### **GENERAL NOTES**

- THIS PROPERTY IS ZONED BR PER THE THE DECISION OF THE ZONING BOARD OF HOWARD COUNTY, MARYLAND, ZOINING BOARD CASE NO. 1082M
- TOPOGRAPHY IS BASED ON A FIFI DIRLIN TOPOGRAPHICAL SURVEY PERFORMED BY N.IR & ASSOCIATES, DATED AUGUST 18, 2008, AND VERIFIED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT JULY, 2011. TOPOGRAPHY BEYOND LIMITS OF THE SITE, AND ADJACENT BUILDING LOCATIONS ARE SUPPLEMENTED BASED ON HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.

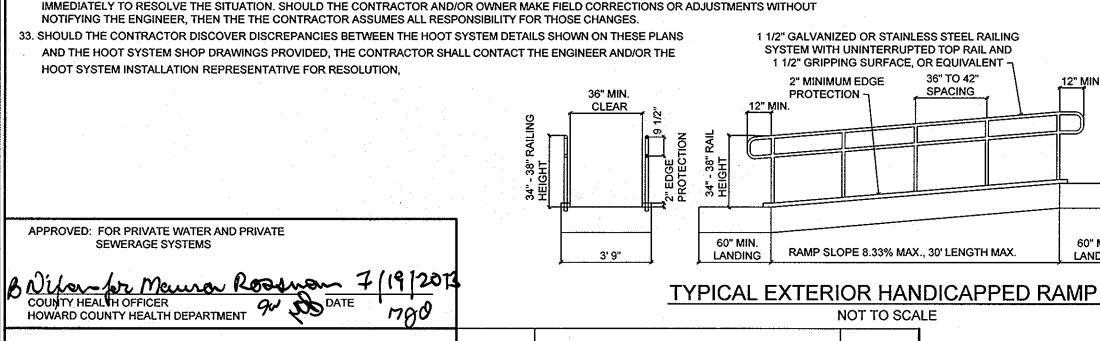
- HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF 0.50 ACRES (21.780 SF) OF REFORESTATION IN THE

STATE HIGHWAY ADMINISTRATION **BGE (CONTRACTOR SERVICES)** 410,850,4620 **BGE(UNDERGROUND DAMAGE CONTROL)** 410.787.9068 MISS UTILITY 410.795.1390 HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640

- I. ⊤HE∖CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING PERFORMED.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MARYLAND STATE HIGHWAY AUTHORITY STANDARDS AND SPECIFICATIONS IF APPLICABLE.

- . THE RESTAURANT USE'S HOURS OF OPERATION FOR LUNCH AND DINNER ONLY SHALL BE LIMITED TO A CLOSING TIME OF MIDNIGHT
  - SEVEN DAYS A WEEK BASED ON FINDING OF FACT12 AND CONCLUSION OF LAW 2b.: 2. THE RESTAURANTS USE'S OUTSIDE AMPLIFIED SOUND SHALL NOT BE PERMITTED MONDAY THROUGH THURSDAY AND SHALL BE
  - 3. IF ANY REQUIRED VARIANCES ACCORDING TO PETITIONER'S PROPOSED PDP ARE NOT GRANTED, PETITIONER WILL BE REQUIRED TO PRESENT ANY SUBSTANTIAL CHANGES TO ITS PDP SUBMITTED TO AVOID THE INFCESSITY FOR VARIANCES TO THE BOARD FOR ITS
  - 4. THE PETITIONER, IF FEASIBLE AND IF PERMITTED BY COUNTY REGULATIONS, SHALL COOPERATE WITH THE COUNTY TO PROVIDE A
- THE HOUSE/RESTAURANT IS AN EXISTING NON-CONFORMING STRUCTURE AND ALL ADDITIONS TO THE BUILDING MUST COMPLY WITH THE SETBACKS ESTABLISHED WITH THE BR ZONING DISTRICT AS APPROVED WITH ZB1082 OR OTHERWISE APPROVED BY THE PUBLIC ADMINISTRATION AND ZONING ADMINISTRATION DIVISION THROUGH A VARIANCE OR ADMINISTRATIVE ADJUSTMENT, WHICHEVER IS MORE APPROPRIATE PER THE
- 24. OUTDOOR EVENTS ARE NOT PERMITTED WITHOUT AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE EXPANDED USE, AND WITH
- OTHER RESTAURANT USES UNTIL SUCH TIME AS AN ADMINISTRATIVE ADJUSTMENT HAS BEEN APPROVED. AN ADMINISTRATIVE ADJUSTMENT FOR
- THE EXISTING PATIO HAS BEEN APPLIED FOR. (SEE GENERAL NOTE 30)
- THE MAXIMUM SEATS FOR THIS RESTAURANT PER THE FINDING OF FACTS, AS STATED IN THE DECISION AND ORDER, ZB 1082 SIGNED MARCH 24, 2010. IS LESS THAN 100 SEATS AND ANY INCREASE REQUIRES AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN, IT SHOULD BE NOTED
- SIDEWALK AS A FULFILLMENT OF CONDITION #4 IN THE DECISION AND ORDER AND THAT A SIDEWALK CONNECTING THROUGH TO ADJOINING
- GROUP, LLC FOR AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 117.1.F.2.b OF THE ZONING REGULATIONS TO REDUCE THE 100 FOOT STRUCTURE AND USE SETBACK FROM A RESIDENTIALLY ZONED PROPERTY TO APPROXIMATELY 84.5 FEET FOR THE COMMERCIAL USE OF AN OUTDOOR PATIO FOR A RESTAURANT USE, AND TO APPROXIMATELY 80 FEET FOR AN EXISTING ENCLOSED DECK WAS GRANTED SUBJECT TO THE

  - 2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED PATIO AND ENCLOSED DECK AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR
- 3. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY
- HIGHLAND, HOLDING GROUP U.C TO REDUCE THE 100 FOOT STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT TO (1) 73.2 FEET FOR COOLER ACCESS, (2) 43.7 FEET FOR TRASH REMOVAL AND (3) 16.5 FEET FOR A PARKING AND DELIVERY ACCESS IN SUPPORT OF A RESTAURANT IN A BR (BUSINESS:RURAL WITH A PRELIMINARY DEVELOPMENT PLAN) PROVIDED HOWEVER THAT:
- 1) THE VARIANCES SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION SUBMITTED AND AS TESTIFIED TO, AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY
- 2. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND THE FIELD CONDITIONS, THE ENGINEER IS TO BE NOTIFIED



DESCRIPTION

**REVISIONS** 

DATE.

# FRONT ELEVATION **RIGHT ELEVATION**

ROWAN

L 57, F. 638 L 262, F. 307 ZONED RR-DEO

PLAT 5293

PARCEL 57

GENERAL

PLAN VIEW

SCALE: 1"=100"

GENERAL

L. 202, F. 455 × ZONED RR—DEO

PROPERTY PARCEL 48

3834, L. 341 ALSO L. 355, F.

ZONED RR-DEO

(IN FEET) 1 INCH = 100 FEET

> **REAR ELEVATION** THE HIGHLAND INN LEFT ELEVATION

SITE DEVELOPMENT PLAN

THE HIGHLAND INN

RESTAURANT

12857 HIGHLAND ROAD, HIGHLAND.

HOWARD COUNTY, MARYLAND

OF DAVID W. & VICTORIA Q.

> **EXISTING** 2-STORY HOUSE WITH BASEMENT EXISTING \_\_\_ ENCLOSED PORCH SEE GENERAL NOTE 30 **REAR ELEVATION BUILDING PLAN**

EXISTING -

ENCLOSED PORCH

FRONT ELEVATION

OWNER/DEVELOPER HIGHLAND HOLDING GROUP LLC 12857 HIGHLAND ROAD HIGHLAND, MARYLAND 20777

**ENCLOSED** 

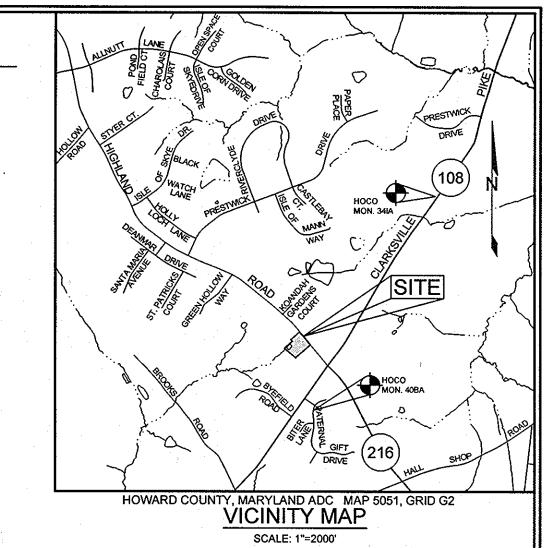
STAIRWAY

LEGEND

**EXISTING CONTOUR** PROPOSED CONTOUR **EXISTING SPOT ELEVATION** 

~~~~~~~

-----382



|     |              | BEN            | <b>ICHMARKS</b> | 3                                            | . 538                  |
|-----|--------------|----------------|-----------------|----------------------------------------------|------------------------|
| BER | NORTHING     | EASTING        | ELEVATION       | DESCRIPTION                                  |                        |
| IA  | 553,271.9118 | 1,325,838.7097 | 471.875'        | MD RTE. 108, 1/2 MILE NE<br>OF HIGHLAND ROAD | - 18<br>20<br>40<br>41 |
| BA  | 549,925.1053 | 1,324,025.0998 | 533.943'        | PATERNAL GIFT DRIVE,<br>HIGHLAND             |                        |

| SHEET INDEX |                                                                                                       |  |  |  |  |  |
|-------------|-------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| SHEET NO.   | DESCRIPTION                                                                                           |  |  |  |  |  |
| 1           | COVER SHEET                                                                                           |  |  |  |  |  |
| 2           | AMENDED PERC CERT AND SITE DEVELOPMENT PLAN, NOTES AND DETAILS                                        |  |  |  |  |  |
| 3           | GRADING, SEDIMENT AND EROSION CONTROL PLAN AND DETAILS                                                |  |  |  |  |  |
| 4           | FORCE MAIN PROFILE, SEDIMENT AND EROSION CONTROL DETAILS AND NOTES                                    |  |  |  |  |  |
| 5           | STORM DRAIN DRAINAGE AREA MAP AND PROFILE,<br>BIORETENTION FACILITY PLANTING PLANS, NOTES AND DETAILS |  |  |  |  |  |
| 6.          | LANDSCAPE AND FOREST CONSERVATION PLAN, NOTES AND DETAILS                                             |  |  |  |  |  |
| 7.          | AMENDED PERC CERT PLAN, SEPTIC DESIGN NOTES AND DETAILS                                               |  |  |  |  |  |
| 8           | SEPTIC TREATMENT SYSTEM NOTES AND DETAILS                                                             |  |  |  |  |  |
| 9           | SEPTIC TREATMENT SYSTEM NOTES AND DETAILS                                                             |  |  |  |  |  |
| 10          | SITE LIGHTING PLAN, NOTES AND DETAILS                                                                 |  |  |  |  |  |

| SUBD | IVISION NAME |        | SECTION / AREA |             | PARCEL#      |
|------|--------------|--------|----------------|-------------|--------------|
|      | N/A          |        | 1              | I/A         | 50           |
| PLAT | GRID#        | ZONING | TAX MAP#       | ELECT. DIS. | CENSUS TRACT |
| N/A  | 4            | BR     | 40             | 5TH         | 6051.03      |

| PARCEL | STREET ADDRESS                          |
|--------|-----------------------------------------|
| 50     | 12857 HIGHLAND ROAD, HIGHLAND MD. 20777 |

PARKING TABULATION CHART

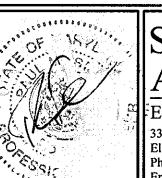
| USE AREA PARKING RATIO REQUIRED PI             | PROVIDED |  |
|------------------------------------------------|----------|--|
| RESTAURANT 6,863 SF± 14 SPACES / 1000 SF 96.08 | 97       |  |

| DESTAUDANT 1616 SEL 2016 SEL 2016 SEL 1,340 SF± 6.052 SEL |  |  |  |  | USE<br>RESTAURANT |
|-----------------------------------------------------------|--|--|--|--|-------------------|
|-----------------------------------------------------------|--|--|--|--|-------------------|

| SITE ANALYSIS DATA CHART                        |                                                    |                                                                                 |                           |  |  |  |  |
|-------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------|---------------------------|--|--|--|--|
| TOTAL PROJECT AREA 3.3082 Ac+/- or 144,105 s.f. | AREA OF SUBMISSION<br>3.3082 Ac+/- or 144,105 s.f. | DISTURBED AREA (LOD)                                                            | PRESENT ZONING<br>BR      |  |  |  |  |
| PROPOSED USE<br>COMMERICIAL-RESTAURANT          | FLOOR SPACE PER USE<br>SEE CHART THIS SHEET        | TOTAL UNITS ALLOWED N/A                                                         | TOTAL UNITS PROPOSED<br>0 |  |  |  |  |
| MAX. # EMPLY/TENANTS<br>NA                      | PARKING SPACES REQ.<br>97                          | PARKING SPACES PROV.<br>97                                                      | HC SPACES PROVIDED        |  |  |  |  |
| OPEN SPACE REQUIRED N/A                         | OPEN SPACE PROVIDED N/A                            | REC. O.S. REQUIRED<br>NA                                                        | REC. O.S. PROVIDED<br>NA  |  |  |  |  |
| BUILDING COVERAGE<br>0.158AC ( 0.048% OF SITE)  | FLOOR AREA RATIO<br>NA                             | DPZ FILE REFERENCES<br>ZM NO.1082M, ECP-12-033, AA NO.12-011,<br>BOA NO.12-015V |                           |  |  |  |  |
| MAX. NO. OF SEATS<br>ALLOWED<br>*99             |                                                    |                                                                                 |                           |  |  |  |  |

\* THE MAXIMUM NUMBER OF SEATS APPROVED UNDER ZB1082M IS 99 - SEE GENERAL NOTE 28



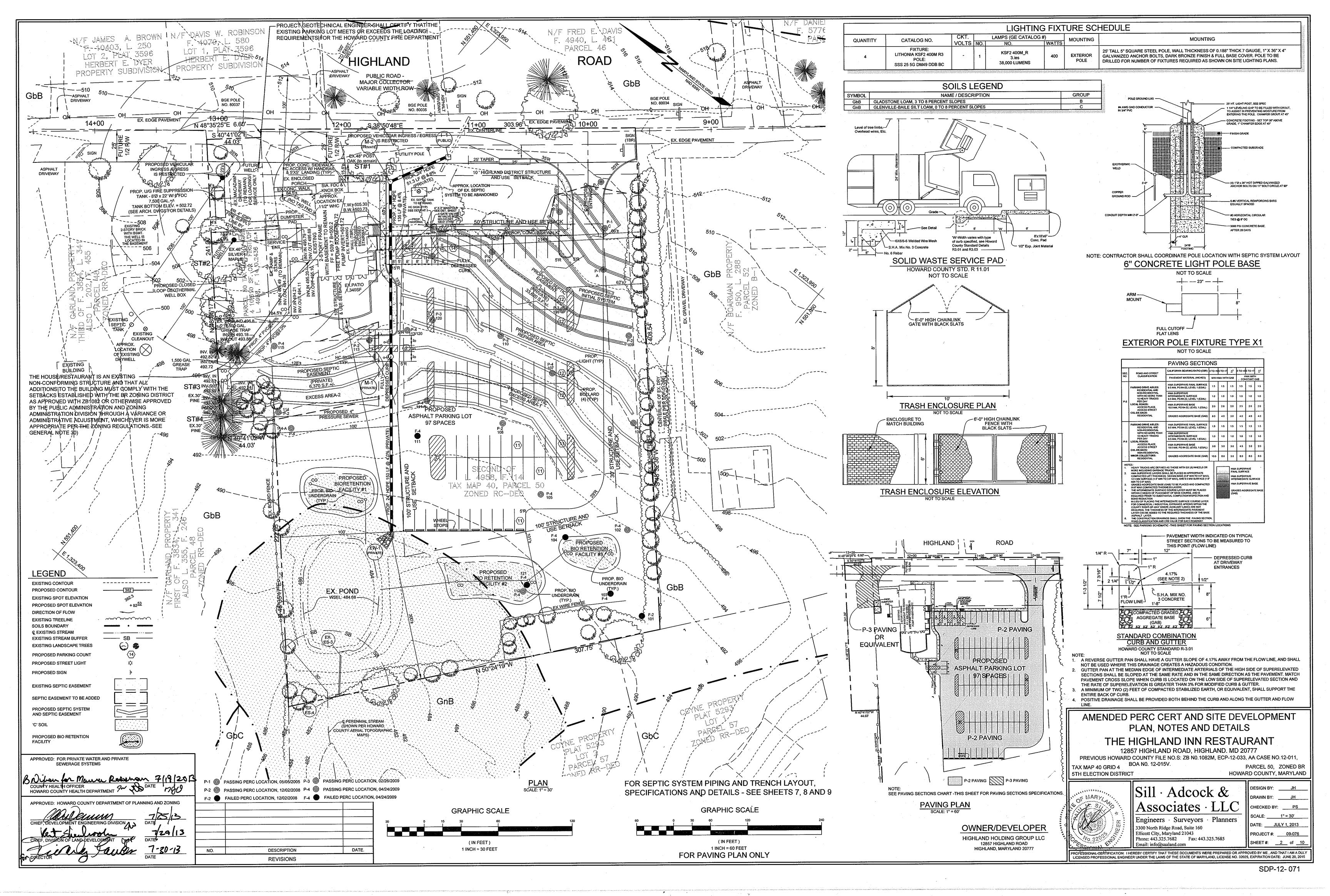


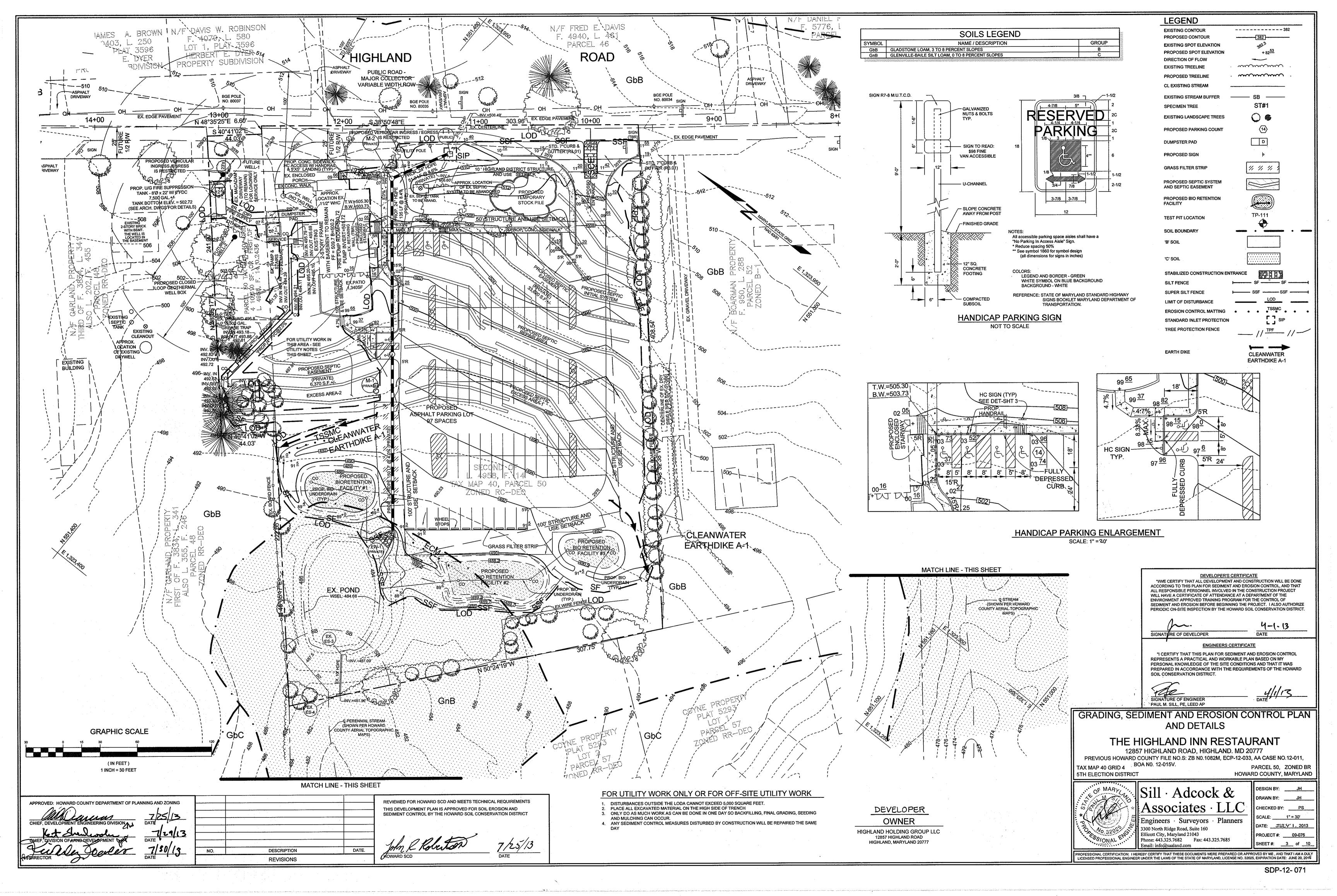
FAX MAP 40 GRID 4

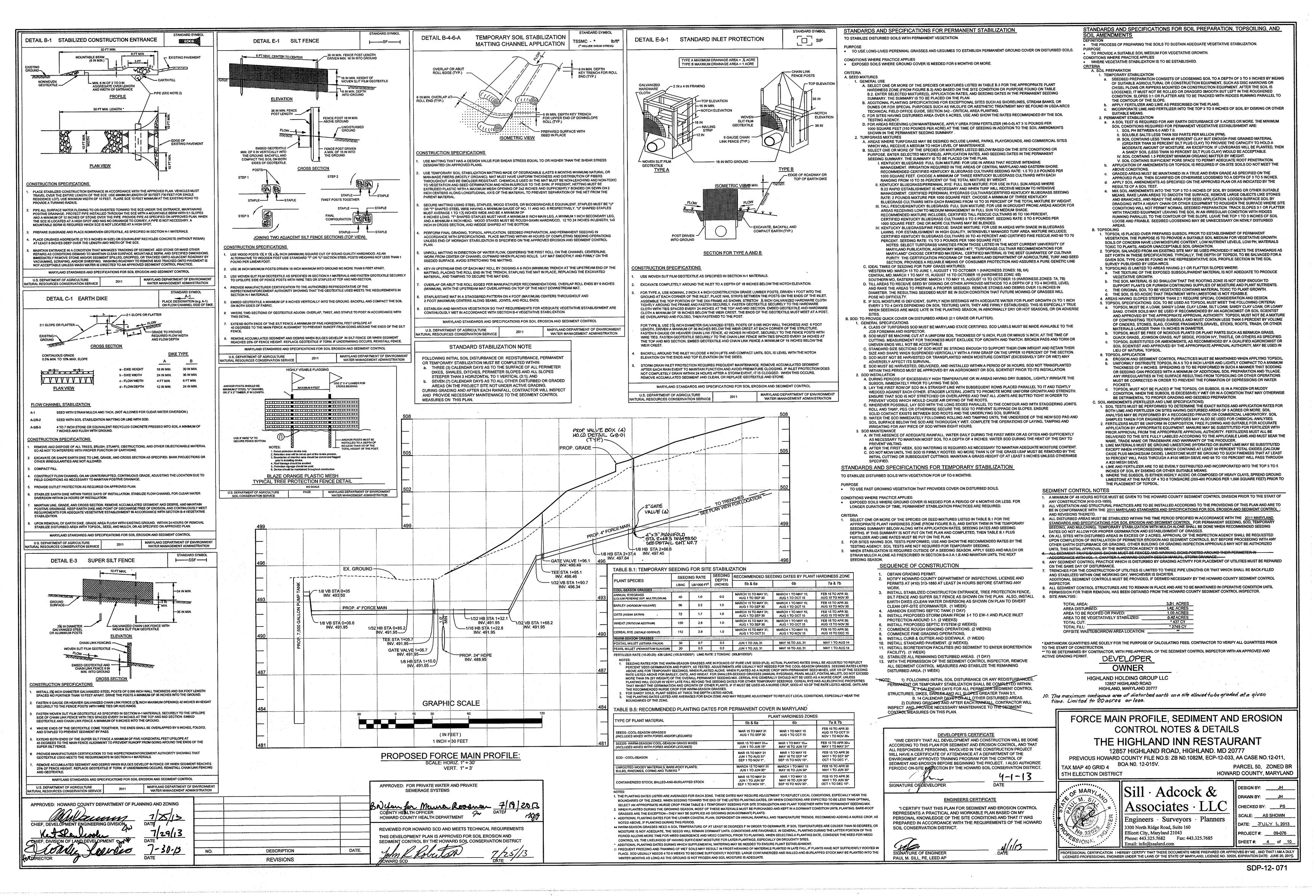
CHECKED BY: PS SCALE: AS SHOWN Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160

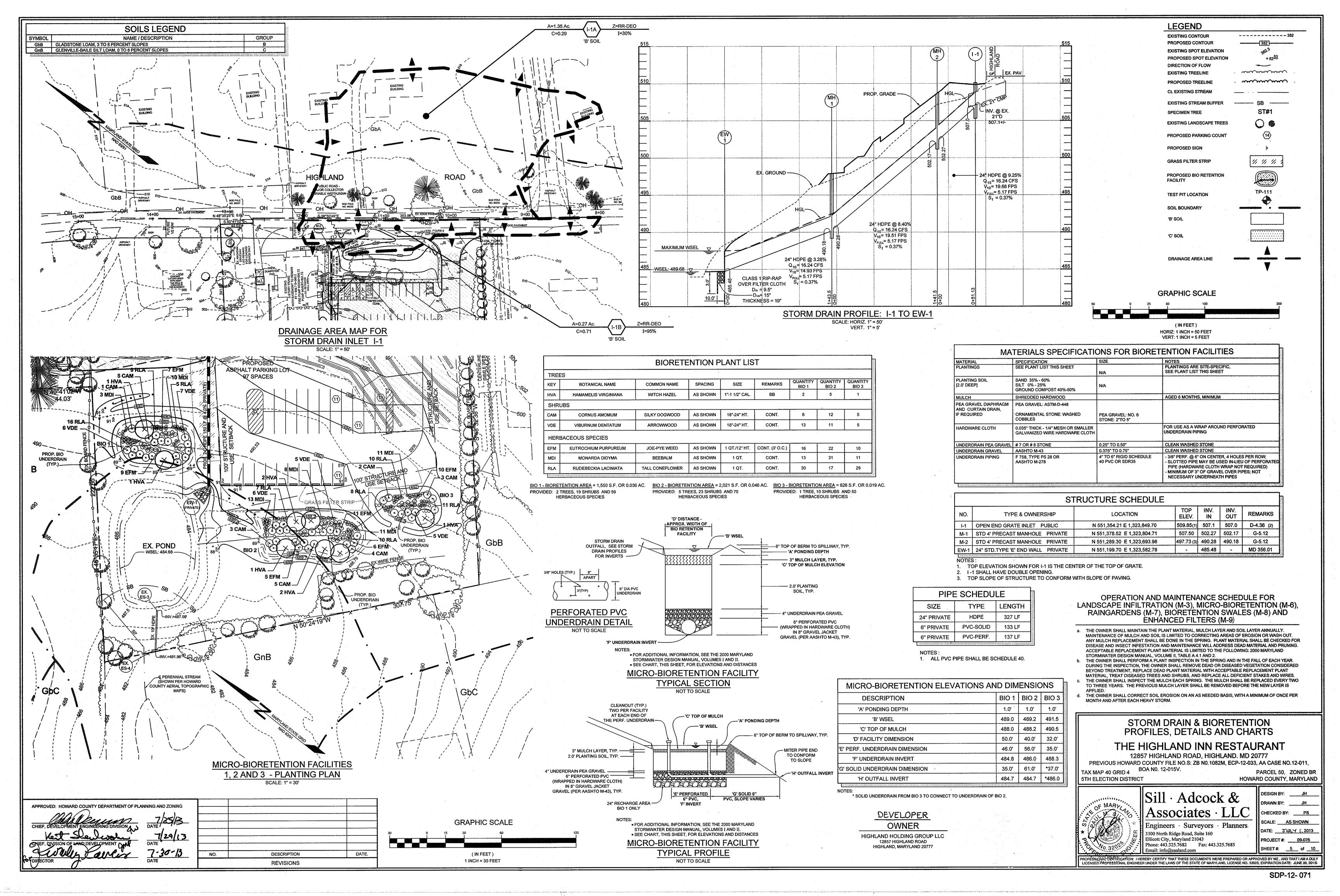
DATE: <u>JULY 1, 2013</u> Ellicott City, Maryland 21043 PROJECT#: 09-076 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com ROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME , AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2015

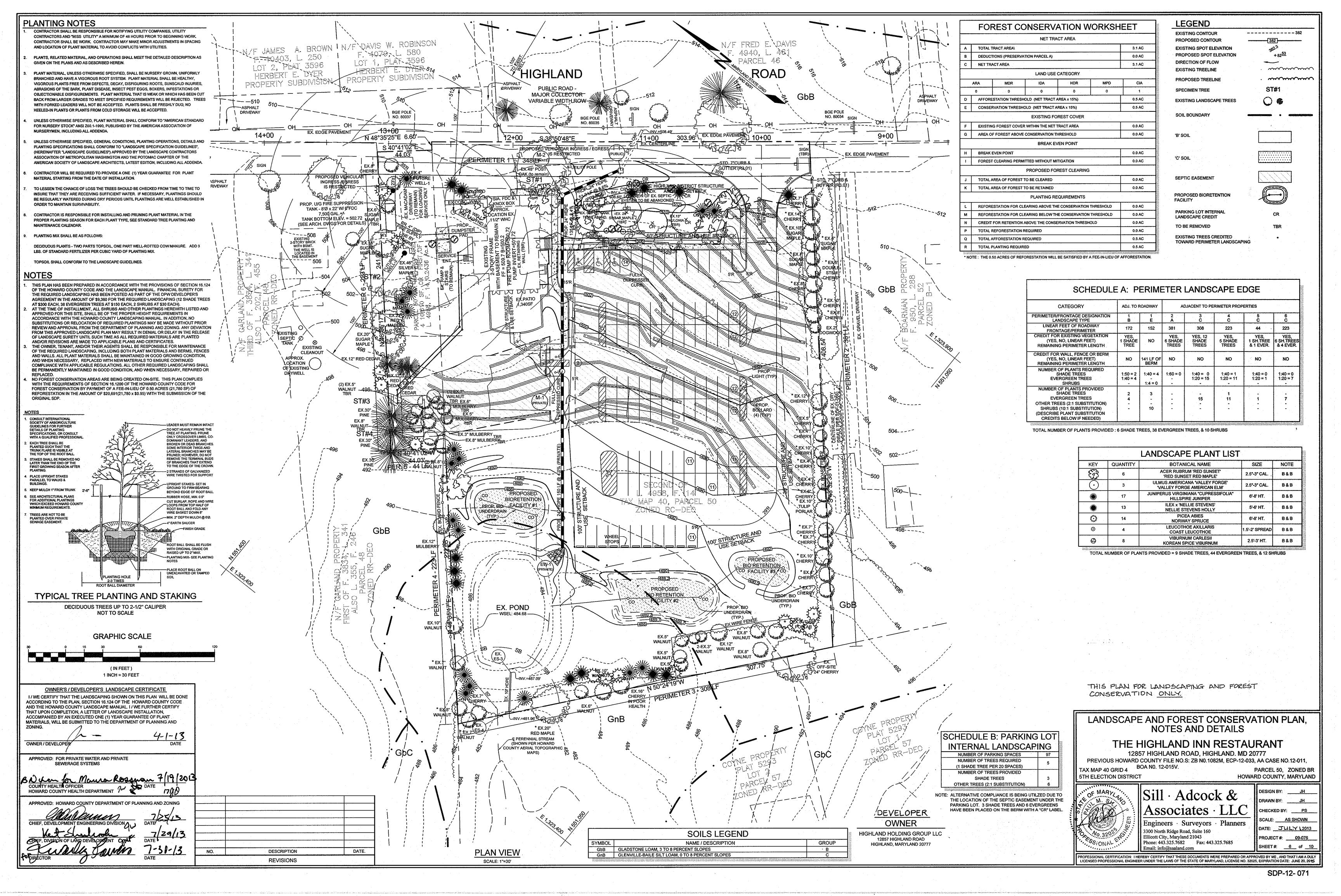
### SDP-12-071

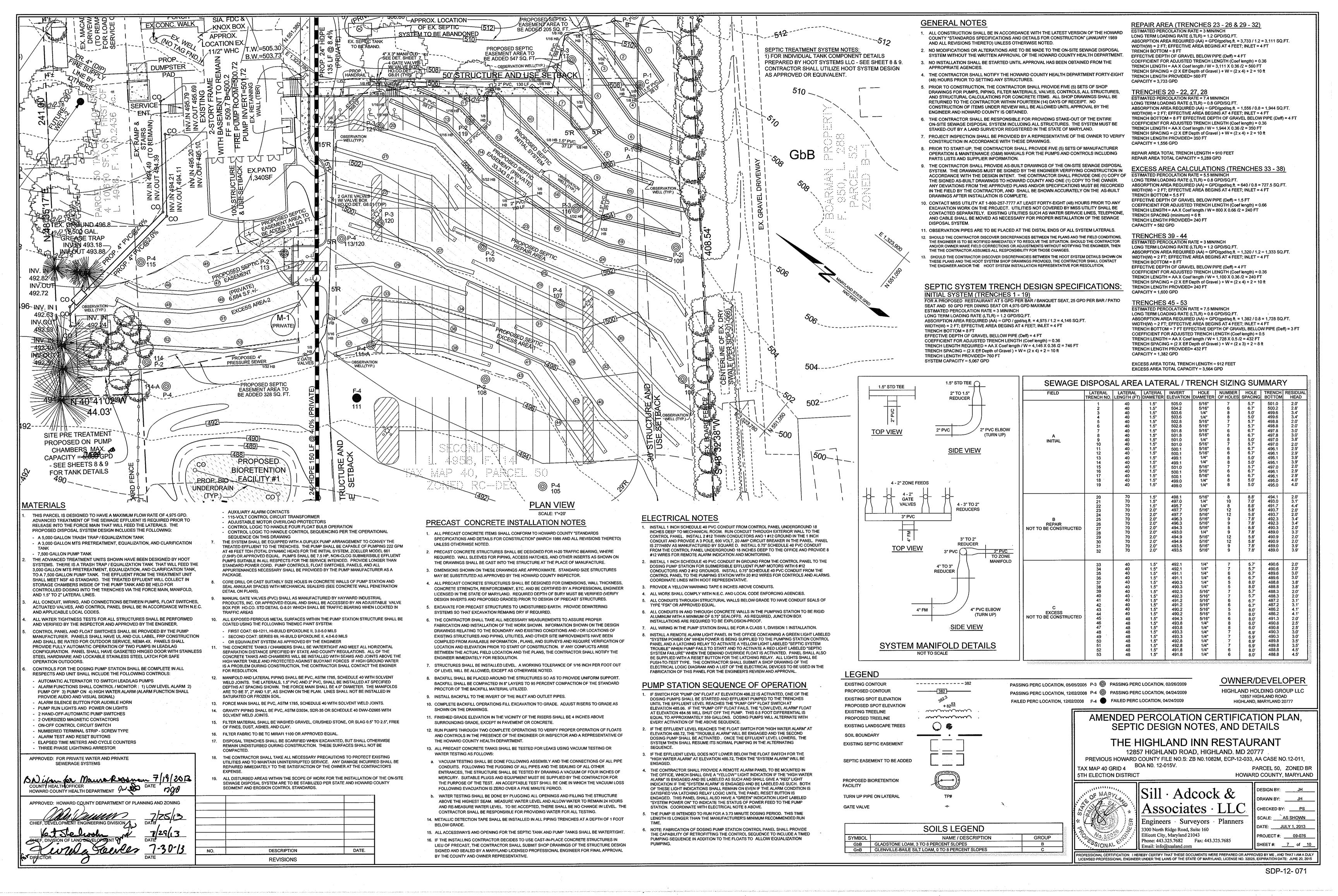


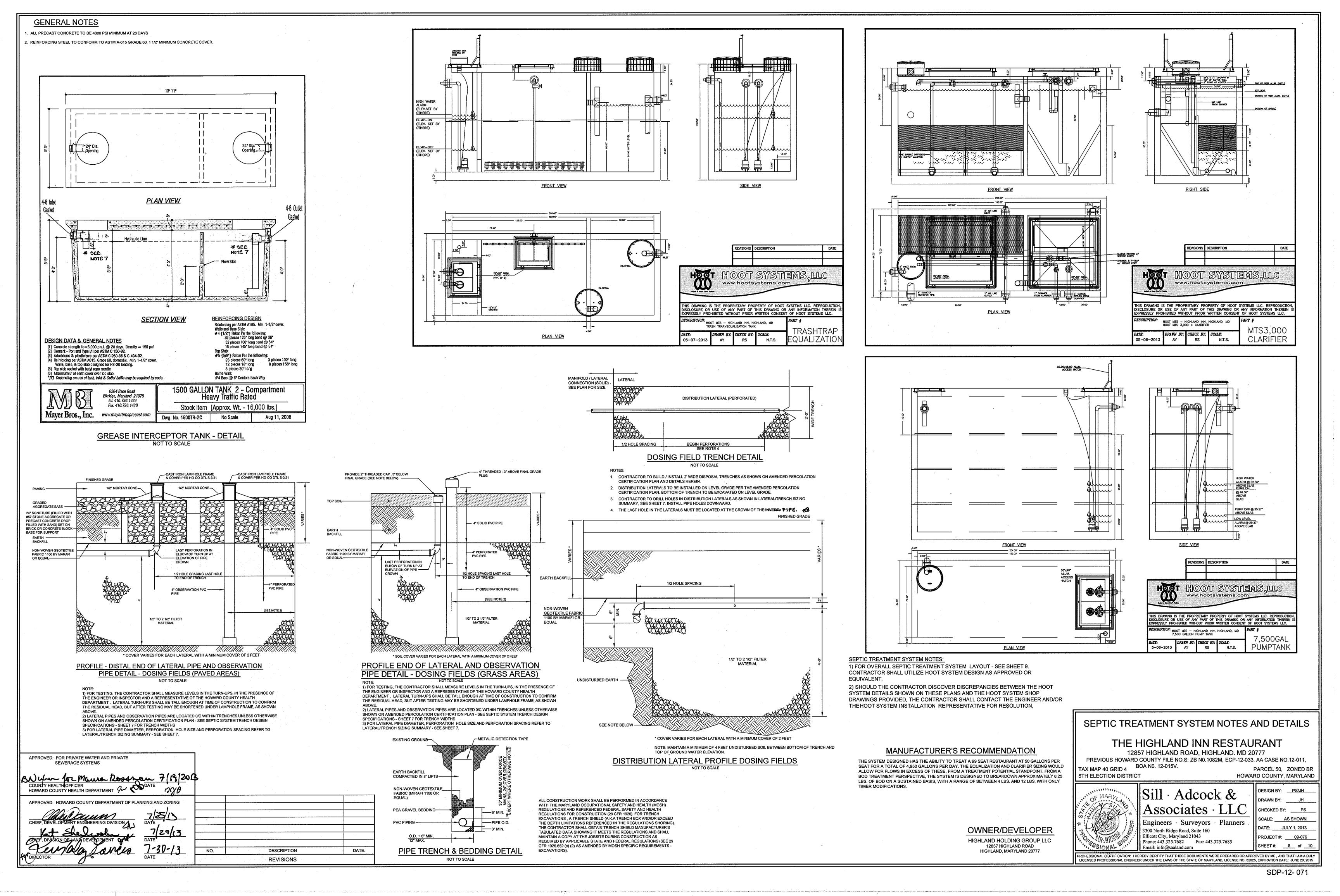


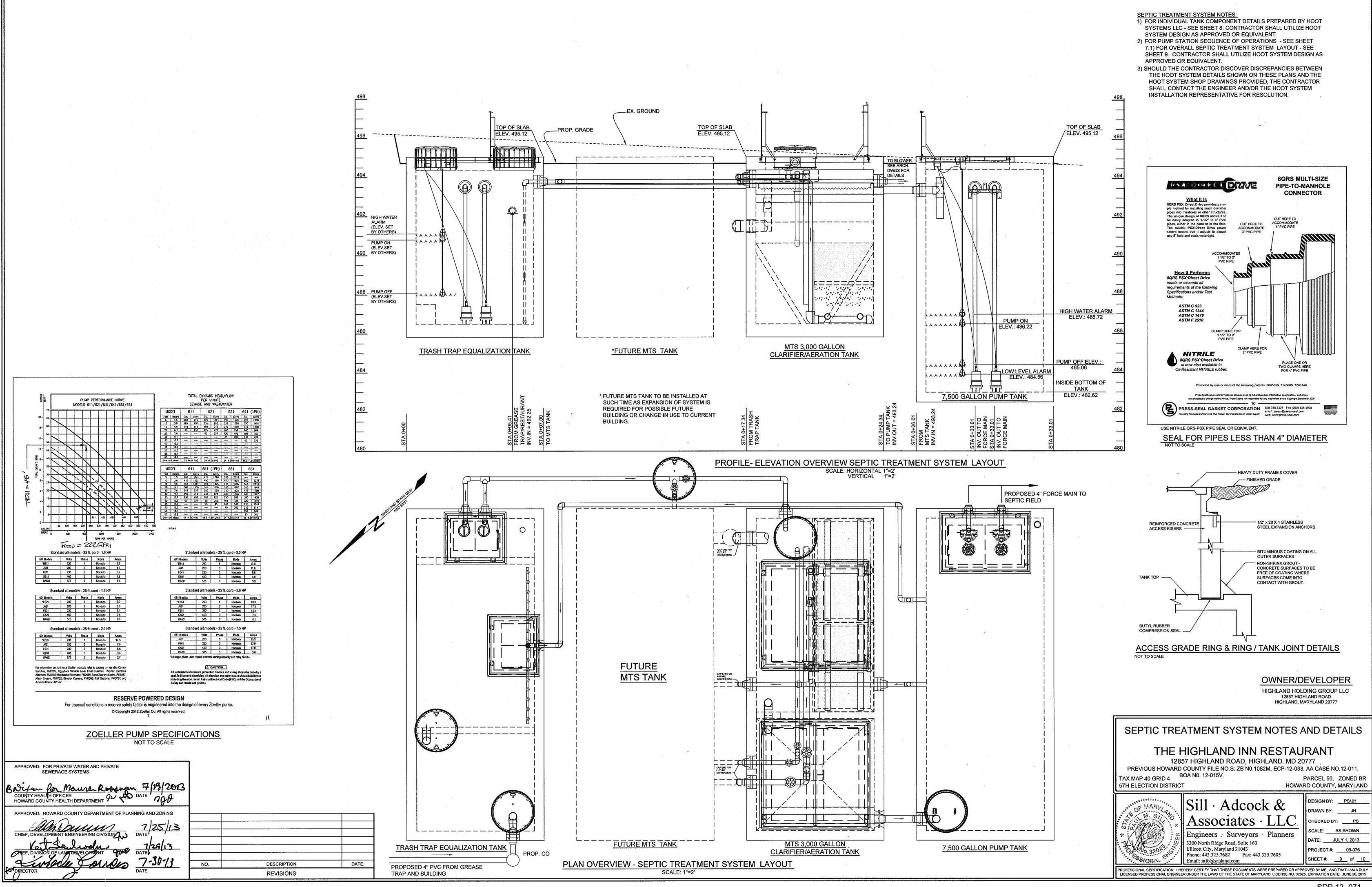






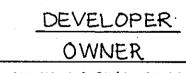






|   |          |                                                                     |               |     | LIGHTING                              | FIXT         | URE SCI          | HEDULE                                                                                                                                                                                                                                 |
|---|----------|---------------------------------------------------------------------|---------------|-----|---------------------------------------|--------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • | QUANTITY | CATALOG NO.                                                         | CKT.<br>VOLTS | NO. | LAMPS (GE CATALOG I                   | ¥)<br>[WATTS | MOUNTING         | MOUNTING                                                                                                                                                                                                                               |
| , | 4        | FIXTURE:<br>LITHONIA KSF2 400M R3<br>POLE:<br>SSS 25 5G DM49 DDB BC |               | ĵ   | KSF2 400M_R<br>3.jes<br>38,000 LUMENS | 400          | EXTERIOR<br>POLE | 25' TALL 5" SQUARE STEEL POLE, WALL THICKNESS OF 0.188" THICK 7 GAUGE, 1" X 36" X 4" GALVANIZED ANCHOR BOLTS, DARK BRONZE FINISH & FULL BASE COVER. POLE TO BE DRILLED FOR NUMBER OF FIXTURES REQUIRED AS SHOWN ON SITE LIGHTING PLAN. |

N 48°35'25"E 6.60 303,961 S 38°50′48′′E S 40°41'02"E 1.3 <sup>†</sup>0.8 <sup>†</sup>0.6 <sup>†</sup>0.5 \*\*to.0 \*\*to.0 \*\*to.0 \*\*to.0 \*\*to.0 \*\*to.0 \*\*to.1 \*\*to.1 \*\*to.2 \*\*to.3 \*\*to.4 1.4 \*0.8 \*0.5 \*0.4 \*0.9 \*0.5 \*0.3 <sup>†</sup>0.6 <sup>†</sup>0.5 <sup>†</sup>0.4 N 40°41′02′′W \*0.5 \*0.4 \*0.3 44.03' \*0.3 \*0.3 \*0.3 \*0.2 10.0 10.0 10.0 10.0 10.1 10.2 10.3 10.5 10.7 10.8 \*0.2 \*0.2 \*0.2 10.0 0.0 10.0 10.0 10.1 10.2 10.3 10.5 10.7 10.8 11. †0.1 <sup>†</sup>0.1 <sup>†</sup>0.1 to.0 to.0 to.0 to.1 to.1 to.2 to.4 to.5 to.8 <sup>†</sup>0.1 <sup>†</sup>0.1 <sup>†</sup>0.2 <sup>†</sup>0.3 <sup>†</sup>0.4 <sup>†</sup>0.7 \*0.0 \*0.0 \*0.0 \*0.1 \*0.1 \*0.2 \*0.4 \*0.5 \*0.0 \*0.0 \*0.0 \*0.0 \*0.1 \*0.1 \*0.2 \*0.3 \*0.5 \*0.5 \*0.1 \*0.1 \*0.0 \*0.0 \*0.0 \*0.0 \*0.0 \*0.0 \*0.0 \*0.1 \*0.1 \*0.2 \*0.3 \*0.4 \*0. \*\frac{1}{0.2} \bigcdot{0.3} \bigcdot{10.5} \bigcdot{10.7} \bigcdot{10.4} \bigcdot{10.3} \bigcdot{10.2} \bigcdot{10.3} \bigcdot{10.2} \bigcdot{10.3} \bigcdot{10.2} \bigcdot{10.2} \bigcdot{10.1}



HIGHLAND HOLDING GROUP LLC 12857 HIGHLAND BOAD HIGHLAND MARYLAND 20777

### SITE LIGHTING PLAN, NOTES AND DETAILS

# THE HIGHLAND INN RESTAURANT

12857 HIGHLAND ROAD, HIGHLAND. MD 20777 PREVIOUS HOWARD COUNTY FILE NO.S: ZB N0.1082M, ECP-12-033
TAX MAP 40 GRID 4
PARCEL 50, ZONED BR

5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

DRAWN BY:

SCALE: AS SHOWN



## Sill · Adcock & Associates · LLC Engineers · Surveyors · Planners

CHECKED BY: DATE: SEPTEMBER 19, 2012 3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 PROJECT#: \_\_\_\_09-076\_

Email: info@saaland.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING