

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN NOVEMBER, 2018. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED NOVEMBER, 2018.
- 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. 408A AND 341A WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "B-1" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND FIRE SUPPRESSION SERVICE FOR THIS SITE WILL BE PRIVATE.
- SEWER SERVICE FOR THIS SITE WILL BE PRIVATE.
- THERE ARE NO FLOODPLAINS ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES OVER 20,000 CONTIGUOUS SQUARE FEET ON THE PROPERTY.
- THE FOREST CONSERVATION OBLIGATION WILL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN.
- WETLANDS DELINEATION AND FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JULY 2, 2019.
- A GEOTECHNICAL STUDY WILL BE PROPOSED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN.
- CLARKSVILLE PIKE IS A MAJOR COLLECTOR.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR MONUMENTS ON THIS PROPERTY. THERE IS ONE EXISTING STRUCTURE ON THIS SITE TO BE REMOVED. THE SITE IS NOT LISTED ON THE HISTORIC SITES INVENTORY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA SYSTEM. THE MICRO-SCALE PRACTICES USED ARE TWO MICRO-BIORETENTION FACILITIES (M-6) AND A FILTERRA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (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 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT PREVENT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEDIMENT CONTROL CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- THE ENVIRONMENTAL AREAS FOR THIS SITE ARE A FEW SMALL PATCHES OF STEEP SLOPES BETWEEN 15-25% AND A WETLAND AND WETLAND BUFFER IN THE SOUTHEAST CORNER. THERE IS APPROXIMATELY 1.1AC. OF FOREST ON SITE. THERE WILL BE NO DISTURBANCE TO THE WETLAND BUFFER WITH THE PROPOSED DESIGN. THE NATURAL FOREST STAND WILL BE CONSERVED TO THE MAXIMUM EXTENT POSSIBLE.
- THE SITE NATURALLY SLOPES FROM WEST TO EAST. THE SITE HAS BEEN DESIGNED TO MAINTAIN THE NATURAL DRAINAGE PATTERNS, WITH NO DRAMATIC CHANGES TO THE NATURAL DRAINAGE.
- THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION". THE ESD CONCEPT INCLUDES THE USE OF MICRO-BIORETENTION FACILITIES (M-6) AND A FILTERRA.
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF SUPER SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT DURING THE FUTURE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE MICRO-SCALE PRACTICE OF MICRO-BIORETENTION FACILITIES (M-6) AND A FILTERRA. THE PROPOSED PRACTICES HAVE BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (RT) FOR THIS PROJECT IS 1.80", AND THE TOTAL RUNOFF VOLUME (ESDv) REQUIRED IS 4,895 CF.
- AN ALTERNATIVE COMPLIANCE REQUEST FOR REMOVAL OF SPECIMEN TREES IS REQUIRED IN ORDER FOR THE PROPOSED DESIGN TO BE DEVELOPED. SIGNIFICANT DESIGN CHANGES MAY OCCUR BASED ON THE REVIEW OF THIS PLAN AND THE ALTERNATIVE COMPLIANCE REQUEST.

SPECIMEN TREE CHART					
KEY (X#)	SPECIES	SIZE (IN. DBH)	CRZ (FEET RADIUS)	COMMENTS	TO BE REMOVED
1	SILVER MAPLE	45	67.5	POOR CONDITION, NOTABLE ROT AND DIEBACK	TO BE REMOVED
2	BLACK GUM	31	46.5	FAIR CONDITION, HEAVY VINE COVER	TO BE REMOVED
3	BLACK GUM	30.5	45.75	FAIR CONDITION, HEAVY VINE COVER	TO BE REMOVED
4	PIGNOLE HICKORY	38.5	57.75	GOOD CONDITION	TO REMAIN
5	SILVER MAPLE	45.5	68.25	POOR CONDITION, NOTABLE ROT	TO REMAIN
6	RED MAPLE	36	54	GOOD CONDITION	TO REMAIN
7	RED MAPLE	42	63	POOR CONDITION, SUBSTANTIAL ROT	TO REMAIN
8	RED MAPLE	30	45	GOOD CONDITION	TO REMAIN
9	SILVER MAPLE	38	57	GOOD CONDITION	TO REMAIN
10	WHITE OAK	32	48	GOOD CONDITION	TO REMAIN
11	TULIP POPLAR	32	48	POOR CONDITION, TRUNK ROT AND DIEBACK	TO BE REMOVED

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	2.24 AC.
NET AREA OF PROJECT:	2.24 AC.
AREA OF ROAD DEDICATION (MD 108):	3,810.91 SF OR 0.087 AC.
AREA OF WETLANDS AND WETLAND BUFFERS:	8,261 S.F. OR 0.19 AC.
AREA OF FLOODPLAIN:	0.00 AC.
AREA OF FOREST:	1.1 AC. (REFER TO FSD)
AREA OF MODERATE SLOPES (15% TO 24.99%):	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	0.00 AC.
ERODIBLE SOILS:	1.75 AC.
LIMIT OF DISTURBED AREA:	1.43 AC. (OPEN AND ENVIRONMENTAL)
PROPOSED USES FOR SITE AND STRUCTURES:	0.81 AC.
GREEN OPEN AREA:	1.43 AC. (OPEN AND ENVIRONMENTAL)
PROPOSED IMPERVIOUS AREA:	0.81 AC.
PRESENT ZONING DESIGNATION:	B-1
DPZ FILE REFERENCES:	xxx

PARKING TABULATION:

PROPOSED OFFICE BUILDING	REQUIRED PER CODE
9,882 SF OFFICE @ 3.3 SPACES PER 1,000 SF	33 SPACES
3,000 SF BASEMENT @ 0 SPACES PER 1,000 SF (BASEMENT MEP AND STORAGE ONLY)	0 SPACES
TOTAL SPACES REQUIRED (PER CODE):	33 SPACES
TOTAL SPACES PROVIDED:	37 SPACES
HANDICAP PARKING REQUIREMENT:	2 SPACES
2 FOR 26-50 REGULAR SPACES	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4.27.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/24/2020
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

MAPPED SOILS TYPES - HOWARD COUNTY, MARYLAND				
SYMBOL NAME / DESCRIPTION	GROUP	HYDRIC	Kw RANGE	HIGHLY ERODIBLE
Gsb GLADSTONE LOAM, 3 TO 8% SLOPES	B	NO	0.32	NO
Gsb GLENVILLE-SALE SILT LOAMS, 0 TO 8% SLOPES	C	YES	0.49	YES

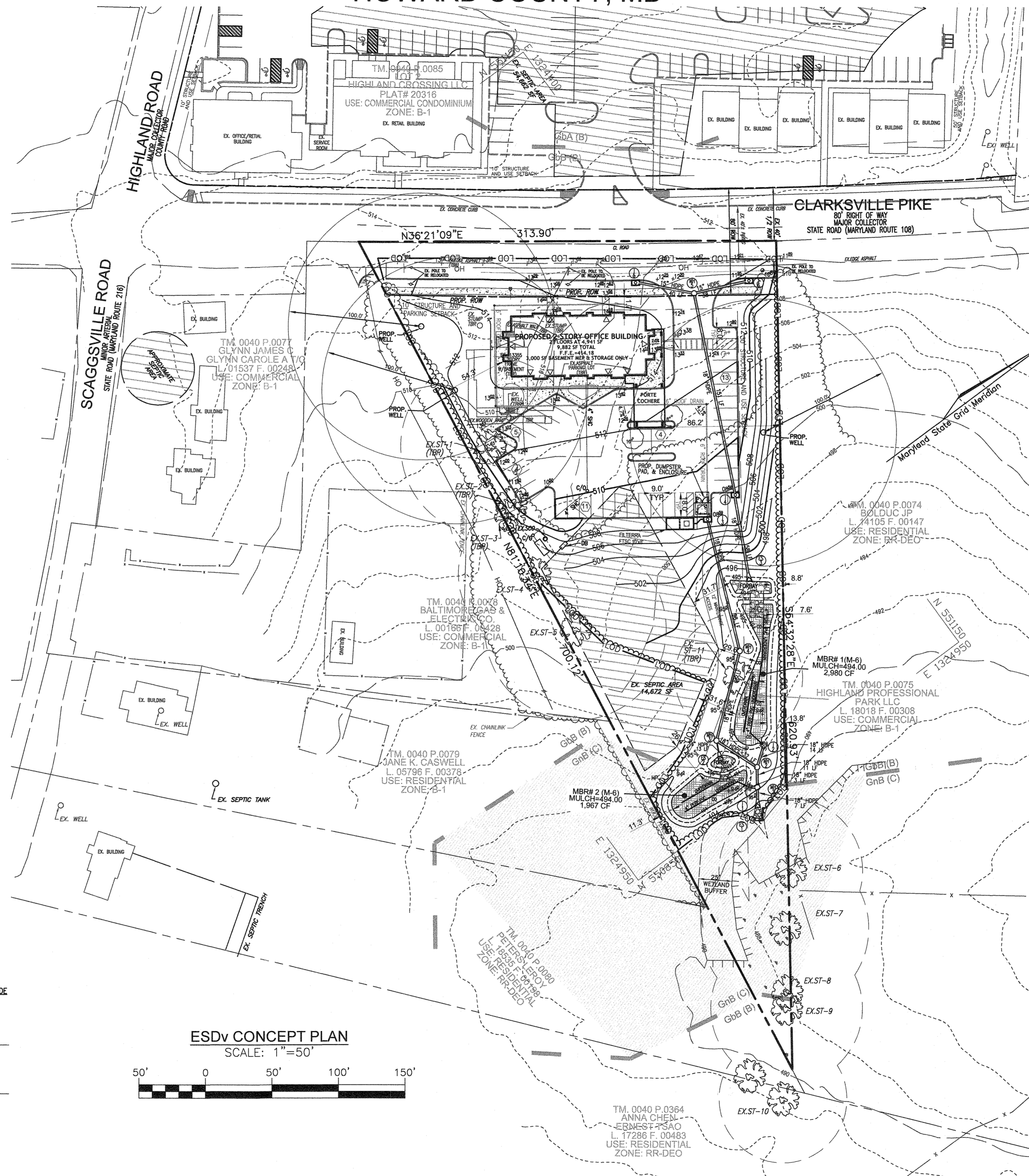
NOTE:
 TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, AND HOWARD COUNTY SOIL CONSERVATION DISTRICT WEBSITE DOCUMENTS
 https://www.howardcsd.org/documents

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

ENVIRONMENTAL CONCEPT PLAN

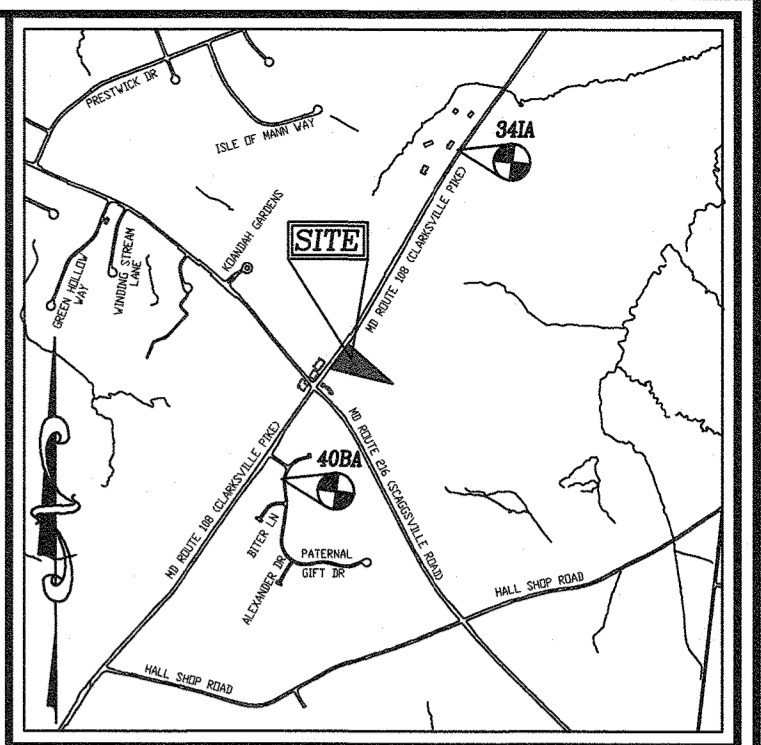
HIGHLAND PROFESSIONAL PARK

13355 CLARKSVILLE PIKE
 HOWARD COUNTY, MD



ESDv CONCEPT PLAN
 SCALE: 1"=50'

BENCHMARKS
 HOWARD COUNTY BENCHMARK - 408A
 N 549925.10 E 1324025.17 ELEV.: 533.91
 ALONG PATERNAL GIFT DR. NORTH OF BITER LN.
 HOWARD COUNTY BENCHMARK - 341A
 N 553271.91 E 1325838.78 ELEV.: 471.87
 WEST SIDE OF ROUTE 108 NORTH OF ROUTE 216



VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP COORDINATE: MAP 31, GRID 5B

LEGEND:

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING PAVING
---	HIGHLY ERODIBLE SOILS
---	EXISTING 10' CONTOUR
---	EXISTING 2' CONTOUR
---	SOILS
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED CURB
---	PROPOSED CONTOUR
XX'o	EXISTING TREE
OH	EXISTING OVERHEAD LINE
MS	EXISTING MANHOLE
JB	EXISTING JUNCTION BOX
UT	EXISTING UTILITY POLE
ST10	EXISTING SPECIMEN TREE WITH CRZ
---	EXISTING WETLANDS
---	WETLAND BUFFER
---	EX. SEPTIC AREA
---	LIMIT OF DISTURBED AREA

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET AND ESDv CONCEPT PLAN	1 OF 2
STORMWATER MANAGEMENT DRAINAGE AREA MAP & DETAILS	2 OF 2

OWNER/DEVELOPER
 ACCORDIA CONSULTING, LLC
 6904 PINDELL SCHOOL ROAD
 FULTON, MD 20759
 PH. 410-730-3940
 ATTN: ED RUDDEN

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET
AND ESDv CONCEPT PLAN
HIGHLAND PROFESSIONAL PARK

L 18018 / F 308 ZONED B-1
 TAX MAP 40 BLOCK 05 HIGHLAND, MD 20777 PARCEL 75
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

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. MY LICENSE NO. IS 16194 AND MY EXPIRATION DATE IS 08-31-2020.

DESIGN BY: RHV
 DRAWN BY: LAG/KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.D. NO.: 40680

1 SHEET OF 2

