

STANDARD GENERAL NOTES

1. ABBREVIATIONS:

PROP	PROPOSED*	DIP	DUCTILE IRON PIPE
EX	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
BIT	BITUMINOUS	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
M OR MH	MANHOLE	RCCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN	C&G	CONCRETE CURB & GUTTER
I	INLET	INV	INVERT ELEVATION
SAN	SANITARY SEWER	FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEV	FH	FIRE HYDRANT
BF	BASEMENT FLOOR ELEV	TC	TOP OF CURB
		BC	BOTTOM OF CURB
TS	TOP OF STEP	BS	BOTTOM OF STEP
TW	TOP OF WALL	BW	BOTTOM OF WALL
PC	POINT OF CURVATURE	PS	PARKING SPACE
PT	POINT OF TANGENCY	HC	HANDICAPPED PARKING SPACE
PI	POINT OF INTERSECTION	TYP	TYPICAL
AGIP	AT-GRADE INLET PROTECTION	CIP	CURB INLET PROTECTION
COIP	COMBINATION INLET PROTECTION	ED	EARTH DIKE
FB	FILTER BAG	IB	INLET BLOCKING
RPS	REMOVABLE PUMPING STATION	SCE	STABILIZED CONSTRUCTION ENTRANCE
SFD	SUPER FENCE DIVERSION	SIP	STANDARD INLET PROTECTION
SP	SUMP PIT	SSF	SUPER SILT FENCE
TS	TEMPORARY SWALE	TSOS	TEMPORARY STONE OUTLET STRUCTURE

*PROPOSED MEANS WORK INCLUDED IN THE BASE CONTRACT UNLESS ACCOMPANIED BY THE PHRASES "N.I.C." OR "BY OTHERS."

2. 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 THE COMPLIANCE WITH THE 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.
3. FIELD VERIFICATION: A PLAN OF NATURAL RESOURCES WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC ON MARCH 13, 2018.
4. THE NATURAL RESOURCES INVENTORY FOR THIS ECP WAS PERFORMED IN AND AROUND THE ILLUSTRATED LIMITS OF DISTURBANCE ON THE PLANS. THE PROPOSED DESIGN WITHIN THE PROPOSED LIMITS OF DISTURBANCE DOES NOT IMPACT ANY OF THE ENVIRONMENTALLY SENSITIVE AREAS ON THE PROPERTY. INCREASING THE DEVELOPMENT SIZE AND INCREASING THE LOD BEYOND WHAT IS PROVIDED ON THE PLANS WITH FUTURE SUBMISSIONS MAY REQUIRE ADDITIONAL EXAMINATION, AND SUBMISSION OF NEW PLANS FOR REVIEW TO THE DEPARTMENT OF PLANNING AND ZONING.

HOWARD COUNTY GENERAL NOTES

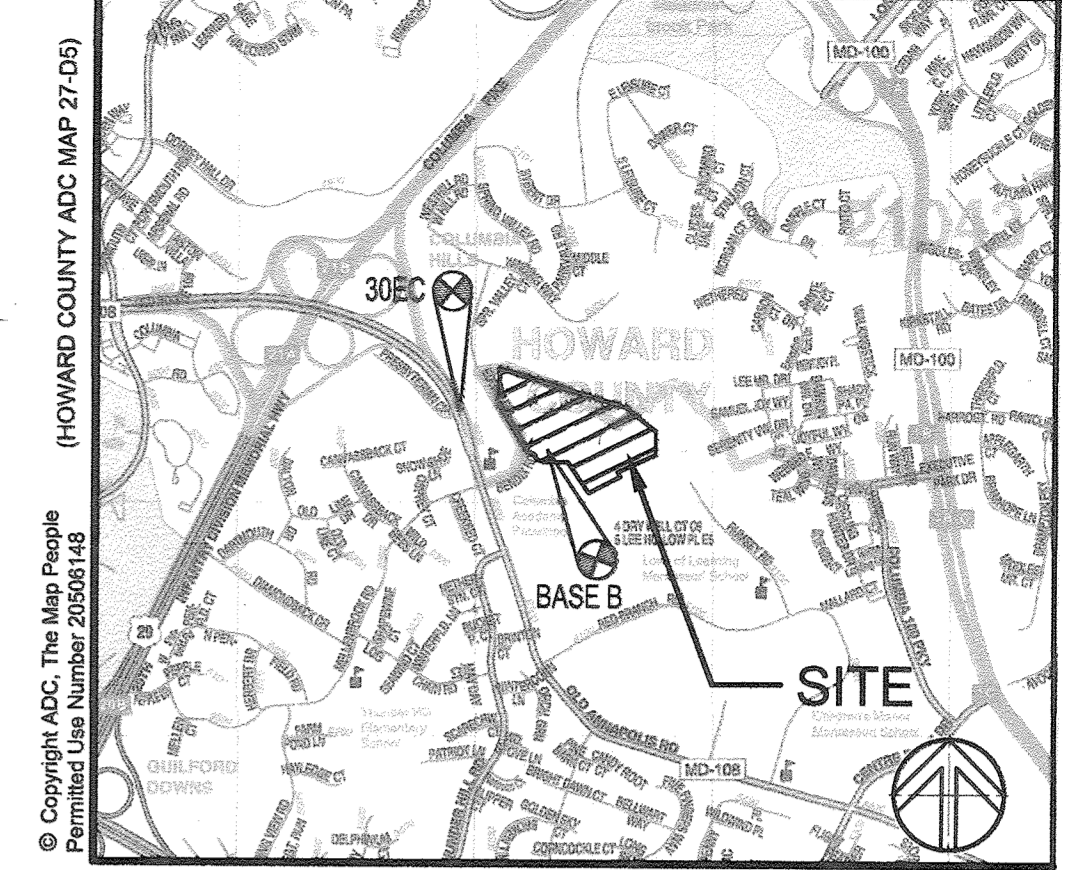
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON HOWARD COUNTY GIS, PREVIOUS SITE DEVELOPMENT PLANS AND A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. SEPTEMBER 2016.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GEODETIC BENCHMARK 30FM3, GEODETIC STATION BASE B.
- WATER IS PUBLIC.
- SEWER IS PRIVATE.
- STORMWATER MANAGEMENT IS ADDRESSED BY REMOVING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA.
- THERE ARE MAPPED FLOODPLAINS ON THIS SITE. FEMA FLOODPLAIN MAP PANEL #24027C0155D, EFFECTIVE NOVEMBER 6, 2013. THE PROPOSED DEVELOPMENT IS OUTSIDE OF THE FLOODPLAIN.
- NO STREAMS, WETLANDS OR THEIR BUFFERS WILL BE IMPACTED BY THIS DEVELOPMENT.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC CONCEPTS, INC. ON NOVEMBER, 2017. THE RECOMMENDED MITIGATION IN THE TRAFFIC REPORT IS SHOWN ON THESE PLANS INCLUDING:
 - ON EASTBOUND MD 108 AT COLUMBIA ROAD, CHANGE THE EXISTING RIGHT HAND ONLY LANE TO A THURTHRIGHT HAND TURN LANE. CHANGES WILL CONSIST OF RE-STRIPING ONLY; NO ADDITIONAL PAVING IS REQUIRED.
- THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE 2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BASED ON SECTION 16.1202(b)(i)(iv), A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- MAXIMUM BUILDING HEIGHT PERMITTED: 80 FEET
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, IF APPLICABLE.

DESIGN NARRATIVE

THE PROPOSED DEVELOPMENT SITE KNOWN AS THE THOMAS B. DORSEY BUILDING IS LOCATED AT 9250 BENDIX ROAD. THE DEVELOPMENT INCLUDES (1) COURTHOUSE BUILDING, (1) PARKING STRUCTURE, AND ASSOCIATED SITES/LANDSCAPE IMPROVEMENTS. THE PROPOSED DEVELOPMENT WILL PROTECT NATURAL RESOURCES BY NOT IMPACTING THE 100-YR FLOODPLAIN, PERENNIAL AND INTERMITTENT STREAMS AND WETLANDS, NOR THEIR ASSOCIATED BUFFERS.

THIS PROJECT QUALIFIES AS A REDEVELOPMENT PROJECT WHERE THE EXISTING IMPERVIOUS AREA (14.34 ACRES; 624,650 SF) WITHIN THE LIMITS OF DISTURBANCE (17.57 ACRES) CONSTITUTES 82% EXISTING IMPERVIOUS COVERAGE. THE PROPOSED SITE DESIGN WILL REDUCE IMPERVIOUS COVERAGE TO 6.58 ACRES (286,600 SF). THEREFORE, STORMWATER MANAGEMENT REQUIREMENTS ARE ACHIEVED BY REDUCING THE EXISTING IMPERVIOUS COVERAGE BY MORE THAN 50%.

THE SITE DESIGN MAINTAINS NATURAL FLOW PATTERNS AND DOES NOT INVOLVE SIGNIFICANT GRADE CHANGES THAT WOULD DIVERT RUNOFF AWAY FROM ITS EXISTING DRAINAGE AREA.



VICINITY MAP 1"=2000'

DATA SOURCES

EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON HOWARD COUNTY GIS, PREVIOUS SITE DEVELOPMENT PLANS AND A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. SEPTEMBER 2016.

ALL HORIZONTAL SURVEY DATA SHOWN HEREON IS DERIVED FROM STATIC GPS (OPUS) OBSERVATIONS AND ARE REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ALL VERTICAL SURVEY CONTROL DATA SHOWN HEREON IS DERIVED BY DIFFERENTIAL LEVELING FROM HOWARD COUNTY SURVEY CONTROL PT. BASE B ELEV. 411.761' NAVD 88

STATION	NORTH	EAST	ELEV	DESCRIPTION
BASE B	571690.120	1361151.523	411.761	DISC IN CONC
30EC	571962.914	1360059.950	399.235	DISC IN CONC

SITE ANALYSIS DATA	
PROPOSED SITE USAGE	COUNTY COURTHOUSE
ZONING DESIGNATION	NEW TOWN (NT)
TOTAL PROPERTY AREA	28.95 ± AC
LIMIT OF DISTURBANCE AREA (LOD)	17.57 ± AC
EXISTING WETLANDS/BUFFER	0.03 ± AC
EXISTING FLOODPLAINS/BUFFER	1.53 ± AC
EXISTING STREAMS/BUFFER	1.42 ± AC
EXISTING FORESTS	5.40 ± AC
EXISTING STEEP SLOPES (≥15%)	1.94 ± AC
EXISTING ERODIBLE SOILS	2.77 ± AC
EXISTING IMPERVIOUS AREA	14.34 ± AC
PROPOSED IMPERVIOUS AREA	6.58 ± AC
PROPOSED OPEN GREEN AREA	10.99 ± AC

ASSOCIATED PROJECT REVIEW FILE NUMBERS

PLANS ASSOCIATED WITH 9250 BENDIX ROAD: SDP-69-013, SDP-06-065, FDP 63-70, PLAT 15-93

OWNER / DEVELOPER

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MD 21043
THOMAS MEUNIER, 410-313-7450

EDGEMOOR-STAR AMERICA JUDICIAL PARTNERS, LLC
7500 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
BRIAN DUGAN, 301-272-2998

DRAWING INDEX

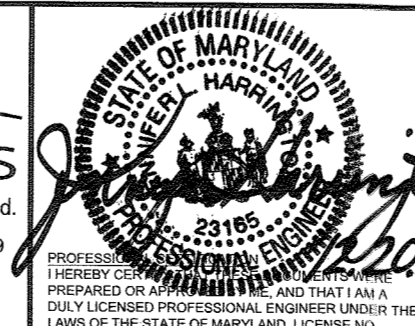
SHEET #	DRAWING TITLE
1	ECP-001 COVER SHEET
2	ECP-002 EXISTING CONDITIONS PLAN
3	ECP-003 SWM PLAN
4	ECP-004 EX EROSION & SEDIMENT CONTROL PLAN
5	ECP-005 PR EROSION & SEDIMENT CONTROL PLAN
6	ECP-006 DRAINAGE AREA MAP

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APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 1/13/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

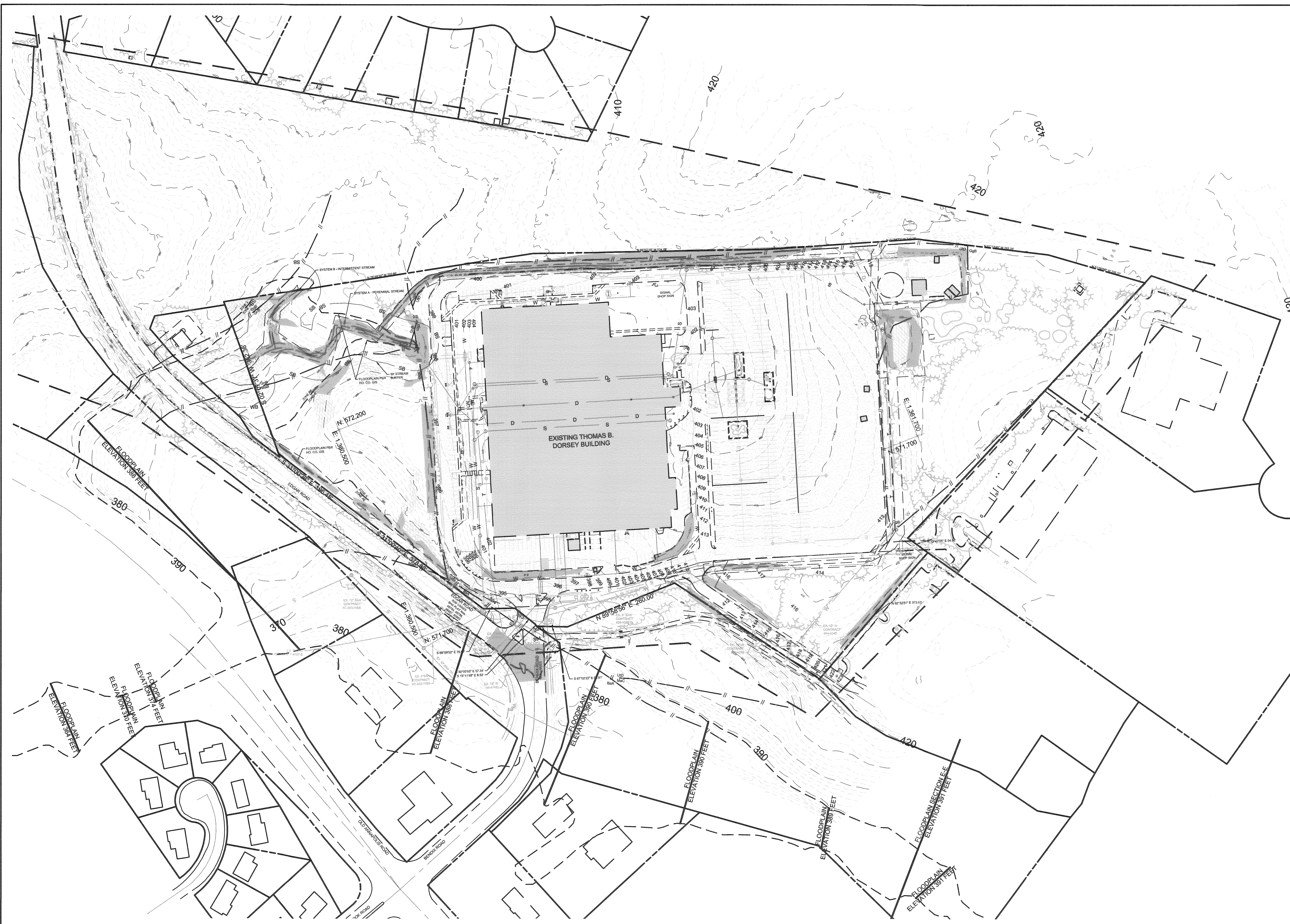
[Signature] 12/31/18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 BENDIX ROAD COLUMBIA, MD 21045

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.	COVER SHEET
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267	ECP-001
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO. ELECT DISTRICT CENSUS TRACT
L4158, F-228 PLAT 5756-97	17	NT	0030 12th 602302
WATER CODE	SEWER CODE	PROPERTY IMPROVEMENT	
--	--	NEW COURT HOUSE	

ECP-001
SHEET 1 OF 6



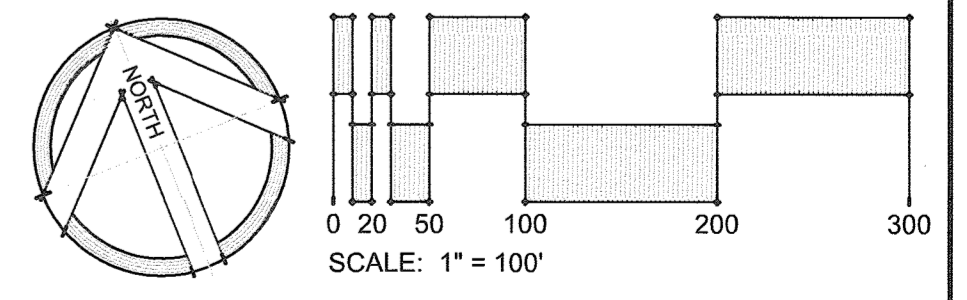
LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING WALK
- EXISTING ROAD
- EXISTING CURB
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING LIGHTING
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING FLAGPOLE
- EXISTING BUILDING
- EXISTING IMPERVIOUS AREA
- SOIL TYPE DELINEATION
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING 100 YR. FLOODPLAIN
- ERODIBLE SLOPES
- STEEP SLOPES (≥ 15%)
- LIMITS OF FIELD RUN TOPOGRAPHY

SITE SOILS TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	"K" FACTOR
BaA	BAILE SILT LOAM 0 TO 3% SLOPES	C/D	0.49
GbB	GLENELG LOAM 3 TO 8% SLOPES	B	0.32
GnB	GLENVILLE-BAILE SILT LOAMS 0 TO 8% SLOPES	C	0.49
MaB	MANOR LOAM 3 TO 8% SLOPES	B	0.28
MaC	MANOR LOAM 8 TO 15% SLOPES	B	0.32
UID	URBAN LAND - UDORTHENTS COMPLEX 0 TO 15% SLOPES	D	-

NOTES:
 1. FEMA FLOODPLAIN INFORMATION OBTAINED FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL 0155D OF 235. MAP NUMBER 24027C0155D EFFECTIVE NOVEMBER 6, 2013.

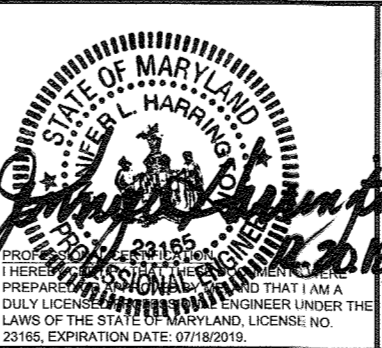


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APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/10/19

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 12/31/18



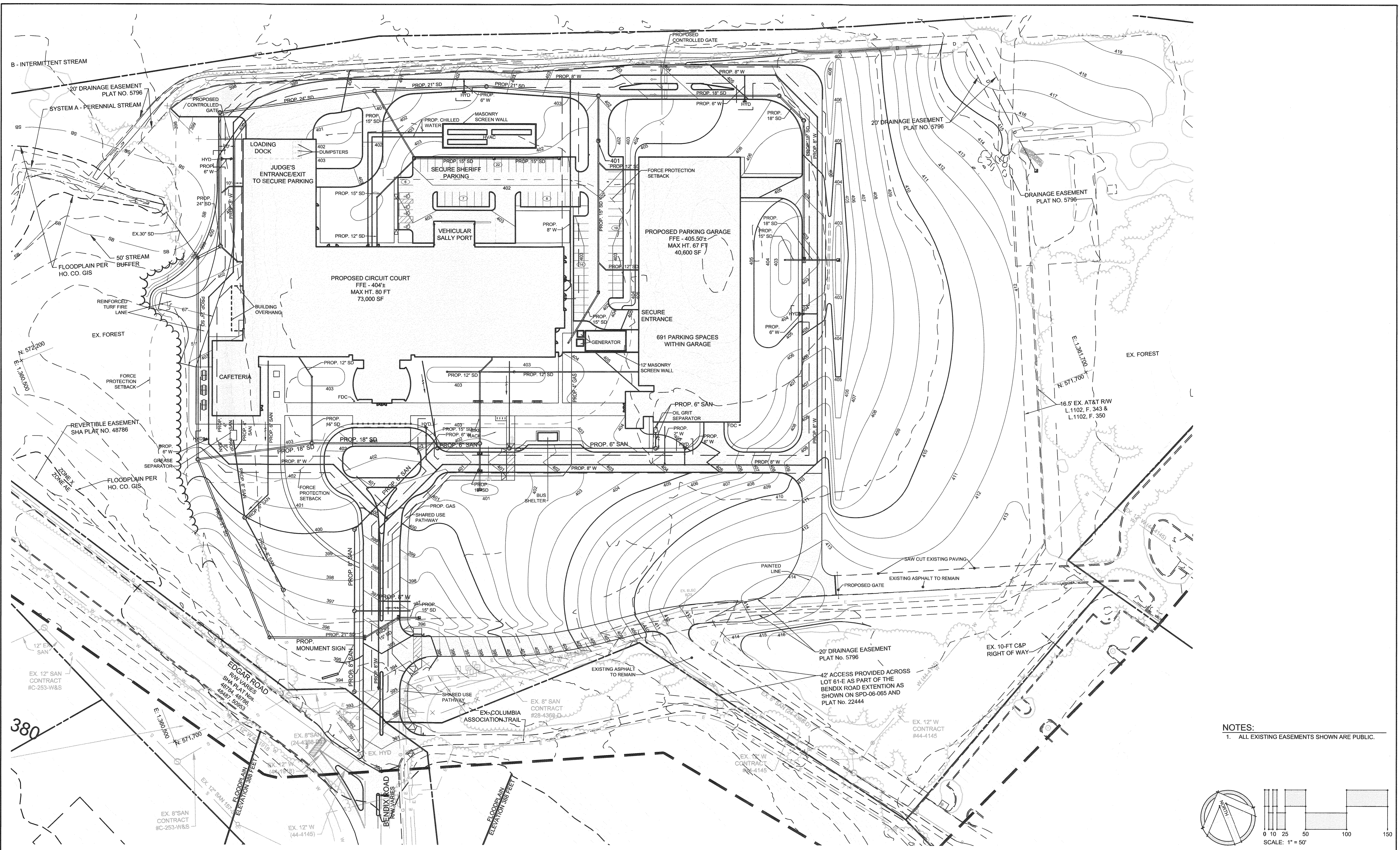
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MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 BENDIX ROAD COLUMBIA, MD 21045

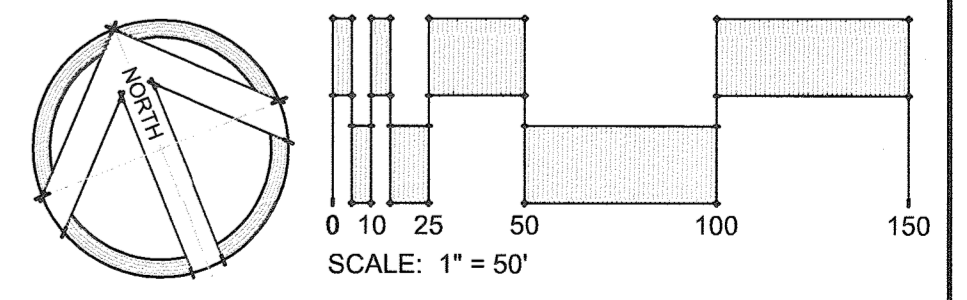
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PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.			
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267			
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELECT DISTRICT	CENSUS TRACT
L 4138, F 228 PLAT 5796-97	17	NT	0030	12th	602302
WATER CODE	SEWER CODE	PROPERTY IMPROVEMENT	NEW COURT HOUSE		
-	-	-			

EXISTING CONDITIONS PLAN
ECP-002
 SHEET 2 OF 6



NOTES:
 1. ALL EXISTING EASEMENTS SHOWN ARE PUBLIC.



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CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 1/10/19 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 12/31/18 DATE



ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 BENDIX ROAD COLUMBIA, MD 21045

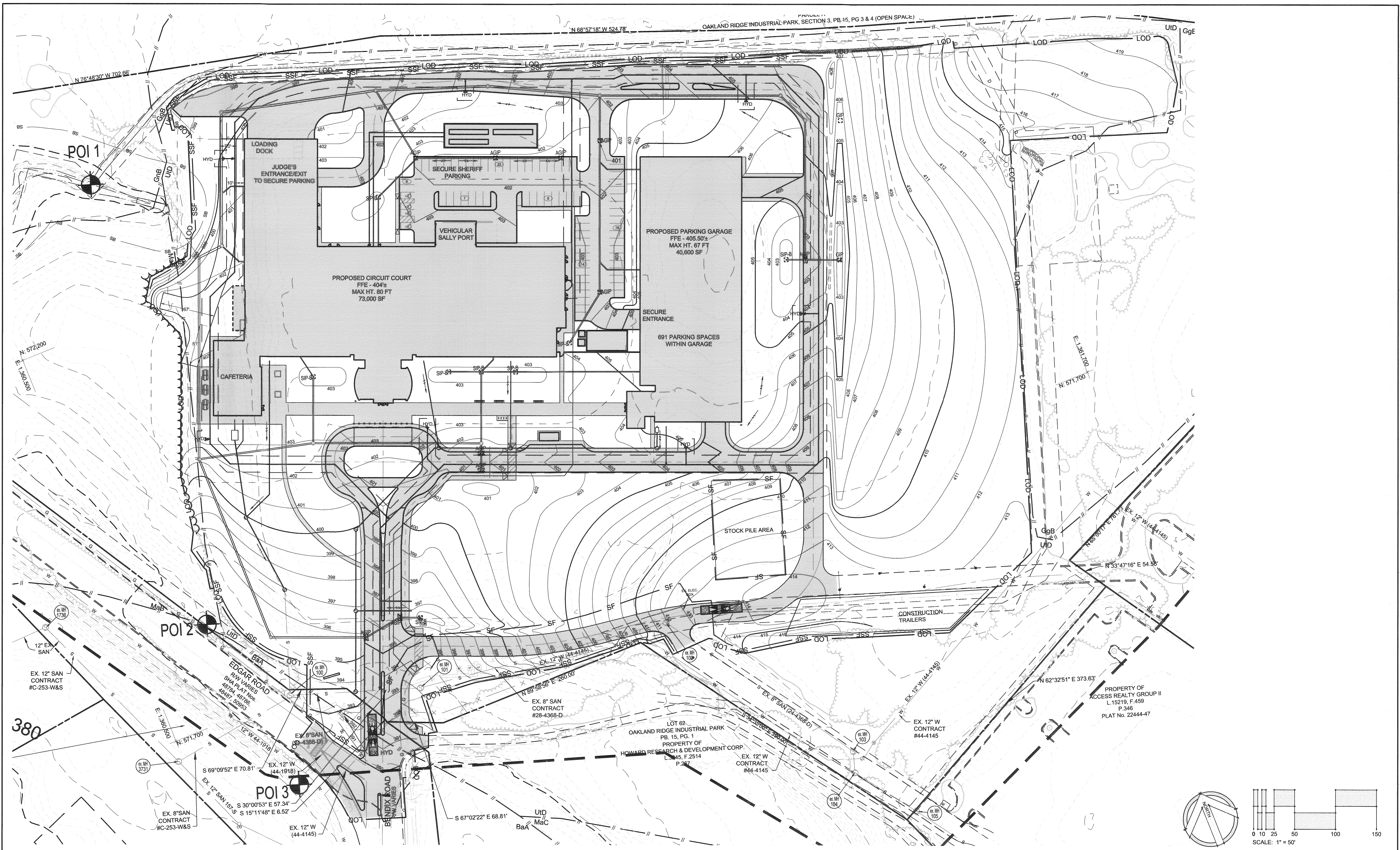
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PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.		
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267		
PLAT # OR L/F L.4138, F.228 PLAT 5796-97	GRID # 17	ZONING NT	TAX MAP NO. 0030	ELECT DISTRICT 12th
WATER CODE -	SEWER CODE -	PROPERTY IMPROVEMENT NEW COURT HOUSE		

SWM PLAN

ECP-003

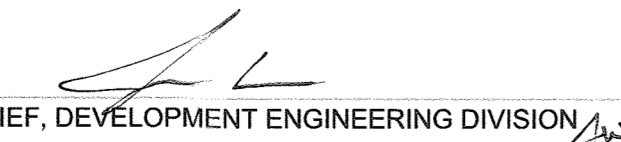
SHEET 3 OF 6

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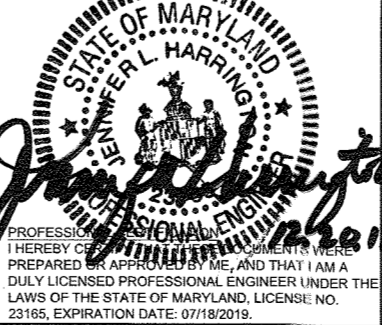
APPROVED: DEPARTMENT OF PLANNING & ZONING


 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 1/10/19 DATE


 CHIEF, DIVISION OF LAND DEVELOPMENT
 2/21/18 DATE



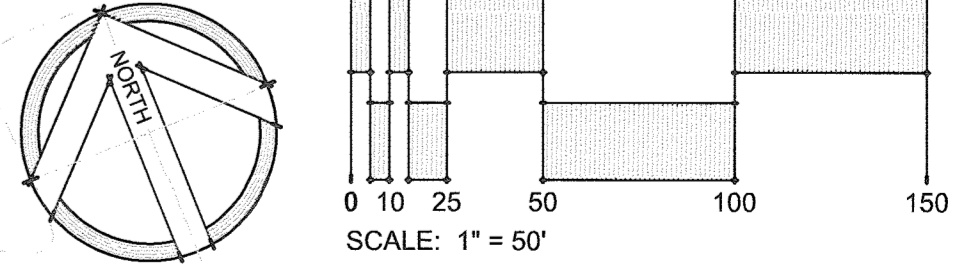

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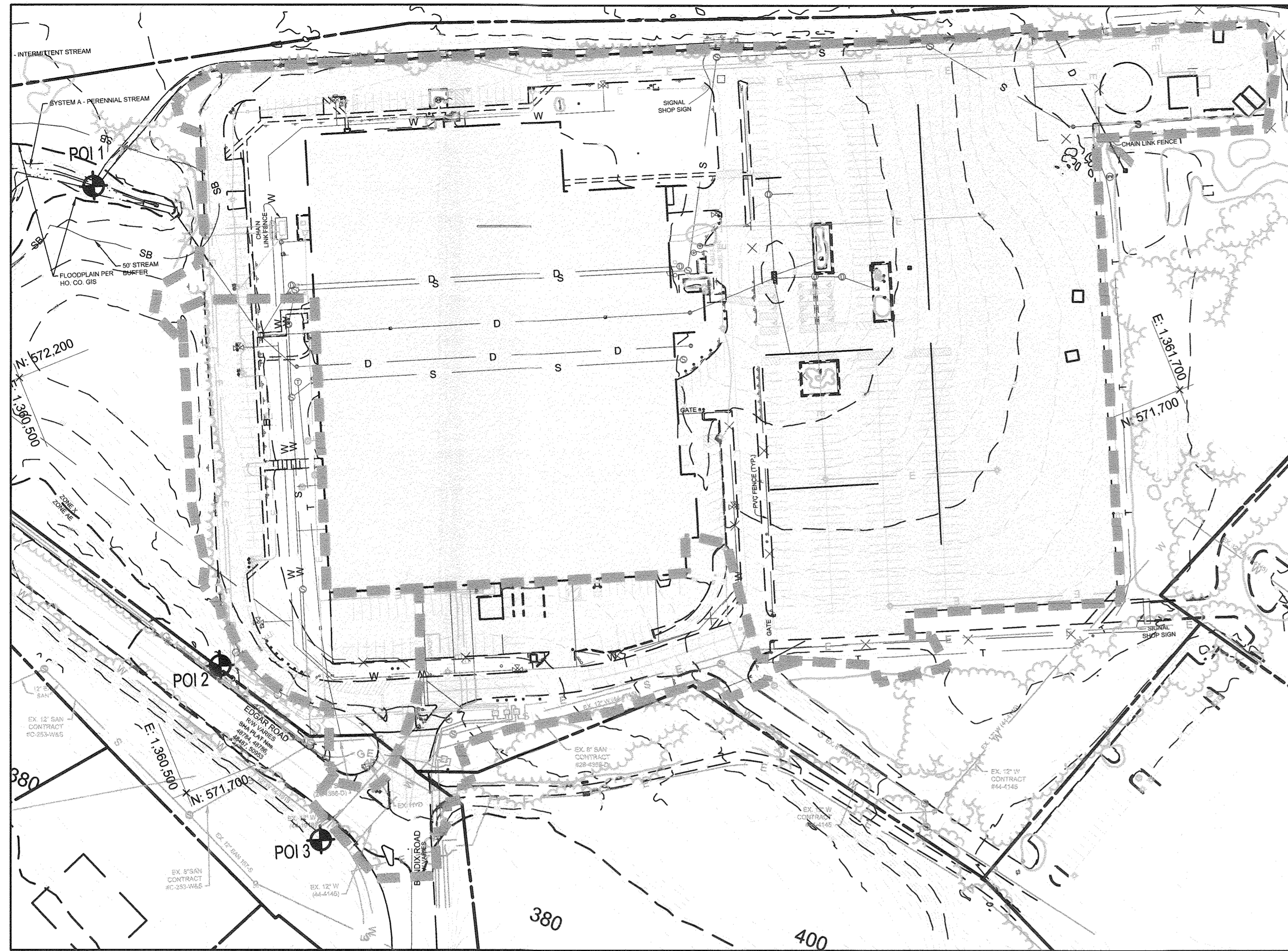


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MAP 0030/GRID 0017 PARCEL 0267	9250 BENDIX ROAD COLUMBIA, MD 21045

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PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.		
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267		
PLAT # OR LIF L4138, F.228 PLAT 5796-97	GRID # 17	ZONING NT	TAX MAP NO. 0030	ELECT DISTRICT 12th
WATER CODE -	SEWER CODE -	PROPERTY IMPROVEMENT NEW COURT HOUSE	CENSUS TRACT 602302	

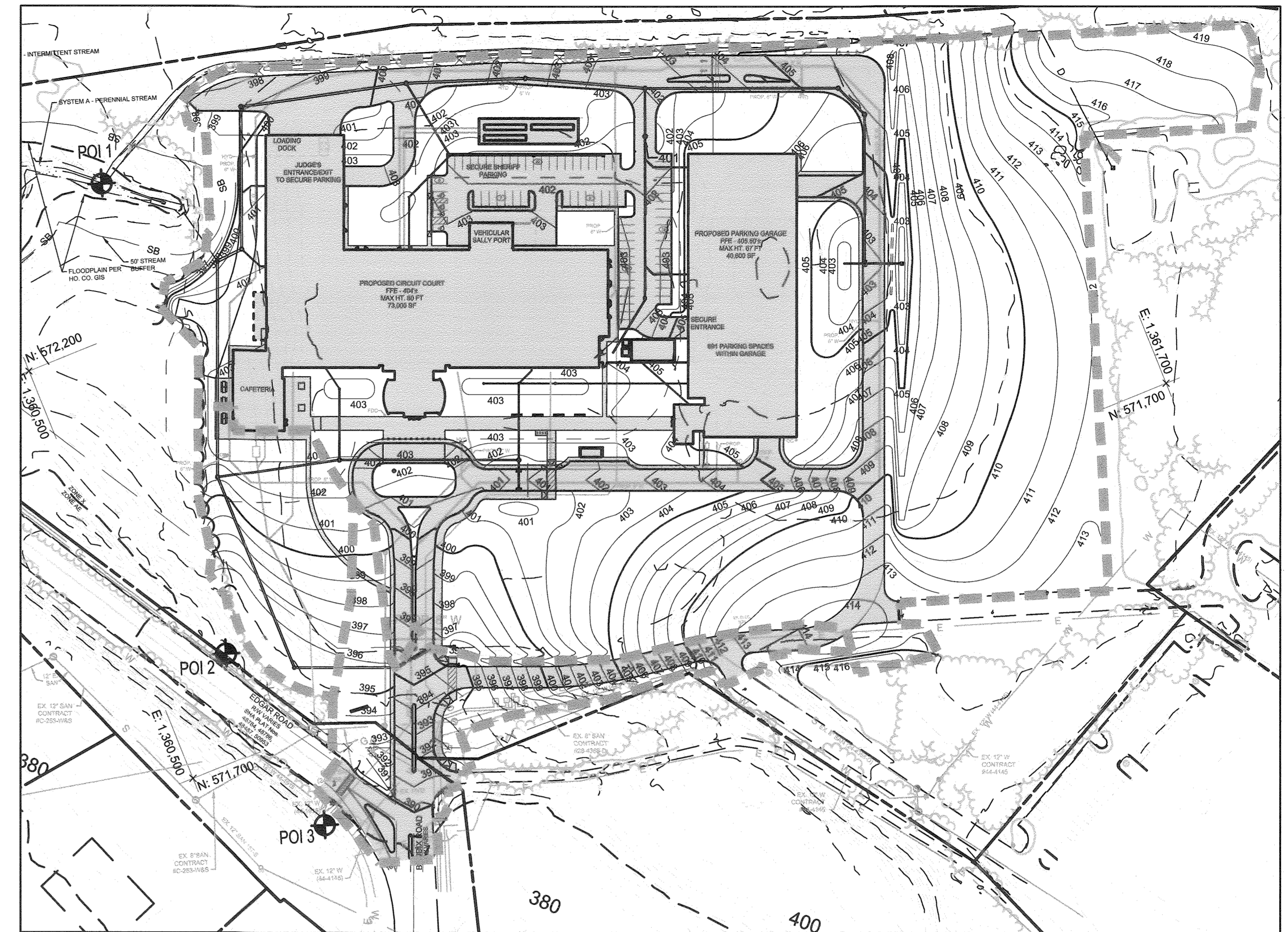
PROP. EROSION & SEDIMENT CONTROL PLAN
ECP-005
 SHEET 5 OF 6





1 EXISTING IMPERVIOUS COVERAGE AND DRAINAGE AREAS

SCALE: 1" = 100'

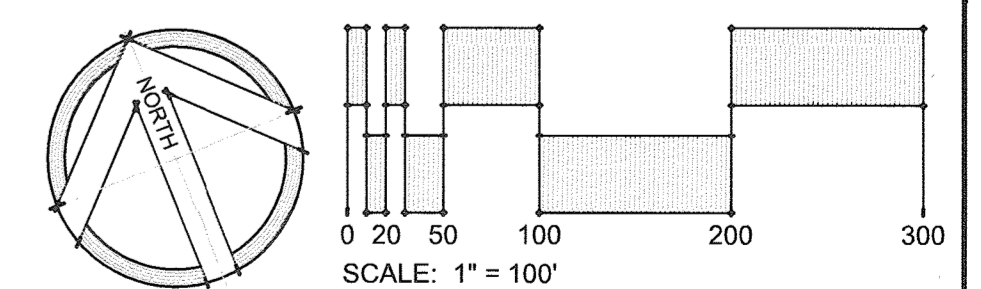


2 PROPOSED IMPERVIOUS COVERAGE AND DRAINAGE AREAS

SCALE: 1" = 100'

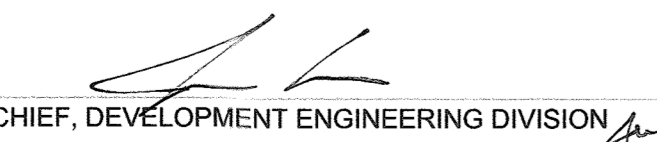

CONCEPT DRAINAGE AREA STUDY

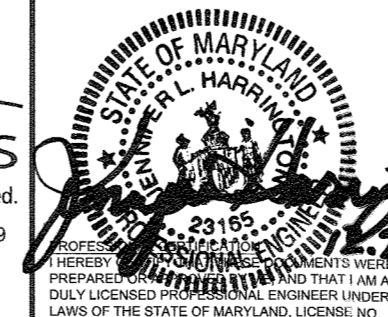
STUDY POINT	EX. DA / IMP	EX. Q ₁₀ =CIA	PR. DA / IMP	PR. Q ₁₀ =CIA
POI 1	13.97 AC / 12.95 AC	107 CFS	15.29 AC / 5.72 AC	63 CFS
POI 2	1.89 AC / 0.72 AC	7.9 CFS	0.97 AC / 0.15 AC	2.6 CFS
POI 3	1.71 AC / 0.67 AC	7.2 CFS	1.34 AC / 0.71 AC	6.9 CFS
TOTAL	17.57 AC / 14.34 AC		17.57 AC / 6.58 AC	



Z:\1816092-HPDC-Civil-Courthouse\04-DWG-ECP-006 DRAINAGE AREA MAP.dwg ECP-006 Dec 20, 2018 08:36am .rvt

APPROVED: DEPARTMENT OF PLANNING & ZONING


 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/10/19

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 12/31/18



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PLAT # OR L/F L 4138, F 228 PLAT 5796-97	GRID # 17	ZONING NT	TAX MAP NO. 0030	ELECT DISTRICT 12th
WATER CODE -	SEWER CODE -	PROPERTY IMPROVEMENT NEW COURT HOUSE		
			CENSUS TRACT 602302	

DRAINAGE AREA MAP
ECP-006
 SHEET 6 OF 6