

Approved,  
Revised SDP

Also use as

approved BP site plan -

SRK

See sheet 2 for elevations

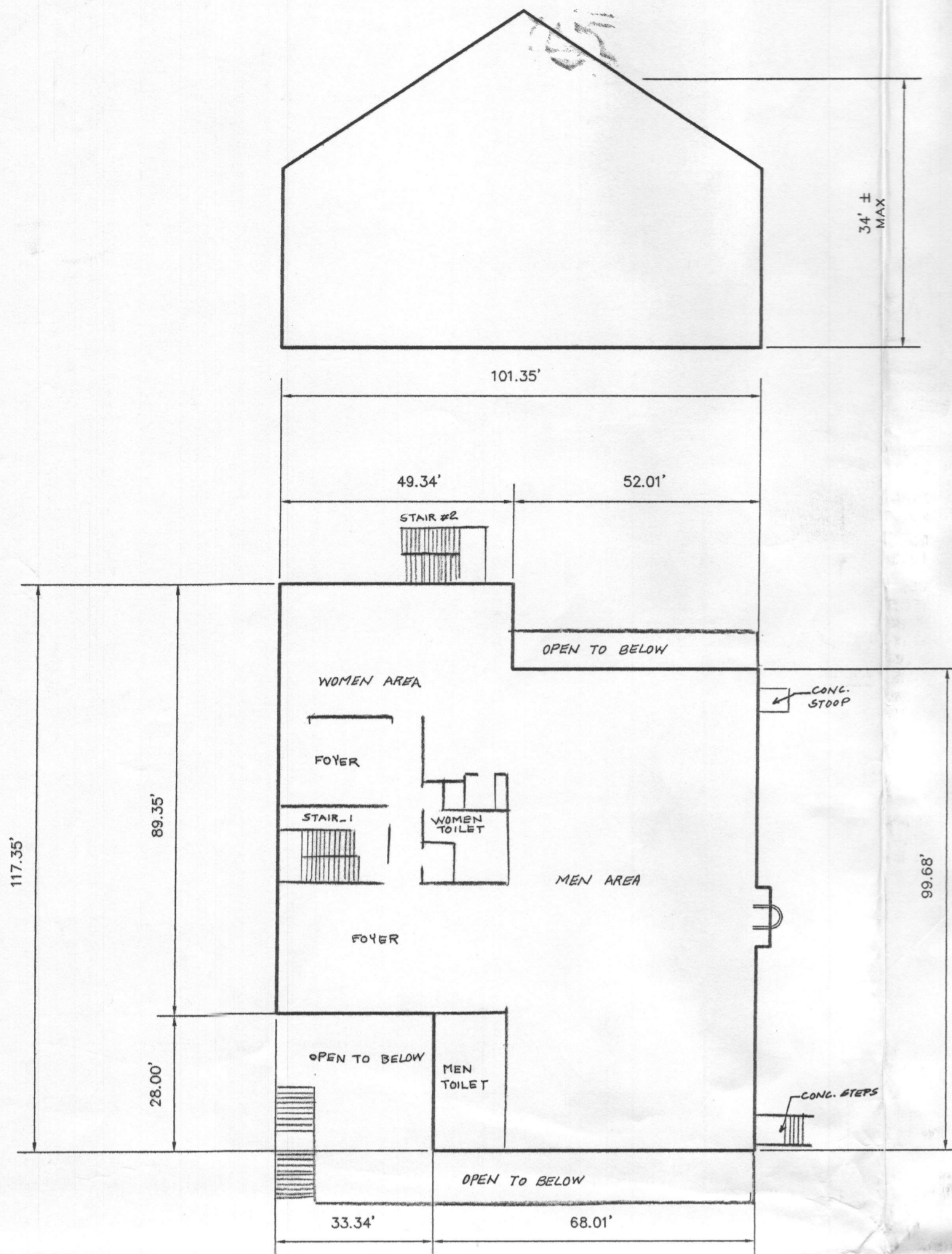
# SITE DEVELOPMENT PLANS

## DAR AL-TAQWA

### PHASE II

#### SECOND ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

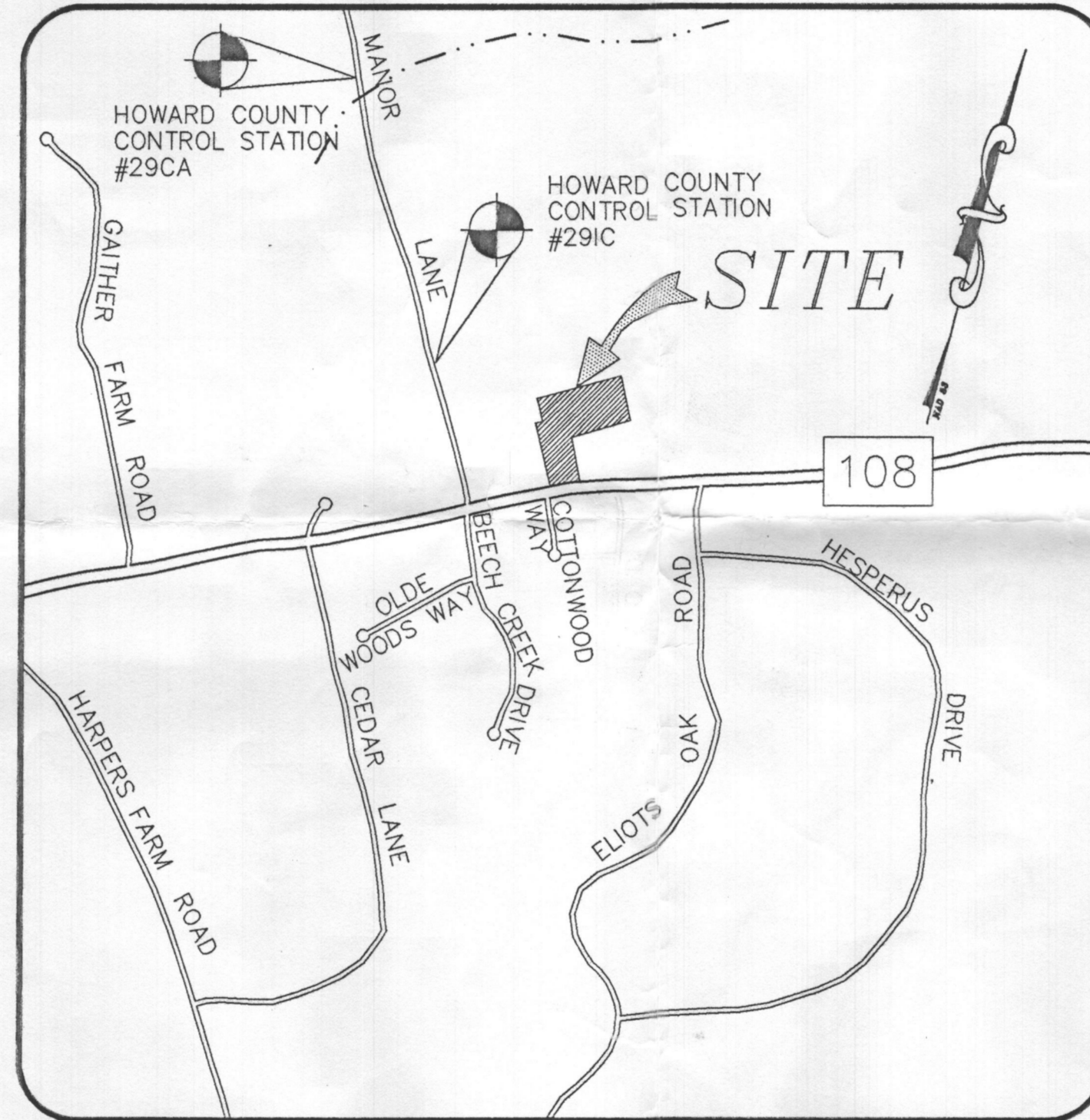


### BUILDING FOOTPRINT

PROPOSED 2 STORY RELIGIOUS FACILITY AND RELIGIOUS CLASSROOMS

SCALE: 1"=25'

Approved Septic System Plan  
Howard County Health Department  
*Ron Purdy* 7/8/02  
Signature Date



VICINITY MAP  
SCALE: 1" = 1000'

### GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
  - MISS UTILITY 1-800-257-7777
  - VERIZON COMPANY (410) 725-9976
  - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
  - AT&T CABLE LOCATION DIVISION (410) 393-3533
  - BALTIMORE GAS & ELECTRIC (410) 685-0123
  - STATE HIGHWAY ADMINISTRATION (410) 531-5533
  - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- TAX MAP: 29 PARCEL: 12 BLOCK: 11  
EX. ZONING: RC-DEO  
GROSS AREA OF SITE: 6.79± Ac  
DEED REFERENCE: 3510/380  
PREVIOUS COUNTY FILE NUMBERS: SDP-97-138
- BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY NTT ASSOCIATES, INC. ON OR ABOUT AUGUST 1995.  
SOILS AREA BASED ON HOWARD COUNTY SOILS MAP # 19
- WATER AND SEWER ARE BOTH PRIVATE. (PUBLIC WATER, PRIVATE SEWER)  
PROPOSED USE: RELIGIOUS FACILITY AND RELIGIOUS CLASSROOMS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND STATE PLANE COORDINATE SYSTEM. STATIONS No. 29CA AND 291C  
STA. No. 29CA N 574,526.1048 E 1,343,333.7490  
STA. No. 291C N 572,323.5403 E 1,344,112.2704
- NO WETLANDS, FLOODPLAINS, OR BURIAL SITES EXIST ON THE SITE
- THE EXTERIOR BUILDING MATERIAL WILL BE STEEL FRAME WITH COMPOSITE MASONRY AND EIFS (EXTERIOR INSULATING FINISH SYSTEM) OR DRYVIT WALLS, METAL AND CLAY TILE ROOF.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (13 SHADE TREES & 55 EVERGREENS) WILL BE POSTED AS PART OF THE GRADING PERMIT, IN THE AMOUNT OF \$ 12,150.00.
- THIS PROJECT IS SUBJECT TO BOARD OF APPEALS CASE #BA 94-37E WHICH IS A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF A RELIGIOUS FACILITY ON A PARCEL OF LAND ZONED RC-DEO PROVIDED THAT:
  - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS, INCLUDING THE REQUIREMENTS OF THE STATE HIGHWAY ADMINISTRATION CONCERNING ACCESS AND ROAD IMPROVEMENTS.
  - THE PETITIONER SHALL INSTALL A GATE OR CHAIN ACROSS THE ENTRANCE TO THE FACILITY, SO AS TO PREVENT ACCESS DURING HOURS WHEN THE FACILITY IS NOT IN USE.
  - THE APPROVAL FOR PHASE 2 SHALL BECOME VOID UNLESS A BUILDING PERMIT FOR THE PHASE 2 IMPROVEMENTS IS OBTAINED ON OR BEFORE DECEMBER 31, 2000.
  - THE EASTERN, WESTERN AND SOUTHERN LOT LINES SHALL BE SCREENED AS INDICATED ON PETITIONER'S "REVISED PLAN FOR PHASE 1 AND 2", DATED 1-11-95, WITH TYPE "D" LANDSCAPING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL.
  - THE GRANTED SPECIAL EXCEPTION SHALL APPLY SOLELY TO THE PROPOSED RELIGIOUS FACILITY AS INDICATED IN THE "REVISED PLAN FOR PHASE 1 AND 2", AND NOT TO ANY OTHER STRUCTURES, ADDITIONS, ACTIVITIES, OR USES.
  - THE PHASE 2 STRUCTURE SHALL BE LOCATED AS INDICATED ON PETITIONER'S "REVISED PLAN FOR PHASE 1 AND 2". SET BACK AT LEAST ONE HUNDRED (100) FEET FROM ALL LOT LINES.
  - ALL EXTERIOR LIGHTING SHALL BE LOW LEVEL "BOLLARD" STYLE FIXTURES, DIRECTED DOWNWARD AND INWARD SO AS NOT TO SHINE OR REFLECT ONTO ADJACENT PROPERTIES OR ROADS.
  - NO BELLS OR OUTDOOR AMPLIFICATION SHALL BE USED ON SITE.
- TYPE D LANDSCAPE BUFFER IS SHOWN AS REQUIRED BY BA-94-37E.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE DEVELOPMENT ACTIVITIES ARE ON A SINGLE LOT OF ANY SIZE AND THE AREA OF FOREST BEING CLEARED DOES NOT EXCEED 40,000 SQUARE FEET. THE FOREST BEING CLEARED ON-SITE IS APPROXIMATELY 37,375 SQUARE FEET. THIS INCLUDES THE ENTIRE PARCEL, PHASES I & II.
- NO NEW CONSTRUCTION OR BUILDING EXTENSIONS/ADDITIONS ARE PERMITTED WITHOUT FURTHER APPROVAL FROM THE BOARD OF APPEALS. THIS SITE DEVELOPMENT PLAN DOES NOT GRANT APPROVAL OF ANY SIGNS TO BE ERECTED ON THE PROPERTY.
- THERE SHALL BE NO OUTDOOR LIGHTING ON THE BUILDING AND NO PARKING LIGHTING EXCEPT THE PROPOSED BOLLARD TYPE LIGHTING AS APPROVED BY THE BOARD OF APPEALS IN BA CASE No. 94-37E. PARKING LOT LIGHTING SHALL BE TURNED OFF AFTER ALL ACTIVITIES EXCEPT THOSE NECESSARY FOR SECURITY PURPOSES.
- TRAFFIC CONTROL DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- BOUNDARY, TOPOGRAPHY AND EXISTING UTILITIES ARE BASED ON A SURVEY PERFORMED BY NTT ASSOCIATES, INC. ON OR ABOUT AUGUST 1995.
- STORMWATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED. IT IS PROVIDED UNDER APPROVED SDP-97-138. IT IS PROVIDED "A" THE METHOD OF EXTENDED DETENTION.
- THE 34' TALL MIHARET PROPOSED AT THE SE CORNER OF THE RELIGIOUS FACILITY AS REVIEWED BY THE BOARD OF APPEALS IS NOT PLANNED TO BE CONSTRUCTED UNDER THIS SITE DEVELOPMENT PLAN.
- THERE ARE NO PLAYGROUNDS, COURTYARDS OR FENCING PROPOSED UNDER THIS SITE DEVELOPMENT PLAN.
- THE RELIGIOUS FACILITY AS APPROVED BY THE BOARD OF APPEALS IN BA CASE No. 94-37E ARE TO BE CONDUCTED ON THE FIRST FLOOR OF THE PROPOSED RELIGIOUS STRUCTURE CONSISTING OF APPROXIMATELY 2,800 sq.ft.
- THE EXISTING STRUCTURE TO REMAIN (PHASE I), WILL BE USED AS A HOUSE FOR THE CARETAKER, PER BA 94-37E. THE BOARD OF APPEALS ORDER (NOV. 2, 2000) FOR CASE No. BA 94-37E CONCLUDED THAT: "THE TIME PERIOD FOR OBTAINING A BUILDING PERMIT FOR PHASE 2, AS REQUIRED BY CONDITION No. 3 IN THE DECISION AND ORDER FOR BA 94-37E APPROVED ON MAY 25, 2000, IS HEREBY EXTENDED UNTIL DECEMBER 31, 2002"
- THE PROPOSED BUILDING CONSIST OF:  
BASEMENT FLOOR: RELIGIOUS CLASSROOMS (APPROX. 9800 sq.ft.)  
FIRST FLOOR: MIN PRAYER AREA ( APPROX. 9800 sq.ft.)  
SECOND FLOOR: LIBRARY ( APPROX. 4300 sq.ft.)
- THIS SITE DEVELOPMENT PLAN CONFORMS TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- EXISTING WELL TO BE PROPERLY ABANDONED WITHIN 180 DAYS FROM THE DATE THIS PLAN IS SIGNED BY THE HEALTH DEPARTMENT IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- THE GROUNDWATER APPROPRIATION PERMIT NO. IS H020025000 (0) - N/A public water

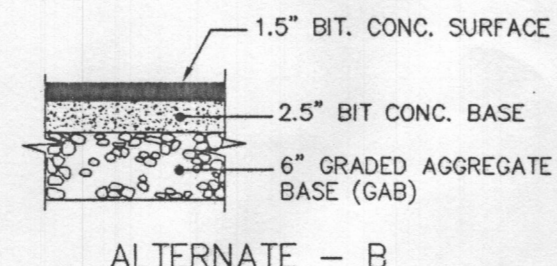
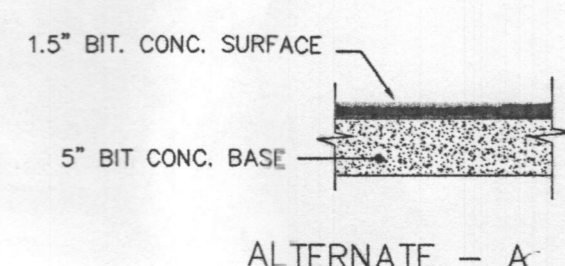
### SITE ANALYSIS DATA CHART

PURPOSE (PHASE II)		CONSTRUCTION OF A NEW TWO STORY COMMUNITY RELIGIOUS CENTER WITH RELIGIOUS CLASSROOMS AND PARKING IN ACCORDANCE WITH BA CASE No. 94-37E	
TOTAL AREA OF PROJECT / SUBMISSION	6.79 Ac± (PHASE I AND PHASE II/PARCEL 12)		
LIMIT OF DISTURBED AREA	1.52 Ac±/PHASE I 1.95 Ac±/PHASE II		
TOTAL DISTURBED AREA	3.47 Ac±		
EXISTING ZONING	RC-DEO		
PROPOSED USE	RELIGIOUS COMMUNITY CENTER		
	PHASE I*	PHASE II**	TOTAL
FLOOR AREA PER FIRST FLOOR	1,400 SF	9,800	9,800 SF**
BUILDING COVERAGE	0.5%	3.31%	3.81%
PARKING SPACES REQUIRED PER AREA OF MAIN ASSEMBLY (10 SPACES / 1000 SF FLOOR SPACE)	10	98	99 ACCORDING TO DECISION AND ORDER CASE # BA-94-37E
PARKING SPACES PROVIDED	41	58	99
HANDICAPPED SPACES REQUIRED	2	2	4
HANDICAPPED SPACES PROVIDED	2	2	4

\* PHASE I EXISTING RELIGIOUS ASSEMBLY USE TO BE ABANDONED UPON CONSTRUCTION OF PHASE II  
\*\* SEE NOTE NO. 28.

### SHEET INDEX

1	COVER SHEET
2	SITE DEVELOPMENT & LANDSCAPING PLAN
3	MISC. DETAILS, PROFILES AND SECTIONS
4	SEDIMENT CONTROL NOTES AND DETAILS



P-2 PAVING  
STANDARD DETAIL R 2.01  
NOT TO SCALE

### PERMIT INFORMATION BLOCK

PROJECT NAME	DAR AL TAQWA	SECT./AREA	PHASE II	PARCEL	12
LIBER/VOL#	9113	BLOCK #	11	ZONE	RC-DEO
		TAX/ZONE MAP	29	ELECT. DIST	2ND
		CENSUS TRK	6023.01		
WATER CODE	N/A	SEWER CODE	N/A		

### ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 12	10740 ROUTE 108, ELLICOTT CITY, MD 21042

**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 NATURAL RESOURCE CONSERVATION SERVICE.

*Sayed Hussein* 5/10/02  
SIGNATURE OF DEVELOPER DATE

*Sayed Hussein*  
PRINTED NAME OF DEVELOPER

**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 NATURAL RESOURCE CONSERVATION SERVICE.

*John Miltenberg* 5/10/02  
SIGNATURE OF ENGINEER DATE

*John Miltenberg*  
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*Jim Magnus* 5/20/02  
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

*John Miltenberg* 5/20/02  
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*David Williams* 5/20/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Williams* 7/16/02  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Joseph T. Smith* 7/16/02  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWER

*Ron Purdy* 7/18/02  
HOWARD COUNTY HEALTH OFFICER DATE

Project	SBP, 2001	date	7/18/02
Illustration	engineering	approval	RH
Scale	1"=50'		

Change Health Dept. Signature Block to Public Water	description	date	
	revisions		

HOWARD COUNTY  
SECOND ELECTION DISTRICT  
DAR AL-TAQWA/PHASE II  
COMMUNITY RELIGIOUS CENTER  
TAX MAP 29 PARCEL 12  
COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0236 Fax: (410) 997-0238 Fax

At the time of connection to public water to the structure, this will be done

OWNER/DEVELOPER  
DAR AL TAQWA, INC.  
10740 ROUTE 108  
ELLICOTT CITY, MD 21042  
(410) 997-5711  
SDP-02-04