

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
2. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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 CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED MAY 15, 2009.
4. COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 470C AND 470B.
5. THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON MAY 2009.
6. ALL ELEVATIONS ARE TO FINISHING/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
7. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE PAVED PER GEOTECHNICAL RECOMMENDATIONS.
8. THE SUBJECT PROPERTY IS ZONED CAC-CL1 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
9. PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4555-D.
10. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4555-D.
11. THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
12. THERE IS NO 100YR FLOODPLAIN, WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, OR STEEP SLOPES ON SITE.
13. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
14. THE FOREST STAND DELINEATION WAS PREPARED BY VOGEL ENGINEERING, DATED 12/2010.
15. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN WILL BE MET BY PROVIDING A FEE IN LIEU PAYMENT OF \$15,681.60 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 0.48 AC. OF REFORESTATION OBLIGATION (0.48 AC. x 20,908.80 SF x \$0.75 = \$15,681.60).
16. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
17. A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE ALARM SYSTEM).
18. LANDSCAPING NOT PERMITTED WITHIN 7'-1/2' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 131.4.
19. FIRE LANES SHOULD BE PROVIDED IN THIS SITE TO ALLOW EMERGENCY VEHICLE ACCESS. EITHER FIRE LANE SIGNAGE SHOULD BE INSTALLED, OR THE CURBS SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SIGN ISLAND 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
20. ALL EXTERIOR LIGHTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAILS ON SHEET 2 AND 3)
21. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
22. STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES AND POROUS PAVING (WITH ADDITIONAL STONE DEPTH) TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
23. TRASH COLLECTION TO BE PRIVATE.
24. THE PROPOSED OFFICE BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
25. THERE ARE NO SPECIMEN OR CHAMPION TREES WITHIN THE LOD.
26. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
27. SIGNAGE SHALL BE PROVIDED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS, AND EACH SUITE SEPARATED BY LETTER. TOWNHOUSE DRIVEWAY ENTRANCE SHALL BE IN ACCORDANCE WITH HOWARD COUNTY VOLUME IV DESIGN MANUAL, DETAIL R-6.05.
28. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT FRONT OR REAR YARD SETBACK.

BUCH PROPERTY

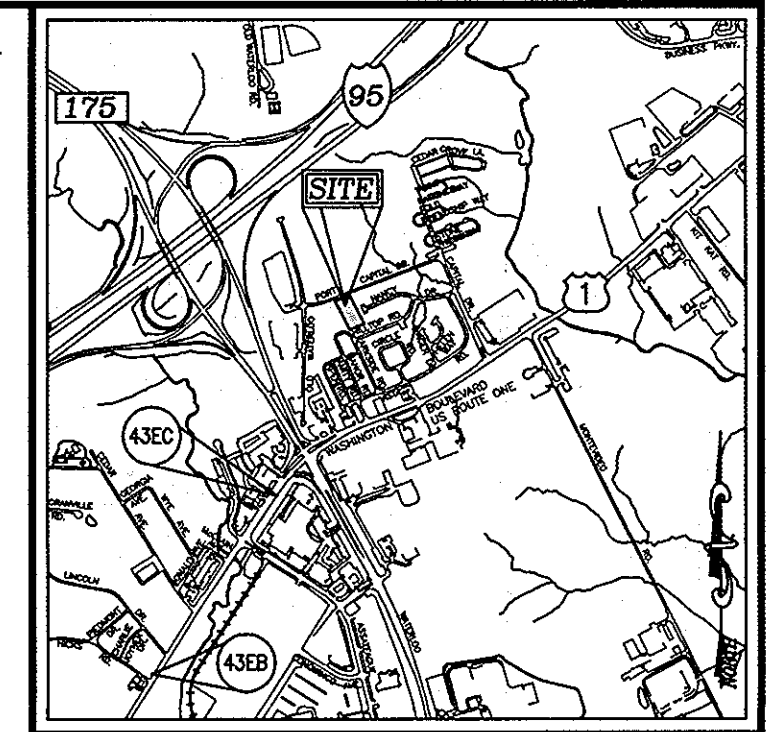
TOWNHOUSES, APARTMENTS, AND OFFICE BUILDING

L. 11977, F.517

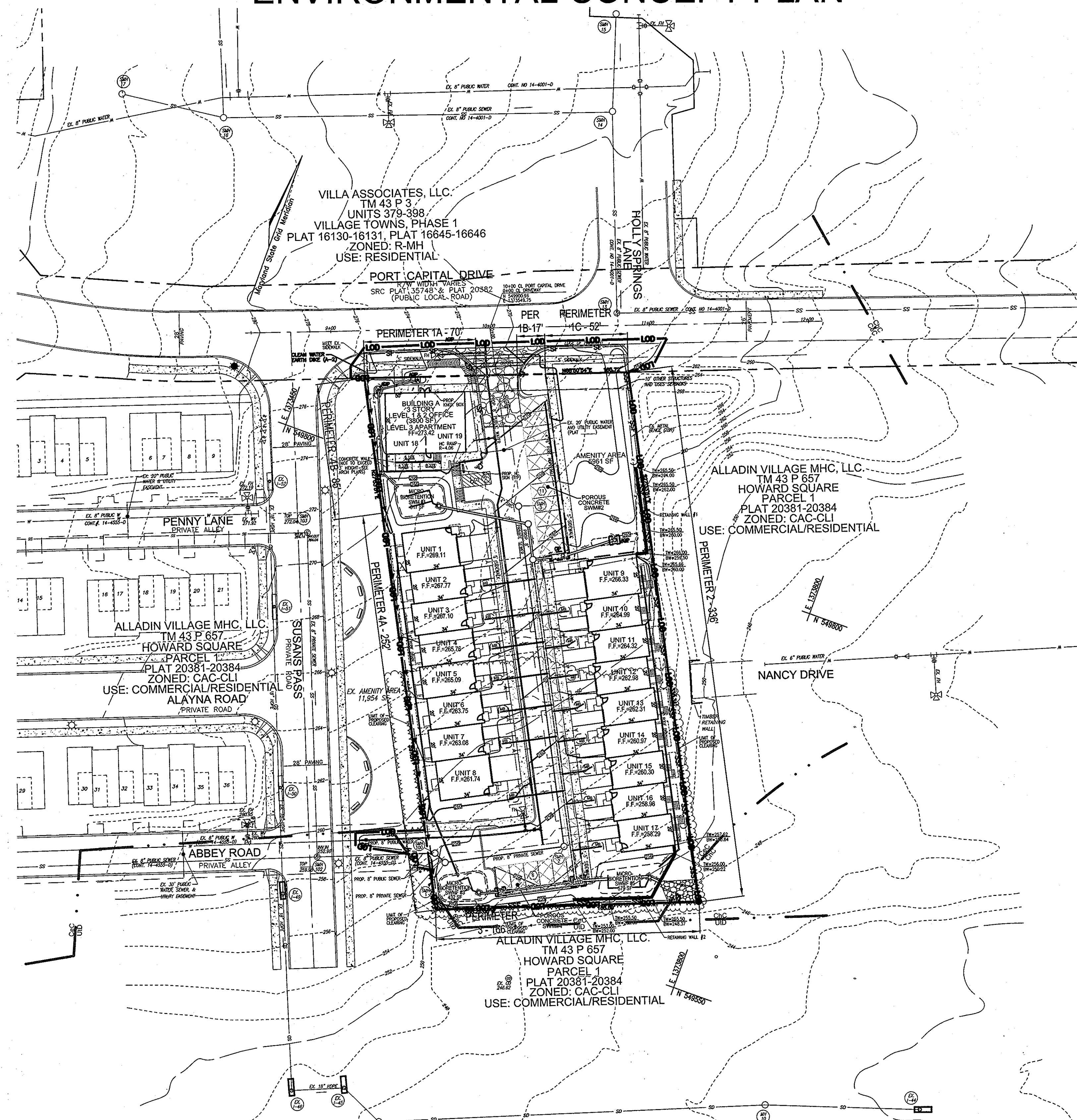
ENVIRONMENTAL CONCEPT PLAN

BENCHMARKS

HOWARD COUNTY BENCHMARK 43EB
 N 551,654.993 E 1,378,176.951 ELEV.: 209.601'
 HOWARD COUNTY BENCHMARK 43EC
 N 550,601.597 E 1,376,866.072 ELEV.: 210.559'



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 5054 E2



SITE DATA

LOCATION : JESSUP, MD.; TAX MAP 43, BLOCK 3, PARCEL 462
 1ST ELECTION DISTRICT
 PRESENT ZONING : CAC-CL1
 SUBDIVISION : JESSUP
 SITE AREA : 1.27 AC.
 DP2 REFERENCES : L.11977 / F. 517
 USE OF STRUCTURES: TOWNHOUSES, APARTMENTS, AND OFFICE BUILDING
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 19
 AREA OF AMENITY SPACE REQUIRED: 10% OF GROSS AREA OF PARCEL (0.13 AC.)
 TOTAL AREA OF CREDITED AMENITY SPACE PROVIDED: 0.14 ACRES
 RESIDENTIAL DENSITY:
 15 UNITS / NET ACRE
 19 MAXIMUM UNITS (1.27 AC @ 15 UNITS PER ACRE)
 19 UNITS PROVIDED
 BUILDING FLOOR AREAS:
 2 CAR FRONT LOAD GARAGE TOWNHOUSE FLOOR AREA: 2,550 SF
 GROUND LEVEL FLOOR AREA: 850 SF
 2ND FLOOR AREA: 850 SF
 3RD FLOOR AREA: 850 SF
 1 CAR FRONT LOAD GARAGE TOWNHOUSE FLOOR AREA: 2,040 SF
 GROUND LEVEL FLOOR AREA: 680 SF
 2ND FLOOR AREA: 680 SF
 3RD FLOOR AREA: 680 SF
 TOTAL BUILDING COVERAGE: 9,570 SF (0.22 AC OR 17.32% OF GROSS AREA)
 PAVED PARKING LOT/AREA ON SITE: 1,193 SF (0.07 AC OR 5.51% OF GROSS AREA)
 AREA OF LANDSCAPE ISLAND: 329 SF (0.008 AC OR 0.63% OF GROSS AREA)
 LIMIT OF DISTURBED AREA: 59,184 SF / 1.36 AC
 WETLANDS ON SITE: 0.00 AC.
 WETLAND BUFFERS ON SITE: 0.00 AC.
 STREAMS ON SITE: 0.00 AC.
 FOREST ON SITE: 0.57 AC.
 AREA OF ON-SITE 100 YEAR FLOODPLAIN: 0.00 AC.
 AREA OF FORESTED ON SITE: 0.00 AC.
 AREA OF STEEP SLOPES: 0.00 AC.
 AREA OF ERODIBLE SOILS: 0.00 AC.
 AREA MANAGED ESDV (THIS PLAN): 1.11 AC.
 *IMPERVIOUS AREA : 0.79 AC.
 *GREEN AREA : 0.48 AC.

ENVIRONMENTAL SITE DESIGN NARRATIVE

1. THE PROPERTY DOES NOT CONTAIN SPECIMEN TREES OR WETLANDS. DUE TO THE AGE OF THE REGENERATION GROWTH THE SOUTHERN 0.57 ACRES OF THE PROPERTY IS CONSIDERED TO BE FORESTED. THE REMAINING 0.70 ACRES IS VERY HEAVY GRASS WITH FEW SCATTERED TREES IN POOR CONDITION. THE ENTIRE SITE IS SLATED TO BE CLEARED WITH THE PROPOSED DEVELOPMENT. SHOULD THIS AREA REMAIN UNDEVELOPED, IT IS UNLIKELY IT WILL PROGRESS CONSIDERING THE SURROUNDING DEVELOPMENT AND POOR CONDITION OF THE EXISTING VEGETATION.
2. THE SOILS ARE SPECIFIED AS HYDROLOGIC SOIL GROUP (HSG) 'B' AND ARE SPECIFIED AS CHLUM SOILS IN CONJUNCTION WITH THE HOWARD COUNTY SOIL SURVEY. THE TOPOGRAPHY DOES NOT RESULT IN ANY STEEP SLOPES AND A SITE VISIT DID NOT REVEAL ANY WETLAND AREAS OR THEIR BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES, OR FLOODPLAIN ON-SITE.
3. THE PROPOSED DEVELOPMENT IS COMPROMISED OF TOWNHOMES ALONG A PRIVATE DRIVE AND A SINGLE OFFICE/APARTMENT BUILDING ADJACENT TO PORT CAPITAL DRIVE. THE SITE SLOPES FROM WEST TO EAST.
4. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, ENVIRONMENTAL SITE DESIGN CRITERIA HAS BEEN IMPLEMENTED. THE ENVIRONMENTAL CONCEPT PLAN ADDRESSES THE OVERALL REQUIREMENTS FOR THE SITE.
5. THERE ARE 10 DRAINAGE SUB AREAS WHICH HAVE BEEN DELINEATED BY ESD TREATMENT. THE "OTHER AREA" IS SPECIFICALLY THOSE SMALL AREAS WHICH CANNOT BE CAPTURED AND ARE GENERALLY GRASS LOCATED ADJACENT TO THE PERIMETERS.
6. THE ENVIRONMENTAL CONCEPT PLAN UTILIZES MICRO-BIORETENTION FACILITIES AND POROUS PAVING (WITH ADDITIONAL STONE DEPTH) TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED FOR THE PROJECT.

LEGEND

---	EXISTING CONTOUR	x - x - x	EXISTING FENCE
---	PROPOSED CONTOUR	---	PROPERTY LINE
---	EXISTING CURB AND GUTTER	---	RIGHT-OF-WAY LINE
---	PROPOSED CURB AND GUTTER	M1B2	SOILS BOUNDARY
---	EXISTING UTILITY POLE	M1D3	LIMIT OF DISTURBANCE
---	EXISTING LIGHT POLE	---	PROPOSED SIDEWALK
---	EXISTING MAILBOX	---	PROPOSED TREELINE
---	EXISTING SIGN	---	PROPOSED TREELINE
---	EXISTING SANITARY MANHOLE	---	PROPOSED STORM DRAIN
---	EXISTING SANITARY LINE	---	PROPOSED STORM DRAIN
---	EXISTING CLEANOUT	---	DRAIN INLET
---	EXISTING FIRE HYDRANT	---	
---	EXISTING WATER LINE	---	

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET, ECP PLAN	1 OF 2
SWM DRAINAGE AREA MAP, SWM DETAILS	2 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/20/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-17-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

PLAN VIEW
 SCALE: 1"=40'

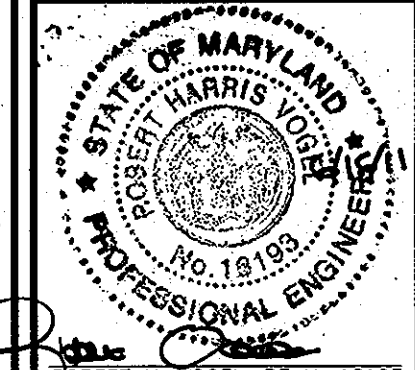
GRAPHIC SCALE 1"=40'
 20' 0' 40'

OWNER/DEVELOPER
 RESIDUARY TRUST OF
 JAMES R. BUCH JR.
 13130 CLARKSVILLE PIKE
 HIGHLAND, MD 20777
 240-375-6294

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
 COVER SHEET AND ENVIRONMENTAL CONCEPT PLAN
 BUCH PROPERTY
 TOWNHOUSES, APARTMENTS, AND OFFICE BUILDING
 L. 11977/F.517
 TAX MAP 43 GRID 3 & 9 PARCEL 426
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



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, LICENSE NO. 18193, EXPIRATION DATE: 06-27-2012

DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: JUNE 2011
 SCALE: AS SHOWN
 W.O. NO.: 08-59

1 SHEET OF 2

