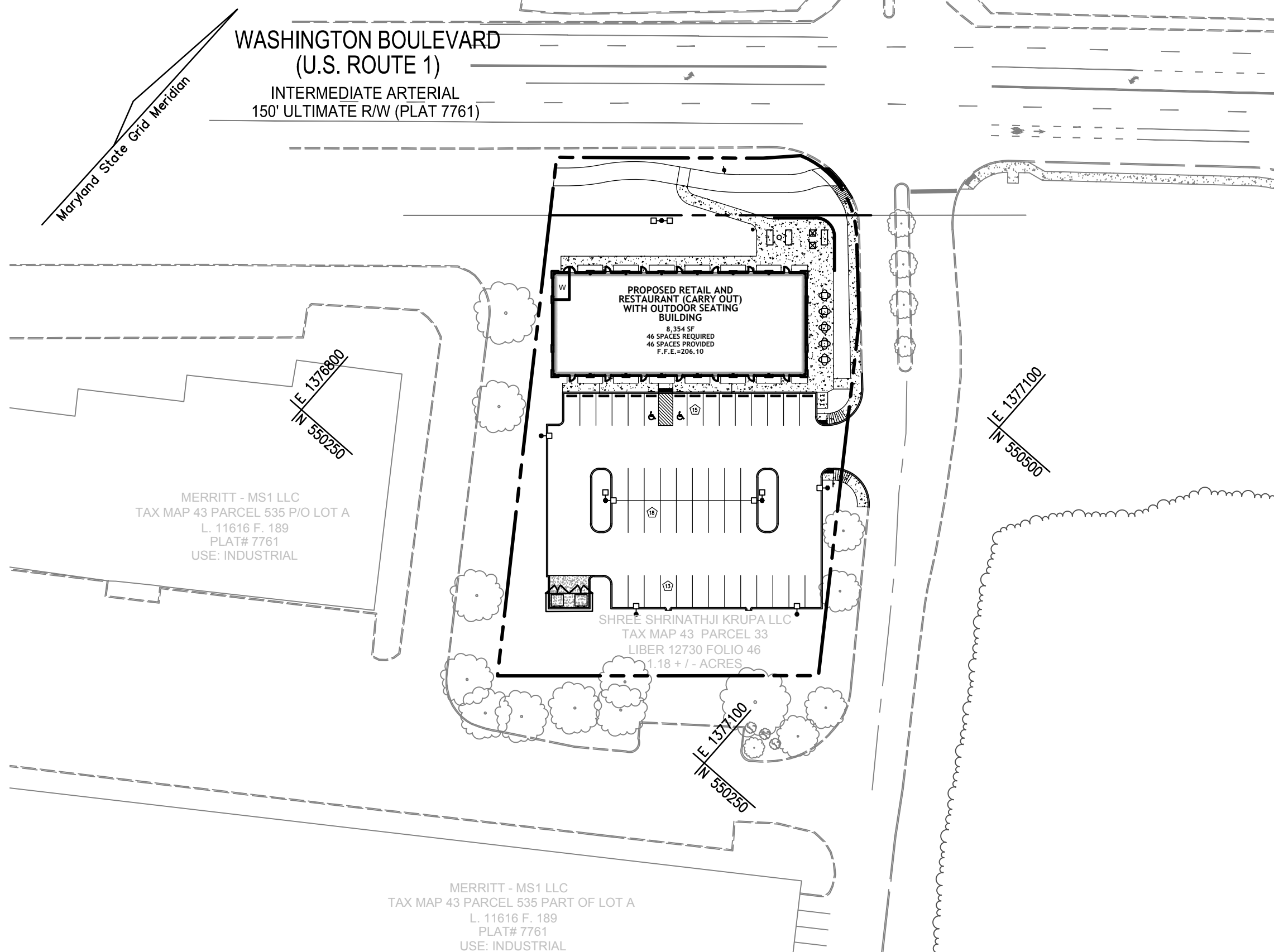


GENERAL NOTES

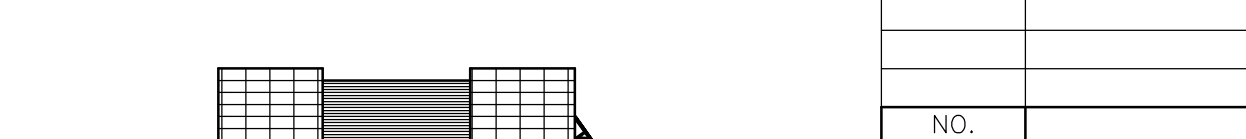
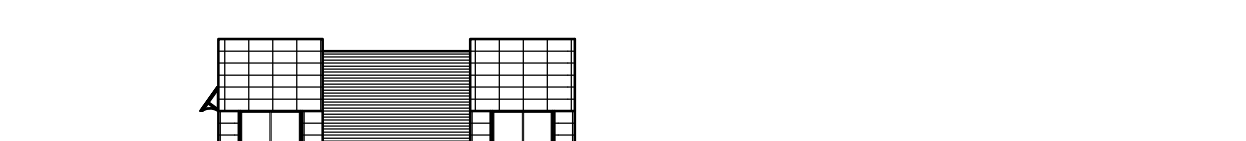
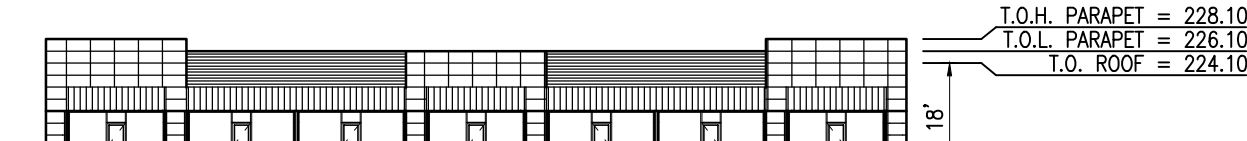
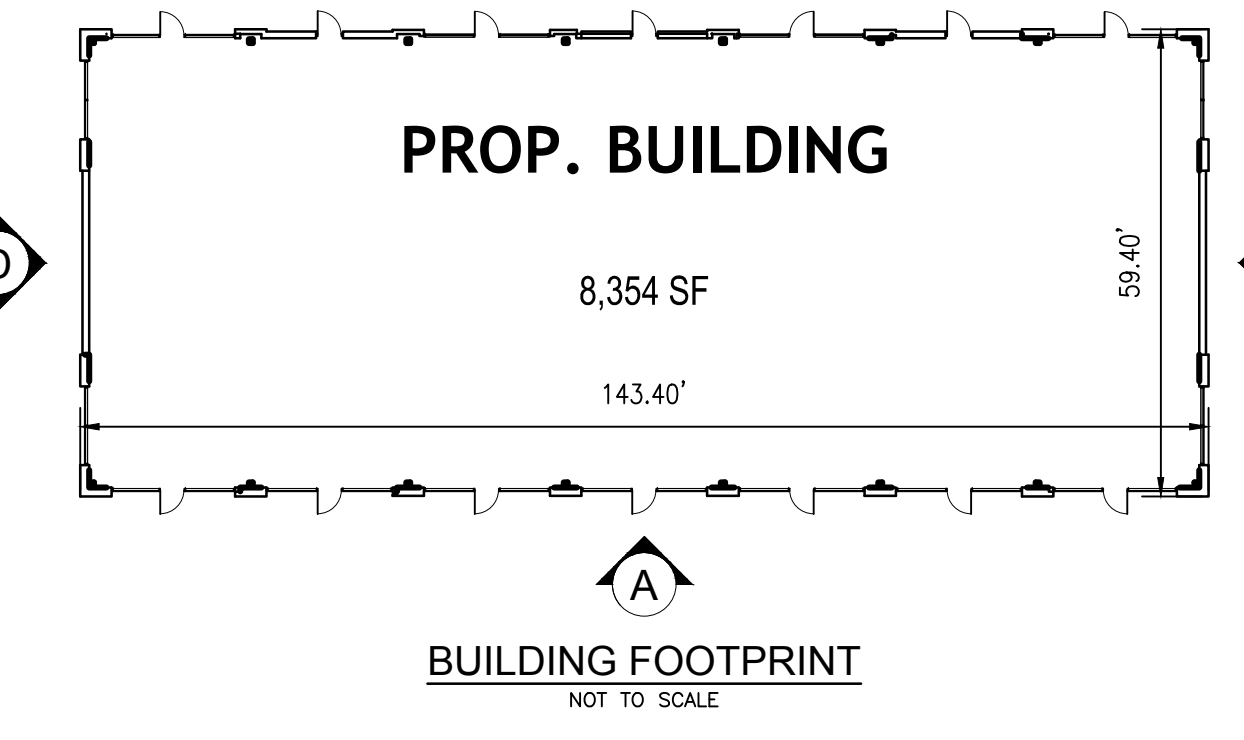
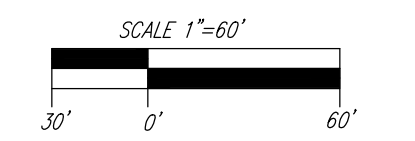
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MDOT SHA STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY: 1-800-257-7777
VERIZON: 1-800-743-0033
BUREAU OF UTILITIES: 410-313-4900
AT&T: 1-800-252-1133
B.G. & E. (CONSTRUCTION SERVICES): 410-637-8713
B.G. & E. (EMERGENCY): 410-688-0123
STATE HIGHWAY ADMINISTRATION: 410-531-5533
COLONIAL PIPELINE CO.: 410-795-1390
4. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR AND DEVELOPER OR REPRESENTATIVE SHALL HAVE, ON THE JOB SITE, THE LATEST EDITION OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, S.H.A. SPECIFICATION BOOK, AND LATEST MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL.
6. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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 CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
8. TRAFFIC CONTROL DEVICES:
A. THE R1-1 SIGN FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
D. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED IN TO 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.
9. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
10. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
11. THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - NAD83(1991). HOWARD COUNTY MONUMENT NUMBERS 43BB AND 43BA WERE USED FOR THIS PROJECT.
12. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED AUGUST 2019.
13. THE EXISTING TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN AUGUST, 2019 AND JUNE 2022, AND HOWARD COUNTY GIS.
14. GEOTECHNICAL TEST PIT REPORT PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED MARCH 03, 2022.
15. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. REFERENCE SHEET 4 FOR PAVING SECTIONS.
16. ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL (R-3.01) UNLESS OTHERWISE NOTED.
17. WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
18. ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
20. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
21. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
22. ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS "C" AS REQUIRED BY ASHOTO-180.
23. ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY INTO STORM DRAIN SYSTEM.
24. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROJECT MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
25. AFPO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED DECEMBER 15, 2021 (REV. JUNE 29, 2022), AND WAS APPROVED ON OCTOBER 28, 2022.
SUMMARY OF FINDINGS FOR AFPO TRAFFIC ANALYSIS:
A. DATE OF REPORT: DATED DECEMBER 15, 2021 (REV. JUNE 29, 2022)
B. DATE OF COUNT(S): BETWEEN THE HOURS OF 7-9 AM AND 4-6 PM ON TUESDAY, JUNE 7TH, 2022
C. REPORT SUBMITTED AS PART OF PLAN NUMBER: SDP-22-025
D. PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S)
- SCHOOLS WERE IN SESSION ON JUNE 7, 2022
E. LIST INTERSECTIONS STUDIED, IDENTIFY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION:
- US 1 (STATE JURISDICTION) AND KIT KAT RD (COUNTY JURISDICTION), LOS "A" FOR WEEKDAY MORNING & EVENING FOR 2025
- US 1 (STATE JURISDICTION) AND MONTEVEDIO RD (COUNTY JURISDICTION), LOS "A" FOR WEEKDAY MORNING & EVENING FOR 2025
- US 1 (STATE JURISDICTION) AND FORT CAPITAL DRIVE (COUNTY JURISDICTION), LOS "B" FOR WEEKDAY MORNING & LOS "E" FOR WEEKDAY EVENING FOR 2025
F. PROVIDE A STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE:
- THE RESULTS OF THE CAPACITY ANALYSES FOR THE STUDY INTERSECTIONS SHOW THAT THE STUDY INTERSECTIONS ARE PROJECTED TO MAINTAIN LEVEL OF SERVICE "E" OR BETTER CONDITIONS DURING BOTH THE WEEKDAY MORNING AND EVENING PEAK HOURS. BASED UPON THIS INFORMATION, THE PROPOSED DEVELOPMENT SATISFIES HOWARD COUNTY ADEQUATE ROAD FACILITIES TEST EVALUATION REQUIREMENTS, AND THEREFORE, MITIGATION IS NOT REQUIRED FOR THE PROPOSED DEVELOPMENT AT 7561 WASHINGTON BOULEVARD.
26. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
27. THE SUBJECT PROPERTY IS ZONED "B-1" (BUSINESS LOCAL) DISTRICT PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
28. THERE ARE NO STEEP SLOPES LOCATED WITHIN THE LIMITS OF DISTURBANCE WHERE THE ON-SITE AND OFF-SITE CONTIGUOUS AREA OF STEEP SLOPES IS GREATER THAN 20,000 SQUARE FEET.
29. THERE ARE NO WETLANDS OR STREAMS WITHIN THE BOUNDARIES OF THIS SITE.
30. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN.
31. NO FOREST OR SPECIEN TREES ARE PRESENT ON THE SITE. REDEVELOPMENT OF THE SITE WILL REQUIRE COMPLIANCE WITH THE FOREST CONSERVATION ACT. SINCE NO FOREST IS PRESENT ON THE PROPERTY, CURRENT COMPLIANCE WOULD REQUIRE MEETING THE AFFORESTATION OBLIGATION OF 15 PERCENT. THOUGH MUCH OF THE SITE IS IMPERVIOUS, BECAUSE THERE ARE NO RECORDS OF PREVIOUS PERMITTING FOR THESE SURFACES, THEY CANNOT BE DEDUCTED FROM THE FCA CALCULATIONS AS DESCRIBED IN COUNTY CODE SECTION 16.1202(b)(6)(ii). THEREFORE, 0.2 ACRES OF AFFORESTATION OBLIGATION IS REQUIRED FOR THIS SITE. IN ACCORDANCE WITH SECTION 16.1202 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND GB-68-2021 THAT WENT INTO EFFECT ON JAN. 3, 2022, THIS PROJECT IS SUBJECT TO FOREST CONSERVATION. THE AFFORESTATION REQUIREMENT OF 0.20 ACRES HAS BEEN FULFILLED THROUGH THE PURCHASE OF CREDITS FROM THE HEMEL PROPERTY RETENTION BANK (SDP-05-132).
32. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL.
33. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$8,520.00 FOR THE REQUIRED 22 SHADE TREES, 7 EVERGREEN TREES AND 29 SHRUBS.
34. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
35. LANDSCAPING NOT PERMITTED WITHIN 7-1/2' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.4
36. FIRE LANES SHOULD BE PROVIDED IN THIS SITE TO ALLOW EMERGENCY VEHICLE ACCESS. EITHER FIRE LANE SIGNAGE SHOULD BE INSTALLED, OR THE CURBS SHOULD BE PAINTED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE.
37. A FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED:
A. ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS (UNLESS OTHERWISE APPROVED BY THE AHJ) AND BE CLEARLY VISIBLE TO THE RESPONDING UNITS;
B. WITHIN 100 FT. OF A FIRE HYDRANT;
C. THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION;
D. A FREE-STANDING FIRE DEPARTMENT CONNECTION SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH;
E. SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18"; (V) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED.
38. A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM), PRIOR TO ORDERING AND PLACING KNOX BOXES. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OFFICE OF THE FIRE MARSHAL TO DETERMINE THE REQUIRED NUMBER AND PLACEMENT OF KNOX BOXES.
39. THE PROPOSED BUILDING WILL HAVE AN INDOOR METER SETTING, AND AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
40. PUBLIC WATER IS AVAILABLE THROUGH CONTRACT NO. 44-3805 & 14-1850-D. PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT NO. 14-1850-D.
41. THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
42. THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
43. EXISTING WASHINGTON BOULEVARD (US 1) IS CLASSIFIED AS AN INTERMEDIATE ARTERIAL. THE SUBJECT PROPERTY HAS FRONTAGE ALONG US 1. HOWEVER, ACCESS TO THE SUBJECT PROPERTY IS GAINED VIA AN EXISTING UNNAMED PRIVATE ROAD. THE EXISTING PRIVATE ROAD ALSO PROVIDES ACCESS TO PROPERTIES IMMEDIATELY EAST AND SOUTH OF THE SUBJECT PROPERTY (7575-7595 WASHINGTON BLVD).
44. ALL EXTERIOR LIGHTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
45. TRASH AND RECYCLING COLLECTION TO BE PRIVATE.
46. STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN. THIS PROJECT QUALIFIES FOR DEVELOPMENT. STORMWATER MANAGEMENT IS BEING PROVIDED FOR A LARGE MAJORITY OF THE IMPERVIOUS SURFACES. THE PRACTICE USED FOR STORMWATER MANAGEMENT FOR THIS PROJECT IS MICRO-BIORETENTION (M-6). THE SWM FACILITY IS TO BE PRIVATELY OWNED AND MAINTAINED.
47. THE SITE ULTIMATELY DISCHARGES TO THE DEEP RUN. TRIBUTARY DRAINAGE AREAS TO THE DEEP RUN SHALL BE REQUIRED TO PROVIDE 10-YEAR AND 100-YEAR PEAK FLOOD PREVENTION PEAK DISCHARGE RATES HAVE BEEN REDUCED THROUGH THE USE OF STORMWATER MANAGEMENT PRACTICES AND THE 10-YEAR AND 100-YEAR PEAK DISCHARGE RATES ARE NOT INCREASING.
48. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD VIRTUALLY ON JANUARY 4, 2022 (WP-22-044, 7561 WASHINGTON BLVD).

SITE DEVELOPMENT PLAN
7561 WASHINGTON BLVD

SAMSON'S REALTY LLC, PROPERTY
ELKRIDGE, MARYLAND 21075
HOWARD COUNTY
(SHA TRACKING NO. 22APHO005XX)

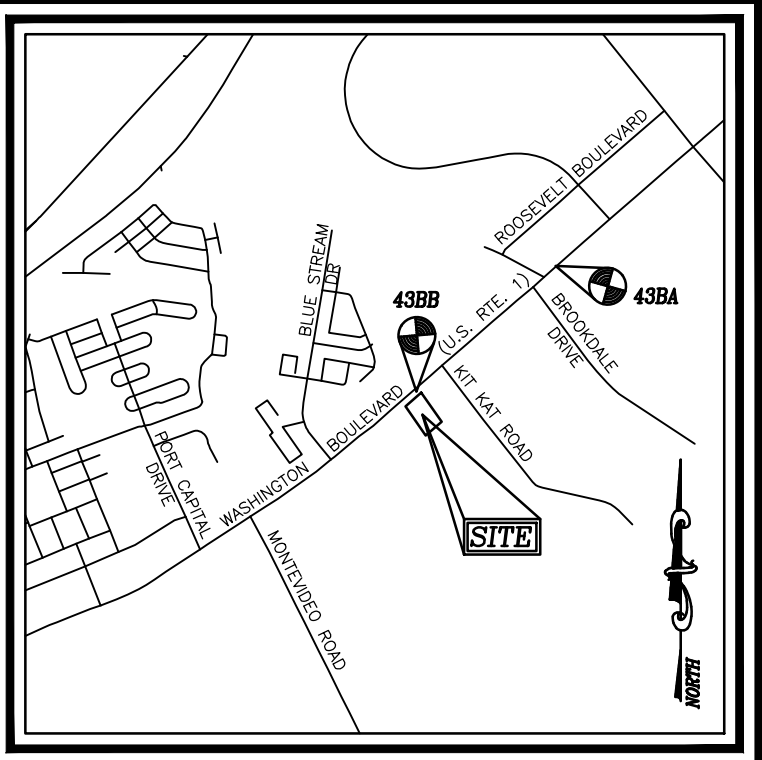


LOCATION MAP
SCALE: 1"=60'



BENCHMARKS

HOWARD COUNTY BENCHMARK - 43BB
N 550534.18 E 1376905.39 ELEV.: 209.01
ALONG WASHINGTON BLVD @ NE CORNER OF SITE
HOWARD COUNTY BENCHMARK - 43BA
N 551676.38 E 1378108.49 ELEV.: 209.47
ALONG WASHINGTON BLVD @ INTERSECTION WITH
CEMETERY LANE
5/8" REBAR AND CAP SET AS SHOWN HEREON
CONSISTS OF A 5/8" IRON ROD IN THE GROUND
WITH A YELLOW PLASTIC CAP MARKED "PROP
MARK 21876.

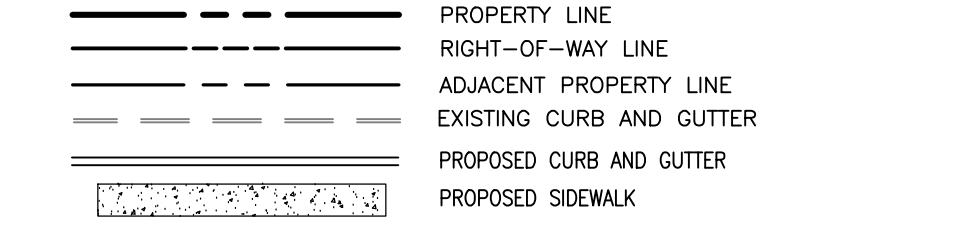


VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: MAP 5054, GRID G2

SITE ANALYSIS DATA CHART

Table with 2 columns: Description and Value. Includes categories like Total Project Area, Area of Wetlands, Area of Forest, etc.

LEGEND



SHEET INDEX

Table with 3 columns: Description, Sheet No., and Sheet Count. Lists various plan sheets like Cover Sheet, Site Layout Plan, etc.

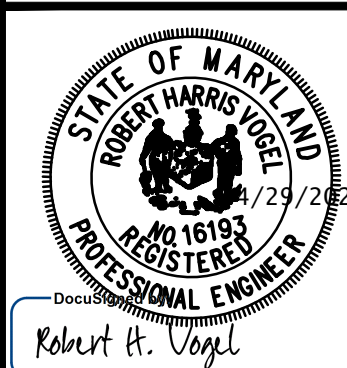
OWNER/DEVELOPER

SAMSON'S REALTY, LLC
5128 BRITTEN LANE
ELLCOTT CITY, MD 21043
PH: (443) 829-1743
ATTN: SAM BHAVSAR

SITE DEVELOPMENT PLAN
COVER SHEET

7561 WASHINGTON BOULEVARD
ELKRIDGE, MD 21075
L 12730 / F. 46
MAP 43 BLOCK 04 PARCEL NO. 33
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: VE+TG
DRAWN BY: VE+TG
CHECKED BY: RHV
DATE: DECEMBER 2023
SCALE: AS SHOWN
W.O. NO.: 12-44
1 SHEET OF 12

GENERAL NOTES (CONT'D...)

- 49. THERE IS NO FLOODPLAIN ON THIS SITE.
50. PUBLIC WATER PROVIDED THROUGH THE ADVANCED DEPOSIT ORDER PROCEDURE.
51. THE FOLLOWING MDT SHA STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:
a. MD 578.01 - REPAIRING PAVEMENT OPENINGS FOR UTILITY TRENCHES
b. MD 104.03-01 - SHOULDER WORK/MULTILANE UNDIV. GREATER THAN 40 MPH
FOR ALL MDT SHA STANDARDS REFERRED TO ON THE PLANS THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESSED AT:
- http://apps.roads.maryland.gov/businesswithba/bzstdsspecs/desmanualedpub/publicationsonline/ond/booksd/index.asp
ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.
52. AN ALTERNATIVE COMPLIANCE PETITION (WP-23-097) WAS APPROVED ON MAY 15, 2023, WITH RESPECT TO SECTION 15.156(k) AND SECTION 16.156(m) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE APRIL 26, 2023, DEADLINE DATE BY 60 DAYS FOR COMPLETION OF THE DEVELOPER'S AGREEMENT AND PAYMENT OF FEES AND SUBMISSION OF THE SITE DEVELOPMENT PLAN ORIGINALS FOR SDP-22-025. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER'S AGREEMENT AND PAYMENT OF FEES FOR THE SITE DEVELOPMENT PLAN (SDP-22-025) MUST BE COMPLETED ON OR BEFORE AUGUST 26, 2023.
2. THE ORIGINAL PLANS FOR THE SITE DEVELOPMENT PLAN (SDP-22-025) MUST BE SUBMITTED FOR SIGNATURE ON OR BEFORE AUGUST 26, 2023.

GENERAL NOTES (CONT'D...)

- 53. AN ALTERNATIVE COMPLIANCE PETITION (WP-24-064) WAS APPROVED ON JANUARY 29, 2024 WITH RESPECT TO SECTION 16.160 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE DATE FOR THE SUBMISSION OF THE SITE DEVELOPMENT PLAN MYLAR ORIGINAL FOR SDP-22-025. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE ORIGINAL PLANS FOR THE SITE DEVELOPMENT PLAN (SDP-22-025) MUST BE SUBMITTED FOR SIGNATURE WITHIN 180 DAYS OF THE ORIGINAL MILESTONE DEADLINE ON OR BEFORE APRIL 20, 2024.
54. 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.

PARKING TABULATION

Table showing required and provided spaces for various uses: Proposed Retail, Restaurant, etc.

ADDRESS CHART

Table with columns: Building No., Street Address, Subdivision Name, Section/Area, Lots/Parcel #, etc.

STORMWATER MANAGEMENT INFORMATION table with columns: Lot/Parcel#, Facility Name & Number, Practice Type (Quality), Public/Private, Maintenance By, Notes.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
DocuSigned by: Michael J. Davis
5/1/2024
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DocuSigned by: Chad Edmondson
5/3/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/30/2024
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/3/2024
DIRECTOR

**BENCHMARK**  
 HOWARD COUNTY BENCHMARK - 43BB  
 N 550534.18 E 1376905.39 ELEV.: 209.01  
 ALONG WASHINGTON BLVD @ NE CORNER OF SITE  
 HOWARD COUNTY BENCHMARK - 43BA  
 N 551676.38 E 1378108.49 ELEV.: 209.47  
 ALONG WASHINGTON BLVD @ INTERSECTION WITH  
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 \*5/8" REBAR AND CAP SET AS SHOWN HEREON  
 CONSISTS OF A 5/8" IRON ROD IN THE GROUND  
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 MARK 21876.

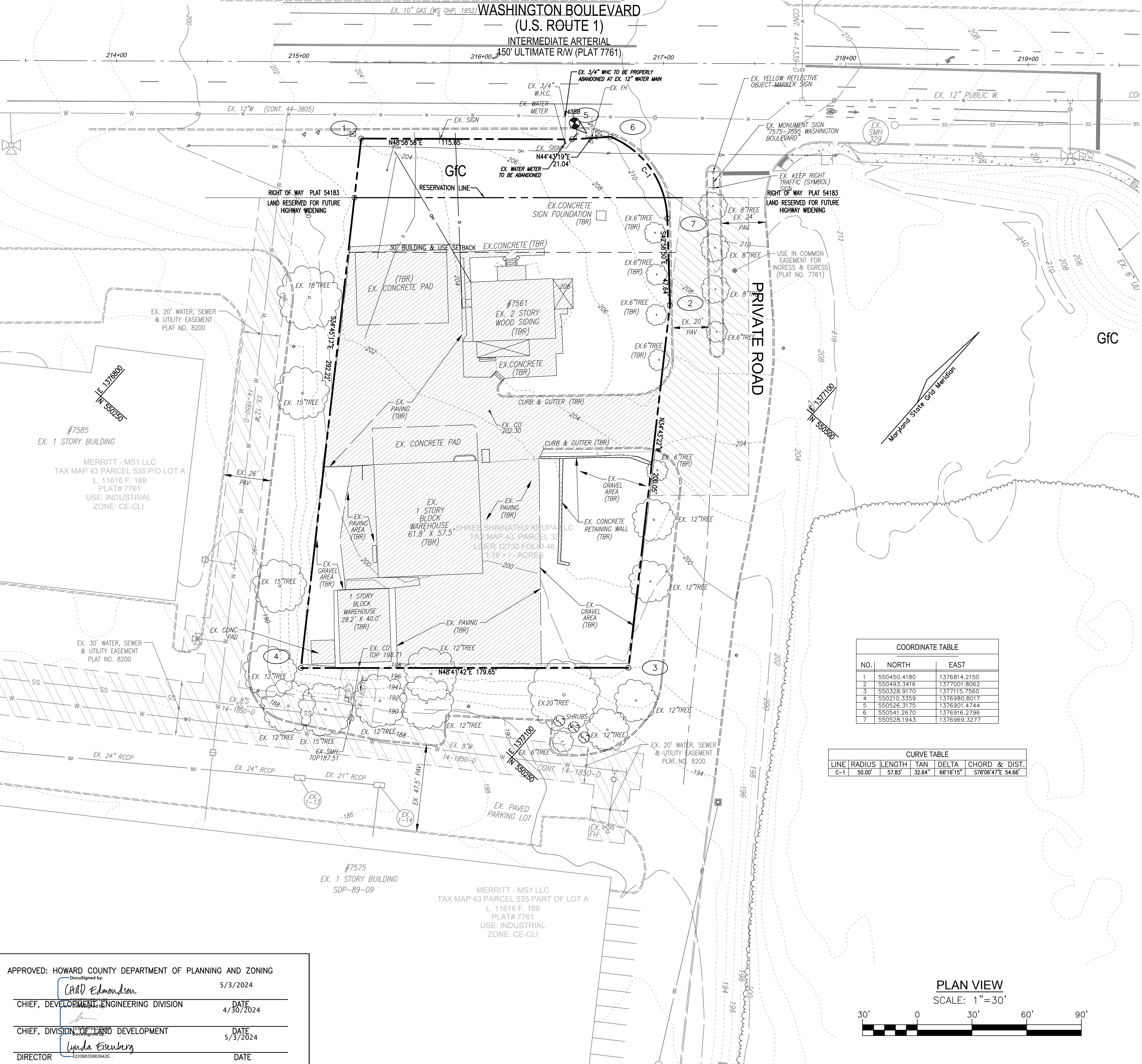
**LEGEND:**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- EXISTING TREETLINE
- EXISTING TREE
- EXISTING OVERHEAD LINE
- EXISTING MAILBOX
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING UTILITY POLE
- TO BE REMOVED

**HATCH LEGEND:**

- USE IN COMMON EASEMENT FOR INGRESS & EGRESS (PLAT NO. 7761)
- EXISTING WATER, SEWER & UTILITY EASEMENT (PLAT NO. 8200)
- EXISTING IMPERVIOUS AREA (0.63 ACRES)

**EXISTING UTILITIES NOTE:**  
 EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY.  
 CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES, TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

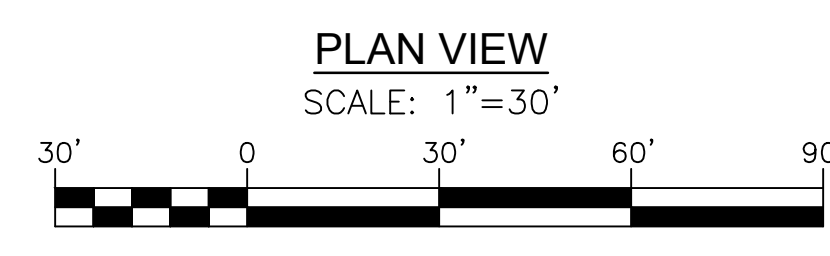


**COORDINATE TABLE**

NO.	NORTH	EAST
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5	550526.3175	1376901.4744
6	550541.2670	1376916.2798
7	550528.1943	1376969.3277

**CURVE TABLE**

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-1	50.00'	57.83'	32.64'	66°16'15"	S79°06'47"E 54.66'



**OWNER/DEVELOPER**  
 SAMSON'S REALTY, LLC  
 5128 BRITTEN LANE  
 ELLICOTT CITY, MD 21043  
 PH: (443) 829-1743  
 ATTN: SAM BHAVSAR

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
 EXISTING CONDITIONS &  
 DEMOLITION PLAN**

**7561 WASHINGTON BOULEVARD**  
 ELK RIDGE, MD 21075

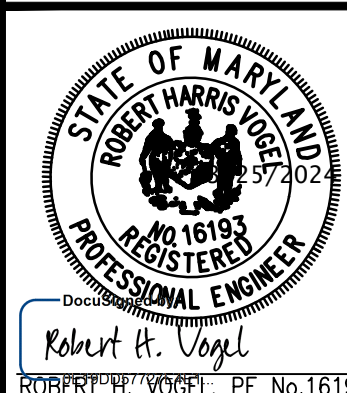
L 12730 / F. 46  
 TAX MAP 43 BLOCK 04  
 1ST ELECTION DISTRICT

ZONED B-1  
 PARCEL NO. 33  
 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com



**PROFESSIONAL CERTIFICATE**  
 DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHW  
 DATE: DECEMBER 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 12-44

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. 16193, EXPIRATION DATE: 09-27-2024

2 OF 12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: Chad Edmondson, 5/3/2024

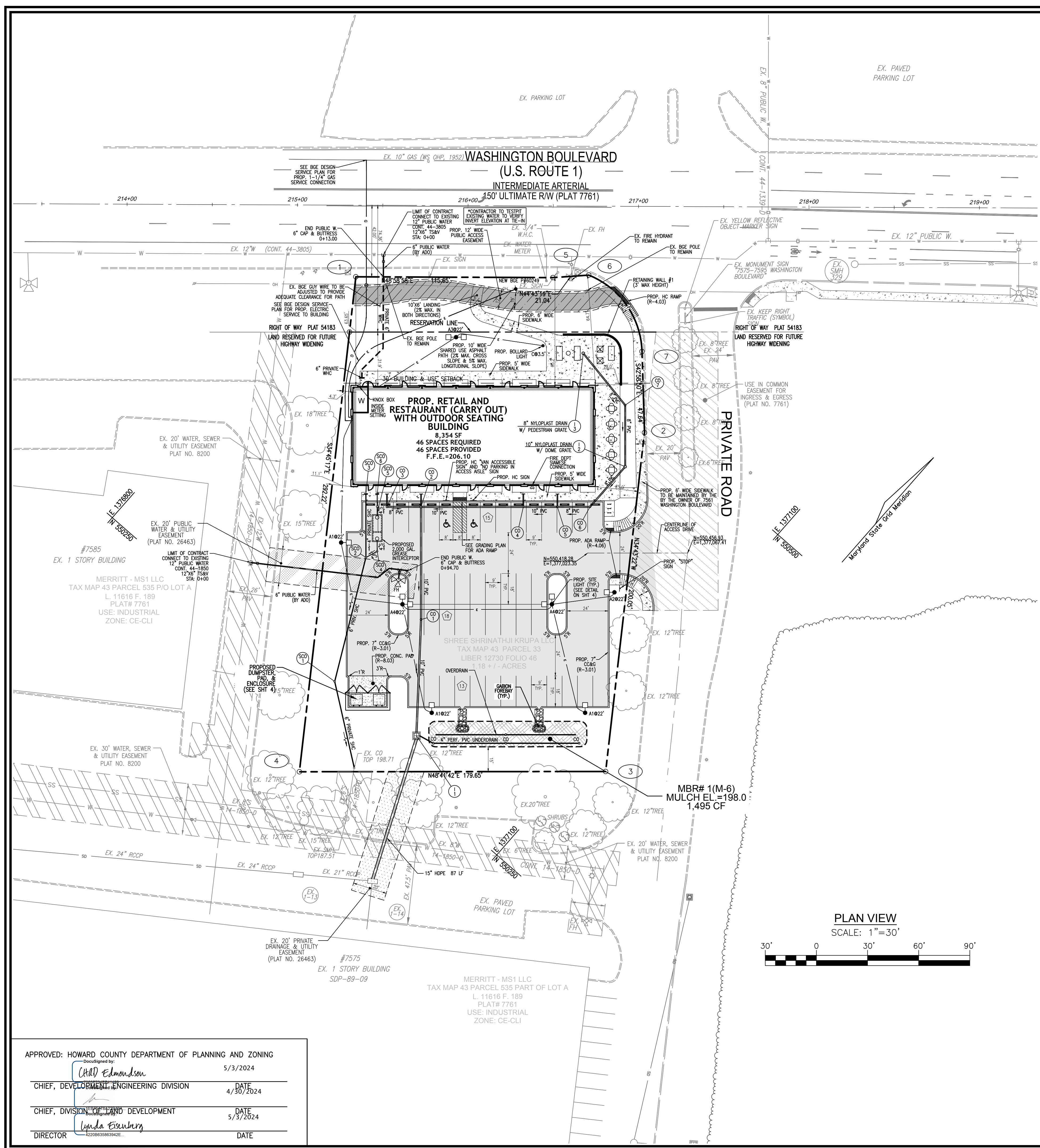
Chief, Division of Land Development: Linda Eisenberg, 5/3/2024

Director: [Signature]

**MAPPED SOILS TYPES - HOWARD COUNTY, MARYLAND**

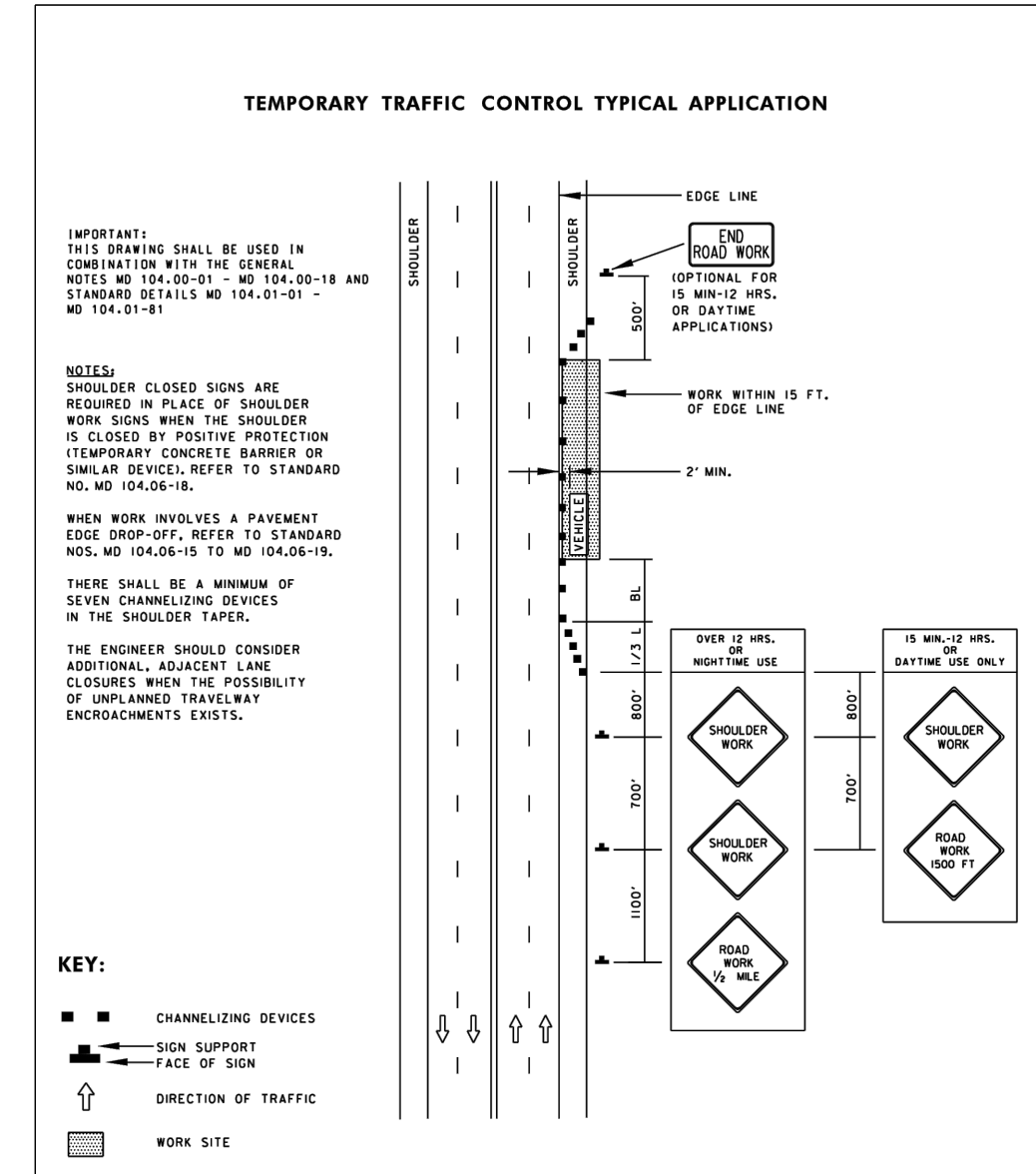
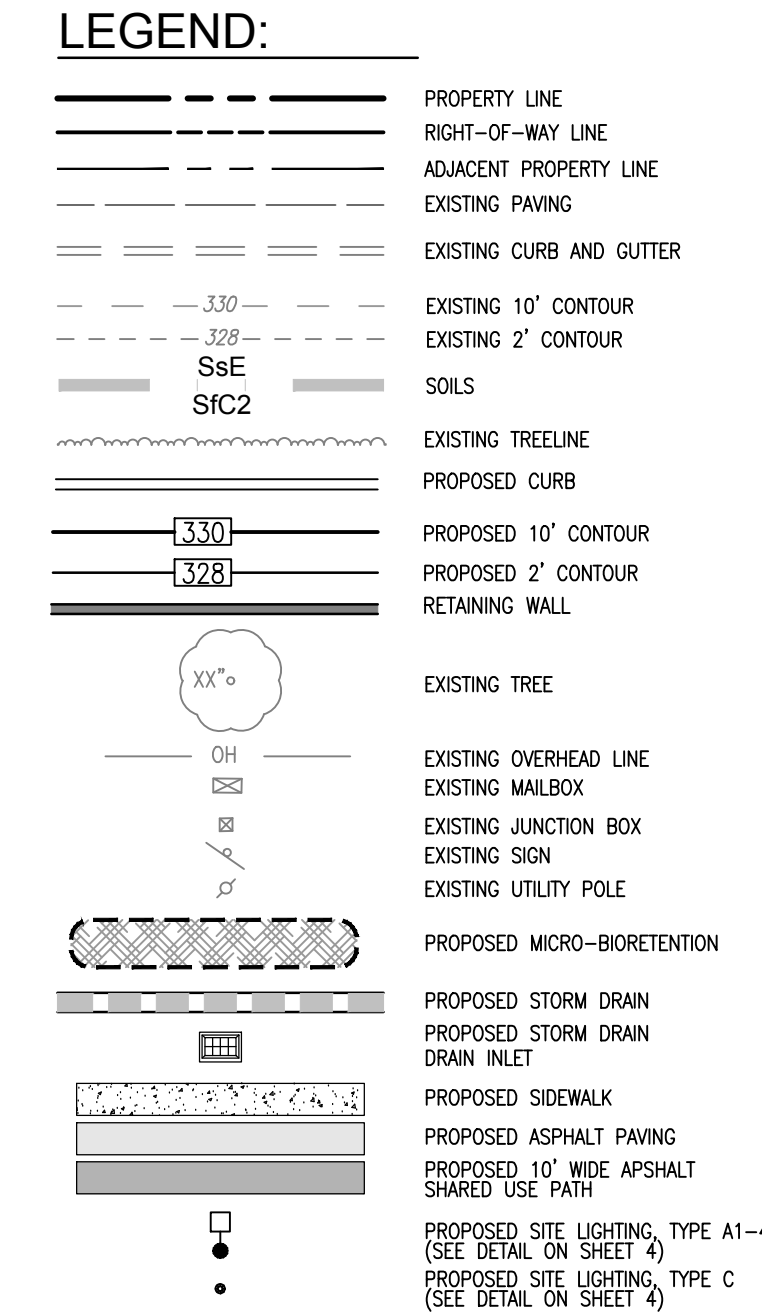
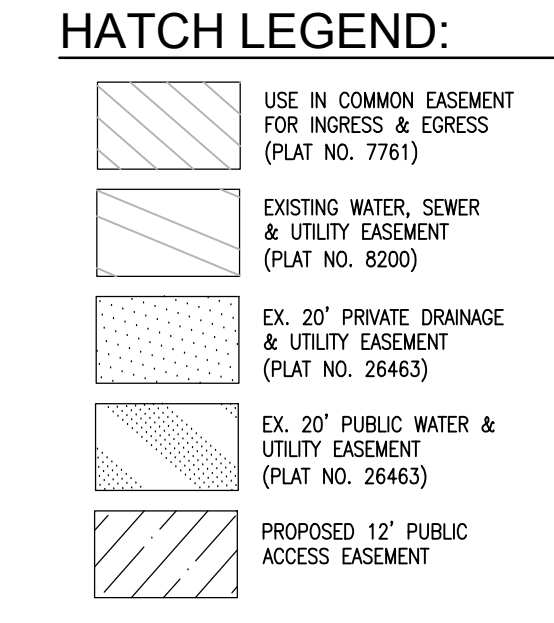
SYMBOL NAME / DESCRIPTION	GROUP	HYDRIC	Kw RANGE	HIGHLY ERODIBLE
GIC GLADSTONE-URBAN LAND COMPLEX, 8 TO 15% SLOPES	A	NO	0.20*	NO

NOTE:  
 TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, AND HOWARD COUNTY SOIL CONSERVATION DISTRICT WEBSITE DOCUMENTS  
 \*GLADSTONE COMPONENT MAKES UP 45% OF THE MAP UNIT. THE ASSIGNED Kw ERODIBILITY FACTOR IS 0.20. URBAN LAND COMPONENT MAKES UP 40% OF THE MAP UNIT. THERE IS NO ASSIGNED Kw ERODIBILITY FACTOR FOR URBAN LAND.  
 HTS://WWW.HOWARDSCO.ORG/DOCUMENTS  
 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.

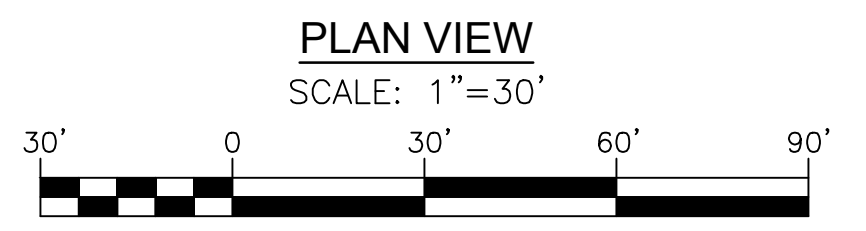


**EXISTING UTILITIES NOTE:**  
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CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.



**Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION**  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
**SHOULDER WORK/MULTILANE UNDIV. GREATER THAN 40 MPH**  
 STANDARD NO. MD 104.03-01



**OWNER/DEVELOPER**  
 SAMSON'S REALTY, LLC  
 5128 BRITTEN LANE  
 ELLICOTT CITY, MD 21043  
 PH: (443) 829-1743  
 ATTN: SAM BHAVSAR

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
 SITE LAYOUT PLAN**

**7561 WASHINGTON BOULEVARD**  
 ELKRIDGE, MD 21075

L. 12730 / F. 46 ZONED B-1  
 TAX MAP 43 BLOCK 04 PARCEL NO. 33  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
 TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: VE+TG	PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024
DRAWN BY: VE+TG	
CHECKED BY: RHV	
DATE: DECEMBER 2023	
SCALE: AS SHOWN	
W.O. NO.: 12-44	3 SHEET OF 12

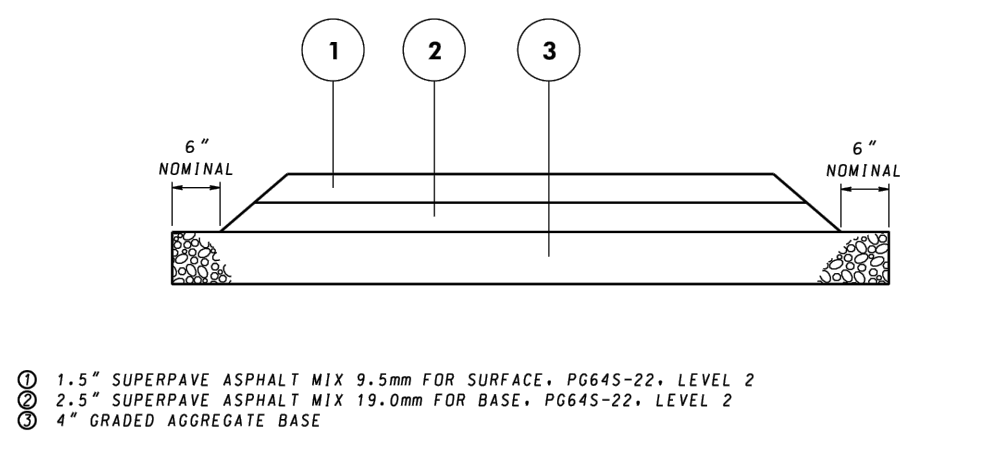
ROBERT H. VOGEL, P.E. No. 16193

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 5/3/2024

Chief, Division of Land Development: *Linda Eisenberg* 5/3/2024

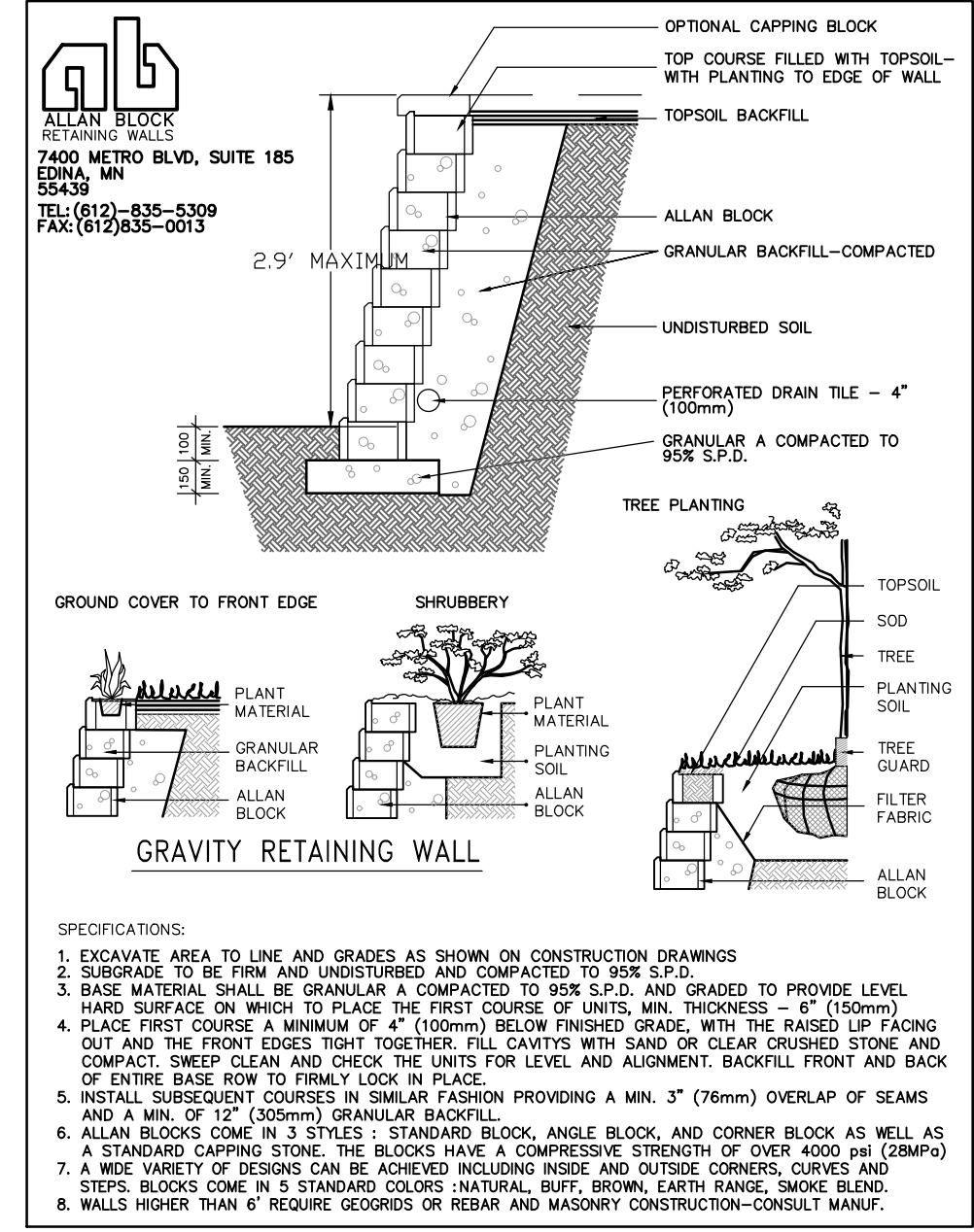
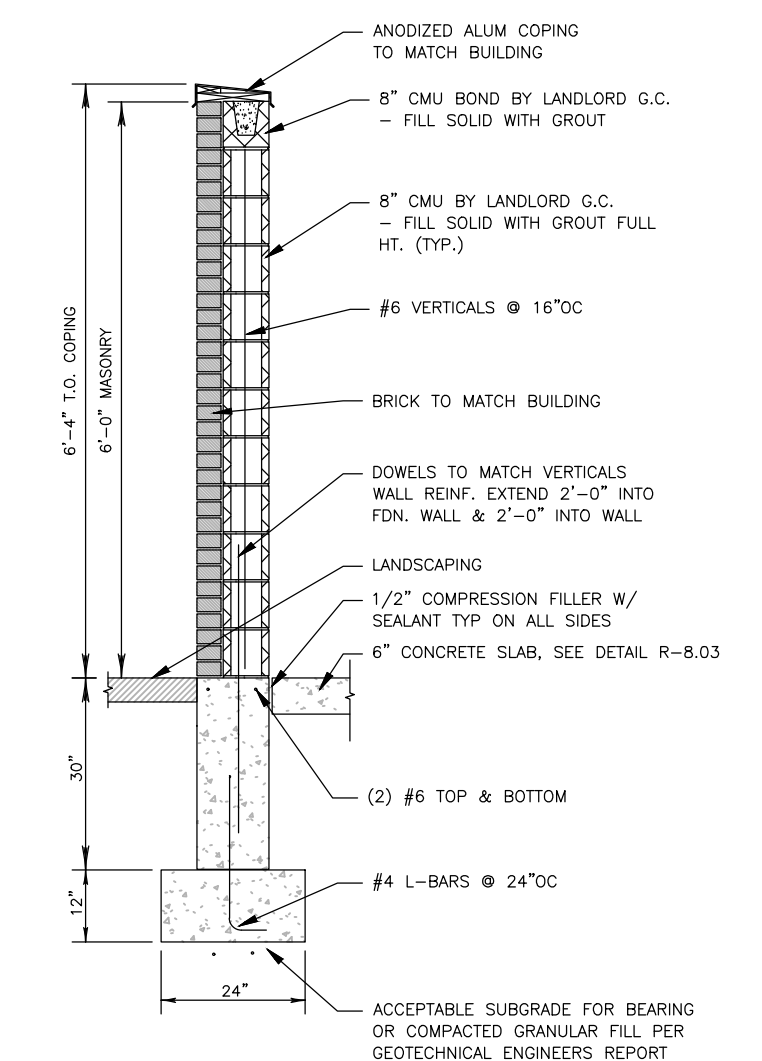
Director: \_\_\_\_\_ DATE \_\_\_\_\_



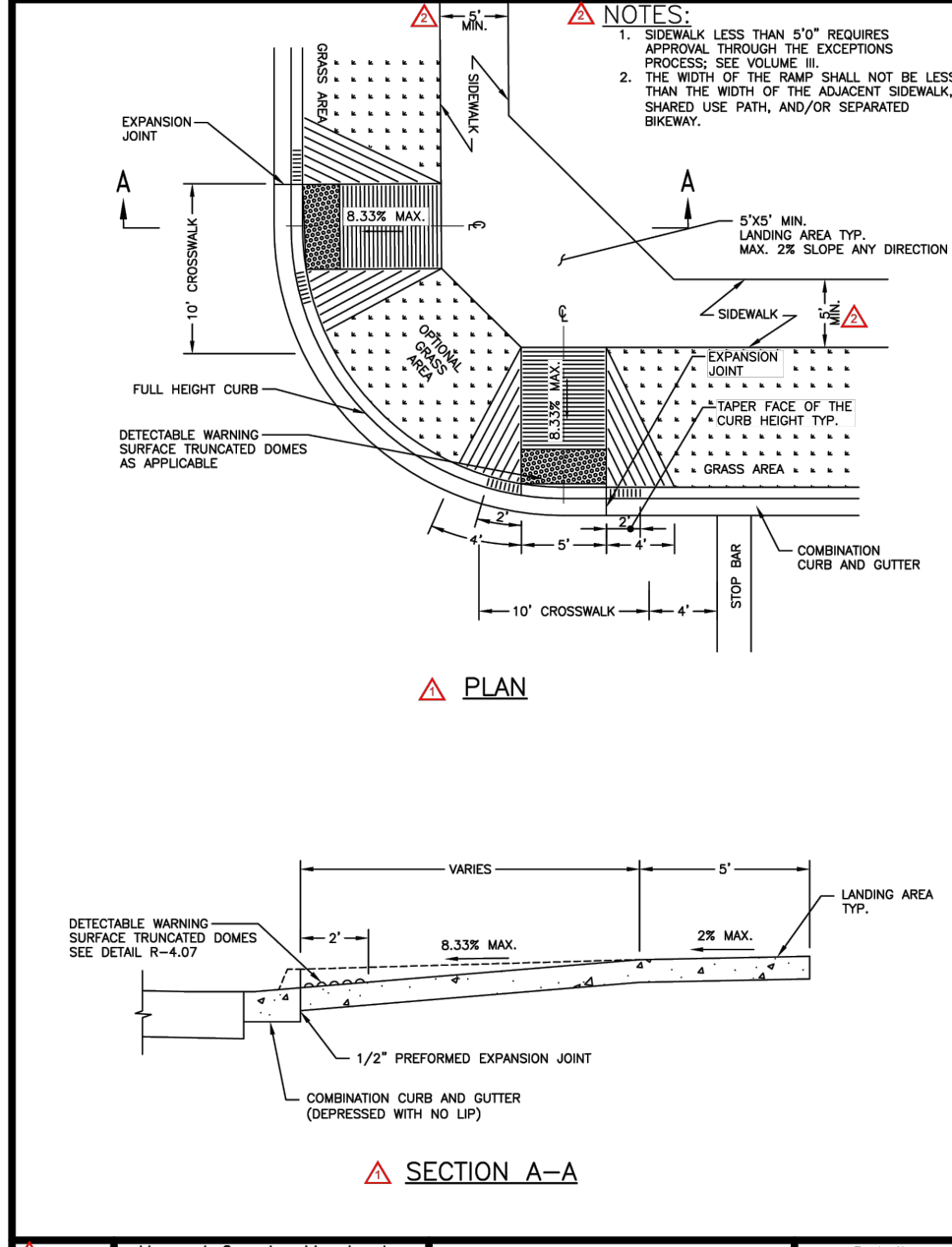
**DRIVEWAYS & BIKE PATHS - FLEXIBLE PAVEMENT SECTION**

FLEXIBLE PAVEMENT SECTION PER MDT SHA STANDARD NO. MD 580.0B

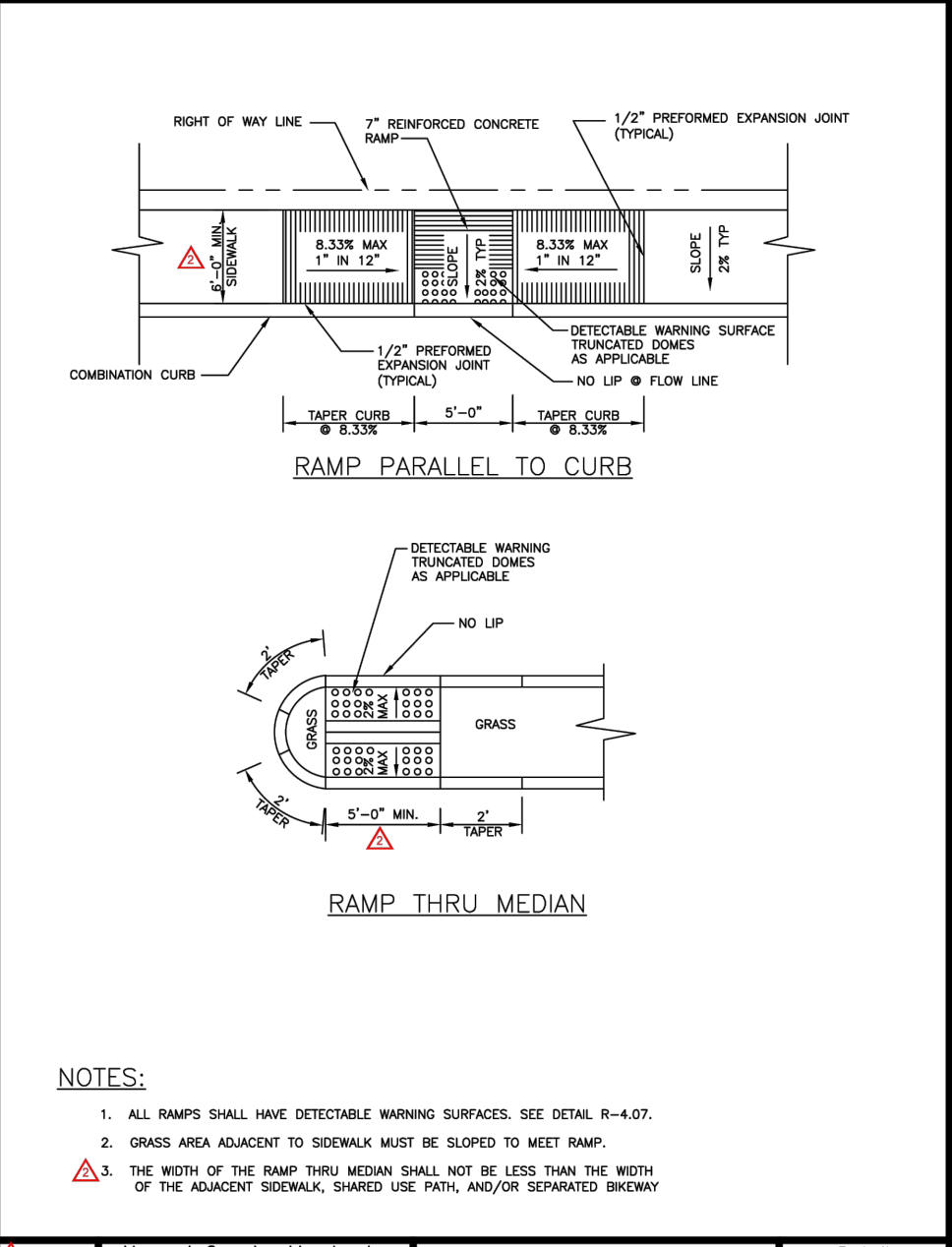
**10' SHARED USE PATH DETAIL**  
NOT TO SCALE



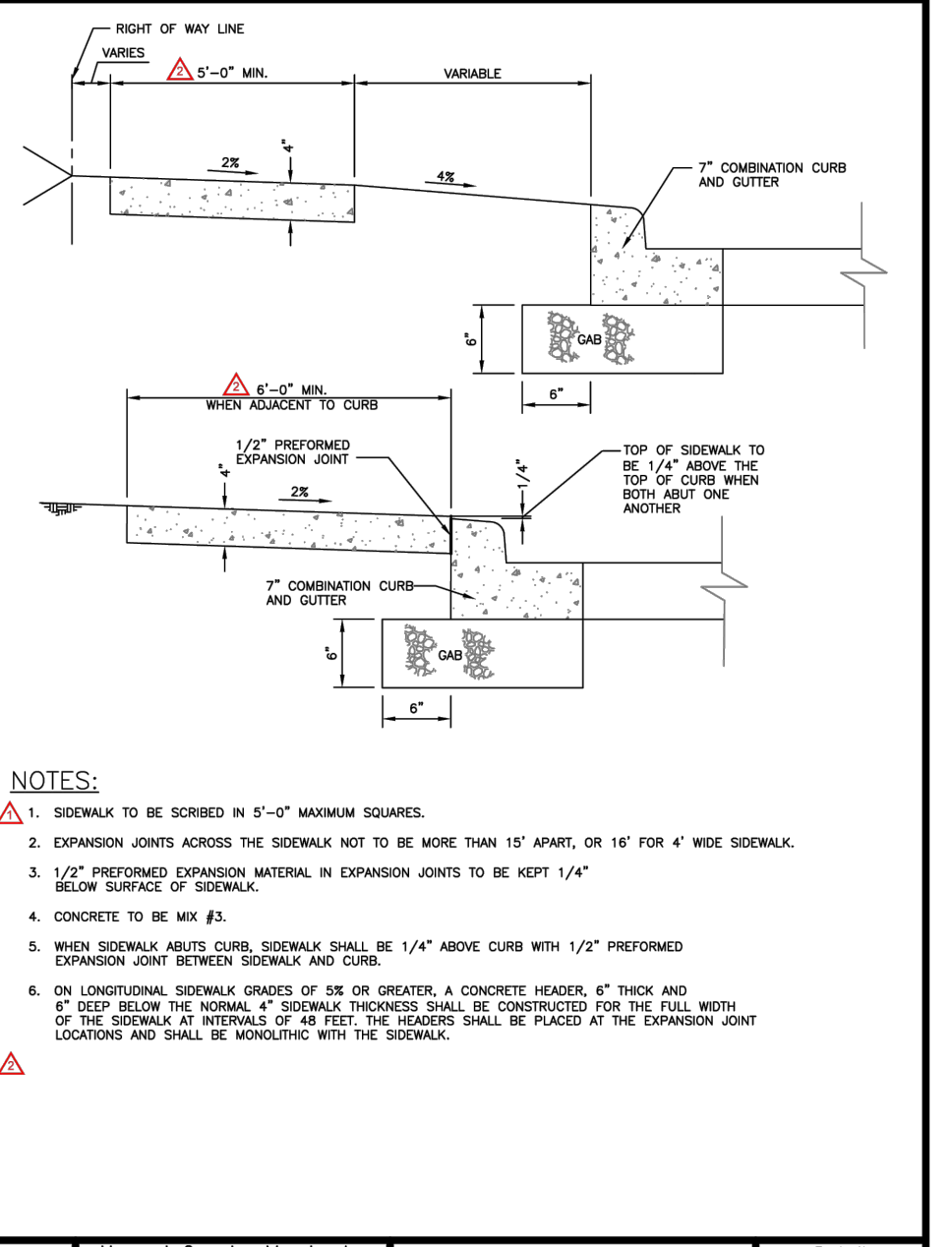
**TYP. GRAVITY WALL OR EQUAL**  
NOT TO SCALE



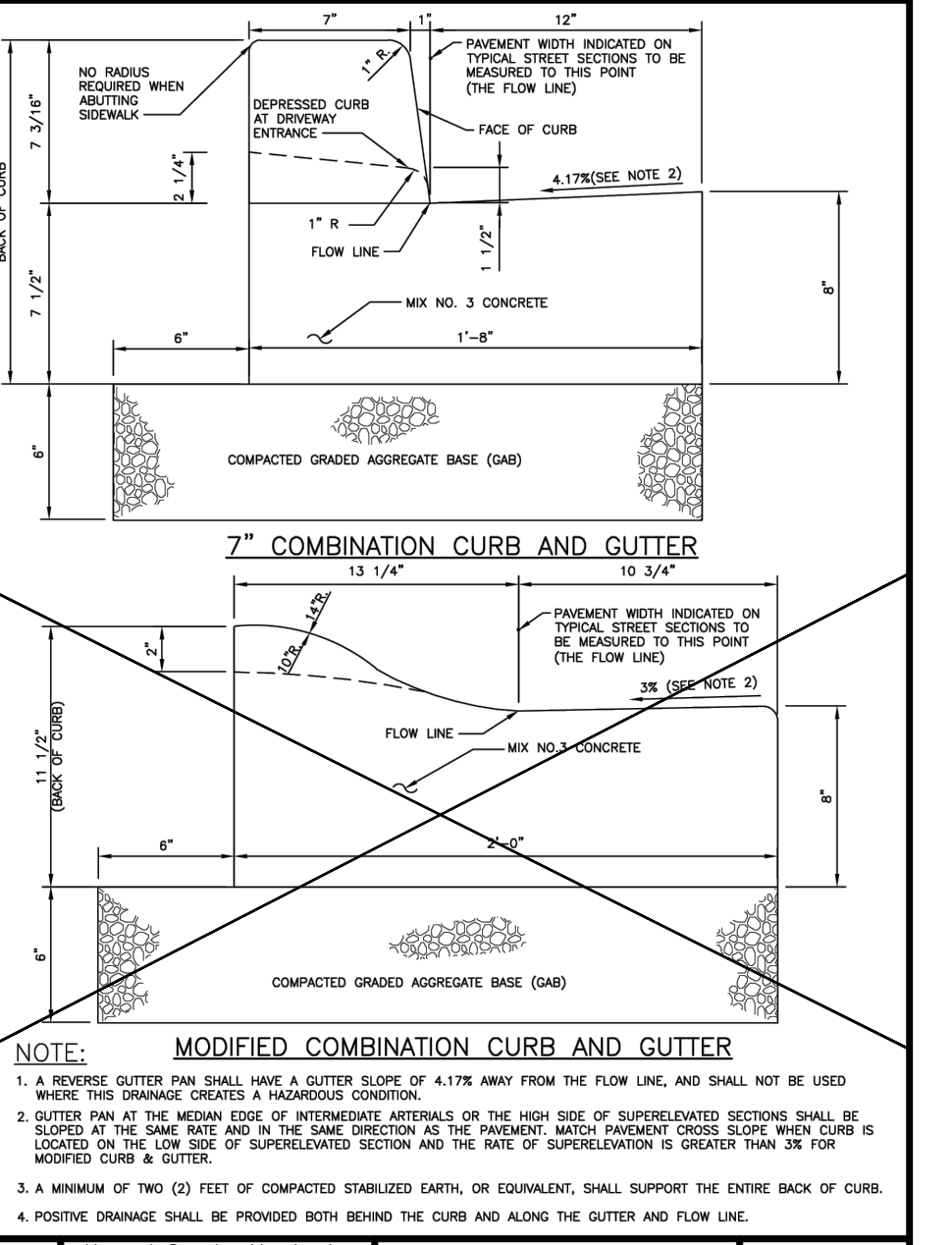
**SIDEWALK RAMP**  
Type B  
Dual Ramp  
R-4.03



**SIDEWALK RAMP**  
Layout & Grading  
Parallel to Curb & Thru Median  
R-4.06

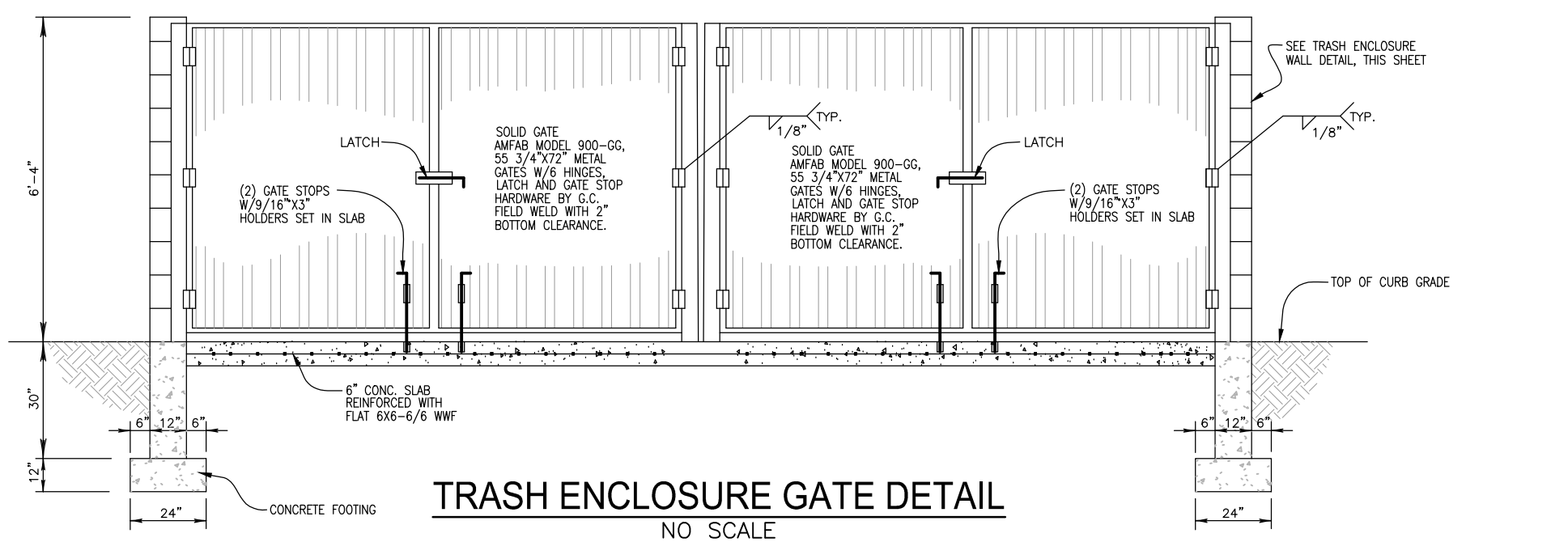


**CONCRETE SIDEWALK**  
R-3.05

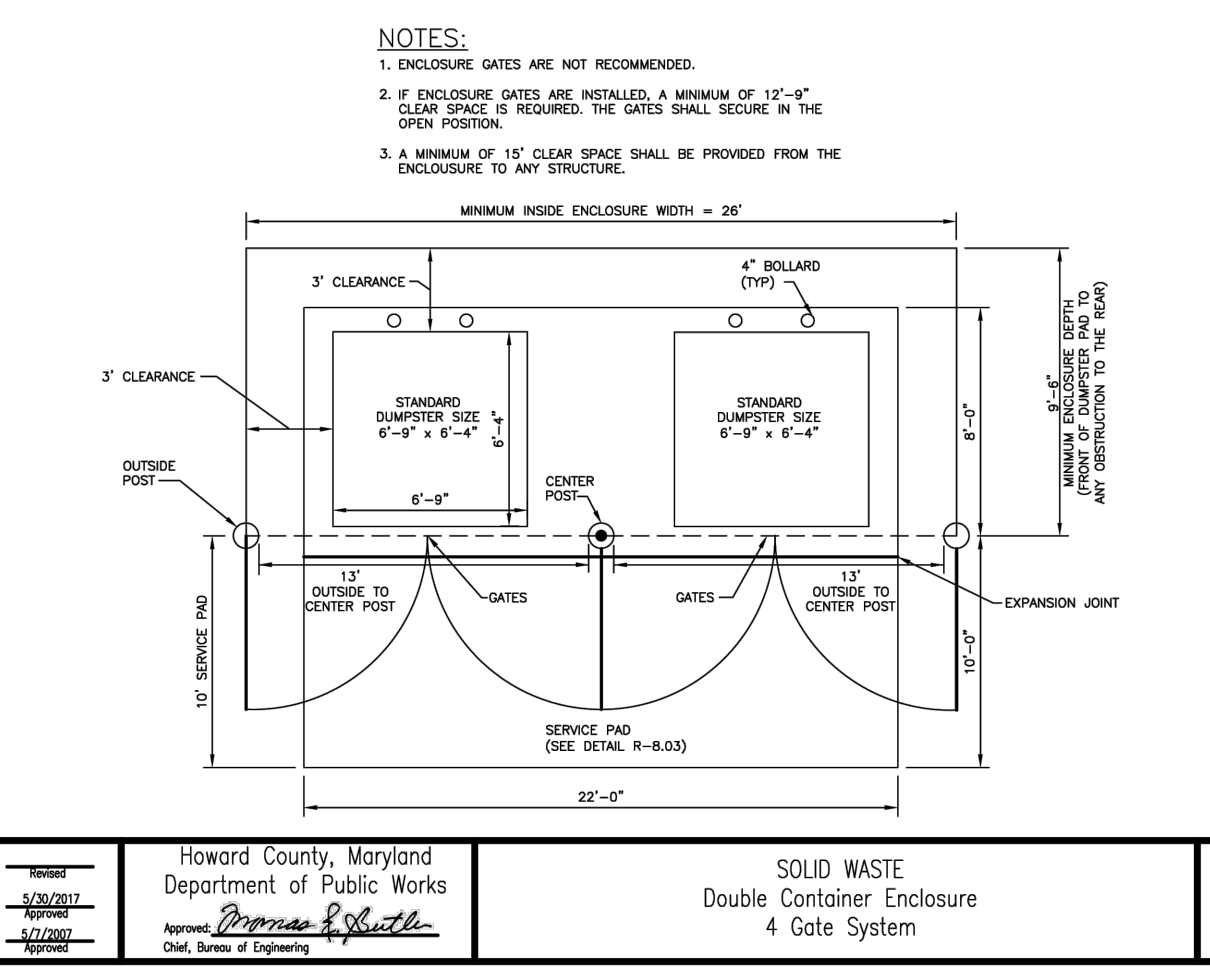


**MODIFIED COMBINATION CURB AND GUTTER**  
7\"/>

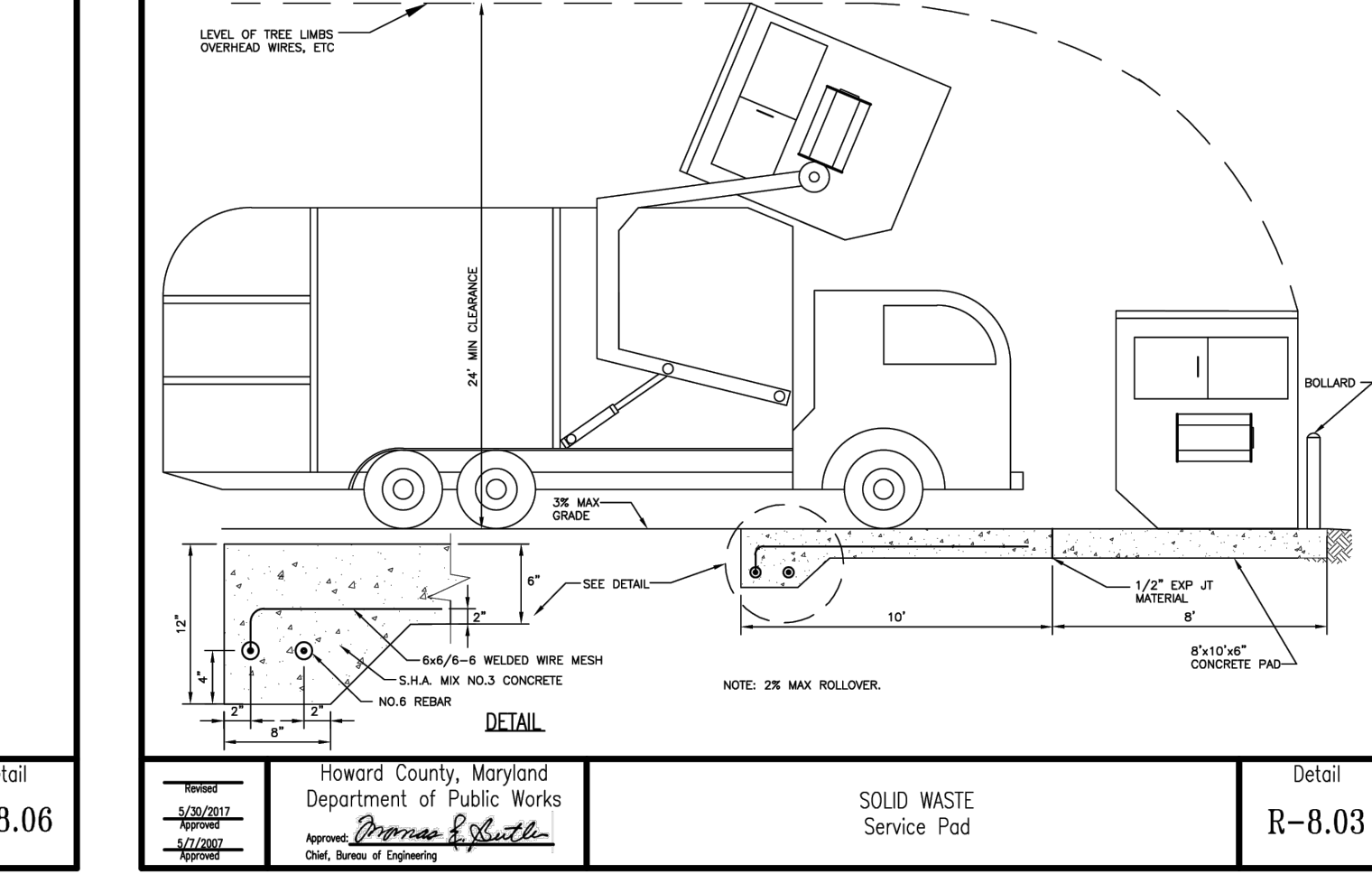
**TRASH ENCLOSURE WALL DETAIL (TYP.)**  
NO SCALE



**TRASH ENCLOSURE GATE DETAIL**  
NO SCALE



**SOLID WASTE**  
Double Container Enclosure  
4 Gate System  
R-8.06

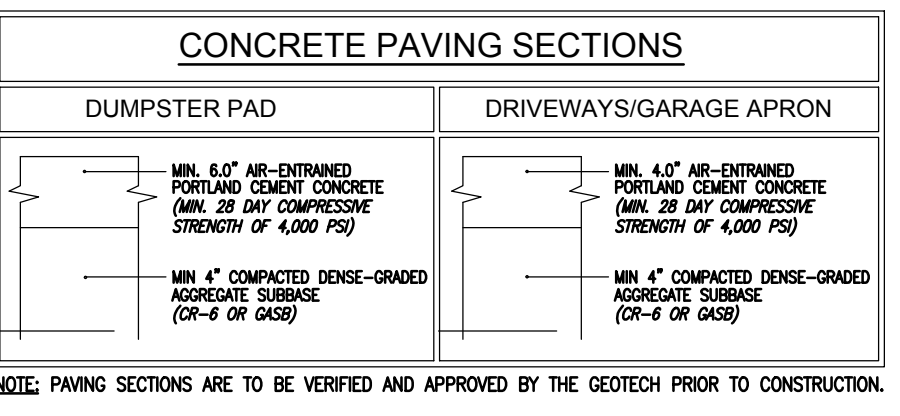


**SOLID WASTE**  
Service Pod  
R-8.03

SECTION NUMBER	ROAD AND STREET CLASSIFICATION / TYPE	CALIFORNIA BEARING RATIO (CBR)	3 TO 4	5 TO 7	2.7	3 TO 4	5 TO 7	2.7
P-1	NEW STREET TYPE	RETROFIT PROJECTS ONLY	MIN. SUPERPAVE ASPHALT MIX WITH CONCRETE GAB	1.5	1.5	1.5	1.5	1.5
		PARKING DRIVE ABLE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	NA	NA	NA	NA	NA
P-2	ALLEY: NEIGHBORHOOD YIELD STREET SINGLE FAMILY DETACHED	PARKING DRIVE ABLE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	2.0	2.0	3.5	3.0	2.5
		MINOR COLLECTOR STREET	SUPERPAVE ASPHALT MIX BASE	8.5	7.0	4.0	4.0	4.0
P-3	RURAL DEVELOPMENT STREET	PARKING DRIVE ABLE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	1.0	1.0	1.0	1.0	1.0
		MINOR COLLECTOR STREET	SUPERPAVE ASPHALT MIX BASE	3.0	3.0	4.5	3.0	2.0
P-4	URBAN DEVELOPMENT STREET	PARKING DRIVE ABLE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	2.0	2.0	2.0	2.0	2.0
		MINOR COLLECTOR STREET	SUPERPAVE ASPHALT MIX BASE	4.0	4.0	6.0	5.0	4.0

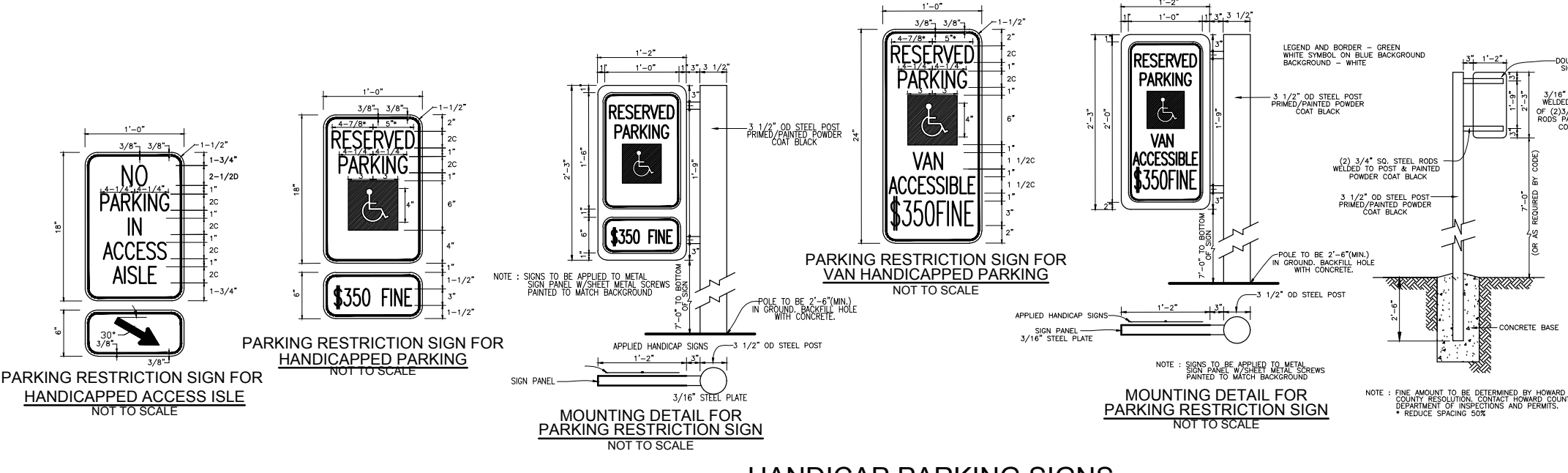
**PAVING SECTIONS**  
P-1 to P-4  
R-2.01

SITE LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	LAMP TYPE	VOLTAGE	NO. OF LAMPS	LUMENS/LAMP	WATTS	LIGHT TEMPERATURE	MOUNTING	MANUFACTURER	MODEL NO
A1	22' LIGHTING POLE WITH SINGLE LAMP LED LUMINAIRE	LED	120	1	18356	166	4000K	4\"/>		
A2	22' LIGHTING POLE WITH SINGLE LAMP LED LUMINAIRE	LED	120	1	18993	166	4000K	4\"/>		
A3	22' LIGHTING POLE WITH SINGLE LAMP LED LUMINAIRE	LED	120	2	37867	332	4000K	4\"/>		
A4	22' LIGHTING POLE WITH SINGLE LAMP LED LUMINAIRE	LED	120	2	37867	332	4000K	4\"/>		
C	D-SERIES BOLLARD WITH ASYMMETRIC DISTRIBUTION	LED	120	1	2335	31	4000K	BOLLARD	LITHONIA	DSX8 LED 12C 70K 40K ASY



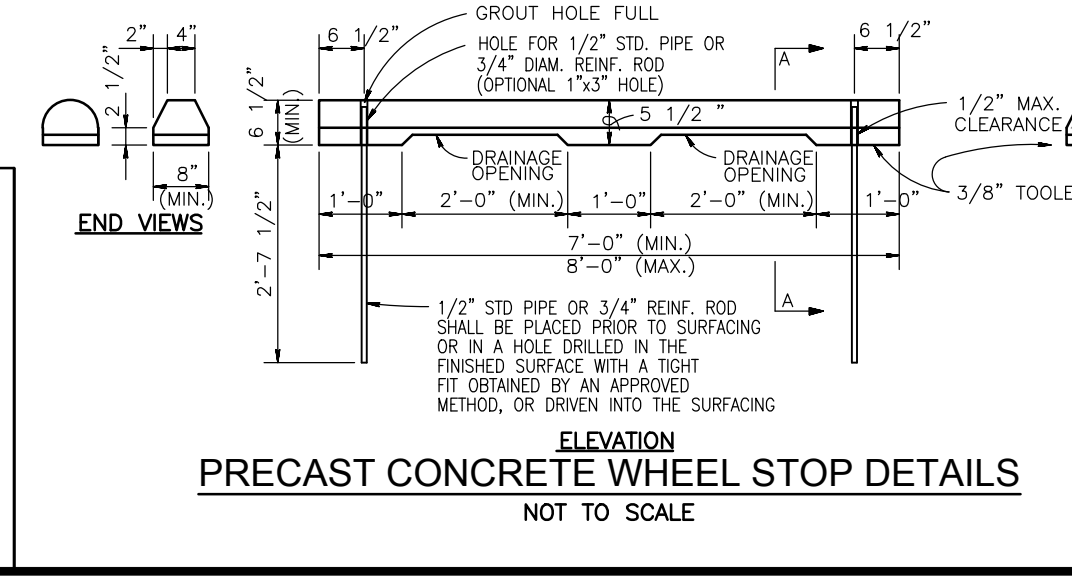
NOTE: PAVING SECTIONS ARE TO BE VERIFIED AND APPROVED BY THE GEOTECH PRIOR TO CONSTRUCTION.

**OWNER/DEVELOPER**  
SAMSON'S REALTY, LLC  
5128 BRITTEN LANE  
ELLCOTT CITY, MD 21043  
PH: (443) 829-1743  
ATTN: SAM BHAVSAR



**HANDICAP PARKING SIGNS**  
(NOT TO SCALE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division  
Date: 5/3/2024  
Chief, Division of Land Development  
Date: 4/30/2024  
Director  
Date:



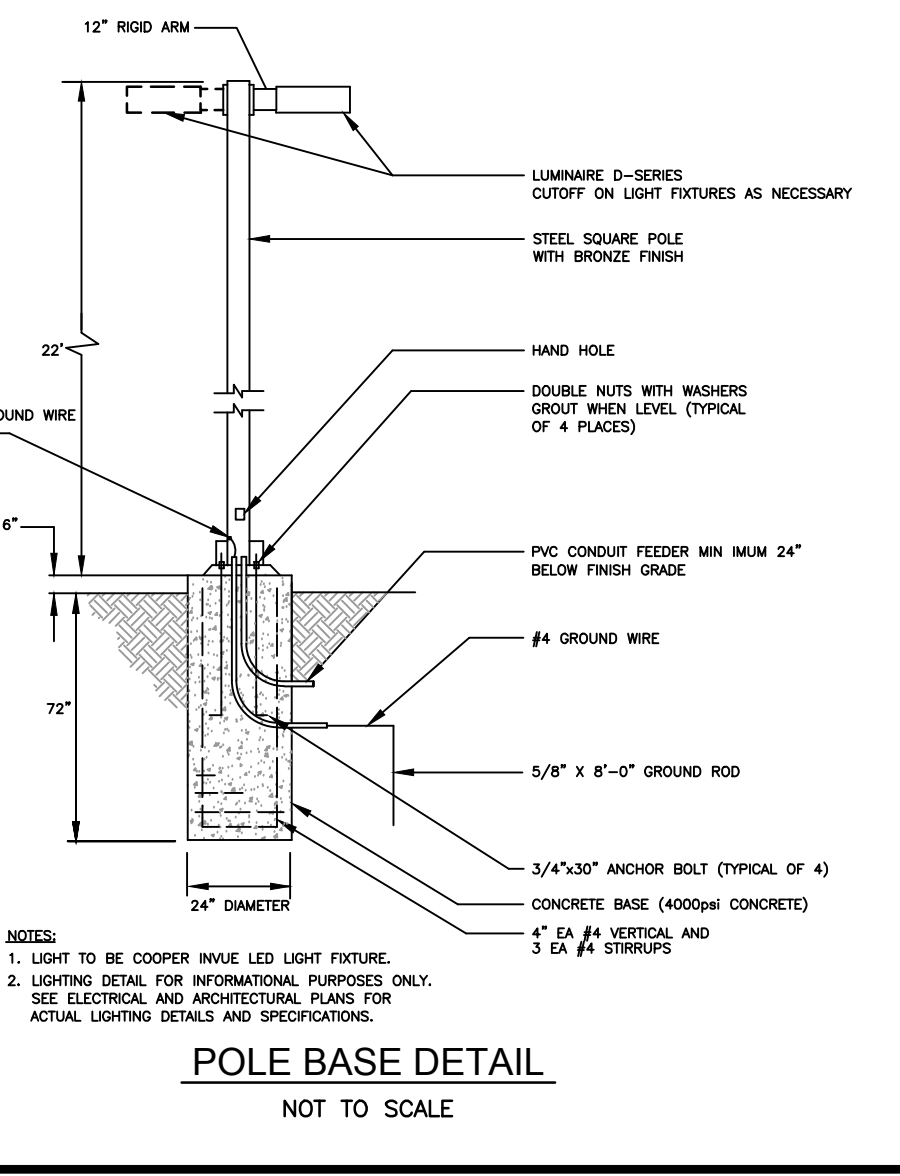
**PRECAST CONCRETE WHEEL STOP DETAILS**  
NOT TO SCALE

**D-Series Size 0 LED Area Luminaire**

Specifications:  
Length: 54.0\"/>

**D-Series LED Bollard**

Specifications:  
Height: 42\"/>



**POLE BASE DETAIL**  
NOT TO SCALE

**SITE DEVELOPMENT PLAN**  
**SITE DETAILS**

7561 WASHINGTON BOULEVARD  
ELKRIDGE, MD 21075

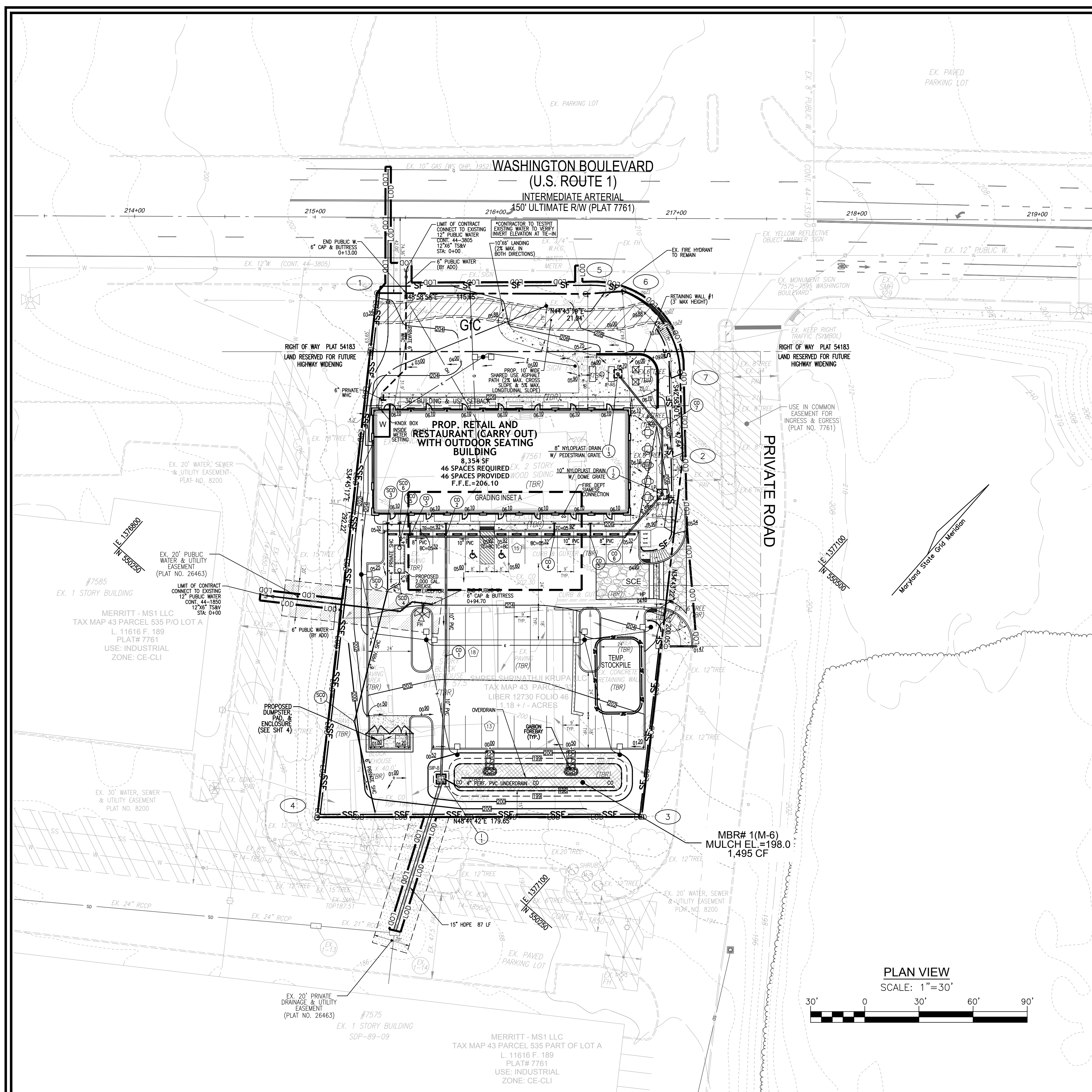
L: 12730 / F: 46  
TAX MAP: 43 BLOCK 04  
1ST ELECTION DISTRICT

ZONED B-1  
PARCEL NO. 33  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
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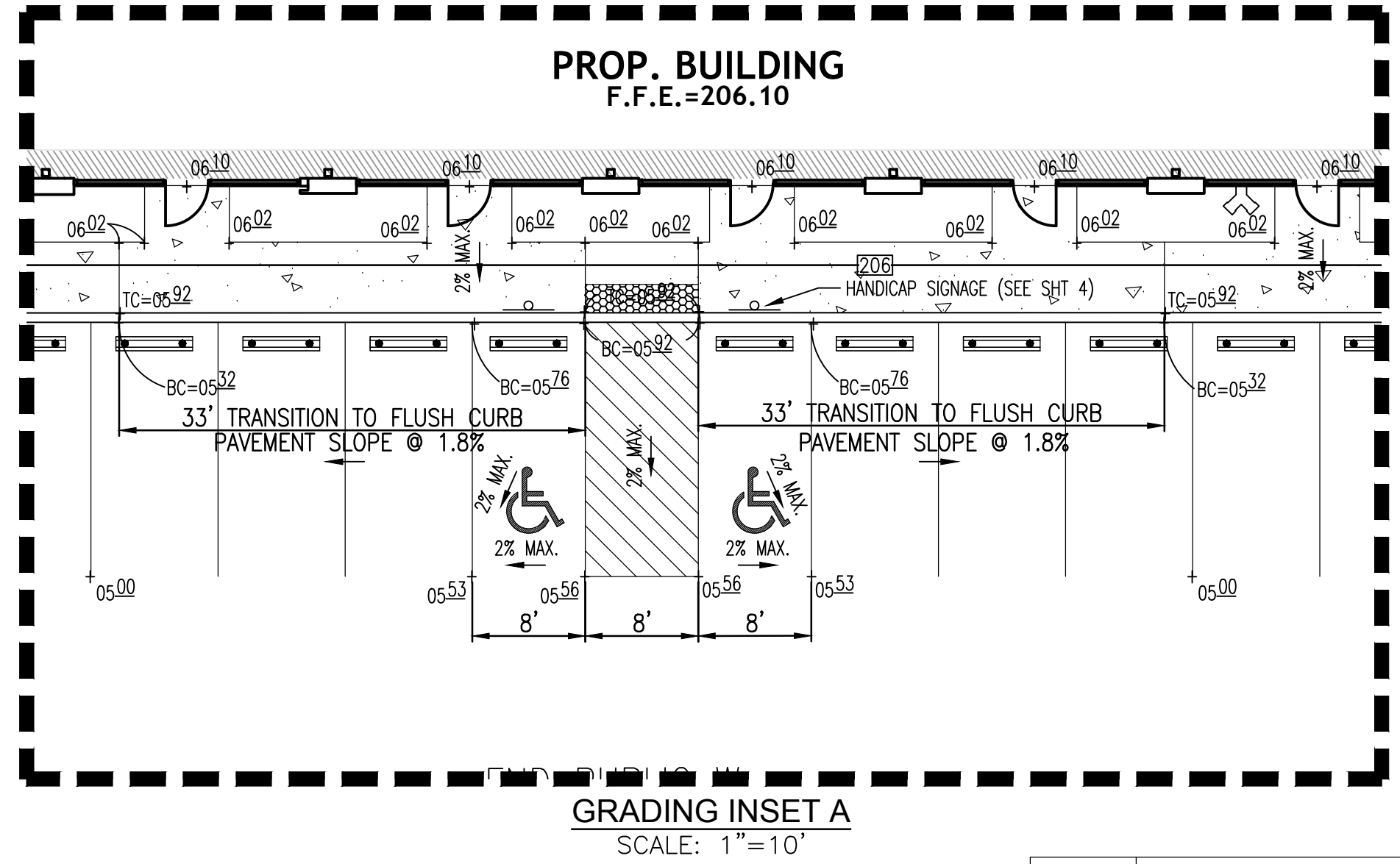
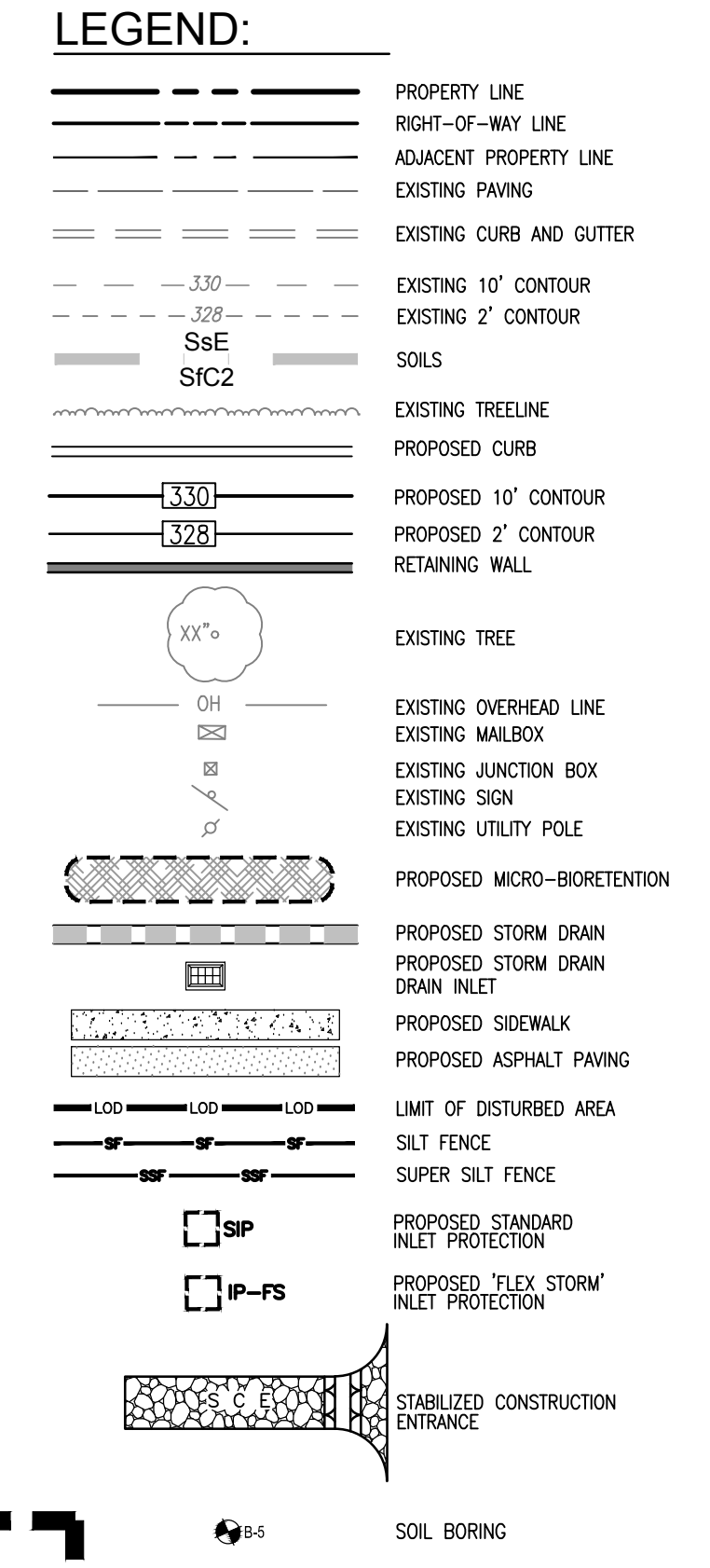
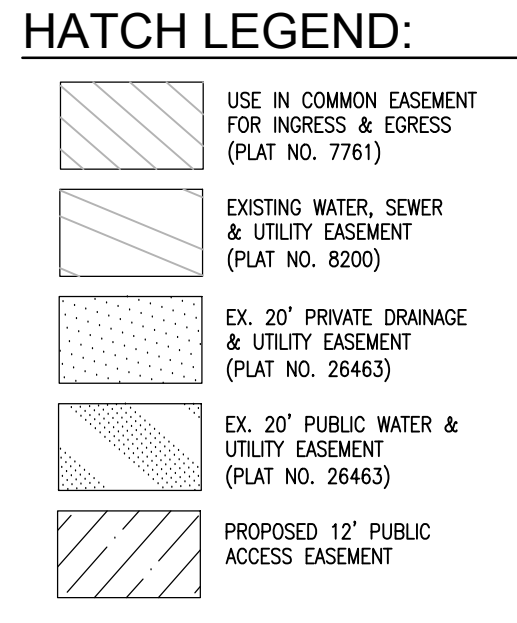
PROFESSIONAL CERTIFICATE  
DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHY  
DATE: DECEMBER 2023  
SCALE: AS SHOWN  
W.O. NO.: 12-44

4 OF 12

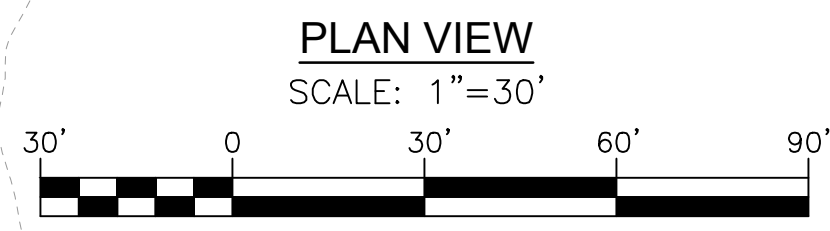


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 SAMSON'S REALTY, LLC  
 5128 BRITTEN LANE  
 ELLICOTT CITY, MD 21043  
 PH: (443) 829-1743  
 ATTN: SAM BHAVSAR



- SEDIMENT CONTROL NOTES:**
- SEDIMENT CONTROLS INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY.
  - A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
  - STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
  - SILT FENCE SHALL BE CURLED UPHILL WHEREVER IT RUNS DOWNHILL.
  - EITHER TEMPORARY OR PERMANENT SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS PROVIDED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE STRINGENT.
  - ALL DISTURBED AREA THAT DOES NOT DRAIN TO A SEDIMENT CONTROL MEASURE SHALL BE STABILIZED SAME-DAY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
 CHAD EDMONDSON  
 DATE: 5/3/2024

Chief, Division of Land Development  
 LINDA EISENBERG  
 DATE: 5/3/2024

Director  
 DATE:

**OWNER/DEVELOPER CERTIFICATION:**  
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERSONNEL ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Owner/Developer Signature  
 Kiran bhavsar  
 DATE: 4/27/2024  
 PRINTED NAME & TITLE

**DESIGN CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:  
 Robert H. Vogel  
 DATE: 4/29/2024  
 DESIGNER'S SIGNATURE  
 ROBERT H. VOGEL  
 MD REGISTRATION NO. 16193  
 (S) P.L.S. OR R.L.A. (circle one)

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

DocuSigned by:  
 Alexander Bratchik  
 DATE: 4/30/2024  
 HOWARD S.C.D. DATE

NO. REVISION DATE

**SITE DEVELOPMENT PLAN  
 GRADING, SEDIMENT AND EROSION  
 CONTROL PLAN; SOILS MAP**

7561 WASHINGTON BOULEVARD  
 ELKRIDGE, MD 21075

L. 12730 / F. 46 ZONED B-1  
 TAX MAP 43 BLOCK 04 PARCEL NO. 33  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
 TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE  
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DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: DECEMBER 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 12-44

5 SHEET OF 12

ROBERT H. VOGEL, PE No.16193

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

PURPOSE: TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: DISTURBED SOILS WHERE GROUND COVER IS TO BE ESTABLISHED.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: DISTURBED SOILS WHERE GROUND COVER IS TO BE ESTABLISHED.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: DISTURBED SOILS WHERE GROUND COVER IS TO BE ESTABLISHED.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
2. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
3. TO STABILIZE DISTURBED SOILS TO SUSTAIN ADEQUATE VEGETATIVE ESTABLISHMENT.

Table B.1: Temporary Seeding for Site Stabilization

Table with columns: Plant Species, Seeding Rate (lb/ac, lb/1000 ft²), Seeding Depth (inches), Recommended Seeding Dates by Plant Hardiness Zone (5b and 6a, 6b, 7a and 7b), FERTILIZER RATE (10-20-20), and LIME RATE.

NOTES: 1. Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as noted. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barler, oats, and wheat. For small-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Control is generally obtained but may be needed as a nurse crop, unless planting will occur at a very low rate (fall below the seedling rate for other permanent seedings). Control is also allopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

Oats are the recommended nurse crop for warm-season grasses. For sandy soils, plant seeds to twice the depth listed above. The planting date listed are averages for each zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOU AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE IS REQUIRED FOR THE FOLLOWING STAFF: A. PRIOR TO THE START OF EARTH DISTURBANCE. B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES. C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING LINE. D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL MEASURES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE RETAINED TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO. 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING. 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). 5. TEMPORARY STABILIZATION WITH MULCH ALONE SHALL NOT BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 15% OF CUT AND/FILL STOCKPILES (SEE B-4-6) AND IN AREAS WITH EXCESSIVE 20 FT. STABILIZATION WITH STABLE LITTLE TO NO VEGETATION, CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). 6. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID. 7. SITE ANALYSIS: TOTAL AREA OF SITE: 1.18 ACRES AREA TO BE PROTECTED OR PAVED: 0.25 ACRES AREA TO BE VEGETATIVELY STABILIZED: 0.92 ACRES TOTAL CUT: 0.00 CU. YDS. TOTAL FILL: 0.00 CU. YDS. OFF-SITE WASTE/BORROW AREA LOCATION: --

- 8. ESTIMATE ONLY; CONTRACTOR SHALL VERIFY QUANTITY TO HIS OWN SATISFACTION. 9. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT. 10. ANY SEDIMENT CONTROL MEASURE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 11. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE CID, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE; NAME AND TITLE OF INSPECTOR; PRE-STORM EVENT, DURING RAIN EVENT; WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION); BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES; EVIDENCE OF SEDIMENT DISCHARGES; IDENTIFICATION OF PLAN VIOLATIONS; IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROL COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS; MONITORING/SAMPLING; MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED; OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE); PERMITS ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

OWNER/DEVELOPER

SAMSON'S REALTY, LLC 5128 BRITTEN LANE ELLICOTT CITY, MD 21043 PH: (443) 829-1743 ATTN: SAM BHAVSAR

L: 12730 F: 46 TAX MAP: 43 BLOCK 04 1ST ELECTION DISTRICT ZONED B-3 PARCEL 000131 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: VE+TG DRAWN BY: VE+TG CHECKED BY: RHV DATE: DECEMBER 2023 SCALE: AS SHOWN W.O. NO.: 12-44

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: VE+TG DRAWN BY: VE+TG CHECKED BY: RHV DATE: DECEMBER 2023 SCALE: AS SHOWN W.O. NO.: 12-44

Professional Certificate for Robert H. Vogel, No. 16193, State of Maryland, expires 09-27-2024.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: Chad Edmondson, 5/3/2024. Chief, Division of Land Development: Ewan Bhavsar, 5/3/2024. Director: Lynda Eisenberg, 5/3/2024.

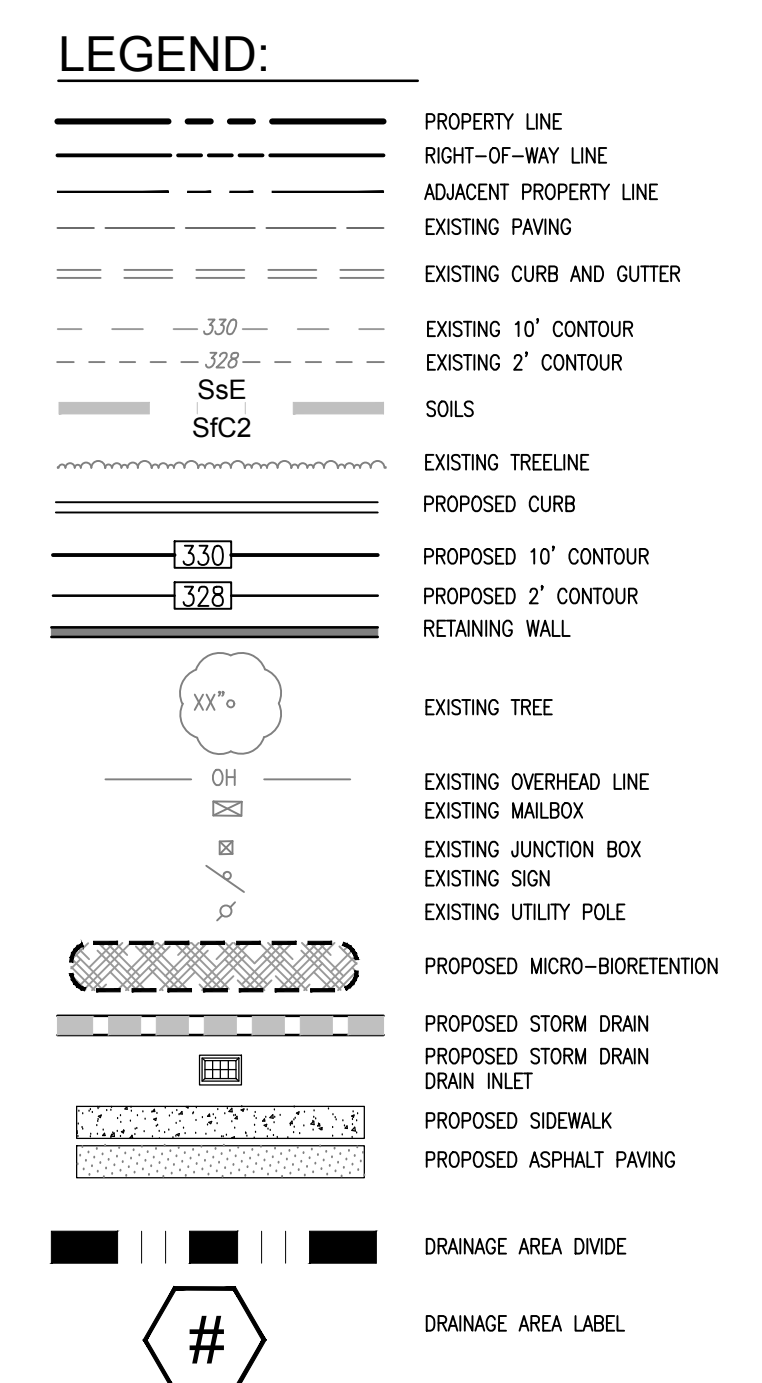
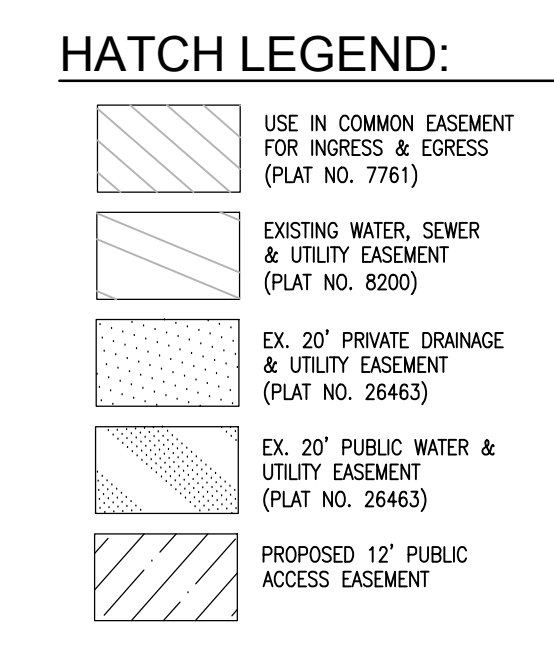
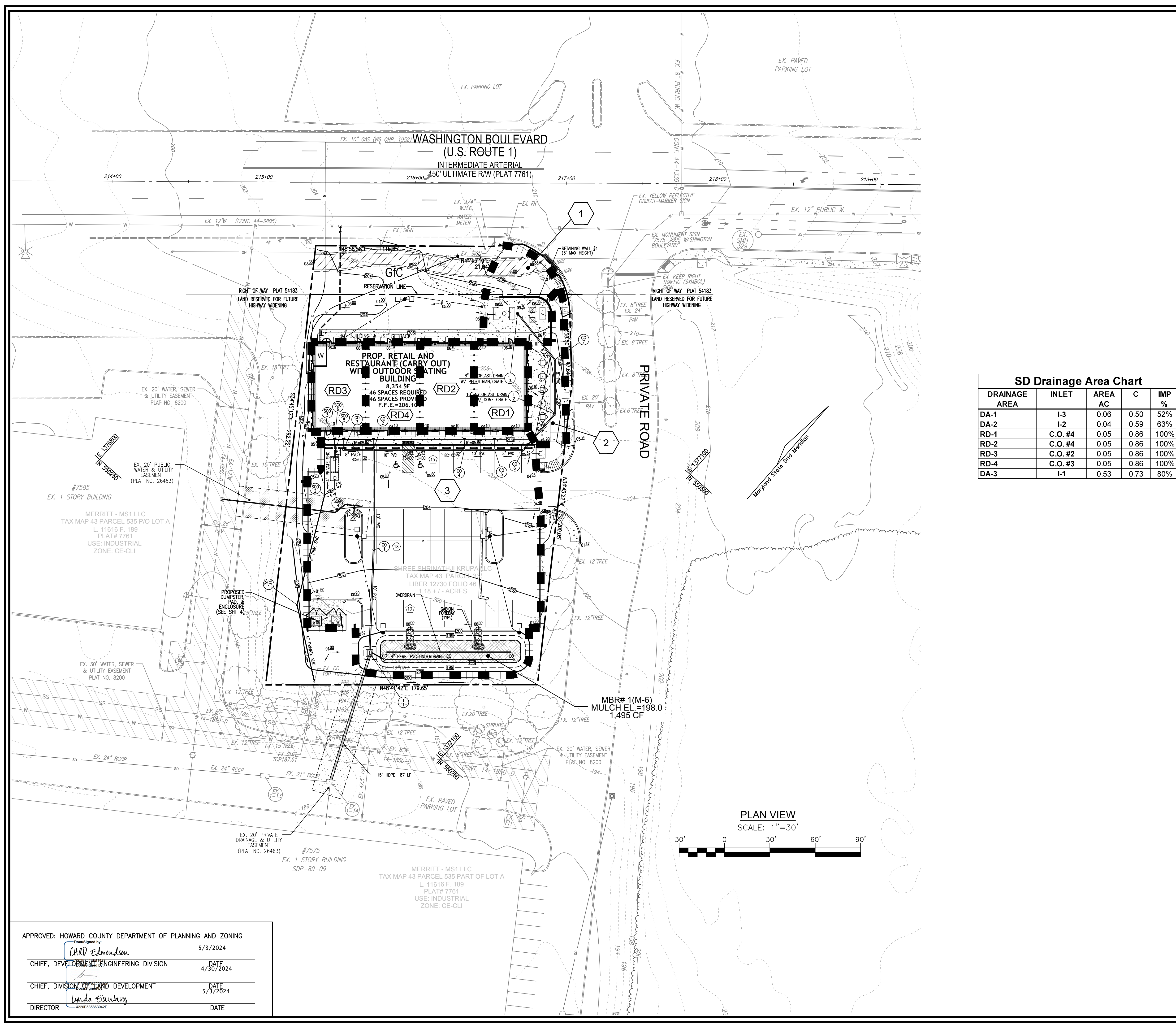
SEDIMENT CONTROL NOTES: 1. SEDIMENT CONTROLS INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY. 2. A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR. 3. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED. 4. SILT FENCE SHALL BE CURLED UPHILL WHEREVER IT RUNS DOWNHILL. 5. EITHER TEMPORARY OR PERMANENT SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERDIS PROVIDED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE STRINGENT.

DESIGN CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 16193, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Robert H. Vogel, 3/25/2024. Designer's Signature: Robert H. Vogel. Printed Name & Title: ROBERT H. VOGEL, DESIGNER. Date: 3/25/2024. M.D. REGISTRATION NO. 16193, P.E. R.H.S., OR R.L.A. (circle one). HOWARD S.C.D. DocuSigned by: Alexander Bratechik, 4/30/2024.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. DocuSigned by: Alexander Bratechik, 4/30/2024.

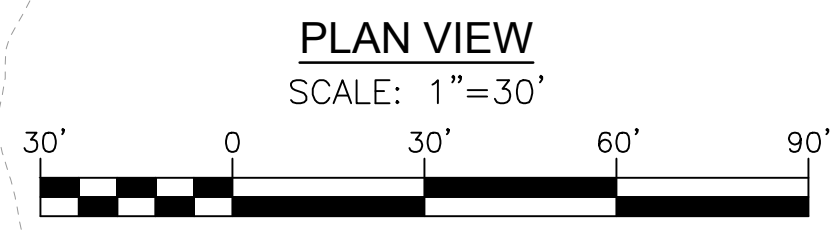
DESIGN CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 16193, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Robert H. Vogel, 3/25/2024. Designer's Signature: Robert H. Vogel. Printed Name & Title: ROBERT H. VOGEL, P.E. No. 16193. Date: 3/25/2024.





**SD Drainage Area Chart**

DRAINAGE AREA	INLET	AREA AC	C	IMP %
DA-1	I-3	0.06	0.50	52%
DA-2	I-2	0.04	0.59	63%
RD-1	C.O. #4	0.05	0.86	100%
RD-2	C.O. #4	0.05	0.86	100%
RD-3	C.O. #2	0.05	0.86	100%
RD-4	C.O. #3	0.05	0.86	100%
DA-3	I-1	0.53	0.73	80%



**OWNER/DEVELOPER**  
SAMSON'S REALTY, LLC  
5128 BRITTEN LANE  
ELLCOTT CITY, MD 21043  
PH: (443) 829-1743  
ATTN: SAM BHAVSAR

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**STORM DRAIN DRAINAGE AREA MAP**  
**7561 WASHINGTON BOULEVARD**  
ELKRIDGE, MD 21075  
L. 12730 / F. 46 ZONED B-1  
TAX MAP 43 BLOCK 04 PARCEL NO. 33  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043  
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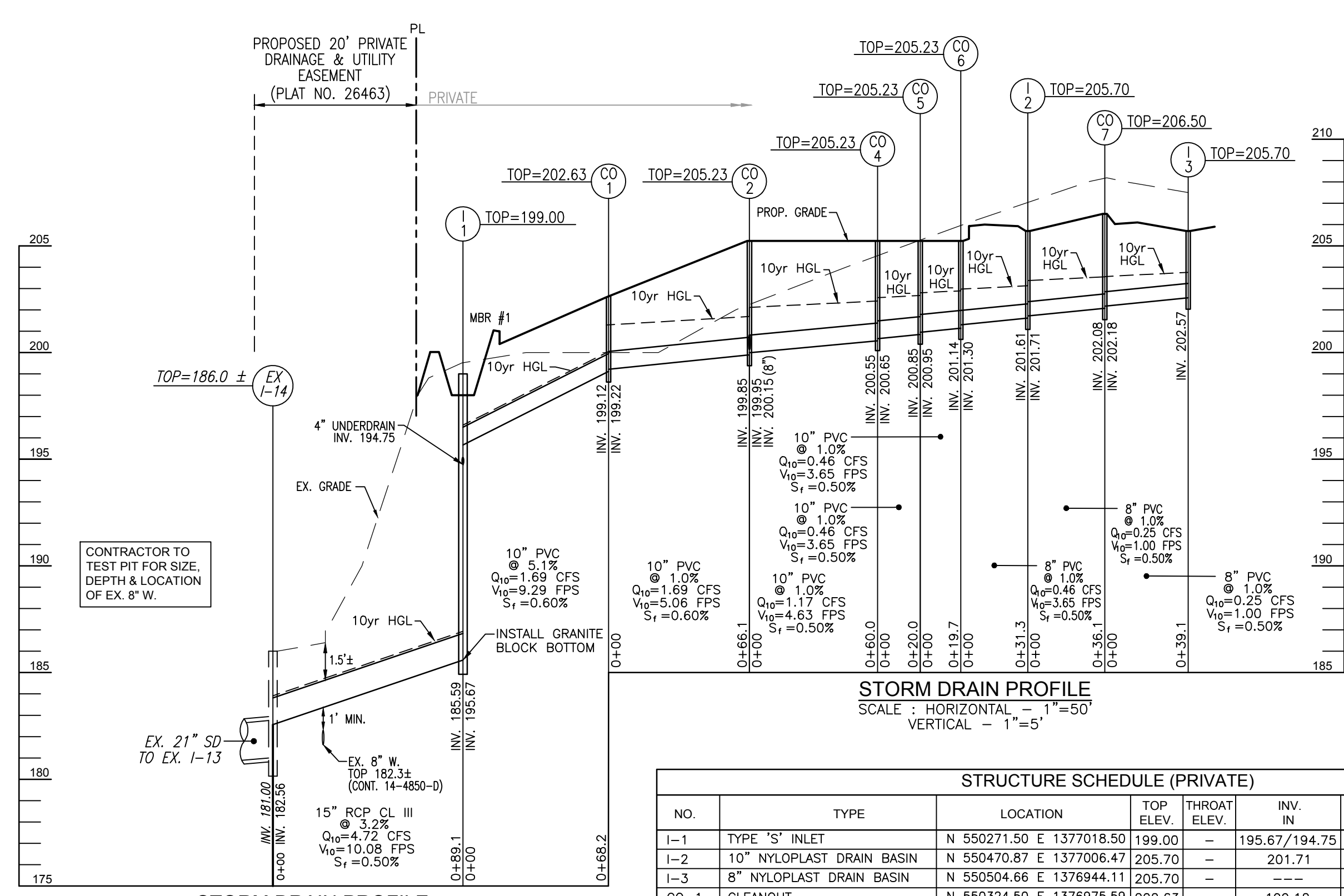
PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHY  
DATE: DECEMBER 2023  
SCALE: AS SHOWN  
W.O. NO.: 12-44

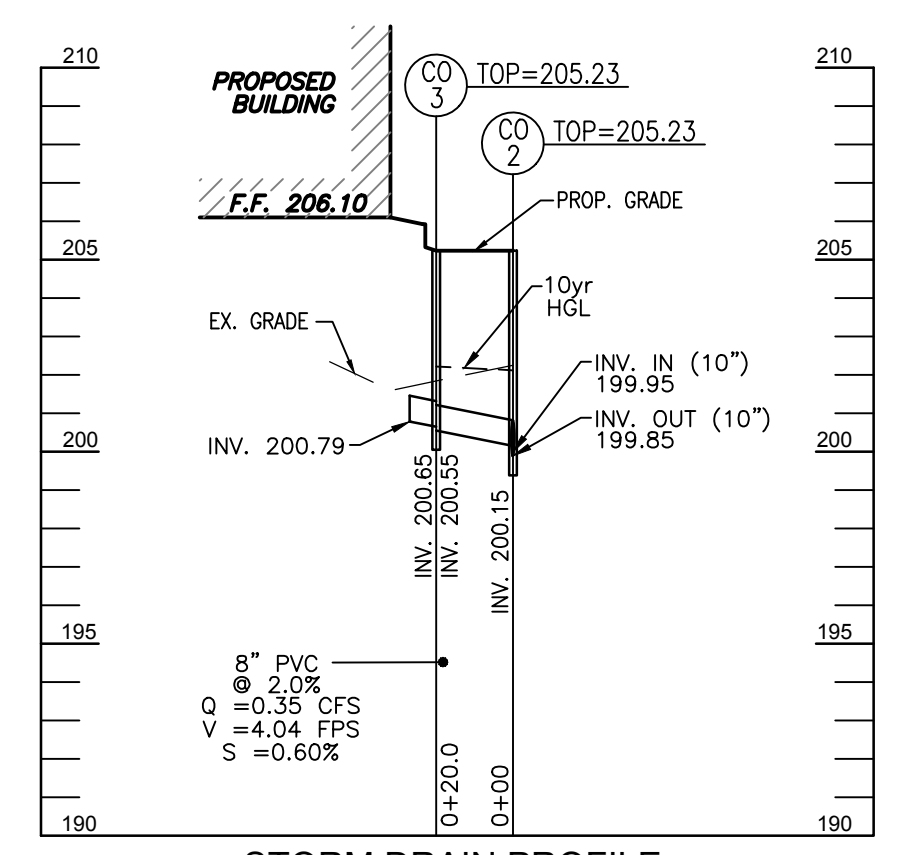
8 SHEET OF 12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division: Chad Edmondson, 5/3/2024  
Chief, Division of Land Development: Linda Eisenberg, 5/3/2024  
Director: [Signature]

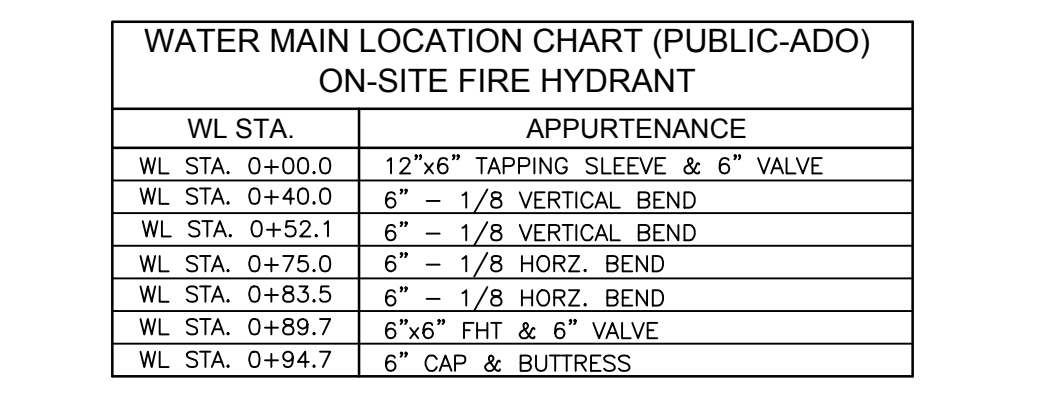
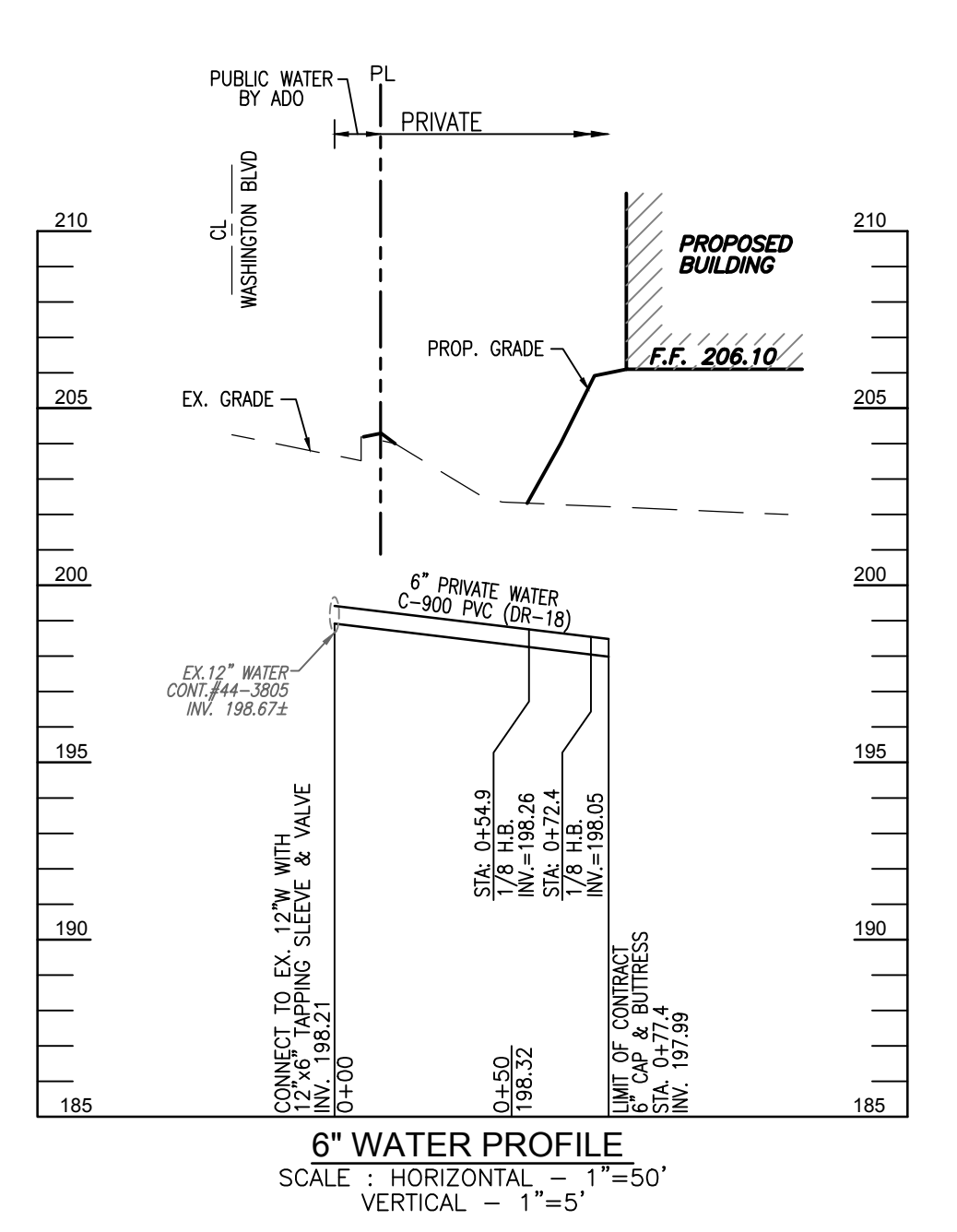
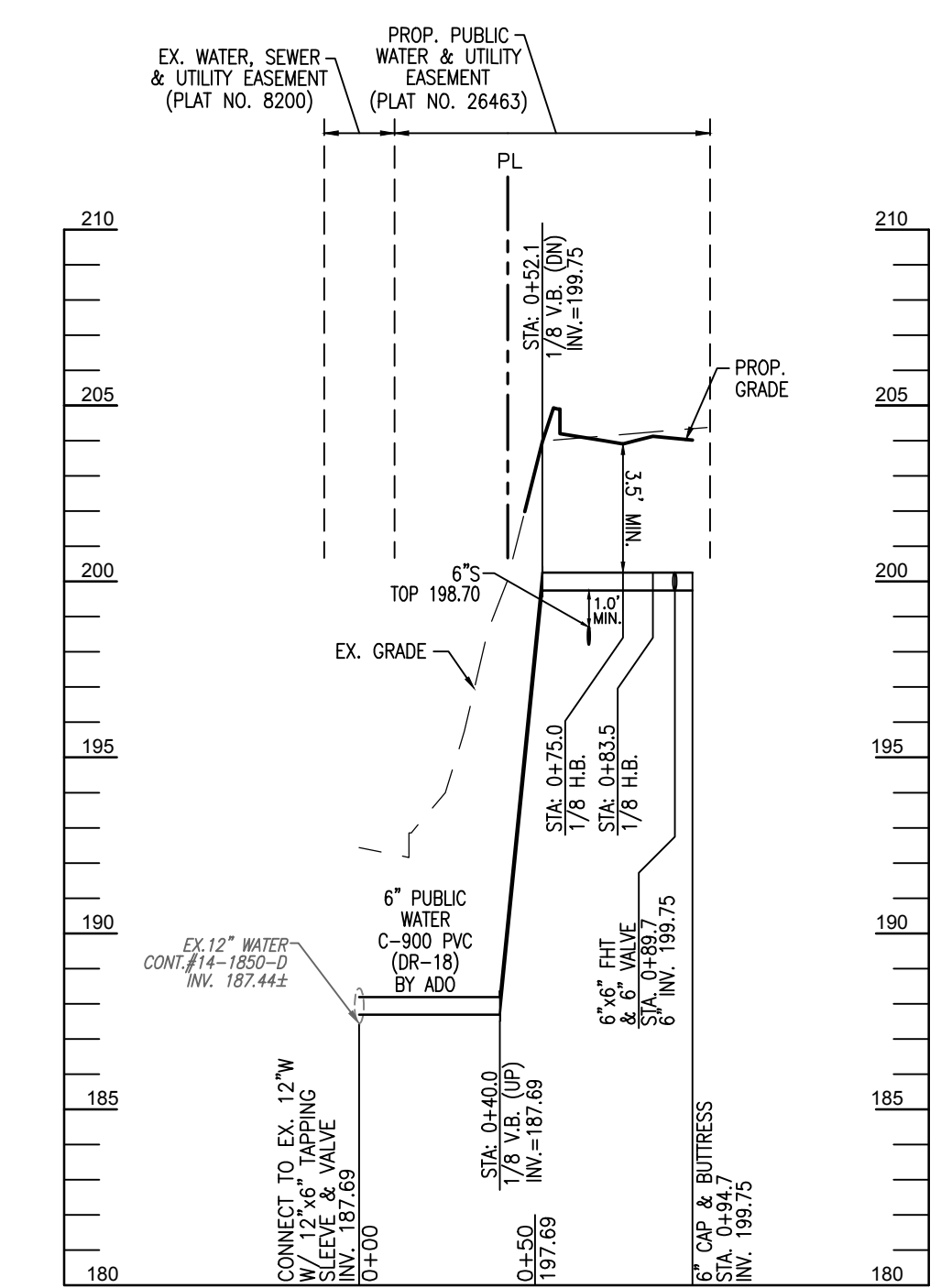




NO.	TYPE	LOCATION	TOP ELEV.	THROAT ELEV.	INV. IN	INV. OUT	COMMENTS
I-1	TYPE "S" INLET	N 550271.50 E 1377018.50	199.00	-	195.67/194.75	185.59	HO. CO. STD. D-4.24
I-2	10" NYLOPLAST DRAIN BASIN	N 550470.87 E 1377006.47	205.70	-	201.71	201.61	W/ DOME GRATE
I-3	8" NYLOPLAST DRAIN BASIN	N 550504.66 E 1376944.11	205.70	-	-	202.57	W/ PEDESTRIAN GRATE
CO-1	CLEANOUT	N 550324.50 E 1376975.59	202.63	-	199.12	199.22	HO. CO. STD. S-2.22
CO-2	CLEANOUT	N 550374.20 E 1376931.98	205.23	-	199.95/200.15	199.85	HO. CO. STD. S-2.22
CO-3	CLEANOUT	N 550361.01 E 1376916.94	205.23	-	200.65	200.55	HO. CO. STD. S-2.22
CO-4	CLEANOUT	N 550413.77 E 1376977.08	205.23	-	200.65	200.55	HO. CO. STD. S-2.22
CO-5	CLEANOUT	N 550426.96 E 1376992.12	205.23	-	200.95	200.85	HO. CO. STD. S-2.22
CO-6	CLEANOUT	N 550439.54 E 1377006.45	205.23	-	201.30	201.14	HO. CO. STD. S-2.22
CO-7	CLEANOUT	N 550498.02 E 1376982.66	206.50	-	202.18	202.08	HO. CO. STD. S-2.22

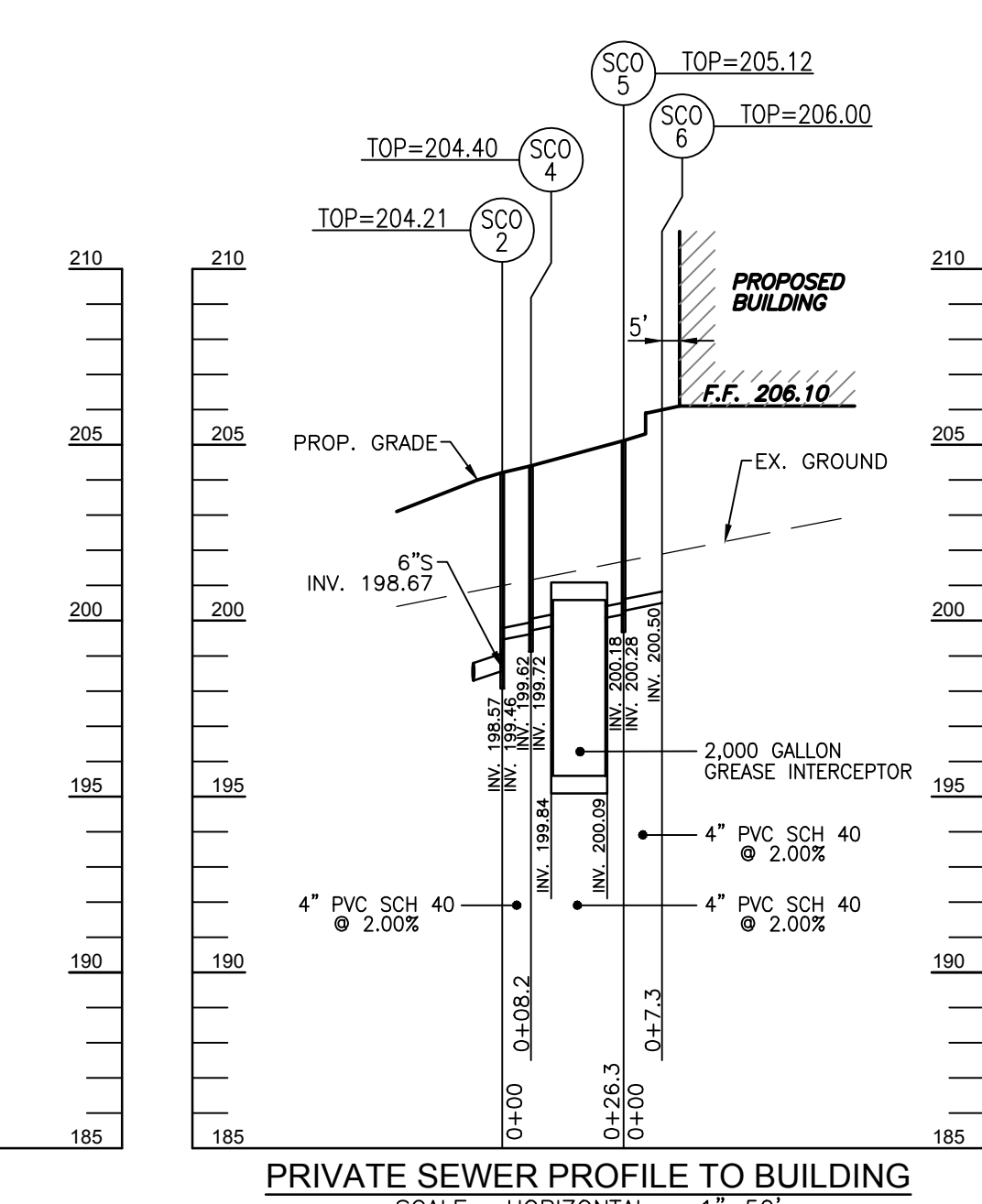
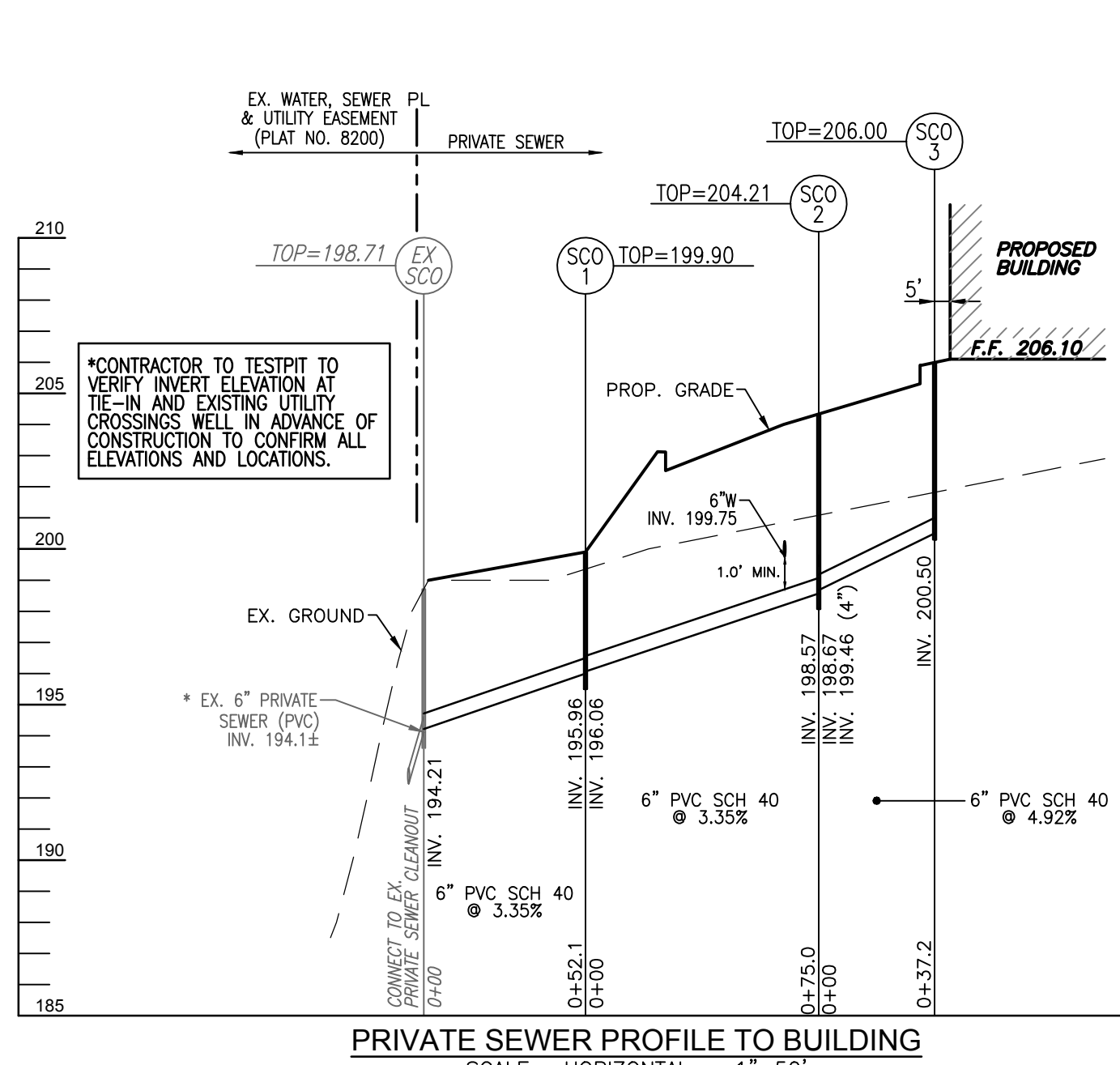
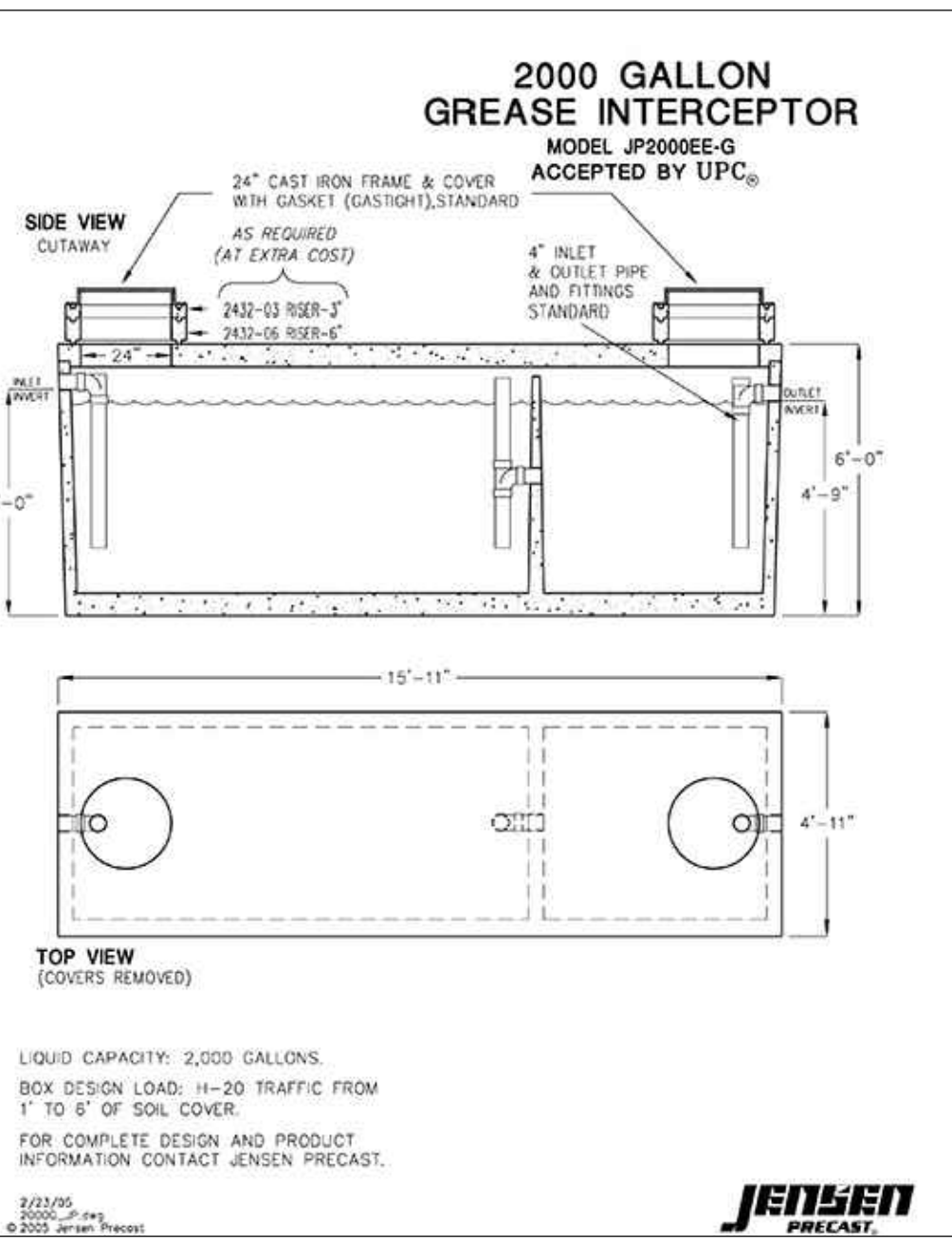


SIZE	CLASS	TOTAL LENGTH
4"	SOLID PVC (SWM)	9
4"	PERF. PVC (SWM)	166
8"	SOLID PVC	127
10"	SOLID PVC	234
15"	RCP CLII	89



SIZE	TYPE	LENGTH
6"	PVC (C-900) - WATER	108 LF
6"	DIP - WATER	6 LF

SIZE	TYPE	MATERIAL	LENGTH (LF)
6"	PRIVATE WATER	PVC (C-900)	64



SIZE	TYPE	MATERIAL	LENGTH (LF)
6"	PRIVATE SEWER	PVC	164
4"	PRIVATE SEWER	PVC	30

MH NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
SCO-1	STD. SHC CLEANOUT (S-2.22)	N 550281.16 E 1376952.52	199.90	196.06	195.96	
SCO-2	STD. SHC CLEANOUT (S-2.22)	N 550330.32 E 1376933.58	204.21	198.87/199.46	198.57	
SCO-3	STD. SHC CLEANOUT (S-2.22)	N 550361.57 E 1376906.16	206.00	200.50	200.50	
SCO-4	STD. SHC CLEANOUT (S-2.22)	N 550338.14 E 1376935.95	204.40	199.72	199.62	
SCO-5	STD. SHC CLEANOUT (S-2.22)	N 550357.97 E 1376918.62	205.12	200.28	200.18	
SCO-6	STD. SHC CLEANOUT (S-2.22)	N 550366.18 E 1376911.40	206.00	200.50	200.50	

- CONSTRUCTION NOTES FOR ADO**
- PART I - GENERAL CONSTRUCTION NOTES**
- FOR DETAILS NOT SHOWN ON THE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS USE, HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
  - THE A.D.O. CONSTRUCTION WORK MUST BE PERFORMED UNDER THE CONTINUOUS INSPECTION OF THE CONSTRUCTION INSPECTORS DIVISION OF THE DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTORS DIVISION (410) 313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION FOR THIS A.D.O.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY AND AGENCIES AND MISS UTILITY AT TWO (2) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS.
  - WORK PERFORMED WITHIN MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MSHA PERMIT ISSUED FOR THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE MARYLAND STATE HIGHWAY ADMINISTRATION, 410-531-5533, AT LEAST FIVE (5) WORKING DAYS BEFORE EXCAVATING WITHIN THE MARYLAND STATE HIGHWAY RIGHT-OF-WAY FOR LAYING WATER OR SEWER MAINS OR SERVICE CONNECTIONS.
  - EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
  - CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 6"-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
  - EXCAVATIONS MUST BE SUPPORTED FOR THE PROTECTION OF WORKERS. THE CONSTRUCTION WORK AREA AND ADJACENT PROPERTY. REFER TO TEMPORARY EXCAVATION SUPPORT SYSTEMS UNDER SECTION 1000.03.03 OF THE STANDARD SPECIFICATIONS.
  - EXCAVATIONS MUST BE KEPT WELL DRAINED AT ALL TIMES. DEWATERING, DRAINAGE AND PUMPING IS REQUIRED DURING CONSTRUCTION. REFER TO DEWATERING, DRAINAGE AND PUMPING UNDER SECTION 1000.03.03 OF THE STANDARD SPECIFICATIONS. PUMPS MUST BE THE PROPER TYPE AND CAPACITY TO MAINTAIN A DRY WORK AREA.
  - THE USE OF STEEL PLATES TO PROTECT THE TRENCH AND ROADWAY SHALL BE AS SPECIFIED UNDER SECTION 1000.03.05, SECTION 104 AND STANDARD DETAIL C-4.02 OF THE STANDARD SPECIFICATIONS.
  - TEMPORARY AND PERMANENT REPAIR OF ROADWAY OPENINGS SHALL BE AS SPECIFIED UNDER SECTION 1000.03.08 AND STANDARD DETAIL G-4.01 OF THE STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED BY PERMIT FROM THE AUTHORITY HAVING JURISDICTION. TEMPORARY PAVING SHALL CONSIST OF NOT LESS THAN 12 (TWELVE) INCHES OF CRUSHED STONE AND 2 (TWO) INCHES OF BITUMINOUS COLD PATCH MATERIAL.
- PART II - WATER CONSTRUCTION NOTES**
- TOPS OF ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-0" OF COVER UNLESS OTHERWISE NOTED.
  - VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
  - FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILS. THE SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1000 AND SECTION 1005 OF THE STANDARD SPECIFICATIONS.
  - ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
  - THE CONTRACTOR SHALL NOTIFY THE DPW BUREAU OF UTILITIES (410-313-4900) AT LEAST 48 HOURS IN ADVANCE OF SCHEDULE SHUTDOWNS OF THE EXISTING WATER MAIN. SHUT DOWNS OF THE EXISTING WATER MAIN SHUT DOWNS OF THE EXISTING WATER MAIN FOR NEW CONNECTIONS ARE REMOVAL OF EXISTING SERVICE CONNECTIONS SHALL BE AS SPECIFIED UNDER SECTION 1002.06-CONNECTIONS OF THE STANDARD SPECIFICATIONS.
  - THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
  - THE 6-INCH WATER SERVICE SHALL BE D.I.P. AND ALL JOINTS SHALL BE RESTRAINED BETWEEN WATER MAIN AND THE PROPERTY LINE.
  - WATER SERVICE CONNECTIONS SHALL BE AS SPECIFIED UNDER SECTION 1004 - WATER HOUSE SERVICE AND APPURTENANCES OF THE STANDARD SPECIFICATIONS.
  - THE NEW WATER METER ASSEMBLY SHALL BE THE INSIDE COMBINED FIRE/DOMESTIC PER HOWARD COUNTY DETAIL PLATE W-3.44. INSTALLATION OF THE WATER METER IS NOT PART OF THE A.D.O. CONSTRUCTION WORK.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 DocuSigned by:  
 Michael J. Davis  
 5/1/2024  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DocuSigned by:  
 Chad Edmondson  
 5/3/2024  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 4/30/2024  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 5/3/2024  
 DIRECTOR  
 DATE:

**SITE DEVELOPMENT PLAN**  
**STORM DRAIN AND UTILITY PROFILES**

**7561 WASHINGTON BOULEVARD**  
 ELK RIDGE, MD 21075

L 12730 / F. 46 ZONED B-1  
 TAX MAP 43 BLOCK 04 PARCEL NO. 33  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

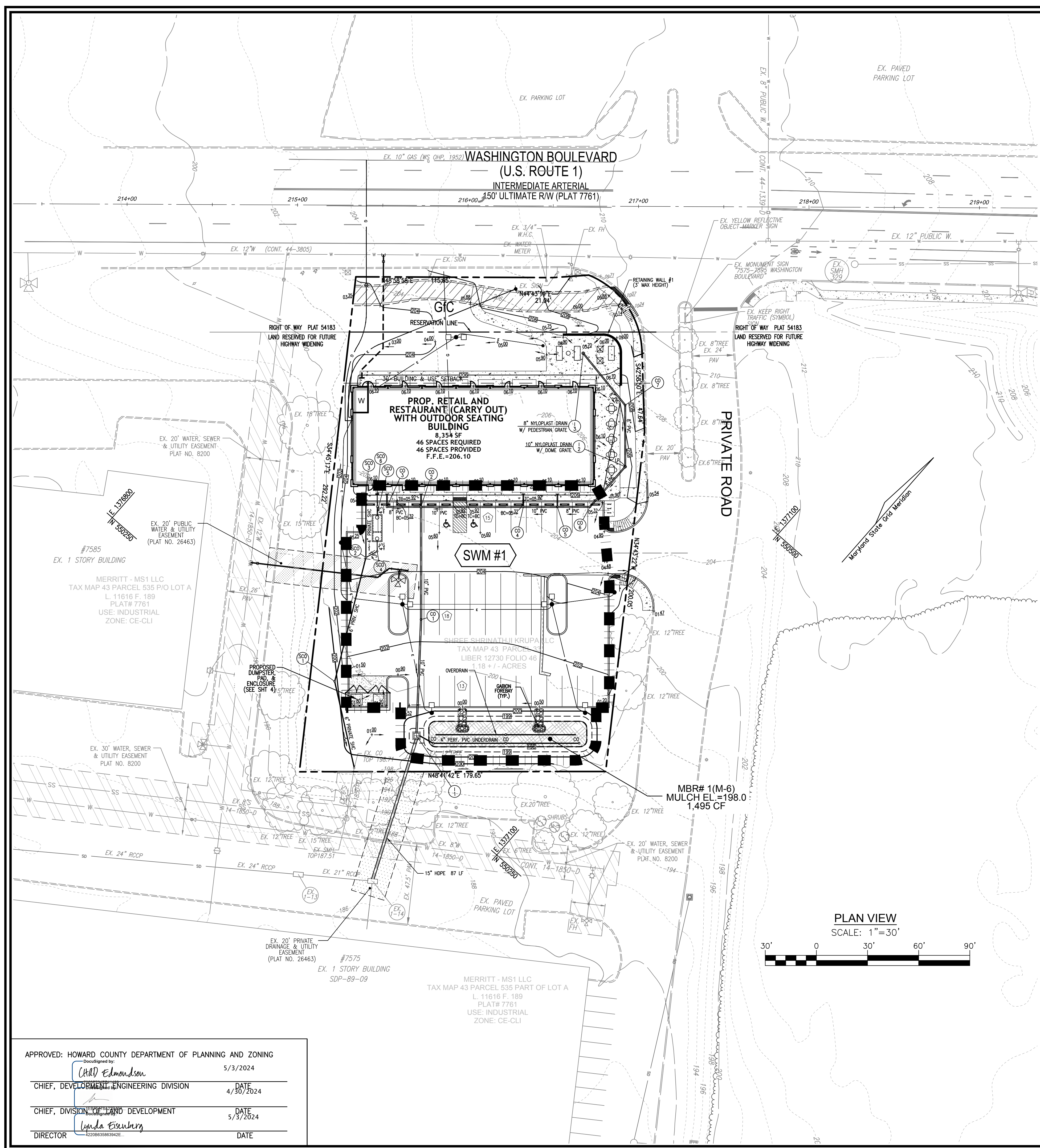
**VOGEL ENGINEERING**  
 TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE  
 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. 16193  
 EXPIRATION DATE: 09-27-2024

DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: DECEMBER 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 12-44

9 SHEET OF 12



**HATCH LEGEND:**

- USE IN COMMON EASEMENT FOR INGRESS & EGRESS (PLAT NO. 7761)
- EXISTING WATER, SEWER & UTILITY EASEMENT (PLAT NO. 8200)
- EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT NO. 26463)
- EX. 20' PUBLIC WATER & UTILITY EASEMENT (PLAT NO. 26463)
- PROPOSED 12' PUBLIC ACCESS EASEMENT

**LEGEND:**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING CURB AND GUTTER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- SOILS
- EXISTING TREE LINE
- PROPOSED CURB
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- RETAINING WALL
- EXISTING TREE
- EXISTING OVERHEAD LINE
- EXISTING MAILBOX
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING UTILITY POLE
- PROPOSED MICRO-BIORETENTION
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVING
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA LABEL

Target  $P_t$  (Redevelopment Criteria): 1.0 in.  
 Total ESDv Required (Ex. & Prop.): 2.6 in.  
 ESDv =  $(P_e + R_v + A_v) / 12$   
 $R_v = 0.05 + 0.009 \times I$   
 $V_{min} 1yr \text{ rainfall} = 1"$   
 $V_{max} 1yr \text{ rainfall} = 2.6"$

PRACTICE DA#	PRACTICE DA (SF)	PRACTICE DA (AC)	IMPERV (SF)	IMPERV (AC)	PERV (SF)	PERV (AC)	PRACTICE % IMPERV	PRACTICE Rv	PRACTICE 1' MIN VOLUME (CF)	PRACTICE TARGET P <sub>e</sub> VOLUME (CF)	PRACTICE 2.6' MAX VOLUME (CF)	TOTAL ESDv VOLUME PROVIDED (CF)	Rev REQUIRED (CF)	Rev PROVIDED (CF)	ADDTL VOL FOR Q <sub>100</sub>	REMARKS	
																CF	SS
MBR#1	23,119	0.53	18,437	0.42	4,682	0.11	79.7	0.77	1,479	1,479	3,846	1,827	457	457			MICROSACLE MICRO-BIO RETENTION (M-6) 1,827 1,370 Surface Area of MBR @ 1.0 ponding (75% above) 457 1,370 Rev Recharge (Recharge Vol Req. = 25% of total volume provided below)
												275					275 1,370 Additional Stone (Below) for ESDv 0.67 x 0.3
<b>TOTALS</b>	<b>23,119</b>	<b>0.53</b>	<b>18,437</b>	<b>0.42</b>	<b>4,682</b>	<b>0.11</b>						<b>2,102</b>	<b>457</b>	<b>457</b>	<b>958</b>	<b>958</b>	958 1,370 Additional Stone (Below) for Q <sub>100</sub> 2.33 x 0.3

Pe = 1.24 in.

**OWNER/DEVELOPER**  
 SAMSON'S REALTY, LLC  
 5128 BRITTEN LANE  
 ELLICOTT CITY, MD 21043  
 PH: (443) 829-1743  
 ATTN: SAM BHAVSAR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Prepared by: Chad Edmondson 5/3/2024  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/30/2024  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/3/2024  
 DIRECTOR: Linda Eisenberg DATE:

NO. REVISION DATE

**SITE DEVELOPMENT PLAN  
 STORMWATER MANAGEMENT  
 DRAINAGE AREA MAP  
 7561 WASHINGTON BOULEVARD  
 ELKRIDGE, MD 21075**

L: 12730 / F: 46 ZONED B-1  
 TAX MAP 43 BLOCK 04 PARCEL NO. 33  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

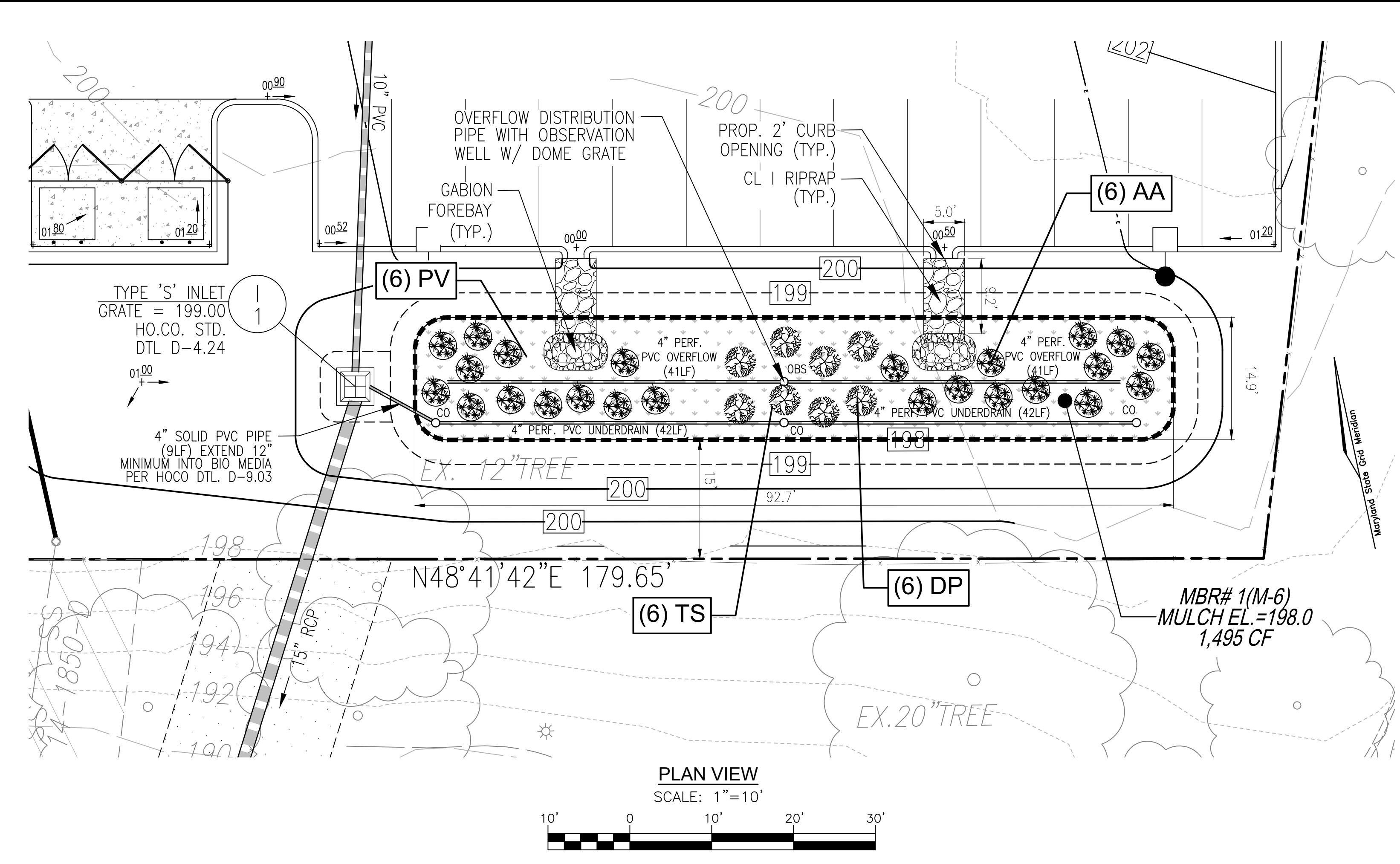
**VOGEL ENGINEERING**  
 TIMMONS GROUP  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE  
 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. 16193, EXPIRATION DATE: 09-27-2024

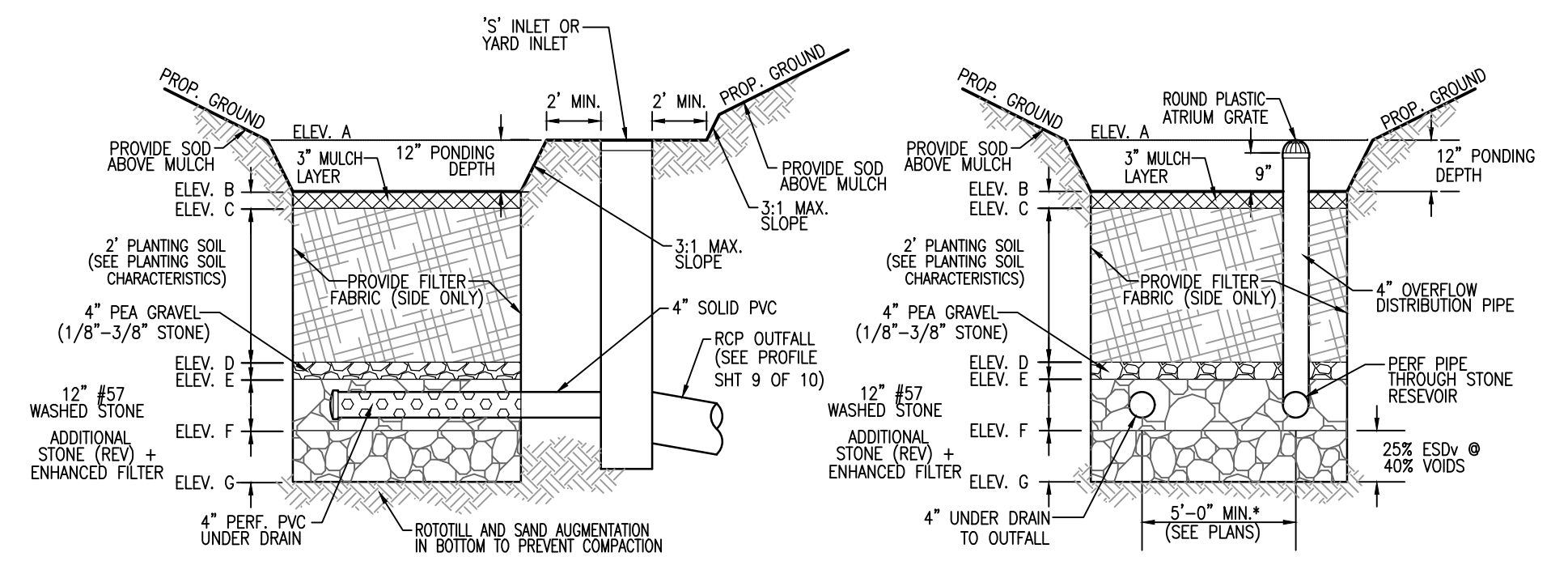
DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
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 DATE: DECEMBER 2023  
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10 SHEET OF 12

ROBERT H. VOGEL, PE No. 16193



MBR Facility Number	Ponding Depth (ft)	Ponding Elevation (ft)	Top of Mulch ELEV.	Bottom of Mulch ELEV.	Depth of Plant Mix (ft)	Bottom of Plant Mix ELEV.	Depth of Pea Gravel (ft)	Bottom of Pea Gravel ELEV.	Depth of #57 Stone (ft)	Invert of Underdrain ELEV.	Invert of Outfall Pipe ELEV.	Bottom of #57 Stone ELEV.	Depth of Rev Stone (ft)	Depth of Additional Stone (ft)	Bottom of Stone ELEV.
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
MBR #1 (M-6)	1.00	199.00	198.00	197.75	2.00	195.75	0.33	195.42	1.00	194.75	185.29	194.42	0.83	3.00	190.59



- MICRO-BIORETENTION NOTES:**
- ONLY THE SIDES OF MICRO-BIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE MICRO-BIORETENTION WILL CAUSE THE MBR TO FAIL, AND THEREFORE SHALL NOT BE INSTALLED.
  - WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
  - PROVIDE 5' MINIMUM SPACING BETWEEN UNDERDRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: Chad Edmondson 5/3/2024

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/30/2024

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/3/2024

DIRECTOR Lynda Eisenberg DATE:

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%) & coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center; 4 holes per row; minimum 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; F <sub>c</sub> = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350 R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressure); and analysis of potential cracking
Sand	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

MBR #	AREA	STEMS		PLANTINGS		PERENNIALS/GROUND COVER		
		REQUIRED (0.0227)	PROVIDED	IV	PV	BA	AG	TOTAL
MBR#1	1152	27	32	24	8	40	40	80
TOTALS	1152	27	32	24	8	40	40	80

AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0227 STEMS PER

- LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED OR USE APPROVED EQUAL WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

LEGEND/KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
IV	8	SORBUS PLUNGENS COMMON THREE-SQUARE	PLANT STOCK	9-12" SPACE
PV	8	PANICUM VIRGATUM SWITCHGRASS	1 GAL.	-

LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	40	BAPTISIA AUSTRALIS FALSE INDIGO	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR. MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT.
	40	ACORUS GRAMINEUS 'OGON' GOLDEN VAREGATED SWEET FLAG	1 QT.	PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP

- OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)**
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYERS ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 WATLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
  - THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
  - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
  - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS

- MATERIAL SPECIFICATIONS**  
THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.
- FILTERING MEDIA OR PLANTING SOIL**  
THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICRO-BIORETENTION PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERBERIS GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05. THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:  
  - SOIL COMPONENT - LOAMY SAND OR SANDY LOAM (USDA SOIL CLASSIFICATION)
  - ORGANIC CONTENT - MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MATURE OF LOAMY SAND (60%-65%) AND COMPOST (35% TO 40%) OR SANDY LOAM (30%), COARSE SAND (30%), AND COMPOST (40%).
  - CLAY CONTENT - MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
  - PH RANGE - SHOULD BE BETWEEN 5.5 - 7.0. AMENDMENTS (E.G., LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED IN TO THE SOIL TO INCREASE OR DECREASE PH.
 THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL IF TOPSOIL IS WANTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.
- COMPACTION**  
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING LOADERS, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH SOFT TIRE USE WITH NARROW TRACKS OR NARROW TIRES. RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.  
COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHESEL FLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO RESTRUCTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.  
ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE. WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINN. GRADE. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LITS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
- PLANT MATERIAL**  
RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.
- PLANT INSTALLATION**  
COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.  
ROOTSTOCK OF THE PLANT MATERIAL SHALL BE KEPT MOST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION. TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.  
GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLOTS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.  
THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS, DEFOLIANTS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.
- UNDERDRAINS**  
UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:  
  - PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 758, TYPE PS 28, OR AASHTO M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PVC OF HDPE).
  - PERFORATIONS - IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (NO. 4 OR 44) GALVANIZED HARDWARE CLOTH.
  - GRAVEL - THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.
  - THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.
  - A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
  - A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES IN TO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".
 THIS MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).
- MISCELLANEOUS**  
THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

**OWNER/DEVELOPER**  
SAMSON'S REALTY, LLC  
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PH: (443) 829-1743  
ATTN: SAM BHAVSAR

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**STORMWATER MANAGEMENT NOTES**  
**AND DETAILS**

7561 WASHINGTON BOULEVARD  
ELKRIDGE, MD 21075

L: 12730 / F: 46 ZONED B-1  
TAX MAP NO. 43 BLOCK 04 PARCEL NO. 33  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
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DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHV  
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PROFESSIONAL CERTIFICATE  
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Robert B. Vogel  
ROBERT B. VOGEL, PE, NO. 16193

11 SHEET OF 12

**SCHEDULE 'A' PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER AND ROADWAY	DUMPSTERS	TOTAL
PERIMETER/FRONTAGE DESIGNATION	1 B	2 A	3 E
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	170'	114'	116'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No
NUMBER OF PLANTS REQUIRED	1:50 4	1:60 2	1:40 3
SHRUBS	1:40 5	---	---
NUMBER OF PLANTS PROVIDED	4	2	3
SHRUBS	---	---	---
OTHER TREES (2:1 SUBSTITUTION)	---	---	---
SHRUBS (10:1 SUBSTITUTION)	---	---	---
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	---	---	---

**PLANT LIST - SCHEDULE A (PERIMETER)**

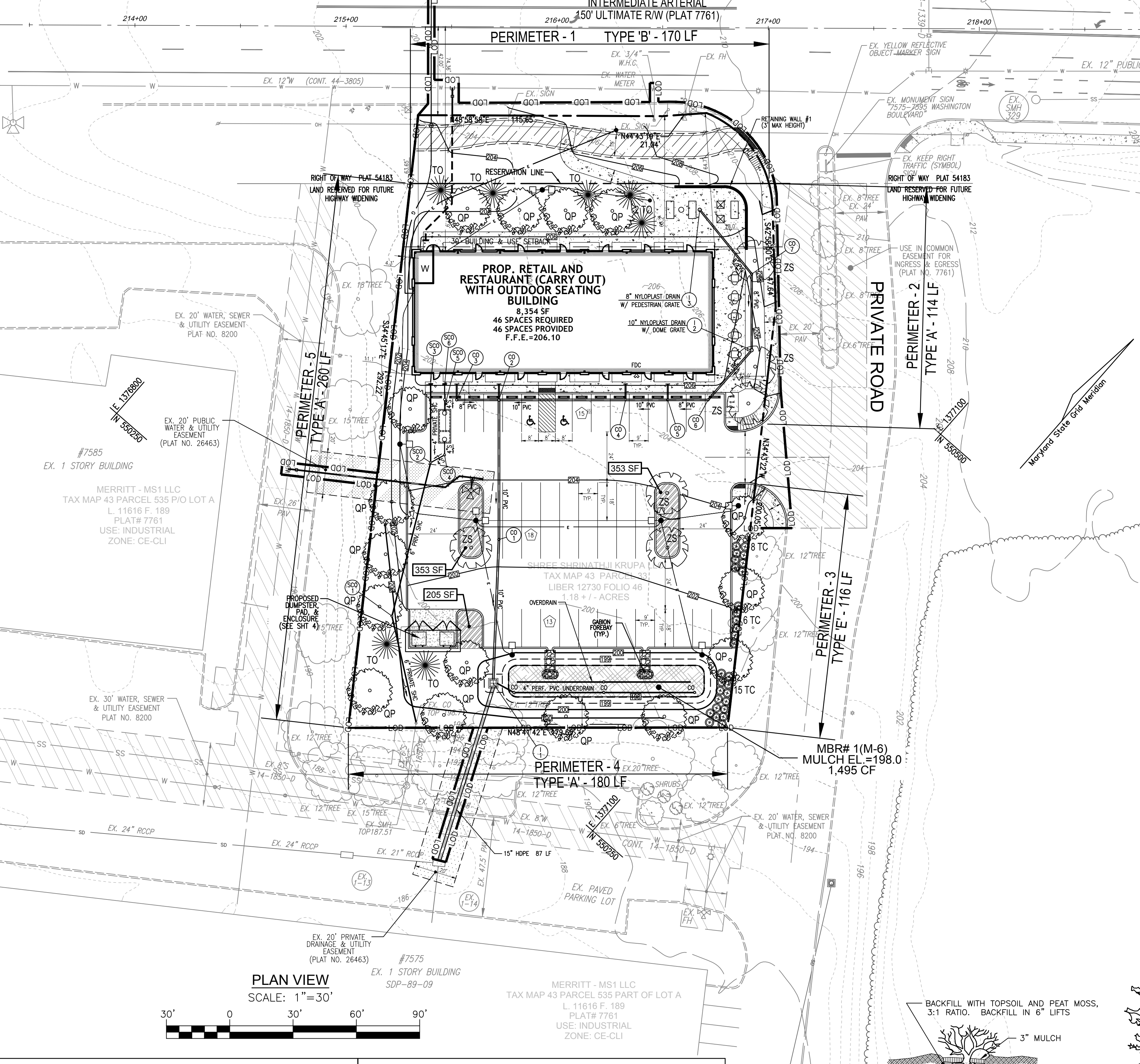
KEY	QUAN	BOTANICAL NAME	SIZE	CAT
2		ZELKOVA SERRATA 'VILLAGE GREEN'	2.5"-3" CAL	B & B
16		QUERCUS PHELLOS WILLOW OAK	2.5"-3" CAL	B & B
7		THUJA OCCIDENTALIS 'GREEN EMERALD'	6"-8" HT.	B & B
29		TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW	2 1/2"-3" HT.	B & B

**SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF TREES REQUIRED (1/20 PARKING SPACES)	NUMBER OF TREES PROVIDED
46	3
4	4
---	---

**PLANT LIST - SCHEDULE B (PARKING LOT)**

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
4		ZELKOVA SERRATA 'VILLAGE GREEN'	2.5"-3" CAL	B & B



**LANDSCAPE SCHEDULE NOTES**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENTS, BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR DELAY IN THE RELEASE OF LANDSCAPE SURETY MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.
- 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANT DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**LANDSCAPE GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$8,520.00 FOR THE REQUIRED 22 SHADE TREES, 7 EVERGREEN & FLOWERING TREES, AND 29 SHRUBS.

**FOREST CONSERVATION WORKSHEET FOR 7561 WASHINGTON BOULEVARD**

**Net Tract Area**

A. Total (Gross) Tract Area	A = 1.20
B. Area within 100-year Floodplain	B = 0.00
C. Other Deductions (Identify)	C = 0.00
D. Net Tract Area	D = 1.20

**Land Use Category**

Resid.	Resid.	Inst./	Retail/Ind./	Mixed Use/
0	0	0	0	0
0	0	0	1	0

**Existing Forest Cover**

G. Existing Forest Cover within the Net Tract Area	G = 0.00
H. Area of Forest above Afforestation Threshold	H = 0.00
I. Area of Forest above Reforestation Threshold	I = 0.00

**Break Even Point**

J. Break Even Point	J = 0.00
K. Forest Clearing Permitted without Mitigation	K = 0.00

**Proposed Forest Clearing**

L. Total Area of Forest to be Cleared	L = 0.00
M. Total Area of Forest to be Retained	M = 0.00

**Planting Requirements Inside Watershed**

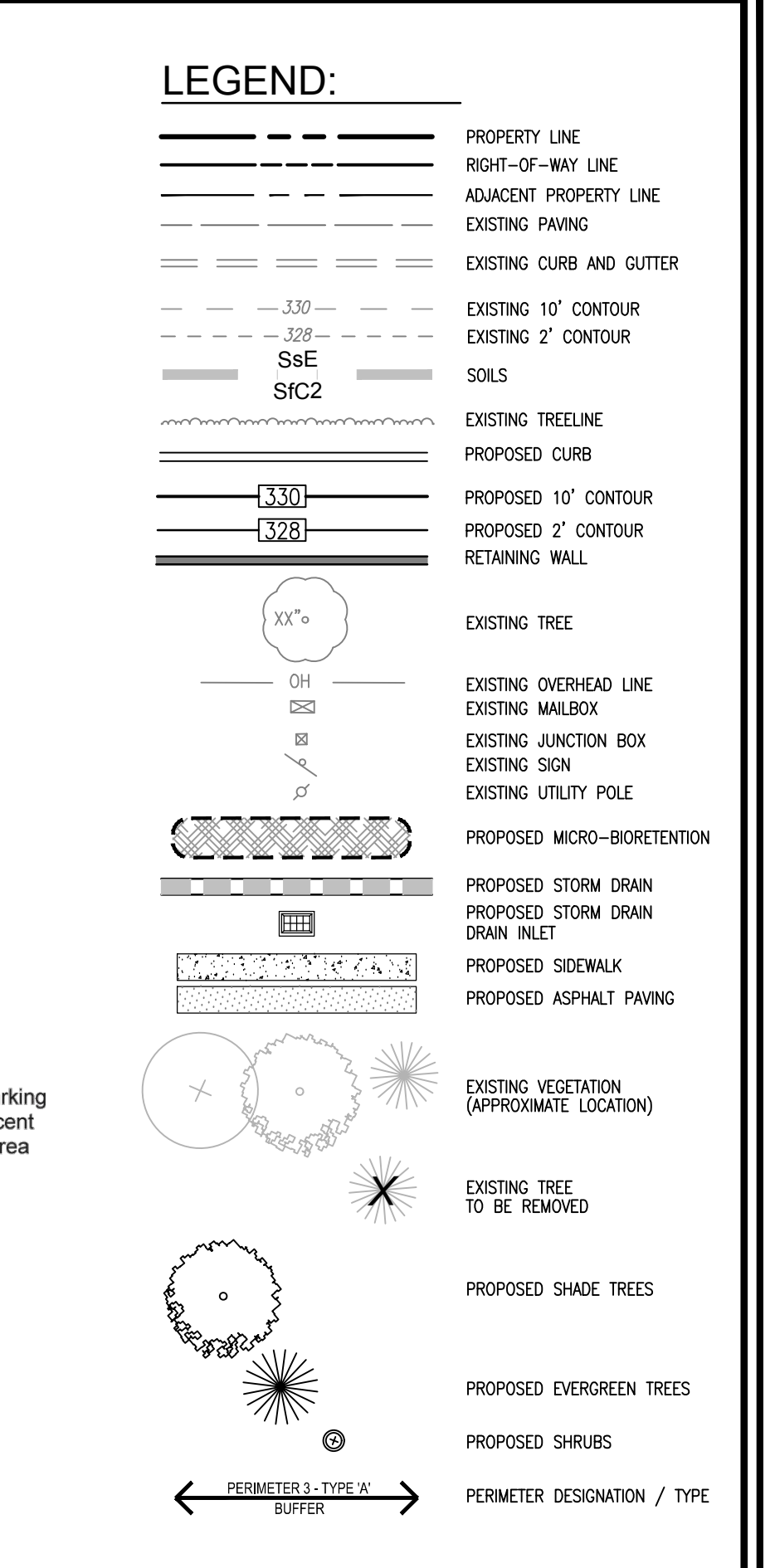
N. Reforestation for Clearing above the Reforestation Threshold	N = 0.00
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.00
Q. Credit for Retention above the Reforestation Threshold	Q = 0.00
R. Total Reforestation Required	R = 0.00
S. Total Afforestation Required	S = 0.20
T. Total Reforestation and Afforestation Requirement	T = 0.20
U. 75% of Total Obligation (Retention + Planting)	U = 0.20
V. Planting Required Onsite to meet 75% Obligation	V = 0.20

**Planting Requirements Outside Watershed**

W. Total Planting within Development Site Watershed	W = 0.00
X. Total Afforestation Required	X = 0.20
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.00
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.00
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.00
BB. Credit for Retention above the Reforestation Threshold	BB = 0.00
CC. Total Reforestation Required	CC = 0.00
DD. Total Afforestation and Reforestation Requirement	DD = 0.20

**GENERAL NOTES**

- THE EXISTING TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN AUGUST, 2019, AND HOWARD COUNTY GIS. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT ABSTRACTOR. A TITLE REPORT COULD REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT OF WAYS NOT SHOWN HEREON.
- PROPERTY OUTLINE WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, UTILIZING DRAWINGS PREPARED BY THE OWNER.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM (BEARINGS AND COORDINATES AS SHOWN HEREON) ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83.
- THE SUBJECT PROPERTY IS ZONED "B-1" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNTY BILL 75-2003.
- THIS PROPERTY IS LOCATED IN THE CORRIDOR EMPLOYMENT DISTRICT AS DESCRIBED IN THE ROUTE 1 MANUAL. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE NO FLOODPLAINS ON THE PROPERTY.
- THERE ARE NO SPECIMEN TREES ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES OVER 20,000 CONTIGUOUS SQUARE FEET ON THE PROPERTY.
- WASHINGTON BOULEVARD (U.S. ROUTE 1) IS AN INTERMEDIATE ARTERIAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THIS PROPERTY. THERE ARE THREE EXISTING STRUCTURES ON THIS SITE. THE SITE IS NOT LISTED ON THE HISTORIC SITES INVENTORY.
- MARYLAND 12-DIGIT WATERSHED NUMBER 021309061014. PART OF 8-DIGIT WATERSHED: 02130906 PATAPUSCO RIVER LOWER NORTH BRANCH.



**Simplified Forest Stand Delineation Narrative**

The subject property is currently developed and includes several buildings, parking lots and paved areas. This is assessed from the driveway of the adjacent commercial park but does have frontage along Washington Boulevard. The area of the site along the road frontage is maintained as lawn.

No forest or specimen trees are present on the site.

The soils on the property are mapped Gladstone Urban land complex, 8 to 15 percent slopes.

No wetlands, streams or buffers are present on the property.

No steep slopes are present on the property.

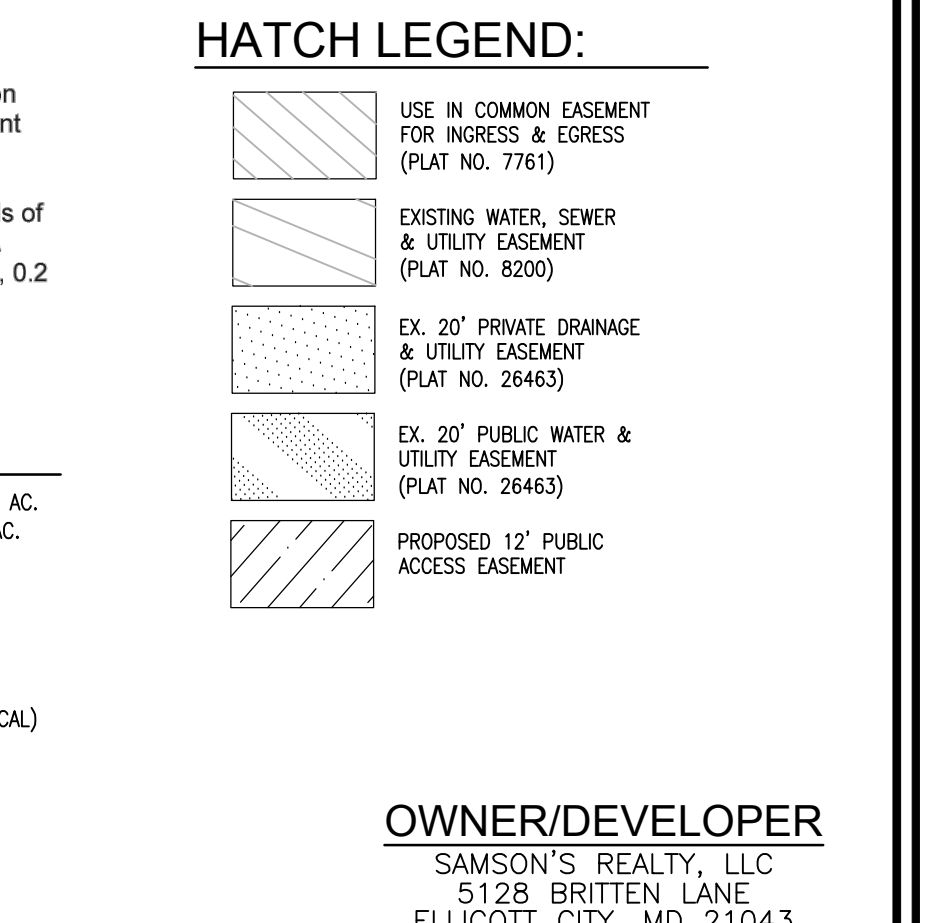
No 100 year floodplain is present on the property.

No historic elements or cemeteries are known to be present on the property.

No rare, threatened or endangered species were observed on the property.

**SITE ANALYSIS DATA CHART**

TOTAL PROJECT AREA:	51,586 SF OR 1.18 AC.
AREA OF ROAD DEDICATION (MD 1):	689 SF OR 0.016 AC.
AREA OF WETLANDS AND WETLAND BUFFERS:	0.00 AC.
AREA OF FLOODPLAIN:	0.00 AC.
AREA OF FOREST:	0.00 AC.
AREA OF MODERATE SLOPES (15% TO 24.99%):	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	0.00 AC.
ERODIBLE SOILS:	0.00 AC.
PRESENT ZONING DESIGNATION:	B-1 (BUSINESS, LOCAL)



**OWNER/DEVELOPER**  
SAMSON'S REALTY, LLC  
5128 BRITTEN LANE  
ELLCOTT CITY, MD 21043  
PH: (443) 829-1743  
ATTN: SAM BHAVSAR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
5/3/2024

CHIEF, DIVISION OF LAND DEVELOPMENT  
5/3/2024

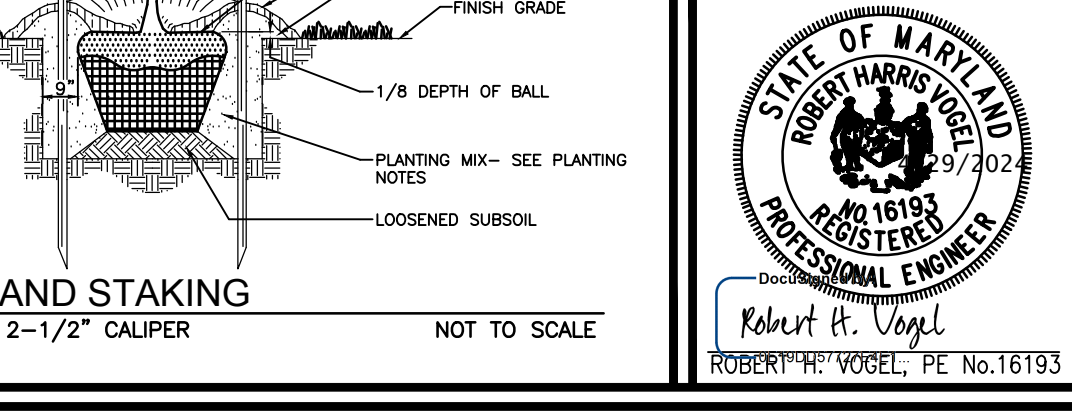
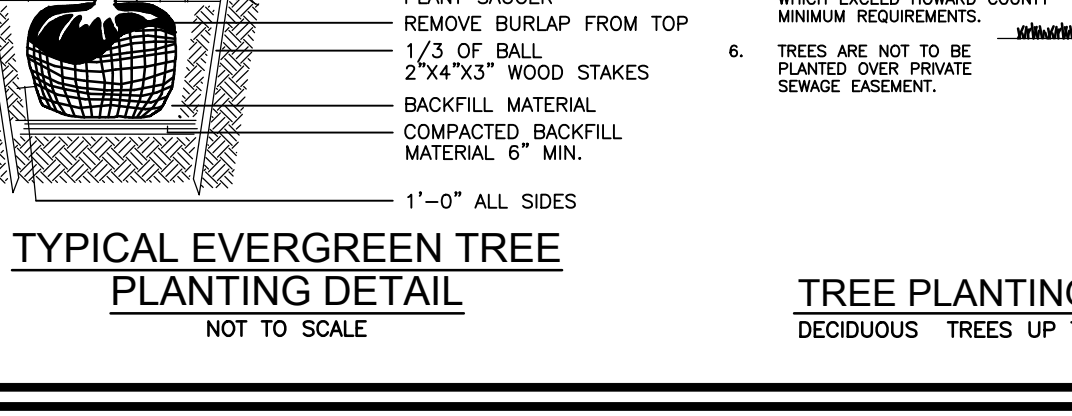
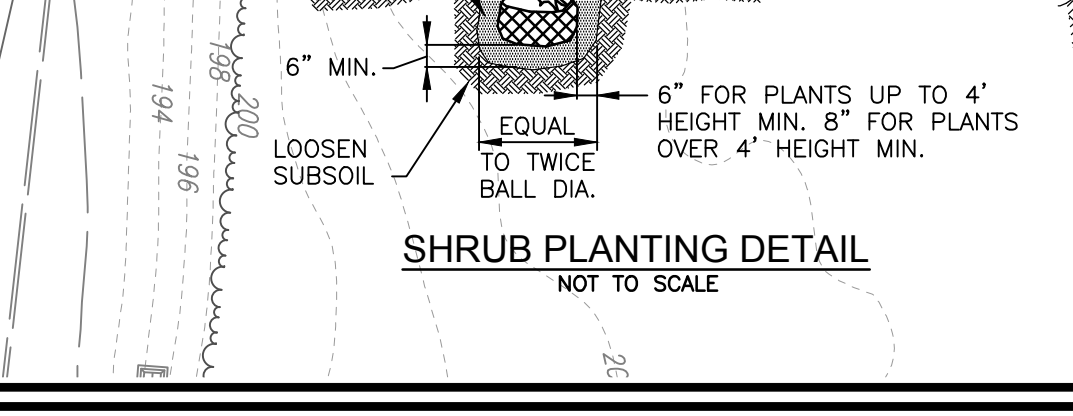
DIRECTOR  
DATE

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DocuSigned by:  
Ivan Bhavsar  
SIGNATURE OF DEVELOPER

4/27/2024  
DATE



**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
ISA Certified Arborist #MAS411A  
MD DNR FCA Qualified Professional  
Myra.brosius@gmail.com

**SITE DEVELOPMENT PLAN LANDSCAPE PLAN, NOTES AND DETAILS; FOREST CONSERVATION PLAN**

7561 WASHINGTON BOULEVARD  
ELKRIDGE, MD 21075

L. 12730 / F. 46  
TAX MAP 43 BLOCK 04  
1ST ELECTION DISTRICT

ZONED B-1  
PARCEL NO. 33  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHV  
DATE: DECEMBER 2023  
SCALE: AS SHOWN  
W.O. NO.: 12-44

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

Robert H. Vogel, PE No. 16193