

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter Schaefer 10/13/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter Schaefer 10/13/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

SOILS INFORMATION
 per NRCS/USDA data, 2003:
 UWB Urban land, Udorthents, moderate slope erodibility

per USDA publication, 1968

G1B2 Glenelg Loam, 3-8 percent slopes, some limitations due to erosion potential.
 G1C3 Glenelg Loam, 8-15 percent slopes. This soil group has severe limitations due to erosion potential.
 G1B3 Glenville Silt Loam, 3-8 percent slopes, moderately eroded.
 MID3 Manor Loam, 15-25 percent slopes, severely eroded. This soil group is micaceous and has severe limitations due to susceptibility to erosion.

**Wetlands, streams, and associated buffers are no longer present, according to recent environmental evaluations, and will be requested to be eliminated as part of the plat recordation process.

SITE ANALYSIS CHART

- Proposed Use: Medical Office, General Office, and Adult Day Care.
 - Area Tabulations:
 - a. Total site area: 69,304 sf (1.591 Ac)
 - b. Environmentally constrained areas:
 - Wetland (and buffer) NA**
 - 100 yr. Floodplain (and buffer) NA
 - Forest 1.0 Ac.
 - Slopes 15% and greater 0.18 Ac. (7700 sf)
 - Erodible soils NA
 - LOD 1.62 Ac
 - c. Area of Plan Submission: 70,630 sf (1.62 Ac)
 - d. Impervious area
 - Building Coverage 0.20 Ac (8755 SF)
 - Parking and walks 0.626 Ac (27280 SF)
 - Open (green) area 0.765 Ac
- ** SEE NOTE 3

3. There are no 100 year floodplain, wetlands or wetland buffer, stream or stream buffers on site. The streams, stream buffers, wetlands, and wetland buffers previously identified on Plat 142042 will be requested to be removed by the plat for this project.

4. There are no existing buildings on site. Foundation remnants are present from construction initiated but not completed in the 1980's. All foundations will be removed.

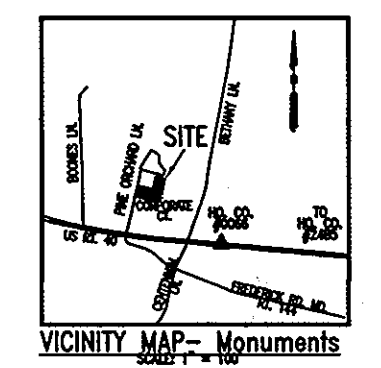
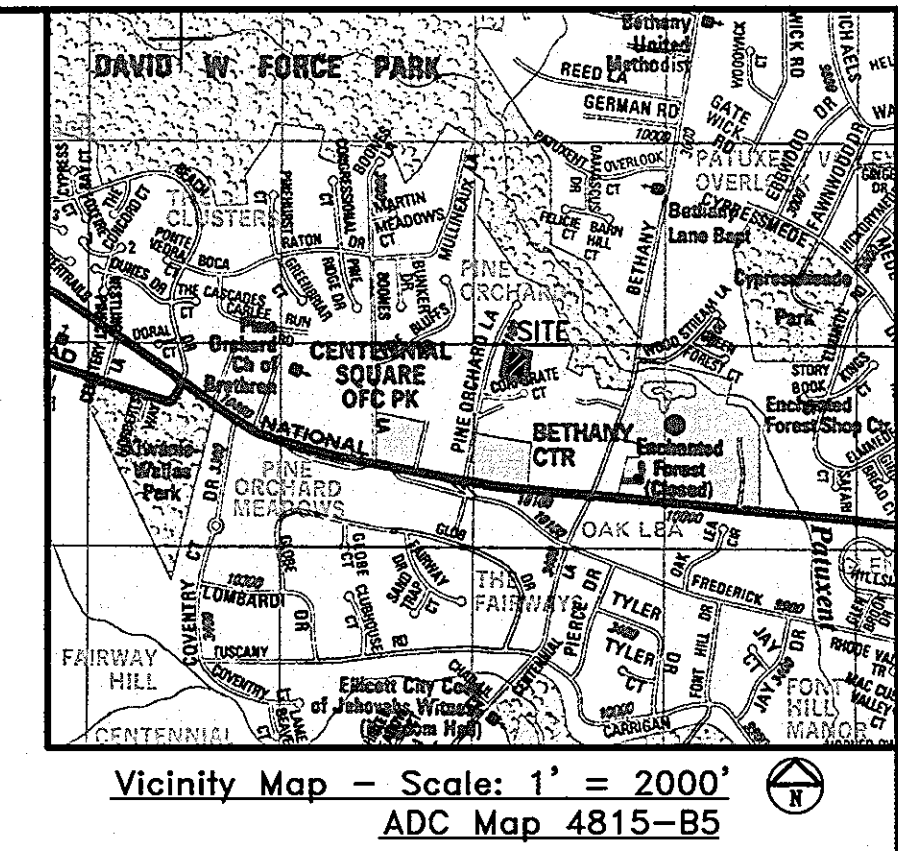
5. Applicable DPZ File References:
 Zoning: B-1 per Feb. 2 2004 Comprehensive Zoning Plan and the complete Zoning Amendments effective July 28, 2006, and by approved AA Case No. 98-1B.

Previous Howard County DPZ file numbers F-00-17, F-83-65, F-83-118, F-85-158, VP 81-81, VP 83-43, VP 83-48, WF 00-15, SDP-85-221, SDP 86-237, SDP 00-108.

Stormwater management for parcels F-2 and F-3 provided under Parcel U, Pine Orchard Park F83-65 for 2 yr., 10 yr. quantity

Plat subject to AA Case No. 98-1B wherein, a decision and order was approved on September 24, 1998 by the Director of the Department of Planning and Zoning for Howard County, Maryland, which ordered that the petition of All Hamedani & Associates for an Administrative District Map Line Adjustment from the R-A-15 to the B-1 district be granted.

Plat subject to WF-00-15, Pine Orchard Park, Section 2, Parcels F-2 and F-3, a Resubdivision of Parcel F-1, Plat no. 6345, (F-00-17) approved September 21, 1999 requesting to waive Section 16.120(c)(1) to permit a proposed commercial parcel to be created without the required minimum frontage of 60 feet on a public road (no road frontage to be provided), subject to compliance with the following condition:
 a shared driveway within a recorded shared access easement (24' minimum width) with a recorded maintenance agreement is required to serve the proposed parcel.



SURVEY INFORMATION AND DATUM

The existing topography within the limit of disturbance is based on a field run survey by Shanabarger and Lane, dated October 21, 2004. The courses and coordinates shown hereon are based on the following Howard County monuments:

Point	Northing	Easting	Elevation
0066	587380.504	1352603.442	386.52
24B5	586956.276	1356570.785	390.18

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING ROAD
- EXISTING STORMDRAIN
- EXISTING SANITARY
- EXISTING WATER
- EXISTING TREES
- EXISTING BUILDINGS
- SLOPES 15-24.9% ON-SITE ONLY
- SLOPES 25% AND GREATER ON-SITE AND OFF-SITE CONTIGUOUS
- STEEP SLOPES (ON-SITE ONLY)
- PROPOSED ROADS
- PROPOSED BUILDING
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- SUPER SILT FENCE
- AT GRADE INLET PROTECTION
- CURB INLET PROTECTION
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

Design Narrative:
 There are no significant environmental features on the site. Development was begun under a previously approved SDP and remnants of those improvements remain on the property. As a part of the previous improvements, a stormwater management facility was constructed to manage runoff from this and other surrounding properties. The current proposed improvements intend to utilize that design intent, conveying runoff to the facility for quantity management. Water quality will be provided thru proposed bioretention facilities adjacent to the impervious areas, and through discharge across grassed areas. A request for an Administrative Waiver to utilize the Stormwater Management regulations in effect as of May 4, 2009, was denied and the Environmental Concept Plan has been designed with the current Stormwater Management regulations.

FACILITY SUMMARY

Facility	TC	DA	Prop RCN	Target RCN	ESDv req	Pe req	Rec Req	Rec Prov	Temp Storage req	Temp Storage Prov
Bio #1	0.1	0.7ac	90	70	2653cf	1.8"	366	785	1990	3413
Ret #1	hr						CF	CF		
Bio #2	0.1	0.62ac	90	70	2592cf	1.8"	n/a	n/a	1944	2702
Ret #2	hr						CF	CF		

* recharge for entire site

Note: Water quality and ground water recharge to 0.01 ac of impervious area not draining to these facilities is provided by non rooftop disconnection credits. The total ESDv provided in the facilities is 5345 CF, the calculated requirement for the site is 5075CF after curve number adjustment and credit for disconnection Pe of 1.0" has been taken.

August 6, 2010
 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.

ENGINEER
 Tesseract Sites, Inc.
 401 Washington Ave. Suite 303
 Towson, MD 21202
 Contact: JEFFREY SCHWAB
 ph: 410-821-7600
 fax: 410-804-0544

Land Planning Consultant
 Melanie Moser
 Moser Consulting
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 Baltimore, MD 21210
 ph: 410-203-1111
 Fax: 410-203-2685
 email: kbk@melkorean.org

Tesseract
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 401 Washington Ave. Suite 303
 Towson, Maryland, 21204
 c/o Jeffrey Schwab
 p. 410.321.7600
 f. 410.321.7601

3295 Corporate Court
KOREAN WELLNESS CENTER
 at
PINE ORCHARD
 Section 2, Parcel F-3

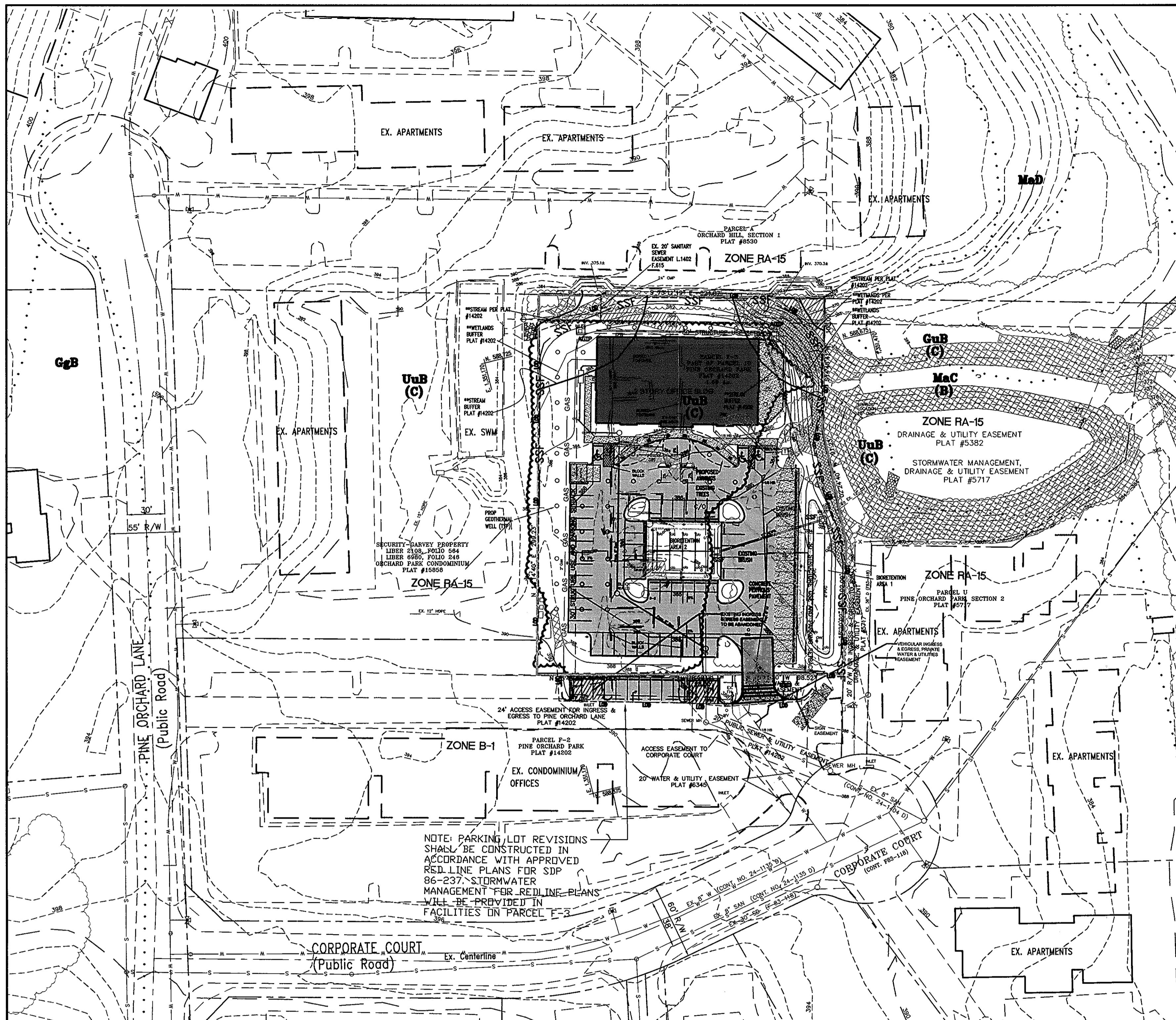
Environmental Concept Plan

SUBDIVISION NAME: Pine Orchard Park	SECTION/AREA: Section 2 - Parcel F3	LOT/PARCEL: F3/10
PLAT/LR OF L/P: 14202	DATE: 10/13/10	YR/ZONE MAP: 02
LIBER/FIELD: 11984/3	WATER CODE: H08	SEWER CODE: S3990200

Date: October 5, 2010
 Proj. No. 09014
 Scale: 1" = 50'

1 of 1

CSC #1
 ECP-011-015



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Ulla Penning 10/13/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

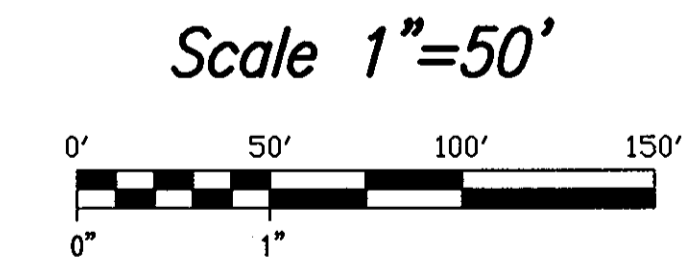
Vest Shedd 10/13/10
CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

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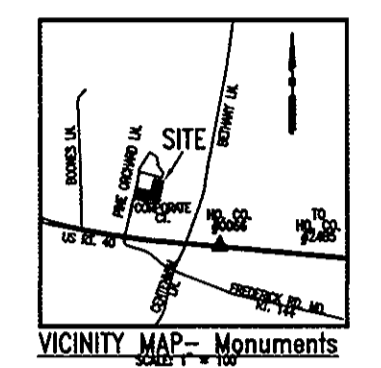
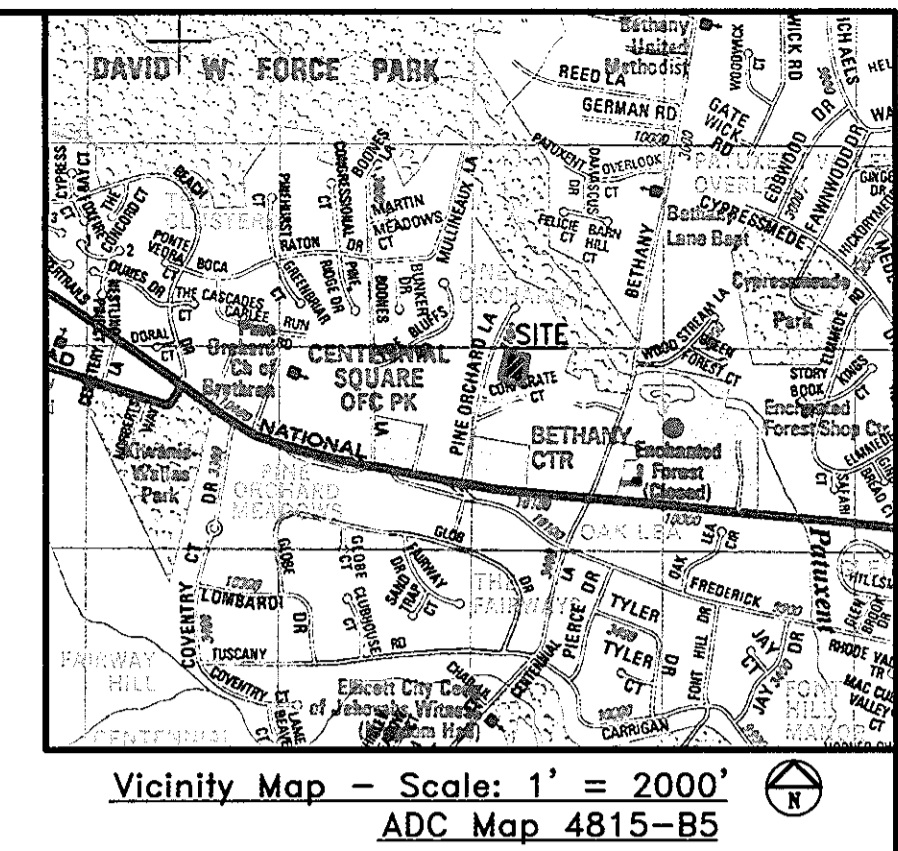
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August 6, 2010
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14230, Expiration Date: 12/09/10.

ENGINEER
Tesseract Sites, Inc.
401 Washington Ave.
Suite 303
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c/o Jeffrey Schwab

3295 Corporate Court
KOREAN WELLNESS CENTER
at
PINE ORCHARD
Section 2, Parcel F-3

Environmental Concept Plan

SUBMISSION NAME: Pine Orchard Park	SECTION/AREA: Section 2 - Parcel F3	LOT/PARCEL: F3/10
PLAT OF L/F: 14202	DATE: 8-1-10	ELECTRICAL: 6022
LIBER/FILED: 11984/3	WATER CODE: H08	SERIES CODE: 53990200

Date: October 5, 2010
Proj. No. 09014
Scale: 1" = 50'

1 of 1

ESP-011-015