

SHEET INDEX

Table with 2 columns: SHEET NO., DESCRIPTION. Rows include Title Sheet, Environmental Concept Plan, and Preliminary Sediment and Erosion Control Plan.

SOILS LEGEND

Table with 4 columns: SOIL, NAME, CLASS, K FACTOR. Lists soil types like GgA, GgB, GgC, GmB with their respective classifications and permeability factors.

STORMWATER MANAGEMENT PRACTICES

Table with 3 columns: ADDRESS, MICRO-BIORETENTION (M-6), NON-ROOFTOP DISCONNECTION (N-2). Shows 14290 TRIADELPHIA ROAD with M-6 and N-2 practices.

STORMWATER MANAGEMENT SUMMARY CHART

AREA = 1.49 ACRES
RCN = 55
TARGET PE = 1.0'

DESIGN NARRATIVE

Introduction: This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project.

General Site Conditions: 14290 Triadelphia Road is being renovated for use as an interior design business. The property is zoned RC-DEO and has an approved conditional use under BA-14-004C&V to utilize the existing structure as an interior design business.

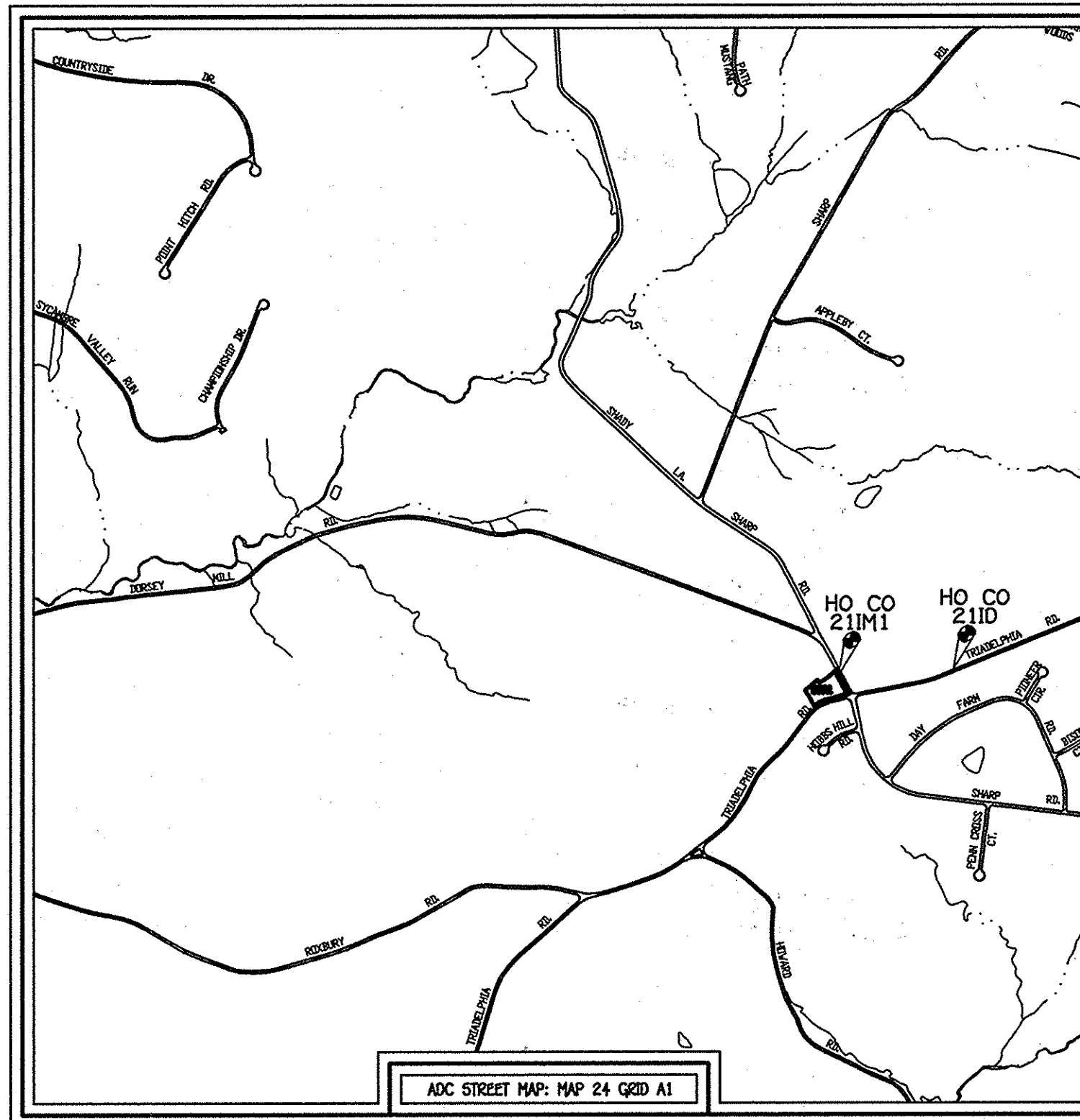
- I. Natural Resource Protection: Environmentally sensitive areas do not exist on-site (steep slopes, wetlands, wetland buffer, floodplain, stream, or stream buffer), therefore no special effort to protect natural resources is required on-site.
II. Maintenance of Natural Flow Patterns: It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices: The design of this project utilizes access driveways on both Sharp Road and Triadelphia Road with on-site parking areas. Non-structural practices as permitted in Chapter 5, one (1) Micro-Bioretenion Area (M-6) and Non-Rooftop Disconnection (N-2) will be used to address ESD to the MEP requirements.
IV. Integration of Erosion and Sediment Controls into Stormwater Strategy: The majority of the site runoff sheet flows from north to south to Triadelphia Road. Silt fence, super silt fence, and erosion control matting will be utilized for erosion & sediment control.
V. Implementation of ESD Planning Techniques and Practices to the Maximum Extent Practicable (MEP): ESD to the MEP has been provided. Stormwater management for a small portion of this driveway access onto Triadelphia Road cannot be provided due to the slope of the access drive and closed proximity to the existing well.
VI. Request for a Design Manual Waiver: No Waivers related to stormwater management are being requested in this project.

ENVIRONMENTAL CONCEPT PLAN
HOMEWOOD INTERIORS
TAX MAP No. 21 GRID No. 18 PARCEL NOs. 104 & 135
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LEGEND table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Lists symbols for contours, soil lines, treelines, trees, test holes, disconnections, landscaping, lighting, and gravel drives.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY NURA ASSOCIATES, LLC, DATED FEBRUARY 11, 2015.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN JULY 2014, AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL, INTERPOLATED FOR 2' CONTOUR INTERVAL.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 21M1 AND 21D WERE USED FOR THIS PROJECT.
6. PREVIOUS DPZ FILE NUMBER: BA-14-004C&V.
7. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
8. THIS PROPERTY IS LOCATED OUTSIDE THE DISTRICT. LOTS TO BE SERVED PRIVATE WATER AND PRIVATE SEWERAGE.
9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
10. THE SUBJECT PROPERTY IS ZONED RC-DEO (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).
11. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA. RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
12. NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, STEEP SLOPES, OR CEMETERIES ON THIS SITE. A CEMETERY IS LOCATED ADJACENT TO THE PROPERTY (TO THE NORTH).
13. FOREST CONSERVATION OBLIGATIONS WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE OF THIS PROJECT. SINCE THIS IS AN ALREADY BUILT SITE, THE LIMIT OF DISTURBANCE IS BEING UTILIZED AS THE NET TRACT AREA TO DETERMINE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. IT IS ANTICIPATED THAT THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$3,724.30 (\$3,920.4 SQ.FT. X \$0.95/SQ.FT.) FOR 0.09 ACRES (AS SHOWN IN THE PLAN) OF AFFORESTATION.
14. SOIL BORINGS ARE REQUIRED FOR THIS PROJECT. AN EXCAVATION TO VERIFY THE DEPTH TO ROCK AND/OR GROUNDWATER WAS CONDUCTED ON APRIL 9, 2014. NO ROCK OR WATER WAS ENCOUNTERED.
15. NO WETLANDS OR FOREST STANDS EXIST PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS DATED AUGUST 2014.
16. NINE (9) SPECIMEN TREES ARE LOCATED ON OR NEAR THE PROPERTY, ALL OF WHICH ARE PROPOSED TO BE RETAINED.
17. UNDER BA-14-004C&V, THE CONDITIONAL USE AND VARIANCE IS FOR A HISTORIC BUILDING CONDITIONAL USE PURSUANT TO HOWARD COUNTY ZONING REGULATIONS SECTION 131.0.N.1.2.7 AND FOR THREE VARIANCES PURSUANT TO SECTION 131.0.N.2. THE CONDITIONAL USE PETITION HAS BEEN APPROVED FOR THE INTERIOR DESIGN BUSINESS USE ALONG WITH A VARIANCE TO REDUCE THE REAR SETBACK FROM 30 FEET TO 9.5 FEET FOR A DOCK AND TO REDUCE THE REAR SETBACK FROM 30 FEET TO 21.0 FEET FOR THE EXISTING BUILDING HAS BEEN APPROVED (SEE DIMENSIONS WITH ASTERISKS (*) ON THE PLAN). DECISION & ORDER DATED MAY 20, 2014 AND RECONSIDERATION REMOVING PREVIOUS CONDITION OF APPROVAL #3 DATED JUNE 4, 2014. JUNE 4, 2014 APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:
(1) THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE CONDITIONAL USE FOR AN HISTORIC BUILDING TO BE USED AS AN INTERIOR DESIGN BUSINESS WITH LIMITED PRIVATE SHOWROOM SALES AS AN ACCESSORY USE, AS DESCRIBED IN THE PETITION AND PLAN SUBMITTED ON FEBRUARY 24, 2014, AND NOT TO ANY OTHER ACTIVITIES, USES OR STRUCTURES ON THE PROPERTY.
(2) NO PUBLICLY ADVERTISED RETAIL SALES ARE PERMITTED.
(3) PETITIONERS SHALL OBTAIN A WAIVER FROM THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS SECTION 16.110(c), WHICH PROHIBITS GRADING AND CONSTRUCTION WITHIN 50 FEET OF A CEMETERY AND 10 FEET OF INDIVIDUAL GRAVESITES.
(4) PETITIONERS SHALL DEMONSTRATE TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING THAT IT HAS OBTAINED TITLE TO THE TRIANGULAR PORTION OF LAND IDENTIFIED BY THE DEPARTMENT AS PARCEL 104 FROM TO MAKING ANY CHANGES TO THE LAND AREA AT ISSUE OR COMMENCING USE OF THIS AREA. PETITIONERS SHALL RECORD A PLAT OR OBTAIN A WAIVER AND RECORD AN ADJOINER DEED TO COMBINE THE TWO PARCELS.
(5) PETITIONERS SHALL COMPLY WITH ALL AGENCY COMMENTS IN ORDER TO MODIFY THE EXISTING GRAVEL ACCESS AND PARKING AREA ON THIS SITE. WAIVER PETITION WP-15-032 APPROVAL IS REQUIRED TO PERMIT DISTURBANCE LESS THAN 30 FEET FROM THE PROPERTY LINE / BOUNDARY OF THE EXISTING GRAVEL DRIVE OF PARCEL 104.
18. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.
19. NO GRADING OR CONSTRUCTION SHALL BE PERMITTED WITHIN 10 FEET OF INDIVIDUAL GRAVE SITES, IN ACCORDANCE WITH SECTION 16.110(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
20. THIS PROPERTY IS COMPOSED OF TWO PARCELS OF GROUND WHICH WILL BE SERVED BY A COMBINATION PLAT. THE TOTAL ACREAGE SHOWN FOR THE PROPERTY IS BASED ON THE COMBINED TOTAL OF THE ACRESAGES OF THE TWO PROPERTIES.
21. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR LAND DEVELOPMENT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
22. WAIVER PETITION WP-15-032 WAS APPROVED ON NOVEMBER 4, 2014. WAIVER SECTION 16.110(c) WHICH REQUIRES THAT NO GRADING OR CONSTRUCTION SHALL BE PERMITTED WITHIN 30 FEET OF A CEMETERY BOUNDARY OR WITHIN 10 FEET OF INDIVIDUAL GRAVES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
(1) REVIEW AND APPROVAL OF A GRAVE LOCATION SURVEY IS REQUIRED WITH THE SUBDIVISION PLAN, F-15-037. THIS SURVEY IS REQUIRED TO INSURE THAT THE CEMETERY LIMITS AND NO INDIVIDUAL GRAVES EXIST ON THIS SITE. IF THE FINDINGS OF THE GRAVE LOCATION SURVEY SHOW THAT ANY PORTION OF THE CEMETERY OR ANY INDIVIDUAL GRAVES EXIST WITHIN THIS SITE, THEN THE SUBDIVISION PLAT SHALL BE DESIGNED TO BE IN ACCORDANCE WITH THE CEMETERY PRESERVATION REQUIREMENTS AS OUTLINED IN SECTION 16.1304 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PLANNING BOARD APPROVAL WILL BE REQUIRED.
(2) WAIVER APPROVAL FOR CONSTRUCTION WITHIN 30- FEET OF THE CEMETERY BOUNDARY IS TO COINCIDE WITH THE LIMIT OF DISTURBANCE (LOD) AS APPROVED UNDER SDP-15-010. THE LOD FOR THE PROPOSED IMPROVEMENTS SHALL COINCIDE WITH THE LIMITS OF THE PREVIOUS DISTURBED AREA FOR THE EXISTING GRAVEL DRIVE AND PARKING AREAS WHICH ARE SHOWN ON THE WAIVER PETITION EXHIBIT TO BE LOCATED APPROXIMATELY 22- FEET FROM THE PERCE AND BOUNDARY OF THE OFF-SITE CEMETERY AT THE CLOSEST POINT.
(3) GRADING OR CONSTRUCTION WITHIN 10- FEET OF AN INDIVIDUAL GRAVE(S) HAS NOT BEEN APPROVED UNDER THIS WAIVER PETITION REQUEST.
(4) BASED ON THE PROPOSED LOD SHOWN ON THE SDP AND WAIVER PETITION EXHIBIT, NO GRADING OR CONSTRUCTION TO THE AREA BETWEEN THE REAR OF THE EXISTING CHURCH STRUCTURE AND THE CEMETERY IS APPROVED UNDER THIS WAIVER PETITION REQUEST.
(5) UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS SHALL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.
23. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR LAND DEVELOPMENT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.



VICINITY MAP

SCALE: 1" = 1200'

BENCHMARK INFORMATION table listing B.M.#1 and B.M.#2 with their horizontal and vertical coordinates and elevations.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 1.49 AC.
B. LIMIT OF DISTURBED AREA = 0.62 AC.
C. PRESENT ZONING DESIGNATION = RC-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: COMMERCIAL - INTERIOR DESIGN BUSINESS (APPROVED WITH BA-14-004C&V)
E. RELATED DPZ FILE #: BA-14-004C&V; HISTORIC SITE HO-209; CEMETERY SITE 21-1; BA-82-22E (PREVIOUS CRAFT SHOP USE); SDP-15-010; WP-15-032, F-15-037
F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC.
G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC.
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.
K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.
L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.49 AC.
M. TOTAL GREEN OPEN AREA = 1.15 AC.
N. TOTAL IMPERVIOUS AREA = 0.36 AC. (INCLUDING EXISTING STRUCTURE)
O. TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

PROFESSIONAL CERTIFICATION

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. 36366, EXPIRATION DATE: 01/12/2016. Signature of Professional Engineer: Augustinus Jantz 1/20/15

OWNERS: HOMEWOOD PROPERTIES, LLC 11362 HOMEWOOD ROAD ELLICOTT CITY, MD 21042 (410) 530-8330

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. TITLE SHEET: HOMEWOOD INTERIORS 14290 TRIADELPHIA ROAD. ZONED RC-DEO. TAX MAP No. 21 GRID No. 18 PARCEL No. 135 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN DATE: JANUARY, 2015 SHEET 1 OF 3. ECP-15-010

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