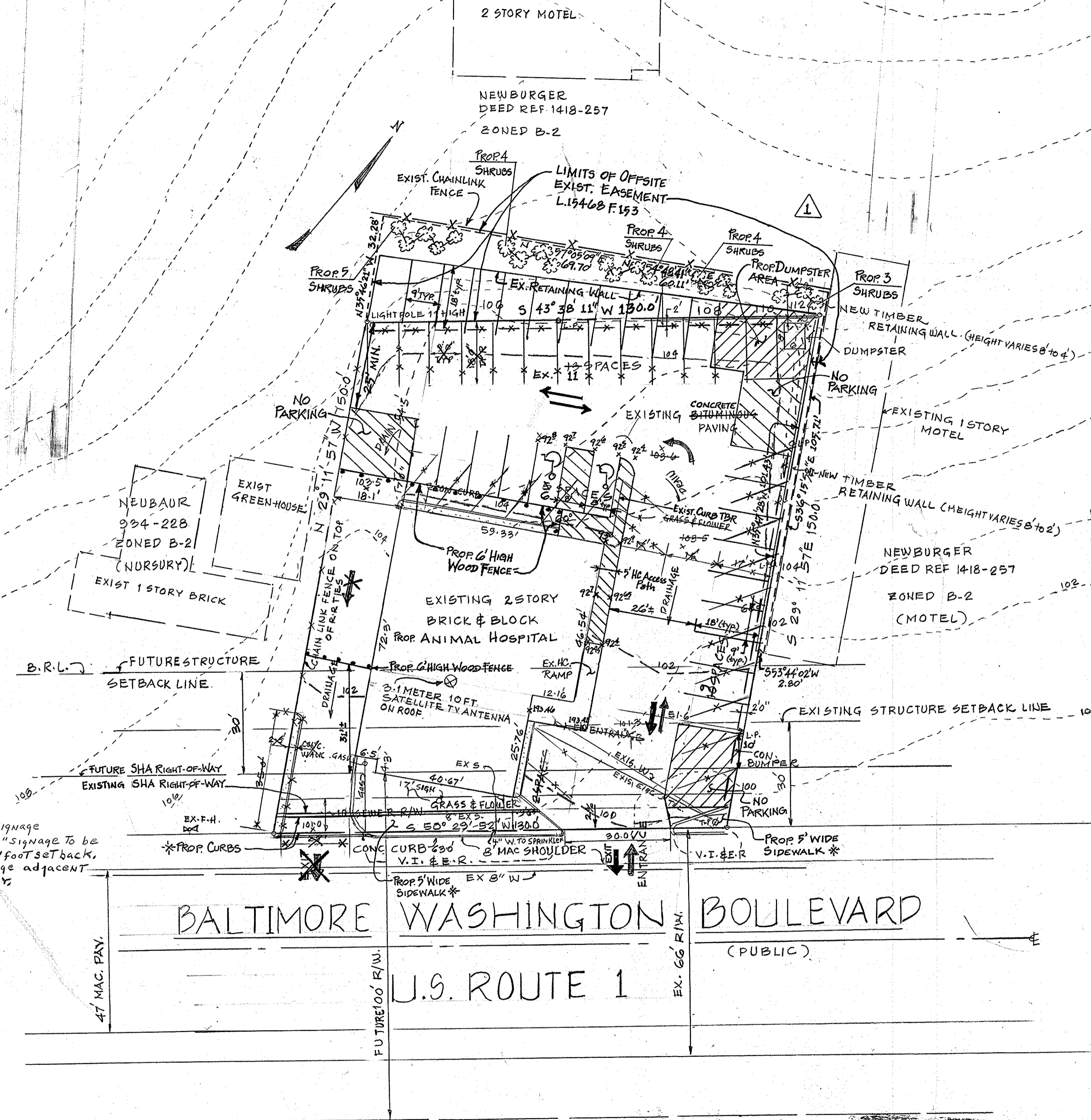
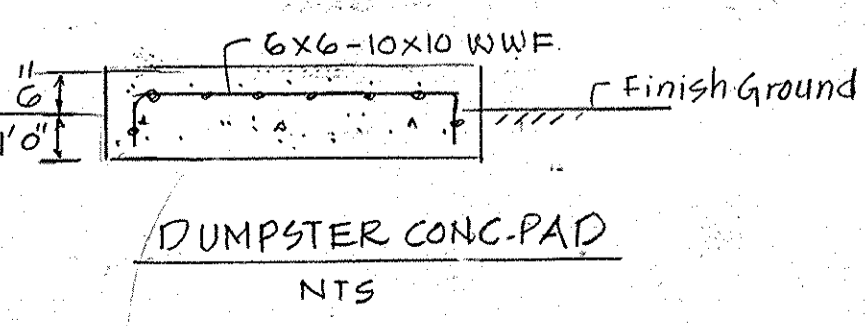
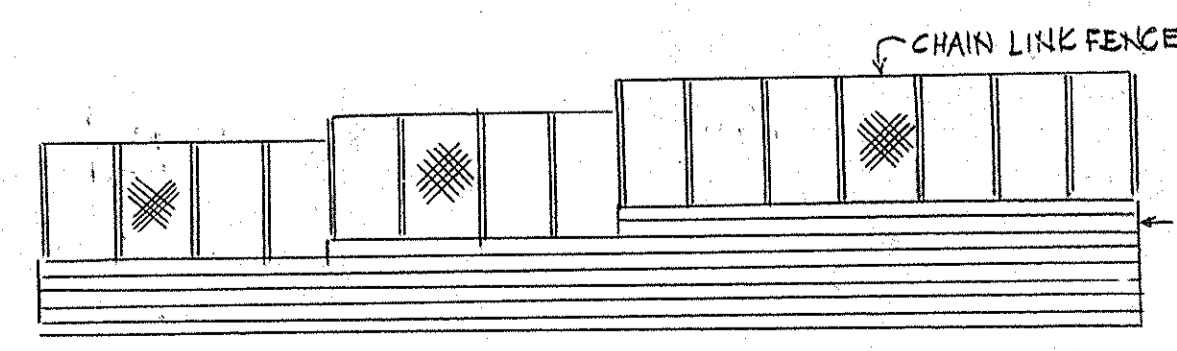
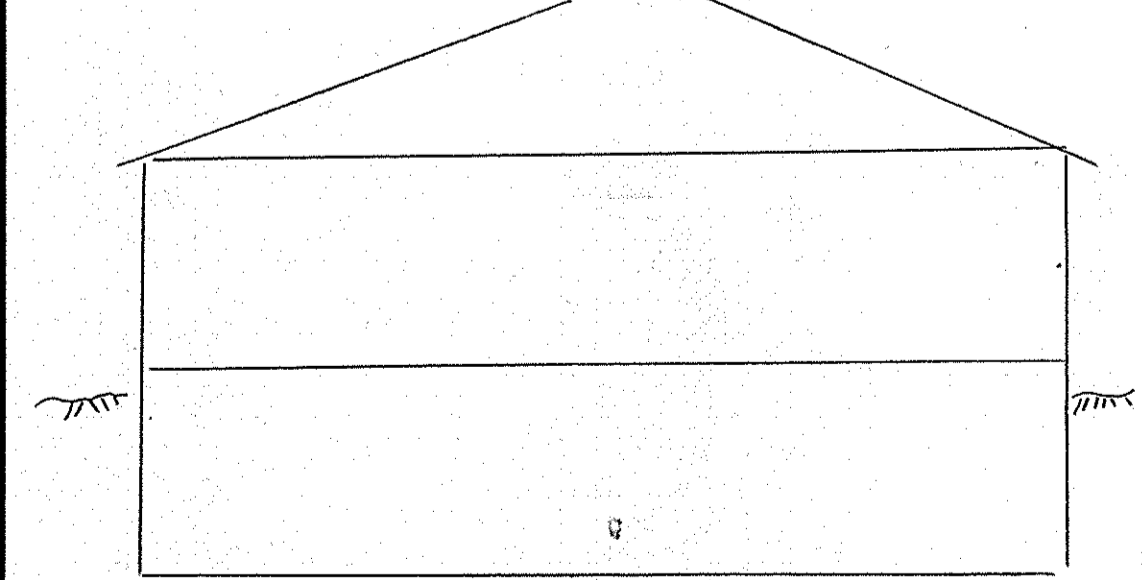


SITE ANALYSIS

1. AREA OF PROPERTY = 19,187 SQ FT / 0.448 AC.
2. BUILDING COVERAGE = 41,563 SQ FT / 21.6%
3. OPEN OR GREEN SPACE = 1017 SQ FT / 5.3%
4. PAVING COVERAGE = 14,014 SQ FT / 73.1%
5. PUBLIC WATER & SEWER IS EXISTING
6. ZONING B-2
7. THIS PLAN IS PRECEDED BY APPROVED BUILDING PERMIT # 11515
8. DPE LTR IS MAY 90: 0A-88-53V MARK PAVEMENT AND INSTALL SIGNAGE "NO PARKING/STANDING" WITH IN 50' FOOT SETBACK. NO "NO PARKING" SIGNAGE TO BE ALLOWED ALONG ENTIRE 18' FOOT DRIVEWAY OUTSIDE OF THE 50' FOOT SETBACK. "15 MINUTE STANDING FOR DELIVERING VEHICLES ONLY" SIGNAGE ADJACENT TO KITCHEN DOOR.
9. BASEMENT AREA: 2510 SQ FT. FLOOR AREA: 3,825 SQ FT. FINISHED ATTIC AREA: 2,230 SQ FT.
10. AREA OF SOIL DISTURBANCE IN MACADAM PARKING IS LESS THAN 5000 SQ. FT.
11. VOLUME OF SOIL DISPLACEMENT LESS THAN 100 CY.



- NOTES (CONTINUATION)
- 1) AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED OF LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF THE LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - 2) THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b)(1)(c) OF THE HOWARD COUNTY CODE BECAUSE THE SITE IS LESS THAN 40,000 SQUARE FEET IN AREA.
 - 3) EXISTING CONCRETE CURBS WITHIN HANDICAP (HC) PARKING AND ACCESS PATH TO RAMP TO BE REMOVED (RBR).

PARKING DATA
ANIMAL HOSPITAL USE: 3855⁰ FIRST FLOOR, 2230⁰ SECOND FLOOR

1) NO. OF SEATS	= 122
PARKING REQ @ 1 SPACE / 4 SEATS	= 32 SPACES
2) NO. OF EMPLOYEES	= 6
PARKING REQ @ 1 SPACE / 2 EMP	= 3 SPACES
2) TOTAL PARKING REQUIRED	= 35 SPACES
3) TOTAL PARKING PROVIDED	= 36 SPACES

- 4) HANDICAPPED SIGN WILL BE POSTED ACCORDING TO HOWARD COUNTY COUNCIL BILL # 58-24 REQUIREMENTS. [R-8 SIGN WITH \$300.00 FINE SIGN]
 - 5) PARKING AID DELIVERIES ALONG 18 FEET EXIT DRIVEWAY ARE PROHIBITED.
 - 6) THE BASEMENT SHALL BE USED FOR STORAGE AND/OR AN ANIMAL KENNEL.
 - 7) ALL PARKING LOT IMPERVIOUS SURFACES AND DRIVE ISLES ARE EXISTING.
 - 8) OWNER TO PROVIDE A GATE FOR FIRE AND RESCUE ACCESS INTO THE FENCED AREA.
 - 9) NO OUTDOOR KENNELS OR PENS ARE PERMITTED IN THE ENCLOSED OUTDOOR AREA. ANIMALS MUST BE SUPERVISED BY PERSONNEL WHEN WITHIN THE OUTDOOR AREA.
 - 10) REDEFINE REVISION #1 IS IN COMPLIANCE WITH SECTION 16.124 OF LAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR 20 SHRUBS WILL BE POSTED WITH THE GRADING PERMIT.
 - 11) THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE REQUIRED LANDSCAPING, INCLUDING PLANT MATERIALS AND BERRMS, 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, REPLACED OR REPAIRED.
- (NOTES CONTINUED ABOVE)

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: 7-20-89

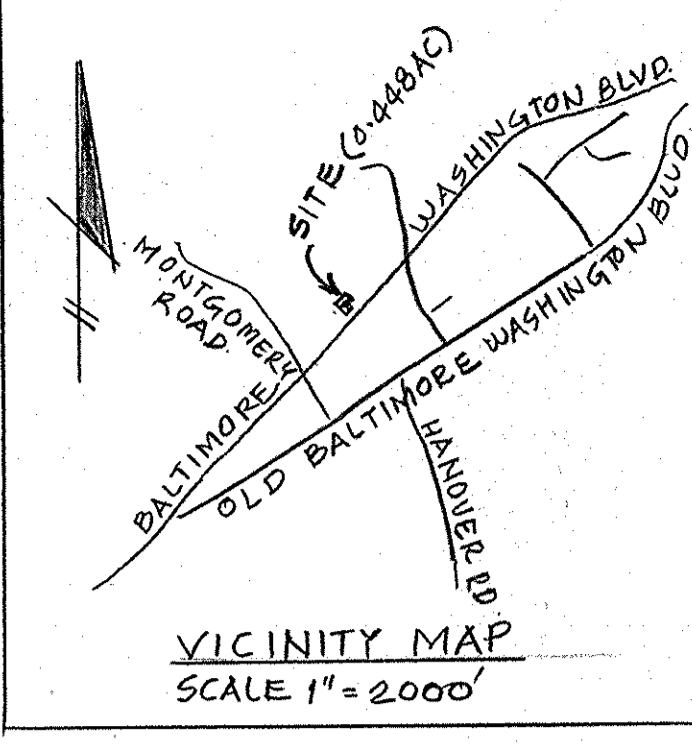
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 9174
Bhagwan D. Joshi
FOR REVISION # 1 ONLY

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	26
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	20
SHADE TREES	
**SHRUBS (10:1)	20

** JUNIPERUS HORIZONTALIS 'PLUMOSA' / ANDORRA JUNIPER (MIN. 18-24' spread)

STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 9174
Bhagwan D. Joshi
DATE: 12/21/88



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

James Boyd No. 815-89
COUNTY HEALTH OFFICER # DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS

James Boyd No. 814/89
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 9/5/89

DATE: 8/14/89

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

OWNER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL PERIODIC INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENT AS DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

Nicholas J. Pecoraro, Jr. 12-21-88

ENGINEER'S CERTIFICATE

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

Bhagwan D. Joshi. 12/21/88

Revised 19W Division of Community Planning and Land Development

By Douglas L. Maxfield
22 May 90

ENGINEER

BHAGWAN D. JOSHI.
6 TREMBLY COURT
CATONSVILLE, MD. 21228.

OWNER

KJG Real Estate Inc.
1605 PORTER CREEK COURT
MOUNT AIRY, MARYLAND 21771

SUBDIVISION NAME: ELKRIDGE ANIMAL HOSPITAL
LOT/PARCEL 34 BLOCK # 8 ZONE B-2 TAX MAP 38
SECTION/AREA - ELECT. DIST. 1 CENSUS TRACT 6012
WATER CODE D09 SEWER CODE 2022431
PLAT/BLK L/F 1190-241 DATE: 12/21/88

SITE DEVELOPMENT PLAN

RENOVATION TO THE
PECORARO RESTAURANT
ELKRIDGE ANIMAL HOSPITAL

DATE: CONTRACT NO. DRAWING NO. SHEET 1 OF 1

REV.#	DESCRIPTION	DATE
1	CHANGE OF USE FROM RESTAURANT TO ANIMAL HOSPITAL; REVISE PARKING LAYOUT AND INGRESS & EGRESS; ADD SIDEWALK ALONG ROUTE 1; ADD OFFSITE EASEMENT; ADD LANDSCAPE	5/7/14