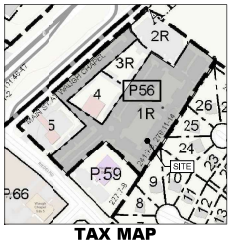
MAIN STREET WAUGH CHAPEL

GRADING PERMIT

883 MD ROUTE 3 NORTH GAMBRILLS, MD

ANNE ARUNDEL COUNTY

PROJ. NO. C2024-0009-00-NC



TAX MAP
SCALE: NTS

DEVELOPER/APPLICANT

WAUGH CHAPEL INVESTMENT, LLC
ATTN: AFSHIN AFSHAMIA
1164 MARKELL COURT
RESTON, MD 20194
TEL: 703-937-7225
EMAIL: AFSHIN@AFSHARNIA.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: JEFF SMITH, PE
3904 BOSTON STREET, SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3470
EMAIL: JEFF.SMITH@KIMLEY-HORN.COM

PROPERTY OWNER

REIDEL ASSOCIATES, LLC
883 MD ROUTE 3 NORTH
GAMBRILLS, MD 20154

SITE INFORMATION

1. ADDRESS: 883 MD ROUTE 3 NORTH, LOT 1R, GAMBRILLS, MD 21054
2. TAX ACCOUNT NUMBER: 02-000-90227798
   DEED REFERENCES: BOOK: 25658, PAGE: 00115
   TAX MAP / GRID / PARCEL: 0037 / 0007 / 0056
   ASSESSMENT DISTRICT: 02
3. EXISTING ZONING PARCEL: C1 – COMMERCIAL – LOCAL 193,278 SF (4.44 AC); C4 – COMMERCIAL – HIGHWAY 18,339 SF (0.42 AC)
   EXISTING ZONING (LOD): C1 – COMMERCIAL – LOCAL 61,700 SF (1.42 AC)
   EXISTING USE: COMMERCIAL
4. PROPOSED ZONING PARCEL: C1 – COMMERCIAL – LOCAL 193,278 SF (4.44 AC); C4 – COMMERCIAL – HIGHWAY 18,339 SF (0.42 AC)
   PROPOSED ZONING (LOD): C1 – COMMERCIAL – LOCAL 61,700 SF (1.42 AC)
   PROPOSED USE: SINGLE FAMILY APARTMENT COMPLEX
5. TOTAL PROPERTY AREA: 212,355 SF (4.875 AC)
   LIMITS OF DISTURBANCE (LOD): 61,882 SF (1.42 AC)
6. EXISTING IMPERVIOUS AREA (PROPERTY): 132,460 SF (3.04 AC)
   EXISTING IMPERVIOUS RATIO (PROPERTY): 132,460 SF / 212,355 SF = 62.3%
   EXISTING IMPERVIOUS AREA (LOD): 30,473 SF (0.70 AC)
   EXISTING IMPERVIOUS RATIO (LOD): 30,473 SF / 61,882 SF = 49.1%
7. PROPOSED IMPERVIOUS AREA (PROPERTY): 143,142 SF (3.29 AC)
   PROPOSED IMPERVIOUS RATIO (PROPERTY): 143,142 SF / 212,355 SF = 67.4%
   PROPOSED IMPERVIOUS AREA (LOD): 41,496 SF (0.95 AC)
   PROPOSED IMPERVIOUS RATIO (LOD): 41,496 / 61,882 SF = 67.2%
8. PROPOSED CUT: 53,89 CU. YD.
   PROPOSED FILL: 844.27 CU. YD.

GENERAL NOTES

1. HISTORIC RESOURCES, ARCHAEOLOGICAL SITES AND CEMETERIES: NONE ON-SITE
2. WATER: PUBLIC
3. SANITARY: PUBLIC
4. DWELLING, MULTIFAMILY IS A CONDITIONAL USE IN C1 ZONE (§18-5-102).
5. MAXIMUM DENSITY SHALL BE 12 DWELLING UNITS PER ACRE (§18-10-125):
   5.1. PROJECT AREA = 4.875 AC
   5.2. 2 PROPOSED DWELLINGS WITH 47 UNITS
   5.2.1. DENSITY = UNITS/ ACRE = 47 UNITS /4.875 AC = 10 UNITS PER ACRE
6. MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES ARE BASED ON THE MULTIFAMILY STRUCTURES AND THEREFORE SHALL BE GOVERNED BY THE BULK REGULATIONS FOR C1 – LOCAL COMMERCIAL DISTRICTS (§18-5-201):
   6.1. FRONT LOT LINE: 33 FEET;
   6.2. SIDE LOT LINE: 15 FEET;
   6.3. REAR LOT LINE: 35 FEET;
   6.4. *SETBACKS HAVE BEEN INCREASED FROM STANDARD BULKS REGULATIONS EACH BY 3 FEET AS THE PROPOSED BUILDINGS ARE LESS THAN 3 FEET IN EXCESS OF THE 45 FOOT HEIGHT MAXIMUM (CODE STATES: "ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH ONE FOOT OF HEIGHT IN EXCESS OF 45 FEET")
7. GROWTH TIER: 1A

ENVIRONMENTAL

1. WATER RESOURCES:
   - CHESAPEAKE BAY CRITICAL AREA/BUFFER: NONE ON-SITE
   - WATERSHEDS: SOUTH RIVER (02131003) – NORTH RIVER 5 (NR5)
   - 100-YR FLOODPLAIN: NONE ON-SITE
   - NON TIDAL WETLANDS/WETLANDS OF SPECIAL STATE CONCERN/WETLAND BUFFER: NONE ON-SITE
   - STREAMS/BUFFER: EPHEMERAL, INTERMITTENT, PERENIAL CLASSIFICATION: NONE ON-SITE
   - BOG DRAINAGE AREA: NONE ON-SITE
   - EXISTING STORMWATER MANAGEMENT: EXISTING RECHARGE TRENCHES ON NORTH SIDE OF SITE
2. SOILS:
   - HIGHLY ERODIBLE SOIL: NONE ON-SITE
   - STEEP SLOPES AND BUFFER: NONE ON-SITE
   - THE PREDOMINATE SOIL TYPES ARE:
     - AaA: ADELPHIA-HOLMDEL COMPLEX, 0 TO 2 PERCENT SLOPES, HSG-C
     - AwB: ADELPHIA-HOLMDEL-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES, HSG-C
     - CgB: COLLINGTON-WIST URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES, HSG-A
     - TkB: TINTON LOAMY SAND, 2 TO 5 PERCENT SLOPES, HSG-A
3. FORESTS:
   - FOREST CONSERVATION AREAS: NONE ON-SITE
   - SENSITIVE AREAS: NONE ON-SITE
   - RARE, THREATENED OR ENDANGERED SPECIES HABITAT: NONE ON-SITE

PARKING NOTES:

1. PARKING REQUIREMENTS:
   1.1. DWELLINGS: MULTIFAMILY: (§18-3-104):
   1.1.1. 1 SPACE FOR EACH EFFICIENCY AND 1 BEDROOM UNIT
   1.1.2. 2 SPACES FOR EACH 2 BEDROOM UNIT
   1.1.3. 3 SPACES FOR EACH 3 OR MORE BEDROOM UNIT
2. 2 PROPOSED BUILDINGS WITH 47 UNITS
3. TOTAL PARKING REQUIRED: 94 SPACES (47 UNITS X 2 SPACES/UNIT)
4. TOTAL PARKING PROVIDED: 112 SPACES
   4.1. 105 STANDARD SPACES
   4.2. 7 ACCESSIBLE SPACES

BUILDING NOTES:

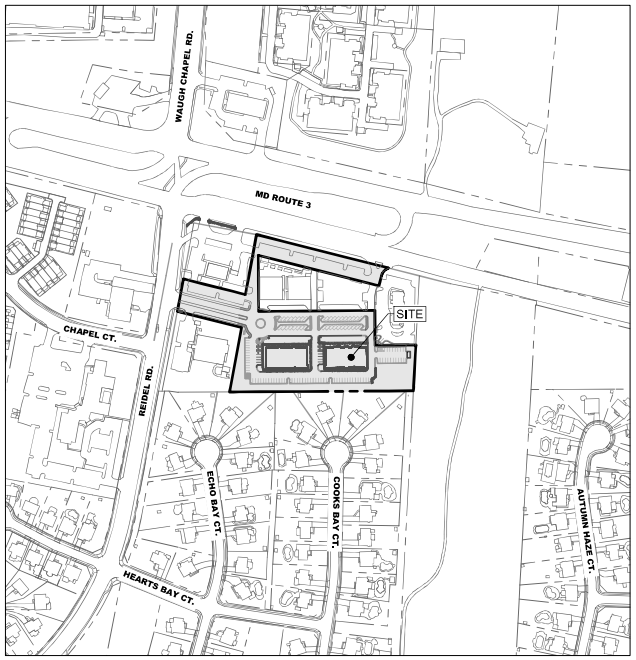
1. MAXIMUM BUILDING HEIGHT FOR DWELLING, MULTIFAMILY (§18-10-125) GOVERNED BY C1 BULK REGULATIONS (§18-5-201):
   1.1. PROPOSED BUILDING HEIGHT: +/- 47'-7 ½"; BUILDINGS WILL BE 4 STORY WALKUP UNITS
2. MAXIMUM IMPERVIOUS COVERAGE BY STRUCTURES AND PARKING (§18-5-201): 75% OF GROSS AREA = 75%(4.875 AC) = 3.66AC
   2.1. EXISTING IMPERVIOUS COVERAGE BY STRUCTURES AND PARKING: 132,460 SF (3.04 AC)
   2.2. EXISTING IMPERVIOUS COVERAGE RATIO: 132,460/212,355 = 0.623
   2.3. PROPOSED IMPERVIOUS COVERAGE BY STRUCTURES AND PARKING: 143,142 (3.29 AC)
   2.4. PROPOSED IMPERVIOUS COVERAGE RATIO: 143,142/212,355 = 0.674
3. MAXIMUM FLOOR AREA RATIO: 1.0 (§18-5-201)
4. PROPOSED UNITS: 47 HOUSING UNITS
5. ALL DWELLING UNITS ARE 2 BEDROOM UNITS.

SURVEY NOTES

1. EXISTING INFORMATION BASED ON SURVEY PROVIDED BY GRS GROUP, LLC., DATED 7/08/2024. SUPPLEMENTAL INFORMATION PROVIDED BY ANNE ARUNDEL COUNTY GIS DATA.
2. HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) BASED UPON GPS OBSERVATIONS USING THE TRIMBLE KEYNET NETWORK
3. BENCHMARKS
   3.1. TRAV 2 - ELEV 117.213
   3.1.1. N: 499,787.137, E: 1,405,365.974
   3.2. TRAV 3 - ELEV 118.514
   3.2.1. N: 499,919.885, E: 1,405,161.454
   3.3. TRAV 4 - ELEV 116.088
   3.3.1. N:500,236.867, E: 1,405,408.148
   3.4. TRAV 5 - ELEV 117.496
   3.4.1. N:500,141.517, E: 1,405,620.203

GIS NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS MARYLAND AND STATE PLANE NAD 83 (2011)



GRAPHIC SCALE IN FEET
0 100 200 400

LOCATION PLAN
SCALE: 1" = 200'

NORTH

VICINITY MAP
SCALE: 1" = 2000'

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE
MD. P.E. LICENSE # 31373 DATE 7/11/2025
NAME (PRINT) JEFF SMITH, PE
FIRM NAME KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS 3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-110	DEMOLITION PLAN
C-200	SITE PLAN
C-201	SITE DETAILS
C-300	UTILITY PLAN
C-400	GRADING PLAN
C-600	EROSION & SEDIMENT CONTROL PLAN
C-601	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-602	EROSION & SEDIMENT CONTROL NOTES
C-603	EROSION & SEDIMENT CONTROL DETAILS
C-800	RECREATION AREA PLAN
C-801	OPEN SPACE PLAN
C-700	LANDSCAPE PLAN
C-701	LANDSCAPE REQUIREMENTS
C-702	LANDSCAPE NOTES & DETAILS
C-800	FIRE TRUCK EXHIBIT
C-801	FIRE SAFETY EXHIBIT

SITE DATA TABLE

TOTAL PROPERTY AREA	212,355 SQFT/ 4.875 AC
EXISTING IMPERVIOUS AREA (LOD)	30,473 SQFT/ 0.70 AC
PROPOSED IMPERVIOUS AREA (LOD)	41,496 SQFT / 0.95 AC
FINAL IMPERVIOUS AREA (LOD)	143,142 SQFT / 3.29 AC
LIMIT OF DISTURBANCE (LOD)	61,882 SQFT / 1.42 AC
EXISTING IMPERVIOUS AREA COVERAGE (LOD)	49.1%
FINAL IMPERVIOUS AREA COVERAGE (LOD)	67.2%
EXISTING FLOOR AREA BUILDING #1	N/A
EXISTING FLOOR AREA BUILDING #2	N/A
PROPOSED FLOOR AREA BUILDING #1	40,216 SQFT / 0.92 AC
PROPOSED FLOOR AREA BUILDING #2	40,216 SQFT / 0.92 AC
MAXIMUM FAR	75.0%
PROPOSED FAR	67.2%
EXISTING BUILDING HEIGHT	N/A
PROPOSED BUILDING HEIGHT	4 STORIES
# OF EXISTING STANDARD PARKING SPACES	167 SPACES
# OF EXISTING ACCESSIBLE SPACES	6 SPACES
# OF TOTAL EXISTING PARKING SPACES	173 SPACES
# OF REQUIRED PARKING SPACES (2 X # OF UNITS)	94 SPACES
# OF FINAL STANDARD PARKING SPACES	105 SPACES
# OF FINAL ACCESSIBLE PARKING SPACES	7 SPACES
# OF TOTAL FINAL PARKING SPACES	112 SPACES
FLOODPLAIN AREA	0 SQFT / 0 AC
WETLAND AREA	0 SQFT / 0 AC
WETLAND BUFFER AREA	0 SQFT / 0 AC
STREAM BUFFER AREA	0 SQFT / 0 AC

COMBINATION OF USES - MAIN STREET WAUGH CHAPEL

CATEGORY OF USE	AREA (SF)		PERCENTAGE	
	EXISTING (SF)	PROPOSED (SF)	EXISTING	PROPOSED
RESIDENTIAL	0	80,432	0.00%	74.37%
RETAIL AND SERVICE	22,736	22,736	82.02%	21.02%
OFFICE	4,985	4,985	17.98%	4.61%
INDUSTRIAL	0	0	0%	0%
TOTAL GROSS FLOOR AREA (ALL LOTS)	**27,721**	**108,153**	**100%**	**100%**

PARKING COMPUTATIONS - MAIN STREET WAUGH CHAPEL

LOTS	BUILDING TENANTS	AREA (SF)	PARKING REQUIRED	EXISTING PARKING	PROPOSED PARKING
LOT 1	RESIDENTIAL	20,108	94	173	112
LOT 2	MCDONALDS	3886	19	30	30
LOT 3	EXPRESSCARE & VACANT RETAIL	7970	39	39	39
LOT 4A	IHOP & CAPRIOTTIS	6,400	71	71	71
LOT 4B	MARCOS PIZZA & BENTO SUSHI	6,400	30	33	33
LOT 5	711	3,065	15	19	19
		TOTAL	270	365	304

ADJACENT PROPERTY OWNERS LIST

1) WAUGH CHAPEL TRUST
889 MD ROUTE 3 NORTH
GAMBRILLS 21054
TAX ACCT # 03-000-90227801
DEED REFERENCE 31073/ 00093
TAX MAP 37, GRID 07, PARCEL 056 - LOT 4

2) LIFEBRIDGE INVESTMENTS PROPERTIES LLC
885 MD ROUTE 3 NORTH
GAMBRILLS, MD 21054
TAX ACCT # 03-000-90227800
DEED REFERENCE 39107/ 00371
TAX MAP 37, GRID 07, PARCEL 056 - LOT 3R

3) PACIFIC 35TH PEORIA LLC
881 MD ROUTE 3 NORTH
GAMBRILLS, MD 21054
TAX ACCT # 03-000-90227799
DEED REFERENCE 29621/ 00172
TAX MAP 37, GRID 07, PARCEL 056 - LOT 2R

4) BALTIMORE GAS & ELECTRIC CO
811 DEFENSE HIGHWAY
GAMBRILLS, MD 21054
TAX ACCT # 03-000-90409975
TAX MAP 43, GRID 17, PARCEL 209

5) CANTER FARMS HOMEOWNERS ASSOCIATION
REIDEL ROAD
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90100702
DEED REFERENCE 09423/ 00792
TAX MAP 37, GRID 08, PARCEL 352

6) TERENCE & KRISTINA LYNCH
902 COOKS BAY CT
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90100656
DEED REFERENCE 03843/ 00025
TAX MAP 37, GRID 08, PARCEL 352 - LOT 28

7) REYHANE & HANIT YAZICI
900 COOKS BAY CT
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90100655
TAX MAP 37, GRID 08, PARCEL 352 - LOT 25

8) DUKE 893 LLC
893 MD ROUTE 3 NORTH
GAMBRILLS 21054
TAX ACCT # 02-000-90227802
DEED REFERENCE 36455/ 00229
TAX MAP 37, GRID 07, PARCEL 056 - LOT 5

9) BRUCE S & DENISE A IVERSEN
903 COOKS BAY CT
GAMBRILLS 21054
TAX ACCT # 02-153-90100654
DEED REFERENCE 32075/ 00037
TAX MAP 37, GRID 08, PARCEL 352 - LOT 24

10) JAMES E & BRENDA A EUTSLER
904 ECHO BAY CT
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90100641
DEED REFERENCE 09671/ 00041
TAX MAP 37, GRID 08, PARCEL 352 - LOT 10

11) DONALD LANCASTER III
902 ECHO BAY CT
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90100640
DEED REFERENCE 10325/ 00146
TAX MAP 37, GRID 08, PARCEL 352 - LOT 9

12) ALAN FINNEY & LYLE LLC
1305 REIDEL RD
GAMBRILLS, MD 21054
TAX ACCT # 02-153-90210735
TAX MAP 37, GRID 07, PARCEL 59

STATEMENT OF ACCESSIBILITY REVIEW

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, COUNTY CODE: MARYLAND ACCESSIBILITY CODE AND ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES - ICC A117.1-2009 STANDARD.

JEFF SMITH, PE
Print Name
Signature 7/11/2025
Date

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.

10/19/2025
Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval
Date
AASCD #
GPM
Pond #
2025-0371 2020566

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025, KIMLEY-HORN AND ASSOCIATES, INC.
3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND PROFESSIONAL ENGINEER JEFFREY A. SMITH No. 31373
10/16/2025
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. 31373 EXPIRATION DATE: 1/1/2026

KHA PROJECT 114468000
DATE 10/16/2025
SCALE AS SHOWN
DESIGNED BY AE
DRAWN BY AE
CHECKED BY JS

COVER SHEET

MAIN STREET WAUGH CHAPEL
883 MD ROUTE 3 NORTH, GAMBRILLS, MD 21054
C1 - COMMERCIAL LOCAL
BUILDING PERMIT PLAN
C2024-0009-00-NC
TAX MAP: 37 GRID: 7 PARCEL: 115
ASSESSMENT DISTRICT: 2
ANNE ARUNDEL COUNTY MARYLAND

SHEET NUMBER
C-000

Plotted By:Eldridge, Audrey Sheet Set:Waugh Chapel Grading Permit Layout:C-000 COVER SHEET October 15, 2025 01:04:18pm K:\BAL_CIV\114468000-Main St Waugh Chapel\CAD\PlanSheets\Grading Plan\C-000 COVER.dwg
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