

VAP ASSOCIATES  
1888/677  
P.101  
R-20

GARDNER D. SMOOT  
275/566  
P.102  
R-20

STUDY POINT #1  
(PHASE ONE)  
SM. PFEFFERMAN  
301/512  
R-20  
P.103

MR. ROBERTSON  
271/566  
R-20  
P.104

M.W. WEBSTER  
410/344  
R-20  
P.288

V. DOBOS  
412/180  
R-20  
P.105

A. LANEDEERE  
221/191  
R-20  
P.106

APPROVED: DEPARTMENT OF PUBLIC WORKS.  
FOR PUBLIC WATER AND SEWER STORM  
DRAINAGE SYSTEMS AND ROADS.

*James G. ...* 1/27/92  
DIRECTOR, PUBLIC WORKS DATE

*...* 12-2-91  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*...* 2/10/92  
PLANNING DIRECTOR DATE

*...* 2/17/92  
CHIEF, DIVISION OF COMMUNITY  
PLANNING AND LAND DEVELOPMENT DATE

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

*...* 1-30-92  
HEALTH OFFICER DATE

NOTE:  
CONSTRUCTION EQUIPMENT  
ACCESS TO THESE  
CORRIDORS SHALL BE MAINTAINED  
ENTRANCES, SEWERAGE OR  
TRUCKS SHALL BE REMOVED  
FROM ROADWAYS DAILY  
BASIS.

**LEGEND**

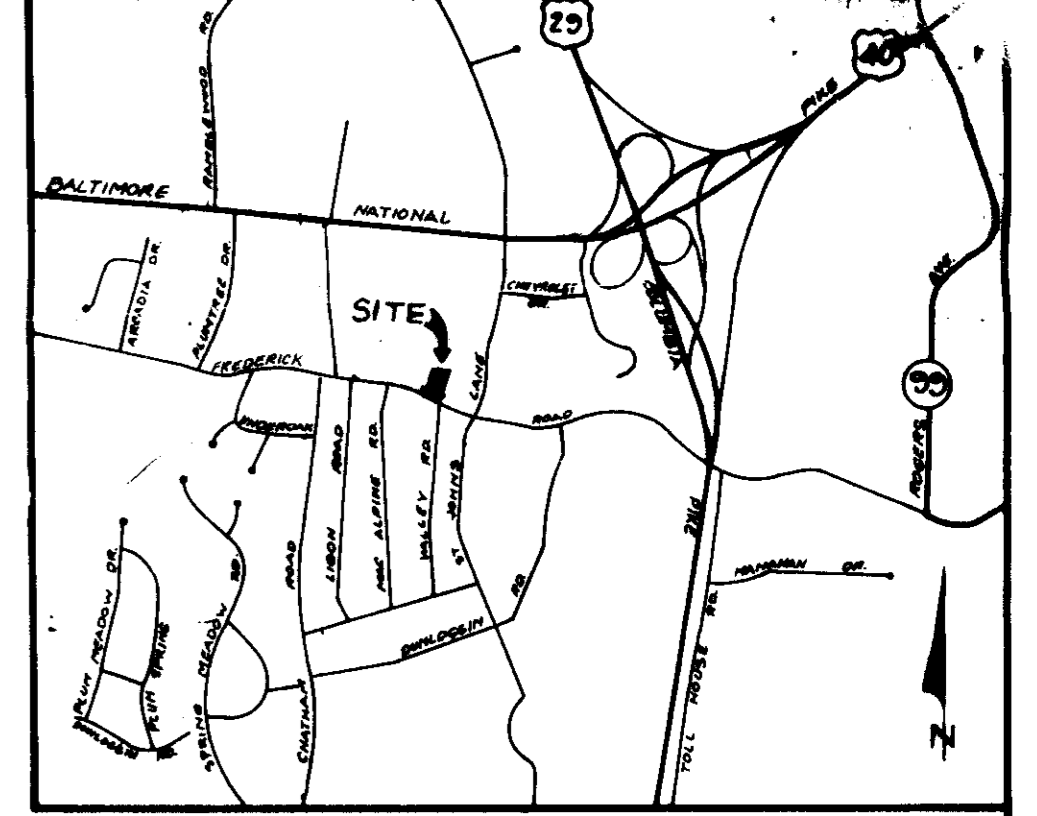
- Proposed Drainage Divide
- Existing Drainage Divide
- Soil Type Boundary
- Time of Concentration
- Flow Path
- Limit of Submission
- Proposed Paving
- Existing Woods to Remain Undisturbed

SOIL GROUP	SOIL TYPE	SOIL NAME
C	GnB2	Glennville silt loam
B	MIB2	Manor loam
B	MIC2	Manor loam
B	MID2	Manor loam
B	MnD	Manor very stony loam
C	MpB2	Montalto silt loam
B	NeB2	Nashaminy silt loam

No.	DATE	DESCRIPTION
1	6-25-92	Revise Parking Area and Parking Circulation

- General Notes**
- Total area of property: 12.87 Ac.
  - Total area of limit of submission (Phase One): 1.24 Ac.
  - Present zoning of property: R-20 (Residential) Single subject to Board of Appeals Case No. BA 90-556 and BA 91-180.
  - Deed reference: Liber 1822, Folio 578.
  - Public water and public sewerage is available for the property.
  - Property is located on Tax Map 24 Block 11 part of Parcel 535.
  - This site development plan is subject to previous submission SDP 73-35 and Board of Appeals Case No. BA 90-556 and BA 91-180. Also see Howard County Historic Site Inventory (190-26).
  - Site Analysis:
    - Included use of structures: Religious Activities (Phase One: Building addition to existing church).
    - Total area of building (Phase One): 5367 sq. ft. or 0.12 Ac. (10% coverage of Limit of Submission)
      - Existing church building:
        - First floor: 4853 sq. ft.
        - Second floor: 2631 sq. ft.
        - Choir loft: 500 sq. ft.
      - Proposed church addition:
        - First floor: 648 sq. ft.
        - Ground floor: 644 sq. ft.
    - Total area of building coverage (Total site): 25,398 sq. ft. or 0.58 Ac. (19.3%)
    - Total number of parking spaces required (Phase One): 85
      - One space for each three fixed seats. Benches (seats) shall be deemed to have a capacity of one seat per lineal foot of length.
        - Total number of seats: 48 (typical length: 12'-8")
        - Total row length: 2 = 286.8 ; 2 = 254 seats.
        - Total seats: 3 = 254 ; 3 = 84.7 or 85 spaces
      - One space for each 100 square feet of floor area of assembly space open to the public:
        - Total floor area open to the public: 3762 sq. ft.
        - 3762 sq. ft. / 100 = 37.6 or 38
    - Total number of parking spaces proposed (Phase One): 92
      - Existing: 75 (15 just to construction) = 60
      - Proposed: 32
    - Handicap: 2
      - Existing: 2
    - Green Area Provided: (Total Site) 9.45 Ac.
  - Landscaped Islands:
    - Total area of parking lot (Phase One): 0.90 Ac.
    - Landscaped Islands Provided: 0.32 Ac. (36.6%)

- The presence of wetlands are not indicated within the area tentatively proposed for construction of Phase One on this site. Section 485 and Section 486 do not apply and the applicable permits are not required for this construction.
- The contractor shall notify the following utilities or agencies at least 10 days prior to commencement of work shown on these plans:
  - New Utility: 1-800-257-7777
  - Cap Telephone Company: 301-725-9976
  - Howard County Bureau of Utilities: 301-313-1000
  - AT&T Cable Location Division: 301-293-2057
  - MS&E (Contractor Services): 301-528-4626
  - MS&E (Damage Control): 301-707-0668
  - State Highway Administration: 301-321-9523
  - Colonial Pipeline Company: 301-795-1399
  - Howard County Construction Inspection Survey Division: 301-313-2417
- Handicapped facilities shall be constructed in accordance with the "Design of Barrier Free Facilities" and the "Handicapped Building Code for the Handicapped and Aged".
- The location of existing utilities shown herein are approximate. The contractor shall determine the exact location of existing utilities to his own satisfaction prior to making any excavation thereto or encroaching in the area thereof. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service.
- Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense.
- All work shown on this plan shall be constructed in accordance with the Howard County Design Manual, Volume IV - Standard Specifications and Details for Construction.
- See Architectural plans prepared by Stewart-McCreedy Architects for building dimensions.
- The property boundary and topography shown on this plan (sheet 1 of 5) was established by a survey prepared by Charles H. Green, Engineer and Surveyor, as shown on previously approved Site Development Plan SDP 73-35. Additional topography shown on sheet 2 of 5 was established by a survey prepared by Land Design Engineering, Inc., dated May, 1991.
- Geotechnical analysis performed by Hillier-Carnes Engineering Associates, Inc., dated May, 1991.



**VICINITY MAP**  
SCALE: 1"=2000'

SHEET NO.	TITLE
1	LOCATION AND DRAINAGE AREA MAP
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN
4	LANDSCAPE PLAN
5	SEDIMENT CONTROL AND SITE DETAILS

IN THE MATTER OF  
ST. JOHN'S EPISCOPAL CHURCH  
Petitioner

BEFORE THE HOWARD COUNTY  
BOARD OF APPEALS  
Case No. BA 90-55E

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is this 12th day of March, 1991, by the Howard County Board of Appeals, ORDERED:

That the petition of St. John's Episcopal Church for a special exception to expand an existing religious facility be, and the same is hereby GRANTED, subject to the following conditions:

- The Petitioner shall comply with all applicable Federal, State and County laws and regulations.
- The location and layout of all proposed parking areas shall be designed to meet the minimum standards for parking and access lanes.
- The Petitioner shall insure that no headlights from automobiles in driveways or parking areas shall shine or reflect onto adjacent residential properties as well as residential properties across Frederick Road, by planting where necessary, sufficient evergreen vegetative screening.
- Outdoor lighting shall be directed inward so as not to shine or reflect onto adjacent properties, and shall be the minimum necessary for directional and security lighting, and may not exceed three (3) feet in height.
- The Petitioner shall comply with testimony presented and construct the proposed addition to the church building and the proposed parish life center with slate roofs.

**ADDRESS CHART**

PARCEL NO.	STREET ADDRESS
535	9120 FREDERICK ROAD

PROPERTY NAME	SECT./AREA	PARCEL
ST. JOHN'S EPISCOPAL CHURCH		90 535

DEED REF.	BLOCK NO.	TAX MAP NO.	ELEC. DIST.	CENSUS TR.
1822/570	11	24	2nd	6023.01

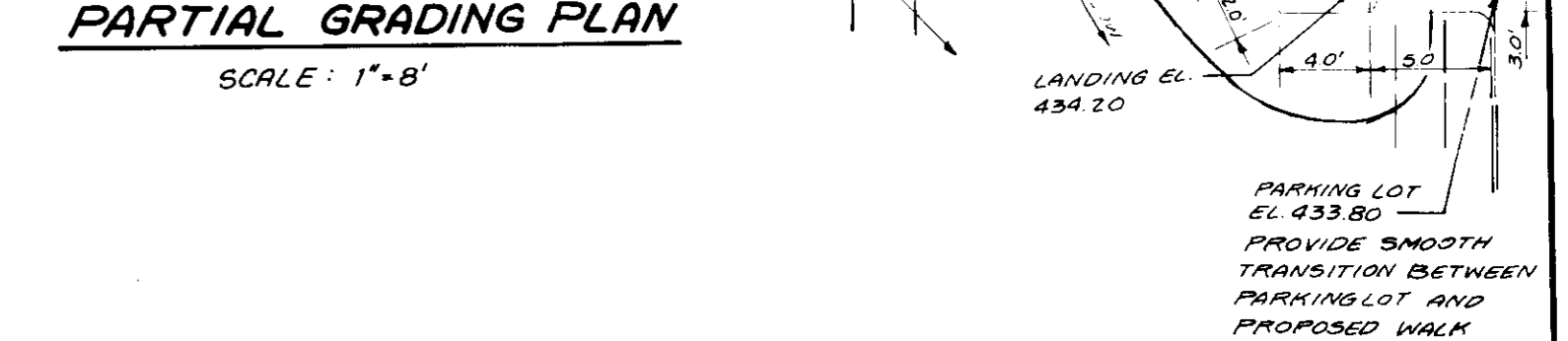
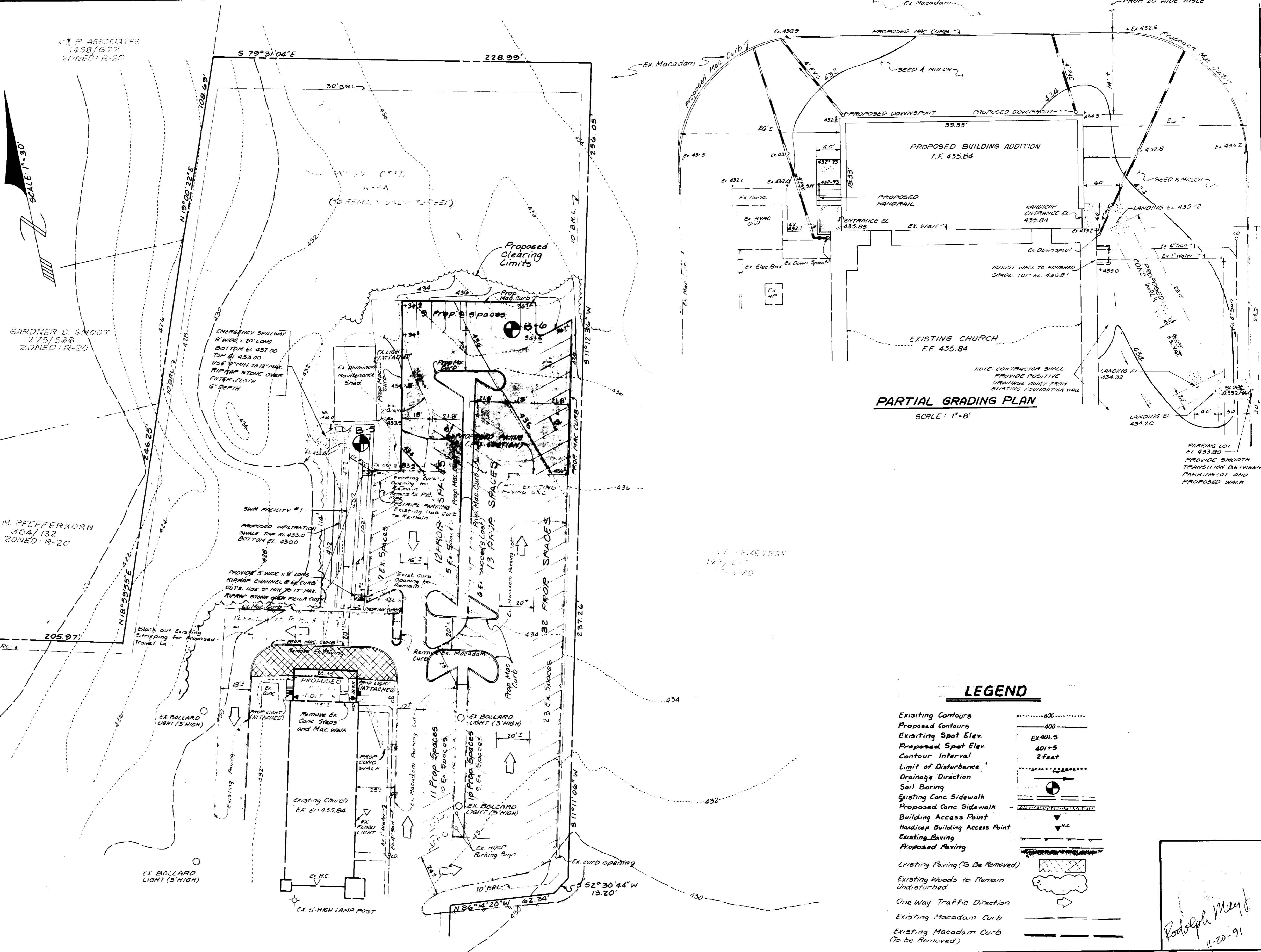
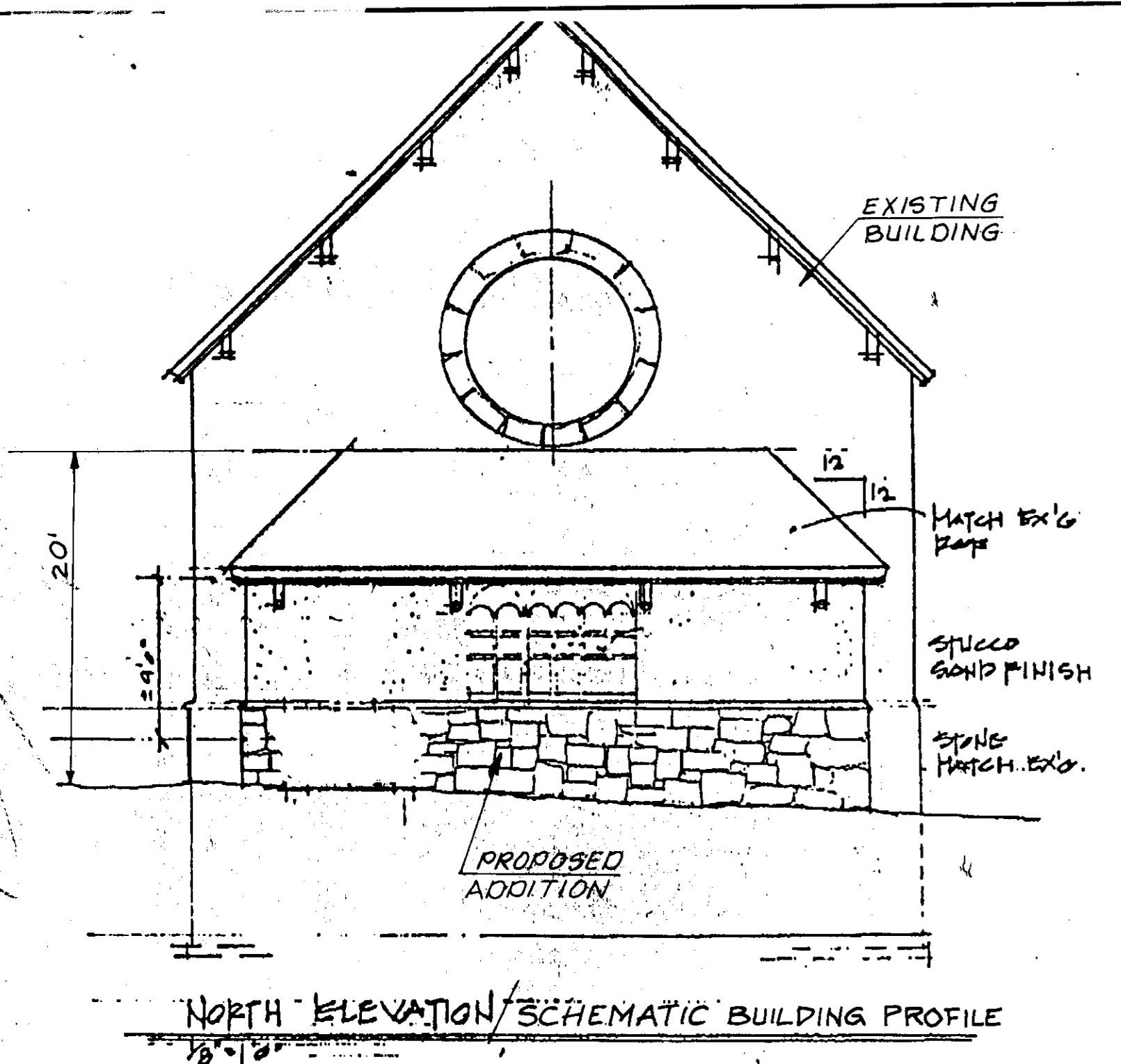
WATER CODE	SEWER CODE
F 07	1402800

*Rodolph Mayh*  
11-20-91

**LAND DESIGN ENGINEERING, INC.**  
10620 Gullford Road • Suite 210 • Jessup • Maryland 20794 • (301)804-8264 • (301)800-0034

DESIGNED	LOCATION AND DRAINAGE AREA MAP	SCALE
JGH	BUILDING ADDITION TO ST. JOHN'S EPISCOPAL CHURCH	1"=50'
DRAWN	PHASE ONE	DRAWING
WAV	TAX MAP 24 BLOCK 11 NO. PARCEL 535 LIBER 1822 FOLIO 570	1 of 5
CHECKED	2ND ELECTION DISTRICT	JOB NO.
RLM	HOWARD COUNTY, MARYLAND	90-202
DATE	PREVIOUS FILE NO.	FILE NO.
6/91	SDP 73-35 BA 90-55E	

OWNER/DEVELOPER  
ST. JOHN'S EPISCOPAL CHURCH  
9120 FREDERICK RD  
221007 CITY, MD 21043  
PHONE: 465-9531



APPROVED: DEPARTMENT OF PUBLIC WORKS,  
FOR PUBLIC WATER AND SEWER, STORM  
DRAINAGE SYSTEMS AND ROADS.

*James A. Cline* 1/27/92 DATE  
DIRECTOR, PUBLIC WORKS

*Eric S. ...* 12-2-91 DATE  
CHIEF, BUREAU OF ENGINEERING

---

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*James H. ...* 3/16/92 DATE  
PLANNING DIRECTOR

*Thomas ...* 3/11/92 DATE  
CHIEF, DIVISION OF COMMUNITY  
PLANNING AND LAND DEVELOPMENT

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

*[Signature]* 1-20-92 DATE  
HEALTH OFFICER

NOTE: See Partial Grading Plan  
This Sheet For Proposed  
Site Detail.

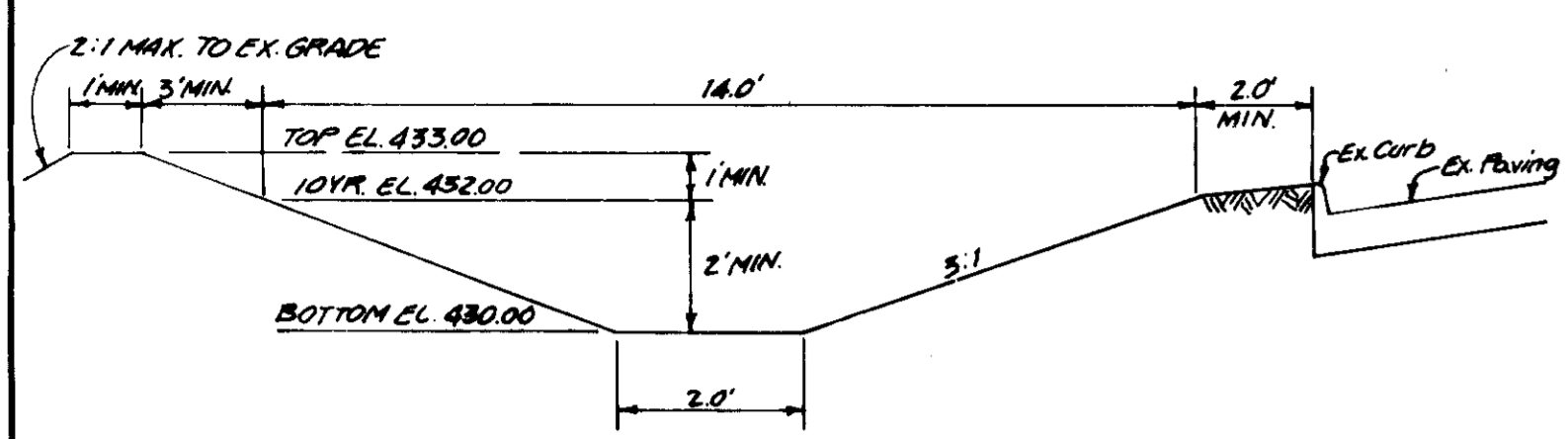
NO.	DATE	DESCRIPTION
1	6-25-92	Revise Parking Area and Parking Circulation
REVISIONS		

**LAND DESIGN ENGINEERING, INC.**

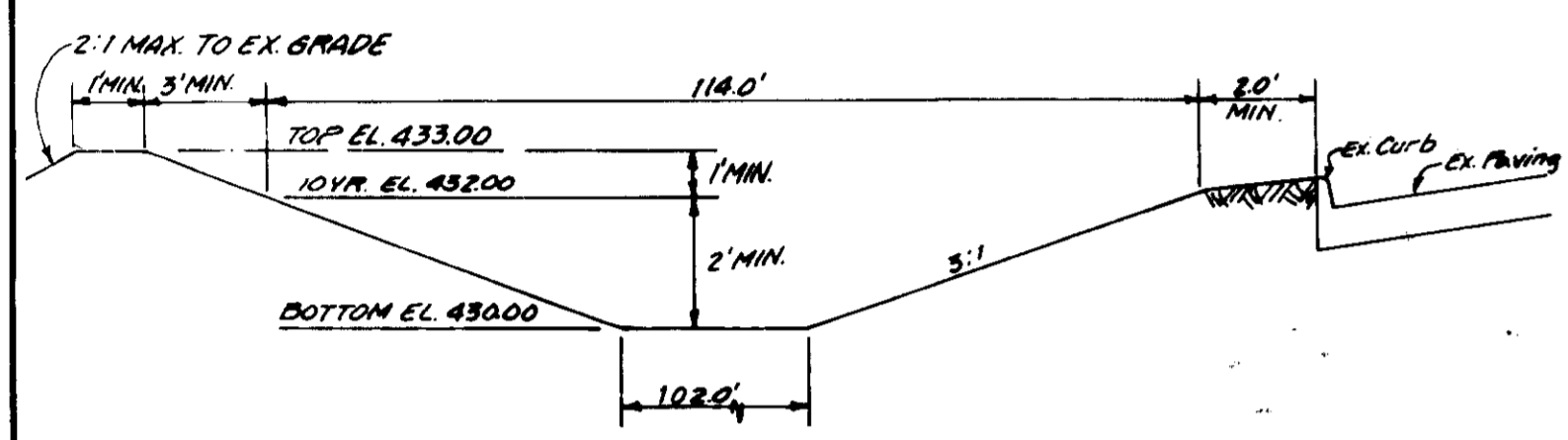
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 804-6264 • (301) 801-0034

<b>DESIGNED</b> VGH DJW	<b>SITE DEVELOPMENT PLAN</b> <b>BUILDING ADDITION TO</b> <b>ST. JOHN'S EPISCOPAL CHURCH</b> PHASE ONE	<b>SCALE</b> 1" = 30'
<b>DRAWN</b>	<b>TAX MAP 24 BLOCH 11 FID. PARCEL 535</b> LIBER 1822 FOLIO 570	<b>DRAWING</b> 2 of 5
<b>CHECKED</b> RLM	<b>2ND ELECTION DISTRICT</b> <b>HOWARD COUNTY, MARYLAND</b> PREVIOUS FILE NO. SOD 73-35 BA 90-556	<b>JOB NO.</b> 90-202
<b>DATE</b> 6/91	<b>OWNER/DEVELOPER</b> <b>ST. JOHN'S EPISCOPAL CHURCH</b> 9120 FREDERICK RD. ELLCOTT CITY, MD 21043 Phone: 465-2531	<b>FILE NO.</b>

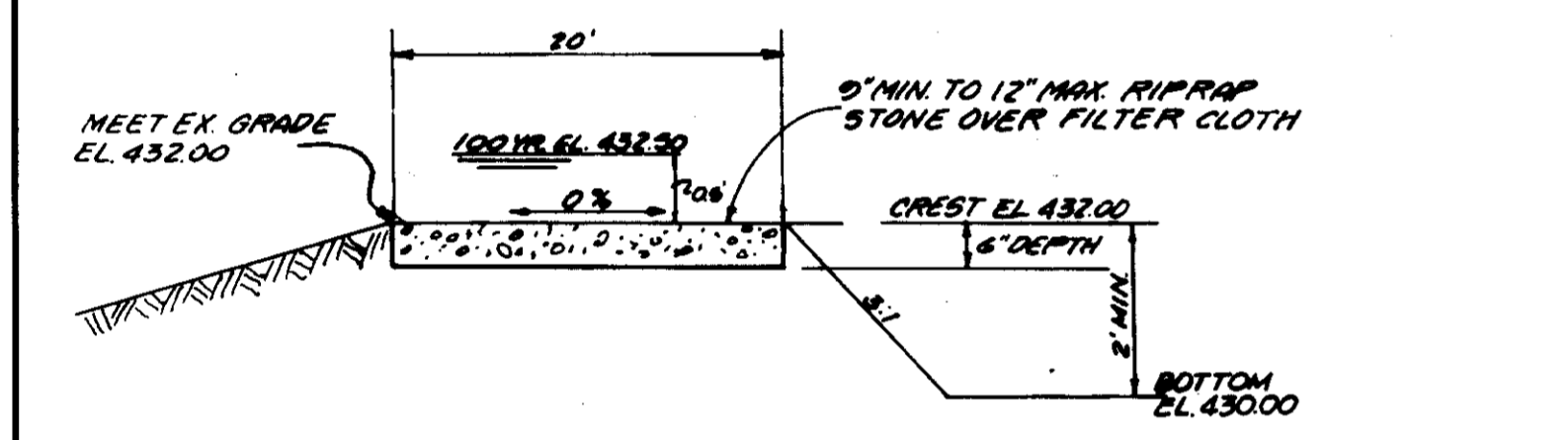
*Rodolph May*  
11-20-91



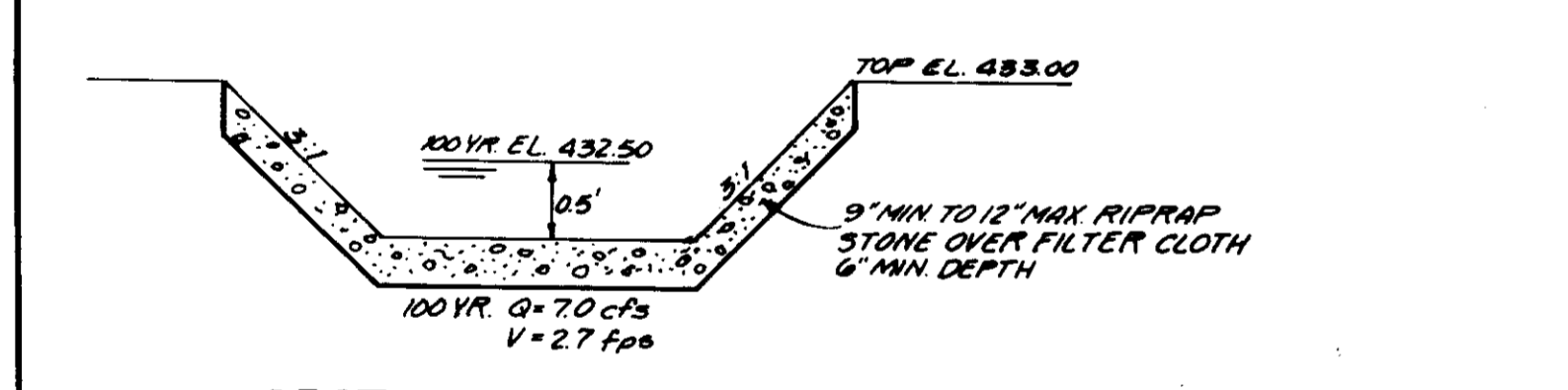
SECTION A-A'



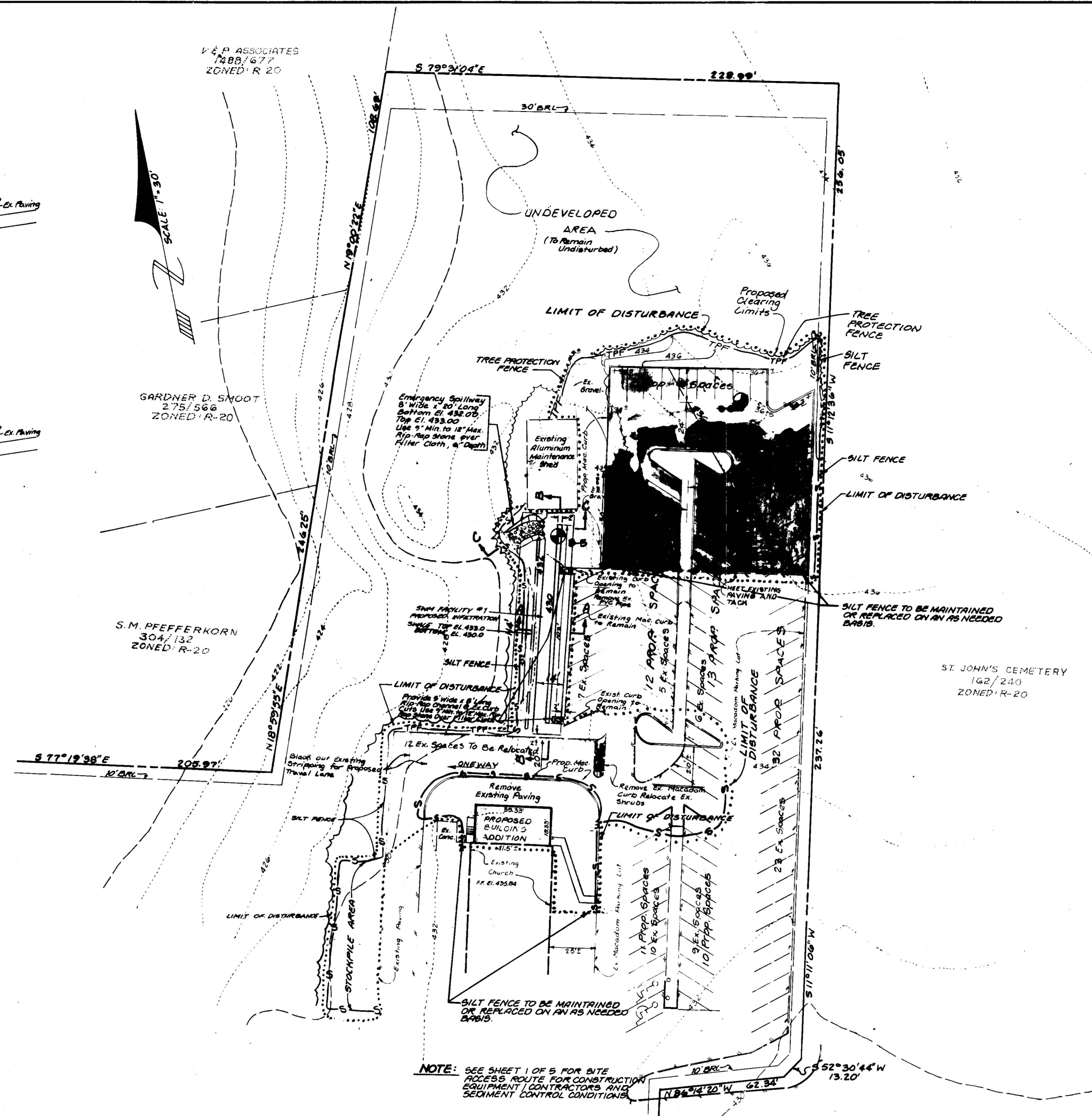
SECTION B-B'



SECTION C-C'



SECTION THRU SPILLWAY INFILTRATION SWALE NOT TO SCALE



- Construction Sequence**
1. Obtain grading permit.
  2. Construct stabilized construction entrance at the north end of the parking lot. Install tree protection fence and silt fence in locations indicated on the plan.
  3. Clear and grub site to subgrade. Remove ornamental landscaping, and existing paving, etc., as required. Stockpile stripped topsoil in area indicated on plan.
  4. Excavate foundation for building addition. Begin construction of building addition and utilities.
  5. Install base course of parking lot.
  6. Remove sediment from roadways and dress stabilized construction entrance as required.
  7. The contractor shall inspect and provide necessary maintenance on the sediment and erosion control measures shown hereon, after each rainfall and on a daily basis.
  8. Complete building and utility construction. Remove stabilized construction entrance, clean base course, apply tack coat and lay surface course.
  9. Fine grade site and stabilize all disturbed areas using permanent seeding mixture and straw mulch.
  10. After all areas draining to the proposed infiltration swale have been stabilized, construct infiltration swale. Install riprap outfalls at existing curb cuts and construct emergency spillway. Stabilize infiltration swale and disturbed areas using permanent seeding mixture and straw mulch.
  11. After permission has been given by the sediment control inspector, remove remaining sediment control measures and stabilize all areas using permanent seeding mixture and straw mulch.

**SEDIMENT CONTROL LEGEND**

- S — SILT FENCE
- TPF — TREE PROTECTION FENCE
- ..... LIMIT OF DISTURBANCE

NO.	DATE	DESCRIPTION
1	6-25-92	Revise Parking Area and Parking Circulation

**LAND DESIGN ENGINEERING, INC.**

DESIGNED DWJ	<b>SEDIMENT CONTROL PLAN</b> <b>BUILDING ADDITION TO</b> <b>ST. JOHN'S EPISCOPAL CHURCH</b> <b>PHASE ONE</b> TAX MAP 24 BLOCK 11 P10/PARCEL 535 LIBER 1822 FOLIO 570 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SA 87-48E PREVIOUS FILE NO. 50P 73-55 SA 20-55E	SCALE 1"=30'
DRAWN WAJ		DRAWING 3 OF 5
CHECKED RLM		JOB NO 90-202
DATE 6/91		FILE NO
OWNER/DEVELOPER ST. JOHN'S EPISCOPAL CHURCH 9120 FREDERICK RD ELICOTT CITY, MD 21043 Phone: 465-9851		

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER, STORM DRAINAGE SYSTEMS AND ROADS.  
 Director, PUBLIC WORKS: 11/27/92  
 Chief, BUREAU OF ENGINEERING: 12/29/92

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Planning Director: 2/10/92  
 Chief, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: 2/16/92

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS.  
 Health Officer: 1-30-92

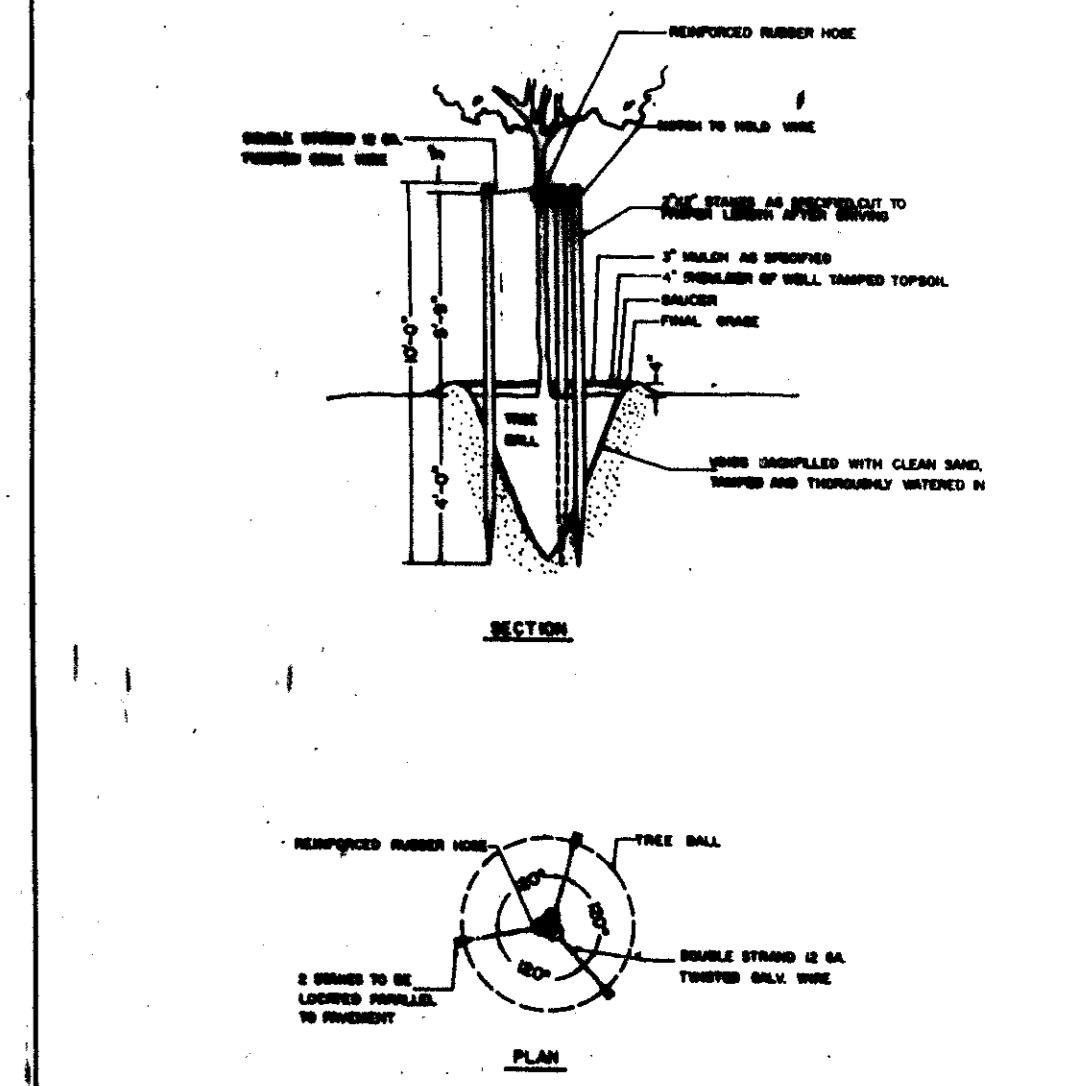
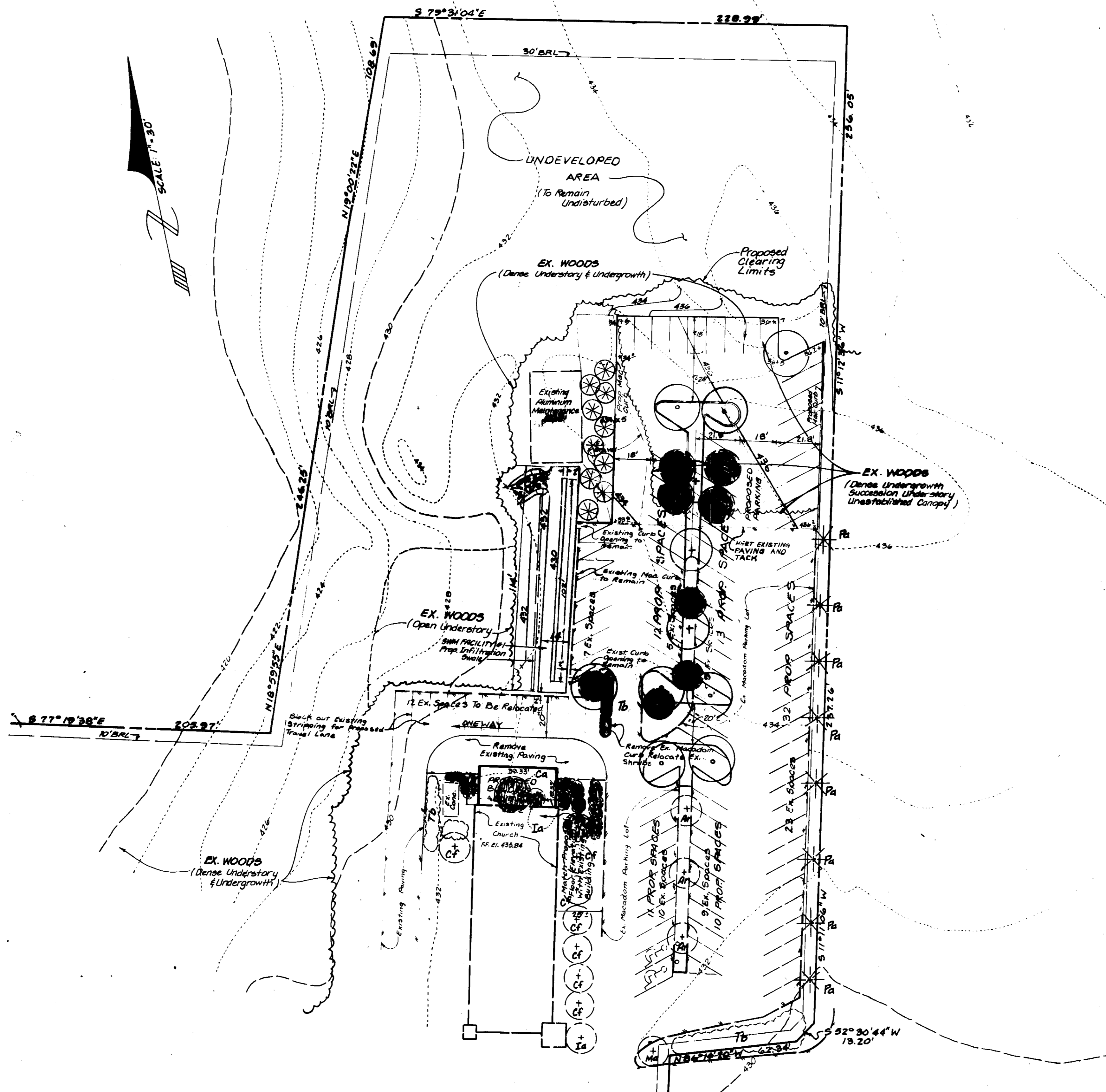
REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
 Soil Conservation Service: 4/22/92

(THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.)  
 Approved: 4/22/92

DEVELOPER'S CERTIFICATE  
 I 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer: 11/20/91

ENGINEER CERTIFICATE  
 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: 11-20-91

*Rodolph Mayr*  
11-20-91



STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STANDARD NO. MD - 713.01

Plant Key Existing Plant Material

Symbol	Botanical Name	Common Name	Remarks
o	Acer rubrum	Red Maple	Not in disturbed area
+	Acer saccharum	Silver Maple	Not in disturbed area
Ca	Cedrus Atlantica	Atlas Cedar	Not exceptional may be worth transplanting
Cf	Cornus Florida	Dogwood	Not exceptional may be worth transplanting
Et	Elaeagnus Argentea	Honeylocust	No landscape value To be reserved
Ia	Ilex Aquifolium	English Holly	Not exceptional may be worth transplanting
Ja	Juglans Nigra	Black Walnut	No landscape value To be reserved
Ma	Magnolia Grandiflora	Southern Magnolia	Not in disturbed area
Pa	Picea Abies	Norway Spruce	Not in disturbed area
Ps	Prunus Serotina	Black Cherry	Not in disturbed area
Qc	Quercus Coccinea	Scarlet Oak	No landscape value To be reserved
Tb	Taxus Baccata	Yew (Hedge)	To be reserved or relocated as directed

LANDSCAPE LEGEND

o EX. PLANT MATERIAL TO REMAIN

o EX. PLANT MATERIAL TO BE REMOVED OR TRANSPLANTED

NO.	DATE	DESCRIPTION
1	6-25-92	Revise Parking Area and Parking Circulation

APPROVED: DEPARTMENT OF PUBLIC WORKS.  
FOR PUBLIC WATER AND SEWER, STORM DRAINAGE SYSTEMS AND ROADS.

*[Signature]* 12/27/92  
DIRECTOR, PUBLIC WORKS DATE

*[Signature]* 12-2-92  
CHIEF, BUREAU OF ENGINEERING DATE JH

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/10/92  
PLANNING DIRECTOR DATE

*[Signature]* 2/4/92  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*[Signature]* 1-30-92  
HEALTH OFFICER DATE

PLANT LIST

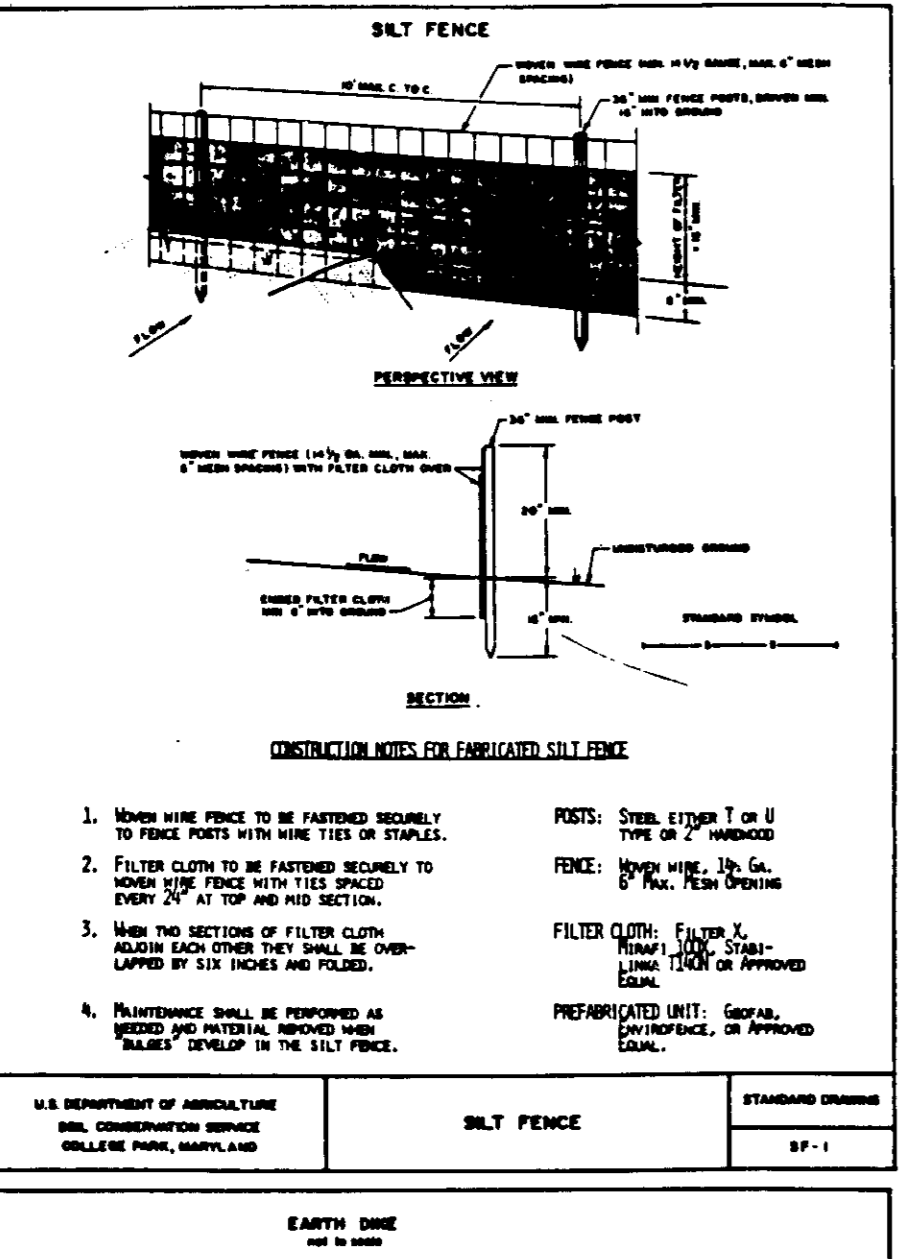
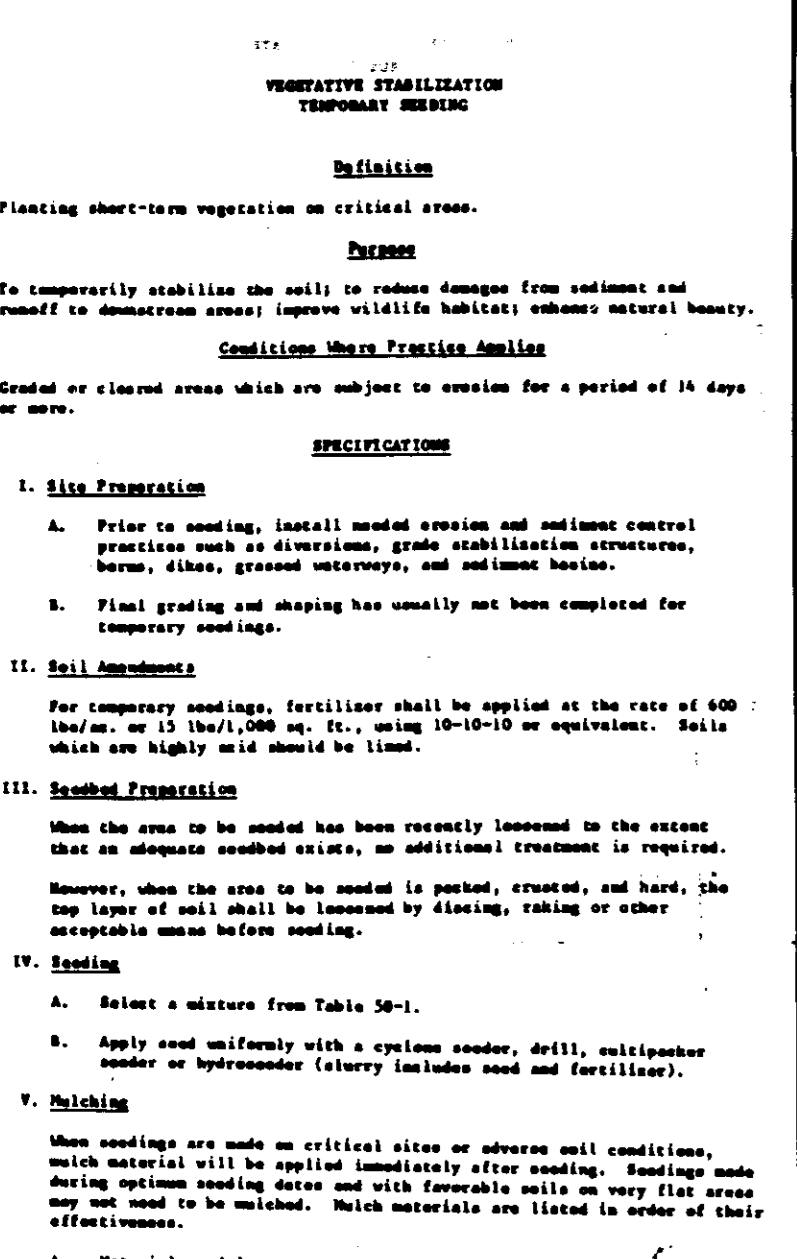
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
o	8	RED MAPLES	ACER RUBRUM	2" CAL.	B & B
+	3	SUGAR MAPLES	ACER SACCHARUM	2" CAL.	B & B
o	10	CANADA HEMLOCK	TSUGA CANADENSIS	8" HT.	B & B

LAND DESIGN ENGINEERING, INC.  
10820 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 804-8264 • (301) 860-0034

DESIGNED: DWJ  
DRAWN: WAJ  
CHECKED: RLM  
DATE: 6/91

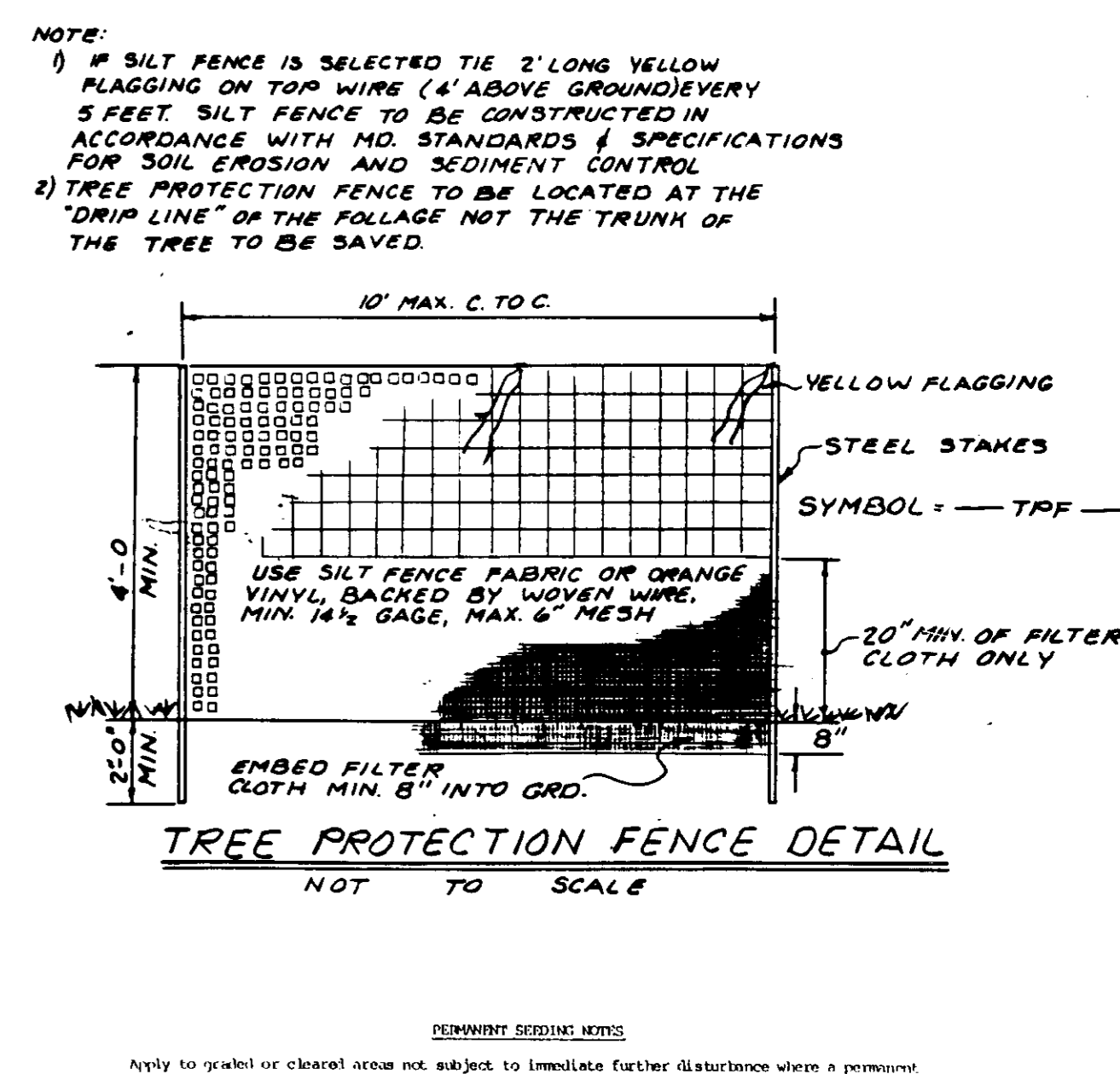
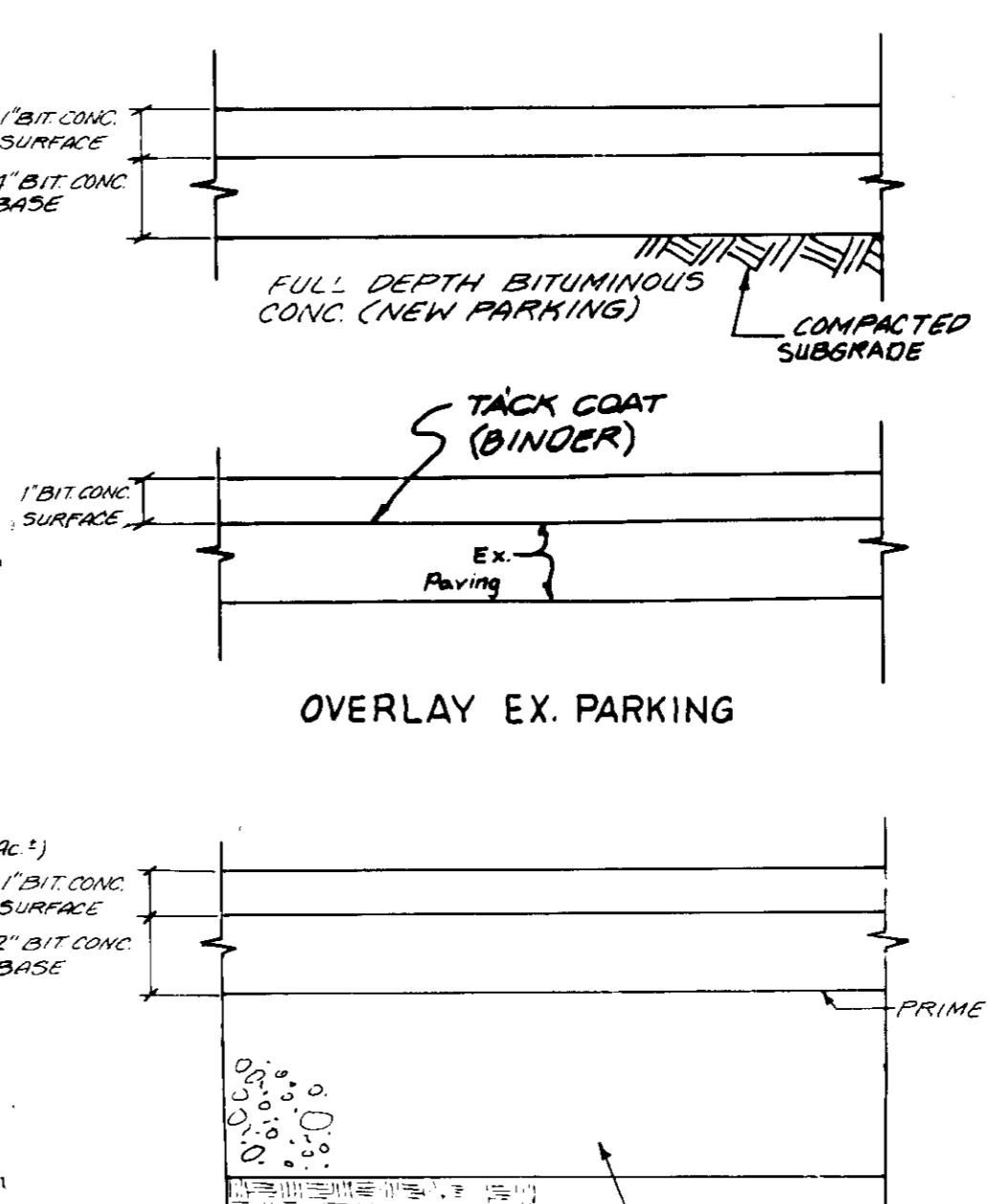
OWNER/DEVELOPER  
ST. JOHN'S EPISCOPAL CHURCH  
9120 FREDERICK RD.  
ELICOTT CITY, MD 21043  
PHONE: 463-2521

SCALE: 1"=30'  
DRAWING: 4 of 5  
JOB NO: 90-202  
FILE NO:

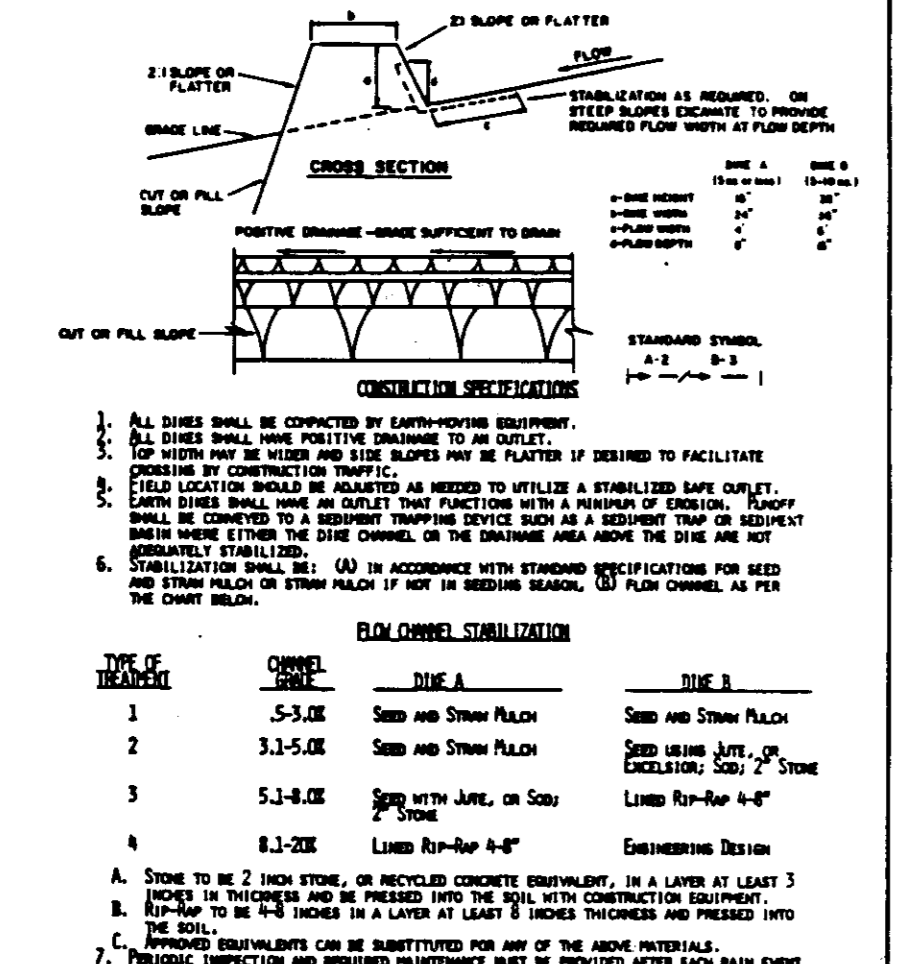


STANDARD AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION. Includes definitions for vegetative stabilization, purposes, and specifications for materials and application methods.

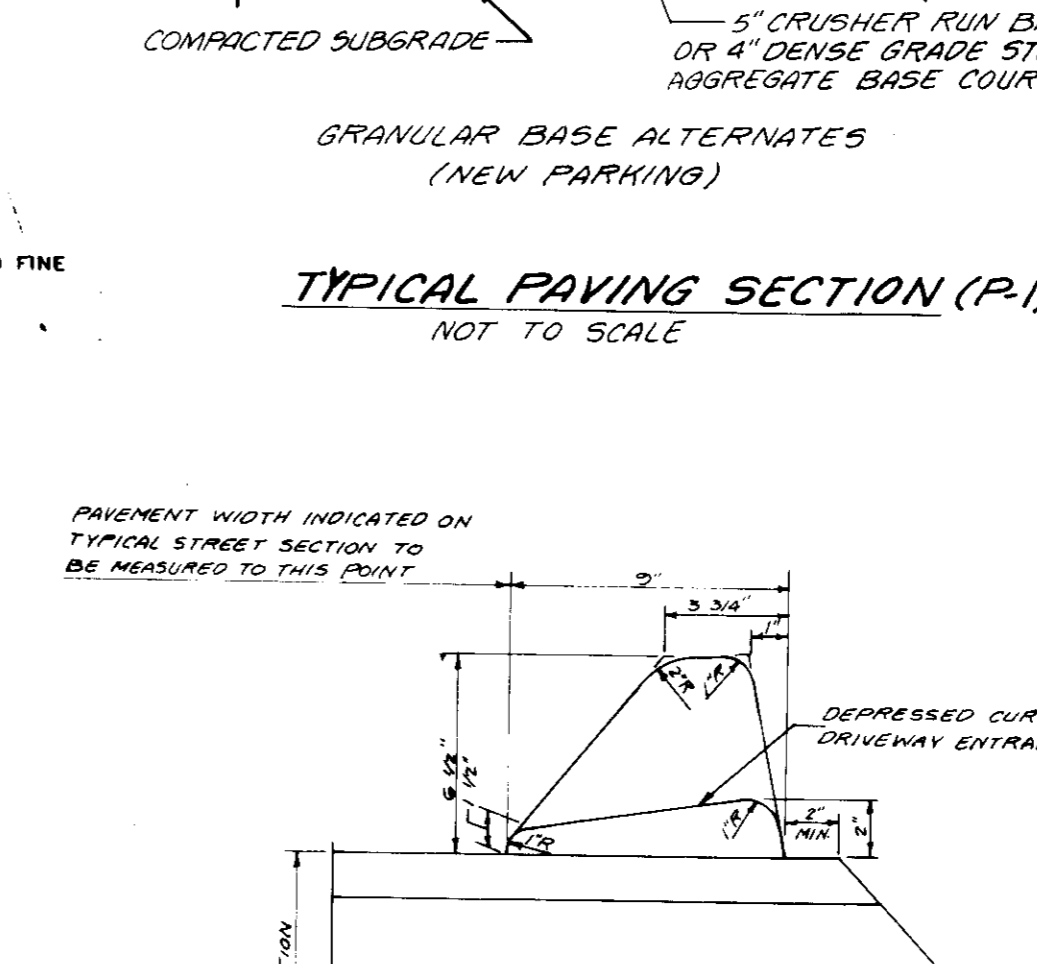
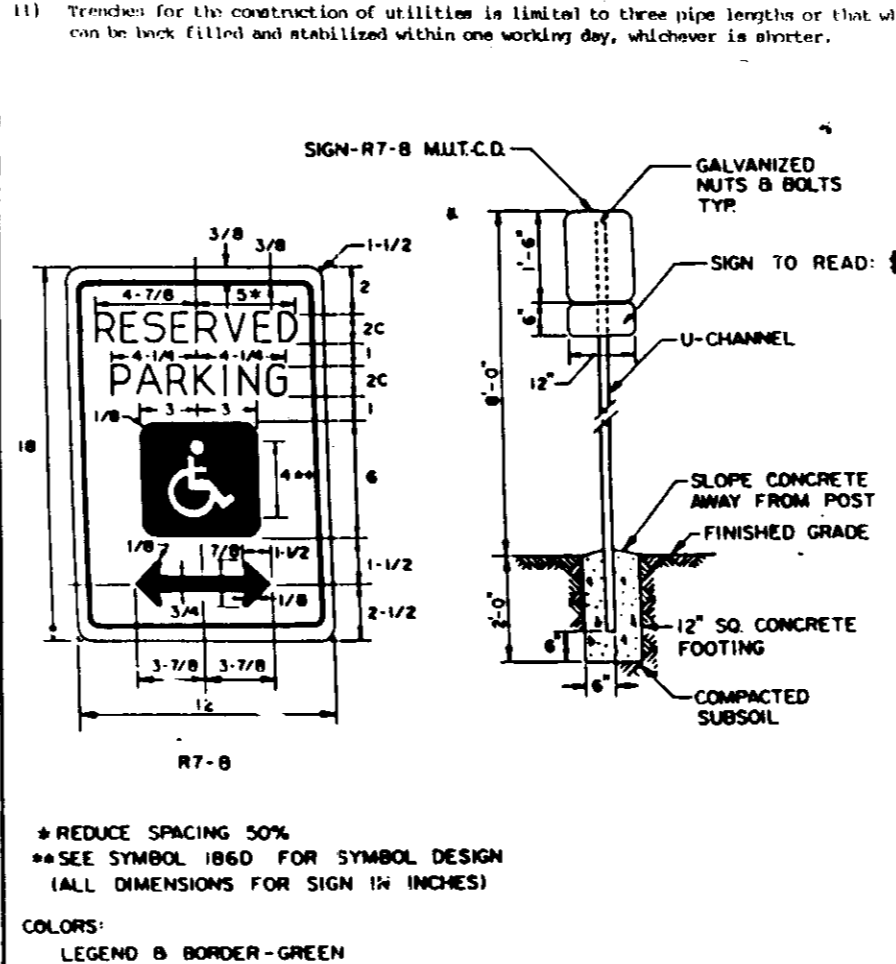
STANDARD AND SPECIFICATIONS FOR SLOPE PROTECTION. Includes definitions for slope protection, purposes, and specifications for materials and application methods.



1.1.1. Purpose: Planting short-term vegetation on critical areas. 1.1.2. Methods: A. Prior to seeding... B. Final grading and shaping... 1.1.3. Materials and Annexes: 1. Mulch Matting... 2. Silt Matting... 3. Liquid Mulch Blenders... 4. Wood Cellulose Fiber...

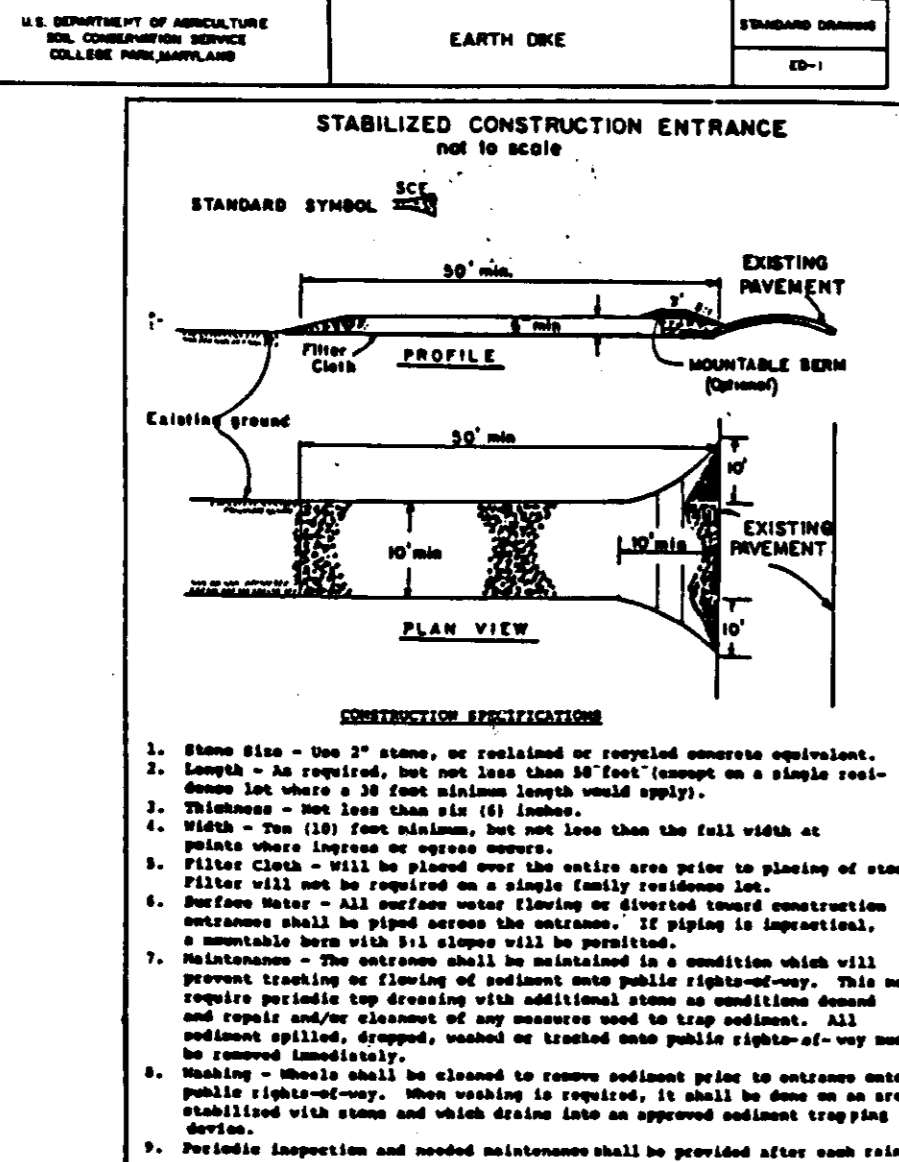


1.2.1. Purpose: Planting vegetation such as grasses and legumes on critical areas. 1.2.2. Methods: A. Establish the silt fence... B. Final grading and shaping... 1.2.3. Materials and Annexes: 1. Mulch Matting... 2. Silt Matting... 3. Liquid Mulch Blenders... 4. Wood Cellulose Fiber...

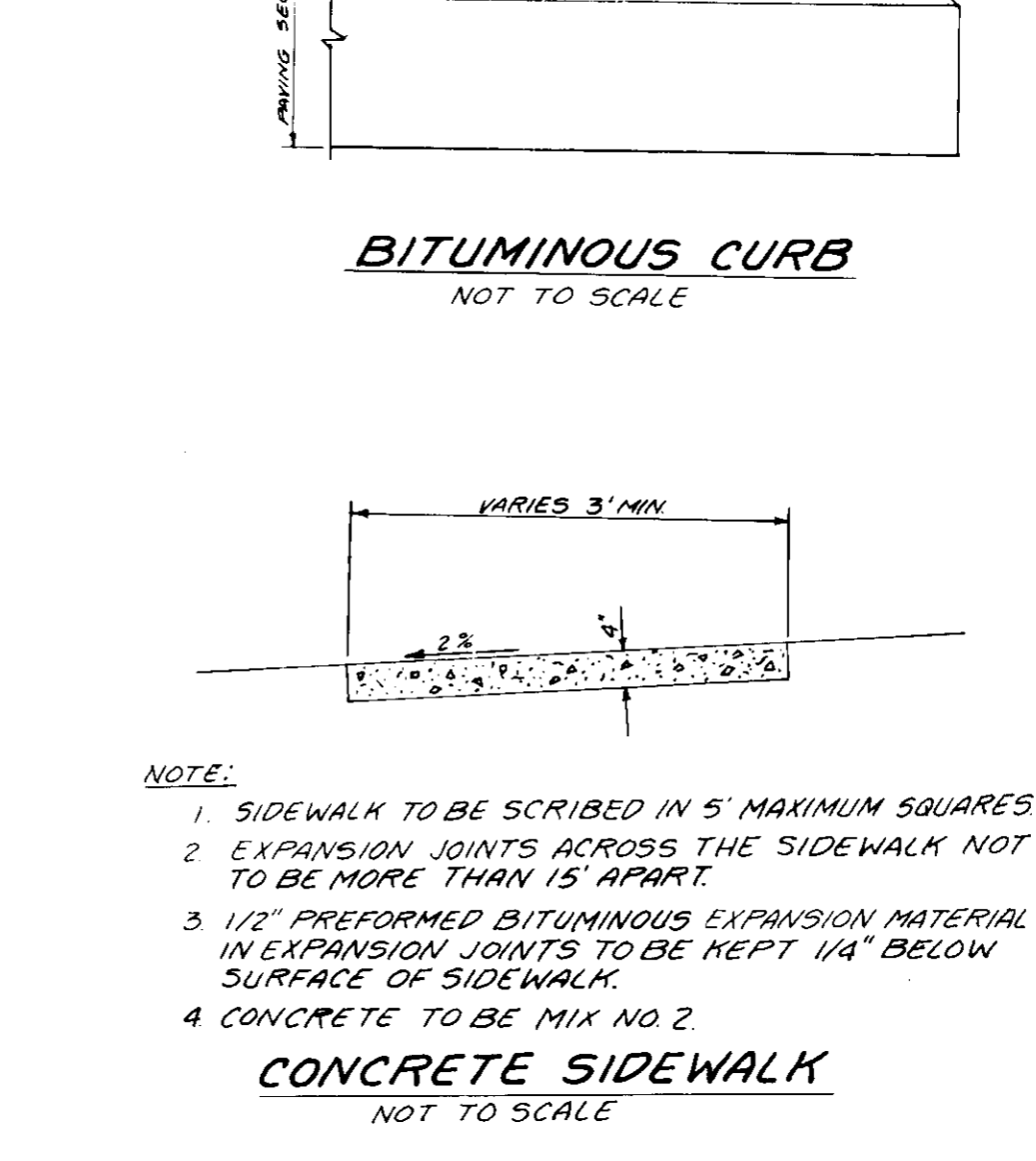
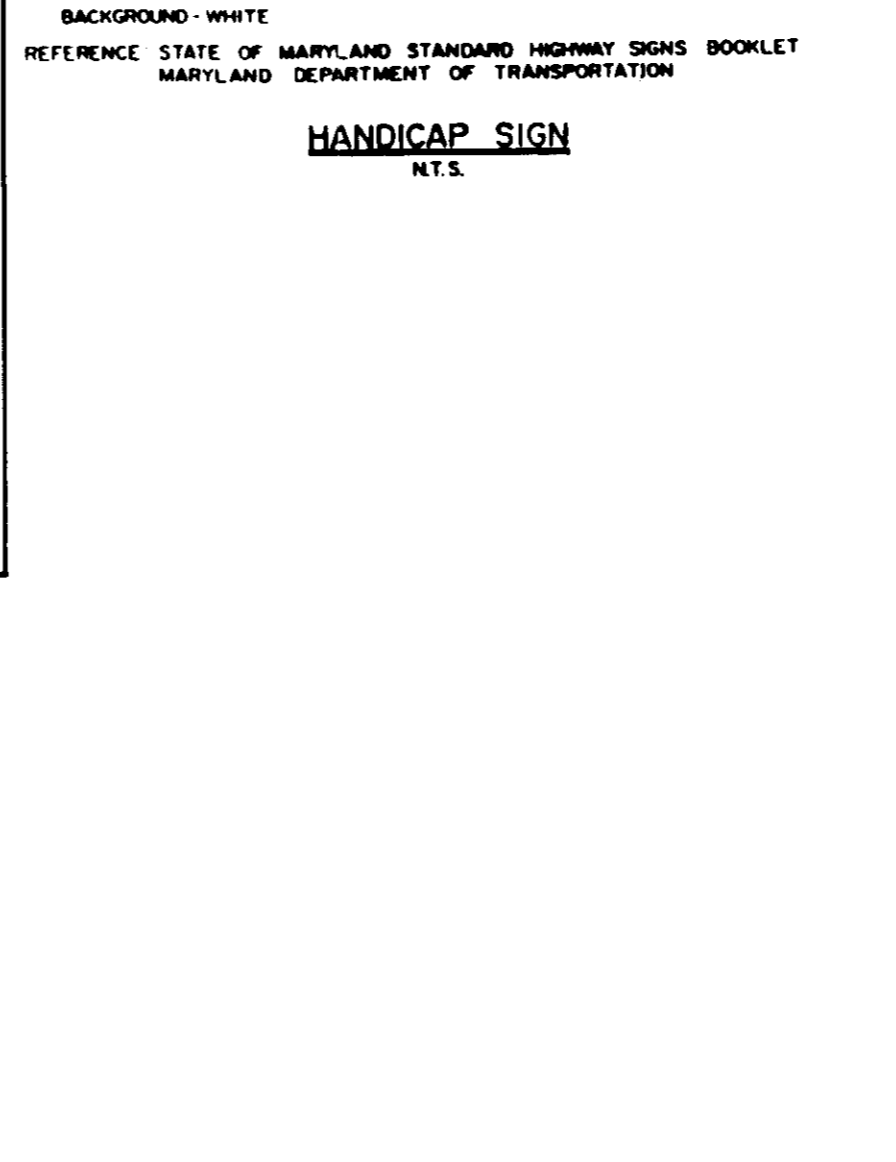


NOTE: 1) Silt fence is selected tie 2' long yellow flagging on 70# wire (4' above ground) every 5 feet. 2) Tree protection fence to be located at the drip line of the foliage not the trunk of the tree to be saved.

1.3.1. Purpose: Planting vegetation such as grasses and legumes on critical areas. 1.3.2. Methods: A. Establish the silt fence... B. Final grading and shaping... 1.3.3. Materials and Annexes: 1. Mulch Matting... 2. Silt Matting... 3. Liquid Mulch Blenders... 4. Wood Cellulose Fiber...



1.4.1. Purpose: Planting vegetation such as grasses and legumes on critical areas. 1.4.2. Methods: A. Establish the silt fence... B. Final grading and shaping... 1.4.3. Materials and Annexes: 1. Mulch Matting... 2. Silt Matting... 3. Liquid Mulch Blenders... 4. Wood Cellulose Fiber...



NOTE: 1) SIDEWALK TO BE SCRIBED IN 5' MAXIMUM SQUARES. 2) EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO BE MORE THAN 15' APART. 3) 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK. 4) CONCRETE TO BE MIX NO. 2.

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER STORM DRAINAGE SYSTEMS AND ROADS. Director: [Signature], Date: 1/23/92. Chief, Bureau of Engineering: [Signature], Date: 1-2-93.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. Planning Director: [Signature], Date: 2/10/92. Chief, Division of Community Planning and Land Development: [Signature], Date: 2/4/92.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS. U.S. SOIL CONSERVATION SERVICE. District Director: [Signature], Date: 4/22/91.

DEVELOPER'S CERTIFICATE. I 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 the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District. Developer: [Signature], Date: 11/20/91.

ENGINEER'S CERTIFICATE. 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. Engineer: [Signature], Date: 11-20-91.

REVISIONS table with columns for No., DATE, and DESCRIPTION. Also includes LAND DESIGN ENGINEERING, INC. logo and project details: SEDIMENT CONTROL & SITE DETAILS, BUILDING ADDITION TO ST. JOHN'S EPISCOPAL CHURCH, PHASE ONE, TAX MAP 24, BLOCK 11, P.O. PARCEL 535, LIBER 1822, FOLIO 570, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, PREVIOUS FILE NO. 30P 75-35.