

GENERAL NOTES

- ALL CONSTRUCTION, WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, O.S.H.A. AND MARYLAND STATE HIGHWAY ADMINISTRATION AS 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
 VERICON: 1-800-743-0033
 BUREAU OF UTILITIES: 410-313-4500
 AT&T: 1-800-252-1133
 B.G.&E. (CONSTRUCTION SERVICES): 410-637-8713
 B.G.&E. (EMERGENCY): 410-685-0123
 STATE HIGHWAY ADMINISTRATION: 410-231-5533
 COLONIAL PIPELINE CO.: 410-795-1390
- SITE ANALYSIS:
 TOTAL DEVELOPMENT AREA (PARCEL 203): 0.95 AC.
 GROSS PROJECT AREA: 0.95 AC.
 AREA LESS RIGHT-OF-WAY DEDICATION: 0.88 AC.
 NET PROJECT AREA (MINUS FLOODPLAIN AND STEEP SLOPES): 0.95 AC.
 ZONING: B-2
 USE OF STRUCTURE: RETAIL, CARRY-OUT AND OFFICE
 TOTAL BUILDING COVERAGE (FOOTPRINT AREA): 5,036 SF (0.12 AC. OR 12.63% OF GROSS AREA)
 PAVED PARKING AREA ON SITE: 17,543 SF (0.40 AC. OR 42.11% OF GROSS AREA)
 AREA OF LANDSCAPE ISLAND: 2,071 SF (0.05 AC. OR 5.28% OF GROSS AREA)
 AREA OF STEEP SLOPES: 0.00 AC.
 AREA OF FLOODPLAIN: 0.00 AC.
 AREA OF WETLANDS AND WETLAND BUFFERS: 0.00 AC.
 AREA OF GREEN OPEN SPACE: 0.66 AC.
 AREA OF ERODIBLE SOILS: 0.00 AC.
 LIMIT OF DISTURBED AREA: 1.01 AC.
 CUT: 500 CY FILL: 500 CY (SUBJECT TO CONTRACTOR CONFIRMATION)
- PROJECT BACKGROUND:
 LOCATION: GLENELG, MD.; TAX MAP 22, BLOCK 14, PARCEL 203
 ZONING: B-2
 SUBDIVISION: N/A
 SECTION: N/A
 SITE AREA: 0.95 AC.
 DPZ REFERENCES: L10923/ F.645, BA-14-027V, BA-15-015V
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PRIVATE WELL AND SEPTIC PLANS AND AVAILABLE PROXIMATE LOCATION OF EXISTING UTILITIES ARE 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'S OPERATION 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.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTATION SPECIFICATIONS, 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #21FC AND #21D.
- THE PROPERTY LINES SHOWN ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 6, 2015.
- EXISTING TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY WITH TWO FOOT CONTOUR INTERVALS WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER, 2014.
- OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS AND AVAILABLE RECORD DRAWINGS.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY AASHTO-180.
- THE PROPOSED BUILDING TO HAVE ROOF LEADERS WHICH DRAIN TO A FILTERRA DEVICE WHICH DISCHARGES TO A STORM DRAIN SYSTEM.
- WATER AND SEWER ARE TO BE PROVIDED THROUGH PRIVATE WELL AND SEPTIC SYSTEMS.
- THE SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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.
- TEN OAKS ROAD IS CLASSIFIED AS A MAJOR COLLECTOR AND TRIADELPHIA ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
- THE ENVIRONMENTAL LETTER WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED NOVEMBER 17, 2015.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, AND 100-YEAR FLOODPLAIN LOCATED ON-SITE.
- THERE ARE NO STEEP SLOPES LOCATED ON-SITE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION OBLIGATION OF 0.14 AC. FOR THIS PROJECT WILL BE ADDRESSED BY FEE-IN-LIEU PAYMENT.
- THERE IS A 60" WHITE OAK SPECIMEN TREE LOCATED WITHIN THE LOD WHICH WILL BE REMOVED. A WAIVER WILL BE REQUIRED.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT LISTED ON THE HOWARD COUNTY HISTORIC INVENTORY OR THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THE PROPOSED BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- 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 SHALL 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.
- THIS PLAN IS SUBJECT TO BA-15-015V, APPROVED AUGUST 17, 2015, TO REDUCE THE 30' STRUCTURE AND USE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY (ROW) TO 10 FEET FOR A BUILDING AND AN ENCLOSED DUMPSTER IN A B-2 (BUSINESS, GENERAL) ZONING DISTRICT, FILED PURSUANT TO SECTION 130.03.2 OF THE HOWARD COUNTY ZONING REGULATIONS. APPROVED GRANTED/SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE VARIANCES SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND AS SPECIFICALLY DEPICTED ON THE VARIANCE PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THE PROPERTY.
 B. PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.
- NO CUT PERMITTED OVER SEPTIC AREA. PAVING SUBGRADE TO BE AT OR ABOVE EXISTING GROUND AT SEPTIC AREA. DISTURBANCE TO SEPTIC MAY RESULT IN THE LOSS OF APPROVED SEPTIC AREA.

TEN OAKS AND TRIADELPHIA ROAD

RETAIL, CARRY-OUT AND OFFICE

13589 TRIADELPHIA ROAD
 TAX MAP 22 GRID 14 PARCEL 203 HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

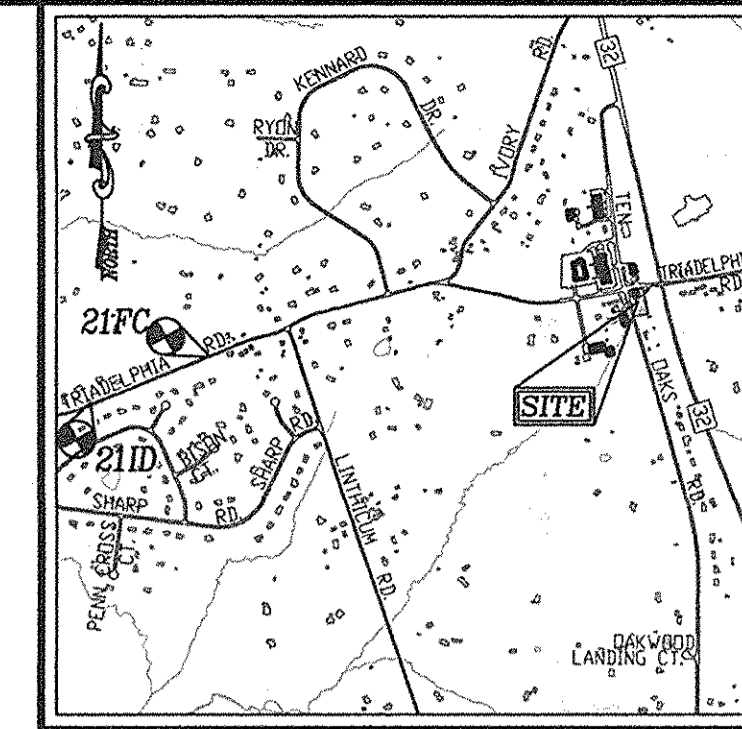
TAX MAP 22, PARSEL 0085
 LOT A
 CLOVERLAND FARMS DAIRY
 L.03842/F.00421
 PLAT 15543
 ZONED: B-2
 USE: COMMERCIAL

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET AND ESDV CONCEPT PLAN	1 OF 2
STORMWATER MANAGEMENT DRAINAGE AREA MAP & DETAILS	2 OF 2

BENCHMARKS

HOWARD COUNTY BENCHMARK 21FC
 TRIADELPHIA RD. #14041 TRIADELPHIA RD.
 N: 581,009.123 E: 1,311,936.748 ELEV: 591.669

HOWARD COUNTY BENCHMARK 21D
 TRIADELPHIA RD. NEAR #14190 TRIADELPHIA RD.
 N: 580,541.470 E: 1,310,693.627 ELEV: 583.443



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP/GRID = 4813 - C8

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- THIS SITE ENCOMPASSES 10.95 ACRES ZONED B-2 AT THE SOUTHEAST QUADRANT OF TEN OAKS ROAD AND TRIADELPHIA ROAD AND INCLUDES AN EXISTING LIQUOR STORE, 2 DRIVEWAYS AND AN ASSOCIATED PARKING LOT. THERE ARE NO SITE PLANS ON FILE WITH HOWARD COUNTY FOR THE SITE.
- THE EXISTING IMPERVIOUS AREA TOTALS ±40% OF THE TOTAL LIMIT OF DISTURBANCE. THE SITE IS TO BE TREATED UTILIZING THE REDEVELOPMENT CRITERIA. PERCOLATION TESTING HAS BEEN PERFORMED AND A PERCOLATION CERTIFICATION PLAN HAS BEEN APPROVED. CUT OVER THE ESTABLISHED SEPTIC AREA IS PROHIBITED. THE EXISTING WELL HAS BEEN LOCATED AND TWO ALTERNATIVE WELL LOCATIONS HAVE BEEN ESTABLISHED.
- THE ABOVE NOTED SEPTIC AND WELL REQUIREMENTS RESULT IN LIMITED AREA FOR STORMWATER MANAGEMENT (ESDV). AS SUCH, THE ENVIRONMENTAL SITE DESIGN HAS BEEN DESIGNED TO ACCOMMODATE THE SITE CONSTRAINTS. THE SITE GENERALLY DRAINS TO THE SOUTH WHERE IT ULTIMATELY FLOWS TO THE BENSON BRANCH, A USE II-P STREAM TRIBUTARY OF THE MIDDLE PATUXENT RIVER.
- THE ESDV FOR THE SITE HAS BEEN COMPUTED USING A P₁₀ OF 1.07 FOR 50% OF THE EXISTING IMPERVIOUS SURFACES. MANAGED STORMWATER IS DIVIDED BETWEEN TWO FILTERRA BAY RETENTION UNITS WITH PRETREATMENT CHAMBERS (M-6) AND A GRAVEL TRENCH (M-5). AT THE LOW SIDE OF THE SITE, LOCATED 2.5' BELOW THE SEPTIC RESERVE AREA, ALL IMPERVIOUS SURFACES WILL BE TREATED UTILIZING THE PROPOSED PRACTICES. THE ESDV REQUIRED IS 2,231 CF AND THE PROPOSED PRACTICES PROVIDE 2,256 CF.
- THE 2011 SEDIMENT AND EROSION CONTROL STANDARDS WILL BE UTILIZED THROUGH THE IMPLEMENTATION OF SUPER SILT FENCE AND OTHER APPROPRIATE PRACTICES.

LEGEND

	EXISTING CONTOUR		SOILS BOUNDARY
	PROPOSED CONTOUR		PROPOSED SIDEWALK
	PROPOSED SPOT ELEVATION		EXISTING TREE
	EXISTING CURB AND GUTTER		PROPOSED STORM DRAIN
	PROPOSED CURB AND GUTTER		PROPOSED SEPTIC SYSTEM
	EXISTING UTILITY POLE		PROPOSED STORM DRAIN RISER
	EXISTING LIGHT POLE		DIVERSION FENCE
	EXISTING METER BOX		SILT FENCE
	EXISTING SIGN		SUPER SILT FENCE
	EXISTING SANITARY MANHOLE		LIMIT OF DISTURBANCE
	WELL LOCATION		CURB INLET PROTECTION
	EXISTING SANITARY LINE		STANDARD INLET PROTECTION
	EXISTING STORM DRAIN		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING WATER LINE		PROPOSED PARKING COUNT
	EXISTING CLEANOUT		PRIVATE SEWAGE EASEMENT
	EXISTING FIRE HYDRANT		
	EXISTING FENCE		
	EXISTING TREE LINE		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		

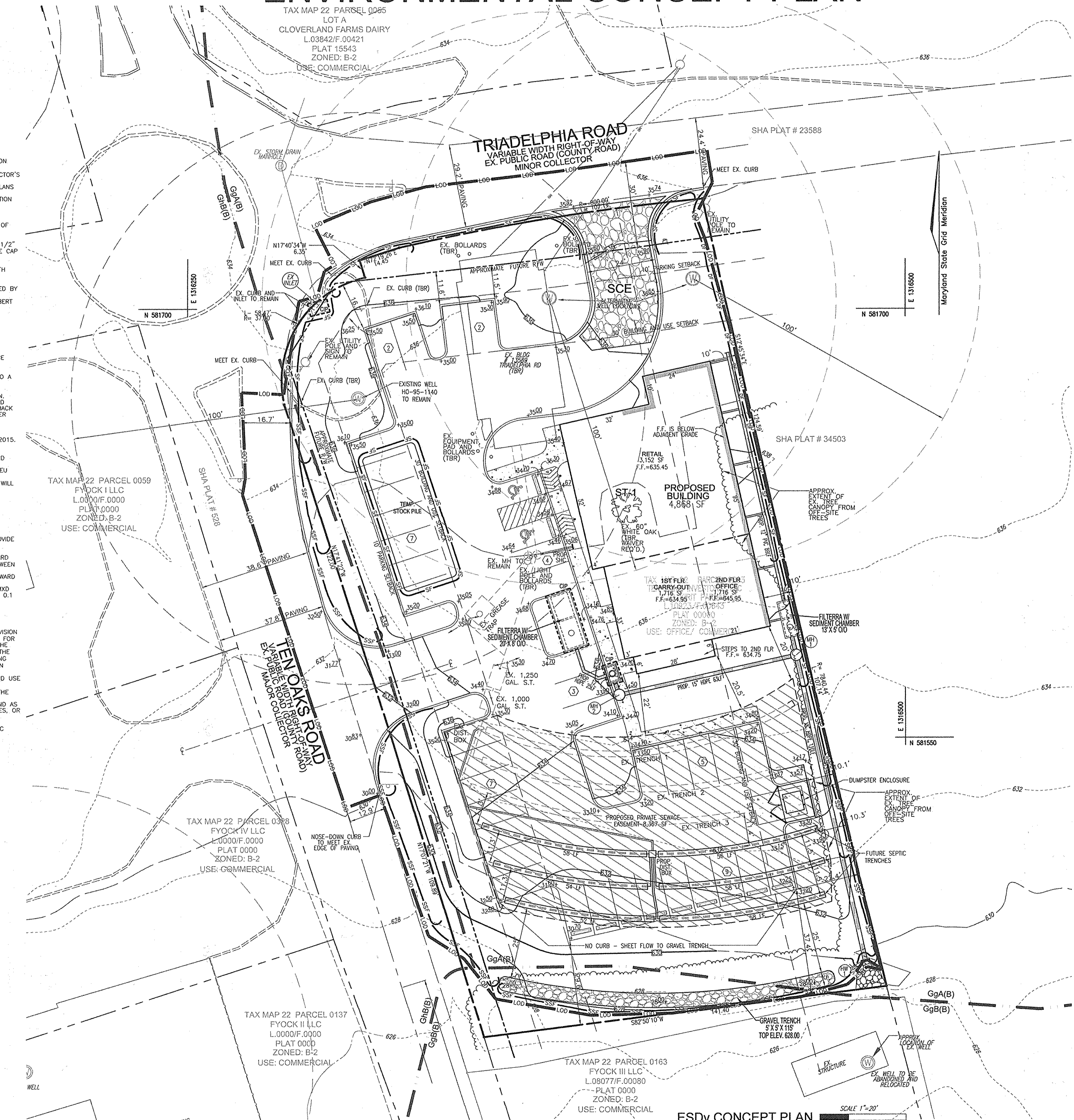
PARKING TABULATION

PARKING SPACES REQUIRED:	
1,716 SF CARRY-OUT (6/1000 SF)	11 SPACES
3,152 SF RETAIL (5/1000 SF)	16 SPACES
1,716 SF OFFICE (3.3/1000 SF) (SECOND FLOOR)	6 SPACES
TOTAL PARKING SPACES REQUIRED:	33 SPACES
TOTAL PARKING SPACES PROVIDED:	39 SPACES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-27-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-16-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



ESDV CONCEPT PLAN
 SCALE: 1"=20'

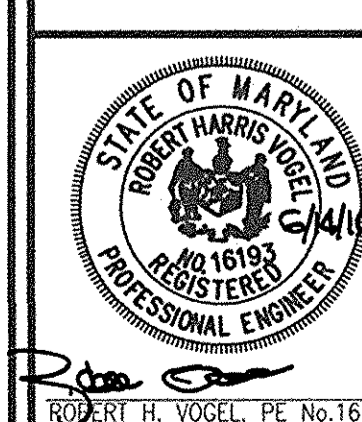
OWNER / DEVELOPER
 TEN OAKS INVESTORS LLC
 C/O KIRIT FARMAR
 12620 CLARKSVILLE PIKE
 CLARKSVILLE, MD 21029
 443-535-0600

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
 COVER SHEET AND ENVIRONMENTAL CONCEPT PLAN
 TEN OAKS AND TRIADELPHIA ROADS
 RETAIL, CARRY-OUT AND OFFICE

TAX MAP 22 GRID 14 PARCEL 203
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: RHV
 DRAWN BY: MER
 CHECKED BY: RHV
 DATE: JUNE 2016
 SCALE: AS SHOWN
 W.O. NO.: 11-03

PROFESSIONAL CERTIFICATE
 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. 16193 EXPIRATION DATE: 09-27-2016

1 SHEET OF 2

