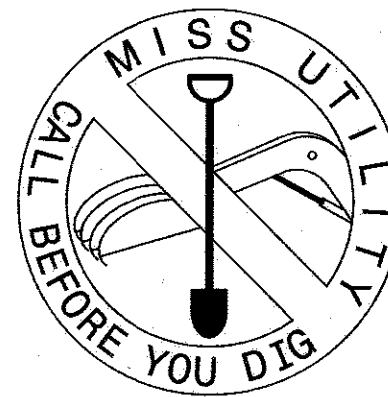


BEFORE YOU DIG CALL
1-800-257-7777 OR DIAL 811



ENVIRONMENTAL CONCEPT PLAN

VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2

LAKE SEDIMENT PLACEMENT SITE

TAX MAP NO. 42 GRID NO.21 PARCEL NO. 442 LOT NO. 152

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET LIST TABLE

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & ENVIRONMENTAL CONSTRAINTS PLAN
3	SITE AND EROSION & SEDIMENT CONTROL PLAN

GENERAL NOTES

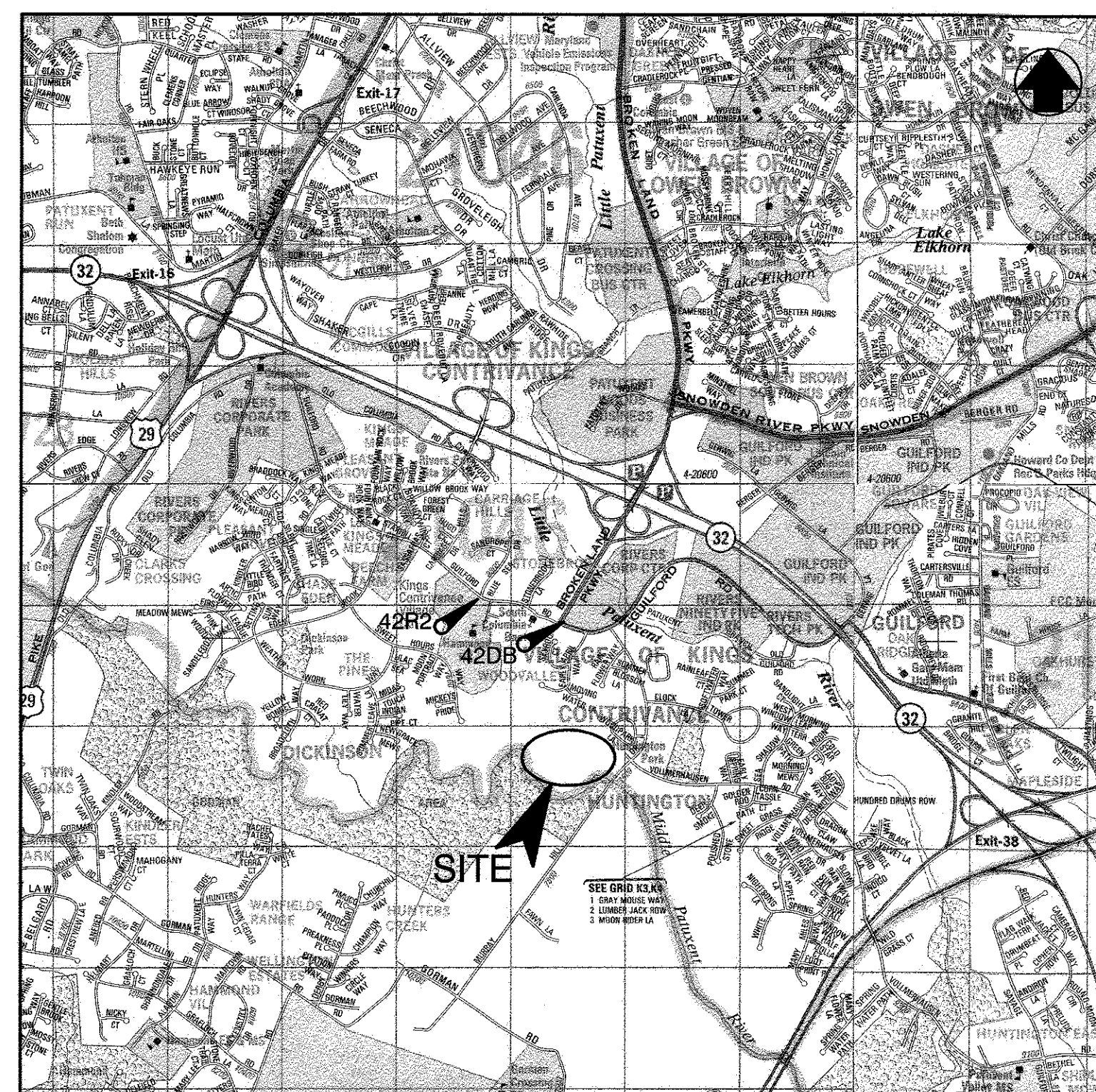
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES AT (410)313-4900 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXISTING TOPOGRAPHY IS LATEST HOWARD COUNTY GIS DATED SPRING 2011 SUPPLEMENTED WITH FIELD SURVEYS BY NJR & ASSOCIATES DATED SEPTEMBER 25, 2014 AND BAYLAND CONSULTANTS & DESIGNERS INC., DATED NOVEMBER 2015.
- THE EXISTING UTILITIES, GRADES, AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
- CONTOURS & PLANIMETRICS SHOWN OUTSIDE OF LIMIT OF WORK ARE BASED ON THE LATEST HOWARD COUNTY GIS DATA.
- PROPERTY BOUNDARY SHOWN HEREIN IS TAKEN FROM PLAT NO. 4809
- THERE ARE NO NON-TIDAL WETLANDS OR ASSOCIATED BUFFERS WITHIN THE PROJECT LIMITS.
- FEMA FIRM #24027C0165D EFFECTIVE NOVEMBER 6, 2013 SHOWS THAT THE PROJECT AREA IS NOT WITHIN FEMA FLOODPLAIN LIMITS.
- RIPRAP SHOWN IN PLAN VIEW IS SYMBOLIC AND DOES NOT REPRESENT INDIVIDUAL STONES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS UNDER 16.1202(b)(1)(iv) SINCE IT IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND CONSULTANT DEVELOPED BEFORE DECEMBER 31, 1992
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NPDES PERMIT REQUIREMENTS.
- A TRAFFIC STUDY IS NOT REQUIRED BECAUSE THE PROPOSED WORK DOES NOT GENERATE ANY TRAFFIC.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS ADDRESSED BY RETURNING THE DISTURBED AREA AND THE ADJACENT MOUND TO FOREST IN GOOD CONDITION. TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION IS ADDRESSED BY OVERSIZING THE SEDIMENT TRAPS AS DIRECTED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- SEE ALSO DPZ FILES: P-80-003, F-80-087, SDP-93-123, FDP-169-A-2 PART 2, AND WP-16-074.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION 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.
- AN AMENDMENT TO FDP-169-A-2 PART 2 WILL BE REQUIRED IN ACCORDANCE WITH SECTION 125.0.D & 125.0.F OF THE ZONING REGULATIONS TO REVISE THE FDP CRITERIA TO ALLOW THE PROPOSED USE AS A "PERMITTED USE" IN THE OPEN SPACE LAND USE AREA. A SITE DEVELOPMENT PLAN, APPROVED BY THE PLANNING BOARD, WILL ALSO BE REQUIRED IN ACCORDANCE WITH SECTION 125.0.G OF THE ZONING REGULATIONS.

SITE NARRATIVE

THE COLUMBIA ASSOCIATION (CA) IS RESPONSIBLE FOR MAINTAINING MORE THAN 65 LAKES AND PONDS THROUGHOUT COLUMBIA. THESE FACILITIES NATURALLY ACCUMULATE SEDIMENT THAT MUST BE PERIODICALLY REMOVED TO INSURE THEIR HEALTH AND TO RESTORE THEM TO THEIR INTENDED FUNCTION. THE SITE CA HAS BEEN USING FOR THE LAST 10 YEARS TO PLACE THIS SEDIMENT HAS REACHED ITS CAPACITY AND A NEW SITE IS NEEDED. AFTER STUDYING 14 CA OWNED SITES LOCATED THROUGHOUT COLUMBIA, INCLUDING THE CURRENT SITE, IT WAS DETERMINED THAT AN EXPANSION OF THE EXISTING SEDIMENT PLACEMENT SITE PROVIDED THE MOST EFFICIENT AND ECONOMICAL LOCATION AND HAD THE LEAST IMPACT ON THE ENVIRONMENT AND THE COMMUNITY. THE SITE 400' FROM THE NEAREST BUILDING AND CAN BE ACCESSED DIRECTLY FROM MURRAY HILL ROAD.

THE SITE, WHICH IN THE 70'S WAS PART OF AN OPEN FARM FIELD, IS COMPOSED OF SECOND GROWTH TREES AND SHRUBS. AN ENVIRONMENTAL SCIENTIST CONDUCTED AN INVESTIGATION OF THE SITE TO LOCATE ANY ENVIRONMENTALLY SENSITIVE AREAS, STEEP SLOPES, SIGNIFICANT TREES, AND TO IDENTIFY THE REQUIRED BUFFERS. THE CLEARING AND GRADING OF THE EXPANDED PLACEMENT SITE WAS DESIGNED TO AVOID IMPACTS TO THESE AREAS AND THEIR BUFFERS, AND TO MAINTAIN THE NATURAL DRAINAGE PATTERNS AS MUCH AS POSSIBLE. SEVERAL SPECIMEN TREES WERE OBSERVED BUT ALL ARE WELL OUTSIDE THE PROPOSED LIMIT OF DISTURBANCE.

WHILE THE SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS; ULTIMATELY, IT WILL BE REPLANTED AND RETURNED TO A FORESTED CONDITION ACHIEVING THE STATE SWM GOALS OF ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE. NO IMPERVIOUS IS PROPOSED AND THE TEMPORARY MULCHED ACCESS ROAD WILL BE REMOVED AT THE END OF THE PROJECT. CA HAS ALSO AGREED TO REPLANT THE EXISTING SEDIMENT PLACEMENT MOUND RETURNING IT TO A FORESTED CONDITIONS AS WELL. DURING THE GRADING OPERATION TEMPORARY SWM IS PROVIDED BY INCREASING THE VOLUME IN THE SEDIMENT TRAPS TO CONTAIN THE 1 YEAR STORM. BEST MANAGEMENT PRACTICES WILL BE EMPLOYED AT ALL TIMES. DISTURBED AREAS WILL BE STABILIZED AS SOON AS FINAL GRADES ARE ACHIEVED, AND THE GRADING OPERATION WILL BE MONITORED BY SEDIMENT CONTROL INSPECTORS TO INSURE COMPLIANCE WITH THE REGULATIONS.



HOWARD COUNTY ADC MAP COORDINATES: MAP 33 GRID 9-9
MAP COPYRIGHT UNIVERSAL MAP GROUP LLC, PERMITTED USE NUMBER 20911186

VICINITY MAP

SCALE: 1"=2000'

HOWARD COUNTY GEODETIC MONUMENTS

NO.	NORTHING	EASTING	ELEVATION
42DB	546638.826	1353431.523	310.776
42R2	546949.791	1352118.600	331.463

LEGEND

EX. PROPERTY LINE/RIGHT-OF-WAY	PR. MAJOR CONTOUR	270
EX. MAJOR CONTOUR	PR. MINOR CONTOUR	260
EX. MINOR CONTOUR	PR. DRAINAGE AREA	
EX. ROAD	PR. LIMIT OF CLEARING	
EX. TREELINE	100-YR FEMA FLOODPLAIN	
EX. DRAINAGE AREA	WETLAND BUFFER	
EX. SOIL	NON-TIDAL WETLANDS	
EX. 100' STREAM BUFFER		
EX. STEEP SLOPES (>15%)		
EX. LIGHT POLE		

SITE ANALYSIS

1. TOTAL SITE AREA:	33.14 AC.
1.1. PROPOSED DISTURBED AREA: (PROJECT AREA)	7.00 AC. (304,958 S.F.)
2. TOTAL AREA TO BE STABILIZED:	7.00 AC.
2.1. TOTAL EX. IMP. AREA:	0.00 AC.
2.2. TOTAL EX. IMP. AREA TO REMAIN:	0.00 AC.
2.3. TOTAL FR. IMPERVIOUS AREA:	0.00 AC.
2.4. TOTAL TO BE STABILIZED WITH VEGETATION:	7.00 AC.
3. PROPOSED IMPERVIOUS AREA:	0.00 AC.
4. ESTIMATED CUT:	16,250 CY
5. ESTIMATED FILL:	16,250 CY
6. WETLANDS	
6.1 WETLAND IN PROJECT AREA	0.00 AC.
6.2 WETLAND BUFFERS IN PROJECT AREA	0.00 AC.
7. FLOODPLAINS WITHIN PROJECT AREA	0.00 AC.
8. FOREST WITHIN PROJECT AREA	6.85 AC. (EXISTING)
9. STEEP SLOPES 25% AND GREATER IN PROJECT AREA	0.00 AC.
10. ERODIBLE SOILS IN PROJECT AREA	0.00 AC.
11. SITE USE	
11.1 TOTAL SITE - OPEN SPACE	33.14 AC.
11.2 PROJECT SITE - OPEN SPACE	7.00 AC.
11.3 SEDIMENT PLACEMENT	5.45 AC.

NOTE:
THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. BAYLAND MAKES NO GUARANTEES OF ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE DEVELOPER AND CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
LOT 152 / PARCEL 442	MURRAY HILL ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL NO.			
VILLAGE OF KINGS CONTRIVANCE	SECTION 3 / AREA 2	LOT 152 / PARCEL 442			
PLAT#:	GRID#:	ZONING:	TAX MAP NO.	ELECTION DISTRICT:	CENSUS TRACT:
4809	21	NT NEW TOWN	42	6TH	
WATER CODE:	N/A	SEWER CODE:	N/A		

PROFESSIONAL CERTIFICATION

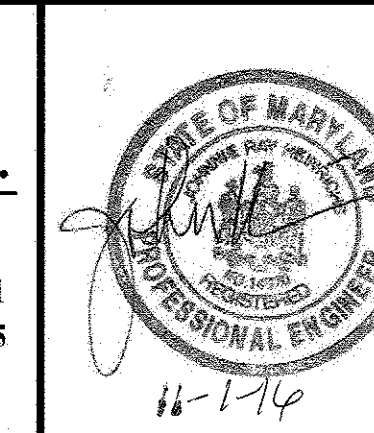
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14820, EXPIRATION DATE: 05/12/2018.

OWNER/PREPARED FOR:
Columbia Association

THE COLUMBIA ASSOCIATION
9450 GERWIG LANE
COLUMBIA, MD 21046
ATTN: ALBERT F. EDWARDS, P.E.
410-381-3551

BayLand
Consultants & Designers, Inc.
"Integrating Engineering and Environment"

7455 New Ridge Road, Suite T Phone: (410) 694-9401
Hanover, Maryland 21076 Fax: (410) 694-9405
Website: www.baylandinc.com
BAYLAND JOB NO. 8.17107



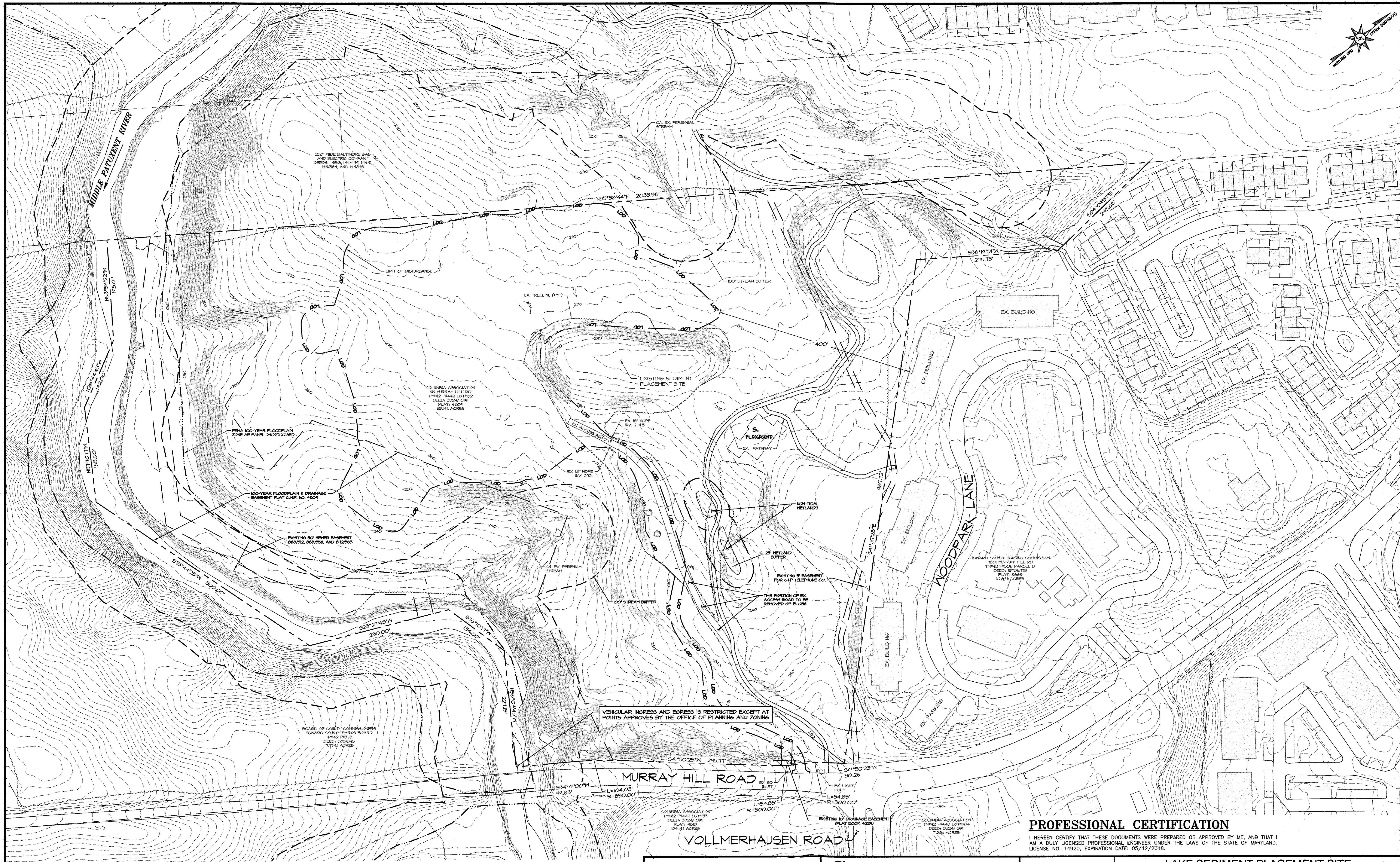
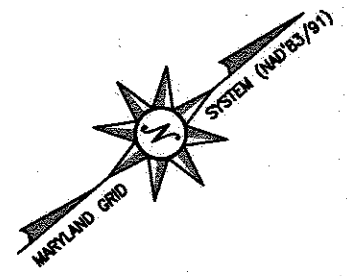
LAKE SEDIMENT PLACEMENT SITE COVER SHEET

VILLAGE OF KINGS CONTRIVANCE - SECTION 3 / AREA 2 - LOT 152 / PARCEL 442

REVISIONS			SCALE: AS SHOWN	
DATE	BY	DESCRIPTION	DRAWN BY:	DATE:
			MB/KN	10/31/16
			CHECKED BY:	DATE:
			DESIGNED BY: MB/JH	DATE: 10/31/16
SHEET NO. 1 OF 3				

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
11-15-16
Chief, Division of Land Development
11-9-16



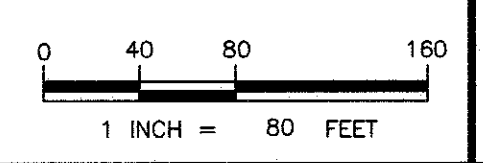
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PROFESSIONAL CERTIFICATION

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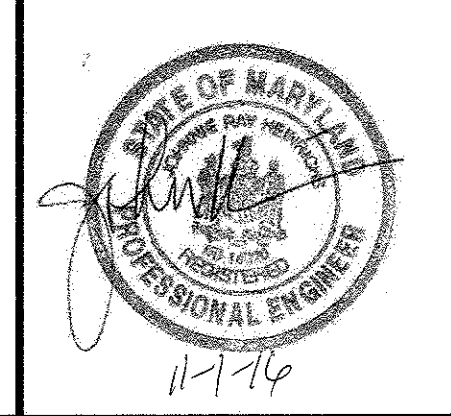
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 11-10-16
Chief, Division of Land Development
DATE: 11-09-16



OWNER/PREPARED FOR:
 **Columbia Association**
 THE COLUMBIA ASSOCIATION
 9450 GERWIG LANE
 COLUMBIA, MD 21046
 ATTN: ALBERT F. EDWARDS, P.E.
 410-381-3551

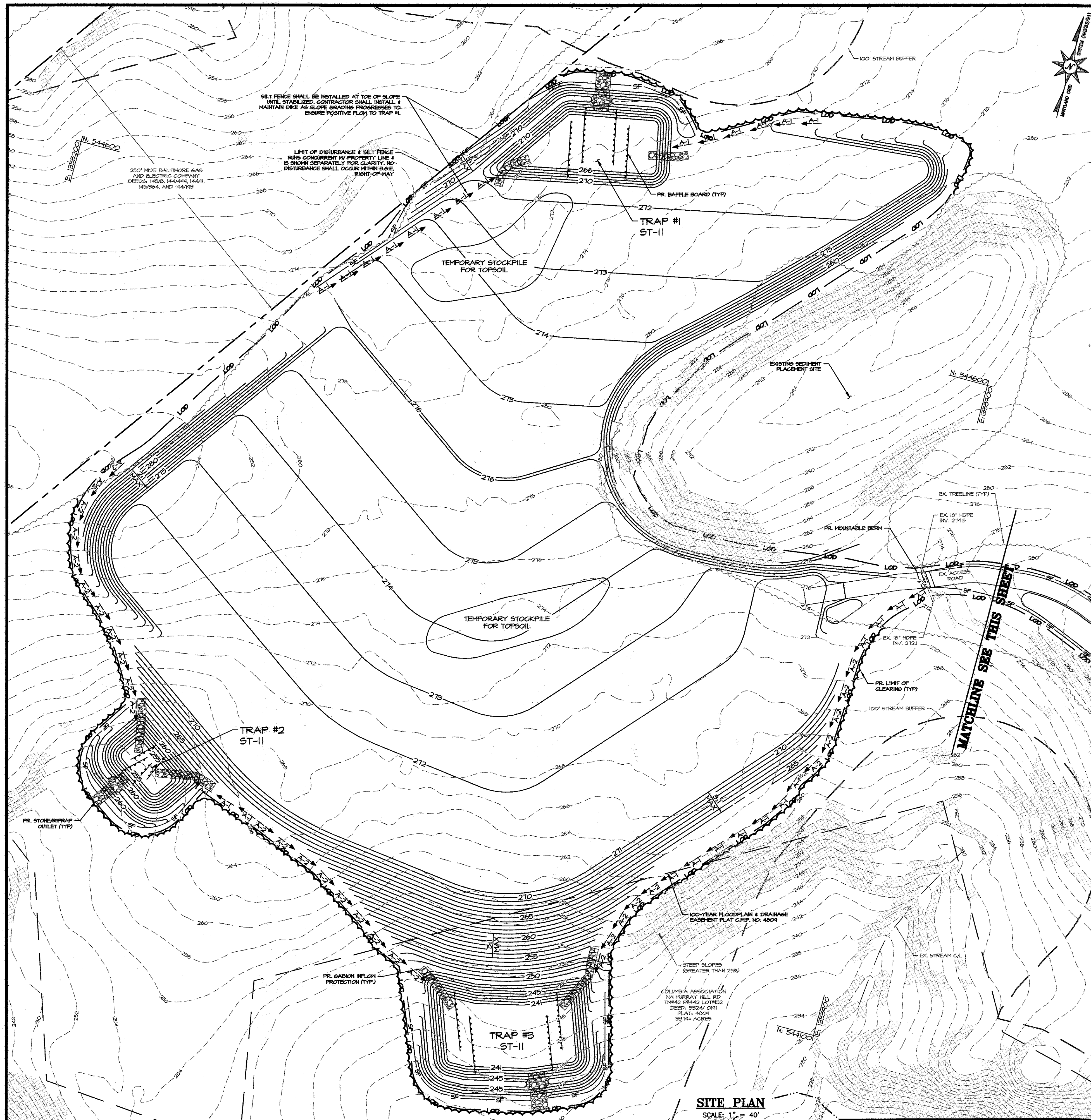
 **Bayland**
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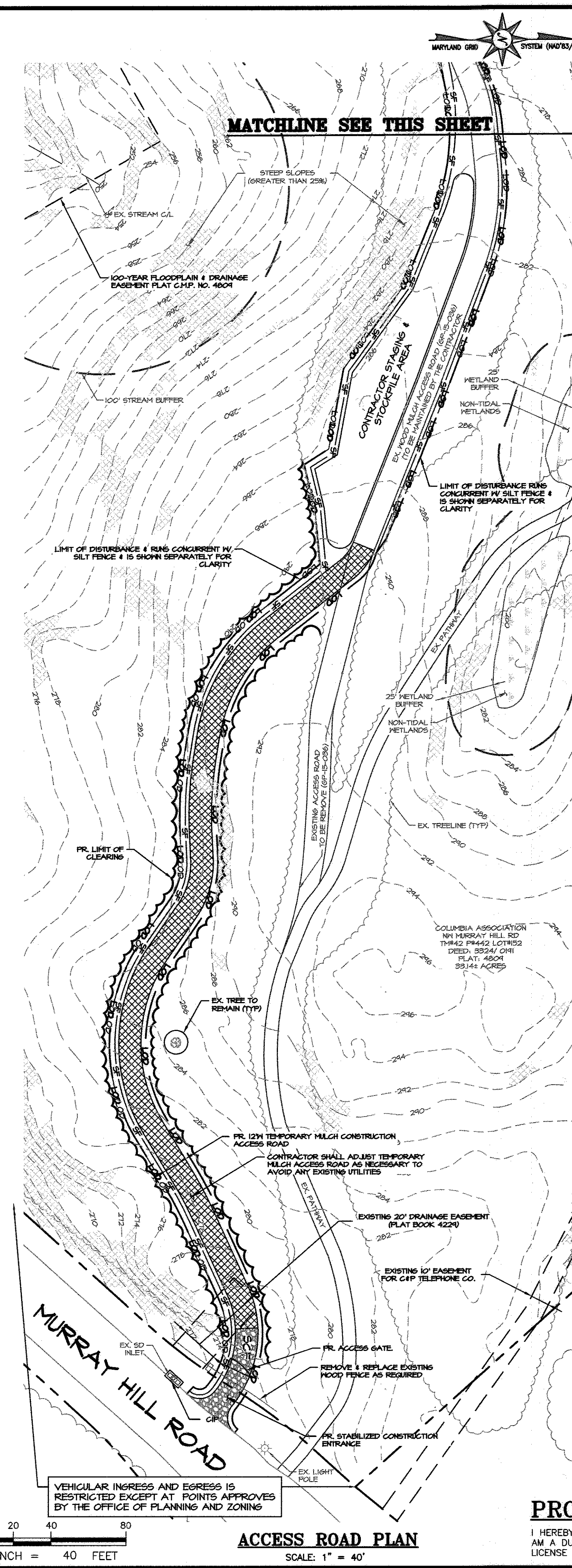
**LAKE SEDIMENT PLACEMENT SITE
EXISTING CONDITIONS & ENVIRONMENTAL
CONSTRAINTS PLAN**

REVISIONS				SCALE: 1" = 80'	
DATE	BY	DESCRIPTION			

DRAWN BY: MB/KN DATE: 10/31/16
 CHECKED BY: DATE:
 DESIGNED BY: MB/JH DATE: 10/31/16
 SHEET NO. 2 OF 3



SITE PLAN
SCALE: 1" = 40'



ACCESS ROAD PLAN
SCALE: 1" = 40'

SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE LOD
- SILT FENCE SF
- SUPER SILT FENCE SSF
- BAFFLE BOARD A-1
- EARTH DIKE A-2
- STABILIZED CONSTRUCTION ENTRANCE [Hatched Box]
- MOUNTABLE BERM M
- CONSTRUCTION ACCESS ROAD [Hatched Box]

PROPOSED SEDIMENT CONTROL PRACTICES

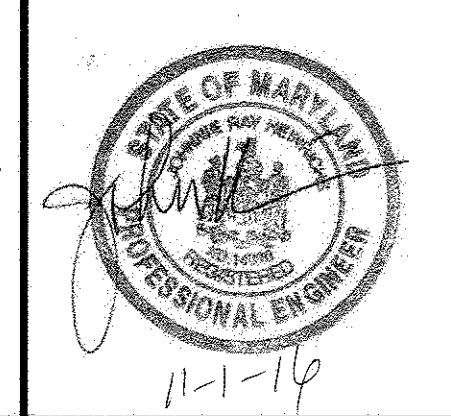
- STABILIZED CONSTRUCTION ENTRANCE:
- CONSTRUCTION ACCESS ROAD:
- MOUNTABLE BERM:
- SILT FENCE:
- SUPER SILT FENCE:
- A-1 EARTH DIKE:
- A-2 EARTH DIKE:
- GABION INFLOW PROTECTION:
- ST-II SEDIMENT TRAP:
- CURB INLET PROTECTION

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11-10-16
 Chief, Division of Land Development 11-9-16

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**LAKE SEDIMENT PLACEMENT SITE
 SITE AND EROSION & SEDIMENT CONTROL PLAN**

REVISIONS				SCALE: 1" = 40'	
DATE	BY	DESCRIPTION	DRAWN BY:	DATE:	
			MB/KN	10/31/16	
			CHECKED BY:	DATE:	
			MB/JH	10/31/16	
				DESIGNED BY:	DATE:
				MB/JH	10/31/16
				SHEET NO. 3 OF 3	