

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN JUNE 6, 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON PLAT # 11863 APPROVED ON SEPTEMBER, 1995.
- 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. 471C AND 471B WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "CE-CL" 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 FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE FOR THIS SITE WILL BE PUBLIC THROUGH W&S 667.
- SEWER SERVICE FOR THIS SITE WILL BE PUBLIC THROUGH W&S 667.
- THERE IS 100-YR FLOODPLAIN 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. THERE ARE NO SPECIMEN TREES LOCATED ON-SITE.
- WETLANDS DELINEATION AND FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 7, 2020.
- A GEOTECHNICAL STUDY WILL BE PROVIDED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN.
- LYNN BUFF COURT IS A LOCAL ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES 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 SEVEN MICRO-BIOTENTION FACILITIES (M-6). 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 SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- 4,120.48 S.F. (0.09 AC.) OF WETLANDS AND 14,579.14 S.F. (0.33 AC.) OF WETLAND BUFFER TO BE DISTURBED. DISTURBANCE TO THIS WETLAND AND ITS BUFFER IS NOT PERMITTED UNLESS AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 18.116(c)(1) OF THE SUBDIVISION REGULATIONS IS APPROVED.

ENVIRONMENTAL CONCEPT PLAN

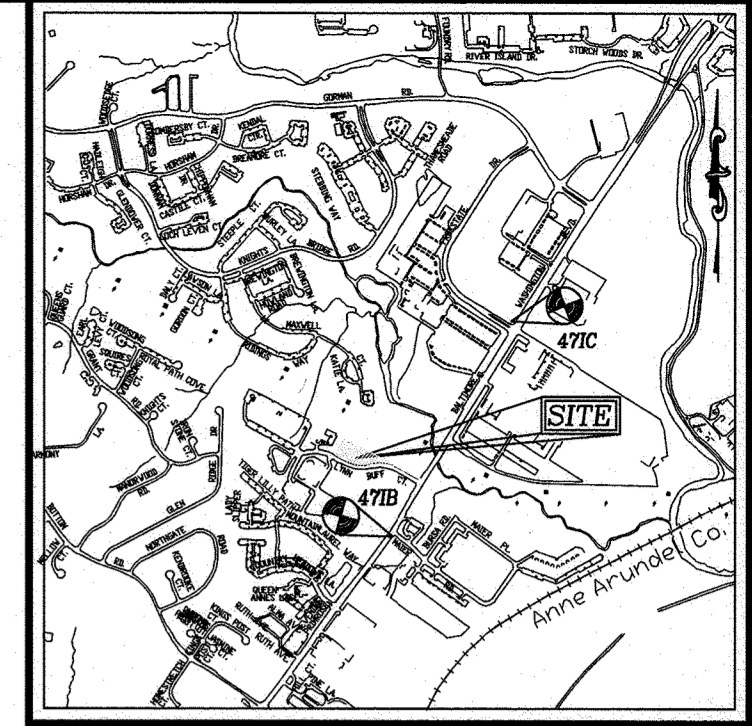
US 1 JOINT VENTURE, PARCEL E-2

9550 LYNN BUFF COURT

LAUREL

HOWARD COUNTY, MD

BENCHMARKS
 HOWARD COUNTY BENCHMARK - 471B
 N 529701.56 E 1361469.75 ELEV.: 179.93
 HOWARD COUNTY BENCHMARK - 471C
 N 532036.87 E 1362819.07 ELEV.: 188.27



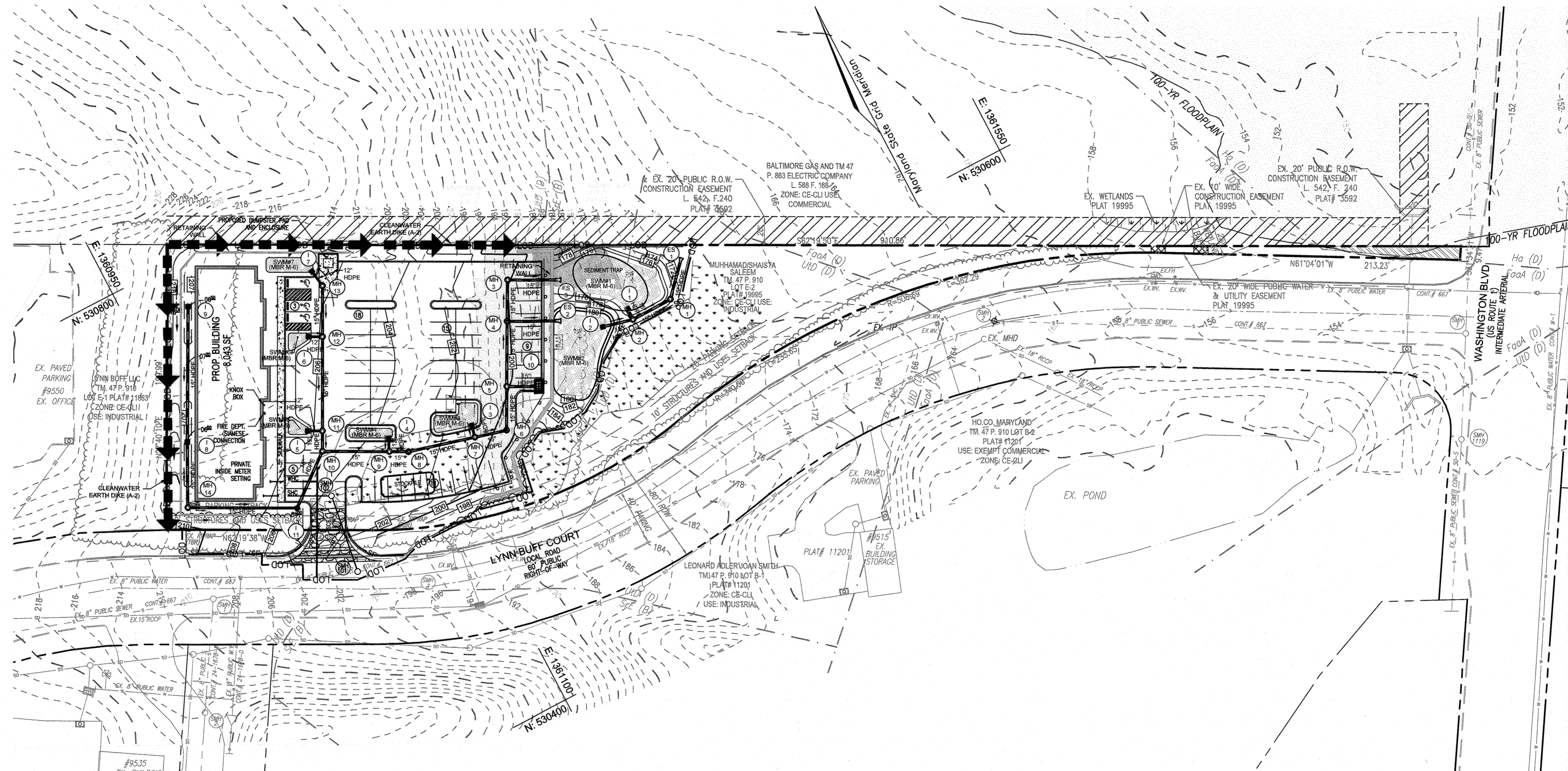
VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP COORDINATE: MAP 40, GRID 6E

LEGEND:

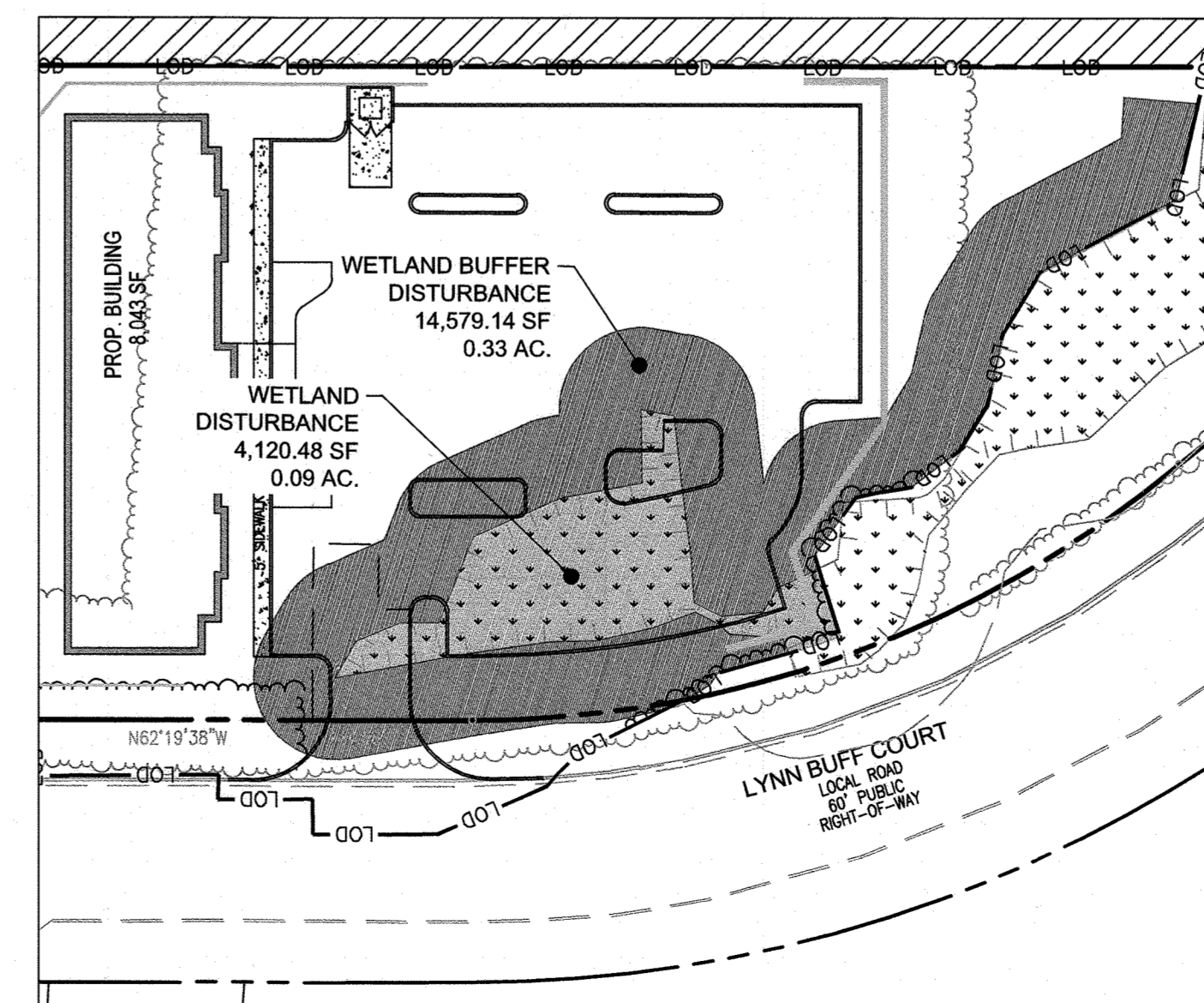
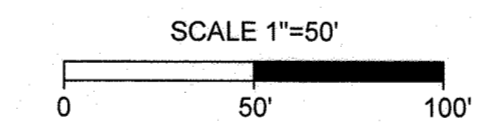
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING CURB
[Symbol]	HIGHLY ERODIBLE SOILS
[Symbol]	EXISTING 1' CONTOUR
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	SOILS
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED 1' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	EXISTING TREE
[Symbol]	EXISTING OVERHEAD LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING MAILBOX
[Symbol]	EXISTING JUNCTION BOX
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING WETLANDS
[Symbol]	WETLAND BUFFER
[Symbol]	100-YR FLOODPLAIN
[Symbol]	EX. 20' PUBLIC ROW CONSTRUCTION EASEMENT L. 542, F.140
[Symbol]	LIMIT OF DISTURBED AREA
[Symbol]	MODERATE SLOPES (15-24.99%)
[Symbol]	STEEP SLOPES (>25%)
[Symbol]	EARTH DIKE
[Symbol]	SUPER SILT FENCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- THE ENVIRONMENTAL AREAS FOR THIS SITE CONTAIN MODERATE (15-24.99%) AND STEEP (>25%) SLOPES. A WETLAND AND WETLAND BUFFER IN THE SOUTHERN SIDE OF THE SITE AND THE 100-YR FLOODPLAIN OVERLAPPING THE EASTERN PIPE STEM, THERE IS APPROXIMATELY 1.10 AC. OF FOREST ON SITE. THERE WILL BE NO DISTURBANCE TO THE 100-YR FLOODPLAIN. THERE WILL BE DISTURBANCE TO THE WETLAND AND WETLAND BUFFER WITH THE PROPOSED DESIGN. THE PROPOSED RETAINING WALL WILL REDUCE IMPACTS TO THE ENVIRONMENTAL AREAS. 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-BIOTENTION FACILITIES (M-6).
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF SUPER SILT FENCE AND EARTH DIKE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD 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 PRACTICES OF MICRO-BIOTENTION FACILITIES (M-6). THE PROPOSED PRACTICES HAVE BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (RT) FOR THIS PROJECT IS 1.89", AND THE TOTAL RUNOFF VOLUME (ESD) REQUIRED IS 6,017 CF.



ESDv CONCEPT PLAN
 SCALE: 1"=50'



SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	1.88 AC.
NET AREA OF PROJECT:	1.88 AC.
AREA OF WETLANDS AND WETLAND BUFFER:	36,181.9 S.F. OR 0.83 AC.
AREA OF FLOODPLAIN:	30,409.3 S.F. OR 0.70 AC. (WITHIN PROPERTY)
AREA OF FOREST:	0.01 AC.
AREA OF MODERATE SLOPES (15% TO 24.99%):	1.10 AC. (REFER TO FSD)
AREA OF STEEP SLOPES (25% OR GREATER):	0.04 AC.
ERODIBLE SOILS:	0.16 AC.
LIMIT OF DISTURBED AREA:	0.17 AC.
PROPOSED USES FOR SITE AND STRUCTURES:	1.47 AC. COMMERCIAL
GREEN OPEN AREA:	0.57 AC.
PROPOSED IMPERVIOUS AREA:	(OPEN AND ENVIRONMENTAL)
PRESENT ZONING DESIGNATION:	0.89 AC. CE-CL
DPZ FILE REFERENCES:	L18489/F.293, F-95-171

MAPPED SOILS TYPES - HOWARD COUNTY, MARYLAND

SYMBOL / DESCRIPTION	GROUP	HYDRC	Kw RANGE	HIGHLY ERODIBLE
Foa FALLSATION SANDY LOAM, 0 TO 2% SLOPES, NORTHERN COASTAL PLAIN	D	YES	0.02	NO
Hs WATERBORN-COARSED SILT LOAMS, 0 TO 3% SLOPES	D	YES	0.37	NO
SIE SANDSHRUBS AND CROW SOILS, 15 TO 20% SLOPES	B	NO	0.32	YES
LAD URBAN LAND-LEOETHENS COMPLEX, 0 TO 15% SLOPES	D	NO	0.02	NO

NOTE:
 TAKEN FROM: USDA, SCS-WEED SOIL SURVEY, AND HOWARD COUNTY SOIL CONSERVATION DISTRICT WEBSITE DOCUMENTS
 HTS://WWW.HOWARDSOILS.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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/21/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/15/21
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

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

MUHAMMAD SALEEM
 SHAISTA SALEEM
 4309 VALLEY STREAM AVE.
 BURTONSVILLE, MD 20866
 (301)370-6587

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
 COVER SHEET
 AND ESDv CONCEPT PLAN
 US 1 JOINT VENTURE, PARCEL E-2
 9550 LYNN BUFF COURT
 LAUREL, MARYLAND 20723

TAX MAP: 47 BLOCK 23 PARCEL: 910
 3RD 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 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2022.

DESIGN BY: VETG
 DRAWN BY: VETG
 CHECKED BY: RHY
 DATE: MARCH 2021
 SCALE: AS SHOWN
 W.O. NO.: 43634

1 SHEET OF 2

