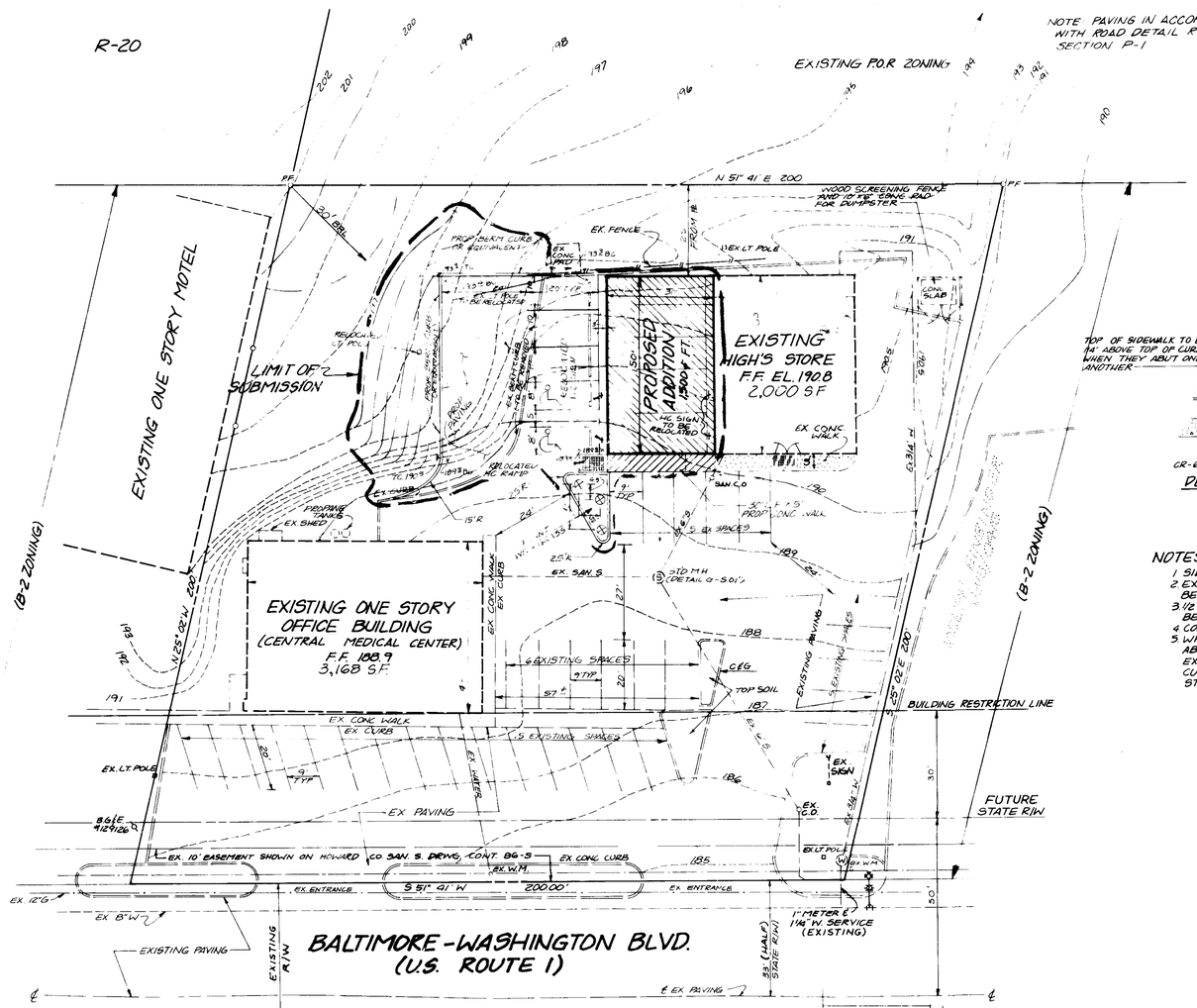


SITE PLAN
1" = 20'

PROPOSED BUILDING PROFILE
(FACING NORTH)
NO SCALE

OWNER: H.S. CELGIN, MD
4631 MONTGOMERY ROAD
ELLICOTT CITY, MARYLAND 21043
PHONE 301-465-2918

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 10-14-85

Reviewed for HOWARD S.C.D. Name and meets Technical Requirements.
10/24/85
U.S. Soil Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Howard S.C.D. — 10/24/85 Date

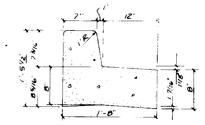
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — 10-30-85 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR — 11-1-85 DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — 10-31-85 DATE

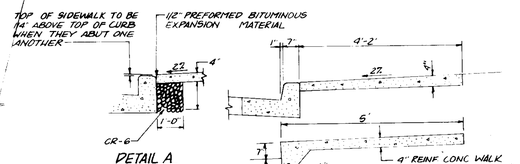
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — 10-29-85 DATE
CHIEF BUREAU OF ENGINEERING — 10-28-85 DATE

NOTE: PAVING IN ACCORDANCE WITH ROAD DETAIL R 2.01 SECTION P-1

PAVING SECTION
(DRIVEWAY & PARKING AREAS)
NO SCALE



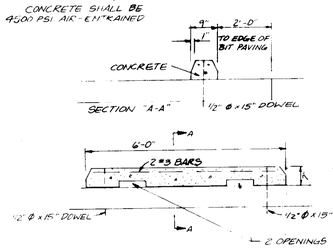
CONCRETE CURB & GUTTER
(REVERSE GUTTER SLOPE)



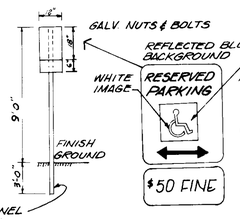
CURB/WALK DETAIL
NO SCALE

NOTES:
1. SIDEWALK TO BE SCRIBED IN 5' MAXIMUM SQUARES.
2. EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO BE MORE THAN 15' APART.
3. ½" PREFORMED BITUMINOUS EXPANSION JOINTS TO BE KEPT ¼" BELOW SURFACE OF SIDEWALK.
4. CONCRETE MIX TO BE NO. 2.
5. WHEN SIDEWALK ABUTS CURB, WALK SHALL BE ¼" ABOVE CURB WITH ½" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB AND RESTING ON A COMPACTED CRUSHED STONE BASE. SEE DETAIL A THIS SHEET.

CONCRETE SIDEWALK



CONCRETE BUMPER CURVE
NO SCALE



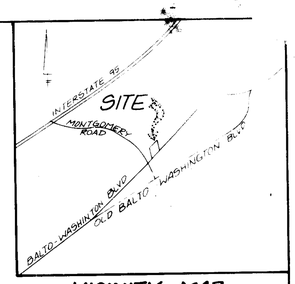
NOTE: H.C. PARKING SIGN SHALL BE AS SHOWN IN 1978 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (REVISION No. 1) SIGN No. "R7-8"

STANDARD TRAFFIC U-CHANNEL METAL POST DRIVEN INTO GROUND

NOTE: WHEELCHAIR SYMBOL TO BE PAINTED ON PARKING SPACE PAVEMENT.

H.C. PARKING SPACE & RAMP
NO SCALE

H.C. PARKING SIGN
NO SCALE



VICINITY MAP
SCALE 1" = 2000'

SITE DEVELOPMENT NOTES

1. PROPERTY
   A) TAX MAP: 38 PARCEL 35
   B) DEED REF: LIBER 973 FOLIO 403
   C) RECORD PLAT: NONE
2. SITE ANALYSIS
   A) PARCEL AREA: 0.893 ± AC.
   B) PRESENT ZONING: B-2
   C) PROPOSED USE: MEDICAL CENTER & RETAIL SALES
   D) BUILDING AREA: EXISTING 5,145 S.F.
      PROP. 1,500 S.F.
      TOTAL 6,645 S.F.
   E) REQUIRED PARKING: 33 FOR PROP. AND EXIST. BLDG.
   F) PARKING PROVIDED: 36 (INCLUDING 2 HANDICAP SPACES FOR PROP. AND EXISTING BUILDING.
   G) PROPOSED SITE COVERAGE
      PROP. BLDG. AREA: 1,500 S.F. (3.1 %)
      PROP. PAVING AREA: 456 (.1 %)
      PROP. GREEN AREA: 2854 (92.8 %)
      TOTAL PROP. SITE AREA: 4.76 SF (100.0 %)
3. EX. PUBLIC WATER AND SEWER TO BE UTILIZED. NO NEW EXTERIOR CONNECTIONS PROPOSED.
4. ALL ROADS AND PARKING ARE PRIVATELY OWNED AND MAINTAINED.
5. TOPOGRAPHICAL SURVEY BY H. MALMUD & ASSOC. INC.
   A) SURVEY DATE: 4/16/83
   B) BENCH MARK: NO. 24-7006 -12 HOWARD CO. STA. EL. 180.616
   (FURNISHED BY OWNER)
6. CONSTRUCTION
   A) CALL "MISS UTILITY" 24 HRS. PRIOR TO STARTING ANY CONSTRUCTION.
   B) ALL DAMAGES TO PUBLIC R/W AREA, PAVING, CURB AND GUTTER SHALL BE REPAIRED AT THE OWNERS EXPENSE.
   C) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARD DETAILS AND SPECIFICATIONS
7. STORM WATER MANAGEMENT: SATISFIED, LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
8. GROSS PROPOSED ADDITIONAL PAVING = 1,200 ♯
   EXISTING TO BE REVEGETATED = 130 ♯
   NET PROPOSED PAVING = 1,330 ♯
   5% LANDSCAPE ISLAND REQ'D = 54 SQ. FT.
9. EXISTING HIGH'S STORE = 2,000
   EXISTING MEDICAL BLDG. = 3,168
   PROP. ADDITION = 1,500
   TOTAL = 6,668
10. MAXIMUM NUMBER OF EMPLOYEES IN THE EXISTING OFFICE BUILDING = 12
11. NO BUILDING RESTRICTION LINES ON EAST AND WEST PROPERTY LINES.
12. EXISTING RETAIL COVERAGE: 2000 ♯
    PROPOSED RETAIL ADDITION = 1,500 ♯
    TOTAL RETAIL AREA = 3500 ♯
13. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIALLY ZONED AREAS.

GENERAL CONSTRUCTION NOTES

1. INFORMATION SHOWN FOR ON-SITE UTILITIES WAS TAKEN FROM "ELKRIDGE MEDICAL CENTER" SITE PLAN DATED SEPT. 24, 1979 PREPARED BY: WATKINS & VITALE, CONSULTING ENGINEERS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATION AND SIZE.
2. SEE SITE DEVELOPMENT PLAN 76-16 & 80-50 FOR PREVIOUS SUBMISSIONS FOR THIS SITE.

NOTE: "RETAIL BUILDING ADDITION TO SDP 83-182"

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL 35	6244 WASHINGTON BLVD.

SUBDIVISION NAME:			SECT./AREA	PARCEL
ELKRIDGE CENTER				35
PLAT	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
973/403	2	B-2	38	1	6011
WATER CODE:			SEWER CODE:		

KIDDE CONSULTANTS, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
DATE AUG. 1985 1" = 20'

NO.	REVISION	DATE
1.	29 TO 30 (OWNER)	9-16-85
	ADDITION, ADD	
	LANDSCAPE ISLAND	

REVISED SITE PLAN

HIGH'S STORE
ELKRIDGE CENTER
HOWARD COUNTY, MD.
ELECTION DISTRICT NO. 1

SCALE 1" = 20'

DWG NO 1 OF 1

SDP-86-53