

INDEX OF SHEETS

SHEET NO.	DWG. NO.	DESCRIPTION
1	G-01	TITLE SHEET
2	C-02	SITE PLAN

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY CONDUCTED BY JOHNSON, MIRMIRAN AND THOMPSON (JMT), INC. DATED JANUARY 2022 AND HOWARD COUNTY GIS.
- BEARING AND DISTANCES ARE BASED ON A SHA PLAT.
- 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. BASE2 AND 37HA WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-SC" AND "POR" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS.
- THERE IS A PERENNIAL STREAM (DEEP RUN) ON SITE.
- THERE IS 100-YEAR FLOODPLAIN ON-SITE BUT NOT IMPACTED BY THE PROJECT.
- STEEP SLOPES (>25%) ARE LOCATED ON-SITE BUT NOT IMPACTED BY THE PROJECT.
- THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202.b.1.xiii SINCE IT IS A CAPITAL PROJECT LOCATED ON A SINGLE LOT AND NO EXISTING FOREST WILL BE DISTURBED.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE PROPERTY.
- SWM FOR THE PROJECT IS PROVIDED BY FIVE HYDRODYNAMIC SEPARATORS (STORMCEPTORS) THAT TREAT THE RE-DEVELOPED IMPERVIOUS AREA TO REMOVE FINE PARTICLES, SAND, GRIT, AND FLOATABLES FROM SURFACE RUNOFF.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (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 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 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE SITE DEVELOPMENT PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER REQUIREMENTS.
- ALTERNATIVE COMPLIANCE REQUESTS ARE NOT ANTICIPATED TO BE NECESSARY.

MAYFIELD MAINTENANCE FACILITY SITE IMPROVEMENTS HOWARD COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT NO. C-0348-9005

DESIGN NARRATIVE

THE MAYFIELD MAINTENANCE FACILITY IS LOCATED AT 7751 MAYFIELD AVE, ELKRIDGE, MD. THE FACILITY HAS BEEN IN OPERATION SINCE THE EARLY 1970S AND CONSISTS OF WAREHOUSES, MAINTENANCE SHOPS, FUEL PUMPS, STORAGE SHEDS, STOCKPILES OF STONE, AND VEHICLE PARKING LOTS.

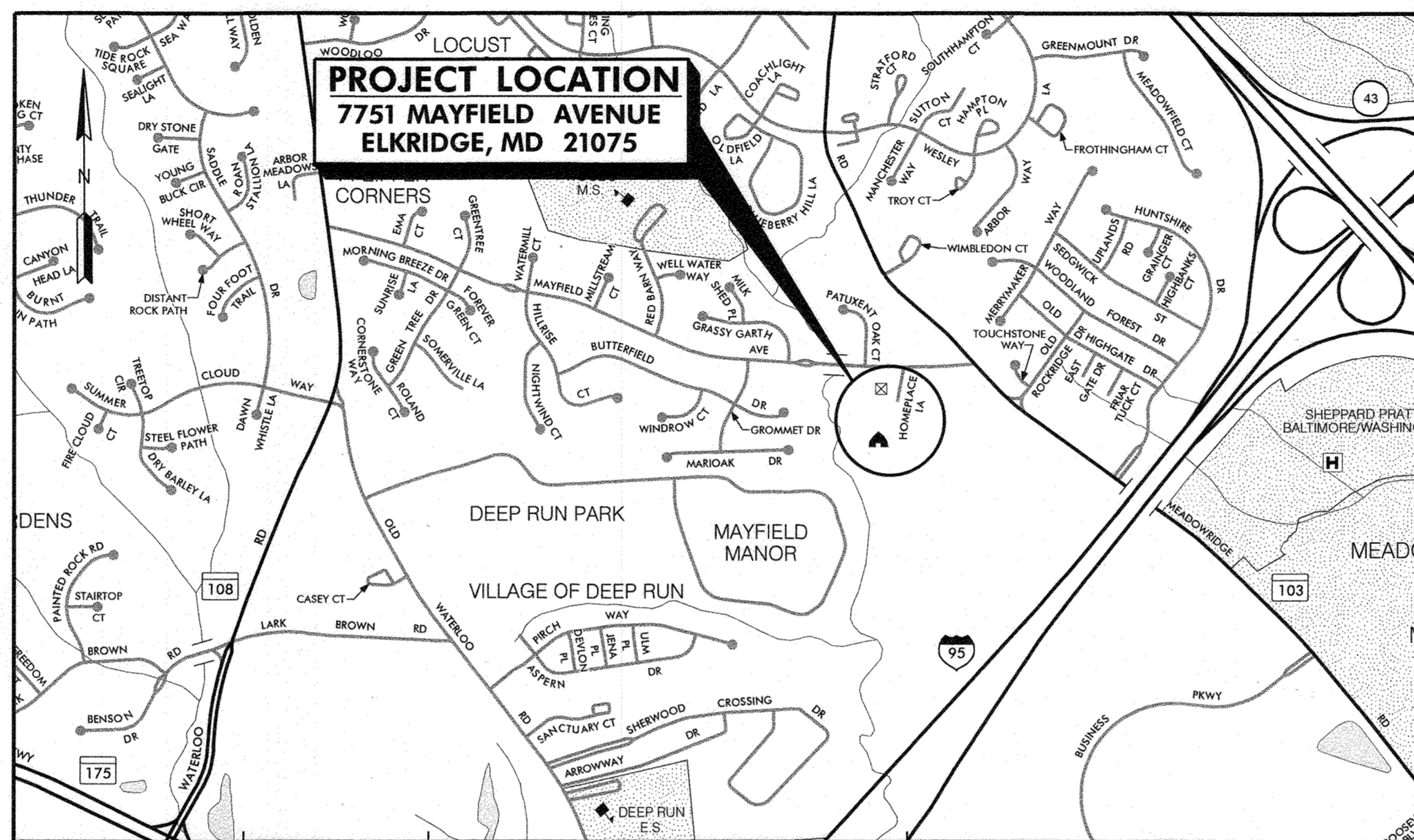
THE HOWARD COUNTY BUREAU OF FACILITIES, DESIGN, AND CONSTRUCTION DIVISION IS PROPOSING REDEVELOPMENT OF THE SITE. THE REDEVELOPMENT PROGRAM INCLUDES DEMOLITION OF THE EXISTING SALT DOME, SALT BARN AND ROAD BRINE SYSTEM. A NEW SALT BARN AND ASSOCIATED FACILITIES WILL BE CONSTRUCTED ON WHAT IS THE CURRENT COMPACTED STONE STOCKPILE AREA. OTHER BUILDING RECONSTRUCTION IS PROPOSED INCLUDING NEW CREW FACILITIES WHERE THE EXISTING SALT DOME AND SALT BARN WERE RAZED.

THE PROPOSED REDEVELOPMENT OCCURS ENTIRELY ON EXISTING PAVED SURFACES OR EXISTING COMPACTED OPEN-GRADED GRAVEL SURFACES THAT ARE CONSIDERED IMPERVIOUS FOR SURFACE RUNOFF CONDITIONS. IN ADDITION TO THE OPEN-GRADED CONDITION OF THE GRAVEL AREAS, THE GRAVEL AREAS ARE FREQUENTLY DRIVEN OVER BY HEAVY EQUIPMENT AND UNDERLYING SOILS ARE SURCHARGED BY THE STONE STOCKPILES STORED ON-SITE. THERE WILL BE NO REDUCTION IN OPEN SPACE RESULTING FROM THE REDEVELOPMENT ACTIVITIES.

PRIOR TO THE REDEVELOPMENT PROGRAM, A NEW STORM DRAIN SYSTEM DESIGNED BY AECOM IS BEING INSTALLED. THIS DESIGN WAS PERFORMED UNDER HOWARD COUNTY CONTRACT CAPITAL PROJECT C-0313-ENVIRONMENTAL COMPLIANCE. THIS PROJECT INCLUDES CURB AND GUTTER, STORM DRAINS, AND OUTFALL DESIGN. IT ALSO INCLUDED THE DESIGN OF STORMCEPTOR HYDRODYNAMIC SEPARATORS PROVIDING A LEVEL OF WATER QUALITY PRETREATMENT. STORMCEPTORS ARE INTENDED TO REMOVE FINE PARTICLES, SAND, GRIT, AND FLOATABLES FROM SURFACE RUNOFF.

THE PROPOSED REDEVELOPMENT IS DESIGNED TO WORK IN CONJUNCTION WITH EXISTING SITE GRADES AND NO SIGNIFICANT GRADING WILL BE PERFORMED THEREFORE DRAINAGE PATTERNS WILL REMAIN THE SAME. AS THIS PROJECT CAN BE CONSIDERED A REDEVELOPMENT PROJECT AND THE STORMCEPTORS WILL WATER QUALITY TREATMENT FOR 100-PERCENT OF THE PROPOSED RECONSTRUCTED AREA, SWM QUALITY MANAGEMENT REQUIREMENTS ARE MET FOR THE PROJECT. FURTHER, THE PROJECT WILL NOT IMPACT PEAK WATER QUANTITY DISCHARGES FROM THE MAYFIELD MAINTENANCE FACILITY SITE AS COMPARE TO EXISTING CONDITIONS, SO QUANTITY SWM IS NOT REQUIRED.

WETLAND AND WATERWAY INVESTIGATION PERFORMED BY JMT, INC., JANUARY 19, 2022, AS DESCRIBED IN MEMORANDUM DATED FEBRUARY 3, 2022.



VICINITY MAP

SCALE: 1" = 1000'

MARYLAND GENERAL HIGHWAY STATEWIDE GRID MAP VILLAGE OF LONG REACH MAP NO. D-12C PUBLISHED: 2021

LEGEND

- CONCRETE WASHOUT AREA
- SILT FENCE ON PAVEMENT
- AT-GRADE INLET PROTECTION
- TREE PROTECTION FENCE/
ORANGE CONSTRUCTION FENCE (OCF)
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STREAM CENTERLINE (DEEP RUN)
- STREAM BUFFER
- SOIL GROUP BOUNDARY
- HYDROLOGIC SOIL GROUP
- STEEP SLOPES (>25%)
- 100-YR FLOODPLAIN
- DRAINAGE AREA BOUNDARY
- WETLAND BOUNDARY
- WETLAND BUFFER
- PROPERTY LINE

HORIZONTAL AND VERTICAL CONTROL BASED ON MARYLAND NAD (1983/2011) ZONE 1900 AND NAVD 1988 (NAVD88) DATUM.	
HOWARD COUNTY MONUMENT	
POINT No. BASE2 (Horiz. & Vert.) N 556,281.9190 E 1,374,650.3610 ELEV. 253.592	POINT No. 37HA (Horiz. & Vert.) N 556,446.3900 E 1,373,466.0160 ELEV. 283.776

PROPERTY INFORMATION:
7751 MAYFIELD AVENUE
ELKRIDGE, MARYLAND 21075-0000
MAP: 0017 GRID: 0015
PARCEL: 0541
ELECTION DISTRICT: 02

PROPERTY OWNER:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043-4300

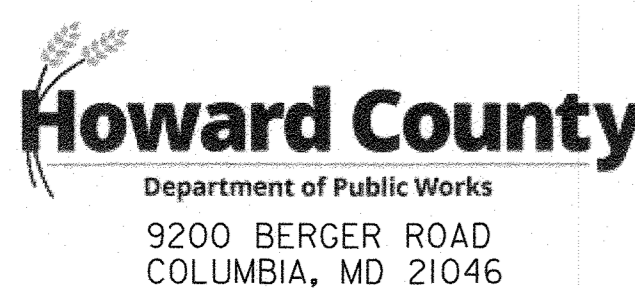
SITE ANALYSIS:

TOTAL AREA OF SITE	13.14	ACRES
AREA DISTURBED	2.22	ACRES
AREA TO BE ROOFED OR PAVED	2.14	ACRES
AREA TO BE GRAVELED	0.06	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.02	ACRES
WETLAND AREA	0.22	ACRES
WETLAND AREA WITHIN LOD	0.00	ACRES
WETLAND BUFFER	0.33	ACRES
WETLAND BUFFER WITHIN LOD	0.00	ACRES
FORESTS	0.00	ACRES
STEEP SLOPES (15% AND GREATER)	1.49	ACRES
STEEP SLOPES WITHIN LOD	0.00	ACRES
ERODIBLE SOILS	0.00	ACRES
100-YEAR FLOODPLAIN	1.17	ACRES
100-YEAR FLOODPLAIN WITHIN LOD	0.00	ACRES
STREAM BUFFER	1.16	ACRES
STREAM BUFFER WITHIN LOD	0.00	ACRES
TOTAL CUT*	3,858	CU. YDS.
TOTAL FILL*	3,045	CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATIONS:	N/A	

* CUT/FILL VOLUMES INCLUDE PAVEMENT SECTION FOR FULL DEPTH PAVEMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6-2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 6/15/23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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. 28377, EXPIRATION DATE: 12-31-2024



DES:	BY:	NO.:	DATE:
NRG			
KSM			
NRB			
DATE:	06/02/2023		

CAPITAL PROJECT NO.
C-0348-9005

MAP NO. 0037 BLOCK NO. 0015

ENVIRONMENTAL CONCEPT PLAN

MAYFIELD MAINTENANCE FACILITY
SITE IMPROVEMENTS

ELECTION DISTRICT 2 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN

SHEET

01 OF 02

