

County Council Of Howard County, Maryland

2010 Legislative Session

Legislative Day No. 8

Resolution No. 99-2010

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 16.301 of the Howard County Code granting a variance from the front, rear, and side building restriction lines at the new Savage Fire Station located at 8521 Corridor Road in Savage.

Introduced and read first time _____, 2010.

By order _____
Stephen LeGendre, Administrator

Read for a second time at a public hearing on _____, 2010.

By order _____
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2010

Certified By _____
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Section 16.301 of the Howard County Code provides that variances for
2 governmental uses from the strict application of the zoning regulations are granted by the County
3 Council by Resolution following a public hearing; and
4

5 **WHEREAS**, the Department of Public Works has proposed the construction of a new
6 Savage Fire Station at 8521 Corridor Road in Savage; and
7

8 **WHEREAS**, the site is zoned M-2, a category that imposes certain building line
9 restrictions for certain uses and structures; and
10

11 **WHEREAS**, the Department of Public Works has proposed:

- 12 1. A 3 foot minimum structure and use setback from the Route 1 and Route 32
13 Right-of-Ways and the Corridor Road Right-of-Way for a primary fire station
14 structure;
- 15 2. A 0 foot minimum structure and use setback from the Route 1 and Route 32
16 Right-of-Ways for parking uses;
- 17 3. A 0 foot minimum structure and use setback from the Corridor Road Right-of-
18 Way for parking uses;
- 19 4. A 0 foot minimum structure and use setback for pathways and sidewalks
20 connecting the parking lots to the Fire Station;
- 21 5. A 0 foot minimum structure and use setback for the front entrance patio wall from
22 the Corridor Road Right-of-Way;
- 23 6. A 0 foot minimum structure and use setback for the dumpster wall from the Route
24 32 Right-of-Way; and
- 25 7. A 0 foot minimum structure and use setback for the BGE transformer from the
26 Route 1 and Route 32 Right-of-Ways; and
27

28 **WHEREAS**, the building line restrictions adversely affect the appropriate placement of
29 the new Savage Fire Station and its parking lot on the site; and
30
31

1 **WHEREAS**, the Department of Public Works has requested a variance from the strict
2 application of the building line restriction requirements for the construction of the new Savage
3 Fire Station within the 50 foot structure and use setback from the External Public Street Right-
4 of-Way, and within the 30 foot setback from External Public Street Right-of-Way for parking
5 uses, patio walls, transformer and dumpster walls, as shown in the attached Exhibits A and B;
6 and

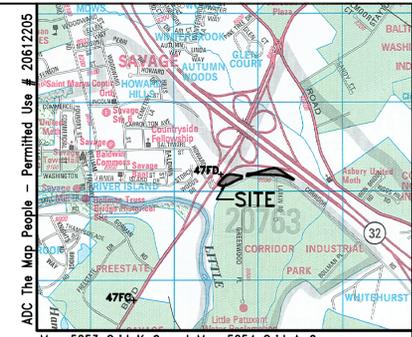
7
8 **WHEREAS**, the County Council finds that the proposed variance from the building line
9 restrictions of the M-2 district for this governmental purpose is in the public interest.

10
11 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
12 Maryland, this ___ day of _____, 2010 that, for the construction of the new Savage Fire
13 Station and parking lots at 8521 Corridor Road, it grants variances from the 50 foot structure and
14 use setback and the 30 foot parking setback from the External Public Street Right-of-way.

15
16 **AND BE IT FURTHER RESOLVED**, that the setbacks for the new Savage Fire Station
17 are as varied to permit the following:

- 18 1. A 3 foot minimum structure and use setback from the Route 1 and Route 32
19 Right-of-Ways and the Corridor Road Right-of-Way for a primary fire station
20 structure;
- 21 2. A 0 foot minimum structure and use setback from the Route 1 and Route 32
22 Right-of-Ways for parking uses;
- 23 3. A 0 foot minimum structure and use setback from the Corridor Road Right-of-
24 Way for parking uses;
- 25 4. A 0 foot minimum structure and use setback for pathways and sidewalks
26 connecting the parking lots to the Fire Station;
- 27 5. A 0 foot minimum structure and use setback for the front entrance patio wall from
28 the Corridor Road Right-of-Way;
- 29 6. A 0 foot minimum structure and use setback for the dumpster wall from the Route
30 32 Right-of-Way; and

- 1
- 2
7. A 0 foot minimum structure and use setback for the BGE transformer from the Route 1 and Route 32 Right-of-Ways.

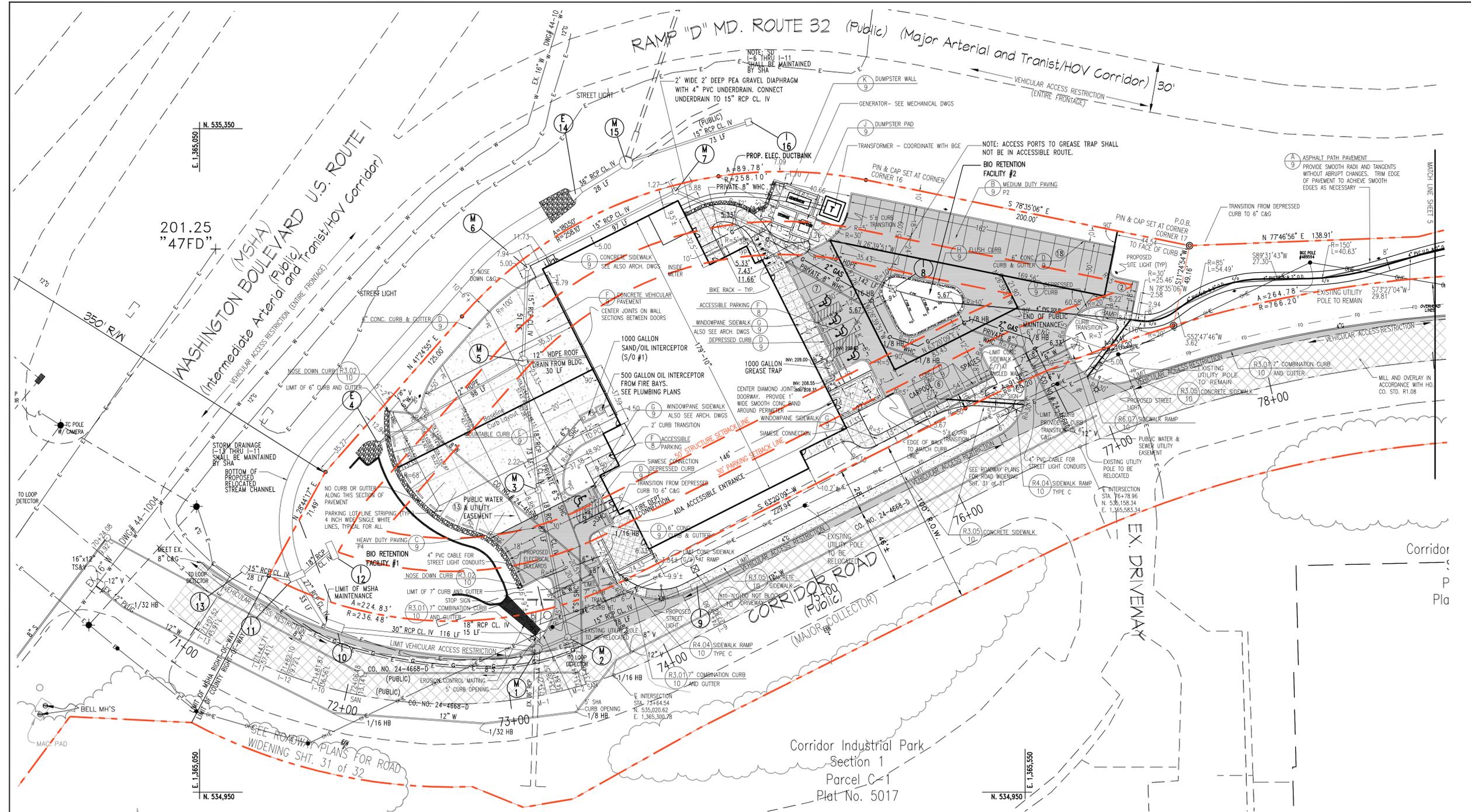


Vicinity Map
Scale: 1" = 2000'



LEGEND

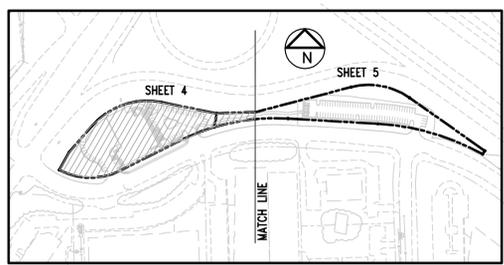
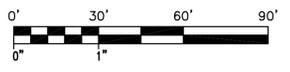
EXISTING CONDITIONS	
Building	[Symbol]
Curbs	[Symbol]
Fence	[Symbol]
Proposed Area	[Symbol]
Property Line	[Symbol]
Sewer Line	[Symbol]
Spot Elevation	[Symbol]
Storm Drain	[Symbol]
Water Line	[Symbol]
Speedway Tree	[Symbol]
Wood Line	[Symbol]
Ex. Wetland	[Symbol]
EXISTING UTILITIES	
Sanitary Line	[Symbol]
Sanitary Cleanout	[Symbol]
Sanitary Manhole	[Symbol]
Water Line	[Symbol]
Water Valve	[Symbol]
Water Meter	[Symbol]
Fire A-B Connection	[Symbol]
Fire Hydrant	[Symbol]
Gas Manhole	[Symbol]
Underground Gas Line	[Symbol]
Utility Pole	[Symbol]
Overhead Electric Lines	[Symbol]
Underground Electric Lines	[Symbol]
Underground Fiber Optic Service	[Symbol]
PROPOSED CONDITIONS	
Concrete Pavement	[Symbol]
Asphalt Pavement	[Symbol]
Proposed Building	[Symbol]
Proposed Storm Drain	[Symbol]
Proposed Sanitary Sewer	[Symbol]
Proposed Water Line	[Symbol]
Site Light	[Symbol]
Street Light	[Symbol]



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS	
County Health Officer Howard County Health Department	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

PROPOSED PUBLIC STREET LIGHTS:
250 WATT HIGH PRESSURE SODIUM
COBRA STYLE FIXTURE WITH CUT OFF
LENS MOUNTED AT 30' ON A BRONZE
FIBER GLASS POLE USING A 12' ARM

STATIONS	OFFSET
74+14	37' LEFT
77+05	35' LEFT
80+78	30' LEFT
84+84	30' LEFT



Key Sheet
Scale: 1"=300'

OWNER AND DEVELOPER
HOWARD COUNTY, MD
4250 BENDIX ROAD
COLUMBIA, MD 21045
CONTACT: DAVID LOUDERMILK
410-313-6194

ENGINEER
TESSERACT SITES, INC.
401 WASHINGTON AVE, SUITE 303
TOWSON, MD 21202
CONTACT: JEFFREY SCHWAB
410-321-7600

Tesseract
TESSERACT SITES, INC.
401 Washington Ave, Suite 303
Towson, Maryland, 21286
p. 410.321.7600
f. 410.321.7601

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. 14230, Expiration Date: 12/09/10.

Savage Volunteer Fire Station

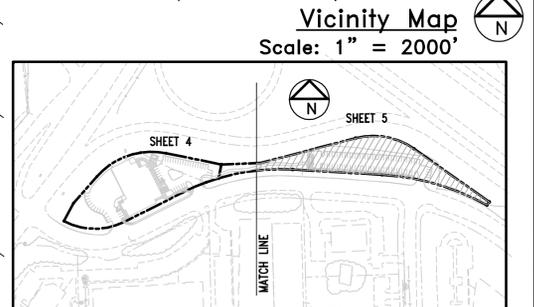
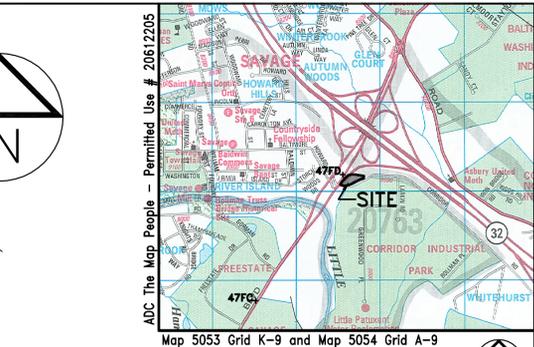
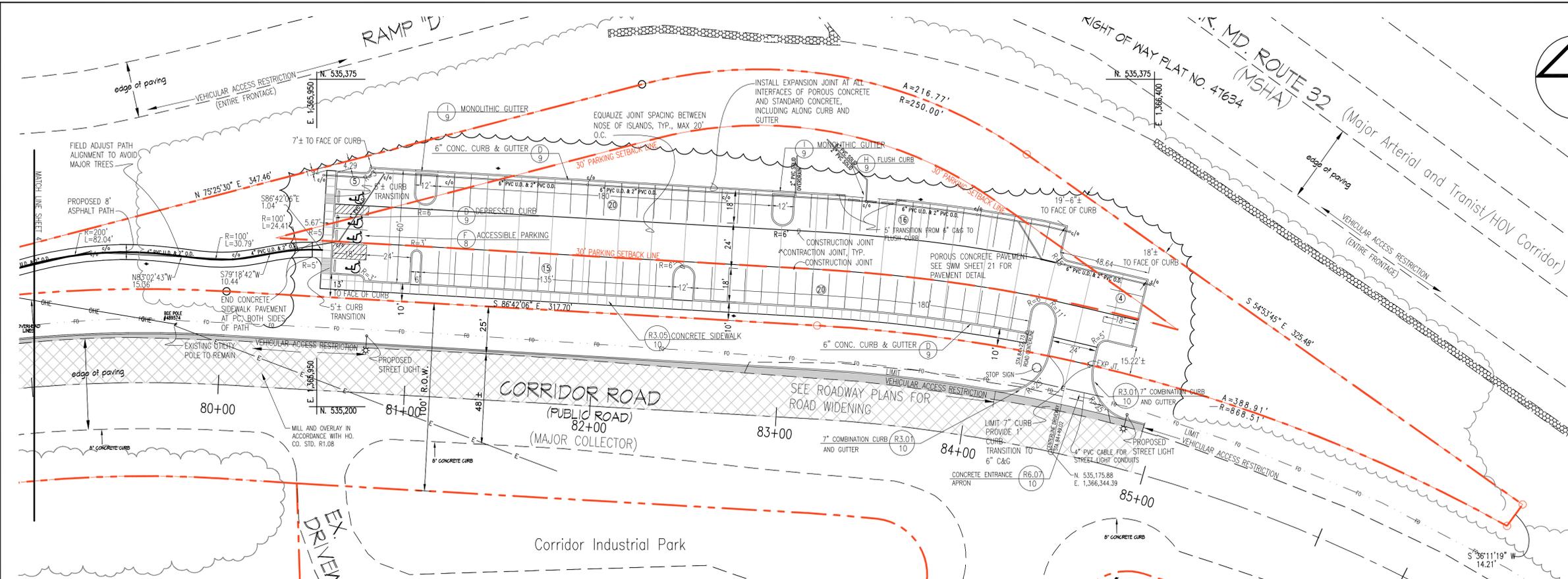
Savage, Maryland

Site and Layout Plan

DATE/PROJECT: 8/29/12	DATE/PROJECT: 5/24/13	DATE/PROJECT: 10/20/13	DATE/PROJECT: 6/11/13	DATE/PROJECT: 6/06/12
ZONE: M-2	DAY/ZONE MAP: 47	ELECT/DISTRICT: 6TH	CONTRACT: 606902	

Date: 5/24/2010
Proj. #: 08016
Scale: 1"=30'

4 of 32



GENERAL

HEADINGS AND SUBHEADINGS. The headings and subheadings contained in these General Notes are for the convenience of the reader only and shall not limit the responsibility of the Contractor to abide by all terms and conditions of all the General Notes and all other terms and conditions of the construction plans and specifications.

DRAWING TITLES: The Contractor shall use the appropriate site drawing for a given type of site work, even though another drawing might show the work. For example, proposed walks and contours will appear on the Planting Plan, but the contractor shall NOT use that drawing to layout walks or for grading. The Planting Plan shall be used only for Planting (and other issues explicitly related to planting and addressed by the plan). Likewise, final grading shall be based on the "Grading Plan (or if there is no such title, the "Site Plan)", and not on the Sediment Control Plan. Before beginning work, the Contractor shall carefully review all site drawings; if there is any question about which drawing is an appropriate drawing for a particular type of work, the Contractor shall submit a written request for clarification to Tesseract.

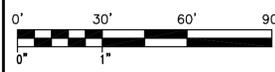
ABBREVIATIONS (not alphabetical):

PROP	Proposed**	DIP	Ductile iron pipe, class 54**
EX	Existing	PVC	Polyvinyl chloride pipe, schedule 40**
BIT	Bituminous	HDPE	High Density Polyethylene Pipe **
CONC	Concrete	OMP	Corrugated Metal Pipe, aluminumized**
MH	Manhole	RCP	Reinforced concrete pipe, class III**
SD	Storm Drain	C&G	Concrete curb & gutter
I	Inlet	SWM	Storm Water Management
C/O	Clean-out	INV	Invert Elevation
SAN	Sanitary Sewer	FF	Finished floor elevation
FH	Fire Hydrant	BF	Basement floor elevation
TC	Top of curb	BC	Bottom of curb
TS	Top of step	BS	Bottom of step
TB	Top of Boulder	BB	Bottom of Boulder
TW	Top of Wall	BW	Bottom of Wall
PC	Point of Curvature	PS	Parking space
PT	Point of Tangency	HC	Hand-capped parking space
PI	Point of Intersection	TYP	Typical

*Proposed means work included in the base contract unless accompanied by the phrases "N.L.C." or "By Others."
 **Unless otherwise noted on these drawings.

LIMIT OF DISTURBANCE IS NOT A "LIMIT OF CONTRACT". The Limit of Disturbance is not a "Limit of Contract." All work shown on the drawings and referred to in the specifications is part of the contract. Work outside the L.O.D. that is part of the contract includes, but is not limited to: (i) areas of existing pavement to be removed, repaired, or resurfaced where the subgrade will not be exposed; (ii) lawn areas to be maintained and reconditioned as part of the contract, but which are not otherwise disturbed, and (iii) trees that require maintenance, pruning and possibly removal.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS	
County Health Officer Howard County Health Department	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE



STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. If the drawings or specifications are silent as to the type, strength or quality of materials, tolerances, or construction procedures related to a site improvement shown on the drawings or generally required for site construction, then the requirements for the material, tolerance or procedure shall be in accordance with the latest Howard County standard details and specifications.

REPAIR AND REPLACEMENT OF DAMAGE CAUSED BY CONTRACTOR AND SUBCONTRACTORS. In the event that the Contractor or any of his subcontractors damage any existing curb, gutter, paving, utilities, sidewalks, trees, shrubs, lawns, or any other existing conditions (not indicated to be demolished), or any newly installed proposed improvement, the contractor shall repair and replace said damage to owner's satisfaction, at contractor's sole cost and expense.

EXISTING CONDITIONS NOT GUARANTEED; VERIFICATION REQUIRED

EXISTING INFORMATION AND CONDITIONS NOT GUARANTEED. VERIFY CONDITIONS AND TEST PIT EXISTING UTILITIES. The correctness and completeness of the information showing existing conditions is not guaranteed. Before beginning construction, the contractor shall perform the following tasks:

- Verify the general accuracy of the existing conditions shown on the site drawings by visual inspection of the surface of the site and all existing structures, paving and utility appurtenances visible thereon;
- With regard to the structures and appurtenances observed as required per item (b) above, determine the type, size, location and elevation of all those existing utilities (including but not limited to all wells, storm drains, sanitary lines, water lines, gas lines, steam lines, electric lines, telephone lines, and communication ducts, and all manholes, inlets, clean-outs, valves, handholes, etc. related thereto) within the limits of construction in order to (i) avoid damaging or disrupting service, and (ii) to coordinate and facilitate construction of proposed utilities and other improvements. In addition to the Contractor's visual observation and the utility marking (as required above), the contractor shall schedule and complete Test Pitting of all existing utilities (for the purposes set forth above) and shall do so in a timely manner in order to allow time for analysis and redesign by Tesseract and/or other consultants, without delaying the project schedule.
- Immediately report to Tesseract the results of steps (a), (b), and (c) which might indicate any discrepancy between actual conditions and those shown on the plan, and any potential conflicts between proposed improvements and existing condition.

TEST PITTING defined: For the purposes of this contract, excavation of utility trenches does not constitute test pitting. Test pitting is a separate operation completed at least seven days before utility installation is scheduled to begin. Test pitting means excavation to expose existing utilities in two situations: (i) where proposed improvements cross existing utilities (pipes, lines, structures, appurtenances) and (ii) where proposed utilities are designed to connect to existing utilities. Test pitting includes recording the type, size, location and elevation of the exposed utilities, and faxing and mailing the record to Tesseract and the Owner. The record may be a legible hand-written field sketch.

COORDINATE WITH ELECTRIC, GAS, & TELECOMMUNICATIONS COMPANIES. In addition to the above requirements, the contractor shall coordinate with local private utility companies where temporary disconnection, relocation or removal of utilities is required for the contractor to construct the proposed buildings and site improvements.

AESTHETICS ARE MATERIAL PART OF CONTRACT

The final appearance and aesthetics of all site improvements are essential and material parts of the contract. Site improvements that are fully functional, but which deviate from the design and the aesthetic requirements of the drawings and specifications do NOT constitute substantial completion of the contract. All site improvements shall comply with graphic representations, notes and specifications regarding vertical and horizontal alignment, spacing, color, and finishes. Specific aesthetic requirements are set forth in these General Notes regarding: (i) Grading; (ii) Utilities and Rip-Rap; (iii) Pavements; (iv) Walls; and (v) Plants.

STAKE-OUT PROCEDURES AND AS-BUILT SURVEYS

STAKE-OUT BY LICENSED SURVEYOR. Stakeout of all sediment control measures, buildings, structures, utilities, grading, roads, curbs, walls, and fences shall be performed under the direction of a professional surveyor licensed in the state of Maryland with proven capability and experience on similar projects.

RECORD LOG AND AS-BUILT INFORMATION. Maintain a log of layout control work and an updated survey of as-built conditions showing the size, type, location and elevation of site improvements including building corners and slab elevations, utilities (including the size, type, slope, and invert elevations of pipes), curbs, parking lot and road elevations, walk and wall alignments and elevations, and the location and elevation of other site amenities and improvements. Notify Owner immediately when deviations from required lines and levels exceed allowable tolerances. Provide a copy of the updated as-built survey each month.

BENCHMARKS. Preserve and protect permanent benchmarks and control points during construction operations. Temporary benchmarks and control points shall not be cut into or permanently marked on site improvements or trees.

VERIFICATION OF CONDITIONS AND COMPUTATIONS. Before beginning stake-out computations, field-verify the coordinates and elevations of key boundary corners and topographic features upon which the layout of proposed improvements is based. Compute the layout of all proposed improvements in accordance with the dimensions and graphic representations on the drawings. Before beginning site clearing, provide a preliminary stakeout of buildings, roads, parking lots, and limit-of-disturbance, and provide the Owner with the opportunity to observe the completed preliminary stake-out before proceeding with work.

"MEASURE TWICE, CUT ONCE". Throughout construction, the Contractor's superintendent shall continually check the accuracy of the stake-out, proposed excavations, grading, structures, utilities, concrete forms, and other site improvements before each component of the work begins.

DIMENSIONS. Unless otherwise noted on the drawing, all dimensions shown on the site drawings follow these conventions:

- dimensions to a building or retaining wall are to the face of the wall;
- dimensions to a curb are to the face (not the back) of the curb;
- dimensions to a fence are to the centerline of the fence;
- dimensions for sidewalks abutting a curb are from the face of curb to the back edge of the walk;
- dimensions for other sidewalks or open paving sections are measured to the edge of paving;
- dimensions to a manhole, inlet, cleanout, pipe bend, valve, fire hydrant or other utility appurtenance are to the center of the structure;
- dimensions for steps are to the outer edge of the staircase and the nose of the top or bottom step;
- layout of sediment control measures and plant material shall be scaled.

If a discrepancy is undetected prior to formation of the construction contract, numerically written dimensions shall take precedence over scaled dimensions for the purpose of the contract; the contractor shall notify Tesseract of any such discrepancy immediately upon discovery and shall wait for clarification before proceeding with construction.

PROCEDURES FOR DEMOLITION

SAW CUTTING ASPHALT PAVEMENT. All asphalt pavement to be removed shall be saw cut in straight lines approved by the owner. Points at which the lines to be saw cut will intersect shall be drilled so that the saw cut lines do not pass through the intersecting point.

REMOVAL OF CONCRETE CURB, CURB & GUTTER, AND PAVEMENTS TO NEAREST JOINT. When removal of concrete curb, curb & gutter, sidewalk, and other concrete pavement is expressly required by the drawings or is required to construct or install utilities or any other site improvement, remove the entire section of concrete to the closest expansion joint beyond the required work. The base contract shall include said removal and replacement at no additional cost to the owner.

REMOVAL WASTE FROM OWNER'S PROPERTY: Remove all construction debris from the Owner's property in a lawful manner.

WALLS

Walls shall be plumb and the top of wall shall be a smooth line consisting of straight lines and transitions.

SITE LIGHTING AND OTHER UTILITY SYSTEMS

Site lighting, electric service, gas or propane service, and telecommunications systems, as well as chilled water and steam lines, are not designed by Tesseract Sites, Inc. The purpose of showing such utilities on the civil drawings is to coordinate their location with other site improvements in order to avoid conflicts with water lines, sanitary sewers, storm drains, road and parking lot layout, walls, fences, landscaping and other improvements. The civil drawings shall be the controlling source for the layout of all utility lines and appurtenances. The contractor shall coordinate the requirements of the electrical and telecommunication drawings, and mechanical and plumbing drawings, with the civil drawings, and shall likewise coordinate the location and timing of installation of utilities that are installed by other private utility companies or vendors, whether or not such utilities are part of the contract. Before staking out any utility in a location different than is shown on the civil drawings, send a sketch showing the alternative alignment to Tesseract Sites, Inc. for review and comment. Utilities and utility appurtenances that are installed in conflict with the proposed location of other site improvements (including parking spaces) shall be removed and reinstalled in the correct location. Site lighting shall be installed as shown on the civil drawings to avoid conflicts with parking lot layout and other site improvements; lighting in the parking lot pavement shall be installed at the intersection of four parking spaces; lighting located adjacent to roads and parking lots shall be 3' from the face of curbs unless otherwise indicated by controlling authorities; and lighting along walks shall be 2' from the edge of walk.

STORM DRAIN SYSTEM, SANITARY SYSTEM, AND WATER SYSTEM

TEST PITTING. For the purposes of this contract, excavation of utility trenches does not constitute test pitting. See Test Pitting note on this sheet.

APPEARANCE OF UTILITY STRUCTURES AN ESSENTIAL PART OF CONTRACT. The finish, color, location, orientation, and elevation of utility structures and appurtenances are an integral part of the design and the finished surface appearance is an essential part of the construction contract. Finish and color shall be as specified, or if not specified as is customary by industry standards. Vertical elements, such as fire hydrants and light poles, shall be plumb. Utility locations shall be as shown on the plan. The base of fire hydrants and light poles bases, as well as the top of manholes and inlets, shall be flush with finished grade. Square or rectangular inlets shall be set square with nearby straight lines, exactly as shown in plan view. The fact that a utility is "functional" does not satisfy these aesthetic requirements.

STORM DRAIN STRUCTURES ALIGNMENTS SHALL MATCH CURBS & WALKS. Before the utility contractor installs storm drain structures, the Contractor's surveyor shall set stakes on both sides of the curb inlets to establish face of curb and top of curb, and the edge and elevation of curbs and walks located within 10 feet of the structures. The horizontal and vertical alignment of inlets, inlet curb pieces and manholes shall match adjoining curbs and walks.

CONCRETE DRAINAGE STRUCTURES. Exposed portions of concrete storm drainage and storm water management structures shall be formed using 3 pounds of Davis Color 3685 - Green Slate (or approved equal) per 94 pound sack of cement.

DARK GRAY RIP RAP AND STONE REQUIRED. Rip rap and other stone that will remain as a permanent site improvement shall be dark gray.

ADJUSTMENT FOR FINAL GRADE. All existing and proposed utility appurtenances shall be adjusted for final grade.

CLEAN OUTS. All clean outs (SAN & S.D.) shall be 4" flush mounted bronze top with recessed keyway on 4" D.I.P. pipe set vertically (2' min. length). In lawn areas, clean-outs shall be set flush with grade to prevent damage from mowers. There shall be a "boot-type" clean out for roof drains at the building.

COMPLIANCE WITH CODES; UTILITY CERTIFICATION. The Contractor shall supply all materials, equipment and labor necessary to complete the proposed water lines, sanitary sewer system, and storm drain system as required by all applicable governmental codes and manufacturer's requirements. This note applies whether or not the plans show every fitting, bend, clean-out, valve, box, vault, buttress, or other appurtenance or measure which is required by governmental laws and regulations, or manufacturer's requirements. The Contractor shall employ a professional engineer, registered in the State of Maryland, to certify, on a form provided by the Owner, that all proposed sanitary sewers, water lines and storm drains shown herein were installed in accordance with these plans, and all applicable building and plumbing codes.

ROADS, PARKING LOTS, AND PAVEMENTS

PAVEMENTS. Concrete and masonry pavements and the surface course of asphalt pavements shall not be installed until successful completion, testing and approval of the subgrade and underground utilities, and completion of all work that might damage the finished surface of the pavement. Final pavement surfaces shall be uniform in color and finish, free of defects, discoloration, and patches. Refer to stormwater management drawings for specific protections and procedures for porous pavement surfaces.

PROPOSED PUBLIC STREET LIGHTS:

STATIONS	OFFSET
774-14	37' LEFT
774+05	35' LEFT
80+78	30' LEFT
84+84	30' LEFT

OWNER AND DEVELOPER:
 HOWARD COUNTY, MD
 9230 BENDIX ROAD
 COLUMBIA, MD 21045
 CONTACT: DAVID LOUDERMILK
 410-313-6131

ENGINEER:
 TESSERACT SITES, INC.
 401 WASHINGTON AVE, SUITE 303
 TOWSON, MARYLAND, 21286
 CONTACT: JEFFREY SCHMAB
 410-321-7600

TESSERACT SITES, INC.
 401 Washington Ave, Suite 303 P. 410.321.7600
 Towson, Maryland, 21286 F. 410.321.7601

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. 14230, Expiration Date: 12/09/10.

Savage Volunteer Fire Station
Savage, Maryland

Site and Layout Plan

LOT/FRONTAL: 839 944	AREA/FRONT: 5454.243 10502.188
ORIG: 18,12	ZONE: M-2
DAY/ZONE MAP 47	ELECT/DISTRICT 6TH
CENSUS TRACT: 606902	

Date: 5/24/2010
 Proj. #: 08016
 Scale: 1"=50'

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