

- GENERAL NOTES:**
- AREA OF SITE: 1.0808 AC. ±
 - AREA OF SUBMISSION: 1.0808 AC. ±
 - PARCEL OR PLAT REF.: 1 PARCEL 68 - BLK. 10 TM. 30
 - OWNER/DEVELOPER: RICHARD D. & LOUISE GELFMAN, 9123 OLD ANNAPOLIS RD., COLUMBIA, MD. 21045 DEED REF. L1033 F 491
 - ZONING CLASSIFICATION: R-20 SEE DA 84-19N
 - TAX MAP 30 ZONING MAP 30
 - SITE USE PROPOSED: EXIST. OFFICES, PROP. ADDITION - OFFICES
 - PUBLIC WATER AND SEWER: PRIVATE WATER AND SEWER
 - DENSITY CALCULATIONS:

A. AREA OF SITE	47,080 ±	1.0808 ±	-
B. BUILDING COVERAGE	4558	0.10 ±	9.6
C. PAVING	13,580 ±	0.31 ±	28.8
D. OPEN SPACE	28,942 ±	0.66 ±	61 ±
 - CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES
 - DEVELOPER SHALL REPAIR ANY DAMAGE TO COUNTY R/W OR PAVING CAUSED BY WORK ON THIS PROJECT. COST OF REPAIR SHALL BE AT DEVELOPERS EXPENSE
 - NOTIFY CO. OF DEPARTMENT OF PERMITS & INSPECTIONS PRIOR TO BEGINNING WORK.
 - PARKING ANALYSIS & BUILDING SQ. FT. SEE SHEET 7 FOR UPDATED ANALYSIS.
 - PARKING AREA'S LANDSCAPING REQ.

A. PARKING LOT A: 9426 @ 5% = 471 # REQ. 537 # SHOWN
B. PARKING LOT B: 760 @ 5% = 38 # REQ. 100 # SHOWN

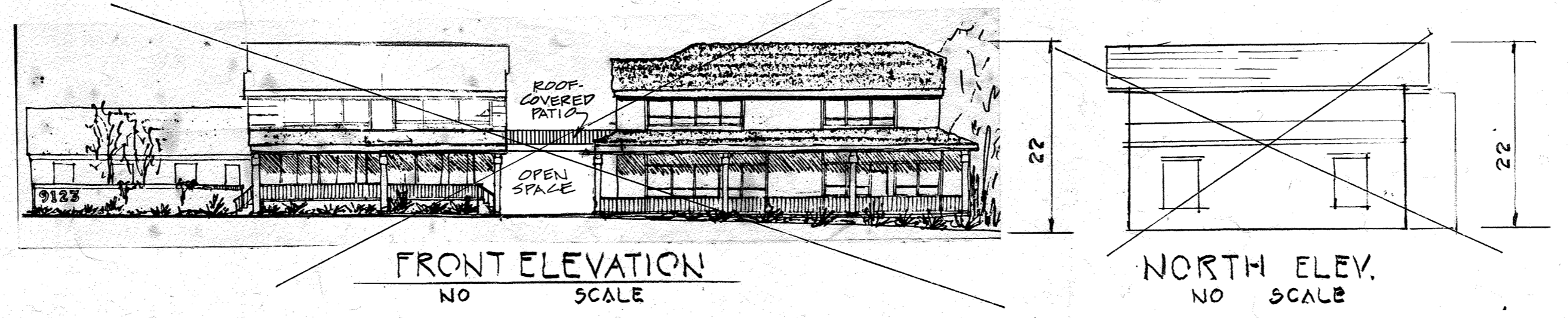
- LEGEND**
- EX. GR. FILZ GR. 428 (436)
 - 1 - PROP. LANDSCAPE (SEE SH. 2 OF 6 FOR SCHEDULE)
 - EX - EXIST. TREES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 12-11-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DIRECTOR: [Signature] DATE: 12-12-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 12-5-86
 CHIEF BUREAU OF ENGINEERING

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 11-21-86



REVISION BOX

NO.	DESCRIPTION	DATE	BY
1	SHOW APP. HAND. RAMP W/OV EX. BLDG.	6-8-87	TYS
2	SHOW APP. PKG. SPACE NO. 36	"	"
3	SHOW PROP. MASONRY WALL	"	"
4	ELIMINATE CONN. BETWEEN BLDG.	"	"
5	SHOW PROP. END STY. ON EX. BLDG.	6-15-87	"
6	PARKING ANAL. TO SHOW 7 SP. PER 10 PEOPLE	"	"
7	REVISE PKG. HANDI. RAMPS, WALKS, COV. PATIO, STAIRS &	9-3-87	CLS
8	REVISE PKG. CALC. AND USES	10-14-87	JEC

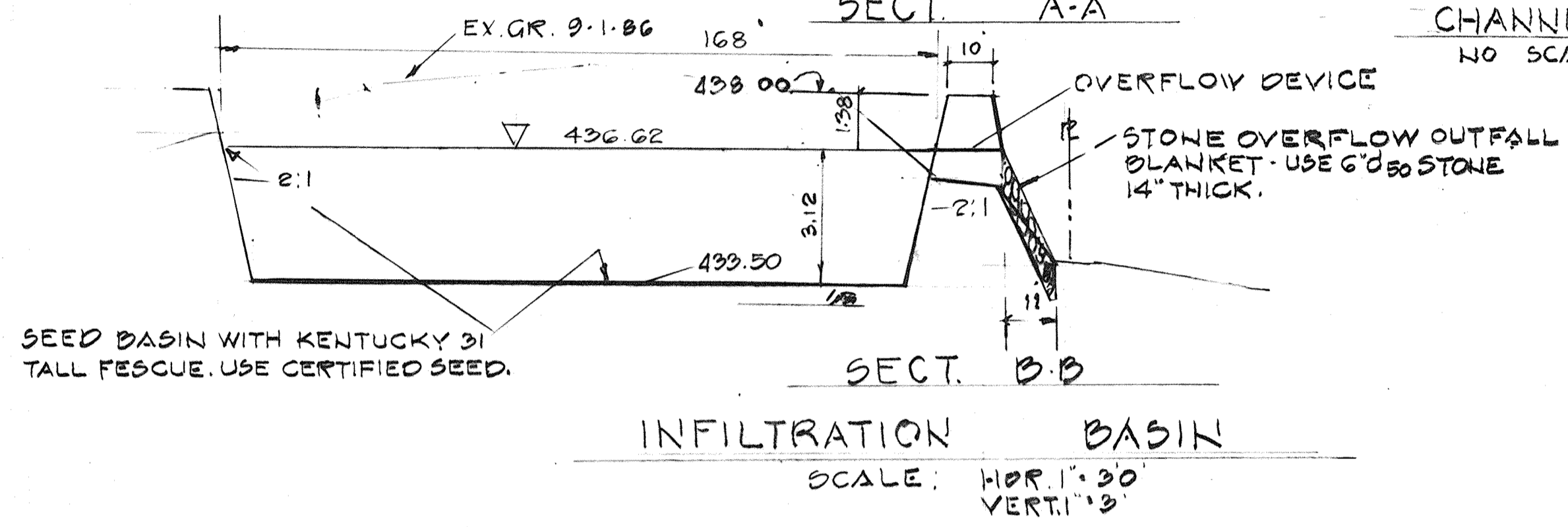
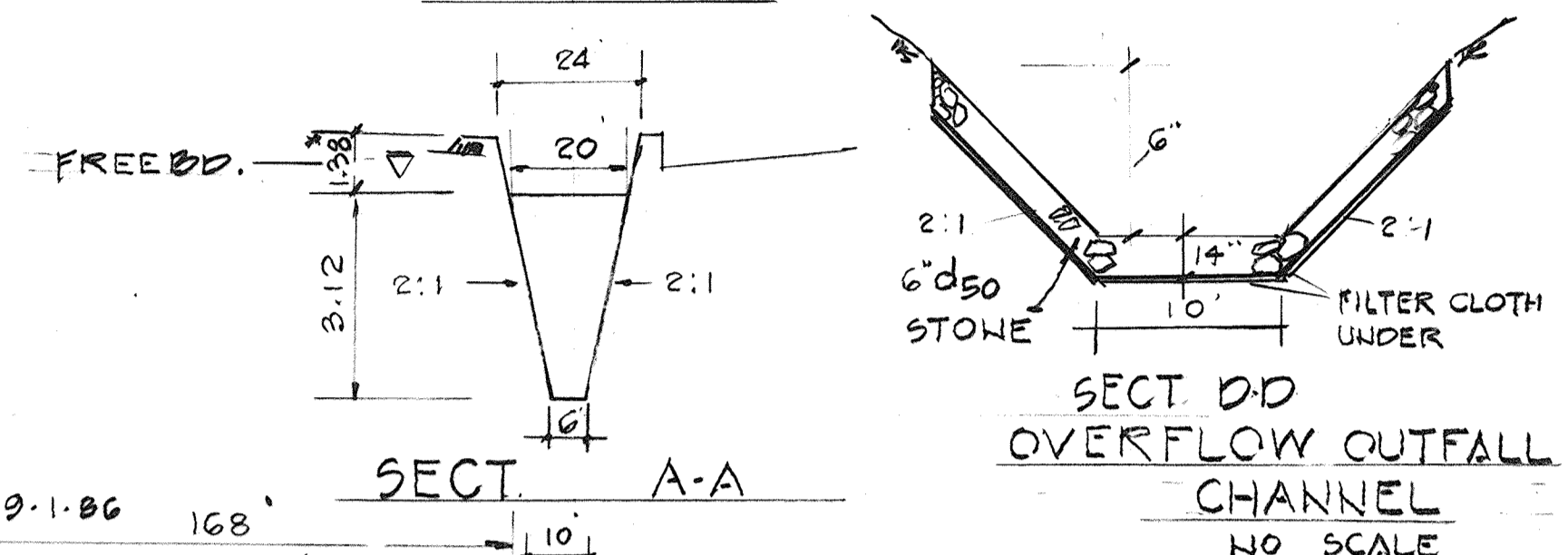
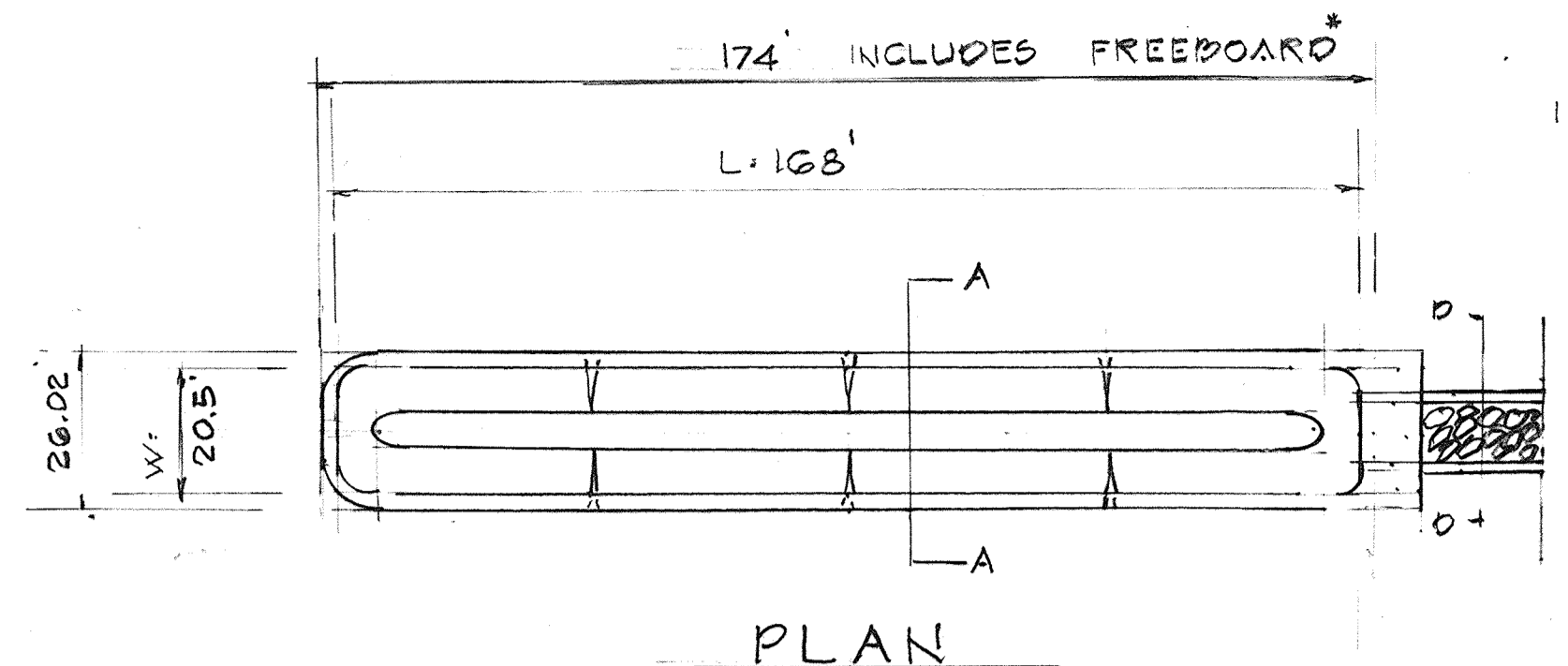
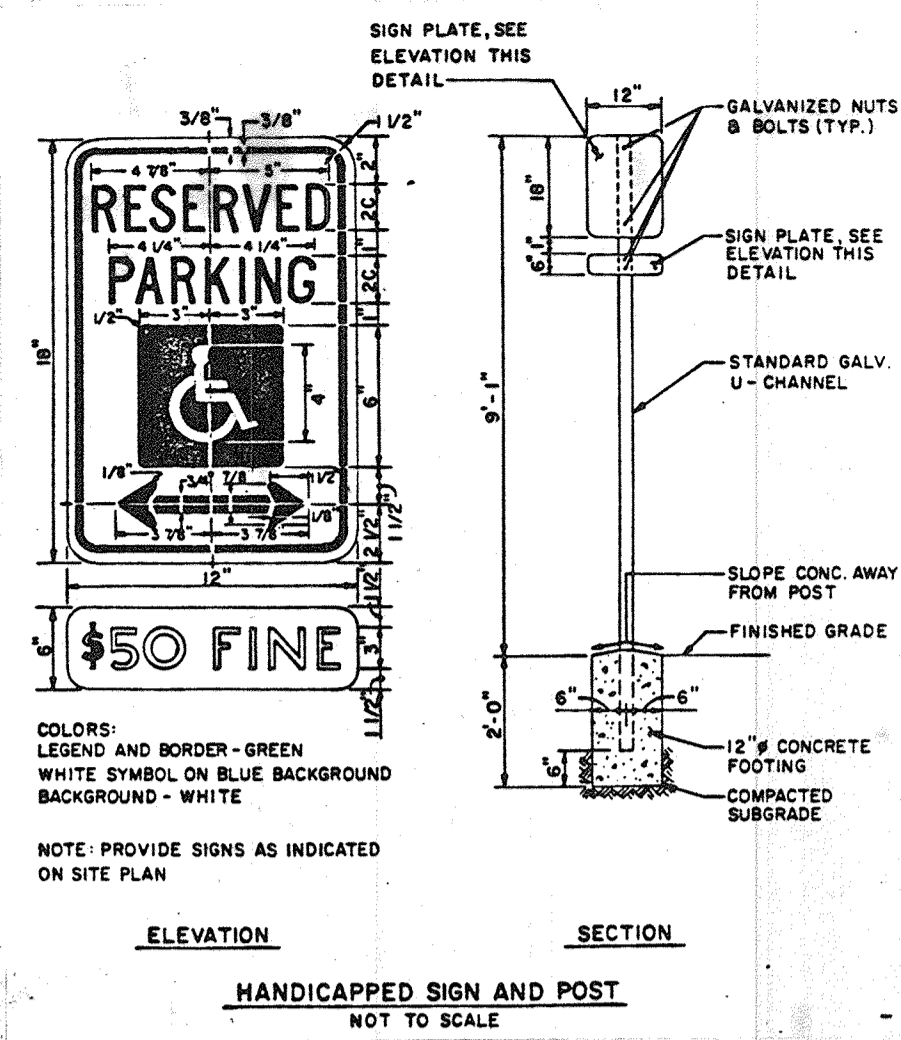
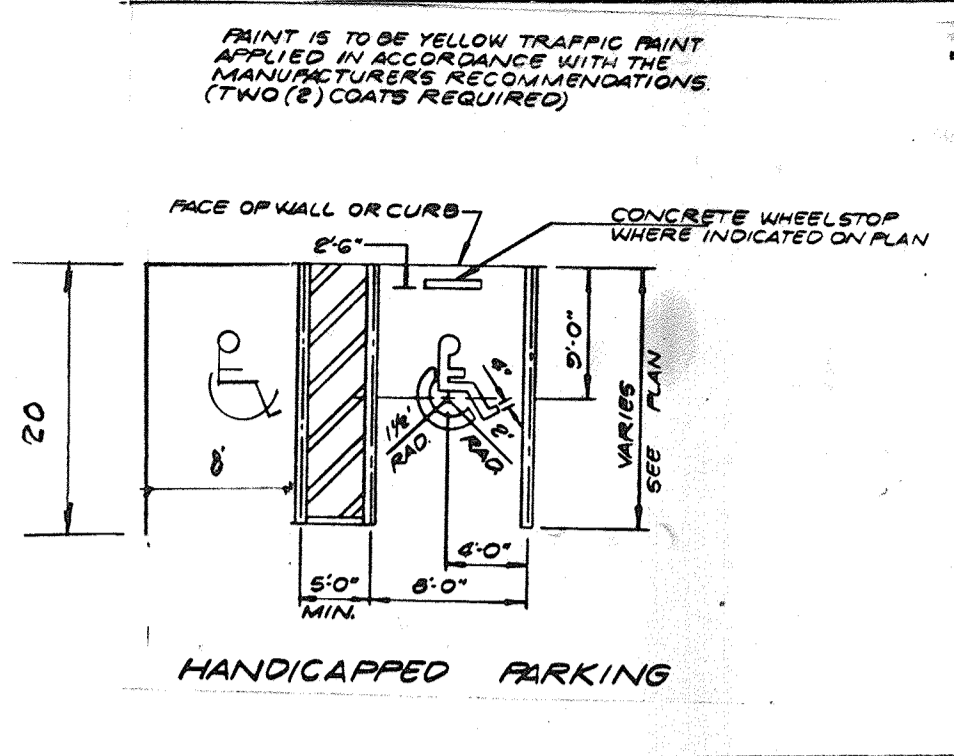
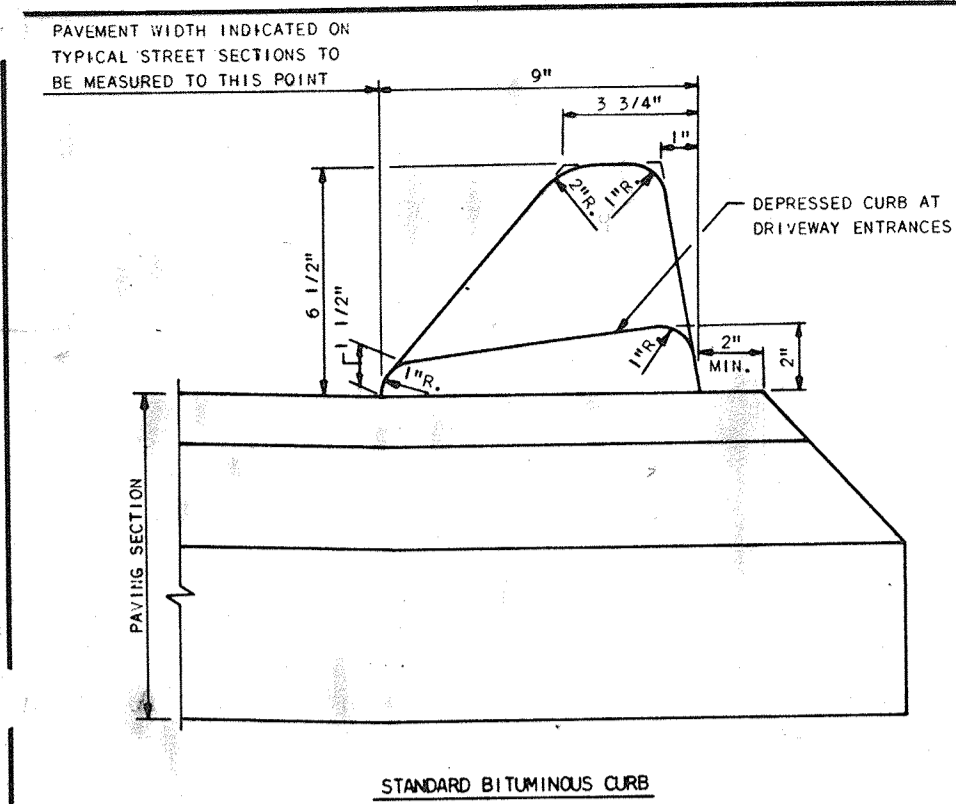
ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 68	9123 OLD ANNAPOLIS ROAD

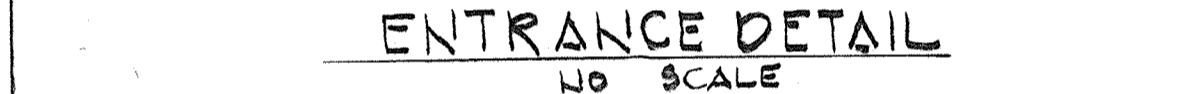
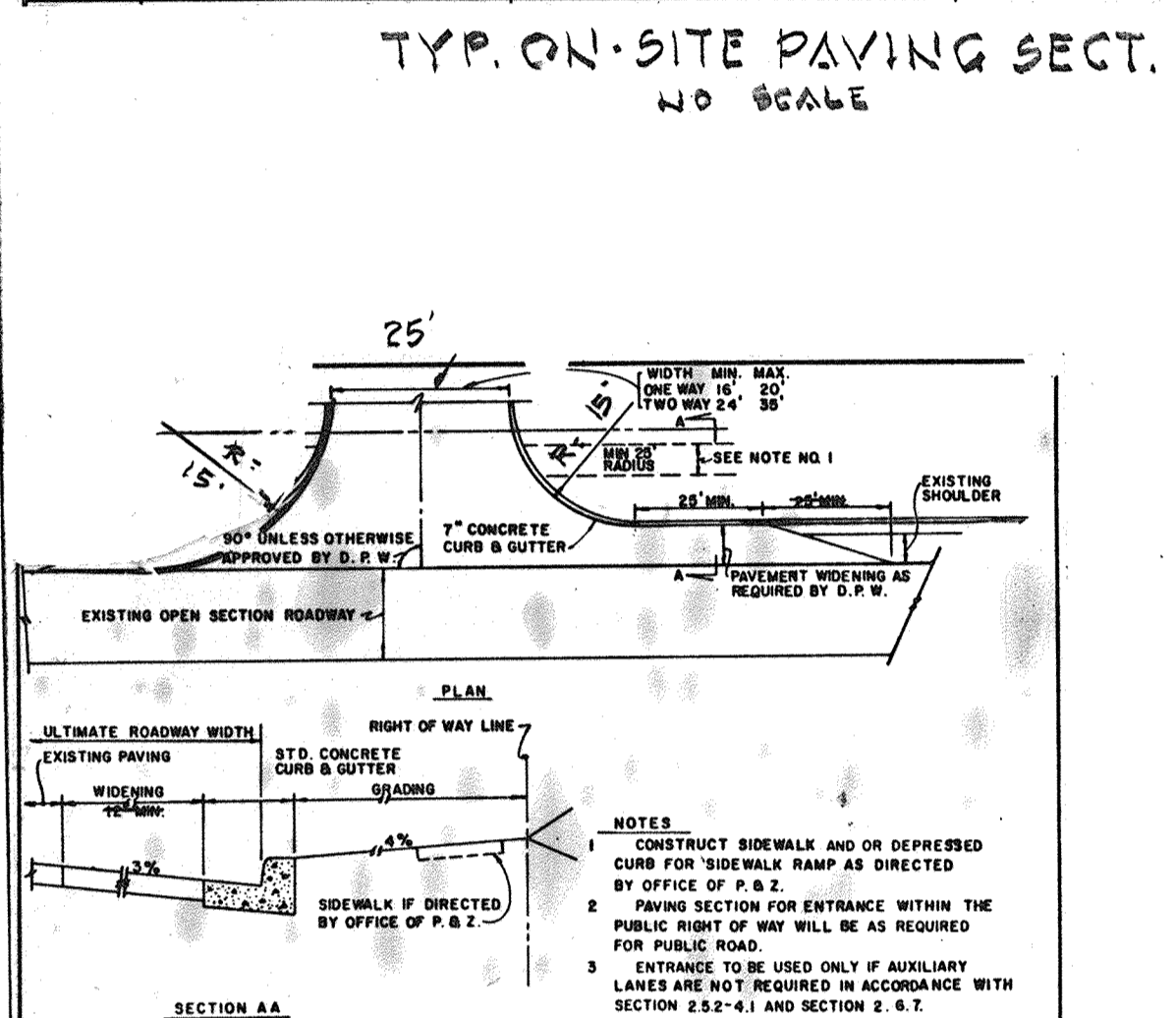


SITE DEVELOPMENT PLAN
 RICHARD D. GELFMAN PROPERTY
 DEED REF. PLAT BOOK 1033 F 491
 BUILDING ADDITION
 9123 OLD ANNAPOLIS ROAD (RT. 108)
 TAX MAP 30 BLOCK 10 PARCEL 68
 6TH. ELECT. DIST. CELIUS TR. HO. CO. MD. 9-23-1986
 OWNER: RICHARD D. GELFMAN
 9123 OLD ANNAPOLIS ROAD
 COLUMBIA, MD. 21045
 ENGINEER: JOHN L. SCHNEIDER
 LAND DEVELOPMENT CONSULTANTS
 37 MT. GREEN CIRCLE
 BALTO. MD. 21207
 201-265-6542
 S.D.P. NO. 87-70
 SHEET 1 OF 9
 SDP-87-70

NOTE: THERE IS NO AS-BUILT INFORMATION PROVIDED



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING AREAS AND TRAVELWAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1\"/>	

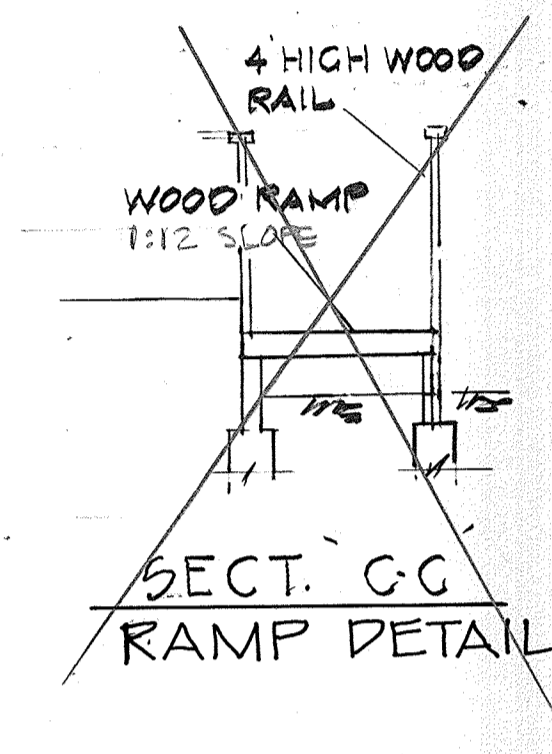


LANDSCAPE SCHEDULE						
SYMBOL	NAME	COMMON NAME	ELEVATION DECIDUOUS	HEIGHT	CALIPER	SPACING
1	PINUS STROBUS	WHITE PINE	E	5.6'	2 1/2"	MIN. CTC 15' TO 6 REAR
2	PINUS SYLVESTRIS	SCOTCH PINE	E	5.6'	2 1/2"	MIN 15' TO REAR MIN 30' FRONT
3	PYRUS GULLERYANA BRADFORD	BRADFORD PEAR	D	4.5'	2 1/2"	AS SHOWN
4	PRUNUS YEDO	YOSHINO CHERRY	D	4.5'	2"	"
5	CORNUS RACMOSEA	GRAY DOGWOOD	D	4.5'	2"	"

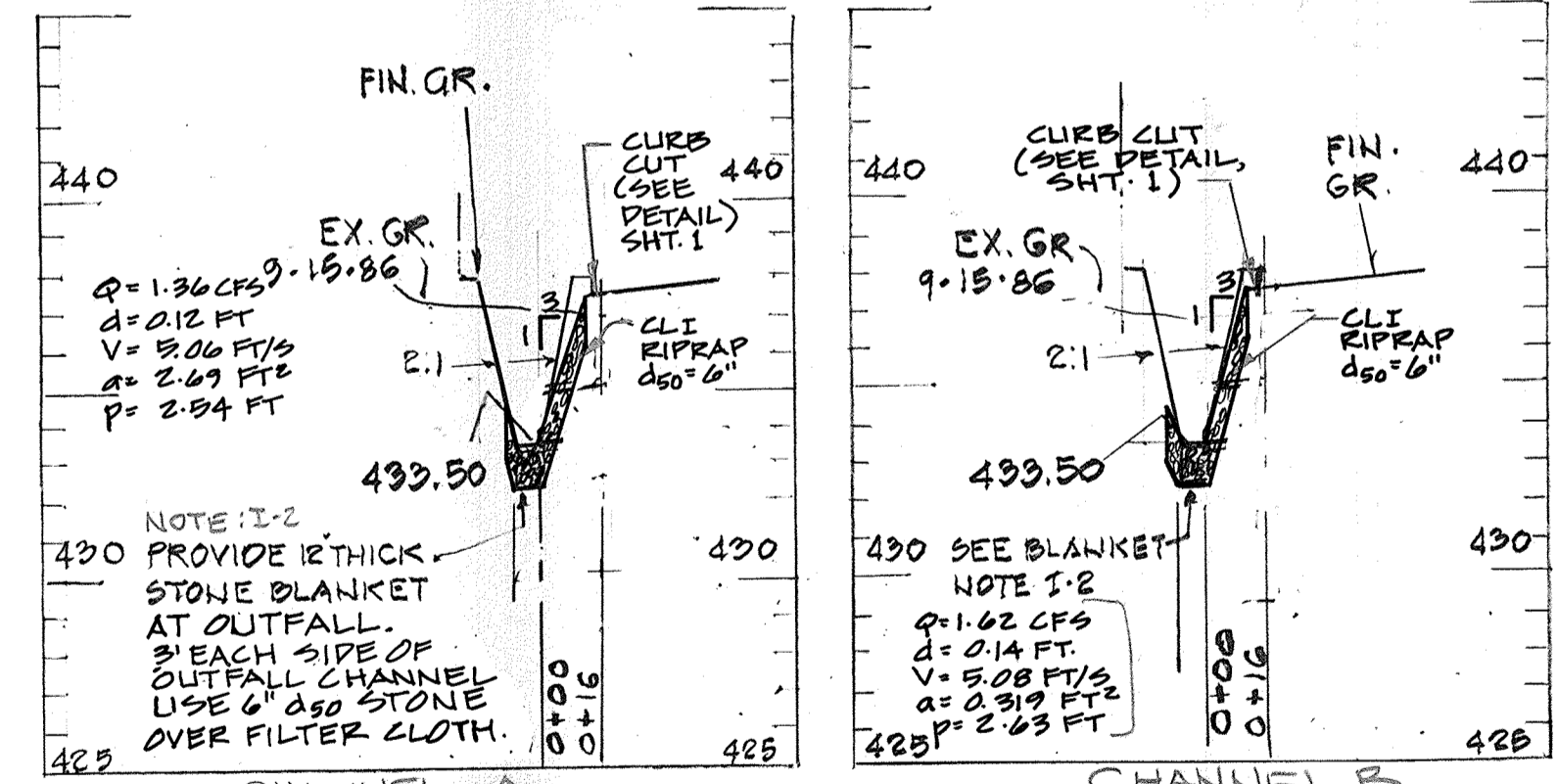
NOTE: SEE SHEETS B FOR ADDITIONAL PLANT LANDSCAPE SCHEDULE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 12-11-86
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DIRECTOR: *[Signature]* DATE: 12-12-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 12-5-86
 CHIEF BUREAU OF ENGINEERING

APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND
 DATE: 11-21-86
[Signature]



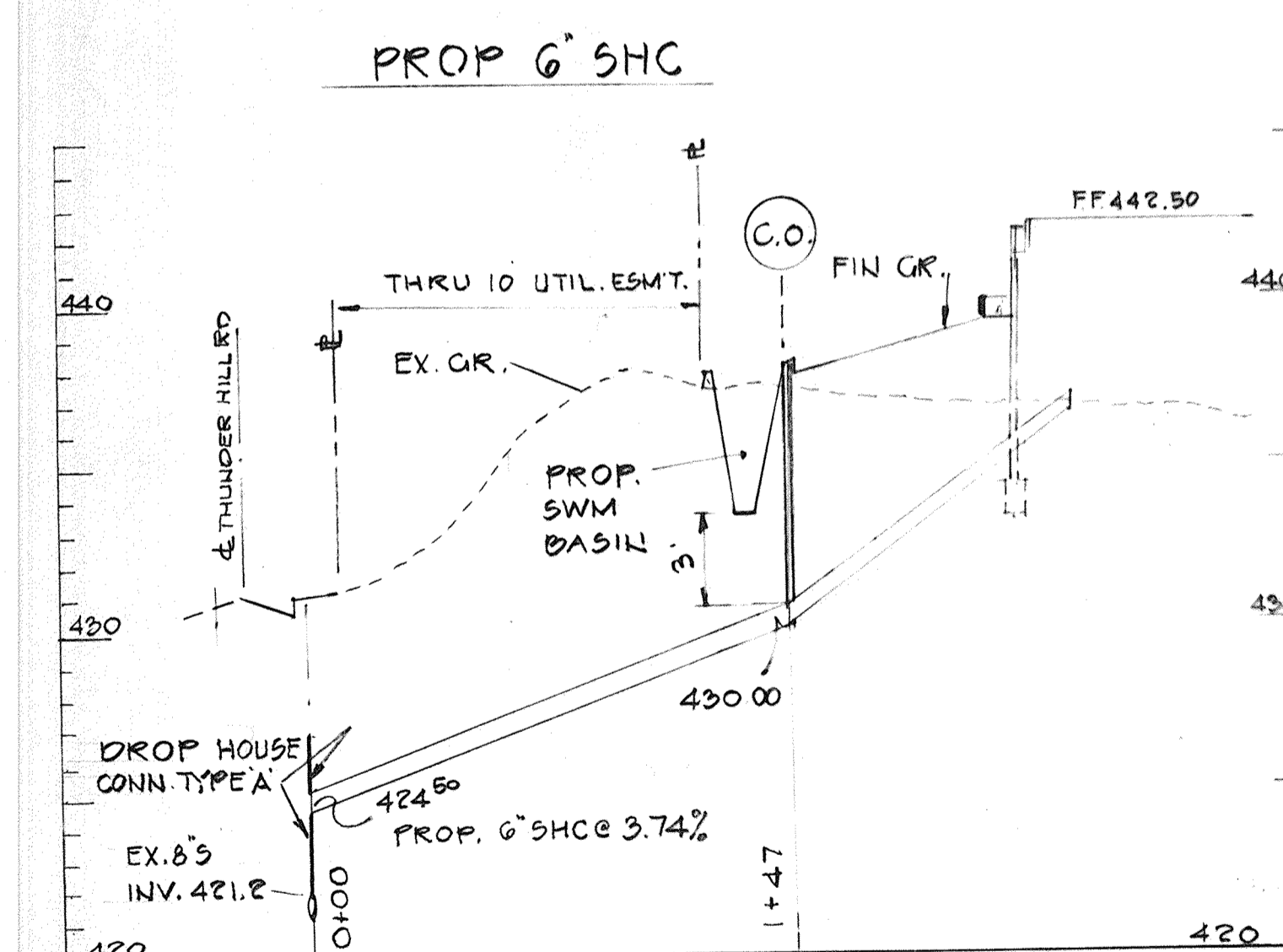
SPECIFICATION
 Handicapped Parking Space Violation Fine Notation
 Pursuant to Howard County Council Bill 58-84 which established a Fifty-Dollar (\$50.00) fine for violating provisions for Handicapped Parking and provided for posting notifications of that fine, this specification describes the sign authorized for posting and the associated mounting detail.
 II. Mounting
 Above sign shall be mounted directly below the standard R7-8 Reserved Parking for Handicapped sign. Its bottom edge shall be no less than 7 feet above ground. If the sign is placed against a building, structure, or other location where vehicle or pedestrian traffic is not obstructed the bottom edge of sign shall be at least 6 feet but not more than 10 feet above ground. Because this is an addition to existing sign installations, some adjustment in height will be necessary.



STRUCTURE SCHEDULE				
NO.	TYPE	INV. IN	INV. OUT	TOPEL
1-1	DOUBLE TYPE 'S' INLET SEE HO. CO. DETAIL S.D. 1-20	433.82	437.50	
1-2		433.82	437.50	

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH HO. CO. DETAILS & SPECIFICATIONS

REVISION BOX			
NO.	DESCRIPTION	DATE	BY
1	DRAINAGE CHANNELS - PEM, INLETS	9-3-87	CLS



DETAILS & SPECIFICATIONS FOR SITE DEVELOPMENT

RICHARD D. GELFMAN PROPERTY
 DEED REF. PLAT. BOOK 1033 F 491
 BUILDING ADDITION
 9123 OLD ANNAPOLIS ROAD
 (RT. 108)
 TAX MAP 30, BLOCK 10, PARCEL 68
 GTH. ELECT. DIST. HO. CO. MD.
 SCALE: 1" = 20' 9-23-1986
 OWNER: RICHARD D. GELFMAN
 9123 OLD ANNAPOLIS ROAD
 BEESGOTT CITY MD. 210485
 COLUMBIA
 ENGINEER: LAND DEVELOPMENT CONSULTANTS
 37 MT. GREEN CIRCLE
 BALTO. MD. 21207
 301-265-6543

NOTE: THERE IS NO AS-BUILT INFORMATION PROVIDED
[Signatures]

S.D.P. NO. 87-70 SHEET 2 OF 9

SDP-87-70

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedule

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

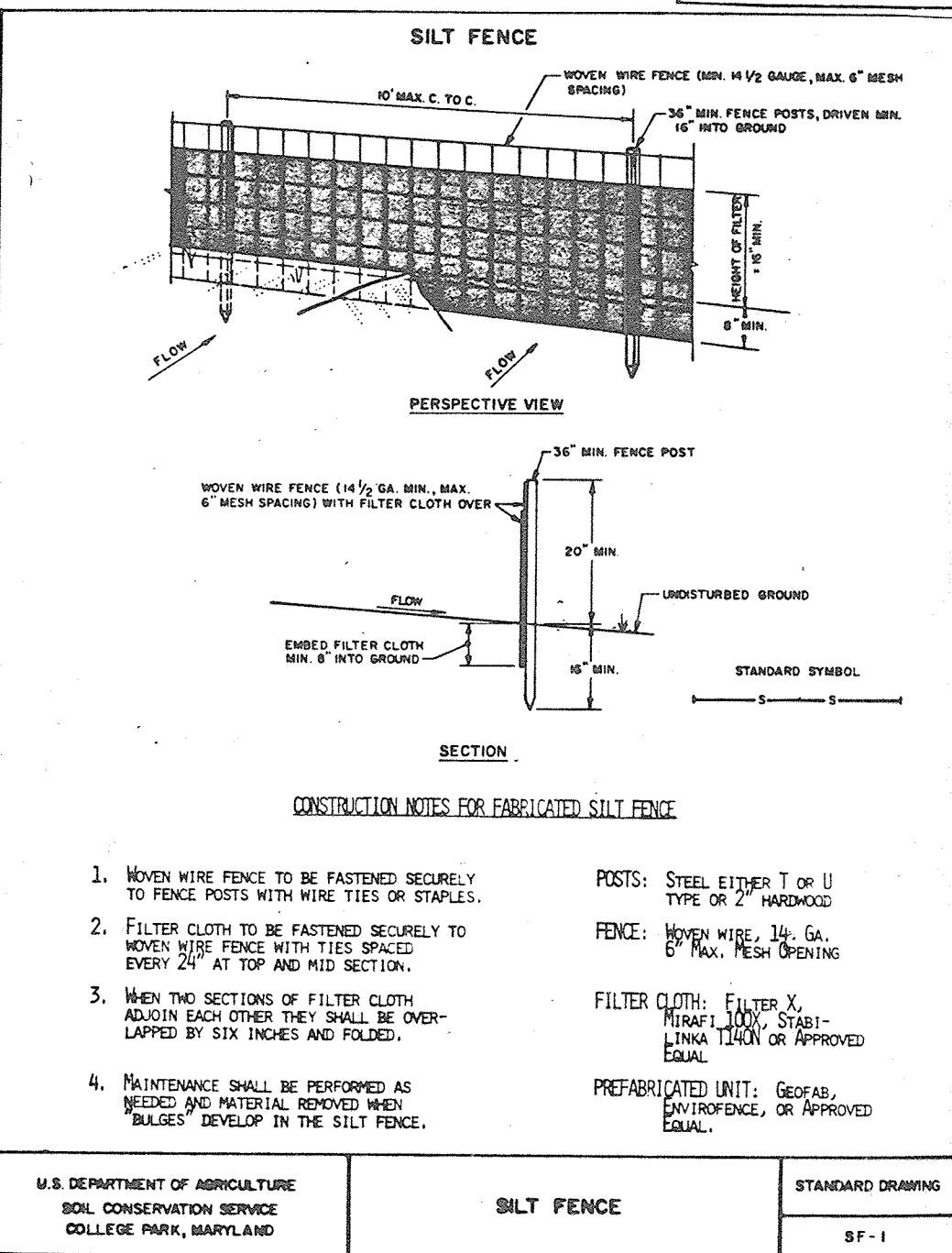
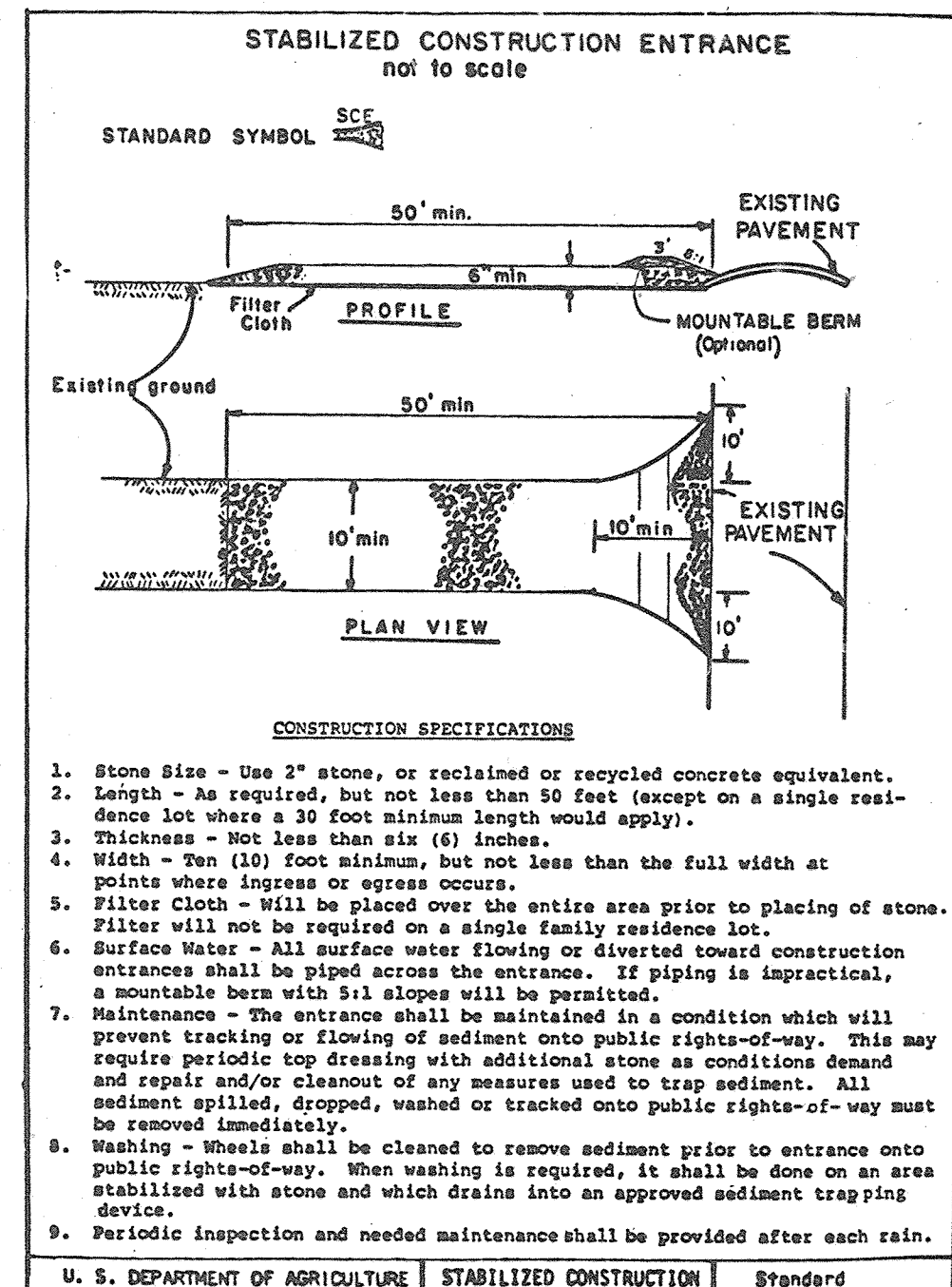
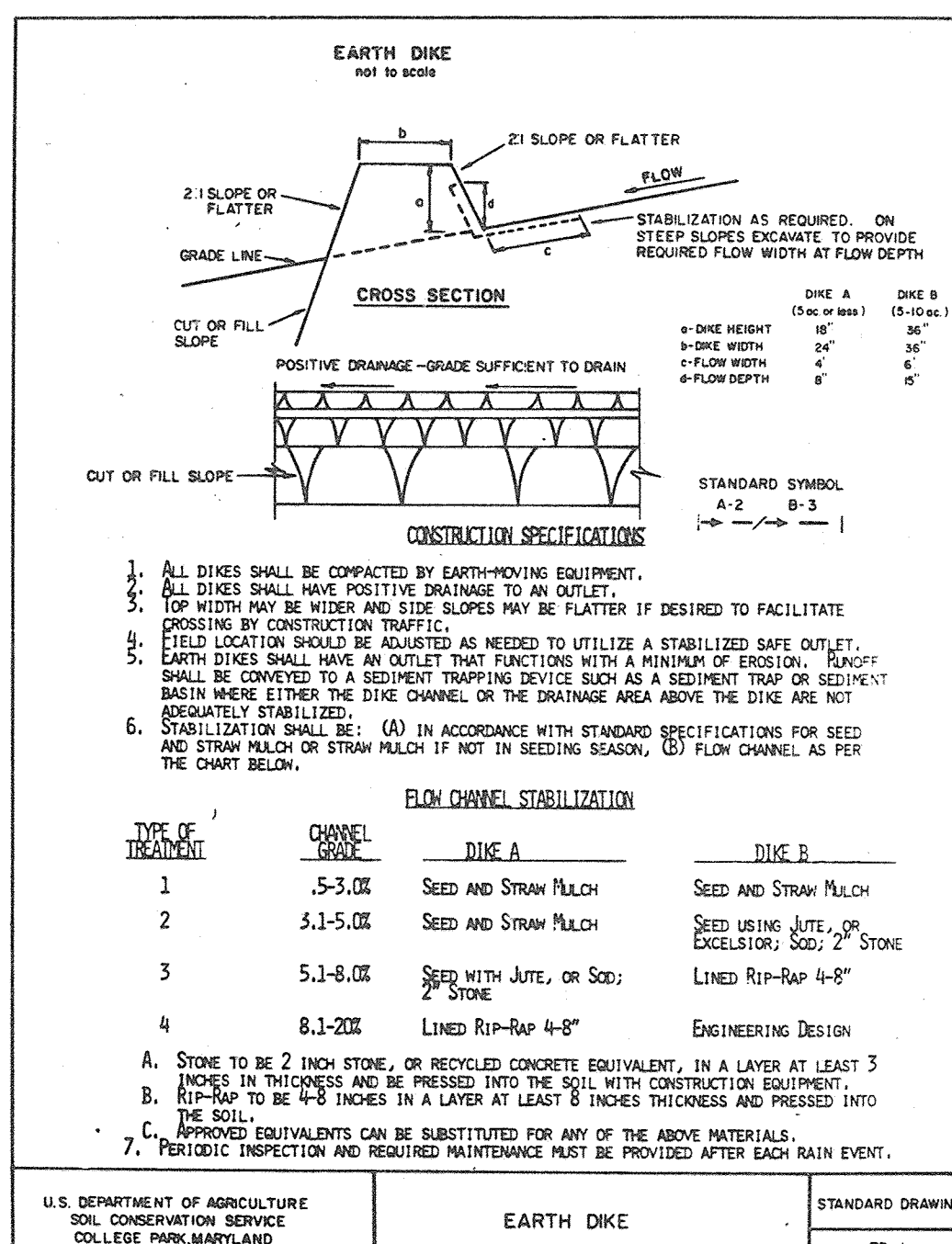
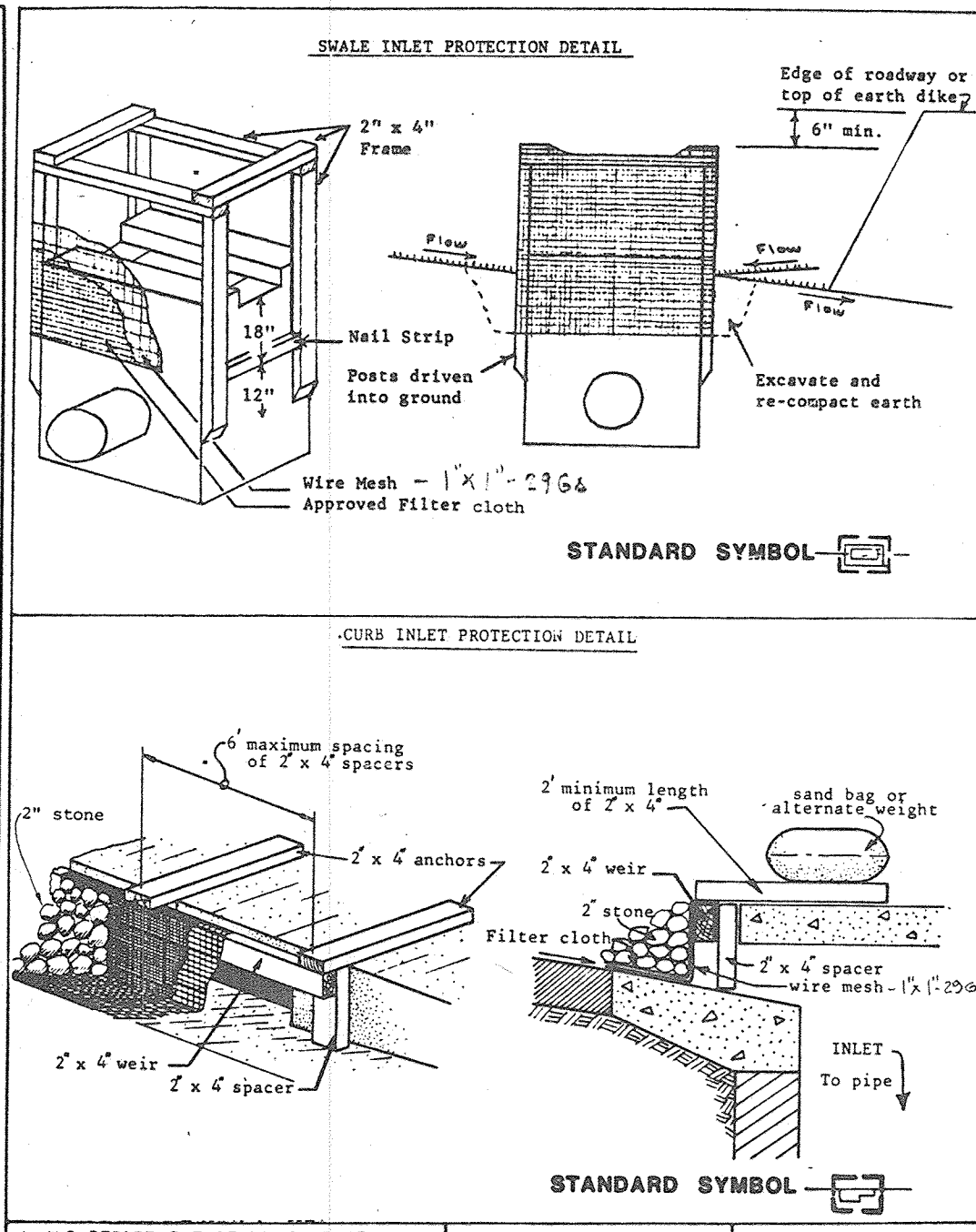
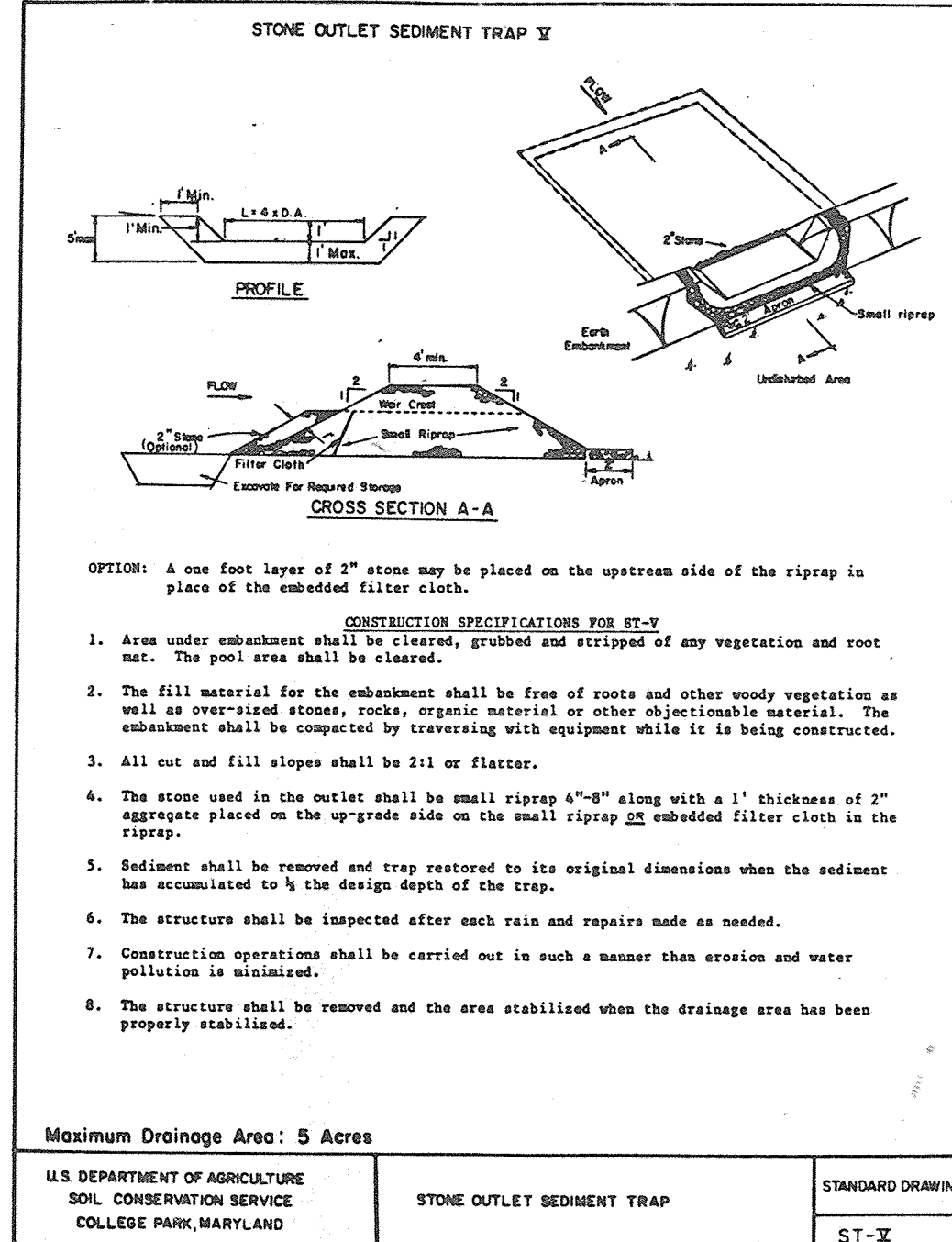
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector
- 7) Site Analysis:

Total Area of Site	1.08 Acres ±
Area Disturbed	0.75 Acres
Area to be roofed or paved	0.55 Acres
Area to be vegetatively stabilized	0.33 Acres
Total Cut	220 Cu. yds
Total Fill	220 Cu. yds
Offsite waste/borrow area location	NONE
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.



- CONSTRUCTION SEQUENCE**
1. OBTAIN GRADING PERMIT 2 WKS.
 2. CLEAR & GRUBB FOR THE INSTALLATION OF PERIMETER CONTROLS. 1 WK.
 3. INSTALL SEDIMENT CONTROL MEASURES 2 WKS.
 4. CLEAR & GRUBB REMAINDER OF SITE. 2 WKS.
 5. BROUGH GRADE SITE, STABILIZE AS REQ. 3 WKS.
 6. INSTALL UTILITIES, PROTECT INLETS 1 WK.
 7. CONSTRUCT BLDG. 8 MONTHS
 8. INSTALL PAVING SUBBASE 2 WKS
 9. INSTALL SURF COURSE & CURB 2 WKS
 10. FINE GR. & STABILIZE AS REQ. 3 WKS
 11. AFTER FINAL INSPECTION, STAB. SITE AS REQ., 2 WKS.
 - REMOVE SED. MEASURES AFTER PERMISSION FROM HO. CO. SEDIMENT CONTR. INSPECTOR

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-21-86

SEDIMENT CONTROL LEGEND

EXISTING GRADE	----- (250)
FINISHED GRADE (OR PROPOSED GRADE)	----- 260
LIMITS OF DISTURBANCE	-----
STABILIZED CONSTRUCTION ENTRANCE	[Symbol] SCE
SILT FENCE (WHERE APPLICABLE)	[Symbol] S
CONTRACTOR'S STAGING AREA	[Symbol]
INLET PROTECTION REQ.	[Symbol]
STOCK PILE AREA	[Symbol]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE 12-1-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR
DATE 12-2-86

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
DATE 12-12-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
DATE 12-5-86

CHIEF BUREAU OF ENGINEERING
DATE 12-5-86

SEDIMENT CONTROL DETAILS
BLDG. ADDITION
9123 OLD ANNAPOLIS ROAD
(RT. 108)
T.M. 30 BLOCK 10 PARCEL 68
GTH DISTR. SCALE: NONE
HO. CO. MD 9-29-86

OWNER: RICHARD D. GELFMAN
9123 OLD ANNAPOLIS RD.
COLUMBIA MD. 21045

ENGINEER: JOHN L. SCHNEIDER
LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIRCLE
BALTO. MD. 21207
301-265-6343

By the Developer:
"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."

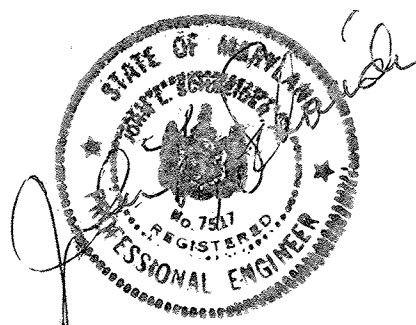
Signature of Developer
RICHARD GELFMAN
9123 OLD ANNAPOLIS RD.
COLUMBIA, MD. 21045
By the Engineer:

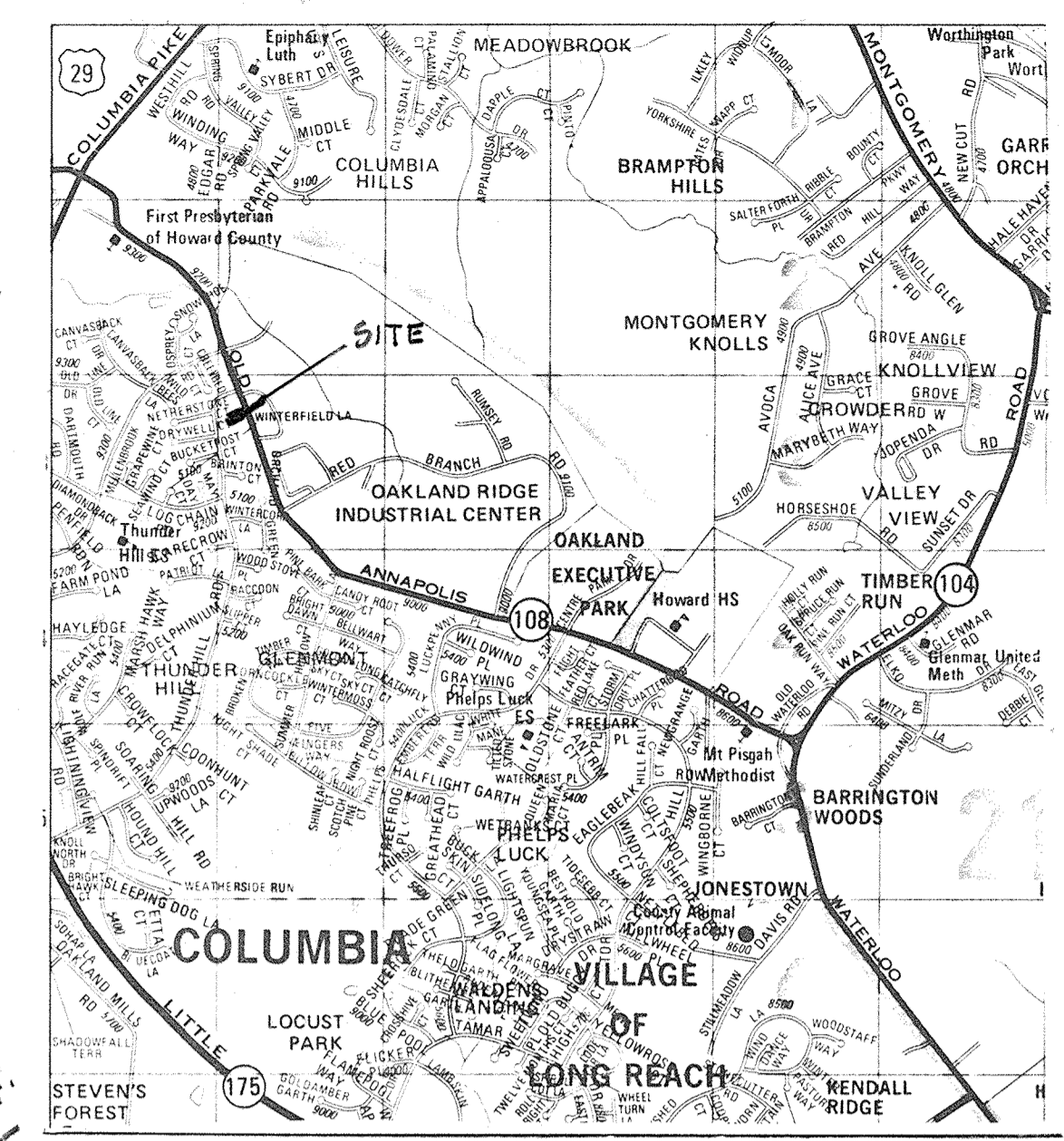
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer
JOHN L. SCHNEIDER
37 MT. GREEN CIR.
BALTO. 21207
By the Engineer:
Stephen L. Fuchs
Howard S.C.D.
Date 12-2-86

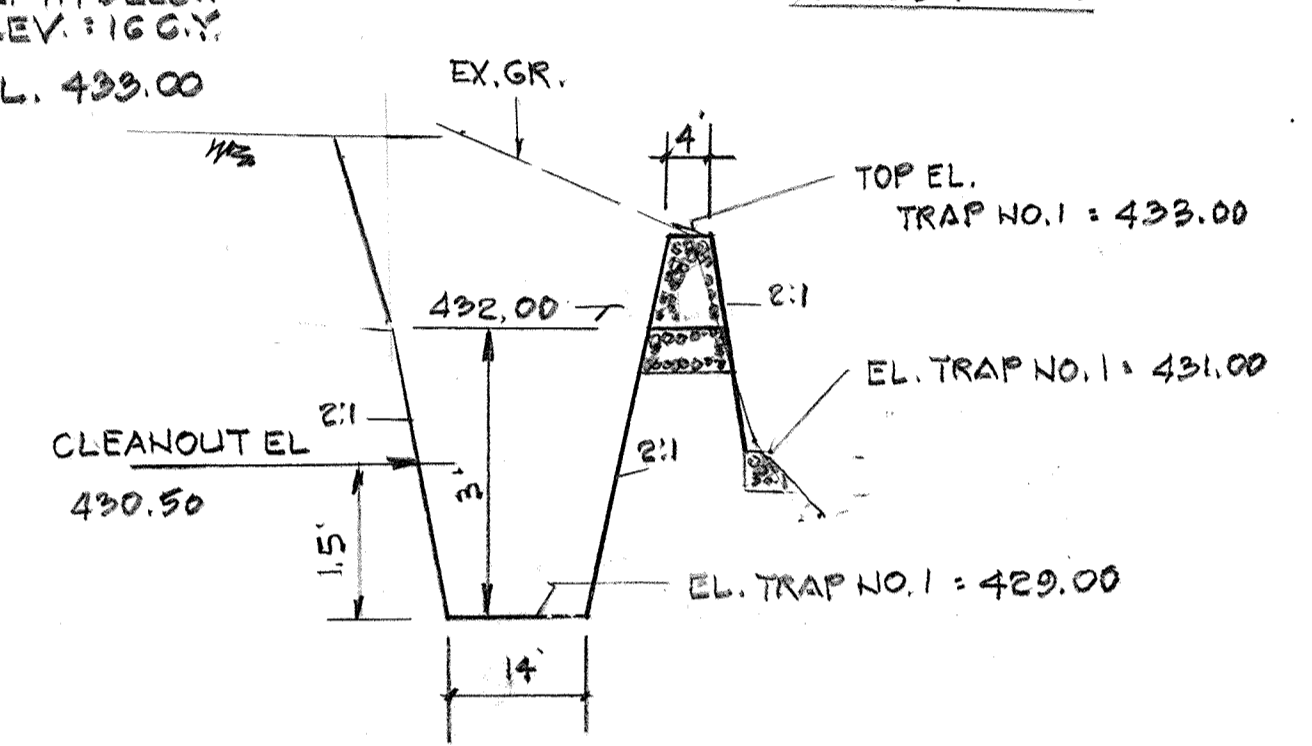
Reviewed for HOWARD S.C.D. and meets Technical Requirements.

U.S. Soil Conservation Service
Date 12-2-86

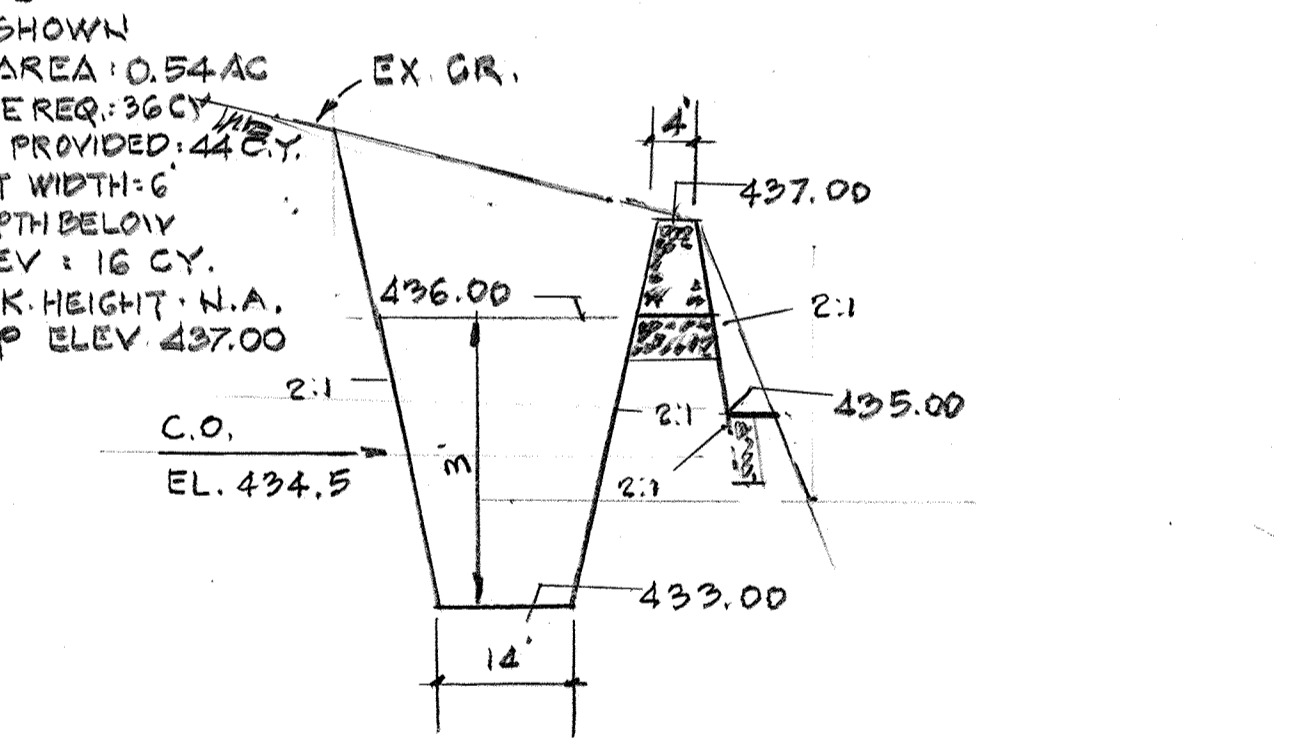




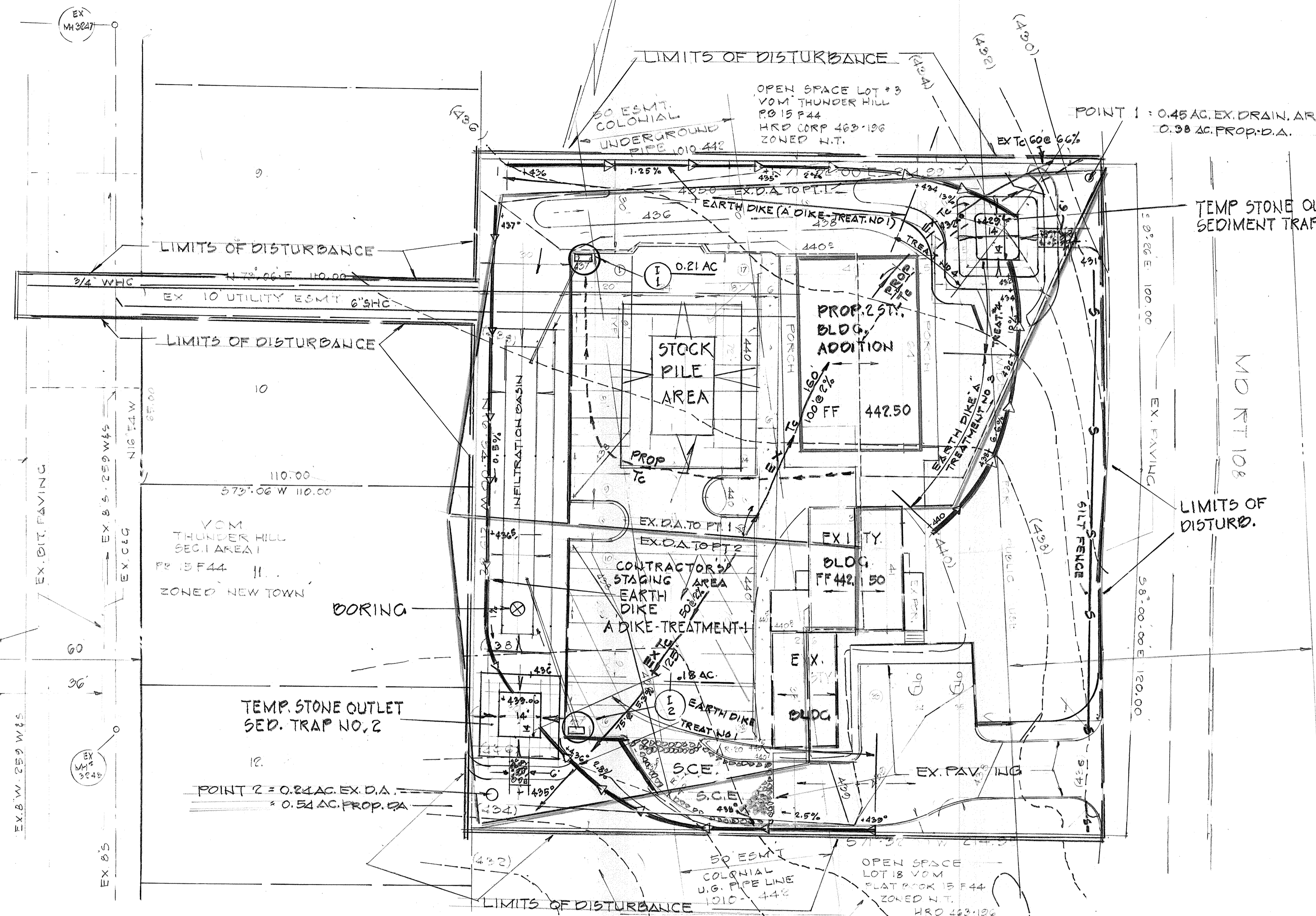
TRAP #1
 TYPE: SHOWN
 DRAIN AREA: 0.45 AC.
 STO. REQ.: 30.15 CY
 PROVIDED: 44 CY
 OUTLET WIDTH: 6"
 STO. DEPTH BELOW
 C.O. ELEV.: 16 CY.
 TOP EL.: 433.00



TRAP #2
 TYPE: SHOWN
 DRAIN AREA: 0.54 AC.
 STORAGE REQ.: 36 CY
 PROVIDED: 44 CY
 OUTLET WIDTH: 6"
 STO. DEPTH BELOW
 C.O. ELEV.: 16 CY.
 EMBANK. HEIGHT: N.A.
 TOP ELEV.: 437.00



SECTION TRAP NO. 2
 TEMP. STONE OUTLET SEDIMENT TRAPS
 SCALE: HOR. 1" = 20'
 VERT. 1" = 2'



PLAN
 SCALE: 1" = 20'

NOTE: ALL EARTH DIKES SHOWN ARE 'A' TYPE. SEE DETAIL SH 9 OF 6.
 NOTE: ENTIRE SITE: ChD₂ CHESTER SILT LOAM 'B' SOIL BORINGS BY ATEC ASSOC. 9-15-86: SILT LOAM

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved: *Stephen L. Fisher* 12-2-86
 Howard S.C.D.

NOTE: THERE IS NO AS-BUILT INFORMATION PROVIDED

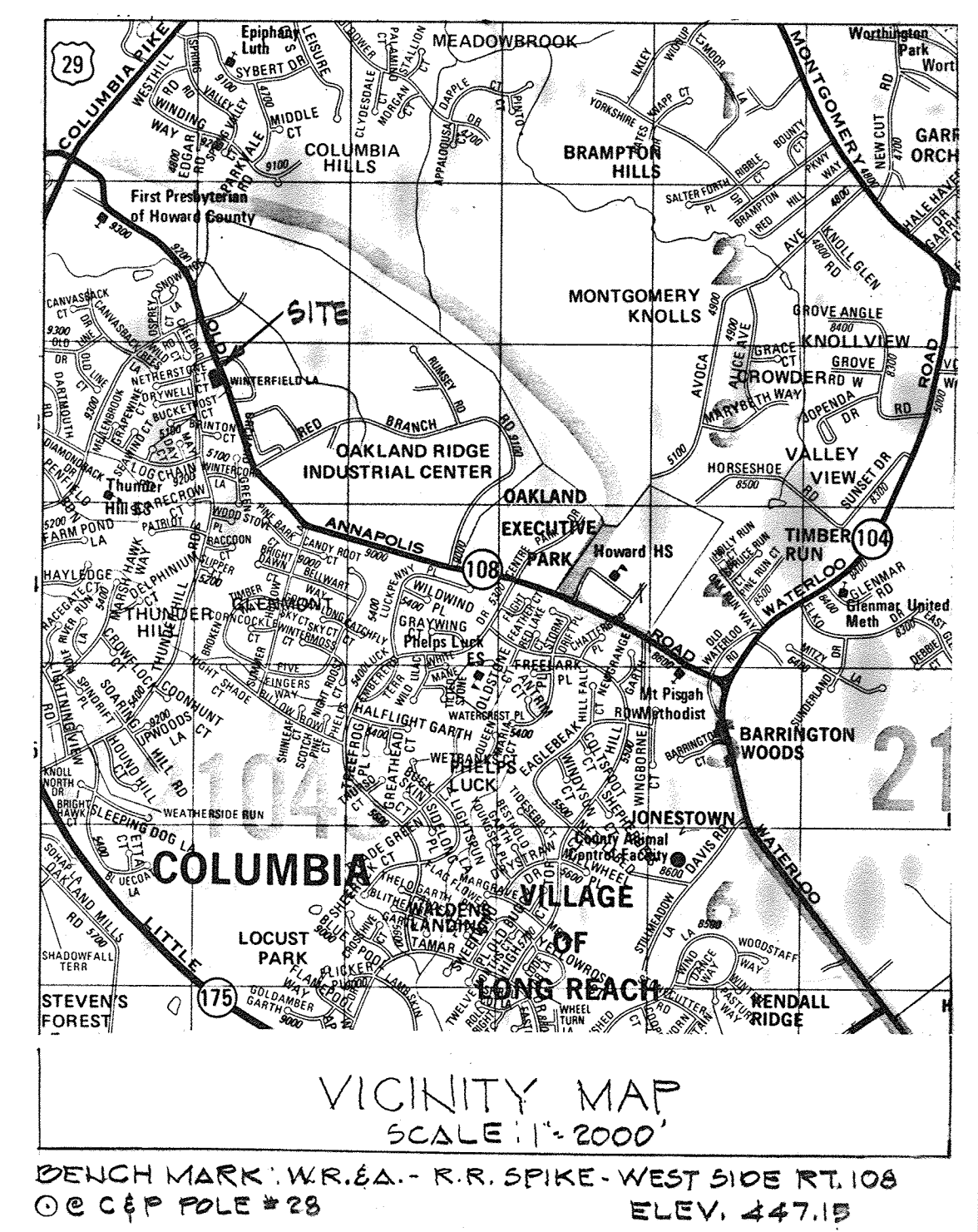
Approved for: HOWARD S.C.D.
 Name: _____
 and meets Technical Requirements
 Signature: *Stephen L. Fisher* Date: 12-2-86
 U.S. Soil Conservation Service

SEDIMENT CONTROL PLAN & DRAINAGE PLAN
 BUILDING ADDITION
 9123 OLD ANNAPOLIS ROAD (RT. 108)
 TAX MAP 30 BK 10 PARCEL 68
 9TH. DISTR. HO. CO. MD. 9-23-86
 OWNER: RICHARD GELFMAN
 9123 OLD ANNAPOLIS RD. COLUMBIA MD 21045
 ENGINEER: JOHN L. SCHNEIDER
 LAND DEVELOPMENT CONSULTANTS
 37 MT. GREEN CIRCLE #ALTO. 21207
 301-265-6543 S.D.P. #87-70



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 12-11-85
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DIRECTOR: *[Signature]* DATE: 12-12-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 12-5-86
 CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 12-5-86

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 11-21-86
[Signature]



- GENERAL NOTES:**
1. AREA OF SITE : 1.0808 AC.±
 2. AREA OF SUBMISSION : 1.0808 AC.±
 3. PARCEL OR PLAT REF. : PARCEL 68 - BLK. 10 TM. 30
 4. OWNER/DEVELOPER : RICHARD D. & LONORE GELFMAN
9123 OLD ANNAPOLIS RD.
COLUMBIA, MD. 21045
DEED REF. L1033 F 491
 5. ZONING CLASSIFICATION R-20 SEE BA 84-19N
 6. TAX MAP 30 ZONING MAP 30
 7. SITE USE PROPOSED : EXIST. OFFICES, PROP. ADDITION : OFFICES
 8. PUBLIC WATER AND SEWER : PRIVATE WATER AND SEWER
 9. DENSITY CALCULATIONS

	60 FT.	AC.	PERCENT %
A. AREA OF SITE	47,080 ±	1.0808 ±	-
B. BUILDING COVERAGE	4558	0.10 ±	9.6
C. PAVING	13,580 ±	0.31 ±	28.8
D. OPEN SPACE	28,942 ±	0.66 ±	61 ±

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES.
11. DEVELOPER SHALL REPAIR ANY DAMAGE TO COUNTY R/W OR PAVING CAUSED BY WORK ON THIS PROJECT. COST OF REPAIR SHALL BE AT DEVELOPERS EXPENSE.
12. NOTIFY CO. DEPARTMENT OF PERMITS & INSPECTIONS PRIOR TO BEGINNING WORK.
13. PARKING ANALYSIS & BUILDING SQ. FOOTAGE
A. PARKING SPACES REQUIRED @ 75% PER 10 PERSONS OR PEOPLE:
EXIST. OFFICE BLDG.: 1998 SQ. FT. 20 P.S. REQUIRED
PROP. OFFICE ADDITION: 4560 SQ. FT.
PROP. 2ND STORY OF EX. BLDG.: 1200 SQ. FT.
PARKING SPACES SHOWN: 36
14. PARKING AREA'S LANDSCAPING REQ.
A. PARKING LOT A: 9426 @ 5% = 471 ± REQ. 494 ± SHOWN
B. PARKING LOT B: 760 @ 5% = 38 ± REQ. 100 ± SHOWN

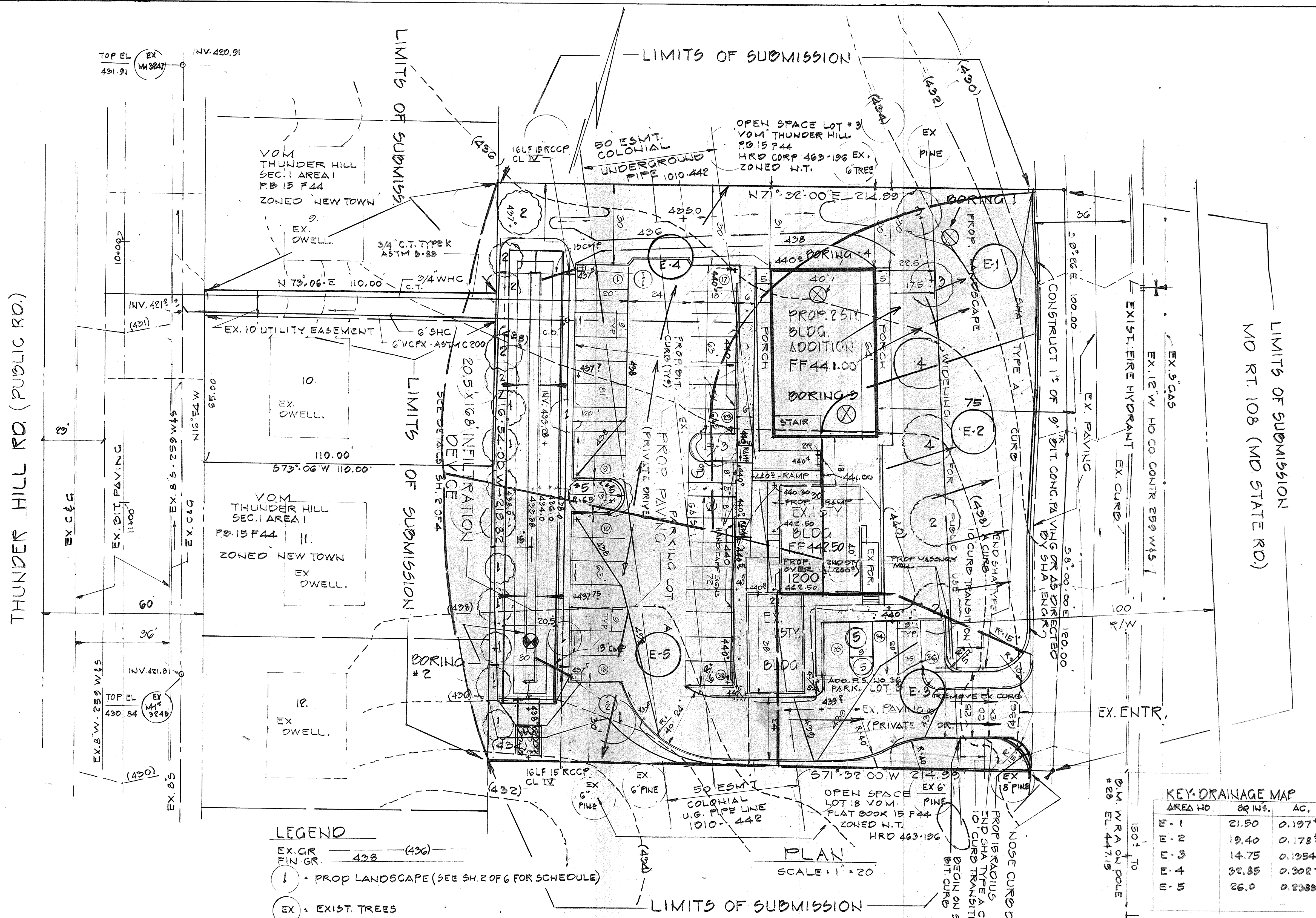
SUBDIVISION NAME		SECT./AREA	LOF/PARCEL #
GELFMAN PROPERTY		-	PARCEL 68
PLAT/REF.	BLOCK/ZONE	TAX/ZONE MAP/ELECT. DIST.	CENSUS TR.
LOER 1033 F 491	17 R-20	30 6TH.	6065.01
WATER CODE		SEWER CODE	
G-05		5654600	

DRAINAGE AREA MAP EXISTING COND.
RICHARD D. GELFMAN PROPERTY
DEED REF. PLAT BOOK 1033 F 491
BUILDING ADDITION
9123 OLD ANNAPOLIS ROAD
(RT. 108)

TAX MAP 30 BLOCK 10 PARCEL 68
6TH. ELECT. DIST. HO. CO. MD.
SCALE 1" = 20' 9-23-1986

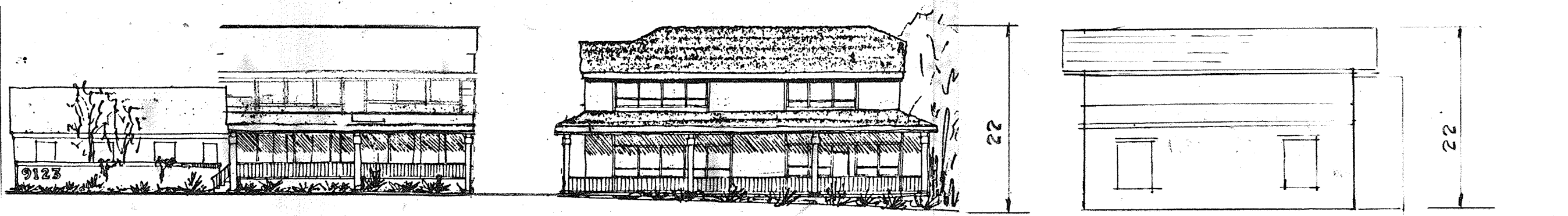
OWNER: RICHARD D. GELFMAN
9123 OLD ANNAPOLIS ROAD
COLUMBIA, MD. 21045
ENGINEER: JOHN L. SCHWEIDER
LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIRCLE
BALTO. MD. 21207
301-265-6543

S.D.P. NO. 87-70
SHEET 5 OF 9
SDP-87-70



- LEGEND**
- EX. GR. 428 (436)
 - FIN. GR.
 - 1 - PROP. LANDSCAPE (SEE SH. 2 OF 6 FOR SCHEDULE)
 - EX - EXIST. TREES

EXIST. DRAINAGE AREA MAP



FRONT ELEVATION NO SCALE
NORTH ELEV. NO SCALE

NO.	DESCRIPTION	DATE	BY
1.	SHOW ADD. HAND. RAMP W OF EX. BLDG. PARK. SP. NO. 36	6-8-87	TJK
2.	PROP. MASONRY WALL		
3.	ELIMINATE CONC. BETWEEN BLDGS.		
4.	SHOW PROP. 2ND STY. ON EX. BLDG.		
5.	SHOW PROP. 2ND STY. ON EX. BLDG.		
6.	PARKING ANALYSIS TO SHOW 7 P.S. PER 10 PEOPLE	6-15-87	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL 68	9123 OLD ANNAPOLIS ROAD

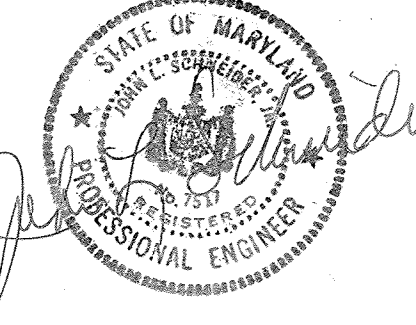
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 12-11-86
COUNTY HEALTH OFFICER DATE

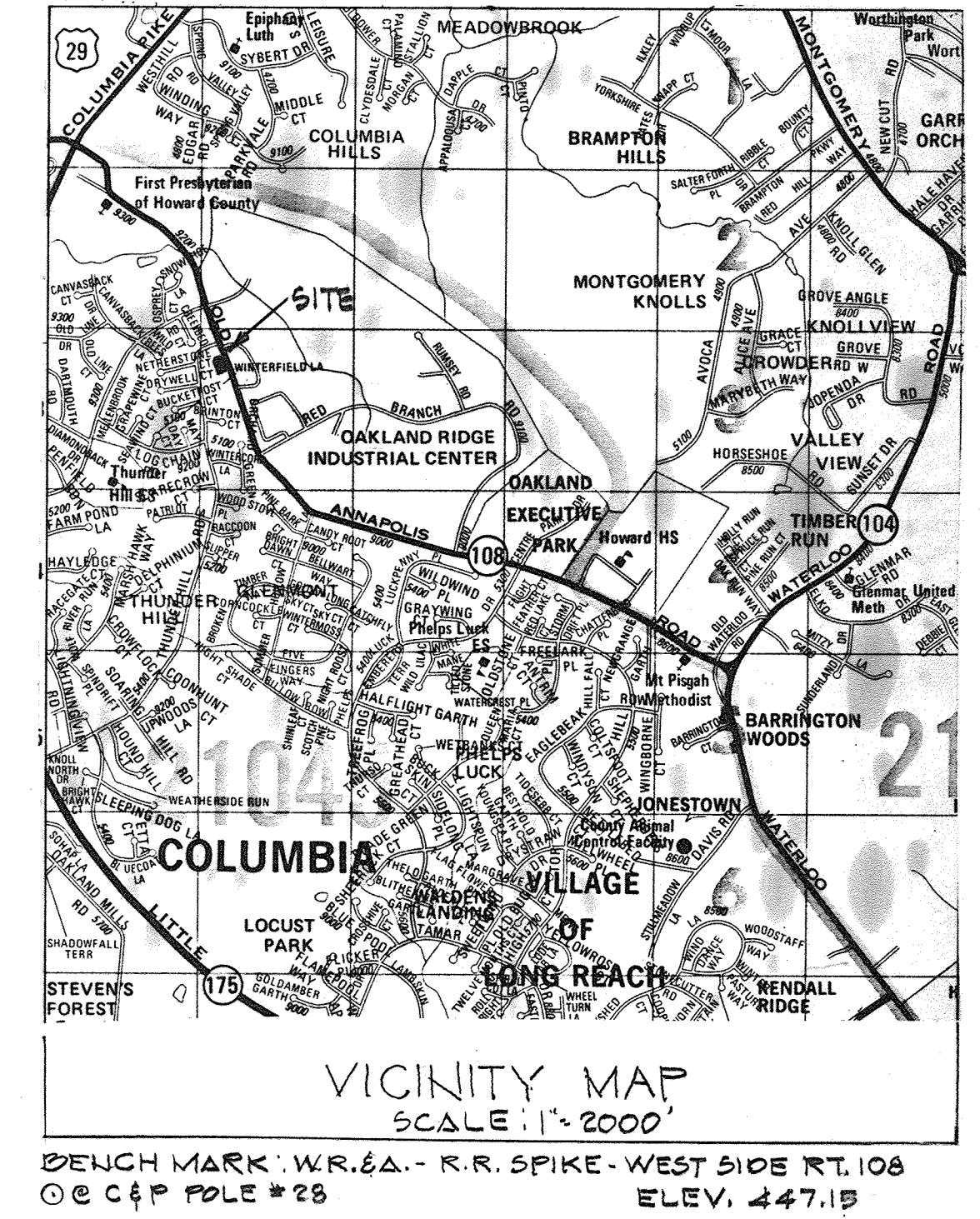
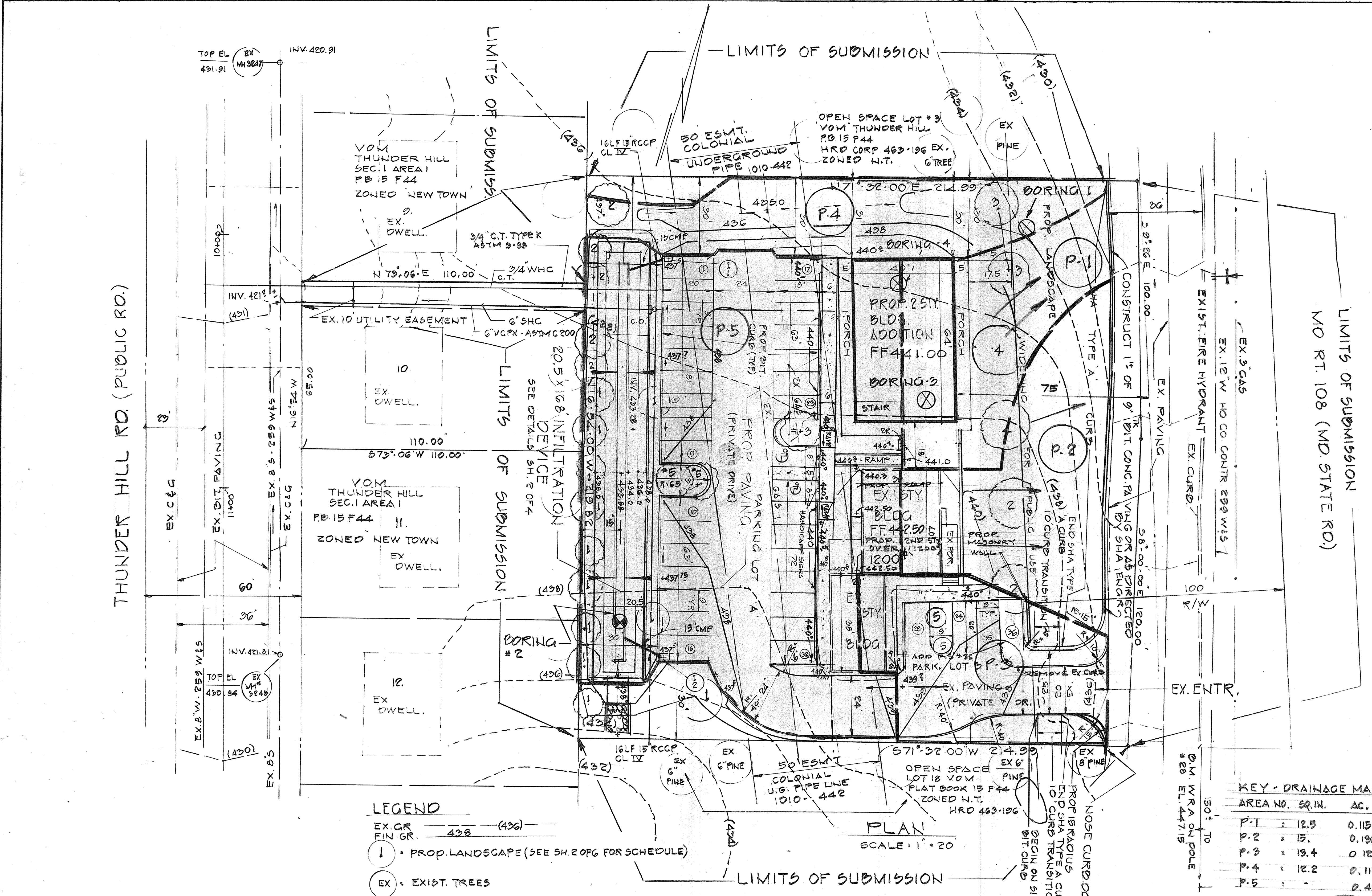
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 12-12-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12-5-86
DIRECTOR DATE

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-21-86
[Signature]

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-21-86
[Signature]





GENERAL NOTES:

- AREA OF SITE : 1.0808 AC.±
- AREA OF SUBMISSION : 1.0808 AC.±
- PARCEL OR PLAT REF. : PARCEL 68 - BLK. 10 TM. 30
- OWNER/DEVELOPER : RICHARD D. & LONORE GELFMAN
9123 OLD ANNAPOLIS RD.
COLUMBIA, MD. 21045
DEED REF. L1033 F 491
- ZONING CLASSIFICATION R-20 SEE DA 84-19N
- TAX MAP 30 ZONING MAP 30
- SITE USE PROPOSED: EXIST. OFFICES, PROP. ADDITION: OFFICES
- PUBLIC WATER AND SEWER
- DENSITY CALCULATIONS

	60 FT.	AC.	PERCENT %
A. AREA OF SITE	47,080 ±	1.0808 ±	-
B. BUILDING COVERAGE	4558	0.10 ±	9.6
C. PAVING	13,580 ±	0.31 ±	28.8
D. OPEN SPACE	28,942 ±	0.66 ±	61 ±

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES.
- DEVELOPER SHALL REPAIR ANY DAMAGE TO COUNTY R/W OR PAVING CAUSED BY WORK ON THIS PROJECT. COST OF REPAIR SHALL BE AT DEVELOPER'S EXPENSE.
- NOTIFY CO. DEPARTMENT OF PERMITS & INSPECTIONS PRIOR TO BEGINNING WORK.
- PARKING ANALYSIS & BUILDING SF. FT.
 - A. PARKING SPACES REQUIRED @ 7 PS PER 10 PERSONS, 28 PEOPLE = 28 PS. REQUIRED
 - EXIST. OFFICE BLDG.: 1998 SF. FT.
 - PROP. OFFICE ADDITION: 4250 SF. FT.
 - PROP. 2ND. STORY OF EX. BLDG.: 1500 SF. FT.
 - PARKING SPACES SHOWN: 36
- PARKING AREA'S LANDSCAPING REQ.
 - A. PARKING LOT A : 9426 @ 5% = 471 PS. REQ. 494 PS. SHOWN
 - B. PARKING LOT B : 760 @ 5% = 38 PS. REQ. 100 PS. SHOWN

KEY - DRAINAGE MAP

AREA NO.	SQ. IN.	AC.
P-1	12.5	0.115 ±
P-2	15.	0.138 ±
P-3	13.4	0.123 ±
P-4	12.2	0.112 ±
P-5	-	0.49 ±

LEGEND

EX. GR. FIN GR. 428 (436)

1 - PROP. LANDSCAPE (SEE SH. 2 OF 6 FOR SCHEDULE)

EX - EXIST. TREES

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

Joyce B. ... 12-11-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

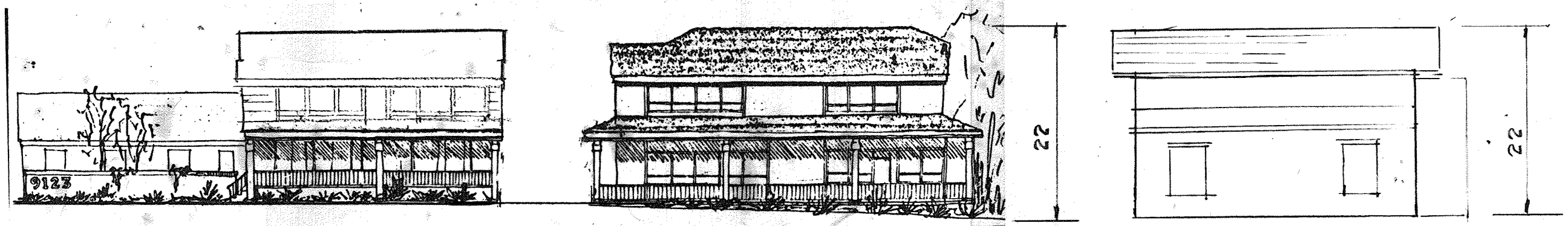
... 12-12-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... 12-1-86
DIRECTOR DATE

... 12-5-86
CHIEF BUREAU OF ENGINEERING DATE

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-21-86



FRONT ELEVATION
NO SCALE

NORTH ELEV.
NO SCALE

NO	DESCRIPTION	DATE	BY
1	SHOW ADDITIONAL HAND RAMP W/ OF EX. BLDG.	6-8-87	TKS
2	SHOW ADD. PARK. SP. NO. 26		
3	SHOW PROP. MASONRY WALL		
4	ELIMINATE CORR. BETWEEN BLDG.		
5	SHOW PROP. 2ND. STY. ON EXIST. BLDG.	6-15-87	
6	PARKING ANALYSIS TO SHOW 7 PS. PER 10 PEOPLE		

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 68	9123 OLD ANNAPOLIS ROAD

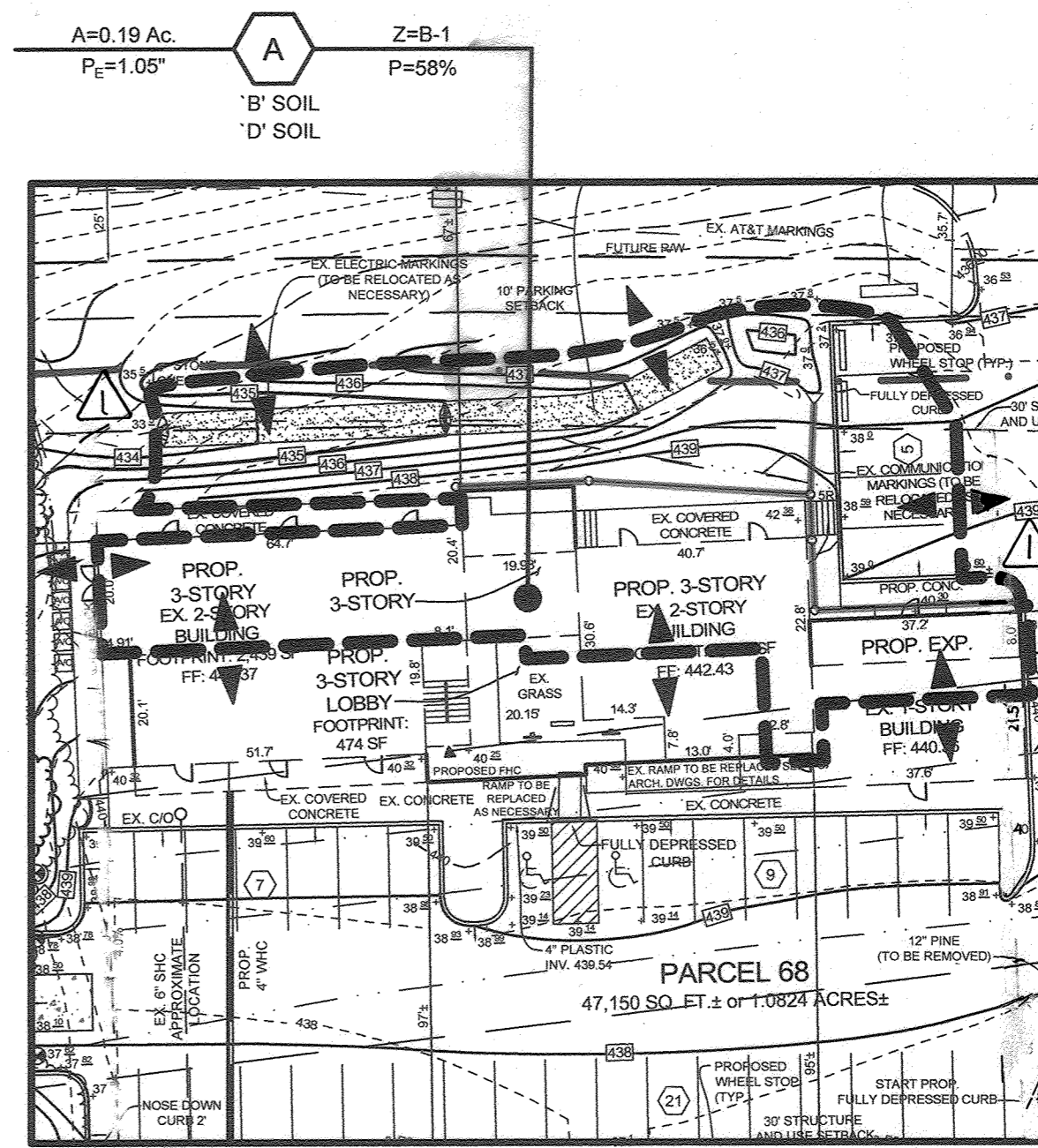
STATE OF MARYLAND
PROFESSIONAL ENGINEER
JOHN L. SCHNEIDER

DRAINAGE AREA MAP - PROP. CONDITIONS
RICHARD D. GELFMAN PROPERTY
DEED REF. PLAT BOOK 1033 F 491
BUILDING ADDITION
9123 OLD ANNAPOLIS ROAD
(RT. 108)
TAX MAP 30 BLOCK 10 PARCEL 68
6TH. ELECT. DIST. HO. CO. MD.
SCALE: 1" = 20' 9-23-1986

OWNER: RICHARD D. GELFMAN
9123 OLD ANNAPOLIS ROAD
COLUMBIA MD. 21045

ENGINEER: JOHN L. SCHNEIDER
LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIRCLE
BALTO. MD. 21207
301-265-6543

MARYLAND ROUTE 108
OLD ANNAPOLIS ROAD
MARYLAND STATE ROAD



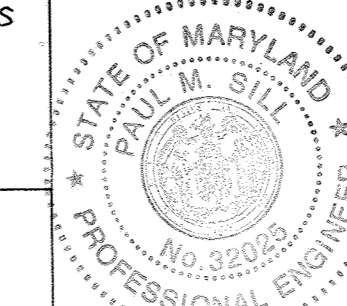
DRAINAGE AREA MAP
SCALE: 1"=30'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- LIGHT POLES
- EXISTING GAS PIPELINE MARKERS
- EXISTING UTILITY MARKINGS
- STABILIZED CONSTRUCTION ENTRANCE
- STANDARD GUTTER PAN
- REVERSED GUTTER PAN
- PROPOSED DUMPSTER PAD
SEE SHEET 9 FOR DETAILS
- APPARENT PROPERTY OVERLAP
- APPARENT PROPERTY GAP
- BIO-SWALE FILTER MATERIAL
- EX. TREE
- PROPOSED ROOF LEADER
- PROPOSED STONE CHECK DAM
- EXISTING TEST PIT

AS-BUILT CERTIFICATION
I HEREBY CERTIFY BY SEAL, THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS PLAN MEET THE CURRENT APPROVED PLANS AND SPECIFICATIONS

Paul Sill
PAUL SILL, PE
SILL ENGINEERING GROUP, LLC
PROFESSIONAL ENGINEER #32025
LICENSE EXPIRATION DATE 06/20/2021
AS-BUILT SURVEY DATE 05/09/2019



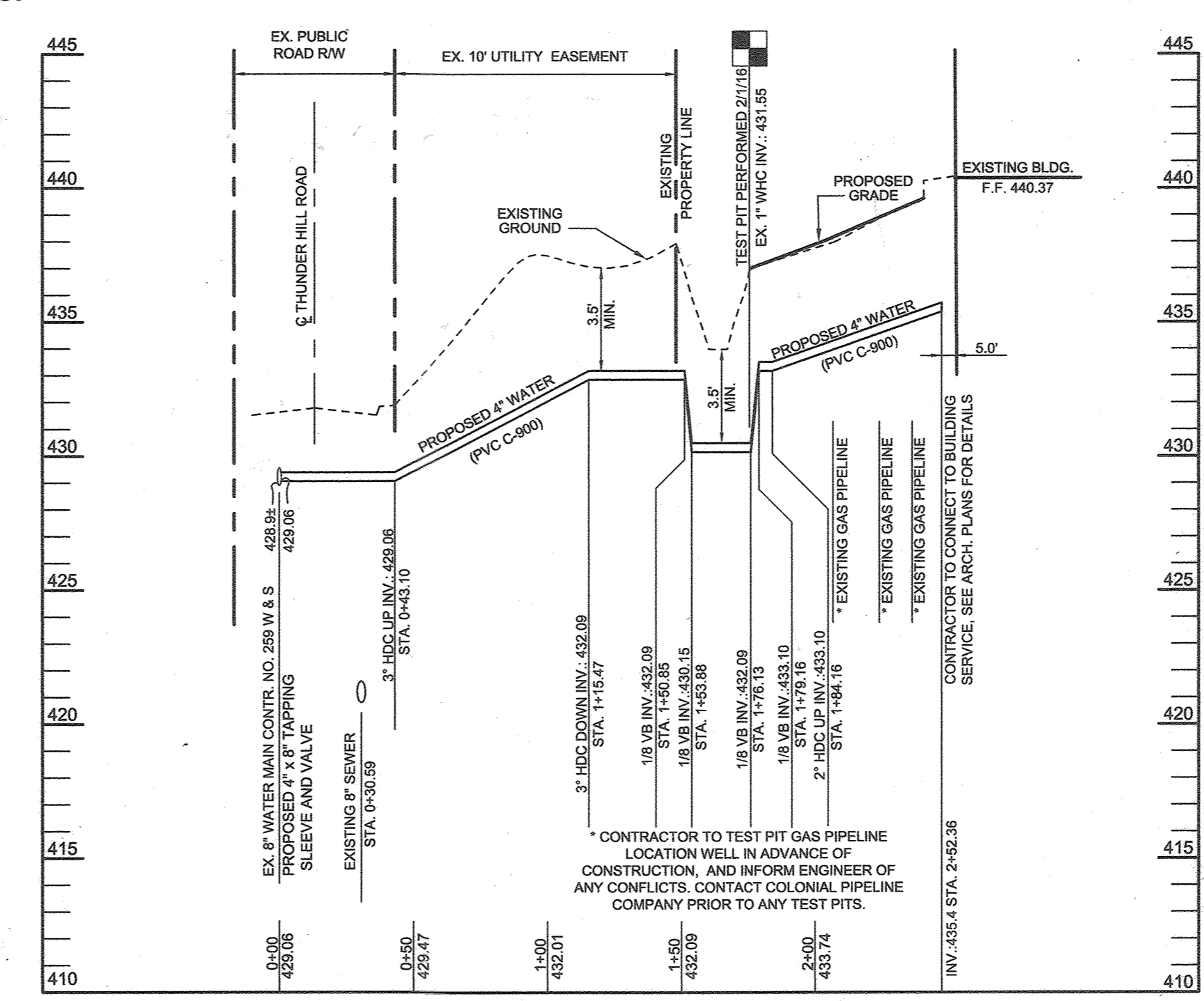
PARKING REQUIREMENTS

RESTAURANT CASSETT @ 2,350 SQ. FT. @ 2.5 SPACES PER 1,000 SQ. FT. = 11.8 SPACES
 PARKING REQUIREMENTS PER SECTION 133.0 OF THE HOWARD COUNTY ZONING REGULATIONS:
 RETAIL - 2,571 SQ. FT. @ 5 SPACES PER 1,000 SQ. FT. = 12.8 SPACES
 OFFICE - 8,020 SQ. FT. @ 3.3 SPACES PER 1,000 SQ. FT. = 26.5 SPACES
 * SUBJECT TO SHARED PARKING ADJUSTMENT
 SHARED PARKING ADJUSTMENT UNDER SECTION 133.0(F)(1)(a):
 GREATEST DEMAND: WEEKDAYS MID-DAY 8AM-3PM, AND AFTERNOON 3PM-5PM
 RETAIL: 12.8 SPACES X 60% = 7.68 SPACES
 OFFICE: 26.5 SPACES X 100% = 26.5 SPACES
 RESTAURANT CASSETT: 11.8 SPACES X 50% = 5.9 SPACES
 TOTAL SPACES PROVIDED: 40 SPACES
 TOTAL SPACES REQUIRED: 44.5 SPACES



FRONT ELEVATION
SCALE: NTS

- GENERAL NOTES (CONTINUED FROM SHEET 1)**
14. SUBJECT PROPERTY ZONED B-1 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
 15. PROPERTY ADDRESS: 9123 OLD ANNAPOLIS ROAD, COLUMBIA, MD 21045
 16. TOTAL AREA OF PROPERTY 47,150 SQ. FT. OR 1.0824 AC.
 17. PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
 18. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SHANABERGER & LANE IN JULY 2015.
 19. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY SHANABERGER & LANE IN JULY 2015 AND IS SHOWN IN ONE FOOT INTERVALS. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004 AND IS SHOWN IN TWO FOOT INTERVALS.
 20. REFERENCE: LIBER 15490, FOLIO 161
 21. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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 THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 22. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 30C AND 30D WERE USED FOR THIS PROJECT.
 23. A TRAFFIC STUDY WAS PREPARED BY THE MARS GROUP ON OR ABOUT NOVEMBER, 2015.
 24. PER SECTION 18.1200 OF THE HOWARD COUNTY CODE, THIS PLAN IS SUBJECT TO FOREST CONSERVATION OBLIGATIONS. FOR THIS PROJECT THE FOREST CONSERVATION NET TRACT AREA OBLIGATION IS BASED ON THE LOD AND WILL BE 0.02 ACRES OR 817 SQ. FT. THIS OBLIGATION WILL BE ADDRESSED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$913.
 25. THE STORM WATER MANAGEMENT OBLIGATION FOR THIS SITE ARE MET BY AN INFILTRATION DEVICE AND A BIO SWALE. THE INFILTRATION DEVICE TREATS THE PROPOSED CONDITIONS AS OF AUGUST 23, 1998. THE BIO SWALE M-8 TREATS THE PROPOSED CONDITIONS PER THE REDLINE DATED JULY 18, 2016.
 26. THE EXISTING ONE-STORY BUILDING IS NON-CONFORMING TO THE 30' STRUCTURE AND USE SETBACK SINCE IT PRE-DATES THE REGULATION.



WATER PROFILE
SCALE: HORIZ 1"=50'
VERT. 1"=5'

OWNER/DEVELOPER
OLD ANNAPOLIS ROAD, LLC
C/O RICHARD GELFMAN
9123 ROUTE 108 SUITE 202W
COLUMBIA, MARYLAND 21045
410-992-9999

REVISED SITE DEVELOPMENT PLAN
RICHARD D. GELFMAN PROPERTY
9123 OLD ANNAPOLIS ROAD

TAX MAP 30 GRID 17
6TH ELECTION DISTRICT

ZONED: B-1
HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: JOV
CHECKED BY: PS
SCALE: AS SHOWN
DATE: OCTOBER 21, 2016
PROJECT #: 14-047
SHEET #: 7 of 9

SILL ENGINEERING GROUP, LLC
11190 Dovedale Court, Suite 200
Nantuxville, Maryland 21104
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-27-16

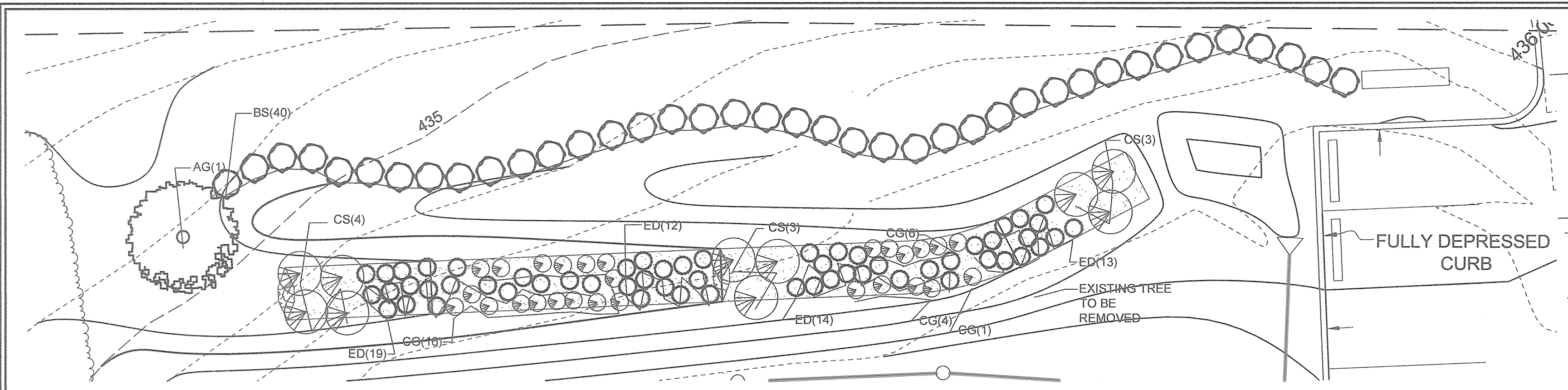
Kathleen
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10-27-16

N.M. Moynihan
DIRECTOR
DATE: 10-27-16

PLAN VIEW
SCALE: 1"=20'

NO.	DESCRIPTION	DATE
4	REVISE PARKING CALCS. AND USES	03/14/22
3	RELOCATE H.C. PARKING & ADJUST W.C.	03/13/19
2	REVISE LOCATION OF 4" W.C. TO BLDG.	02/14/19
1	REMOVE SIDE DETRACKS & EXPAND FRONT & REAR SETBACKS TO SIDE PROPERTY LINES.	5/24/2017

THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO SHOW AS-BUILT CONDITIONS PER THE DATE OF THIS PLAN AND REVISED PROPOSED CONDITIONS, INCLUDING ADDING A THIRD FLOOR



PLANT LIST

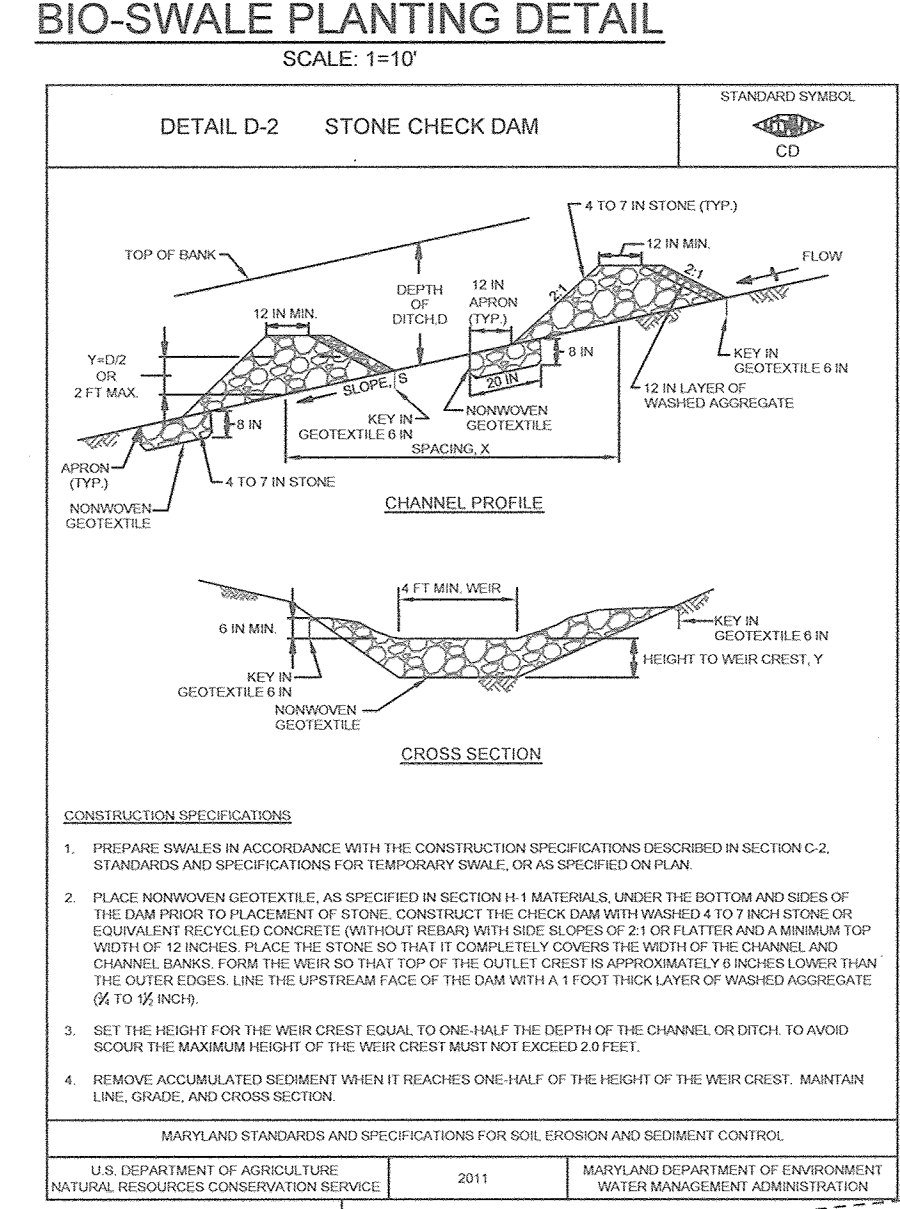
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QTY
AG		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY 'AUTUMN BRILLIANCE'	AS SHOWN* (12'-15' O.C.)	8-10 FT.	MULTI STEM	1
CS		CORNUS STOLONIFERA 'ARCTIC FIRE'	RED TWIGGED DOGWOOD	AS SHOWN* (MIN. 5' O.C.)	7 GAL.	CONT.	10
BS		BUXUS SEMPERVIRENS 'GREEN MOUNTAIN'	BOXWOOD GREEN MOUNTAIN	AS SHOWN* (MIN. 3' O.C.)	7 GAL.	CONT.	40
ED		EUPATORIUM DUBIUM 'LITTLE JOE'	DWARF JOE-PYE WEED	AS SHOWN* (MIN. 2' O.C.)	1 GAL.	CONT.	58
CG		CHELONE GLABRA	WHITE TURTLEHEAD	AS SHOWN* (MIN. 2' O.C.)	1 GAL.	CONT.	27

NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH. *INTERSEPERE PLANTINGS THROUGHOUT BIOTENTION FILTER AREA

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.20
UdD	URBAN LAND UDOTHERENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE: WEB SOIL SURVEY. HOWARD COUNTY SOILS MAP - GRID 14, SUB-GRID 077
 2) 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.

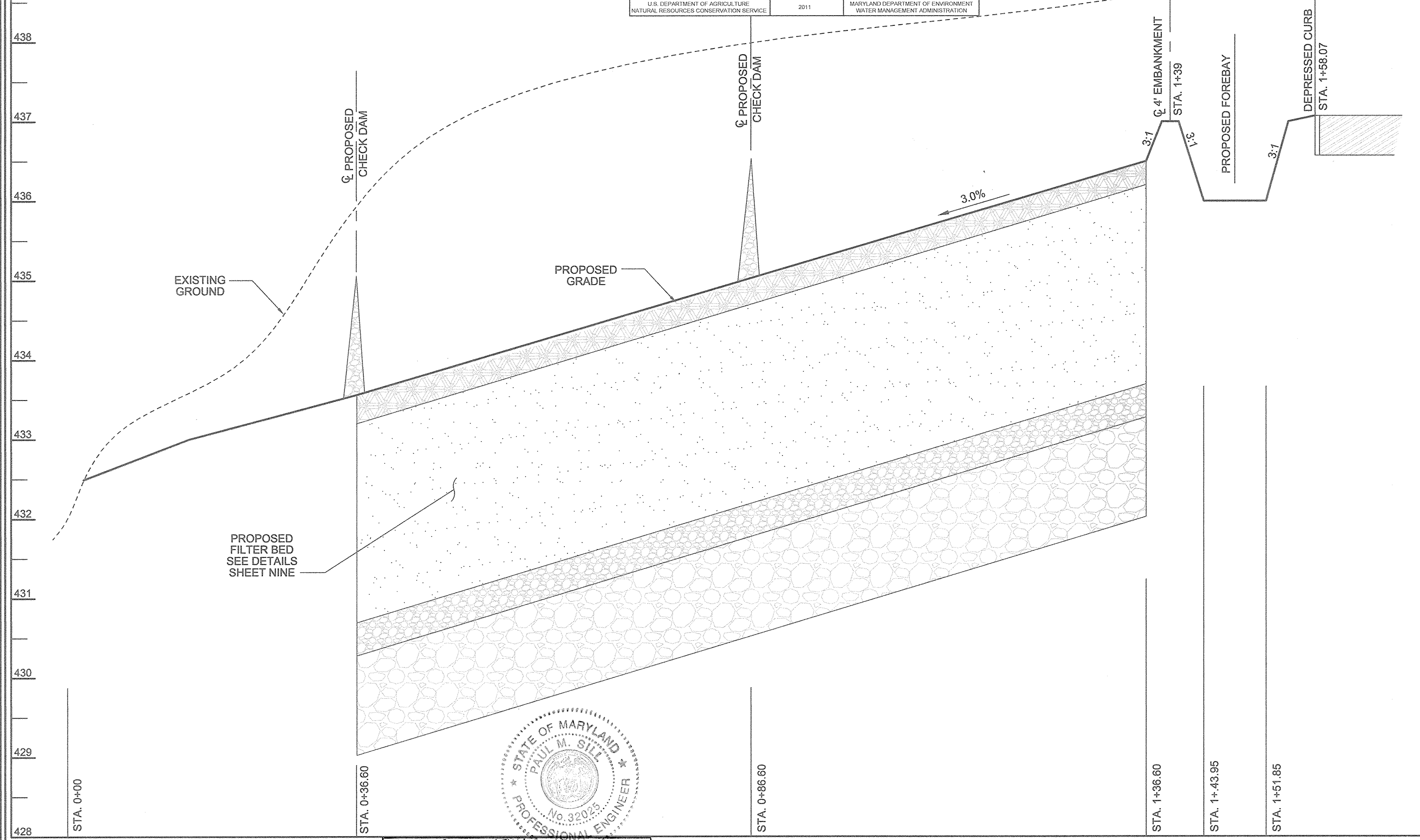


LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION
 DIRECTION OF FLOW
 PROPOSED ROOF LEADER AND ID NUMBER FOR PIPE SCHEDULE, SEE SCHEDULE THIS SHEET

SCHEDULE A PERIMETER LANDSCAPE EDGE

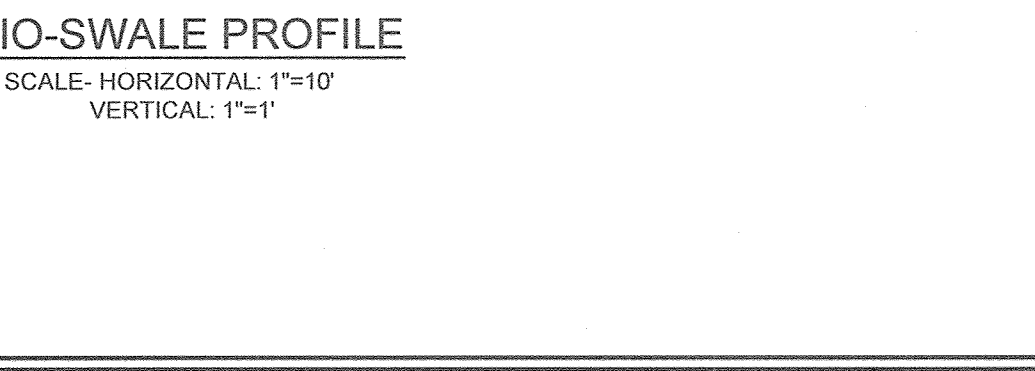
CATEGORY	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION	1
LANDSCAPE TYPE	190
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	190
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO
REMAINING PERIMETER LENGTH	NO
NUMBER OF PLANTS REQUIRED	4
SHADE TREES	2
EVERGREEN TREES	2
SHRUBS	1
NUMBER OF PLANTS PROVIDED	0
SHADE TREES	1
EVERGREEN TREES	1
OTHER TREES (2-1 SUBSTITUTION)	0
SHRUBS (1-1 SUBSTITUTION)	50
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

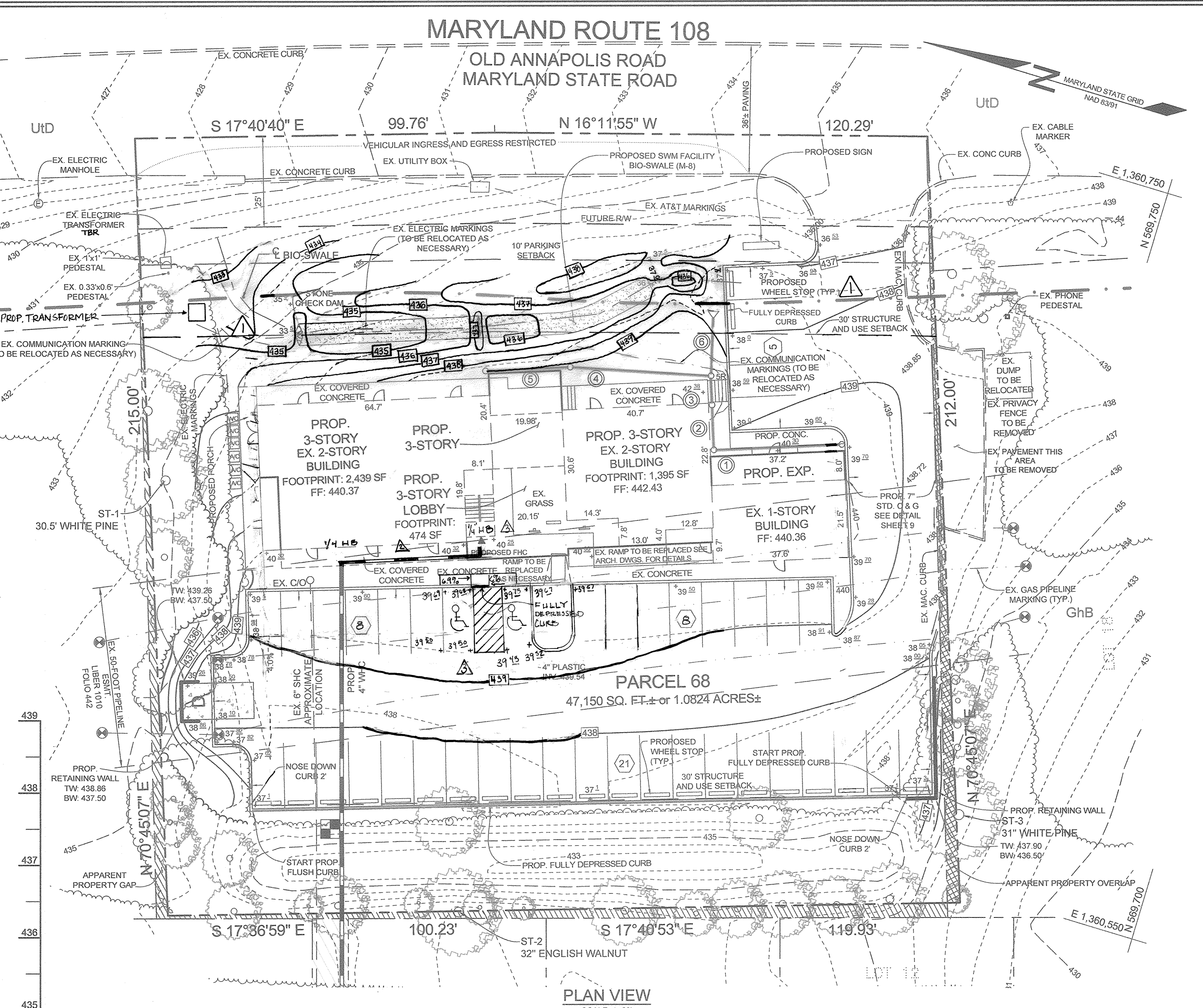
AS-BUILT CERTIFICATION: I HEREBY CERTIFY, BY SEAL, THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS PLAN, MEET THE CURRENT APPROVED PLANS AND SPECIFICATIONS.

PAUL SILL, PE
 SILL ENGINEERING GROUP, LLC
 PROFESSIONAL ENGINEER # 32025
 LICENSE EXPIRATION DATE 09/29/2021
 AS-BUILT SURVEY DATE 05/09/2019



REVISIONS

NO.	DESCRIPTION	DATE
1	RELOCATE H.C. PARKING AND ADJUST V.H.C.	3/18/19
2	REVISE LOCATION OF 4\"/>	



MATERIALS SPECIFICATIONS FOR MICRO-BIORETENTION FACILITIES

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET
PLANTING SOIL (2'-4\"/>			

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

a. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER 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 AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.

b. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR 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.

c. 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.

d. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

PIPE SCHEDULE

SIZE	TYPE	LENGTH
① 6\"/>		

GENERAL NOTES

- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER 2015. NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT ON SITE.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE 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 THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 30C AND 30D WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING. ALL SWALES TO HAVE EROSION CONTROL MATTING.
- PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, THIS PLAN IS SUBJECT TO FOREST CONSERVATION OBLIGATIONS. FOR THIS PROJECT THE AFFORESTATION NET TRACT AREA OBLIGATION IS BASED ON THE LOD AND WILL BE 0.02 ACRES OR 817 SQ. FT. THIS OBLIGATION WILL BE ADDRESSED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$613.
- LIMIT OF DISTURBANCE: 20,075 SQ. FT.

REVISED SITE DEVELOPEMENT PLAN

STORMWATER MANAGEMENT NOTES AND DETAILS

RICHARD D. GELFMAN PROPERTY

9123 OLD ANNAPOLIS ROAD

TAX MAP 30 GRID 17
 6TH ELECTION DISTRICT

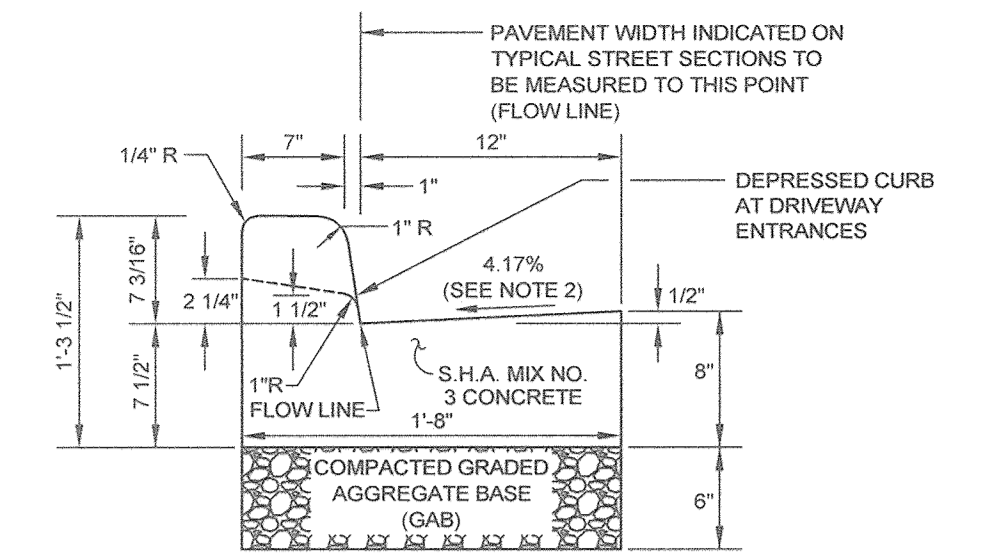
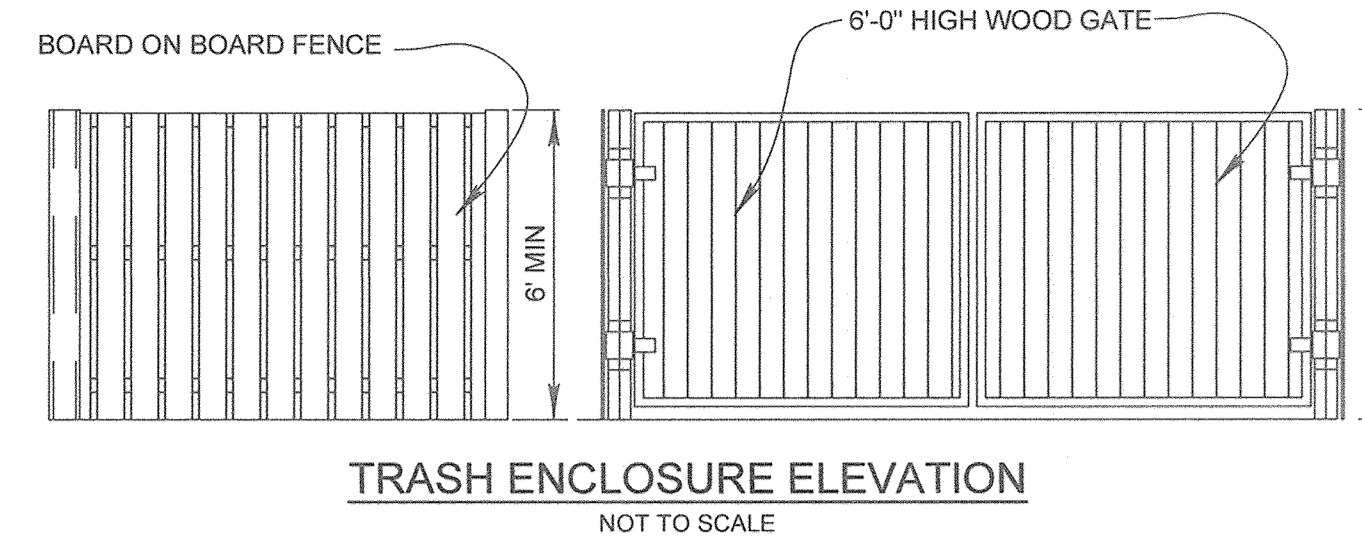
ZONED: B-1
 HOWARD COUNTY, MARYLAND

PARCEL 68

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 21, 2018
 PROJECT #: 14-047
 SHEET #: 8 OF 9

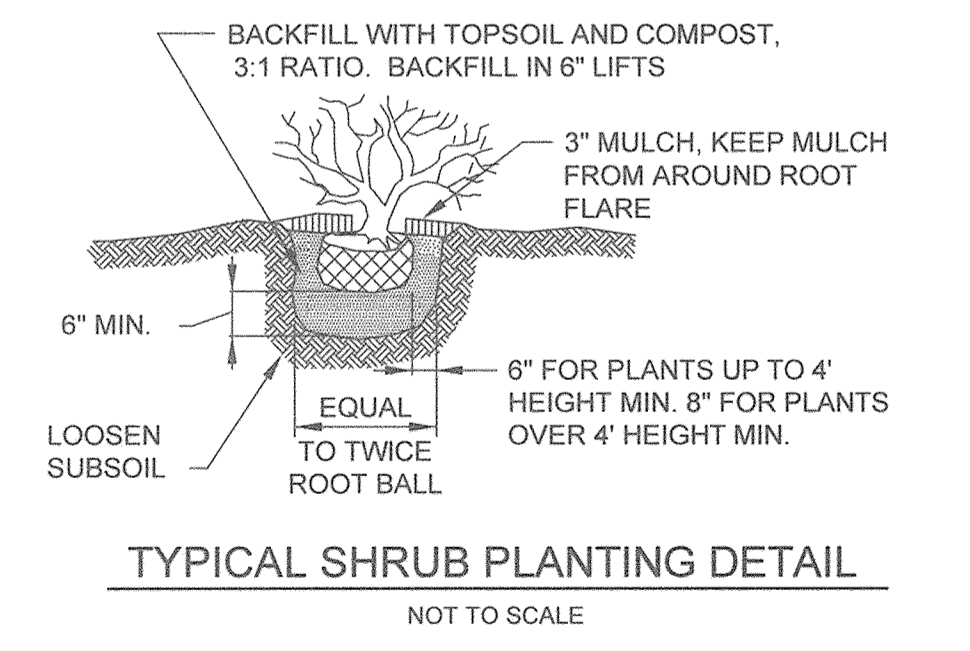
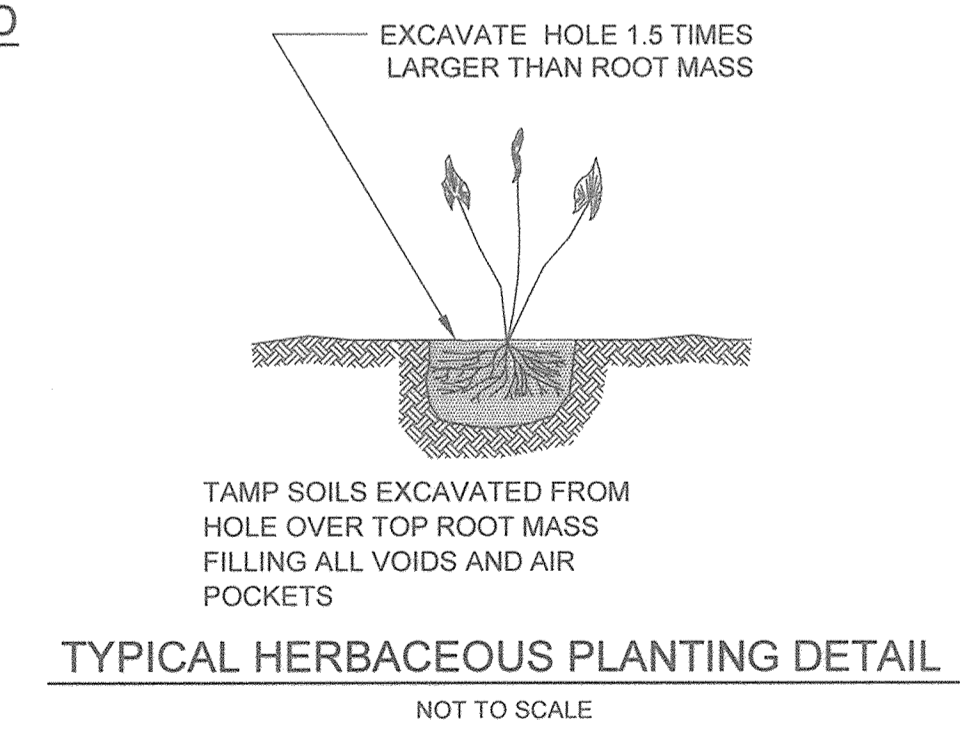
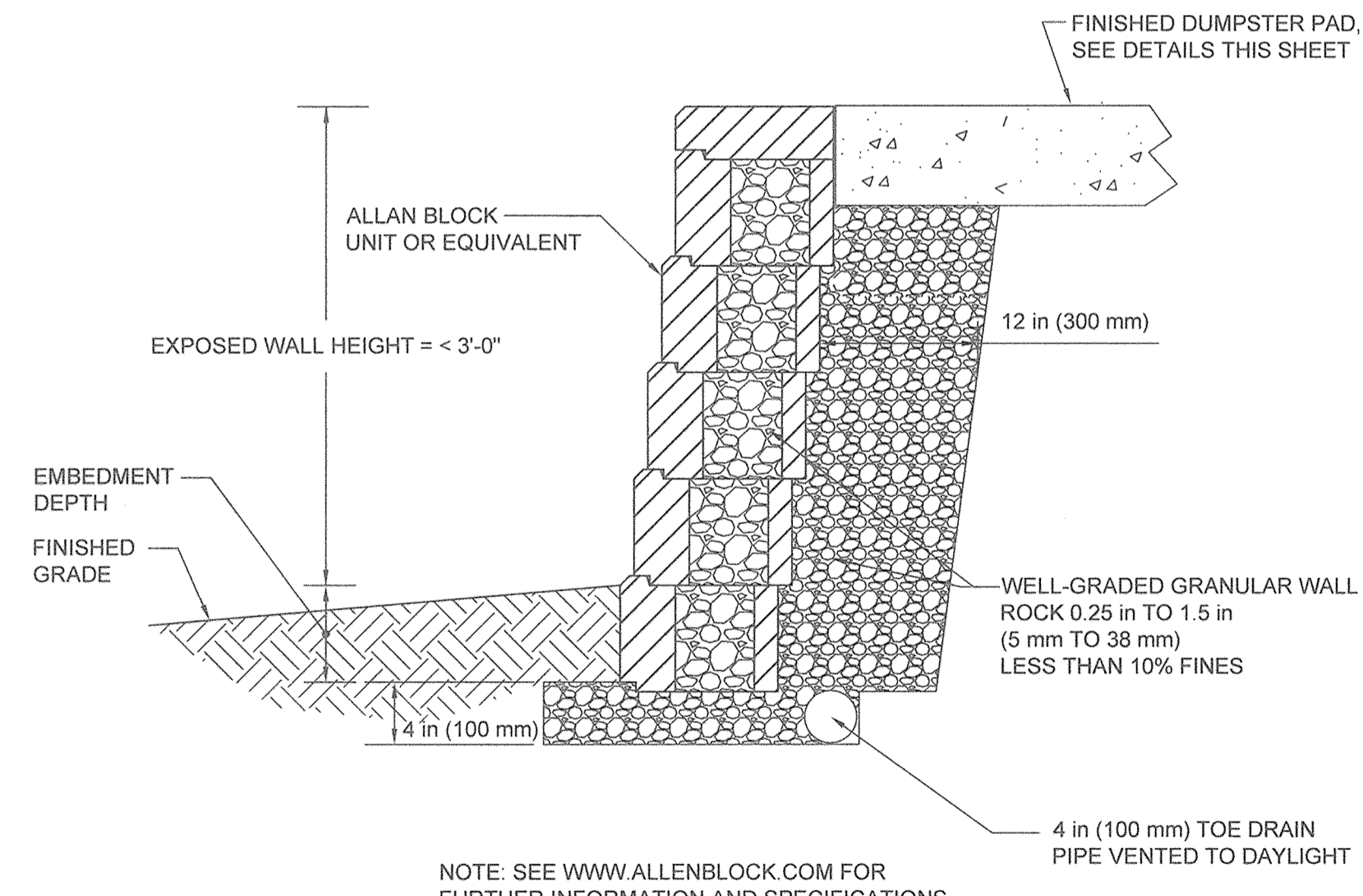
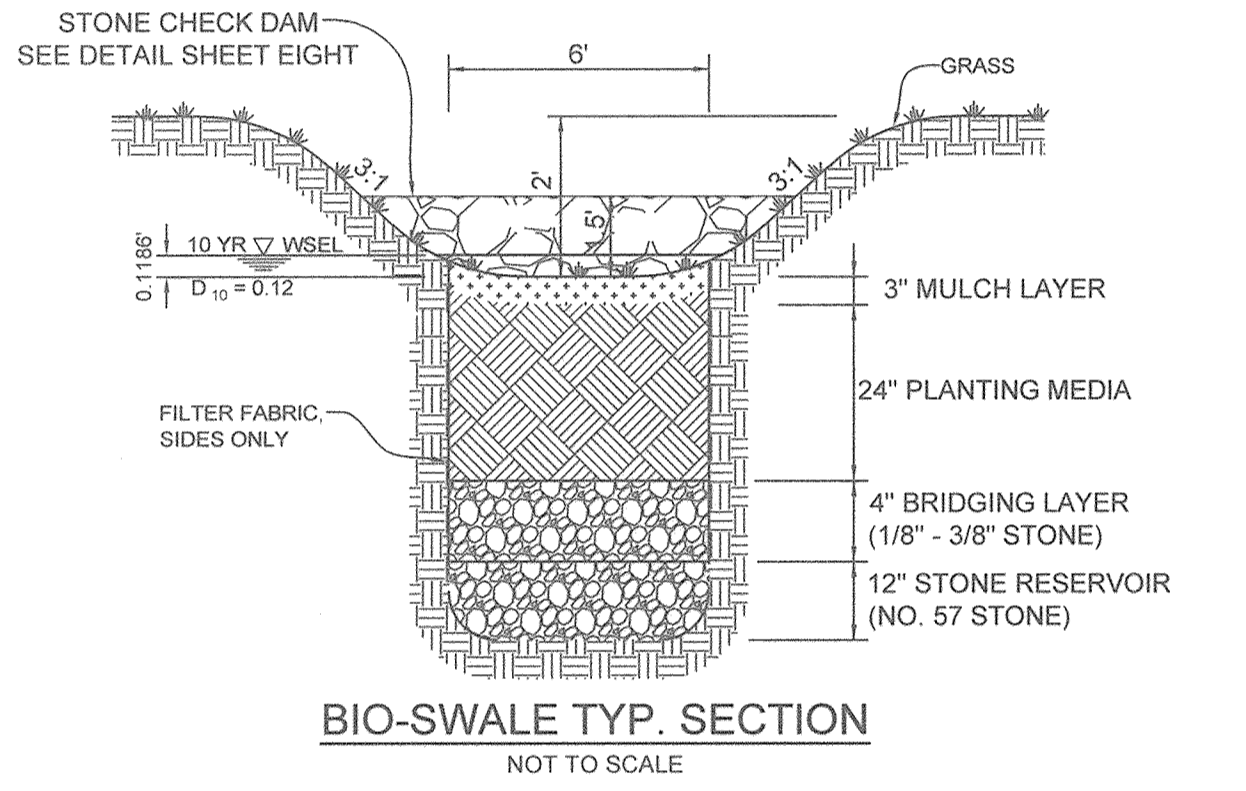
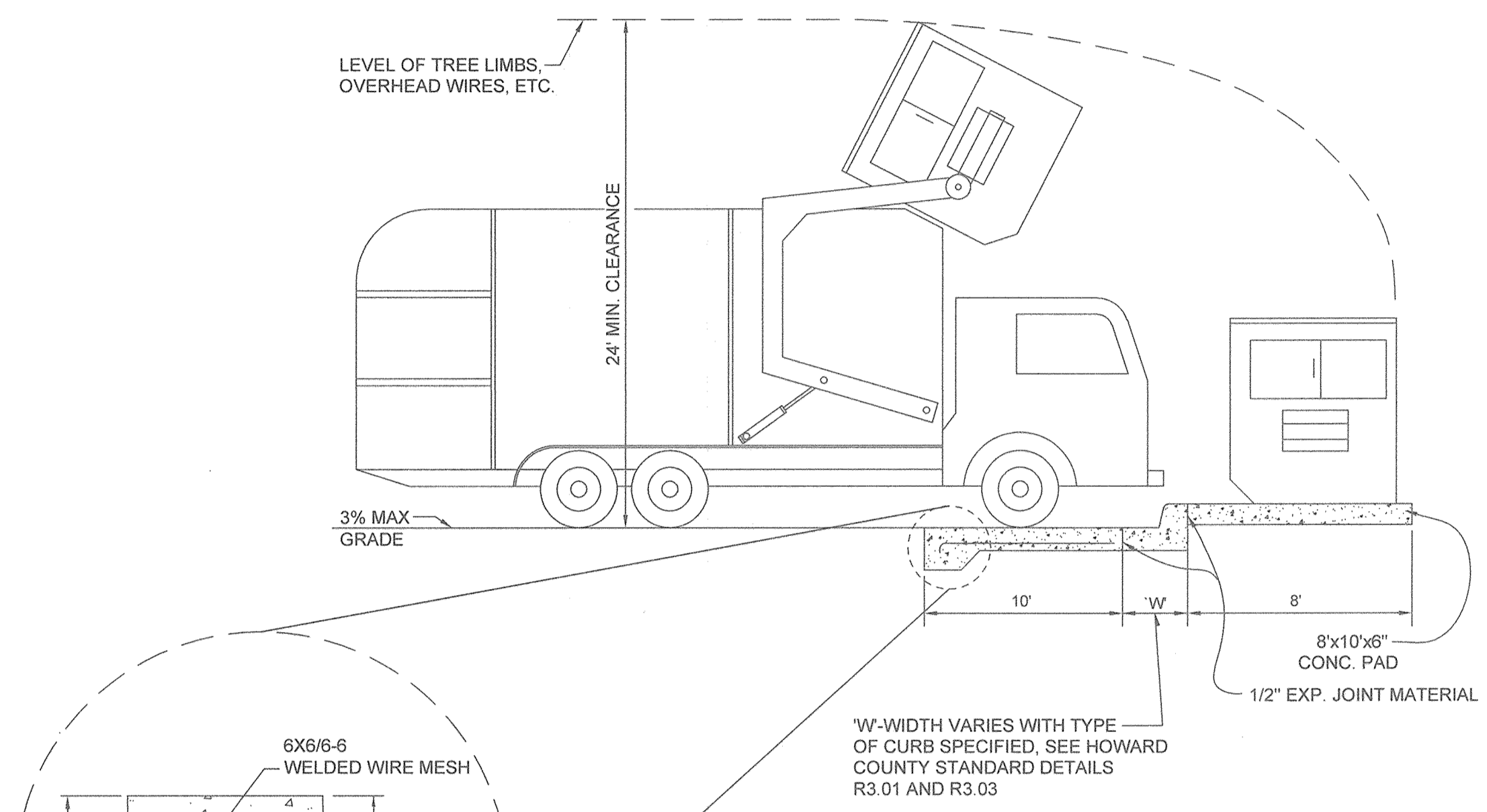
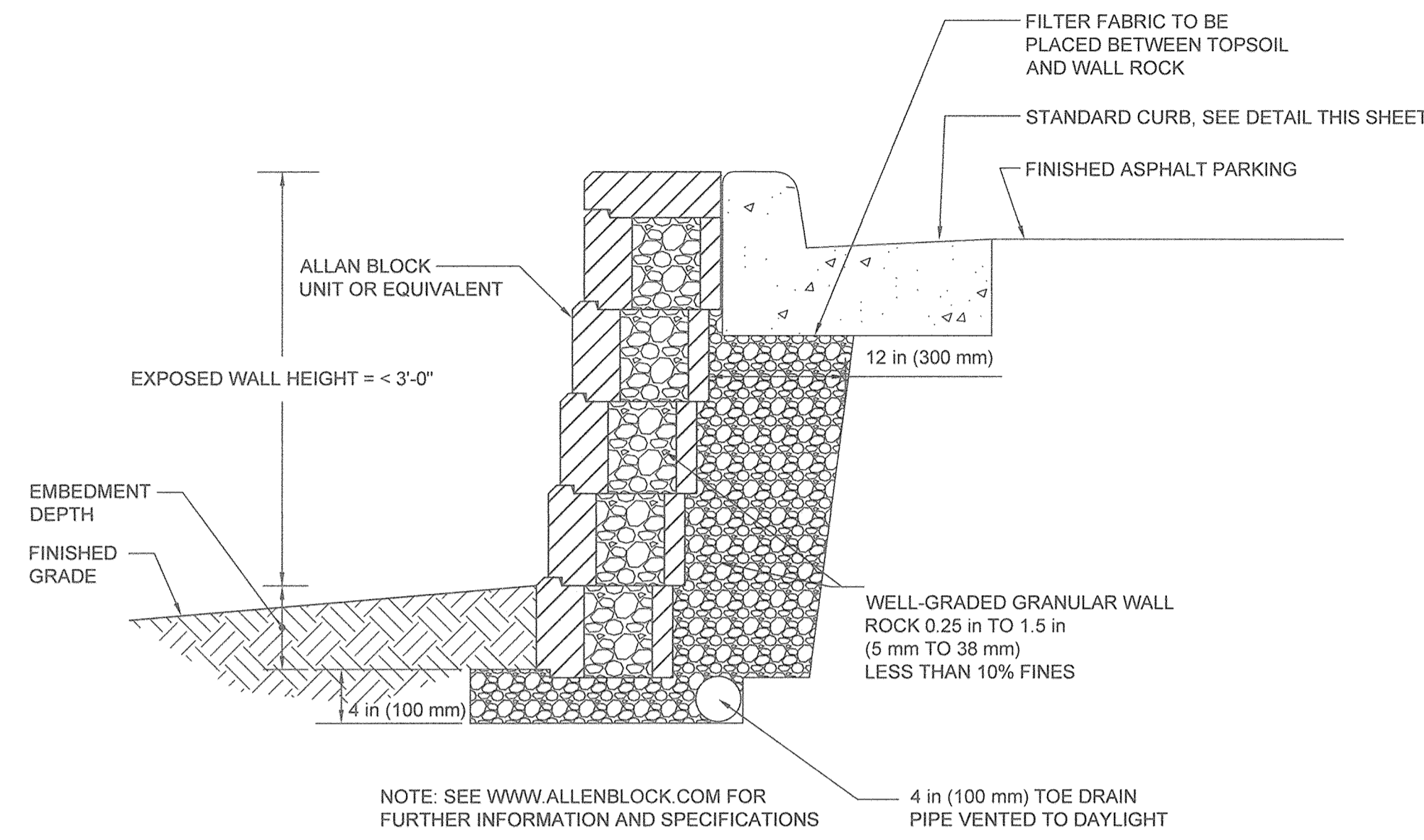
11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
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 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017



STANDARD COMBINATION CURB AND GUTTER

- NOTE:
1. A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.17% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS DRAINAGE CREATES A HAZARDOUS CONDITION.
 2. GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OF THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 5% FOR MODIFIED CURB & GUTTER.
 3. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
 4. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.



NOTE: THERE IS NO AS-BUILT INFORMATION PROVIDED

OWNER/DEVELOPER
OLD ANNAPOLIS ROAD, LLC
C/O RICHARD GELFMAN
9123 ROUTE 108 SUITE 202W
COLUMBIA, MARYLAND 21045
410-992-9999

REVISED SITE DEVELOPEMENT PLAN NOTES AND DETAILS
RICHARD D. GELFMAN PROPERTY
9123 OLD ANNAPOLIS ROAD

TAX MAP 30 GRID 17
6TH ELECTION DISTRICT

ZONED: B-1

HOWARD COUNTY, MARYLAND

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-27-16

W. J. ...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10-27-16

W. J. ...
DIRECTOR
DATE: 10-27-16