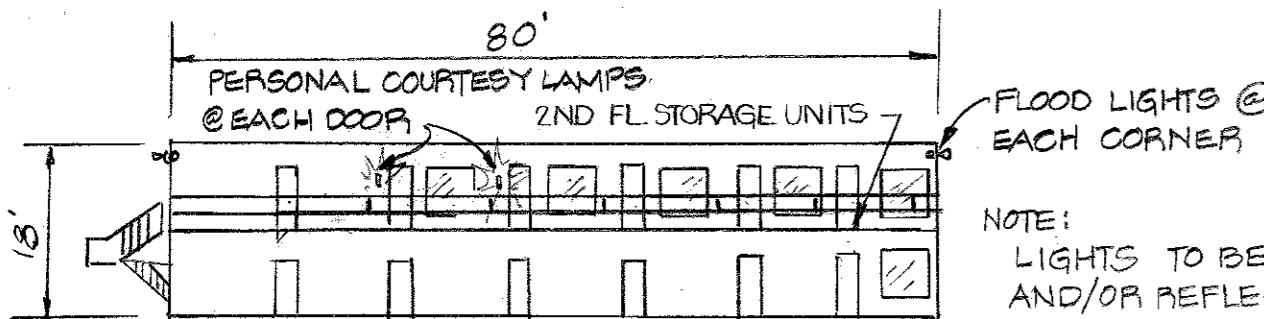


CONSTRUCTION SEQUENCE

1. OBTAIN BUILDING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS 24 HRS. PRIOR TO GRADING OPERATION.
3. INSTALL TEMP SEDIMENT CONTROL MEASURES.
4. BEGIN EARTHWORK - MAINTAINING SEDIMENT CONTROL MEASURES. STABILIZE WITH TEMP. GRASS SEEDING.
5. CONSTRUCT BLDG.
6. FINE GRADE DISTURBED AREAS.
7. STABILIZE WITH PERMANENT STABILIZATION MEASURES.
8. REMOVE TEMP SEDIMENT CONTROL MEASURES ONLY WITH APPROVAL OF HOWARD CO. BUREAU OF LICENSE, INSPECTIONS, AND PERMITS.



PROPOSED BUILDING SCHEMATIC

SCALE: HOR: 1" = 20'
VER: 1" = 20'

SITE ANALYSIS

1. TOTAL AREA = 0.26 AC.
2. DRAINAGE AREA = 0.48 AC.
3. AREA DISTURBED = 0.10 AC ± (1,573 S.F.)
4. GROUND FLOOR DISTURBED AREA OF BLDG. = 0.10 AC ± (1,605 S.F.)
5. AREA REVEGETATED = .09 AC ± (3,920 S.F.)
6. AREA UNDISTURBED = 0.77 AC ±

NOTE: ALL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

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 SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: John A. Boender (AGENT) DATE: 7-20-78

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 OF THE DISTRICT SOIL CONSERVATION DISTRICT.

ENGINEER: William G. Hartel, P.L.S. NO. 2432 DATE: 7-21-78

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

COUNTY HEALTH OFFICER: James D. Borden DATE: 12-4-78

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

PLANNING DIRECTOR: Thomas J. Kama DATE: 12-5-78

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12-5-78

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

C. Wayne Ray DATE: 11-22-78
U.S. SOIL CONSERVATION SERVICE

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

WES FARR DATE: 11-21-78
SOIL CONSERVATION DISTRICT

DECLARATION FOR WATER MORATORIUM

PUBLIC WATER IS NOT AVAILABLE FOR THE PROPOSED 12 UNITS SHOWN ON THIS PLAN. ANY REQUIRED WATER EXTENSION WILL NOT BE CONNECTED TO THE PUBLIC WATER SYSTEM UNTIL ALL NECESSARY WATER TRANSMISSION MAINS ARE COMPLETELY CONSTRUCTED AND WATER IS ALLOCATED FOR THESE UNITS BY HOWARD COUNTY. FURTHERMORE, BUILDING PERMITS FOR THE LOTS IN THIS SUBDIVISION WILL NOT BE ISSUED WHERE PUBLIC WATER SERVICE IS REQUIRED UNTIL THE WATER SUPPLY TO THE COUNTY IS SUFFICIENTLY INCREASED AND ALLOCATION FOR THIS PROPERTY IS MADE BY HOWARD COUNTY.

ACCEPTED AS A CONDITION FOR APPROVAL:

BY: [Signature] (OWNER) DATE: 11-15-78

DECLARATION FOR SEWER MORATORIUM

THE PROPOSED 12 UNITS ON THIS PLAN IS LOCATED WITHIN THE DRAINAGE AREA SERVED BY THE PATAPSCO SEWAGE TREATMENT PLANT. SEWAGE TREATMENT CAPACITY IS NOT AVAILABLE TO THE PROPOSED 12 UNITS AND ANY REQUIRED SEWER EXTENSION WILL NOT BE CONNECTED TO THE PUBLIC SEWER SYSTEM UNTIL TREATMENT CAPACITY IS ALLOCATED FOR THESE UNITS BY HOWARD COUNTY. FURTHERMORE, BUILDING PERMITS FOR THESE 12 UNITS SHOWN ON THIS PLAN WILL NOT BE ISSUED WHERE PUBLIC SEWER SERVICE IS REQUIRED UNTIL THE TREATMENT PLANT CAPACITY IS ALLOCATED FOR THIS PROPERTY BY HOWARD COUNTY.

ACCEPTED AS A CONDITION FOR APPROVAL:

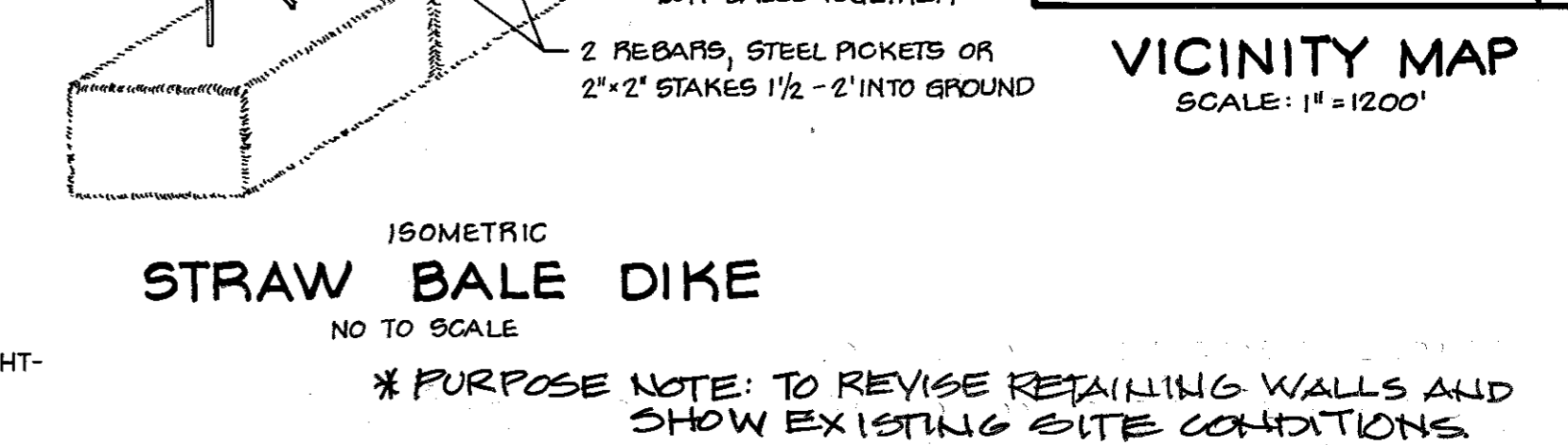
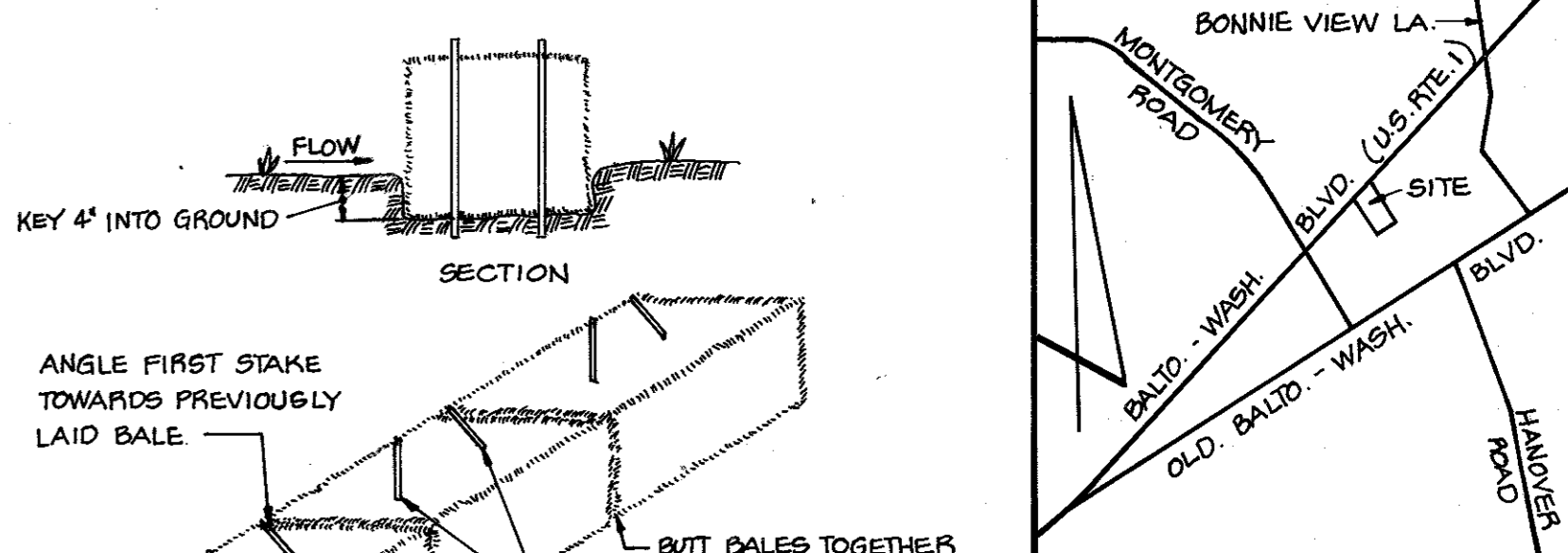
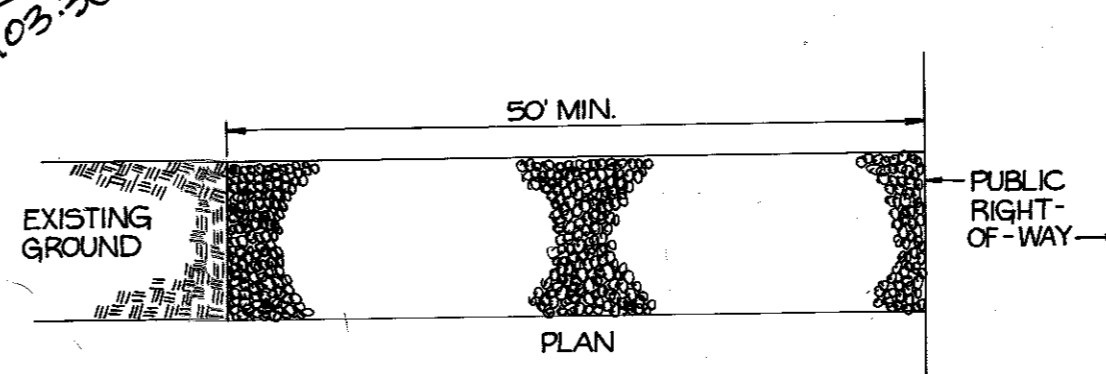
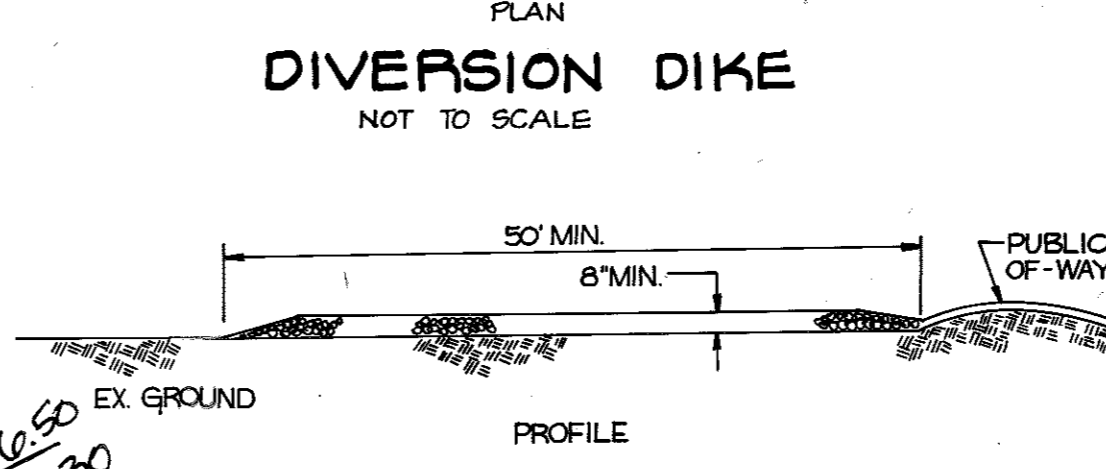
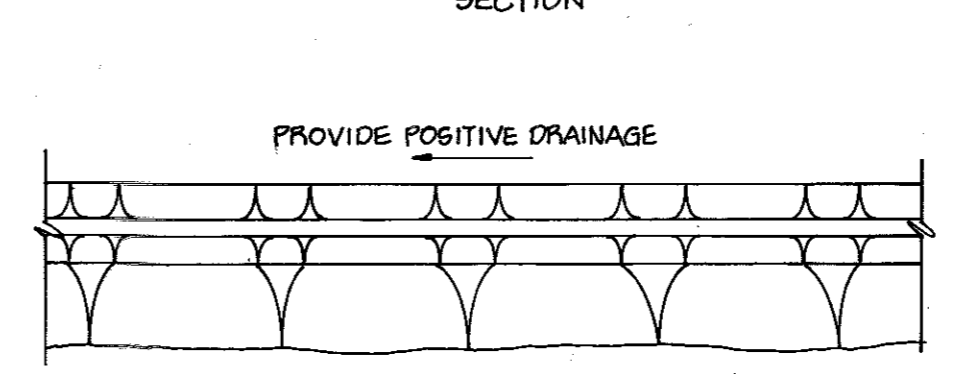
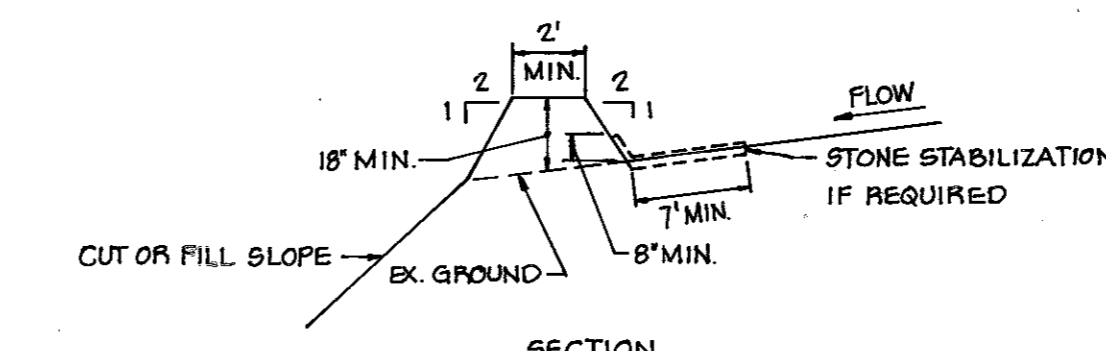
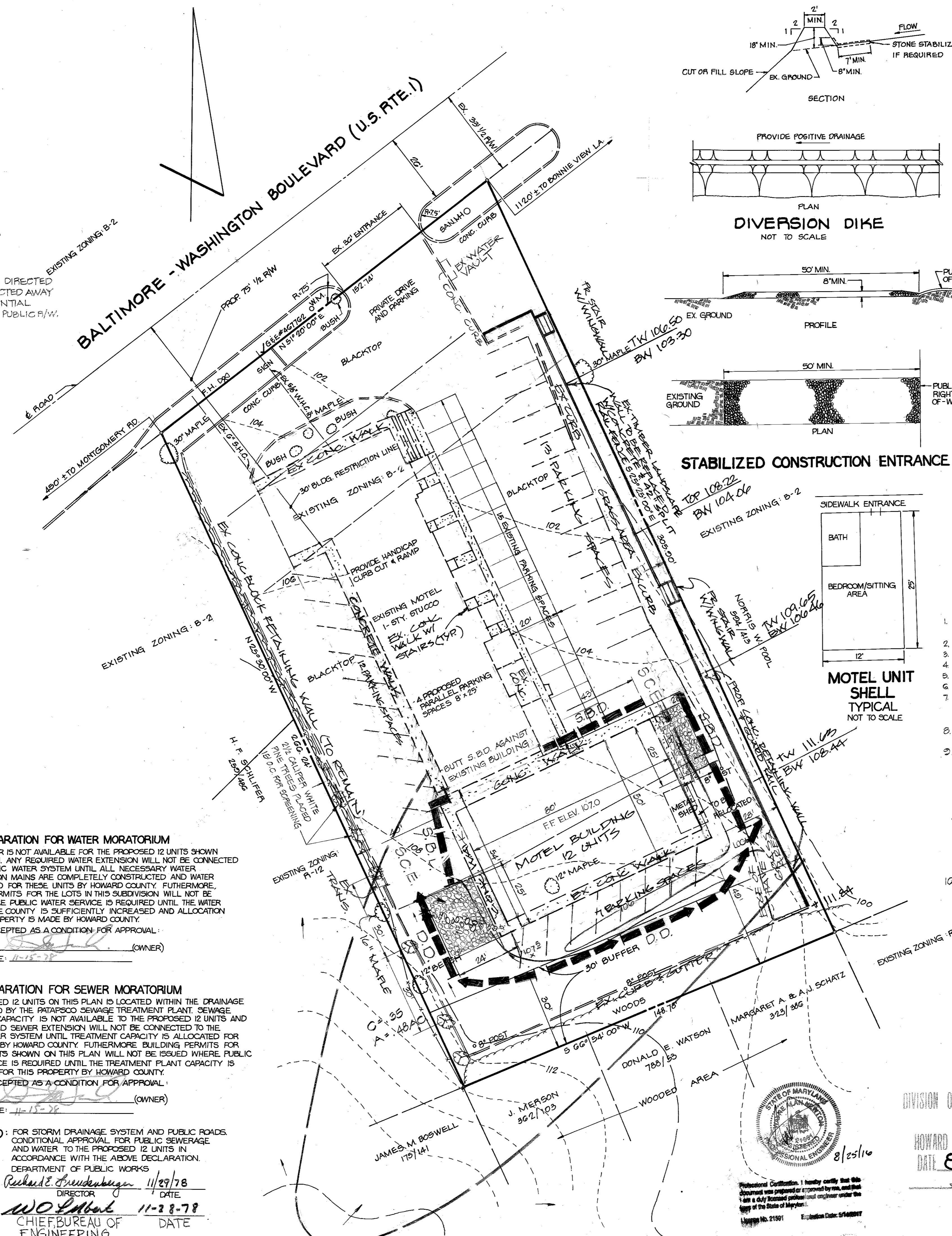
BY: [Signature] (OWNER) DATE: 11-15-78

APPROVED FOR STORM DRAINAGE SYSTEM AND PUBLIC ROADS. CONDITIONAL APPROVAL FOR PUBLIC SEWERAGE AND WATER TO THE PROPOSED 12 UNITS IN ACCORDANCE WITH THE ABOVE DECLARATION.

DEPARTMENT OF PUBLIC WORKS

Richard E. Brudenburg DATE: 11/29/78
DIRECTOR

W.O. Lott DATE: 11-28-78
CHIEF, BUREAU OF ENGINEERING



- GENERAL NOTES**
1. TAX MAP: 35 PARCEL: 118
 2. DEED REFERENCE: 512/671
 3. EXISTING ZONING: B-2
 4. ADDITIONAL LIGHTING TO BE WALL MOUNTED UP/DOWN DIRECTIONAL LIGHTING. LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM RESIDENTIAL PROPERTY AND PUBLIC R/W.
 5. PROPOSED SITE USE: 35 UNIT MOTEL
 6. BALTIMORE-WASHINGTON BLVD. (U.S. RTE. 1) IS AN EXISTING PUBLIC ROAD
 7. PARKING REQUIREMENTS:

EX. 15 UNITS @ 15 SPACE/UNIT	15 SPACES
PROP. 20 UNITS @ 15 SPACE/UNIT	20 SPACES
4 EMPLOYEES @ 15 SPACE/2 EMPLOYEES	2 SPACES
	37 SPACES
	SPACES PROVIDED: 45 SPACES
 8. EX. PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED. TO BE CONNECTED TO EXISTING SERVICES FOR EXISTING MOTEL.
 9. BOUNDARY AND EXISTING BUILDING, DRIVES, PARKING AND UTILITIES SHOWN HEREON ARE BASED ON SITE PLAN PREPARED BY LON O. OVERTON & ASSOCIATES, DATED MAY, 1968.
 10. TOTAL AREA OF SITE: 0.26 AC.
BUILDING COVERAGE = 22 AC. = 23%
OPEN SPACE = 27 AC. = 28%

- 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 U.S.D.A. SOIL CONSERVATION SERVICE.
 2. APPLY FOR GRADING PERMIT.
 3. NOTIFY THE 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 WITH (X) SHALL BE FINISHED GRADE.
 7. ANY EXCESS MATERIAL SHALL BE STOCKPILED IN A CLEARED LOCATION ON SITE WHICH IS PROTECTED BY SEDIMENT CONTROL STRUCTURES. MAXIMUM FILL SLOPES 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 THE BUREAU OF LICENSE, INSPECTIONS AND PERMITS.
 9. STABILIZATION MEASURES - TEMPORARY STABILIZATION: APPLY 2000 LBS./AC. OF 40 LB. OF PULVERIZED DOLOMIC LIMESTONE, 500 LBS./AC. OF 10-10-10 FERTILIZER, PLANT WITH PLYGRASS AT 40 LBS./AC. MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING.
 10. PERMANENT STABILIZATION: APPLY 2000 LBS./AC. OF PULVERIZED DOLOMIC LIMESTONE, 500 LBS./AC. OF 10-10-10 FERTILIZER, SEED: 85 LBS./AC. OF KENTUCKY 31 TALL PESCUE, 40 LBS./AC. OF KENTUCKY BLUE GRASS, 25 LBS./AC. OF ANNUAL PLYGRASS.
- NOTE: SEEDING MAY BE DONE: MAR. 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY, MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING. MULCH: 2 TONS/AC. OF UNWEATHERED WHEATSTRAW. TIE DOWN MULCH WITH 480 GAL./AC. OF LIQUID ASPHALT.
10. ALL EXISTING TREES & SHRUBS TO BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE, ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY.

APPROVED HOWARD COUNTY DEPT. PLANNING & ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: _____

DIRECTOR - DEPT. OF PLANNING & ZONING DATE: _____

OWNER & DEVELOPER: OM HAR. 301 LIMITED PARTNERSHIP, 6051 WASHINGTON BLVD, ELK RIDGE, MARYLAND 21075

REV. 2-26-86 EX. PARKING, PARKING TROUBLES

APPROVED DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND

DATE: 8-23-78

Professional Certification: I hereby certify that this document was prepared or approved by me, that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 21501 Expiration Date: 5/1/1987

REVISED SITE DEVELOPMENT PLAN AND GENERAL NOTE # 5

TITLE: **RITZ MOTEL**

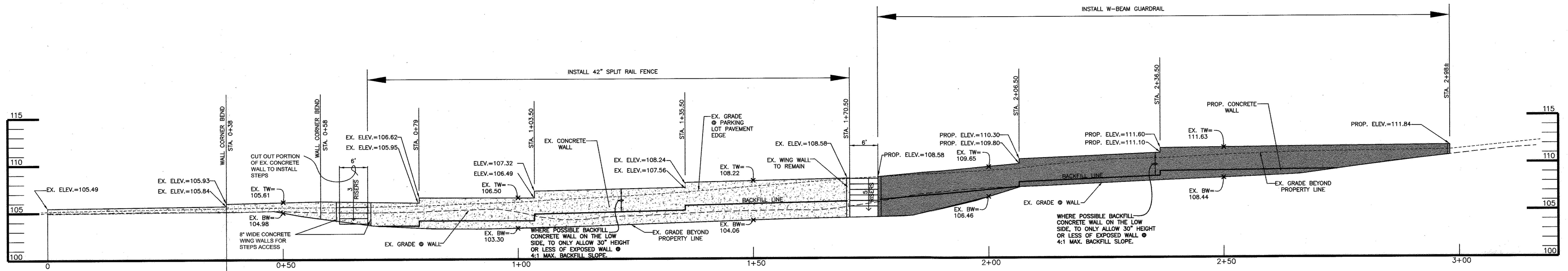
PROJECT: **1ST ELECTION DISTRICT**

LOCATION: **HOWARD CO., MD.**

DATE: JULY, 1978	DESIGN BY: J.J.B.	DRAWN BY: J.J.B.	CHECKED BY: W.G.H.
SCALE: 1" = 20'	JOB NO.: 78123	DRAWING NO.: 1 OF 3	

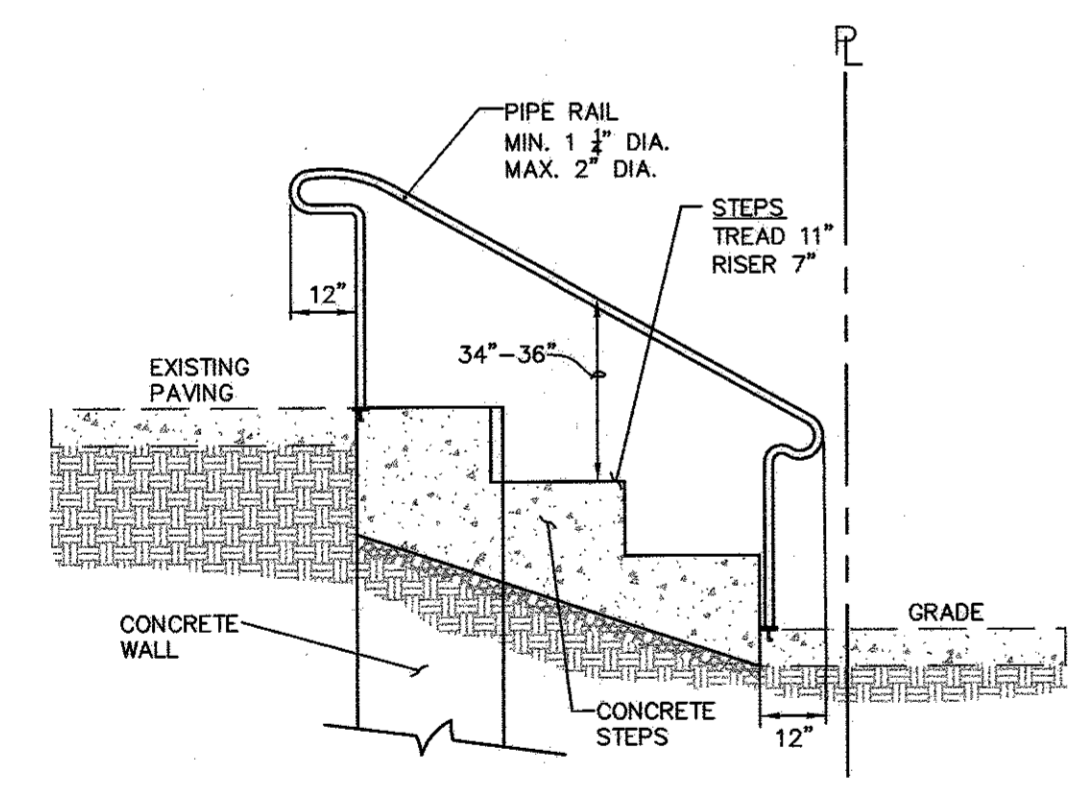
boender associates
SUITE 102-107 TOWN & COUNTRY BUILDING
ELLCOTT CITY, MARYLAND 21043
BALTIMORE 301-468-7777 SALISBURY 301-749-1286

engineers
surveyors
planners

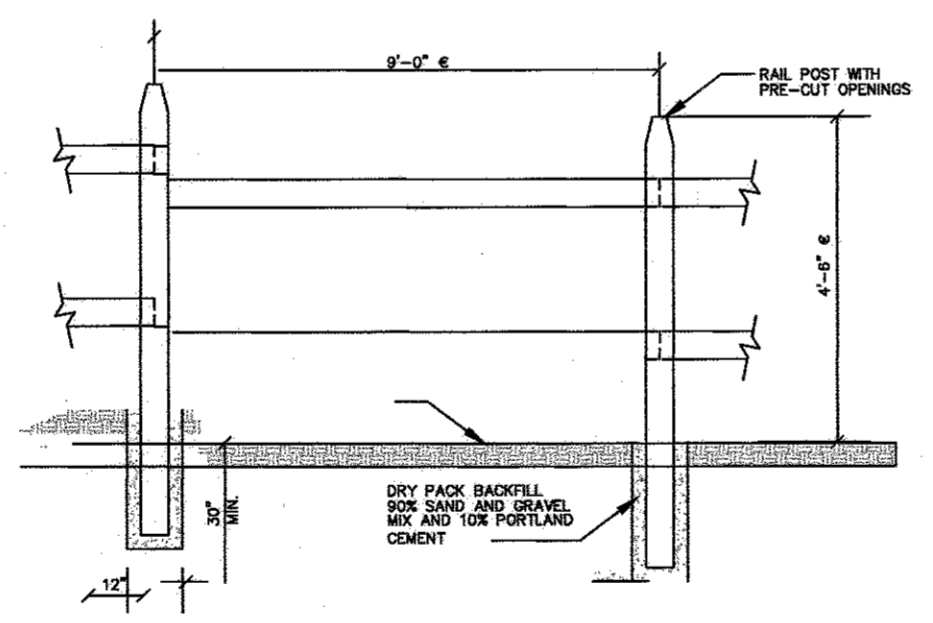


CONCRETE WALL PROFILE
SCALE: 1"=5' VERT.
1"=10' HORZ.

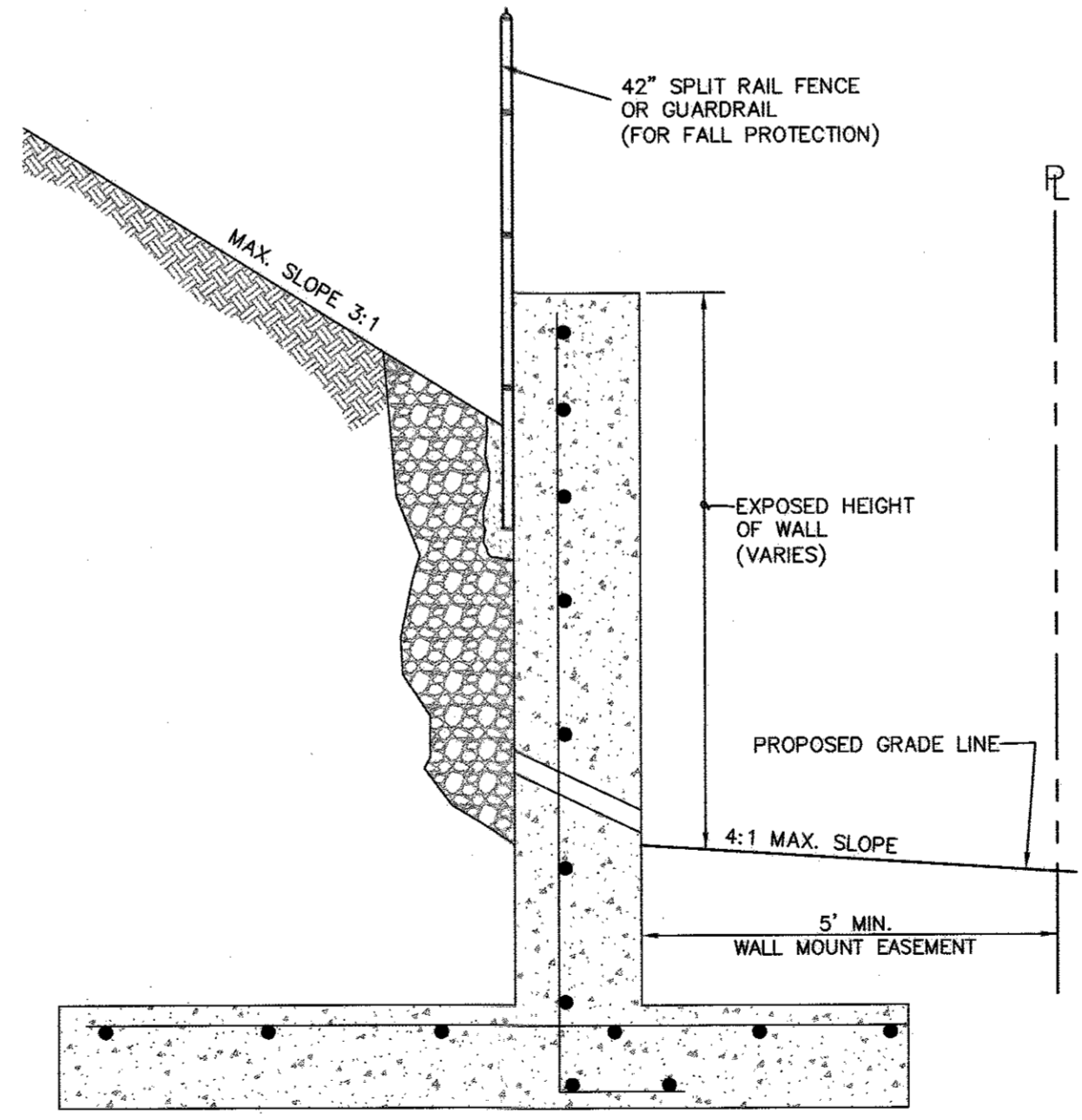
CONCRETE WALL PROFILE
SCALE: 1"=5' VERT.
1"=10' HORZ.



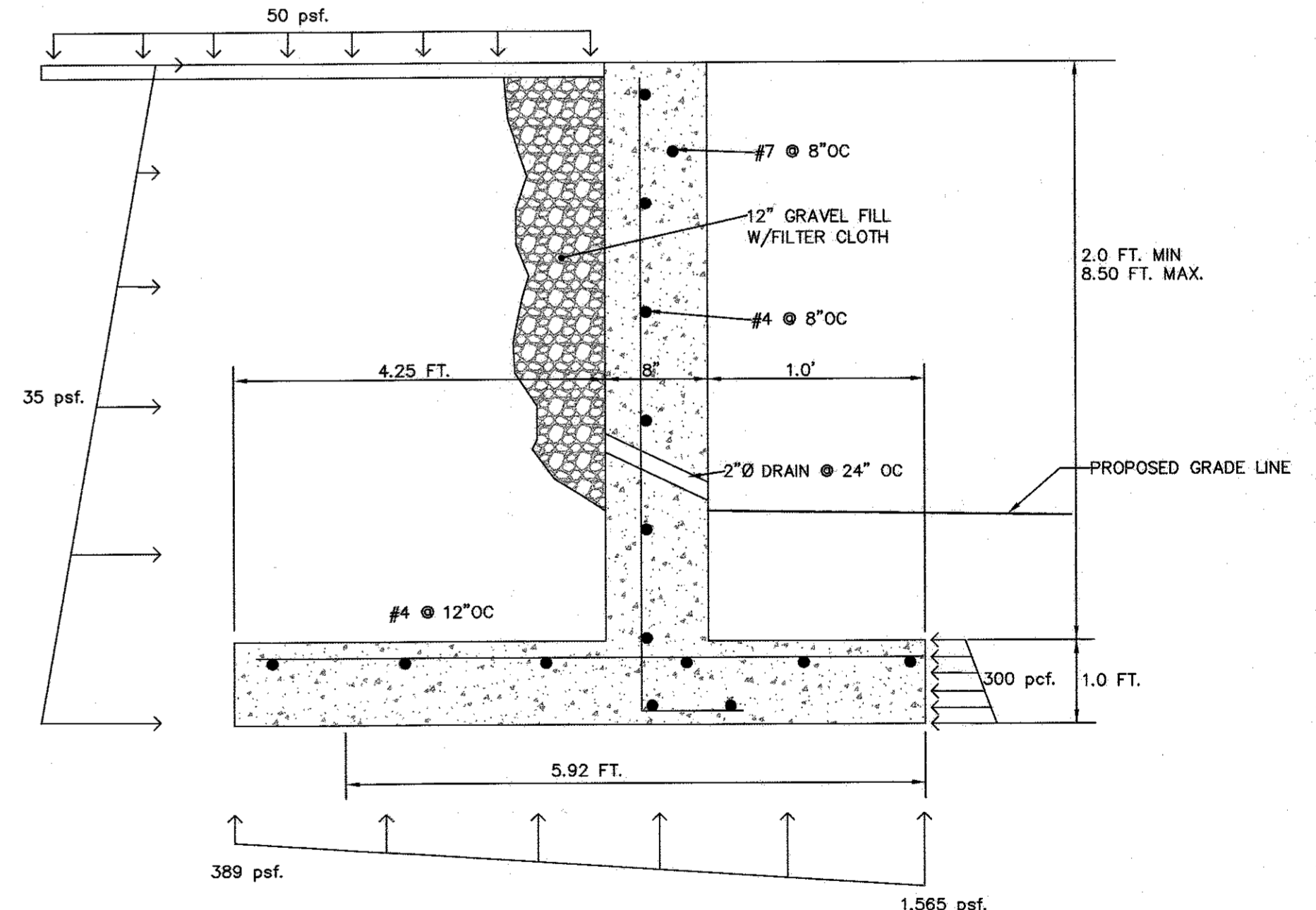
CONCRETE STEPS & HANDRAIL DETAIL
NOT TO SCALE



SPLIT RAIL FENCE DETAIL
NOT TO SCALE



WALL FOOTER W/ FENCE RAIL DETAIL
NOT TO SCALE
NOTE: INSTALL FENCE ANYWHERE EXPOSED
HEIGHT OF WALL EXCEEDS 30"



WALL FOOTER DETAIL
NOT TO SCALE
DETAIL PROVIDED BY: JOHN L. SCHNEIDER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

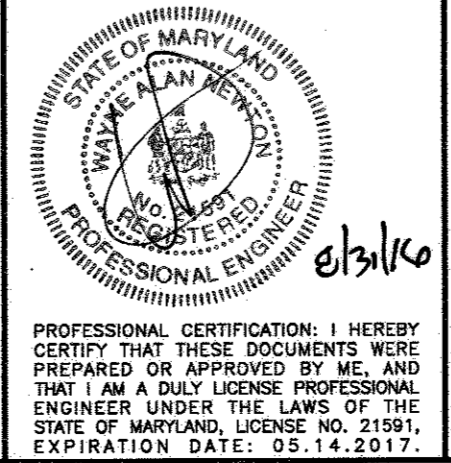
<i>Paul Anderson</i> Chief, Development Engineering Division	9-22-16 Date
<i>Ken Shalwood</i> Chief, Division of Land Development	9-26-16 Date
<i>William J. Jellie</i> Director	9-30-16 Date

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: info@messickandassociates.com

* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES

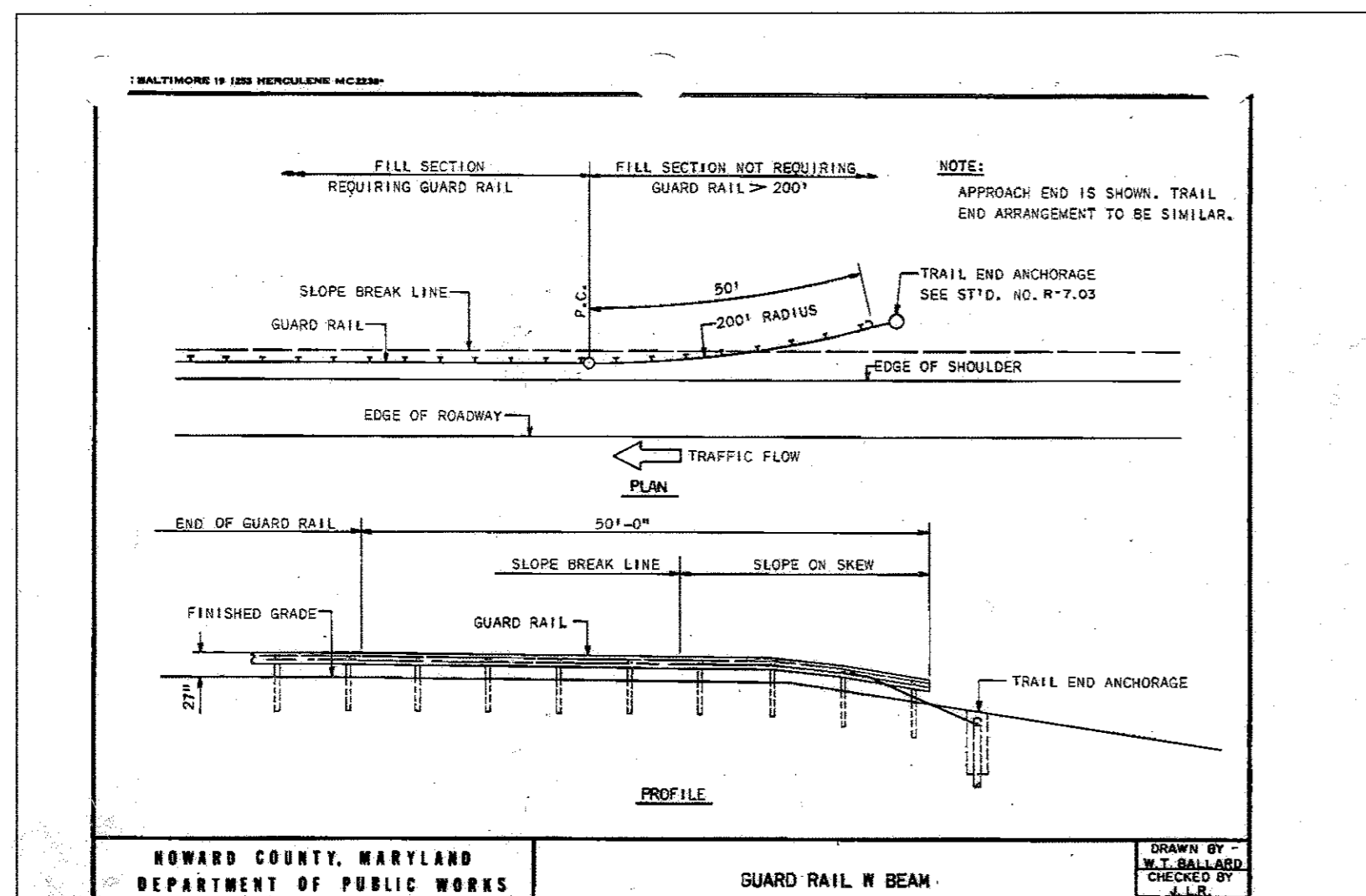
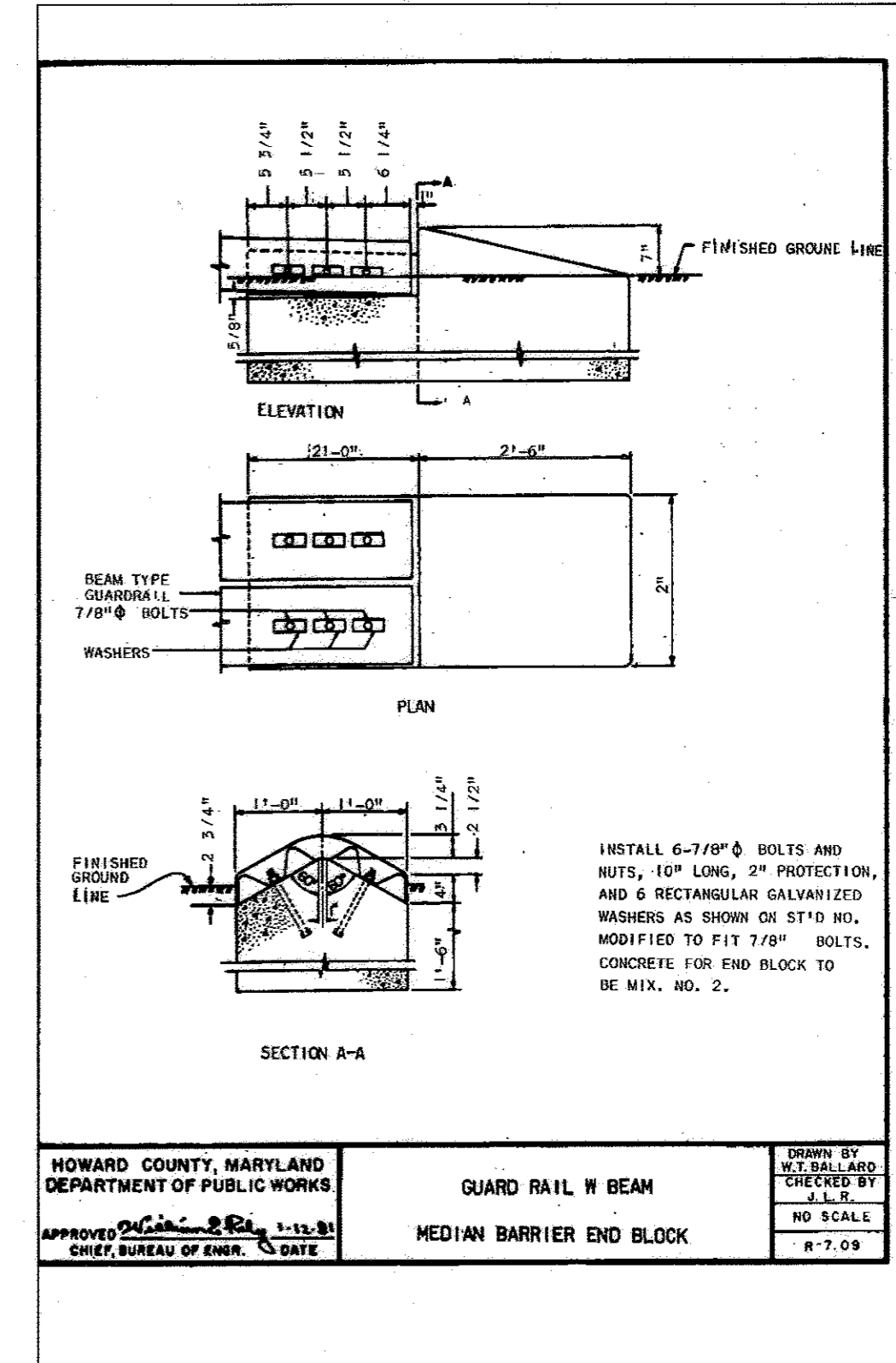
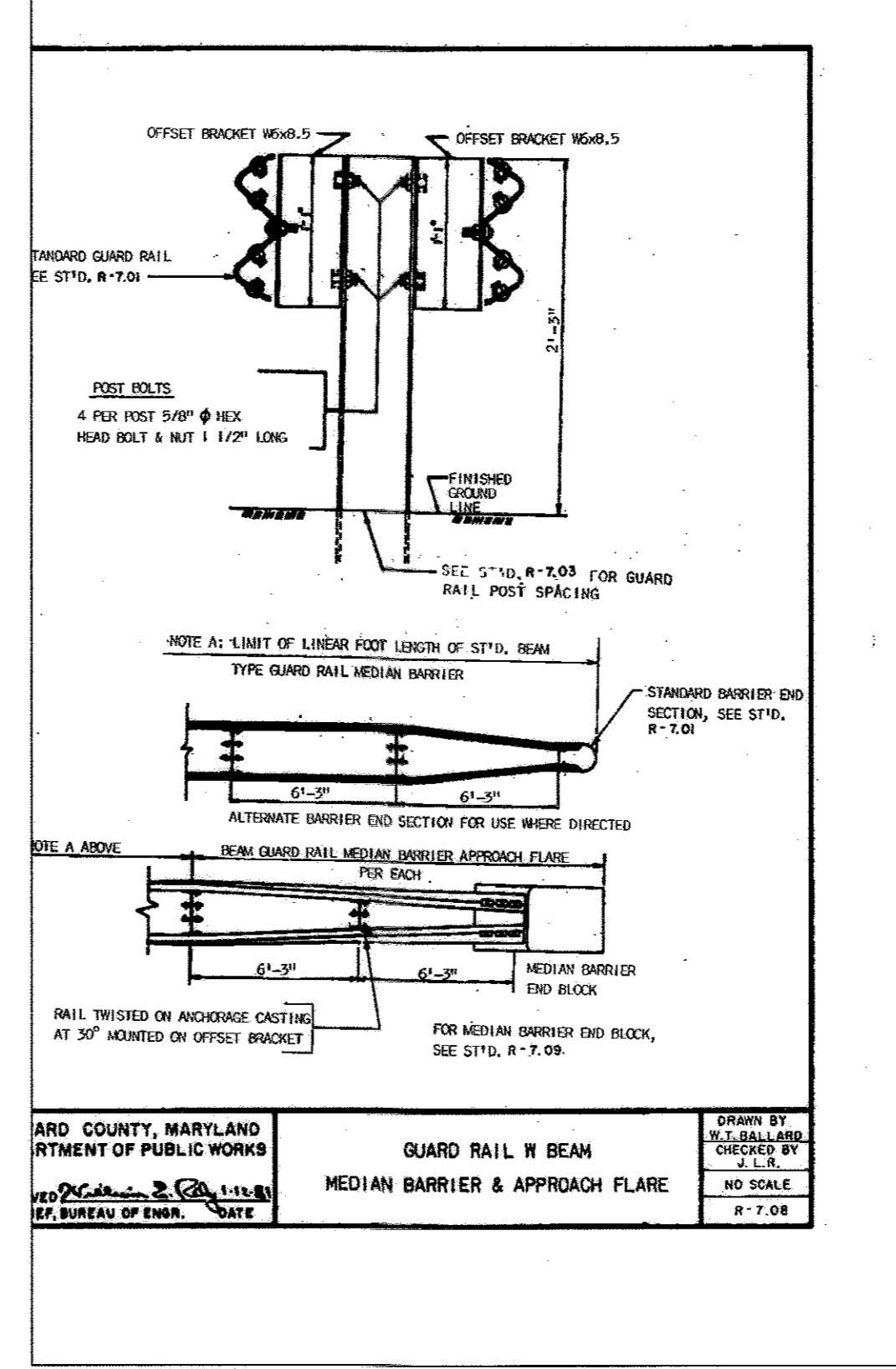
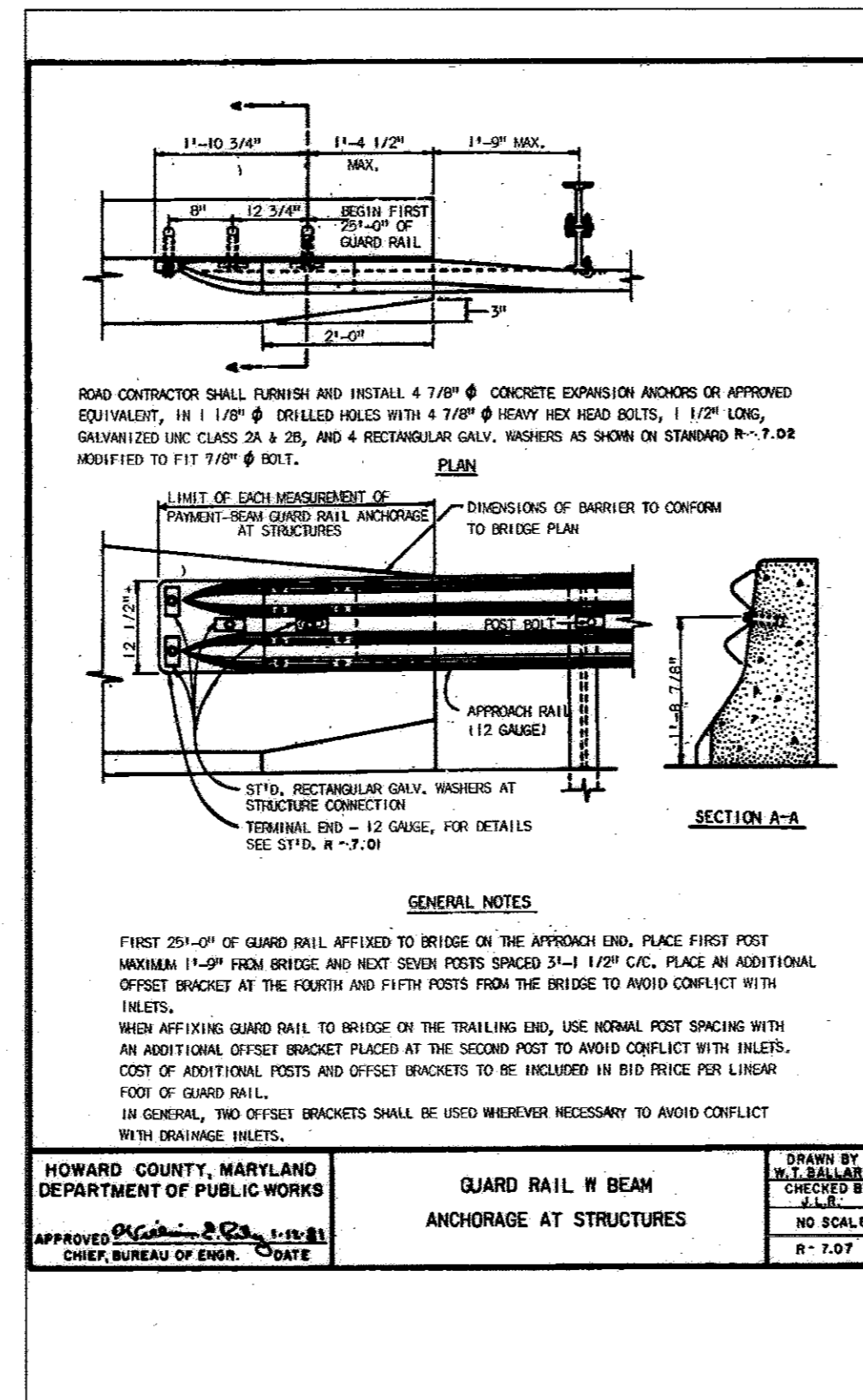
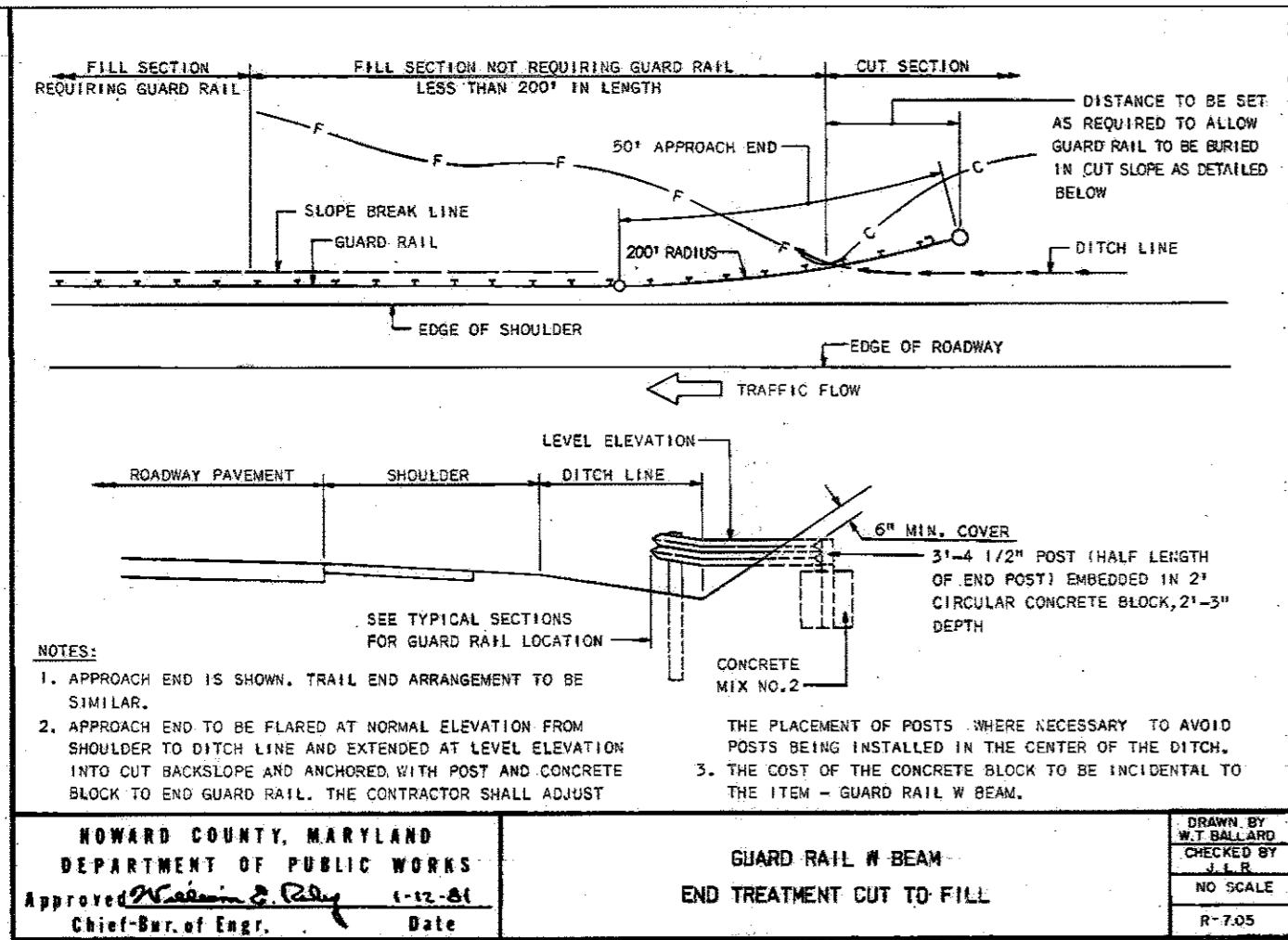
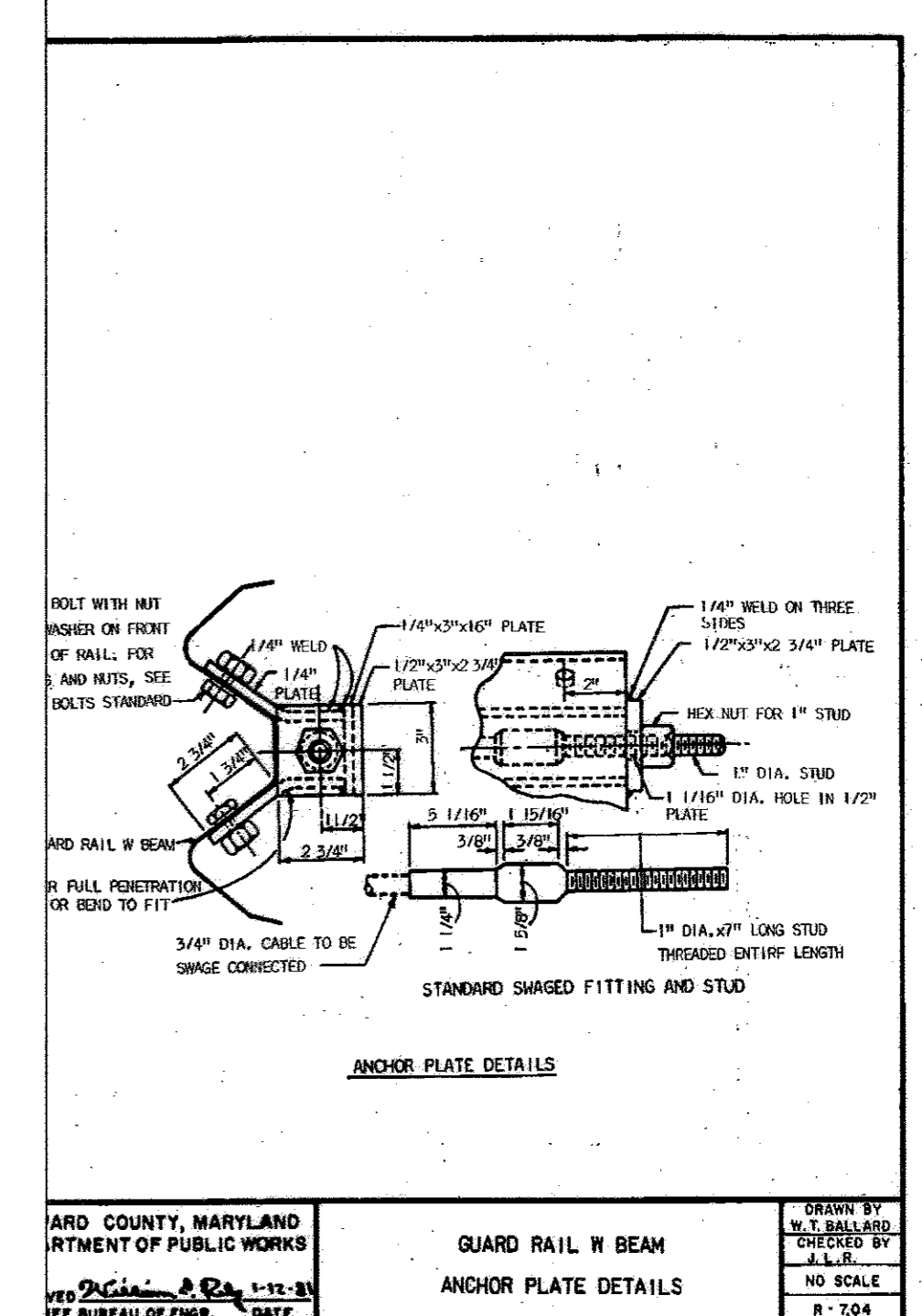
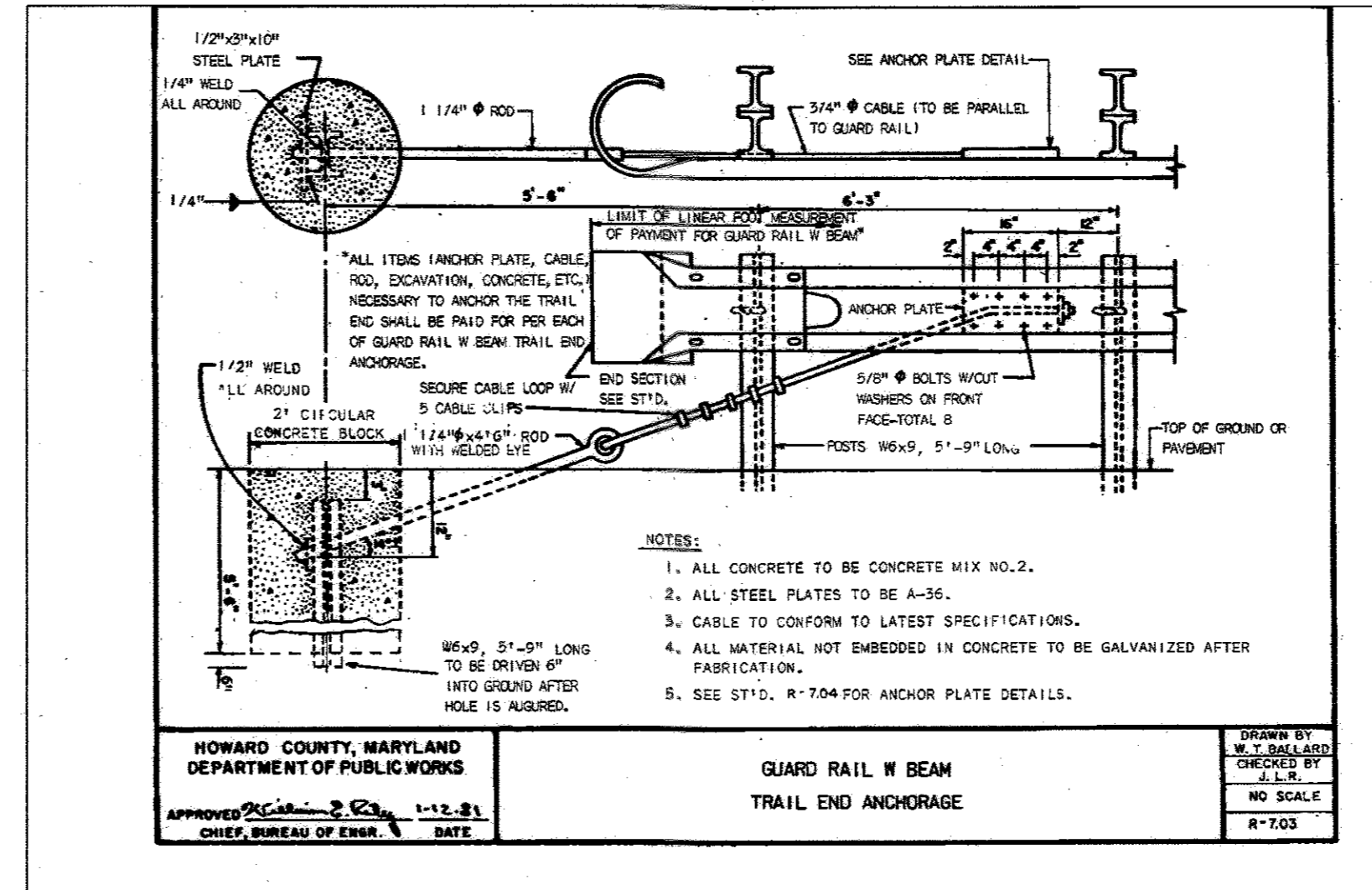
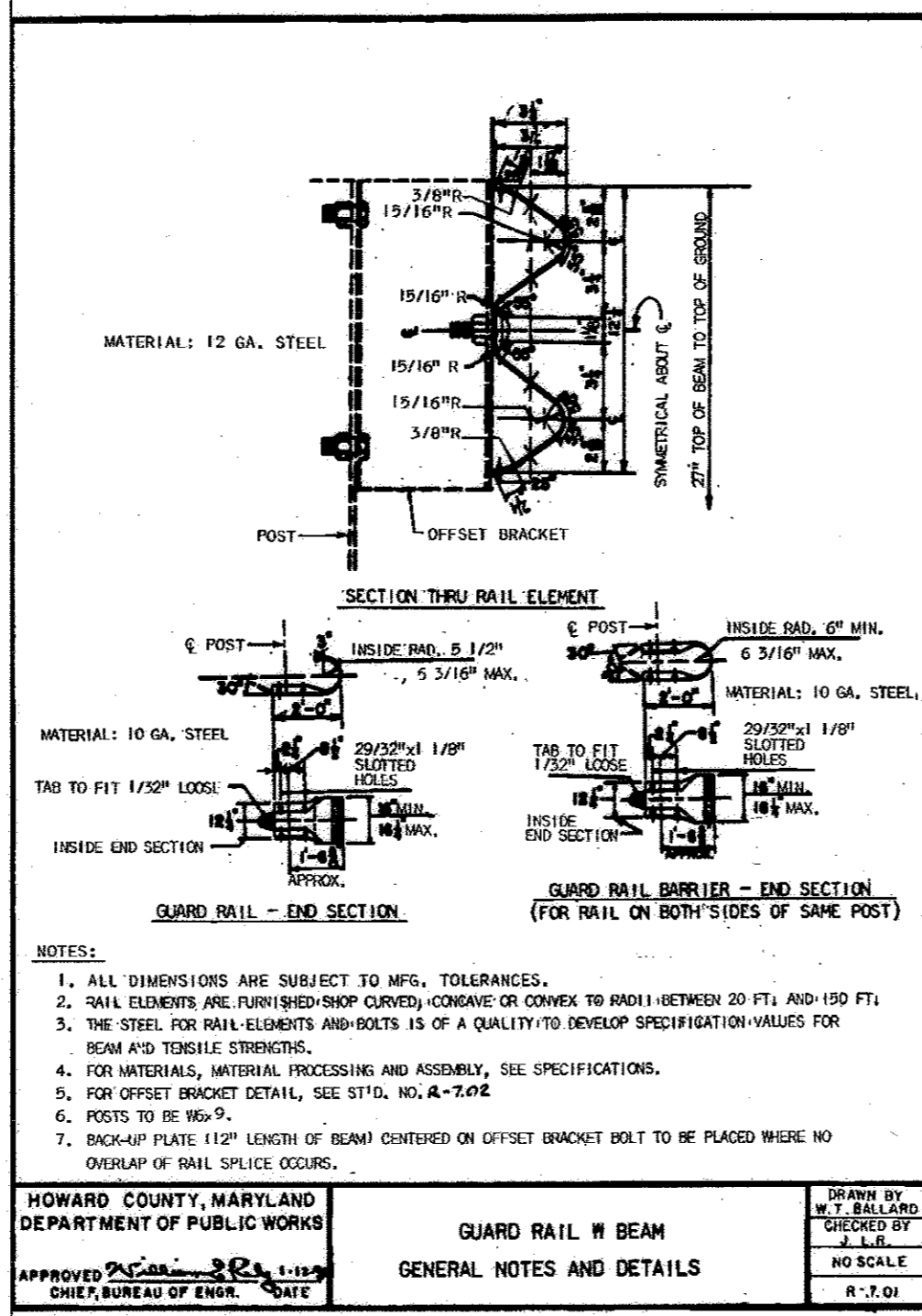
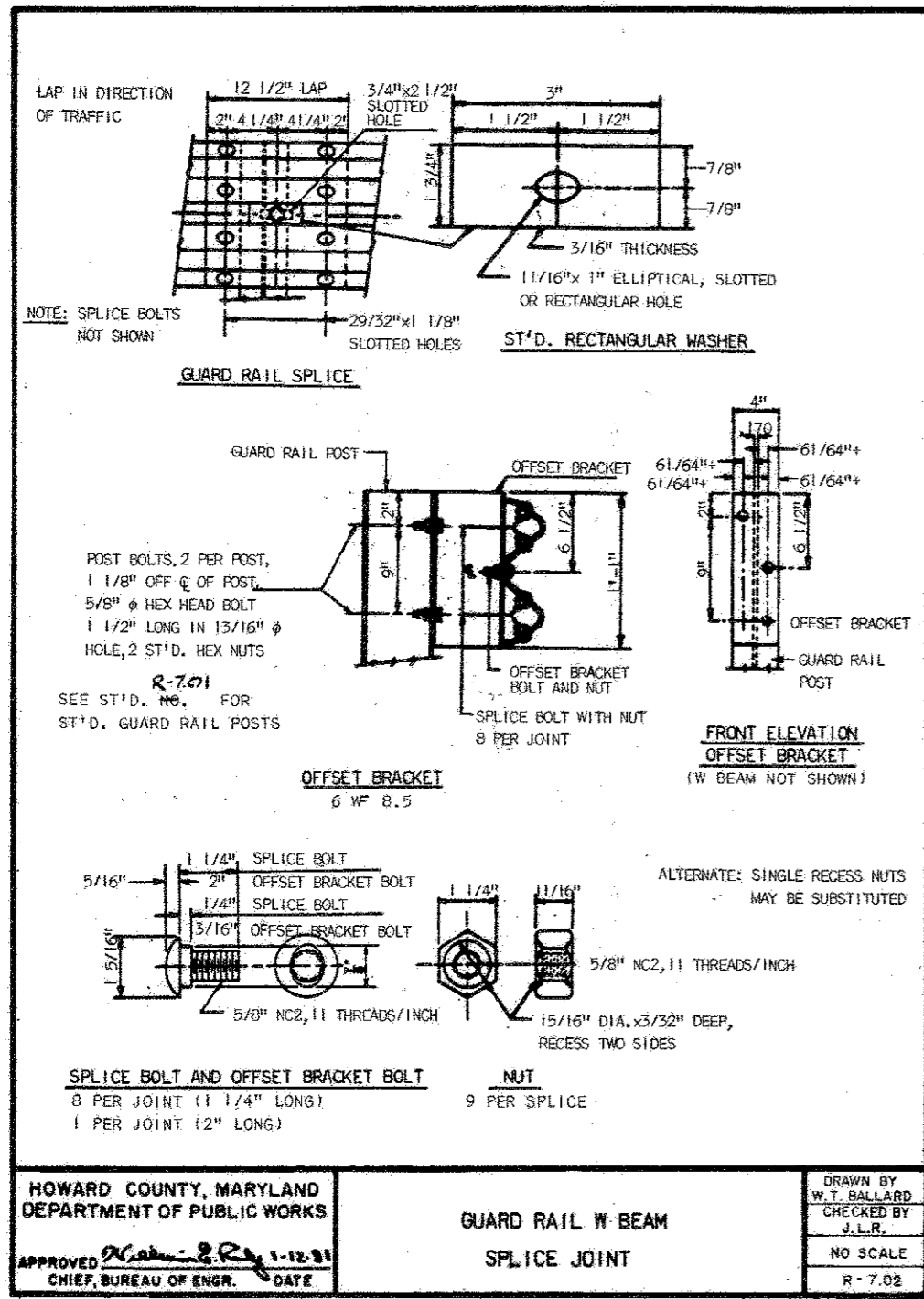


OWNER/DEVELOPER:
OM HARI BOL LIMITED PARTNERSHIP
6251 WASHINGTON BLVD.
ELKRIDGE, MD. 21075-5236

RETAINING WALL / STAIRS & WALL DETAILS

RITZ MOTEL

6251 WASHINGTON BLVD., ELKRIDGE, MD. 21075
TAX MAP: 38 GRID: 8 PARCEL: 118
ZONING: B-2
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2016 SHEET: 2 OF 3



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 9-22-16
Chief, Development Engineering Division JP Date

[Signature] 9-26-16
Chief, Division of Land Development gw Date

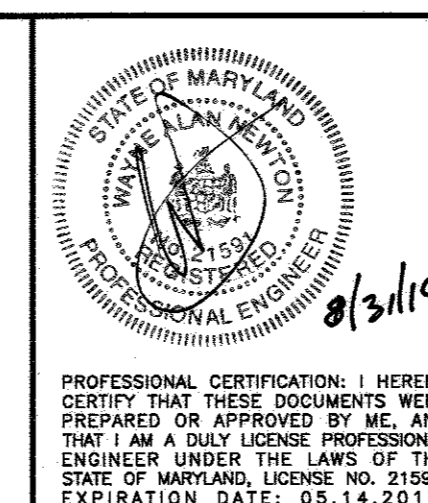
[Signature] 9-30-16
Director Date

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: info@messickandassociates.com

* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES



OWNER/DEVELOPER:
OM HARI BOL LIMITED PARTNERSHIP
6251 WASHINGTON BLVD.
ELKCRIDGE, MD. 21075-5236

W-BEAM GUARDRAIL DETAILS

RITZ MOTEL

6251 WASHINGTON BLVD., ELKCRIDGE, MD. 21075
TAX MAP: 38 GRID: 8 PARCEL: 118
ZONING: B-2
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2016 SHEET: 3 OF 3