

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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 VERIZON TELEPHONE COMPANY: 1-410-954-6261
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 A&E CABLE LOAN DIVISION: 303-1111
 B.G. & E. CO. CONTRACTOR SERVICES: 850-4620
 B.G. & E. CO. UNDERGROUND DAMAGE CONTROL: 781-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 GROSS AREA OF PARCEL 767: 4.64 AC.
 GROSS AREA OF PARCEL 328: 1.33 AC.
 TOTAL GROSS AREA (PARCEL 767 & PARCEL 328): 5.97 AC.
 AREA OF LAND RESERVED FROM PARCEL 767 TO THE STATE OF MARYLAND FOR THE PURPOSE OF ROAD WIDENING: 0.10 AC.
 NET AREA FOR PARCEL 767: 4.54 AC.
 NET AREA FOR P/O PARCEL 328 (DEVELOPED WITH THIS SDP): 0.69 AC.
 TOTAL NET AREA OF PROJECT: 5.23 AC.
PRESENT ZONING:
 PARCEL 767 = R-SA-B-1
 PARCEL 328 = R-SA-B
USE OF STRUCTURE: INSTITUTIONAL BUILDING AREA
 EXISTING BUILDING FOOTPRINT (LOT COVERAGE) = 0.275 AC. (1,190 SF.)
 UL AREA = 0.109 AC. OR 4758 SF. (USE = HEALTH CLUB 676 SF; OFFICE 3,822 SF; STORAGE 260 SF)
 FF AREA = 0.275 AC. OR 11900 SF. (USE = HEALTH CLUB 1300 SF; STORAGE 10,600 SF; POOL 1038 SF)
 LL AREA = 0.191 AC. OR 8360 SF. (USE = HEALTH CLUB 740 SF; STORAGE 7,620 SF)
 TOTAL FLOOR SPACE OF EXISTING BUILDING = 0.575 AC. (25,098 SF.)
PROPOSED BUILDING EXPANSION FOOTPRINT (LOT COVERAGE) = 0.859 AC. (37,414 SF.)
 UL AREA = 0.016 AC. OR 692 SF. (USE = OFFICE 692 SF)
 FF AREA = 0.706 AC. OR 30784 SF. (USE = HEALTH CLUB 15,447 SF; OFFICE 6,770 SF; STORAGE 4,569 SF; POOL 3,978 SF)
 LL AREA = 0.191 AC. OR 8316 SF. (USE = HEALTH CLUB 6,000 SF; STORAGE 2,316 SF)
 TOTAL FLOOR SPACE OF BUILDING EXPANSION = 0.913 AC. (39,792 SF.)
 TOTAL BUILDING FLOOR SPACE AREA = 1.488 AC. (64,890 SF.)
 TOTAL BUILDING FOOTPRINT (LOT COVERAGE) = 1.134 AC. (49,394 SF.) OR 21.68% OF TOTAL NET AREA
 PAVED PARKING LOT/AREA ON SITE: 1.99 AC. OR 38.05% OF TOTAL NET AREA
 AREA OF LANDSCAPE ISLAND: 0.10 AC. OR 1.91% OF TOTAL NET AREA
 LIMIT OF DISTURBED AREA: 5.15 AC. OR OR 98.47% OF TOTAL NET AREA (EXCLUDES FOREST RETENTION AREA)
 CUT: 1871 CY FILL: 1871 CY
- PROJECT BACKGROUND:**
 LOCATION: ELLICOTT CITY, MD.; TAX MAP 24, BLOCK 24, PARCEL 767 AND 328.
PRESENT ZONING:
 PARCEL 767 = R-SA-B-1
 PARCEL 328 = R-SA-B
 SUBDIVISION: N/A
 SECTION/AREA: N/A
 SITE AREA: 4.64 AC.
 DZ REFERENCES: SDP-05-109, SDP-06-040, WP-90-62, BA-92-34E, AA-06-30, BA-06-37A; COUNTY COUNCIL RESOLUTION NO. 04-2007
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1890 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORDS SHALL BE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD TOPOGRAPHICAL SURVEY PERFORMED BY FISHER, COLLINS, AND CARTER INC. AND HARFORD AERIAL SURVEYS INC., MARCH 2003. SUPPLEMENTED BY ROBERT H. VOGEL ENGINEERING, AUGUST 2005.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY FISHER, COLLINS, AND CARTER INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAILS, SHEET 3) THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL SHEET 3)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESSIBLE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT 14-4314-D. THIS PROPERTY IS LOCATED IN THE PATAPSCO DRAINAGE AREA.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT 20-1081-1. THIS PROPERTY IS LOCATED IN THE PATAPSCO DRAINAGE AREA.
- STORMWATER MANAGEMENT, QUANTITY, PROVIDED UNDER SDP-06-040. THIS FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOWARD COUNTY SCHOOL SYSTEM. STORMWATER MANAGEMENT, QUALITY, TO BE PROVIDED BY AN ON-SITE BIOTRENT FACILITY. THIS FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY YMCA OF CENTRAL MARYLAND.
- ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 13.4 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 4)
- GEOTECHNICAL REPORT PREPARED BY HERBST/BENSON & ASSOCIATES DATED NOVEMBER 21, 2005.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE COUNTY RECORDS OF THE COUNTY CLERK'S OFFICE, BALTIMORE, MARYLAND, AND 178 SHIRUBS.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED DECEMBER 5, 2005 AND APPROVED FEBRUARY 13, 2006.
- ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS "C".
- BUILDING TO HAVE INSIDE WATER METER SETTING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS DATED FEBRUARY 2005.
- THIS PLAN IS SUBJECT TO AA-06-30, APPROVED NOVEMBER 5, 2006; AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 13.3.E.2.0 OF THE ZONING REGULATIONS TO REDUCE THE 75 FOOT SETBACK FROM A RESIDENTIAL DISTRICT TO 60 FEET FOR AN ADDITION SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED BUILDING ADDITION AS DEPICTED ON THIS PLAN AND NOT TO ANY OTHER STRUCTURE.
 3. ADDITIONAL CONSTRUCTION SHALL BE DETERMINED WITHIN TWO YEARS OF THE DATE OF THIS PLAN. THE PETITIONER SHALL SUBMIT AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS OF THE DATE OF THIS PLAN.
 4. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCESSOR OWNER OF THE PROPERTY.
- THIS PLAN IS SUBJECT TO BA-06-37A, APPROVED DECEMBER 6, 2006; TO REDUCE THE REQUIRED 30' USE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY TO 3' FOR THE PARKING TO BE LOCATED IN AN R-SA-B-1 ZONING DISTRICT, ADJACENT TO MONTGOMERY ROAD. THERE ARE NO KNOWN WELL OR SEPTIC SYSTEMS ON SITE, TO THE BEST OF OUR KNOWLEDGE.
- THERE IS PARKING AGREEMENT BETWEEN THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM AND THE YMCA OF CENTRAL MARYLAND, DATED JAN 18, 2006.
- A TEMPORARY GRADING EASEMENT WILL EXIST BETWEEN THE YMCA OF CENTRAL MARYLAND AND THE HOWARD COUNTY SCHOOL BOARD.
- THE FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY THE RETENTION OF 0.25 AC. (10,890 x 30.20 = \$2,178.00) IN A FOREST CONSERVATION EASEMENT AND A FEE-IN-LIEU PAYMENT FOR THE REMAINING 0.04 AC. (1,743 x 30.50 = \$971.50) REQUIRED. SURETY IN THE AMOUNT OF \$2,178.00 WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 10' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- CONDEMNATION PAPERS HAVE BEEN FILED IN THE HOWARD COUNTY CIRCUIT COURT FOR THE ACQUISITION OF PARCEL NO. 328 JAMES C. PIPPEN PROPERTY COURT CASE 13-C-05-83599. THE HOWARD COUNTY BOARD OF EDUCATION ACQUIRED THE SUBJECT PROPERTY ON AUGUST 23, 2005. FORD'S FORD, THE B. WATERMAN PRIVATE ROAD, PARKING LOT AND STORM DRAIN PROPOSED THROUGH PARCEL NO. 328 WILL NOT BE CONSTRUCTED UNTIL THE BOARD OF EDUCATION HAS OBTAINED OWNERSHIP OF THE PROPERTY. AN ORDER DATED JANUARY 18, 2006 FROM THE BOARD OF EDUCATION OF THE COUNTY OF HOWARD OF CENTRAL MARYLAND, INC. PROVIDES STORMWATER MANAGEMENT FOR THIS YMCA DEVELOPMENT AND "PERMITS" THE YMCA COUNTY AND THE YMCA OF CENTRAL MARYLAND, INC. TO USE THE BOARD'S PARKING FACILITIES AT THE ELEMENTARY SCHOOL DURING SUCH TIMES WHEN THE PARKING FACILITIES ARE NOT BEING USED DURING NORMAL SCHOOL HOURS AND/OR FOR SCHOOL SPONSORED USES OR EVENTS.
- THIS PLAN IS SUBJECT TO COUNTY COUNCIL RESOLUTION NO. 04-2007, APPROVED FEBRUARY 5, 2007, FOR A REDUCTION OF THE REQUIRED 30' USE SETBACK TO 10' FROM THE FUTURE MD. ROUTE 103 5' W LINE OR 25.7' FROM THE EXISTING R/W LINE FOR THE PROPOSED PARKING LOT EXPANSION FROM THE SOUTHERN PROPERTY LINE ALONG MONTGOMERY ROAD WITHIN THE BOARD OF EDUCATION PROPERTY. THESE PARKING SPACES CANNOT BE CONSTRUCTED UNTIL APPROVAL OF THIS RESOLUTION.
- REFERENCE BA-15-04A, A VARIANCE GRANTED ON 04/06/15 TO REDUCE THE REQUIRED STRUCTURE AND USE SETBACK FROM AN ADJOINING R-A-15 ZONED PROPERTY FROM 75 FEET TO 15 FEET FOR PARKING SPACES IN AN R-SA-1 ZONING DISTRICT WITH AN "EXCEPTIONAL OVERLAY" PURSUANT TO SECTION 13.0.B.2 OF THE HOWARD COUNTY ZONING REGULATIONS. WAIVER APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE VARIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AS DEPICTED ON THIS PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES OR ADDITIONS ON THIS PROPERTY.
 B. THE PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.

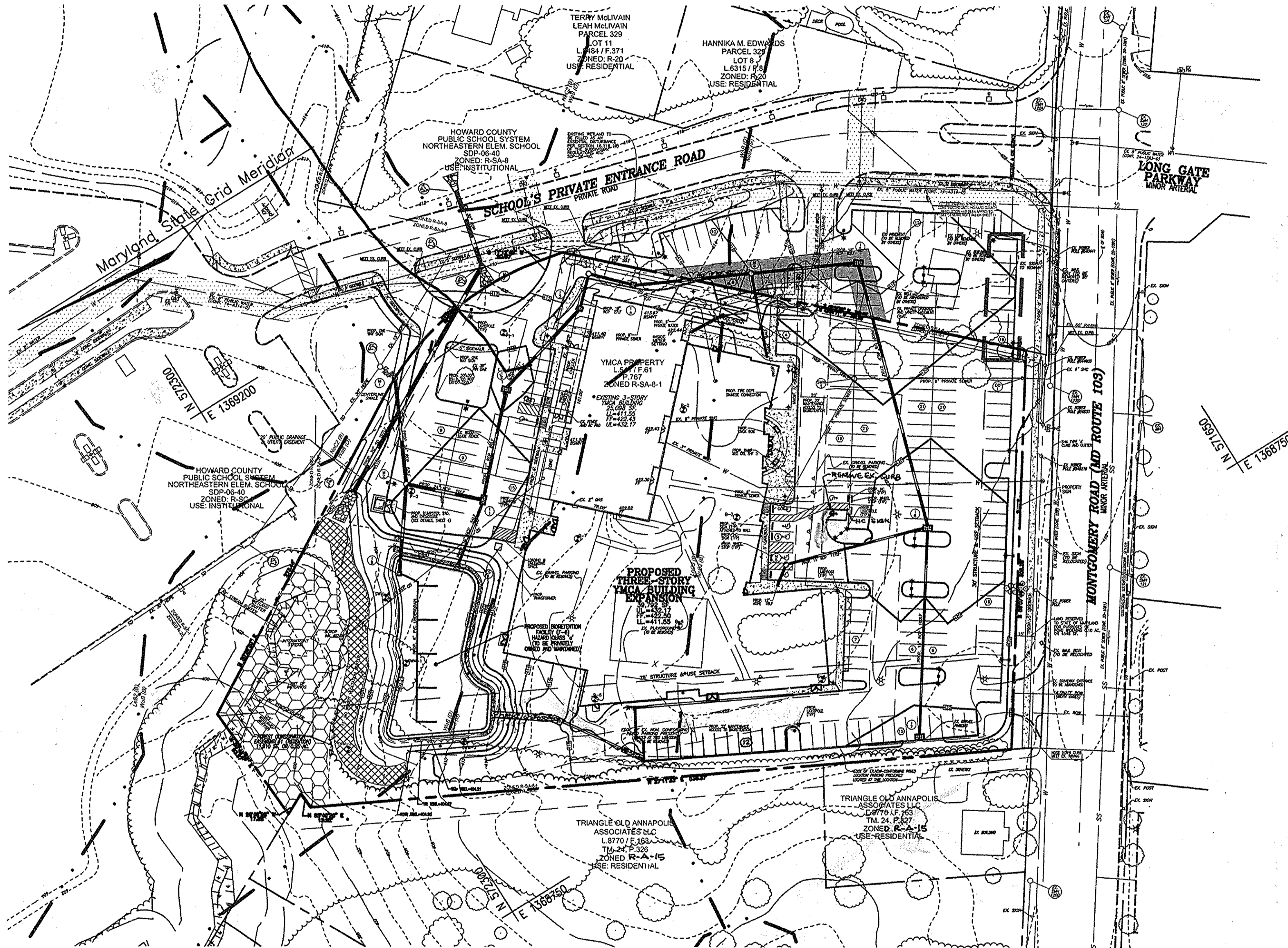
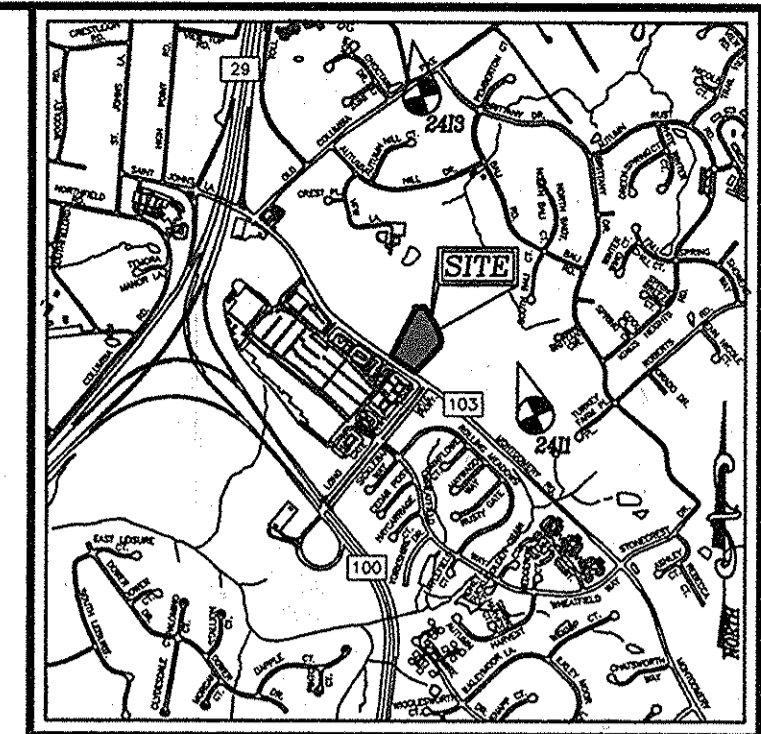
YMCA BUILDING EXPANSION

SITE DEVELOPMENT PLAN

PARCEL 767 AND P/O OF PARCEL 328

LEGEND

- EXISTING CONTOUR: - - - - - 392
- PROPOSED CONTOUR: [Symbol]
- EXISTING SPOT ELEVATION: [Symbol]
- PROPOSED SPOT ELEVATION: [Symbol]
- DIRECTION OF FLOW: [Symbol]
- EXISTING TREES TO REMAIN: [Symbol]
- LIGHT POLES: [Symbol] SINGLE OVERHEAD [Symbol] DOUBLE OVERHEAD
- CONCRETE: [Symbol]
- OFFSITE CONSTRUCTION (BY OTHERS): [Symbol]



SHEET INDEX

DESCRIPTION	SHEET NO.
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PARKING TABULATION

REQUIREMENT DESCRIPTION	REQUIRED
HEALTH CLUB OR SPA 23,193 SF @ 10 SPACE/1000 SF	232 SPACES
OFFICE/MULTI-PURPOSE 11,284 SF @ 3.3 SPACE/1000 SF	38 SPACES
SWIMMING POOL, COMMUNITY 2,073 S.F. DEPTH >5', 1 SPACE PER 7 PERSONS, WITH 1 PERSON PER 12 S.F.	25 SPACES
2,943 S.F. DEPTH <5', 1 SPACE PER 7 PERSONS, WITH 1 PERSON PER 15 S.F.	28 SPACES
LOCKER ROOM/CHILD WATCH/STORAGE/MECHANICAL/BATHROOM/POOL DECK	0 SPACES
24,359 SF @ 0.0 SPACE/1000 SF	0 SPACES
TOTAL SPACES: REQUIRED	323 SPACES
*TOTAL SPACES: REQUIRED	*236 SPACES PROPOSED ON-SITE (INCLUDING 9 HANDICAP)
TOTAL SPACES: PROVIDED	185+ SPACES ON HCPS PROPERTY
	TOTAL = 421 SPACES

*PER YMCA PARKING NEEDS DOCUMENTATION, A FACILITY OF THIS SIZE REQUIRES 220 SPACES.
 **SEE GENERAL NOTE 308.42 CONCERNING A SHARED PARKING AGREEMENT WITH HOWARD COUNTY PUBLIC SCHOOL SYSTEM AND GENERAL NOTE AS REGARDING COUNTY COUNCIL RESOLUTION

OWNER/PETITIONER
 YMCA OF CENTRAL MARYLAND
 20 SOUTH CHARLES STREET, SUITE 600
 BALTIMORE, MARYLAND 21201
 CONTACT: ED CLINE
 PH: 410-837-9622

NO.	REVISION	DATE
1	REVISED PLAN TO ADD 13 PARKING SPACES & REGRADE. ADD NOTES	9-15-15

SITE DEVELOPMENT PLAN
COVER SHEET
YMCA BUILDING EXPANSION
 TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: WZ
 DRAWN BY: DZ
 CHECKED BY: WZ
 DATE: FEBRUARY, 2007
 SCALE: 1"=30'
 W.O. NO.: 04-159

C-1
 1 SHEET OF 8



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT PLANS AND MEETS PLANS AND SPECIFICATIONS"
 ROBERT H. VOGEL, P.E. #10993
 9/11/12

ADDRESS CHART

LOT/PARCEL#	STREET ADDRESS
767	4331 MONTGOMERY RD
328	4331 MONTGOMERY RD

PERMIT INFORMATION CHART

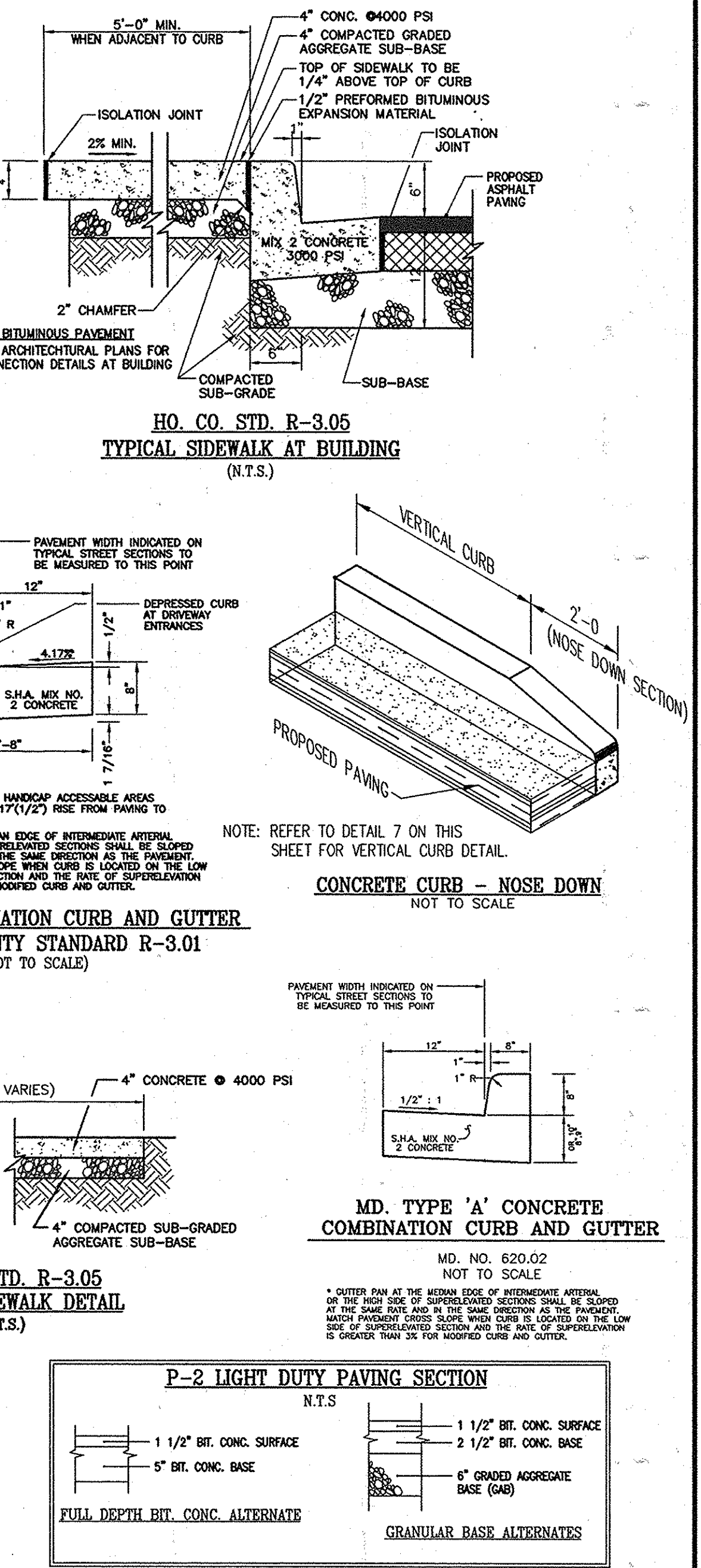
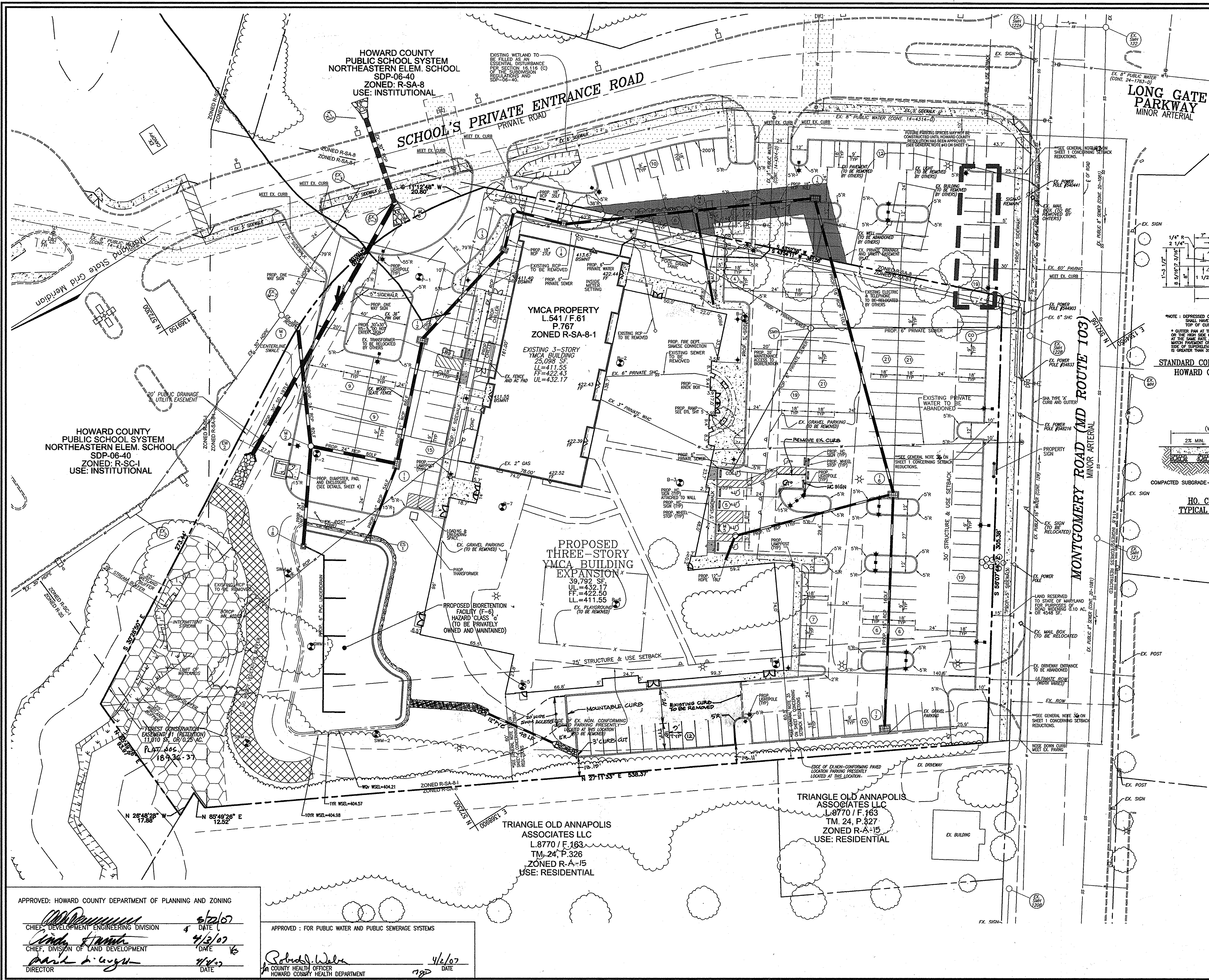
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
N/A	N/A	P/O 767 & 328

DEED REF. BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
400/260	24	P.767 R-SA-B-1	24	2nd - 6028.
541/61		P/O P.328 R-SA-B		

WATER CODE: F-04 SEWER CODE: 5750615

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/2/07

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICER
 DATE: 4/2/07



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/07
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/13/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/4/07
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

[Signature] 4/6/07
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

1	REVISE PLAN TO ADD 13 PARKING SPACES + STORM DRAIN	9-15-15
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

SITE LAYOUT PLAN

YMCA BUILDING EXPANSION

TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: WGZ

DRAWN BY: DZ

CHECKED BY: WGZ

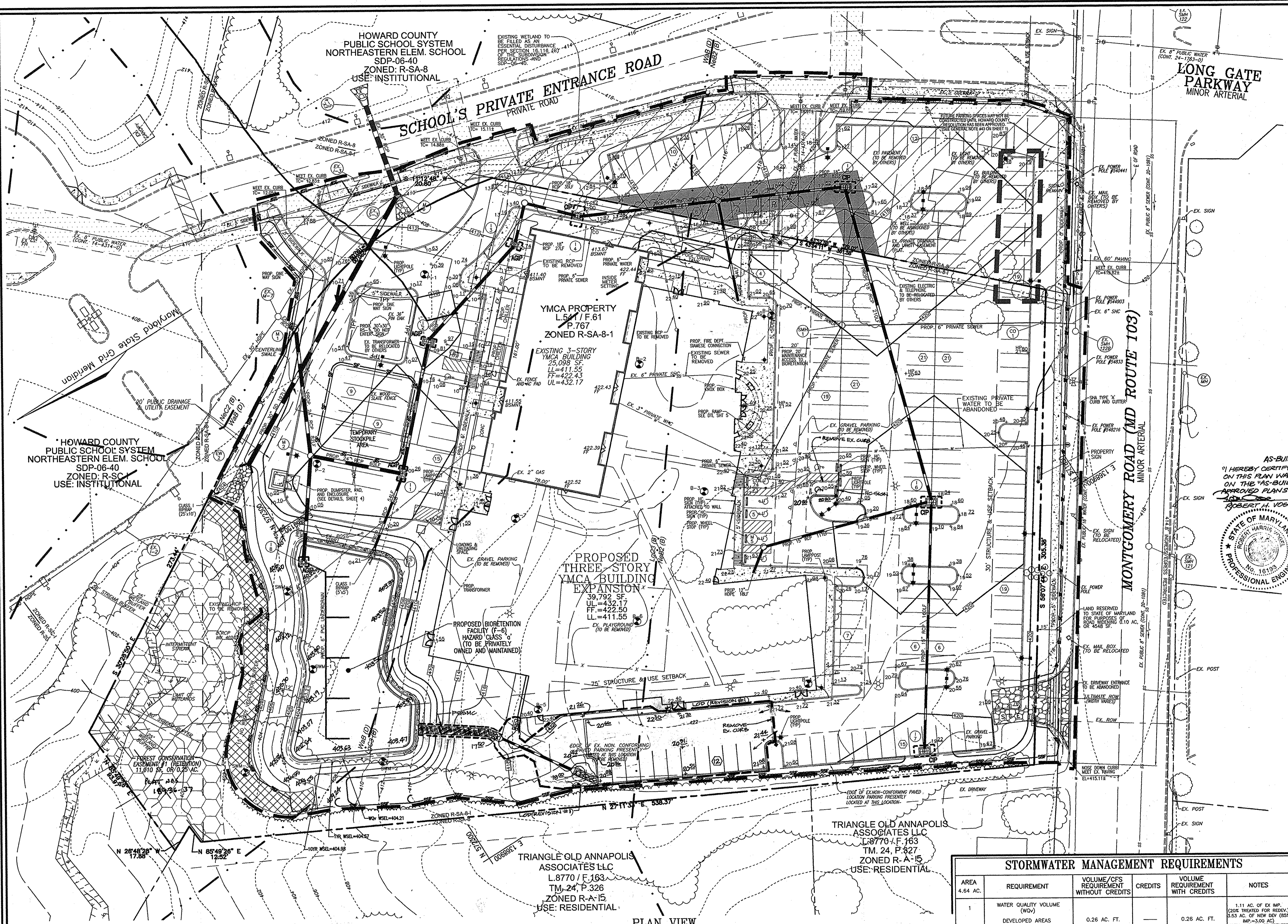
DATE: FEBRUARY, 2007

SCALE: 1"=30'

W.O. NO.: 04-159

C-2

2 SHEET OF 8



- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING VEGETATION (APPROXIMATE LOCATION)
 - EXISTING STREET TREES (P-04)
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - CIP
 - AGIP
 - STABILIZED CONSTRUCTION ENTRANCE
 - EX. 20' PUBLIC WATER AND UTILITY EASEMENT (PALT)

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 ROBERT H. VOGEL, P.E. # 16193



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Robert H. Vogel
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 4/2/07

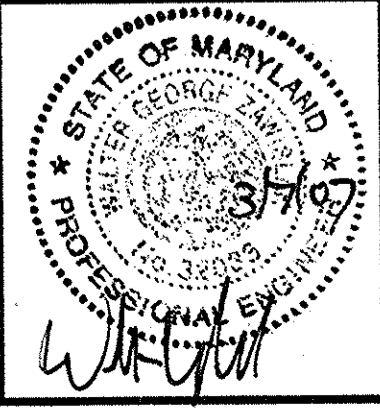
OWNER/PETITIONER
 YMCA OF CENTRAL MARYLAND
 20 SOUTH CHARLES STREET, SUITE 600
 BALTIMORE, MARYLAND 21201
 CONTACT: ED CLINE
 PH: 410-837-9622

1	REVISED PLAN TO ADD 13 PARKING SPACES, REVISE GRADING & L&D	9-15-15
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
 SITE GRADING, SEDIMENT AND
 EROSION CONTROL PLAN
 YMCA BUILDING EXPANSION**

TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, #21043 FAX: 410-461-8959



DESIGN BY: WGV
 DRAWN BY: DZ
 CHECKED BY: WGV
 DATE: FEBRUARY, 2007
 SCALE: 1"=30'
 W.O. NO.: 04-159

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 3 SHEET OF 8

STORMWATER MANAGEMENT REQUIREMENTS

AREA	REQUIREMENT	VOLUME/CFS REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQV) DEVELOPED AREAS	0.26 AC. FT.	---	0.26 AC. FT.	1.11 AC. OF EX. IMP. (20% TREATED FOR RESERV.) 3.53 AC. OF NEW DEV. (85% IMP. < 3000 AC.) TOTAL IMP. TO BE TREATED = 3.22 AC.
2	RECHARGE VOLUME (REV) DEVELOPED AREAS	0.029 AC. FT. OR 0.48 AC.	---	0.029 AC. FT.	ALTHOUGH "REDEV" PORTION OF SITE IS EXEMPT FROM REV, THE TOTAL REV IS PROVIDED IN THE 10' STONE BIORETENTION FACILITY.
3	CHANNEL PROTECTION VOLUMES (CPV)	0.07 AC.-FT. FOR YMCA ONLY. *REQUIRED STORAGE, AS COMPUTED WITH SDP-06-40, OF 62,019 CPV	---	---	PROVIDED IN THE VOLUME OF THE SDP-06-40, EXTENDED DETENTION FACILITY.
4	OVERHEAD FLOOD PROTECTION (O _h F)	0.5 AC.-FT. FOR YMCA ONLY. *REQUIRED STORAGE, AS COMPUTED WITH SDP-06-40, OF 2.4 AC.-FT.	---	---	PROVIDED IN THE VOLUME OF THE SDP-06-40, EXTENDED DETENTION FACILITY.
5	EXTREME FLOOD VOLUME* (E ₁₀₀ F)	0.7 AC.-FT. FOR YMCA ONLY. *REQUIRED STORAGE, AS COMPUTED WITH SDP-06-40, OF 3.5 AC.-FT.	---	---	PROVIDED IN THE VOLUME OF THE SDP-06-40, EXTENDED DETENTION FACILITY.

SWM Rev & WQV, FOR YMCA ONLY, PROVIDED WITH BIORETENTION FACILITY. *REV. WQV FOR PARCEL 328 AND ALL CPV, CP, AND OF PROVIDED BY EXTENDED DETENTION FACILITY BELONGING TO HOWARD COUNTY PUBLIC SCHOOL, SDP-06-040

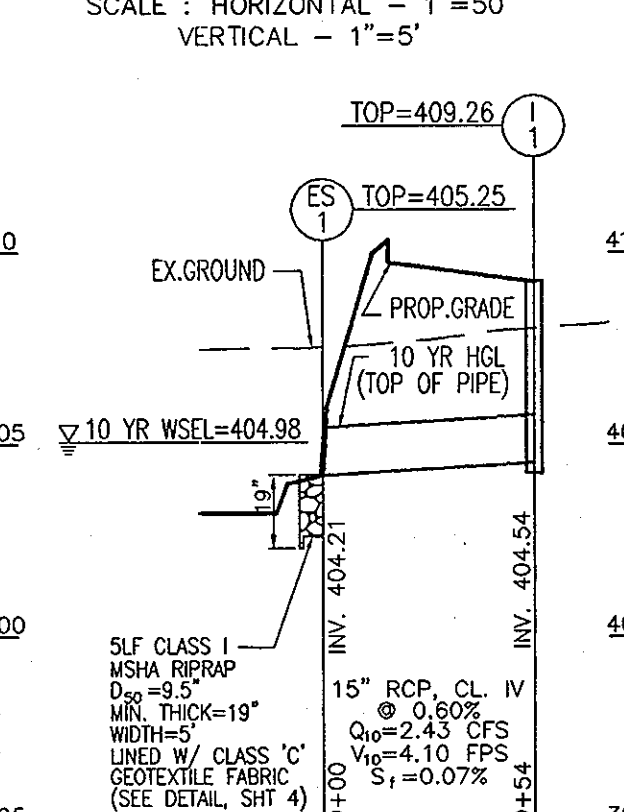
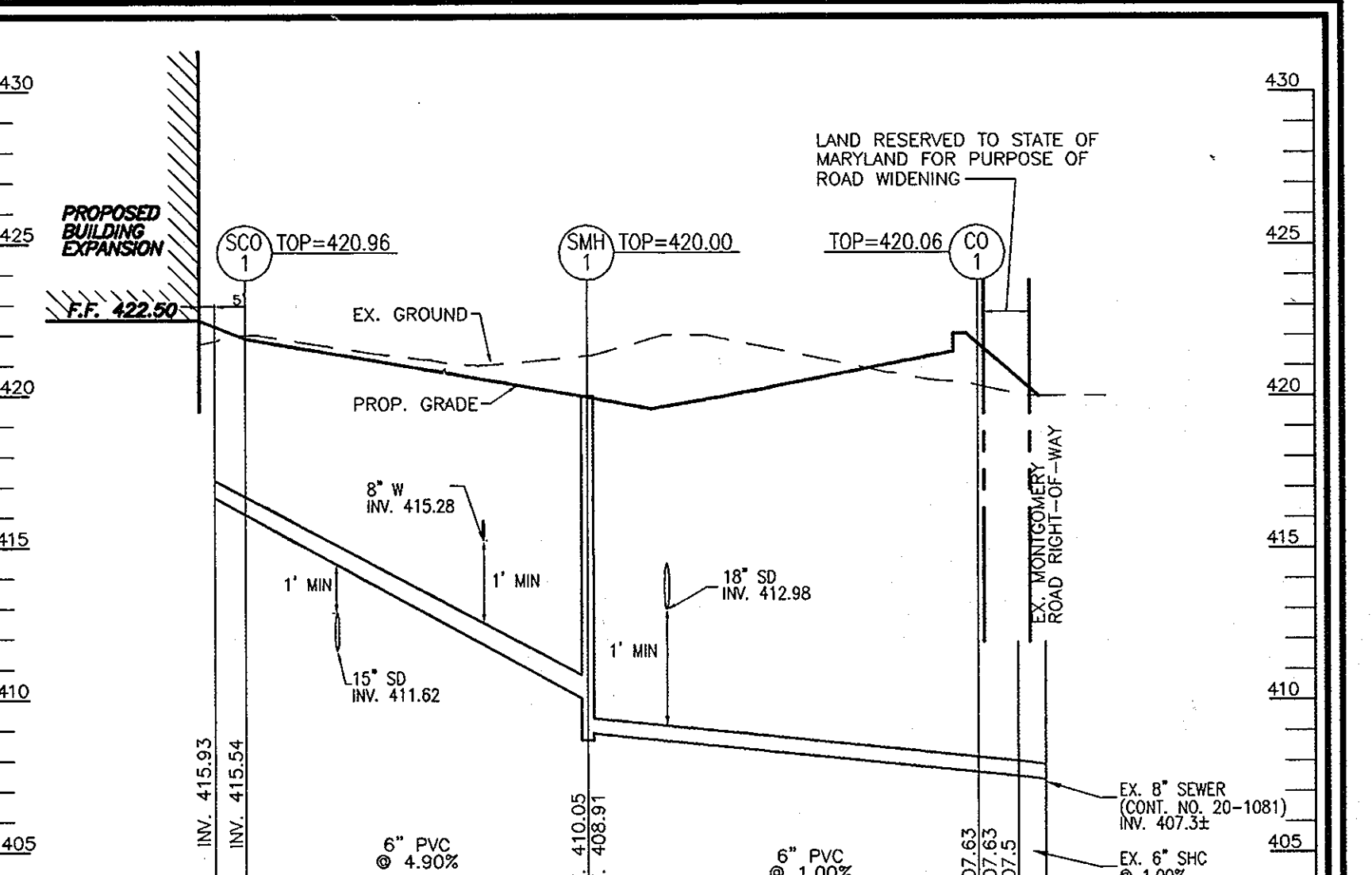
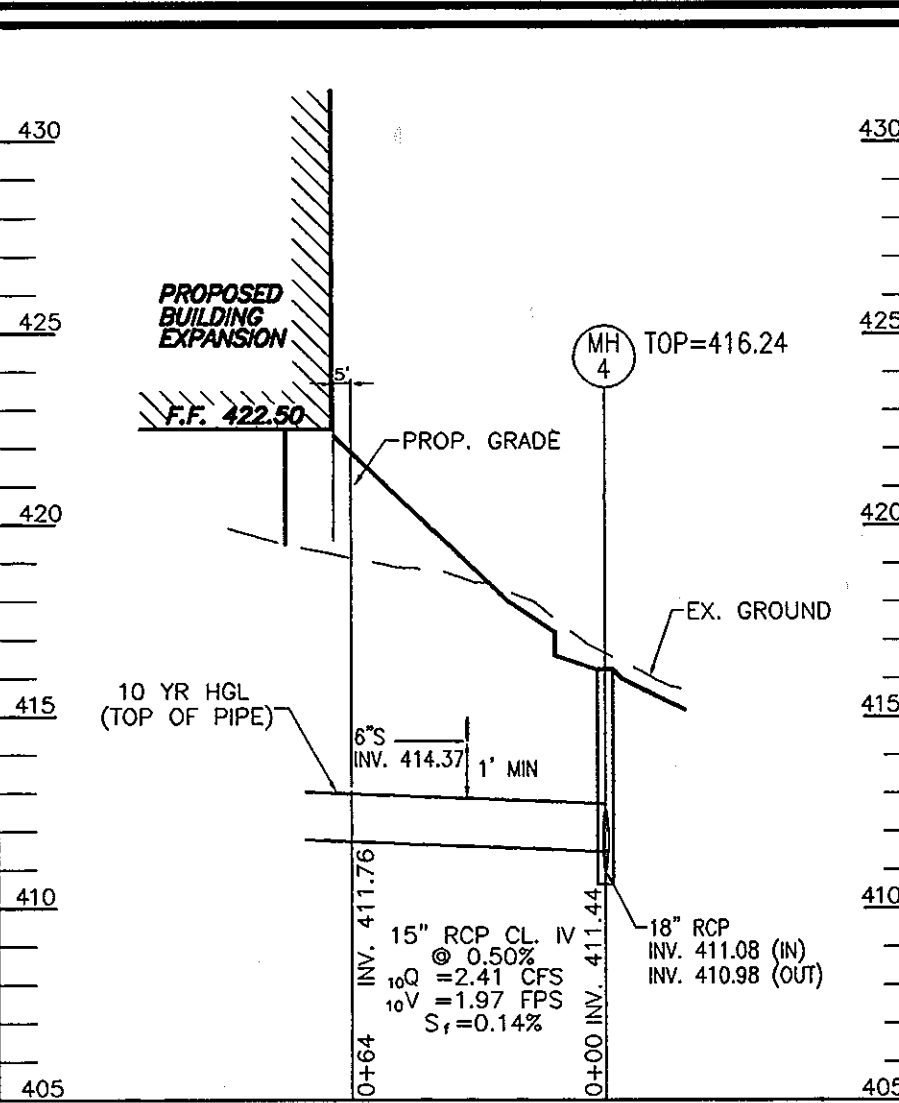
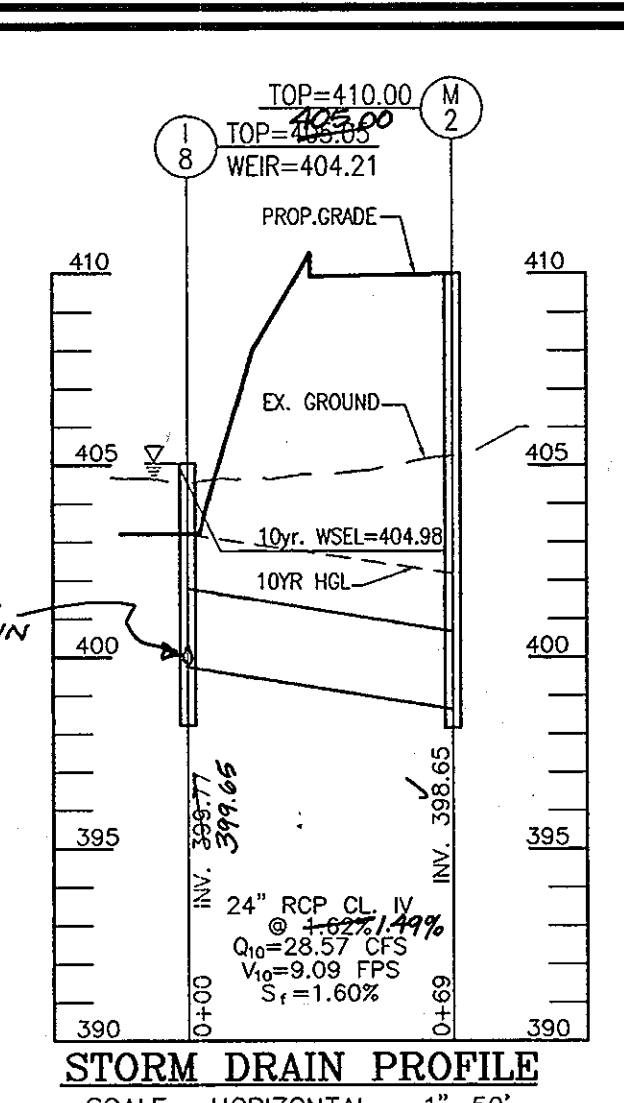
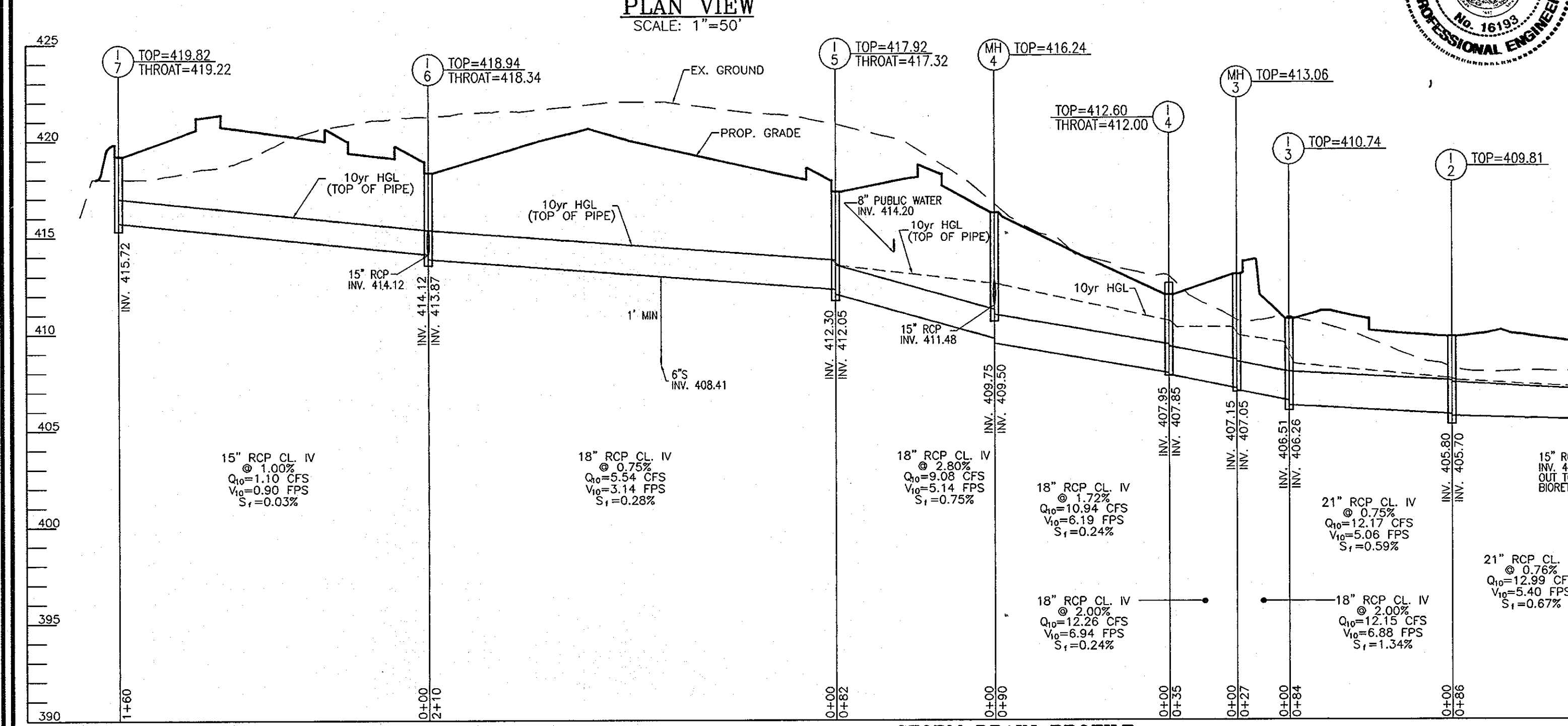
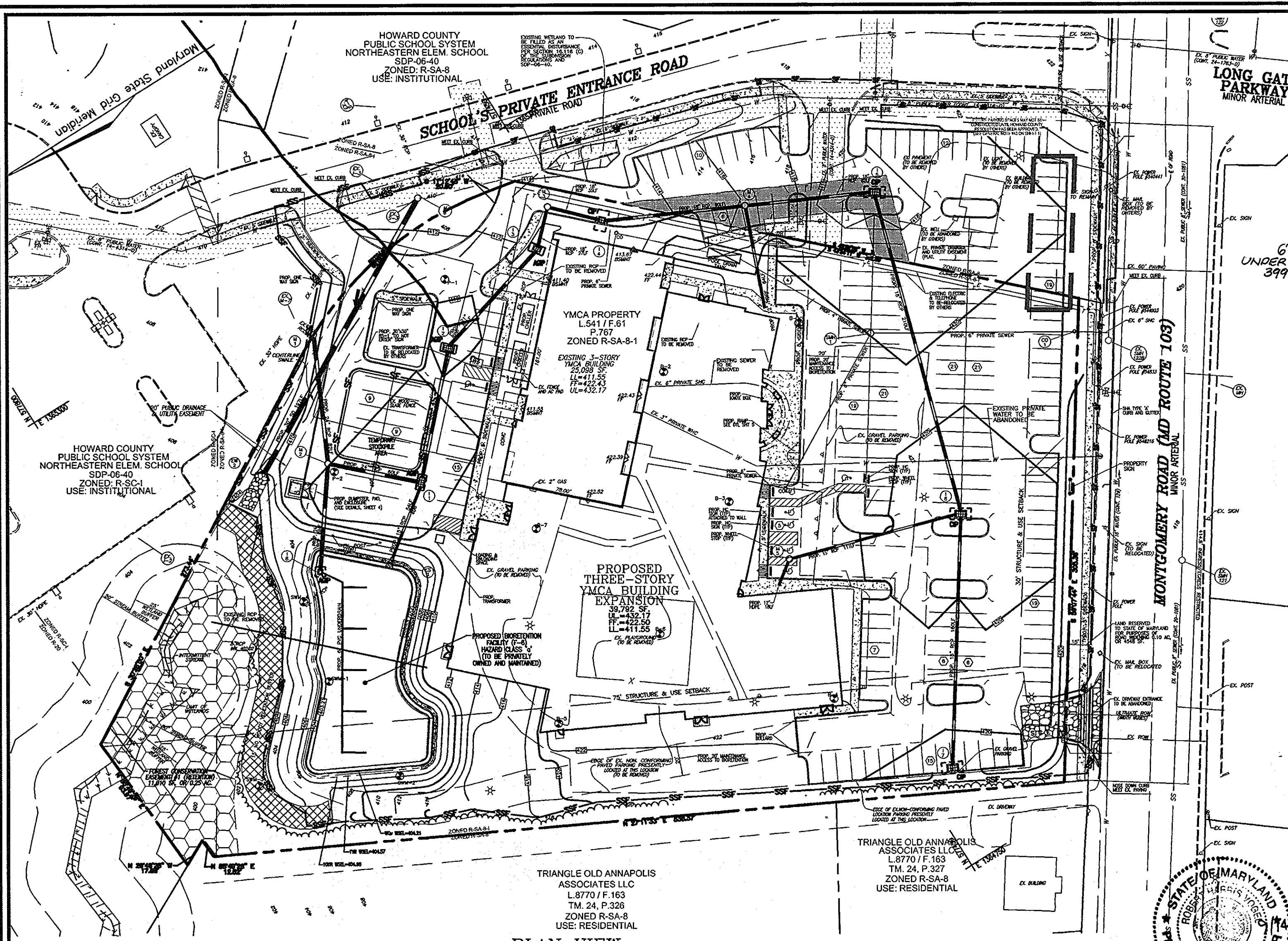
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John M. ... 3/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
... 4/2/07
 CHIEF, DIVISION OF LAND DEVELOPMENT
Mark A. ... 4/1/07
 DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.
Jim M... 3/2/07
 USA-NATIONAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. ... 3/2/07
 HOWARD S.C.D.

BY THE DEVELOPER:
 I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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.
... 2-22-07
 SIGNATURE OF DEVELOPER DATE

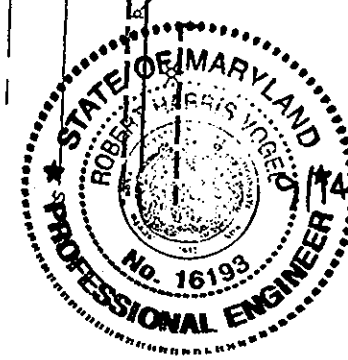
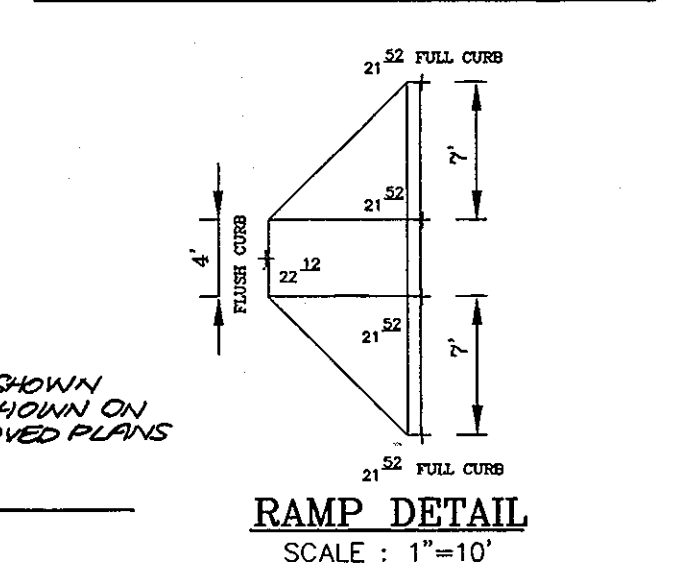
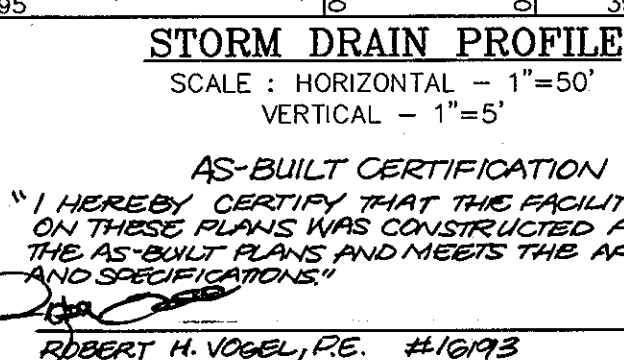
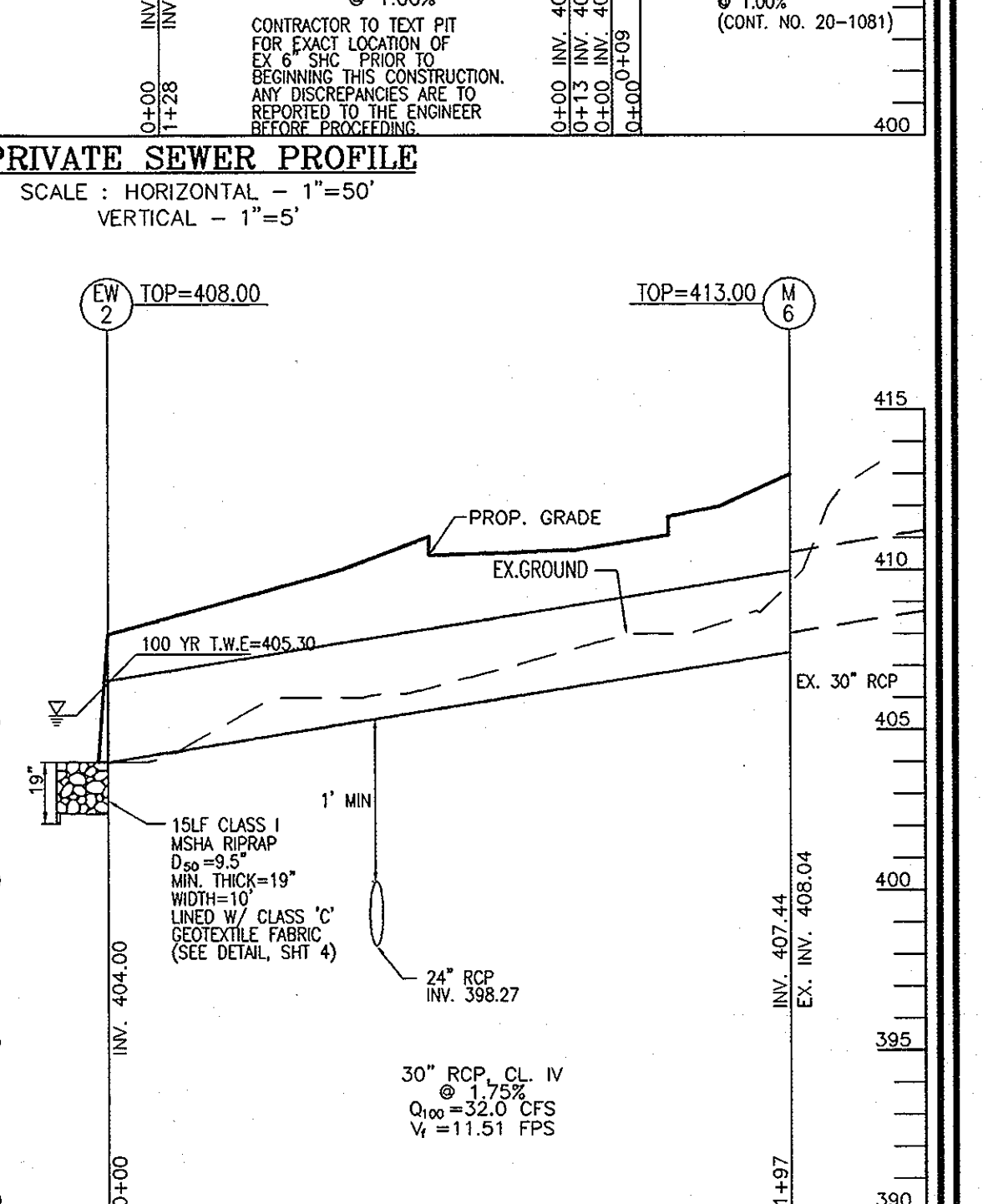
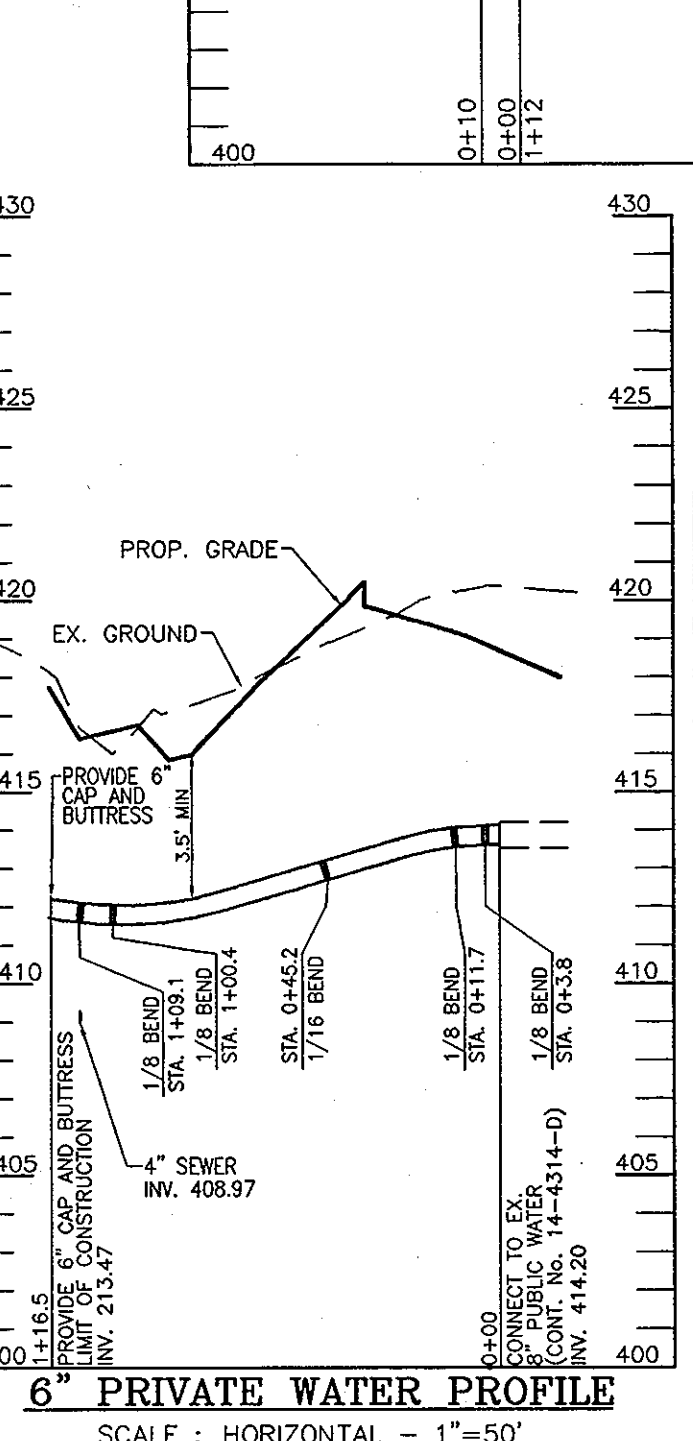
BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
... 3/7/07
 SIGNATURE OF ENGINEER DATE

PLAN VIEW
 SCALE: 1"=30'



PIPE SCHEDULE

SIZE	TYPE	LENGTH
6"	PVC	181 LF
12"	RCP, CL. IV	54 LF
15"	RCP, CL. IV	391 LF
18"	RCP, CL. IV	425 LF
21"	RCP, CL. IV	170 LF
24"	RCP, CL. IV	211 LF
30"	RCP, CL. IV	197 LF
6"	PVC, SANITARY	350 LF
6"	D.I.P.	67 LF



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THESE PLANS WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS TO SPECIFICATIONS.
 ROBERT H. VOGEL, P.E. #16193

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/2/07

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/3/07

DIRECTOR
 DATE: 4/11/07

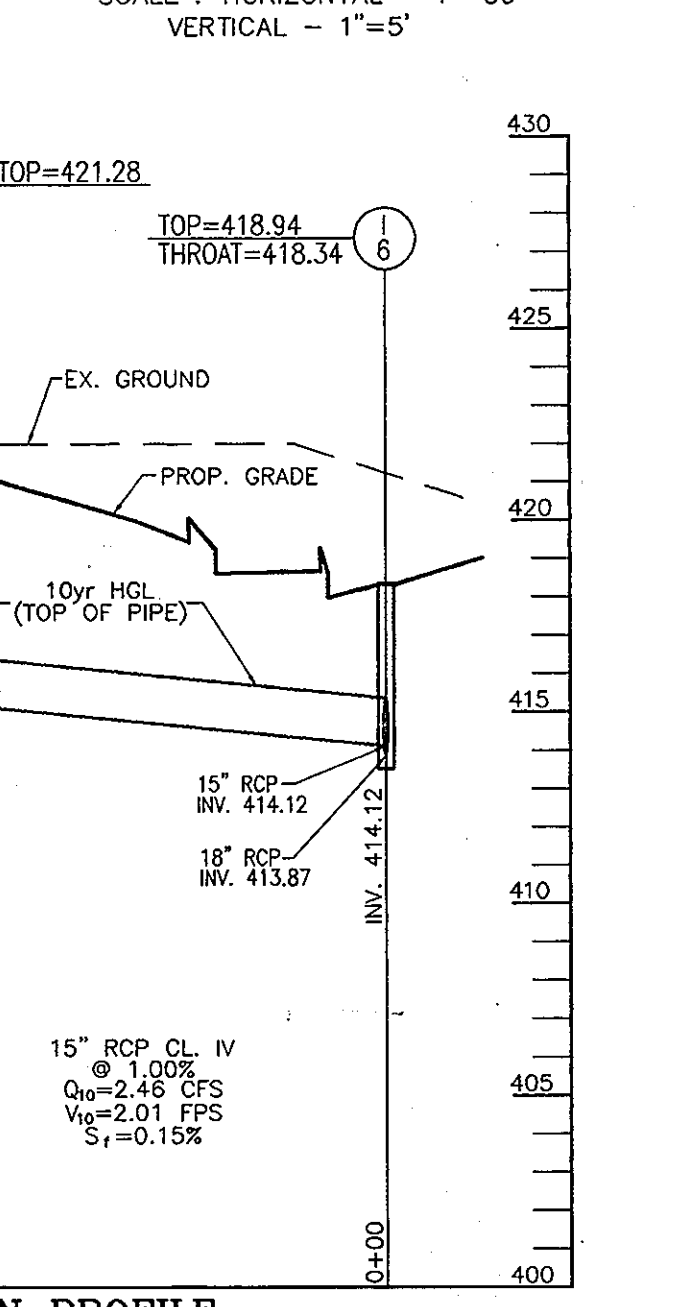
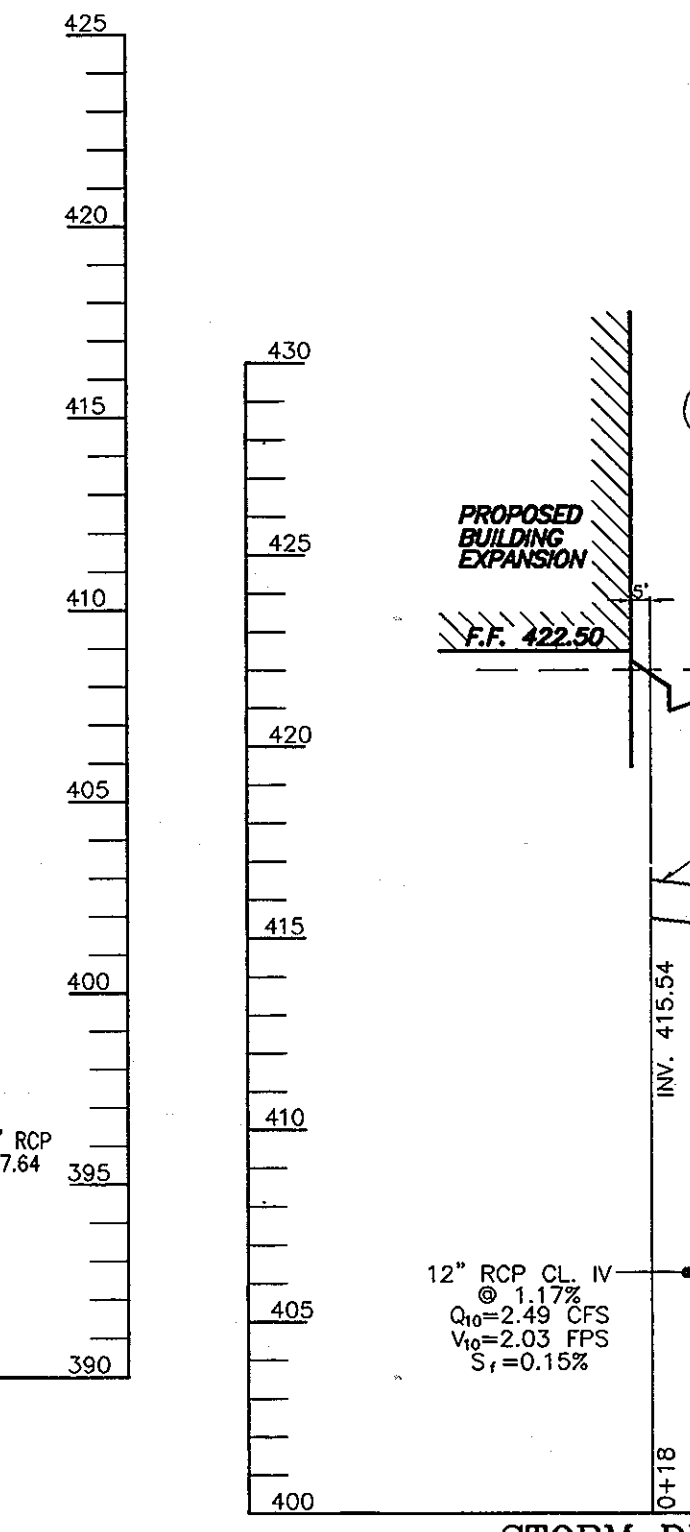
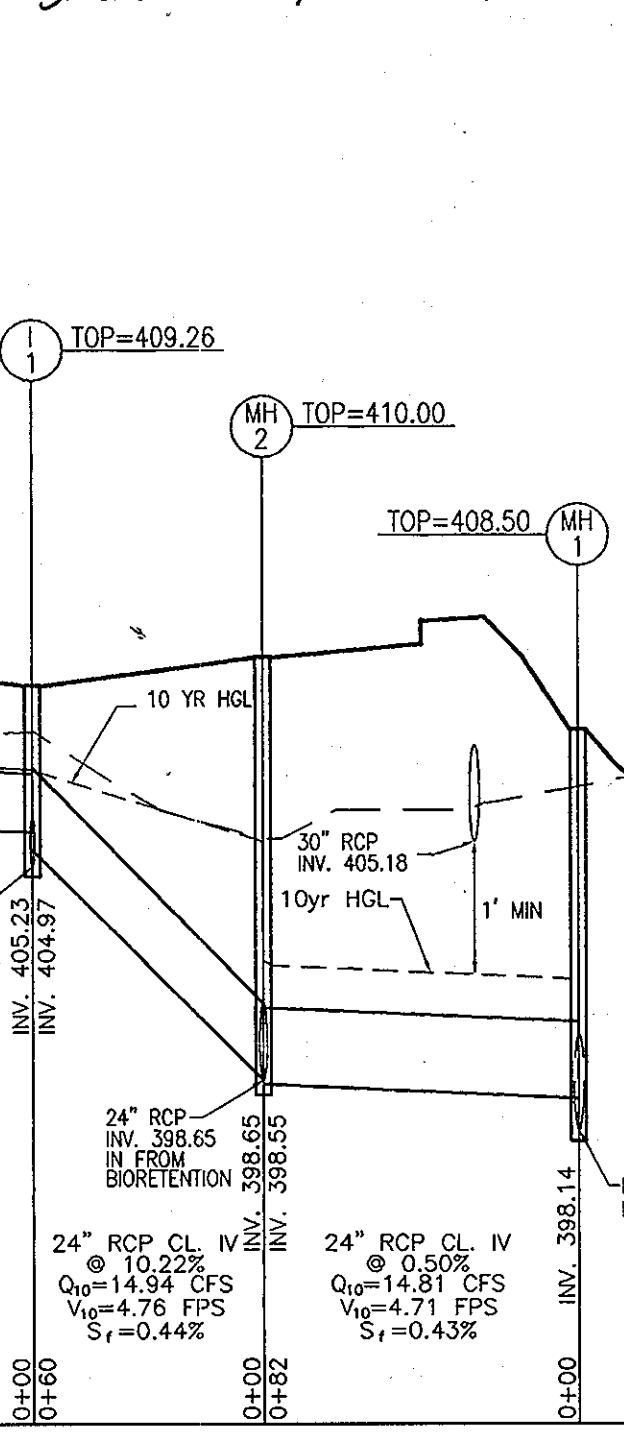
REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 DATE: 2/22/07

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

BY THE DEVELOPER:
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT 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: [Signature]
 DATE: 2-22-07

BY THE ENGINEER:
 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: [Signature]
 DATE: 3-7-07

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 4/2/07



OWNER/PETITIONER
 YMCA OF CENTRAL MARYLAND
 20 SOUTH CHARLES STREET, SUITE 600
 BALTIMORE, MARYLAND 21201
 CONTACT: ED CLINE
 PH: 410-837-9622

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
 STORM DRAIN DRAINAGE AREA MAP
 AND UTILITY PROFILES
 YMCA BUILDING EXPANSION
 TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21104 FAX: 410.461.8961

DESIGN BY: WJZ
 DRAWN BY: DZ
 CHECKED BY: WJZ
 DATE: FEBRUARY 2007
 SCALE: 1"=30'
 W.O. NO.: 04-159

C-5
 5 SHEET OF 8

MARYLAND 378 STORMWATER MANAGEMENT POND CONSTRUCTION SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

These specifications are applicable to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation: Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed.

Materials: The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, or other debris. The fill material shall be placed in a compacted layer.

Structure Backfill: Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material.

Table with 4 columns: MATERIAL, SPECIFICATION, SIZE, NOTES. Lists materials like PLANTINGS, MULCH, GEOTEXTILE, UNDERDRAIN, and SAND.

Table with 2 columns: OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS, NOTES. Lists maintenance tasks like mulch layer inspection and plant inspection.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. Includes signatures of Robert H. Vogel, Jr. and Howard County Health Department.

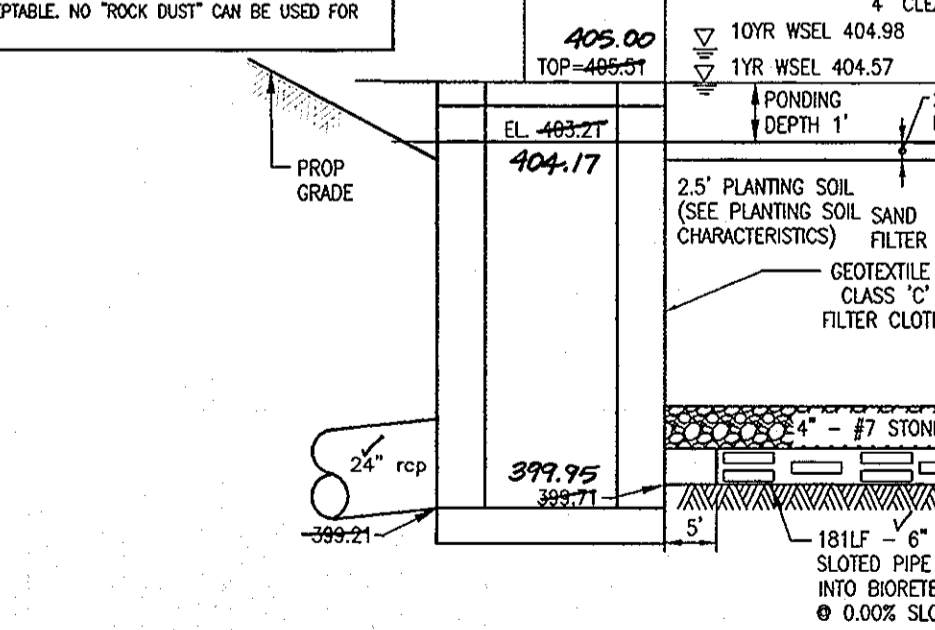
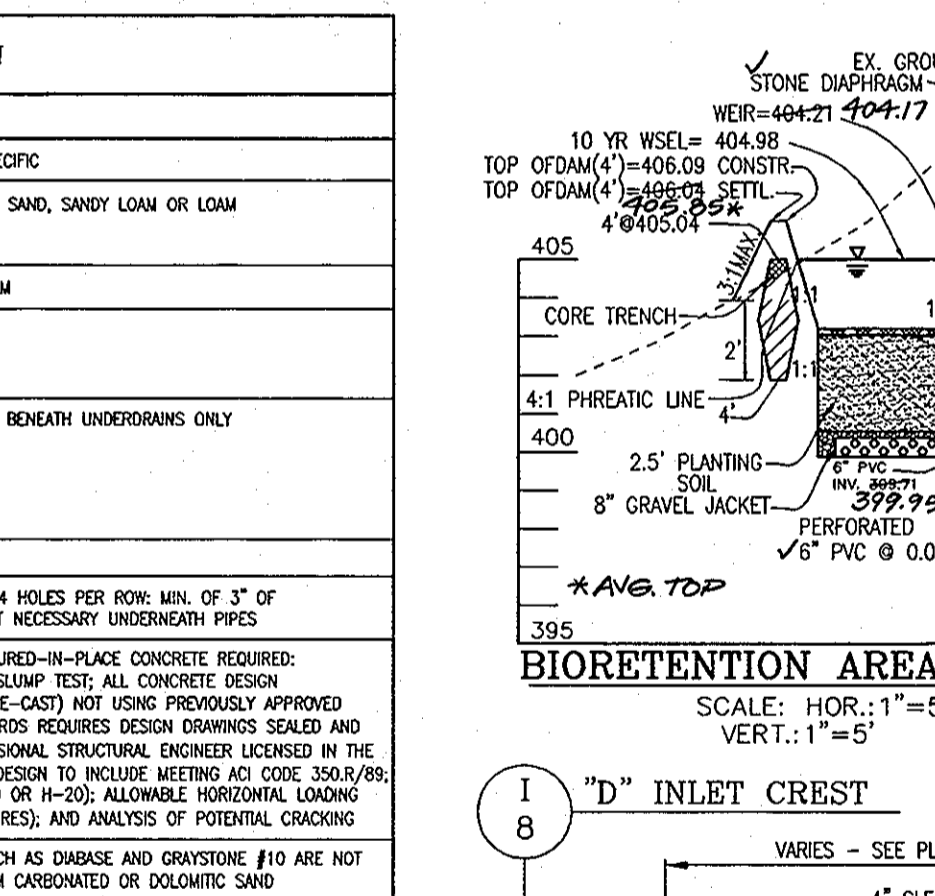
Materials (Aluminum Pipe): This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-196 or M-201 with water-tight coupling bands or flanges.

Materials (PVC Pipe): This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-245 or M-246 with water-tight coupling bands or flanges.

Materials (PVC Pipe) - All of the following criteria shall apply for corrugated metal pipe: 1. Material - Reinforced concrete pipe shall be cast in place.

Materials (PVC Pipe) - All of the following criteria shall apply for plastic pipe: 1. Material - PVC pipe shall be PVC-1120 or PVC-1228 conforming to ASTM D-1785.

Materials (PVC Pipe) - All of the following criteria shall apply for corrugated metal pipe: 1. Material - Reinforced concrete pipe shall be cast in place.



REMOVED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS. BY THE DEVELOPER. Includes a signature and date.

APPENDIX B.3. CONSTRUCTION SPECIFICATIONS FOR SAND FILTERS, BIORETENTION AND OPEN CHANNELS

SPECIFICATIONS FOR BIORETENTION

1. MATERIAL SPECIFICATIONS: THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE B.3.2.

2. PLANTING SOIL: THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES.

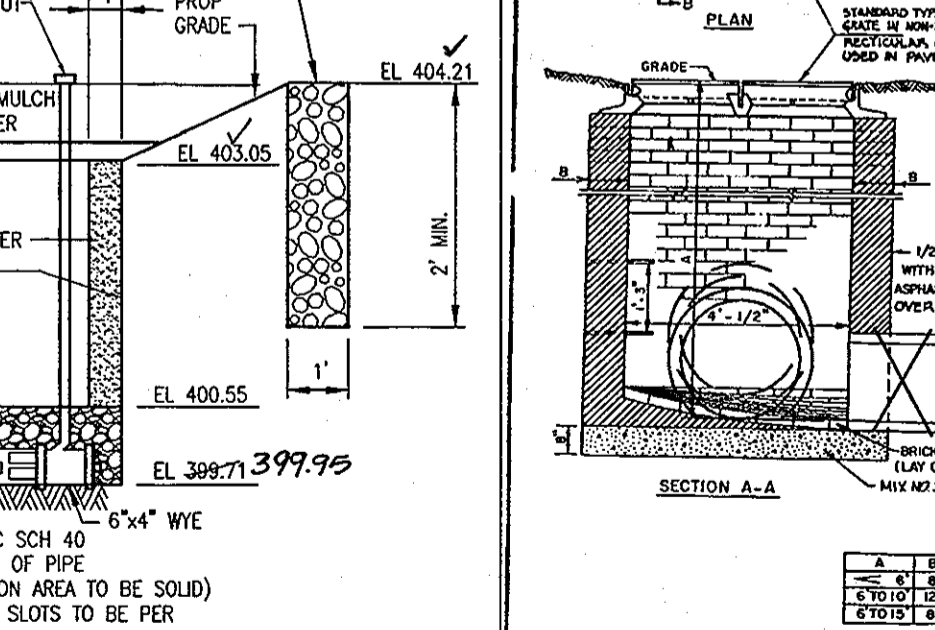
3. COMPACTION: IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL.

4. PLANT MATERIAL: MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3" SHROUDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH.

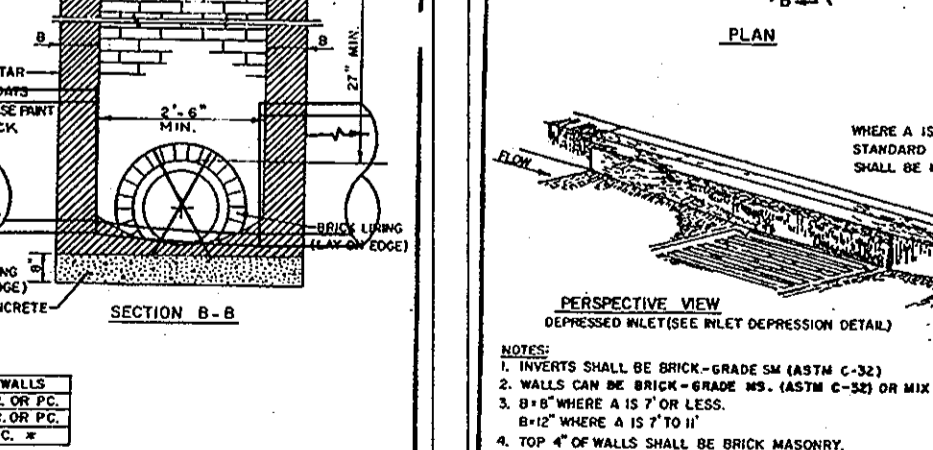
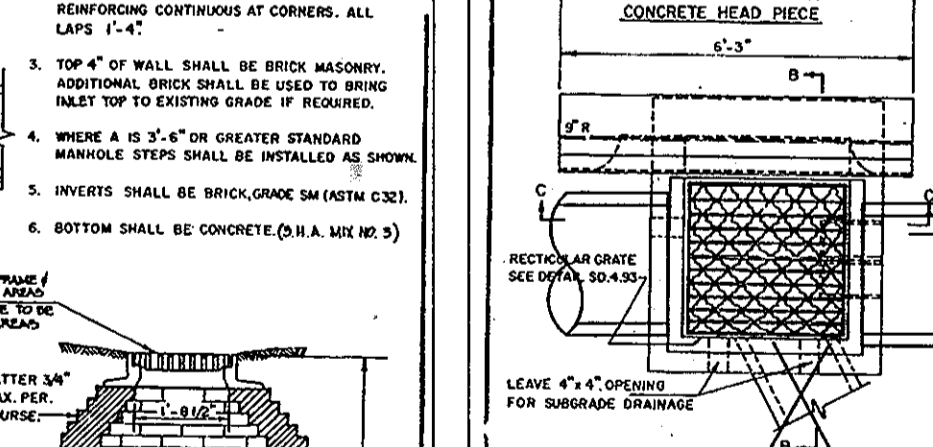
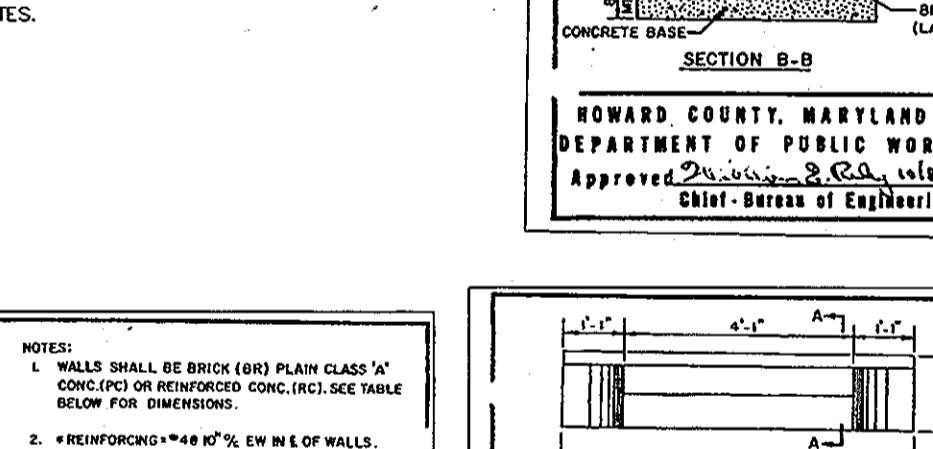
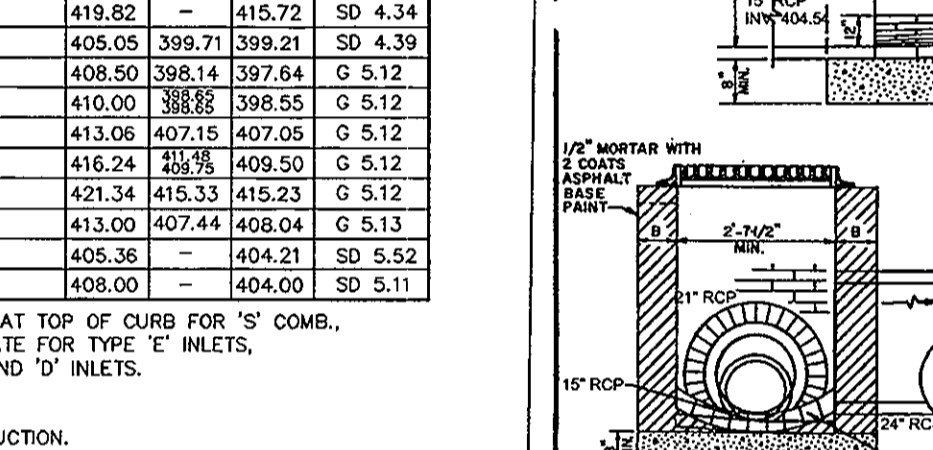
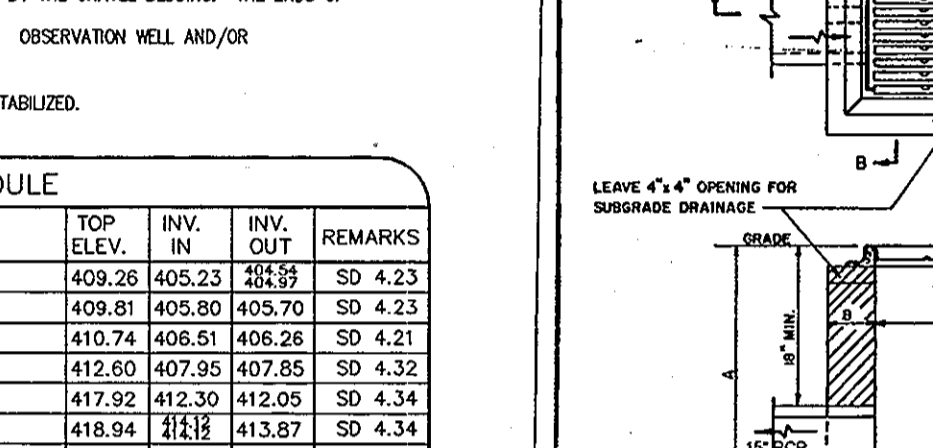
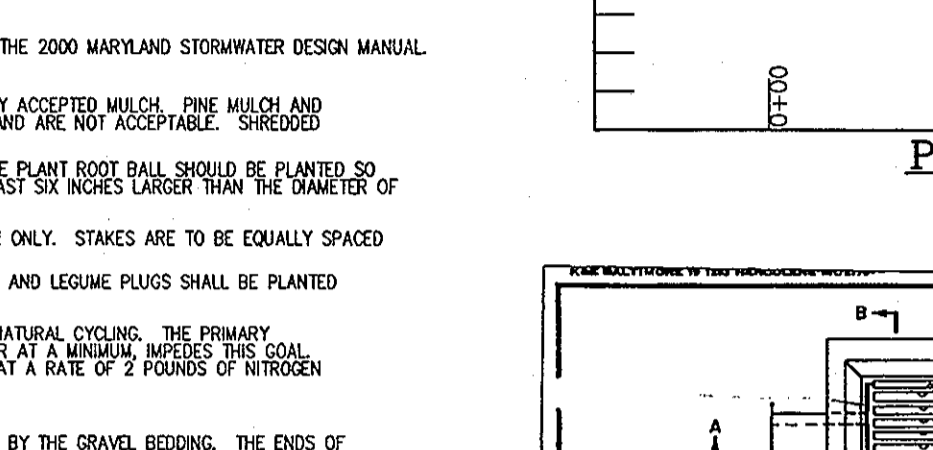
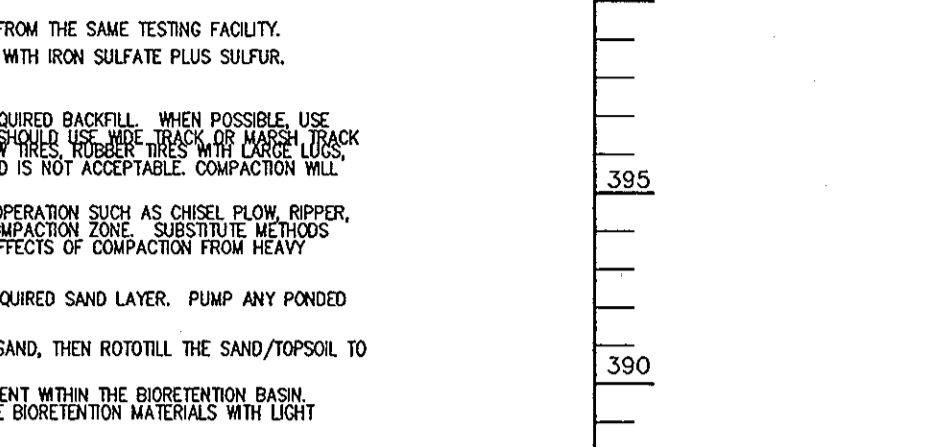
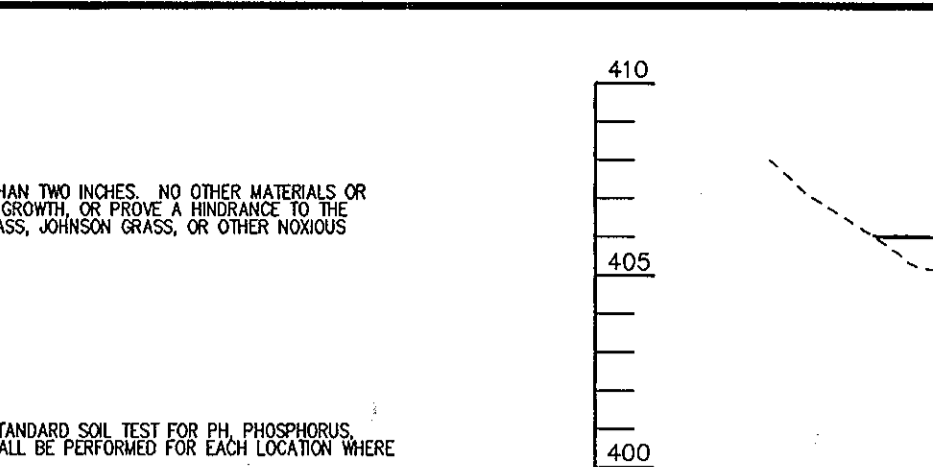
5. UNDERDRAINS: UNDERDRAINS ARE TO BE PLACED ON A 3'-0" WIDE SECTION FILTER CLOTH. PIPES ARE PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING.

STRUCTURE SCHEDULE table with columns: NO., DB 'S' - MODIFIED, TYPE, LOCATION, TOP ELEV., INV. ELEV., INV. QUIT, REMARKS.

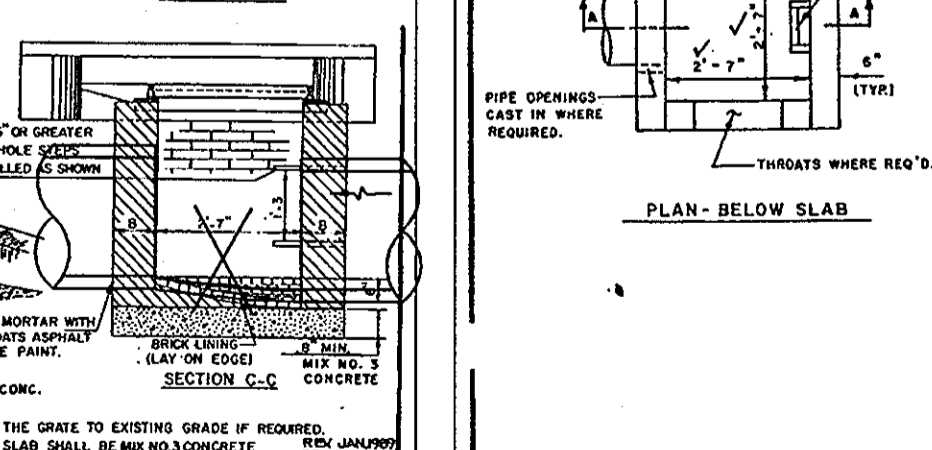
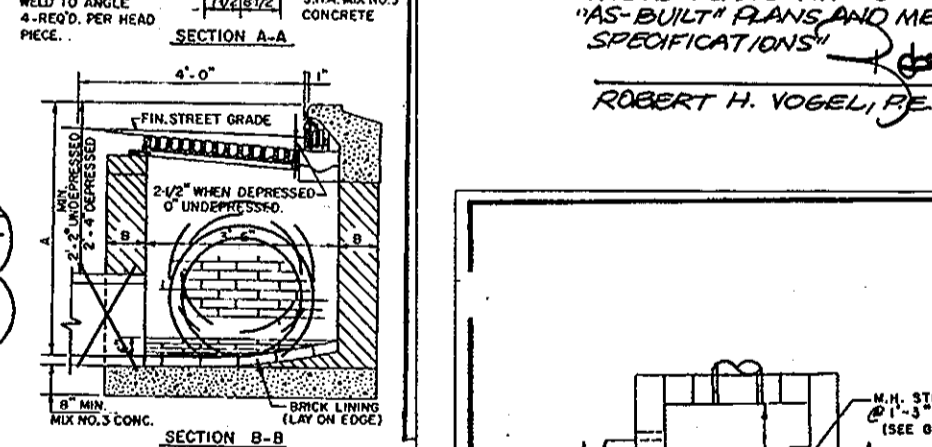
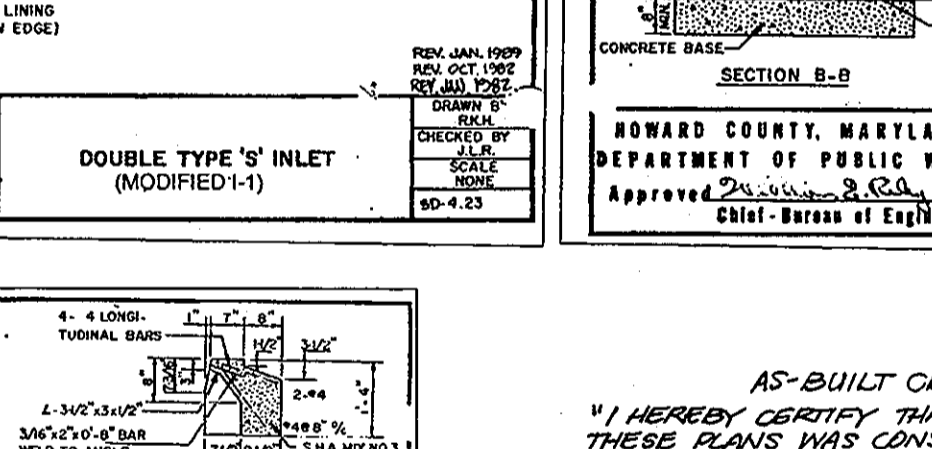
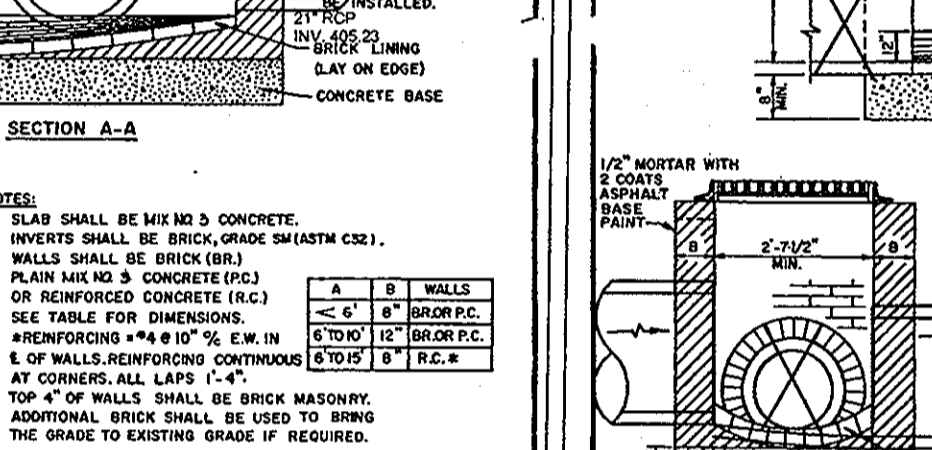
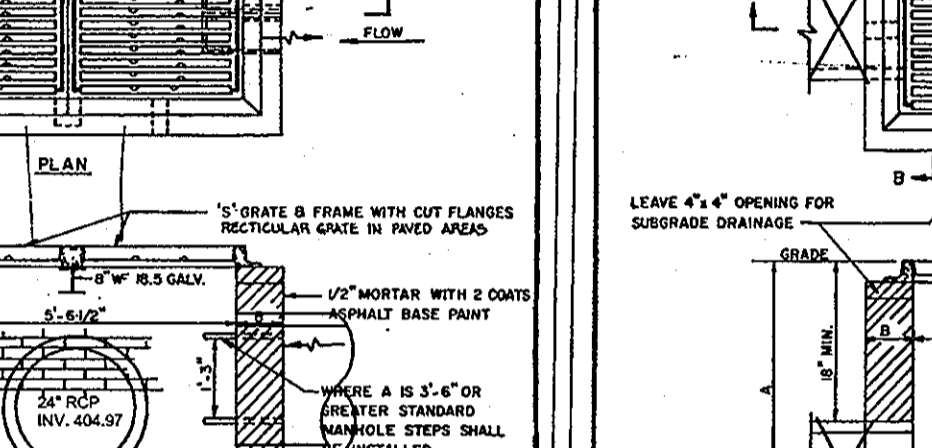
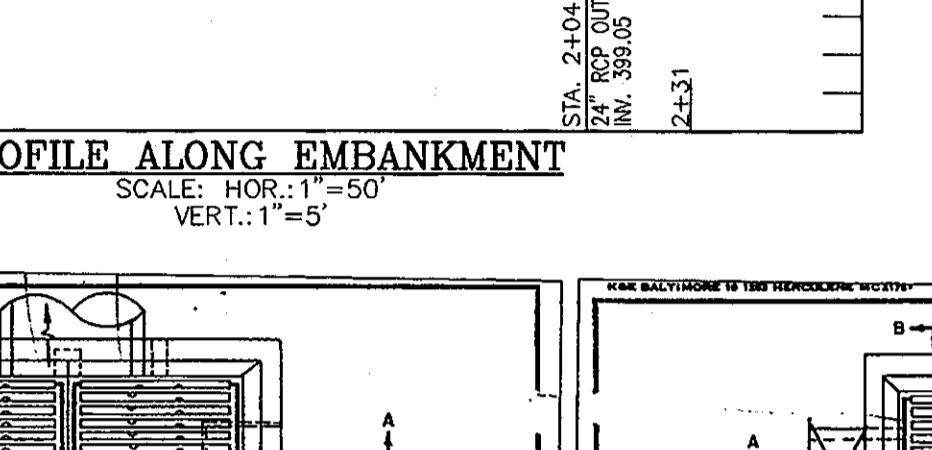
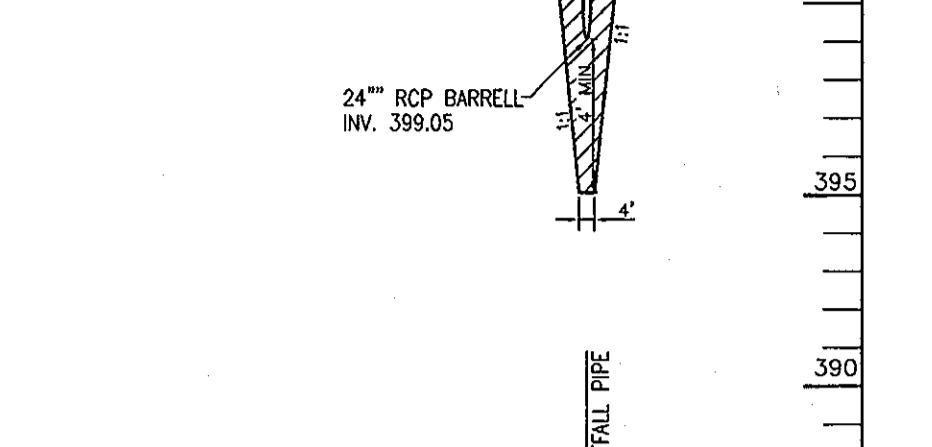
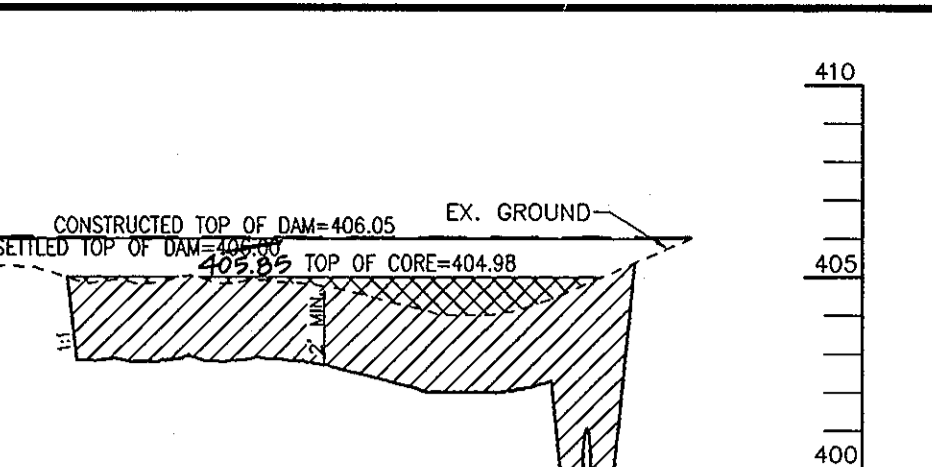
NOTE: 1. TOP ELEVATIONS ARE TO THE CENTER OF THE STRUCTURE AT TOP OF CURB FOR 'S' COMB. AND DOUBLE TYPE 'S' COMB. INLETS.



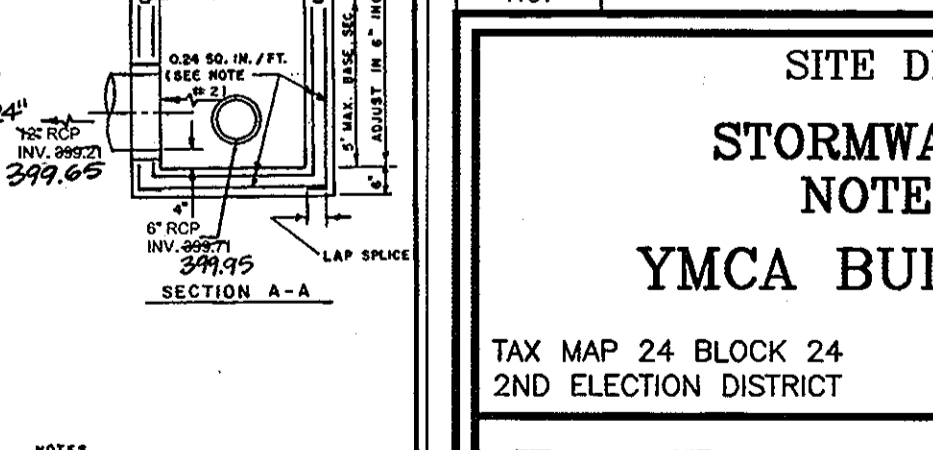
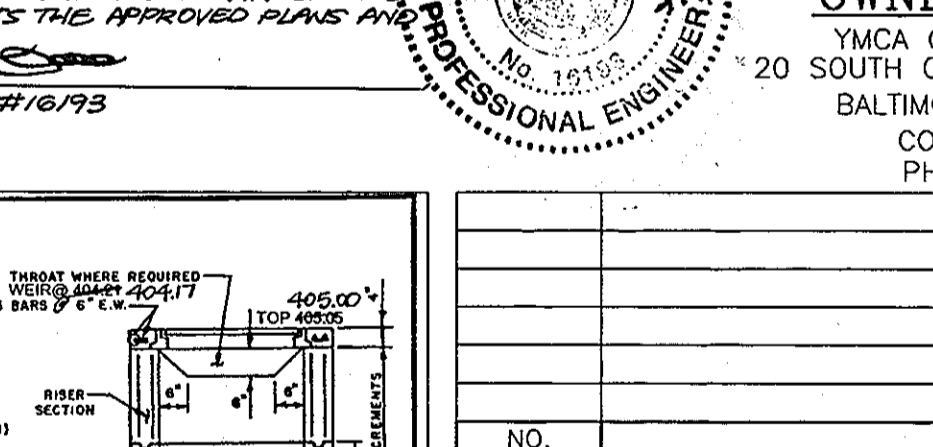
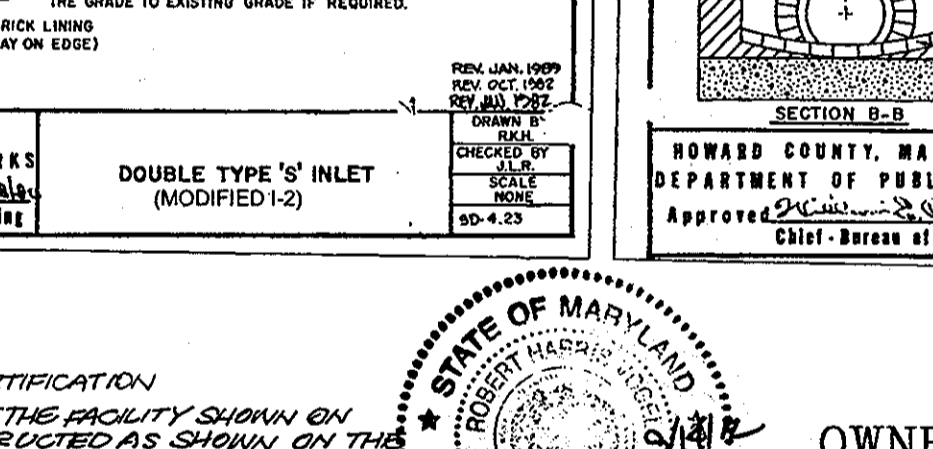
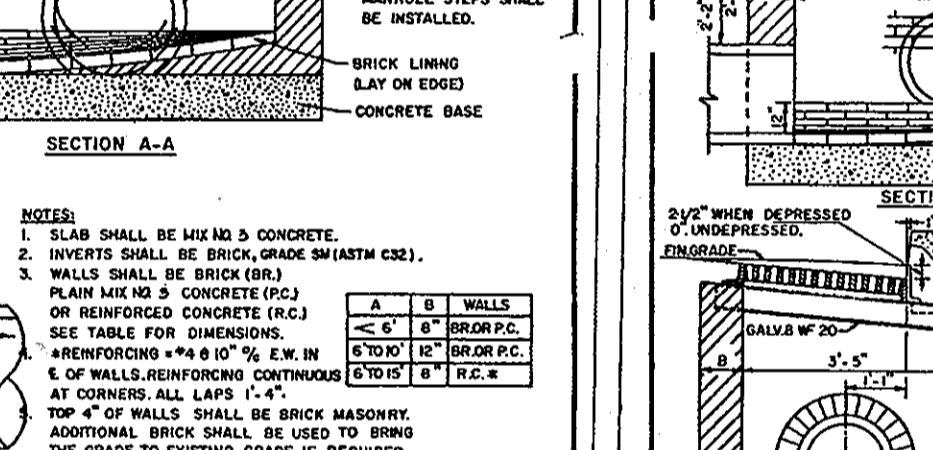
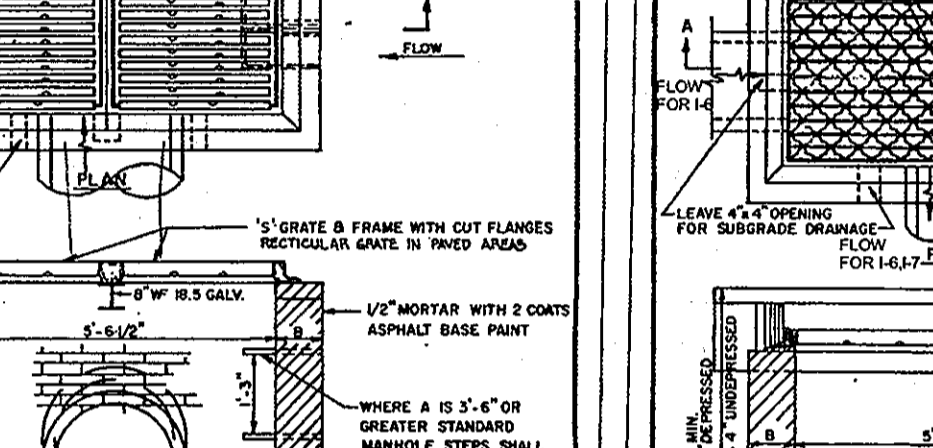
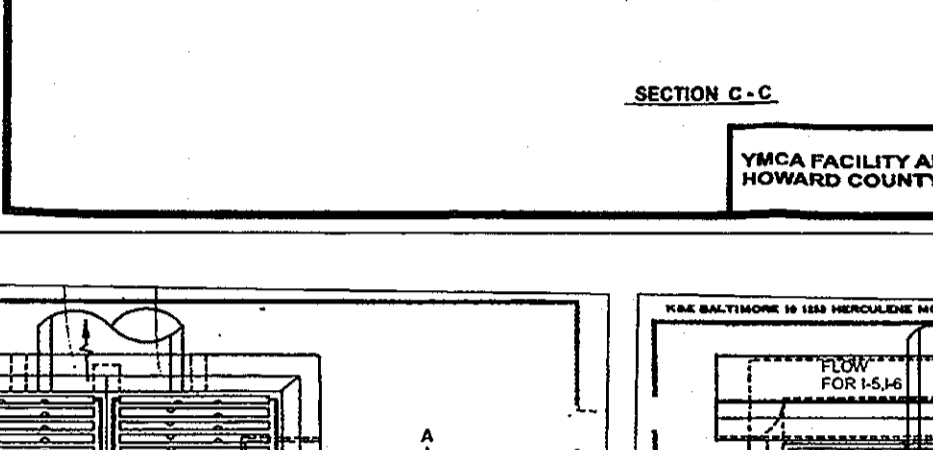
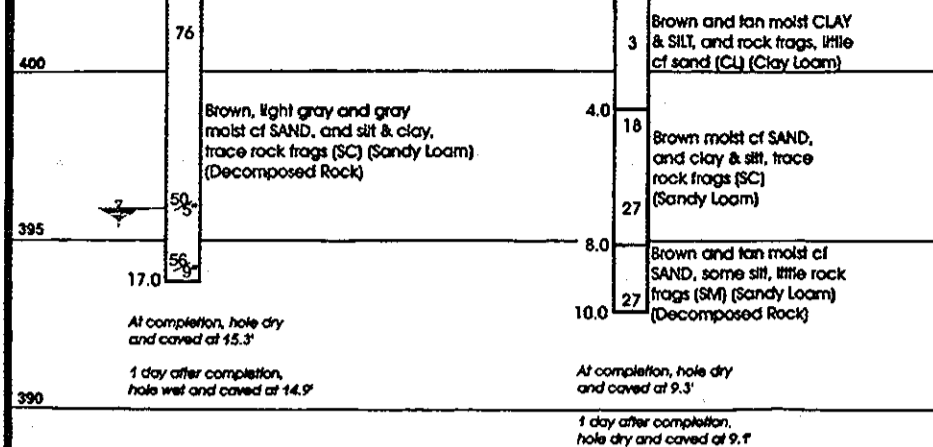
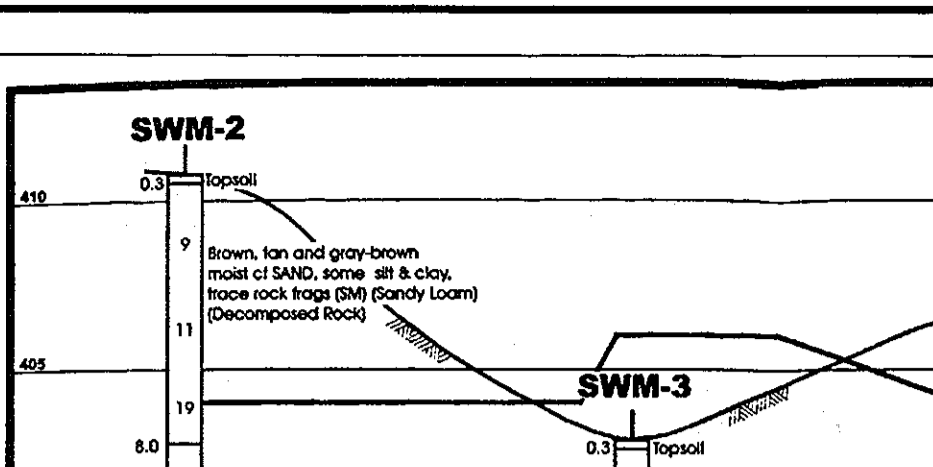
REMOVED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS. BY THE DEVELOPER. Includes a signature and date.



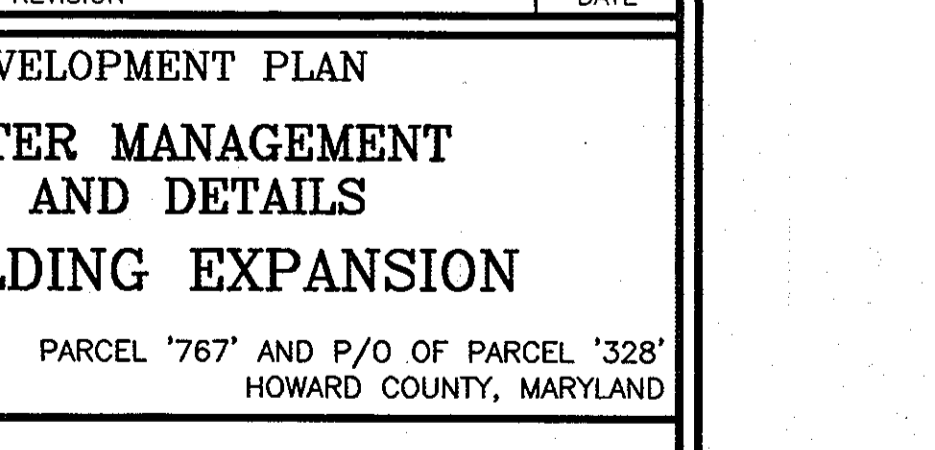
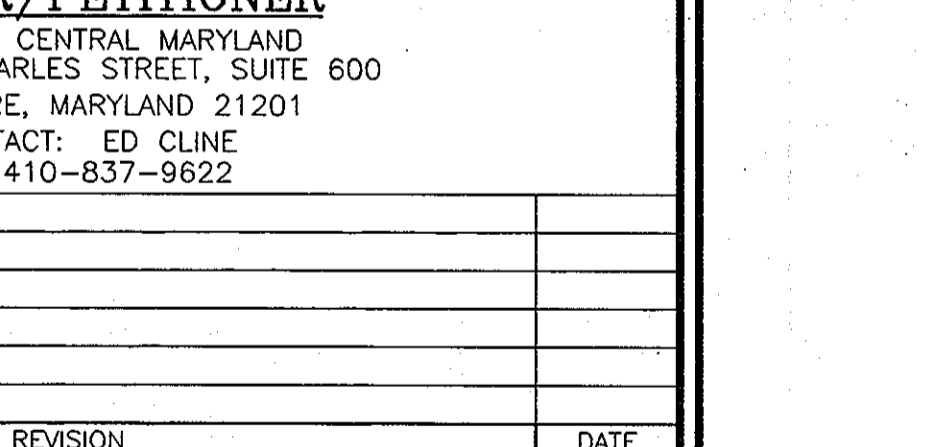
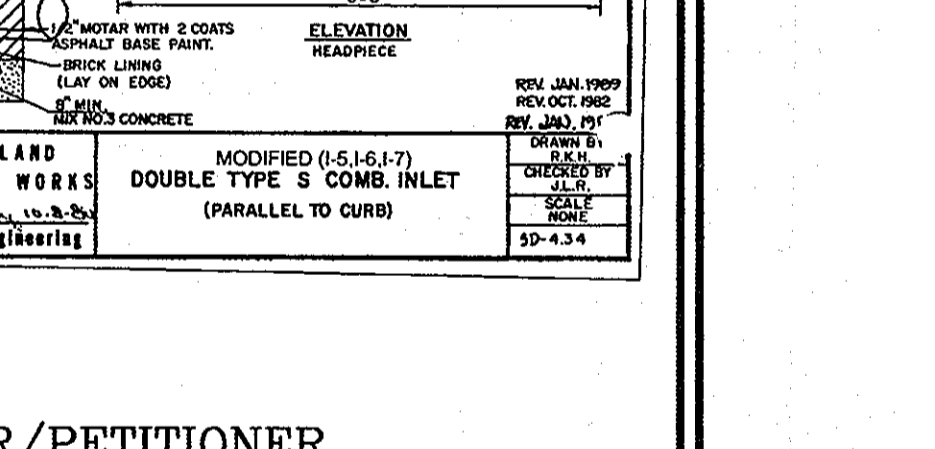
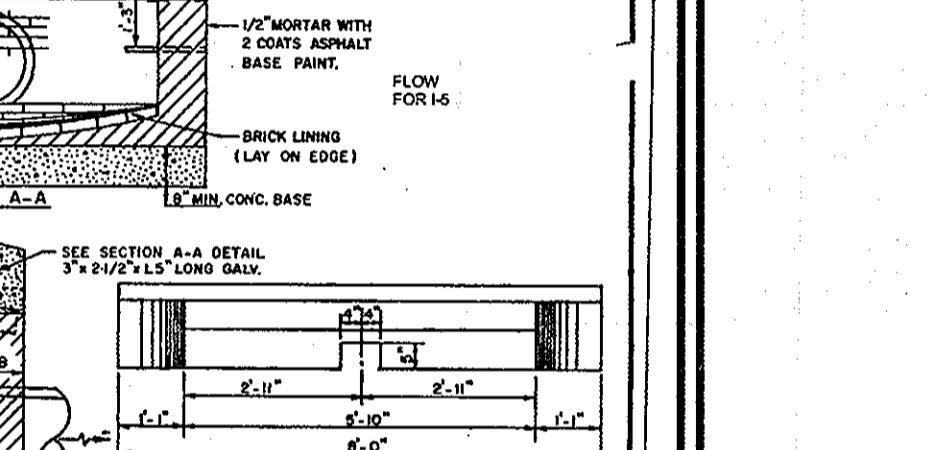
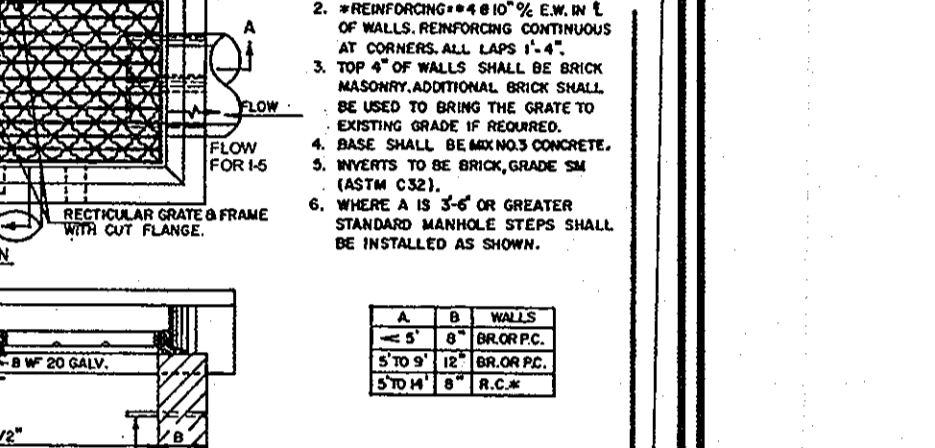
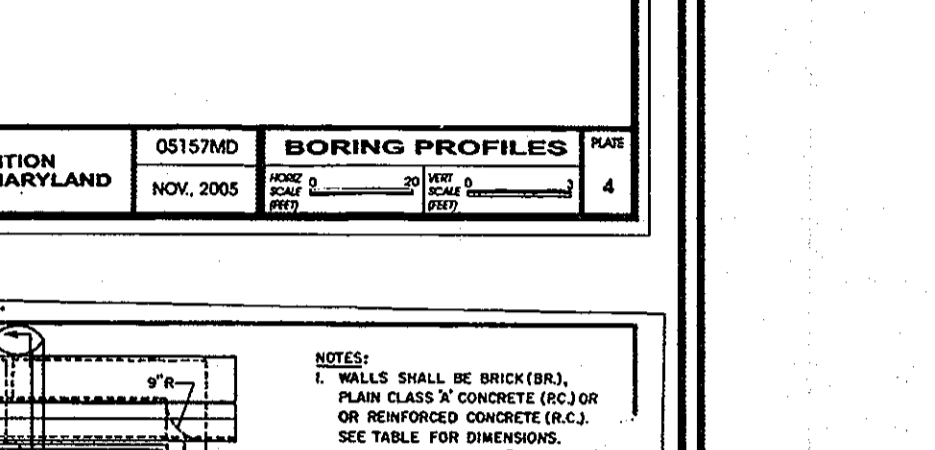
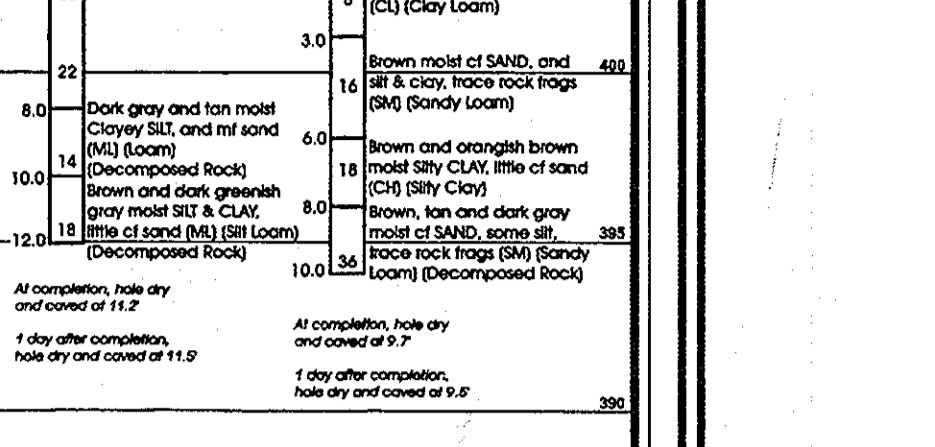
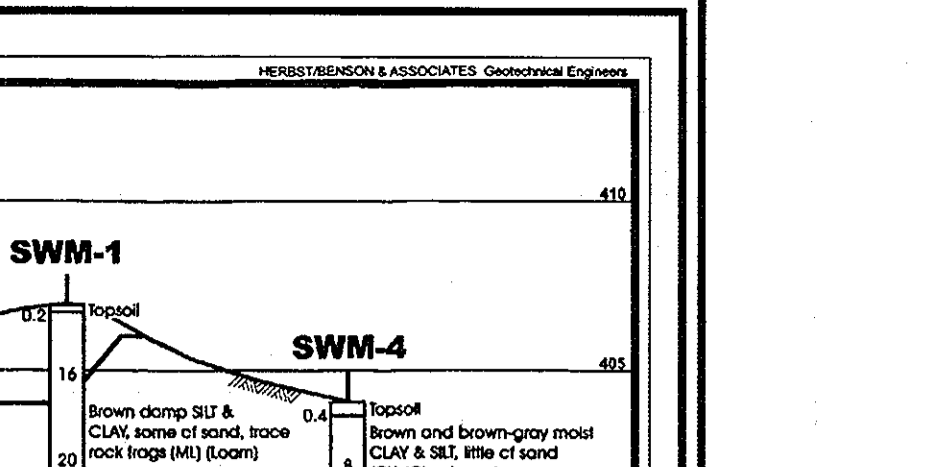
REMOVED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS. BY THE DEVELOPER. Includes a signature and date.



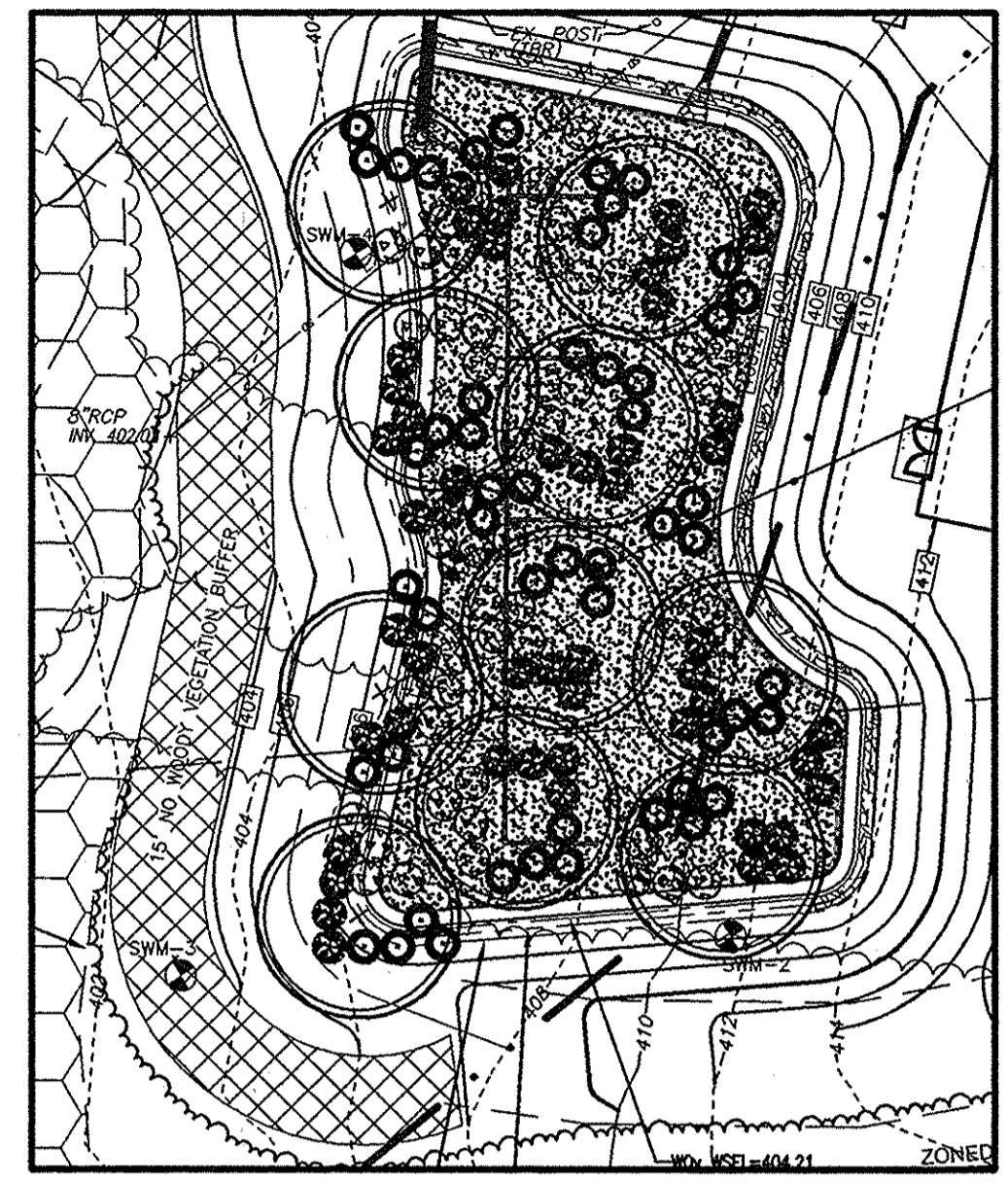
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REMOVED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS. BY THE DEVELOPER. Includes a signature and date.



REMOVED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS. BY THE DEVELOPER. Includes a signature and date.



BIORETENTION PLANTING
SCALE: 1"=30'

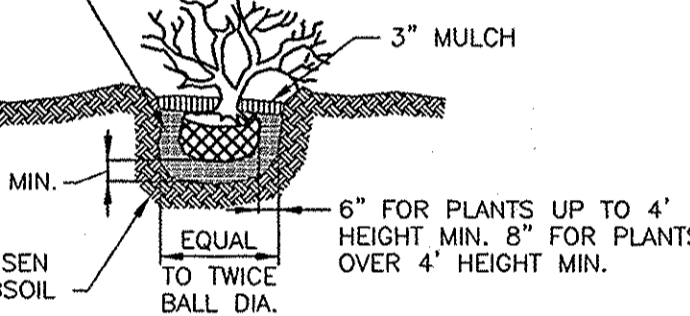
SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	485 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND SF)	YES, 1000*
NUMBER OF TREES REQUIRED	(8 BUFFER)
SHADE TREES	12 SHADE TREES
EVERGREEN TREES	12 EVERGREEN TREES
NUMBER OF TREES PROVIDED	SEE BIORETENTION PLANT LIST*
SHADE TREES	
EVERGREEN TREES	

BIORETENTION PLANTING REQUIREMENTS

NR	AREA	STEMS REQUIRED	STEMS PROVIDED
1	7597 SF	174	174

BIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (10229 STEMS PER SQUARE FOOT).



SHRUB PLANTING DETAIL
NOT TO SCALE

BIORETENTION PLANTING SCHEDULE

QTY	SYMBOL	SYMBOL NAME/COMMON NAME	SIZE	REMARKS
10	AR	QUERCUS GLAUBA 'MISTSPRING' PESTIFIDE YELLOWWOOD	1 1/2" - 2" CAL.	B & B
11	QR	QUERCUS PHAEOLUS	3 GALLON	CONT.
51	PS	PIRUS STROBUS 'EASTERN WHITE PINE'	5 GALLON	CONT.
51	PS	PIRUS STROBUS 'EASTERN WHITE PINE'	5 GALLON	CONT.
51	PS	PIRUS STROBUS 'EASTERN WHITE PINE'	5 GALLON	CONT.
178	TD	DIENERSFORMIS YEW	2" POT	1" G.C.

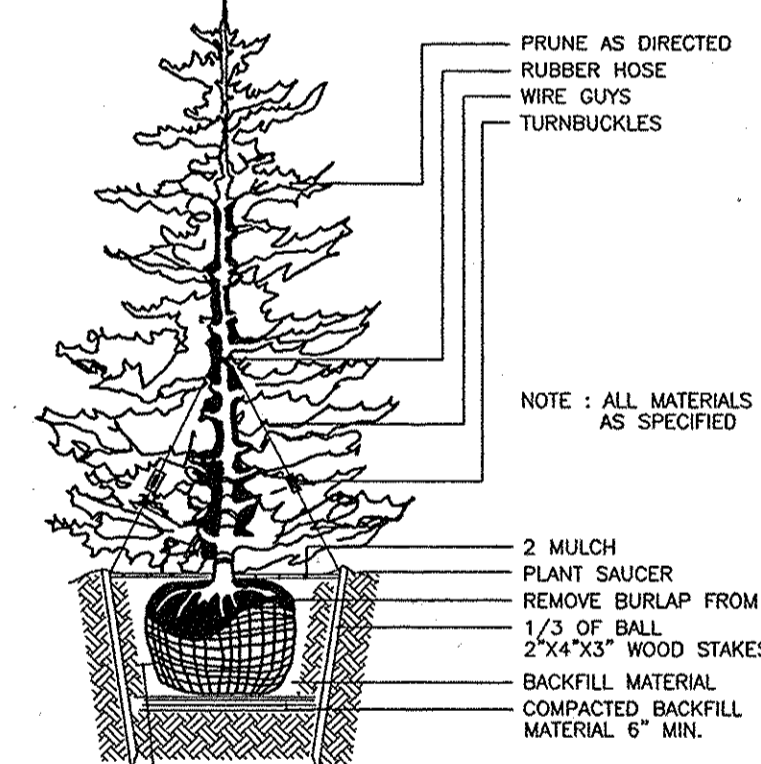
LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	CAT.
AR	38	ACER RUBRUM	2 1/2" - 3" CAL.	B & B
QR	11	QUERCUS PHAEOLUS	2 1/2" - 3" CAL.	B & B
PS	30	PIRUS STROBUS	6" - 8" HT.	B & B
TD	178	DIENERSFORMIS YEW	2 1/2" - 3" HT.	B & B

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of parking spaces	224
Number of landscape island and trees required	11
Number of landscape island and trees provided	11
Shade Trees	-
Other Trees (2:1 Substitution)	-

OWNER/PETITIONER
YMCA OF CENTRAL MARYLAND
20 SOUTH CHARLES STREET, SUITE 600
BALTIMORE, MARYLAND 21201
CONTACT: ED CLINE
PH: 410-837-9622



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PLAN VIEW
SCALE: 1"=40'

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PER. PROPERTIES AND ROADS							TOTAL					
	1	2	3	4	5	6	7						
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	E	C	A	B	B	E	E						
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	434	552	467	106	55	115	161						
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	YES 31*	YES 223*	NO	NO	NO	NO						
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO						
NUMBER OF PLANTS REQUIRED													
SHADE TREES	1:40	11	1:40	13	1:60	4	1:50	2	1:40	3	1:40	4	38
EVERGREEN TREES	-	-	1:20	26	-	-	1:40	3	1:40	1	-	-	30
SHRUBS	1:4	109	-	-	-	-	-	1:4	29	1:4	40	178	
NUMBER OF PLANTS PROVIDED													
SHADE TREES	11	13	4	2	1	3	4	38					
EVERGREEN TREES	-	26	-	-	1	-	-	30					
OTHER TREES (2:1 SUBSTITUTION)	109	-	-	-	-	29	40	178					

* CREDIT FOR EXISTING VEGETATION

GENERAL NOTES:

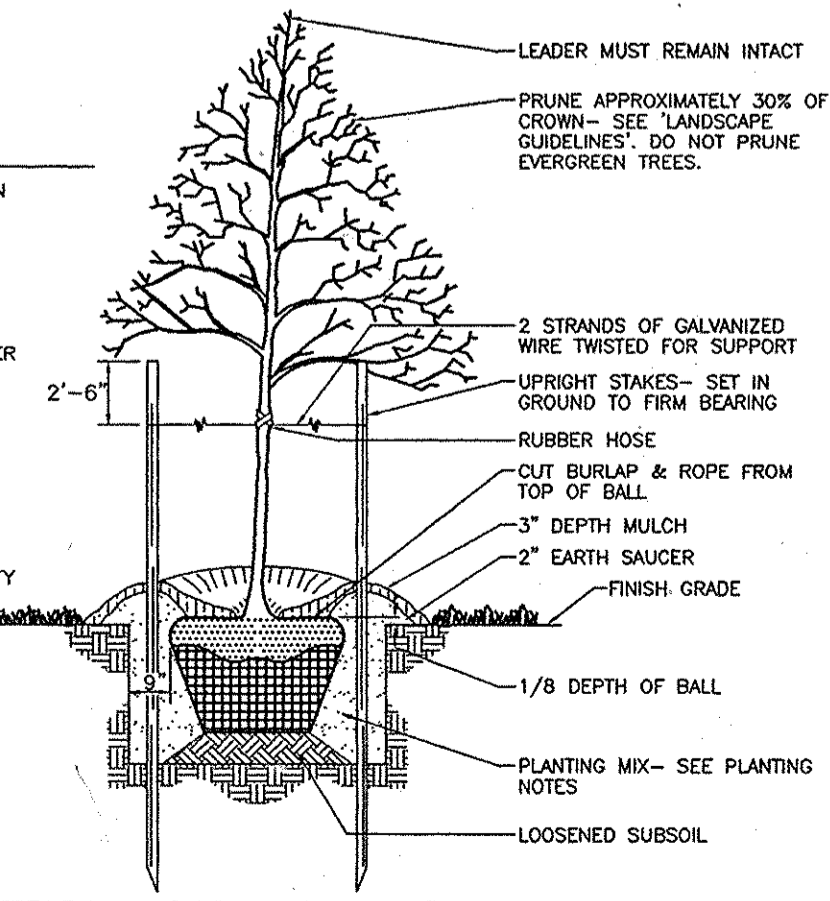
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$24,540.00 FOR THE REQUIRED 49 SHADE TREES, 30 EVERGREEN TREE, AND 178 SHRUBS.
- LANDSCAPE SCHEDULE NOTE:**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ASTM SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACE WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. CONTRACTOR SHALL VERIFY PLANT QUANTITIES TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

GENERAL NOTES (CONT'D)

- RELOCATE EXISTING TREES TO LOCATIONS INDICATED. ANY TREES DAMAGED DURING CONSTRUCTION MUST BE REPLACED WITH TREES OF EQUAL KIND AND SIZE TO THE ORIGINAL(S).

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Robert H. Vogel
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

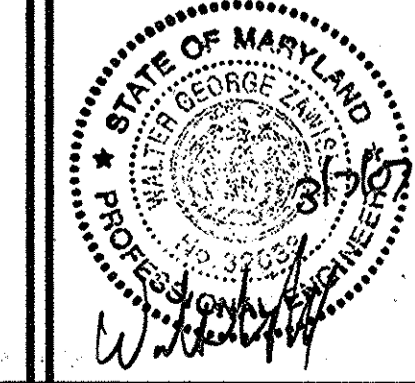
DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
SIGNATURE OF DEVELOPER: *[Signature]* DATE: 3-7-06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 3/21/07
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/13/07
DIRECTOR: *[Signature]* DATE: 4/14/07

NO.	REVISION	DATE
1	REVISED PLAN TO ADD 13 PARKING SPACES, REVISE GRADING, RELOCATE TREES	9-15-15

SITE DEVELOPMENT PLAN
SITE LANDSCAPE PLAN
YMCA BUILDING EXPANSION
TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.481.2666 FAX: 410.481.8961



DESIGN BY: W.G.Z.
DRAWN BY: D.Z.
CHECKED BY: W.G.Z.
DATE: FEBRUARY, 2007
SCALE: 1"=40'
W.O. NO.: 04-159
7 SHEET OF 8



THE PROPOSED SWM FACILITY TO BE PRIVATELY OWNED AND MAINTAINED

LEGEND

- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- + 40.25 EXISTING SPOT ELEVATION
- + 42.25 EXISTING SPOT ELEVATION
- — — — — EXISTING CURB AND GUTTER
- — — — — PROPOSED CURB AND GUTTER
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- — — — — EXISTING SANITARY LINE
- — — — — EXISTING CLEANOUT
- — — — — EXISTING FIRE HYDRANT
- — — — — EXISTING WATER LINE
- — — — — PROPOSED STORM DRAIN
- — — — — PROPOSED STORM DRAIN INLET
- ⊙ EXISTING TREES (FIELD LOCATED)
- ⊙ EXISTING TREELINE (FIELD LOCATED)
- ⊙ EXISTING VEGETATION (APPROXIMATE LOCATION)
- — — — — EXISTING FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- MIB SOILS BOUNDARY
- MID3 SF SILT FENCE
- — — — — SUPER SILT FENCE
- — — — — LIMIT OF DISTURBANCE
- ⊙ AT GRADE INLET PROTECTION
- — — — — PROPOSED SIDEWALK
- — — — — STABILIZED CONSTRUCTION ENTRANCE
- ⊙ FOREST CONSERVATION SIGNS
- ⊙ FOREST CONSERVATION EASEMENT "RETENTION"

FOREST CONSERVATION AREA
DO NOT DISTURB
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

NOTE:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50-100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST CONSERVATION AREA
REFORESTATION PROJECT
TREES FOR YOUR FUTURE

FOREST CONSERVATION AREA
REFORESTATION PROJECT
DIRECT SEEDING
TREES FOR YOUR FUTURE

NOTE:
1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES' SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.

FOREST CONSERVATION AREA SIGNS

FOREST CONSERVATION TOTALS

FOREST CONSERVATION EASEMENT 1	
RETENTION	0.25 ACRES
REFORESTATION	0.00 ACRES
TOTAL IN EASEMENT=	0.25 ACRES

NOTES
1. SEE THE RECORDED PLAN FOR THE BEARINGS AND DISTANCE DESCRIPTIONS.
2. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Robert W. Wale
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

1/2/07
DATE

OWNER/PETITIONER
YMCA OF CENTRAL MARYLAND
20 SOUTH CHARLES STREET, SUITE 600
BALTIMORE, MARYLAND 21201
CONTACT: ED CLINE
PH: 410-837-9622

FOREST PROTECTION NOTES

- PRE-CONSTRUCTION ACTIVITIES**
PRIOR TO THE START OF ANY CONSTRUCTION, THE APPLICANT SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY DPZ ENVIRONMENTAL PLANNER TO ADDRESS IMPLEMENTATION OF THE FOREST CONSERVATION PLAN, THE INSTALLATION OF SIGNAGE, AND ANY REQUIRED FENCING WILL BE INSPECTED AT THAT MEETING.
1. INSTALL BLAZE ORANGE FENCE AND FOREST CONSERVATION SIGNS BEFORE CONSTRUCTION BEGINS.
 2. FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
- CONSTRUCTION PHASE**
1. NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE AFFORESTATION AREA.
2. NO EQUIPMENT SHALL BE OPERATED INSIDE THE AFFORESTATION AREA INCLUDING TREE CANOPIES.
3. IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.
- POST-CONSTRUCTION ACTIVITIES**
1. AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
2. FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
3. FOLLOWING CONSTRUCTION, THE APPLICANT SHALL ARRANGE A POST-CONSTRUCTION MEETING WITH THE HOWARD COUNTY DPZ ENVIRONMENTAL PLANNER TO ADDRESS COMPLIANCE WITH THE FOREST CONSERVATION PLAN. DO NOT REMOVE SIGNS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ed Cline
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/2/07

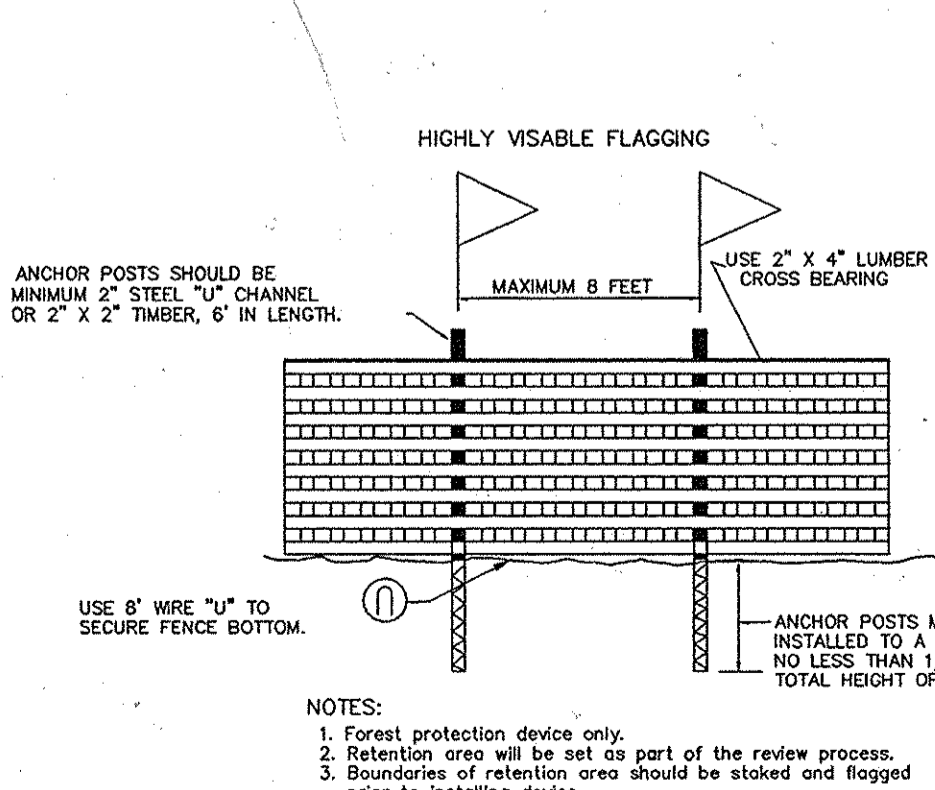
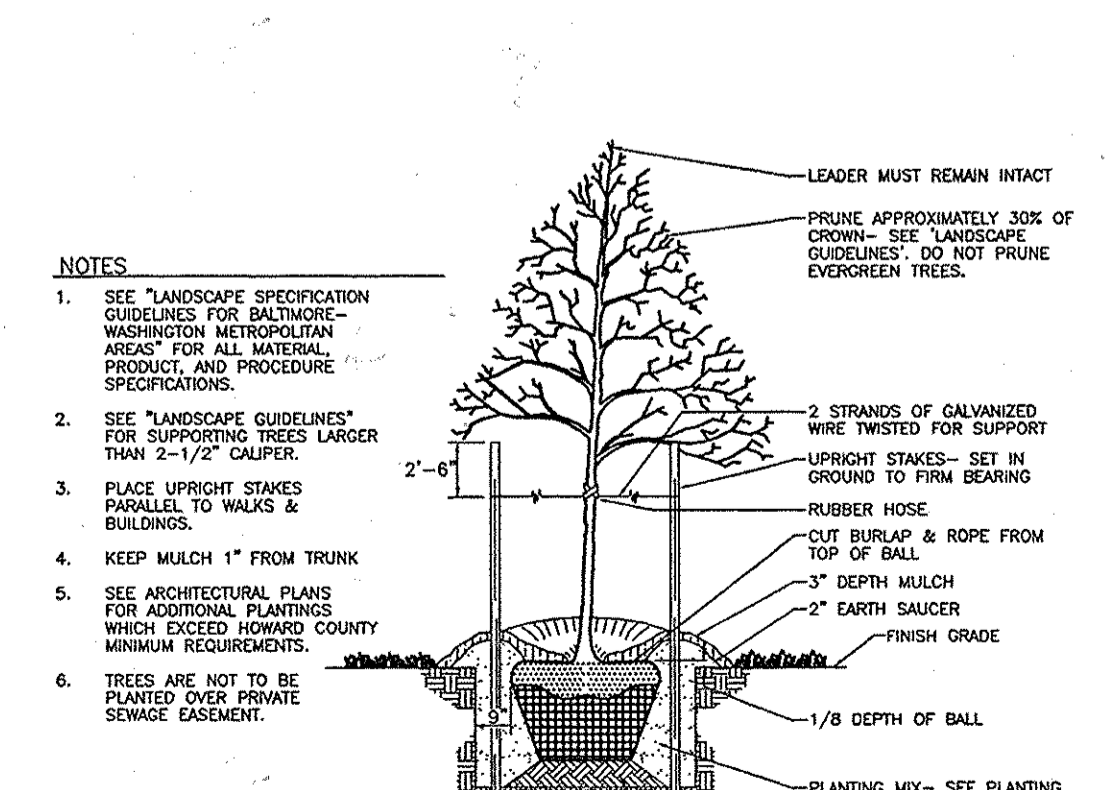
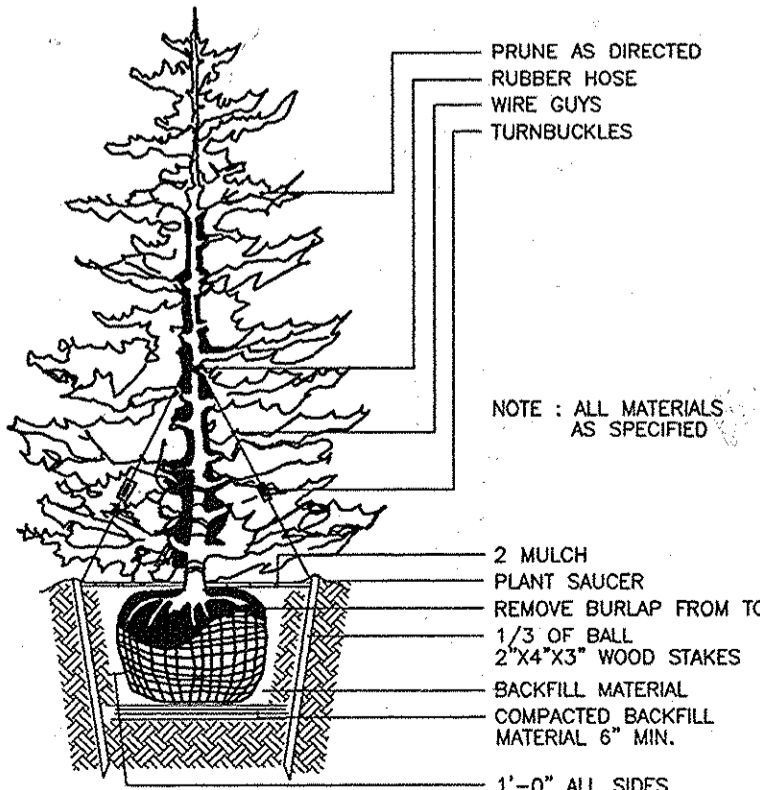
Chris Hank
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 1/3/07

David L. Coyle
DIRECTOR
DATE: 1/4/07

PLAN VIEW
SCALE: 1"=40'

SPECIMEN TREES

No.	COMMON NAME	DBH	RETAIN/REMOVE
1	PIN OAK	36"	RETAIN



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
A. TOTAL TRACT AREA = 4.84 AC
B. DEDUCTIONS = 3.59 AC
C. NET TRACT AREA = 1.05 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

D. AFFOREST THRESHOLD = 15% X D = 0.16 AC
E. CONSERVATION THRESHOLD = 20% X D = 0.21 AC

EXISTING FOREST COVER:
F. EXISTING FOREST COVER = 0.58 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.37 AC

BREAK EVEN POINT:
H. BREAK EVEN POINT = 0.28 AC
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION = 0.25 AC

PROPOSED FOREST CLEARING:
J. TOTAL AREA OF FOREST TO BE CLEARED = 0.33 AC
K. TOTAL AREA OF FOREST TO BE RETAINED = 0.25 AC

PLANTING REQUIREMENTS:
L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.08 AC
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.04 AC
P. TOTAL REFORESTATION REQUIRED = 0.04 AC
Q. TOTAL AFFORESTATION REQUIRED = 0.00 AC
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.04 AC

* AREA OF PREVIOUS DISTURBANCE (3.49 AC.) AND THE AREA RESERVED FOR SHA (0.10 AC.)

THE FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY THE RETENTION OF 0.25 AC (10.890 X \$0.20 = \$2,178.00) IN A FOREST CONSERVATION EASEMENT AND BY A FEE-IN-LIEU PAYMENT FOR THE REMAINING 0.04 AC (1,743 X \$0.50 = \$871.50) REQUIRED. SURETY IN THE AMOUNT OF \$2,178.00 WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.

JOHN CANOLES, ECO-SCIENCE PROFESSIONAL INC.
DNR QUALIFIED PROFESSIONAL

NO.	REVISION	DATE
1	REVISED PLAN TO ADD 13 PARKING SPACES, 6 STORY DRAIN CHANGES	7/15/15

SITE DEVELOPMENT PLAN
FOREST CONSERVATION PLAN
YMCA BUILDING EXPANSION

TAX MAP 24 BLOCK 24 PARCEL '767' AND P/O OF PARCEL '328'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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C-8
8 SHEET OF 8