

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
2. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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'S NEGLIGENCE SHALL BE REPAIRED MAINTAINED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHICAL SURVEY PROVIDED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JULY 2007.
4. COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - MDD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 48AB AND 47FS.
5. THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JUNE 2007.
6. FLOODPLAIN STUDY PROVIDED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED FEBRUARY 2010.
7. GEOTECHNICAL REPORT PREPARED BY HILLS-CARMES ENGINEERING ASSOCIATES, INC. DATED JULY 2008.
8. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE PAVING PER GEOTECHNICAL RECOMMENDATIONS.
9. THE SUBJECT PROPERTY IS ZONED CE-CL1 IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
10. ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
11. PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 652-W.
12. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 235-S.
13. WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ESA, INC. DATED DECEMBER, 2007. UPDATED JULY 17, 2014. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
14. THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
15. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/ GRADING PERMIT APPLICATIONS.
16. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
17. PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 652-W.
18. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 235-S.
19. NO GRADING, REMOVAL VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
20. FOREST STAND DELINEATION PREPARED BY ESA, INC. DATED APRIL 2010.
21. THERE IS NO SPECIFIC TREE LOCATED ON THE SUBJECT PROPERTY.
22. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
23. EXISTING ENVIRONMENTAL FEATURES AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE SITE.
24. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
25. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN WILL BE MET BY RETAINING 1.26 ACRES OF FOREST WITHIN TWO FOREST CONSERVATION EASEMENTS. NO THE SURETY IS REQUIRED FOR THE ON-SITE FOREST CONSERVATION RETENTION.
26. 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 6' LATERALLY FROM THE DOOR. IT'S 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).
27. LANDSCAPING NOT PERMITTED WITHIN 7'-1/2' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NPA-1131.4.
28. FIRE LINES SHOULD BE PROVIDED IN THIS SITE TO ALLOW EMERGENCY VEHICLE ACCESS. EITHER FIRE LANE SIGNAGE SHOULD BE INSTALLED, OR THE CURBS SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE.
29. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
30. ALL EXTERIOR LIGHTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAILS ON SHEET 2 AND 3)
31. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
32. STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING TWO MICRO-BIORETENTION FACILITIES AND A DRY WELL CONSISTING OF A GRAVEL INFILTRATION TRENCH (M-5) TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
33. TRASH AND RECYCLING COLLECTION TO BE PRIVATE.
34. THE PROPOSED BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
35. SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS, AND EACH SUITE SEPARATED BY LETTER.
36. BA-08-027V REQUESTED THE VARIANCE OF SECTION 127.2.2.2.(1) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR RETAINING WALLS, EXTERIOR BUILDING EGRESS STAIRS AND WALKWAY FROM 20' TO A MINIMUM OF 4 FEET; SECTION 127.2.2.2.(2) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR PARKING SPACES AND LOADING FROM 40 FEET TO A MINIMUM OF 9 FEET ALONG MARYLAND ROUTE 32; SECTION 127.2.2.2.(2) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR PARKING SPACES AND DRIVE ACES FROM 40 FEET TO 15 FEET ALONG GUILFORD ROAD. THESE VARIANCES WERE GRANTED ON JULY 30, 2008.
37. BA-10-02V REQUESTED TO REDUCE THE 20 FOOT SETBACK FROM AN EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 4 FEET FOR RETAINING WALLS, EXTERIOR STAIRS AND WALKWAYS (SECTION 127.2.2.(1)); TO REDUCE THE 40 FOOT SETBACK FROM THE MD 32 EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 9 FEET FOR PARKING SPACES AND LOADING SPACES (SECTION 127.2.2.(2)) FROM 40 FEET TO 15 FEET ALONG GUILFORD ROAD PUBLIC STREET RIGHT OF WAY TO 15 FEET FOR PARKING USES (SECTION 127.2.2.(2)). THESE VARIANCES WERE GRANTED 11/5/10.
38. PER AA CASE NO. AA-14-00B, THE STRUCTURE AND USE SETBACK FOR A HOUSING COMMISSION HOUSING DEVELOPMENT ZONE TO AN M-2 ZONE (PARCEL 87) FROM 25' TO 20' FOR A PARKING LOT, A TRASH ENCLOSURE, AND THE STRUCTURE AND USE SETBACK HAS BEEN REDUCED FROM PUBLIC STREET RIGHT-OF-WAY FROM 30' TO 24' FOR A BUILDING (SECTION 128.1.(1)).
39. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT 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.

DAY RESOURCE CENTER

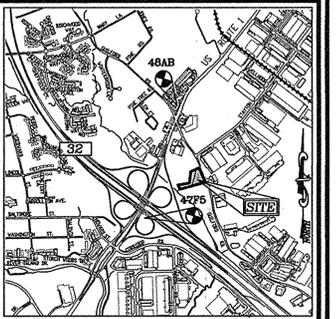
VOLUNTEERS OF AMERICA - GUILFORD ROAD

TEMPORARY HOUSING FOR THE HOMELESS

ENVIRONMENTAL CONCEPT PLAN

BENCHMARKS

HOWARD COUNTY BENCHMARK - 47FS (CONC. MONUMENT)
 N 535985.0412 E 136653.4555 ELEV. 234.996
 HOWARD COUNTY BENCHMARK - 48AB (CONC. MONUMENT)
 N 538384.4474 E 136645.7904 ELEV. 225.853



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATE: 20/E6

KEY MAP
 SCALE: 1"=200'

SITE DATA

LOCATION : LAUREL, MD.; TAX MAP 47, BLOCK 12, PARCEL 59, PARCEL D
 8TH ELECTION DISTRICT
 PRESENT ZONING : CE-CL1
 SITE AREA : 3.00 AC.
 DPZ REFERENCES: L 11225/F 318, BA-08-027V, BA-10-024V, SDP-96-098
 USE OF STRUCTURES: TEMPORARY HOUSING FOR HOMELESS
 TOTAL BUILDING COVERAGE: 14,303 SF (0.33 AC. OR 18.89% OF GROSS AREA)
 PAVED PARKING LOT/AREA ON SITE: 9,029 SF (0.21 AC. OR 11.92% OF GROSS AREA)
 AREA OF LANDSCAPE ISLAND: 482 SF (0.01 AC. OR 0.04% OF GROSS AREA)
 LIMIT OF DISTURBED AREA: 1.18 AC.
 WETLANDS ON SITE: 0.58 AC.
 WETLAND BUFFERS ON SITE: 0.65 AC.
 STREAMS AND THEIR BUFFERS ON SITE: 0.11 AC.
 AREA OF EXISTING FOREST ON SITE: 3.00 AC.
 AREA OF EXISTING FOREST ON SITE: 3.00 AC.
 AREA OF STEEP SLOPES (15% OR GREATER): 0.00 AC.
 AREA OF MODERATE SOILS (WITHIN LOD)
 AREA MANAGED BY ESDV (THIS PLAN): 0.75 AC.
 *IMPERVIOUS AREA : 0.51 AC.
 *GREEN AREA: 0.24 AC.

ENVIRONMENTAL SITE DESIGN NARRATIVE

1. THE PROPERTY IS CURRENTLY VACANT AND PREDOMINATELY WOODED. THE SITE INCLUDES WETLANDS, A STREAM AND A FLOODPLAIN ON THE AREAS AND THE WESTERN PORTION OF THE PROPERTY. THE TOPOGRAPHY DOES NOT RESULT IN ANY STEEP SLOPES. THIS SITE CONSISTS OF URBAN LAND SOILS, CLASSIFIED AS HYDROLOGIC SOIL GROUP "D". THERE ARE NO NATURAL RESOURCES THAT WILL REQUIRE PROTECTION.
2. THE SITE NATURALLY SLOPES FROM EAST TO WEST. THE SITE HAS BEEN DESIGNED TO MAINTAIN THESE NATURAL FLOW PATTERNS.
3. THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THE ESD CONCEPT PROPOSES THE USE OF TWO MICRO-BIORETENTION FACILITIES (M-6) AND A DRY WELLS CONSISTING OF A GRAVEL INFILTRATION TRENCH (M-5). THESE FACILITIES WILL DISCHARGE TO THE STORM DRAIN SYSTEM WHICH OUTFALLS TO THE STREAM WEST OF THE SITE. THE PROPOSED ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF PERIMETER CONTROL (SILT FENCE AND SUPER SILT FENCE) AND INLET PROTECTION. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
5. AS STATED IN #3 ABOVE, STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF MICRO BIRETENTION FACILITIES (M-6) AND A DRY WELLS CONSISTING OF A GRAVEL INFILTRATION TRENCH (M-5).
6. NO WAIVERS ARE ANTICIPATED TO FULFILL THIS CONCEPT.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET, ECP PLAN	1 OF 2
SWM DRAINAGE AREA MAP, SWM DETAILS	2 OF 2

OWNER

HOWARD COUNTY, MD
 DEPARTMENT OF PUBLIC WORKS
 COURTHOUSE
 ELLICOTT CITY, MD 21043
 (410) 313-4401

DEVELOPER

HOWARD COUNTY
 HOUSING COMMISSION
 10300 GUILFORD ROAD
 COLUMBIA, MD 21046
 (410) 313-6320

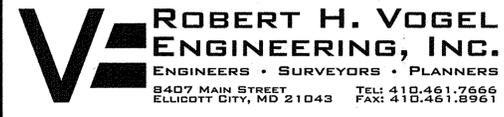
NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN

COVER SHEET AND ENVIRONMENTAL CONCEPT PLAN

DAY RESOURCE CENTER
 VOLUNTEERS OF AMERICA
 10300 GUILFORD ROAD
 HOWARD COUNTY HOUSING COMMISSION

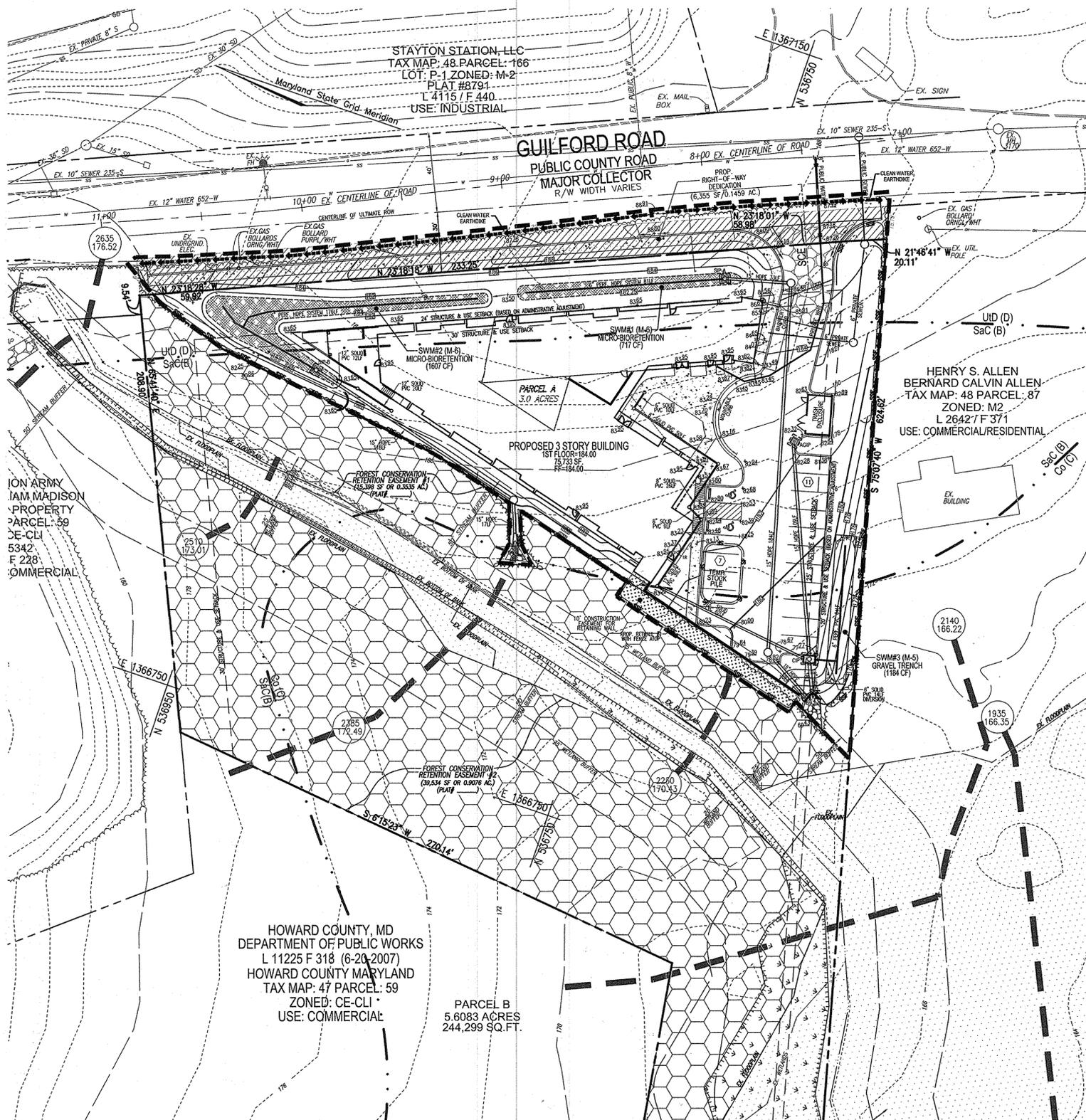
TAX MAP 47 GRID 12 2ND ELECTION DISTRICT
 DPZ REF'S: L 11225/F 318, BA-08-027V
 ZONED: CE-CL1
 PARCEL 59, PARCEL D
 HOWARD COUNTY, MARYLAND



PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NUMBER IS 16193. EXPIRATION DATE: 09-27-2018

DESIGN BY: RHV
 DRAWN BY: DV
 CHECKED BY: RZ
 DATE: SEPTEMBER 2014
 SCALE: AS SHOWN
 W.O. NO.: 06-72.01

1 SHEET OF 2



LEGEND

- | | | | |
|-----|--------------------------------------|-----|---|
| --- | EXISTING CONTOUR | --- | SOILS BOUNDARY |
| --- | PROPOSED CONTOUR | --- | EXISTING SIDEWALK |
| --- | EXISTING CURB AND GUTTER | --- | EXISTING TREELINE |
| --- | PROPOSED CURB AND GUTTER | --- | PROPOSED TREELINE |
| --- | EXISTING UTILITY POLE | --- | PROPOSED STORM DRAIN |
| --- | EXISTING LIGHT POLE | --- | PROPOSED STORM DRAIN |
| --- | EXISTING MAILBOX | --- | DRAIN INLET |
| --- | EXISTING SIGN | --- | LIMIT OF DISTURBANCE |
| --- | EXISTING SANITARY MANHOLE | --- | SILT FENCE |
| --- | EXISTING SANITARY LINE | --- | SUPER SILT FENCE |
| --- | EXISTING CLEANOUT | --- | EARTH DICE |
| --- | EXISTING FIRE HYDRANT | --- | STANDARD INLET PROTECTION |
| --- | EXISTING WATER LINE | --- | AT GRADE INLET PROTECTION |
| --- | EXISTING FENCE | --- | AT CURB INLET PROTECTION |
| --- | EXISTING STORM DRAIN LINE | --- | STABILIZED CONSTRUCTION ENTRANCE |
| --- | EXISTING GAS LINE | --- | PROPOSED RIGHT-OF-WAY DEDICATION |
| --- | PROPERTY LINE | --- | PROPOSED MICRO-BIORETENTION |
| --- | RIGHT-OF-WAY LINE | --- | PROPOSED FOREST CONSERVATION EASEMENT (RETENTION) |
| --- | RETAINING WALL CONSTRUCTION EASEMENT | --- | EXISTING FLOODPLAIN |
| --- | EXISTING STREAM BUFFER | --- | FLOOD PLAN SECTION/NUMBER ELEVATION |
| --- | EXISTING WETLAND | --- | |
| --- | EXISTING WETLAND BUFFER | --- | |
| --- | PROPOSED SPOT ELEVATION | --- | |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9-24-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9-23-14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

HOWARD COUNTY, MD
 DEPARTMENT OF PUBLIC WORKS
 L 11225 F 318 (6-20-2007)
 HOWARD COUNTY MARYLAND
 TAX MAP: 47 PARCEL: 59
 ZONED: CE-CL1
 USE: COMMERCIAL

PARCEL B
 5.6083 ACRES
 244,299 SQ.FT.

PLAN VIEW
 SCALE: 1"=30'

