

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
2. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED OCTOBER 2002. SUPPLEMENTAL TOPOGRAPHY BY ROBERT H. VOGEL ENGINEERING, INC.
3. COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 42CA AND 36B.
4. THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON MAY 2009.
5. ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
6. THE SUBJECT PROPERTY IS ZONED NT PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/04.
7. PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 24-4364-D.
8. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. C-482-D-S.
9. THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
10. WETLAND REPORT PREPARED BY ESA, INC. DATED DECEMBER 2004.
11. THE SUBJECT PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS STATED IN THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.1202.(b)(1)(iv).
12. GEOTECHNICAL REPORT PREPARED BY HILLS-GARNE ENGINEERING ASSOCIATES, INC., DATED MARCH 30, 2003.
13. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
14. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED AUGUST 11, 2003.
15. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
16. STORMWATER MANAGEMENT QUALITY IS PROVIDED BY THE PERVIOUS PAVEMENT SYSTEM AND ONE MICRO BIORETENTION FACILITY. THE PROPOSED STORMWATER MANAGEMENT FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY STONEWOOD BUSINESS CENTER.
17. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, PLAN AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAN 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 REVIEW PROCESS.
18. THE SUBJECT PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS STATED IN THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.1202.(b)(1)(iv).
19. A MDE WETLAND PERMIT IS REQUIRED FOR THE DISTURBANCE SHOWN ON THIS PLAN. MDE APPLICATION # 11-N-0123/201160536. THE MDE PERMIT WILL NEED TO BE APPROVED PRIOR TO SDP APPROVALS.
20. A WAIVER PETITION HAS BEEN APPLIED FOR TO ALLOW DISTURBANCE OF WETLANDS, STREAM AND THEIR ASSOCIATED BUFFERS (16.116 (a)(1)&2). THE WAIVER PETITION (WP-13-23) WILL NEED TO BE GRANTED PRIOR TO SDP APPROVALS.
21. DISTURBANCE IN THE WETLAND BUFFER IS CONSIDERED ESSENTIAL FOR THE OUTFALL SINCE RELOCATION IS NOT PRACTICAL ON THIS SITE.

STONEWOOD V BUSINESS CENTER

PARCEL A-2- E.G.U. SUBDIVISION

SECTION 2 / AREA 6

ENVIRONMENTAL CONCEPT PLAN

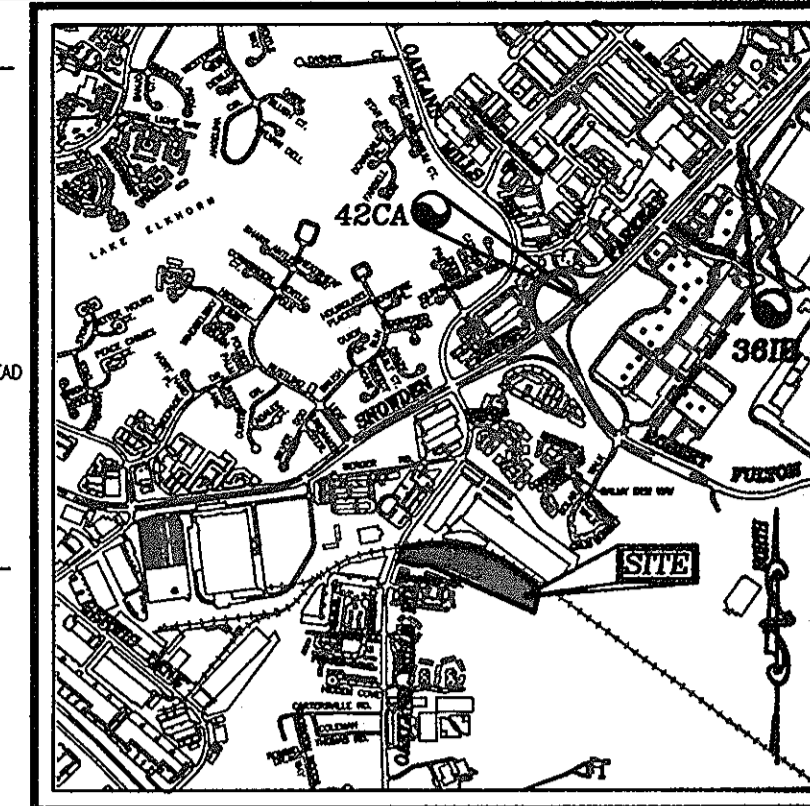
ECP-12-030

LEGEND

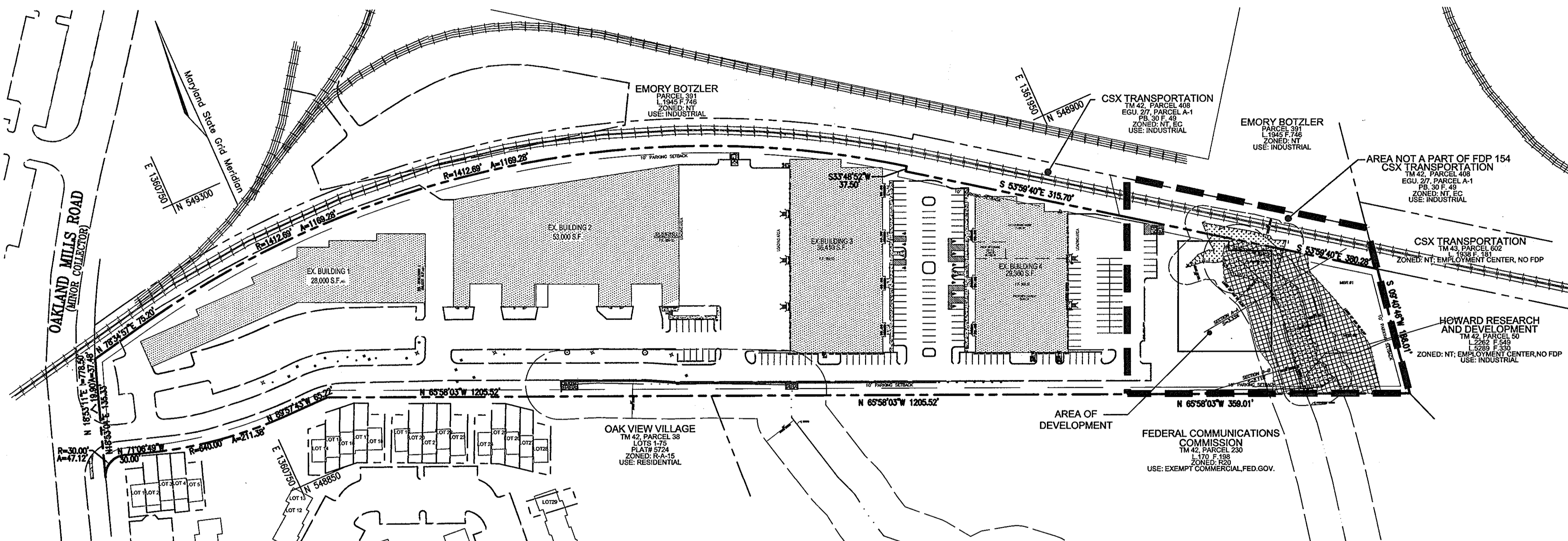
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- LIGHT POLES
- CONCRETE

BENCHMARKS

HOWARD COUNTY BENCHMARK 42CA	N 551695.734	E 1362506.43	ELEV. 376.493
HOWARD COUNTY BENCHMARK 36B	N 553348.652	E 1364085.211	ELEV. 386.424



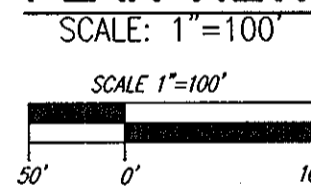
VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID NO. 5053/ H3



SITE DATA

TOTAL PROJECT AREA:	12.18 AC.
PRESENT ZONING:	NT
EXISTING USE:	LIGHT INDUSTRIAL/COMMERCIAL
USE OF PROPOSED STRUCTURE:	COMMERCIAL WAREHOUSE
DPZ REFERENCES:	BA-743-C, ZB-918M, F-73-85C, SDP-74-21c, SDP-75-110c, FDZ-142-A-1, WP-05-120, PLATS 8872-8876, PS 370, FDP-142-A-1, F-07-004, SDP-05-105
LIMIT OF DISTURBED AREA:	68,467 SF/1.57 AC
AREA OF ON-SITE 100 YEAR FLOODPLAIN:	0.00 AC.
AREA OF ON-SITE WETLAND & BUFFER:	0.64 AC.
AREA OF ON-SITE FOREST:	1.24 AC.
AREA OF ON-SITE FOREST TO BE CLEARED:	1.09 AC.
AREA OF ON-SITE STEEP SLOPES:	0.00 AC.
AREA OF ON-SITE ERODIBLE SOILS:	0.00 AC.
TOTAL SITE AREA:	12.18 AC
EX. BUILDING 1	0.643 AC (USE: INDUSTRIAL)
EX. BUILDING 2	1.217 AC (USE: INDUSTRIAL)
EX. BUILDING 3	0.836 AC (USE: INDUSTRIAL/OFFICE)
EX. BUILDING 4	0.674 AC (USE: INDUSTRIAL/OFFICE)
EX. PAVING	5.13 AC
TOTAL EX. IMPERVIOUS:	8.50 AC
TOTAL EX. GREEN SPACE:	3.68 AC
PROP. BUILDING 5	0.476 AC (USE: INDUSTRIAL/OFFICE)
PROP. PAVING	1.396 AC
TOTAL SITE IMPERVIOUS:	9.896 AC
TOTAL SITE GREEN SPACE:	2.281 AC

PLAN VIEW



ENVIRONMENTAL SITE DESIGN NARRATIVE

THE STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN DESIGN TO PRESERVE THE NATURAL RESOURCES TO THE MAXIMUM EXTENT POSSIBLE. PERVIOUS PAVEMENT AND MICRO BIORETENTION WERE USED WHERE IT WAS NOT FEASIBLE TO USE NON STRUCTURAL MEASURES. AN EXISTING UNDERGROUND DETENTION FACILITY IS PRESENTLY PROVIDING CPv FOR THE INTERIOR SITE AND WILL REMAIN IN PLACE TO SERVE THE PROPOSED CONDITIONS. THE WATER QUALITY FOR THIS PORTION OF THE SITE WILL BE ACHIEVED BY PERVIOUS PAVEMENT WITH UNDERDRAINS THAT CARRY THE OVERFLOW TO THE UNDERGROUND DETENTION FACILITY FOR CPv CONTROL. RETAINING WALLS WERE USED TO MINIMIZE THE LIMITS OF DISTURBANCE. THE SEDIMENT CONTROL MEASURES FOR THIS SITE HAVE ALSO BEEN DESIGNED TO PROTECT THE NATURAL RESOURCES OF THE SITE. ALL OF THE SEDIMENT CONTROL MEASURES AND PERMANENT SWM FEATURES ON THIS SITE ARE INTENDED TO PRESERVE THE NATURAL RESOURCES OF THE SITE TO THE MAXIMUM EXTENT POSSIBLE. A WAIVER PETITION HAS BEEN APPLIED FOR TO ALLOW THE DISTURBANCE WITHIN THE WETLANDS, INTERMITTENT STREAM AND THEIR ASSOCIATED BUFFERS. A MDE PERMIT HAS ALSO BEEN APPLIED FOR (MDE APPLICATION # 11-N-0123/201160536) TO ALLOW THIS DISTURBANCE. BOTH THE WAIVER AND MDE PERMIT WILL NEED TO BE APPROVED PRIOR TO SDP APPROVALS BEING GIVEN ON THIS PROJECT.

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET AND ENVIRONMENTAL CONCEPT PLAN
STONEWOOD V BUSINESS CENTER
PARCEL A-2- E.G.U. SUBDIVISION
SECTION 2 / AREA 6
TAX MAP 42, BLOCK 11
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PARCEL 'A-2'

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: JTD
DRAWN BY: JTD
CHECKED BY: RHY
DATE: AUGUST, 2012
SCALE: AS SHOWN
W.O. NO.: 04-90

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. 21438, EXPIRES DATE: 12-16-2012

1 SHEET OF 3

SHEET INDEX

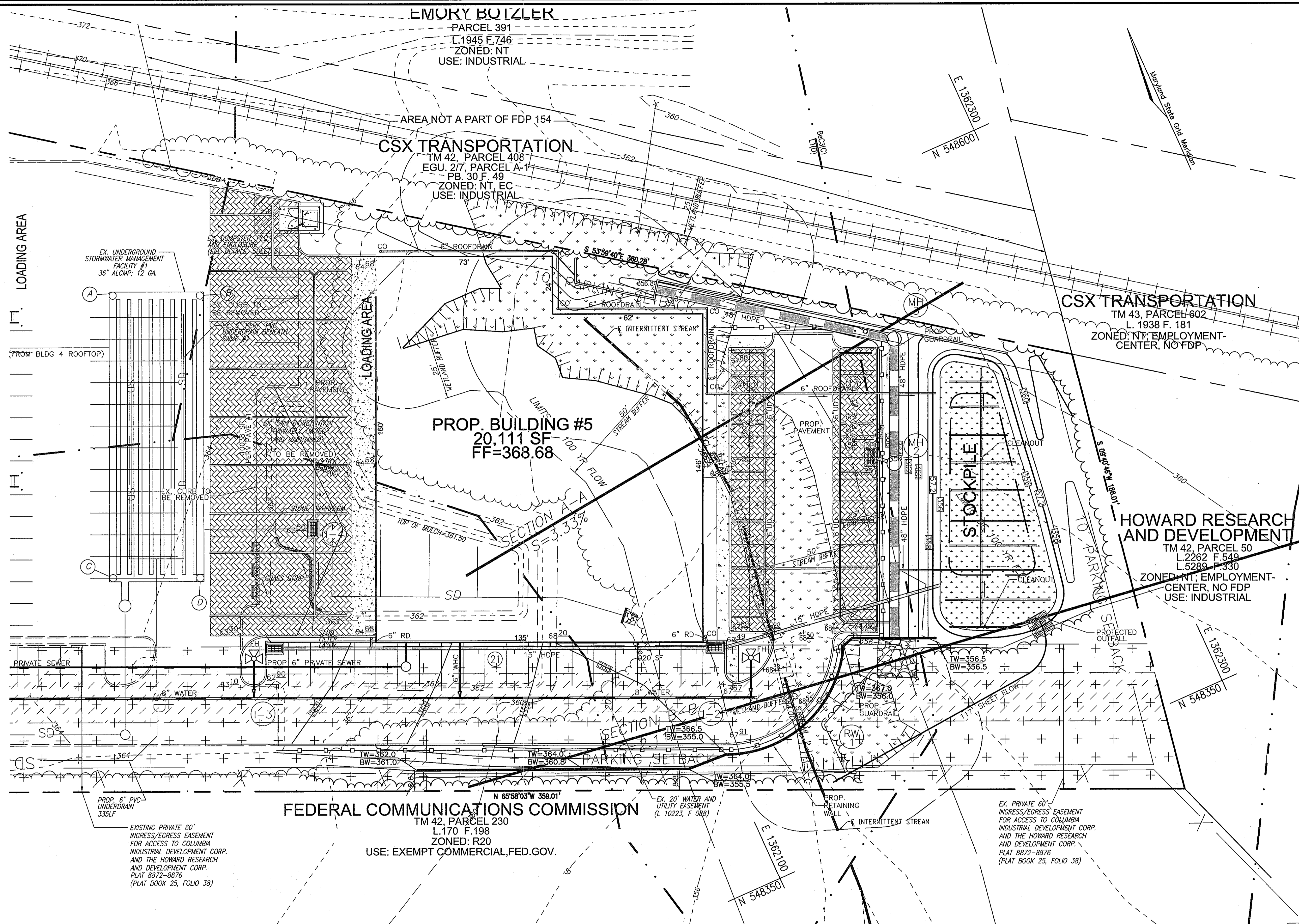
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
ENVIRONMENTAL CONCEPT PLAN	2 OF 3
SWM DRAINAGE AREA MAP, EROSION CONTROL PLAN & SWM DETAILS	3 OF 3

OWNER/DEVELOPER
STONEWOOD BUSINESS CENTER
GUILFORD I LIMITED PARTNERSHIP
11628 LOG JUMP TRAIL
ELLICOTT CITY, MARYLAND 21043
301-596-0222

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11/12/13
DATE

Chief, Division of Land Development 11/08/13
DATE



- LEGEND:**
- - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - +02.88 PROPOSED SPOT ELEVATION
 - +02.88 EXISTING SPOT ELEVATION
 - ==== EXISTING CURB AND GUTTER
 - ==== PROPOSED CURB AND GUTTER
 - ==== PROPOSED STORM DRAIN
 - ==== PROPOSED STORM DRAIN INLET
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING MAILBOX
 - ⊙ EXISTING SIGN
 - ⊙ EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - ⊙ EXISTING TREES (FIELD LOCATED)
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING FENCE
 - EXISTING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - M1B2 SOILS BOUNDARY
 - MTD3 SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - SF SF SILT FENCE
 - SSF SSF SUPER SILT FENCE
 - LOD LOD LIMIT OF DISTURBANCE
 - STEEP SLOPES
 - EX. 60' INGRESS AND EGRESS EASEMENT (PLAT 8872-8876)
 - WATER AND UTILITY EASEMENT
 - PROPOSED PAVEMENT
 - PERVIOUS CONCRETE
 - WETLANDS
 - PROP. GUARDRAIL

PLAN VIEW
SCALE: 1"=20'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
L1	LEONARDTOWN SILT LOAM	D
BcB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BcC3	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
SIC2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11/2/13
 Chief, Division of Land Development 11/08/13

NO. _____ REVISION _____ DATE _____

ENVIRONMENTAL CONCEPT PLAN

ENVIRONMENTAL CONCEPT PLAN

STONEWOOD V BUSINESS CENTER
 PARCEL A-2-E.G.U. SUBDIVISION
 SECTION 2 / AREA 6

TAX MAP 42 BLOCK 11 6TH ELECTION DISTRICT PARCEL "A-2" HOWARD COUNTY, MARYLAND

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2 SHEET OF 3

