

GENERAL NOTES

- SUBJECT PROPERTY ZONED AS FOLLOWS: PARCEL 235 IS ZONED B-1 AND PARCEL 304 IS ZONED B-2 PER THE 10/09/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS:
PARCEL 235 - 15919 FREDERICK ROAD, LISBON, MARYLAND 21765
PARCEL 304 - 15928 SOUTH AVENUE, LISBON, MARYLAND 21765
- TOTAL AREA OF PROPERTY 23,463.577 SF OR 0.539 AC.±
- PROPOSED NUMBER OF LOTS = 0
- PROPOSED AREA OF LOTS = 0
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC ON JUNE 14, 2014. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY ADCOCK & ASSOCIATES, LLC ON JUNE 14, 2014. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. REFERENCE: LIBER 15394, FOLIO 218 AND LIBER 15394, FOLIO 241
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2014. NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT ON SITE.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE 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 TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 07FC AND 08DD WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE IS NO STORMWATER MANAGEMENT OBLIGATION SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- ALL WAIVES TO HAVE EROSION CONTROL MATTING.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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 OR SITE DEVELOPMENT PLAN STAGES 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.

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY THE USE OF THE NARROWEST DRIVE AISLE CONNECTION TO THE EXISTING STREET AND BY POSITIONING THE BUILDING AS CLOSE TO THE STREET AS THE SETBACKS ALLOW.
- A STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCES ARE USED AS SEDIMENT AND EROSION CONTROL.
- THERE IS NO STORMWATER MANAGEMENT OBLIGATION SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- NO DESIGN MANUAL AND WAIVER PETITION REQUESTS HAVE BEEN MADE.

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	23463 SQ FT ±
LIMIT OF DISTURBANCE	4990 SQ FT ±
GREEN OPEN AREA (LAWN)	1504 SQ FT ±
IMPERVIOUS AREA	3486 SQ FT ±
PROPOSED SITE USES	COMMERCIAL
WETLANDS	0 SQ FT ±
WETLAND BUFFERS	0 SQ FT ±
FLOODPLAINS	0 SQ FT ±
FLOODPLAIN BUFFERS	0 SQ FT ±
EXISTING FOREST	0 SQ FT ±
SLOPES GREATER THAN 15%	0 SQ FT ±
HIGHLY ERODIBLE SOILS	0 SQ FT ± (1)

- *NOTES:
- SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR % GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

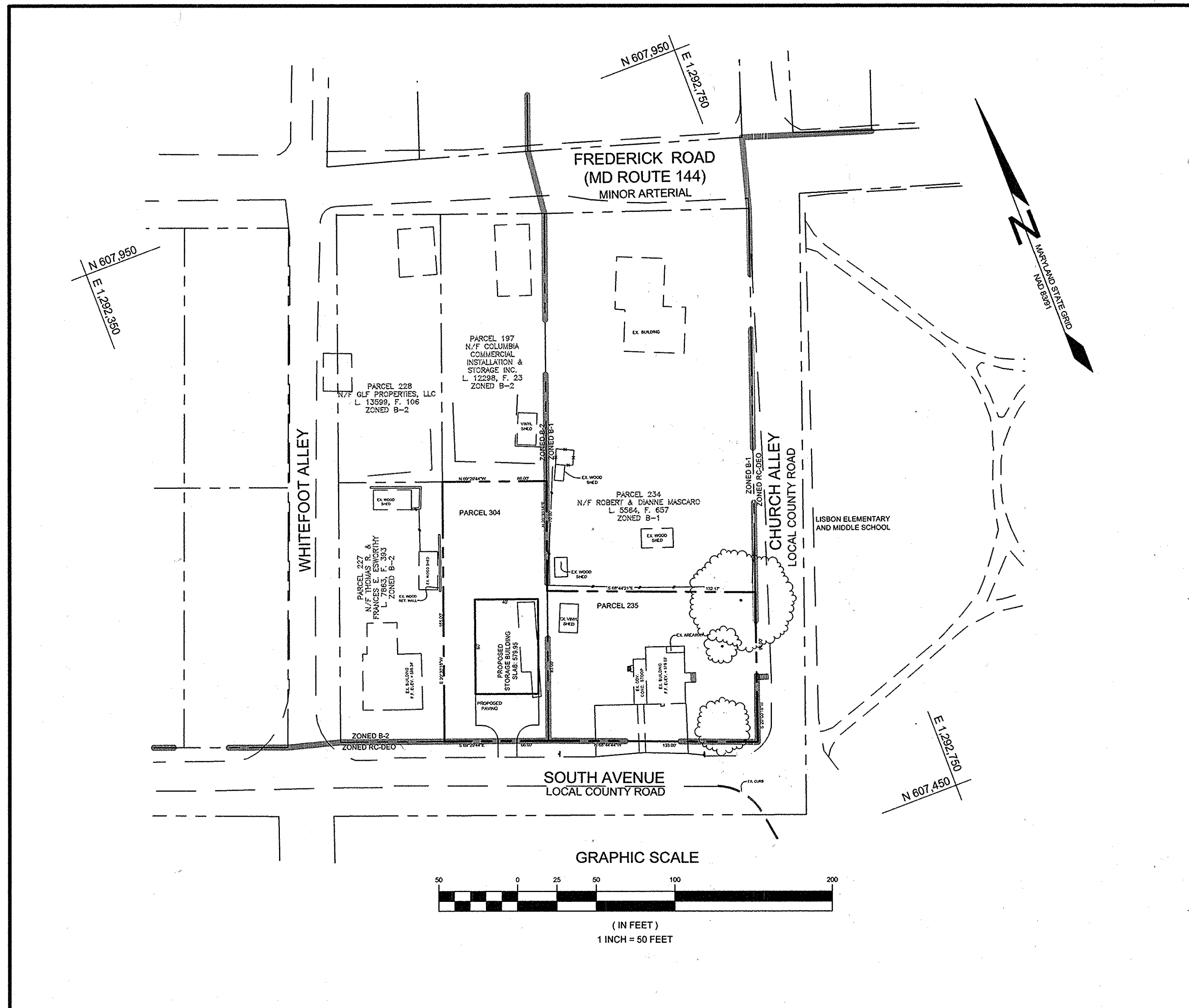
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 3/30/15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 3/20/15
 CHIEF, DIVISION OF LAND DEVELOPMENT

ENVIRONMENTAL CONCEPT PLAN

BRS ELECTRICAL STORAGE BUILDING

PARCELS 235 AND 304

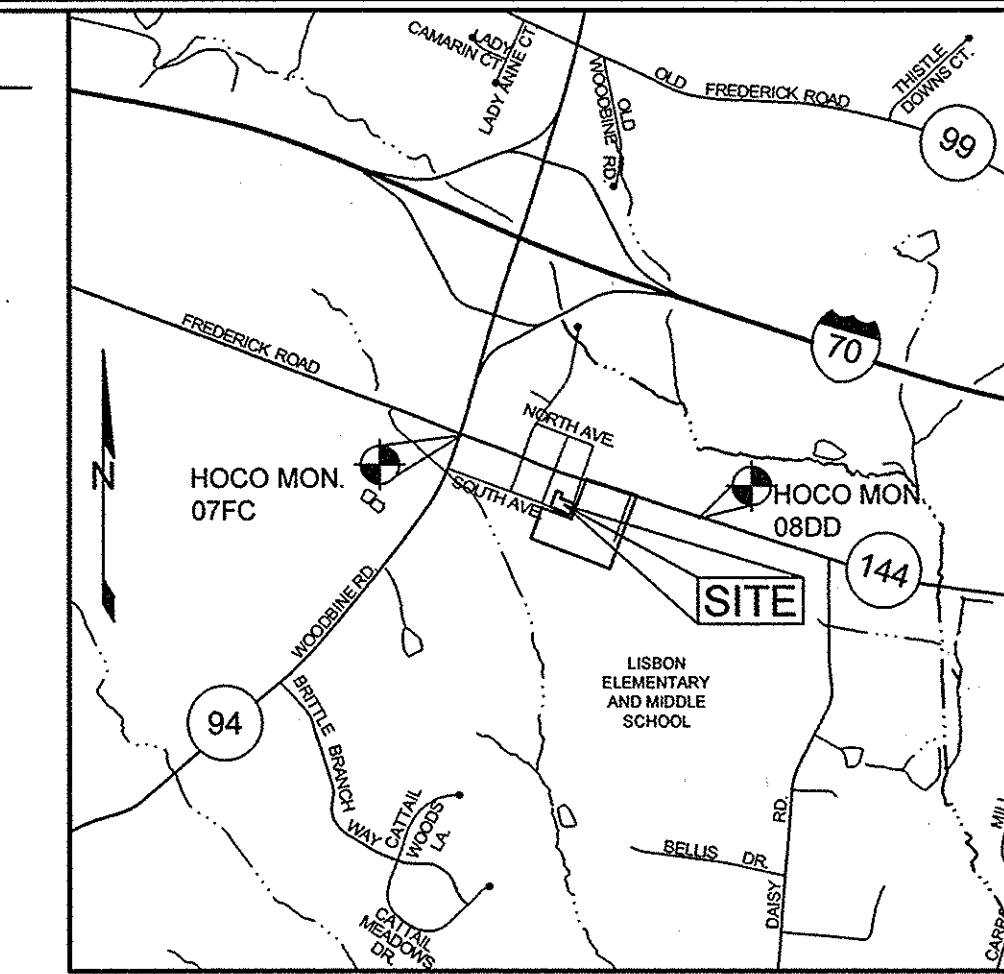
LISBON, HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1"=50'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- SOIL BOUNDARY
- ZONING BOUNDARY



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
07FC	608,315.535	1,291,525.295	591.364	ON THE CURB OF THE TRAFFIC CIRCLE INTERSECTION OF ROUTE 144 AND ROUTE 94
08DD	607,452.047	1,293,998.118	570.662	SE SIDE OF ROUTE 144, 18.5' SW OF POLE C& P 998, 6' SW OF THE EDGE OF ROAD

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LAYOUT AND CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN

ADDRESS CHART

PARCEL	STREET ADDRESS
235	15919 FREDERICK ROAD
304	15928 SOUTH AVENUE

OWNER/DEVELOPER

TDS ACQUISITIONS LLC
 14049 TRIADDELPHIA ROAD
 GLENELG, MD 21737
 443.745.6090

COVER SHEET
BRS ELECTRICAL STORAGE BUILDING

TAX MAP 7 GRID 12
 4TH ELECTION DISTRICT
 PARCELS 235 AND 304
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

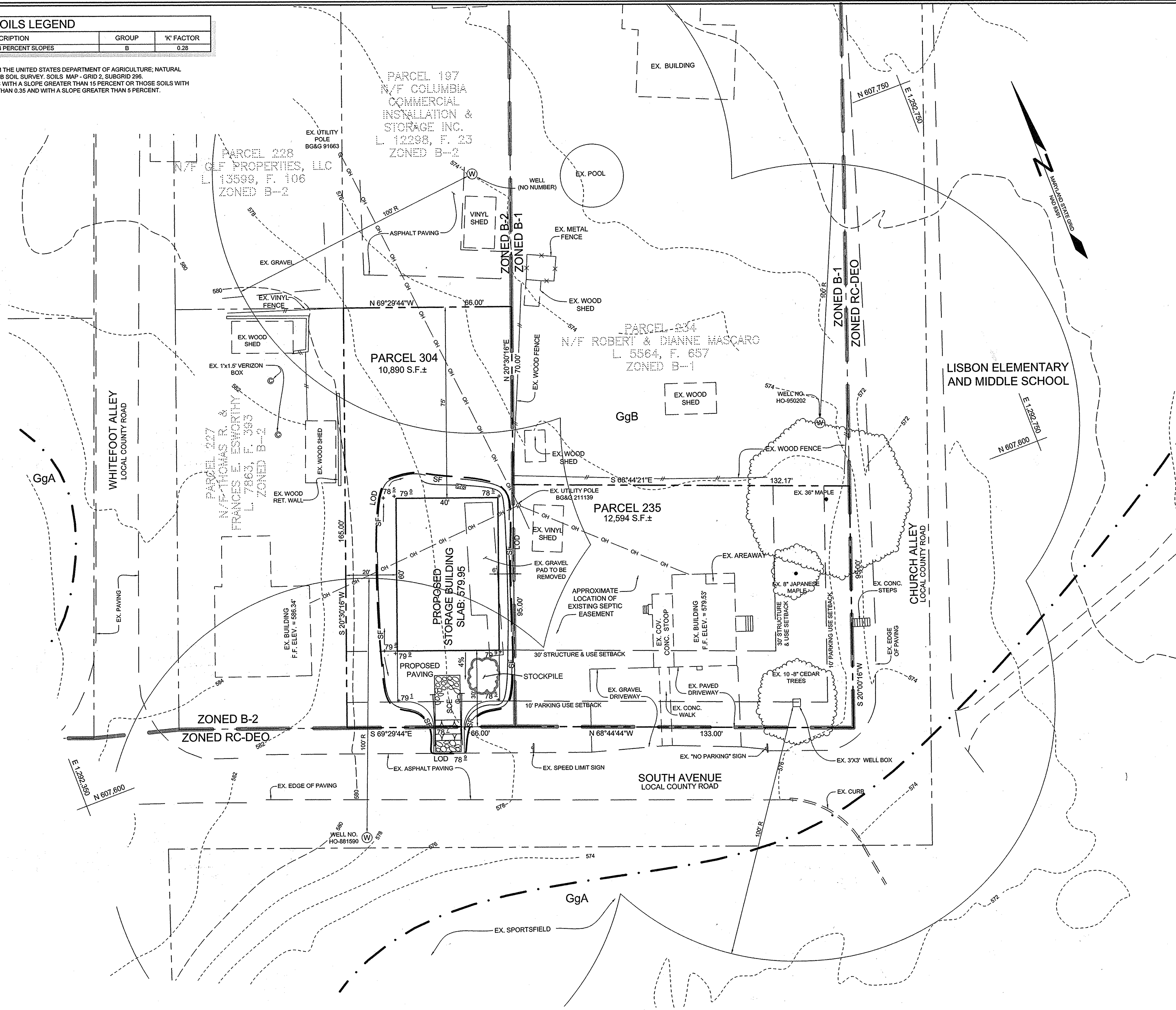
DESIGN BY: PS
 DRAWN BY: KSZ
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: FEBRUARY 26, 2015
 PROJECT #: 14-020
 SHEET #: 1 of 2

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. 32025, EXPIRATION DATE: JUNE 20, 2015.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY, SOILS MAP - GRID 2, SUBGRID 296.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
SOIL BOUNDARY	
ZONING LINE	
ZONED B-2	
EXISTING WELL	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
LIMIT OF DISTURBANCE	



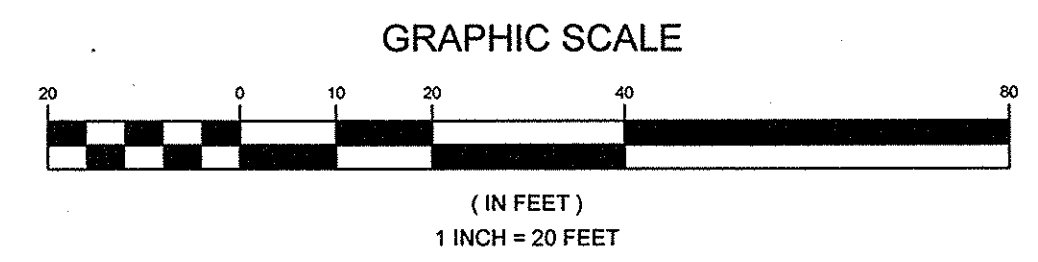
OWNER/DEVELOPER

TDS ACQUISITIONS LLC
 14049 TRIADAPLHIA ROAD
 GLENELG, MD 21737
 443.745.8060

**LAYOUT AND CONCEPTUAL GRADING
 AND SEDIMENT CONTROL PLAN
 BRS ELECTRICAL
 STORAGE BUILDING**

TAX MAP 7 GRID 12
 4TH ELECTION DISTRICT

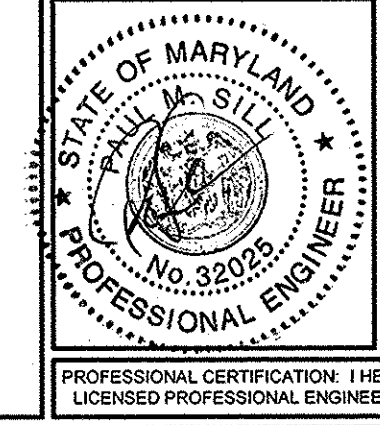
PARCELS 235 AND 304
 HOWARD COUNTY, MARYLAND



APPROVED, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/30/15

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/20/15



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 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: KSZ
 CHECKED BY: PS
 SCALE: 1" = 20'
 DATE: FEBRUARY 26, 2015
 PROJECT #: 14-020
 SHEET #: 2 of 2

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. 32023, EXPIRATION DATE: JUNE 20, 2015