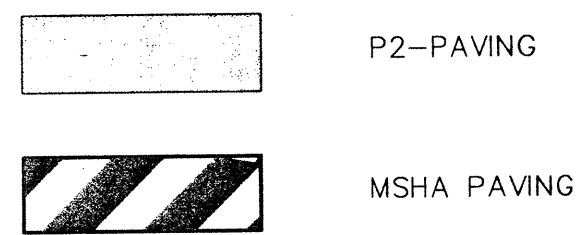


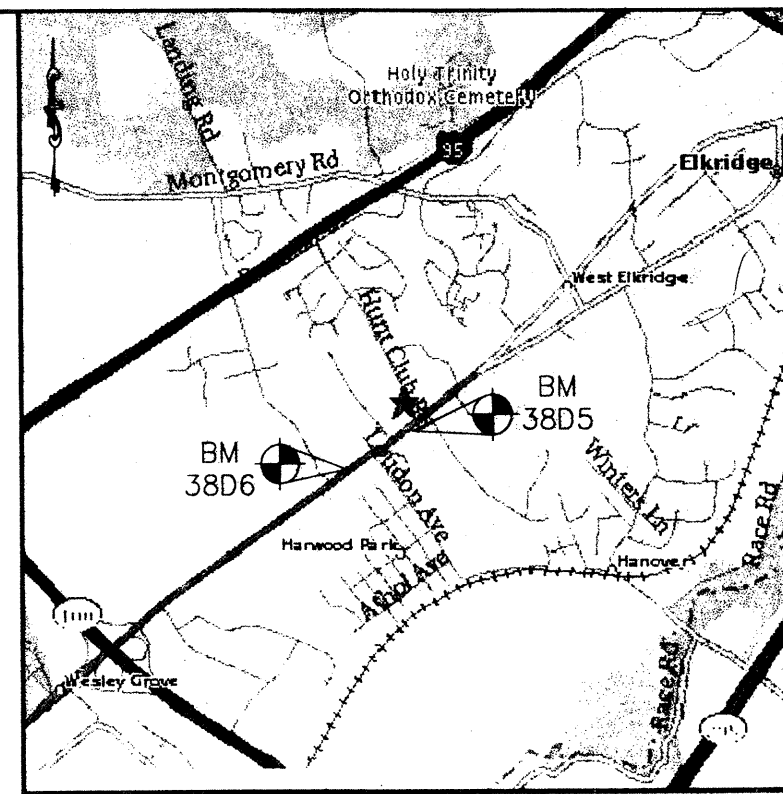
SHEET INDEX	
NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA MAP AND DETAILS
3	S.W.M., SEDIMENT CONTROL PLAN, NOTES AND DETAILS
4	LANDSCAPE PLAN

### PAVING LEGEND



BM. 38D5 ELEV. 173.75  
 STANDARD HOWARD COUNTY SURVEY DISC SET ON CONCRETE MONUMENT 5.6' BEHIND CURB AND 38.0' WEST OF FIRE HYDRANT NORTH OF HOWARD LANE.

BM. 38D6 ELEV. 175.27  
 STANDARD HOWARD COUNTY SURVEY DISC ON CONCRETE MONUMENT SET FLUSH WITH GROUND 6.6' FROM CHAIN LINK FENCE OF ATLANTIC SUPPLY COMPANY AND 44.0' WEST OF LIGHT POLE SOUTH OF HOWARD LANE.



### VICINITY MAP

SCALE: 1" = 2000'

**SITE ANALYSIS**

TOTAL AREA OF PARCEL = 0.4520 AC. OF 19,689 SQ. FT.  
 TOTAL AREA OF THIS SUBMISSION = 0.4520 AC. OR 19,689 SQ. FT.

ZONING: B-2

PROPOSED USE = COMMERCIAL OFFICE

THERE ARE NO EXISTING OR PROPOSED SLOPES 15% OR GREATER EXCEPT AS SHOWN.

THE SOILS TYPES SHOWN ON THESE PLANS ARE OF THE BELTSVILLE SILT LOAM GROUP TYPE 'C' AS SHOWN IN THE "HOWARD COUNTY SOILS SURVEY".

THERE ARE NO EXISTING FLOODPLAINS OR WETLANDS ON THIS SITE.

ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN.

OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 9,832 SQ. FT. OR 49.9% OF GROSS AREA.

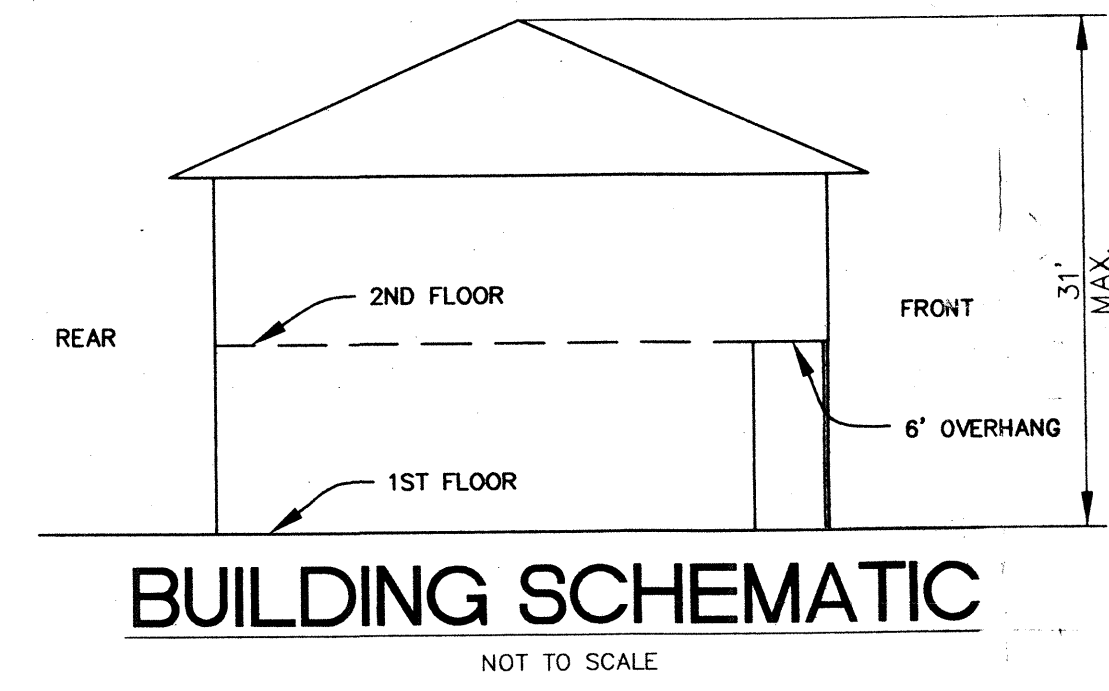
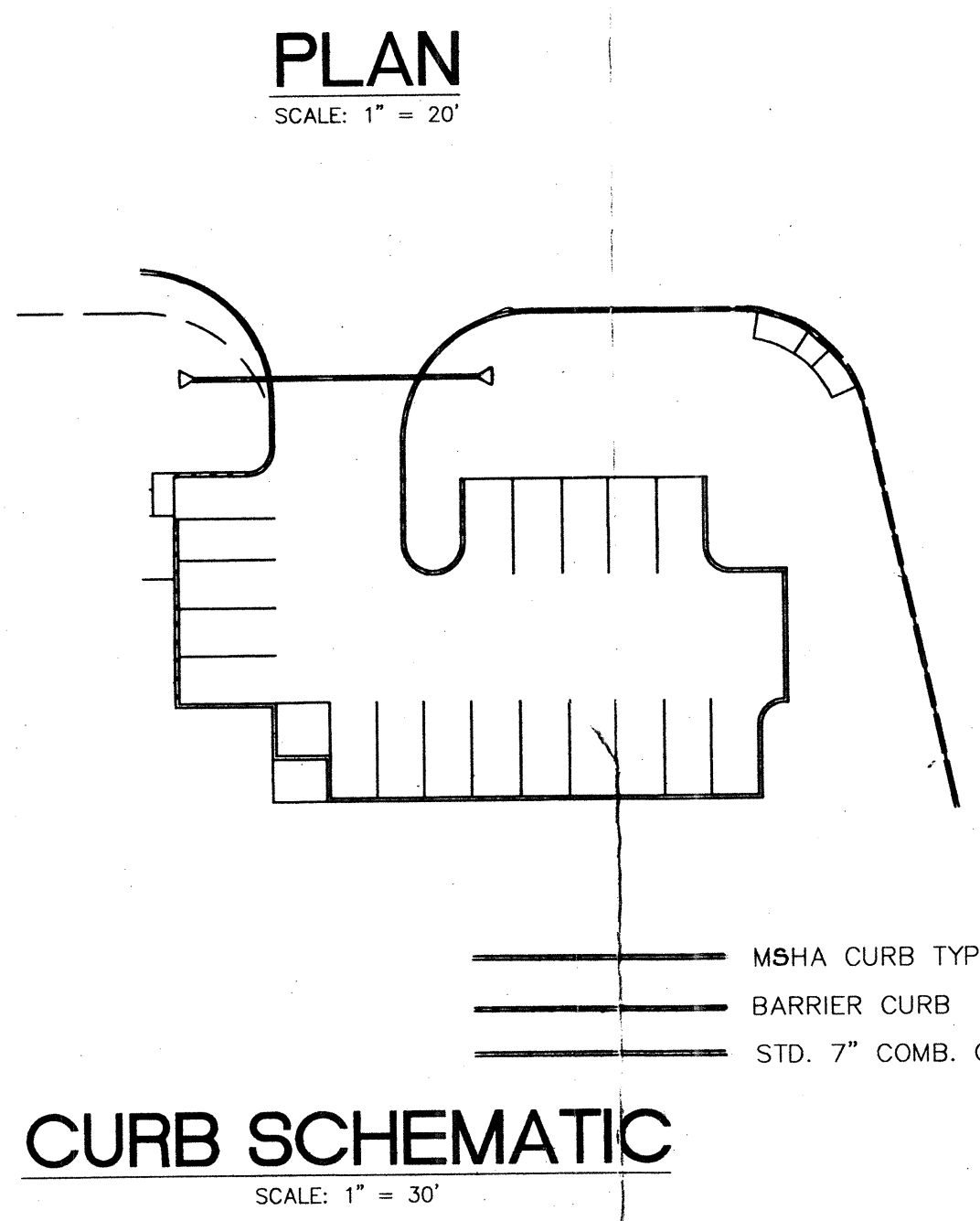
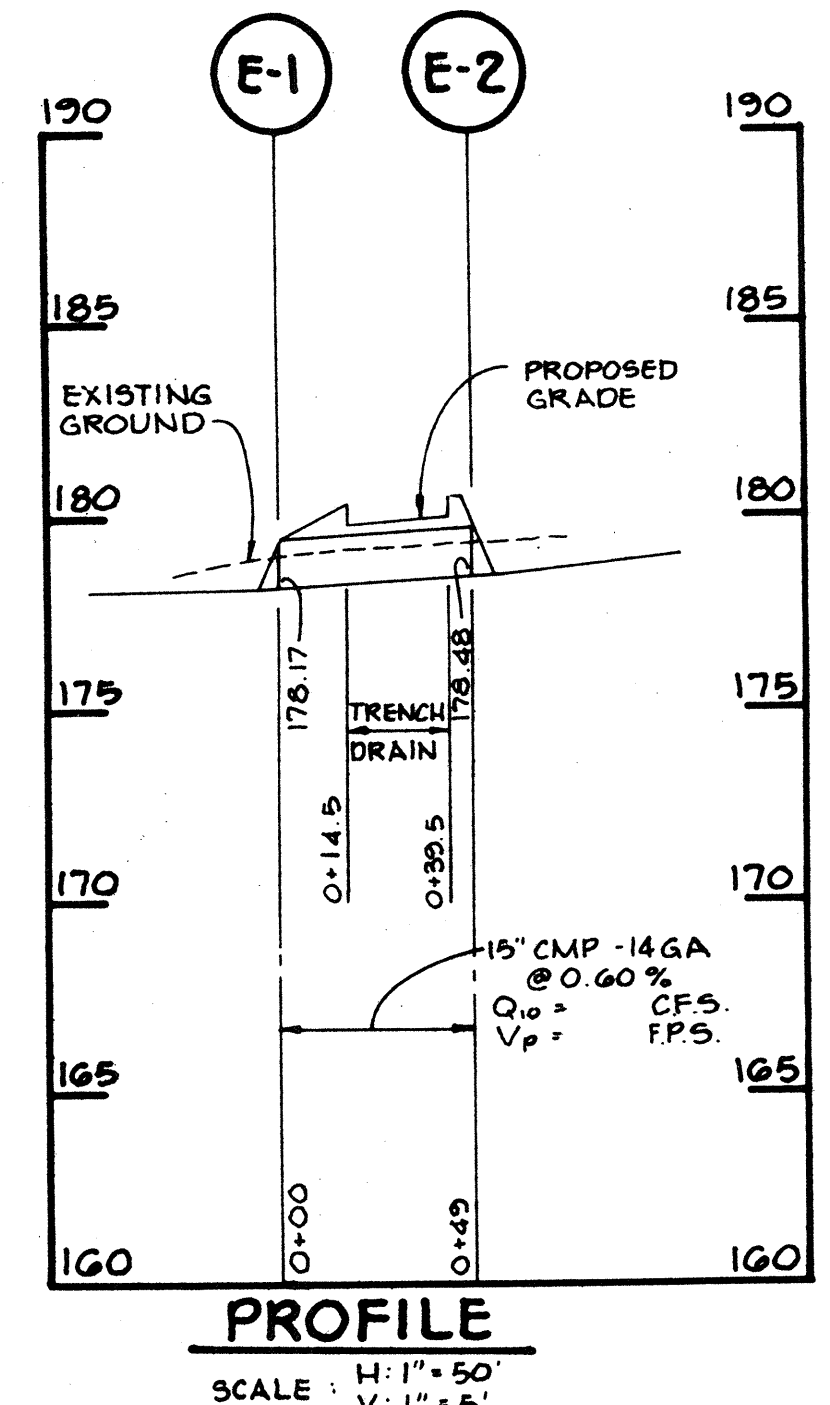
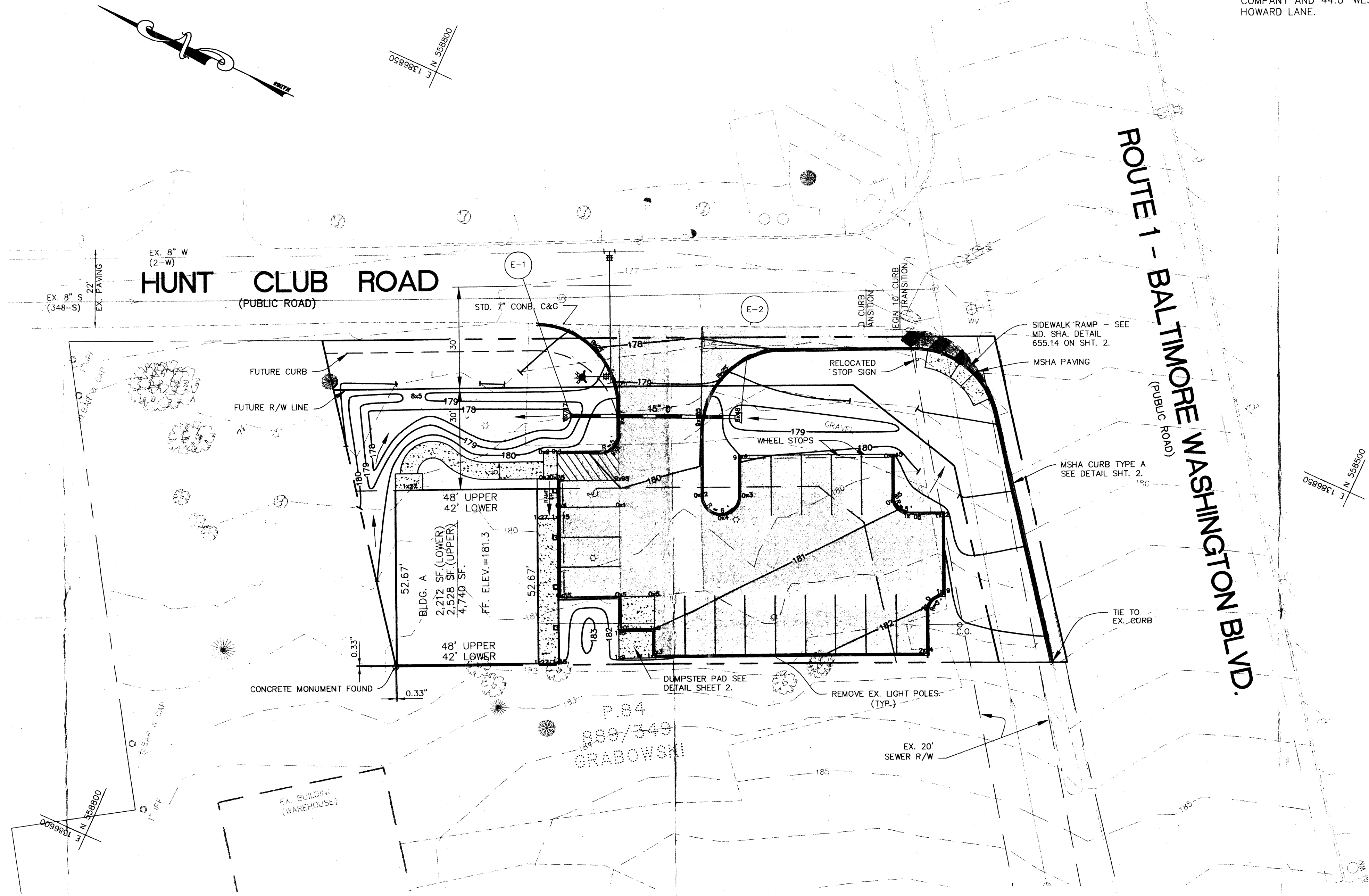
BUILDING COVERAGE OF SITE = 2,528 SQ. FT. ± OR 12.0% OF GROSS AREA.

TOTAL AREA TO BE DISTURBED = 0.45 ACRES OR 19,689 SQ. FT.

### PARKING TABULATION

<b>A. BUILDING AREA INFORMATION</b>	
1ST FLOOR : 2,212 S.F. @ 3.3 SPACES/1000 S.F. =	7.30
2ND FLOOR : 2,528 S.F. @ 3.3 SPACES/1000 S.F. =	8.34
	<b>TOTAL 15.64</b>
<b>B. TOTAL NUMBER OF PARKING SPACES REQUIRED = 16</b>	
<b>C. TOTAL NUMBER OF PARKING SPACES PROVIDED = 18</b>	
<b>D. TOTAL HANDICAP SPACES REQUIRED = 1</b>	
<b>VAN ACCESSIBLE HANDICAP SPACES PROVIDED = 1</b>	
<b>8' X 18' TYPICAL (WITH 8' AISLE)</b>	
<b>TOTAL HANDICAP SPACES PROVIDED = 1</b>	

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV I.E.; STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
  - THE LOCATIONS OF THE UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE, PHOENIX ENGINEERING, INC. AT (410) 247-8833 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING GRADES, PRIOR TO BEGINNING ANY WORK.
  - THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
  - IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
  - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
 "MISS UTILITY".....(800) 257-7777  
 BALTIMORE GAS & ELECTRIC COMPANY.....(410) 685-0123  
 C&P TELEPHONE.....(410) 725-9976  
 AT&T CABLE LOCATION DIVISION.....(410) 393-3553  
 HOWARD COUNTY BUREAU OF UTILITIES.....(410) 393-3648  
 HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK).....(410) 393-3648
  - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
  - NO PIPE SHALL BE LAID UNTIL LINE OF EXCAVATION HAS BEEN BROUGHT TO SUBGRADE.
  - ALL SPOT ELEVATIONS SHOWN ARE TOP OF PROPOSED PAVING OR CONCRETE. WHEN ADJACENT TO CURB, ELEVATION SHOWN IS BOTTOM OF CURB FLOWLINE.
  - HANDICAP RAMPS SHALL MEET ADA REQUIREMENTS.
  - THE CONTRACTOR SHALL OBTAIN THE NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
  - TOPO TAKEN FROM FIELD RUN SURVEY BY C. BROOKE MILLER, INC. DATED AUGUST 1999.
  - ALL HORIZONTAL & VERTICAL CONTROLS ARE BASED ON MARYLAND STATE GRID COORDINATES, AS PER H.C. CONTROL POINTS 38D5 AND 38D6 (NAD 83).
  - CONTRACTOR SHALL USE DIMENSIONS SHOWN, SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE CIVIL ENGINEER.
  - ANY DAMAGE TO COUNTY RIGHT-OF-WAY AND PAVING OF PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY SPECIFICATIONS AND STANDARDS.



ADDRESS CHART	
LOT No.	STREET ADDRESS
PARCEL 85	6570 WASHINGTON BOULEVARD
SUBDIVISION NAME: ELK RIDGE	
L/F: 602/301	SECT./AREA: N/A
BLOCK: 7	PARCEL: 85
ZONE: B-2	TAX/ZONE MAP: 38
ELEC. DIST.: 1ST	CENSUS TR.: 6011.02
WATER CODE	SEWER CODE

**BID COPY**  
 DATE REC'D - APR 30 2002  
 BID NO. - 4262

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

Date No Revision Description

OWNER/DEVELOPER

STANLEY NASIATKA  
 BOX 500 WASHINGTON BOULEVARD  
 JESSUP, MARYLAND 20794

PHOENIX ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 813 MAIDEN CHOICE LANE, SUITE 300  
 BALTIMORE, MARYLAND 21228  
 (410) 247-8833 FAX 247-9397

AREA L/F: 602/301 CENSUS TRACT No. 6011.02  
 ELK RIDGE PARCEL 85  
 TAX MAP No. 38 ELEC. DIST. No. 1  
 6570 WASHINGTON BOULEVARD  
 HOWARD COUNTY, MARYLAND

TITLE

**SITE DEVELOPMENT PLAN**

Des By: R.J.W. Scale: 1" = 20' Proj No: 99-022  
 Dm By: D.R.B. Date: OCTOBER, 1999 DRAWING NO:  
 Chk By: J.R.H. SOP -00 1 OF 4

**QUANTITIES**

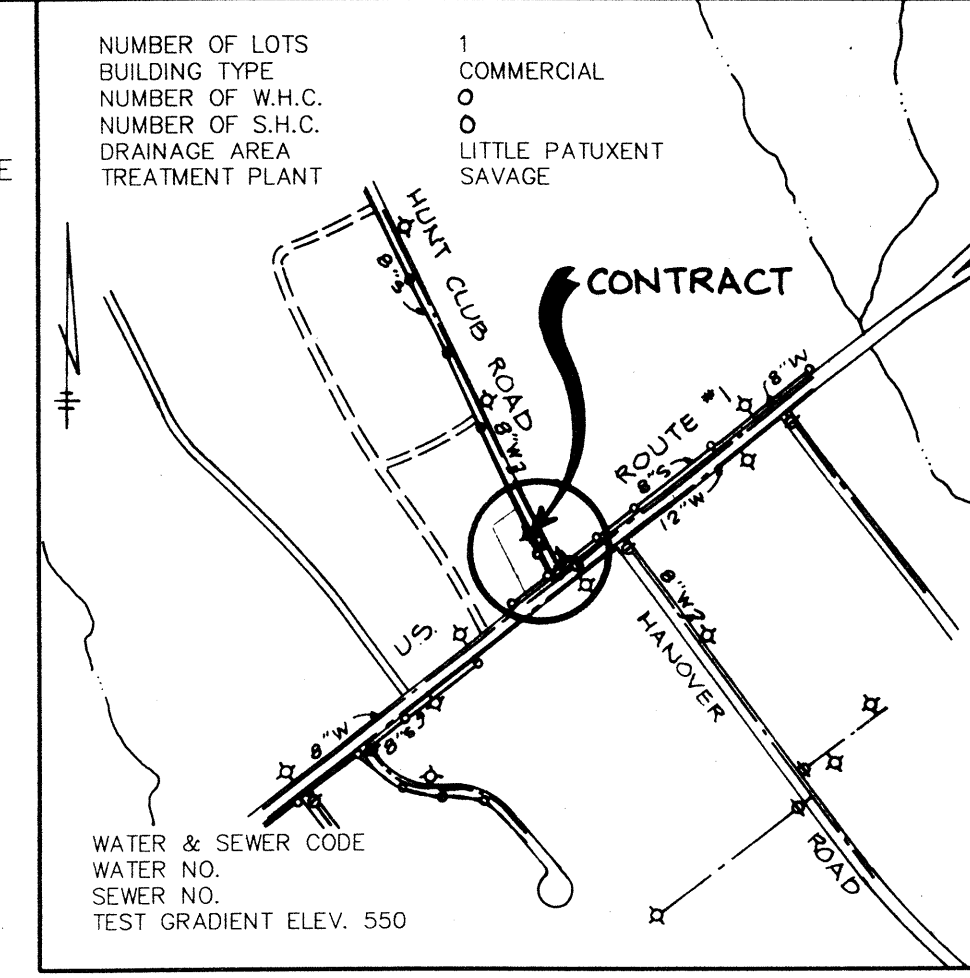
ITEM	QUANTITIES ESTIMATED	AS - BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" WATER	35 L.F.			
6" WATER	8 L.F.			
8" VALVES	1 EA.			
FIRE HYDRANTS	1 EA.			

UTILITY CONTRACTOR \_\_\_\_\_ SURVEY AND DRAFTING DIVISION AS-BUILT DATE \_\_\_\_\_

**BENCH MARKS**

BM 38D5 ELEV. 173.75  
STANDARD HOWARD COUNTY SURVEY DISC SET ON CONCRETE MONUMENT 5.6' BEHIND CURB AND 38.0' WEST OF FIRE HYDRANT NORTH OF HOWARD LANE.

BM 38D6 ELEV. 175.268  
STANDARD HOWARD COUNTY SURVEY DISC ON CONCRETE MONUMENT SET FLUSH WITH GROUND 6.6' FROM CHAIN LINK FENCE OF ATLANTIC SUPPLY COMPANY AND 44' WEST OF LIGHT POLE SOUTH OF HOWARD LANE.

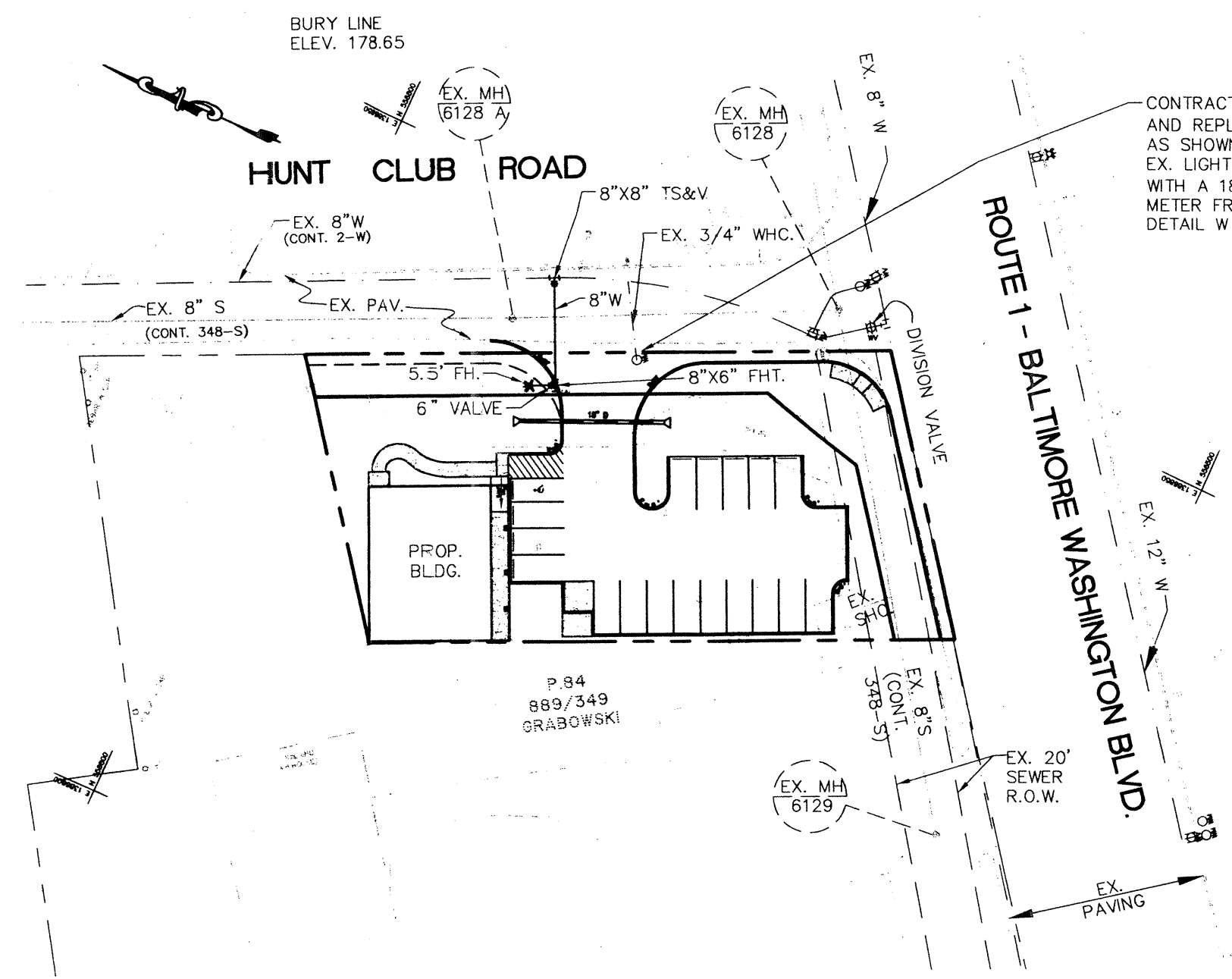


**VICINITY MAP**  
SCALE: 1" = 200'

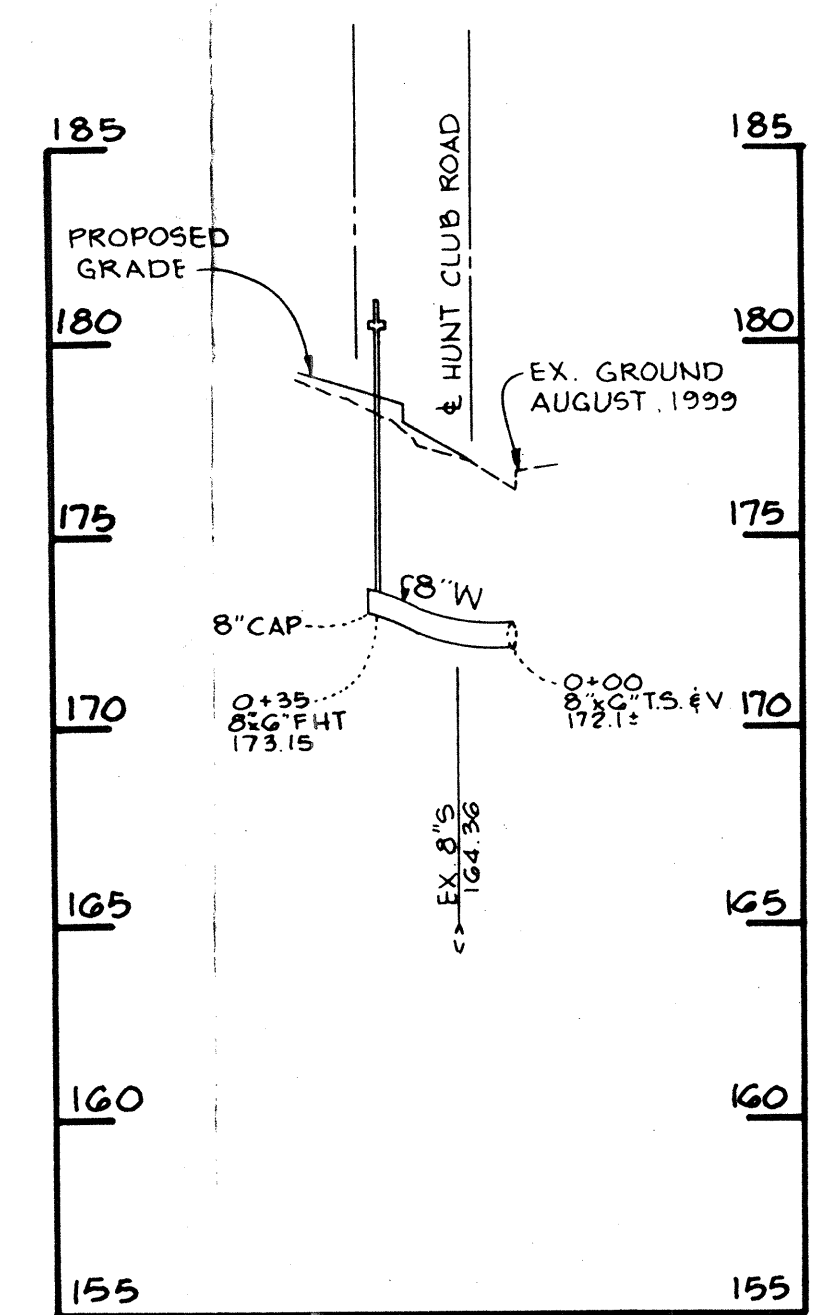
**GENERAL NOTES**

- APPROXIMATE LOCATION OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SUPPLY. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE COORDINATES.
- ALL VERTICAL CONTROLS ARE BASED ON U.S.G.S. DATA.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- CLEAR ALL UTILITIES BY A MINIMUM OF 6". CLEAR ALL POLES BY 2'-0" MINIMUM OR TUNNEL AS REQUIRED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONEY OWED THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
- FOR DETAILS NOT SHOWN ON THE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS.
 

STATE HIGHWAY ADMINISTRATION.....	531-5533
BC&E CO. CONTRACTOR SERVICES.....	850-4620
BC&E CO. UNDER GROUND DAMAGE CONTROL .....	787-9068
MISS UTILITY .....	1-800-257-7777
HOWARD COUNTY DEPARTMENT OF WORKS BUREAU OF UTILITIES.....	313-4900
- CONTRACTOR SHALL REMOVE TREES, STUMPS, AND ROOTS ALONG LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
- ALL WATER MAINS TO BE D.I.P. CLASS 52 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3-1/2' COVER UNLESS OTHERWISE NOTED.
- VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
- ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON DRAWINGS.
- THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS.



**PLAN**  
SCALE: 1" = 50'



**PROFILE**  
SCALE H: 1" = 50'  
V: 1" = 5'

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER SITE DEVELOPMENT PLANS SDP 00

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

NATURAL RESOURCES CONSERVATION SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SOIL CONSERVATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF PUBLIC WORKS HOWARD COUNTY, MARYLAND	DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY, MARYLAND
CHIEF, BUREAU OF UTILITIES _____ DATE _____	CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

**PHOENIX ENGINEERING, INC.**  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE  
BALTIMORE, MARYLAND 21228  
(410) 247-8833

DES: R.J.W.			
DRN: D.R.B.			
CHK: J.R.H.			
DATE: 11-99	BY	NO.	DESCRIPTION

**PRELIMINARY PLAN & PROFILE OF WATER MAINS**  
60' SCALE MAP NO. 38 BLOCK NO. 7

**HUNT CLUB MEWS**  
ELECTION DISTRICT 1  
CONTRACT NO.

SCALE AS SHOWN  
SHEET 1 OF 1  
PROJ# 99-022