

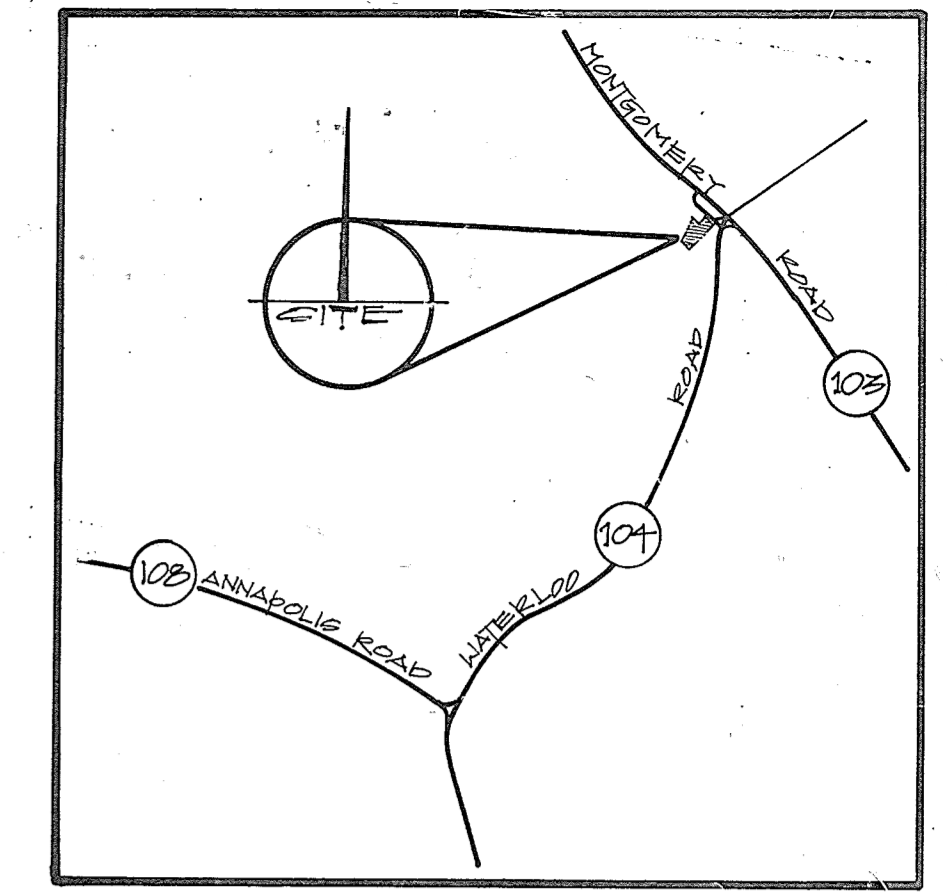
PARKING CHART

BLDG A	4600 1 st LEVEL	COMMERCIAL RETAIL	2180	278	5	14
	4600 2 nd LEVEL	INDOOR COMM RECREATION	5000	5.00	5	25
		CARRY-OUT RESTAURANT	1420	1.42	6	9
BLDG B	3440 1 st LEVEL	STORAGE	3440	3.44	0.75	3
	3996 2 nd LEVEL	RESTAURANT INDOOR SEAT.	3440	3.44	14	41
		RESTAURANT OUTDOOR SEAT.	558	0.56	7	4
BLDG C	2400 1 st LEVEL	MEDICAL OFFICE	2400	2.40	5	12
TOTAL BLDG SQUARE FOOTAGE			19036		# REAR 116	PARKING

*A PARKING NEEDS STUDY (DATED SEPT. 10, 2021) SHOWED THAT ACTUAL PARKING DID NOT EXCEED 80% OF THE EXISTING 64 SPACES; THEREFORE THE REQUIRED PARKING IS 84 SPACES.

SUBDIVISION NAME KNOLLVIEW LIMITED PARTNERSHIP PROPERTY			GEOT/AREA	LOT PARCEL #
PLAT # OR L/P	BLOCK	ZONE	TAX / ZONE MAP ELEC DIST.	GENCLG TR.
1524 / 695	7	B-1	31	2ND 6023.02
WATER CODE		SEWER CODE		
9 01		5750286		

ADDRESS CHART	
PARCEL NO	STREET ADDRESS
A	4000 WATERLOO ROAD
B	4010 " "
C	4020 " "



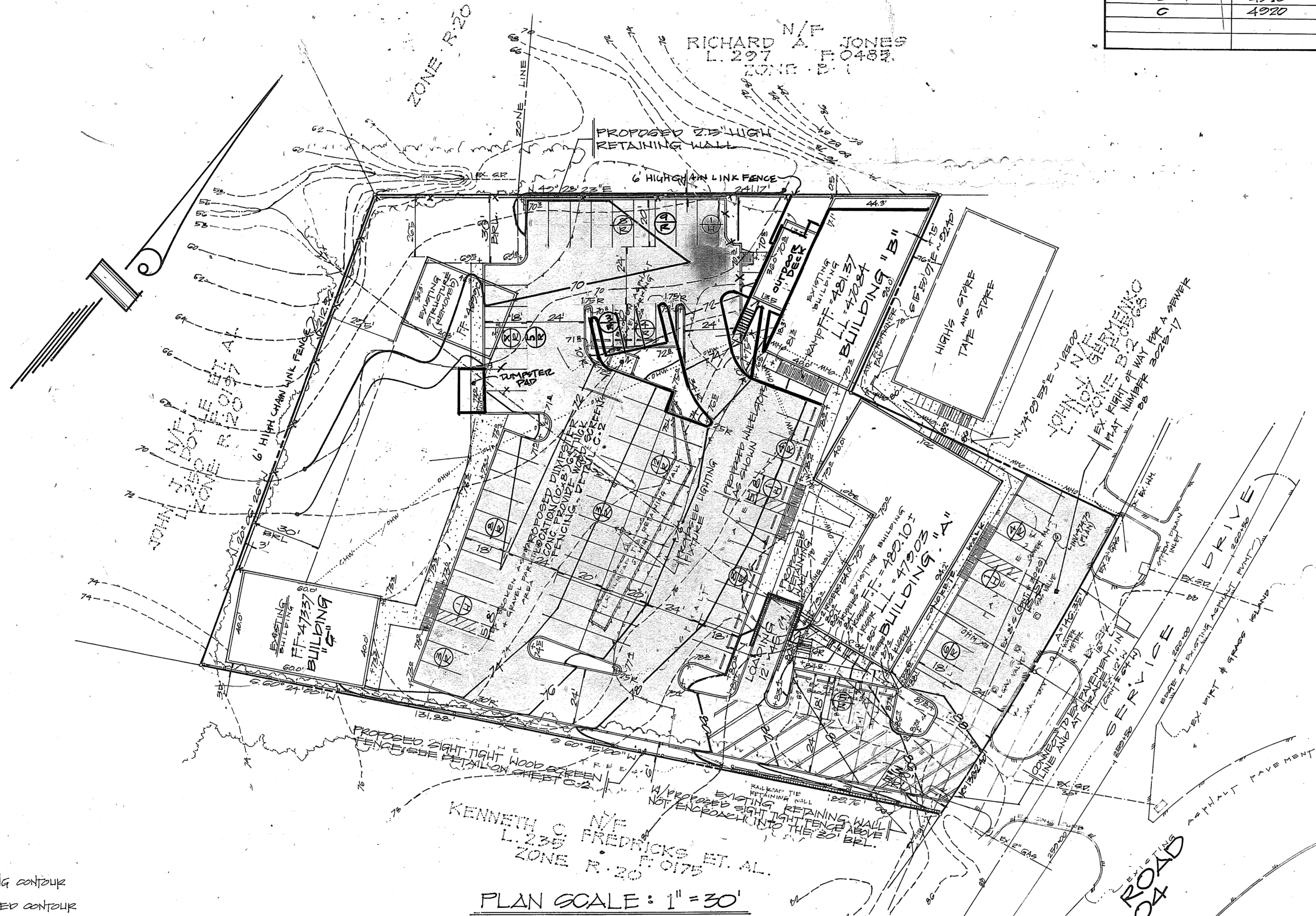
GENERAL NOTES

- THIS PROPERTY IS ZONED B-1
- TOTAL LOT AREA = 1,8055 AC = 60513 SF
- ALL SURROUNDING PROPERTY IS ZONED: B-1, B-2, & R-20 AS SHOWN
- TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM JOYCE ENGINEERING CORP. DATED: AUGUST, 1986
- TOTAL BUILDING AREA = 18,420 SF (ALL EXISTING USES)
- PROPOSED MAXIMUM BUILDING HEIGHT: 30'
- REQUIRED PARKING: FOR COMMERCIAL RETAIL = 18,420 SF / 220 SF = 84 SPACES (ESTIMATED NUMBER OF EXISTING PARKING SPACES: 44) SEE PARKING CHART
- PARKING PROVIDED: REGULAR (13'x20') @ 13'x20' OVERHANG = 80 SPACES HANDICAP (13'x16') = 4 SPACES TOTAL PARKING SPACES PROVIDED = 84 SPACES
- LOADING SPACES REQUIRED: 0
- LOADING SPACES PROVIDED: 1 (12'x45')
- GREEN SPACE REQUIRED: 13,903 SF OR 20%
- GREEN SPACE PROVIDED: 20,000 SF OR 30.2%
- TOTAL AREA OF PARKING LOTS: 22,120 SF
- AREA & PERCENTAGES OF LANDSCAPED ISLANDS CONTAINED WITHIN PARKING LOTS ARE: 2,802 SF OR 8.4%
- ALL CONC. CURBS & GUTTER TO BE HOWARD COUNTY STANDARD NO. R-301
- LOADING DOORS, BUILDING ENTRANCES, AND WINDOW LOCATIONS ARE TO BE CONSTRUCTED AS PER THE ARCHITECT'S PLANS
- THIS PROJECT IS NOT AFFECTED BY A DESIGNATED 100 YEAR FLOOD PLAN.
- ALL RADII ARE 5'-0" UNLESS OTHERWISE NOTED
- ALL PARKING SPACES SHALL BE MARKED WITH 4" WIDE STRIPES
- PARKING SPACE LEGEND: NUMBER OF SPACES TYPE OF SPACE (R=REGULAR, C=COMPACT, AND H=HANDICAP)
- BUILDING F.A.R. = 27.3% AS FOLLOWS
- PROPOSED USES: BUILDING "A" COMMERCIAL RETAIL - 1600 SF 1ST LEVEL } TOTAL = 2200 SF
4600 SF 2ND LEVEL } F.A.R. = 13.2%
BUILDING "B" COMMERCIAL RETAIL - 3440 SF 1ST LEVEL } TOTAL = 6880 SF } F.A.R. = 38.1%
3996 SF 2ND LEVEL } F.A.R. = 19.0%
BUILDING "C" COMMERCIAL RETAIL - 2400 SF 1ST LEVEL } TOTAL = 2400 SF } F.A.R. = 13.3%
TOTAL = 11680 SF } F.A.R. = 64.6%
NOTE: BUILDING SQUARE FOOTAGES ARE PROVIDED BY PF OBRECHT & ASSOC
- "FAST FOOD" RESTAURANTS ARE NOT ALLOWED IN B-1 ZONED PROPERTY
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED / REFLECTED AWAY FROM ADJACENT RESIDENTIAL ZONED PROPERTY TO PROTECT PUBLIC RIGHTS OF WAY.
- ALL SITE LIGHTING TO BE AS PER J. THOMAS ROWLES INC. ELECTRICAL PLANS.
- THE PURPOSE OF THIS PLAN IS TO INCREASE PARKING & TO PROVIDE ADDITIONAL LANDSCAPING IMPROVEMENTS. NO ADDITIONAL COMMERCIAL AREAS WILL BE ESTABLISHED

NOTE: FOR SITE DEVELOPMENT, GRADING, ENTRANCE, AND PAVING PLAN PAVING NOTES, DETAILS, AND SECTIONS SEE SHEET C-2

OWNER / DEVELOPER:
P.F. OBRECHT AND ASSOCIATES
2475 DEERWOOD ROAD
TIMONIUM, MARYLAND 21083
PHONE: (301) 561-5252

SDP-87-151
TO BE USED FOR SITE DEVELOPMENT, GRADING, ENTRANCE, AND PAVING ONLY.
SITE DEVELOPMENT, GRADING, ENTRANCE AND PAVING PLAN
TAX MAP # 31
LIBER: 1524 - FOLIO: 695
PARCEL 308
KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
ELLICOTT ELECTION DISTRICT NUMBER 2
HOWARD COUNTY, MARYLAND



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PAVEMENT
- PROP BITUMINOUS CONC (LIGHT DUTY)
- PROP BITUMINOUS CONC (HEAVY DUTY)
- CONCRETE PAVEMENT
- EX CONCRETE CURB & GUTTER
- PROP CONCRETE CURB & GUTTER
- PROP RETAINING WALL
- EX BROKEN ASPHALT & GRAVEL PARKING AREA
- EX GRASS AREA
- PROP SIGHT-TIGHT WOOD SCREEN FENCE
- PROP LIGHTING FIXTURE
- EX TREE LINE

PLAN SCALE: 1" = 30'

INDEX TO DRAWINGS

- C-1 SITE DEVELOPMENT, GRADING, ENTRANCE, & PAVING PLAN
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- C-3 LANDSCAPING PLAN
- C-4 ON-SITE WATER, SEWER, AND STORM DRAIN PLAN
- C-5 DRAINAGE AREA MAP
- C-6 SEDIMENT AND EROSION CONTROL PLAN
- C-7 SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
- C-8 STORM WATER MANAGEMENT PLAN
- C-9 FIRE HYDRANT WATER MAIN EXTENSION

DATE	REVISION	BY
9-28-21	ADD 36"x14" OUTDOOR DECK & STAIR	SYMMETRY FIRST ARCHITECTS

SYMMETRY FIRST ARCHITECTS, LLC
18600 FOLINDRY OT SAUCE MD 20763
(240) 566-0700

BOARD OF ARCHITECTS
REG. 9721

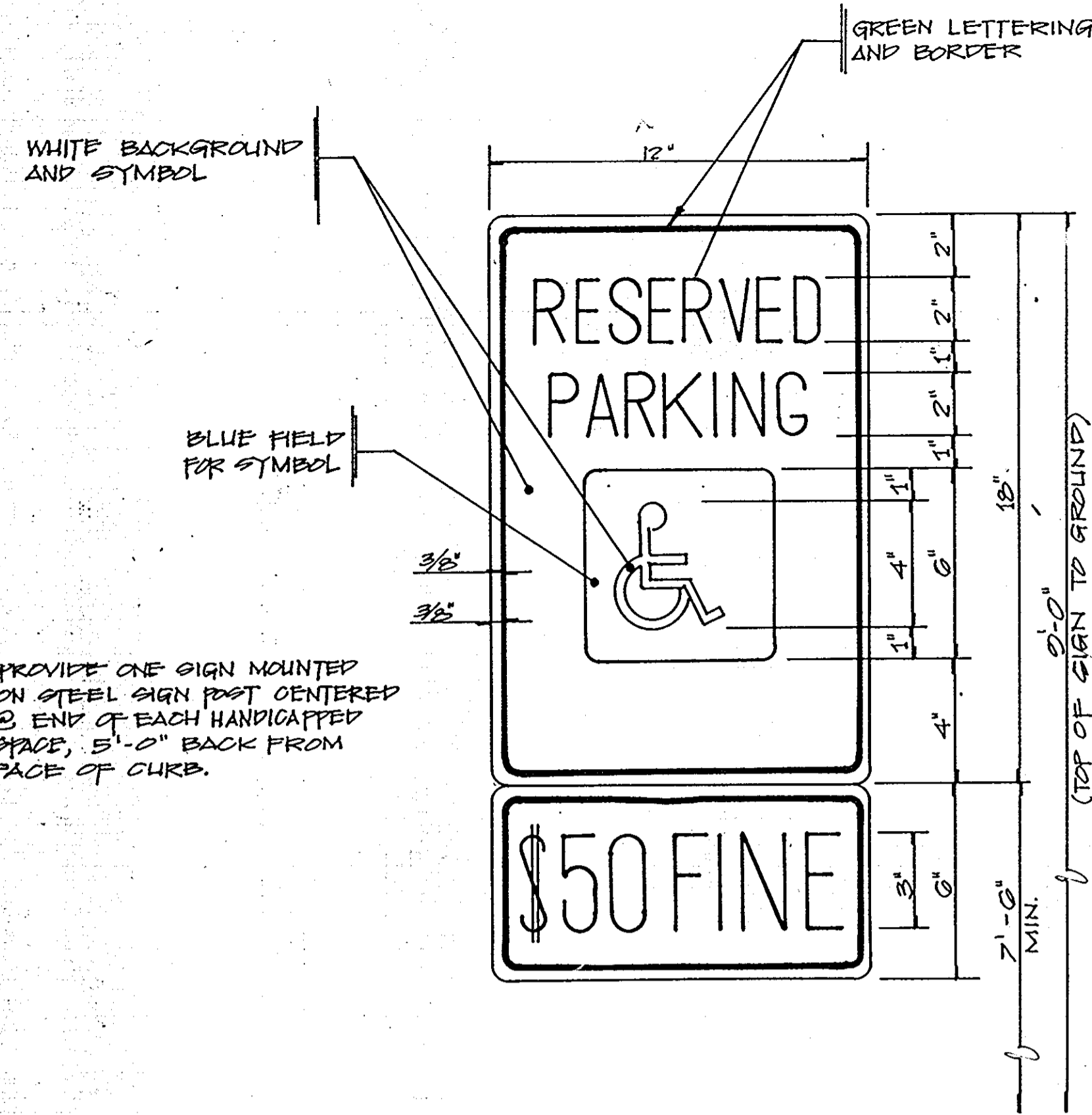
CATHERINE McCULLOUGH
STATE OF MARYLAND

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 6.10.21

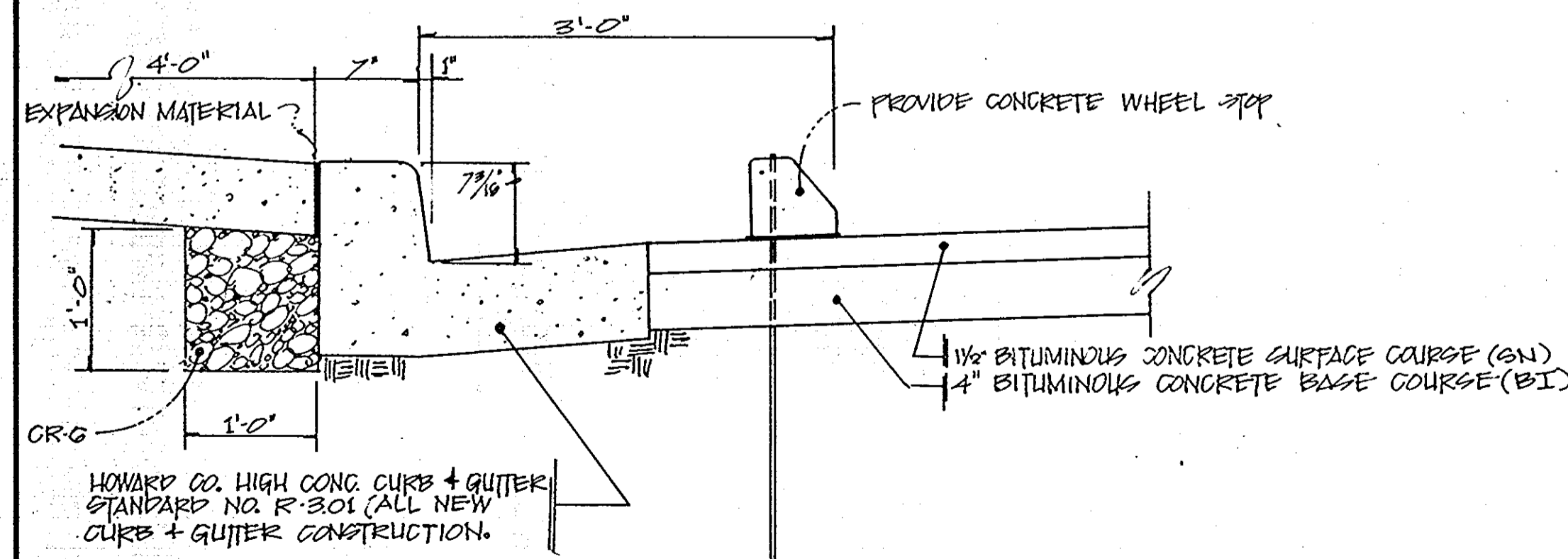
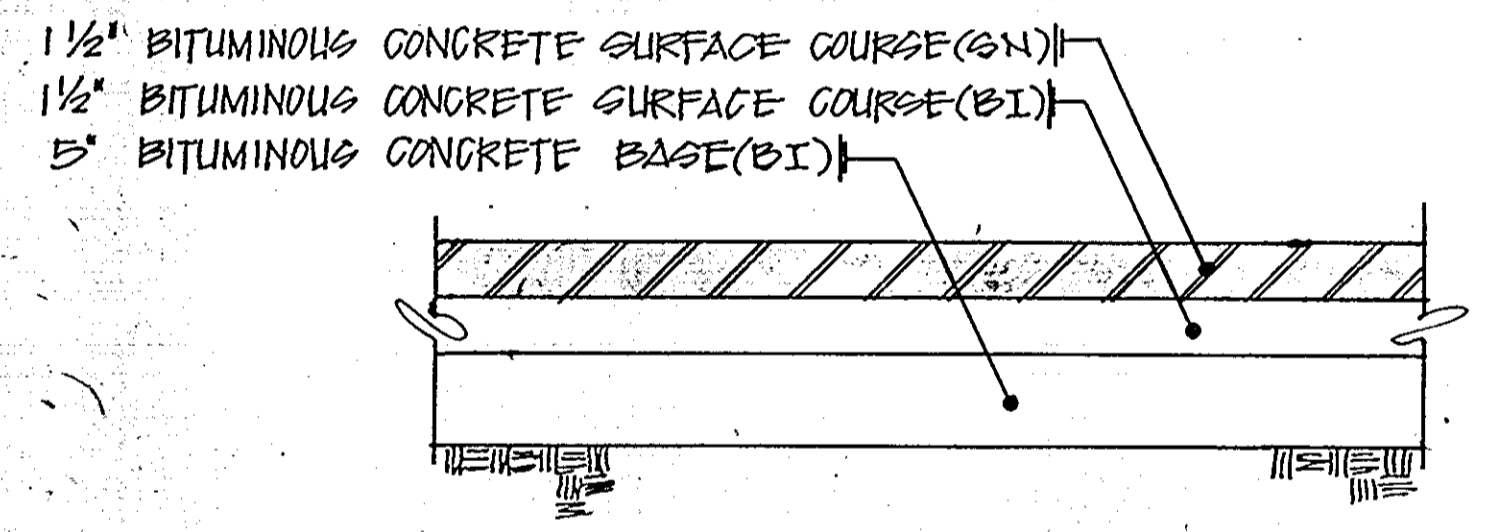
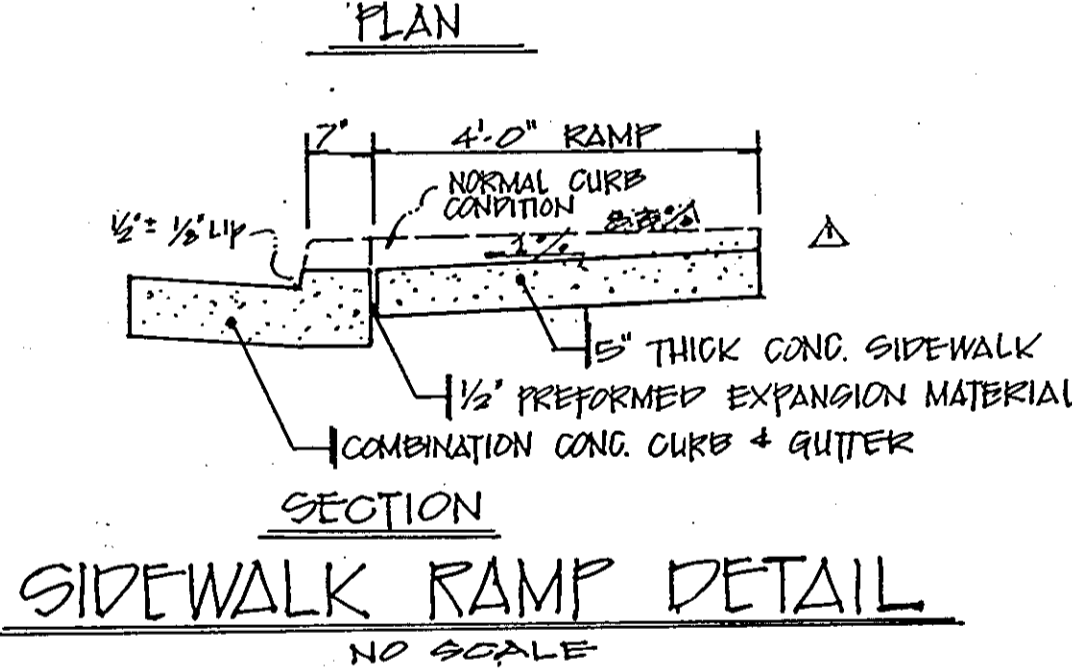
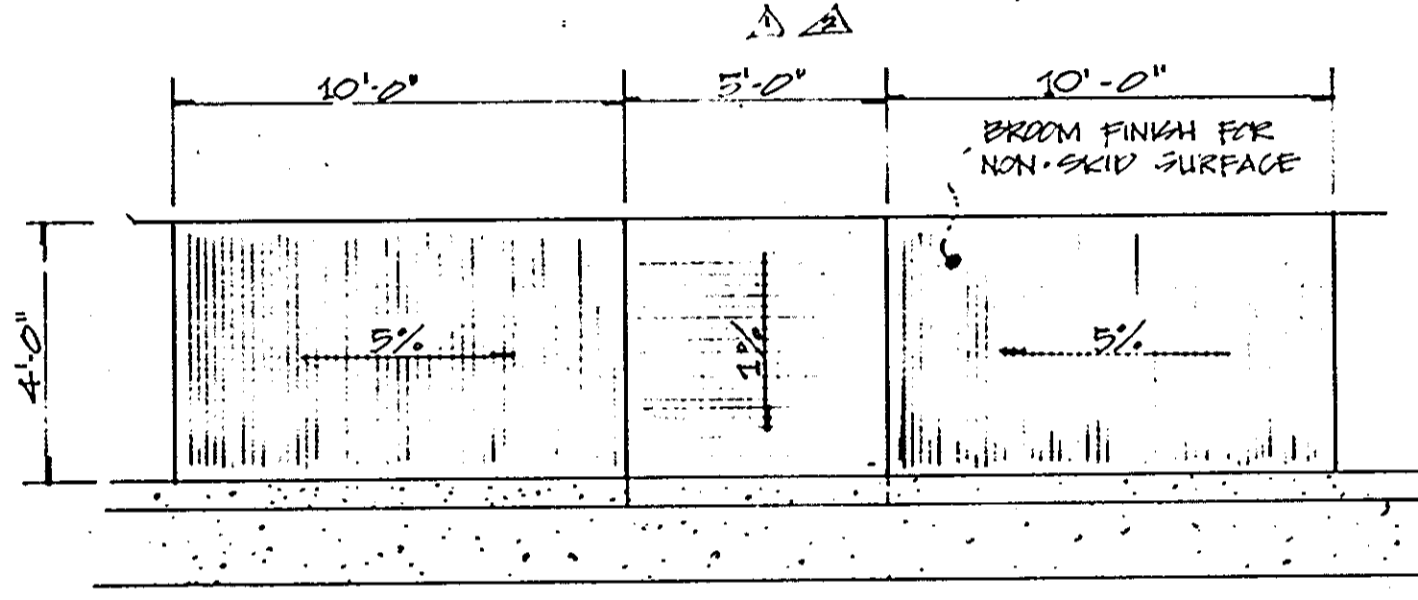
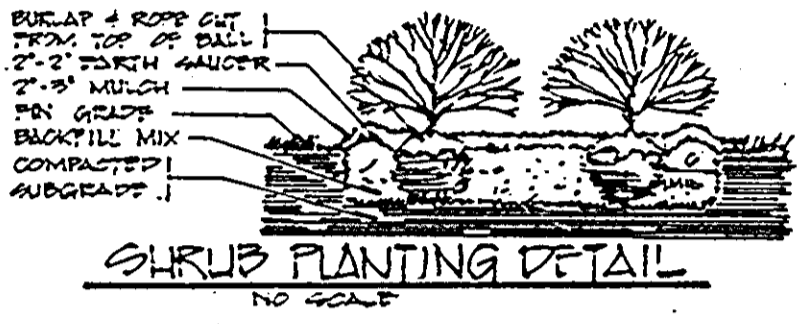
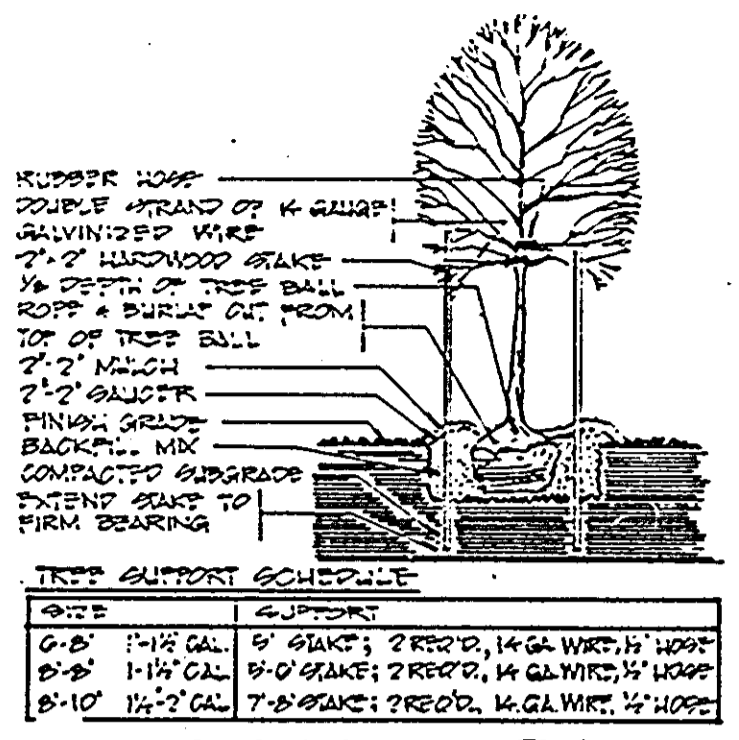
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6/8/22

DATE	REVISIONS	BY
1-24-98	ADDED 2 CLR AS PER OWNER	M.A.T.
5-23-98	REVISED PLANS AS PER H.C. FINAL REVIEW	M.A.T.
8-11-98	REVISED PLANS AS PER HOWARD COUNTY REVIEW	M.A.T.
3-1-99	REVISED PLANS AS PER HOWARD COUNTY REVIEW	M.A.T.
2-11-99	REVISED PLANS AS PER HOWARD COUNTY REVIEW	M.A.T.
11-16-97	REVISED PLANS AS PER HOWARD COUNTY REVIEW	M.A.T.

THE LOD OF 504 SFT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE IN LOD THAT EXCEEDS A CUMULATIVE AREA OF 5,000 SFT SHALL MEET CURRENT STORMWATER MANAGEMENT REQUIREMENTS.



HANDICAPPED PARKING SIGN TYPICAL DETAIL



GENERAL PAVING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND THE REQUIREMENTS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION.
- DRIVEWAY ENTRANCES TO MARYLAND ROUTE 104, WATERLOO ROAD SERVICE DRIVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL NUMBER R-609, AS MODIFIED AND NOTED ON THE PLANS.
- PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADWAYS IN THE AREA ALONG THE FRONTAGE OF THIS PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO ARRANGE FOR ALL NECESSARY ADJUSTMENTS TO EXISTING UTILITIES AFFECTED BY THIS PROJECT.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

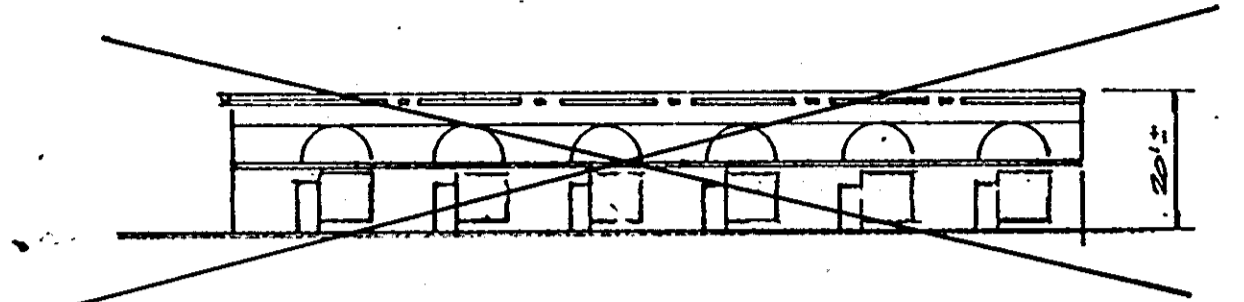
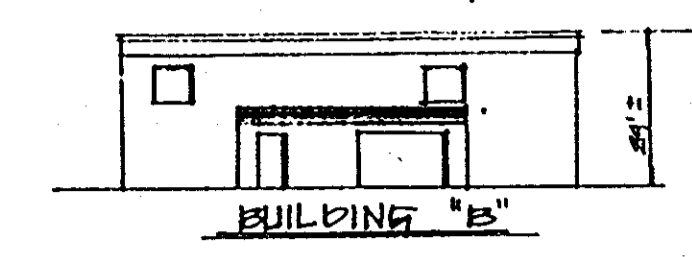
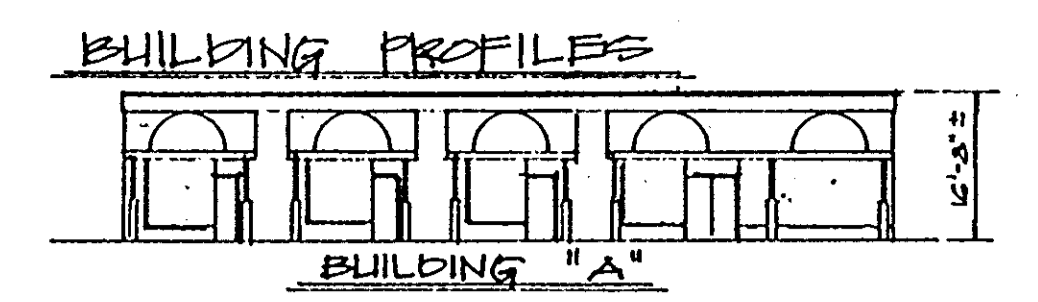
LANDSCAPING GENERAL NOTES

- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT ACCORDANCE WITH AAS STANDARDS AND LCAHW/ASLA "LANDSCAPE SPECIFICATION GUIDELINES". PROVIDE 1 YEAR WARRANTY.
- ALL SHADE AND ORNAMENTAL TREES SHALL BE MATCHED WITHIN GROUPS.
- ALL EVERGREEN TREES SHALL BE STAKED AS PER TREE STAKING DETAIL.
- DO NOT PRUNE PLANT MATERIAL UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL AREAS DISTURBED BY CONSTRUCTION NOT PAVED OR OTHERWISE PLANTED SHALL BE SEEDED WITH KENTUCKY 31 AT A RATE OF 6 TO 8 POUNDS PER 1,000 SQUARE FEET.
- ALL SOD SHALL BE KENTUCKY 31, CERTIFIED SOD.
- PLANT LIST HAS BEEN PROVIDED FOR CONTRACTORS INFORMATION ONLY. QUANTITIES SHALL BE AS SHOWN ON DRAWINGS.
- LANDSCAPING AS SHOWN ON THIS PLAN IS SUBJECT TO REVISION AS DIRECTED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.

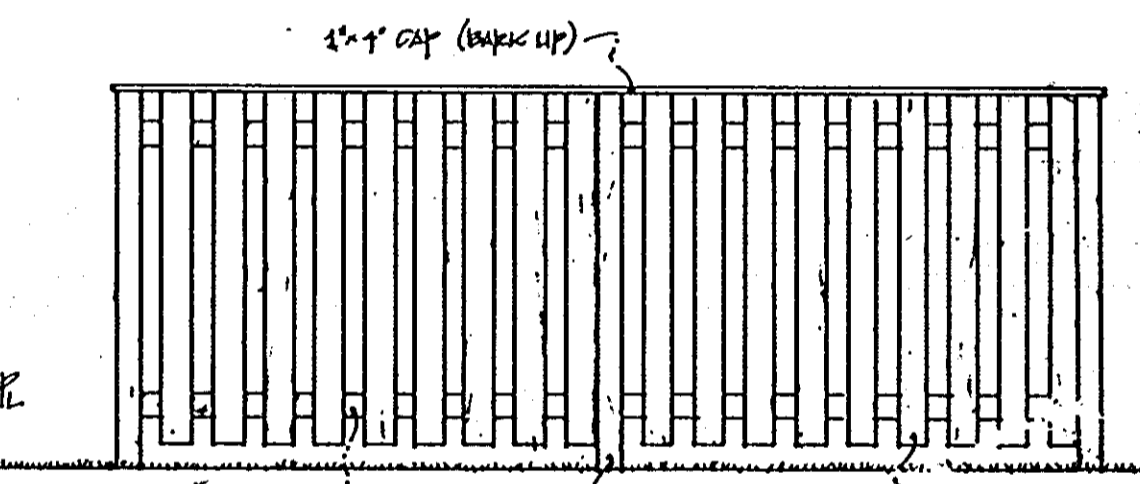
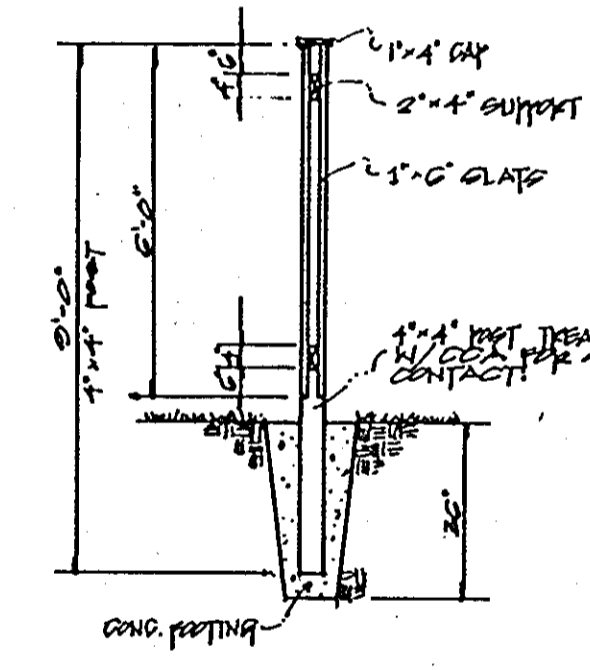
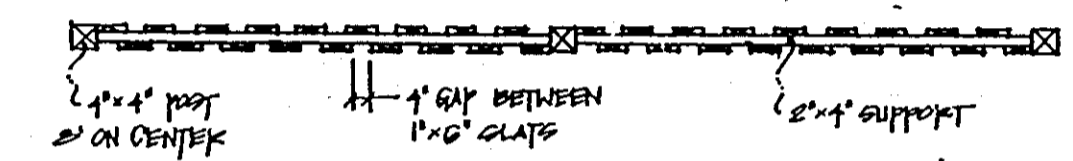
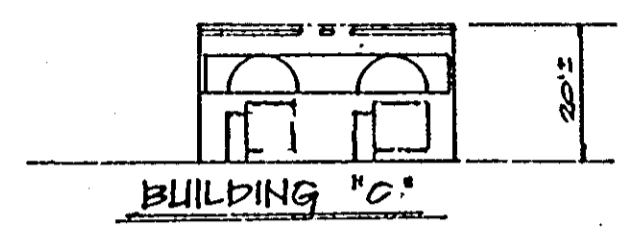
PLANT LIST

KEY	QTY.	PLANT NAME	SIZE & CONDITION
Q.P.	9	SHADE TREES QUERCUS PALUSTRIS - PIN OAK	12" - 14" B&B 2 - 2-1/2" CAL.
P.S.	60	PINUS STROBUS - WHITE PINE	7' - 8" B&B 8' 8" O.C.
C.F.	6	FLOWERING TREES CORNUS FLORIDA - FLOWERING DOGWOOD	8' - 10' B&B
A.D.V.	*	SHRUBS AZELIA - DELAWARE VALLEY WHITE	18" - 24" CONT. 8' 30" O.C.
A.H.R.	*	AZELIA - HERSHEY RED	18" - 24" CONT. 8' 30" O.C.
A.T.P.	*	AZELIA - TRADITION PINK	18" - 24" CONT. 8' 30" O.C.

* AS DIRECTED BY DEVELOPER.



NOT IN CONTRACT



SIGHT-TIGHT FENCE DETAIL

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- C-5 DRAINAGE AREA MAP
- C-6 SEDIMENT AND EROSION CONTROL PLAN
- C-7 SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
- C-8 STORM WATER MANAGEMENT PLAN
- C-9 FIRE HYDRANT, WATER MAIN EXTENSION

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-11-88

OWNER/DEVELOPER:
P.F. OBRECHT AND ASSOCIATES
2475 DEBECCO ROAD
TIMonium, MARYLAND 21003
PHONE: (301) 561-5252

SDP-87-151

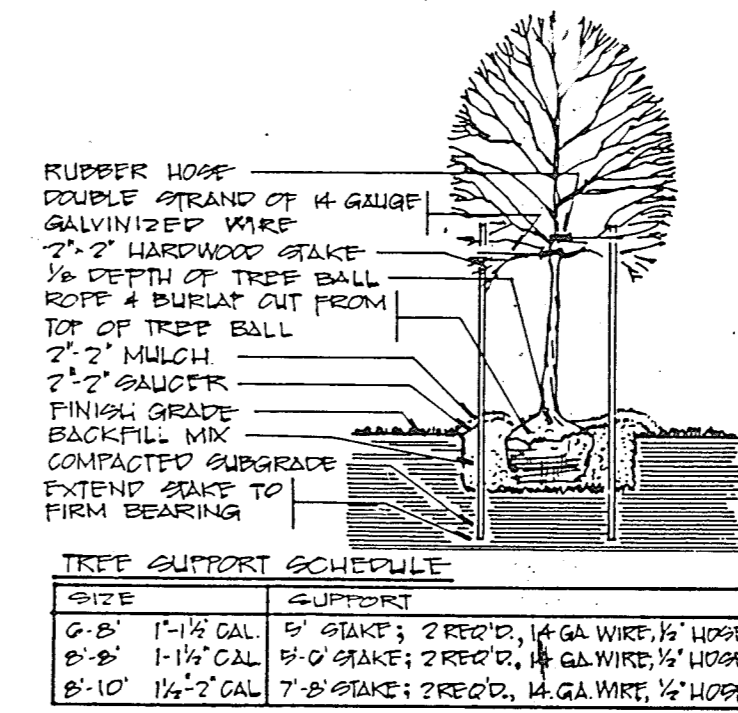
SITE DEVELOPMENT, GRADING, ENTRANCE AND PAVING NOTES AND DETAILS
TAX MAP # 31
LIBER: 1524 • FOLIO: 605
PARCEL 308
KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
ELLCOTT ELECTION DISTRICT NUMBER 2
HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAIN SYSTEMS & ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS James H. Lewis DIRECTOR DATE: 6/3/88	APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT. John H. Taylor COUNTY HEALTH OFFICER DATE: 6-6-88	APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING [Signature] DIRECTOR DATE: 6-10-88	APPROVED: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT [Signature] DATE: 6/6/88	JOYCE ENGINEERING CORPORATION Professional Engineers - Land Planning Surveying & Construction Management 10222 BALTIMORE AVENUE BETHESDA, MARYLAND 20814 (301) 522-1333 PE: W.A.T. DATE: AUG. 86 JOB #: 820058 SCALE: AS SHOWN CHECK: H.A.T. DATE: J.F.C. SHEET 2 OF 3
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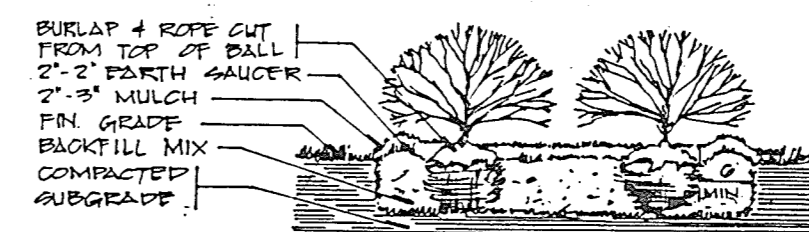
REVISIONS

2 of 3

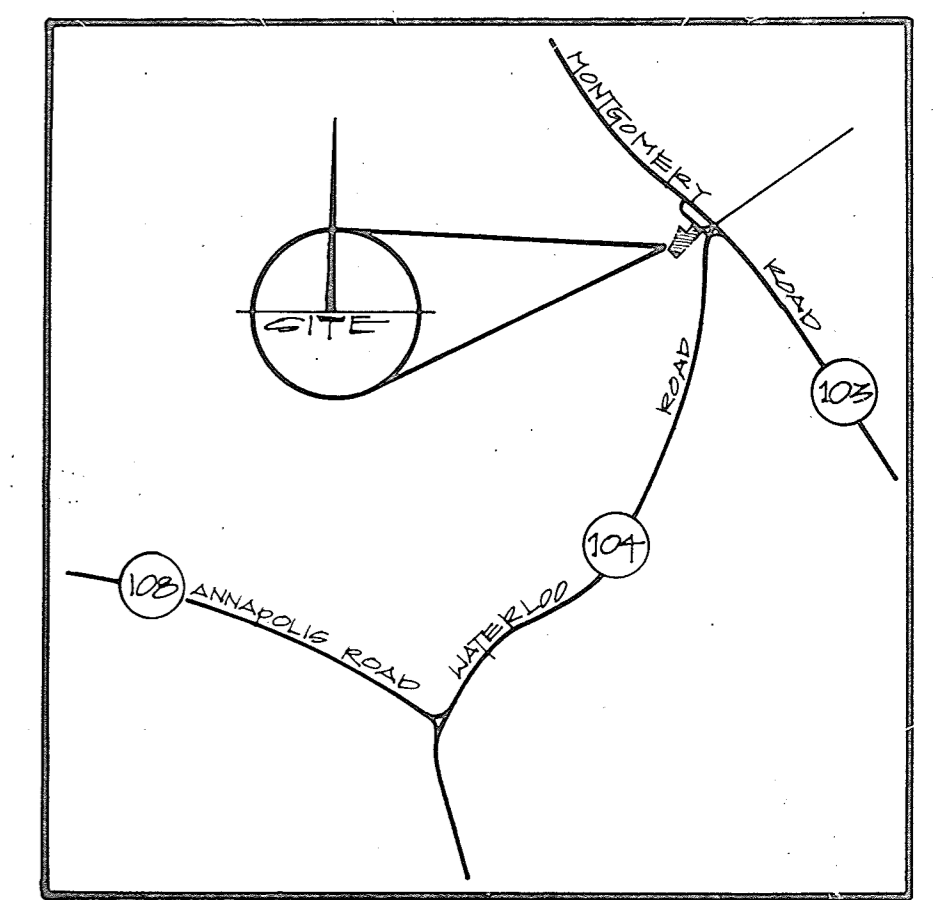
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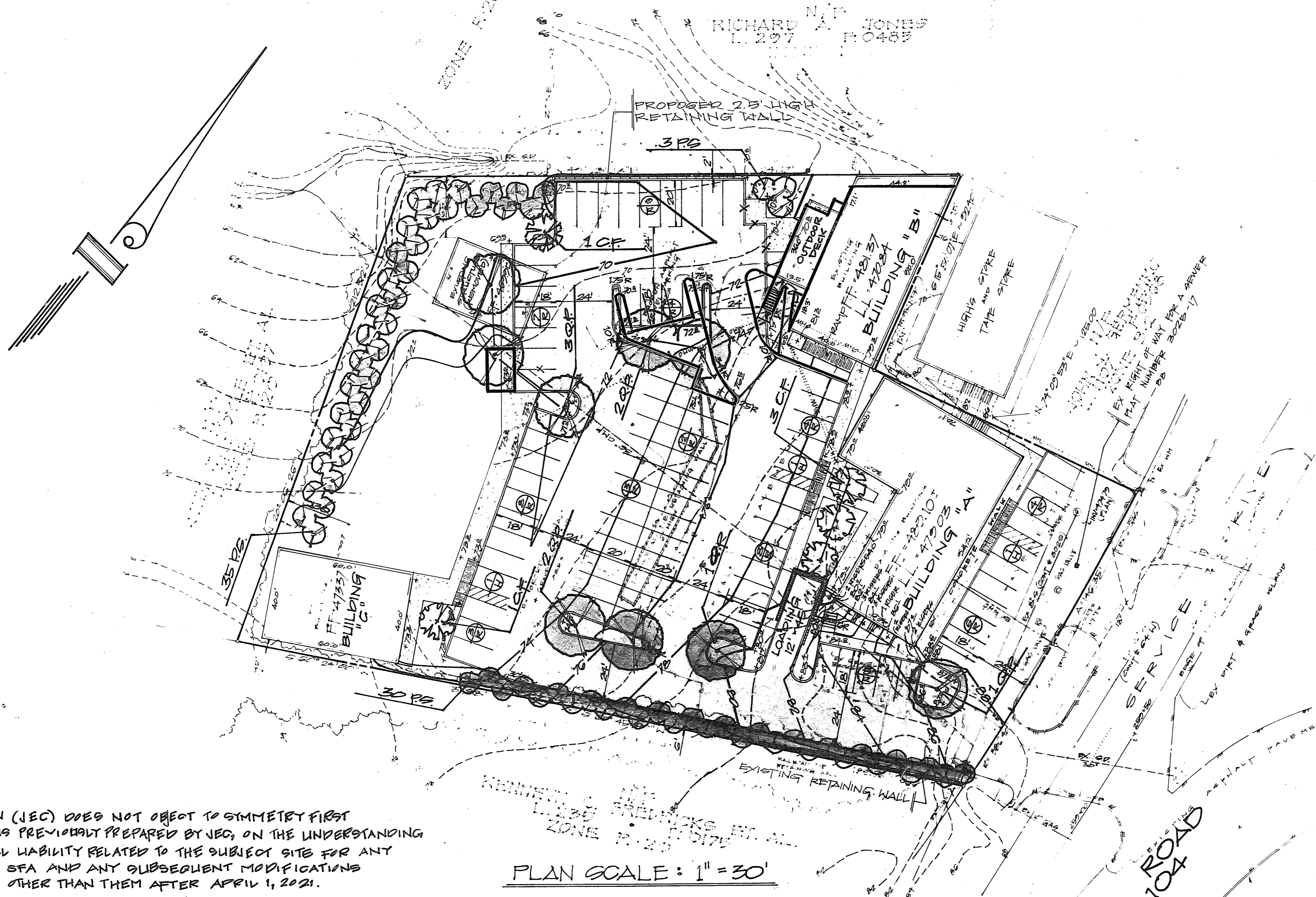
TREE STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



VICINITY MAP
SCALE: 1" = 2000'



PLAN SCALE: 1" = 30'

JOYCE ENGINEERING CORPORATION (JEC) DOES NOT OBJECT TO SYMMETRY FIRST ARCHITECTS (SFA) USING PLANS PREVIOUSLY PREPARED BY JEC, ON THE UNDERSTANDING THAT JEC IS RELIEVED OF ALL LIABILITY RELATED TO THE SUBJECT SITE FOR ANY AND ALL CHANGES MADE BY SFA AND ANY SUBSEQUENT MODIFICATIONS MADE BY THEM OR ANYONE OTHER THAN THEM AFTER APRIL 1, 2021.

PLANT LIST

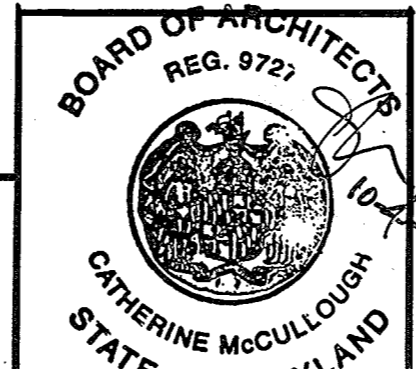
KEY	QTY.	PLANT NAME	SIZE & CONDITION
SHADE TREES			
Q.P.	2	QUERCUS PALUSTRIS - PIN OAK	12' - 14" B&B 2 - 2-1/2" CAL.
P.S.	68	PINUS STROBUS - WHITE PINE	7' - 8" B&B 8' 8" O.C.
FLOWERING TREES			
C.F.	6	CORNUS FLORIDA - FLOWERING DOGWOOD	8' - 10" B&B
SHRUBS			
A.D.V.	*	DELAWARE VALLEY WHITE AZELIA	18" - 24" CONT. @ 30" O.C.
A.H.R.	*	HERSHEY RED AZELIA	18" - 24" CONT. @ 30" O.C.
A.T.P.	*	TRADITION PINK AZELIA	18" - 24" CONT. @ 30" O.C.

* AS DIRECTED BY DEVELOPER.

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- C-8 STORM WATER MANAGEMENT PLAN
- C-9 FIRE HYDRANT WATER MAIN EXTENSION.

SYMMETRY FIRST ARCHITECTS, LLC
3800 PLUNKETT ST
SAVAGE, MD 20163
(240) 960-0700



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-11-88

OWNER/DEVELOPER:
P.F. OBRECHT AND ASSOCIATES
5475 DEERWOOD ROAD
TIMONUM, MARYLAND 21003
PHONE: (301) 551-5958

SDP-87-151
TO BE USED FOR LANDSCAPING ONLY.
LANDSCAPING PLAN
TAX MAP # 31
LIBER: 1524 • FOLIO: 695
PARCEL 398

KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
ELLICOTT ELECTION DISTRICT NUMBER 2
HOWARD COUNTY, MARYLAND

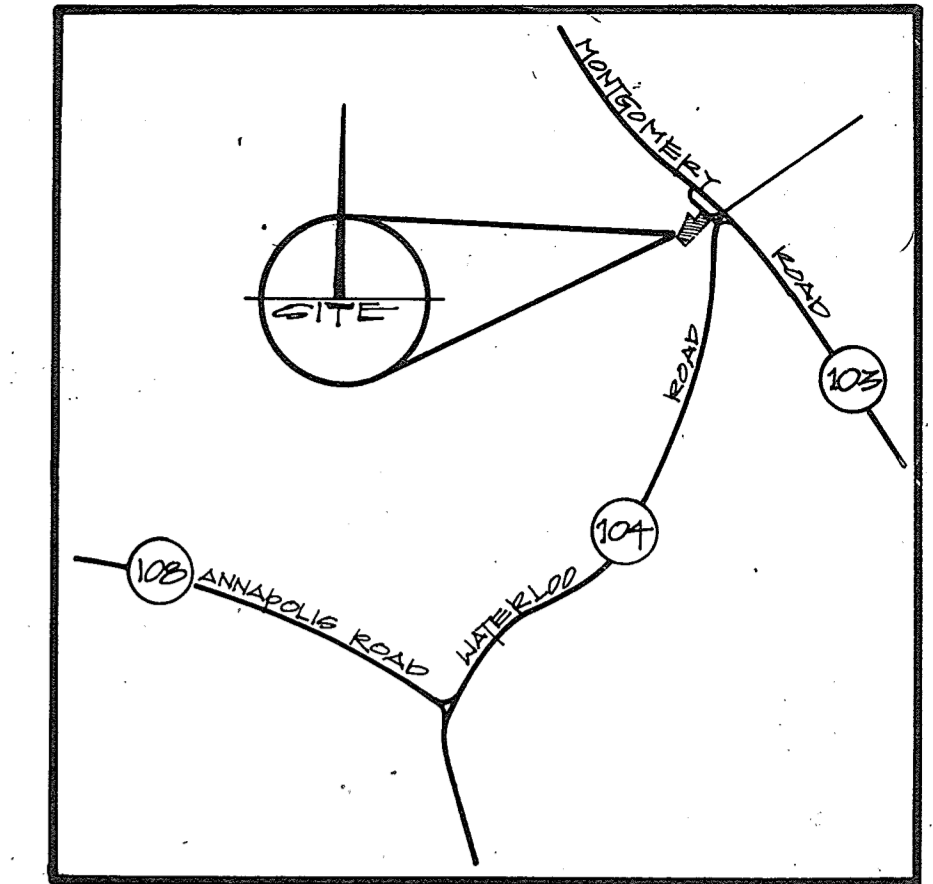
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAIN SYSTEMS AND ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS DIRECTOR: [Signature] DATE: 6/5/88	APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT [Signature] DATE: 6-6-88	APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING [Signature] DATE: 6/6/88	APPROVED: [Signature] DATE: 6/6/88	JOYCE ENGINEERING CORPORATION Professional Engineers - Land Planning Surveying & Construction Management 10702 BALTIMORE AVENUE BELTSVILLE, MARYLAND 20705 (301) 555-4255 P.E.S: W.A.J. DATE: AUG 80 JOB#: 80058 2-11-88 REVISED AS PER [Signature] DATE: 2-11-88 11-16-87 REVISED AS PER [Signature] DATE: 11-16-87 REVISIONS CHECKED: W.A.J. DRAWN: J.E.C. SHEET 3 OF 3
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C-3

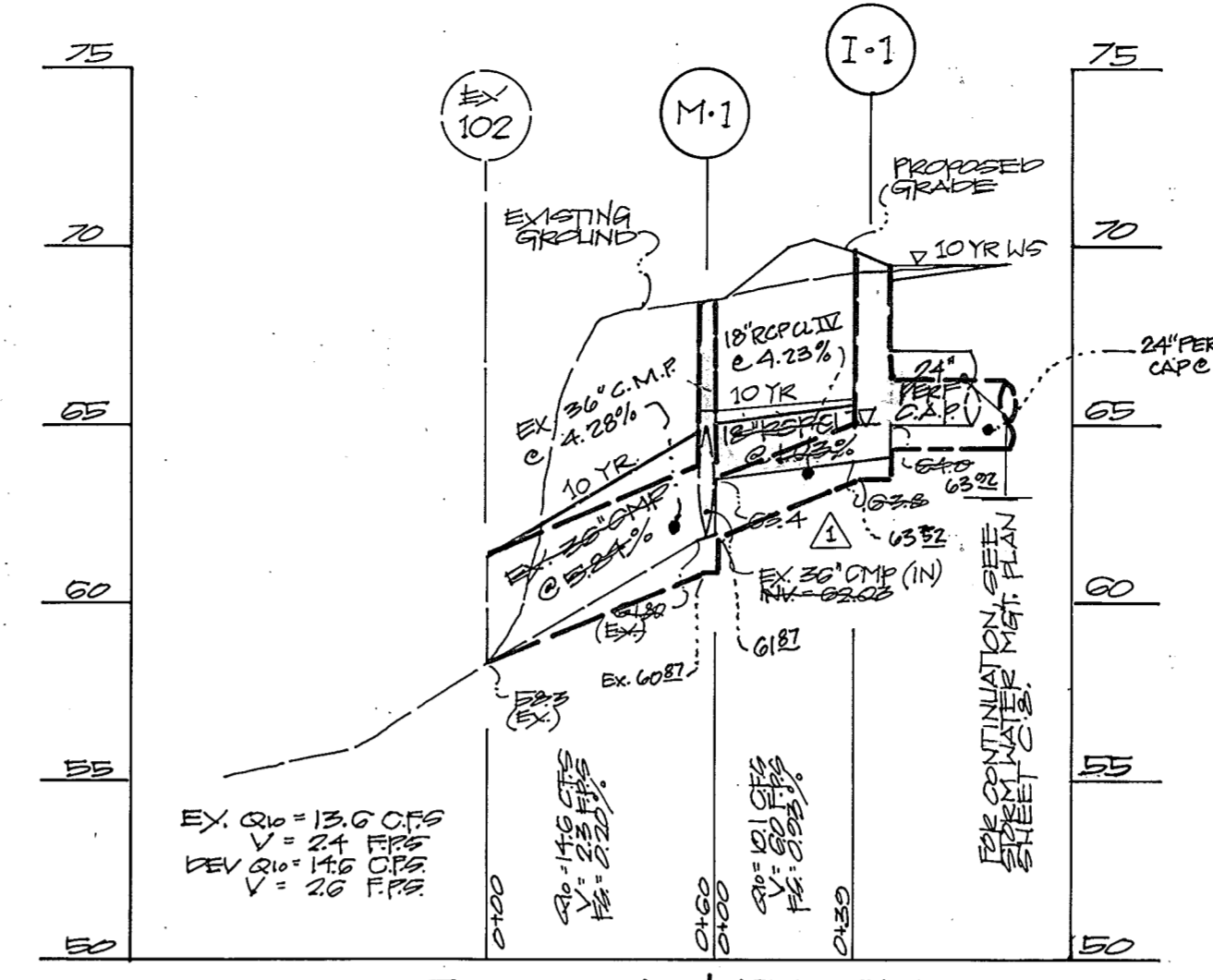
3 of 8

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12"	RCP CLASS IV	30'
24"	PERFORATED CAP 12 GAUGE	60'

STRUCTURE SCHEDULE			
NO	TYPE	TOP OF STRUCTURE ELEVATION	REMARKS
I-1	A-10	62.5	SPECIAL STRUCTURE SEE GUM PLAN C-3
M-1	MH	70.2	GHA STD DET. # MD 203.00 48' GR.



VICINITY MAP
SCALE: 1" = 2000'



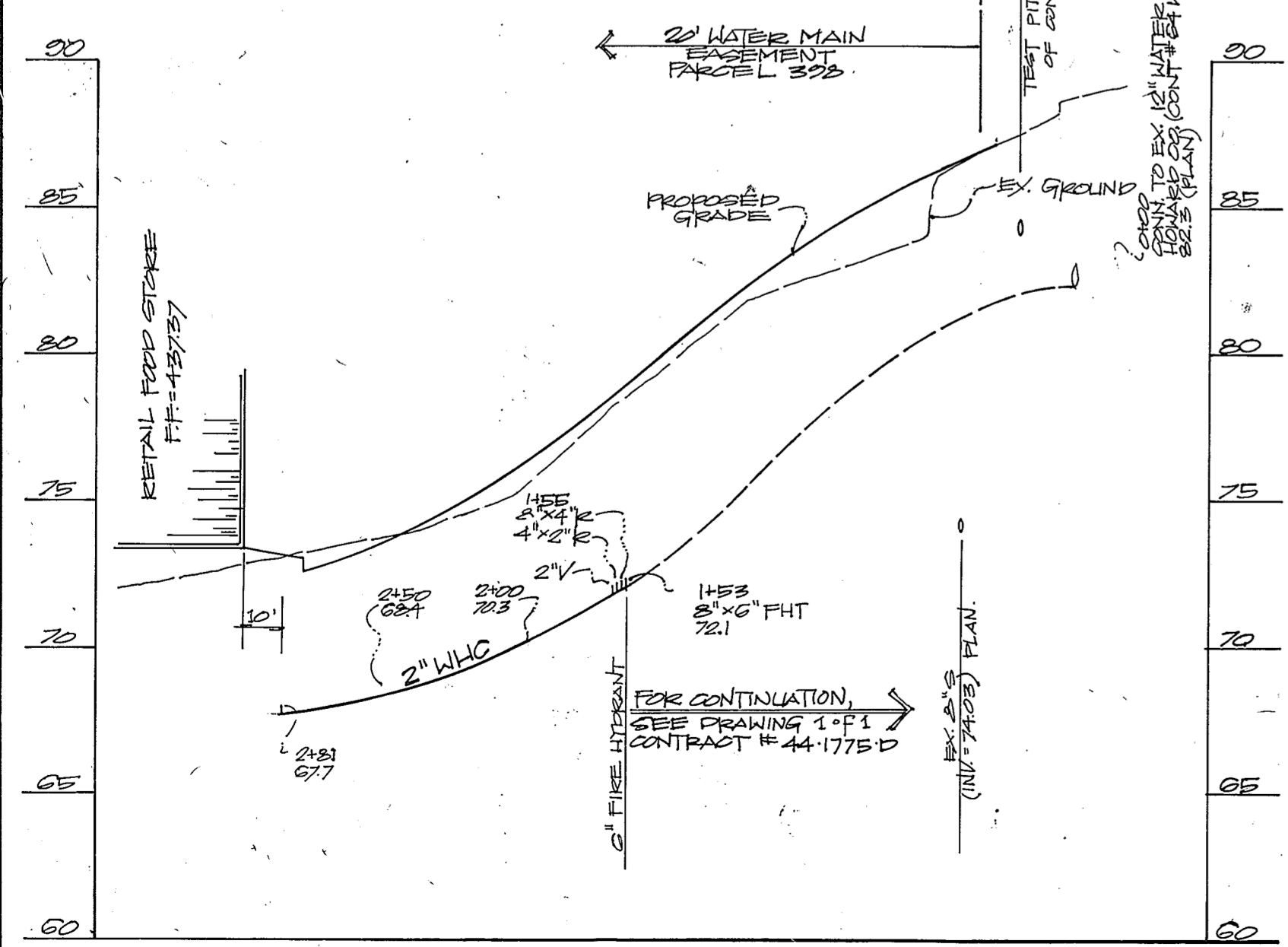
STORM DRAIN PROFILE
SCALE: HORIZ. 1" = 50' VERT. 1" = 5'



PLAN SCALE: 1" = 30'

JOYCE ENGINEERING CORPORATION (JEC) DOES NOT OBJECT TO SYMMETRY FIRST ARCHITECTS (SFA) USING PLANS PREVIOUSLY PREPARED BY JEC, ON THE UNDERSTANDING THAT JEC IS RELIEVED OF ALL LIABILITY RELATED TO THE SUBJECT SITE FOR ANY AND ALL CHANGES MADE BY SFA AND ANY SUBSEQUENT MODIFICATIONS MADE BY THEM OF ANYONE OTHER THAN THEM AFTER APRIL 1, 2021.

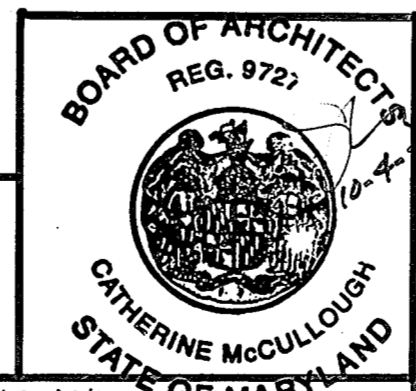
NOTE: PROVIDE 4' MINIMUM COVER OVER 2" WATER HOUSE CONNECTION.



2" WATER HOUSE CONNECTION
PROFILE SCALE: HORIZ. 1" = 5' VERT. 1" = 5'

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- C-7 SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
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- C-9 FIRE HYDRANT WATER MAIN EXTENSION.



APPROVED:
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-11-88

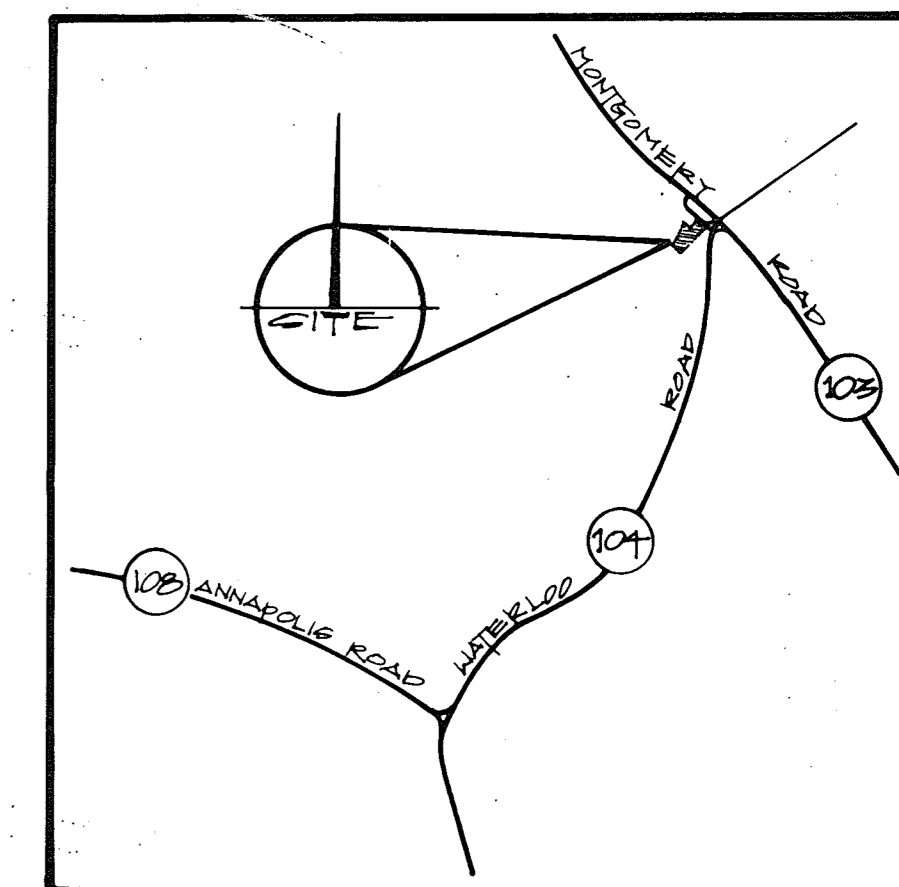
APPROVED: FOR PUBLIC WATER AND STORM DRAIN SYSTEMS AND ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DATE: 6/10/88

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-6-88

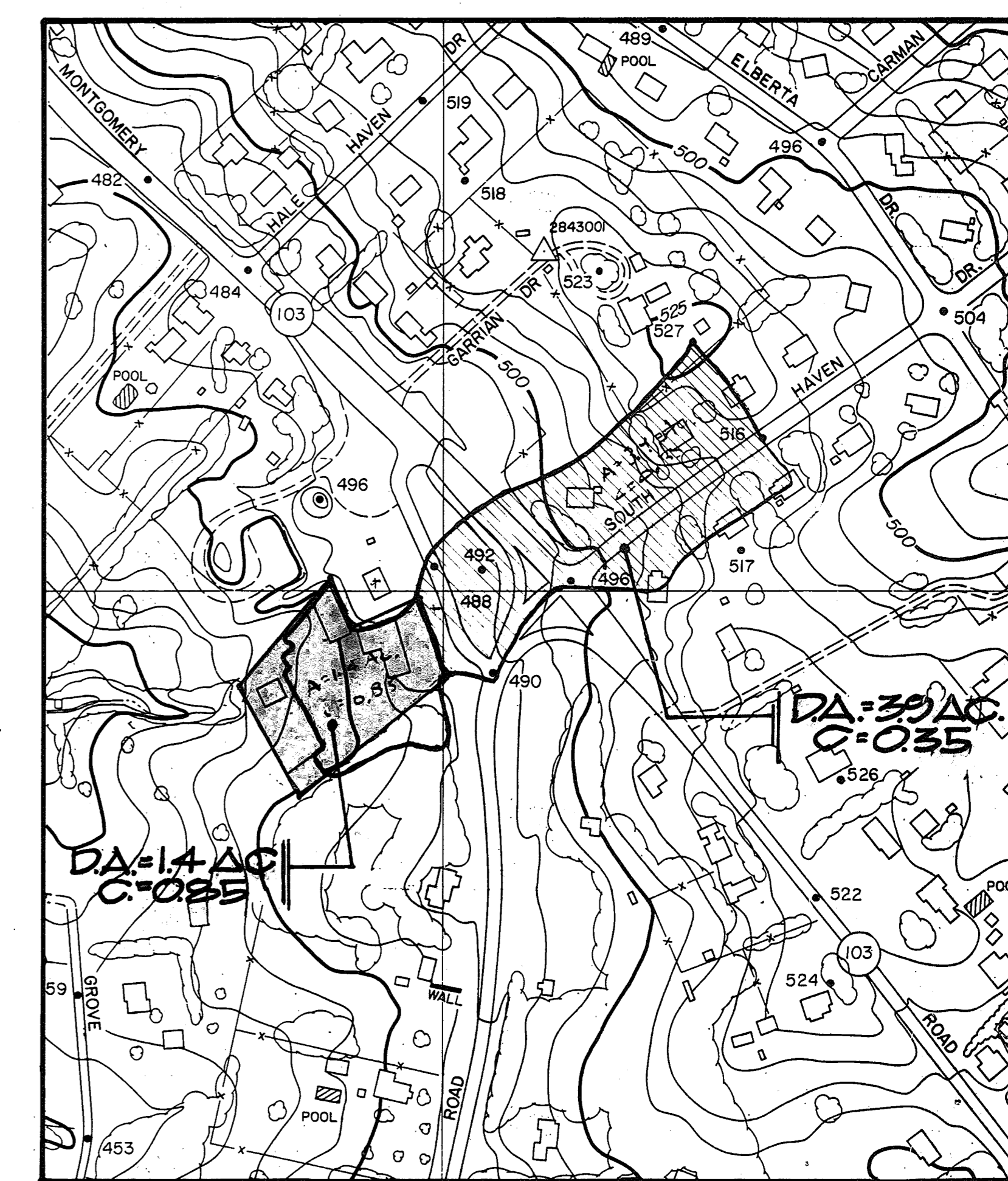
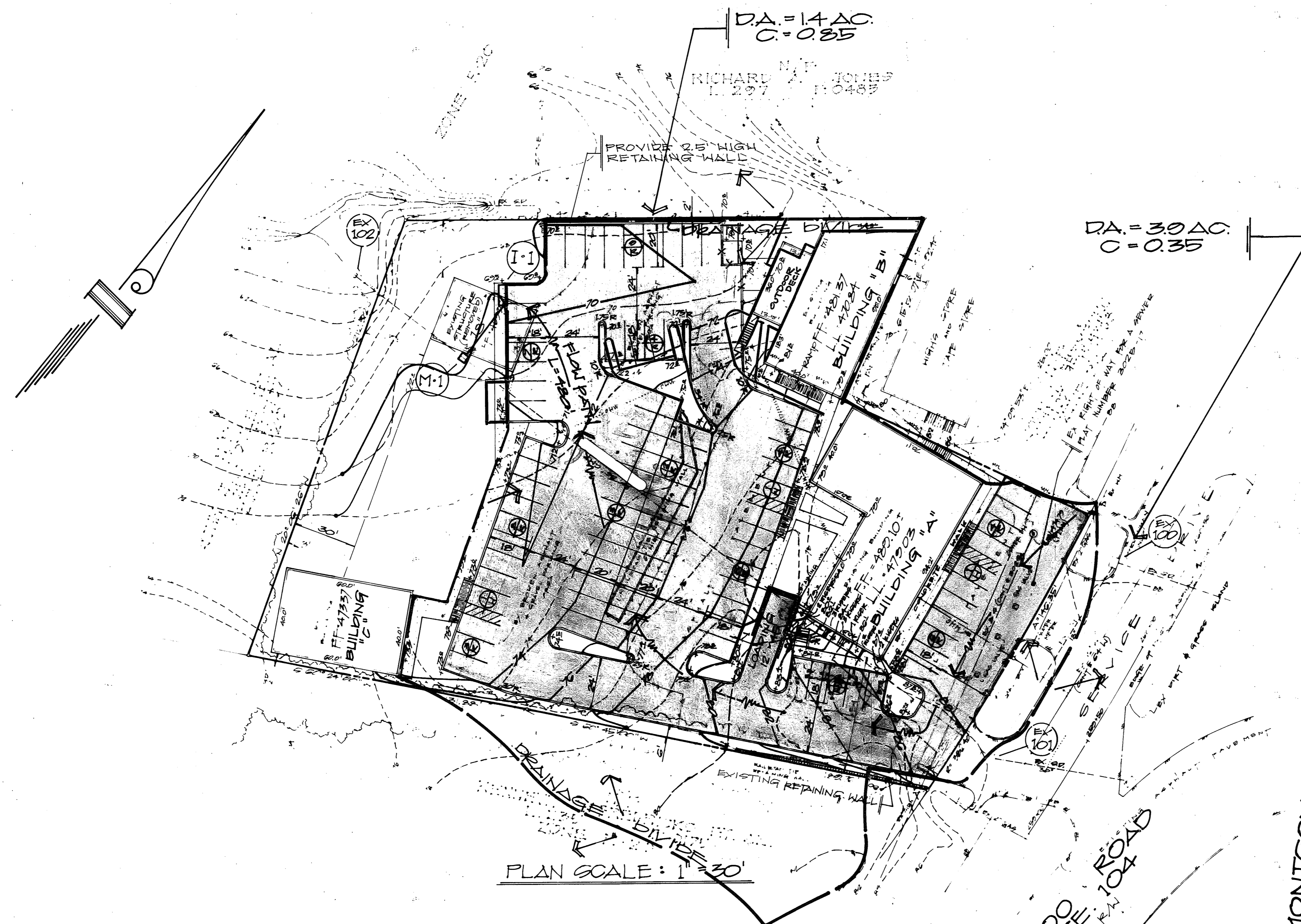
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 6-10-88

NO.	DATE	REVISIONS	BY
1	1-29-82	ISSUED	JEC
2	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
3	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
4	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
5	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
6	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
7	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
8	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
9	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC
10	5-11-88	REVISED PER HOWARD COUNTY REVIEW	JEC

OWNER/DEVELOPER:
P.F. OBRECHT AND ASSOCIATES
2425 DEERWOOD ROAD
TIMONIUM, MARYLAND 21003
PHONE: (301) 561-5222
AS-BUILT - 1-20-92
SDP-87-151
ON-SITE WATER, SEWER AND STORM DRAIN PLAN
TAX MAP # 31
LIBER: 1824 - FOLIO: 635
PARCEL 308
KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
ELLICOTT ELECTION DISTRICT NUMBER 2
HOWARD COUNTY, MARYLAND



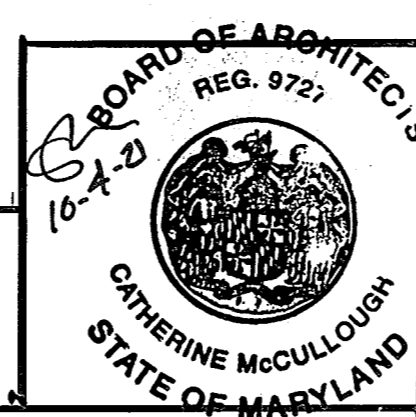
VICINITY MAP
SCALE: 1" = 2000'



INDEX TO DRAWINGS

- C-1 SITE DEVELOPMENT, GRADING, ENTRANCES + PAVING PLAN
- C-2 SITE DEVELOPMENT, GRADING, LANDSCAPING, ENTRANCES + PAVING, NOTES, DETAILS AND SECTIONS
- C-3 LANDSCAPING PLAN
- C-4 ON-SITE WATER, SEWER, AND STORM DRAIN PLAN
- C-5 DRAINAGE AREA MAP
- C-6 SEDIMENT AND EROSION CONTROL PLAN
- C-7 SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
- C-8 STORM WATER MANAGEMENT PLAN
- C-9 FIRE HYDRANT WATER MAIN EXTENSION

JOYCE ENGINEERING CORPORATION (JEC) DOES NOT OBJECT TO SYMMETRY FIRST ARCHITECTS (SFA) USING PLANS PREVIOUSLY PREPARED BY JEC, ON THE UNDERSTANDING THAT JEC IS RELIEVED OF ALL LIABILITY RELATED TO THE SUBJECT SITE FOR ANY AND ALL CHANGES MADE BY SFA AND ANY SUBSEQUENT MODIFICATIONS MADE BY THEM OR ANYONE OTHER THAN THEM AFTER APRIL 1, 2021.



APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-11-88

OWNER/DEVELOPER:
P.F. OBRECHT AND ASSOCIATES
2475 DEERCO ROAD
TIMONIUM, MARYLAND 21003
PHONE: (301) 561-5228

SDP-87-151
TO BE USED AS A DRAINAGE AREA MAP
DRAINAGE AREA MAP
TAX MAP # 31
LIBER: 1824 • FOLIO: 635
PARCEL 308
KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
ELLCOTT ELECTION DISTRICT NUMBER 2
HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAIN SYSTEMS AND ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DATE: 6/1/88
DIRECTOR: [Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-6-88
COUNTY HEALTH OFFICER: [Signature]

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 6/10/88
DATE: 6/8/88

DATE	REVISION	BY	DATE
4-22-81	ADD 26' x 6' OUTDOOR DECK & STAIR	SYMMETRY FIRST ARCHITECTS	
12-11-88	REVISED PLAN AS PER HOWARD COUNTY REVIEW	W.A.J.	12/11/88
3-1-89	REVISED PLAN AS PER HOWARD COUNTY REVIEW	W.A.J.	3/1/89
2-11-89	REVISED PLAN AS PER HOWARD COUNTY REVIEW	W.A.J.	2/11/89
11-16-87	REVISED AS PER HOWARD CO. REVIEW	W.A.J.	11/16/87

JOYCE ENGINEERING CORPORATION
Professional Engineers - Land Planning
10725 BALTIMORE AVENUE
BELTFRUIT, MARYLAND 20705
(301) 562-4225

DATE: AUG. 26 1988
SCALE: 1" = 30'
SHEET 1 OF 1

LEGEND

- TEMPORARY EARTH DIKE
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- LIMITS OF CLEARING, DISTURBANCE, AND GRADING
- INLET PROTECTION
- DRAINAGE DIVIDE
- SILT FENCE
- STONE OUTLET STRUCTURE

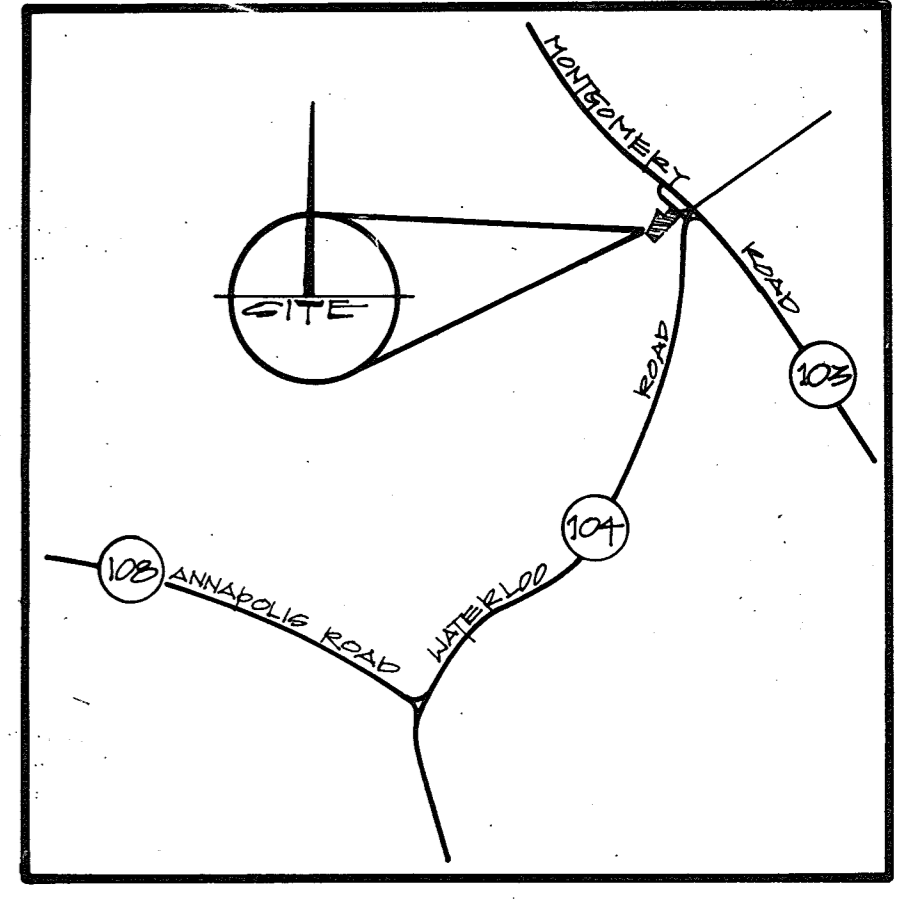
STONE OUTLET SEDIMENT TRAP #1

EX. D.A. = 1.0 ACRE
 PROP. D.A. = 1.0 ACRE
 REQ'D STORAGE = 67' x 27' x 10' = 3225 CF.
 STORAGE PROVIDED = 1372 CF.
 DIMENSION = 16' x 32' x 5' (BOTTOM)
 INV. = 630
 CLEANOUT ELEV. = 655
 TOP OF BERM = 680
 CREST ELEV. = 670
 L = 10'

SEQUENCE OF CONSTRUCTION

DATE	FUNCTION	TIME
MAY 1988	OBTAIN GRADING PERMIT	3 WKS
MAY 1988	INSTALL SEDIMENT AND EROSION CONTROL	2 WKS
MAY 1988	ROUGH GRADE ENTIRE SITE	3 WKS
MAY 1988	START BUILDING RENOVATIONS	16 WKS
JUNE 1988	INSTALL UTILITIES INCLUDING STORM DRAIN AND INLET PROTECTION	5 WKS
JULY 1988	FINE GRADE PARKING LOT AND INSTALL CONC. CURB, GUTTER, SIDEWALK, AND RETAINING WALL	3 WKS
JULY 1988	BASE PAVE PARKING LOT, EXCEPT INFILTRATION AREA	2 WKS
AUG. 1988	STABILIZE ALL UPHILL DISTURBED AREA AND INSTALL GRAVEL INFILTRATION SYSTEM, PROVIDE SILT FENCING AROUND ENTIRE INFILTRATION AREA.	2 WKS
AUG. 1988	FINE GRADE BALANCE OF SITE	2 WKS
SEPT. 1988	RESTABILIZE ENTIRE SITE REMOVE SEDIMENT AND EROSION CONTROL	2 WKS

MAINTENANCE - CONTINUAL



SEDIMENT CONTROL NOTES

- 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 (882-2437).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKE, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFICATIONS ABOVE IN ACCORDANCE WITH THE 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 5.1), SOY (SEC. 5.4), TEMPORARY SEEDING (SEC. 5.2), AND MULCHING (SEC. 5.2). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITIONS UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 - TOTAL AREA OF SITE = 1.505 AC.
 - AREA DISTURBED = 1.4692 AC.
 - AREA TO BE ROOF OR PAVED = 48,000 sq ft = 1.1015 AC.
 - AREA TO BE VEGETATIVELY STABILIZED = 16,000 sq ft = 0.3673 AC.
 - TOTAL CUT = 532 C.Y.
 - TOTAL FILL = 474 C.Y.
- OFF SITE BORROW AREA LOCATION TO BE DETERMINED BY ANY SEDIMENT CONTROL PRACTICES WHICH IS DISTURBED BY GRADING ACTIVITY FOR REPLACEMENT OF UTILITIES. MUST BE RETAINED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY D.P.W. SEDIMENT CONTROL INSPECTOR.



PLAN SCALE: 1" = 30'

ENGINEER'S CERTIFICATE

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

SIGNATURE: *[Signature]* DATE: 5-23-88
 MARYLINA JOYCE, PE
 MD REGISTRATION NO. 12243

OWNERS/DEVELOPERS CERTIFICATE

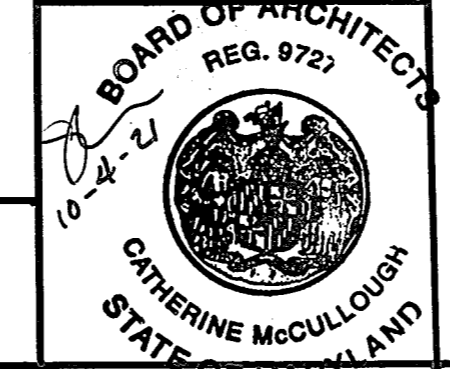
I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE: *[Signature]* DATE: 5-23-88
 DEVELOPER NAME: R.F. OBRECHT AND ASSOCIATES
 TITLE: Project Manager
 ADDRESS: 2475 DEERWOOD ROAD PHONE NO: 301-561-1888
 TIMONIUM, MD 21003

INDEX TO DRAWINGS

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- C-9 FIRE HYDRANT WATER MAIN EXTENSION

SYMMETRY FIRST ARCHITECTS, LLC
 2600 FULMINEY ST
 SUITE 200
 BETHESDA, MD 20814



APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 5-11-88

OWNER/DEVELOPER:
 R.F. OBRECHT AND ASSOCIATES
 2475 DEERWOOD ROAD
 TIMONIUM, MARYLAND 21003
 PHONE: (301) 561-1888

GDP-87-151
 TO BE USED FOR SEDIMENT AND EROSION CONTROL ONLY.
SEDIMENT AND EROSION CONTROL PLAN
 TAX MAP # 31
 LIBER: 1524 • FOLIO: 635
 PARCEL 39B
KNOLLVIEW LIMITED PARTNERSHIP PROPERTY
 ELLICOTT ELECTION DISTRICT NUMBER 2
 HOWARD COUNTY, MARYLAND

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION & SEDIMENT CONTROL BY THE HOWARD CO. SOIL CONSERVATION DISTRICT. HOWARD COUNTY GOD DATE	REVIEW FOR: HOWARD COUNTY SOIL CONSERVATION SERVICE NAME: Howard County Dept. of Public Works AND MEETS TECHNICAL REQUIREMENTS DATE: 5/26/88	APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAIN SYSTEMS AND ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS DATE: 6-6-88	APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT DATE: 6-6-88	APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING DATE: 6-10-88	JOYCE ENGINEERING CORPORATION Professional Engineer - Land Planning Surveying & Construction Management 10702 RALPHSTON AVENUE BELTSVILLE, MARYLAND 20705 (301) 588-4988 DATE: AUG 26 1988 SCALE: 2000:1 SHEET: 6 OF 8
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