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3	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

# ENVIRONMENTAL CONCEPT PLAN ANNAPOLIS JUNCTION PARCEL 106 BUILDING No. 1

TAX MAP No. 48 GRID No. 13 PARCEL NO. 106  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### DESIGN NARRATIVE

**Introduction:**  
This report presents how the redevelopment criteria can be met onsite to satisfy the SWM requirements put forth in Chapter 5 of the Maryland Department of the Environment's SWM Design Manual.

**General Site Conditions:**  
This property is located on Tax Map 48, Parcels No. 106 on the Howard County, Maryland Tax Map Database System. The property consists of 5.94 acres and has wetlands located at the southeast corner. This site slopes from the developed east side to the wooded and undeveloped west side. There is an existing ditch which also flow from west to east located in the middle of the existing forest. The proposed improvements will be located on the already developed east side.

**I. Natural Resource Protection:**  
To ensure the protection of natural resources located on this project, all buffers will be honored and all of the improvements have been located away from the areas of the site that are encumbered with the environmentally sensitive features such as the existing forest and wetland.

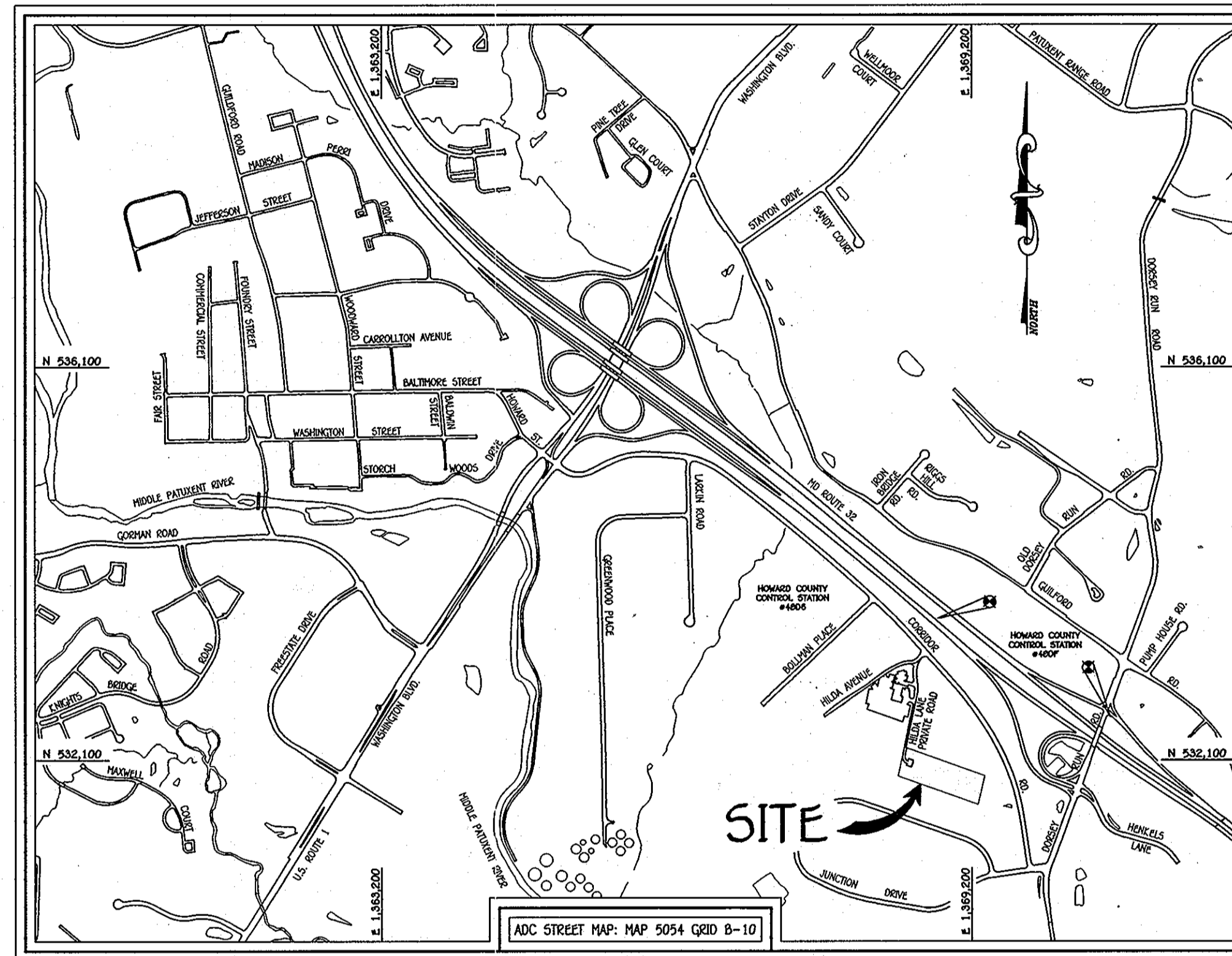
**II. Maintenance of Natural Flow Patterns:**  
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements. The majority of the discharge from this project is directed towards the southeast corner of the property in the area of an existing outfall.

**III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**  
In an attempt to satisfy the redevelopment criteria located in Chapter 5 of the Maryland Department of the Environment's SWM Design Manual, the removal of an approximate area of 17,557 SqFt. of impervious surface (compacted gravel) is being proposed.

**IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:**  
The current direction of this project is to provide Sediment and Erosion Control in accordance with latest Sediment and Erosion Control Manual.

**V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**  
As related to the Redevelopment criteria ESD planning techniques will be utilized to the maximum extent practicable to satisfy the SWM requirements put forth in Chapter 5 of the Maryland Department of the Environment's SWM Design Manual. Storm-water management will be provided by the removal of an amount greater than 50% of the impervious material within the L.O.D. in compliance with the redevelopment criteria within the storm-water management design manual.

**VI. Request for a Waiver to Forest Conservation:**  
A Waiver to section 16.1201(n) Howard County Code will be requested for this project.



**VICINITY MAP**  
SCALE: 1" = 1200'

### GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY (M&S UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2' CONTOURS INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER 5, 2011.
- 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. 4806 AND 4807 WERE USED FOR THIS PROJECT.
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. IMPERVIOUS AREA IS BEING REMOVED TO MEET THE REDEVELOPMENT CRITERIA.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE SUBJECT PROPERTY IS ZONED M-2 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- LANDSCAPING WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE OF THIS PROJECT.
- FOREST CONSERVATION OBLIGATIONS WILL BE MET BY A FEE-IN-LIEU PAYMENT AT THE SDP STAGE OF THIS PROJECT.
- NO SOIL BORINGS ARE REQUIRED FOR THIS PROJECT.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT 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 SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- 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 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 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.

### SITE ANALYSIS DATA CHART

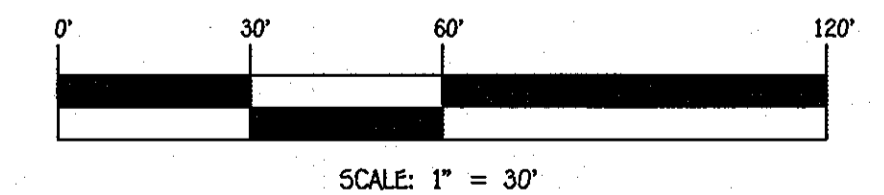
- A. TOTAL AREA OF THIS SUBMISSION = 5.942 AC.\*
- B. LIMIT OF DISTURBED AREA = 1.05 AC.\*
- C. PRESENT ZONING DESIGNATION = M-2 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06)
- D. PROPOSED USE: INDUSTRIAL
- E. BUILDING COVERAGE OF SITE: 9.6%
- F. PREVIOUS HOWARD COUNTY FILES: SDP-88-199
- G. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.00 AC\*
- H. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.00 AC\*
- I. NET TRACT AREA = 5.942 AC.
- J. TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) = 0.2 AC.\*
- K. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.2 AC.\*
- L. TOTAL AREA OF FOREST = 1.38 AC\*
- M. TOTAL GREEN OPEN AREA = 1.28 AC\*
- N. TOTAL IMPERVIOUS AREA = 3.23 AC\*

### BENCHMARK INFORMATION

- B.M.#1 - HOWARD COUNTY CONTROL STATION #4806 - HORIZONTAL - (NAD '83)  
(LOCATED IN THE MEDIAN OF ROUTE 32, APPROX. 2,037' WEST OF EXIT 11; DORSEY RUN ROAD.  
APPROX. 28.2' OFF EDGE OF PAVING.)  
N 533,541.2699  
E 1,368,056.8069  
ELEVATION = 228.115 - VERTICAL - (NAVD '88)
- B.M.#2 - HOWARD COUNTY CONTROL STATION #4807 - HORIZONTAL - (NAD '83)  
(LOCATED ALONG DORSEY RUN ROAD, NEAR THE INTERSECTION OF DORSEY RUN ROAD & THE RAMP RT-32 WEST. APPROX. 14.2' OFF EDGE OF PAVING AND 22.9' FROM LIGHT POLE)  
N 532,537.5729  
E 1,370,606.6482  
ELEVATION = 229.382 - VERTICAL - (NAVD '88)

THE PURPOSE OF THIS RE-DEVELOPMENT PROJECT IS TO REPLACE AN EXISTING STORAGE BUILDING WITH A LARGER BUILDING TO BE USED AS AN OFFICE AND STORAGE FACILITY. THE PROPOSED BUILDING WILL BE 14,100 SQFT. AND HAVE A PROPOSED SIDEWALK TO PROVIDE ACCESS TO THE EXISTING PARKING AREA.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 4	8030 CORRIDOR ROAD



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SERVICE OFFICE: 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2899



### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/11/13.

*Frank John Manalansan II* 1-31-12  
Signature of Professional Land Surveyors DATE

### OWNER

JOHN L. VOS, TRUSTEE  
8030 CORRIDOR ROAD  
HOWARD COUNTY, MARYLAND 21042

### DEVELOPER

RASMUSSEN CONSTRUCTION SERVICES, INC.  
614 KLEES HILL ROAD  
WESTMINSTER, MD 21157  
410-781-7575

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Ket Elshel* 2-13-12  
Chief, Division of Land Development Date  
*John J. ...* 2/17/12  
Chief, Development Engineering Division Date  
N/A  
Director, Department of Planning and Zoning

PROJECT: ANNAPOLIS JUNCTION PARCEL 106 SECTION: X PARCEL NO.: 106

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1621 / 784	13	M-2	48	SIXTH	X

WATER CODE	SEWER CODE
400	4020000

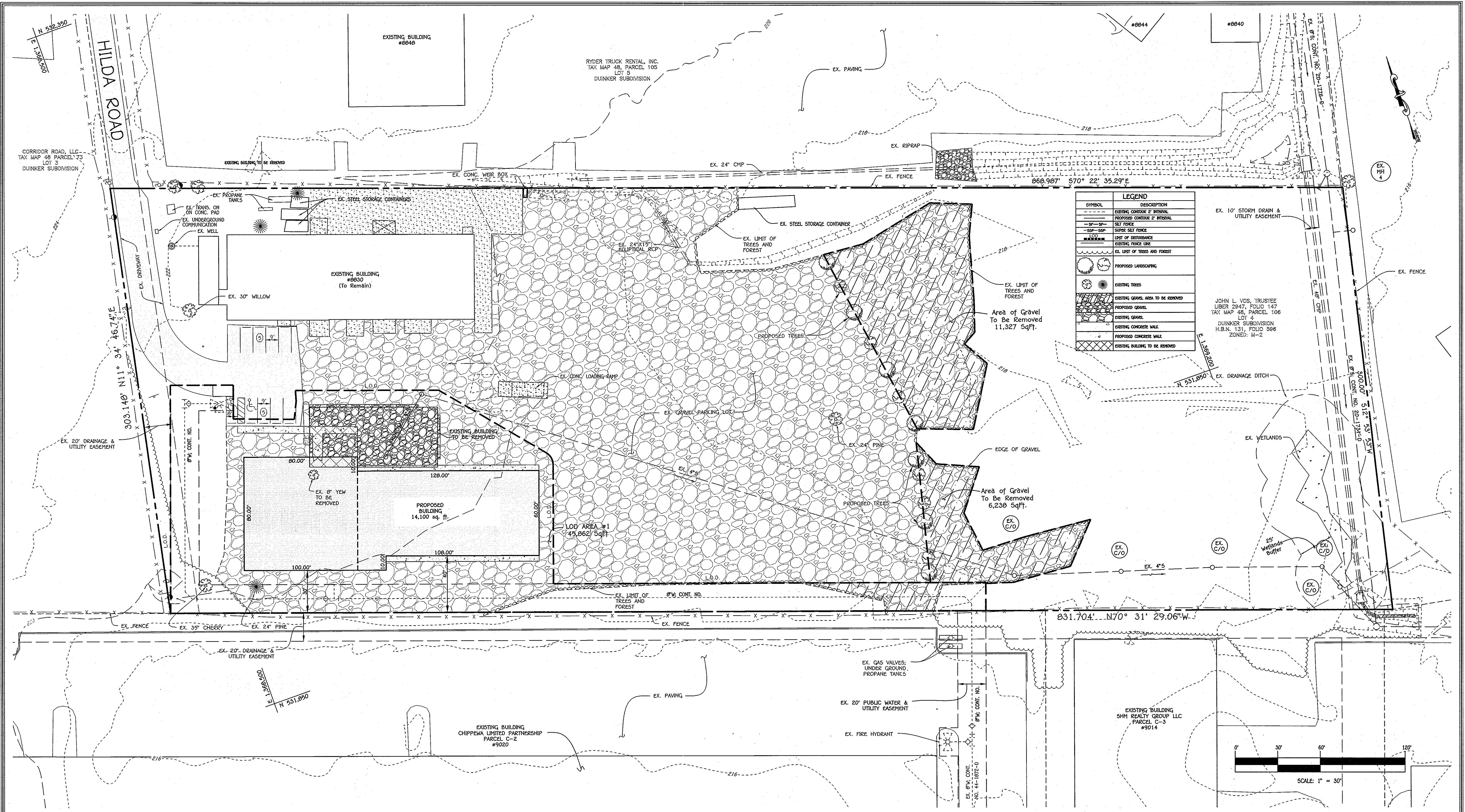
### TITLE SHEET

**VERMEER SALES AND SERVICE INC. PROPOSED OFFICE & STORAGE BUILDING**

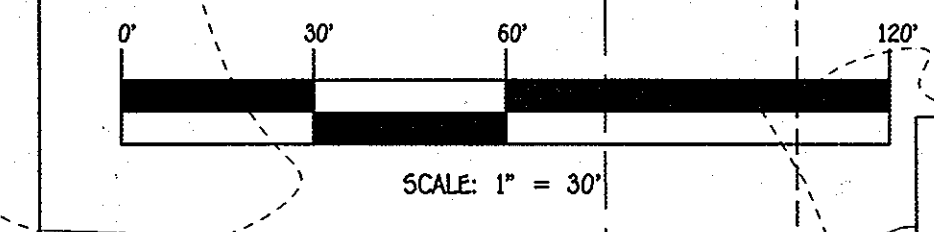
TAX MAP NO.: 48 GRID NO.: 13 PARCEL NO.: 106  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: JANUARY 31, 2012  
SHEET 1 OF 3

ECP-12-021





SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SET FENCE
---	SURVEY SET FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING FENCE LINE
---	EX. LIMIT OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	EXISTING GRAVEL AREA TO BE REMOVED
---	PROPOSED GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING BUILDING TO BE REMOVED



NO.	REVISION	DATE	Signature of Professional Land Surveyors <b>Frank John Manalansan II</b>

**PROFESSIONAL CERTIFICATION**

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Signature: *Frank John Manalansan II* DATE: 1-31-12

**OWNER**

JOHN L. VOS, TRUSTEE  
 2830 CORRIDOR ROAD  
 HOWARD COUNTY, MARYLAND 21042

**DEVELOPER**

RASHUSSEN CONSTRUCTION SERVICES, INC.  
 614 ELES MILL ROAD  
 WESTMINSTER, MD 21157  
 410-781-7575

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Keith Schenk* 2-13-12 Date

Chief, Development Engineering Division: *[Signature]* 2/17/12 Date

Director, Department of Planning and Zoning: *[Signature]* Date

PROJECT	SECTION	PARCEL NO.
ANNAPOLIS JUNCTION PARCEL 106	X	106

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1621 / 784	13	M-2	48	SIXTH	X

WATER CODE: 400 SEWER CODE: 4020000

ENVIRONMENTAL CONCEPT PLAN

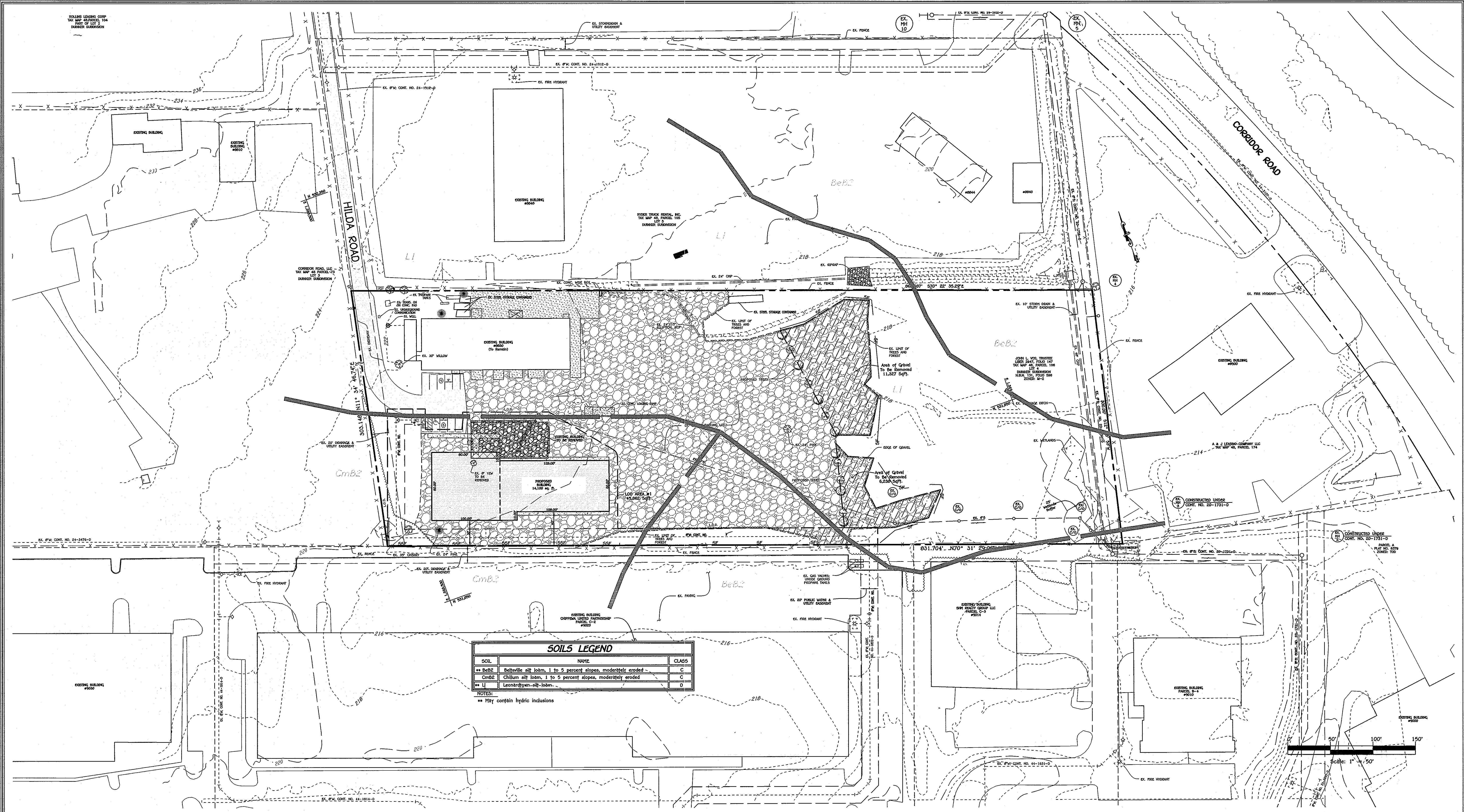
**VERMEER SALES AND SERVICE INC. PROPOSED OFFICE & STORAGE BUILDING**

TAX MAP NO. 48 GRID NO. 13 PARCEL NO. 106  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: JANUARY 31, 2012  
 SHEET 2 OF 3

ECP-12-021

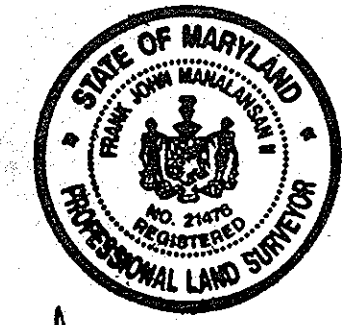
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1:201111027(04)11027-401 ECP Plan.dwg, Plan Sheet 3, 1/31/2012 5:02:24 PM, frc:m, 1:1

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CONSULTING OFFICE: P.O. BOX 10272 BALTIMORE NATIONAL PLS  
 ELKLOTT CITY, MARYLAND 21142  
 (410) 461-2855



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 Signature Of Professional Land Surveyors DATE

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 410-781-7575

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
<i>Kent Shaloup</i>					2-13-12
Chief, Division of Land Development					Date
<i>John J. ...</i>					2/17/12
Chief, Development Engineering Division					Date
N/A					X
Director, Department of Planning and Zoning					Date
PROJECT		SECTION		PARCEL NO.	
ANNAPOLIS JUNCTION				106	
PARCEL 106					
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1621 / 784	13	M-2	48	SIXTH	-
WATER CODE			SEWER CODE		
400			4020000		

**PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN**

**VERMEER SALES AND SERVICE INC. PROPOSED OFFICE & STORAGE BUILDING**

TAX MAP NO.: 48 GRID NO.: 13 PARCEL NO.: 106  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: JANUARY 31, 2012  
 SHEET 3 OF 3