIRECTOR DATE

APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT
William ... 7-14-78
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DRAINAGE SYSTEMS AND PUBLIC ROADS. STORM
Rubardt ... 7/13/78
 DIRECTOR DATE

W.O. ... 7-13-78
 CHIEF, BUREAU OF ENGINEERING DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
C. Wayne Ray 6-13-78
 U.S. SOIL CONSERVATION SERVICE DATE

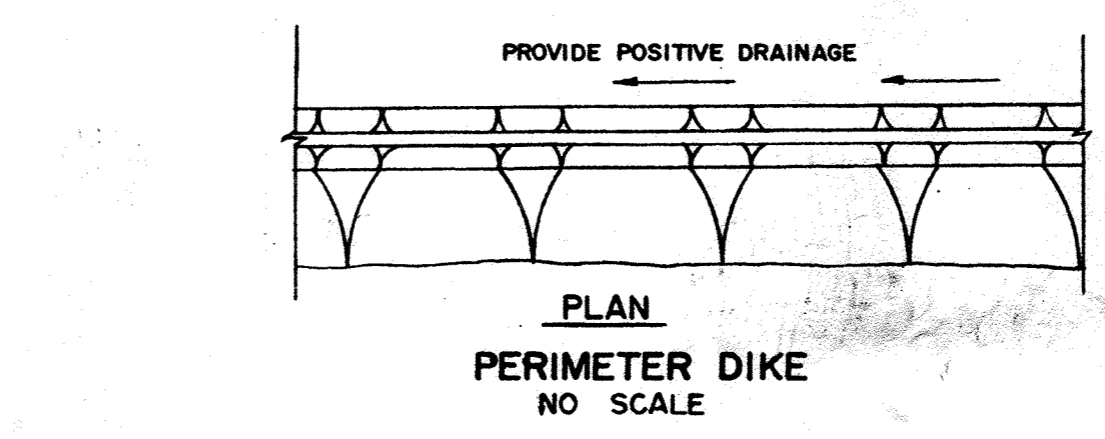
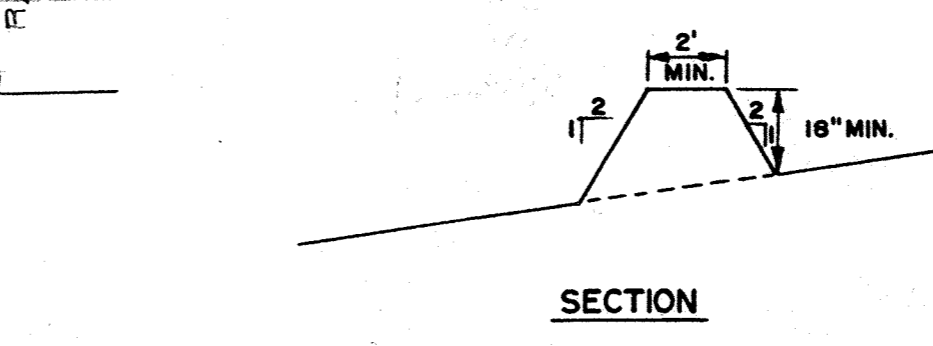
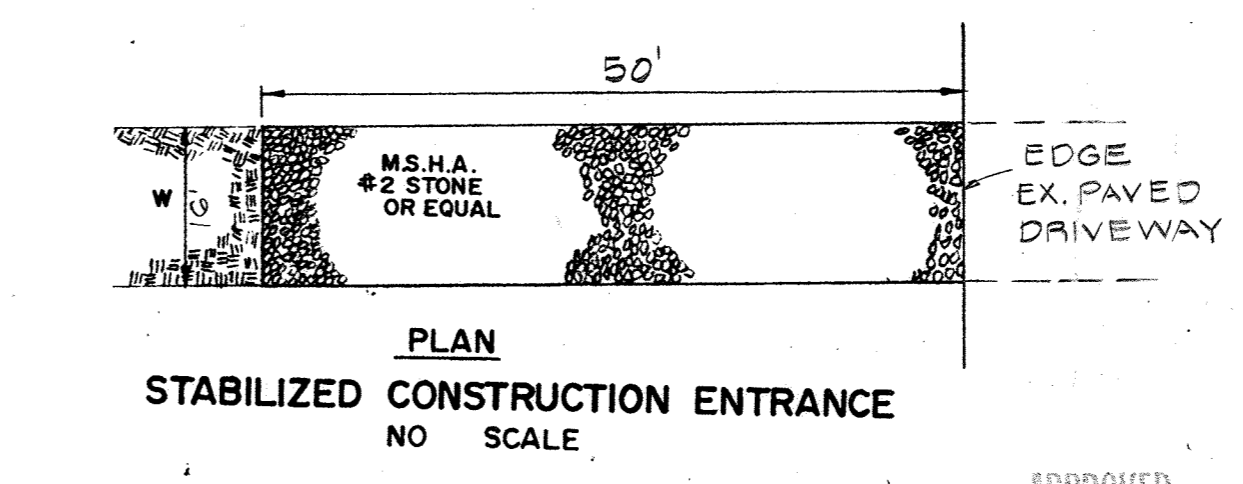
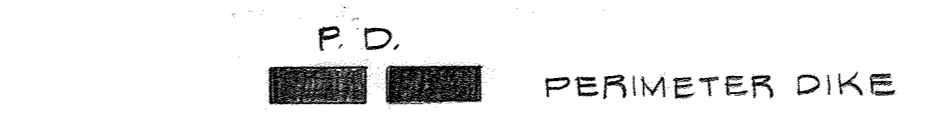
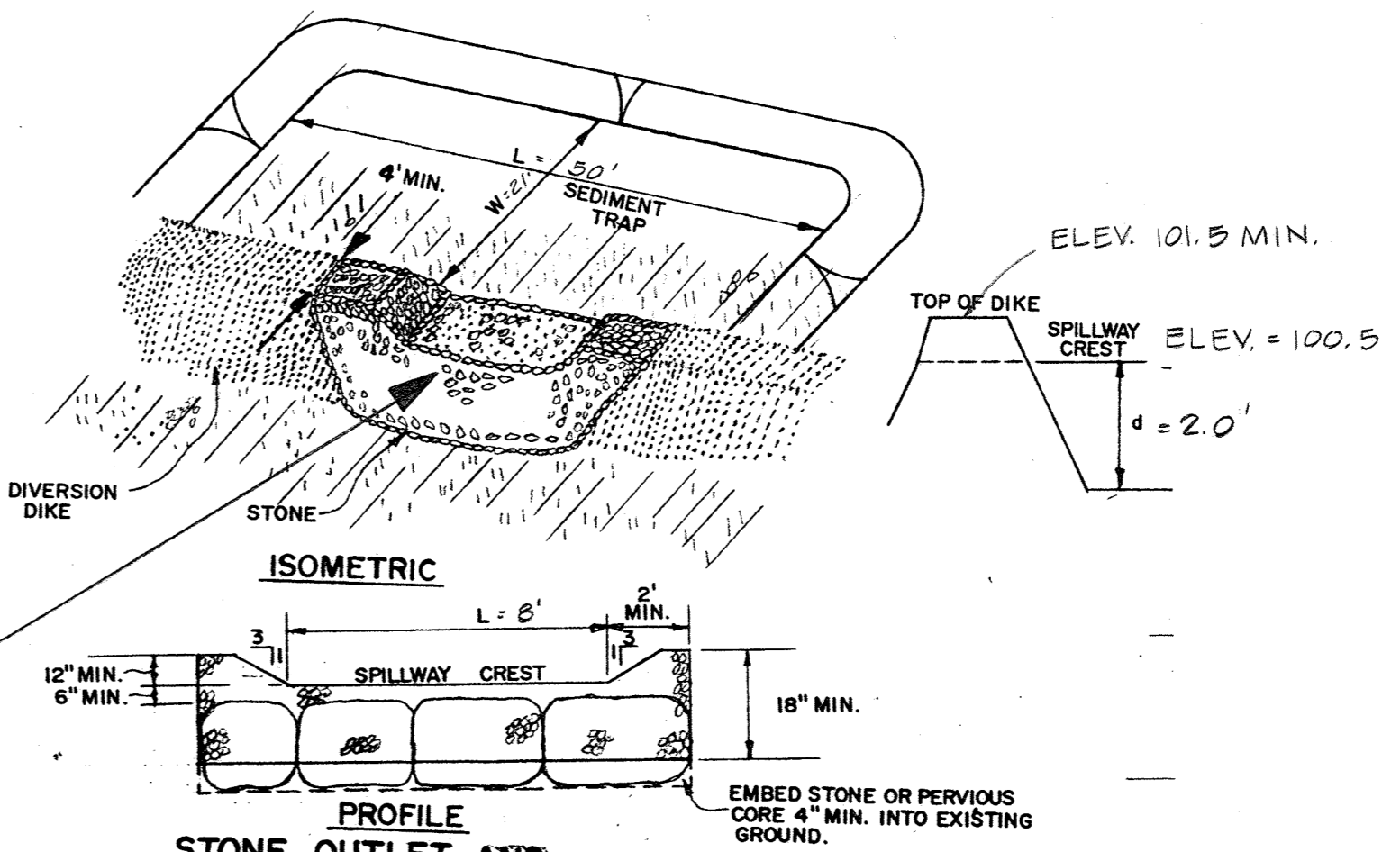
THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
WES ERAP 6-13-78
 SOIL CONSERVATION DISTRICT DATE

No.	REVISION	DATE
1	REMOVE PROPOSED BUILDING	9/30/20

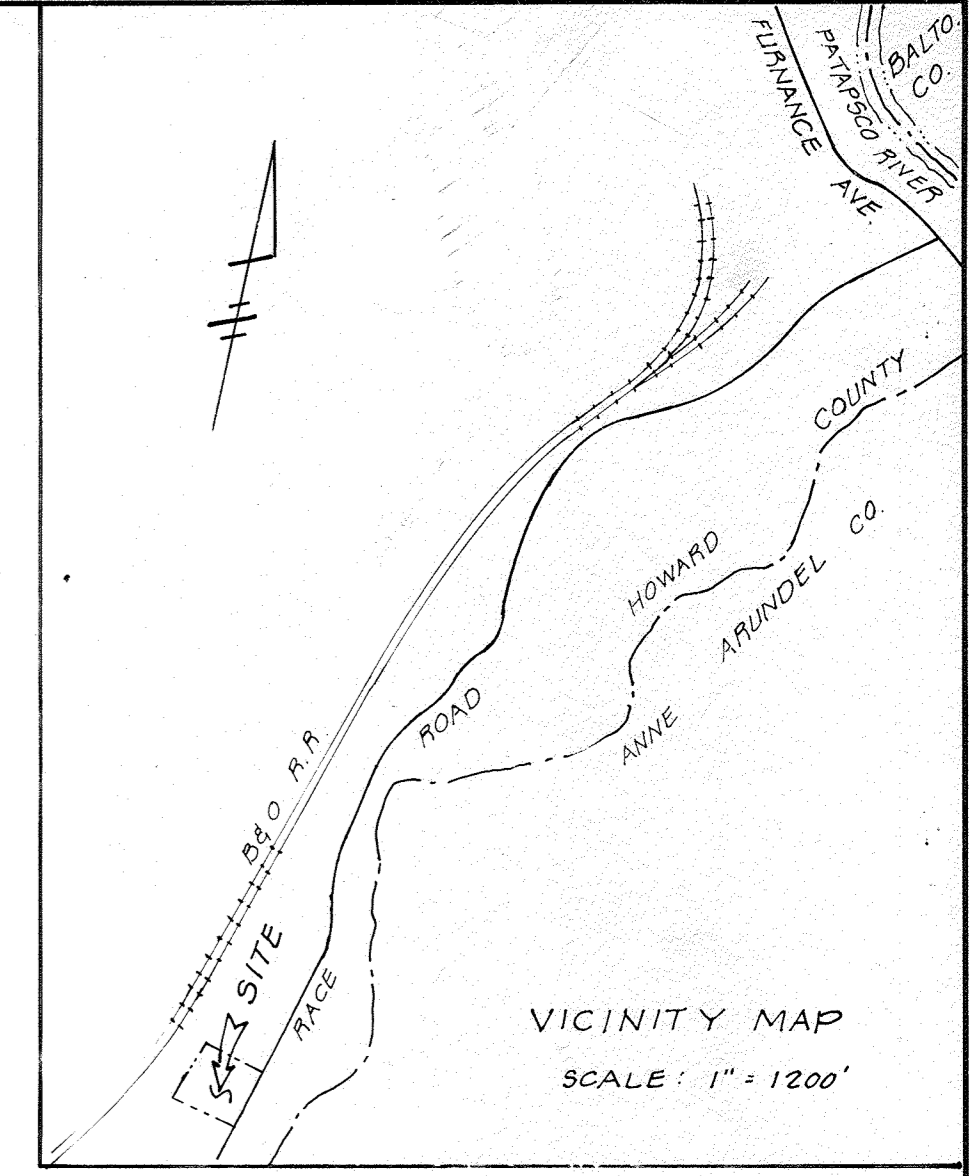
DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
John A. Doender 4/13/78
 DEVELOPER JOHN A. DOENDER, AGENT DATE

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON PERSONAL OBSERVATION OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Rodolph May Jr. 4-13-78
 ENGINEER RODOLPH MAY JR. DATE

D.A. - 1.13
 VOLUME REQUIRED 75.7 CY.
 VOLUME PROVIDED 77.7 CY.



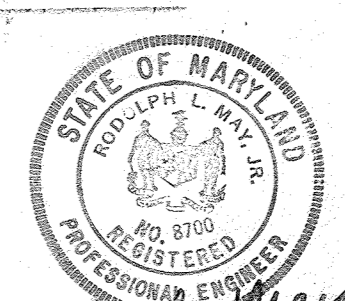
REV: 6/2/78 W.N.
 (HO. CO. COMMENTS)



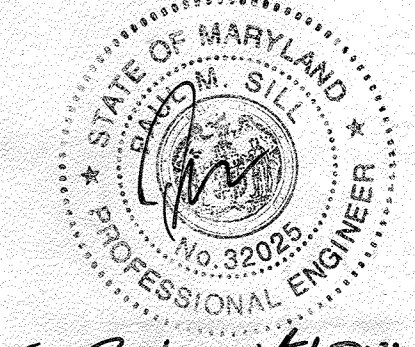
SEDIMENT CONTROL NOTES

1. All construction shall be in accordance with "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" prepared by the U.S.D.A. Soil Conservation Service.
 2. Apply for grading permit.
 3. Notify the bureau of License Inspections and Permits 24 hours prior to grading operations.
 4. Construction shall adhere to the construction sequence
 5. Cut and fill slopes shall be 3:1 maximum.
 6. Elevations marked thus (x) shall be finished grade
 7. Any excess material shall be stockpiled in a cleared location on site which is protected by sediment control structure(s). Maximum fill slope shall be 3:1. Stockpiled material shall be stabilized according to seeding specifications below.
 8. Sediment control structures shall be removed only with permission of the Bureau of Licenses, Inspections and Permits.
 9. Stabilization measures
- TEMPORARY STABILIZATION:**
 Apply: 2000 lbs./ac. or 46 lbs. of pulverized dolomitic limestone. 500 lbs./ac. or 11.5 lbs./1000 sq.ft. of 10-10-10 fertilizer. Plant with ryegrass at 40 lbs./ac. Mulch all disturbed areas immediately after grading.
- PERMANENT STABILIZATION:**
 Apply: 2000 lbs./ac. of pulverized dolomitic limestone 500 lbs./ac. of 10-10-10 fertilizer
 Seed : 85 lbs./ac. of Kentucky 31 tall fescue
 40 lbs./ac. of Kentucky blue grass
 25 lbs./ac. of annual ryegrass
- Note : Seeding may be done between March 1-May 1, or August 1-October 1 only. Mulch all disturbed areas immediately after grading.
 Mulch: 2 tons/ac. of unweathered wheatstraw. Tie mulch down with 480 gals./ac. of liquid asphalt.
- MANUFACTURING YARD - 6" MINIMUM CRUSHER RUN, COMPACTED OVER COMPACTED SUBGRADE.

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 5-18-78
JWM



OWNER/DEVELOPER
 KIP REALTY, LLC
 1224 RACE ROAD
 ELK RIDGE, MD 21075
 C/O EUPINTLE
 1-301-683-1080



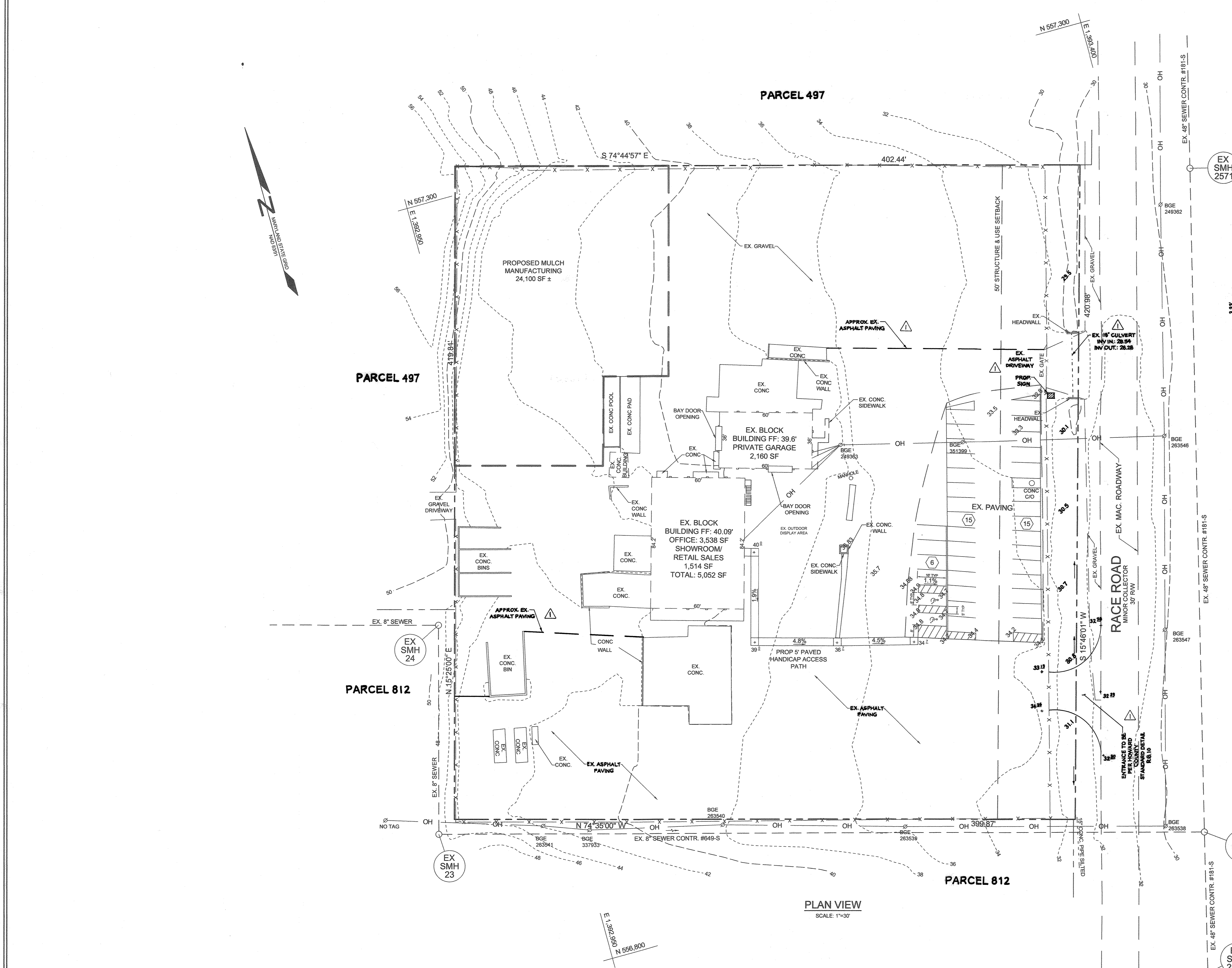
Rodolph May Jr.

FOR REVISION ONLY

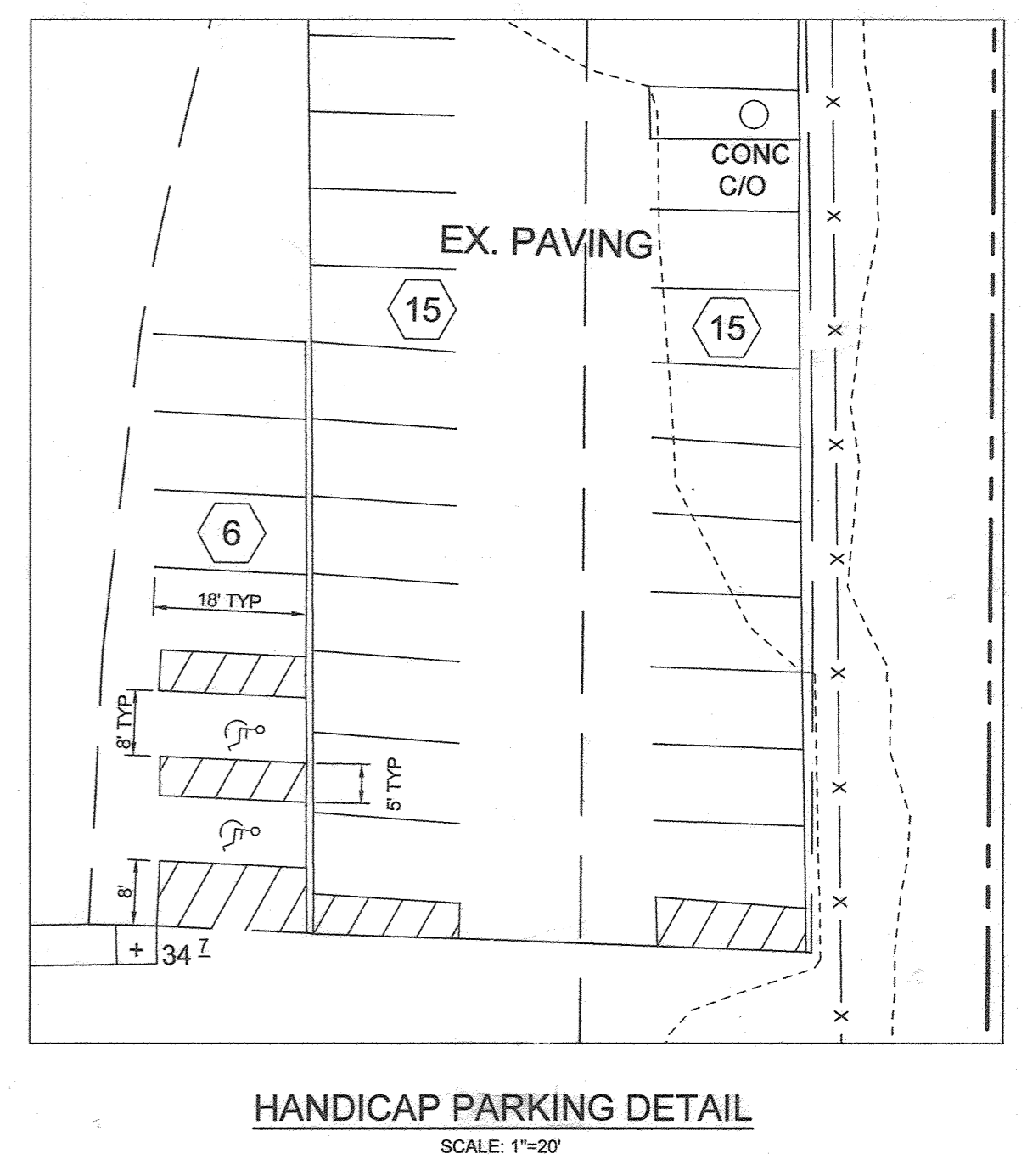
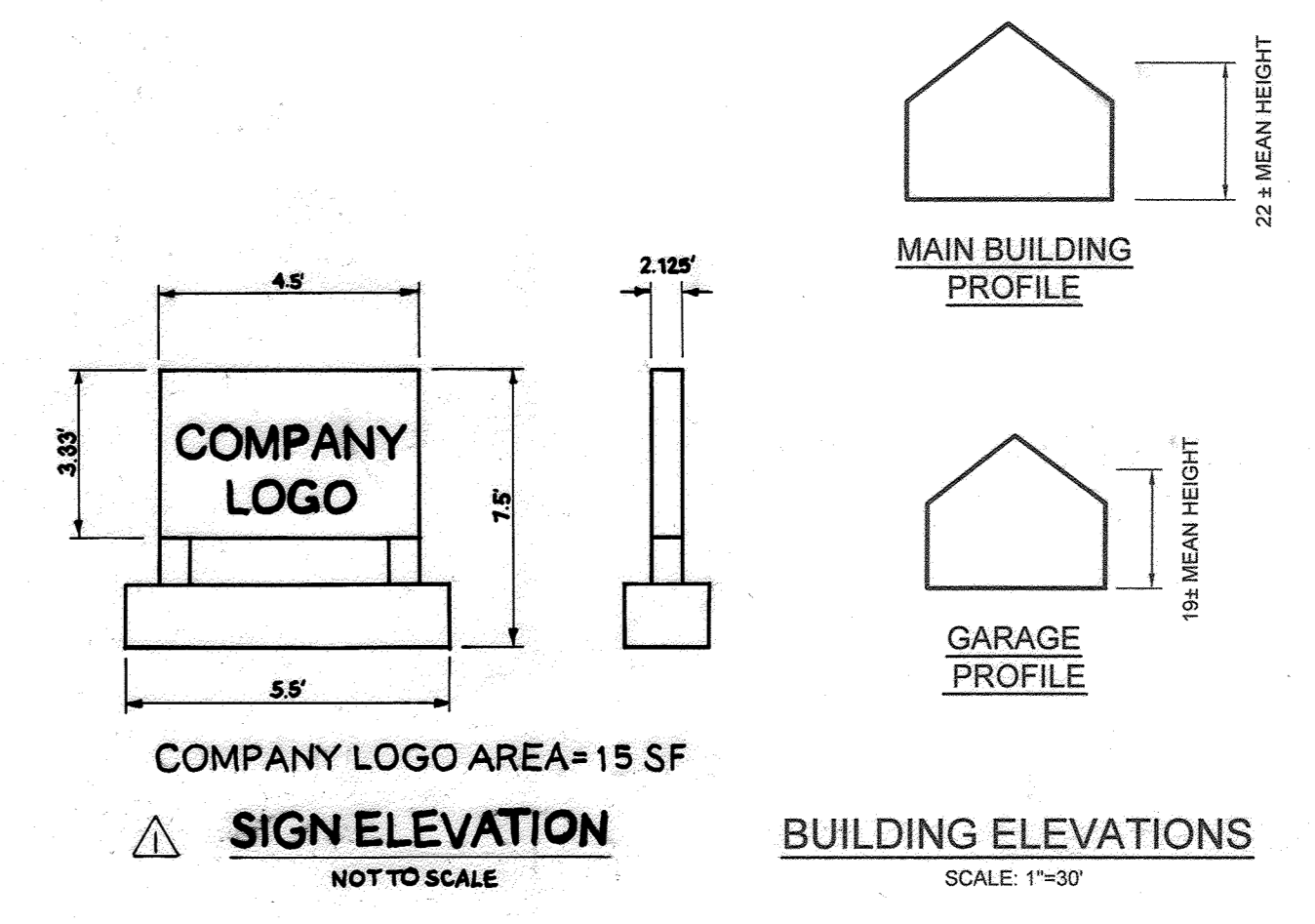
TITLE: SEDIMENT CONTROL & DRAINAGE AREA MAP
 PROJECT: KIP REALTY, LLC
 LOCATION: 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: APRIL 13, 1978 DESIGN BY: R.L.M. DRAWN BY: W.H.N. CHECKED BY: R.L.M.
 SCALE: 1" = 30' JOB NO.: 7843 DRAWING NO.: 2 OF 3

boender associates
 SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
 ELLICOTT CITY, MARYLAND 21043
 BALTIMORE 301-468-7777 SALISBURY 301-748-1286

engineers
 surveyors
 planners



- GENERAL NOTES (CONT.)**
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION ACT PER SECTION 16.1202(B)(1)(XIII) OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS BECAUSE THE ACTIVITY IS ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED WITHIN THE PRIORITY FUNDING AREA.
 - THIS SITE WILL HAVE FOUR SEPARATE USES: OFFICE, SHOWROOM/RETAIL SALES, MULCH MANUFACTURING, PRIVATE BUSINESS VEHICLE REPAIR.
- THE PARKING REQUIREMENTS ARE:**
- OFFICE (3.3 PARKING SPACES PER 1,000SF): REQUIRED: 3,538SF / 1,000SF = 3.5 X 3.3 = 11.6 PARKING SPACES (USE 12)
 - SHOWROOM / RETAIL SALES (5.0 parking spaces per 1,000sf): REQUIRED: 1,514SF / 1,000 = 1.5 X 5.0 = 7.5 PARKING SPACES (USE 8)
 - MULCH MANUFACTURING (ONE PARKING SPACE PER EMPLOYEE): REQUIRED: 6 EMPLOYEES = 6 PARKING SPACES
 - PRIVATE BUSINESS VEHICLE REPAIR (ONE PARKING SPA PER EMPLOYEE): REQUIRED: 4 EMPLOYEES = 4 PARKING SPACES
- TOTAL PARKING REQUIRED = 30 PARKING SPACES**
TOTAL PARKING PROVIDED = 36 PARKING SPACES



PLAN VIEW
SCALE: 1"=30'

THE PURPOSE OF THIS PLAN IS TO SHOW THE MOST RECENT & PROPOSED CONDITIONS.

REVISED SITE DEVELOPMENT PLAN
KIP REALTY, LLC
 6264 RACE ROAD

TAX MAP 38 GRID 15
 1ST ELECTION DISTRICT

PARCEL 278
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 16005 Frederick Road, 2nd Floor
 Woodbine, Maryland 21797
 Phone: 410.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: SZS
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 1, 2020
 PROJECT #: 20-020
 SHEET #: 3 of 3

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, 2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 10/23/20

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 10/30/20

DIRECTOR DATE: 11-3-20

No.	DESCRIPTION	DATE
1	ADDED SECOND ENTRANCE, SIGN LOCATION AND UPDATED SITE CONDITIONS	04/15/2021

OWNER/DEVELOPER
 KIP REALTY, LLC
 6264 RACE ROAD
 ELK RIDGE, MARYLAND 21075
 C/O ELI PINTILE
 1-301-603-1000