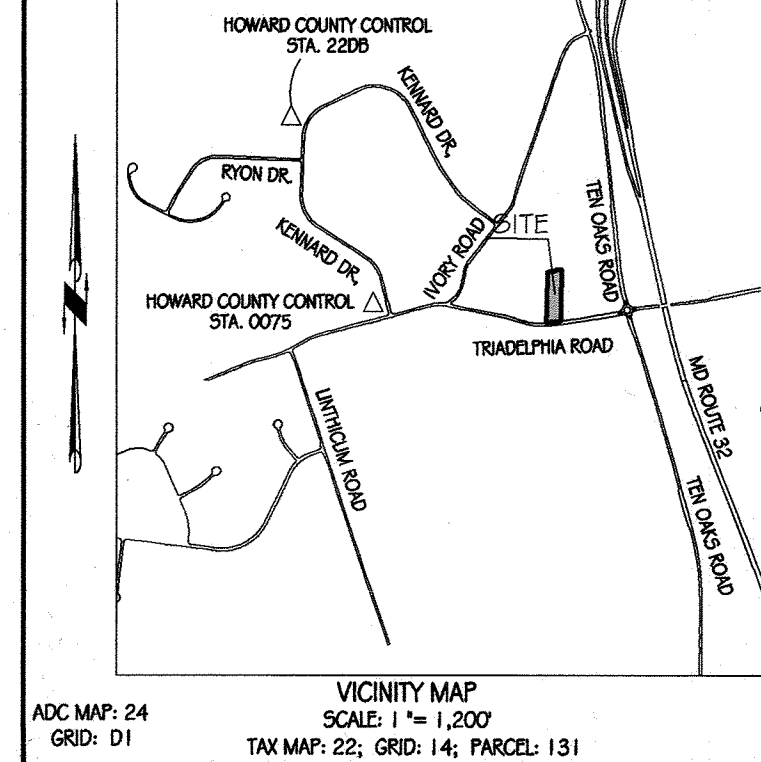
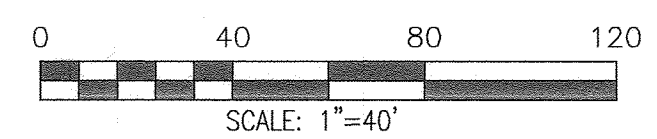
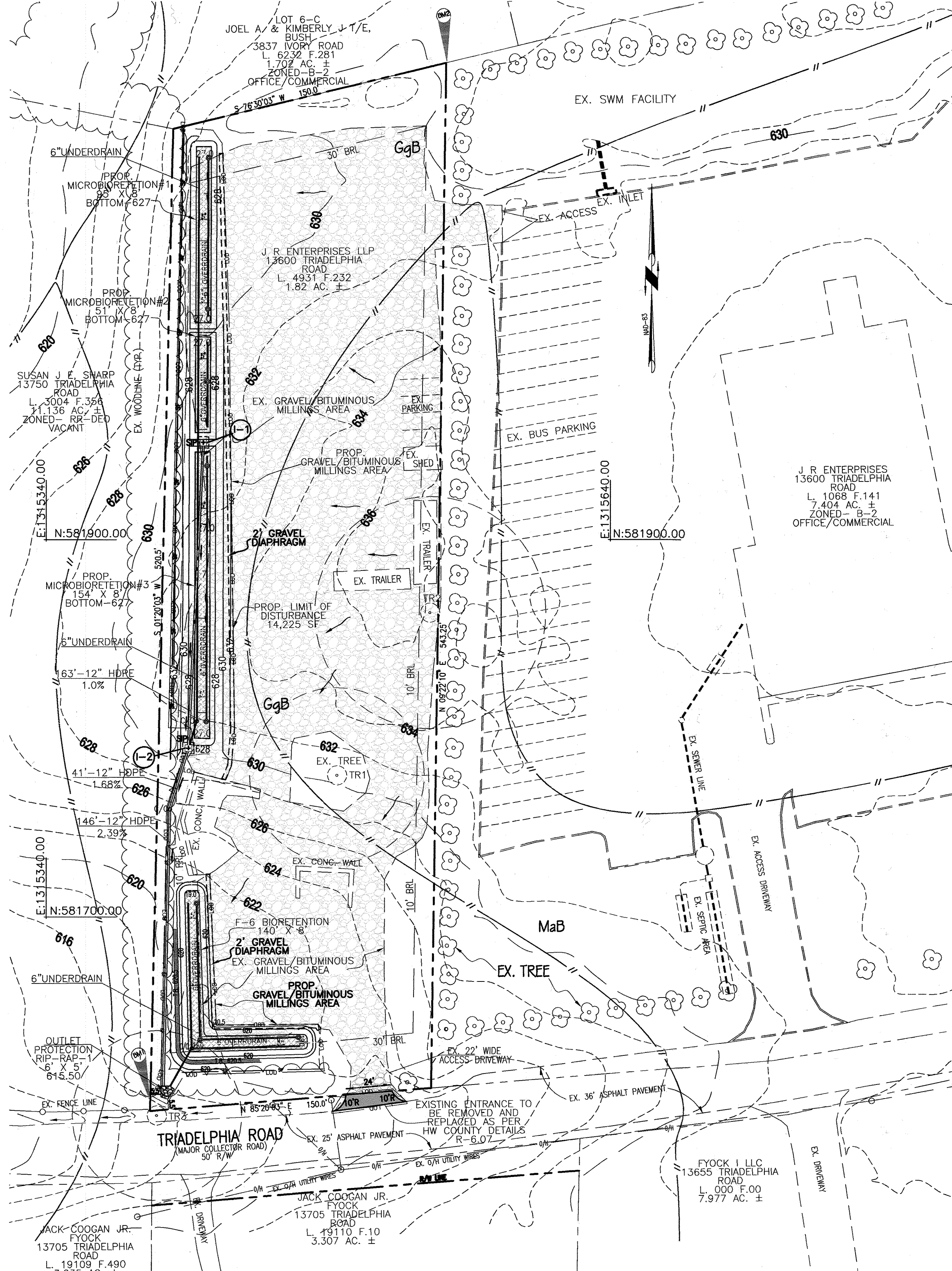


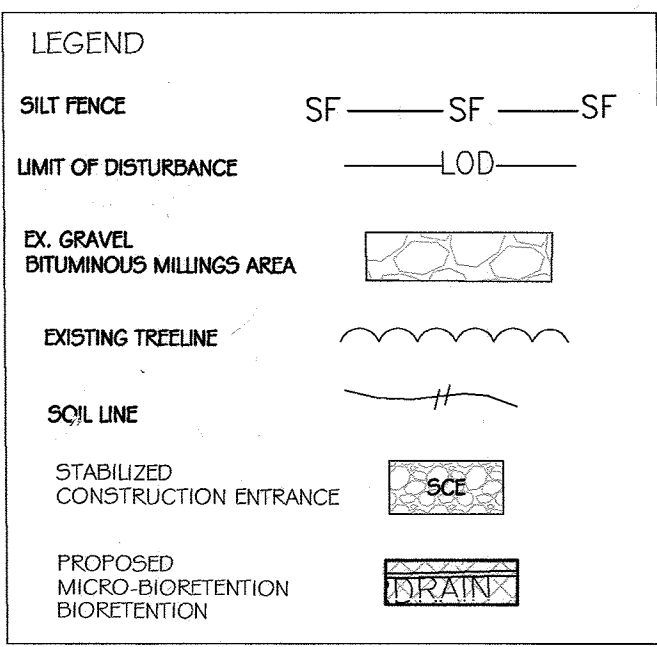
EXISTING CONDITION



- GENERAL NOTES
- OWNER: J.R. ENTERPRISES LLP  
DEED REFERENCE: UBER 4931 AT FOLIO 232  
DATE: OCTOBER 25, 1999  
GRANTOR: EDITH M. GUNTHER
  - TAX MAP: 22 GRID: 14 PARCEL: 131
  - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C00650, EFFECTIVE ON NOVEMBER 06, 2013.
  - TOPOGRAPHY 4 PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
  - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (MD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS STA 2220 N. 583457.143 E. 1312041.049 STA 0075 N. 501628204 E. 1313719.380 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
  - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
  - SOIL TYPE: MANOR LOAM (MaB), GLENELG LOAM (GgB)  
SOIL MAP NO. 11
  - THE SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
  - APPROVAL OF THIS ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SFP PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
  - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
  - THERE ARE NO STEEP SLOPES, FLOODPLAIN, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. OCTOBER, 2016.
  - THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING PERMIT STAGES, UNDER COUNTY LAW. ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
  - THE LANDSCAPING WILL BE ADDRESSED AT THE SDP STAGE.
  - DISTURBED AREA = 14,225 S.F.

DESIGN NARRATIVE

- THE PURPOSE OF THIS PROJECT IS TO PROVIDE STORMWATER MANAGEMENT FOR AN EXISTING DEVELOPMENT SITE.
- NATURAL RESOURCES PROTECTION AND ENHANCEMENT: THE LIMIT OF DISTURBANCE IS LIMITED TO THE CONSTRUCTION OF ESDv SWM FACILITIES. SPECIMEN TREES ARE PROTECTED.
  - MAINTENANCE OF NATURAL FLOW PATTERNS: EXISTING SITE FLOW FACILITIES ARE MAINTAINED AS THERE IS NO REGRADING OF THE SITE.
  - REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER DESIGN, ALTERNATIVE SURFACES, AND NONSTRUCTURAL PRACTICES: NONSTRUCTURAL PRACTICE CONSISTING OF (M-6) MICRO BIORETENTION AND (F-6) BIORETENTION BASIN ARE PROPOSED FOR SWM FACILITIES.
  - INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE STORMWATER STRATEGY: CONSTRUCTION IS LIMITED TO THE STORMWATER MANAGEMENT FACILITIES WITH SILT FENCE PROVIDED.
  - IMPLEMENTATION OF ESDv PLANNING TECHNIQUES AND PRACTICES TO THE MEP: ESDv TO MEP PROVIDED WITH USE OF (M-6) MICRO-BIORETENTION AND (F-6) BIORETENTION BASIN FOR STORMWATER MANAGEMENT.



SITE ANALYSIS DATA SHEET	ACRES
EXISTING SITE USE	COMMERCIAL
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
FORESTS	0.00
STEEP SLOPES (15-24%)	0.00
STEEP SLOPES (25% OR GREATER)	0.00
TOTAL PROJECT AREA	1.82
LOD AREA	0.326
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	1.38
PROP. IMPERVIOUS AREA	1.15
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

BENCH MARKS	
#1 IRON PIPE	
N. 581602.47	
E. 1315395.47	
EL = 614.52	
#2 MT PIPE	
N. 582152.91	
E. 1315555.91	
EL = 628.80	

SWM Treatment Site Design Summary							
Practice	Area Treated (SF)	Area Treated (Acres)	Impervious Treated (SF)	Rev Required (Cft)	Rev Provided (Cft)	ESDv (ft³)Req.	ESDv provided (ft³)
J.R. ENTERPRISES, LLC	79,279	1.82	51401	1,088	1,173	4,185	4,693
M-6 Micro Bioretention#1	18,832	0.43	15421	258	253	1,482	1,013
M-6 Micro Bioretention#2	6,410	0.15	5000	88	136	482	544
M-6 Micro Bioretention#3	14,190	0.33	10100	195	411	980	1,643
F-6 Bioretention	26,830	0.62	19860	368	373	1,922	1,493
<b>Total</b>	<b>66,262</b>	<b>1.52</b>					
<b>PE Provided</b>	<b>1.12</b>	<b>Inch</b>	<b>Total ESDv Provided</b>	<b>4,185</b>			<b>4,693</b>
<b>PE Required</b>	<b>1</b>	<b>Inch</b>	<b>ESDv Required</b>	<b>4,185</b>			

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
MaB	MANOR LOAM	B	NO	0.24	3-8%
GgB	GLENELG LOAM	B	NO	0.28	3-8%

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2.9.22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION / DATE

*[Signature]* 2/22/21  
CHIEF, DIVISION OF LAND DEVELOPMENT / DATE

OWNER / DEVELOPER  
J.R. ENTERPRISES LLC  
13690 TRIADELPHIA ROAD  
GLENELG, MD 21737  
1-800-321-3973



ENVIRONMENTAL CONCEPT PLAN

13690 TRIADELPHIA ROAD

L. 4931 F. 232

TAX MAP: 22 GRID NO: 14 PARCEL NO: 131

ELECTION DISTRICT: No. 3 HOWARD COUNTY, MARYLAND EX. ZONING: B-2

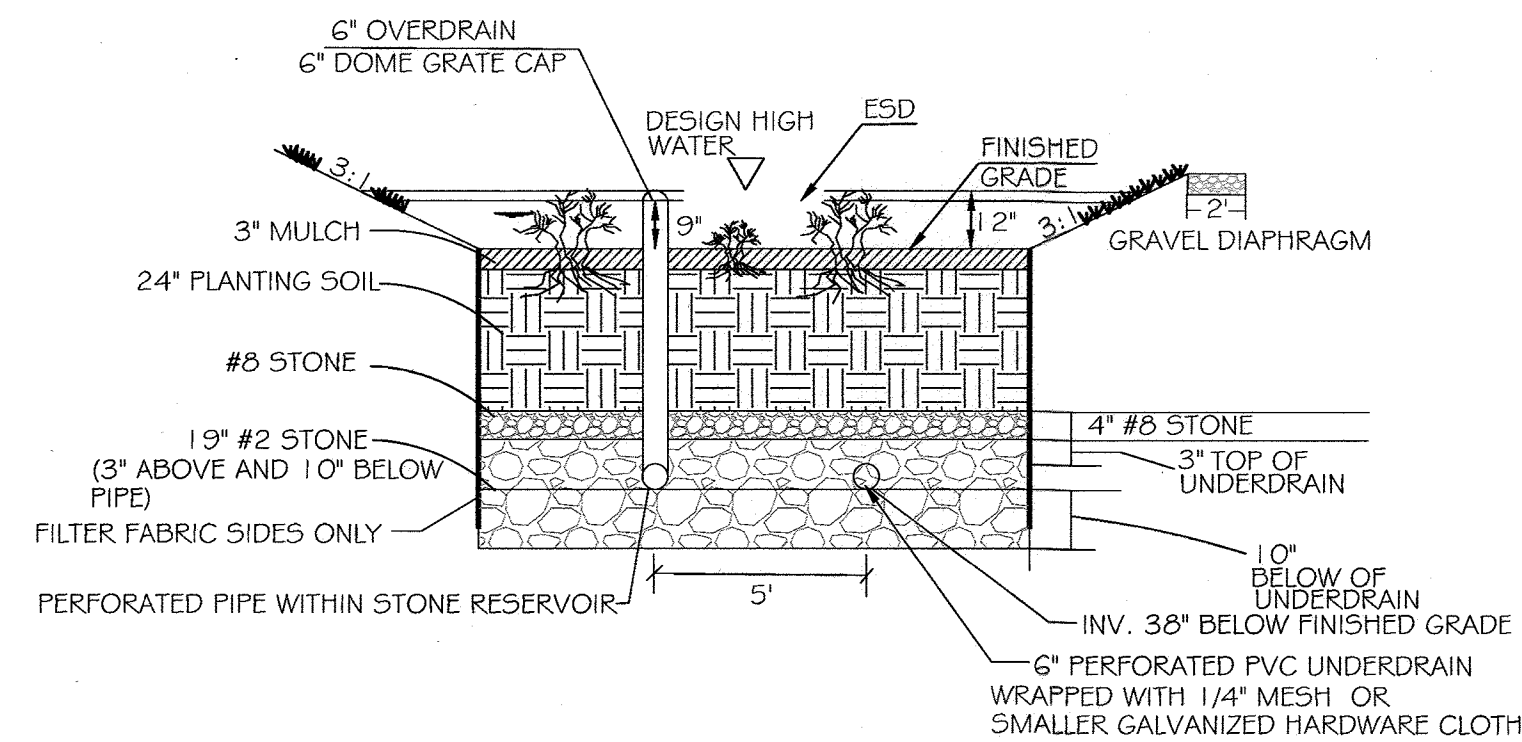
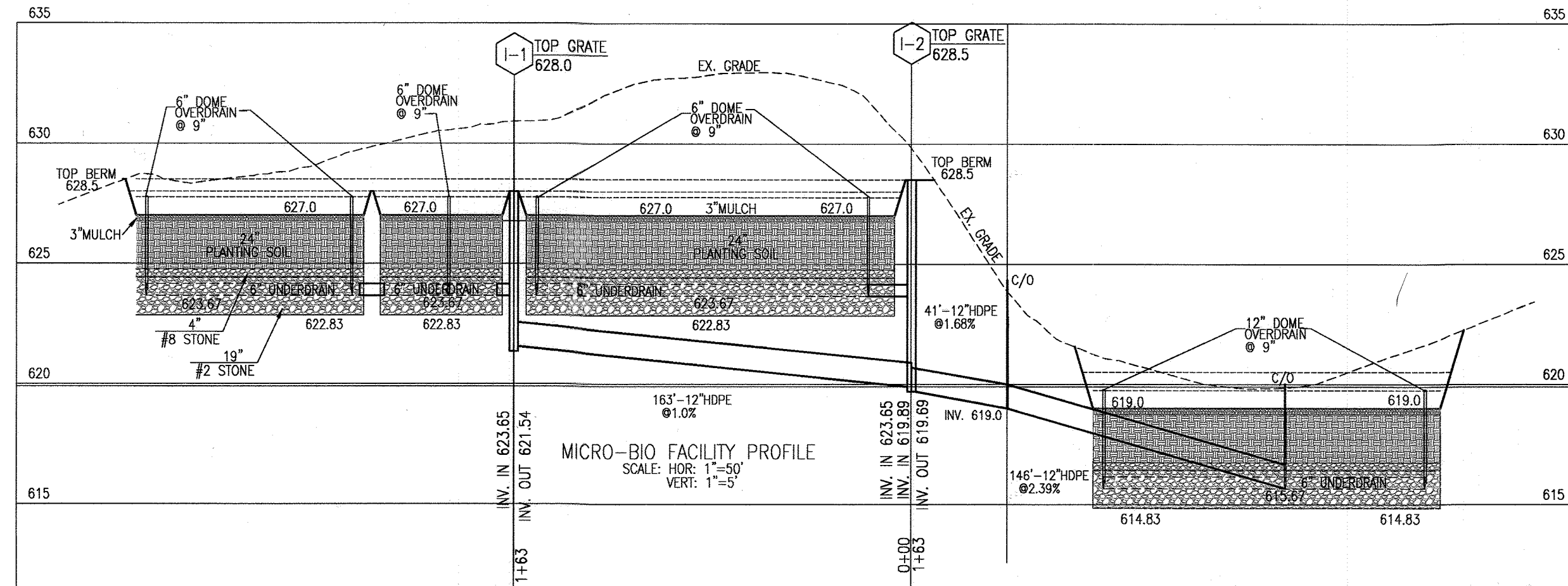
SCALE: 1" = 40' DATE: MARCH 2021 SHEET 1 OF 2

VANMAR ASSOCIATES, INC. Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown

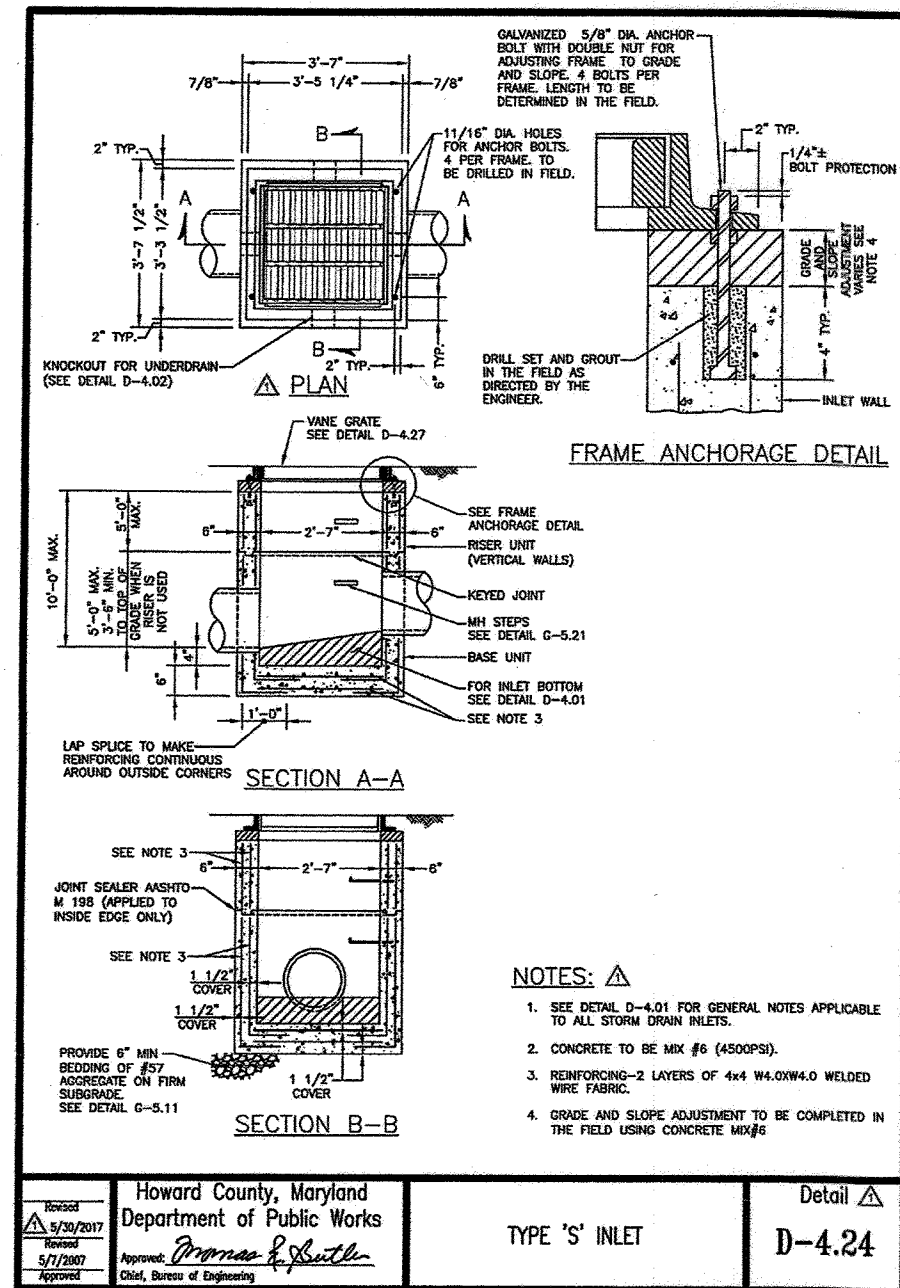
PROFESSIONAL CERTIFICATION

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. 18417, Expiration Date: 9-18-23.



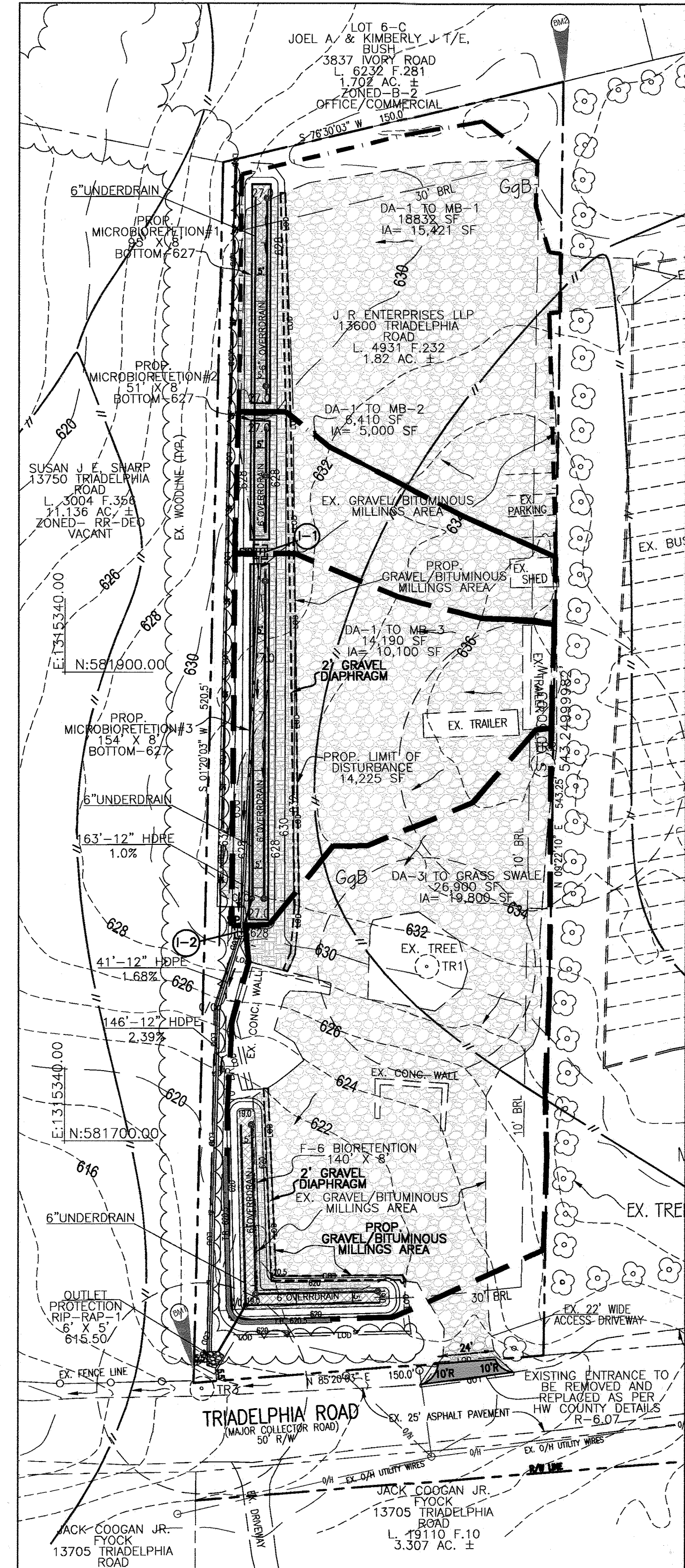


(M-6) PRIVATE MICRO-BIORETENTION FACILITIES (24" DEPTH)  
N.T.S.

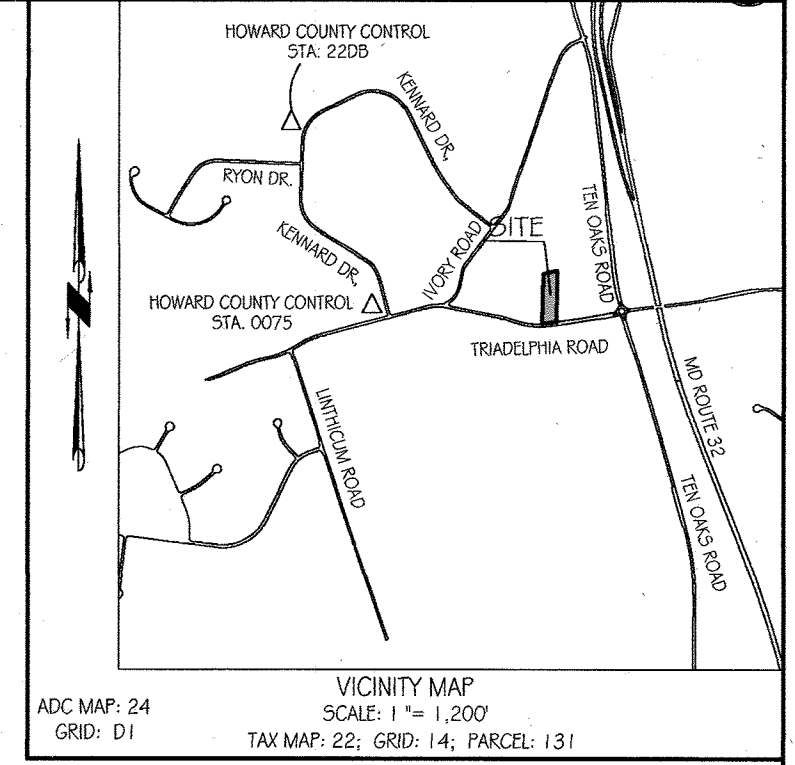


- NOTES:  $\Delta$
- SEE DETAIL D-4.21 FOR GENERAL NOTES APPLICABLE TO ALL STONE DRAIN INLETS.
  - CONCRETE TO BE MIX #6 (4000PSI).
  - REINFORCING - 2 LAYERS OF #4 W/GRIDS WELDED WIRE FABRIC.
  - DRAINAGE AND SLOPE ADJUSTMENT TO BE COMPLETED IN THE FIELD USING CONCRETE MIX#1.

Howard County, Maryland Department of Public Works Approved: <i>Thomas P. ...</i> Date: 12/22/21	TYPE 'S' INLET Detail $\Delta$ D-4.24
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SWM DRAINAGE AREA MAP  
SCALE: 1"=40'

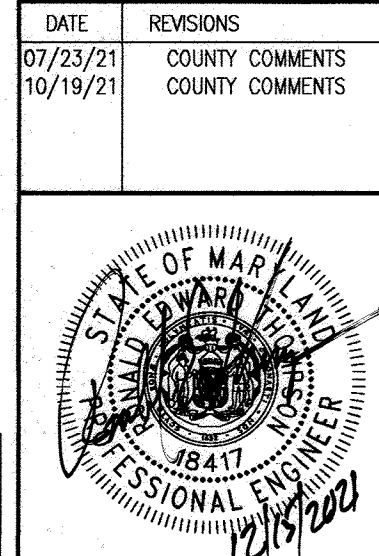


APPROVED  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Date: 2/9/22  
 Date: 12/22/21

CALL "MISS UTILITY" AT  
 1-800-257-7777  
 48 HOURS BEFORE START OF CONSTRUCTION

OWNER / DEVELOPER  
 J.R. ENTERPRISES LLC  
 13690 TRIADELPHIA ROAD  
 GLENELG, MD 21737  
 1-800-321-3973

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. 18417, Expiration Date: 9-18-23.



DATE: 07/23/21 REVISIONS: COUNTY COMMENTS COUNTY COMMENTS	ENVIRONMENTAL CONCEPT PLAN STORMWATER MANAGEMENT NOTES AND DETAILS 13690 TRIADELPHIA ROAD L. 4931 F. 232
TAX MAP: 22 GRID NO: 14 PARCEL NO: 131	ELECTION DISTRICT: No. 3 HOWARD COUNTY, MARYLAND EX. ZONING: B-2
SCALE: AS SHOWN DATE: MARCH 2021 SHEET 2 OF 2	VANMAR ASSOCIATES, INC. Engineers Surveyors Planners 310 South Main Street Mount Airy, Maryland 21771 (301) 829-2890 (301) 831-5015 (410) 549-2751 Fax (301) 831-5603 ©Copyright, Latest Date Shown