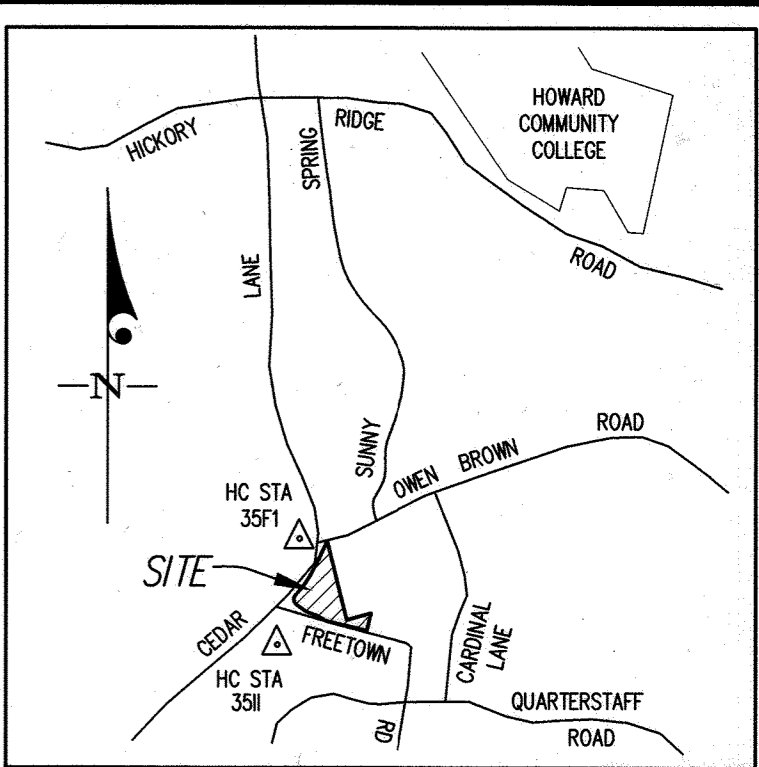


ANTICIPATED WAIVERS:
 1. DISTURBANCE WITHIN 25' OF A WETLAND
 2. DISTURBANCE OF STEEP SLOPES
 3. REMOVAL OF SPECIMEN TREES
 4. 15% FOREST CONSERVATION OBLIGATION ON-SITE
 5. MINIMUM PIPE SIZE FOR STRUCTURAL PRACTICES

LEGEND

| | |
|------|--|
| --- | EX. UNDERGROUND ELECTRIC |
| --- | EX. GASLINE |
| --- | EX. FENCE |
| --- | EX. TREELINE |
| ⊙ | EX. UTILITY POLE W/ LIGHT |
| ▭ | PROP. BUILDING |
| ▭ | PROP. BUILDING W/ 1ST FLOOR PARKING GARAGE |
| --- | PROP. CONTOURS |
| --- | PROP. WATER |
| --- | PROP. SEWER |
| --- | PROP. ROOF DRAIN |
| --- | PROP. STORM DRAIN |
| --- | PROP. UNDERGROUND STORAGE |
| --- | PROP. DRAINAGE DIVIDE |
| --- | EX. FOREST CONSERVATION AREA |
| BR-1 | SWM DEVICE NUMBER CORRESPONDING TO DRAINAGE AREA |
| --- | EX. CURB |
| --- | EX. EDGE OF PAVING |
| --- | EX. WATER |
| --- | EX. SEWER |
| --- | EX. STORM DRAIN |
| --- | EX. ELECTRIC |
| --- | EX. OVERHEAD WIRE |
| --- | SOIL DIVIDE |
| --- | SOIL TYPE |
| --- | STEEP SLOPES |
| --- | PROP. PAVEMENT |
| --- | PROP. POROUS PAVEMENT |
| --- | PROP. BIORETENTION |



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

| | | | |
|------|-----------------|---------------|----------------|
| 35F1 | ELEV. 400.452 | N = 557101364 | E = 1345217326 |
| 3511 | ELEV. = 400.046 | N = 557110385 | E = 1344245672 |

ADC MAP 92 GRID E-3

GENERAL NOTES

- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: N/A
- SITE ANALYSIS:**
 TOTAL AREA OF SITE (PARCELS 108, 109, & 137): 4.43 ± ACRES
 WETLANDS AND THEIR BUFFER: 0.43 ± ACRES
 FLOODPLAINS: 0.00 ± ACRES
 STREAMS AND THEIR BUFFER: 0.002 ± ACRES
 FORESTS: 231 ± ACRES
 STEEP SLOPES 15% AND GREATER (L.O.D.): 0.61 ± ACRES
 ERODIBLE SOILS PROJECT AREA (L.O.D.): 0.26 ± ACRES
 PROPOSED SITE USE: RESIDENTIAL
 LIMIT OF DISTURBANCE: 4.23 ± ACRES
 STORMWATER MANAGEMENT STUDY AREA: 3.80 ± ACRES
 GREEN OPEN AREA (STUDY AREA): 2.24 ± ACRES
 PROPOSED IMPERVIOUS AREA (STUDY AREA): 1.71 ± ACRES
- APPROVAL OF THIS EGP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. 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 PLANPLAT AND/OR SITE DEVELOPMENT PLAN STAGES. 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.
- THIS SITE IS SUBJECT TO SECTION 161202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOREST CONSERVATION OBLIGATIONS WILL BE FILLED UNDER A FUTURE DEVELOPMENT PLAN.

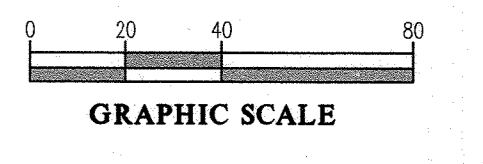
DESIGN NARRATIVE:

THE PROPOSED DEVELOPMENT ON THE SUBJECT PARCELS IS INTENDED TO MEET ALL OF THE GOALS OF ENVIRONMENTAL SITE DESIGN (ESD). THE LIMIT OF DEVELOPMENT OR STUDY AREA IS 4.43 AC. EXISTING PARCELS ARE UNDEVELOPED. THE PROPOSED SEDIMENT CONTROLS FOR CONSTRUCTION INCLUDE: SEDIMENT TRAP, SUPER SILT FENCE, INLET PROTECTION, AND A STABILIZED CONSTRUCTION ENTRANCE. THESE DEVICES WILL BE USED TO REMOVE SEDIMENTATION DURING CONSTRUCTION AND DISSIPATE FLOW VELOCITIES.

STORMWATER MANAGEMENT WILL BE PROVIDED VIA TWO (2) BIORETENTION FACILITIES. (1) FILTERRA AND POROUS PAVEMENT. THE SITE WILL DRAIN TO AN UNDERGROUND ATTENUATION SYSTEM THAT WILL PROVIDE 100-YEAR MANAGEMENT AS THERE HAS BEEN DOWNSTREAM FLOODING IDENTIFIED. THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY NEGATIVE IMPACTS ON THE ADJACENT PROPERTIES.

SWM SUMMARY TABLE

| | |
|---|----------|
| SITE AREA | 4.43 Ac. |
| STUDY AREA: | 3.80 Ac. |
| EXISTING IMPERVIOUS AREA: | 0.00 Ac. |
| PROPOSED IMPERVIOUS AREA: | 1.71 Ac. |
| ESDV REQUIRED: | |
| LOD = 3.80 Ac. | |
| ESDV = (3.80 Ac. x 0.45 x 1.75)/12 x 43560 sf | |
| ESDV REQUIRED = 1024.1 cf | |
| REV. PROVIDED: | |
| LOD = 3.80 Ac. | |
| REV. = 0.24 x 0.45 x 3.80/12 x 43560 sf | |
| REV PROVIDED = 1516.6 cf | |
| ESDV / REV PROVIDED: | |
| BR-1 (F-6): | |
| D.A. = 1.14 Ac. | |
| IMP. AREA = 0.43 Ac. | |
| ESDV PROVIDED = 314.6 cf | |
| REV PROVIDED = 327.1 cf | |
| BR-2 (F-6): | |
| D.A. = 0.61 Ac. | |
| IMP. AREA = 0.35 Ac. | |
| ESDV PROVIDED = 248.6 cf | |
| REV PROVIDED = 622.1 cf | |
| FILTERRA-1 (M-6): | |
| D.A. = 0.20 Ac. | |
| IMP. AREA = 0.16 Ac. | |
| ESDV PROVIDED = 558.6 cf | |
| REV PROVIDED = 0.2 cf | |
| PPA-1 (A-2): | |
| AREA OF POROUS PAVEMENT = 0.728 sf | |
| DEPTH = 12" | |
| ESDV = 0.728 X 0.16 = 123.65 cf | |
| AREA OF RUN-ON = 11,206 sf | |
| DEPTH = 24" (TOTAL) | |
| ESDV = 0.728 X 11 X 0.30 = 2318.4 cf | |
| ESDV PROVIDED = 4214.9 cf | |
| REV PROVIDED = 4214.9 cf | |
| TOTAL ESDV PROVIDED = 11025.6 cf | |
| TOTAL REV PROVIDED = 5623.9 cf | |
| TREATMENT AREA PROVIDED: | |
| AREA PROVIDED = 2.56 Ac. | |



SHEET INDEX

| |
|--------------------------------------|
| 1. ENVIRONMENTAL CONCEPT PLAN |
| 2. PRELIMINARY SEDIMENT CONTROL PLAN |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development

Chief, Development Engineering Division

Date: 3/21/22

GLW
 PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

| | | | | | |
|--------------|-----|----------|--|----|-------|
| DESIGNED BY: | EWM | | | | |
| DRAWN BY: | EWM | | | | |
| CHECKED BY: | TMR | | | | |
| DATE | | REVISION | | BY | APPR. |

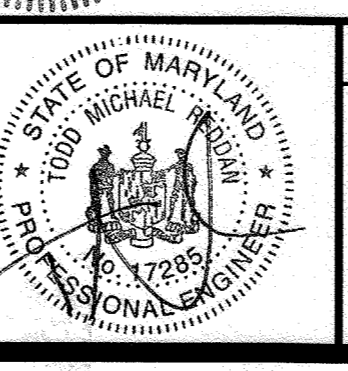
PREPARED FOR/OWNER:

PATUXENT LLC
 1330 NEW HAMPSHIRE AVE. NW
 SUITE 116
 WASHINGTON, DC 20036
 ATTN: ELIZABETH EVERHART
 (202)-223-3405

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 17285.

EXPIRATION DATE: MARCH 17, 2023



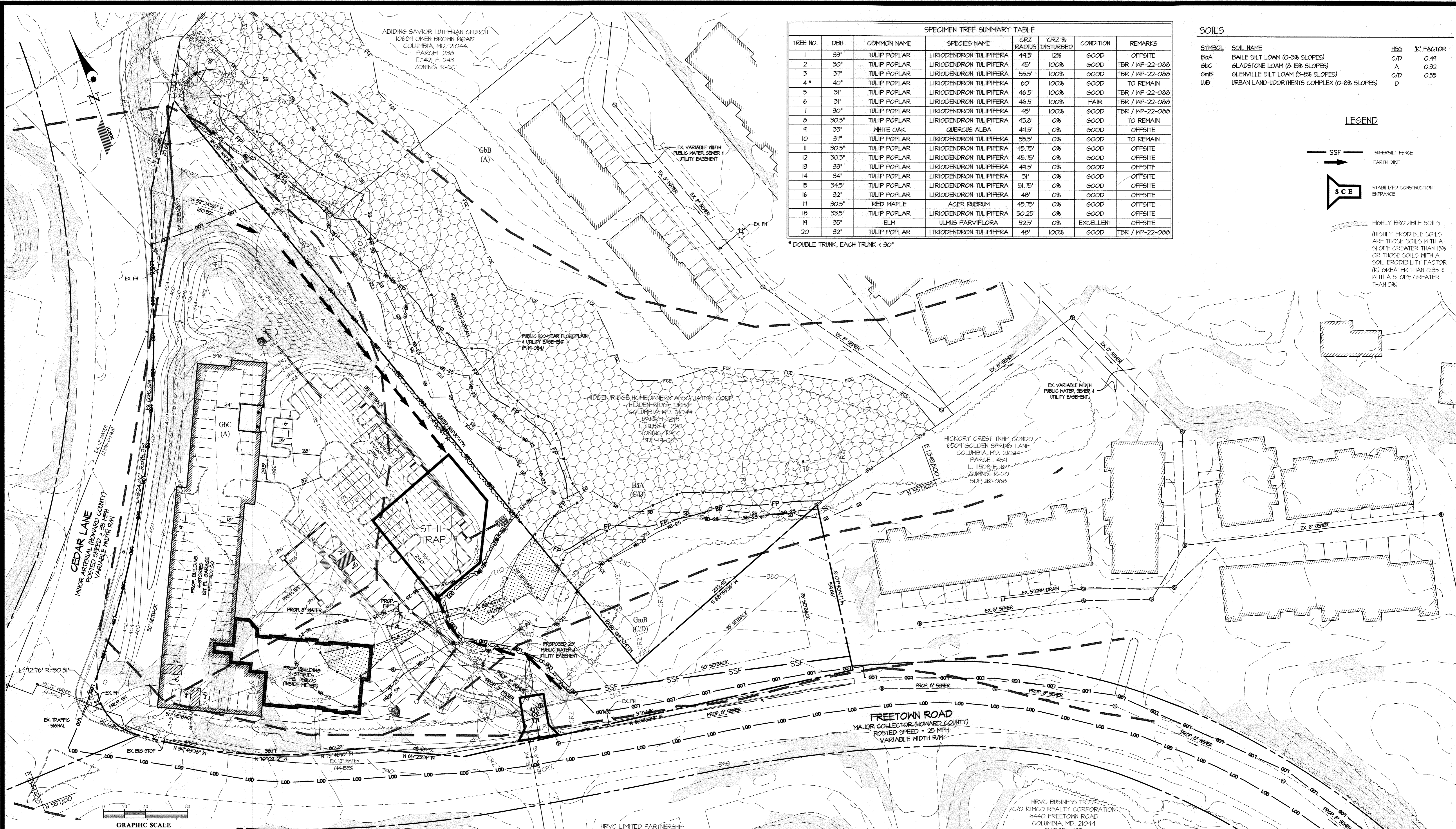
ENVIRONMENTAL CONCEPT PLAN

PATUXENT COMMONS
PROPOSED LOT 1
 EX. PARCELS 108, 109 & 137
 L. 3754 F. 194, L. 19175 F. 477, & L. 19175 F. 488

HRVG BUSINESS TRUST
 C/O KIMCO REALTY CORPORATION
 6440 FREETOWN ROAD
 COLUMBIA, MD, 21044
 PARCEL 423
 L. 5478 F. 454
 ZONING: R-12

ELECTION DISTRICT No. 6

| | | | | | |
|-------|-----------|----------------|-------|-------------------|--------|
| SCALE | 1"=40' | ZONING | POR | G. L. W. FILE No. | 20089 |
| DATE | FEB, 2022 | TAX MAP - GRID | 35-18 | SHEET | 1 OF 2 |



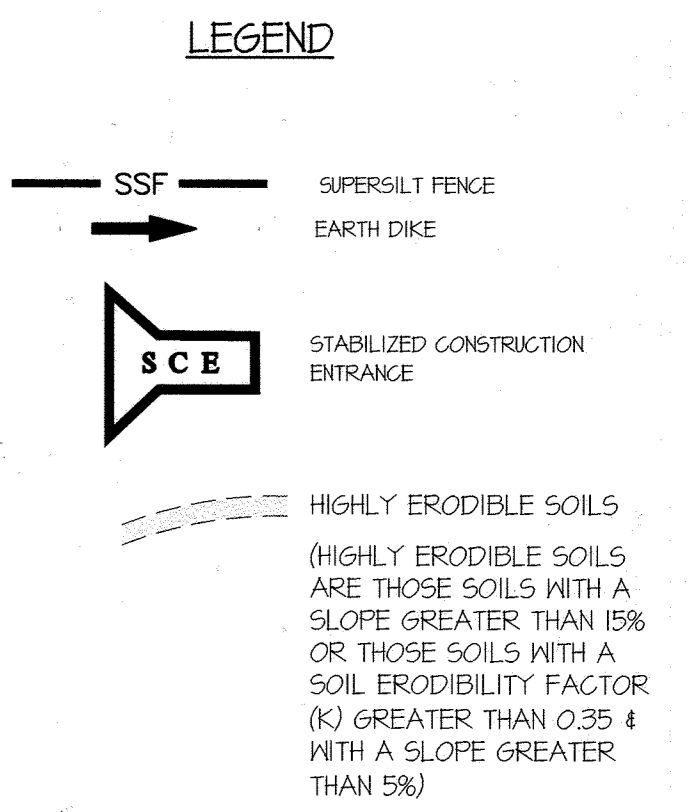
SPECIMEN TREE SUMMARY TABLE

| TREE NO. | DBH | COMMON NAME | SPECIES NAME | CRZ RADIUS | CRZ % DISTURBED | CONDITION | REMARKS |
|----------|-------|--------------|-------------------------|------------|-----------------|-----------|-----------------|
| 1 | 33" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 44.5' | 12% | GOOD | OFFSITE |
| 2 | 30" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 45' | 100% | GOOD | TBR / WP-22-088 |
| 3 | 37" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 55.5' | 100% | GOOD | TBR / WP-22-088 |
| 4* | 40" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 60' | 100% | GOOD | TO REMAIN |
| 5 | 31" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 46.5' | 100% | GOOD | TBR / WP-22-088 |
| 6 | 31" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 46.5' | 100% | FAIR | TBR / WP-22-088 |
| 7 | 30" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 45' | 100% | GOOD | TBR / WP-22-088 |
| 8 | 30.5" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 45.8' | 0% | GOOD | TO REMAIN |
| 9 | 33" | WHITE OAK | QUERCUS ALBA | 44.5' | 0% | GOOD | OFFSITE |
| 10 | 37" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 55.5' | 0% | GOOD | TO REMAIN |
| 11 | 30.5" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 45.15' | 0% | GOOD | OFFSITE |
| 12 | 30.5" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 45.15' | 0% | GOOD | OFFSITE |
| 13 | 33" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 44.5' | 0% | GOOD | OFFSITE |
| 14 | 34" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 51' | 0% | GOOD | OFFSITE |
| 15 | 34.5" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 51.75' | 0% | GOOD | OFFSITE |
| 16 | 32" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 49' | 0% | GOOD | OFFSITE |
| 17 | 30.5" | RED MAPLE | ACER RUBRUM | 45.15' | 0% | GOOD | OFFSITE |
| 18 | 33.5" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 50.25' | 0% | GOOD | OFFSITE |
| 19 | 35" | ELM | ULMUS PARVIFLORA | 52.5' | 0% | EXCELLENT | OFFSITE |
| 20 | 32" | TULIP POPLAR | LIRIODENDRON TULIPIFERA | 48' | 100% | GOOD | TBR / WP-22-088 |

* DOUBLE TRUNK, EACH TRUNK < 30"

SOILS

| SYMBOL | SOIL NAME | H ₅₂ | K ₁ FACTOR |
|--------|---|-----------------|-----------------------|
| BaA | BAILE SILT LOAM (0-3% SLOPES) | C/D | 0.44 |
| GbC | GLADSTONE LOAM (8-15% SLOPES) | A | 0.32 |
| GmB | GLENVILLE SILT LOAM (3-8% SLOPES) | C/D | 0.55 |
| UuB | URBAN LAND-UDORTMENTS COMPLEX (0-8% SLOPES) | D | - |



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development: *[Signature]* Date: 3/24/22

Chief, Development Engineering Division: *[Signature]* Date: 3-21-22

GLW
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| DESIGNED BY: | DRAWN BY: | CHECKED BY: | DATE | REVISION | BY | APPR. |
|--------------|-----------|-------------|------|----------|----|-------|
| BWM | BWM | TMR | | | | |

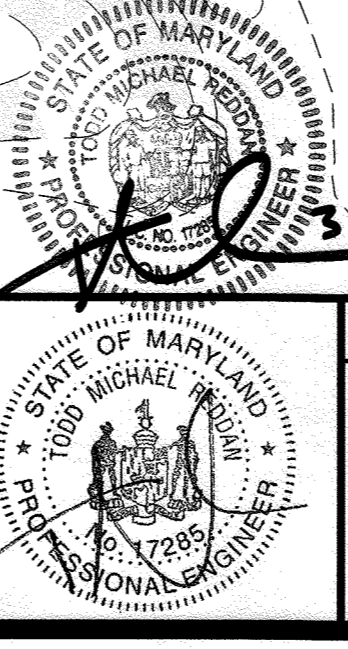
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