

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) 313-1890 AT LEAST (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 TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2010.
- 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. 31AB AND 31DA WERE USED FOR THIS PROJECT.
- WATER FOR THIS PROJECT IS PUBLIC (CONT #64-W). SERVICE WILL BE PROVIDED FROM EXISTING WATER CONNECTION ON PROPERTY.
- SEWER FOR THIS PROJECT IS PUBLIC (CONT #419-S). SERVICE WILL BE PROVIDED FROM EXISTING SEWER CONNECTION ON PROPERTY.
- SWM WILL BE HANDLED BY USE OF TWO PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION AREAS.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEYS, HOWARD COUNTY GIS, AND AVAILABLE RECORD DRAWINGS. APPROXIMATE 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 MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO FLOODPLAINS OR WETLANDS LOCATED ON THIS SITE.
- BUILDING TO HAVE INSIDE WATER METER SETTING.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED OCTOBER 13, 2011, AND WAS APPROVED ON 10/26/12.
- REFERENCE PLAT "PLAN OF A SUBDIVISION OF A PROPERTY OF RUSSELL H. BAUGHER", PB 7, P. 4.
- CONDITIONAL USE BA #10-031C, APPROVED JULY 14TH, 2011, FOR CHILD DAY CARE (SECTION 131.N.13) INCLUDED THESE AS CONDITIONS OF APPROVAL:
 - THE 50' SETBACK ALONG THE NORTHERN PROPERTY LINE (ADJOINING GLEN MAR UNITED METHODIST CHURCH) IS REDUCED TO 20' IN ACCORDANCE WITH SECTION 131.N.13 g(2)(c).
 - THE 50' SETBACK ALONG THE WESTERN PROPERTY LINE (ADJOINING VACANT LOT) IS REDUCED TO 20' IN ACCORDANCE WITH SECTION 131.N.13 g(2)(b). A 6' HIGH PRIVACY FENCE AND LANDSCAPING BUFFER IS PROVIDED.
 - A BUILDING PERMIT FOR CONSTRUCTION AS APPROVED UNDER BA-10-031C MUST BE OBTAINED WITHIN TWO YEARS FROM THE DECISION AND ORDER (ON OR BEFORE 1-18-13) AND SUBSTANTIAL CONSTRUCTION COMPLETED WITHIN THREE YEARS FROM THE DECISION AND ORDER (ON OR BEFORE 1-18-14) OR THE CONDITIONAL USE WILL BECOME VOID.
- ULTIMATE CAPACITY: 55 CHILDREN
- OUTDOOR PLAY AREA: (75 SF / 2 CHILDREN) (55 CHILDREN) = 2,063 SF REQUIRED, 2,065 SF PROVIDED
- AREA WITHIN STRUCTURE SETBACKS: 9,291 SF
20% GREEN SPACE REQUIRED: 1,858 SF
GREEN SPACE WITHIN STRUCTURE SETBACKS: 3,478 SF
GREEN SPACE PROVIDED: 37.4%
- LOT SIZE REQUIRED: (55 CHILDREN) (500 SF / CHILD) = 27,500 SF
LOT SIZE PROVIDED: 27,985 SF
- ALL LIGHTING TO CONFORM TO SECTION 134 OF THE REGULATIONS. LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL PROPERTY. NO PARKING LOT LIGHTING IS PROPOSED.
- PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.12.4 OF THE LANDSCAPE MANUAL AND FENCING ALONG THE WESTERN PROPERTY LINE IN ACCORDANCE WITH THE DECISION RENDERED IN BA CASE NO. 10-031C. SURETY IN THE AMOUNT OF \$9,110.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN SDP-12-031.
- LANDSCAPING NOT PERMITTED WITHIN 7'-1 1/2" OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. MFR-1 1.3.1.4
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.12.000 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOT HAS A TOTAL AREA OF 27,985 SQUARE FEET WHICH IS BELOW THE 40,000 REQUIREMENT THRESHOLD.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THE PROPOSED BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- 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).
- ALL CURB AND GUTTER TO BE STANDARD 7" COMBINATION CURB AND GUTTER, HOWARD COUNTY DETAIL R-3.01.
- ALL PAVING TO BE P-1 PAVING.
- HANDICAP RAMP TO BE HOWARD COUNTY STANDARD R-4.06.
- CONNECTION FROM MD 103 TO BAUGHER FARM ROAD WILL BE TERMINATED IN THE NEAR FUTURE. THIS LOT WILL ONLY BE ACCESSIBLE BY BAUGHER FARM ROAD AFTER THE TERMINATION OCCURS.
- A 10' MD RITE 103 R/W WIDENING WILL BE DONATED BY THE PROPERTY OWNER UPON REQUEST FROM THE MARYLAND SHA.
- THE DEVELOPER'S AGREEMENT CONVEYS A 20'x30' PUBLIC ACCESS EASEMENT TO HOWARD COUNTY, MD LOCATED ON THIS PROPERTY. RECORDED AMONG HOWARD COUNTY LAND RECORDS AS LIBER 17897 FOLIO 001, OCTOBER 10, 2012.

SITE DEVELOPMENT PLAN

GLOBAL CHILDREN MONTESSORI SCHOOL

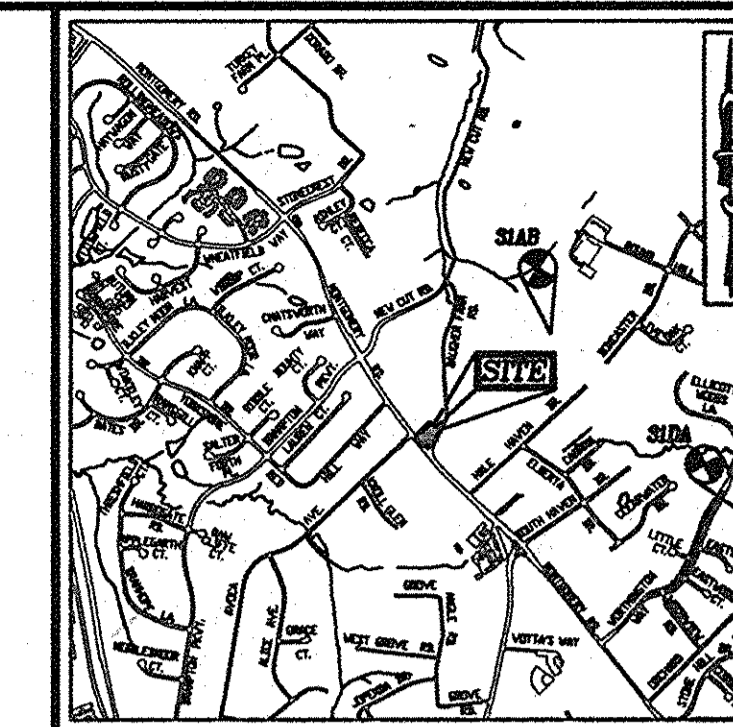
4790 BAUGHER FARM ROAD

PLAN OF SUBDIVISION OF A PROPERTY OF RUSSELL H. BAUGHER, LOT 1

L. 12531 / F. 295
0.6424 ACRES

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING TREELINE
	EXISTING FENCE
	EXISTING 10' PUBLIC SURFACE DRAINAGE AND UTILITY EASEMENT (PLAT #'S 17616-17620)
	PROPOSED SIDEWALK
	PROPOSED TREELINE
	PROPOSED CURB
	PROPOSED STREET LIGHT

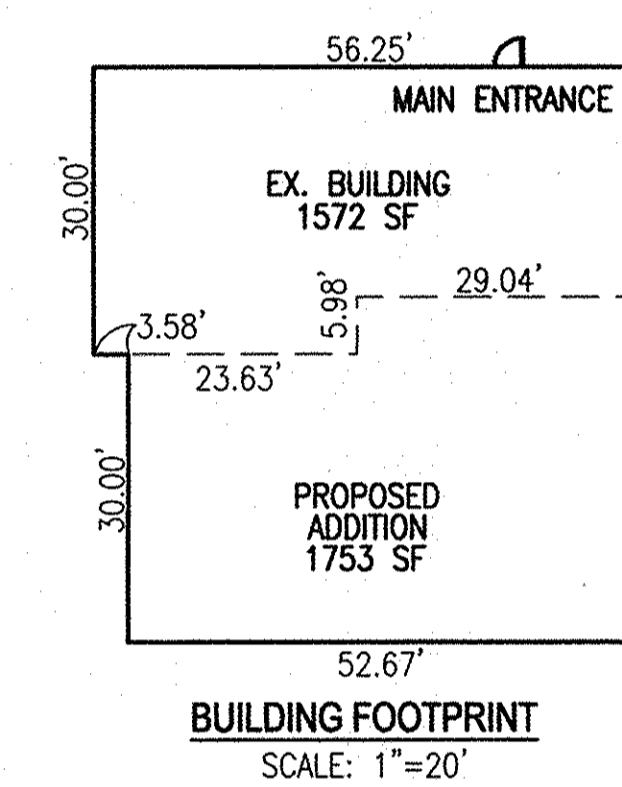
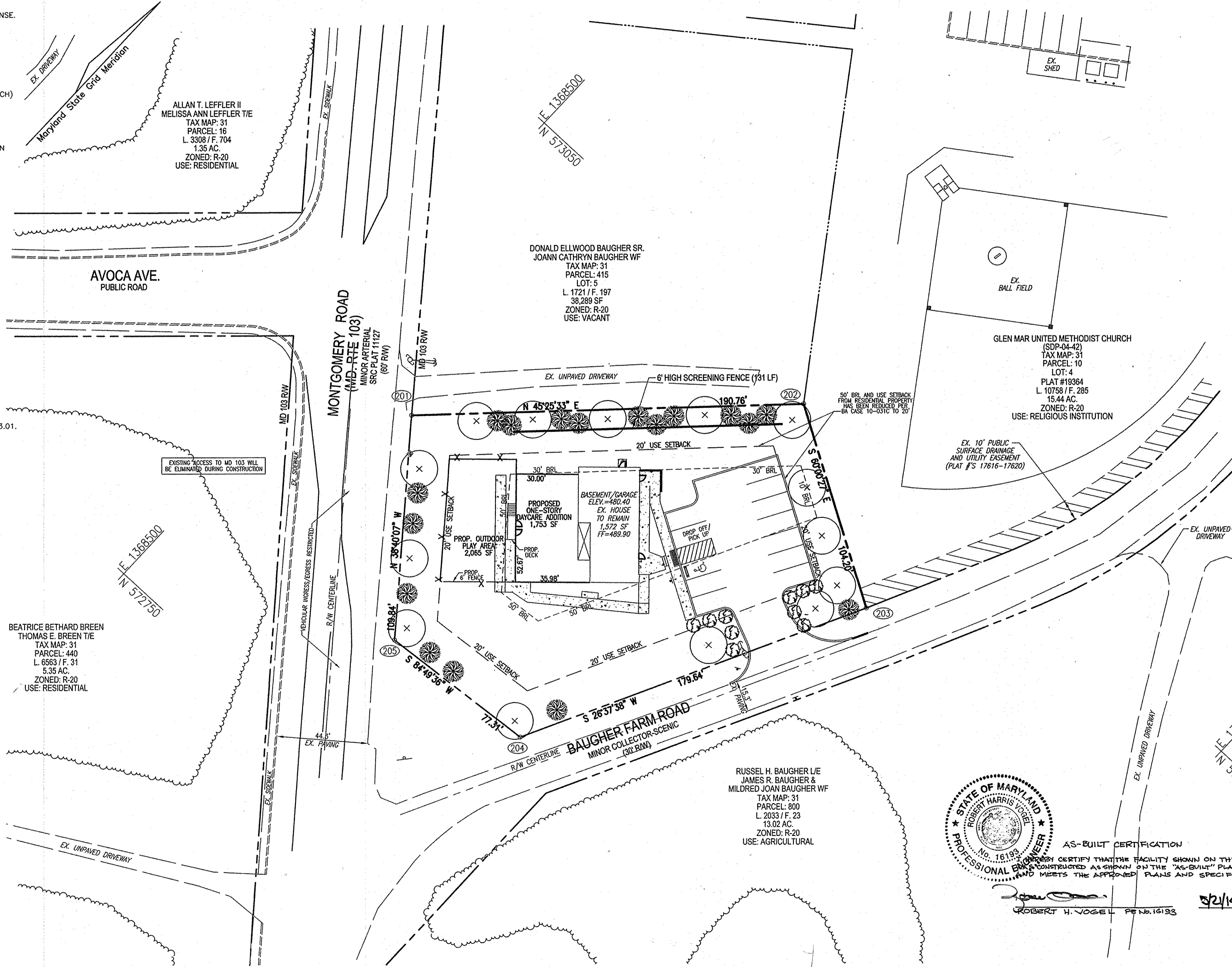


VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: PG. 4936 B2

BENCHMARKS

HOWARD COUNTY BENCHMARK - 31AB (CONC. MONUMENT)
N 573994.47 E 1369949.46 ELEV. 499.93
LOCATION: IN AN ELECTRICAL TRANSMISSION TOWER EASEMENT 86' FROM TRANS. TOWER 281A AND 114.2' FROM TRANS. TOWER 281I, APPROXIMATELY 0.2 MILES EAST OF #4641 NEW CUT ROAD

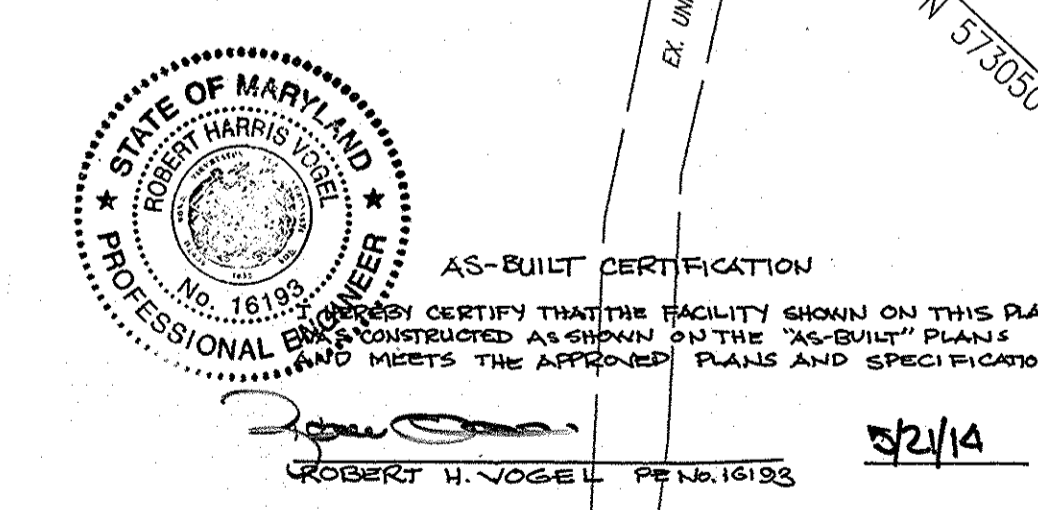
HOWARD COUNTY BENCHMARK - 31DA (CONC. MONUMENT)
N 571982.65 E 1372145.07 ELEV. 481.64
LOCATION: EAST SIDE OF ROLLING TOP ROAD, APPROXIMATELY 0.1 MILES NORTH OF ORCHARD ROAD.



PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL
"RUSSELL H. BAUGHER"		LOTS 1 / PARCEL 415
LIBER/FOLIO PLAT REF.	BLOCK NO/ZONE	TAX MAP/ELECT. DIST. CENSUS TR.
12531/295 NA	07 R-20	31 2ND 602800

PETITIONER/OWNER
VISHNAMPET AND PADMA VENKATRAMAN
4512 HIDDEN HOLLOW DR.
ELLCOTT CITY, MD 21043
PHONE: (410) 480-2850

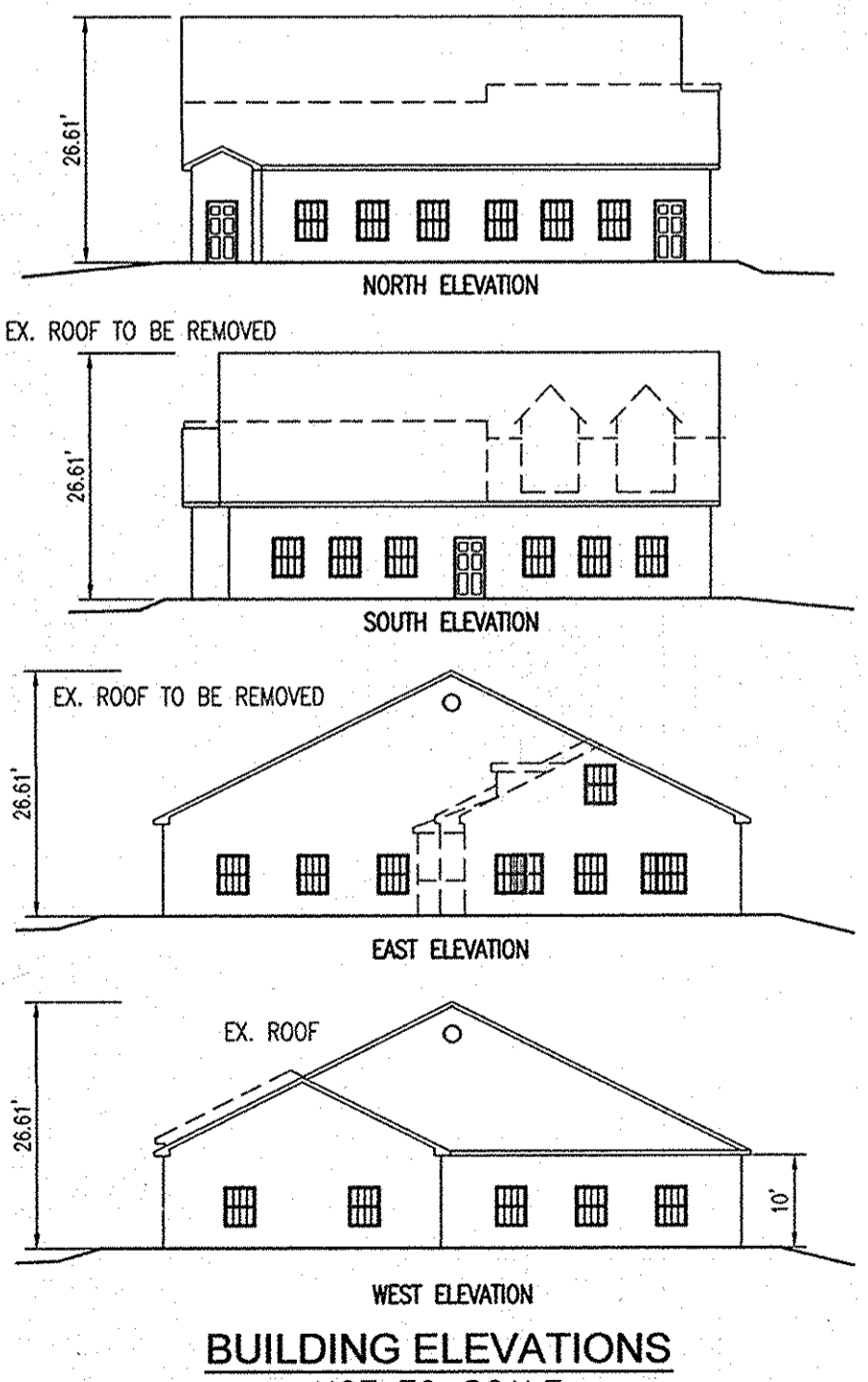


ADDRESS CHART

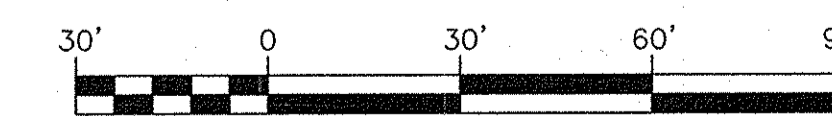
PREVIOUS ADDRESS:	PROPOSED ADDRESS:
4821 MONTGOMERY ROAD	4790 BAUGHER FARM ROAD

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
SITE LAYOUT AND PROFILES	2 OF 5
SOILS, GRADING, SEDIMENT, AND EROSION CONTROL PLAN	3 OF 5
SITE, SEDIMENT, AND EROSION CONTROL NOTES AND DETAILS	4 OF 5
LANDSCAPE PLAN, NOTES AND DETAILS	5 OF 5



COVER SHEET
SCALE: 1"=30'



PARKING TABULATION

DAY CARE	SPACES	1,000 SF	SPACES REQUIRED	SPACES PROVIDED
3 SPACES	1,000 SF	= 11 SPACES REQUIRED	12 SPACES PROVIDED	

COORDINATE TABLE

NO.	NORTH	EAST
201	572901.7398	1368549.9469
202	573035.6214	1368685.8332
203	572983.5334	1368776.0800
204	572822.9480	1368695.5698
205	572815.9773	1368618.5783

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	27,985 S.F. OR 0.6424 AC.
B. AREA OF PLAN SUBMISSION:	SAME AS ABOVE
C. LIMIT OF DISTURBED AREA:	26,627 S.F. OR 0.6113 AC.
D. PRESENT ZONING DESIGNATION:	R-20
E. PROPOSED USES FOR SITE AND STRUCTURES:	CHILD DAY CARE
F. DPZ FILE REFERENCES:	BA-10-031C, ECP-12-013
G. DEED REFERENCE:	L.12531 / F. 295

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 10/26/12
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 11/21/12
 DIRECTOR: *[Signature]* 1/21/12

SITE DEVELOPMENT PLAN
COVER SHEET

GLOBAL CHILDREN MONTESSORI SCHOOL
4790 BAUGHER FARM ROAD
PLAN OF A SUBDIVISION OF A PROPERTY OF RUSSELL H. BAUGHER, LOT 1
L. 12531 / F. 295
0.6424 ACRES

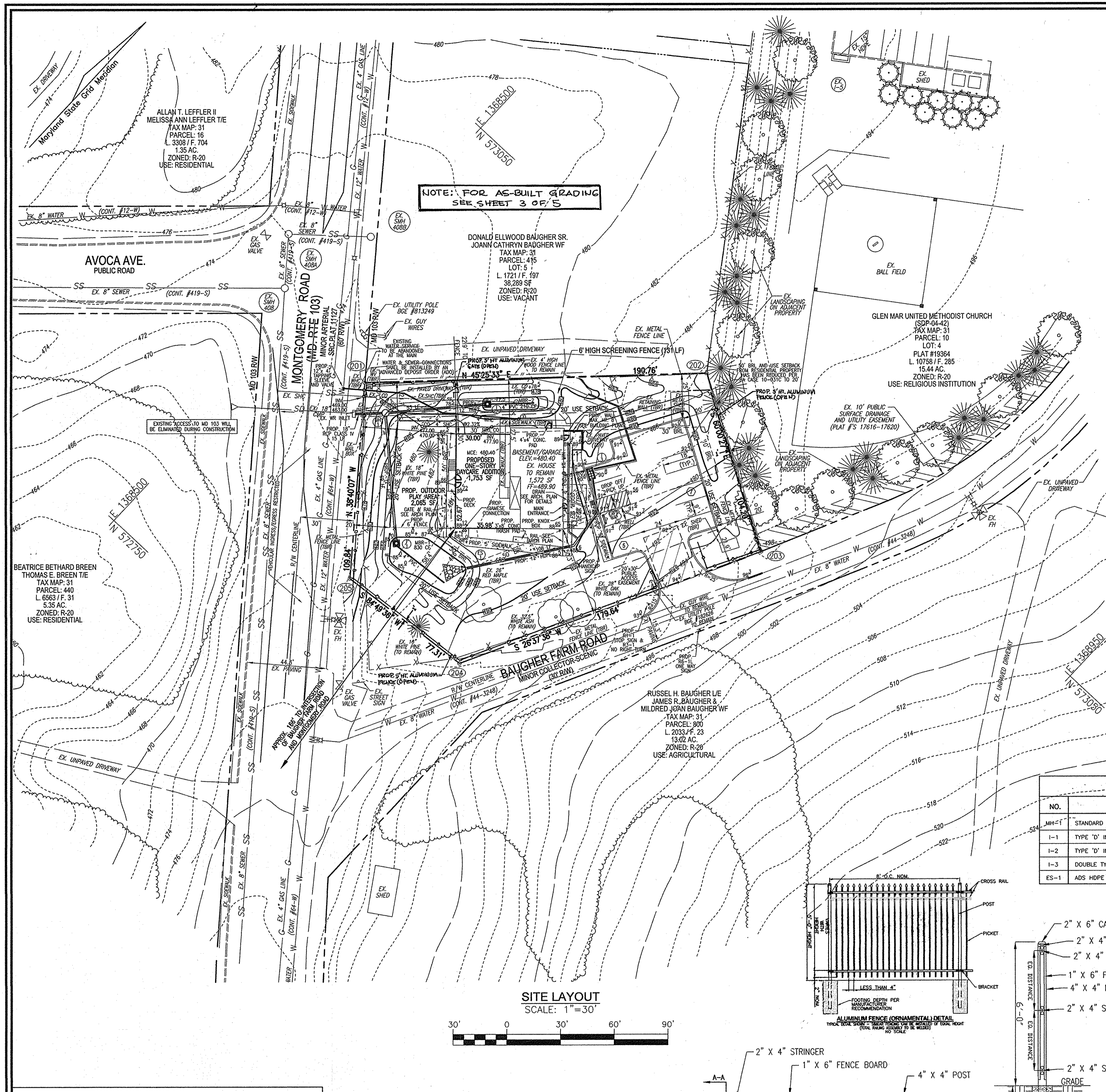
2ND ELECTION DISTRICT: DPZ REF'S: BA #10-031C, ECP-12-013
 ZONING: R-20
 PARCEL: 415 LOT: 1
 HOWARD COUNTY, MARYLAND

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: JMR
 CHECKED BY: RHV
 DATE: OCTOBER 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-17

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. 31373 EXPIRATION DATE: 01-21-2013

1 OF 5

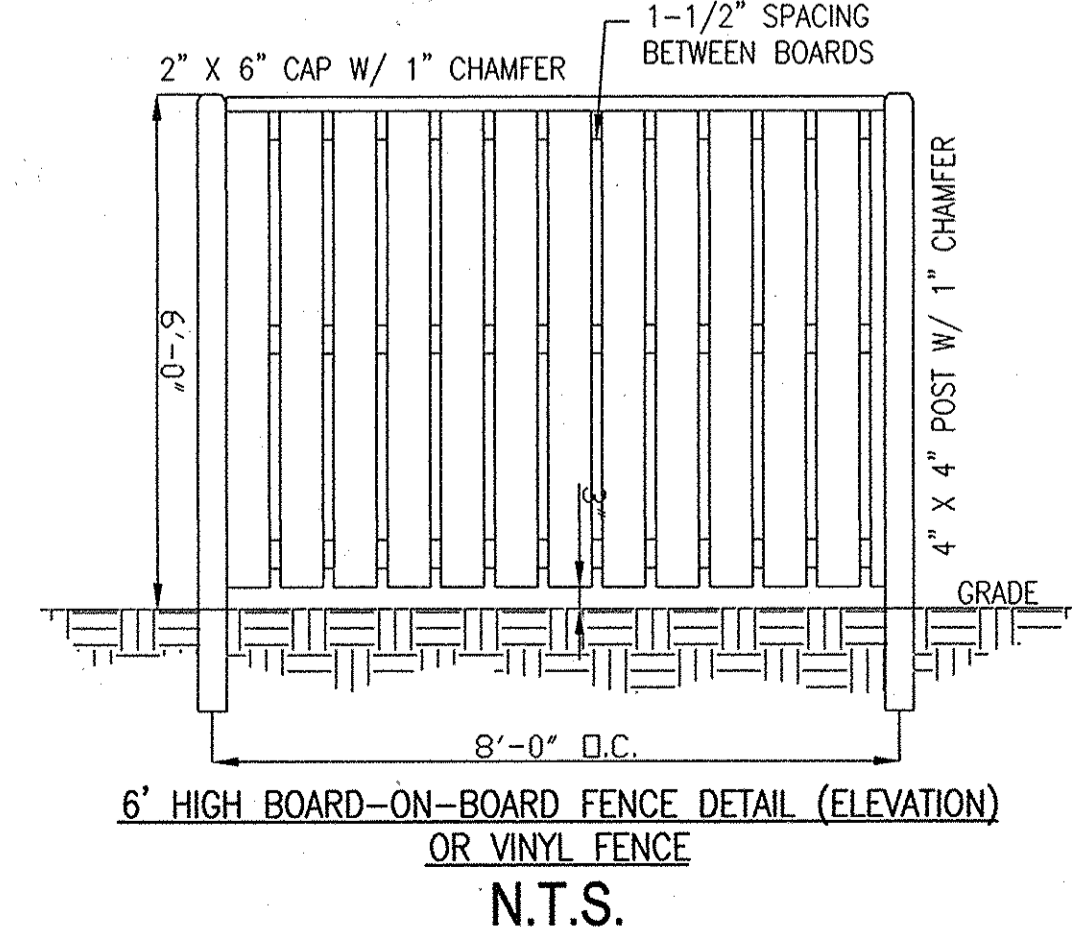
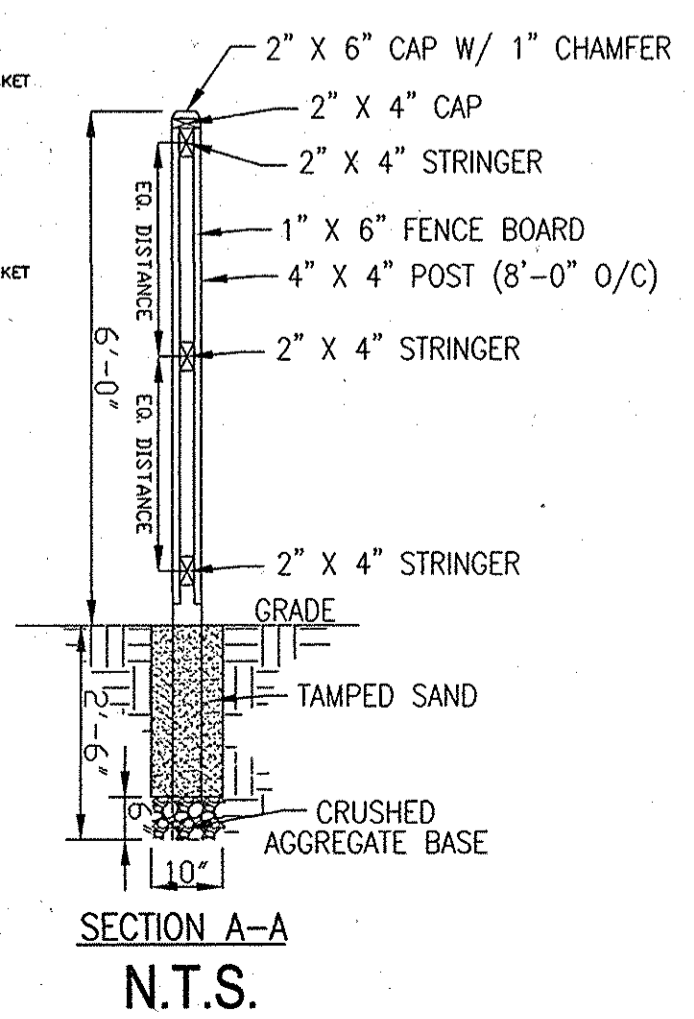
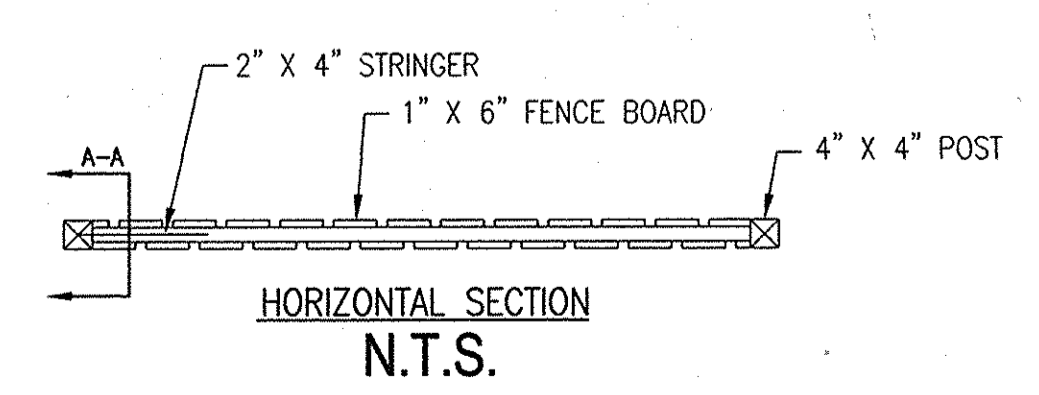
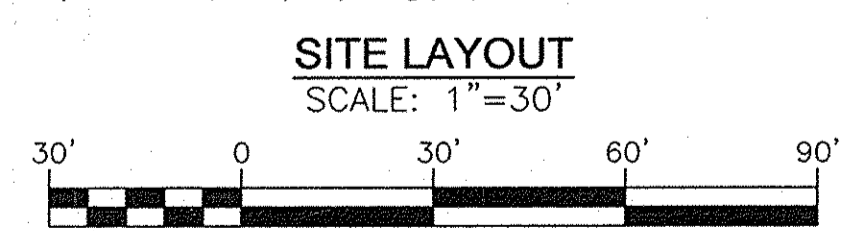


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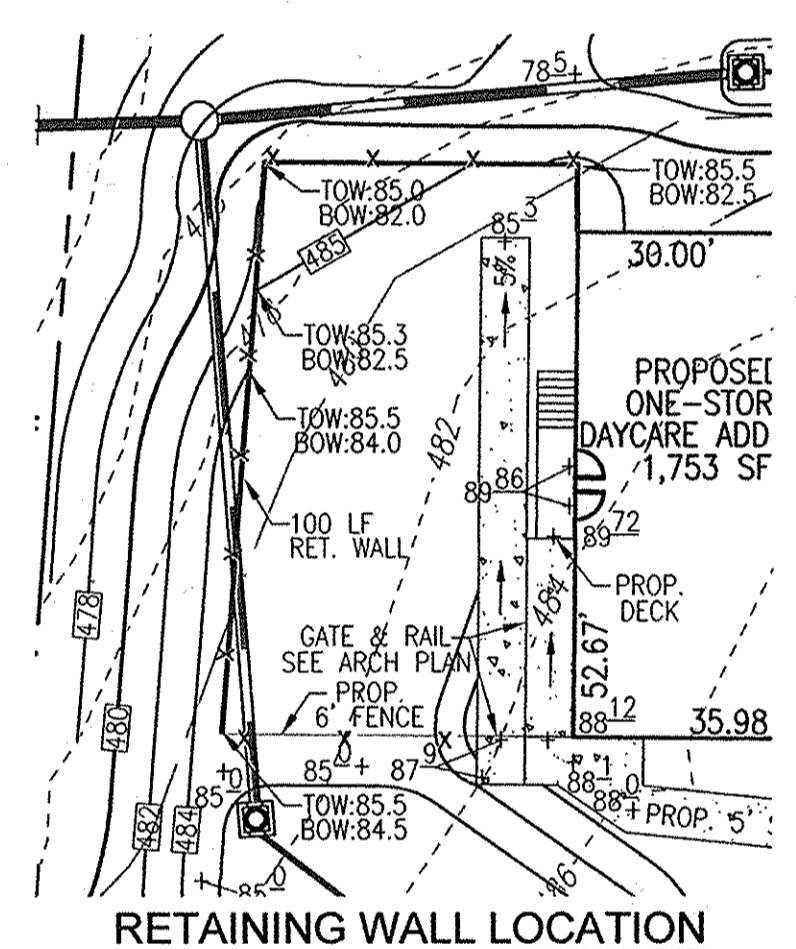
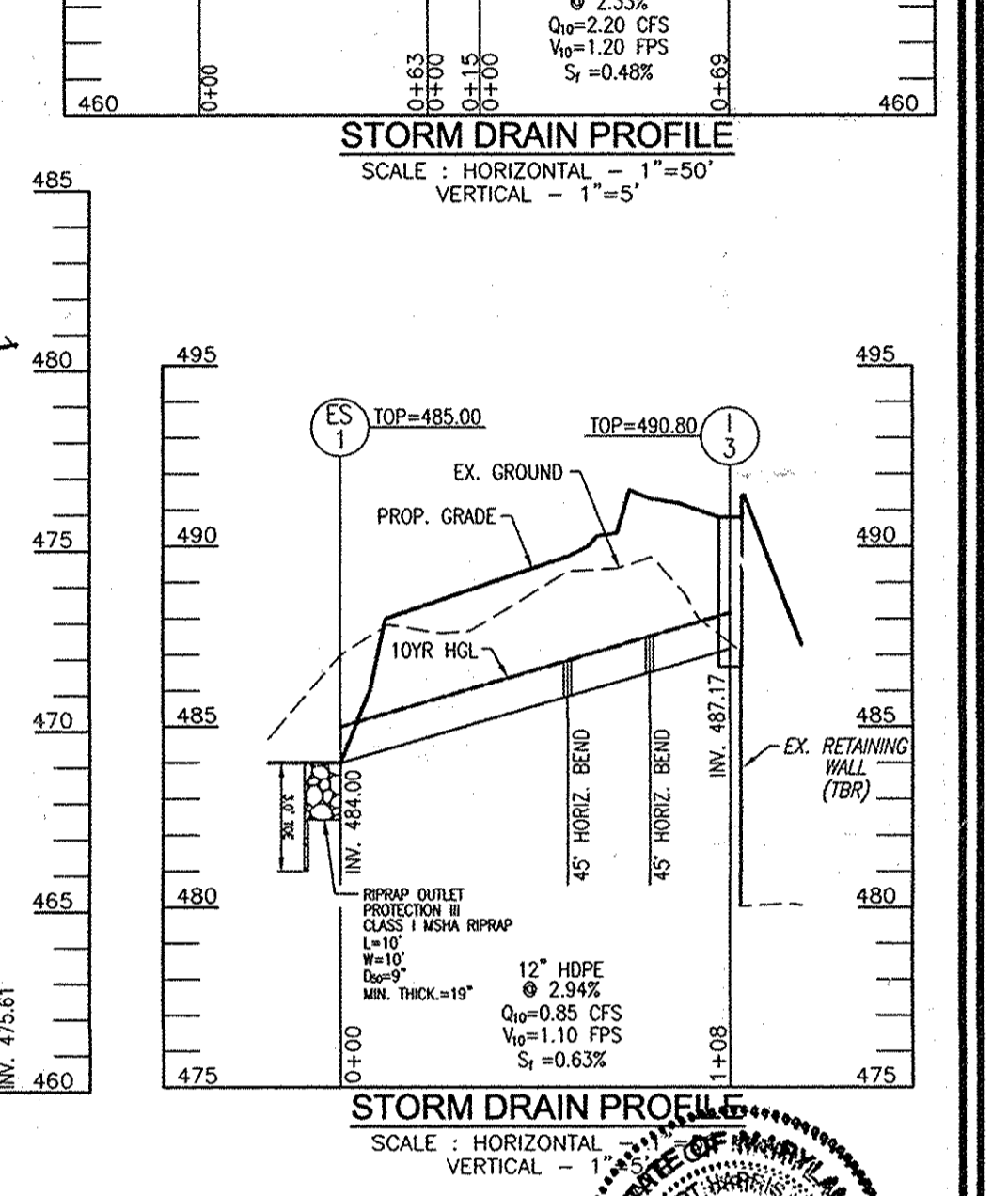
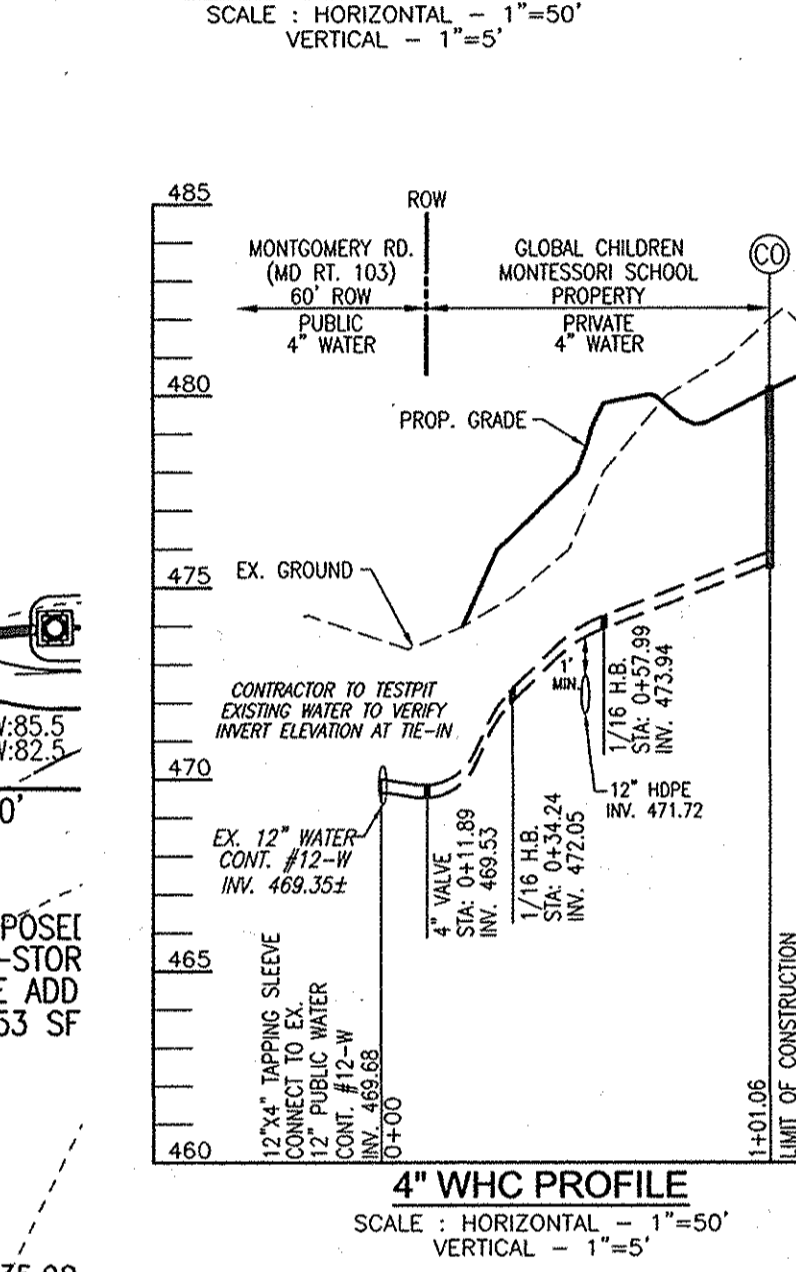
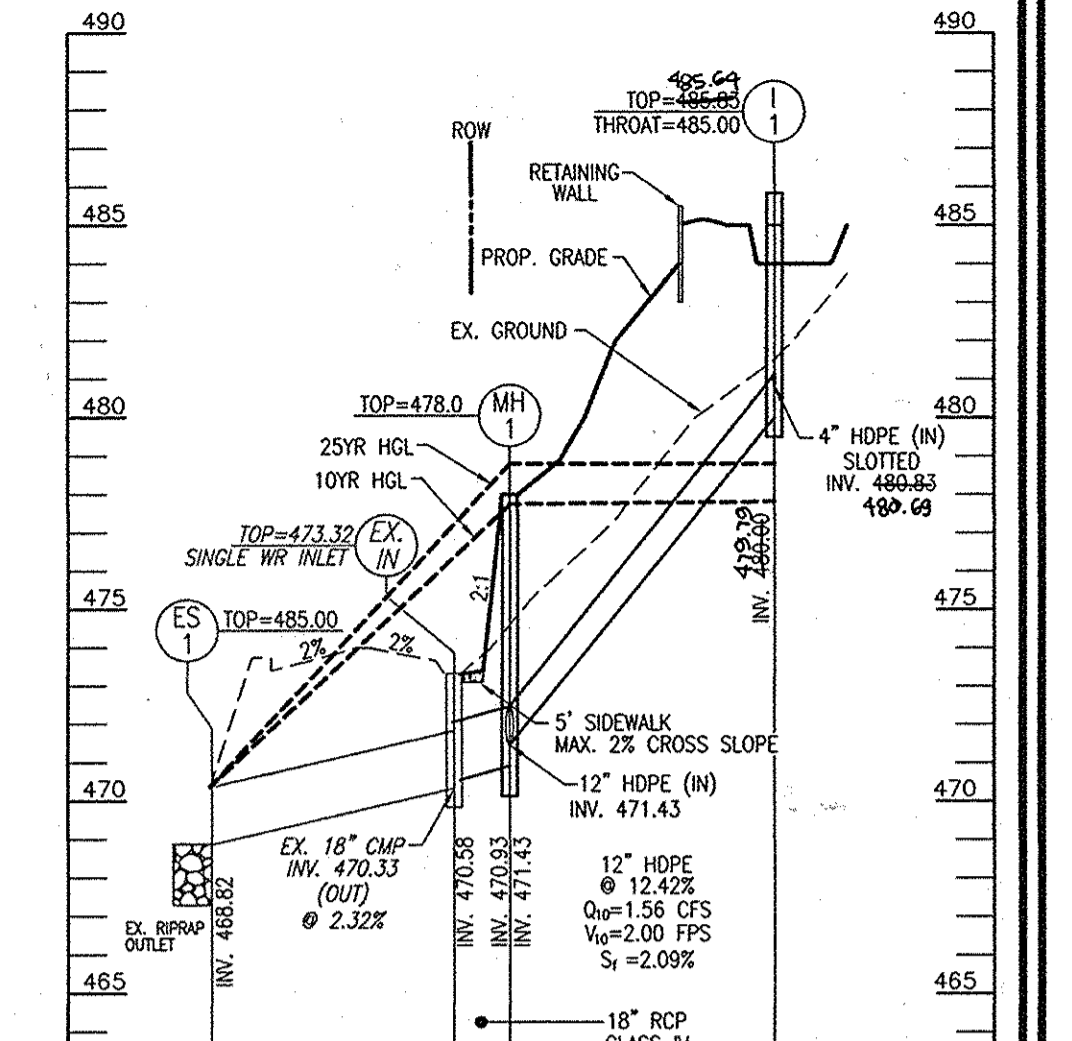
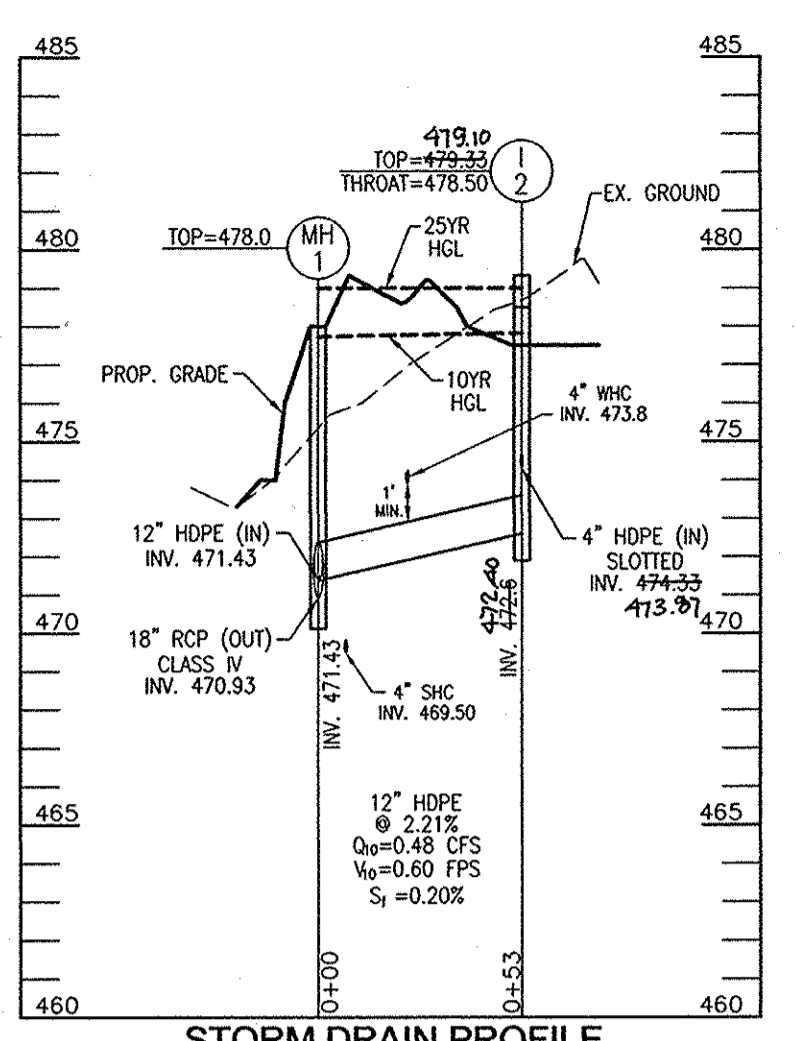
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 11/21/12

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 11/21/12

 DIRECTOR
 DATE: 11/21/12



- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING 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
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EXISTING 10' PUBLIC SURFACE DRAINAGE AND UTILITY EASEMENT (PLAT #'S 17616-17620)
 - PROPOSED STORMDRAIN
 - PROPOSED STORMDRAIN INLET
 - PROPOSED SIDEWALK
 - PROPOSED TREELINE
 - PROPOSED CURB
 - PROPOSED STREET LIGHT
 - EXISTING TREES (OFF SITE)
 - EXISTING TREES (ON SITE)



PIPE SCHEDULE

PIPE SIZE	TYPE	TOTAL LENGTH
12"	HOPE	248 LF
18"	RCP	15 LF

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	THROAT	INV. IN.	INV. OUT.	REMARKS
JH-1	STANDARD 4" PRECAST MANHOLE	N 572890.56 E 1368563.98	478.00	-	470.88	470.63	G-5.12
I-1	TYPE 'D' INLET	N 572848.21 E 1368624.13	485.00	485.00	478.29	478.29	D-4.10
I-2	TYPE 'D' INLET	N 572939.70 E 1368608.16	478.50	478.50	471.91	471.91	D-4.10
I-3	DOUBLE TYPE 'S' INLET	N 572950.55 E 1368676.80	490.80	-	487.17	-	D-4.10
ES-1	ADS HOPE END SECTION	N 572864.93 E 1368657.94	485.00	-	484.00	-	12" PIPE DIAMETER

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 PE NO. 16193
 DATE: 5/21/14
 PROFESSIONAL ENGINEER

PETITIONER/OWNER

VISHNAMFET AND PADMA VENKATRAMAN
 4512 HIDDEN HOLLOW DR.
 ELLICOTT CITY, MD 21043
 PHONE: (410) 480-2850

NO.	REVISION	DATE
1	REVISE TO ADD 6' HIGH ALUMINUM FENCE ALONG THE PROPERTY BOUNDARY	10/08/13

SITE DEVELOPMENT PLAN

SITE LAYOUT AND PROFILES

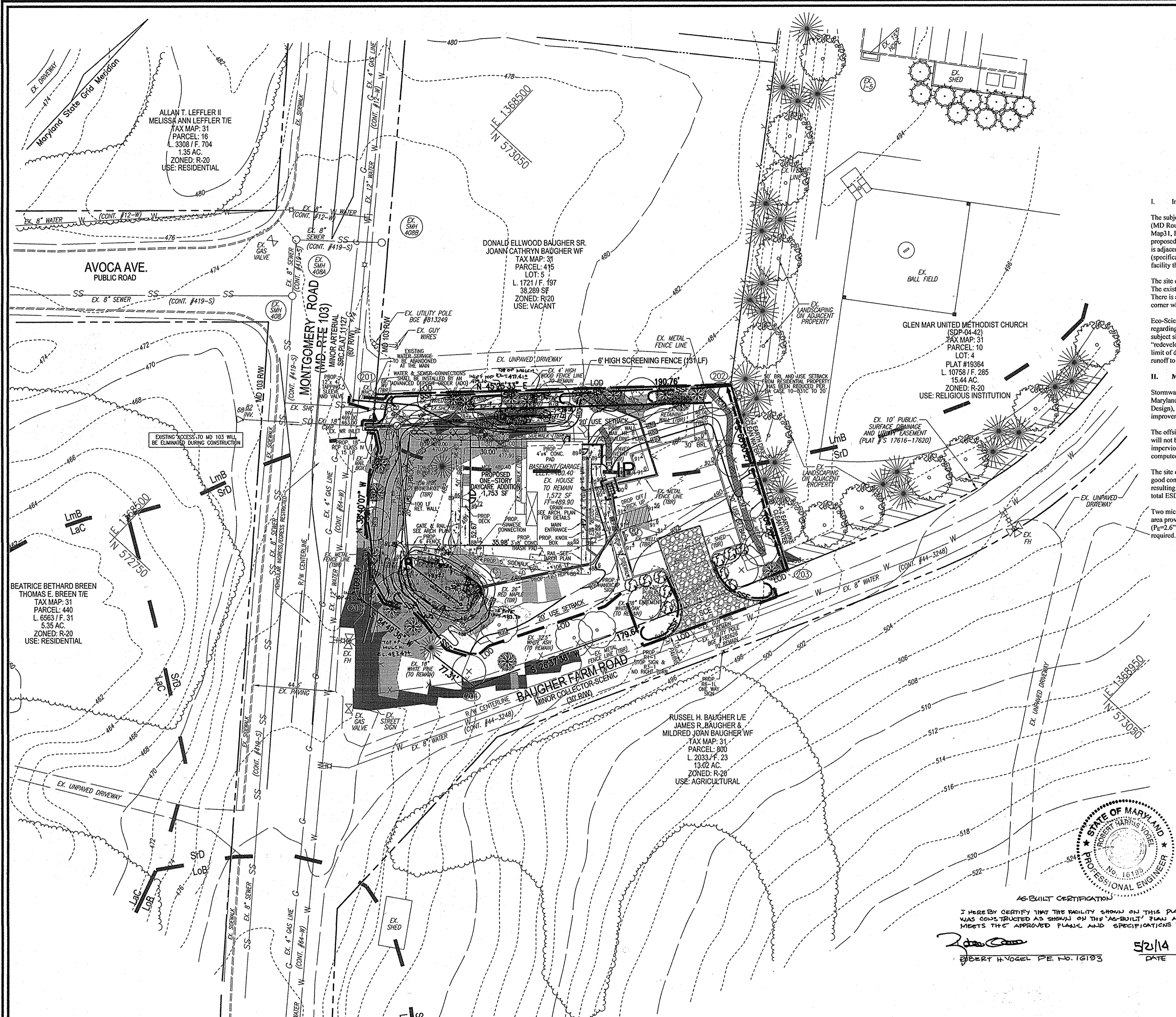
GLOBAL CHILDREN MONTESSORI SCHOOL
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 0.6424 ACRES
 ZONING: R-20
 TAX MAP: 31 GRID: 07
 DPZ REF: SA #10-031C, ECP-12-013
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 EXPIRATION DATE: 01-21-2013

2 SHEET OF 5



PROJECT:		MONTGOMERY ROAD DAY CARE	
TOTAL AREA (LOD):	0.61 AC	PERCENT IMPERVIOUS:	31 PERCENT
TARGET P _e :	1.60 IN	SITE R _v :	0.33
IMPERVIOUS:	31 PERCENT	SITE ESDV:	1166 CF

DRAINAGE AREA	IMPERVIOUS AREA	GRASS AREA	TOTAL AREA	PERCENT IMPERVIOUS	R _v	ESD _v	ESD _v MAX	ESD _v SITE	PERCENT OF TARGET	TARGET ESD _v
1	6310	6633	12943	0.49	0.49	527	1371	0.76	880	
2	2020	2174	4194	0.48	0.48	169	439	0.24	285	
TOTAL AREA				17137 SF					100%	1166 CF
				0.39 AC						

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURBS AND GUTTERS
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING TREE LINE
	EXISTING TREES (OFF SITE)
	EXISTING TREES (ON SITE)
	EXISTING FENCE
	EXISTING 10' PUBLIC SURFACE DRAINAGE AND UTILITY EASEMENT (PLAT #S 17616-17620)
	PROPOSED STORMDRAIN
	PROPOSED STORMDRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED TREE LINE
	PROPOSED CURBS
	PROPOSED STREET LIGHT
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED EROSION CONTROL MATTING
	PROPOSED EARTH DIKE
	MODERATE SLOPES (1% - 24.95%)
	STEEP SLOPE (>25%)

MONTGOMERY ROAD DAY CARE ENVIRONMENTAL CONCEPT PLAN

I. Introduction

The subject site is located at the northwest corner of Baugher Farm Road and Montgomery Road (MD Route 103) in Elliott City, Maryland. The site is zoned R-20 and is identified as Tax Map 31, Parcel 415, the address is 4821 Montgomery Road. The site area is 0.64 acres and the proposed limit of disturbance is 0.61 acres. The site fronts on a County road and a State road. It is adjacent to a vacant property zoned R-20 and the Glen Mar United Methodist Church Property (specifically the recreational field). The subject property was recently approved as a Child Care facility through the Conditional Use process.

The site contains an existing residence, retaining wall, parking area, driveway and two sheds. The existing residence will remain and be expanded but the other features will be removed. There is an existing State Highway Administration inlet located close to the northwest property corner which currently accommodates the drainage from the site.

Eco-Science Professionals, Inc. (John Canoles, Environmentalist) performed a field investigation regarding woods, resources, wetlands, streams or other visible environmental features. The subject site is less than 15% impervious and therefore does not qualify under the "redevelopment" criteria. Therefore the Environmental Site Design is based on the proposed limit of disturbance is considered new development. The ESDv is based on the reduction of runoff to mimic "woods in good condition".

II. METHODOLOGY

Stormwater management for the project has been provided in accordance with the 2000 Maryland Stormwater Design Manual, 2007 Stormwater Management Act (Environmental Site Design), MDE Design Computations and Howard County requirements. The proposed improvements consist of the existing house, building expansion, parking lot, and sidewalks.

The offsite drainage flowing to the site will be diverted around the proposed development and will not be managed or treated. There are two predominant drainage areas which incorporate the impervious areas. There are limited grass areas which are not directed to a facility. The ESDv is computed for the entire project limit of disturbance.

The site consists of Hydrologic Soil Group type 'B' soils. The weighted P_e to mimic "woods in good condition" is 1.8 based on an overall development impervious percentage of 31. The resulting recharge factor (R_v) is 0.33. Applying an overall limit of disturbance of 0.61 acres, the total ESDv required for this project is 1,315 cf (75% at 986 cf). The Rev required is 190 cf.

Two micro-bioretentation facilities are utilized to fulfill the ESDv requirement. Each drainage area provides ESDv which exceeds the minimum (P_e = 1.0") and does not exceed the maximum (P_e = 2.6"). The total ESDv provided by the two micro-bioretentation facilities meets the minimum required. Additionally, Rev is provided in the soil under the storage (per County policy).

III. CONCLUSION

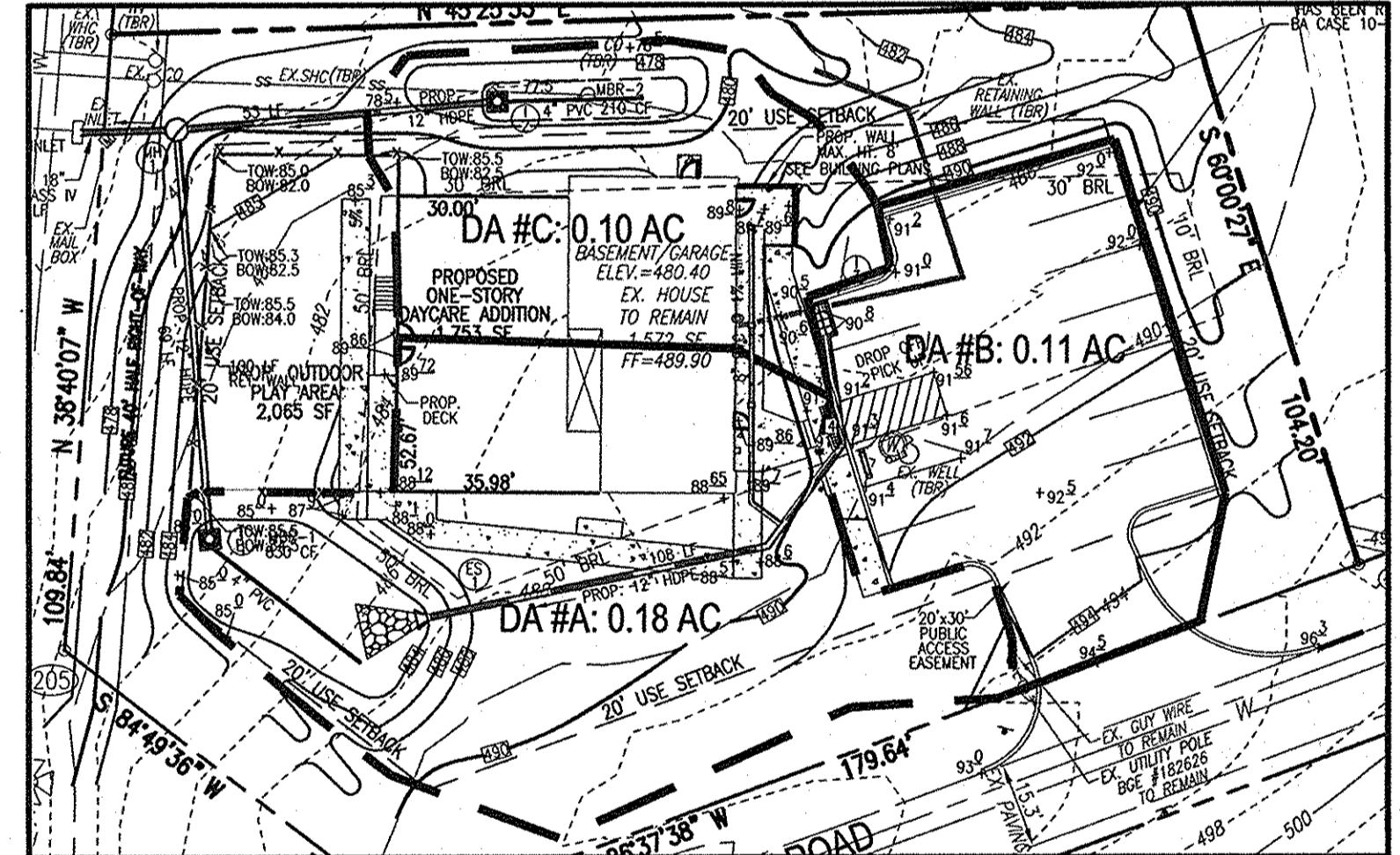
The ESDv requirement of 1,315 cf (75% at 986 cf) for the proposed project is provided utilizing micro-bioretentation (1,073 cf). The required Rev of 190 cf will be provided by stone storage under each micro-bioretentation facility. Considering the size and configuration of the development we anticipate sediment control will be accommodated by perimeter silt fence.

The Environmental Site Design for this project successfully incorporates the methodology present in the MDE Stormwater Design Manual, Chapter 5. This report and the associated Concept Plan successfully address the following:

- Map of all site resources
- Natural resource protection and enhancement
- Field verification of the natural resource map
- Maintenance of natural flow patterns
- Proposed limits of clearing and grading
- Location of existing and proposed utilities
- Reduction of impervious areas through better site design, alternative surfaces, and non-structural practices
- Preliminary estimates of stormwater requirements
- Preliminary location of ESD practices
- Stable conveyance of stormwater at potential outfall locations
- Implementation of ESD planning techniques and practices to the MEP

DRAINAGE AREA MAP

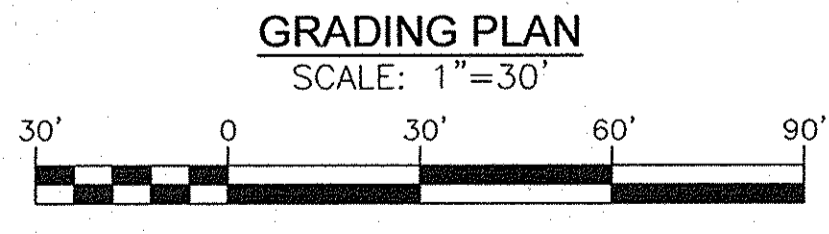
SCALE: 1" = 30'



PETITIONER/OWNER
 VISHNUPATI AND PADMA VENKATRAMAN
 4512 HIDDEN HOLLOW DR
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SOILS LEGEND

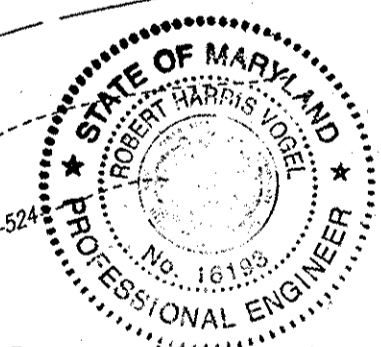
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
L _o C	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	B
L _m B	LEGORE-MONTALO SILT LOAMS, 3 TO 8 PERCENT SLOPES	B
L _o B	LEGORE-MONTALO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B
S _r D	SASSAFRAS AND CROOM SOILS, 10 TO 15 PERCENT SLOPES	B



SWM CHART

LOT #	ESDV REQUIRED	MICRO-BIORETENTION VOLUME PROVIDED	TOTAL PROVIDED
1	877 CF*	MBR-1 = 830 CF MBR-2 = 210 CF	1,040 CF

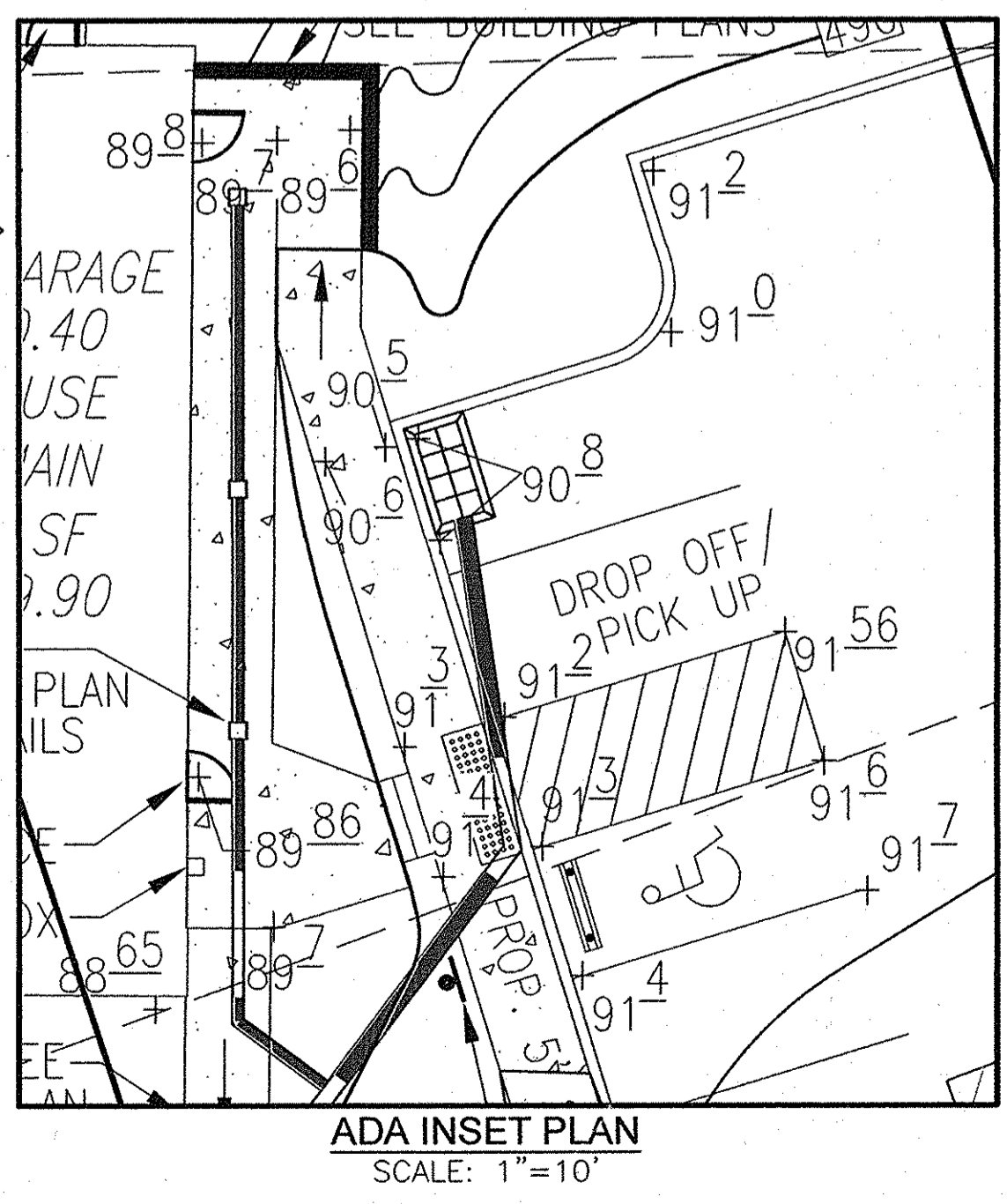
* 1169 x 75% = 877 CF



AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLAN AND MEETS THE APPROVED PLANS AND SPECIFICATIONS

Robert H. Vogel
 ROBERT H. VOGEL P.E. No. 16193
 5/2/14
 DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/26/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/21/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 11/1/12
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] DATE
 HOWARD COUNTY HEALTH OFFICER DATE

[Signature] 10/14/12
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 JOHN B. BOBSTER
 HOWARD S.C.D. DATE

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."

[Signature] DATE
 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 9-25-12
 SIGNATURE OF ENGINEER DATE

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

SOILS MAP, GRADING, SEDIMENT, AND EROSION CONTROL PLAN

GLOBAL CHILDREN MONTESSORI SCHOOL

4790 BAUGHER FARM ROAD
 PLAN OF A SUBDIVISION OF A PROPERTY OF RUSSELL H. BAUGHER, LOT 1
 LIBER 12531 / FOLIO 295
 0.6424 ACRES
 ZONING: R-20
 TAX MAP: 31 GRID: 07 PARCEL: 415 LOT: 1
 DPZ REF'S: BA #10-031C, ECP-12-013 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL

ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET TEL: 410-461-7666
 ELLICOTT CITY, MD 21043 FAX: 410-461-7661

DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: OCTOBER 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-17

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. 31373
 EXPIRATION DATE: 01-21-2013

3 SHEET OF 5

- NOTES:**
- PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL AND FENCING ALONG THE WESTERN PROPERTY LINE IN ACCORDANCE WITH THE DECISION RENDERED IN BA CASE NO. 10-031C. SURETY IN THE AMOUNT OF \$9,110.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN SDP-12-031.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERM, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELATIONS OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 APPLICABLE PLANS AND CERTIFICATES.
 - THE REMOVAL OF TREES 30" OR GREATER DBH IS PROHIBITED WITH OUT COUNTY APPROVAL.
 - NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER, OR STORMDRAIN.
 - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOT HAS A TOTAL AREA OF 27,885 SQUARE FEET WHICH IS BELOW THE 40,000 REQUIREMENT THRESHOLD.
 - ALL PLANT MATERIALS SHALL BE FULL AND HEAVY BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF GROUNDWATER SHALES.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING; IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SCHEDULE A: PERIMETER LANDSCAPE EDGE

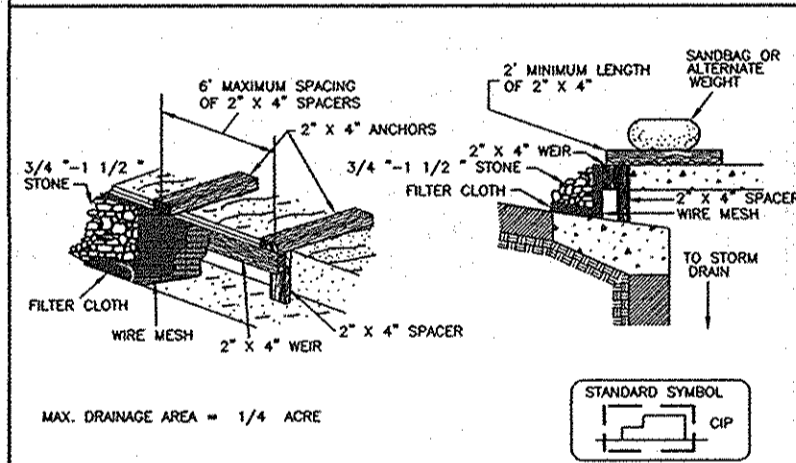
CATEGORY	ADJACENT TO PERIMETER PROPERTIES/ROADWAYS						TOTAL
	1	2	3	4	5	6	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	B	E	E	A	C	C	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	286'	19'	19'	19'	104'	191'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES*	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	
FENCE PER BA CASE NO. 10-031C	NO	NO	NO	NO	NO	YES**	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	286'	19'	19'	19'	104'	191'	
SHADE TREES	1:50	1:40	1:140	1:150	1:60	1:20	16
EVERGREEN TREES	1:40	7	-	1:40	1	1:20	18
SHRUBS	-	1:4	1:4	5	-	-	10
NUMBER OF PLANTS PROVIDED							
SHADE TREES	4*	1	1	1	2	5	14
EVERGREEN TREES	6*	-	-	-	-	10	17
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	5	5	-	-	-	10
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

* CREDIT IS BEING TAKEN FOR AN EXISTING 28' WHITE OAK, 32.5' WHITE ASH, AND A 16' WHITE PINE
** FENCING SURETY: \$10 x 131 LF = \$1,310

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
+	AR	14 ACER RUBRUM 'SOMERSET' SOMERSET RED MAPLE (SEEDLESS)	2 1/2"-3" CAL.	B & B
PS	17	PINUS STROBUS EASTERN WHITE PINE	6"-8" HT.	B & B
TD	10	TAXUS MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2 1/2"-3" HT.	B & B

DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



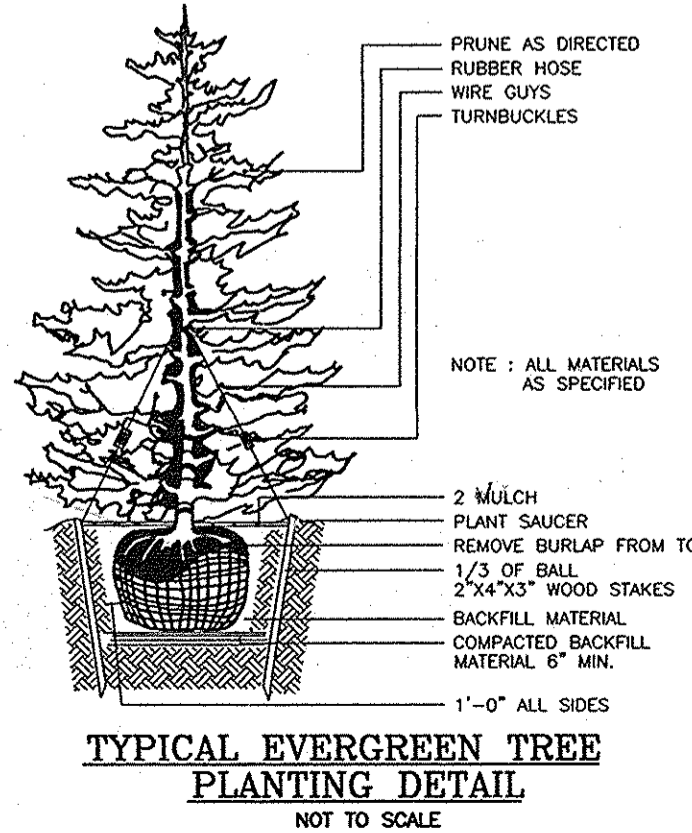
- CONSTRUCTION SPECIFICATIONS**
- ATTACH A CONTINUOUS PIECE OF WIRE MESH (20\"/>

BUILDER'S CERTIFICATE

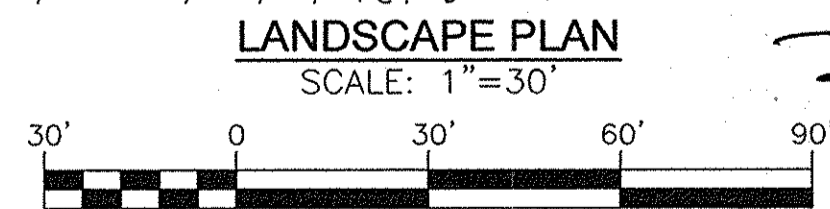
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature of Developer: *Radma Venkatraman* DATE: *11/21/12*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *Robert H. Vogel* DATE: *11/21/12*
 Chief, Division of Land Development: *Mark R. Vogel* DATE: *11/21/12*
 Director



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



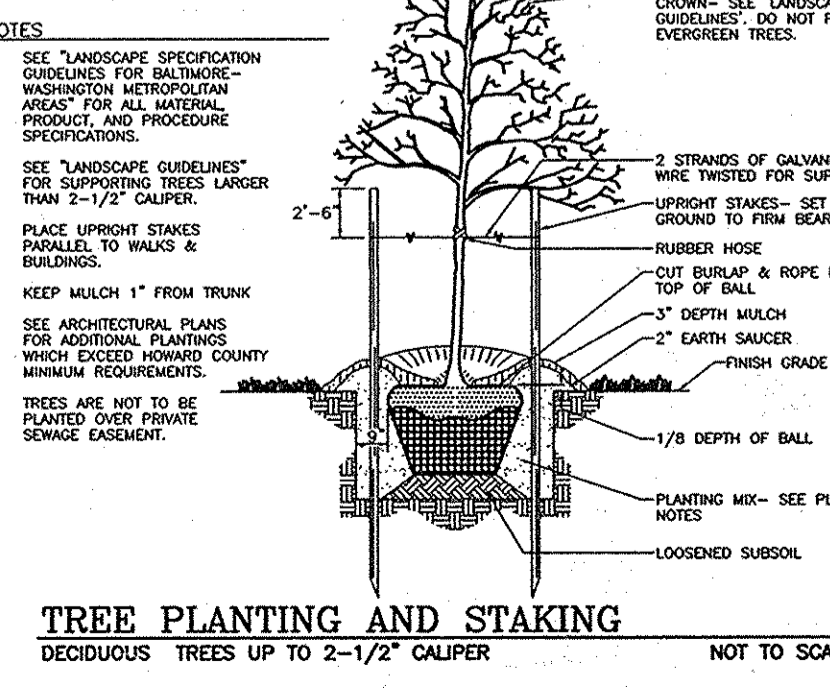
LANDSCAPE PLAN

SCALE: 1" = 30'

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 STANDARDS AND SPECIFICATIONS.

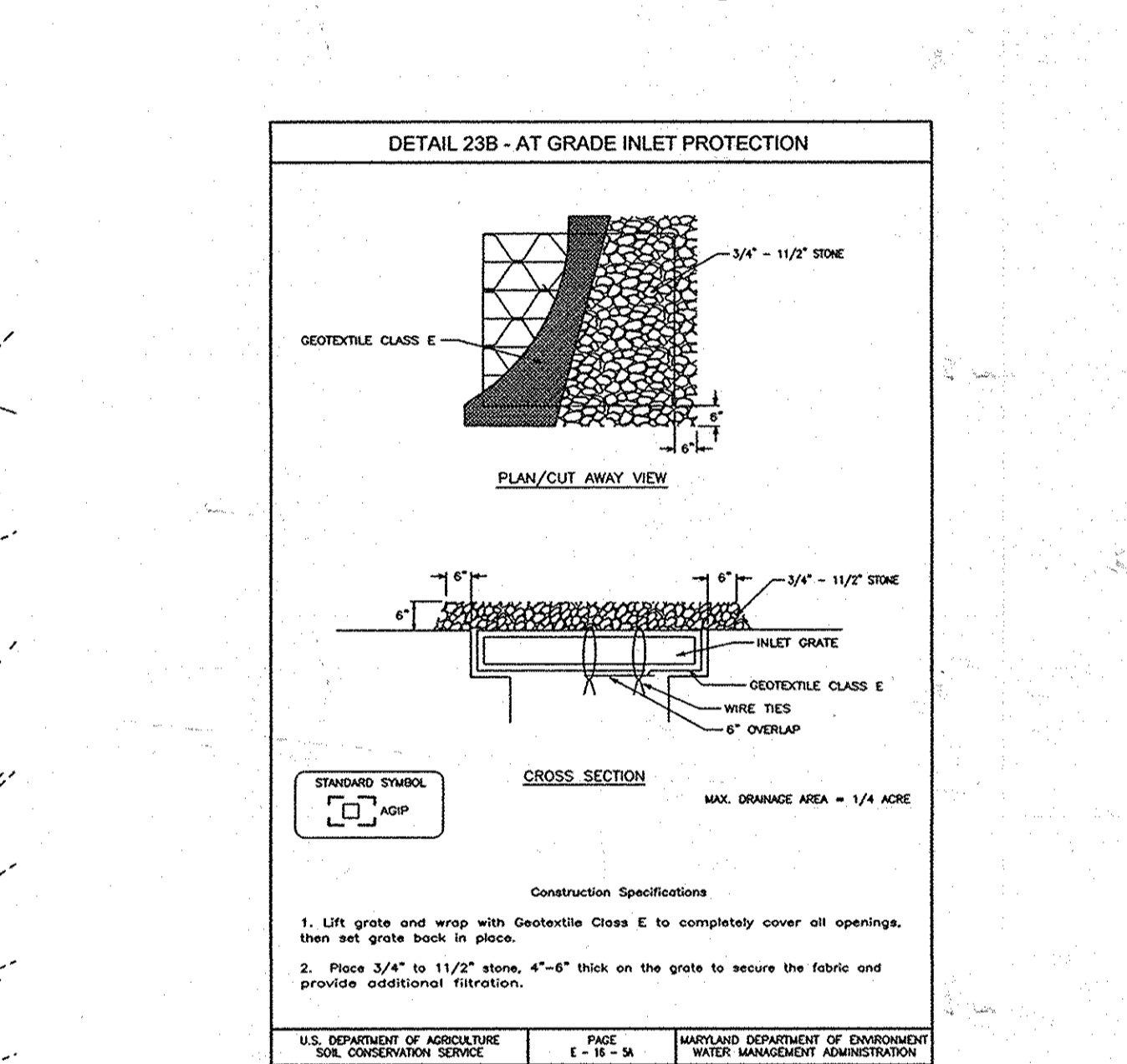
Signature: *Robert H. Vogel* DATE: *11/21/12*



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

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES (OFF SITE)
- EXISTING TREES (ON SITE)



PETITIONER/OWNER
 VISHNAMPET AND PADMA VENKATRAMAN
 4512 HIDDEN HOLLOW DR
 ELLICOTT CITY, MD 21043
 PHONE: (410) 480-2850

NO.	REVISION	DATE
1	REVISE TO ADD 3\"/>	10/08/13

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN, NOTES
AND DETAILS
GLOBAL CHILDREN MONTESSORI SCHOOL
 4790 BAUGHER FARM ROAD
 PLAN OF A SUBDIVISION OF A PROPERTY
 OF RUSSELL H. BAUGHER, LOT 1
 LIBER 12531 FOLIO 295
 0.6424 ACRES
 ZONING: R-20
 TAX MAP: 31 GRID: 07
 DPZ REF: BA #10-031C, ECP-12-013
 PARCEL: 415 LOT: 1
 HOWARD COUNTY, MARYLAND

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5 SHEET OF 5