

GENERAL NOTES

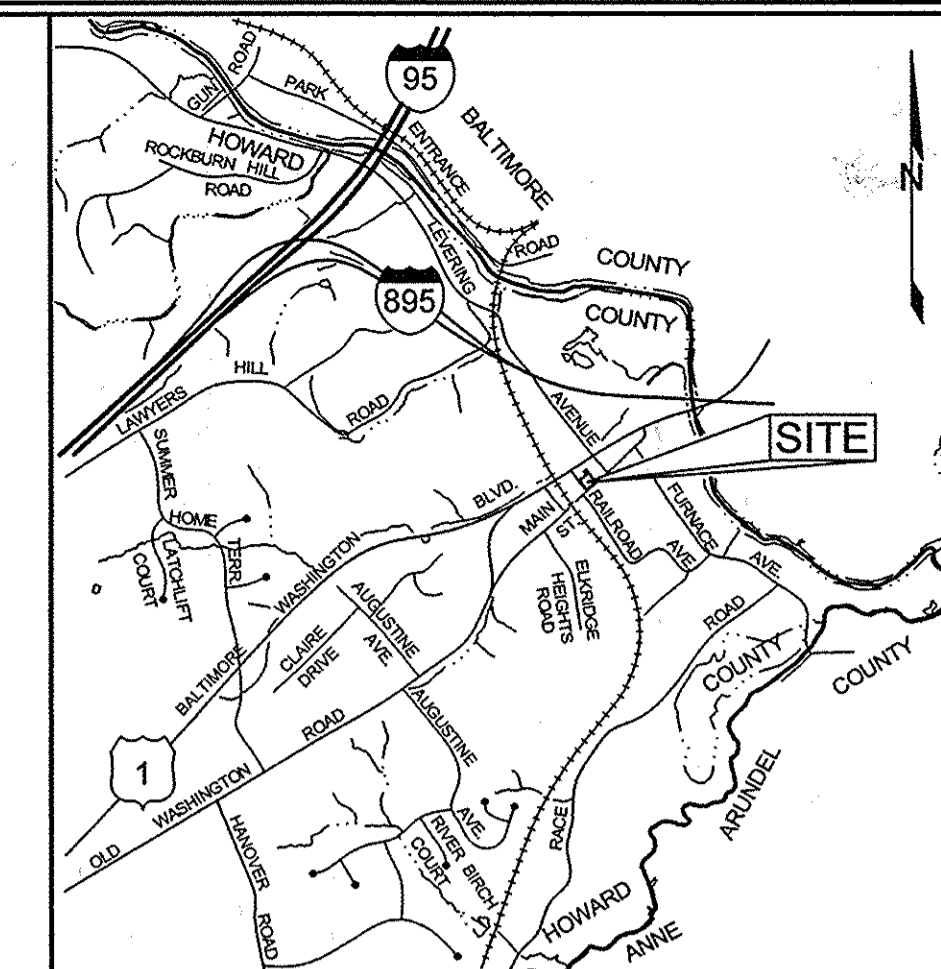
- SUBJECT PROPERTY ZONED B-1 PER THE 10/09/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: PARCEL 589 - 5782 MAIN STREET, ELKRIDGE, MARYLAND 21075
PARCEL 590 - 5766 MAIN STREET, ELKRIDGE, MARYLAND 21075
- TOTAL AREA OF PROPERTY 16,153 SF OR 0.3709 AC±
- PROPOSED NUMBER OF LOTS = 0
- PROPOSED AREA OF LOTS = 0
- PUBLIC WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SHANBERGER & LANE, LLC ON FEBRUARY 26, 2015. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY SHANBERGER & LANE, LLC ON FEBRUARY 26, 2015. 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 244
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE, HOWARD COUNTY SOILS MAP GRID 15, SUBGRID 2.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 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-GRADIENT 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 CONTRACTORS 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 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 0024 AND 388B 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.
- ALL SWALES 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.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY ONE MICRO-BIORETENTION FACILITY (M-6) AND FOUR RAIN BARRELS.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

ENVIRONMENTAL CONCEPT PLAN PATUXENT ENGINEERING

PARCELS 589 AND 590 ELKRIDGE, HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE



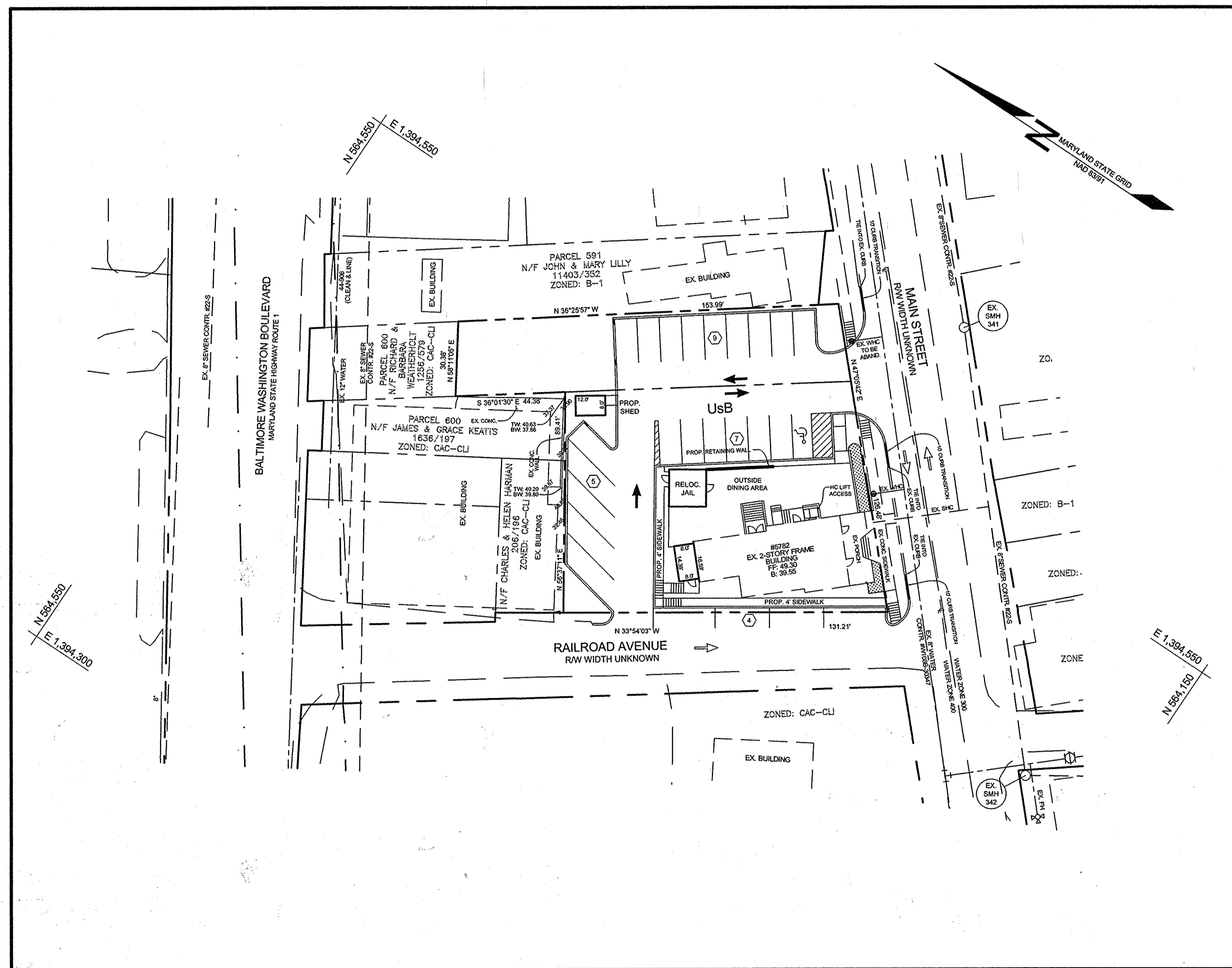
HOWARD COUNTY, MARYLAND ADC MAP 4937-G6
VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

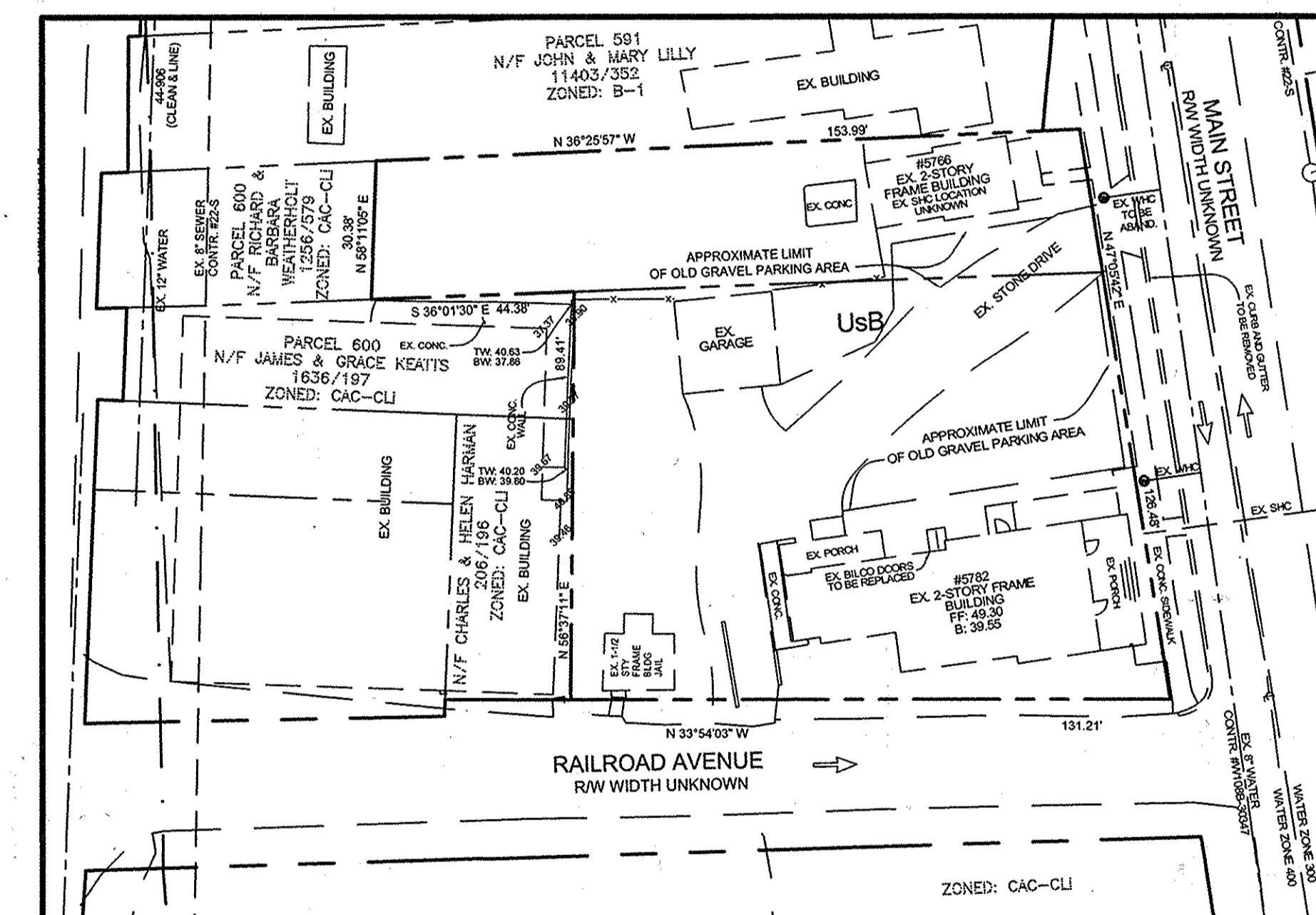
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
0024	565,065.481	1,395,212.085	26.959	NORTH SIDE ROUTE 1 @ I-895 OFF-RAMP, 600± NORTH OF LEVERING AVENUE
388B	564,007.675	1,393,649.642	63.661	SOUTH SIDE ROUTE 1, 0.2 MI SOUTH OF LEVERING AVE., 9.95± NORTH OF CURB FC

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPTUAL GRADING, SEDIMENT & EROSION CONTROL, AND STORMWATER MANAGEMENT PLAN



LOCATION MAP
SCALE: 1"=30'



EXISTING CONDITIONS
SCALE: 1"=20'

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	16,152 SQ FT ±
LIMIT OF DISTURBANCE	17,361 SQ FT ±
GREEN OPEN AREA (LAWN)	4,231 SQ FT ±
IMPERVIOUS AREA	13,090 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 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

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.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY ONE MICRO-BIORETENTION FACILITY (M-6) AND FOUR RAIN BARRELS.
- NO DESIGN MANUAL AND WAIVER PETITION REQUESTS HAVE BEEN MADE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 12-2-15
DATE: 11-23-15

OWNER/DEVELOPER

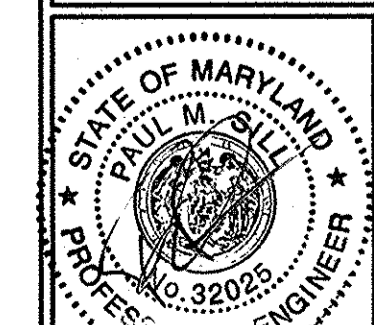
JOHN O'CONNOR
5471 MAIN STREET
ELKRIDGE, MD 21075
410.796.8130

COVER SHEET

PATUXENT ENGINEERING
OFFICE AND COMMERCIAL BUILDING

TAX MAP 38 GRID 04
1ST ELECTION DISTRICT

PARCEL 589 AND 590
HOWARD COUNTY, MARYLAND



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11130 Dovedale, 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: PS/KSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: NOVEMBER 11, 2015
PROJECT #: 14-050
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 30, 2017.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
UsB	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.37

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY SOILS MAP - GRID 15, SUBGRID 2
 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.

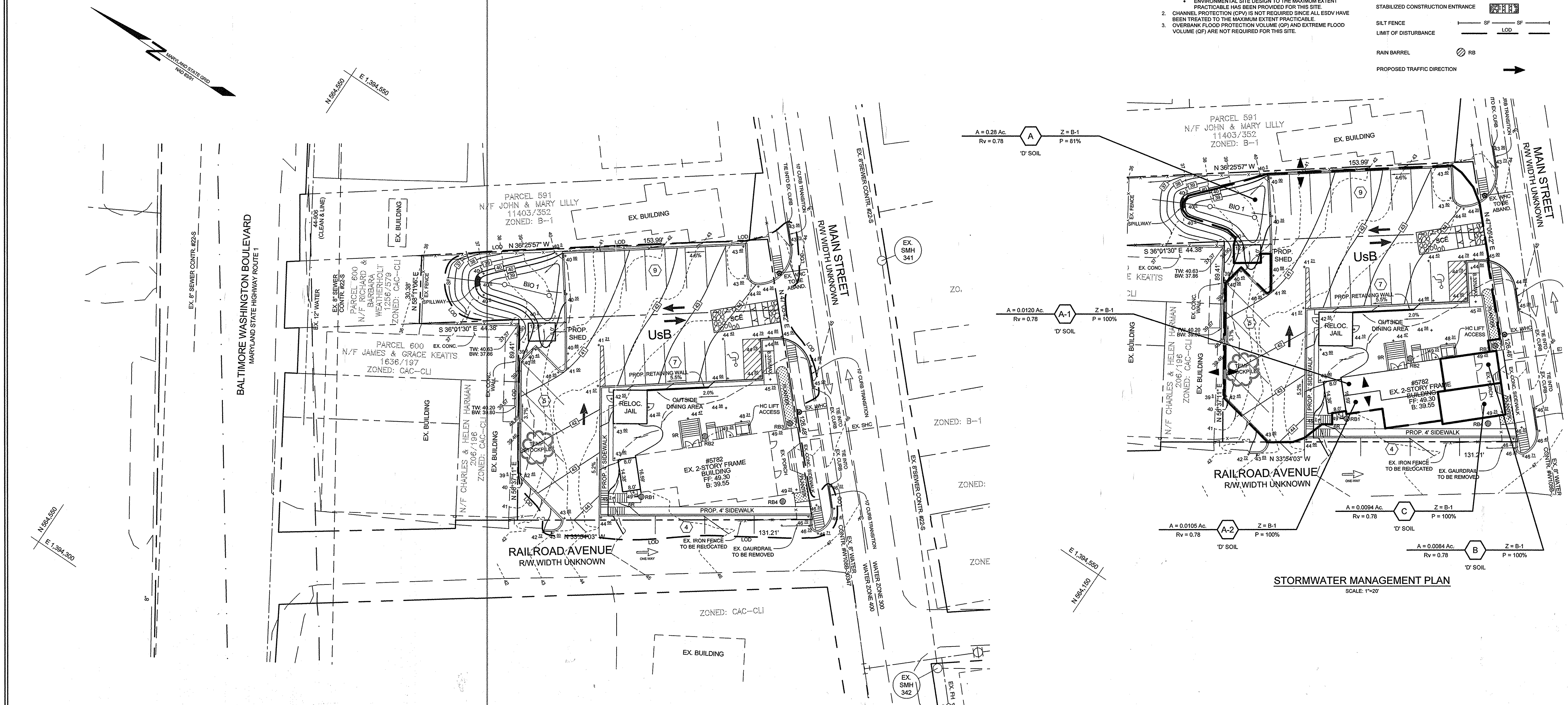
STORMWATER MANAGEMENT SUMMARY TABLE

D.A.	Pe		ESDV	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
A	1.8"	1.0"	538.1 CF	541.23 CF
A-1	0	1.2"	0 CF	7.35 CF
B	0	0.2"	0 CF	7.35 CF
C	0	0.2"	0 CF	7.35 CF

- NOTES:
 1. TREATMENT FOR THE ENVIRONMENTAL SITE DESIGN VOLUMES (ESDV) WILL BE PROVIDED FOR AS FOLLOWS:
 • DRAINAGE AREA A: BIORETENTION FACILITY (M-6) AND FOUR 55 GAL. RAIN BARRELS
 • ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE HAS BEEN PROVIDED FOR THIS SITE.
 2. CHANNEL PROTECTION (CPV) IS NOT REQUIRED SINCE ALL ESDV HAVE BEEN TREATED TO THE MAXIMUM EXTENT PRACTICABLE.
 3. OVERBANK FLOOD PROTECTION VOLUME (OP) AND EXTREME FLOOD VOLUME (OF) ARE NOT REQUIRED FOR THIS SITE.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED DRAINAGE AREA LINE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- RAIN BARREL
- PROPOSED TRAFFIC DIRECTION



PLAN VIEW
SCALE: 1"=20'

STORMWATER MANAGEMENT PLAN
SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 11-2-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 11-23-15
 CHIEF, DIVISION OF LAND DEVELOPMENT

OWNER/DEVELOPER
 JOHN O'CONNOR
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CONCEPTUAL GRADING, SEDIMENT & EROSION CONTROL AND STORMWATER MANAGEMENT PLAN
 PATUXENT ENGINEERING OFFICE AND COMMERCIAL BUILDING

TAX MAP 38 GRID 04 1ST ELECTION DISTRICT PARCEL 589 AND 590 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: PS/KSZ
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: NOVEMBER 11, 2015
 PROJECT #: 14-050
 SHEET #: 2 of 2

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 Phone: 443.325.5076
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 Email: info@sillengineering.com
 Civil Engineering for Land Development

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