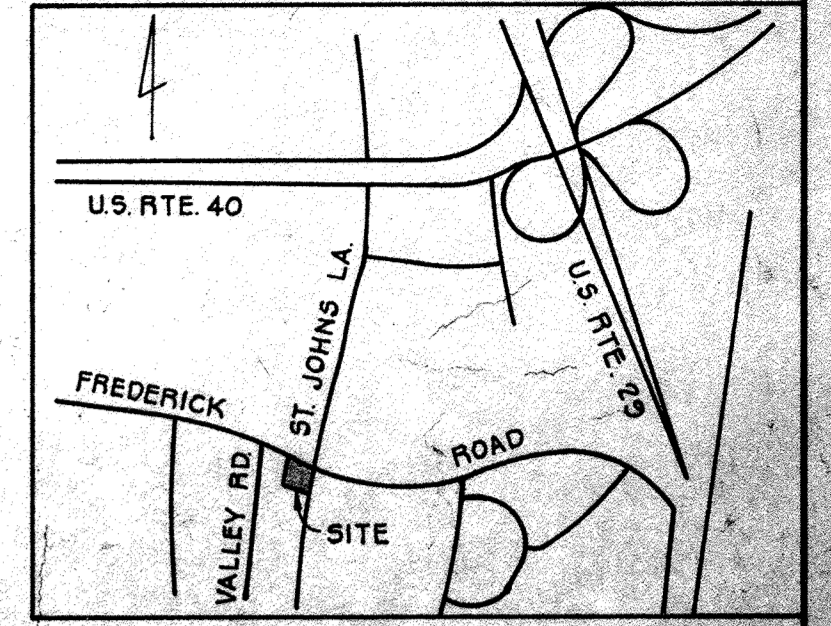


ISSUE	BY & DATE	DESCRIPTION	CHECK	APPROVED & DATE
1	8/11/73	UPDATE SITE LAYOUTS PER EXISTING CONDITIONS AND REVISE PARKING LAYOUT FOR NEW TENANTS AND PROVIDE TENANT CHART. UPDATE NOTES #3 AND #7. ADDING 1 PARKING SPACE, REMOVING 3 PARKING SPACES, ADD HITCHING. ADDED GENERAL NOTES #9 & 10.		

TENANT CHART					
ADDRESS	UNIT	TENANT	PERSONAL SERVICE ESTABLISHMENT	OFFICE	RETAIL
3600 SAINT JOHNS LANE	1	HAIR SALON	1,079 SF		
	2	OFFICE (ATTORNEY)		2,005 SF	
	3	DOG GROOMING			1,983 SF
	4	SPECIALTY SHIPPING			1,078 SF
TOTAL AREAS			1,079 SF	2,005 SF	3,064 SF
PARKING REQUIREMENTS			5.0 SPACES/1000 SF	3.3 SPACES/1000 SF	5.0 SPACES/1000 SF
REQUIRED PARKING			5.3 (USE 5)	6.6 (USE 7)	15.3 (USE 15)
TOTAL REQUIRED PARKING			27 SPACES		
PARKING PROVIDED			24 SPACES (1)		



NOTES:
 1. A PARKING NEEDS STUDY WAS COMPLETED BY MARS GROUP INC. IN JUNE OF 2023. THE RESULT OF THAT STUDY SHOWS A PARKING REQUIREMENT OF 22 SPACES. PLEASE SEE GENERAL NOTE #7 OF THIS SHEET. ANY FUTURE CHANGE OF USE MAY REQUIRE REEVALUATION OF THE PARKING NEEDS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Joseph B. Collins 4-21-77
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas L. Amick 4-22-77
 PLANNING DIRECTOR DATE

Richard W. Madsen 4-21-77
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
M. Ross 4-20-77
 DIRECTOR OF PUBLIC WORKS DATE

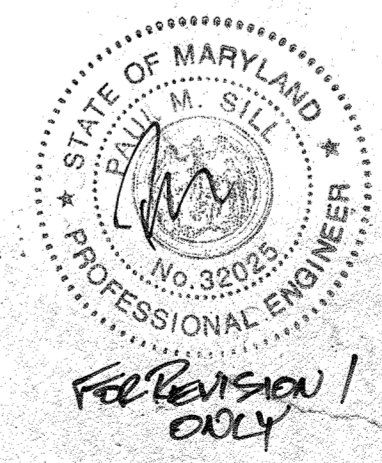
W. P. Lambert 4-19-77
 CHIEF, BUREAU OF HIGHWAYS DATE

- GENERAL NOTES**
- AREA OF PROPERTY: 0.366 AC
 - ZONING: COMMERCIAL B-1
 - SITE USE: OFFICES, NAIL SALON (PERSONAL SERVICE), DOG GROOMING, SPECIALTY SHIPPING
 - TAX MAP: 24 PARCEL: 424
 - PROPERTY REF: *3663
 - TOTAL NO. OF EMPLOYEES: 30 *SEE TENANT CHART FOR MORE DETAIL.
 - PARKING SPACES PROVIDED: 24*
 - PARKING SPACES REQUIRED: 22*
 - HORIZONTAL AND VERTICAL CONTROL IS BASED ON THE MARYLAND STATE COORDINATE SYSTEM.
 - CONTRACTOR TO ENSURE ALL PROPOSED EXTERIOR ACCESS WAYS ASSOCIATED WITH THE HANDICAP PARKING SPACES, INCLUDING THE SPACES THEMSELVES, COMPLY WITH ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - PLEASE SEE SUMMARY OF FINDINGS FOR TRAFFIC ANALYSIS CHART ON SHEET #2 FOR MORE INFORMATION.

OWNER:
 DEVELOPMENT SALES CORP., INC.
 3600 ST. JOHNS LANE
 ELLICOTT CITY, MD. 21043

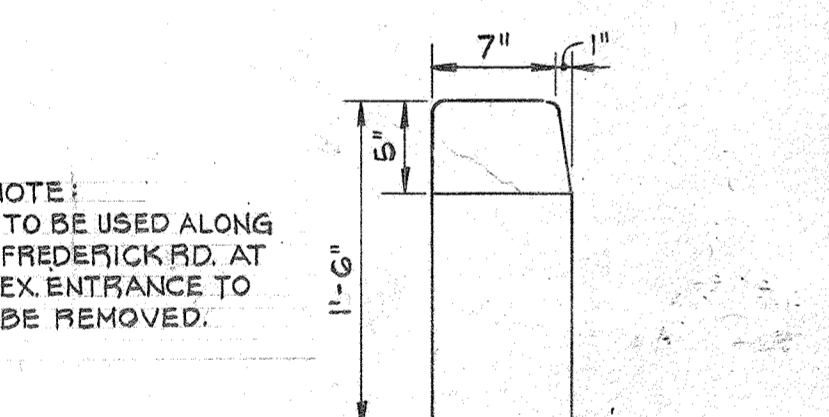
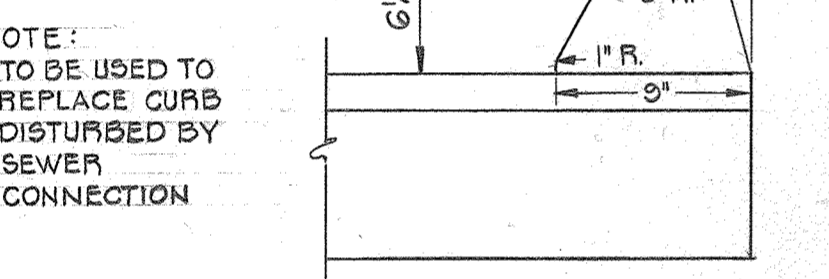
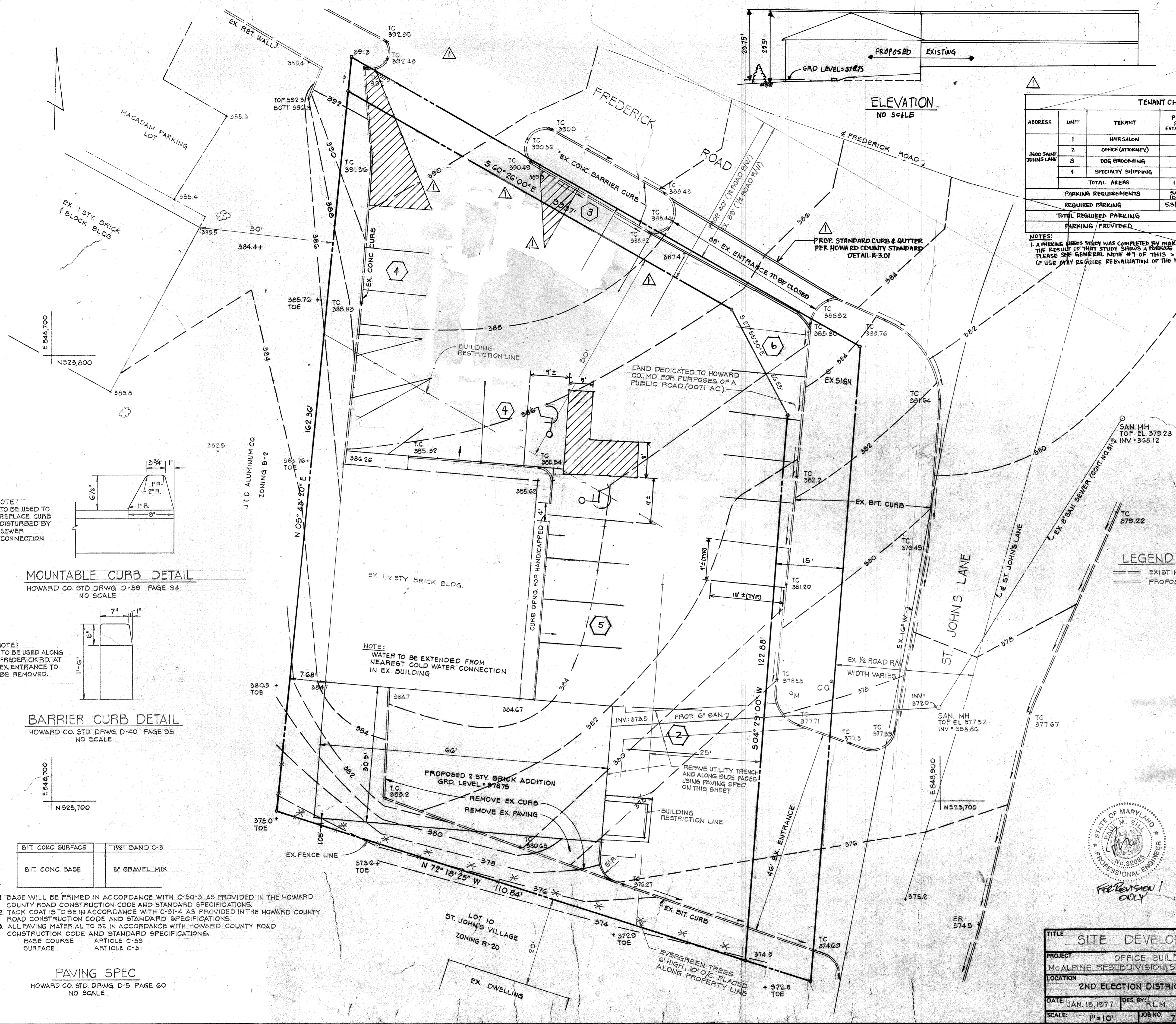
DEVELOPER:
 PAUL MANGINI
 3600 ST. JOHNS LANE
 ELLICOTT CITY, MD. 21043

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 2-28-77
JMM



TITLE SITE DEVELOPMENT PLAN	
PROJECT	OFFICE BUILDING ADDITION
LOCATION	McALPINE RESUBDIVISION, SECTION I, BLOCK A, LOT 23
DATE:	JAN 18, 1977
DES. BY:	ALM
DRAWN BY:	J.B.
CHKD. BY:	J.A.B.
SCALE:	1"=10'
JOB NO.:	76128
DRWG. NO.:	10F2

ENGINEERING PLANNING SURVEYING BY
BOENDER ASSOCIATES INC.
 BALTIMORE, MD. 485-7777
 SALISBURY, MD. 749-1286
 WESTMINSTER, MD. 848-8888



BIT. CONC. SURFACE	1 1/2" BAND C-3
BIT. CONC. BASE	5" GRAVEL MIX

1. BASE WILL BE PRIMED IN ACCORDANCE WITH C-30-3, AS PROVIDED IN THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 2. TACK COAT IS TO BE IN ACCORDANCE WITH C-31-4 AS PROVIDED IN THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 3. ALL PAVING MATERIAL TO BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.

BASE COURSE ARTICLE C-33
 SURFACE ARTICLE C-31

PAVING SPEC
 HOWARD CO. STD. DRWG. D-5 PAGE 60
 NO SCALE

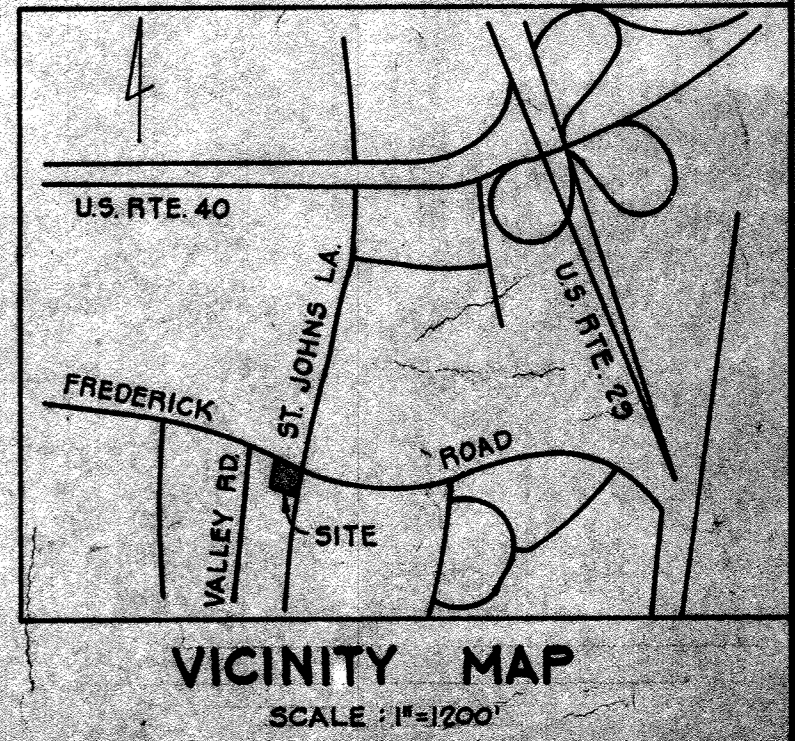
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

Eric V. Norman 4-7-77
U.S. SOIL CONSERVATION SERVICE DATE

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

John B. Myers 4-7-77
HOWARD SOIL CONSERVATION DISTRICT DATE

REVISIONS	DESCRIPTION	CHECK	APPROVED & DATE
1	UPDATE SITE LAYOUT PER EXISTING CONDITIONS AND REVISE PARKING LAYOUT FOR NEW TENANTS. ADD 1 PARKING SPACE, REMOVING 3 PARKING SPACES. ADD HATCHING. APP SUMMARY OF FINDINGS FOR TRAFFIC ANALYSIS TABLE.		8/11/23



SUMMARY OF FINDINGS FOR TRAFFIC ANALYSIS

BASED ON THE DATA AND ANALYSIS PRESENTED IN THE TRAFFIC STUDY, IT WAS DETERMINED THAT THE PROPOSED McALPINE RE-SUBDIVISION, SECTION 1, BLOCK A, LOT 33 CAN BE ADEQUATELY ACCOMMODATED BY THE SUBORDINATE AREA ROAD SYSTEM.

REPORT COMPILED ON	AUGUST 2ND, 2023
PLAN NUMBER THE REPORT WAS SUBMITTED UNDER	SDP-77-026
KEY/AREA INTERSECTIONS FOR THE STUDY	FREDERICK ROAD @ CHATHAM ROAD FREDERICK ROAD @ SAINT JOHN'S LANE SAINT JOHN'S LANE @ COLUMBIA ROAD
SUBJECTING OVER KEY INTERSECTIONS	MARYLAND DEPARTMENT OF TRANSPORTATION
KEY INTERSECTION VOLUME COUNT COLLECTED ON	APRIL 20, 2022; JANUARY 24, 2023; APRIL 12, 2023
DESIGN YEAR LEVEL OF SERVICE	FREDERICK ROAD @ CHATHAM ROAD (AM PEAK HOUR 'A', PM PEAK HOUR 'B') FREDERICK ROAD @ SAINT JOHN'S LANE (AM PEAK HOUR 'A', PM PEAK HOUR 'B') SAINT JOHN'S LANE @ COLUMBIA ROAD (AM PEAK HOUR 'A', PM PEAK HOUR 'B')
MITIGATION REQUIREMENTS	MITIGATION MEASURES ARE NOT REQUIRED FOR THIS STUDY.

NOTES:
1. THE TRAFFIC STUDY WAS PREPARED BY MARK GEAR, INC. AND WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DEPARTMENT OF ENGINEERING DIVISION ON AUGUST 2ND, 2023.
2. KEY INTERSECTIONS WERE COLLECTED WHILE HOWARD COUNTY PUBLIC SCHOOL YEAR 2022-2023 AND 2023-2024 WERE IN SESSION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Joseph Boykins 4-21-77
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Haringer 4-22-77
PLANNING DIRECTOR DATE

John M. Manderson 4-11-77
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS

P. J. Boyd 3-20-77
DIRECTOR OF PUBLIC WORKS DATE

W. O. Lott 4-19-77
CHIEF, BUREAU OF HIGHWAYS DATE

GENERAL NOTES

1. AREA OF PROPERTY: 0.366 AC
2. ZONING: COMMERCIAL B-1
3. SITE USE: OFFICES. * SEE TENANT CHART SHEET 1
4. TAX MAP: 24 PARCEL: 424
5. PROPERTY REF: 3663
6. TOTAL NO. OF EMPLOYEES: 30
7. PARKING SPACES PROVIDED: 24 * SEE TENANT CHART SHEET 1.
8. PARKING SPACES REQUIRED: 22

LEGEND

---	EXISTING
---	PROPOSED
---	DRAINAGE AREA LIMIT

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOILS CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

Paul Mangini 1/20/77
DEVELOPER DATE

ENGINEER'S CERTIFICATE

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

John B. Myers 1-19-77
ENGINEER DATE

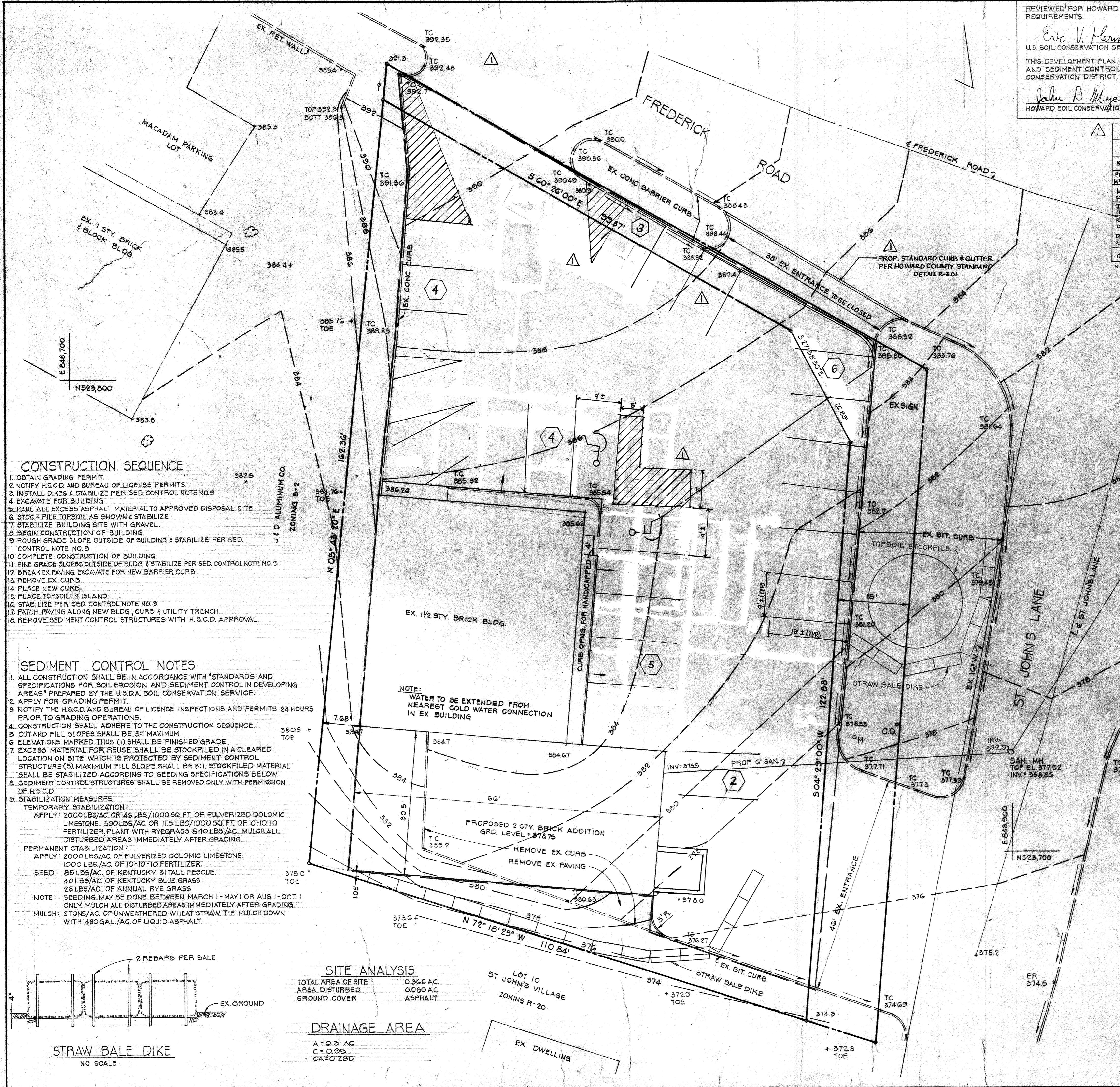
OWNER:
DEVELOPMENT SALES CORP., INC.
3600 ST. JOHN'S LANE
ELLCOTT CITY, MD. 21043

DEVELOPER:
PAUL MANGINI
3600 ST. JOHN'S LANE
ELLCOTT CITY, MD. 21043

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: 2-28-77
JMM

TITLE	SEDIMENT CONTROL PLAN		
PROJECT	OFFICE BUILDING ADDITION McALPINE RESUBDIVISION, SECTION 1, BLOCK A, LOT 33		
LOCATION	2ND ELECTION DISTRICT	HOWARD CO., MD.	
DATE:	JAN. 18, 1977	DES. BY:	R.L.M.
		DRAWN BY:	J.J.B.
		CHKD. BY:	J.A.B.
SCALE:	1"=10'	JOB NO.:	76128
		DRWG. NO.:	2 OF 2

ENGINEERING PLANNING SURVEYING BY
BOENDER ASSOCIATES INC.
BALTIMORE, MD. 466-1777
SALISBURY, MD. 749-1286
WESTMINSTER, MD. 848-5988



- CONSTRUCTION SEQUENCE**
1. OBTAIN GRADING PERMIT.
 2. NOTIFY H.S.C.D. AND BUREAU OF LICENSE PERMITS.
 3. INSTALL DIKES & STABILIZE PER SED. CONTROL NOTE NO.9
 4. EXCAVATE FOR BUILDING.
 5. HAUL ALL EXCESS ASPHALT MATERIAL TO APPROVED DISPOSAL SITE.
 6. STOCK FILL TOPSOIL AS SHOWN & STABILIZE.
 7. STABILIZE BUILDING SITE WITH GRAVEL.
 8. BEGIN CONSTRUCTION OF BUILDING.
 9. ROUGH GRADE SLOPE OUTSIDE OF BUILDING & STABILIZE PER SED. CONTROL NOTE NO.9
 10. COMPLETE CONSTRUCTION OF BUILDING.
 11. FINE GRADE SLOPES OUTSIDE OF BLDG. & STABILIZE PER SED. CONTROL NOTE NO.9
 12. BREAK EX. PAVING. EXCAVATE FOR NEW BARRIER CURB.
 13. REMOVE EX. CURB.
 14. PLACE NEW CURB.
 15. PLACE TOPSOIL IN ISLAND.
 16. STABILIZE PER SED. CONTROL NOTE NO.9
 17. PATCH PAVING ALONG NEW BLDG., CURB & UTILITY TRENCH.
 18. REMOVE SEDIMENT CONTROL STRUCTURES WITH H.S.C.D. APPROVAL.

- SEDIMENT CONTROL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE.
 2. APPLY FOR GRADING PERMIT.
 3. NOTIFY THE H.S.C.D. AND BUREAU OF LICENSE INSPECTIONS AND PERMITS 24 HOURS PRIOR TO GRADING OPERATIONS.
 4. CONSTRUCTION SHALL ADHERE TO THE CONSTRUCTION SEQUENCE.
 5. CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM.
 6. ELEVATIONS MARKED THUS (+) SHALL BE FINISHED GRADE.
 7. EXCESS MATERIAL FOR REUSE SHALL BE STOCKPILED IN A CLEARED LOCATION ON SITE WHICH IS PROTECTED BY SEDIMENT CONTROL STRUCTURE (S). MAXIMUM FILL SLOPE SHALL BE 3:1. STOCKPILED MATERIAL SHALL BE STABILIZED ACCORDING TO SEEDING SPECIFICATIONS BELOW.
 8. SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED ONLY WITH PERMISSION OF H.S.C.D.
 9. STABILIZATION MEASURES
TEMPORARY STABILIZATION:
APPLY: 2000 LBS./AC. OR 46 LBS./1000 SQ. FT. OF PULVERIZED DOLOMIC LIMESTONE. 500 LBS./AC. OR 11.5 LBS./1000 SQ. FT. OF 10-10-10 FERTILIZER, PLANT WITH RYEGRASS @ 40 LBS./AC. MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING.
PERMANENT STABILIZATION:
APPLY: 2000 LBS./AC. OF PULVERIZED DOLOMIC LIMESTONE. 1000 LBS./AC. OF 10-10-10 FERTILIZER.
SEED: 25 LBS./AC. OF KENTUCKY 31 TALL FESCUE.
40 LBS./AC. OF KENTUCKY BLUE GRASS
25 LBS./AC. OF ANNUAL RYE GRASS
NOTE: SEEDING MAY BE DONE BETWEEN MARCH 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY. MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING.
MULCH: 2 TONS/AC. OF UNWEATHERED WHEAT STRAW. TIE MULCH DOWN WITH 480 GAL./AC. OF LIQUID ASPHALT.

NOTE:
WATER TO BE EXTENDED FROM NEAREST COLD WATER CONNECTION IN EX. BUILDING

SITE ANALYSIS

TOTAL AREA OF SITE	0.366 AC.
AREA DISTURBED	0.080 AC.
GROUND COVER	ASPHALT

DRAINAGE AREA

A	= 0.3 AC
C	= 0.25
CA	= 0.285

