

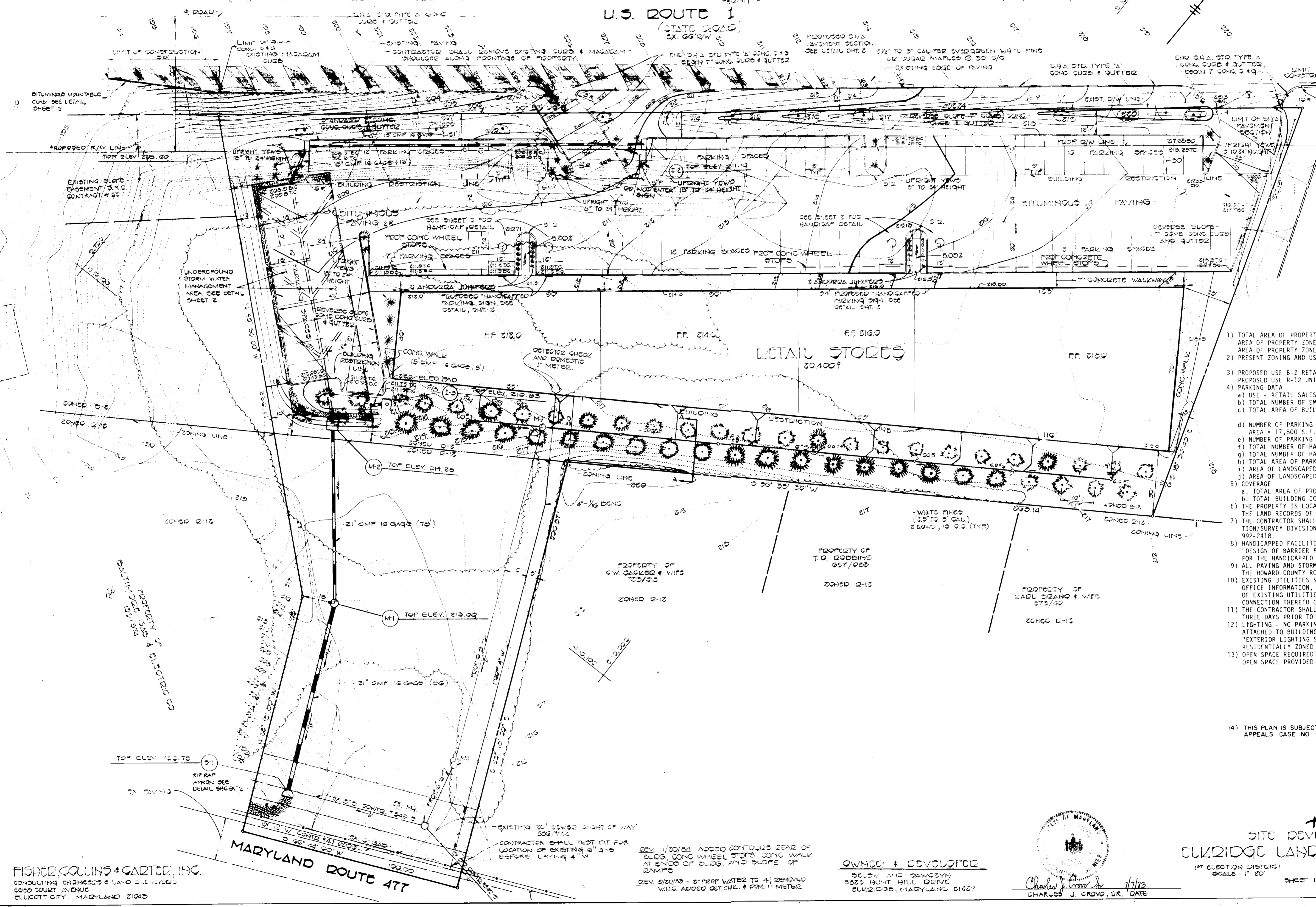
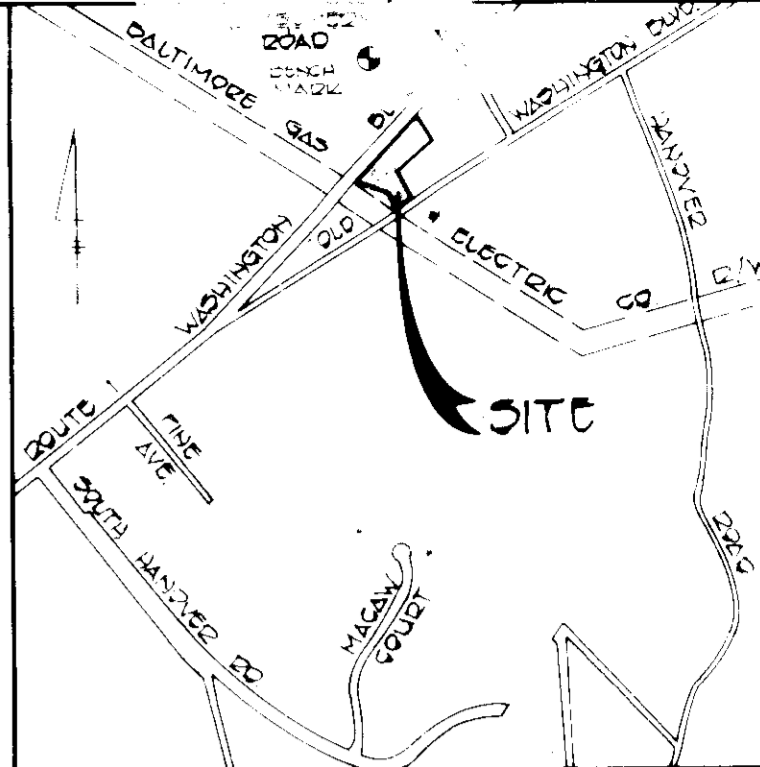
OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: DEPARTMENT OF PUBLIC WORKS.
 FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DIRECTOR, PUBLIC WORKS
 CHIEF, BUREAU OF ENGINEERING
 REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT.
 FOR PUBLIC WATER AND SEWERAGE SYSTEMS.
 HEALTH OFFICER
 THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED:
 DISTRICT
 HOWARD SOIL CONSERVATION DISTRICT

NOTE: ALL CONSTRUCTION WITHIN THE RIGHT OF WAY OF WASHINGTON BLVD. SHALL BE IN ACCORDANCE WITH D.H.A. SPECIFICATIONS AND PERMITS.

OWNER: BUNJA MAZIK
 2703
 10022 OF WASHINGTON BLVD AND HORTON RD.



VICINITY MAP
 SCALE: 1" = 1000'
 EXISTING CURB
 TRANSITION CURB TO MEET EXISTING CURB
 PROPOSED CURB
 PROPERTY OF HERR REALTY CORP. 021/022
 ZONING B-2

- GENERAL NOTES
- TOTAL AREA OF PROPERTY = 2.150 AC. +
 AREA OF PROPERTY ZONED B-2 = 1.683 AC. +
 AREA OF PROPERTY ZONED R-12 = 0.467 AC. +
 PRESENT ZONING AND USE B-2 BUSINESS GENERAL (UNIMPROVED)
 R-12 RESIDENTIAL (UNIMPROVED)
 - PROPOSED USE B-2 RETAIL SALES
 PROPOSED USE R-12 UNIMPROVED
 - PARKING DATA
 a) USE - RETAIL SALES
 b) TOTAL NUMBER OF EMPLOYEES = 18
 c) TOTAL AREA OF BUILDING = 20,400 S.F. (17,800 S.F. RETAIL SALES & 2,600 S.F. STORAGE AREA AND MECHANICAL)
 - NUMBER OF PARKING SPACES REQUIRED @ 1 SPACE/200 S.F. OF FLOOR AREA = 17,800 S.F. / 200 S.F. = 89 SPACES
 e) NUMBER OF PARKING SPACES PROVIDED = 89
 f) TOTAL NUMBER OF HANDICAPPED SPACES REQUIRED = 4
 g) TOTAL NUMBER OF HANDICAPPED SPACES PROVIDED = 4
 h) TOTAL AREA OF PARKING LOT = 0.56 AC. +
 i) AREA OF LANDSCAPED ISLANDS REQUIRED "5% x 0.56 AC. + = 0.028 AC. +
 j) AREA OF LANDSCAPED ISLANDS PROVIDED = 0.028 AC. +
 - COVERAGE
 a. TOTAL AREA OF PROPERTY ZONED B-2 = 1.683 AC. +
 b. TOTAL BUILDING COVERAGE = 0.47 AC. + OR 28%
 - THE PROPERTY IS LOCATED ON TAX MAP 38, PARCEL 104 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1031 AT FOLIO 318.
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 992-2418.
 - HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE "MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED".
 - ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 - EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 559-0100 A MINIMUM OF THREE DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
 - LIGHTING - NO PARKING LOT LIGHTING PROPOSED. SECURITY LIGHTING ATTACHED TO BUILDING. DIRECTION AND SHIELDED SHOWN THIS PLAN. EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC RIGHT-OF-WAYS.
 - OPEN SPACE REQUIRED = 1.683 AC. + x 20% = 0.34 AC. +
 OPEN SPACE PROVIDED = 0.47 AC. +

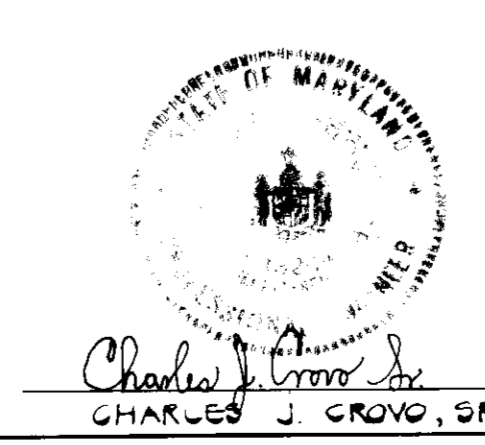
LEGEND
 --- EXISTING CONTOUR
 --- PROPOSED CONTOUR
 --- S.H.A. FINISH SECTION

14) THIS PLAN IS SUBJECT TO THE PLANNING BOARD AND BOARD OF APPEALS CASE NO. 83-12V.

FISHER, COLLINS & CARTER, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 6330 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043

REV. 11/20/81 - ADDED CONTOURS REAR OF BUILDING, CONC WHEEL STOPS, CONC WALK AT ENDS OF BLDG. AND SLOPE OF RAMPS
 REV. 9/20/83 - 2" PROP WATER TO 4" REMOVED W.H.G. ADDED GET. CHK. & CON. 1" METER

OWNER & DEVELOPER
 BOLON AND SAWCZYK
 5823 HUNT HILL DRIVE
 ELKRIDGE, MARYLAND 21227



6-17-83
 SITE DEVELOPMENT PLAN
 ELKRIDGE LANDING RETAIL CENTER
 1ST ELECTION DISTRICT
 SCALE: 1" = 20'
 SHEET 1 OF 3
 HOWARD COUNTY, MARYLAND
 JANUARY 22, 1983

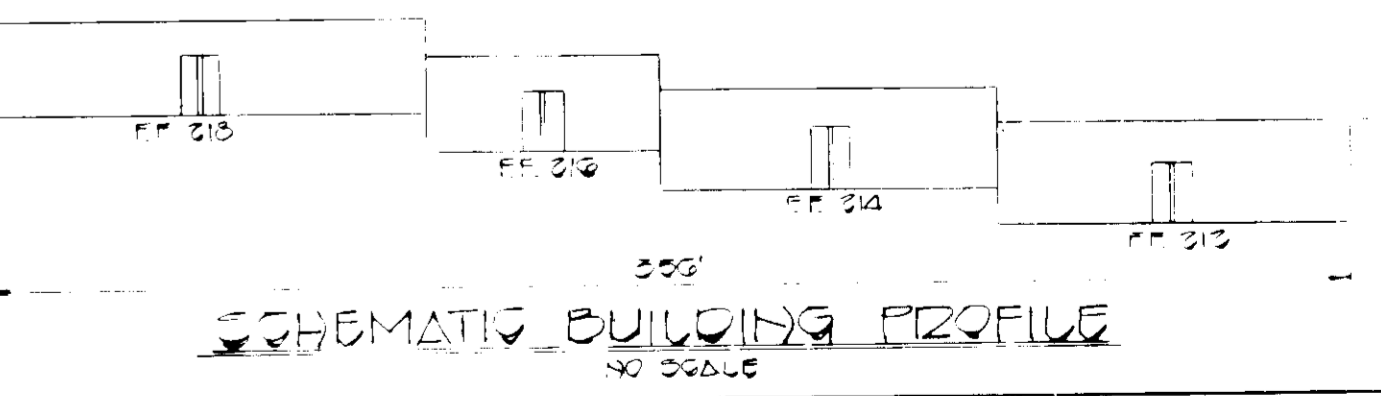
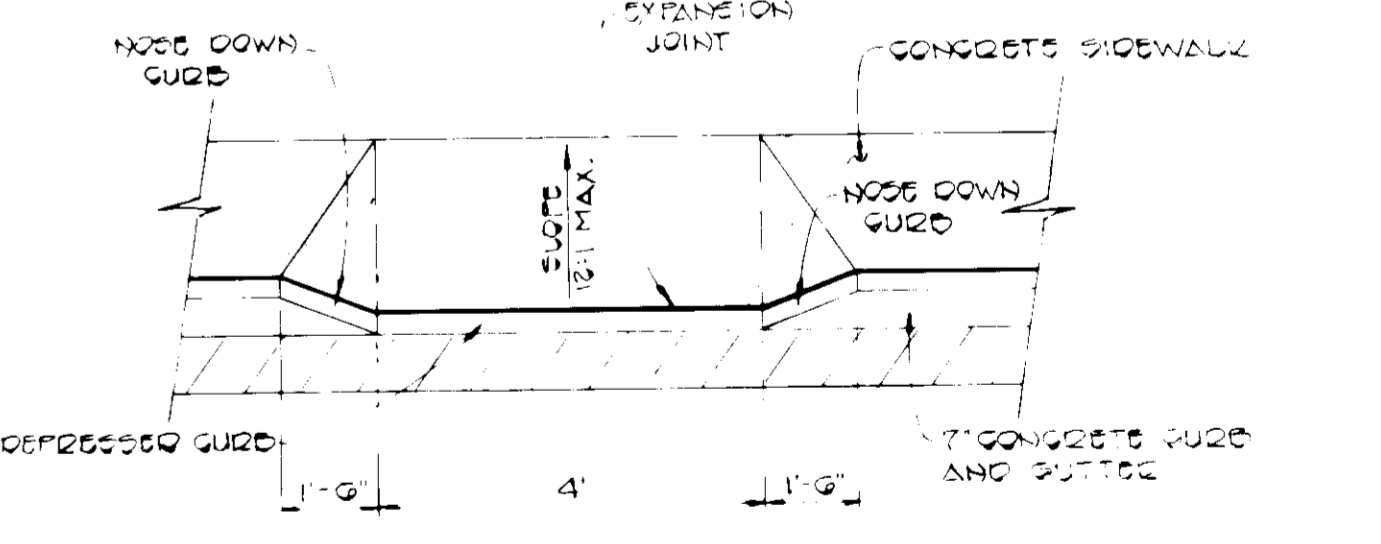
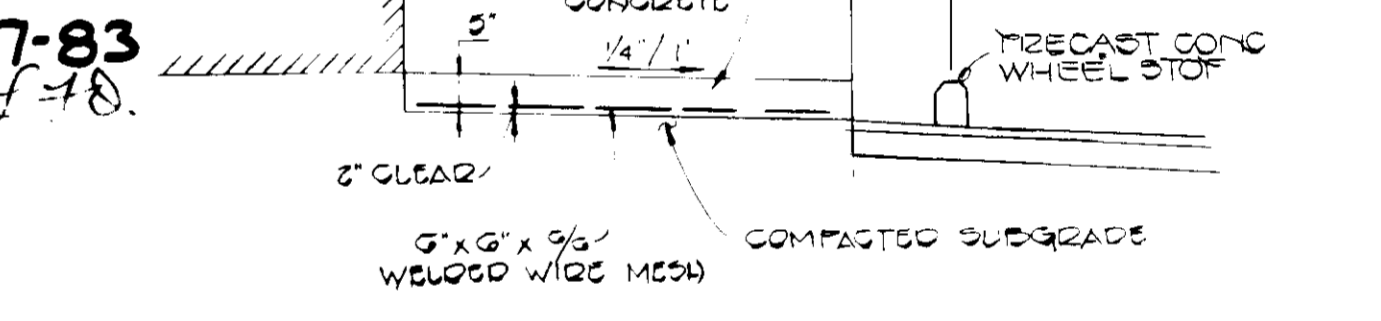
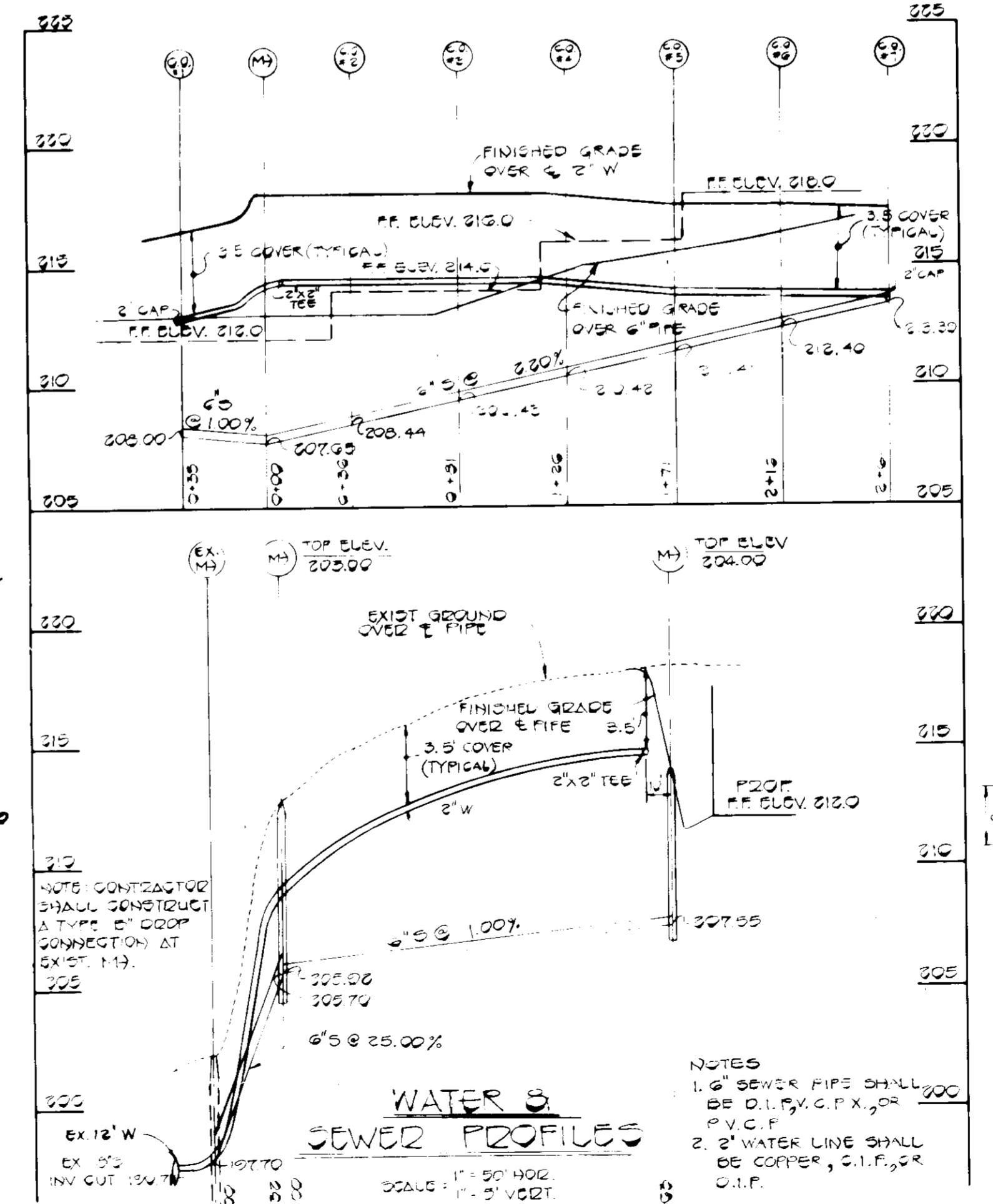
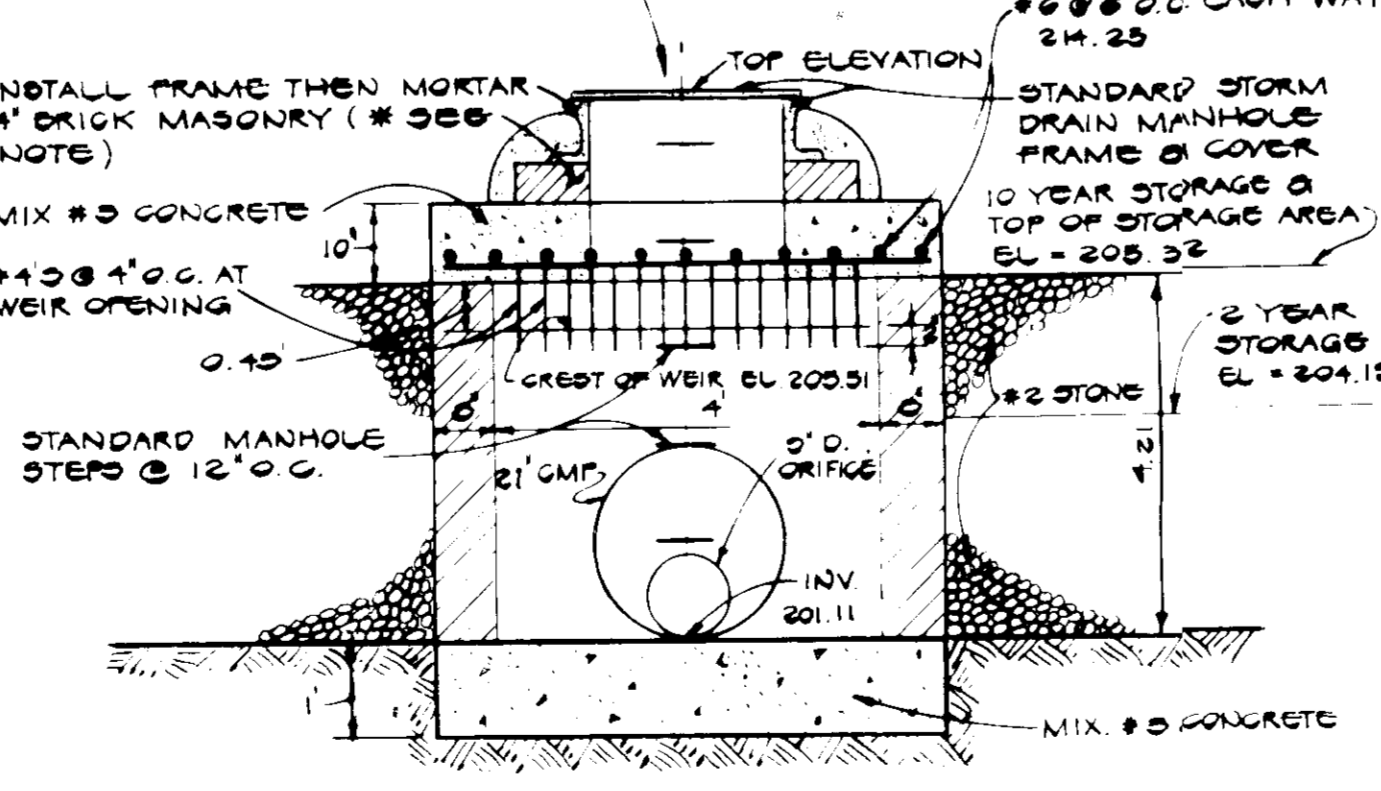
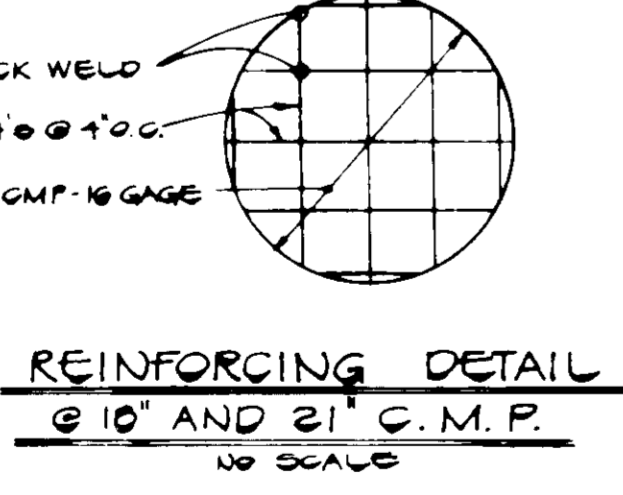
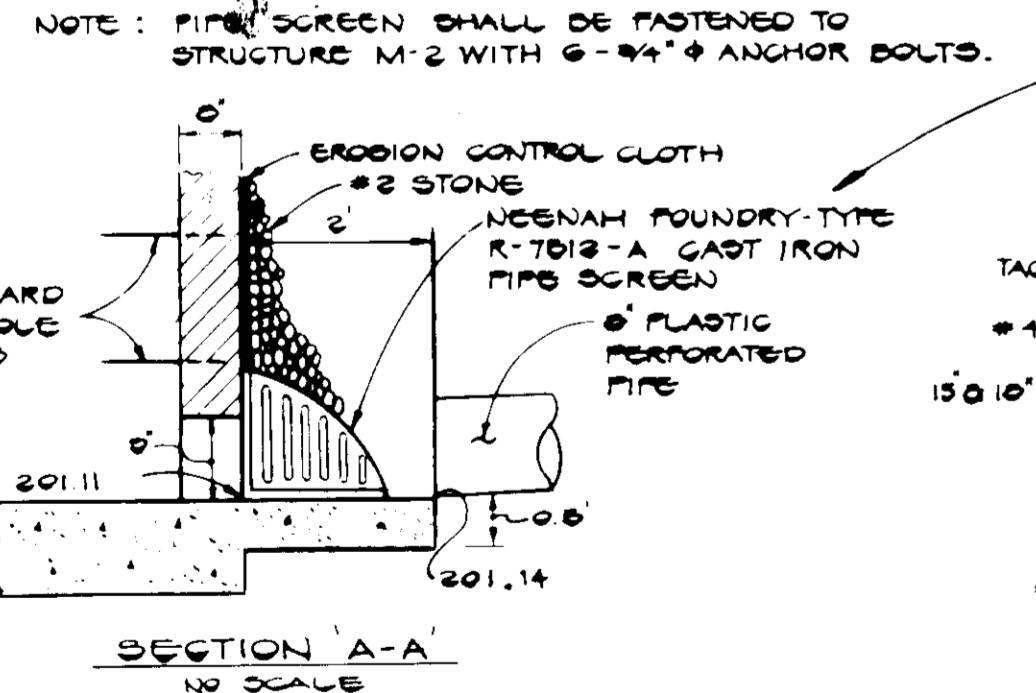
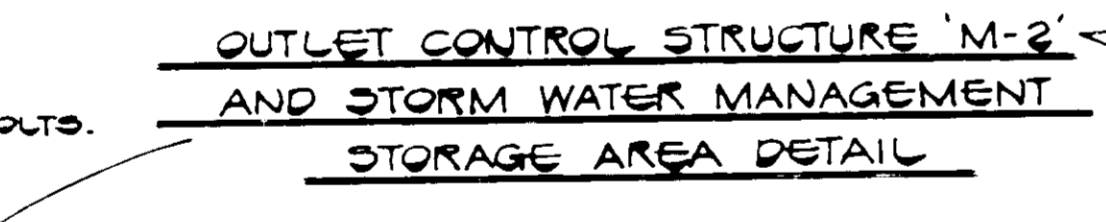
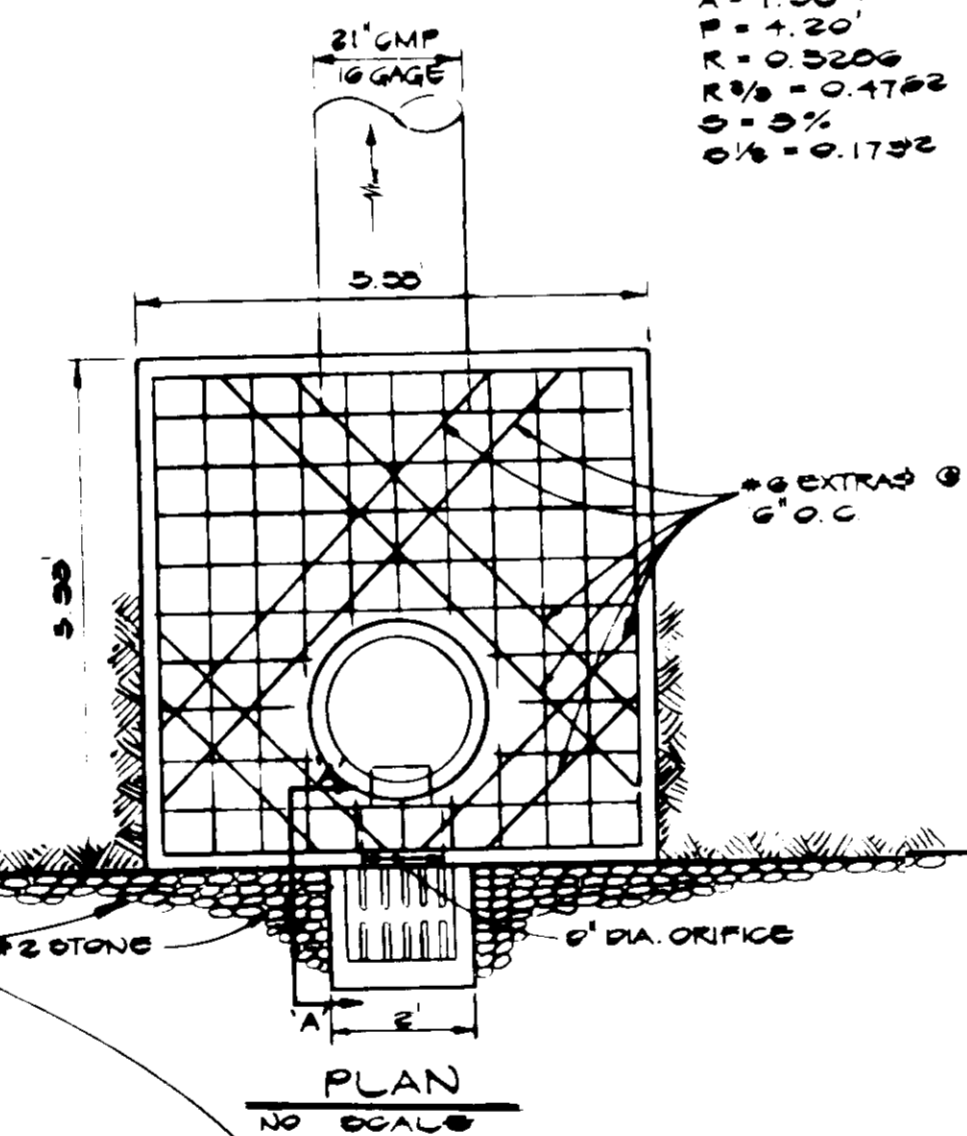
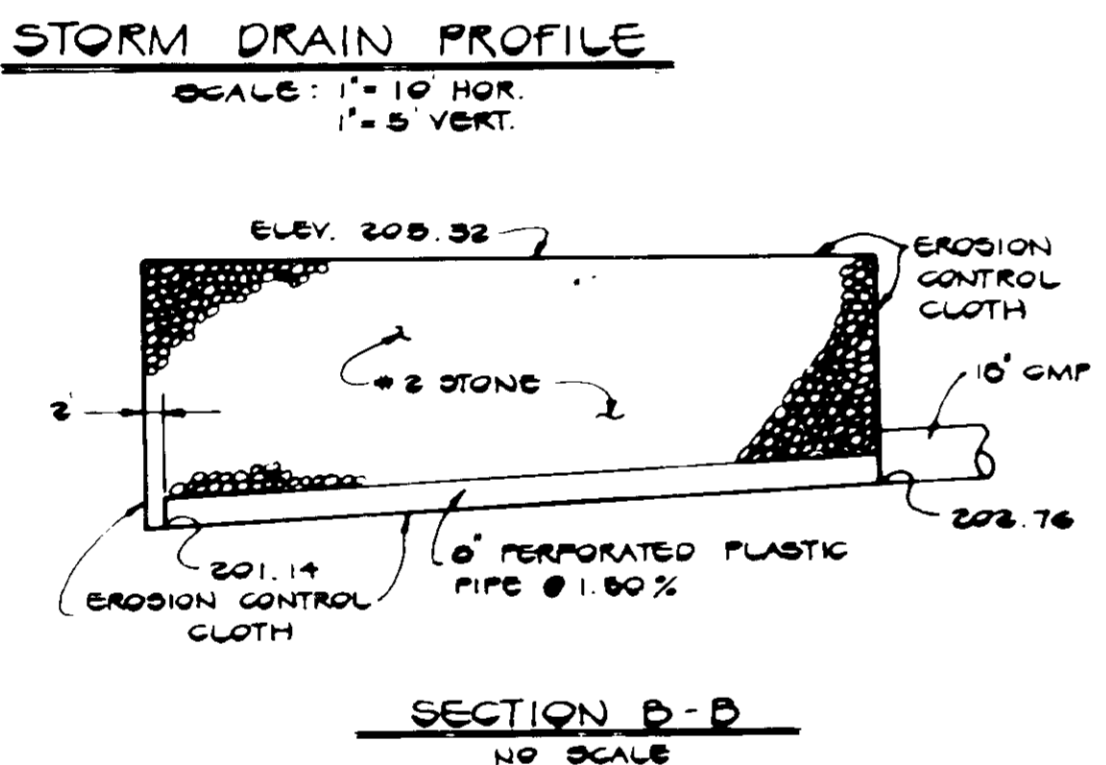
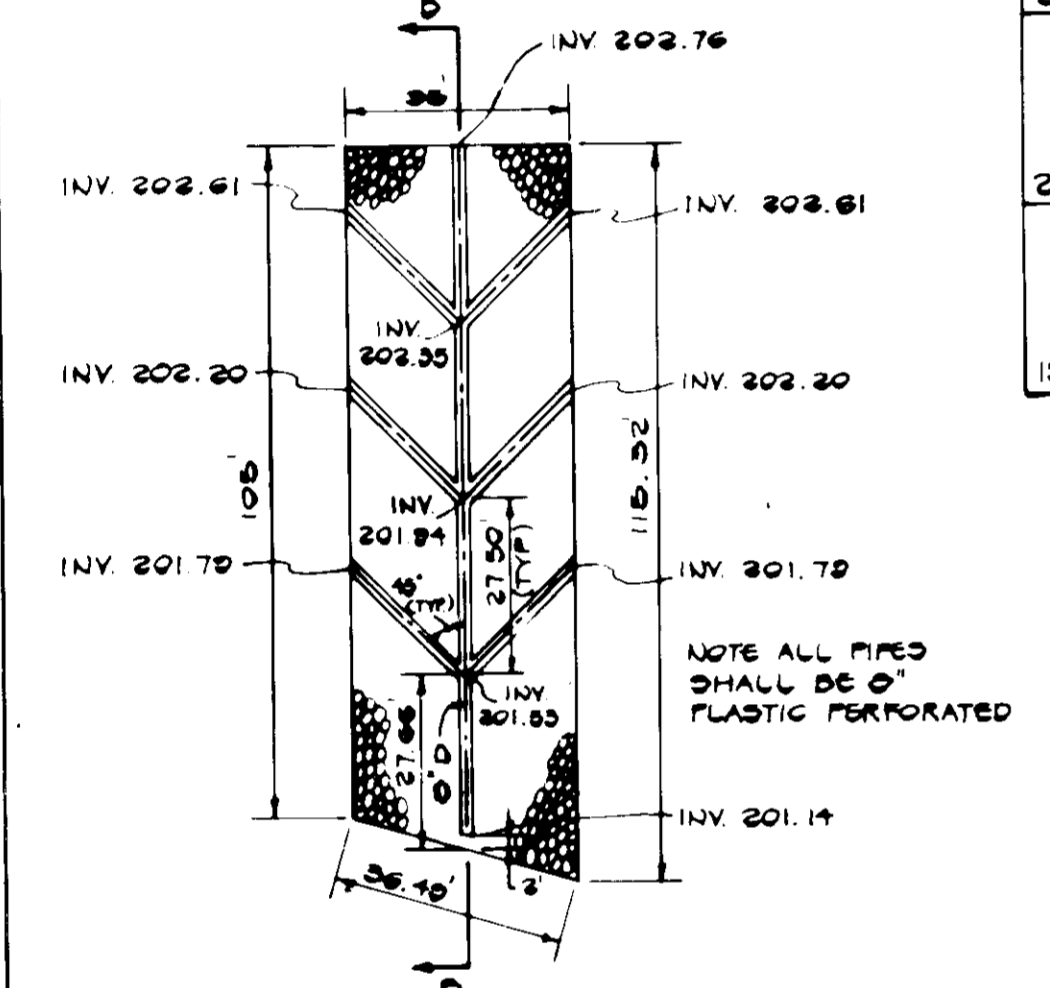
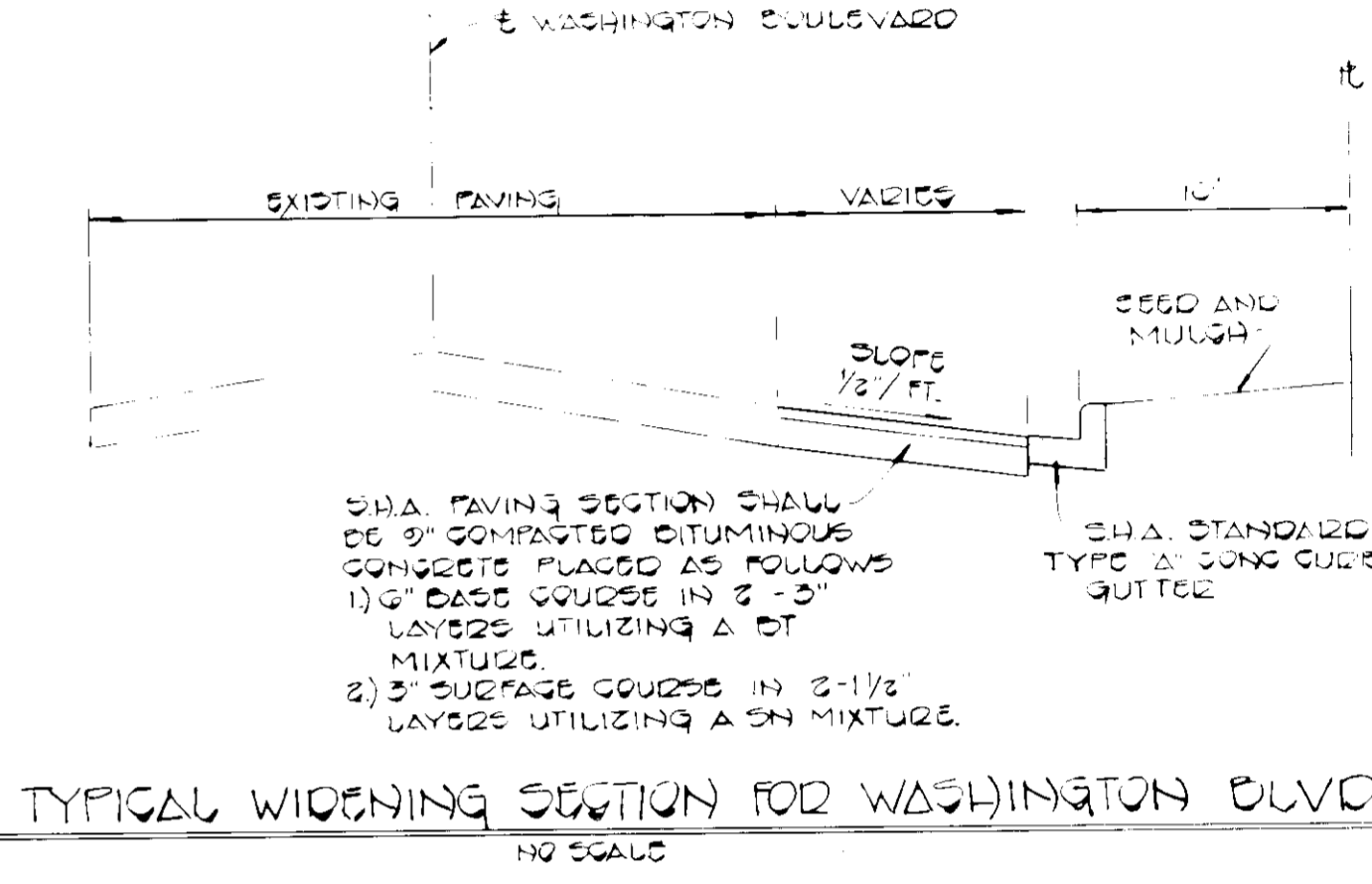
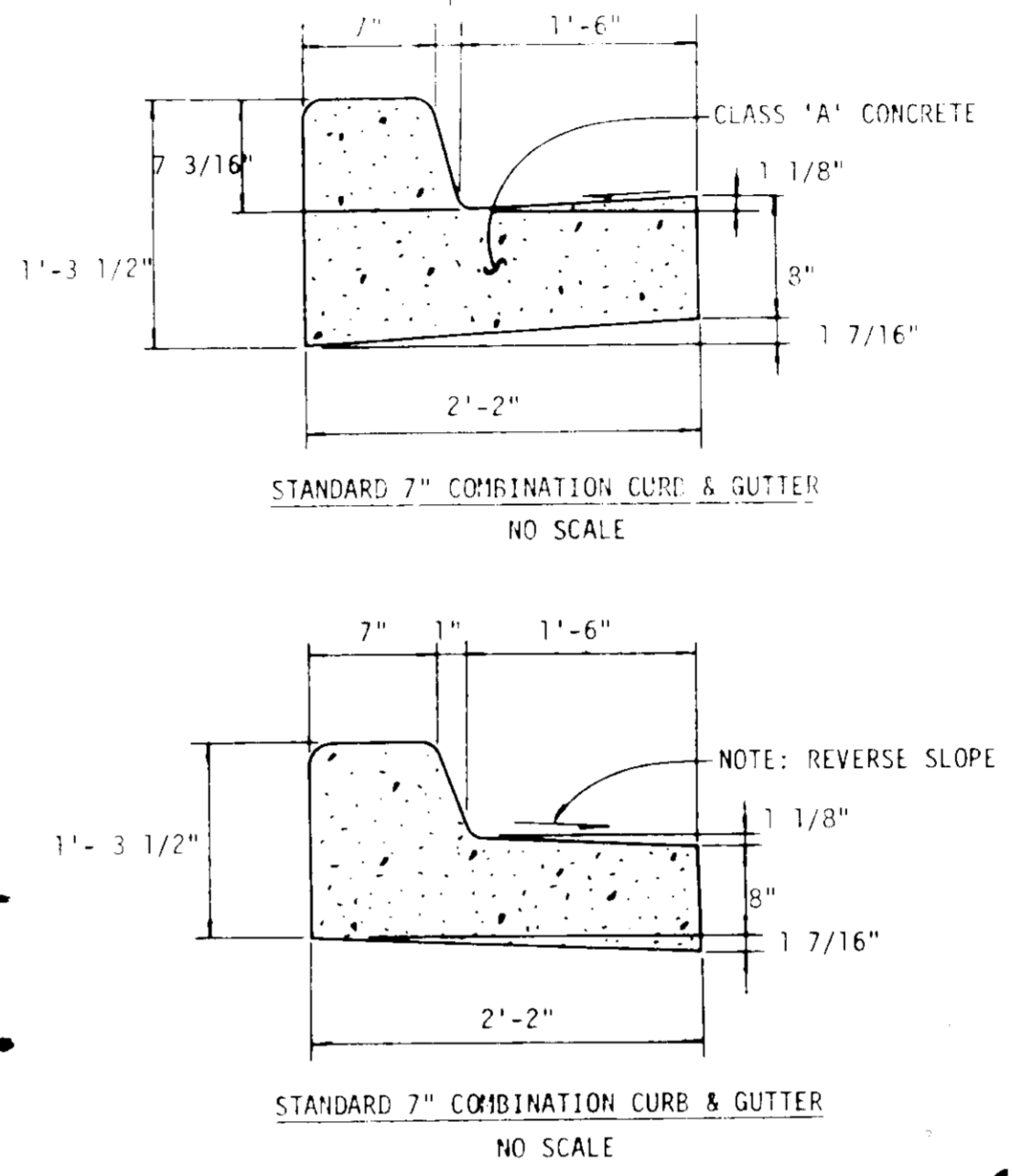
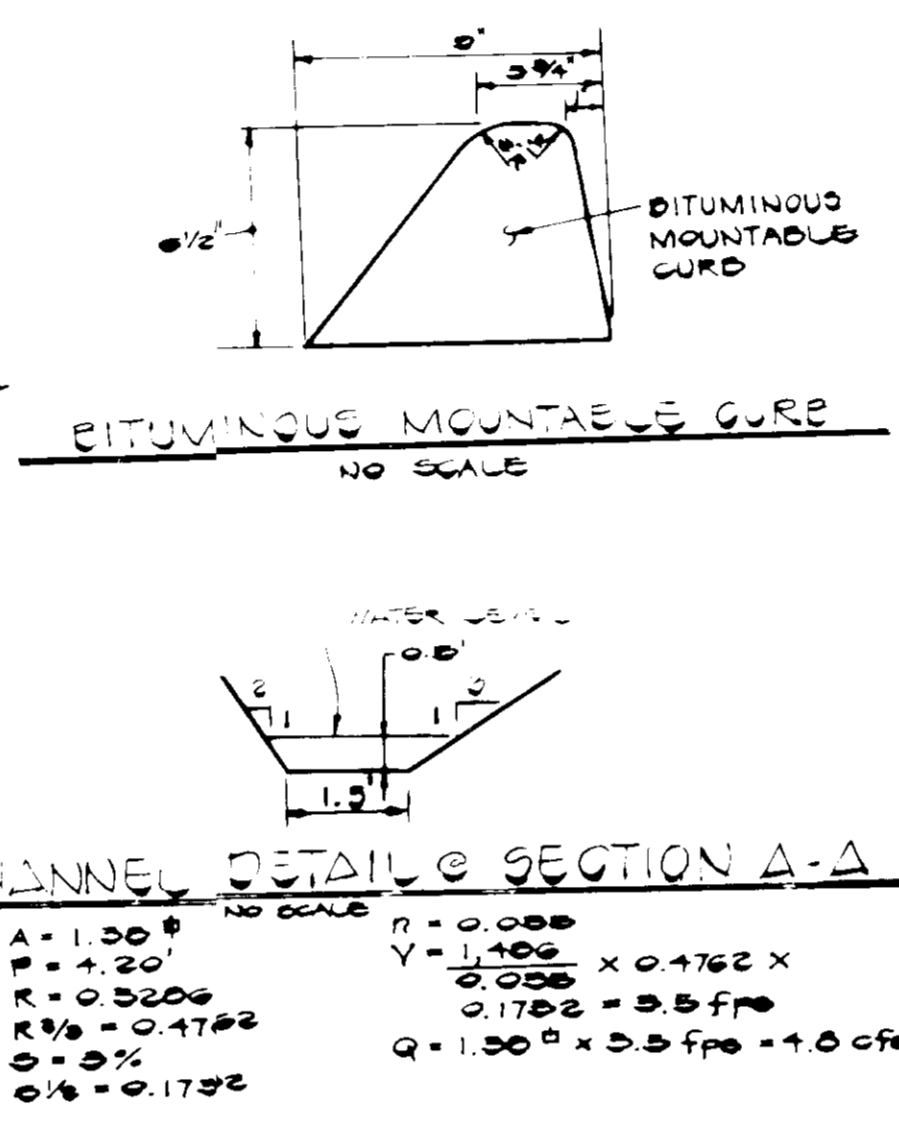
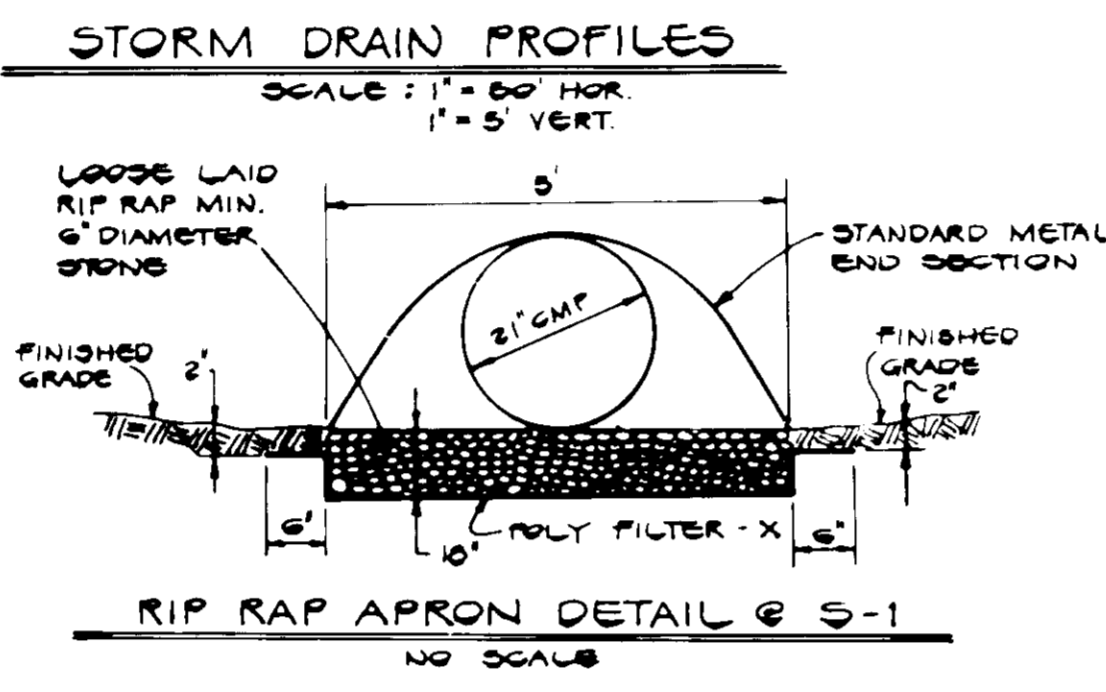
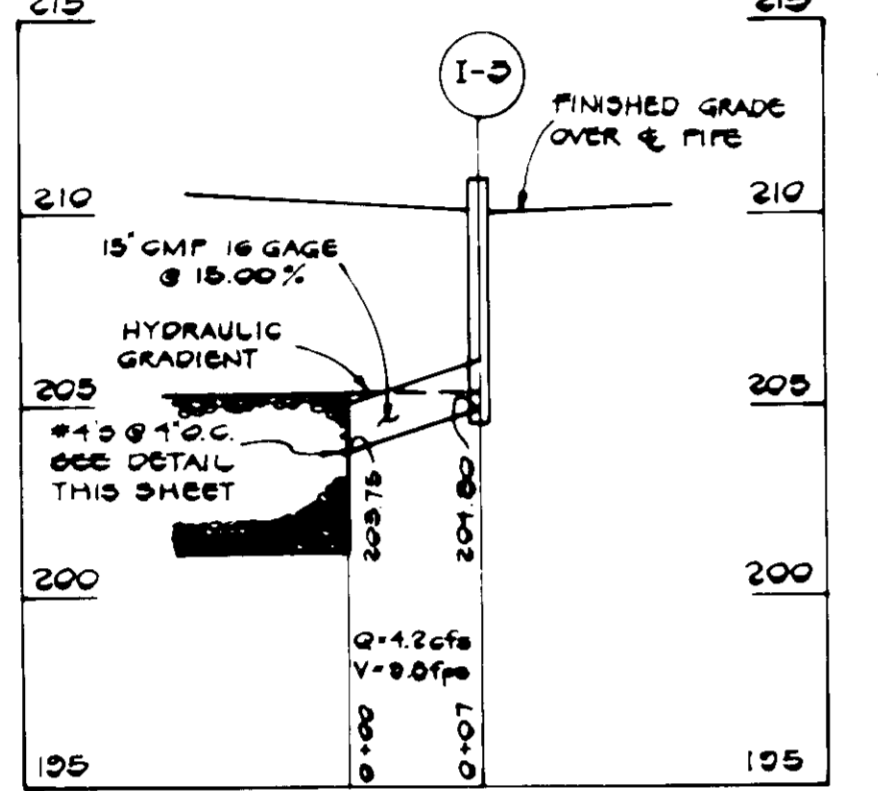
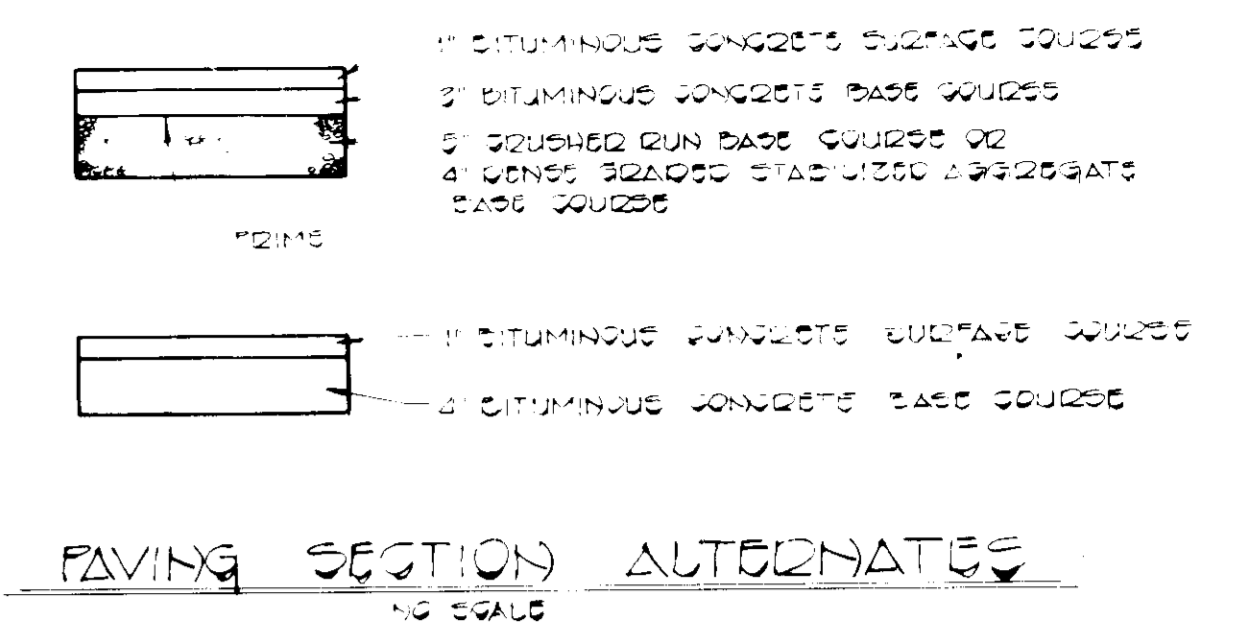
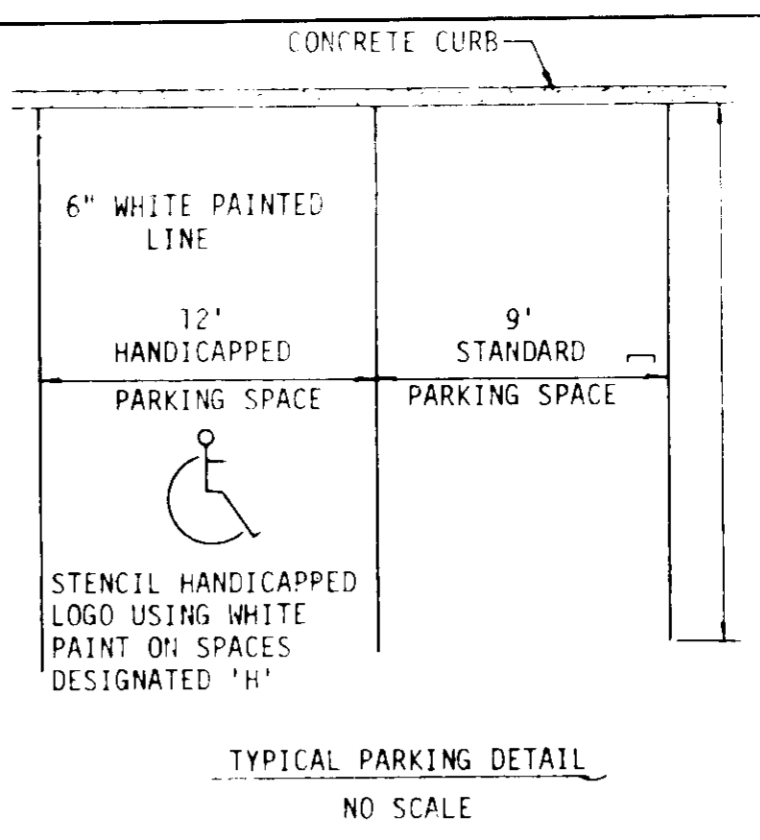
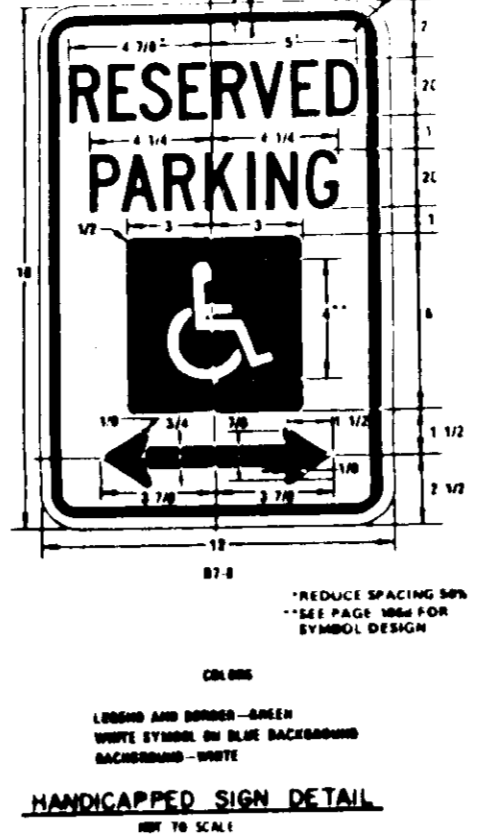
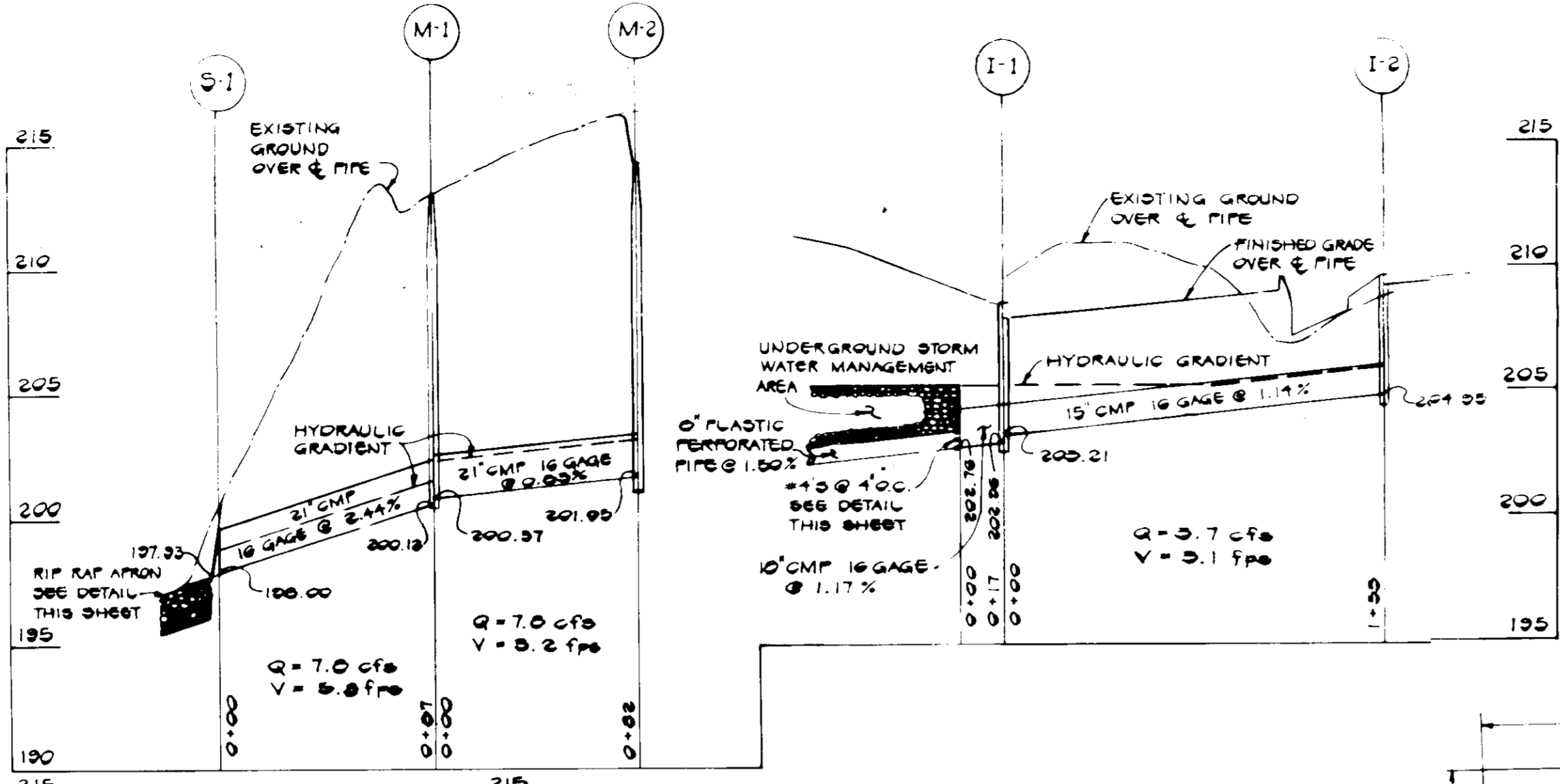
APPROVED: DEPARTMENT OF PUBLIC WORKS.
FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE
SYSTEMS AND ROADS.

DIRECTOR, PUBLIC WORKS _____ DATE _____
CHIEF, BUREAU OF ENGINEERING _____ DATE _____
APPROVED: OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR _____ DATE _____
CHIEF, DIVISION OF LAND DEVELOPMENT
AND ZONING ADMINISTRATION _____ DATE _____

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT.
FOR PUBLIC WATER AND SEWERAGE SYSTEMS.
HEALTH OFFICER _____ DATE 8-4-83

THIS DEVELOPMENT IS APPROVED FOR EROSION AND
SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION
DISTRICT.
APPROVED: _____ DATE 7-28-83
DISTRICT HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION
DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE _____ DATE 7/21/83



| STRUCTURE SCHEDULE | | | | | |
|--------------------|----------------------------|-----------|------------|-----------|-----------------------|
| NO. | TYPE | INVERT IN | INVERT OUT | TOP ELEV. | REMARKS |
| I-1 | A-5 | 203.21 | 202.96 | 208.60 | DRWG. SD 4.01 |
| I-2 | A-5 | 204.95 | 204.95 | 211.10 | DRWG. SD 4.01 |
| I-3 | "D" | 204.80 | 204.80 | 210.83 | DRWG. SD 4.11 |
| M-1 | STANDARD MANHOLE | 200.37 | 200.12 | 213.00 | DRWG. G 5.01 |
| M-2 | MODIFIED MANHOLE | 201.11 | 201.05 | 214.25 | SEE DETAIL THIS SHEET |
| S-1 | STANDARD METAL END SECTION | 198.00 | 199.75 | | DRWG. SD 3.61 |

NOTES
1. TOP, BOTTOM AND SIDES OF STORM WATER STORAGE AREA SHALL BE LINED WITH EROSION CONTROL CLOTH
2. ALL REINFORCING SHALL HAVE 2" CLEARANCE UNLESS OTHERWISE NOTED.
3. FOR DIMENSIONS OF STORAGE AREA - SEE THIS SHEET
* ADDITIONAL BRICK SHALL BE USED TO BRICK UP TO EXISTING GRADE.

FISHER, COLLINS AND GARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
6505 COURT AVENUE
SILVERGATE CITY, MARYLAND 21043

CHARLES J. GROVO SR. DATE 7/1/83

PROFILES & DETAILS
ELK RIDGE LANDING DETAIL CENTER
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 5' VERT. SHEET 12 OF 13
JULY 27, 1983

PLANNING DIRECTOR DATE

DIRECTOR, PUBLIC WORKS DATE

HEALTH OFFICER DATE

CHIEF, BUREAU OF ENGINEERING AND ZONING ADMINISTRATION DATE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

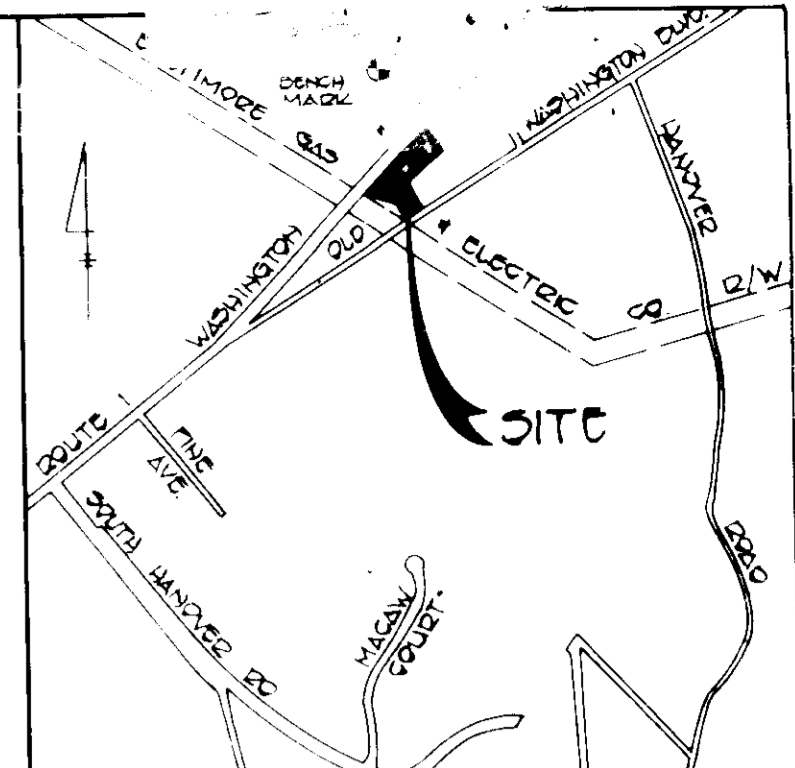
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

U.S. SOIL CONSERVATION SERVICE DATE

DISTRICT HOWARD SOIL CONSERVATION DISTRICT DATE

U.S. ROUTE 1 (STATE ROAD) EX. 26' R/W

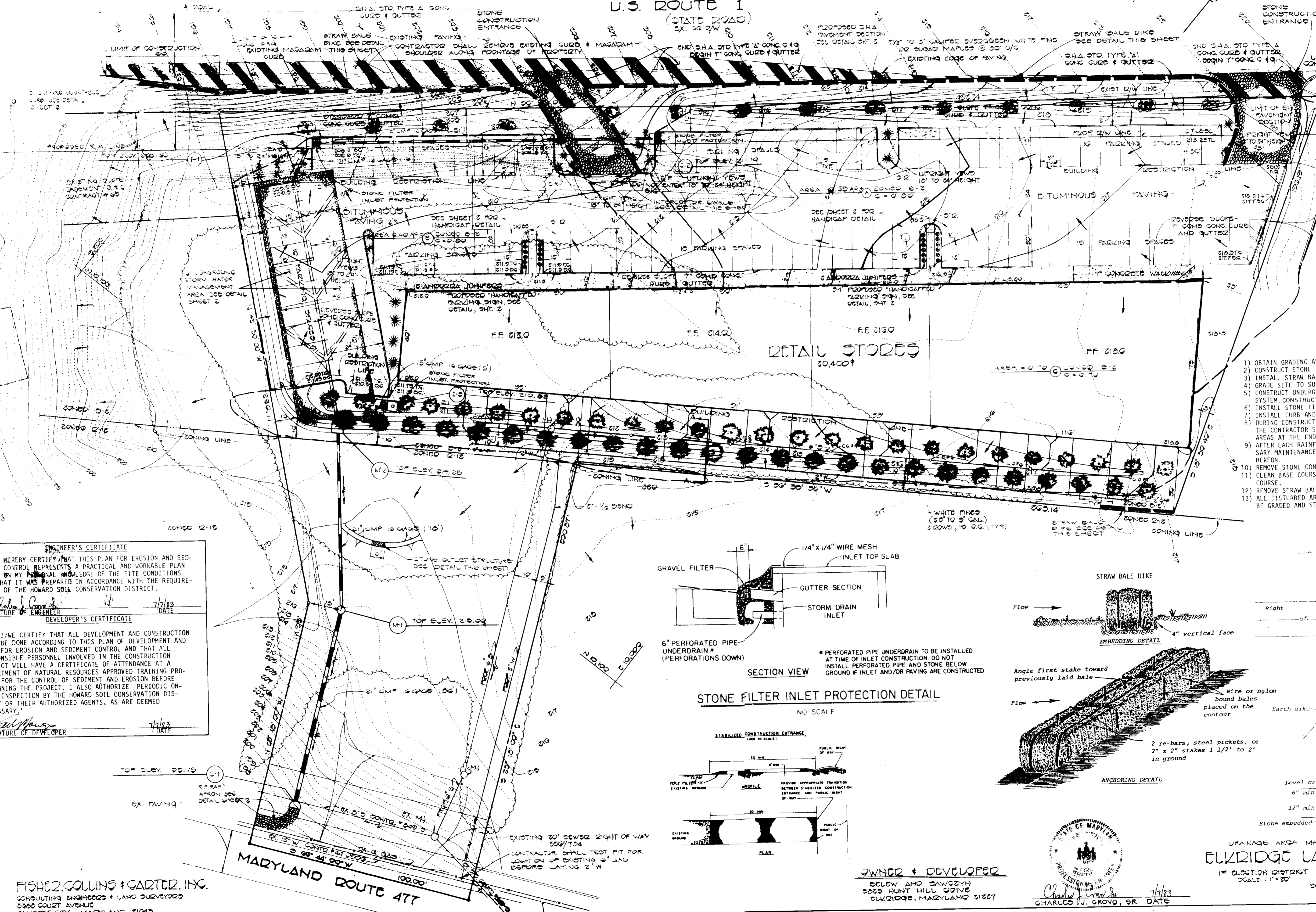
BENCH MARK ELEV. 210.75



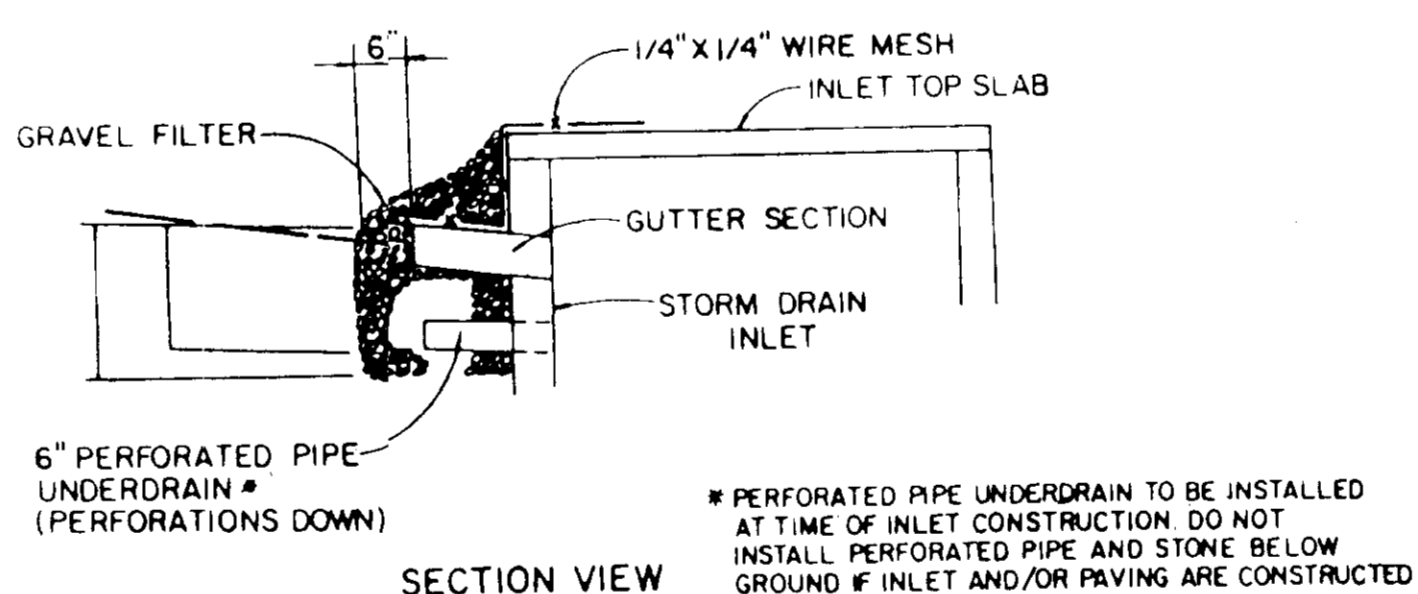
VICINITY MAP SCALE 1" = 100'

6-17-83

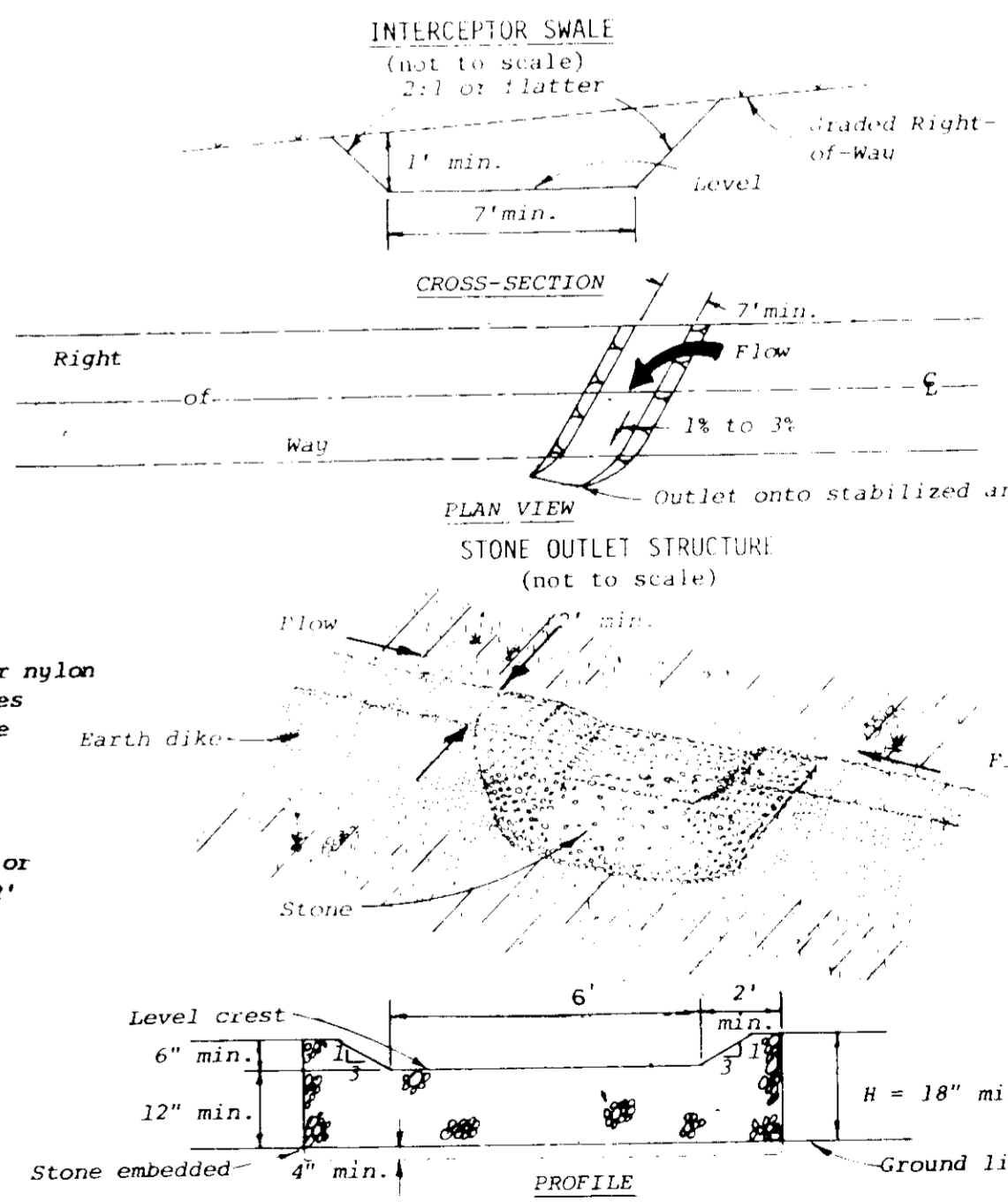
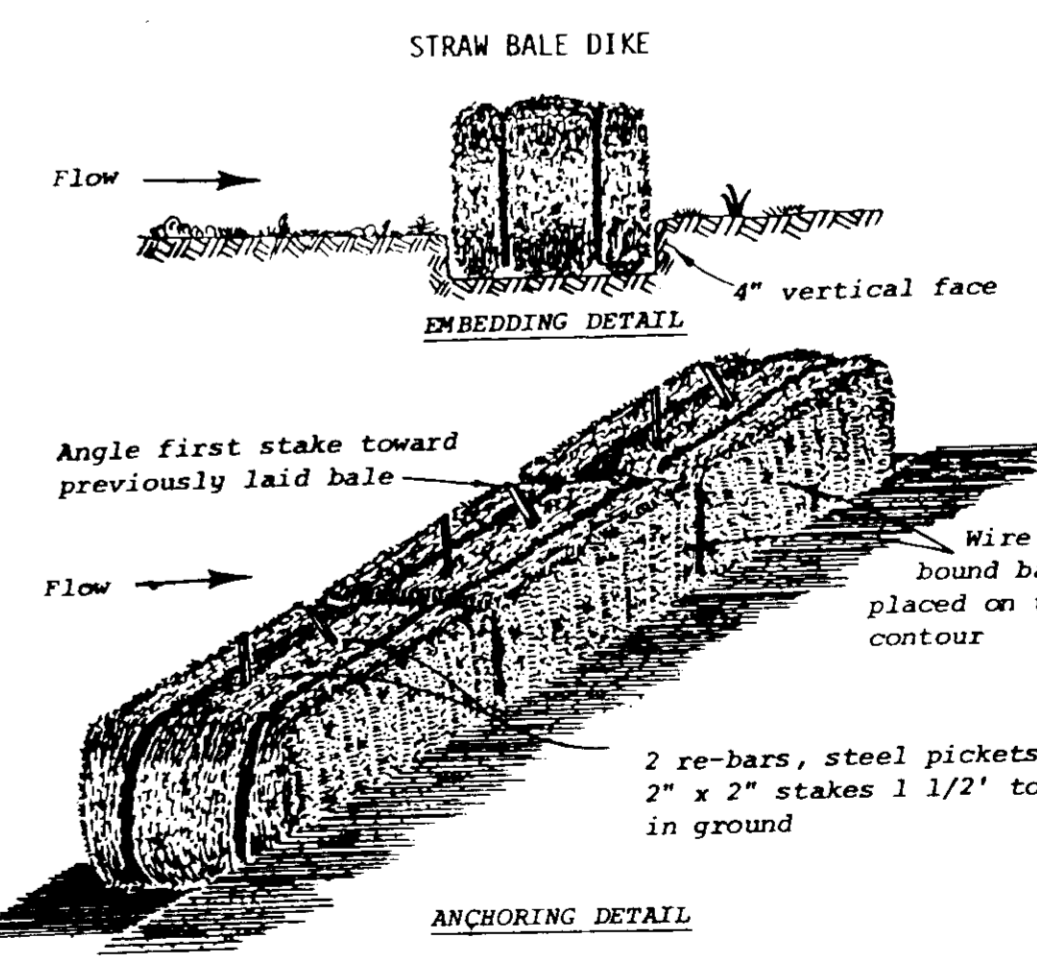
PROPERTY OF WESS REALTY CORP. 221/202 ZONED D-2



- CONSTRUCTION SEQUENCE
- 1) OBTAIN GRADING AND BUILDING PERMIT.
 - 2) CONSTRUCT STONE CONSTRUCTION ENTRANCES AS SHOWN ON PLAN.
 - 3) INSTALL STRAW BALE DIKES AND CONSTRUCT STONE OUTLET STRUCTURE
 - 4) GRADE SITE TO SUBGRADE AND CONSTRUCT BUILDING.
 - 5) CONSTRUCT UNDERGROUND STORM WATER MANAGEMENT AREA AND STORM DRAIN SYSTEM. CONSTRUCT INTERCEPTOR SWALE ACROSS ONE WAY ENTRANCE.
 - 6) INSTALL STONE FILTER INLET PROTECTION DEVICES AT I-1, I-2, AND I-3.
 - 7) INSTALL CURB AND LAY BASE COURSE.
 - 8) DURING CONSTRUCTION ALONG WASHINGTON BOULEVARD AND FROM M-1 TO S-1, THE CONTRACTOR SHALL PLACE STRAW BALE DIKES UNDERGRADE OF ANY DISTURBED AREAS AT THE END OF EACH WORKING DAY.
 - 9) AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON.
 - 10) REMOVE STONE CONSTRUCTION ENTRANCES AND STONE OUTLET STRUCTURE
 - 11) CLEAN BASE COURSE, APPLY TACK COAT TO BASE COURSE AND LAY SURFACE COURSE.
 - 12) REMOVE STRAW BALE DIKE AND STABILIZE WITH PERMANENT SEEDING.
 - 13) ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED BY PERMANENT SEEDING.



STONE FILTER INLET PROTECTION DETAIL NO SCALE



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 of Engineer: *Charles J. Grovo, Sr.* DATE: 7/1/83

DEVELOPER'S CERTIFICATE

"I HEREBY 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 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 THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Signature of Developer: *Charles J. Grovo, Sr.* DATE: 7/1/83

FISHER, COLLINS & GARTER, INC. CONSULTING ENGINEERS & LAND SURVEYORS 5300 COURT AVENUE BELLGATE CITY, MARYLAND 21045

OWNER & DEVELOPER BELOW AND SANGZIN 5003 WHITE HILL DRIVE ELK RIDGE, MARYLAND 21227



DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN ELK RIDGE LANDING DETAIL CENTER HOWARD COUNTY, MARYLAND JANUARY 22, 1983 SHEET 3 OF 3